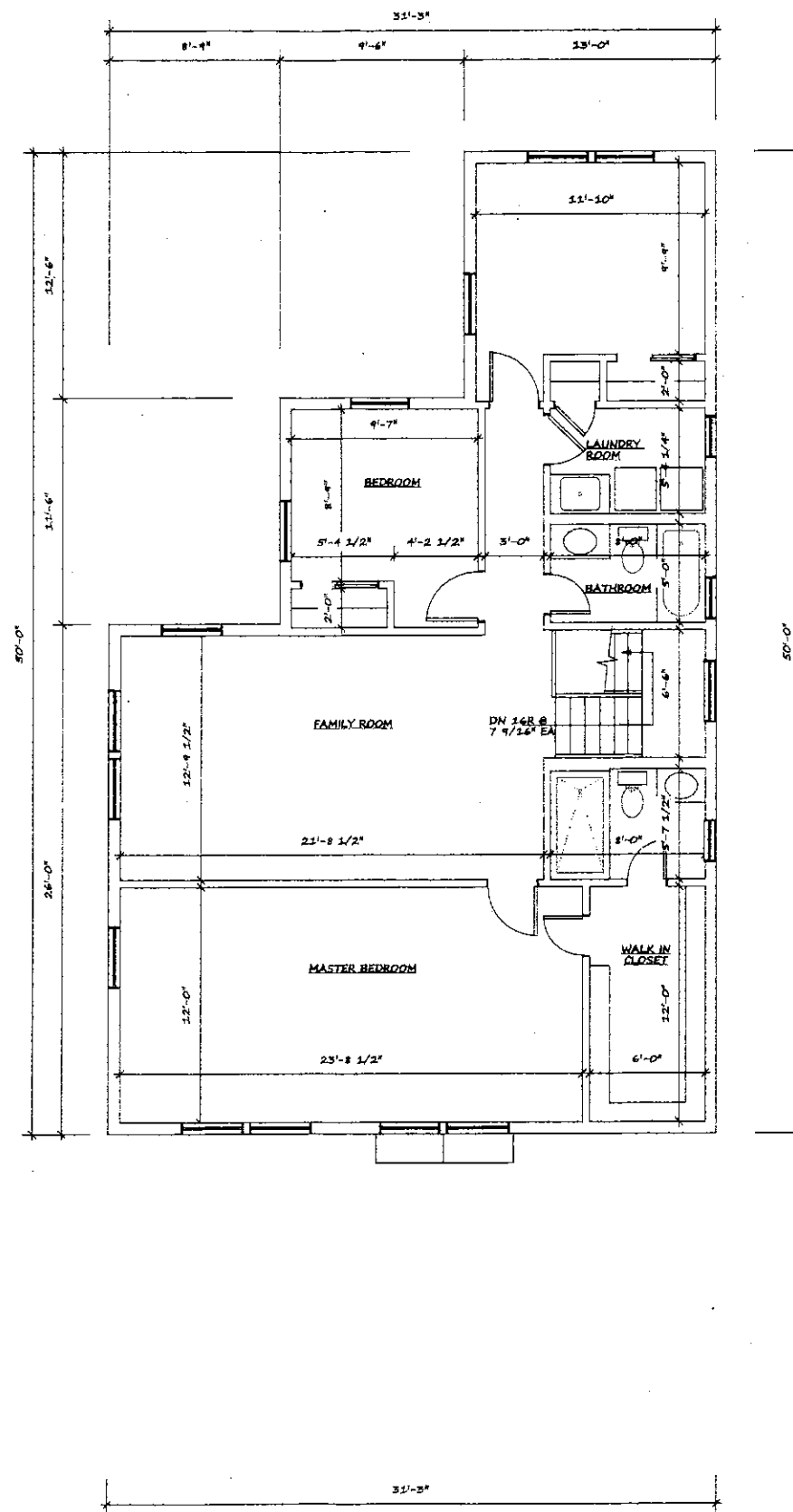
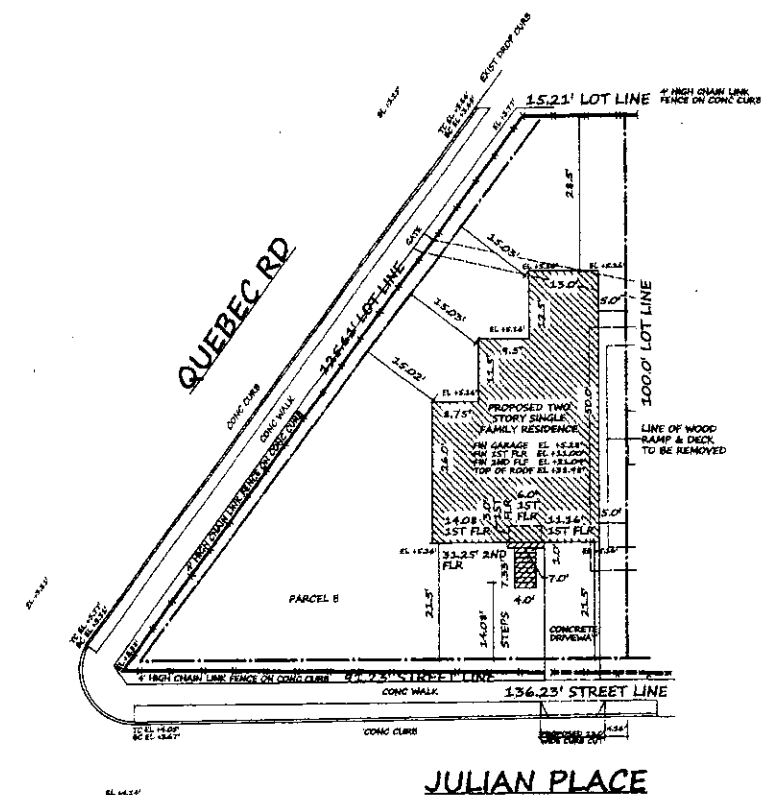


