

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

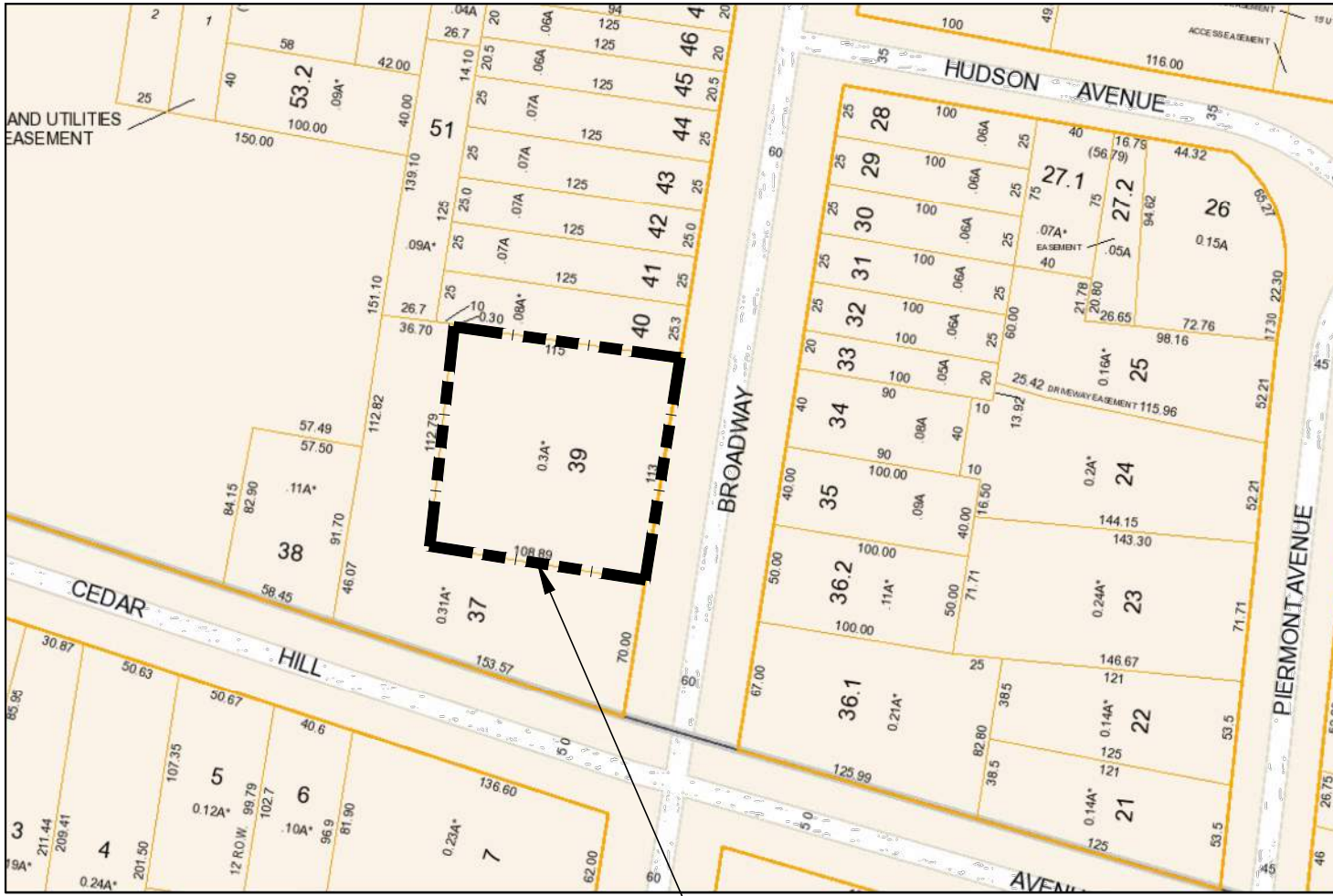
ARCHITECTURAL PLANS

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

INDEX OF SYMBOLS

	INTERIOR ELEVATION MARK		GRID LINE		WINDOW TAG
	DETAIL MARK		HEIGHT		DOOR TAG
	ELEVATION MARK		ROOM TAG		SMOKE DETECTOR
	SECTION MARK		ELEVATION ABOVE FINISHED FLOOR		KEYED NOTE
					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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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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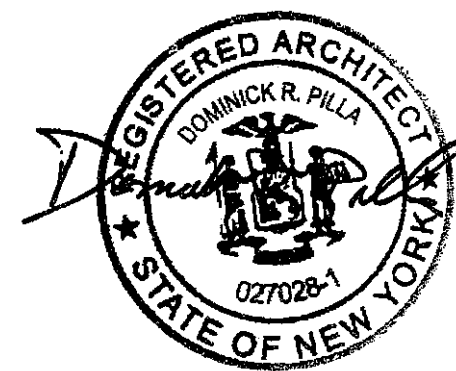
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PROJECT:
80 S BROADWAY
NYACK, NY

TITLE SHEET

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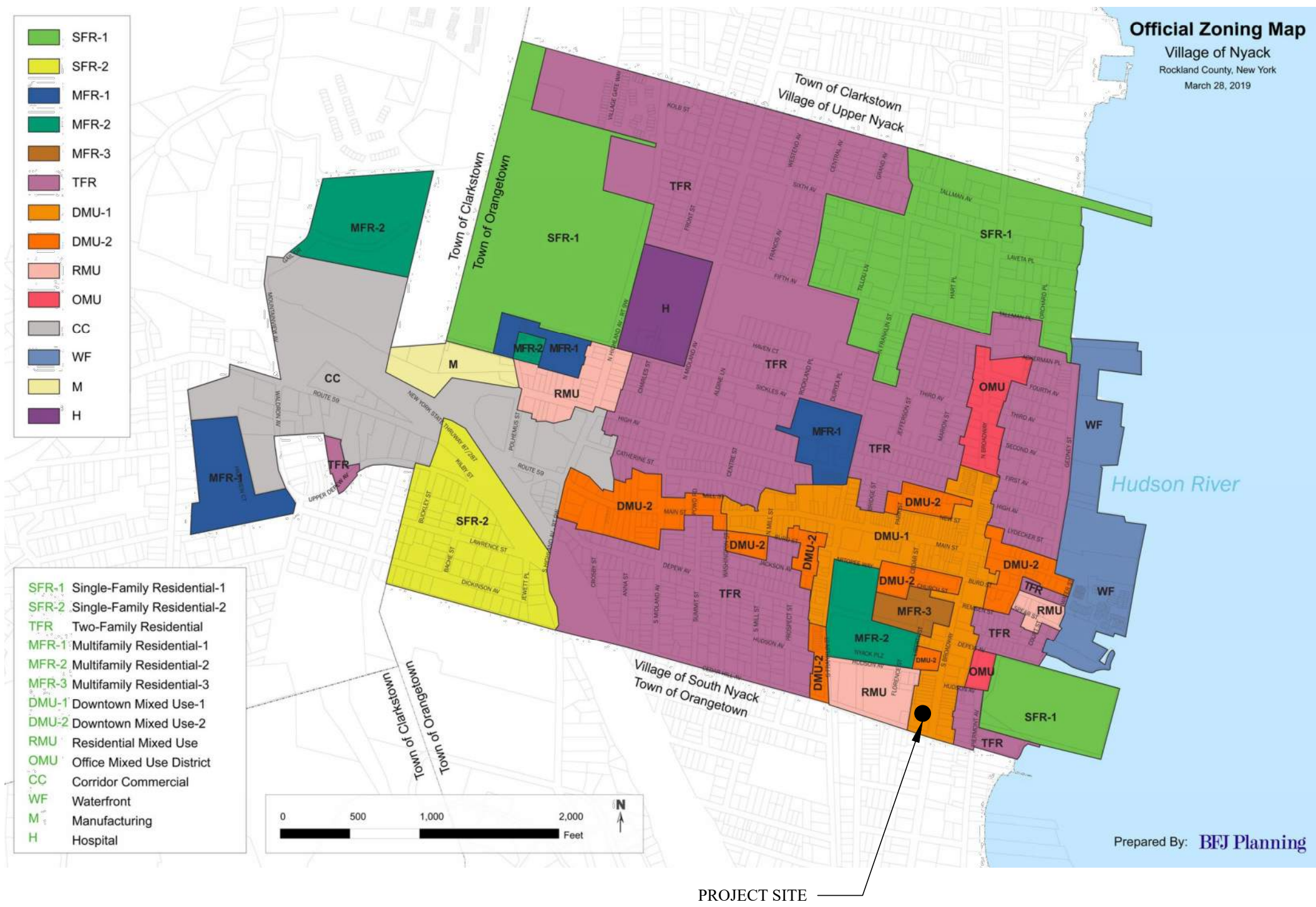
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22-143 T-001 TITLE SHEET 1 OF 14

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
§ 360-4.14 D (1) 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. § 360-4.14 E. (7) 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. PROPOSED SUSTAINABLE AMENITIES: 1. INSTALLATION OF GREEN EXTENSIVE ECO-ROOF ON 50% OF THE TOTAL ROOF AREA
DENSITY BONUS IN EXCHANGE FOR PROVIDING AFFORDABLE AND WORKFORCE UNITS
§ 120-1 C. (13) (B) 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. PROPOSED AFFORDABLE UNITS: 1. TWO (2) AFFORDABLE UNITS PROPOSED (10%)

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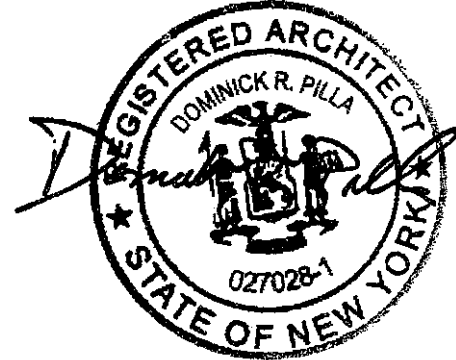
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PROJECT:
80 S BROADWAY
NYACK, NY

ZONING ANALYSIS

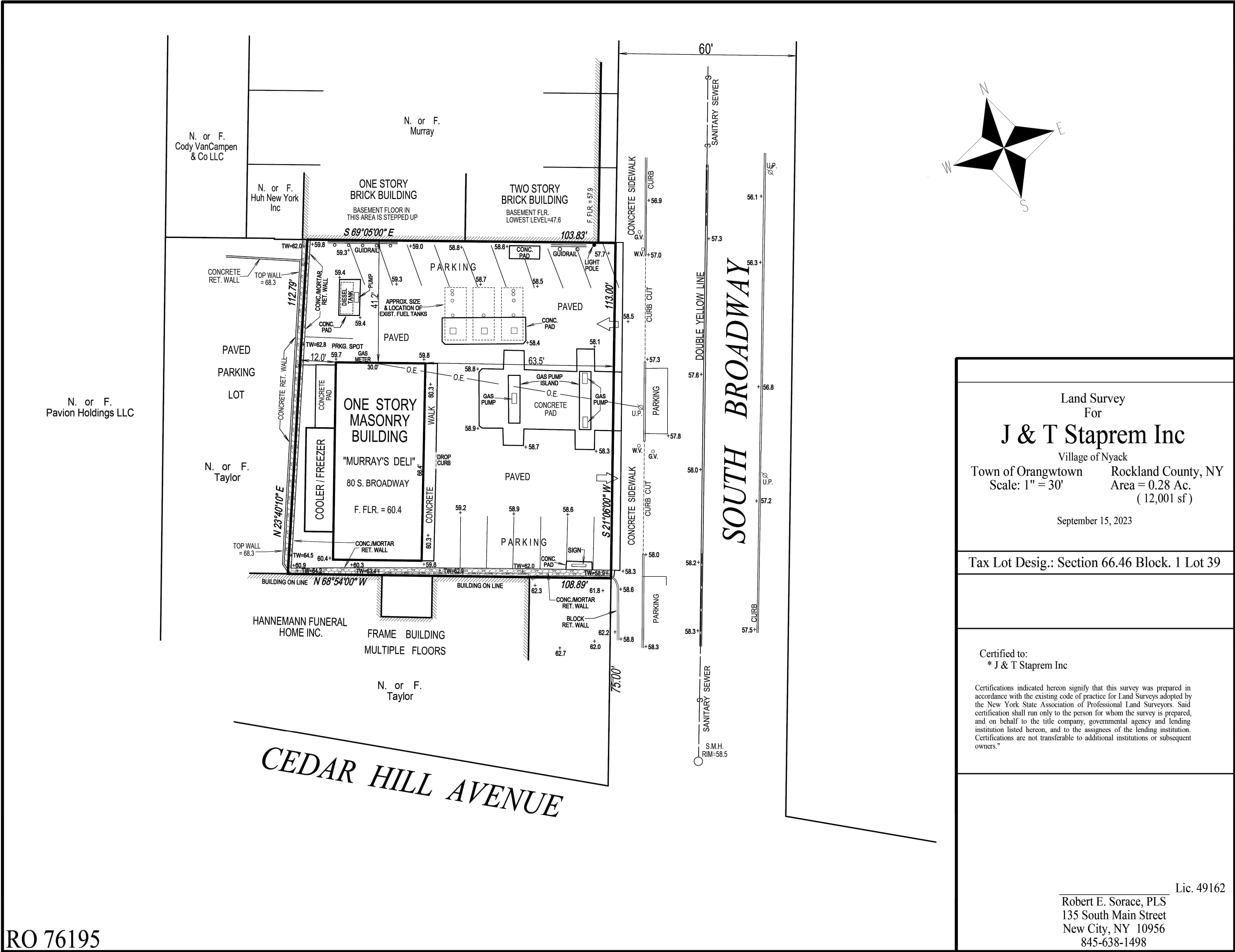
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PROJECT:
80 S BROADWAY
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TOPOGRAPHIC SURVEY

SEAL AND SIGNATURE:



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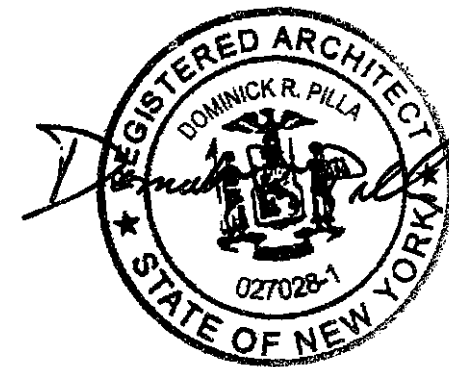
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PROJECT:
80 S BROADWAY
NYACK, NY

PROPOSED SITE PLAN

SEAL AND SIGNATURE:



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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

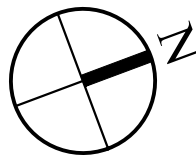
PROPOSED 3RD FLOOR ROOF

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"

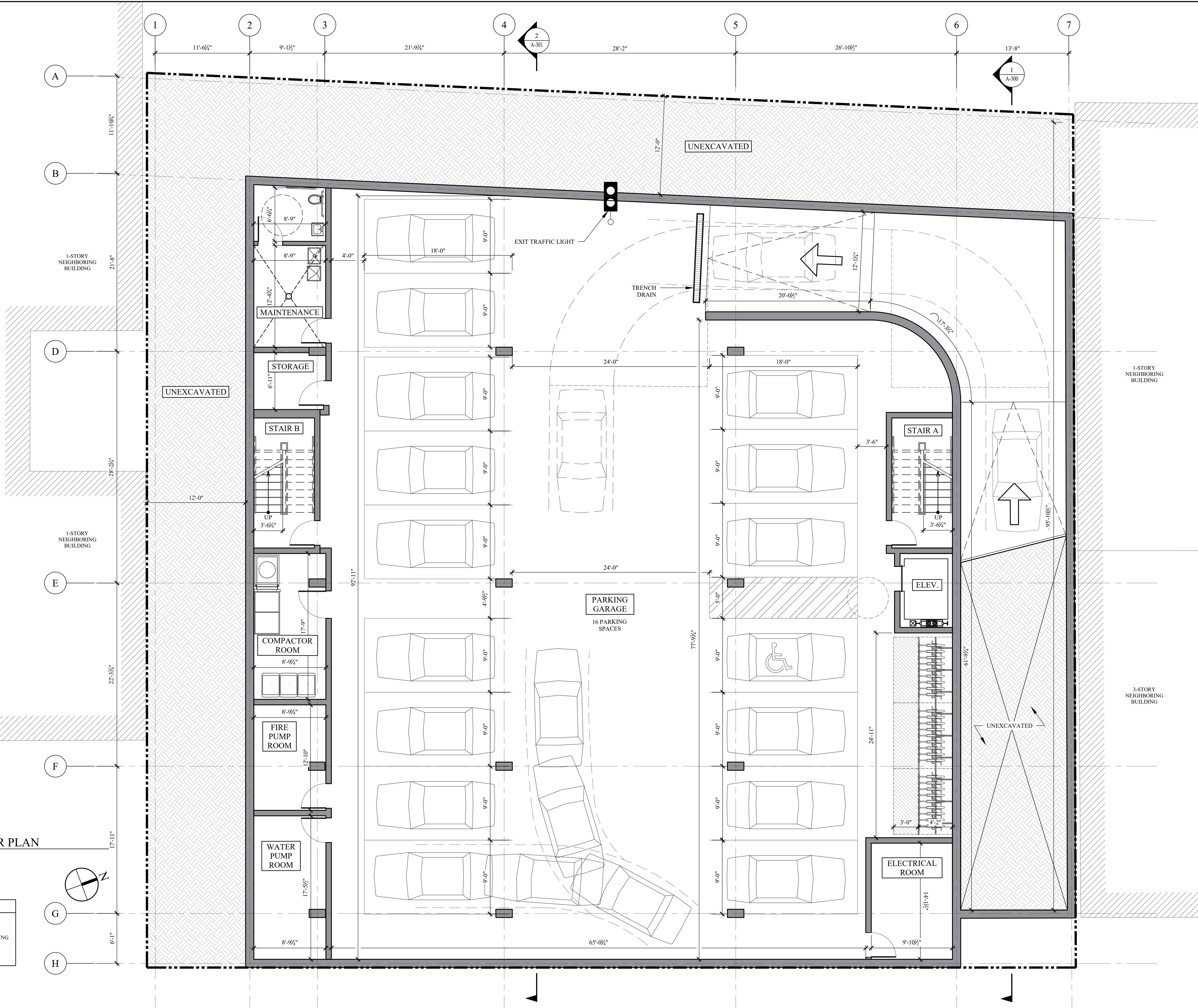


LEGEND:	
	PROPERTY LINE
	FACE OF EXTERIOR WALL AT GRADE
	PROPOSED BUILDING
	EXISTING NEIGHBORING BUILDING
	GRASS
	PROPOSED TREE
	PROPOSED SHRUB
	BUILDING ENTRANCE
	PROPOSED BENCH

SOUTH BROADWAY

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

LEGEND	
	PROPERTY LINE
	EXISTING NEIGHBORING BUILDING
	PROPOSED WALL



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PROJECT:
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CELLAR PLAN

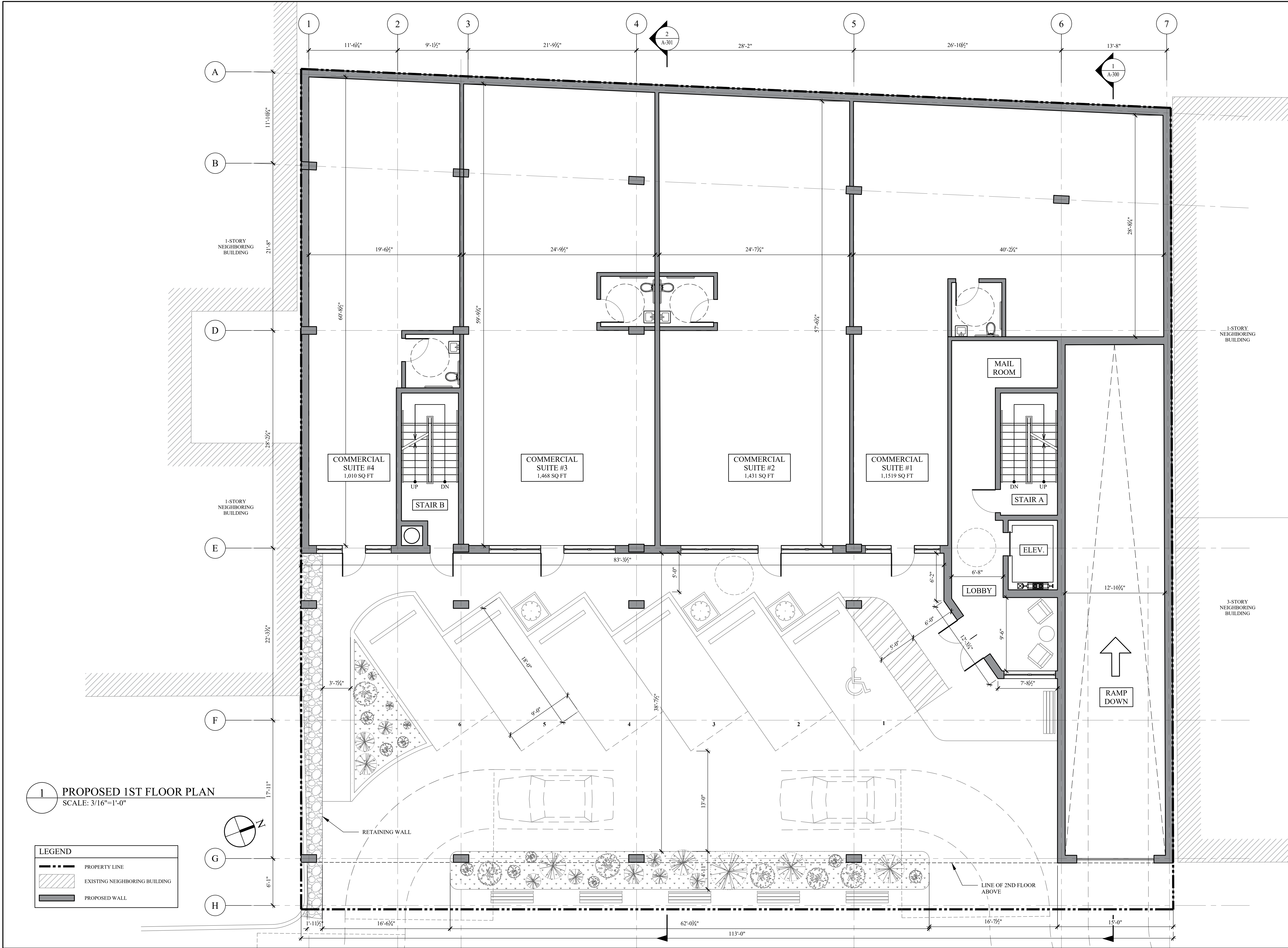
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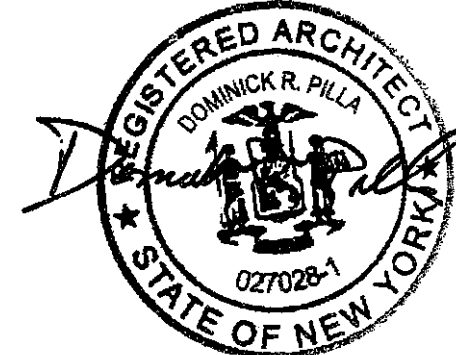
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PROJECT:
80 S BROADWAY
NYACK, NY

FIRST FLOOR PLAN

SEAL AND SIGNATURE:



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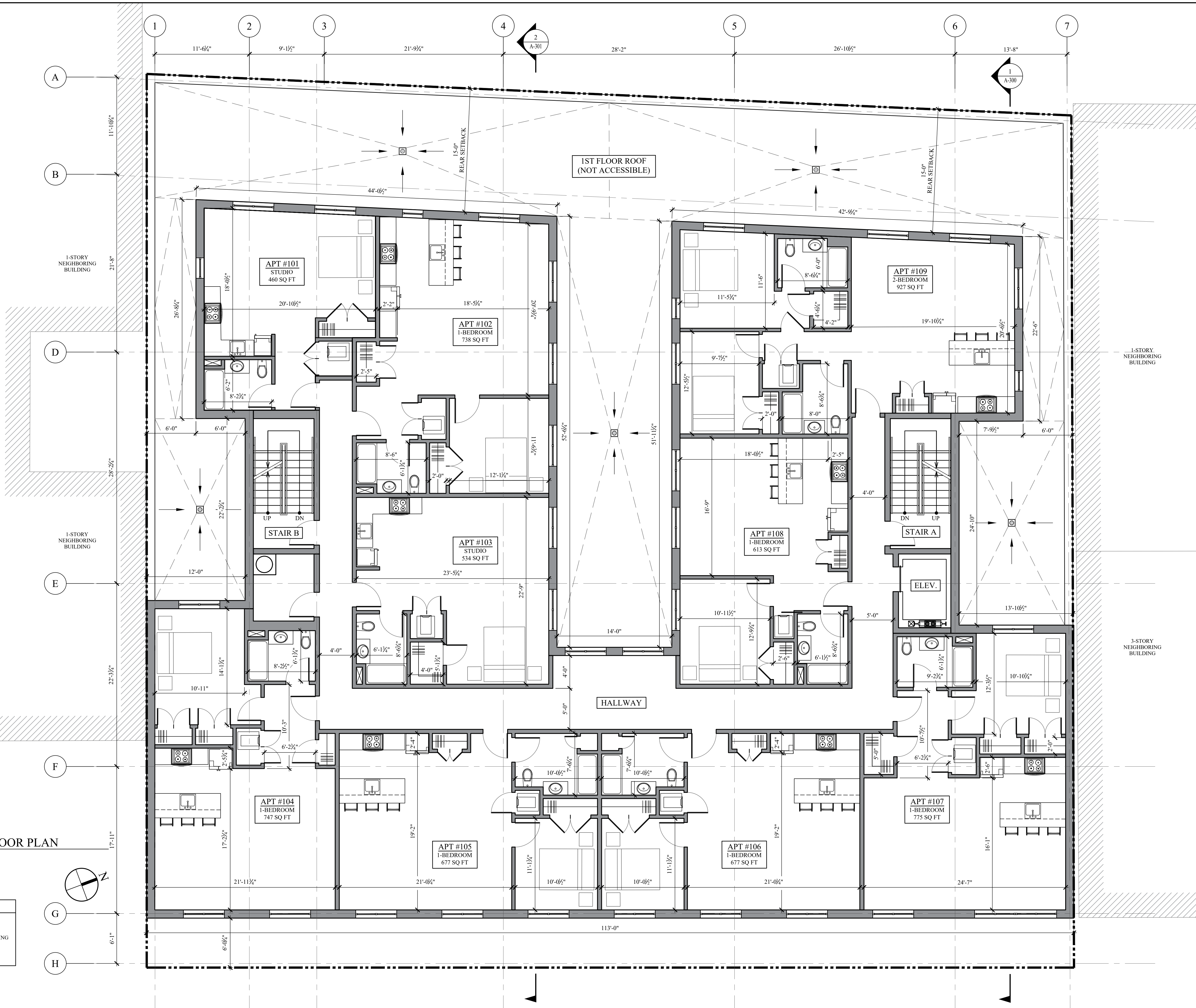
ISSUE: FOR REVIEW
DATE: 11/13/2025
PROJECT NO.: 22-143
DRAWN/CHK BY: CE/DT/DRP
SCALE: AS NOTED
DWG NO.:

A-101.00

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

LEGEND

- PROPERTY LINE
- EXISTING NEIGHBORING BUILDING
- PROPOSED WALL



REVISIONS		
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PROJECT:
80 S BROADWAY
NYACK, NY

SECOND FLOOR PLAN

SEAL AND SIGNATURE:



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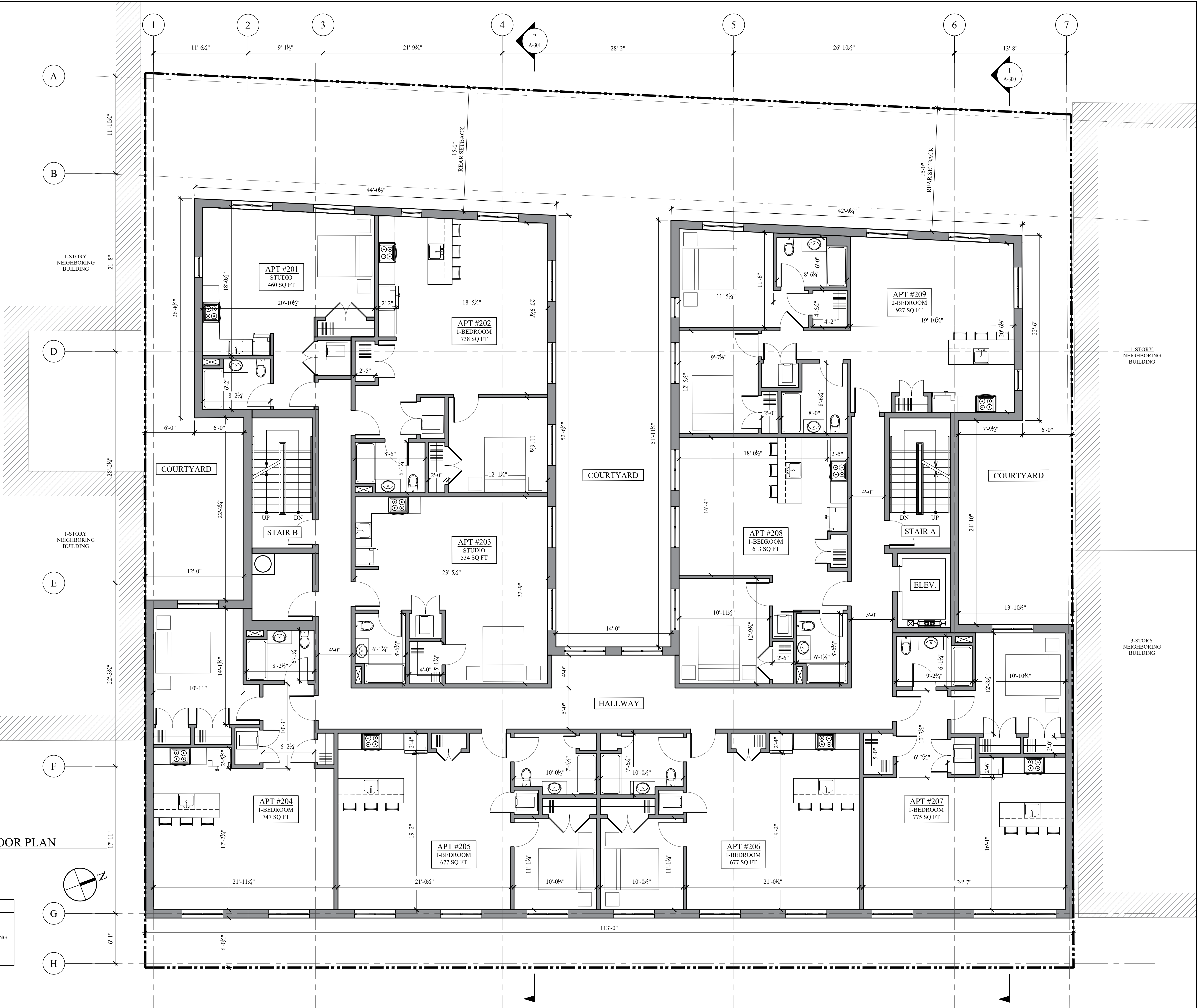
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1 PROPOSED 3RD FLOOR PLAN
SCALE: 3/16"=1'-0"

LEGEND

- PROPERTY LINE
- EXISTING NEIGHBORING BUILDING
- PROPOSED WALL



DRPILLA
CONSULTING ENGINEERS

-DOMINICK R. PILLA ASSOCIATES-

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143 Main Street 5 Columbus Circle, 11th Fl
Nyack, NY, 10960 New York, NY, 10019
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PROJECT:
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THIRD FLOOR PLAN

SEAL AND SIGNATURE:



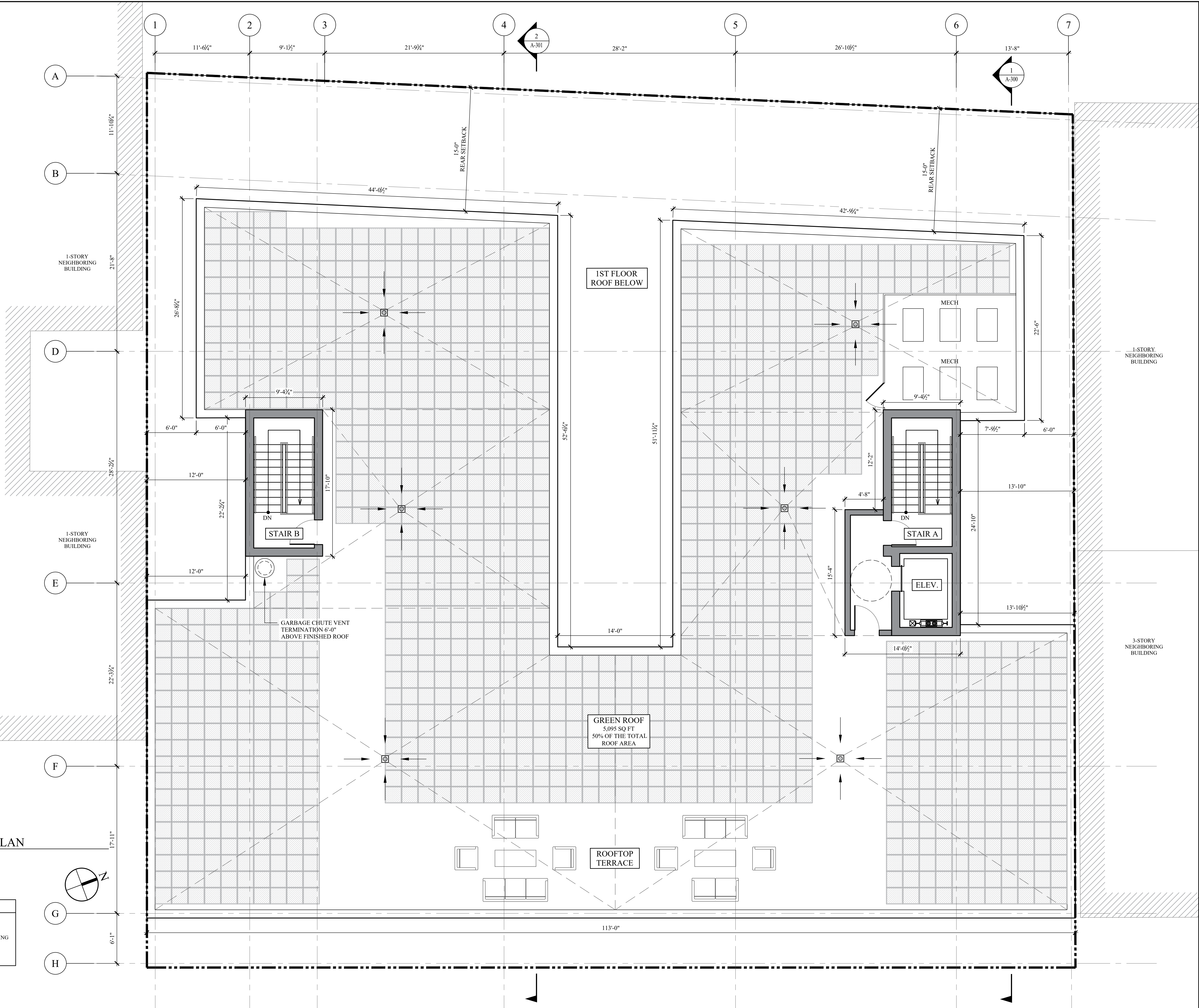
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1 PROPOSED ROOF PLAN
SCALE: 3/16"=1'-0"

