

ZONING BOARD OF APPEALS

Town of Orangetown
26 Orangeburg Road
Orangeburg NY, 10962
(845)359-8410(ex.4316)

Date: July 1, 2025

TO: OBAPAE

NYS Dept of Environmental
New York State Dept. of Transportation
Palisades Interstate Park Commission
NYS Thruway Authority
ACOE
CSX
Village of Nyack

**Rockland County Drainage
Rockland County Health
Rockland County Planning
Rockland County Highway
Rockland County Swr Dstrt
Orange and Rockland
Veolia**

This matter is scheduled for: August 6, 2025

Review of Plans: Carson McCullers Center/Columbia State University, 131 South Broadway, South Nyack: 66.54-2-26

Section 66.54 Block 2 Lot 26; RG-OA zone

Chapter 43, Section 3.13 RG-OA District, Special Permit for...allowing...principle uses as a "private" school with accessory home occupations, per section 18.41, to be used as... "public" school with accessory home occupations, use proposed. Per Section 18.41, this is an existing non-conforming building. For the conversion of existing apartments to residence for faculty and students at an existing non-conforming building. The premises are located at 131 South Broadway, South Nyack, New York and identified on the Orangetown Tax Map as Section 66.54, Block 2, Lot 26 in the RG-OA zoning district.

Please review the information enclosed and provide comments.
These comments may be mailed, or e-mailed to the Zoning Board Office.

If your Agency does not have any comments at this time, please respond to this office by sending back this sheet.

- **US Postal: 26 Orangeburg Road, Orangeburg, NY 10962**
- Email to Zoning Board: KBettmann@orangetown.com

Zoning Board Meeting Date: August 6, 2025

- () Comments attached
- () No Comments at this time. Please send future correspondence for review.
- () No future correspondence for this site should be sent to this agency. Plans reviewed and this agency does not have any further comments.
- () This project is out of the jurisdiction of this agency and has no further comments.

This project is before the **Zoning Board** on **Wednesday, August 6, 2025.**
Kindly forward your completed review to this office BEFORE August 6, 2025
Reviewing Agency _____

Name: _____ Date: _____

Signature: _____
Thank you, **Katlyn Bettmann (EXT. 4316)**

APR 23 2025

Name of Municipality: TOWN OF ORANGETOWN

Date Submitted: 4.21.25

TOWN OF ORANGETOWN
LAND USE BOARDS

Please check all that apply:

Commercial Residential

Planning Board Historical Board

Zoning Board of Appeals Architectural Board

Subdivision Consultation

Number of Lots Pre-Preliminary/Sketch

Site Plan Preliminary

Conditional Use Final

Special Permit Interpretation

Variance

Performance Standards Review

Use Variance

Other (specify): _____

PERMIT#: BLDC-7008-25

ASSIGNED _____

INSPECTOR: Glenn

Referred from Planning Board: YES / NO

If yes provide date of Planning Board meeting: _____

Project Name: CARSON McCOLLERS CENTER FOR WRITERS & MUSICIANS

Street Address: 131 SOUTH BROADWAY
NYACK, NY

Tax Map Designation:
Section: 06.5A Block: 2 Lot(s): 26
Section: _____ Block: _____ Lot(s): _____

Directional Location:
On the EAST side of SOUTH BROADWAY, NYACK, approximately _____ feet of the intersection of _____, in the Town of ORANGETOWN in the hamlet/village of SOUTH NYACK.

Acreage of Parcel _____	Zoning District _____
School District <u>NYACK</u>	Postal District <u>NYACK</u>
Ambulance District <u>NYACK</u>	Fire District <u>NYACK</u>
Water District <u>NYACK</u>	Sewer District <u>NYACK</u>

Project Description: (If additional space required, please attach a narrative summary.)

EXISTING DWELLING: 5 NON-COFORMING APTS. PROPOSED: CARSON McCOLLERS CENTER - RESIDENCY W/ 5 APTS. FOR TEMPORARY USE BY VISITING SCHOLARS & STUDENTS

The undersigned agrees to an extension of the statutory time limit for scheduling a public hearing.
Date: 4.21.25 Applicant's Signature: Walter Ann

FROM COLUMBUS STATE UNIVERSITY, COLUMBUS, GA.

RECEIVED

Name of Municipality: TOWN OF ORANGETOWN

Date Submitted: APR 23 2025

LAND USE BOARD APPLICATION

TOWN OF ORANGETOWN
LAND USE BOARDS

Please check all that apply:

- Commercial
- Residential
- Planning Board
- Historical Board
- Zoning Board of Appeals
- Architectural Board
- Subdivision
- Consultation
- Number of Lots
- Pre-Preliminary/Sketch
- Site Plan
- Preliminary
- Conditional Use
- Final
- Interpretation
- Special Permit
- Variance
- Performance Standards Review
- Use Variance
- Other (specify): _____

PERMIT#: _____
 ASSIGNED _____
 INSPECTOR: _____
 Referred from Planning Board: YES / NO
 If yes provide date of Planning Board meeting: _____

Project Name: CARSON MCCOLLERS CENTER FOR WRITERS & MUSICIANS

Street Address: 131 SOUTH BROADWAY, NYACK, NY

Tax Map Designation:

Section: 66.59 Block: 2 Lot(s): 26
 Section: _____ Block: _____ Lot(s): _____

Directional Location:

On the EAST side of S. BROADWAY, approximately _____ feet of the intersection of _____, in the Town of ORANGETOWN in the hamlet/village of SOUTH NYACK.

Acreage of Parcel (EXISTING) 8,270 S.F. Zoning District SN RQ-0A
 School District NYACK Postal District NYACK
 Ambulance District NYACK Fire District NYACK
 Water District NYACK Sewer District NYACK

Project Description: (If additional space required, please attach a narrative summary.)

REPAIRS AND RENOVATION TO EXISTING NON-CONFORMING 5-FAMILY DWELLING TO A RESIDENCE FOR VISITING STUDENTS & FACULTY FROM COLUMBUS STATE UNIVERSITY (GA.)

The undersigned agrees to an extension of the statutory time limit for scheduling a public hearing.

Date: APRIL 21 2025 Applicant's Signature: Walter Amell

APR 23 2025

TOWN OF ORANGETOWN
LAND USE BOARDS

APPLICATION REVIEW FORM

FILL IN WHERE APPLICABLE.

(IF THE FOLLOWING DOES NOT APPLY PLEASE MOVE ON TO THE NEXT PAGE)

If subdivision:

- 1) Is any variance from the subdivision regulations required? _____
- 2) Is any open space being offered? ____ If so, what amount? _____
- 3) Is this a standard or average density subdivision? _____

If site plan:

- 1) Existing square footage _____
- 2) Total square footage _____
- 3) Number of dwelling units _____

If special permit, list special permit use and what the property will be used for.

~~EXISTING HOUSE TO BE USED AS A TEMPORARY RESIDENCE FOR VISITING STUDENTS & FACULTY FROM COLUMBUS STATE U. (GEORGIA)~~

Environmental Constraints:

Are there slopes greater than 25%? If yes, please indicate the amount and show the gross and net area _____

Are there streams on the site? If yes, please provide the names. N/A N/A

Are there wetlands on the site? If yes, please provide the names and type: _____

N/A

Project History:

Has this project ever been reviewed before? NOT BY ZONING. (BLDG. DEPT. ONLY)

If so, provide a narrative, including the list case number, name, date, and the board(s) you appeared before, and the status of any previous approvals.

List tax map section, block & lot numbers for all other abutting properties in the same ownership as this project.

NONE



OFFICE OF BUILDING, ZONING, PLANNING,
ADMINISTRATION AND ENFORCEMENT
TOWN OF ORANGETOWN

26 Orangeburg Road
Orangeburg, N.Y. 10962

(845)359-8410

Fax: (845) 359-8526

REFERRAL TO THE ZONING BOARD OF APPEALS

Date: 4.30.25 Section: 66.54 Block: 2 Lot: 26
Applicant: Columbus State University
Address: 131 South Broadway, S Nyack, NY
RE: Application Made at: same

Referred For:

Chapter 43, Section 3.13 RG-OA District, SPECIAL PERMIT for... ALLOWING... principle use as a "Private" School with accessory Home Occupations, per section 18.41, TO BE USED AS... "Public" School with accessory home occupations, USE PROPOSED.

per Section 18.41, this is an existing Non-conforming building

1 variance required

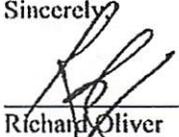
Comments:

Conversion of existing apartments to Residence for Faculty and Students

Dear Columbus State University

Please be advised that the Building Permit Application # 7008-25, which you submitted on 4.8.25, has been referred to the Town of Orangetown Zoning Board of Appeals. The Clerk to the Zoning Board of Appeals, Katlyn Bettmann can assist you in the preparation necessary to appear before the board. She can be reached at 845-359-8410 ext. 4316 or kbettmann@orangetown.com

Sincerely,


Richard Oliver
Deputy Building Inspector

4/30/25

RECEIVED

APR 23 2025

TOWN OF ORANGETOWN
LAND USE BOARD


Signature of Director
NOTE: PLEASE KEEP FOR YOUR RECORDS
10-01-2024: cmd

4/30/25
Date
CC: Katlyn Bettmann
Elizabeth Decort

APPLICATION FOR BUILDING/DEMOLITION PERMIT

APPLICANT MUST COMPLETE OR APPLICATION WILL NOT BE ACCEPTED

ZONING BULK REQUIREMENTS			
Zone: <u>SN-RG-0A</u>	Group:	Use:	
MAX LOT COVERAGE	Required	Existing	Proposed
Floor area ratio	<u>40%</u>	<u>32%</u>	<u>36%</u>
Lot area	<u>10,000</u>	<u>8,108</u>	UNCHANGED
Lot width	<u>80</u>	<u>60.75</u>	↓
Street frontage	<u>80</u>	<u>60.75</u>	
Front yard setback	<u>25</u>	<u>22.9</u>	↓
Side yard setback	<u>15</u>	<u>0.8 *</u>	
Total side yard setback	<u>30</u>	<u>3.9</u>	↓
Rear yard setback	<u>50</u>	<u>14.07</u>	
Maximum building height	<u>25</u>	<u>31</u>	UNCHANGED

Number of stories: 3 Construction Type: V Occupancy Class: R-2

Zoning Chart Information Completed by: WALTER AUPELL, AIA

- Sewage: (circle one) Town County Private.
- How many kitchens on the property? 2 EXISTING
- Are there any renters, tenants, lessees or boarders at this property? YES (NO)
- Are there any other building permits on this property? (YES) NO
- Is the property in a flood plain? YES (NO)

AFFIDAVIT
 State of New Jersey
 County of ORANGE
 Town / Village of ORANGETOWN

* 0.8 FEET OVER PROPERTY LINE

I, WALTER AUPELL being duly sworn, deposes and says that he/she is the (circle one) owner, lessee, engineer, surveyor, architect, builder, or agent of the owner) in fee of the premises to which this application applies; that he/she (the applicant) is duly authorized to make this application and that the statements contained in the papers submitted herein are true to the best of his/her knowledge and belief, and that the work will be performed in the manner set forth in the application and in the plans and specifications filed therewith, and in accordance with the State Uniform Building Code and all other applicable laws, ordinances and regulations of the municipality. I also declare that the structure or area described in this application will not be occupied or used until I have obtained a Certificate of Occupancy or Certificate of Compliance.

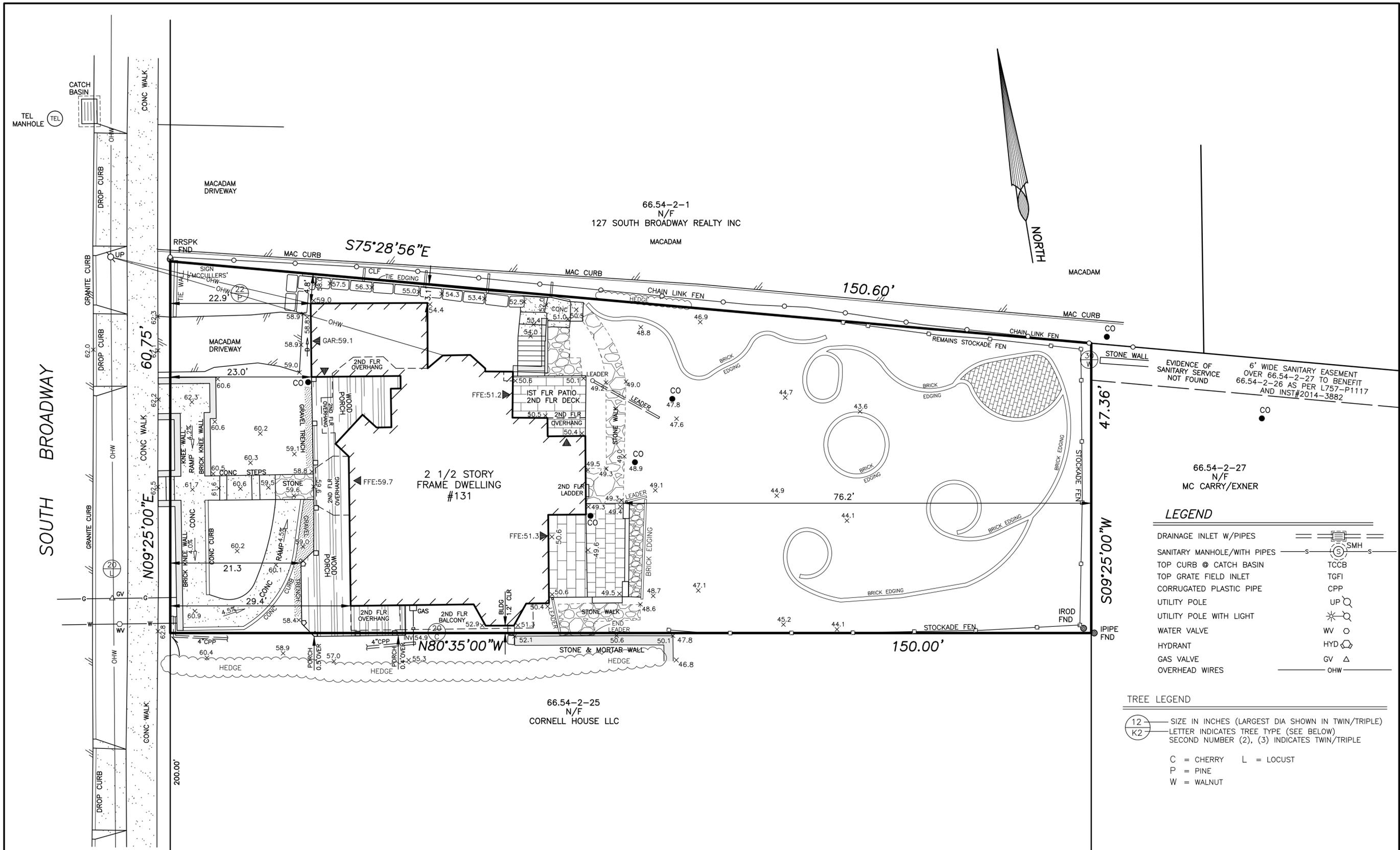
Signature and Mailing Address
Walter Aupell
171 KINGS HWY
ORANGETOWN, NJ

SWORN to before me this 24TH day of MARCH, 2025

Witness: _____
 (If not witnessed by Building Department personnel, Notary signature is required.)

Notary Public
 Hyukjong Lee
 State of New Jersey
 Notary Public
 Commission No. 50162405
 My Commission Expires 02/23/2026
03/24/2025

OFFICIAL USE ONLY:	
Checked by: _____	Date: _____
Permit Granted for: _____	
RECEIVED	
APR 23 2025	
Signature: _____	Date: _____
Director, OBZPAE	
TOWN OF ORANGETOWN LAND USE BOARDS	



LEGEND

DRAINAGE INLET W/PIPES	
SANITARY MANHOLE/WITH PIPES	
TOP CURB @ CATCH BASIN	
TOP GRATE FIELD INLET	
CORRUGATED PLASTIC PIPE	
UTILITY POLE	
UTILITY POLE WITH LIGHT	
WATER VALVE	
HYDRANT	
GAS VALVE	
OVERHEAD WIRES	

TREE LEGEND

	SIZE IN INCHES (LARGEST DIA SHOWN IN TWIN/TRIPLE)
	LETTER INDICATES TREE TYPE (SEE BELOW)
	SECOND NUMBER (2), (3) INDICATES TWIN/TRIPLE

C = CHERRY L = LOCUST
P = PINE
W = WALNUT

CERTIFIED TO:
• FOUNDATION PROPERTIES INC

UNAUTHORIZED ALTERATION TO A MAP BEARING A LICENSED PROFESSIONAL LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUBDIVISION 2, OF THE NEW YORK STATE EDUCATION LAW.

THE CERTIFICATION HEREON IS NOT AN EXPRESS OR IMPLIED WARRANTY OR GUARANTEE. IT IS A STATEMENT OF PROFESSIONAL OPINION BASED ON KNOWLEDGE, INFORMATION AND BELIEF, BASED ON EXISTING FIELD EVIDENCE AND DOCUMENTARY EVIDENCE AVAILABLE.

EASEMENTS OR RIGHTS OF WAY, EITHER ON OR BELOW THE SURFACE OF THE GROUND, EVIDENCE OF WHICH IS NOT VISIBLE IN THE FIELD OR FOR WHICH DOCUMENTATION IS NOT PROVIDED, ARE NOT SHOWN.

UNDERGROUND UTILITIES NOT SHOWN UNLESS MARKED IN THE FIELD.

CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS. COPIES OF THIS SURVEY NOT HAVING THE EMBOSSED SEAL OF THE LAND SURVEYOR ARE NOT VALID.

CERTIFICATIONS ARE SUBJECT TO A CURRENT AND COMPLETE TITLE REPORT.

