



BERMEO MULTI-FAMILY

32 SOUTH FRANKLIN STREET, NYACK, NEW YORK 10960

GEORGE HODOSH ASSOCIATES-ARCHITECTS, P.C.

120 NORTH MAIN STREET - SUITE 501, NEW CITY, NEW YORK 10956
 PHONE: (845) 638-9336 FAX: (845) 638-9380

2024-05-27
 LAST REVISED: 2026-03-10

DRAWING LIST

- △ COVER SHEET
- D1 EXISTING BASEMENT & FIRST FLOOR PLAN
- D2 EXISTING SECOND & THIRD FLOOR PLAN
- A1 BASEMENT & FIRST FLOOR PLAN
- A2 SECOND & THIRD FLOOR PLAN
- A3 FRONT ELEVATION
- A4 RIGHT ELEVATION
- A5 REAR ELEVATION
- A6 LEFT ELEVATION

24019, BERMEO MULTI-FAMILY

SCOPE OF WORK:

EXPAND AND MODIFY EXISTING 3-FAMILY APARTMENT BUILDING TO INCLUDE FIVE ADDITIONAL APARTMENTS

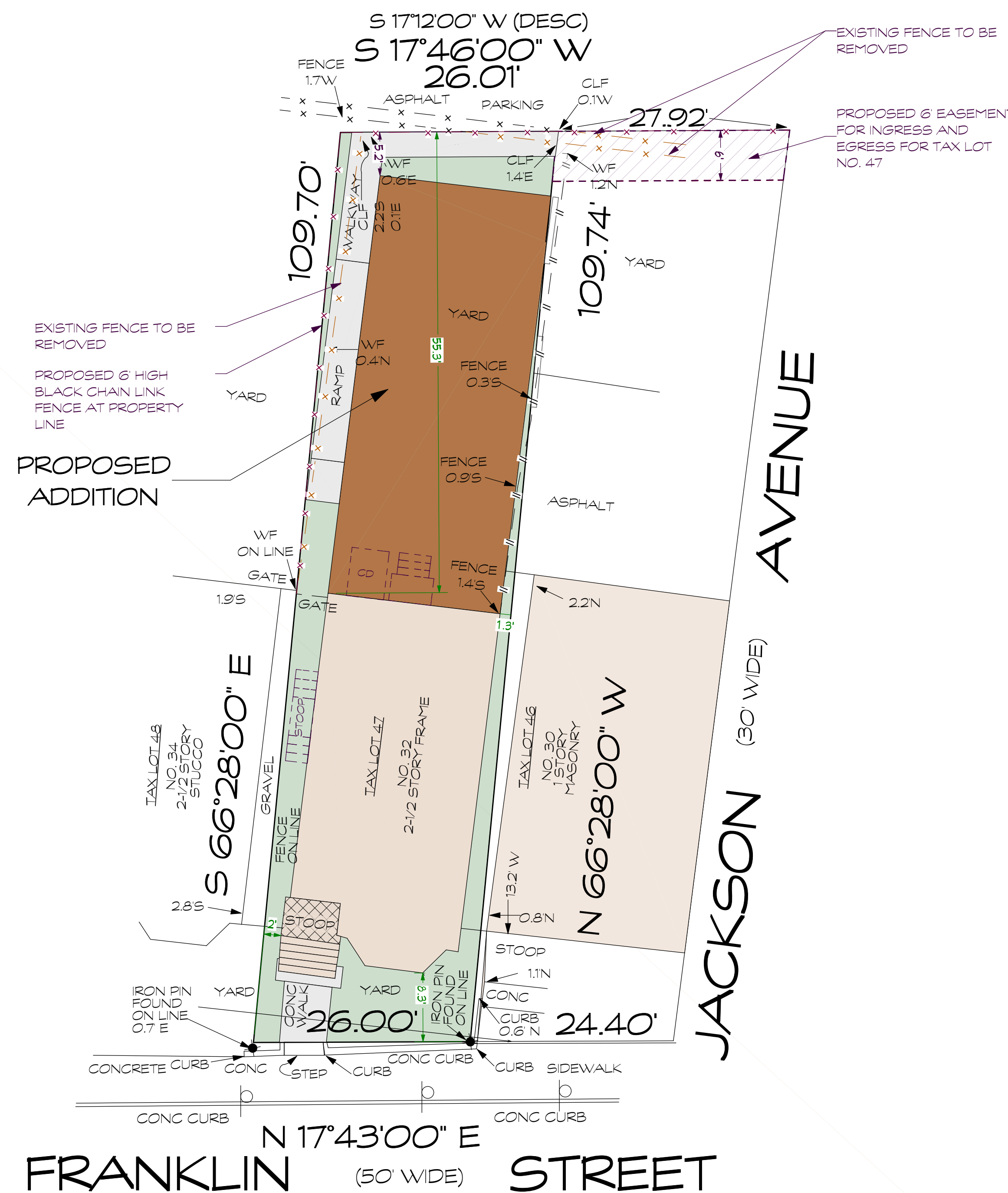
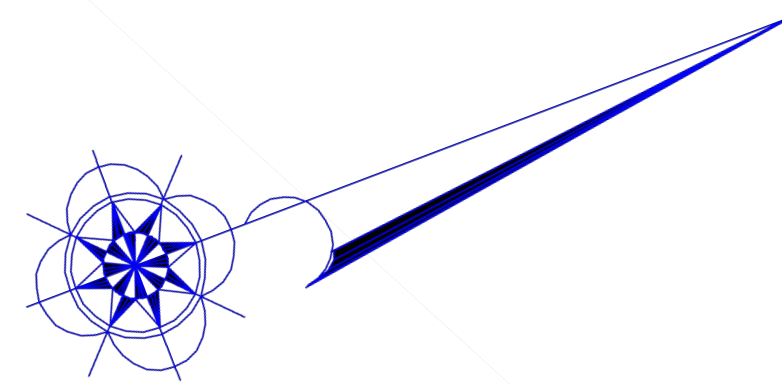
OCCUPANCY CLASSIFICATION: R-2

CONSTRUCTION CLASSIFICATION: 5A

APPLICABLE CODES:

