PERMIT EXPIRES TWO (2) YEARS FROM DATEOF ISSUANCE ONE SIX (6) MONTH EXTENSION MAY BE GRANTED PRIOR TO EXPIRATION DATE

APPLICATION FOR BUILDING / DEMOLITION PERMIT

VILLAGE OF NYACK

9 North Broadway · Nyack, NY 10960 Tel 845-358-4249 · Fax 845-358-0672 · Email: <u>buildingdepartment@nyack-ny.gov</u>

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Permit No	Application Date:	The Address of Contract of Con
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nspector:	File #	7-5
Permit Granted For:		Time (in a minimal or discontinuo de la minimal de la mini
		additionance - Manager Institute and
ermit Denied For:		
Village Board, Planning Board, Zoning Board, Architectural Review Board	rd decision date:	
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x Map Designation: Section 66-46 Block	Lot 16	sarrou,
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Architect / Engineer: KIET B. LEVESQUE ARCHITECT	NYS Lic 15,938
Address: 49 THEO AVE. NYACK, NY 10960	\ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \
Email: Kblevesque & optonline, ret	Phone: 845-358-2359
Builder / General Contractor:	RC Lic#
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Coverage Floor Area Ratio Lot Area	
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Required Existing Coverage Floor Area Ratio Lot Area Lot Width Street Frontage Front Yard Setback Side Yard Setback Total Side Yard Setback Rear Yard Setback Building Height – Feet	

AFFIDAVIT State of New York) County of Rockland) SS: Village of Nyack

I, being duly sworn, depose and say that I am the owner (lessee, engineer, surveyor, architect builder, or agent of the owner) in fee of the premises to which this application applies; that I (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 knowledge and belief, and that the work will be performed in the manner of set forth in the application and in the plans and specification filed therewith, and in accordance with 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.

Signature and Mailing Address

SWORN to before me this

Witness:

If not witnessed by Building Department personnel, Notary signature is required.

Notary Public

APPLICATION INSTRUCTIONS

(See additional requirements when applying to land use Board)

- In making this application, submit the following:
 - a. One (1) copy of this form.
 - b. Two (2) set of building plans for an internal building permit (only needing for building inspectors approval only or Ten (10) for Planning or Nine (9) for ARB or Nine (9) for ZBA
 - Two (2) copies of the plot plans.
 - d. Copy of Rockland County licenses. (For each trade)
 - Certificate of Liability, Certificate of Workman's Compensation, and Disability Benefits Insurance or Owner's affidavit. (For each trade)
- Plot plans drawn to scale, shall show area, dimension, and location of lot; size and exact location of proposed structures, additions or alterations; all existing structures , all existing structures on lot; streets, curbs, sidewalks, parking spaces driveway; yards and setback; and such other information as may be necessary.
- Building Plans drawn to scale shall show structural details, floor plans, elevation, plumbing, electrical, heating and ventilation details.
- The NY.S. Department of Education Law states that a building permit may not be issued for any commercial structure or for a residence containing more than 1500 square feet of habitable space unless the building plans are prepared and signed by a New York State licensed engineer or registered architect.
- No building permit of Certificate of Occupancy shall be issued by the Building Inspector unless all provisions of the Village of Nyack Zoning Code and the New York State Uniform Fire Prevention and Building Code are in compliance
- Fees are based on cost of construction. (This office reserves the right to adjust any fee prior to issuing the Certificate of Occupancy if it is shown that the original fee was not sufficient to cover the actual cost.) Bills, invoices and other documentation must be submitted to substantiate both the Estimated Cost of Construction, as well as the Actual Cost of Construction.
- Mandatory inspections are required for issuance of Certificate of Occupancy.
- Underground utilities are required by the Zoning Code.
- It shall be unlawful to use or permit the use of any building or premises or part thereof, hereafter created, erected, changed, converted or enlarged wholly or partly, in its use or structure, until a Certificate of Occupancy shall have been issued
- 10. This office reserves the right to require that the affidavit of compliance on the application for a Certificate of Occupancy be submitted and signed by the architect or engineer of record.
- 11. The building permit expires two years from the date of issuance. One six (6) month extension may be granted prior to be expiration date of the building permit (Renewal of all expired building permits requires a new application and fee.)

