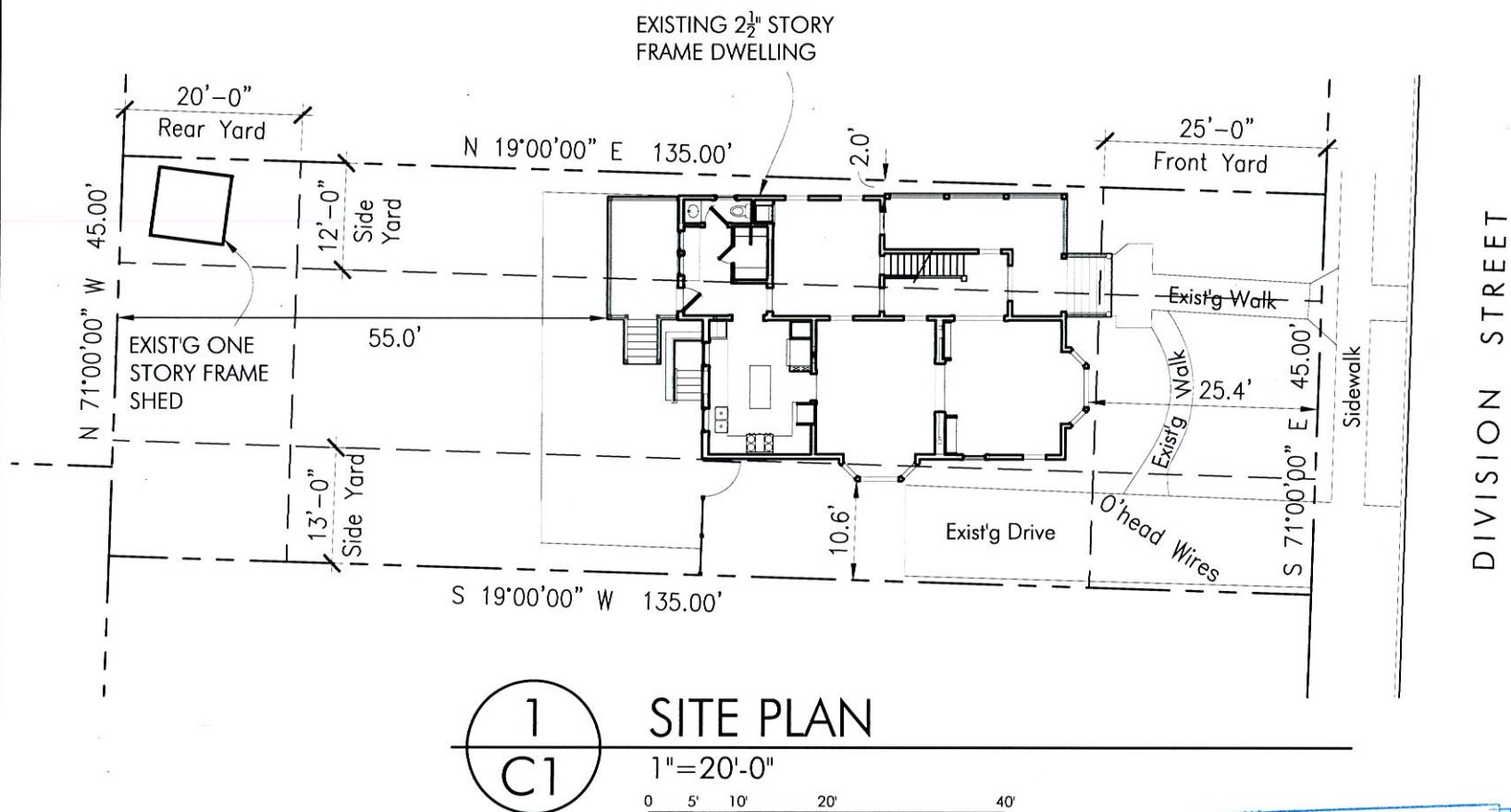


BULK TABLE

Property Address: 19 Division Street, South Nyack, NY
 Owners: Scott McKee and Kathee R. Rebernak
 Tax Map: Section 66.54 Block I Lot 5
 Zone: RG-6

BUILDING REQ'TS	REQUIRED	EXISTING	PROPOSED
Minimum Lot Frontage	60'	45'	No Change
Minimum Lot Area	6,000 SF	6,075 SF	No Change
Minimum Front Yard	25'	25.4'	No Change
Minimum Single Side Yard	12'	2.0'	No Change
Minimum Both Side Yards	25'	12.6'	No Change
Minimum Rear Yard	20'	61'	No Change
Maximum Lot Coverage= principal building, accessory buildings, decks, porches, and any surface impervious to water including limited to concrete, asphalt, brick, macadam, asphalt or paving stone	50%	House: 1281 sf Shed: 64 sf Walks: 183 sf Driveway: 490 sf Deck: 117 sf Total: 2135 sf 2135 / 6075= 35.1%	No Change
Maximum Building Height	36 Feet 3 Stories	32 Feet 2½ Stories	No Change



