

- 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  
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

- GRASS  
NEW TREE OR SHRUB  
ASPHALT  
CONCRETE  
REMOVALS  
OHW — OVERHEAD POWER LINES  
W — TOWN WATER LINE  
SS — TOWN SEWER



AREA MAP  
NOT TO SCALE

03		
02	12/28/18	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 914-827-8840  
EMAIL BDA@BARRYDONALDSONARCHITECTS.COM

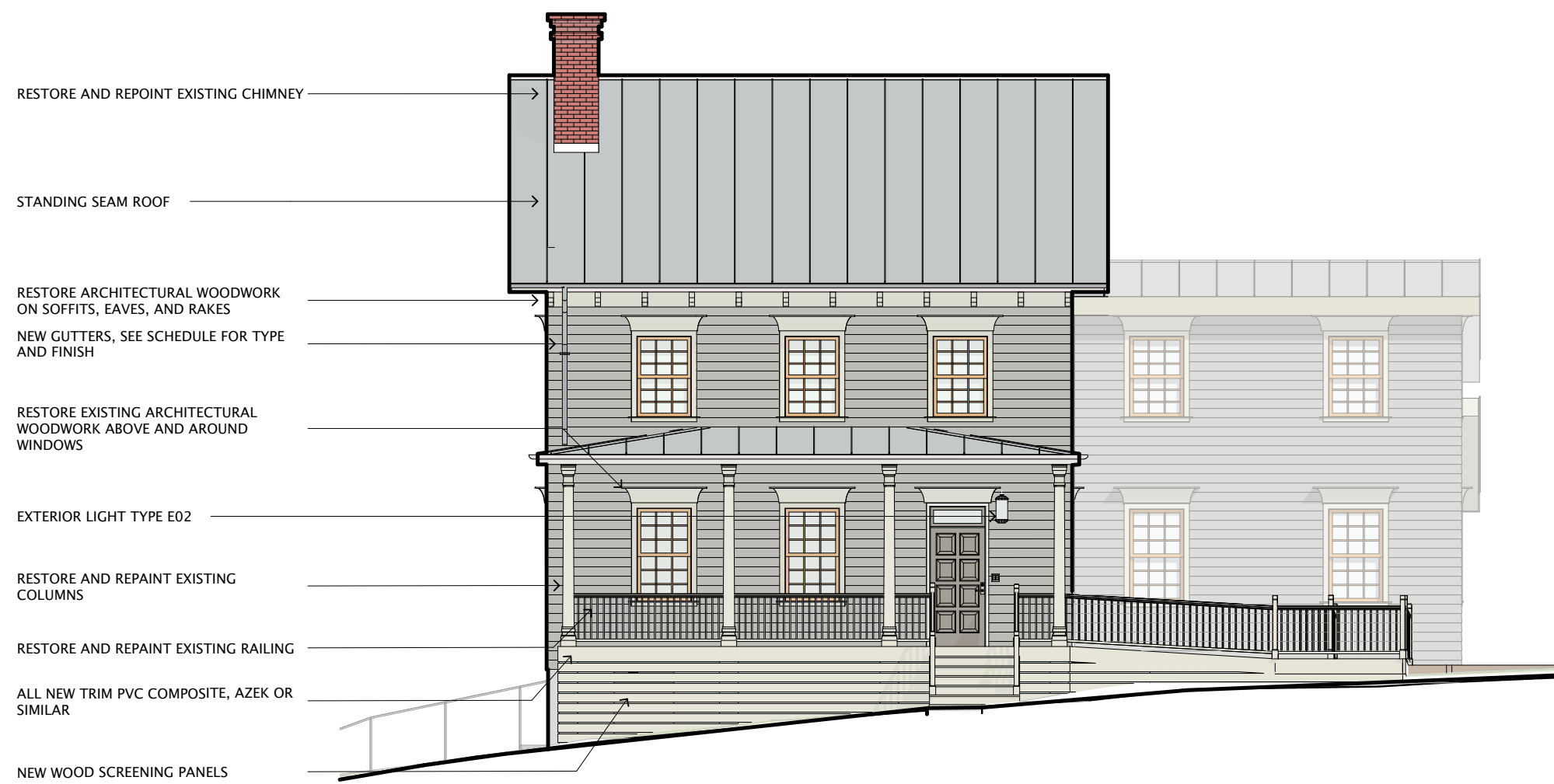
PROJECT  
**Renovation of 21 South Ave.**  
21 South Ave.  
Beacon, NY  
12508

DRAWING TITLE  
**SITE PLAN**

JOB NO.	DATE	SCALE
8032-01-01	12/26/18	1" = 10'

