PROPOSED

EXISTING

AREA CALCULATIONS

TOTAL EXISTING LOT COVERAGE
= 1,210+205+271=1686 SF

EXISTING FIRST FLOOR = 1,210 SF
EXISTING GARAGE =205 SF
EXISTING PORCH =271 SF

TOTAL PROPOSED LOT COVERAGE
= 1,210+205+162+426=2003SF

PROPOSED PORCH=162 SF
PROPOSED ADDITION = 426 SF

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240-02 42ND AVENUE
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SUBMISSION: 02-08-2016

BLOCK PLAN

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LOT 240-02

AREA = 12,690 SF
EXISTING FOOTPRINT =1,686 SF
EXISTING COVERAGE =13.3%

PROPOSED FOOTPRINT =2,003 SF
PROPOSED COVERAGE =15.7%

LOT COVERAGE

LOT 41-14
AREA = 13,756 SF
FOOTPRINT =1,566 SF
COVERAGE =11.4 %

LOT 239-45
AREA = 7,934 SF
FOOTPRINT =2,073 SF
COVERAGE =26.1%

LOT 41-23
AREA = 29,775 SF
FOOTPRINT =2,022 SF
COVERAGE =6.8%

LOT 240-27
AREA = 9,978 SF
FOOTPRINT =854 SF
COVERAGE =8.6%

LOT 240-39
AREA = 9,480 SF
FOOTPRINT =990 SF
COVERAGE =10.4%

LOT 240-43
AREA = 9,733 SF
FOOTPRINT =1,309 SF
COVERAGE =13.4%

LOT 240-18
AREA = 7,401 SF
FOOTPRINT =1,215 SF
COVERAGE =16.4%

LOT 240-24
AREA = 7,600 SF
FOOTPRINT =980 SF
COVERAGE =12.9%

LOT 240-38
AREA = 7,888 SF
FOOTPRINT =1,099 SF
COVERAGE =13.9%

LOT 240-40
AREA = 7,377 SF
FOOTPRINT =960 SF
COVERAGE =13.0%

LOT 240-42
AREA = 8,037 SF
FOOTPRINT =1,365 SF
COVERAGE =17.0%

LOT 42-09
AREA = 9,285 SF
FOOTPRINT =1,424 SF
COVERAGE =15.3%

LOT 42-17
AREA = 12,372 SF
FOOTPRINT =1,420 SF
COVERAGE =11.5%

LOT 42-25
AREA = 20,547 SF
FOOTPRINT =2,023 SF
COVERAGE =9.8%

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SITE PHOTO -LEFT CORNER

SITE PHOTO -RIGHT CORNER

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SITE PHOTO -240TH STREET ELEVATION

