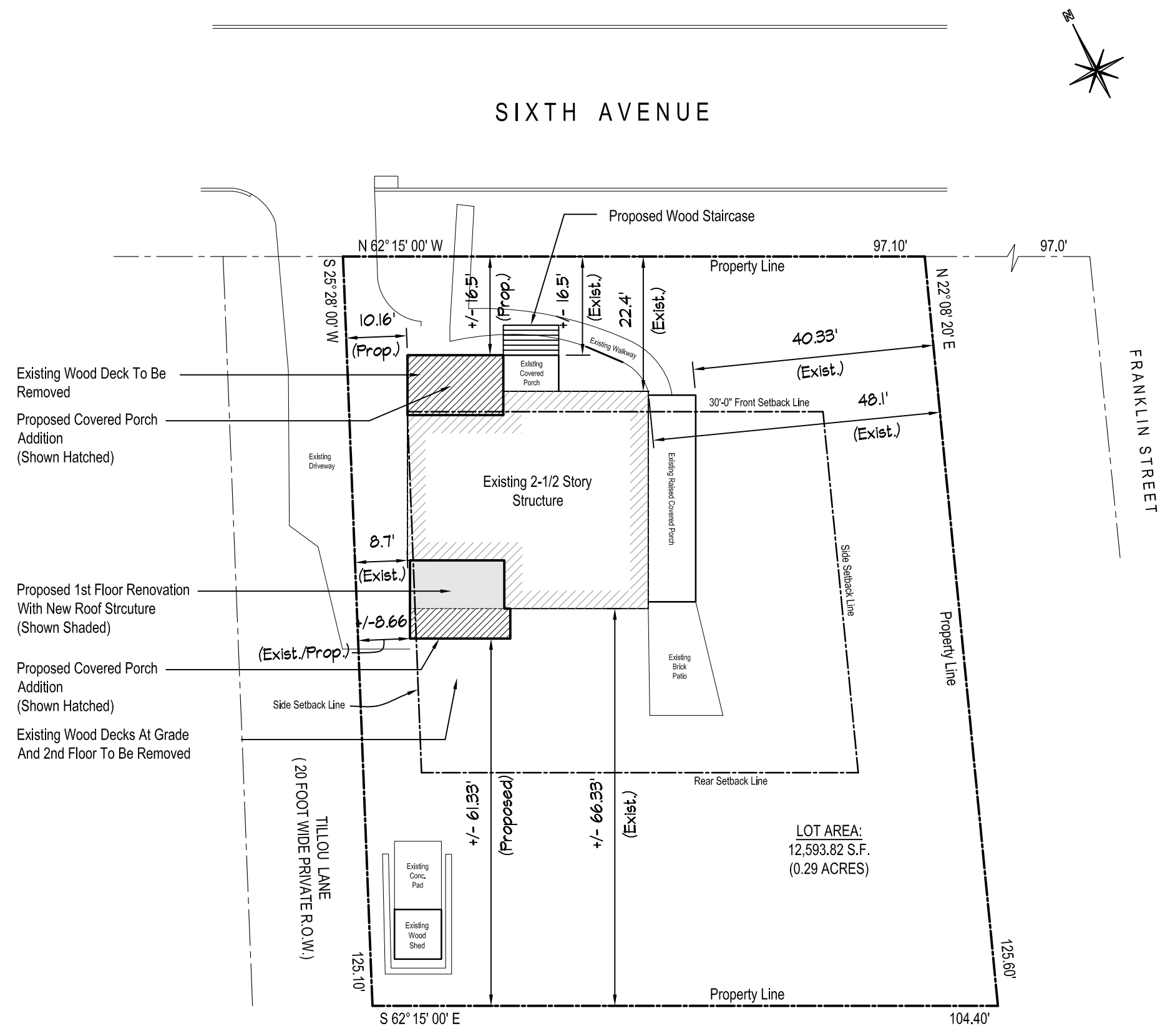
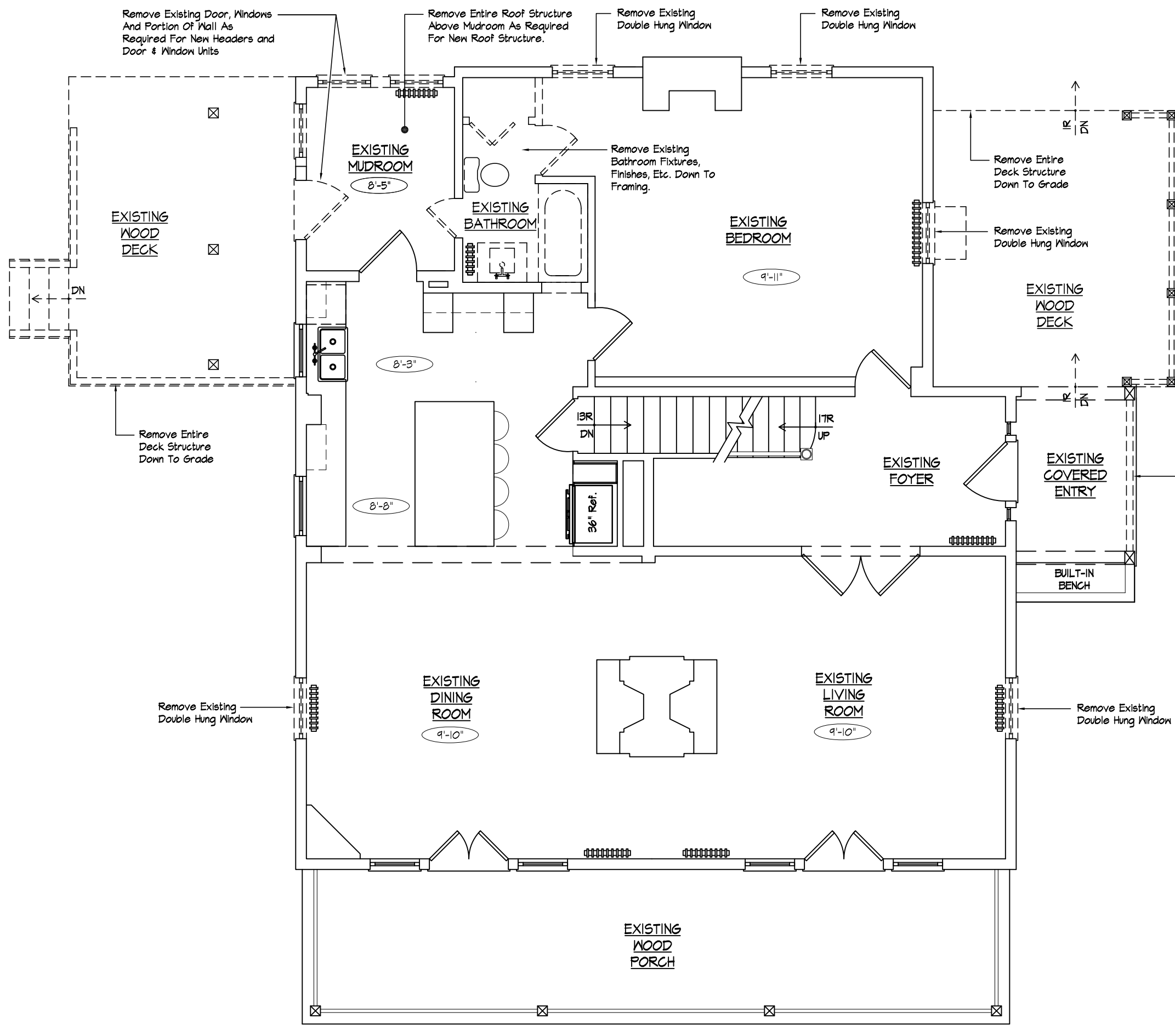


