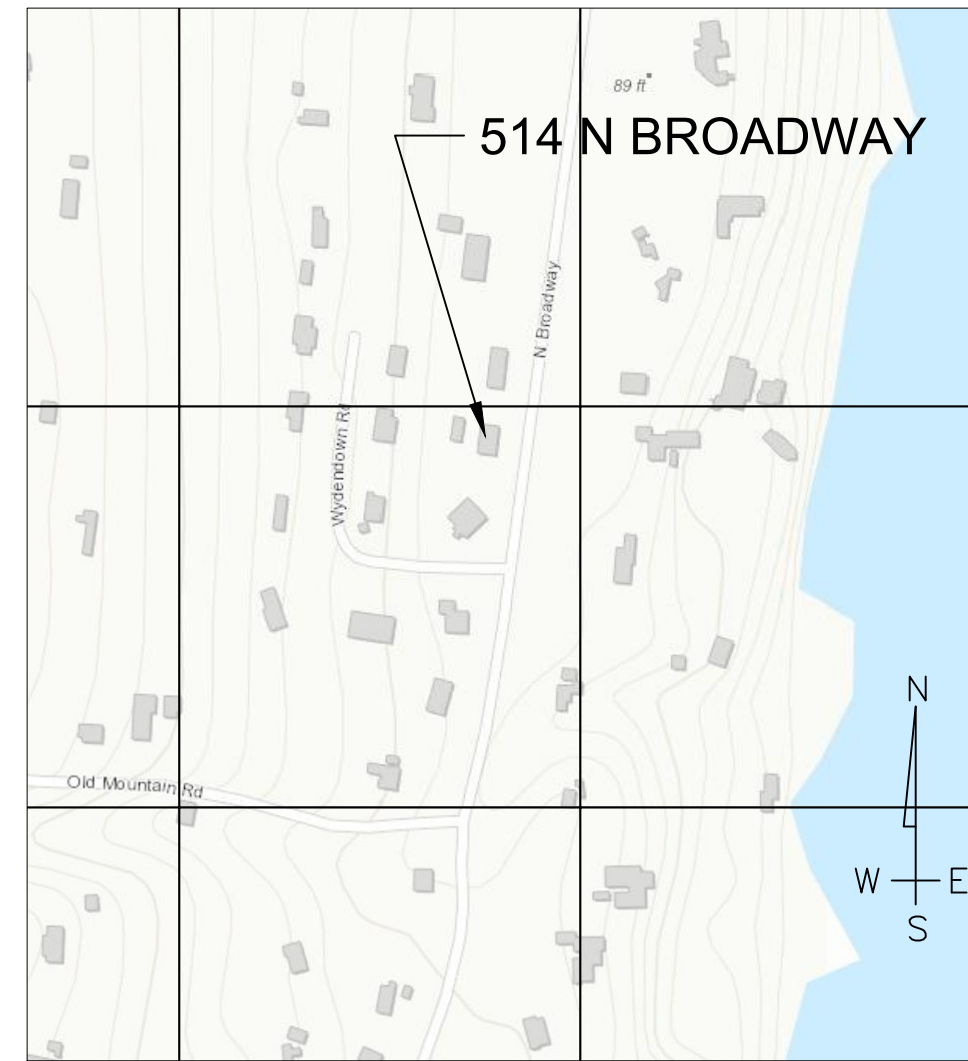


LIST OF DRAWINGS

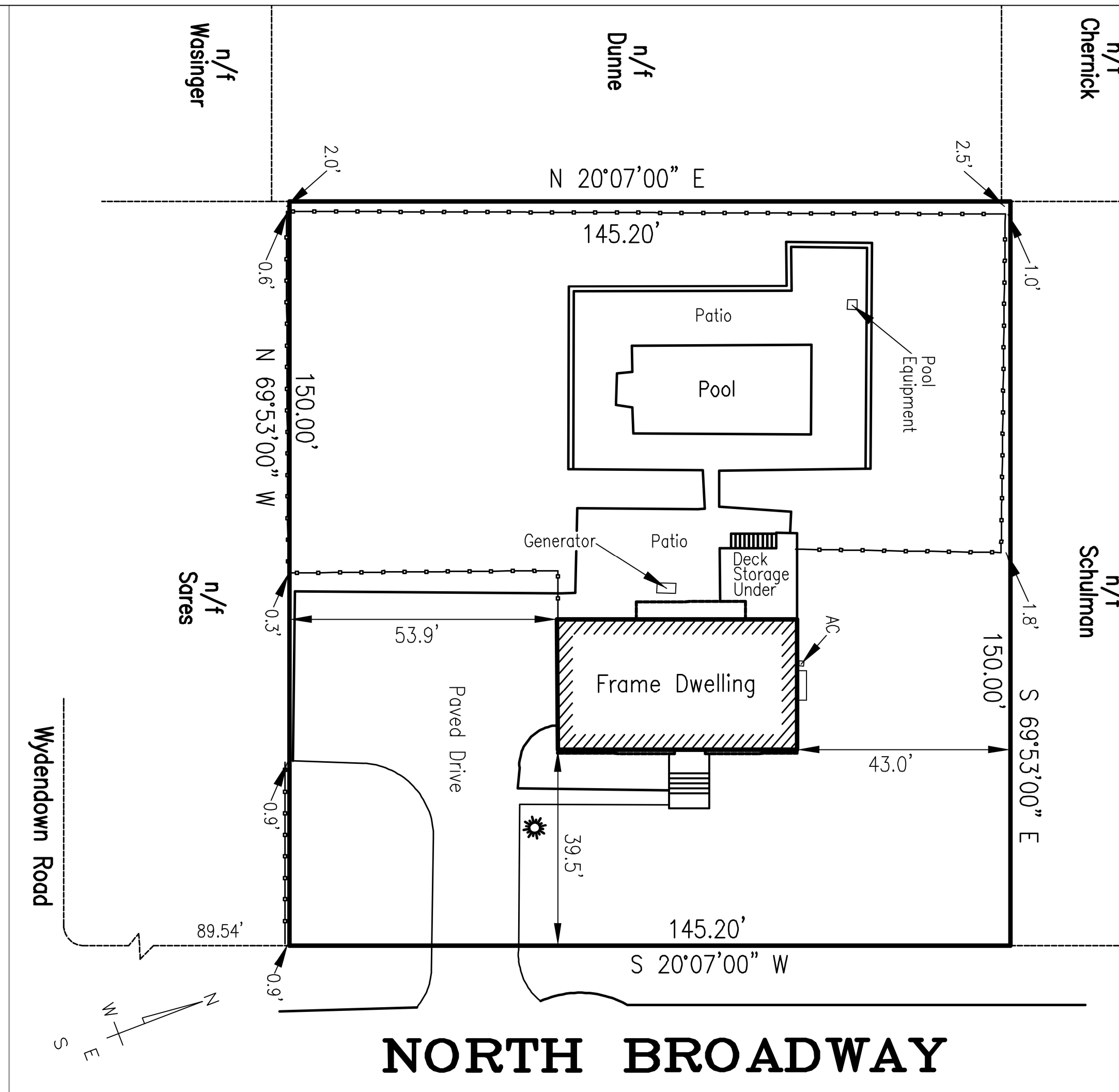
- SP-1 SITE PLAN, VICINITY MAP, BULK TABLE
- SP-2 SITE DETAILS
- A-1 EXISTING FIRST & SECOND FLOOR PLANS
- A-2 FIRST & SECOND FLOOR DEMOLITION PLANS
- A-3 PROPOSED FIRST FLOOR PLAN
- A-4 PROPOSED SECOND FLOOR PLAN
- A-5 EXISTING EXTERIOR ELEVATIONS
- A-6 PROPOSED EXTERIOR ELEVATIONS EAST & SOUTH
- A-7 PROPOSED EXTERIOR ELEVATIONS WEST & NORTH



