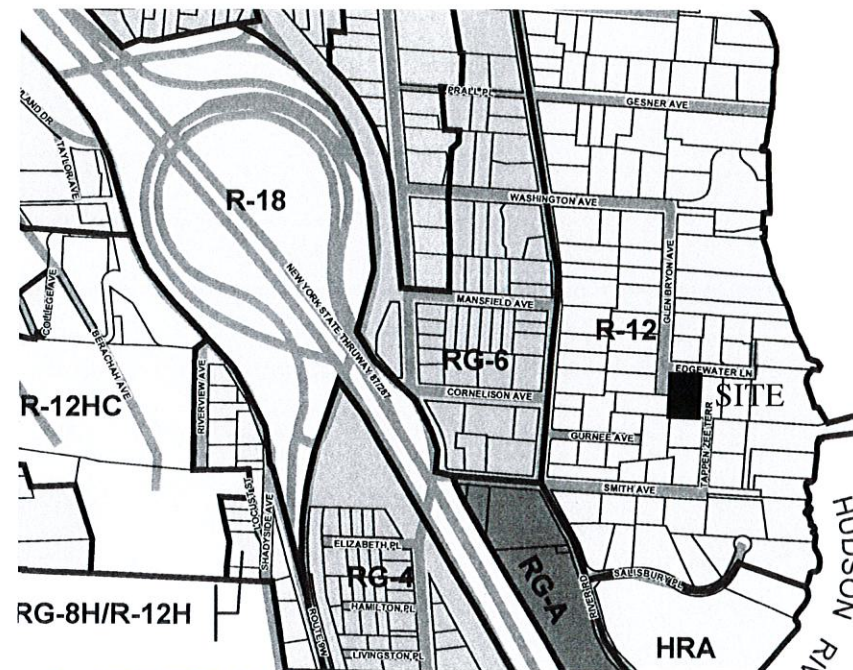


FINE ADDITION

55 GLEN BRYON AVE. SOUTH NYACK, NEW YORK 10960



2
C
VICINITY MAP
NTS

TREE PROTECTION NOTES

1. 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 PLACED AT THE DRIP LINE OF THE BRANCHES OR AT 8 FEET MINIMUM FROM THE TREE 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. WHEN AN AREA OF EXISTING TREES IS SHOWN TO BE SAVED, AND AREA OF SUCH TREES HAS BEEN REMOVED, A 2 1/2" - 3" CAL. SHADE TREE SHALL BE REPLACED FOR EACH 200 SQUARE FEET OF AREA DISTURBED.

NOTES

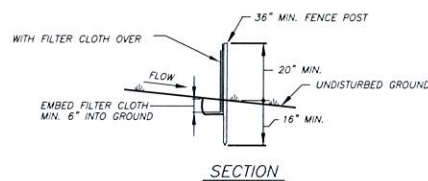
1. ALL CONSTRUCTION AND UTILITY WORK MUST COMPLY WITH THE VILLAGE OF SOUTH NYACK CONSTRUCTION STANDARDS.
2. ALL EXCAVATED MATERIAL SHALL BE REMOVED FROM THE SITE.
3. REFER TO VOSH ZONING CODE SECTION 110-6.14 FOR NOISE LIMITS FOR EQUIPMENT MAX (d) MEASURED 3' FROM THE UNIT NOT TO EXCEED 73 d.b.a. AND NO GREATER THAN 50 d.b.a. AT THE PROPERTY LINE. SCREEN THE UNITS WITH LANDSCAPING. SOUND MEASUREMENTS TO BE VERIFIED BY A.I.D.
4. ALL EXTERIOR LIGHTING SHALL BE SHIELDED AND DOWNWARD SHINING.

