



- 1. Property Profile**
- 1.1. Block No 26
 - 1.2. Lot No 724907
 - 1.3. Zoning District R1-7.5
 - 1.4. Overlay Historic District and Landmark
 - 1.5. Lot Area 20,790 SQ FT
 - 1.6. Building Footprint 1,409 SQ FT
 - 1.7. No. Of Floors 2.5
 - 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.
- 3. LANDSCAPING NOTES**
- 3.1. No trees to be removed.

WATERFRONT REVITALIZATION PROGRAM NOTE
WE CERTIFY THAT THIS PROJECT CONFORMS TO THE STANDARDS AND SPIRIT OF BEACON'S WATERFRONT REVITALIZATION PROGRAM. THE PROJECT WILL IMPROVE THE SCENIC AND HISTORIC QUALITY OF THE SITE, AS WELL AS IMPROVE DRAINAGE, AND LANDSCAPING.

INFLOW AND INFILTRATION NOTE
WE CERTIFY THAT THE SITE HAS NO ILLEGAL CROSS CONNECTION BETWEEN SEWER AND DRAINAGE. ROOF LEADERS DRAIN TO SURFACE. NO SUMP PUMP OR SITE DRAINS. MAIN HOUSE DRAIN IS TIED DIRECTLY INTO CITY OF BEACON SEWER SYSTEM.

GRASS
NEW SHRUB
ASPHALT
CONCRETE
REMOVALS
OHW OVERHEAD POWER LINES

PARKING REQUIREMENTS SCHEDULE

| | CODE MIN. | CALCULATED AMOUNT | ACTUAL PROVIDED |
|-------------------------------|-----------|-------------------|-----------------|
| SPACES PER UNIT | 1 | 3 | |
| ADDITIONAL SPACES PER BEDROOM | 0.25 | 1.25 | |
| | | 4.25 | 6 |

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 |



AREA MAP
NOT TO SCALE

| | | |
|----|---------|--------------------------|
| 03 | | |
| 02 | 6/12/18 | PLANNING DEPT. SUBMITTAL |
| 01 | | DESIGN DEVELOPMENT |
| NO | DATE | ISSUE |

ISSUE RECORD
SEAL & SIGNATURE

BARRY DONALDSON ARCHITECTS
14 KING STREET
CROTON ON HUDSON, NY 10520
TEL: 914-877-8449
EMAIL: BDB@BARRYDONALDSONARCHITECTS.COM

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

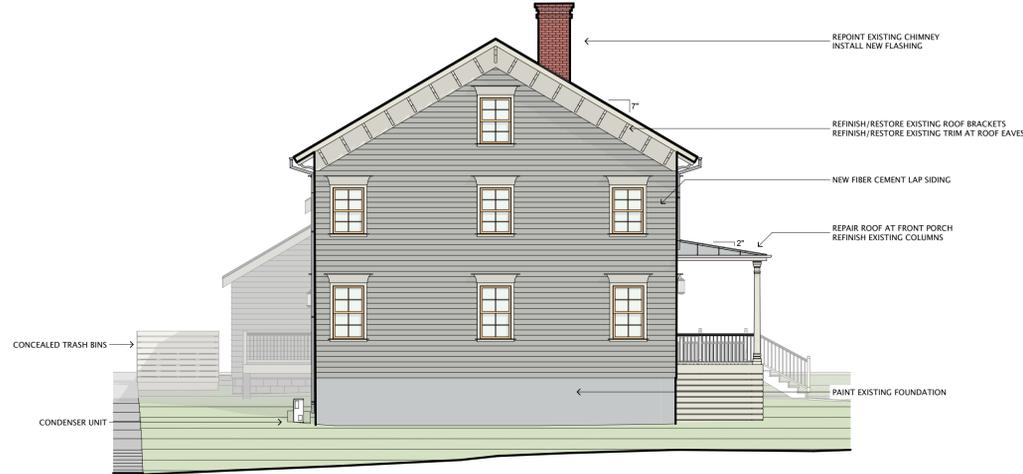
DRAWING TITLE
SITE PLAN

JOB NO. 8032-01-01
DATE 6/12/18
SCALE 1" = 10'