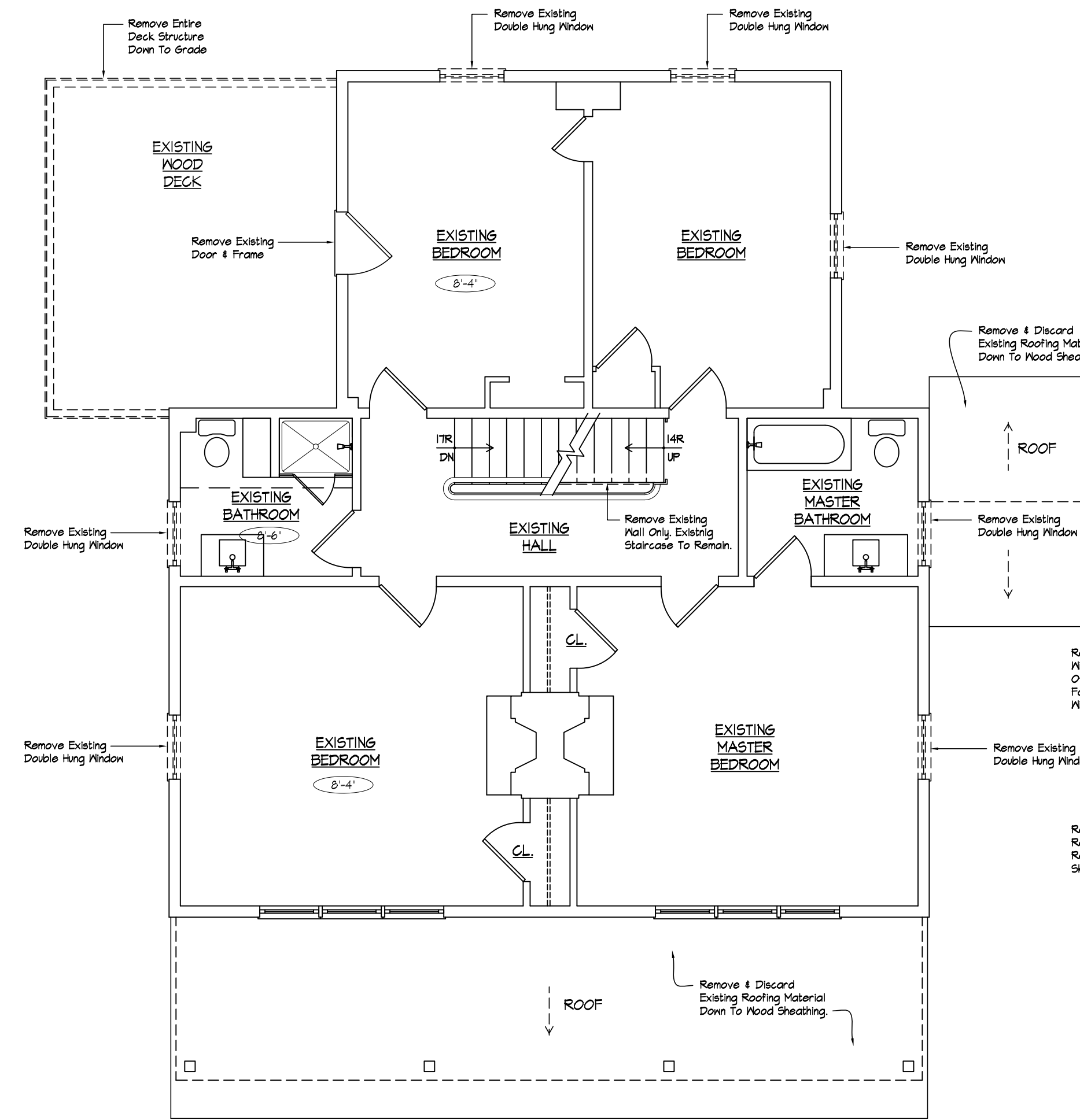
ZONING DATA:			
77, 6TH AVENUE, NYACK, NY 10960 RESIDENTIAL DISTRICT: SFR-1, SINGLE FAMILY, SECTION 66.22 - BLOCK 1 - LOT 1			
CATEGORY	REQUIRED / ALLOWED	EXISTING	PROPOSED
MINIMUM LOT AREA	7,500 SF	12,594 SF	NO CHANGE
MINIMUM LOT WIDTH	50 FEET	97.10 FEET	NO CHANGE
REQUIRED FRONT YARD	25.9 FEET	22.4 FEET (HOUSE) +/- 16.5 FEET (PORCH)	+/- 16.5 FEET (PORCH) (Existing Non-Conforming)
REQUIRED SIDE YARD	9.71 FEET	8.70 FEET (HOUSE) +/- 8.66 (PORCH)	+/- 8.66 FEET (PORCH) (Existing Non-Conforming)
TOTAL SIDE YARD	29.13 FEET	+/- 48.99 FEET	+/- 48.99 FEET
REQUIRED REAR YARD	38.91 FEET	+/- 66.33 FEET (HOUSE) +/- 61.33 (PORCH)	+/- 61.33 FEET (PORCH)
MAXIMUM BUILDING HT.	2 STORIES	3-1/2 STORIES	NO CHANGE (Existing Non-Conforming)
MAXIMUM BUILDING HT.	32 FEET	+/- 34.67 FEET	NO CHANGE (Existing Non-Conforming)
MINIMUM USABLE OPEN SPACE (PER DWELLING UNIT).	1,500 S.F.	N/A	N/A
MINIMUM DWELLING UNIT SIZE	900 S.F.	N/A	N/A
DWELLING, SINGLE FAMILY DETACHED	2 SPACES PER UNIT	N/A	N/A
*** INFORMATION FOR THIS ZONING DATA TAKEN FROM THE SURVEY OF THE PROPERTY PREPARED BY WILLIAM E. JAMES P.E., P.L.S. #050506 OF W.E. JAMES ENGINEERING AND LAND SURVEYING, PLLC , DATED FEBRUARY 7TH, 2019.			



