



- 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 SLUMP 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 TREE OR SHRUB
- ASPHALT
- CONCRETE
- REMOVALS
- OVERHEAD POWER LINES

03		
02	7/10/18	PLANNING DEPT. SUBMITTAL
01		DESIGN DEVELOPMENT
NO	DATE	ISSUE
ISSUE RECORD		
SEAL & SIGNATURE		

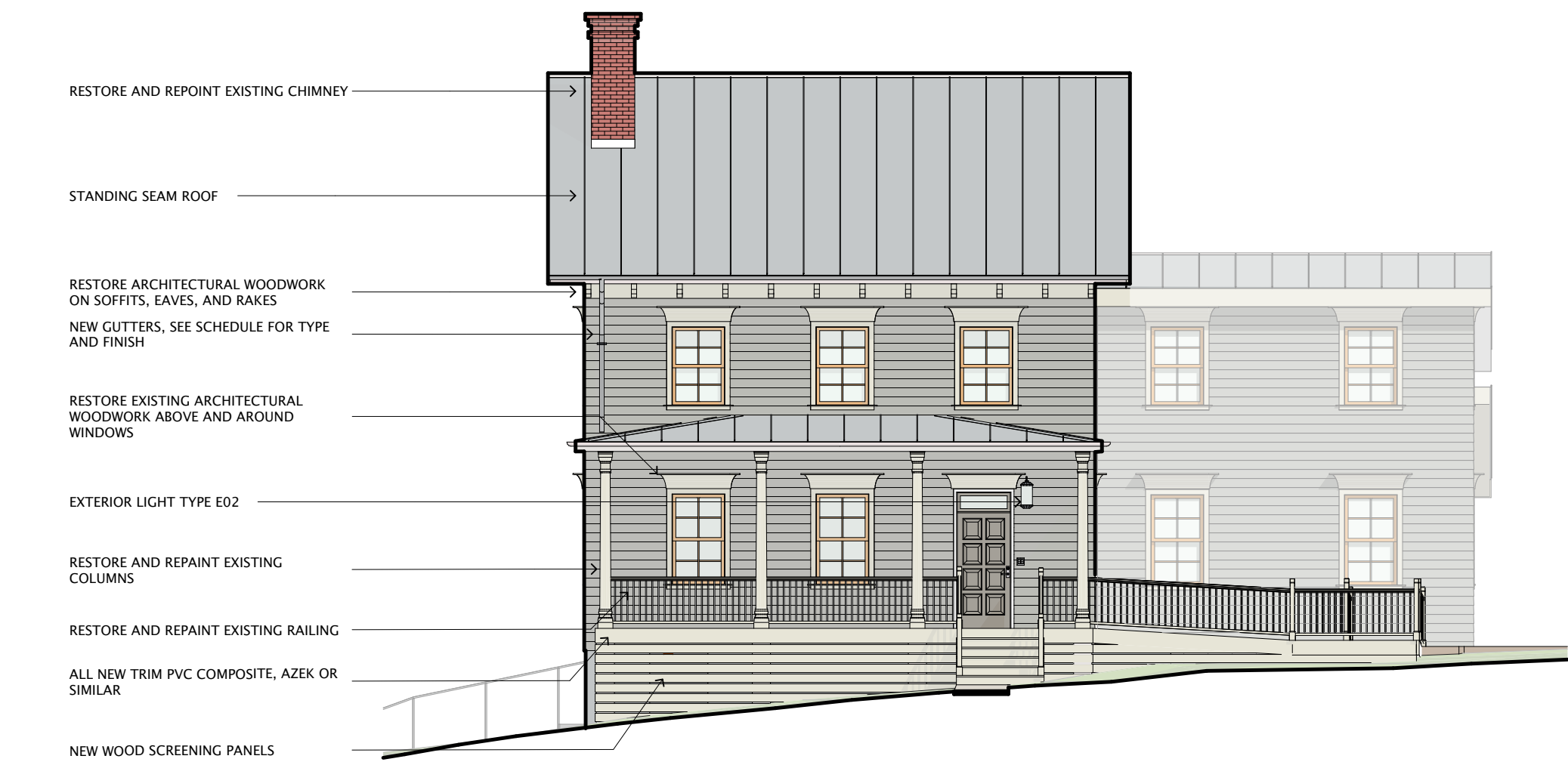
BARRY DONALDSON ARCHITECTS
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TEL 914-827-8840
EMAIL BDA@BARRYDONALDSONARCHITECTS.COM