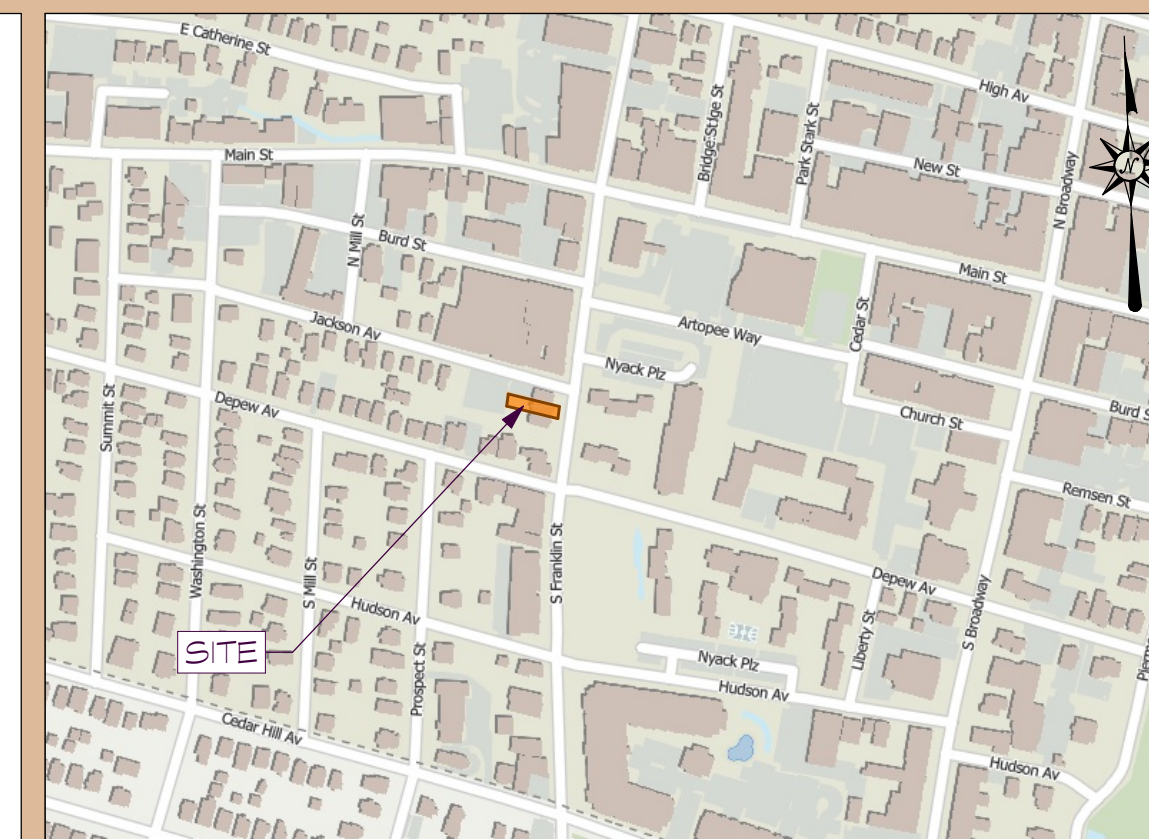
- 2020 BUILDING CODE OF NEW YORK STATE
- 2020 PLUMBING CODE OF NEW YORK STATE
- 2020 EXISTING BUILDING CODE OF NEW YORK STATE
- 2020 ENERGY CONSERVATION CONSTRUCTION CODE OF NEW YORK STATE
- 2020 FUEL GAS CODE OF NEW YORK STATE
- 2020 MECHANICAL CODE OF NEW YORK STATE
- 2020 FIRE CODE OF NEW YORK STATE
- 2017 NATIONAL ELECTRIC CODE
- 2009 ANSI 117A

SCALE: 1" = 10'



- EXISTING SETBACKS
- PROPOSED SETBACKS
- EXISTING STRUCTURE TO REMAIN
- EXISTING ROOFED STOOP TO REMAIN
- PROPOSED ADDITION

PLOT PLAN BASED ON SURVEY BY EARL B. LOVELL - S.P. BELCHER, INC. LAND & CITY SURVEYORS
 77-16 164 STREET, FRESH MEADOWS, NY 11366
 DATED: MAY 16, 2024
 & ARCHITECTS FIELD MEASUREMENTS & OBSERVATIONS



VICINITY MAP: SCALE: 1" = 400'

MINIMUM DWELLING UNIT SIZE

REQUIRED	600 SQ.FT.
PROVIDED	
APT. B01	589 SQ.FT. "
APT. B02	554 SQ.FT. "
APT. 101	598 SQ.FT. "
APT. 102	617 SQ.FT.
APT. 201	751 SQ.FT.
APT. 202	617 SQ.FT.
APT. 301	734 SQ.FT.
APT. 302	617 SQ.FT.

** VARIANCE REQUIRED

BUILDING ENTRANCE	STREET FRONT FACADE
GROUND FLOOR USES	RESIDENTIAL
CURB CUT	NONE PROPOSED

THE DRAWINGS WERE PRODUCED IN COLOR. ANY REPRODUCTIONS MUST BE MADE IN COLOR TO PRESERVE THE INTEGRITY OF THE ORIGINAL DRAWINGS. ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY DAMAGES RESULTING FROM FAILURE TO DO SO.

VILLAGE OF NYACK TABLE OF BULK REQUIREMENTS

ZONE: DMU-1 SECTION: 66.37 BLOCK: 2 LOT: 47

	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA (SQ. FT.)	N/A	2,839.37	2,839.37
MINIMUM LOT WIDTH (FEET)	N/A	N/A	N/A
MINIMUM STREET FRONTAGE (FEET)	N/A	N/A	N/A
MINIMUM LOT DEPTH (FEET)	N/A	N/A	N/A
MINIMUM FRONT SETBACK (FEET)	N/A	N/A	N/A
MINIMUM SIDE SETBACK (ONE) (FEET)	0 or 5	1.3'	0"
MINIMUM SIDE SETBACK (BOTH) (FEET)	0 or 5	3.3'	2"
MINIMUM REAR SETBACK (FEET) (FIRST FLOOR/ 17 FEET)	0	55.3	5.2
MINIMUM REAR SETBACK (FEET) (UPPER FLOORS)	15	55.3	5.2"
BUILDING HEIGHT (STORIES)	3	2-1/2	3
BUILDING HEIGHT (FEET)	40	28.5	29.9
MAXIMUM BUILDING LENGTH (FEET)	N/A	N/A	N/A
MAXIMUM FLOOR AREA RATIO	2.0	0.78	2.5"
MINIMUM USABLE OPEN SPACE (PER DU)	N/A	N/A	N/A
MAXIMUM DENSITY (DU/ACRE)	50 (.06 ACRE X 50 = 3 DU)	3	8"
MINIMUM DWELLING UNIT SIZE (SQ.FT.)	600	489'	554"
PARKING - APARTMENTS			
3 EXISTING APARTMENTS, NO OFF-STREET PARKING REQUIRED			
2 NEW 1 BEDROOM UNITS @ 1.25 SPACES PER UNIT = 2.5		8 SPACES	
3 NEW TWO BEDROOM UNITS @ 1.70 SPACES PER UNIT = 5.1		1.25' x 2 (1 BEDROOM UNITS) 1.70' x 3 (2 BEDROOM UNITS)	0"
TOTAL PARKING REQUIRED = 7.6 UNITS			

