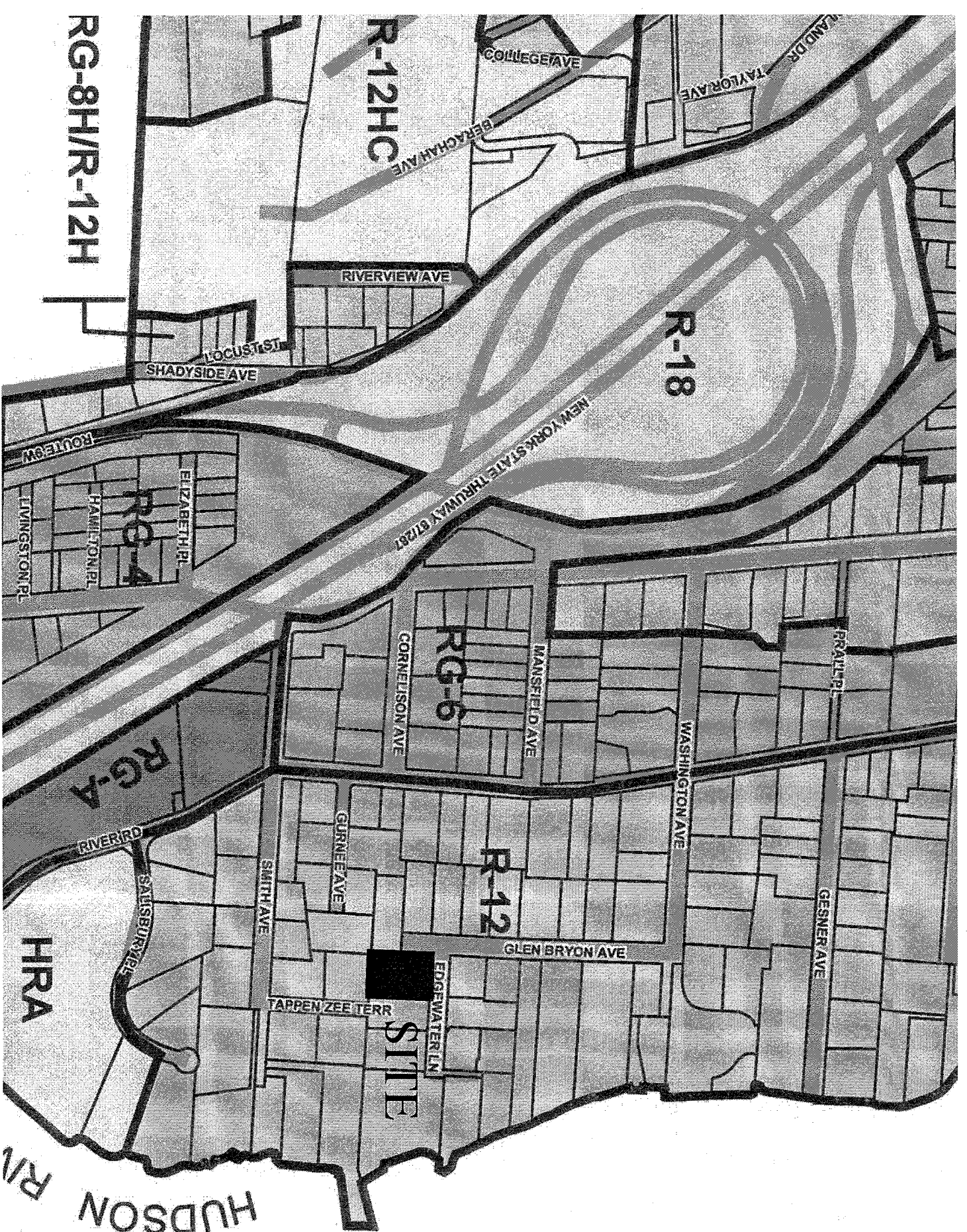


FINE ADDITION

55 GLEN BRYON AVE.

SOUTH NYACK, NEW YORK 10960



2 VICINITY MAP
C NTS

TREE PROTECTION NOTES

- 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 AND RAILINGS. THE FENCE SHALL BE SET AT THE BASE OF THE TREE TRUNK AND SHALL BE 6 FEET FROM THE TRUNK. ANY EXISTING TREE SHOWN TO REMAIN THAT IS REMOVED DURING CONSTRUCTION SHALL BE REPLACED BY A 4" CALIBER SHADE TREE AS DIRECTED BY THE VILLAGE LANDSCAPE ARCHITECT. ALL EXISTING TREES SHOWN TO BE REMOVED SHALL BE REPLACED ON EACH 200 SQUARE FEET OF AREA DISTURBED.