3/26/25
DATE

IMPROVEMENTS
REVISIONS

JAY A. GREENWELL, PLS
NYS LIC. # 49676

SURVEY OF PROPERTY FOR
FOUNDATION PROPERTIES INC

131 SOUTH BROADWAY
VILLAGE OF SOUTH NYACK, TOWN OF ORANGETOWN
ROCKLAND COUNTY, STATE OF NEW YORK

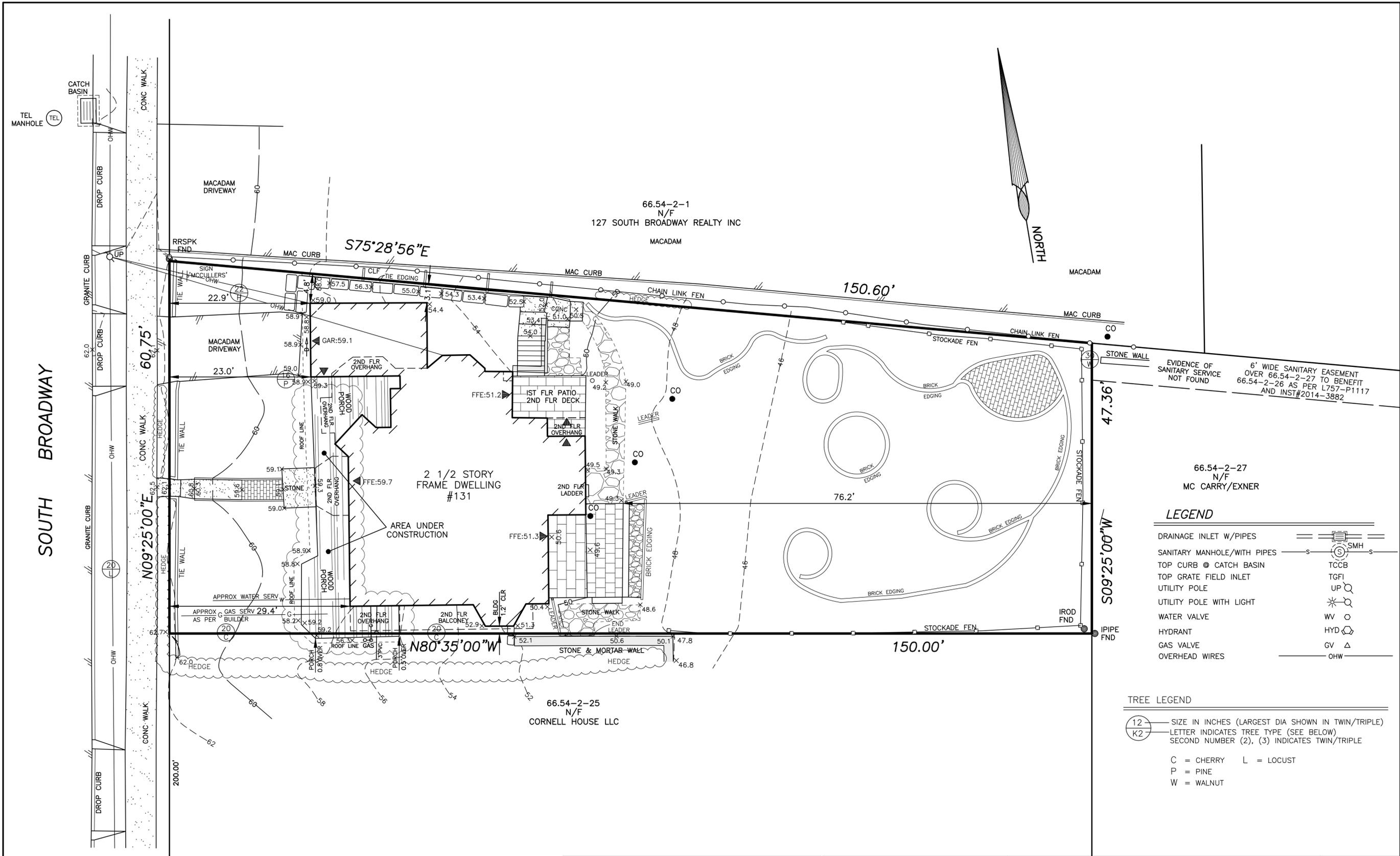
JAY A. GREENWELL, PLS, LLC

SURVEYING - LAND PLANNING
34 WAYNE AVENUE, SUFFERN, NEW YORK, 10901
PH: 845-357-0830, EMAIL: GREENWELLPLS@AOL.COM

© 2024 JAY A. GREENWELL PLS, LLC

TAX LOT #	66.54-2-26
AREA	8,108 SF
FILE	22418 SURV
SCALE	1" = 10'
DATE	6/06/24
JOB NO.	22418

VOORHIS AVE



LEGEND

DRAINAGE INLET W/PIPES	
SANITARY MANHOLE/WITH PIPES	
TOP CURB @ CATCH BASIN	
TOP GRATE FIELD INLET	
UTILITY POLE	
UTILITY POLE WITH LIGHT	
WATER VALVE	
HYDRANT	
GAS VALVE	
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CERTIFICATIONS ARE SUBJECT TO A CURRENT AND COMPLETE TITLE REPORT.

DATE _____ REVISIONS _____

JAY A. GREENWELL, PLS
NYS LIC. # 49676

SURVEY OF PROPERTY FOR
FOUNDATION PROPERTIES INC

131 SOUTH BROADWAY
VILLAGE OF SOUTH NYACK, TOWN OF ORANGETOWN
ROCKLAND COUNTY, STATE OF NEW YORK

JAY A. GREENWELL, PLS, LLC

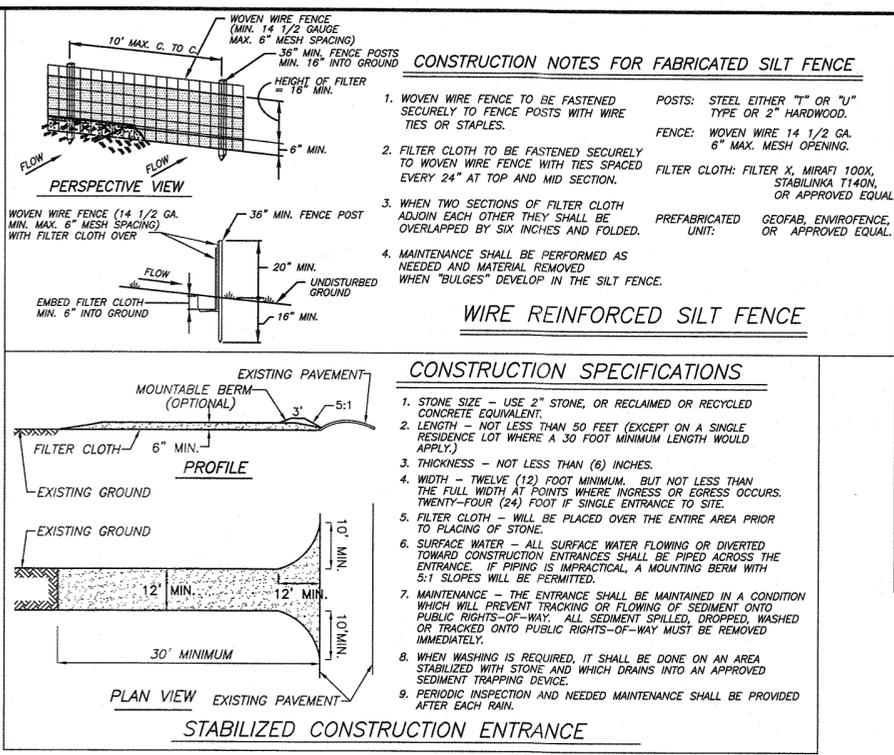
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34 WAYNE AVENUE, SUFFERN, NEW YORK, 10901
PH: 845-357-0830, EMAIL: GREENWELLPLS@AOL.COM

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TAX LOT #	66.54-2-26
AREA	8,108 SF
FILE	22418 SURV
SCALE	1" = 10'
DATE	6/06/24
JOB NO.	22418

NOTES:

- THIS IS A SITE PLAN OF TAX LOT 66.54-2-26 AS SHOWN ON THE VILLAGE OF SOUTH NYACK TAX MAPS.
- RECORD OWNER: FOUNDATION PROPERTIES INC
131 S BROADWAY, VILLAGE OF SOUTH NYACK
- APPLICANT: SAME
- ZONE: SN RG-OA
- AREA = 8,108 SF GROSS
- THIS PLAT DOES NOT CONFLICT WITH THE COUNTY OFFICIAL MAP, AND HAS BEEN APPROVED IN THE MANNER SPECIFIED BY SECTION 239 L&M OF THE GENERAL MUNICIPAL LAW OF THE STATE OF NEW YORK.
- THIS PLAT IS SUBJECT TO DETAILS OF GRADING, ROADS AND UTILITIES AS SHOWN ON CONSTRUCTION PLANS APPROVED BY THE PLANNING BOARD AND FILED WITH THE TOWN CLERK. LOT DRAINAGE SHOWN ON SUCH PLANS SHALL CONSTITUTE EASEMENTS RUNNING WITH THE LAND & SHALL NOT BE DISTURBED.
- ANY EXISTING UTILITIES (POLES, HYDRANTS, ETC.) AFFECTED BY CONSTRUCTION OF THIS SITE PLAN SHALL BE RELOCATED AT THE DEVELOPERS EXPENSE PRIOR TO THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY.
- WATER SUPPLY: NYACK WATER
- ALL AREAS DISTURBED BY ON-SITE GRADING SHOULD BE LIMED AND FERTILIZED PRIOR TO SEEDING. PERMANENT VEGETATION COVER OF DISTURBED AREAS SHALL BE ESTABLISHED ON THE SITE WITHIN (30) DAYS OF THE COMPLETION OF CONSTRUCTION.
- AT LEAST ONE WEEK PRIOR TO THE COMMENCEMENT OF ANY WORK, INCLUDING THE INSTALLATION OF EROSION CONTROL DEVICES OR THE REMOVAL OF TREES & VEGETATION, A PRE-CONSTRUCTION MEETING MUST BE HELD WITH THE TOWN OF ORANGETOWN DEMO, SUPT. OF HIGHWAYS AND THE OFFICE OF BUILDING, ZONING & PLANNING ADMINISTRATION AND ENFORCEMENT. IT IS THE RESPONSIBILITY AND OBLIGATION OF THE PROPERTY OWNER TO ARRANGE SUCH A MEETING.
- PLANS COMPLY WITH STORMWATER MANAGEMENT PHASE II REGULATIONS FOR PROJECTS WITH LESS THAN ONE ACRE OF DISTURBANCE. AN EROSION AND SEDIMENT CONTROL PLAN HAS BEEN PREPARED, AND NO FILING IS REQUIRED.
- ALL OUTDOOR CONSTRUCTION ACTIVITIES, INCLUDING SITE CLEARING OPERATIONS IF APPLICABLE, SHALL TAKE PLACE BETWEEN THE HOURS OF 7:00 AM AND 7:00 PM, MONDAY THROUGH SATURDAY. NO SUCH ACTIVITIES SHALL TAKE PLACE ON SUNDAY OR A LEGAL HOLIDAY. THE SAME CRITERIA SHALL APPLY TO INDOOR CONSTRUCTION ACTIVITIES, EXCEPT THAT SUCH ACTIVITIES MAY TAKE PLACE BETWEEN THE HOURS OF 7:00 AM AND 10:00 PM.



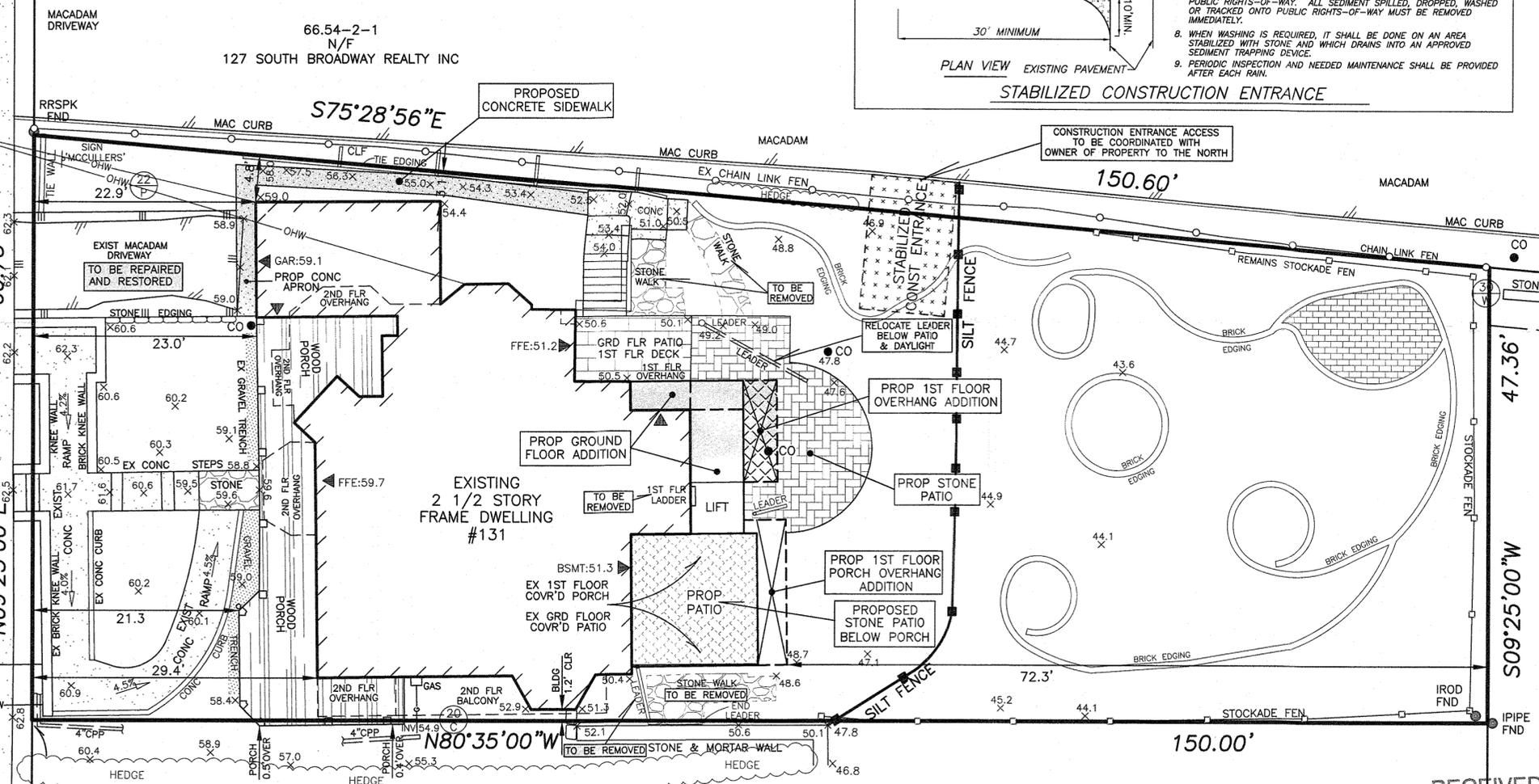
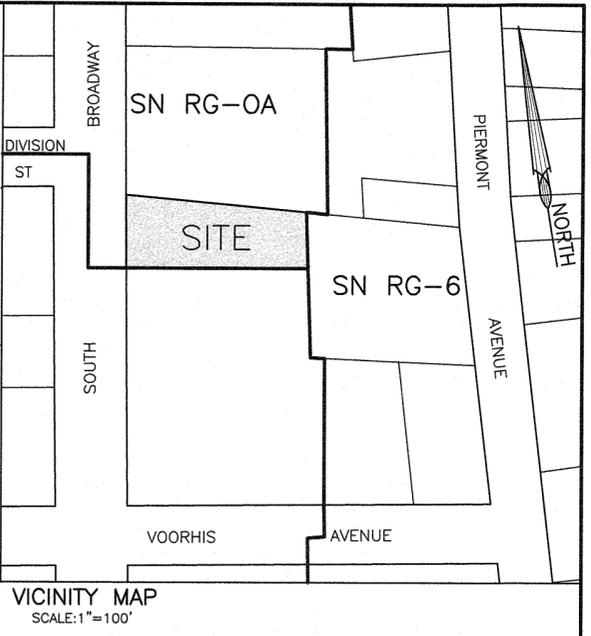
CONSTRUCTION NOTES FOR FABRICATED SILT FENCE

- WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES.
 - FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION.
 - WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY SIX INCHES AND FOLDED.
 - MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.
- POSTS: STEEL EITHER "T" OR "U" TYPE OR 2" HARDWOOD.
- FENCE: WOVEN WIRE 1 1/2 GA. 6" MAX. MESH OPENING.
- FILTER CLOTH: FILTER X, MIRAFI 100X, STABILINKA T140N, OR APPROVED EQUAL.
- PREFABRICATED UNIT: GEOPAB, ENVROFENCE, OR APPROVED EQUAL.

WIRE REINFORCED SILT FENCE

CONSTRUCTION SPECIFICATIONS

- STONE SIZE - USE 2" STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
- LENGTH - NOT LESS THAN 50 FEET (EXCEPT ON A SINGLE RESIDENCE LOT WHERE A 30 FOOT MINIMUM LENGTH WOULD APPLY.)
- THICKNESS - NOT LESS THAN (8) INCHES.
- 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.
- FILTER CLOTH - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
- SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTING BERM WITH 5:1 SLOPES WILL BE PERMITTED.
- 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.
- WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
- PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.



