

- 1. PROPERTY PROFILE**
- 1.1. Block No26
 - 1.2. Lot No.....724907
 - 1.3. Zoning DistrictR1-7.5
 - 1.4. OverlayHistoric District and Landmark
 - 1.5. Lot Area20,790 SQ FT
 - 1.6. Building Footprint1,409 SQ FT
 - 1.7. No. Of Floors2.5
 - 1.8. Owner of Record

EPISCOPAL DIOCESE OF NEW YORK
1047 AMSTERDAM AVE.
NY, NY 10025

1.9. Applicant

REV JOHN WILLIAMS
15 SOUTH AVE.
BEACON, NY 10025

1.10. Prepared By

BARRY DONALDSON ARCHITECTS
14 KING ST.
CROTON ON HUDSON, NY 10520

2. GENERAL NOTES

- 2.1. Conversion of existing single family home into 3 unit apartment.
- 2.2. Existing contours to remain unchanged.
- 2.3. Existing building footprint to remain unchanged.
- 2.4. Property is not in a flood zone.
- 2.5. No new signage.
- 2.6. No new fences or retaining walls.

PARKING REQUIREMENTS SCHEDULE

	CODE MIN.	CALCULATED AMOUNT
SPACES PER UNIT	1	3
ADDITIONAL SPACES PER BEDROOM	0.25	1.25
		4.25

ZONING REGULATION SCHEDULE

R1-7.5	MINIMUM	ACTUAL	NOTE
MINIMUM LOT SIZE	7,500 SQ FT	20,790 SQ	PASS
LOT AREA PER DWELLING UNIT	7,500 SQ FT	6,930 SQ FT	PASS
MINIMUM FRONT YARD	30 FT	20 FT	PRE-EXISTING
MINIMUM SIDE YARD	10 FT		PASS
MINIMUM REAR YARD	30 FT	N/A	
MAXIMUM HEIGHT	2.5 AND 35	32 FT	PASS
MAXIMUM BUILDING COVERAGE	30%	7%	PASS
MULTIPLE FAMILY	N/A		BY SPECIAL PERMIT

- GRASS
- ASPHALT
- CONCRETE WALKWAY
- CHAIN LINKED FENCE
- CHW OVERHEAD POWER LINE



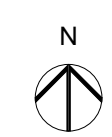
AREA MAP
NOT TO SCALE

BARRY DONALDSON ARCHITECTS
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EMAIL BDN@BARRYDONALDSONARCHITECTS.COM

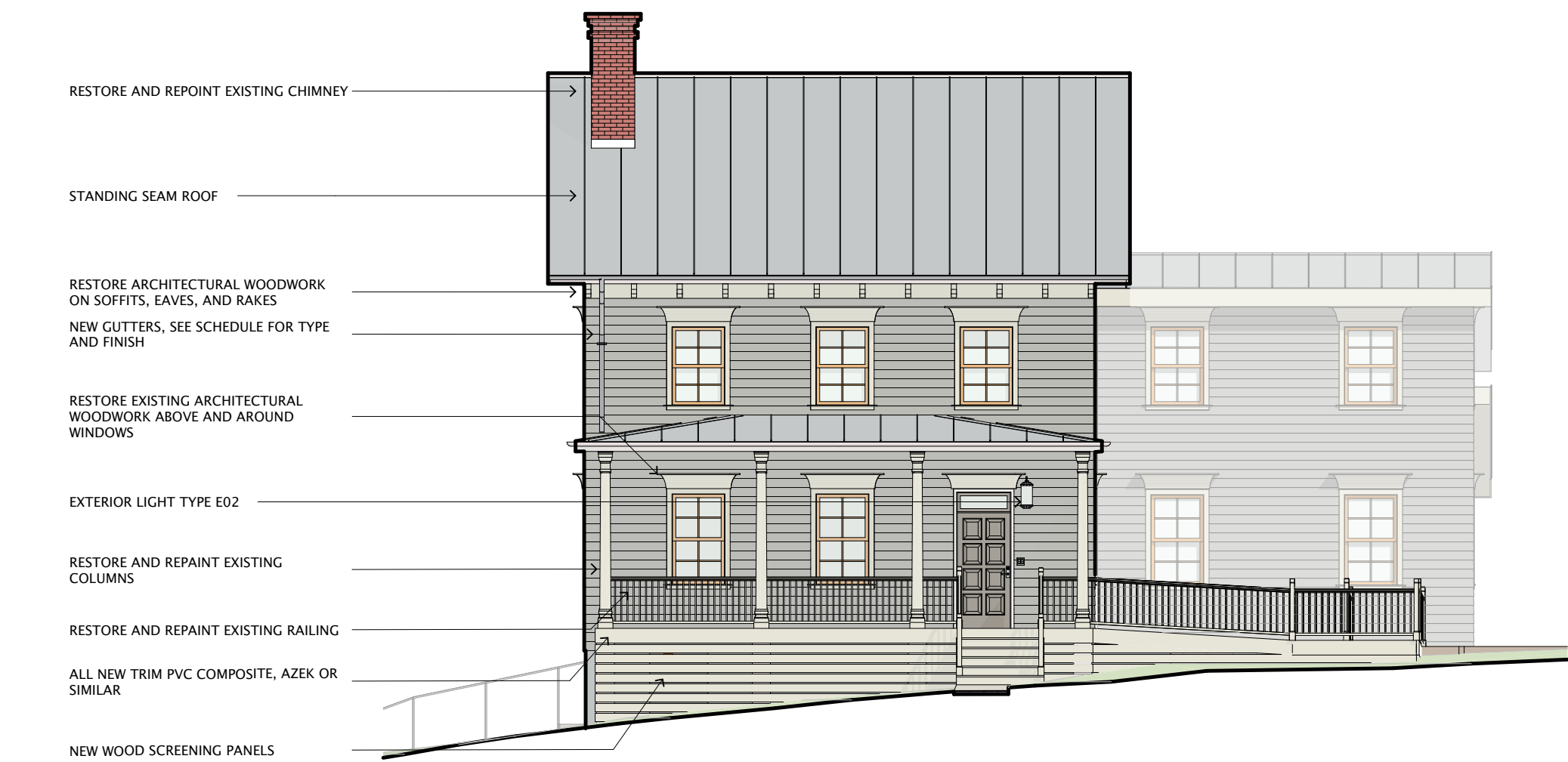
PROJECT
Renovation of 21 South Ave.
21 South Ave.
Beacon, NY
12508

