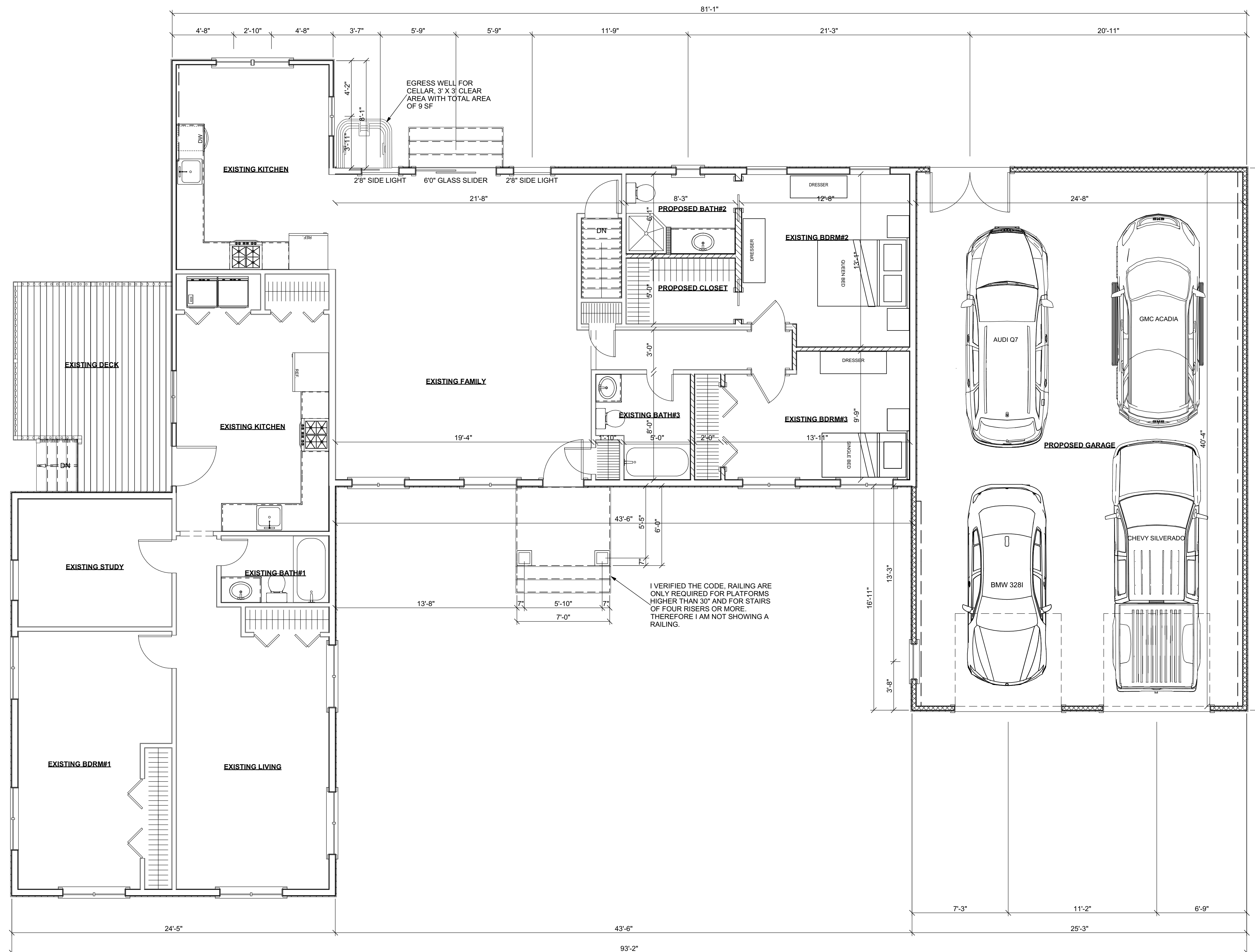


RUSSO ONE STORY ADDITION

160 RADIO AVENUE, MILLER PLACE, NY, 11764, 516-578-2351

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NO.	DESCRIPTION	DATE
1	ISSUED FOR DESIGN APPROVAL.	10-1-18
2	ISSUED FOR DESIGN APPROVAL.	10-2-18
3	ISSUED FOR DESIGN APPROVAL.	10-5-18