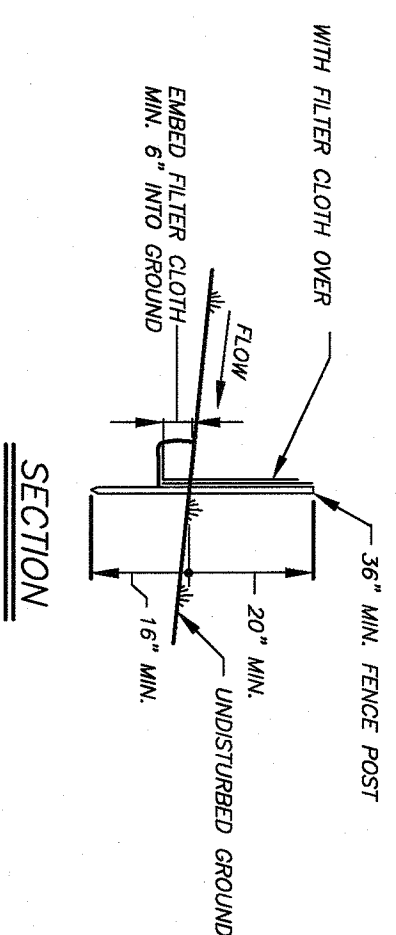
NOTES

- ALL CONSTRUCTION AND UTILITY WORK MUST COMPLY WITH THE VILLAGE OF SOUTH NYACK CONSTRUCTION STANDARDS.
- ALL EXCAVATED MATERIAL SHALL BE REMOVED FROM THE SITE.
- REFER TO NON-ZONED SECTION 110 OF THE VILLAGE OF SOUTH NYACK ZONING REGULATIONS WITH LANDSCAPING SOUND MEASUREMENTS TO BE VERIFIED BY AUDIT.
- ALL EXTERIOR LIGHTING SHALL BE SHIELDED AND DOWNWARD SHINING.

- SCHOOL DISTRICT - NYACK
- WATER DISTRICT - NYACK WATER
- FIRE DISTRICT - NYACK JOINT FIRE COMPANY

- INDEX TO DRAWINGS
- A1 FOUNDATION PLAN & DETAILS
 - A2 FIRST AND SECOND FLOOR PLANS
 - A3 ELEVATIONS AND SECTION
 - A4 ELEVATIONS
 - D1 DEMOLITION PLANS
 - E1 ELECTRICAL AND LIGHTING PLANS
 - SP1 SPECIFICATIONS

3 SILT FENCING
C NTS



EXISTING LOT COVERAGE:

EXISTING LOT COVERAGE	951
STORY	27
PAVING, WALKS & STEPS	590
WOOD GARAGE	308
WOOD PATIO	17
TOTAL	2,882 SF

PROPOSED COVERAGE:

EXISTING LOT COVERAGE	2,882 SF
PROPOSED COVERAGE	2,882
NEW ADDITION	100
TOTAL	2,982 SF

NEW COVERAGE 100 SF

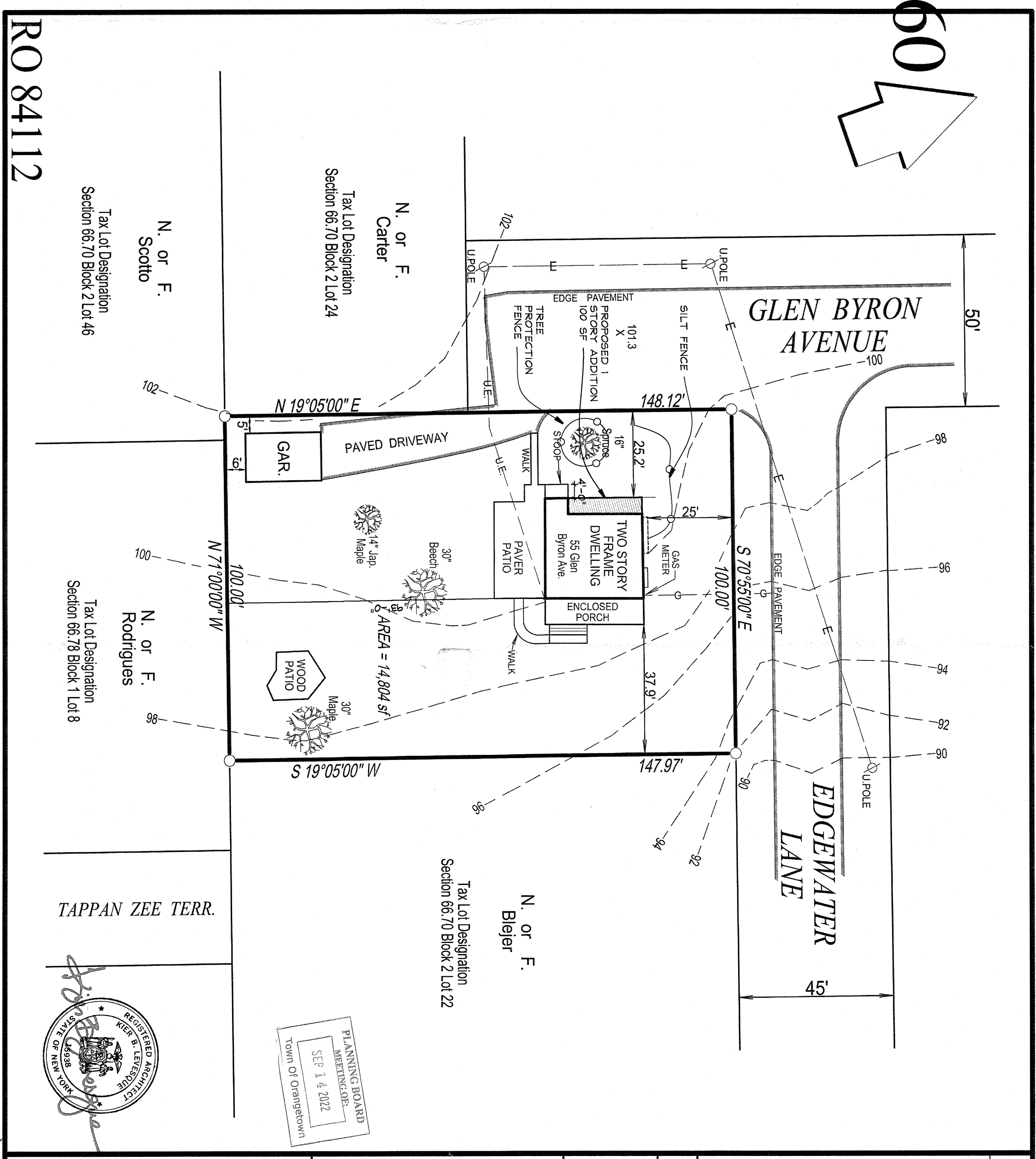
TOTAL PROPOSED LOT COVERAGE 2,982 SF

BULK REQUIREMENTS OF SOUTH NYACK ZONING CHAPTER 110
ZONING LOCAL LAW

BULK REQUIREMENTS SOUTH NYACK

ZONE DISTRICT: R-12	REQUIRED	EXISTING	PROPOSED
LOT AREA, MIN. S.F.	12,000	14,894	NO CHANGE
FRONT YARD MIN.	> 10'	14'	NO CHANGE
REAR YARD MIN.	25'	28'7/8"	NO CHANGE
SIDE YARD MIN.	25'	37'9"	NO CHANGE
TOTAL SIDE YARD	NA	NA	NO CHANGE
REAR YARD MIN.	25'	33'	NO CHANGE
MAX. BUILDING HEIGHT	2 STORY/30'	2 STORY/28.83'	NO CHANGE
LOT COV. %	45% (5,661 SF)	19.3% (2,882)	20% (2,982)

