

BOWEN ADDITION

114 OLD MOUNTAIN ROAD, UPPER NYACK, N Y 10960



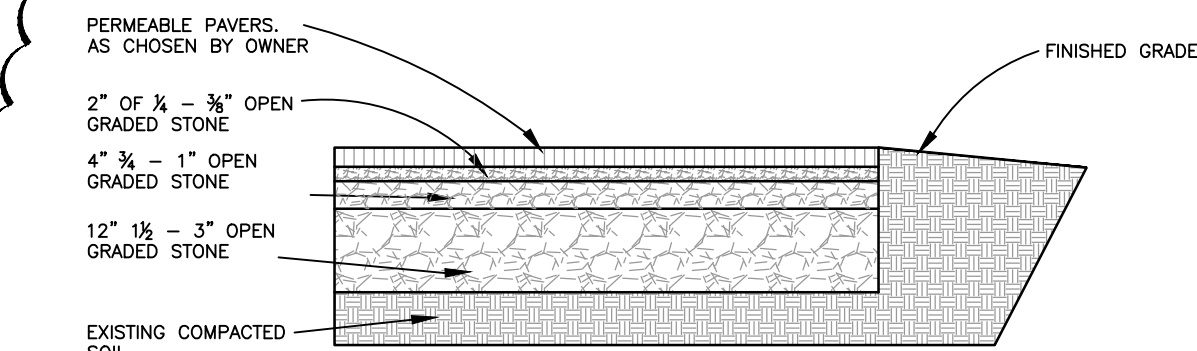
2 VICINITY MAP
C N.T.S.

3 TREE PROTECTION NOTES

1. EXISTING TREES SHOWN ON THIS PLAN ARE TO REMAIN UNDISTURBED. ALL EXISTING TREES TO REMAIN ARE TO BE PROTECTED WITH A 6 FOOT HIGH WOODEN FENCE WITH POSTS PLACED AT THE DRIP LINE OF THE BRANCHES OR AT 8 FEET MINIMUM FROM THE TREE TRUNK. ANY EXISTING TREE SHOWN TO REMAIN THAT IS REMOVED DURING CONSTRUCTION SHALL BE REPLACED BY A 4" CALIPER SHADE TREE AS DIRECTED BY THE VILLAGE LANDSCAPE ARCHITECT. WHEN AN AREA OF EXISTING TREES IS SHOWN TO BE SAVED, AND AREA OF SUCH TREES HAS BEEN REMOVED, A 2 1/2" - 3" CAL. SHADE TREE SHALL BE REPLACED FOR EACH 200 SQUARE FEET OF AREA DISTURBED.

4 NOTES

1. ALL CONSTRUCTION AND UTILITY WORK MUST COMPLY WITH THE VILLAGE OF UPPER NYACK CONSTRUCTION STANDARDS.
2. ALL EXCAVATED MATERIAL SHALL BE REMOVED FROM THE SITE.