SITE PHOTO -42ND AVENUE ELEVATION

FILACOURIS RESIDENCE

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SITE PHOTO - EAST ELEVATION

SITE PHOTO - SOUTH ELEVATION

FILACOURIS RESIDENCE

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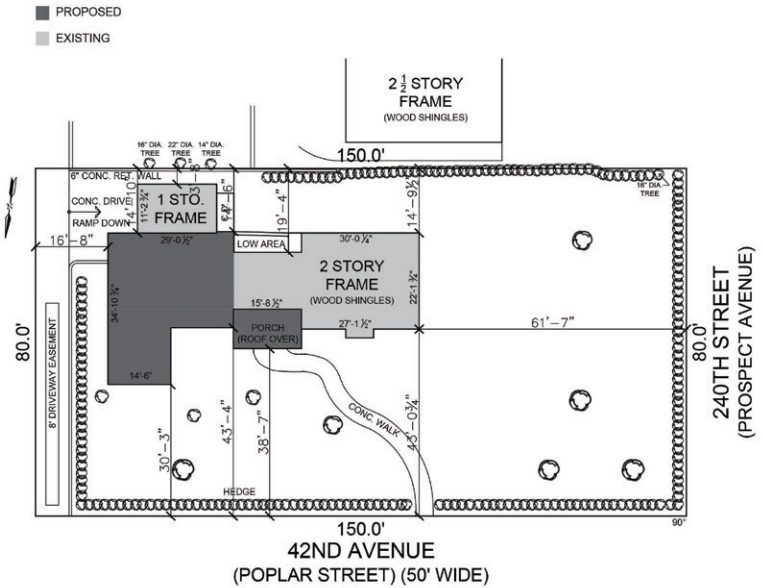
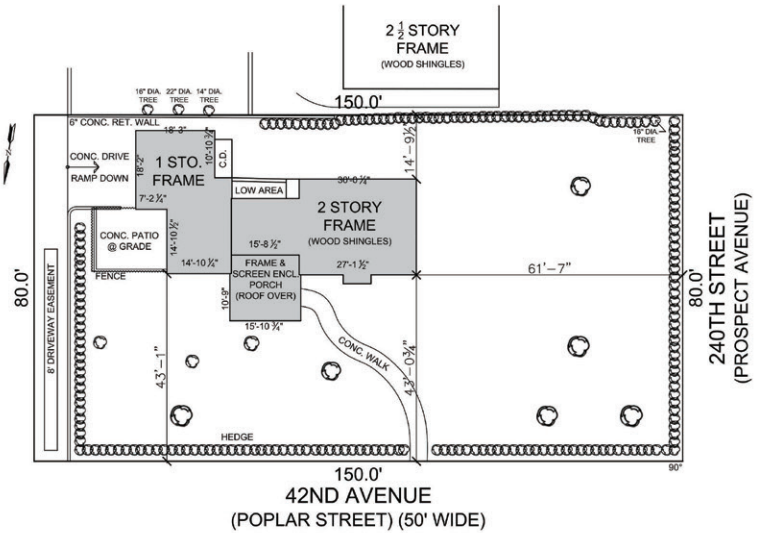


PROPOSED SITE PLAN



EXISTING SITE PLAN

FILACOURIS RESIDENCE

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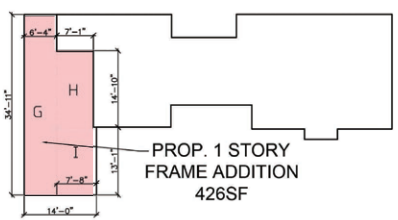
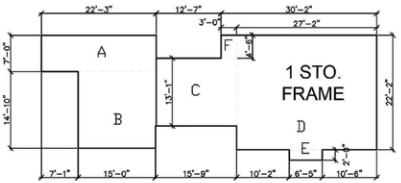
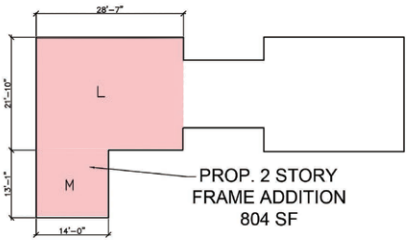
PROPOSED NEW CONSTRUCTION