1 VICINITY MAP

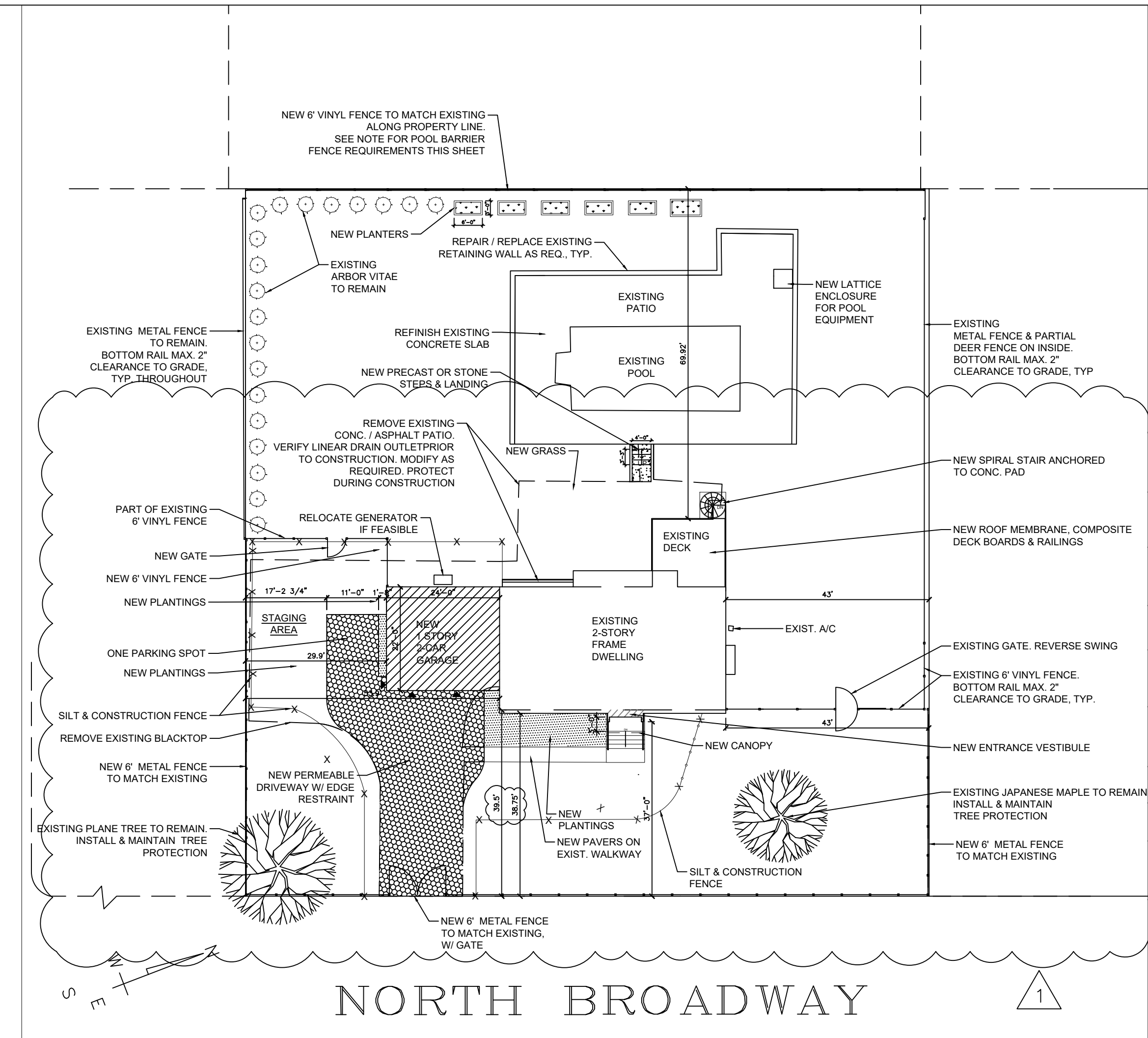
A-0 1" = 300'