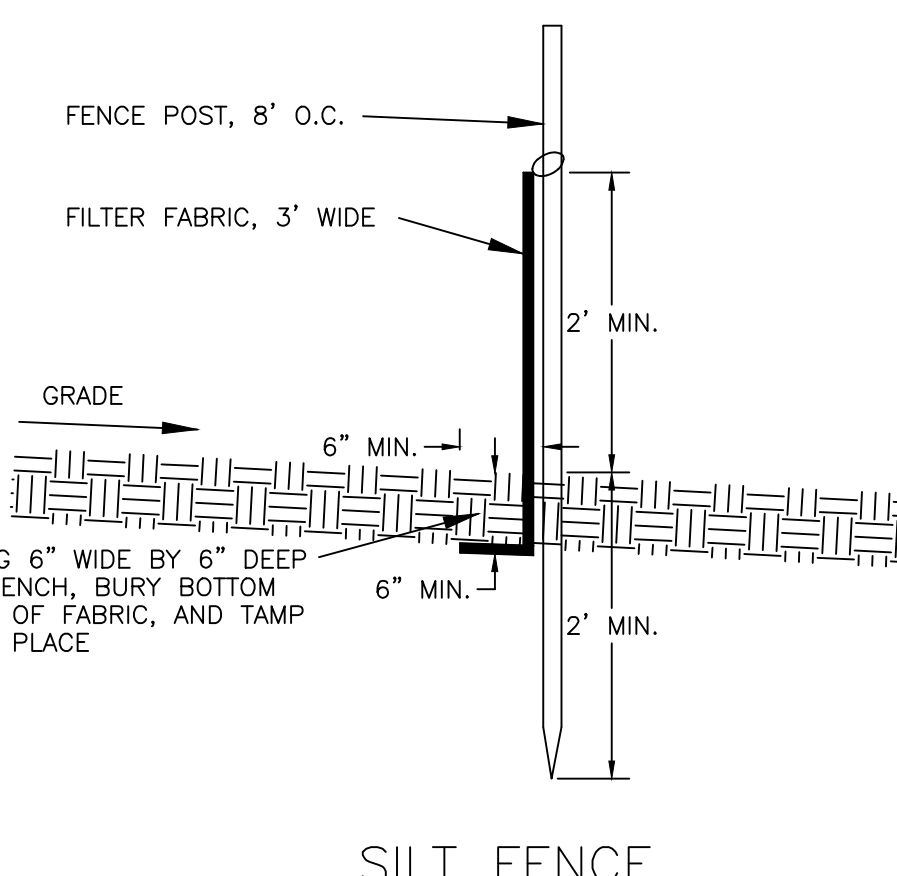
3 PERMIABLE PAVER DETAIL
C NO SCALE

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SP-1	

TAX MAP # SECTION 60.13-3-24

BULK REQUIREMENTS				ACCESSORY STRUCTURES	
REQUIREMENTS	REQUIRED	EXISTING	PROPOSED	EXISTING	PROPOSED
PRINCIPAL BUILDING:					
LOT AREA, MIN. S.F.	20,000	34,041	NO CHANGE		
FRONTAGE MIN.	100	134.58	NO CHANGE		
FRONT YARD MIN.	35	56.5	NO CHANGE		
SIDE YARD MIN.	25	37.4/57.6	28.3/57.6		
REAR YARD MIN.	25	147.8	NO CHANGE		
LIVABLE AREA: 1 FLOORS	800/750	1,736/0	1,963/775		
MAX. BUILDING HEIGHT	35	>35	29.58		
BUILDINGS & STRUCTURES COV. %	25%	4,285 SF 13%	4,961 SF 15%		
PRIMARY DWELLING COVERAGE %	12%	1,736 SF 5%	1,967 SF 6%		