APPLICATION CHECKLIST FOR VILLAGE OF NYACK ARCHITECTURAL REVIEW BOARD

In accord with the Architectural Review Board's Rules and Regulations duly adopted by Resolution of the board pursuant to Village Code section 360-5.2(c)(4)(a), the following items are required to be included in applications considered by the Architectural Review Board.

ALTERATIONS AND NEW CONSTRUCTION REQUIREMENTS

X	Provide 8 copies of photographs of the structure to be modified, as well as the buildings
	immediately adjacent to it. Note that larger images (8.5 x 11) are preferable so that they can be
	easily examined.

- Provide <u>8</u> sets of scaled drawings showing the proposed work with enough detail to present an accurate representation of the intended alteration or new construction.
- The scaled drawings shall show details of proposed architectural elements, including profiles of cornices, moulding, trims, brackets, etc. All new materials and/or materials proposed to be changed must be identified on the drawings, and samples of these materials including siding, roofing, decking, railings, etc should be brought for review.
- Provide <u>8</u> copies of catalogue cuts for elements such as doors, windows, columns, light fixtures and exterior mechanical fixtures (with clear depictions of screening materials for mechanical equipment). These manufacturer's cuts/descriptions should include photographs, dimensions, materials and other pertinent information.
 - A signed copy of this application checklist.

The items on this list are required elements of all applications for Architectural Review Board review relating to alterations or new construction. An application will not be considered complete until all elements are reflected on an application. Applications submitted without the required elements may not be placed on the agenda, but if they are placed on the agenda the Board may waive the provision of certain required element(s), but also may, in the Board's sole discretion (based on the complexity of the project), instruct any applicant to return to a future meeting with the missing elements on the application, or reject an application for being incomplete without undertaking a review of the project with instructions to the Building Department not to restore the item to a future agenda until a complete application is filed.

SIGN HERE Sies & Jewesone

DATE Supt. 1, 2021

KIER B. LEVESQUE ARCHITECT

49 Third Avenue Nyack, New York 10960

2000

August 27, 2021

Architectural Review Board Village of Nyack 9 North Broadway Nyack, NY 10960

Re:

87 Piermont Avenue

Nyack, NY 10960

Job#

202185

Board Chair,

This application is for the review of the construction of a new single-family home, consisting of three bedrooms, a garage, kitchen, living and dining room, cellar, and swimming pool. The drawings indicate the dimensions of the new house and include annotations pointing out materials and finishes to be used on the exterior of the house.

The design and neutral material palette take inspiration from local vernacular architectural expression. The exterior will be clad in grey accoya wood siding, with a dark grey standing-seam metal gable roof with small overhanging eaves. Windows will consist of double-glazed panes, framed by dark metal frames and surrounds. Several aspen and cedar trees will be planted at the front yard, with concrete grass block pavers laid over the driveway area, around the existing sycamore tree. Given the narrow site, a garage door in the same wood siding material will face the street. There is no opportunity to place the garage on the side or the rear due to the width of the lot.

Considering the depth of the buildable footprint, the center of the house is conceived as a glass-wrapped room that houses the main stair of the house, bringing daylight into the deepest part of the house plan, while visually breaking down the bulk of the house into 3 smaller parts. The location of windows is carefully selective; to maintain a sense of privacy – not only for the house, but for its immediate neighbors. The eastern water-facing elevation of the house will have floor-to-ceiling glazing that will offer generous views of the Hudson River.

The cellar level contains several storage areas and room for mechanical equipment, while a shaded, wood-screened indoor seating area leads to an outdoor deck and swimming pool.

Material samples will be brought to the hearing for review. Please let me know if there is additional information required prior to the hearing.

Respectfully,

ier B. Levesque, Architect





PERFORMANCE TESTING SUMMARY

Product Data Sheet



Aesthetic Description

Solarban® 60 solar control, low-e glass by Vitro Architectural Glass (formerly PPG Glass) was engineered to control solar heat gain, which is essential to minimizing cooling costs. In a standard one-inch insulating glass unit (IGU), Solarban® 60 glass offers an exterior appearance similar to clear, uncoated glass.