FIRST FLOOR PLAN
SCALE 1/4" = 1'-0"



SECOND FLOOR PLAN
SCALE 1/4"=1'-0"



PLOT PLAN
SCALE 1/16"=1'-0"

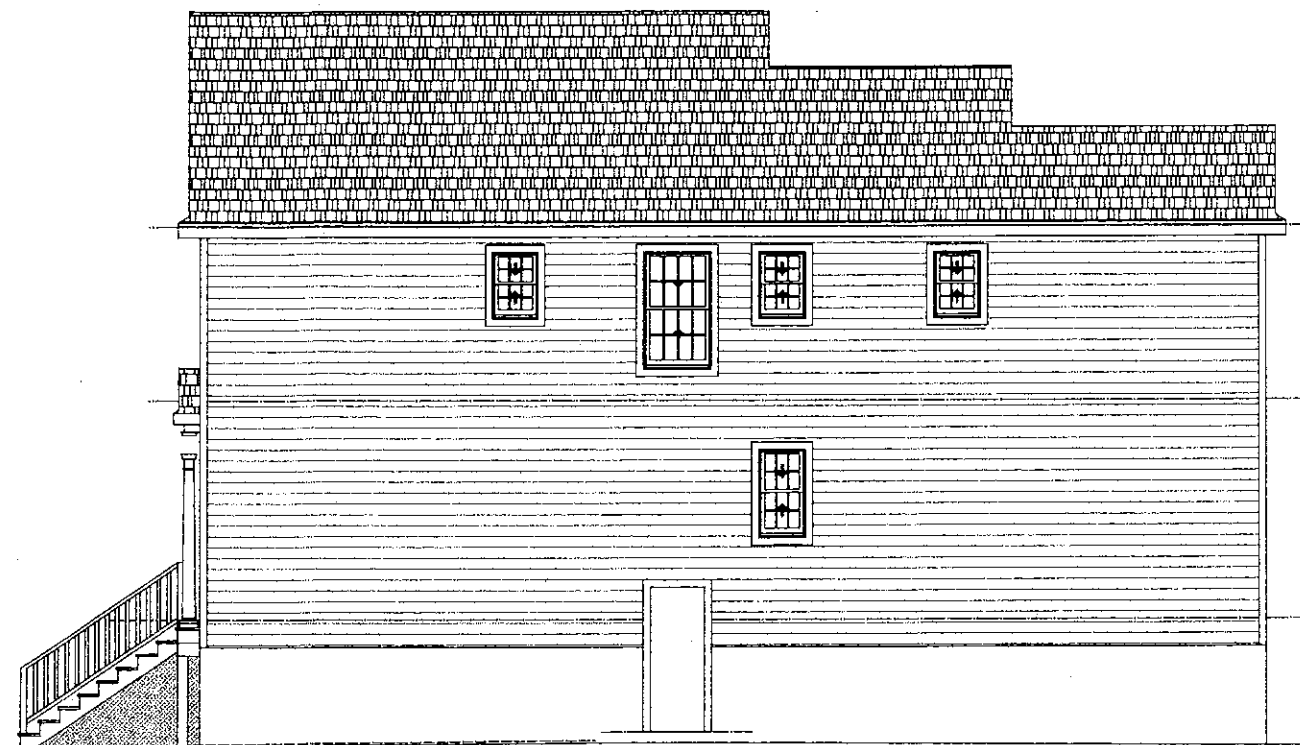
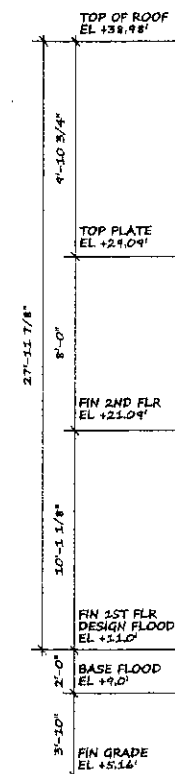
THIS PLOT PLAN WAS BASED ON INFORMATION
PROVIDED ON A SURVEY PREPARED ON 3/24/20
BY SCALICE LAND SURVEYING No N20-0504

