

# JAMES PATIO

315 NORTH BROADWAY, UPPER NYACK, N Y 10960

## INDEX TO DRAWINGS

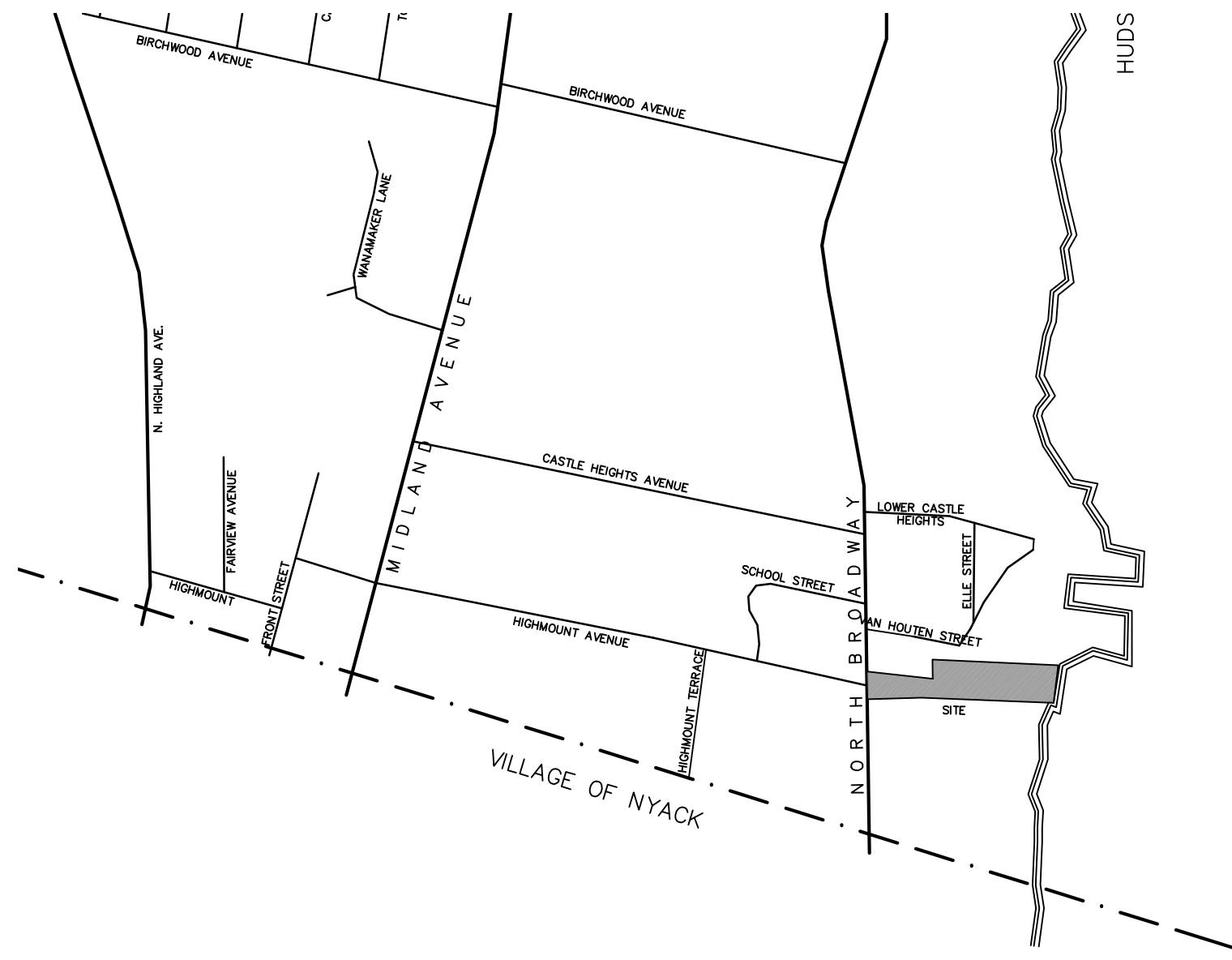
COVER SITE PLAN & BULK TABLE  
A-1 PLAN AND ELEVATIONS

TAX MAP # SECTION 60.18-1-40

## BULK REQUIREMENTS

REQUIREMENTS	REQUIRED	EXISTING	PROPOSED	ACCESSORY STRUCTURES	
				EXISTING	PROPOSED
ZONE DISTRICT: R-4 USE: SINGLE - FAMILY RESIDENTIAL					
LOT AREA, MIN. S.F.	10,000	62,748.83	NO CHANGE		
FRONTAGE MIN.	90	88*	NO CHANGE		
FRONT YARD MIN.	35	47.1	NO CHANGE		
SIDE YARD MIN.	25	7.9*/23.8*	NO CHANGE	.5*/4*	NO CHANGE
REAR YARD MIN.	25	499.5	NO CHANGE		
LIVABLE AREA: 1 & 2 FLOORS	750/600	1,687/1,687	NO CHANGE		
MAX. BUILDING HEIGHT	35	31.9	NO CHANGE		
BUILDINGS & STRUCTURES COV. %	40%	4,492 SF 7%	4,913 SF 7.8%		
PRIMARY DWELLING COVERAGE %	20%	1,972 SF 3%	NO CHANGE		