DRAWING TITLE
SITE PLAN

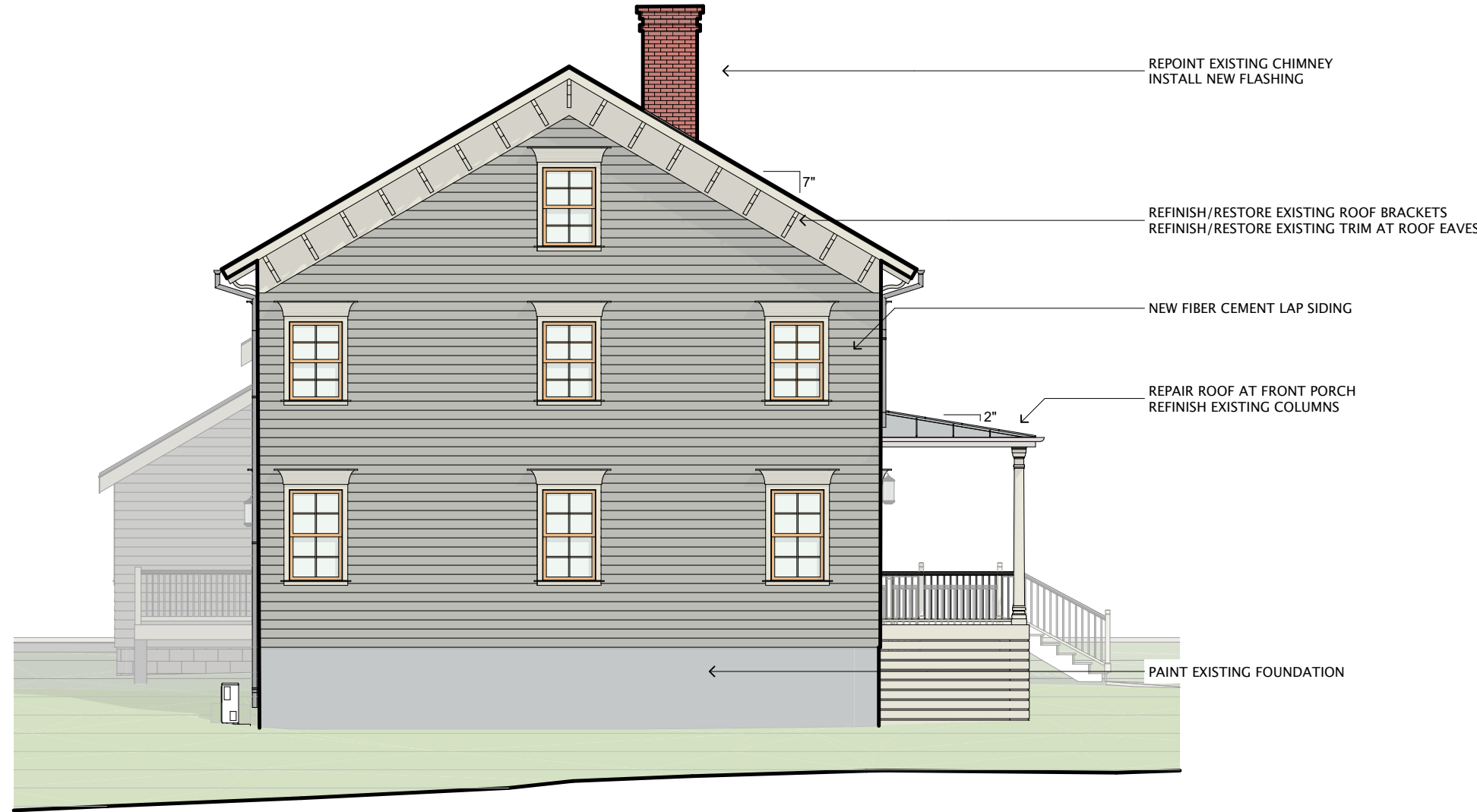
JOB NO. 0000
DATE 5/18/18
SCALE 1" = 10'