CAD File Name: RUSSO DESIGN 1.layout
 Drawn By: Edward Koenig

Architect's Seal

CARMELHILL ARCHITECTS

www.CARMELHILL.COM

Architecture Firm:
CARMELHILL ARCHITECTS
 EDWARD KOENIG - R.A., A.I.A.
 415 LAKE AVENUE SOUTH
 NESCONSET, NY 11767-1848
 631-277-3337
 Website: www.CARMELHILL.com
 Email: CARMELHILL@optonline.net

Project Title:
RUSSO ONE STORY ADDITION
 JOSEPH & ADRIENNE RUSSO
 160 RADIO AVENUE
 MILLER PLACE, NY 11764
 516-578-2351
 DISTRICT 200, SECTION 168, BLOCK 8, LOT 3

Sheet Title
DESIGN FLOOR PLAN

Drawing No.
A-2

RUSSO #3 - FIRST FLOOR DESIGN PLAN

SCALE: 1/4" = 1'-0"

RUSSO ONE STORY ADDITION

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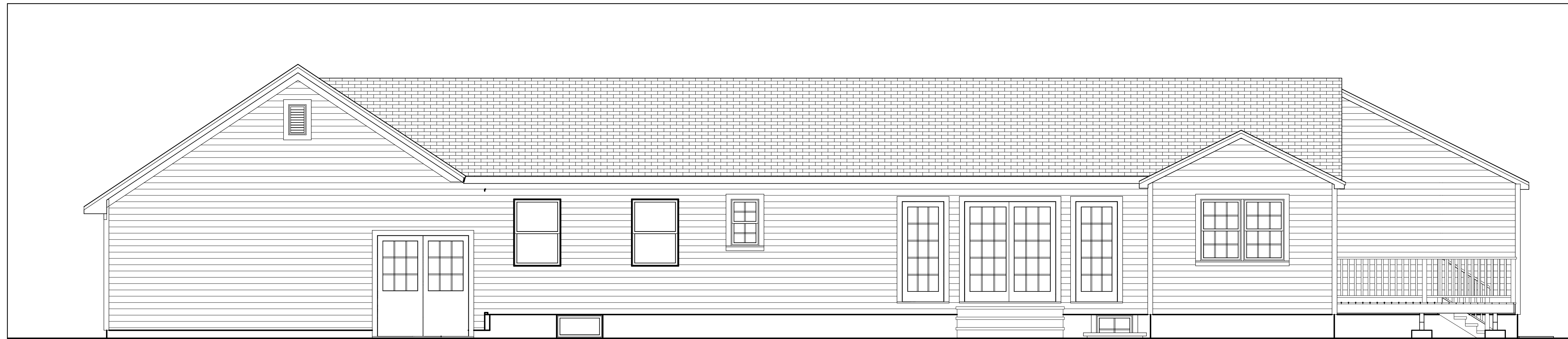
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Sheet Title
DESIGN ELEVATIONS

