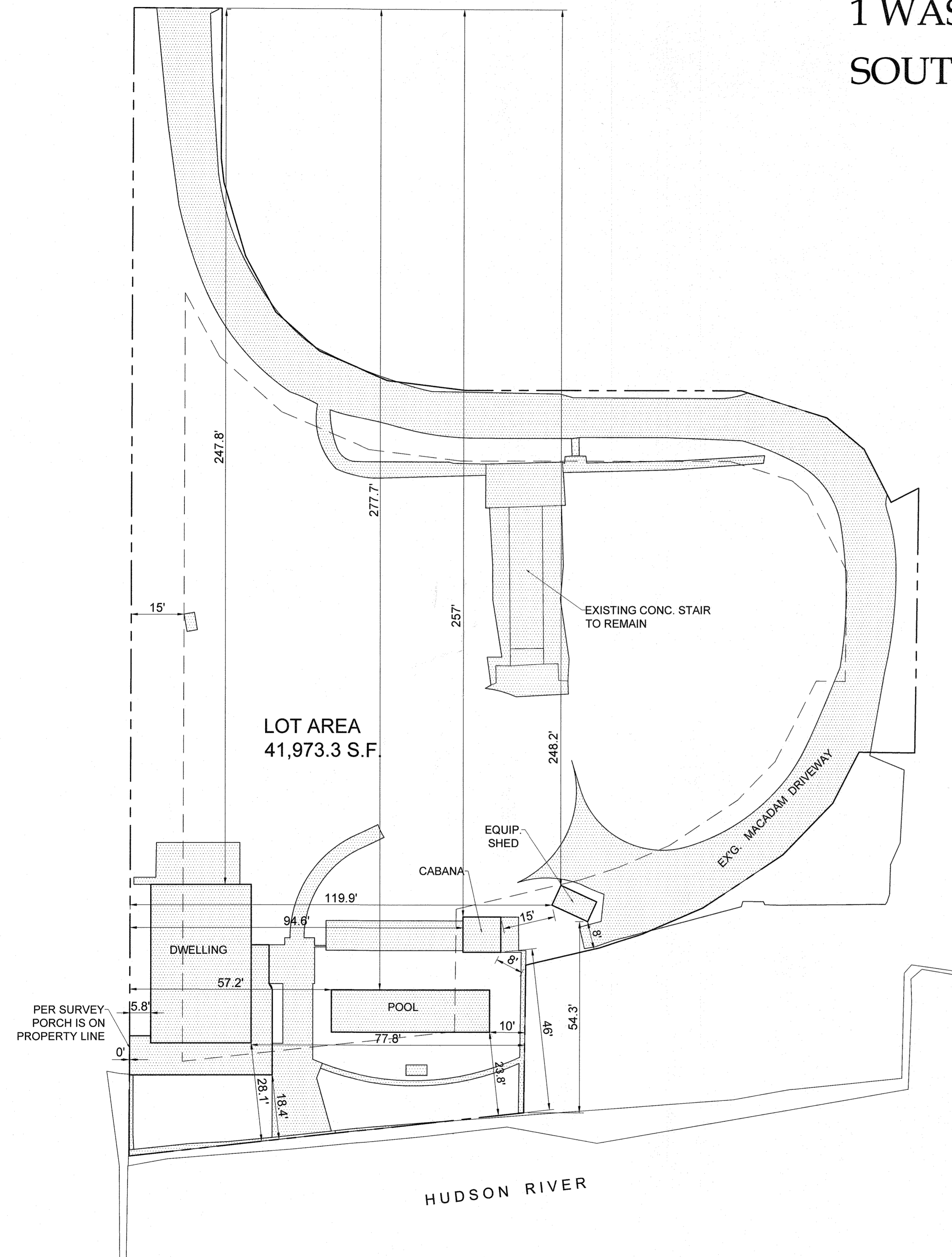


LANDSCAPE RENOVATION

1 WASHINGTON AVENUE
SOUTH NYACK, NEW YORK

AURELL
GARCIA
ARCHITECTS

171 KING'S HIGHWAY, ORANGEBURG,
NEW YORK 10962
TEL 845.680.6670



LOT AREA
41,973.3 S.F.

$$\frac{16,340 \text{ S.F. IMPERMEABLE SURFACE}}{41,973 \text{ S.F.}} = 38.93\%$$

1 IMPERMEABLE SURFACES / BULK TABLE DIAGRAM

SCALE 1" = 20'

REFERENCE SURVEY BY SPARACO & YOUNGBLOOD DATED NOV. 11, 2022

ZONING BULK TABLE ANALYSIS - HOUSE

ADDRESS: 1 WASHINGTON AVENUE, SOUTH NYACK, NY
TAX LOT DESIGNATION: SECTION 66.70, BLOCK 2, LOT 6

R-12 ZONE	LOT	STONE & WOOD FRAME DWELLING		CABANA (LESS THAN 100 S.F.)		EQUIP. SHED (LESS THAN 100 S.F.)		POOL	
		REQUIRED	EXISTING	PROPOSED	REQ.	PROP.	REQ.	PROP.	REQ.
MINIMUM LOT	12,000 SF	29,098 SF	29,098 SF						
MAXIMUM LOT COVERAGE	45%	35%	38.93%						
MINIMUM STREET FRONT	100'	25' *	25' *						
REQUIRED FRONT YARD	35'	247.8'	247.8'	60'	257'	60'	248.2'	60'	277.7'
REQUIRED SIDE YARD	15'	0' *	0' *	5'	8'	5'	8'	8'	10'
TOTAL SIDE YARD	35'	77.8' (PORCH)	77.8' (PORCH)	35'	102.6'	16'	127.9'	16'	67.2'
REQUIRED REAR YARD	25'	18.4' (PORCH) *	18.4' (PORCH) *	8'	46'	5'	54.3'	20'	23.8'
MAXIMUM BUILDING HEIGHT (FT.)	3 STORIES (b) 36'	3 STORIES (b) 32'	3 STORIES (b) 32'	15'	12'	15'	7'	15'	0'
VARIANCE REQUIRED		ENC	ENC		NO		NO		NO

- * = EXISTING NON-CONFORMING
- PROPERTY IS WITHIN THE DESIGNATED CRITICAL ENVIRONMENTAL AREA
- ACCESSORY BUILDINGS ARE LESS THAN 30% OF REQUIRED REAR OR SIDE YARD AREAS.
- ACCESSORY STRUCTURES SHALL NOT BE CLOSER THAN 15' TOGETHER

PLOT PLAN AND CALCULATIONS PREPARED BY:
SPARACO & YOUNGBLOOD, PLLC
CIVIL ENGINEERING * LAND SURVEYING * SITE PLANNING
Dated NOVEMBER 11, 2022

SLOPE AREA DEDUCTIONS:
0% - 15% = 0% (124,758 X 0) = 0
16% - 25% = 40% (15,588 X .40) = 2,235.21
26% - 35% = 60% (2,489 X .60) = 1,481.4
36% - 100% = 100% (9,158 X 1.0) = 9,158

TOTAL DEDUCTIONS - 12,875 S.F.

ZONING AREA CALCULATIONS:
GROSS LOT AREA - SLOPE REDUCTIONS = ZONING LOT AREA
41,973 S.F. - 12,875 S.F. = 29,098

MAXIMUM LOT COVERAGE CALCULATIONS:
IMPERVIOUS SURFACE / LOT AREA - LOT COVERAGE

EXISTING:
14,670 S.F. / 41,973 S.F. = 0.3495 (0.35)

PROPOSED:
16,340 S.F. / 41,973 S.F. = 0.3893 (0.39)

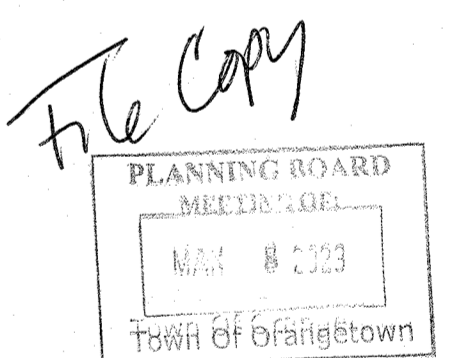
LIST OF DRAWINGS

#	DRAWING	DATE
L-0.0	COVER SHEET, BULK TABLE	12/20/2022
L-1.1	LANDSCAPE PLAN	12/19/2022
L-1.2	HARDSCAPE DETAIL PLAN AT DECK	11/16/2022
L-1.3	SITE LIGHTING PLAN	12/12/2022
L-1.4	PLANTING PLAN	12/12/2022
L-2.1	EAST ELEVATION	12/12/2022
L-2.2	NORTH ELEVATION AT BUILDING	06/21/2022
L-2.3	SOUTH ELEVATION AT STAIR / RETAINING WALL	06/21/2022

SYMBOLS LEGEND

00 A00	DETAIL REFERENCE MARK
4(A-X) 2 3	INTERIOR ELEVATION REFERENCE MARK
3 A-X	SECTION/ELEVATION REFERENCE MARK
1 TITLE 1/4" = 1'-0"	DRAWING TITLE MARK
8'-6" AFF T.O. SLAB	ELEVATION MARK
---	EXISTING WALL TO REMAIN
- - - - -	EXISTING WALL TO BE REMOVED
---	NEW PARTITION WALL
CH 5	CARBON MONOXIDE/ SMOKE DETECTOR
1	REVISION TAG
A	PARTITION TAG
W1-01	window tag A-DTAG-WIN

HOUSE RENOVATION
1 Washington Avenue
South Nyack, New York



REVISIONS:
DRAWING TITLE:
COVER SHEET

DATE: 12/20/2022
PROJ. TEAM: WCA/MRG
PROJ. PARTNER: WCA/MRG
PROJ. NO.: 21110

L-0.0

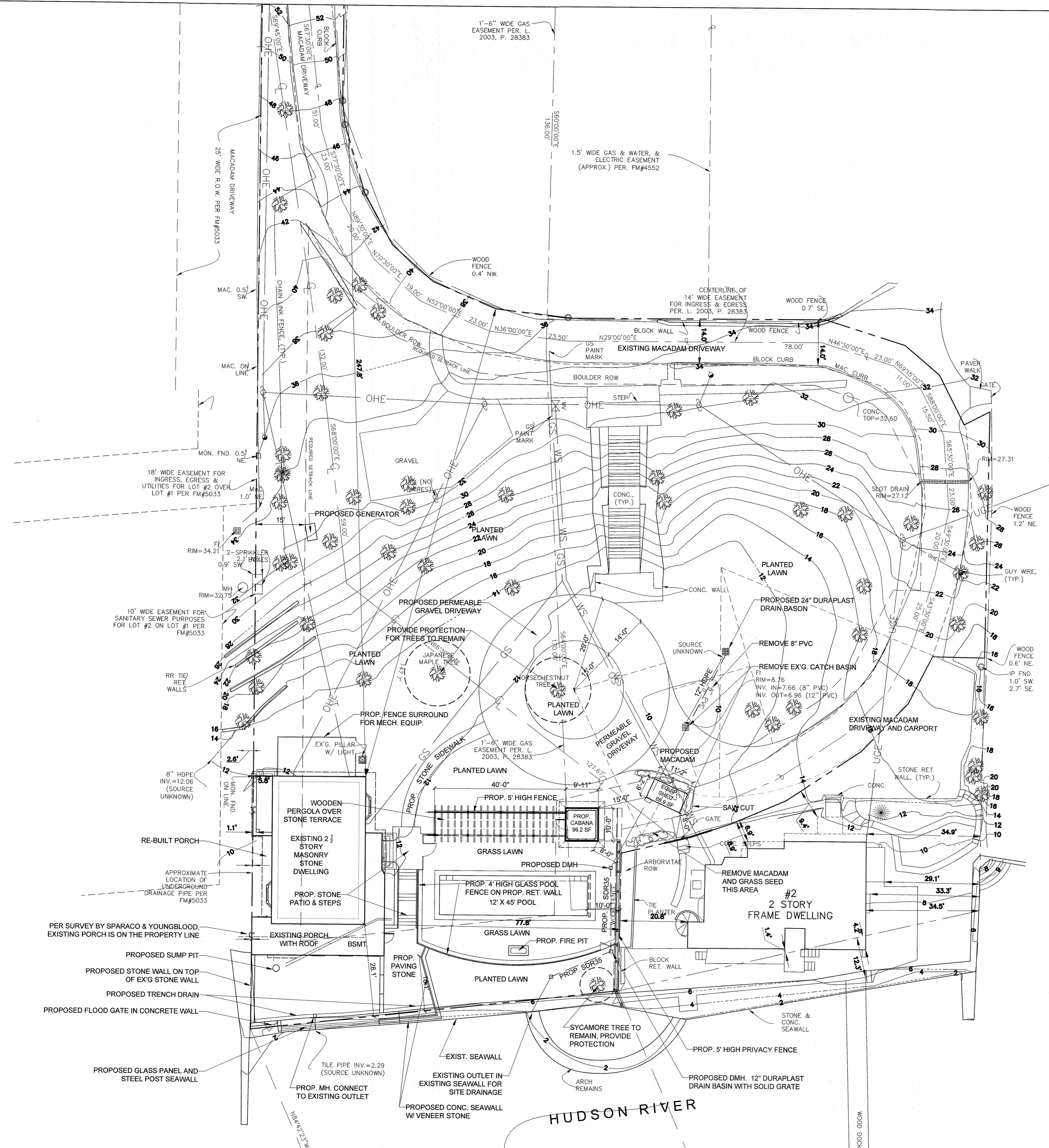


PERMIT SET - LANDSCAPE 12/20/2022

AURELL GARCIA ARCHITECTS

171 KING'S HIGHWAY, ORANGEBURG,
NEW YORK 10962
TEL 845.680.6670

HOUSE RENOVATION 1 Washington Avenue South Nyack, New York



PER SURVEY BY SPARACO & YOUNGBLOOD,
EXISTING PORCH IS ON THE PROPERTY LINE
PROPOSED SUMP PIT
PROPOSED STONE WALL ON TOP
OF EX'G STONE WALL
PROPOSED TRENCH DRAIN
PROPOSED FLOOD GATE IN CONCRETE WALL
PROPOSED GLASS PANEL AND
STEEL POST SEAWALL
TILE PIPE INV.=2.29
(SOURCE UNKNOWN)
PROP. MH. CONNECT
TO EXISTING OUTLET
PROPOSED CONC. SEAWALL
W/ VENEER STONE
EXIST. SEAWALL
EXISTING OUTLET IN
EXISTING SEAWALL FOR
SITE DRAINAGE
ARCH REMAINS
PROP. 5' HIGH PRIVACY FENCE
PROPOSED DMH, 12\"/>

1 SITE PLAN
1/16" = 1'-0"

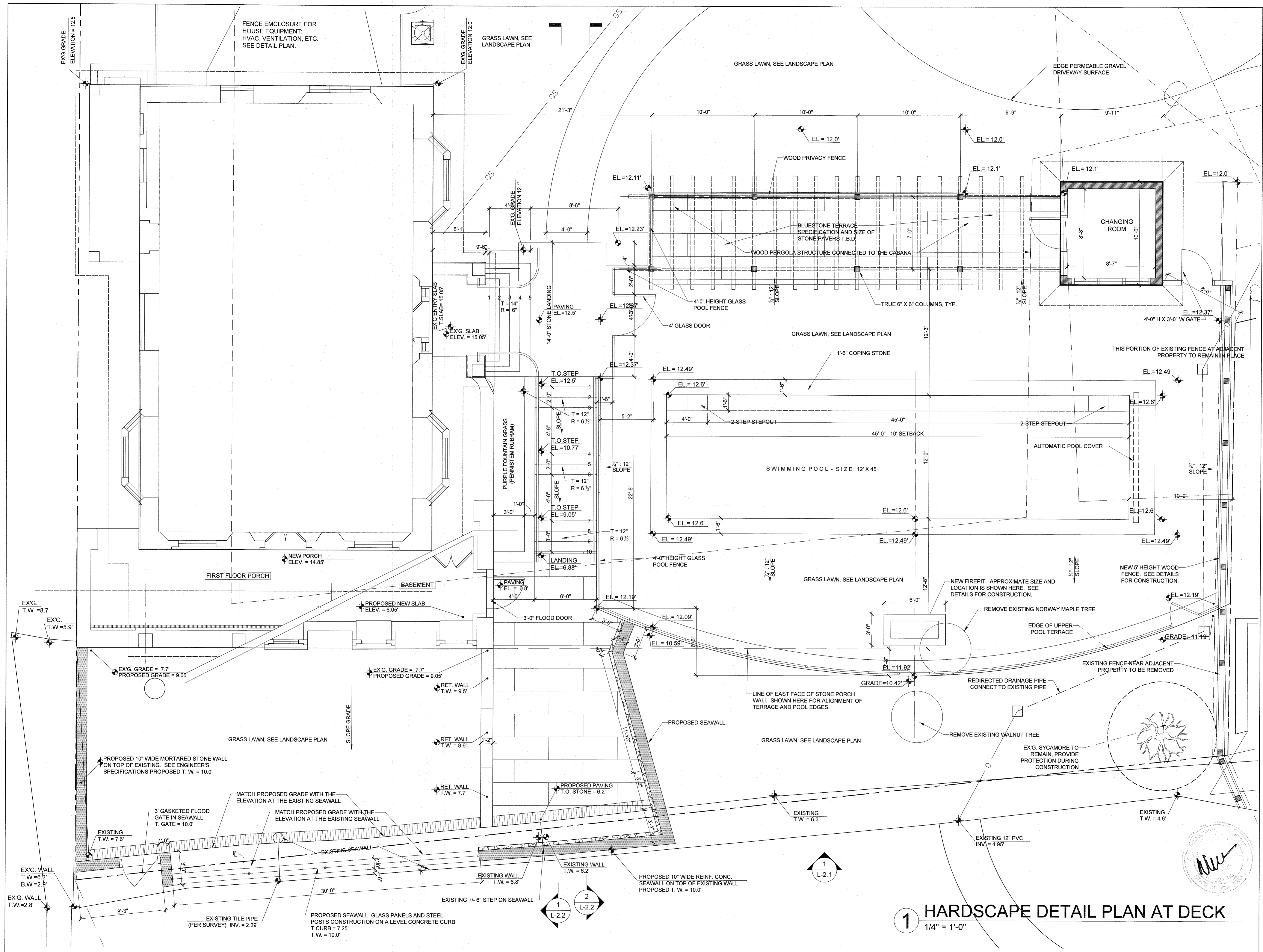


PERMIT SET - LANDSCAPE 12/19/2022

REVISIONS:	
DRAWING TITLE:	SITE PLAN
DATE:	12/19/2022
PROJ TEAM:	WCA/MRG
PROJ PARTNER:	WCA/MRG
PROJ NO.:	21110

L-1.1

HOUSE RENOVATION
1 Washington Avenue
South Nyack, New York



REVISIONS:

DRAWING TITLE:

**HARDSCAPE
DETAIL PLAN
AT DECK**

DATE: 11/16/2022
PROJ TEAM: WCA/MRG
PROJ PARTNER: WCA/MRG
PROJ NO.: 21110

L-1.2

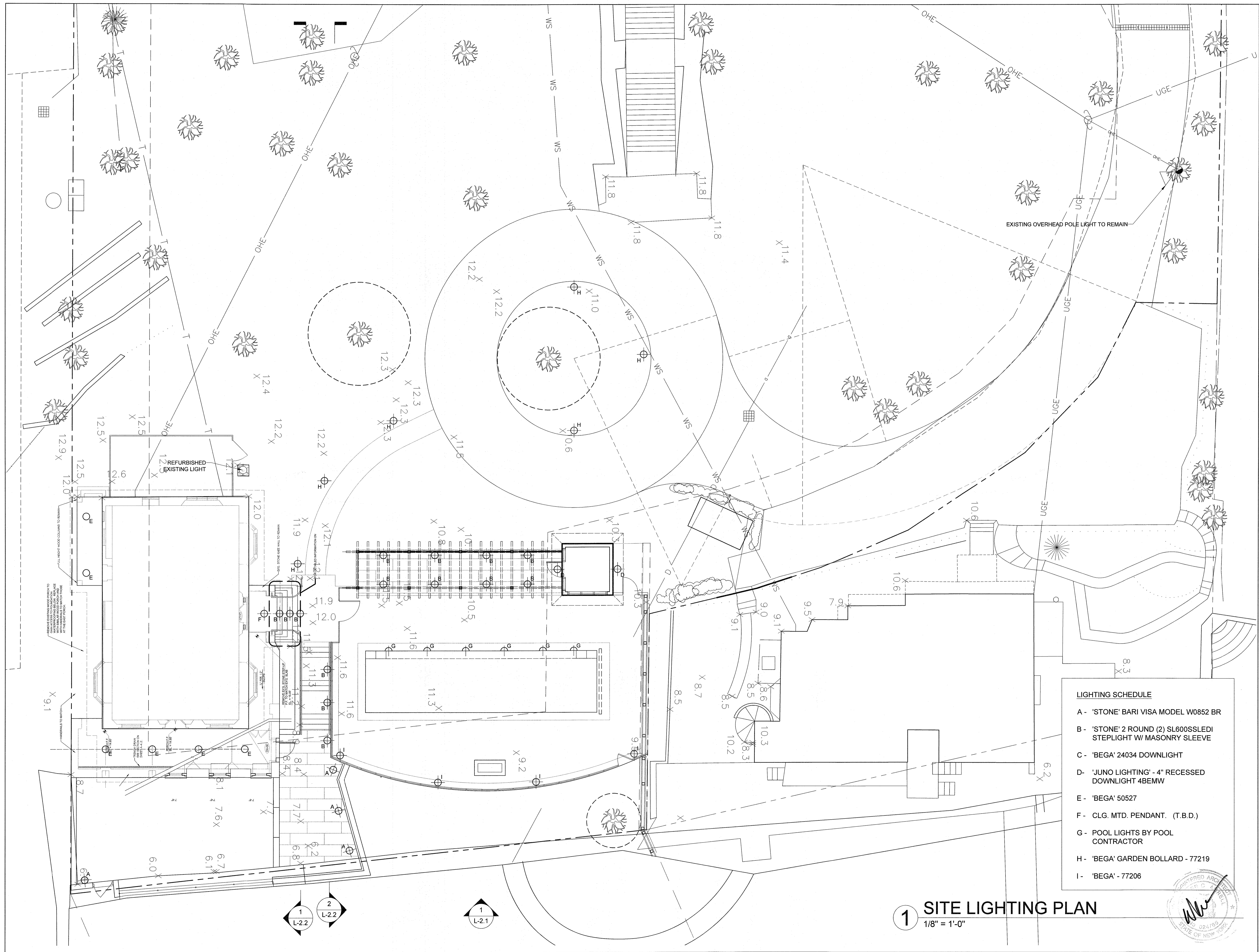
1 HARDSCAPE DETAIL PLAN AT DECK
1/4" = 1'-0"

PERMIT SET - LANDSCAPE 12/12/2022



HOUSE RENOVATION

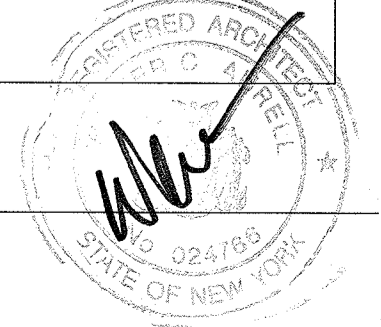
1 Washington Avenue
South Nyack, New York



LIGHTING SCHEDULE

- A - 'STONE' BARI VISA MODEL W0852 BR
- B - 'STONE' 2 ROUND (2) SL600SSLEDI STEPLIGHT W/ MASONRY SLEEVE
- C - 'BEGA' 24034 DOWNLIGHT
- D - 'JUNO LIGHTING' - 4" RECESSED DOWNLIGHT 4BEMW
- E - 'BEGA' 50527
- F - CLG. MTD. PENDANT. (T.B.D.)
- G - POOL LIGHTS BY POOL CONTRACTOR
- H - 'BEGA' GARDEN BOLLARD - 77219
- I - 'BEGA' - 77206

1 SITE LIGHTING PLAN
1/8" = 1'-0"



REVISIONS:	
DRAWING TITLE:	LANDSCAPE LIGHTING PLAN
DATE:	12/12/2022
PROJ. TEAM:	WCA/MRG
PROJ. PARTNER:	WCA/MRG
PROJ. NO.:	21110

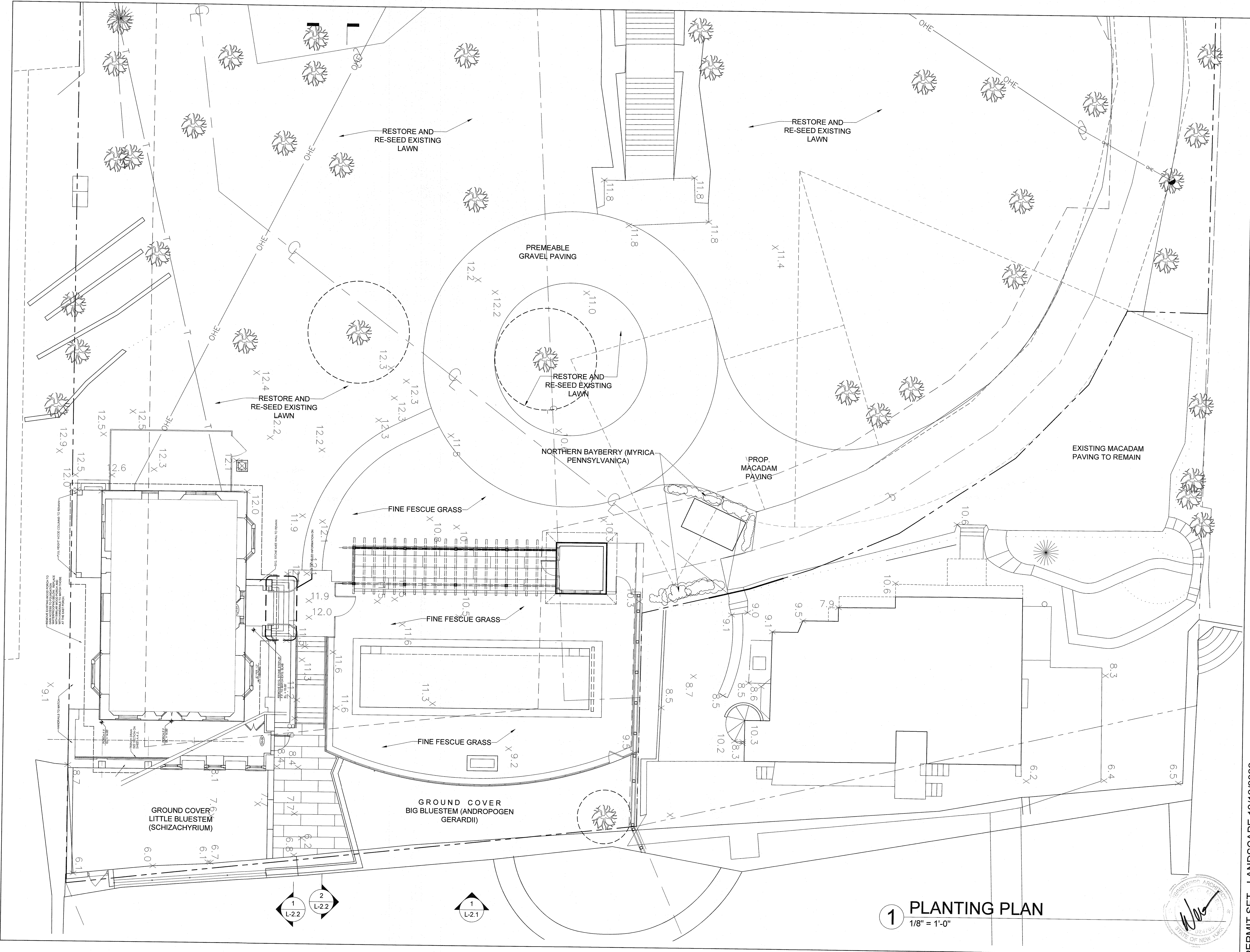
PERMIT SET - LANDSCAPE 12/12/2022

L-1.3

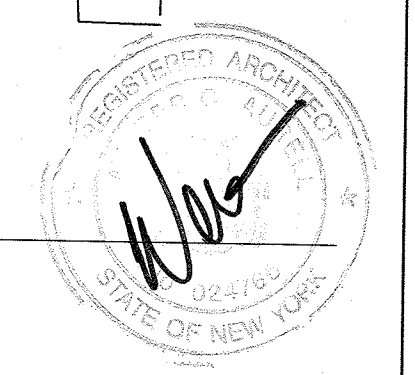
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HOUSE RENOVATION
1 Washington Avenue
South Nyack, New York



1 PLANTING PLAN
1/8" = 1'-0"



REVISIONS:

DRAWING TITLE:

**PLANTING
PLAN**

DATE: 12/12/2022

PROJ TEAM: WCA/MRG

PROJ PARTNER: WCA/MRG

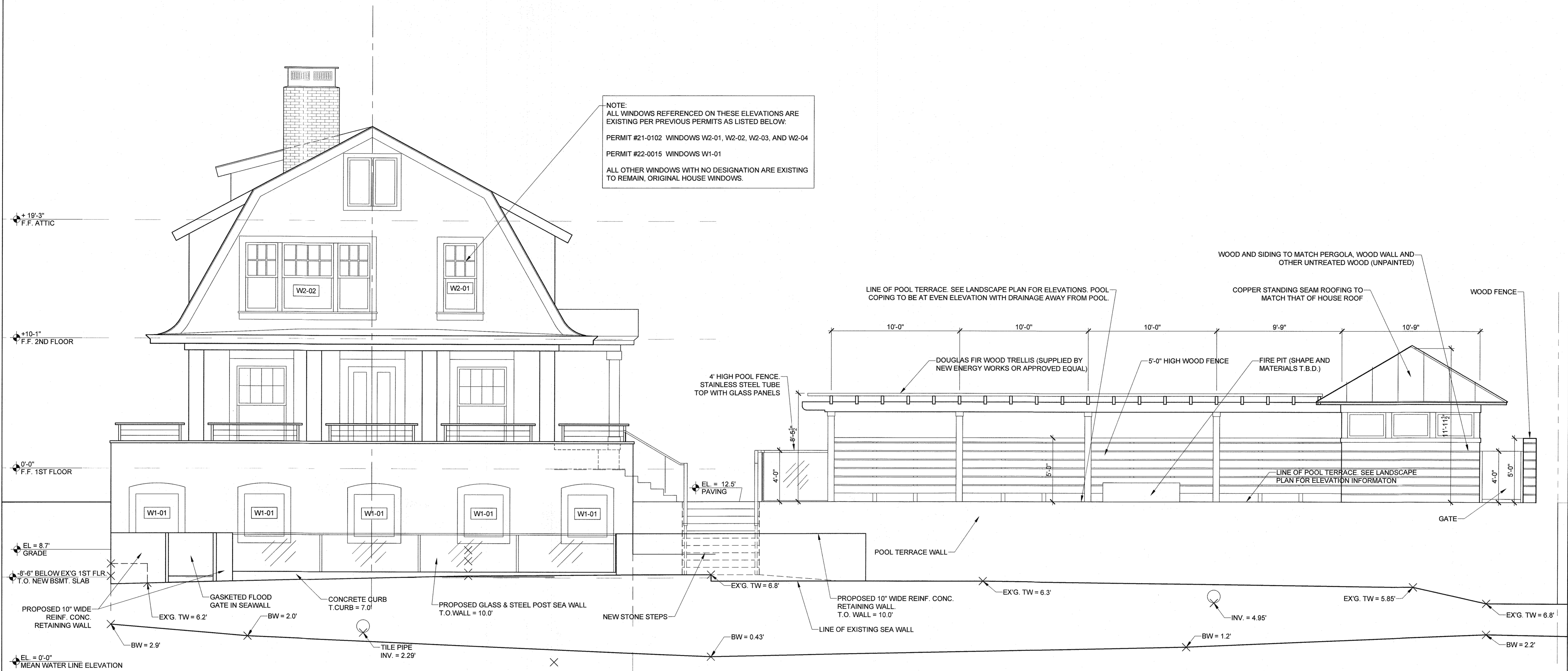
PROJ NO.: 21110

PERMIT SET - LANDSCAPE 12/12/2022

L-1.4

HOUSE RENOVATION
1 Washington Avenue
South Nyack, New York

NOTE:
ALL WINDOWS REFERENCED ON THESE ELEVATIONS ARE
EXISTING PER PREVIOUS PERMITS AS LISTED BELOW:
PERMIT #21-0102 WINDOWS W2-01, W2-02, W2-03, AND W2-04
PERMIT #22-0015 WINDOWS W1-01
ALL OTHER WINDOWS WITH NO DESIGNATION ARE EXISTING
TO REMAIN, ORIGINAL HOUSE WINDOWS.



1 EAST ELEVATION
1/4" = 1'-0"

REVISIONS:

DRAWING TITLE:

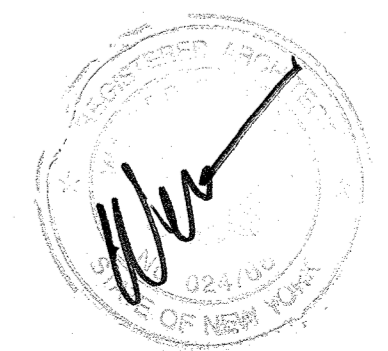
**LANDSCAPE
ELEVATIONS**

DATE: 12/12/2022

PROJ TEAM: WCA/MRG

PROJ PARTNER: WCA/MRG

PROJ NO.: 21110



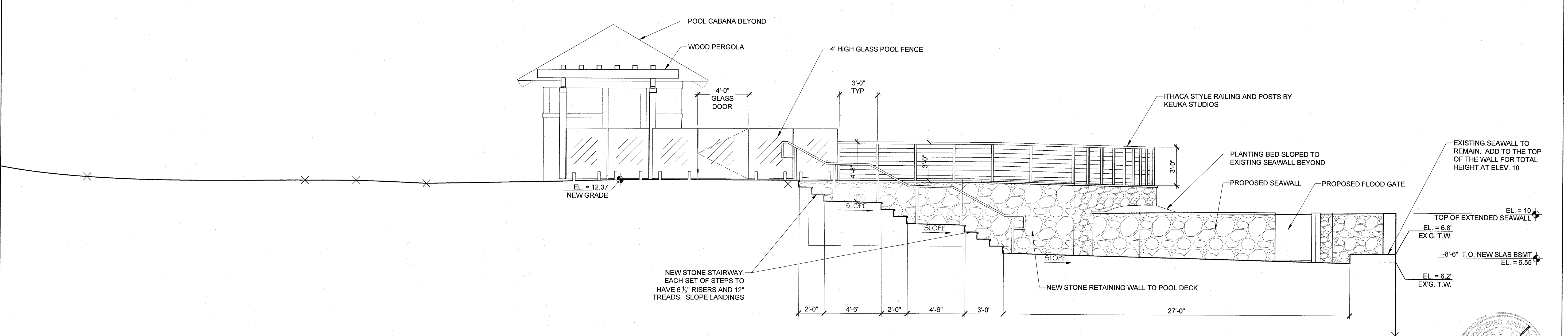
PERMIT SET - LANDSCAPE 12/12/2022

L-2.1

HOUSE RENOVATION
1 Washington Avenue
South Nyack, New York



1 NORTH ELEVATION
1/4" = 1'-0"



2 SOUTH ELEVATION
1/4" = 1'-0"



REVISIONS:

DRAWING TITLE:

**LANDSCAPE
ELEVATIONS**

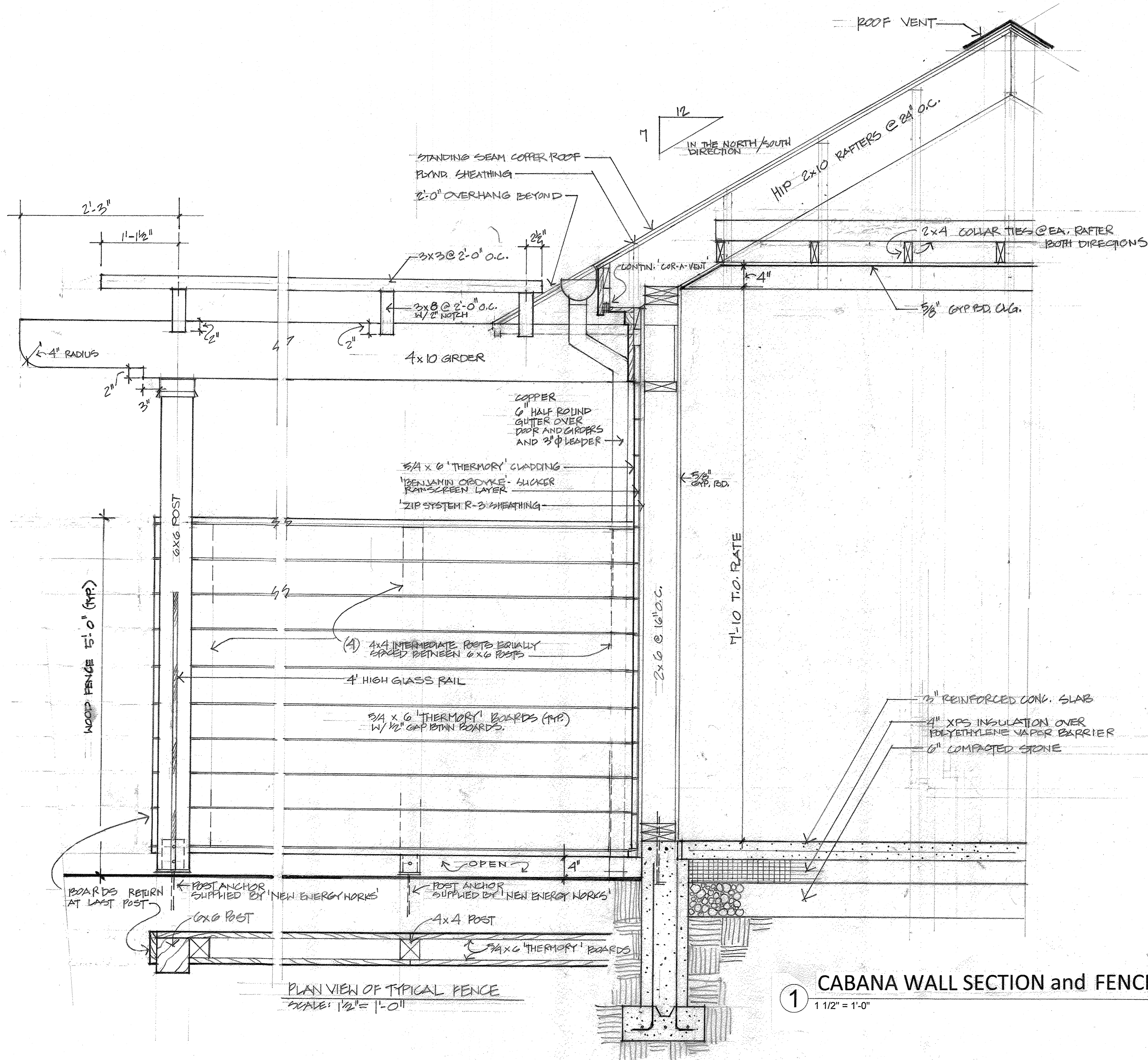
DATE: 06/01/2022
PROJ TEAM: WCA/MRG
PROJ PARTNER: WCA/MRG
PROJ NO.: 21110

L-2.2

PERMIT SET - LANDSCAPE 12/12/2022

LANDSCAPE RENOVATION

1 Washington Avenue
South Nyack, New York



REVISIONS:
DRAWING TITLE:

**CABANA &
FENCE
DETAILS**

DATE: 06/01/2022
PROJ TEAM: WCA/MRG
PROJ PARTNER: WCA/MRG
PROJ NO.: 21110



L-2.3