* EXISTING NON-CONFORMING ** VARIANCE REQUIRED

REVISIONS

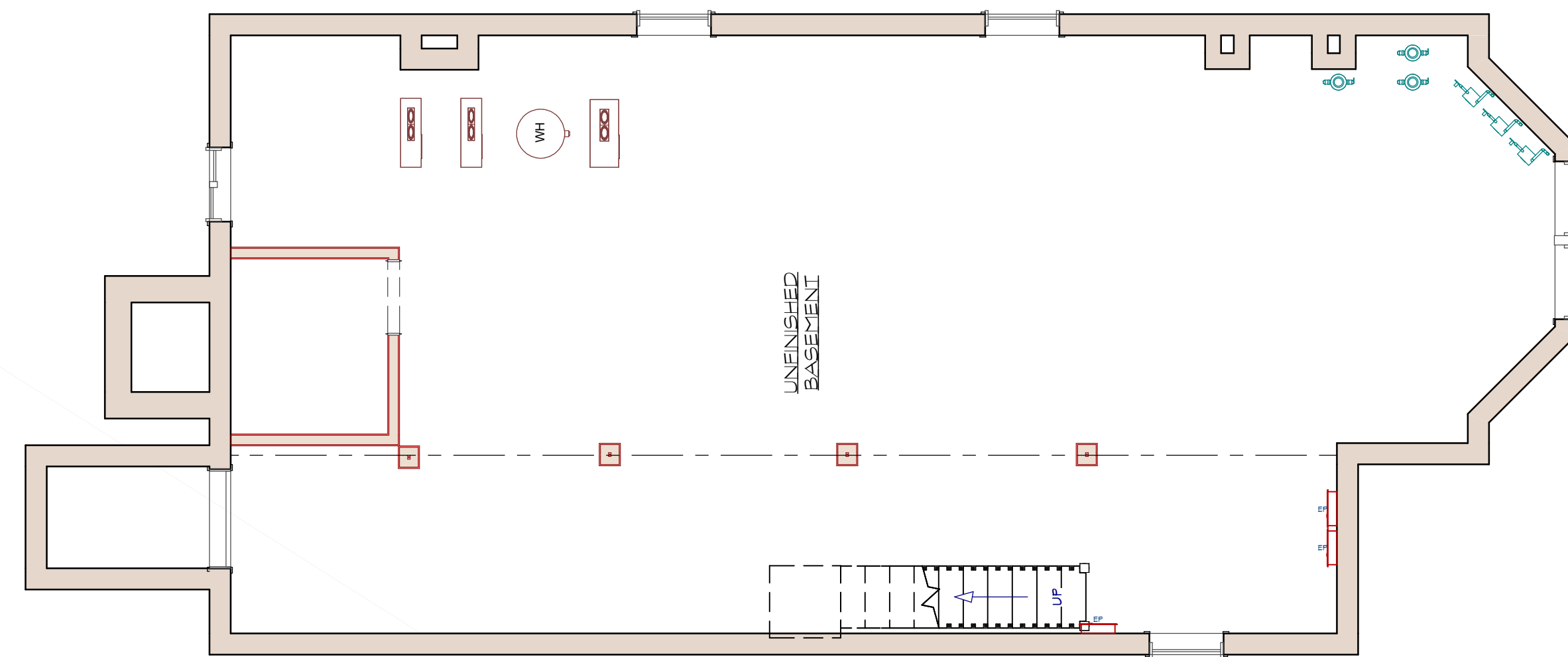
DATE	DESCRIPTION	BY
2025-02-03	CD 1	SAB
2025-05-22	PROPOSAL 3	SAB
2025-08-21	PLANNING BOARD SET 1	SAB
2026-02-10	PLANNING BOARD SET 1 - REVISED PER B1	SAB
2026-03-10	ARB SET 1	SAB

THESE PLANS ARE NOT TO BE CONSIDERED VALID AND COMPLETE CONSTRUCTION DOCUMENTS UNLESS AND UNTIL THEY BEAR THE ARCHITECTURAL SEAL & SIGNATURE OF JONATHAN B. HODOSH.