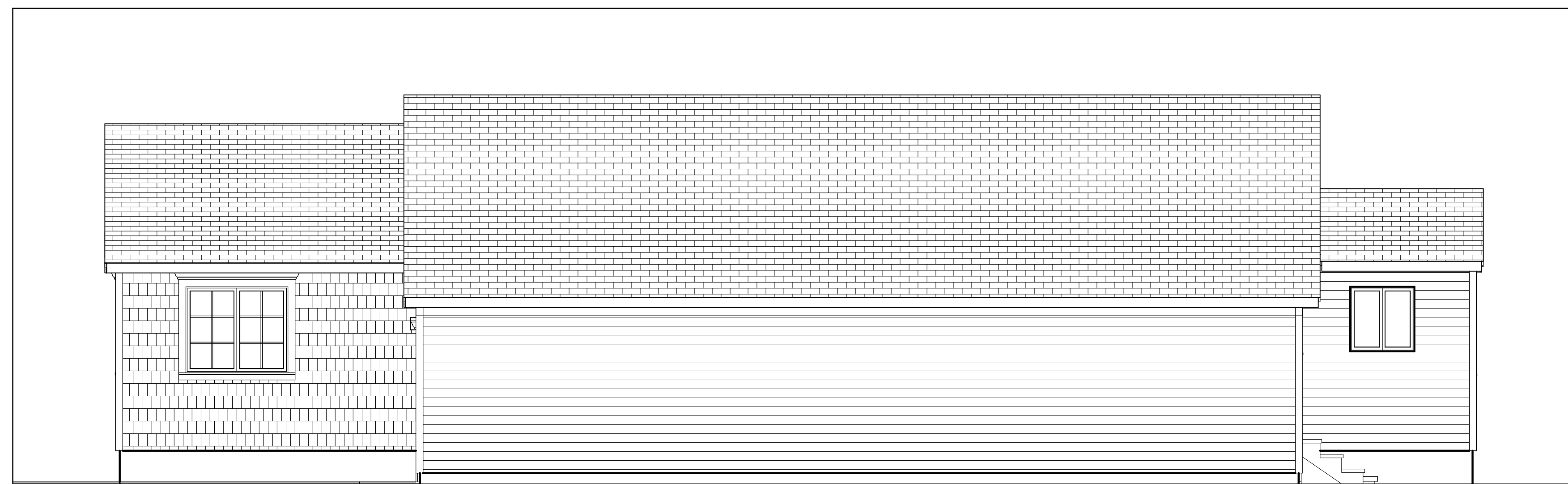
Drawing No.
A-2



FRONT DESIGN ELEVATION
 SCALE: 1/4" = 1'-0"



REAR DESIGN ELEVATION
 SCALE: 1/4" = 1'-0"