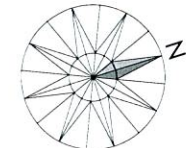
1
C1
SITE PLAN
1"=20'-0"
0 5' 10' 20' 40'

NO INCREASE IN BUILDING FOOTPRINT

PLANNING BOARD,
MEETING OF:
SEP 28 2022.
Town Of Orangetown



*Rebernak-McKee
Plans*

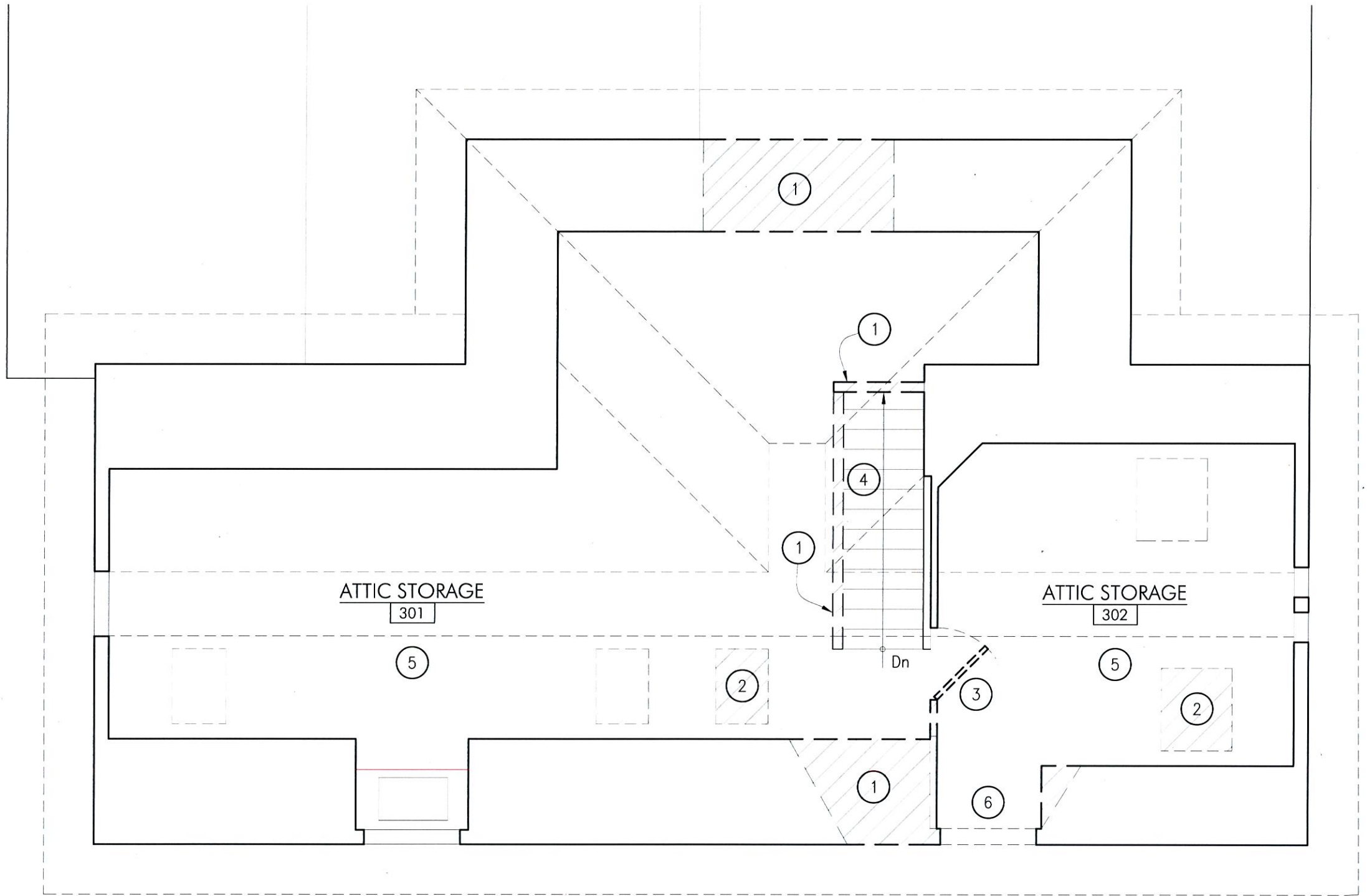


DEMOLITION NOTES

1. Contractor shall perform all operations of demolition and removal indicated on the drawings and as may be required by the work. All work shall be done carefully and neatly, in a systematic manner.
2. All existing surfaces and equipment to remain shall be fully protected from damage. The Contractor shall assume full responsibility for damage and shall make repairs required without additional cost to the Owner.
3. No debris shall be allowed to accumulate on the site. Debris shall be removed by the Contractor as the job proceeds. The site shall be left broom clean at the completion of demolition.
4. No structural elements shall be removed unless portions affected are adequately supported by either temporary shoring or new structural elements as required to protect the stability and integrity of the existing structure.
5. Remove or relocate all wiring, plumbing, and mechanical equipment affected by removal of partitions. Removed pipes and/or lines shall be cut to a point of concealment behind or below finish surfaces, and shall be properly capped or plugged.