SQUARE FOOTAGE		
	EXISTING	PROPOSED
1ST FLOOR	1,436	2,034
2ND FLOOR	1,342	1,408
TOTAL	2,778	3,442



2 SURVEY

A-0 1" = 20'



3 PROPOSED SITE PLAN

A-0 1" = 20'

BULK TABLE				
TAX MAP NO. 60.13-3-14	VALLEX HERARD			
OWNER OF RECORD	514 N BROADWAY			
PROPERTY ADDRESS	R-20			
ZONE	R-3 SINGLE FAMILY DETACHED			
USE GROUP				
MIN. LOT AREA SF	20,000 SF	21,780 SF	21,780 SF	NO CHANGE
MIN. LOT WIDTH	100 FT	145.20'	145.20'	NO CHANGE
MIN. FRONTAGE (FT)	100 FT	145.20'	145.20'	NO CHANGE
MIN. FRONT YARD (FT)	35 FT	38.75'	37'	-1.75'
MIN. SIDE YARD (EACH/TOTAL)(FT)	25 FT/ 50 FT	43 FT/ 53.9 FT	43 FT/ 29.9 FT	-24 FT
MIN. REAR YARD SETBACK FT	25 FT	69.92 FT	69.92 FT	NO CHANGE
MAX. BUILDING HT FT	28 FT	22'-4"	22'-4"	NO CHANGE
MAX. BUILDING HT. (FT) ACCESSORY	15 FT	N/A		
MAX. DEVELOPMENT COVERAGE %	25%	36%	21.4%	-14.6%
MAX. BLDG COVERAGE %	12%	7%	9%	+2%
MAX. FAR	0.20	0.13	0.16	0.03
MIN DISTANCE BETWEEN BLDGS ON SAME LOT	10 FT	N/A		
MIN. SETBACK PARKING, DRIVEWAY, WALKWAY FROM ANY LOT LINE	5 FT	0.75 FT	12 FT	+11.25 FT
MIN PARKING REQUIREMENTS	2	3	3	NO CHANGE

EXISTING LOT COVERAGE:	
DWELLING	1,450
EXISTING DRIVEWAY	2,450
WALKWAY	91
FRONT STOOP	94
PATIO	803
POOL & PATIO	2,395
TOTAL EXISTING COVERAGE	7,292

PROPOSED LOT COVERAGE:	
DWELLING	1,450
NEW GARAGE	528
REPAVED WALKWAY	91
FRONT STOOP	94
GENERATOR PAD	8
SPIRAL STAIR CON. PAD	31
NEW POOL PATIO STEPS	32
POOL & PATIO	2,395
TOTAL PROPOSED COVERAGE	4,668 SFT

THE EXISTING ASPHALT DRIVEWAY WILL GET REPLACED WITH PERVIOUS PAVEMENT AND THE CONCRETE / ASPHALT PATIO WILL GET REPLACED WITH LAWN RESULTING IN A LOT COVERAGE REDUCTION OF 2,624 SFT. NO STORM WATER RETENTION IS REQUIRED.

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.

16 NYCRR PART 753 - PROTECTION OF UNDERGROUND FACILITIES
REQUIRE 2 TO 10 WORKING DAYS NOTICE PRIOR TO START OF ANY UNDERGROUND WORK



POOL FENCING NOTES

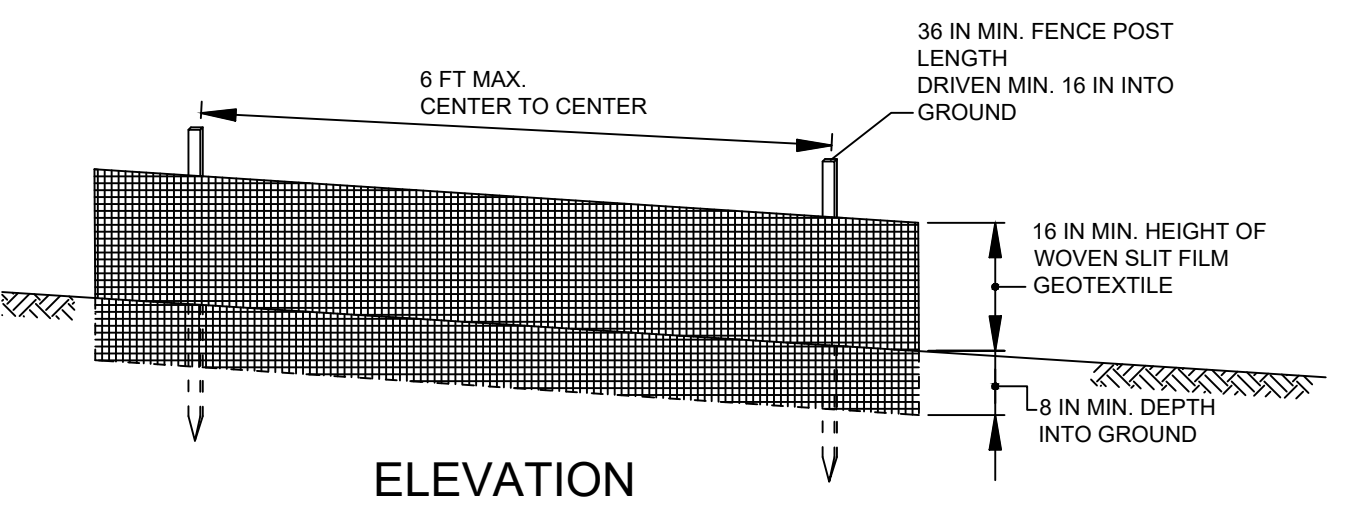
POOL FENCING BARRIER SHALL BE IN ACCORDANCE WITH THE 2020 RCNYS SECTION R326. PER R326.4.2 PERMANENT BARRIERS HEIGHT SHALL BE NO LESS THAN 48" AT THE TOP AND NO MORE THAN 2" AT THE BOTTOM. MAXIMUM SPACING OF VERTICAL MEMBERS IS NOT TO EXCEED 4" CLEAR. WHERE THE BARRIER IS COMPOSED OF HORIZONTAL AND VERTICAL MEMBERS AND THE DISTANCE BETWEEN THE TOPS OF THE HORIZONTAL MEMBERS IS LESS THAN 45 INCHES, THE HORIZONTAL MEMBERS SHALL BE LOCATED ON THE SWIMMING POOL SIDE OF THE FENCE. SPACING BETWEEN VERTICAL MEMBERS SHALL NOT EXCEED 1 1/2 INCHES IN WIDTH. GATES MUST BE SELF CLOSING, SELF LATCHING, AND LOCKING. ALL GATES SHALL OPEN OUTWARD. LATCH HANDLE TO BE 40" ABOVE GRADE AND LOCATED WITHIN THE ENCLOSURE. IF LATCH HANDLE IS LESS THAN 54 INCHES FROM GRADE, LATCH HANDLE SHALL BE AT LEAST 3 INCHES BELOW TOP OF THE GATE, AND THERE SHALL BE NO OPENING GREATER THAN 0.5 INCH WITHIN 18 INCHES OF THE LATCH HANDLE.

