

1 VICINITY MAP
A-0 N.T.S.

BULK TABLE				
OWNER OF RECORD	AMY GARDNER & JASON HASKELL			
PROPERTY ADDRESS	110 CASTLE HEIGHTS AVE			
SECTION/BLOCK/LOT	60.17-2-10			
ZONE	R-10			
USE	SINGLE FAMILY RESIDENTIAL			
	REQUIRED	EXISTING	PROPOSED	NET CHANGE
MIN. NET LOT AREA (SF)	10,000 SF	12,231 SF	12,231 SF	NO CHANGE
MIN. LOT WIDTH (FT)	90 FT	110.76 FT	110.76 FT	NO CHANGE
MIN. FRONTAGE (FT)	90 FT	110.76 FT	110.76 FT	NO CHANGE
MIN. REQUIRED FRONT YARD (FT)	35 FT	26.8 FT*	26.8 FT	NO CHANGE
MIN. REQUIRED SIDE YARD (EACH SIDEYARD/TOTAL SIDE YARD) (FT)	25 FT/ 50 FT	34.4 FT /43.1 FT 77.5 FT	34.4 FT /43.1 FT 77.5 FT	NO CHANGE
MIN. REQUIRED REAR YARD (FT)	25 FT	45.2 FT	45.2 FT	NO CHANGE
MAX. STRUCTURE HEIGHT PRINCIPAL/ ACCESSORY (FT)	28 FT/ 15 FT	< 26 FT	< 26 FT	NO CHANGE
MAXIMUM DEVELOPMENT COVERAGE %	40% NET LOT	30.8% NET LOT	30.8% NET LOT	NO CHANGE
MAXIMUM BUILDING COVERAGE %	20% NET LOT	31%*	31%*	NO CHANGE
MAXIMUM FAR	0.25	0.18	0.20	+0.02
MIN. DISTANCE BETWEEN BLDGS ON SAME LOT	10 FT	27'-3"	27'-3"	NO CHANGE
SUPPLEMENTAL BULK REQUIREMENTS				
MIN. SETBACK PARKING, DRIVEWAY, WALKWAY FROM ANY LOT LINE	5 FT	3.5 FT*	3.5 FT*	NO CHANGE
MIN. PARKING SPACES	2	3	3	NO CHANGE

* EXISTING NON-CONFORMING

CLIMATIC & GEOGRAPHIC DESIGN CRITERIA ROCKLAND COUNTY													
GROUND SNOW LOAD	WIND DESIGN				SUBJECT TO DAMAGE FROM				FLOOD HAZARD	AIR FREEZING INDEX	MEAN ANNUAL TEMP		
	SPEED (MPH)	TOPOGRAPHIC EFFECTS	SPECIAL WIND REGION	WIND-BORNE DEBRIS ZONE	SEISMIC DESIGN CATEGORY	WEATHERING	FROST LINE DEPTH	TERMITE				WINTER DESIGN TEMP	ICE BARRIER UNDERLAYMENT REQUIRED
30	15	TBD BY AHJ	YES	TBD BY AHJ	B	SEVERE	36"	MODERATE/HEAVY	HDD4910 15° F	YES	TBD	1000	52.2° F

BUILDING CODE INFORMATION

- ALL CONSTRUCTION SHALL COMPLY WITH
- 2020 RESIDENTIAL CODE OF NEW YORK STATE
 - 2017 NATIONAL ELECTRICAL CODE
 - 2020 ENERGY CONSERVATION CONSTRUCTION CODE OF NEW YORK STATE
 - 2020 FUEL GAS CODE OF NEW YORK STATE
 - 2020 MECHANICAL CODE OF NEW YORK STATE
 - 2020 PLUMBING CODE OF NEW YORK STATE

