

PROJECT NAME: 80 SOUTH BROADWAY

PROJECT ARCHITECT: DOMINICK R. PILLA ASSOCIATES PC

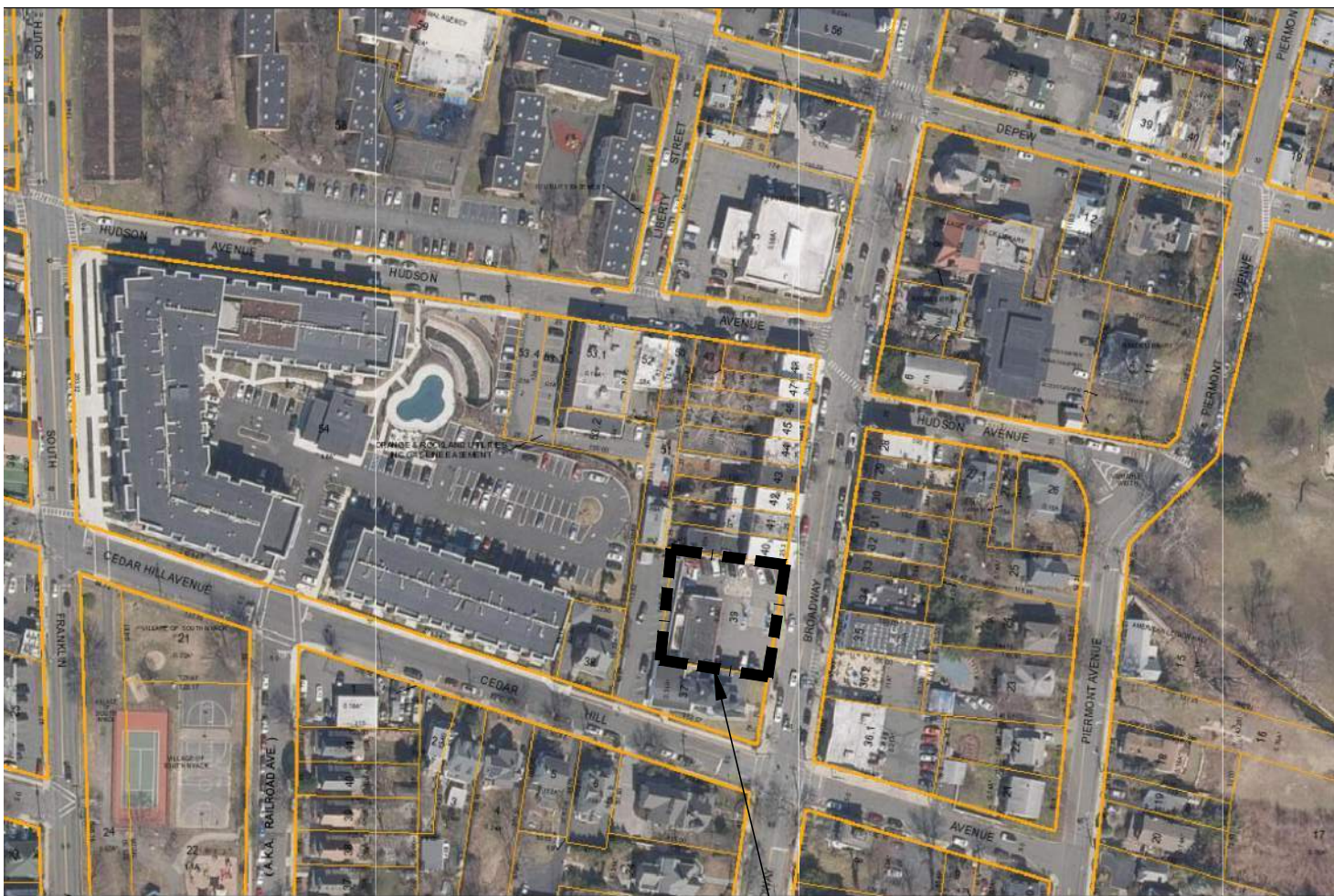
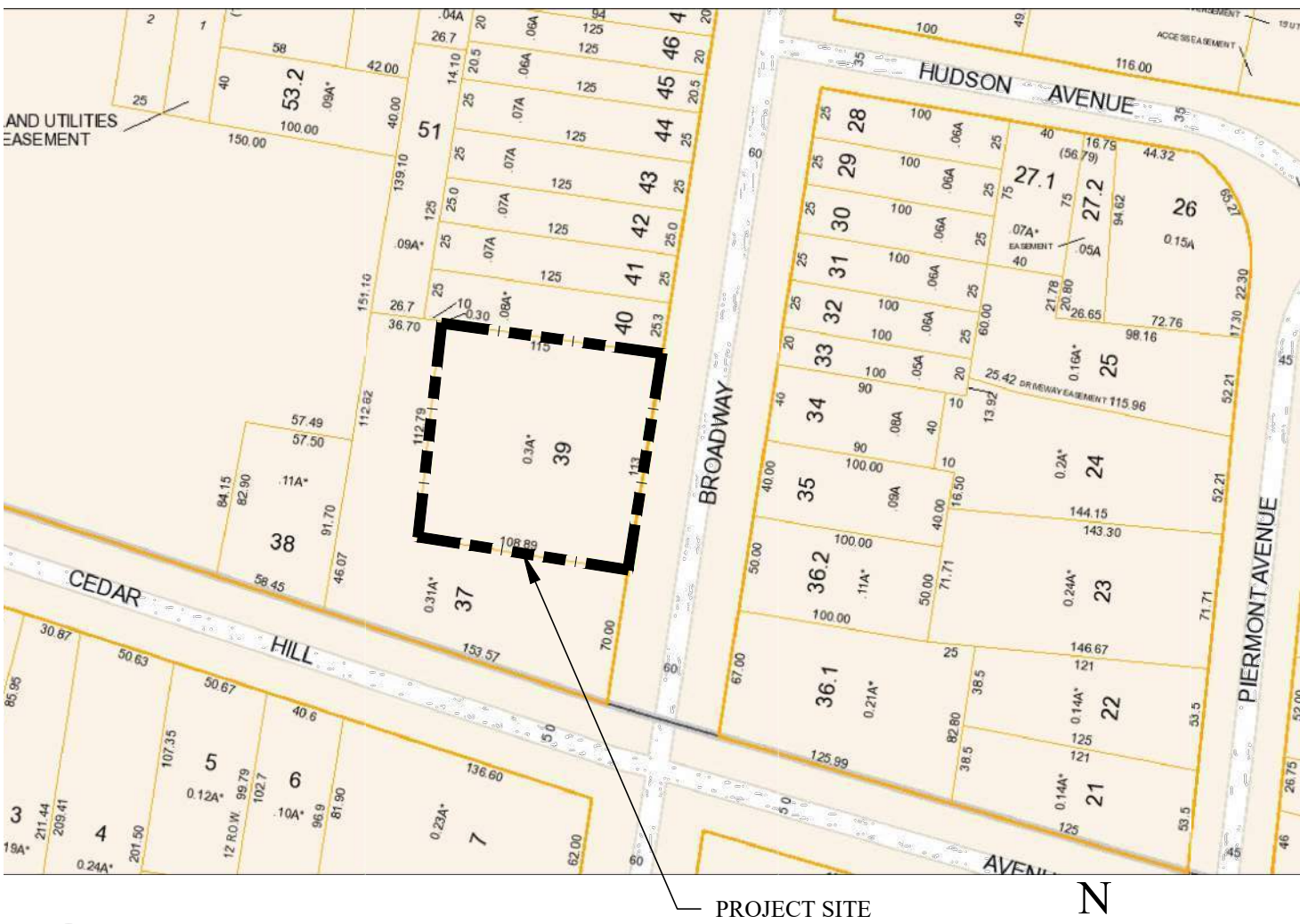
PROJECT ADDRESS: 80 SOUTH BROADWAY, NYACK, NY 10960

ISSUED: FOR REVIEW

DATE: 3/12/2024

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

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



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3	G-001	BUILDING CODE ANALYSIS	05
4	G-002	TOPOGRAPHIC SURVEY	00
5	A-001	PROPOSED SITE PLAN	03
6	A-100	CELLAR PLANS	05
7	A-101	FIRST FLOOR PLANS	05
8	A-102	SECOND FLOOR PLANS	05
9	A-103	THIRD FLOOR PLANS	05
10	A-104	FOURTH FLOOR PLANS	05
11	A-105	ROOF PLAN	03
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13	A-201	NORTH AND SOUTH ELEVATION	00
14	A-300	BUILDING SECTION	05
15	A-301	BUILDING SECTION	05

PROJECT INFORMATION:

PROJECT ADDRESS: 80 SOUTH BROADWAY NYACK, NY 10960

OWNER: TIM MURRAY 80 S BROADWAY NYACK, NY 10960

ZONING INFORMATION:

TAX LOT: 66.46-1-39

ZONING DISTRICT: DMU-1 DOWNTOWN MIXED USE-1

SCOPE OF WORK:

- NEW CONSTRUCTION OF 4-STORY BUILDING PROVIDING:
- CELLAR (OCCUPANCY S-2) PARKING GARAGE WITH ACCESSORY STORAGE AND MECHANICAL ROOMS.
 - GROUND FLOOR (OCCUPANCY M) COMMERCIAL (RETAIL) SPACE
 - FLOORS 2, 3 & 4 (OCCUPANCY R-2) MULTIFAMILY RESIDENTIAL USE (18 APARTMENTS)
 - ROOF: ROOFTOP TERRACE & GREEN EXTENSIVE ECO-ROOF (GREEN ROOF TO BE INSTALLED ON 50% OF THE TOTAL ROOF AREA)
- PROPOSED CONSTRUCTION TYPE: IIA (NONCOMBUSTIBLE)

LIST OF VARIANCES:

1. INCREASED BUILDING HEIGHT

WE ARE REQUESTING A VARIANCE TO ALLOW A FOURTH STORY. THE BUILDING WILL REMAIN FULLY WITHIN THE 40-FOOT HEIGHT LIMIT

2. PARKING

WE ARE REQUESTING A VARIANCE TO ALLOW A REDUCTION OF 3 SPACES:

- 21 SPACES REQUIRED
- 18 SPACES PROVIDED + 5 ADDITIONAL STACKED TANDEM PARKING SPACES

REVISIONS:		
NO.	DATE	DESCRIPTION
1	1/8/2025	CHANGES PER DOB COMMENTS
2	2/6/2025	CHANGES PER VILLAGE ENGINEER COMMENTS
3	3/11/2025	PLANNING BOARD SUBMISSION
4	3/28/2025	CHANGES PER VILLAGE ENGINEER COMMENTS
5	4/18/2025	FOR ZONING BOARD OF APPEALS

TO THE BEST OF THE SIGNING PROFESSIONAL'S KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES.

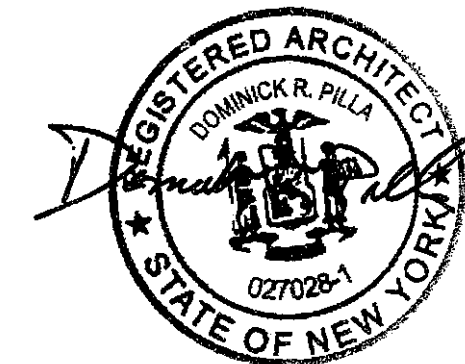
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PROJECT:

80 S BROADWAY NYACK, NY

TITLE SHEET

SEAL AND SIGNATURE:

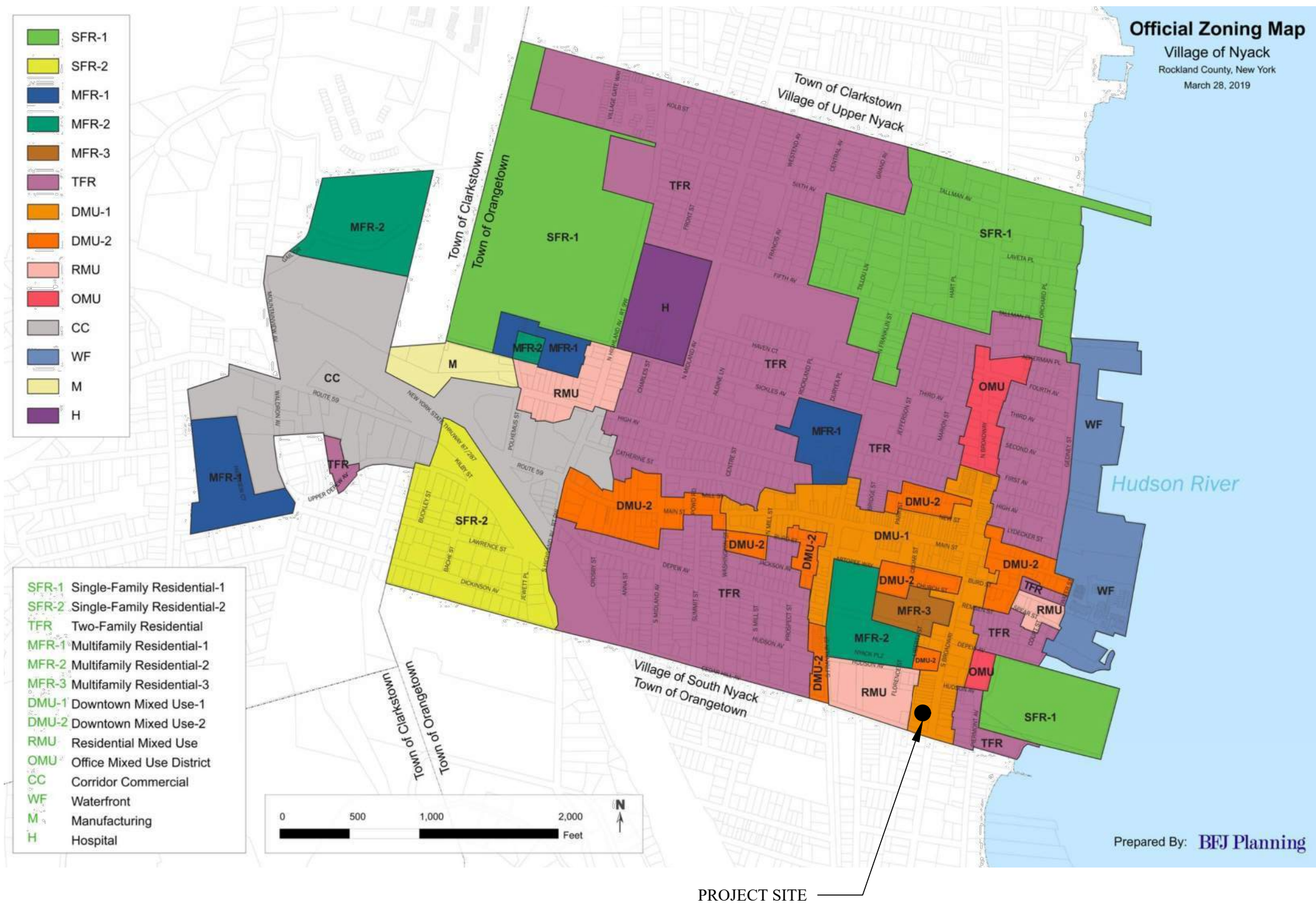


DOMINICK R. PILLA, P.E., R.A.
NY P.E. 074213-1 NY R.A. 027028-1

ISSUE: FOR REVIEW
DATE: 3/12/2024
PROJECT NO.: 22-143
DRAWN/CHK BY: JH/DT/DRP
SCALE: AS NOTED
DWG NO.:

T-001.05

ZONING MAP



SITE DATA

ADDRESS: 80 SOUTH BROADWAY, NYACK, NY 10960
TAX LOT #: 66.46-1-39
ZONING DISTRICT: DMU-1 (DOWNTOWN MIXED USE-1)
LOT AREA: 12,001 SF (0.28 AC.)

ZONING ANALYSIS TABLE (DMU-1)

ITEM	PERMITTED/REQUIRED	PROPOSED	COMPLIANCE/LACK OF COMPLIANCE AND NOTES
PERMITTED USES	RESIDENTIAL: DWELLING, MULTIFAMILY (4+ UNITS) COMMERCIAL: RETAIL SALES AND SERVICE	RESIDENTIAL: DWELLING, MULTIFAMILY (18 UNITS) COMMERCIAL: RETAIL SALES AND SERVICE	COMPLIES
MINIMUM LOT AREA	-	12,001 SF (0.28 AC.)	COMPLIES EXISTING NO CHANGE
MINIMUM LOT WIDTH	-	113.00 FT	COMPLIES EXISTING NO CHANGE
MINIMUM STREET FRONTAGE	-	113.00 FT	COMPLIES EXISTING NO CHANGE
MINIMUM LOT DEPTH	-	103.83 FT	COMPLIES EXISTING NO CHANGE
MINIMUM FRONT SETBACK	-	37.4 FT	COMPLIES
MINIMUM SIDE SETBACK (ONE)	NONE REQUIRED, BUT IF PROVIDED A MINIMUM OF FIVE FEET IS REQUIRED	0 FT	COMPLIES
MINIMUM SIDE SETBACK (BOTH)	NONE REQUIRED, BUT IF PROVIDED A MINIMUM OF FIVE FEET IS REQUIRED	0 FT	COMPLIES
MINIMUM REAR SETBACK	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.	0 FT (FIRST FLOOR) 15 FT (ABOVE FIRST FLOOR)	COMPLIES
BUILDING HEIGHT (STORIES)	3 STORIES	4 STORIES	REQUESTING A VARIANCE FOR INCREASED BUILDNG HEIGHT (4TH FLOOR)
BUILDING HEIGHT (FEET)	40 FT	40 FT	COMPLIES
MAXIMUM FLOOR AREA RATIO (FAR)	2.0 (24,002 SQ FT)	2.1 (24,719 SQ FT)	APPLYING FOR 0.1 FAR BONUS IN EXCHANGE FOR PROVIDING SUSTAINABILITY AMENITIES (GREEN ROOF) AS PER § 360-4.14 D. (3)
MAXIMUM DENSITY	50 DWELLING UNITS PER ACRE 50 * 0.28 = 14 UNITS	18 UNITS	APPLYING FOR 20% DENSITY BONUS IN EXCHANGE FOR PROVIDING SUSTAINABILITY AMENITIES (GREEN ROOF) AS PER § 360-4.14 D. (3) 14 * 20% = 2.8 ADDITIONAL UNITS APPLYING FOR 10% DENSITY BONUS IN EXCHANGE FOR PROVIDING AFFORDABLE AND WORKFORCE UNITS AS PER § 120-1 C. (13) (b) 14 * 10% = 1.4 ADDITIONAL UNITS
ACCESSORY OFF-STREET	0.85 PER STUDIO 1.25 PER 1 BEDROOM 1.70 PER 2 BEDROOM AOSP SHALL NOT BE REQUIRED FOR COMMERCIAL USES WITHIN THE DMU-1 6*0.85 + 9*1.25 + 3*1.70 = 21 PARKING SPACES REQ'D	18 PARKING SPACES PROVIDED (+ 5 ADDITIONAL TANDEM PARKING SPACES)	REQUESTING A VARIANCE FOR 3 PARKING SPACES

BONUS INCENTIVES

FAR AND DENSITY BONUS IN EXCHANGE FOR PROVIDING SUSTAINABLE AMENITIES
<p>§ 360-4.14 D. (3) (1)</p> <p>AN APPLICANT MAY APPLY TO THE PLANNING BOARD FOR ONE OR MORE DENSITY BONUSES IN EXCHANGE FOR MEETING THE STANDARDS FOR THE SPECIFIC AMENITIES BEING PROVIDED. THE PLANNING BOARD AT ITS DISCRETION AND SUBJECT TO COMPLIANCE WITH ANY SPECIFIED STANDARDS MAY, IN ITS DISCRETION AND TAKING INTO ACCOUNT APPROPRIATENESS OF THE TOTAL DENSITY ACHIEVED THROUGH THE USE OF THE DENSITY BONUS INCENTIVES IN THE CONTEXT OF THE SITE DEVELOPMENT PLAN AND THE SURROUNDING NEIGHBORHOOD, GRANT THE DENSITY BONUS AS SET FORTH HEREIN IN EXCHANGE FOR THE APPLICANT PROVIDING ONE OR MORE OF THE FOLLOWING SUSTAINABILITY AMENITIES.</p> <p>§ 360-4.14 E. (7)</p> <p>PROVISION OF GREEN EXTENSIVE ECO-ROOF. MINIMUM STANDARD IS INSTALLATION OF GREEN EXTENSIVE OR ECO-ROOF INSTALLED ON 50% OF THE BUILDING'S TOTAL ROOF AREA OR 1,500 SQUARE FEET, WHICHEVER IS GREATER. FOR MULTIFAMILY DEVELOPMENTS, THE DENSITY BONUS IN THE ALLOWABLE NUMBER OF UNITS IS 20%. FOR COMMERCIAL AND OFFICE BUILDINGS, THE INCENTIVE WOULD BE A BONUS OF ONE SQUARE FOOT FOR EVERY SQUARE FOOT OF GREEN ROOF PROVIDED, NOT TO EXCEED A TOTAL FAR INCREASE OF 0.25.</p> <p>PROPOSED SUSTAINABLE AMENITIES:</p> <p>1. INSTALLATION OF GREEN EXTENSIVE ECO-ROOF ON 50% OF THE TOTAL ROOF AREA</p>
DENSITY BONUS IN EXCHANGE FOR PROVIDING AFFORDABLE AND WORKFORCE UNITS
<p>§ 120-1 C. (13) (B)</p> <p>WHEN A MULTIFAMILY DEVELOPMENT CONTAINS 10% OR MORE AFFORDABLE AND WORKFORCE UNITS, THE VILLAGE BOARD, VILLAGE PLANNING BOARD AND/OR VILLAGE ZONING BOARD OF APPEALS MAY CONSIDER INCREASED ZONING DENSITIES IN MULTIFAMILY ZONES UP TO, BUT NOT TO EXCEED, 10% OF OTHERWISE ALLOWABLE HOUSING UNITS.</p> <p>PROPOSED AFFORDABLE UNITS:</p> <p>1. TWO (2) AFFORDABLE UNITS PROPOSED (10%)</p>

LIST OF VARIANCES

INCREASED BUILDING HEIGHT
WE ARE REQUESTING A VARIANCE TO ALLOW A FOURTH STORY. THE BUILDING WILL REMAIN FULLY WITHIN THE 40-FOOT HEIGHT LIMIT.
PARKING
WE ARE REQUESTING A VARIANCE TO ALLOW A REDUCTION OF 3 SPACES: <ul style="list-style-type: none">21 SPACES REQUIRED18 SPACES PROVIDED + 5 ADDITIONAL STACKED TANDEM PARKING SPACES

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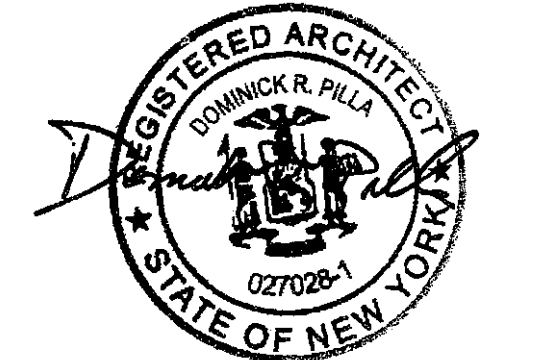
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PROJECT:
80 S BROADWAY
NYACK, NY

ZONING ANALYSIS

SEAL AND SIGNATURE:



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2020 NYS BUILDING CODE ANALYSIS

CHAPTER 3 - OCCUPANCY CLASSIFICATION

BC 309 - MERCANTILE GROUP M
BC 310 - RESIDENTIAL GROUP R-2 (APARTMENT HOUSES CONTAINING MORE THAN 2 DWELLING UNITS)
BC 311 - STORAGE GROUP S-2 (LOW HAZARD STORAGE INCLUDING OPEN & ENCLOSED PARKING GARAGES)

CHAPTER 4 - SPECIAL DETAILED REQUIREMENTS BASED ON OCCUPANCY AND USE

BC 406 - MOTOR-VEHICLE-RELATED OCCUPANCIES

BC 406.2.2 - CLEAR HEIGHT
THE CLEAR HEIGHT OF EACH FLOOR LEVEL IN VEHICLE AND PEDESTRIAN TRAFFIC AREAS SHALL BE NOT LESS THAN 7 FEET (2134 MM). CANOPIES UNDER WHICH FUELS ARE DISPENSED SHALL HAVE A CLEAR HEIGHT IN ACCORDANCE WITH SECTION 406.7.2.

BC 406.2.4 FLOOR SURFACES
FLOOR SURFACES SHALL BE OF CONCRETE OR SIMILAR APPROVED NONCOMBUSTIBLE AND NONABSORBENT MATERIALS. THE AREA OF FLOOR USED FOR THE PARKING OF AUTOMOBILES OR OTHER VEHICLES SHALL BE SLOPED TO FACILITATE THE MOVEMENT OF LIQUIDS TO A DRAIN OR TOWARD THE MAIN VEHICLE ENTRY DOORWAY. THE SURFACE OF VEHICLE FUELING PADS IN MOTOR FUEL-DISPENSING FACILITIES SHALL BE IN ACCORDANCE WITH SECTION 406.7.1.