VICINITY MAP
SCALE: 1"=100'

EVIDENCE OF SANITARY SERVICE NOT FOUND
6' WIDE SANITARY EASEMENT OVER 66.54-2-27 TO BENEFIT 66.54-2-26 AS PER L757-P1117 AND INST#2014-3882

LEGEND

DRAINAGE INLET W/PIPES	
SANITARY MANHOLE/WITH PIPES	
TOP CURB @ CATCH BASIN	
TOP GRATE FIELD INLET	
CORRUGATED PLASTIC PIPE	
UTILITY POLE	
UTILITY POLE WITH LIGHT	
WATER VALVE	
HYDRANT	
GAS VALVE	
OVERHEAD WIRES	

TREE LEGEND

(12)	SIZE IN INCHES (LARGEST DIA SHOWN IN TWIN/TRIPLE)
(K2)	LETTER INDICATES TREE TYPE (SEE BELOW)
	SECOND NUMBER (2), (3) INDICATES TWIN/TRIPLE

C = CHERRY L = LOCUST
P = PINE W = WALNUT

PRELIMINARY

RECEIVED
APR 23 2025

PRINCIPAL USE	USE TYPE	MINIMUM LOT	MAXIMUM	MINIMUM YARDS				MAXIMUM HEIGHT		
PRIVATE SCHOOL	SPZ	MIN LOT AREA 1	FRONTAGE	MAX LOT COVERAGE	FRONT YARD	REAR YARD	SIDE 1	SIDE BOTH	FEET	STORIES
	REQUIRED	10,000 SF	80'	40%	25'	50'	15'	30'	25'	2
	PROVIDED	8,108 SF	60.75'	44.2%*	21.3'	72.3'	0'	3.1'	-	2 1/2 STORIES

SPZ = SPECIAL PERMIT USE (ZONING BOARD OF APPEALS)
 * = PRE-EXISTING CONDITION
 * = VARIANCE REQUIRED

EXISTING COVERAGE = 41.7%
PROPOSED COVERAGE = 44.2%

NEW YORK 811
BEFORE YOU DIG CALL 811
OR 800-962-7962

OWN OF ORANGETOWN
LAND USE BOARDS

DATE _____ REVISIONS _____

JAY A. GREENWELL, PLS
NYS LIC. # 49676

OWN OF ORANGETOWN
LAND USE BOARDS

PLOT PLAN FOR

FOUNDATION PROPERTIES INC

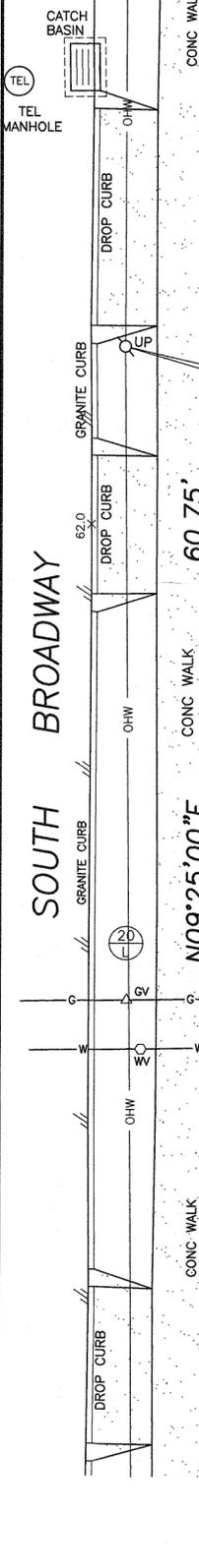
131 SOUTH BROADWAY
VILLAGE OF SOUTH NYACK, TOWN OF ORANGETOWN
ROCKLAND COUNTY, STATE OF NEW YORK

JAY A. GREENWELL, PLS, LLC

SURVEYING - LAND PLANNING
34 WAYNE AVENUE, SUFFERN, NEW YORK, 10901
PH: 845-357-0830, EMAIL: GREENWELLPLS@AOL.COM

© 2025 JAY A. GREENWELL PLS, LLC

TAX LOT #	66.54-2-26
AREA	8,108 SF
FILE	22418 PLOT
SCALE	1"= 10'
DATE	4/07/25
JOB NO.	22418



VOORHIS AVE

NYS RESIDENTIAL CODE REQUIREMENTS:

- FLOOR ELEVATIONS AT THE REQUIRED EGRESS DOORS**
 - LANDINGS OF FINISHED FLOORS AT THE REQUIRED EGRESS DOOR SHALL BE NOT MORE THAN 1 1/2" INCHES LOWER THAN THE TOP OF THE THRESHOLD. EXCEPTION: THE LANDING OR FLOOR ON THE EXTERIOR SIDE SHALL NOT BE MORE THAN 7 3/4" BELOW THE TOP OF THE THRESHOLD PROVIDED THE DOOR DOES NOT SWING OVER THE LANDING OR FLOOR. WHERE EXTERIOR LANDINGS OR FLOORS SERVING THE REQUIRED EGRESS DOOR ARE NOT AT GRADE, THEY SHALL BE PROVIDED WITH ACCESS TO GRADE BY MEANS OF A RAMP IN ACCORDANCE WITH SECTION R311.8 OR A STAIRWAY IN ACCORDANCE WITH SECTION R311.7.
 - DOORS OTHER THAN THE REQUIRED EGRESS DOOR SHALL BE PROVIDED WITH LANDINGS OR FLOORS NOT MORE THAN 7 3/4" BELOW THE TOP OF THRESHOLD. EXCEPTION: A TOP LANDING IS NOT REQUIRED WHERE A STAIRWAY OF NOT MORE THAN TWO RISERS IS LOCATED ON THE EXTERIOR SIDE OF THE DOOR, PROVIDED THAT THE DOOR DOES NOT SWING OVER LANDING.
 - STORM AND SCREEN DOORS SHALL BE PERMITTED TO SWING OVER EXTERIOR STAIRS AND LANDINGS.
- WINDOW FALL PROTECTION/WINDOW SILLS**
 - IN DWELLING UNITS WHERE THE TOP OF THE SILL OF AN OPERABLE WINDOW OPENING IS LOCATED LESS THAN 24" ABOVE THE FINISHED FLOOR AND GREATER THAN 72" ABOVE THE FINISHED GRADE OR OTHER SURFACE BELOW ON THE EXTERIOR OF THE BUILDING, THE OPERABLE WINDOW SHALL COMPLY WITH ONE OF THE FOLLOWING:
 - OPERABLE WINDOWS WITH OPENINGS THAT WILL NOT ALLOW A 4" DIAMETER SPHERE TO PASS THROUGH THE OPENING WHERE THE OPENING IS IN ITS LARGEST OPENED POSITION.
 - OPERABLE WINDOWS THAT ARE PROVIDED WITH WINDOW FALL PREVENTION DEVICES THAT COMPLY WITH ASTM F 2090.
 - OPERABLE WINDOWS THAT ARE PROVIDED WITH WINDOW OPENING CONTROL DEVICES THAT COMPLY WITH SECTION R312.2.2 WINDOW CONTROL DEVICES. REFER TO WINDOW SCHEDULE.
- STAIR AND TREADS AND RISERS**
 - RISER STATE AMENDMENT R311.7.5.1: THE RISER HEIGHT SHALL BE NOT MORE THAN 7 3/4" INCHES. THE RISER SHALL BE MEASURED VERTICALLY BETWEEN LEADING EDGES OF THE ADJACENT TREADS. THE GREATEST RISER HEIGHT WITHIN ANY FLIGHT OF STAIRS SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8". RISERS SHALL BE VERTICAL OR SLOPED FROM THE UNDERSIDE OF THE NOSING OF THE TREAD ABOVE AT AN ANGLE NOT MORE THAN 30 DEGREES FROM THE VERTICAL.
 - TREAD STATE AMENDMENT R311.7.5.2: THE TREAD DEPTH SHALL BE NOT LESS THAN 9". THE TREAD DEPTH SHALL BE MEASURED HORIZONTALLY BETWEEN THE VERTICAL PLANES OF THE FOREMOST PROJECTION OF ADJACENT TREADS AND AT A RIGHT ANGLE TO THE TREADS LEADING EDGE. THE GREATEST TREAD DEPTH WITHIN ANY FLIGHT OF STAIRS SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8".
- WALL CONSTRUCTION**
 - DRILLING AND NOTCHING OF EXTERIOR WALLS AND BEARING PARTITIONS SHALL COMPLY WITH SECTION R602.6. DRILLING AND NOTCHING OF TOP PLATE SHALL COMPLY WITH SECTION R602.6.1.
 - PROVIDE FIRE BLOCKING AS PER SECTION R602.8.
 - ALL HEADERS, TRIMMERS AND BEAMS RUNNING PARALLEL TO AND UNDER PARTITIONS SHALL BE DOUBLED.
 - FIRE BRICK IN CHIMNEY WILL BE BONED WITH A FULL HEADER AT EVERY SEVENTH COURSE.
 - 5/8" X 12" OR 14" (DOUBLE PLATE) ANCHOR BOLTS PLACED EVERY 3' O.C. WITH 3" SQUARE BEARING PLATE (WASHER) UNDER NUT FOR ALL FOUNDATIONS WITH FLOOR JOISTS ABOVE.
 - FOR ALL FOUNDATIONS, THERE WILL BE AN ANCHOR BOLT NO MORE THAN 12" FROM THE END OF A 2X8 PT SILL PLATE BOARD.
 - FILL IN FOUNDATION WITH CLEAN COARSE SAND IN THE NEW SLAB AREAS. USE WATER AND MECHANICAL TAMPER TO COMPRESS SAND BEFORE POURING SLAB FOUNDATION TO BE BACKFILLED WITH COARSE SAND.
- FIREBLOCKING**
 - IN COMBUSTIBLE CONSTRUCTION, FIREBLOCKING SHALL BE PROVIDED TO CUT OFF BOTH VERTICAL AND HORIZONTAL CONCEALED DRAFT OPENINGS AND TO FORM AN EFFECTIVE FIRE BARRIER BETWEEN STORIES, AND BETWEEN A TOP STORY AND THE ROOF SPACE.
 - FIREBLOCKING SHALL BE PROVIDED IN WOOD-FRAMED CONSTRUCTION IN THE FOLLOWING LOCATIONS:
 - IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES AND PARALLEL ROWS OF STUDS OR STAGGERED STUDS, AS FOLLOWS:
 - VERTICALLY AT THE CEILING AND FLOOR LEVELS. HORIZONTALLY AT INTERVALS NOT EXCEEDING 10 FEET.
 - AT INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILINGS AND COVE CEILINGS.
 - IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN. ENCLOSED SPACES UNDER STAIRS SHALL COMPLY WITH SECTION R302.7.
 - AT OPENINGS AROUND VENTS, PIPES, DUCTS, CABLES AND WIRES AT CEILING AND FLOOR LEVEL, WITH AN APPROVED MATERIAL TO RESIST THE FREE PASSAGE OF FLAME AND PRODUCTS OF COMBUSTION. THE MATERIAL FILLING THIS ANNULAR SPACE SHALL NOT BE REQUIRED TO MEET THE ASTM E 136 REQUIREMENTS.
 - FOR THE FIREBLOCKING OF CHIMNEYS AND FIREPLACES, SEE SECTION R1003.19.
- ADDITIONAL NYS RESIDENTIAL CODE REQUIREMENTS - REFER TO ROOF DETAILS AND SPECIFICATIONS FOR ADDITIONAL INFORMATION.**
 - UNDERLAYMENT FOR ROOF'S OF 4/12 OR GREATER SHALL BE APPLIED SHINGLE FASHION, PARALLEL TO AND STARTING AT THE EAVE, LAPPED 2", FASTENED SUFFICIENTLY TO HOLD IN PLACE. END LAPS SHALL BE OFFSET BY 6".
 - ICE PROTECTION SHALL CONSIST OF AN ICE BARRIER THAT CONSISTS OF AT LEAST TWO LAYERS OF SELF-ADHERING POLYMER MODIFIED BITUMEN SHEET, SHALL BE USED IN LIEU OF NORMAL UNDERLAYMENT AND EXTEND FROM THE EAVES EDGE TO A POINT AT LEAST 48" INSIDE THE EXTERIOR WALL LINE OF THE BUILDING. REFER TO ROOF DETAILS FOR ADDITIONAL INFORMATION.
 - UNDERLAYMENT IN HIGH WIND ZONES (130 MPH) SHALL IN ADDITION HAVE FASTENERS APPLIED ALONG THE OVERLAP, NO FURTHER APART THAN 36" O.C.
 - BASE OF FLASHING SHALL BE EITHER CORROSION-RESISTANT METAL OF MINIMUM NOMINAL .019" THICKNESS OF MINERAL SURFACE ROLL WEIGHING A MINIMUM OF 77 POUNDS PER 100 SQUARE FEET.
 - CAP FLASHING SHALL BE CORROSION-RESISTANT METAL OF MINIMUM NOMINAL THICKNESS OF .019.
 - VALLEY LINING SHALL BE ONE PLY OF SMOOTH ROLL ROOFING COMPLYING WITH ASTM D 224 TYPE 11 OR TYPE 111 AT LEAST 36" IN WIDTH.
 - CRICKETS SHALL BE INSTALLED ON THE RIDGE SIDE OF ANY CHIMNEY GREATER THAN 30". SIDEWALL FLASHING AGAINST A VERTICAL GREATER THAN 30". SIDEWALL FLASHING AGAINST A VERTICAL SIDE SHALL BE BY THE STEP FLASHING METHOD.

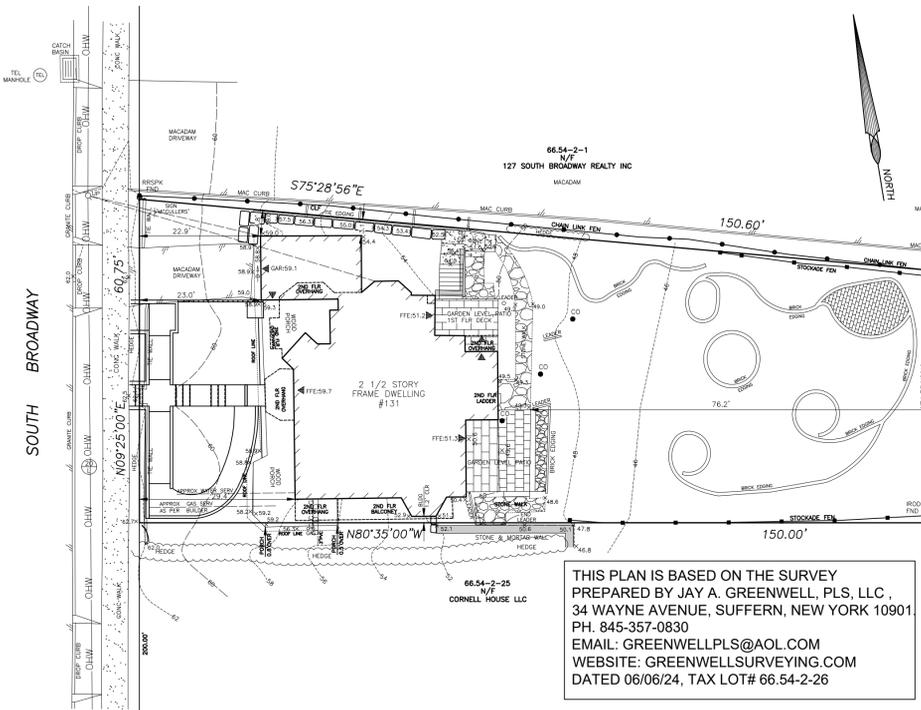
- LIST OF VARIANCES**
- CHAPTER 43.9.34 EXTENSION OR ENLARGEMENT OF EXISTING BUILDING: NOT TO EXCEED 50% IN FLOOR AREA - PROVISION TO BE USED ONLY ONCE PER PROPOSED USE OF BUILDING. PROPOSED ENLARGEMENT IS 12%.
 - EXISTING SIDE YARD AND TOTAL SIDEYARDS ARE EXISTING NON-CONFORMING (SEE BULK TABLE). NO CHANGE PROPOSED
 - LOT COVERAGE PERMITTED IS 40% PROPOSED IS 43% (SEE BULK TABLE). EXISTING LOT IS UNDERSIZED.
 - 18.43, (6) ALL PARKING SHALL BE IN REAR YARD. THERE IS ONE EXISTING SPACE IN THE FRONT WHICH IS PROPOSED TO REMAIN. THE REAR YARD IS INACCESSIBLE TO MOTOR VEHICLES.

Carson McCullers Center for Writers and Musicians

131 South Broadway
Nyack, New York

Adaptive Reuse & Addition to Existing Building

Scale: 1/16"=1'-0"



DRAWING LIST

#	SHEET NAME	ISSUED	REVISED
C-1	TITLE PAGE - NYS RES CODE, BULK TABLE, SITE PLAN AND NOTES	02/10/2025	
C-2	ZONING & BUILDING CODE ANALYSIS	02/10/2025	
D-1	GARDEN LEVEL DEMOLITION PLAN	02/10/2025	
D-2	FIRST FLOOR DEMOLITION PLAN	02/10/2025	
D-3	SECOND FLOOR DEMOLITION PLAN	02/10/2025	
D-4	THIRD FLOOR AND ROOF DEMOLITION PLANS	02/10/2025	
A-0	FOUNDATION PROPOSED PLAN	02/10/2025	
A-1	GARDEN LEVEL PROPOSED PLAN	02/10/2025	
A-2	FIRST FLOOR PROPOSED PLAN	02/10/2025	
A-3	SECOND FLOOR PROPOSED PLAN	02/10/2025	
A-4	THIRD FLOOR AND ROOF PROPOSED PLANS	02/10/2025	
A-5	EXTERIOR WEST ELEVATIONS	02/10/2025	
A-6	EXTERIOR SOUTH ELEVATION	02/10/2025	
A-7	EXTERIOR EAST ELEVATION	02/10/2025	
A-8	EXTERIOR NORTH ELEVATION	02/10/2025	
A-9	CROSS SECTIONS - A	02/10/2025	
A-10	CROSS SECTIONS - B	02/10/2025	
A-11	CROSS SECTIONS - C & D	02/10/2025	

MAP



CODE DATA

GENERAL CODE INFORMATION

CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA: TABLE 301.1	ZONE 4A	FROST LINE DEPTH: 3'-6" DEPTH
GROUND SNOW LOAD: 30		TERMITE: MODERATE TO HEAVY
WIND SPEED: 115		ICE BARRIER UNDERLAYMENT REQUIRED: PROVIDED (1 LAYERS)
SEISMIC DESIGN CRITERIA: CATEGORY B		FLOOD HAZARDS: NONE
WEATHERING: SEVERE		AIR FREEZING INDEX: 1500 OR LESS

LEGEND

- EXISTING WALL TO REMAIN
- EXISTING OBJECT TO BE REMOVED
- NEW PARTITION WALL
- CARBON MONOXIDE / SMOKE DETECTOR
- REVISION TAG
- PARTITION TAG
- DOOR TAG
- WINDOW TAG
- FINISH TAG
- ROOM LABEL
- EXHAUST FAN

