COURTROOM
1 MUNICIPAL PLAZA
BEACON, NY 12508

April 21, 2026
7:00 PM
Zoning Board of Appeals Agenda

The Zoning Board of Appeals will meet on Tuesday, April 21, 2026, at 7:00 PM, in the Municipal Center courtroom, located at One Municipal Plaza, Beacon, New York.

Approval of March 17, 2026, minutes

Regular Meeting

1. Public hearing on application submitted by David Simon and Laura Volpacchio, 17 Pleasant View Avenue, Tax Grid No. 30-6054-13-227338-00, in the R1-10, to allow for an addition to the existing garage, which requires relief from the following: a.) Section 223-17.D., Attachment 1, to allow for a 5 ft. side yard setback (15 ft. required)

Miscellaneous Business

1. Consider a notification from the City of Beacon Planning Board on its intent to serve as the Lead Agency for an Amended Site Plan Approval in connection with a proposal to construct a 4-story mixed-use building with 3,500 square feet of first floor commercial space and fourteen (14) apartments on three (3) adjoining lots which were previously approved for merger (see, Filed Map No. 9719A, filed 9/6/2023) and are comprised of approximately 27,007 total square feet. The Amended Site Plan would increase the height of the previously approved building by adding a recessed fourth floor and increase the number of apartments from twelve (12) to fourteen (14). The project proposes to connect to public water and sanitary sewer and the parcel is located in the General Business zoning district. The Planning Board is the approval authority for the Amended Site Plan Approval application.

City of Beacon Zoning Board of Appeals Agenda
04/21/2026

Title:

Public hearing on application submitted by David Simon and Laura Volpacchio, 17 Pleasant View Avenue, Tax Grid No. 30-6054-13-227338-00, in the R1-10, to allow for an addition to the existing garage, which requires relief from the following: a.) Section 223-17.D., Attachment 1, to allow for a 5 ft. side yard setback (15 ft. required)

ATTACHMENTS

17 Pleasant View ZBA 4.21.26 App redacted2.pdf

17 Pleasant View denial ltr 3.26.2026 AMENDED.pdf

17 Pleasant View ZBA 4.21.26 DEED (2).pdf

17 Pleasant View ZBA 4.21.26 plan set.pdf

17 Pleasant View ZBA 4.21.26 structural.pdf

17 Pleasant View ZBA 4.21.26 public comment Costa redacted2.pdf

17 Pleasant View ZBA 4.21.26 public comment Kuehsel redacted2.pdf

17 Pleasant View ZBA 4.21.26 public comment Kudan & Ulrich redacted2.pdf

ZONING BOARD OF APPEALS
City of Beacon, New York

APPLICATION FOR APPEAL

OWNER: Laura Volpacchio and David Simon

ADDRESS: 17 Pleasant View Avenue
Beacon, NY 12508

TELEPHONE: [redacted]

E-MAIL: [redacted]

APPLICANT (if not owner): Garrison Foundry LLC

ADDRESS: 40 Nelson Lane
Garrison, NY 10524

TELEPHONE: [redacted]

E-MAIL: [redacted]

REPRESENTED BY: same as above

ADDRESS: same as above

TELEPHONE:

E-MAIL:

PROPERTY LOCATION: 17 Pleasant View Avenue
Beacon, NY 12508

ZONING DISTRICT: R1-20

TAX MAP DESIGNATION: SECTION 6054 BLOCK 13 LOT 227338

Section of Zoning Code appealed from or Interpretation desired:

Per § 223-17, Attachment 1, the minimum side yard setback is 15 ft. The proposed addition to the garage would be located 5 ft. from the property line.

Reason supporting request:

The homeowners request a side yard variance to allow a small expansion of the existing garage to accommodate a standard vehicle. The proposed addition will remain consistent with the scale and character of the neighborhood and the existing house.

Supporting documents submitted herewith: Site Plan, Survey, etc. as required:

Architectural plans (including site plan, demo plans, construction plans, power plans, existing elevations, proposed elevations, proposed sections, typical details, door & window schedules), survey, structural plans, deed

Date: 3/30/2026

Owner's Signature

Applicant's Signature

Fee Schedule

AREA VARIANCE	
Residential	$250.00
Commercial	$500.00
USE VARIANCE	
Residential	$500.00
Commercial	$1,000.00
INTERPRETATION:	$250.00
ESCROW FEE:	$1000.00
I & I INSPECTION:	$60.00

APPLICATION PROCESSING RESTRICTION LAW

Affidavit of Property Owner

Property Owner: Laura Volpacchio and David Simon

If owned by a corporation, partnership or organization, please list names of persons holding over 5% interest.

NA

List all properties in the City of Beacon that you hold a 5% interest in:

NA

Applicant Address: 17 Pleasant View Avenue Beacon, NY 12508

Project Address: 17 Pleasant View Avenue Beacon, NY 12508

Project Tax Grid # 6054-13-227338

Type of Application Zoning Board Of Appeals

Please note that the property owner is the applicant. "Applicant" is defined as any individual who owns at least five percent (5%) interest in a corporation or partnership or other business.

I, Laura Volpacchio and David Simon, the undersigned owner of the above referenced property, hereby affirm that I have reviewed my records and verify that the following information is true.

1. No violations are pending for ANY parcel owned by me situated within the City of Beacon — Yes
2. Violations are pending on a parcel or parcels owned by me situated within the City of Beacon — No
3. ALL tax payments due to the City of Beacon are current — Yes
4. Tax delinquencies exist on a parcel or parcels owned by me within the City of Beacon — No
5. Special Assessments are outstanding on a parcel or parcels owned by me in the City of Beacon — No
6. ALL Special Assessments due to the City of Beacon on any parcel owned by me are current — Yes

Signature of Owner

Title if owner is corporation

Office Use Only:	NO	YES	Initial
Applicant has violations pending for ANY parcel owned within the City of Beacon (Building Dept.)	___	___	_____
ALL taxes are current for properties in the City of Beacon are current (Tax Dept.)	___	___	_____
ALL Special Assessments, i.e. water, sewer, fines, etc. are current (Water Billing)	___	___	_____

FOR OFFICE USE ONLY
Application #

CITY OF BEACON

1 Municipal Plaza, Beacon, NY

Telephone (845) 838-5000 · http://beaconny.gov/

INDIVIDUAL DISCLOSURE FORM

(This form must accompany every land use application and every application for a building permit or certificate of occupancy submitted by any person(s))

Disclosure of the names and addresses of all persons) filing a land-use application with the City is required pursuant to Section 223-62 of the City Code of the City of Beacon. Applicants shall submit supplemental sheets for any additional information that does not fit within the below sections, identifying the Section being supplemented.

SECTION A

Name of Applicant: Laura Volpacchio and David Simon

Address of Applicant: 17 Pleasant View Avenue Beacon, NY 12508

Telephone Contact Information: [redacted]

SECTION B. List all owners of record of the subject property or any part thereof.

Name	Residence or Business Address	Telephone Number	Date and Manner title was acquired	Date and place where the deed or document of conveyance was recorded or filed.
Laura Volpacchio	17 Pleasant View Ave Beacon, NY	[redacted]	1/29/2025 Deed	2/4/2025 Dutchess County Clerk
David Simon	17 Pleasant View Ave Beacon, NY	[redacted]	1/29/2025 Deed	2/4/2025 Dutchess County Clerk

SECTION B. Is any owner of record an officer, elected or appointed, or employee of the City of Beacon or related, by marriage or otherwise, to a City Council member, planning board member, zoning board of appeals member or employee of the City of Beacon ?

☐ **YES** ☑ **NO**

If yes, list every Board, Department, Office, agency or other position with the City of Beacon with which a party has a position, unpaid or paid, or relationship and identify the agency, title, and date of hire.

Agency	**Title**	**Date of Hire, Date Elected, or Date Appointed**	**Position or Nature of Relationship**

SECTION C. If the applicant is a contract vendee, a duplicate original or photocopy of the full and complete contract of purchase, including all riders, modification and amendments thereto, shall be submitted with the application.

SECTION D. Have the present owners entered into a contract for the sale of all or any part of the subject property and, if in the affirmative, please provide a duplicate original or photocopy of the fully and complete contract of sale, including all riders, modifications and amendments thereto.

☐ **YES** ☑ **NO**

I, Laura Volpacchio being first duly sworn, according to law, deposes and says that the statements made herein are true, accurate, and complete.

(Print) Laura Volpacchio

(Signature) Laura Volpacchio

City of Beacon
Building Department
One Municipal Plaza, Suite 4
Beacon, NY 12508
Phone: 845-838-5020 Fax: 845-838-5026

Bryan Murphy, Building Inspector
Email: bmurphy@beaconny.gov

March 26, 2026

David Simon and Laura Volpacchio
17 Pleasant View Avenue
Beacon, NY 12508

Re: 17 Pleasant View Avenue (SBL # 6054-13-227338)

To Whom It May Concern:

Reference is made to your submission for a building permit for an addition at 17 Pleasant View Avenue, Beacon, NY, 12508. The property is located in the R1-10 Zoning District (One Family – 10,000 sq. ft./dwelling).

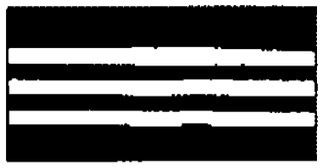
Please be advised that at this time, I must deny your application for the following reasons:

- Per § 223-17, Attachment 1, the minimum side yard setback is 15 ft. The proposed addition to the garage would be located 5 ft. from the property line, requiring a 10 ft side yard variance.

You have the right to appeal this decision to the Zoning Board of Appeals. Forms and instructions for filing an appeal are available on the City of Beacon website or in the Building Department. Please contact the Zoning Board of Appeals Secretary regarding the application and instructions.

Bryan Murphy
Bryan Murphy
Building Inspector/Zoning Administrator
NYS Certification #0312-0024

BM/mp



Dutchess County Clerk Recording Page

Record & Return To:

HANDEL & CARLINI LLP
1207 ROUTE 9
SUITE 12
WAPPINGERS FALLS, NY 12590

Date Recorded: 2/4/2025
Time Recorded: 12:34 PM

Document #: 02 2025 348

Received From: REAL PROPERTY ABSTRACT & TITLE SERV LLC

Grantor: MACDONALD IAN G
Grantee: SIMON DAVID BRETT

Recorded In: Deed
Instrument Type:

Tax District: City of Beacon

Examined and Charged As Follows :

Recording Charge:	$200.00
Transfer Tax Amount:	$2,724.00
Includes Mansion Tax:	$0.00
Transfer Tax Number:	3593

Red Hook Transfer Tax:

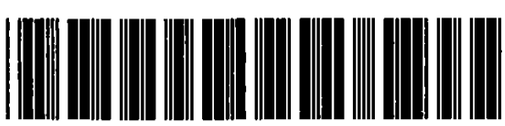
RP5217: Y
TP-584: Y

Number of Pages: 4

***** Do Not Detach This Page**
***** This Is Not A Bill**

County Clerk By: aco
Receipt #: 3029
Batch Record: 26

Bradford Kendall
County Clerk



022025348

laura Doc #: 022025348 Printed Page 1 of 4

BARGAIN AND SALE DEED WITH COVENANT AGAINST GRANTOR'S ACTS (INDIVIDUAL OR CORPORATION)

THIS INDENTURE, made the January 29, 2025,

BETWEEN **IAN G. MacDONALD**, residing at 17 Pleasant View Avenue, Beacon, NY 12508, party of the first part, and

DAVID BRETT SIMON and LAURA VOLPACCHIO, husband and wife, residing at 12 Willow Street, Beacon, NY 12508, party of the second part;

WITNESSETH, that the party of the first part, in consideration of Ten Dollars and No Cents ($10.00), lawful money of the United States, paid by the party of the second part, does hereby grant and release unto the party of the second part, the heirs or successors and assigns of the party of the second part forever;

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the City of Beacon, County of Dutchess, State of New York, more particularly described in schedule A attached hereto;

BEING AND INTENDED TO BE the same premises conveyed by Deed dated April 14, 1970 from Oscar H. MacNemar and Flora K. MacNemar to Ian G. MacDonald and Joanne M. MacDonald and recorded in the office of the Dutchess County Clerk on April 15, 1970 in Liber 1284 of Deeds at page 594.

Said Joanne M. MacDonald died on June 3, 2022 married to Ian G. MacDonald and a resident of Dutchess County, New York.

SUBJECT to and together with laws and governmental regulations, conditions, agreements, restrictions, declarations, easements and rights of way of record.

TOGETHER with all right, title and interest, if any, of the party of the first part in and to any streets and roads abutting the above-described premises to the center lines thereof,

TOGETHER with the appurtenances and all the estate and rights of the party of the first part in and to said premises,

TO HAVE AND TO HOLD the premises herein granted unto the party of the second part, the heirs or successors and assigns of the party of the second part forever.

AND the party of the first part, covenants that the party of the first part has not done or suffered anything whereby the said premises have been encumbered in any way whatever, except as aforesaid.

AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part will receive the consideration for this conveyance and will hold the

laura Doc #: 022025348 Printed Page 2 of 4

right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose.

The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.

IN WITNESS WHEREOF, the party of the first part has duly executed this deed the day and year first above written.

IAN G. MacDONALD

STATE OF NEW YORK)
) ss.:
COUNTY OF DUTCHESS)

On the 27th day of January in the year 2025, before me, the undersigned, personally appeared Ian G. MacDonald personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her capacity(ies), and that by his/her signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

(signature and office of individual taking acknowledgment)

REBECCA SHAW
Notary Public, State of New York
No. 01SH6107401
Qualified in Ulster County
Commission Expires March 29, 2028

Deed

Title No. RPATS-10559

Ian G. MacDonald
To
David Brett Simon and Laura Volpacchio

Section 6054
Block 13
Lot 227338
County or Town Dutchess
Street Address 17 Pleasant View Ave.
Beacon, NY 12508

Return By Mail To:

Evan B. Handel, Esq.
HANDEL & CARLINI, LLP
1207 Route 9, Suite 12
Wappingers Fall, NY 12590

Dutchess County Parcel Number 130200-6054-13-227338-0000

laura Doc #: 022025348 Printed Page 3 of 4

Chicago Title Insurance Company

Title Number: **RPATS-10559**
Page 1

SCHEDULE A DESCRIPTION

All that certain piece or parcel of land being in the City of Beacon, Dutchess County, New York and being described as follows:

BEGINNING at an iron rod found on the northerly line of Pleasant View Avenue at the intersection with lands N/F Minassian (220331) and running thence along the northerly line of said Manassian North 34 degrees 41 minutes 00 seconds West 120.00 feet to a point on the line of lands N/F Barry and also lands N/F Wick (219348 running thence along the southerly line of said Barry North 55 degrees 19 minutes 00 seconds East passing over an iron rod found at 25.00 feet also being the corner of lands N/F Wick 100.00 feet to a point of intersection with lands N/F Humphrys (224353) and lands N/F Kudan (236347) running thence along the southerly line of said Kudan South 34 degrees 41 minutes 00 seconds East passing over an iron rod found at 7.43 feet for a total of 120.00 feet to a pipe found in concrete on the northerly line of said Pleasant View Avenue running thence along the northerly line of said Pleasant View Avenue South 55 degrees 19 minutes 00 seconds West passing over an iron bolt in a retaining wall at 75 feet for a total distance of 100 feet to the place and point of beginning.

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No.	DATE	REVISION
01	02.25.26	ISSUE FOR PERMIT

SIMON-VOLPACCHIO RESIDENCE

17 PLEASANT VIEW AVE.
BEACON, NY 10528

ISSUE FOR PERMIT
FEBRUARY 2025



LOCATION MAP



PROJECT DESCRIPTION

RENOVATION OF EXISTING SINGLE FAMILY DWELLING. NEW ATTACHED 1.5 CAR GARAGE, ENCLOSURE OF SCREENED PORCH, EXPANSION OF SECOND FLOOR BEDROOMS, AND EXPANSION OF EXISTING GROUND FLOOR FOOTPRINT. NO CHANGE TO C OF O.

MAIN HOUSE SCOPE TO INCLUDE INTERIOR RENOVATION AND LAYOUT CHANGES. RENOVATION WILL INCLUDE WINDOW AND DOOR REPLACEMENT ALONG WITH NEW LIGHTING AND FINISHES THROUGHOUT. NEW STAIRS FROM EXISTING SCREENED PORCH AND KITCHEN, AND NEW DRIVEWAY ACCESS TO THE EXPANDED GARAGE IS INCLUDED AS PART OF THE RENOVATION.

APPLICABLE CODES

BUILDING:	2025 N.Y. STATE RESIDENTIAL CODE
ENERGY:	2025 ECCNYS (TABLE R402.1.2 / R402.1.3)
ELECTRICAL:	CHAPTER 27 OF THE N.Y. STATE BUILDING CODE
MECHANICAL:	NOT APPLICABLE
PLUMBING:	NOT APPLICABLE
FIRE:	FIRE CODE OF N.Y. STATE
LABOR:	OSHA FOR G.C. / WORKERS
OCC. SAFETY:	OSHA FOR G.C. / WORKERS
ACCESSIBILITY:	NOT APPLICABLE

STANDARDS

PERFORMANCE OF WORK SHALL BE IN ACCORDANCE WITH THE FOLLOWING STANDARDS:

1. U.S. DEPARTMENT OF HEALTH EDUCATION WELFARE TECHNICAL HANDBOOK FOR FACILITIES ENGINEERING AND CONSTRUCTION MANUAL PART 4: DESIGN OF BARRIER-FREE FACILITIES (SECTION 4.12)

2. STANDARDS LISTED UNDER ITEM 1.2 OF EACH TECHNICAL SPECIFICATION SECTION INCLUDING BUT NOT LIMITED TO U.L., NEMS, 1 PCEA, ASTM, ANSI, NBS, ASHRE, UTILITY COMPANY STANDARDS, ETC.

TABLE R402.1.2
MAXIMUM ASSEMBLY U-FACTORS AND FENESTRATION REQUIREMENTS[a]

Climate Zone	4	5	6
VERTICAL FENESTRATION U-FACTOR	0.27	0.27[c]	0.27[c]
SKYLIGHT U-FACTOR	0.50	0.50	0.50
GLAZED VERTICAL FENESTRATION SHGC[c,d,f]	0.40	NR	NR
SKYLIGHT SHGC[c]	0.40	NR	NR
CEILING U-FACTOR	0.026	0.026	0.026
INSULATION ENTIRELY ABOVE ROOF DECK	0.032	0.032	0.032
WOOD FRAME WALL U-FACTOR	0.045	0.045	0.045
MASS WALL U-FACTOR[b]	0.056	0.060	0.060
FLOOR U-FACTOR	0.033	0.033	0.033
BELOW-GRADE WALL U-FACTOR	0.050	0.050	0.050
UNHEATED SLAB F-FACTOR[e]	0.48	0.48	0.48
HEATED SLAB F-FACTOR[e]	0.55	0.55	0.55
CRAWL SPACE WALL U-FACTOR	0.042	0.055	0.055

For SI: 1 foot = 304.8 mm.

a. Nonfenestration U-factors and F-factors shall be obtained from measurement, calculation, an approved source, or Appendix RF where such appendix is adopted or approved.
b. Mass walls shall be in accordance with Section R402.2.6. Where more than half the insulation is on the interior, the mass wall U-factor shall not exceed 0.082.
c. Reserved
d. F-factors for slabs shall correspond to the R-values of Table R402.1.3 and the installation conditions of Section R402.2.10.1.

TABLE R402.1.3
INSULATION MINIMUM R-VALUES AND FENESTRATION REQUIREMENTS BY COMPONENT[a]

Climate Zone	4	5	6
VERTICAL FENESTRATION U-FACTOR[b]	0.27	0.27	0.27
SKYLIGHT[b] U-FACTOR	0.50	0.50	0.50
GLAZED VERTICAL FENESTRATION SHGC[b]	0.40	NR	NR
SKYLIGHT SHGC	0.40	NR	NR
CEILING R-VALUE[g]	49 ca	49ca	49ca
INSULATION ENTIRELY ABOVE ROOF DECK	30ci	30ci	30ci
WOOD FRAME WALL R-VALUE[e]	30ca or 20ca +5ci or 13ca+10ci or 20ci	30ca or 20ca+5ci or 13ca+10ci or 20ci	30ca or 20ca+5ci or 13ca+10ci or 20ci
MASS WALL R-VALUE[e]	15ci/20ci	15ci/20ci	15ci/20ci
FLOOR R-VALUE[f]	30ca or 10ca+7.5ci or 20ci	30ca or 10ca+7.5ci or 20ci	30ca or 10ca+7.5ci or 20ci
BELOW-GRADE WALL R-VALUE [c]	15ci or 10ca or 13ca +5ci	15ci or 10ca or 13ca +5ci	15ci or 10ca or 13ca +5ci
UNHEATED SLAB R-VALUE & DEPTH[d]	10ci, 4 ft	10ci, 4 ft	10ci, 4 ft
HEATED SLAB R-VALUE & DEPTH[d]	10ci 4 ft and R-10 full slab	10ci, 4ft and R-10 full slab	10ci, 4ft and R-10 full slab
CRAWL SPACE WALL R-VALUE [c]	15ci or 10ca or 13ca +5ci	15ci or 10ca or 13ca +5ci	15ci or 10ca or 13ca +5ci

a. R-values are minimums. U-factors and SHGC are maximums. Where insulation is installed in a cavity that is less than the label or design thickness of the insulation, the installed R-value of the insulation shall be not less than the R-value specified in the table.
b. "15ci or 10ca" means R-15 continuous insulation (ci) on the interior or exterior surface of the wall or R-10 cavity insulation on the interior side of the wall. 13ca+5ci means R-13 cavity insulation on the interior of the basement wall plus R-5 continuous insulation on the interior or exterior of the wall.
c. Slab insulation shall be installed in accordance with Section R402.2.9.1.
d. The first value is cavity insulation, the second value is continuous insulation. Therefore, as an example, "13ca+10ci " means R-13 + R-10 insulation. See Section R402.2.5.
e. Mass walls shall be in accordance with Section R402.2.5. The second R-value applies where more than half of the insulation is on the interior of the mass wall.
f. Reserved.
g. "30ca or 20ca+5ci or 20ci" means R-30- cavity insulation alone or R-20 cavity insulation with R-5 continuous insulation or R-20 continuous insulation alone.

DRAWING INDEX

ARCHITECTURAL:

A-000.00 TITLE SHEET
A-001.00 NOTES, ABBREVIATIONS, SYMBOLS & LEGENDS
A-002.00 GENERAL NOTES
A-003.00 GENERAL NOTES

A-100.00 PROPOSED SITE PLAN

A-110.00 FIRST FLOOR DEMOLITION PLANS
A-111.00 SECOND FLOOR DEMOLITION PLANS
A-112.00 BASEMENT DEMOLITION PLANS
A-113.00 ROOF DEMOLITION PLANS

A-120.00 FIRST FLOOR CONSTRUCTION PLANS
A-121.00 SECOND FLOOR CONSTRUCTION PLANS
A-122.00 BASEMENT CONSTRUCTION PLANS
A-123.00 ROOF CONSTRUCTION PLANS

A-130.00 FIRST FLOOR RCP/POWER PLANS
A-131.00 SECOND FLOOR RCP/POWER PLANS
A-132.00 BASEMENT RCP/POWER PLANS

A-200.00 EXISTING EXTERIOR ELEVATIONS
A-201.00 EXISTING EXTERIOR ELEVATIONS
A-220.00 PROPOSED EXTERIOR ELEVATIONS
A-221.00 PROPOSED EXTERIOR ELEVATIONS

A-300.00 PROPOSED SECTION

A-600.00 TYPICAL DETAILS

A-800.00 WINDOW & DOOR SCHEDULES

PROJECT TEAM:

CLIENT:
DAVIS SIMON & LAURA VOLPACCHIO
17 PLEASANT VIEW AVE
BEACON, NY 10528

CONTACT: laura.volpacchio@gmail.com
203-767-1873

ARCHITECT:
GARRISON FOUNDRY ARCHITECTURE
40 NELSON LANE
GARRISON, NY 10524

CONTACT: ANNIE MENNES
917-364-3218

STRUCTURAL ENGINEER:
MIKE CARR, PE
13 WOODLAND DR
GARRISON, NY 10524

CONTACT: MIKE CARR
845-424-6119

GARRISON FOUNDRY
ARCHITECTURE & DESIGN

40 NELSON LANE
GARRISON, NY 10524

917.364.3218
GARRISONFOUNDRY.COM

17 PLEASANT VIEW AVE.
BEACON, NY 12508

TITLE SHEET

SEAL & SIGNATURE

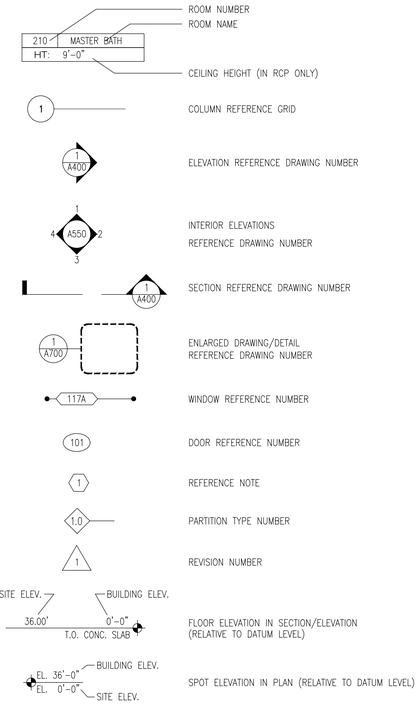


PROJECT: 17 PLEASANT VIEW
DATE : 02.25.26
CHK BY : GF
DWG No :
A-000.00
CAD FILE No: 1 OF 12

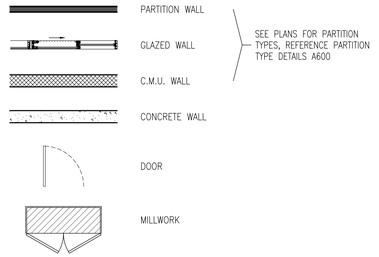
LIST OF ABBREVIATIONS:

A	ACT	ACOUSTIC CEILING TILE
	ADA	AMERICANS WITH DISABILITIES ACT
	AFF	ABOVE FINISHED FLOOR
	ALT	ALTERNATE
	ALUM	ALUMINUM
B	B.O.	BY OTHERS
	BLDG	BUILDING
	BRK	BRICK
C	C.L.	CENTER LINE
	CLG	CEILING
	CLR	CLEAR
	C.M.U.	CONCRETE MASONRY UNIT
	COL	COLUMN
	CONC	CONCRETE
	CONT	CONTINUOUS
	C.T.	CERAMIC TILE
	CPT	CARPET
D	DEMO	DEMOLITION
	D.F.	DRINKING FOUNTAIN
	DIA	DIAMETER
	DIF	DIFFUSER
	DIM	DIMMER, DIMMING
	DN	DOWN
	DTL	DETAIL
	DWG	DRAWING
E	EA	EACH
	ELEC	ELECTRICAL
	EQ	EQUAL
	EQP	EQUIPMENT
	E.W.H.	ELECTRIC WATER HEATER
	EXIST	EXISTING
	EXP	EXPOSED
	EXT	EXTERIOR
F	F.C.I.C.	FURNISHED BY CONTRACTOR, INSTALLED BY CONTRACTOR
	FLR	FLOOR
	FLUO	FLUORESCENT
	F.O.I.C.	FURNISHED BY OWNER, INSTALLED BY CONTRACTOR
	FT	FOOT, FEET
	FURN	FURNISHED
	FXT	FIXTURE
G	GA	GAUGE
	G.B.	GLASS BLOCK
	G.C.	GENERAL CONTRACTOR
	GL	GLASS, GLAZED, GLAZING
	G.W.B.	GYPSUM WALL BOARD
	GYP	GYPSUM
H	H.C.	HOLLOW CORE
	HDW	HARDWARE
	H.M.	HOLLOW METAL
	HR	HOUR
	HT	HEIGHT
	H.W.H.	HOT WATER HEATER
I	I.C.	INSTALLED BY CONTRACTOR
	I.D.	INSIDE DIAMETER
	IN	INCH, INCHES
	INSL	INSULATED
	INT	INTERIOR
L	LAM	LAMINATED
	LAV	LAVATORY
	LIN	LINEAR
	LT	LIGHT
M	MAX	MAXIMUM
	MECH	MECHANICAL
	MEZZ	MEZZANINE
	MFG	MANUFACTURE, MANUFACTURER
	MIN	MINIMUM
	MISC	MISCELLANEOUS
	MTD	MOUNTED
	MTL	METAL
N	N/A	NOT APPLICABLE
	N.I.C.	NOT IN CONTRACT
	NOM	NOMINAL
	NTS	NOT TO SCALE
O	O.A.	OUTSIDE AIR
	O.C.	ON CENTER
	O.D.	OUTSIDE DIAMETER
P	P-LAM	PLASTIC LAMINATE
	PTD	PAINTED
	PLWD	PLYWOOD
R	R	RADIUS
	R.A.	RETURN AIR
	R.C.P.	REFLECTED CEILING PLAN
	REQ.'D	REQUIRED
	RES	RESILIENT
	REV	REVISION, REVISE, REVISED
	RM	ROOM
S	S.A.	SUPPLY AIR
	S.C.	SOLID CORE
	SCHED	SCHEDULED
	SECT	SECTION
	S.F.	SQUARE FOOT, SQUARE FEET
	SHT	SHEET
	SIM	SIMILAR
	STD	STANDARD
	STL	STEEL
	STN	STAIN, STAINED
	STO	STONE
	STRUCT	STRUCTURAL
	SUSP	SUSPENDED
T	T.B.D.	TO BE DETERMINED
	THK	THICK, THICKNESS
	TMPR	TEMPER, TEMPERED
	T.O.S.	TOP OF SLAB
	T.S.T.	TOP OF STEEL
	TYP.	TYPICAL
U	U.O.N.	UNLESS OTHERWISE NOTED
V	V.C.T.	VINYL COMPOSITION TILE
	V.I.F.	VERIFY IN FIELD
	VNR	VENEER
W	W/	WITH
	W.C.	WATER CLOSET
	WD	WOOD
	W/O	WITHOUT

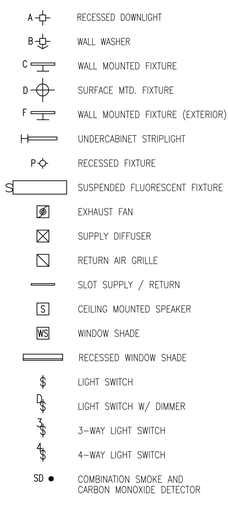
SYMBOL LEGEND:



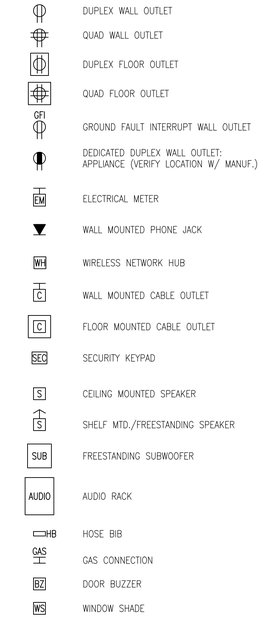
FLOOR PLAN LEGEND:

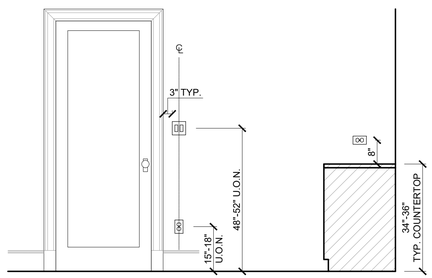


REFLECTED CEILING PLAN LEGEND:

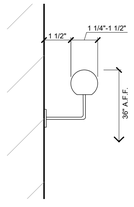


POWER & SIGNAL PLAN LEGEND:





1 TYPICAL RECEPTICAL MOUNTING HEIGHTS
SCALE: 1/2" = 1' - 0"



2 TYPICAL HANDRAIL DETAIL
SCALE: 3" = 1' - 0"

No.	DATE	REVISION
01	02.25.26	ISSUE FOR PERMIT

GARRISON FOUNDRY
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17 PLEASANT VIEW AVE.
BEACON, NY 12508

NOTES, ABBREVIATIONS, SYMBOLS & LEGENDS

SEAL & SIGNATURE



PROJECT: 17 PLEASANT VIEW
DATE : 02.25.26
CHK BY :
DWG No :
A-001.00
CAD FILE No:
2 OF 12

GENERAL NOTES:

APPLICABLE LAWS:

1.1 THE GENERAL CONTRACTOR SHALL COMPLY WITH ALL REQUIREMENTS OF THE RESIDENTIAL CODE OF NEW YORK STATE, AND ALL APPLICABLE FEDERAL, STATE, AND CITY LAWS AND ORDINANCES.

1.2 THE GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION, A.I.A. DOCUMENT A201, LATEST EDITION AS AMENDED SHALL BE PART OF THIS CONTRACT.

1.3 THE GENERAL CONTRACTOR AND HIS SUBCONTRACTORS SHALL AT ALL TIMES MAINTAIN THE SAFETY FO THE PUBLIC AND PROPERTY IN ACCORDANCE WITH THE PROVISIONS OF THE RESIDENTIAL CODE OF NEW YORK STATE.

1.4 THE GENERAL CONTRACTOR AND HIS SUBCONTRACTORS SHALL AT ALL TIMES SAFEGUARD THE PERSONS EMPLOYED IN THIS CONSTRUCTION FROM ANY AND ALL OPERATIONS AND WORK UNDER PERMITS AND SHALL COMPLY WITH THE PROVISIONS OF THE ARTICLE 10 OF THE NEW YORK STATE LABOR LAW AS IMPLEMENTED BY THE INDUSTRIAL CODE OF THE STATE OF NEW YORK, RULE NO. 23 AND THE FEDERAL OCCUPATIONAL SAFETY AND HEALTH ACT (OSHA) AS AMENDED TO DATE.

1.5 ALL WORK PERFORMED AND MATERIALS USED ON THIS PROJECT SHALL BE NEW AND IN STRICT ACCORDANCE WITH ALL MUNICIPAL AND STATE CODES AND BUILDING STANDARDS.

1.6 OSHA REQUIREMENTS SHALL BE INCORPORATED INTO THE SCOPE OF WORK EVEN THOUGH THEY MANY NOT BE LISTED SEPARATELY.

1.7 ALL FINISHES MUST MEET FLAME SPREAD RATING AND SMOKE DEVELOPED RATIO BY CODE:

FOR SPACES PROTECTED BY A SPRINKLER SYSTEM:
- CLASS C/111(76-200 SMOKE DEVELOPED RATIO)

FOR UNSPRINKLERED SPACES:
- CLASS A/1(0-23 SMOKE DEVELOPED RATIO)

ABOVE CEILING SPACES:
- NON-COMBUSTIBLE MATERIALS ONLY

1.8 IT SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO SUBMIT FLAME SPREAD INFORMATION TO THE LOCAL BUILDING OFFICIALS IF SO REQUESTED.

PERMITS:

1.9 THE CONTRACTOR SHALL OBTAIN ALL PERMITS, INSPECTIONS, ETC. INCLUDING THE CERTIFICATE OF OCCUPANCY.

INTENT:

1.10 NOTES ON ONE DRAWING OR ON ONE PAGE OF THE SPECIFICATION SHALL APPLY THROUGHOUT THE CONTRACT DOCUMENTS.

1.11 THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE SCOPE OF WORK AS DEFINED IN THE CONTRACT DOCUMENTS, INCLUDING, BUT NOT LIMITED TO THESE CONTRACT DOCUMENTS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROPERLY NOTIFY THE ARCHITECT AND CONSTRUCTION MANAGER OF ANY CONFLICTS, ERRORS, OR OMISSIONS IN THESE DRAWINGS. THE CONTRACTOR RESPONSIBLE FOR ALL COORDINATION BETWEEN SUBCONTRACTORS, VENDORS, ETC. AS NECESSARY TO COMPLETE THE WORK IN ACCORDANCE WITH THE INTENT OF THE CONTRACT DOCUMENTS. IN THE CASE OF INCONSISTENCIES OR DISCREPANCIES BETWEEN THE DRAWINGS, THE MOST STRINGENT NOTE OR CONDITION SHALL APPLY.

1.12 THE INTENT FO THE CONTRACT DOCUMENTS IS TO INCLUDE ALL WORK OF THE CONTRACT SUM AND CONTRACT TIME. THE DRAWINGS AND THE SPECIFICATIONS ARE TO BE CONSIDERED COMPLIMENTARY, AND ALL WORK NECESSARY FOR THE EXECUTION FO THE WORK, IF SHOWN ON THE DRAWINGS, OR ANY WORK WITHIN THE LIMITS ESTABLISHED BY THE DRAWINGS AND SHALL BE EXECUTED BY THE CONTRACTOR, WITHOUT EXTRA COMPENSATION, IN THE SAME MANNER AND WITH THE CHARACTER OF THE MATERIALS AS OTHER PORTIONS OF THE CONTRACT.

CAREFUL EXAMINATION:

1.13 THE CONTRACTOR WARRANTS THAT PRIOR TO SUBMITTING HIS PROPOSAL FOR THE WORK, HE HAS CAREFULLY EXAMINED ALL THE CONTRACT DOCUMENTS, ACQUAINTED HIMSELF WITH THE EXISTING CONDITIONS AND ALL OTHER CONDITIONS RELEVANT TO THE WORK, AND MADE ALL INVESTIGATIONS, ESSENTIAL TO A FULL UNDERSTANDING OF THE DIFFICULTIES WHICH MAY BE ENCOUNTERED IN PERFORMING THE WORK.

1.14 THESE GENERAL NOTES SHALL APPLY TO ALL DRAWINGS AND GOVERN UNLESS OTHERWISE NOTES. THE GENERAL CONTRACTOR SHALL ALSO REFERENCE THE NOTES ON EACH DRAWING SHEET AND INCORPORATE SUCH INTO THE SCOPE OF WORK.

1.15 BEFORE STARTING WORK, THE CONTRACTOR SHALL REQUIRE THE VARIOUS TRADES TO EXAMINE SUCH WORK OF OTHERS AS MAY EFFECT WORK UNDER THEIR CHARGE. THE ACT F STARTING ANY SPECIFIC OPERATION WILL BE DEEMED AS EVIDENCING ACCEPTANCE BY THE CONTRACTOR OF ALL RELATED CONDITIONS AS BEING SATISFACTORY FOR SUCH WORK AND THE SPECIFIED OR INDICATED RESULT TO BE PRODUCED THEREBY.

DIMENSIONS:

1.16 DIMENSIONS FO THE WORK SHALL NOT BE DETERMINED BY SCALE OR RULE, AND FIGURED DIMENSIONS SHALL BE FOLLOWED AT ALL TIMES, UNLESS OBVIOUS DISCREPANCIES EXIST.

1.17 ALL DIMENSIONS ARE FROM FACE OF STUD UNELSS OTHERWISE NOTES. ALL 'HOLD' DIMENSIONS WILL BE MAINTAINED. ALL PARTITIONS SHOWN AS 'ALIGNED' ARE TO BE SMOOTH AND FLUSH WITH EXISTING.

1.18 ALL VERTICAL DIMENSIONS INDICATED ON THE DRAWINGS ARE FROM AND ASSUMED 0'-0" FINISHED FLOOR HEIGHT. CONTRACTOR IS TO ESTABLISH ACTUAL BENCHMARK IN THE FIELD AND NOTIFY THE ARCHITECT OF VARIATIONS IN THE ACTUAL FLOOR SLAB.

DEFINITIONS:

1.19 WHEN 'APPROVED EQUAL' OR 'EQUAL TO' OR ANY GENERAL QUALIFYING TERM IS USED, IT SHALL BE BASED UPON THE REVIEW AN ACCEPTANCE IN WRITING OF THE ARCHITECT PRIOR TO ANY PURCHASE OR INSTALLATION.

1.20 THE WORK 'PROVIDE' SHALL MEAN TO FURNISH AND INSTALL ALL MATERIALS NECESSARY TO COMPLETE WORK IN ACCORDANCE WITH ACCEPTED CONSTRUCTION STANDARDS, MANUFACTURER'S RECOMMENDATIONS, AND THE CONTRACT SPECIFICATIONS.

1.21 THE WORD 'CONTRACTOR' SHALL MEAN 'GENERAL CONTRACTOR' AND MAY ALSO INCLUDE 'CONSTRUCTION MANAGER.'

COORDINATION:

1.22 THE GENERAL CONTRACTOR SHALL COORDINATE ALL CONSTRUCTION WORK WITH THE OWNER.

1.23 [NOT USED]

1.24 THE GENERAL CONTRACTOR SHALL COORDINATE WITH THE OWNER ALL WORK INCLUDED AS 'N.I.C' (NOT IN CONTRACT) ON THE DRAWINGS.

1.25 [NOT USED]

1.26 [NOT USED]

1.27 THE CONTRACTOR SHALL INFORM THE VARIOUS TRADES OF WORK REQUIRED, DUE TO WORK OF OTHER TRADES, NOT SPECIFICALLY MENTIONED IN THE DRAWINGS. THE CONTRACTOR SHALL ADVISE ALL TRADES AS TO FEATURES FO THE CONSTRUCTION REQUIRED IN THEIR WORK TO RECEIVE, ENGAGE AND SUPPORT VARIOUS PARTS OF OTHER WORK, AND OF ALL EASEMENTS AND TOLERANCES REQUIRED OT PROPERLY CLEAR SAME.

1.28 [NOT USED]

1.29 THE GENERAL CONTRACTOR SHALL COORDINATE HIS WORK WITH THAT OF THE OWNER'S CONTRACTORS, IF ANY.

1.30 [NOT USED]

1.31 THE CONTRACTOR SHALL REVIEW THE DRAWINGS AND SPECIFICATIONS WITH ALL TRADES AND SHALL BE RESPONSIBLE FOR COORDINATING THE WORK AMONG THE TRADES SO THAT INSTALLATION BY ONE SHALL NOT INTERFERE OR CAUSE DELAY WITH THE WORK OF OTHERS.

PROCEDURE:

1.32 THE GENERAL CONTRACTOR SHALL OBTAIN THE LATEST COPIES OF THE APPROVED PLANS, SPECIFICATIONS, AND SURVEYS AND SHALL BE THOROUGHLY FAMILIARIZED WITH THESE DOCUMENTS BEFORE COMMENCING ANY WORK.

1.33 THE GENERAL CONTRACTOR AND HIS SUBCONTRACTORS SHALL VISIT THE SITE PRIOR TO COMMENCING THEIR PORTIONS OF THE WORK. THEY SHALL VERIFY ALL CONDITIONS AND MEASUREMENTS IN THE FIELD BEFORE COMMENCING ANY WORK OF FABRICATION OF ANY KIND AND SHALL BE RESPONSIBLE FOR COORDINATING THEIR WORK WITH THAT OF OTHER TRADES.

1.34 THE GENERAL CONTRACTOR SHALL NOTIFY THE ARCHITECT IN WRITING OF ANY KIND OF ERRORS, OMISSIONS, CONFLICTS AND AMBIGUITIES WITHIN AND BETWEEN THE DRAWINGS, BETWEEN THE DRAWINGS AND SPECIFICATIONS, AND BETWEEN THE CONTRACT DOCUMENTS AND THE EXISTING FIELD CONDITIONS, PRIOR TO SUBMITTING HIS BID PROPOSAL AND PRIOR TO PROCEEDING WITH THE WORK IN QUESTION.

1.35 A COPY OF THE LATEST SET OF CONSTRUCTION DRAWINGS AND SPECIFICATIONS SHALL BE KEPT AT THE PROJECT SITE FOR INSPECTION BY THE ARCHITECT. THE DRAWINGS SHALL BE UPDATED AND RETURNED TO THE ARCHITECT AT THE COMPLETION OF THE PROJECT.

1.36 THE GENERAL CONTRACTOR SHALL MAINTAIN FREE AND UNOBSTRUCTED ACCESS FROM ALL FLOOR AND ADJACENT SPACES INTO EXISTING REQUIRED MEANS OF EGRESS TO THE OUTSIDE OF THE BUILDING AT ALL TIMES.

1.37 ALL ELECTRICAL, SPRINKLER, MECHANICAL, AND PLUMBING ENGINEERING INFORMATION AND NOTES SHALL BE THE RESPONSIBILITY OF AND SHALL BE LOCATED ON THE DRAWINGS OF THE ENGINEER OF RECORD. IF ANY DISCREPANCY IS FOUND BETWEEN THE ARCHITECTURAL AND ENGINEERING INFORMATION, THE GENERAL CONTRACTOR SHALL NOTIFY THE ARCHITECT BEFORE PROCEEDING THE WORK.

1.38 THE GENERAL CONTRACTOR SHALL THOROUGHLY CLEAN OUT ALL DEBRIS AND VACUUM CLEAN WITHIN THE RADIATOR ENCLOSURES BEFORE THESE UNITS ARE PAINTED OR A FINISHED FLOOR INSTALLED.

1.39 ALL PLUMBING FIXTURES SHALL BE THOROUGHLY CLEANED AND ALL DAMAGED OR MALFUNCTIONING ITEMS SHALL BE REPAIRED OR REPLACED TO ACHIEVE A FIEST-CLADD TOILET INSTALLATION.

1.40 THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE TO KEEP THE PREMISES CLEAN AND FREE OF EXCESSIVE DEBRIS ON A DAILY BASIS, AND NOT TO LET ANY DEBRIS ACCUMULATE NEAR FIRE AND EGRESS STAIR AT ANY TIME.

1.41 THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING, INSTALLING, MAINTAINING, MOVING AND REMOVING ALL TEMPORARY SERVICES NECESSARY AND REQUIRED TO COMPLETE THE WORK OF HTIS CONTRACT. TEMPORARY SERVICES SHALL MEET ALL APPLICABLE REQUIREMENTS OF LOCAL CODES, LAWS, ORDINANCES, AND REGULATIONS.

REQUIREMENTS:

1.42 THE GENERAL CONTRACTOR SHALL PROVIDE A COMPLETE AND FULLY OPERATIONAL PROJECT IN ACCORDANCE WITH THE DESIGN INTENT DESCRIBED INT HE CONTRACT DOCUMENTS.

1.43 THE GENERAL CONTRACTOR SHALL PROVIDE A SECURE FACILITY WITHIN THE PROJECT AREA FOR THE SAFE STORAGE OF EXISTING FURNITURE AND EQUIPMENT, PENDING EITHER REUSE OR RELOCATION AS PART OF THE CONTRACT, OR DECISION BY THE OWNER AS TO SHIPPING OR DISPOSAL.

1.44 IF THE LOCATION OF THE WORK IS IN AN AREA OF THE BUILDING THAT MUST CONTINUE OPERATION DURING THE PROGRESS OF THE WORK, THE GENERAL CONTRACTOR IS TO PROVIDE A MINUM INTERFERENCE WITH THE DAILY OPERATIONS.

1.45 ALL WORK COMPLETED UNDER THIS CONTRACT SHALL COMPLY WITH THE PROVISIONS OF THE CONSTRUCTION DOCUMENTS, THE CONSTRUCTION CRITERIA OF THE OWNER, AND SHALL SATISFY ALL APPLICABLE CODES, ORDINANCES, AND REGULATIONS HAVING JURISDICTION. ANY MODIFICATION TO THE WORK REQUIRED BY SUCH AUTHORITIES SHALL BE PERFORMED BY THE GENERAL CONTRACTOR FOLLOWING WRITTEN NOTIFICATION TO THE ARCHITECT. CHANGES IN THE SCOPE OF WORK REQUIRED BY SUCH AUTHORITIES SHALL ONLY BE CONSIDERED FOR CHANGE ORDERS IF SUBMITTED IN WRITING PRIOR TO ANY PERFORMANCE THE WORK.

1.46 THE GENERAL CONTRACTOR IS REQUIRED TO PROVIDE A SUBCONTRACTOR LIST WITHIN TEN DAYS OF THE CONTRACT AWARD.

1.47 THE GENERAL CONTRACTOR SHALL BE HELD SOLELY RESPONSIBLE FOR THE METHODS AND MEANS OF CONSTRUCTION. ALL CONSTRUCTION SHALL MEET ALL NEW YORK STATE ENERGY CODES. THE GENERAL CONTRACTOR SHALL FURNISH AND INSTALL ALL MATERIAL AND EQUIPMENT AS SHOWN. ALL MATERIAL SHALL BE NEW AND OF GOOD QUALITY.

1.48 ALL MATERIALS PROVIDED AND WORK PERFORMED SHALL BE IN STRICT ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS. ALL MATERIALS AND EQUIPMENT SHALL MEET APPLICABLE STANDARDS AS PUBLISHED BY THE A.N.S.I AND N.E.M.A. AND SHALL BE LISTED BY U.L. WHEN REQUIRED.

1.49 ALL MATERIALS PROVIDED AND WORK PERFORMED SHALL BE IN STRICT ACCORDANCE WITH THE CONTRACT DRAWINGS, CONTRACT SPECIFICATIONS, AND ALL OTHER ADDITIONAL CONTRACT DOCUMENTS.

1.50 THE GENERAL CONTRACTOR AND HIS SUBCONTRACTORS SHALL BE RESPONSIBLE FOR OBTAINING AND FURNISHING THE OWNER OR THE ENGINEER OF RECORD ALL NECESSARY AFFIDAVITS, APPROVALS, CERTIFICATIONS, ETC. OF THE MATERIALS AS REQUIRED BY THE DEPARTMENT OF BUILDINGS.

1.51 THE GENERAL CONTRACTOR WILL PROVIDE A PORTABLE FIRE EXTINGUISHER WITH A RATING OF NOT LESS THAN 2A WITHIN A SEVENTY-FIVE FOOT TRAVEL DISTANCE TO ALL PORTIONS OF THE TENANT SPACE DURING THE CONSTRUCTION PHASE.

1.52 THE GENERAL CONTRACTOR SHALL REVIEW THE GENERAL NOTES ON ALL SHEETS PRIOR TO THE START OF CONSTRUCTION.

SUBMITTALS:

1.53 THE CONTRACTOR SHALL SUBMIT FOR APPROVAL SHOP DRAWINGS FOR ALL FABRICATED ITEMS PRIOR TO FABRICATION. SHOP DRAWINGS SHALL BE SUBMITTED AT LEAST TEN (10) WORKING DAYS BEFORE THE ARCHITECTS REVIEW AND RETURN OF THESE SUBMISSIONS IS REQUIRED.

1.54 THE GENERAL CONTRACTOR SHALL SUBMIT ALL SHOP DRAWINGS AND/OR SAMPLES FOR ALL PERTINENT TRADES, INCLUDING MILLWORK, DUCTWORK, HARDWARE, SPRINKLER, STRUCTURAL STEEL, ELEVATOR, ETC. TO THE ARCHITECT FOR REVIEW PRIOR TO COMMENCING WORK, AS PER THE SPECIFICATIONS.

1.55 CERTIFICATION, B.S/&A OR M.E.A. APPROVALS FOR MATERIALS AND/OR ASSEMBLIES SPECIFIED SHALL BE SUBMITTED TO THE ARCHITECT PRIOR TO INSTALLATION.

SCHEDULES:

1.56 THE GENERAL CONTRACTOR SHALL PREPARE AND UPDATE A WEEKLY CONSTRUCTION SCHEDULE. THE COMPLETION DATE MAY NOT BE EXTENDED WITHOUT WRITTEN NOTICE AND WRITTEN AUTHORIZATION TO THE OWNER AND THE ARCHITECT.

1.57 THE GENERAL CONTRACTOR IS TO INDICATE TO THE ARCHITECT THE PROPOSED DATES AND HOURS DURING WHICH THE WORK SHALL BE PERFORMED.

DELIVERIES:

1.58 THE GENERAL CONTRACTOR SHALL VERIFY ALL DELIVERY CLEARANCES AND SHALL BE RESPONSIBLE FOR SIZING ALL COMPONENTS OF HIS WORK AS NECESSARY TO PROVIDE FOR DELIVERY AND INSTALLATION.

1.59 [NOT USED]

1.60 THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR CHECKING IN AND VERIFYING ALL SHIPMENTS OF OWNER SUPPLIED MATERIALS. THIS INCLUDES VERIFYING PACKING LISTS AGAINST ORDER FORMS AND BILLS OF LADING. THE CONTRACTOR WILL BEAR THE COST OF EXPEDITED FREIGHT CHARGES IF MISSING ITEMS ARE NOT IDENTIFIED AT THE TIME OF PACKAGE RECEIPT. THE CONTRACTOR IS RESPONSIBLE FOR FILING DAMAGE REPORTS FOR GOODS RECEIVED DAMAGED. THE CONTRACTOR SHALL MAINTAIN AN ENVELOPE CLEARLY MARKED 'PACKING SLIPS' FOR ALL BILLS OF LADING, PACKING SLIPS, USER MANUALS, WARRANTY INFORMATION AND PAPERWORK UPON COMPLETION OF THE PROJECT. THIS ENVELOPE SHALL BE GIVEN TO THE ARCHITECT.

1.61 THE GENERAL CONTRACTOR AGREES TO PAY ALL TRANSPORTATION CHARGES ON ALL IT'S MATERIAL AND EQUIPMENT TO THE POINT OF USE, AND SHALL BE RESPONSIBLE FOR ALL UNLOADING, CHECKING, AND STORING OF SAME IN CONNECTION WITH THIS CONTRACT.

PROTECTION:

1.62 THE GENERAL CONTRACTOR SHALL CONTINUOUSLY MAINTAIN ADEQUATE PROTECTION OF ALL REMAINING EXISTING CONDITIONS AND NEW WORK FROM DAMAGE. ALL FURNISHED SURFACES SHALL BE PROTECTED.

1.63 THE GENERAL CONTRACTOR SHALL PROVIDE PROTECTION FOR ALL REMAINING EXISTING CONDITIONS AND NEW WORK THROUGHOUT THE COURSE OF THE CONTRACT, INCLUDING BUT NOT LIMITED TO FINISHES, FLOORS, DOORS, JAMBS, MILLWORK, FURNITURE, EQUIPMENT, ETC.

SUBSTITUTIONS:

1.64 CONTRACTOR'S BIDS SHALL BE BASED ON THE MATERIAL AND EQUIPMENT AS CALLED FOR BY TRADE NAME, BRAND, AND/OR OTHERWISE DESCRIBED IN THE CONTRACT DOCUMENTS. IF THE BIDDER PROPOSES TO MAKE ANY SUBSTITUTIONS, HE MUSH ATTACH A LIST OF PROPOSED SUBSTITUTIONS TO HIS BID PROPOSAL. THE OWNER AND ARCHITECT SHALL, AT THEIR DISCRETION, APPROVE OR REJECT ANY SUCH PROPOSED SUBSTITUTIONS BEFORE THE CONTRACT HAS BEEN AWARDED.

1.65 AFTER THE CONTRACT HAS BEEN AWARDED, SUBSTITUTIONS MAY BE ACCEPTED ONLY AT THE DISCRETION OF THE OWNER AND THE ARCHITECT. ALL REQUESTS FOR SUBSTITUTIONS OF MATERIALS SHALL BE SUBMITTED DIRECTLY TO THE CONTRACTOR AND NOT BY INDIVIDUAL SUBCONTRACTORS OR MATERIAL SUPPLIERS. REQUESTS FOR APPROVAL OF MATERIALS SHALL BE MADE AT LEAST TEN (10) WORKING DAYS BEFORE THE ARCHITECT'S REVIEW AND APPROVAL IS REQUIRED.

1.66 THE APPROVAL OF SUBSTITUTIONS SHALL NOT RELIEVE THE CONTRACTOR FROM HIS RESPONSIBILITY TO PERFORM THE WORK IN ACCORDANCE WITH THE INTENT OF THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL PAY ALL COSTS OF THE CONSTRUCTION WORK WITH, SUBJECT TO THE DESIGNER'S APPROVAL AND DIRECTION, MAY BE REQUIRED IN ESTABLISHING AND ACCOMMODATING ANY PROPOSED SUBSTITUTION.

1.67 SUBSTITUTIONS WILL NOT BE ALLOWED UNLESS REQUESTED IN WRITING TO THE ARCHITECT WITHIN TEN (10) DAYS OF CONTRACT AWARD. APPROVAL MUST BE RECEIVED IN WRITING.

REJECTIONS:

1.68 THE ARCHITECT SHALL HAVE THE RIGHT TO REJECT WORKMANSHIP, DEFECTIVE MATERIALS, AND WORK NOT IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL CORRECT UNSATISFACTORY WORKMANSHIP AND REMOVE AND REPLACE REJECTED MATERIALS. IF WORKMANSHIP OR MATERIALS FURNISHED ARE FOUND TO BE UNSATISFACTORY OR DEFECTIVE, THEY SHALL BE REPLACED OR CORRECTED WITHOUT ADDITIONAL COST TO THE OWNER. DEFECTIVE MATERIALS SHALL BE REMOVED IMMEDIATELY FROM THE PREMISES.