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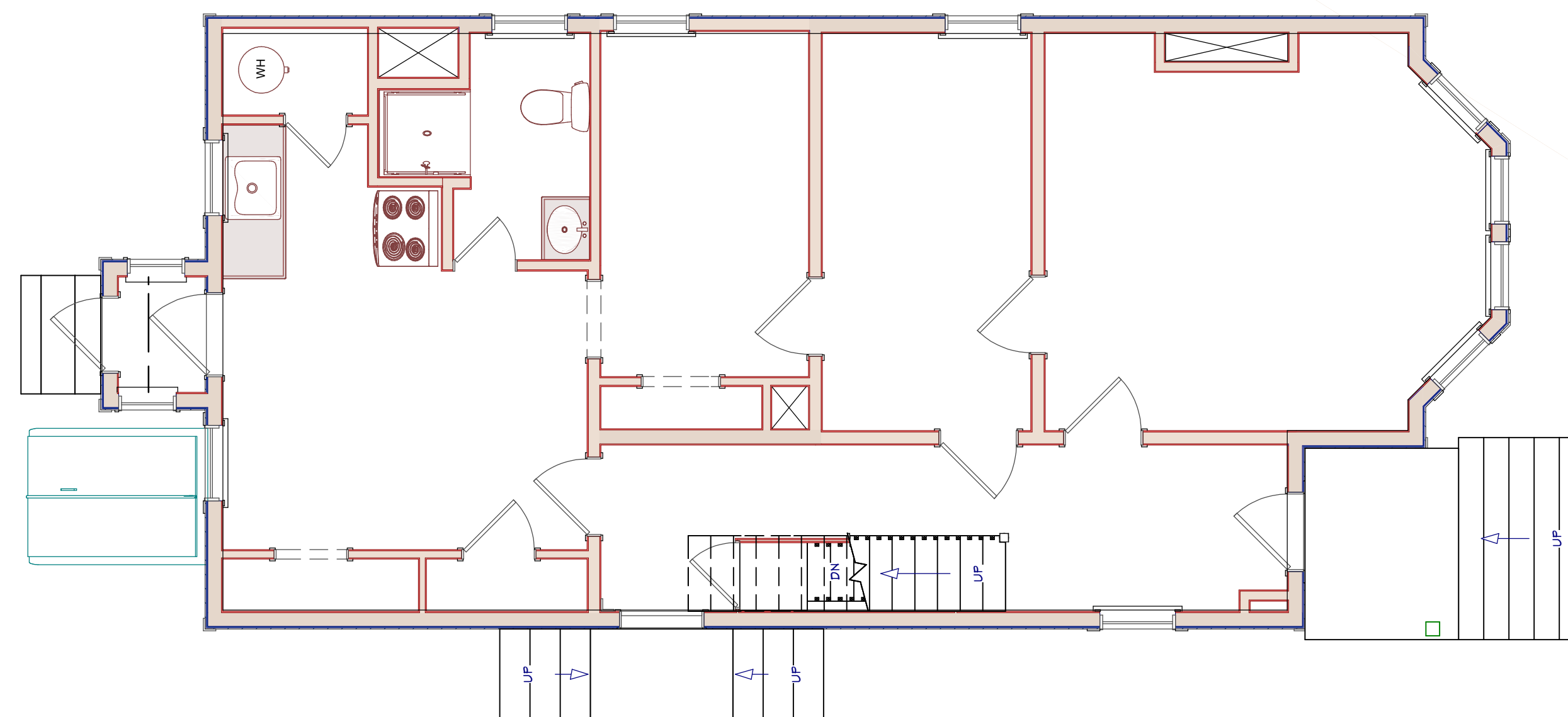
EXISTING BASEMENT FLOOR PLAN

SCALE: 1/4" = 1'-0"



EXISTING FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"



CONSTRUCTION / DEMOLITION LEGEND

	EXISTING CONSTRUCTION TO BE REMOVED		EXISTING WINDOW TO BE REMOVED		EXISTING DOOR TO BE REMOVED
	EXISTING CONSTRUCTION TO REMAIN		EXISTING WINDOW TO REMAIN		EXISTING DOOR TO REMAIN
	PROPOSED NEW POURED CONCRETE WALL		PROPOSED WINDOW		PROPOSED DOOR
	PROPOSED FRAMED CONSTRUCTION				
	PROPOSED 1-HOUR FIRE RATED WOOD FRAMED PARTITION				
	PROPOSED 2-HOUR FIRE RATED WOOD FRAMED PARTITION				
	DENOTES LOAD BEARING WALL				

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REVISIONS

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2024-08-08	PROPOSAL 2	SAB
2025-02-03	CD 1	SAB

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D1



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PROPOSED ADDITIONS/ALTERATIONS:

BERMEO MULTI-FAMILY

32 SOUTH FRANKLIN STREET, NYACK, NEW YORK 10960

SHEET TITLE:

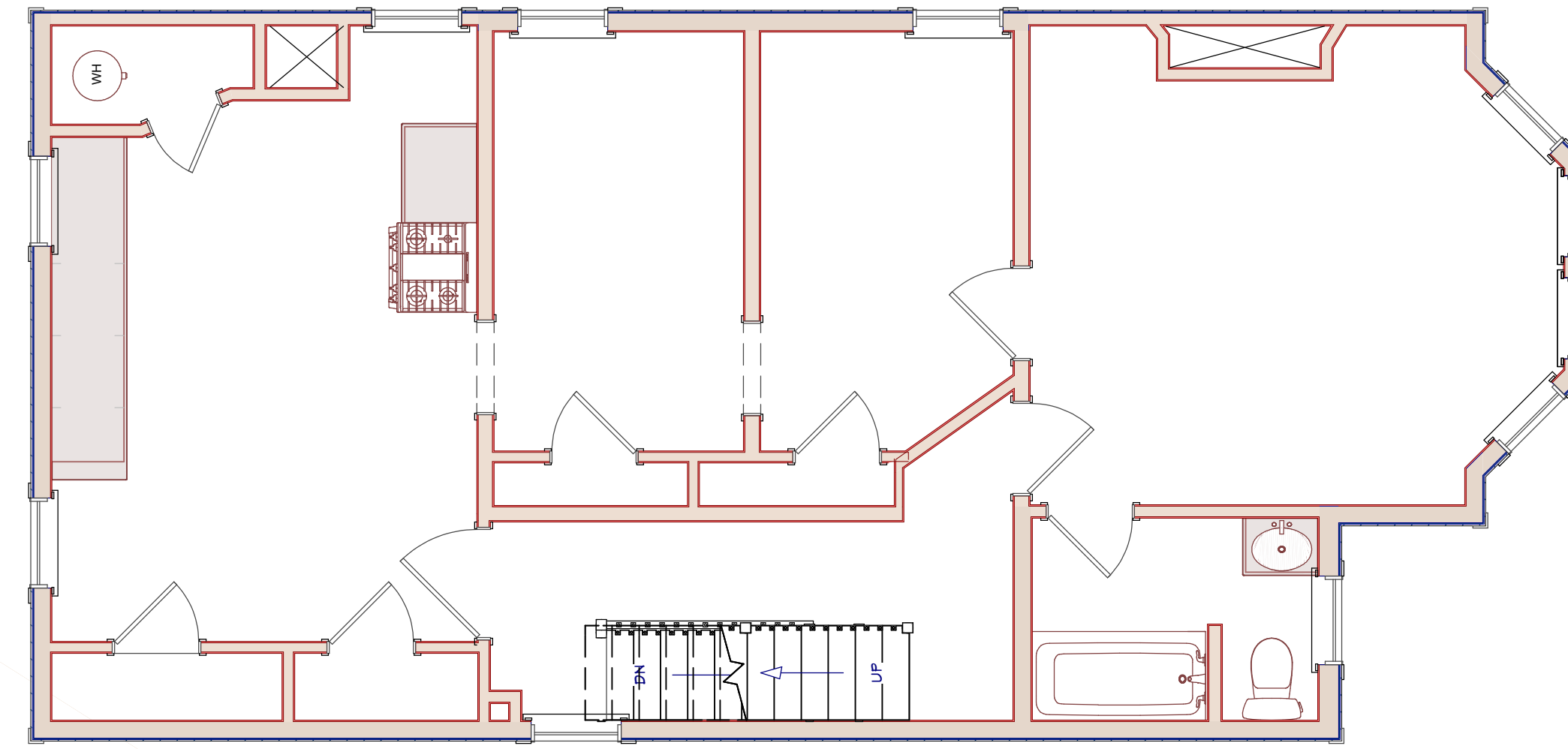
EXISTING BASEMENT & FIRST FLOOR PLANS

SCALE:	1/4" = 1'-0"
DATE:	2024-04-04
JOB #:	24019
DRAWN BY:	SAB
CHECKED BY:	JBH

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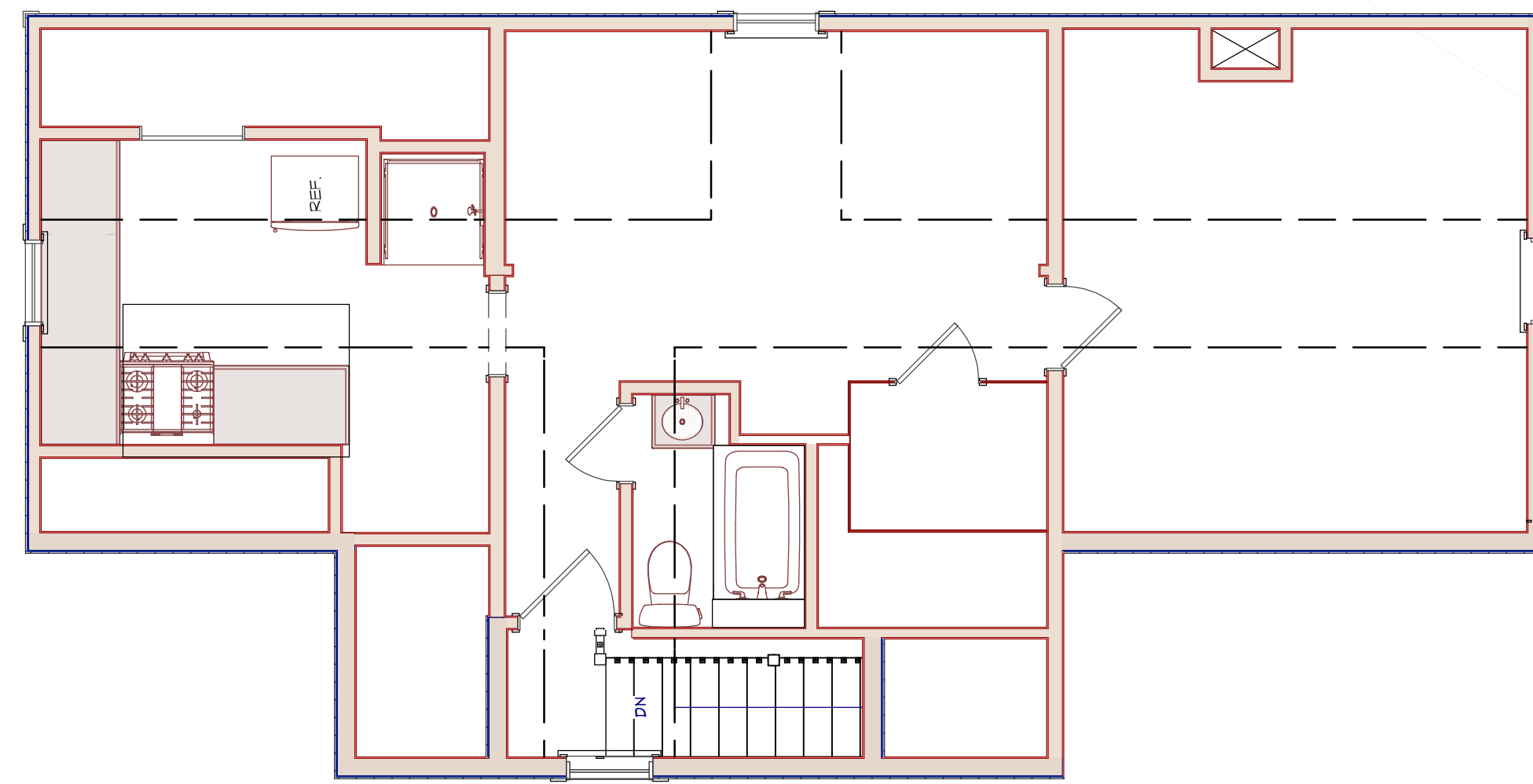
EXISTING SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0"



EXISTING THIRD FLOOR PLAN

SCALE: 1/4" = 1'-0"



CONSTRUCTION / DEMOLITION LEGEND

	EXISTING CONSTRUCTION TO BE REMOVED
	EXISTING CONSTRUCTION TO REMAIN
	PROPOSED NEW POURED CONCRETE WALL
	PROPOSED FRAMED CONSTRUCTION
	PROPOSED 1-HOUR FIRE RATED WOOD FRAMED PARTITION
	PROPOSED 2-HOUR FIRE RATED WOOD FRAMED PARTITION
	DENOTES LOAD BEARING WALL