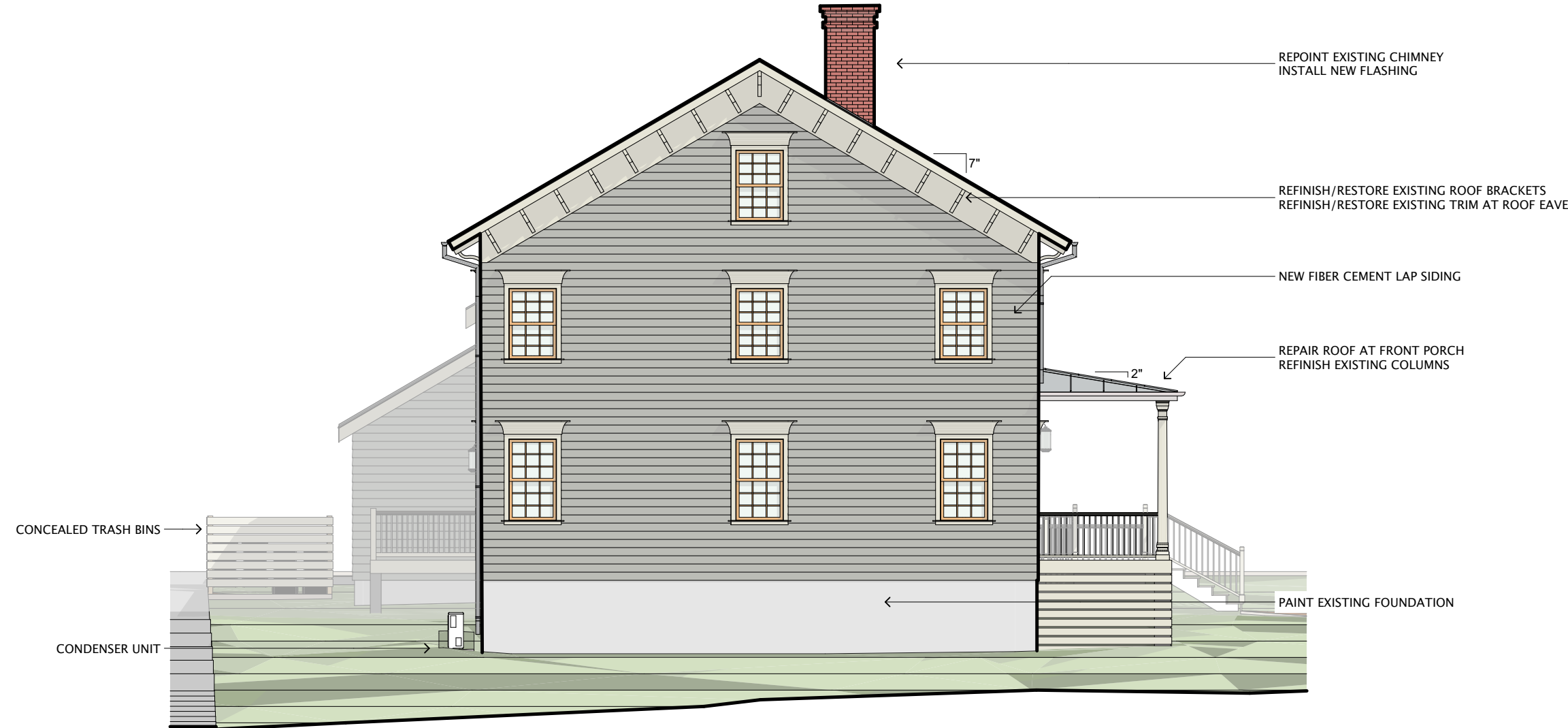
DRIVING NO.	01





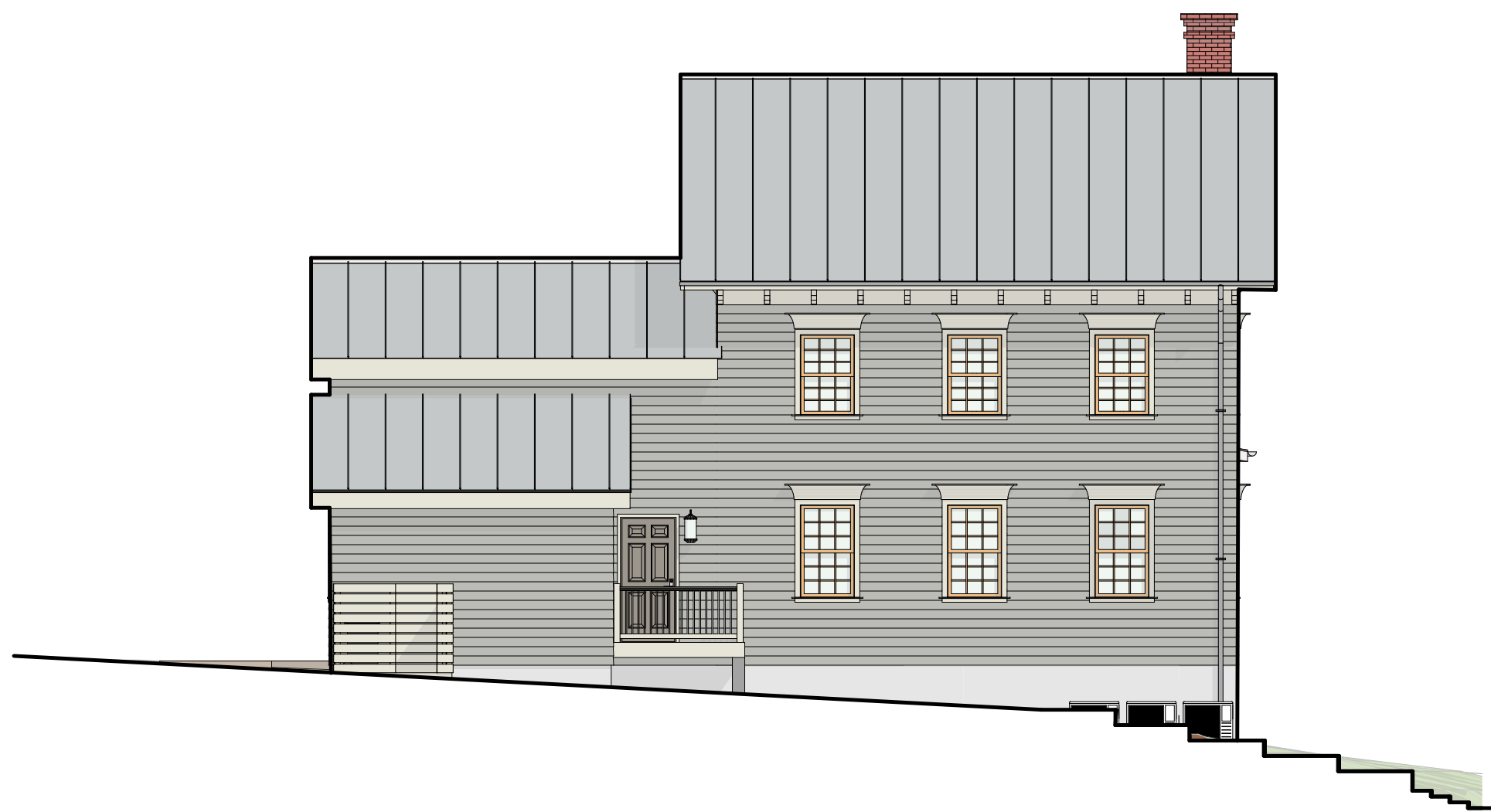
**C1** NORTH ELEVATION

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"

03		
02	12/28/18	PLANNING DEPT. SUBMITTAL
01		DESIGN DEVELOPMENT
NO	DATE	ISSUE

ISSUE RECORD

SEAL & SIGNATURE

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CROTON ON HUDSON, NY 10520  
TEL 914-827-8840  
EMAIL BDN@BARRYDONALDSONARCHITECTS.COM

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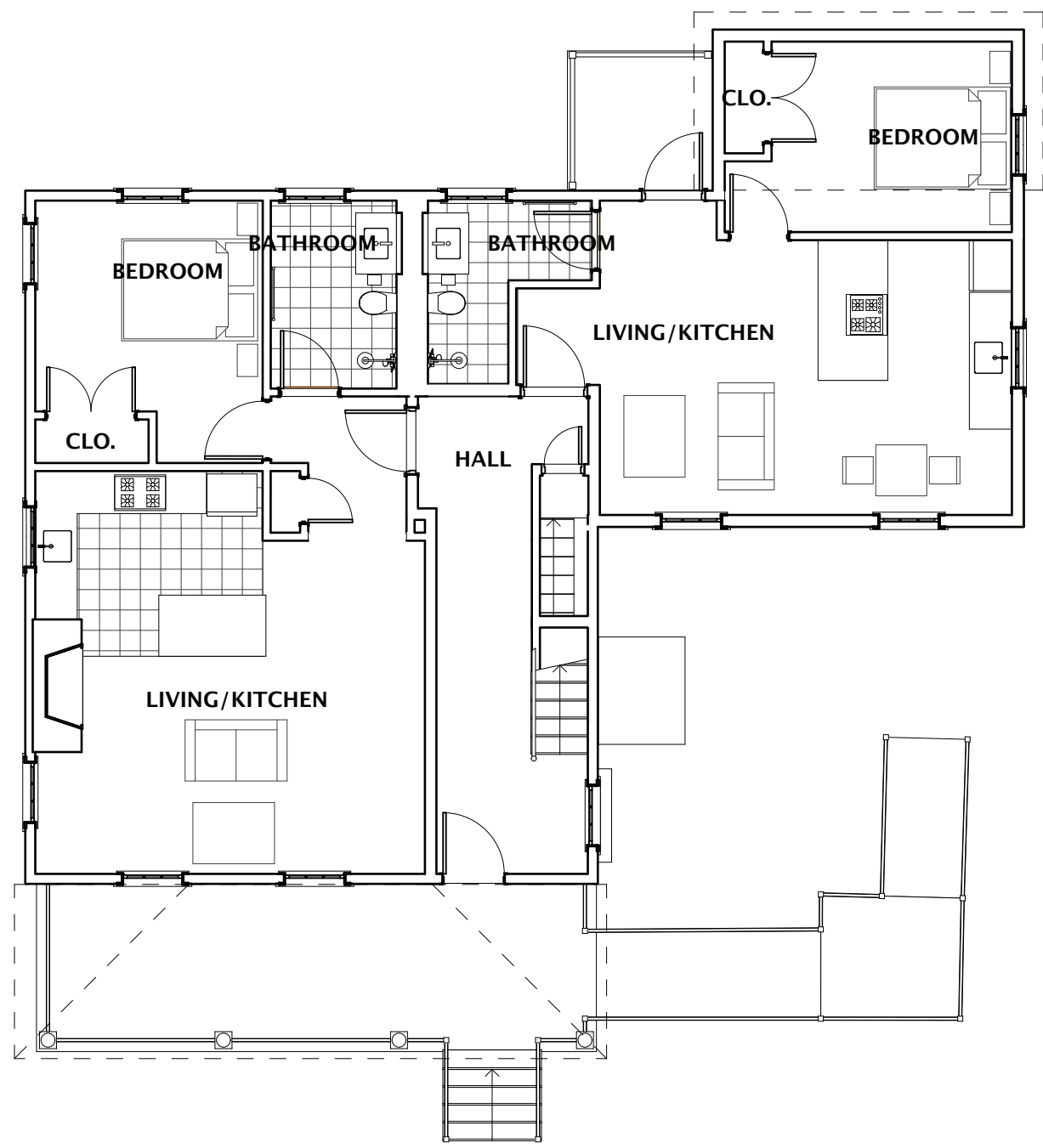
PROJECT  
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21 South Ave.  
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DRAWING TITLE

