

**WORK ITEM LEGEND**

SYM	WORK ITEM DESCRIPTION
1	New section of gray fence to match existing fence.
2	Remove bluestone patio. Stockpile for future reuse
3	Bluestone irregular stepping stones 1 1/2"-2" thick, thermal finish, full color range. Install on 3/4" compacted gravel. Install sandy loam topsoil between joints.
4	Expand dry-laid bluestone patio using stockpiled materials where possible, otherwise use 1 1/2"-2" thick, thermal finish, full color range bluestone, pattern to match existing patio. Excavate as necessary. Compact subgrade. Install 4" of 3/4" gravel. Compact. Install bluestone. Install edge restraint along outside edges below ground so it is not visible.
5	Excavate as necessary to create level area. Install 18-24" height naturalistic rock border. End of rock border to meet grade or existing rocks.
6	Install 18-30" height naturalistic boulder wall to create level area. Location of pad is approximate. Place to avoid trees. Preserve existing native shrubs wherever possible.
7	3'x9' 6" thick reinforced concrete slab (3,500 to 4,000 PSI.)
8	Proposed propane tanks and piping by others.
9	New generator by others. Install on 6" thick reinforced concrete pad. According to the 2020 Fire Code of New York State and its referenced standards, if the enclosure or housing of the exterior standby power generator system is constructed with a non-combustible material (such as metal) and has been proven that a fire within the enclosure will not ignite combustible material outside the enclosure, a minimum of eighteen (18) inch separation is needed from combustible material. If the housing of the exterior standby power generator system is constructed with a combustible material such as plastic or a composite material, then at least five (5) feet of separation is needed from combustible material.
10	Move rock border as shown.
11	Single pedestrian gate as illustrated in rendering. Color to match front door. Gate not to exceed 6' in height.
12	Section of existing bluestone patio to remain
13	Wood garbage enclosure, 6'x3', stained to match fence color. Height of garbage enclosure not to exceed height of fence.
14	Level gravel area, 6'x3'. Excavate as necessary. Compact subgrade. Install landscape fabric. Install 6" of 3/4" crushed gravel. Compact. Where gravel is visible install River jax gravel, 1-2" size, 2+/- deep

**PLANT LIST**

SYM	QTY	SCIENTIFIC NAME	COMMON NAME	SIZE/ROOT
<b>SHRUBS</b>				
BNI		Buxus 'New Gen Independence' or Cryptomeria 'Glabosa/Nana'	New Gen Independence Boxwood or Dwarf Japanese Cedar	18"
PJD		Pieris japonica 'Dorothy Myckoff' or Ilex opaca 'Greenleaf' or Cleyera japonica	Dorothy Myckoff Andromeda or Greenleaf American Holly or Japanese Cleyera	24"
IOG		Ilex opaca 'Greenleaf'	Greenleaf American Holly	24"
<b>PERENNIALS AND VINES</b>				
C		Clematis jackmanii or similar	Jackmanii Clematis or similar	#2 Can
EmG		Eupatorium maculatum 'Gateway'	Gateway Joe Pye Weed	#1 Can
Lse		Lonicera sempervirens or similar native vine	Coral Honeysuckle or similar native vine	#2 Can
F		Parthenocissus tricuspidata or similar	Boston Ivy or similar	#2 Can
<b>SEED MIXES</b>				
NTG		Finelands Nursery Northeast Native Tall Grass Mix. Seed 15 lbs per acre		

**SYMBOL LEGEND**

	Tree to remove
	Deciduous tree to remain
	Evergreen tree to remain
	Existing Contour
	Proposed Contour
	Existing Spot Grade
	Proposed Spot Grade
	Proposed Top of Wall Spot Grade
	Property Line
	Demolish
	Work Item
	Removal
	Finish floor elevation
	Boulder wall
	Existing stone pile/stone border
	Existing Fence
	Proposed Shrub Planting
	Proposed Seeded Area
	Plant Symbol, see Plant List