	EXISTING WINDOW TO BE REMOVED
	EXISTING WINDOW TO REMAIN
	PROPOSED WINDOW

	EXISTING DOOR TO BE REMOVED
	EXISTING DOOR TO REMAIN
	PROPOSED DOOR

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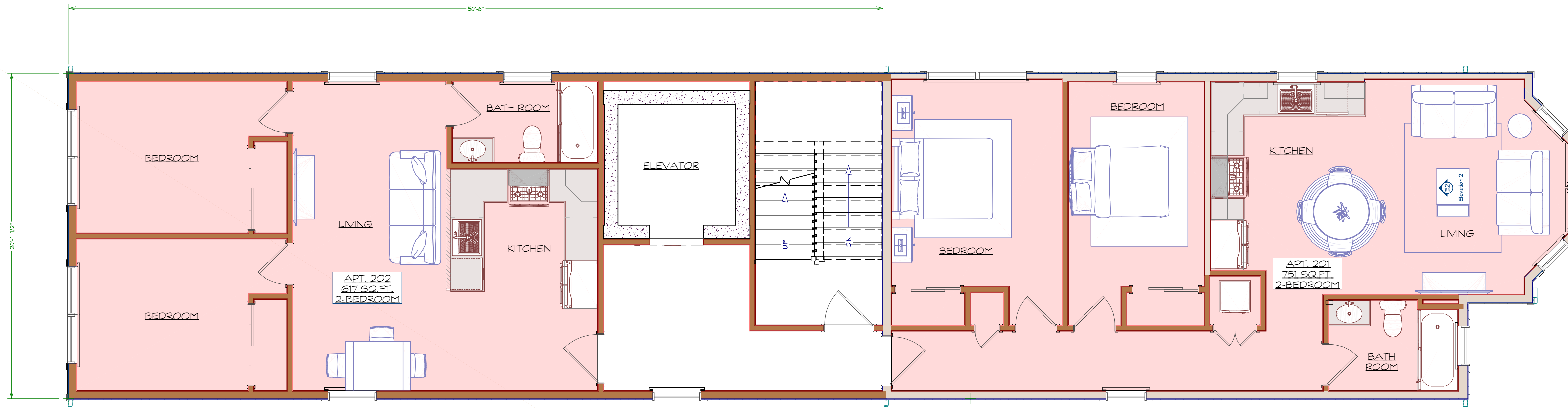
D2

PROPOSED ADDITIONS / ALTERATIONS:
BERMEO MULTI-FAMILY
32 SOUTH FRANKLIN STREET, NYACK, NEW YORK 10960

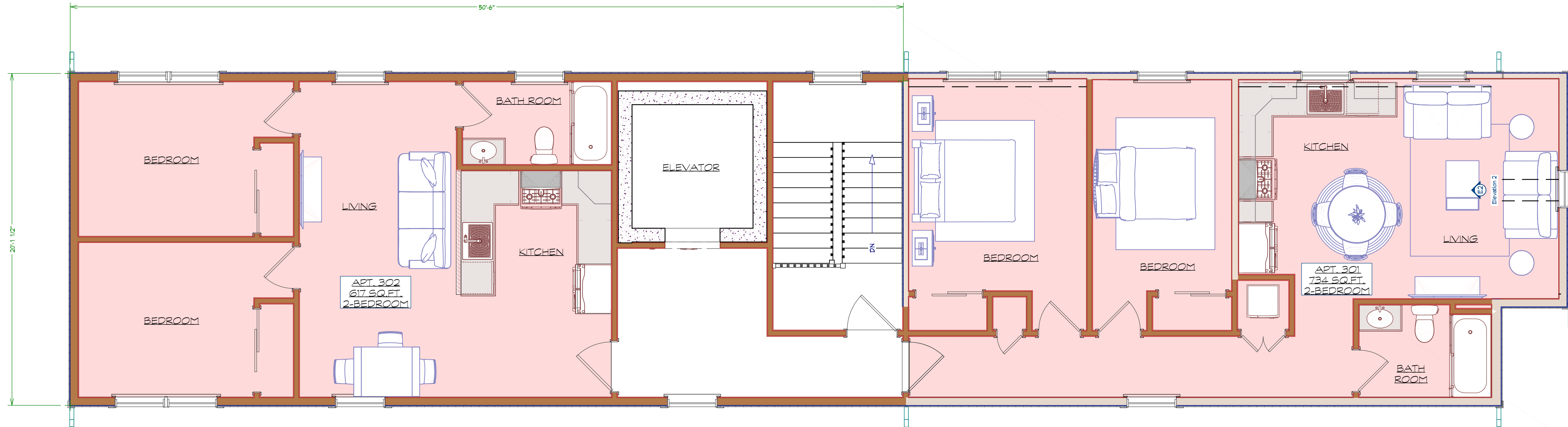
SHEET TITLE:
EXISTING SECOND & THIRD FLOOR PLAN

SCALE:	1/4" = 1'-0"
DATE:	2024-04-04
JOB #:	24019
DRAWN BY:	SAB
CHECKED BY:	JBH

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SECOND FLOOR PLAN
SCALE: 1/4" = 1' - 0"



THIRD FLOOR PLAN
SCALE: 1/4" = 1' - 0"

CONSTRUCTION / DEMOLITION LEGEND

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	EXISTING CONSTRUCTION TO REMAIN		EXISTING WINDOW TO REMAIN		EXISTING DOOR TO REMAIN
	PROPOSED NEW POURED CONCRETE WALL		PROPOSED WINDOW		PROPOSED DOOR
	PROPOSED FRAMED CONSTRUCTION				
	PROPOSED 1-HOUR FIRE RATED WOOD FRAMED PARTITION				
	PROPOSED 2-HOUR FIRE RATED WOOD FRAMED PARTITION				
	DENOTES LOAD BEARING WALL				

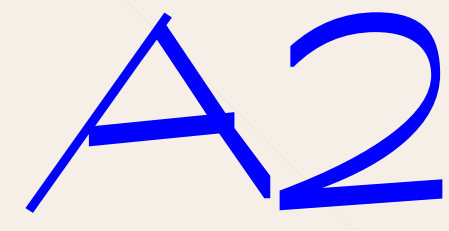
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PROPOSED ADDITIONS / ALTERATIONS:
BERMEO MULTI-FAMILY
32 SOUTH FRANKLIN STREET, NYACK, NEW YORK 10960
SHEET TITLE:
SECOND & THIRD FLOOR PLAN



EXISTING FRONT ELEVATION

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



FRONT ELEVATION

SCALE: 1/4" = 1'-0"