DRAWING NO.
01



- RESTORE AND REPOINT EXISTING CHIMNEY
- STANDING SEAM ROOF
- RESTORE ARCHITECTURAL WOODWORK ON SOFFITS, GAVES, AND BARKS
- NEW GUTTERS, SEE SCHEDULE FOR TYPE AND FINISH
- RESTORE EXISTING ARCHITECTURAL WOODWORK ABOVE AND AROUND WINDOWS
- EXTERIOR LIGHT TYPE E02
- RESTORE AND REPAINT EXISTING COLUMNS
- RESTORE AND REPAINT EXISTING RAILING
- ALL NEW TRIM PVC COMPOSITE, AZEK OR SIMILAR
- NEW WOOD SCREENING PANELS



- REPOINT EXISTING CHIMNEY
- INSTALL NEW FLASHING
- REFINISH/RESTORE EXISTING ROOF BRACKETS
- REFINISH/RESTORE EXISTING TRIM AT ROOF EAVES
- NEW FIBER CEMENT LAP SIDING
- REPAIR ROOF AT FRONT PORCH
- REFINISH EXISTING COLUMNS
- CONCEALED TRASH BINS
- CONDENSER UNIT
- PAINT EXISTING FOUNDATION

C1 NORTH ELEVATION
SCALE: 1/8" = 1'-0"

C2 WEST ELEVATION
SCALE: 1/8" = 1'-0"



A1 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



A2 EAST ELEVATION
SCALE: 1/8" = 1'-0"

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 5TH 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 | MCELROY | 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 NUMBER: 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 |

WINDOW SCHEDULE

| TYPE | DESCRIPTION | MANUFACTURER | MOEEL | 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 | |

| NO | DATE | ISSUE |
|----|---------|--------------------------|
| 03 | | |
| 02 | 6/12/18 | PLANNING DEPT. SUBMITTAL |
| 01 | | DESIGN DEVELOPMENT |

ISSUE RECORD
SEAL & SIGNATURE

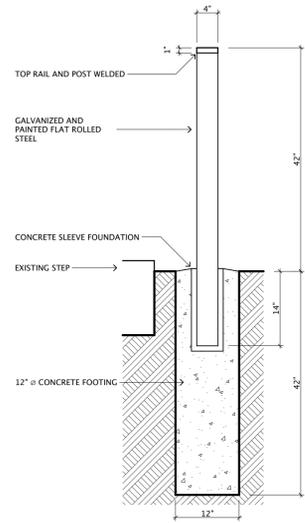
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PROJECT
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21 South Ave.
Beacon, NY
12508

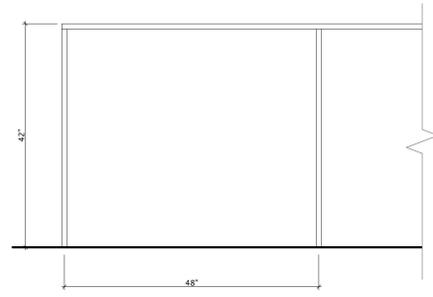
DRAWING TITLE
ELEVATIONS

JOB NO. 8032-01-01 DATE 6/12/18 SCALE 1/8" = 1'-0"

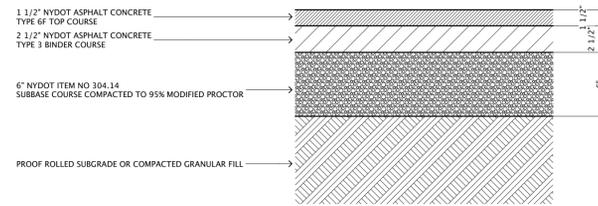
DRAWING NO.
02



C1 SITE RAILING DETAIL
SCALE: 3/4" = 1'-0"

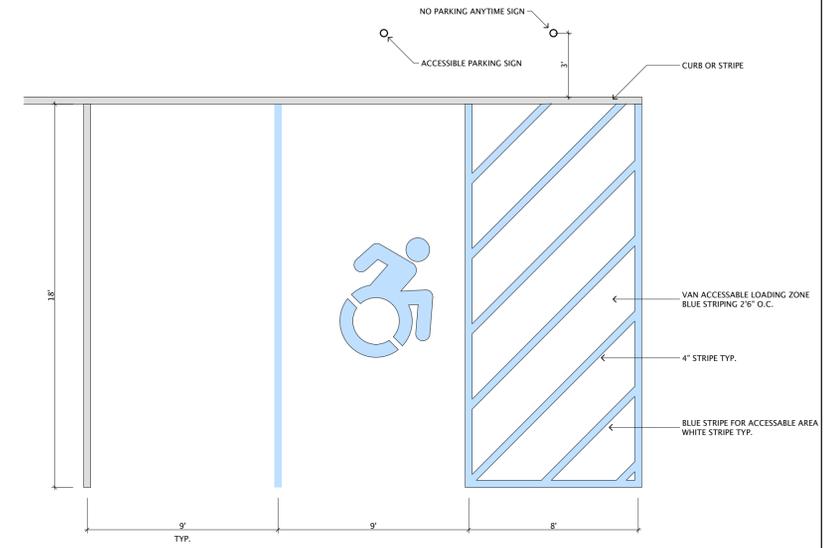


C1 SITE RAILING ELEVATION
SCALE: 3/4" = 1'-0"