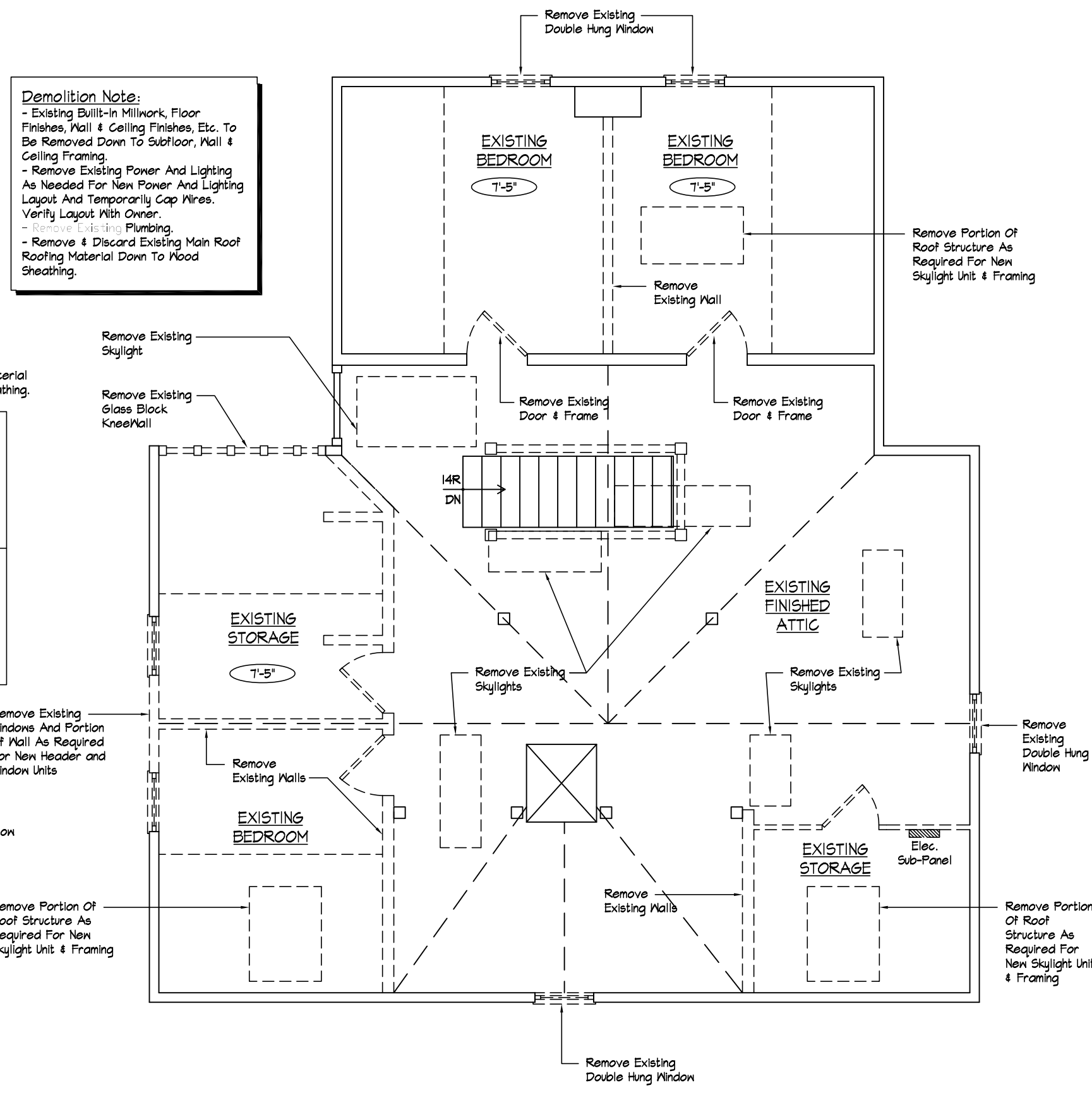
1 SITE LOCATION PLAN  
SCALE: 1" = 20'-0"



