

Site Design and Construction – ARC 364
Prof. Orla Smyth LoPiccolo

LAB 1: Zoning Setbacks

Please see Blackboard, Content, Labs, Lab 1.

The residential site survey “Ocean Lawns” attached to this lab is in Town of Islip Zoning District Residential B. Please note that a jpeg of this survey is located in Blackboard.

Review the Sample Zoning Chart in Blackboard

Draw a 24’-0” x 62’-0” single story house within the appropriate setbacks and a detached two car garage that is 28’-0”W x 24’-0” D

Orientate the house so that it maximizes passive solar gain.

Note that the garage is considered an accessory structure per the Town of Islip Zoning Code.

Include a 12’-0” W (minimum) driveway that connects the garage to the “Court”. Note per the Town of Islip Land Development Regulations – Lot Development Standards: “A minimum setback of four feet (4’) shall be maintained between a driveway and a side or rear yard.”

(if you need help scaling a jpeg drawing (a raster image) in AutoCAD Architecture please see the file of this name in Blackboard, Content, Labs, Lab 1)

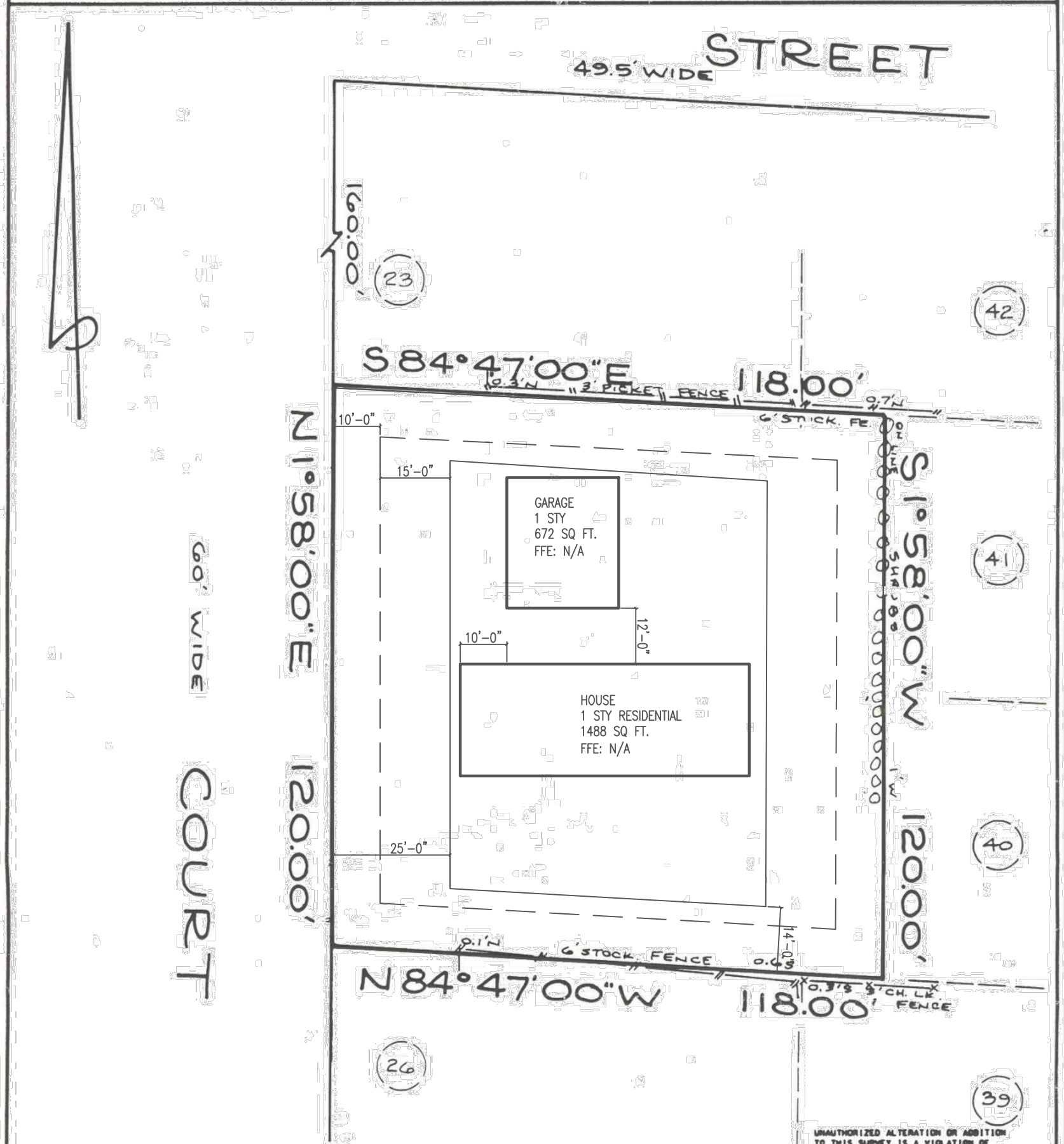
What is the permitted Floor Area Ratio for this site? 0.25 (see Zoning Chart)

Floor Area Ratio (FAR) = $\frac{\text{The Gross Floor Area}}{\text{The Total Lot Area}}$ 2,160 sq ft./9,823 sq ft.

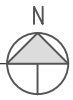
What is the actual Floor Area Ratio for this site? 0.22

See definition of Gross Floor Area in the Town of Islip Zoning Code (under Definitions)

SUFFOLK COUNTY TAX MAP DISTRICT _____ SECTION _____ BLOCK _____ LOT(S) _____



LAB 1 SITE PLAN
1"=25'-0"



EXISTING EASEMENTS OR R.O.W.'s OF RECORD,
IF ANY, ARE NOT SHOWN

UNAUTHORIZED ALTERATION OR ADDITION
TO THIS SURVEY IS A VIOLATION OF
SECTION 7209 OF THE NEW YORK STATE
EDUCATION LAW.

COPIES OF THIS SURVEY MAP NOT BEARING
THE LAND SURVEYOR'S RED INKED SEAL AND
EMBOSSED SEAL SHALL NOT BE CONSIDERED
TO BE A VALID TRUE COPY.

GUARANTEES INDICATED HEREON SHALL RUN
ONLY TO THE PERSON FOR WHOM THE SURVEY
IS PREPARED, AND ON HIS BEHALF TO THE
TITLE COMPANY, GOVERNMENTAL AGENCY, AND
LENDING INSTITUTIONS LISTED HEREON, AND TO
THE ASSIGNEES OF THE LENDING INSTITUTION.
GUARANTEES ARE NOT TRANSFERABLE TO
ADDITIONAL INSTITUTIONS OR SUBSEQUENT
OWNERS.

LOTS: 24, 25 & P/O 40, 41
BLOCK: _____
MAP OF: OCEAN LAWNS
LOCATION: ISLIP, SUFFOLK COUNTY, N.Y.
FILED IN: SUFFOLK COUNTY CLERKS OFFICE
FILE NUMBER: 855 FILED: OCT. 19, 1927

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SHEET TITLE

LAB 1: ZONING SETBACKS

PROJECT

LAB 1

REF:
PROJECT NO: 1
DATE:
FILE: SITEPLANLAB1.DWG

DRAWN BY: SEBASTIAN ALVAREZ
CHK'D BY:

DRAWING

A-1