

TABLE OF BULK REGULATIONS FOR DISTRICT R-3, FOR THE VILLAGE OF UPPER NYACK

	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA	20,000 SF	19,979.07 SF **	NO CHANGE
MINIMUM STREET FRONTAGE	100' (EACH SIDE)	105'/195.45'	NO CHANGE
MINIMUM FRONT YARD (LOCUST)	35'	35.3'	NO CHANGE
MINIMUM FRONT YARD (MIDLAND)	35'	29.1' **	NO CHANGE
MINIMUM SIDE YARD (NEW DECK WILL START AT 25' FROM PROPERTY LINE ON EAST SIDE)	25'	24.7' **	NO CHANGE
REQUIRED REAR YARD	25'	109.0'	96.5'
MAXIMUM BUILDINGS & STRUCTURES COVERAGE	25%	13.9%	14.9%
MAXIMUM PRINCIPLE BUILDING COVERAGE	12%	8%	NO CHANGE
MAXIMUM BUILDING HEIGHT (FEET)	35'	24.33'	NO CHANGE

** EXISTING NON-CONFORMING CONDITION

BULK REQUIREMENT NOTES:

1. BUILDINGS AND STRUCTURES COVERAGE CALCULATION:

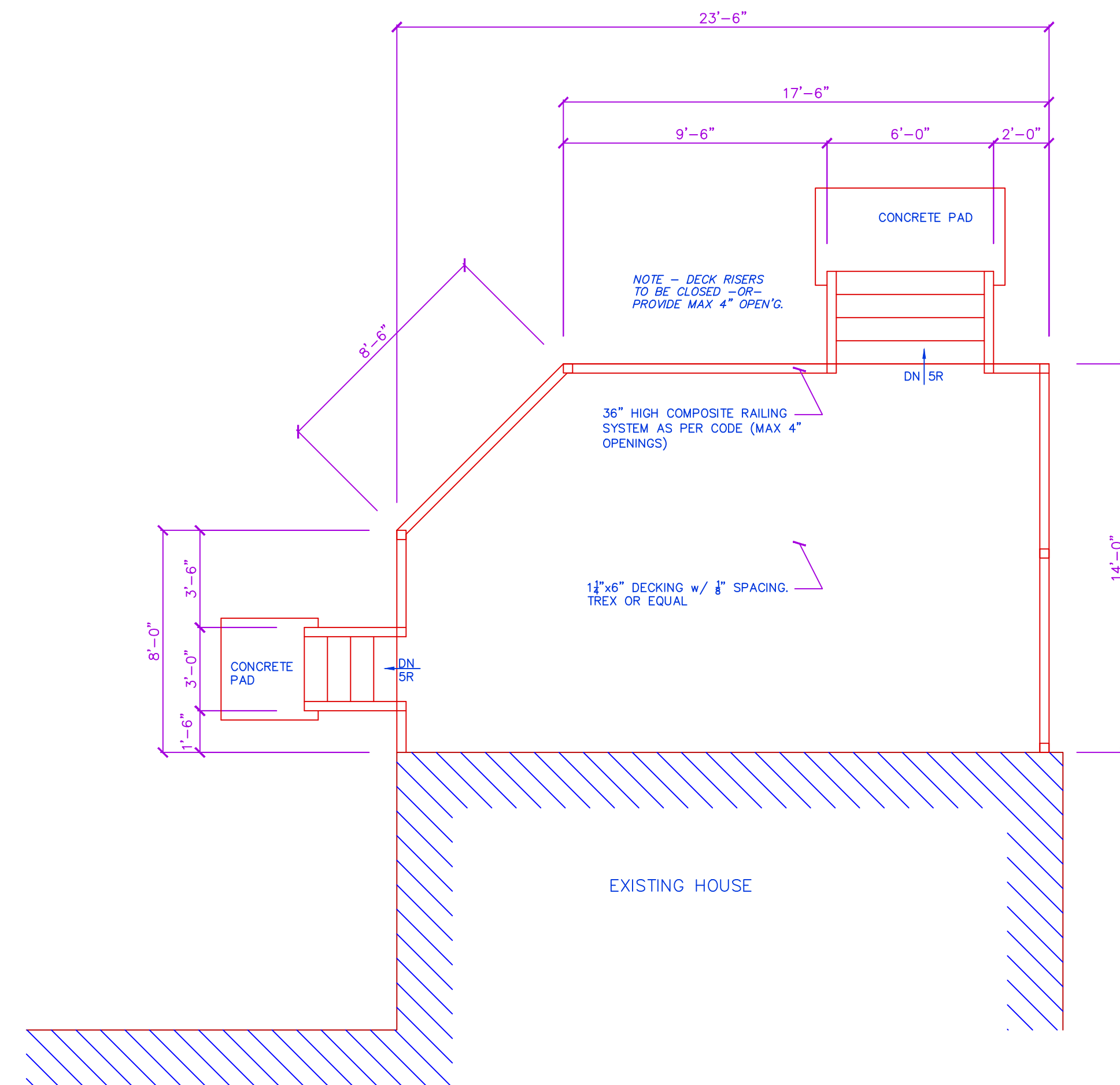
EXISTING B&S	2,777 SF
REMOVE EXISTING DECK & STEPS	165 SF
ADD NEW DECK & STEPS	373 SF
TOTAL PROPOSED B&S COVERAGE	2,985 SF