* EXISTING NON-COMFORMING

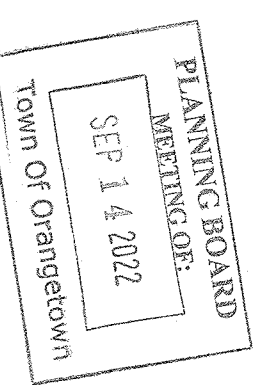
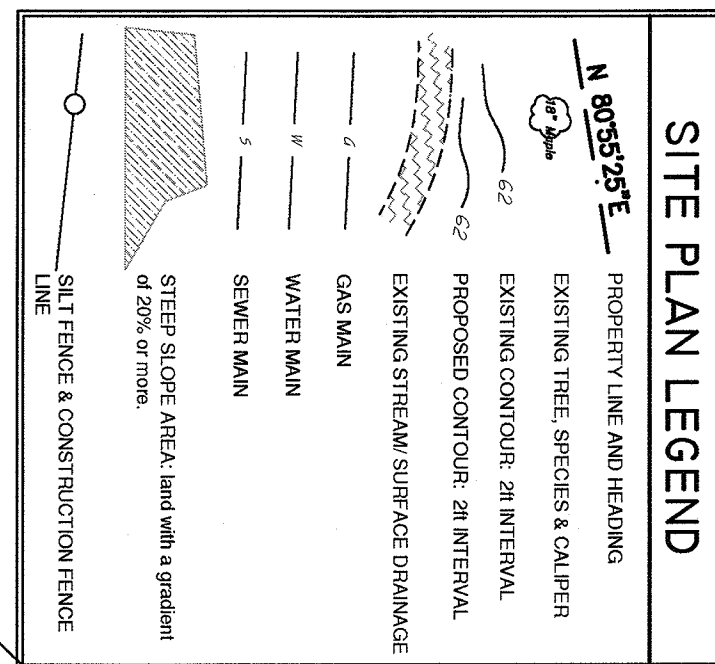


1 SITE PLAN
C 1 INCH = 10 FEET

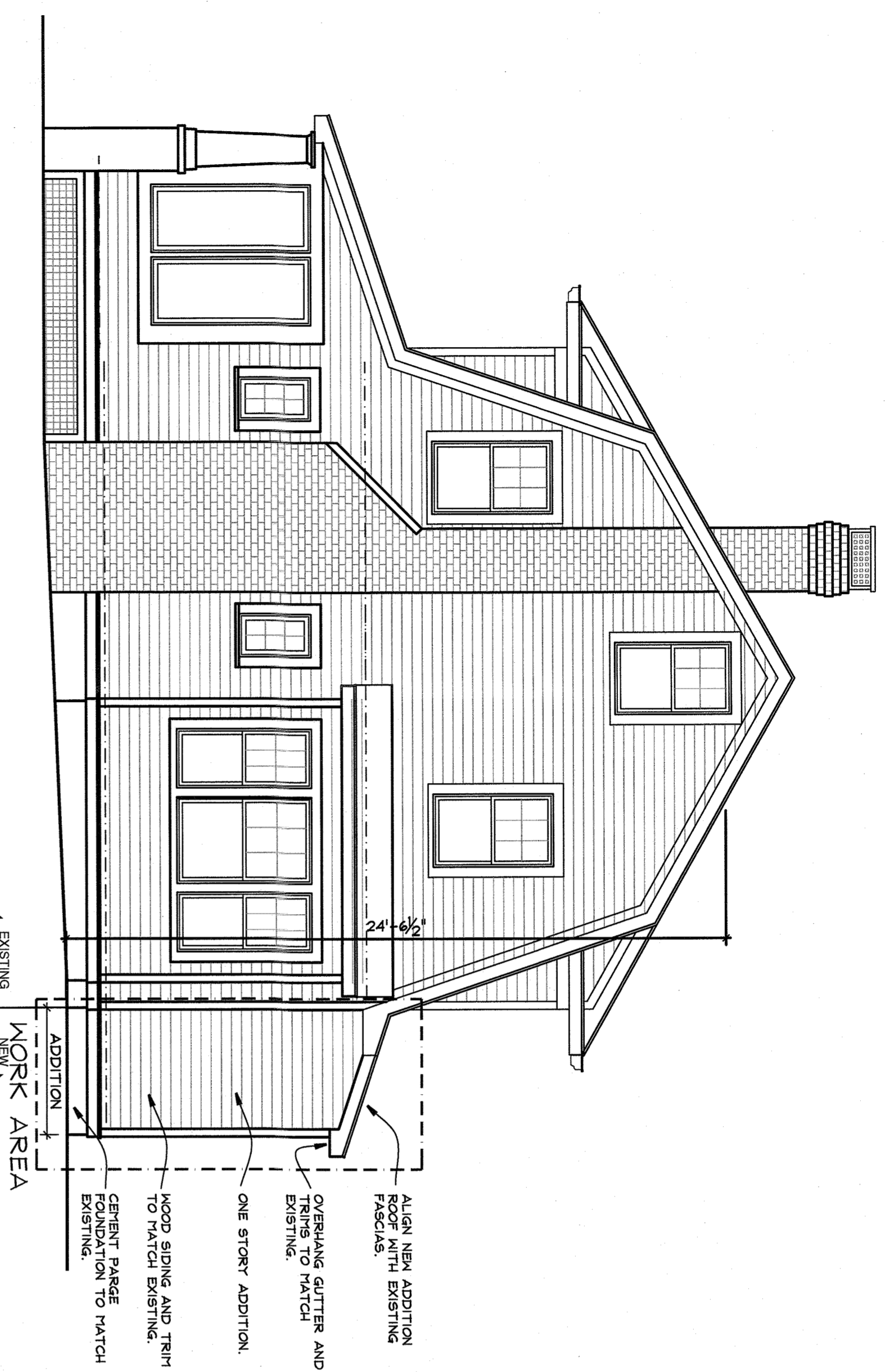
ORANGETOWN TAX MAP NO. 66.70-2-23
THE INFORMATION ON THIS DRAWING WAS TAKEN FROM A SURVEY FOR
REBECCA HOLT FINE DATED SEPTEMBER 23, 2011, REV. APRIL 26, 2022

