COURTROOM
1 MUNICIPAL PLAZA
BEACON, NY 12508

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

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

Approval of June 16, 2026, minutes

Regular Meeting

1. ***ADJOURNED AT THE REQUEST OF THE APPLICANT*** Continue public hearing on application submitted by 393 Fishkill Avenue, LLC and 397 Fishkill Avenue, LLC, 393 Fishkill Avenue, 397 Fishkill Avenue, and 7 Conklin Street, Tax Grid Nos. 30-6055-80-392032-00, 30-6055-80-399035-00, and 30-6055-80-394041, in the GB, to allow for the construction of a retaining wall that will not exceed 8 feet 5 inches in the rear yard, and Section 223-17 D., Attachment 1, to allow the construction of a four-story building with a building height of 48 feet, which requires relief from the following: Section 223-13 Yards; building projections, heights and accessory structures, G. Walls and Fences, (1) The yard requirements of this chapter shall not be deemed to prohibit any necessary retaining wall nor to prohibit any fence or wall, provided that the height of such fence or wall does not exceed four feet in front yards, six feet in side yards and six feet in rear yards, except that mesh garden or deer fencing shall not exceed eight feet in height. Notwithstanding the four-foot height limitation for fences and walls in front yards, the Planning Board shall have the discretion to approve a fence or wall up to six feet in height in front yards in connection with site plan approval where necessary for screening purposes.
2. Public hearing on application submitted by Steven Spaccarelli and Claire Tipley, 108 Liberty Street, Tax Grid No. 30-6054-31-266830-00, in the R1-10, to construct a driveway, for a newly created lot, which requires relief from the following: Section 223-26 Off-street parking, loading and vehicular access, B. Location, use, design, construction and maintenance, (2) In any residence district, no designated off-street parking area or structure shall be developed in any front yard forward of the principal building, except as approved by the Building Inspector or Planning Board for an unusual lot configuration. Nor shall any off-street parking area or structure be developed in a residence district in any minimum side or rear yard setback adjacent to a street line or in any other side or rear yard within five feet of the lot line. However, off-street parking spaces shall be permitted in residential districts as indicated in Section 223-17C.The proposed driveway is located in the front yard, 2.5 feet from the subdivided lot line between Lot 1 and Lot 2.

3. Public hearing on application submitted by Thyago De Almeida, 60 Dennings Avenue, Tax Grid No. 30-5954-50-661584-00, in the R1-10, to construct a covered front porch and addition on the existing house, which requires relief from the following: per Section 223-17 D., Attachment 1, the minimum side yard setback is 15 ft. The proposed covered porch would be located 10.10 ft. from the property line, requiring a 4.9 ft. side-yard variance, and per Section 223-17 D., Attachment 1, the minimum rear yard setback is 35 ft. The proposed addition would be located 17.88 ft from the property line, requiring a 17.12 ft. rear-yard variance.

City of Beacon Zoning Board of Appeals Agenda
07/21/2026

Title:

ADJOURNED AT THE REQUEST OF THE APPLICANT Continue public hearing on application submitted by 393 Fishkill Avenue, LLC and 397 Fishkill Avenue, LLC, 393 Fishkill Avenue, 397 Fishkill Avenue, and 7 Conklin Street, Tax Grid Nos. 30-6055-80-392032-00, 30-6055-80-399035-00, and 30-6055-80-394041, in the GB, to allow for the construction of a retaining wall that will not exceed 8 feet 5 inches in the rear yard, and Section 223-17 D., Attachment 1, to allow the construction of a four-story building with a building height of 48 feet, which requires relief from the following: Section 223-13 Yards; building projections, heights and accessory structures, G. Walls and Fences, (1) The yard requirements of this chapter shall not be deemed to prohibit any necessary retaining wall nor to prohibit any fence or wall, provided that the height of such fence or wall does not exceed four feet in front yards, six feet in side yards and six feet in rear yards, except that mesh garden or deer fencing shall not exceed eight feet in height. Notwithstanding the four-foot height limitation for fences and walls in front yards, the Planning Board shall have the discretion to approve a fence or wall up to six feet in height in front yards in connection with site plan approval where necessary for screening purposes.

ATTACHMENTS

393 & 397 Fishkill ZBA 7.21.26 Cover Letter.pdf

393 & 397 Fishkill ZBA 7.21.26 Exhibit A - SEQR Neg Dec.pdf

393 & 397 Fishkill ZBA 7.21.26 Site Plan Set by HLD and Aryeh Siegel rev 6.30.26.pdf

393 & 397 Fishkill ZBA 7.21.26 PH public comment DiCastro.pdf

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Taylor M. Palmer, Esq.
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June 30, 2026

VIA HAND DELIVERY AND EMAIL
Acting Chairperson
and Members of the Zoning Board of Appeals
City of Beacon
1 Municipal Plaza
Beacon, New York 12508

Re: 397 Fishkill Avenue, LLC and 393 Fishkill Avenue, LLC – Supplemental Submission
Application for Area Variance Relief – Building and Retaining Wall Height
Property: 393 & 397 Fishkill Avenue and 7 Conklin Street, Beacon, New York
Tax IDs: 6055-80-392032, 6055-80-399035 & 6055-80-394041

Dear Acting Chairperson and Members of the Zoning Board of Appeals:

On behalf of 397 Fishkill Avenue, LLC and 393 Fishkill Avenue, LLC (the "Applicant"), the owners of the above-referenced Property,[1] we respectfully submit this letter and the referenced enclosures in furtherance of the Applicant's request for area variance relief pertaining to the building height and the height of certain sections of the retaining walls proposed in connection with the mixed-use development proposal for the Property (the "Project").

As this Board is aware, at the May 19, 2026 Zoning Board of Appeals ("ZBA") meeting, this Board opened the public hearing and continued it to the June 16, 2026 meeting agenda. At the Applicant's request, the Board adjourned the June 16 public hearing to the July 21, 2026 meeting agenda. The Applicant looks forward to appearing before the Board on July 21st for the continued public hearing.

RESPONSES TO BOARD AND PUBLIC COMMENTS FROM THE MAY 19, 2026 PUBLIC HEARING:

The Applicant respectfully submits the below responses to comments received at the May 19, 2026 public hearing from this Board and members of the public. The comments relate only to the requested building height variance. The Applicant did not receive any comments or requests for additional information related to the requested variance for the proposed retaining wall.

As this Board will recall, the Applicant is requesting a 13.0' height variance where the Zoning Code permits a maximum height of 35.0' and the building is proposed to be 48.0'. The Applicant's prior

[1] Note: 393 Fishkill Avenue, LLC owns 393 Fishkill Avenue; and 397 Fishkill Avenue, LLC owns 397 Fishkill Avenue & 7 Conklin Street.

submission, dated April 28, 2026, provided a detailed accounting of the requested variance relief and an analysis of the five (5) factor test that demonstrated that, upon balancing the variance criteria, the granting of the requested area variance relief is warranted. That analysis also addressed the efforts made by the Applicant to seek the minimum variance necessary – namely stepping back the additional story to significantly limit the visibility of said story from pedestrian and vehicular traffic. This was discussed with the Board at the prior hearing, along with a discussion of the Planning Board's issuance of a Negative Declaration for the Project on May 12, 2026 in accordance with the State Environmental Quality Review Act ("SEQR"). *See* **Exhibit A** – SEQR Negative Declaration.

The Planning Board assessed all potential environmental impacts associated with the Project, including visual impacts, and determined that none had the potential to rise to a level of an adverse environmental impact. Notably, in assessing the visual impacts, the Board recognized that the Applicant's inclusion of the "15-foot step back on the recessed 4th floor mitigates against potential impact of a 4th story".[2] Nonetheless, to demonstrate this finding, the Applicant's design team prepared a rendering showing the proposed building from the adjacent roadway, Conklin Street. *See* enclosed Site Plan, Sheet 4. As is shown therein, the *already approved and fully permitted three (3) stories of the building are visible*, while the fourth (4th) stepped back story is tucked far enough into the Property and the existing surrounding landscaping is dense enough to limit and, in some cases, mostly eliminate visibility thereto. Furthermore, in response to a comment related to potential visibility from Mead Avenue to the north of the Property, the Applicant's design team also prepared a rendering from that right-of-way, that similarly demonstrate the limited to non-existent visibility of the fourth (4th) story. *See* enclosed Site Plan, Sheet 4.

In the Applicant's prior submission to and presentation before this Board, reference was also made to the Fishkill Avenue Concepts Committee's ("FACC") recommendations for this corridor, namely the recommendation to permit stepped back fourth (4th) stories. Several comments were provided in reference to the FACC report, including comments stating that the FACC report is not law, the Applicant ought to wait until the City Council amends the Zoning Code in response to the FACC report, and the FACC report recommendation did not include the Property.

[2] Note: One commenter raised concerns over potential traffic related to the Project. Similar to the visibility assessment, the Planning Board reviewed potential traffic impacts from the Project during its environmental review and concluded that the Project will not result in a significant adverse environmental impact on transportation. *See* **Exhibit A** – SEQR Negative Declaration.

On the first point (the FACC report not being law), that much is clear, otherwise the Applicant would not be before this Board requesting relief from the currently applicable Code requirements. The Applicant has referenced the FACC report as support for the requested variance relief because it is a planning document prepared by the City Planner at the request of the City Council over the course of two (2) years of public engagement sessions and work by a citizen-led committee. On the second (waiting until the City Council formally adopts the FACC recommendations), the Applicant has constitutional rights to be heard by this Board for relief related to the Project—to hold the Application off violates these rights.

The third comment was raised by Brent Stapleton, who introduced himself as a member of the FACC. Not only did Mr. Stapleton fail to state that the comments were made in his personal capacity, but he also mischaracterized the FACC's report and its recommendation. He claimed that the FACC report recommended four (4) stories "only if it is not impeding on viewsheds, public viewsheds and not um impeding into residential neighborhoods and causing traffic for an area that cannot handle that traffic." The FACC did not limit its recommendation for four (4) stories in such a manner and did not discuss residential neighborhoods or traffic in connection with that recommendation, factors that would be handled during the SEQR process, as has already been the case here. The FACC instead limited its recommendation to areas that are not identified in a proposed public viewshed map. This map only identifies three (3) areas that could be a protected viewshed – critically, *none of which* include the Property.[3]

Furthermore, the Applicant is prepared to appear before the Board at the July 21st meeting to address the financial realities and the associated lending process for the Project, which are just a few of the many factors that the Applicant has had to consider when it comes to building this mixed-use project.[4]

CONCLUSION:

For the reasons set forth above, and as will be further discussed at the public hearing on this matter, the Applicant requests that the area variance relief be granted to permit the proposed retaining walls and building height on the Property. After considering each of the five (5) factors discussed above for the requested variance, the Applicant respectfully submits that there is no

[3] *See* Fishkill Avenue Concepts Committee October 2025 Report, copies of which are on file with the City.
[4] As this Board is aware, the area variance test does not incorporate economic hardships within its factors. Economic considerations are instead part of the more stringent use variance test wherein applicants must substantially demonstrate, with dollars and cents proof, that the property cannot yield a reasonable financial return under the existing permitted uses. A use variance is not part of the Application.

harm to the community that weighs against the benefit to the Applicant, and that the proposed variance relief is the minimum variance relief that meets the Applicant's needs and at the same time fully protects the character of the neighborhood and health, safety, and welfare of the community.

INDEX OF ENCLOSURES:

In support of this Application, please find seven (7) copies of the following documents:

Exhibit A: SEQR Negative Declaration dated May 12, 2026 and filed with the City Clerk on May 13, 2026.

In further support of this Application, we respectfully submit the Site Plan Set entitled "Amended Site Plan Application", prepared by Hudson Land Design Professional Engineering, P.C. and Aryeh Siegel, Architect, dated July 7, 2022, last revised June 30, 2026, numbered and titled as follows (unless otherwise noted):

- Sheet 1 Site Plan;
- Sheet 2 Building Plans;
- Sheet 3 Landscaping & Lighting Plan; and
- Sheet 4 Context Information.

For all of the reasons set forth herein and in the accompanying documents, it is respectfully submitted that this Application for variance relief should be granted in its entirety. We look forward to appearing at this Board's regular meeting on July 21, 2026 for the continued public hearing, at which time we request this Board consider closing the public hearing and issuing the requested variance relief. In the meantime, should this Board or City Staff have any questions or comments with regard to the foregoing, please do not hesitate to contact me.

Thank you in advance for your consideration in this matter.

Very truly yours,

Taylor M. Palmer

Enclosures

cc: Bryan Murphy, City of Beacon Building Inspector
George Alissandratos, Esq., City of Beacon ZBA Attorney

4927-2512-8121.v4

Received by office
of the City Clerk
5/14/2026

Agency Use Only [If Applicable]
Project: 393, 397 Fishkill & 7 Conklin
Date: 5-12-2026

Full Environmental Assessment Form
Part 3 - Evaluation of the Magnitude and Importance of Project Impacts
and
Determination of Significance

Part 3 provides the reasons in support of the determination of significance. The lead agency must complete Part 3 for every question in Part 2 where the impact has been identified as potentially moderate to large or where there is a need to explain why a particular element of the proposed action will not, or may, result in a significant adverse environmental impact.

Based on the analysis in Part 3, the lead agency must decide whether to require an environmental impact statement to further assess the proposed action or whether available information is sufficient for the lead agency to conclude that the proposed action will not have a significant adverse environmental impact. By completing the certification on the next page, the lead agency can complete its determination of significance.

Reasons Supporting This Determination:
To complete this section:

- Identify the impact based on the Part 2 responses and describe its magnitude. Magnitude considers factors such as severity, size or extent of an impact.
- Assess the importance of the impact. Importance relates to the geographic scope, duration, probability of the impact occurring, number of people affected by the impact and any additional environmental consequences if the impact were to occur.
- The assessment should take into consideration any design element or project changes.
- Repeat this process for each Part 2 question where the impact has been identified as potentially moderate to large or where there is a need to explain why a particular element of the proposed action will not, or may, result in a significant adverse environmental impact.
- Provide the reason(s) why the impact may, or will not, result in a significant adverse environmental impact
- For Conditional Negative Declarations identify the specific condition(s) imposed that will modify the proposed action so that no significant adverse environmental impacts will result.
- Attach additional sheets, as needed.

See attached

Determination of Significance - Type 1 and Unlisted Actions

SEQR Status: ☐ Type 1 ☑ Unlisted

Identify portions of EAF completed for this Project: ☑ Part 1 ☑ Part 2 ☑ Part 3

Upon review of the information recorded on this EAF, as noted, plus this additional support information
All application materials and studies submitted by the Applicant, memoranda from City staff and consultants, and testimony during public meetings.

and considering both the magnitude and importance of each identified potential impact, it is the conclusion of the
City of Beacon Planning Board as lead agency that:

☑ A. This project will result in no significant adverse impacts on the environment, and, therefore, an environmental impact statement need not be prepared. Accordingly, this negative declaration is issued.

☐ B. Although this project could have a significant adverse impact on the environment, that impact will be avoided or substantially mitigated because of the following conditions which will be required by the lead agency:

There will, therefore, be no significant adverse impacts from the project as conditioned, and, therefore, this conditioned negative declaration is issued. A conditioned negative declaration may be used only for UNLISTED actions (see 6 NYCRR 617.7(d)).

☐ C. This Project may result in one or more significant adverse impacts on the environment, and an environmental impact statement must be prepared to further assess the impact(s) and possible mitigation and to explore alternatives to avoid or reduce those impacts. Accordingly, this positive declaration is issued.

Name of Action: 393 & 397 Fishkill Avenue & 7 Conklin Street

Name of Lead Agency: City of Beacon Planning Board

Name of Responsible Officer in Lead Agency: J. Randall Williams

Title of Responsible Officer: Acting Chairperson

Signature of Responsible Officer in Lead Agency: Date: 5-12-2026

Signature of Preparer (if different from Responsible Officer) Date: 5-12-2026

For Further Information:

Contact Person: Mercedes Perez, Planning Board Secretary

Address: 1 Municipal Plaza, Beacon NY 12508

Telephone Number: 845-838-5002

E-mail:

For Type 1 Actions and Conditioned Negative Declarations, a copy of this Notice is sent to:

Chief Executive Officer of the political subdivision in which the action will be principally located (e.g., Town / City / Village of)
Other involved agencies (if any)
Applicant (if any)
Environmental Notice Bulletin: http://www.dec.ny.gov/enb/enb.html

PRINT FULL FORM

ATTACHMENT TO
NEGATIVE DECLARATION
REASONS SUPPORTING DETERMINATION

APPLICATION FOR AMENDED SITE PLAN APPROVAL
FOR 393 FISHKILL AVE, 397 FISHKILL AVE AND 7 CONKLIN STREET

Parcel No. 6055-80-392032 (393 Fishkill Ave)
Parcel No. 6055-80-399035 (397 Fishkill Ave)
Parcel No. 6055-80-394041 (7 Conklin St)

CONCLUSIONS

This Part 3 analysis has been prepared to address all relevant areas of environmental concern as identified in the review by the Planning Board. This Part 3 will discuss and explain the analysis of the potential impact, and why a particular element of the proposed action will not result in a significant adverse impact. Such analysis is appropriately set forth in Part 3, even if the potential impact was identified as "none" or small." Based upon a review of Parts 1 and 2 of the Full Environmental Assessment Form (EAF) and all other applications that were submitted in support of the Proposed Action, along with reports from City staff and consultants, information from involved and interested agencies, and information from the public, the Planning Board, acting as Lead Agency, provides the following rationale for its SEQRA Determination.