		COLOR	SYMBOL	MATERIAL	MANUFACTURER
1.	ROOFING	PEWEE GRAY		ROOF SHINGLES TIMBERLINE HD	GAF
2.	SIDING	EVENING BLUE		FIBER CEMENT CLAPBOARD	HARDI-PLANK
3a.	WINDOWS	BLACK	N/A	VINYL GLAD 400 SERIES - CASEMENT/FIXED	ANDERSEN
3b.	WINDOWS	BLACK	N/A	200 SERIES - DOUBLE-HUNG	ANDERSEN
4a.	DOOR - FRONT	WHITE	N/A	3/4 LITE RIGHT-HAND, 6 LITE SD.L FIBERGLASS	MF DOORS
4b.	DOOR - SIDE	BLACK	N/A	3/4 LITE RIGHT-HAND, 6 LITE SD.L FIBERGLASS	MF DOORS
5.	TRIM	WHITE	N/A	CELLULAR PVC TRIM BOARD - TRADITIONAL FINISH	AZEK
6.	SOFFITS & FASCIAS	DOVER WHITE	N/A	ALUMINUM COIL STOCK	VARIFORM .015
7.	GUTTERS & LEADERS	WHITE	N/A	ALUMINUM	AMERIMAX
8a.	EXTERIOR LIGHTING	BLACK	N/A	IRON ARNETT, 10-1/2" TEXTURED	LAMPS PLUS
8b.	EXTERIOR LIGHTING	BLACK	N/A	METAL DOME, 12-1/2" WIDE - ALUMINUM	LAMPS PLUS

PROPOSED ADDITIONS / ALTERATIONS:

BERMEO MULTI-FAMILY

32 SOUTH FRANKLIN STREET, NYACK, NEW YORK 10960

SHEET TITLE:

FRONT ELEVATION

SCALE:	1/4" = 1'-0"
DATE:	2024-04-04
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CONSTRUCTION / DEMOLITION LEGEND

	EXISTING CONSTRUCTION TO BE REMOVED		EXISTING WINDOW TO BE REMOVED
	EXISTING CONSTRUCTION TO REMAIN		EXISTING WINDOW TO REMAIN
	PROPOSED NEW POURED CONCRETE WALL		PROPOSED WINDOW
	PROPOSED FRAMED CONSTRUCTION		EXISTING DOOR TO BE REMOVED
	PROPOSED 1-HOUR FIRE RATED WOOD FRAMED PARTITION		EXISTING DOOR TO REMAIN
	PROPOSED 2-HOUR FIRE RATED WOOD FRAMED PARTITION		PROPOSED DOOR
	DENOTES LOAD BEARING WALL		

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AB



EXISTING RIGHT ELEVATION

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

		COLOR	SYMBOL	MATERIAL	MANUFACTURER
1.	ROOFING	PEWEE GRAY		ROOF SHINGLES TIMBERLINE HD	GAF
2.	SIDING	EVENING BLUE		FIBER CEMENT CLAPBOARD	HARDI-PLANK
3a.	WINDOWS	BLACK	N/A	VINYL GLAD 400 SERIES - CASEMENT/FIXED	ANDERSEN
3b.	WINDOWS	BLACK	N/A	200 SERIES - DOUBLE-HUNG	ANDERSEN
4a.	DOOR - FRONT	WHITE	N/A	3/4 LITE RIGHT-HAND, 6 LITE SD.L FIBERGLASS	MF DOORS
4b.	DOOR - SIDE	BLACK	N/A	3/4 LITE RIGHT-HAND, 6 LITE SD.L FIBERGLASS	MF DOORS
5.	TRIM	WHITE	N/A	CELLULAR PVC TRIM BOARD - TRADITIONAL FINISH	AZEK
6.	SOFFITS & FASCIAS	DOVER WHITE	N/A	ALUMINUM COIL STOCK	VARIFORM .015
7.	GUTTERS & LEADERS	WHITE	N/A	ALUMINUM	AMERIMAX
8a.	EXTERIOR LIGHTING	BLACK	N/A	IRON ARNETT, 10-1/2" TEXTURED	LAMPS PLUS
8b.	EXTERIOR LIGHTING	BLACK	N/A	METAL DOME, 12-1/2" WIDE - ALUMINUM	LAMPS PLUS



RIGHT ELEVATION

SCALE: 1/4" = 1'-0"

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BERMEO MULTI-FAMILY
 32 SOUTH FRANKLIN STREET, NYACK, NEW YORK 10960
 SHEET TITLE:
RIGHT ELEVATION

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	PROPOSED NEW POURED CONCRETE WALL		PROPOSED WINDOW		PROPOSED DOOR
	PROPOSED FRAMED CONSTRUCTION				
	PROPOSED 1-HOUR FIRE RATED WOOD FRAMED PARTITION				
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	DENOTES LOAD BEARING WALL				