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 205.01.01 AND EMBANKMENT OF THE ABOVE REFERENCED NYS DOT STANDARD SPECIFICATIONS.

C2 NEW PAVING DETAIL
SCALE: 1 1/2" = 1'-0"



C4 PARKING DETAIL
SCALE: 1/4" = 1'-0"

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| NO | DATE | ISSUE |

ISSUE RECORD

SEAL & SIGNATURE

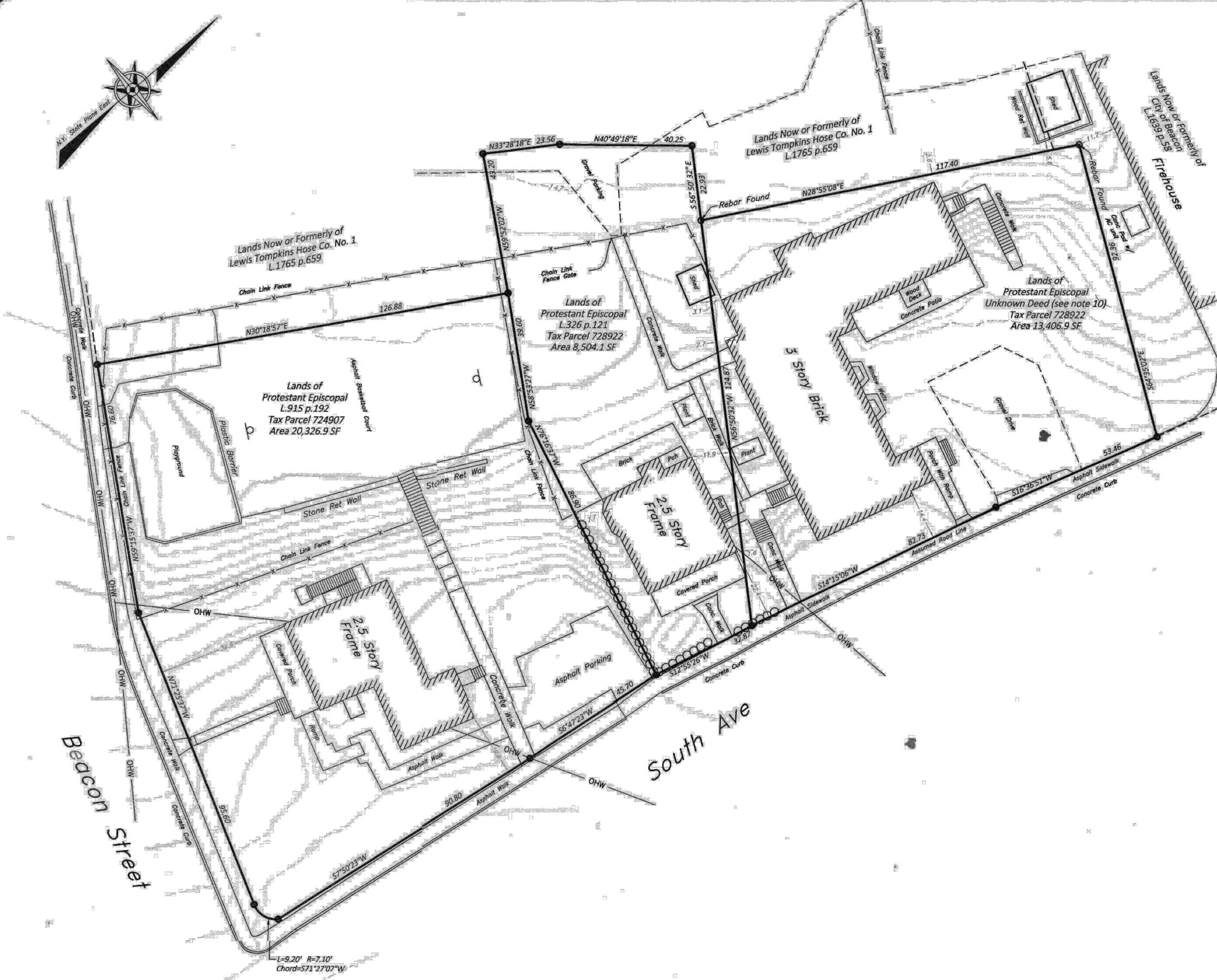
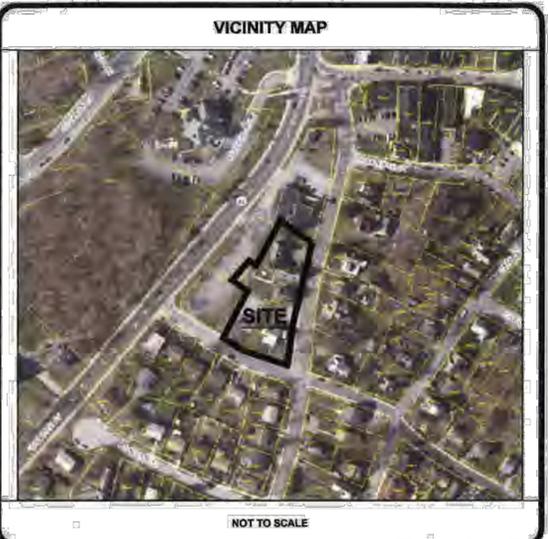
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PROJECT
Renovation of 21 South Ave.
 21 South Ave.
 Beacon, NY
 12508