BC 406.6 ENCLOSED PARKING GARAGES

BC 406.6.2 VENTILATION
A MECHANICAL VENTILATION SYSTEM AND EXHAUST SYSTEM SHALL BE PROVIDED IN ACCORDANCE WITH CHAPTERS 4 AND 5 OF THE MECHANICAL CODE OF NEW YORK STATE.

BC 406.6.3 AUTOMATIC SPRINKLER SYSTEM
AN ENCLOSED PARKING GARAGE SHALL BE EQUIPPED WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.2.10.

BC 420 - GROUPS R-2

BC 420.2 SEPARATION WALLS
WALLS SEPARATING DWELLING UNITS IN THE SAME BUILDING, WALLS SEPARATING SLEEPING UNITS IN THE SAME BUILDING AND WALLS SEPARATING DWELLING OR SLEEPING UNITS FROM OTHER OCCUPANCIES CONTIGUOUS TO THEM IN THE SAME BUILDING SHALL BE CONSTRUCTED AS FIRE PARTITIONS IN ACCORDANCE WITH SECTION 708.

BC 420.3 HORIZONTAL SEPARATION
FLOOR ASSEMBLIES SEPARATING DWELLING UNITS IN THE SAME BUILDINGS, FLOOR ASSEMBLIES SEPARATING SLEEPING UNITS IN THE SAME BUILDING AND FLOOR ASSEMBLIES SEPARATING DWELLING OR SLEEPING UNITS FROM OTHER OCCUPANCIES CONTIGUOUS TO THEM IN THE SAME BUILDING SHALL BE CONSTRUCTED AS HORIZONTAL ASSEMBLIES IN ACCORDANCE WITH SECTION 711.

CHAPTER 5 - GENERAL BUILDING HEIGHTS AND AREAS

BC 504 - BUILDING HEIGHT AND NUMBER OF STORIES

TABLE 504.3 ALLOWABLE BUILDING HEIGHT IN FEET ABOVE GRADE PLANE

OCCUPANCY CLASSIFICATION	ALLOWABLE BUILDING HEIGHT (CONSTRUCTION TYPE IIA)	PROPOSED
M, S	85 FT (SPRINKLERED)	40 FT (COMPLIES)
R	85 FT (SPRINKLERED)	

TABLE 504.4 ALLOWABLE NUMBER OF STORIES ABOVE GRADE PLANE

OCCUPANCY CLASSIFICATION	ALLOWABLE BUILDING HEIGHT (CONSTRUCTION TYPE IIA)	PROPOSED
R-2	5 (SPRINKLERED)	4 (COMPLIES)
M	5 (SPRINKLERED)	
S-2	6 (SPRINKLERED)	

TABLE 506.2 ALLOWABLE AREA DETERMINATION

OCCUPANCY CLASSIFICATION	ALLOWABLE AREA (CONSTRUCTION TYPE IIA)	PROPOSED
R-2	72,000 (SPRINKLERED)	35,308 (COMPLIES)
M	72,000 (SPRINKLERED)	
S-2	117,000 (SPRINKLERED)	

BC 508 - MIXED USE AND OCCUPANCY

TABLE 508.4 - SEPARATED OCCUPANCIES:
1-HOUR SEPARATION BETWEEN M (MERCANTILE) AND R-2 (RESIDENTIAL)
1-HOUR SEPARATION BETWEEN S-2 (ENCLOSED PARKING GARAGE) AND M (MERCANTILE)
1-HOUR SEPARATION BETWEEN S-2 (ENCLOSED PARKING GARAGE) AND R-2 (RESIDENTIAL)

CHAPTER 6 - TYPES OF CONSTRUCTION

TABLE 601 - FIRE-RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS (HOURS)

TYPE IIA
PRIMARY STRUCTURAL FRAME = 1 HR
EXTERIOR BEARING WALLS = 1 HR
INTERIOR BEARING WALLS = 1 HR
INTERIOR NON-BEARING WALLS = 0 HR
FLOOR CONSTRUCTION = 1 HR
ROOF CONSTRUCTION = 1 HR

BC 602.5 - CONSTRUCTION TYPE IIA
TYPES I AND II CONSTRUCTION ARE THOSE TYPES OF CONSTRUCTION IN WHICH THE BUILDING ELEMENTS LISTED IN TABLE 601 ARE OF NONCOMBUSTIBLE MATERIALS, EXCEPT AS PERMITTED IN SECTION 603 AND ELSEWHERE IN THIS CODE.

CHAPTER 7 - FIRE AND SMOKE PROTECTION FEATURES

TABLE 705.8 - MAXIMUM AREA OF EXTERIOR WALL OPENINGS BASED ON FIRE SEPARATION DISTANCE AND DEGREE OF OPENING PROTECTION

FIRE SEPARATION DISTANCE (FT)	ALLOWABLE AREA (UNPROTECTED, SPRINKLERED)
0 - 3	NOT PERMITTED
15 - 20	75%
30 OR MORE	NO LIMIT

BC 708.3 FIRE-RESISTANCE RATING
FIRE PARTITIONS SHALL HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN 1 HOUR.

711.2.4.3 DWELLING UNITS AND SLEEPING UNITS
HORIZONTAL ASSEMBLIES SERVING AS DWELLING OR SLEEPING UNIT SEPARATIONS IN ACCORDANCE WITH SECTION 420.3 SHALL BE NOT LESS THAN 1-HOUR FIRE-RESISTANCE-RATED CONSTRUCTION.

CHAPTER 8 - INTERIOR FINISHES

TABLE 803.13 - INTERIOR WALL AND CEILING FINISH REQUIREMENTS BY OCCUPANCY

OCCUPANCY CLASSIFICATION	INTERIOR EXIT STAIRWAYS, RAMPS AND EXIT PASSADEWAYS	CORRIDORS AND ENCLOSURE FOR EXIT ACCESS STAIRWAYS AND RAMPS	ROOMS AND ENCLOSED SPACES
R-2 (SPRINKLERED)	C	C	C
M	B	C	C
S-2	C	C	C

CLASS A = FLAME SPREAD INDEX 0-25; SMOKE-DEVELOPED INDEX 0-450.
CLASS B = FLAME SPREAD INDEX 26-75; SMOKE-DEVELOPED INDEX 0-450.
CLASS C = FLAME SPREAD INDEX 76-200; SMOKE-DEVELOPED INDEX 0-450.

CHAPTER 9 - FIRE PROTECTION AND LIFE SAFETY SYSTEMS

ITEM	BC SECTION	REQUIREMENT	PROPOSED
AUTOMATIC SPRINKLER SYSTEM	903.2.7 GROUP M	REQUIRED IF FIRE AREA EXCEEDS 12,000 SF	AN NFPA 13 SPRINKLER SYSTEM WILL BE INSTALLED THROUGHOUT THE BUILDING
	903.2.8 GROUP R-2	REQUIRED WHERE THE ENCLOSED PARKING GARAGE IS LOCATED BENEATH OTHER GROUPS.	
	903.2.10 GROUP S-2		
STANDPIPE SYSTEMS	905.3	CLASS III STANDPIPE SYSTEMS SHALL BE INSTALLED THROUGHOUT BUILDINGS (FOUR OR MORE STORIES ABOVE GRADE PLANE). EXCEPTIONS: CLASS I STANDPIPES ARE ALLOWED IN BUILDINGS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM.	CLASS I STANDPIPE WILL BE PROVIDED IN EACH INTERIOR STAIRCASE
PORTABLE FIRE EXTINGUISHERS	906	REQUIRED WITHIN 75 FT TRAVEL DISTANCE	PROVIDED WITHIN 75 FT TRAVEL DISTANCE
FIRE ALARM AND DETECTION SYSTEMS	907.2.9	A MANUAL FIRE ALARM SYSTEM THAT ACTIVATES THE OCCUPANT NOTIFICATION SYSTEM IN ACCORDANCE WITH SECTION 907.5 SHALL BE INSTALLED IN GROUP R-2 IF THE BUILDING CONTAINS MORE THAN 16 DWELLING UNITS OR SLEEPING UNITS.	A FIRE ALARM WILL BE INSTALLED THROUGHOUT THE BUILDING
	907.2.10	SINGLE- OR MULTIPLE-STATION SMOKE ALARMS SHALL BE INSTALLED AND MAINTAINED IN GROUPS R-2	SMOKE AND CARBON MONOXIDE DETECTOR TO BE INSTALLED IN EACH BEDROOM AND OUTSIDE OF EACH BEDROOM
FIRE DEPARTMENT CONNECTIONS	912	FIRE DEPARTMENT CONNECTIONS SHALL BE INSTALLED IN ACCORDANCE WITH THE NFPA STANDARD APPLICABLE TO THE SYSTEM DESIGN AND SHALL COMPLY WITH SECTIONS 912.2 THROUGH 912.6.	A FIRE DEPARTMENT CONNECTION WILL BE PROVIDED FOR APPROVAL

CHAPTER 10 - MEANS OF EGRESS

BC 1004.5 - MAXIMUM FLOOR AREA ALLOWANCES PER OCCUPANT:

- 60 GROSS - MERCANTILE
- 200 GROSS - RESIDENTIAL
- 300 GROSS - ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM

BC 1005 - MEANS OF EGRESS SIZING:

- STAIRWAYS: THE OCCUPANT LOAD SERVED BY SUCH STAIRWAYS MULTIPLIED BY A MEANS OF EGRESS CAPACITY FACTOR OF 0.3 INCH (7.6 MM) PER OCCUPANT.
- OTHER EGRESS COMPONENTS: THE OCCUPANT LOAD SERVED BY SUCH COMPONENT MULTIPLIED BY A MEANS OF EGRESS CAPACITY FACTOR OF 0.2 INCH

BC 1006.2.1 - EGRESS BASED ON OCCUPANT LOAD AND COMMON PATH OF EGRESS TRAVEL DISTANCE
TWO EXITS OR EXIT ACCESS DOORWAYS FROM ANY SPACE SHALL BE PROVIDED WHERE THE DESIGN OCCUPANT LOAD OR THE COMMON PATH OF EGRESS TRAVEL DISTANCE EXCEEDS THE VALUES LISTED IN TABLE 1006.2.1.

TABLE 1006.2.1 - SPACES WITH ONE EXIT OR EXIT ACCESS DOORWAY

M (MERCANTILE):

- MAXIMUM OCCUPANT LOAD: 50
- MAXIMUM COMMON PATH OF EGRESS TRAVEL DISTANCE: 75 FT (SPRINKLERED)

BC 1007.1.1 - TWO EXITS OR EXIT ACCESS DOORWAYS

WHERE TWO EXITS, EXIT ACCESS DOORWAYS, EXIT ACCESS STAIRWAYS OR RAMPS, OR ANY COMBINATION THEREOF, ARE REQUIRED FROM ANY PORTION OF THE EXIT ACCESS, THEY SHALL BE PLACED A DISTANCE APART EQUAL TO NOT LESS THAN ONE-HALF OF THE LENGTH OF THE MAXIMUM OVERALL DIAGONAL DIMENSION OF THE BUILDING OR AREA TO BE SERVED MEASURED IN A STRAIGHT LINE BETWEEN THEM. INTERLOCKING OR SCISSOR STAIRWAYS SHALL BE COUNTED AS ONE EXIT STAIRWAY.

BC 1009.1 ACCESSIBLE MEANS OF EGRESS REQUIRED

ACCESSIBLE MEANS OF EGRESS SHALL COMPLY WITH THIS SECTION. ACCESSIBLE SPACES SHALL BE PROVIDED WITH NOT LESS THAN ONE ACCESSIBLE MEANS OF EGRESS. WHERE MORE THAN ONE MEANS OF EGRESS IS REQUIRED BY SECTION 1006.2 OR 1006.3 FROM ANY ACCESSIBLE SPACE, EACH ACCESSIBLE PORTION OF THE SPACE SHALL BE SERVED BY NOT LESS THAN TWO ACCESSIBLE MEANS OF EGRESS.

BC 1010.1.1 SIZE OF DOORS

THE REQUIRED CAPACITY OF EACH DOOR OPENING SHALL BE SUFFICIENT FOR THE OCCUPANT LOAD THEREOF AND SHALL PROVIDE A MINIMUM CLEAR OPENING WIDTH OF 32 INCHES.

1011.2 WIDTH AND CAPACITY

THE REQUIRED CAPACITY OF STAIRWAYS SHALL BE DETERMINED AS SPECIFIED IN SECTION 1005.1, BUT THE MINIMUM WIDTH SHALL BE NOT LESS THAN 44 INCHES.

1013.1 WHERE REQUIRED

EXITS AND EXIT ACCESS DOORS SHALL BE MARKED BY AN APPROVED EXIT SIGN READILY VISIBLE FROM ANY DIRECTION OF EGRESS TRAVEL.