1.69 FAILURE OF THE ARCHITECT OR OWNER, DURING THE PROGRESS OF THE WORK TO DISCOVER OR REJECT DEFECTIVE WORK OR WORK NOT IN ACCORDANCE WITH THE CONTRACT DOCUMENTS SHALL NOT BE DEEMED AN ACCEPTANCE THEREOF NOR A WAIVER OF THE OWNER'S RIGHTS TO PROPER EXECUTION OF THE CONTRACT WORK OR ANY PART THEREOF.

CHANGES IN THE WORK:

1.70 THE CLIENT, WITHOUT INVALIDATING THE CONTRACT, MAY ORDER EXTRA WORK OF THE GENERAL CONTRACTOR OR SUBCONTRACTORS TO MAKE CHANGES BY ALTERING, ADDING TO, OR DEDUCTING FROM THEIR WORK, THE CONTRACT SUM BEING ADJUSTED ACCORDINGLY. ALL SUCH WORK SHALL BE EXECUTED UNDER THE CONDITIONS OF THE ORIGINAL CONTRACT, EXCEPT THAT ANY CLAIM FOR EXTENSIONS OF TIME CAUSED THEREBY BE ADJUSTED AT THE TIME OF ORDERING SUCH CHANGE.

1.71 SHOUD THE GENERAL CONTRACTOR CLAIM THAT ANY REVISION TO DRAWINGS INVOLVE AN EXTRA COST UNDER IT'S CONTRACT, THE GENERAL CONTRACTOR SHALL GI THE CLIENT WRITTEN NOTICE THEREOF WTHIN A REASONABLE TIME AFTER RECEIPT OF SUCH INSTRUCTIONS, BEFORE PROCEEDING TO EXECUTE THE WORK. THE PROCEDURE SHALL THEN BE AS PROVIDED FOR IN THE CHANGES IN THE WORK. NO SUCH CLAIM SHA BE VALID UNLESS SO MADE. UNLESS OTHERWISE AGREED, NO PAYMENT ON SUCH BILLS WILL BE MADE UNTIL FINAL SETTLEMENT.

1.72 ALL CLAIMS FOR ADDITIONAL WORK SHALL BE SUBMITTED IN WRITING FOR REVIEW THE CLIENT AND SHOULD INCLUDE A COMPLETE DESCRIPTION OF THE WORK BEING PERFORMED, MATERIALS BEING USED, AND THE AUTHORIZATION UNDER WHICH THE WC IS BEING PERFORMED.

COVERAGE:

1.73 THE CONTRACTOR SHALL CARRY WORKMEN'S COMPENSATION, DISABILITY, AND COMPREHENSIVE GENERAL LIABILITY INSURANCE. EVIDENCE OF SUCH COVERAGE SHALL PROVIDED TO THE OWNER PRIOR TO SIGNING THE CONTRACT FOR CONSTRUCTION.

1.74 IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO MAINTAIN COMPLIANC WITH INSURANCE REQUIREMENTS OF THE OWNER AS STIPULATED IN THE CONTRACT DOCUMENTS.

1.75 AFTER AWARDING THE CONTRACTS, THE CONTRACTOR TO THIS OFFICE PROOF OF WORKER'S COMPENSATION AND PERSONAL AND PROPERTY LIABILITY IN THE AMOUNT O $1,000,000.00 - $3,000,000.00 AND AS SPECIFIED IN CLIENTS LEASE. OWNER, CLIENT, AN ARCHITECT TO BE NAMED AS DIRECT BENEFICIARIES ON CERTIFICATES OF INSURANCE.

1.76 ALL SUBCONTRACTORS ARE REQUIRED TO OBTAIN SEPARATE CERTIFICATES OF INSURANCE WITH CLIENT NAMED AS DIRECT BENEFICIARY. THE CERTIFICATES ARE TO BE FILED WITH THE CLIENT PRIOR TO CONSTRUCTION WORK COMMENCING.

1.77 AT COMPLETION OF THE WORK, REMOVE WASTE AND MATERIALS, RUBBISH, TOOLS EQUIPMENT, MACHINERY AND SURPLUS MATERIALS, AND CLEAN ALL EXPOSED SURFACI LEAVE THE PROJECT CLEAN AND READY FOR OCCUPANCY.

1.78 CARE SHALL BE TAKEN BY ALL WORKMEN NOT TO MARK, SOIL, OR OTHERWISE DEFACE FINISHED SURFACES. IN THE EVENT THAT ANY FINISHED SURFACES BECOMES DEFACED IN ANY WAY BY MECHANICS OR WORKMEN, THE CONTRACTOR IS RESPONSIBL TO CLEAN AND RESTORE SUCH SURFACES TO THE ORIGINAL CONDITION.

1.79 THE GENERAL CONTRACTOR UPON COMPLETION OF ALL CONTRACT WORK AND PF TO FINAL ACCEPTANCE OF THE WORK BY THE OWNER, SHALL THOROUGHLY CLEAN ALL WORK COMPLETED, MAKE GOOD ALL DEFECTS AND LEAVE ALL IN GOOD CONDITION. SE CONTRACT SPECIFICATIONS FOR FURTHER DEFINITION OF "CLEAN."

1.80 ALL EXISTING TO REMAIN, EXISTING RELOCATED, OR NEW ITEMS INSTALLED BY THE GENERAL CONTRACTOR IN ADDITION TO BEING AMPLY PROTECTED THROUGHOUT THE PERIOD OF CONSTRUCTION SHALL BE THOROUGHLY CLEANED TO THE SATISFACTION OF THE ARCHITECT PRIOR TO BEING TURNED OVER TO THE CLIENT.

1.81 THE GENERAL CONTRACTOR SHALL THOROUGHLY CLEAN ALL BASE, ALL WALL COVERING INSTALLED, ALL DOORS AND CONVECTOR ENCLOSURES ETC. PRIOR TO LEAV THE JOB.

1.82 ONE SET OF OPERATING AND MAINTENANCE INSTRUCTIONS COVERING COMPLETEI THE OPERATIONS AND MAINTENANCE OF ALL EQUIPMENT FURNISHED UNDER THE CONTRACT SHALL BE DELIVERED TO THE OWNER PRIOR TO SUBSTANTIAL COMPLETION.

1.83 THE CONTRACTOR SHALL DELIVER TO THE OWNER ALL MANUFACTURER'S WARRANTIES AND OTHER GUARANTEES.

CLIENT RIGHTS:

1.84 IT SHALL BE UNDERSTOOD THAT ANY AND/OR ALL BIDS SUBMITTED FOR THIS PROJ ARE FURNISHED WITHOUT OBLIGATION AND THAT THE CLIENT RESERVES THE RIGHT TO ACCEPT OR REJECT ANY PROPOSAL OR PART OF ANY BID SUBMISSION.

1.85 THE OWNER RESERVES THE RIGHT TO CONTRACT ANY ADDITIONAL WORK. THIS MA BE DONE INDEPENDENTLY OF THE CONTRACTORS USED FOR THE ABOVE SPECIFIED WOI EVEN IF SIMILAR IN CHARACTER OR TRADES.

No.	DATE	REVISION
01	02.25.26	ISSUE FOR PERMIT

GARRISON FOUNDRY
ARCHITECTURE & DESIGN

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17 PLEASANT VIEW AVE.
BEACON, NY 12508

GENERAL NOTES

SEAL & SIGNATURE



PROJECT: 17 PLEASANT VIEW
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SAFETY NOTES:

2.1 ALL DEBRIS NOT DESIGNATED FOR REFUSE SHALL BE REMOVED FROM THE PREMISES AND LEGALLY DISPOSED OF IN A TIMELY MANNER.

2.2 THE SITE SHALL BE LEFT BROOM–CLEAN AT THE END OF EVERY WORKING DAY, AND ALL DEBRIS REMOVED ON A DAILY BASIS.

2.3 THE PROVISIONS OF THE RESIDENTIAL CODE OF NEW YORK STATE SHALL GOVERN THE CONDUCT OF ALL CONSTRUCTION OPERATIONS WITH REGARD TO SAFETY OF THE PUBLIC AND PROPERTY. CONSTRUCTION OPERATIONS SHALL INCLUDE ERECTION, ALTERATION, REPAIRS, REMOVAL AND DEMOLITION AS IT RELATES TO BUILDINGS.

2.4 INSTITUTE AND MAINTAIN SAFETY MEASURES AND PROVIDE ALL EQUIPMENT OF TEMPORARY CONSTRUCTION NECESSARY TO SAFEGUARD ALL PERSONS AND PROPERTY AFFECTED.

2.5 UNLESS OTHERWISE INDICATED ALL SAFETY INSPECTIONS SHALL BE PERFORMED BY PERSON SUPERINTENDING THE WORK.

2.6 BEFORE USING CONSTRUCTION EQUIPMENT OR DEVICES, SAME SHALL BE INSPECTED BY THE PERSON SUPERINTENDING THE WORK AND DEFECTS OF UNSAFE CONDITIONS SHALL BE PROMPTLY CORRECTED BEFORE USE.

2.7 MAINTAIN FIRE PREVENTATIVE, SANITARY, OR OTHER FACILITIES.

2.8 ALL MACHINERY, TOOLS, SERVICE LINES, CONDUITS SHALL BE GUARDED, SHIELDED, OR BARRICADED TO PROVIDE SAFETY AND PREVENT CONTACT BY THE PUBLIC.

2.9 AREAS USED BY THE PUBLIC SHALL BE MAINTAINED FREE FROM GREASE, DEBRIS, EQUIPMENT, MATERIALS, ETC.

2.10 CONSTRUCTION OPERATIONS SHALL BE CONFINED TO NORMAL WORKING HOURS: 8 A.M. TO 5 P.M. MONDAY THROUGH FRIDAY, EXCEPT LEGAL HOLIDAYS, OR AS SET BY THE BUILDING MANAGEMENT.

2.11 ALL NECESSARY PRECAUTIONS SHALL BE TAKEN TO PROTECT THE INTEGRITY OF THE EXISTING STRUCTURE AGAINST COLLAPSE OR MISALIGNMENT.

2.12 ALL PRECAUTIONS TO BE OBSERVED TO MAINTAIN FIRE SAFETY DURING CONSTRUCTION.

2.13 ALL EXISTING EXITS, FIRE PROTECTION DEVICES, AND ALARMS SHALL BE CONTINUOUSLY MAINTAINED IN WORKING ORDER.

2.14 ALL NECESSARY PRECAUTIONS TO BE TAKEN TO PREVENT UNAUTHORIZED PERSONS FROM ENTERING THE BUILDING.

DEMOLITION NOTES:

3.1 REMOVE ALL PARTITIONS AND BUILT–IN FIXTURES AS INDICATED, INCLUDING REMOVAL OF EXISTING ELECTRICAL WIRING, BLOCKING, ETC.

3.2 FIRE RATED ITEMS (COLUMN ENCLOSURES, ETC.) SHALL NOT BE REMOVED. PATCH AND REPAIR FIRE PROOFING SO AS TO MAINTAIN RATING.

3.3 THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL AND DISPOSAL OF ALL ITEMS DEMOLISHED FROM THE TENANT SPACE.

3.4 IN SO FAR AS POSSIBLE, ALL CRACKS OR EVIDENCE OF A DEFICIENT OR DAMAGED CONDITION SHALL BE REPAIRED, UNLESS OTHERWISE NOTED, TO THE SATISFACTION OF THE OWNER.

3.5 DEMOLITION OF EXISTING FLOORING SHALL INCLUDE A PROVISION FOR FLASH PATCHING AS REQUIRED WITHIN TOLERANCE 1/8" IN 1'–0".

3.6 THE GENERAL CONTRACTOR SHALL FURNISH ALL LABOR AND MATERIALS AS REQUIRED TO COMPLETE DEMOLITION AND REMOVAL OF ALL ITEMS AS INDICATED ON DRAWINGS AND AS OTHERWISE DIRECTED BY ARCHITECT.

3.7 THE GENERAL CONTRACTOR SHALL EXECUTE ALL WORK WITHIN THE REGULATIONS OF THE BUILDING FOR PURPOSES OF DEMOLITION AND REMOVAL OF DEBRIS, INCLUDING OVERTIME WORK REQUIRED.

3.8 THE GENERAL CONTRACTOR SHALL FLUSH AND CAP OFF BEHIND FINISH SURFACES ALL PLUMBING, FLOOR ELECTRICAL TELECOM OUTLETS, AND ALL OTHER PROJECTING ITEMS WHICH ARE BEING ABANDONED.

3.9 UPON COMPLETION OF THE DEMOLITION WORK, THE GENERAL CONTRACTOR SHALL PROVIDE THAT ALL AREAS ARE LEFT BROOM CLEAN.

3.10 ALL DEMOLITION WORK SHALL CONFORM TO THE NEW YORK STATE RESIDENTIAL CODE.

3.11 PRIOR TO DEMOLITION, THE GENERAL CONTRACTOR SHALL VERIFY THE LOCATIONS AND ROUTING OF ALL ELECTRICAL, COMMUNICATIONS, HVAC, SPRINKLER, FIRE STANDPIPE AND PLUMBING LINES SERVING AREAS, FIXTURES AND EQUIPMENT NOT SCHEDULED FOR DEMOLITION, AND SHALL COORDINATE WITH THE OWNER THE SHUTDOWN, REMOVAL OR CAPPING OF ANY SUCH LINES PRIOR TO COMMENCING THE WORK.

3.12 THE GENERAL CONTRACTOR SHALL COORDINATE ALL DEMOLITION WORK WITH THE BUILDING OWNER.

3.13 THE GENERAL CONTRACTOR SHALL USE THIS DRAWING IN CONJUNCTION WITH ARCHITECTURAL AND ENGINEERING DRAWINGS SHOWING DEMOLITION WORK, INCLUDING PLUMBING, SPRINKLERS, ELECTRICAL, AND HVAC DRAWINGS.

3.14 PARTITIONS SHOWN TO BE REMOVED ON THIS DRAWING SHALL BE REMOVED SLAB TO SLAB.

3.15 IN DEMOLITION AREAS, ALL CEILINGS, SOFFITS, ELECTRICAL FIXTURES AND DEVICES, AND SUSPENSION SYSTEMS SHALL BE REMOVED, UNLESS OTHERWISE NOTED.

3.16 IN DEMOLITION AREA, ALL TILE AND OTHER EXISTING FINISH FLOORING SHALL BE REMOVED, ALONG WITH FASTENING DEVICES, TACKSTRIPS, ADHESIVES, ETC. AS REQUIRED FOR NEW CONSTRUCTION.

3.17 REMOVE ALL COUNTERTOPS, CABINETS, SHELVES, ETC., IN DEMOLITION AREAS, UNLESS OTHERWISE NOTED.

3.18 PATCH ALL SURFACES (FLOOR, WALL, CEILING, ETC.) WITH THE SAME MATERIAL TO A SMOOTH, LEVEL FINISH IN PREPARATION TO ACCEPT NEW WORK AND FINISHES.

3.19 THE GENERAL CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO AND DURING DEMOLITION AND REPORT ANY DISCREPANCIES WHICH MIGHT AFFECT THE PROPOSED DESIGN, INCLUDING AVAILABLE HEIGHT FOR PROPOSED CEILING ELEVATIONS, MECHANICAL DUCTWORK AND LIGHTING.

3.20 AREAS IN WHICH DEMOLITION AND SALVAGE WORK IS DONE SHALL BE CLEANED DAILY. ALL DUST, DIRT, DEBRIS, UNSALVAGEABLE AND UNREUSABLE ITEMS SHALL BE TOTALLY REMOVED FROM THE PROJECT SITE DAILY. UNDER NO CIRCUMSTANCE SHALL REFUSE BE ALLOWED TO BLOCK OR IMPAIR CIRCULATION IN CORRIDORS, STAIRS, SIDEWALKS, OR OTHER TRAFFIC AREAS AT ANY TIME.

3.21 GENERAL CONTRACTOR SHALL EXERCISE CAUTION SO AS NOT TO DAMAGE OR DISRUPT ANY UTILITIES OR SPRINKLER LINES WHICH PASS THROUGH TENANT SPACE / ADJACENT TENANT SPACES. GENERAL CONTRACTOR WILL BEAR SOLE RESPONSIBILITY OF ANY SUCH DISRUPTIONS OR DAMAGE.

3.22 ALL FLOOR PENETRATIONS MUST BE CORE–BORED, SLEEVED, GROUTED, SEALED AND MADE WATERPROOF. SLEEVES MUST EXTEND AT LEAST FOUR INCHES ABOVE FINISHED FLOOR EXCEPT JUNCTION BOXES.

CUTTING & PATCHING:

4.1 CUT, REMOVE, ALTER, TEMPORARILY REMOVE AND REPLACE, OR RELOCATE EXISTING WORK AS REQUIRED FOR PERFORMANCE OF THE WORK. PERFORM SUCH WORK REQUIRED WITH DUE CARE, INCLUDING SHORING AND BRACING (IF REQUIRED).

4.2 COORDINATE PATCHING INVOLVING THE VARIOUS TRADES WHETHER OR NOT SPECIFICALLY MENTIONED IN THE RESPECTIVE SPECIFICATIONS SECTIONS.

4.3 PROPERLY CLOSE AND PATCH HOLES AND OPENINGS IN EXISTING FLOOR, WALLS, AND CEILING SURFACES RESULTING FROM ALTERATION WORK, AND THOSE SHOWN TO BE FILLED. MATCH EXISTING SURFACES.

4.4 WHERE NEW WORK ABUTS OR FINISHES FLUSH WITH EXISTING WORK, ALL WORK SHALL MATCH EXISTING ADJACENT WORK IN TEXTURE, PLANE AND APPEARANCE.

4.5 FIRESTOP ALL PENETRATIONS THROUGH THE FLOOR/CEILING SLAB AND FIRE–RATED PARTITIONS TO MAINTAIN THE REQUIRED FIRE RATING.

4.6 PATCH EXISTING FIREPROOFING DISTURBED BY DEMOLITION/CONSTRUCTION AS REQUIRED TO MAINTAIN THE REQUIRED FIRE RATING.

4.7 PATCH ALL EXISTING SURFACES TO REMAIN AS REQUIRED TO MAINTAIN THE ORIGINAL FIRE RATING REQUIRED BY CODE.

4.8 PATCH THE FLOOR/CEILING SLAB AND PARTITIONS AT ABANDONED PENETRATIONS WITH A LIKE MATERIAL TO A SMOOTH, LEVEL FINISH.

4.9 PATCH ALL EXISTING PARTITIONS, COLUMN ENCLOSURES, AND CEILINGS DISTURBED BY THE DEMOLITION/NEW CONSTRUCTION TO A SMOOTH, LEVEL FINISH TO MATCH ADJACENT SURFACES.

4.10 FILL TO A SMOOTH AND LEVEL FINISH ALL CONCRETE FLOOR DEPRESSIONS AS REQUIRED. PATCH FLOOR DISTURBED BY DEMOLITION.

DOOR NOTES:

5.1 ALL DOOR HARDWARE SHALL BE SUPPLIED AND INSTALLED BY THE GENERAL CONTRACTOR UNLESS OTHERWISE NOTED.

5.2 OPENINGS SHALL BE A MINIMUM OF 32" WIDE WHEN A DOOR IS AT RIGHT ANGLE TO CLOSED POSITION.

5.3 BOTTOM 10" OF ALL DOORS SHALL HAVE SMOOTH UNINTERRUPTED SURFACE FOR OPENING BY WHEEL CHAIR FOOT REST.

5.4 ALL DOORS, EXISTING AND NEW, TO BE UNDERCUT 5/8" AFF UNLESS OTHERWISE NOTED.

5.5 ALL DOORS SHALL HAVE DOOR STOPS AND BUMPERS OR SILENCERS. DOOR STOPS TO BE FLOOR MOUNTED TYPE, UNLESS OTHERWISE NOTED.

5.6 ALL LOCKSETS SHALL BE MASTER KEYED AS REQUIRED BY THE BUILDING OWNER. SEE DOOR/HARDWARE SCHEDULE.

5.7 MAXIMUM EFFORT TO OPERATE DOORS SHALL NOT EXCEED 8.5 POUNDS FOR EXTERIOR DOORS AND 3 POUNDS FOR INTERIOR DOORS WITH A PULL OR PUSH EFFORT BEING APPLIED AT RIGHT ANGLES TO HINGED DOORS AND AT THE CENTER PLANE OF SLIDING OR FOLDING DOORS. COMPENSATING DEVICES OR AUTOMATIC DOOR OPERATORS MAY BE UTILIZED TO MEET THE ABOVE STANDARDS WHEN FIRE DOORS ARE REQUIRED. THE MAXIMUM EFFORT TO OPERATE THE DOORWAY MAY BE INCREASED NOT TO EXCEED 14 POUNDS WITH CLOSER.

5.8 REPAIR/ SCRAPE AND PAINT ALL EXISTING DOORS. REMOVE AND REPLACE ALL DAMAGED HARDWARE AS REQUIRED.

5.9 THE GENERAL CONTRACTOR SHALL FURNISH AND INSTALL REUSED DOORS, AND NEW SOLID CORE WOOD DOORS AS SHOWN ON DRAWINGS AND DETAILS.

PARTITION NOTES:

6.1 GENERAL CONTRACTOR SHALL COORDINATE BLOCKING REQUIREMENTS FOR ALL PARTITIONS WITH THE DETAIL AND ELEVATION SHEETS PROVIDE HORIZONTAL BRIDGING WITH BRIDGE CLIPS AT 4'–0" O.C.

6.2 UNLESS OTHERWISE NOTED PROVIDE MINIMUM 20 GA METAL STUDS COMPLETE WITH TOP AND BOTTOM TRACKS, NECESSARY FASTENERS AND ACCESSORIES PER THE MANUFACTURERS RECOMMENDED INSTALLATION GUIDELINES.

6.3 THE ARCHITECT SHALL REVIEW PARTITION LAYOUT IN THE FIELD FOR COMPLIANCE WITH THE DRAWINGS PRIOR TO THE START OF PARTITION ERECTION. NOTIFY THE ARCHITECTS TWO DAYS BEFORE ERECTION TO ARRANGE FOR SITE VISIT.

6.4 ALIGN NEW PARTITION FACES WITH EXISTING PARTITIONS UNLESS OTHERWISE NOTED.

6.5 ALL HORIZONTAL DIMENSIONS ARE FROM THE FACE OF PARTITION AND THE FACE OF THE COLUMNS UNLESS OTHERWISE NOTED.

6.6 THE GENERAL CONTRACTOR SHALL FURNISH AND INSTALL ALL PARTITIONS AS DESIGNATED ON DRAWINGS.

6.7 UNLESS OTHERWISE NOTED, ALL PARTITION DIMENSIONS ARE FROM FINISH FACE TO FINISH FACE.

6.8 THE GENERAL CONTRACTOR SHALL USE CORNER BEADS AT ALL EXPOSED CORNERS AND EXPOSED ENDS IN PLASTER AND DRYWALL

6.9 ALL PARTITIONS SHALL BE ANCHORED FIRMLY AS PER MANUFACTURER'S SPECIFICATIONS AND AS REQUIRED BY THE NEW YORK STATE RESIDENTIAL CODE.

FLOORING NOTES:

8.1 ALL NEW FLOORING TO BE FURNISH AND INSTALLED AS SHOWN OR IMPLIED ON DRAWINGS AND NOTES.

8.2 THE GENERAL CONTRACTOR SHALL FLASH PATCH ALL CRACKS, HOLES OR OTHER IMPERFECTIONS (PROJECTIONS SHALL BE REMOVED AND PATCHED) TO PROVIDE A CONTINUOUS SMOOTH FLOOR SURFACE.

8.3 FINISH FLOORING INSTALLATION SHALL BE IN CONFORMANCE WITH THE MANUFACTURER'S RECOMMENDED INSTALLATION GUIDELINES. COORDINATE THE INSTALLATION WITH OTHER TRADES SUCH AS ELECTRICAL.

8.4 ALL WORKMANSHIP SHALL BE OF THE BEST QUALITY AND WHEN THE WORK IS COMPLETE, IT SHALL BE FREE FROM BUCKLES, BUBBLES, OPEN JOINTS OR OTHER IMPERFECTIONS. SEAMS SHALL BE KEPT IN ACCURATE ALIGNMENT ALONG BOTH COORDINATES. TILE HAVING CHIPPED OR ROUNDED CORNERS WILL BE REJECTED AND, IF LAID, SHALL BE REMOVED AND REPLACED WITH ACCEPTABLE TILE.

8.5 TILE SHALL BE LAID IN A SQUARE PATTERN WITH COURSES PARALLEL TO WALLS, UNLESS OTHERWISE NOTED ON DRAWINGS. THE TILE SHALL BE SECURELY CEMENTED AND SHALL BE LAID WITH BUTT JOINTS.

8.6 SPACES WITH FLOORS BEING SURFACED SHALL BE CLOSED TO TRAFFIC AND OTHER WORK DURING THE LAYING OF THE FLOORING.

8.7 THE GENERAL CONTRACTOR SHALL PROVIDE AND MAINTAIN ADEQUATE PROTECTION FOR ALL FLOOR COVERINGS FOR DURATION OF THE CONTRACT, AND REMOVE ALL PROTECTION WHEN DIRECTED BY THE ARCHITECT.

8.8 UPON COMPLETION, ALL WORK SHALL BE CLEANED BY THE CONTRACTOR, REMOVING ALL SPOTS OF ADHESIVE AND SURFACE STAINS AND ALL SCRAPS. CARTONS AND CONTAINERS SHALL BE REMOVED FROM THE BUILDING.

GYPSUM DRYWALL NOTES:

7.1 WORK INCLUDED: WORK INCLUDES ALL GYPSUM DRYWALL, SUPPORTS AND ACCESSORIES FOR PARTITIONS, FURRING, CEILINGS, INSULATION, SEALANT, TAPING AND FINISHING JOINTS, AND INSTALLING FRAMES FOR GRILLES AND REGISTERS

7.2 MATERIALS:

A. AS MANUFACTURED BY U.S. GYPSUM CO. (USG) OR EQUAL.

B. WALLBOARD: 5/8" GYPSUM WALLBOARD WITH TAPERED EDGES AT ALL LOCATIONS UNLESS SPECIFIED OTHERWISE.

C. GYP. BD. AT TOILETS, SHOWERS, LAVATORIES, AND SINKS SHALL BE WATER–RESISTANT TYPE.

D. METAL TRIM:

1. EDGE BEADS SHALL BE USG METAL TRIM #200–A CHANNEL TYPE, OR METAL TRIM #200–B L TYPE WHERE USE OF CHANNEL TYPE IS NOT POSSIBLE.
2. CORNER BEADS FOR 90 DEGREE EXTERNAL CORNERS TO BE "DUR A BEAD" #103, 1 1/4" x 1 1/4".

E. TRIM AND JOINT TREATMENT:

1. ALL JOINTS IN GYPSUM BOARD WALLS SHALL BE FINISHED WITH PAPER TAPE 2" WIDE AND TWO COATS OF VINYL DRY OR PREMIXED JOINT COMPOUND. ALL OUTSIDE CORNERS SHALL BE FINISHED WITH METAL CORNER BEAD, TAPED AND SPACKLED. ALL AREAS TO BE PAINTED SHALL BE SANDED SMOOTH JUST PRIOR TO THE APPLICATION OF THE FIRST COAT OF PAINT. WIPE SANDED SURFACES WITH A DAMP CLOTH IN ORDER TO LAY FLAT ANY NAP WHICH MAY HAVE FORMED IN SANDING.
2. "PERF–A–TAPE" FOR JOINT REINFORCING.
3. "DURABOND 90 JOINT COMPOUND – MULTI PURPOSE" FOR TAPING AND TOPPING.
4. "READY–MIXED COMPOUND TOPPING" FOR FINISHING.

F. FASTENERS AS RECOMMENDED BY USG.

G. ACOUSTIC SEALANT TO BE USG OR EQUAL.

7.3 SEALANT INSTALLATION:

A. INSTALL CONTINUOUS ACOUSTICAL SEALANT BEAD AT TOP AND BOTTOM EDGES OF WALLBOARD.

B. INSTALL BEAD OF ACOUSTICAL SEALANT AROUND ELECTRIC SWITCHES AND OUTLET BOXES, PIPING, DUCTS, AND AROUND ANY OTHER PENETRATION IN THE WALLBOARD.

7.4 WALLBOARD APPLICATION:

A. SCREW FASTEN WALLBOARD WITH POWER–DRIVEN ELECTRIC SCREW DRIVER, SCREW HEADS TO SLIGHTLY DEPRESS THE SURFACE OF WALLBOARD WITHOUT CUTTING PAPER, SCREWS NOT CLOSER THAN 3/8" FROM ENDS AND EDGES OF WALLBOARD.

B. INSTALL PER MANUFACTURER'S RECOMMENDATIONS. MINIMIZE NUMBER OF JOINTS.

C. ALL GYPSUM BOARD SHALL BE INSTALLED VERTICALLY IN FULL LENGTH SECTIONS.

7.5 METAL TRIM:

A. INSTALL IN SINGLE LENGTHS AND MECHANICALLY SECURE IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS AND FINISH WITH JOINT COMPOUND AS DESCRIBED BELOW IN PARAGRAPH 4.C.

7.6 JOINT COMPOUND AND SPACKLING:

A. JOINTS BETWEEN FACE WALLBOARD IN THE SAME PLANE, JOINTS AT INTERNAL CORNERS OF INTERSECTING DRYWALLS AND PARTITIONS AND JOINTS AT INTERNAL CORNERS OF INTERSECTIONS BETWEEN CEILINGS AND WALLS OR PARTITIONS SHALL BE FILLED WITH JOINT COMPOUND.

B. SCREW HEADS AND OTHER DEPRESSIONS SHALL BE FILLED WITH JOINT COMPOUND OVER THE ENTIRE EXPOSED LAYER OF WALLBOARD TO MATCH THE PLASTER SURFACE.

FINISH NOTES:

9.1 THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR PROPER PREPARATION OF ALL NEW AND EXISTING SURFACES IN A SATISFACTORY MANNER TO RECEIVE NEW FINISHES. THIS INCLUDES THE DEMOLITION AND REMOVAL OF ALL NECESSARY ITEMS. TOUCH–UP AND/OR REFINISH OF SURFACES DAMAGED BY SUBSEQUENT WORK SHALL BE THE RESPONSIBILITY OF THE G.C. ALL WORK SHALL BE PERFORMED IN CONFORMANCE WITH THE MANUFACTURERS RECOMMENDED INSTALLATION METHODS.

9.2 THE GENERAL CONTRACTOR SHALL PREPARE THE EXISTING FLOOR PRIOR TO THE APPLICATION OF FINISH FLOORING. THE EXISTING CONCRETE SLAB MUST BE SMOOTH AND LEVEL TO WITHIN TOLERANCE OF ONE–EIGHTH INCH PER FOOT. LATEX CEMENT PATCHING COMPOUND SHALL BE UTILIZED (NO ASPHALT BASED COMPOUNDS)

9.3 THE PAINT CONTRACTOR SHALL REMOVE ALL HARDWARE SWITCH COVERS, ETC., PRIOR TO PAINTING AND BE RESPONSIBLE FOR THE REINSTALLATION AFTER PAINTING IS COMPLETED.

9.4 ALL JOINTS BETWEEN MATERIALS TO BE TIGHT AND CONSTRUCTED IN A NEAT WORKMANLIKE MANNER.

9.5 ALL FINISHES SHALL BE TOUCHED UP TO CORRECT ANY IMPERFECTIONS AFTER INSTALLATION. FIXTURE CONTRACTOR SHALL PROVIDE TO THE GENERAL CONTRACTOR ALL MATERIALS FOR TOUCH UP WORK.

9.6 THE INTENT OF THE FINISH SPECIFICATION IS TO PROVIDE A SATISFACTORY FINISH TO ALL PARTS OF THE WORK, COVER ALL SURFACES THOROUGHLY. IF THE SPECIFIED NUMBER OF COATS DOES NOT ACCOMPLISH THE INTENT, THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE APPLICATION OF ADDITIONAL COATS OF THE SPECIFIED MATERIAL TO GIVE SATISFACTORY COVERAGE.

9.7 THE G.C. SHALL PROVIDE MIN. OF (1) COAT PRIMER AND (2) COATS FINISH PAINT.

9.8 THE GENERAL CONTRACTOR IS RESPONSIBLE FOR THE FINAL CLEANING OF THE SPACE SO THAT THE SPACE IS LEFT IN A READY TO INHABIT CONDITION UPON SCHEDULED COMPLETION DATE. AT ALL TIMES DURING CONSTRUCTION THE PREMISES SHALL BE CLEAN AND ORDERLY.

9.9 CLEAN ALL GLASS SURFACES WITH LIQUID DETERGENT AT PROJECT COMPLETION.

ELECTRICAL NOTES:

10.1 ALL WORK TO BE PERFORMED UNDER DIRECT SUPERVISION OF A NEW YORK STATE LICENSED ELECTRICIAN AND ACCORDING TO THE NEW YORK STATE ELECTRICAL CODE AND ALL OTHER APPLICABLE CODES.

10.2 ALL WORK TO BE PERFORMED BY A LICENSED ELECTRICIAN WHO SHALL FILE AND OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM ALL AGENCIES HAVING JURISDICTION OVER WORK.

10.3 THE GENERAL CONTRACTOR SHALL FURNISH AND INSTALL ALL LIGHTING FIXTURES AND ELECTRICAL WORK AS SHOWN OR IMPLIED ON ALL DRAWINGS AND NOTES.

10.4 THE GENERAL CONTRACTOR SHALL MAINTAIN ELECTRICAL, SECURITY, AND COMMUNICATIONS SYSTEMS IN PORTIONS OF THE SPACE WHICH REMAIN OCCUPIED.

10.5 ALL RECEPTACLES ARE TO BE MOUNTED VERTICALLY AT 18" A.F.F. TO THE CENTERLINE OF THE LOWER DUPLEX OUTLET, UNLESS OTHERWISE INDICATED.

10.6 COORDINATE LOCATIONS AND INSTALL ALL ELECTRICAL, COMMUNICATION, AND TELEPHONE OUTLETS IN MILLWORK AND FURNITURE AS REQUIRED. PROVIDE NECESSARY ACCESS WITH GROMMETS AND/OR CUTOUTS IN THE FIELD.

10.7 MOUNTING HEIGHTS (UNLESS OTHERWISE NOTED):

A) LIGHT SWITCHES AT 3'–6" AFF.. LOCATE 8" FROM DOOR JAMB OR PARTITION CORNER.
B) THERMOSTATS AT 4'–0" A.F.F. CENTER ON LIGHT SWITCH.
C) FAN SWITCHES AT 3'–6" A.F.F. ADJACENT TO LIGHT SWITCH.
D) VISUAL ALARMS AT 80" AFF.

10.8 THE CONTRACTOR SHALL EXAMINE THE SITE OF THE PROPOSED WORK TO DETERMINE THE EXISTING CONDITIONS THAT EFFECT THE WORK.

10.9 THE CONTRACTOR SHALL DETERMINE RISER CAPACITY AND NOTIFY THE ARCHITECT OF ANY DISCREPANCY BETWEEN AVAILABLE POWER AND NEW WORK REQUIREMENTS.

10.10 THE CONTRACTOR SHALL COORDINATE ALL REQUIREMENTS BETWEEN ELECTRICAL AND OTHER TRADES, INCLUDING MECHANICAL TRADES.

10.11 ALL WIRING TO BE CONCEALED UNLESS OTHERWISE NOTED

10.12 WORK INCLUDES:

A. ALL LIGHT AND POWER WIRING, CABLE, AND TELEPHONE WIRING AS REQUIRED FOR A COMPLETE AND OPERATIONAL SYSTEM.
B. WIRING DEVICES AND COVERPLATES.
C. LIGHT FIXTURE INSTALLATIONS. (FIXTURES TO BE SUPPLIED BY CONTRACTOR, UNLESS OTHERWISE NOTED.)
D. PROPER LABELING OF ALL CIRCUITS AT THE PANEL BOX.

10.13 THE ELECTRICAL CONTRACTOR SHALL COORDINATE IT'S WORK WITH MANUFACTURER'S SPECIFICATIONS.

10.14 ALL NEW MATERIALS REQUIRED SHALL CONFORM WITH THE STANDARDS OF THE UNDERWRITERS LABORATORIES INC. IN EVERY CASE WHERE SUCH A STANDARD HAS BEEN ESTABLISHED FOR THE PARTICULAR TYPE OF MATERIAL, UNLESS OTHERWISE NOTED.

10.15 PROPOSALS SHALL BE BASED UPON FURNISHING AND INSTALLING NEW LIGHTING FIXTURES OF TYPES AND MANUFACTURERS AS INDICATED ON REFLECTED CEILING PLANS, UNLESS OTHERWISE INDICATED.

10.16 ALL NEW FLUORESCENT AND INCANDESCENT LIGHT FIXTURES SHALL BE PROVIDED BY THE CONTRACTOR, UNLESS OTHERWISE NOTED. INCANDESCENT LAMP TYPES SHALL BE AS RECOMMENDED BY THE MANUFACTURER, UNLESS OTHERWISE NOTED.

10.17 ALL NEW FLUORESCENT FIXTURES SHALL BE LAMPED WITH DELUXE WARM WHITE LAMPS UNLESS OTHERWISE NOTED.

10.18 THE GC SHALL PROVIDE INITIAL LAMPING OF ALL FIXTURES AND INSTALL APPROPRIATE LAMPS AS REQUIRED BY SPECIFIED LIGHT FIXTURE.

10.19 THE GC SHALL CLEAN, RELAMP, AND REPLACE ALL FAULTY BALLASTS AND/OR BALLASTS NOT CONFORMING TO LATEST LOCAL BUILDING CODE.

10.20 ALL RECESSED FIXTURES SHALL BE SET FLUSH INTO CEILINGS.

10.21 THE ELECTRICAL CONTRACTOR SHALL SUBMIT (3) CUTS OF ALL FIXTURE TYPES SPECIFIED FOR ARCHITECT'S REVIEW.

10.22 THE ELECTRICAL CONTRACTOR SHALL FURNISH AND INSTALL ALL TEMPORARY LIGHTING FOR ALL TRADES AS REQUIRED.

10.23 ALL ELECTRICAL AND TELECOM RECEPTACLES/SWITCHES AND LIGHT FIXTURES SHALL BE LOCATED AS DIMENSIONED ON PLANS.

10.24 WHERE MORE THAN ONE SWITCH OCCURS IN THE SAME LOCATION, THEY SHALL BE INSTALLED IN GANG TYPE BOX UNDER ONE COVER PLATE.

10.25 UNLESS OTHERWISE NOTED, ALL NEW ELECTRICAL AND TELECOM RECEPTACLES SHALL MATCH EXISTING IN TYPE, FINISH, AND MOUNTING HEIGHT.

10.26 THE ELECTRICAL CONTRACTOR SHALL FURNISH AND INSTALL TELECOM RECEPTACLES (WHERE SHOWN ON PLANS) AND ALL NECESSARY CONDUIT RUNS TO TELECOM EQUIPMENT AS REQUIRED.

10.27 THE ELECTRICAL AND/OR GENERAL CONTRACTOR SHALL PROVIDE ALL CUTTING AND PATCHING OF ALL CHASES IN FLOORS, WALLS, AND CEILINGS, AS REQUIRED

10.28 THE ELECTRICAL CONTRACTOR SHALL CAP WIRING FOR EXISTING RECEPTACLES NOT BEING REUSED, AND PROVIDE A FLUSH FINISH SURFACE TO MATCH EXISTING ADJACENT WALL, UNLESS OTHERWISE NOTED.

10.29 THE GENERAL AND ELECTRICAL CONTRACTORS SHALL CHECK ALL CEILING HEIGHTS AND CEILING PLENUM CONDITIONS FOR CLEARANCE OF DUCTWORK, LIGHTING AND OTHER OBSTRUCTIONS TO ASSURE THE FINISHED CEILING HEIGHT AS SHOWN ON DRAWINGS. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ARCHITECT'S ATTENTION IMMEDIATELY.

10.30 CONVENIENCE RECEPTACLES SHALL BE (BUILDING STANDARD) DUPLEX TYPE RATED 15 AMPERES, 125 VOLTS, GROUNDED TYPE, UNLESS OTHERWISE NOTED.

10.31 REMOVE ALL ELECTRICAL WIRING AND CONDUIT SERVING LIGHTING, RECEPTACLES AND CONVENIENCE POWER, (EXCEPT FOR ITEMS INDICATED TO REMAIN AND/OR LOCATED IN AREAS UNAFFECTED BY THE DEMOLITION) BACK TO THE ELECTRICAL PANELS .

10.32 REMOVE ALL PANELS AND CONDUIT NOT DESIGNATED TO BE REUSED ON THE ELECTRICAL DRAWINGS.

10.33 ALL FIRE ALARM DEVICES SHALL REMAIN THROUGHOUT THE SPACE, AND THE SYSTEM SHALL REMAIN OPERATIONAL THROUGHOUT THE PROJECT.

10.34 REMOVE ALL TELEPHONE AND DATA WIRING SERVING THE DEMOLISHED AREA BACK TO THE TELEPHONE CLOSETS.

10.35 MAINTAIN CONTINUITY OF SERVICE TO EQUIPMENT AND AREAS UNAFFECTED BY THE DEMOLITION.

10.36 THE ELECTRICAL CONTRACTOR SHALL PROVIDE AN IDENTIFICATION NAMEPLATE ON THE ELECTRICAL SERVICE BREAKERS OF THE LANDLORD'S ELECTRICAL PANEL. EACH NAMEPLATE SHALL BE ONE–EIGHTH INCH THICK BLACK PLASTIC ETCHED IN A CONTRASTING COLOR WITH THE TENANT'S NAME. EACH PLATE SHALL BE PERMANENTLY AFFIXED TO THE DISTRIBUTION PANEL.

10.37 EMERGENCY LIGHTING SHALL BE INSTALLED ON A SEPARATE CIRCUIT. COORDINATE WITH CONSTRUCTION SERVICE PROJECT MANAGER.

INSULATION NOTES:

11.1 ALL ABOVE GRADE WALLS ARE TO BE INSULATED WITH R–21 UNFACED HIGH DENISTY FIBERGLASS BATTS AND TO BE FULL WIDTH OF THE STEEL STUD FRAMING BAYS. PROVIDE NEW YORK STATE RESIDENTIAL CODE APPROVED VAPOR BARRIER.

11.2 ALL CEILINGS ARE TO BE INSULATED WITH R–30 UNFACED FIBERGLASS BATTS AND TO BE FULL WIDTH OF THE STEEL JOIST FRAMING BAYS. THE ROOF IS TO BE TAPERED RIGID FOAM WITH AN OVERALL R VALUE OF 15.

11.3 ALL FLOORS ABOVE UNCONDITIONAL SPACE ARE TO BE INSULATED WITH R–38 FIBERLGASS BATTS. THESE MUST BE IN FULL CONTACT WITH SUB–FLOORING OF THE CONDITIONED SPACE ABOVE.

11.4 ALL RIM AND BAND JOISTS ARE TO BE AIR–SEALED AND INSUALTED TO R–10.5 (EQUIV. TO THE ABOVE GRADE WALLS) USING 3" LOW DENSITY FOAM.

11.5 THE SLAB IS TO BE INSULATED WITH 2" OF EXPANDED POLYSTYRENE (DOW OR EQUIV.) BOARD UNDER ALL WITH AN ADDITIONAL 1", 24" ALONG THE EXTERIOR PERIMETER. NO POLY IS TO BE USED. A 1" BOND BREAK MUST BE PLACED BETWEEN THE SLAB AND THE FOUNDATION WALL.

11.6 BASEMENT WALLS ARE TO BE INSULATED WITH 2" EXPANDED POLYSTYRENE (DOW OR EQUIV) BOARD ON THE EXTERIOR. ALTERNATE: TUFF N/DRI FIBERGLASS WITH AN EQUIVALENT R VALUE OF 10.

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GARRISON FOUNDRY
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GARRISON, NY 10524

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GARRISONFOUNDRY.COM

17 PLEASANT VIEW AVE.
BEACON, NY 12508

GENERAL NOTES

SEAL & SIGNATURE

REGISTERED ARCHITECT
ANDREA MENNES
035277-1
STATE OF NEW YORK

PROJECT: 17 PLEASANT VIEW
DATE : 02.25.26
CHK BY : GF
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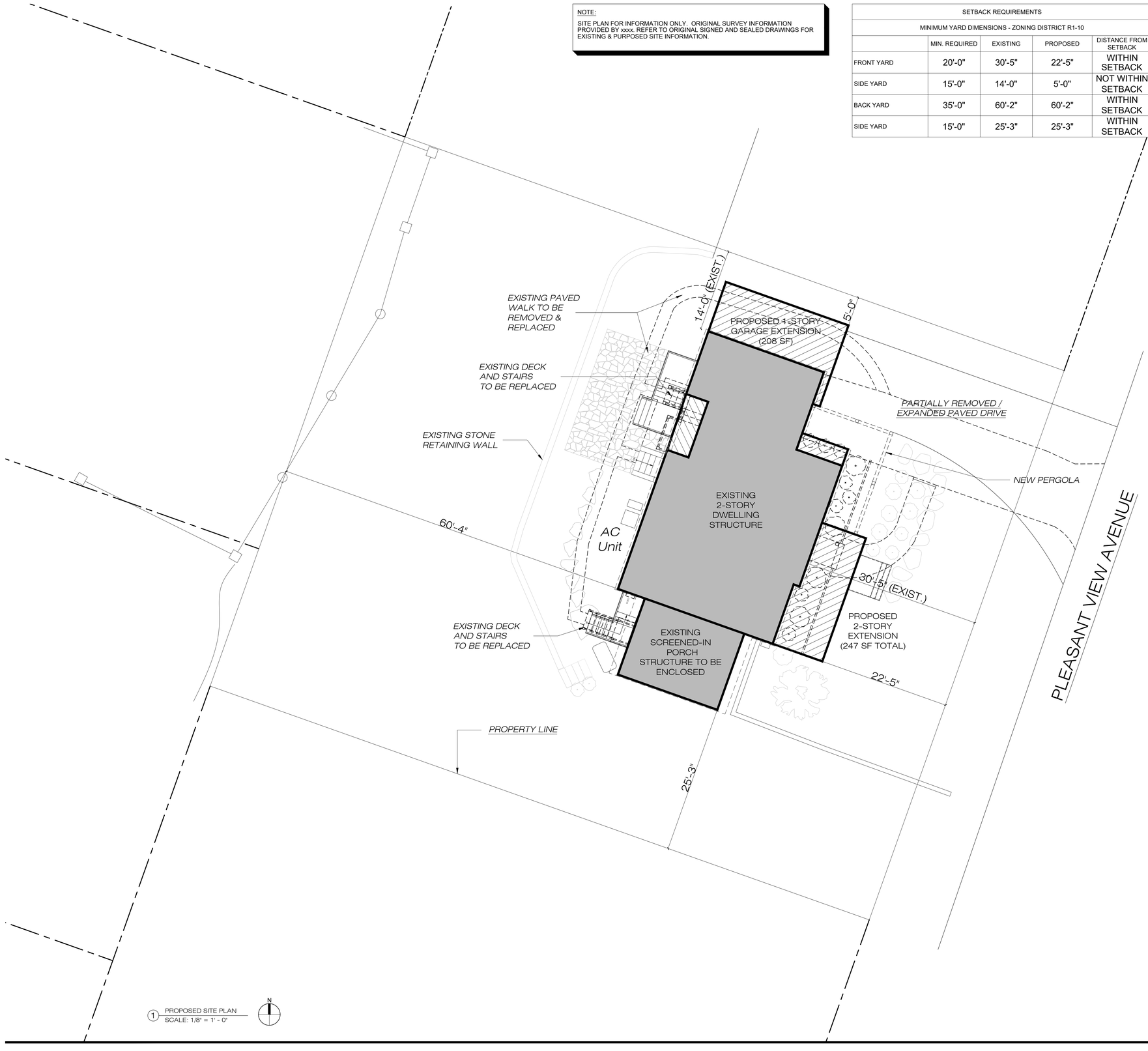
CAD FILE No:
4 OF 12

NOTE:

SITE PLAN FOR INFORMATION ONLY. ORIGINAL SURVEY INFORMATION PROVIDED BY xxxx. REFER TO ORIGINAL SIGNED AND SEALED DRAWINGS FOR EXISTING & PURPOSED SITE INFORMATION.

SETBACK REQUIREMENTS				
MINIMUM YARD DIMENSIONS - ZONING DISTRICT R1-10				
	MIN. REQUIRED	EXISTING	PROPOSED	DISTANCE FROM SETBACK
FRONT YARD	20'-0"	30'-5"	22'-5"	WITHIN SETBACK
SIDE YARD	15'-0"	14'-0"	5'-0"	NOT WITHIN SETBACK
BACK YARD	35'-0"	60'-2"	60'-2"	WITHIN SETBACK
SIDE YARD	15'-0"	25'-3"	25'-3"	WITHIN SETBACK

BUILDING COVERAGE AREA BREAKDOWN			
EXISTING LOT AREA = 12,000 SF			
**EXISTING AREA CALCULATIONS BASED ON DRAWINGS FROM XXX		EXISTING (SF)	PROPOSED (SF)
A	MAIN HOUSE, PORCH & ATTACHED GARAGE	1454	1917
TOTAL BUILDING COVERAGE (SF)		1454	1917
% BUILDING COVERAGE (25% MAX)		12.12%	15.98%



1 PROPOSED SITE PLAN
SCALE: 1/8" = 1' - 0"

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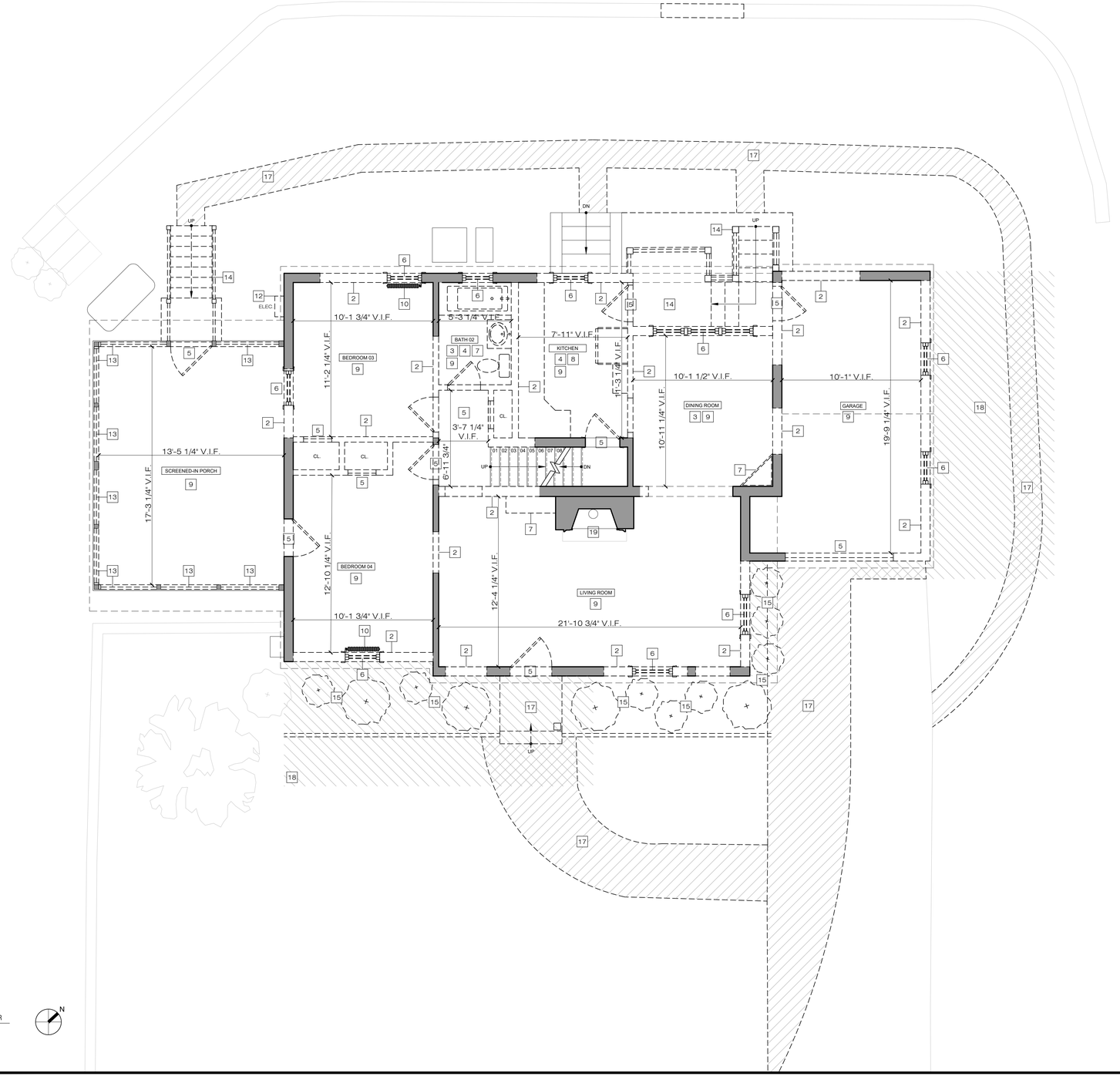
17 PLEASANT VIEW AVE.
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SITE PLAN

SEAL & SIGNATURE

REGISTERED ARCHITECT
ANDREA MENNES
035277-1
STATE OF NEW YORK

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5 OF 12



1 DEMO PLAN - GROUND FLOOR
SCALE: 1/4" = 1' - 0"

DEMOLITION GENERAL NOTES

1. PROTECT ALL TO REMAIN, INCLUDING SMOKE DETECTOR, SECURITY SYSTEM, ELECTRICAL, MECHANICAL DURING THE WORK.
2. ALL MECHANICAL, ELECTRICAL & PLUMBING AND ALL EXISTING PARTITIONS, FURRING, DOOR, ETC. SHOWN IN DASHED LINES TO BE DEMOLISHED BY GENERAL CONTRACTOR. COORDINATE DEMOLITION WITH STRUCTURAL DRAWINGS.
3. PRIOR TO DEMOLITION, REVIEW AND COORDINATE W/ ARCHITECTURAL & STRUCTURAL DRAWINGS.
4. G.C. TO OBTAIN BUILDING RULES AND REGULATIONS AND FOLLOW ALL BUILDING GUIDELINES.
5. PROVIDE PROTECTION OF ALL BUILDING RISERS LOCATED WITHIN WALLS SCHEDULED TO BE DEMOLISHED.
6. WHERE CHASES, SHAFTS, DEMISING WALLS AND STRUCTURAL ELEMENTS ARE OPENED DURING COSTRUCTION, PROVIDE FIRESTOPIING AS REQUIRED BY CODE AT ALL EXISTING OR NEW OPENINGS. FIRESTOPPING SYSTEM TO BE APPROVED BY ARCHITECT.

SYMBOL LEGEND

SYMBOL	DESCRIPTION
	EXISTING PARTITION TO REMAIN (FIELD VERIFY EXACT LOCATION)
	EXISTING PARTITION TO BE DEMOLISHED (FIELD VERIFY EXACT LOCATION)
	CEILING PARTITION TO BE DEMOLISHED (FIELD VERIFY EXACT LOCATION)
	DOOR TO BE DEMOLISHED
	EXISTING DOOR TO REMAIN

DEMOLITION NOTES

1 EXISTING FIXTURES AND FINISHES TO REMAIN. PROTECT DURING CONSTRUCTION.

2 DEMO EXISTING PORTION OR WALL IN ITS ENTIRETY, VERIFY OPENING SIZE FOR NEW DOOR /WINDOWS AND COORDINATE WITH EXISTING CEILING CONDITIONS.

IN PARTITIONS TO BE DEMOLISHED, REMOVE ALL LIGHT FIXTURES, SWITCH & OUTLET PLATES, SCREWS, ANCHORS, TOGGLE BOLTS, TAPE, DOWELS & ALL OTHER OBJECT WHICH MAY COMPROMISE CONSTRUCTION OF FINISHED PARTITIONS, UNLESS OTHERWISE NOTED.

3 REMOVE ALL EXISTING FLOORING AND WALL TILE, PATCH AND REPAIR EXISTING SUB-FLOOR AND WALLS AS REQUIRED ONCE NEW PARTITIONS AND PLUMBING ARE IN PLACE.

4 REMOVE ALL PLUMBING FIXTURES. REPLACE/RELOCATE EXISTING PLUMBING LINES TO ACCOMMODATE NEW LAYOUT. REPLACE ALL BRANCH PIPING.
NOTE: FOR PIPING NOT BEING REUSED, CUT & CAP FLUSH TO WALLS AND/OR FLOOR. (TYP.)

5 CAREFULLY REMOVE EXISTING DOOR AND ALL ASSOCIATED HARDWARE. PROTECT AND STORE FOR POSSIBLE REUSE.

6 REMOVE EXISTING WINDOW(S) AND COORDINATE WITH PROPOSED PLANS AND ELEVATIONS FOR ASSOCIATED WALL DEMOLITION REQUIRED FOR PROPOSED LAYOUT AND OPENING SIZES OF PROPOSED NEW WINDOWS.