1 DEMOLITION PLAN - 1ST FLR.  
SCALE: 3/16" = 1'-0"

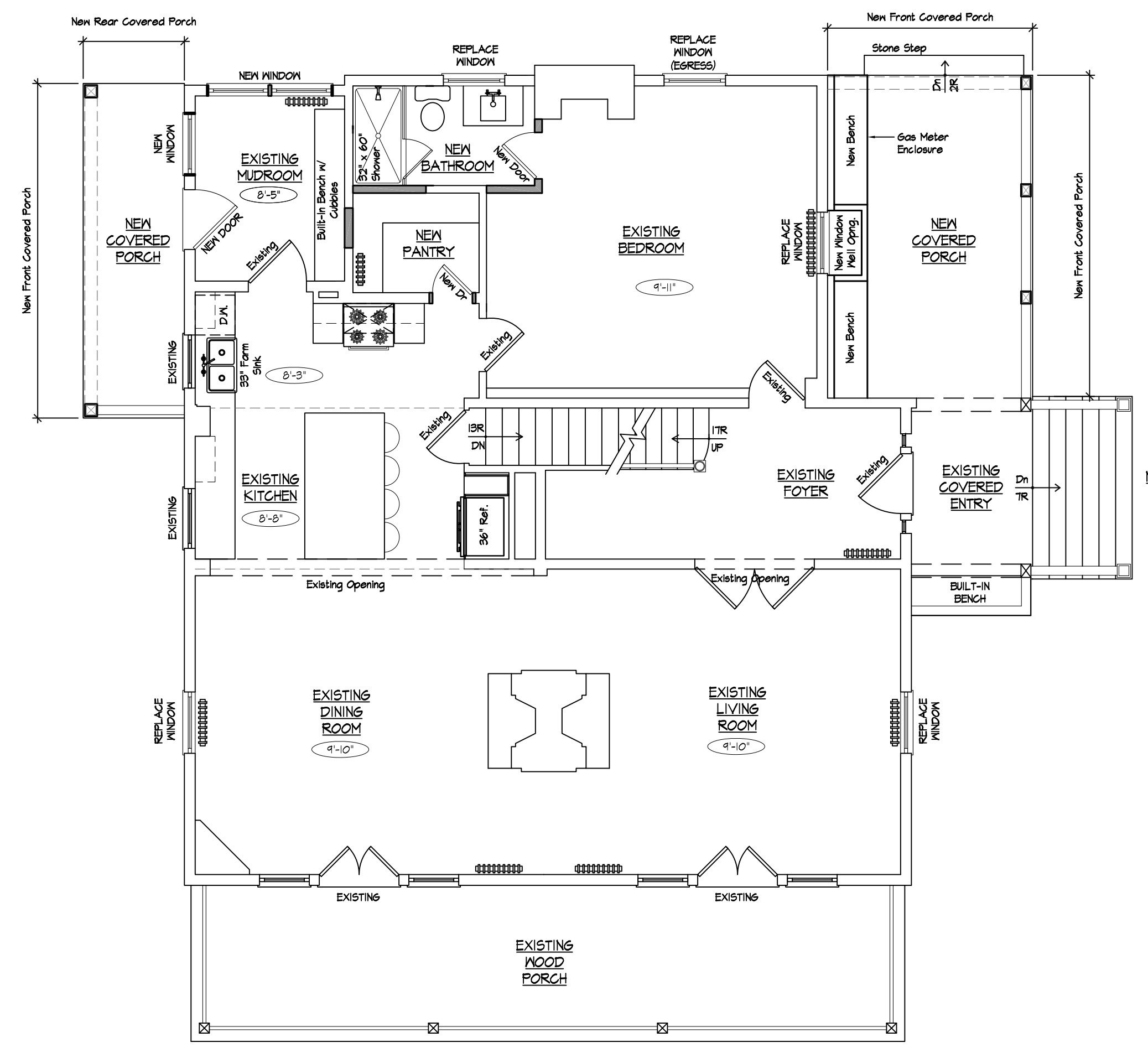


2 DEMOLITION PLAN - 2ND FLR.  
SCALE: 3/16" = 1'-0"

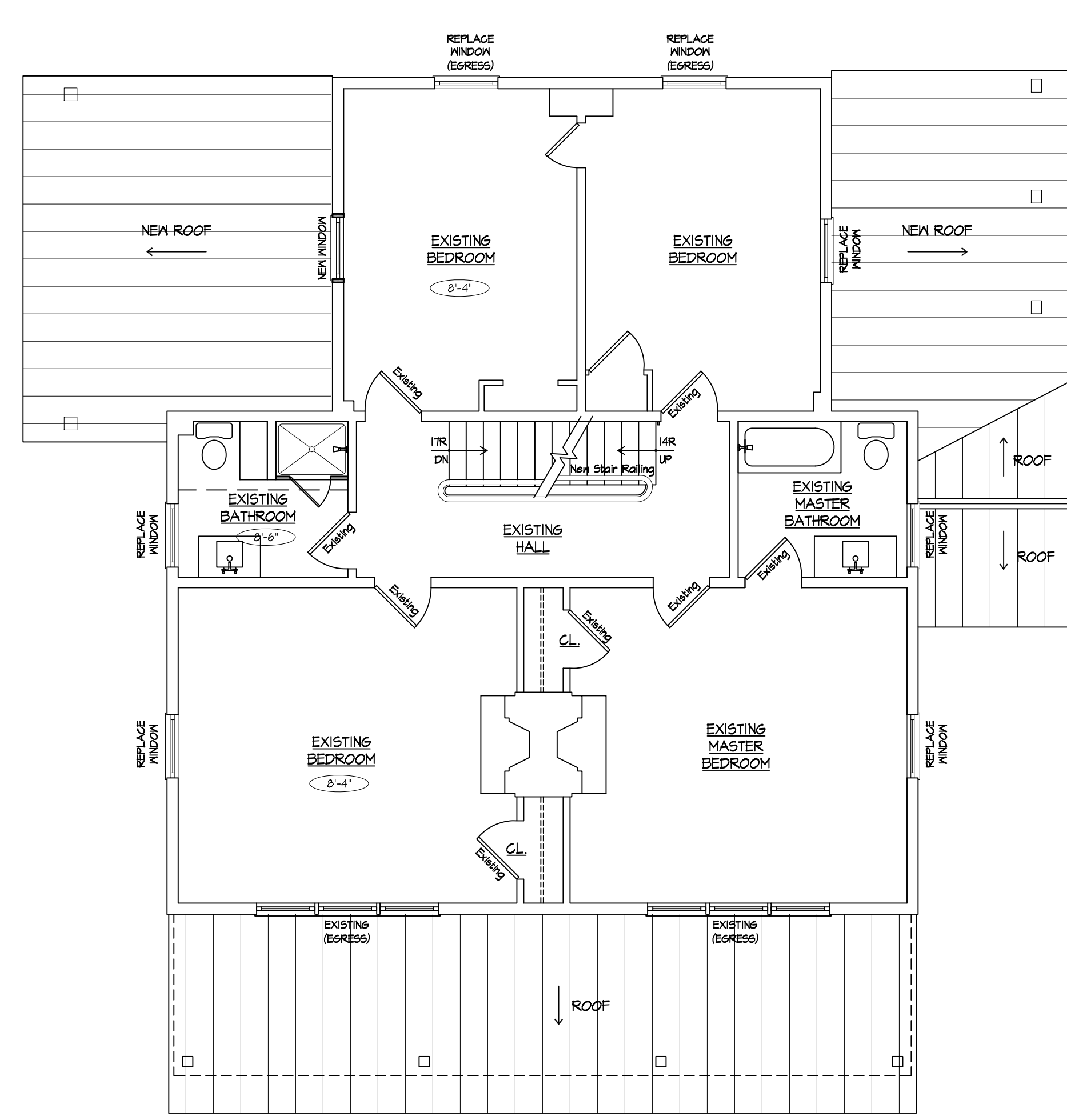


3 DEMOLITION PLAN - 3RD FLR.  
SCALE: 3/16" = 1'-0"

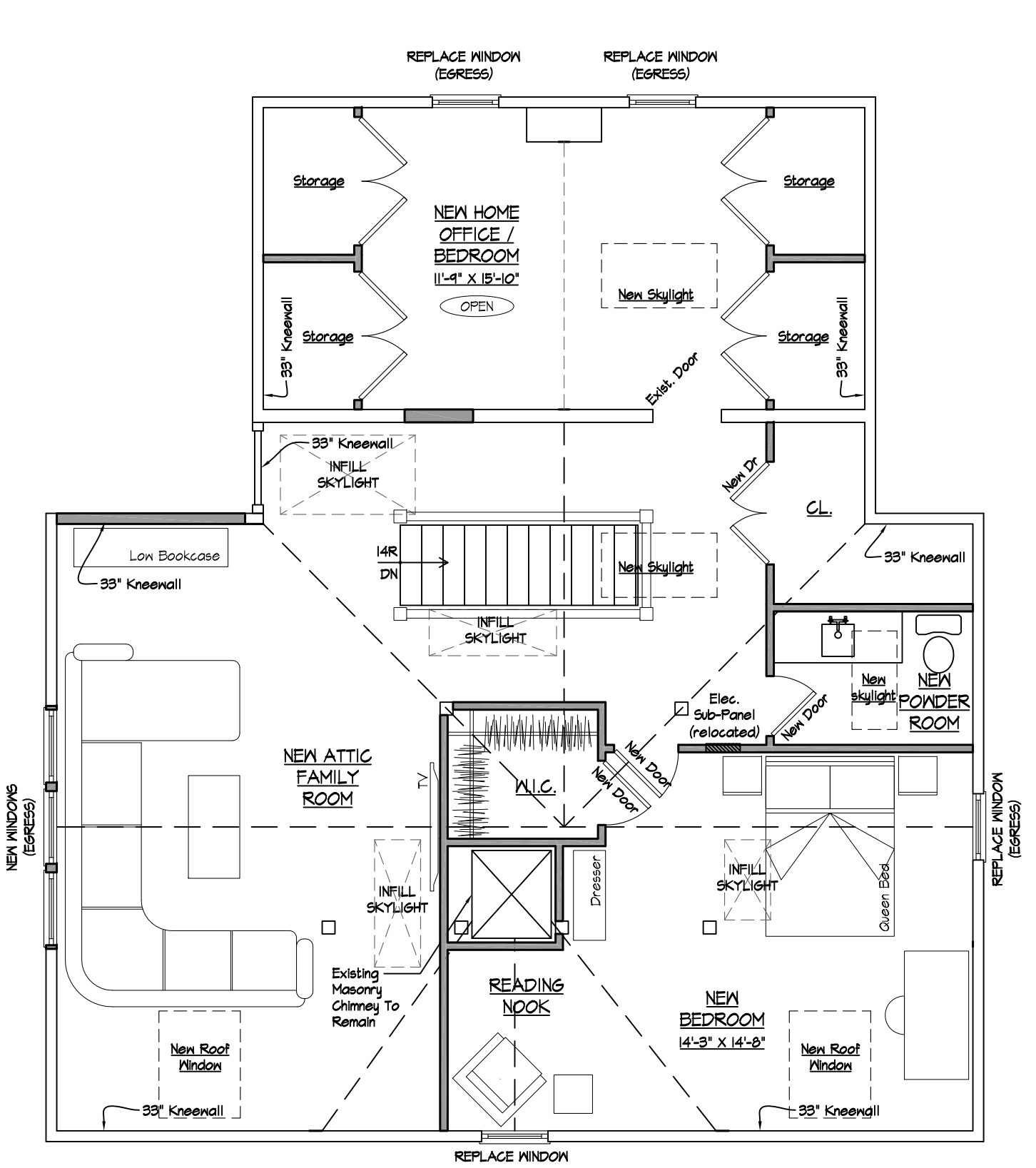
**Demolition Note:**  
 - Existing Built-in Millwork, Floor Finishes, Wall & Ceiling Finishes, Etc. To Be Removed Down To Subfloor, Wall & Ceiling Framing.  
 - Remove Existing Power And Lighting As Needed For New Power And Lighting Layout And Temporarily Cap Wires. Verify Layout With Owner.  
 - Remove & Discard Existing Main Roof Roofing Material Down To Wood Sheathing.



4 PROPOSED 1ST FLOOR PLAN  
SCALE: 3/16" = 1'-0"



5 PROPOSED 2ND FLOOR PLAN  
SCALE: 3/16" = 1'-0"



6 PROPOSED 3RD FLOOR PLAN  
SCALE: 3/16" = 1'-0"

**Sprinkler Note:**  
 New Fire Alarm System Through Dwelling And An Automatic Sprinkler System To Be Installed In Habitable Attic Space As Well As Down The Means Of Egress Out To The Exterior As Per Section A-801.3.3 of The 2020 Residential Code Of NYS.

**NOTE:**  
 Written dimensions on this drawing shall have precedence. DO NOT SCALE dimensions directly off of this drawing. Consult with the architect for all dimensions and conditions on the job and ROAM ARCHITECTURE, PLLC shall be notified of any variations from the dimensions and conditions shown on this drawing.

ISSUE	DATE	DESCRIPTION
1	04-29-2021	For ARB Meeting

Window/Door Replacement For:  
**WRIGHT/BECKWITH RESIDENCE**  
 77 6TH AVENUE  
 NYACK, NEW YORK 10960

