

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:**

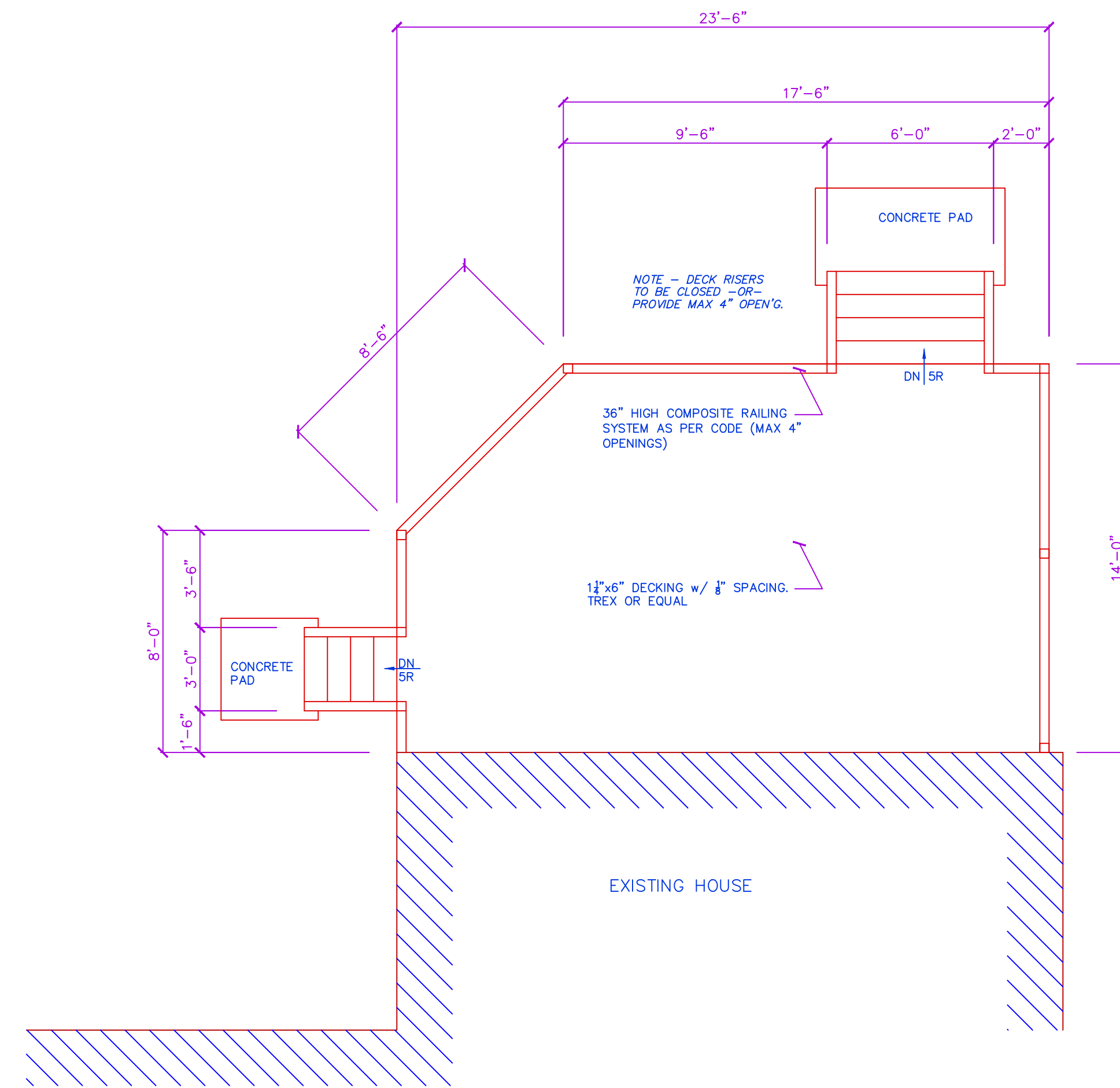
EXISTING B&S	2,777 SF
REMOVE EXISTING DECK & STEPS	165 SF
ADD NEW DECK & STEPS	373 SF
<b>TOTAL PROPOSED B&amp;S COVERAGE</b>	<b>2,985 SF</b>