7 CAREFULLY REMOVE EXISTING MILLWORK AND ANY WALL MOUNTED MIRRORS. COORDINATE EXTENT OF WALL DEMOLITION WITH PROPOSED LAYOUT.

8 REMOVE ALL KITCHEN MILLWORK, PLUMBING, ELECTRICAL, FLOORING, CEILING AND PARTITIONS AS REQUIRED FOR PROPOSED NEW LAYOUT AND EXPANSION.

9 REMOVE EXISTING LIGHT FIXTURES THROUGHOUT. COORDINATE WITH PROPOSED RCP/POWER PLANS FOR MORE INFORMATION.

10 REMOVE EXISTING RADIATORS. NOTE: FOR PIPING NOT BEING REUSED, CUT, CAP FLUSH TO WALLS AND/OR FLOORS, TYP.

11 COORDINATE EXTENTS OF FLOOR PENETRATION FOR NEW STAIR WITH ARCHITECTURAL AND STRUCTURAL DRAWINGS. PROVIDE TEMPORARY SUPPORT AS NECESSARY.

12 RELOCATE ELECTRICAL BOX, REFER TO ARCH. / ELECTRICAL DRAWINGS FOR MORE INFORMATION.

13 REMOVE ALL SCREENS AND ASSOCIATED TRIM.

14 REMOVE STAIRS AND LANDINGS AS SHOWN ALONG WITH ASSOCIATED STRUCTURAL SUPPORTS AND FOOTINGS. REFER TO STRUCTURAL ENG. DRAWINGS FOR MORE INFORMATION.

15 CAREFULLY REMOVE EXISTING PLANTINGS. COORDINATE RELOCATION WITH OWNER AND LANDSCAPE ARCHITECT.

16 REMOVE EXISTING GARAGE DOOR AND ALL ASSOCIATED HARDWARE.

17 COORDINATE EXTENT OF EXISTING STONE WALKWAY REMOVAL WITH PROPOSED NEW DRIVEWAY AND WALKWAY DESIGN. REMOVE PORTION OF STONE WALKWAY AS REQUIRED.

18 EXCAVATE AREA AS REQUIRED FOR PROPOSED EXTENSION. REFER TO STRUCTURAL ENG. DRAWINGS FOR MORE INFORMATION.

19 REMOVE EXISTING FIREPLACE INSERT AND HEARTH TILE, ALONG WITH ALL ASSOCIATED CHIMNEY FLUE, TO BE REPLACED WITH NEW.

20 CAREFULLY REMOVE EXISTING ROOF SHINGLES AND ANY DAMAGED SUBSTRATE. PREPARE ROOF FOR NEW FINISH MATERIAL, REFER TO ROOF PLAN FOR MORE INFORMATION

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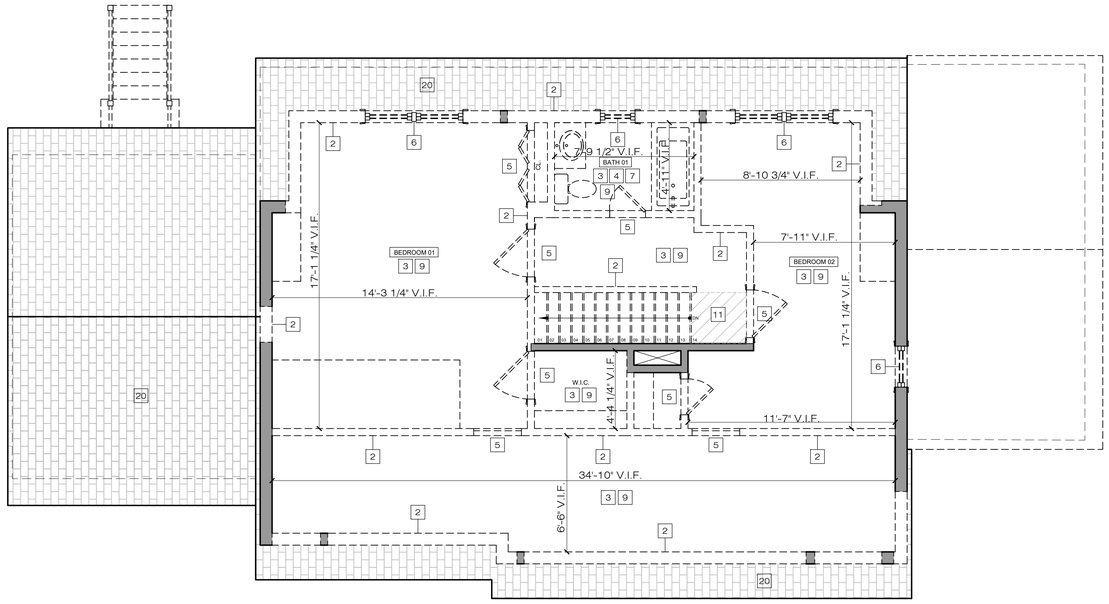
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DEMOLITION PLANS
FIRST FLOOR

SEAL & SIGNATURE

REGISTERED ARCHITECT
ANDREA MENNES
035277-1
STATE OF NEW YORK

PROJECT: 17 PLEASANT VIEW
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1 DEMO PLAN - SECOND FLOOR
SCALE: 1/4" = 1' - 0"

N

DEMOLITION GENERAL NOTES

1. PROTECT ALL TO REMAIN, INCLUDING SMOKE DETECTOR, SECURITY SYSTEM, ELECTRICAL, MECHANICAL DURING THE WORK.
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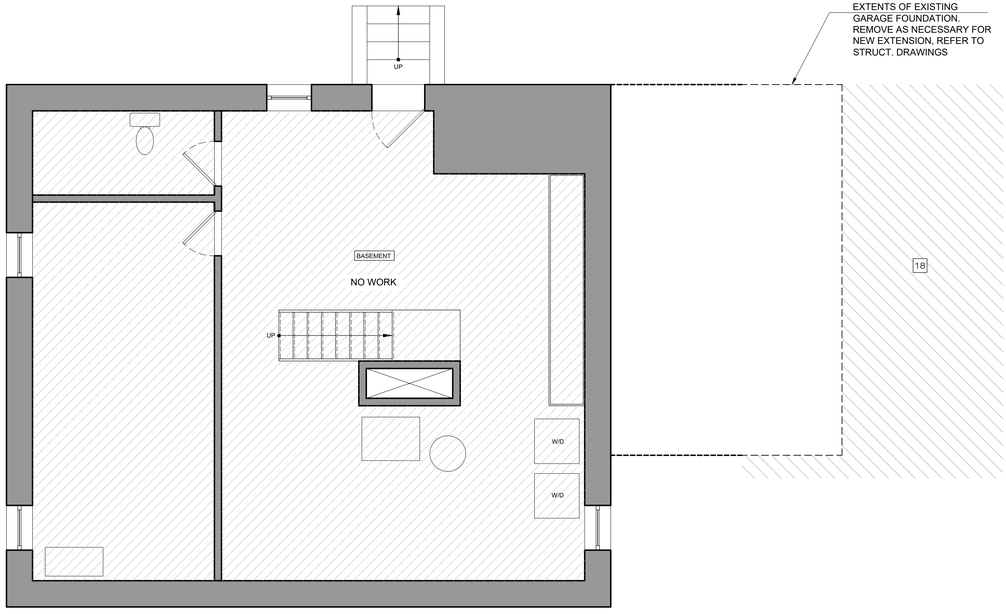
17 PLEASANT VIEW AVE.
BEACON, NY 12508

DEMOLITION PLANS SECOND FLOOR

SEAL & SIGNATURE

REGISTERED ARCHITECT
ANDREA MENNES
035277-1
STATE OF NEW YORK

PROJECT: 17 PLEASANT VIEW
DATE : 02.25.26
CHK BY : GF
DWG No :
A-111.00
CAD FILE No:
6 OF 12



1 DEMO PLAN - BASEMENT
SCALE: 1/4" = 1' - 0"

N

DEMOLITION GENERAL NOTES

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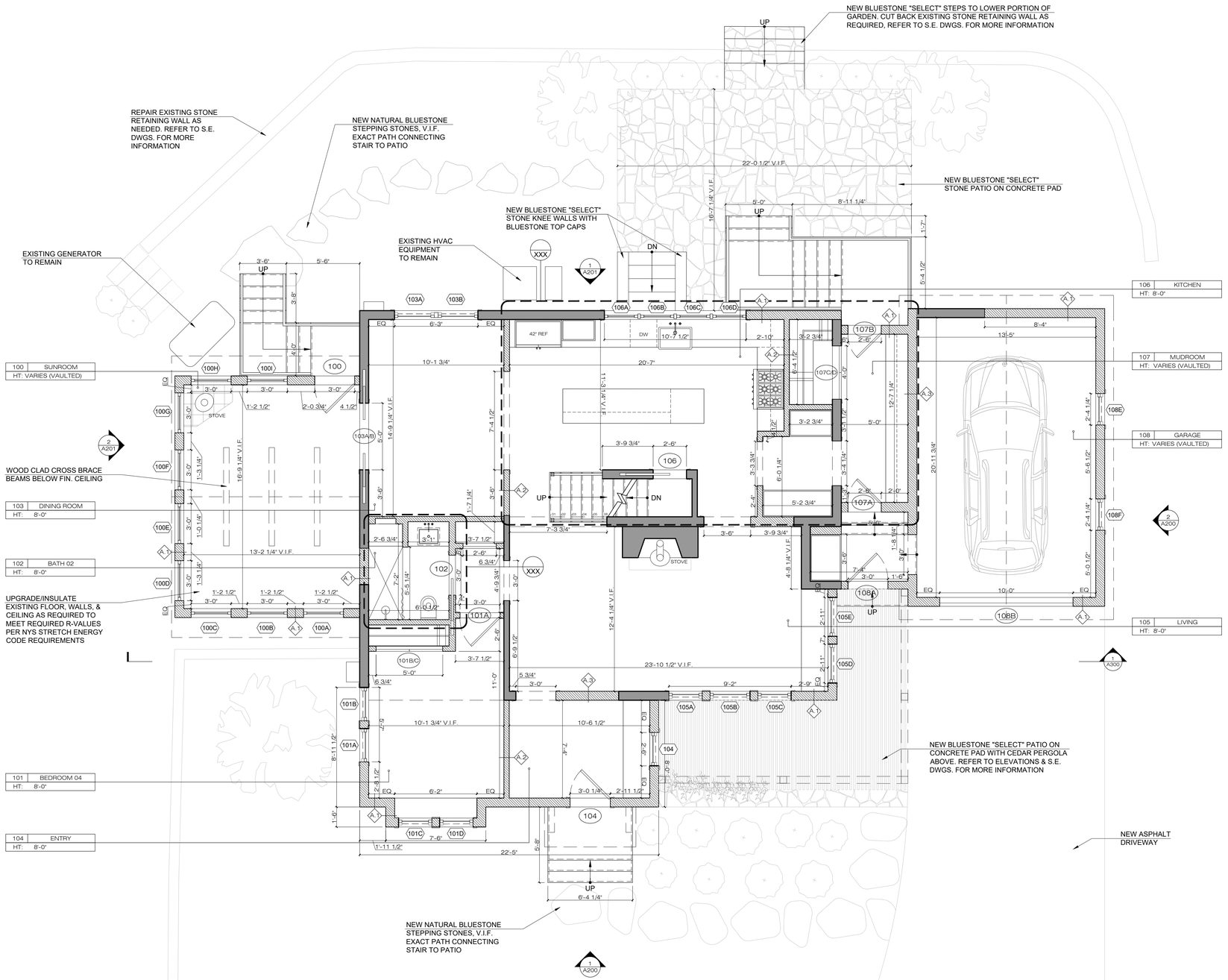
DEMOLITION PLANS BASEMENT

SEAL & SIGNATURE

REGISTERED ARCHITECT
ANDREA MENNIS
035277-1
STATE OF NEW YORK

PROJECT: 17 PLEASANT VIEW
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CHK BY : GF
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6 OF 12

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1 CONSTRUCTION PLAN - FIRST FLOOR
SCALE: 1/4" = 1' - 0"

N

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CONSTRUCTION PLANS
FIRST FLOOR

SEAL & SIGNATURE

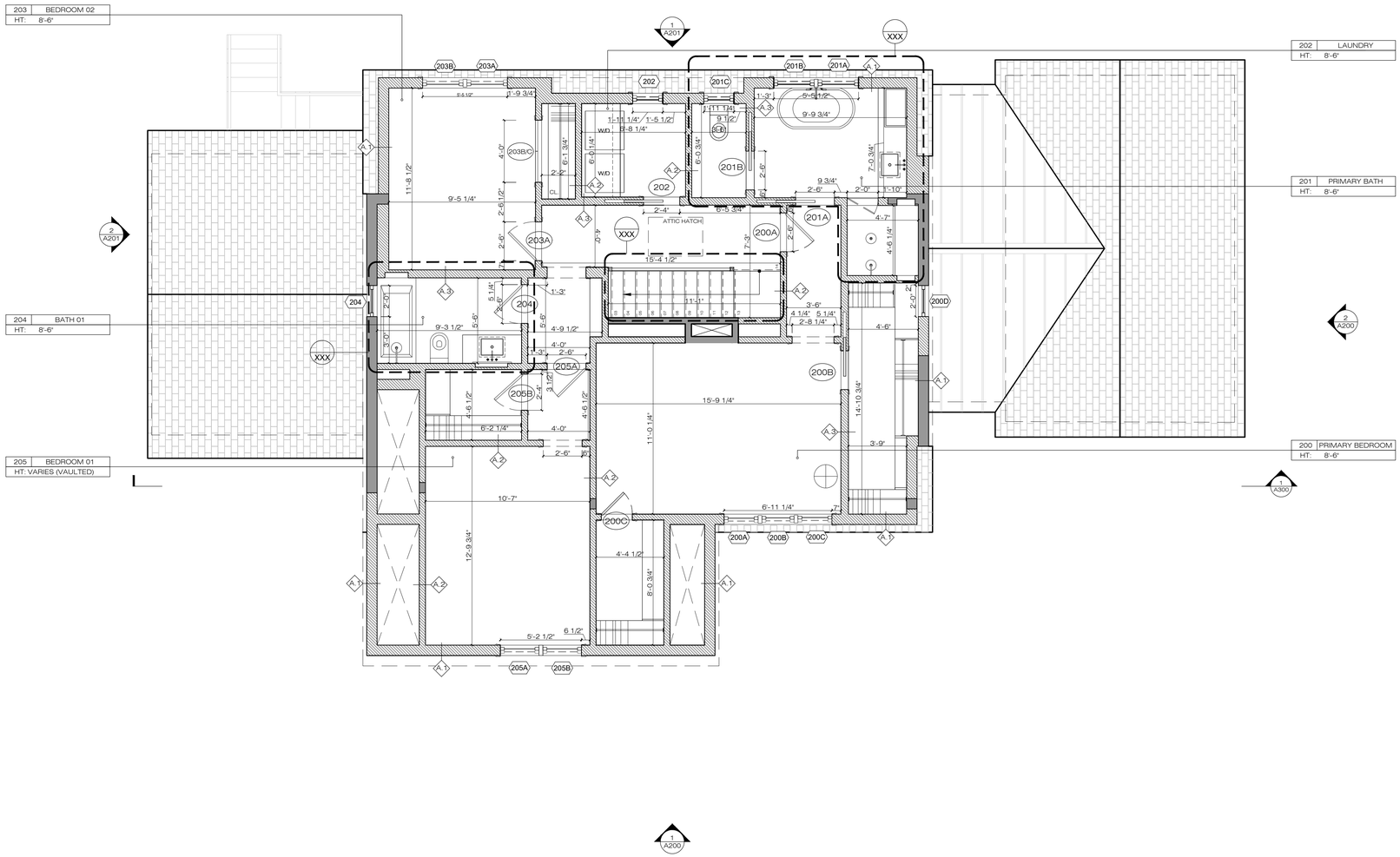
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PROJECT: 17 PLEASANT VIEW
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1 CONSTRUCTION PLAN - SECOND FLOOR
SCALE: 1/4" = 1' - 0"

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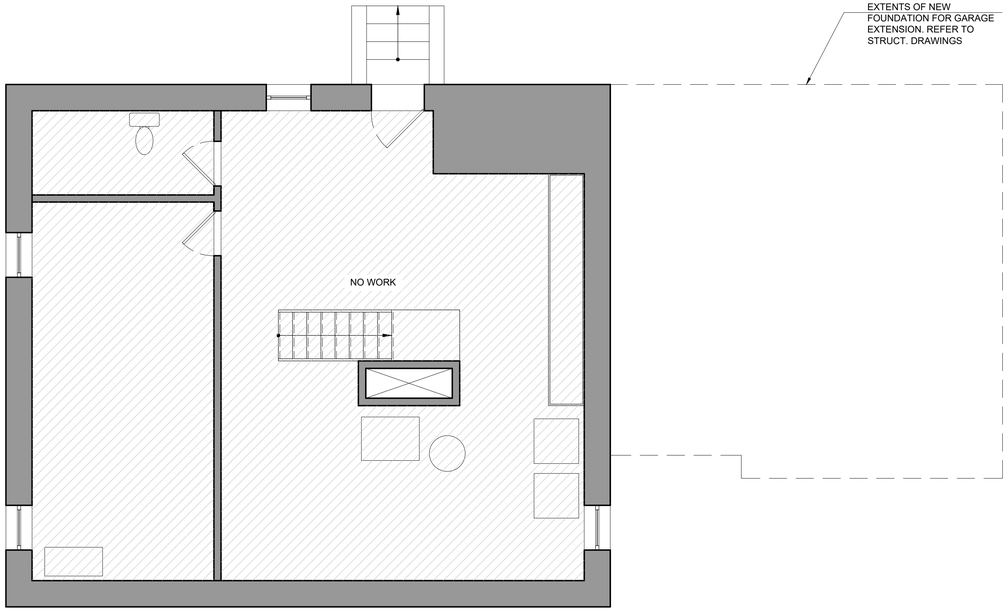
CONSTRUCTION PLANS
SECOND FLOOR

SEAL & SIGNATURE

REGISTERED ARCHITECT
ANDREA MENNES
035277-1
STATE OF NEW YORK

PROJECT: 17 PLEASANT VIEW
DATE : 02.25.26
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No.	DATE	REVISION
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1 CONSTRUCTION PLAN - BASEMENT
SCALE: 1/4" = 1' - 0"

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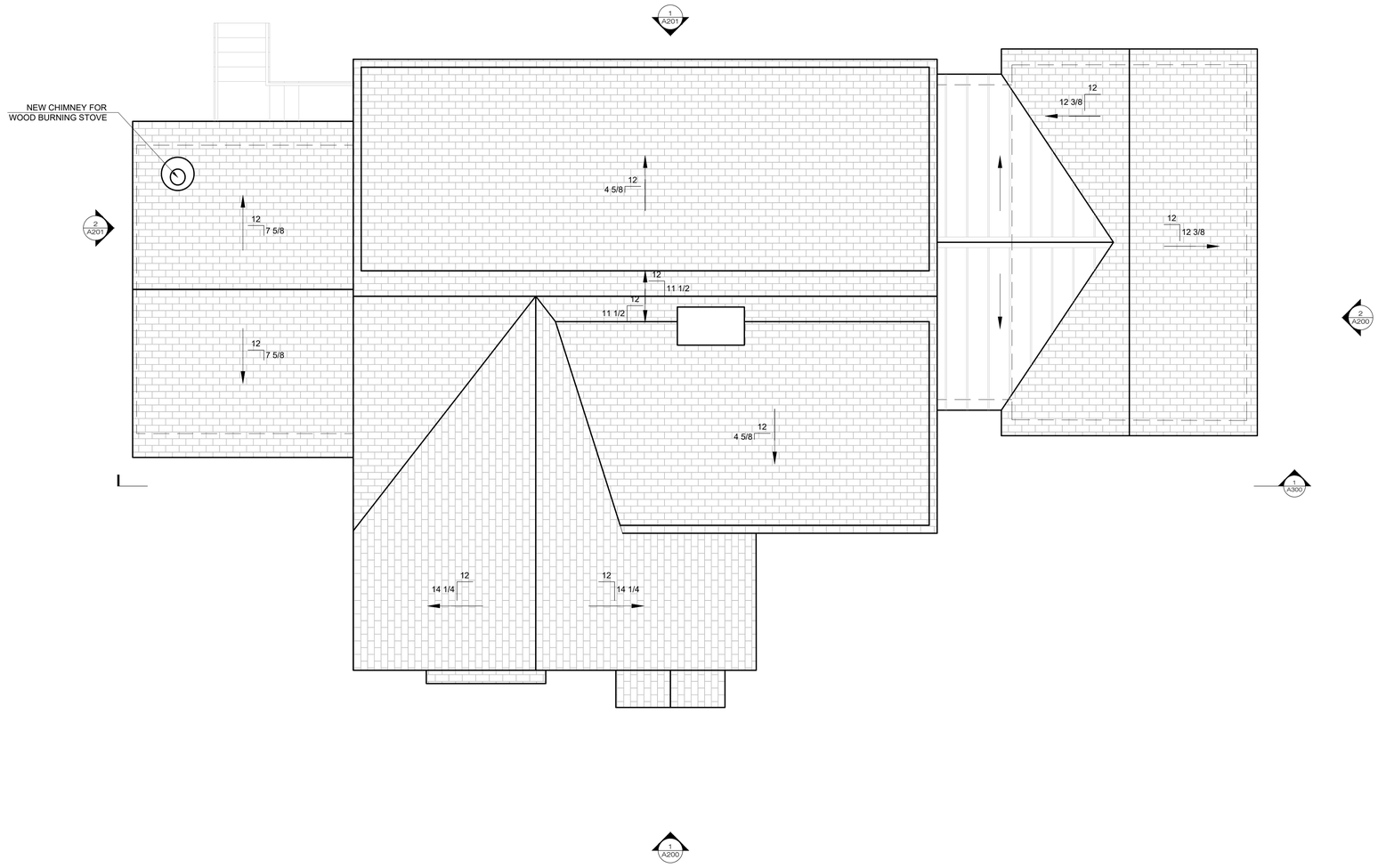
CONSTRUCTION PLANS
BASEMENT

SEAL & SIGNATURE

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1 CONSTRUCTION PLAN - ROOF
SCALE: 1/4" = 1' - 0"

N

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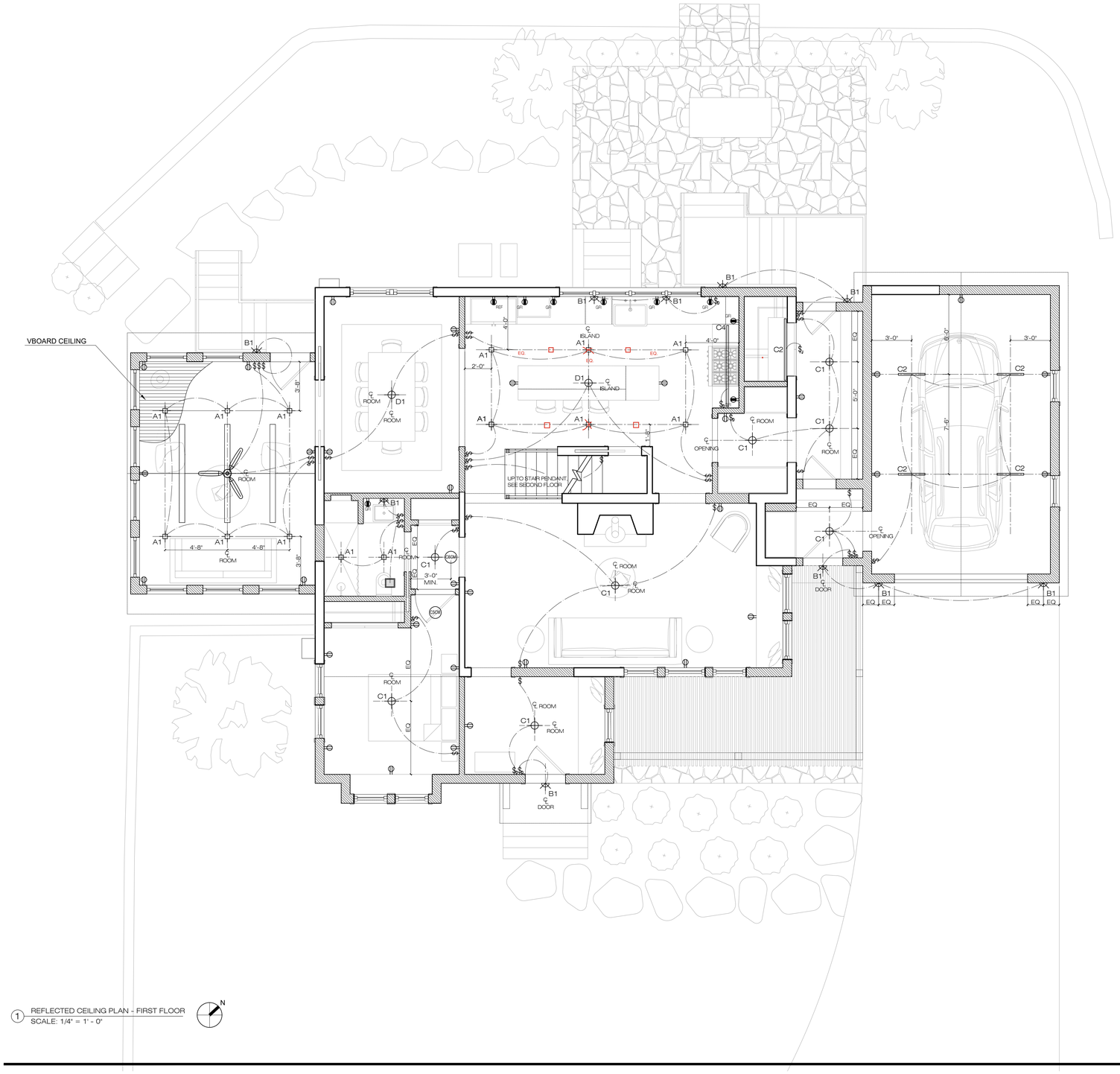
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CONSTRUCTION PLANS
ROOF

SEAL & SIGNATURE

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1 REFLECTED CEILING PLAN - FIRST FLOOR
SCALE: 1/4" = 1' - 0"

N

REFLECTED CEILING PLAN LEGEND:

ITEM:	DESCRIPTION:	SPECIFICATION
A1	RECESSED LIGHT - FIXED	NORA LIGHTING 4" LOLITE CAN-LESS ROUND - DIMMABLE
B1	WALL MOUNTED FIXTURE	CONTRACTOR TO PROVIDE J BOX. DECORATIVE SCONCE PROVIDED BY OWNER
C1	SURFACE MOUNTED FIXTURE	CONTRACTOR TO PROVIDE J BOX. DECORATIVE FIXTURE PROVIDED BY OWNER
D1	PENDANT FIXTURE	CONTRACTOR TO PROVIDE J BOX. DECORATIVE FIXTURE PROVIDED BY OWNER
F1	CEILING MOUNTED FAN/ LIGHT	CONTRACTOR TO PROVIDE J BOX. DECORATIVE FIXTURE PROVIDED BY OWNER
C2	SURFACE MOUNTED LINEAR LED	TBD - CONTRACTOR TO VERIFY LENGTH TO OBTAIN LENGTH NEEDED
C4	RECESSED UNDER CABINET /MILLWORK LIGHTING	TBD - CONTRACTOR TO VERIFY LENGTH TO OBTAIN LENGTH NEEDED
E1	RECESSED EXTERIOR STEP/PATH LIGHT	TBD - CONTRACTOR TO PROVIDE
	BATHROOM EXHAUST FAN	PANASONIC FV0811VF5 WHISPER FLUSH CEILING FAN
$	LIGHT SWITCH	--
$₀	LIGHT SWITCH W/ DIMMER 3 WAY AS NEEDED	--
$⊿	JAMB SENSOR LIGHT SWITCH	--
SKM	HARDWIRED COMBINATION SMOKE & CARBON MONOXIDE DETECTOR	--
T	WALL-MOUNTED THERMOSTAT	--
AL	WALL-MOUNTED ALARM SYSTEM, COORDINATE WITH OWNER	--
	NEW CEILING FAN	PROVIDED BY OWNER, CONTRACTOR INSTALLED

POWER & SIGNAL PLAN LEGEND:

EX	EXISTING DUPLEX WALL OUTLET
15"	DUPLEX WALL OUTLET (SUBSCRIPT DENOTES HT. ABOVE FINISHED FLOOR)
	QUAD WALL OUTLET
	DUPLEX FLOOR OUTLET
GFI	DEDICATED DUPLEX WALL OUTLET: WET LOCATION
CB	CABLE/TV OUTLET
R/A	HVAC RETURN AIR GRILLE AND DUCTWORK

NOTE:

U.O.N. ALL EXISTING DOWNLIGHTS TO REPLACED IN PLACE WITH FIXTURE "A1" AS SPECIFIED IN LEGEND ABOVE. COORDINATE ANY CONFLICTS WITH ARCHITECT PRIOR TO DEMOLITION OR INSTALLATION.

NOTE:

ALL EXISTING RADIANT UNDER FLOOR HEATING TO REMAIN. REPAIR AND REPLACE AS REQUIRED. ALL INTERIOR ROOMS TO HAVE UNDER FLOOR HEATING PROVIDE NEW IF NEEDED.

No.	DATE	REVISION
01	02.25.26	ISSUE FOR PERMIT

GARRISON FOUNDRY
ARCHITECTURE & DESIGN

40 NELSON LANE
GARRISON, NY 10524

917.364.3218
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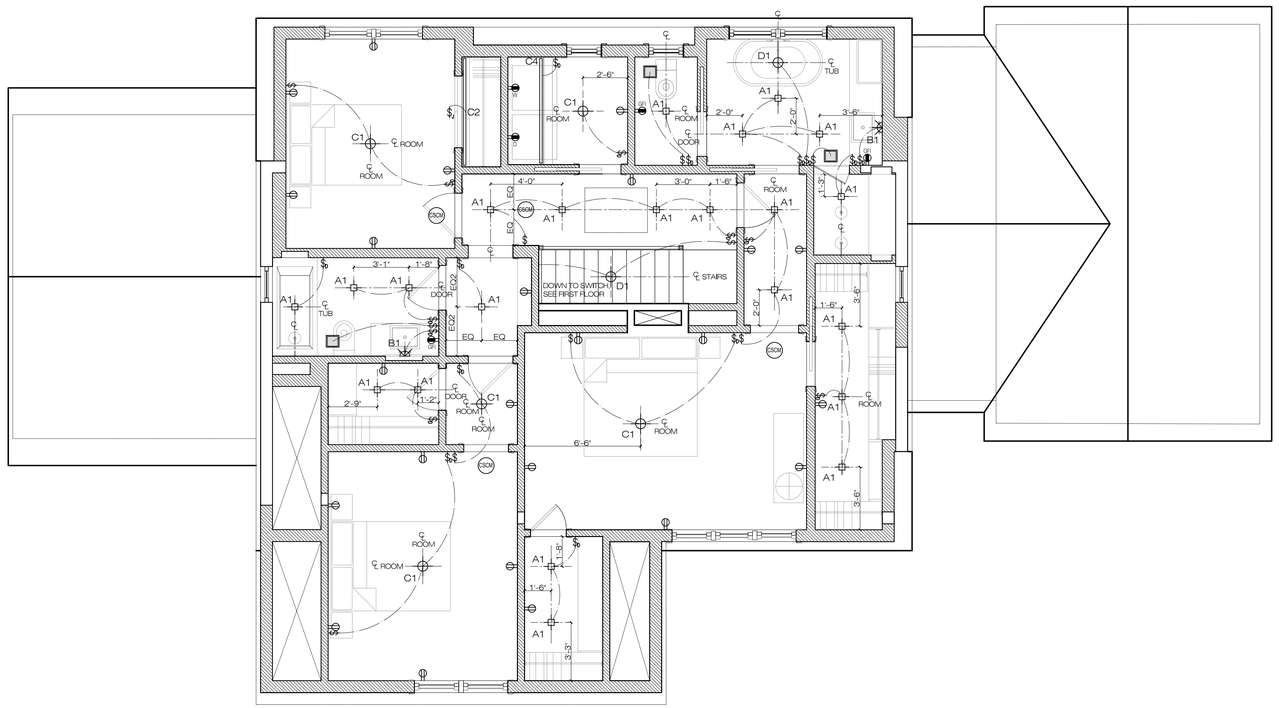
17 PLEASANT VIEW AVE.
BEACON, NY 12508

R.C. & POWER PLANS FIRST FLOOR

SEAL & SIGNATURE

REGISTERED ARCHITECT ANDREA MENNES 035277-1 STATE OF NEW YORK

PROJECT: 17 PLEASANT VIEW
DATE : 02.25.26
CHK BY : GF
DWG No :
A-130.00
CAD FILE No:
8 OF 12



1 REFLECTED CEILING PLAN - SECOND FLOOR
SCALE: 1/4" = 1' - 0"

N

REFLECTED CEILING PLAN LEGEND:

ITEM:	DESCRIPTION:	SPECIFICATION
A1	RECESSED LIGHT - FIXED	NORA LIGHTING 4" LOLITE CAN-LESS ROUND - DIMMABLE
B1	WALL MOUNTED FIXTURE	CONTRACTOR TO PROVIDE J BOX. DECORATIVE SCONCE PROVIDED BY OWNER
C1	SURFACE MOUNTED FIXTURE	CONTRACTOR TO PROVIDE J BOX. DECORATIVE FIXTURE PROVIDED BY OWNER
D1	PENDANT FIXTURE	CONTRACTOR TO PROVIDE J BOX. DECORATIVE FIXTURE PROVIDED BY OWNER
F1	CEILING MOUNTED FAN/ LIGHT	CONTRACTOR TO PROVIDE J BOX. DECORATIVE FIXTURE PROVIDED BY OWNER
C2	SURFACE MOUNTED LINEAR LED	TBD - CONTRACTOR TO VERIFY LENGTH TO OBTAIN LENGTH NEEDED
C4	RECESSED UNDER CABINET /MILLWORK LIGHTING	TBD - CONTRACTOR TO VERIFY LENGTH TO OBTAIN LENGTH NEEDED
E1	RECESSED EXTERIOR STEP/PATH LIGHT	TBD - CONTRACTOR TO PROVIDE
	BATHROOM EXHAUST FAN	PANASONIC FV0811VF5 WHISPER FLUSH CEILING FAN
$	LIGHT SWITCH	--
$3	LIGHT SWITCH W/ DIMMER 3 WAY AS NEEDED	--
$J	JAMB SENSOR LIGHT SWITCH	--
SKM	HARDWIRED COMBINATION SMOKE & CARBON MONOXIDE DETECTOR	--
T	WALL-MOUNTED THERMOSTAT	--
AL	WALL-MOUNTED ALARM SYSTEM, COORDINATE WITH OWNER	--
	NEW CEILING FAN	PROVIDED BY OWNER, CONTRACTOR INSTALLED

POWER & SIGNAL PLAN LEGEND:

EX	EXISTING DUPLEX WALL OUTLET
15"	DUPLEX WALL OUTLET (SUBSCRIPT DENOTES HT. ABOVE FINISHED FLOOR)
	QUAD WALL OUTLET
	DUPLEX FLOOR OUTLET
GFI	DEDICATED DUPLEX WALL OUTLET: WET LOCATION
CB	CABLE/TV OUTLET
R/A	HVAC RETURN AIR GRILLE AND DUCTWORK

NOTE:

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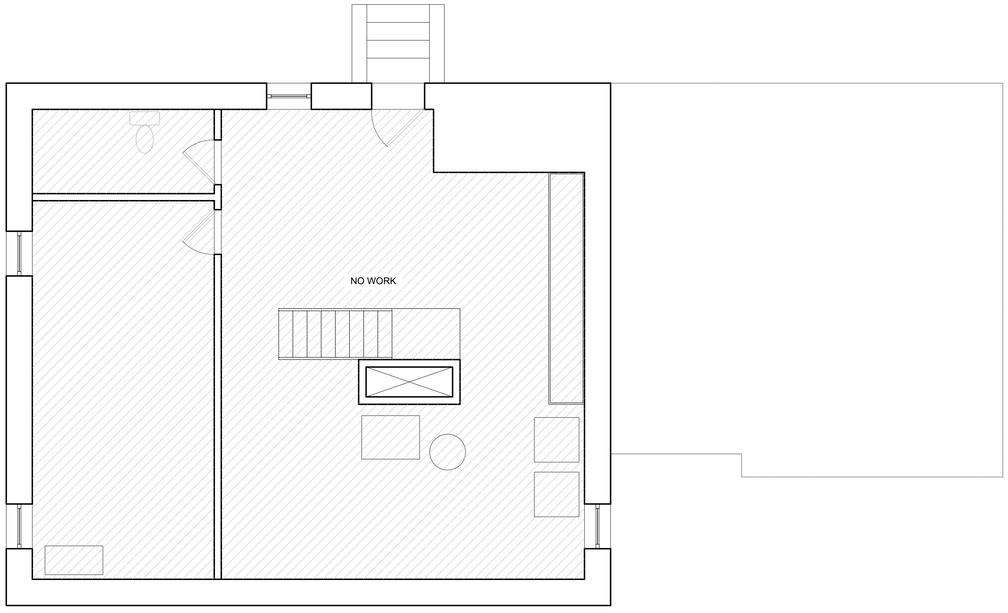
17 PLEASANT VIEW AVE.
BEACON, NY 12508

R.C. & POWER PLANS SECOND FLOOR

SEAL & SIGNATURE

REGISTERED ARCHITECT
ANDREA MENNES
035277-1
STATE OF NEW YORK

PROJECT: 17 PLEASANT VIEW
DATE : 02.25.26
CHK BY : GF
DWG No :
A-131.00
CAD FILE No:
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1 REFLECTED CEILING PLAN - BASEMENT
SCALE: 1/4" = 1' - 0"

REFLECTED CEILING PLAN LEGEND:

ITEM:	DESCRIPTION:	SPECIFICATION
A1	RECESSED LIGHT - FIXED	NORA LIGHTING 4" LOLITE CAN-LESS ROUND - DIMMABLE
B1	WALL MOUNTED FIXTURE	CONTRACTOR TO PROVIDE J BOX. DECORATIVE SCONCE PROVIDED BY OWNER
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D1	PENDANT FIXTURE	CONTRACTOR TO PROVIDE J BOX. DECORATIVE FIXTURE PROVIDED BY OWNER
F1	CEILING MOUNTED FAN/ LIGHT	CONTRACTOR TO PROVIDE J BOX. DECORATIVE FIXTURE PROVIDED BY OWNER
C2	SURFACE MOUNTED LINEAR LED	TBD - CONTRACTOR TO VERIFY LENGTH TO OBTAIN LENGTH NEEDED
C4	RECESSED UNDER CABINET /MILLWORK LIGHTING	TBD - CONTRACTOR TO VERIFY LENGTH TO OBTAIN LENGTH NEEDED
E1	RECESSED EXTERIOR STEP/PATH LIGHT	TBD - CONTRACTOR TO PROVIDE
	BATHROOM EXHAUST FAN	PANASONIC FV0811VF5 WHISPER FLUSH CEILING FAN
$	LIGHT SWITCH	--
$3	LIGHT SWITCH W/ DIMMER 3 WAY AS NEEDED	--
$J	JAMB SENSOR LIGHT SWITCH	--
SCO	HARDWIRED COMBINATION SMOKE & CARBON MONOXIDE DETECTOR	--
T	WALL-MOUNTED THERMOSTAT	--
AL	WALL-MOUNTED ALARM SYSTEM, COORDINATE WITH OWNER	--
	NEW CEILING FAN	PROVIDED BY OWNER, CONTRACTOR INSTALLED

POWER & SIGNAL PLAN LEGEND:

EX	EXISTING DUPLEX WALL OUTLET
15"	DUPLEX WALL OUTLET (SUBSCRIPT DENOTES HT. ABOVE FINISHED FLOOR)
	QUAD WALL OUTLET
	DUPLEX FLOOR OUTLET
GFI	DEDICATED DUPLEX WALL OUTLET: WET LOCATION
CB	CABLE/TV OUTLET
R/A	HVAC RETURN AIR GRILLE AND DUCTWORK

NOTE:

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R.C. & POWER PLANS BASEMENT

SEAL & SIGNATURE

REGISTERED ARCHITECT
ANDREA MENNES
035277-1
STATE OF NEW YORK

PROJECT: 17 PLEASANT VIEW
DATE : 02.25.26
CHK BY : GF
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A-132.00
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No.	DATE	REVISION
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2 EXISTING ELEVATION - NORTHEAST
SCALE: 1/4" = 1' - 0"



1 EXISTING ELEVATION - SOUTHEAST
SCALE: 1/4" = 1' - 0"

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EXISTING ELEVATIONS

SEAL & SIGNATURE

REGISTERED ARCHITECT
ANDREA MENNES
035277
STATE OF NEW YORK

PROJECT:	17 PLEASANT VIEW
DATE :	02.25.26
CHK BY :	GF
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No.	DATE	REVISION
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② EXISTING ELEVATION - SOUTHWEST
SCALE: 1/4" = 1' - 0"



① EXISTING ELEVATION - NORTHWEST
SCALE: 1/4" = 1' - 0"

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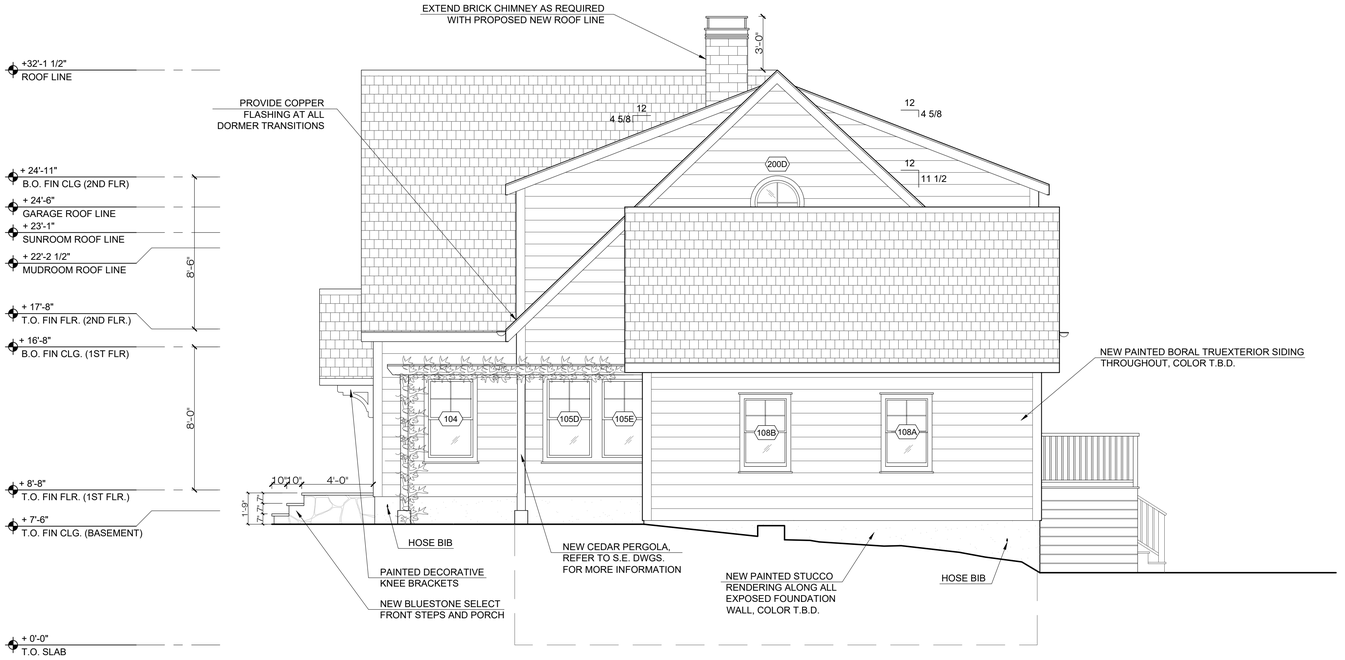
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EXISTING ELEVATIONS

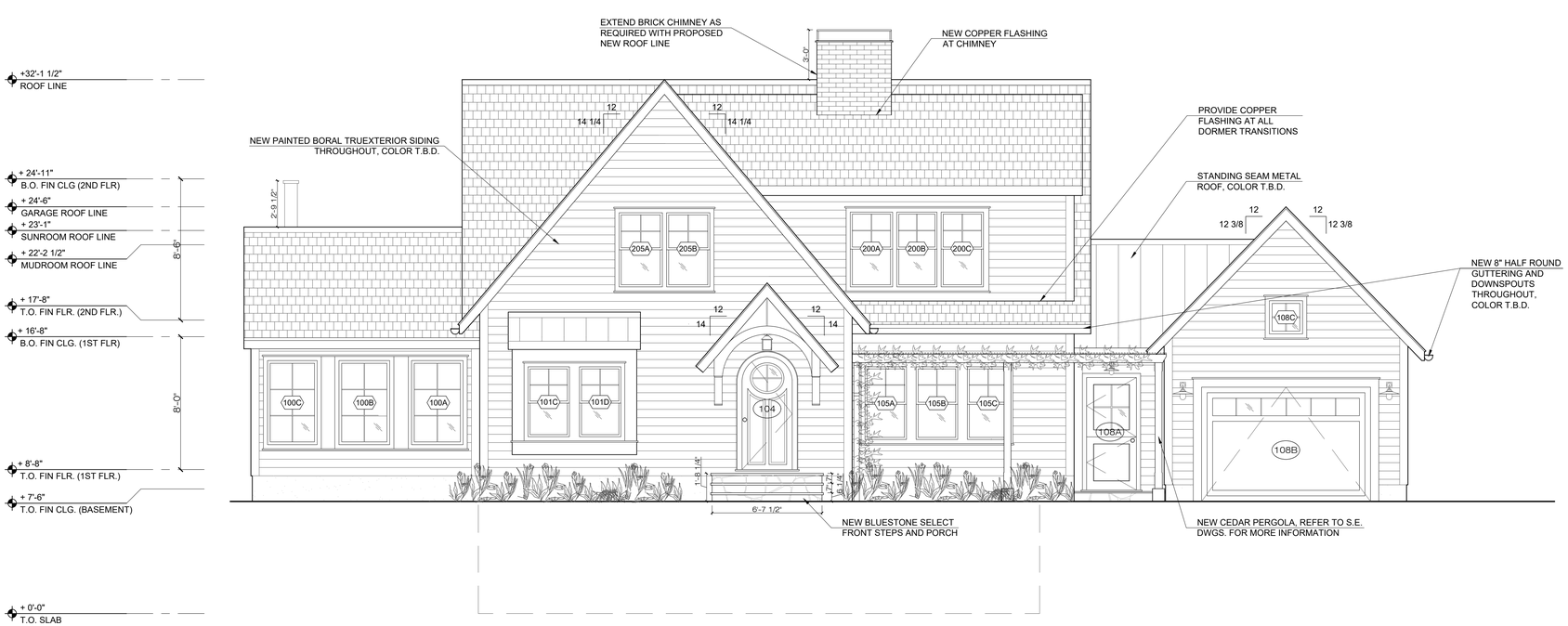
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PROJECT: 17 PLEASANT VIEW
DATE : 02.25.26
CHK BY : GF
DWG No :
A-201.00
CAD FILE No: 9 OF 12



2 PROPOSED ELEVATION - NORTHEAST
SCALE: 1/4" = 1' - 0"



1 PROPOSED ELEVATION - SOUTHEAST
SCALE: 1/4" = 1' - 0"

No.	DATE	REVISION
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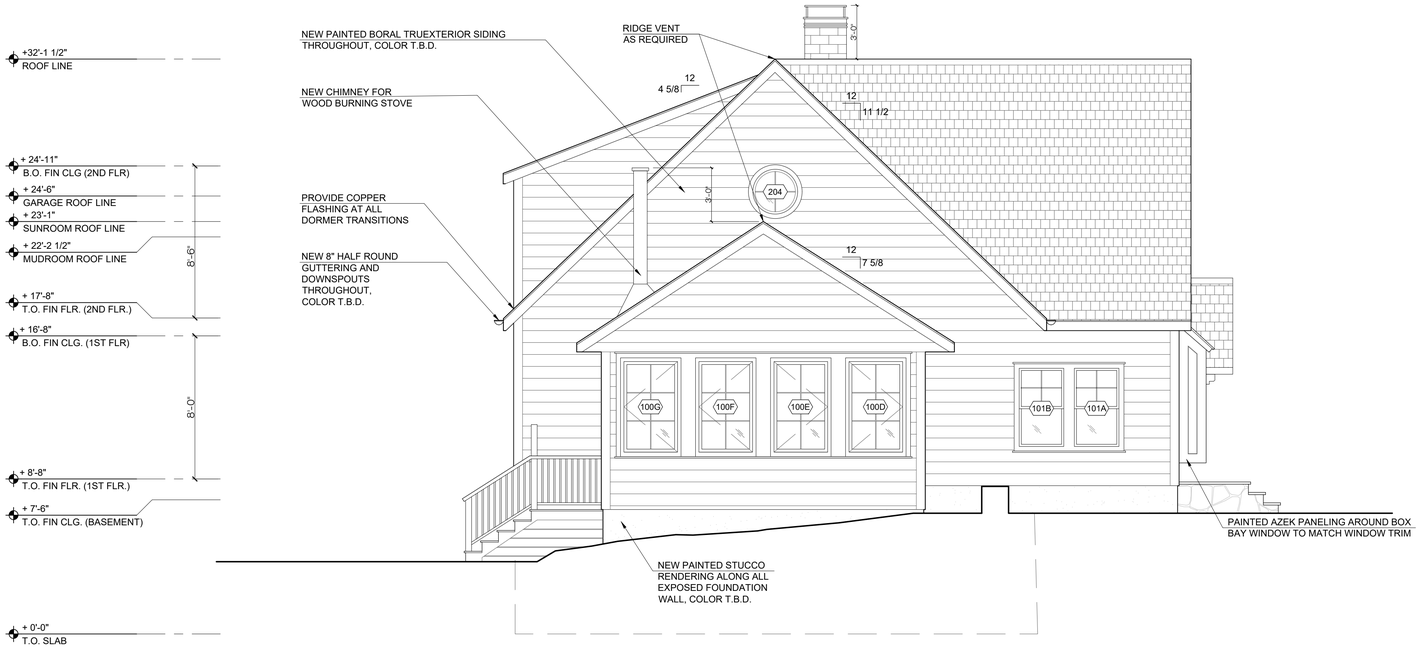
PROPOSED ELEVATIONS

SEAL & SIGNATURE

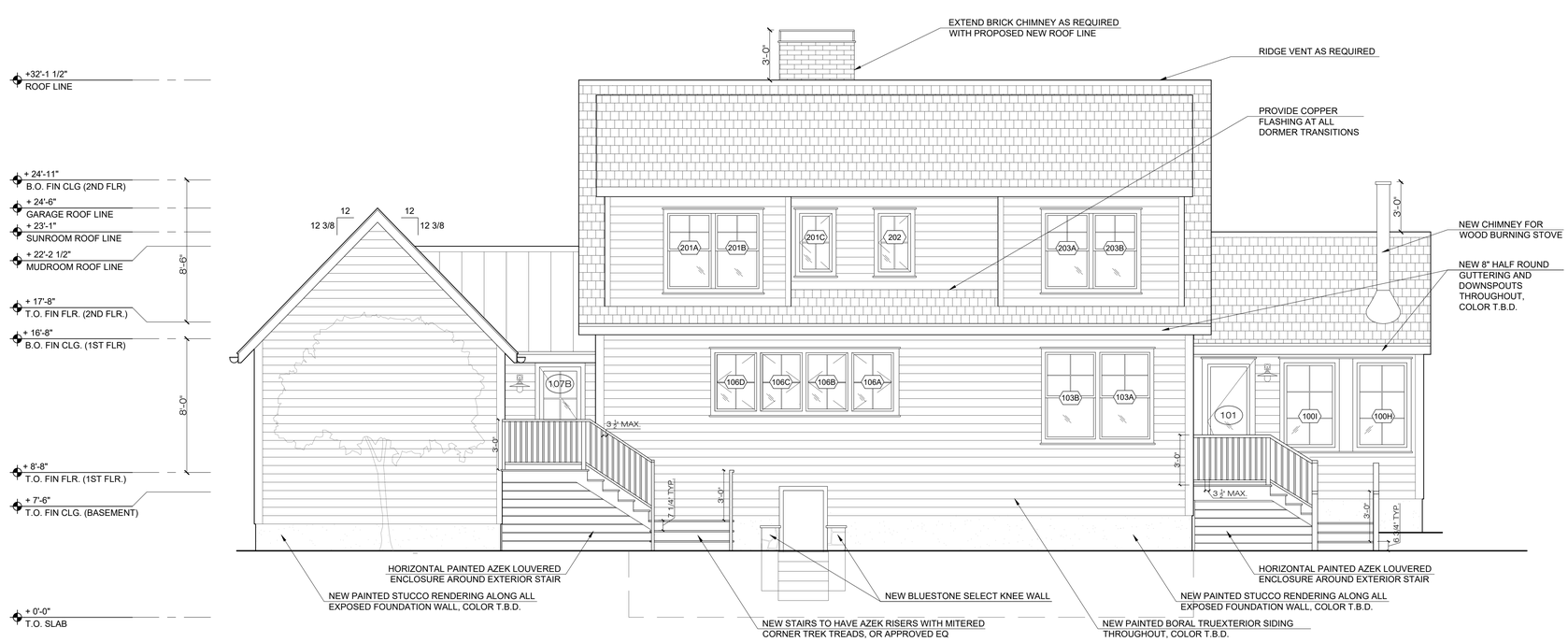
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PROJECT: 17 PLEASANT VIEW
DATE : 02.25.26
CHK BY : GF
DWG No :
A-220.00
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2 PROPOSED ELEVATION - SOUTHWEST
SCALE: 1/4" = 1' - 0"



1 PROPOSED ELEVATION - NORTHWEST
SCALE: 1/4" = 1' - 0"

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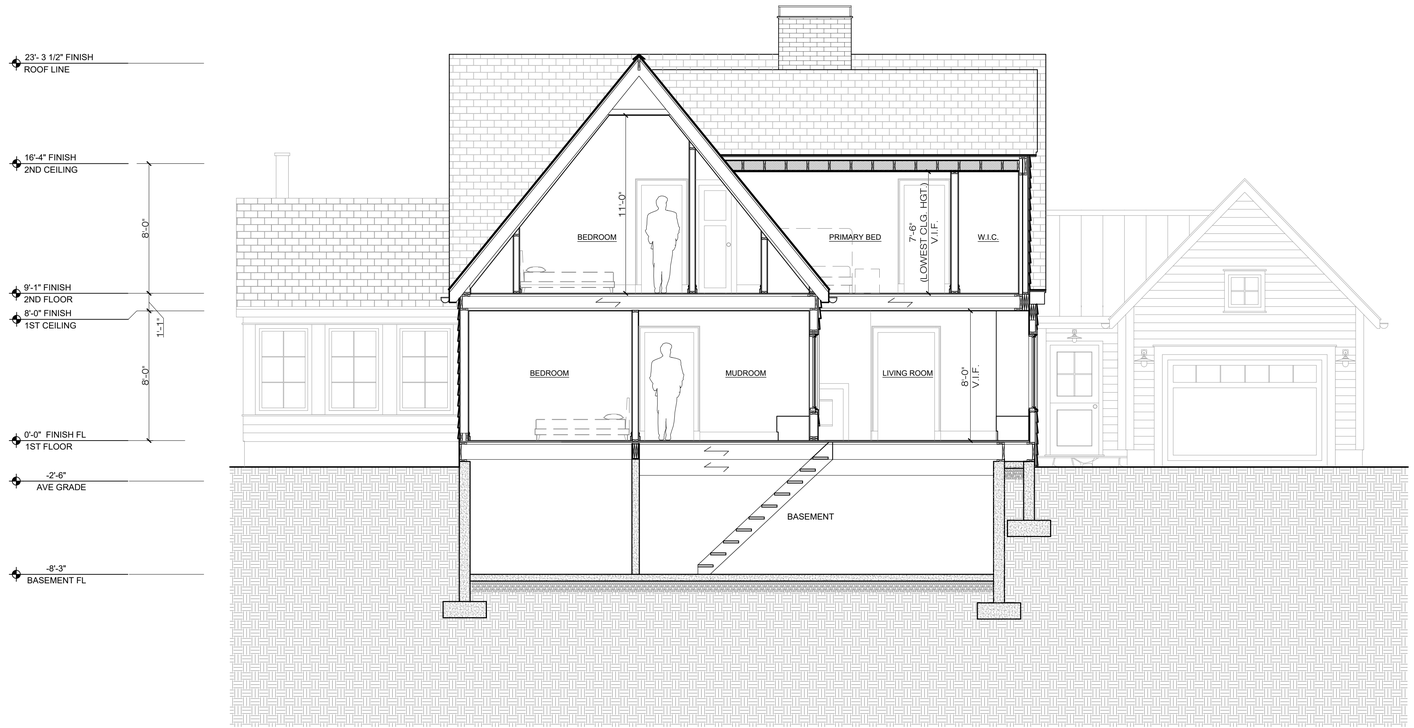
PROPOSED ELEVATIONS

SEAL & SIGNATURE

REGISTERED ARCHITECT ANDREA MENNES 035277 STATE OF NEW YORK

PROJECT: 17 PLEASANT VIEW
DATE : 02.25.26
CHK BY : GF
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A-221.00
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No.	DATE	REVISION
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1 PROPOSED SECTION - SW-NE
SCALE: 1/4" = 1' - 0"

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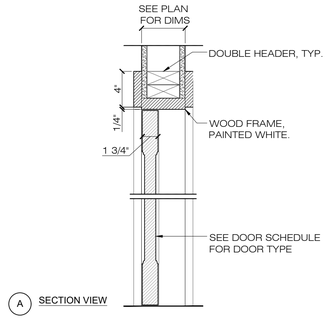
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BEACON, NY 12508

PROPOSED SECTIONS

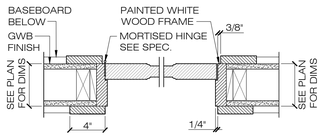
SEAL & SIGNATURE

REGISTERED ARCHITECT
ANDREA MENNES
035277-1
STATE OF NEW YORK

PROJECT: 17 PLEASANT VIEW
DATE : 02.25.26
CHK BY : GF
DWG No :
A-300.00
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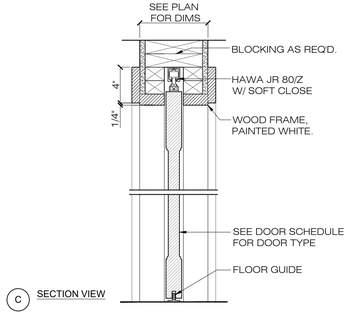


A SECTION VIEW

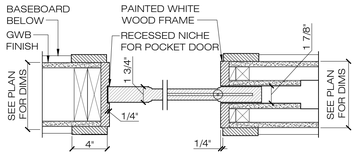


B PLAN VIEW

1 TYP. SINGLE DOOR DETAIL
SCALE: 1 1/2" = 1' - 0"

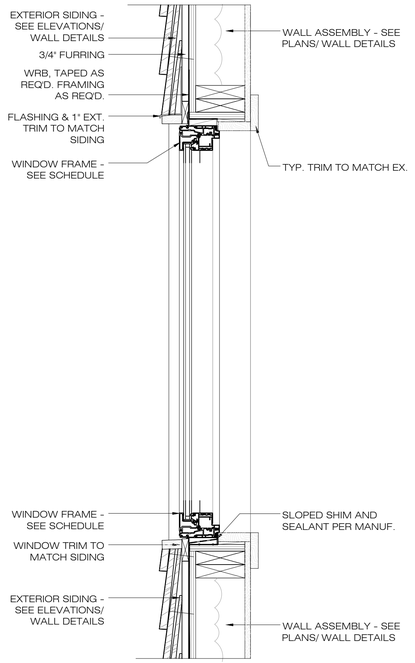


C SECTION VIEW



D PLAN VIEW

2 TYP. POCKET DOOR DETAIL
SCALE: 1 1/2" = 1' - 0"

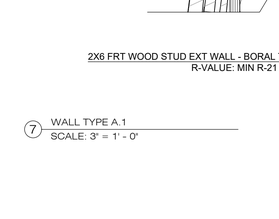


3 TYP. WINDOW SILL/ HEAD DETAIL
SCALE: 1 1/2" = 1' - 0"

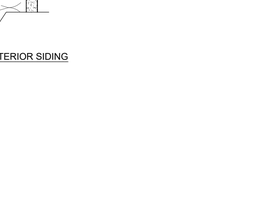
PARTITION GENERAL NOTES:

1. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR CROSS REFERENCING WALL CONSTRUCTION TYPES WITH WALL FINISHES. REFER TO INTERIOR ELEVATIONS AND FINISH SCHEDULE FOR ADDITIONAL INFORMATION.
2. G.C. SHALL PROVIDE BLOCKING WHERE REQUIRED AT ALL MOUNTING LOCATIONS (SHELF SUPPORTS, HANG RODS, ETC.), COORDINATE WITH PLANS & DETAILS. ALL WOOD STUD BLOCKING TO BE FIRE RETARDANT TREATED.
3. G.C. IS RESPONSIBLE FOR COORDINATING WALL THICKNESS WITH PLAN DIMENSIONS TO ACHIEVE ALL HOLD AND MINIMUM CLEARANCES.
4. G.C. SHALL COORDINATE DOOR FRAME SIZES AND INSTALLATION REQUIREMENTS WITH WALL THICKNESS.
5. G.C. SHALL PROVIDE SOUND ATTENUATION BLANKET/INSULATION AT LOCATIONS AS PER DETAILS.
6. G.C. SHALL PROVIDE PROPER STUD THICKNESS @ PARTIONS BEHIND PLUMBING FIXTURES, AND @ PARTITIONS W/ SLIDING DOORS, NOTED AS "SIM." ON PLANS.
7. AT WALLS RECEIVING CERAMIC TILE OR STONE FINISH, PROVIDE 1/2" CEMENT BOARD BACKER IN LIEU OF G.W.B.
8. G.C. TO STAGGER JOINTS AT G.W.B. BOARD, TYP
9. ALL EXTERIOR PARTITIONS TO MEET OR EXCEED REQUIRED R-VALUES AS STATED PER THE 2020 NY ENERGY CONSERVATION CODE.

