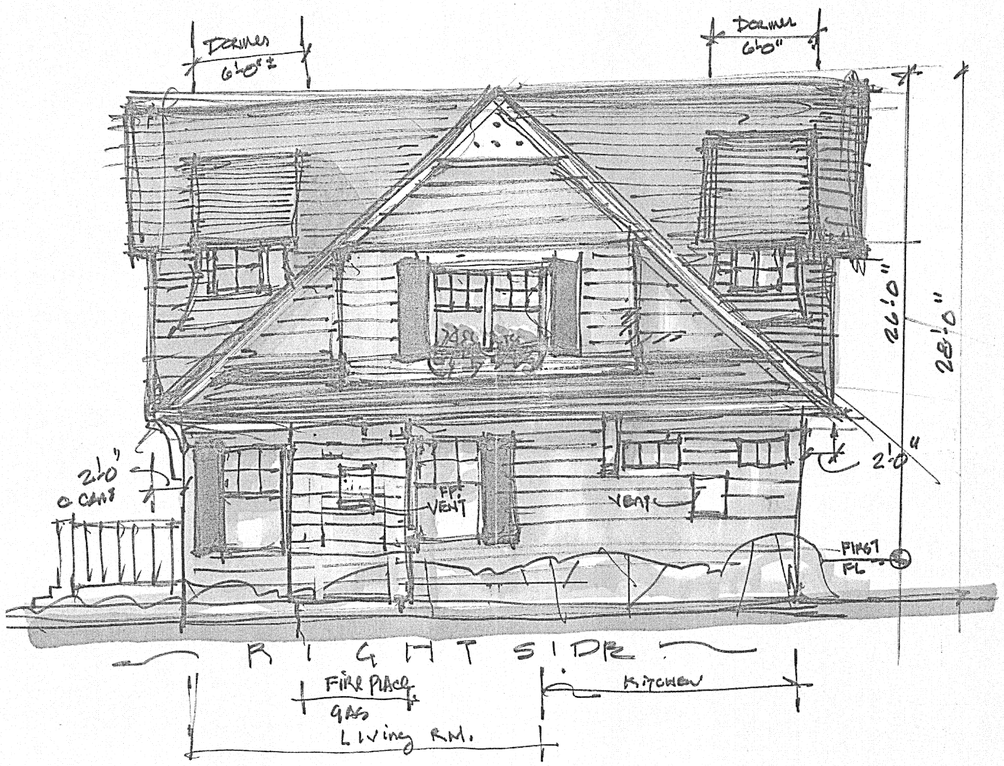

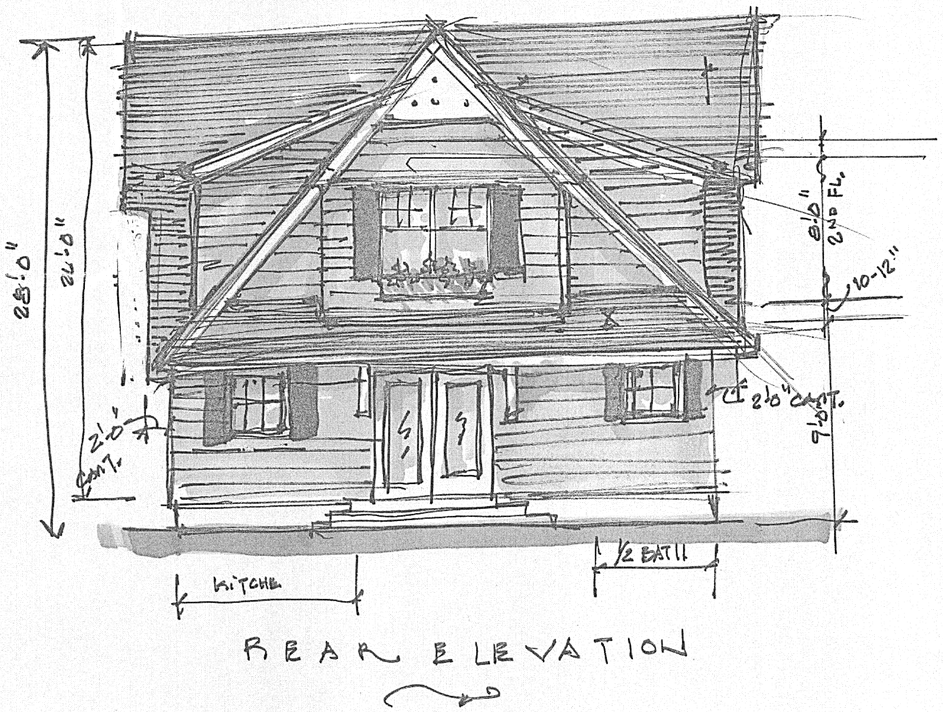

