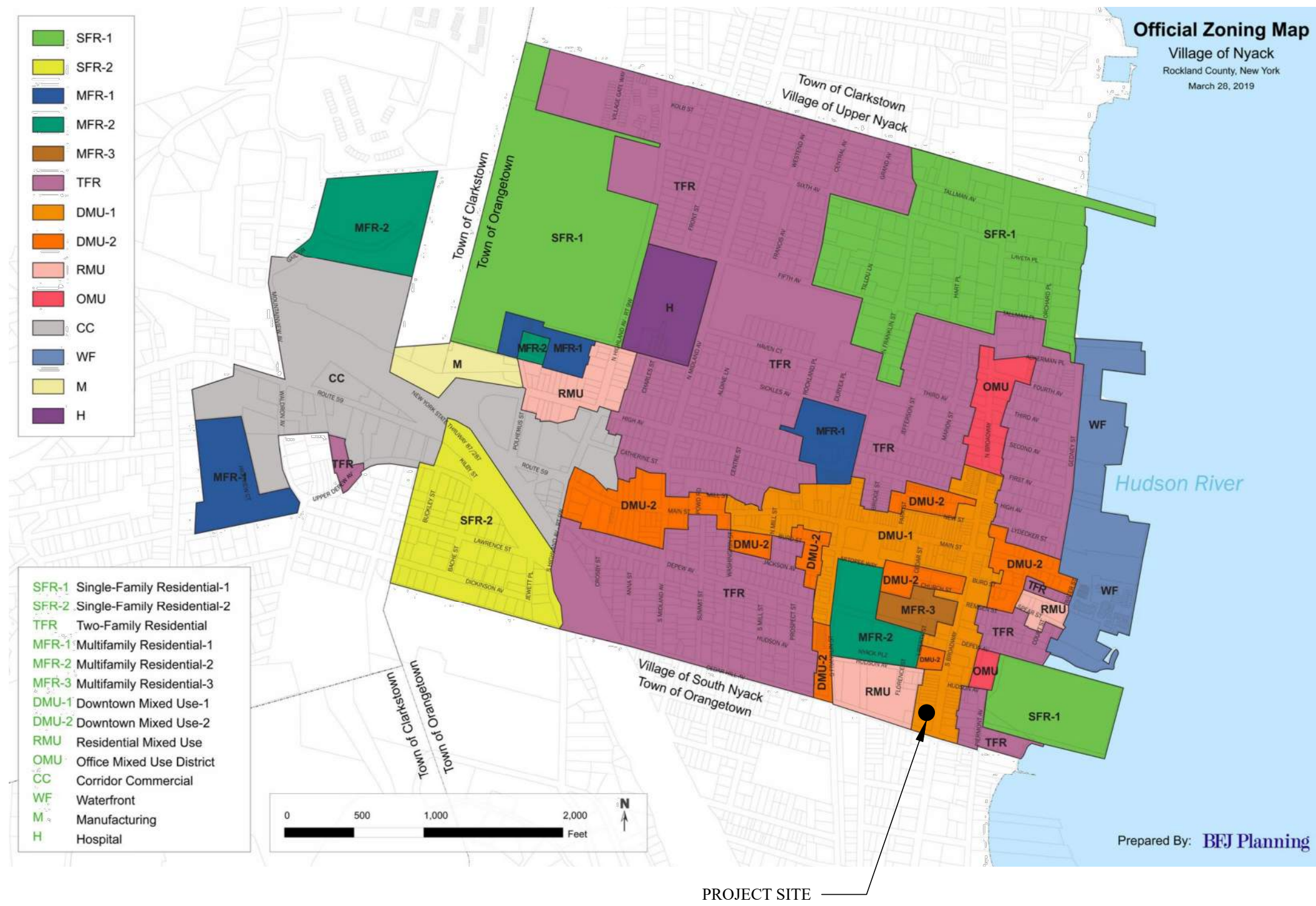


ZONING MAP



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
MINIMUM LOT WIDTH	-	113.00 FT	COMPLIES
MINIMUM STREET FRONTAGE	-	113.00 FT	COMPLIES
MINIMUM LOT DEPTH	-	103.83 FT	COMPLIES
MINIMUM FRONT SETBACK	-	6.025 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	3 STORIES	COMPLIES
BUILDING HEIGHT (FEET)	40 FT	40 FT	COMPLIES
MAXIMUM FLOOR AREA RATIO (FAR)	2.0 (24,002 SQ FT)	2.0 (23,572 SQ FT)	COMPLIES
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 4*0.85 + 12*1.25 + 2*1.70 = 22 PARKING SPACES REQ'D	22 PARKING SPACES PROVIDED	COMPLIES

BONUS INCENTIVES

FAR AND DENSITY BONUS IN EXCHANGE FOR PROVIDING SUSTAINABLE AMENITIES
<p>§ 360-4.14 D (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> <ol style="list-style-type: none"> INSTALLATION OF GREEN EXTENSIVE ECO-ROOF ON 50% OF THE TOTAL ROOF AREA
DENSITY BONUS IN EXCHANGE FOR PROVIDING AFFORDABLE AND WORKFORCE UNITS
<p>§ 120-1 C. (13) (B)</p> <p>WHEN A MULTIFAMILY DEVELOPMENT CONTAINS MORE THAN 10% 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> <ol style="list-style-type: none"> TWO (2) AFFORDABLE UNITS PROPOSED (10%)

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NO.	DATE	DESCRIPTION

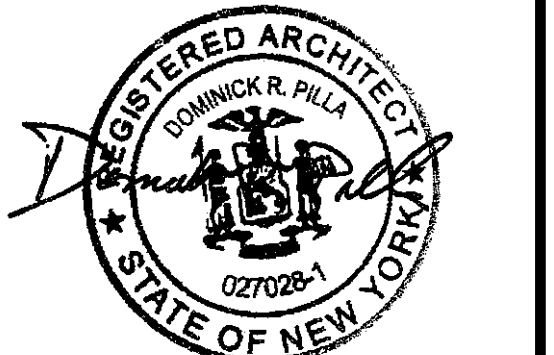
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PROJECT:
80 S BROADWAY
NYACK, NY

ZONING ANALYSIS

SEAL AND SIGNATURE:



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

ISSUE: FOR REVIEW
 DATE: 11/13/2025
 PROJECT NO.: 22-143
 DRAWN/CHK BY: CE/DT/DRP
 SCALE: AS NOTED
 DWG NO.:

Z-001.00

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
R	85 FT (SPRINKLERED)	(COMPLIES)

TABLE 504.4 ALLOWABLE NUMBER OF STORIES ABOVE GRADE PLANE

OCCUPANCY CLASSIFICATION	ALLOWABLE BUILDING HEIGHT (CONSTRUCTION TYPE IIA)	PROPOSED
R-2	5 (SPRINKLERED)	3 (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 PASSADWAYS	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	
	903.2.10 GROUP S-2	REQUIRED WHERE THE ENCLOSED PARKING GARAGE IS LOCATED BENEATH OTHER GROUPS.	
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

OCCUPIABLE 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.

DRPILLA
CONSULTING ENGINEERS
 - DOMINICK R. PILLA ASSOCIATES -

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

NO.	DATE	DESCRIPTION

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PROJECT:
80 S BROADWAY
 NYACK, NY