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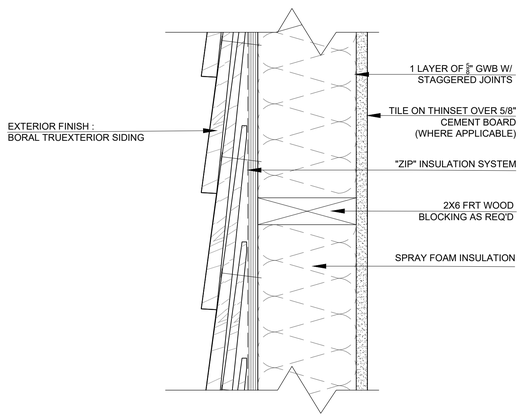
4 TYP. FLOORING DETAIL-WOOD FLOOR
SCALE: 3" = 1' - 0"



5 TYP. FLOORING DETAIL-TILE FLOOR
SCALE: 3" = 1' - 0"

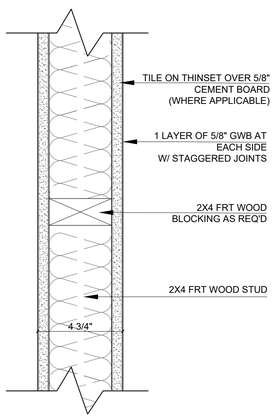


6 TYP. SHOWER CURB DETAIL
SCALE: 3" = 1' - 0"



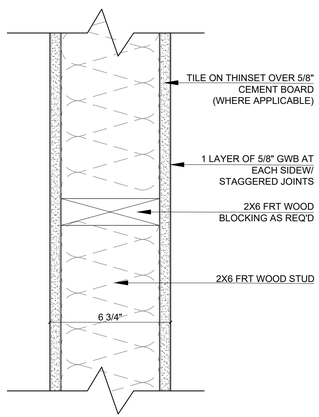
2X6 FRT WOOD STUD EXT WALL - BORAL TRUEXTERIOR SIDING
R-VALUE: MIN R-21

7 WALL TYPE A.1
SCALE: 3" = 1' - 0"



2X4 FRT WOOD STUD

8 WALL TYPE A.2
SCALE: 3" = 1' - 0"



2X6 FRT WOOD STUD

9 WALL TYPE A.3
SCALE: 3" = 1' - 0"

GARRISON FOUNDRY
ARCHITECTURE & DESIGN
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GARRISON, NY 10524
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BEACON, NY 12508

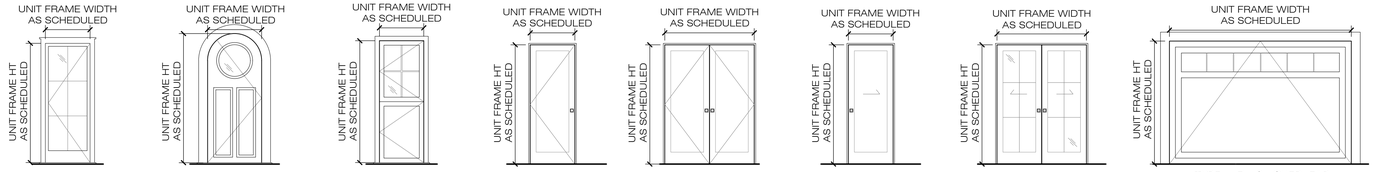
TYPICAL DETAILS

SEAL & SIGNATURE

REGISTERED ARCHITECT ANDREA MENNES 035277-A STATE OF NEW YORK

PROJECT: 17 PLEASANT VIEW
DATE : 02.25.26
CHK BY : GF
DWG No :
A-500.00
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DOOR TYPES



TYPE A: EXTERIOR ENTRY DOOR, STAIN GRADE SOLID WOOD AND GLASS (EXTERIOR VIEW)

TYPE B: ARCHED EXTERIOR ENTRY DOOR, STAIN GRADE SOLID WOOD AND GLASS (EXTERIOR VIEW)

TYPE C: EXTERIOR ENTRY DUTCH DOOR, STAIN GRADE SOLID WOOD AND GLASS (EXTERIOR VIEW)

TYPE D: INTERIOR SINGLE SWING DOOR, SOLID WOOD PAINTED FINISH

TYPE E: INTERIOR DOUBLE SWING DOOR, SOLID WOOD PAINTED FINISH

TYPE F: INTERIOR SINGLE POCKET DOOR, SOLID WOOD PAINTED FINISH

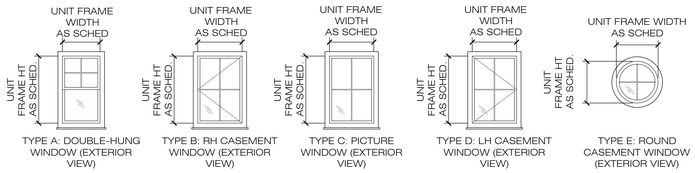
TYPE G: INTERIOR DOUBLE POCKET DOOR, SOLID WOOD AND GLASS, PAINTED FINISH

TYPE H: FLUSH OVERHEAD GARAGE DOOR (EXTERIOR VIEW)

DOOR SCHEDULE

D #	LOCATION	SIZE (WxH)	TYPE	MATERIAL	THK.	JAMB/FRAME	HARDWARE	FUNCTION	REMARKS
100	SUNROOM (EXTERIOR)	3'-0" X 6'-8"	TYPE A	SOLID CORE WOOD & GLASS, PAINTED FINISH	1 3/4"	WOOD, PTD.	BY OWNER	LOCK SET	
101A	BEDROOM 04	3'-0" X 6'-8"	TYPE D	SOLID CORE WOOD, PAINTED FINISH	1 3/4"	WOOD, PTD.	BY OWNER	PRIVACY	
101B/C		5'-0" X 6'-8"	TYPE E	SOLID CORE WOOD, PAINTED FINISH	1 3/4"	WOOD, PTD.	BY OWNER	PASSAGE	
102	BATH 02	3'-0" X 6'-8"	TYPE F	SOLID CORE WOOD, PAINTED FINISH	1 3/4"	WOOD, PTD.	BY OWNER	PRIVACY	
103A/B	DINING ROOM	5'-0" X 6'-8"	TYPE G	SOLID CORE WOOD & GLASS, PAINTED FINISH	1 3/4"	WOOD, PTD.	BY OWNER	PASSAGE	
104	ENTRY (EXTERIOR)	3'-0" X 6'-8"	TYPE B	SOLID CORE WOOD & GLASS, PAINTED FINISH	1 3/4"	WOOD, PTD.	BY OWNER	LOCK SET	
106	KITCHEN	2'-6" X 6'-8"	TYPE D	SOLID CORE WOOD, PAINTED FINISH	1 3/4"	WOOD, PTD.	BY OWNER	PASSAGE	
107A	MUDROOM	2'-6" X 6'-8"	TYPE D	SOLID CORE WOOD, PAINTED FINISH	1 3/4"	WOOD, PTD.	BY OWNER	PASSAGE	
107B	MUDROOM (EXTERIOR)	2'-6" X 6'-10"	TYPE C	SOLID CORE WOOD & GLASS, PAINTED FINISH	1 3/4"	WOOD, PTD.	BY OWNER	LOCK SET	
108A	GARAGE (EXTERIOR)	2'-6" X 6'-10"	TYPE C	SOLID CORE WOOD & GLASS, PAINTED FINISH	1 3/4"	WOOD, PTD.	BY OWNER	LOCK SET	
108B	GARAGE DOOR (EXTERIOR)	10'-0" X 6'-10"	TYPE H	SOLID CORE WOOD, PAINTED FINISH	1 3/4"	WOOD, PTD.	BY MANUFACT.		
200A	PRIMARY BEDROOM	2'-6" X 6'-8"	TYPE D	SOLID CORE WOOD, PAINTED FINISH	1 3/4"	WOOD, PTD.	BY OWNER	PRIVACY	
200B		2'-0" X 6'-8"	TYPE D	SOLID CORE WOOD, PAINTED FINISH	1 3/4"	WOOD, PTD.	BY OWNER	PRIVACY	
201A	PRIMARY BATHROOM	2'-6" X 6'-8"	TYPE F	SOLID CORE WOOD, PAINTED FINISH	1 3/4"	WOOD, PTD.	BY OWNER	PRIVACY	
201B		2'-6" X 6'-8"	TYPE D	SOLID CORE WOOD, PAINTED FINISH	1 3/4"	WOOD, PTD.	BY OWNER	PASSAGE	
202	LAUNDRY ROOM	2'-4" X 6'-8"	TYPE D	SOLID CORE WOOD, PAINTED FINISH	1 3/4"	WOOD, PTD.	BY OWNER	PASSAGE	
203A	BEDROOM 02	2'-6" X 6'-8"	TYPE D	SOLID CORE WOOD, PAINTED FINISH	1 3/4"	WOOD, PTD.	BY OWNER	PRIVACY	
203B/C		4'-0" X 6'-8"	TYPE E	SOLID CORE WOOD, PAINTED FINISH	1 3/4"	WOOD, PTD.	BY OWNER	PASSAGE	
204	BATH 01	2'-6" X 6'-8"	TYPE D	SOLID CORE WOOD, PAINTED FINISH	1 3/4"	WOOD, PTD.	BY OWNER	PRIVACY	
205A	BEDROOM 01	2'-6" X 6'-8"	TYPE D	SOLID CORE WOOD, PAINTED FINISH	1 3/4"	WOOD, PTD.	BY OWNER	PRIVACY	
205B		2'-4" X 6'-8"	TYPE D	SOLID CORE WOOD, PAINTED FINISH	1 3/4"	WOOD, PTD.	BY OWNER	PASSAGE	

WINDOW TYPES



TYPE A: DOUBLE-HUNG WINDOW (EXTERIOR VIEW)

TYPE B: RH CASEMENT WINDOW (EXTERIOR VIEW)

TYPE C: PICTURE WINDOW (EXTERIOR VIEW)

TYPE D: LH CASEMENT WINDOW (EXTERIOR VIEW)

TYPE E: ROUND CASEMENT WINDOW (EXTERIOR VIEW)

WINDOW SCHEDULE

W #	LOCATION	FRAME SIZE (WxH)	TYPE / MATERIAL	MANUFACTURER	REMARKS
100A	SUNROOM	35 15/16" X 59 7/8"	TYPE C / VINYL CLAD WOOD	ANDERSEN - 400 SERIES	INTERIOR FINISH: PRIMED WHITE. EXTERIOR FINISH: WHITE.
100B		35 15/16" X 59 7/8"	TYPE C / VINYL CLAD WOOD	ANDERSEN - 400 SERIES	INTERIOR FINISH: PRIMED WHITE. EXTERIOR FINISH: WHITE.
100C		35 15/16" X 59 7/8"	TYPE C / VINYL CLAD WOOD	ANDERSEN - 400 SERIES	INTERIOR FINISH: PRIMED WHITE. EXTERIOR FINISH: WHITE.
100D		35 15/16" X 59 7/8"	TYPE C / VINYL CLAD WOOD	ANDERSEN - 400 SERIES	INTERIOR FINISH: PRIMED WHITE. EXTERIOR FINISH: WHITE.
100E		35 15/16" X 59 7/8"	TYPE C / VINYL CLAD WOOD	ANDERSEN - 400 SERIES	INTERIOR FINISH: PRIMED WHITE. EXTERIOR FINISH: WHITE.
100F		35 15/16" X 59 7/8"	TYPE C / VINYL CLAD WOOD	ANDERSEN - 400 SERIES	INTERIOR FINISH: PRIMED WHITE. EXTERIOR FINISH: WHITE.
100G		35 15/16" X 59 7/8"	TYPE C / VINYL CLAD WOOD	ANDERSEN - 400 SERIES	INTERIOR FINISH: PRIMED WHITE. EXTERIOR FINISH: WHITE.
100H		35 15/16" X 59 7/8"	TYPE C / VINYL CLAD WOOD	ANDERSEN - 400 SERIES	INTERIOR FINISH: PRIMED WHITE. EXTERIOR FINISH: WHITE.
100I		35 15/16" X 59 7/8"	TYPE C / VINYL CLAD WOOD	ANDERSEN - 400 SERIES	INTERIOR FINISH: PRIMED WHITE. EXTERIOR FINISH: WHITE.
101A	BEDROOM 04	29 5/8" X 52 7/8"	TYPE A / VINYL CLAD WOOD	ANDERSEN - 400 SERIES	INTERIOR FINISH: PRIMED WHITE. EXTERIOR FINISH: WHITE. FACTORY/FIELD MULL TO W101B, SEE ELEVATIONS
101B		29 5/8" X 52 7/8"	TYPE A / VINYL CLAD WOOD	ANDERSEN - 400 SERIES	INTERIOR FINISH: PRIMED WHITE. EXTERIOR FINISH: WHITE. FACTORY/FIELD MULL TO W101A, SEE ELEVATIONS
101C		29 5/8" X 52 7/8"	TYPE A / VINYL CLAD WOOD	ANDERSEN - 400 SERIES	INTERIOR FINISH: PRIMED WHITE. EXTERIOR FINISH: WHITE. FACTORY/FIELD MULL TO W101D, SEE ELEVATIONS
101D		29 5/8" X 52 7/8"	TYPE A / VINYL CLAD WOOD	ANDERSEN - 400 SERIES	INTERIOR FINISH: PRIMED WHITE. EXTERIOR FINISH: WHITE. FACTORY/FIELD MULL TO W101C, SEE ELEVATIONS
103A	DINING ROOM	35 5/8" X 52 7/8"	TYPE A / VINYL CLAD WOOD	ANDERSEN - 400 SERIES	INTERIOR FINISH: PRIMED WHITE. EXTERIOR FINISH: WHITE. FACTORY/FIELD MULL TO W103B, SEE ELEVATIONS
103B		35 5/8" X 52 7/8"	TYPE A / VINYL CLAD WOOD	ANDERSEN - 400 SERIES	INTERIOR FINISH: PRIMED WHITE. EXTERIOR FINISH: WHITE. FACTORY/FIELD MULL TO W103A, SEE ELEVATIONS
104	ENTRY	29 5/8" X 52 7/8"	TYPE A / VINYL CLAD WOOD	ANDERSEN - 400 SERIES	INTERIOR FINISH: PRIMED WHITE. EXTERIOR FINISH: WHITE.
105A	LIVING	35 5/8" X 52 7/8"	TYPE A / VINYL CLAD WOOD	ANDERSEN - 400 SERIES	INTERIOR FINISH: PRIMED WHITE. EXTERIOR FINISH: WHITE. FACTORY/FIELD MULL TO W105B, SEE ELEVATIONS
105B		35 5/8" X 52 7/8"	TYPE A / VINYL CLAD WOOD	ANDERSEN - 400 SERIES	INTERIOR FINISH: PRIMED WHITE. EXTERIOR FINISH: WHITE. FACTORY/FIELD MULL TO W105A/W105C, SEE ELEVATIONS
105C		35 5/8" X 52 7/8"	TYPE A / VINYL CLAD WOOD	ANDERSEN - 400 SERIES	INTERIOR FINISH: PRIMED WHITE. EXTERIOR FINISH: WHITE. FACTORY/FIELD MULL TO W105B, SEE ELEVATIONS
105D		29 5/8" X 52 7/8"	TYPE A / VINYL CLAD WOOD	ANDERSEN - 400 SERIES	INTERIOR FINISH: PRIMED WHITE. EXTERIOR FINISH: WHITE. FACTORY/FIELD MULL TO W105E, SEE ELEVATIONS
105E		29 5/8" X 52 7/8"	TYPE A / VINYL CLAD WOOD	ANDERSEN - 400 SERIES	INTERIOR FINISH: PRIMED WHITE. EXTERIOR FINISH: WHITE. FACTORY/FIELD MULL TO W105D, SEE ELEVATIONS
106A	KITCHEN	28 3/8" X 40 13/16"	TYPE B / VINYL CLAD WOOD	ANDERSEN - 400 SERIES	INTERIOR FINISH: PRIMED WHITE. EXTERIOR FINISH: WHITE. FACTORY/FIELD MULL TO W106B, SEE ELEVATIONS
106B		28 3/8" X 40 13/16"	TYPE C / VINYL CLAD WOOD	ANDERSEN - 400 SERIES	INTERIOR FINISH: PRIMED WHITE. EXTERIOR FINISH: WHITE. FACTORY/FIELD MULL TO W106A/W106C, SEE ELEVATIONS
106C		28 3/8" X 40 13/16"	TYPE D / VINYL CLAD WOOD	ANDERSEN - 400 SERIES	INTERIOR FINISH: PRIMED WHITE. EXTERIOR FINISH: WHITE. FACTORY/FIELD MULL TO W106B/W106D, SEE ELEVATIONS
106D		28 3/8" X 40 13/16"	TYPE D / VINYL CLAD WOOD	ANDERSEN - 400 SERIES	INTERIOR FINISH: PRIMED WHITE. EXTERIOR FINISH: WHITE. FACTORY/FIELD MULL TO W106C, SEE ELEVATIONS
108A	GARAGE	29 5/8" X 48 7/8"	TYPE A / VINYL CLAD WOOD	ANDERSEN - 400 SERIES	INTERIOR FINISH: PRIMED WHITE. EXTERIOR FINISH: WHITE.
108B		29 5/8" X 48 7/8"	TYPE A / VINYL CLAD WOOD	ANDERSEN - 400 SERIES	INTERIOR FINISH: PRIMED WHITE. EXTERIOR FINISH: WHITE.
108C		24 1/8" X 24 1/8"	TYPE B / VINYL CLAD WOOD	ANDERSEN - 400 SERIES	INTERIOR FINISH: PRIMED WHITE. EXTERIOR FINISH: WHITE.
200A	PRIMARY BEDROOM	29 5/8" X 52 7/8"	TYPE A / VINYL CLAD WOOD	ANDERSEN - 400 SERIES	INTERIOR FINISH: PRIMED WHITE. EXTERIOR FINISH: WHITE. FACTORY/FIELD MULL TO W200B, SEE ELEVATIONS
200B		29 5/8" X 52 7/8"	TYPE A / VINYL CLAD WOOD	ANDERSEN - 400 SERIES	INTERIOR FINISH: PRIMED WHITE. EXTERIOR FINISH: WHITE. FACTORY/FIELD MULL TO W200A/W200C, SEE ELEVATIONS
200C		29 5/8" X 52 7/8"	TYPE A / VINYL CLAD WOOD	ANDERSEN - 400 SERIES	INTERIOR FINISH: PRIMED WHITE. EXTERIOR FINISH: WHITE. FACTORY/FIELD MULL TO W200B, SEE ELEVATIONS
200D		2'-0" X 2'-0"	TYPE E / VINYL CLAD WOOD	ANDERSEN - 400 SERIES	INTERIOR FINISH: PRIMED WHITE. EXTERIOR FINISH: WHITE.
201A	PRIMARY BATH	33 5/8" X 52 7/8"	TYPE A / VINYL CLAD WOOD	ANDERSEN - 400 SERIES	INTERIOR FINISH: PRIMED WHITE. EXTERIOR FINISH: WHITE. FACTORY/FIELD MULL TO W201C, SEE ELEVATIONS
201B		33 5/8" X 52 7/8"	TYPE A / VINYL CLAD WOOD	ANDERSEN - 400 SERIES	INTERIOR FINISH: PRIMED WHITE. EXTERIOR FINISH: WHITE. FACTORY/FIELD MULL TO W201B, SEE ELEVATIONS
201C		24 1/8" X 40 13/16"	TYPE B / VINYL CLAD WOOD	ANDERSEN - 400 SERIES	INTERIOR FINISH: PRIMED WHITE. EXTERIOR FINISH: WHITE.
202	LAUNDRY	24 1/8" X 40 13/16"	TYPE B / VINYL CLAD WOOD	ANDERSEN - 400 SERIES	INTERIOR FINISH: PRIMED WHITE. EXTERIOR FINISH: WHITE.
203A	BEDROOM 02	33 5/8" X 52 7/8"	TYPE A / VINYL CLAD WOOD	ANDERSEN - 400 SERIES	INTERIOR FINISH: PRIMED WHITE. EXTERIOR FINISH: WHITE. FACTORY/FIELD MULL TO W203B, SEE ELEVATIONS
203B		33 5/8" X 52 7/8"	TYPE A / VINYL CLAD WOOD	ANDERSEN - 400 SERIES	INTERIOR FINISH: PRIMED WHITE. EXTERIOR FINISH: WHITE. FACTORY/FIELD MULL TO W203A, SEE ELEVATIONS
204	BATH 01	2'-0" X 2'-0"	TYPE E / VINYL CLAD WOOD	ANDERSEN - 400 SERIES	INTERIOR FINISH: PRIMED WHITE. EXTERIOR FINISH: WHITE.
205A	BEDROOM 01	33 5/8" X 52 7/8"	TYPE A / VINYL CLAD WOOD	ANDERSEN - 400 SERIES	INTERIOR FINISH: PRIMED WHITE. EXTERIOR FINISH: WHITE. FIELD MULL TO W205B, SEE ELEVATIONS
205B		33 5/8" X 52 7/8"	TYPE A / VINYL CLAD WOOD	ANDERSEN - 400 SERIES	INTERIOR FINISH: PRIMED WHITE. EXTERIOR FINISH: WHITE. FIELD MULL TO W205A, SEE ELEVATIONS

ENERGY CODE NOTE:

GLAZING FOR ALL EXTERIOR DOORS TO BE DUAL PANE CLEAR 1/8" GLASS WITH LOW E4 COATING & HEATLOCK AND/OR SMART SUN TECHNOLOGY COATINGS, PER MANUFACTURER'S STANDARDS. WINDOW U-FACTOR TO BE A MAXIMUM OF 0.27 TO MEET 2020 NYS STRETCH ENERGY CODE.

DOOR NOTES:
1. VERIFY ALL DIMENSIONS IN FIELD PRIOR TO FABRICATION.
2. WINDOW/DOOR FABRICATOR TO PROVIDE SHOP DRAWINGS FOR ARCHITECT'S APPROVAL.
3. REFER TO GENERAL NOTES FOR ADDITIONAL INFORMATION.
4. ALL DOORS TO BE PASSAGE FUNCTION UNLESS OTHERWISE NOTED.
5. ALL DOORS SHALL HAVE PAINTED FINISH UNLESS OTHERWISE NOTED.
6. SUBMIT SAMPLES OF ALL HARDWARE SPECIFIED TO GARRISON FOUNDRY ARCHITECTURE FOR REVIEW & APPROVAL.

ENERGY CODE NOTE:

GLAZING FOR ALL WINDOWS TO BE DUAL PANE CLEAR 1/8" GLASS WITH LOW E4 COATING & HEATLOCK AND/OR SMART SUN TECHNOLOGY COATINGS, PER MANUFACTURERS STANDARDS. WINDOW U-FACTOR TO BE A MAXIMUM OF 0.27 TO MEET 2020 NYS STRETCH ENERGY CODE.

WINDOW NOTES:
1. VERIFY ALL DIMENSIONS IN FIELD PRIOR TO FABRICATION.
2. WINDOW/DOOR FABRICATOR TO PROVIDE SHOP DRAWINGS FOR ARCHITECT'S APPROVAL.
3. G.C. TO VERIFY R.O. SIZING ON SITE PRIOR TO PURCHASE.
4. REFER TO GENERAL NOTES FOR ADDITIONAL INFORMATION.
5. ALL WINDOWS SHALL HAVE PAINTED FINISH UNLESS OTHERWISE NOTED.
6. ALL WINDOWS TO BE DOUBLE GLAZED WITH ARGON GAS FILLING, UNLESS OTHERWISE NOTED.
7. SUBMIT SAMPLES OF ALL HARDWARE SPECIFIED TO GARRISON FOUNDRY ARCHITECTURE FOR REVIEW & APPROVAL.

No.	DATE	REVISION
01	02.25.26	ISSUE FOR PERMIT

GARRISON FOUNDRY
ARCHITECTURE & DESIGN

40 NELSON LANE
GARRISON, NY 10524

917.364.3218
GARRISONFOUNDRY.COM

17 PLEASANT VIEW AVE.
BEACON, NY 12508

DOOR & WINDOW SCHEDULES

SEAL & SIGNATURE



PROJECT: 17 PLEASANT VIEW
DATE : 02.25.26
CHK BY : GF
DWG No :
A-600.00
CAD FILE No: 12 OF 12

GENERAL NOTES AND SPECIAL CONDITIONS:

All work shall conform to the 2020 Residential Code of New York State (RCNYS), Energy Conservation Construction Code of New York State (ECCCNYS), all applicable local codes and ordinances, and all other agencies having jurisdiction. In case of a conflict between codes, the more stringent code shall apply.

The Contractor shall thoroughly verify all dimensions and field conditions at the job site, any and all discrepancies shall be reported to the owner, otherwise the Contractor shall bear all costs to complete the work as intended on the drawings.

The Contractor, Sub-Contractor, Vendor, etc., by submitting his bid or by starting work, represents that he has visited the project location and agrees with the plans and details as representing the full extent of construction. If the Contractor has found that the plans and details are at variance with what is physically in the field, he shall notify the Owner in writting, prior to submitting his bid, requesting a clarification.

The Owner shall secure and pay for Building Permit and Certificate of Occupancy.
Contractor(s) shall pay all costs associated with, and shall comply with all regulations of all Authorities required to secure all necessary permits, inspections, tests, and approvals for all trades.

The General Contractor is responsible for the protection and safety of all persons and existing facilities at the construction site, except for damage to property or bodily injury arising from the owner's sole negligence. The General Contractor shall save and hold harmless the owner and engineer from and against all suits or claims in connection with public liability and property damage and shall defend any and all such actions and pay all expenses arising therefrom.

Individual Contracts between the Owner and Sub-contractors, vendors, etc.; the Sub-contractor shall provide Insurance Coverage to save and hold harmless the owner from and against all suits or claims in connection with public liability and property damage and shall defend any and all such actions and pay all expenses arising therefrom.

The Contractor shall provide and maintain all necessary coverings, boards, etc. as required to protect all areas affected by construction. The Contractor shall be held responsible for all damages caused by improper protection and shall make all necessary repairs or replacement, without additional charges to the Owner. The Contractor shall supervise and direct the work, using his best skill and attention. He shall be solely responsible for all construction means, methods, techniques, sequences and procedures, and for the coordination of allportions of the work.

Contractor(s) shall notify the Owner in writing, and receive approval, before ordering or installing items or materials which are proposed equals. The Contractor shall provide all necessary information and/or samples to verify the suitability of the proposed item or material. Substitutions may be rejected because of quality, finish, availability or appearance.

The General Contractor shall review and coordinate the scheduling of all construction with the Owner, and submit a completion schedule of work with his bid documents or price proposals.

The General Contractor shall review the requirements of the job site with the Owner to determine the use of areas, etc. Any related costs or changes thereto shall be included in the cost of the work.

The General Contractor shall verify all drawings for coordination between trades, locate slots, sleeves, and trenches as required for mechanical trades. Provide and/or install anchors, inserts, hangers, etc., as required for various trades.

To minimize disruption to the Owners use of the project site, on site storage of equipment and materials is to be kept to a minimum. Arrangements may be made with the Owner for storage of materials in a designated area.

The General Contractor shall submit shop drawings of reinforcing, concrete design mix, details, etc., for approval before proceeding with the work. The Contractor shall check all dimensions and accept full responsibility for dimensional correctness.

The General Contractor shall confirm with the roof shingle manufacturer and wood wall shingle manufacturer that it is acceptable to use OSB as sub-strate for roof and wall shingle instalation.

All Oriented Stand Board (OSB) to be installed in compliance with the recommendations of the Structural Board Association.

LUMBER:

All framing shall be done in accordance with the latest edition of "National Design Specifications for Wood Construction" of the American Forest and Paper Assoc. (ANSI/NFPA NDS, latest edition).

All lumber materials used in the building shall be good, sound, dry materials free from rot, large and loose knots, shakes and other imperfections whereby the strength may be impaired and of sizes indicated on drawings.

All framing members (joists, headers, girders, studs, plates, etc.), shall comply with the minimum specifications for HEM-Fir No. 1 or Douglas Fir Larch No. 2 (unless indicated otherwise), with the following basic stress values:

	Hem-Fir No. 1	Douglas Fir Larch No. 2
Flexure Fb =	950 psi single	875 psi single
Shear Fv =	75psi	95 psi
E =	1,500,000 psi	1,600,000 psi

Pressure preservative treatment for wood shall be approved by local authorities having jurisdiction.

Provide ledger, blocking, nailer, and rough framing hardware, as required.

All lumber shall bear visible grade stamping.

All beams, joists and rafters shall be set with natural crown up.

Provide double rafters and headers around all roof skylights or any openings larger than spacing of rafters/floor joists, etc., unless otherwise noted on Drawings.

Provide "X" bridging or solid blocking at mid-span of all roof rafters/floor joists spanning more than 9'-0". Bottom ends of bridging shall not be nailed until after sheathing is installed.

Metal cross bridging shall be galvanized steel as manufactured by Teco, Simpson or approved equal, and installed in accordance with manufacturers directions.

Connection hardware shall be galvanized steel of the type gauge (min. 18 ga.) or size noted on drawings, by Simpson Strong Tie Co., or approved equal. Provide joist, rafter and truss hangers for all members not supported by direct bearing. Install and nail hangers in strict accordance with Manufacturer's recommendations.

Wood plates and sills in contact with concrete/concrete block foundation walls and concrete slabs shall be pressure treated wood.

Provide solid bridging at midheight of all wall studs over 9'-0" height.

All headers and trimmers shall be double members, minimum, 2x10's unless otherwise noted. Provide double member posts at edges of all openings in stud bearing walls. Below bearing points of double, triple or more framing members or posts, provide solid or built-up, spiked post equal in width to nominal width of member above.

Provide double joists under all partition walls parallel to the joist span and extending at least one half the span.

Plywood roof sheathing shall be American Plywood Association Rated Sheathing identification index 32/16, 8" thick (min.), exposure 1, (interior with exterior glue). Install with long dimension across supports and with panel continuous over two or more spans. Panel and joints shall occur over supporting framing. Leave 1/16" space at all plywood panel end joints and 1/8" space at all panel joints. Provide one panel clip per span along all edges. Protect sheathing from exposure to weather if roof covering material is not promptly installed.

Fasten plywood roof sheathing with 6d nails spaced 6" o.c. along supported edges and 12" o.c. along intermediate supports.

OSB wall sheathing shall be Structural Board Association with Span Rating 32/16, 1/2" thick (min.), exposure 1. Install with long dimension across supports and with panel continuous over two or more spans. Panel and joints shall occur over supporting framing. Leave 1/8" space at all panel end joints and 1/8" space at all panel joints. Provide one panel clip per span along all edges. Protect sheathing from exposure to weather if roof covering material is not promptly installed.

OSB floor sheathing shall be Structural Board Association with Span Rating 24", 3/4" thick (min.), T&G, exposure 1. Install with long dimension across supports and with panel continuous over two or more spans. Panel and joints shall occur over supporting framing. Leave 1/8" space at all panel end joints and 1/8" space at all panel joints. Provide one panel clip per span along all edges. Protect sheathing from exposure to weather if roof covering material is not promptly installed.

Fasten OSB floor sheathing with SCREWS AND GLUE.

Where flitch beams are required, provide steel plates of A36 steel, punched for 1/2" dia. bolts at 12 inches on centers, staggered, 1-1/2 inches from the top and bottom of beam.

INSTALL ALL LUMBER PER MFG.'S INSTRUCTION AND SPECIFICATIONS

INSTALL ALL ITEMS PER MANUFACTURERS SPECIFICATIONS.
IF SPECIFICATIONS DIFFER FROM INFORMATION SHOWNS ON THESE DRAWINGS, CONSULT ENGINEER BEFORE PROCEEDING.

Building has been determined to be seismic design category C. Therefore exempt from seismic provisions of the Residential Code of the State of New York (RCNYS) per section R301.2.2.

Site Class C; Seismic Use Group I; Fa – 1.2; Fv – 1.7; Ss – .35; S1 – .09; Sms – .42; Sm1 – .15; Sds – .28; Sd1 – .11.

DESIGN CRITERIA, SNOW LOAD (GROUND) 40 PSF, WIND SPEED 115 MPH, SEISMIC DES. CAT. C (EXEMPT)
WEATHERING – SEVERE, FROST LINE DEPTH – 42", TERMITE – MOD TO HEAVY, DECAY – SLIGHT TO MOD.
WINTER DESIGN TEMP. 6°, ICE SHILD IS REQUIRED, FLOOD HAZARD – NO

WIND LOADS AS FOLLOWS: (EXP B, FASTEST 90 MPH, 3 SEC 110 MPH)
ZONE 1,2,3 – 10 PSF, ZONE 4,5 – 22 PSF

THE DESIGN LOADS ARE AS FOLLOWS:

ITEM	LOADS (P.S.F.) LIVE	DEAD	TOTAL
ROOF	35	15	50
FLOORS	40	10	50
ATTIC	20	10	30
GARAGE	50	0	50
DECKS	40	10	50

THE ENGINEER REVIEWING AND STAMPING THESE PLANS HAS ONLY REVIEWED AND APPROVED THEM STRUCTURALLY. THE REVIEWING ENGINEER MAKES NO STATEMENT OF SUITABILITY RELATING TO ZONING, HEALTH DEPARTMENT, OR ENVIRONMENTAL CONCERNS. REVIEW AND APPROVAL OF SITE PLAN ISSUES SUCH AS THESE LISTED ABOVE ARE THE RESPONSIBILITY OF OTHER PROFESSIONALS AS DELEGATED BY THE OWNERS OR BUILDERS. THIS APPROVAL IS A STRUCTURAL APPROVAL ON THE STRUCTURE REVIEWED IN THIS 8 PAGE DOCUMENT. NO HEALTH DEPARTMENT CONCERNS, ENVIRONMENTAL CONCERNS, OR ZONING CONCERNS HAVE BEEN REVIEWED BY THIS ENGINEER AND THEREFORE THIS ENGINEER TAKES NO RESPONSIBILITY IN THEIR COMPLIANCE. MICHAEL P. CARR PE

THE ENGINEER REVIEWING AND STAMPING THESE PLANS IS NOT RESPONSIBLE FOR SITE INSPECTIONS, OR OTHERWISE GUARENTEEING THAT THE STRUCTURE IS BUILT PER THESE PLANS. ALL SITE INSPECTIONS AND OVERSEEING IS TO BE THE RESPONSIBILITY OF OTHERS

MISCELLANEOUS CARPENTRY:

Complete all rough carpentry and related items of work indicated on the drawings and generally described herein.

Materials for rough carpentry throughout shall be sound, flat, straight, well seasoned, air dried to a moisture content not exceeding 10%. The grades of materials shall be as defined by the rules of the recognized associations of lumber manufacturers producing the materials herein specified. Kiln dried lumber meeting the moisture content of air dried lumber may be used in lieu of air dried. Wood supporting or contacting all finish carpentry shall be of the type and dryness that will not affect the finish.

Rough hardware: commercial quality including bolts, nails, spikes, screws, anchor bolts, expansion shields and other items which are required to assemble or secure the work shown or specified herein.

Complete all items of finish carpentry work including all metal finish hardware, identifying devices and all other items furnished by others and indicated on the drawings and generally described herein.

Ridge Vent to be full flow shingle over ridge vent. Full flow model – SORVBL as manufactured by Headrick Building Products, Inc., 5775 Bethelview Rd., Cumming, GA., 30040. Tel. no. 678-513-7242. Or approved equal.

ALL RAILING SPINDLES SHALL BE SPACED SO A 4" DIA SPHERE WILL NOT FIT THRU

IF CONVENTIONAL ROOF FRAMING IS USED, PROVIDE 2X4 COLLAR TIES @ 4'-0" O.C.

ROOF TRUSSES, IF USED MUST BE DESIGNED FOR THE MINIMUM LOADS AS SHOWN IN THESE NOTES AND BEAR THE SEAL OF AN ARCHITECT OR ENGINEER REGISTERED IN THE STATE OF NEW YORK.

All rafters to be attached to plates, walls or floors with Simpson H1 hurricane ties or equivalent

THERMAL and MOISTURE PROTECTION

Foundation to be waterproofed with an approved type, viscous asphalt base coating, and applied in accordance with manufacturers recommendation.

All windows, doors are to be weather stripped and caulked.

All sealants are to be silicone, colored to match surrounding material.

All flashing shall be non-ferrous metal unless otherwise noted. Fabric flashing may only be used with the written approval of the Architect.

All roof and roof-to-wall joints shall be continuously flashed.
Ice and snow shield to extend 3' past inside wall line

INSULATION:

Complete all building insulation work as indicated on drawing and required by RCNYS and ECCCNYS including but not limited to:

Thermal Batt insulation similar or equal to "Owens Corning".

WINDOWS and DOORS

All glazing in doors, fixed side lights, shower enclosures and interior partitions where such glazing extends to within 18" of floor level shall be shatterproof type glass, tempered or laminated as per code requirements.

New exterior door to be insulated and as selected by owner.

All windows and sliders are to be Andersen MFG, series 400. All bedroom windows to be egress windows, it is the builders responsibility to verify than all bedrooms have at least one egress window.

FINISH HARDWARE:

The scope of work includes the furnishing of all labor, materials, templates, equipment, and services required or necessary for, or incidental to the delivery of all "finishing hardware" for items shown on the drawings and by actual conditions on the site.

Finishing hardware shall include butts, locksets/latchsets, door stops, thresholds, weatherstripping and all other items necessary to make a complete job in every respect. Finish shall be as selected by Owner. All lock hardware to be heavy duty, manufacturer as selected by owner. Cylinders to be Sargents maximum security system or equal. Threshold shall be as manufactured by "Zero" or approved equal. The Contractor shall provide catalog cuts for all items prior to ordering hardware.

GYPSUM WALLBOARD:

Complete all gypsum wallboard work including walls, soffits, ceilings, taping and finishing.

Drywall materials shall satisfy the requirements of the American National Standards Institutes Specifications for the application and finishing of wallboard ANSI A971. The Contractor shall be responsible for using compatible products for complete construction assembly.

Materials shall be by United States Gypsum or approved equal. Provide Durlock Cement Board by United States Gypsum, or approved equal at shower walls and ceiling.

All drywall partitioning shall be plumb, level, true and straight, properly braced and rigid. Surface shall be smooth and fee from flaws and defects in a ready to paint condition. All taping and spackling shall be sanded and prepared so that location of joints and blemishes cannot be detected after wall has been painted.

Unless noted otherwise use 1/2" thick boards (walls and ceilings). Use water resistant wallboard in Baths

Fasteners: Drywall screws, type "S", length as required for wallboard application.

Corner beads: "Dur-A-Bead" corner reinforcement.

Control Joints: No. 093, 1/4" opening, 7/16" deep.

USG Joint Compound: Topping.

USG Joint Compound: Taping.

Accessories shall include all bolts, inserts, clips, attachments, brackets, fastenings, hangers and all other material (other than structural members), necessary for complete installations of proper sizes, number with which they are used.

REINFORCING STEEL: Refer to drawings for additional information.

Reinforcing shall be accurately installed to the required elevation and chaired or securely tied in place so as to prevent displacement during concrete placement.

Reinforcing bars noted continuous shall be lapped at splices and hooked at non-continuous ends. All laps shall be 40 bar diameters min.

ALL STRUCTURAL STEEL SHALL HAVE TWO SHOP COATS OF RUST INHIBITING PRIMER APPLIED BEFORE INSTALLATION. ALL EXPOSED METAL SHALL HAVE TWO COATS OF RUST INHIBITING EPOXY ENAMEL APPLIED AFTER INSTALLATION

FOUNDATIONS:

All footings shall bear on undisturbed soil or rock, having a minimum safe bearing capacity of 1.5 tons per square foot.

All footings shall be formed to meet sizes indicated on drawings and details.

Elevations of footing bottoms shown on drawings are at the highest permissible elevations. Actual footing bottoms may be lower if adequate bearing material is not found at the footing depths shown on drawings.

Where footings are stepped, bottoms shall be stepped not more than 2 feet vertical to 4 feet horizontal.

Solid backfill under floor slabs shall be a porous, granular material such as crushed stone or gravel which contains fine material passing a #200 sieve.

Fill below slabs on ground shall be placed in lifts not exceeding 12 inches in thickness and compacted to 95% of the Modified Standard Density as per ASTM D-1557.

Provide footing drains as indicated on drawings, pipe to daylight.

Footings shall rest in trenches on undisturbed soil, any footings resting on ledge shall be pinned to the ledge with 12" #6 stnl stl rebars 16" o.c. driven 6" into solid ledge and extending 6" into footing. Engineer to inspect any non-virgin soil trench conditions, or exposed ledge conditions prior to pouring footings.

CONCRETE:

All concrete work, materials, details and construction methods shall be in strict compliance with the provision of the "Specification for Structural Concrete for Buildings", ACI 301, and "Building Code Requirements for Reinforced Concrete", AC 1318, of the American Concrete Institute, latest edition.

No concrete shall be poured subject to freezing conditions or on frozen ground.

Slab on grade shall be 4" thick with WWF 66 W1.4 over 6" of 3/4" gravel. Provide 6 mil. polyethylene vapor barrier under slab (edges taped). Slab shall be finished in accordance with ACI standards 318, 304, and 301.

All reinforcing bars shall be deformed billet steel bars conforming to ASTM A615, grade 60. Ties and stirrups may be grade 40.

Reinforcing steel shall be placed to provide the following minimum concrete cover:
- Concrete cast on soil 3" clear
- Concrete exposed to earth or weather 2" clear

Concrete for poured in place construction shall be an air-entrained, normal weight stone aggregate mix achieving a minimum compressive strength of 3,000 psi at an age of 28 days. Concrete for floor slabs shall achieve a compressive strength of 4,000 psi at 28 days.

Vertical construction joints in building foundation walls shall be located at not more than 30 feet on center and all reinforcing shall run continuously through the joint.

Concrete slabs on ground shall be placed in alternate panels not exceeding 900 square feet in area nor 30 feet in length. Slab construction joints shall be doweled and keyed.

Horizontal construction joints are not permitted unless shown on drawings.

LAMINATED VENEER LUMBER:

Laminated veneer lumber (LVL) shall be "Micro-Lam" manufactured by Truss Joist Corp. or Architect's approved equal. All LVL's shall bear a visable stamp identifying the name and plant of the manufacturer, the grade, the National Research Board report number and the Quality Control Agency.

LVL's shall be protected from weather while in storage and shall be carefully handled to prevent damage.

Multiple LVL members shall be fastened together with a minimum of two rows of 16d nails at 12 " o.c. staggered.

As a general guide for uniformly loaded LVL's, holes are allowed in LVL's only in the middle span zone and in the middle of the LVL. In no instance shall a hole larger than 2" diameter be allowed. Spaces between holes are to be a minimum of 2x the diameter of the largest hole. Rectangular holes are not allowed.

No holes will be allowed in PSL's unless authorized in writing from the Architect.

In all cases follow the manufacturers recommendations.

Any LVL or PSL with holes larger than allowed, spaced closer than allowed, placed in the incorrect span zone, or placed above or below the max./min. depth, shall be removed and replaced.

INSTALL ALL LVL LUMBER PER MFG.'S INSTRUCTION AND SPECIFICATIONS

MECHANICAL PLUMBING

All work shall comply with RCNYS, National Plumbing Code and local codes and ordinances.

Contractor shall provide all labor, materials and equipment necessary to install all plumbing related fixtures, and connections to heating and air conditioning equipment (where required).

Plumbing Contractor shall coordinate work with all other trades.

Provide shut off valves at all fixtures. Insulate hot and cold water supplies. Provide non-freeze outdoor hose bibbs, where indicated on drawings.

No water pipes, or soil or waste lines shall be exposed in insulated and/or heated spaces. Water service shall be protected from freezing where exposed in unheated spaces.

Pitch all water lines to low point to drain and provide drain valve.

ELECTRICAL:

Electrical shown on drawings is for diagramatic purposes only. All electrical work shall conform to the RCNYS, National Electrical Code and Local Ordinances.

All electrical fixtures, devices, etc. to be selected by the Owner and installed by the Electrician in strict compliance with all codes.

All electrical fixtures (recessed downlights, etc.) in contact with insulation to be type IC (approved for in-contact with insulation).

Contractor shall provide all labor, materials and equipment necessary to install electrical fixtures, devices, etc. Sub-Contractor shall coordinate work with all other trades.

All heating and air conditioning equipment to be installed by others and connected by Electrician.

Electrician to obtain and pay for permit and arrange for U.L. Certification.

MECHANICAL: (H.V.A.C.)

Contractor shall provide all labor, materials and equipment necessary to install heating, ventilation, and air conditioning. All work shall comply with RCNYS, National Plumbing Code and local codes and ordinances. Sub-Contractors shall coordinate work with all other trades.

Heating system shall be designed to achieve the minimum indoor design temperature of 68 at a distance of two feet and more from exterior walls, and at a level of five feet above the floor, in habitable spaces, bathrooms, and for the comfort of the occupants relative to the physical activity in which they are usually engaged in other spaces. The capability of the existing or new heating equipment to achieve the indoor design temperature shall be based on the average of the recorded annual outside temperatures for the locality.

All heating and air conditioning equipment, accessories and appurtenances shall be UL listed and installed in accordance with same and comply with the requirements of the ECCCNYS.

Insulate heating pipes which run through un-heated spaces.

LIGHT VENTILATION AND HEATING

All habitable rooms shall comply with the requirements of section R303 of the RCNYS as they apply to Light, Ventilation, and Heating

BATHROOM VENTILATION

Provide mechanical exhaust system
(ventilation) and make-up air (as required) for bathrooms as follows:
50 cfm intermittent or
20 cfm continuous

ALL ENCLOSED SPACES TO HAVE ACCESS PER RCNYS REQUIREMENTS AND TO BE VENTILATED

SITE WORK:

The Contractor, if directed by the municipality having jurisdiction, shall provide hay bales and silt fencing and any other erosion control necessary.

Do not backfill against foundation walls until mortar and/or concrete have attained maximum strength, and framing or slabs which brace the wall are in place.

At no time shall bulldozers, trucks or other heavy equipment be permitted to approach foundation walls closer than 8 feet.

SPECIAL NOTES:

The Construction Documents do not indicate/include mechanical systems (H.V.A.C. systems). The Contractor is to discuss/verify the scope of work with the Owner.

The Construction Documents show limited electrical and is for diagramatic purposes only. All electrical work to comply with all applicable codes and ordinances. The Contractor is to discuss/verify the scope of work with the Owner.

The Engineer is NOT responsible for CONSTRUCTION PHASE SERVICES. Administration of the Construction contract is the responsibility of the Owner.

DO NOT SCALE DRAWINGS. USE INDICATED DIMENSIONS ONLY

CARBON MONOXIDE DETECTORS:

Provide Carbon Monoxide Alarms as located on drawings and as per the following text:

Rule text for Carbon Monoxide Alarms

Part 1225 of Title 19 of the Official Compilation of Codes, Rules and Regulations of the State of New York is amended by adding a new section 1225.2 to read as follows:

1225.2 Carbon monoxide alarms. Single and multiple station carbon monoxide alarms shall be installed and maintained in newly constructed dwelling units and in dwelling units offered for sale, as provided in this section.

(a)Where required.(1) One- and two-family dwellings and multiple single family dwellings (townhouses); and (2) Dwelling units in buildings of Group R-2 occupancy classification owned as condominiums or cooperatives.

(b)Location of carbon monoxide alarms. At least one carbon monoxide alarm shall be provided in each dwelling unit. The required carbon monoxide alarm shall be installed in the immediate vicinity of bedroom(s) on the lowest floor level of the dwelling unit containing bedroom(s).

(c)Equipment and installation. Carbon monoxide alarms shall be listed and labeled as complying with UL 2034-2002 (Single and Multiple Station Carbon Monoxide Alarms, Second Edition, October 29, 1996 – with Revisions through and including June 28, 2002, published by Underwriters Laboratories, Inc.), shall be installed in accordance with the manufacturer's installation instructions, and shall conform with paragraphs (1) and (2) of this subdivision. This subdivision shall not preclude the installation of listed combination smoke/carbon monoxide alarms.

(1) Power source. Carbon monoxide alarms are permitted to be permanently connected to the building wiring system, connected by cord or plug to the wiring system, or battery operated. Where carbon monoxide alarms are permanently installed, they shall receive their primary power from a lighting circuit of the building wiring system, provided that such wiring system is served from a commercial source. Wiring shall be permanent and without a disconnecting switch other than as required for over current protection.

(2) Combination systems and supervisory service. Where carbon monoxide alarms are a component of a fire/burglar/carbon monoxide system, or alarms are monitored by an approved supervising station, a distinctive alarm signal shall be used to differentiate between the carbon monoxide alarms and other alarm system functions. Activation of a carbon monoxide alarm shall not activate a fire alarm signal. Carbon monoxide alarms shall be wired such that short circuits, open circuits, or any other ground-fault will not interfere with monitoring for integrity of the fire warning system.

(d)Maintenance. Carbon monoxide alarms shall be maintained in conformance with the manufacturer's instructions. Where a carbon monoxide alarm receives primary or backup power from a battery, the alarm shall emit a signal when batteries are low. Where the battery is of a removable type, it shall be replaced in conformance with the manufacturer's instructions.

(e)Disabling of alarms. Required carbon monoxide alarms shall not be removed or disabled, except for replacement, service or repair purposes.

SMOKE DETECTORS:

The following is excerpt from RCNY. Provide smoke detectors as inticated on drawings and as required by the following sections of the RCNY.

Residential Code of New York State
Part III – Building Planning and Construction
Chapter R3 Building Planning
§RR317 Smoke Alarms and Automatic Sprinkler Systems

§RR317
SMOKE ALARMS and AUTOMATIC SPRINKLER SYSTEMS

§RR317.1 Single-and multiple-station smoke alarms. Single-and multiple-station smoke alarms shall be installed in the following locations:

1. In each sleeping room.

2. Outside of each separate sleeping area in the immediate vicinity of the bedrooms.

3. On each additional story of the dwelling, including basements and cellars but not including crawl spaces and uninhabitable attics. In dwellings or dwelling units with split levels and without an intervening door between the adjacent levels, a smoke alarm installed on the upper level shall suffice for the adjacent lower level provided that the lower level is less than one full story below the upper level.

When more than one smoke alarm is required to be installed within an individual dwelling unit the alarm devices shall be interconnected in such a manner that the actuation of one alarm will activate all of the alarms in the individual unit. The alarm shall be clearly audible in all bedrooms over background noise levels with all intervening doors closed.

All smoke alarms shall be listed and installed in accordance with the provisions of this code and the household fire warning equipment provisions of NFPA 72.

§RR317.1.1 Alterations, repairs, additions and conversions. When interior alterations, repairs, additions or conversions requiring a permit occur, or when one or more sleeping rooms are added or created in existing dwellings, the individual dwelling unit shall be provided with smoke alarms located as required for new dwellings; the smoke alarms shall be interconnected and hard wired.

§RR317.2 Power source. The required smoke alarms shall receive their primary power from the building wiring when such wiring is served from a commercial source, and when primary power is interrupted, shall receive power from a battery. Wiring shall be permanent and without a disconnecting switch other than those required for overcurrent protection. Smoke alarms shall be permitted to be battery operated when installed in buildings without commercial power or in buildings that undergo alterations, repairs or additions regulated by §RR317.1.1.