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

DRAWING TITLE
SITE PLAN

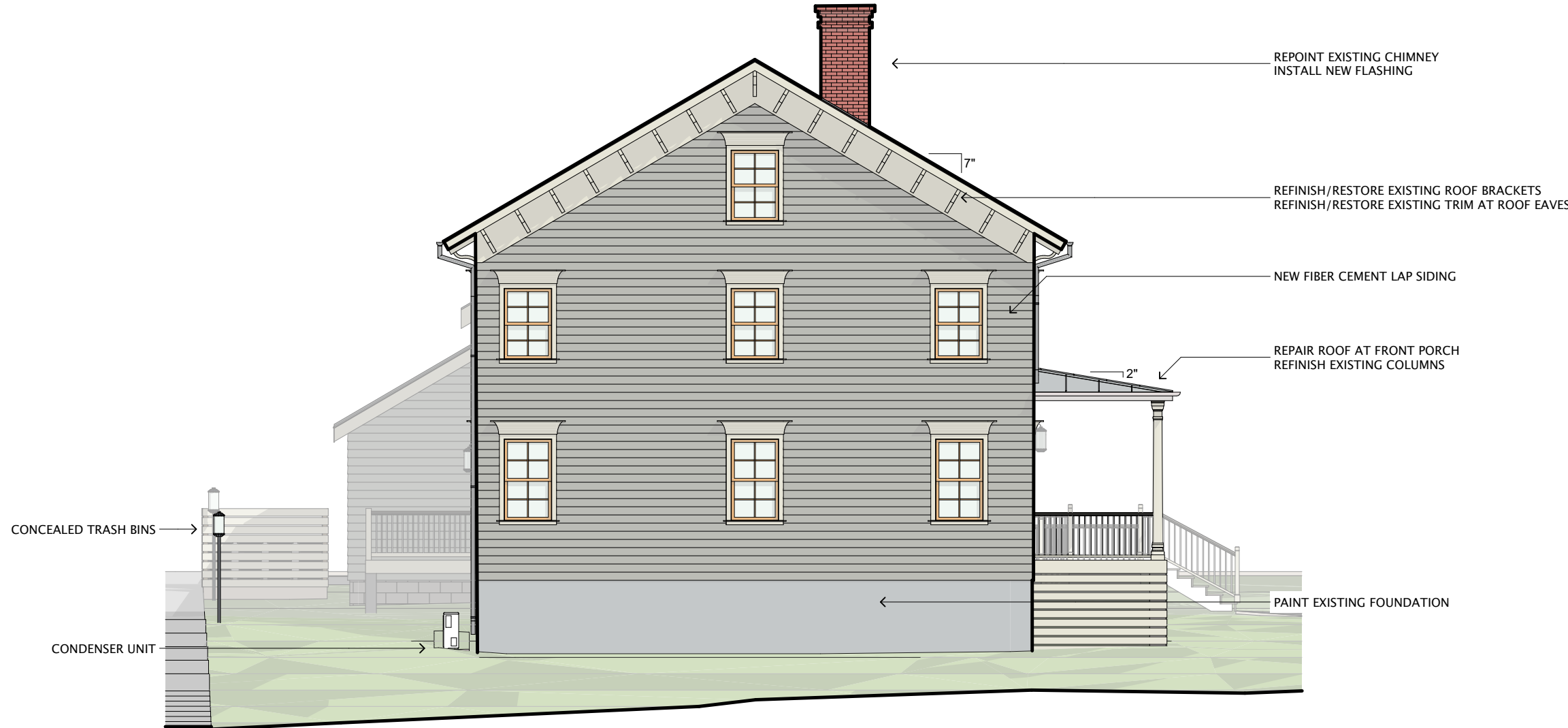
JOB NO.	DATE	SCALE
8032-01-01	7/10/18	1" = 10'

DRAWING NO.	01



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"

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 5TH WALL LANTERN		3000 K	
EL-03		PROGRESS LIGHTING	P540029-031 Hollingsworth Post 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 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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DRAWING TITLE

ELEVATIONS

JOB NO.