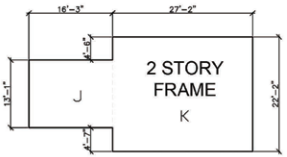
PROPOSED FIRST FLOOR PLAN



EXISTING FIRST FLOOR PLAN



PROPOSED SECOND FLOOR PLAN



EXISTING SECOND FLOOR PLAN

AREA CALCULATIONS

FIRST FLOOR

EXISTING= (A+B+C+D+E+F)=
(22'-3"X7')+(14'-10"X15')+(15'-9"X13'-1")+
(27'-2"X22'-2")+(6'-5"X2')+(3'X4'-6")= **1210 SF**

PROPOSED ADDITION = (G+H+I)
(34'-11"X6'-4")+(14'-10"X7'-1")+(13'-1"X7'-8")= **426 SF**

TOTAL PROPOSED FIRST FLOOR = 1636 SF

SECOND FLOOR

EXISTING= (J+K)
(27'-2"X22'-2")+(13'-1"X16'-3") = **813 SF**

PROPOSED ADDITION = (L+M)
(21'-10"X28'-7") + (14'X13'-1) = **804 SF**

TOTAL PROPOSED SECOND FLOOR=1617 SF

TOTAL FROSS FLOOR AREA =3253 SF

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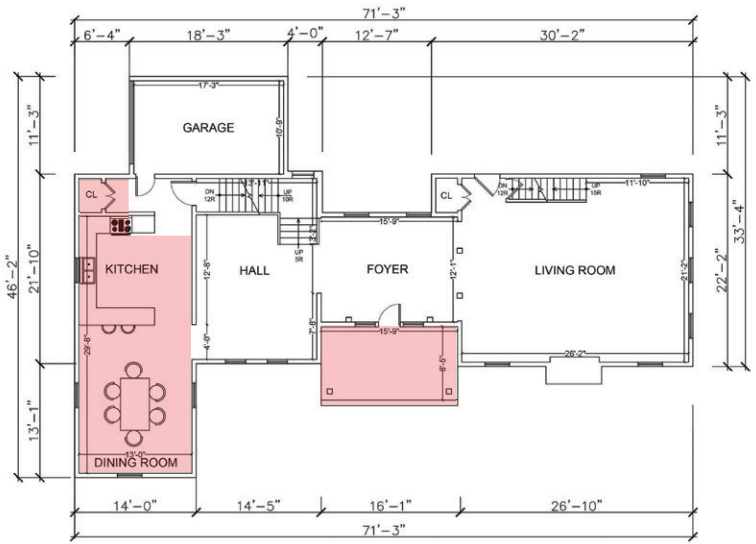
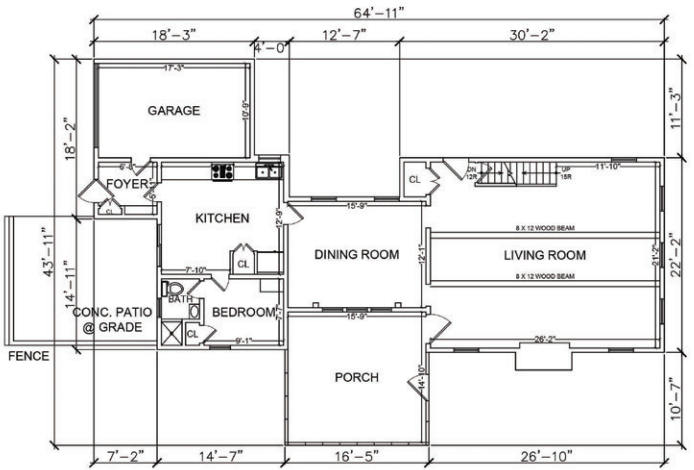
PROPOSED NEW CONSTRUCTION



PROPOSED FIRST FLOOR PLAN



EXISTING FIRST FLOOR PLAN

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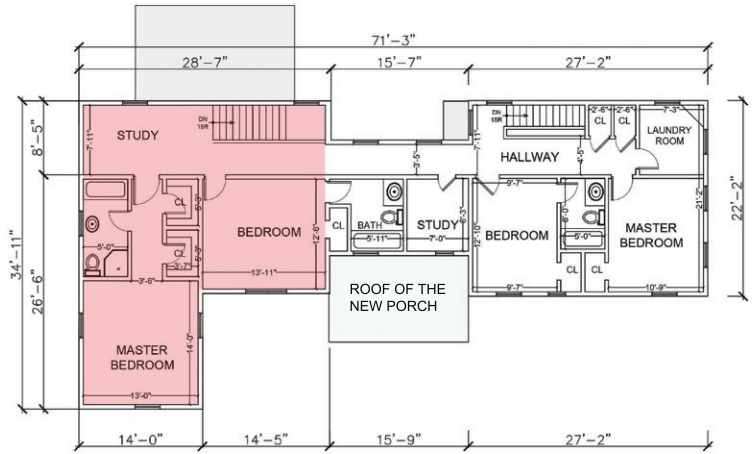
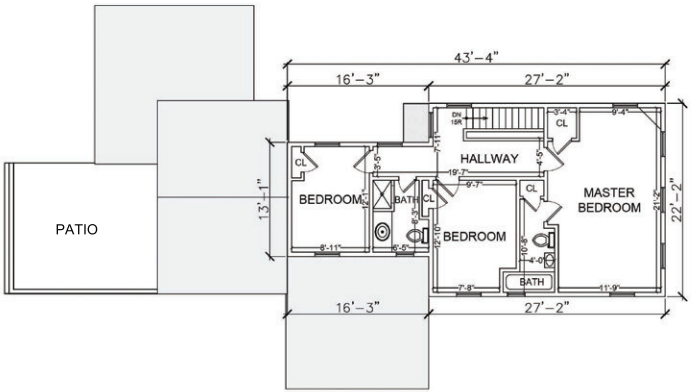
PROPOSED NEW CONSTRUCTION



