

# PROJECT NAME: ART CAFE

PROJECT ARCHITECT: DOMINICK R. PILLA ASSOCIATES PC

PROJECT ADDRESS: 65 SOUTH BROADWAY, NYACK, NY 10960

## ISSUED: FOR PLANNING

# ARCHITECTURAL PLANS

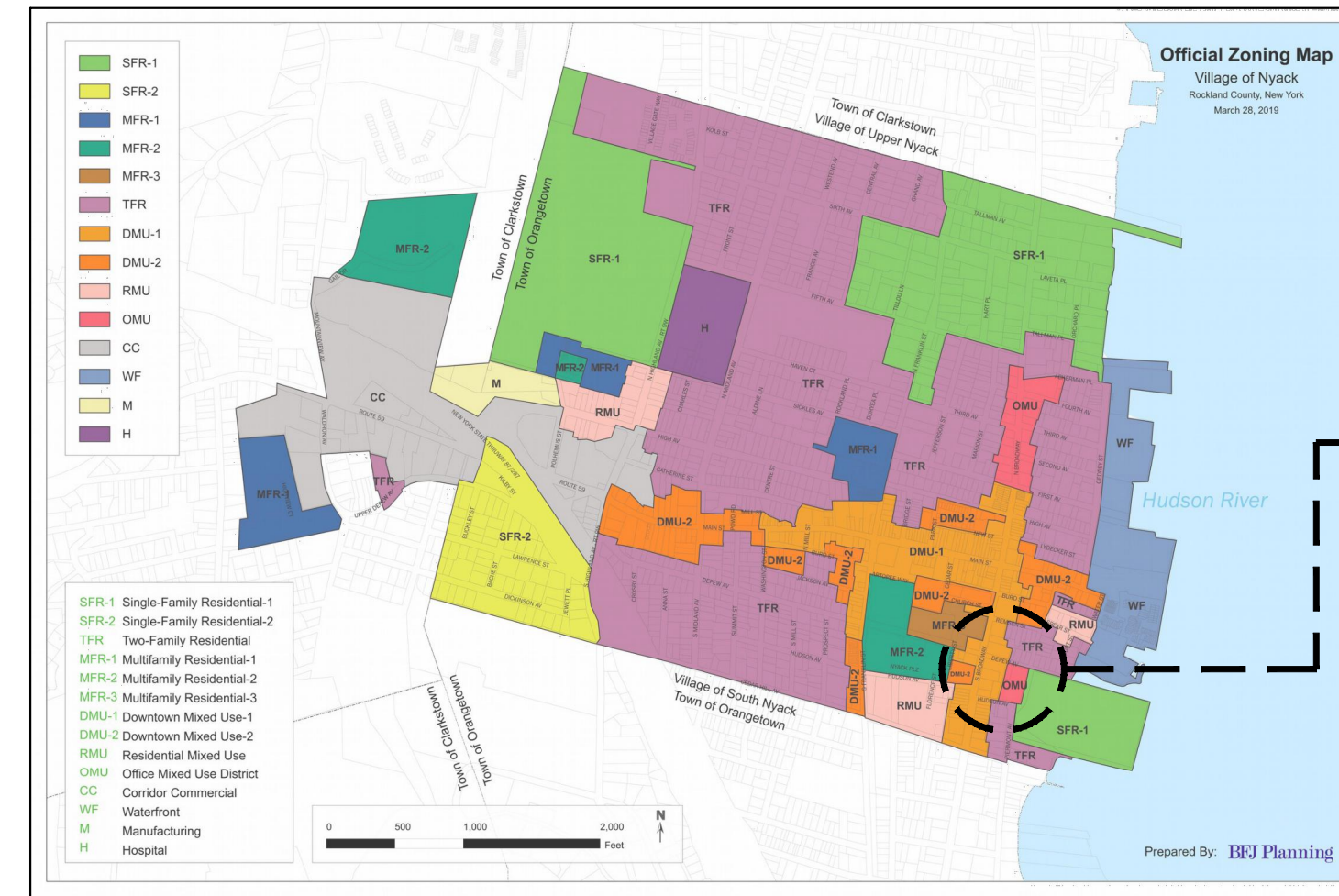
DATE: 12/1/2021

### INDEX OF ABBREVIATIONS

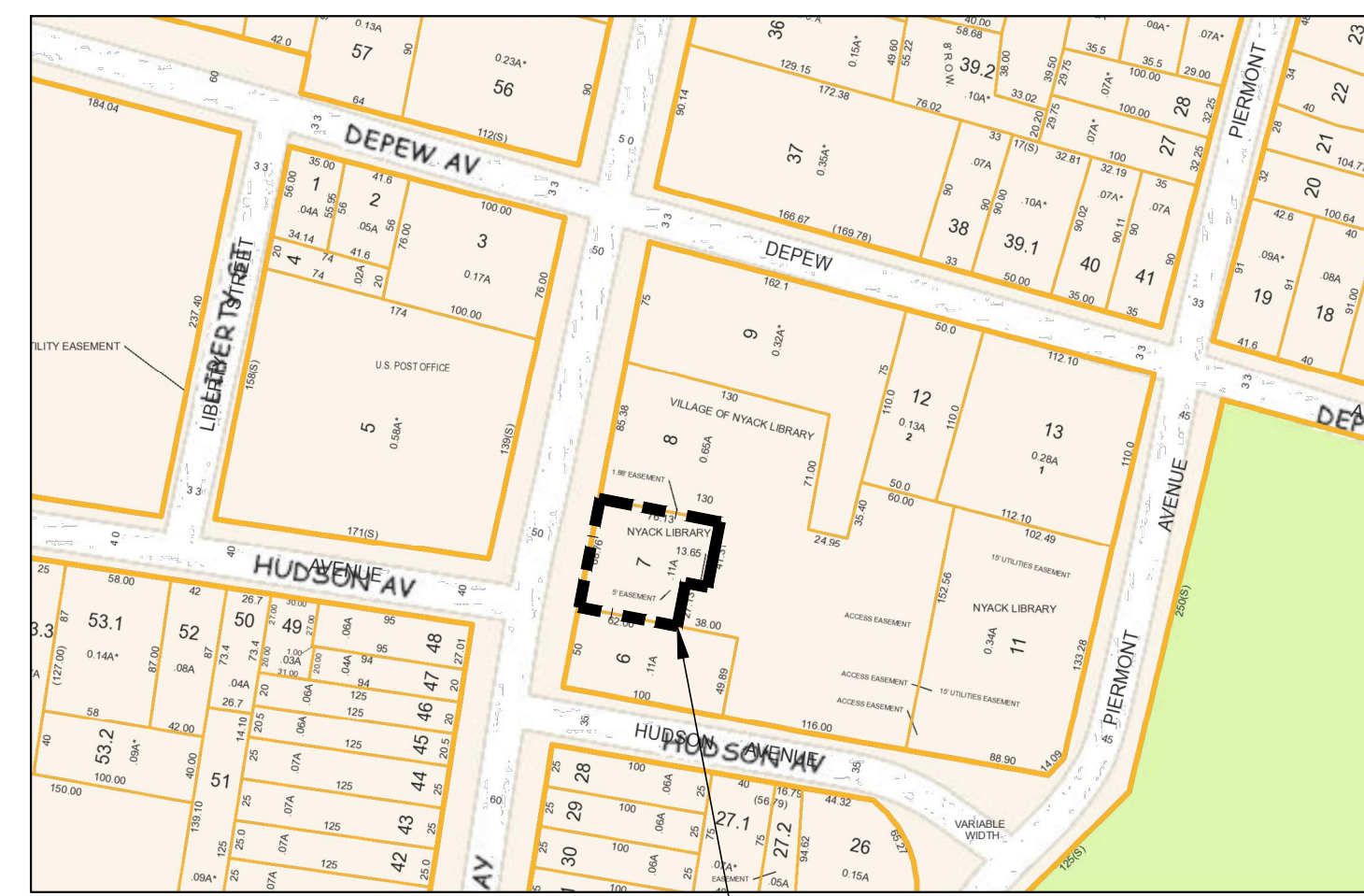
ABV ABOVE	GD GARAGE DRAIN	PVC POLY VINYL CHLORIDE
ACOUS ACOUSTICAL	GDIS GARBAGE DISPOSAL	QTY QUANTITY
ACT ACOUSTICAL CEILING TILE	GFRC GLASS FIBER REINFORCED CONC.	R RISER
AD AREA DRAIN	GLASS GLAZING / GLAZE	R RADIUS
ADA AMERICANS WITH DISABILITIES ACT (ACCESSIBILITY GUIDELINES)	GR GRADE	RB RESILIENT BASE
ADI ADJUSTABLE	GUT GUTTER	RECT RECTANGULAR
AJC ADJACENT	GYP GYPSUM	REF REFERENCE
AFF ABOVE FINISHED FLOOR	GW B GYPSUM WALL BOARD	REFRIG REFRIGERATOR
ALS ACRYLIC LATEX SEALANT	H HIGH	REINFR REINFORCING
ALUM ALUMINUM	H/C HANDICAPPED	REQD REQUIRED
ANOD ANODIZED	HB HOSE BIBB	REV REVISION
AP ACCESS PANEL	HC HOLLOW CORE	RF ROOF
ARCH ARCHITECT	HD HEAD	RL RELOCATED
ASSEM ASSEMBLY	HDF HIGH DENSITY FIBER BOARD	RMD ROOM
AST ASPHALT COMPOSITION TILES	HDWR HARDWARE	RD DOOR
AVG AVERAGE	HM HOLLOW METAL	RO ROUGH OPENING
A.W.L. ARCHITECTURAL WOOD-WORKING INSTITUTE	HNCG HOLLOW NEOPRENE COMP. GASKET	RRD RADIUS ROOF DRAIN
B BALCONY	HOLD HOLD DIMENSION	RT RESILIENT TILE
BC BRICK COURSE	HORZ HORIZONTAL	SAN SANITARY
BD BALCONY DRAIN	HR HOUR	SC SOLID CORE
BTM BITUMINOUS	HT HEIGHT	SCH SCHEDULE
BKT BRACKET	HTH HARD TROWEL, MOIST CURE	SEC SECTION
BLDG BUILDING	AND H/DENIER	SECY SECRETARY
BLT-IN BUILT-IN	HTS HARD TROWEL, MOIST CURE AND SEAL	SF SQUARE FOOT
BM BEAM	HVAC HEATING, VENTILATING, AND A.C.	SFO SOLICITATION FOR OFFER
BR BRICK	HW HOT WATER	SHT SHEET