TABLE 1017.2 EXIT ACCESS TRAVEL DISTANCE

- OCCUPANCY M: 250 FT (SPRINKLERED)
- OCCUPANCY R: 250 FT (SPRINKLERED)
- OCCUPANCY S-2: 300 FT (SPRINKLERED)

TABLE 1020.1- CORRIDOR FIRE-RESISTANCE RATING

- OCCUPANCY R: 0.5 HR (SPRINKLERED)
- OCCUPANCY M: 0 HR (SPRINKLERED)

TABLE 1020.2 - MINIMUM CORRIDOR WIDTH

- ANY FACILITY NOT LISTED IN THIS TABLE: 44 INCHES
- WITH AN OCCUPANT LOAD OF LESS THAN 50: 36 INCHES
- WITHIN A DWELLING UNIT: 36 INCHES

1020.4 DEAD ENDS

IN OCCUPANCIES IN GROUPS B, E, F, I-1, M, R-1, R-2, S AND U, WHERE THE BUILDING IS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.3.1.1, THE LENGTH OF THE DEAD-END CORRIDORS SHALL NOT EXCEED 50 FEET.

1023.2 - CONSTRUCTION (INTERIOR EXIT STAIRWAYS AND RAMPS)

ENCLOSURES FOR INTERIOR EXIT STAIRWAYS AND RAMPS SHALL BE CONSTRUCTED AS FIRE BARRIERS IN ACCORDANCE WITH SECTION 707 OR HORIZONTAL ASSEMBLIES CONSTRUCTED IN ACCORDANCE WITH SECTION 711, OR BOTH. INTERIOR EXIT STAIRWAY AND RAMP ENCLOSURES SHALL HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN 2 HOURS WHERE CONNECTING FOUR STORIES OR MORE AND NOT LESS THAN 1 HOUR WHERE CONNECTING LESS THAN FOUR STORIES.

SECTION 1028 EXIT DISCHARGE

EXITS SHALL DISCHARGE DIRECTLY TO THE EXTERIOR OF THE BUILDING.

CHAPTER 11 - ACCESSIBILITY

BC 1102.1 DESIGN

BUILDINGS AND FACILITIES SHALL BE DESIGNED AND CONSTRUCTED TO BE ACCESSIBLE IN ACCORDANCE WITH THIS CODE AND ICC A117.1.

1106.2 PARKING GROUPS

IN GROUP R-2 OCCUPANCIES THAT ARE REQUIRED TO HAVE ACCESSIBLE, TYPE A OR TYPE B DWELLING UNITS OR SLEEPING UNITS, AT LEAST 2 PERCENT, BUT NOT LESS THAN ONE, OF EACH TYPE OF PARKING SPACE PROVIDED SHALL BE ACCESSIBLE.

1107.6.2.2.2 TYPE B UNITS

WHERE THERE ARE FOUR OR MORE DWELLING UNITS OR SLEEPING UNITS INTENDED TO BE OCCUPIED AS A RESIDENCE IN A SINGLE STRUCTURE, EVERY DWELLING UNIT AND SLEEPING UNIT INTENDED TO BE OCCUPIED AS A RESIDENCE SHALL BE A TYPE B UNIT.

CHAPTER 12 - INTERIOR ENVIRONMENT

BC 1202.5 NATURAL VENTILATION

NATURAL VENTILATION OF AN OCCUPIED SPACE SHALL BE THROUGH WINDOWS, DOORS, LOUVERS OR OTHER OPENINGS TO THE OUTDOORS. THE OPERATING MECHANISM FOR SUCH OPENINGS SHALL BE PROVIDED WITH READY ACCESS SO THAT THE OPENINGS ARE READILY CONTROLLABLE BY THE BUILDING OCCUPANTS.

BC 1202.5.1 VENTILATION AREA REQUIRED

THE OPENABLE AREA OF THE OPENINGS TO THE OUTDOORS SHALL BE NOT LESS THAN 4 PERCENT OF THE FLOOR AREA BEING VENTILATED.

BC 1204 LIGHTING

EVERY SPACE INTENDED FOR HUMAN OCCUPANCY SHALL BE PROVIDED WITH NATURAL LIGHT BY MEANS OF EXTERIOR GLAZED OPENINGS IN ACCORDANCE WITH SECTION 1204.2 OR SHALL BE PROVIDED WITH ARTIFICIAL LIGHT IN ACCORDANCE WITH SECTION 1204.3. EXTERIOR GLAZED OPENINGS SHALL OPEN DIRECTLY ONTO A PUBLIC WAY OR ONTO A YARD OR COURT IN ACCORDANCE WITH SECTION 1205.

BC 1204.2 NATURAL LIGHT

THE MINIMUM NET GLAZED AREA SHALL BE NOT LESS THAN 8 PERCENT OF THE FLOOR AREA OF THE ROOM SERVED.

BC 1204.3 ARTIFICIAL LIGHT

ARTIFICIAL LIGHT SHALL BE PROVIDED THAT IS ADEQUATE TO PROVIDE AN AVERAGE ILLUMINATION OF 10 FOOT-CANDLES (107 LUX) OVER THE AREA OF THE ROOM AT A HEIGHT OF 30 INCHES (762 MM) ABOVE THE FLOOR LEVEL.

BC 1206 SOUND TRANSMISSION

BC 1206.2 AIRBORNE SOUND

WALLS, PARTITIONS AND FLOOR-CEILING ASSEMBLIES SEPARATING DWELLING UNITS AND SLEEPING UNITS FROM EACH OTHER OR FROM PUBLIC OR SERVICE AREAS SHALL HAVE A SOUND TRANSMISSION CLASS OF NOT LESS THAN 50.

BC 1207 INTERIOR SPACE DIMENSIONS

BC 1207.1 MINIMUM ROOM WIDTHS

HABITABLE SPACES, OTHER THAN A KITCHEN, SHALL BE NOT LESS THAN 7 FEET IN ANY PLAN DIMENSION. KITCHENS SHALL HAVE A CLEAR PASSAGEWAY OF NOT LESS THAN 3 FEET BETWEEN COUNTER FRONTS AND APPLIANCES OR COUNTER FRONTS AND WALLS.

1207.2 MINIMUM CEILING HEIGHTS

OCCUPABLE SPACES, HABITABLE SPACES AND CORRIDORS SHALL HAVE A CEILING HEIGHT OF NOT LESS THAN 7 FEET 6 INCHES ABOVE THE FINISHED FLOOR. BATHROOMS, TOILET ROOMS, KITCHENS, STORAGE ROOMS AND LAUNDRY ROOMS SHALL HAVE A CEILING HEIGHT OF NOT LESS THAN 7 FEET ABOVE THE FINISHED FLOOR.

1207.3 ROOM AREA

EVERY DWELLING UNIT SHALL HAVE NOT LESS THAN ONE ROOM THAT SHALL HAVE NOT LESS THAN 120 SQUARE FEET OF NET FLOOR AREA. OTHER HABITABLE ROOMS SHALL HAVE A NET FLOOR AREA OF NOT LESS THAN 70 SQUARE FEET.

1207.4 EFFICIENCY DWELLING UNITS

AN EFFICIENCY LIVING UNIT SHALL CONFORM TO THE REQUIREMENTS OF THE CODE EXCEPT AS MODIFIED HEREIN:

- THE UNIT SHALL HAVE A LIVING ROOM OF NOT LESS THAN 220 SQUARE FEET OF FLOOR AREA. AN ADDITIONAL 100 SQUARE FEET OF FLOOR AREA SHALL BE PROVIDED FOR EACH OCCUPANT OF SUCH UNIT IN EXCESS OF TWO.
- THE UNIT SHALL BE PROVIDED WITH A SEPARATE CLOSET.
- THE UNIT SHALL BE PROVIDED WITH A KITCHEN SINK, COOKING APPLIANCE AND REFRIGERATION FACILITIES, EACH HAVING A CLEAR WORKING SPACE OF NOT LESS THAN 30 INCHES IN FRONT. LIGHT AND VENTILATION CONFORMING TO THIS CODE SHALL BE PROVIDED.
- THE UNIT SHALL BE PROVIDED WITH A SEPARATE BATHROOM CONTAINING A WATER CLOSET, LAVATORY AND BATHTUB OR SHOWER.

NEW YORK STATE FIRE CODE 2020

APPENDIX D FIRE APPARATUS ACCESS ROADS

SECTION D105 AERIAL FIRE APPARATUS ACCESS ROADS

D105.1 WHERE REQUIRED

WHERE THE VERTICAL DISTANCE BETWEEN THE GRADE PLANE AND THE HIGHEST ROOF SURFACE EXCEEDS 30 FEET (9144 MM), APPROVED AERIAL FIRE APPARATUS ACCESS ROADS SHALL BE PROVIDED. FOR PURPOSES OF THIS SECTION, THE HIGHEST ROOF SURFACE SHALL BE DETERMINED BY MEASUREMENT TO THE EAVE OF A PITCHED ROOF, THE INTERSECTION OF THE ROOF TO THE EXTERIOR WALL, OR THE TOP OF PARAPET WALLS, WHICHEVER IS GREATER.

EXCEPTION: WHERE APPROVED BY THE FIRE CODE OFFICIAL, BUILDINGS OF TYPE IA, TYPE IB, OR **TYPE IIA CONSTRUCTION**, EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE TO SECTION 903.3.1.1; AND HAVING FIRE FIGHTER ACCESS THROUGH AN ENCLOSED STAIRWAY WITH A CLASS I STANDPIPE, IN CONFORMANCE WITH NFPA 14, FROM THE LOWEST LEVEL OF FIRE DEPARTMENT VEHICLE ACCESS TO ALL ROOF SURFACES.

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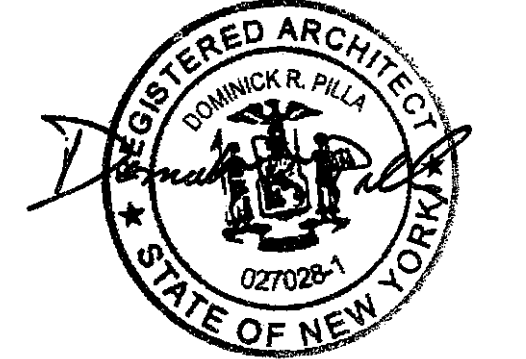
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80 S BROADWAY
NYACK, NY

BUILDING CODE ANALYSIS

SEAL AND SIGNATURE:



DOMINICK R. PILLA, P.E., R.A.
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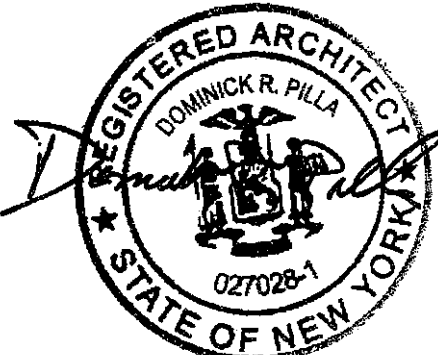
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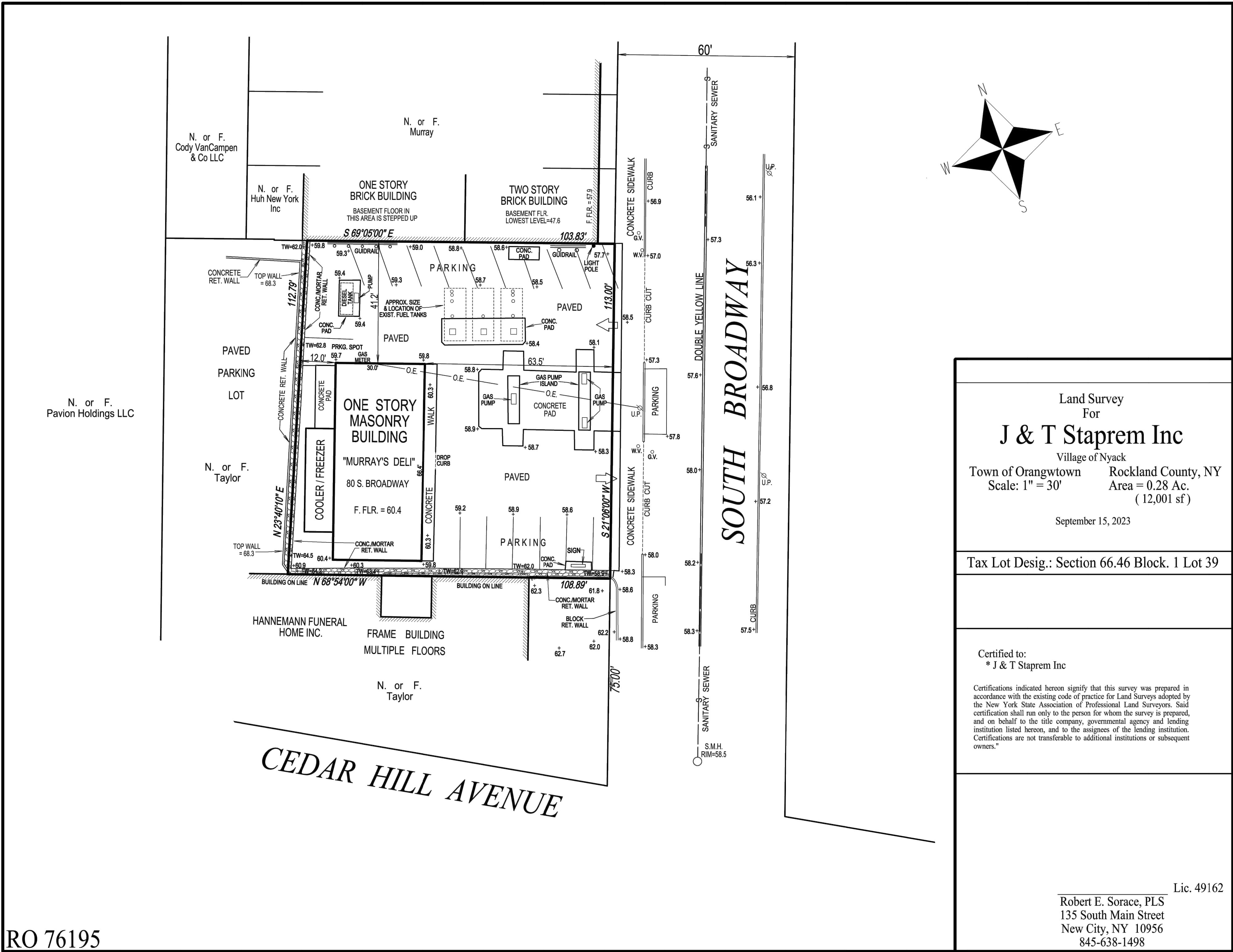