DRAWING NO.
01



2 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



3 WEST ELEVATION
SCALE: 1/8" = 1'-0"



4 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"





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






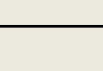
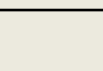


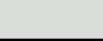


WINDOW SCHEDULE

TYPE	DESCRIPTION	MANUFACTURER	MODEL	WIDTH	HEIGHT	EXTERIOR FINISH	EXTERIOR FINISH SWATCH	INTERIOR FINISH	DIVIDERS	AMOUNT	NOTES
1	DOWNSTAIRS DOUBLE HUNG	MARVIN	ULTIMATE DOUBLE HUNG NEXT GENERATION	3'	5'-0"	STONE WHITE		WHITE OAK	SIMULATED DIVIDED LITE WITH SPACE BAR 2X2	13	
2	UPSTAIRS DOUBLE HUNG	MARVIN	ULTIMATE DOUBLE HUNG NEXT GENERATION	3'	4'-5"	STONE WHITE		WHITE OAK	SIMULATED DIVIDED LITE WITH SPACE BAR 2X2	13	

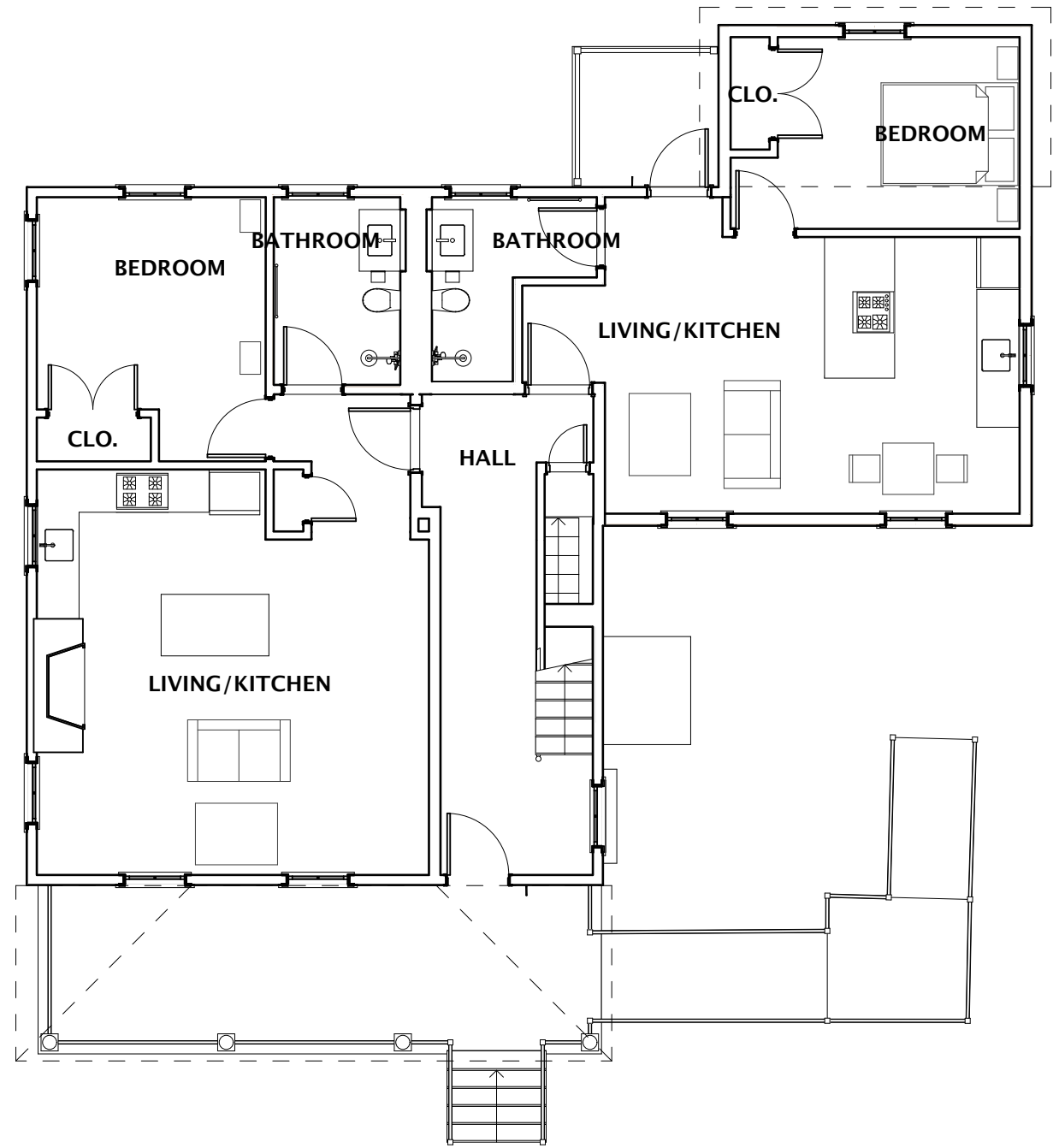
EXTERIOR LIGHTING SCHEDULE

ID		MANUFACTURER	MODEL	LUMENS	LIGHT COLOR	NOTES
EL-01		BAZZ	LED 410	800	3000 K	4.5" DIMMABLE
EL-02		PROGRESS LIGHTING	P560082-031 HOLLINGSWO RTH WALL LANTERN		3000 K	