Project Description:

The Proposed Action is the modification of a previously approved 3-story mixed use 15,948 square foot building with 3,500 square feet of first floor commercial space and 12 apartments to increase the height of the proposed building to 4-stories by adding a recessed 4th floor and adding 2 apartments for a total of 14 apartments. The subject property consists of approximately 27,007 square feet, or 0.62 acres, which was the subject of a previous approval to merge three separate lots into this combined parcel. Three buildings will be removed from the property to facilitate the construction of the proposed building, rear parking area and other related site improvements. The property is within the General Business District and located at 393 Fishkill Avenue (Parcel No. 6055-80-392032), 397 Fishkill Avenue (Parcel No. 6055-80-

399035), and 7 Conklin Street (Parcel No. 6055-80-394041) (hereafter, collectively the "Property").[1]

The proposed modifications are as follows:

- Adding a recessed 4th story to the previously approved 3-story mixed use building (the proposed 4th story is set back approximately 15 feet from the building façade and increases the height of the building to approximately 48 feet)
- Adding two apartments for a total of 14 apartments
- Architectural modifications along the Fishkill Avenue and Conklin Street facades
- Revisions to the sidewalk connections along Fishkill Avenue

The modifications to the Site Plan are analyzed herein to determine whether such modifications will result in a significant adverse environmental impact as compared to that which was previously studied. The building footprint, commercial square footage, terraced patio spaces, curb cut, off-street parking area, and landscaping program remain unchanged from the previously approved plan.

The City of Beacon Planning Board previously circulated notice of its intent to declare itself Lead Agency upon receipt of the original application in or around 2022. As Lead Agency, the Planning Board adopted a Negative Declaration on March 28, 2023 finding the original project did not result in any significant adverse environmental impacts. The Planning Board recently re-circulated notice of its continued intent to serve as Lead Agency of the current Proposed Action, which is an Unlisted action, and received no objections from Involved Agencies.

Summary of Rationale for Negative Declaration

The Proposed Action, as amended, will not result in any significant adverse impacts on the environment. In summary:

Impact on Land: The Proposed Action will not have a significant adverse environmental impact as a result of any physical change to the project site.

The proposed amendments to the Site Plan do not include changes to the building footprint, disturbance area or any other physical change to the land. For this reason, and those set forth in the 2023 Negative Declaration, the proposed amendments will not have a significant adverse environmental impact as a result of any physical changes to the project site.

[1] Although Filed Map No. 9719A, which merged the referenced parcels, was filed in the Dutchess County Clerk's Office on 9/6/2023 the parcels retain their individual Parcel Numbers as title to the separate lots has not been merged. Once a merger deed is recorded, the Dutchess County Tax Maps should be modified to reflect the merged lot condition previously approved by the Planning Board.

Impact on Geological Features: The Proposed Action will not have a significant adverse environmental impact on any unique or unusual land forms on the site.

There are no unique geological features on any of the Property.

Impact on Surface Water and Groundwater: The Proposed Action will not have a significant adverse environmental impact on surface or groundwater quality or quantity.

The proposed amendments to the Site Plan do not include any changes to surface or groundwater quality or quantity. No changes to impervious surface coverage is proposed and the Project will continue to be connected to the City stormwater system and existing public water distribution and sanitary sewer systems. Adequate water supply and sewer capacity continue to exist for these additional flows.

For these reasons, and those set forth in the 2023 Negative Declaration, the Proposed Action will not result in any significant adverse impact to surface or groundwater quality or quantity.

Impact on Flooding: The Proposed Action will not have a significant adverse environmental impact on or alter drainage flows or patterns, or surface water runoff.

The Property remains outside of any regulated flood plain and there continue to be no wetlands on or adjacent to the Property. The Project continues to include the implementation of erosion and sediment controls, plus post-construction discharge of stormwater drainage into the City's storm sewer.

For these reasons, and those set forth in the 2023 Negative Declaration, the Proposed Action will not have a significant adverse impact on drainage flows or patterns, or surface water runoff.

Impact on Air: The Proposed Action will not have a significant adverse environmental impact on air quality.

The proposed amendments to the Site Plan do not include any changes that would impact air quality in a way that is different than that which was previously studied.

For this reason, and those set forth in the 2023 Negative Declaration, the Proposed Action will not have a significant adverse environmental impact on air quality.

Impact on Plants and Animals: The Proposed Action will not have a significant adverse environmental impact on flora or fauna.

The proposed amendments to the Site Plan do not include any changes that would impact flora or fauna in a way that is different than that which was previously studied.

For this reason, and those set forth in the 2023 Negative Declaration, the Proposed Action will not have a significant adverse environmental impact on flora or fauna.

Impact on Agricultural Resources: The Proposed Action will not have a significant adverse environmental impact on agricultural resources.

There are no agricultural resources in the vicinity of the Properties.

Impact on Aesthetic Resources: The Proposed Action will not have a significant adverse environmental impact on aesthetic resources.

The Proposed Action will not result in the obstruction, elimination or significant screening of one or more officially designated scenic views. The Proposed Action is visible from publicly accessible vantage points, both seasonally and year around, but it is consistent with the built environment surrounding the Property.

The project site is part of the Route 52 commercial corridor and the architecture of the proposed building is subject to review and approval by the Planning Board/Architectural Review Board. Although the modifications to the Site Plan would add a recessed 4th story that exceeds the General Business District's height limitations, recent recommendations from the Fishkill Avenue Concepts Committee to the City Council recommend modifying the height requirement in this area of Fishkill Avenue to allow a maximum height of 4-stories. Further, the 15-foot step back on the recessed 4th floor mitigates against potential visual impact of a 4th story.

For these reasons, and those set forth in the 2023 Negative Declaration, the Proposed Action will not have a significant adverse environmental impact on aesthetic resources.

Impact on Historic and Archeological Resources: The Proposed Action will not have a significant adverse environmental impact on historic or archeological resources.

The proposed amendments to the Site Plan do not include any changes that would impact historic or archeological resources.

For this reason, and those set forth in the 2023 Negative Declaration, the Proposed Action will not have a significant adverse impact on historic or agricultural resources.

Impact on Open Space and Recreation: The Proposed Action will not have a significant adverse environmental impact on open space and recreation.

The modifications to the approved Site Plan will not result in the loss of a current or future recreational resource, eliminate significant open space, or result in loss of an area now used informally by the community as an open space resource. A recreation set aside or fee may be required which will be used for the future need for park and recreational opportunities in the

City of Beacon due to increased demand caused by the new residential units proposed as part of the Project.

For these reasons, and those set forth in the 2023 Negative Declaration, the Proposed Action will not have a significant adverse impact on open space and recreation.

Impact on Critical Environmental Areas: The Proposed Action will not have a significant adverse environmental impact on Critical Environmental Areas.

The Proposed Action is not located in a Critical Environmental Area.

Impact on Transportation: The Proposed Action will not have a significant adverse environmental impact on transportation.

The 2023 Negative Declaration concluded that the construction of a mixed-use 3-story building will not result in a significant adverse traffic impact. Based on a traffic study prepared by Colliers Engineering & Design, dated October 24, 2023, the approved Site Plan would generate 6 trips during the weekday AM peak hour, 13 trips during the weekday PM peak hour, and 7 trips during the Saturday midday peak hour. The prior traffic study was updated for the proposed modifications to the approved Site Plan by letter dated March 27, 2026 prepared by Colliers Engineering & Design. The updated traffic analysis provides that the proposed modifications would result in a total of 19 trips during the weekday AM peak hour (increase of 13 trips), 21 trips during the weekday PM peak hour (increase of 8 trips), and 15 trips during the Saturday midday peak hour (increase of 8 trip). The modest increase in estimated traffic volume will not result in a significant adverse environmental impact.

Furthermore, the Project will still provide 33 off-street parking spaces in the rear of the building accessible via private driveway off Conklin Street. Per the Zoning Code amendments which came into effect after the approval of the original site plan, the proposed development would require a minimum of 25 parking spaces up to a maximum of 61 parking spaces. The updated traffic analysis indicates that based on a shared use of the parking area the total parking demand is 22 spaces.

For these reasons, and those set forth in the 2023 Negative Declaration, the Proposed Action will not have a significant adverse environmental impact on transportation.

Impact on Energy: The Proposed Action will not have a significant adverse environmental impact on energy.

The proposed amendments to the Site Plan do not include any new or different impacts to energy other than the addition of two dwelling units which does not create a significant impact on energy usage. For this reason, and those set forth in the 2023 Negative Declaration, the Proposed Action will not have a significant adverse impact on energy.

Impact on Noise, Odor and Light: The Proposed Action will not have a significant adverse environmental impact as a result of objectionable odors, noise or light.

The modifications to the approved site plan will not result in any new or different impacts to noise, odor or light that were not previously studied.

For this reason, and those set forth in the 2023 Negative Declaration, the Proposed Action will not have a significant adverse environmental impact as a result of objectionable odors, noise or light.

Impact on Human Health: The Proposed Action will not have a significant impact on human health from exposure to new or existing sources of contaminants.

The modifications to the approved site plan will not result in any new or different impacts to human health that were not previously studied.

For this reason, and those set forth in the 2023 Negative Declaration, the Proposed Action will not have a significant adverse environmental impact on human health from exposure to new or existing sources of contaminants.

Consistency with Community Plans and Community Character: The Proposed Action is not inconsistent with adopted community plans and community character.

Although the modifications to the approved building would increase the height beyond that permitted in the Zoning Code, the modifications to the building height are consistent with recommendations put forth to the City Council by the City of Beacon Fishkill Avenue Concepts Committee. Moreover, the Proposed Action remains generally consistent with the Comprehensive Plan and City Zoning Code.

Based upon this information and the information in the Full Environmental Assessment Form and all other documents and information in the record, the Planning Board finds that the Proposed Action will not have any significant adverse impacts upon the environment. This Amended Negative Declaration indicates that no environmental statement need be prepared and that the SEQRA process is complete.

Adopted: May 12, 2026
Beacon, New York

Motion by Ms. Viana, seconded by Mr. Vermeulen:

Kevin Byrne Voting AYE Leonard Warner Voting AYE

City of Beacon Planning Board
393 Fishkill Avenue, 397 Fishkill Avenue and 7 Conklin Street
May 12, 2026

David Jensen	Voting AYE	J. Randall Williams	Voting AYE
Karen Quiana	Voting AYE	John Gunn, Chairman	Voting EXCUSED
James Vermeulen	Voting AYE		

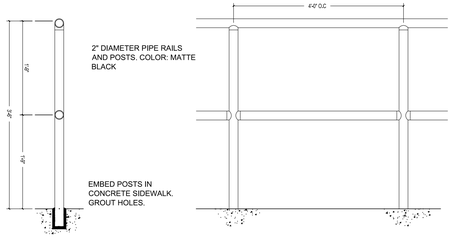
Resolution: Approved 6-0
~~Denied~~

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
9	04/28/26	SITE PLAN AMENDMENT REVISIONS	AJS
10	05/26/26	SITE PLAN AMENDMENT REVISIONS	AJS
11	06/30/26	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 *18 units permitted*	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 48' where 35' is permitted.



Pipe Rail Details

NTS



Aerial View

Scale: Not to Scale

APPROVED BY RESOLUTION OF THE PLANNING BOARD OF THE CITY OF BEACON, NEW YORK, ON THE

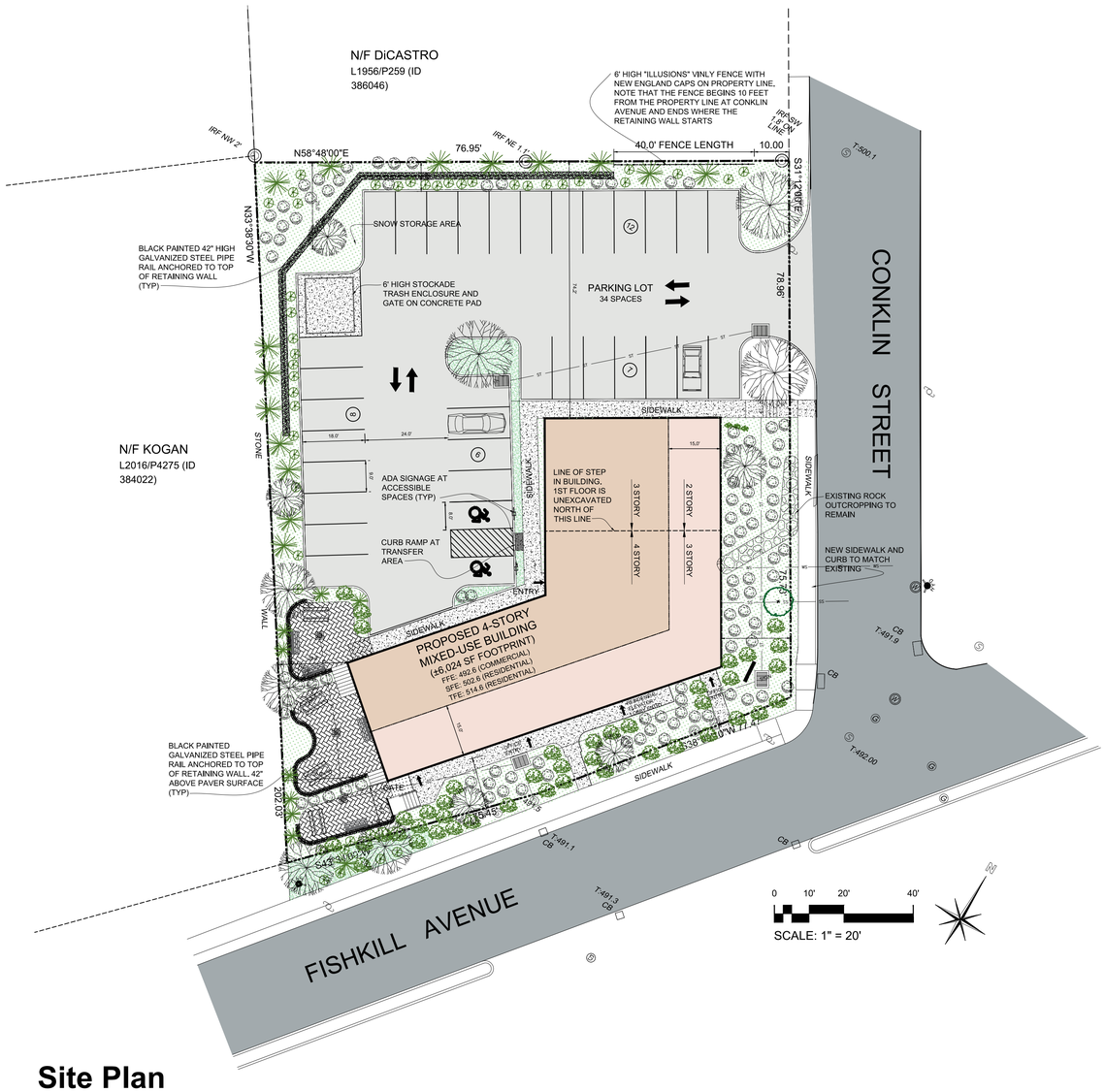
_____ DAY OF _____, 20_____ SUBJECT TO ALL REQUIREMENTS AND CONDITIONS OF SAID RESOLUTION. ANY CHANGE, ERASURE, MODIFICATION OR REVISION OF THIS PLAT, AS APPROVED, SHALL VOID THIS APPROVAL.

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.

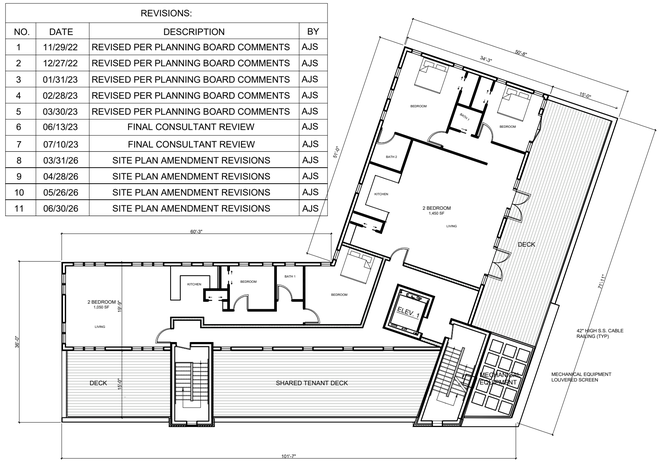


Site Plan

Scale: 1" = 20'

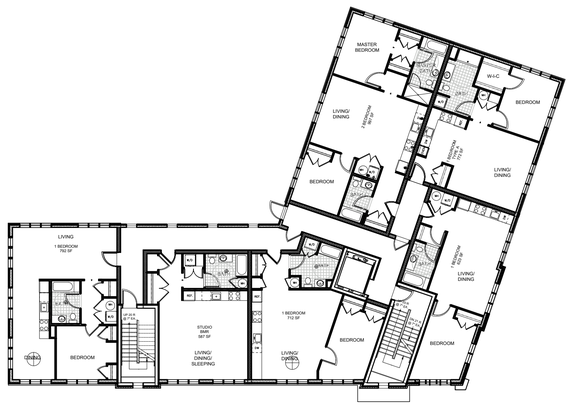


REVISIONS:			
NO.	DATE	DESCRIPTION	BY
1	11/29/22	REVISED PER PLANNING BOARD COMMENTS	AJS
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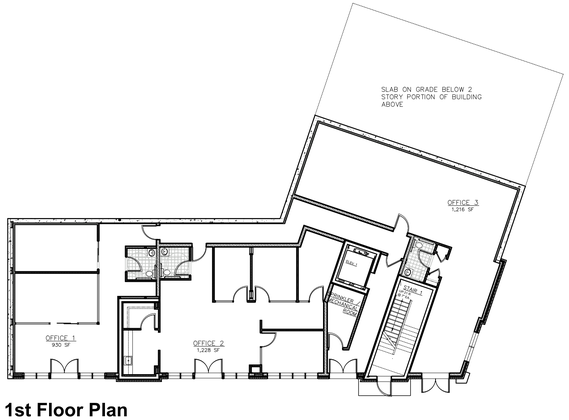
4th Floor Plan

Scale: $\frac{1}{16}$" = 1'-0"



2nd & 3rd Floor Plans

Scale: $\frac{1}{16}$" = 1'-0"



1st Floor Plan

Scale: $\frac{1}{16}$" = 1'-0"