ZONING INFORMATION		PARCEL B	
ZONING DISTRICT: RES A		SEC: 43	BLK: 41
ARTICLE: IV		LOT (S): 21 P/O 122	
SECTIONS: 625-	PERMITTED	EXISTING	PROPOSED
9 USAGE	SINGLE FAMILY RES	N/A	SINGLE FAMILY RES
12 LOT SIZE	6000 SQ FT	9821.94 SQ FT	5321.94 SQ FT
12 LOT WIDTH	60.0'	136.23'	91.23'
12 LOT COVERAGE	35.0%	N/A	1266.5 SF=23.8%
15 SIDE YARD SETBACK	5.0'	N/A	5.0'
14 FRONT YARD SETBACK STREET BLDG FRONT	AVG OF ADJ LOTS = 21.5' (15.0' MIN)	N/A	21.5' RESIDENCE 14.08' STEPS
14 FRONT YARD SETBACK SECONDARY STREET	15.0' QUEBEC RD	N/A	15.02' QUEBEC RD
16 REAR YARD SETBACK	25.0'	N/A	28.5'
13 HEIGHT	30.0' / 2 STORY	N/A	27.9'
OFF STREET PARKING	1	N/A	1

1	ISSUE TO THE INCORPORATED VILLAGE OF ISLAND PARK BLDG DEPT FOR REVIEW	HMM	4/7/21
NO.	REVISIONS/ISSUED	BY:	DATE:
DRAWING TITLE: PLOT PLAN, FIRST FLOOR PLAN SECOND FLOOR PLAN			
PROJECT TITLE: <u>PROPOSED TWO STORY SINGLE FAMILY RESIDENCE AT:</u>			
JULIAN PL (PARCEL B) ISLAND PARK, NY			
SCALE: AS NOTED	DRAWN BY: BM	PROJECT NO. 21-0148	
DATE: 4-2-21	CHECKED BY: HMM		
HENRY M. MONTEVERDE ARCHITECT & PLANNER		A1 / 2	
230 KINGSTON BOULEVARD ISLAND PARK, NY 11955-1925		516-432-3339 516-432-3962	



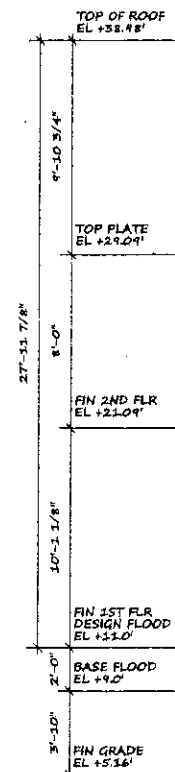
NORTH ELEVATION (JULIAN PL)
SCALE 1/4"=1'-0"



WEST SIDE ELEVATION
SCALE 1/4"=1'-0"



SOUTH ELEVATION
SCALE 1/4"=1'-0"



EAST ELEVATION (QUEBEC RD)
SCALE 1/4"=1'-0"

1	ISSUE TO THE INCORPORATED VILLAGE OF ISLAND PARK BLDG DEPT FOR REVIEW	HMM	4/7/21
NO.	REVISIONS/ISSUED	BY:	DATE:
DRAWING TITLE: ELEVATIONS: NORTH SOUTH, EAST, WEST			
PROJECT TITLE: PROPOSED TWO STORY SINGLE FAMILY RESIDENCE AT: JULIAN PL (PARCEL B) ISLAND PARK, NY			
SCALE: AS NOTED	DRAWN BY: BM	PROJECT NO. 21-0148	
DATE: 4-2-21	CHECKED BY: HMM		
HENRY M. MONTEVERDE ARCHITECT & PLANNER			A2 2
230 KINGSTON BOULEVARD ISLAND PARK, NY 11558-1925		516-432-3939 516-432-3962	