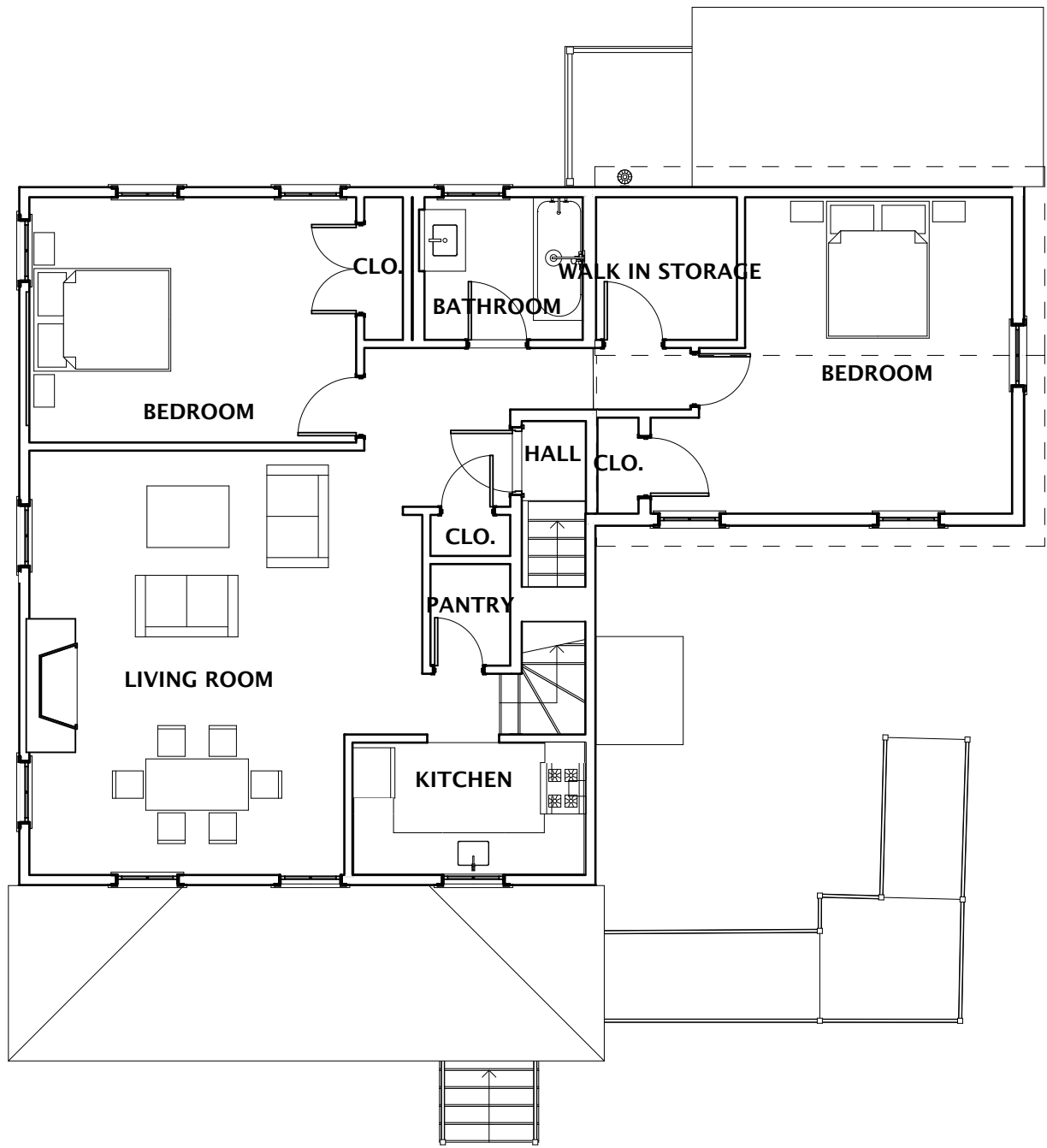
FINISH SCHEDULE

ID	DESCRIPTION	MANUFACTURER	MATERIAL	FINISH	COLOR	SWATCH	PANTONE EQUIVALENT
FN 01	CLABBARD SIDING		CEDAR	PAINTED	HARBOR GRAY BENJAMIN MOORE NUMBER: AC-25		427 C
FN 02	STANDING SEAM ROOF	MCLEROY	STEEL		SLATE GRAY		424 C
FN 03	DECKING	TREX	FIBER CEMENT	TEXTURED	WOODLAND BROWN		4975 C
FN 04	TRIM AT WINDOWS	LOCAL SOURCE	PAINTED FIR	PAINTED	GLACIER WHITE BENJAMIN MOORE NUMBER: AC-40		663 C
FN 05	PROFILED TRIM AT TOP OF WINDOWS	LOCAL SOURCE	PAINTED FIR	PAINTED	GLACIER WHITE BENJAMIN MOORE NUMBER: AC-40		663 C
FN 06	REFINISHED AND PAINTED EXPOSED FOUNDATION FIELD STONE FOUNDATION	EXISTING REFINISHED		PAINTED	GRAYTINT BENJAMIN MOORE NUMBER: 1611		COOL GRAY 1 C
FN 07	EXISTING DECK RAILING - TOP RAIL	EXISTING REFINISHED		PAINTED	GLACIER WHITE BENJAMIN MOORE NUMBER: AC-40		663 C
FN 08	DECK RAILING - POSTS/BALUSTERS/BOTTOM RAIL	EXISTING REFINISHED		PAINTED	GLACIER WHITE BENJAMIN MOORE NUMBER: AC-40		663 C
FN 09	REFINISHED TRIM	EXISTING REFINISHED		PAINTED	GLACIER WHITE BENJAMIN MOORE NUMBER: AC-40		663 C
FN 10	NEW DECK RAILING	SITE BUILT	DOUGLOUS FIR	STAINED	DARK WALNUT BENJAMIN MOORE NIMBER: 1358		438 C
FN 11	RAILING AT CONCRETE WALKWAY	SITE BUILT	GALVANIZED STEEL	MATT PAINT	STORM SKY BENJAMIN MOORE NUMBER: 1616		COOL GRAY 10 C
FN 12	GUTTERS/DOWNSPOUTS		ALUMINUM		MANUFACTURER'S GREY CLOSEST TO NOTED PANTONE NUMBER		COOL GRAY 1 C

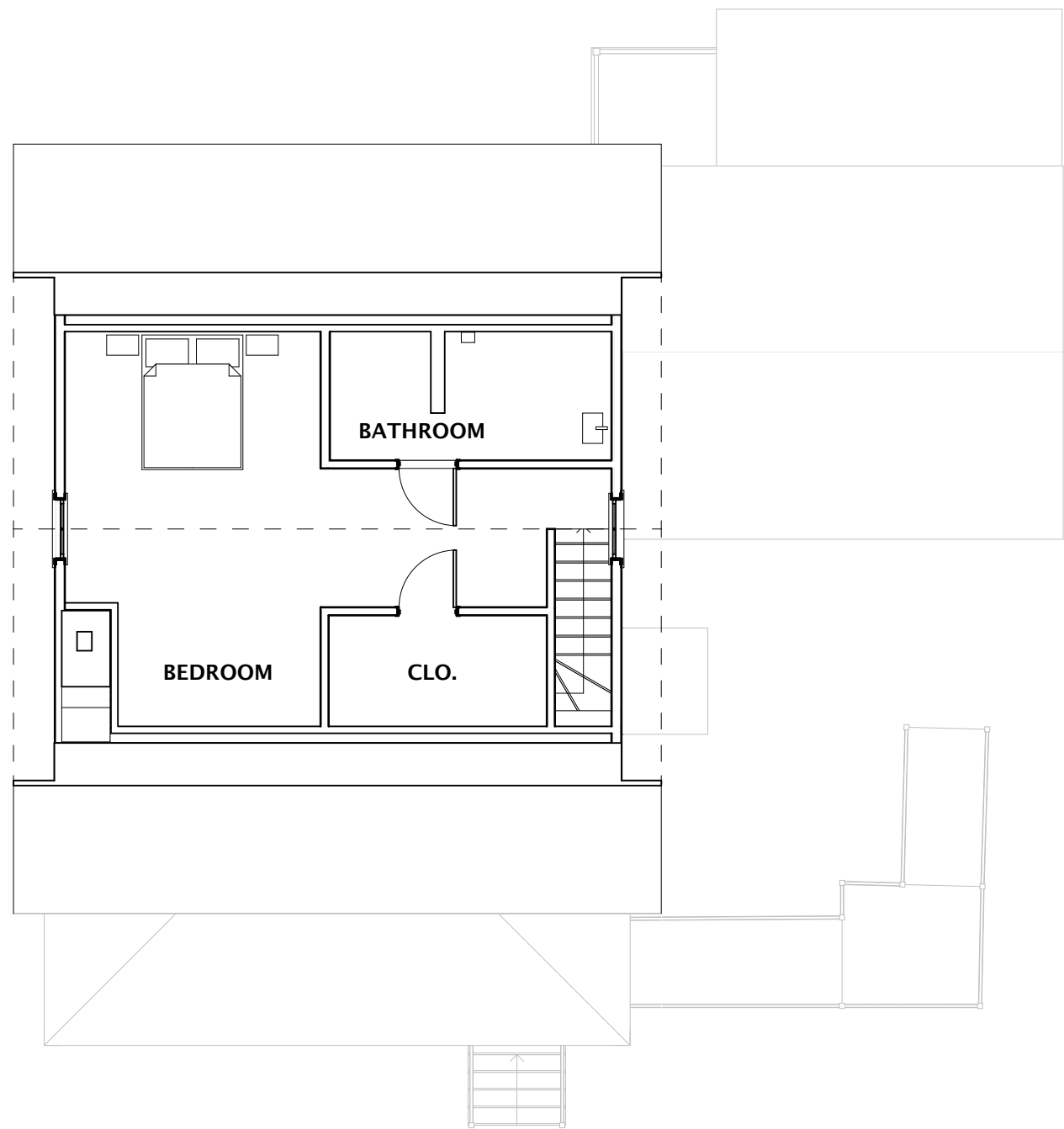
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PROJECT		
Renovation of 21 South Ave. 21 South Ave. Beacon, NY 12508		
DRAWING TITLE		
ELEVATIONS		
JOB NO.	DATE	SCALE
0000	5/18/18	1/8" = 1'-0"
DRAWING NO.		02