8032-01-01

DATE

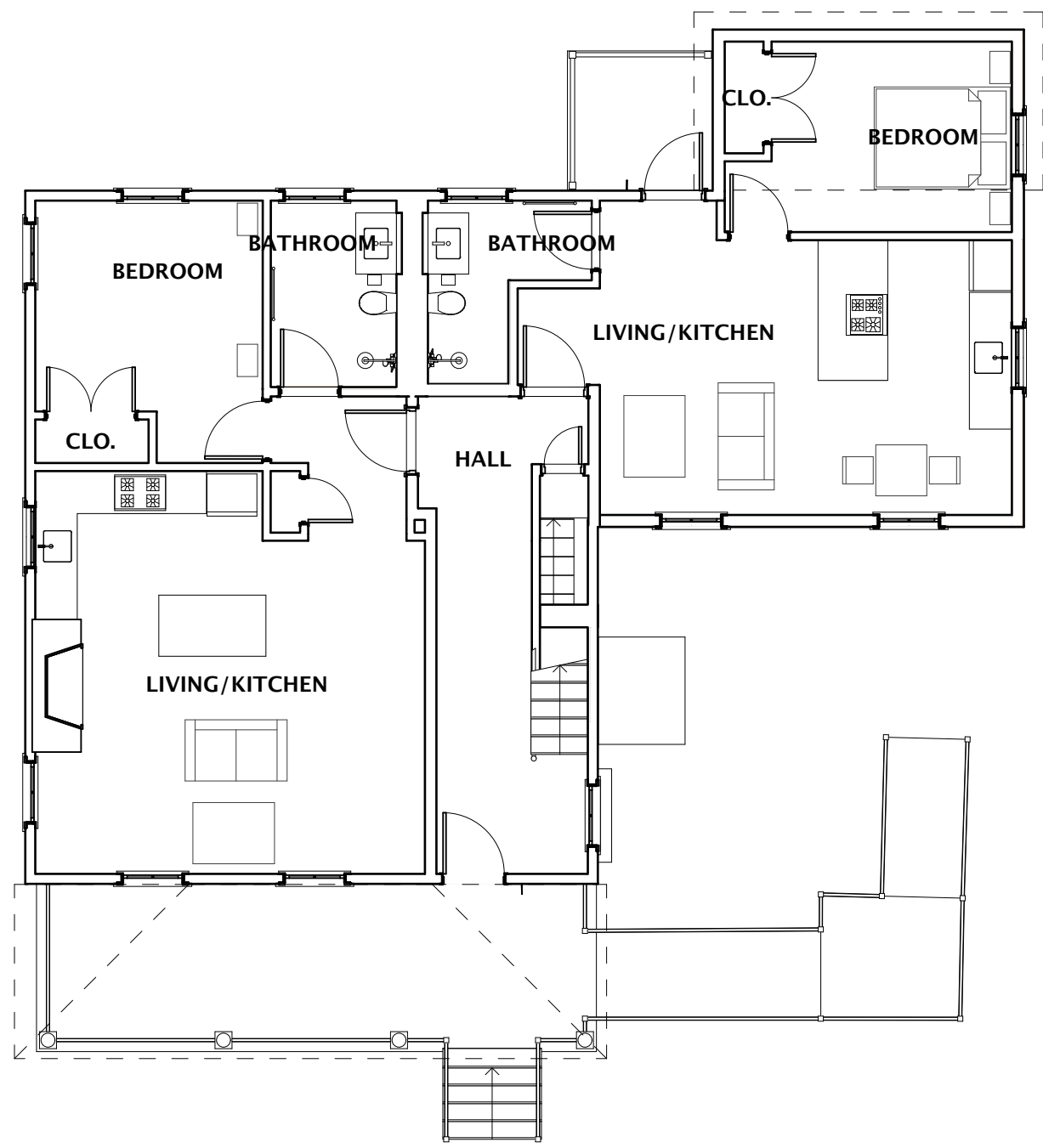
7/10/18

SCALE

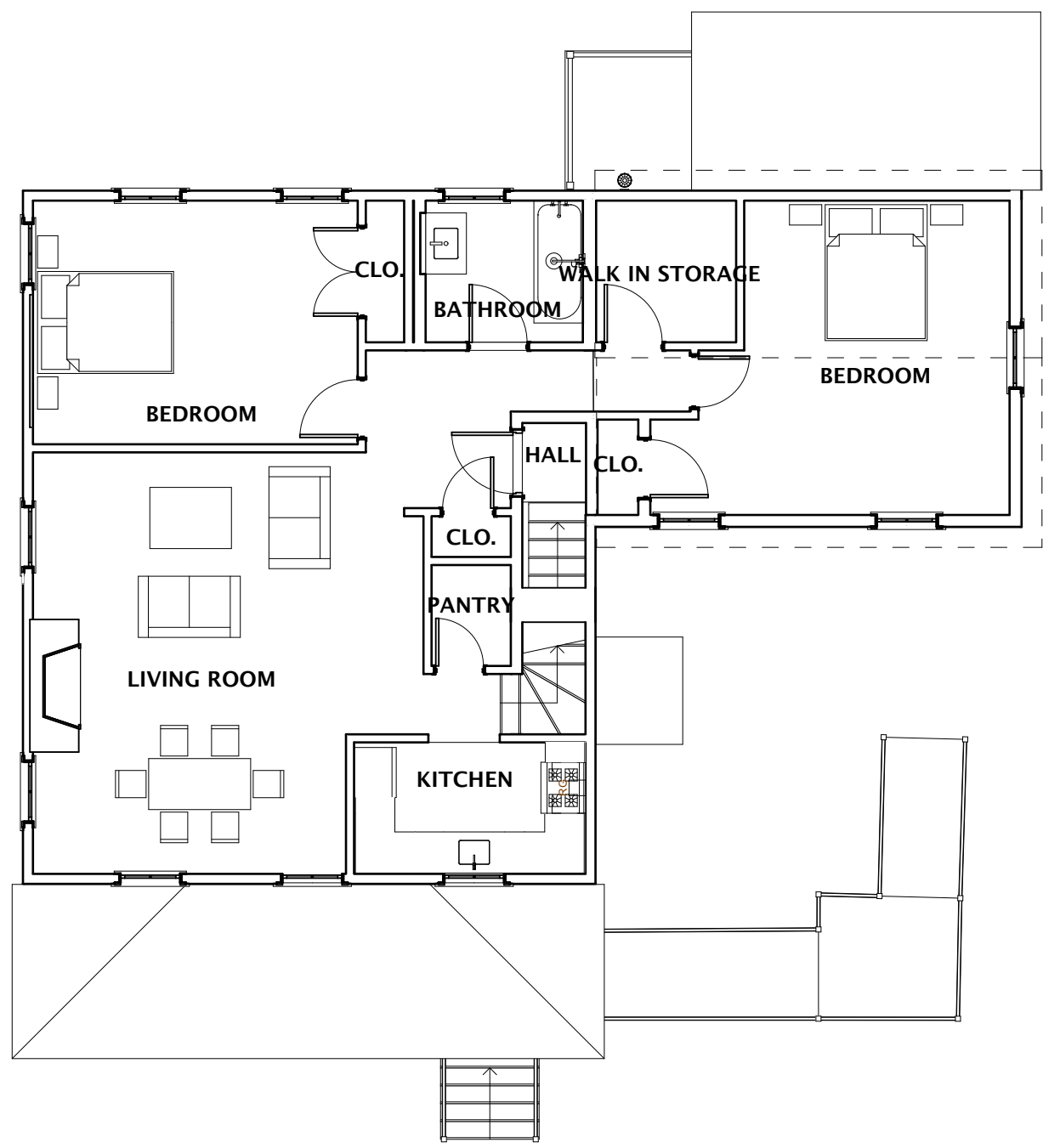
1/8" = 1'-0"

DRAWING NO.

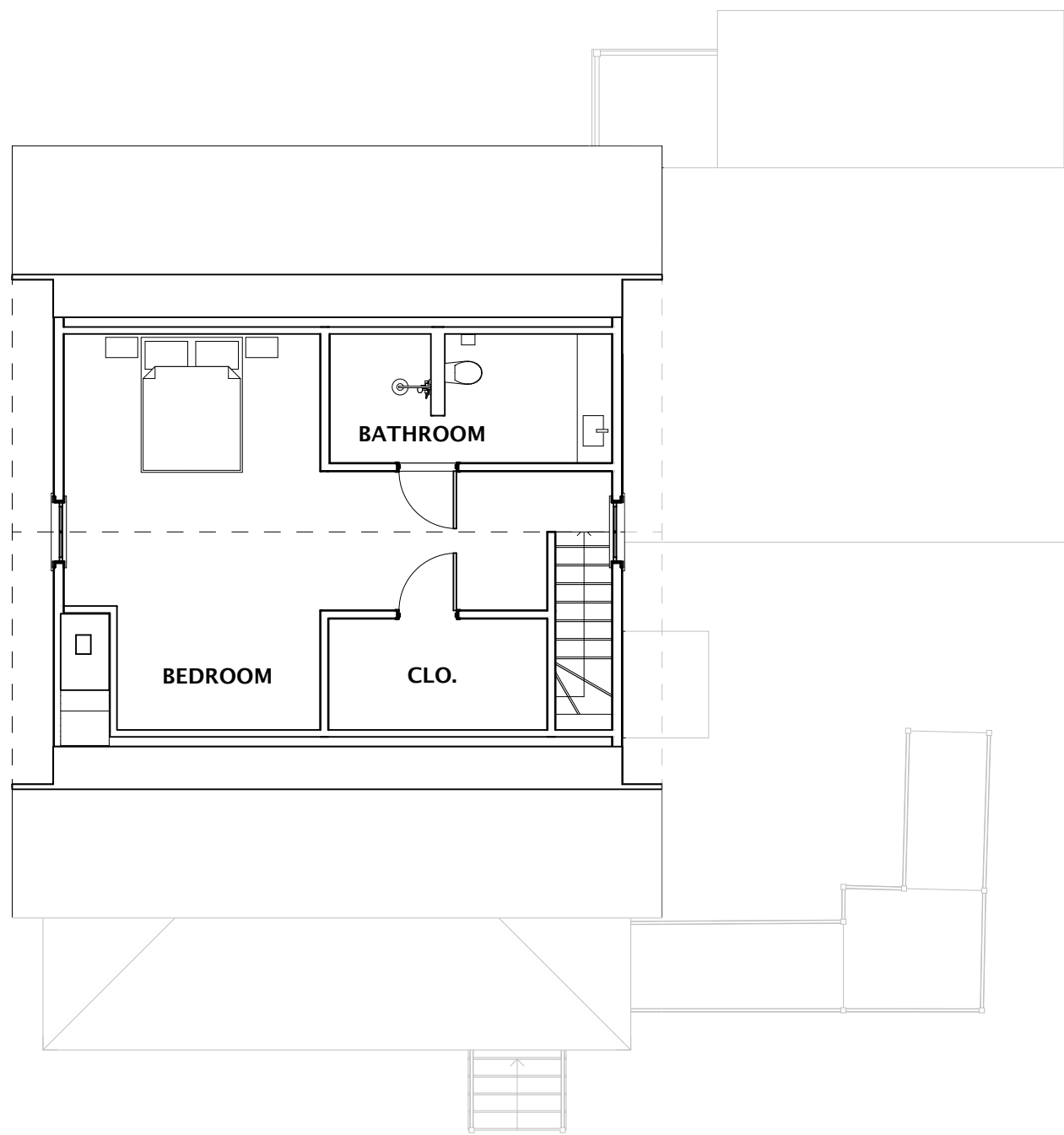
02



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		
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01		DESIGN DEVELOPMENT
NO	DATE	ISSUE

ISSUE RECORD

SEAL & SIGNATURE

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DRAWING TITLE
SCHEMATIC PLANS

JOB NO. 8032-01-01	DATE 7/10/18	SCALE 1/8" = 1'-0"
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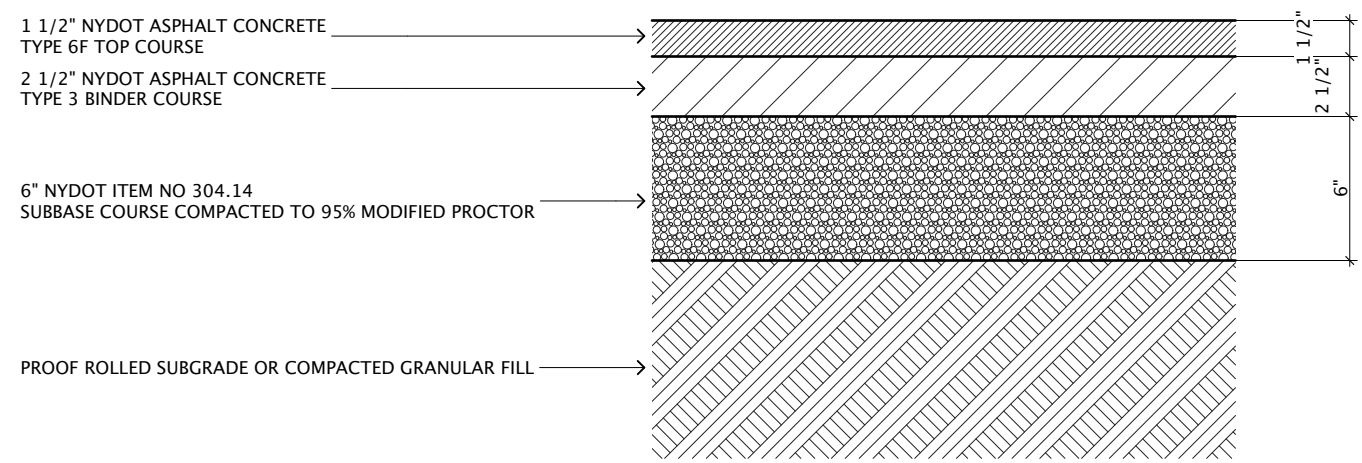
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03



D1 SITE RAILING ELEVATION

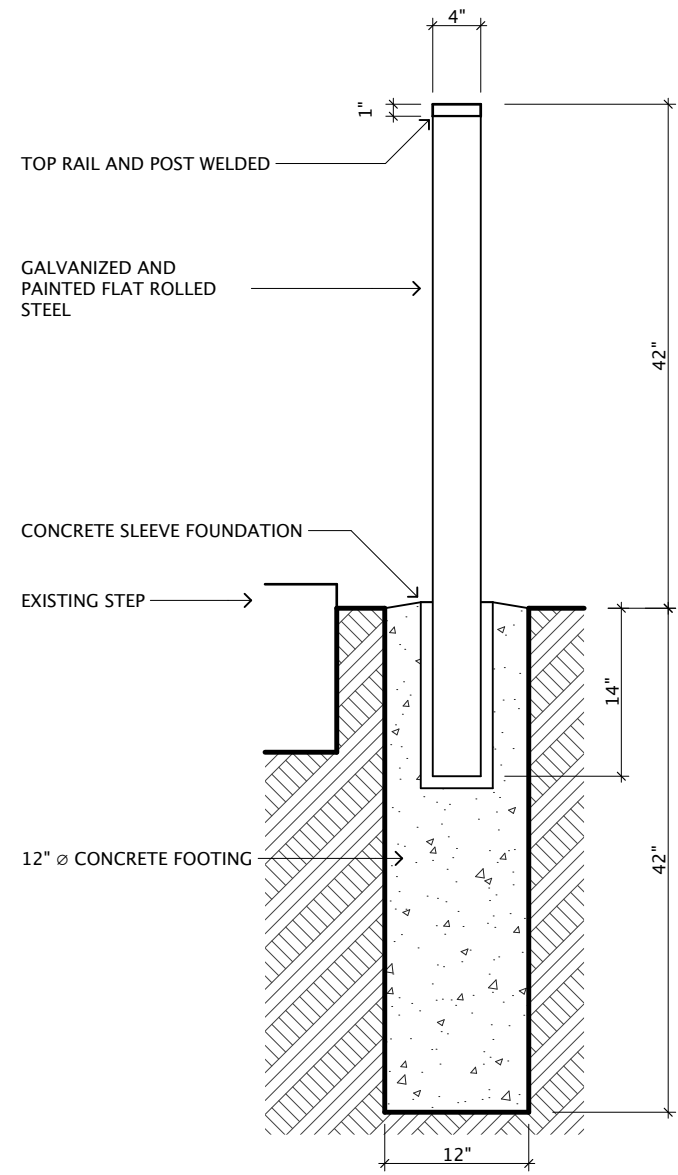
SCALE: 3/4" = 1'-0"



- 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.

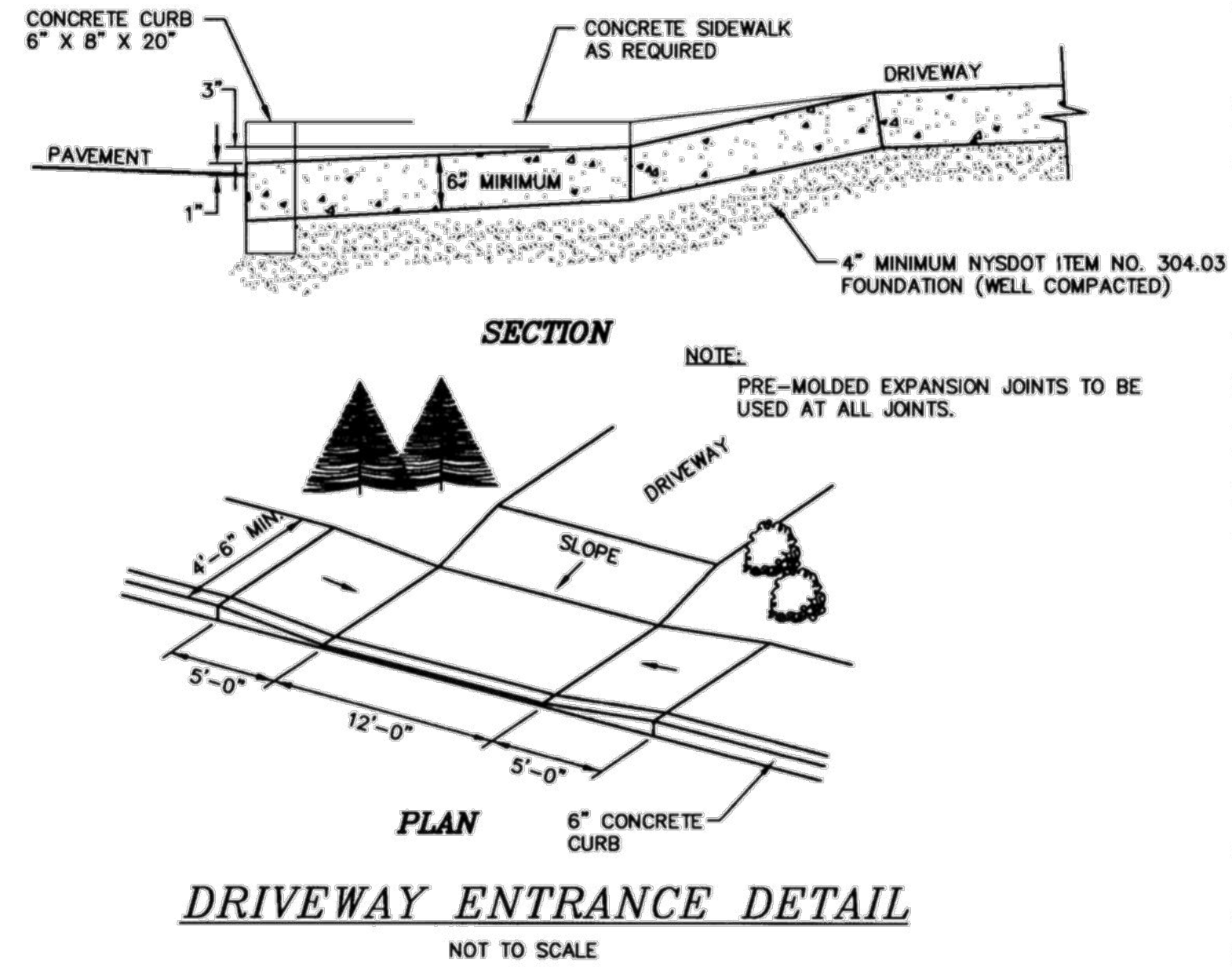
C1 NEW PAVING DETAIL

SCALE: 1 1/2" = 1'-0"