DEMOLITION PLANS &  
 PROPOSED FLOOR PLANS

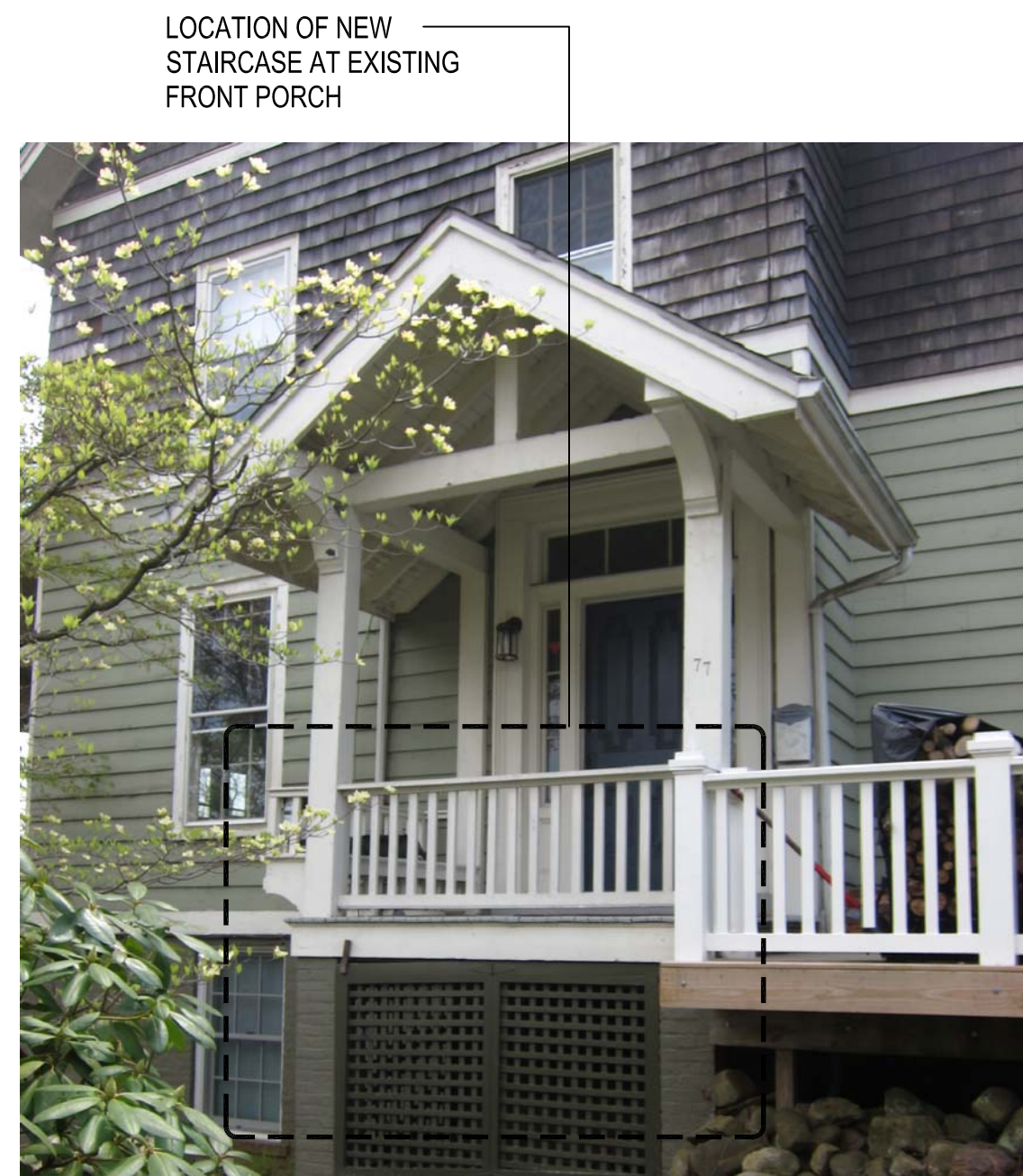
DATE: 04-29-2021  
 DRAWN BY: RP  
 SCALE: As Noted  
 JOB NO.: 2021.05