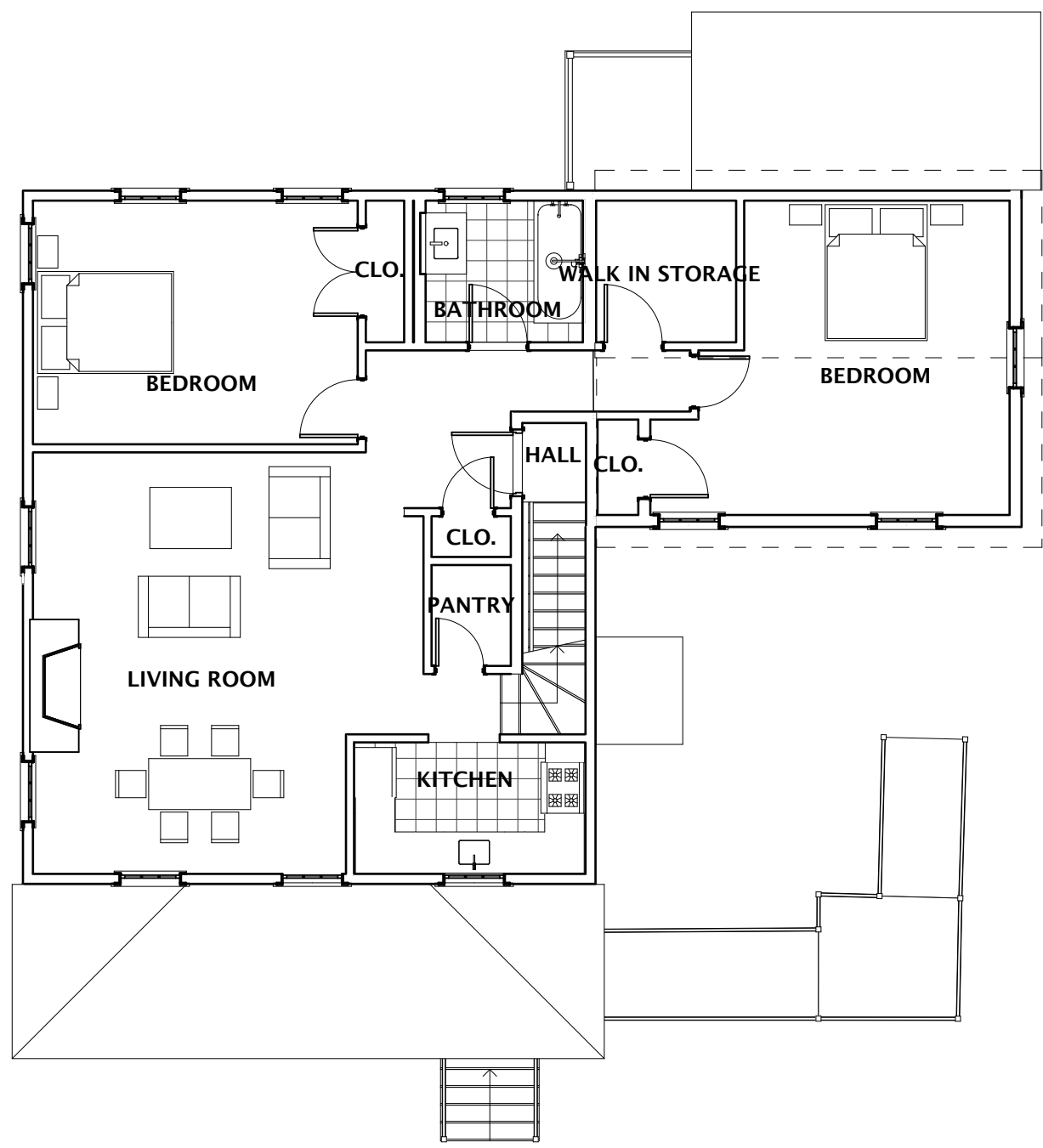
**ELEVATIONS**

JOB NO.	DATE	SCALE
8032-01-01	12/26/18	1/8" = 1'-0"