1 1ST FLOOR APARTMENT 1 AND 2
SCALE: 1/8" = 1'-0"

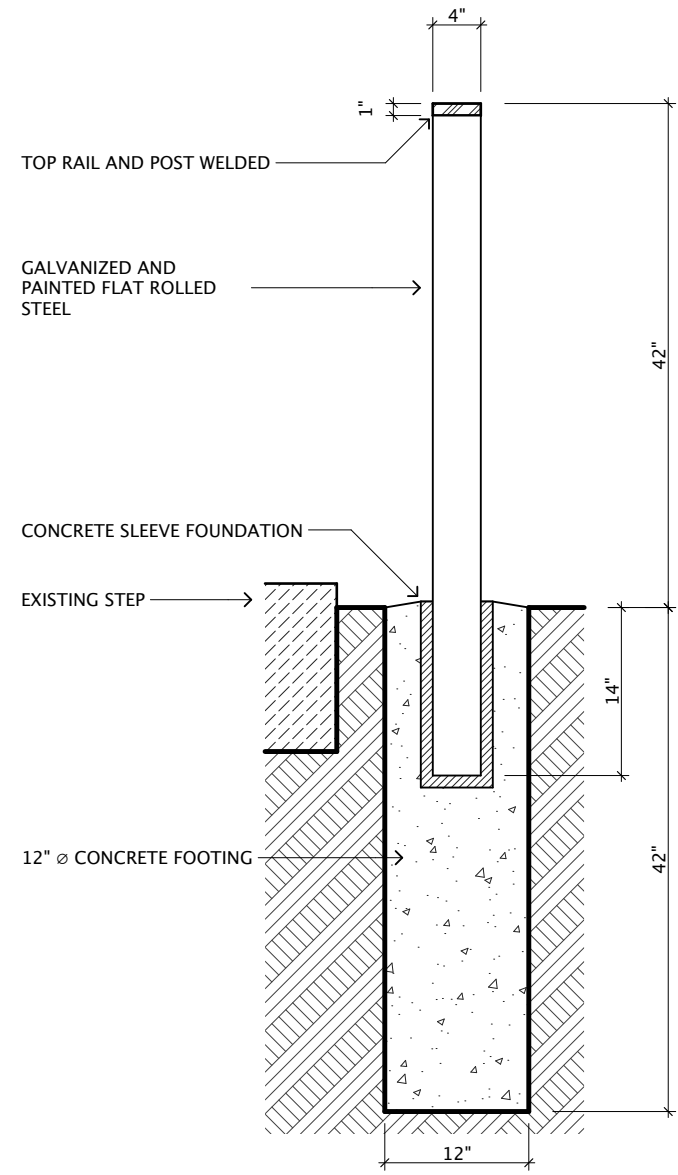


2 2ND FLOOR APARTMENT 03
SCALE: 1/8" = 1'-0"