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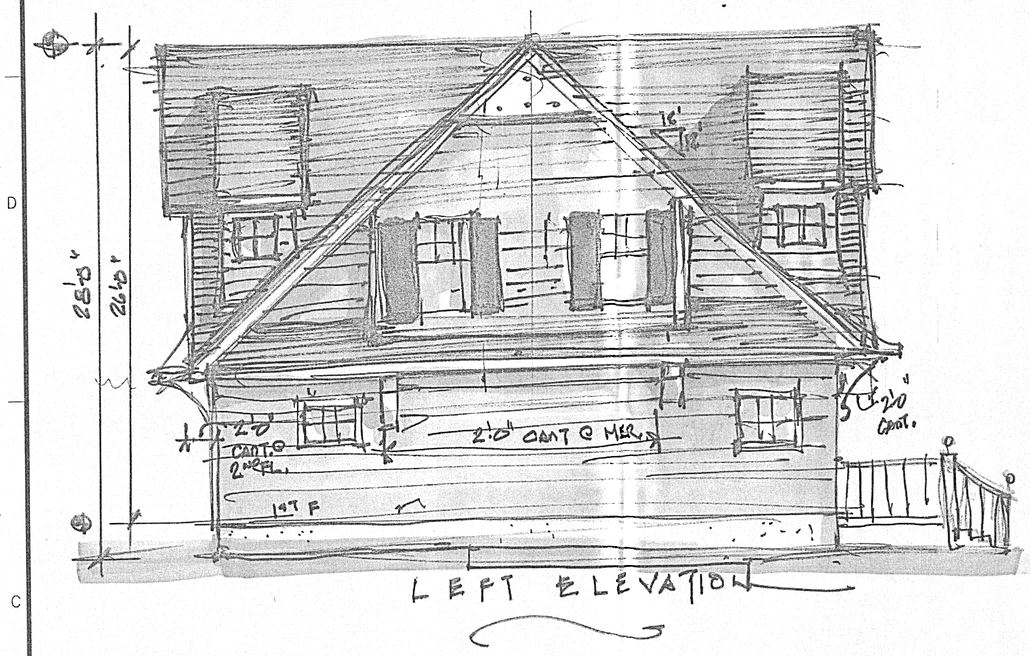
Drawn by: JWG

