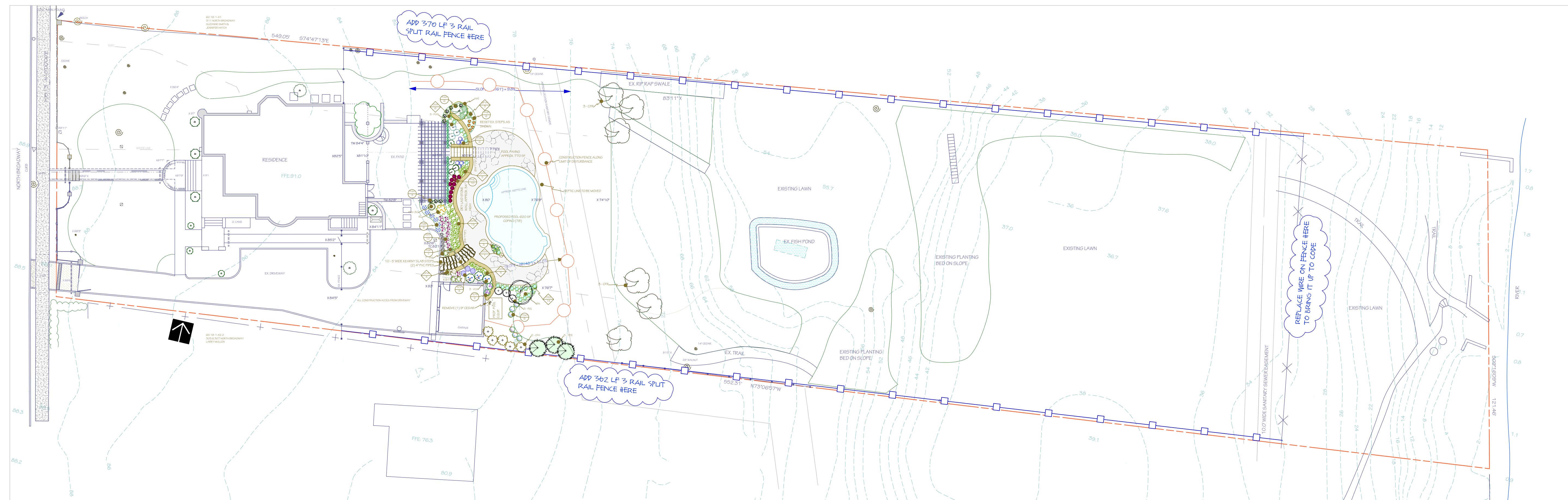
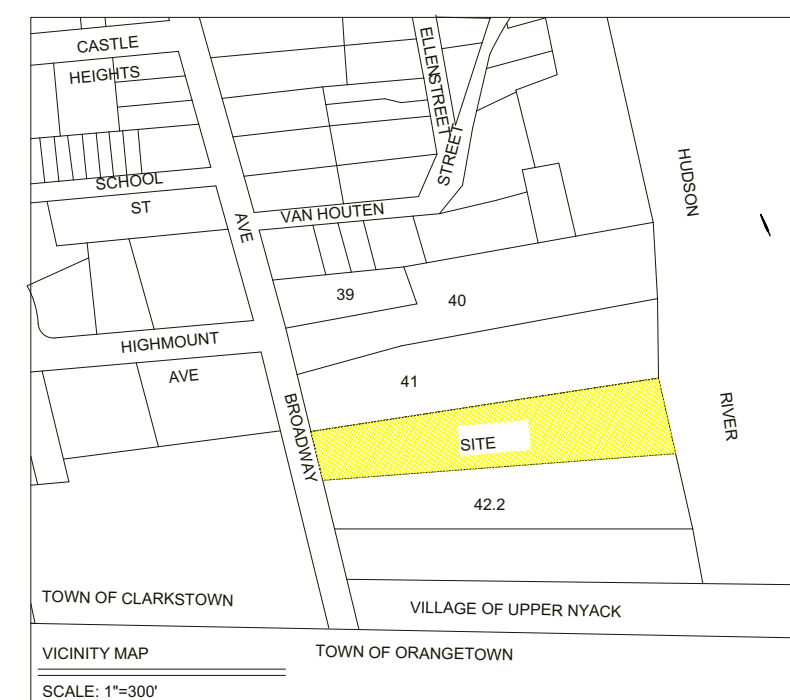


REVISIONS:  
4-19-21 ADDED ADDITIONAL FENCE INFORMATION



SCALE: 1"=20'



NOTE:  
New 4' high, 3 rail cedar split rail fence to be installed in two areas as shown above, to enclose entire back property with fence to code.

Fence to have 1 1/2" x 4" welded wire attached as shown below.



Building Department and Zoning Notes						
309 N. Broadway						
Village of Upper Nyack, NY						
Zone R-4						
		Req'd	Existing	Proposed		
Min. lot area required	10000	SF	61,986	SF	61,986	SF
Min. front footage on streets	90	LF	105.12	LF	105.1	LF
Min. setback from front street line	35	LF	43	LF	43	LF
Min. setback from side & rear lot lines	25	LF	21	LF	21	LF
Min. livable floor area						
single floor dwelling	1000	SF	n/a		n/a	
Min. livable floor area two floor dwell.						
First Floor	750	SF	2194	SF	2194	SF
Second Floor	600	SF	2194	SF	2194	SF
Max. structure height	35	FT	n/a		n/a	
Max. coverage by buildings & structures	40	%	8619	13.90%	10288	16.60%
Max. coverage by primary building	20	%	2641	4.26%	2641	4.26%
House/porch			2677	SF	2677	SF
Garage			371	SF	371	SF
Front Walks, garbage pad			657	SF	657	SF
Driveway			2892	SF	2892	SF
Back Patio, step stones, walks			1056	SF	1056	SF
Pond			800	SF	800	SF
Slope Steps			150	SF	150	SF
Front Piers			16	SF	16	SF
Pool and Coping			0	SF	744	SF
Pool Terrace			0	SF	770	SF
Pool Walls and Steps			0	SF	155	SF
Total Impervious			8619	SF	10288	SF
					Change +	1669

The Guisepppe & Denise  
PAGANO  
Residence

309 NORTH BROADWAY  
UPPER NYACK NY 10960

LOT 60.18-01-42.1

Licensed Landscape Architect NJLLA No. AS00676

SITE PLAN  
& ZONING

drawn by: CMH

date: 9-15-2020

drawing no.: 1 of 2