

PROJECT NAME: 80 SOUTH BROADWAY

PROJECT ARCHITECT: DOMINICK R. PILLA ASSOCIATES PC

PROJECT ADDRESS: 80 SOUTH BROADWAY, NYACK, NY 10960

ISSUED: FOR REVIEW

DATE: 11/13/2025

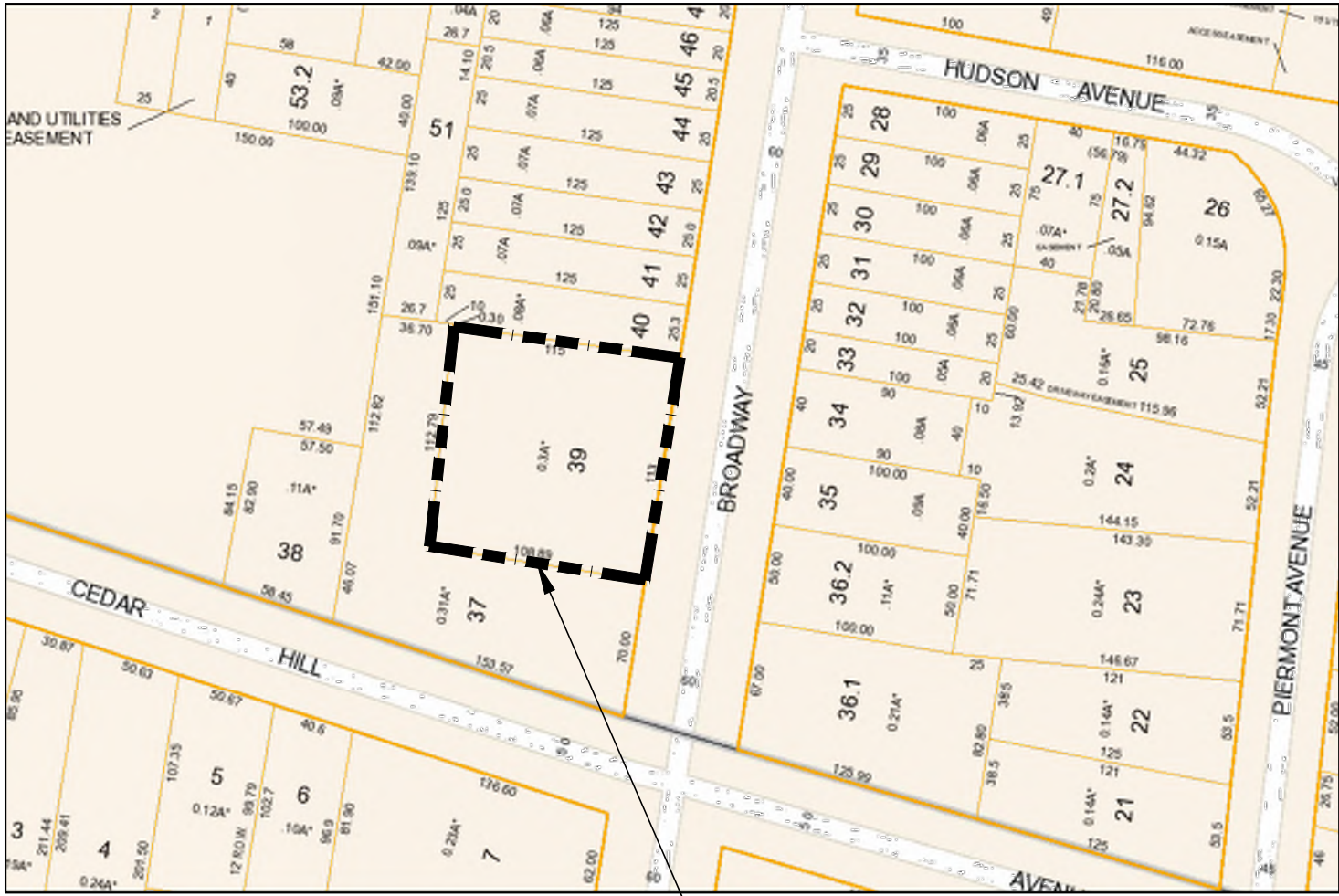
ARCHITECTURAL PLANS

INDEX OF ABBREVIATIONS

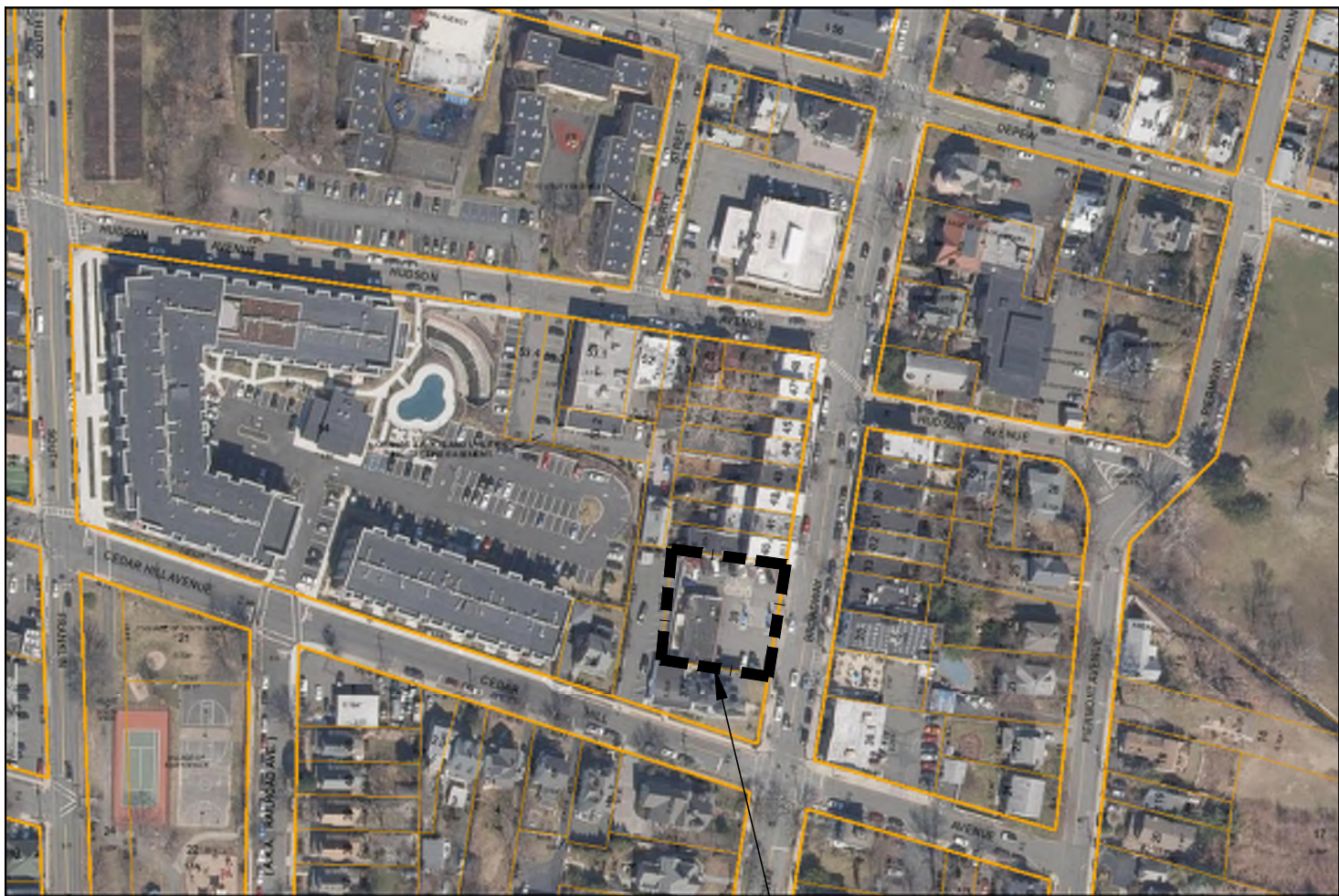
ABV	ABOVE	GD	GARAGE DRAIN	PVC	POLY VINYL CHLORIDE
ACOUS	ACOUSTICAL	GDIS	GARBAGE DISPOSAL	QTY	QUANTITY
ACT	ACOUSTICAL CEILING TILE	GFRC	GLASS FIBER REINFORCED CONC.	R	RISER
AD	AREA DRAIN	GL	GLASS / GLAZING / GLAZE	R	RADIUS
ADA	AMERICANS WITH DISABILITIES	GR	GRADE	RB	RESILIENT BASE
ADJ	ADJ. (ACCESSIBILITY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