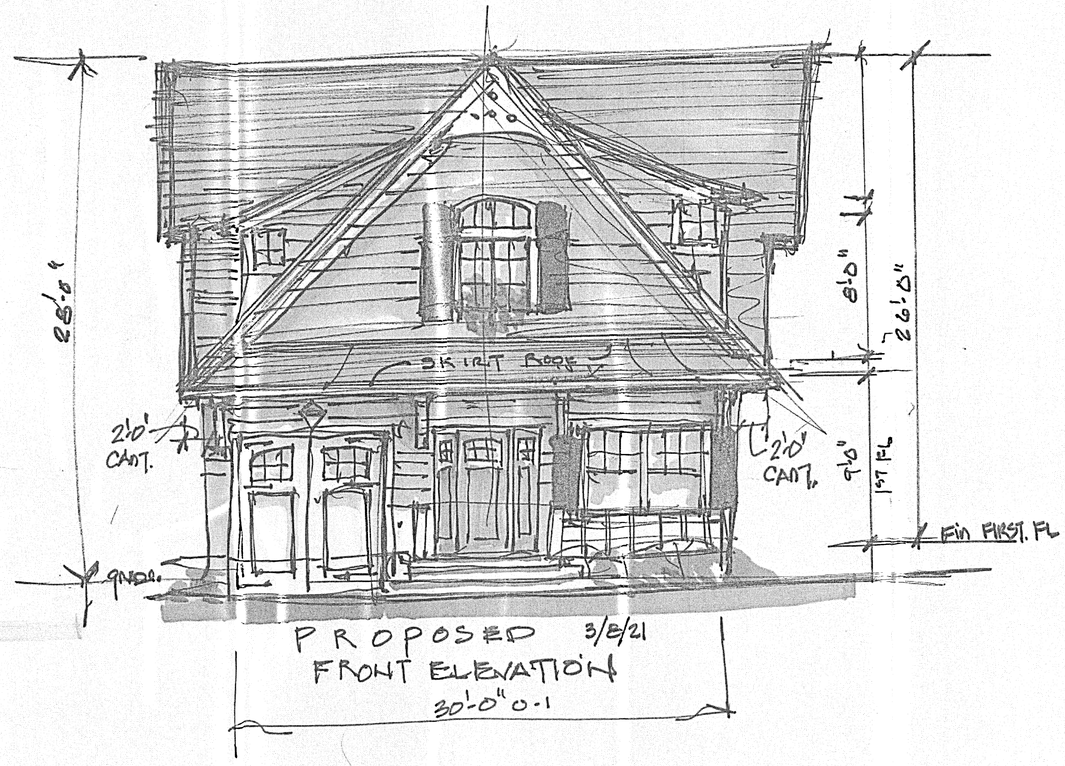
Date: SEE REV. BLOCK

Scale: AS NOTED

Sheet No.



LEFT ELEVATION



PROPOSED 3/8/21
FRONT ELEVATION
30'-0" 0-1