BUILDING CODE ANALYSIS

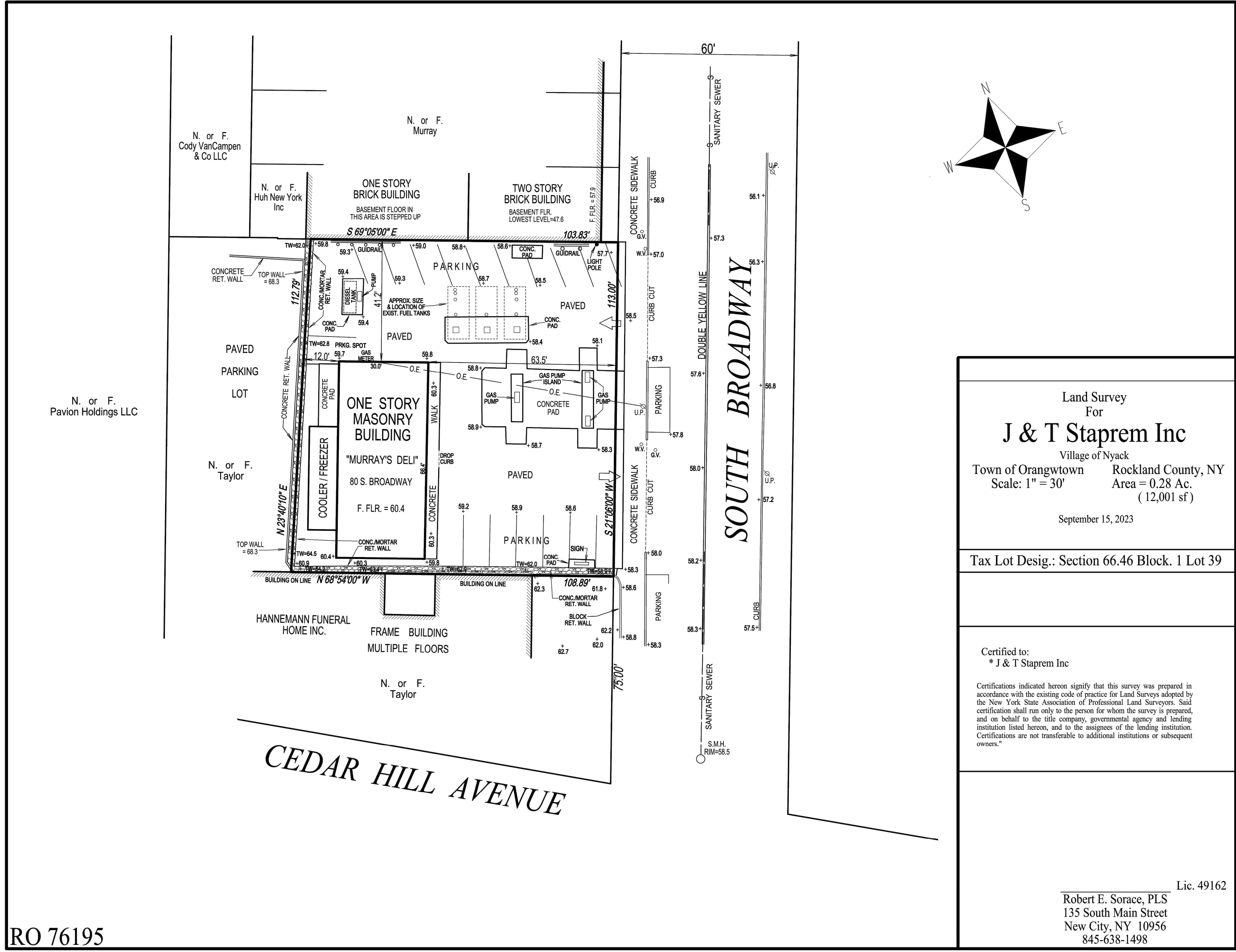
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G-001.00



Land Survey
 For
J & T Staprem Inc
 Village of Nyack
 Town of Orangetown Rockland County, NY
 Scale: 1" = 30' Area = 0.28 Ac.
 (12,001 sf)
 September 15, 2023

Tax Lot Desig.: Section 66.46 Block. 1 Lot 39

Certified to:
 * J & T Staprem Inc

Certifications indicated hereon signify that this survey was prepared in accordance with the existing code of practice for Land Surveys adopted by the New York State Association of Professional Land Surveyors. Said certification shall run only to the person for whom the survey is prepared, and on behalf of the title company, governmental agency and lending institution listed hereon, and to the assignees of the lending institution. Certifications are not transferable to additional institutions or subsequent owners.

Lic. 49162
 Robert E. Sorace, PLS
 135 South Main Street
 New City, NY 10956
 845-638-1498

RO 76195

NO.	DATE	DESCRIPTION

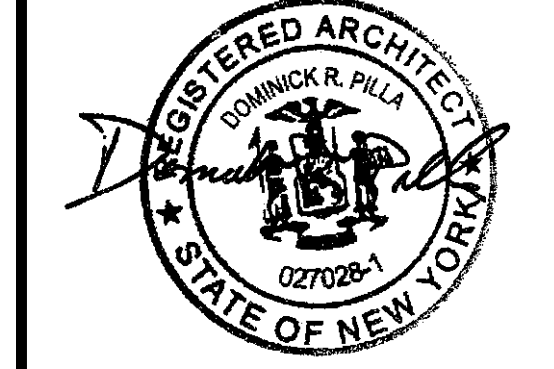
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PROJECT:
80 S BROADWAY
 NYACK, NY

TOPOGRAPHIC SURVEY

SEAL AND SIGNATURE:



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

ISSUE: FOR REVIEW
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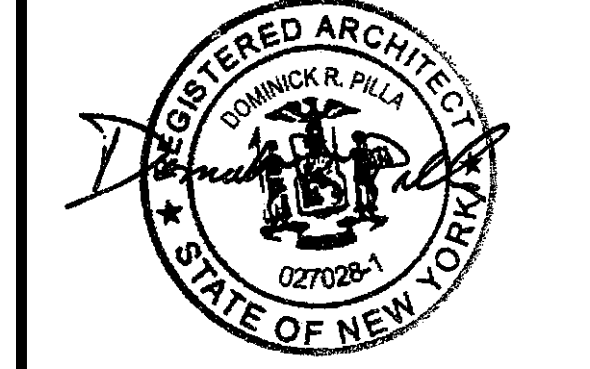
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CELLAR PLAN

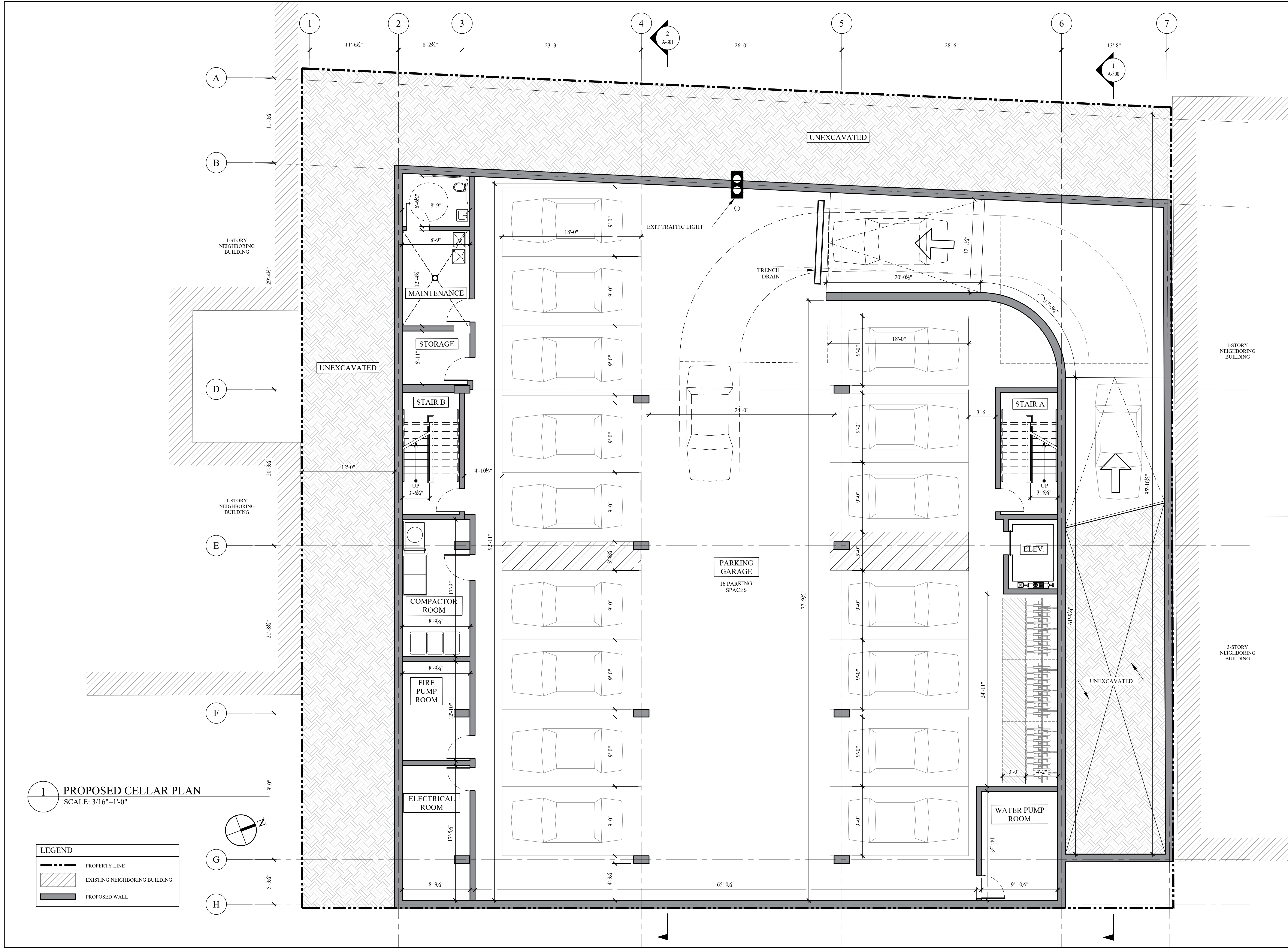
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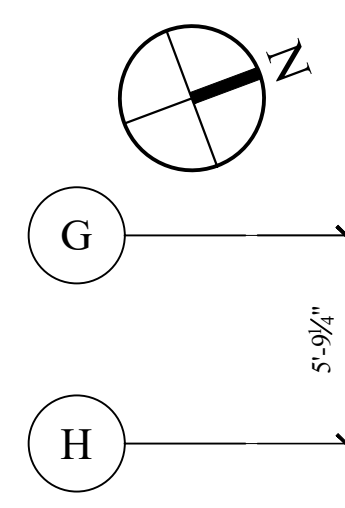
A-100.00