LEGEND	
	PROPERTY LINE
	EXISTING NEIGHBORING BUILDING
	PROPOSED WALL



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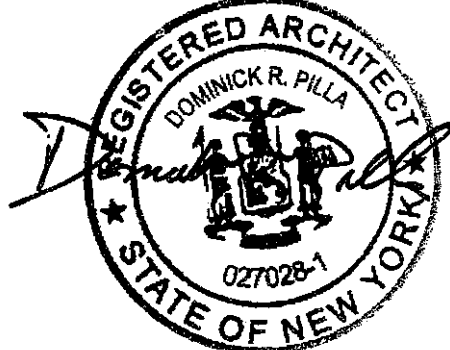
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ROOF PLAN

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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

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PROJECT:
80 S BROADWAY
NYACK, NY

EAST & WEST ELEVATIONS

SEAL AND SIGNATURE:



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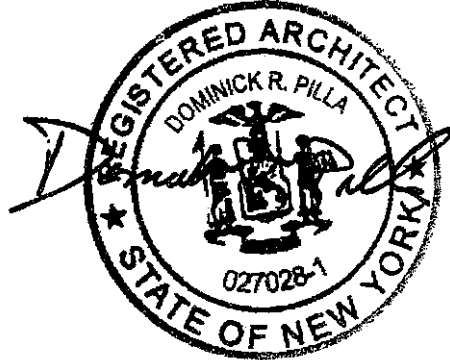
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PROJECT:
80 S BROADWAY
NYACK, NY

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

REVISIONS		
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PROJECT:
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BUILDING SECTION

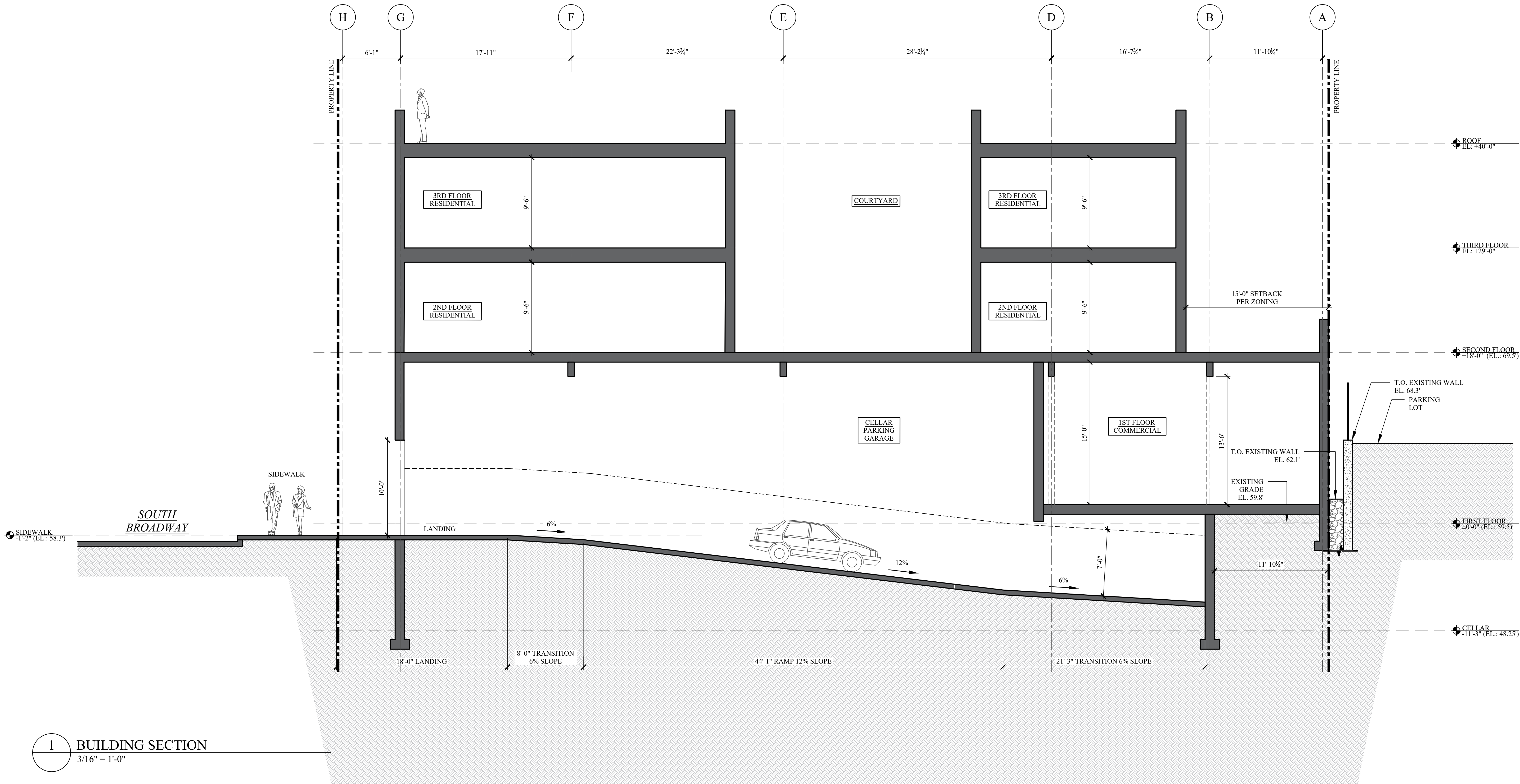
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1 BUILDING SECTION
3/16" = 1'-0"

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BUILDING SECTION

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