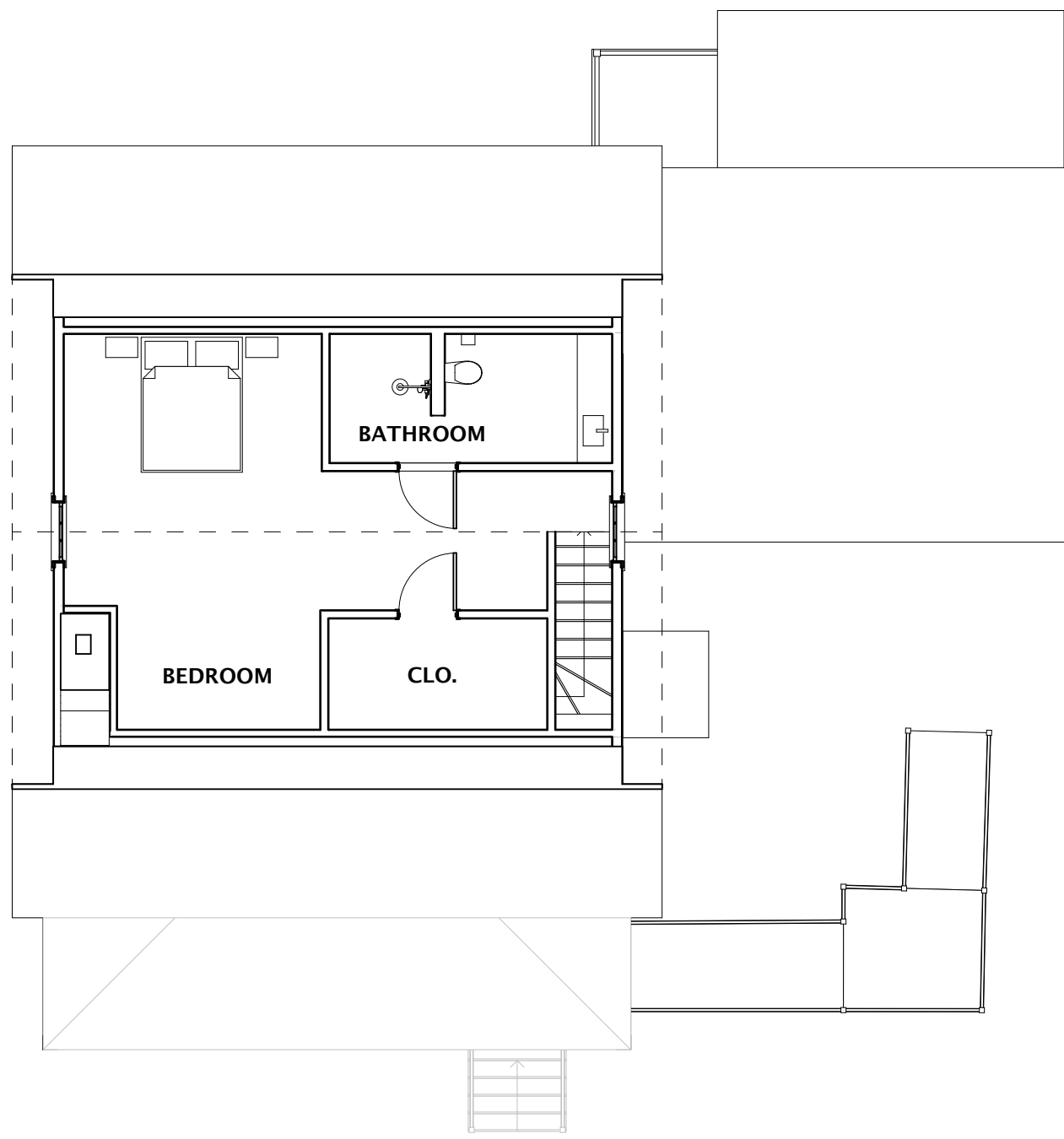
DRAWING NO.
02



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



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

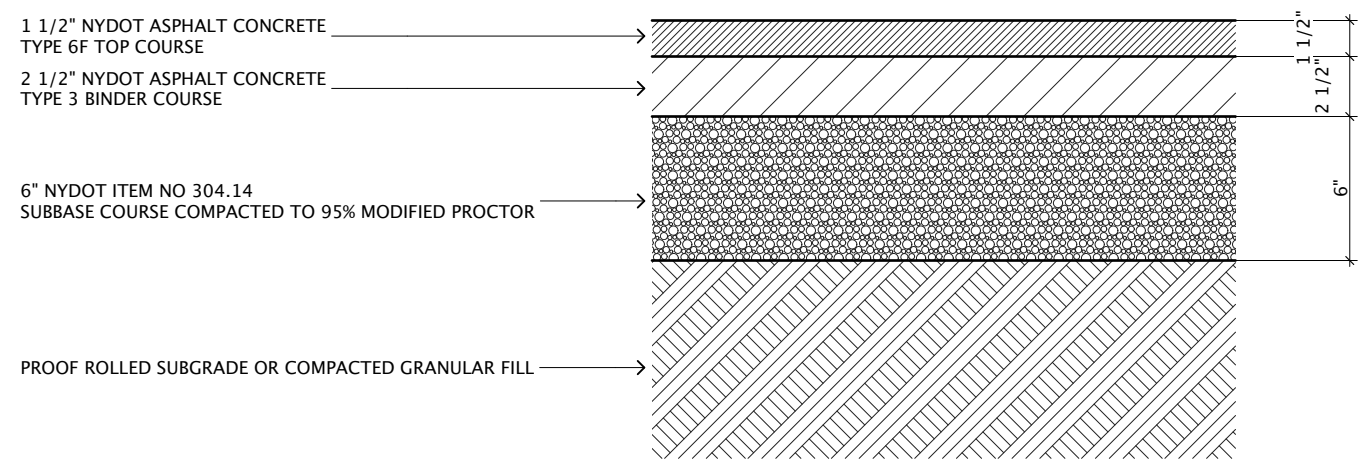


**A1** 3RD FLOOR APARTMENT 03 MASTER BEDROOM  
SCALE: 1/8" = 1'-0"

03		
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01		DESIGN DEVELOPMENT
NO	DATE	ISSUE
ISSUE RECORD		
SEAL & SIGNATURE		
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. 8032-01-01	DATE 12/26/18	SCALE 1/8" = 1'-0"
	DRAWING NO. 03	