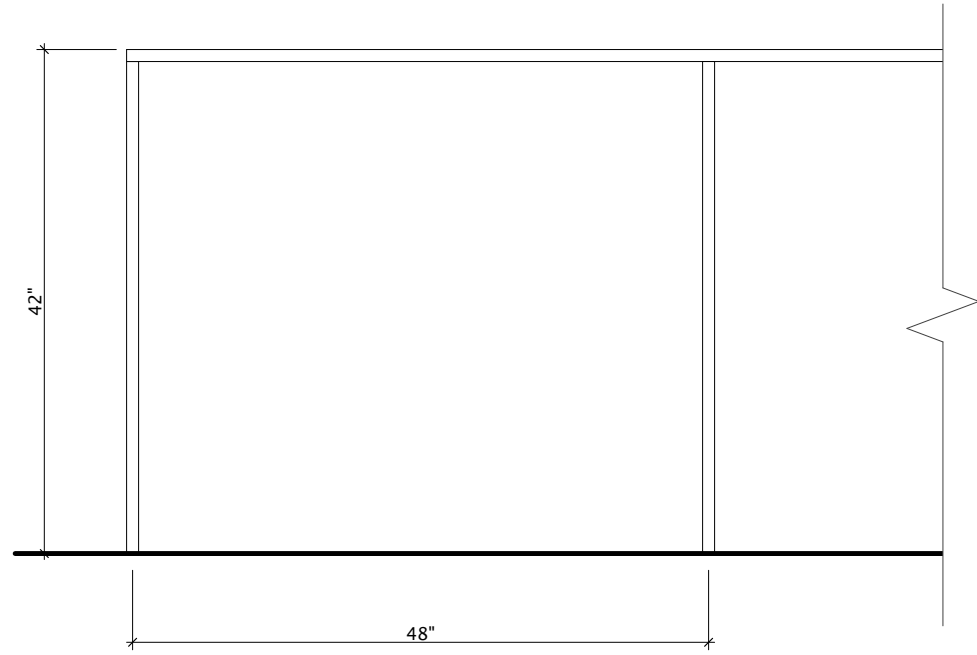


3 3RD FLOOR APARTMENT 03 MASTER BEDROOM
SCALE: 1/8" = 1'-0"

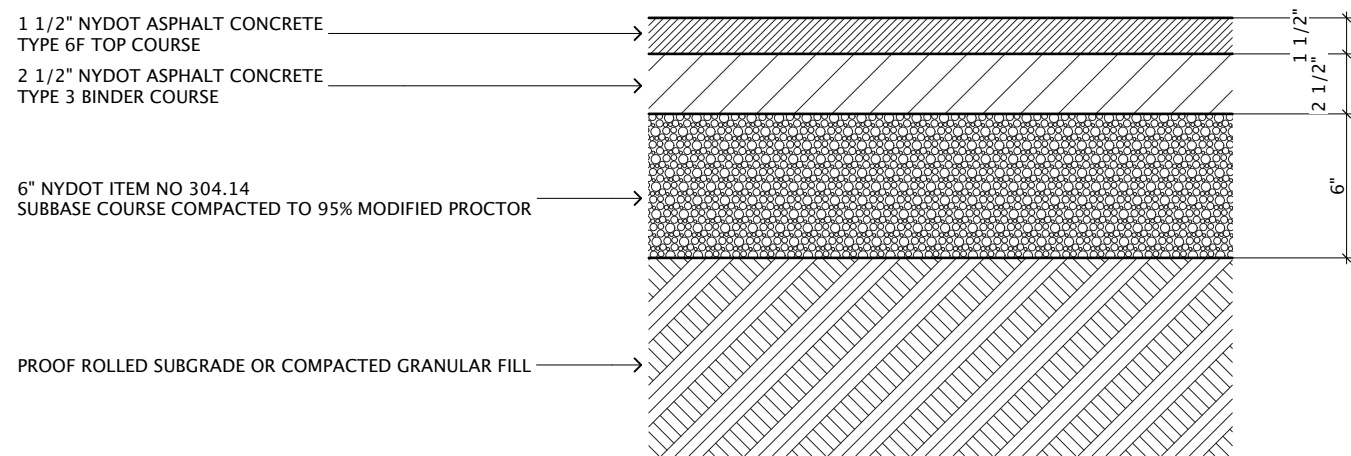
03		
02	5/18/18	SITE PLAN APPROVAL
01		DESIGN DEVELOPMENT
NO	DATE	ISSUE
ISSUE RECORD		
SEAL & SIGNATURE		
BARRY DONALDSON ARCHITECTS 14 KING STREET CROTON ON HUDSON, NY 10520 TEL 914-827-8840 EMAIL BDN@BARRYDONALDSONARCHITECTS.COM		
PROJECT Renovation of 21 South Ave. 21 South Ave. Beacon, NY 12508		
DRAWING TITLE SCHEMATIC PLANS		
JOB NO. 0000	DATE 5/18/18	SCALE 1/8" = 1'-0"
	DRAWING NO. 03	



