



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 | |

- 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.

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

- GRASS
- NEW SHRUB
- ASPHALT
- CONCRETE
- REMOVALS
- OHW — OVERHEAD POWER LINES

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 914-827-8240
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



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	



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	

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

03		
02	8/12/18	PLANNING DEPT. SUBMITTAL
01		DESIGN DEVELOPMENT
NO	DATE	ISSUE

ISSUE RECORD

SEAL & SIGNATURE

BARRY DONALDSON ARCHITECTS

14 KING STREET

TEI 914-827-8249

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

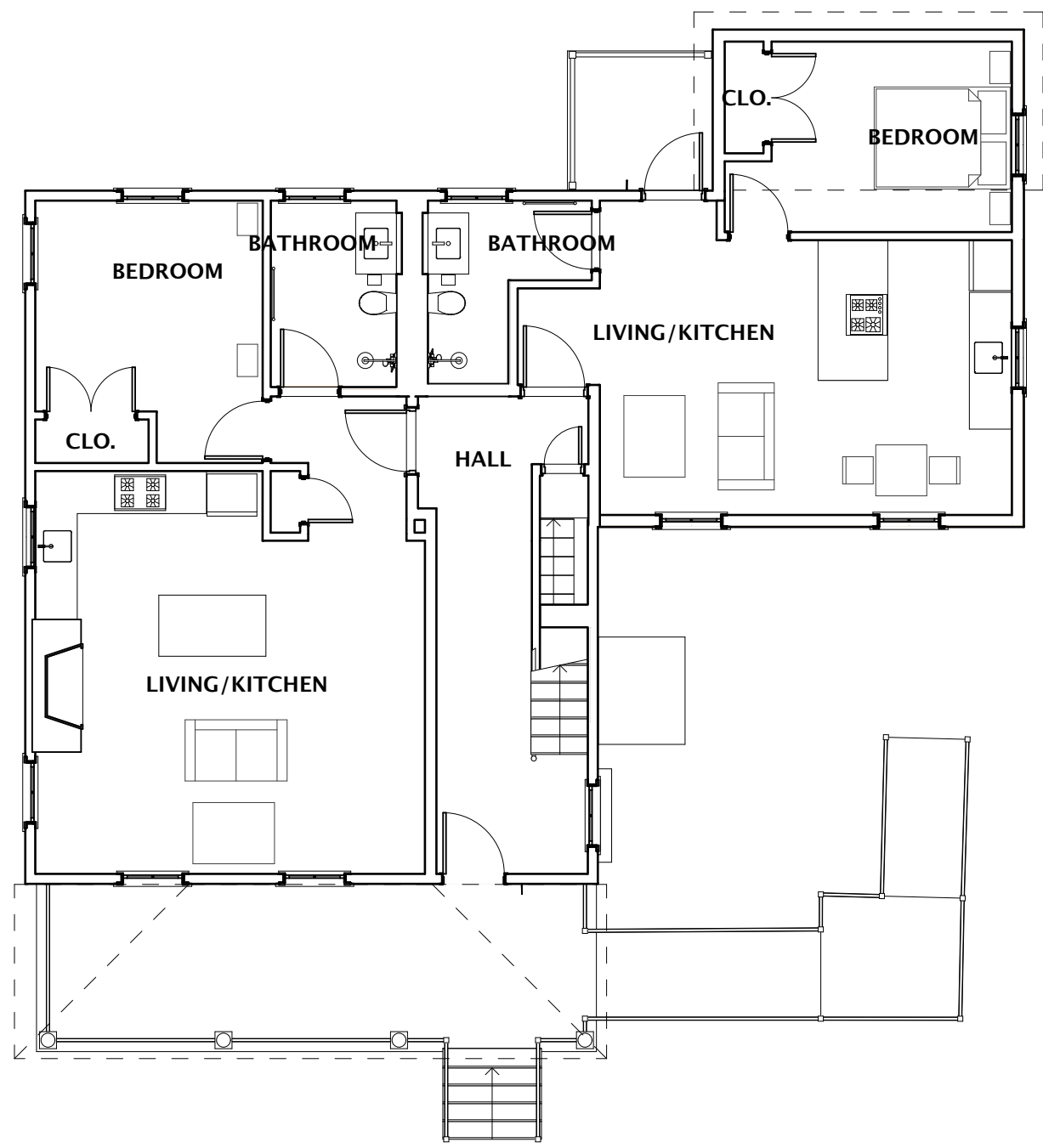
DRAWING TITLE

ELEVATIONS

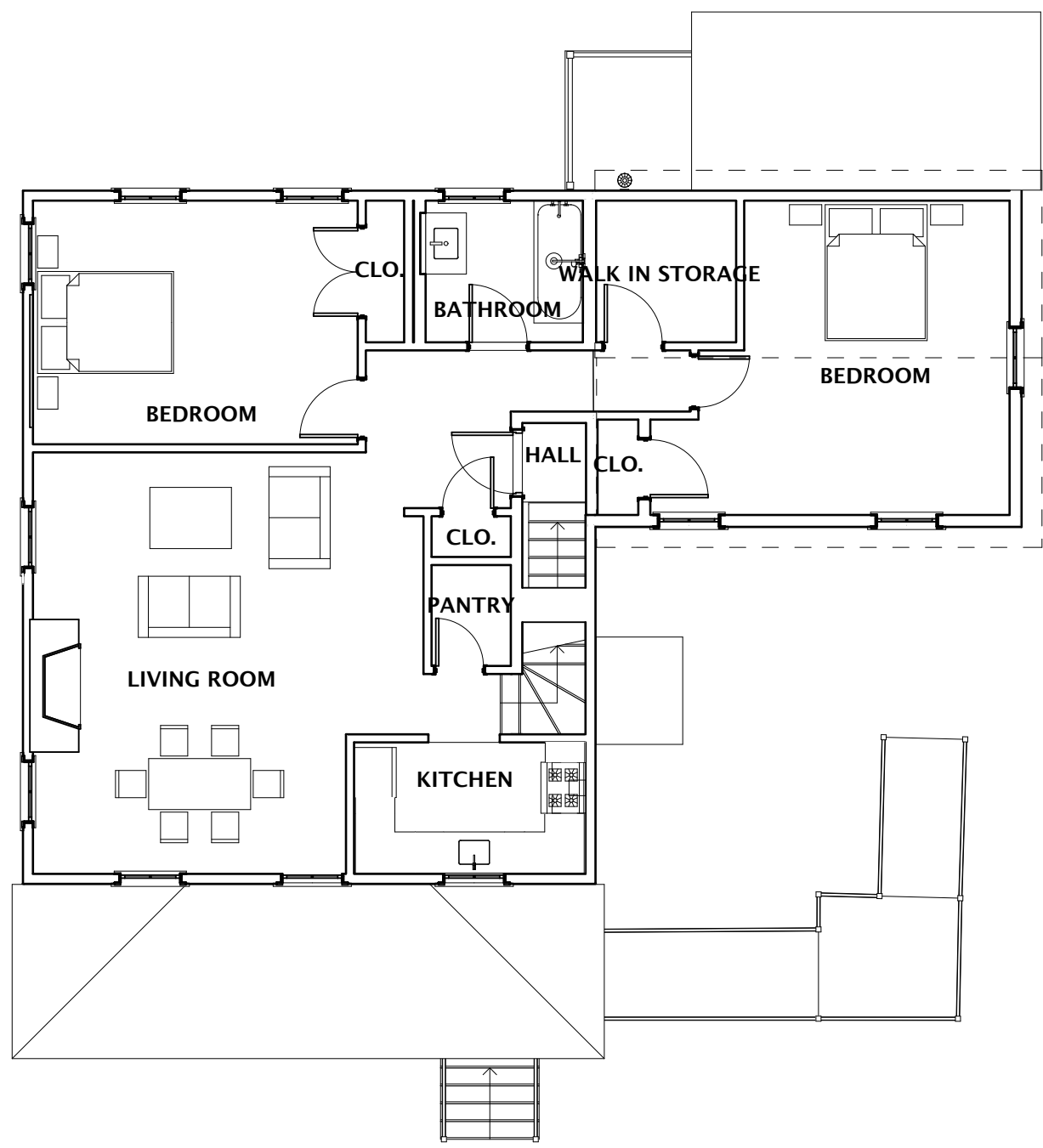
JOB NO.	DATE	SCALE
8032-01-01	6/12/18	1/8" = 1'-0"

	DRAWING NO.
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02



C1 1ST FLOOR APARTMENT 1 AND 2
SCALE: 1/8" = 1'-0"

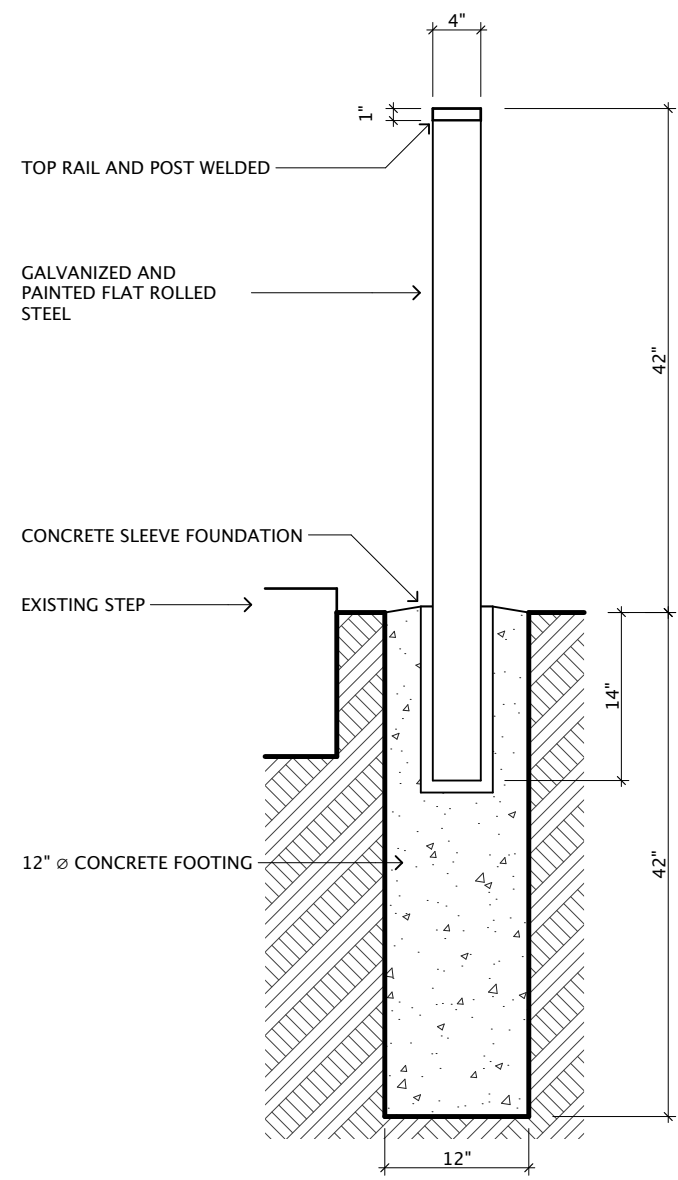


C3 2ND FLOOR APARTMENT 03
SCALE: 1/8" = 1'-0"

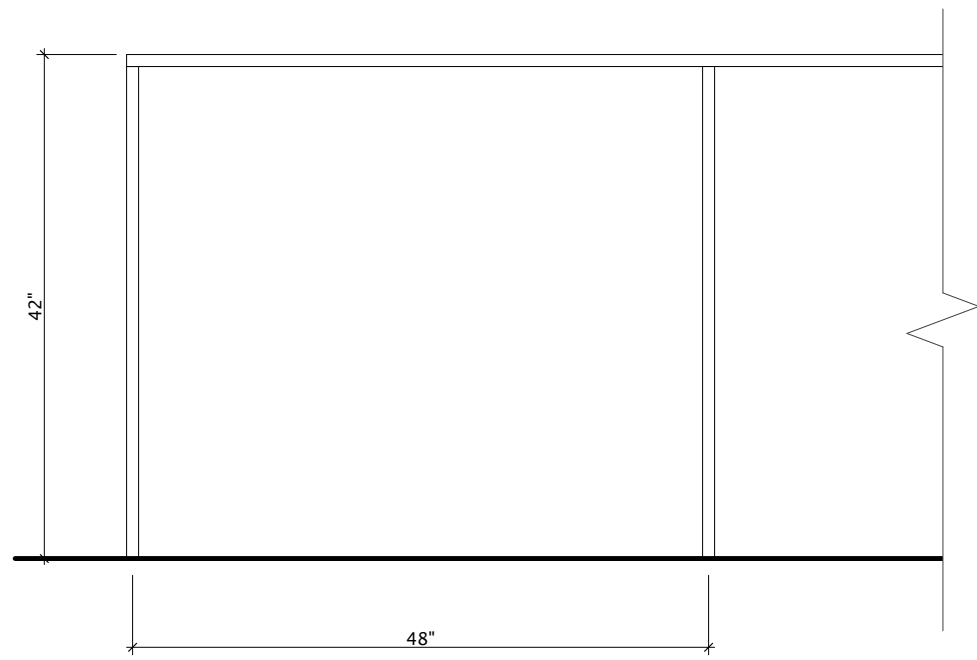


A1 3RD FLOOR APARTMENT 03 MASTER BEDROOM
SCALE: 1/8" = 1'-0"

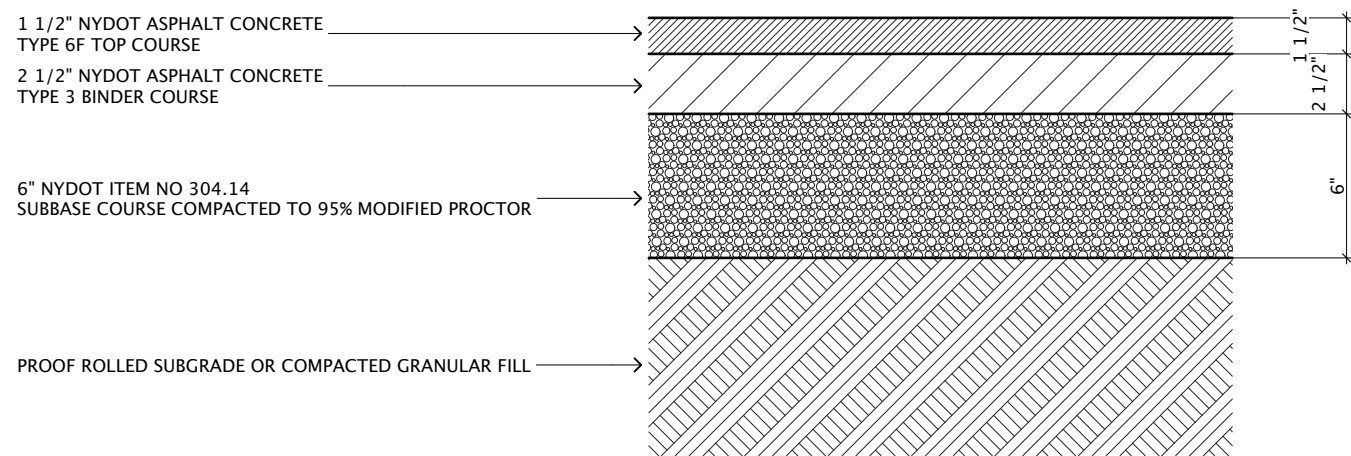
03		
02	6/12/18	PLANNING DEPT. SUBMITTAL
01		DESIGN DEVELOPMENT
NO	DATE	ISSUE
ISSUE RECORD		
SEAL & SIGNATURE		
BARRY DONALDSON ARCHITECTS 14 KING STREET CROTON ON HUDSON, NY 10520 TEL 914-827-8240 EMAIL BDO@BARRYDONALDSONARCHITECTS.COM		
PROJECT Renovation of 21 South Ave. 21 South Ave. Beacon, NY 12508		
DRAWING TITLE SCHEMATIC PLANS		
JOB NO. 8032-01-01	DATE 6/12/18	SCALE 1/8" = 1'-0"
	DRAWING NO. 03	



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

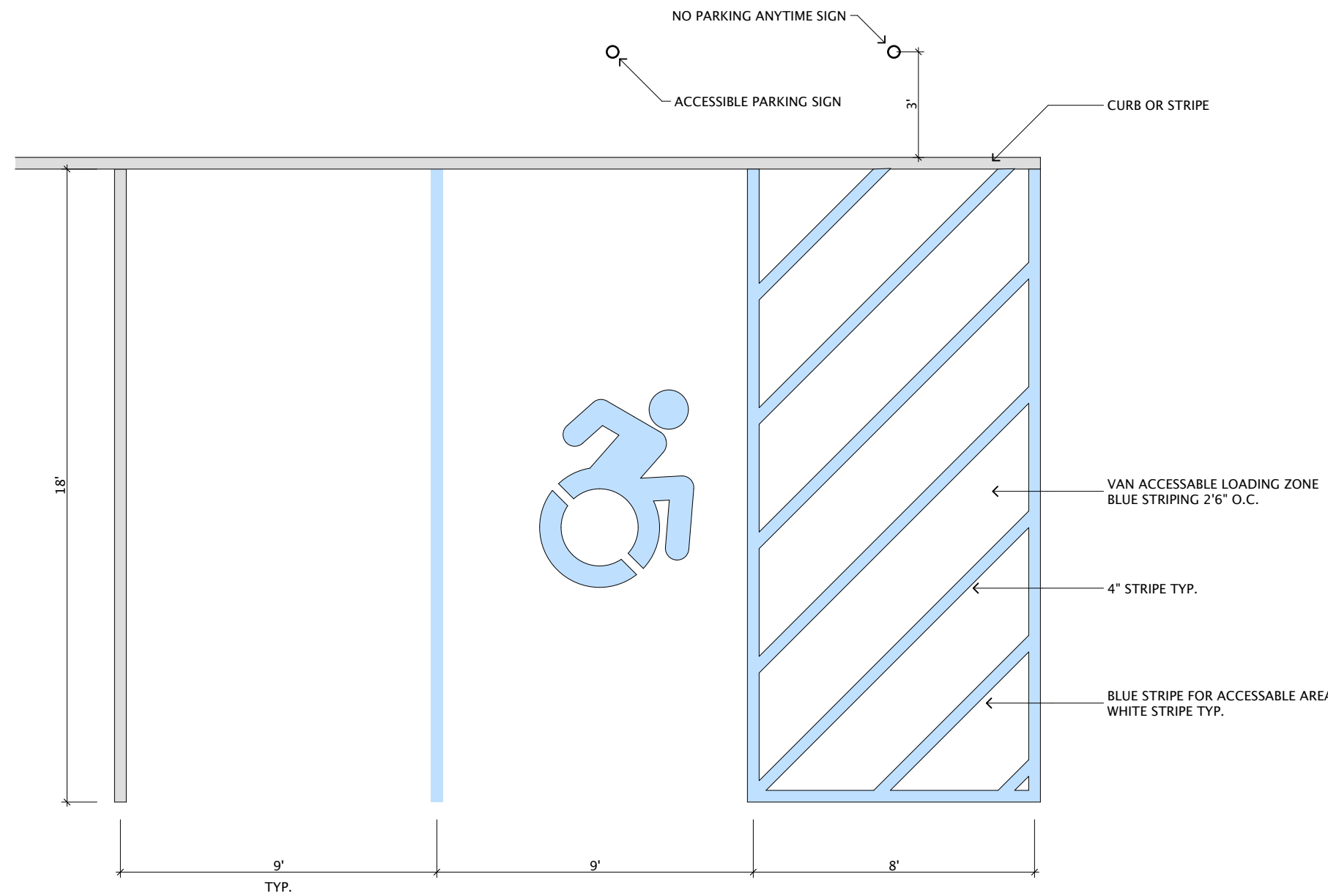


C1 SITE RAILING ELEVATION
SCALE: 3/4" = 1'-0"



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 203-EXCAVATION 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"

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

ISSUE RECORD

SEAL & SIGNATURE

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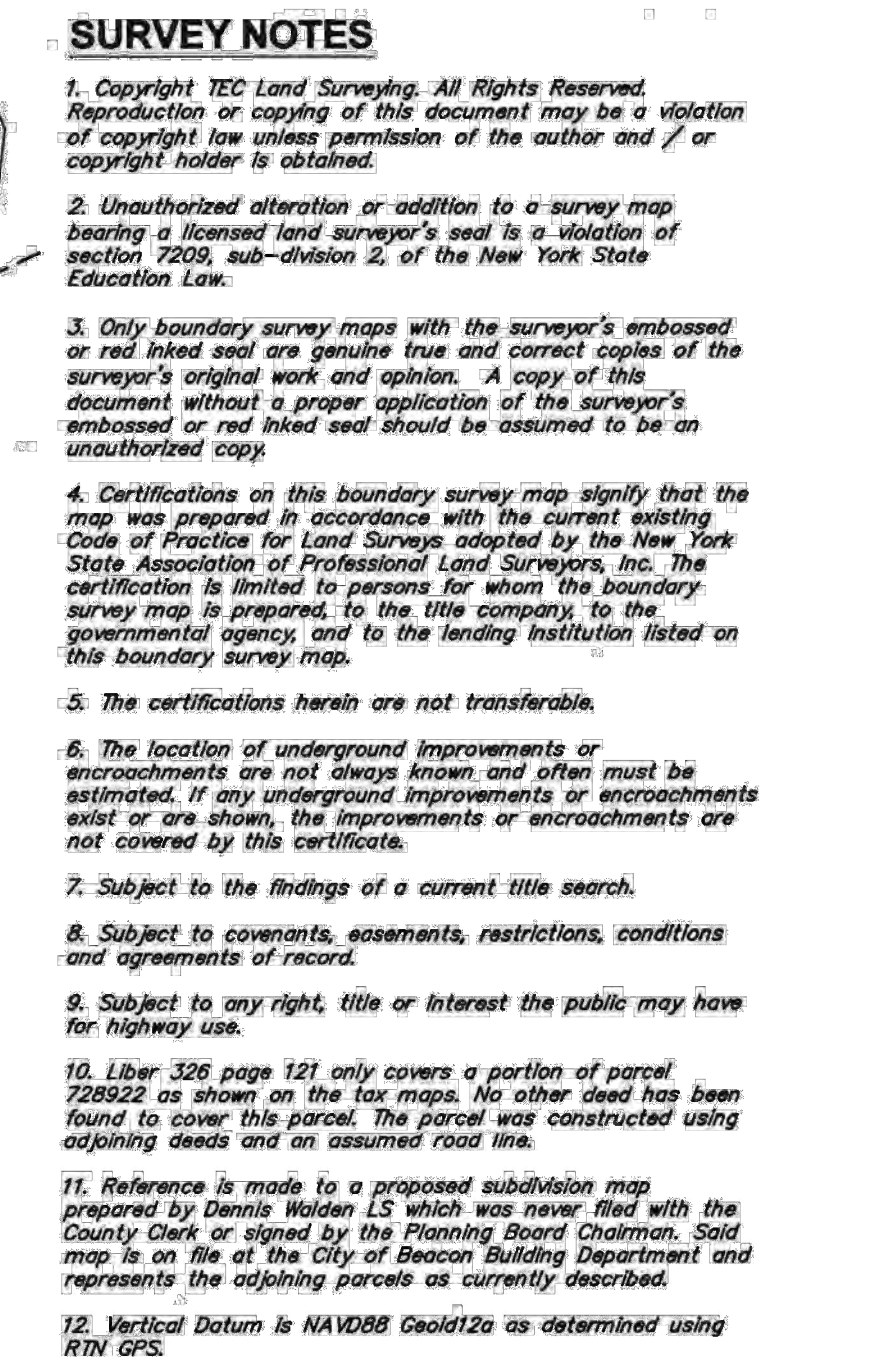
PROJECT
Renovation of 21 South Ave.
21 South Ave.
Beacon, NY
12508

DRAWING TITLE
DETAILS

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

DRAWING NO.

04



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

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	drawn RA
scale 1" = 20'	checked TC
project no. 15-052	
project name 19 South Ave - Beacon	
sheet 1 OF 1	