TREE PROTECTION NOTES:

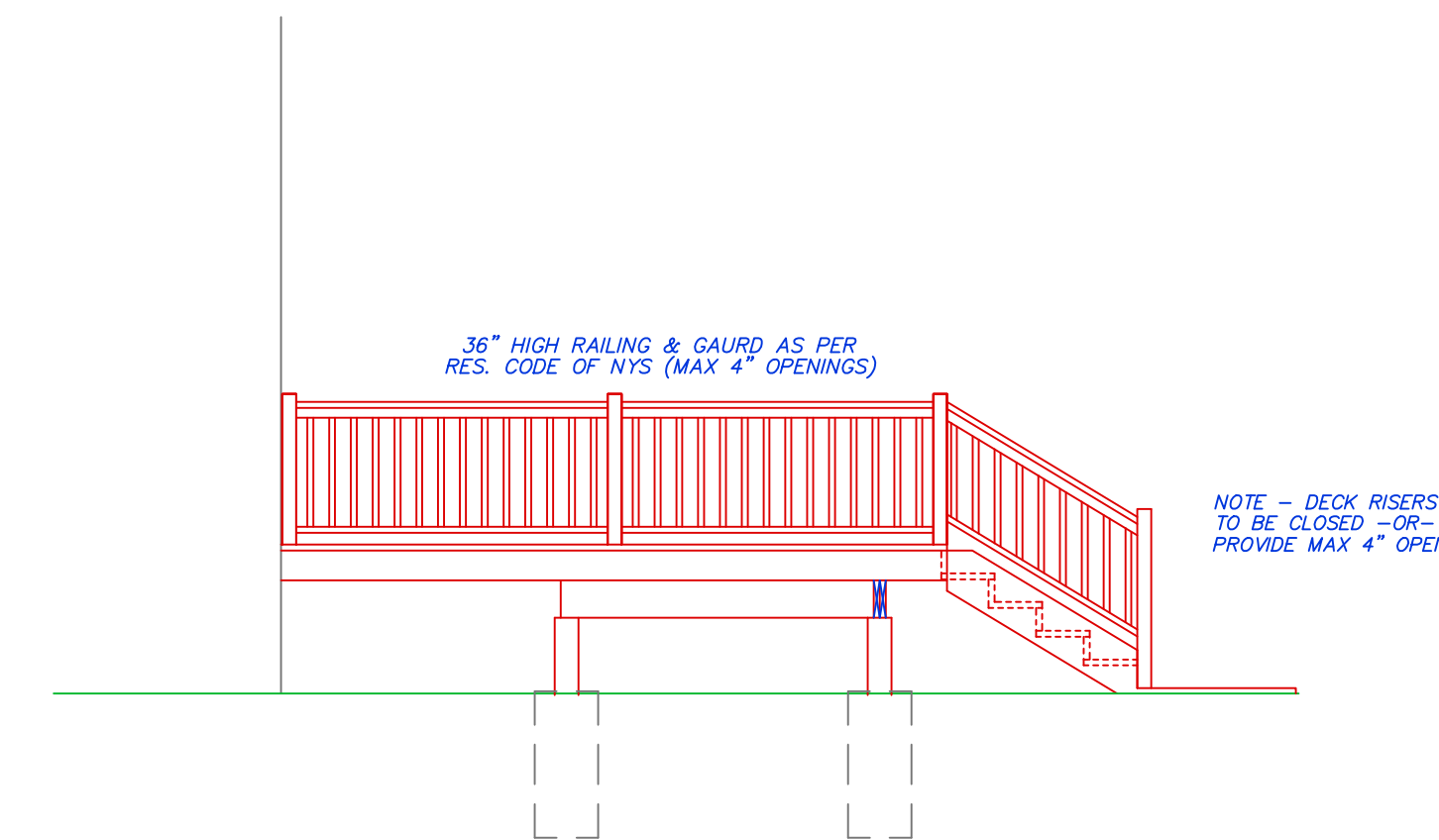
1. NO EXISTING TREES SHALL BE REMOVED OR DISTURBED.
2. ALL EXISTING TREES IN THE AREA OF CONSTRUCTION SHALL BE PROTECTED WITH A 6" HIGH WOODEN FENCE WITH POSTS.