CHARCOAL GRAY

VERTICAL METAL SIDING. COLOR: GALVANIZED ALUMINUM

STAIR AND ELEVATOR BULKHEADS:
- CORRUGATED GALVALUME ROOF
- PAINTED AZEK CORNICE TRIM. COLOR: CHARCOAL GRAY
- STEPPED BRICK DETAIL
- RECESSED BRICK BODY

42" HIGH ALUMINUM EQUIPMENT SCREEN COLOR: CHARCOAL GRAY

STAINLESS STEEL CABLE RAILING

PAINTED AZEK CORNICE TRIM. COLOR: CHARCOAL GRAY

BRICK: GLEN GARY 53DD MIX

HARDI BOARD SIDING: SMOOTH FINISH. COLOR: MOUNTAIN SAGE

DOUBLE GLAZED INSULATED CASEMENT AND FIXED WINDOWS. PROVIDE MULLIONS AT WINDOWS. NO MULLION AT TRANSOMS. COLOR: BLACK

PAINTED AZEK CORNICE. COLOR: CHARCOAL GRAY

CANOPY OVER RESIDENTIAL ENTRANCE

ALUMINUM STOREFRONT WITH INSULATED GLAZING. NOTE: PROVIDE MULLIONS FOR STOREFRONT TRANSOMS

Front Elevation

Scale: $\frac{3}{32}$" = 1'-0"



ALUMINUM DRIP EDGE

PAINTED AZEK CORNICE TRIM. COLOR: CHARCOAL GRAY

VERTICAL METAL SIDING. COLOR: GALVANIZED ALUMINUM

42" HIGH ALUMINUM EQUIPMENT SCREEN COLOR: CHARCOAL GRAY

42" HIGH STAINLESS STEEL CABLE RAILING

PAINTED AZEK CORNICE TRIM. COLOR: CHARCOAL GRAY

BRICK: GLEN GARY 53DD MIX

HARDI BOARD SIDING: SMOOTH FINISH. COLOR: MOUNTAIN SAGE

DOUBLE GLAZED INSULATED CASEMENT AND FIXED WINDOWS. PROVIDE MULLIONS AT WINDOWS. NO MULLION AT TRANSOMS. COLOR: BLACK

Side Elevation: East

Scale: $\frac{3}{32}$" = 1'-0"



ALUMINUM DRIP EDGE

PAINTED AZEK CORNICE TRIM. COLOR: CHARCOAL GRAY

VERTICAL METAL SIDING. COLOR: GALVANIZED ALUMINUM

42" HIGH ALUMINUM EQUIPMENT SCREEN COLOR: CHARCOAL GRAY

STAINLESS STEEL CABLE RAILING

PAINTED AZEK CORNICE TRIM. COLOR: CHARCOAL GRAY

BRICK: GLEN GARY 53DD MIX

HARDI BOARD SIDING: SMOOTH FINISH. COLOR: MOUNTAIN SAGE

DOUBLE GLAZED INSULATED CASEMENT AND FIXED WINDOWS. PROVIDE MULLIONS AT WINDOWS. NO MULLION AT TRANSOMS. COLOR: BLACK

Rear Elevation

Scale: $\frac{3}{32}$" = 1'-0"



ALUMINUM DRIP EDGE

PAINTED AZEK CORNICE TRIM. COLOR: CHARCOAL GRAY

VERTICAL METAL SIDING. COLOR: GALVANIZED ALUMINUM

STAIR AND ELEVATOR BULKHEADS:
- CORRUGATED GALVALUME ROOF
- PAINTED AZEK CORNICE TRIM. COLOR: CHARCOAL GRAY
- STEPPED BRICK DETAIL
- RECESSED BRICK BODY

42" HIGH ALUMINUM EQUIPMENT SCREEN COLOR: CHARCOAL GRAY

STAINLESS STEEL CABLE RAILING

PAINTED AZEK CORNICE TRIM. COLOR: CHARCOAL GRAY

BRICK: GLEN GARY 53DD MIX

HARDI BOARD SIDING: SMOOTH FINISH. COLOR: MOUNTAIN SAGE

DOUBLE GLAZED INSULATED CASEMENT AND FIXED WINDOWS. PROVIDE MULLIONS AT WINDOWS. NO MULLION AT TRANSOMS. COLOR: BLACK

PAINTED AZEK CORNICE. COLOR: CHARCOAL GRAY

Side Elevation: West

Scale: $\frac{3}{32}$" = 1'-0"











Views

Amended 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

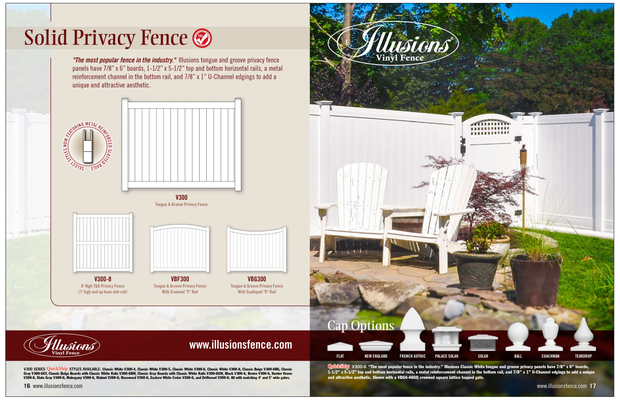
Landscape Designer:
Landscape Restorations
7 Creek Drive
Beacon, New York 12508

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



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	Querus 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

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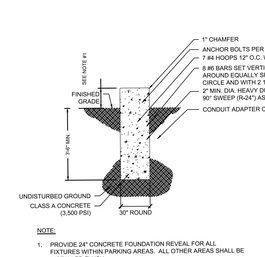
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SIGNED THIS _____ DAY OF _____, 20_____ BY

_____ CHAIRMAN

_____ SECRETARY

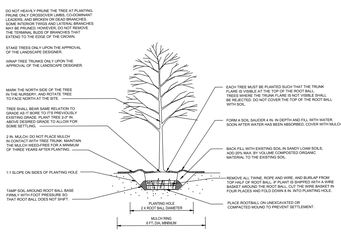
IN ABSENCE OF THE CHAIRMAN OR SECRETARY, THE ACTING CHAIRMAN OR ACTING SECRETARY RESPECTIVELY MAY SIGN IN THIS PLACE.



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.

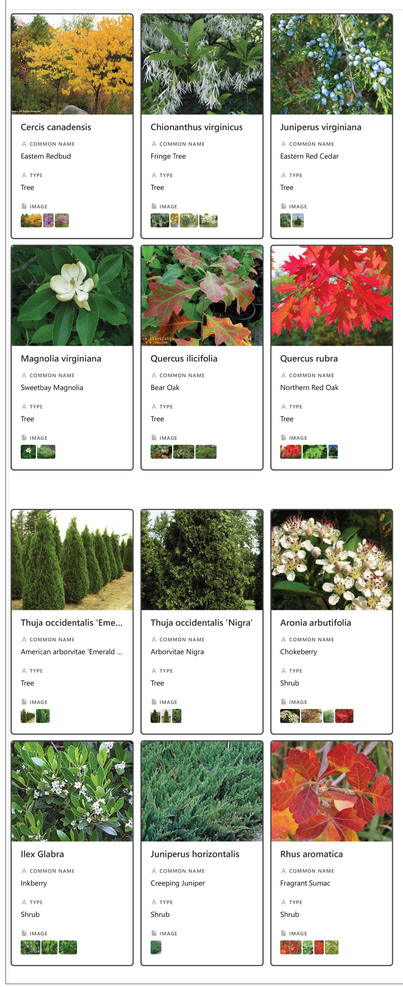


X TREE PLANTING DETAIL
X NOTE: THIS DETAIL ASSUMES THAT THE PLANTING SPACE IS LARGER THAN 5 FT. SQUARE, OPEN TO THE SKY, AND NOT COVERED BY ANY PAVING OR GRATING.

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

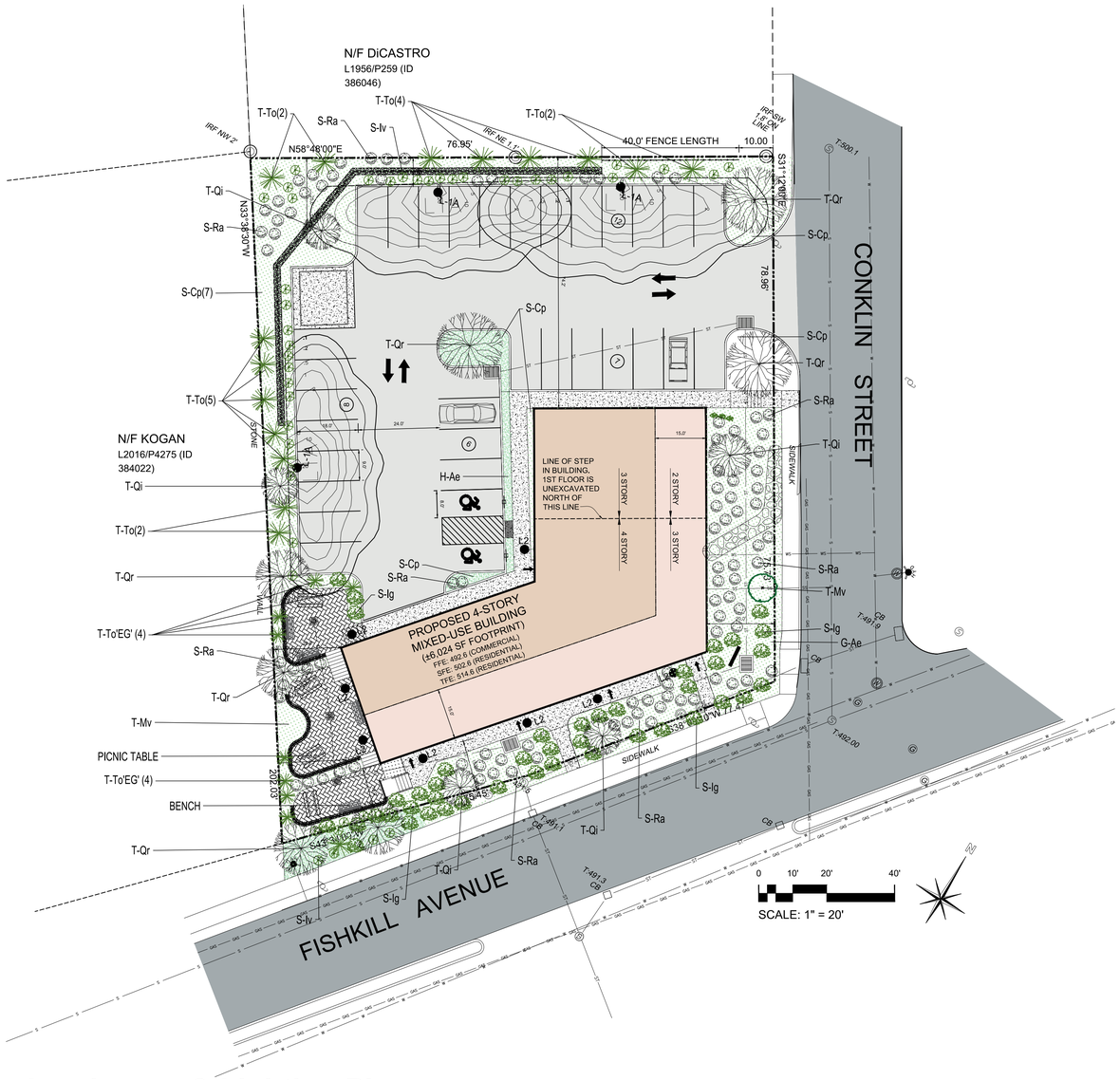
LIGHT POLE BASE DETAIL
NOT TO SCALE

Illustrated Plant List



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.



Landscape & Lighting Plan

Scale: 1" = 20'

Amended 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









Photos: Existing Conditions











Renderings: Approved 3 Story Building (2023)











Renderings: Proposed 4 Story Building (2026)

Amended Site Plan Application

Sheet 4 - Context Information

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

From: drew dicastro
To: Mercedes Perez; drew dicastro
Subject: 393 Fishkill Ave, LLC; 397 Fishkill Ave LLC; 7 Conklin St, LLC Property Development
Date: Saturday, July 11, 2026 6:34:51 PM

Hello Ms Perez--

Please forward this email to members of the Planning and Zoning Boards. Thank You!!

Hello Planning Board and Zoning Board Members--

My name is Drew DiCastro and I live at 21 Conklin St. I will be away while the Planning and Zoning Boards meet and would like to share my opinions, concerns and perspective. My property adjoins the above development. I have lived at this location for over 65 years. I was against the 3 story project and I am against this amended proposal and variance requests.

I would like to start with a few questions. Why doesn't the owner/developer just renovate the existing buildings? If he must knock down and build new, why not 1 floor of commercial with 1 floor of apartments above? The answer is easy; money. He wants the biggest bang and quickest return on his investment. I can't blame him. Some investments are good, some are not, none are guaranteed. If this project goes through, his quality of life will improve greatly.

Because he wants to make as large a profit as possible, he will charge a hefty price for rent. People that live and work in the Mid Hudson Valley area, with a local paycheck, will find it difficult to afford these rents. However, people who live and work in Westchester, Rockland and NYC, with those paychecks, will have an easier time affording these rents. They would be moving to a less congested, less populated area with less traffic, light and noise pollution, so their quality of life would also improve greatly.

And then we have my neighbors and I. My parents before me and I have paid our City of Beacon and Beacon City School District taxes, on time, faithfully, every year for 65 years. When the hospital closed, we stayed and paid our taxes. When the factories, like Nabisco, Doral Hat, Braendly Dye, Green Fan and 3 Star Anodizing closed, we stayed and paid our taxes. When Main St was mostly boarded up, derelict buildings, we stayed and paid our taxes. When the carnival came to the city and left early, vowing never to return because of the race riots and shooting, we stayed and paid our taxes. If this project goes forward, what will happen to our quality of life? It most certainly will NOT improve. So I guess the real question is; who is more important to the City of Beacon? The owner/developer who doesn't live next to this project? The renters who are moving into Beacon from outside areas? Or the loyal, tax paying residents of Beacon?

I'm not sure of the reasoning for the owner/developer to now request a 4th floor, but if it is anything other than simple greed, like the financing company requires it, I have a question. Why has the house at 7 Conklin St been vacant for over 2 years? This is a 3 bedroom, 2 1/2 bath house and a basement apartment. He could easily rent both and receive $3500 a month. For 30 months, that would be a gross of over $100,000. That money could have been used to offset expenses or needing less financing from a lender. Is he purposely NOT renting it, so that he is needing specific financing and the lender is requiring a 4th floor??

Another point I would like to make is regarding traffic studies. They are based on vehicular

traffic only. I have sat, for up to 7 minutes, trying to get onto Fishkill Ave from Conklin St. Not just because of vehicles, but also bicyclists, wheelchairs and walkers. Some of the residents of Hedgewood are so overly medicated, they don't even realize they are holding up traffic as they inch across Conklin St. Now we want to add more vehicles to the mix? That is definitely not going to improve anyone's quality of life. Keep in mind, all of the residents of Conklin, the vast majority of Mead (because most of it is one-way), a good portion of DeSoto and even a few from Townsend all exit our little development from Conklin onto Fishkill Ave. We do NOT need to add more cars to this.

Also, from the City line to Delavan Ave there is only 1 building that has a full 3 stories, Hedgewood and that is NOT directly on Fishkill Ave; it is hidden behind trees. From Delavan to Main St, there is only 1 building that has a full 3 stories, Hamilton Fish Plaza and that is set back from Fishkill Ave at least 20 feet. There are 2 buildings, 152 and 334 Fishkill Ave that have a 3rd floor but they have a mansard roof, meaning that floor is part of the roof. I think the City would be setting a dangerous precedent for future development. Is this really what the City wants people to see as they enter our small, rural City? Is the City actively trying to change the small, hometown feel of Beacon?

Lastly, I would like to point out that my understanding is that this property is zoned Mixed Used. I think that means Commercial on the lower level and Residential above. What kind of Commercial? Retail? Restaurant? Professional Office space? Are there limits? Are there going to be any kind of DELIVERIES? Where would that delivery truck park? Not on Fishkill Ave - you can not have a main thoroughfare with just one lane. Not on the sidewalk - forcing pedestrians onto the roadway. Not in the parking lot that is full of cars and not easily or quickly exited from. So the answer would be Conklin St. If a delivery truck is parked, blocking one lane, and there are cars and a school bus waiting to get out onto Fishkill Ave, where is an Emergency Vehicle supposed to go? If we need a Police Officer, Ambulance or Fire Personnel, we need them immediately. A few seconds could be the difference between Life and Death. I do NOT want them to honk their horn, flash their lights, blow their siren and then decide to continue on Fishkill Ave to Townsend St and come up Mead or DeSoto. This project will in NO way negatively impact the lives of the people on the Planning Board, Zoning Board, the owner/developer or the renters. It will have a direct negative impact on the lives of the residents of Conklin, Mead, DeSoto and Townsend in a few different ways.

Thank You for allowing me to voice my opinion, concerns and perspective. I hope you hear my message.

Thank You

Drew A DiCastro
drewadicastro@gmail.com

City of Beacon Zoning Board of Appeals Agenda
07/21/2026

Title:

Public hearing on application submitted by Steven Spaccarelli and Claire Tipley, 108 Liberty Street, Tax Grid No. 30-6054-31-266830-00, in the R1-10, to construct a driveway, for a newly created lot, which requires relief from the following: Section 223-26 Off-street parking, loading and vehicular access, B. Location, use, design, construction and maintenance, (2) In any residence district, no designated off-street parking area or structure shall be developed in any front yard forward of the principal building, except as approved by the Building Inspector or Planning Board for an unusual lot configuration. Nor shall any off-street parking area or structure be developed in a residence district in any minimum side or rear yard setback adjacent to a street line or in any other side or rear yard within five feet of the lot line. However, off-street parking spaces shall be permitted in residential districts as indicated in Section 223-17C.The proposed driveway is located in the front yard, 2.5 feet from the subdivided lot line between Lot 1 and Lot 2.

