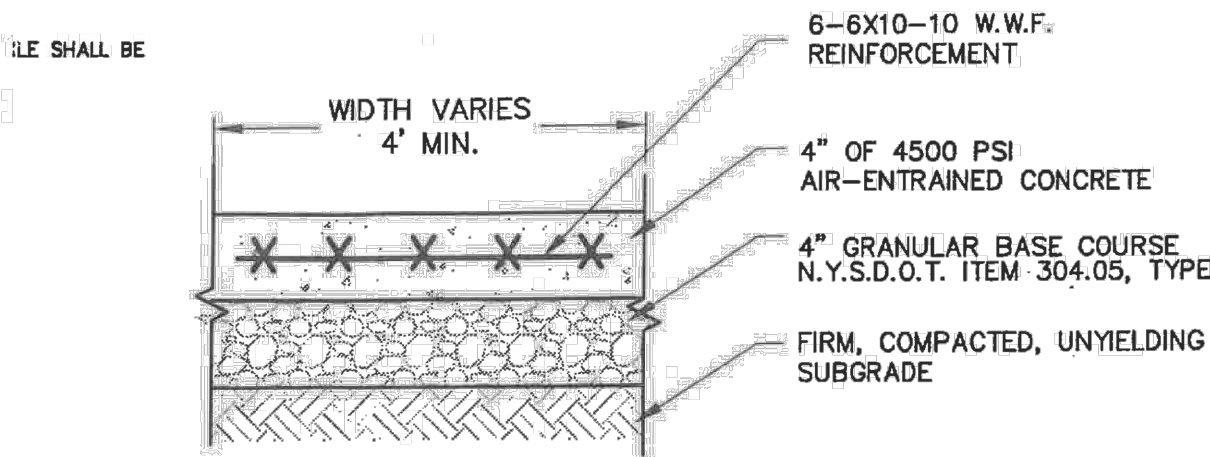


# GRAY RESIDENCE SITE PLAN

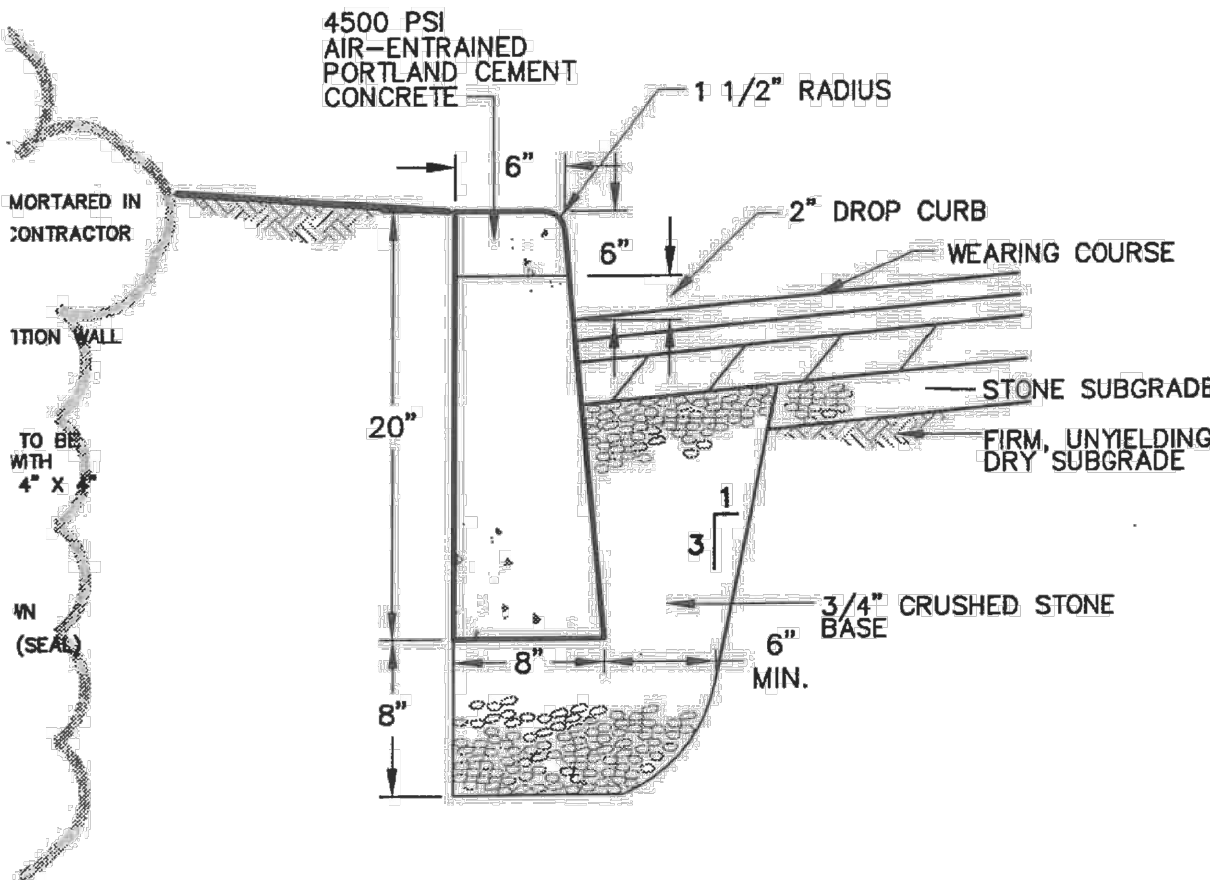
## 87 PIERMONT AVE.