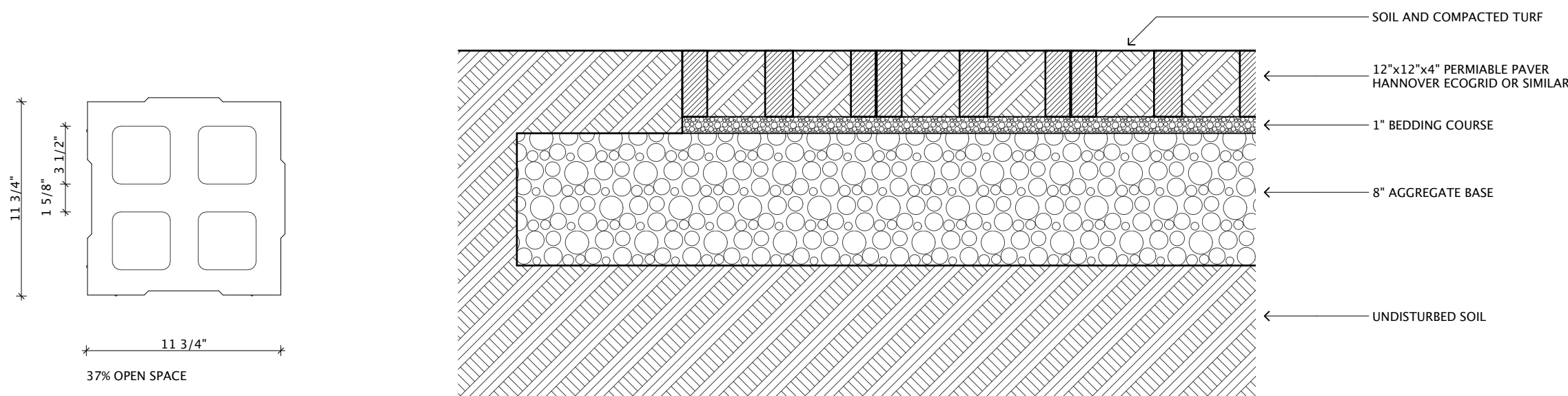
C3 SITE RAILING DETAIL

SCALE: 3/4" = 1'-0"



