



80 SOUTH BROADWAY, NYACK, NY

ARCHITECTURAL REVIEW BOARD SUBMISSION | APRIL 2026

EXISTING PHOTOS



EXISTING FRONT ELEVATION LOOKING SOUTHWEST



EXISTING FRONT ELEVATION LOOKING SOUTHWEST



EXISTING FRONT ELEVATION LOOKING WEST



RETAINING WALL ALONG THE BACK SIDE OF 80 SOUTH BROADWAY LOOKING NORTH



88 S BROADWAY

PARKING LOT FOR
88 S BROADWAY

RETAINING WALL ALONG THE BACK SIDE OF 80 SOUTH BROADWAY LOOKING SOUTH

88 SOUTH BROADWAY



80 SOUTH BROADWAY



EXISTING SIDE (SOUTH) ELEVATION OF 80 S BROADWAY LOOKING WEST

PROPOSED RENDERINGS



PROPOSED RENDERING (FRONT ELEVATION) LOOKING SOUTHWEST



PROPOSED RENDERING (FRONT ELEVATION) LOOKING NORTHWEST

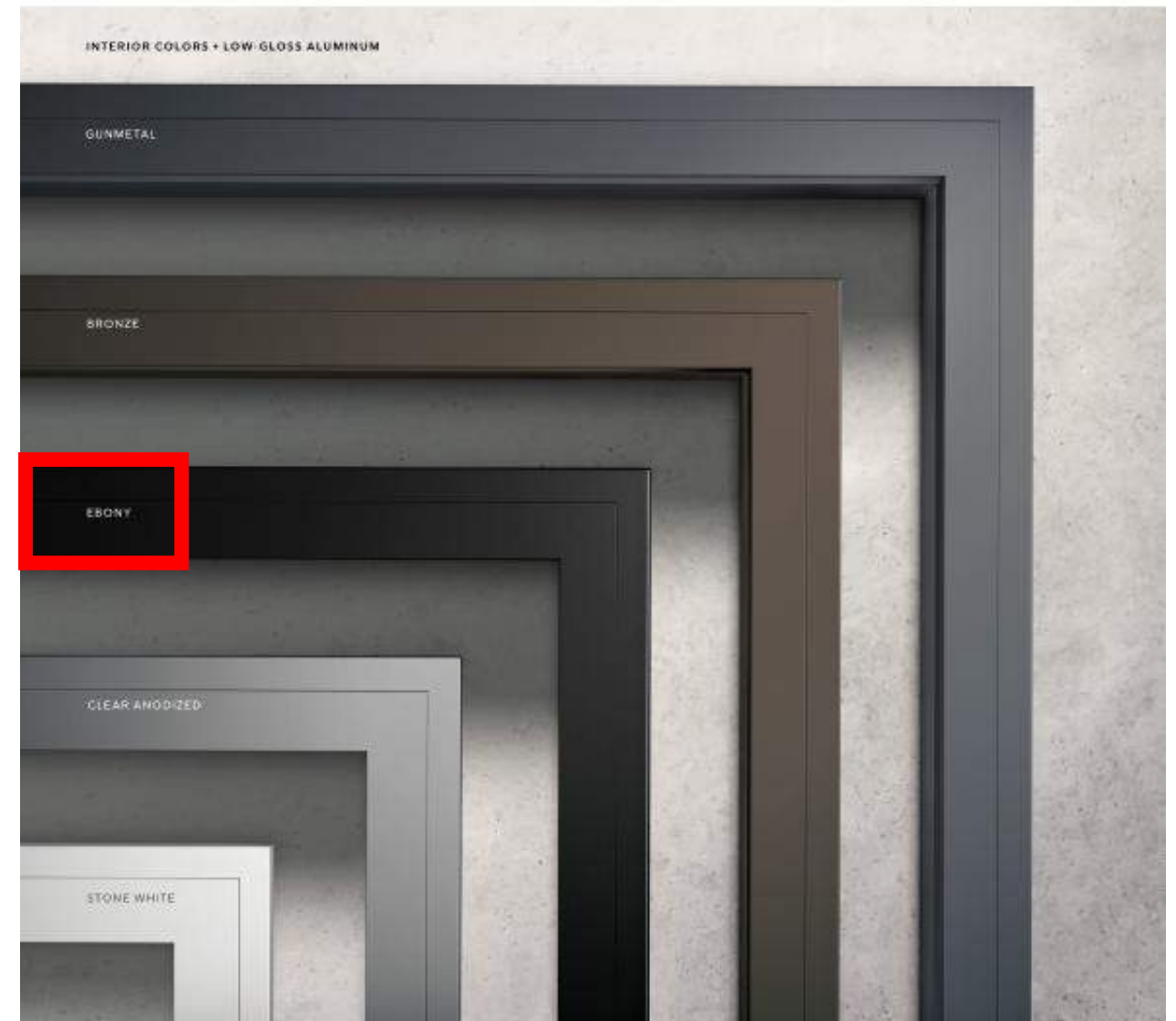


PROPOSED RENDERING (AERIAL VIEW)

PROPOSED FINISHES



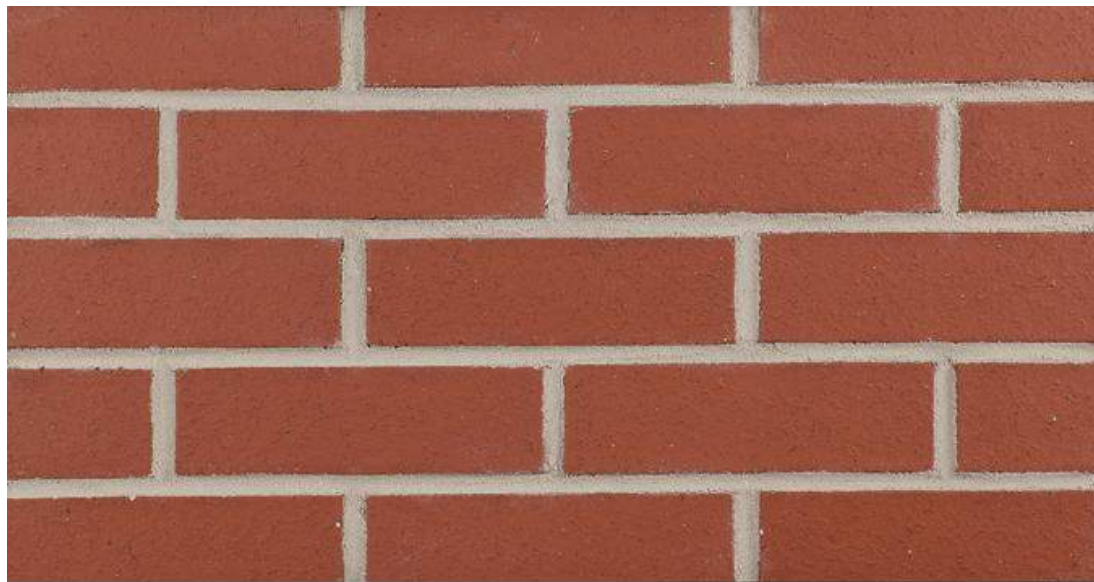
CURATED COLORS



WINDOWS

Marvin Windows as basis of design:

- Modern Series | Awning Window
- Modern Series | Casement Window
- Exterior Finish: Extruded aluminum in Ebony Black