### NYACK, NEW YORK 10960



CONCRETE SIDEWALK DETAIL  
N.T.S.

- NOTES:
- BROOM FINISH EACH SQUARE AT 90° TO PRECEDING SQUARE.
  - PLACE JOINTS EQUAL TO WALK WIDTH OR AS SHOWN ON PLAN.
  - INSTALL 1/2" PRE-MOLDED EXPANSION JOINT FILLER AT 24' O.C. MAX. AND AGAINST CONCRETE CURBS, BUILDINGS AND OTHER STRUCTURES.
  - PROVIDE A 2% CROSS SLOPE AT SIDEWALKS LOCATED ADJACENT TO DRIVEWAYS AND PARKING AREAS. SLOPE TOWARD CURB.



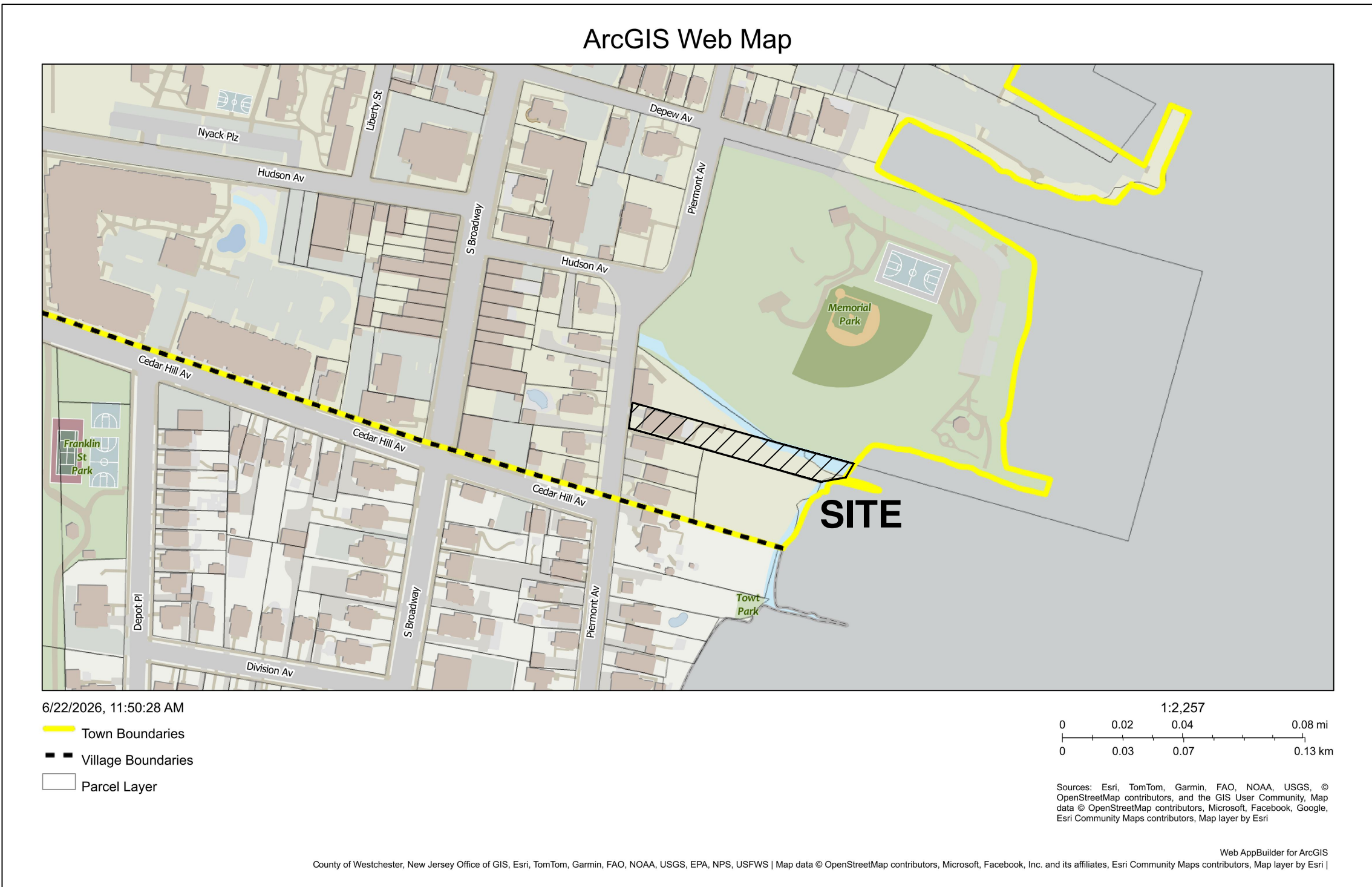
CONCRETE CURB DETAIL  
N.T.S.

- NOTES:
- CURB SHALL BE CAST IN PLACE.
  - EXPANSION JOINTS OF 3/16" CELLULOSE OR SIMILAR MATERIAL SHALL BE PLACED AT TEN