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

LEGEND

	PROPERTY LINE
	EXISTING NEIGHBORING BUILDING
	PROPOSED WALL



NO.	DATE	DESCRIPTION

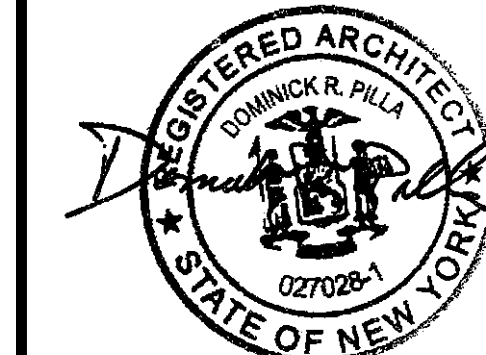
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PROJECT:
80 S BROADWAY
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FIRST FLOOR PLAN

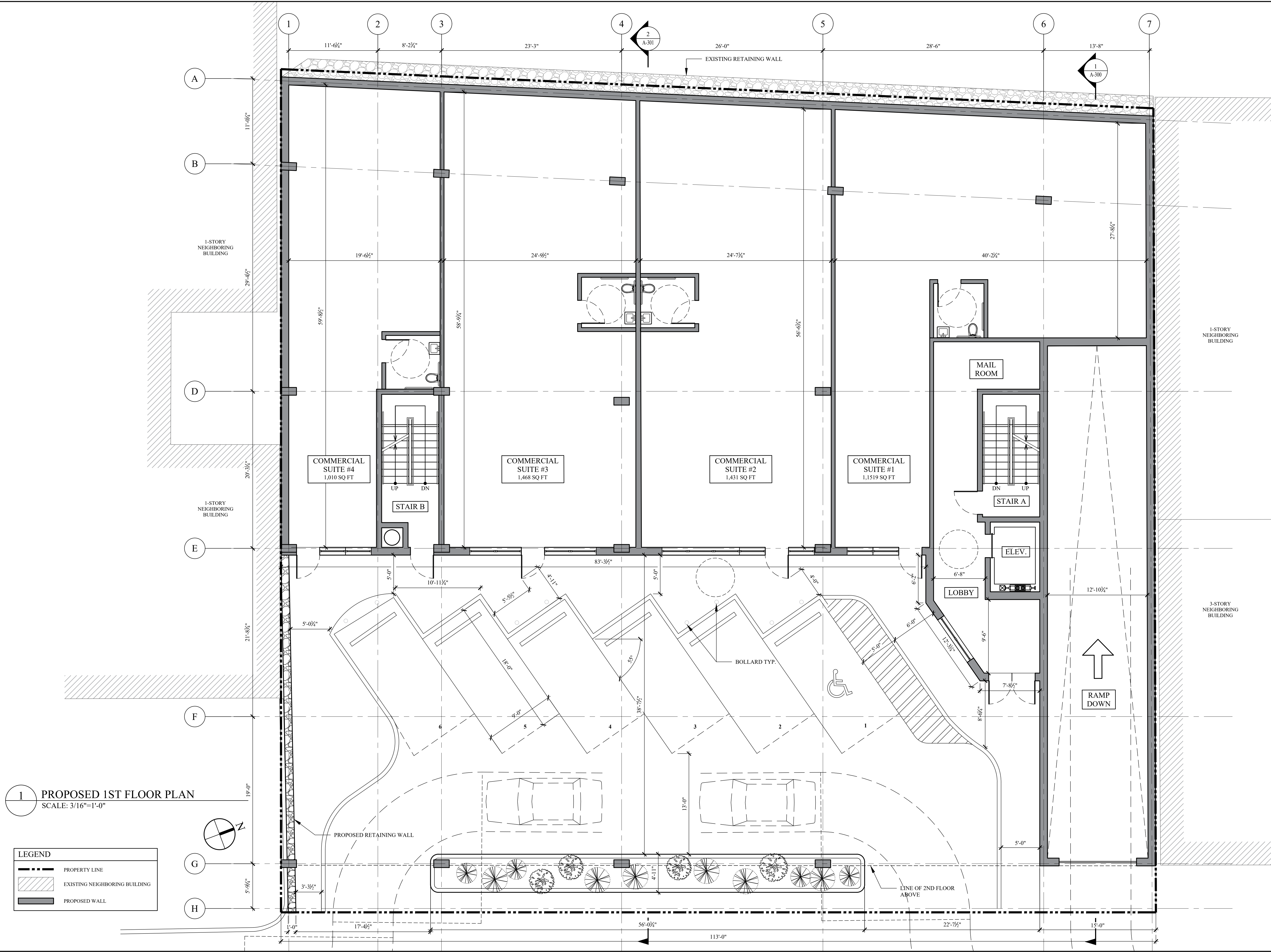
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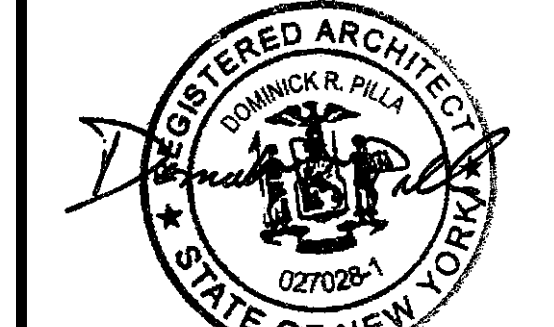
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80 S BROADWAY
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SECOND FLOOR PLAN

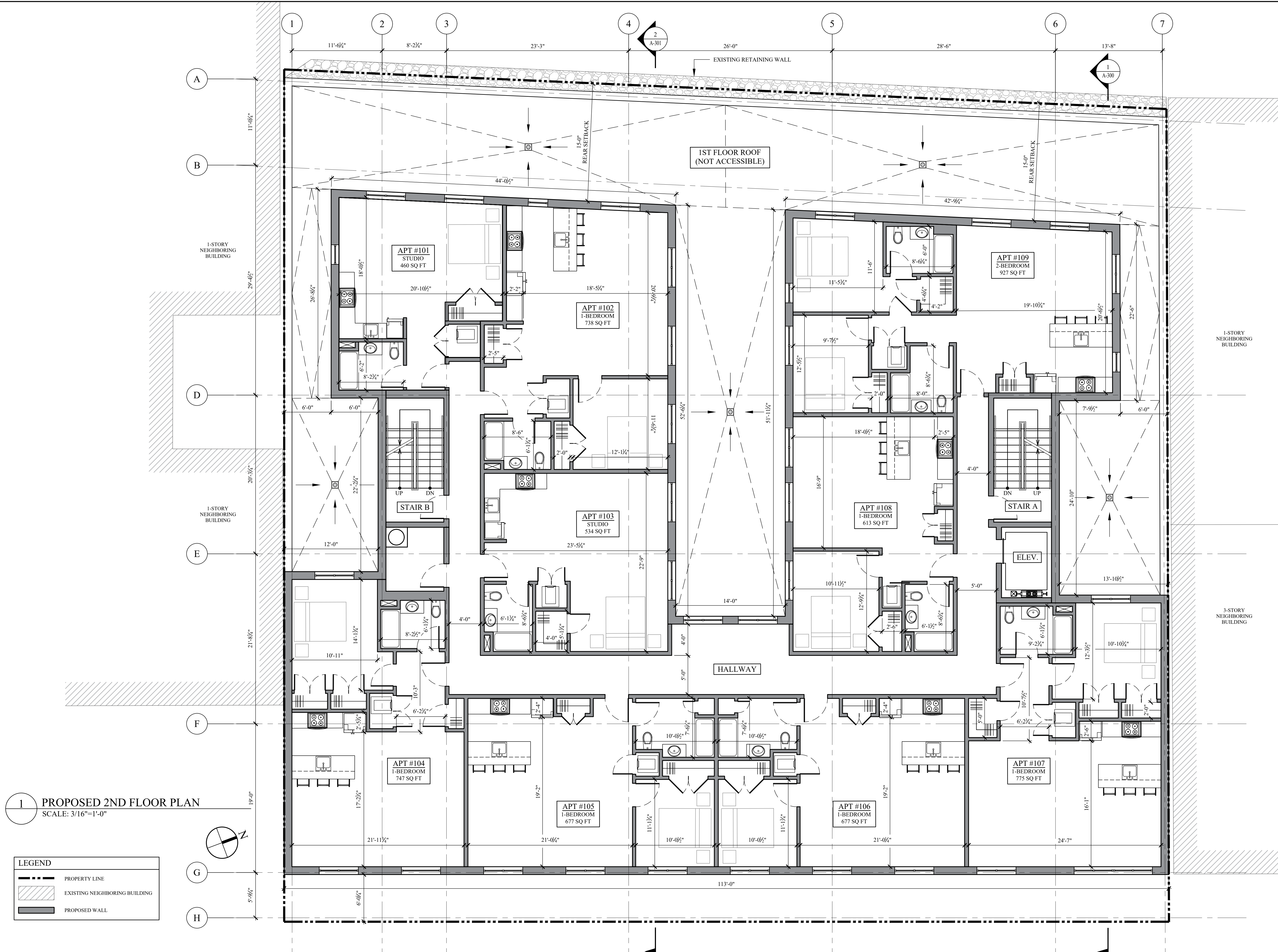
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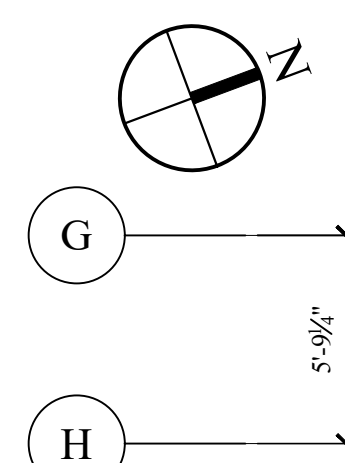
A-102.00