1 SITE RAILING DETAIL
SCALE: 3/4" = 1'-0"

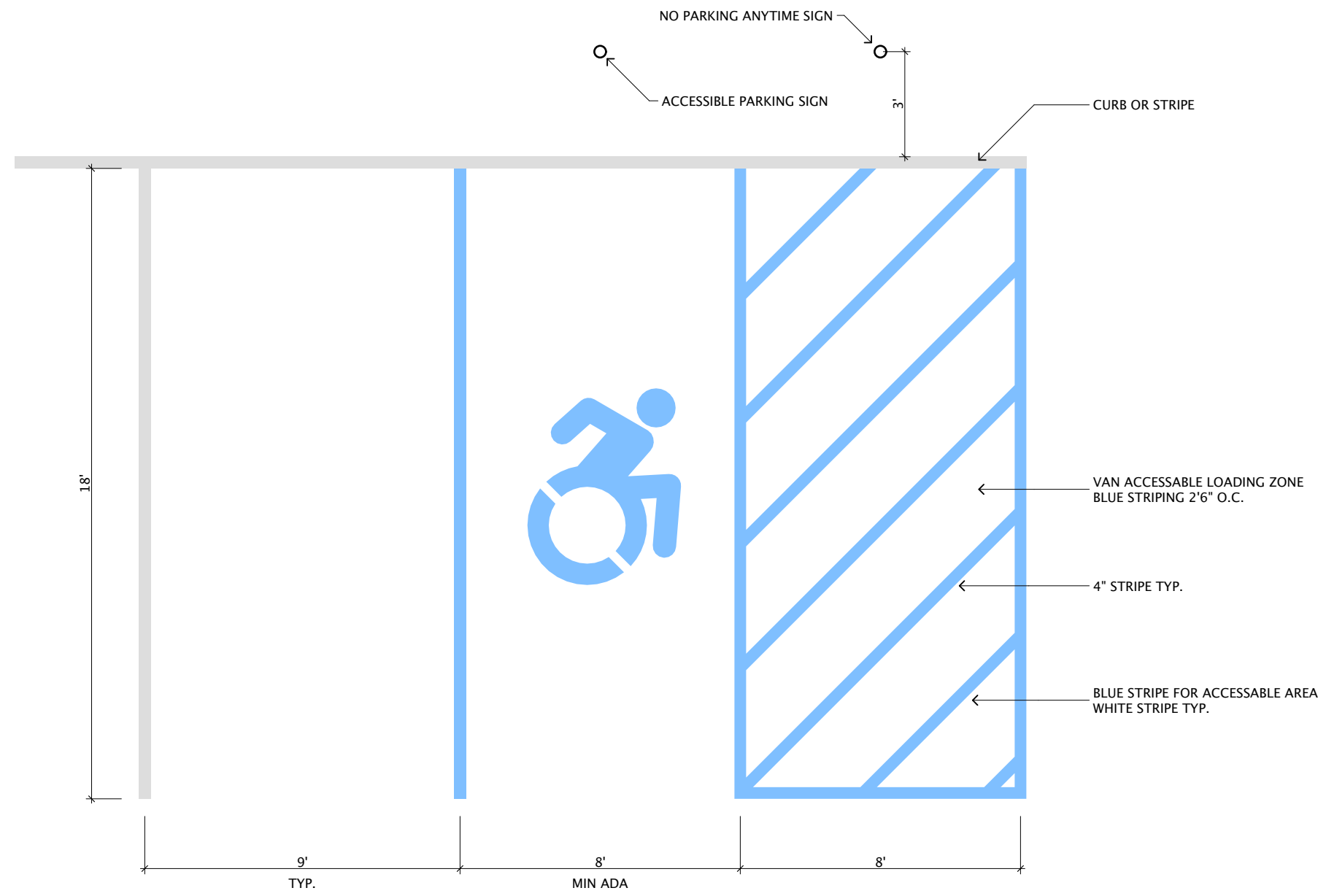


2 SITE RAILING ELEVATION
SCALE: 3/4" = 1'-0"



NOTES:
1. MATERIALS AND METHODS SHALL CONFORM TO NYS DOT STANDARDS.
2. SUBGRADE SHALL NOT INCLUDE FROZEN MATERIALS, DEBRIS, ORGANIC MATERIALS, LARGE STONES OR OTHER UNSUITABLE MATERIALS.
3. TACK COAT WHEN SPECIFIED OR CALLED OUT IN THESE DRAWINGS OR REQUIRED BY THE REFERENCED SPECIFICATIONS SHALL CONFORM WITH SECTION 407 - TACK COAT OF THE ABOVE REFERENCED NYS DOT STANDARD SPECIFICATIONS.
4. WHERE IT IS NECESSARY TO PLACE FILL FOR PURPOSES OF BRINGING THE SUBGRADE ELEVATION UP TO A SPECIFIED GRADE, THE FILL MATERIAL PLACED SHALL BE IN CONFORMANCE WITH SECTION 203 EXCAVATION AND EMBANKMENT OF THE ABOVE REFERENCED NYS DOT STANDARD SPECIFICATIONS.

3 NEW PAVING DETAIL
SCALE: 1 1/2" = 1'-0"



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

03		
02	5/18/18	SITE PLAN APPROVAL
01		DESIGN DEVELOPMENT
NO	DATE	ISSUE

ISSUE RECORD

SEAL & SIGNATURE

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PROJECT
Renovation of 21 South Ave.
21 South Ave.
Beacon, NY
12508

DRAWING TITLE
DETAILS

JOB NO. 0000	DATE 5/18/18	SCALE
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DRAWING NO.