ATTACHMENTS

108 Liberty ZBA 7.21.26 Cover Letter_2026-0630.pdf

108 Liberty ZBA 7.21.26 Application_2026-0630-Executed redacted2.pdf

108 Liberty ZBA 7.21.26 Spaccarelli-Tipley tree assessment 6-19-26.pdf

108 Liberty ZBA 7.21.26 Subdivision Set_2026-0626.pdf

Pages from 108 Liberty ZBA 7.21.26 PH public comment Tauss redacted2.pdf

Civil & Environmental Engineering Consultants
174 Main Street, Beacon, New York 12508 (Main Office and Mailing Address)
13 Chambers Street, Newburgh, NY 12550 (Satellite Office)
Phone: 845-440-6926
www.HudsonLandDesign.com

June 30, 2026

Hon. Jordan Haug, Chairman, and Members of the City of Beacon Zoning Board of Appeals
1 Municipal Plaza
Beacon, NY 12508

Re: 108 Liberty Street Subdivision
Stephen Spaccarelli and Claire Tipley (Owner and Applicants)
108 Liberty Street
Tax Parcel ID: 6054-31-266830 (±0.55 acres)
City of Beacon, NY

Dear Chairman Haug and Members of the Zoning Board of Appeals:

On behalf of the Applicants for the above referenced project, Hudson Land Design (HLD) is pleased to submit the following documents in support of the Project:

- Seven (7) copies of the City of Beacon Zoning Board of Appeals Application
- One (1) application fee of $250 (Applicant check # 137)
- One (1) escrow of $1,000 (Applicant check # 138)
- Seven (7) copies of the Subdivision Plan Set (Sheets 1 through 7 of 7)
- Seven (7) copies of a letter from Kinsley Tree Care dated 6/19/26

This is an active project before the Planning Board for consideration of a 2-lot subdivision approval. At its meeting on June 9, 2026, the Planning Board circulated with intent to act as lead agency for an unlisted action, and referred the project to the Zoning Board of Appeals (ZBA) for an area variance for proposed Lot 2 of the subdivision.

Project Narrative:

The proposed project site is located at 108 Liberty Street and consists of 0.55 acres, located in the R1-5 residential zoning district, in the City of Beacon, NY. The existing property currently contains a single-family dwelling, two accessory sheds and has driveway access and frontage on Liberty Street.

The Applicants wish to subdivide the lot into two (2) residential building lots. The existing structures on site, including the single-family dwelling and accessory structures will remain and a new single-family dwelling with be constructed on the new building lot.

The existing parent lot is bound by Liberty Street on its southerly property boundary and has no frontage with any other streets along its other boundaries. Proposed Lots 1 & 2 will each have their own independent driveway to provide access from Liberty Street.

There are three existing mature Norway Spruce Trees that the Applicants wish to remain. The two driveways have been placed such that they are centered between the existing trees to minimize impacts and compaction to the existing tree roots. The proposed driveway for Lot 2 is positioned in the same location as the existing driveway for the existing dwelling as another measure of minimal impact to the roots. The existing parent lot is 100 feet wide. The subdivided lots will be 50 feet wide as per code. Positioning the proposed driveway for Lot 2 in the same location as the existing driveway for the existing dwelling and centered between the existing trees results in the edge of the driveway being within 2.5 feet from the subdivided lot line.

A common driveway was discussed at the Planning Board meeting as an alternative to an area variance, and it was determined that positioning the common driveway between the lots or at the same location as the existing driveway would result in greater impacts to one of the trees. Other alternatives would be to move the property line 2.5 feet south which would result in the need for an area variance for lot width on Lot 1 which is not desirable. Therefore, an area variance is sought for the proposed Lot 2 driveway proximity of 2.5 feet to the subdivided line where 5 feet is required.

Required Permits:

In order for proposed single-family dwelling lots to commence to a point where a building permit application can be submitted to the City of Beacon Building Department, the applicants will need to obtain the following permits:

1. Subdivision and Approval from the City of Beacon Planning Board
    a. The applicant is seeking to subdivide the parent parcel into two single-family building lots.
2. Area Variance from the City of Beacon Zoning Board of Appeals (ZBA)
    a. Per § 223-26B.(2) “Off-street parking, loading and vehicular access”, off-street parking shall not be located within 5 feet of the lot line within any residential district.
        i. Proposed Lot 2 driveway is located 2.5 feet from the subdivided lot line between Lot 1 and 2 which is 2.5 feet deficient per the zoning requirement. It is noted that the two driveways are located 12.5 feet apart from one another.

New York State City Law Balancing Test:

The standards for an area variance are governed by New York State General City Law §81-b. This law requires a balancing test inclusive of five (5) specific sets of criteria. The responses to each of the five criteria show that the project does not pose a detriment to the health, safety and welfare of the neighborhood or community. As such, the area variance should be granted. The balancing test criteria are as follows, and the responses are underlined:

1. The Board shall consider whether an undesirable change will be produced in the character of the neighborhood or a detriment to nearby properties will be created by the granting of the area variance.
    a. The project will not create an undesirable change to the neighborhood. Along this westerly section of Liberty Street, there are approximately three parcels developed with single-family homes that have deficient driveway setbacks from side lot lines. It is noted that all other zoning requirements (lot width setbacks, lot coverage, etc.) are being met on both proposed lots.
2. The Board shall consider whether the benefit sought by the applicant can be achieved by some method feasible for the applicant to pursue other than an area variance.
    a. Absent issuance of an area variance, there are no other methods for this applicant to achieve the goal of constructing the two residential driveways without impacting at least one of the existing Norway Spruce trees.
3. The Board shall consider whether the requested area variance is substantial.
    a. In order to subdivide the parent parcel into two building lots with both lots fully compliant for lot width and placing Lot 2 driveway in the same location as the existing driveway for the existing dwelling as well as centered between the existing mature trees, the driveway must be 2.5 feet from the side lot line. The requested relief represents 50% of the required lot width. This is not substantial considering the reason for saving existing mature trees and that the proposed Lot 1 driveway will be over 12 feet from proposed Lot 2 driveway.
4. The Board shall consider whether the proposed variance will have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district.
    a. The site is served by central water and sewer, of which there is capacity. Stormwater runoff will be directed toward the rear of the property where there is an open drainage ditch, where it will be conveyed toward appropriate outfalls. There are no anticipated adverse effects as a result of the creation of the additional building lot. It is further noted that the New York State Department of Environmental Conservation, in accordance with 6NYCRR Part 617.5, deems construction of single-family homes and area variances (specifically subsections C11 and C16) as ministerial (or Type 2) actions, or *actions (that) have been determined not to have a significant impact on the environment.* While it is acknowledged that the overall application is classified as Unlisted due to the subdivision component, the underlying ministerial classification for the construction of a single-family home is noteworthy. The project will not create any adverse environmental impacts.
5. The Board shall consider whether the alleged difficulty was self-created, which consideration shall be relevant to the decision of the board of appeals, but shall not necessarily preclude the granting of the area variance.
    a. Proposed Lot 2 is indeed self-created. The parent parcel is 24,000 square feet in lot area, more than four times the minimum lot area in the zoning district. Absent one geometric requirement, being the driveway proximity to the side proposed lot line, the parent parcel can support the two building lots. Although self-created, as noted above, the Applicant is fully committed to saving three existing mature Norway Spruce trees that would take many years to replicate or replace if the driveways were positioned any differently. Therefore, the Applicant has minimized, to the maximum extent practicable, the requested relief. It is noted that NYS General City

Law states that any self-created difficulty shall not necessarily preclude the granting of an area variance. The ZBA is in full power to grant this requested relief.

The Applicants have retained an Arborist to evaluate the existing health of the trees and develop recommendations for construction of the two driveways as recommended by the Planning Board. The Arborist has found the existing trees to be in good health and has provided tree protection, restoration and driveway construction detail recommendations. The arborist's recommendations have been added to sheet XC-1 of the subdivision set, and their letter is included with this submission. We look forward to discussing this Application at your July 2026 meeting. Should you have any questions, please feel free to contact me at 845-440-6926.

Sincerely,

Michael A. Bodendorf, P.E.
Principal

cc: Stephen Spaccarelli and Claire Tipley, Owner and Applicant (via email)
HLD file

ZONING BOARD OF APPEALS
City of Beacon, New York

APPLICATION FOR APPEAL

OWNER: Stephen Spaccarelli and Claire Tipley

ADDRESS: [redacted]

TELEPHONE: 845-264-4239

E-MAIL: [redacted]

APPLICANT (if not owner): _____

ADDRESS: _____

TELEPHONE: _____

E-MAIL: _____

REPRESENTED BY: Hudson Land Design Michael Bodendorf, P.E.

ADDRESS: 174 Main Street Beacon, NY 12508

TELEPHONE: (845) 440-6926

E-MAIL: mbodendorf@HudsonLandDesign.com

PROPERTY LOCATION: 108 Liberty Street Beacon, NY 12508

ZONING DISTRICT: R1-5

TAX MAP DESIGNATION: SECTION 6054 BLOCK 31 LOT 266830

Section of Zoning Code appealed from or Interpretation desired:

The applicant is proposing a 2-lot subdivision of the subject property. Proposed Lot 2 is seeking an area variance for driveway proximity to the property line of 2.5 feet where 5 feet is required, seeking relief of 2.5'.

Reason supporting request:

There are three mature Norway Spruces along the frontage of the property. The position of the driveway is centered between two of the Spruces in order to keep the trees.

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

Subdivision plan set

Date: 6/30/2026

Owner's Signature

Applicant's Signature

Fee Schedule

AREA VARIANCE	$ 250 ←
USE VARIANCE	$ 500
INTERPRETATION:	$ 250
ESCROW FEE:	$1000 ←
I & I INSPECTION:	$60

APPLICATION PROCESSING RESTRICTION LAW

Affidavit of Property Owner

Property Owner: Stephen Spaccarelli and Claire Tipley

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

List all properties in the City of Beacon that you hold a 5% interest in:
108 Liberty Street (6054-31-266830); 5 Larch Street (6054-22-149895)

Applicant Address [redacted]

Project Address: 108 Liberty Street, Beacon, NY 12508

Project Tax Grid # 130200-6054-31-266830

Type of Application Residential Subdivision - with area variance for proposed Lot 2

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, Stephen Spaccarelli and Claire Tipley, 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 — X
2. Violations are pending on a parcel or parcels owned by me situated within the City of Beacon —
3. ALL tax payments due to the City of Beacon are current — X
4. Tax delinquencies exist on a parcel or parcels owned by me within the City of Beacon —
5. Special Assessments are outstanding on a parcel or parcels owned by me in the City of Beacon —
6. ALL Special Assessments due to the City of Beacon on any parcel owned by me are current — X

S. Claire Tipley

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: Stephen Spaccarelli and Claire Tipley

Address of Applicant: [redacted]

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.
Stephen Spaccarelli and Claire Tipley	156 Highland Avenue, Marlboro, NY 12542	[redacted]	4/20/2026- Sale of Property	Deed recorded in Wappingers Falls, NY on 4/30/2026

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, Stephen Spaccarelli and Claire Tipley being first duly sworn, according to law, deposes and says that the statements made herein are true, accurate, and complete.

(Print) Stephen Spaccarelli and Claire Tipley

(Signature) _____

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: N/A

Name of Entity	Address of Entity
Place where such business entity was created	Official Registrar's or Clerk's office where the documents and papers creating entity were filed
Date such business entity or partnership was created	Telephone Contact Information

IF AFFIANT IS A CORPORATION: N/A

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. N/A

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.

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

☐ 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

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.

N/A

Name	Address

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.

N/A

SECTION J. N/A

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.

N/A

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 N/A ☐ 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. N/A

☐ YES ☒ NO

I, _____ being first duly sworn, according to law, deposes and says that I am (Title) _____, an active and qualified member of the _____, 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.

N/A

(Print) _____

(Signature) _____

To: Stephen Spaccerelli and Claire Tipley
98 Liberty Street
Beacon, NY 12508

From: Kingsley Tree Care LLC; Ian Kingsley
16 Reservoir Lane
Cold Spring, NY 10516

Date: 6/19/26

Tree Assessment

Hello,

Please find below the prepared health assessment of the three Norway spruce at the proposed building site at 108 Liberty Street in Beacon, NY

Trees in Question: Three mature Norway spruces at the front of the property along Liberty Street

Current Tree Health Status: All three trees are in good health and show no current signs of stress or major defects

Recommendations to mitigate construction disturbance include:

- Install tree protection fencing and orange safety fencing around the root zones to minimize soil compaction and accidental disturbance during construction. Fencing should be placed at a 6' radius from the trunk where feasible
- Schedule water service line and sanitary sewer service line excavations during the winter months when the trees are dormant.
- Provide supplemental watering following excavation activities to reduce stress and support recovery.
- Route the sanitary sewer service line closer to the northernmost 24-inch diameter Spruce rather than the adjacent 30-inch diameter Spruce. The smaller tree is farther removed from other anticipated disturbances and is therefore better positioned to tolerate a closer root-zone impact.
- Install a permeable driveway using a minimal-dig design to protect the root zones. Construction should be limited to the low-impact removal of surface organic material, followed by the installation of a permeable geotextile overlain by a cellular confinement (geocell) system filled with clean, open-graded aggregate. Subgrade compaction should be avoided entirely, as the geocell system provides the necessary structural support while preserving soil porosity, gas exchange, and water infiltration. Edge restraints should be installed using above-grade or another minimally invasive method to avoid root disturbance.
- Cut back the privet growing beneath the spruces, but avoid excavation of the shrub roots, as this would unnecessarily disturb the trees' root systems.
- Construction of a new sidewalk is not recommended, as it would increase the area of root-zone disturbance.

Based on my assessment, adherence to these recommendations provides a strong likelihood that all three Norway Spruces can be successfully preserved and maintain good health throughout and following construction activities.
These mature trees represent a significant landscape asset who's environmental, aesthetic, and screening benefits cannot be readily replaced. Preserving them will maintain the established character of the site, provide continued shade and stormwater benefits, and avoid the loss of decades of growth that would require many years to replicate with new plantings. Given their current good health and the availability of practical measures to mitigate construction impacts, efforts to preserve these trees are both feasible and worthwhile.

If there are any other questions or concerns going forward please let me know.

108 LIBERTY STREET

RESIDENTIAL SUBDIVISION

108 LIBERTY STREET
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK

PARCEL INFORMATION:
TAX ID: 6054-31-266830
TOTAL LOT AREA: ±0.55 ACRES
ZONING DISTRICT: R1-5



SITE LOCATION MAP SCALE: 1" = 400'

OWNER/APPLICANT:
STEPHEN SPACCARELLI
& CLAIRE TIPLEY
98 LIBERTY STREET
BEACON, NY 12508

PROJECT ENGINEER:
HUDSON LAND DESIGN
PROFESSIONAL ENGINEERING P.C.
174 MAIN STREET
BEACON, NEW YORK 12508
PH: 845-440-6926

PROJECT SURVEYOR:
ROBERT V. OSWALD
LAND SURVEYING
175 WALSH ROAD
LAGRANGEVILLE, NEW YORK 12540
PH: 845-226-6436

DRAWING INDEX:
SHEET 1: COVER SHEET (CV-1)
SHEET 2: EXISTING CONDITIONS & REMOVALS PLAN (XC-1)
SHEET 3: PRELIMINARY PLAT (PL-1)
SHEET 4: SUBDIVISION PLAN (SP-1)
SHEET 5: EROSION & SEDIMENT CONTROL PLAN (ESC-1)
SHEET 6: CONSTRUCTION DETAILS (CD-1)
SHEET 7: CONSTRUCTION DETAILS (CD-2)

OWNER'S CONSENT:
THE UNDERSIGNED OWNER OF THE PROPERTY HEREON STATES THAT HE IS FAMILIAR WITH THIS MAP, ITS CONTENTS AND ITS LEGENDS AND HEREBY CONSENTS TO ALL SAID TERMS AND CONDITIONS AS STATED HEREON.

_____ _____
STEPHEN SPACCARELLI & CLAIRE TIPLEY DATE

I HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON IS BASED ON AN ACTUAL FIELD SURVEY COMPLETED ON JANUARY 7, 2026.

BY: _____
ROBERT V. OSWALD, L.S. N.Y. State Lic. no. 50031

DCDBCH STANDARD NOTE:

FOR PERMISSION TO FILE
THIS PLAN DOES NOT CONSTITUTE A REALTY SUBDIVISION AS DEFINED BY ARTICLE XI, TITLE II, SECTION 1115 OF THE PUBLIC HEALTH LAW OF THE STATE OF NEW YORK, AND ARTICLE XI OF THE DUTCHESS COUNTY SANITARY CODE. PERMISSION IS HEREBY GRANTED FOR THE FILING OF THIS MAP WITH THE CLERK OF DUTCHESS COUNTY. APPROVAL FOR ARRANGEMENTS FOR WATER SUPPLY AND/OR SEWAGE DISPOSAL IS NEITHER SOUGHT NOR GRANTED.

_____ _____
AUTHORIZED REPRESENTATIVE OF THE COMMISSIONER OF HEALTH DATE

STANDARD NOTES FOR PROJECTS W/CENTRAL WATER & SEWER

THE DESIGN, CONSTRUCTION AND INSTALLATION SHALL BE IN ACCORDANCE WITH THIS PLAN AND GENERALLY ACCEPTED STANDARDS IN EFFECT AT THE TIME OF CONSTRUCTION WHICH INCLUDE:

"NEW YORK STATE DESIGN STANDARDS FOR INTERMEDIATE SIZED WASTEWATER TREATMENT SYSTEMS", NYSDEC

"RECOMMENDED STANDARDS FOR SEWAGE TREATMENT WORKS, (TEN STATES)."

"RECOMMENDED STANDARDS FOR WATER WORKS, (TEN STATES)."