BULK TABLE

Hamlet of South Nyack Use, Bulk and Parking Table			
Zoning District:	SN-RG-OA Residential, General and Professional Office and Sale of Arts, Crafts and Antiques		
Principle Use:	Private Schools subject to § 18.41 and § 18.43 (2) (6) Existing buildings **		
Use Type:	SPZ - Special Permit Use - Zoning Board of Appeals		
Regulation	Required	Existing	Proposed
Minimum Lot Size:	10,000 S.F.	8,108 S.F. *	8,276 S.F.
Frontage:	80 feet	60.75 feet *	60.75 feet
Maximum Lot Coverage:	40%	32%	36%
Front Yard Setback:	25 feet	22.9 feet *	Same
Rear Yard Setback:	50 feet	74.67 feet	71.67 feet
Side, 1 Yard Setback:	15 feet	0.8 feet over property line *	Same
Side Yards, Both:	30 feet	3.9 feet *	Same
Maximum Height:	2 Stories, 25 feet (a & b)	3 stories, 31 feet *	Same
Accessory Uses:	Home Occupations	None	None
Use Type:	SPZ - Special Zoning Use - Zoning Board of Appeals	SPZ - Special Zoning Use - Zoning Board of Appeals	SPZ - Special Zoning Use - Zoning Board of Appeals
Parking Required:	1 space per 4 students	Existing garage N/A	no off-street parking *

* Existing non-conforming conditions
** Requires Variance

AURELL GARCIA ARCHITECTS

171 KING'S HIGHWAY,
ORANGEBURG, NY 10962
TEL 845.680.6670



PROFESSIONAL SEAL:

Carson McCullers Center for Writers and Musicians
 131 South Broadway
 Nyack, New York

REVISIONS:

DRAWING TITLE:
Title, Survey and Notes

DATE:	02/10/2025
PROJ TEAM:	MRG / WCA
PROJ PARTNER:	MRG / WCA
PROJ NO.:	23210
SCALE:	AS NOTED

C-1

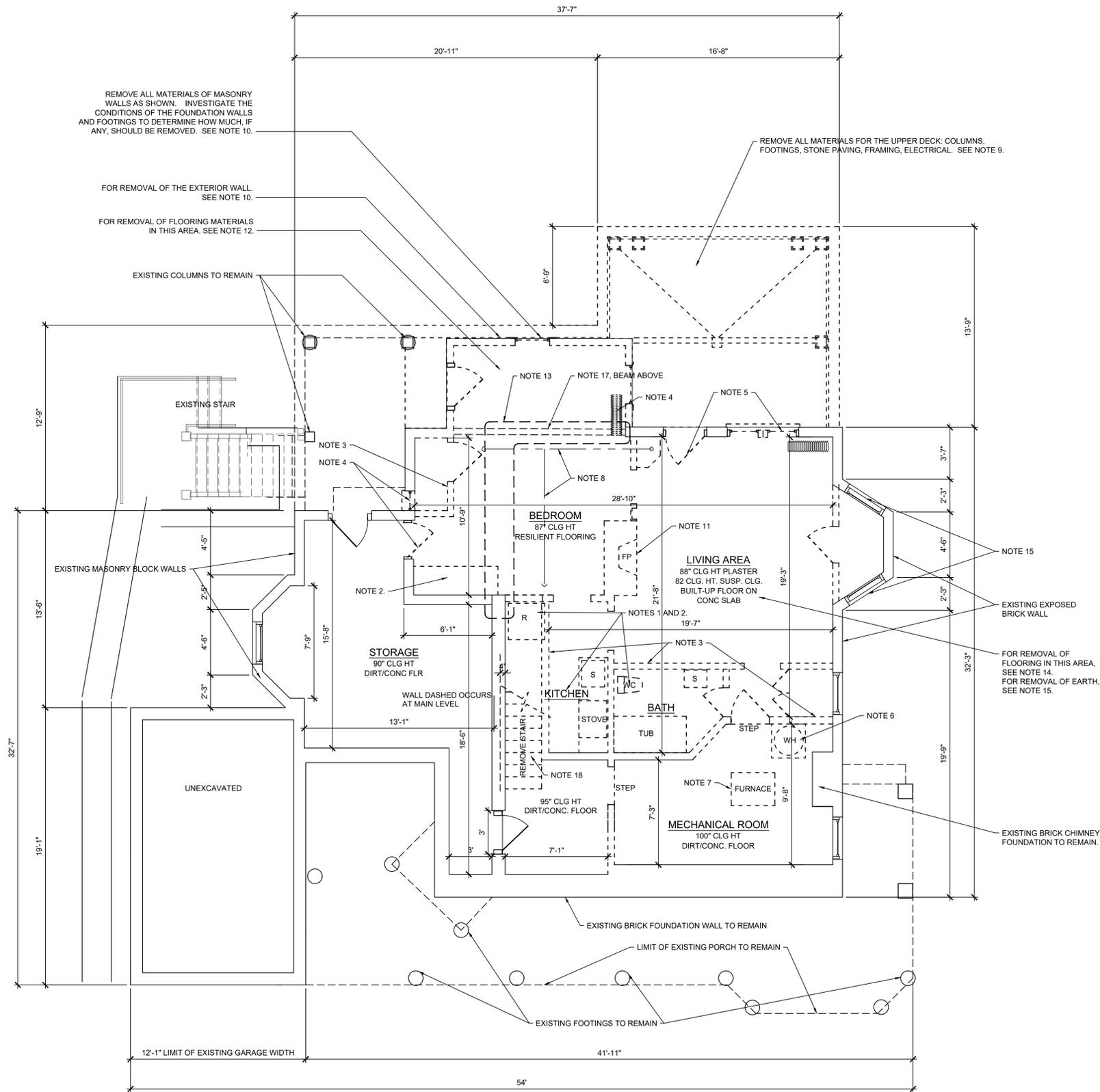
DESIGN DEVELOPMENT AND PERMIT SET 02/10/2025

GENERAL DEMOLITION NOTES:

- DEMOLITION AND RESTORATION WORK SHALL INCLUDE BUT IS NOT LIMITED TO CUTTING, DEMOLITION AND REMOVAL OF WORK AS INDICATED ON THE DRAWINGS AND PREPARING ALL AREAS LEFT BY THESE REMOVALS FOR THE INSTALLATION OF NEW CONSTRUCTION AND ALL OTHER ITEMS OTHERWISE REQUIRED FOR CONSTRUCTION. CONSULT AND REVIEW THE DRAWINGS FOR ALL WORK TO BE INVESTIGATED AND PREPARATION FOR THE WORK SHOWN AND DESCRIBED.
- DURING DEMOLITION AND OR RESTORATION PROCEDURES THE CONTRACTOR IS TO EXAMINE, MAKE NOTE, IDENTIFY AND TAKE ANY PRECAUTIONARY STEPS FOR ANY UNDERGROUND UTILITY LINES ETC AT THE AREA OF THE WORK SHOWN ON THE DRAWINGS.
- REMOVALS SHALL BE PERFORMED IN SUCH OF A MANNER TO MINIMIZE DISTURBANCE OF EXISTING FINISH SURFACES AND MATERIALS IN A CAREFUL MANNER WITHOUT UNNECESSARY NOISE, DUST OR OTHER DISTURBANCE TO ADJACENT FACILITIES, AND GENERAL PUBLIC.
- TRAFFIC: CONDUCT DEMOLITION AND THE REMOVAL OF DEBRIS TO ENSURE MINIMAL INTERFERENCE WITH ROADWAYS, WALKS AND OTHER ADJACENT OCCUPIED OR ADJACENT FACILITIES.
- CONDUCT NEW WORK OPERATIONS AND THE PROVISION OF PROVIDING AND DELIVERY OF NEW MATERIALS TO THE PREMISES TO ENSURE MINIMAL INTERFERENCE WITH ROADWAYS, WALKS AND OTHER ADJACENT OCCUPIED OR ADJACENT FACILITIES.
- DAMAGE: PROMPTLY REPAIR DAMAGE CAUSED TO ADJACENT SURFACES BY DEMOLITION OPERATIONS A NO ADDITIONAL COST TO THE OWNER.
- FURNISH ALL MATERIALS AND EQUIPMENT NECESSARY FOR DEMOLITION AND OR NEW OPERATIONS AND PROTECTION.
- ALL EXCESS MATERIALS RESULTING FROM DEMOLITION OPERATIONS SHALL BECOME THE PROPERTY OF THIS CONSTRUCTION CONTRACTOR AND SHALL BE DISPOSED OFF THE JOB SITE USING APPROVED METHODS.
- EXISTING PORTIONS OF THE BUILDING AREAS WHICH ARE TO REMAIN INTACT SHALL BE PROTECTED AGAINST DAMAGE. PRECAUTION SHALL BE EXERCISED AND PROTECTION SHALL BE PROVIDED TO PREVENT BODILY INJURY OR WORK TO BE DEMOLISHED. ERECT AND MAINTAIN ALL BARRICADES, LIGHTS, WARNING SIGNS AND GUARDS REQUIRED BY LAWS AND REGULATIONS DIRECTED BY THE TOWN OF ORANGEBURG.
- IF THE CONTRACTOR DURING THE COURSE OF THE WORK OBSERVES ASBESTOS OR LEAD IN THE STRUCTURE OF THE BUILDING, THE CONTRACTOR SHALL PROMPTLY NOTIFY THE OWNER AND ARCHITECT OF RECORD.
- ASBESTOS AND OR LEAD REMOVAL: IF ANY DEMOLITION WORK UNCOVERS UNANTICIPATED ASBESTOS AND OR LEAD RELATED MATERIALS, THE ARCHITECT OF RECORD IS NOT RESPONSIBLE FOR THE PERFORMANCE OF ANY SERVICES IN CONNECTION WITH OR RELATED TO SUCH MATERIALS AND THE CONTRACTOR HEREBY AGREES TO:
 - RETAIN AN EXPERT OR EXPERTS TO ARRANGE FOR THE PROMPT IDENTIFICATION AND OR REMOVAL OR TREATMENT OF SUCH MATERIALS PRESENT ON THE PROJECT
 - IDENTIFY AND HOLD THE ARCHITECT OF RECORD HARMLESS FROM ANY CLAIMS, INJURIES OR EXPENSES INCLUDING THE REASONABLE COUNSEL FEES INCURRED BY THE ARCHITECT OF RECORD ARISING OUT OF OR IN ANY WAY RELATED TO THE EXISTENCE OF SUCH MATERIALS ON THE PROJECT.

DEMOLITION NOTES - GROUND FLOOR:

- REMOVE ALL KITCHEN AND BATH PLUMBING FIXTURES AND FITTINGS AND KITCHEN APPLIANCES.
- REMOVE ALL KITCHEN, PANTRY AND CLOSET CABINETS, SHELVES AND MISCELLANEOUS HARDWARE OR WALL ATTACHMENTS.
- REMOVE ALL WOOD PARTITIONS AS NOTED, TAKING CARE TO DETERMINE IF ANY OF THE PARTITIONS ARE LOAD BEARING. CHECK LOCATION OF PARTITIONS ON THE 1ST FLOOR BEFORE DEMOLITION.
- WHILE THE HEATING SYSTEM IS NOT IN OPERATION, DISCONNECT THE RADIATOR NOTED AND PROTECT AND STORE THE RADIATOR FOR RE-USE IN A DIFFERENT LOCATION. INSTALL PIPING TO CONNECT THE SUPPLY AND RETURN LINES.
- REMOVE WINDOWS AND DOORS DOWN TO FULL MASONRY OPENINGS.
- REMOVE THE WATER HEATER AND ADDED BUILT-UP CONCRETE SLAB UNDERNEATH IT. THE ORIGINAL CONCRETE FLOOR IS TO REMAIN.
- REMOVE THE FURNACE AND PREPARE ROOM FOR NEW HEATING SYSTEM.
- CAREFULLY REMOVE THE SANITARY SEWER LINE HANGING FROM THE CEILING AT THE NORTH EAST CORNER OF THE GARDEN LEVEL SPACE AND CONTINUE REMOVAL TO THE CONNECTION TO THE MAIN SEWER STACK. SHUT OFF HOT AND COLD WATER SUPPLY IN PARTITIONS THAT ARE TO BE DEMOLISHED. REMOVE ALL SANITARY SEWER AND HOT/COLD WATER SUPPLY PIPING IN ALL WALLS THAT ARE TO BE DEMOLISHED.
- REMOVE WOOD FRAMED PORCH ROOF AND FRAMING, SCREEN MATERIAL, DECORATIVE BRACKETS, AND COLUMNS, 1ST FLOOR, DECKING AND FRAMING, GARDEN LEVEL COLUMNS AND STONE PAVING. SAVE THE WOOD BRACKETES AND WOOD COLUMNS FOR FUTURE USE.
- REMOVE THE WOOD FRAMED WALL ENCLOSING THE 1ST FLOOR KITCHEN AND THE GARDEN LEVEL SPACE STARTING FROM THE ROOF DOWN TO THE ROCK FOUNDATION COURSE. CAREFULLY REMOVE THE GROUND SURROUNDING THE ROCK FOUNDATION TO EXPOSE THE DEPTH OF THE FOUNDATION, IF IT CONTINUES BELOW THE NATURAL GRADE.
- THE FIREPLACE IN THE GARDEN LEVEL IS BOARDED UP AND PRESUMED TO BE INOPERABLE. THE MASONRY CHIMNEY IS TO BE REMOVED FROM THE HOUSE. FROM THE ROOF LEVEL DOWN TO THE GARDEN LEVEL, COORDINATE THE REMOVAL OF ANY MATERIAL, VERIFYING THAT NO WOOD STRUCTURAL ELEMENTS ARE ATTACHED TO THE MASONRY AT ANY LEVEL.
- REMOVE FINISH FLOORING MATERIAL, UNDERLAYMENT AND WOOD SLEEPERS THAT ARE SITTING ON BARE EARTH BELOW.
- CAREFULLY REMOVE FLOORING OR SLAB MATERIAL AND EARTH IN THE NORTHEAST CORNER AREA OF THE ORIGINAL HOUSE TO EXPOSE THE ORIGINAL FOUNDATION WALL, IF THERE IS ANY REMAINING. CONSULT THE ARCHITECT AND ENGINEER WITH THE FINDINGS.
- REMOVE BUILT-UP FLOORING AND CONCRETE SLAB TO EXPOSE EARTH BELOW. HALT WORK IF CONDITIONS ARE DIFFERENT FROM THE FLOORING AS NOTED HEREIN
- REMOVE EARTH MATERIAL TO SET ELEVATION OF TOP OF SLAB AT 7'8" (92") BELOW EXISTING CEILING HEIGHT. SEE DETAIL SECTION 1/A-13 FOR SLAB AND SUB-MATERIALS.
- WINDOWS ON THIS SOUTH MASONRY WALL ARE BOARDED UP. REMOVE INFILL MATERIAL AND REFURBISH THE WINDOWS AS NEEDED TO RESTORE THEM TO OPERABLE CONDITION.
- SHORE UP THE EXISTING 1ST FLOOR JOISTS ABOVE THE EXISTING OVERHEAD BEAM. THEN AFTER STRUCTURAL ENGINEER INSPECTS THE SHORING, REMOVE THE EXISTING BEAM. INSTALL A BEAM FLUSH WITH THE 1ST FLOOR JOISTS PER THE CONSTRUCTION DOCUMENTS.
- REMOVE THE WOOD STAIR BEING CAREFUL NOT TO DAMAGE THE FRAMING OR FINISHES ON THE 1ST FLOOR ABOVE.
- REFURBISHMENT OR REPLACEMENT OF THE FIRE SPRINKLER SYSTEM IS PART OF THE SCOPE OF WORK. THE CONTRACTOR SHALL COORDINATE WITH THE ARCHITECT AND A FIRE PROTECTION COMPANY TO DETERMINE THE FULL SCOPE OF THIS SPRINKLER SYSTEM AND CORRESPONDING CONSTRUCTION AROUND IT.



1 DEMOLITION - GARDEN LEVEL PLAN
1/4" = 1'-0"

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**Carson McCullers Center for
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131 South Broadway
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REVISIONS:

DRAWING TITLE:

**DEMOLITION
GARDEN LEVEL
PLAN**

DATE: 02/10/2025
PROJ TEAM: MRG / WCA
PROJ PARTNER: MRG
PROJ NO.: 23210
SCALE: AS NOTED

D-1

DESIGN DEVELOPMENT AND PERMIT SET 02/10/2025



PROFESSIONAL SEAL:

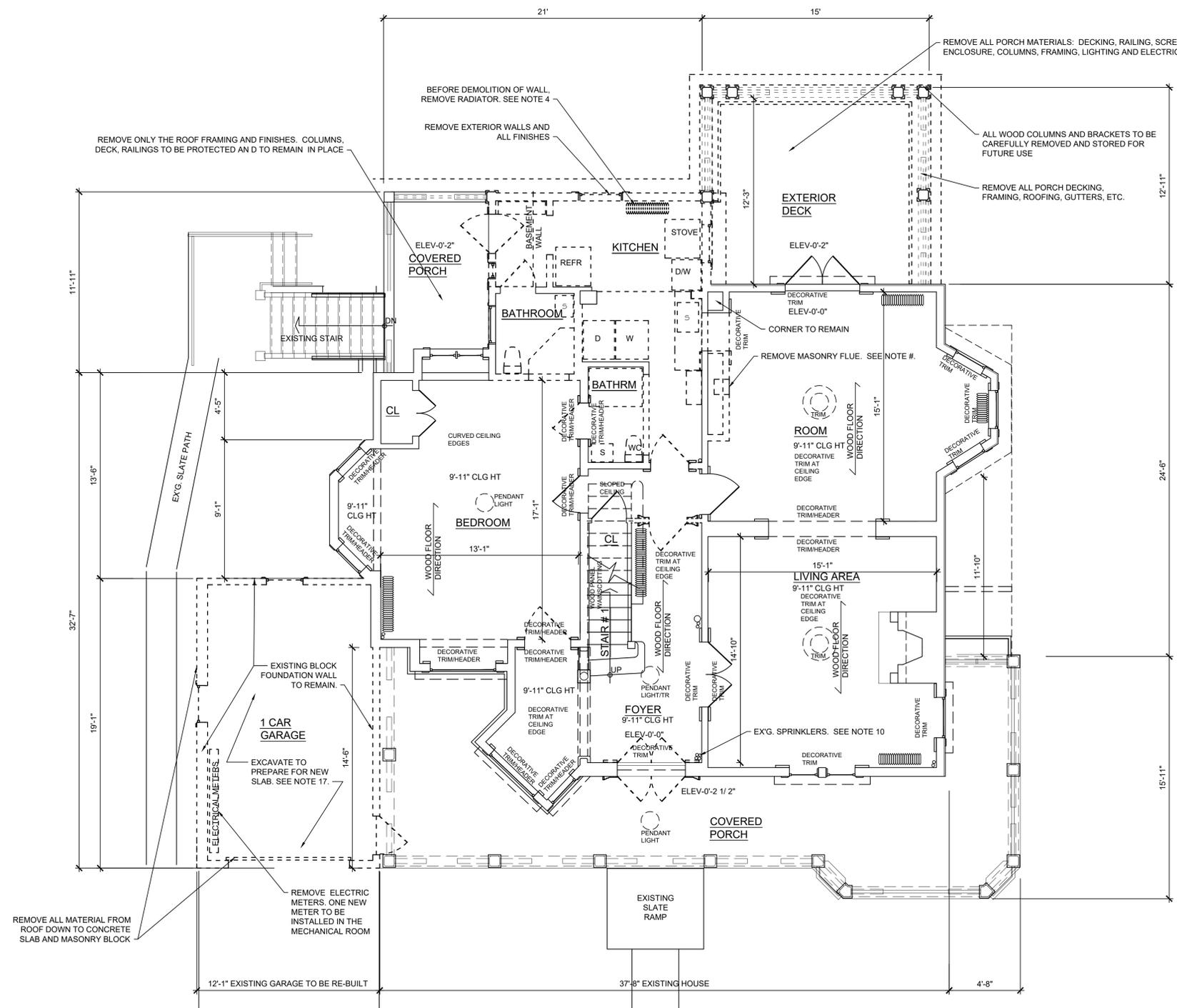
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DEMOLITION NOTES - FIRST FLOOR:

- PROTECT ALL DECORATIVE MOULDING, BASEBOARDS, DOOR AND WINDOW OPENINGS, CEILINGS, ETC. BEFORE ANY DEMOLITION WORK BEGINS.
- REMOVE ALL KITCHEN AND BATH PLUMBING FIXTURES AND FITTINGS AND KITCHEN APPLIANCES.
- REMOVE ALL KITCHEN, PANTRY AND CLOSET CABINETS, SHELVES AND MISCELLANEOUS HARDWARE OR WALL ATTACHMENTS.
- WHILE THE HEATING SYSTEM IS NOT IN OPERATION, DISCONNECT THE RADIATOR NOTED AND PROTECT AND STORE THE RADIATOR FOR RE-USE IN A DIFFERENT LOCATION. INSTALL PIPING TO CONNECT THE SUPPLY AND RETURN LINES.
- REMOVE ALL WOOD PARTITIONS AS NOTED, TAKING CARE TO DETERMINE IF ANY OF THE PARTITIONS ARE LOAD BEARING. CHECK LOCATION OF PARTITIONS ON THE 2ND FLOOR BEFORE DEMOLITION.
- REMOVE THE WOOD FRAMED WALL ENCLOSING THE 1ST FLOOR KITCHEN STARTING FROM THE ROOF DOWN TO THE GARDEN LEVEL CEILING.
- THE MASONRY FIREPLACE AND CHIMNEY IN THIS LOCATION IS TO BE REMOVED FROM THE ROOF LEVEL DOWN TO THE GARDEN LEVEL, COORDINATE THE REMOVAL OF ANY MATERIAL, VERIFYING THAT NO WOOD STRUCTURAL ELEMENTS ARE ATTACHED TO THE MASONRY AT ANY LEVEL. IF WOOD STRUCTURE IS ATTACHED TO THE MASONRY, CONSULT THE ARCHITECT AND ENGINEER.
- SHUT OFF HOT AND COLD WATER SUPPLY IN PARTITIONS THAT ARE TO BE DEMOLISHED. REMOVE ALL SANITARY SEWER PIPING IN ALL WALLS THAT ARE TO BE DEMOLISHED.
- REFURBISHMENT OR REPLACEMENT OF THE FIRE SPRINKLER SYSTEM IS PART OF THE SCOPE OF WORK. THE CONTRACTOR SHALL COORDINATE WITH THE ARCHITECT AND A FIRE PROTECTION COMPANY TO DETERMINE THE FULL SCOPE OF THIS SPRINKLER SYSTEM AND CORRESPONDING CONSTRUCTION AROUND IT.
- THE GARAGE STRUCTURE IS TO BE COMPLETELY DISMANTLED FROM THE ROOF TO THE CONCRETE SLAB, TAKING CARE TO NOT DAMAGE THE ADJACENT FINISHES ON THE HOUSE. THE BLOCK FOUNDATION WALL IS TO REMAIN. SEE DETAILS FOR RAISING THE CURB OF THIS FOUNDATION WALL FOR THE NEW CONCRETE SLAB LEVEL.
- EXCAVATE THE EARTH MATERIAL TO SET ELEVATION OF THE TOP OF SLAB IN THE STUDIO TO MATCH THE FLOOR LEVEL OF THE ADJACENT WOOD PORCH. SEE DETAIL SECTION 2/A-13 FOR SLAB AND SUB MATERIALS.



1 DEMOLITION - FIRST FLOOR PLAN
1/4" = 1'-0"

REVISIONS:

DRAWING TITLE:

**DEMOLITION
FIRST FLOOR
PLAN**

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D-2

DESIGN DEVELOPMENT AND PERMIT SET 02/10/2025

PROFESSIONAL SEAL:

**Carson McCullers Center for
Writers and Musicians**
131 South Broadway
Nyack, New York

REVISIONS:

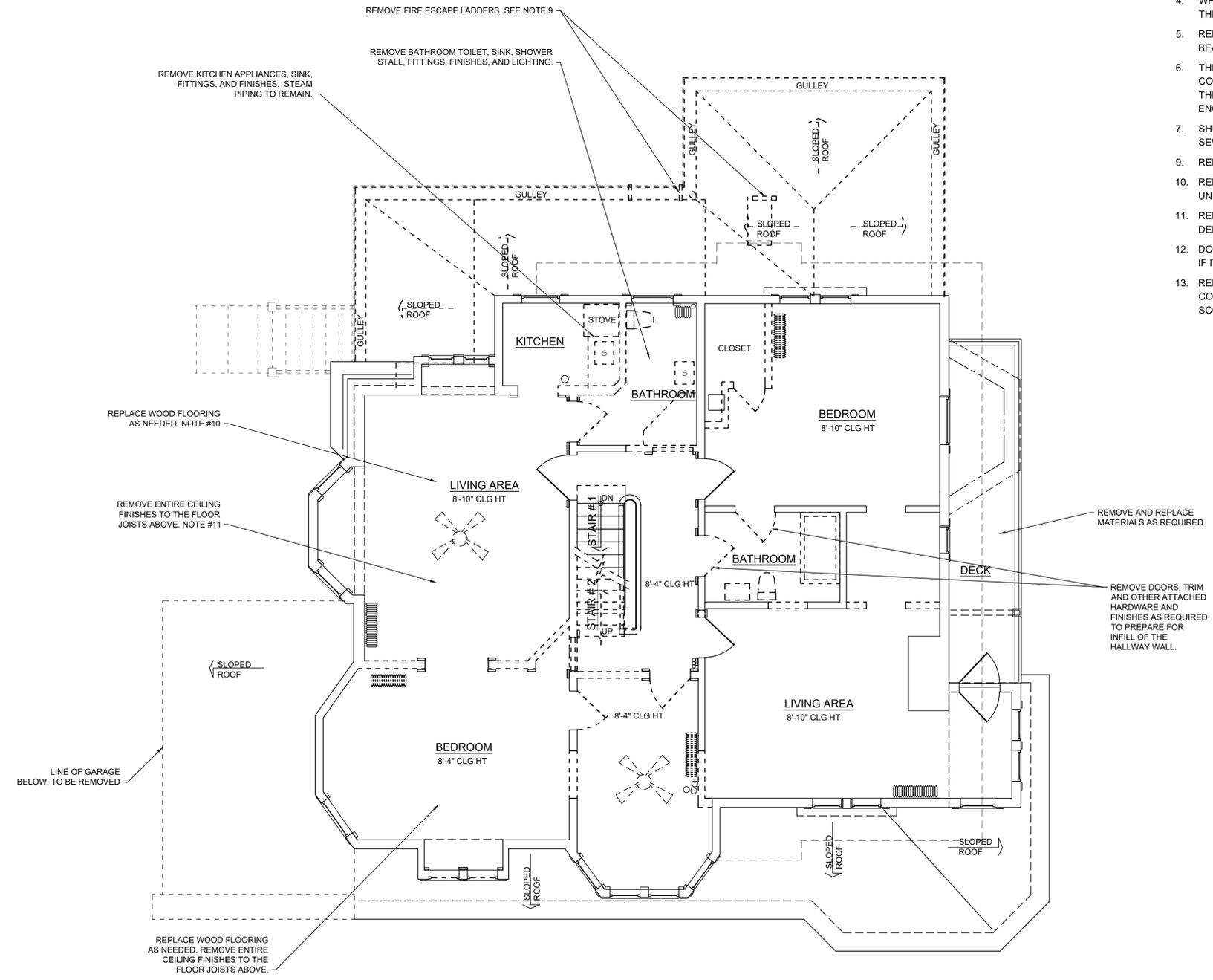
DRAWING TITLE:
**DEMOLITION
SECOND FLOOR
PLAN**

DATE: 02/10/2025
PROJ TEAM: MRG / WCA
PROJ PARTNER: MRG / WCA
PROJ NO.: 23210
SCALE: AS NOTED

D-3

DEMOLITION NOTES - SECOND FLOOR:

1. PROTECT ALL DECORATIVE MOULDING, BASEBOARDS, DOOR AND WINDOW OPENINGS, CEILINGS, ETC. BEFORE ANY DEMOLITION WORK BEGINS.
2. REMOVE ALL KITCHEN AND BATH PLUMBING FIXTURES AND FITTINGS AND KITCHEN APPLIANCES.
3. REMOVE ALL KITCHEN, PANTRY AND CLOSET CABINETS, SHELVES AND MISCELLANEOUS HARDWARE OR WALL ATTACHMENTS.
4. WHILE THE HEATING SYSTEM IS NOT IN OPERATION, DISCONNECT THE RADIATOR NOTED AND PROTECT AND STORE THE RADIATOR FOR RE-USE IN A DIFFERENT LOCATION. INSTALL PIPING TO CONNECT THE SUPPLY AND RETURN LINES.
5. REMOVE ALL WOOD PARTITIONS AS NOTED, TAKING CARE TO DETERMINE IF ANY OF THE PARTITIONS ARE LOAD BEARING. CHECK LOCATION OF PARTITIONS ON THE 3RD FLOOR BEFORE DEMOLITION.
6. THE MASONRY CHIMNEY IN THIS LOCATION IS TO BE REMOVED FROM THE ROOF LEVEL DOWN TO THE GARDEN LEVEL. COORDINATE THE REMOVAL OF ANY MATERIAL, VERIFYING THAT NO WOOD STRUCTURAL ELEMENTS ARE ATTACHED TO THE MASONRY AT ANY LEVEL. IF WOOD STRUCTURE IS ATTACHED TO THE MASONRY, CONSULT THE ARCHITECT AND ENGINEER.
7. SHUT OFF HOT AND COLD WATER SUPPLY IN PARTITIONS THAT ARE TO BE DEMOLISHED. REMOVE ALL SANITARY SEWER PIPING IN ALL WALLS THAT ARE TO BE DEMOLISHED.
8. REMOVE METAL FIRE LADDERS. PATCH AND REPAIR WHERE THE LADDERS WERE ATTACHED.
9. REMOVE WOOD FLOORING AS NEEDED FOR PATCHING AND GENERAL UNIFORMITY OF MATERIALS. KEEP UNDERLAYMENT MATERIALS IF POSSIBLE.
10. REMOVE DROPPED CEILING MATERIALS UP TO THE PLASTER CEILING ABOVE. REMOVE THE PLASTER CEILING IF DEEMED UNSALVAGEABLE. REPAIR JOISTS IF NECESSARY AND PREPARE THEM FOR NEW CEILING MATERIAL.
11. DOORS THAT ARE TO REMAIN AS EXISTING ARE TO BE INSPECTED FOR PROPER HARDWARE. REPLACE THE HARDWARE IF IT IS NOT FUNCTIONING PROPERLY.
12. REFURBISHMENT OR REPLACEMENT OF THE FIRE SPRINKLER SYSTEM IS PART OF THE SCOPE OF WORK. THE CONTRACTOR SHALL COORDINATE WITH THE ARCHITECT AND A FIRE PROTECTION COMPANY TO DETERMINE THE FULL SCOPE OF THIS SPRINKLER SYSTEM AND CORRESPONDING CONSTRUCTION AROUND IT.



1 DEMOLITION - SECOND FLOOR PLAN
1/4" = 1'-0"

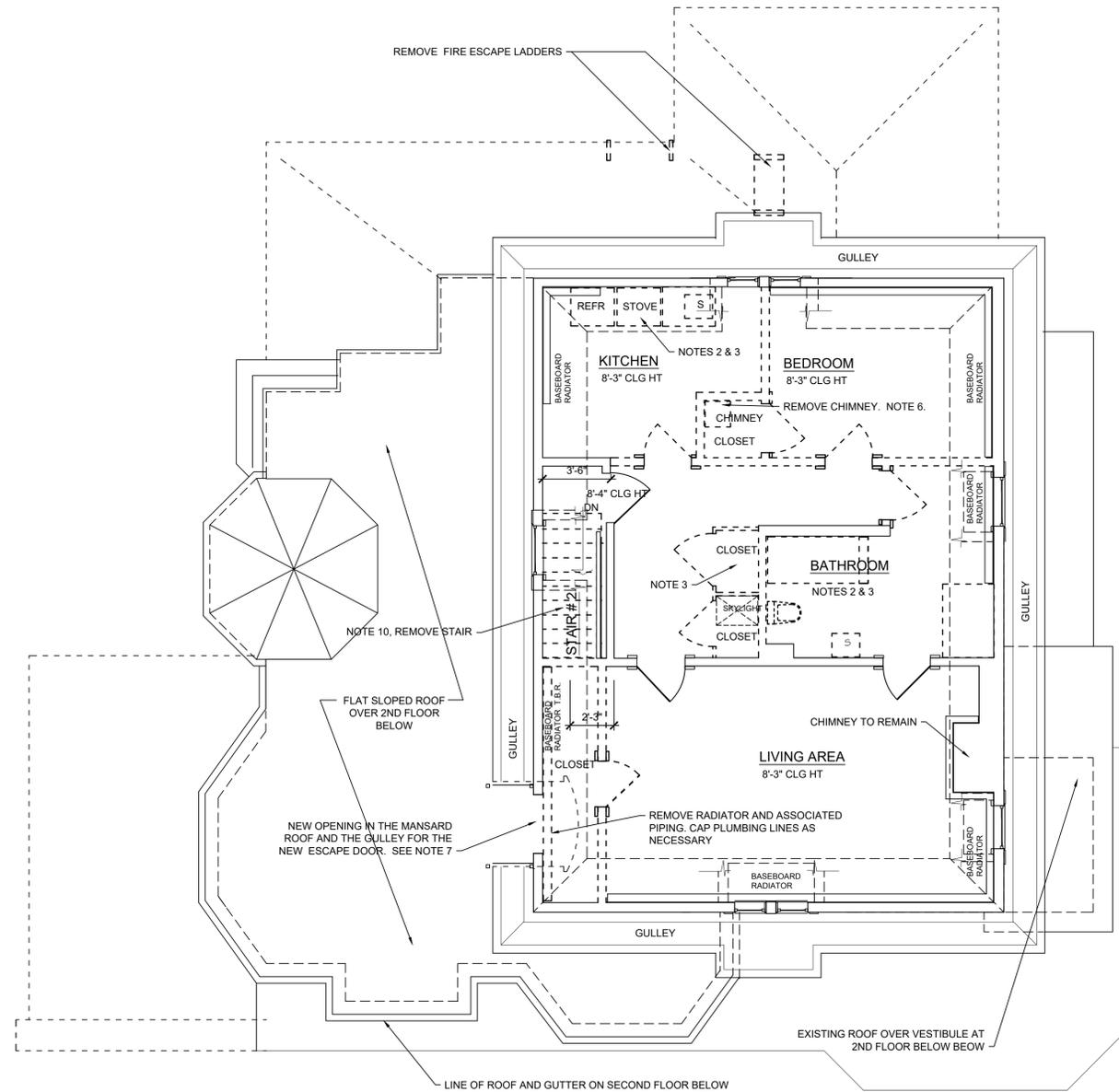
DESIGN DEVELOPMENT AND PERMIT SET 02/10/2025

DEMOLITION NOTES - THIRD FLOOR:

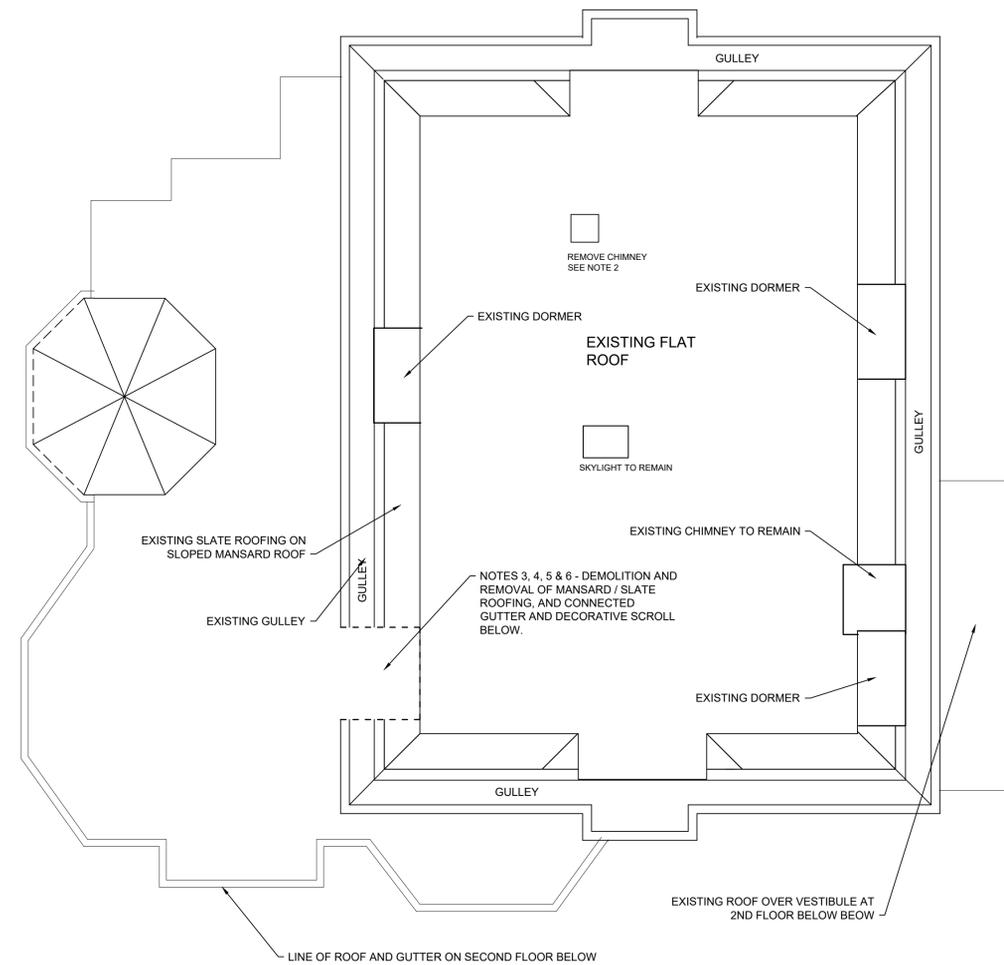
1. PROTECT ALL DECORATIVE MOULDING AT BASEBOARDS, DOOR OPENINGS, WINDOW OPENINGS, CEILINGS, ETC. BEFORE ANY DEMOLITION WORK BEGINS.
2. REMOVE ALL KITCHEN AND BATH PLUMBING FIXTURES AND FITTINGS AND KITCHEN APPLIANCES.
3. REMOVE ALL KITCHEN, PANTRY AND CLOSET CABINETS, SHELVES AND MISCELLANEOUS HARDWARE OR WALL ATTACHMENTS.
4. WHILE THE HEATING SYSTEM IS NOT IN OPERATION, DISCONNECT THE RADIATOR NOTED AND PROTECT AND STORE THE RADIATOR FOR RE-USE IN A DIFFERENT LOCATION. INSTALL PIPING TO CONNECT THE SUPPLY AND RETURN LINES.
5. REMOVE ALL WOOD PARTITIONS AS NOTED, TAKING CARE TO DETERMINE IF ANY OF THE PARTITIONS ARE LOAD BEARING.
6. THE MASONRY CHIMNEY IN THIS LOCATION IS TO BE REMOVED FROM THE ROOF LEVEL DOWN TO THE GARDEN LEVEL, COORDINATE THE REMOVAL OF ANY MATERIAL, VERIFYING THAT NO WOOD STRUCTURAL ELEMENTS ARE ATTACHED TO THE MASONRY AT ANY LEVEL. IF WOOD STRUCTURE IS ATTACHED TO THE MASONRY, CONSULT THE ARCHITECT AND ENGINEER.
7. WHEN MATERIALS FOR THE PROPOSED NEW EMERGENCY EXIT DOOR ARE READY FOR INSTALLATION, CAREFULLY REMOVE ALL WALL, CEILING, ROOF AND GULLEY MATERIALS TO MAKE A ROUGH OPENING FOR THE DOOR FRAME. INSTALL NEW MATERIALS PER CONSTRUCTION DRAWINGS.
8. SHUT OFF HOT AND COLD WATER SUPPLY IN PARTITIONS THAT ARE TO BE DEMOLISHED. REMOVE ALL SANITARY SEWER PIPING IN ALL WALLS THAT ARE TO BE DEMOLISHED.
9. REMOVE METAL FIRE LADDERS. PATCH AND REPAIR WHERE THE LADDERS WERE ATTACHED.
10. REMOVE THE STAIR #2 AND HANDRAIL FROM THE SECOND FLOOR TO THE THIRD FLOOR. SHORE UP THIRD FLOOR JOISTS AROUND THE NEW OPENING LIMITS BEFORE CUTTING THE FRAMING FOR THE NEW LONGER STAIR #2. THE STRUCTURAL ENGINEER IS TO INSPECT THE SHORING BEFORE CUTTING DEMOLITION OF THE FLOOR JOISTS.
11. REFURBISHMENT OR REPLACEMENT OF THE FIRE SPRINKLER SYSTEM IS PART OF THE SCOPE OF WORK. THE CONTRACTOR SHALL COORDINATE WITH THE ARCHITECT AND A FIRE PROTECTION COMPANY TO DETERMINE THE FULL SCOPE OF THIS SPRINKLER SYSTEM AND CORRESPONDING CONSTRUCTION AROUND IT.

DEMOLITION NOTES - ROOF:

1. PROTECT ALL DECORATIVE MOULDING AT BASEBOARDS, DOOR OPENINGS, WINDOW OPENINGS, CEILINGS, ETC. BEFORE ANY DEMOLITION WORK BEGINS.
2. THE MASONRY CHIMNEY IN THIS LOCATION IS TO BE REMOVED FROM THE ROOF LEVEL DOWN TO THE GARDEN LEVEL, COORDINATE THE REMOVAL OF ANY MATERIAL, VERIFYING THAT NO WOOD STRUCTURAL ELEMENTS ARE ATTACHED TO THE MASONRY AT ANY LEVEL. IF WOOD STRUCTURE IS ATTACHED TO THE MASONRY, CONSULT THE ARCHITECT AND ENGINEER. PATCH AND REPAIR THE ROOF AS REQUIRED.
3. A NEW ESCAPE DOOR IS TO BE INSTALLED IN THIS AREA. CAREFULLY REMOVE MEMBRANE ROOFING AND SLATE ROOFING ENOUGH TO EXPOSE SHEATHING AND FRAMING MATERIALS UNDERNEATH. SHORE UP ROOF AND FRAMING BEFORE CUTTING AND REMOVING FRAMING SUPPORTING THE ROOF.
4. CUT SHEATHING AND FRAMING TO CREATE ROUGH OPENING FOR NEW DOOR.
5. CUT THE FRAMING ON THE GUTTER AND CONNECTED SCROLL MOULDINGS UNDERNEATH THE GUTTER.
6. SEE DETAILS FOR INSTALLATION OF THE NEW DOOR AND ROOF DECK.



1 DEMOLITION - THIRD FLOOR PLAN
1/4" = 1'-0"



2 DEMOLITION - ROOF PLAN
1/4" = 1'-0"

**AURELL
GARCIA**
ARCHITECTS

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ORANGEBURG, NY 10962
TEL 845.680.6670



PROFESSIONAL SEAL:

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131 South Broadway
Nyack, New York

REVISIONS:

DRAWING TITLE:

**DEMOLITION
THIRD & FOURTH
FLOORS PLAN**

DATE: 02/10/2025
PROJ TEAM: MRG / WCA
PROJ PARTNER: MRG / WCA
PROJ NO.: 23210
SCALE: AS NOTED

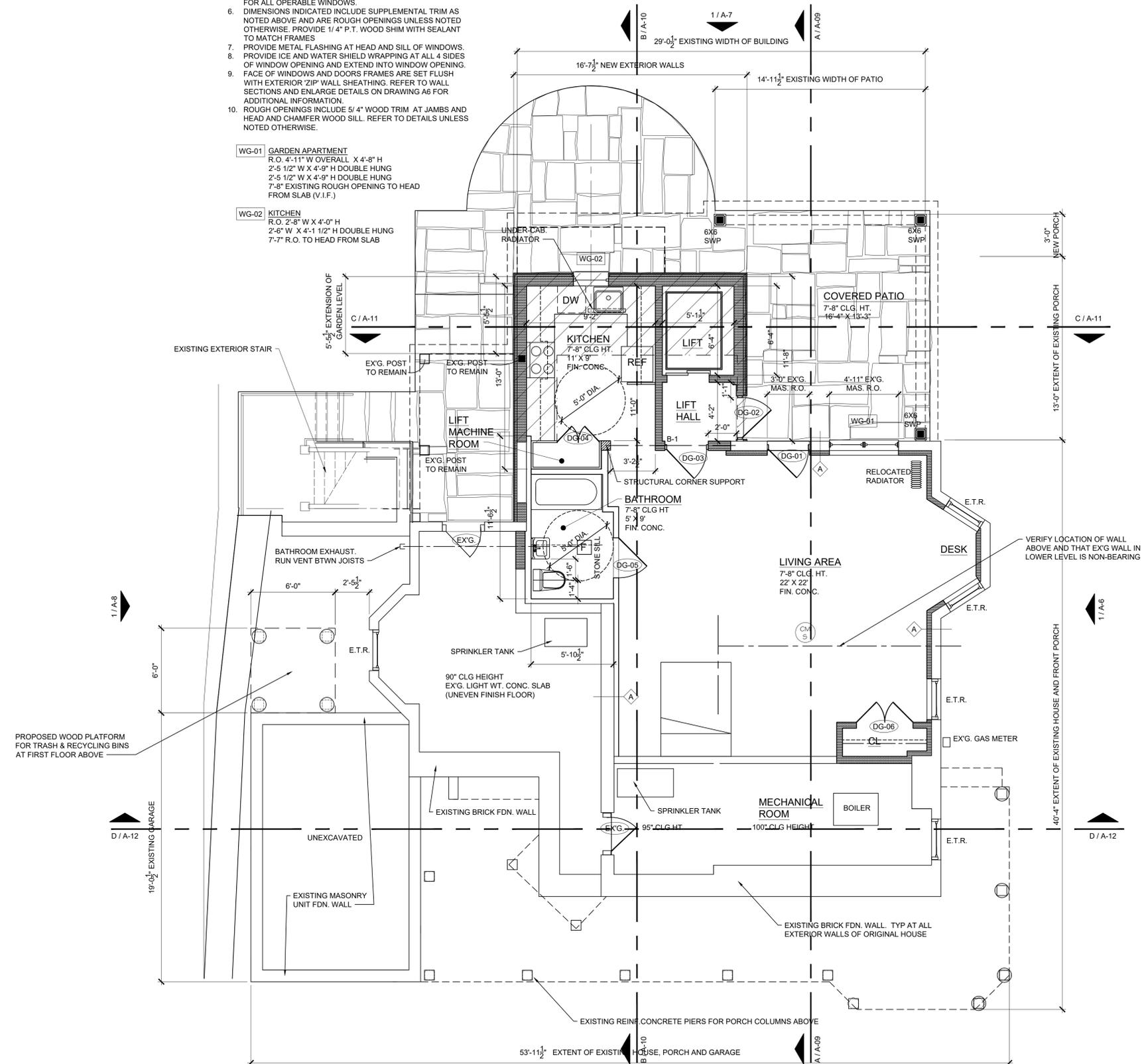
D-4

DESIGN DEVELOPMENT AND PERMIT SET 02/10/2025

WINDOW SCHEDULE

- ALL WINDOWS ARE TO BE MANUFACTURED BY MARVIN WINDOWS. PROVIDE DOUBLE GLAZING LOW-E WINDOWS.
- PROVIDE TEMPERED WINDOWS AT ALL TYPES OF DOORS AND WINDOWS WITHIN 18" FROM TOP OF FLOOR.
- PROVIDE SUPPLEMENTAL WOOD TRIM THICKNESS AS NOTED ON SECTIONS AND PLANS AND BE PROUD TO ADJACENT WALL SIDING SURROUNDING ALL WINDOWS AND DOORS. ALL WINDOWS LISTED ARE VIEWED FROM EXTERIOR. REFER TO ELEVATIONS A-5, A-6, A-7 & A-8 FOR SWING DIRECTIONS FOR WINDOWS AND DOORS.
- PROVIDE SCREEN DOORS FOR ALL SLIDERS AND SCREENS FOR ALL OPERABLE WINDOWS.
- DIMENSIONS INDICATED INCLUDE SUPPLEMENTAL TRIM AS NOTED ABOVE AND ARE ROUGH OPENINGS UNLESS NOTED OTHERWISE. PROVIDE 1/4" P.T. WOOD SHIM WITH SEALANT TO MATCH FRAMES.
- PROVIDE METAL FLASHING AT HEAD AND SILL OF WINDOWS. PROVIDE ICE AND WATER SHIELD WRAPPING AT ALL 4 SIDES OF WINDOW OPENING AND EXTEND INTO WINDOW OPENING.
- FACE OF WINDOWS AND DOORS FRAMES ARE SET FLUSH WITH EXTERIOR 'ZIP' WALL SHEATHING. REFER TO WALL SECTIONS AND ENLARGE DETAILS ON DRAWING A6 FOR ADDITIONAL INFORMATION.
- ROUGH OPENINGS INCLUDE 5/4" WOOD TRIM AT JAMBS AND HEAD AND CHAMFER WOOD SILL. REFER TO DETAILS UNLESS NOTED OTHERWISE.

- WG-01 GARDEN APARTMENT**
R.O. 4'-11" W OVERALL X 4'-8" H
2'-5 1/2" W X 4'-9" H DOUBLE HUNG
2'-5 1/2" W X 4'-9" H DOUBLE HUNG
7'-8" EXISTING ROUGH OPENING TO HEAD FROM SLAB (V.I.F.)
- WG-02 KITCHEN**
R.O. 2'-8" W X 4'-0" H
2'-6" W X 4'-1 1/2" H DOUBLE HUNG
7'-7" R.O. TO HEAD FROM SLAB



1 PROPOSED GARDEN LEVEL PLAN
1/4" = 1'-0"

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REVISIONS:

DRAWING TITLE:
GARDEN LEVEL PLAN

DATE:	02/10/2025
PROJ TEAM:	MRG / WCA
PROJ PARTNER:	MRG / WCA
PROJ NO.:	23210
SCALE:	AS NOTED

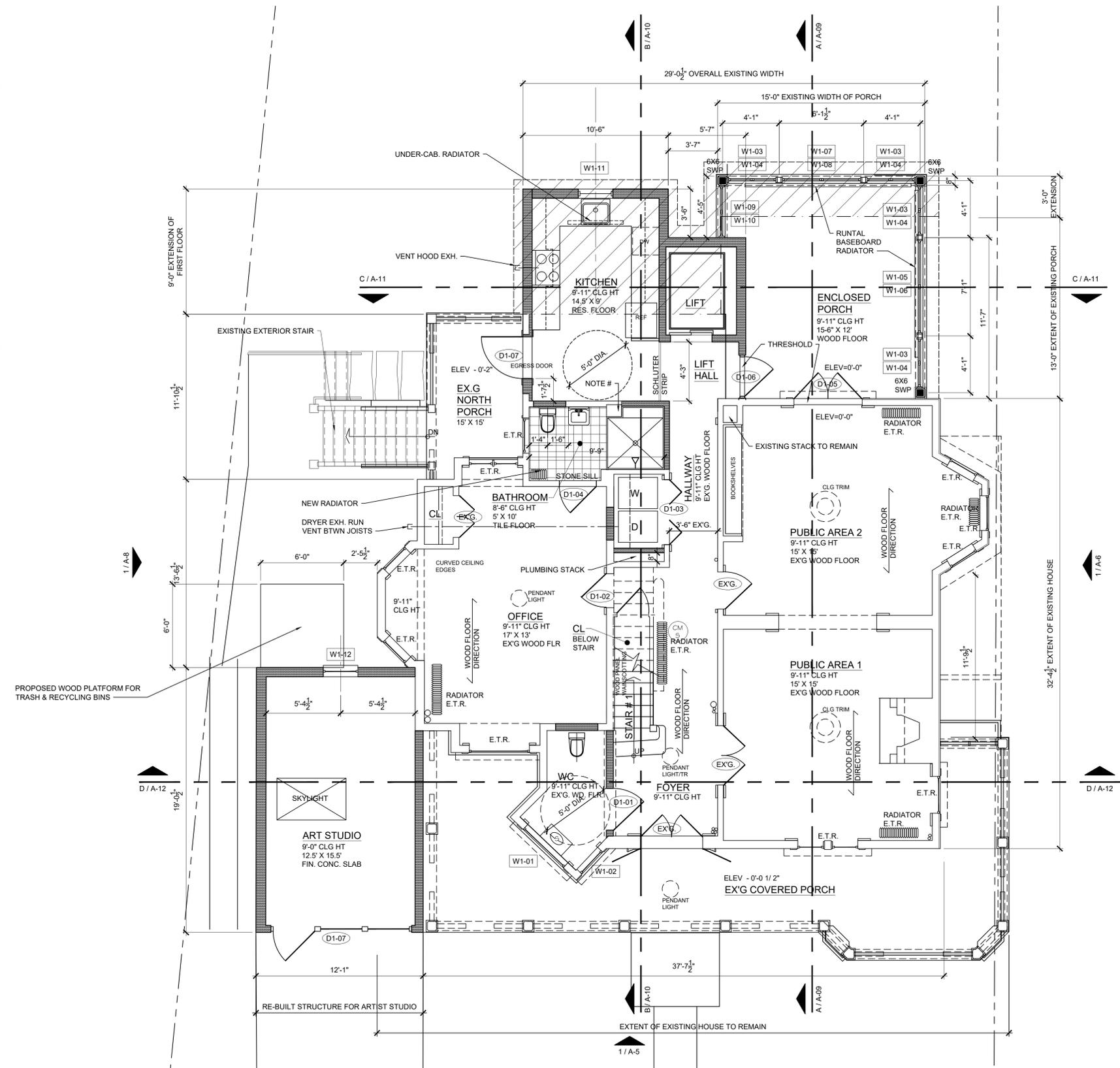
A-1

DESIGN DEVELOPMENT AND PERMIT SET 02/10/2025

WINDOW SCHEDULE

- ALL WINDOWS ARE TO BE MANUFACTURED BY MARVIN WINDOWS. PROVIDE DOUBLE GLAZING LOW-E WINDOWS. PROVIDE TEMPERED WINDOWS AT ALL TYPES OF DOORS, AND WINDOWS WITHIN 18" FROM TOP OF FLOOR.
- PROVIDE SUPPLEMENTAL WOOD TRIM THICKNESS AS NOTED ON SECTIONS AND PLANS AND BE PROUD TO ADJACENT WALL SIDING SURROUNDING ALL WINDOWS AND DOORS.
- ALL WINDOWS LISTED ARE VIEWED FROM EXTERIOR. REFER TO ELEVATIONS A-5, A-6, A-7 & A-8 FOR SWING DIRECTIONS FOR WINDOWS AND DOORS.
- PROVIDE SCREEN DOORS FOR ALL SLIDERS AND SCREENS FOR ALL OPERABLE WINDOWS.
- DIMENSIONS INDICATED INCLUDE SUPPLEMENTAL TRIM AS NOTED ABOVE AND ARE ROUGH OPENINGS UNLESS NOTED OTHERWISE. PROVIDE 1/4" P.T. WOOD SHIM WITH SEALANT TO MATCH FRAMES.
- PROVIDE METAL FLASHING AT HEAD AND SILL OF WINDOWS. PROVIDE ICE AND WATER SHIELD WRAPPING AT ALL 4 SIDES OF WINDOW OPENING AND EXTEND INTO WINDOW OPENING.
- FACE OF WINDOWS AND DOORS FRAMES ARE SET FLUSH WITH EXTERIOR ZIP WALL SHEATHING. REFER TO WALL SECTIONS AND ENLARGE DETAILS ON DRAWING A6 FOR ADDITIONAL INFORMATION.
- ROUGH OPENINGS INCLUDE 5/4" WOOD TRIM AT JAMBS AND HEAD AND CHAMFER WOOD SILL. REFER TO DETAILS UNLESS NOTED OTHERWISE.