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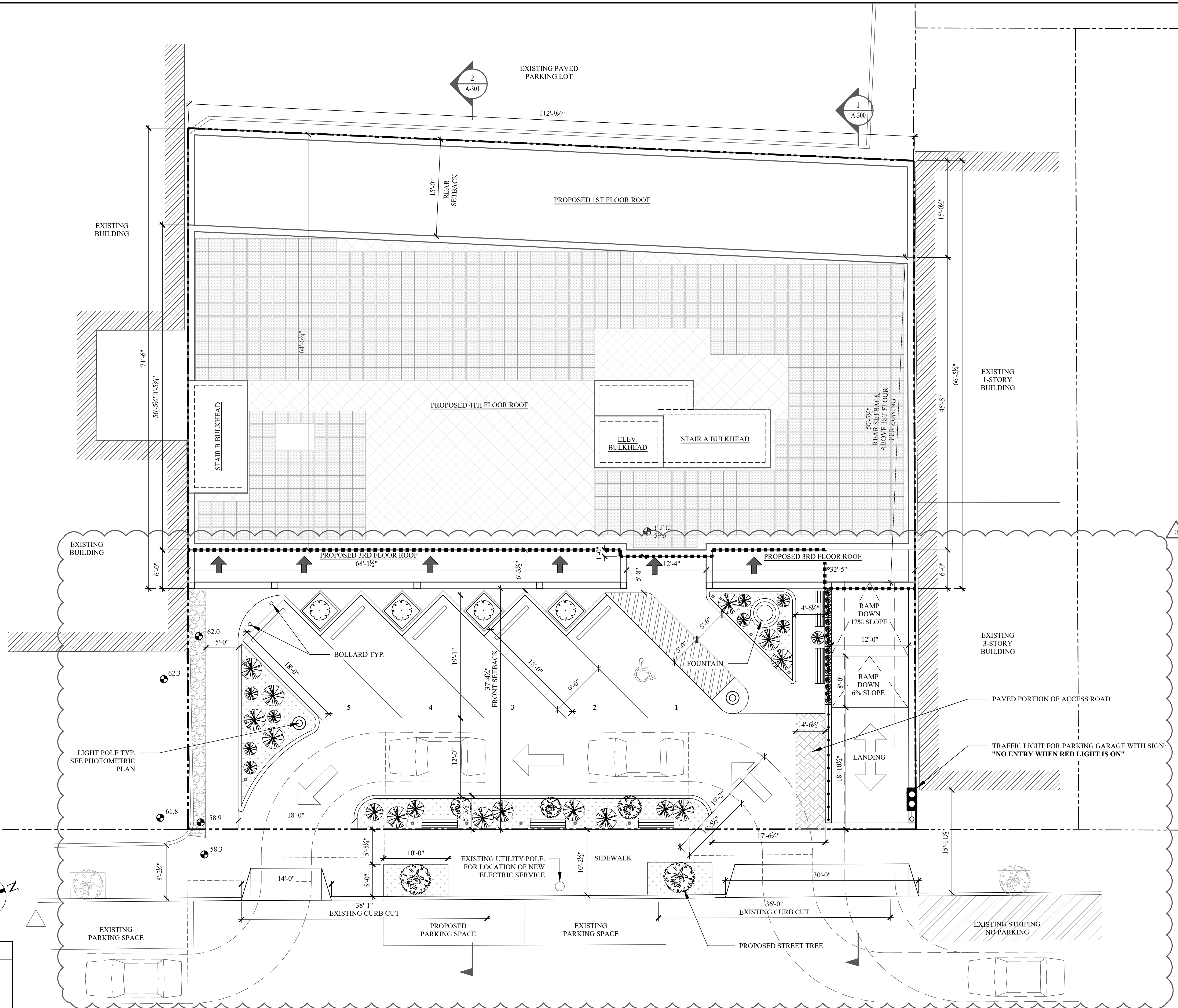
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1:001 TITLE SHEET 4 OF 15



CEDAR HILL AVE



A PROPOSED SITE PLAN
SCALE: 1/8"=1'-0"

LEGEND:	
	PROPERTY LINE
	FACE OF EXTERIOR WALL AT GRADE
	PROPOSED BUILDING
	EXISTING NEIGHBORING BUILDING
	GRASS
	PROPOSED TREE
	PROPOSED SHRUB
	PROPOSED BENCH
	PROPOSED PLANTER
	PROPOSED LAMP POST
	PROPOSED BOLLARD LAMP
	BUILDING ENTRANCE
	PROPOSED GUARDRAIL (42" HEIGHT)

SOUTH BROADWAY

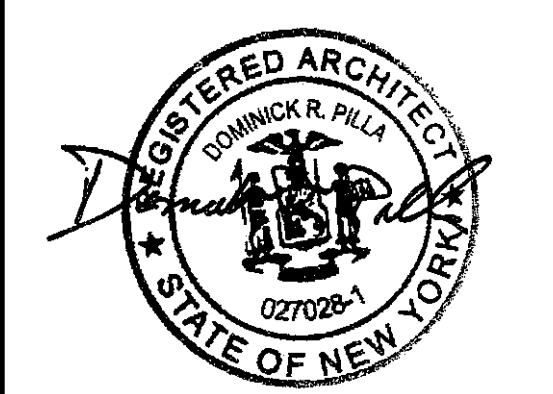
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PROPOSED SITE PLAN

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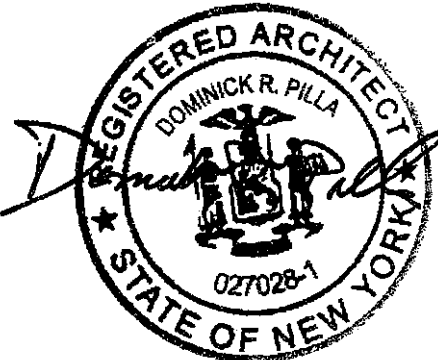
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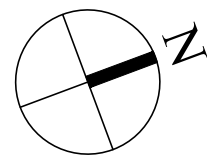
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200 EAST AND WEST ELEVATION 6 OF 15

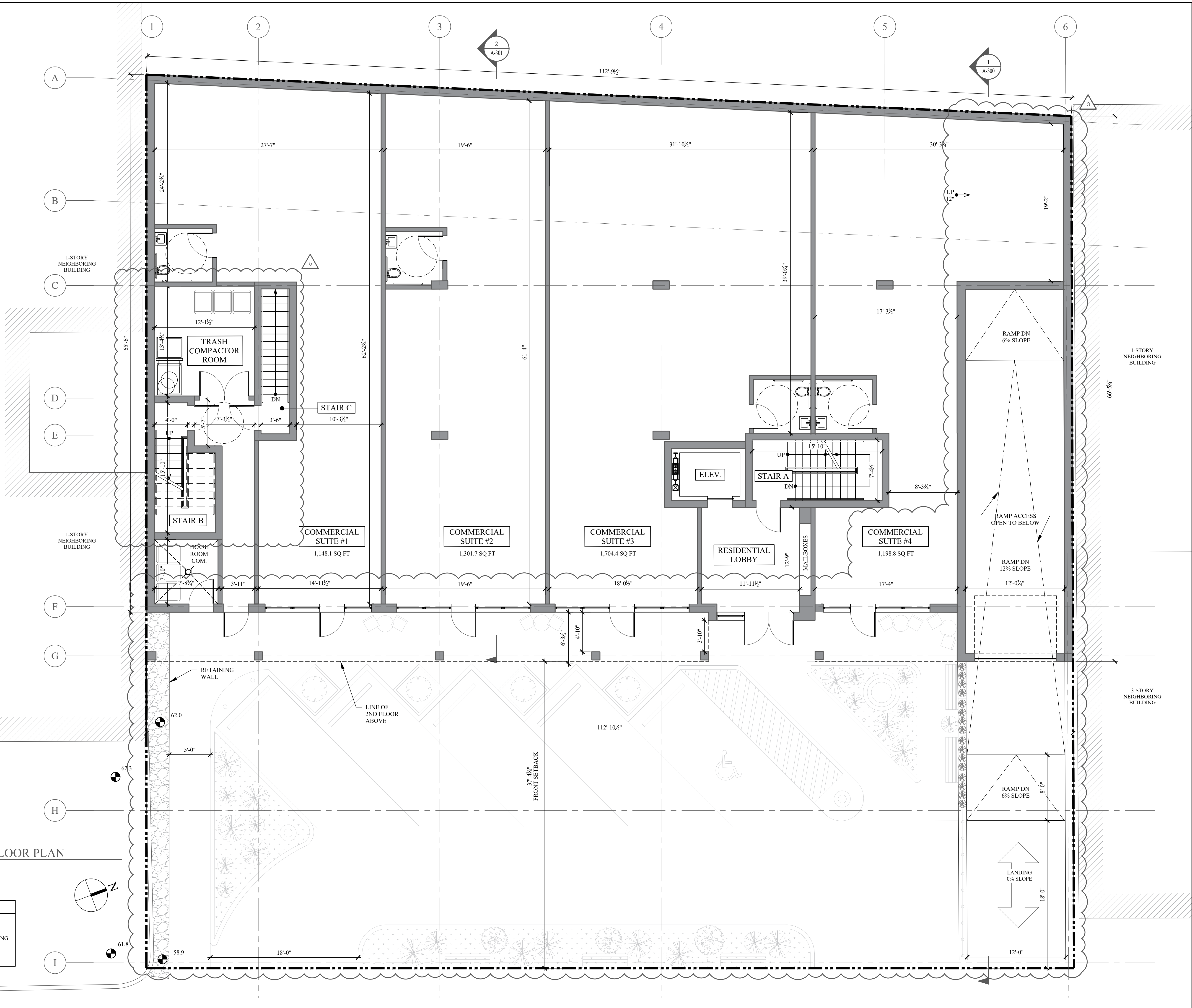
1 PROPOSED CELLAR PLAN
SCALE: 3/16"=1'-0"

LEGEND	
	PROPERTY LINE
	EXISTING NEIGHBORING BUILDING
	PROPOSED WALL



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

LEGEND	
	PROPERTY LINE
	EXISTING NEIGHBORING BUILDING
	PROPOSED WALL



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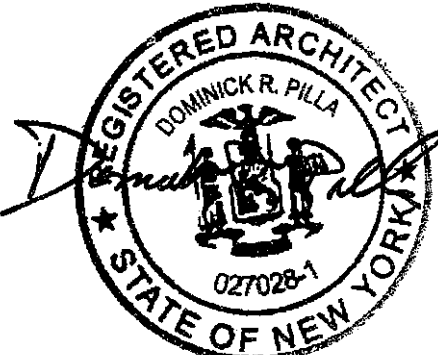
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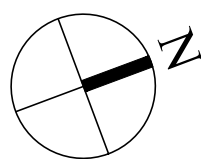
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DWG NO.:

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8/200 EAST AND WEST ELEVATION 8 OF 15

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

LEGEND	
	PROPERTY LINE
	EXISTING NEIGHBORING BUILDING
	PROPOSED WALL



REVISIONS:		
NO.	DATE	DESCRIPTION
1	1/8/2025	CHANGES PER DOB COMMENTS
2	2/6/2025	CHANGES PER VILLAGE ENGINEER COMMENTS
3	3/11/2025	PLANNING BOARD SUBMISSION
4	3/28/2025	CHANGES PER VILLAGE ENGINEER COMMENTS
5	4/18/2025	FOR ZONING BOARD OF APPEALS