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

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

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
C
SILT FENCING
NTS

BULK REQUIREMENTS OF SOUTH NYACK ZONING CHAPTER 110 ZONING LOCAL LAW

BULK REQUIREMENTS SOUTH NYACK			
ZONE DISTRICT: R-12			
USE GROUP: SINGLE - FAMILY RESIDENTIAL			
REQUIREMENTS	REQUIRED	EXISTING	PROPOSED
PRINCIPAL BUILDING:			
LOT AREA, MIN. S.F.	12,000	14,804	NO CHANGE
FRONTAGE MIN.	100	> 100	NO CHANGE
FRONT YARD MIN.	35	25*/25.2*	NO CHANGE
SIDE YARD MIN.	25	37.9	NO CHANGE
TOTAL SIDE YARD	35	NA	NO CHANGE
REAR YARD MIN.	25	93	NO CHANGE
MAX. BUILDING HEIGHT	2 STORY/30	2 STORY/28.83'	NO CHANGE
LOT COV. %	45% (6,661.8)	19.3% (2,862)	20% (2,962)

* EXISTING NON-CONFORMING VARIANCES GRANTED ZBA #22-67 OCTOBER 19, 2022

EXISTING LOT COVERAGE:	
DWELLING	961
STOOP	27
PATIO, WALKS & STEPS	590
DRIVEWAY	798
GARAGE	308
WOOD PATIO	17
TOTAL	2,662 SF

EXISTING LOT COVERAGE 2,862 SF	
PROPOSED COVERAGE:	
EXISTING COVERAGE	2,862
NEW ADDITION	100
TOTAL	2,962 SF
NEW COVERAGE 100 SF	
TOTAL PROPOSED LOT COVERAGE 2,962 SF	