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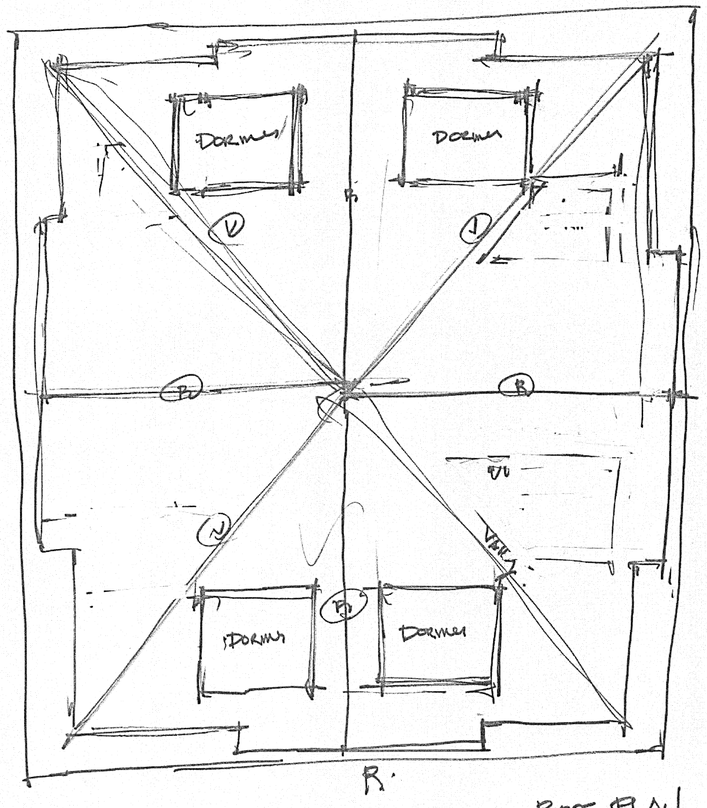
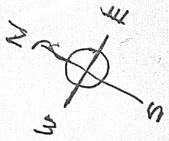
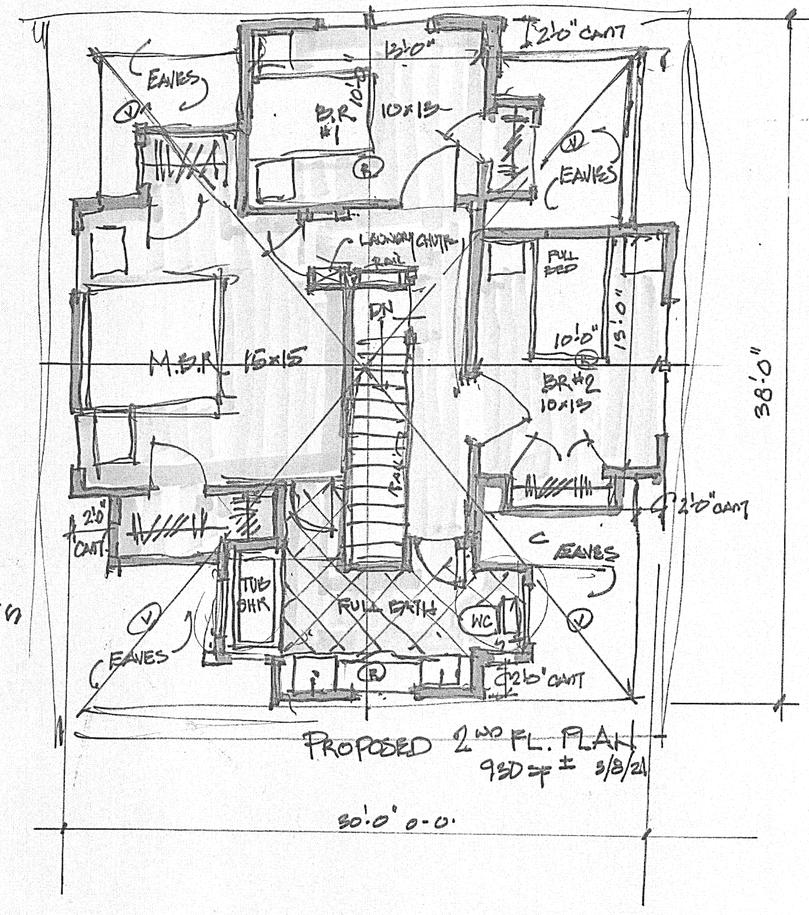