FIRESTOPPING NOTES:

R602.8 FireBlocking Required. Fireblocking shall be provided to cut off all concealed draft openings, (both vertical and horizontal) and to form an effective fire barrier between stories, and between a top story and the roof space. Fireblocking shall be provided in wood frame construction in the following locations:
1. In concealed spaces of stud walls, and partitions, including furred spaces, at the ceiling and floor levels. Concealed horizontal furred spaces shall also be fireblocked at intervals not exceeding 10 feet. Batts or blankets of mineral or glass fiber shall be allowed as fireblocking in walls constructed using parallel rows of studs or staggered studs.
2. At all interconnections between concealed vertical and horizontal spaces such as occur at soffits, drop and cove ceilings.
3. In concealed spaces between stair stringers at the top and bottom of the run. Enclosed spaces under stairs shall comply with section R314.8.
4. At openings around vents, pipes and ducts at ceiling and floor level, to resist the free passage of flame and products of combustion.
5. For the fireblocking of chimneys and fireplaces, see Section R1001.16
6. Fireblocking of cornices of a two family dwelling is required at the line of dwelling unit separation.

FIRE RATED WALL (5/8" SHEETROCK) TO BE APPLIED TO ALL GARAGE TO LIVING SPACE WALLS, AND ABOVE AND AROUND ALL HEATING APPLIANCES (100 s.f. min)

BOX IN ALL GIRDERS IN GARAGE AREA W/ 2 LAYERS OF 5/8" GYPSUM BOARD.

ALL DIMENSIONS ARE TO STUDS
ALL STAIRS AND RAILINGS TO BE BUILT PER NYS CODE REQUIREMENTS

FASTENERS AND ATTACHMENTS ARE REQUIRED PER TABLE R602.3(1) OF THE NYS RES CODE, U.N.O.
ROOF FRAMING AND CONSTRUCTION SHOULD BE IN ACCORDANCE WITH CHAPTER R8 INCLUDING R802 FOR ROOF FRAMING, R802.11 FOR ROOF TIE DOWN, R803 AND R503.2.1.1 (1) FOR ROOF SHEATHING AND R905.2.8 FOR ROOF ATTACHMENT

SECURE ALL MULTI-MEMBER BEAMS TOGETHER W/ 1/2" CARRIAGE BOLTS 16" O.C. STAGGERED 2.5" FROM TOP AND BOTTOM
UNLESS NOTED OTHERWISE IN MFG INSTALLATION SPECIFICATION

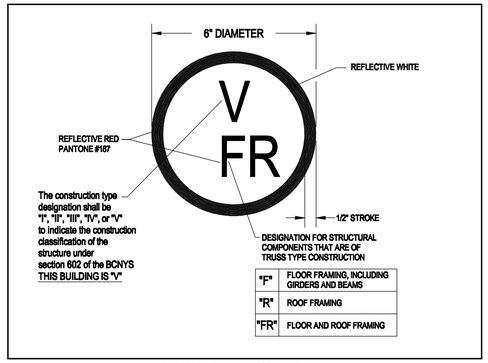
SUBSURFACE INVESTIGATION WAS NOT PERFORMED AND A GEOTECHNICAL ENGINEERING REPORT WAS NOT AVAILABLE FOR FOUNDATION DESIGN OF THIS PROJECT. PRIOR TO AND IF DEEMED NECESSARY BY THE OWNER OR LOCAL BUILDING OFFICIAL, THE CONTRACTOR SHALL RETAIN THE SERVICES OF A QUALIFIED GEOTECHNICAL ENGINEER TO PERFORM SOILS INVESTIGATION AND PROVIDE RECOMMENDATIONS FOR FOUNDATION DESIGN, INCLUDING SOIL BEARING DESIGN PRESSURE, COMPACTION CRITERIA, AND PERFORM SOIL TESTING DURING CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR PERFORMING ALL EARTHWORK OPERATIONS IN STRICT ACCORDANCE WITH THIS REPORT. IF FOUNDATION RECOMMENDATIONS AND ALLOWABLE SOIL CAPACITY DIFFER FROM THE DESIGN ASSUMPTIONS SHOWN ON THE DRAWINGS, THEN MODIFICATIONS TO THE DRAWINGS WILL BE REQUIRED. SHOULD THIS OCCUR, THE CONTRACTOR SHALL STOP CONSTRUCTION AND NOTIFY THE ENGINEER IMMEDIATELY

MASONRY UNITS SHALL CONFORM TO THE FOLLOWING STANDARDS:
ASTM C55 FOR CONCRETE BRICK, ASTM C 73 FOR CALCIUM SILICTE FACE BRICK, ASTM C 90 FOR LOAD BEARING CONCRETE MASONRY UNIT TYPE 1 GRADE 1
OR ASTM C 744 FOR PREFACED CONCRETE AND CALCIUM SILICATE MASONRY UNITS
CLAY AND SHALE MASONRY UNITS SHALL CONFORM TO THE FOLLOWING:
ASTM C 34 FOR STRUCTURAL CLAY LOAD BEARING WALL, ASTM C 56 FOR STRUCTURAL CLAY NON LOAD BEARING WALL TIE, ASSTM C 62 FOR BUILDING BRICK (SOLID MASONRY UNITS MADE FRO CLAY OR SHALE.

MORTAR FOR USE IN MASONRY CONSTRUCTION
SHALL CONFORM TO ASTM C 270 AND SHALL CONFORM
TO THE PROPORTION SPECIFICATION OF TABLE
2103.7(2) OF THE NYS BUILDING CODE

METAL REINFORCEMENT AND ACCESSORIES SHALL CONFORM
TO SECTIONS 2103.11.1 THROUGH 2103.11.7 OF THE NYS
BUILDING CODE.

MASONRY CONSTRUCTION SHALL COMPLY WITH THE REQUIREMENTS OF
SECTION 2104.1.1 THROUGH 2104.5 OF THE NYS BUILDING CODE
AND WITH ACI 530.1, ASCE 6, AND TMS 602.



TRUSS TYPE CONSTRUCTION SIGN, SCALE: 1/2" = 1'
SIGN TO BE PERMANENTLY INSTALLED ON BUILDING ADJACENT TO OUTSIDE METER PANEL

DRAWING LIST	
N1	NOTES
S1	FOOTING AND FOUNDATION PLAN
S2	FIRST FLOOR AND SECOND FLOOR FRAMING PLAN
S3	ROOF FRAMING PLAN
S4	FIRST AND SECOND FLOOR CEILING BEAMS, HEADERS AND CEILING JOISTS
S5	SECTIONS AND DETAILS
S6	SECTIONS AND DETAILS
S7	SECTIONS AND DETAILS

No:	Date:	Description:
1	3/16/26	Initial Release

STATE OF NEW YORK MICHAEL P. CARR 070881 LICENSED PROFESSIONAL ENGINEER

Addition / Renovation

MICHAEL P. CARR P.E.
Consulting Engineer
13 Woodland Drive
Garrison, NY 10524
Phone: (845) 424-6119
email: mcarr@carr-eng.com

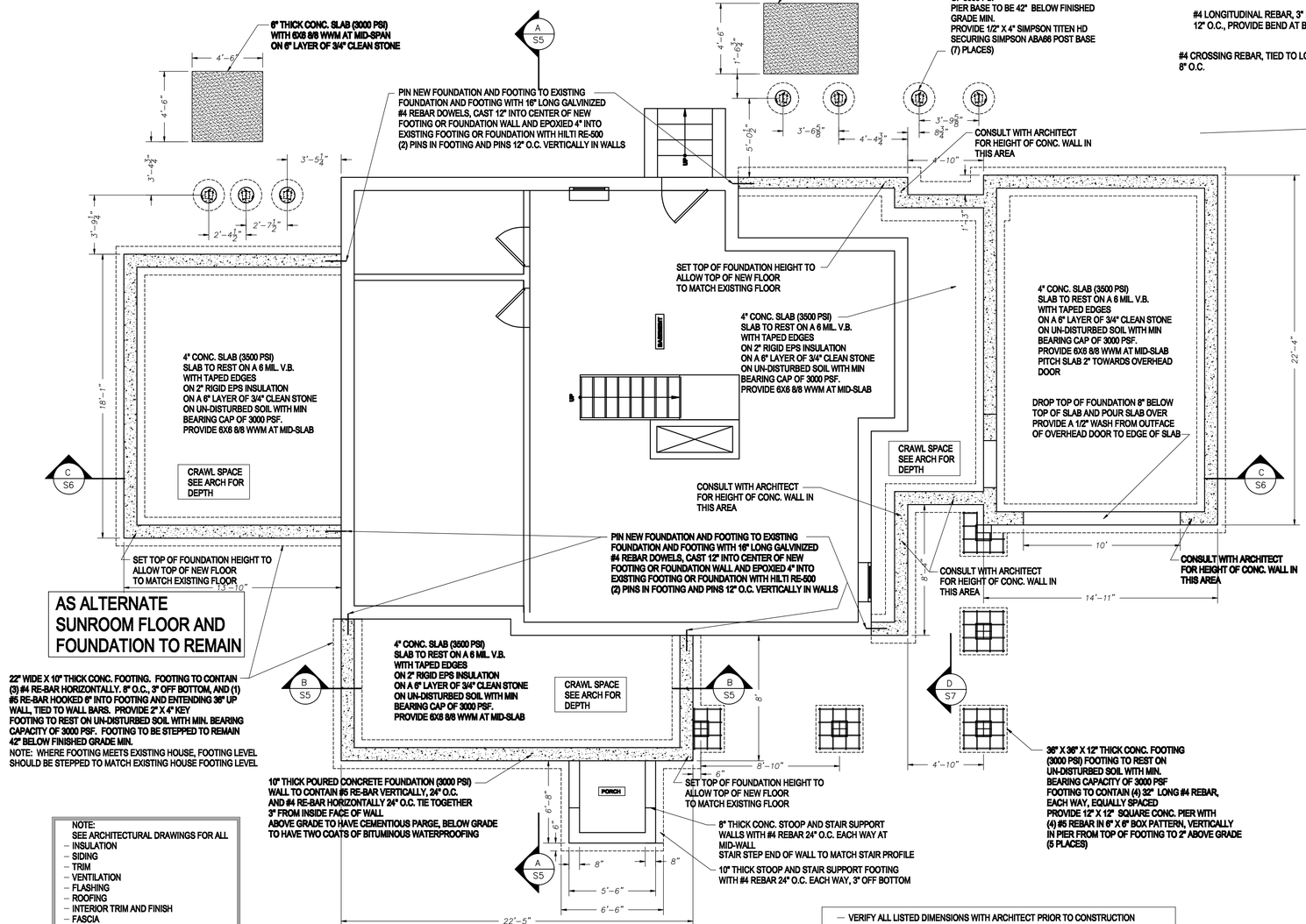
CLIENT:
Volpecchio / Simon Residence
17 Pleasant View Ave
Beacon, NY

LOCATION:
City of Beacon
Dutchess County

DATE: Feb 26, 2026
SCALE: AS NOTED
DWG BY: MPC

TITLE: Notes

SHEET NO: N1

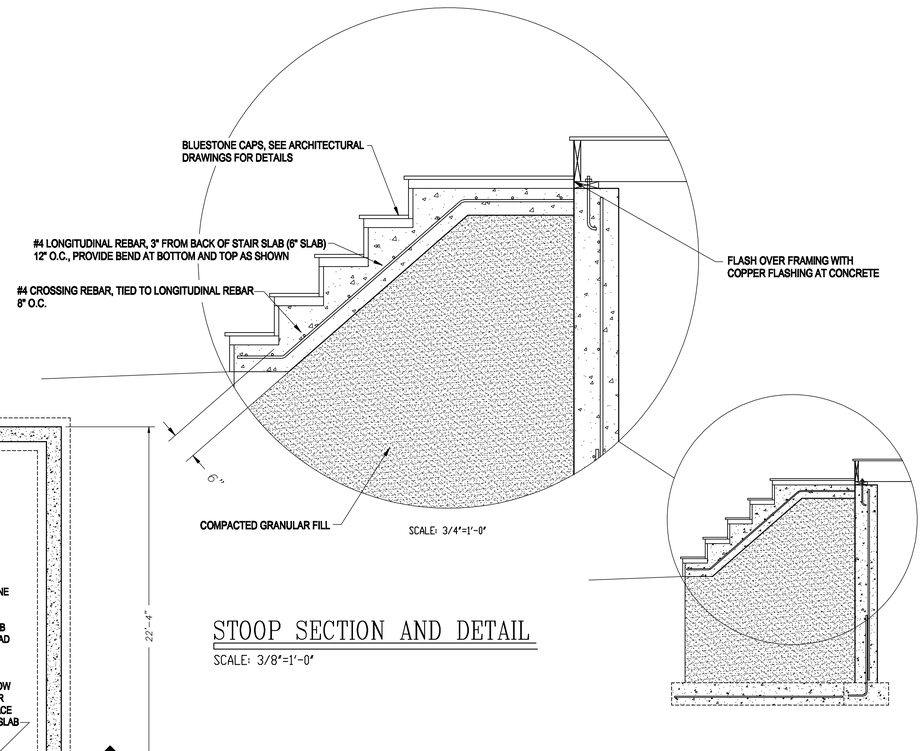


FOOTING AND FOUNDATION PLAN

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

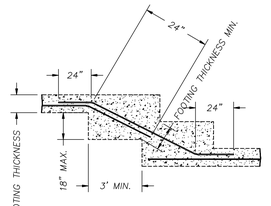
NOTE:
SEE ARCHITECTURAL DRAWINGS FOR ALL
- INSULATION
- SIDING
- TRIM
- VENTILATION
- FLASHING
- ROOFING
- INTERIOR TRIM AND FINISH
- FASCIA
- SOFFIT
- OVERALL FOUNDATION DIMENSIONS
- FLOOR HEIGHTS
- ROOF PITCHES

- VERIFY ALL LISTED DIMENSIONS WITH ARCHITECT PRIOR TO CONSTRUCTION SEE ARCHITECTURAL DRAWINGS FOR ALL UN-LISTED FOUNDATION DIMENSIONS AND WALL HEIGHTS
- PROVIDE 36" WIDE X 30" HIGH ACCESS HOLE CUT THROUGH EXISTING FOUNDATION SEE ARCHITECT FOR LOCATION
- NEW SUNROOM FOUNDATION AND FIRST FLOOR SHOWN, AS ALTERNATE USE EXISTING SUNROOM PIER FOUNDATION AND FLOOR



STOOP SECTION AND DETAIL

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



FOOTING STEP DETAIL

SCALE: NONE

NOTE: BOTTOM OF FOOTING TO REST ON UNDISTURBED SOIL WITH MIN. BEARING CAPACITY OF 3000 PSF. BOTTOM OF FOOTING TO BE 42" B.F.G. MIN.

No:	Date:	Description:
1	3/16/26	Initial Release

STATE OF NEW YORK · MICHAEL P. CARR · 070881 · PROFESSIONAL ENGINEER

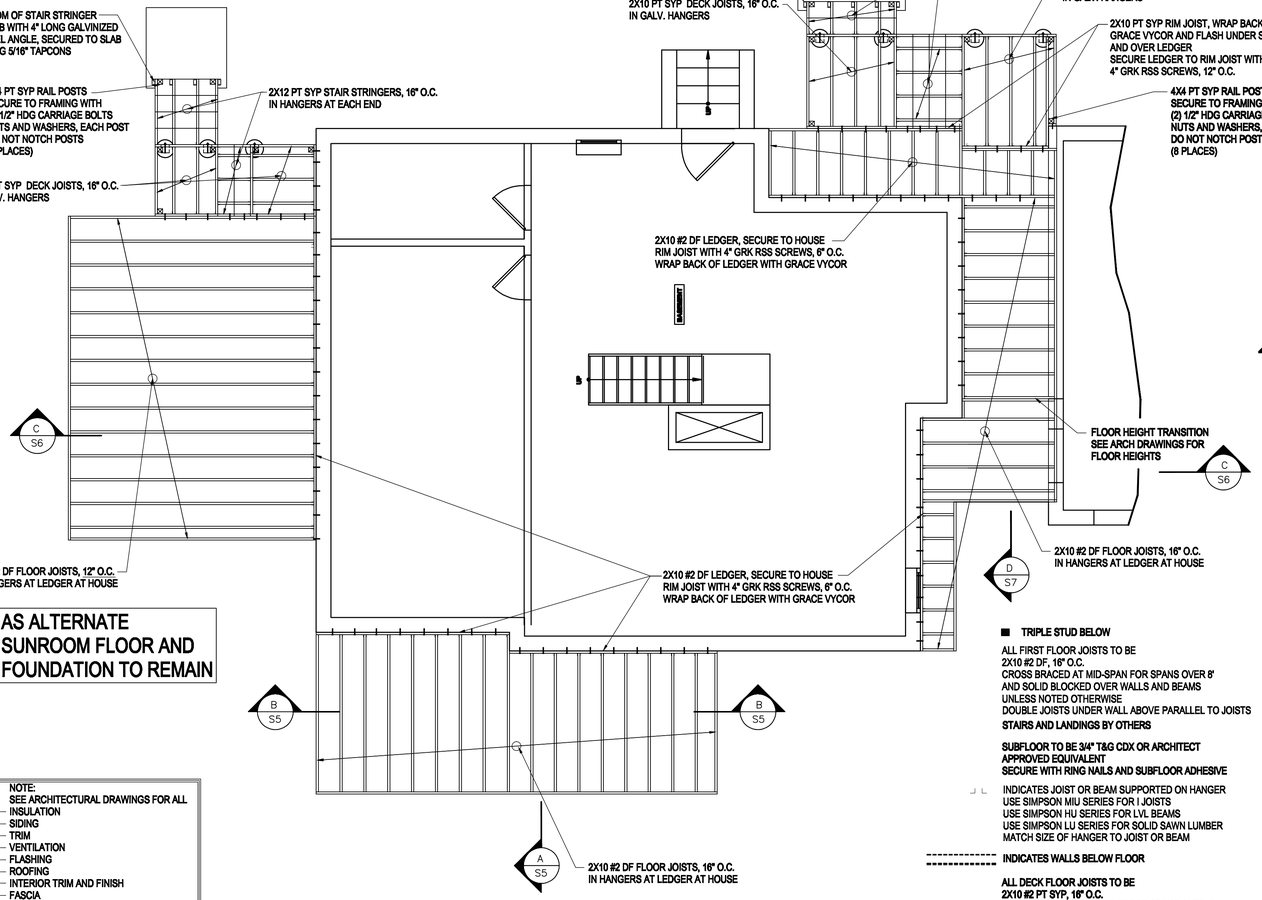
Addition / Renovation

MICHAEL P. CARR P.E.
Consulting Engineer
13 Woodland Drive
Garrison, NY 10524
Phone: (845) 424-6119
email: mcarr@carr-eng.com

CLIENT:
Volpecchio / Simon Residence
17 Pleasant View Ave
Beacon, NY

LOCATION:
City of Beacon
Dutchess County

DATE: Feb 26, 2026	TITLE: Footing and Foundation Plan	SHEET NO: S1
SCALE: AS NOTED		
DWG BY: MPC		



AS ALTERNATE
SUNROOM FLOOR AND
FOUNDATION TO REMAIN

NOTE:
SEE ARCHITECTURAL DRAWINGS FOR ALL
- INSULATION
- SIDING
- TRIM
- VENTILATION
- FLASHING
- ROOFING
- INTERIOR TRIM AND FINISH
- FASCIA
- SOFFIT
- OVERALL FOUNDATION DIMENSIONS
- FLOOR HEIGHTS
- ROOF PITCHES

■ TRIPLE STUD BELOW

ALL FIRST FLOOR JOISTS TO BE
2X10 #2 DF, 16" O.C.
CROSS BRACED AT MID-SPAN FOR SPANS OVER 8'
AND SOLID BLOCKED OVER WALLS AND BEAMS
UNLESS NOTED OTHERWISE
DOUBLE JOISTS UNDER WALL ABOVE PARALLEL TO JOISTS

STAIRS AND LANDINGS BY OTHERS

SUBFLOOR TO BE 3/4" T&G CDX OR ARCHITECT
APPROVED EQUIVALENT
SECURE WITH RING NAILS AND SUBFLOOR ADHESIVE

INDICATES JOIST OR BEAM SUPPORTED ON HANGER
USE SIMPSON MIU SERIES FOR I JOISTS
USE SIMPSON HU SERIES FOR LVL BEAMS
USE SIMPSON LU SERIES FOR SOLID SAWN LUMBER
MATCH SIZE OF HANGER TO JOIST OR BEAM

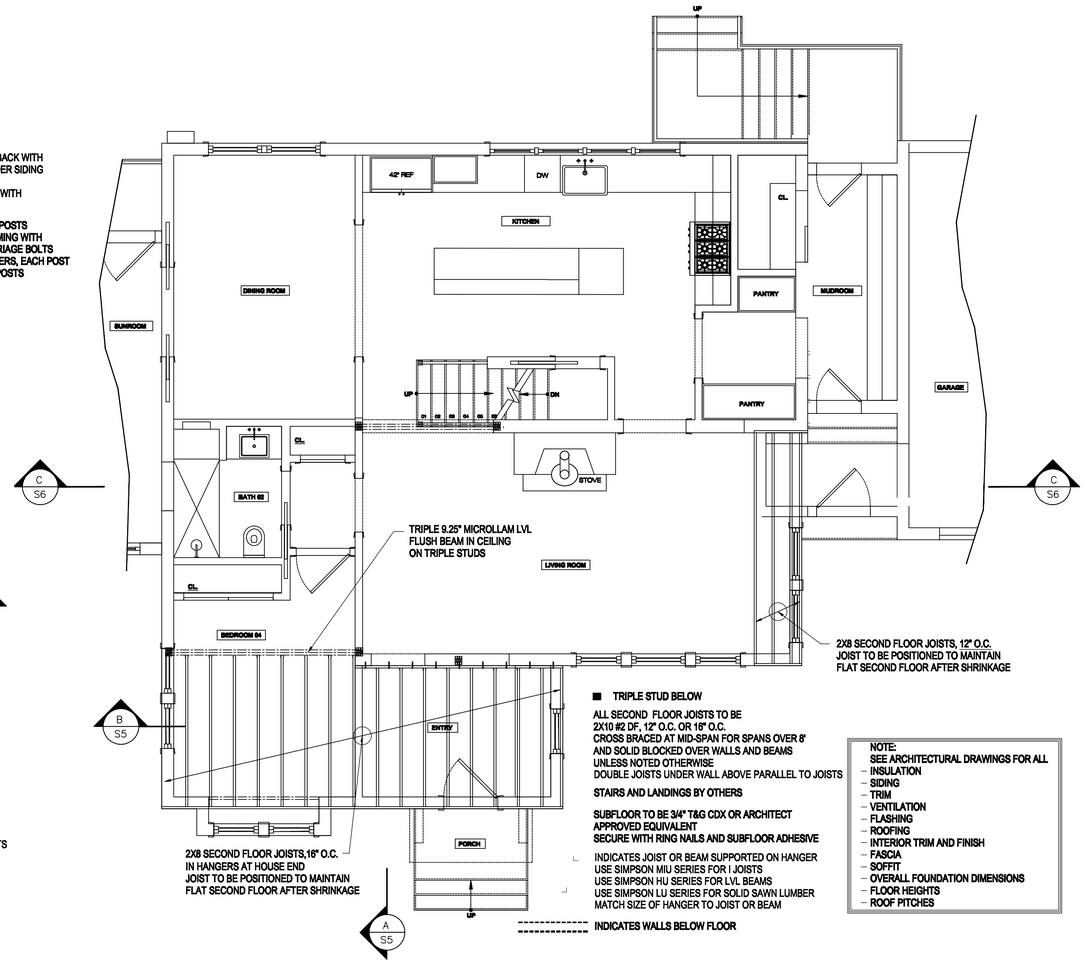
INDICATES WALLS BELOW FLOOR

ALL DECK FLOOR JOISTS TO BE
2X10 #2 PT SYP, 16" O.C.
CROSS BRACED AT MID-SPAN FOR SPANS OVER 8'
AND SOLID BLOCKED OVER WALLS AND BEAMS
UNLESS NOTED OTHERWISE

ALL DECK RIM JOISTS JOISTS TO BE 2X10 #2 PT SYP
UNLESS NOTED OTHERWISE

FIRST FLOOR FRAMING PLAN

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



■ TRIPLE STUD BELOW

ALL SECOND FLOOR JOISTS TO BE
2X10 #2 DF, 12" O.C. OR 16" O.C.
CROSS BRACED AT MID-SPAN FOR SPANS OVER 8'
AND SOLID BLOCKED OVER WALLS AND BEAMS
UNLESS NOTED OTHERWISE
DOUBLE JOISTS UNDER WALL ABOVE PARALLEL TO JOISTS

STAIRS AND LANDINGS BY OTHERS

SUBFLOOR TO BE 3/4" T&G CDX OR ARCHITECT
APPROVED EQUIVALENT
SECURE WITH RING NAILS AND SUBFLOOR ADHESIVE

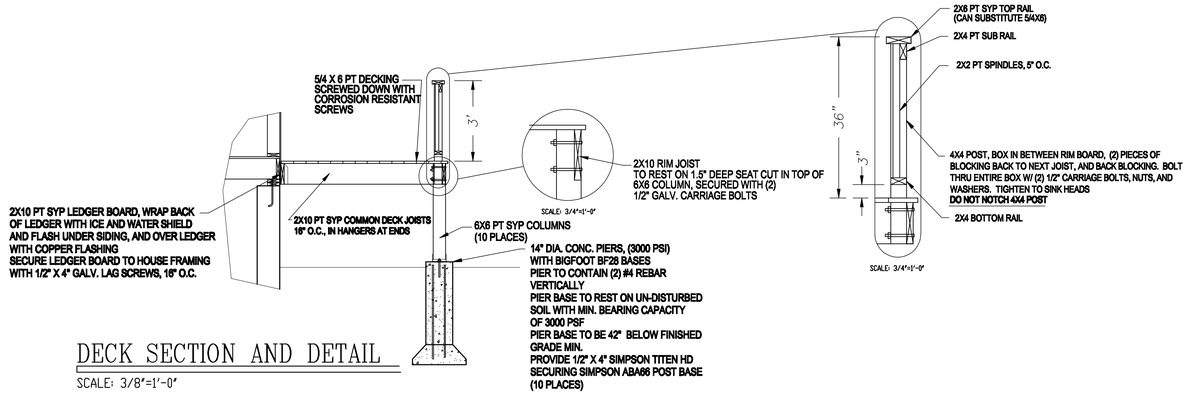
INDICATES JOIST OR BEAM SUPPORTED ON HANGER
USE SIMPSON MIU SERIES FOR I JOISTS
USE SIMPSON HU SERIES FOR LVL BEAMS
USE SIMPSON LU SERIES FOR SOLID SAWN LUMBER
MATCH SIZE OF HANGER TO JOIST OR BEAM

INDICATES WALLS BELOW FLOOR

NOTE:
SEE ARCHITECTURAL DRAWINGS FOR ALL
- INSULATION
- SIDING
- TRIM
- VENTILATION
- FLASHING
- ROOFING
- INTERIOR TRIM AND FINISH
- FASCIA
- SOFFIT
- OVERALL FOUNDATION DIMENSIONS
- FLOOR HEIGHTS
- ROOF PITCHES

SECOND FLOOR FRAMING PLAN

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



DECK SECTION AND DETAIL

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

No:	Date:	Description:
1	3/16/26	Initial Release

STATE OF NEW YORK
MICHAEL P. CARR
070881
LICENSED PROFESSIONAL ENGINEER

Addition / Renovation

MICHAEL P. CARR P.E.
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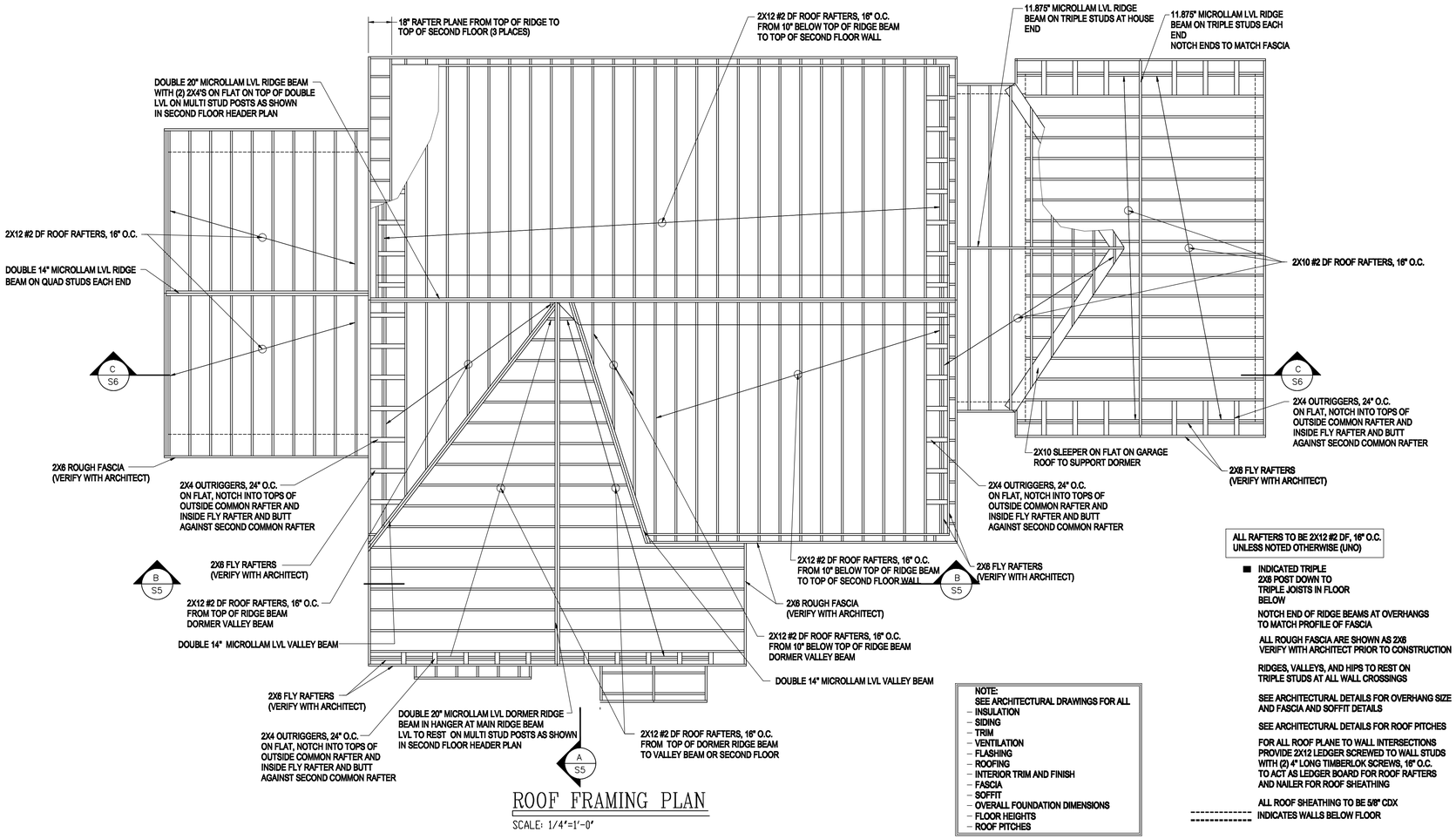
CLIENT:
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17 Pleasant View Ave
Beacon, NY

LOCATION:
City of Beacon
Dutchess County

DATE:	Feb 26, 2026
SCALE:	AS NOTED
DWG BY:	BPC

TITLE: First and Second Floor Framing Plan

SHEET NO: S2



ROOF FRAMING PLAN

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

NOTE:
SEE ARCHITECTURAL DRAWINGS FOR ALL
- INSULATION
- SIDING
- TRIM
- VENTILATION
- FLASHING
- ROOFING
- INTERIOR TRIM AND FINISH
- FASCIA
- SOFFIT
- OVERALL FOUNDATION DIMENSIONS
- FLOOR HEIGHTS
- ROOF PITCHES

ALL RAFTERS TO BE 2X12 #2 DF, 16" O.C.
UNLESS NOTED OTHERWISE (UNO)

■ INDICATED TRIPLE 2X8 POST DOWN TO TRIPLE JOISTS IN FLOOR BELOW

NOTCH END OF RIDGE BEAMS AT OVERHANGS TO MATCH PROFILE OF FASCIA

ALL ROUGH FASCIA ARE SHOWN AS 2X8
VERIFY WITH ARCHITECT PRIOR TO CONSTRUCTION

RIDGES, VALLEYS, AND HIPS TO REST ON TRIPLE STUDS AT ALL WALL CROSSINGS

SEE ARCHITECTURAL DETAILS FOR OVERHANG SIZE AND FASCIA AND SOFFIT DETAILS

SEE ARCHITECTURAL DETAILS FOR ROOF PITCHES

FOR ALL ROOF PLANE TO WALL INTERSECTIONS PROVIDE 2X12 LEDGER SCREWED TO WALL STUDS WITH (2) 4" LONG TIMBERLOK SCREWS, 16" O.C. TO ACT AS LEDGER BOARD FOR ROOF RAFTERS AND NAILER FOR ROOF SHEATHING

ALL ROOF SHEATHING TO BE 5/8" CDX

---------- INDICATES WALLS BELOW FLOOR

No:	Date:	Description:
1	3/16/26	Initial Release

STATE OF NEW YORK · MICHAEL P. CARR · 070881 · LICENSED PROFESSIONAL ENGINEER

Addition / Renovation

MICHAEL P. CARR P.E.
Consulting Engineer
13 Woodland Drive
Garrison, NY 10524
Phone: (845) 424-6119
email: mcarr@carr-eng.com

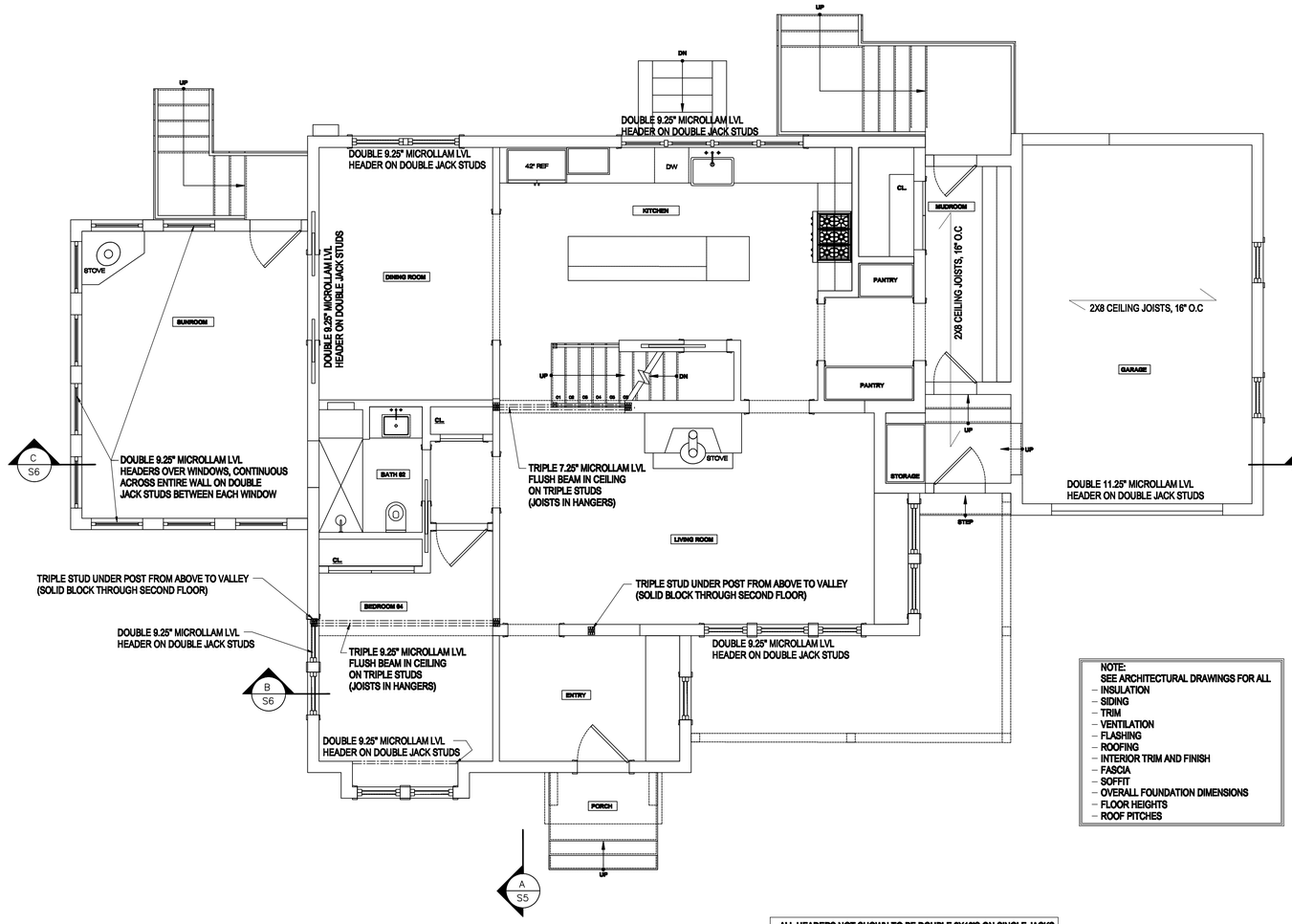
CLIENT:
Volpecchio / Simon Residence
17 Pleasant View Ave
Beacon, NY

LOCATION:
City of Beacon
Dutchess County

DATE: Feb 26, 2026 | SCALE: AS NOTED | DWG BY: MPC

TITLE: Roof Framing Plan

SHEET NO: S3

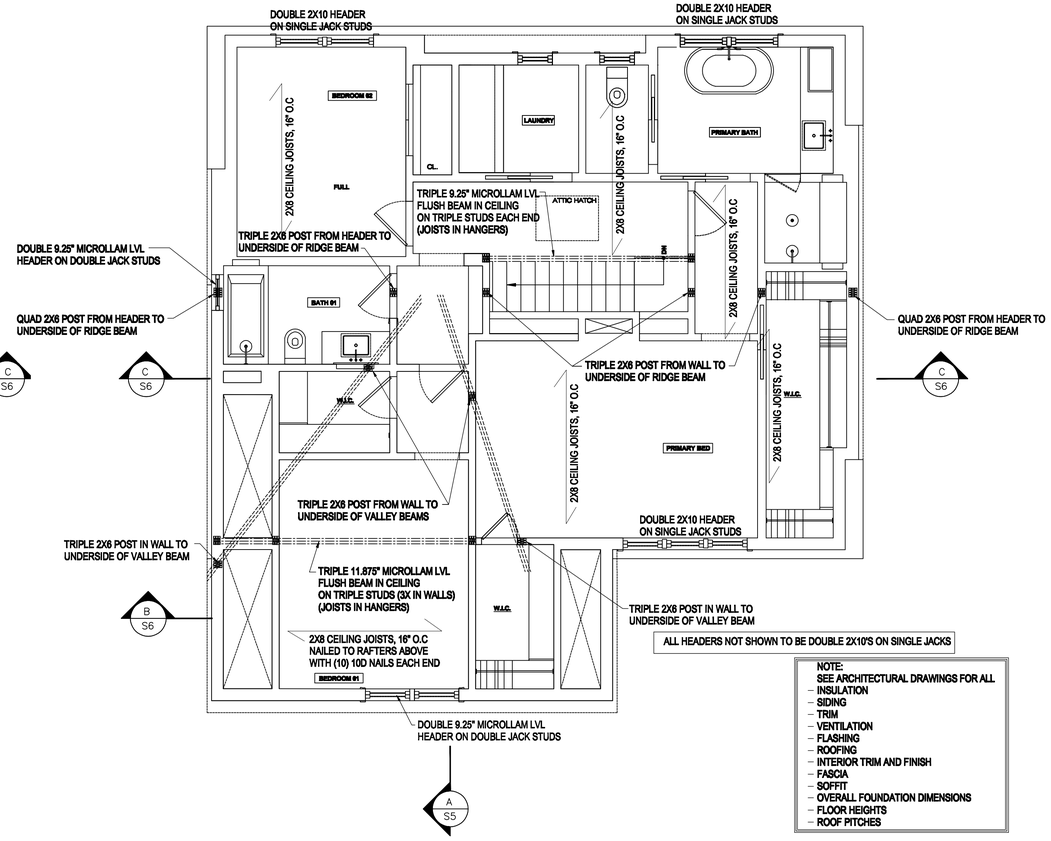


NOTE:
SEE ARCHITECTURAL DRAWINGS FOR ALL
- INSULATION
- SIDING
- TRIM
- VENTILATION
- FLASHING
- ROOFING
- INTERIOR TRIM AND FINISH
- FASCIA
- SOFFIT
- OVERALL FOUNDATION DIMENSIONS
- FLOOR HEIGHTS
- ROOF PITCHES

ALL HEADERS NOT SHOWN TO BE DOUBLE 2X10'S ON SINGLE JACKS

FIRST FLOOR CEILING BEAMS, HEADERS AND CEILING JOISTS PLAN

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



ALL HEADERS NOT SHOWN TO BE DOUBLE 2X10'S ON SINGLE JACKS

NOTE:
SEE ARCHITECTURAL DRAWINGS FOR ALL
- INSULATION
- SIDING
- TRIM
- VENTILATION
- FLASHING
- ROOFING
- INTERIOR TRIM AND FINISH
- FASCIA
- SOFFIT
- OVERALL FOUNDATION DIMENSIONS
- FLOOR HEIGHTS
- ROOF PITCHES

SECOND FLOOR CEILING BEAMS, HEADERS AND CEILING JOIST PLAN

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

No:	Date:	Description:
1	3/16/26	Initial Release

STATE OF NEW YORK
MICHAEL P. CARR
070881
LICENSED PROFESSIONAL ENGINEER

Addition / Renovation

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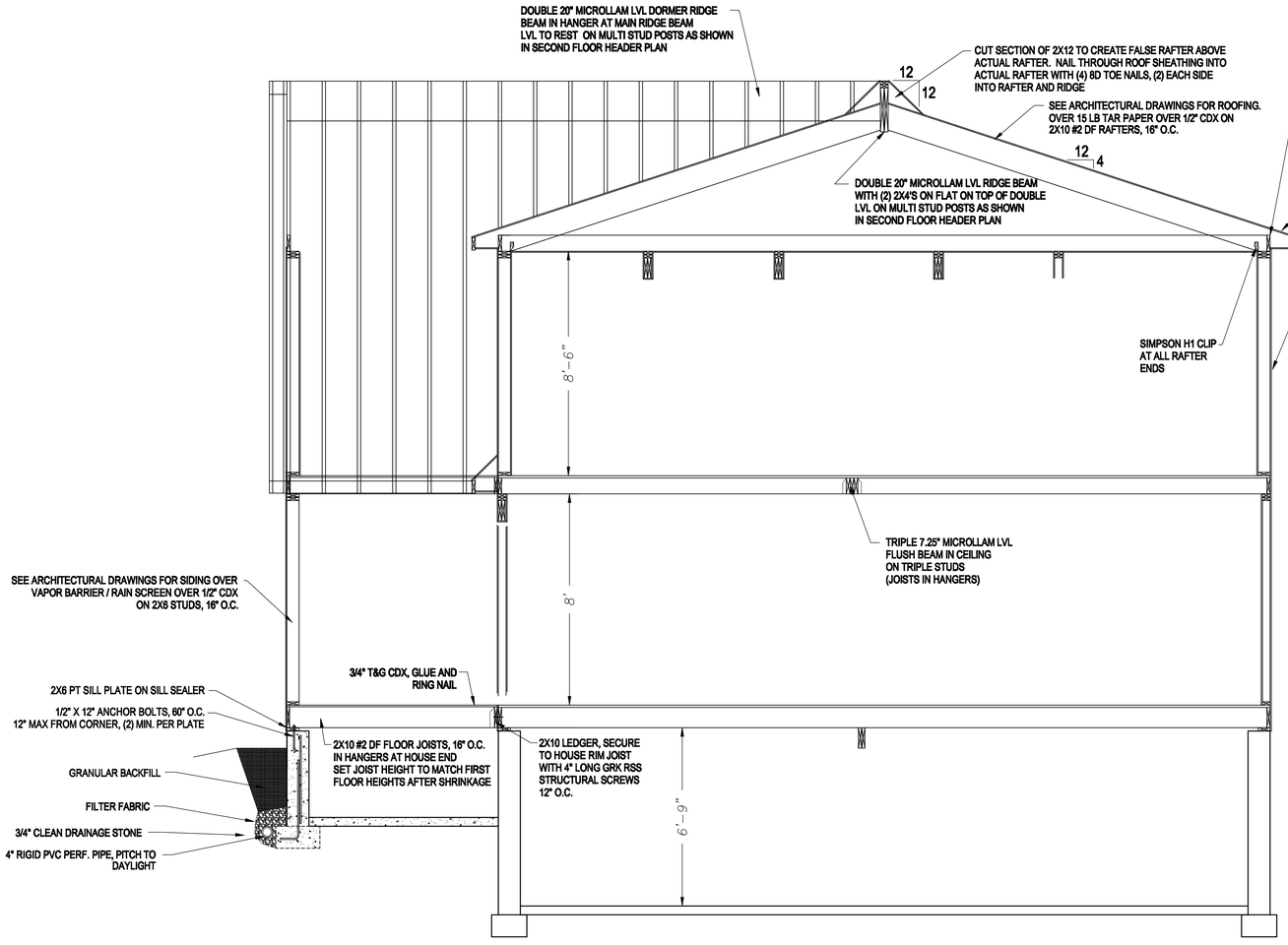
CLIENT:
Volpecchio / Simon Residence
17 Pleasant View Ave
Beacon, NY

LOCATION:
City of Beacon
Dutchess County

DATE: Feb 26, 2026
SCALE: AS NOTED
DWG BY: MPC

TITLE: First and Second Floor Ceiling Beams Headers and Ceiling Joists

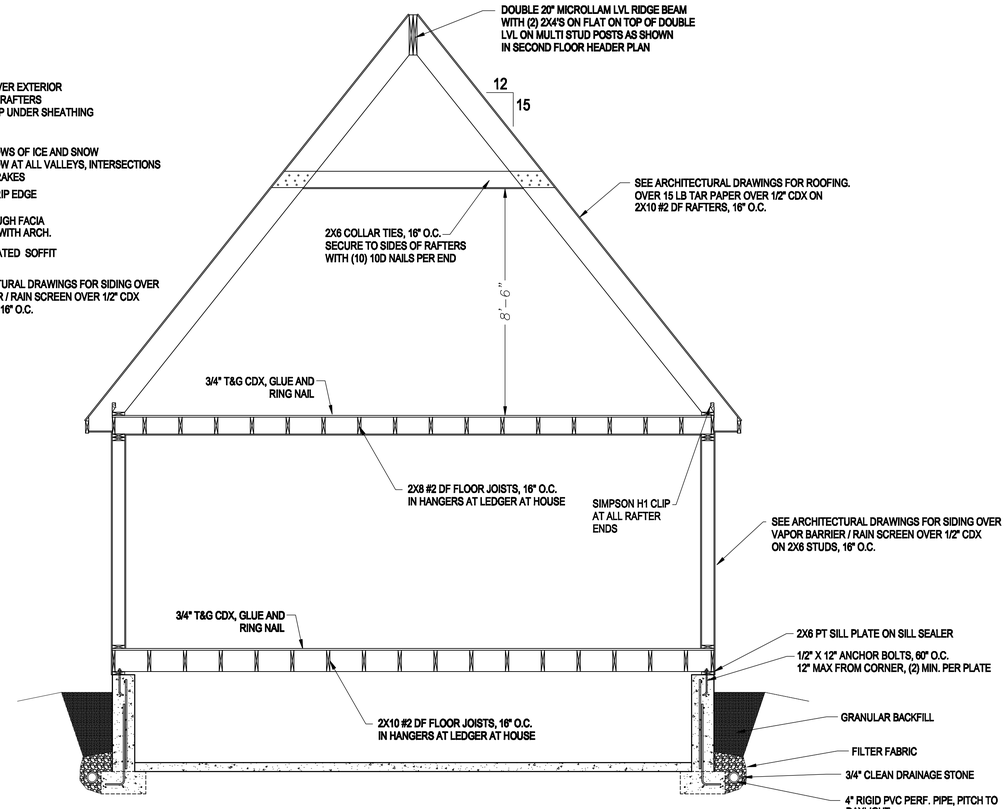
SHEET NO: S4



PARTIAL SECTION A-A

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

NOTE:
SEE ARCHITECTURAL DRAWINGS FOR ALL
- INSULATION
- SIDING
- TRIM
- VENTILATION
- FLASHING
- ROOFING
- INTERIOR TRIM AND FINISH
- FASCIA
- SOFFIT
- OVERALL FOUNDATION DIMENSIONS
- FLOOR HEIGHTS
- ROOF PITCHES



PARTIAL SECTION B-B

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

NOTE:
SEE ARCHITECTURAL DRAWINGS FOR ALL
- INSULATION
- SIDING
- TRIM
- VENTILATION
- FLASHING
- ROOFING
- INTERIOR TRIM AND FINISH
- FASCIA
- SOFFIT
- OVERALL FOUNDATION DIMENSIONS
- FLOOR HEIGHTS
- ROOF PITCHES

No:	Date:	Description:
1	3/16/26	Initial Release

STATE OF NEW YORK
MICHAEL P. CARR
070881
LICENSED PROFESSIONAL ENGINEER

Addition / Renovation

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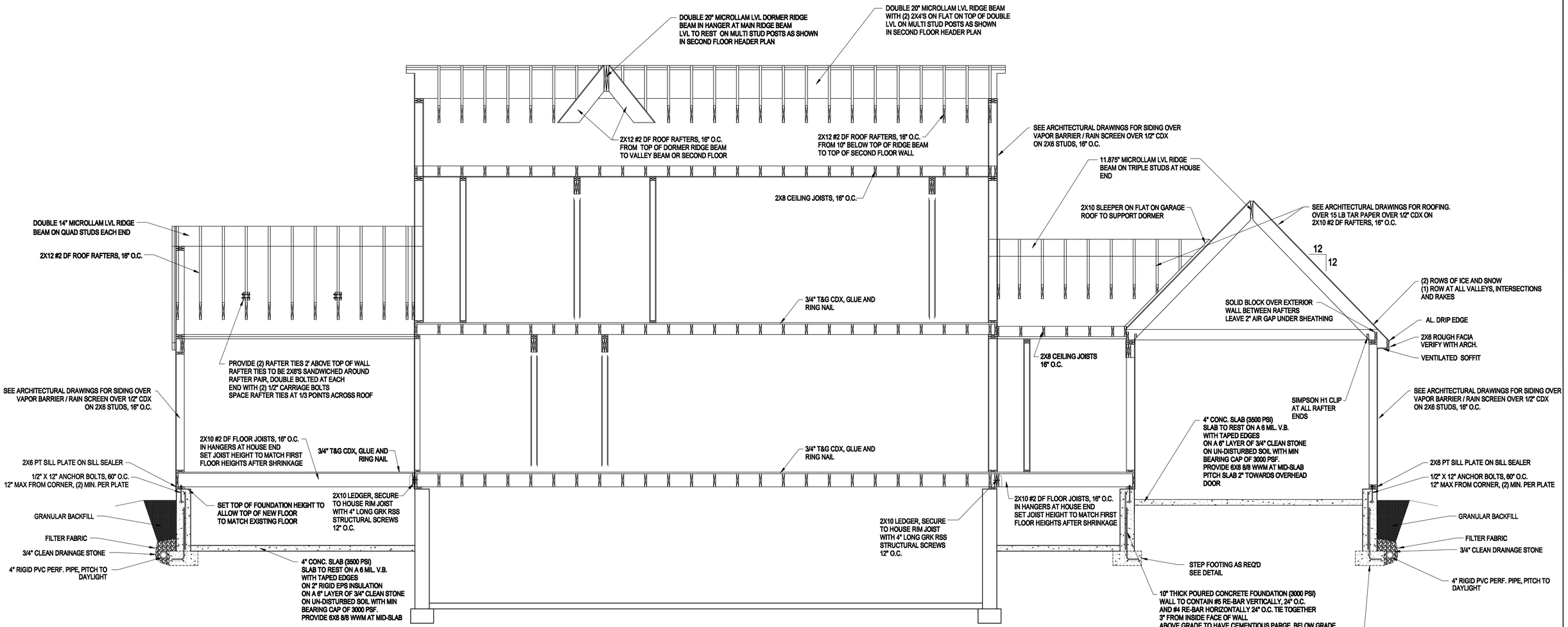
CLIENT:
Volpecchio / Simon Residence
17 Pleasant View Ave
Beacon, NY

LOCATION:
City of Beacon
Dutchess County

DATE: Feb 26, 2026
SCALE: AS NOTED
DWG BY: BPC

TITLE: Sections and Details

SHEET NO: S5



AS ALTERNATE
SUNROOM FLOOR AND
FOUNDATION TO REMAIN

PARTIAL SECTION C-C

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

NOTE:
SEE ARCHITECTURAL DRAWINGS FOR ALL
- INSULATION
- SIDING
- TRIM
- VENTILATION
- FLASHING
- ROOFING
- INTERIOR TRIM AND FINISH
- FASCIA
- SOFFIT
- OVERALL FOUNDATION DIMENSIONS
- FLOOR HEIGHTS
- ROOF PITCHES

No:	Date:	Description:
1	3/16/26	Initial Release

STATE OF NEW YORK
MICHAEL P. CARR
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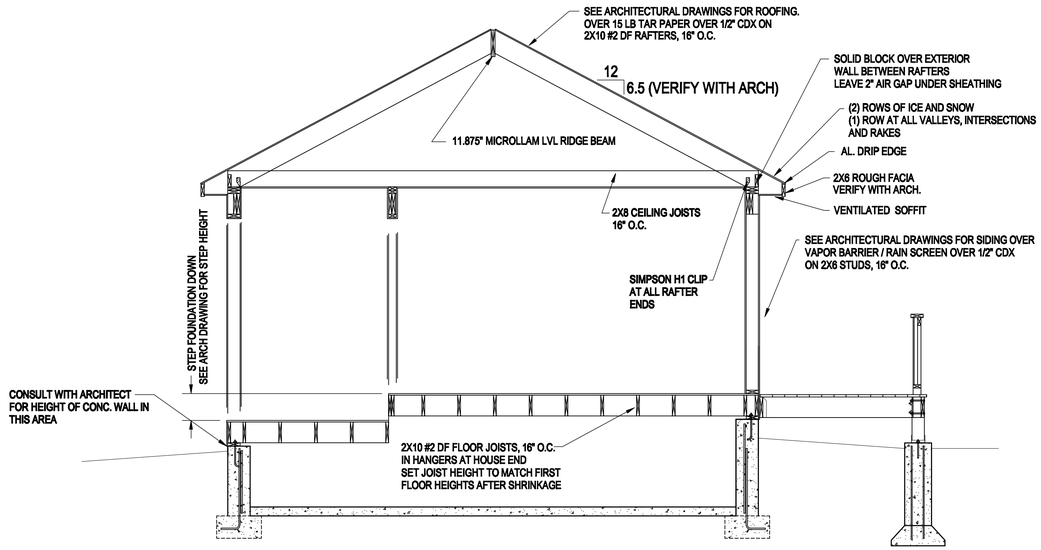
CLIENT:
Volpecchio / Simon Residence
17 Pleasant View Ave
Beacon, NY

LOCATION:
City of Beacon
Dutchess County

DATE:	Feb 26, 2026
SCALE:	AS NOTED
DWG BY:	MPC

TITLE: Sections and Details

SHEET NO: S6



PARTIAL SECTION D-D

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

NOTE:
SEE ARCHITECTURAL DRAWINGS FOR ALL

- **INSULATION**
- **SIDING**
- **TRIM**
- **VENTILATION**
- **FLASHING**
- **ROOFING**
- **INTERIOR TRIM AND FINISH**
- **FASCIA**
- **SOFFIT**
- **OVERALL FOUNDATION DIMENSIONS**
- **FLOOR HEIGHTS**
- **ROOF PITCHES**

No:	Date:	Description:
1	3/16/26	Initial Release

STATE OF NEW YORK
MICHAEL P. CARR
070881
LICENSED PROFESSIONAL ENGINEER

Addition / Renovation

MICHAEL P. CARR P.E.
Consulting Engineer
13 Woodland Drive
Garrison, NY 10524
Phone: (845) 424-6119
email: mcarr@carr-eng.com

CLIENT:
Volpecchio / Simon Residence
17 Pleasant View Ave
Beacon, NY

LOCATION:
City of Beacon
Dutchess County

DATE: Feb 26, 2026	TITLE:	SHEET NO:
SCALE: AS NOTED	Sections and Details	S7
DWG BY: BPC		

From: [redacted]
To: Mercedes Perez
Subject: Variance application 17 Pleasant View ave
Date: Tuesday, April 14, 2026 6:41:37 PM

Dear Mercedes, I received a certified notice for a variance application. I was surprised to find out such a process even existed in Beacon. I live accross the street at 8 Pleasantview ave. When I purchased my home 3 years ago I was told this neighbourhood was more expensive because the zoning rules were more strict compared to Beacon Main st area properties.

I did many improvements to my house and the process to get permits with the Town was always very rigorous, professional and strict. This included a hot tub installation 2 years ago I had to revise and offset 15ft from my property line due to the neighbourhood zoning rules.