DRAWING TITLE
DETAILS

| | | |
|------------|---------|-------|
| JOB NO. | DATE | SCALE |
| 8032-01-01 | 6/12/18 | |

| |
|-------------|
| DRAWING NO. |
| 04 |



SURVEY NOTES

1. Copyright TEC Land Surveying. All Rights Reserved. Reproduction or copying of this document may be a violation of copyright law unless permission of the author and / or copyright holder is obtained.
2. Unauthorized alteration or addition to a survey map bearing a licensed land surveyor's seal is a violation of section 7209, sub-division 2, of the New York State Education Law.
3. Only boundary survey maps with the surveyor's embossed or red inked seal are genuine true and correct copies of the surveyor's original work and opinion. A copy of this document without a proper application of the surveyor's embossed or red inked seal should be assumed to be an unauthorized copy.
4. Certifications on this boundary survey map signify that the map was prepared in accordance with the current existing Code of Practice for Land Surveys adopted by the New York State Association of Professional Land Surveyors, Inc. The certification is limited to persons for whom the boundary survey map is prepared, to the title company, to the governmental agency, and to the lending institution listed on this boundary survey map.
5. The certifications herein are not transferable.
6. The location of underground improvements or encroachments are not always known, and often must be estimated. If any underground improvements or encroachments exist or are shown, the improvements or encroachments are not covered by this certificate.
7. Subject to the findings of a current title search.
8. Subject to covenants, easements, restrictions, conditions and agreements of record.
9. Subject to any right, title or interest the public may have for highway use.
10. Liber 326 page 121 only covers a portion of parcel 728922 as shown on the tax maps. No other deed has been found to cover this parcel. The parcel was constructed using adjoining deeds and an assumed road line.
11. Reference is made to a proposed subdivision map prepared by Dennis Walden LS which was never filed with the County Clerk or signed by the Planning Board Chairman. Said map is on file at the City of Beacon Building Department and represents the adjoining parcels as currently described.
12. Vertical Datum is NAVD88 Geoid12a as determined using RTN GPS.

| rev. | date | description |
|------|------|-------------|
| | | |
| | | |
| | | |

TEC LAND SURVEYING
 156 TIORONDA AVE. BEACON, NY 12508
 PH: 845.445.6590 FX: 845.445.6591

THOMAS E. CERCHIARA, P.L.S.
 P.L.S. No. 50732

19 SOUTH AVE - BEACON
**TOPOGRAPHIC SURVEY
 PREPARED FOR
 ST. ANDREWS CHURCH**
 CITY OF BEACON, COUNTY OF DUTCHESS, STATE OF NEW YORK

| | |
|--------------|-----------------------|
| tax id | |
| address | 19 South Ave |
| date | 9/16/2015 |
| scale | 1" = 20' |
| project no. | 15-052 |
| project name | 19 South Ave - Beacon |
| sheet | 1 OF 1 |