"NEW YORK STATE DEPARTMENT OF HEALTH AND DUTCHESS COUNTY ENVIRONMENTAL HEALTH SERVICES DIVISION POLICIES, PROCEDURES AND STANDARDS."

"DUTCHESS COUNTY AND NEW YORK STATE SANITARY CODES."

"DUTCHESS COUNTY ENVIRONMENTAL HEALTH SERVICES DIVISION CERTIFICATE OF APPROVAL LETTER."

THIS PLAN IS APPROVED AS MEETING THE APPROPRIATE AND APPLIED TECHNICAL STANDARDS, GUIDELINES, POLICIES AND PROCEDURES FOR ARRANGEMENT OF SEWAGE DISPOSAL AND WATER SUPPLY FACILITIES.

UPON COMPLETION OF THE FACILITIES, THE FINISHED WORKS SHALL BE INSPECTED, TESTED, AND CERTIFIED COMPLETE TO THE DC EHSD BY THE NEW YORK STATE LICENSED PROFESSIONAL ENGINEER SUPERVISING CONSTRUCTION. NO PART OF THE FACILITIES SHALL BE PLACED INTO SERVICE UNTIL ACCEPTED BY THE DC EHSD.

APPROVAL OF ANY PLAN(S) OR AMENDMENT THERETO SHALL BE VALID FOR A PERIOD OF FIVE (5) YEARS FROM THE DATE OF APPROVAL. FOLLOWING THE EXPIRATION OF SAID APPROVAL, THE PLAN(S) SHALL BE RE-SUBMITTED TO THE COMMISSIONER OF HEALTH FOR CONSIDERATION FOR RE-APPROVAL. RE-SUBMISSION OR REVISED SUBMISSION OF PLANS AND/OR ASSOCIATED DOCUMENTS SHALL BE SUBJECT TO COMPLIANCE WITH THE TECHNICAL STANDARDS, GUIDELINES, POLICIES AND PROCEDURES IN EFFECT AT THE TIME OF THE RE-SUBMISSION.

NO CELLAR, FOOTING, FLOOR, GARAGE, COOLER OR ROOF DRAINS SHALL BE DISCHARGED INTO THE SEWAGE COLLECTION SYSTEM.

ALL BUILDINGS SHALL BE CONSTRUCTED AT AN ELEVATION HIGH ENOUGH TO ENSURE GRAVITY FLOW TO THE SEWAGE COLLECTION SYSTEM.

ALL REQUIRED EROSION & SEDIMENT CONTROL AND STORMWATER POLLUTION PREVENTION WATER QUALITY & QUANTITY CONTROL STRUCTURES, PERMANENT AND TEMPORARY, ARE SHOWN ON THE PLANS.

THE DC EHSD SHALL BE NOTIFIED SIXTY DAYS PRIOR TO ANY CHANGE IN USE; USE CHANGES MAY REQUIRE RE-APPROVAL BY THE DC EHSD.

NO BUILDINGS ARE TO BE OCCUPIED AND THE NEW WATER SYSTEM SHALL NOT BE PLACED INTO SERVICE, UNTIL A "COMPLETED WORKS APPROVAL" IS ISSUED UNDER SECTION 5-1.22(D) OF PART 5 OF THE NEW YORK STATE SANITARY CODE (10NYCRR5).

NO BUILDINGS ARE TO BE OCCUPIED AND THE NEW WASTEWATER COLLECTION SYSTEM SHALL NOT BE PLACED INTO SERVICE UNTIL, A "CERTIFICATE OF CONSTRUCTION COMPLIANCE" IS ISSUED UNDER SECTION 19.7 OF ARTICLE 19 OF THE DUTCHESS COUNTY SANITARY CODE.

ALL SERVICE LINES ARE THE RESPONSIBILITY OF THE OWNER UP TO THE PROPERTY LINE. THE WATER AND SEWER COMPANIES SHALL BE RESPONSIBLE FOR ALL VALVES AND PIPES WHICH ARE NOT ON THE OWNER'S PROPERTY.

THE UNDERSIGNED OWNERS OF THE PROPERTY HEREON STATE THAT THEY ARE FAMILIAR WITH THIS MAP, ITS CONTENTS AND ITS LEGENDS AND HEREBY CONSENT TO ALL SAID TERMS AND CONDITIONS AS STATED HEREON.

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.

DRAWN BY: CMB				CHECKED BY: MAB			
REVISIONS:				REVISIONS:			
NO.	DATE	DESCRIPTION	BY	NO.	DATE	DESCRIPTION	BY
1	6/30/26	PER PLANNING BOARD COMMENTS	CMB				

Dig Safely. New York Call 811 before you dig

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

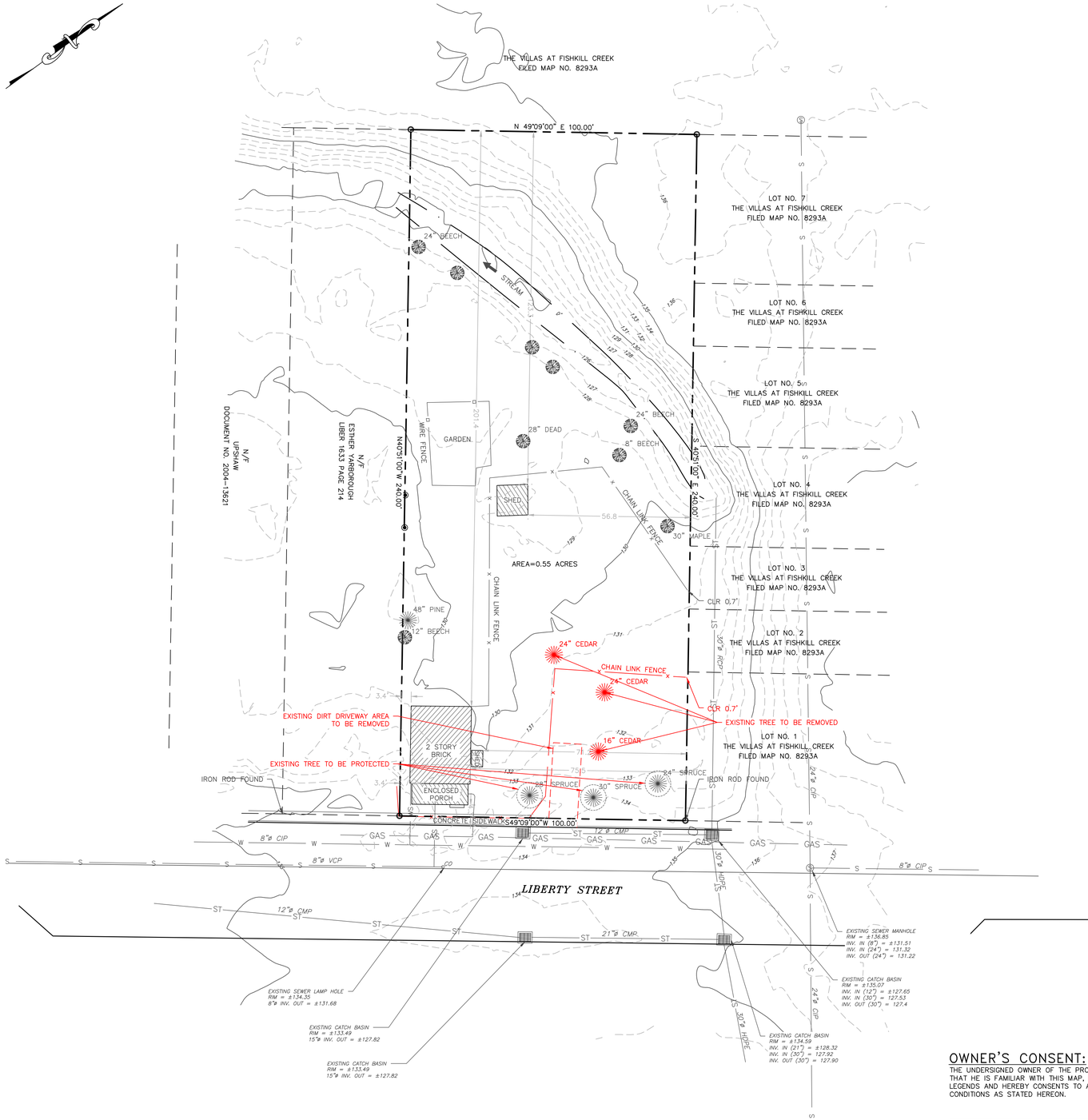
COVER SHEET

108 LIBERTY STREET

108 LIBERTY STREET
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 6054-31-266830

JOB #:	2026:013
DATE:	5/26/26
SCALE:	AS SHOWN
TITLE:	CV-1
SHEET:	1 OF 7

UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS DRAWING IS A VIOLATION OF SECTION 7209.2 OF THE NEW YORK EDUCATION LAW



LEGEND:

- EXISTING PROPERTY LINE
- ADJOINING PROPERTY LINE
- EXISTING EASEMENT LINE
- EXISTING STREAM
- EXISTING WETLAND BOUNDARY
- 100' WETLAND BUFFER
- 250 EXISTING MAJOR CONTOUR
- 252 EXISTING MINOR CONTOUR
- EXISTING TREE LINE
- OHW EXISTING OVER HEAD WIRE
- EXISTING UTILITY POLE
- SS EXISTING SEWER SERVICE LINE
- S EXISTING SEWER LINE
- EXISTING SEWER MANHOLE
- EXISTING SEWER CLEAN OUT
- W EXISTING WATER LINE
- WS EXISTING WATER SERVICE LINE
- EXISTING WELL
- EXISTING HYDRANT
- EXISTING WATER SHUT OFF VALVE
- EXISTING WATER VALVE
- ST EXISTING STORM WATER LINE
- RL EXISTING ROOF LEADER
- EXISTING CATCH BASIN

PROJECT INFORMATION:

PARCEL OWNER:	STEPHEN SPACCARELLI & CLAIRE TIPLEY, 98 LIBERTY ST, BEACON NY 12508
PROJECT ENGINEER:	HUDSON LAND DESIGN P.C., 174 MAIN STREET, BEACON NY 12508
PARCEL LOCATION:	108 LIBERTY STREET, BEACON NY 12508
TAX PARCEL ID:	6054-31-266830
PARCEL AREA:	±0.55-ACRE
WATER SUPPLY:	MUNICIPAL
SEWAGE DISPOSAL:	MUNICIPAL

MAP REFERENCES:

1. PARCEL BOUNDARY AND SITE FEATURES PER MAP ENTITLED "MAP OF SURVEY FOR THE LANDS OF SPACCARELLI & TIPLEY" PREPARED BY ROBERT V. OSWALD LAND SURVEYING, P.C., DATED JANUARY 7, 2026.

SURVEY NOTES:

1. SUBJECT TO ANY EASEMENTS AND/OR RIGHTS OF WAY THAT AN ACCURATE UP TO DATE ABSTRACT OF TITLE MAY SHOW.
2. SURVEY AS PER RECORD DEED, EXISTING MONUMENTATION, RECORDED AND UNRECORDED MAPS.
3. MAP REFERENCE: FILED MAP #8275, DUTCHESS COUNTY, NY "SUBDIVISION OF PROPERTY OF ALEXANDER A. AND RALPH J. MARTIGNETTI"
4. MAP REFERENCE: FILED MAP #343, DUTCHESS COUNTY, NY "MAP OF LOTS AT MATTANWAN N.Y. BELONGING TO L.J. SHAW AND JOHN P SCHENCE"

DEMOLITION NOTES:

1. 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.

INDIANA BAT PROTECTION NOTES:

1. TREE CLEARING SHALL BE RESTRICTED TO THE PERIOD BETWEEN OCTOBER 1 AND MARCH 31.
2. THE LIMITS OF DISTURBANCE SHALL BE DEMARCATED BY INSTALLING ORANGE CONSTRUCTION FENCE FOR THE GENERAL IMPROVEMENT AND INFRASTRUCTURE CONSTRUCTION ACTIVITIES AND FOR THE INDIVIDUAL LOT CONSTRUCTION. THESE LIMITS SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION.
3. DUST CONTROL DURING CONSTRUCTION SHALL BE IMPLEMENTED. THIS INCLUDES USE OF CONSTRUCTION ENTRANCES, APPLYING LIGHT WATER, AND ESTABLISHING VEGETATION.
4. STREET LIGHTS ARE NOT PERMITTED. RESIDENTIAL LIGHTING SHALL BE DIRECTED DOWNWARD TO REDUCE IMPACTS TO BATS FORAGING FOR FOOD.

ARBORIST RECOMMENDED TREE PROTECTION NOTES:

1. INSTALL TREE PROTECTION FENCING AND ORANGE SAFETY FENCING AROUND THE ROOT ZONES TO MINIMIZE SOIL COMPACTION AND ACCIDENTAL DISTURBANCE DURING CONSTRUCTION. FENCING SHOULD BE PLACED AT A 6' RADIUS FROM THE TRUNK WHERE FEASIBLE
2. SCHEDULE WATER SERVICE LINE AND SANITARY SEWER SERVICE LINE EXCAVATIONS DURING THE WINTER MONTHS WHEN THE TREES ARE DORMANT.
3. PROVIDE SUPPLEMENTAL WATERING FOLLOWING EXCAVATION ACTIVITIES TO REDUCE STRESS AND SUPPORT RECOVERY.
4. ROUTE THE SANITARY SEWER SERVICE LINE CLOSER TO THE NORTHERNMOST 24-INCH DIAMETER SPRUCE RATHER THAN THE ADJACENT 30-INCH DIAMETER SPRUCE. THE SMALLER TREE IS FARTHER REMOVED FROM OTHER ANTICIPATED DISTURBANCES AND IS THEREFORE BETTER POSITIONED TO INSTALL A GRAVEL DRIVEWAY TO MINIMIZE SOIL DISTURBANCE AND MAINTAIN WATER INFILTRATION TO THE ROOT ZONES.
5. INSTALL A PERMEABLE DRIVEWAY USING A MINIMAL-DIG DESIGN TO PROTECT THE ROOT ZONES. CONSTRUCTION SHOULD BE LIMITED TO THE LOW-IMPACT REMOVAL OF SURFACE ORGANIC MATERIAL, FOLLOWED BY THE INSTALLATION OF A PERMEABLE GEOTEXTILE OVERLAIN BY A CELLULAR CONFINEMENT (GEOCELL) SYSTEM FILLED WITH CLEAN, OPEN-GRADED AGGREGATE. SUBGRADE COMPACTION SHOULD BE AVOIDED ENTIRELY, AS THE GEOCELL SYSTEM PROVIDES THE NECESSARY STRUCTURAL SUPPORT WHILE PRESERVING SOIL POROSITY, GAS EXCHANGE, AND WATER INFILTRATION. EDGE RESTRAINTS SHOULD BE INSTALLED USING ABOVE-GRADE OR ANOTHER MINIMALLY INVASIVE METHOD TO AVOID ROOT DISTURBANCE.
6. CUT BACK THE PRIVET GROWING BENEATH THE SPRUCES, BUT AVOID EXCAVATION OF THE SHRUB ROOTS, AS THIS WOULD UNNECESSARILY DISTURB THE TREES' ROOT SYSTEMS.
7. CONSTRUCTION OF A NEW SIDEWALK IS NOT RECOMMENDED, AS IT WOULD INCREASE THE AREA OF ROOT-ZONE DISTURBANCE.

OWNER'S CONSENT:

THE UNDERSIGNED OWNER OF THE PROPERTY HEREON STATES THAT HE IS FAMILIAR WITH THIS MAP, ITS CONTENTS AND ITS LEGENDS AND HEREBY CONSENTS TO ALL SAID TERMS AND CONDITIONS AS STATED HEREON.

_____ _____
STEPHEN SPACCARELLI & CLAIRE TIPLEY DATE

I HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON IS BASED ON AN ACTUAL FIELD SURVEY COMPLETED ON JANUARY 7, 2026.

BY: _____
ROBERT V. OSWALD, L.S. *N.Y. State Lic. no. 50031*

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.