BUR BUILT-UP ROOF	HWH HOT WATER HEATER	SIM SIMILAR
BZ BRONZE	ICE ICE MAKER	SP STAIR PRESSURIZATION
CA CONSTRUCTION ADMINISTRATOR	IN INSIDE DIAMETER	SPE STAND PIPE EXTENSION
CAB CABINET	INC INCH	SPEC SPECIFICATION
CB CATCH BASIN	INCD INCANDESCENT	SQ SQ. YD.
CC CEMENTITIOUS COATING	INSUL INSULATION	SS STAINLESS STEEL
CCT COVE CERAMIC TILE	INT INTERIOR	SSS SILICONE SANITARY SEALANT
CEM CEMENT	J BOX JUNCTION BOX	ST STANDARD
CM CONTROL JOINT	JAN JANITOR	STP STAND PIPE
CIF CORK JOINT FILLER	JTWB JATORA HARDWOOD	STR STAIR
CL CENTERLINE	JC JANITOR'S CLOSET	STRUC STRUCTURE / STRUCTURAL
CLG CEILING	JST JOIST	SUP SUPPLY
CLO CLOSET	JT JOINT	SUSP SUSPENDED
CLR CLEAR	KD KNOCKED DOWN	SYM SYMMETRICAL
CMU CONCRETE MASONRY UNIT	KE KITCHEN EXHAUST	SYST SYSTEM
COL COLUMN	KIT KITCHEN	T TREAD
CONC CONCRETE	KL KNURLED LEVER (PUBLIC SIDE)	T.O. TOP OF
CONF CONFERENCE	L LENGTH	T&G TONGUE & GROOVE
CONN CONNECTION	LAM LAMINATE	TBD TO BE DETERMINED
CONST CONSTRUCTION	LAV LAVATORY	TBS TO BE SPECIFIED
CONT CONTINUOUS	LBS POUNDS	TE TOILET EXHAUST
CORR CORRIDOR	LN LINEAR	TEL TELEPHONE
CPT CARPET	LT LIGHT / LIGHTING	TEMP TEMPERATURE
CS CONCEALED SPLINE	MACH MACHINE	TGL TEMPERED GLASS
CT CERAMIC TILE	MAR MARBLE	THD THRESHOLD
CTR CENTER	MAS MASONRY	THK THICK
CW COLD WATER	MAX MAXIMUM	TLT TOP OF LAP
DEMO DEMOLITION	MC MECHANICAL CONTRACTOR	TYP TYPICAL
DIA DIAMETER	MDF MEDIUM DENSITY FIBER BOARD	UL UNDERWRITER'S LABORATORY
DM DIMENSION	MDO MEDIUM DENSITY OVERLAY	UN UNLESS OTHERWISE NOTED
DISP DISPENSER	MECH MECHANICAL	USG U.S. GYPSUM COMPANY
DISPL DISPOSAL	MEMB MEMBRANE	UNG UN
DN DOWN	MFD MANUFACTURED	UON UNLESS OTHERWISE NOTED
DP DAMPPROOFING	MFR MANUFACTURER	USG U.S. GYPSUM COMPANY
