



BERMEO MULTI-FAMILY

32 SOUTH FRANKLIN STREET, NYACK, NEW YORK 10960

GEORGE HODOSH ASSOCIATES-ARCHITECTS, P.C.

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2024-05-27
 LAST REVISED: 2026-05-08

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

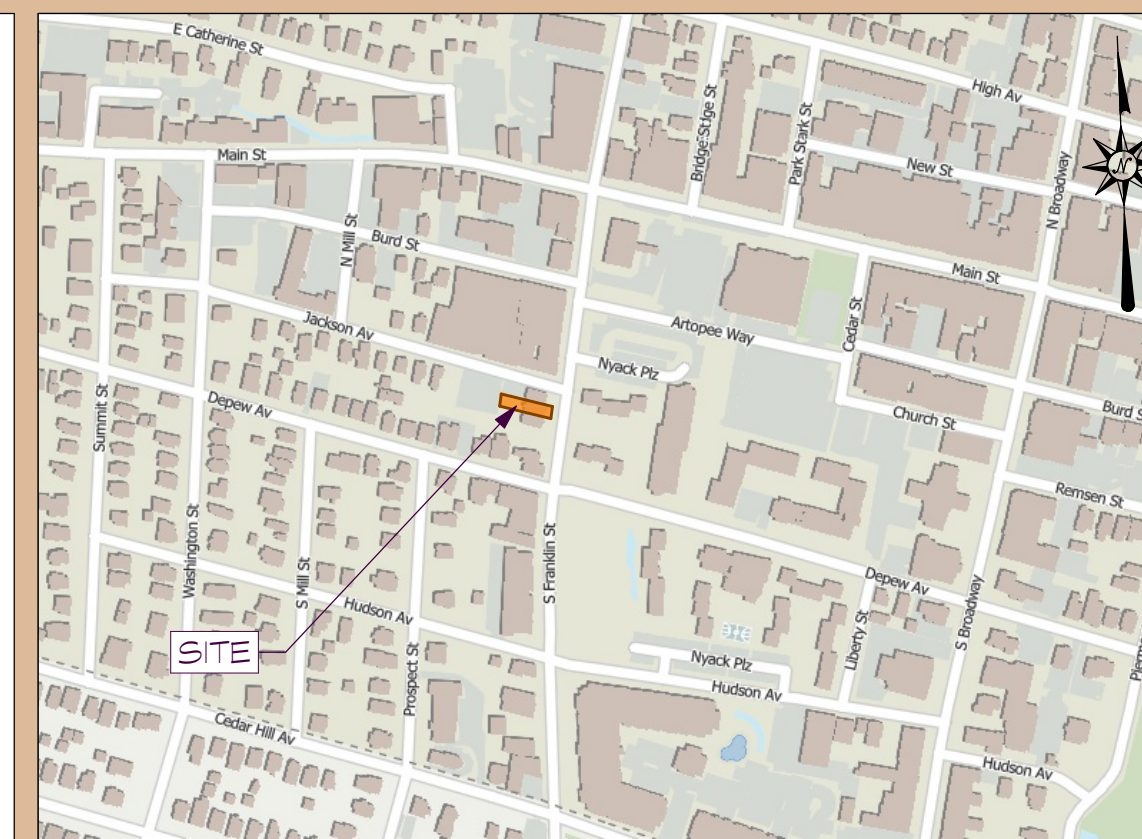
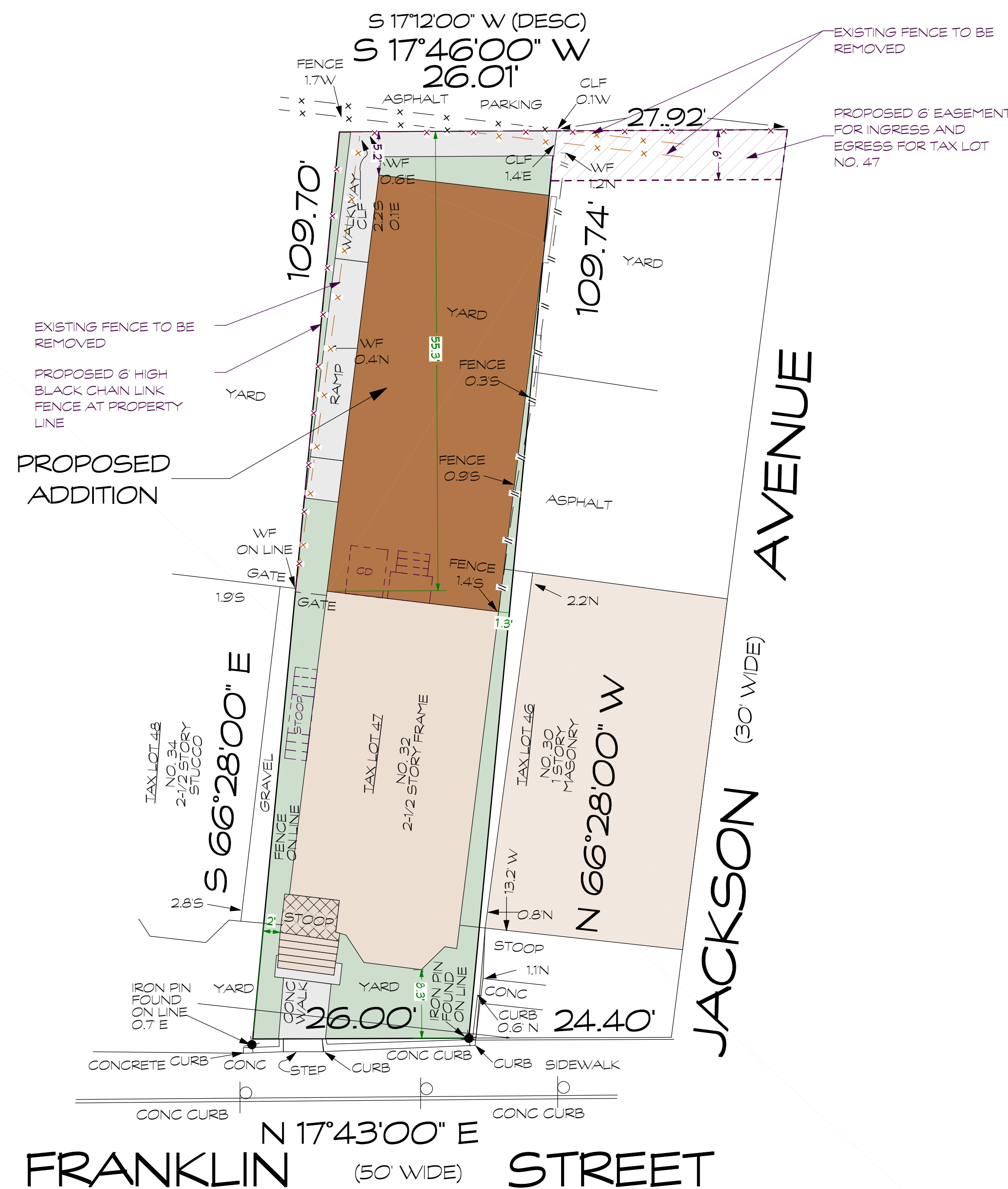
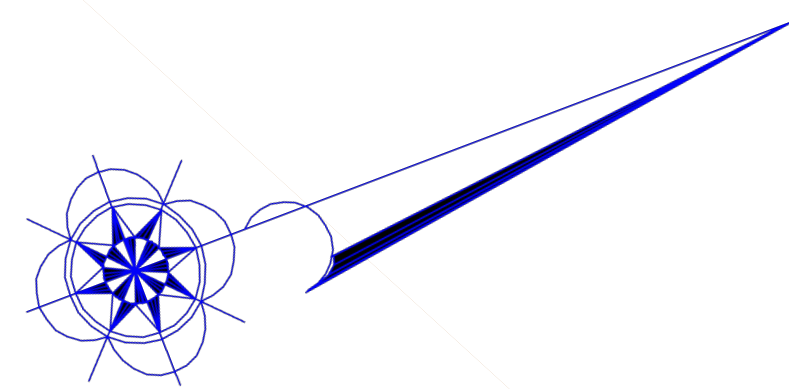
OCCUPANCY CLASSIFICATION: R-2

