



ADDITION & RENOVATIONS TO THE HUNN / UNDERWOOD RESIDENCE

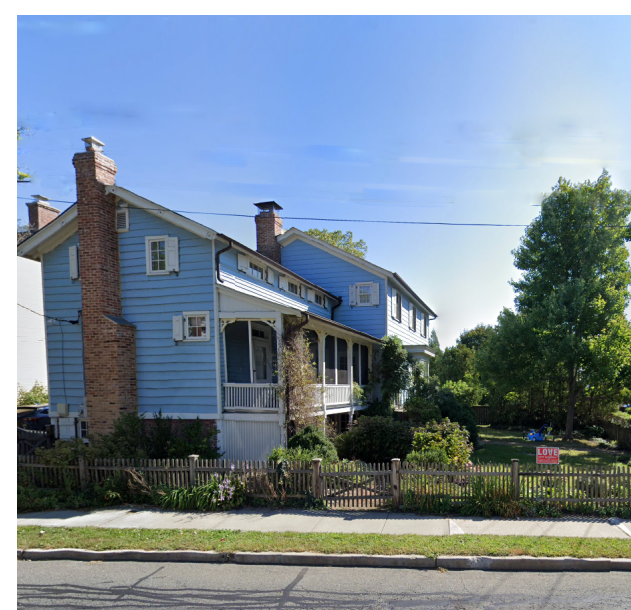


Architecture + Design

41A No. Broadway T 845 353.1112
Nyack NY 10960



SUBJECT PROPERTY - 325 NORTH BROADWAY



CONTEXT IMAGES

CODE COMPLIANCE:

THESE DRAWINGS AND SPECIFICATIONS HAVE BEEN PREPARED IN CONFORMANCE WITH THE REQUIREMENTS OF THE NEW YORK STATE EDITION OF THE 2020 INTERNATIONAL RESIDENTIAL CODE AND THE 2020 NYS UNIFORM CODE SUPPLEMENT, AND THE 2020 PLUMBING, FIRE AND ENERGY CONSERVATION CODES AS APPLICABLE TO THE FULL PROJECT SCOPE.

DRAWING LIST:

- A-001 TITLE SHEET
- A-100 FLOOR PLANS
- A-101 FLOOR PLANS
- A-200 EXTERIOR ELEVATIONS
- A-201 EXTERIOR ELEVATIONS

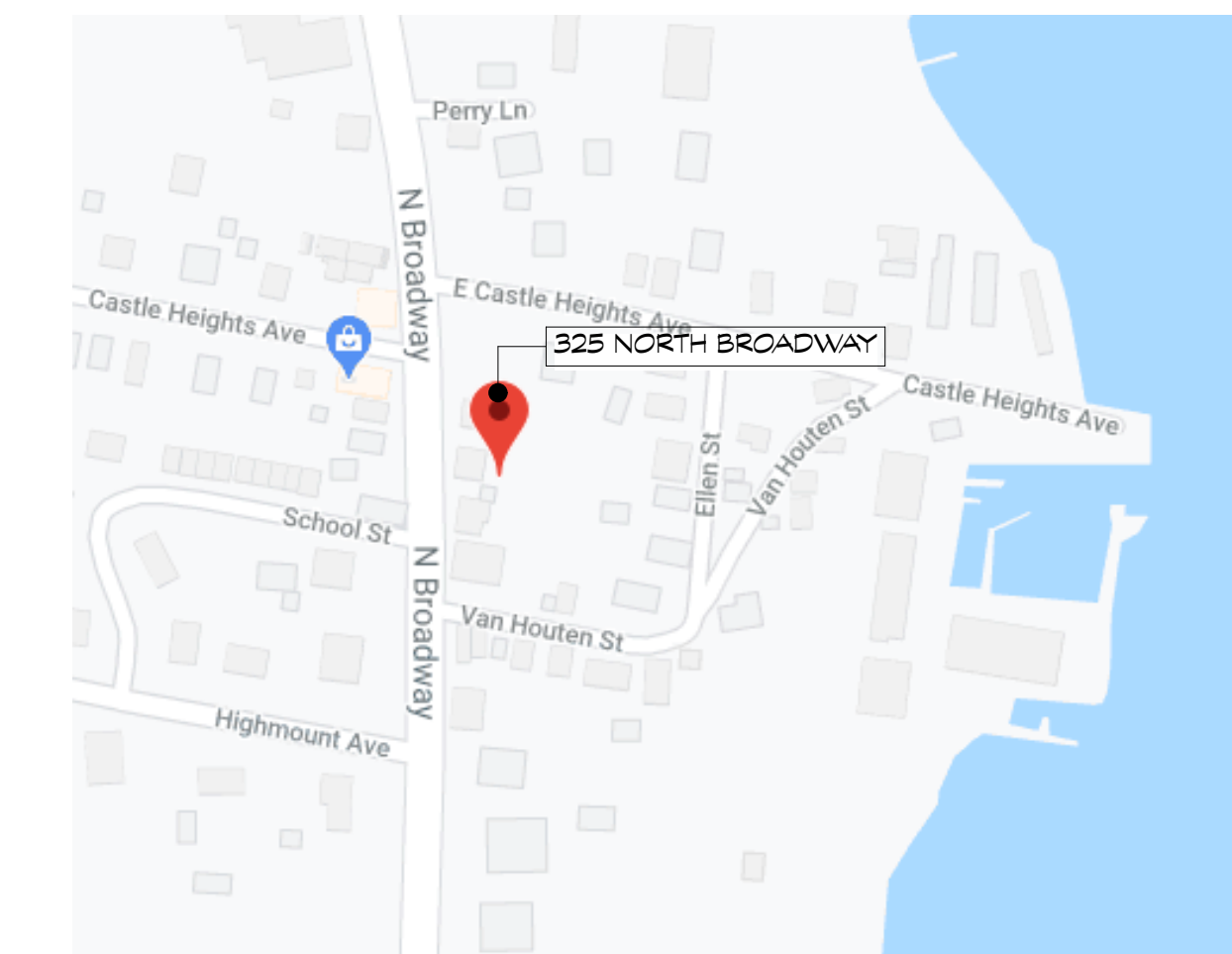
BULK TABLE

Village of Upper Nyack Zoning Code Article V §19: Tables of General Regulations

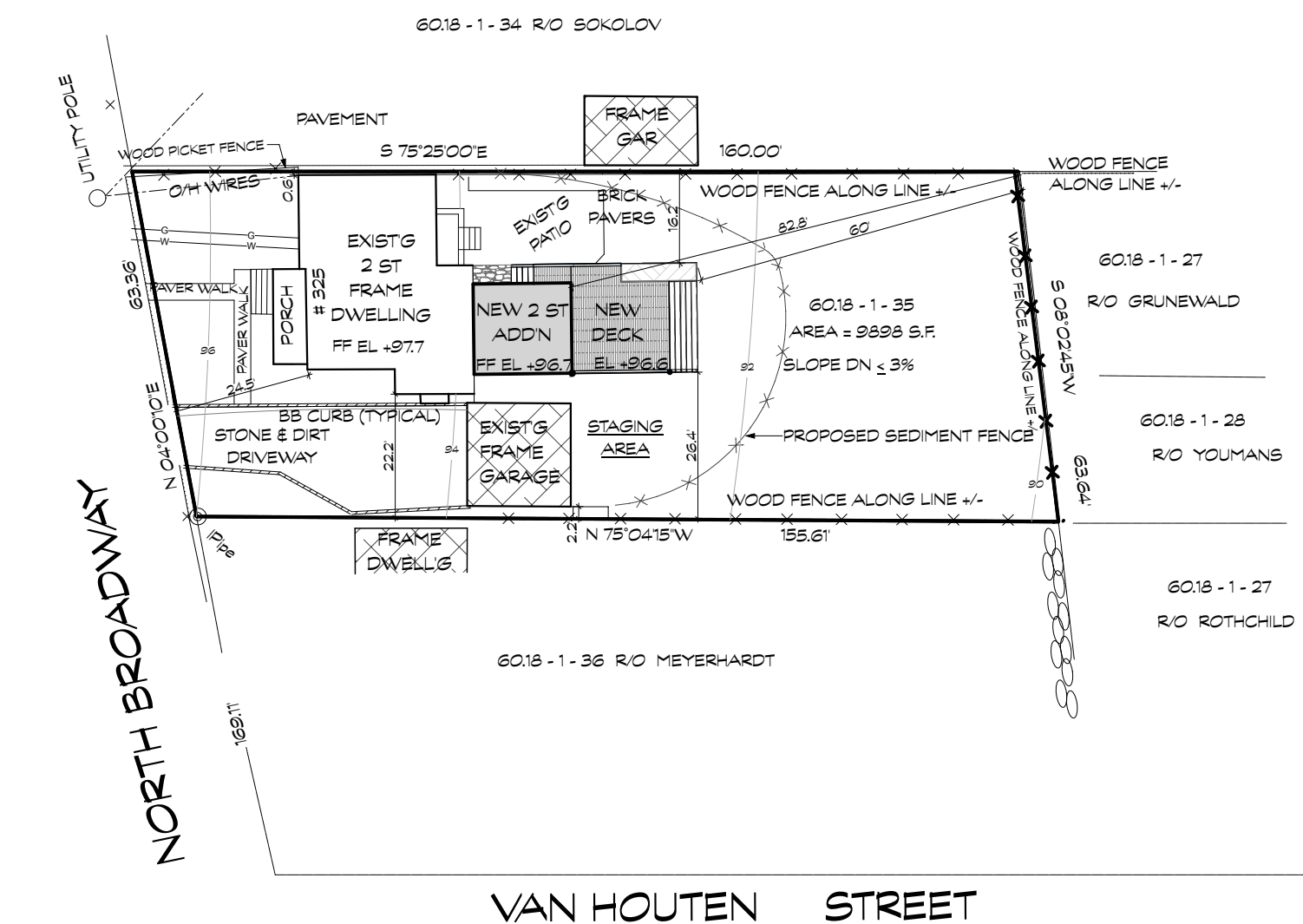
Owners of Record: Trina Hunn & Nick Underwood
Property Address: 325 North Broadway
Section/Block/Lot: 6018-1-35
Zone: R-4/General Residential
Current Use(s): Single-Family Dwelling
Proposed Use(s): Single-Family Dwelling

	REQUIRED/ALLOWABLE	EXISTING	PROPOSED	NET CHANGE
Minimum Total Lot Size*	10,000 sf	9,898 sf	9,898 sf	none
Minimum Street Frontage*	90	63.36	63.36	none
Maximum Primary Building Lot Coverage	20.00%	14.28%	19.78%	+5.5%
Maximum Total Lot Coverage	40.00%	17.88%	23.38%	+5.5%
Minimum Livable Floor Area for (2) Floor Dwellings	1st Floor	750 sf	1,028 sf	+188 sf
	2nd Floor	600 sf	1,028 sf	+188 sf
Minimum Front Yard*	35	24.5	24.5	none
Minimum Side Yard (north @ existing house)*	25	0.6	0.6	none
Minimum Side Yard (north @ new deck)*†	25	16.2	16.2	none
Minimum Side Yard (south @ existing house)*	25	22.2	22.2	none
Minimum Side Yard (south @ new deck/house)	25	26.4	26.4	none
Minimum Rear Yard (to new addition)	25	89.8	82.8	-17.0
Minimum Rear Yard (to new deck & stairs)	25	81.5	60	-21.5
Maximum Building Height	35/2 sf	32/2sf	32/2 sf	none

* denotes an existing nonconformity proposed not to be made worse
† denotes variance required



2 VICINITY MAP
NOT-TO-SCALE



1 SITE PLAN
SCALE: 1" = 30'

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HUNN / UNDERWOOD RESIDENCE
325 NORTH BROADWAY | NYACK, NEW YORK

MARK	DATE	DESCRIPTION
20-APR-2021	NYACK, NY	
18-MAR-2021	NYACK, NY	

TITLE SHEET

SCALE AS NOTED

A-001

SECO, # 1902