Robert E. Sorace, PLS
135 South Main Street
New City, NY 10956
845-638-1498

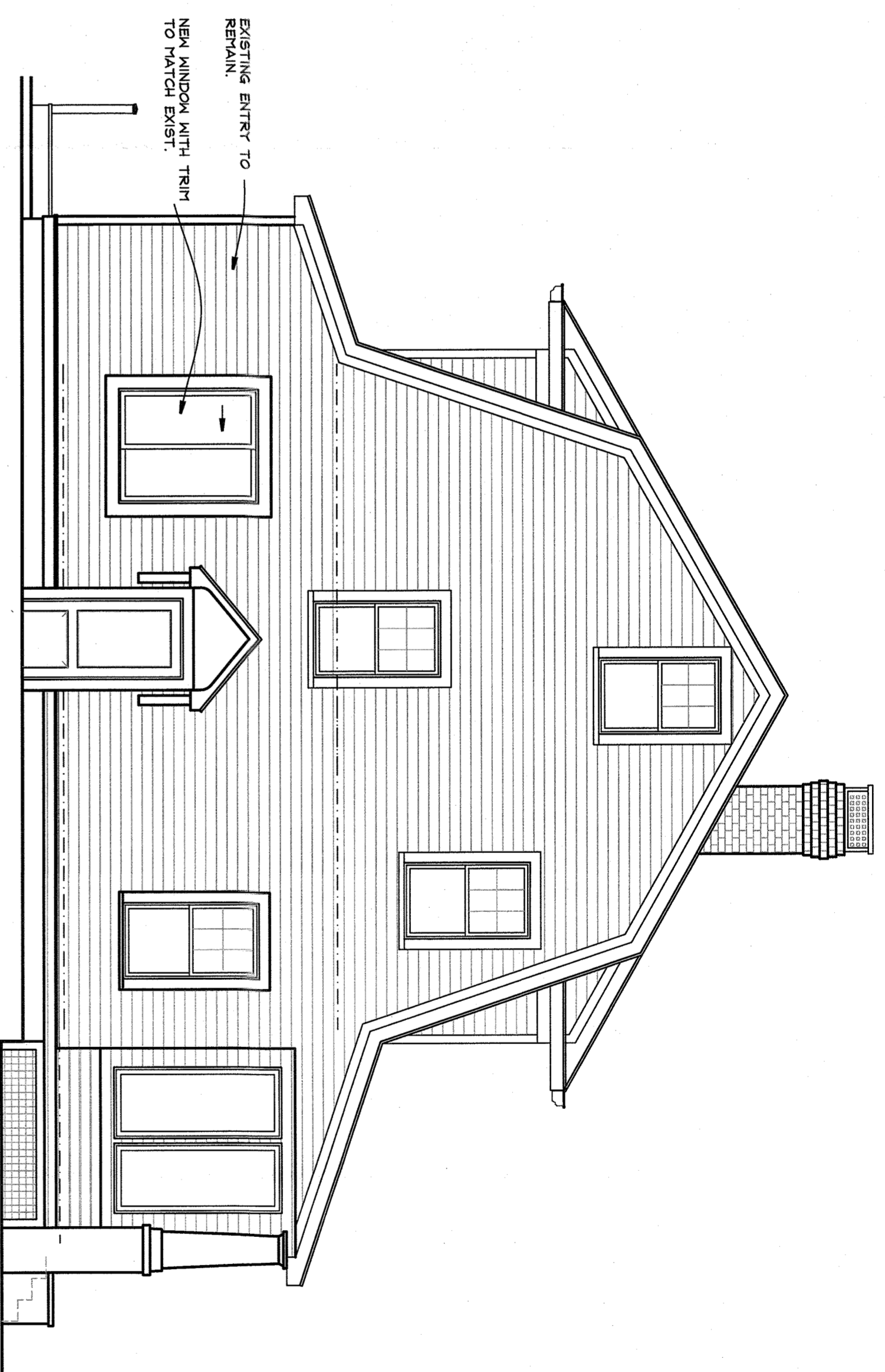
MAY 5, 2022 JOB# 202208



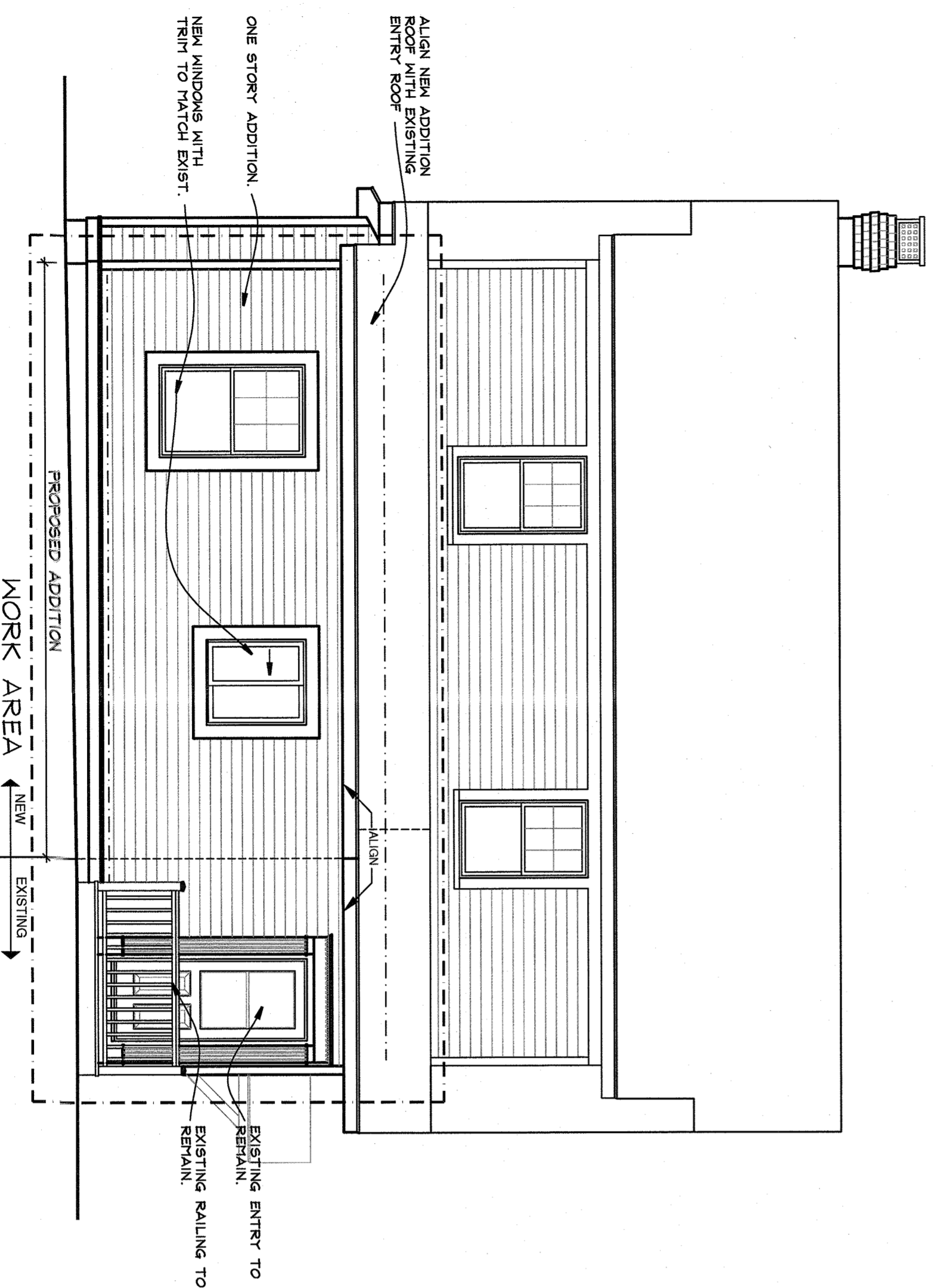
3 NORTH ELEVATION
 1/4" = 1 FOOT



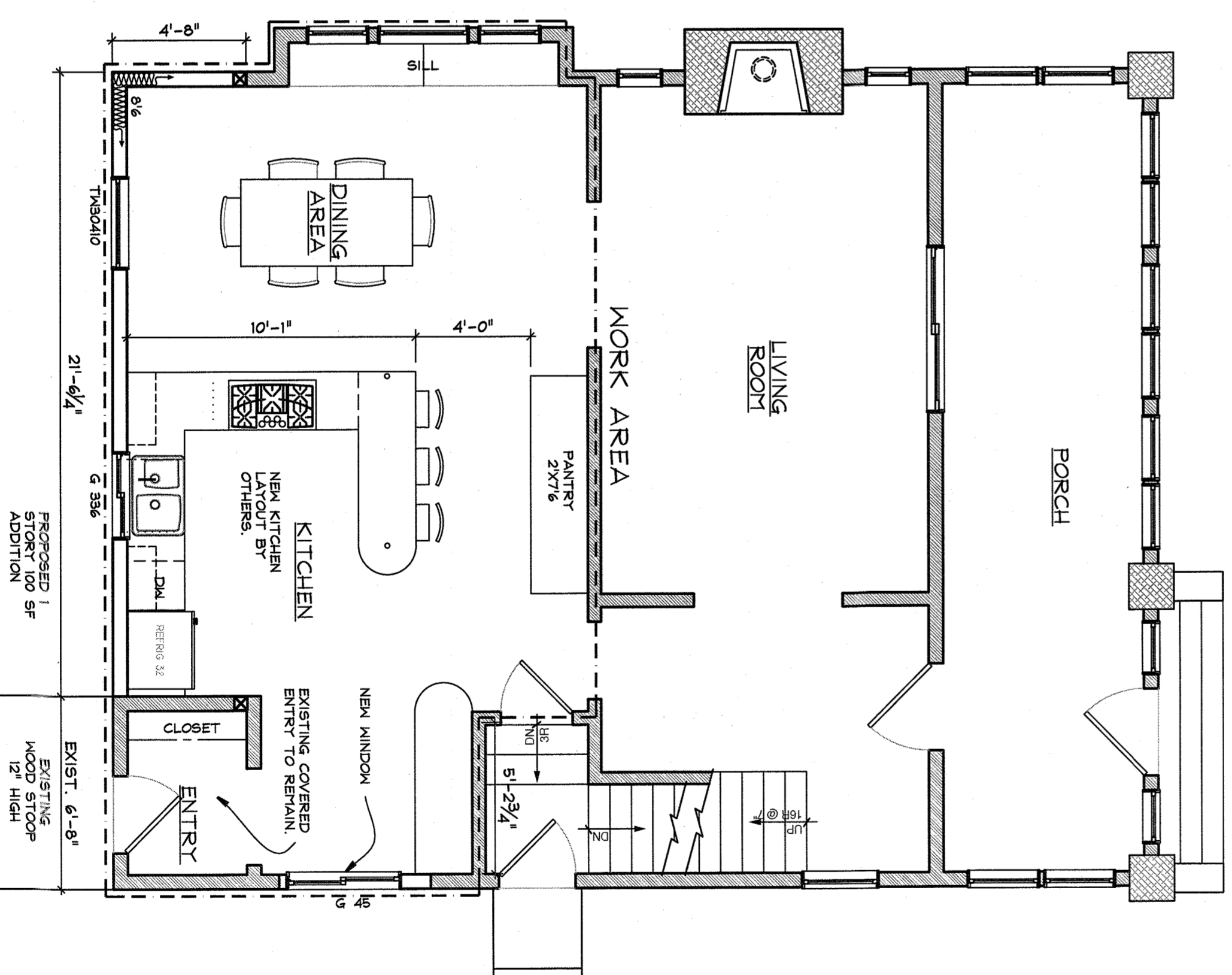
4 SOUTH ELEVATION
 1/4" = 1 FOOT



2 WEST ELEVATION
 1/4" = 1 FOOT



1 FIRST FLOOR PLAN
 1/4" = 1 FOOT



- GENERAL NOTES**
- DO NOT SCALE THE DRAWINGS. USE INDICATED DIMENSIONS ONLY.
 - ALL WORK SHALL CONFORM TO LOCAL AND NEW YORK STATE CODE REQUIREMENTS. NO WORK SHALL COMMENCE UNTIL A PERMIT HAS BEEN ISSUED AS REQUIRED BY THE LOCAL BUILDING DEPARTMENT.