DR DOOR	MH MANHOLE	VNT VINYL FABRIC
DS DOWNSPOUT	MIN MINIMUM	VCT VINYL COMPOSITION TILE
DTL DETAIL	MIRR MIRROR	VERT VERTICAL
DW DRYWALL	MISC MISCELLANEOUS	VEST VESTIBULE
DWG DRAWING	MW MICROWAVE	VIF VERIFY IN FIELD
DWSR DISHWASHER	MRNG MOLDED RESILIENT NEOPRENE GASK.	VWC VINYL WALL COVERING
EA EACH	MTL METAL	W WIDE / WIDTH
EC ELECTRICAL CONTRACTOR	MULL MULLION	W/ WITH
EFS EXT. INSULATION + FIN. SYS.	NAP NAPKIN	W/O WITHOUT
EJ EXPANSION JOINT	NIC NOT IN CONTRACT	WC WATER CLOSET
ELEC ELECTRICAL	NO NUMBER	WD WOOD
ELEV ELEVATOR	NOM NOMINAL	WP WATERPROOFING
EM ENTRANCE MAT	NTS NOT TO SCALE	WP WORKING POINT
ENCL ENCLOSURE	OA OUTSIDE AIR	WR WATERPROOF MEMBRANE
ENG ENGINEER	OC ON CENTER	WR WATER RESISTANT
EPEF EXPANDED POLYETH. JOINT FILLER	OD OUTSIDE DIAMETER	WRGB WET STACK
EQ EQUAL	OFF OFFICE	WT WEIGHT
EQUIP EQUIPMENT	OPG OPENING	YH YARD HYDRANT
EST ESTIMATE	OPP OPPOSITE	1SR5 ONE-PART SILICONE RUBBER SEAL.
EWV ELECTRIC WATER CLOSET	OZ OUNCE	2PUMS TWO-PART POLYURETHANE MODIFIED
EXH EXHAUST	PNT PAINT	2PUS TWO-PART POLYURETHANE SEALANT
EXIST EXISTING	PD PLANTER DRAIN	
EXP EXPANSION	PDR POWDER	
EXSB EXTERIOR GRADE SOFFIT BOARD	PH PENHOUSE	
EXT EXTERIOR	PLAM PLASTIC LAMINATE	
F&I FURNISH AND INSTALL	PL PROPERTY LINE	
FAB FABRICATE	PLB PLUMBING	
FD FLOOR DRAIN	PLT PLATE	
FE FIRE EXTINGUISHER	PLYWD PLYWOOD	
FIN FINISHED	POL POLISHED	
FLG FLOORING	PP PRECAST PAVERS	
FLR FLOOR	PPMC POLYISOBUTYLENE/POLYBUTENE MASTIC COMPOUND	
FLOR FLOORED	PSF POUNDS PER SQUARE FOOT	
FND FOUNDATION	PT PRESSURE TREATED	
FR FIRE RATED	PTD PAINTED	
FRT FIRE RESISTANT	PTN PARTITION	
FT FACE OF		
FT FOOT / FEET		
FTG FOOTING		
G GRANITE		
GA GAUGE		
GALV GALVANIZED		
GC GENERAL CONTRACTOR		