**IMPERVIOUS COVERAGE ZONING COMPLIANCE TABLE**

**CALCULATIONS**

EXISTING IMPERVIOUS COVERAGE	
House	1,130 sf
Driveway	1,385 sf
Patio	259 sf
Walkways	156 sf
Utilities	10 sf
<b>TOTAL</b>	<b>2,948 sf</b>

PROPOSED IMPERVIOUS COVERAGE	
House	1,130 sf
Driveway	1,385 sf
Patio	480 sf
Walkways	183 sf
Utilities	49 sf
Garbage Enclosure Area	35 sf
<b>TOTAL</b>	<b>3,269 sf</b>

IMPERVIOUS COVERAGE SUMMARY	
Property in square feet (sf)	23,476 sf
Existing Impervious Coverage	2,948 sf
Existing Impervious Coverage (%)	13%
Proposed Impervious Coverage	3,269 sf
Proposed Impervious Coverage (%)	14%
Allowed Maximum Impervious Cover	25%

Village Code Category	Village Code Section	Allowance Under Current Zoning Code	Existing Condition	Proposed Condition
Lot Area	100-B	32,670 sf	23,476 sf	No Change
Road Frontage	100-B	150 Ft.	294 Ft	No Change
Front Yard Setback	100-B	75 Ft.	28' 11"	No Change
Rear Yard Setback	100-B	50 Ft.	89' 5"	No Change
East Side Yard Setback	100-B	50 Ft.	35' 3"	No Change
West Side Yard Setback	100-B	50 Ft.	14' 4"	No Change
Footprint, Ground Floor Total (Bldgs)	100-B	1,000 sf min.	1,130 sf	No Change
Decks/ Porches	100-9	25% Ground Floor (275 sf)	0 sf	No Change
Lot Coverage	100-11	25% Max Lot Area (5,916.9 sf)	13%	14% 3,269 sf
Driveway Sight Distance	100-18B	250 Ft.	300 Ft	No Change
Slope	100-12	75% lot area Less than 20%	10%	No change
Fences, Road	100-18	<5 Ft	N/A	>5 Ft
Fences, Property Line	100-18	2 Ft	N/A	2+ Ft
Fence Height Side/Rear Yard	100-18	6 Ft max	N/A	Gate 6' Fence, 5'6" max.
Fence Height Front Yard	100-18	4 Ft max	N/A	No Change



**GRAY FENCE STAIN**  
Behr Premium #ST-125 Stonehenge Semi-Transparent Waterproofing Exterior Wood Stain and Sealer  
NOTE: This is the color used for the section of fence currently stained at the property.



**HOUSE TRIM PAINT**  
Behr Premium #N520-3 Flannel Gray Exterior Wood Paint and Sealer

**GENERAC**  
**GUARDIAN® SERIES**  
Residential Standby Generators  
Air-Cooled Gas Engine

**20/22/24 KW**

Standby Power Rating

**INCLUDES:**

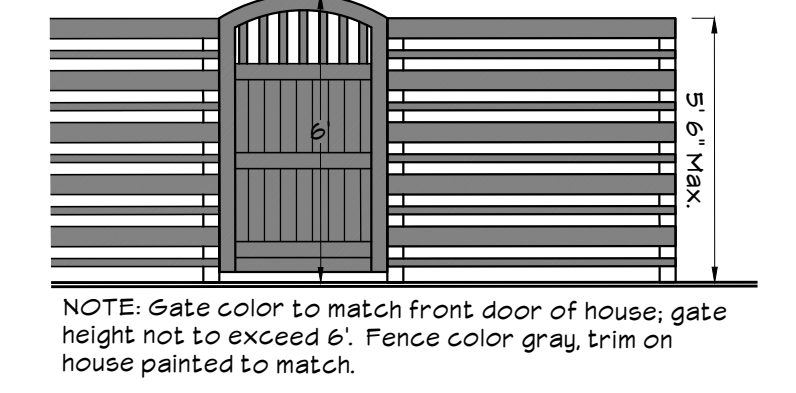
- True Power™ Electrical Technology
- Two-line multilingual digital LCD Evolution™ controller (English/Spanish/French/Portuguese)
- 200 amp service rated transfer switch available
- Electronic governor
- Standard Wi-Fi™ connectivity
- System status & maintenance interval LED indicators
- Sound attenuated enclosure
- Flexible fuel line connector
- Natural gas or LP gas operation
- 5 Year limited warranty
- Listed and labeled for installation as close as 18 in (457 mm) to a structure.
- \*Must be located away from doors, windows, and fresh air intakes and in accordance with local codes.