**TREE PROTECTION NOTES:**

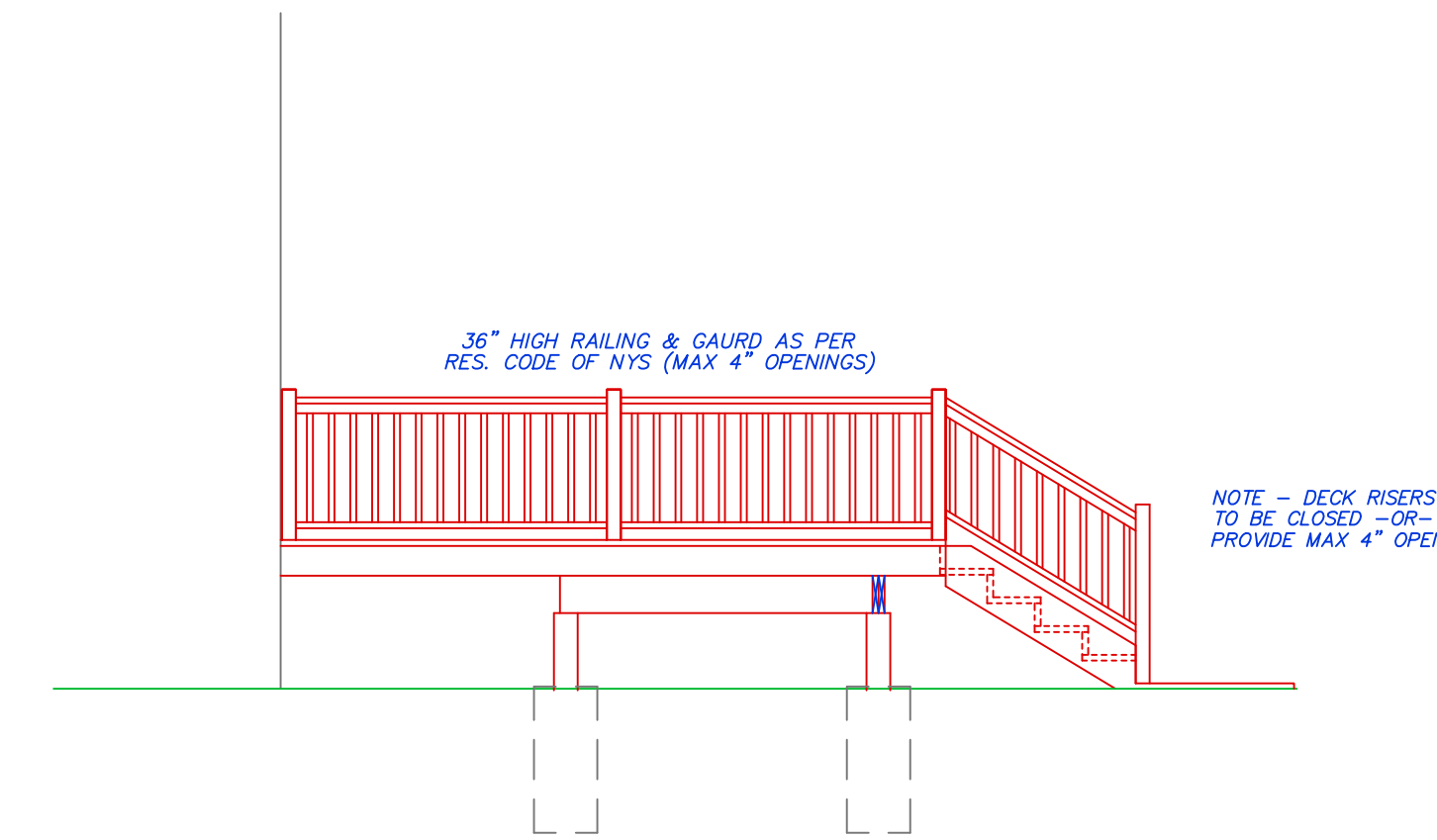
1. NO EXISTING TREES SHALL BE REMOVED OR DISTURBED.
2. ALL EXISTING TREES IN THE AREA OF CONSTRUCTION SHALL BE PROTECTED WITH A 6" HIGH WOODEN FENCE WITH POSTS.