ROOF PLAN





PROPOSED 2ND FL. PLAN
950 sq ft ± 3/8/21

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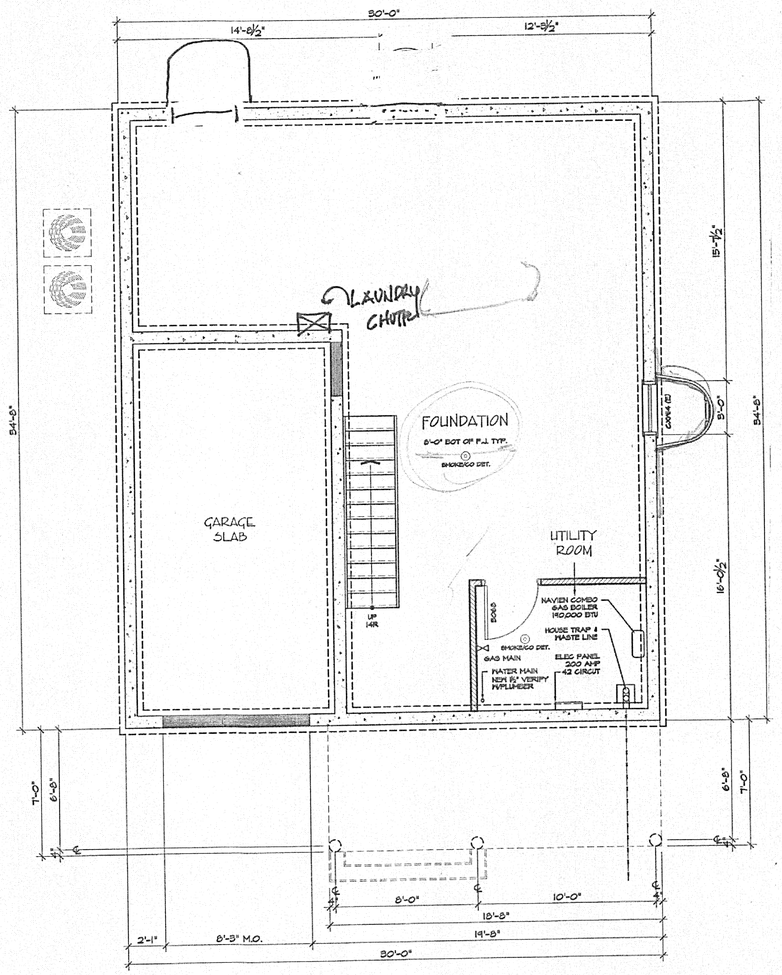
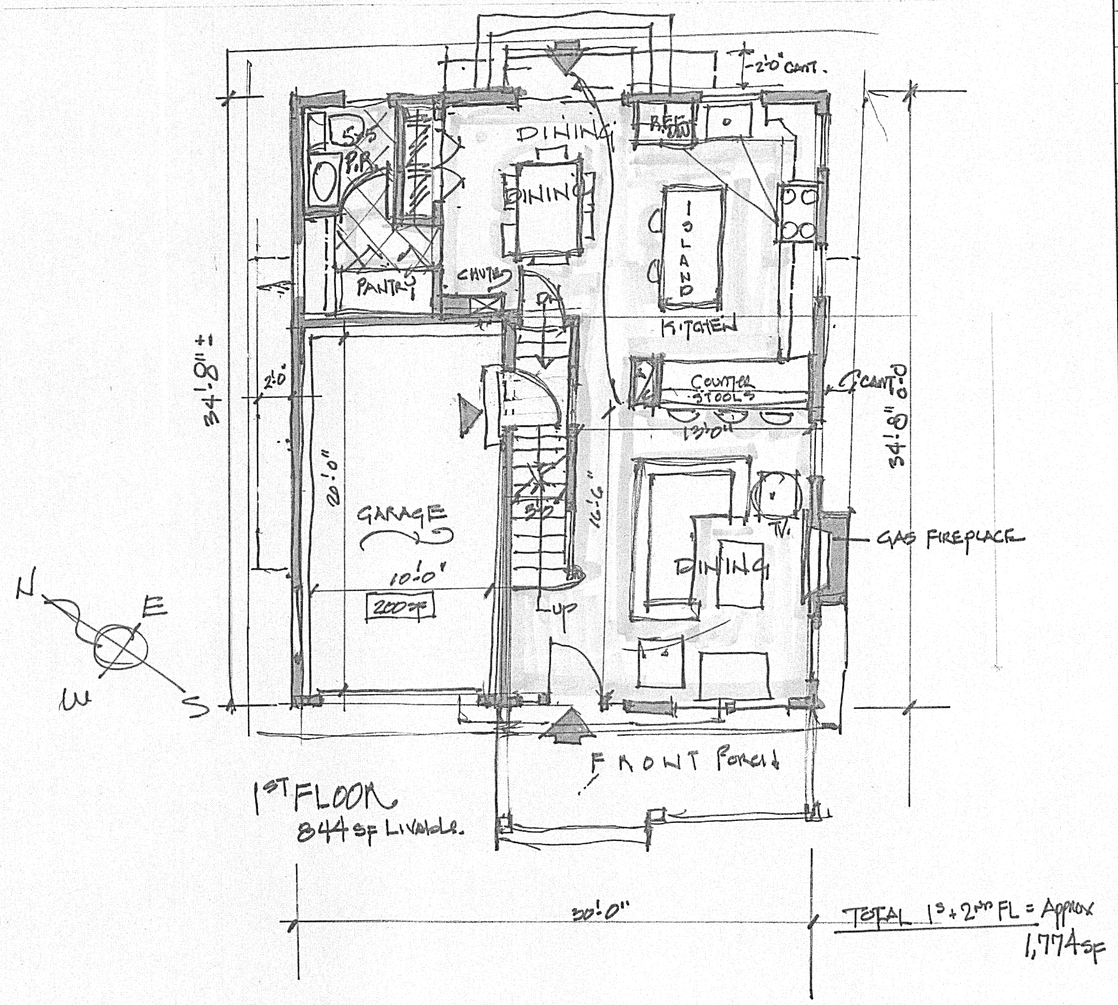


1 A-1 RPOPOSED FOUNDATION PLAN

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



1ST FLOOR
844 SF LIVABLE.

