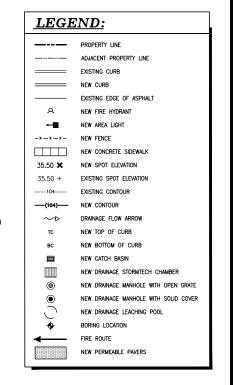


ZONING ANALYSIS TABLE II

	TOUR ORITING	DEG. WDED	2222222	HOTTO
BUILDING:	ZONE CRITERIA	REQUIRED	PROPOSED	NOTES
(#'S 1-4) RESIDENTIAL APARTMENTS	MIN. SETBACKS (PER T.C. #5263)			
	NORTHERN PROPERTY LINE	360.00' MIN.	388.42'	
	SOUTHERN PROPERTY LINE	95.00' MIN.	99.00'	
	EASTERN PROPERTY LINE	75.00' MIN.	75.23'	
	WESTERN PROPERTY LINE	100.00' MIN.	100.50'	
	MAX. HEIGHT	35.00' (2 STORIES)	34.7' (3 STORIES) SEE NOTE #3	
	GROSS FLOOR AREA			
	APARTMENT BUILDING #1	-	27,491.71 S.F	
	APARTMENT BUILDING #2	-	27,491.71 S.F	
	APARTMENT BUILDING #3	-	27,491.71 S.F	
	APARTMENT BUILDING #4		19,275.44 S.F	
	FLOOR AREA RATIO	-	0.290	
(#5) LEASING OFFICE	MIN. SETBACKS			
	PRIMARY FRONT YARD	75.00'	88.05'	
	SECONDARY FRONT YARD	75.00'	108.57	
	REAR YARD	50.00'	703.80'	
	SIDE YARD	50.00' MIN. 100.00' AGG.	128.92	
	MAX. HEIGHT	35.00' (2 STORIES)	32.66'	
	GROSS FLOOR AREA	-	1,857.66 S.F	
	FLOOR AREA RATIO		0.005	
GAZEBO	MAX. HEIGHT	18.00'	14.00'	
	GROSS FLOOR AREA	-	1,131.37 S.F	
	FLOOR AREA RATIO		0.003	
	FLOOR AREA RATIO (TOTAL)	0.30	0.300 (SEE NOTE #4)	





12/18/20 GENERAL REVISIONS 07/10/20 GENERAL REVISIONS 04/02/20 AS PER TOWN COMMENTS NO. DATE REVISIONS SHEET TITLE:

OVERALL SITE PLAN

PROJECT: GRACEWOOD LUXURY APARTMENTS
SPUR DRIVE SOUTH
ISLIP, NEW YORK

ISLAND STRUCTURES ENGINEERING, P.C.



DRAWN BY: C. ERBIS JOB NO. DWG. NO. 2018-120 C-110 CHECKED BY: S. DIBERARDING SCALE: