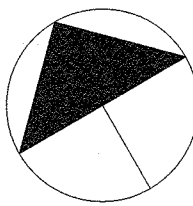


ZONING BULK TABLE ANALYSIS - HOUSE

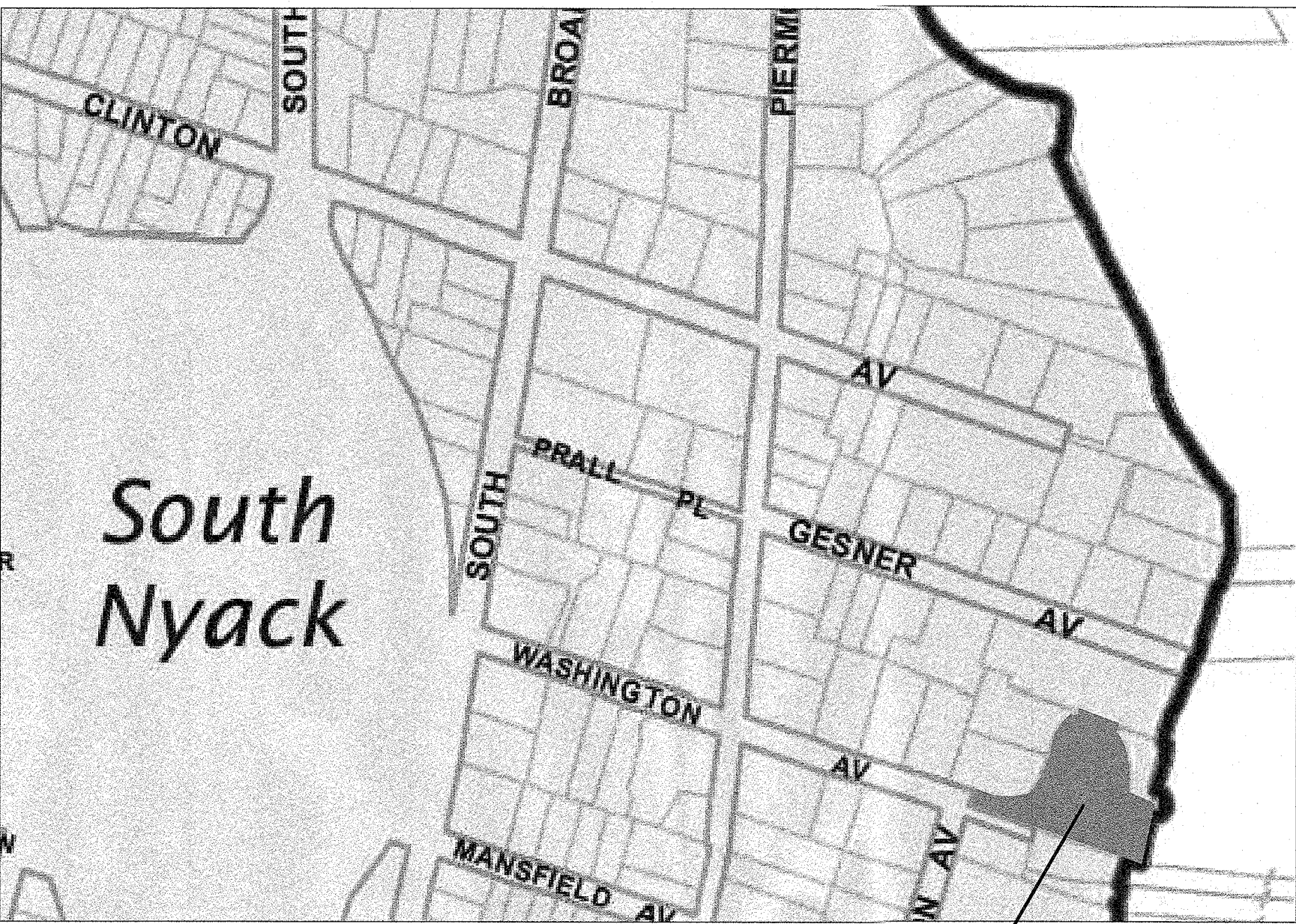
ADDRESS: 1 WASHINGTON AVENUE, SOUTH NYACK, NY
TAX LOT DESIGNATION: SECTION 66.70, BLOCK 2, LOT 6

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'	10'	10'
TOTAL SIDE YARD	35'	77.8' (PORCH)	77.8' (PORCH)	35'	102.6'	35'	127.9'	35'	67.2'
REQUIRED REAR YARD	25'	18.4' (PORCH) *	18.4' (PORCH) *	8'	46'	8'	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

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



NORTH



1 WASHINGTON AVENUE
SOUTH NYACK, NY

1 VICINITY MAP
N.T.S.

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% (2,469 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

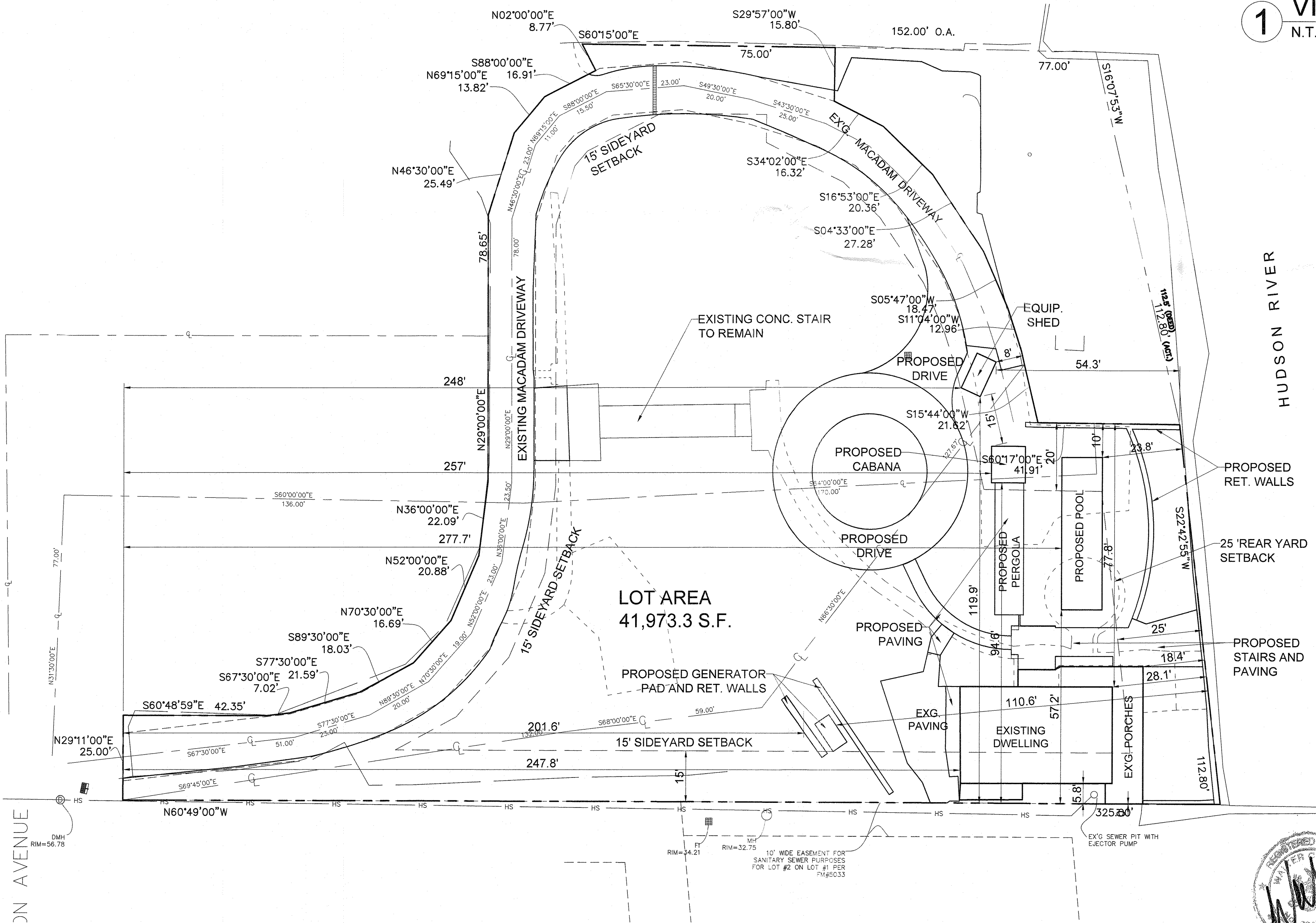
MAXIMUM LOT COVERAGE CALCULATIONS:
IMPERVIOUS SURFACE / LOT AREA - LOT COVERAGE

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

PROPOSED IMPERVIOUS SURFACES:
14,962 S.F. / 41,973 S.F. = 0.3565 (0.36)

LIST OF DRAWINGS

#	DRAWING	DATE
L-0.0	COVER SHEET, BULK TABLE	10/26/2023
	TOPOGRAPHIC SURVEY	09/21/2021
1 OF 3	PLOT PLAN	10/20/2023
2 OF 3	EROSION CONTROL PLAN	10/20/2023
3 OF 3	NOTES AND DETAILS	10/20/2023
L-0.1	AREA CALCULATIONS SHEET	04/26/2023
L-1.1	SITE PLAN	10/26/2023
L-1.2	DETAIL PLAN	10/26/2023
L-1.3	LANDSCAPE LIGHTING PLAN	03/22/2023
L-1.4	PLANTING PLAN	07/07/2023
L-2.1	EAST ELEVATION	03/22/2023
L-2.2	NORTH & SOUTH SECTION / ELEVATIONS AT STAIR	03/22/2023
L-2.3	CABANA ELEVATIONS	03/22/2023
S-10.0	RETAINING WALL PLAN	03/22/2023
S-11.0	FLOOD ZONE LINE	07/10/2023
S-30.0	RETAINING WALL SECTIONS	03/22/2023



WASHINGTON AVENUE

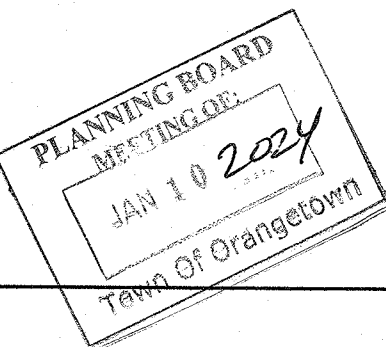
APPROXIMATE LOCATION OF COMBINED SANITARY SEWER SERVICE PER AS-BUILT BY "LAWLER, MATUSKY & SKELLY ENGINEERS" TO THE VILLAGE OF SOUTH NYACK, DATED 06/22/1994. DWG. NO. SP-3

1 BULK TABLE DIAGRAM
1" = 20'

AURELL
GARCIA
ARCHITECTS

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

LANDSCAPE RENOVATION
1 Washington Avenue
South Nyack, New York



REVISIONS:

DRAWING TITLE:

COVER SHEET

DATE: 10/26/2023
PROJ TEAM: WCA/MRG
PROJ PARTNER: WCA/MRG
PROJ NO.: 21110

L-0.0

PERMIT SET - LANDSCAPE

TAX LOT: SECTION 66.70, BLOCK 2, LOTS 5 & 6

MAP REFERENCE:

"SUBDIVISION OF PROPERTY OF ELEANOR HALL GIBSON" FILED IN THE ROCKLAND COUNTY CLERK'S OFFICE ON APRIL 11, 1979 AS MAP#5033.

"PROPOSED SUBDIVISION FOR FLORENCE A. KROGER" FILED IN THE ROCKLAND COUNTY CLERK'S OFFICE ON SEPT. 18, 1974 AS MAP#4552.

DEED REFERENCE:

2003/28583

2008/2241

2019/15783

2018/786

841/380

743/2560

2004/73595

2006/49763

2007/39348

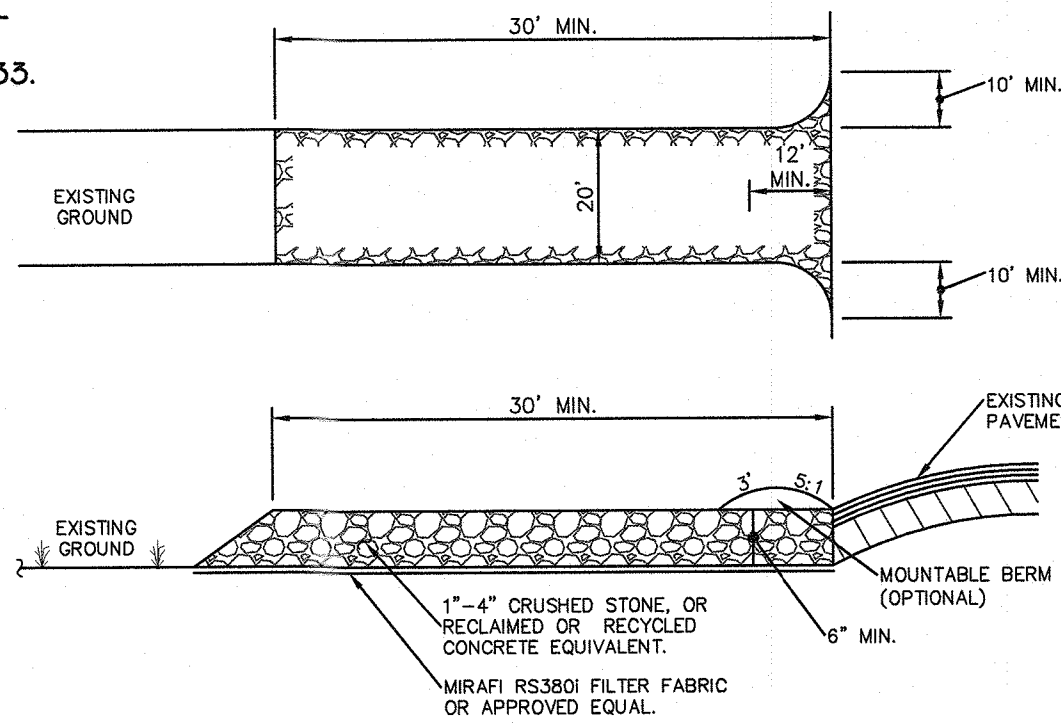
2018/4557

NOTE:

SEE ARCHITECTURAL PLANS BY "AURELL GARCIA ARCHITECTS" DATED 06/27/2022, FOR ALL STONE WORK DETAILS.

TREE SCHEDULE

NUMBER	DIA. (INCHES)	SPECIES
T1	24	WALNUT
T2	18	MAPLE
T3	18	MAPLE
T4	28	MAPLE
T5	24	MAPLE
T6	24	MAPLE
T7	24	MAPLE
T8	14	MAPLE
T9	12	MAPLE
T10	20	MAPLE
T11	24	MAPLE
T12	30	SPRUCE
T13	12	MAPLE
T14	30	MAPLE
T15	36	LOCUST
T16	10	CHESTNUT
T17	18	MAPLE
T18	40	LOCUST
T19	20	MAPLE
T20	36	MAPLE
T21	12	MAPLE
T22	24	MAPLE
T23	18	MAPLE
T24	18	MAPLE
T25	18	MULBERRY
T26	40	SYCAMORE
T27	24	MAPLE
T28	16	MAPLE
T29	16	MAPLE
T30	24	MAPLE
T31	18	MAPLE
T32	12	MAPLE
T33	24	MAPLE
T34	20	MAPLE
T35	36	SYCAMORE
T36	36	MAPLE
T37	36	MAPLE
T38	20	MAPLE
T39	20	MAPLE
T40	16	MAPLE
T41	24	MAPLE
T42	20	MAPLE
T43	24	MAPLE
T44	30	TWIN
T45	24	CHESNUT
T46	18	HOLLY
T47	12	MAPLE
T48	24	MAPLE
T49	12	MAPLE
T50	40	MAPLE
T51	12	MAPLE
T52	48	LOCUST
T53	36	SYCAMORE
T54	10	TWIN
T55	36	TRIPLE
T56	12	MAPLE



CONSTRUCTION SPECIFICATIONS:

1. STONE SIZE - USE 1-4 INCH STONE OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
2. LENGTH - NOT LESS THAN 50 FEET (EXCEPT ON A SINGLE RESIDENCE LOT WHERE A 30 FOOT MINIMUM LENGTH WOULD APPLY).
3. THICKNESS - NOT LESS THAN SIX (6) INCHES.
4. WIDTH - TWELVE (12) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS. TWENTY-FOUR (24) FOOT IF SINGLE ENTRANCE TO SITE.
5. GEOTEXTILE - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE. SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ACCESS SHALL BE PIRED BENEATH THE ENTRANCE. IF PIRING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.
6. MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
7. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

STABILIZED CONSTRUCTION ENTRANCE

RESIDENTIAL

N.T.S.

N/T
THEOPHILINES
66.62-2-4
LOT 'B', FM#4552

N/T
CAMERON
66.62-2-3
LOT 'A', FM#4552

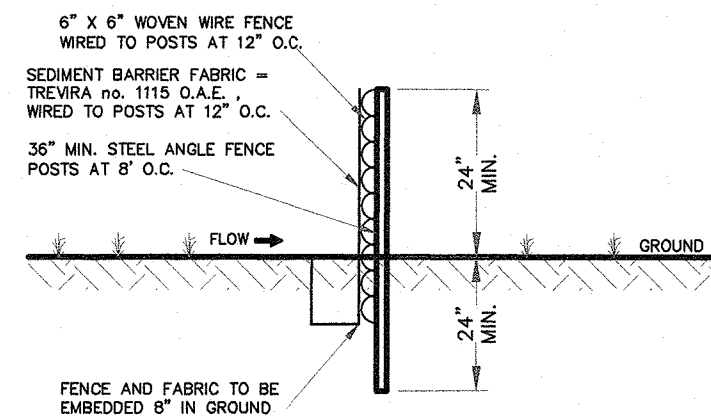
N/T
CARRAHER
66.62-2-9

N/T
KATZ
66.62-2-29

66.70-2-6
A=41,973 SF.
-0.9636 ACRES

66.70-2-5
A=5,981 SF.
-0.1373 ACRES

N/T
OLARA
66.62-2-7
LOT 'I', FM#5033

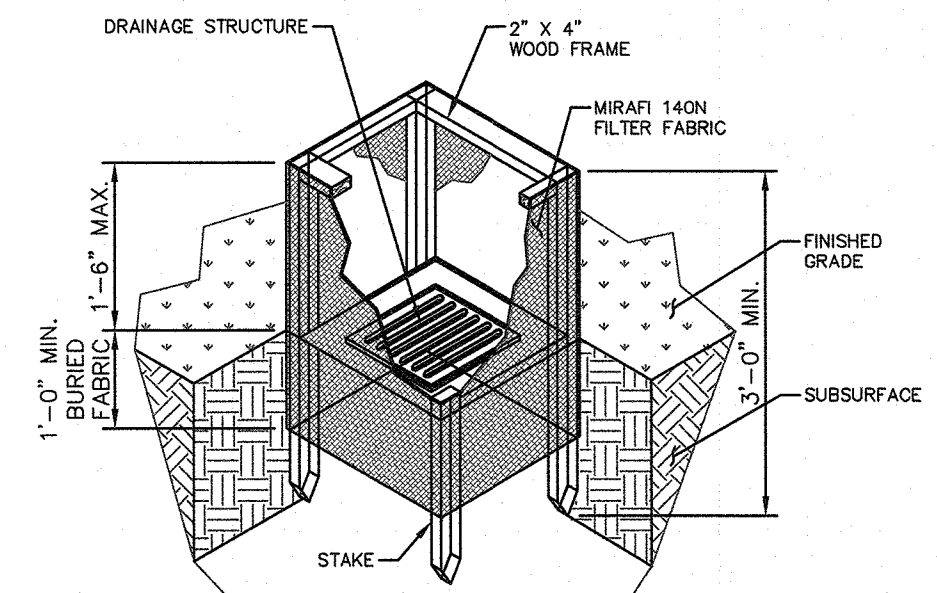


NOTES:

1. THIS FENCE IS AN ALTERNATE TO HAY BALE SEDIMENT BARRIER.
2. MAINTAIN FENCE TO INSURE SEDIMENT ENTRAPMENT QUALITIES DURING CONSTRUCTION.
3. REMOVE EXCESS SILT PERIODICALLY AND WHEN BULGES DEVELOPE.
4. FENCE SYMBOL ON PLAN

SEDIMENT BARRIER FENCE

N.T.S.



NOTES:

1. FILTER FABRIC SHALL HAVE AN EDS OF 40-85. BURLAP MAY BE USED FOR SHORT TERM APPLICATIONS.
2. FABRIC FROM A CONTINUOUS ROLL TO ELIMINATE JOINTS. IF JOINTS ARE NEEDED THEY WILL BE OVERLAPPED TO THE NEXT STAKE.
3. STAKE MATERIALS WILL BE STANDARD 2\"/>
4. SPACE STAKES EVENLY AROUND INLET 3 FEET APART AND DRIVE A MINIMUM 18 INCHES DEEP. SPACES GREATER THAN 3 FEET MAY BE BRIDGED WITH THE USE OF WIRE MESH BEHIND THE FILTER FABRIC FOR SUPPORT.
5. FABRIC SHALL BE EMBEDDED 1 FOOT MINIMUM BELOW GROUND AND BACKFILLED. IT SHALL BE SECURELY FASTENED TO THE STAKES AND FRAME.
6. A 2\"/>
7. SYMBOL: [Symbol]

FIELD INLET PROTECTION DETAIL

N.T.S.

EROSION CONTROL INFORMATION:

EROSION AND SEDIMENT CONTROL PLAN - CONSTRUCTION SEQUENCE:

1. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN PLACE PRIOR TO ANY GRADING OPERATION AND INSTALLATION OF PROPOSED STRUCTURES AND OR UTILITIES.
2. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL REMAIN IN PLACE AND BE MAINTAINED UNTIL CONSTRUCTION IS COMPLETED AND/OR STABILIZED.
3. INSTALL STABILIZED CONSTRUCTION ENTRANCE AS INDICATED ON PLAN.
4. INSTALL SILT FENCE DOWN SLOPE OF ALL AREAS TO BE DISTURBED AND DOWN SLOPE OF ALL AREAS DESIGNATED FOR TOPSOIL STOCKPILING.
5. CONSTRUCT BERMS, TEMPORARY SHALES, AND PILES AS NECESSARY TO DIRECT RUNOFF TO TEMPORARY SEDIMENTATION ENTRAPMENT AREAS.
6. CLEAR EXISTING TREES, VEGETATION AND EXISTING STRUCTURES FROM AREAS TO BE FILLED OR EXCAVATED. STRIP AND STOCKPILE TOPSOIL FROM AREAS TO BE DISTURBED. SEED STOCKPILED TOPSOIL WITH TEMPORARY RYE GRASS COVER.
7. PERFORM EXCAVATION AND FILL TO BRING LAND TO DESIRED GRADE. ANY DISTURBED AREAS TO REMAIN BARE SHOULD BE SEEDS WITH TEMPORARY RYE GRASS COVER.
8. INSTALL UNDERGROUND UTILITIES, MANHOLES AND CATCH BASINS. GRATES OF CURB AND FIELD INLETS SHOULD BE LEFT AT ELEVATIONS WHICH PERMIT PROPER COLLECTION OF SURFACE RUNOFF.
9. INSTALL INLET PROTECTION AT CURB AND FIELD INLETS.
10. CONSTRUCT CURBS AND INSTALL BASE AND BINDER COURSES OF PAVED AREAS. RAISE GRATES OF THE CURB AND FIELD INLETS ACCORDINGLY.
11. COMPLETE THE GRADING.
12. INSTALL SURFACE COURSE OF PAVEMENT. RAISE GRATES OF CURBS AND FIELD INLETS TO FINAL ELEVATION.
13. UPON COMPLETION OF CONSTRUCTION, ALL DISTURBED AREAS ARE TO BE SEEDS WITH 1/2 LB. OF RYE GRASS PER 1000 SQUARE FEET OR DISTURBED AREA. ALL TEMPORARY SERVICES SHALL BE REMOVED AND THE AFFECTED AREAS REGRADED, PLANTED OR TREATED IN ACCORDANCE WITH THE APPROVED SITE PLANS.
14. FOR INDIVIDUAL HOUSE & SEPTIC CONSTRUCTION FOLLOW STEPS #1 TO #13 WHERE APPLICABLE.
15. BARE SOIL SHOULD BE SEEDS WITHIN 14 DAYS OF EXPOSURE. WHENEVER CONSTRUCTION IS SUSPENDED OR COMPLETED AREAS SHOULD BE GRESSED DOWN OR MULCHED IMMEDIATELY. UPON COMPLETION A PERENNIAL MIX NEEDS TO BE USED TO ENSURE CONTINUAL STABILIZATION.

STANDARD EROSION CONTROL NOTES

AN EROSION CONTROL SYSTEM WILL BE UTILIZED BY THE DEVELOPER TO MINIMIZE THE EROSION FROM THE SITE. METHODS TO BE UTILIZED WILL BE THOSE FOUND MOST EFFECTIVE FOR THE SITE AND SHALL INCLUDE ONE OR MORE OF THE FOLLOWING AS APPLICABLE:

1. TEMPORARY SEDIMENTATION ENTRAPMENT AREAS SHALL BE PROVIDED AT KEY LOCATIONS TO INTERCEPT SILT LADEN RUNOFF FROM THE SITE. THESE MAY BE EXCAVATED OR MAY BE CREATED UTILIZING EARTHEN BERMS, RIP-RAP, CRUSHED STONE DAMS OR OTHER SUITABLE MATERIALS. DIVERSION SHALES, BERMS OR OTHER CHANNELIZATION SHALL BE CONSTRUCTED TO INSURE THAT ALL SILT LADEN WATERS ARE DIRECTED INTO THE ENTRAPMENT AREAS, WHICH SHALL BE CLEANED PERIODICALLY DURING THE COURSE OF CONSTRUCTION. THE COLLECTED SILT SHALL BE DEPOSITED IN AREAS SAFE FROM FURTHER EROSION.
2. ALL DISTURBED AREAS, EXCEPT ROADWAYS WHICH WILL REMAIN UNFINISHED FOR MORE THAN 14 DAYS SHALL BE TEMPORARILY SEEDS WITH 1/2 LB. OF RYE GRASS OR MULCHED WITH 100 LBS. OF STRAW OR HAY PER 1000 SQUARE FEET. ROADWAYS SHALL BE STABILIZED AS RAPIDLY AS PRACTICAL BY INSTALLATION OF THE BASE COURSE.
3. SILT THAT LEAVES THE SITE IN SPITE OF THE REQUIRED PRECAUTIONS SHALL BE COLLECTED AND REMOVED AS DIRECTED BY APPROPRIATE MUNICIPAL AUTHORITIES.
4. AT THE COMPLETION OF THE PROJECT, ALL TEMPORARY SILTATION DEVICES SHALL BE REMOVED AND THE AFFECTED AREAS REGRADED, PLANTED, OR TREATED IN ACCORDANCE WITH THE APPROVED SITE PLANS.
5. PROVIDE INLET PROTECTION TO ALL INLETS ON SITE (SEE DETAIL)

EROSION CONTROL PLAN (SHEET 2 OF 3)

1 & 2 WASHINGTON AVENUE

LOCATED IN
VILLAGE OF SOUTH NYACK
TOWN OF ORANGETOWN
ROCKLAND COUNTY, NEW YORK

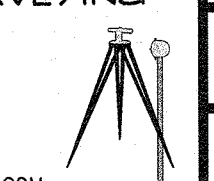
STEVEN M. SPARACO, P.E.
18 NORTH MAIN STREET
HARRIMAN, NEW YORK 10926
(845) 782-8543

REV: UPDATE LOT COVERAGE - 4/25/23
REV: PER COMMENTS - 6/14/23
REV: PER TOWN COMMENTS - 7/25/23
REV: PER TOWN COMMENTS - 10/11/23
REV: PER CLIENT COMMENTS - 10/20/23



SPARACO & YOUNGBLOOD, PLLC
CIVIL ENGINEERING & LAND SURVEYING

18 NORTH MAIN STREET
P.O. BOX 818
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TEL: (845) 782-8543
FAX: (845) 782-5901
SPARACO.STEVE@SELSONY.COM WYLS1@GMAIL.COM

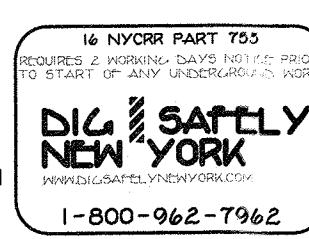


SY-1744

NOV. 11, 2022

1"=20'

ALL UTILITIES ARE SHOWN IN AN APPROXIMATE WAY FROM AVAILABLE INFORMATION. THE CONTRACTOR SHALL CALL THE LOCAL UNDERGROUND FACILITIES PROTECTIVE ORGANIZATION TO HAVE ALL UNDERGROUND UTILITIES MARKED IN THE FIELD PRIOR TO ANY CLEARING OR ANY CONSTRUCTION. THE CONTRACTOR SHALL ALSO VERIFY THE LOCATION, SIZE AND INVERT OF ALL UTILITIES PRIOR TO ANY CONSTRUCTION. ANY UTILITY FOR WHICH NO EVIDENCE CAN BE SEEN ON THE SURFACE OF THE LANDS MAY NOT BE SHOWN ON THIS DRAWING.





