



1 SITE PLAN  
3/32" = 1'-0"

ZONING INFORMATION

TAX MAP NO.:	DISTRICT 901 - SECTION 3 - BLOCK 2 - LOT 33
LOT AREA:	OVERALL: 33,334 SQ. FT. (765 ACRES)
ZONE:	"R-2"
FEMA ZONE:	"AE-6" & "X 1.0%"
REQUIRED SETBACKS: (PRIMARY STRUCTURE)	FRONT YARD: 50FT REAR YARD: 40FT (OR 75FT FROM LANDWARD EDGE OF TIDAL WETLANDS) SIDE YARD: 68FT TOTAL 30FT MINIMUM
REQUIRED SETBACKS: (ACCESSORY STRUCTURE)	FRONT YARD: 70FT REAR YARD: 20FT (OR 75FT FROM LANDWARD EDGE OF TIDAL WETLANDS) SIDE YARD: 20FT
REVISED SETBACKS: AS PER CODE (163-36 A)	SIDE YARD: 55FT TOTAL 25FT MINIMUM
GROSS FLOOR AREA (GFA)	2,000 SQ. FT. + (33,334 SQ. FT. - 10,000 SQ. FT.) X 0.1 = 4,334.4 SQ. FT.
ALLOWABLE GFA:	15% of 4,334.4 SQ. FT. = 650 SQ. FT.
ADDITIONS ALLOWED:	4,334.4 SQ. FT. + 650 SQ. FT. = 4,984.41 SQ. FT.
PROPOSED:	
AREA FIRST FLOOR:	2,430 SQ. FT.
AREA SECOND FLOOR:	1,570 SQ. FT.
AREA OF ACCESSORY:	856 SQ. FT.
TOTAL PROPOSED GFA:	4,856 SQ. FT.
LOT COVERAGE ALLOWABLE:	20% OF 33,334 SQ. FT. = 6,666.8 SQ. FT.
PROPOSED:	5,272 SQ. FT.
AREA OVER 10% CONTOUR NOT TO EXCEED 20%:	20% OF ADJACENT AREA = 20% x 17,350 SQ. FT. = 3,470 SQ. FT.
PROPOSED:	925 SQ. FT.

54 WOODLAND DRIVE

Village of North Haven, NY

BLAZE MAKOID ARCHITECTURE

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Environmental Consultant:  
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Structural Engineer:  
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Civil Engineer:  
EDWARD ARMUS ENGINEERING, PLLC.  
36 Deer Run  
Water Mill, NY 11976  
P: 631-804-6267

Landscape Architect:  
MICHAEL DERRIG LANDSCAPE ARCHITECT, PLLC.  
Landscape Details  
1796 Sag Harbor Turnpike  
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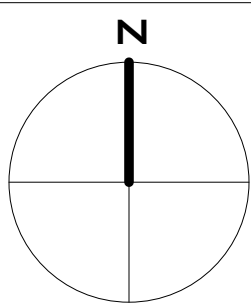
NOT FOR CONSTRUCTION

07	02.08.2016	OWNER RECORD SET	OWNER
06	09.15.2015	PROGRESS SET	IAN WESLEK
05	09.15.2015	ISSUED FOR SITE PLAN REVISION	ARIKUS HEMMER
04	08.05.2015	PROGRESS SET - INTERNAL REVIEW	J. KAYTON
03	07.22.2015	PROGRESS SET	IAN WESLEK
02	04.10.2015	ISSUED FOR SITE PLAN REVISION	HEMMER
01	04.03.2015	ISSUED FOR PRICING	IAN WESLEK
Number	Date	Description	Issued to

CONSTRUCTION DOCUMENTS

Scale: 3/32" = 1'-0" Drawn By: RL

SITE PLAN



Dwg. no. L100