DRAWN BY: CMB				CHECKED BY: MAB			
REVISIONS:				REVISIONS:			
NO.	DATE	DESCRIPTION	BY	NO.	DATE	DESCRIPTION	BY
1	6/30/26	PER PLANNING BOARD COMMENTS	CMB				

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

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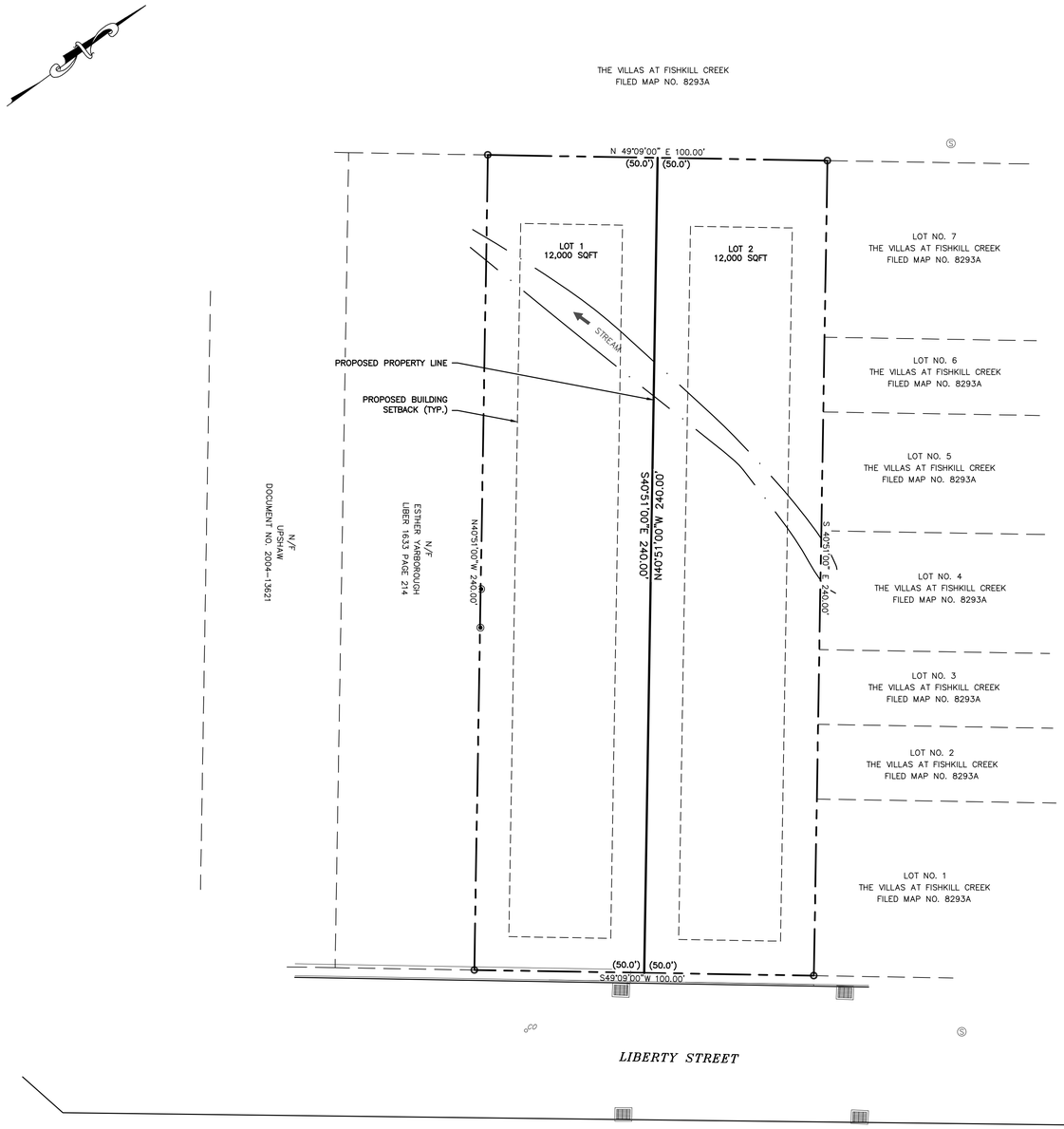
EXISTING CONDITIONS & REMOVALS PLAN

108 LIBERTY STREET

108 LIBERTY STREET
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 6054-31-266830

JOB #:	2026:013
DATE:	5/26/26
SCALE:	1" = 20'
TITLE:	XC-1
SHEET:	2 OF 7

UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS DRAWING IS A VIOLATION OF SECTION 7209.2 OF THE NEW YORK EDUCATION LAW



LEGEND:

- EXISTING PROPERTY LINE
- ADJOINING PROPERTY LINE
- EXISTING EASEMENT LINE
- EXISTING STREAM
- EXISTING WETLAND BOUNDARY
- 100' WETLAND BUFFER
- 250 EXISTING MAJOR CONTOUR
- 252 EXISTING MINOR CONTOUR
- EXISTING TREE LINE
- OHW EXISTING OVER HEAD WIRE
- EXISTING UTILITY POLE
- SS SS EXISTING SEWER SERVICE LINE
- S EXISTING SEWER LINE
- EXISTING SEWER MANHOLE
- EXISTING SEWER CLEAN OUT
- W EXISTING WATER LINE
- WS WS EXISTING WATER SERVICE LINE
- EXISTING WELL
- EXISTING HYDRANT
- EXISTING WATER SHUT OFF VALVE
- EXISTING WATER VALVE
- ST EXISTING STORM WATER LINE
- RL EXISTING ROOF LEADER
- EXISTING CATCH BASIN

- 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 SS PROPOSED SEWER SERVICE LINE
- PROPOSED SEWER MANHOLE
- PROPOSED SEWER CLEAN OUT
- PROPOSED SDS LATERAL
- PROPOSED SDS SOLID LINE
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- W PROPOSED WATER LINE
- WS WS PROPOSED WATER SERVICE LINE
- PROPOSED WELL
- PROPOSED HYDRANT
- PROPOSED WATER SHUT OFF VALVE
- PROPOSED WATER VALVE

SCHEDULE OF REGULATIONS (R1-5 ZONING DISTRICT) AND LOT CONFORMANCE TABLE:

PARAMETER	REQUIREMENT
LOT AREA:	5,000 SQFT MIN.
LOT AREA PER UNIT:	2,500 SQFT MIN.
LOT WIDTH:	50 FEET MINIMUM
LOT DEPTH:	100 FEET MINIMUM
YARD SETBACKS (RESIDENTIAL USE):	
FRONT YARD:	10 FEET
SIDE YARD:	10 FEET
REAR YARD:	20 FEET MINIMUM
MAX. BUILDING HEIGHT:	35 FT, 2.5 STORIES
MAX. BUILDING COVERAGE:	40%
MAX. UNITS/BUILDING:	2 MAX

MAP REFERENCE:

PARCEL BOUNDARY AND SITE FEATURES PER MAP ENTITLED "MAP OF SURVEY FOR THE LANDS OF SPACCARELLI & TIPLEY" PREPARED BY ROBERT V. OSWALD LAND SURVEYING, P.C., DATED JANUARY 7, 2026.

TOTAL PARCEL AREA:

±24,000 S.F. OR ±0.55 ACRE

TAX MAP REFERENCE:

CITY OF BEACON 130200-6054-31-266830

FLOOD BOUNDARY:

SUBJECT PARCEL IS LOCATED IN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANGE FLOODPLAIN) PER PANEL 36027C0464E DATED MAY 2, 2012.

WETLAND NOTE:

NO NYSDEC OR FEDERAL WETLANDS WERE FOUND ONSITE.

OWNER'S CONSENT:

THE UNDERSIGNED OWNER OF THE PROPERTY HEREON STATES THAT HE IS FAMILIAR WITH THIS MAP, ITS CONTENTS AND ITS LEGENDS AND HEREBY CONSENTS TO ALL SAID TERMS AND CONDITIONS AS STATED HEREON.

_____ _____
STEPHEN SPACCARELLI & CLAIRE TIPLEY DATE

I HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON IS BASED ON AN ACTUAL FIELD SURVEY COMPLETED ON JANUARY 7, 2026.

BY: _____
ROBERT V. OSWALD, L.S. *N.Y. State Lic. no. 50031*

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.

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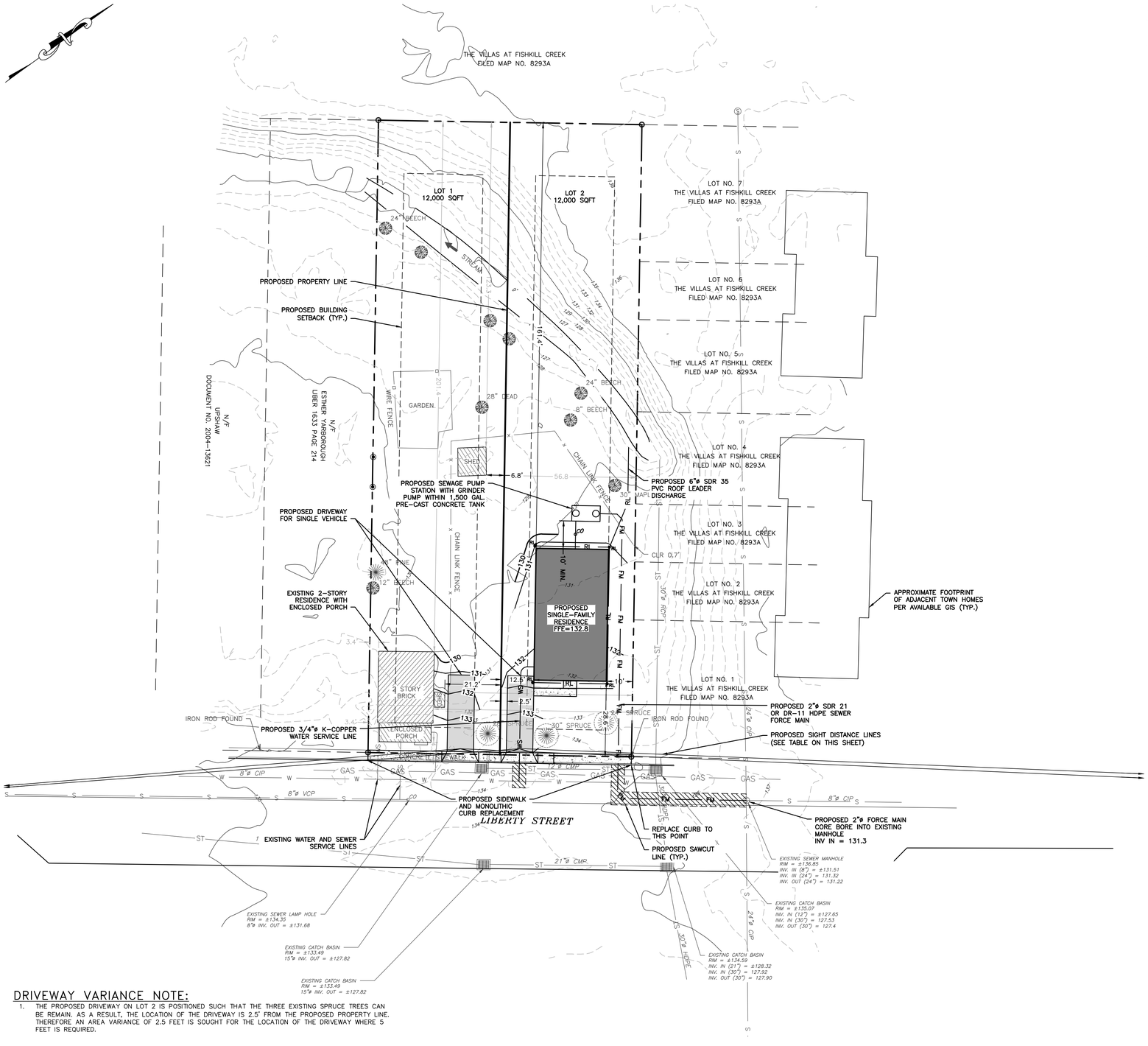
PRELIMINARY PLAT

108 LIBERTY STREET

108 LIBERTY STREET
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 6054-31-266830

JOB #:	2026:013
DATE:	5/26/26
SCALE:	1" = 20'
TITLE:	PL-1
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UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS DRAWING IS A VIOLATION OF SECTION 7209.2 OF THE NEW YORK EDUCATION LAW



LEGEND:

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SCHEDULE OF REGULATIONS (R1-5 ZONING DISTRICT) AND LOT CONFORMANCE TABLE:

PARAMETER	REQUIREMENT	LOT 1	LOT 2
LOT AREA:	5,000 SQFT MIN.	±12,000 SQFT	±12,000 SQFT
LOT AREA PER UNIT:	2,500 SQFT MIN.	±12,000 SQFT	±12,000 SQFT
LOT WIDTH:	50 FEET MINIMUM	±50 FEET	±50 FEET
LOT DEPTH:	100 FEET MINIMUM	±240 FEET	±240 FEET
YARD SETBACKS (RESIDENTIAL USE):			
FRONT YARD:	10 FEET	±4.3 FEET*	±28.6 FEET
SIDE YARD:	10 FEET	±3.4 FEET*	±10.0 FEET
REAR YARD:	20 FEET MINIMUM	±201.4 FEET	±161.4 FEET
MAX. BUILDING HEIGHT:	35 FT, 2.5 STORIES	2 STORIES	2 STORIES
MAX. BUILDING COVERAGE:	40%	6.92%	11.46%
MAX. UNITS/BUILDING:	2 MAX	1 UNIT	1 UNIT

* EXISTING NON-CONFORMING.

WATER & SEWER NOTES:

1. ALL WATER & SEWER CONNECTIONS SHALL COMPLY WITH CITY WATER AND SEWER DISTRICT REQUIREMENTS.
2. THE PROPOSED BUILDING SHALL BE SET AT SUCH ELEVATION TO ENSURE GRAVITY FLOW FROM THE RAW SEWER LINE TO THE POINT OF CONNECTION WITH THE EXISTING SEWER MAIN, WHILE MAINTAINING PROPER EARTH COVER ABOVE ALL PIPING.
3. NO CELLAR, ROOF, OR FOOTING DRAINS SHALL BE DISCHARGED INTO THE SANITARY SEWER SYSTEM.
4. 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.

GENERAL CONSTRUCTION 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.
2. WATER, SEWER AND STORM SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE PLANS. ALL OTHER UTILITIES (TELEPHONE, ELECTRIC, GAS, CABLE, ETC.) SHALL BE INCORPORATED FOLLOWING SITE PLAN APPROVAL. ALL SUCH UTILITY DESIGNS SHALL BE DEVELOPED IN COORDINATION WITH THE RESPECTIVE UTILITY COMPANIES.
3. THE CONTRACTOR SHALL FIELD VERIFY THE SIZE, LOCATION, DEPTH AND CONDITION OF ALL UTILITIES AND REPORT ANY DISCREPANCIES TO THE ENGINEER. THE CONTRACTOR SHALL NOT ASSUME THAT ALL LOCATIONS AS SHOWN ON THE PLAN ARE CORRECT.
4. THE CONTRACTOR SHALL CONSTRUCT ALL IMPROVEMENTS AS SHOWN ON PLANS. ANY FIELD CONDITIONS THAT MAY RESULT IN A VARIATION FROM THE PLAN SET SHALL BE BROUGHT TO THE ENGINEERS ATTENTION IN WRITING. VARIATIONS FROM THE PLAN WITHOUT APPROVAL FROM THE ENGINEER WILL BE CONSIDERED DEFICIENT.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ON-SITE OR OFF-SITE DAMAGES TO VEGETATION OR PROPERTY CAUSED BY HIS OPERATIONS. SUCH DAMAGES SHALL BE REPAIRED OR REPLACED AT THE CONTRACTORS COST TO THE SATISFACTION OF THE ENGINEER, PROPERTY OWNER OR AGENCY HAVING JURISDICTION.
6. THE CONTRACTOR SHALL SECURE ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION.
7. THE CONTRACTOR SHALL KEEP THE SITE IN A CLEAN AND ORDERLY MANNER.

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.
2. 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.
3. THE PROPOSED LOTS SHALL BE SERVED BY THE CITY OF BEACON MUNICIPAL WATER AND SEWER SERVICES.
4. THE WATER SERVICE LINE AND METER SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF BEACON WATER DEPARTMENT REQUIREMENTS.
5. THE WATER SERVICE LINE TO EACH LOT SHALL BE 3/4"ø K-COPPER.
6. THE SEWER SERVICE LINES TO EACH LOT SHALL BE 4"ø SDR 35 PVC PIPE WITH PITCH AS SHOWN ON THE PLAN (MINIMUM OF ¼" PER FOOT SHALL BE MAINTAINED).
7. A ROAD OPENING PERMIT SHALL BE REQUIRED FOR THE INSTALLATION OF THE PROPOSED WATER AND SEWER SERVICES FOR THE NEW BUILDING. STREET CLOSURE FOR WATER AND SEWER SERVICE CONNECTIONS SHALL BE PERFORMED IN ACCORDANCE WITH CITY OF BEACON REQUIREMENTS.
8. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO CONSTRUCTION. THE PROPOSED DRIVEWAY SHALL HAVE A STABILIZED CONSTRUCTION ENTRANCE.
9. FOUNDATION DRAINAGE TO BE DESIGNED BY BUILDING ARCHITECT AND/OR STRUCTURAL ENGINEER, ASSUMED TO REQUIRE A SUMP PUMP. THE TYPE OF PUMP AND METHODS USED TO ENSURE PROPER DRAINAGE SHALL BE ACCEPTABLE TO THE CITY OF BEACON BUILDING DEPARTMENT. BACKFLOW PREVENTION DEVICES SHALL BE PLACED ON THE FOOTING DRAINS TO PREVENT BACKFLOW INTO THE FOOTING DRAIN. SUMP PUMP DISCHARGE SHALL NOT ENTER THE SANITARY SEWER SYSTEM.
10. THE PROPOSED DRIVEWAY SIGHT DISTANCE SHALL BE IN COMPLIANCE WITH THE CITY OF BEACON'S 192-9(B) CODE AND THE NEW YORK STATE DEPARTMENT OF TRANSPORTATION REQUIREMENTS. THE STATE UTILIZES THE AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS (AASHTO) GUIDELINES FOR INTERSECTION SIGHT DISTANCES. FOR ROADS WITH A SPEED LIMIT OF 30 MPH, AASHTO DESIGN TABLES CALL FOR A SIGHT DISTANCE OF 290 FEET TO THE LEFT AND 335 FEET TO THE RIGHT. IN CASES WHERE INTERSECTION SIGHT DISTANCE IS DEFICIENT, A MINIMUM STOPPING SIGHT DISTANCE OF 200 FEET IS REQUIRED. THE MEASURED SIGHT DISTANCE IS AS FOLLOWS:

    LOT 1: ISD RIGHT ±283' TO THE 4-WAY INTERSECTION WITH LEONARD ST & GROVE ST; ISD LEFT ±607'; SSD RIGHT = ±283 FROM THE 4-WAY INTERSECTION WITH LEONARD ST & GROVE ST.; SSD LEFT = ±585

    LOT 2: ISD RIGHT ±306' TO THE 4-WAY INTERSECTION WITH LEONARD ST & GROVE ST; ISD LEFT ±607'; SSD RIGHT = ±306 FROM THE 4-WAY ITERSECTION WITH LEONARD ST & GROVE ST.; SSD LEFT = ±580

11. BEDROCK SHALL REMOVED BY MECHANICAL MEANS. NO BLASTING SHALL BE PERMITTED WITHOUT APPROVAL FROM THE BUILDING DEPARTMENT.

INFILTRATION AND INFLOW MITIGATION NOTES:

1. AT AN INSPECTION PERFORMED ON MAY 27, 2026, HUDSON LAND DESIGN OBSERVED NO ILLICIT STORMWATER OR SUMP PUMP CONNECTIONS TO THE CITY OF BEACON'S SANITARY SEWER COLLECTION SYSTEM.