**GENERAL NOTES:**

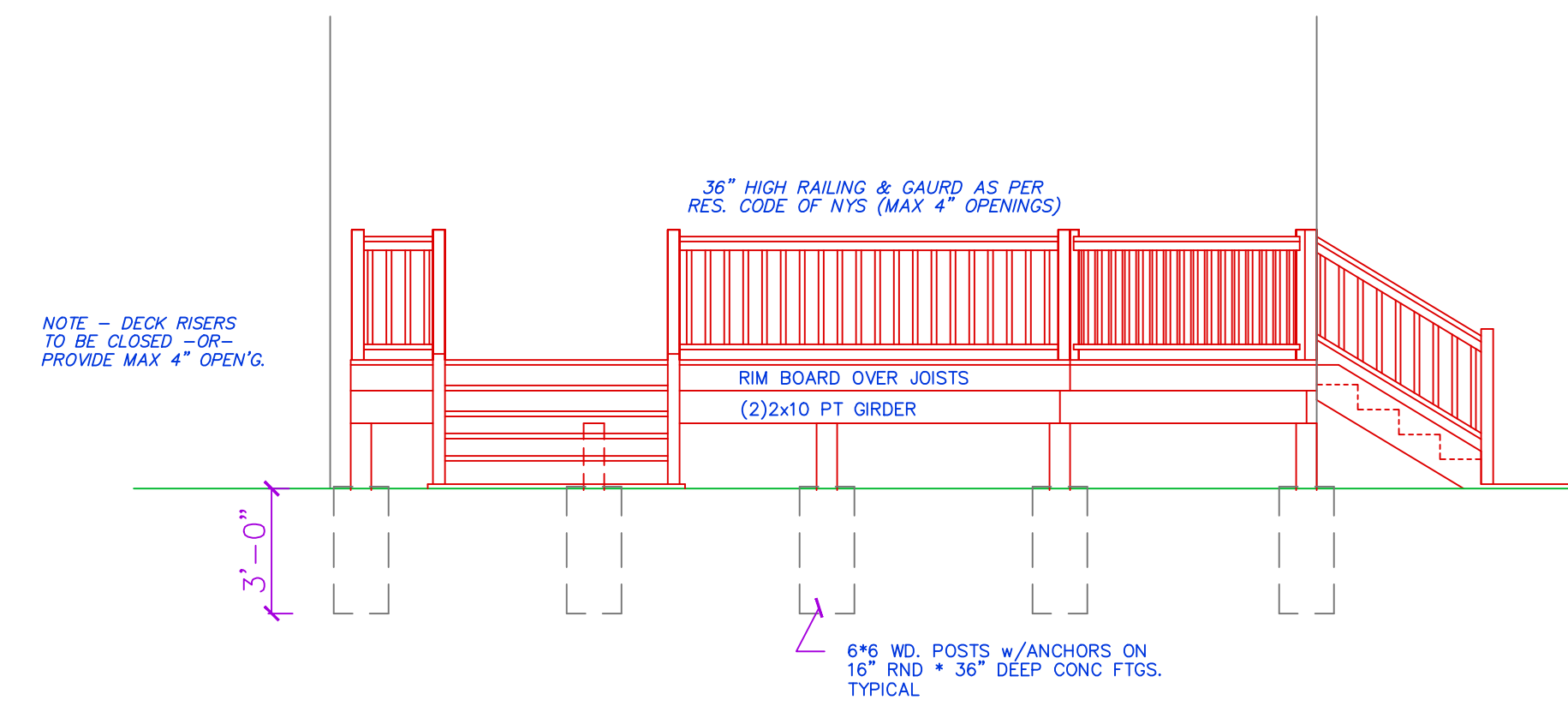
1. ALL CONSTRUCTION SHALL COMPLY WITH THE VILLAGE OF UPPER NYACK CONSTRUCTION STANDARDS.
2. ALL EXCAVATED MATERIAL SHALL BE REMOVED FROM THE SITE.