### INDEX OF SYMBOLS

	INTERIOR ELEVATION MARK		GRID LINE		WINDOW TAG
	DETAIL MARK		HEIGHT		DOOR TAG
	ELEVATION MARK		ROOM TAG		SMOKE DETECTOR
	SECTION MARK		ROOM TAG		KEYED NOTE
	ELEVATION ABOVE FINISHED FLOOR		REVISION MARK		PARTITION TYPE
	EXIT LIGHT WITH DIRECTIONAL ARROWS		EXIT LIGHT WITH DIRECTIONAL ARROWS		



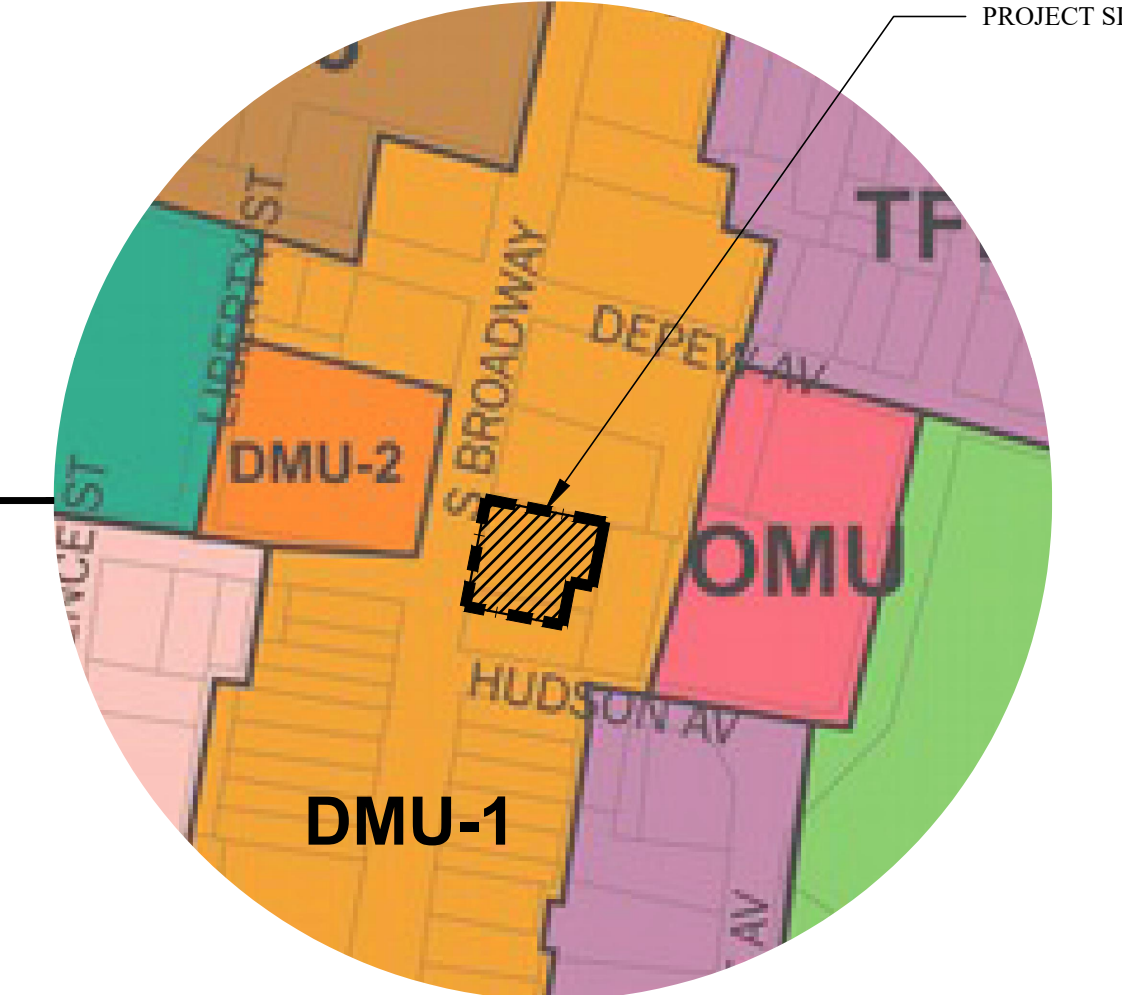
1 ZONING MAP NOT TO SCALE



2 TAX MAP NOT TO SCALE



3 AERIAL MAP NOT TO SCALE



### PROJECT INFORMATION:

**PROJECT ADDRESS:** ART CAFE  
65 S BROADWAY  
NYACK, NY 10960

**OWNER:** DANIEL KRAMER  
65 S BROADWAY  
NYACK, NY 10960

### ZONING INFORMATION:

**TAX LOT:** 66.46-1-7

**ZONING DISTRICT:** DMU-1  
DOWNTOWN MIXED USE-1

### SCOPE OF WORK:

INSTALLATION OF NEW WOOD PERGOLA, EXTERIOR LIGHTING, AND ELECTRIC HEATER ABOVE EXISTING OUTDOOR DINING AREA

PAGE #	DWG #	REVISION NUMBER	DRAWING TITLE
1	T-100	00	TITLE SHEET
2	A-100	00	EXISTING SITE PLAN
3	A-101	00	PROPOSED SITE PLAN
4	A-102	00	PROPOSED ROOF PLAN
5	A-103	00	LIGHTING HEATING AND SWITCHING PLAN
6	A-200	00	EXISTING ELEVATIONS
7	A-201	00	PROPOSED ELEVATIONS
8	A-300	00	EXISTING CONDITIONS PHOTOS

	MINIMUM LOT AREA	MINIMUM LOT WIDTH	MINIMUM STREET FRONTAGE	MINIMUM LOT DEPTH	MINIMUM FRONT SETBACK	MINIMUM SIDE SETBACK	MINIMUM REAR SETBACK	BUILDING HEIGHT (STORIES)	BUILDING HEIGHT (FEET)	MAXIMUM FLOOR AREA RATIO
REQUIRED	-	-	-	-	(f)(k)	(f)(k)	(g)(k)	3	40	2 (9652.46 SQ FT)
EXISTING	4826.23	68.76'	68.76'	76.13'	27.6'	* 2.17'	* 0'	2.5	33.25'	0.68 (3262 SQ FT)
PROPOSED	NO CHANGE	NO CHANGE	NO CHANGE	NO CHANGE	NO CHANGE	NO CHANGE	NO CHANGE	NO CHANGE	NO CHANGE	NO CHANGE

\* Pre-existing non compliant conditions  
(f) None required, but if provided a minimum of five feet is required.  
(g) A rear yard is not required for the first story or 17 feet, whichever is less, but there shall be a fifteen-foot minimum under other conditions.  
(k) Side and rear yards that are adjacent to residential zones must have a minimum setbacks of 15 feet including a landscaped buffer.