USE GROUP: R-3 SINGLE-FAMILY DETACHED DWELLING

CONSTRUCTION TYPE: V-B

SMOKE AND CARBON MONOXIDE PROTECTION

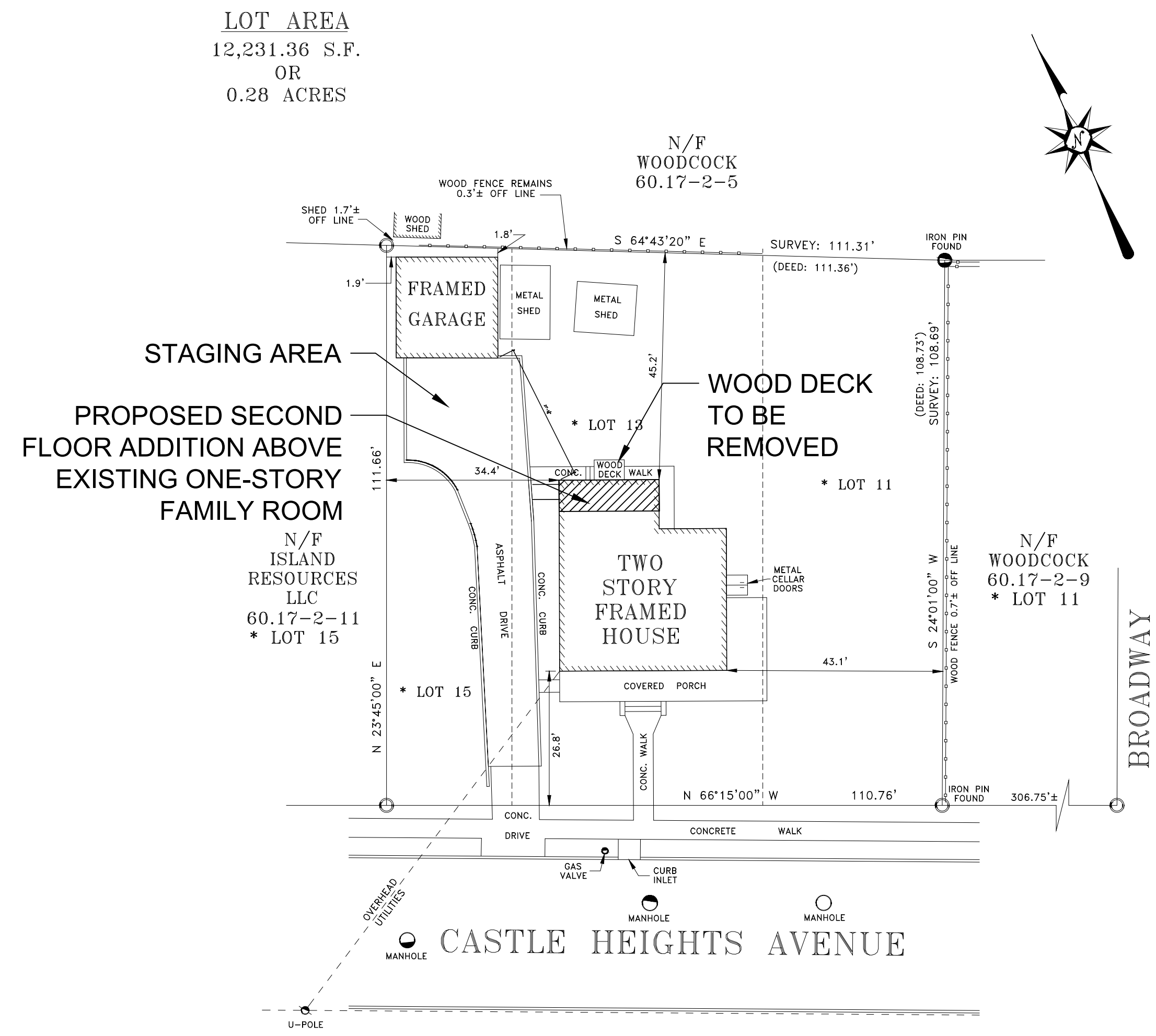
COMPLY WITH RESIDENTIAL CODE § R314, § R315 AND NFPA 72

ENERGY CODE COMPLIANCE

TO THE BEST OF THE KNOWLEDGE, BELIEF, AND PROFESSIONAL JUDGEMENT OF THE UNDERSIGNED ARCHITECT THE PLANS AND SPECIFICATIONS DEPICTED ON THESE DRAWINGS ARE IN COMPLIANCE WITH THE APPLICABLE PROVISIONS OF THE NEW YORK STATE UNIFORM FIRE PREVENTION AND BUILDING CODE AND THE NEW YORK STATE ENERGY CONSERVATION CONSTRUCTION CODE, AS CURRENTLY IN EFFECT.

PROJECT SCOPE OF WORK

1. SECOND FLOOR ADDITION TO ONE-STORY FAMILY ROOM
2. KITCHEN AND BATHROOM RENOVATIONS
3. INSTALLATION OF NEW WINDOWS
4. INSTALLATION OF NEW FIREPLACE



2 SITE PLAN
A-0 1" = 20'

TAX MAP SECTION 60.17 BLOCK2 LOT 10
VILLAGE OF UPPER NYACK - TOWN OF CLARKSTOWN

THE INFORMATION ON THIS DRAWING WAS TAKEN FROM A SURVEY FOR:

AMY (GARDNER) & JASON HASKELL

DATED FEBRUARY 28, 2022

WILLIAM JAMES ENGINEERING AND LAND SURVEYING, PLLC

8 CHEANDA LANE

WALLKILL, NEW YORK 12589

(845) 566-6522 FAX: (845)566-6525

W.E. JAMES, PLLC 2021

NOTE:

- 1) SITE PLAN APPROVAL EXPIRES AFTER THREE YEARS
- 2) AREA OF WORK DOESN'T IMPACT ANY TREES
- 3) ALL CONSTRUCTION & ASSOCIATED UTILITIES SHALL CONFORM TO APPLICABLE STATE & LOCAL CODES AS OF THE DATE OF SUBMISSION
- 4) NO CHANGE TO EXISTING GRADE

SECOND FLOOR ADDITION AND RENOVATIONS HASKELL RESIDENCE

AMY & JASON HASKELL

110 CASTLE HEIGHTS AVENUE
UPPER NYACK NY 10960

MAREN ROBERTSON ARCHITECTURE

MAREN ROBERTSON ARCHITECT

58 Washington Street
Nyack, NY 10960
Tel: 845-553-5525
marenrc@yahoo.com

1 REVISIONS 7.27.22

PERMIT APPLICATION 6.27.22

DRAWING TITLE
SITE PLAN

PROJECT NO. 2113

DRAWN BY MCR

SCALE AS NOTED

DATE JUNE 27, 2022

A-0