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

LEGEND

	PROPERTY LINE
	EXISTING NEIGHBORING BUILDING
	PROPOSED WALL



NO.	DATE	DESCRIPTION

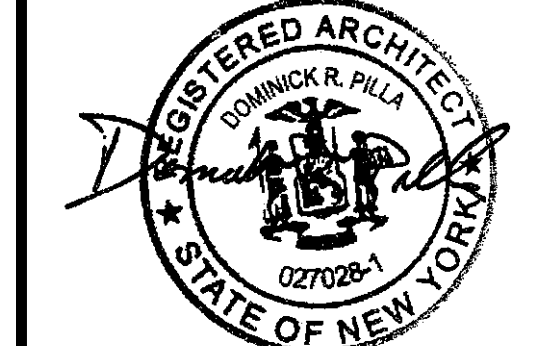
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PROJECT:
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THIRD FLOOR PLAN

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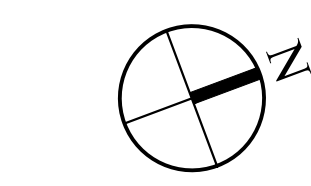
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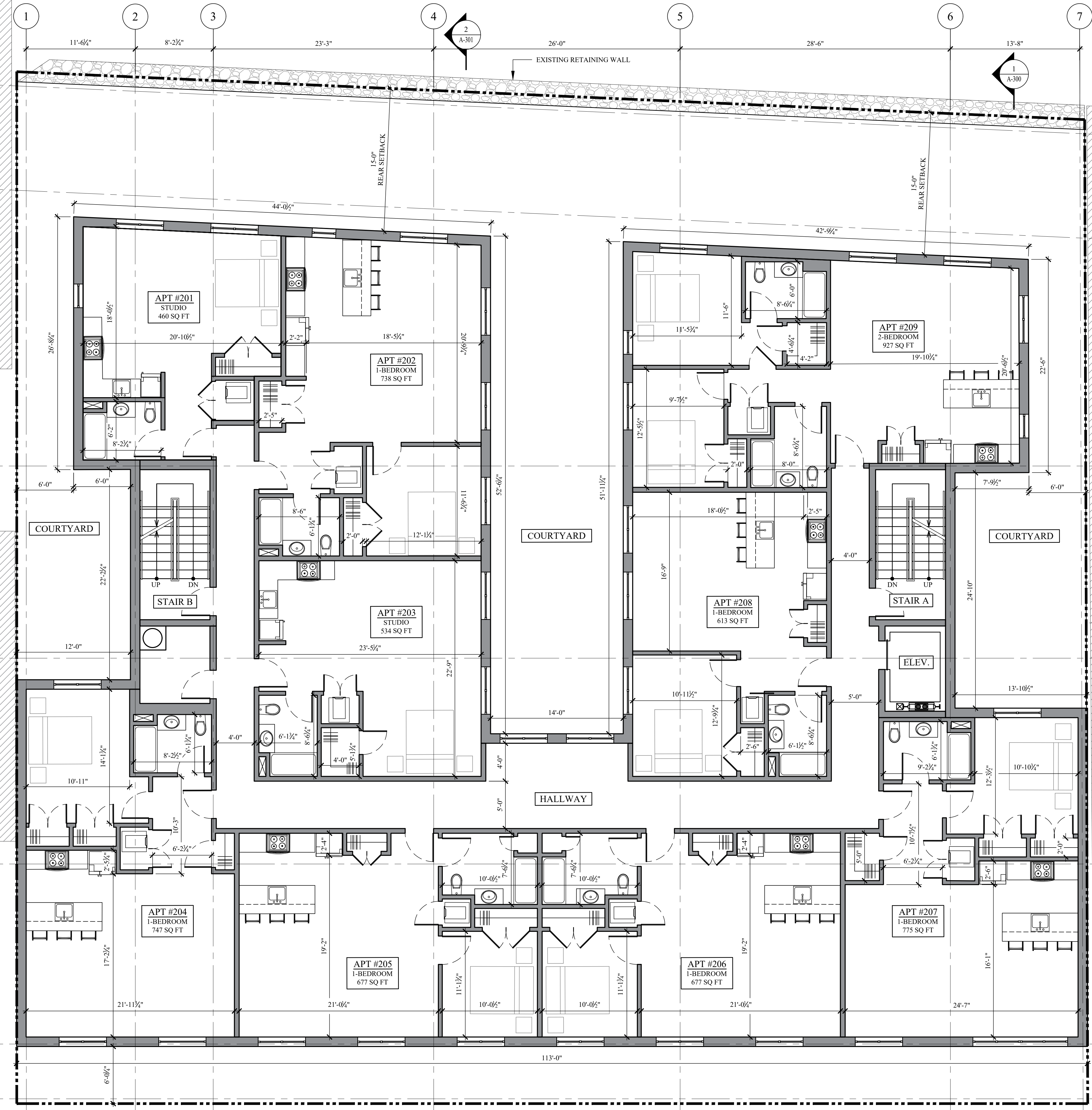
1 PROPOSED 3RD FLOOR PLAN
 SCALE: 3/16"=1'-0"

LEGEND

	PROPERTY LINE
	EXISTING NEIGHBORING BUILDING
	PROPOSED WALL



A
B
D
E
F
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NO.	DATE	DESCRIPTION

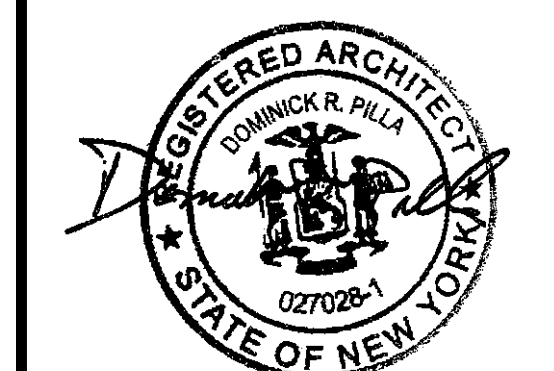
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PROJECT:
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ROOF PLAN