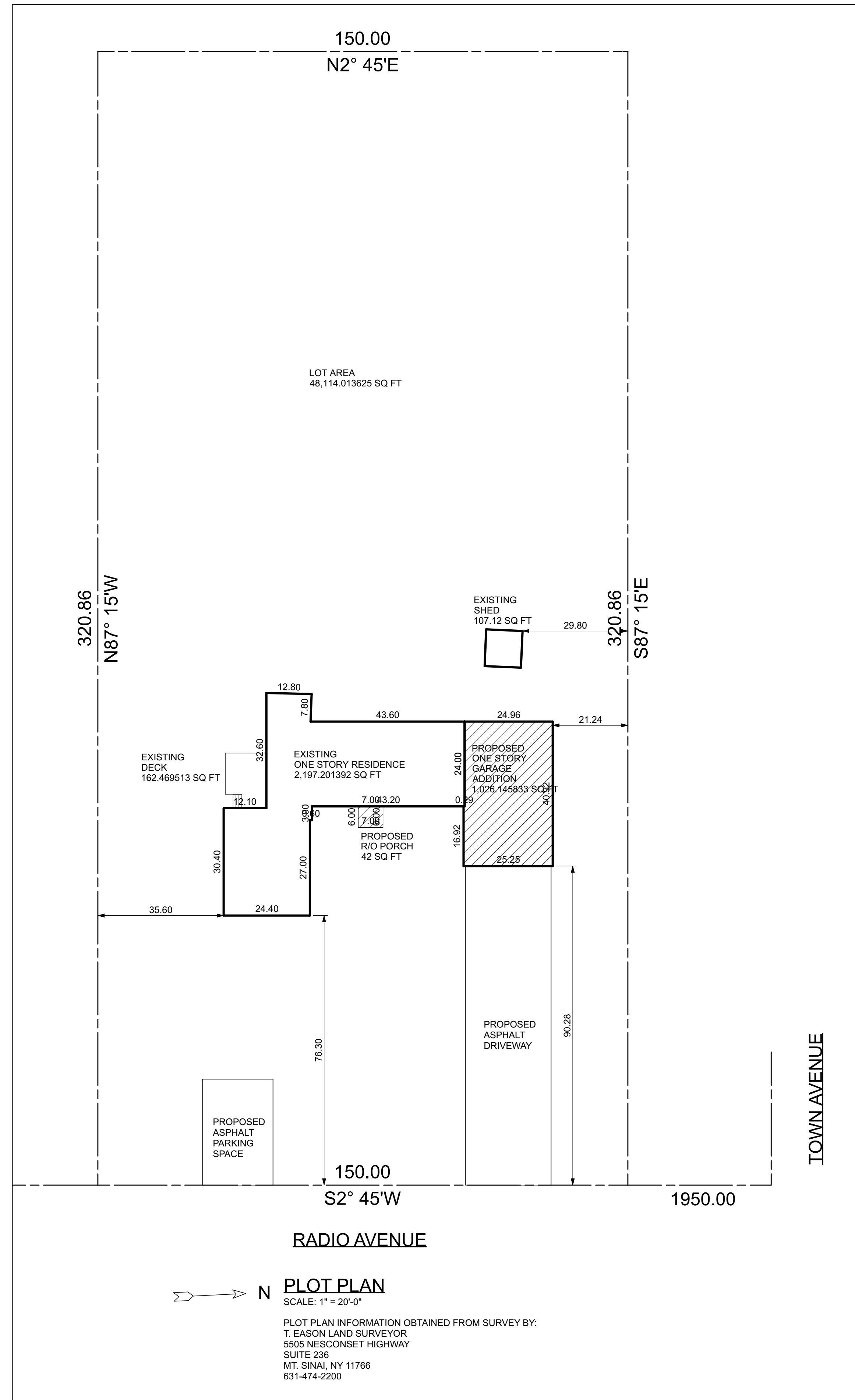


RIGHT DESIGN ELEVATION
 SCALE: 1/4" = 1'-0"

RUSSO ONE STORY ADDITION

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PLOT PLAN
 SCALE: 1" = 20'-0"
 PLOT PLAN INFORMATION OBTAINED FROM SURVEY BY:
 T. EASON LAND SURVEYOR
 5505 NESCONSET HIGHWAY
 SUITE 236
 MT. SINAI, NY 11766
 631-474-2200

AREA CALCULATIONS		
PROPERTY AREA:	48,129.00	SF
FLOOR AREA RATIO CALCULATIONS:		
EXISTING FIRST FLOOR	2,197.20	SF
EXISTING SHED#1	107.12	SF
PROPOSED ATTACHED GARAGE	1,026.14	SF
PROPOSED R/O PORCH	42.00	SF
TOTAL AREA:	3,372.46	SF
FLOOR AREA RATIO:	7.01%	%
LOT COVERAGE CALCULATIONS		
EXISTING FIRST FLOOR	2,197.20	SF
EXISTING SHED#1	107.12	SF
PROPOSED ATTACHED GARAGE	1,026.14	SF
PROPOSED R/O PORCH	42.00	SF
TOTAL AREA:	3,372.46	SF
LOT COVERAGE RATIO:	7.01%	%
ZONING REVIEW		
	REQUIRED	PROVIDED/PASS
MINIMUM ROAD FRONTAGE	175.00 AT 50.00	150.00 NO
MINIMUM BUILDING LOT	40000.00	48129.00 YES
FRONT SETBACK	50.00	76.30 YES
SIDE SETBACK ONE	25.00	36.60 YES
SIDE SETBACK TWO	25.00	21.24 NO
AGGREGATE SIDE SETBACK	75.00	56.84 NO
REAR SETBACK	60.00	175.48 YES
HEIGHT IN STORIES	2-12	1 YES
HEIGHT IN FEET	35.00	18.50 YES
MAXIMUM FLOOR AREA RATIO	15.00%	7.01% YES

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Sheet Title:
EXTERIOR PERSPECTIVES

Drawing No.
A-3