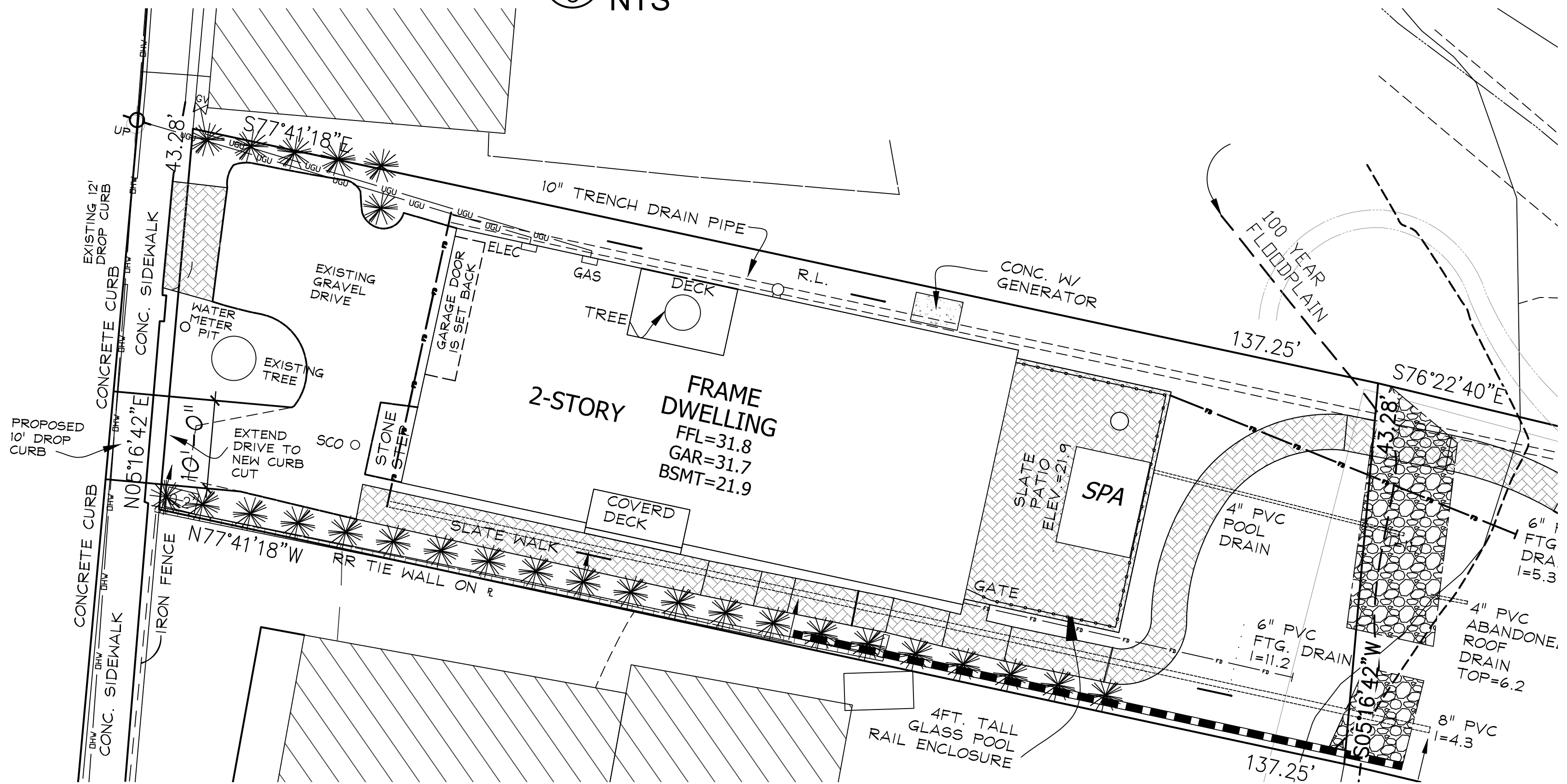
3 SIDEWALK DETAIL  
C NTS

| BULK REQUIREMENTS           |                 |                    |           |
|-----------------------------|-----------------|--------------------|-----------|
| ZONE DISTRICT: TFR          |                 |                    |           |
| USE: ONE FAMILY RESIDENTIAL |                 |                    |           |
| REQUIREMENTS                | REQUIRED        | EXISTING           | PROPOSED  |
| PRINCIPAL BUILDING:         |                 |                    |           |
| LOT AREA, MIN. S.F.         | 5,000           | 5,895              | NO CHANGE |
| LOT WIDTH                   | 50              | 43.28              | NO CHANGE |
| LOT DEPTH                   | -               | 137.25             | NO CHANGE |
| FRONT YARD MIN.             | 27.24           | 27.25              | NO CHANGE |
| SIDE YARD MIN.              | 57.98           | 58.41              | NO CHANGE |
| SIDE YARD TOTAL             | 12.98           | 13.41              | NO CHANGE |
| REAR YARD MIN.              | 40.86           | 40.86              | NO CHANGE |
| MAX BUILDING HEIGHT         | 2 STORIES / 32' | 2 STORIES / 27.17' | NO CHANGE |
| DWELLING UNIT SIZE          | 900             | 3,570 SF           | NO CHANGE |
| USEABLE OPEN SPACE          | 1,000 SF        | 1,867 SF           | NO CHANGE |

\*\* VARIANCE FOR FRONT FACING GARAGE DOORS LESS THAN 4' SETBACK FROM BUILDING FACE PER VON 360-2.3 e (3) (C) [1] GRANTED NOVEMBER 29, 2021



2 VICINITY MAP  
C NTS



1 SITE PLAN  
C 1 INCH = 20 FEET

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ORANGETOWN TAX MAP NO: 66.46-1-16  
THE INFORMATION ON THIS DRAWING WAS TAKEN FROM AS-BUILT SURVEY FOR:  
PAUL GRAY DATED: OCTOBER 3, 2024  
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JOB # 202185