Nobody in our neighbourhood probably has a "mud room". I dont have a mud room 5 ft from my property line. A mud room is just a fancy name for more space being requested by an "savy" architect that can be used as an office, or laundry room, or bedroom. Besides I feel bad for my neighbours that have to go through this process to protect the attempted intrusion into their already limited privacy. A "mud room" can be added anywhere without encroching into the neighbours privacy or breaching zoning rules.

If we go down this path, then, I would like my property taxes reduced by 30pct. Also I would like the City of Beacon to pay me10k move my hot tub 10ft closer to the property line so I can have a larger usable space in my backyard.

I assume this is being orchersrated by the architect firm. Unfortunatetly our neighbourhood is not comfortable with this request. It is causing a rift. This is not good neighbourly policy. The "new" neighbours are setting a bad precedent for everyone.

I strongly oppose this variance request. I strongly oppose the precedent this request will set. I strongly oppose the decrease in property value it will bring. Room for a "mud room" is not a reasobable justification for a variance approval. Maybe a handicap access ramp build would be. Please reject this request.

Sincerely,

David Costa

Sent from my Galaxy

From: [redacted]
To: Mercedes Perez
Subject: Opposing Simon/Volpacchio variance application at 17 Pleasant View Ave
Date: Tuesday, April 21, 2026 9:10:24 AM

William Kurt Kuehsel
20 Pleasant View Avenue
Beacon, NY 12508

City of Beacon Zoning Board of Appeals
One Municipal Plaza - Suite One
Beacon, NY 12508

Opposition to variance application at 17 Pleasant View Avenue, Beacon, NY

Dear Members of the Board,

I am writing to formally express my strong opposition to the variance request submitted by David Simon and Laura Volpacchio for the property located at 17 Pleasant View Avenue, Beacon, NY.

As a 22 year resident and property owner at 20 Pleasant View Avenue, located within the required notification radius, I am directly affected by this proposal to reduce their side yard setback from 15 feet, to 5 feet. A huge 66% decrease in the current zoning buffer between properties .

This request is nothing short of gluttony.

I believe this request should be denied for the following reasons:

The applicant has not demonstrated an extraordinary or exceptional condition specific to the property, but rather a self-created inconvenience, indulgence, and desire to maximize profit.

The proposed structure is out of scale with existing homes in our modest neighborhood, which mostly consist of older homes all built under the original zoning plan. By design, these homes are scaled as not to have the "jammed in" look as if we were in the borough of Queens.

This request would lead to increased traffic, dangerous parking conditions, and obstructed views, creating safety hazards for pedestrians and residents. The extremely small size of their lot will also require that all heavy construction equipment will likely be parked on the street directly in front of my residence for extended periods of time.

Allowing this variance would introduce a prolonged period of unwanted noise and light pollution to an established residential area.

Approving this variance would violate the intent of the current 15 foot setback requirement, and set a precedent for future development that is not in harmony with our community plan.

For these reasons, I strongly urge the Board to reject this variance application.

Thank you for your time and consideration of my concerns.

Sincerely,

William Kurt Kuehsel

[redacted]

[redacted]

From: [redacted]
To: Mercedes Perez
Subject: Variance application for 17 Pleasant View Ave
Date: Tuesday, April 21, 2026 11:58:03 AM

To: Mercedes Perez, Zoning Board Secretary
From: Elizabeth Kudan and Christine Ulrich
Subject: 17 Pleasant View Avenue
Date: April 21, 2026

We are the owners of 7 Pleasant View Avenue, the neighboring home of the Simon-Volpacchio residence. This is a difficult and uncomfortable email to write as we wish for our new neighbors to enjoy their home, yet these are our comments and concerns relative to the variance requested:

1. The footprint of the original property was known prior to purchase.

2. The architect's proposal knowingly placed the new garage and driveway on 10 feet of the15 foot setback which is out of compliance with Beacon's code/regulation. We are concerned regarding the precedence this will create within our established neighborhood and how the 10 out of the 15 feet will impact our resale and privacy.

3. The variance requested will not only be for the construction of an addition to the existing garage, as is stated in the letter from the City of Beacon and as we were originally told, but the variance will also include a new driveway. The driveway will extend along the 10 foot variance from the garage to the street and will be a permanent new line of distinction between our homes.

4. If this variance is approved, there will only be 5 feet between the new garage, new driveway and our property line. We ask that this variance only apply to the garage and driveway, and if any other structures are to be built within the 15 foot setback toward the back of the property, that the owners be required to seek another variance.

5. If this variance is approved, we would like, in writing, that the owners purchase and plant 5 foot bushes that will grow rapidly, higher and close together along the 5 feet of the setback on their side of the property line from the garage to the street. This was previously offered to us by David Simon.

Thank you for your time and consideration,

Liz Kudan
Christine Ulrich

City of Beacon Zoning Board of Appeals Agenda
04/21/2026

Title:

Consider a notification from the City of Beacon Planning Board on its intent to serve as the Lead Agency for an Amended Site Plan Approval in connection with a proposal to construct a 4-story mixed-use building with 3,500 square feet of first floor commercial space and fourteen (14) apartments on three (3) adjoining lots which were previously approved for merger (see, Filed Map No. 9719A, filed 9/6/2023) and are comprised of approximately 27,007 total square feet. The Amended Site Plan would increase the height of the previously approved building by adding a recessed fourth floor and increase the number of apartments from twelve (12) to fourteen (14). The project proposes to connect to public water and sanitary sewer and the parcel is located in the General Business zoning district. The Planning Board is the approval authority for the Amended Site Plan Approval application.

ATTACHMENTS

393 397 Fishkill PB lead agency ltr ZBA 4.20.26.pdf

393 397 Fishkill PB lead agency response form (4938-1425-7315.1).pdf

393 & 397 Fishkill PB 4.14.26 Ex. C - Site Plan App redacted2.pdf

393 & 397 Fishkill PB 4.14.26 Ex. D Full EAF 2026 Site Plan Amendements redacted2.pdf

393 & 397 Fishkill PB 4.14.26 Amended Site Plan Set 03.31.26.pdf

City of Beacon
Planning Board
One Municipal Plaza, Suite 1
Beacon, NY 12508
Phone: 845-838-5002

John Gunn, Chair

April 20, 2026

VIA EMAIL

Zoning Board of Appeals of the City of Beacon
Attn: Montos Vakirtzis, Acting Chair
1 Municipal Plaza
Beacon, NY 12508

Subject: **Designation of Lead Agency in Accordance with SEQRA**
393 Fishkill Avenue, 397 Fishkill Avenue, and 7 Conklin Avenue
Beacon, NY 12508
Tax Grid No. 6055-80-392032, 6055-80-399035, and 6055-80-394041

To Whom It May Concern:

The City of Beacon Planning Board is hereby notifying you that it has received an application for an Amended Site Plan Approval in connection with a proposal to construct a 4-story mixed-use building with 3,500 square feet of first floor commercial space and fourteen (14) apartments on three (3) adjoining lots which were previously approved for merger (see, Filed Map No. 9719A, filed 9/6/2023) and are comprised of approximately 27,007 total square feet. The Amended Site Plan would increase the height of the previously approved building by adding a recessed fourth floor and increase the number of apartments from twelve (12) to fourteen (14). The project proposes to connect to public water and sanitary sewer and the parcel is located in the General Business zoning district. The Planning Board is the approval authority for the Amended Site Plan Approval application. You are receiving this notice because your agency has been identified as an involved or interested agency.

The City of Beacon Planning Board previously circulated for lead agency upon receipt of the Applicant's original application in or around 2022. The City of Beacon Planning Board hereby declares its continued intent to serve as the Lead Agency for the environmental review of the proposed action, which is classified as Unlisted pursuant to SEQRA. Enclosed for your use, if you choose, is a form for responding to the Planning Board.

In accordance with the requirements of SEQRA, enclosed for your review are Part 1 of the Environmental Assessment Form (EAF) which has been prepared by the project sponsor for the proposed action, and a copy of the applications and site plan. Agenda materials are also available online through the City of Beacon website: https://beaconny.gov/index.php/agendas-minutes/

City of Beacon
Planning Board
One Municipal Plaza, Suite 1
Beacon, NY 12508
Phone: 845-838-5002

John Gunn, Chair

Thank you.

John Gunn MP

John Gunn, AIA, LEED AP
Planning Board Chair

JG/mp
Enclosures

Cc: Bryan Murphy, Building Inspector, City of Beacon
Jennifer L. Gray, Keane & Beane P.C.
John Russo, P.E., Lanc & Tully Engineering & Surveying, P.C.
Natalie Quinn, KARC Planning Consultants, Inc.

City of Beacon
Planning Board
One Municipal Plaza, Suite 4
Beacon, NY 12508
Phone: 845-838-5002

DESIGNATION OF LEAD AGENCY RESPONSE FORM

To: City of Beacon Planning Board **Date:** _____

From (agency name): _____

Subject: **Designation of Lead Agency in Accordance with SEQRA**
393 Fishkill Avenue, 397 Fishkill Avenue, and 7 Conklin Avenue
Beacon, NY 12508
Tax Grid No. 6055-80-392032, 6055-80-399035, and 6055-80-394041

The City of Beacon Planning Board intends to continue to serve as the Lead Agency for the environmental review of the proposed action consisting of the construction of a 4-story mixed-use building with 3,500 square feet of first floor commercial space and fourteen (14) apartments on three (3) adjoining lots which were previously approved for merger (see, Filed Map No. 9719A, filed 9/6/2023)and are comprised of approximately 27,007 total square feet. The Amended Site Plan would increase the height of the building by adding a recessed fourth floor and increase the number of apartments from twelve (12) to fourteen (14).

The above identified agency: *(please check one below)*

☐ Has no objection to the Planning Board serving as Lead Agency.

☐ Takes no position with respect to the Planning Board serving as Lead Agency.

☐ Objects to the Planning Board serving as Lead Agency.

_____
Printed Name

_____
Signature

_____
Title

City of Beacon
Planning Board
One Municipal Plaza, Suite 4
Beacon, NY 12508
Phone: 845-838-5002

DESIGNATION OF LEAD AGENCY RESPONSE FORM

To: City of Beacon Planning Board **Date: _____**

From (agency name): _____

Subject: **Designation of Lead Agency in Accordance with SEQRA**
393 Fishkill Avenue, 397 Fishkill Avenue, and 7 Conklin Avenue
Beacon, NY 12508
Tax Grid No. 6055-80-392032, 6055-80-399035, and 6055-80-394041

The City of Beacon Planning Board intends to continue to serve as the Lead Agency for the environmental review of the proposed action consisting of the construction of a 4-story mixed-use building with 3,500 square feet of first floor commercial space and fourteen (14) apartments on three (3) adjoining lots which were previously approved for merger (see, Filed Map No. 9719A, filed 9/6/2023)and are comprised of approximately 27,007 total square feet. The Amended Site Plan would increase the height of the building by adding a recessed fourth floor and increase the number of apartments from twelve (12) to fourteen (14).

The above identified agency: *(please check one below)*

☐ Has no objection to the Planning Board serving as Lead Agency.

☐ Takes no position with respect to the Planning Board serving as Lead Agency.

☐ Objects to the Planning Board serving as Lead Agency.

_____
Printed Name

_____
Signature

_____
Title

APPLICATION FOR SITE PLAN APPROVAL

Submit to Planning Board Secretary, One Municipal Plaza, Suite One, Beacon, New York 12508

IDENTIFICATION OF APPLICANT

393 Fishkill Avenue, LLC
Name: and 397 Fishkill Avenue, LLC
Address: 397A Fishkill Avenue,
Beacon, New York 12508
Signature:
Date: 3-29-2026
Phone: [redacted]

(For Official Use Only)

	Date	Initials
Application & Fee Rec'd		
Initial Review		
Public Hearing		
Conditional Approval		
Final Approval		

IDENTIFICATION OF REPRESENTATIVE / DESIGN PROFESSIONAL:

Name: Taylor M. Palmer, Esq, Cuddy & Feder LLP
Address: 300 Westage Business Center, Suite 380
Fishkill, New York 12524
Phone: 914-761-1300
Fax: 914-761-5378
Email address: tpalmer@cuddyfeder.com

IDENTIFICATION OF SUBJECT PROPERTY:

Property Address: 393 Fishkill Avenue, 397 Fishkill Avenue and 7 Conklin Street, Beacon, New York 12508
Tax Map Designation: Section 6055 Block 80 Lot(s) 392032, 399035 & 394041
Land Area: 27,007.2 sq. ft. Zoning District(s) GB

DESCRIPTION OF PROPOSED DEVELOPMENT:

Proposed Use: Mixed-use development comprising apartments and commercial space
Gross Non-Residential Floor Space: Existing 2,420 s/f Proposed 3,500 s/f
TOTAL: 3,500 s/f
Dwelling Units (by type): Existing two-family residence Proposed 14 multi-family units
TOTAL: 14 units

ITEMS TO ACCOMPANY THIS APPLICATION

a. One electronic and five (5) folded paper copies of a site location sketch showing the location of the subject property and the proposed development with respect to neighboring properties and developments.
b. One electronic and five (5) folded paper copies of the proposed site development plan, consisting of sheets, showing the required information as set forth on the back of this form and other such information as deemed necessary by the City Council or the Planning Board to determine and provide for the property enforcement of the Zoning Ordinance.
c. One electronic and five (5) folded paper copies of additional sketches, renderings or other information.
d. An application fee, payable to the City of Beacon, computed per the attached fee schedule.
e. An initial escrow amount, payable to the City of Beacon, as set forth in the attached fee schedule.

INFORMATION TO BE SHOWN ON SITE LOCATION SKETCH

a. Property lines, zoning district boundaries and special district boundaries affecting all adjoining streets and properties, including properties located on the opposite sides of adjoining streets.
b. Any reservations, easements or other areas of public or special use which affect the subject property.
c. Section, block and lot numbers written on the subject property and all adjoining properties, including the names of the record owners of such adjoining properties.

INFORMATION TO BE SHOWN ON THE SITE DEVELOPMENT PLAN

a. Title of development, date and revision dates if any, north point, scale, name and address of record owner of property, and of the licensed engineer, architect, landscape architect, or surveyor preparing the site plan.
b. Existing and proposed contours at a maximum vertical interval of two (2) feet.
c. Location and identification of natural features including rock outcrops, wooded areas, single trees with a caliper of six (6) or more inches measured four (4) feet above existing grade, water bodies, water courses, wetlands, soil types, etc.
d. Location and dimensions of all existing and proposed buildings, retaining walls, fences, septic fields, etc.
e. Finished floor level elevations and heights of all existing and proposed buildings.
f. Location, design, elevations, and pavement and curbing specifications, including pavement markings, of all existing and proposed sidewalks, and parking and truck loading areas, including access and egress drives thereto.
g. Existing pavement and elevations of abutting streets, and proposed modifications.
h. Location, type and design of all existing and proposed storm drainage facilities, including computation of present and estimated future runoff of the entire tributary watershed, at a maximum density permitted under existing zoning, based on a 100 year storm.
i. Location and design of all existing and proposed water supply and sewage disposal facilities.
j. Location of all existing and proposed power and telephone lines and equipment, including that located within the adjoining street right-of-way. All such lines and equipment must be installed underground.
k. Estimate of earth work, including type and quantities of material to be imported to or removed from the site.
l. Detailed landscape plan, including the type, size, and location of materials to be used.
m. Location, size, type, power, direction, shielding, and hours of operation of all existing and proposed lighting facilities.
n. Location, size, type, and design of all existing and proposed business and directional signs.
o. Written dimensions shall be used wherever possible.
p. Signature and seal of licensed professional preparing the plan shall appear on each sheet.
q. Statement of approval, in blank, as follows:

Approved by Resolution of the Beacon Planning Board
on the _____ day of _____, 20_____
subject to all conditions as stated therein

_____ _____
Chairman, City Planning Board **Date**

APPLICATION FEES

Site Plan	**Residential** $500 + $250 per dwelling unit **Commercial** $500 + $250 per 1,000 s.f.
Special Use Permit	**Residential** $500 + $250 per dwelling unit **Commercial** $500 + $250 per 1,000 s.f.
Subdivision	$ 750 for 2-4 lots + $100 per lot $1,000 for 5 or more lots + $300 per lot

ESCROW FEES

ALL SUBDIVISIONS, AND RESIDENTIAL SITE PLAN AND SUP APPLICATIONS

No. of Lots or Dwelling Units	Initial Deposit	Depleted to	Replenishment
1-5 (including lot-line realignment)	$ 3,000	$ 1,000	Current bills + $1,200
6-15	$ 9,000	$ 2,500	Current bills + $1,200
Over 15	$ 18,000	$ 5,000	Current bills + $6,000

NON-RESIDENTIAL SITE PLAN AND SUP APPLICATIONS

	Initial Deposit	Depleted to	Replenishment
Existing Buildings/Change of Use with no site development	$ 1,800	$ 1,000	Current bills + $600
Up to 3,000 s.f. gross floor area	$ 3,125	$ 1,000	Current bills + $1,200
3,000 to 10,000 s.f. gross floor area	$ 3,000 + $0.50 per sq.ft. over 3,000	$ 2,500	Current bills + $3,000
Over 10,000 s.f. gross floor area	$ 9,000 + $0.50 per sq.ft. over 10,000	$ 2,500	Current bills + $3,000

ARCHITECTURAL REVIEW OR CERTIFICATE OF APPROPRIATENESS ***(If not currently before PB)***

* *If required by Chairman*	Initial Deposit	Depleted to	Replenishment
Single Family House*	$500	$250	Current bills + $250
All others*	$500	$250	Current bills + $250

APPLICATION PROCESSING RESTRICTION LAW

Affidavit of Property Owner

Property Owner: 393 Fishkill Avenue, LLC

If owned by a corporation, partnership or organization, please list names of persons holding over 5% interest.

Jordan Haug

List all properties in the City of Beacon that you hold a 5% interest in:

393 Fishkill Avenue, Beacon, NY 12508

Applicant Address: 397A Fishkill Avenue, Beacon, NY 12508

Project Address: 393 Fishkill Avenue, 397 Fishkill Avenue and 7 Conklin Street, Beacon, New York 12508

Project Tax Grid # 6055-80-392032, 399035 and 394041

Type of Application Amended Site Plan Application

Please note that the property owner is the applicant. "Applicant" is defined as any individual who owns at least five percent (5%) interest in a corporation or partnership or other business.

I, Jordan Haug, Sole Member of 393 Fishkill Avenue, LLC, the undersigned owner of the above referenced property, hereby affirm that I have reviewed my records and verify that the following information is true.

1. No violations are pending for ANY parcel owned by me situated within the City of Beacon — [signature]
2. Violations are pending on a parcel or parcels owned by me situated within the City of Beacon — No
3. ALL tax payments due to the City of Beacon are current — [signature]
4. Tax delinquencies exist on a parcel or parcels owned by me within the City of Beacon — No
5. Special Assessments are outstanding on a parcel or parcels owned by me in the City of Beacon — No
6. ALL Special Assessments due to the City of Beacon on any parcel owned by me are current — N/A

393 Fishkill Avenue, LLC

By: [signature]

Signature of Owner

Jordan Haug, Sole Member

Title if owner is corporation

Office Use Only:	NO	YES	Initial
Applicant has violations pending for ANY parcel owned within the City of Beacon (Building Dept.)	___	___	___
ALL taxes are current for properties in the City of Beacon are current (Tax Dept.)	___	___	___
ALL Special Assessments, i.e. water, sewer, fines, etc. are current (Water Billing)	___	___	___

APPLICATION PROCESSING RESTRICTION LAW

Affidavit of Property Owner

Property Owner: 397 Fishkill Avenue, LLC

If owned by a corporation, partnership or organization, please list names of persons holding over 5% interest.

Jordan Haug

List all properties in the City of Beacon that you hold a 5% interest in:

397 Fishkill Avenue and 7 Conklin Street, Beacon, NY 12508

Applicant Address: 397A Fishkill Avenue, Beacon, New York 12508

Project Address: 393 Fishkill Avenue, 397 Fishkill Avenue & 7 Conklin Street, Beacon, New York 12508

Project Tax Grid # 6055-80-393032, 399035 adn 394041

Type of Application Amended Site Plan Application

Please note that the property owner is the applicant. "Applicant" is defined as any individual who owns at least five percent (5%) interest in a corporation or partnership or other business.

I, Jordan Haug, Sole Member of 397 Fishkill Avenue, LLC the undersigned owner of the above referenced property, hereby affirm that I have reviewed my records and verify that the following information is true.

1. No violations are pending for ANY parcel owned by me situated within the City of Beacon
2. Violations are pending on a parcel or parcels owned by me situated within the City of Beacon — No
3. ALL tax payments due to the City of Beacon are current
4. Tax delinquencies exist on a parcel or parcels owned by me within the City of Beacon — No
5. Special Assessments are outstanding on a parcel or parcels owned by me in the City of Beacon — No
6. ALL Special Assessments due to the City of Beacon on any parcel owned by me are current — N/A

397 Fishkill Avenue, LLC

By: _____

Signature of Owner

Jordan Haug, Sole Member

Title if owner is corporation

Office Use Only:	NO	YES	Initial
Applicant has violations pending for ANY parcel owned within the City of Beacon (Building Dept.)	___	___	_____
ALL taxes are current for properties in the City of Beacon are current (Tax Dept.)	___	___	_____
ALL Special Assessments, i.e. water, sewer, fines, etc. are current (Water Billing)	___	___	_____

CITY OF BEACON
SITE PLAN SPECIFICATION FORM

Name of Application: 393 Fishkill Avenue, LLC and 397 Fishkill Avenue, LLC

PLEASE INDICATE WHETHER THE SITE PLAN DRAWINGS SHOW THE SUBJECT INFORMATION BY PLACING A CHECK MARK IN THE APPROPRIATE BOXES BELOW.

	YES	NO
The site plan shall be clearly marked "Site Plan", it shall be prepared by a legally certified individual of firm, such as a Registered Architect or Professional Engineer, and it shall contain the following information:	☑	☐
LEGAL DATA		
Name and address of the owner of record.	☑	☐
Name and address of the applicant (if other than the owner).	☐	☑
Name and address of person, firm or organization preparing the plan.	☑	☐
Date, north arrow, and written and graphic scale.	☑	☐
NATURAL FEATURES		
Existing contours with intervals of two (2) feet, referred to a datum satisfactory to the Planning Board.	☑	☐
Approximate boundaries of any areas subject to flooding or stormwater overflows.	☐	☑
Location of existing watercourses, wetlands, wooded areas, rock outcrops, isolated trees with a diameter of eight (8) inches or more measured three (3) feet above the base of the trunk, and any other significant existing natural features.	☐	☑
EXISTING STRUCTURES, UTILITIES, ETC.		
Outlines of all structures and the location of all uses not requiring structures. Paved areas, sidewalks, and vehicular access between the site and public streets.	☑	☐
Locations, dimensions, grades, and flow direction of any existing sewers, culverts, water lines, as well as other underground and above ground utilities within and adjacent to the property.	☑	☐
Other existing development, including fences, retaining walls, landscaping, and screening.	☑	☐
Sufficient description or information to define precisely the boundaries of the property.	☑	☐
The owners of all adjoining lands as shown on the latest tax records.	☑	☐
The locations, names, and existing widths of adjacent streets and curb lines.	☑	☐
Location, width, and purpose of all existing and proposed easements, setbacks, reservations, and areas dedicated to private or public use within or adjacent to the	☐	☑

properties.		
PROPOSED DEVELOPMENT	**YES**	**NO**
The location, use and design of proposed buildings or structural improvements.	☑	☐
The location and design of all uses not requiring structures, such as outdoor storage (if permitted), and off-street parking and unloading areas.	☑	☐
Any proposed division of buildings into units of separate occupancy.	☑	☐
The location, direction, power, and time of use for any proposed outdoor lighting.	☑	☐
The location and plans for any outdoor signs.	☐	☑
The location, arrangement, size(s) and materials of proposed means of ingress and egress, including sidewalks, driveways, or other paved areas.	☑	☐
Proposed screening and other landscaping including a planting plan and schedule prepared by a qualified individual or firm.	☑	☐
The location, sizes and connection of all proposed water lines, valves, and hydrants and all storm drainage and sewer lines, culverts, drains, etc.	☑	☐
Proposed easements, deed restrictions, or covenants and a notation of any areas to be dedicated to the City.	☐	☑
Any contemplated public improvements on or adjoining the property.	☐	☑
Any proposed new grades, indicating clearly how such grades will meet existing grades of adjacent properties or the street.	☑	☐
Elevations of all proposed principal or accessory structures.	☑	☐
Any proposed fences or retaining walls.	☑	☐
MISCELLANEOUS		
A location map showing the applicant's entire property and adjacent properties and streets, at a convenient scale.	☑	☐
Erosion and sedimentation control measures.	☑	☐
A schedule indicating how the proposal complies with all pertinent zoning standards, including parking and loading requirements.	☑	☐
An indication of proposed hours of operation.	☑	☐
If the site plan only indicates a first stage, a supplementary plan shall indicate ultimate development.	☐	☑

For all items marked "NO" above, please explain below why the required information has not been provided:

Items marked no are not applicable to this project.

Applicant/Sponsor Name: 893 Fishkill Avenue, LLC

Signature:

Date: 3-29-2026

For all items marked "NO" above, please explain below why the required information has not been provided:

Items marked no are not applicable to this project.

Applicant/Sponsor Name: 397 Fishkill Avenue, LLC

Signature:

Date: 3-29-2026

FOR OFFICE USE ONLY
Application #

CITY OF BEACON
1 Municipal Plaza, Beacon, NY
Telephone (845) 838-5000 • http://beaconny.gov/

ENTITY DISCLOSURE FORM

(This form must accompany every land use application and every application for a building permit or certificate of occupancy submitted by any entity)

Disclosure of the names and addresses of all persons or entities owning any interest or controlling position of any Limited Liability Company, Partnership, Limited Partnership, Joint Venture, Corporation or other business entity (hereinafter referred to as the "Entity") filing a land-use application with the City is required pursuant to Section 223-61.4 of the City Code of the City of Beacon. If any Member of the Entity is not a natural person, then the names and addresses as well as all other information sought herein must be supplied about the non-natural person member of that Entity, including names, addresses and Formation filing documents. Applicants shall submit supplemental sheets for any additional information that does not fit within the below sections, identifying the Section being supplemented.

SECTION A.

IF AFFIANT IS A PARTNERSHIP, JOINT VENTURE OR OTHER BUSINESS ENTITY, EXCEPT A CORPORATION:

Name of Entity	Address of Entity
393 Fishkill Avenue, LLC	397A Fishkill Avenue, Beacon, NY 12508
Place where such business entity was created New York	Official Registrar's or Clerk's office where the documents and papers creating entity were filed NYS Department of State
Date such business entity or partnership was created 4/18/2022	Telephone Contact Information [redacted]

IF AFFIANT IS A CORPORATION:

Name of Entity	Telephone Contact Information
Principal Place of Business of Entity	Place and Date of Incorporation
Method of Incorporation	Official place where the documents and papers of incorporation were filed

SECTION B. List all persons, officers, limited or general partners, directors, members, shareholders, managers, and any others with any interest, mortgage, encumbrance or other interest (recorded or unrecorded) in or with the above referenced

Entity. List all persons to whom corporate stock has been pledged, mortgaged or encumbered and with whom any agreement has been made to pledge, mortgage or encumber said stock. Use a supplemental sheet to list additional persons.

Name	Resident Address	Resident Telephone Number	Nature and Extent of Interest

SECTION C. List all owners of record of the subject property or any part thereof.

Name	Residence or Business Address	Telephone Number	Date and Manner title was acquired	Date and place where the deed or document of conveyance was recorded or filed.
393 Fishkill Avenue, LLC	397A Fishkill Avenue Beacon, NY 12508	[redacted]	6/23/2022 - Deed	6/29/2022 Dutchess County Clerk's Office

SECTION D. Is any owner, of record or otherwise, an officer, director, stockholder, agent or employee of any person listed in Section B-C?

☐ YES ☒ NO

Name	Employer	Position

SECTION E. Is any party identified in Sections A- C an officer, elected or appointed, or employee of the City of Beacon or related, by marriage or otherwise, to a City Council member, planning board member, zoning board of appeals member or employee of the City of Beacon ?

☒ YES ☐ NO

If yes, list every Board, Department, Office, agency or other position with the City of Beacon with which a party has a position, unpaid or paid, or relationship and identify the agency, title, and date of hire.

Agency	Title	Date of Hire, Date Elected, or Date Appointed	Position or Nature of Relationship
Zoning Board of Appeals	Chair	First appointed 2019	Chair

SECTION F. Was any person referred to in Sections A-D known by any other name within five (5) years preceding the date of the application?

☐ YES ☒ NO

Current Name	Other Names

SECTION G. List the names and addresses of each person, business entity, partnership and corporation in the chain of title of the subject premises for the five (5) years next preceding the date of the application.

Name	Address
Christopher J. Smalley	393 Fishkill Avenue, Beacon, NY 12508

SECTION H. If the applicant is not a record owner of the subject property, describe the applicant's interest in the subject property and the relationship the applicant has to the record owner(s) of the subject property.

N/A

SECTION I. If the applicant is a contract vendee, a duplicate original or photocopy of the full and complete contract of purchase, including all riders, modification and amendments thereto, shall be submitted with the application. Any sensitive or confidential information may be redacted from the contract prior to production.

SECTION J.

1. Where the record owner or contract vendee is a corporation, the following additional information shall be submitted:

Name of the Corporation	Telephone Contact Information
Principal Business Address	Place and Date of Incorporation
Method of Incorporation	Official place where the documents and papers of incorporation were filed

2. Please provide the following information for every incorporator, officer, director and shareholder of the corporation.

Name	Residence or business address	Telephone number

3. Have any shares of the stock of the corporation or of any stockholder been pledged, mortgaged or encumbered?

☐ YES ☐ NO

If so, please list the name and address of each person having, holding, owning or claiming any such interest.

Name	Address

SECTION K. Have the present owners entered into a contract for the sale of all or any part of the subject property and, if in the affirmative, please provide a duplicate original or photocopy of the fully and complete contract of sale, including all riders, modifications and amendments thereto.

☐ **YES** ☒ **NO**

I, Jordan Haug being first duly sworn, according to law, deposes and says that I am (Title) Sole Member, an active and qualified member of the 393 Fishkill Avenue, LLC a business duly authorized by law to do business in the State of New York, and that the statements made herein are true, accurate, and complete.

393 Fishkill Avenue, LLC

(Print) Jordan Haug, Sole Member

(Signature)

FOR OFFICE USE ONLY
Application #

CITY OF BEACON
1 Municipal Plaza, Beacon, NY
Telephone (845) 838-5000 • http://beacony.gov/

ENTITY DISCLOSURE FORM

(This form must accompany every land use application and every application for a building permit or certificate of occupancy submitted by any entity)

Disclosure of the names and addresses of all persons or entities owning any interest or controlling position of any Limited Liability Company, Partnership, Limited Partnership, Joint Venture, Corporation or other business entity (hereinafter referred to as the "Entity") filing a land-use application with the City is required pursuant to Section 223-61A of the City Code of the City of Beacon. If any Member of the Entity is not a natural person, then the names and addresses as well as all other information sought herein must be supplied about the non-natural person member of that Entity, including names, addresses and Formation filing documents. Applicants shall submit supplemental sheets for any additional information that does not fit within the below sections, identifying the Section being supplemented.

SECTION A.

IF AFFIANT IS A PARTNERSHIP, JOINT VENTURE OR OTHER BUSINESS ENTITY, EXCEPT A CORPORATION:

Name of Entity	Address of Entity
397 Fishkill Avenue, LLC	397A Fishkill Avenue, Beacon, NY 12508
Place where such business entity was created New York	Official Registrar's or Clerk's office where the documents and papers creating entity were filed NYS Department of State
Date such business entity or partnership was created 10/4/2021	Telephone Contact Information [redacted]

IF AFFIANT IS A CORPORATION:

Name of Entity	Telephone Contact Information
Principal Place of Business of Entity	Place and Date of incorporation
Method of Incorporation	Official place where the documents and papers of incorporation were filed

SECTION B. List all persons, officers, limited or general partners, directors, members, shareholders, managers, and any others with any interest, mortgage, encumbrance or other interest (recorded or unrecorded) in or with the above referenced

Entity. List all persons to whom corporate stock has been pledged, mortgaged or encumbered and with whom any agreement has been made to pledge, mortgage or encumber said stock. Use a supplemental sheet to list additional persons.

Name	Resident Address	Resident Telephone Number	Nature and Extent of Interest

SECTION C. List all owners of record of the subject property or any part thereof.

Name	Residence or Business Address	Telephone Number	Date and Manner title was acquired	Date and place where the deed or document of conveyance was recorded or filed.
397 Fishkill Avenue, LLC	397A Fishkill Avenue Beacon, NY 12508	[redacted]	10/4/2021 Deed	1/3/22 Recorded in the Dutchess County Clerk's Office
397 Fishkill Avenue, LLC	397A Fishkill Beacon, NY 12508	[redacted]	12/17/2023 Deed	1/5/23 Recorded in the Duchess County Clerk's Office

SECTION D. Is any owner, of record or otherwise, an officer, director, stockholder, agent or employee of any person listed in Section B-C?

☐ YES ☐ NO

Name	Employer	Position
Jordan Haug	397 Fishkill Avenue LLC	Sole Member

SECTION E. Is any party identified in Sections A- C an officer, elected or appointed, or employee of the City of Beacon or related, by marriage or otherwise, to a City Council member, planning board member, zoning board of appeals member or employee of the City of Beacon ?

☒ YES ☐ NO

If yes, list every Board, Department, Office, agency or other position with the City of Beacon with which a party has a position, unpaid or paid, or relationship and identify the agency, title, and date of hire.

Agency	Title	Date of Hire, Date Elected, or Date Appointed	Position or Nature of Relationship
Zoning Board of Appeals	Chair	2019	Chair

SECTION F. Was any person referred to in Sections A-D known by any other name within five (5) years preceding the date of the application?

☐ YES ☒ NO

Current Name	Other Names

SECTION G. List the names and addresses of each person, business entity, partnership and corporation in the chain of title of the subject premises for the five (5) years next preceding the date of the application.

Name	Address
Mark C. Haug and Claudia A. Haug (Lot #399035)	63 North Elm Street, Beacon, NY 12508
7 Conklin Street LLC (Lot#394041)	Venice, FL 34293

SECTION H. If the applicant is not a record owner of the subject property, describe the applicant's interest in the subject property and the relationship the applicant has to the record owner(s) of the subject property.

N/A

SECTION I. If the applicant is a contract vendee, a duplicate original or photocopy of the full and complete contract of purchase, including all riders, modification and amendments thereto, shall be submitted with the application. Any sensitive or confidential information may be redacted from the contract prior to production.

SECTION J.

1. Where the record owner or contract vendee is a corporation, the following additional information shall be submitted:

Name of the Corporation	Telephone Contact Information
Principal Business Address	Place and Date of Incorporation
Method of Incorporation	Official place where the documents and papers of incorporation were filed

2. Please provide the following information for every incorporator, officer, director and shareholder of the corporation.

Name	Residence or business address	Telephone number

3. Have any shares of the stock of the corporation or of any stockholder been pledged, mortgaged or encumbered?

☐ YES ☐ NO

If so, please list the name and address of each person having, holding, owning or claiming any such interest.

Name	Address

SECTION K. Have the present owners entered into a contract for the sale of all or any part of the subject property and, if in the affirmative, please provide a duplicate original or photocopy of the fully and complete contract of sale, including all riders, modifications and amendments thereto.

☐ YES ☒ NO

I, Jordan Haug being first duly sworn, according to law, deposes and says that I am (Title) Sole Member, an active and qualified member of the 397 Fishkill Avenue, LLC, a business duly authorized by law to do business in the State of New York, and that the statements made herein are true, accurate, and complete.

397 Fishkill Avenue, LLC

(Print) Jordan Haug, Sole Member

(Signature) _____

Full Environmental Assessment Form
Part 1 - Project and Setting

Instructions for Completing Part 1

Part 1 is to be completed by the applicant or project sponsor. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification.

Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information; indicate whether missing information does not exist, or is not reasonably available to the sponsor; and, when possible, generally describe work or studies which would be necessary to update or fully develop that information.

Applicants/sponsors must complete all items in Sections A & B. In Sections C, D & E, most items contain an initial question that must be answered either "Yes" or "No". If the answer to the initial question is "Yes", complete the sub-questions that follow. If the answer to the initial question is "No", proceed to the next question. Section F allows the project sponsor to identify and attach any additional information. Section G requires the name and signature of the applicant or project sponsor to verify that the information contained in Part 1 is accurate and complete.

A. Project and Applicant/Sponsor Information.

Name of Action or Project: 397 Fishkill Avenue, LLC – Application for Site Plan Approval		
Project Location (describe, and attach a general location map): 397 Fishkill Avenue, 393 Fishkill Avenue and 7 Conklin Street, Beacon NY, 12508		
Brief Description of Proposed Action (include purpose or need): This Action involves an Application for Amended Site Plan approval, wherein the original Site Plan approval authorized construction of a new mixed-use building comprised of twelve (12) apartments and 3,500 sq. ft. of commercial space in place of the existing office/mixed-use, residential and multi-family residential uses on project site, in addition to on-site parking facilities with a driveway connection to Conklin Street where access to the property is already provided. The Amended Site Plan application proposes two (2) additional units and one (1) additional story for a total of fourteen (14) units in a four (4)-story mixed use building with the ground floor providing 3,500 sq. ft. of commercial space. The residential unit breakdown is: 2nd floor: (1) studio, (4) 1-bedroom and (1) 2-bedroom units; 3rd floor: (1) studio, (4) 1-bedroom and (1) 2-bedroom units; 4th floor: (2) 2-bedroom units.		
Name of Applicant/Sponsor: 397 Fishkill Avenue, LLC & 393 Fishkill Avenue, LLC	Telephone: [redacted] E-Mail: [redacted]	
Address: 397 & 393 Fishkill Avenue		
City/PO: Beacon	State: NY	Zip Code: 12508
Project Contact (if not same as sponsor; give name and title/role): Taylor Palmer, Esq., Cuddy & Feder LLP (Attorney for the Applicant)	Telephone: 914-761-1300 E-Mail: tpalmer@cuddyfeder.com	
Address: 445 Hamilton Avenue, Fl. 14		
City/PO: White Plains	State: NY	Zip Code: 10601
Property Owner (if not same as sponsor): Same as Applicant	Telephone: E-Mail:	
Address:		
City/PO:	State:	Zip Code:

B. Government Approvals

B. Government Approvals, Funding, or Sponsorship. ("Funding" includes grants, loans, tax relief, and any other forms of financial assistance.)

Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Counsel, Town Board, or Village Board of Trustees ☐Yes ☑No		
b. City, Town or Village Planning Board or Commission ☑Yes ☐No	Site Plan Amendment	March 2026
c. City, Town or Village Zoning Board of Appeals ☑Yes ☐No	Area Variance	April 2026
d. Other local agencies ☑Yes ☐No	☐ Building Department – Building Permit	September 2026
e. County agencies ☐Yes ☑No		
f. Regional agencies ☐Yes ☑No		
g. State agencies ☐Yes ☑No		
h. Federal agencies ☐Yes ☑No		

i. Coastal Resources.

i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway? ☐Yes ☑No

ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program? ☑Yes ☐No

iii. Is the project site within a Coastal Erosion Hazard Area? ☐Yes ☑No

C. Planning and Zoning

C.1. Planning and zoning actions.

Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule or regulation be the only approval(s) which must be granted to enable the proposed action to proceed? ☐Yes ☑No

- **If Yes,** complete sections C, F and G.
- **If No,** proceed to question C.2 and complete all remaining sections and questions in Part 1

C.2. Adopted land use plans.

a. Do any municipally- adopted (city, town, village or county) comprehensive land use plan(s) include the site where the proposed action would be located? ☑Yes ☐No

If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located? ☐Yes ☑No

b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway; Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other?) ☐Yes ☑No

If Yes, identify the plan(s):

_____

_____

_____

c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan, or an adopted municipal farmland protection plan? ☐Yes ☑No

If Yes, identify the plan(s):

_____

_____

_____

C.3. Zoning

a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance. ☑ Yes ☐ No
If Yes, what is the zoning classification(s) including any applicable overlay district?
GB - General Business

b. Is the use permitted or allowed by a special or conditional use permit? ☑ Yes ☐ No

c. Is a zoning change requested as part of the proposed action? ☐ Yes ☑ No
If Yes,
i. What is the proposed new zoning for the site? _____

C.4. Existing community services.

a. In what school district is the project site located? Beacon City School District

b. What police or other public protection forces serve the project site?
Beacon City Police, NY State Police, Dutchess County Sherriff

c. Which fire protection and emergency medical services serve the project site?
Beacon Fire Department

d. What parks serve the project site?
Several City of Beacon Parks

D. Project Details

D.1. Proposed and Potential Development

a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)? Commercial on lowest floor, Residential on upper floors

b. a. Total acreage of the site of the proposed action? 0.62 acres
b. Total acreage to be physically disturbed? +/-0.60 acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 0.62 acres

c. Is the proposed action an expansion of an existing project or use? (See footnote 1 below) ☑ Yes ☐ No
i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % 600%; 185% Units: resi units; commercial s.f.

d. Is the proposed action a subdivision, or does it include a subdivision? ☐ Yes ☑ No
If Yes,
i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types)
_____
ii. Is a cluster/conservation layout proposed? ☐ Yes ☐ No
iii. Number of lots proposed? _____
iv. Minimum and maximum proposed lot sizes? Minimum _____ Maximum _____

e. Will the proposed action be constructed in multiple phases? ☐ Yes ☑ No
i. If No, anticipated period of construction: 12 months
ii. If Yes:
- Total number of phases anticipated _____
- Anticipated commencement date of phase 1 (including demolition) _____ month _____ year
- Anticipated completion date of final phase _____ month _____year
- Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: _____

Footnotes:
1. residential units: 2 existing, 14 total proposed - 600% increase
commercial floor area: 2,402 square feet existing, 3,374 square feet total proposed - 141% increase

f. Does the project include new residential uses? ☑ Yes ☐ No

If Yes, show numbers of units proposed.

	One Family	Two Family	Three Family	Multiple Family (four or more)
Initial Phase				14 total units
At completion of all phases				14 total units

g. Does the proposed action include new non-residential construction (including expansions)? ☑ Yes ☐ No

If Yes,

i. Total number of structures 1

ii. Dimensions (in feet) of largest proposed structure: +/-48' height; +/-55' width; and +/-175' length

iii. Approximate extent of building space to be heated or cooled: 20,446 (gross) square feet

h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage? ☐ Yes ☑ No

If Yes,

i. Purpose of the impoundment: _____

ii. If a water impoundment, the principal source of the water: ☐ Ground water ☐ Surface water streams ☐ Other specify:

_____

iii. If other than water, identify the type of impounded/contained liquids and their source.

_____

iv. Approximate size of the proposed impoundment. Volume: _____ million gallons; surface area: _____ acres

v. Dimensions of the proposed dam or impounding structure: _____ height; _____ length

vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete):

_____

D.2. Project Operations

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? (Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite) ☐ Yes ☑ No

If Yes:

i .What is the purpose of the excavation or dredging? _____

ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?

- Volume (specify tons or cubic yards): _____
- Over what duration of time? _____

iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them.

_____

_____

iv. Will there be onsite dewatering or processing of excavated materials? ☐ Yes ☐ No

If yes, describe. _____

_____

v. What is the total area to be dredged or excavated? _____ acres

vi. What is the maximum area to be worked at any one time? _____ acres

vii. What would be the maximum depth of excavation or dredging? _____ feet

viii. Will the excavation require blasting? ☐ Yes ☐ No

ix. Summarize site reclamation goals and plan: _____

_____

_____

b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area? ☐ Yes ☑ No

If Yes:

i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): _____

_____

ii. Describe how the proposed action would affect that waterbody or wetland, e.g. excavation, fill, placement of structures, or alteration of channels, banks and shorelines. Indicate extent of activities, alterations and additions in square feet or acres:

iii. Will the proposed action cause or result in disturbance to bottom sediments? ☐Yes ☐No
If Yes, describe:

iv. Will the proposed action cause or result in the destruction or removal of aquatic vegetation? ☐Yes ☐No
If Yes:

- acres of aquatic vegetation proposed to be removed:
- expected acreage of aquatic vegetation remaining after project completion:
- purpose of proposed removal (e.g. beach clearing, invasive species control, boat access):
- proposed method of plant removal:
- if chemical/herbicide treatment will be used, specify product(s):

v. Describe any proposed reclamation/mitigation following disturbance:

c. Will the proposed action use, or create a new demand for water? ☑Yes ☐No
If Yes:

i. Total anticipated water usage/demand per day: 2,430* gallons/day

ii. Will the proposed action obtain water from an existing public water supply? ☑Yes ☐No
If Yes:

- Name of district or service area: City of Beacon
- Does the existing public water supply have capacity to serve the proposal? ☑Yes ☐No
- Is the project site in the existing district? ☑Yes ☐No
- Is expansion of the district needed? ☐Yes ☑No
- Do existing lines serve the project site? ☑Yes ☐No

iii. Will line extension within an existing district be necessary to supply the project? ☐Yes ☑No
If Yes:

- Describe extensions or capacity expansions proposed to serve this project:
- Source(s) of supply for the district:

iv. Is a new water supply district or service area proposed to be formed to serve the project site? ☐ Yes ☑No
If, Yes:

- Applicant/sponsor for new district:
- Date application submitted or anticipated:
- Proposed source(s) of supply for new district:

v. If a public water supply will not be used, describe plans to provide water supply for the project:
N/A

vi. If water supply will be from wells (public or private), what is the maximum pumping capacity: _____ gallons/minute.

d. Will the proposed action generate liquid wastes? ☑Yes ☐No
If Yes:

i. Total anticipated liquid waste generation per day: 2,430* gallons/day

ii. Nature of liquid wastes to be generated (e.g., sanitary wastewater, industrial; if combination, describe all components and approximate volumes or proportions of each):
Sanitary Wastewater

iii. Will the proposed action use any existing public wastewater treatment facilities? ☑Yes ☐No
If Yes:

- Name of wastewater treatment plant to be used: Beacon City Wastewater Treatment Plant
- Name of district: City of Beacon
- Does the existing wastewater treatment plant have capacity to serve the project? ☑Yes ☐No
- Is the project site in the existing district? ☑Yes ☐No
- Is expansion of the district needed? ☐Yes ☑No

* 18 bedrooms @ 110 gpd/br plus assumed 30 employees @ 15 gpd/employee

- Do existing sewer lines serve the project site? ☑ Yes ☐ No
- Will a line extension within an existing district be necessary to serve the project? ☐ Yes ☑ No

  If Yes:
  - Describe extensions or capacity expansions proposed to serve this project: _____

iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? ☐ Yes ☑ No

If Yes:
- Applicant/sponsor for new district: _____
- Date application submitted or anticipated: _____
- What is the receiving water for the wastewater discharge? _____

v. If public facilities will not be used, describe plans to provide wastewater treatment for the project, including specifying proposed receiving water (name and classification if surface discharge or describe subsurface disposal plans):

N/A

vi. Describe any plans or designs to capture, recycle or reuse liquid waste: _____

None proposed

e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e. sheet flow) during construction or post construction? ☐ Yes ☑ No

If Yes:

i. How much impervious surface will the project create in relation to total size of project parcel?

_____ Square feet or _____ acres (impervious surface)

_____ Square feet or _____ acres (parcel size)

ii. Describe types of new point sources. _____

iii. Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water or off-site surface waters)?

- If to surface waters, identify receiving water bodies or wetlands: _____
- Will stormwater runoff flow to adjacent properties? ☐ Yes ☐ No

iv. Does the proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater? ☐ Yes ☐ No

f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations? ☑ Yes ☐ No

If Yes, identify:

i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles)

Construction equipment

ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers)

Generator

iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation)

None

g. Will any air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Permit, or Federal Clean Air Act Title IV or Title V Permit? ☐ Yes ☑ No

If Yes:

i. Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year) ☐ Yes ☐ No

ii. In addition to emissions as calculated in the application, the project will generate:
- _____Tons/year (short tons) of Carbon Dioxide (CO_2)
- _____Tons/year (short tons) of Nitrous Oxide (N_2O)
- _____Tons/year (short tons) of Perfluorocarbons (PFCs)
- _____Tons/year (short tons) of Sulfur Hexafluoride (SF_6)
- _____Tons/year (short tons) of Carbon Dioxide equivalent of Hydroflourocarbons (HFCs)
- _____Tons/year (short tons) of Hazardous Air Pollutants (HAPs)

h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)? ☐Yes ☑No

If Yes:

i. Estimate methane generation in tons/year (metric): _____

ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): _____

_____

i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations? ☐Yes ☑No

If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust):

_____

_____

j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services? ☐Yes ☑No

If Yes:

i. When is the peak traffic expected (Check all that apply): ☐ Morning ☐ Evening ☐Weekend ☐ Randomly between hours of _____ to _____.

ii. For commercial activities only, projected number of truck trips/day and type (e.g., semi trailers and dump trucks): _____

_____

iii. Parking spaces: Existing _____ Proposed _____ Net increase/decrease _____

iv. Does the proposed action include any shared use parking? ☐Yes ☐No

v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe:

_____

vi. Are public/private transportation service(s) or facilities available within ½ mile of the proposed site? ☐Yes ☐No

vii Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? ☐Yes ☐No

viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? ☐Yes ☐No

k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy? ☑Yes ☐No

If Yes:

i. Estimate annual electricity demand during operation of the proposed action: _____

247,000 kWh (Assumes 11.5 kWh per square foot for residential plus 15 kWh per square foot for office/retail)

ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other):

Local Grid including suppliers such as Central Hudson Gas and Electric

iii. Will the proposed action require a new, or an upgrade, to an existing substation? ☐Yes ☑No

l. Hours of operation. Answer all items which apply.

i. During Construction:

- Monday - Friday: 7 AM to 5 PM
- Saturday: 9 AM to 5 PM
- Sunday: _____
- Holidays: _____

ii. During Operations:

- Monday - Friday: 8 AM to 5 PM (commercial)**
- Saturday: 24/7 **
- Sunday: 24/7 **
- Holidays: 24/7 **

** 24 hours per day, 7 days per week for residential

m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? ☑ Yes ☐ No

If yes:

i. Provide details including sources, time of day and duration:

Construction Vehicles and Activities (during construction), 7 AM to 5 PM weekdays, 9 AM to 5 PM Saturdays

ii. Will the proposed action remove existing natural barriers that could act as a noise barrier or screen? ☐ Yes ☑ No

Describe: Landscaped screening is proposed pursuant to the Applicant's landscaping plan.

n. Will the proposed action have outdoor lighting? ☑ Yes ☐ No

If yes:

i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:

Parking area lighting, building mounted lighting at entrances

ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? ☐ Yes ☑ No

Describe:

o. Does the proposed action have the potential to produce odors for more than one hour per day? ☐ Yes ☑ No

If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures:

p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage? ☐ Yes ☑ No

If Yes:

i. Product(s) to be stored

ii. Volume(s) _____ per unit time _____ (e.g., month, year)

iii. Generally, describe the proposed storage facilities:

q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation? ☐ Yes ☑ No

If Yes:

i. Describe proposed treatment(s):

ii. Will the proposed action use Integrated Pest Management Practices? ☐ Yes ☐ No

r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? ☑ Yes ☐ No

If Yes:

i. Describe any solid waste(s) to be generated during construction or operation of the facility:

- Construction: 5 tons per month (unit of time)
- Operation : 2 tons per month (unit of time)

ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:

- Construction: Recycling of useful materials
- Operation: Recycling - paper, plastic, metals

iii. Proposed disposal methods/facilities for solid waste generated on-site:

- Construction: Roll-off dumpster
- Operation: Solid waste and recycling containers

s. Does the proposed action include construction or modification of a solid waste management facility? ☐ Yes ☑ No

If Yes:

i. Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities): _____

ii. Anticipated rate of disposal/processing:

- _____ Tons/month, if transfer or other non-combustion/thermal treatment, or
- _____ Tons/hour, if combustion or thermal treatment

iii. If landfill, anticipated site life: _____ years

t. Will the proposed action at the site involve the commercial generation, treatment, storage, or disposal of hazardous waste? ☐ Yes ☑ No

If Yes:

i. Name(s) of all hazardous wastes or constituents to be generated, handled or managed at facility: _____

ii. Generally describe processes or activities involving hazardous wastes or constituents: _____

iii. Specify amount to be handled or generated _____ tons/month

iv. Describe any proposals for on-site minimization, recycling or reuse of hazardous constituents: _____

v. Will any hazardous wastes be disposed at an existing offsite hazardous waste facility? ☐ Yes ☐ No

If Yes: provide name and location of facility: _____

If No: describe proposed management of any hazardous wastes which will not be sent to a hazardous waste facility:

E. Site and Setting of Proposed Action

E.1. Land uses on and surrounding the project site

a. Existing land uses.

i. Check all uses that occur on, adjoining and near the project site.

☑ Urban ☑ Industrial ☑ Commercial ☐ Residential (suburban) ☐ Rural (non-farm)
☐ Forest ☐ Agriculture ☐ Aquatic ☑ Other (specify): Residential multi-family

ii. If mix of uses, generally describe:

mixed-uses consistent with the GB District

b. Land uses and covertypes on the project site.

Land use or Covertype	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	0.32	0.45	+0.13
• Forested	0	0	0
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	0	0	0
• Agricultural (includes active orchards, field, greenhouse etc.)	0	0	0
• Surface water features (lakes, ponds, streams, rivers, etc.)	0	0	0
• Wetlands (freshwater or tidal)	0	0	0
• Non-vegetated (bare rock, earth or fill)	0	0	0
• Other Describe: Grassed Areas	0.30	0.17	-0.13

c. Is the project site presently used by members of the community for public recreation? ☐ Yes ☑ No

i. If Yes: explain: _____

d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) within 1500 feet of the project site? ☑ Yes ☐ No

If Yes,

i. Identify Facilities:

Wingate at Beacon; Hedgewood Home for Adults

e. Does the project site contain an existing dam? ☐ Yes ☑ No

If Yes:

i. Dimensions of the dam and impoundment:

- Dam height: _____ feet
- Dam length: _____ feet
- Surface area: _____ acres
- Volume impounded: _____ gallons OR acre-feet

ii. Dam's existing hazard classification: _____

iii. Provide date and summarize results of last inspection:

_____

f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property which is now, or was at one time, used as a solid waste management facility? ☐ Yes ☑ No

If Yes:

i. Has the facility been formally closed? ☐ Yes ☐ No

- If yes, cite sources/documentation: _____

ii. Describe the location of the project site relative to the boundaries of the solid waste management facility:

_____

iii. Describe any development constraints due to the prior solid waste activities: _____

g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste? ☐ Yes ☑ No

If Yes:

i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred:

_____

h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site? ☐ Yes ☑ No

If Yes:

i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply: ☐ Yes ☐ No

☐ Yes – Spills Incidents database Provide DEC ID number(s): _____

☐ Yes – Environmental Site Remediation database Provide DEC ID number(s): _____

☐ Neither database

ii. If site has been subject of RCRA corrective activities, describe control measures: _____

iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database? ☐ Yes ☑ No

If yes, provide DEC ID number(s): _____

iv. If yes to (i), (ii) or (iii) above, describe current status of site(s):

v. Is the project site subject to an institutional control limiting property uses? ☐ Yes ☐ No

- If yes, DEC site ID number: _____
- Describe the type of institutional control (e.g., deed restriction or easement): _____
- Describe any use limitations: _____
- Describe any engineering controls: _____
- Will the project affect the institutional or engineering controls in place? ☐ Yes ☐ No
- Explain: _____

E.2. Natural Resources On or Near Project Site

a. What is the average depth to bedrock on the project site? ~2*** feet

b. Are there bedrock outcroppings on the project site? ☑ Yes ☐ No
If Yes, what proportion of the site is comprised of bedrock outcroppings? 3 %

c. Predominant soil type(s) present on project site:

NwC	48 %
Ud	40 %
Ur	12 %

d. What is the average depth to the water table on the project site? Average: >6.5*** feet

e. Drainage status of project site soils:
- ☑ Well Drained: 100 % of site
- ☐ Moderately Well Drained: _____% of site
- ☐ Poorly Drained _____% of site

f. Approximate proportion of proposed action site with slopes:
- ☑ 0-10%: 79 % of site
- ☑ 10-15%: 13 % of site
- ☑ 15% or greater: 8 % of site

g. Are there any unique geologic features on the project site? ☐ Yes ☑ No
If Yes, describe: _____

h. Surface water features.

i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)? ☐ Yes ☑ No

ii. Do any wetlands or other waterbodies adjoin the project site? ☑ Yes ☐ No

If Yes to either *i* or *ii*, continue. If No, skip to E.2.i.

iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency? ☑ Yes ☐ No

iv. For each identified regulated wetland and waterbody on the project site, provide the following information:

- Streams: Name _____ Classification _____
- Lakes or Ponds: Name _____ Classification _____
- Wetlands: Name _____ Approximate Size _____
- Wetland No. (if regulated by DEC) _____

v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies? ☐ Yes ☑ No

If yes, name of impaired water body/bodies and basis for listing as impaired: _____

i. Is the project site in a designated Floodway? ☐ Yes ☑ No

j. Is the project site in the 100-year Floodplain? ☐ Yes ☑ No

k. Is the project site in the 500-year Floodplain? ☐ Yes ☑ No

l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer? ☐ Yes ☑ No
If Yes:

i. Name of aquifer: _____

*** Per USGS Soils Mapping Information

m. Identify the predominant wildlife species that occupy or use the project site:
Squirrels
Local birds
Raccoons

n. Does the project site contain a designated significant natural community? ☐ Yes ☑ No
If Yes:
i. Describe the habitat/community (composition, function, and basis for designation): _____
ii. Source(s) of description or evaluation: _____
iii. Extent of community/habitat:
- Currently: _____ acres
- Following completion of project as proposed: _____ acres
- Gain or loss (indicate + or -): _____ acres

o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? ☑ Yes ☐ No
If Yes:
i. Species and listing (endangered or threatened): _____
Indiana Bat

p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? ☐ Yes ☑ No
If Yes:
i. Species and listing: _____

q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? ☐ Yes ☑ No
If yes, give a brief description of how the proposed action may affect that use: _____

E.3. Designated Public Resources On or Near Project Site

a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? ☐ Yes ☑ No
If Yes, provide county plus district name/number: _____

b. Are agricultural lands consisting of highly productive soils present? ☐ Yes ☑ No
i. If Yes: acreage(s) on project site? _____
ii. Source(s) of soil rating(s): _____

c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? ☐ Yes ☑ No
If Yes:
i. Nature of the natural landmark: ☐ Biological Community ☐ Geological Feature
ii. Provide brief description of landmark, including values behind designation and approximate size/extent: _____

d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? ☐ Yes ☑ No
If Yes:
i. CEA name: _____
ii. Basis for designation: _____
iii. Designating agency and date: _____

e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? ☐ Yes ☑ No

If Yes:

i. Nature of historic/archaeological resource: ☐ Archaeological Site ☐ Historic Building or District

ii. Name: _____

iii. Brief description of attributes on which listing is based:

_____

f. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory? ☑ Yes ☐ No

g. Have additional archaeological or historic site(s) or resources been identified on the project site? ☐ Yes ☑ No

If Yes:

i. Describe possible resource(s): _____

ii. Basis for identification: _____

h. Is the project site within fives miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource? ☑ Yes ☐ No

If Yes:

i. Identify resource: HH-26 Hudson Highlands State Park; HH-27 Dutchess Junction

ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): Scenic Areas of Statewide Significance

iii. Distance between project and resource: +/-1 miles.

i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666? ☐ Yes ☑ No

If Yes:

i. Identify the name of the river and its designation: _____

ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666? ☐ Yes ☐ No

F. Additional Information

Attach any additional information which may be needed to clarify your project.