INDEX OF SYMBOLS

	INTERIOR ELEVATION MARK		GRID LINE		WINDOW TAG
	DETAIL MARK		NAME ELEVATION		DOOR TAG
	ELEVATION MARK		ROOM TAG		SMOKE DETECTOR
	SECTION MARK		FIN. CLG. 8'-0" AFF		KEYED NOTE
			ELEVATION ABOVE FINISHED FLOOR		PARTITION TYPE
					REVISION MARK
					EXIT LIGHT WITH DIRECTIONAL ARROWS



1 TAX MAP
NOT TO SCALE



2 AERIAL MAP
NOT TO SCALE

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3	G-001	BUILDING CODE ANALYSIS	00
4	G-002	TOPOGRAPHIC SURVEY	00
5	A-001	PROPOSED SITE PLAN	00
6	A-100	CELLAR PLAN	00
7	A-101	FIRST FLOOR PLAN	00
8	A-102	SECOND FLOOR PLAN	00
9	A-103	THIRD FLOOR PLAN	00
10	A-104	ROOF PLAN	00
11	A-200	EAST & WEST ELEVATIONS	00
12	A-201	NORTH & SOUTH ELEVATIONS	00
13	A-300	BUILDING SECTIONS	00
14	A-301	BUILDING SECTIONS	00

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 3-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 (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)

DRPILLA
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- DOMINICK R. PILLA ASSOCIATES -

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REVISIONS		
NO.	DATE	DESCRIPTION

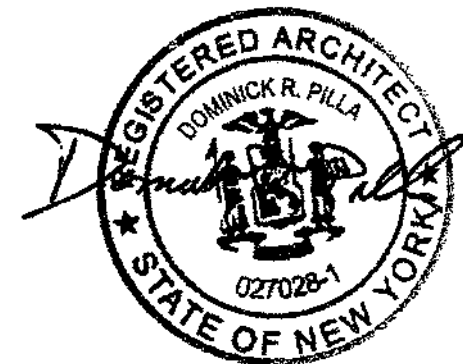
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PROJECT:
80 S BROADWAY
NYACK, NY

TITLE SHEET

SEAL AND SIGNATURE:



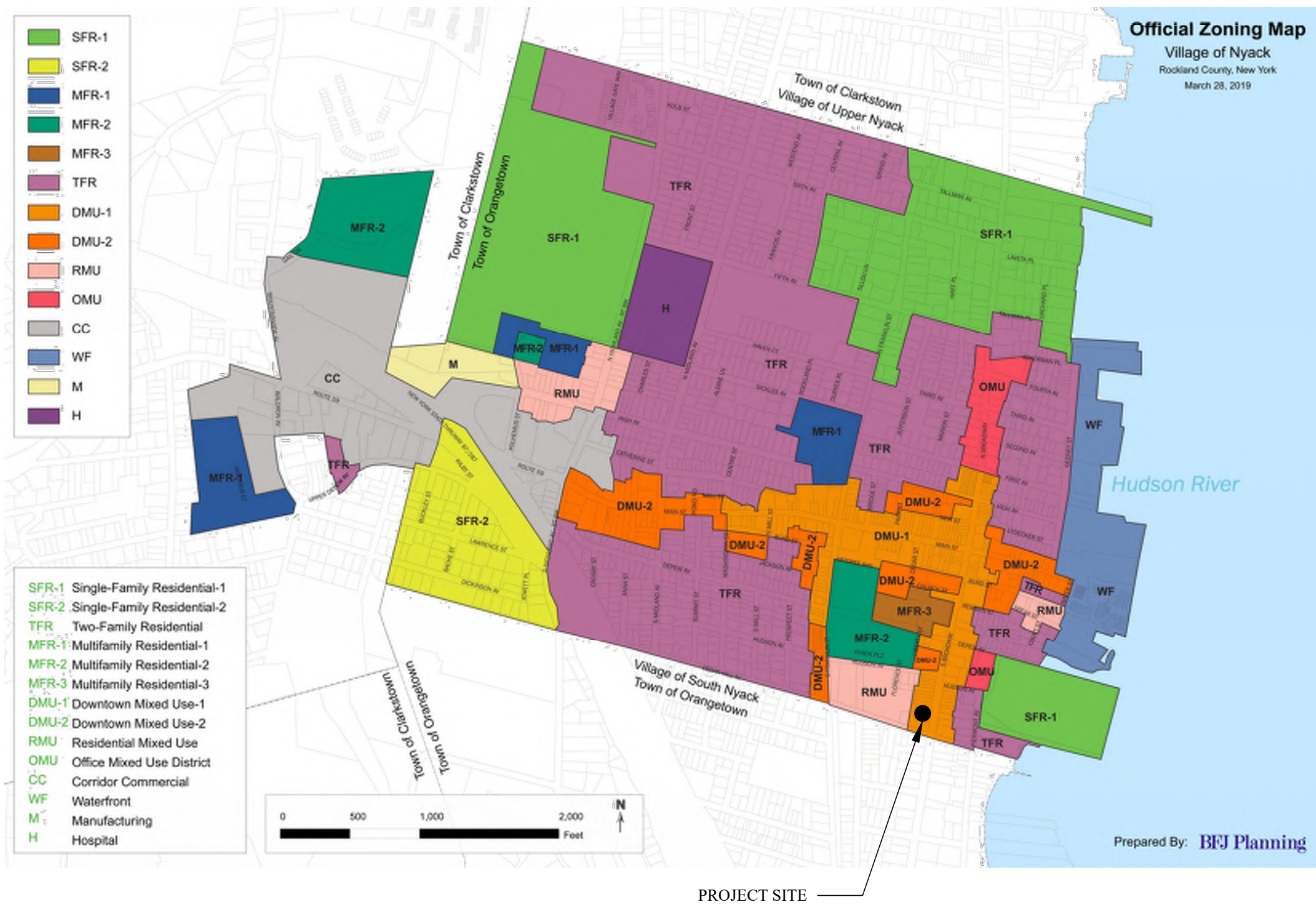
DOMINICK R. PILLA, P.E., R.A.
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DWG NO.:

T-001.00

22-143 T-001 TITLE SHEET 1 OF 14

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> <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 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> <p>1. TWO (2) AFFORDABLE UNITS PROPOSED (10%)</p>

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PROJECT:

80 S BROADWAY

NYACK, NY

ZONING ANALYSIS

SEAL AND SIGNATURE:

REGISTERED ARCHITECT

DOMINICK R. PILLA

027028-1

STATE OF NEW YORK

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

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22-143 Z-001 ZONING ANALYSIS

2 OF 14

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
M	5 (SPRINKLERED)	(COMPLIES)
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
M	72,000 (SPRINKLERED)	(COMPLIES)
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
	903.2.8 GROUP R-2	REQUIRED	THROUGHOUT THE BUILDING
	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 (914 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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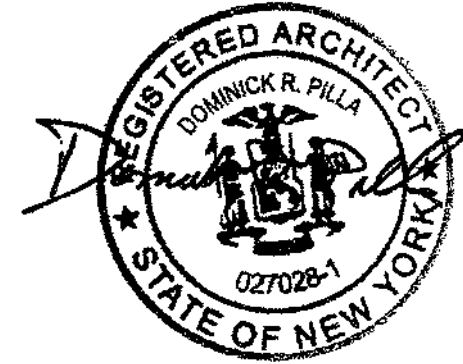
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PROJECT:
80 S BROADWAY
NYACK, NY

BUILDING CODE ANALYSIS

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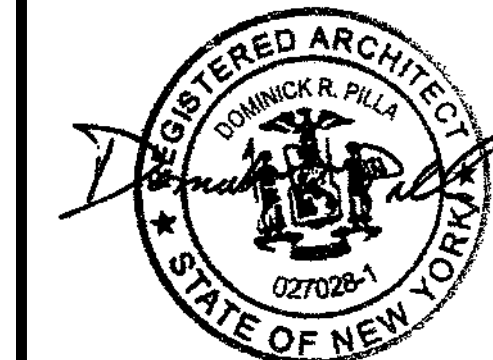
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TOPOGRAPHIC SURVEY

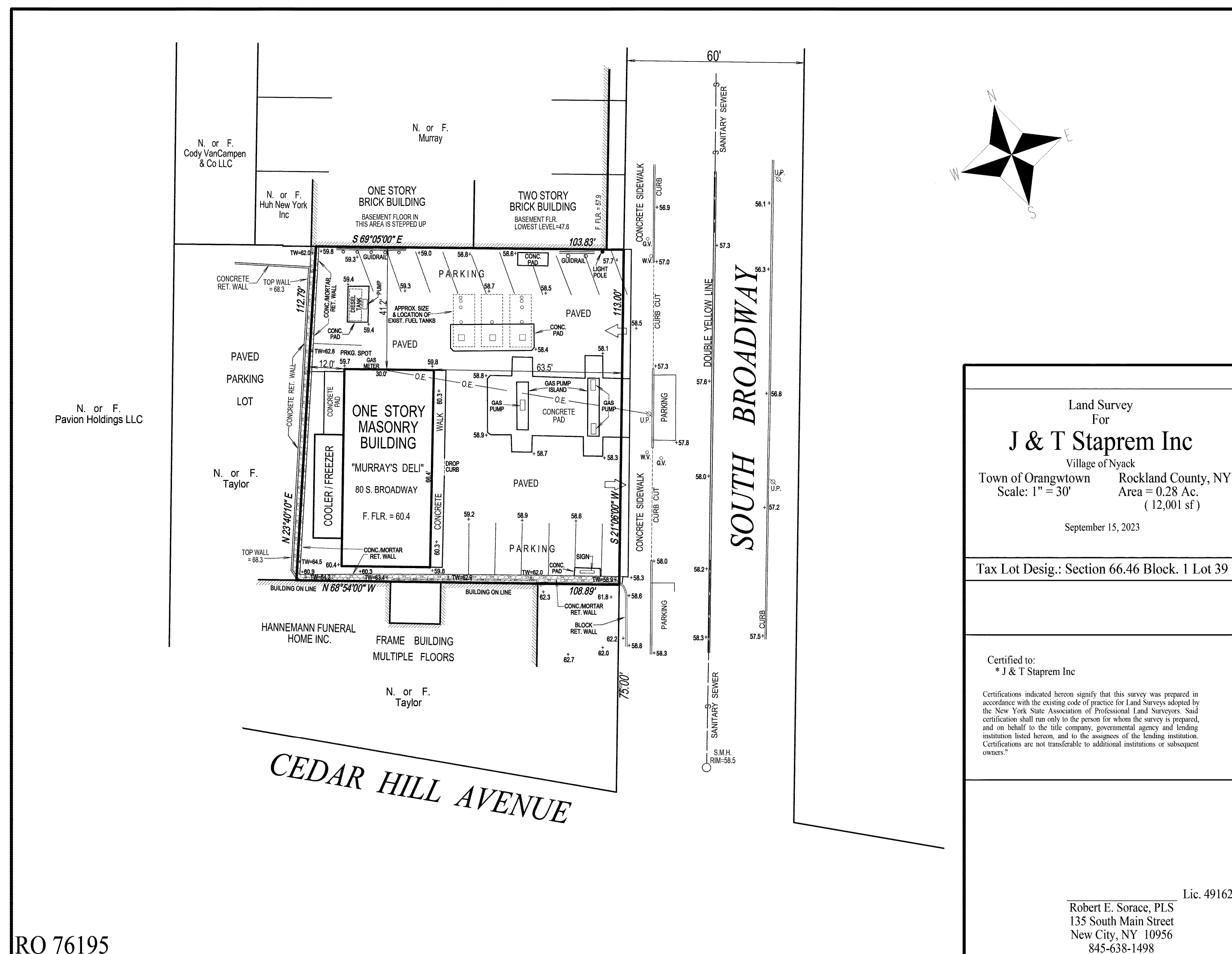
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PROPOSED SITE PLAN