ENCROACHMENT NOTE:

1. THE FILING OF THIS PLAT DOES NOT CONSTITUTE ANY ENDORSEMENT, APPROVAL OR AUTHORIZATION OF ANY KIND FOR THE CONTINUATION OR REMOVAL OF ANY EXISTING ENCROACHMENTS ON THE SUBJECT PROPERTY.

PERFORMANCE GUARANTY NOTE:

1. PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR LOT 2, A PERFORMANCE GUARANTY FOR WORK WITHIN THE CITY RIGHT-OF-WAY SHALL BE POSTED WITH THE CITY IN AN AMOUNT AND FORM APPROVED BY THE CITY ENGINEER AND CITY ATTORNEY.

DRIVEWAY VARIANCE NOTE:

1. THE PROPOSED DRIVEWAY ON LOT 2 IS POSITIONED SUCH THAT THE THREE EXISTING SPRUCE TREES CAN BE REMAIN. AS A RESULT, THE LOCATION OF THE DRIVEWAY IS 2.5' FROM THE PROPOSED PROPERTY LINE. THEREFORE AN AREA VARIANCE OF 2.5 FEET IS SOUGHT FOR THE LOCATION OF THE DRIVEWAY WHERE 5 FEET IS REQUIRED.

OWNER'S CONSENT:

THE UNDERSIGNED OWNER OF THE PROPERTY HEREON STATES THAT HE IS FAMILIAR WITH THIS MAP, ITS CONTENTS AND ITS LEGENDS AND HEREBY CONSENTS TO ALL SAID TERMS AND CONDITIONS AS STATED HEREON.

_____ _____
STEPHEN SPACCARELLI & CLAIRE TIPLEY DATE

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.

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REVISIONS:				REVISIONS:			
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1 inch = 20 ft.

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PH: 845-440-6926

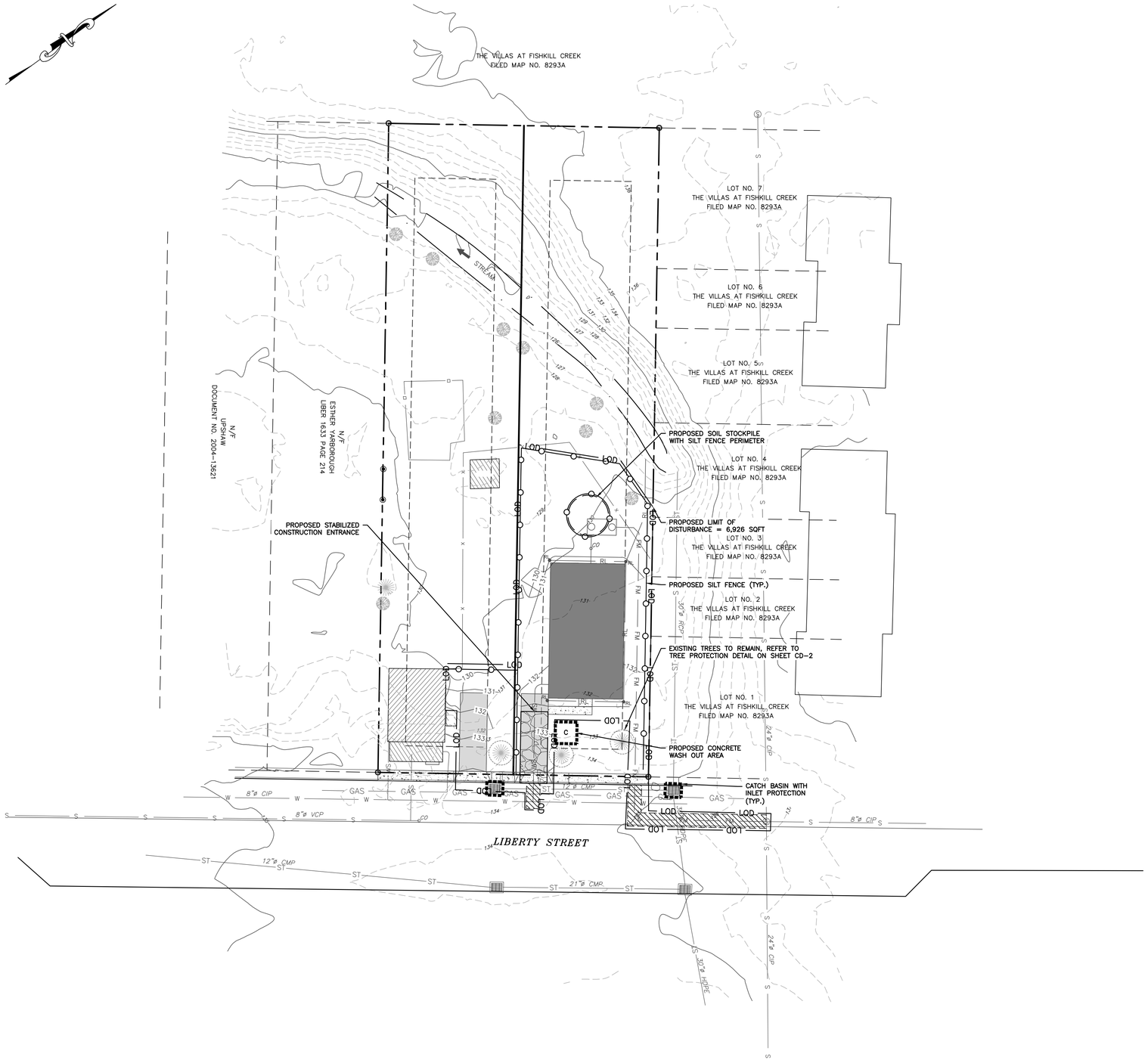
SUBDIVISION PLAN

108 LIBERTY STREET

108 LIBERTY STREET
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 6054-31-266830

JOB #:	2026:013
DATE:	5/26/26
SCALE:	1" = 20'
TITLE:	SP-1
SHEET:	4 OF 7

UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS DRAWING IS A VIOLATION OF SECTION 7209.2 OF THE NEW YORK EDUCATION LAW



LEGEND:

- EXISTING PROPERTY LINE
- ADJOINING PROPERTY LINE
- EXISTING EASEMENT LINE
- EXISTING STREAM
- EXISTING WETLAND BOUNDARY
- 100' WETLAND BUFFER
- 250 EXISTING MAJOR CONTOUR
- 252 EXISTING MINOR CONTOUR
- EXISTING TREE LINE
- OHW EXISTING OVER HEAD WIRE
- EXISTING UTILITY POLE
- SS EXISTING SEWER SERVICE LINE
- S EXISTING SEWER LINE
- EXISTING SEWER MANHOLE
- CO EXISTING SEWER CLEAN OUT
- W EXISTING WATER LINE
- WS EXISTING WATER SERVICE LINE
- EXISTING WELL
- EXISTING HYDRANT
- EXISTING WATER SHUT OFF VALVE
- EXISTING WATER VALVE
- ST EXISTING STORM WATER LINE
- RL EXISTING ROOF LEADER
- EXISTING CATCH BASIN

- 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
- CO 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 WATER VALVE
- PROPOSED SILT FENCE
- LOD PROPOSED LIMIT OF DISTURBANCE
- PROPOSED CATCH BASIN INLET PROTECTION
- PROPOSED CONSTRUCTION ENTRANCE

EROSION AND SEDIMENT CONTROL NOTES:

1. ALL EROSION CONTROL MEASURES EMPLOYED DURING THE CONSTRUCTION PROCESS SHALL BE INSPECTED BY THE CONTRACTOR IN ACCORDANCE WITH THE MAINTENANCE SCHEDULE. ALL EROSION CONTROL STRUCTURES SHALL BE REPAIRED AND MAINTAINED AS NECESSARY BY THE CONTRACTOR.
2. ALL STORMWATER MANAGEMENT STRUCTURES (E.G. CATCH BASINS) SHALL BE REGULARLY INSPECTED FOR SEDIMENT ACCUMULATIONS. CATCH BASINS SHALL BE CLEANED WHEN SEDIMENT DEPTH REACHES A MAXIMUM OF ONE-HALF THE AVAILABLE SUMP DEPTH.
3. ALL EROSION CONTROL INSTALLATION AND MAINTENANCE MEASURES SHALL MEET THE REQUIREMENTS OF THE NEW YORK STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL.
4. ANY PILE OF POTENTIALLY EROSIVE MATERIAL TEMPORARILY STOCKPILED ON THE SITE DURING THE CONSTRUCTION PROCESS SHALL BE LOCATED IN AN AREA AWAY FROM STORM DRAINAGE AND SHALL BE PROPERLY PROTECTED FROM EROSION BY A SURROUNDING SILT FENCE.
5. PERMANENT SEEDED AREAS FOR EROSION CONTROL SHALL BE IN ACCORDANCE WITH DETAIL AND SPECIFICATIONS ON THIS PLAN.
6. AREAS UNDERGOING CLEARING OR GRADING AND WHERE WORK IS DELAYED OR COMPLETED AND WILL NOT BE REDISTURBED FOR A PERIOD OF 21 DAYS OR MORE SHALL BE STABILIZED WITH TEMPORARY OR PERMANENT VEGETATIVE COVER WITHIN 14 DAYS.
7. ON-SITE DUST CONTROL SHALL BE ACCOMPLISHED BY STANDARD METHODS OF LIGHTLY WATERING ALL EXPOSED SOIL AND RAPIDLY STABILIZING THE REGRADED AREAS WITH TOPSOIL, LOAM AND/OR SEEDING.
8. THE CITY ENGINEER AND PROJECT ENGINEER SHALL BE NOTIFIED NO LESS THAN 48 HOURS PRIOR TO THE START OF ANY SITE WORK, AND BY SUCH NOTIFICATION, SHALL BE PROVIDED WITH THE NAME AND TELEPHONE NUMBER OF THE GENERAL CONTRACTOR RESPONSIBLE FOR SUCH WORK.
9. THE CITY AND/OR ITS REPRESENTATIVES MAY INSPECT EROSION AND SEDIMENT CONTROL PRACTICES ON THE SITE DURING CONSTRUCTION AND RECOMMEND THAT THE CONTRACTOR INSTALL ADDITIONAL EROSION CONTROL MEASURES IF DEEMED NECESSARY TO PROTECT ANY UNDISTURBED AREAS OF THE SITE. ANY SUCH REQUESTS SHALL BE MADE DIRECTLY TO THE CONTRACTOR AND QUALIFIED PROFESSIONAL AND FOLLOWED UP WITH A WRITTEN NOTIFICATION TO THE DEVELOPER. IN ADDITION, THE PROJECT ENGINEER SHALL BE CONSULTED ON ANY SPECIAL ADDITIONS OR DELETIONS OF EROSION CONTROL MEASURES WARRANTED BY CHANGING FIELD CONDITIONS.
10. IF GROUNDWATER IS ENCOUNTERED DURING CONSTRUCTION ACTIVITIES, THE CONTRACTOR SHALL CONSTRUCT A DEWATERING PIT IN ACCORDANCE WITH NEW YORK STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL TO FILTER WATER FOR PUMPING TO A SUITABLE LOCATION.
11. WHEN ALL DISTURBED AREAS ARE STABLE, ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED.

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.

OWNER'S CONSENT:

THE UNDERSIGNED OWNER OF THE PROPERTY HEREON STATES THAT HE IS FAMILIAR WITH THIS MAP, ITS CONTENTS AND ITS LEGENDS AND HEREBY CONSENTS TO ALL SAID TERMS AND CONDITIONS AS STATED HEREON.

_____ _____
STEPHEN SPACCARELLI & CLAIRE TIPLEY DATE

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.

DRAWN BY: CMB				CHECKED BY: MAB			
REVISIONS:				REVISIONS:			
NO.	DATE	DESCRIPTION	BY	NO.	DATE	DESCRIPTION	BY
1	6/30/26	PER PLANNING BOARD COMMENTS	CMB				

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

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STATE OF NEW YORK · MICHAEL A. BEDNOSKY · 084466 · LICENSED PROFESSIONAL ENGINEER
SEAL

HUDSON LAND DESIGN
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PROFESSIONAL ENGINEERING P.C.
174 MAIN ST., BEACON, NEW YORK 12508
13 CHAMBERS ST., NEWBURGH, NEW YORK 12550
PH: 845-440-6926

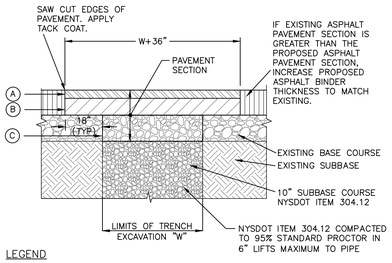
EROSION & SEDIMENT CONTROL PLAN

108 LIBERTY STREET

108 LIBERTY STREET
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 6054-31-266830

JOB #:	2026:013
DATE:	5/26/26
SCALE:	1" = 20'
TITLE:	ESC-1
SHEET:	5 OF 7

UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS DRAWING IS A VIOLATION OF SECTION 7209.2 OF THE NEW YORK EDUCATION LAW



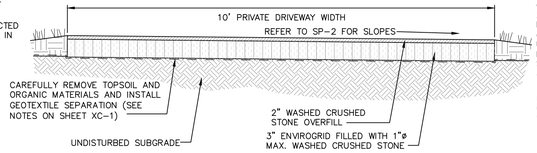
LEGEND

(A) 1.5" ASPHALT CONCRETE TOP COURSE– NYSDOT TYPE F1
(B) 3.0" ASPHALT CONCRETE BINDER COURSE– NYSDOT TYPE F9
(C) 3.0" ASPHALT BASE COURSE– NYSDOT TYPE F9

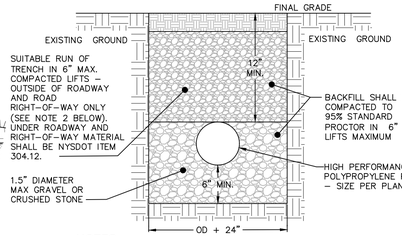
NOTES:

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.
3. TACK COAT IN ACCORDANCE WITH NYSDOT STANDARD SPEC.
4. FURNISH AND PLACE ASPHALT CONCRETE PAVEMENT AS SPECIFIED.

PAVEMENT RESTORATION DETAIL
NOT TO SCALE



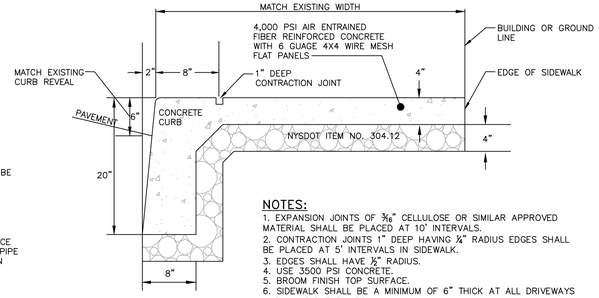
PAVED DRIVEWAY SECTION DETAIL
NOT TO SCALE



NOTES:

1. EXCAVATION AND TRENCHING SHALL MEET ALL OSHA REQUIREMENTS.

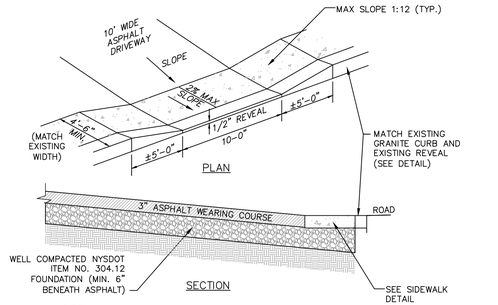
STORM LINE TRENCH DETAIL
NOT TO SCALE



NOTES:

1. EXPANSION JOINTS OF ⅜" 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 3500 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 SIDEWALK AND CURBING SHALL BE SEALED WITH A SEALER THAT PROTECTS AGAINST DE–ICING AGENTS.

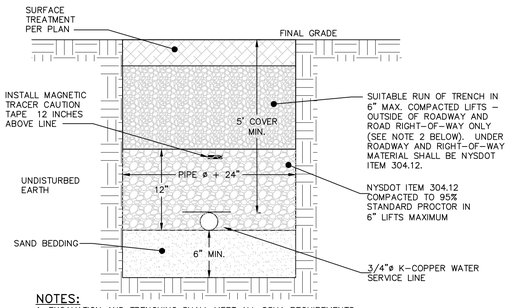
MONOLITHIC CURB AND SIDEWALK DETAIL
NOT TO SCALE



NOTE:

1. RESEED AND STABILIZE GRASS AREAS AFTER ASPHALT AND CONCRETE INSTALLATION.

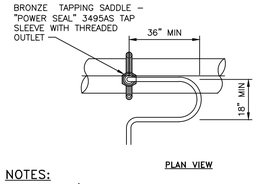
DRIVEWAY ENTRANCE DETAIL
NOT TO SCALE



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. IF WATER SERVICE AND SEWER SERVICE LINE CROSSINGS ARE NEEDED, PROVIDE 18" OF VERTICAL SEPARATION

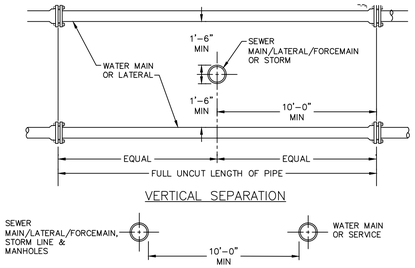
WATER SERVICE LINE TRENCH DETAIL
NOT TO SCALE



NOTES:

1. A MINIMUM 5' COVER SHALL BE PROVIDED ON THE WATER SERVICE LINE (CONDITIONED ON ACTUAL WATER MAIN DEPTH).
2. CORPORATION STOP TO BE COMPRESSION TYPE BY MUELLER.
3. WATER SERVICE LINE TO HAVE A "GOOSENECK" NEAR CORPORATION STOP.
4. CORPORATION STOP TO BE INSTALLED IN THE UPPER HALF OF THE WATER MAIN AT AN ANGLE OF APPROXIMATELY 45° FROM HORIZONTAL.
5. THE CONTRACTOR SHALL INSTALL A FULL BODIED STAINLESS STEEL TAPPING SLEEVE AT THE PROPOSED WATER SERVICE LOCATION.