General Availability	T	H	L
Modular	3-9/16	2-1/4	7-5/8

Red Smooth

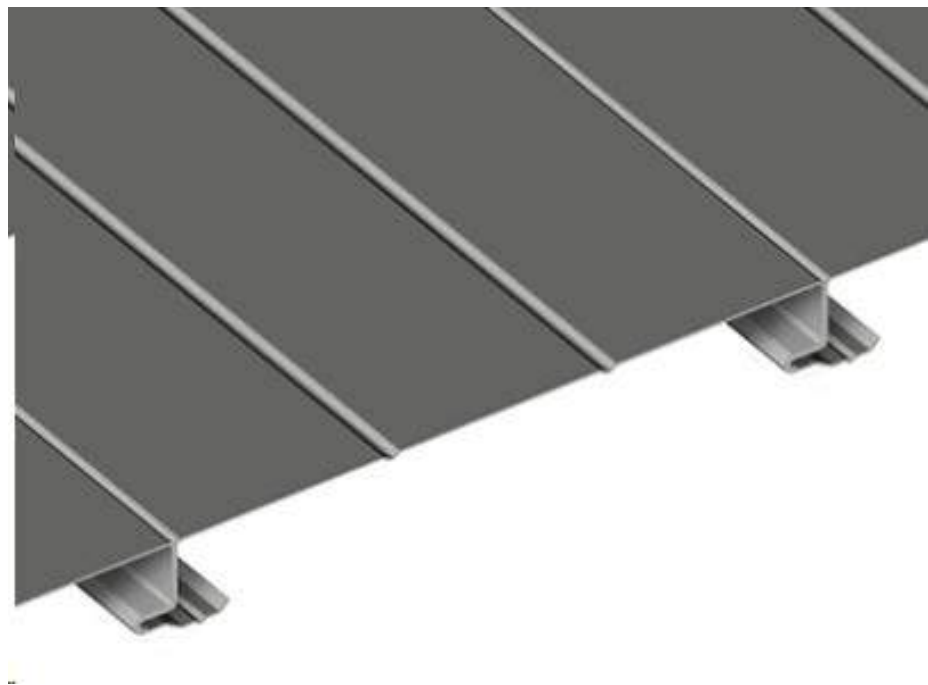
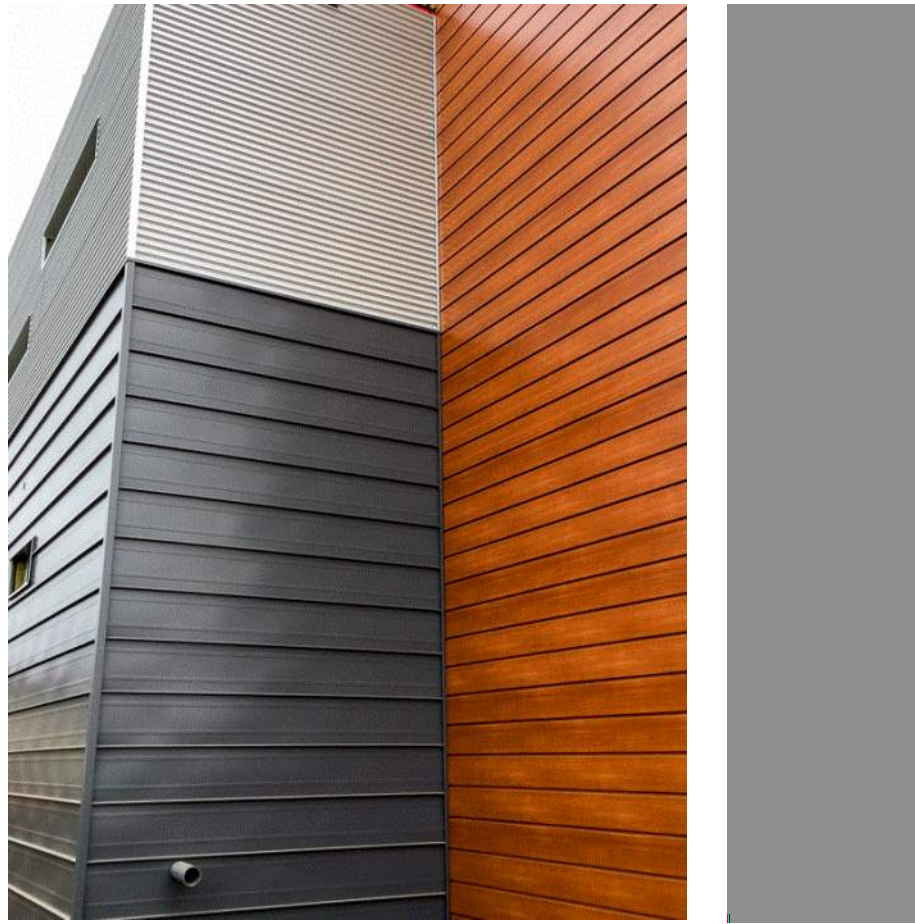


BRICK

- Location | 2nd & 3rd Floors (Residential) | Front Facade
 Glen-Gery as basis of design
- Color | Red Smooth
 - Size | Modular

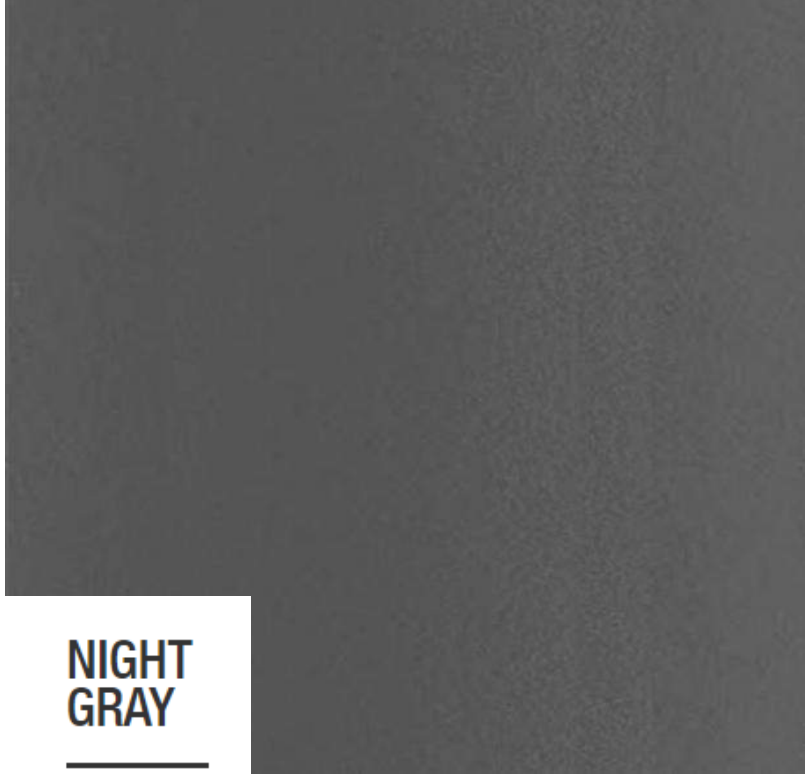
CAST STONE

- Window sills and lintels
- Banding
- Coping
- Water table



METAL SIDING/PANELS

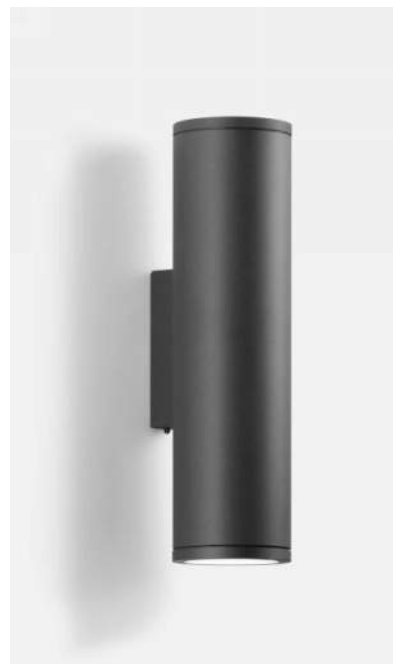
- Location | 2nd & 3rd Floors (Residential) | Side Facades
- Orientation | Horizontal
- Color | Grey



FIBER- CEMENT PANELS

- James Hardie as basis of design
- Color | Night Gray
 - Finish | Smooth





PRECAST CONCRETE

- Location | First Floor (Commercial)
- Color | Grey

LIGHT FIXTURES

- Location | First Floor (Commercial)
- Color | Black
- LED Color Temp | 3500K
- Material | Aluminum Alloy