- W1-01 WATER CLOSET
4'-0" W X 7'-0" H DOUBLE HUNG
8'-0" R.O. TO HEAD FROM FLOOR
- W1-02 2'-8" W X 4'-6" H DOUBLE HUNG
8'-0" R.O. TO HEAD FROM FLOOR
- W1-03 ENCLOSED PORCH
3'-6" W OVERALL X 5'-10" H
1'-8" W X 5'-10" H CASEMENT
1'-8" W X 5'-10" H CASEMENT
8'-10" R.O. TO HEAD FROM FLOOR
- W1-04 2'-8" W OVERALL X 2'-1" H
1'-8" W X 2'-1" H FIXED
1'-8" W X 2'-1" H FIXED
3'-6" R.O. TO HEAD FROM FLOOR
- W1-05 6'-8" W OVERALL X 5'-10" H
3'-4" W X 5'-10" H CASEMENT
3'-4" W X 5'-10" H CASEMENT
8'-10" R.O. TO HEAD FROM FLOOR
- W1-06 6'-8" W OVERALL X 2'-1" H
3'-4" W X 2'-1" H FIXED
3'-4" W X 2'-1" H FIXED
2'-8" R.O. TO HEAD FROM FLOOR
- W1-07 5'-8" W OVERALL X 5'-10" H
2'-10" W X 5'-10" H CASEMENT
2'-10" W X 5'-10" H CASEMENT
8'-10" R.O. TO HEAD FROM FLOOR
- W1-08 5'-8" W OVERALL X 2'-1" H
2'-10" W X 2'-1" H FIXED
2'-10" W X 2'-1" H FIXED
2'-8" R.O. TO HEAD FROM FLOOR
- W1-09 3'-6" W OVERALL X 5'-10" H
1'-8" W X 5'-10" H FIXED
1'-8" W X 5'-10" H FIXED
8'-10" R.O. TO HEAD FROM FLOOR
- W1-10 3'-6" W OVERALL X 2'-1" H
1'-8" W X 2'-1" H FIXED
1'-8" W X 2'-1" H FIXED
2'-8" R.O. TO HEAD FROM FLOOR
- W1-11 2'-8" W X 4'-2" H DOUBLE HUNG
8'-6" R.O. TO HEAD FROM FLOOR



1 PROPOSED FIRST FLOOR PLAN
1/4" = 1'-0"



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NO.	REVISIONS

DRAWING TITLE:	FIRST FLOOR PLAN
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DATE:	02/10/2025
PROJ TEAM:	MRG / WCA
PROJ PARTNER:	MRG / WCA
PROJ NO.:	23210
SCALE:	AS NOTED

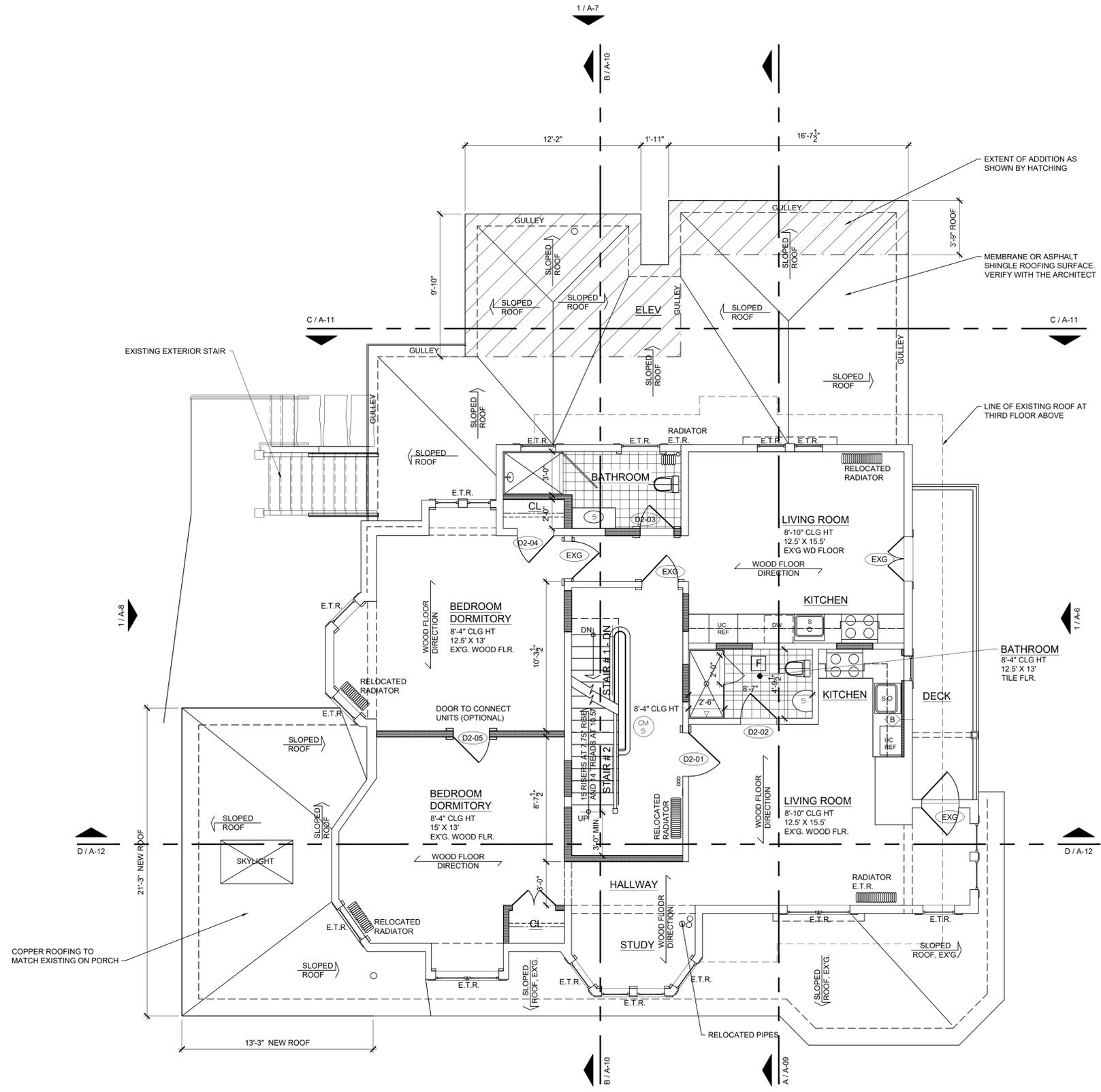
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1 PROPOSED SECOND FLOOR PLAN
1/4" = 1'-0"

REVISIONS:

DRAWING TITLE:
**SECOND FLOOR
PLAN**

DATE:	02/10/2025
PROJ TEAM:	MRG / WCA
PROJ PARTNER:	MRG / WCA
PROJ NO.:	23210
SCALE:	AS NOTED

A-3

DESIGN DEVELOPMENT AND PERMIT SET 02/10/2025



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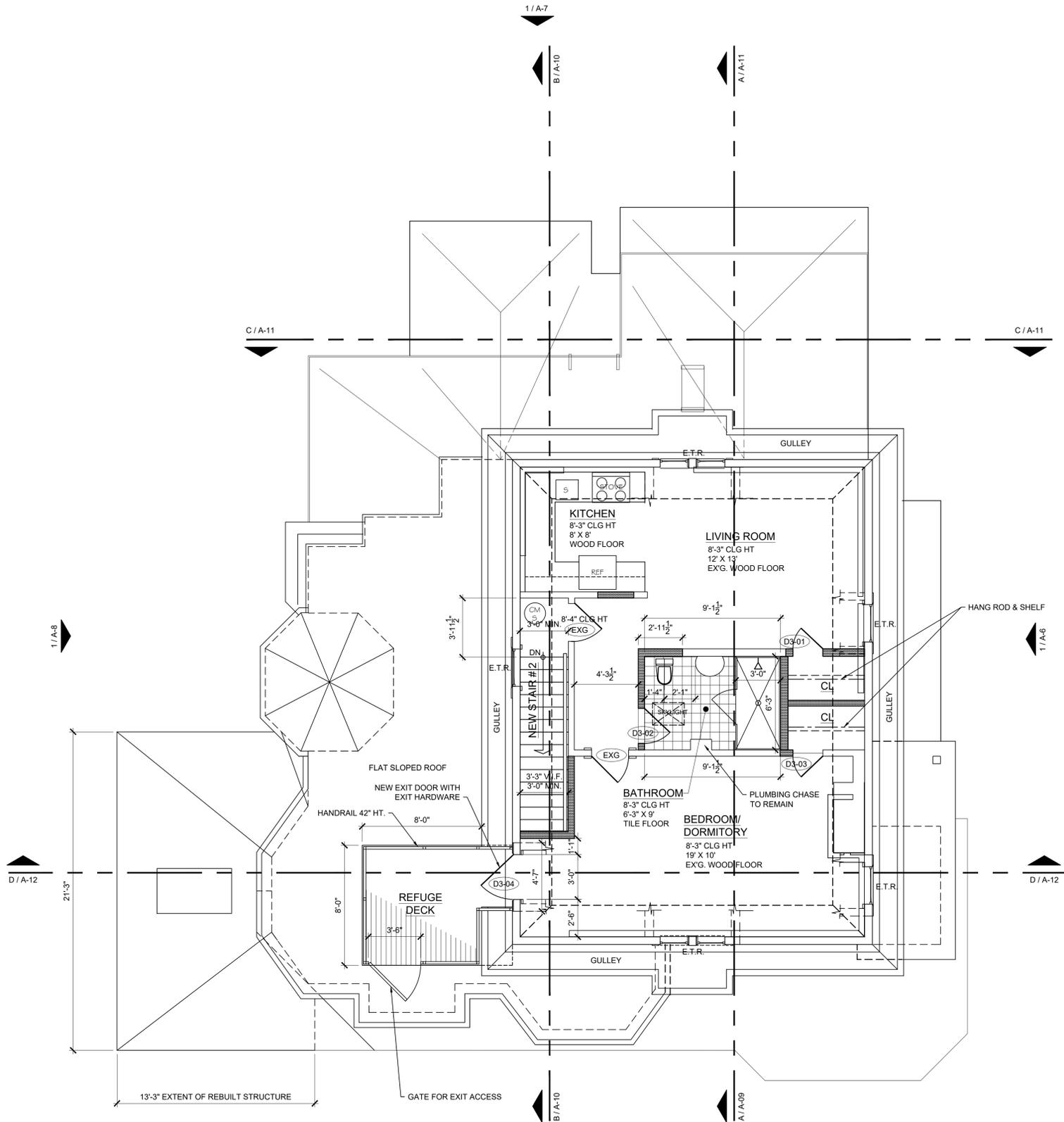
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**THIRD FLOOR
PLAN**

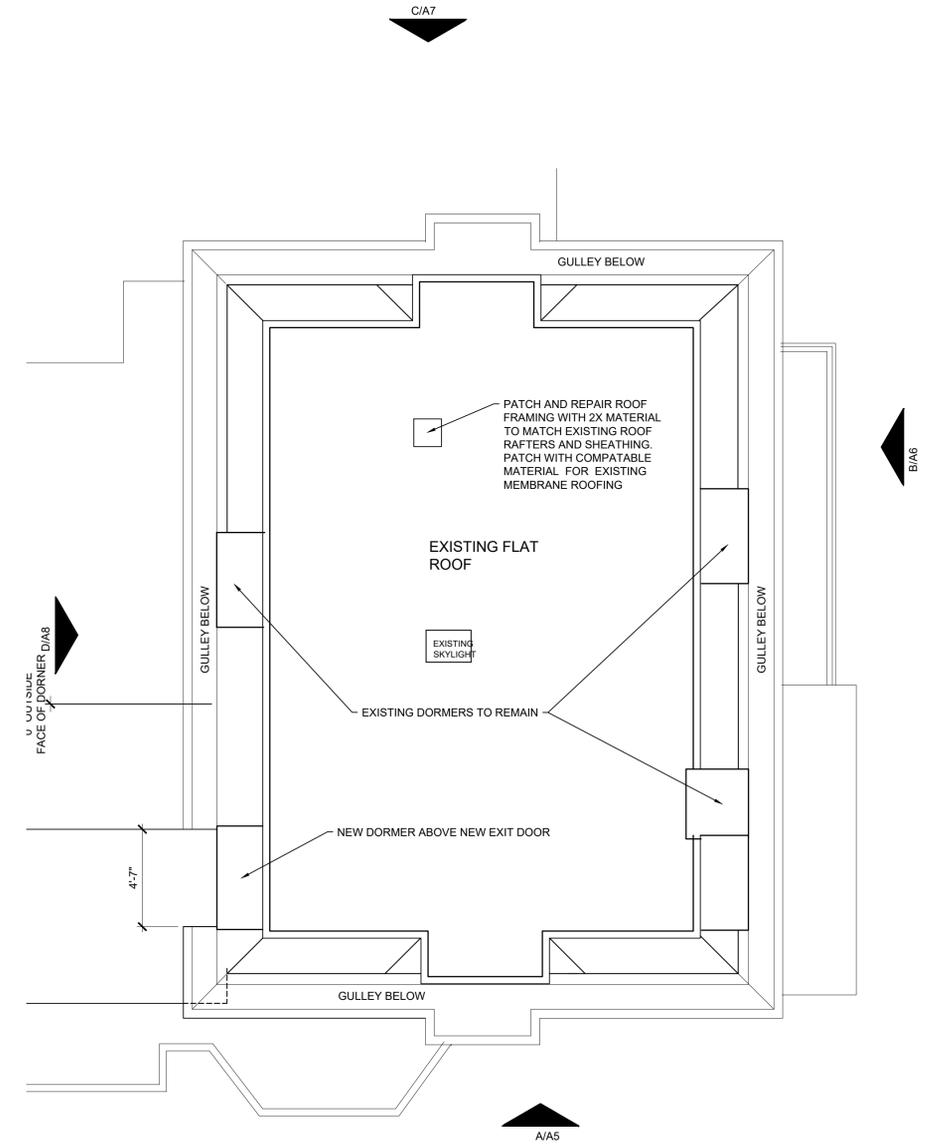
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PROJ NO.: 23210
SCALE: AS NOTED

A-4

DESIGN DEVELOPMENT AND PERMIT SET 02/10/2025



1 PROPOSED THIRD FLOOR
1/4" = 1'-0"

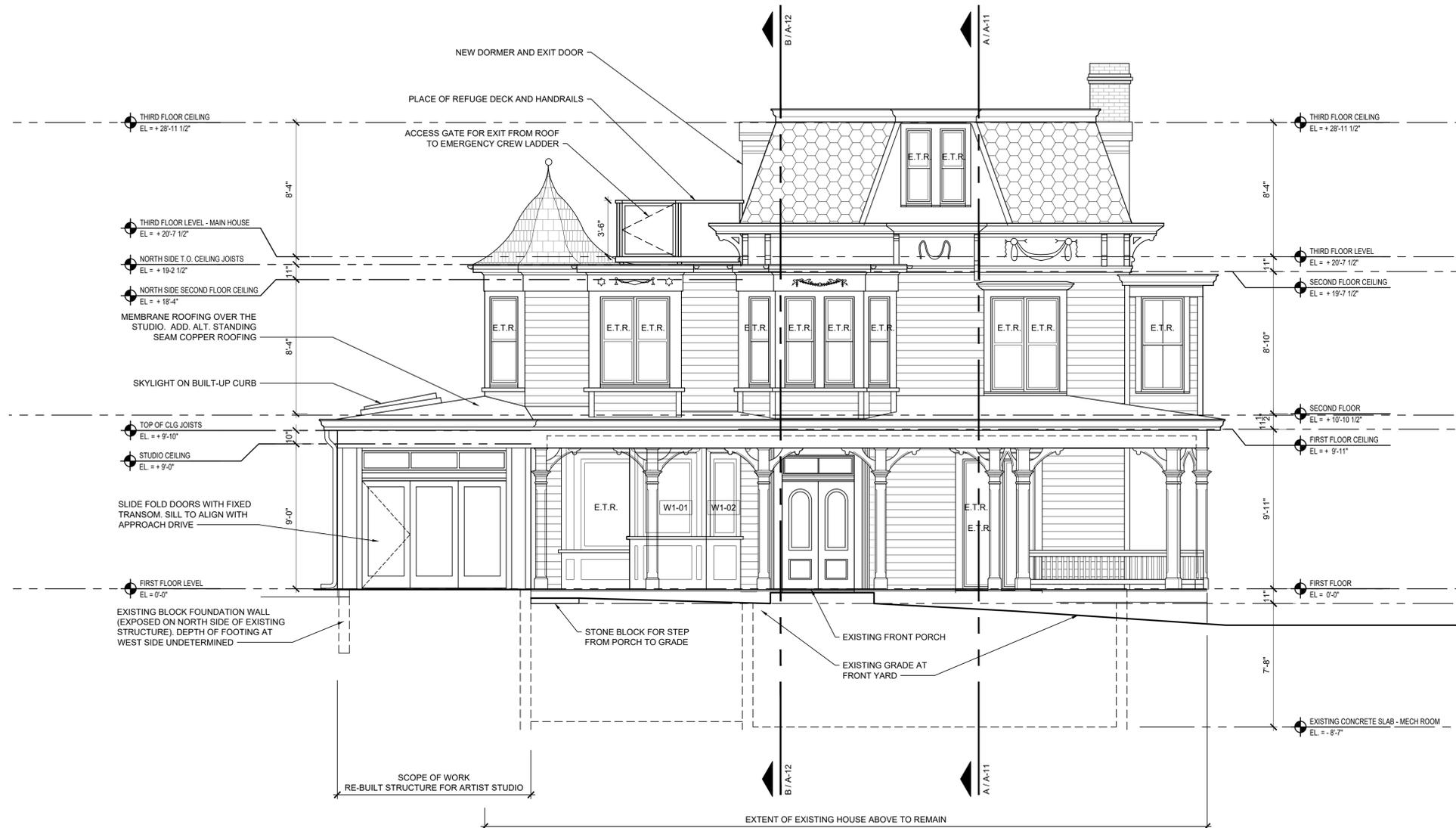


1 PROPOSED ROOF
1/4" = 1'-0"



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

REVISIONS:

DRAWING TITLE:
**WEST
EXTERIOR
ELEVATION**

DATE: 02/10/2025
PROJ TEAM: MRG / WCA
PROJ PARTNER: MRG / WCA
PROJ NO.: 23210
SCALE: AS NOTED

A-5

DESIGN DEVELOPMENT AND PERMIT SET 02/10/2025

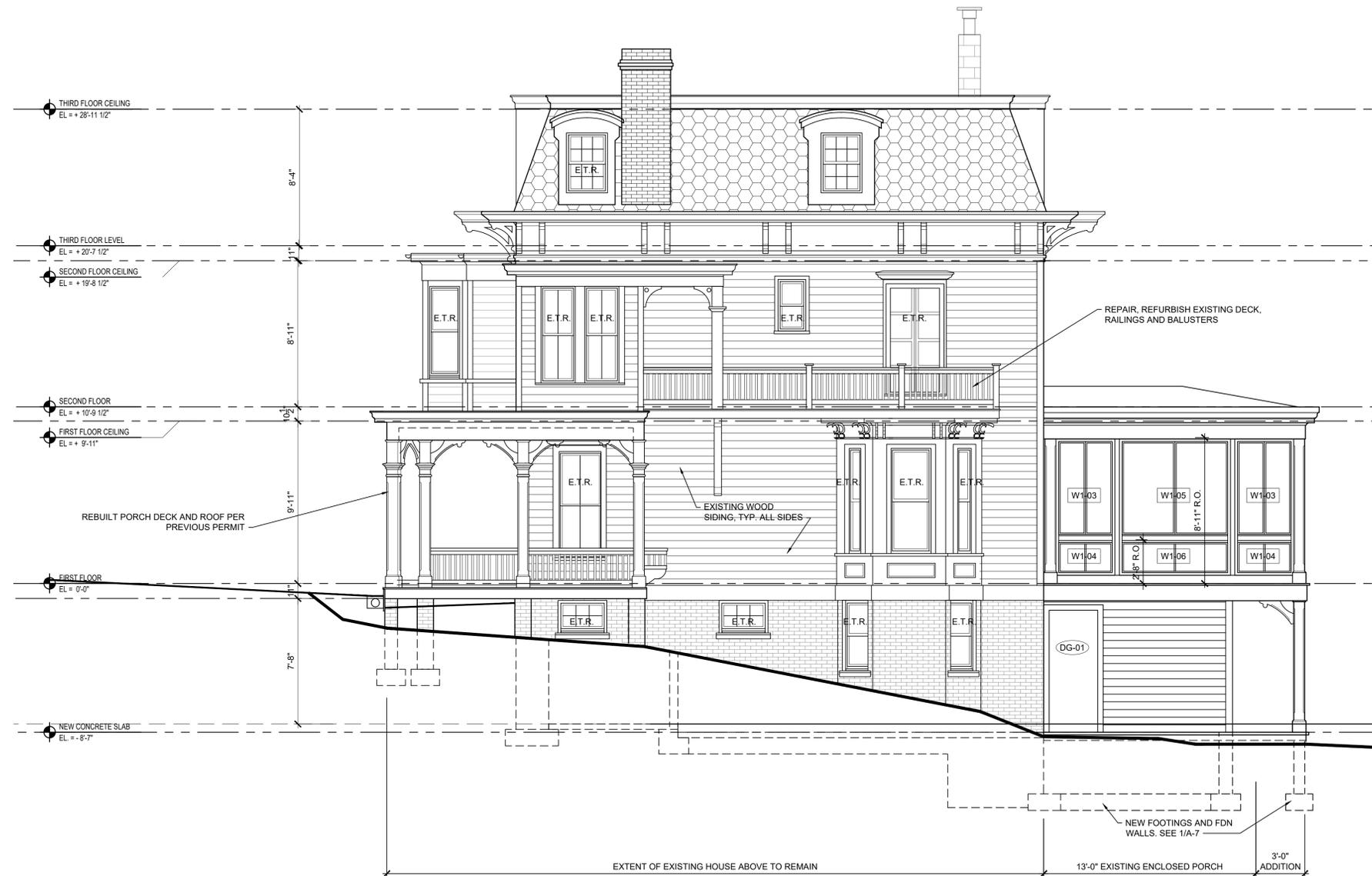
**AURELL
GARCIA**
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Nyack, New York



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

REVISIONS:

DRAWING TITLE:

**SOUTH
EXTERIOR
ELEVATION**

DATE: 02/10/2025
PROJ TEAM: MRG / WCA
PROJ PARTNER: MRG / WCA
PROJ NO.: 23210
SCALE: AS NOTED

A-6

DESIGN DEVELOPMENT AND PERMIT SET 02/10/2025



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

REVISIONS:

DRAWING TITLE:

**EAST EXTERIOR
ELEVATION**

DATE:	02/10/2025
PROJ TEAM:	MRG / WCA
PROJ PARTNER:	MRG / WCA
PROJ NO.:	23210
SCALE:	AS NOTED

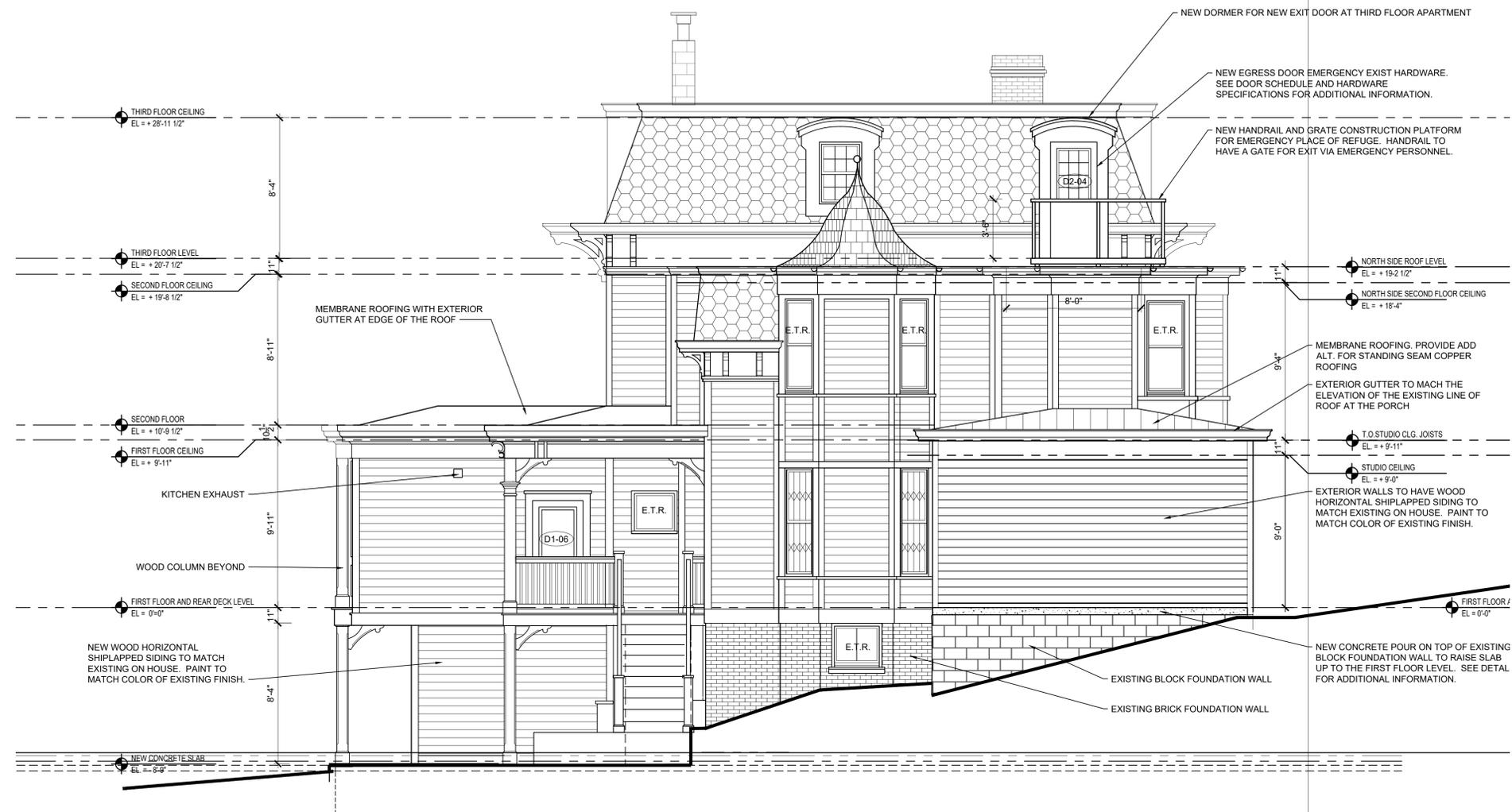
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1 NORTH ELEVATION
1/4" = 1'-0"

REVISIONS:

DRAWING TITLE:

**NORTH
EXTERIOR
ELEVATION**

DATE: 02/10/2025
PROJ TEAM: MRG / WCA
PROJ PARTNER: MRG / WCA
PROJ NO.: 23210
SCALE: AS NOTED

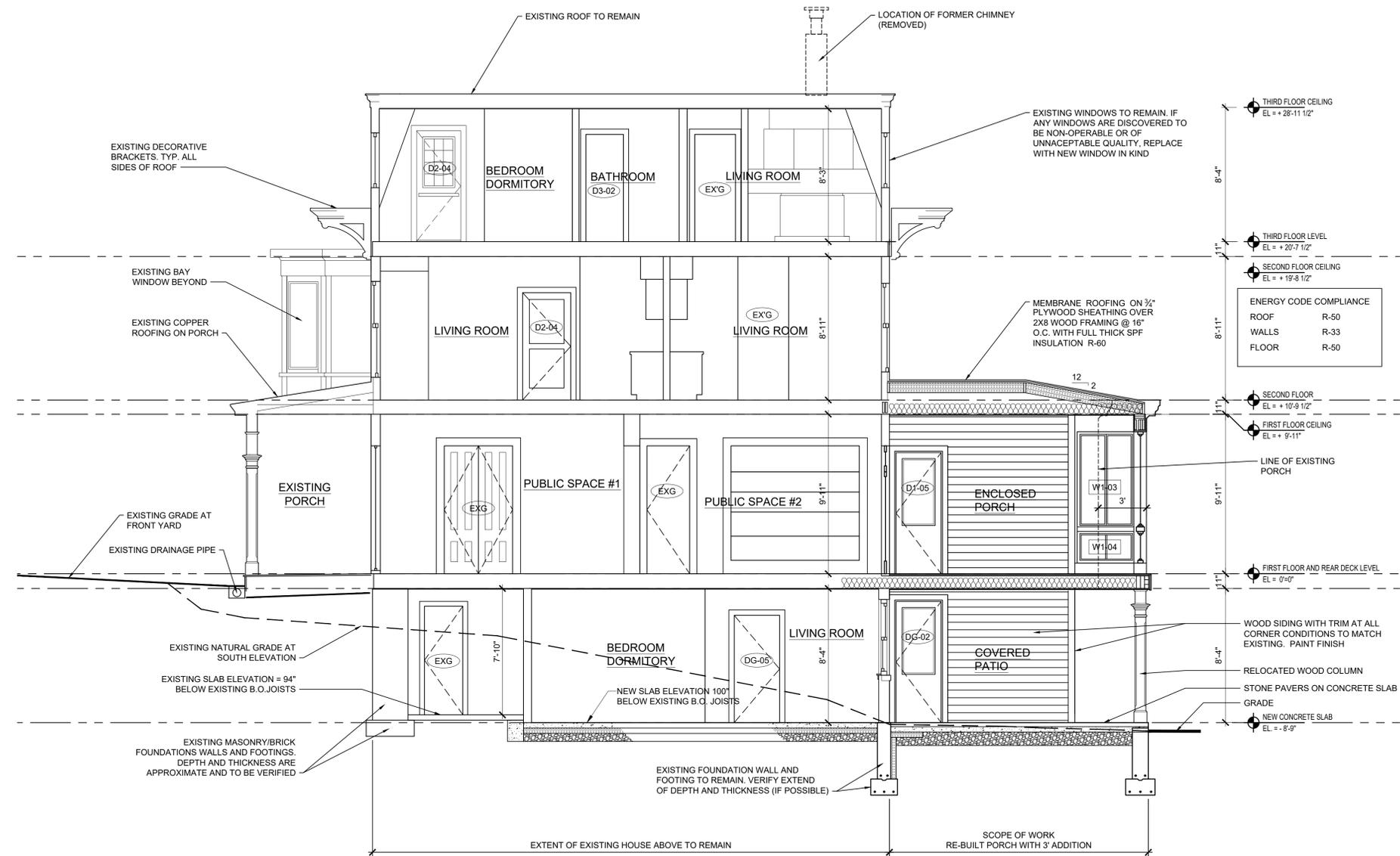
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DESIGN DEVELOPMENT AND PERMIT SET 02/10/2025



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ENERGY CODE COMPLIANCE	
ROOF	R-50
WALLS	R-33
FLOOR	R-50

A CROSS SECTION
1/4" = 1'-0"

REVISIONS:

DRAWING TITLE:
BUILDING SECTIONS

DATE:	02/10/2025
PROJ TEAM:	MRG / WCA
PROJ PARTNER:	MRG / WCA
PROJ NO.:	23210
SCALE:	AS NOTED

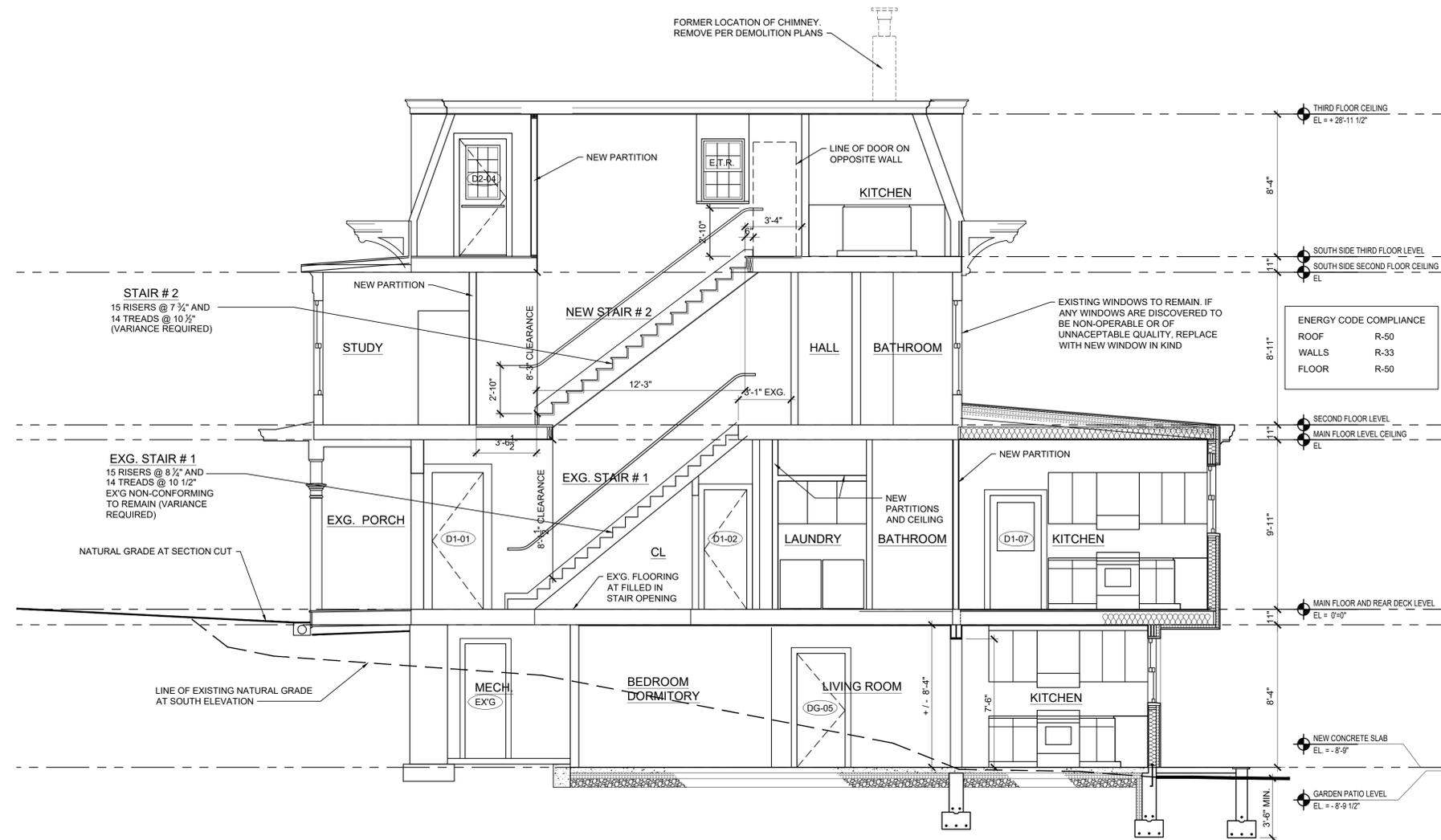
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B CROSS SECTION
1/4" = 1'-0"

REVISIONS:

DRAWING TITLE:

**BUILDING
SECTIONS**

DATE:	02/10/2025
PROJ TEAM:	MRG / WCA
PROJ PARTNER:	MRG / WCA
PROJ NO.:	23210
SCALE:	AS NOTED

DESIGN DEVELOPMENT AND PERMIT SET 02/10/2025