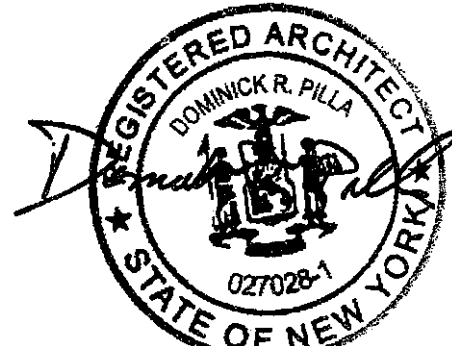
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PROJECT:
80 S BROADWAY
NYACK, NY

THIRD FLOOR PLANS

SEAL AND SIGNATURE:



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

ISSUE: FOR REVIEW
DATE: 3/12/2024
PROJECT NO.: 22-143
DRAWN/CHK BY: JH/DT/DRP
SCALE: AS NOTED
DWG NO.:

A-103.05

1

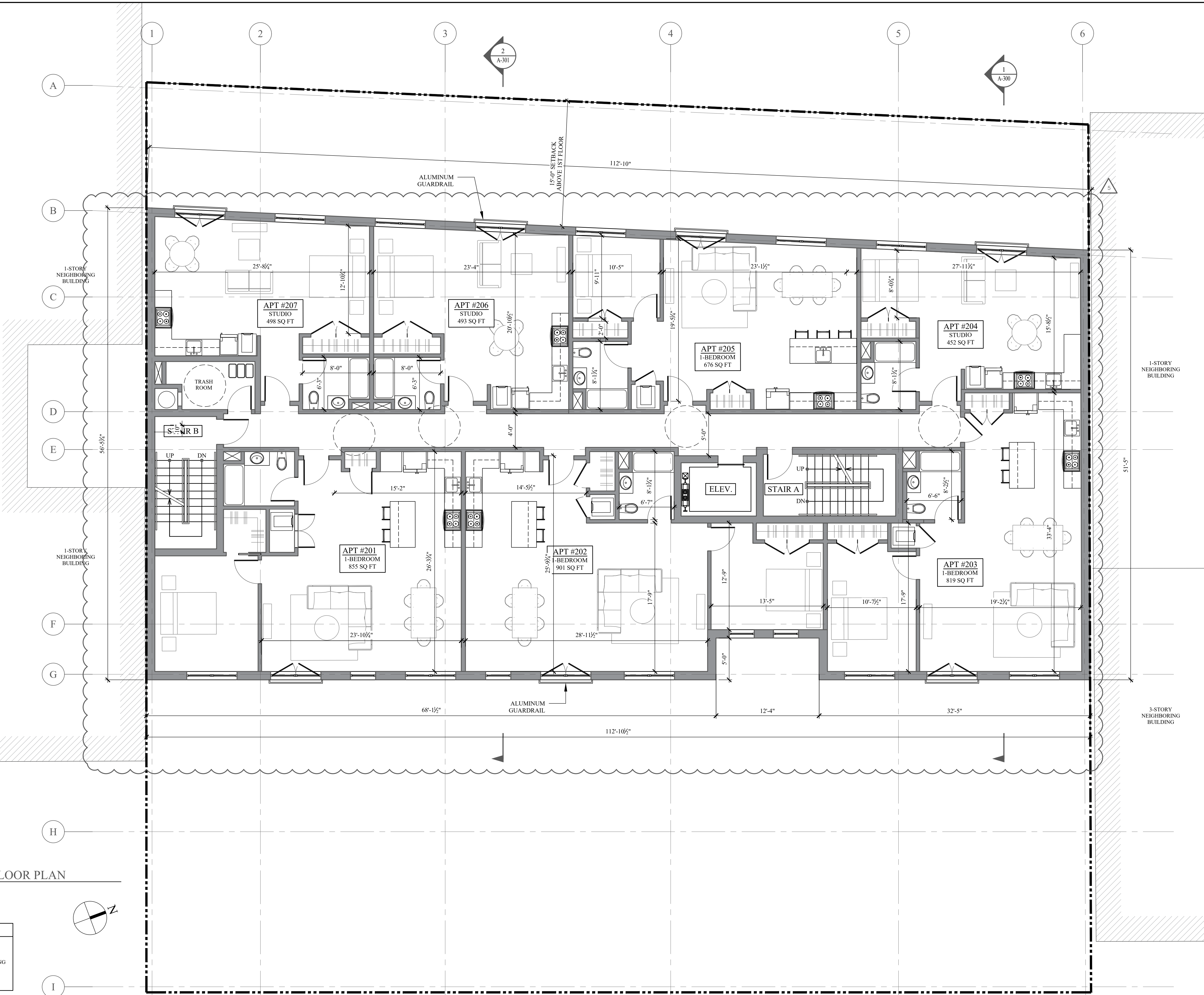
PROPOSED 3RD FLOOR PLAN
SCALE: 3/16"=1'-0"

LEGEND

PROPERTY LINE

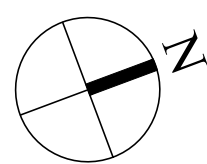
EXISTING NEIGHBORING BUILDING

PROPOSED WALL



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

LEGEND	
	PROPERTY LINE
	EXISTING NEIGHBORING BUILDING
	PROPOSED WALL



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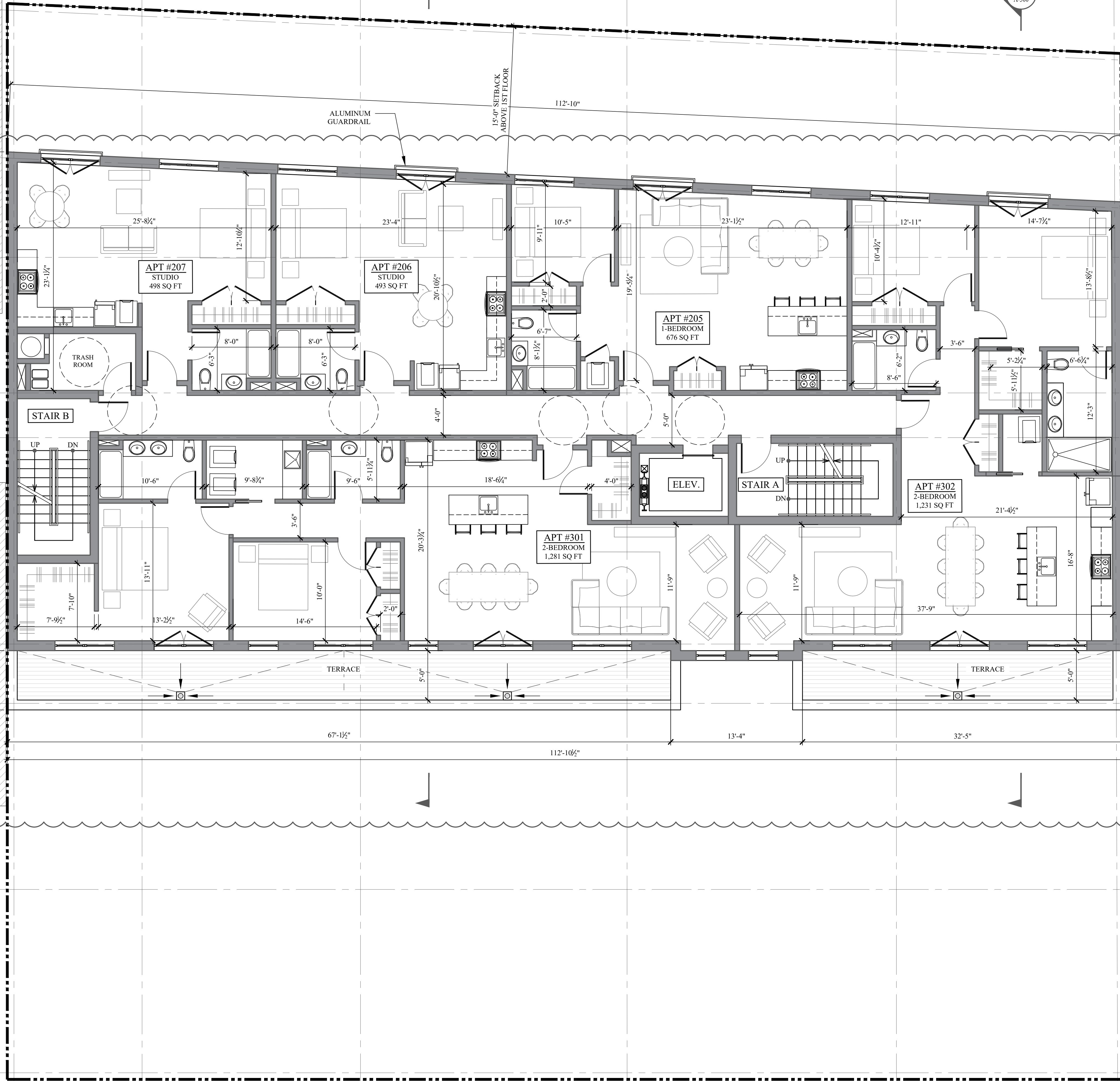
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5

6

2
A-301

1
A-300



REVISIONS:		
NO.	DATE	DESCRIPTION
1	1/8/2025	CHANGES PER DOB COMMENTS
2	2/6/2025	CHANGES PER VILLAGE ENGINEER COMMENTS
3	3/11/2025	PLANNING BOARD SUBMISSION
4	3/28/2025	CHANGES PER VILLAGE ENGINEER COMMENTS
5	4/18/2025	FOR ZONING BOARD OF APPEALS

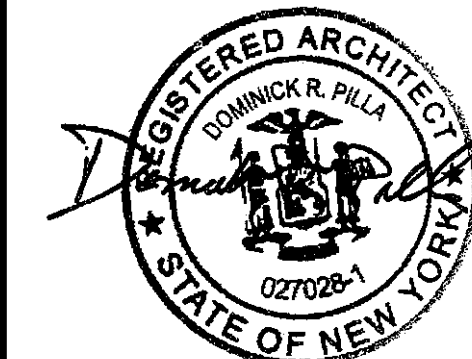
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PROJECT:
80 S BROADWAY
NYACK, NY

FOURTH FLOOR PLANS

SEAL AND SIGNATURE:



DOMINICK R. PILLA, P.E., R.A.
NY P.E. 074219-1 NY R.A. 027028-1

ISSUE:	FOR REVIEW
DATE:	3/12/2024
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SCALE:	AS NOTED
DWG NO.:	

A-104.05

REVISIONS:		
NO.	DATE	DESCRIPTION
1	1/8/2025	CHANGES PER DOB COMMENTS
2	2/6/2025	CHANGES PER VILLAGE ENGINEER COMMENTS
3	3/11/2025	PLANNING BOARD SUBMISSION
4	3/28/2025	CHANGES PER VILLAGE ENGINEER COMMENTS
5	4/18/2025	FOR ZONING BOARD OF APPEALS

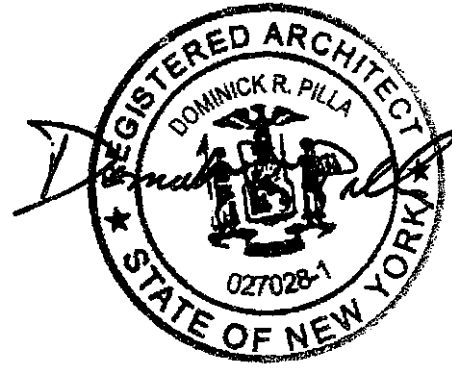
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PROJECT:
80 S BROADWAY
NYACK, NY