**FEATURES**

- **INNOVATIVE ENGINE DESIGN & RIGOROUS TESTING** are at the heart of Generac's success in providing the most reliable generators possible. Generac's G-Force engine lineup offers added peace of mind and reliability for when it's needed the most. The G-Force series engines are purpose built and designed to handle the rigors of extended run times in high temperatures and extreme operating conditions.
- **TRUE POWER™ ELECTRICAL TECHNOLOGY:** Superior harmonics and sine wave form produce less than 5% Total Harmonic Distortion for utility quality power. This allows confident operation of sensitive electronic equipment and micro-chip based appliances, such as variable speed HVAC systems.
- **TEST CRITERIA:**
  - ✓ PROTOTYPE TESTED
  - ✓ SYSTEM TORSIONAL TESTED
  - ✓ NEMA MG1-22 EVALUATION MOTOR STARTING ABILITY
- **MOBILE LINK® CONNECTIVITY:** FREE with select Guardian Series Home standby generators, Mobile Link Wi-Fi allows users to monitor generator status from anywhere in the world using a smartphone, tablet, or PC. Easily access information such as current operating status and maintenance alerts. Users can connect an account to an authorized service dealer for fast, friendly, and proactive service. With Mobile Link, users are taken care of before the next power outage.
- **SOLID-STATE, FREQUENCY COMPENSATED VOLTAGE REGULATION:** This state-of-the-art power maximizing regulation system is standard on all Generac models. It provides optimized FAST RESPONSE to changing load conditions and MAXIMUM MOTOR STARTING CAPABILITY by electronically torque-matching the surge loads to the engine. Digital voltage regulation at ±1%.
- **SINGLE SOURCE SERVICE RESPONSE** From Generac's extensive dealer network provides parts and service know-how for the entire unit, from the engine to the smallest electronic component.
- **GENERAC TRANSFER SWITCHES:** Long life and reliability are synonymous with GENERAC POWER SYSTEMS. One reason for this confidence is that the GENERAC product line is offered with its own transfer systems and controls for total system compatibility.

**QUIET-TEST**

Note: CETL or CUL certification only applies to unbranded units and units packaged with limited circuit switches. Units packaged with the Smart Switch are ETL or UL certified in the USA only.



**FENCE AND GATE DETAIL**  
Scale: NTS



**GENERAL NOTES**

1. This drawing is based upon a survey provided by Daniel P. Yanosh, L.L. dated April 26, 2006 and field measurements by KALA. Fence, trees, and stone walls are approximately located.
2. Location map based on Orange County 2019 Tax Maps Topography is conceptual and taken from USGS 3 County 2014 LIDAR Collection.
3. Owner to obtain all permits before building.
4. Strip topsoil in pavement areas and stockpile for future use.
5. All gas work to be performed by a licensed plumber.
6. All electrical work to be performed by a licensed electrician.
7. Contractor must call "Before you Dig" and have all underground utilities located before commencing excavation work.



Submitted Date: January 18, 2023

**THE MALLOY RESIDENCE**  
2 STABLE ROAD  
TUXEDO PARK, NEW YORK

**SITE AND GRADING AND ZONING COMPLIANCE PLAN**

**KALA**  
KAREN ARENT LANDSCAPE ARCHITECT  
12 OLD MINSINK TRAIL • GOSHEN, NEW YORK 10924  
845.294.9558 phone • 845.294.6545 fax

REVISIONS

No.	Date	Description	Per Code Enforcer
1	1/30/23		
2	2/23/23		

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Drawn By: KA Checked By: XX Scale: AS NOTED

Unauthorized alteration or addition to this drawing is a violation of Section 7209 (2) of the New York State Education Law

New York License #

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