GENERAL NOTES:

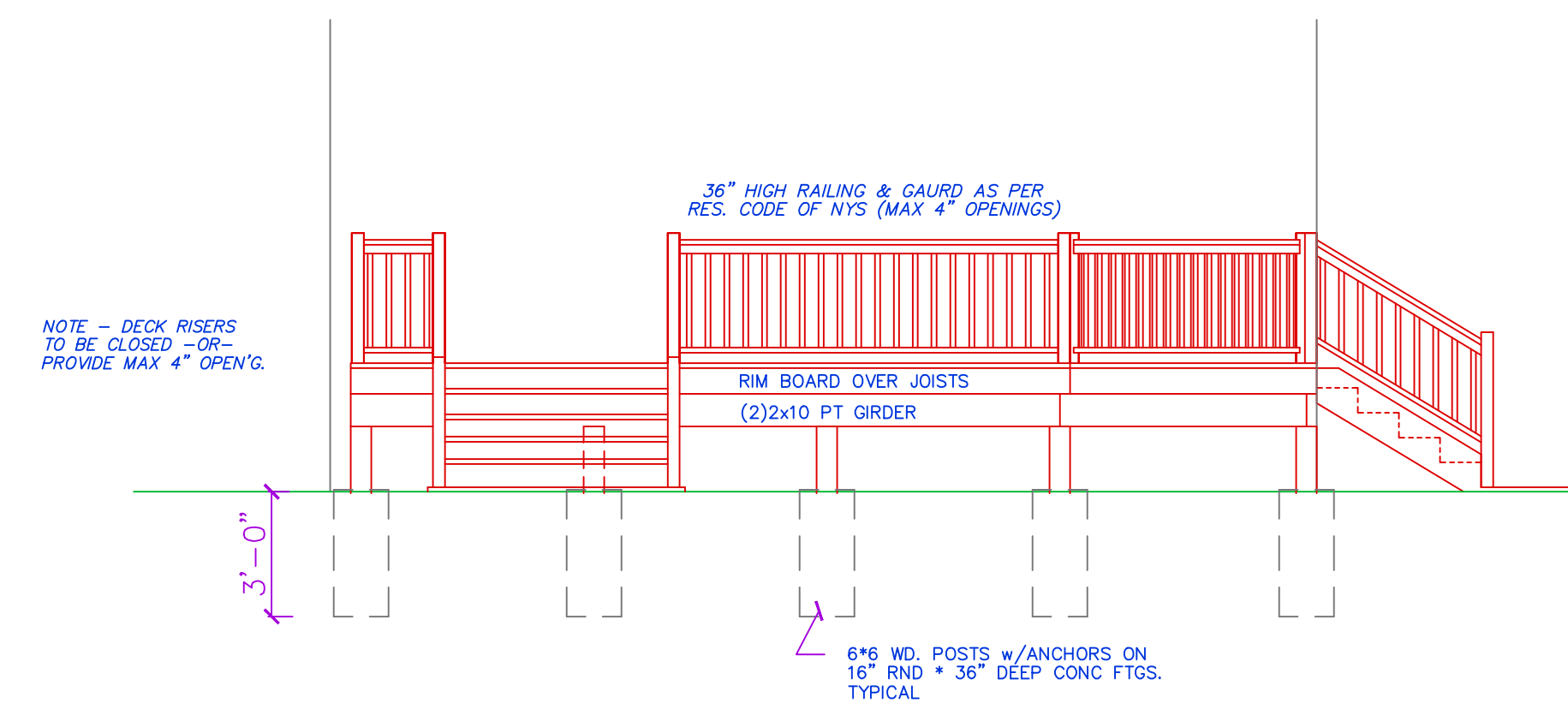
1. ALL CONSTRUCTION SHALL COMPLY WITH THE VILLAGE OF UPPER NYACK CONSTRUCTION STANDARDS.
2. ALL EXCAVATED MATERIAL SHALL BE REMOVED FROM THE SITE.