TOTAL 1ST + 2ND FL = Approx 1,774 SF

2 A-1 RPOPOSED 1ST FLOOR PLAN

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

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REGISTERED ARCHITECT GEORGE HITCHCOCK SUDDELL 023318 STATE OF NEW YORK

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Sheet Name:

PROPOSED FOUNDATION & 1ST FLR. PLANS

Drawn by: JWG

Date: SEE REV. BLOCK

Scale: AS NOTED

Sheet No. A-1

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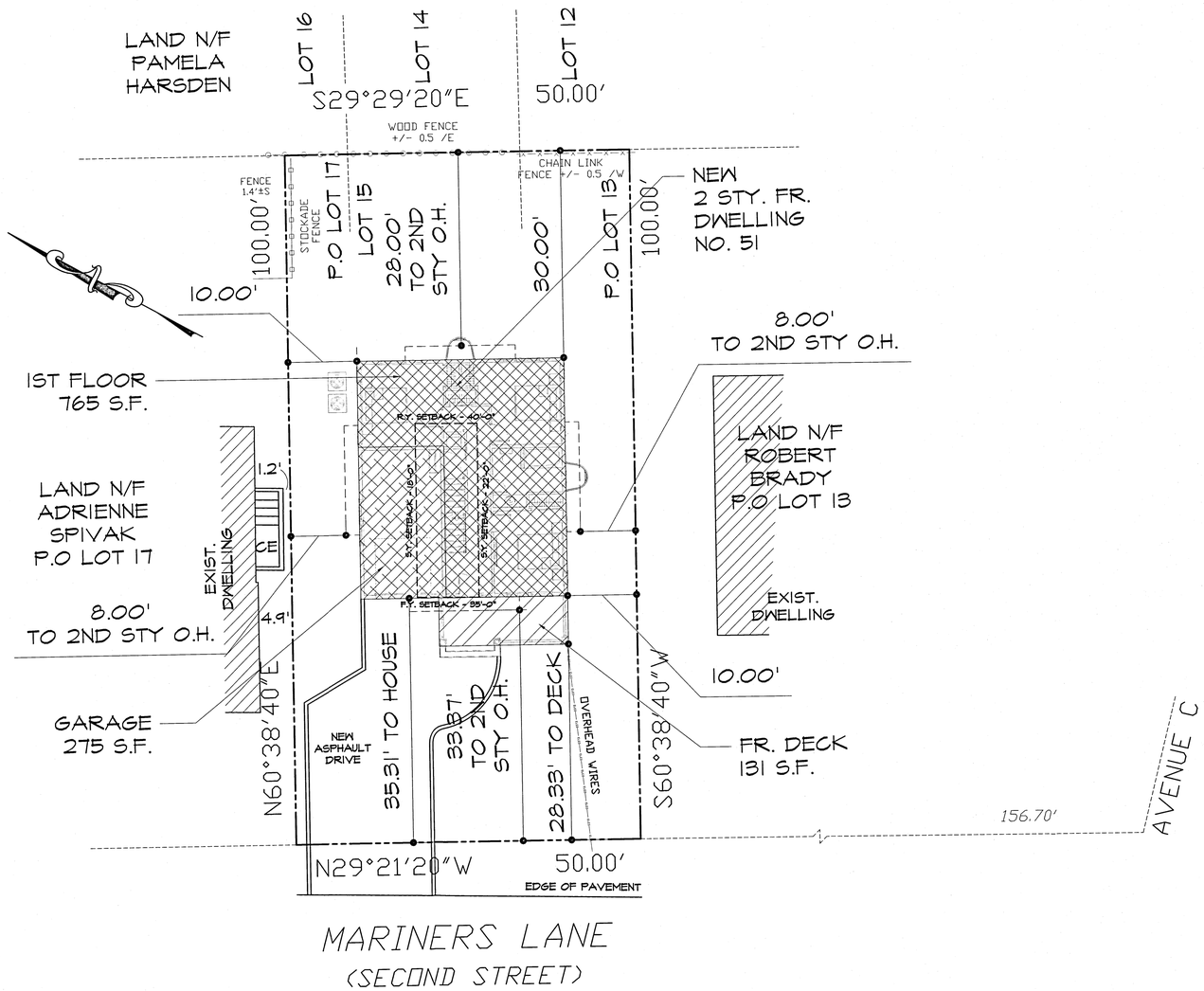