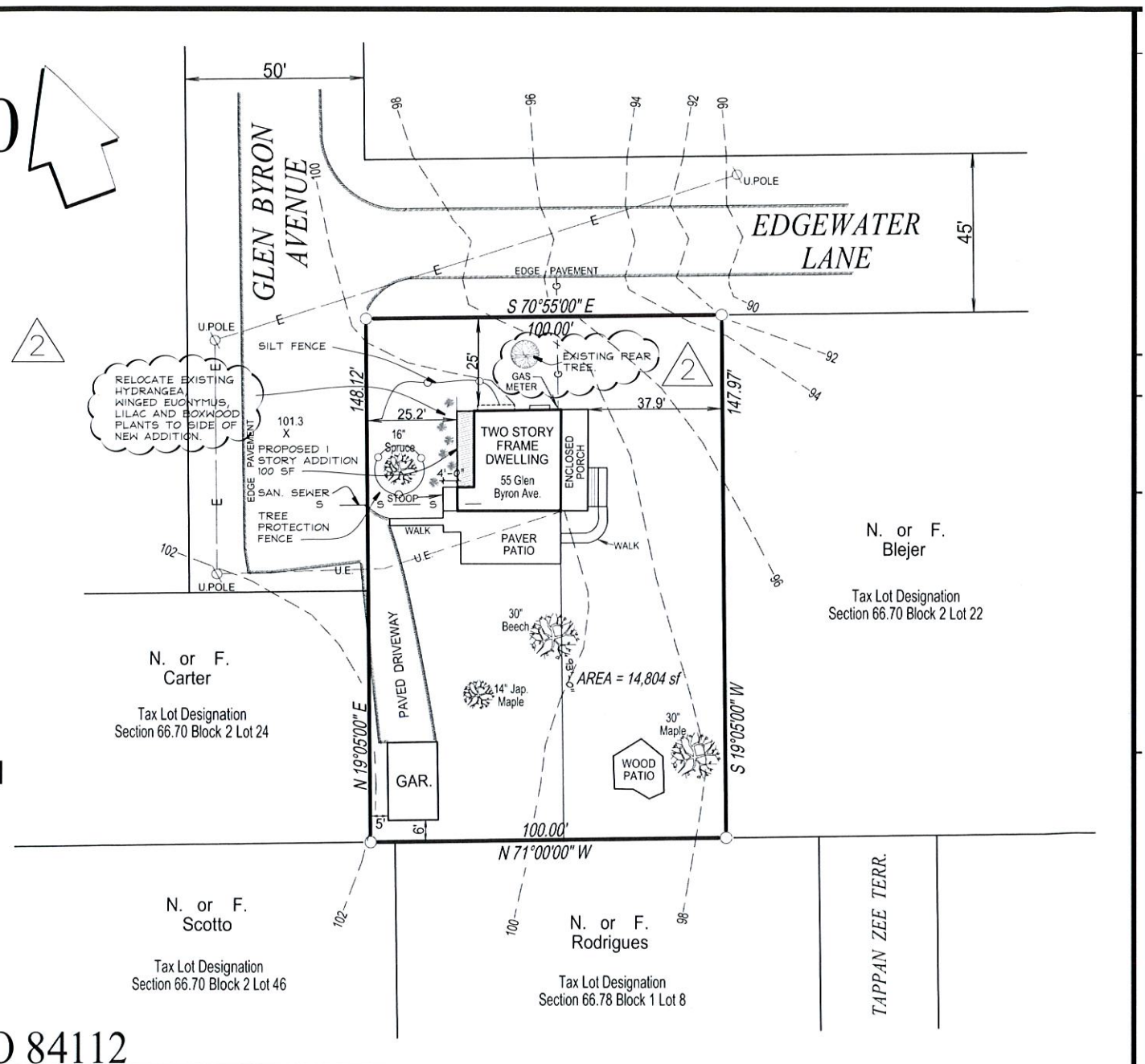
OWNER'S APPROVAL FOR FILING

OWNER

DATE

ORANGETOWN PLANNING BOARD APPROVAL

RO 84112



1
C
SITE PLAN
1 INCH = 10 FEET

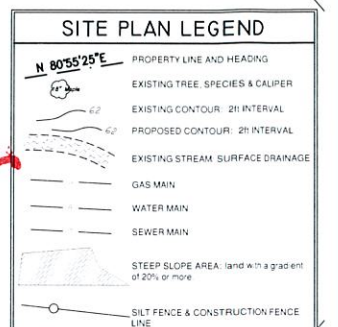
ORANGETOWN TAX MAP NO: 66.70 - 2 - 23
THE INFORMATION ON THIS DRAWING WAS TAKEN FROM A SURVEY FOR
REBECCA HOLT FINE DATED SEPTEMBER 26, 2011, REV. APRIL 26, 2022
BY Robert E. Sorace, PLS
135 South Main Street
New City, NY 10956
845-638-1498



NOV. 1 2022

SEPT. 6 2022

MAY 5, 2022 JOB# 202208



- GENERAL NOTES**
1. DO NOT SCALE THE DRAWINGS. USE INDICATED DIMENSIONS ONLY.
 2. ALL WORK SHALL CONFORM TO LOCAL AND NEW YORK STATE CODE REQUIREMENTS. NO WORK SHALL COMMENCE UNTIL A BUILDING PERMIT HAS BEEN ISSUED AS REQUIRED BY THE LOCAL BUILDING DEPARTMENT.
 3. 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.
 4. ALL NEW WALL BASE PLATES SHALL BE SET IN A MINIMUM 3/4" CONTINUOUS BEAD OF CAULK OR SEALANT. ALL PENETRATIONS THROUGH CEILINGS AND EXTERIOR WALLS SHALL BE AIR SEALED WITH EXPANDING FOAM AND/OR SILICONE CAULK PRIOR TO FLASHING.
 5. 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.
 6. DOUBLE UP JOISTS UNDER PARALLEL PARTITIONS.
 7. WINDOWS ARE 400 SERIES BY ANDERSEN. UNITS TO BE LOW-E COATED WITH INSULATING GLASS AND ARGON GAS. PROVIDE ALL OPERATING UNITS WITH SCREENS. UNIT NUMBERS ARE INDICATED ON THE PLANS.
 8. ALL WOOD IN CONTACT WITH MASONRY & CONCRETE SHALL BE PRESSURE TREATED WITH A WOOD PRESERVATIVE.
 9. INSTALL HANGERS AND CONNECTORS BY SIMPSON STRONG-TIE (SST) AS NOTED ON THE DRAWINGS AND DETAILS. INSTALL ALL CONNECTORS WITH NAILS OR SCREWS AS SPECIFIED BY SIMPSON STRONG-TIE. DO NOT SUBSTITUTE CONNECTORS OR FASTENERS. ALL FASTENER COATINGS SHALL MATCH THE EXTERIOR COATING OF THE SPECIFIED HANGER. HDG TO HDG AND STAINLESS TO STAINLESS.
 10. FLASH ALL WINDOW ROUGH OPENINGS WITH A PEEL & STICK TYPE MEMBRANE FLASHING. FLASH SILLS TO CREATE A DRAIN PAN PITCHED TO THE EXTERIOR SIDE.
 11. INSTALL BOISE 'VERSA-LAM 2.0 3100% LAMINATED STRUCTURAL LUMBER BEAMS IN SOLID WIDTHS AS INDICATED ON THE DRAWINGS. DO NOT NOTCH BEAMS. PROVIDE MINIMUM 3" SOLID BEARING AT ENDS UNLESS OTHERWISE INDICATED.
 12. SEAL AROUND ALL DOOR AND WINDOW ROUGH OPENINGS WITH MINIMALLY EXPANDING FOAM. FOLLOW MANUFACTURERS PRECAUTIONS.
 13. REFER TO THE SPECIFICATIONS FOR ADDITIONAL INFORMATION.