\* EXISTING NON-CONFORMING



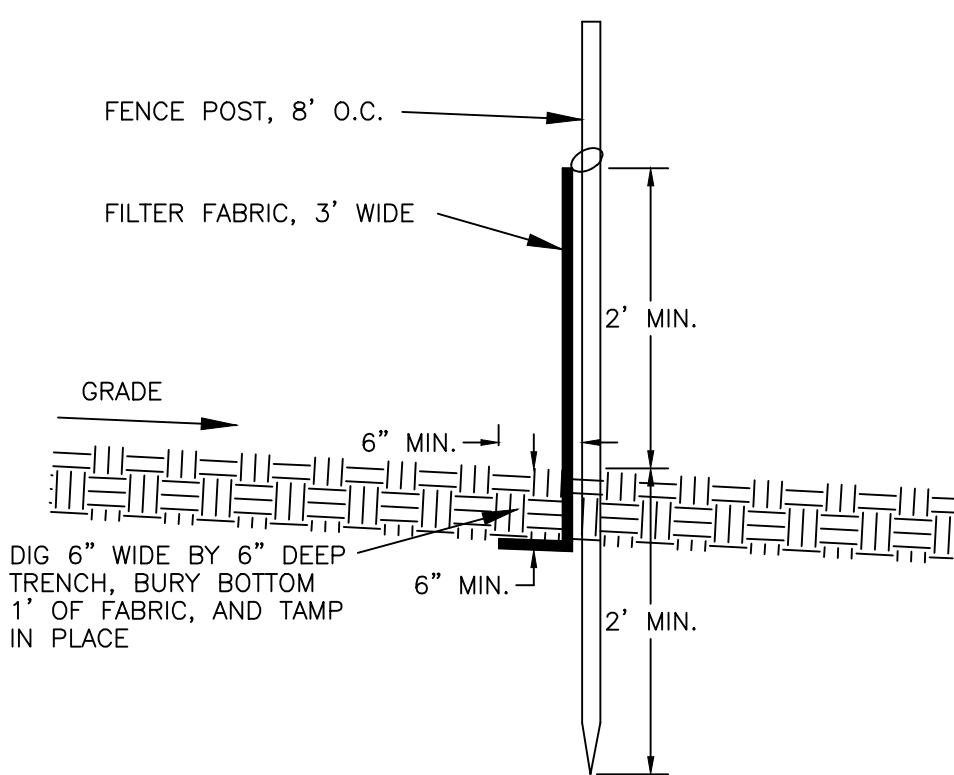
2 VICINITY MAP  
C N.T.S.