6. The Contractor shall provide, erect and maintain all temporary barrier and guards, and all temporary shoring and bracing as required by Department of Building rules and regulations.
7. The Contractor shall provide adequate weather protection for the building and its contents during the course of the work. All openings in any wall or roof shall be protected from all forms of weather or water penetration.
9. The Contractor shall file all necessary Certificates of Insurance with the Department of Buildings, pay all fees, obtain all permits and provide any and all bonds required by any city agency in order to do the work herein described.

KEY NOTES:

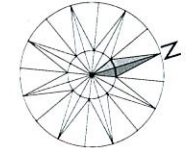
- ① Remove portion of exist'g wall / roof.
- ② Remove existing sylvight.
- ③ Remove, save and protect exist'g door for re-use.
- ④ Existing Stair to Remain
- ⑤ Existing Finished Attic Space to Remain
- ⑥ Remove exist'g dormer and window.



1
D1.1

ATTIC DEMOLITION PLAN

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

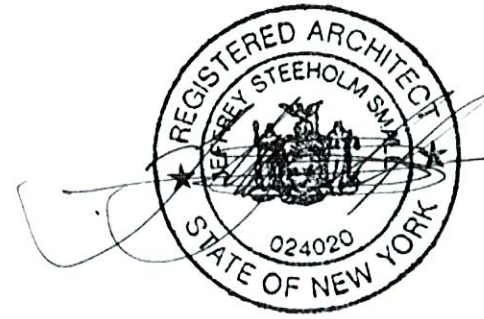
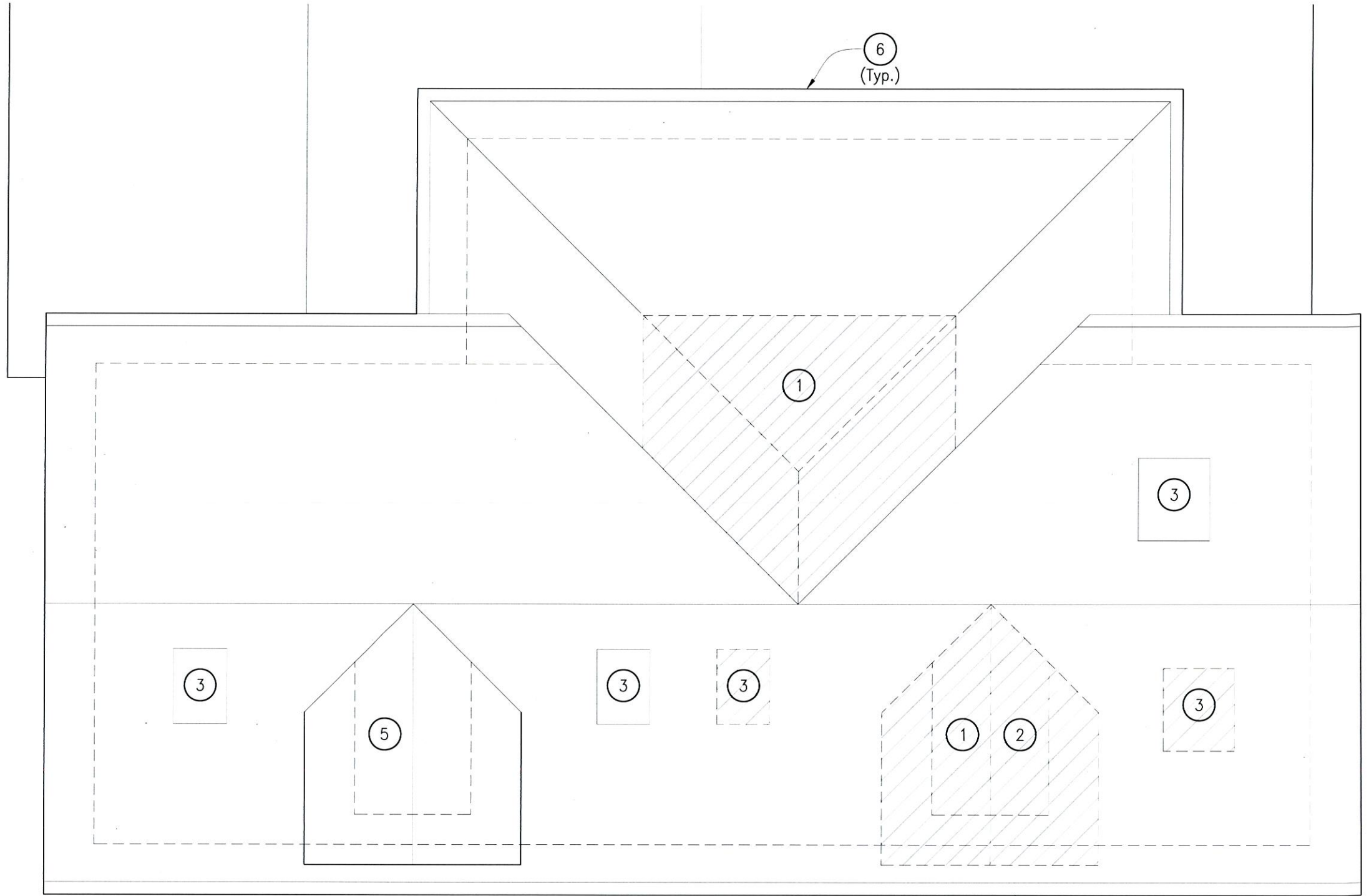