PROPOSED SECOND FLOOR PLAN

ROOF OF THE FIRST FLOOR BELOW



EXISTING SECOND FLOOR PLAN

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PROPOSED NEW CONSTRUCTION

PROPOSED 240TH STREET ELEVATION

EXISTING 240TH STREET ELEVATION

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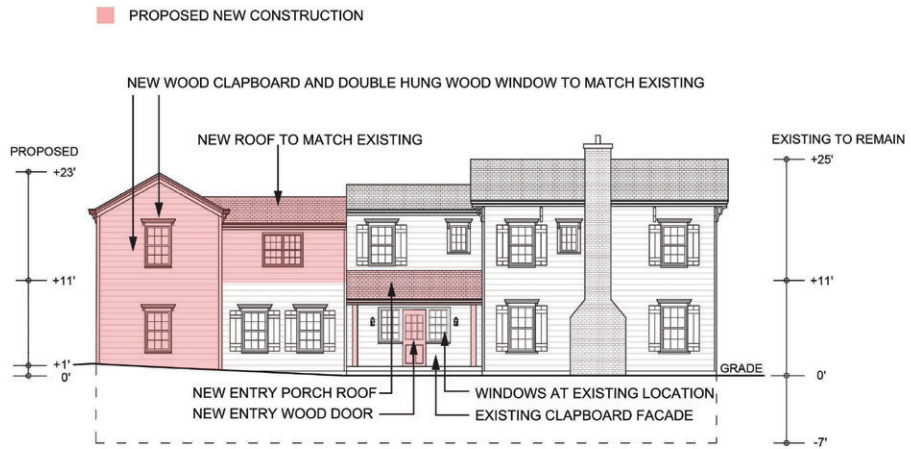

PROPOSED 42ND AVENUE ELEVATION

EXISTING 42ND AVENUE ELEVATION

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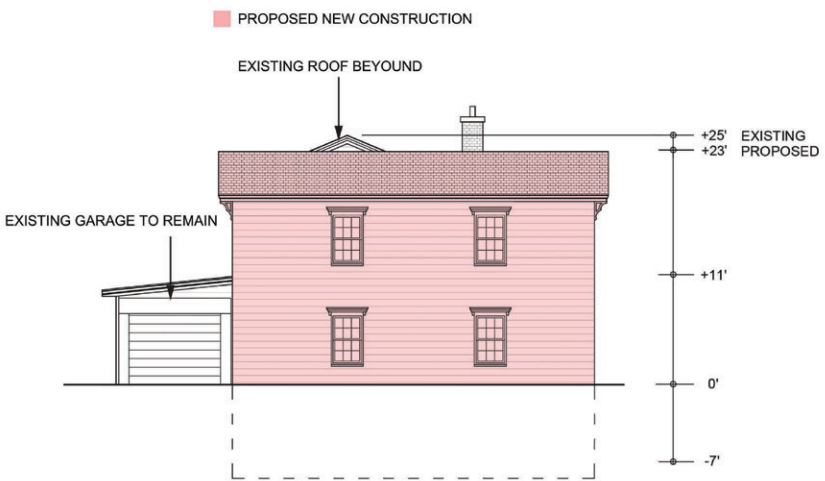

PROPOSED EAST ELEVATION

EXISTING EAST ELEVATION

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PROPOSED REAR ELEVATION

EXISTING REAR ELEVATION

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PROPOSED VIEW FROM 42ND AVENUE

EXISTING VIEW FROM 42ND AVENUE

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PROPOSED VIEW FROM RIGHT CORNER

EXISTING VIEW FROM RIGHT CORNER

FILACOURIS RESIDENCE

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PROPOSED FRONT VIEW

EXISTING FRONT VIEW

FILACOURIS RESIDENCE

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PROPOSED VIEW FROM LEFT CORNER

EXISTING VIEW FROM LEFT CORNER

FILACOURIS RESIDENCE
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