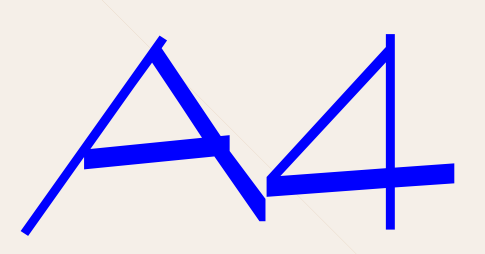
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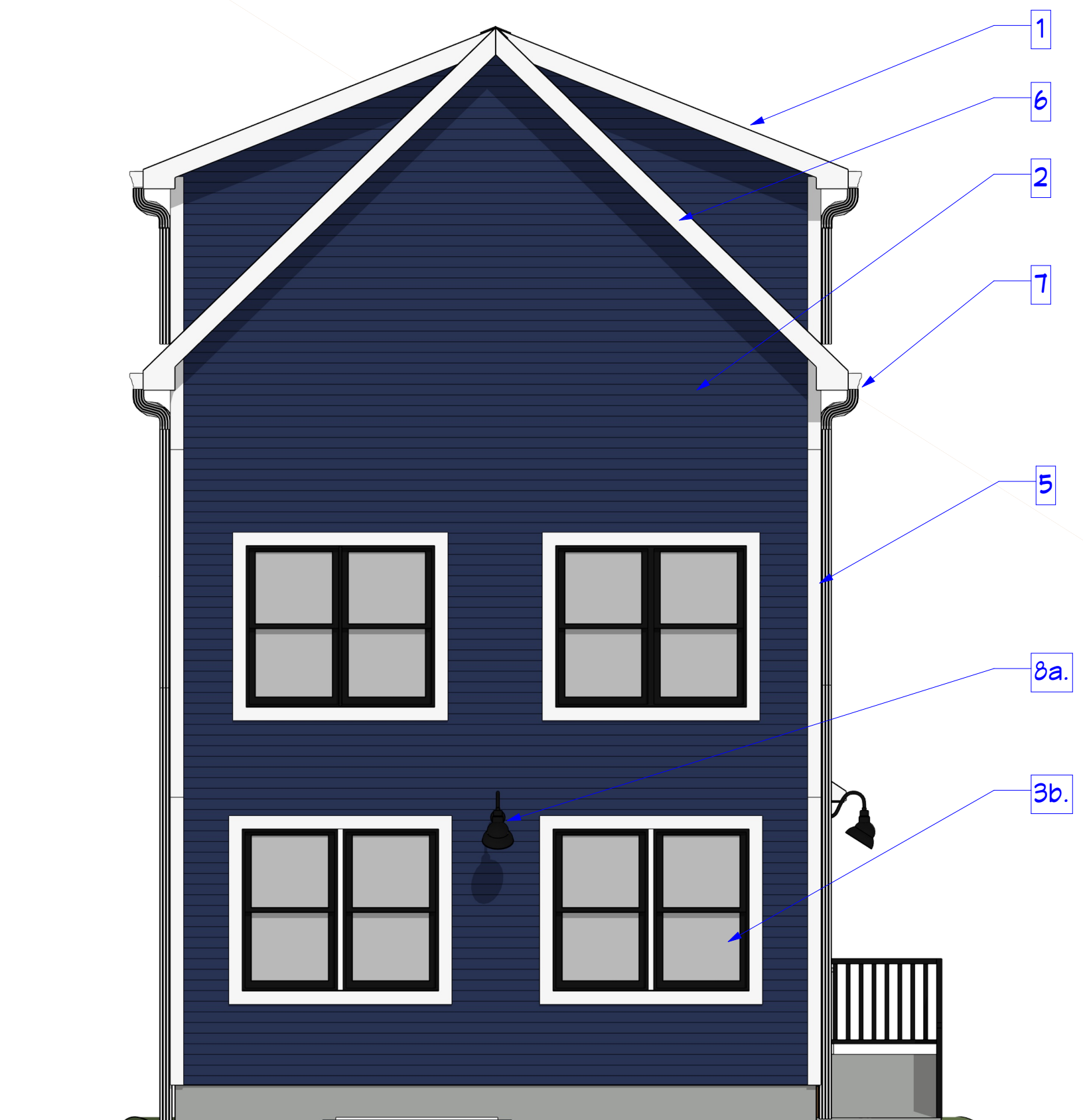




EXISTING REAR ELEVATION

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

		COLOR	SYMBOL	MATERIAL	MANUFACTURER
1.	ROOFING	PEWEE GRAY		ROOF SHINGLES TIMBERLINE HD	GAF
2.	SIDING	EVENING BLUE		FIBER CEMENT CLAPBOARD	HARDI-PLANK
3a.	WINDOWS	BLACK	N/A	VINYL GLAD 400 SERIES - CASEMENT/ FIXED	ANDERSEN
3b.	WINDOWS	BLACK	N/A	200 SERIES - DOUBLE-HUNG	ANDERSEN
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5.	TRIM	WHITE	N/A	CELLULAR PVC TRIM BOARD - TRADITIONAL FINISH	AZEK
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7.	GUTTERS & LEADERS	WHITE	N/A	ALUMINUM	AMERIMAX
8a.	EXTERIOR LIGHTING	BLACK	N/A	IRON ARNETT, 10-1/2" TEXTURED	LAMPS PLUS
8b.	EXTERIOR LIGHTING	BLACK	N/A	METAL DOME, 12-1/2" WIDE - ALUMINUM	LAMPS PLUS



REAR ELEVATION

SCALE: 1/4" = 1'-0"

PROPOSED ADDITIONS/ ALTERATIONS:
BERMEO MULTI-FAMILY
 32 SOUTH FRANKLIN STREET, NYACK, NEW YORK 10960
 SHEET TITLE:
REAR ELEVATION

SCALE:	1/4" = 1'-0"
DATE:	2024-04-04
JOB #:	24019
DRAWN BY:	SAB
CHECKED BY:	JBH



GEORGE HODOSH ASSOCIATES ARCHITECTS, P.C.
 120 NORTH MAIN STREET - SUITE 501,
 NEW CITY, NEW YORK 10956
 PHONE: (845) 638-9336 FAX: (845) 638-9350

CONSTRUCTION / DEMOLITION LEGEND

	EXISTING CONSTRUCTION TO BE REMOVED		EXISTING WINDOW TO BE REMOVED
	EXISTING CONSTRUCTION TO REMAIN		EXISTING WINDOW TO REMAIN
	PROPOSED NEW POURED CONCRETE WALL		PROPOSED WINDOW
	PROPOSED FRAMED CONSTRUCTION		EXISTING DOOR TO BE REMOVED
	PROPOSED 1-HOUR FIRE RATED WOOD FRAMED PARTITION		EXISTING DOOR TO REMAIN
	PROPOSED 2-HOUR FIRE RATED WOOD FRAMED PARTITION		PROPOSED DOOR
	DENOTES LOAD BEARING WALL		

THESE PLANS ARE NOT TO BE CONSIDERED VALID AND COMPLETE CONSTRUCTION DOCUMENTS UNLESS AND UNTIL THEY BEAR THE ARCHITECTURAL SEAL & SIGNATURE OF JONATHAN B. HODOSH.

IT IS A VIOLATION OF THE LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL, TO ALTER AN ITEM IN ANY WAY. IF AN ITEM BEARING THE SEAL OF A LICENSED PROFESSIONAL IS ALTERED, THE ALTERING LICENSED PROFESSIONAL SHALL AFFIX TO THEIR ITEM THEIR SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY THEIR SIGNATURE AND THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.

REVISIONS

2024-05-07	EXISTING CONDITIONS	SAB
2024-05-28	PROPOSAL 1	SAB
2024-07-10	SITE PLAN INPUT	SAB
2024-08-08	PROPOSAL 2	SAB
2025-02-03	CD 1	SAB

2025-05-22	PROPOSAL 3	SAB
2025-08-02	PLANNING BOARD SET 1	SAB
2026-02-10	PLANNING BOARD SET 1 - REVISED PER B1	SAB
2026-03-10	ARB SET 1	SAB

A5