### TREE PROTECTION NOTES

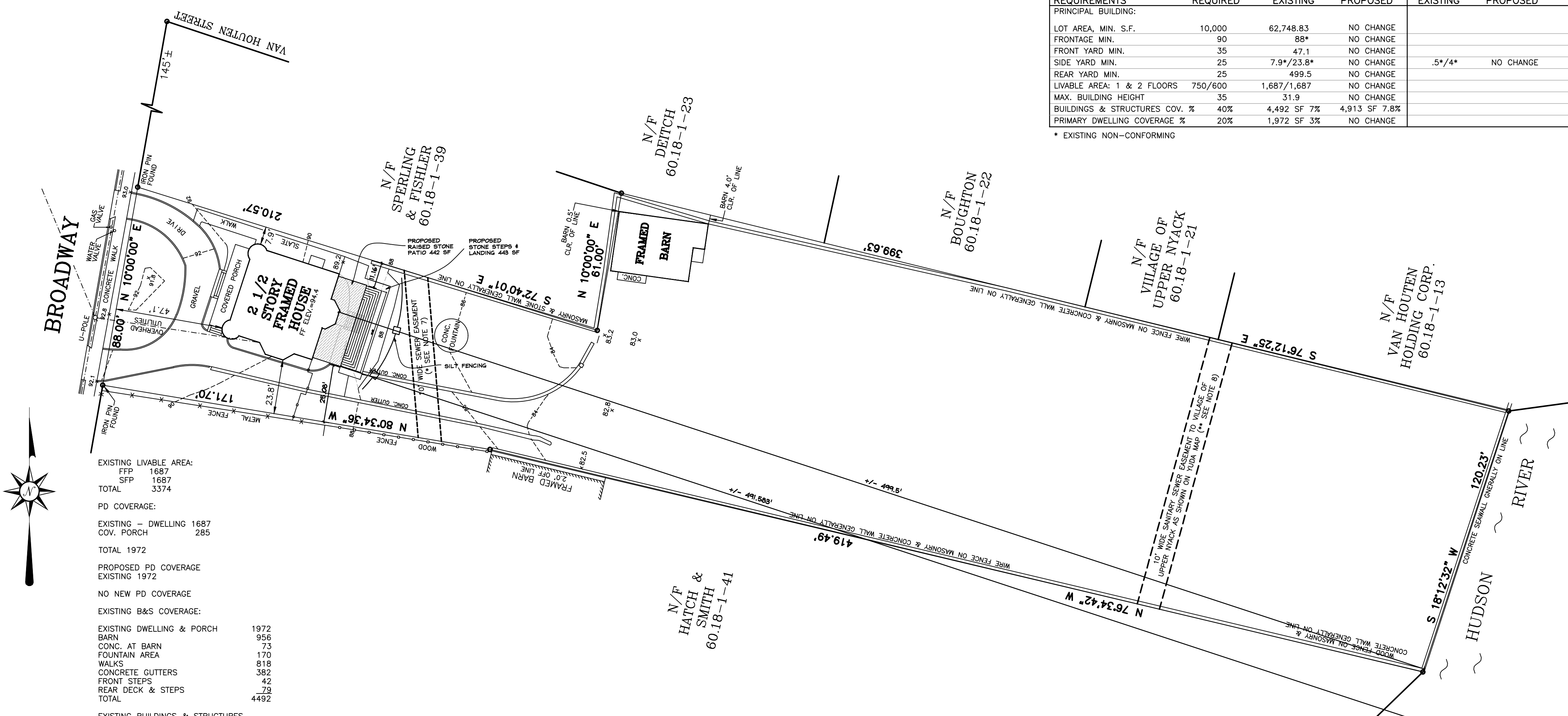
1. EXISTING TREES SHOWN ON THIS PLAN ARE TO REMAIN UNDISTURBED. ALL EXISTING TREES TO REMAIN ARE TO BE PROTECTED WITH A 6 FOOT HIGH WOODEN FENCE WITH POSTS PLACED AT THE DRIP LINE OF THE BRANCHES OR AT 8 FEET MINIMUM FROM THE TREE TRUNK. ANY EXISTING TREE SHOWN TO REMAIN THAT IS REMOVED DURING CONSTRUCTION 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.

### 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.



SILT FENCE



EXISTING LIVABLE AREA:  
FFP 1687  
SFP 1687  
TOTAL 3374

PD COVERAGE:

EXISTING - DWELLING 1687  
COV. PORCH 285

TOTAL 1972

PROPOSED PD COVERAGE

EXISTING 1972

NO NEW PD COVERAGE

EXISTING B&S COVERAGE:

EXISTING DWELLING & PORCH 1972  
BARN 956  
CONC. AT BARN 73  
FOUNTAIN AREA 170  
WALKS 618  
CONCRETE GUITERS 382  
FRONT STEPS 42  
REAR DECK & STEPS 73  
TOTAL 4492

EXISTING BUILDINGS & STRUCTURES

COVERAGE 4110

PROPOSED B&S COVERAGE:

EXISTING B&S COVERAGE 4492  
REMOVE SLATE WALK -385  
REMOVE REAR DECK & STEPS -79  
NEW RAISED STONE PATIO 442  
NEW STONE STEPS 443  
TOTAL PROPOSED B&S COVERAGE 4913

ADDITIONAL IMPERVIOUS SURFACES REQUIRING STORM WATER

ABATEMENT 421

DRAINAGE CALCULATIONS:

NEW IMPERVIOUS SURFACES 421 SF  
.17X421SF = 71.57 CU FT. TOTAL IS INSIGNIFICANT NO RETENTION REQUIRED

CONSTRUCTION SHALL COMPLY WITH ALL UPPER NYACK STANDARDS.

UPPER NYACK PLANNING BOARD APPROVAL IS VALID FOR 3 YEARS

TAX MAP # SECTION 60.18-1-40

THE INFORMATION ON THIS DRAWING WAS TAKEN FROM A SURVEY FOR RICHARD JAMES DATED JUNE 1, 2015 REVISED 11/21/21 BY:



1 SITE PLAN  
C 1 INCH = 30 FEET

### LEGEND

- PROPERTY LINES
- - - SETBACK LINES
- 87 - EXISTING GRADE LINES
- O H E — UTILITIES
- GAS — GAS LINE
- SILT FENCE OR HAY BALES

NY LICENSE # 15938

**KIER B. LEVESQUE RA**  
**ARCHITECT**  
49 THIRD AVENUE  
NYACK, NEW YORK 10960  
845-358-2359

FEBRUARY 10, 2022  
JOB #202175