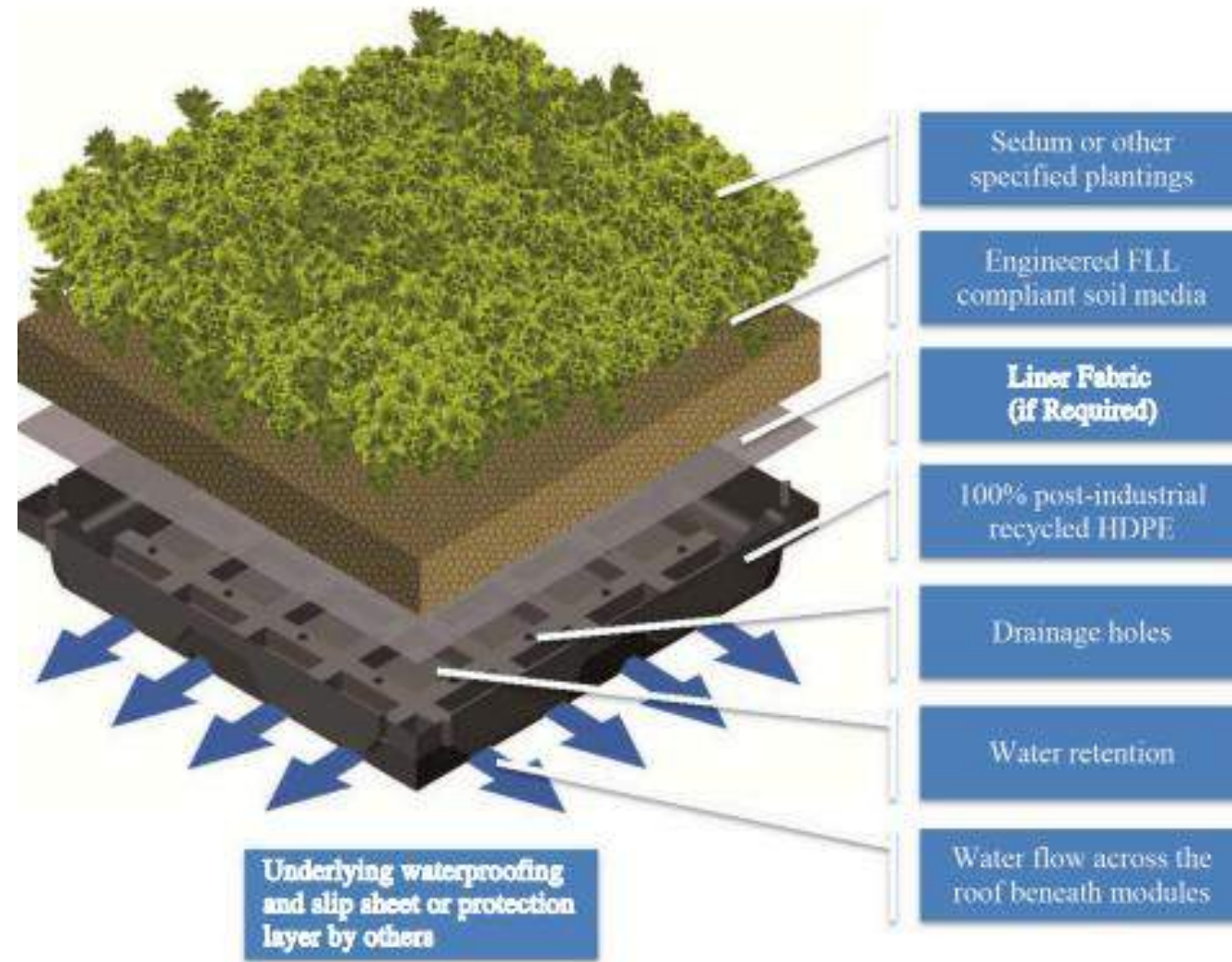
TREE GUARD

- Kaufman Iron | Circle Curve Front
- Color | Black | Powder Coat
- Material | Steel

GreenGrid® Submittal: G5 System Cutaway



The GreenGrid® G5 Green Roof System incorporates all of the various components of a multi-layer green roof system into a simple, self-contained module. The key components are detailed below.



GREEN ROOF

- Modular Tray System
- Plants: Succulent ground covers and water-conserving accent plants.