EXISTING WINDOWS TO BE REPLACED

EXISTING WINDOWS TO BE REPLACED

EXIST. FRONT ELEVATION  
SCALE: N.T.S. NORTH FAÇADE



LOCATION OF NEW STAIRCASE AT EXISTING FRONT PORCH

EXIST. COVERED FRONT ENTRY  
SCALE: N.T.S. NORTH FAÇADE



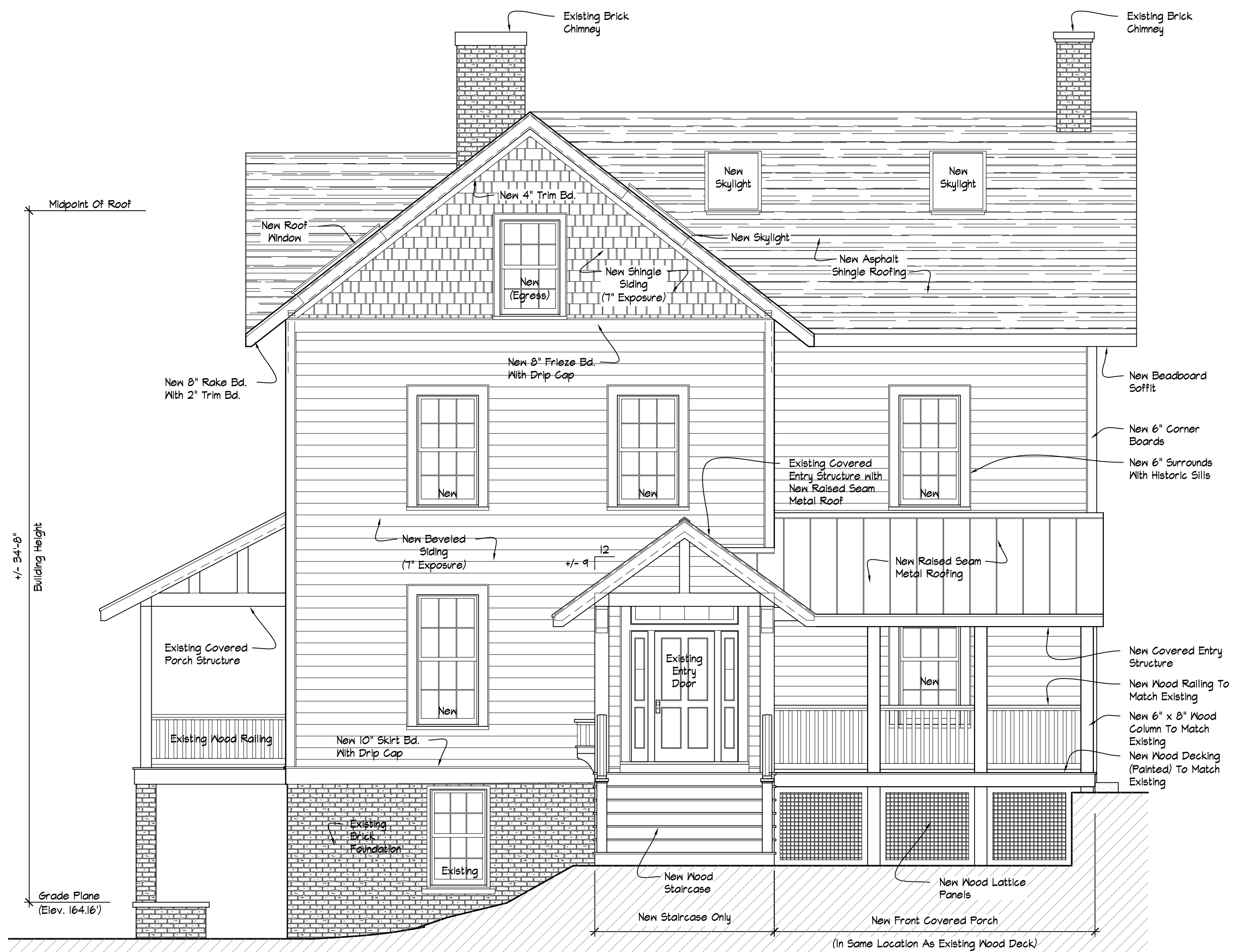
LOCATION OF NEW COVERED ENTRY PORCH

EXIST. FRONT ENTRY & DECK  
SCALE: N.T.S. NORTH/WEST FAÇADE

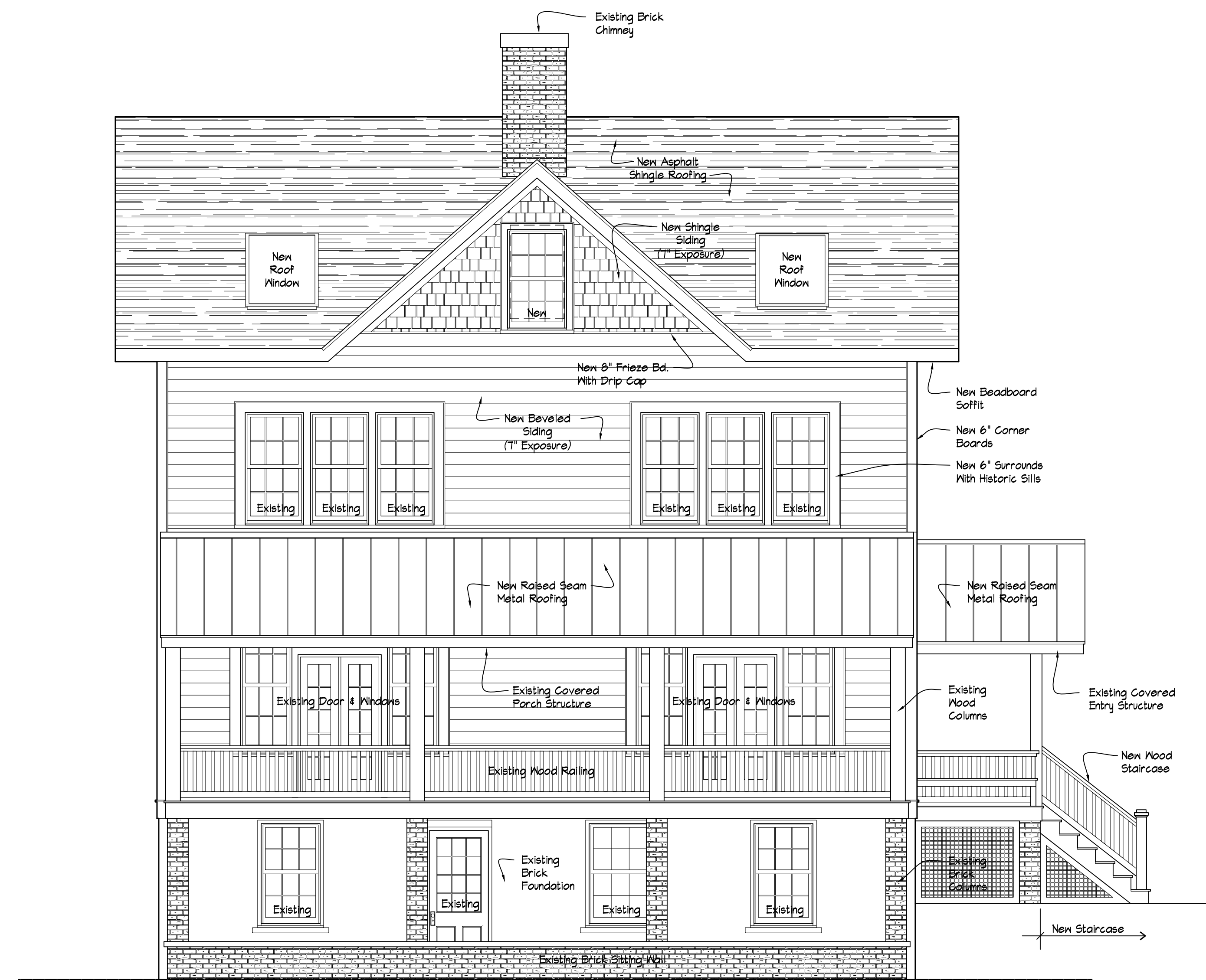


EXISTING WINDOW TO BE REPLACED

EXIST. LEFT SIDE ELEVATION  
SCALE: N.T.S. EAST FAÇADE



1 FRONT ELEVATION  
SCALE: 1/4" = 1'-0" NORTH FAÇADE



2 LEFT SIDE ELEVATION  
SCALE: 1/4" = 1'-0" EAST FAÇADE

NOTE:  
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ISSUE	DATE	DESCRIPTION
1	04-29-2021	For ARB Meeting

Window/Door Replacement For:  
**WRIGHT/BECKWITH RESIDENCE**  
77 6TH AVENUE  
NYACK, NEW YORK 10960