With a very good Solar Heat Gain Coefficient (SHGC) of 0.39, *Solarban*[®] 60 glass blocks 66 percent of the total solar energy while allowing 70 percent of the visible light to pass through. This combination produces an excellent Light to Solar Gain (LSG) ratio of 1.79, along with exceptional insulating performance, as evidenced by its 0.29 winter nighttime U-value.

Aesthetic Options

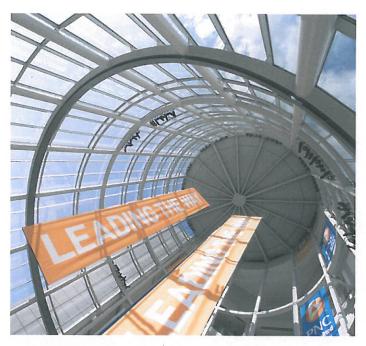
Solarban* 60 glass can be coated on Starphire* glass and paired with Starphire* glass to produce an IGU with exceptional clarity and solar control characteristics. For even more color and performance options, it can be coated on the second (#2) surface of nearly all Vitro's wide range of tinted glasses. It can also be combined in an IGU with any Vitro tinted glass, Solarcool* reflective glass or Vistacool* subtly reflective, colorenhanced glass (see performance data on back page).

Solarban® 60 Glass and Sustainable Design

An energy modeling study conducted by an independent energy design and consulting firm showed that architects and building owners can potentially save millions of dollars during a building's lifetime by specifying *Solarban*[®] 60 glass instead of less advanced architectural glazings.

For instance, the study showed that, by substituting *Solarban** 60 glass in place of dual-pane tinted glass, the owners of a typical glass-walled, eight-story office building in Boston could lower their initial HVAC equipment costs by nearly \$350,000 while realizing annual energy savings of more than \$80,000. Corresponding carbon emissions from the same building were also reduced by more than 300 tons per year, eclipsing the total carbon emissions generated by 31,000 gallons of gasoline.

In addition to making products that support sustainable design, Vitro has pioneered innovative technologies that reduce energy consumption during the glass-making process. Vitro promotes environmentally responsible manufacturing by recovering and reusing virtually all of its glass manufacturing by-products and by shipping its materials on reusable steel racks. Vitro also facilitates regional sourcing through its nationwide network of certified glass fabricators and laminators



Prudential Center

Location: Newark, NJ | Product: Solarban 60 Glass | Architect: Morris Adjmi Architects | Glass Contractor: Josloff Glass | Glass Fabricator: J.E. Berkowitz, LP



Streeter Place

Location: Chicago, IL. Product: Sularban 60 Glass. Architect: Sciomon Cordwell Buenz and Associates. Owner/Developer: Gclub and Company. Glass Fabricator: Northwestern Industries, Inc. J. Glazing Contractor: Custom Windows and J&D Erectors





Solarban® 60 Glass

Fabrication and Availability

Solarban 60 glass is available exclusively through the Vitro Certified Patricular Fabricators can meet tight construction deadlines and accelerate the delivery of replacement glass before, during and after construction. Solarban 60 glass is manufactured using the sputter-coating process and is available for annealed, heat-strengthened and tempered applications.

Additional Resources

Solarban* 60 glass is Cradle to Cradle Certified™. For more information or to obtain samples of any Vitro Glass product, call 1-855-VTRO-GLS (887-6457) or visit vitroglazings.com.

Vitro Architectural Glass is the first U.S. float glass manufacturer to have its products recognized by the *Cradle to Cradle Certified* $^{\text{TM}}$ program, and offers more C2C-certified architectural glasses than any other float glass manufacturer.