CONSTRUCTION CLASSIFICATION: 5A

APPLICABLE CODES:

- 2025 BUILDING CODE OF NEW YORK STATE
- 2025 PLUMBING CODE OF NEW YORK STATE
- 2025 EXISTING BUILDING CODE OF NEW YORK STATE
- 2025 ENERGY CONSERVATION CONSTRUCTION CODE OF NEW YORK STATE
- 2025 FUEL GAS CODE OF NEW YORK STATE
- 2025 MECHANICAL CODE OF NEW YORK STATE
- 2025 FIRE CODE OF NEW YORK STATE
- 2017 NATIONAL ELECTRIC CODE
- 2009 ANSI 117A

SCALE: 1" = 10'



VICINITY MAP SCALE: 1" = 400'

MINIMUM DWELLING UNIT SIZE

| REQUIRED | 600 SQ.FT. |
|----------|------------|
| PROVIDED | |
| APT. 101 | 600 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. |

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' | △ 1.3'' |
| MINIMUM SIDE SETBACK (BOTH) (FEET) | 0 or 5 | 3.3' | △ 3.3'' |
| 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 | △ 6'' |
| MINIMUM DWELLING UNIT SIZE (SQ.FT.) | 600 | 489' | △ 600 |
| PARKING - APARTMENTS | 3 EXISTING APARTMENTS, NO OFF-STREET PARKING REQUIRED 3 NEW TWO BEDROOM UNITS @ 170 SPACES PER UNIT = 51 TOTAL PARKING REQUIRED = 51 UNITS | △ 5 SPACES 170' X 3 (2 BEDROOM UNITS) | 0'' |

* EXISTING NON-CONFORMING ** 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.

REVISIONS

| DATE | DESCRIPTION | BY |
|------------|---|-----|
| 2025-08-21 | PLANNING BOARD SET 1 | SAB |
| 2025-02-10 | PLANNING BOARD SET 1 - REVISED PER B | SAB |
| 2025-03-10 | ARB SET 1 | SAB |
| 2025-05-08 | PLANNING BOARD SET 1 - REMOVE BASEMENT APARTMENTS | SAB |
| 2025-05-12 | PLANNING BOARD SET 1 - REVISING PER BUILDING INSPECTOR COMMENTS | SAB |

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.

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