If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

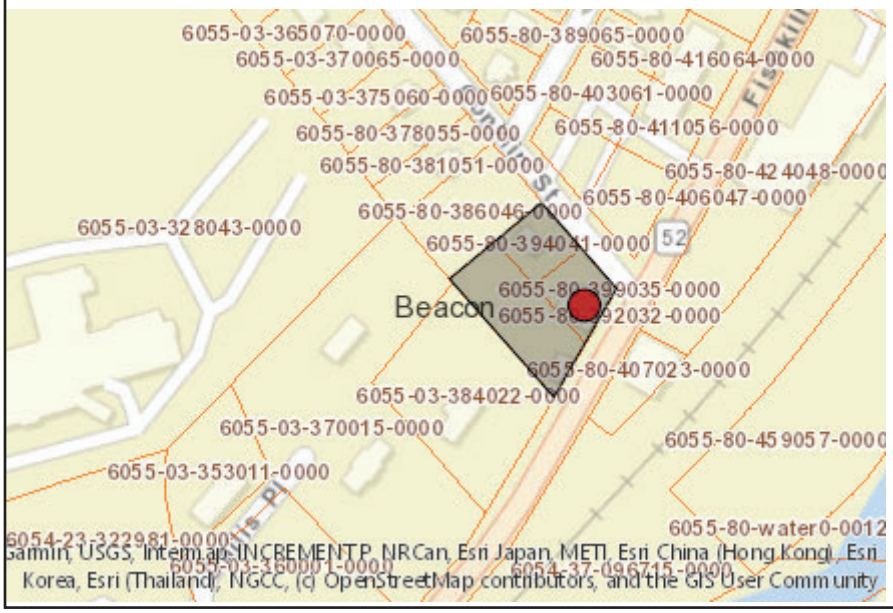
G. Verification

I certify that the information provided is true to the best of my knowledge.

Applicant/Sponsor Name Daniel G. Koehler, P.E., Hudson Land Design Date 3/31/2026

Signature _____ Title Project Engineer

PRINT FORM



Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources in order to obtain data not provided by the Mapper. Digital data is not a substitute for agency determinations.



B.i.i [Coastal or Waterfront Area]	No
B.i.ii [Local Waterfront Revitalization Area]	Yes
C.2.b. [Special Planning District]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h [DEC Spills or Remediation Site - Potential Contamination History]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Listed]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Environmental Site Remediation Database]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.iii [Within 2,000' of DEC Remediation Site]	No
E.2.g [Unique Geologic Features]	No
E.2.h.i [Surface Water Features]	No
E.2.h.ii [Surface Water Features]	Yes
E.2.h.iii [Surface Water Features]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
E.2.h.v [Impaired Water Bodies]	No
E.2.i. [Floodway]	No
E.2.j. [100 Year Floodplain]	No
E.2.k. [500 Year Floodplain]	No
E.2.l. [Aquifers]	No
E.2.n. [Natural Communities]	No
E.2.o. [Endangered or Threatened Species]	Yes
E.2.o. [Endangered or Threatened Species - Name]	Indiana Bat

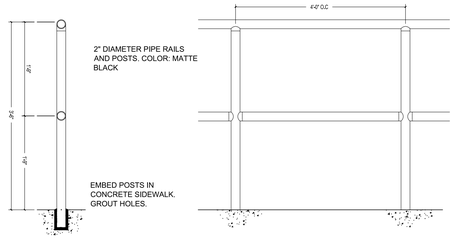
E.2.p. [Rare Plants or Animals]	No
E.3.a. [Agricultural District]	No
E.3.c. [National Natural Landmark]	No
E.3.d [Critical Environmental Area]	No
E.3.e. [National or State Register of Historic Places or State Eligible Sites]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.3.f. [Archeological Sites]	Yes
E.3.i. [Designated River Corridor]	No

REVISIONS:			
NO.	DATE	DESCRIPTION	BY
1	11/29/22	REVISED PER PLANNING BOARD COMMENTS	AJS
2	12/27/22	REVISED PER PLANNING BOARD COMMENTS	AJS
3	01/31/23	REVISED PER PLANNING BOARD COMMENTS	AJS
4	02/28/23	REVISED PER PLANNING BOARD COMMENTS	AJS
5	03/30/23	REVISED PER PLANNING BOARD COMMENTS	AJS
6	06/13/23	FINAL CONSULTANT REVIEW	AJS
7	07/10/23	FINAL CONSULTANT REVIEW	AJS
8	03/31/26	SITE PLAN AMENDMENT REVISIONS	AJS

Bulk Zoning Regulations Table

	Required Setbacks			Proposed Setbacks			Minimum Lot Depth	Proposed Lot Depth	Allowable Building Height	Proposed Building Height	Maximum Residential Density	Proposed Residential Density	Lot Area	Required Lot Area	Proposed Floor Area
	Front	Side	Rear	Front	Side	Rear									
Zoning District															
GB	15'	20'	25'	15'	20'	76'	100'	181.83'	35'	48' See Note	1,500 sf per unit	14 units	0.62 acres	N/A	19,670

Notes:
1. The Applicant will seek a variance from the Zoning Board of Appeals to allow a building height of 4 stories / 48' where 3 stories / 35' is permitted.



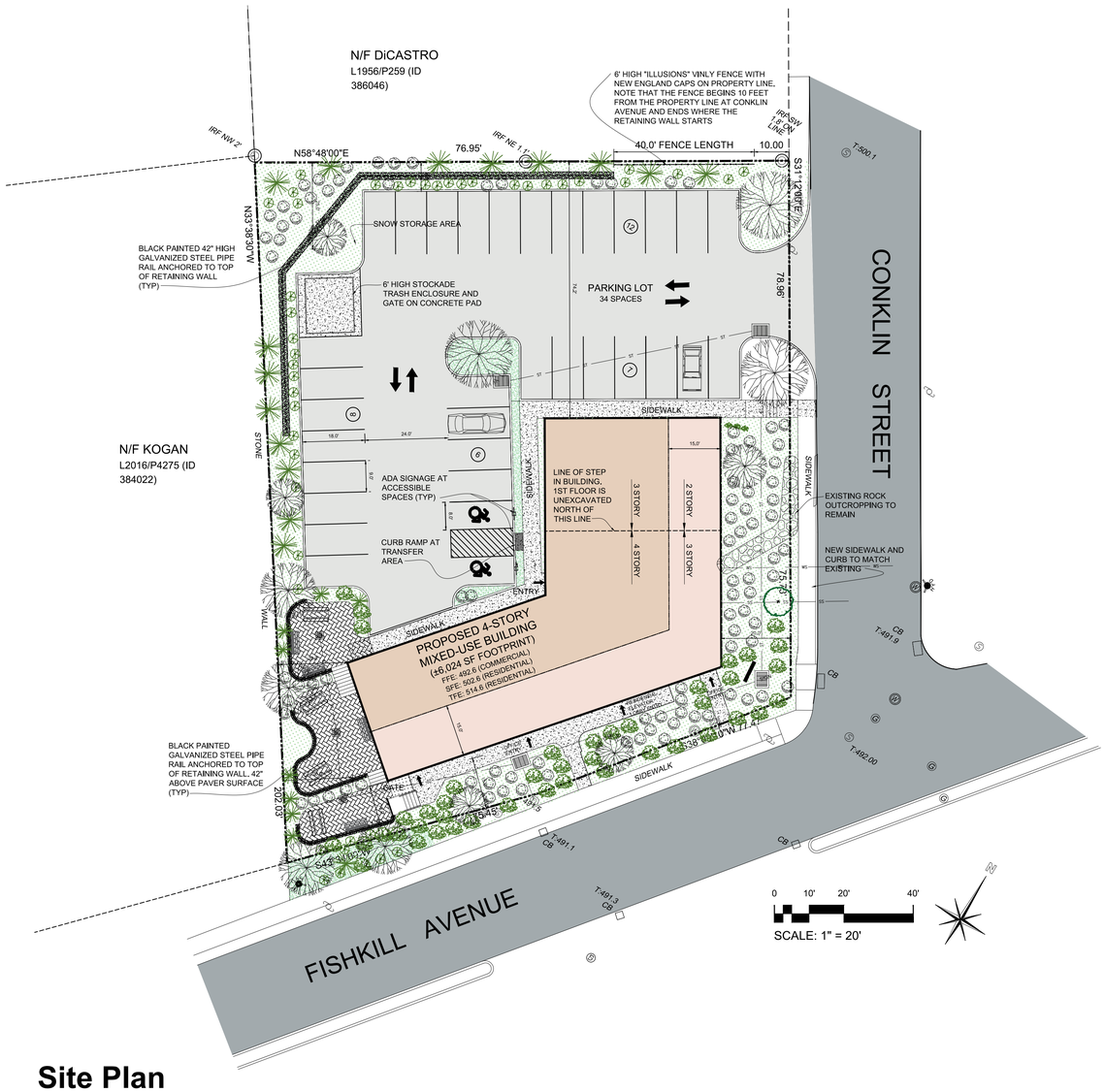
Pipe Rail Details

NTS



Aerial View

Scale: Not to Scale

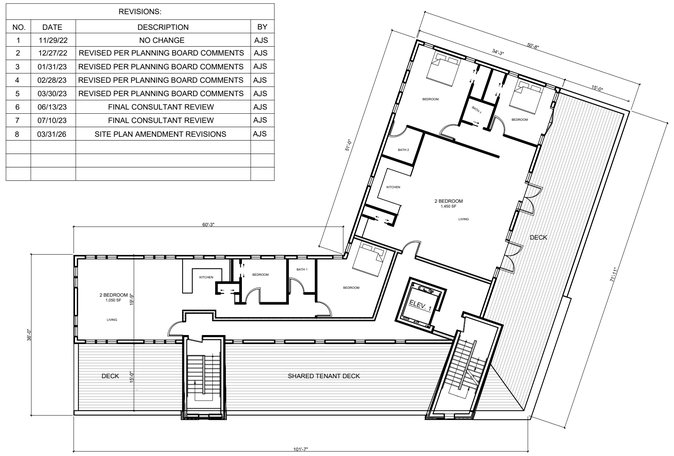


Site Plan

Scale: 1" = 20'

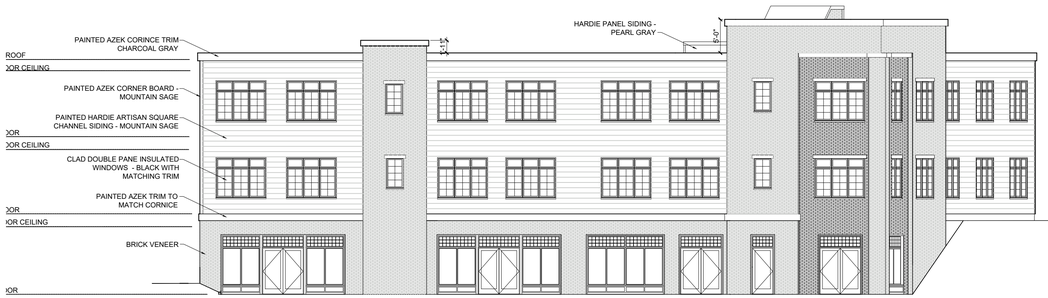


REVISIONS:			
NO.	DATE	DESCRIPTION	BY
1	11/29/22	NO CHANGE	AJS
2	12/27/22	REVISED PER PLANNING BOARD COMMENTS	AJS
3	01/31/23	REVISED PER PLANNING BOARD COMMENTS	AJS
4	02/28/23	REVISED PER PLANNING BOARD COMMENTS	AJS
5	03/30/23	REVISED PER PLANNING BOARD COMMENTS	AJS
6	06/13/23	FINAL CONSULTANT REVIEW	AJS
7	07/10/23	FINAL CONSULTANT REVIEW	AJS
8	03/31/26	SITE PLAN AMENDMENT REVISIONS	AJS



4th Floor Plan

Scale: $\frac{1}{16}$" = 1'-0"



Front Elevation

Scale: $\frac{3}{32}$" = 1'-0"



View 1

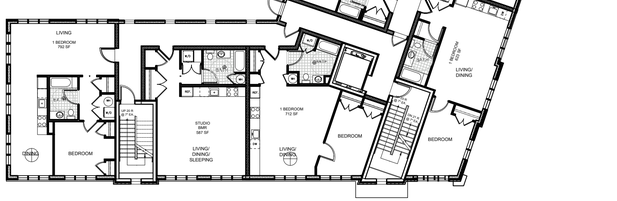


Side Elevation: East

Scale: $\frac{3}{32}$" = 1'-0"



View 2



2nd & 3rd Floor Plans

Scale: $\frac{1}{16}$" = 1'-0"

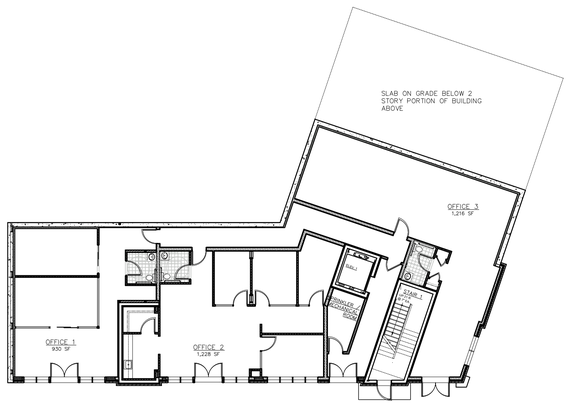


Rear Elevation

Scale: $\frac{3}{32}$" = 1'-0"



View 3



1st Floor Plan

Scale: $\frac{1}{16}$" = 1'-0"



Side Elevation: West

Scale: $\frac{3}{32}$" = 1'-0"

Site Plan Application

Sheet 2 of 8 - Building Plans

Owner:
397 Fishkill Avenue, LLC &
393 Fishkill Avenue, LLC
397 Fishkill Avenue
Beacon, NY 12508

Architect:
Aryeh Siegel, Architect
84 Mason Circle
Beacon, New York 12508

Site / Civil Engineer:
Hudson Land Design
174 Main Street
Beacon, New York 12508

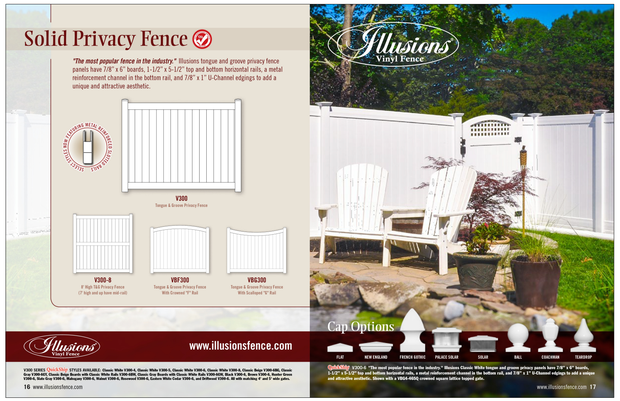
Landscape Designer:
Landscape Restorations
7 Creek Drive
Beacon, New York 12508

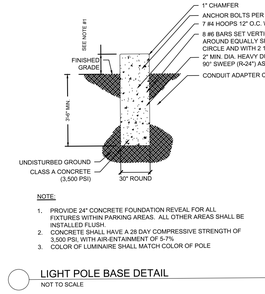
397 Fishkill Avenue
Beacon, New York
Scale: $\frac{1}{8}$" = 1'-0"
October 21,2022





POLE MOUNTED LIGHT (L1A)
GREENSHINE "L30" ARM MOUNTED 3000K LED FIXTURE. LOW GLARE CUTOFF SHIELD, DARK SKY COMPLIANT. CRI 80-100 RANGE. COLOR: BLACK. PHOTOCELL CONTROL. OR APPROVED EQUAL. MOUNTING HEIGHT ON BUILDING = 10 FEET



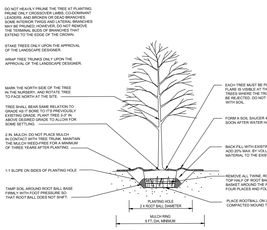


WALL MOUNTED HOUSE LIGHT (L2)

HUBBARDTON FORGE WALL MOUNTED FIXTURE. MODEL "Hood Outdoor Dark Sky Wall Sconce", 60W, 2700K. CRI 80-100 RANGE. COLOR: COASTAL BLACK, OR APPROVED EQUAL. MOUNTING HEIGHT = 7 FEET. NOTE THAT THE MANUFACTURER DOES NOT PROVIDE FOOTCANDLE DIAGRAMS FOR THIS FIXTURE

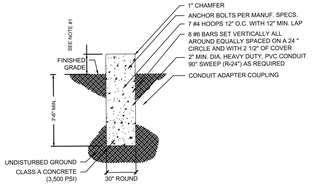
NOTE: ALL EXTERIOR LIGHTING ON THE SITE SHALL BE DIRECTED AND/OR SHIELDED SO AS NOT TO CAUSE ANY OBJECTIONABLE GLARE OBSERVABLE FROM NEIGHBORING STREETS AND PROPERTIES. THE SOURCE (BULBS) OF SUCH LIGHTING SHALL NOT BE VISIBLE FROM SAID NEIGHBORING STREETS AND PROPERTIES. PHOTOMETRIC DIAGRAMS ARE SHOWN WITH SHIELDED CONDITIONS.

Illustrated Plant List



X TREE PLANTING DETAIL

NOTE: THIS DETAIL ASSUMES THAT THE PLANTING SPACE IS LARGER THAN 5 FT. SQUARE. OPEN TO THE SKY, AND NOT COVERED BY ANY PAVING OR GRATING.



NOTE:

1. PROVIDE 24" CONCRETE FOUNDATION REVEAL FOR ALL FIXTURES WITHIN PARKING AREAS. ALL OTHER AREAS SHALL BE INSTALLED FLUSH.
2. CONCRETE SHALL HAVE A 28 DAY COMPRESSIVE STRENGTH OF 3,500 PSI, WITH AIR-ENTAINMENT OF 5-7%
3. COLOR OF LUMINAIRE SHALL MATCH COLOR OF POLE

LIGHT POLE BASE DETAIL
NOT TO SCALE

NOTE:

1. PROVIDE 24" CONCRETE FOUNDATION REVEAL FOR ALL FIXTURES WITHIN PARKING AREAS. ALL OTHER AREAS SHALL BE INSTALLED FLUSH.
2. CONCRETE SHALL HAVE A 28 DAY COMPRESSIVE STRENGTH OF 3,500 PSI, WITH AIR-ENTAINMENT OF 5-7%
3. COLOR OF LUMINAIRE SHALL MATCH COLOR OF POLE

LIGHT POLE BASE DETAIL
NOT TO SCALE

Planting Schedule

SYMBOL	TYPE	BOTANICAL NAME	COMMON NAME	Size	Quanitity	LOCATION
T-Mv	Tree	Magnolia virginiana	Sweetbay Magnolia	2.5"	2	Conklin,Greenspace
T-Qi	Tree	Quercus illicifolia	Shrub Oak	2.5"	5	NW Prop Line, 52
T-Qr	Tree	Quercus rubra	Red Oak	3"	7	Parking Lot and street
T-To	Tree	Thuja occidentalis	Arborvitae	6-7'	16	West Prop Line, 52 Corner
T-To'EG'	Tree	Thuja occidentalis	Emerald Green	6-7'	8	Patios.West Property Line
S-Cp	Shrub	Comptonia peregrina	Sweetfern	1 gal	39	Parking Lot
S-Ig	Shrub	Ilex glabra	Inkberry	3 gal	31	Greenspace, 52, Conklin
S-Iv	Shrub	Ilex verticillata	Inkberry	3 gal	39	NW Prop Line, W Prop Line 52 Corner
S-Jh	Shrub	Juniperus horizontalis	Creeping Juniper	1 gal	tbd	Rock Outcrop?
S-Ra	Shrub	Rhus aromatica	Aromatic Sumac	3 gal	61	52, Conklin, Greenspace
H-Ae	Herb	Aster ericoides	Heath Aster	plugs	tbd	Groundcover
H-tbd	Herb	Mixed groundcover	Wildflowers,carex,grasses	plugs	tbd	All planted areas

Planting and Landscape Notes

PLANTING and LANDSCAPE NOTES

1. Contractors shall enter and exit site through pre-approved routes only.
2. No non-native plant species shall be introduced onto the site. All species shall be indigenous to the northeast region of North America.
3. If a straight specie is specified, no cultivars will be accepted without prior approval of designer.
4. No plants will be accepted that display mechanical injury, disease or specie irregularities.
5. Soil shall be prepped by removing all construction debris, loose roots and stones larger than 3".
6. All plants must be labeled when delivered to site.
7. Areas to be planted shall be marked and labeled by designer.
8. All plant locations and orientations in the field require approval from designer and owner prior to installation.
9. Test tree-pit for drainage before planting. Do not plant tree in pit if water is still evident after one hour. Contact site engineer or landscape designer if this condition is encountered.
10. All tree-planting to be coordinated with as-built utilities. Trees to be located minimum of 5' from active lines.
11. All trees shall be ball and burlap unless otherwise specified on Plant List.
12. Each new tree hole tree shall be twice the width of the rootball.
13. Burlap, wire, cords, ties and any wrapping materials must be removed from all rootballs before backfilling.
14. Plant all plants so top of rootball is slightly above surrounding soil(small and large plants)
15. No planting shall be done in muddy, rainy or frozen conditions.
16. All plants calling for "Overflowing" in the notes shall not be accepted by designer if plants are thin.
17. If planting is delayed for more than 3 hours after delivery, set plants in shade. Protect from weather and mechanical damage. Keep roots moist and cover with mulch.
18. Contractors shall leave site neat and orderly during course of project, and store materials and equipment in owner-approved locations away from all trees and plants. Store all unplanted plant material away from damaging sun.
19. If site conditions conflict with intended design, contractor shall alert Owner and designer.
20. No substitutions are to be made without the written or verbal consent of landscape designer and owner.
21. Create a size-specific water-well around each plant, 3' from center of tree, and mulch from the outside. Do not mulch crown.
22. Water thoroughly after planting each plant. Water schedule to be determined.
23. Spray for deer if planted in fall. Sometimes bucks mark their territory with their antlers.
24. Keep planting areas weed-free until plant is established.
25. Eco Lawn seeding shall be implemented by contractor familiar with this specie mix and with the process and approved by designer. This is not the same as casting contractor grass seed.
26. Pervious/Permeable Pavers and associated grass seeding shall be installed by contractor with experience in this process. This process requires establishment maintenance, in order to succeed.
27. Bermed areas shall be built with designer directing construction.
28. Street tree and surrounding tree-pit shall be installed by contractor experienced with these materials and approved by designer.
29. All plants require regular watering for the first two seasons to succeed.

REVISIONS:			
NO.	DATE	DESCRIPTION	BY
1	11/29/22	REVISED PER PLANNING BOARD COMMENTS	AJS
2	12/27/22	REVISED PER PLANNING BOARD COMMENTS	AJS
3	01/31/23	REVISED PER PLANNING BOARD COMMENTS	AJS
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7	07/10/23	FINAL CONSULTANT REVIEW	AJS
8	03/31/26	SITE PLAN AMENDMENT REVISIONS	AJS

APPROVED BY RESOLUTION OF THE PLANNING BOARD OF THE CITY OF BEACON, NEW YORK, ON THE _____ DAY OF _____, 20_____, SUBJECT TO ALL REQUIREMENTS AND CONDITIONS OF SAID RESOLUTION. ANY CHANGE, ERASURE, MODIFICATION OR REVISION OF THIS PLAT, AS APPROVED, SHALL VOID THIS APPROVAL.

SIGNED THIS _____ DAY OF _____, 20_____ BY

_____ CHAIRMAN

_____ SECRETARY

IN ABSENCE OF THE CHAIRMAN OR SECRETARY, THE ACTING CHAIRMAN OR ACTING SECRETARY RESPECTIVELY MAY SIGN IN THIS PLACE.



Landscape & Lighting Plan

Scale: 1" = 20'

Site Plan Application

Sheet 3 of 8 - Landscaping & Lighting Plan

Owner:
397 Fishkill Avenue, LLC & 393 Fishkill Avenue, LLC
397 Fishkill Avenue
Beacon, NY 12508

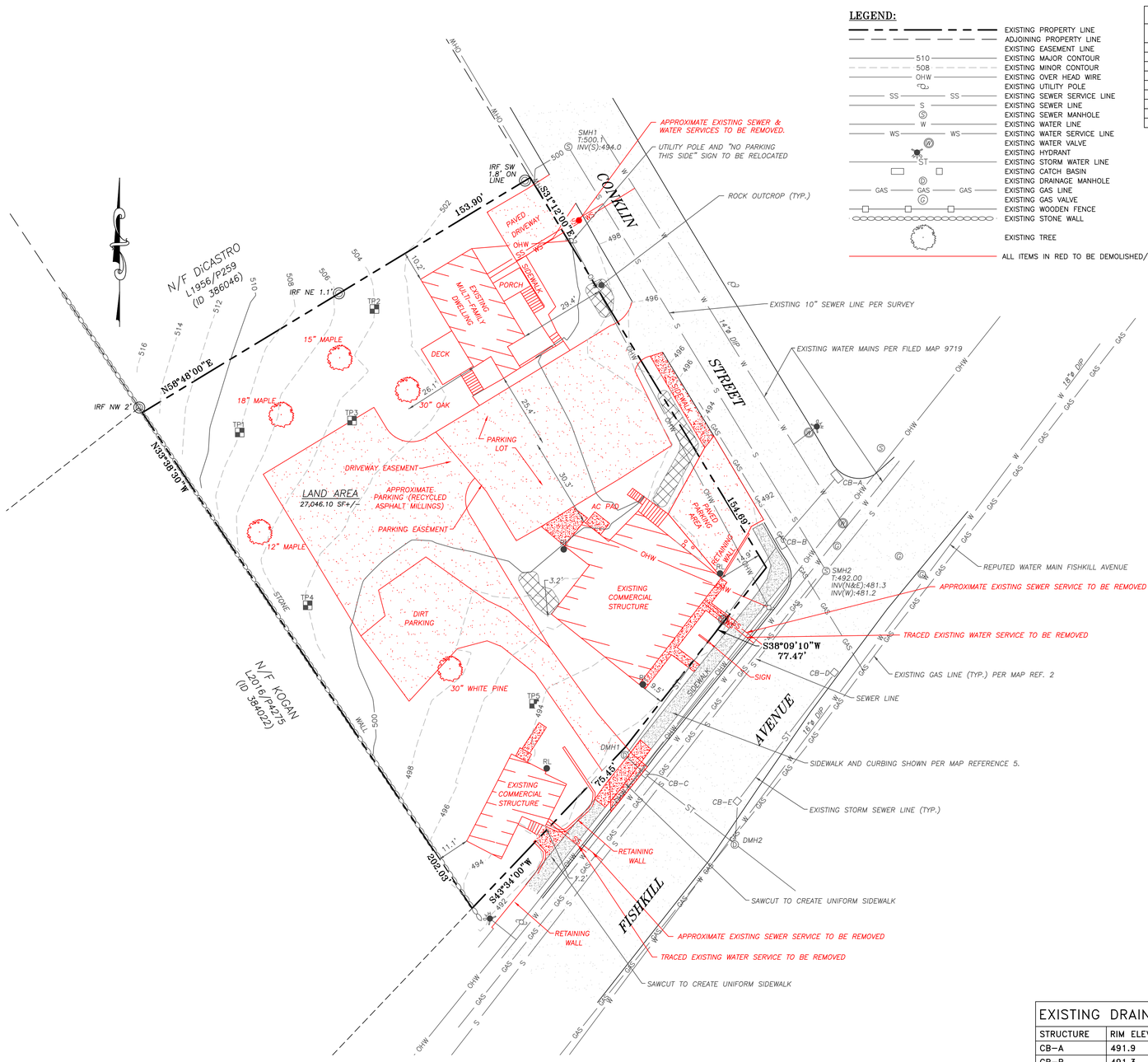
Architect:
Aryeh Siegel, Architect
84 Mason Circle
Beacon, New York 12508

Site / Civil Engineer:
Hudson Land Design
174 Main Street
Beacon, New York 12508

Landscape Designer:
Landscape Restorations
7 Creek Drive
Beacon, New York 12508

397 Fishkill Avenue
Beacon, New York
Scale: 1" = 20'
October 21,2022

Missing or Invalid reference
File: ..\Constructs\Consultants\397 Fishkill Landscape_230130\397 Illustrated Plant List 012723_single page.pdf
Sheet: 1



LEGEND:

- EXISTING PROPERTY LINE
- ADJOINING PROPERTY LINE
- EXISTING EASEMENT LINE
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- EXISTING OVER HEAD WIRE
- EXISTING UTILITY POLE
- EXISTING SEWER SERVICE LINE
- EXISTING SEWER LINE
- EXISTING SEWER MANHOLE
- EXISTING WATER LINE
- EXISTING WATER SERVICE LINE
- EXISTING WATER VALVE
- EXISTING HYDRANT
- EXISTING STORM WATER LINE
- EXISTING CATCH BASIN
- EXISTING DRAINAGE MANHOLE
- EXISTING GAS LINE
- EXISTING GAS VALVE
- EXISTING WOODEN FENCE
- EXISTING STONE WALL
- EXISTING TREE
- ALL ITEMS IN RED TO BE DEMOLISHED/REMOVED

PROJECT INFORMATION:

PARCEL OWNER:	397 FISHKILL AVE LLC.; 397 FISHKILL AVE, BEACON NY 12508 & 393 FISHKILL AVE LLC; 397 FISHKILL AVE, BEACON NY 12508
PROJECT ENGINEER:	HUDSON LAND DESIGN P.C., 174 MAIN STREET, BEACON NY 12508
PROJECT SURVEYOR:	STEVEN J. GREEN P.L.S., PO BOX 534, GOSHEN, NY 10924
PROJECT ARCHITECT:	ARYEH SIEGEL, 84 MASON CIRCLE, BEACON, NY 12508
PROJECT LANDSCAPE DESIGN:	LANDSCAPE RESTORATIONS, 7 CREEK DRIVE, BEACON, NY 12508
PARCEL LOCATION:	397 & 393 FISHKILL AVE, 7 CONKLIN ST, BEACON NY 12508
TAX PARCEL ID:	6055-80-399035 (0.15 AC) & 392032 (0.33 AC) & 394041 (0.14 AC)
PARCEL AREA:	±0.62-ACRES TOTAL
WATER SUPPLY:	MUNICIPAL – CITY OF BEACON
SEWAGE DISPOSAL:	MUNICIPAL – CITY OF BEACON



LOCATION MAP SCALE: 1" = 200'

MAP REFERENCES:

1. BOUNDARY AND TOPOGRAPHICAL SURVEY PER "SURVEY FOR JORDAN HAUG" AS PREPARED BY STEVEN J. GREEN, P.L.S. DATED MAY 29, 2022 AND UPDATED IN NOVEMBER 2022 TO PROVIDE SANITARY SEWER INVERT ELEVATIONS.
2. SANITARY SEWER RIM AND INVERT ELEVATIONS AND DRAINAGE STRUCTURE RIM ELEVATIONS PROVIDED BY MAP REFERENCE 1. DRAINAGE PIPE AND INVERT INFORMATION TAKEN FROM A PLAN SET ENTITLED "RESURFACING, RESTORATION AND REHABILITATION TELLER AVENUE AND FISHKILL AVENUE (WOLCOTT AVENUE/NYS ROUTE 9D TO BEACON CITY LINE)" AS PREPARED BY WSP DATED MAY 2022. INVERT ELEVATIONS ADJUSTED TO PROJECT SURVEYOR'S DATUM OF 500 FEET. GAS MAIN LOCATIONS SHOWN PER THE WSP PLAN SET.
3. WATER MAIN SHOWN ON CONKLIN STREET PER A MAP ENTITLED LOT LINE REALIGNMENT FOR GARY VILLANO PREPARED BY PETER R. HUSTIS, L.L.S. DATED AUGUST 13, 1991 AND LAST REVISED MAY 26, 1993 AND FILED AT THE DUTCHESS COUNTY CLERK'S OFFICE ON JUNE 8, 1993 AS FILED MAP 9719. SIZE OF WATERMAIN ON CONKLIN STREET AND WATER MAIN LOCATION AND SIZES ALONG FISHKILL AVENUE PER MAPPING OBTAINED FROM THE CITY OF BEACON WATER DEPARTMENT.
4. LOTS COMBINED PER "LOT LINE REMOVAL PLAT, REVISION TO FILED MAP 9719, 397 FISHKILL AVENUE", FILED AT THE DUTCHESS COUNTY CLERK'S OFFICE AS FILED MAP 9719A ON 9/26/2023.
5. SIDEWALK AND CURBING ALONG FISHKILL AVENUE PER HUDSON LAND DESIGN FIELD MEASUREMENTS, BASED ON RECENT IMPROVEMENTS ALONG FISHKILL AVENUE.

SURVEY NOTES:

1. THIS IS AN ACCURATE SURVEY COMPLETED IN THE FIELD MAY 2022.
2. SUBJECT TO ALL EASEMENTS AND/OR AGREEMENTS THAT THE PUBLIC UTILITY COMPANIES MAY HAVE.
3. ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MARKED WITH AN ORIGINAL OF THE AN ORIGINAL OF THE LAND SURVEYOR'S SEAL OR HIS/HER HER EMBOSSED SEAL SHALL BE CONSIDERED TO BE VALID TRUE COPIES.
4. SUBJECT TO ALL RIGHT OF WAY TAKINGS NOT SHOWN OR FOUND IN COUNTY OR TOWN RECORDS.
5. DATUM: 500.00'.

DEMOLITION NOTES:

1. BUILDING/STRUCTURE TO BE DEMOLISHED ARE SHOWN FOR REFERENCE PURPOSES ONLY AND ARE NOT TO BE DEMOLISHED AS PART OF THIS WORK. PRIOR TO DEMOLISHING ANY BUILDINGS/STRUCTURES, THE CONTRACTOR SHALL PERFORM A PRE-DEMOLITION SURVEY IN ACCORDANCE WITH STATE AND FEDERAL REGULATIONS GOVERNING THE DISPOSAL OF SOLID WASTE. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND APPROVALS BY THE AUTHORITY HAVING JURISDICTION. ALL DEBRIS RESULTING FROM DEMOLITION ACTIVITIES SHALL BE DISPOSED OF OFF-SITE AT A FACILITY APPROVED TO RECEIVE THE DEBRIS.
2. CONFORM TO APPLICABLE CODE FOR DEMOLITION OF STRUCTURES, SAFETY OF ADJACENT STRUCTURES, DUST CONTROL, RUNOFF CONTROL, AND HAULING.
   DISPOSAL AND STORAGE OF DEBRIS.
3. PROVIDE, ERECT, AND MAINTAIN TEMPORARY BARRIERS AND SECURITY DEVICES.
4. MAINTAIN EXISTING UTILITIES TO REMAIN IN SERVICE AND PROTECT THEM AGAINST DAMAGE DURING SELECTIVE DEMOLITION OPERATIONS. DO NOT INTERRUPT EXISTING UTILITIES SERVING OPERATING FACILITIES, EXCEPT WHEN AUTHORIZED IN WRITING BY OWNER AND AUTHORITIES HAVING JURISDICTION.
5. NOTIFY ADJACENT OWNERS OF WORK THAT MAY AFFECT THEIR PROPERTY, POTENTIAL NOISE, UTILITY OUTAGE, OR DISRUPTION. COORDINATE WITH OWNER.
6. PREVENT MOVEMENT OR SETTLEMENT OF ADJACENT STRUCTURES. PROVIDE BRACING AND SHORING.
7. LOCATE AND IDENTIFY ALL EXISTING UTILITIES WITHIN THE CONSTRUCTION AREA. DISCONNECT AND SEAL OR CAP OFF UTILITY SERVICES THAT WILL BE AFFECTED BY THIS PROJECT. NOTIFY AFFECTED UTILITY COMPANIES BEFORE STARTING WORK AND COMPLY WITH THEIR REQUIREMENTS. VERIFY THAT UTILITIES HAVE BEEN DISCONNECTED AND CAPPED.
8. DEMOLISH AND REMOVE COMPONENTS IN AN ORDERLY AND CAREFUL MANNER.
9. PROTECT EXISTING FEATURES THAT ARE NOT TO BE DEMOLISHED.
10. CONDUCT OPERATIONS WITH MINIMUM INTERFERENCE TO PUBLIC OR PRIVATE ACCESSES.
11. MAINTAIN EGRESS AND ACCESS AT ALL TIMES. DO NOT CLOSE OR OBSTRUCT ROADWAYS, OR SIDEWALKS WITHOUT PERMITS.
12. CEASE OPERATIONS IMMEDIATELY IF ADJACENT STRUCTURES APPEAR TO BE IN DANGER. NOTIFY AUTHORITY HAVING JURISDICTION.
13. ROUGH GRADE AND COMPACT AREAS AFFECTED BY DEMOLITION TO MAINTAIN SITE GRADES AND CONTOURS.
14. FIELD VERIFY EXISTING CONDITIONS AND CORRELATE WITH REQUIREMENTS INDICATED ON DEMOLITION PLAN TO DETERMINE EXTENT OF SELECTIVE DEMOLITION REQUIRED.
15. MAINTAIN EXISTING UTILITIES TO REMAIN IN SERVICE AND PROTECT THEM AGAINST DAMAGE DURING SELECTIVE DEMOLITION OPERATION.
16. CONDUCT DEMOLITION OPERATIONS AND REMOVE DEBRIS TO ENSURE MINIMUM INTERFERENCE WITH SELECTIVE DEMOLITION OPERATIONS.
17. CONDUCT DEMOLITION OPERATIONS TO PREVENT INJURY TO PEOPLE AND DAMAGE TO ADJACENT BUILDINGS AND FACILITIES TO REMAIN. ENSURE SAFE PASSAGE OF PEOPLE AROUND SELECTIVE DEMOLITION AREA.
18. USE WATER MIST, TEMPORARY ENCLOSURES AND OTHER SUITABLE METHODS TO LIMIT THE SPREAD OF DUST AND DIRT. COMPLY WITH GOVERNING ENVIRONMENTAL PROTECTION REGULATIONS. DO NOT USE WATER WHEN IT MAY DAMAGE EXISTING CONSTRUCTION, SUCH AS ICE, FLOODING, AND POLLUTION.
19. REMOVE AND TRANSPORT DEBRIS IN A MANNER THAT WILL PREVENT SPILLAGE ON ADJACENT SURFACES AND AREAS.
20. CLEAN ADJACENT STRUCTURES AND IMPROVEMENTS OF DUST, DIRT AND DEBRIS CAUSED BY SELECTIVE DEMOLITION OPERATIONS. RETURN ADJACENT AREAS TO CONDITION EXISTING BEFORE START OF SELECTIVE DEMOLITIONS.
21. PROMPTLY DISPOSE OF DEMOLISHED MATERIALS. DO NOT ALLOW DEMOLISHED MATERIALS TO ACCUMULATE ON-SITE. DO NOT BURN DEMOLISHED MATERIALS ON-SITE.
22. CUTTING OF TREES CAN ONLY OCCUR DURING NOVEMBER 1ST TO MARCH 31ST TIME FRAME.

UTILITY ABANDONMENT NOTES:

1. EXISTING WATER AND SEWER SERVICES TO BE ABANDONED IN ACCORDANCE WITH CITY OF BEACON WATER & SEWER DEPARTMENT REQUIREMENTS.
2. ANY WATER SERVICE TO BE ABANDONED SHALL BE AT THE CORPORATION VALVE BY CLOSING OF THE CORPORATION VALVE, DISCONNECTION OF THE EXISTING SERVICE LINE TO THE CORPORATION VALVE AND CAPPING OF THE CORPORATION VALVE.

EXISTING DRAINAGE TABLE:

STRUCTURE	RIM ELEVATION*	INV (N)**	INV (E)**	INV (S)**	INV (W)**
CB-A	491.9	12": 489.90	---	12": 489.84	---
CB-B	491.3	12": 488.71	---	18": 488.32	---
CB-C	491.1	18": 487.33	---	18": 487.42	---
CB-D	491.6	---	---	12": 490.25	---
CB-E	491.3	12": 489.66	---	12": 489.79	---
DMH1	491.5	12": 487.53	12": 487.37	---	---
DMH2	491.1	UNKNOWN	UNKNOWN	---	UNKNOWN

* RIM ELEVATIONS AS DETERMINED BY THE PROJECT SURVEYOR.
** PIPE SIZES AND INVERT ELEVATIONS PER MAP REFERENCE #2.

EXISTING CONDITIONS & DEMOLITION PLAN

SCALE: 1" = 20'

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

Dig Safely. New York Call 811 before you dig

DRAWN BY: CMB				CHECKED BY: DGK			
REVISIONS:				REVISIONS:			
NO.	DATE	DESCRIPTION	BY	NO.	DATE	DESCRIPTION	BY
1	11/29/22	PER PLANNING BOARD COMMENTS	CMB				
2	12/27/22	PER PLANNING BOARD COMMENTS	CMB				
3	01/31/23	PER PLANNING BOARD COMMENTS	CMB				
4	03/31/23	NO CHANGE THIS SHEET	CMB				
5	06/13/23	REMOVED FISHKILL AVE IMPROVEMENTS	CMB				
6	03/31/26	PER UPDATED PROPOSAL	CMB				

STATE OF NEW YORK DANIEL G. KOERNER 082716 LICENSED PROFESSIONAL ENGINEER

SEAL

HUDSON LAND DESIGN
HUDSON LAND DESIGN
PROFESSIONAL ENGINEERING P.C.
174 MAIN ST., BEACON, NEW YORK 12508
13 CHAMBERS ST., NEWBURGH, NEW YORK 12550
PH: 845-440-6926
F: 845-440-6637

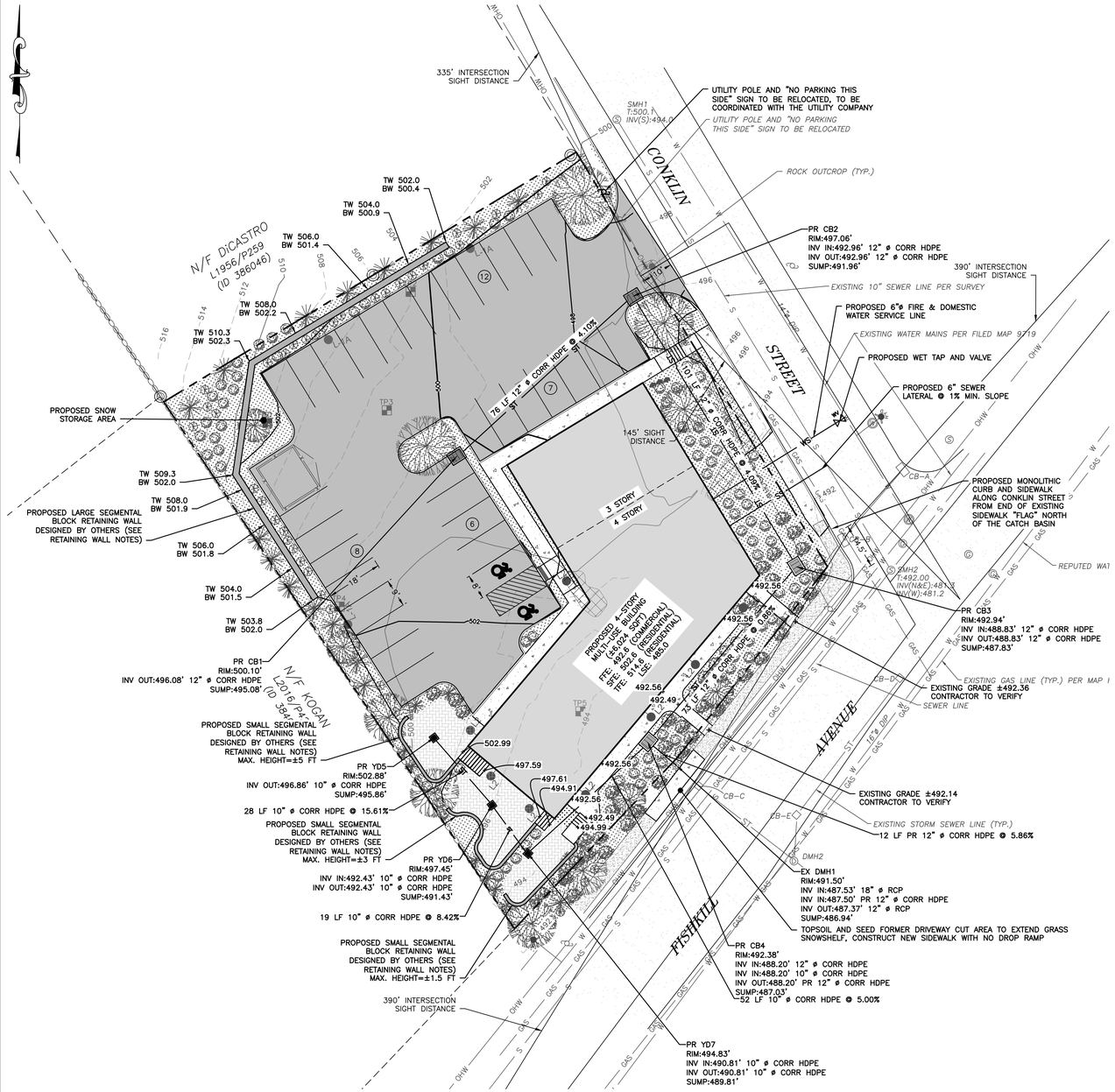
EXISTING CONDITIONS & DEMOLITION PLAN

397 FISHKILL AVENUE

397 FISHKILL AVE
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 6055-80-392032 & 399035

JOB #:	2022:015
DATE:	10/21/2022
SCALE:	1" = 20'
TITLE:	XC-1
SHEET:	4 OF 8

UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS DRAWING IS A VIOLATION OF SECTION 7209.2 OF THE NEW YORK EDUCATION LAW



GRADING & UTILITY PLAN

SCALE: 1" = 20'

GRAPHIC SCALE

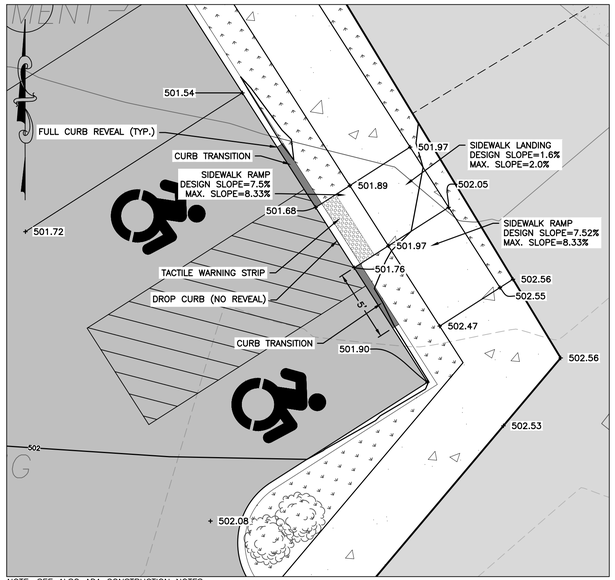
20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

LEGEND:

- EXISTING PROPERTY LINE
- ADJOINING PROPERTY LINE
- EXISTING EASEMENT LINE
- 510 EXISTING MAJOR CONTOUR
- 508 EXISTING MINOR CONTOUR
- OHW EXISTING OVER HEAD WIRE
- EXISTING UTILITY POLE
- SS EXISTING SEWER SERVICE LINE
- S EXISTING SEWER LINE
- EXISTING SEWER MANHOLE
- W EXISTING WATER LINE
- WS EXISTING WATER SERVICE LINE
- EXISTING WATER VALVE
- EXISTING HYDRANT
- ST EXISTING STORM WATER LINE
- EXISTING CATCH BASIN
- EXISTING DRAINAGE MANHOLE
- GAS EXISTING GAS LINE
- EXISTING GAS VALVE
- EXISTING WOODEN FENCE
- EXISTING STONE WALL

- PROPOSED PROPERTY LINE
- PROPOSED SET BACK LINE
- 250 PROPOSED MAJOR CONTOUR
- 252 PROPOSED MINOR CONTOUR
- PROPOSED EASEMENT
- PROPOSED TREE LINE
- S PROPOSED SEWER LINE
- SS PROPOSED SEWER SERVICE LINE
- PROPOSED SEWER MANHOLE
- PROPOSED SEWER CLEAN OUT
- PROPOSED SDS LATERAL
- PROPOSED SDS SOLID LINE
- ST PROPOSED STORM WATER LINE
- RL PROPOSED ROOF LEADER LINE
- PROPOSED ROOF LEADER
- W PROPOSED WATER LINE
- WS PROPOSED WATER SERVICE LINE
- PROPOSED WELL
- PROPOSED HYDRANT
- PROPOSED WATER SHUT OFF VALVE
- PROPOSED GATE VALVE



NOTE: SEE ALSO ADA CONSTRUCTION NOTES

ADA ACCESSIBLE ROUTE PLAN

SCALE: 1" = 5'

GRAPHIC SCALE

5 0 2.5 5 10 20

(IN FEET)
1 inch = 5 ft.

EXISTING DRAINAGE TABLE:

STRUCTURE	RIM ELEVATION*	INV (N)**	INV (E)**	INV (S)**	INV (W)**
CB-A	491.9	12": 489.90	---	12": 489.84	---
CB-B	491.3	12": 488.71	---	18": 488.32	---
CB-C	491.1	18": 487.33	---	18": 487.42	---
CB-D	491.6	---	---	12": 490.25	---
CB-E	491.3	12": 489.66	---	12": 489.79	---
DMH1	491.5	12": 487.53	12": 487.37	---	---
DMH2	491.1	UNKNOWN	UNKNOWN	---	UNKNOWN

* RIM ELEVATIONS AS DETERMINED BY THE PROJECT SURVEYOR.
** PIPE SIZES AND INVERT ELEVATIONS PER MAP REFERENCE #2.

SITE SPECIFIC NOTES:

1. THE CONTRACTOR SHALL PERFORM A UTILITIES CALL-OUT PRIOR TO CONSTRUCTION TO VERIFY ALL UNDERGROUND UTILITY LOCATIONS BY CONTACTING UFPO @ 1-800-962-7962. SPECIFIC ATTENTION SHALL BE PAID TO THE LOCATIONS OF THE GAS, WATER AND SEWER MAINS WITH RESPECT TO THE PROPOSED LOCATIONS FOR THE SERVICE AND DRAINAGE LINES.
2. THE CONTRACTOR SHALL FIELD VERIFY THE LOCATIONS AND INVERTS OF ALL DRAINAGE, SANITARY SEWER, WATER AND GAS LINES AND STRUCTURES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL NOT ASSUME THAT ALL LOCATIONS AS SHOWN ON THE PLAN ARE CORRECT.
3. THE PROPOSED BUILDING AND ADDITION SHALL BE SERVED BY THE CITY OF BEACON MUNICIPAL WATER AND SEWER SERVICES. AS SUCH, THE CONTRACTOR SHALL CONTACT THE CITY OF BEACON WATER AND SEWER DEPARTMENTS TO SCHEDULE A PRE-CONSTRUCTION MEETING TO ENSURE THAT THE ARRANGEMENTS FOR WATER SUPPLY AND SEWAGE DISPOSAL ARE COMMENCED IN ACCORDANCE WITH THE APPROVED PLANS AND AMENDMENTS THERETO AND GENERALLY ACCEPTED STANDARDS.
4. THE WATER SERVICE LINE AND METER FOR EACH UNIT SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF BEACON WATER DEPARTMENT REQUIREMENTS.
5. THE NEW WATER SERVICE LINE TO THE NEW BUILDING SHALL BE 6"ø DIP, SUBJECT TO THE MEP ENGINEER'S CALCULATIONS AND VERIFICATION.
6. THE SEWER SERVICE LINE SHALL BE 6"ø SDR-35 PVC PIPE WITH PITCH AS SHOWN ON THE PLAN (MINIMUM OF 1% SHALL BE MAINTAINED).
7. STREET CLOSURE FOR WATER, SEWER AND GAS SERVICE CONNECTIONS AND DRIVEWAY CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH CITY OF BEACON REQUIREMENTS. A PLAN SHALL BE IN PLACE FOR MAINTENANCE AND PROTECTION OF TRAFFIC.
8. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO CONSTRUCTION. MAIN STREET AND CROSS STREET SHALL BE KEPT CLEAN AND SWEPT DURING CONSTRUCTION.
9. SUMP PUMPS TO BE PROVIDED FOR FOOTING DRAINS, AS REQUIRED. THE TYPES OF PUMPS AND METHODS USED TO ENSURE PROPER DRAINAGE SHALL BE ACCEPTABLE TO THE CITY OF BEACON BUILDING DEPARTMENT. ALL SUMP PUMPS SHALL DISCHARGE TO DAYLIGHT, OR TO THE CITY OF BEACON DRAINAGE SYSTEM. SUMP PUMPS ARE NOT PERMITTED TO DISCHARGE TO THE CITY OF BEACON SANITARY SEWER SYSTEM.
10. THE APPLICANT/APPLICANT'S PLUMBER SHALL ACQUIRE WATER METERS AND MXU UNITS (SIGNAL SENDING AND RECEIVING UNIT) FOR THE AMI SYSTEM (ADVANCED METERING INFRASTRUCTURE) FROM THE CITY OF BEACON WATER DEPARTMENT. THE MXU UNIT SHALL BE INSTALLED ON THE EXTERIOR OF THE BUILDING AND SHALL BE LOCATED 2 TO 3 FEET ABOVE THE EXTERIOR GROUND ELEVATION.
11. DIRECT ROOF LEADERS TO PROPOSED UNDERGROUND STORMWATER CONVEYANCE SYSTEM.