REQUIREMENT	RESTAURANT	RESIDENTIAL
REQUIRED	1 PER 150 SQ FT	1.70 PER 2 OR GREATER BEDROOM
EXISTING	0	0
PROPOSED	0*	0

\* VARIANCE TO BE REQUESTED FOR 7 PARKING SPACES (OUTDOOR SEATING/PERGOLA)

### LIST OF VARIANCES TO BE REQUESTED:

- 1. REQUESTING PERMISSION FOR VARIANCE OF 7 PARKING SPACES (§ 360-4.5 TABLE 4-2 OF THE VILLAGE CODE).
- 2. REQUESTING PERMISSION FOR VARIANCE OF AN ACCESSORY STRUCTURE LOCATED IN THE FRONT YARD (§ 360-3.2 E. (1) (c) OF THE VILLAGE CODE).
- 3. REQUESTING PERMISSION FOR VARIANCE OF AN ACCESSORY STRUCTURE NOT LOCATED LESS THAN FOUR FEET BEHIND THE FRONT FACADE (§ 360-3.2 E. (1) (e) OF THE VILLAGE CODE).
- 4. REQUESTING PERMISSION FOR VARIANCE OF AN ACCESSORY STRUCTURE LOCATED LESS THAN 25 FEET FROM A STREET LINE (§ 360-3.2 E. (1) (f) OF THE VILLAGE CODE).

## DRPILLA CONSULTING ENGINEERS

DOMINICK R. PILLA ASSOCIATES -

846.727.7785 212.224.9520  
143 Main Street 5 Columbus Circle, 11th Fl  
Nyack, NY, 10960 New York, NY, 10019  
drpilla.com

NO.	DATE	DESCRIPTION
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PROJECT: ART CAFE  
65 S BROADWAY  
NYACK, NY

TITLE SHEET



DOMINICK R. PILLA, P.E., P.A.  
NY P.E. 074213-1 NY R.A. 027028-1

ISSUE: FOR PLANNING  
DATE: 12/1/2021  
PROJECT NO.: 16-025  
DRAWN/CHK BY: DT, SM-DRP  
SCALE: AS NOTED  
DWG NO.:

T-100.00



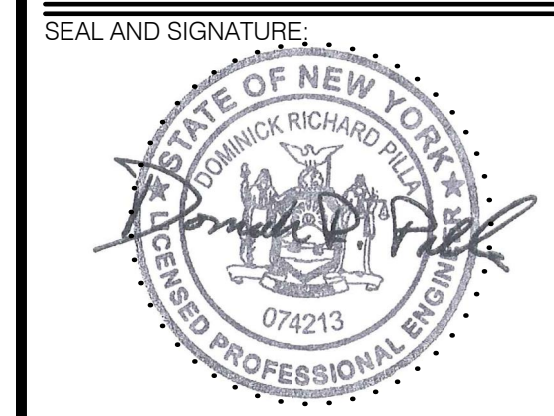
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PROJECT:  
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EXISTING SITE PLAN

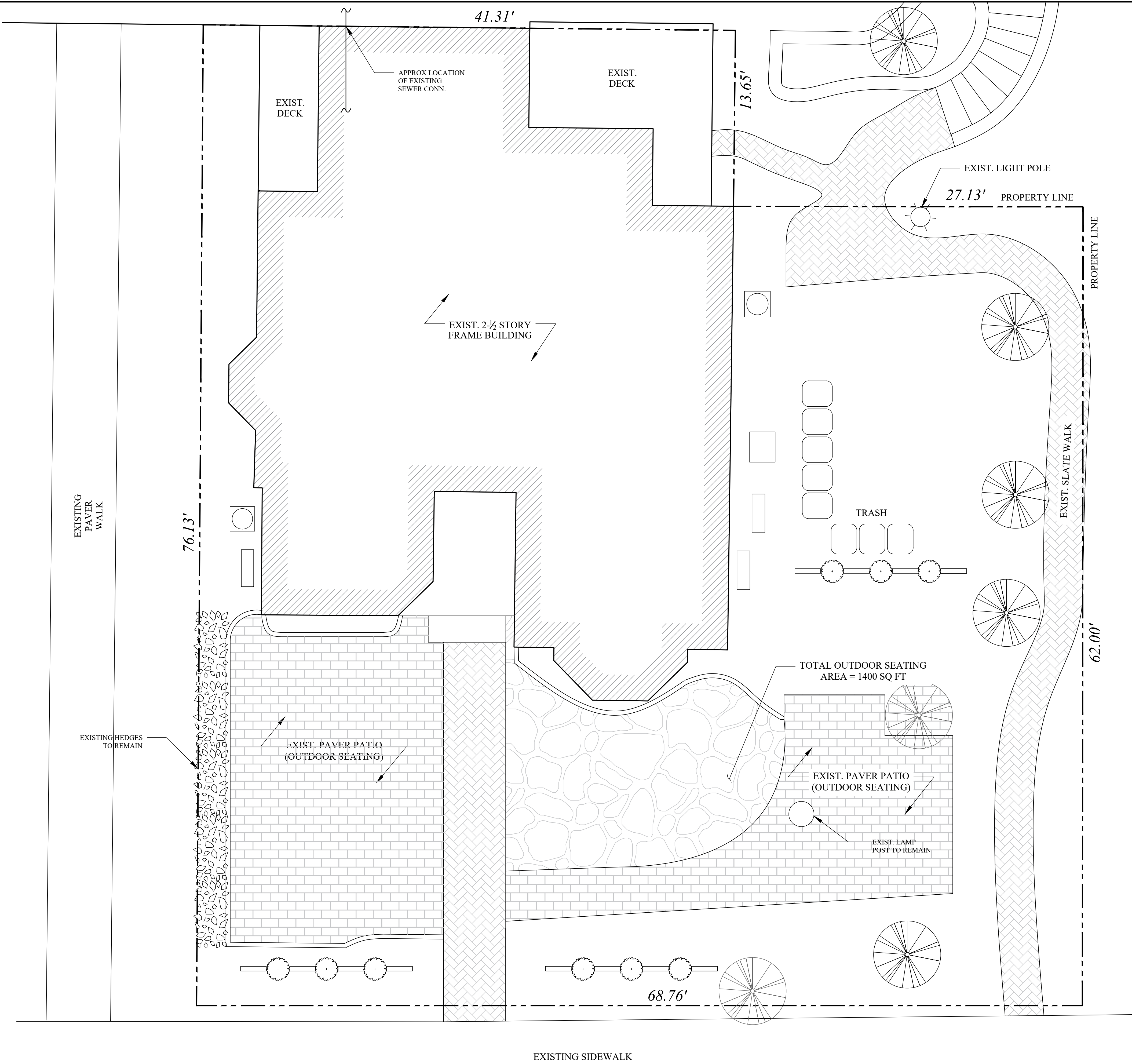


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**A-100.00**

A-100 PLANS | 2 OF 8



1 EXISTING SITE PLAN  
 SCALE: 1/4"=1'-0"

**S BROADWAY** ← CONCRETE CURB



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PROJECT:  
**ART CAFE**  
 65 S BROADWAY  
 NYACK, NY