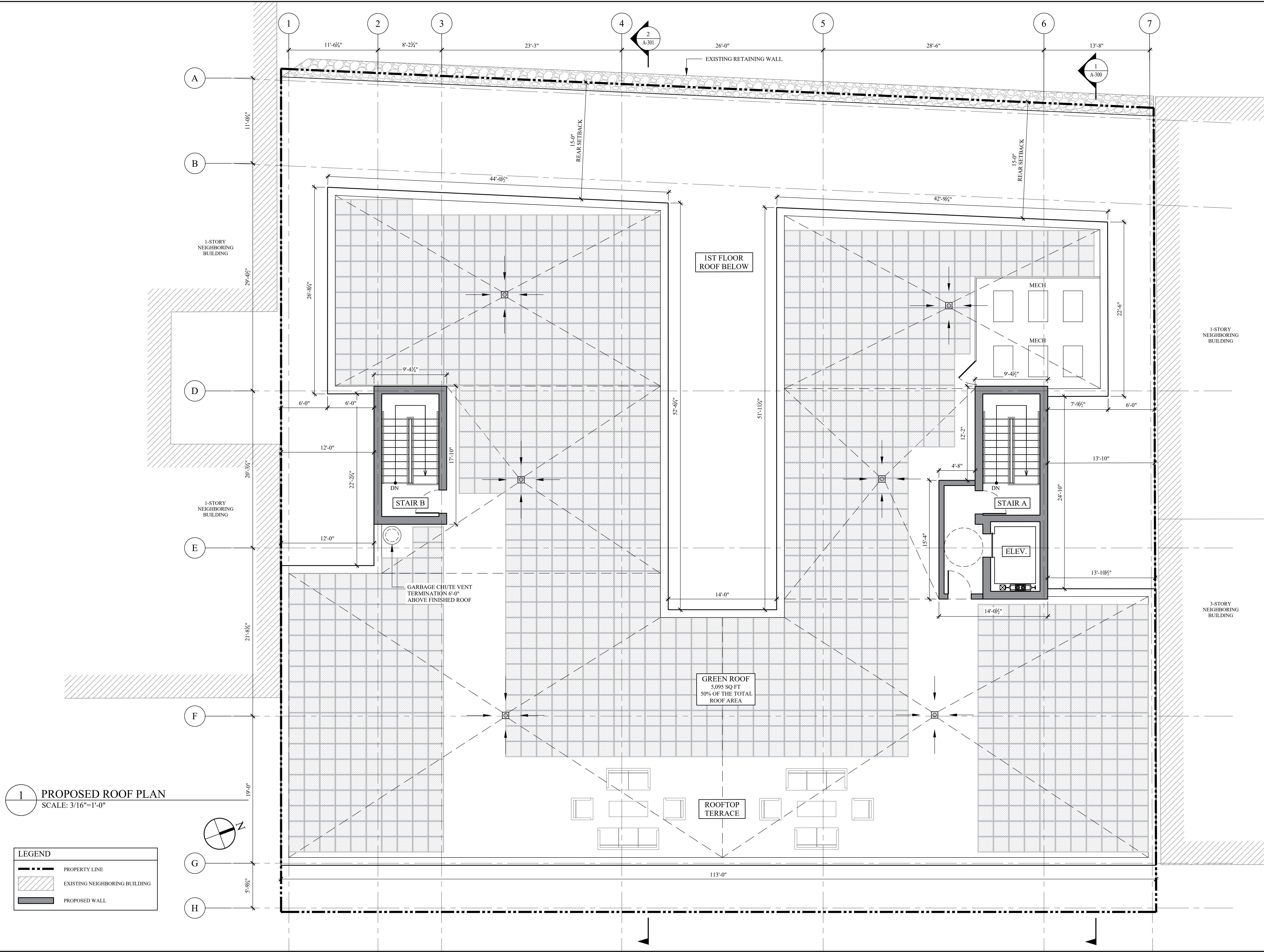
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1 PROPOSED ROOF PLAN
SCALE: 3/16"=1'-0"

LEGEND	
	PROPERTY LINE
	EXISTING NEIGHBORING BUILDING
	PROPOSED WALL



1 PROPOSED EAST (FRONT) ELEVATION
 SCALE: 3/16"=1'-0"



2 PROPOSED WEST (REAR) ELEVATION
 SCALE: 3/16"=1'-0"

- EXTERIOR ELEVATIONS KEYED NOTES:**
- STANDARD BRICK VENEER
 - HORIZONTAL SIDING
 - FIBER CEMENT PANELS
 - ALUMINUM RAILING 42" TALL (BALCONETTE)
 - PRECAST CONCRETE BASE
 - PRECAST CONCRETE BAND
 - WINDOW SILL
 - PRECAST CONCRETE WINDOW HEAD
 - PRECAST CONCRETE COPING STONE
 - METAL FLASHING COPING
 - PRECAST CONCRETE CLADDING
 - ALUMINUM STOREFRONT DOOR/WINDOW
 - ALUMINUM CASEMENT WINDOW
 - ALUMINUM FIXED WINDOW
 - GARAGE DOOR
 - WALL LIGHT FIXTURE
 - CONCRETE RETAINING WALL
 - STOREFRONT SIGNAGE

REVISIONS:

NO.	DATE	DESCRIPTION

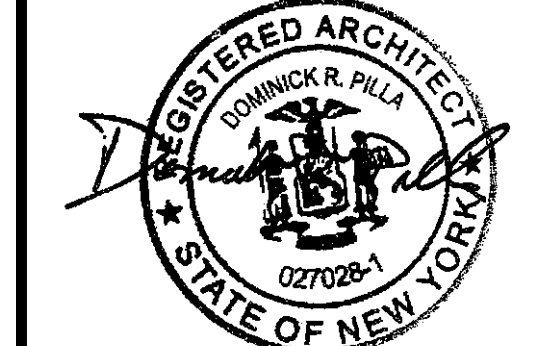
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EAST & WEST ELEVATIONS

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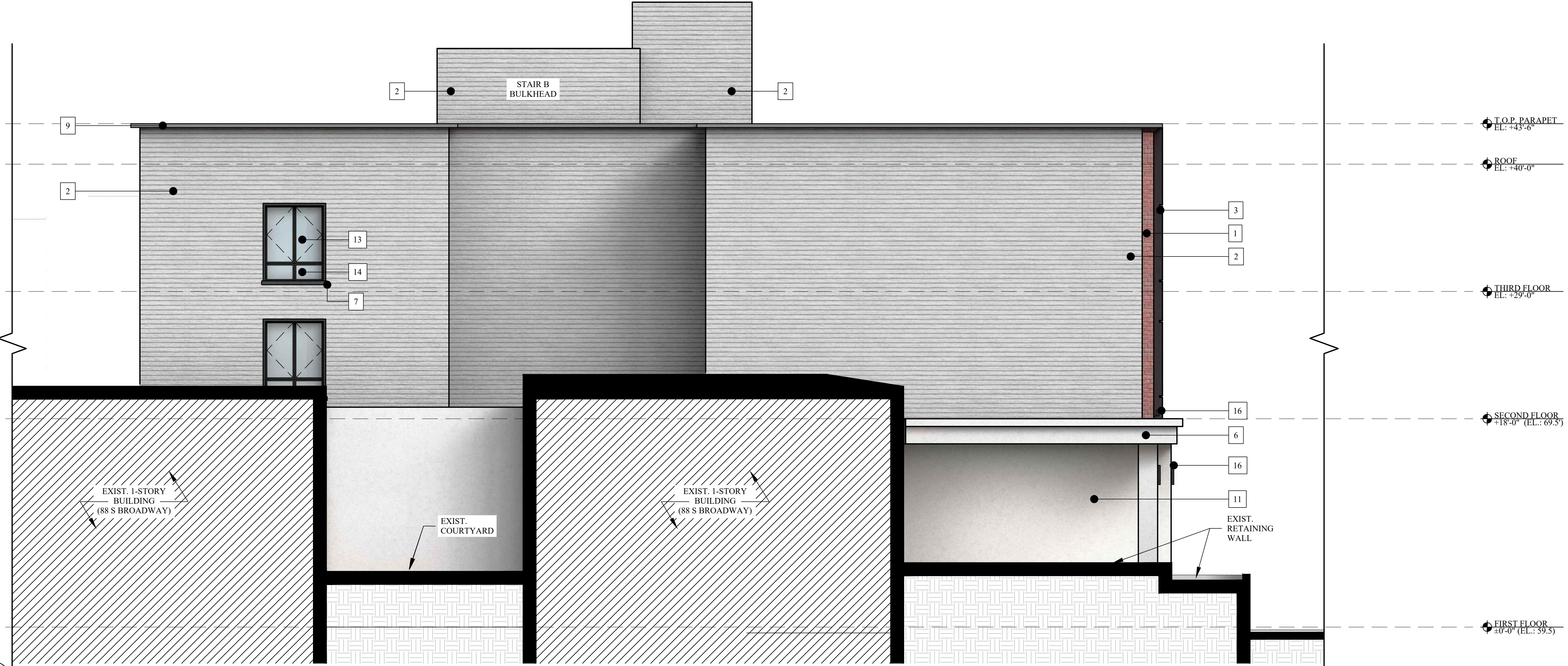
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1 PROPOSED NORTH ELEVATION
 SCALE: 3/16"=1'-0"