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<p>ATTIC DEMOLITION PLAN</p> <p>REBERNAK-McKEE ATTIC 19 Division Avenue, South Nyack, NY 10960</p>	<p>No: D1.1</p> <p>Scale: 1/4" = 1'-0"</p> <p>Date: 5/27/22</p>
<p>Jeffrey Steeholm Small, Architect LLC 97 Duncan Avenue, Cornwall-on-Hudson, NY 12520 845-220-8912 www.jsmallarchitect.com</p>	
<p>Revisions / Issue:</p>	

KEY NOTES:

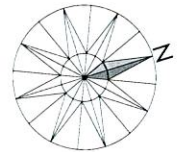
- 1 Remove portion of exist'g roof.
- 2 Remove existing dormer.
- 3 Remove existing skylight.
- 4 Existing Skylight to Remain
- 5 Existing Dormer to Remain
- 6 Existing Built-in Gutter to Remain. Protect from damage.



1
D1.2

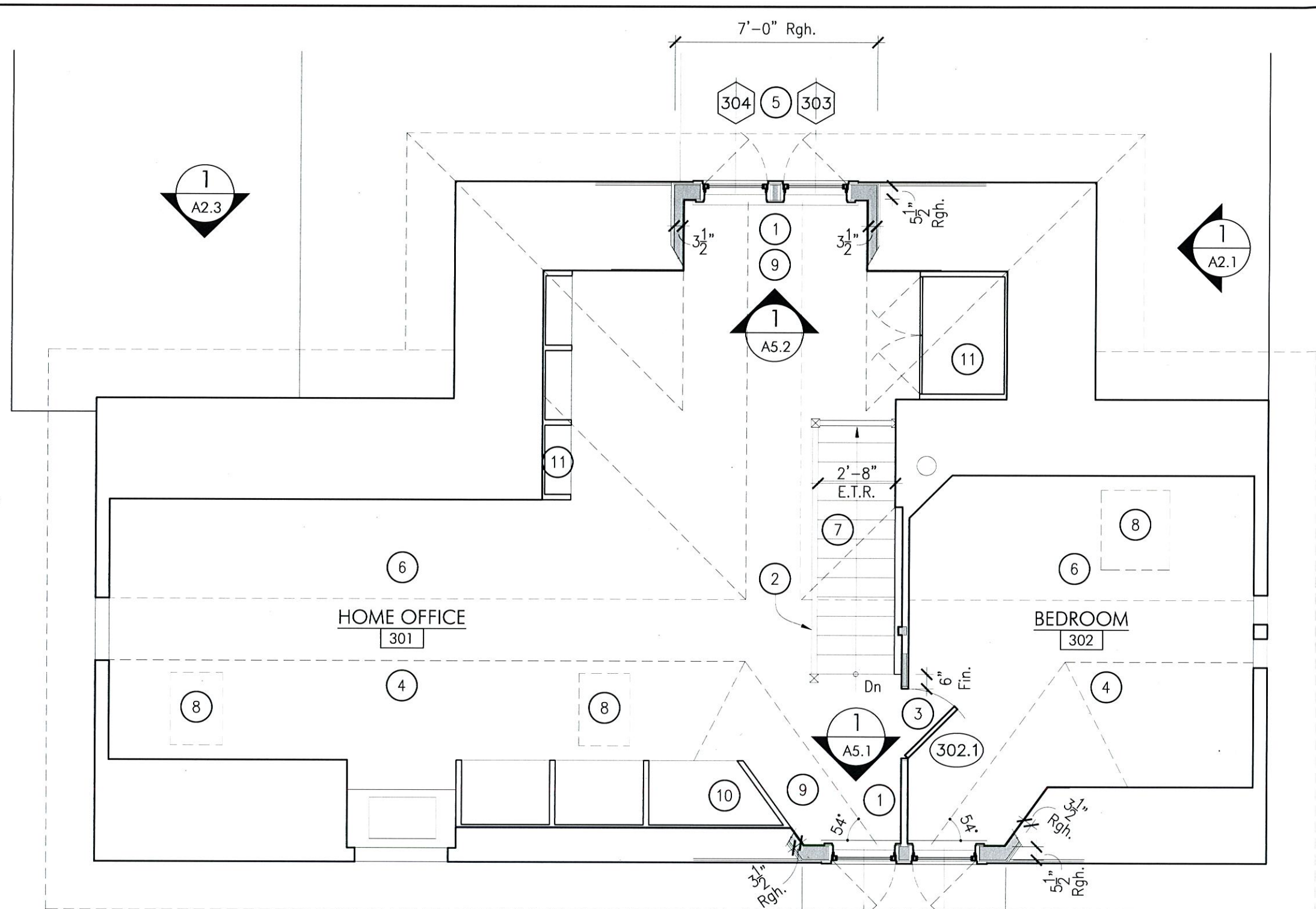
ROOF DEMOLITION PLAN

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



KEY NOTES:

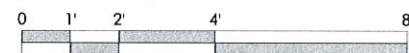
- ① New Dormer
- ② New Mtl. Stair Rail w/ Painted Wood Newel Posts
- ③ Re-use Exist'd Door & Frame
- ④ New Sprinkler System to Cover Attic and Path of Egress
- ⑤ New Casement Windows (Emergency Escape Windows)
- ⑥ Re-paint entire attic.
- ⑦ Existing Stair to Remain
- ⑧ Existing Skylight to Remain
- ⑨ Existing Hardwood Flooring to Remain. Tooth in new boards to match exist'g at new dormers. Re-finish entire floor.
- ⑩ Modify Existing Bookshelves
- ⑪ New Built-in Cabinetry



①
A1.1

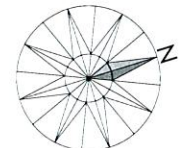
ATTIC PLAN

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



①
A3.1

①
A2.2



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Jeffrey Steeholm Small, Architect LLC
97 Duncan Avenue, Cornwall-on-Hudson, NY 12520
845-220-8912 www.jssmallarchitect.com