 - ALL DIMENSIONS ARE TO FACE OF STUD UNLESS OTHERWISE INDICATED. DOOR SIZES ARE IN FEET-INCHES. REFER TO THE INTERIOR ELEVATIONS FOR DOOR HEIGHT AND STYLE.
 - ALL NEW WALL BASE PLATES SHALL BE SET IN A MINIMUM 3/4" CONTINUOUS BEAD OF CAULK OR SEALANT. ALL PENETRATIONS THROUGH CEILING AND EXTERIOR WALLS SHALL BE AIR AND WATER TIGHT. EXPANDING FOAM AND/OR SILICONE SHALL PRIOR TO FLASHING.
 - ALL NEW EXTERIOR WALLS ARE 2x6 STUDS AT 16" OC UNLESS OTHERWISE NOTED. ALL INTERIOR WALLS ARE 2x4 STUDS AT 16" OC UNLESS OTHERWISE INDICATED.
 - DOUBLE UP JOISTS UNDER PARALLEL PARTITIONS.
 - WINDOWS ARE 400 SERIES BY ANDERSEN. UNITS TO BE LOW E MITRE AND FINISH AS SHOWN. ALL OPERATING UNITS WITH SCREENS, UNIT NUMBERS ARE INDICATED ON THE PLANS.