1 / SP-1 **PROPOSED SITE PLAN**

SCALE = 1"= 10'-0"

SITE AND ZONING DATA

ZONING REQ.	ZONE "RES-C"	EXISTING CONDITIONS	PROPOSED APPROVED
LOT AREA MIN.	14, 520 SQ. FT	5, 000 SQ. FT .11 ACRES	5, 000 SQ. FT .11 ACRES
LOT FRONTAGE MIN.	80 FT.	50. 00 FT.	50. 00 FT.
FRONT YARD SETBACK	35 FT.	.	28. 33 FT.
REAR YARD SETBACK	40 FT.	.	28. 00 FT.
SIDE YARD SETBACK	18 FT.	.	8. 00 FT. + 8. 00 FT.
TOTAL @ BOTH SIDES	40 FT	.	16.00 FT.
* MAX. LOT AREA	25 % (1, 250 SF.)	.	1, 250 S.F. 25 %
MAXIMUM HEIGHT	30 FT.	.	28. 00 FT.
LANDSCAPE AREA	n/a	n/a	n/a

* - LOTS UNDER 8, 500 SF. 25% OF NOT NOT TO EXCEED 1, 870 SF.

TOWN OF HUNTINGTON
VILLAGE OF NORTHPORT
S.C.T.M. 0404-006.00-02.00-047.000
INFORMATION TAKEN FROM FOUNDATIO
LOCATION SURVEY
DATED : MARCH 5, 2020
PREPARED BY
PAUL BARYLSKI, L.S.

LOT AREA

25% OF 5, 000 S.F. = 1, 250 S.F.

PROPOSED LOT AREA

NEW IST FLOOR	=	765 S.F.
NEW GARAGE	=	275 S.F.
NEW FRONT DECK	=	131 S.F.
TOTAL	=	1, 171 S.F.

PROPOSED GROSS AREA

NEW IST FLOOR	=	844 S.F.
NEW GARAGE	=	275 S.F.
NEW FRONT DECK	=	131 S.F.
NEW 2ND FLOOR	=	930 S.F.
TOTAL	=	2, 180 S.F.

PROPOSED TOTAL LIVABLE = 1, 774 S.F.

VILLAGE OF NORTHPORT CODE:

306-5 Definitions:

BUILDING, HEIGHT OF

THE VERTICAL DISTANCE MEASURED FROM THE AVERAGE ELEVATION OF THE PROPOSED FINISHED GRADE OR THE AVERAGE NATURAL GRADE (WHICHEVER IS LOWEST) AT THE LOWEST SIDE OF THE BUILDING TO THE HIGHEST POINT OF THE ROOF FOR FLAT ROOFS, TO THE DECKLINE OF MANSARD ROOFS AND TO THE MEAN HEIGHT BETWEEN EAVES AND RIDGE FOR GABLE, HIP AND GAMBREL ROOFS. CHIMNEYS, TOWERS, CUPOLAS, SPIRES, DOMES AND OTHER ORNAMENTAL FEATURES ARE TO BE EXCLUDED IN THE COMPUTATION OF BUILDING HEIGHT. VENTILATORS, AIR-CONDITIONING DEVICES AND MACHINERY, TANKS, BULKHEADS AND OTHER ACCESSORY FEATURES REQUIRED ABOVE ROOFS SHALL BE INCLUDED IN THE COMPUTATION OF BUILDING HEIGHT. ANY CHANGE IN THE NATURAL GRADE REQUIRES A VARIANCE FROM THE BOARD OF ZONING APPEALS, EXCEPT FOR RETAINING WALLS AUTHORIZED BY THE PLANNING BOARD. [AMENDED 11-16-1976 BY L.L. NO. 14-1976; 9-5-2006 BY L.L. NO. 9-2006]

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023318
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PROPOSED
SITE PLAN

Drawn by: JWG
Date: SEE REV. BLOCK
Scale: AS NOTED
Sheet No. SP-1