ALL GATES SHALL BE SECURELY LOCKED WITH A KEY, COMBINATION OR OTHER CHILD-PROOF LOCK SUFFICIENT TO PREVENT ACCESS TO THE SWIMMING POOL THROUGH SUCH GATE WHEN THE SWIMMING POOL IS NOT IN USE OR SUPERVISED.

WHEN THE DWELLING IS A PART OF THE BARRIER ANY DOOR WITHIN THE ENCLOSURE MUST BE EQUIPPED WITH AN ALARM PER SECTION R326.4.2.8. OPERABLE WINDOWS IN THE WALL OR WALLS USED AS A BARRIER SHALL HAVE A LATCHING DEVICE LOCATED NO LESS THAN 48" ABOVE THE FLOOR. OPENINGS IN OPERABLE WINDOWS SHALL NOT ALLOW A 4- INCH-DIAMETER SPHERE TO PASS THROUGH THE OPENING WHEN THE WINDOW IS IN ITS LARGEST OPENED POSITION.

ENTRAPMENT PROTECTION: POOL SUCTION OUTLETS MUST COMPLY WITH SECTION R326.6.
ALARMS MUST COMPLY WITH R326.7

- SITE PLAN NOTES**
- PROPERTY REFERENCE: TAX MAP SECTION 60.13, BLOCK 3, LOT 14 AS SHOWN ON THE TAX MAP OF THE VILLAGE OF UPPER NYACK
 - OWNER: VALLEX HERARD, 514 N. BROADWAY, UPPER NYACK NY 10960
 - SURVEY METES AND BOUNDS TAKEN FROM SURVEY BY EDWARD T. GANNON, DATED MAY 13, 2021.
 - DISTRICTS: ZONING: R-20 SCHOOL; NYACK UNIFIED SCHOOL DISTRICT
 - FIRE: NYACK
 - WATER: UPPER NYACK
 - LIGHTING: SEWER:
 - THIS PLAN DOES NOT CONFLICT WITH THE COUNTY OFFICIAL MAP AND DOES NOT REQUIRE APPROVAL SPECIFIED BY SECTION 239 OF THE NEW YORK GENERAL MUNICIPAL LAW.
 - ALL NEW UTILITY SERVICES SHALL BE INSTALLED UNDERGROUND.
 - IRON PINS, 3/4" IN DIAMETER AND MINIMUM 30' LONG, SHALL BE INSTALLED AT ALL LOT CORNERS AFTER FINAL GRADING.
 - PLAN IS SUBJECT TO ALL STATE, COUNTY AND LOCAL CONSTRUCTION AND UTILITY STANDARDS AS APPLICABLE.
 - THE BUILDER SHALL COMPLY WITH THE APPROVED EROSION AND SEDIMENT CONTROL PLAN AND THE "NEW YORK STATE STANDARDS FOR URBAN EROSION AND SEDIMENT CONTROL".
 - RETAINING WALLS SHALL BE DESIGNED BY AN ENGINEER LICENSED IN THE STATE OF NY AND DESIGN SHALL BE SUBMITTED FOR REVIEW WITH THE APPLICATION FOR BUILDING PERMIT. CERTIFICATION OF CONSTRUCTION IN ACCORDANCE WITH THE DESIGN, BY A NYS LICENSED PROFESSIONAL ENGINEER, SHALL BE SUBMITTED PRIOR TO APPLICATION FOR CERTIFICATE OF OCCUPANCY.
 - SITE PLAN APPROVAL FOR THIS APPLICATION WAS GRANTED BY RESOLUTION OF THE VILLAGE OF UPPER NYACK PLANNING BOARD DATED ____ ONCE THIS SITE PLAN IS SIGNED BY THE PLANNING BOARD CHAIR, IT SHALL EXPIRE IF:
 - A BUILDING PERMIT HAS NOT BEEN ISSUED FOR CONSTRUCTION IN ACCORDANCE WITH AN APPROVED SITE PLAN WITHIN 18 MONTHS OF THE DATE THAT THE SITE PLAN WAS SIGNED BY THE PLANNING BOARD CHAIR OR IF ALL IMPROVEMENTS PERMITTED OR REQUIRED BY THE SITE PLAN APPROVAL ARE NOT COMPLETED AND A CERTIFICATE OF OCCUPANCY AND/OR CERTIFICATE OF COMPLIANCE HAS NOT BEEN ISSUED WITHIN 2 YEARS OF THE DATE THAT THE BUILDING PERMIT IS ISSUED, UNLESS EXTENDED PURSUANT TO VILLAGE OF UPPER NYACK ZONING LAW (LOCAL LAW #5 OF 2022 AS AMENDED), §10.4.1.2.
 - THIS SITE PLAN IS SUBJECT TO COMPLIANCE WITH ALL LAWS, REGULATIONS, ORDINANCES AND SPECIFICATIONS OF THE VILLAGE OF UPPER NYACK.
 - NO OUTDOOR LIGHTING SHALL PRODUCE ILLUMINATION BEYOND THE BOUNDARIES OF THE LOT ON WHICH IT IS LOCATED, AND LIGHT SOURCES SHALL BE SHIELDED FROM ADJACENT PROPERTIES.
 - ANY CHANGES OR MODIFICATIONS TO THIS SITE PLAN REQUIRE AMENDED SITE PLAN APPROVAL FROM THE VILLAGE OF UPPER NYACK PLANNING BOARD.
 - THE CONTINUED VALIDITY OF ANY CERTIFICATE OF OCCUPANCY OR CERTIFICATE OF COMPLIANCE FOR THE IMPROVEMENTS DEPICTED ON THIS PLAN SHALL BE SUBJECT TO CONTINUED CONFORMANCE WITH THIS SITE PLAN AND THE CONDITIONS HERETO.
 - ALL EXCAVATED MATERIAL SHALL BE REMOVED FROM THE SITE.
 - THE PLANS AND SPECIFICATIONS DEPICTED ON THESE DRAWINGS ARE IN COMPLIANCE WITH THE APPLICABLE PROVISIONS OF THE NEW YORK STATE UNIFORM FIRE PREVENTION AND BUILDING CODE AND THE NEW YORK STATE ENERGY CONSERVATION CONSTRUCTION CODE, AS CURRENTLY IN EFFECT.