PROPOSED SITE PLAN

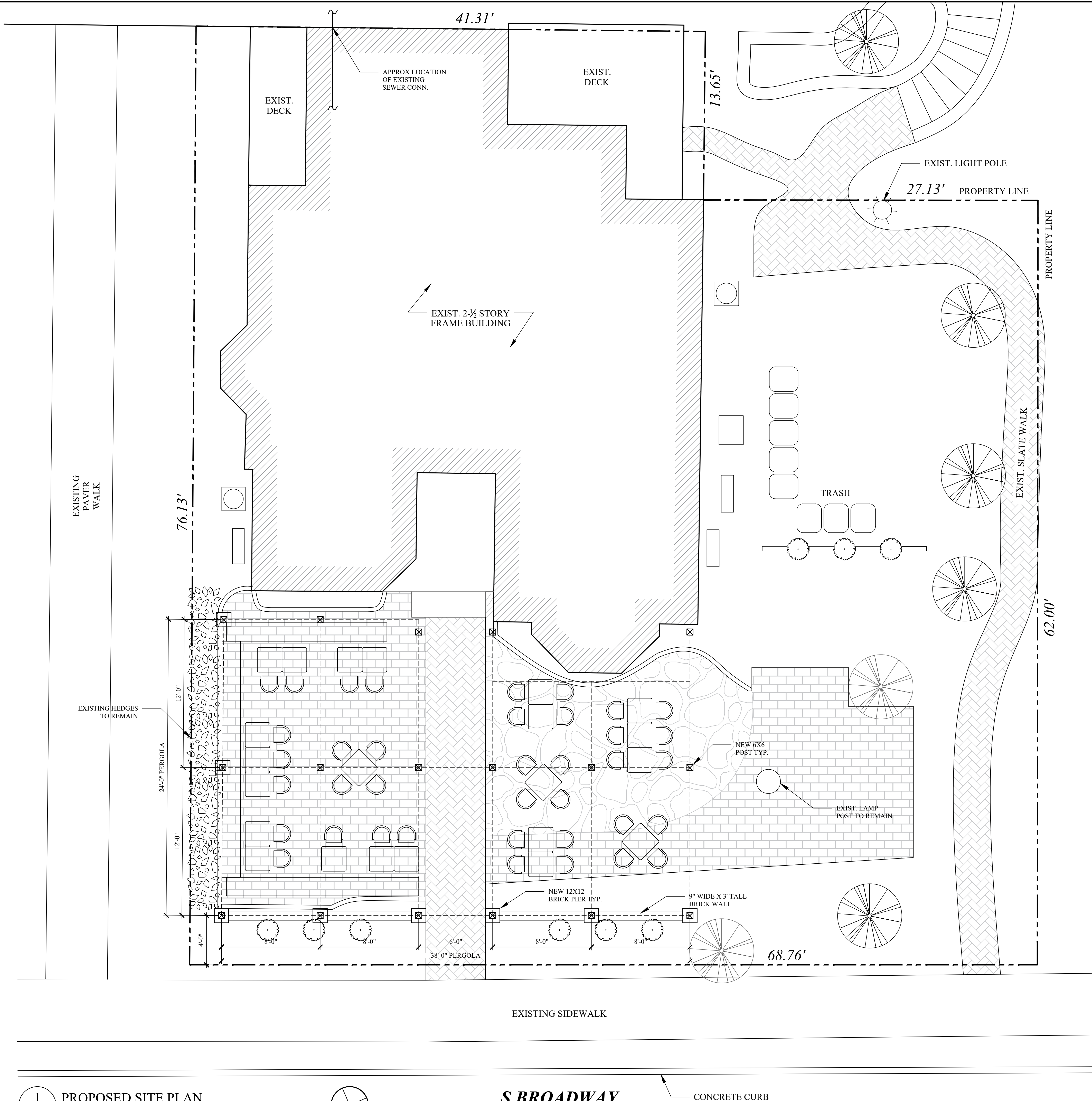
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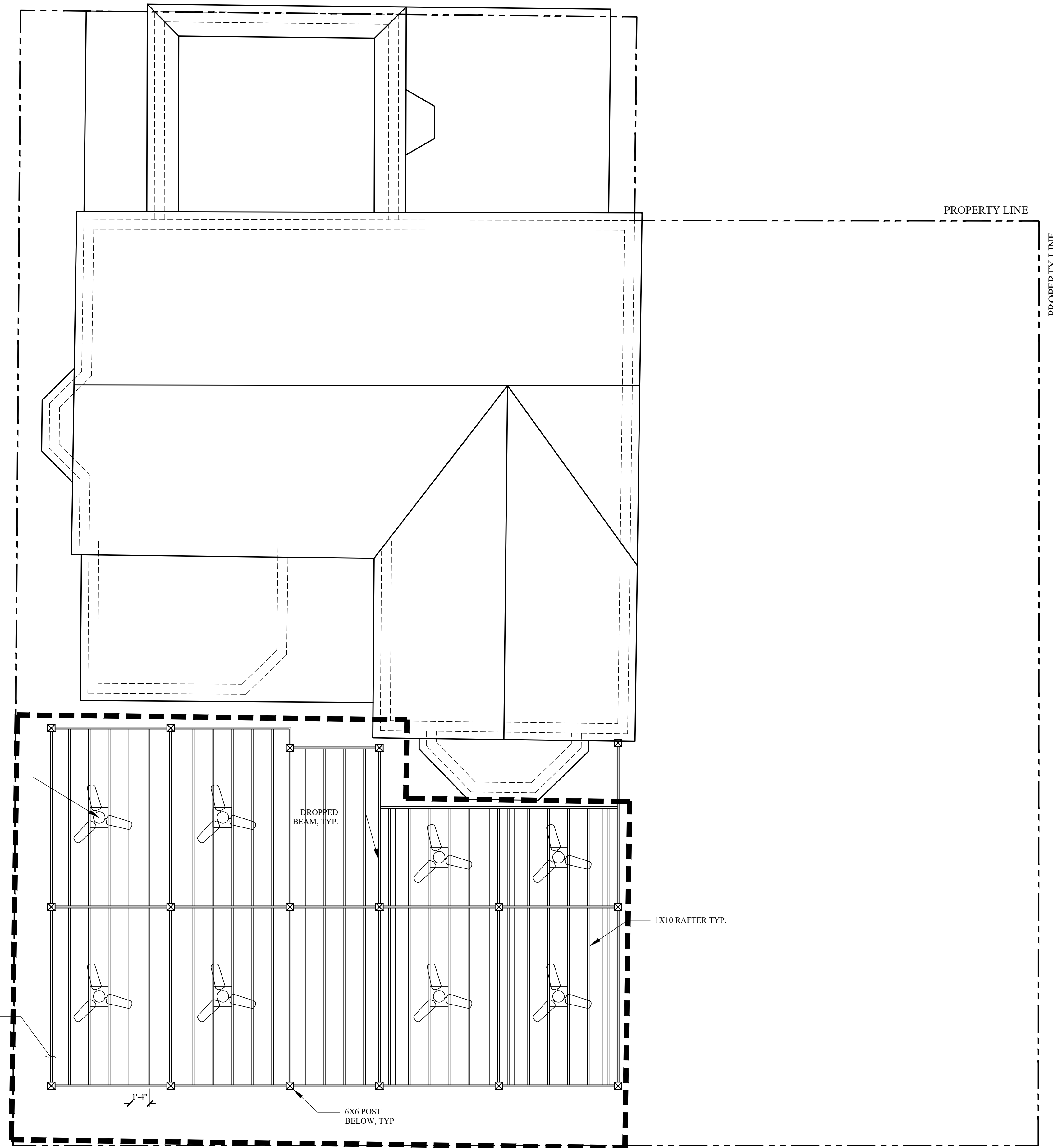
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**A-101.00**  
 A-100 PLANS | 3 OF 8