AURELL
GARCIA
ARCHITECTS

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

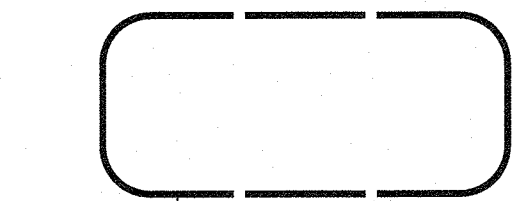
LANDSCAPE RENOVATION
1 Washington Avenue
South Nyack, New York

REVISIONS:
DRAWING TITLE:
SITE
PLAN

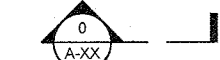
DATE: 10/26/2023
PROJ. TEAM: WCA/MRG
PROJ. PARTNER: WCA/MRG
PROJ. NO.: 21110

L-1.1

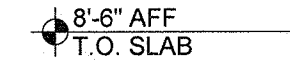
SYMBOLS LEGEND



00
A00
DETAIL
REFERENCE MARK



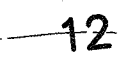
SECTION/ELEVATION
REFERENCE MARK



ELEVATION MARK



REVISION TAG



EXISTING CONTOUR LINE



PROPOSED CONTOUR LINE



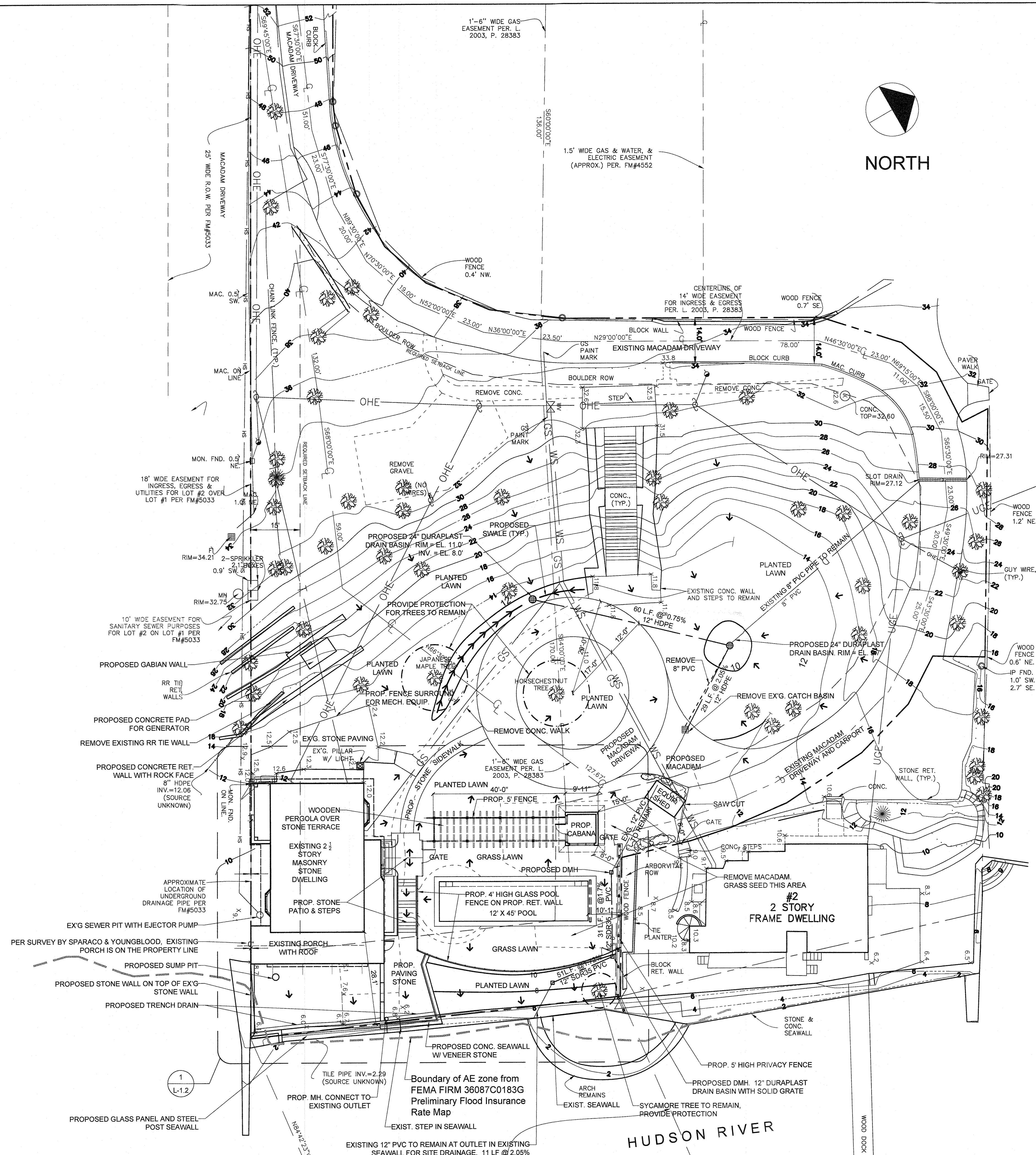
DIRECTION OF GRADE SLOPE



PROPOSED DRAINAGE PIPE



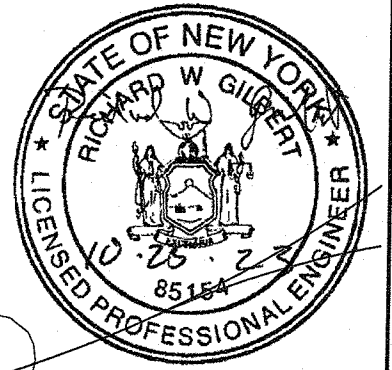
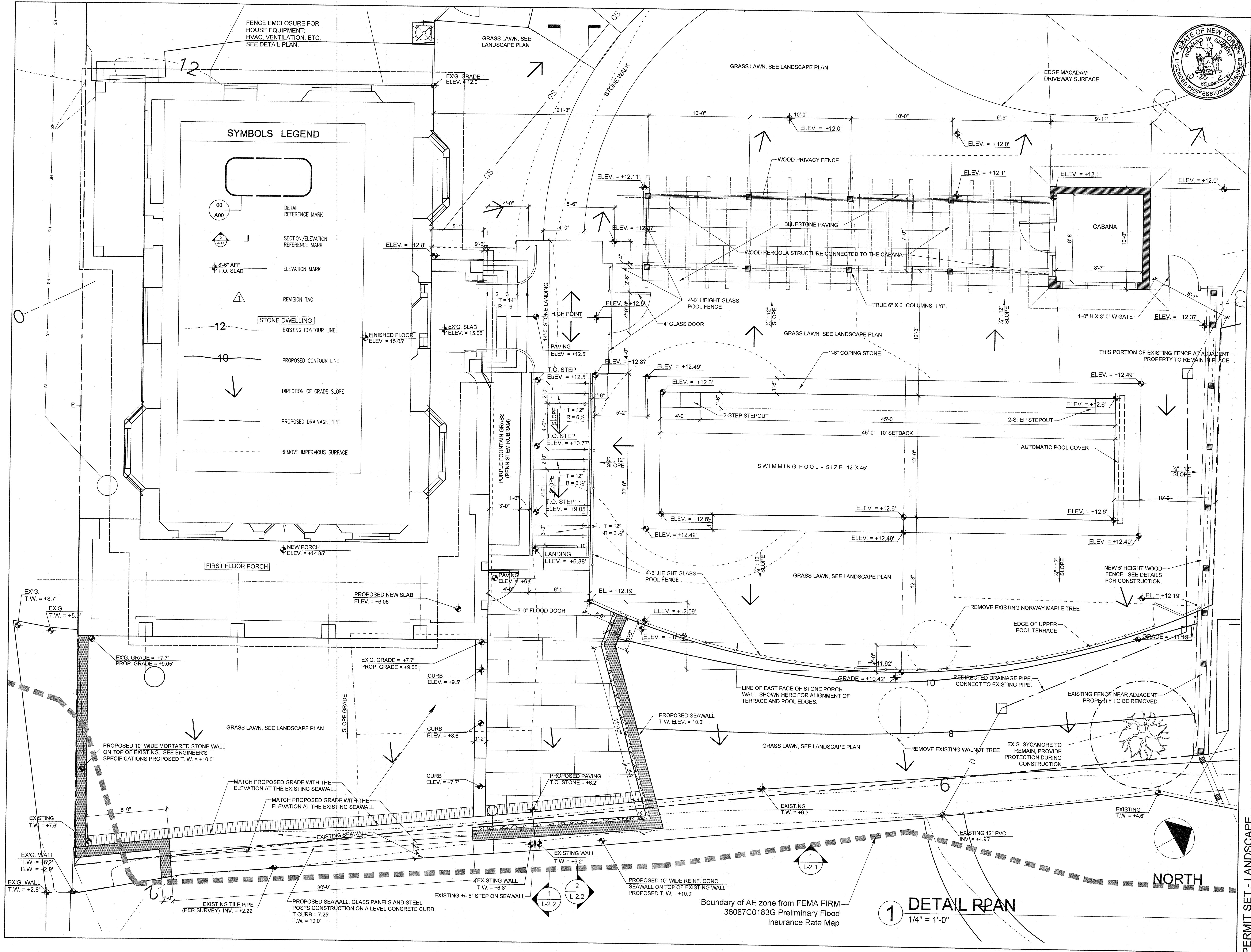
REMOVE IMPERVIOUS SURFACE



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

AREA OF DISTURBANCE = 12,200 S.F.

PERMIT SET - LANDSCAPE



**AURELL
GARCIA
ARCHITECTS**

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

LANDSCAPE RENOVATION

1 Washington Avenue
South Nyack, New York

REVISIONS:

DRAWING TITLE:

DETAIL PLAN

DATE: 10/26/2023

PROJ TEAM: WCA/MRG

PROJ PARTNER: WCA/MRG

PROJ NO.: 21110

L-1.2

PERMIT SET - LANDSCAPE