Glass Type Outdoor Lite: Indoor Lite:	Visible Light	Visible Ligh	t Reflectance		hr°ft²°°F) U-Value	Solar Heat Gain	Light to Sola	
Coating if Any + Coating if Any (Surface) Glass (Surface) Glass	Transmittance (VLT)	Exterior %	Interior %	Winter Nighttime	Winter Argon	Coefficient (SHGC)	Gain (LSG)	
olarban® 60 Solar Control Low-E Glass								
Solarban® 60 (2) Clear + Clear	70	11	12	0.29	0.24	0.39	1.79	
Solarban 60 (2) Starphire + Starphire	74	11	12	0.29	0.24	0.41	1.80	
Solarban® 60 (2) Solexia® + Clear	61	9	12	0.29	0.24	0.32	1.91	
Solarban® 60 (2) Atlantica® + Clear	53	8	11	0.29	0.24	0.27	1.96	
Solarban 60 (2) Azuria + Clear	54	8	11	0.29	0.24	0.28	1.93	
Solarban 60 (2) Solarblue + Clear	45	7	11	0.29	0.24	0.28	1.61	
Solarban 60 (2) Pacifica + Clear	34	6	10	0.29	0.24	0.22	1.55	
Solarban* 60 (2) Solarbronze* + Clear	42	7	11	0.29	0.24	0.28	1.50	
Solarban 60 (2) Optigray + Clear	50	8	11	0.29	0.24	0.30	1.67	
Solarban® 60 (2) Solargray® + Clear	35	6	10	0.29	0.24	0.25	1.40	
Solexia ⁴ + Solarban ² 60 (3) Clear	61	10	10	0.29	0.24	0.37	1.65	
Atlantica® + Solarban® 60 (3) Clear	53	9	10	0.29	0.24	0.31	1.71	
Azuria + Solarban 60 (3) Clear	54	9	10	0.29	0.24	0.31	1.74	
Solarblue" + Solarban" 60 (3) Clear	45	7	9	0.29	0.24	0.33	1.36	
Pacifica® + Solarban® 60 (3) Clear	34	6	9	0.29	0.24	0.25	1.36	
Solarbronze® + Solarban® 60 (3) Clear	42	7	9	0.29	0.24	0.32	1.31	
Optigray + Solarban [®] 60 (3) Clear	50	8	9	0.29	0.24	0.35	1.43	
Solargray + Solarban 60 (3) Clear	35	7	9	0.29	0.24	0.29	1.21	
GraylitE II + Solarban® 60 (3) Clear	7	4	8	0.29	0.24	0.13	0.54	
stacool® and Solarcool® with Solarban® 60 S	olar Control Low-I	∃ (3)*	-					
Vistacooi* (2) Azuria* + Solarban* 60 (3) Clear	42	20	24	0.29	0.24	0.26	1.62	
Vistacooi* (2) Pacifica* + Solarban* 60 (3) Clear	26	11	23	0.29	0.24	0.21	1.24	
Solarcool [®] (2) Solexia [®] + Solarban [®] 60 (3) Clear	24	24	29	0.29	0.24	0.19	1.26	
Solarcool* (2) Azuria* + Solarban* 60 (3) Clear	21	19	29	0.29	0.24	0.17	1.24	
Solarcool* (2) Solarblue* + Solarban* 60 (3) Clear	17	14	29	0.29	0.24	0.18	0.94	
Solarcool (2) Pacifica + Solarban 60 (3) Clear	13	10	29	0.29	0.24	0.15	0.87	
Solarcooi® (2) Solarbronze® + Solarban® 60 (3) Clear	17	14	29	0.29	0.24	0.18	0.94	
Solarcool (2) Solargray + Solarban 60 (3) Clear	14	11	29	0.29	0.24	0.17	0.82	

^{*} Data based on using Starphire* glass for both interior and exterior lites.

All performance data calculated using LBNL Window 6.3 software, except European U-value, which is calculated using WinDat version 3.0.1 software. For detailed information on the methodologies used to calculate the aesthetic and performance values in this table, please visit www.ppgideascapes.com or request our Architectural Glass Catalog.

For more information about *Solarban*[®] low-e glass and other *Cradle to Cradle Certified*[™] architectural glasses by Vitro Glass, visit **vitroglazings.com**, or call **1-855-VTRO-GLS** (887-6457).