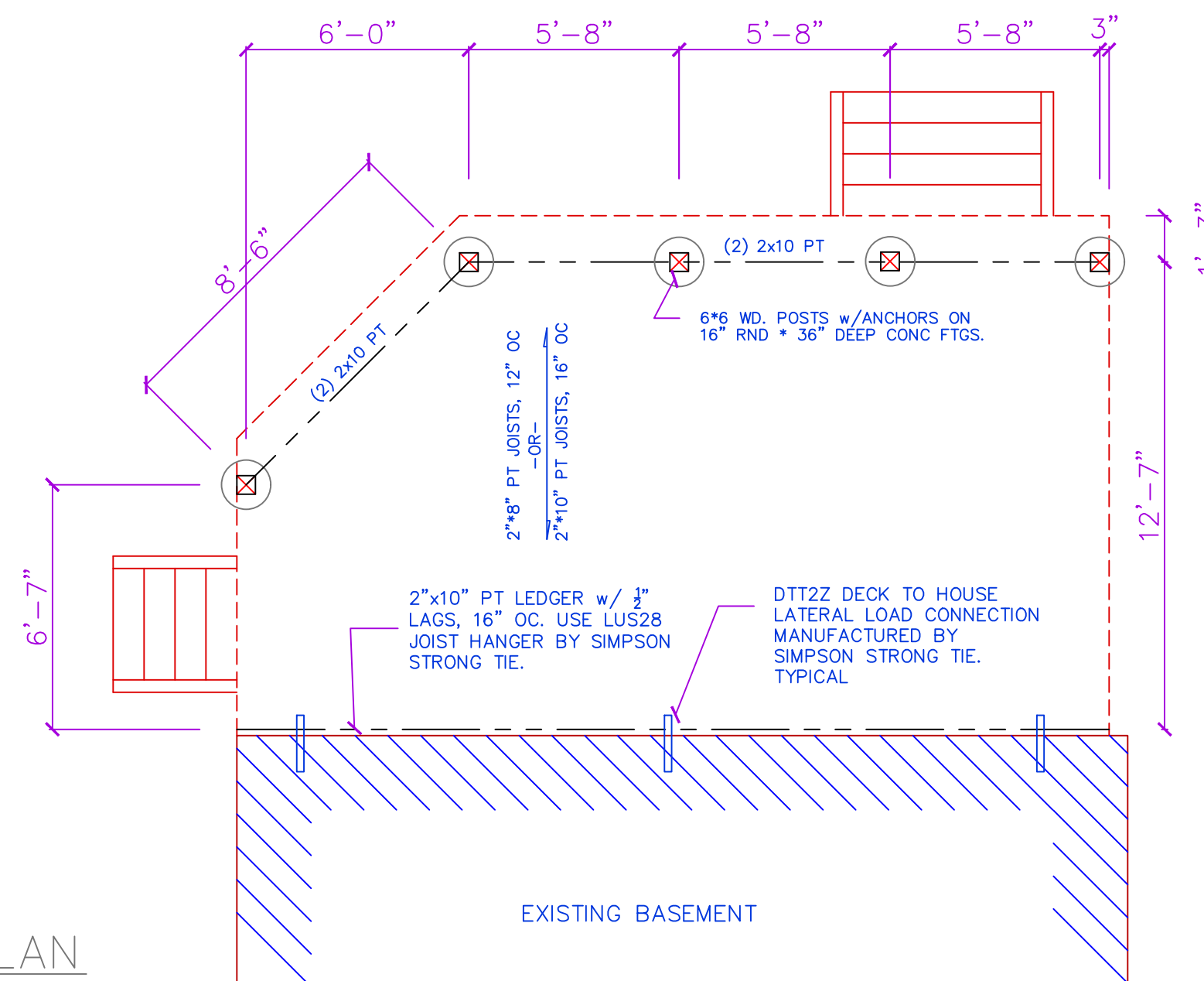
**DECK PLAN**  
SCALE: 1/4" = 1'-0"