EXISTING ELEVATIONS & PROPOSED ELEVATIONS

DATE: 04-29-2021  
DRAWN BY: RP  
SCALE: As Noted  
JOB NO.: 2021.05

A-2



EXISTING REAR ELEVATION  
SCALE: N.T.S. SOUTH FAÇADE



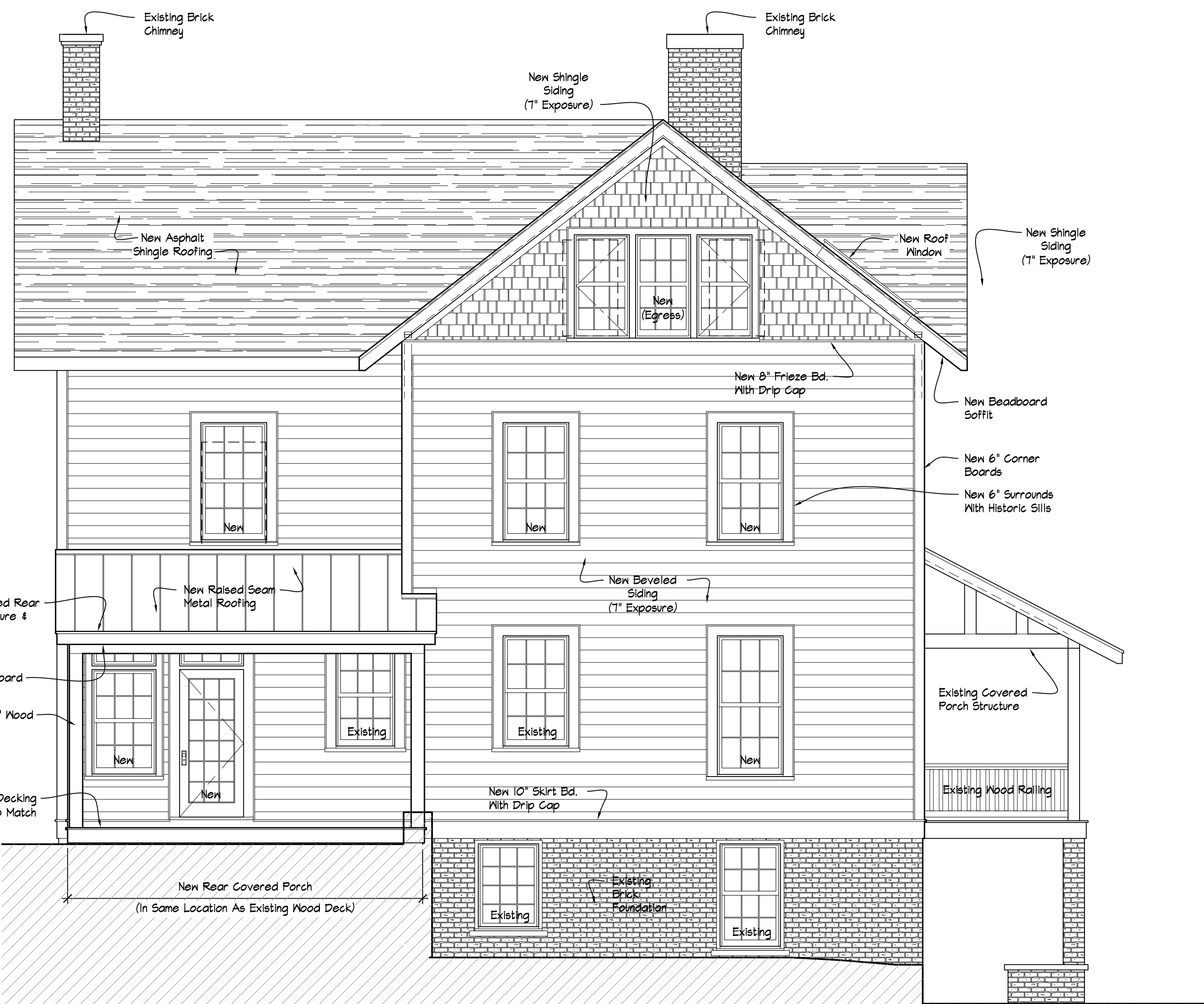
EXISTING REAR PORCH  
SCALE: N.T.S. SOUTH/WEST FAÇADE



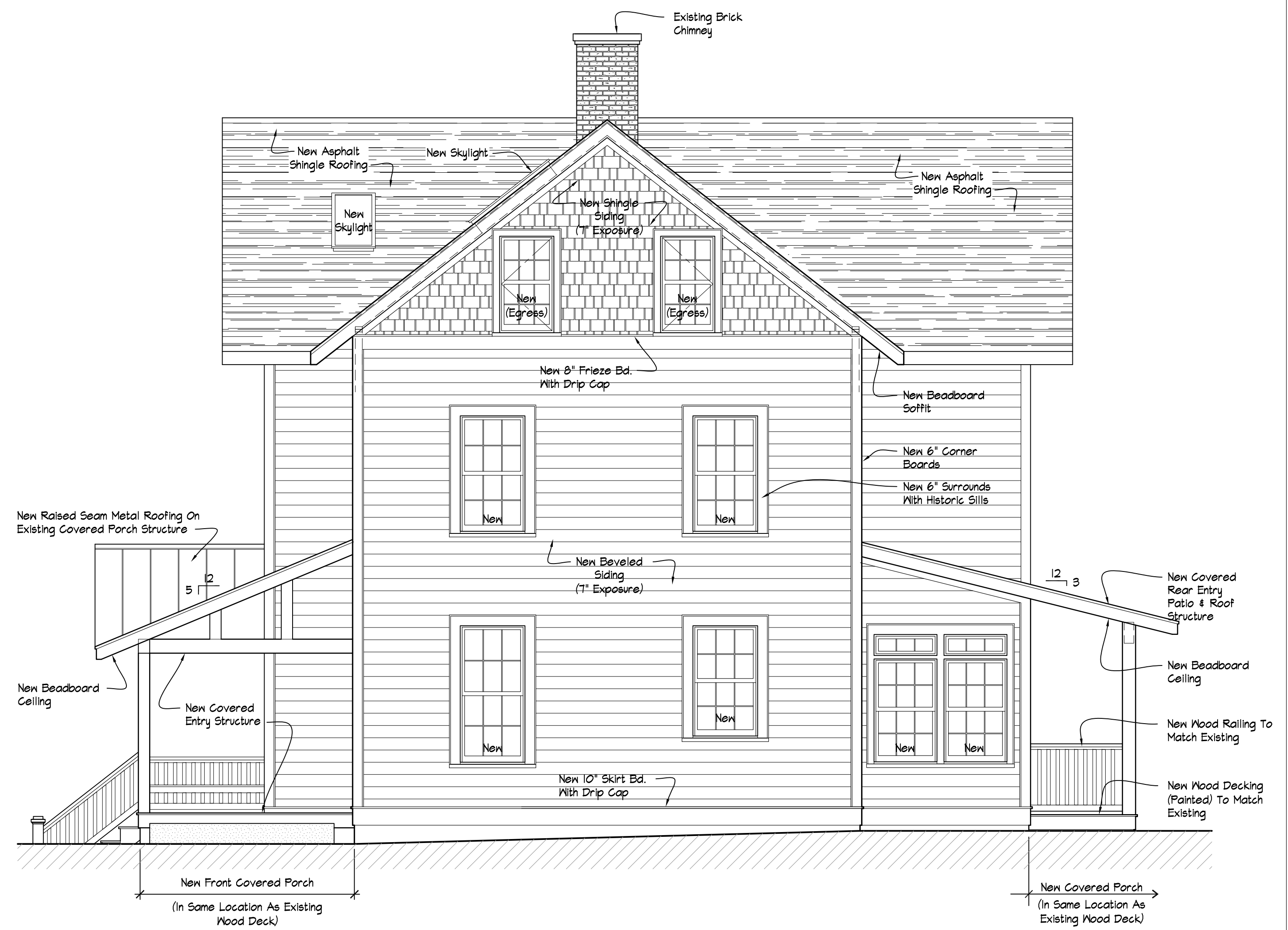
EXIST. REAR PORCH WINDOWS  
SCALE: N.T.S. SOUTH FAÇADE



EXIST. RIGHT SIDE ELEVATION  
SCALE: N.T.S. WEST FAÇADE



1 REAR ELEVATION  
SCALE: 1/4" = 1'-0" SOUTH FAÇADE



2 RIGHT SIDE ELEVATION  
SCALE: 1/4" = 1'-0" WEST FAÇADE

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ISSUE	DATE	DESCRIPTION
1	04-29-2021	For ARB Meeting

Window/Door Replacement For:  
**WRIGHT/BECKWITH RESIDENCE**  
77 6TH AVENUE  
NYACK, NEW YORK 10960

EXISTING ELEVATIONS &  
PROPOSED ELEVATIONS

DATE: 04-29-2021  
DRAWN BY: RP  
SCALE: As Noted  
JOB NO.: 2021.05