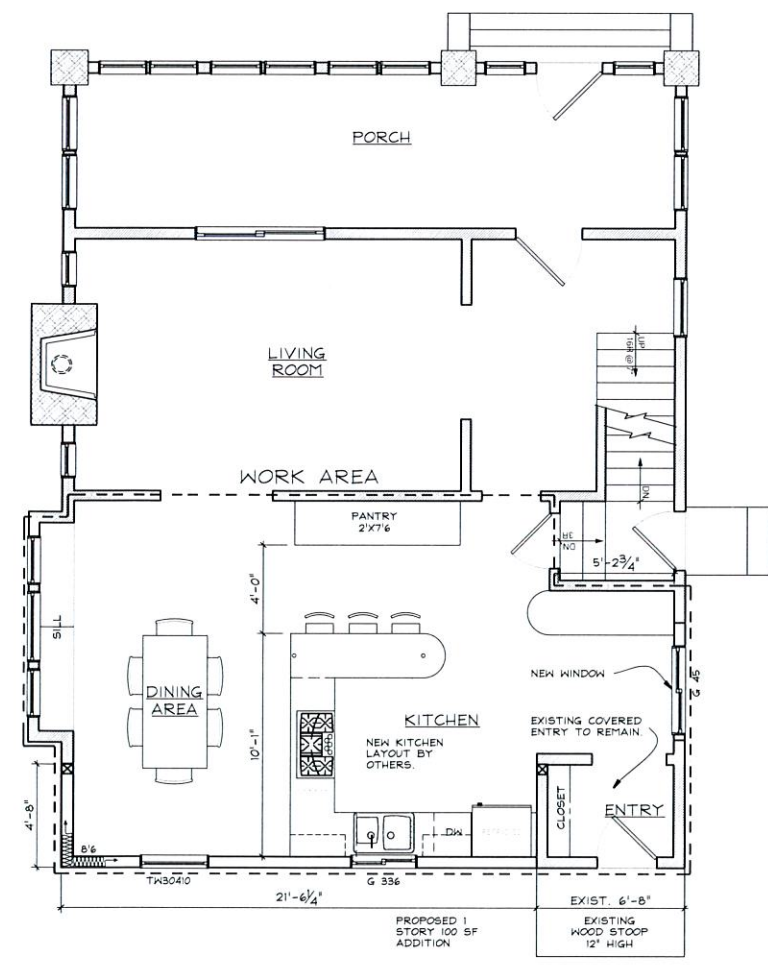
3 NORTH ELEVATION
AI 1/4" = 1 FOOT



4 SOUTH ELEVATION
AI 1/4" = 1 FOOT



2 WEST ELEVATION
AI 1/4" = 1 FOOT



1 FIRST FLOOR PLAN
AI 1/4" = 1 FOOT

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

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