**1** PROPOSED SITE PLAN  
 SCALE: 1/4"=1'-0"

**S BROADWAY** ← CONCRETE CURB



1 PROPOSED TRELLIS PLAN  
SCALE: 1/4"=1'-0"

PROPERTY LINE

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PROJECT:  
**ART CAFE**  
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PROPOSED ROOF PLAN

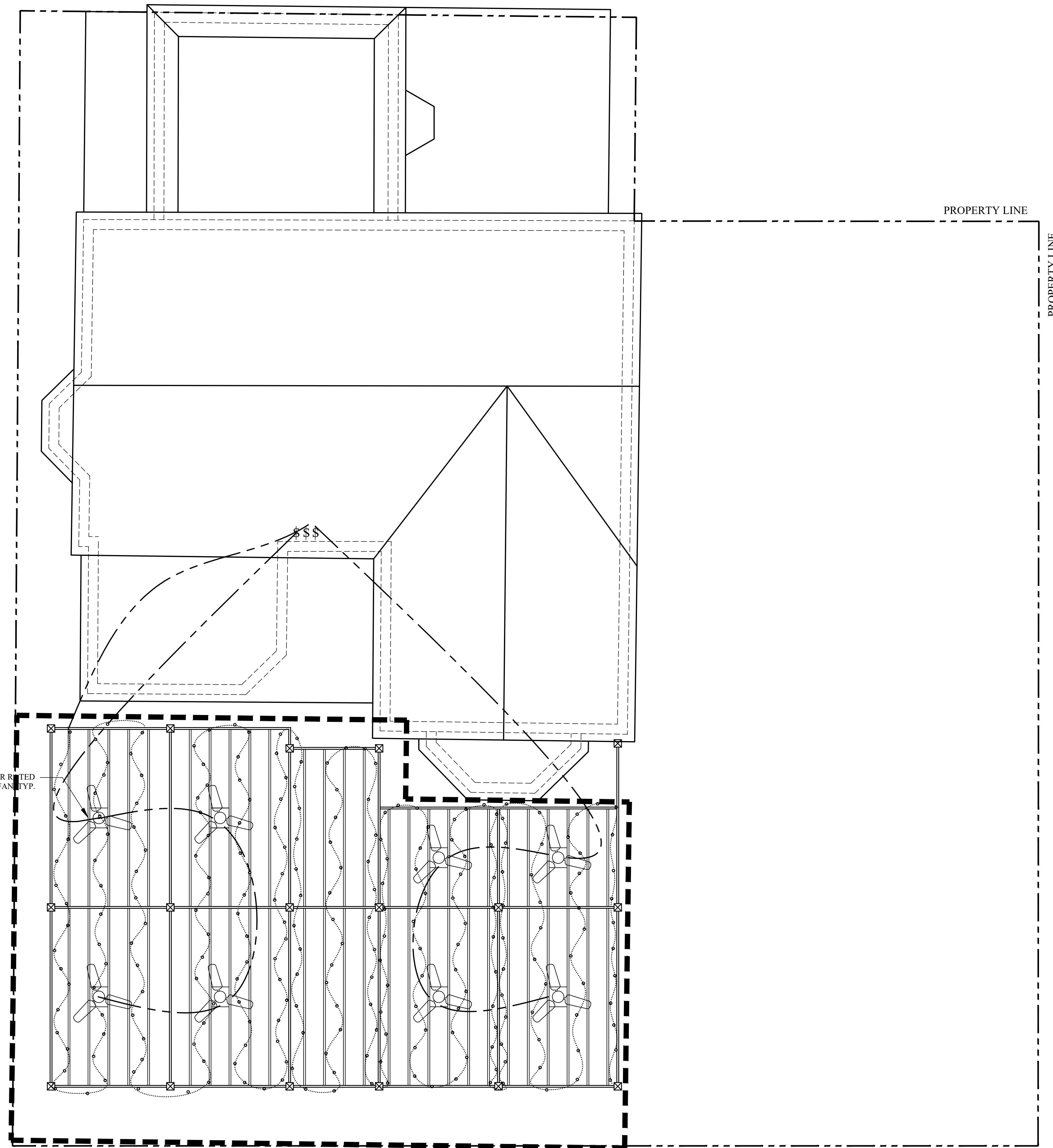


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**A-102.00**  
A-100 PLANS | 4 OF 8





LEGEND:

	OUTDOOR RATED CEILING FAN
	STRING LIGHTS
	SWITCH

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PROJECT:  
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LIGHTING HEATING AND SWITCHING PLAN



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**1 LIGHTING, HEATING, & SWITCHING PLAN**  