SILT FENCE

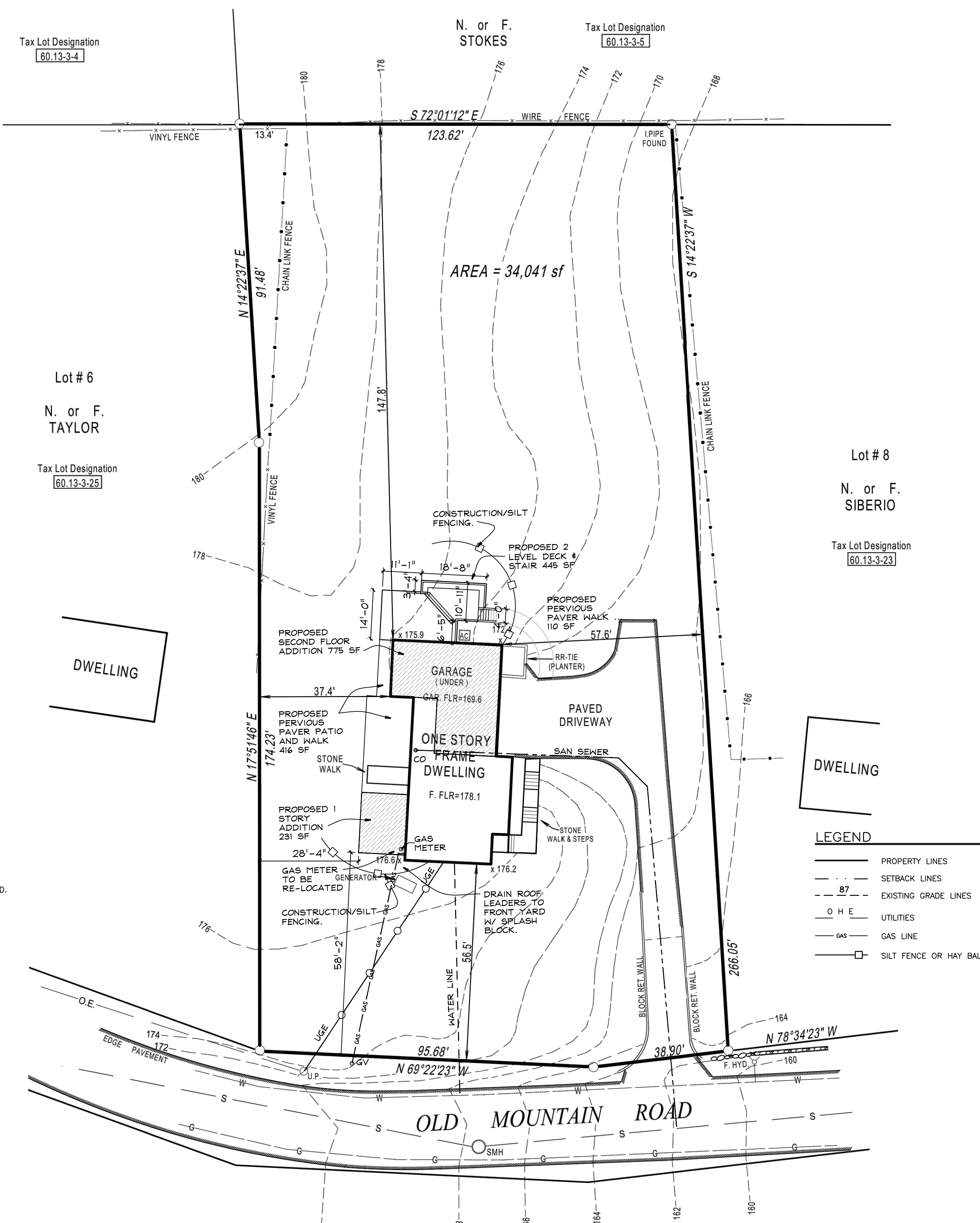
EXISTING LIVABLE AREA:	
FFP	1736
SFP	0
TOTAL	1736
PD COVERAGE:	
EXISTING - DWELLING	1736
TOTAL	1736
PROPOSED PD COVERAGE	
EXISTING	1736
NEW ADDITION	231
NEW TOTAL	1967
EXISTING B&S COVERAGE:	
EXISTING DWELLING	1736
EXISTING PAVED DRIVE WALKS	215
TOTAL	4285
EXISTING BUILDINGS & STRUCTURES COVERAGE	4285
PROPOSED B&S COVERAGE:	
EXISTING B&S COVERAGE	4285
1 STORY ADDITION	231
DECK	445
TOTAL PROPOSED B&S COVERAGE	4961
ADDITIONAL IMPERVIOUS SURFACES REQUIRING STORM WATER ABATEMENT	
1 STORY ADDITION = 231 SF MINIMAL INCREASE NO MITIGATION REQUIRED.	

CONSTRUCTION SHALL COMPLY WITH ALL UPPER NYACK STANDARDS.

UPPER NYACK PLANNING BOARD APPROVAL IS VALID FOR 3 YEARS

TAX MAP # SECTION 60.13-3-24
THE INFORMATION ON THIS DRAWING WAS TAKEN FROM A SURVEY FOR 116 OLD MOUNTAIN ROAD DATED JUNE 6, 2019 BY:

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LEGEND

---	PROPERTY LINES
---	SETBACK LINES
---	EXISTING GRADE LINES
---	UTILITIES
---	GAS LINE
---	SILT FENCE OR HAY BALES

NY LICENSE # 15938

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NYACK, NEW YORK 10960
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1 SITE PLAN
C 1 INCH = 20 FEET

MARCH 16, 2020
FEBRUARY 17, 2020
JOB #1909