ADA CONSTRUCTION NOTES:

1. ADA ACCESSIBLE COMPONENTS AND ACCESS ROUTES FOR THE SITE MUST COMPLY WITH ALL APPLICABLE STATE AND LOCAL ACCESSIBILITY LAWS AND REGULATIONS AND THE CURRENT ADA STANDARDS. FINISHED SURFACES ALONG THE ACCESSIBLE ROUTE FROM PARKING SPACE OR PEDESTRIAN ACCESS TO POINTS OF ACCESSIBLE BUILDING INGRESS/OR EGRESS, MUST COMPLY WITH ADA REQUIREMENTS. THESE INCLUDE, BUT ARE NOT LIMITED TO THE FOLLOWING:
   - 1.1. PARKING SPACES AND PARKING AISLES – SLOPE SHALL NOT EXCEED 1:48 IN ANY DIRECTION.
   - 1.2. CURB RAMPS – SLOPE MUST NOT EXCEED 1:12 (8.3%) FOR A MAXIMUM OF SIX (6) FEET.
   - 1.3. LANDINGS – MUST BE PROVIDED AT EACH END OF RAMPS, MUST PROVIDE POSITIVE DRAINAGE, AND MUST NOT EXCEED 1:48 IN ANY DIRECTION.
   - 1.4. PATH OF TRAVEL ALONG ACCESSIBLE ROUTE – MUST PROVIDE A 36-INCH OR GREATER UNOBSTRUCTED WIDTH OF TRAVEL. THE SLOPE MUST BE NO GREATER THAN 1:20 IN THE DIRECTION OF TRAVEL, AND MUST NOT EXCEED 1:48 IN CROSS SLOPE. WHERE PATH OF TRAVEL WILL BE GREATER THAN 1:20, ADA RAMP STANDARDS MUST BE MET WITH A MAXIMUM SLOPE OF 1:12, FOR A MAXIMUM RISE OF 30 INCHES. RAMPS MUST HAVE ADA HAND RAILS AND LANDINGS AT BOTH THE TOP AND BOTTOM OF EACH RAMP, WITH CROSS SLOPES NO MORE THAN 1:48 IN ANY DIRECTION.
   - 1.5. DOORWAYS – MUST HAVE A LANDING AREA ON THE EXTERIOR SIDE OF THE DOOR THAT IS SLOPED AWAY FROM THE DOOR NO MORE THAN 1:48 AND MUST BE NO LESS THAN 60 INCHES LONG.
2. WHEN THE PROPOSED CONSTRUCTION INCLUDES CONNECTION TO EXISTING ADA COMPONENTS, CONTRACTOR MUST VERIFY EXISTING ELEVATIONS SHOWN. NOTIFY THE DESIGN ENGINEER IMMEDIATELY IF THERE ARE ANY DISCREPANCIES OR FIELD CONDITIONS THAT DIFFER FROM WHAT IS SHOWN BEFORE COMMENCING WORK. CONSTRUCTED IMPROVEMENTS MUST COMPLY WITH THE MAXIMUM AND MINIMUM ADA REQUIREMENTS.
3. THE CONTRACTOR MUST VERIFY THE SLOPES OF THE FORMWORK PRIOR TO POURING CONCRETE. CONTRACTOR IS RESPONSIBLE FOR ALL COSTS TO REMOVE, REPAIR AND REPLACE NON-CONFORMING CONCRETE.

SOIL TESTING NOTES:

TEST PITS WERE DIRECTED AND OBSERVED BY HUDSON LAND DESIGN PERSONNEL ON DECEMBER 21, 2022. THE INTENT OF THE TEST PITS WAS TO GENERALLY DETERMINE THE ELEVATION OF BEDROCK BASED ON CURRENTLY PROPOSED GRADING AND NOT FOR GEOTECHNICAL OR STRUCTURAL PURPOSES.

TP-1:
TOTAL DEPTH: 9'-6"
± 3' SANDY LOAM WITH EVIDENCE OF PREVIOUS FILL/SPOIL
± 3' VERY TIGHT SANDY/GRAVELLY LOAM
REMAINDER SANDY LOAM
NO BEDROCK

TP-2:
TOTAL DEPTH: 6'-6"
± 2.5' SANDY LOAM
± 3' VERY TIGHT SANDY/GRAVELLY LOAM
REMAINDER SANDY LOAM
NO BEDROCK

TP-3:
TOTAL DEPTH: 6'-0"
± 4' SANDY LOAM WITH EVIDENCE OF PREVIOUS FILL/SPOIL
REMAINDER SANDY LOAM
BEDROCK @ 6'

TP-4:
TOTAL DEPTH: 4'-0"
± 4' SANDY LOAM
NO BEDROCK

TP-5:
TOTAL DEPTH: 5'-0"
± 5' SANDY LOAM
BEDROCK @ 5'

SPECIAL ROCK REMOVAL NOTES:

1. ROCK REMOVAL IS ANTICIPATED ON THE EAST SIDE OF THE SITE FOR DRIVEWAY AND DRAINAGE CONSTRUCTION. ROCK REMOVAL ASSOCIATED WITH CONSTRUCTION ACTIVITIES SHALL BE VIA MECHANICAL MEANS (E.G. HYDRAULIC HAMMERING). THESE MEASURES SHALL BE IMPLEMENTED ONLY ON WEEKDAYS BETWEEN THE HOURS OF 8:00 AM AND 4:00 PM.
2. IF THE ROCK ENCOUNTERED DURING CONSTRUCTION IS TOO HARD TO BE REMOVED BY MECHANICAL MEANS, BLASTING MAY BE CONSIDERED. HOWEVER, THERE SHALL BE NO BLASTING WITHOUT PRIOR APPROVAL FROM THE CITY OF BEACON BUILDING DEPARTMENT AFTER PREPARATION OF A BLASTING PLAN. ANY BLASTING REQUIRED SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL STANDARDS.

RETAINING WALL NOTES:

1. ALL RETAINING WALLS SHOWN ON THIS PLAN SHALL BE DESIGNED BY A NEW YORK STATE LICENSED ENGINEER AND PLANS SHALL BE SUBMITTED TO THE BEACON BUILDING DEPARTMENT PRIOR TO CONSTRUCTION.
2. UPON COMPLETION OF THE CONSTRUCTION OF THE RETAINING WALL, THE DESIGN ENGINEER SHALL PROVIDE CERTIFICATION TO THE CITY OF BEACON BUILDING DEPARTMENT THAT THE WALL WAS CONSTRUCTED IN ACCORDANCE WITH THE APPROVED DESIGN PLANS.

SIGHT DISTANCE NOTES:

1. SIGHT DISTANCE TRIANGLES AND NOTED INTERSECTION SIGHT DISTANCES SHOWN AS PER COLLIERS ENGINEERING & DESIGN AND ARE BASED ON AASHTO INTERSECTION SIGHT DISTANCE REQUIREMENTS BASED ON THE 30 MPH SPEED LIMIT ALONG CONKLIN STREET AND AN IDENTIFIED 35 MPH 85TH PERCENTILE SPEED ALONG FISHKILL AVENUE BASED ON NYSDOT SPEED DATA.

Dig Safely. New York Call811 before you dig

DRAWN BY: CMB				CHECKED BY: DGK			
REVISIONS:				REVISIONS:			
NO.	DATE	DESCRIPTION	BY	NO.	DATE	DESCRIPTION	BY
1	11/29/22	SHEET ADDED	CMB				
2	12/27/22	PER PLANNING BOARD COMMENTS	CMB				
3	01/31/23	PER PLANNING BOARD COMMENTS	CMB				
4	03/31/23	NO CHANGE THIS SHEET	CMB				
5	06/13/23	REMOVED FISHKILL AVE IMPROVEMENTS	CMB				
6	03/31/26	PER UPDATED PROPOSAL	CMB				

STATE OF NEW YORK DANIEL G. KOGAN 082716 LICENSED PROFESSIONAL ENGINEER

SEAL

HUDSON LAND DESIGN
HUDSON LAND DESIGN PROFESSIONAL ENGINEERING P.C.
174 MAIN ST., BEACON, NEW YORK 12508
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PH: 845-440-6926
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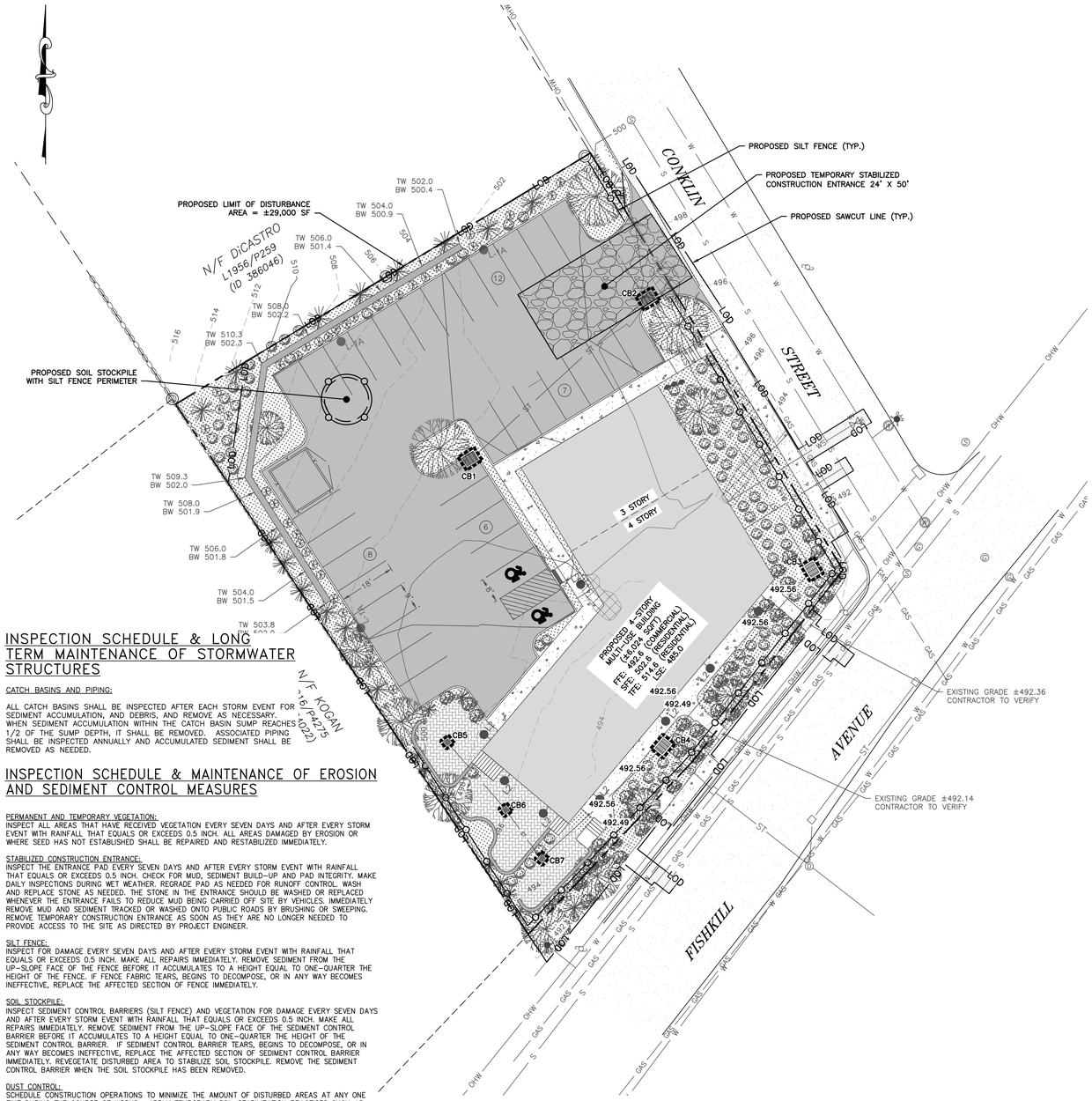
GRADING & UTILITY PLAN

397 FISHKILL AVE

397 FISHKILL AVE
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 6055-80-392032 & 399035

JOB #:	2022:015
DATE:	7/7/2022
SCALE:	AS SHOWN
TITLE:	GU-1
SHEET:	5 OF 8

UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS DRAWING IS A VIOLATION OF SECTION 7209.2 OF THE NEW YORK EDUCATION LAW



EROSION & SEDIMENT CONTROL PLAN

SCALE: 1" = 20'

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

INSPECTION SCHEDULE & LONG TERM MAINTENANCE OF STORMWATER STRUCTURES

CATCH BASINS AND PIPING:

ALL CATCH BASINS SHALL BE INSPECTED AFTER EACH STORM EVENT FOR SEDIMENT ACCUMULATION, AND DEBRIS, AND REMOVE AS NECESSARY. WHEN SEDIMENT ACCUMULATION WITHIN THE CATCH BASIN SUMP REACHES 1/2 OF THE SUMP DEPTH, IT SHALL BE REMOVED. ASSOCIATED PIPING SHALL BE INSPECTED ANNUALLY AND ACCUMULATED SEDIMENT SHALL BE REMOVED AS NEEDED.

INSPECTION SCHEDULE & MAINTENANCE OF EROSION AND SEDIMENT CONTROL MEASURES

PERMANENT AND TEMPORARY VEGETATION:
INSPECT ALL AREAS THAT HAVE RECEIVED VEGETATION EVERY SEVEN DAYS AND AFTER EVERY STORM EVENT WITH RAINFALL THAT EQUALS OR EXCEEDS 0.5 INCH. ALL AREAS DAMAGED BY EROSION OR WHERE SEED HAS NOT ESTABLISHED SHALL BE REPAIRED AND RESTABILIZED IMMEDIATELY.

STABILIZED CONSTRUCTION ENTRANCE:
INSPECT THE ENTRANCE PAD EVERY SEVEN DAYS AND AFTER EVERY STORM EVENT WITH RAINFALL THAT EQUALS OR EXCEEDS 0.5 INCH. CHECK FOR MUD, SEDIMENT BUILD-UP AND PAD INTEGRITY. MAKE DAILY INSPECTIONS DURING WET WEATHER. REGRADE PAD AS NEEDED FOR RUNOFF CONTROL. WASH AND REPLACE STONE AS NEEDED. THE STONE IN THE ENTRANCE SHOULD BE WASHED OR REPLACED WHENEVER THE ENTRANCE FAILS TO REDUCE MUD BEING CARRIED OFF SITE BY VEHICLES. IMMEDIATELY REMOVE MUD AND SEDIMENT TRACKED OR WASHED ONTO PUBLIC ROADS BY BRUSHING OR SWEEPING. REMOVE TEMPORARY CONSTRUCTION ENTRANCE AS SOON AS THEY ARE NO LONGER NEEDED TO PROVIDE ACCESS TO THE SITE AS DIRECTED BY PROJECT ENGINEER.

SILT FENCE:
INSPECT FOR DAMAGE EVERY SEVEN DAYS AND AFTER EVERY STORM EVENT WITH RAINFALL THAT EQUALS OR EXCEEDS 0.5 INCH. MAKE ALL REPAIRS IMMEDIATELY. REMOVE SEDIMENT FROM THE UP-SLOPE FACE OF THE FENCE BEFORE IT ACCUMULATES TO A HEIGHT EQUAL TO ONE-QUARTER THE HEIGHT OF THE FENCE. IF FENCE FABRIC TEARS, BEGINS TO DECOMPOSE, OR IN ANY WAY BECOMES INEFFECTIVE, REPLACE THE AFFECTED SECTION OF FENCE IMMEDIATELY.

SOIL STOCKPILE:
INSPECT SEDIMENT CONTROL BARRIERS (SILT FENCE) AND VEGETATION FOR DAMAGE EVERY SEVEN DAYS AND AFTER EVERY STORM EVENT WITH RAINFALL THAT EQUALS OR EXCEEDS 0.5 INCH. MAKE ALL REPAIRS IMMEDIATELY. REMOVE SEDIMENT FROM THE UP-SLOPE FACE OF THE SEDIMENT CONTROL BARRIER BEFORE IT ACCUMULATES TO A HEIGHT EQUAL TO ONE-QUARTER THE HEIGHT OF THE SEDIMENT CONTROL BARRIER. IF SEDIMENT CONTROL BARRIER TEARS, BEGINS TO DECOMPOSE, OR IN ANY WAY BECOMES INEFFECTIVE, REPLACE THE AFFECTED SECTION OF SEDIMENT CONTROL BARRIER IMMEDIATELY. REVEGETATE DISTURBED AREA TO STABILIZE SOIL STOCKPILE. REMOVE THE SEDIMENT CONTROL BARRIER WHEN THE SOIL STOCKPILE HAS BEEN REMOVED.

DUST CONTROL:
SCHEDULE CONSTRUCTION OPERATIONS TO MINIMIZE THE AMOUNT OF DISTURBED AREAS AT ANY ONE TIME DURING THE COURSE OF WORKS. APPLY TEMPORARY SOIL STABILIZATION PRACTICES SUCH AS MULCHING, SEEDING, AND SPRAYING (WATER). STRUCTURAL MEASURES (MULCH, SEEDING) SHALL BE INSTALLED IN DISTURBED AREAS BEFORE SIGNIFICANT BLOWING PROBLEMS DEVELOP. WATER SHALL BE SPRAYED AS NEEDED. REPEAT AS NEEDED, BUT AVOID EXCESSIVE SPRAYING, WHICH COULD CREATE RUNOFF AND EROSION PROBLEMS.

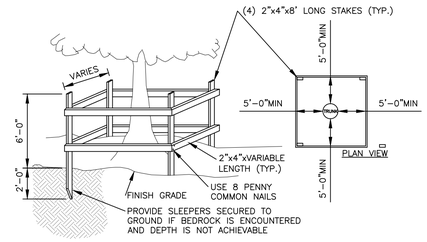
DEWATERING PITS:
(IF REQUIRED) – INSPECT DAILY DURING OPERATION FOR CLOGGING OR OVERFLOW. CLEAR INLET AND DISCHARGE PIPES OF OBSTRUCTIONS. IF A FILTER MATERIAL BECOMES CLOGGED WITH SEDIMENT, PIT SHALL BE DISMANTLED AND NEW PITS SHALL BE CONSTRUCTED AS NEEDED.

CATCH BASINS:
ALL CATCH BASINS SHALL BE INSPECTED AFTER EACH STORM EVENT FOR SEDIMENT ACCUMULATION, AND DEBRIS, AND REMOVE AS NECESSARY. THE INLET PROTECTION SHALL BE INSPECTED FOR SEDIMENT ACCUMULATION AND REPLACED AS NECESSARY. WHEN SEDIMENT ACCUMULATION WITHIN THE CATCH BASIN SUMP REACHES 1/2 OF THE SUMP DEPTH, IT SHALL BE REMOVED.

LEGEND:

- EXISTING PROPERTY LINE
- ADJOINING PROPERTY LINE
- EXISTING EASEMENT LINE
- 510 EXISTING MAJOR CONTOUR
- 508 EXISTING MINOR CONTOUR
- OHW EXISTING OVER HEAD WIRE
- EXISTING UTILITY POLE
- SS EXISTING SEWER SERVICE LINE
- S EXISTING SEWER LINE
- EXISTING SEWER MANHOLE
- W EXISTING WATER LINE
- WS EXISTING WATER SERVICE LINE
- EXISTING WATER VALVE
- EXISTING HYDRANT
- ST EXISTING STORM WATER LINE
- EXISTING CATCH BASIN
- EXISTING DRAINAGE MANHOLE
- GAS EXISTING GAS LINE
- EXISTING GAS VALVE
- EXISTING WOODEN FENCE
- EXISTING STONE WALL

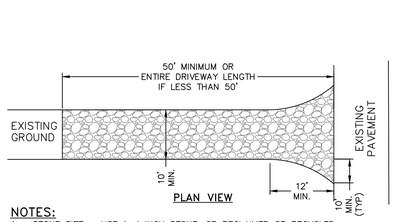
- PROPOSED PROPERTY LINE
- PROPOSED SET BACK LINE
- 250 PROPOSED MAJOR CONTOUR
- 252 PROPOSED MINOR CONTOUR
- PROPOSED EASEMENT
- PROPOSED TREE LINE
- S PROPOSED SEWER LINE
- SS PROPOSED SEWER SERVICE LINE
- PROPOSED SEWER MANHOLE
- PROPOSED SEWER CLEAN OUT
- PROPOSED SDS LATERAL
- PROPOSED SDS SOLID LINE
- ST PROPOSED STORM WATER LINE
- RL PROPOSED ROOF LEADER LINE
- PROPOSED ROOF LEADER
- W PROPOSED WATER LINE
- WS PROPOSED WATER SERVICE LINE
- PROPOSED WELL
- PROPOSED HYDRANT
- PROPOSED WATER SHUT OFF VALVE
- PROPOSED GATE VALVE
- PROPOSED SILT FENCE
- LOD PROPOSED LIMIT OF DISTURBANCE
- PROPOSED CATCH BASIN INLET PROTECTION
- PROPOSED CONSTRUCTION ENTRANCE



NOTES:
1. TREES TO REMAIN NOTED ON EXISTING CONDITIONS PLAN.
2. NOT ALL TREES TO REMAIN REQUIRE PROTECTION. TREE PROTECTION TO BE UTILIZED ON TREES WHERE CONSTRUCTION TRAFFIC WOULD COMPACT THE ROOT ZONE OF THE TREE.

TEMPORARY TREE PROTECTION DETAIL

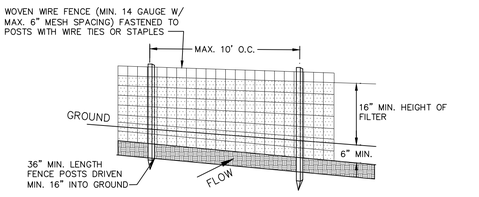
NOT TO SCALE



NOTES:
1. STONE SIZE – USE 1–4 INCH STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
2. THICKNESS – NOT LESS THAN SIX (6) INCHES.
3. WIDTH – 12 FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS. 24 FOOT MINIMUM IF SINGLE ENTRANCE TO SITE.
4. GEOTEXTILE – WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
5. SURFACE WATER – ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED BENEATH THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.
6. MAINTENANCE – THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS–OF–WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURE USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACTED ONTO PUBLIC RIGHTS–OF–WAY MUST BE REMOVED IMMEDIATELY.
7. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
8. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

STABILIZED CONSTRUCTION ENTRANCE DETAIL

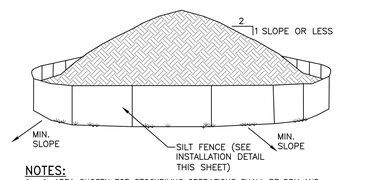
NOT TO SCALE



NOTES:
1. FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION.
2. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVER–LAPPED BY SIX INCHES AND FOLDED. FILTER CLOTH SHALL BE EITHER FILTER X, MIRAFI 100X, STABILINKA T140N OR APPROVED EQUAL.
3. PREFABRICATED UNITS SHALL BE GEOFAB, ENVIROFENCE OR APPROVED EQUAL.
4. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.

SILT FENCE DETAIL

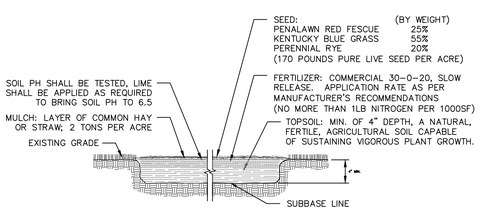
NOT TO SCALE



NOTES:
1. 1. AREA CHOSEN FOR STOCKPILING OPERATIONS SHALL BE DRY AND STABLE.
2. EACH PILE SHALL BE SURROUNDED WITH SILT FENCING, THEN STABILIZED WITH VEGETATION OR COVERED.

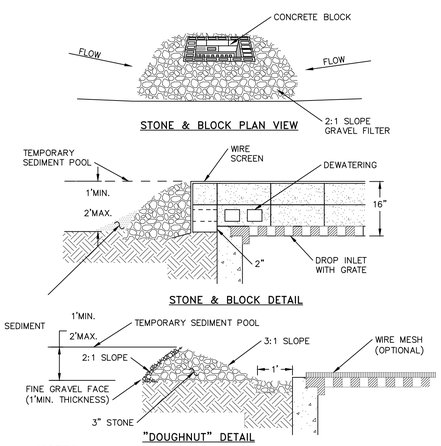
TEMPORARY SOIL STOCKPILE DETAIL

NOT TO SCALE



TOPSOIL SEED, FERTILIZER AND MULCH DETAIL

NOT TO SCALE



NOTES:
1. LAY ONE BLOCK ON EACH SIDE OF THE STRUCTURE ON ITS SIDE FOR DEWATERING. FOUNDATION SHALL BE 2 INCHES MINIMUM BELOW REST OF INLET AND BLOCKS SHALL BE PLACED AGAINST INLET FOR SUPPORT.
2. HARDWARE CLOTH OR 1/2" WIRE MESH SHALL BE PLACED OVER BLOCK OPENINGS TO SUPPORT STONE.
3. USE CLEAN STONE OR GRAVEL 1/2–3/4 INCH IN DIAMETER PLACED 2 INCHES BELOW TOP OF THE BLOCK ON A 2:1 SLOPE OR FLATTER.
4. FOR STONE STRUCTURES ONLY, A 1 FOOT THICK LAYER OF THE FILTER STONE WILL BE PLACED AGAINST THE 3 INCH STONE AS SHOWN ON THE DRAWINGS. MAXIMUM DRAINAGE AREA 1 ACRE

CATCH BASIN INLET PROTECTION DETAIL

NOT TO SCALE

Dig Safely. New York Call 811 before you dig

DRAWN BY: CMB				CHECKED BY: DGK			
REVISIONS:				REVISIONS:			
NO.	DATE	DESCRIPTION	BY	NO.	DATE	DESCRIPTION	BY
1	11/29/22	SHEET ADDED	CMB				
2	12/27/22	PER PLANNING BOARD COMMENTS	CMB				
3	01/31/23	PER PLANNING BOARD COMMENTS	CMB				
4	03/31/23	NO CHANGE THIS SHEET	CMB				
5	06/13/23	REMOVED FISHKILL AVE IMPROVEMENTS	CMB				
6	03/31/26	PER UPDATED PROPOSAL	CMB				

STATE OF NEW YORK DANIEL G. KOGAN 082716 LICENSED PROFESSIONAL ENGINEER

SEAL

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174 MAIN ST., BEACON, NEW YORK 12508
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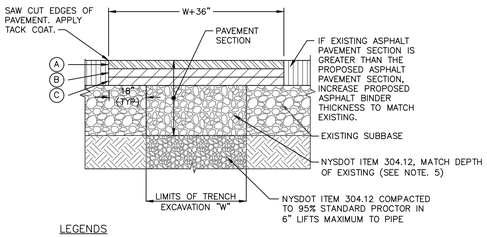
EROSION & SEDIMENT CONTROL PLAN

397 FISHKILL AVE

397 FISHKILL AVE
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 6055–80–392032 & 399035

JOB #:	2022:015
DATE:	7/7/2022
SCALE:	1" = 20'
TITLE:	ESC–1
SHEET:	6 OF 8

UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS DRAWING IS A VIOLATION OF SECTION 7209.2 OF THE NEW YORK EDUCATION LAW



LEGENDS

CONKLIN STREET RESTORATION COURSES:

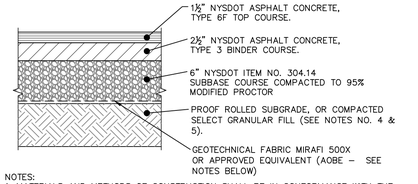
(A) 1-1/2" ASPHALT CONCRETE TOP COURSE– NYSDOT TYPE 6F
(B) 3-1/2" ASPHALT CONCRETE BINDER COURSE– NYSDOT TYPE 3
(C) NO ASPHALTIC BASE COURSE

FISHKILL AVENUE RESTORATION COURSES:

(A) 1-1/2" ASPHALT CONCRETE TOP COURSE– NYSDOT TYPE 6F
(B) 2-1/2" ASPHALT CONCRETE BINDER COURSE– NYSDOT TYPE 3
(C) 8" ASPHALTIC BASE COURSE– NYSDOT TYPE 1 (4" LIFTS)

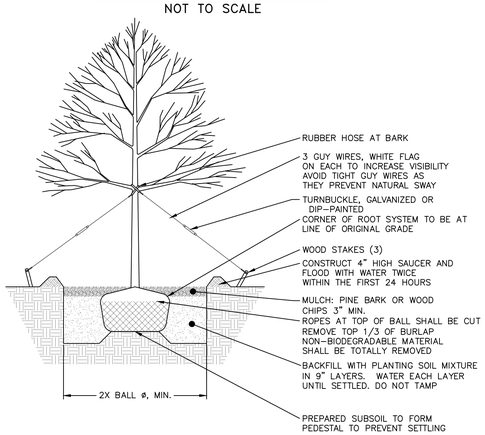
NOTES:
1. SAW CUT MIN. 18" BEYOND EXCAVATION WITH SMOOTH EDGES. 18" JOINT BETWEEN EXISTING AND NEW TOP COURSE TO BE MILLED. JOINT TO BE SEALED WITH POLYMER MODIFIED SEALER.
2. FURNISH, PLACE, AND COMPACT SUBBASE IN TWO 4" LIFTS.
3. TACK COAT IN ACCORDANCE WITH NYSDOT STANDARD SPEC.
4. FURNISH AND PLACE ASPHALT CONCRETE PAVEMENT AS SPECIFIED.
5. PROVIDE 10" GRANULAR SUBBASE COURSE – NYSDOT ITEM 304.12 FOR CONKLIN STREET RESTORATION.

PAVEMENT RESTORATION DETAIL
NOT TO SCALE

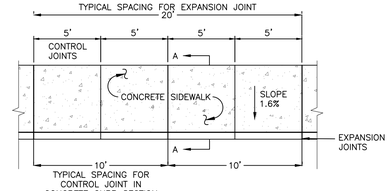


NOTES:
1. MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE NEW YORK STATE DEPARTMENT OF TRANSPORTATION (NYSDOT) STANDARD SPECIFICATIONS FOR CONSTRUCTION AND MATERIALS, DATED JANUARY 2, 2002.
2. SUBGRADE SHALL NOT INCLUDE FROZEN MATERIALS, DEBRIS, ORGANIC MATERIALS, LARGE STONES 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 NYSDOT 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 NYSDOT STANDARD SPECIFICATIONS.
5. IT IS EXPECTED THAT THE EXISTING SITE SUB–SOILS ARE SAND AND GRAVEL IN NATURE (CALIFORNIA BEARING RATIO RANGE BETWEEN 40 AND 80) . IF UNSUITABLE SOILS ARE ENCOUNTERED DURING CONSTRUCTION, THE CONTRACTOR SHALL CONTACT THE ENGINEER FOR POSSIBLE MODIFICATIONS TO THE PAVEMENT DETAIL.

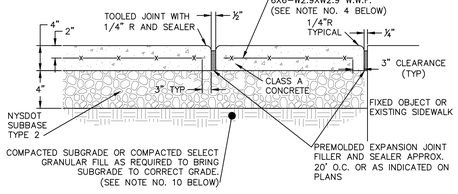
PAVEMENT SECTION DETAIL
NOT TO SCALE



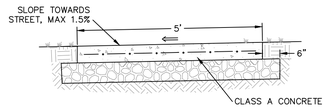
TREE PLANTING DETAIL
NOT TO SCALE



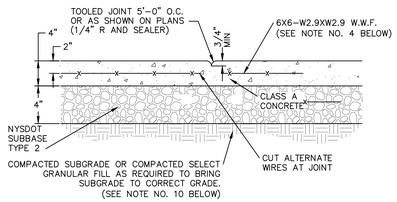
PLAN



EXPANSION JOINT



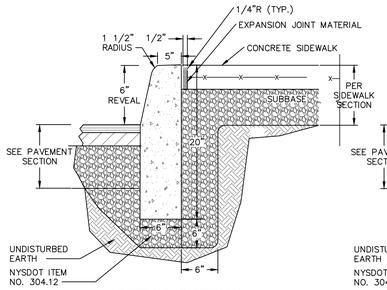
SECTION A–A



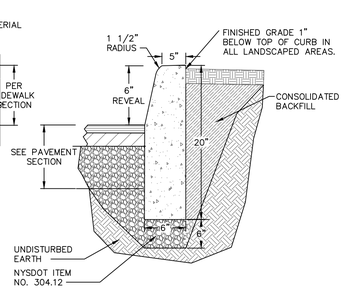
CONTROL JOINT

NOTES:
1. 10' SPACING OF CONTROL JOINTS SHALL BE USED FOR CAST IN PLACE CONCRETE CURBS.
2. MATERIAL AND METHODS OF CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE NEW YORK STATE DEPARTMENT OF TRANSPORTATION (NYSDOT) STANDARD SPECIFICATIONS FOR CONSTRUCTION AND MATERIALS, LATEST REVISION.
3. ALL CONCRETE SHALL BE 4,000 PSI CLASS A CONCRETE. CONCRETE MATERIALS, PLACEMENT, AND CONSTRUCTION SHALL CONFORM WITH SECTION 500 OF THE ABOVE REFERENCED NYSDOT STANDARD SPECIFICATIONS.
4. REINFORCING STEEL FOR CONCRETE SHALL CONFORM WITH SECTION 556 – REINFORCING STEEL FOR CONCRETE STRUCTURES OF THE ABOVE REFERENCED NYSDOT STANDARD SPECIFICATIONS AND AS SPECIFICALLY CALLED OUT IN THE DRAWINGS.
5. ALL EXPOSED SURFACED SHALL HAVE A BROOM TEXTURED FINISH.
6. EXPANSION JOINTS SHALL BE LOCATED A MAXIMUM OF 20' ON CENTER, OR AS INDICATED ON PLANS.
7. JOINTS SHALL NOT BE SAW CUT.
8. EXPOSED CONCRETE SURFACES SHALL BE TREATED WITH "SUREBOND"/"SAFEBOND" SB–7000 INTENSIFIER BRIGHT PROTECTOR AND SIDEWALK SEALER, OR EQUAL. RATE AND METHOD OF APPLICATION SHALL BE IN ACCORDANCE WITH MANUFACTURE'S RECOMMENDATIONS.
9. SUBBASE MATERIAL SHALL CONFORM WITH SECTION 304 OF THE ABOVE REFERENCED NYSDOT STANDARD.
10. WHERE IT IS NECESSARY TO PLACE FILL FOR PURPOSE OF BRINGING THE SUBGRADE ELEVATION UP TO A SPECIFIED GRADE, THE FILL MATERIAL PLACED SHALL BE IN CONFORMATION WITH SECTION 203–EXCAVATION AND EMBANKMENT OF THE ABOVE REFERENCED NYSDOT STANDARD SPECIFICATIONS.
11. ALL WORK SHALL CONFORM WITH SECTION 608–SIDEWALK, DRIVEWAYS, AND BICYCLE PATHS OF THE ABOVE REFERENCED NYSDOT STANDARD SPECIFICATIONS.
12. CONCRETE SHALL BE SEALED WITH A SALT RESISTANT SEALER.

CONCRETE SIDEWALK DETAIL
NOT TO SCALE



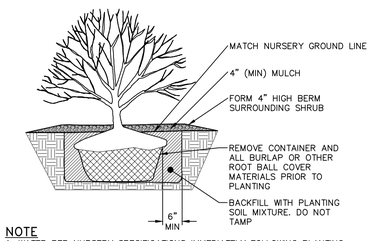
ABUTTING SIDEWALK



ABUTTING GRASS OR LANDSCAPE

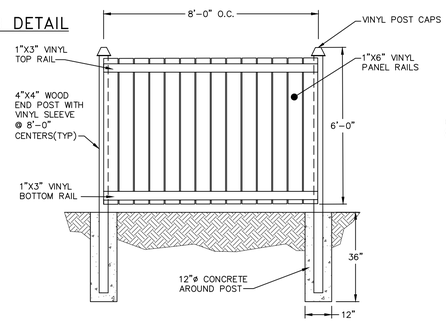
NOTES:
1. CONCRETE CURB SHALL BE 4,000 PSI CAST–IN–PLACE, AND IN ACCORDANCE WITH NYSDOT STANDARD SPECIFICATION SECTION 609.
2. EXPANSION JOINTS OF 1/2" CELLULOSE OR SIMILAR MATERIAL SHALL BE PLACED AT 10 FOOT INTERVALS.
3. FOR MOUNTABLE CURBS ABUTTING SIDEWALK OR OTHER HARDSCAPE, REFER TO "ABUTTING SIDEWALK" DETAIL.
4. CONCRETE SHALL BE SEALED WITH A SALT RESISTANT SEALER.

CAST–IN–PLACE CONCRETE CURB DETAIL
NOT TO SCALE

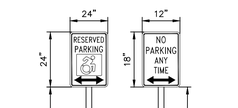


NOTE
1. WATER PER NURSERY SPECIFICATIONS IMMEDIATELY FOLLOWING PLANTING.
2. DETAIL IS FOR BOTH BALL & BURLAPPED OR CONTAINERED SHRUBS.

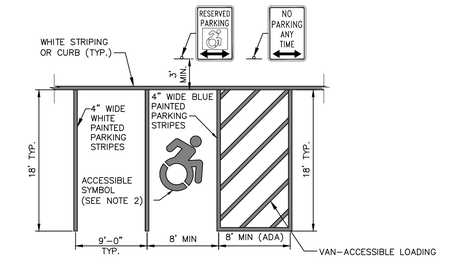
SHRUB PLANTING DETAIL
NOT TO SCALE



VINYL STOCKADE FENCE DETAIL
NOT TO SCALE



SIGN DETAILS
NOT TO SCALE

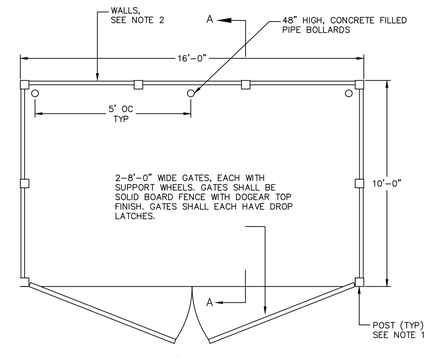


TYPICAL PARKING STRIPING

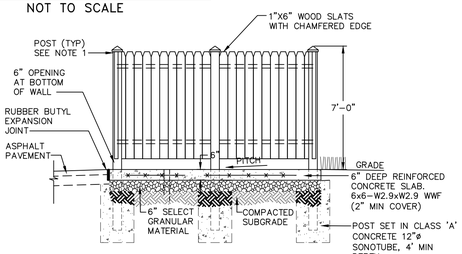
ACCESSIBLE PARKING STRIPING

NOTES:
1. ALL DIMENSIONS SUBJECT TO CURRENT MUNICIPALITY ZONING AND SITE REGULATIONS.
2. PAINTED HANDICAP SYMBOL TO BE IN ACCORDANCE WITH NYSDOT AND ADA STANDARDS.
3. IF PARKING ABUTS A SIDEWALK, THEN THE REGULATORY SIGNS SHALL BE PLACED BEHIND THE SIDEWALK.
4. PARALLEL SPACES SHALL BE 10'W X 20'L.

PARKING AND STRIPING DETAIL
NOT TO SCALE



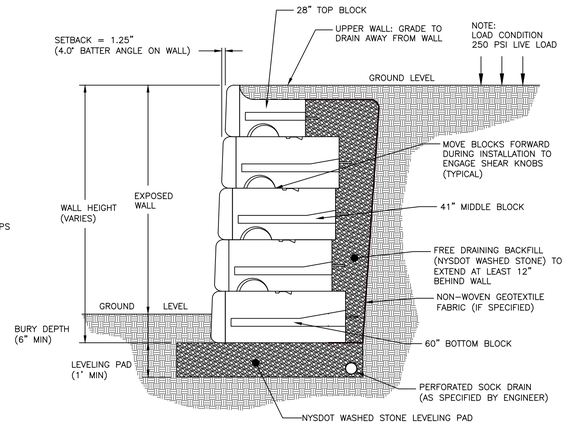
PLAN



SECTION A–A

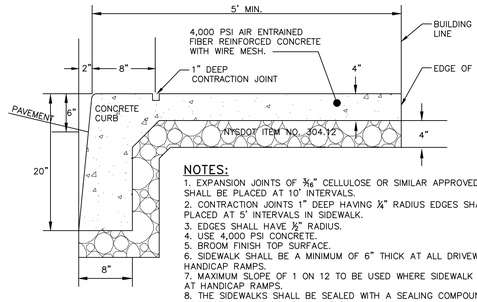
NOTES
1. POSTS SHALL HAVE A DECORATIVE CAP, CONSISTENT WITH THE ARTS & CRAFTS STYLE, AS APPROVED BY OWNER. POST SPACING SHALL BE AS REQUIRED BY WALL CONSTRUCTION.
2. WALLS OF DUMPSTER ENCLOSURE SHALL BE A SOLID WOOD PRIVACY FENCING NATURAL STAIL OR PAINT TO COMPLEMENT BUILDING.

TRASH ENCLOSURE DETAILS
NOT TO SCALE



NOTES:
1. RETAINING WALL MANUFACTURED BY REDI–ROCK OR APPROVED EQUAL.
2. THIS DETAIL FOR SITE PLAN APPROVAL ONLY TO SHOW GENERAL WALL ASSEMBLY.
3. THE WALL DESIGN SHALL BE PREPARED BY A NYS LICENSED ENGINEER, AND THE DESIGN SHALL BE SUBMITTED TO THE CITY OF BEACON BUILDING DEPARTMENT FOR REVIEW.
4. UPON COMPLETION OF CONSTRUCTION OF THE RETAINING WALL, THE DESIGN ENGINEER SHALL PROVIDE CERTIFICATION TO THE CITY OF BEACON BUILDING DEPARTMENT THAT THE WAL WAS CONSTRUCTED IN ACCORDANCE WITH THE APPROVED DESIGN PLANS.

TYPICAL REDI–ROCK GRAVITY WALL (LARGE)
NOT TO SCALE



NOTES:
1. EXPANSION JOINTS OF 3/8" CELLULOSE OR SIMILAR APPROVED MATERIAL SHALL BE PLACED AT 10' INTERVALS.
2. CONTRACTION JOINTS 1" DEEP HAVING ¼" RADIUS EDGES SHALL BE PLACED AT 5' INTERVALS IN SIDEWALK.
3. EDGES SHALL HAVE ½" RADIUS.
4. USE 4,000 PSI CONCRETE.
5. BROOM FINISH TOP SURFACE.
6. SIDEWALK SHALL BE A MINIMUM OF 6" THICK AT ALL DRIVEWAYS AND HANDICAP RAMPS.
7. MAXIMUM SLOPE OF 1 ON 12 TO BE USED WHERE SIDEWALK TERMINATES AT HANDICAP RAMPS.
8. THE SIDEWALKS SHALL BE SEALED WITH A SEALING COMPOUND TO PROTECT AGAINST DE–ICING AGENTS.

MONOLITHIC CURB AND SIDEWALK DETAIL FOR SIDEWALKS ALONG CITY STREET
NOT TO SCALE

DRAWN BY: CMB				CHECKED BY: DGK			
REVISIONS:				REVISIONS:			
NO.	DATE	DESCRIPTION	BY	NO.	DATE	DESCRIPTION	BY
1	11/29/22	SHEET ADDED	CMB				
2	12/27/22	PER PLANNING BOARD COMMENTS	CMB				
3	01/31/23	PER PLANNING BOARD COMMENTS	CMB				
4	03/31/23	NO CHANGE THIS SHEET	CMB				
5	06/13/23	REMOVED FISHKILL AVE IMPROVEMENTS	CMB				
6	03/31/26	PER UPDATED PROPOSAL	CMB				



SEAL

HUDSON LAND DESIGN
HUDSON LAND DESIGN
PROFESSIONAL ENGINEERING P.C.
174 MAIN ST., BEACON, NEW YORK 12508
13 CHAMBERS ST., NEWBURGH, NEW YORK 12550
PH: 845–440–6926
F: 845–440–6637

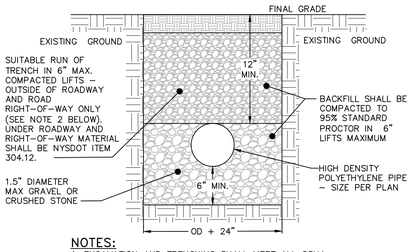
CONSTRUCTION DETAILS

397 FISHKILL AVE

397 FISHKILL AVE
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 6055–80–392032 & 399035

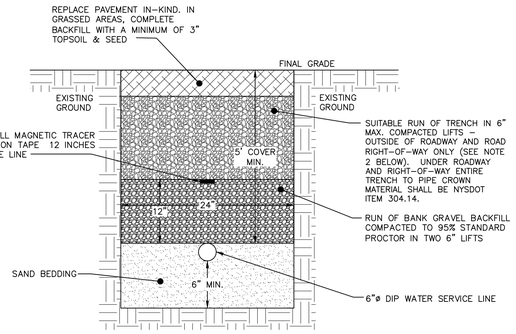
JOB #:	2022:015
DATE:	7/7/2022
SCALE:	AS SHOWN
TITLE:	CD–1
SHEET:	7 OF 8

UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS DRAWING IS A VIOLATION OF SECTION 7209.2 OF THE NEW YORK EDUCATION LAW



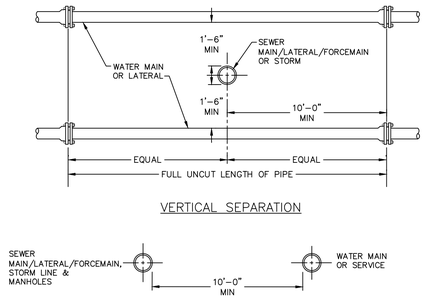
NOTES:
1. EXCAVATION AND TRENCHING SHALL MEET ALL OSHA REQUIREMENTS.

STORM LINE TRENCH DETAIL
NOT TO SCALE



NOTES:
1. EXCAVATION AND TRENCHING SHALL MEET ALL OSHA REQUIREMENTS.
2. SUITABLE RUN OF TRENCH SHALL NOT INCLUDE FROZEN MATERIALS, DEBRIS, ORGANIC MATERIALS, ENLOGATED PARTICLES, LARGE STONES OR OTHER UNSUITABLE MATERIALS. IF THE RUN OF TRENCH MATERIAL IS FOUND TO BE UNSUITABLE, A SUITABLE BACKFILL MATERIAL SHALL BE IMPORTED AND USED.
3. IN AREAS WHERE 5' COVER REQUIREMENT CANNOT BE MET, THE CONTRACTOR SHALL PROVIDE PIPE INSULATION TO PREVENT FREEZING.
4. SPLIT FIRE SERVICE AND POTABLE WATER INTERIOR OF THE BUILDING AND PROVIDE ALL NECESSARY BACKFLOW PREVENTION DEVICES PER CITY OF BEACON REQUIREMENTS.

WATER SERVICE LINE TRENCH DETAIL
NOT TO SCALE

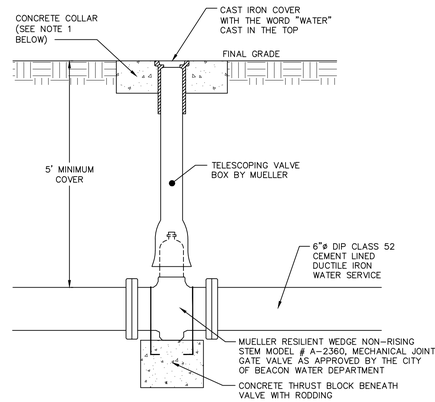


VERTICAL SEPARATION

HORIZONTAL SEPARATION

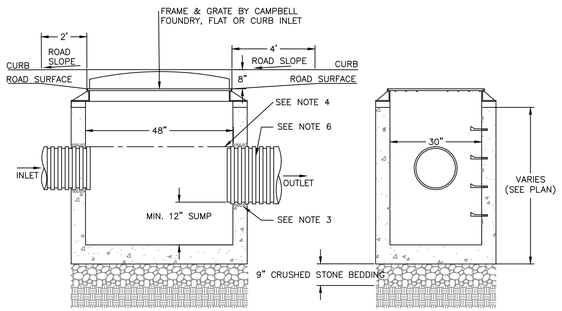
NOTE:
1. NO DEVIATION IN THE SEPARATION REQUIREMENTS WILL BE PERMITTED WITHOUT THE EXPRESS APPROVAL OF THE DUTCHESS COUNTY DEPARTMENT OF HEALTH AND THE CITY OF BEACON. CONCRETE ENCASEMENT OF WATERLINE OR OFFSETTING OF WATERLINE SHALL BE REQUIRED WHERE SEPARATION DISTANCES CANNOT BE MAINTAINED.

WATER LINE SEPARATION DETAIL
NOT TO SCALE



NOTES:
1. CONCRETE COLLAR TO BE PROVIDED IN AREAS THAT ARE NOT PAVED. THE COLLAR SHALL BE 6" FROM THE COVER AND SHALL EXTEND 6" BELOW FINAL GRADE.

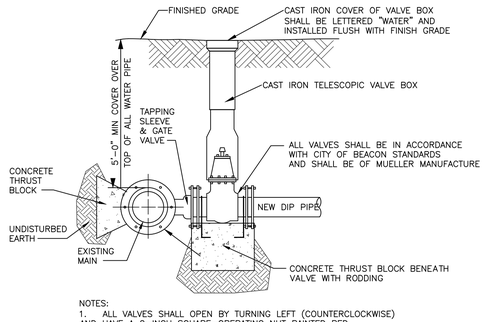
GATE VALVE DETAIL
NOT TO SCALE



FRONT VIEW SIDE VIEW

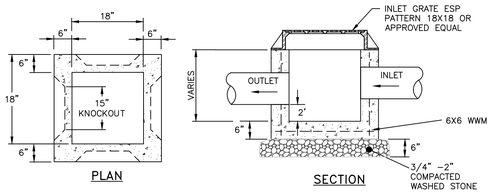
NOTES:
1. PRECAST CONCRETE CATCH BASIN WITH CONCRETE STRENGTH OF 4,000 PSI @ 28 DAYS.
2. THE ENDS OF ALL PIPES SHALL BE CUT OFF FLUSH WITH THE INSIDE SURFACE OF THE CATCH BASIN AND PARGED AROUND.
3. PIPES SHALL BE PARGED AROUND INTERIOR AND EXTERIOR PRIOR TO BACKFILLING OF STRUCTURE. CONNECTIONS MADE WITHIN 10 FEET OF A WATER MAIN (OR SERVICE LINE) OR A SEWER MAIN (OR SERVICE LATERAL) SHALL BE MADE WATERTIGHT.
4. PROVIDE A MINIMUM 0.1' DROP BETWEEN INLET AND OUTLET INVERTS (MATCH CROWNS FOR PIPES WITH DIFFERENT SIZE) UNLESS OTHERWISE NOTED ON THE PLAN.
5. CATCH BASINS WITH AN INTERIOR DEPTH OF 4' AND GREATER SHALL BE FURNISHED WITH STEEL REINFORCED POLYPROPYLENE PLASTIC STEPS AT 12" INTERVALS.
6. HDPE PIPE SHALL BE PROVIDED WITH WATERTIGHT CONNECTIONS. ADS MODEL N12 WT IB OR APPROVED EQUAL.

CATCH BASIN DETAIL
NOT TO SCALE



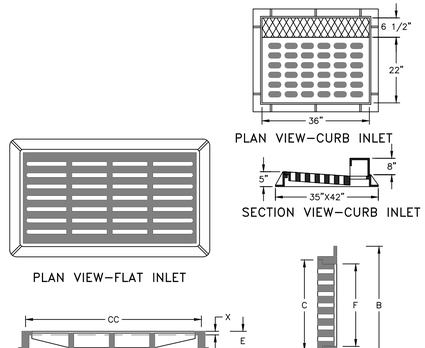
NOTES:
1. ALL VALVES SHALL OPEN BY TURNING LEFT (COUNTERCLOCKWISE) AND HAVE A 2-INCH SQUARE-OPERATING NUT PAINTED RED.
2. ALL VALVES SHALL BE M.J. RESILIENT WEDGE TYPE WITH "O" RING PACKING, DESIGNED FOR A WORKING PRESSURE OF 150 PSI AND BE IN FULL CONFORMANCE WITH AWWA C500.
3. TAPPING SLEEVE AND GATE VALVE SHOWN ARE MUELLER H-615, AND T-2630 RESPECTIVELY.

TAPPING SLEEVE DETAIL
NOT TO SCALE



NOTES:
1. YARD INLET BASINS SHALL BE PRE CAST REINFORCED CONCRETE SHALL HAVE A MINIMUM 28-DAY COMPRESSIVE STRENGTH OF 4,000 PSI AND SHALL BE IN CONFORMANCE WITH ASTM 478-68. WALLS AND BASE SHALL BE ONE PIECE CONSTRUCTION. YARD INLET BASIN SHOWN BY EXPANDED SUPPLY PRODUCTS (ESP), 3330 ROUTE 9, COLD SPRING, NY (845) 265-3771.
2. BACKFILL USING SELECT MATERIAL, COMPACTED IN 6" LIFTS.
3. SUMP SHALL BE 2'.
4. FRAMES AND GRATES SHALL BE SET IN A FULL BED OF MORTAR.

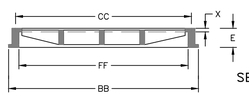
PRE-CAST CONCRETE YARD DRAIN DETAIL
NOT TO SCALE



PLAN VIEW-CURB INLET

SECTION VIEW-CURB INLET

PLAN VIEW-FLAT INLET



SECTION VIEW 1-FLAT INLET

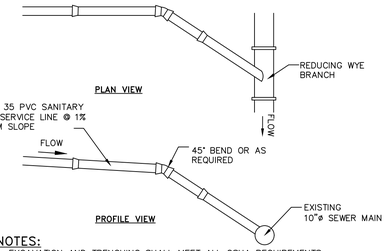
SECTION VIEW 2-FLAT INLET

DIMENSION TABLE:

B	C	E	F	X	BB	CC	FF
30"	24"	4"	22"	1"	41"	36"	34"

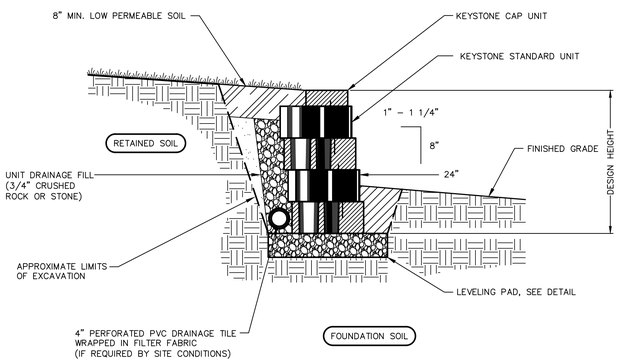
NOTES:
1. HEAVY DUTY RECTANGULAR STORMWATER FLAT INLET GRATE TO BE CAMPBELL FOUNDRY MODEL 3433, OR APPROVED EQUAL.
2. HEAVY DUTY RECTANGULAR STORMWATER CURB INLET GRATE TO BE CAMPBELL FOUNDRY MODEL 2541, OR APPROVED EQUAL.
3. ALL CASTINGS LOCATED IN THE CITY RIGHT-OF-WAY SHALL BE DOMESTICALLY MADE.

CAST IRON STORMWATER FLAT AND CURB INLET GRATE DETAIL
NOT TO SCALE



NOTES:
1. EXCAVATION AND TRENCHING SHALL MEET ALL OSHA REQUIREMENTS.
2. SUITABLE RUN OF TRENCH SHALL NOT INCLUDE FROZEN MATERIALS, DEBRIS, ORGANIC MATERIALS, LARGE STONES OR OTHER UNSUITABLE MATERIALS. IF THE RUN OF TRENCH MATERIAL IS FOUND TO BE UNSUITABLE, A SUITABLE BACKFILL MATERIAL SHALL BE IMPORTED AND USED.
3. TAPPING SADDLE FOR CONNECTION OF THE PROPOSED SERVICE LINE TO THE EXISTING SEWER MAIN TO BE A 6" PREDCO HUB TAP SADDLE.

SANITARY SEWER SERVICE CONNECTION DETAIL
NOT TO SCALE



NOTES:
1. RETAINING WALL TO BE KEYSTONE STANDARD BLOCK WITH 1" SETBACK OR APPROVED EQUAL

TYPICAL SEGMENTAL BLOCK GRAVITY RETAINING WALL DETAIL (SMALL)
SCALE: NOT TO SCALE

DRAWN BY: CMB				CHECKED BY: DGK			
REVISIONS:				REVISIONS:			
NO.	DATE	DESCRIPTION	BY	NO.	DATE	DESCRIPTION	BY
1	11/29/22	SHEET ADDED	CMB				
2	12/27/22	PER PLANNING BOARD COMMENTS	CMB				
3	01/31/23	PER PLANNING BOARD COMMENTS	CMB				
4	03/31/23	NO CHANGE THIS SHEET	CMB				
5	06/13/23	REMOVED FISHKILL AVE IMPROVEMENTS	CMB				
6	03/31/26	PER UPDATED PROPOSAL	CMB				

SEAL

HUDSON LAND DESIGN
PROFESSIONAL ENGINEERING P.C.
174 MAIN ST., BEACON, NEW YORK 12508
13 CHAMBERS ST., NEWBURGH, NEW YORK 12550
PH: 845-440-6926
F: 845-440-6637

CONSTRUCTION DETAILS

397 FISHKILL AVE

397 FISHKILL AVE
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 6055-80-392032 & 399035

JOB #: 2022:015
DATE: 7/7/2022
SCALE: AS SHOWN
TITLE: CD-2
SHEET: 8 OF 8

UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS DRAWING IS A VIOLATION OF SECTION 7209.2 OF THE NEW YORK EDUCATION LAW