ATTIC PLAN
REBERNAK-MCKEE ATTIC
19 Division Avenue, South Nyack, NY 10960

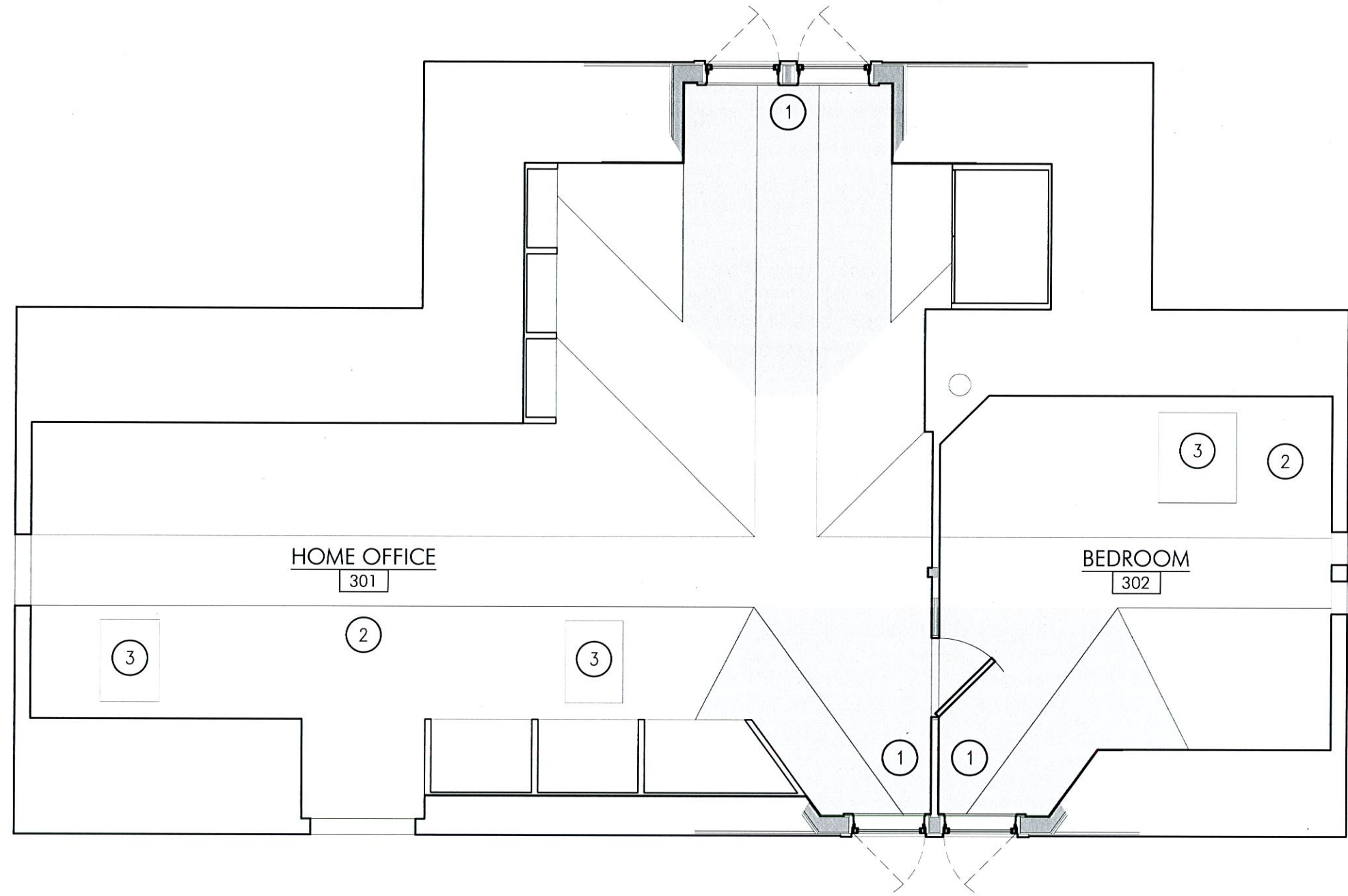
Scale: 1/4" = 1'-0"
Date: 5/27/22

No: A1.1

Revisions / Issue:

KEY NOTES:

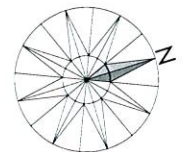
- 1 Areas of New G.W.B. Clg. Taped, Spackled, Primed & Painted
- 2 Existing G.W.B. Clg. to Remain. Paint entire attic.
- 3 Existing Skylight to Remain



