



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) = $\frac{\text{The Gross Floor Area}}{\text{The Total Lot Area}}$

What is the actual Floor Area Ratio for this site? 0.15

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

B
DESIGN
G R

SITE DESIGN LAB 1
STEVEN BERG
05.29.2025
PROFESSOR LOPICCOLO

SHEET 1
1” = 20’-0”

A1

42

60' WIDE COURT

N 1° 58' 00" E 120.00'

S 84° 47' 00" E 118.00'

10.3' N 3' PICKET FENCE 6' STOCK FENCE 0.7' N 4' FENCE

37'-11" 12'-0" DRIVEWAY 1 STY GARAGE 672 SQ. FT. FFE 17'-6" 55'-11" 56'-8"

10'-0" 12'-7" 1 STY RES 1488 SQ. FT. FFE 27'-11"

27'-11" 38'-2" 120.00' S 1° 58' 00" W 120.00'

9.1' N 6' STOCK FENCE 0.6' S 0.3' S 3' CH. LK. FENCE N 84° 47' 00" W 118.00'

(26)

#1
A-2

LAB 1 SITE PLAN
SCALE: 1" = 20'-0"



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 MAP IN THIS STATE.

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SITE PLAN
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A2