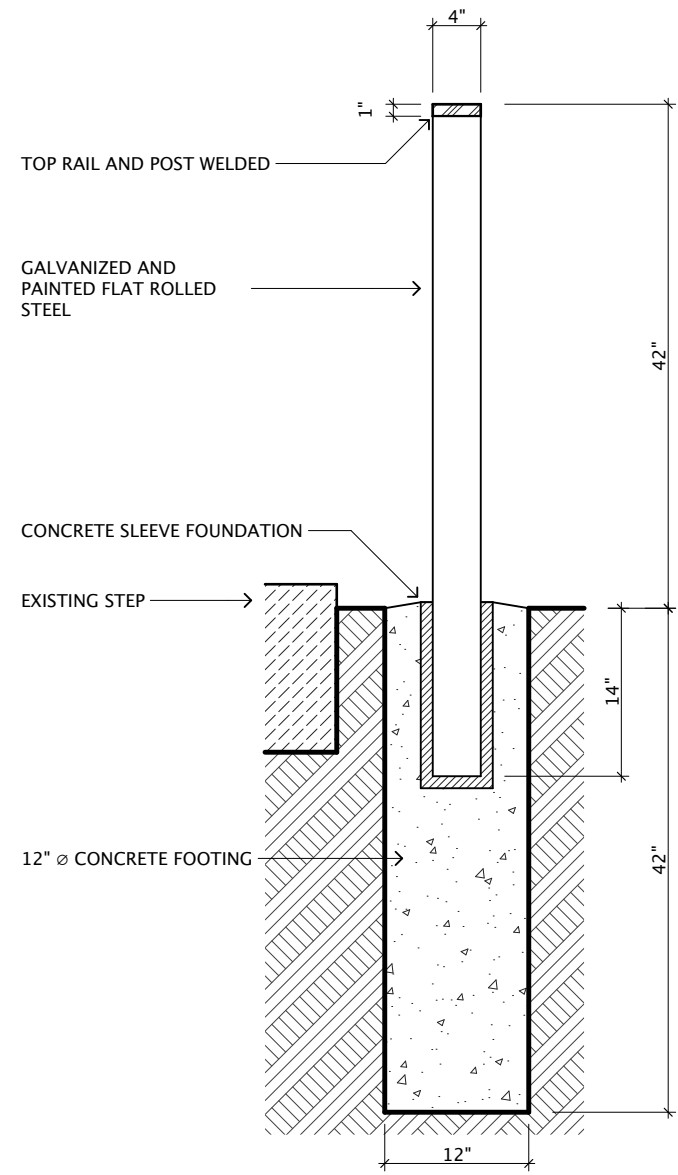


D1 SITE RAILING ELEVATION  
SCALE: 3/4" = 1'-0"