1
A1.2

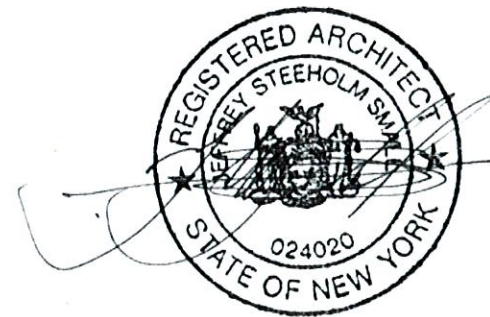
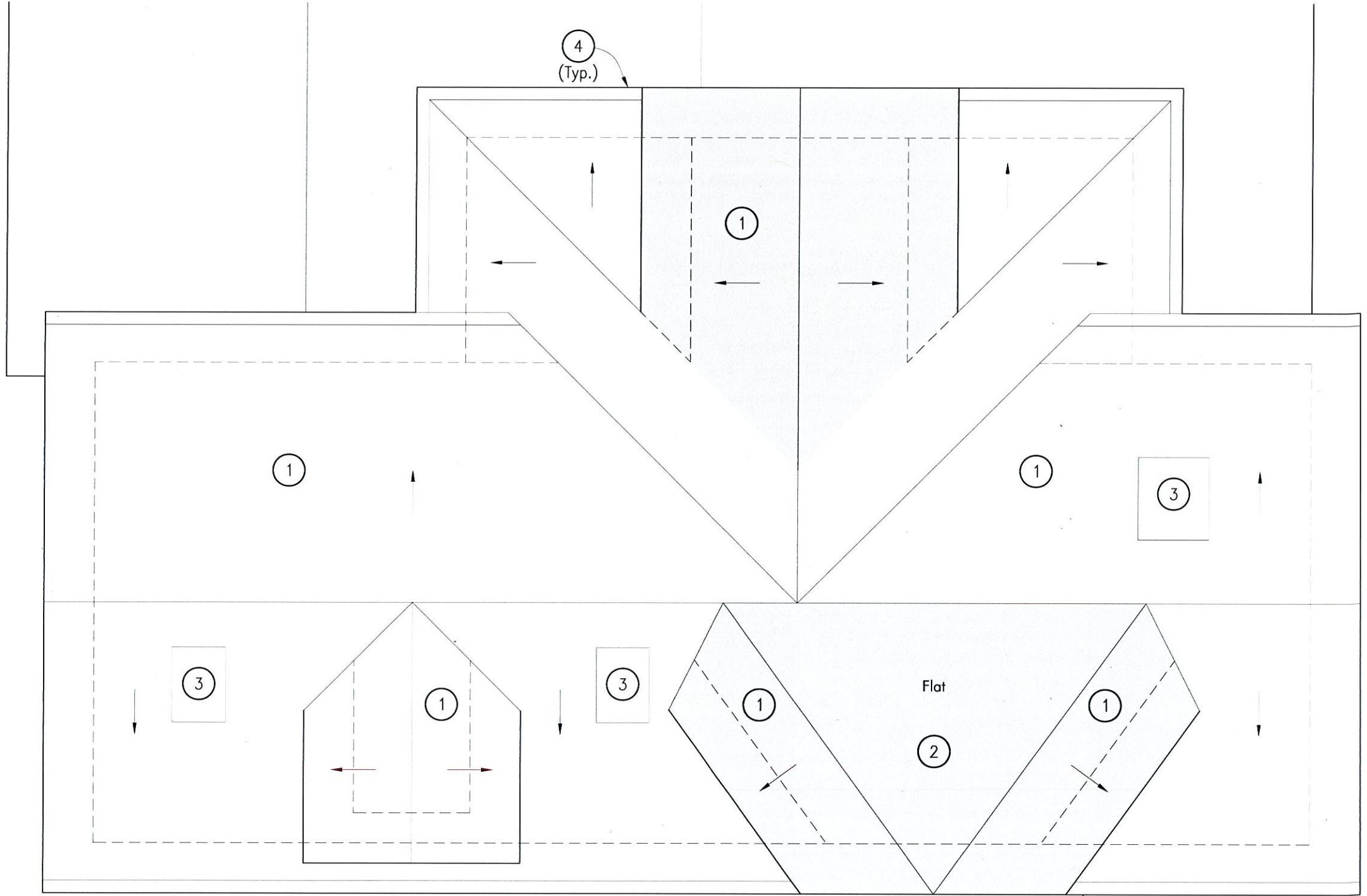
ATTIC REFLECTED CEILING PLAN

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



KEY NOTES:

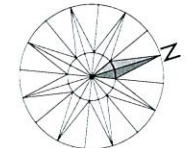
- ① New Asphalt Shingle Roofing and Underlayment at Entire Roof
- ② New Membrane Roofing and Flashing
- ③ Existing Skylight to Remain
- ④ Existing Built-in Gutters to Remain



1
A1.3

ROOF PLAN

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





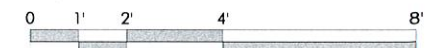
KEY NOTES:

- 1 New Dormer
- 2 New Asphalt Shingle Roofing & Underlayment
- 3 New Painted Wood Shingles to Match Existing Dormers

1
A2.1

NORTH ELEVATION

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



KEY NOTES:

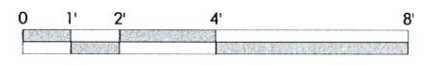
- ① Existing Dormer to Remain
- ② New Dormer
- ③ New Casement Window
- ④ New Asphalt Shingle Roofing & Underlayment
- ⑤ New Painted Wood Shingles to Match Existing Dormers
- ⑥ Eave Detail to Match Existing
- ⑦ Existing Built-in Gutter to Remain