ROOF PLAN

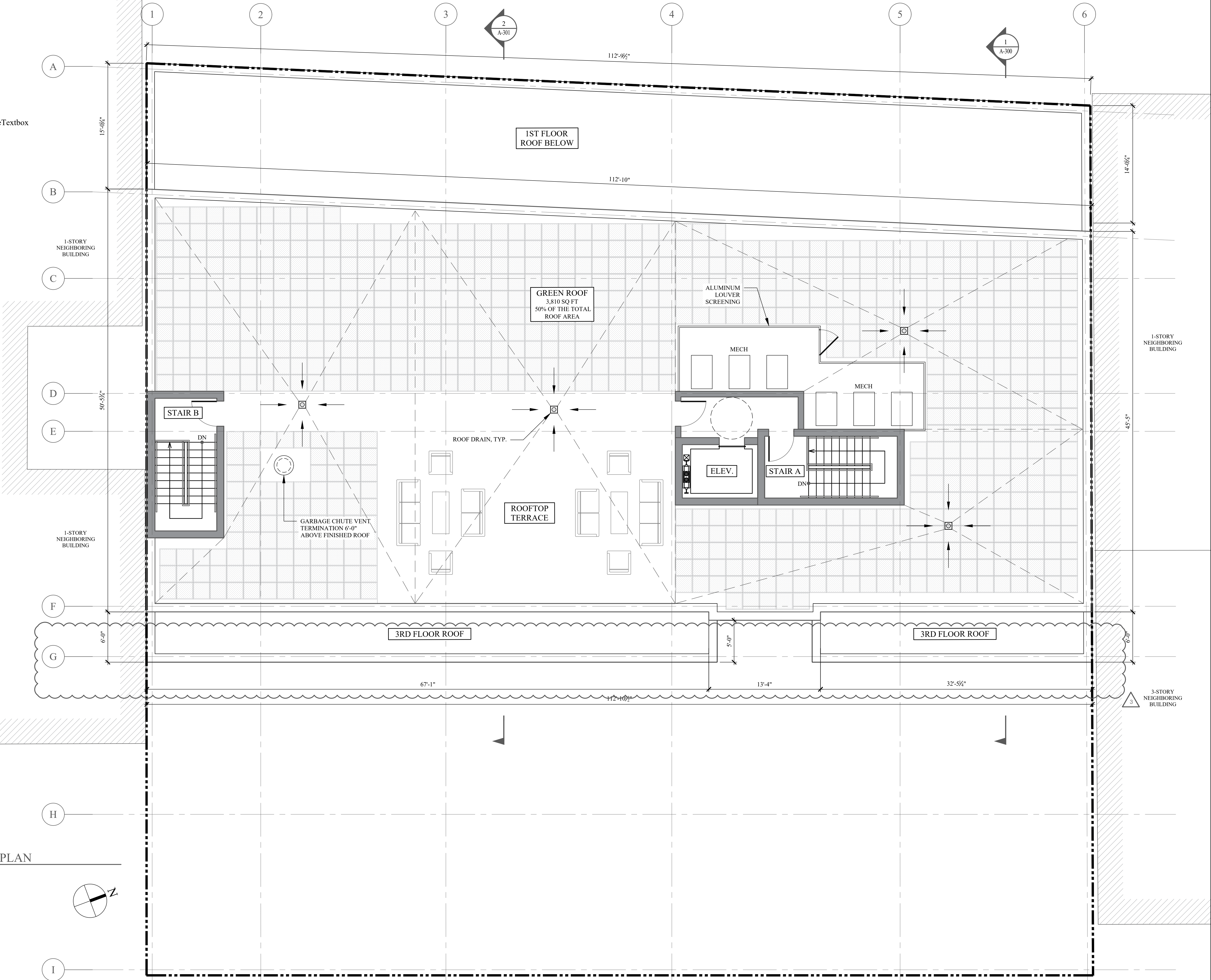
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ISSUE: 3/12/2024 FOR REVIEW
DATE: 3/12/2024
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SCALE: AS NOTED
DWG NO.:

A-105.03



1 PROPOSED ROOF PLAN
SCALE: 3/16"=1'-0"

REVISIONS:		
NO.	DATE	DESCRIPTION
1	1/8/2025	CHANGES PER DOB COMMENTS
2	2/6/2025	CHANGES PER VILLAGE ENGINEER COMMENTS
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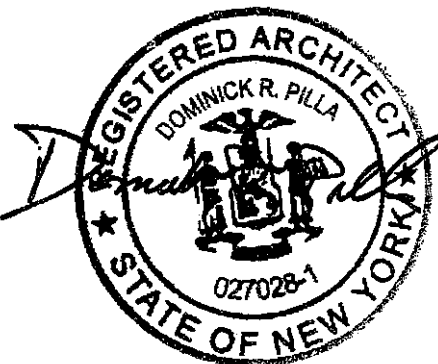
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PROJECT:
80 S BROADWAY
NYACK, NY

EAST AND WEST ELEVATION

SEAL AND SIGNATURE:

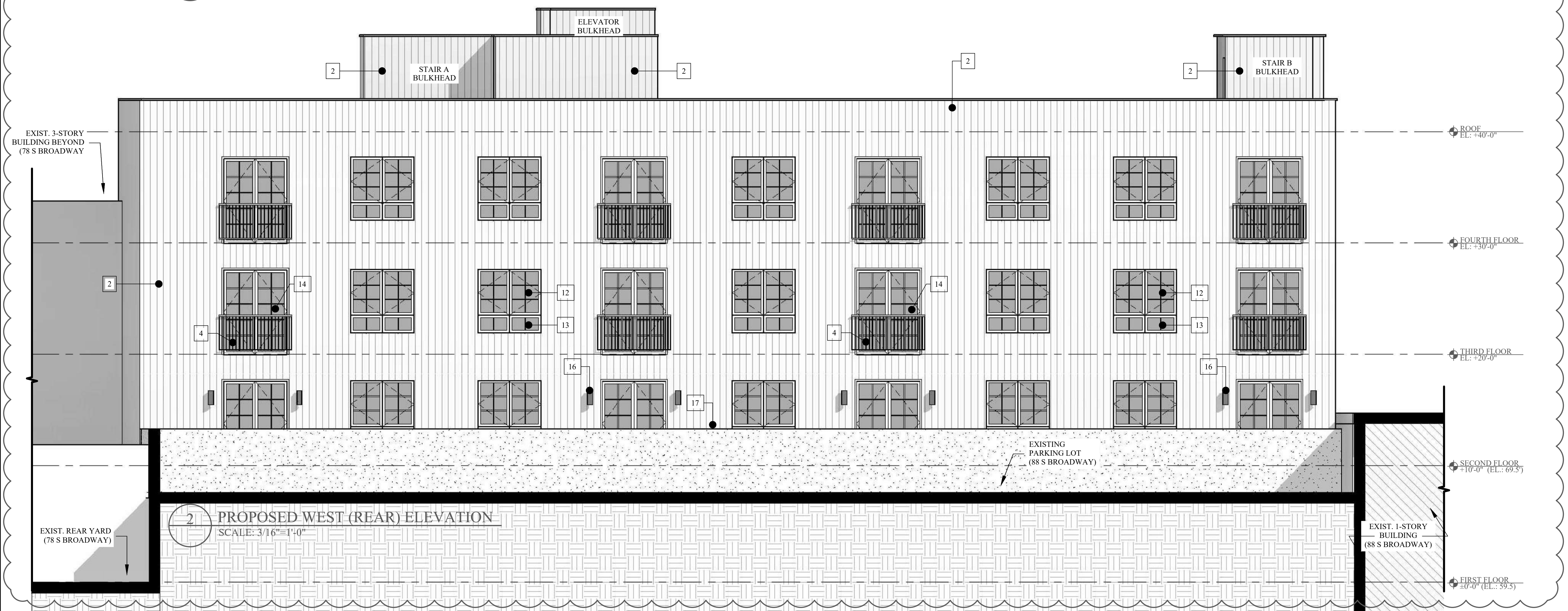
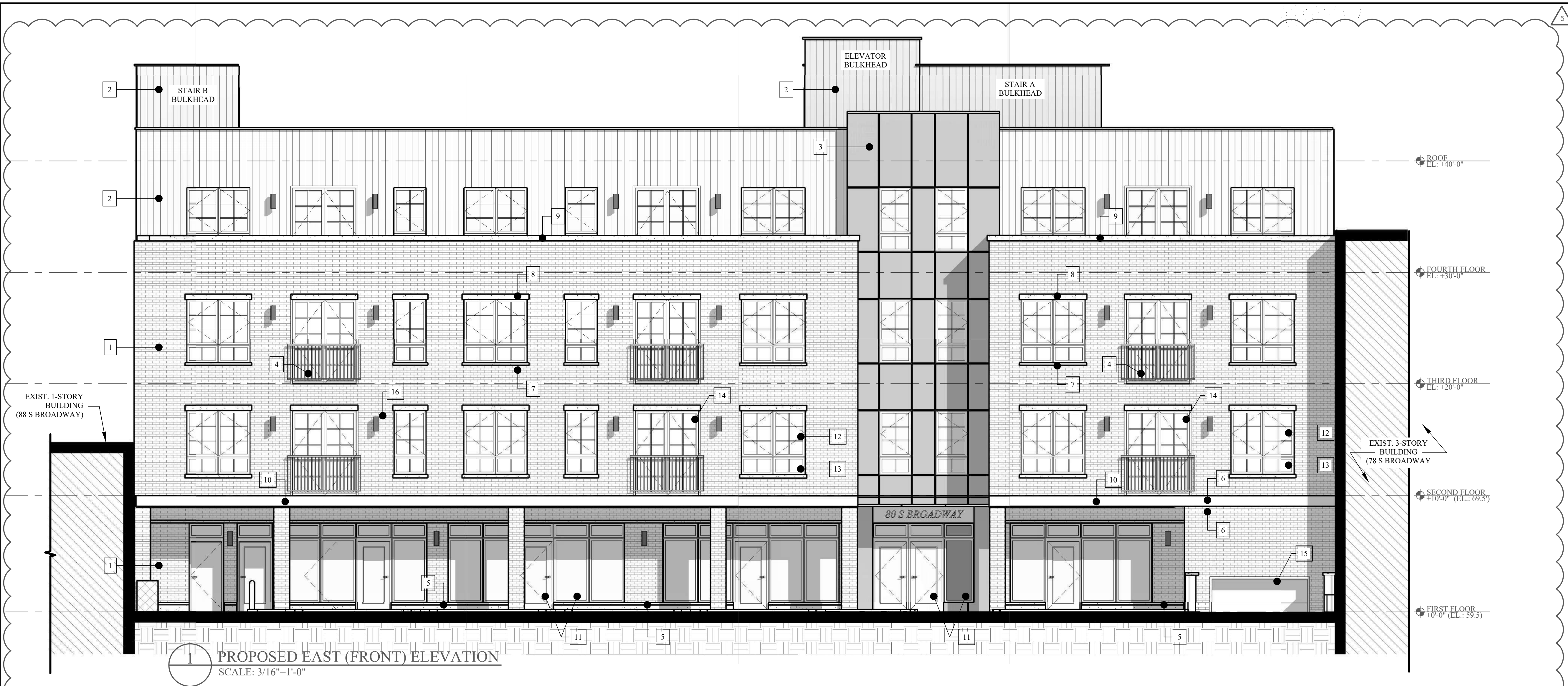


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PROJECT NO.: 22-143
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SCALE: AS NOTED
DWG NO.:

A-200.05

200 EAST AND WEST ELEVATION 12 OF 15



EXTERIOR ELEVATIONS
KEYED NOTES:

- STANDARD BRICK VENEER
- VERTICAL METAL SIDING
- FIBER CEMENT PANELS
- ALUMINUM RAILING 42" TALL (BALCONETTE)
- PRECAST CONCRETE BASE
- PRECAST CONCRETE BAND
- PRECAST CONCRETE WINDOW SILL
- PRECAST CONCRETE WINDOW HEAD
- PRECAST CONCRETE COPING STONE
- ALUMINUM AWNING
- ALUMINUM STOREFRONT DOOR/WINDOW
- ALUMINUM CASEMENT WINDOW
- ALUMINUM FIXED WINDOW
- ALUMINUM BALCONY DOOR
- GARAGE OVERHEAD DOOR
- WALL SCONCE
- CONCRETE RETAINING WALL

REVISIONS:		
NO.	DATE	DESCRIPTION
1	1/8/2025	CHANGES PER DOB COMMENTS
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5	4/18/2025	FOR ZONING BOARD OF APPEALS

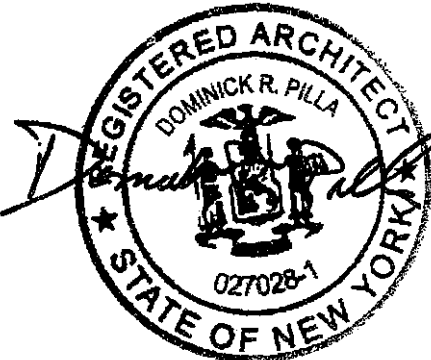
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PROJECT:
80 S BROADWAY
NYACK, NY

NORTH AND SOUTH ELEVATION

SEAL AND SIGNATURE:

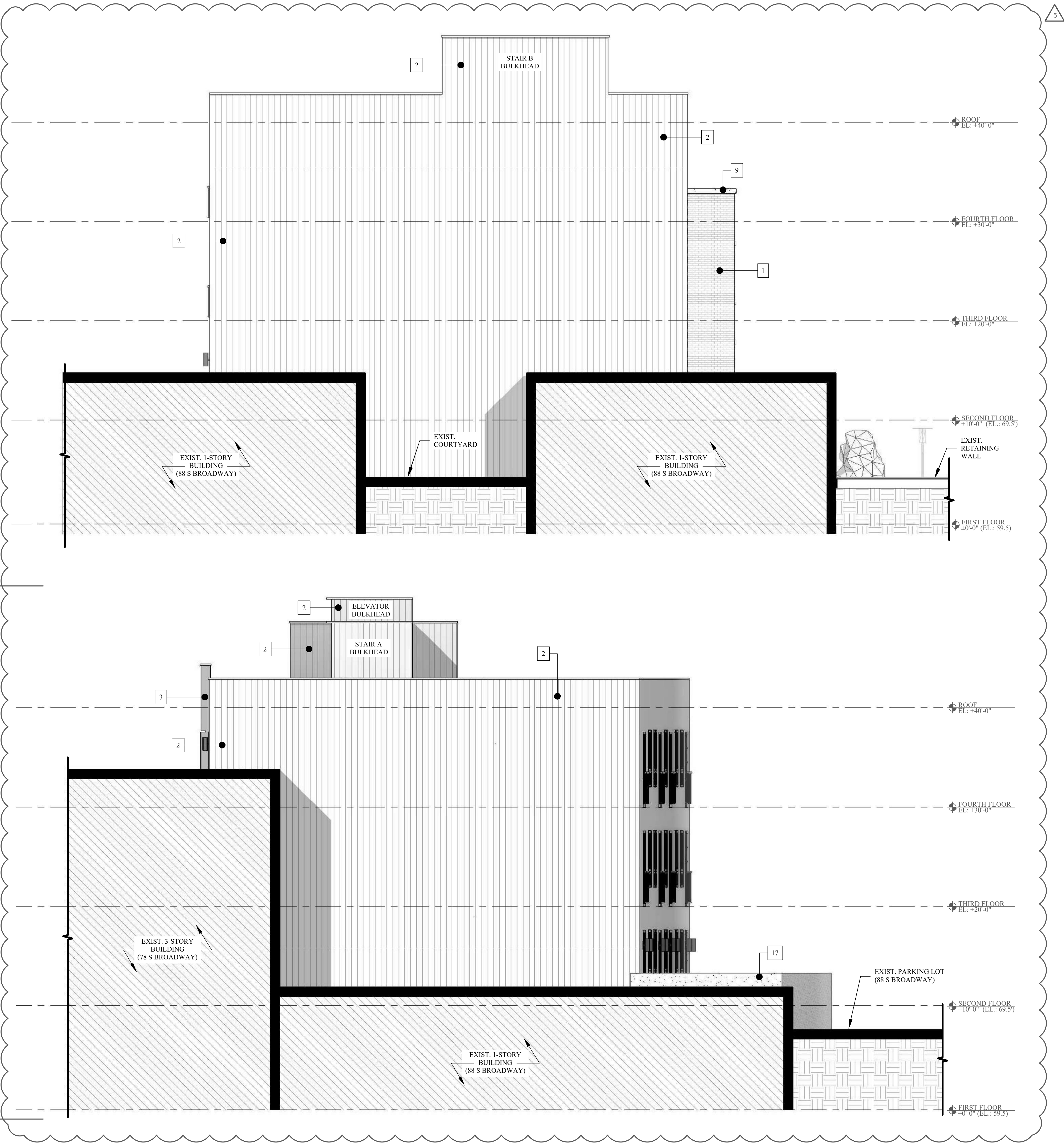


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SCALE: AS NOTED
DWG NO.:

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13 OF 15

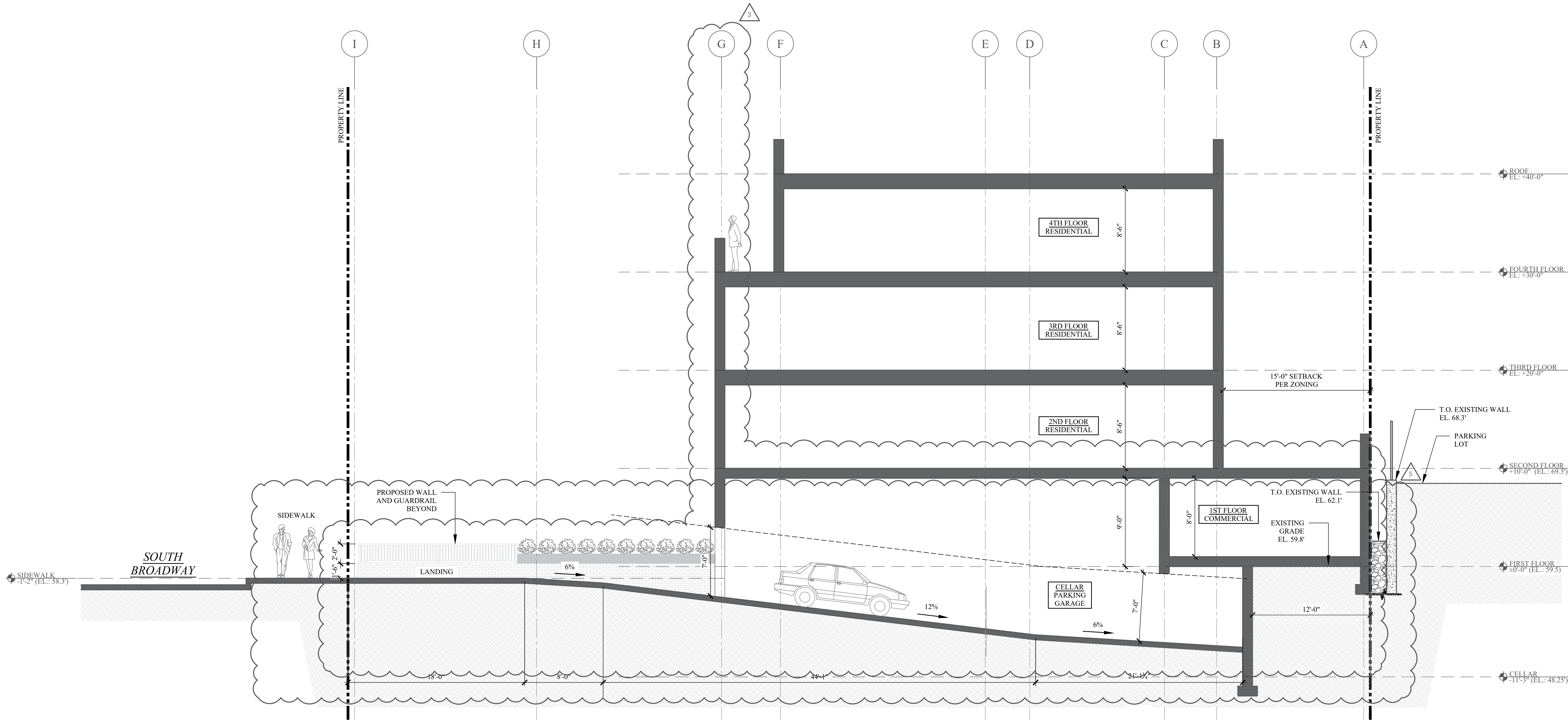


1 PROPOSED SOUTH ELEVATION
SCALE: 3/16"=1'-0"

2 PROPOSED NORTH ELEVATION
SCALE: 3/16"=1'-0"

EXTERIOR ELEVATIONS
KEYED NOTES:

- STANDARD BRICK VENEER
- VERTICAL METAL SIDING
- FIBER CEMENT PANELS
- ALUMINUM RAILING 42" TALL (BALCONETTE)
- PRECAST CONCRETE BASE
- PRECAST CONCRETE BAND
- PRECAST CONCRETE WINDOW SILL
- PRECAST CONCRETE WINDOW HEAD
- PRECAST CONCRETE COPING STONE
- ALUMINUM AWNING
- ALUMINUM STOREFRONT DOOR/WINDOW
- ALUMINUM CASEMENT WINDOW
- ALUMINUM FIXED WINDOW
- ALUMINUM BALCONY DOOR
- GARAGE OVERHEAD DOOR
- WALL SCONCE
- CONCRETE RETAINING WALL



1 BUILDING SECTION
3/16" = 1'-0"

REVISIONS:		
NO.	DATE	DESCRIPTION
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5	4/18/2025	FOR ZONING BOARD OF APPEALS

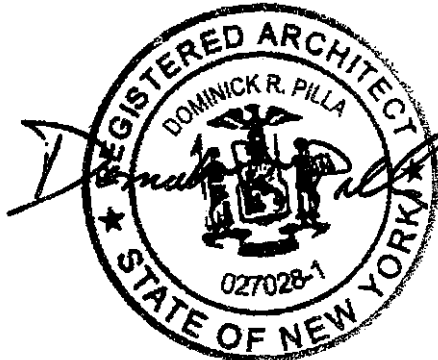
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PROJECT:
80 S BROADWAY
NYACK, NY

BUILDING SECTION

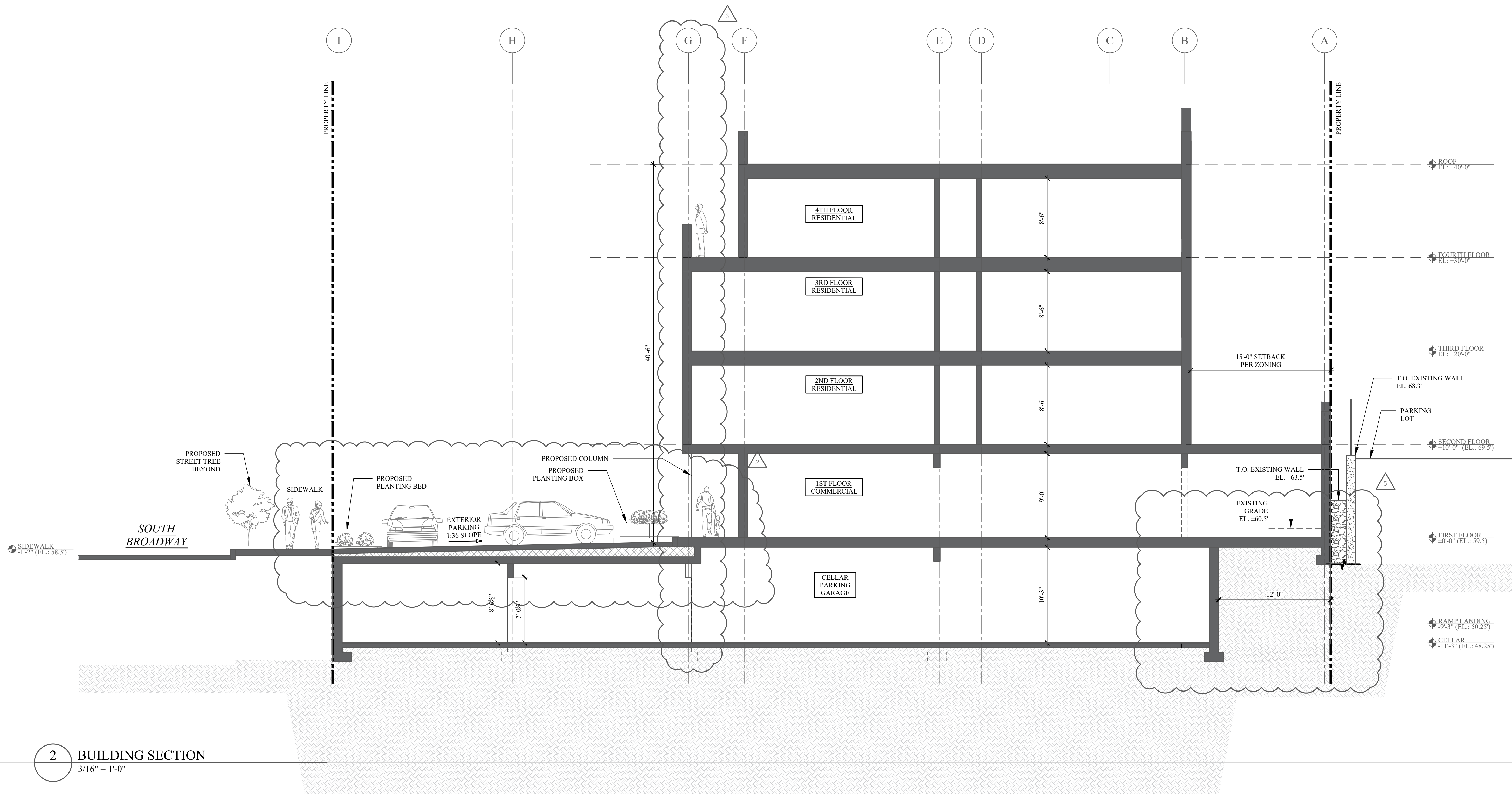
SEAL AND SIGNATURE:



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A-300.05



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PROJECT:
80 S BROADWAY
NYACK, NY

BUILDING SECTION

SEAL AND SIGNATURE:

REGISTERED ARCHITECT
DOMINICK R. PILLA
027028-1
STATE OF NEW YORK

DOMINICK R. PILLA, P.E., R.A.
NY P.E. 074215-1 NY R.A. 027028-1

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