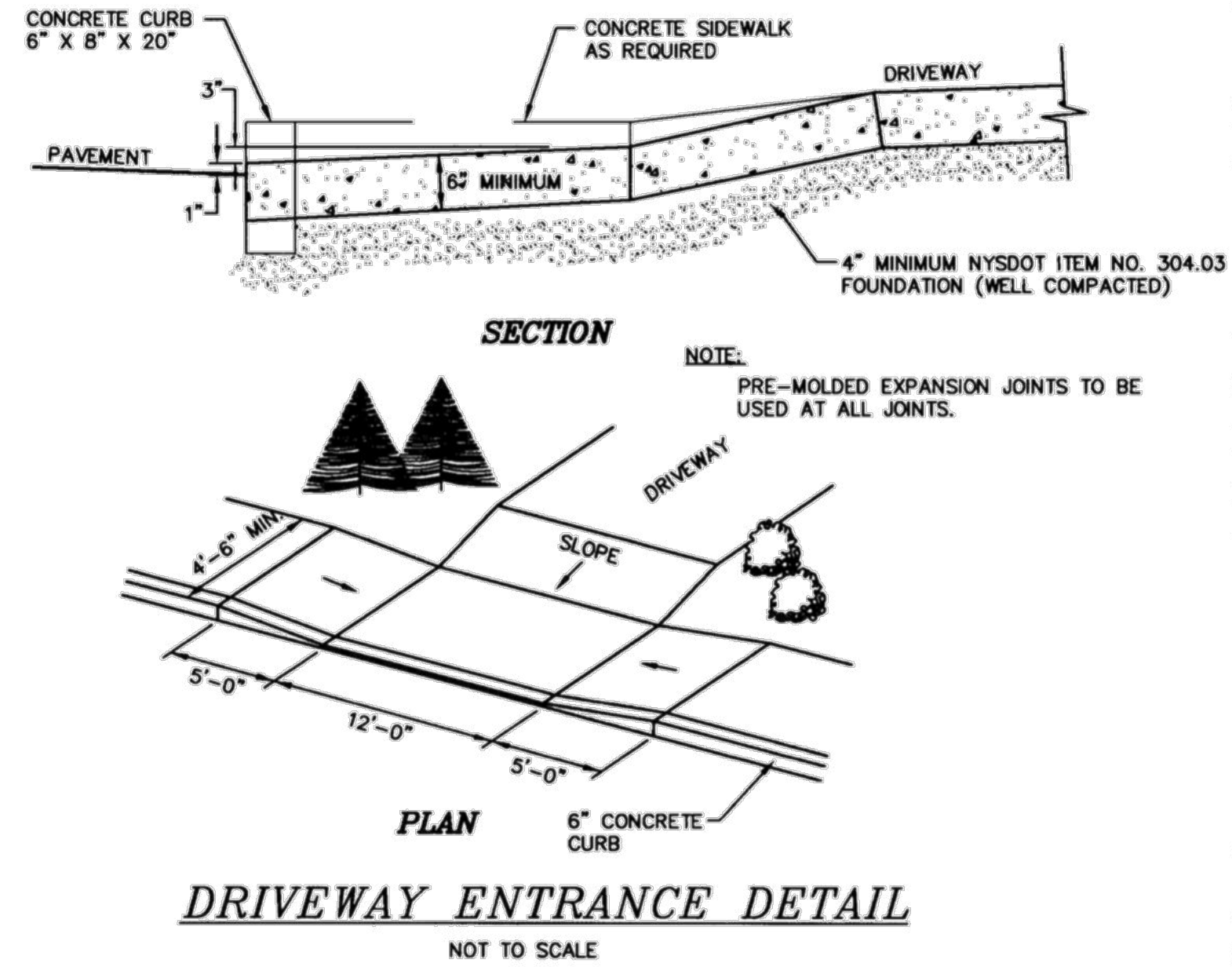


- NOTES:
1. MATERIALS AND METHODS SHALL CONFORM TO NYS DOT STANDARDS.
  2. SUBGRADE SHALL NOT INCLUDE FROZEN MATERIALS, DEBRIS, ORGANIC MATERIALS, LARGE STONES OR OTHER UNSUITABLE MATERIALS.
  3. TACK COAT WHEN SPECIFIED OR CALLED OUT IN THESE DRAWINGS OR REQUIRED BY THE REFERENCED SPECIFICATIONS SHALL 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.

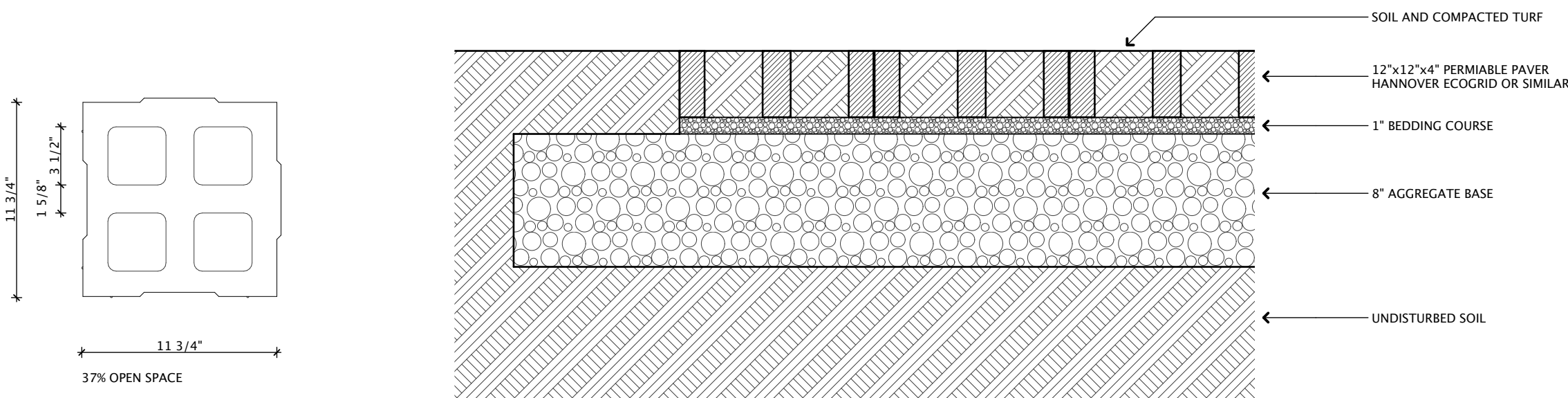
C1 NEW PAVING DETAIL  
SCALE: 1 1/2" = 1'-0"



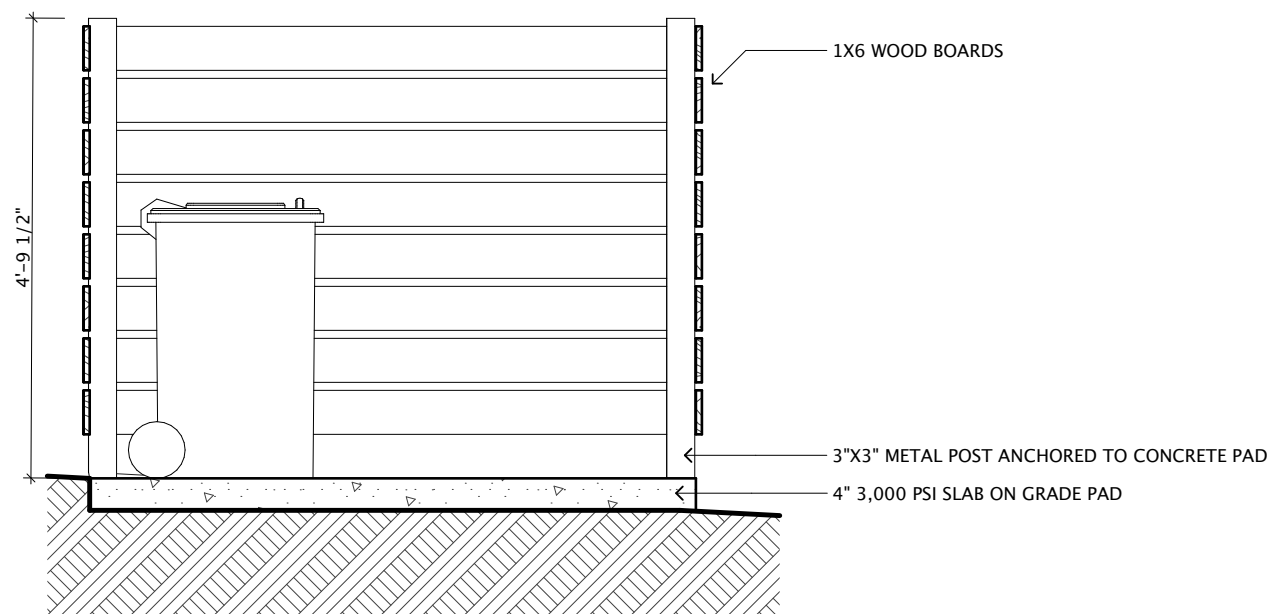
C3 SITE RAILING DETAIL  
SCALE: 3/4" = 1'-0"



