

# **HAYNES ARCHITECTURE P.C.**

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## **Re: 55 Catherine Street**

### **Project Narrative:**

The proposed project at address noted above is to merge two existing lots to create one 12,477 sf. lot. We shall propose to demolish the existing dwelling on the properties and build a new 2 family-2 story dwelling. This project has been reviewed and is the process of obtaining approval from the Village of Nyack planning board.

The proposed dwelling shall be a 2 family dwelling with 2 outdoor parking spaces for each unit. Unit #1 shall be 1,480 sf and Unit #2 shall be 1,756 sf. The basement level shall include a den, utility room, bathroom and bedroom for each unit. The first floor shall include a kitchen, dining/living room, powder room and closets. The unit on the left shall have a laundry closet at the first floor. The second floor shall proposed 3 bedrooms, 2 full bathrooms and closets. The unit on the right shall have a laundry closet at the second floor.

Both units shall have their own decks to the rear of the building at the first-floor level. The house shall receive horizontal james hardi siding with vertical siding accents. Please see the attached plan set and material specifications for additional information.