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22-143 A-001 PROPOSED SITE PLAN 5 OF 14

CEDAR HILL AVE

EXISTING PAVED
PARKING LOT

PROPOSED 1ST FLOOR ROOF

PROPOSED 3RD FLOOR ROOF

EXISTING
1-STORY
BUILDING

EXISTING
3-STORY
BUILDING

TRAFFIC LIGHT FOR PARKING GARAGE WITH SIGN:
"NO ENTRY WHEN RED LIGHT IS ON"

A

PROPOSED SITE PLAN

SCALE: 1/8"=1'-0"

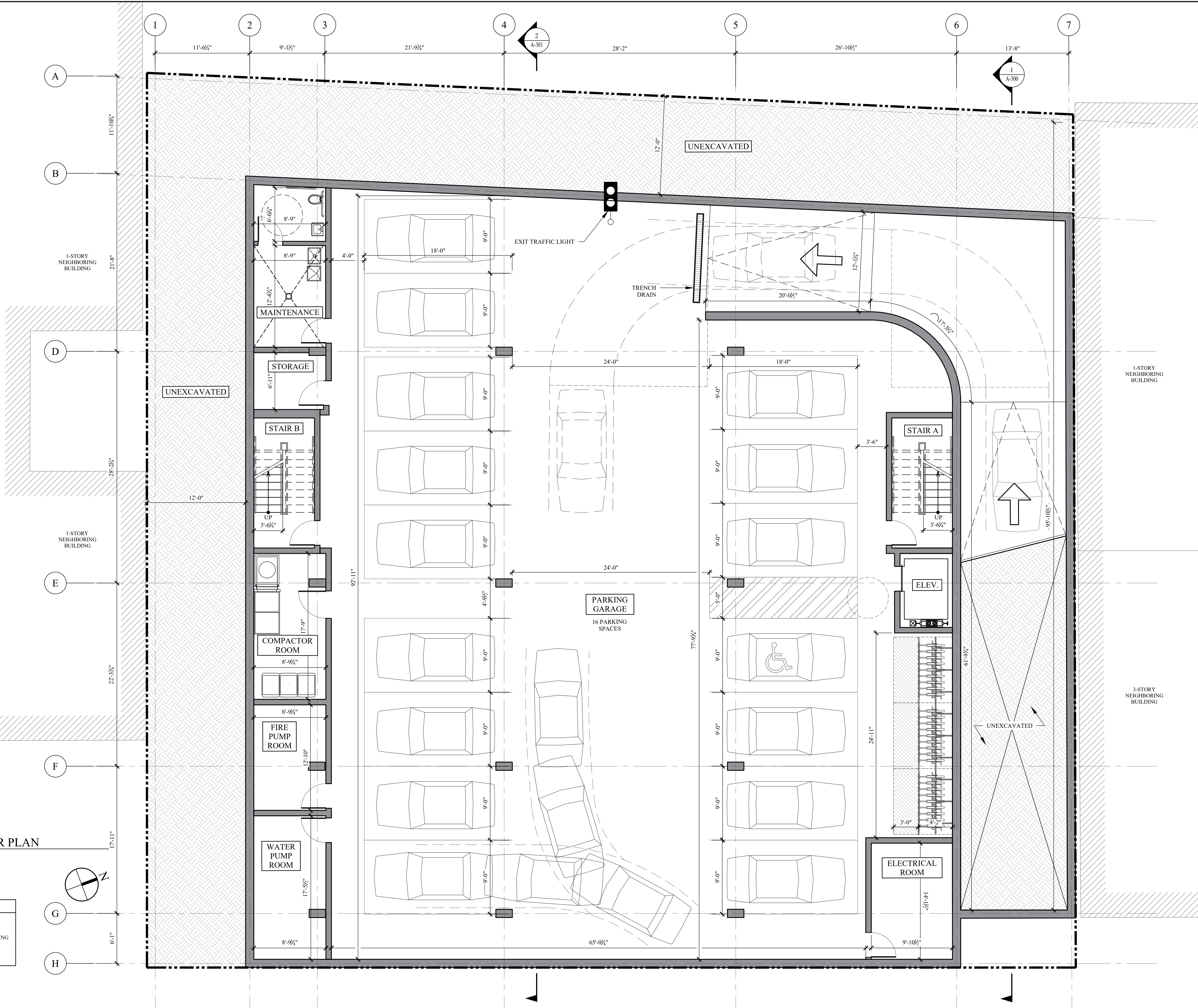
LEGEND:

- | | | | |
|------|--------------------------------|---|-------------------|
| --- | PROPERTY LINE | ↑ | BUILDING ENTRANCE |
| ---- | FACE OF EXTERIOR WALL AT GRADE | ▬ | PROPOSED BENCH |
| ▨ | PROPOSED BUILDING | | |
| ▩ | EXISTING NEIGHBORING BUILDING | | |
| ▤ | GRASS | | |
| 🌳 | PROPOSED TREE | | |
| 🌿 | PROPOSED SHRUB | | |

SOUTH BROADWAY

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

LEGEND	
	PROPERTY LINE
	EXISTING NEIGHBORING BUILDING
	PROPOSED WALL



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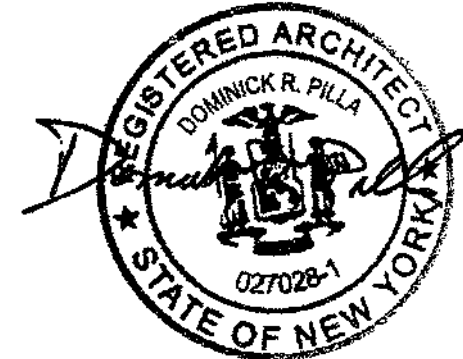
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CELLAR PLAN

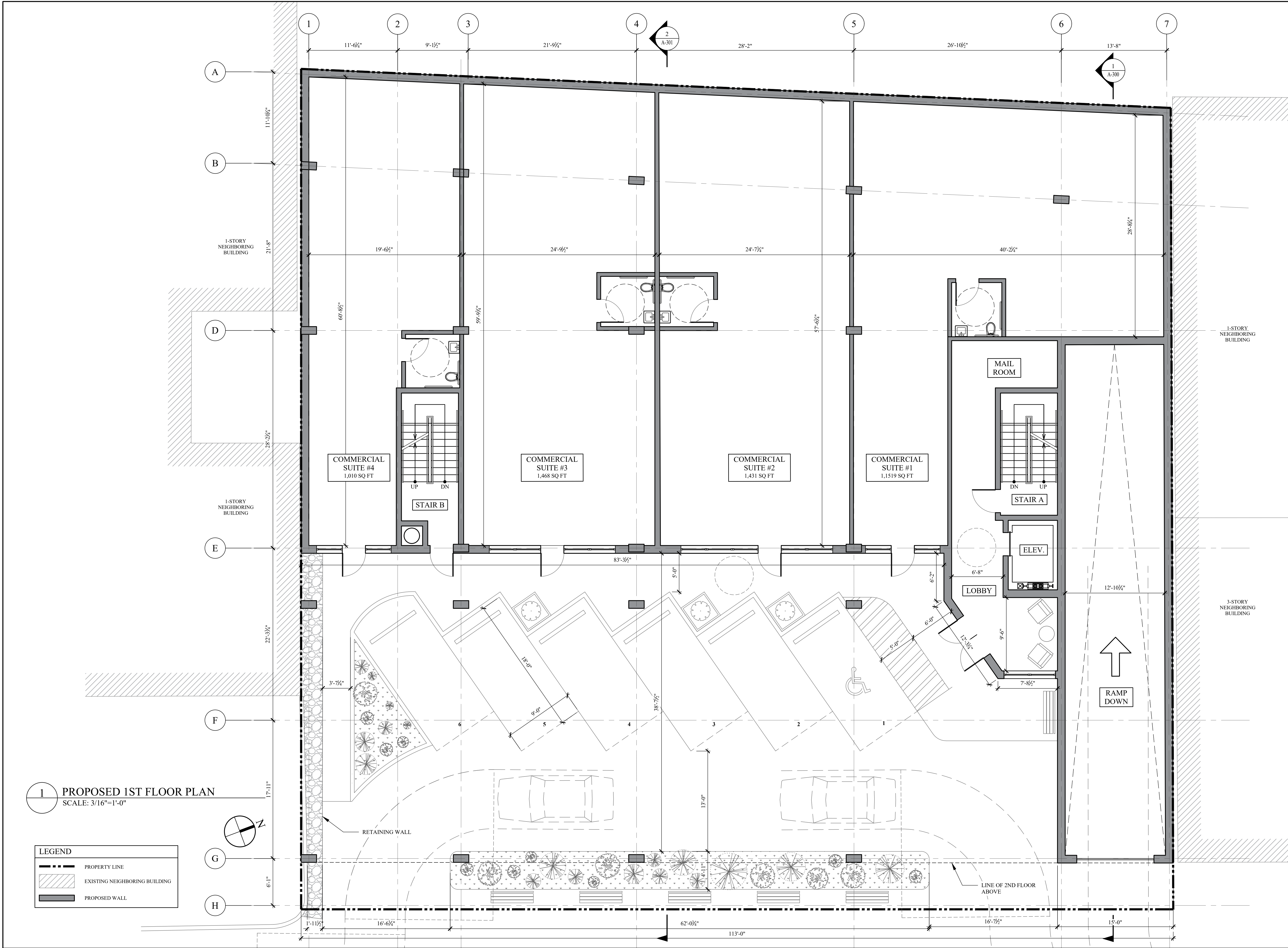
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FIRST FLOOR PLAN

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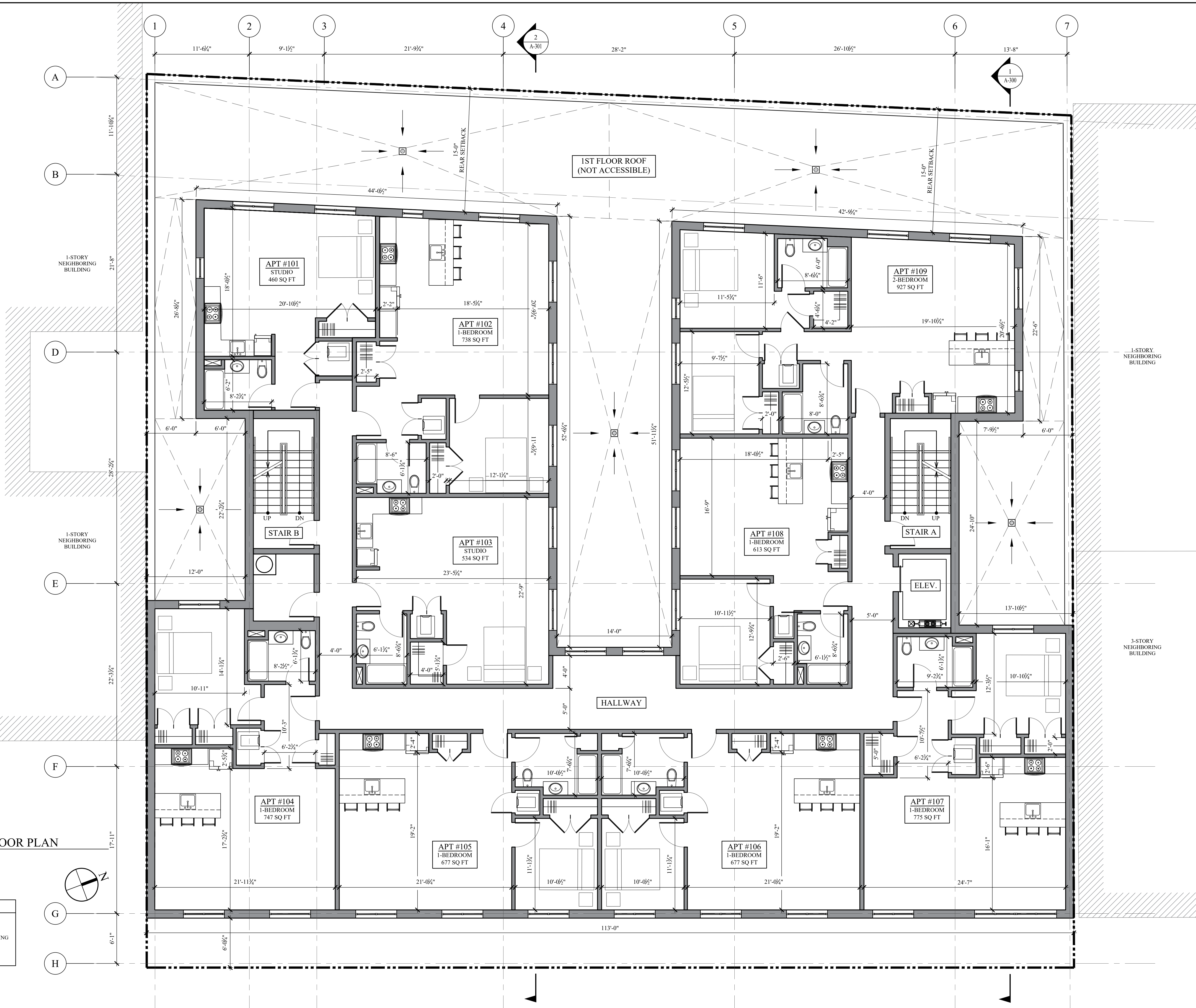
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1 PROPOSED 2ND FLOOR PLAN
SCALE: 3/16"=1'-0"