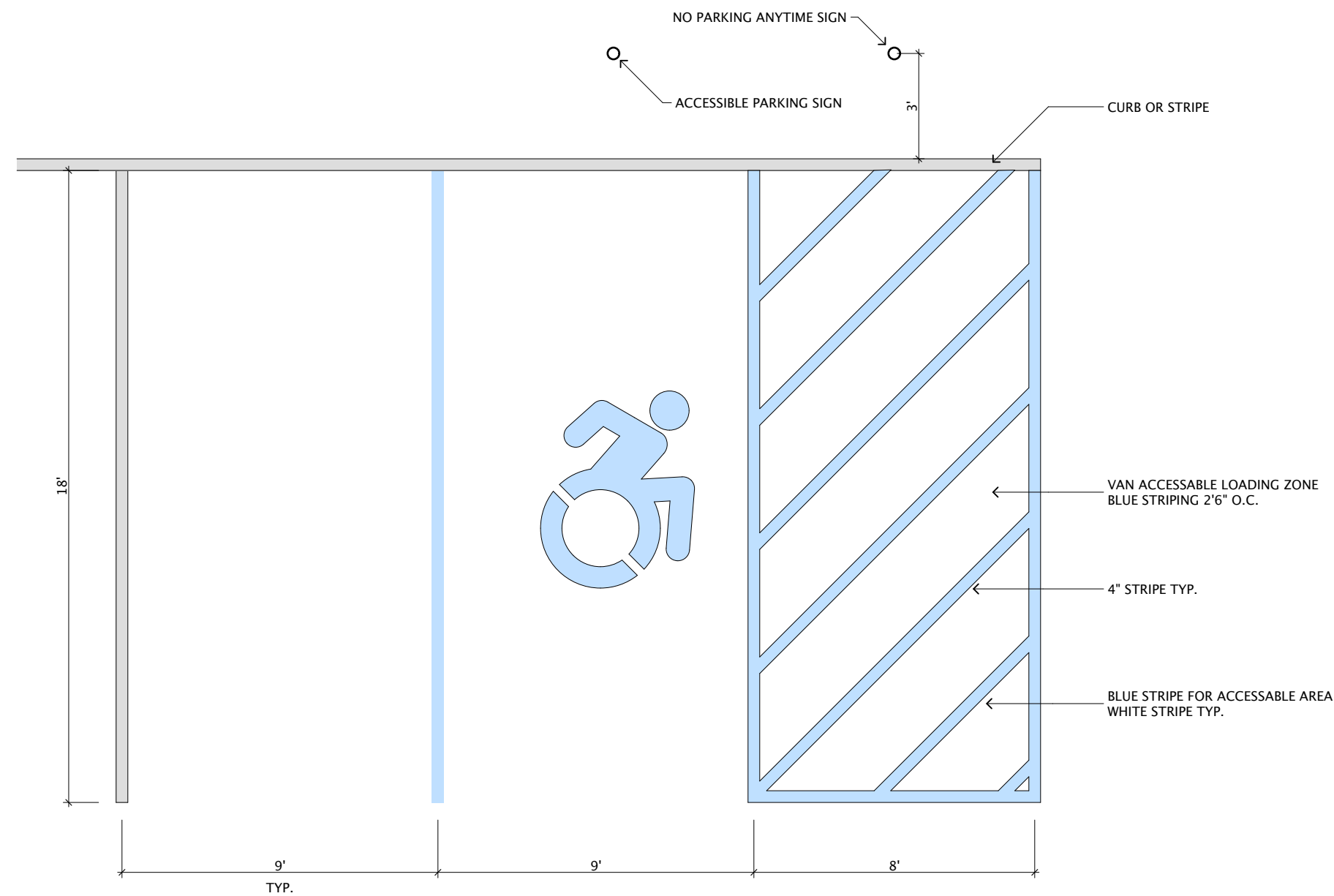
C4 DRIVEWAY ENTRANCE DETAIL  
SCALE: 1" = 10'



B1 PERMIABLE PAVER DETAIL  
SCALE: 1 1/2" = 1'-0"



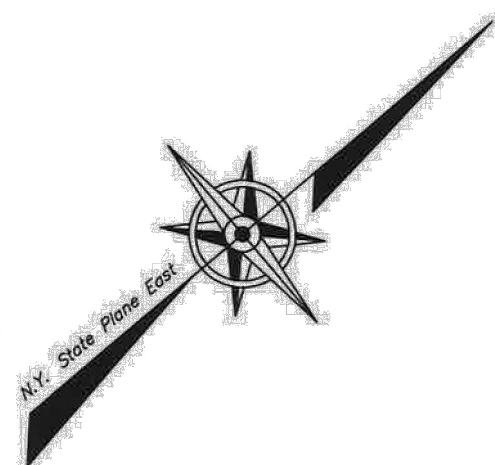
A1 WOOD TRASH ENCLOSURE DETAIL  
SCALE: 1/2" = 1'-0"



A4 PARKING DETAIL  
SCALE: 1/4" = 1'-0"

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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 12/26/18	SCALE
		DRAWING NO. 04





### SURVEY NOTES

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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 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