 SCALE: 1/4"=1'-0"





1 EXISTING WEST ELEVATION  
 SCALE: 1/4"=1'-0"



2 EXISTING NORTH ELEVATION  
 SCALE: 1/4"=1'-0"



3 EXISTING EAST ELEVATION  
 SCALE: 1/4"=1'-0"



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

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 NYACK, NY

EXISTING ELEVATIONS



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PROPOSED ELEVATIONS

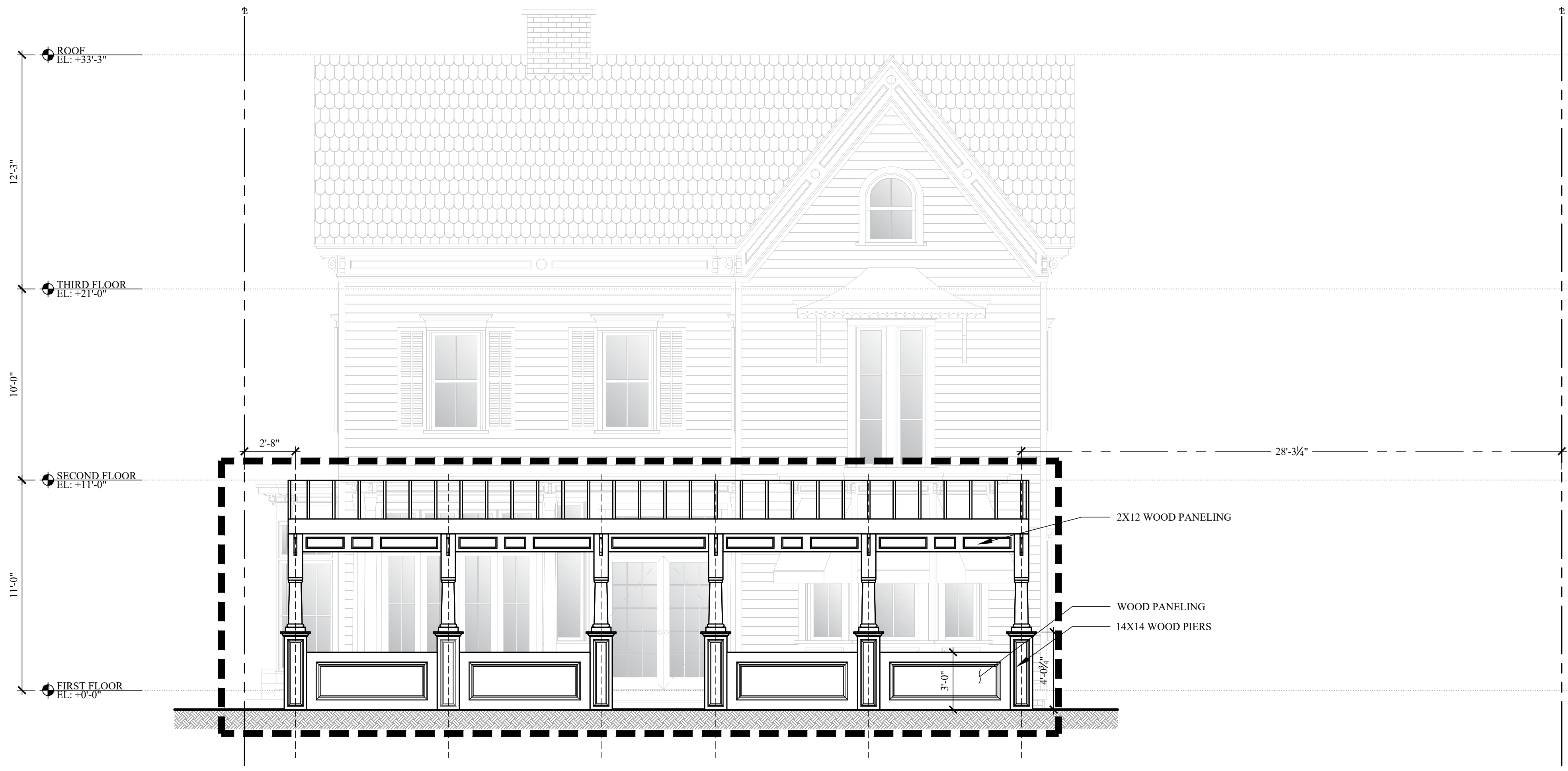
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**1 PROPOSED WEST ELEVATION**  
SCALE: 1/4"=1'-0"



NOTE: EXISTING GREENERY ADJACENT TO LIBRARY ENTRANCE IS TO REMAIN AND IS NOT SHOWN FOR CLARITY

**2 PROPOSED NORTH ELEVATION**  
SCALE: 1/4"=1'-0"