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

- EXTERIOR ELEVATIONS KEYED NOTES:**
1. STANDARD BRICK VENEER
 2. HORIZONTAL SIDING
 3. FIBER CEMENT PANELS
 4. ALUMINUM RAILING 42" TALL (BALCONETTE)
 5. PRECAST CONCRETE BASE
 6. PRECAST CONCRETE BAND
 7. WINDOW SILL
 8. PRECAST CONCRETE WINDOW HEAD
 9. PRECAST CONCRETE COPING STONE
 10. METAL FLASHING COPING
 11. PRECAST CONCRETE CLADDING
 12. ALUMINUM STOREFRONT DOOR/WINDOW
 13. ALUMINUM CASEMENT WINDOW
 14. ALUMINUM FIXED WINDOW
 15. GARAGE DOOR
 16. WALL LIGHT FIXTURE
 17. CONCRETE RETAINING WALL
 18. STOREFRONT SIGNAGE

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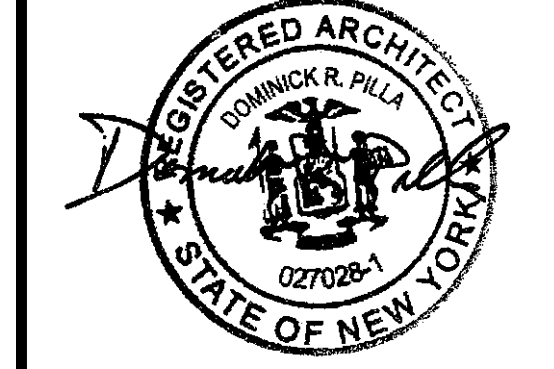
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NORTH & SOUTH ELEVATIONS

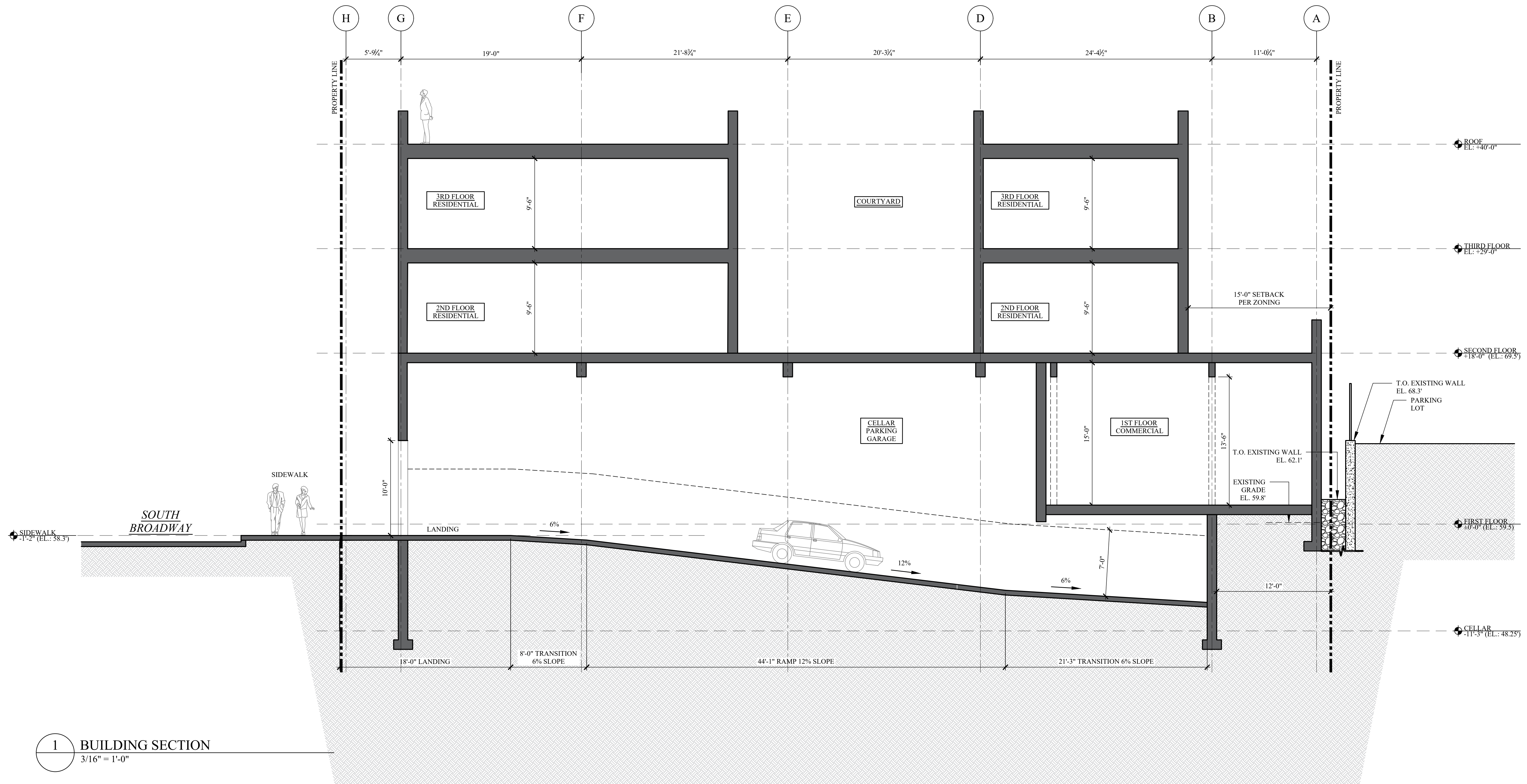
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1 BUILDING SECTION
 3/16" = 1'-0"

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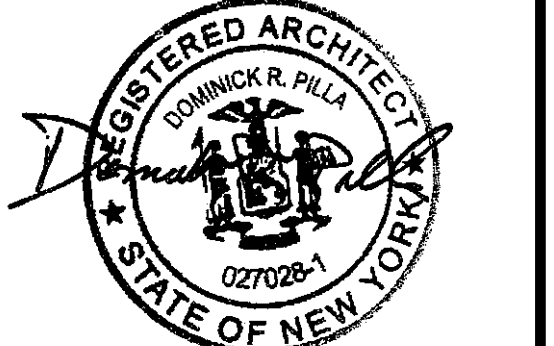
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PROJECT:
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BUILDING SECTION

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FASCIA WALL SIGNAGE NOTES:

1. THE SIGN AREA FOR ALL SIGNS ON THE PROPERTY, IN SQUARE FEET, SHALL NOT BE GREATER THAN TWO TIMES 2/3 THE WIDTH, IN FEET, OF THE STOREFRONT OF THE FRONT FACADE OF THE COMMERCIAL ESTABLISHMENT TO WHICH THE SIGN REFERS.
2. THE SIGN SHALL HAVE A THREE-DIMENSIONAL CONSTRUCTION. THE SIGN PANEL SHALL PROJECT 1-1/2 INCH BEYOND THE REST OF THE WALL. SEE DETAIL 3B/A-400 FOR MORE INFORMATION.
3. THE SIGN SHALL RESPECT THE ARCHITECTURE AND SCALE OF THE BUILDING.
4. THE SIGN SHALL SUPPORT THE CONCEPT, DESIGN AND LOCATION OF THE STORE.
5. FASCIA/WALL SIGNS TO BE APPLIED TO BUILDING AS A METAL PANEL (OR A HIGH QUALITY EQUIVALENT), WITH PAINTED, CARVED, OR APPLIED LETTERS. INDIVIDUAL CUT METAL LETTERS CAN BE APPLIED DIRECTLY TO THE PANEL.
6. SIGN COPY SHALL BE LIMITED TO THE NAME OF THE BUSINESS, PRODUCT SOLD OR SERVICE PROVIDED BY AND LOGO OF THE PRINCIPAL USE OF THE PREMISES. TELEPHONE NUMBERS OR WEBSITE ADDRESSES SHALL ONLY BE ALLOWED ON PERMANENT INTERIOR SIGNS ON GROUND FLOOR LEVEL WINDOWS AND DOORS.

STOREFRONT WINDOW SIGNAGE NOTES:

- IF THE TENANT WISHES TO PROVIDE ADDITIONAL TENANT IDENTITY, IT IS TO BE LOCATED AT THE PEDESTRIAN LEVEL ON THE INSIDE FACE OF THE STOREFRONT GLASS.
1. STOREFRONT WINDOW SIGNS MAY INCLUDE THE TENANT'S LOGO, NAME, TELEPHONE NUMBER AND WEBSITE ADDRESS. THE MAXIMUM HEIGHT OF LETTERS FOR TELEPHONE NUMBERS AND WEBSITE ADDRESSES SHALL BE FIVE INCHES ON GROUND FLOOR STORE WINDOWS AND DOORS.
 2. GLAZING SIGNS ARE TO BE TRANSLUCENT (SIMILAR TO FROSTED GLASS), REVERSE-READING AND APPLIED DIRECTLY TO THE INTERIOR OF THE GLASS SURFACE.
 3. TENANT GRAPHICS ON STOREFRONT GLASS SHALL BE COMPUTER CUT FLAT VINYL GRAPHICS (TEXT/LETTER/LOGOS).
 4. IN NO INSTANCE MAY A PERMANENT INTERIOR SIGN COVER MORE THAN 15% OF THE AGGREGATE STOREFRONT WINDOW AREA OR 36 SQUARE FEET.