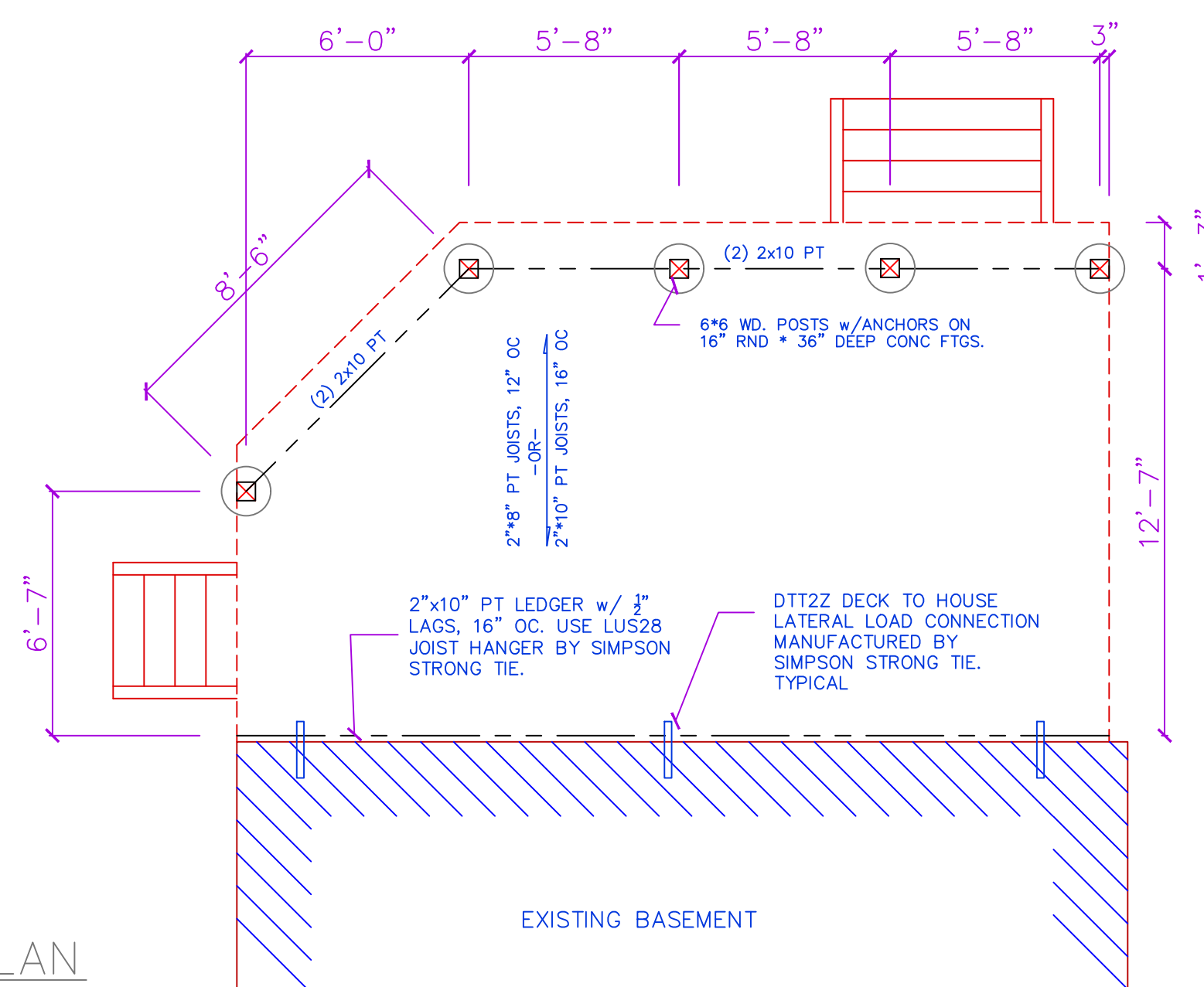
DECK PLAN
SCALE: 1/4" = 1'-0"