3 SILT FENCE DETAIL

A-0 1/2" = 1'-0"

NOTE: CONSTRUCT SILT FENCE AROUND AREA TO BE DISTURBED DURING CONSTRUCTION, INCLUDING TEMPORARY SOIL STOCKPILE AREA. COMPLETELY & SEPARATELY ENCLOSE TEMPORARY SOIL STOCKPILE

HERARD RESIDENCE
INTERIOR & EXTERIOR
RENOVATIONS &
ADDITIONS

VALLEX HERARD

514 N BROADWAY
UPPER NYACK, NY 10960

MAREN ROBERTSON
ARCHITECTURE

MAREN ROBERTSON ARCHITECT
58 Washington Street
Nyack, NY 10960
Tel: 845-553-5525
marencr@yahoo.com

1 REVISIONS FOR PB MEETING 6/21/23
PLANNING BOARD SUBMISSION 4/4/23

DRAWING TITLE
SITE PLAN
BULK TABLE

PROJECT NO.	2334
DRAWN BY	MCR
SCALE	AS NOTED
DATE	JUNE 4, 2023

SP-1

HERARD RESIDENCE
INTERIOR & EXTERIOR
RENOVATIONS &
ADDITIONS

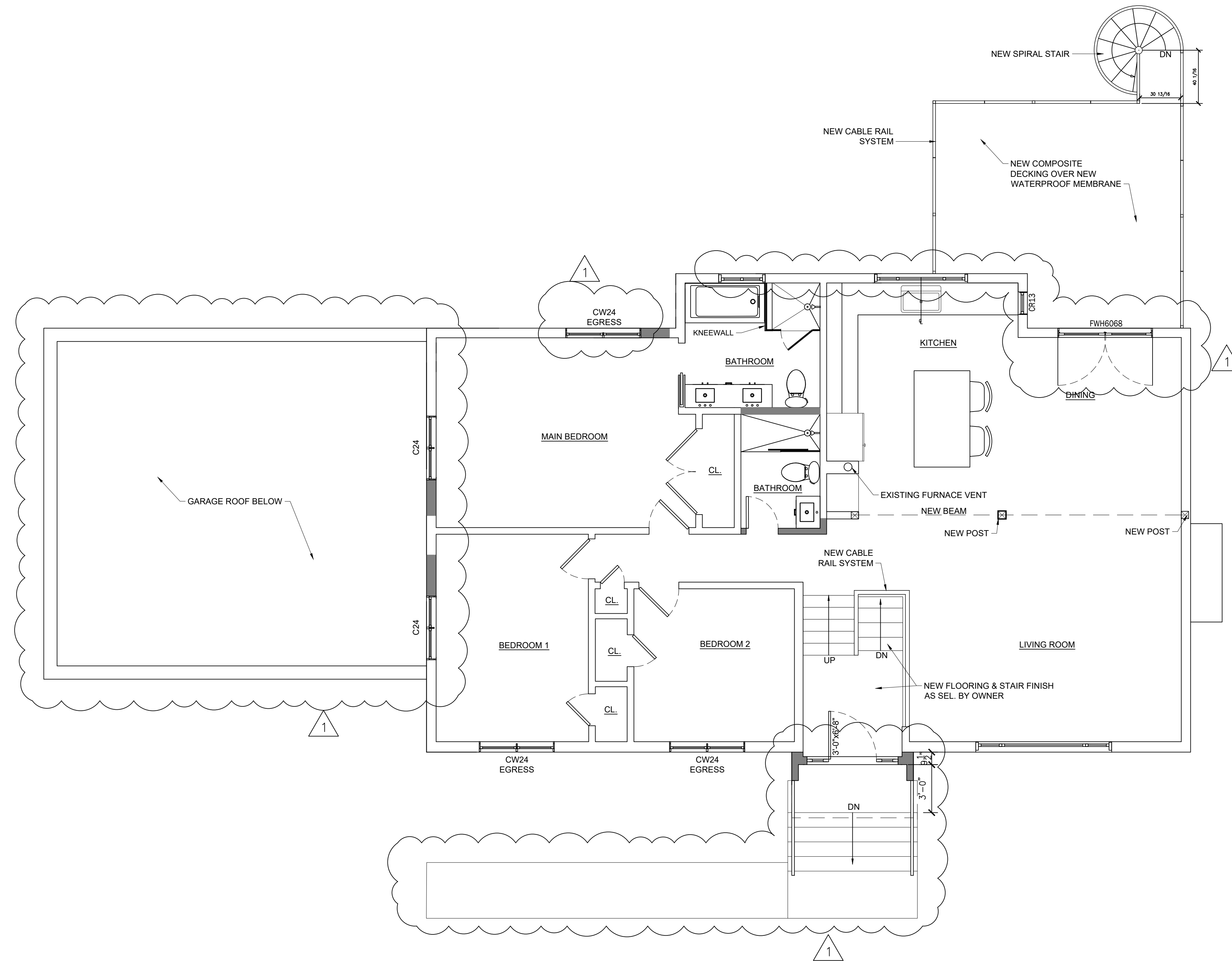
VALLEX HERARD

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CONSTRUCTION & DEMOLITION LEGEND

	EXISTING TO REMAIN
	EXISTING TO BE REMOVED
	EXISTING FLOOR TO BE DEMOLISHED
	NEW PARTITION
	NATURAL STONE
	CONCRETE
	EARTH
	GRAVEL

ABBREVIATIONS

CLG.	CEILING
CONC.	CONCRETE
DET.	DETECTOR
EQ.	EQUAL
EX'G	EXISTING
EXIST.	EXISTING
GWB	GYPSON WALL BOARD
HT.	HEIGHT
MANUF.	MANUFACTURER
MAX.	MAXIMUM
MIN.	MINIMUM
PREP.	PREPARE
REQ.	REQUIRED
SEL.	SELECTED
TYP.	TYPICAL
WD.	WOOD

- GENERAL NOTES**
- DO NOT SCALE THE DRAWINGS. USE DIMENSIONS INDICATED ONLY.
 - ALL WORK SHALL CONFORM TO LOCAL AND NEW YORK STATE CODE REQUIREMENTS. WORK SHALL NOT COMMENCE UNTIL A BUILDING PERMIT HAS BEEN ISSUED BY THE LOCAL BUILDING DEPARTMENT.
 - CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS IN FIELD. CONTRACTOR TO NOTIFY OWNER/ARCHITECT OF ANY DISCREPANCY PRIOR TO CONSTRUCTION OR IMMEDIATELY UPON DISCOVERY.
 - ALL WOOD IN CONTACT WITH CONCRETE, MASONRY AND/OR SOIL SHALL BE PRESSURE-PRESERVATIVE-TREATED.