SIGNAGE LIGHTING NOTES:

1. EXTERNAL LIGHTING WOULD CONSIST OF CONCEALED CEILING LIGHTS MOUNTED ABOVE STOREFRONTS.
2. INTERNAL ILLUMINATION, INCLUDING BUT NOT LIMITED TO CHANNEL LETTERS OR EXPOSED NEON LIGHT IS PROHIBITED.
3. INDIRECT ILLUMINATION BY TENANT INCLUDING "HALO" LIGHTING AROUND CHARACTERS OR SHAPES, BACK LIGHTING, CONCEALED UP LIGHTING, AND ACCENT LIGHTING COURSES IS PERMITTED.
4. NO FLASHING, OSCILLATING, ANIMATED LIGHTS OR OTHER MOVING SIGN COMPONENTS.

TEMPORARY SIGNAGE NOTES:

1. TEMPORARY SIGNAGE SHALL COMPLY WITH VILLAGE CODE § 360-4.11E(10).

KEY NOTES

RESIDENTIAL:

1A ADDRESS NUMERALS

1B PARKING ENTRANCE SIGN

COMMERCIAL:

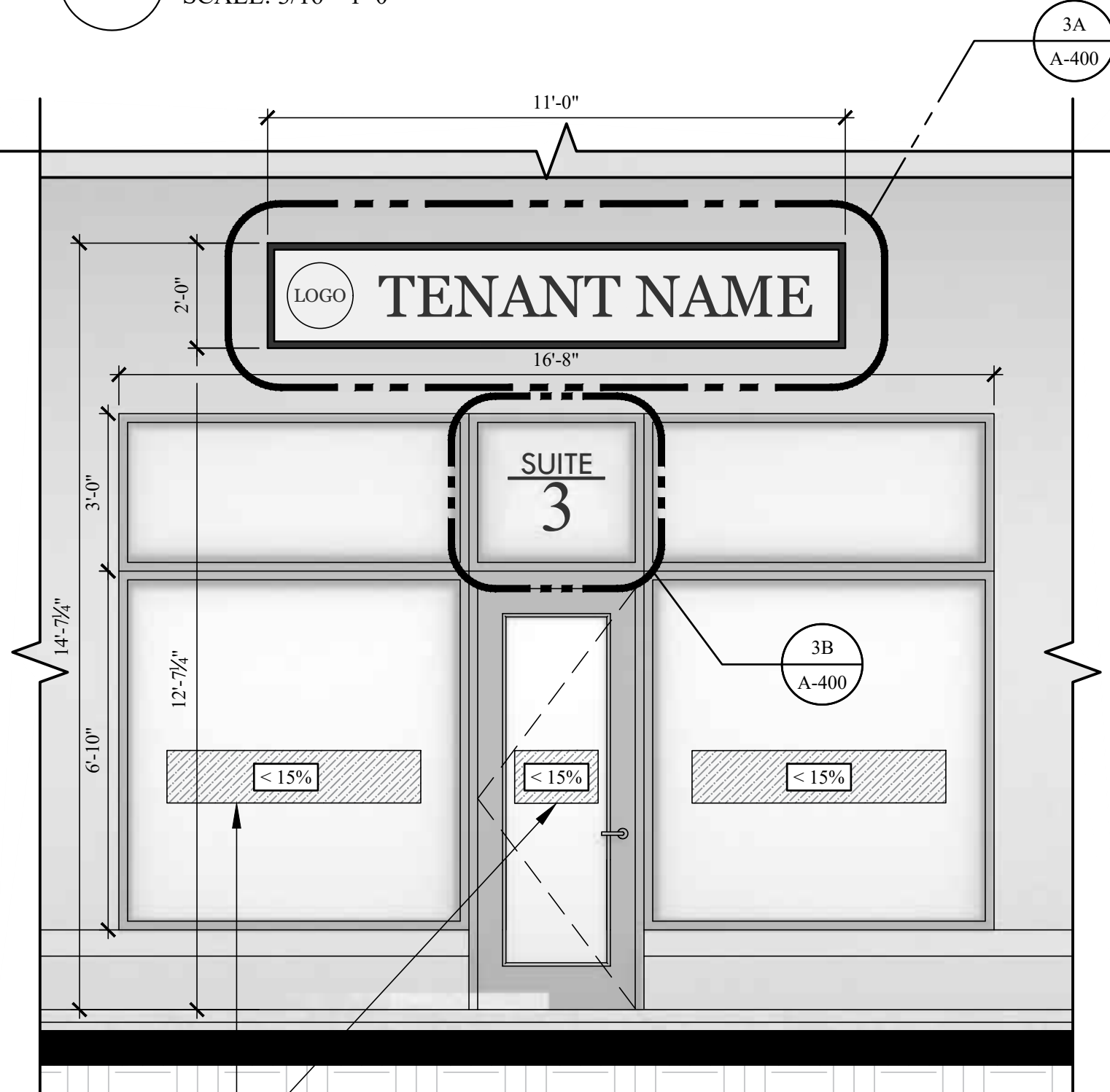
2A ADDRESS NUMERALS

2B WALL SIGNS

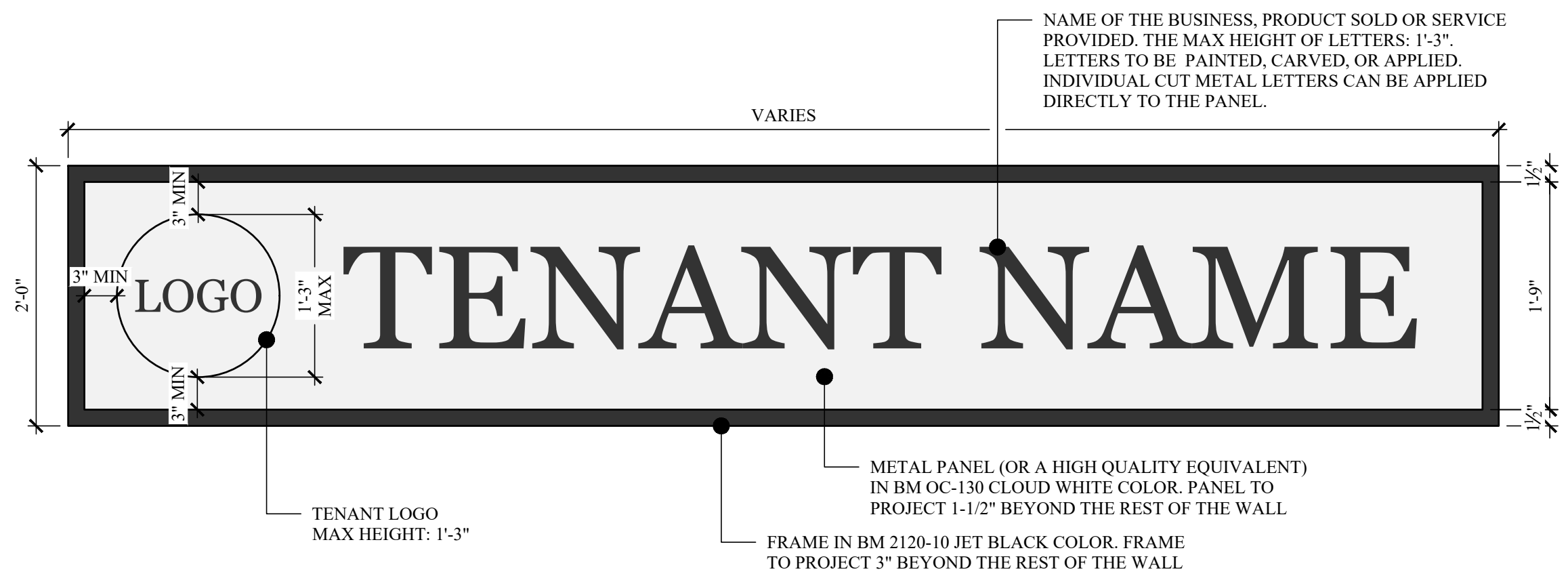
2C WINDOW SIGNAGE



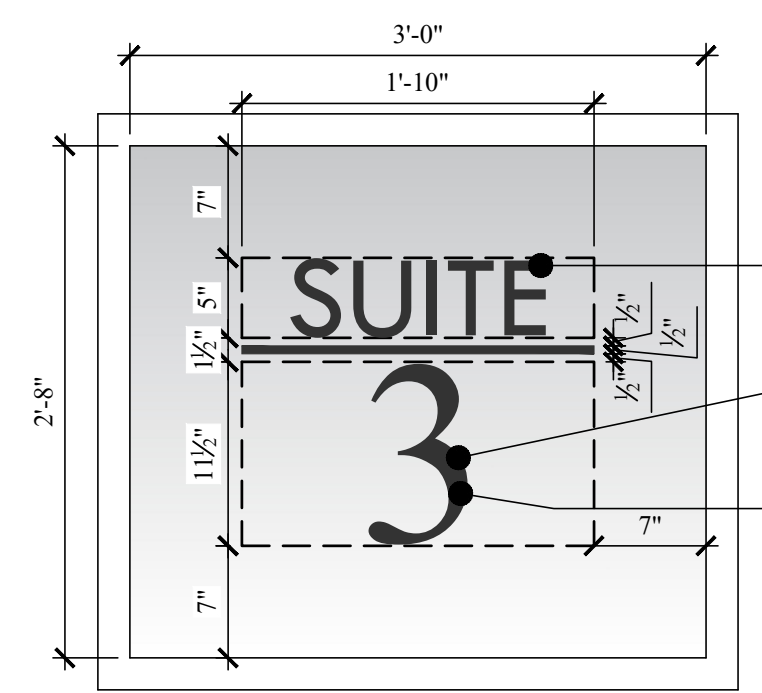
1 PROPOSED EAST (FRONT) ELEVATION
SCALE: 3/16"=1'-0"