 - ALL WOOD IN CONTACT WITH MASONRY & CONCRETE SHALL BE PRESURE TREATED WITH A WOOD PRESERVATIVE.
 - INSTALL HANGERS AND CONNECTORS BY SIMPSON STRONG-TIE (SST) AS NOTED ON THE DRAWINGS AND DETAILS. INSTALL ALL CONNECTORS WITH WALLS OF STUDS TO BE SIGNED BY THE CONTRACTOR. ALL FASTENERS SHALL MATCH THE EXTERIOR COATING OF THE SPECIFIED HANGER. HDG TO HDG AND STAINLESS TO STAINLESS.
 - FLASH ALL WINDOW ROUGH OPENINGS WITH A FEEL & DRINK TYPE MEMBRANE FLASHING. FLASH SILLS TO CREATE A DRAIN PAN PITCHED TO THE EXTERIOR SIDE.
 - INSTALL GORGE VERSALAM 2x2 STUDS, LAMINATED STRUCTURAL LUMBER BEAMS AND SOLID WINDS AS INDICATED ON THE DRAWINGS. DO NOT NOTCH BEAMS. PROVIDE MINIMUM 3" SOLID BEARING AT ENDS UNLESS OTHERWISE INDICATED.
 - SEAL AROUND ALL DOOR AND WINDOW ROUGH OPENINGS WITH MINIMALLY EXPANDING FOAM. FOLLOW MANUFACTURERS PRECAUTIONS.
 - REFER TO THE SPECIFICATIONS FOR ADDITIONAL INFORMATION.

CONSTRUCTION LEGEND

	NEW CONSTRUCTION
	EXISTING WALLS TO BE DEMOLISHED
	EXISTING MASONRY WALL
	EXISTING STUD WALL TO REMAIN
	SHEET NOTES CALL-SEE NOTES THIS SHEET
	HARDWIRED CARBON MONOXIDE DET.
	HARDWIRED SMOKE DETECTOR



FINE RENOVATION AND ADDITION
 55 GLEN BYRON AVE.
 SOUTH NYACK 10968

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

FLOOR PLANS

NY LICENSE # 15938

SCALE AS SHOWN
 DATE MAY 10, 2022
 JOB NO. 202208
 REVISIONS: SHEET NO.



A-1