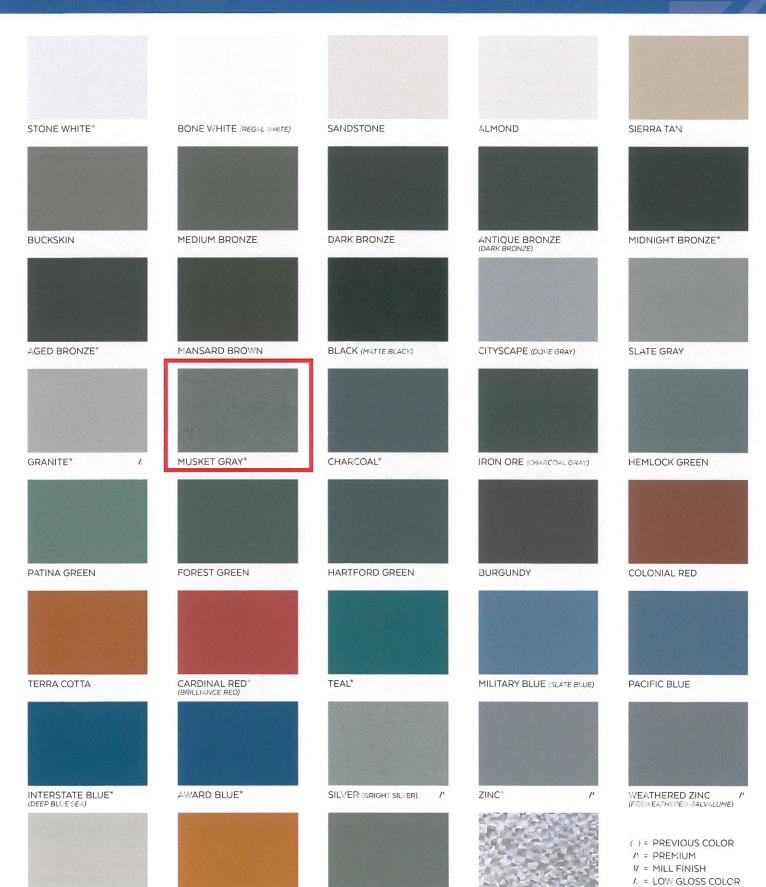




CHAMPAGNE

COPPER PENNY

METAL ROOFING, WALL, AND PERIMETER EDGE FINISHES



AGED COPPER*

DREXLUME"

* = NEW COLOR

METAL ROOFING, WALL, AND PERIMETER EDGE FINISHES

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Color Options	SR	SRI	24 ga x 20"	24 ga x 48"	22 ga x 48"	26 ga x 20"	26 ga x 27.5"	26 ga x 48"	0.032 x 20"	0.032 x 48"	0.040 X 48"	0.050 x 48"	0.063 x 48"	Cool R Rate
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Black (Matte Black)	0.20	17		•	•									
Bone White	0.67	81												✓
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Burgundy	0.24	23	•	•					=			m		
Charcoal*	0.27	27		•										1
Cityscape (Dove Gray)	0.44	49		•					•			•		/
Colonial Red	0.32	34								•	3			1
Dark Bronze	0.26	24												1
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Deep Blue Sea)	0.27	26											Street Lands	
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Midnight Bronze*	0.06	0	•	•								-		
Willitary Blue (Slate Blue)	0.29	29	•	•					•	•				1
Musket Gray*	0.31	32		•	•				•	•	•	•		1
Pacific Blue*	0.25	24	•	•										1
Patina Green	0.33	34	•	•					•					1
Sandstone	0.49	56												1
Sierra Tan	0.36	39												/
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Chestnut Brown	0.29	29					-	•						1
Classic Bronze	0.29	28	•	•			•							1
Granite*	0.32	33	•	•	•				•	•	•	•		1
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	0.40	54											1/2	
Silver (Bright Silver)	0.49	54	•	•	•				•	•	•	•	•	1
Veathered Zinc	0.26	23	•		•				•					1
Preweathered Galvalume														
inc*	0.33		•	•						•	•	•		1
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ward Blue (10-YR)*	0.21		•	•										
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- High-performance painted metal roofing and perimeter edge products.
- Drexel Metals standard sheets come in 48" x120".
- 35-year paint warranty on Galvalume® and Aluminum substrates, excluding Exotics.
 Ask about our Gold Standard Warranty.
- 25-year warranty on Drexlume".

- Not all colors and gauges are stocked in all locations. Contact your local sales rep for specific stocking information and special requests including 22" coils, and custom gauges and widths.
- Custom colors available.
- Oil canning is not a cause for rejection.

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