①
A2.2

EAST ELEVATION

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



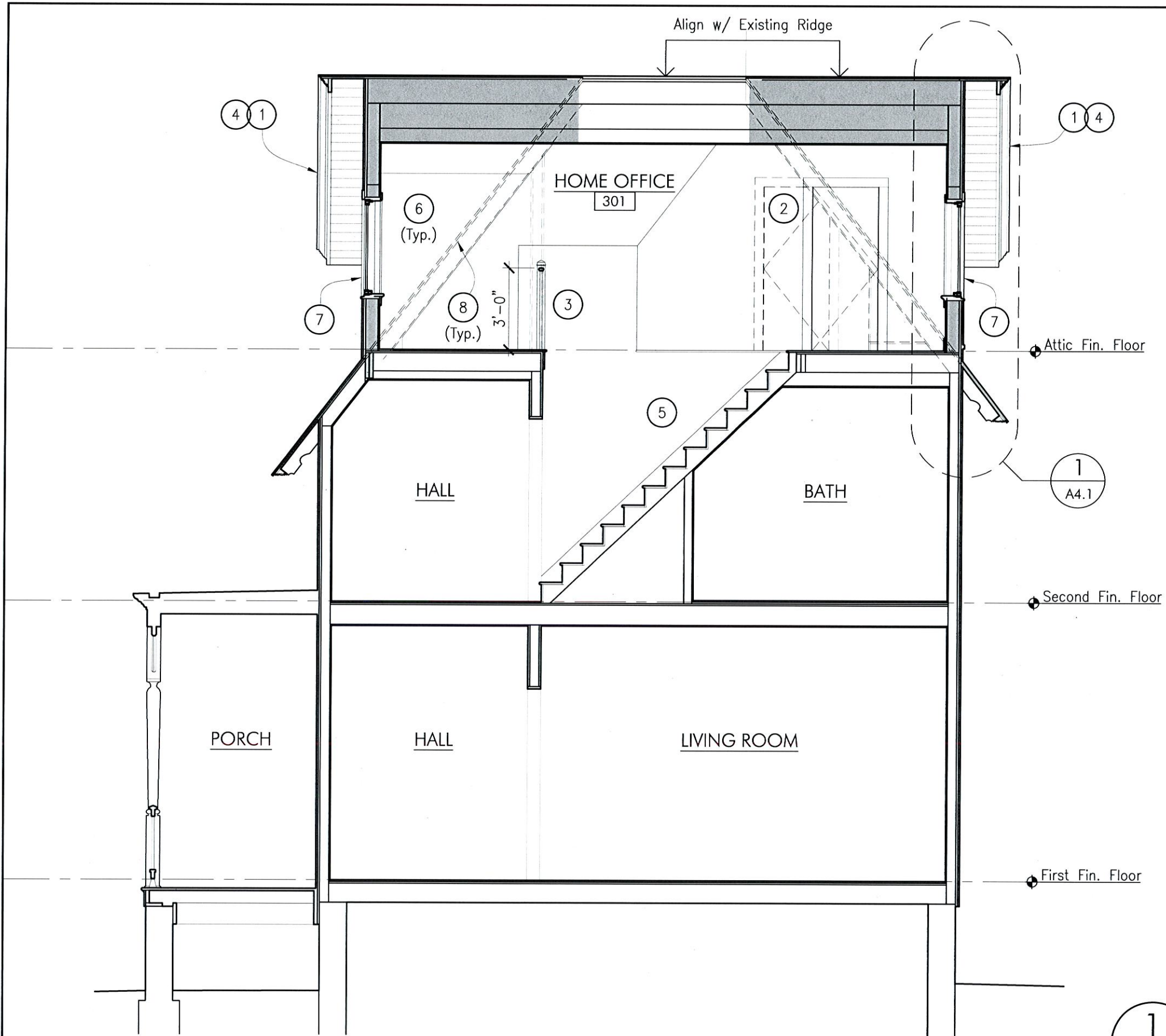


KEY NOTES:

- ① New Dormer
- ② New Casement Window
- ③ New Asphalt Shingle Roofing & Underlayment
- ④ New Painted Wood Shingles to Match Existing Dormers
- ⑤ Eave Detail to Match Existing
- ⑥ Existing Built-in Gutter to Remain



1 WEST ELEVATION
 A2.3 SCALE: 1/4"=1'-0"
 0 1' 2' 4' 8'



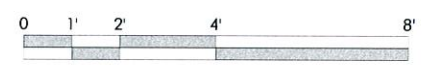
KEY NOTES:

- ① New Dormer
- ② Relocate Existing Door
- ③ New Mt. Railing w/ New Painted Wood Newel Posts
- ④ New Eaves & Rakes to Match Existing
- ⑤ Existing Stair to Remain
- ⑥ New G.W.B. Taped, Spackled, Primed & Painted
- ⑦ New Casement Window
- ⑧ Remove portion of existing wall / roof.

1
A3.1

BUILDING SECTION

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



Revisions / Issue:	Scale: 1/4"=1'-0"	Rev: A3.1
	Date: 5/27/22	
BUILDING SECTION		
REBERNAK-McKEE ATTIC 19 Division Avenue, South Nyack, NY 10960		
Jeffrey Steeholm Small, Architect LLC 97 Durson Avenue, Cornwall-on-Hudson, NY 12520 845-220-8912 www.jstsmallarchitect.com		