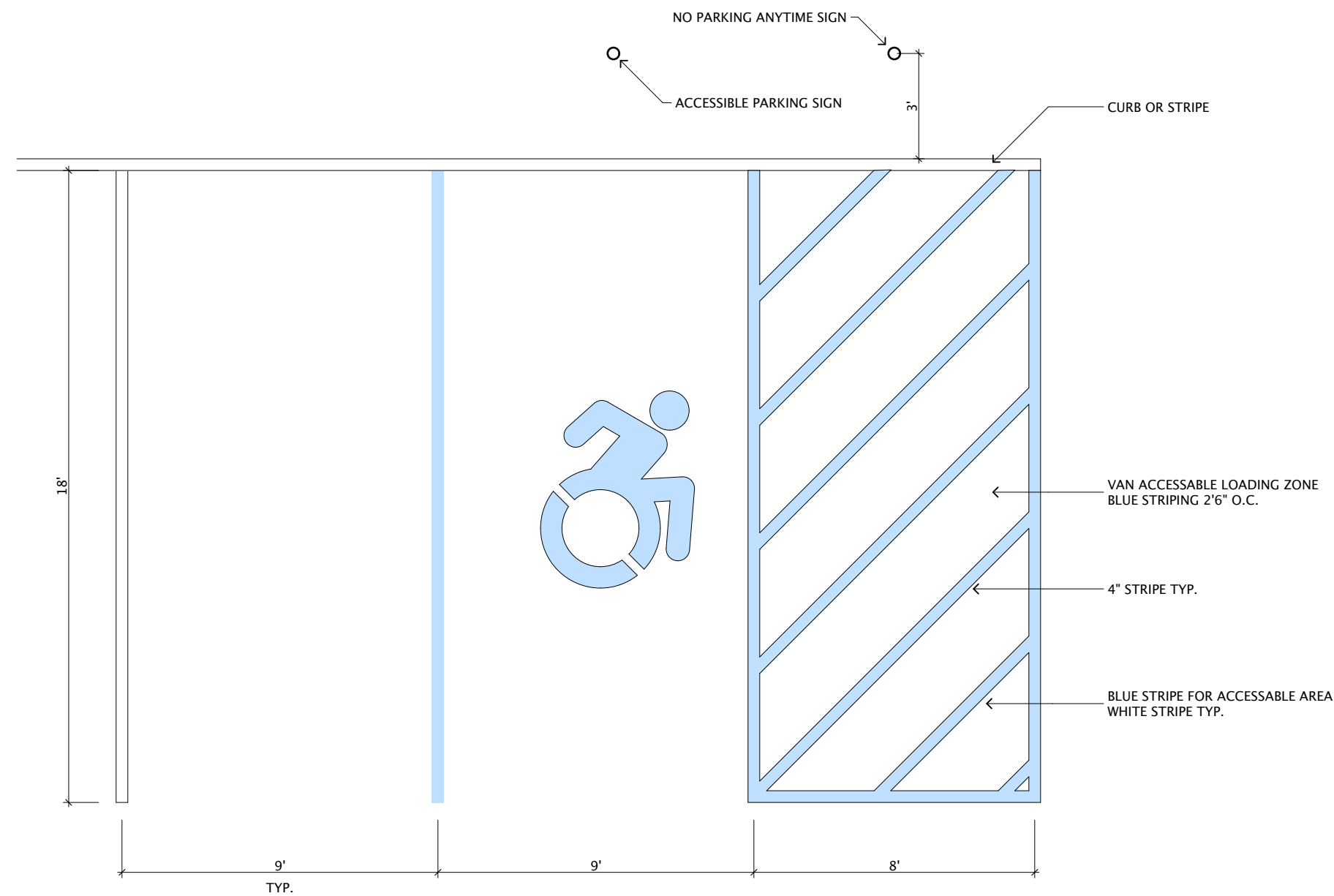
C4 DRIVEWAY ENTRANCE DETAIL

SCALE: 1" = 10'



B1 PERMIABLE PAVER DETAIL

SCALE: 1 1/2" = 1'-0"



A4 PARKING DETAIL

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

03		
02	7/10/18	PLANNING DEPT. SUBMITTAL
01		DESIGN DEVELOPMENT
NO	DATE	ISSUE

ISSUE RECORD

SEAL & SIGNATURE

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DRAWING TITLE

DETAILS

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8032-01-01

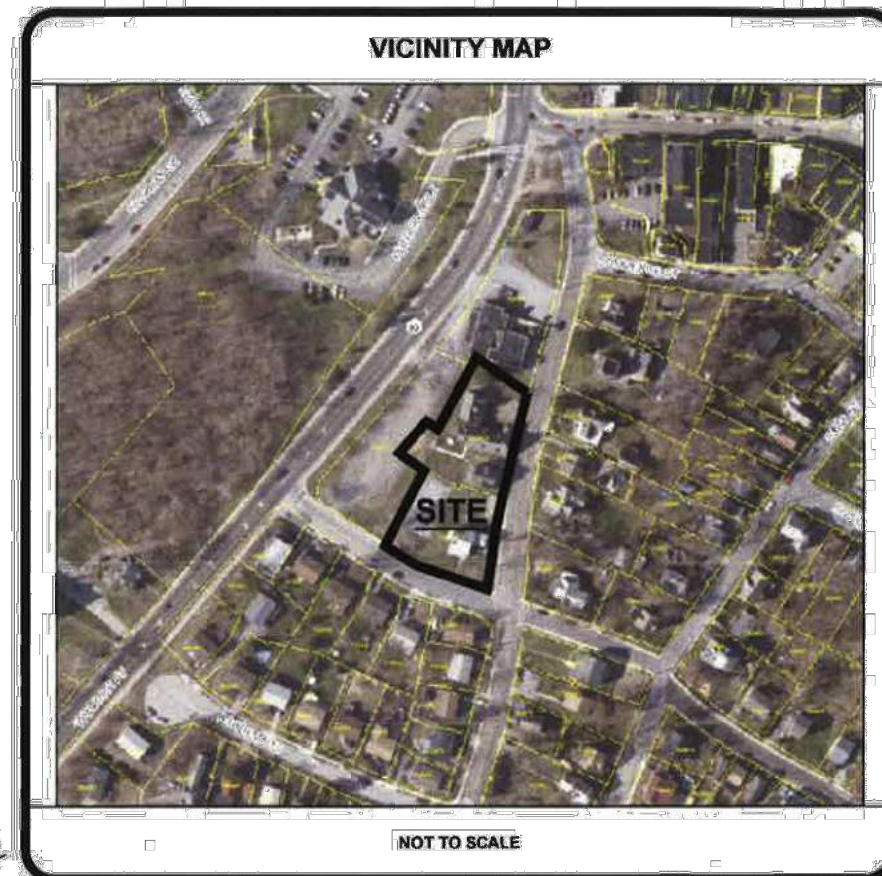
DATE

7/10/18

SCALE

DRAWING NO.

04



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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 surveys made 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 NAVD83 Geoid12a as determined using RTN GPS.

[illegible]

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