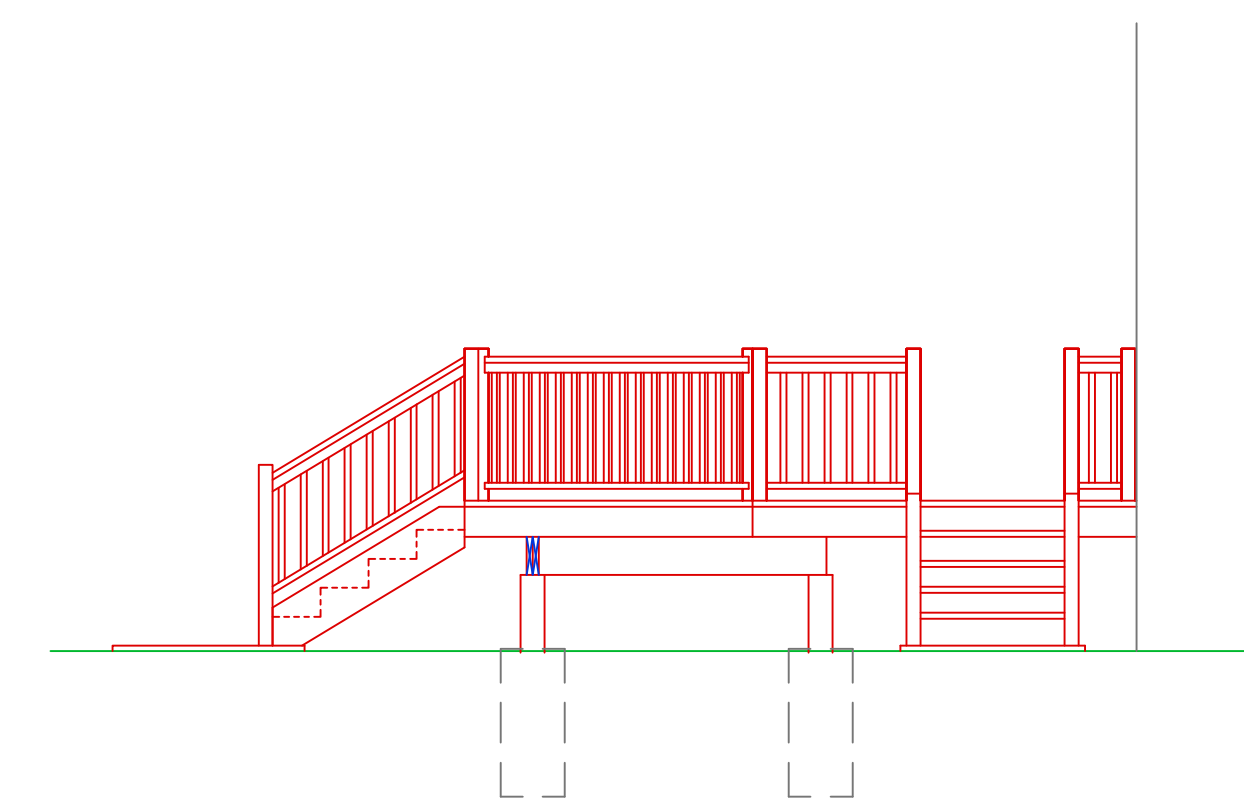
SIDE ELEVATION
SCALE: 1/2" = 1'-0"



REAR ELEVATION
SCALE: 1/2" = 1'-0"



FOOTING PLAN
SCALE: 1/4" = 1'-0"



SIDE ELEVATION
SCALE: 1/2" = 1'-0"

DATE:

DATE:

21 FEBRUARY 2021
22 FEBRUARY 2021
23 FEBRUARY 2021

SCALE: AS NOTED

SHEET: A-1

McGLARY RESIDENCE
122 LOCUST DRIVE
NYACK, NEW YORK 10960
VILLAGE OF UPPER NYACK

DECK PLAN AND DETAILS

BART M. RODI - ENGINEER
RESIDENTIAL & COMMERCIAL
234 SOUTH GRANT AVE
CONGERS, NEW YORK 10920
(845) 268-6663

NYS LIC #070545
PLANS VALID ONLY IF SEALED

DO NOT SCALE PRINTS