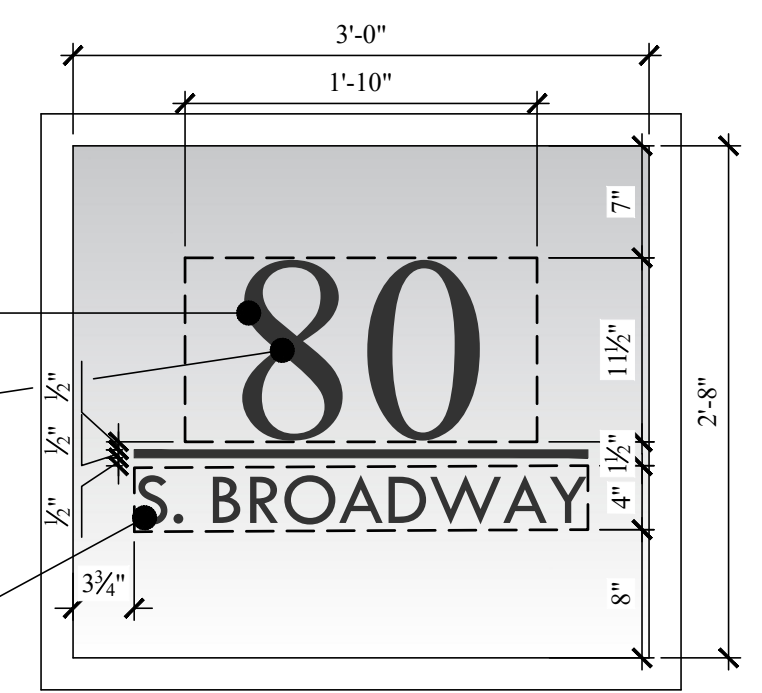
2 PROPOSED TENANT SIGNAGE
SCALE: 3/8"=1'-0"



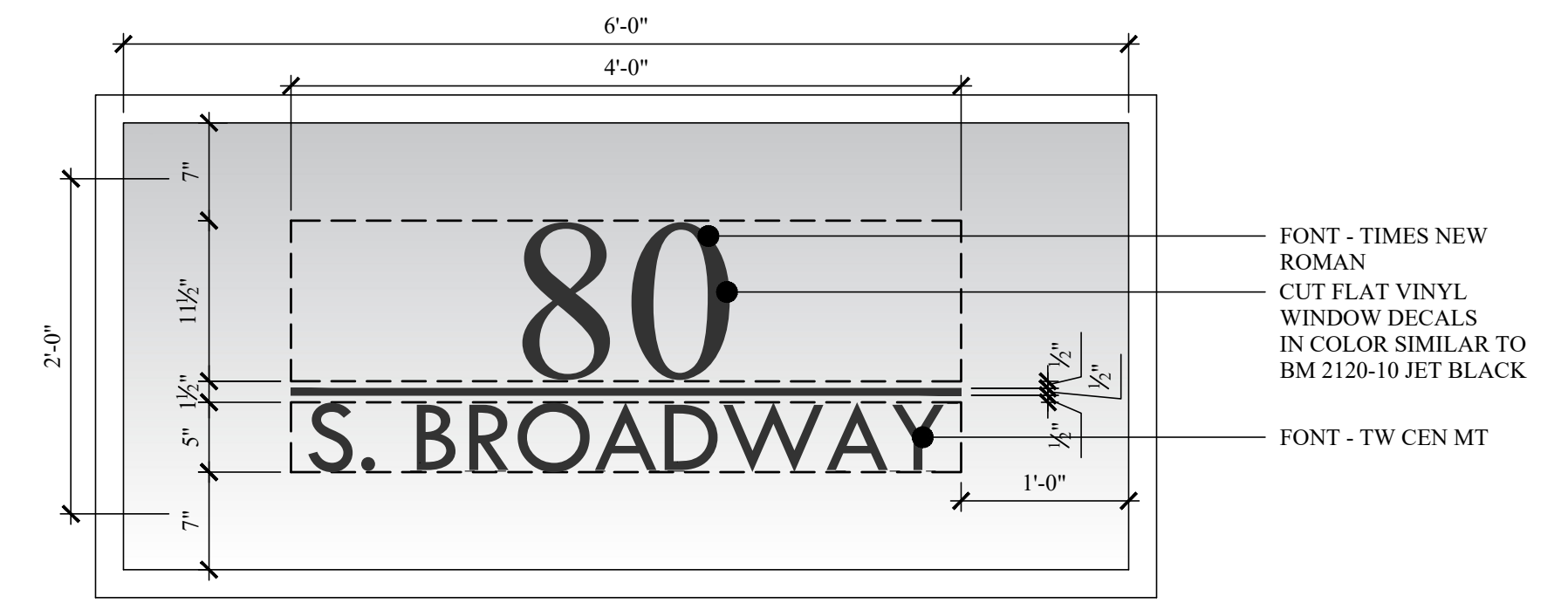
3A PROPOSED TENANT WALL SIGNAGE
SCALE: 1"=1'-0"



3B PROPOSED ADDRESS SIGNAGE
COMMERCIAL ENTRANCE
SCALE: 1"=1'-0"



3C PROPOSED ADDRESS SIGNAGE
SECONDARY RESIDENTIAL ENTRANCE
SCALE: 1"=1'-0"



4 PROPOSED ADDRESS SIGNAGE
RESIDENTIAL ENTRANCE
SCALE: 1"=1'-0"



5 PROPOSED GARAGE SIGNAGE
SCALE: 1"=1'-0"

- STOREFRONT SIGNAGE REQUIREMENTS:**
1. STOREFRONT WINDOW SIGNS MAY INCLUDE THE TENANT'S LOGO, NAME, TELEPHONE NUMBER AND WEBSITE ADDRESS. THE MAXIMUM HEIGHT OF LETTERS FOR TELEPHONE NUMBERS AND WEBSITE ADDRESSES SHALL BE FIVE INCHES ON GROUND FLOOR STORE WINDOWS AND DOORS.
 2. GLAZING SIGNS ARE TO BE TRANSLUCENT (SIMILAR TO FROSTED GLASS), REVERSE-READING AND APPLIED DIRECTLY TO THE INTERIOR OF THE GLASS SURFACE.
 3. TENANT GRAPHICS ON STOREFRONT GLASS SHALL BE COMPUTER CUT FLAT VINYL GRAPHICS (TEXT/LETTER/LOGOS).
 4. IN NO INSTANCE MAY A PERMANENT INTERIOR SIGN COVER MORE THAN 15% OF THE AGGREGATE STOREFRONT WINDOW AREA OR 36 SQUARE FEET.

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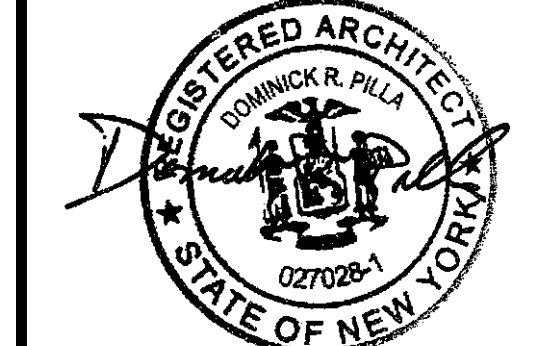
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PROJECT:
80 S BROADWAY
NYACK, NY

PROPOSED SIGNAGE

SEAL AND SIGNATURE:



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NY P.E. 074213-1 - NY R.A. 027028-1

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