1 REVISIONS FOR PB MEETING 6/21/23
 PLANNING BOARD SUBMISSION 4/4/23

DRAWING TITLE
PROPOSED SECOND FLOOR PLAN

PROJECT NO. 2334
 DRAWN BY MCR
 SCALE AS NOTED
 DATE JUNE 4, 2023

A-4

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

HERARD RESIDENCE
 INTERIOR & EXTERIOR
 RENOVATIONS &
 ADDITIONS

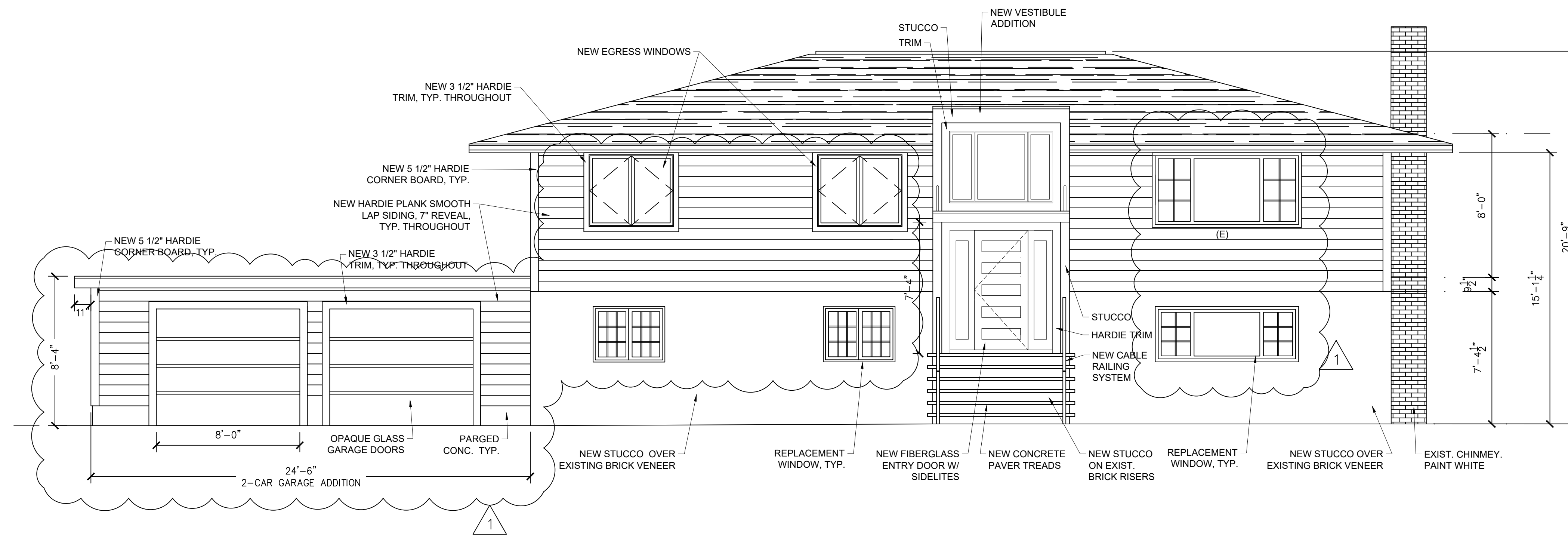
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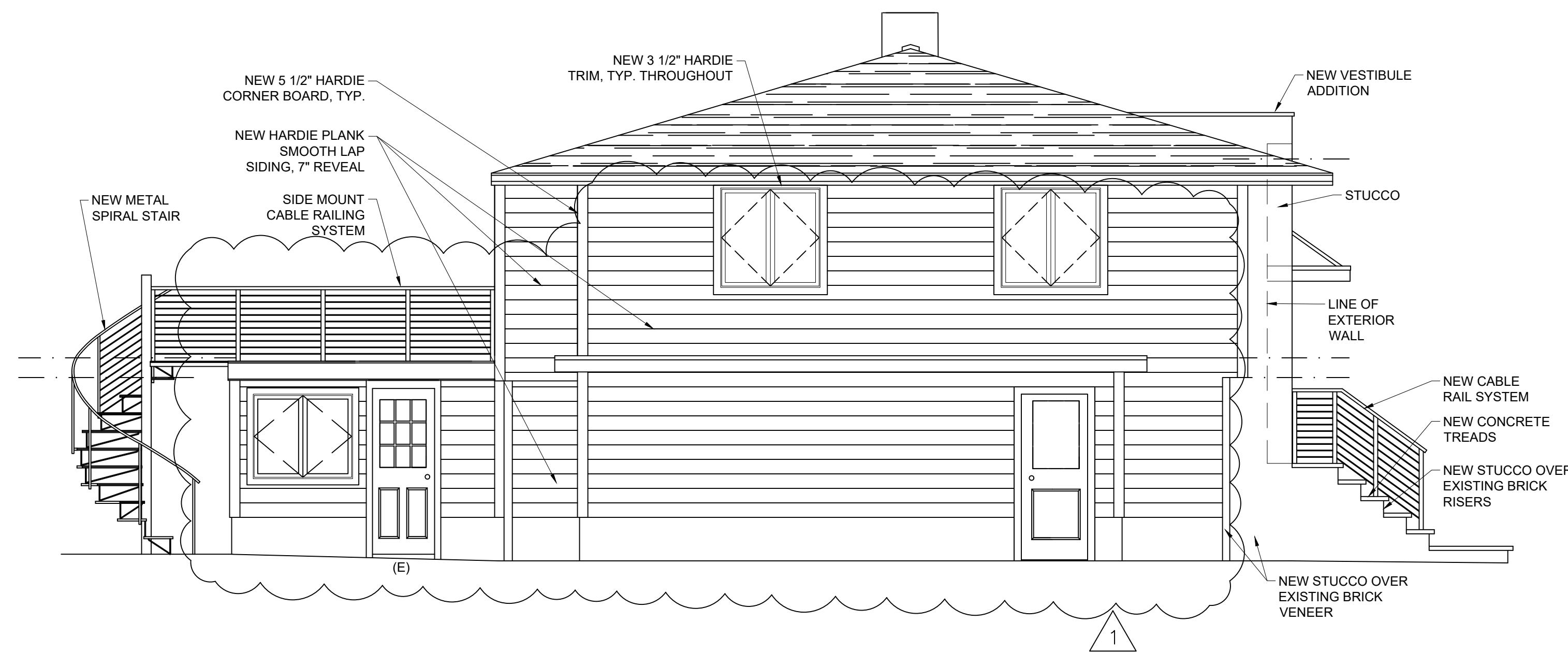
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1 PROPOSED FRONT (EAST) ELEVATION
 A-6 1/4" = 1'-0"



2 PROPOSED SIDE (SOUTH) ELEVATION
 A-6 1/4" = 1'-0"

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1 REVISIONS FOR PB MEETING 6/21/23
 PLANNING BOARD SUBMISSION 4/4/23