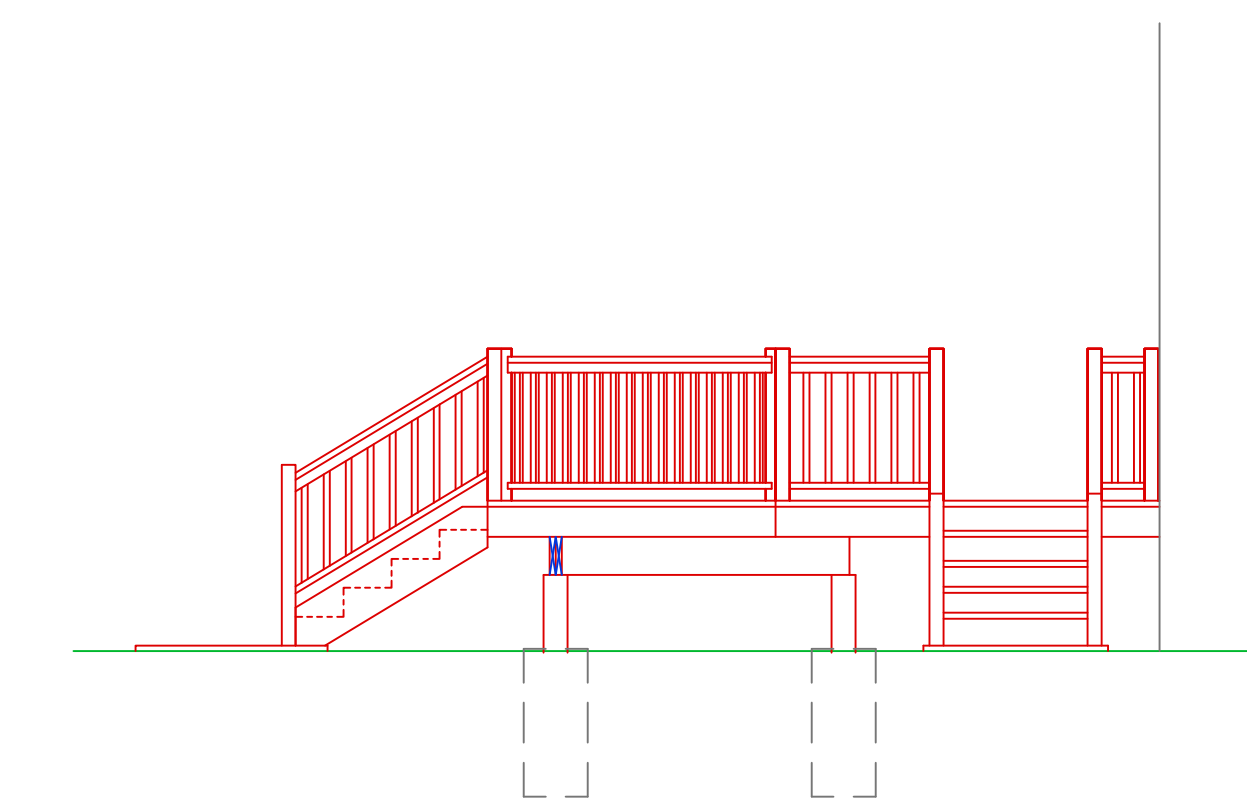
**SIDE ELEVATION**  
SCALE: 1/2" = 1'-0"



**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

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NYS LIC #070545  
PLANS VALID ONLY IF SEALED

DO NOT SCALE PRINTS