LEGEND

- PROPERTY LINE
- EXISTING NEIGHBORING BUILDING
- PROPOSED WALL



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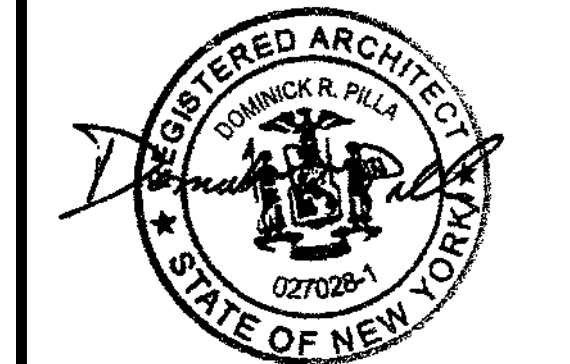
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SECOND FLOOR PLAN

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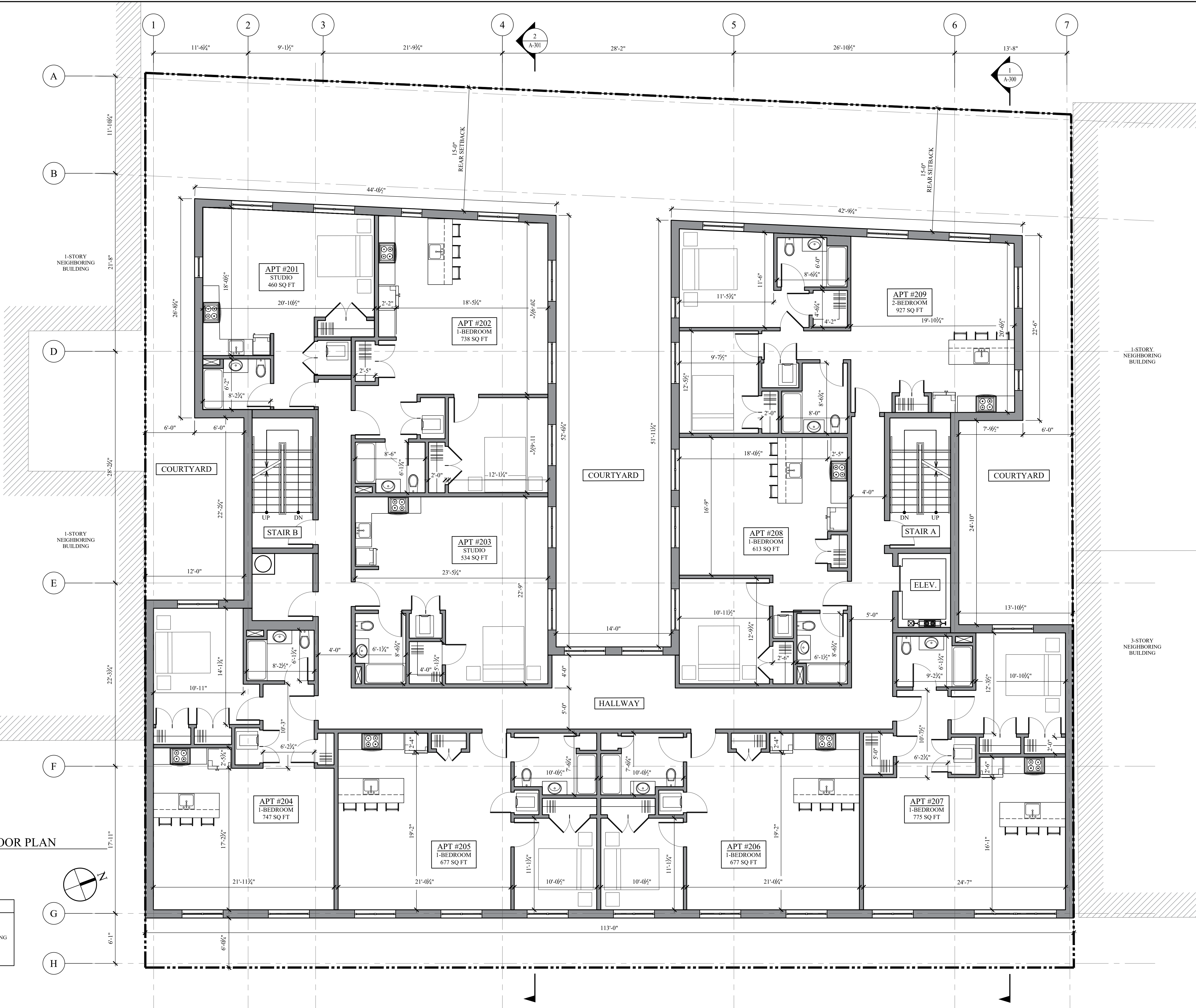
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1 PROPOSED 3RD FLOOR PLAN
SCALE: 3/16"=1'-0"

LEGEND	
	PROPERTY LINE
	EXISTING NEIGHBORING BUILDING
	PROPOSED WALL



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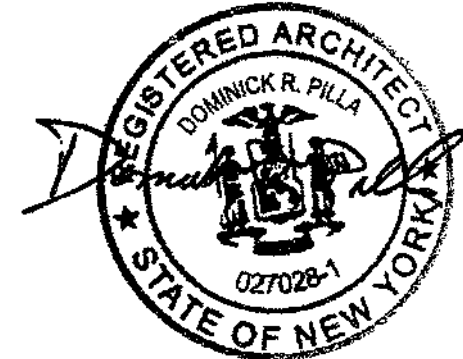
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THIRD FLOOR PLAN

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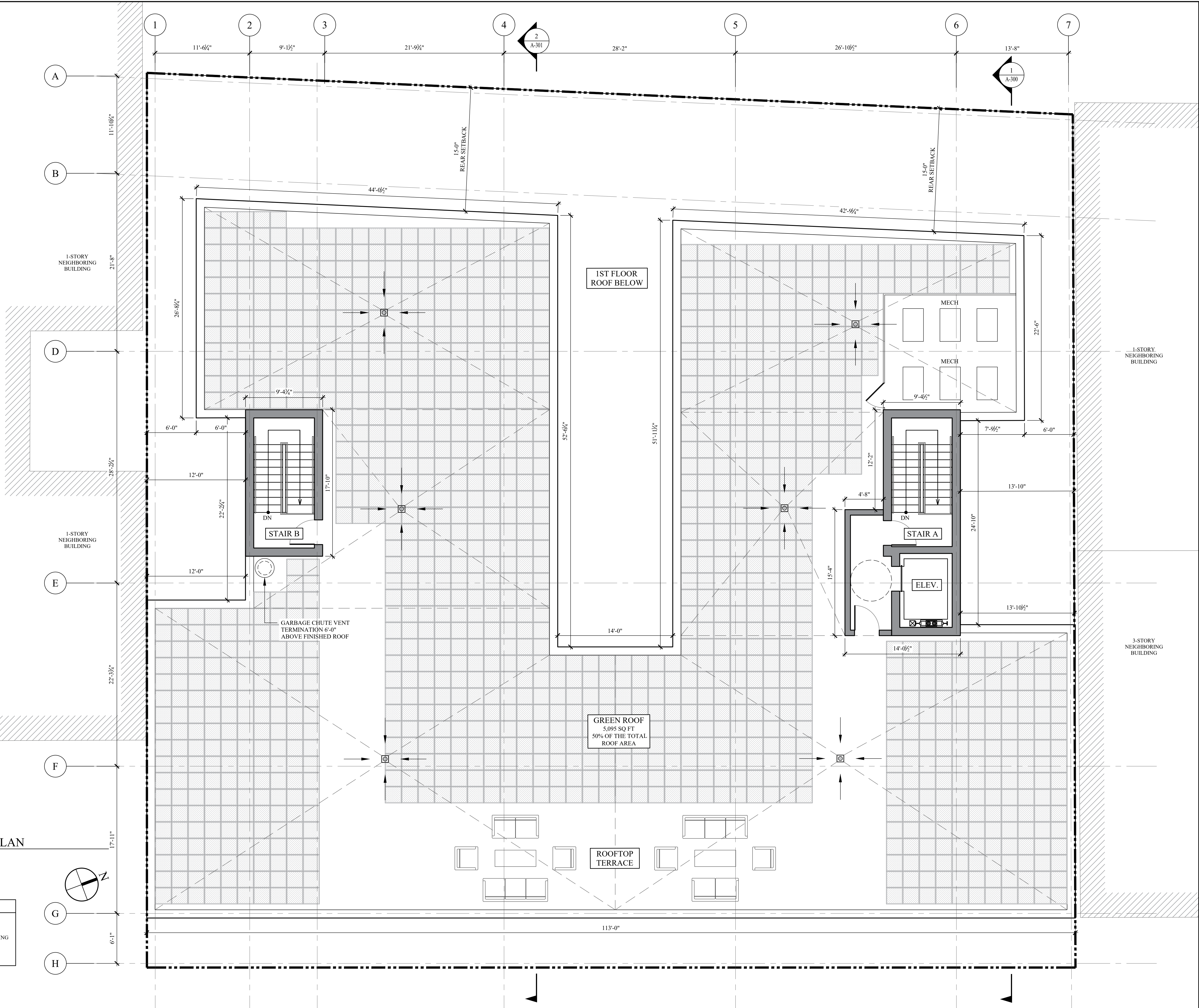
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1 PROPOSED ROOF PLAN
SCALE: 3/16"=1'-0"

LEGEND	
	PROPERTY LINE
	EXISTING NEIGHBORING BUILDING
	PROPOSED WALL



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ROOF PLAN

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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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PROJECT:
80 S BROADWAY
NYACK, NY

EAST & WEST ELEVATIONS

SEAL AND SIGNATURE:



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

ISSUE: FOR REVIEW
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PROJECT NO.: 22-143
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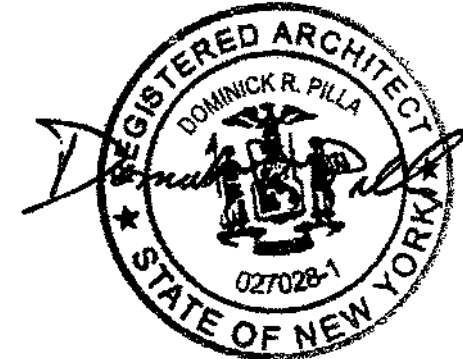
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PROJECT:
80 S BROADWAY
NYACK, NY

NORTH & SOUTH ELEVATIONS

SEAL AND SIGNATURE:



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22-143 A-200 ELEVATIONS 12 OF 14



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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PROJECT:
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BUILDING SECTION

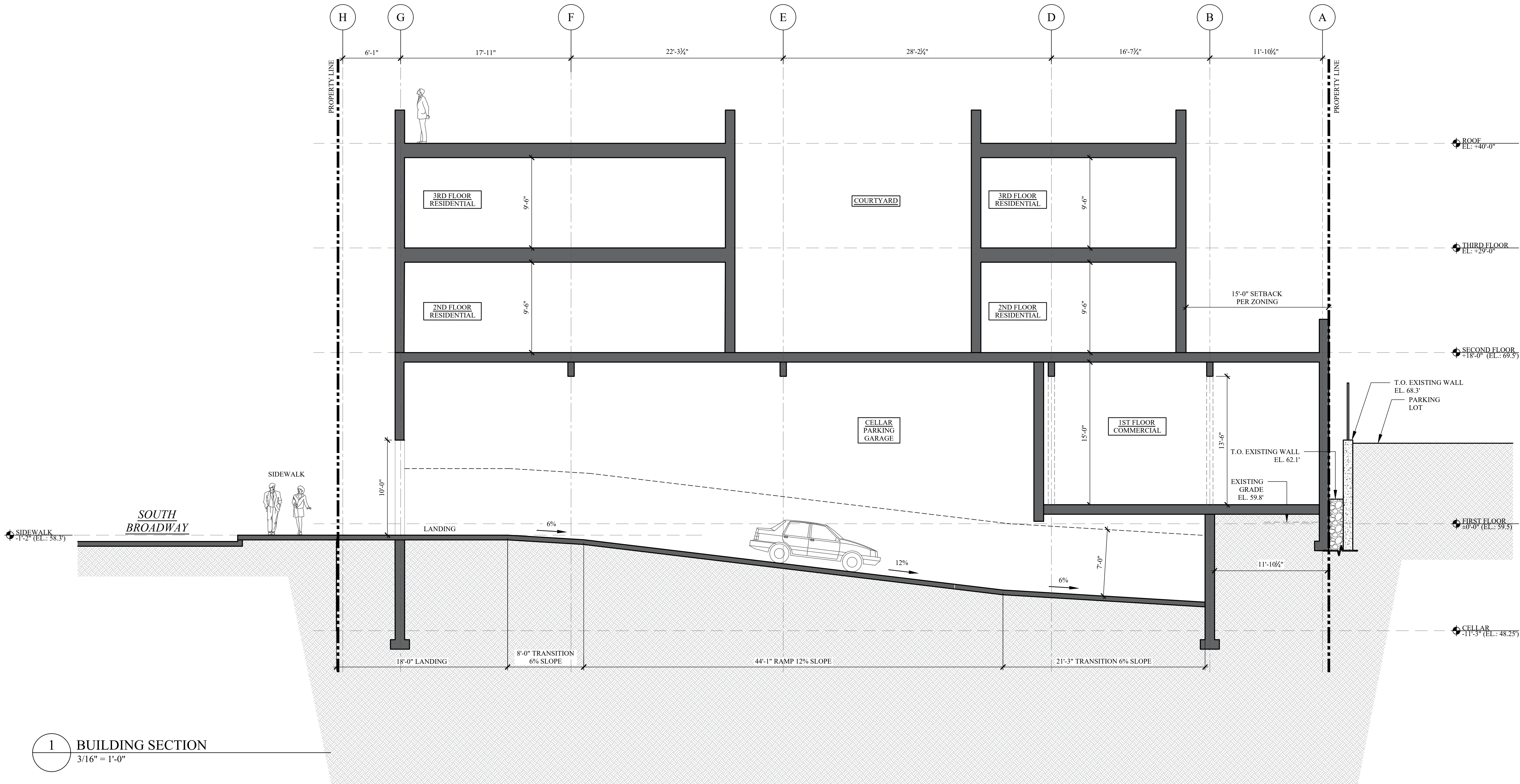
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1 BUILDING SECTION
3/16" = 1'-0"

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BUILDING SECTION

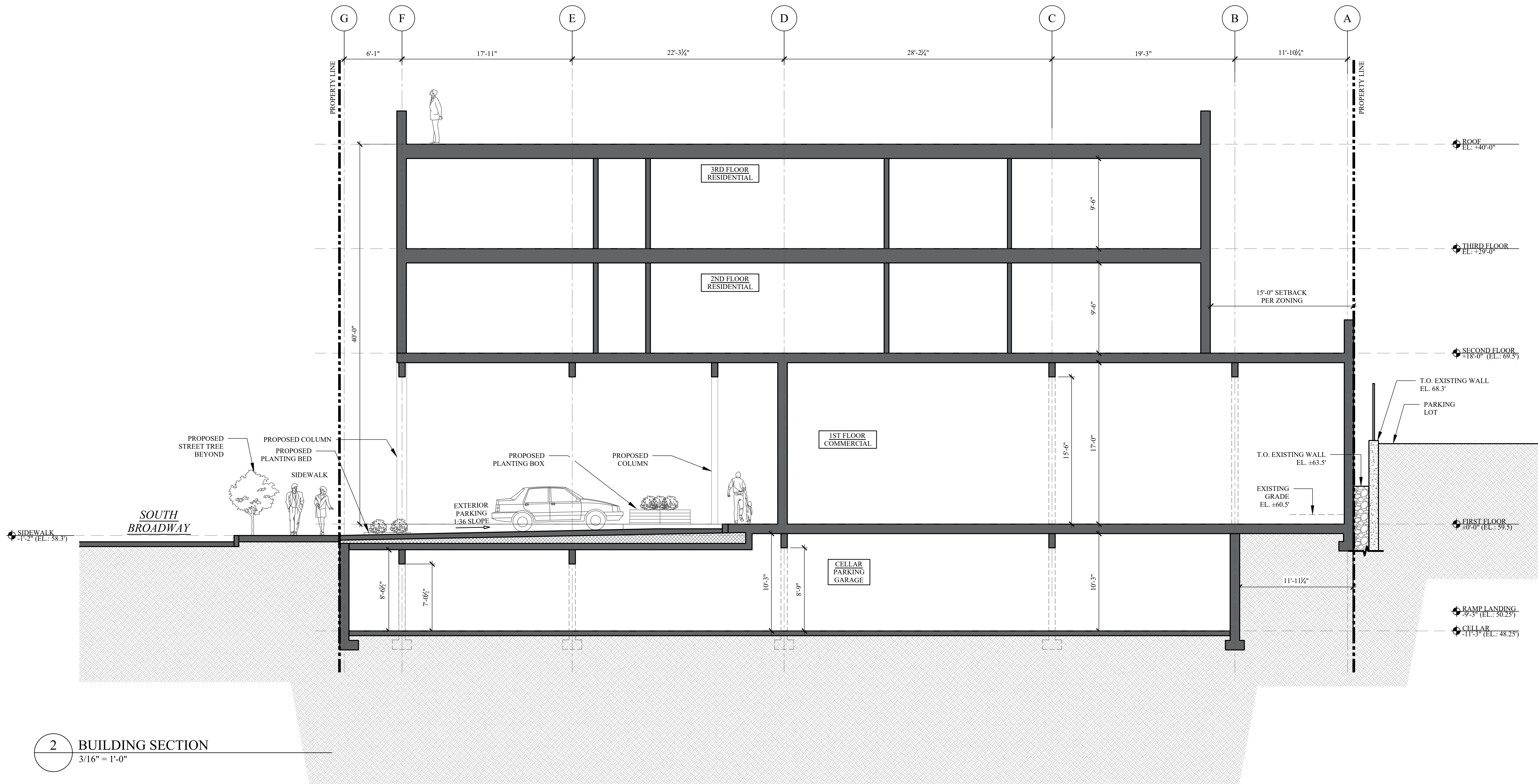
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2 BUILDING SECTION
3/16" = 1'-0"