DRAWING TITLE
**PROPOSED EAST &
 SOUTH
 ELEVATIONS**

PROJECT NO. 2334
 DRAWN BY MCR
 SCALE AS NOTED
 DATE JUNE 4, 2023

A-6

HERARD RESIDENCE
INTERIOR & EXTERIOR
RENOVATIONS &
ADDITIONS

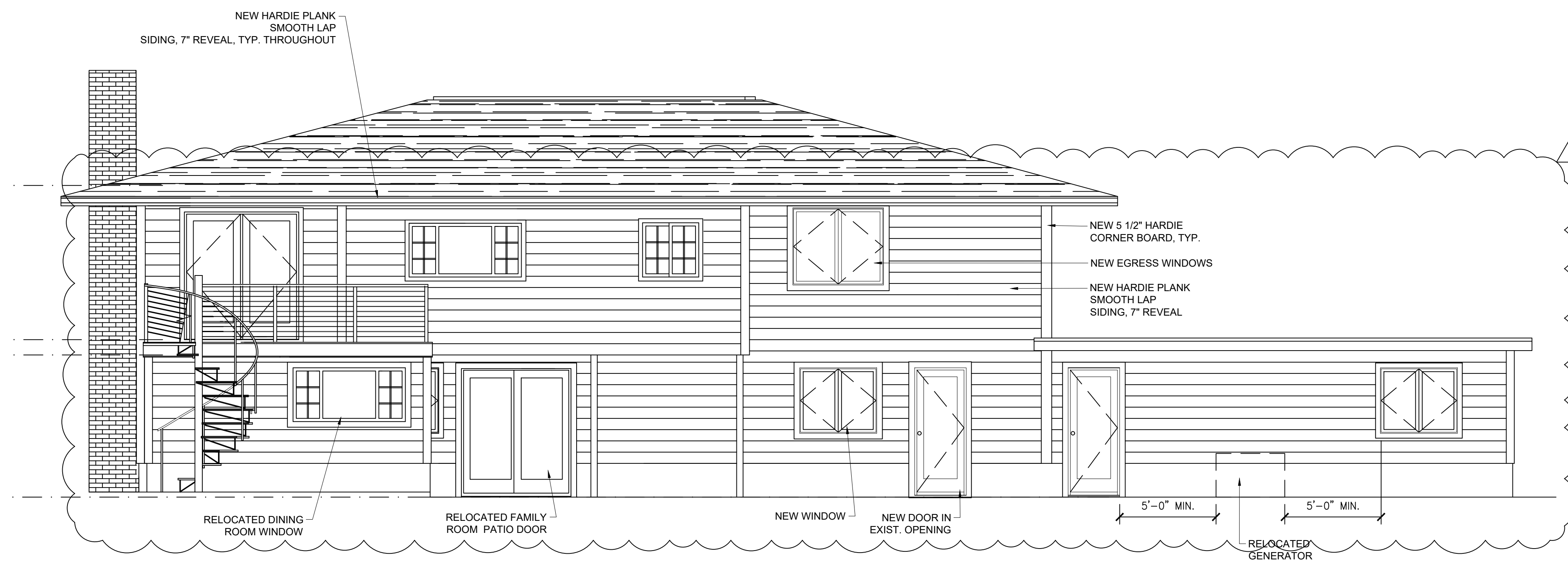
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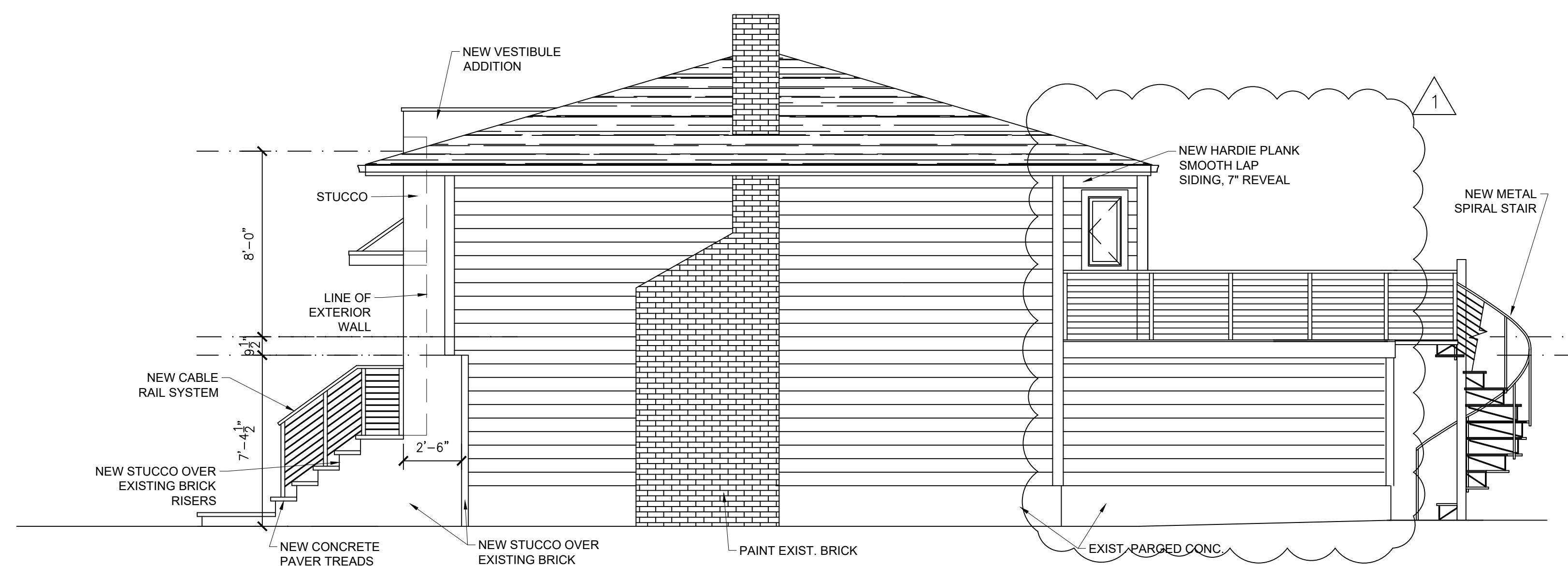
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1
 A-7
PROPOSED REAR (WEST) ELEVATION
 1/4" = 1'-0"



2
 A-7
PROPOSED SIDE (NORTH) ELEVATION
 1/4" = 1'-0"

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1 REVISIONS FOR PB MEETING 6/21/23
 PLANNING BOARD SUBMISSION 4/4/23

DRAWING TITLE
PROPOSED NORTH & WEST ELEVATIONS

PROJECT NO. 2334
 DRAWN BY MCR
 SCALE AS NOTED
 DATE JUNE 4, 2023

A-7