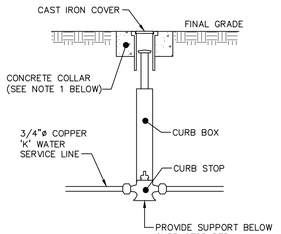
WATER SERVICE CONNECTION DETAIL
NOT TO SCALE



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.

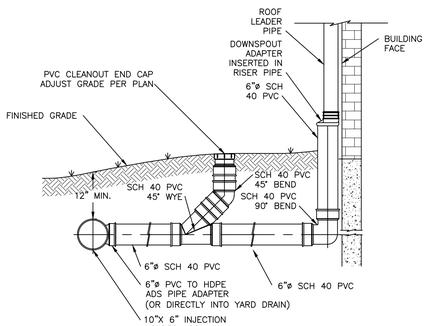
WATER LINE SEPARATION DETAIL
NOT TO SCALE



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.
2. CURB STOP TO BE COMPRESSION TYPE BY MUELLER.
3. AREA AROUND CURB BOX TO BE BACKFILLED WITH GRAVELLY MATERIAL.

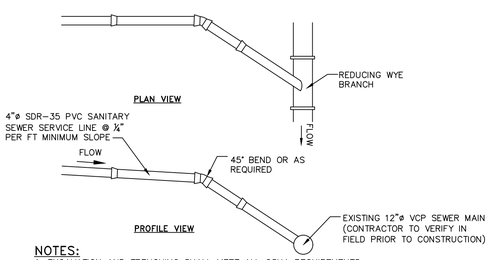
WATER SHUT–OFF VALVE DETAIL
NOT TO SCALE



NOTES:

1. ALL ROOF LEADER PIPES SHALL BE 6"ø SCH 40 PVC @ 2.0% SLOPE MIN. UNLESS SPECIFIED OTHERWISE.
2. PVC JOINT CONNECTIONS SHALL BE MADE WITH PVC CEMENT.
3. ROOF LEADER HEADER PIPES SHALL BE 10"ø HDPE PIPE.
4. SUBSTITUTIONS OF PIPE MATERIAL SHALL BE BROUGHT TO THE DESIGN ENGINEER'S ATTENTION FOR REVIEW.

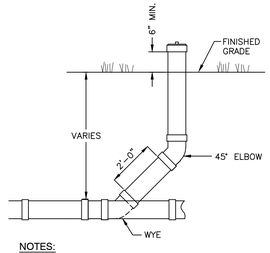
ROOF LEADER CONNECTION DETAIL
NOT TO SCALE



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 4" PREDCO HUB TAP SADDLE – MODEL #HTS4/E.

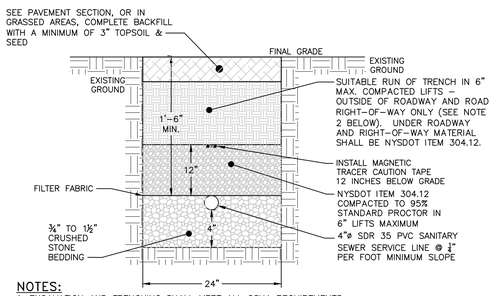
SANITARY SEWER SERVICE CONNECTION DETAIL
NOT TO SCALE



NOTES:

1. SEWER PIPE AND FITTINGS SHALL BE SDR–35.

CLEANOUT 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.

SANITARY SEWER SERVICE LINE TRENCH DETAIL
NOT TO SCALE

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.

OWNER'S CONSENT:

THE UNDERSIGNED OWNER OF THE PROPERTY HEREON STATES THAT HE IS FAMILIAR WITH THIS MAP, ITS CONTENTS AND ITS LEGENDS AND HEREBY CONSENTS TO ALL SAID TERMS AND CONDITIONS AS STATED HEREON.

_____ _____
STEPHEN SPACCARELLI & CLAIRE TIPLEY DATE

DRAWN BY: CMB				CHECKED BY: MAB			
REVISIONS:				REVISIONS:			
NO.	DATE	DESCRIPTION	BY	NO.	DATE	DESCRIPTION	BY
1	6/30/26	PER PLANNING BOARD COMMENTS	CMB				

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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

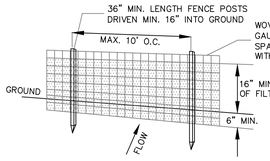
CONSTRUCTION DETAILS

108 LIBERTY STREET

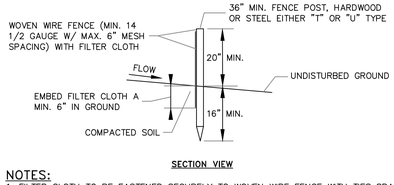
108 LIBERTY STREET
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 6054–31–266830

JOB #: 2026:013
DATE: 5/26/26
SCALE: AS SHOWN
TITLE: CD–1
SHEET: 6 OF 7

UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS DRAWING IS A VIOLATION OF SECTION 7209.2 OF THE NEW YORK EDUCATION LAW



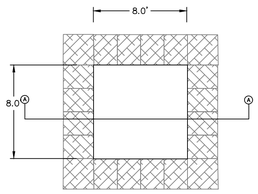
PERSPECTIVE VIEW



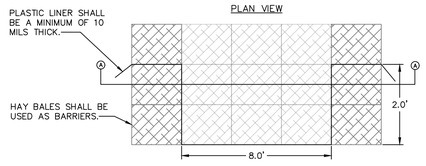
SECTION VIEW

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



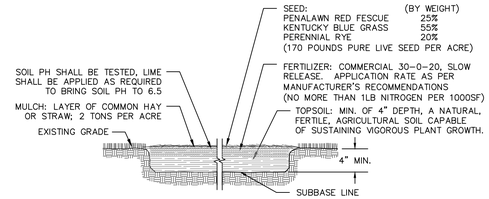
PLAN VIEW



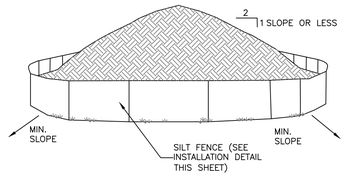
SECTION VIEW

NOTES:
1. WASHOUT STATION SHALL BE LOCATED 100' FROM ANY STORMWATER FEATURE ON SITE OR NATURAL WATERWAYS OR WETLANDS.
2. INSPECT WASHOUT STATION DAILY AND REPLACE PLASTIC LINER WHEN ANY RIPS OR TEARS ARE OBSERVED.
3. REPLACE WASHOUT STATION WHEN IT IS AT 75% OF ITS CAPACITY WITH HARDENED MATERIAL.
4. WATER ACCUMULATION IN WASHOUT AREA FROM RAINWATER SHALL BE PUMPED FROM THE STATION INTO A GRASSED AREA.

CONCRETE WASHOUT STATION DETAIL
NOT TO SCALE

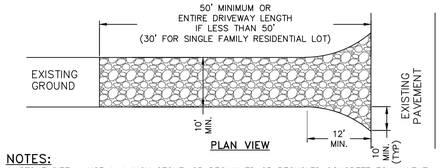


TOPSOIL SEED, FERTILIZER AND MULCH DETAIL
NOT TO SCALE



NOTES:
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.

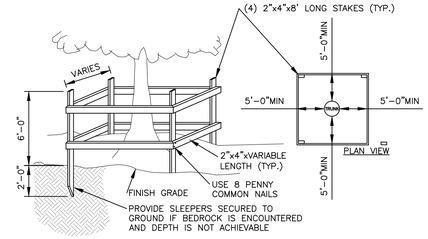
TEMPORARY SOIL STOCKPILE DETAIL
NOT TO SCALE



PLAN VIEW

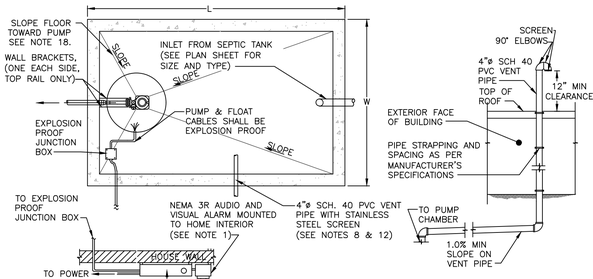
NOTES:
1. STONE SIZE - USE 1-4 INCH STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
2. THICKNESS - NOT LESS THAN SIX (6) INCHES.
3. WIDTH - 12 FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS. 24 FOOT MINIMUM IF SINGLE ENTRANCE TO LARGE COMMERCIAL OF RESIDENTIAL 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



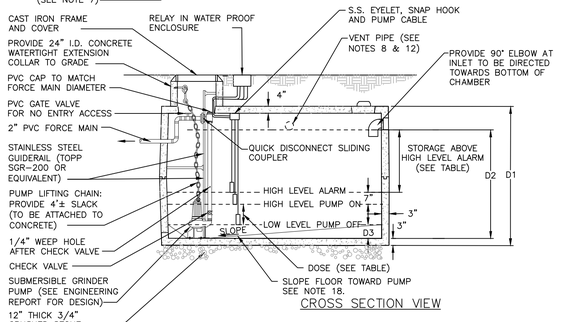
NOTES:
1. TREES TO REMAIN NOTED ON EXISTING CONDITIONS PLAN.
2. NOT ALL TREES TO REMAIN REQUIRE PROTECTION. TREE PROTECTION TO BE UTILIZED ON TREES WHERE CONSTRUCTION TRAFFIC WOULD COMPACT THE ROOT ZONE OF THE TREE.

TEMPORARY TREE PROTECTION DETAIL
NOT TO SCALE



PLAN VIEW

VENT DETAIL



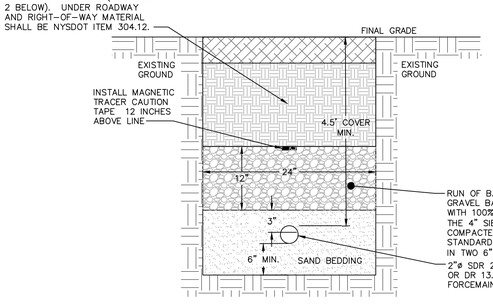
CROSS SECTION VIEW

PUMP CHAMBER NOTES

1. THREE FLOAT SWITCHES SHALL BE INSTALLED: PUMP ON, PUMP OFF, AND HIGH ALARM. VISIBLE AND AUDIBLE ALARMS SHALL BE PROVIDED. THE ALARMS SHALL BE LOCATED INSIDE THE HOME, CLEARLY VISIBLE AND AUDIBLE.
2. ALL ELECTRICAL WORK AND MATERIAL FOR PUMP INSTALLATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL CODE.
3. AN ELECTRICAL UNDERWRITER'S CERTIFICATE FOR THE PUMP CHAMBER MUST BE PROVIDED TO THE DUTCHESS COUNTY DEPARTMENT OF HEALTH PRIOR TO THE DUTCHESS COUNTY DEPARTMENT OF HEALTH CONDUCTING A FINAL INSPECTION ON THE PUMP CHAMBER.
4. THERE SHALL BE A MINIMUM OF 2.5' COVER OVER THE CONDUIT CONVEYING THE FLOAT PUMP CABLES AND CONTROL WIRING. CONDUITS FROM ALARM BOX AND CONTROL PANEL TO RELAY PANEL AT PUMP CHAMBER SHALL SHARE THE SAME TRENCH.
5. PROVIDE ADDITIONAL CONDUIT FOR CONTROL WIRING AS PER THE MANUFACTURERS RECOMMENDATIONS. MINIMUM COVER SHALL BE 2.5'.
6. AN ALUMINUM WARNING PLATE SHALL BE RIVETED OR OTHERWISE PERMANENTLY ATTACHED TO THE CHAMBER COVER. THE PLATE SHALL BE A MINIMUM OF 12"x12" AND SHALL BE ENGRAVED WITH THE FOLLOWING LANGUAGE: "WARNING - CONFINED SPACE - ENTRY PROHIBITED WITHOUT AUTHORIZATION - CALL OWNER FOR APPROVAL TO ACCESS".
7. CONTROL PANELS SHALL BE LOCATED WITHIN THE HOME.
8. 4" ø SDR PVC SCREENED VENT SHALL EXTEND TO HOME ROOF LINE (REFER TO NOTE 12).
9. A WATER TIGHTNESS TEST SHALL BE COMPLETED BY THE CONTRACTOR, WITNESSED BY THE ENGINEER, AND SHALL INCLUDE FILLING THE TANK AND MEASURING WATER LEVEL.
10. CONTRACTOR SHALL CAULK INLET AND OUTLET JOINTS AND OTHER CONDUIT PENETRATIONS.
11. INSTALL STAINLESS STEEL GUIDE RAIL FOR PUMP REMOVAL AND MAINTENANCE.
12. LOCATION OF 4" DIA. SDR PVC VENTILATION PIPE SHALL BE APPROVED BY THE OWNER AND SHALL PROVIDE POSITIVE SLOPE TO SURFACE (IE: NO DIPS OR SAGS ALLOWED). THE INVERT OF THE VENT PIPE SHALL MATCH INLET INVERT. THE VENT PIPE SHALL BE SECURELY MOUNTED TO THE EXTERIOR OF THE HOME AND SHALL VENT A MINIMUM OF 12" ABOVE ROOF LINE. VENT PIPE AND BRACKETS TO MATCH EXTERIOR HOUSE COLOR. HOMEOWNER HAS THE OPTION TO TIE VENT TO INTERIOR VENTING PIPING.
13. ALL ELECTRIC SHALL CONFORM TO THE NATIONAL ELECTRIC CODE, LATEST EDITION.
14. A PROFESSIONAL ENGINEER SHALL CERTIFY INSTALLATION AND TESTING OF PUMP CHAMBER TO DUTCHESS COUNTY DEPARTMENT OF HEALTH.
15. PRE-CAST PUMP CHAMBER SHOWN IS A 1,500 GALLON PUMP CHAMBER MODEL HD-1500, BY WOODARDS CONCRETE PRODUCTS, INC. 629 LYBOLT RD, BULLVILLE, NY (845) 361-3471.
16. PROVIDE AN ALL WEATHER JUNCTION BOX WITH AN OUTLET AND SCREWED COVER AT OR ABOVE GRADE AT THE PUMP CHAMBER TO ALLOW FOR A PLUG IN CONNECTION FOR THE PUMP.
17. SLOPE FLOOR TOWARD PUMP ON ALL SIDES USING NON-SHRINK GROUT.

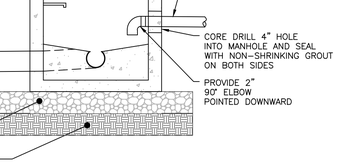
RIM ELEVATION	LENGTH OF FORCE MAIN PIPE (FT.)	PIPE VOLUME (GAL)	REQ'D DOSE (GAL)	PUMP CHAMBER DIMENSIONS W	L	D1	D2	D3	*DOSE DEPTH (IN)	*DOSE VOLUME (GAL)	STORAGE (2 DAYS) REQ'D (GAL)	STORAGE (2 DAYS) DEPTH PROVIDED (IN)	STORAGE (2 DAYS) VOLUME PROVIDED (GAL)	PUMP MAKE AND MODEL	FORCE MAIN SIZE (IN)	NO. OF PUMPS
129.2	162	29.7	209.3	5'-8"	10'-6"	65"	52"	8"	7"	225.6	880	30	964	PRG101 SERIES 101 GRINDER PUMP	2.0	1

PUMP CHAMBER 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.

SEWER FORCEMAIN TRENCH DETAIL
NOT TO SCALE



NOTES:
1. CONFLICTS SHALL BE BROUGHT TO THE DESIGN ENGINEER'S ATTENTION IMMEDIATELY.
2. CONTRACTOR SHALL CONTACT THE CITY OF BEACON SEWER DEPARTMENT WITH TWO DAYS MINIMUM NOTICE PRIOR TO MAKING CONNECTION TO EXISTING SEWER MANHOLE.

SEWER FORCE MAIN INTO EXISTING SANITARY MANHOLE DETAIL
NOT TO SCALE

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.

OWNER'S CONSENT:
THE UNDERSIGNED OWNER OF THE PROPERTY HEREON STATES THAT HE IS FAMILIAR WITH THIS MAP, ITS CONTENTS AND ITS LEGENDS AND HEREBY CONSENTS TO ALL SAID TERMS AND CONDITIONS AS STATED HEREON.

_____ _____
STEPHEN SPACCARELLI & CLAIRE TIPLEY DATE

DRAWN BY: CMB				CHECKED BY: MAB			
REVISIONS:				REVISIONS:			
NO.	DATE	DESCRIPTION	BY	NO.	DATE	DESCRIPTION	BY
1	6/30/26	PER PLANNING BOARD COMMENTS	CMB				

Dig Safely. New York Call 811 before you dig

STATE OF NEW YORK MICHAEL A. BODENDORF LICENSED PROFESSIONAL ENGINEER 084466

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

CONSTRUCTION DETAILS

108 LIBERTY STREET

108 LIBERTY STREET
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 6054-31-266830

JOB #:	2026:013
DATE:	5/26/26
SCALE:	AS SHOWN
TITLE:	CD-2
SHEET:	7 OF 7

UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS DRAWING IS A VIOLATION OF SECTION 7209.2 OF THE NEW YORK EDUCATION LAW

Municipal Secretary

Building Department

P: 845-838-5002

City of Beacon

One Municipal Plaza, Suite 4

Beacon, NY 12508

Building Department: *https://beaconny.gov/index.php/departments/building-department/*

Planning Board: *https://beaconny.gov/index.php/government/boards-committees/planning-board/*

Zoning Board: *https://beaconny.gov/index.php/government/boards-committees/zoning-board/*

From: Robyn Tauss <>
Sent: Monday, July 20, 2026 6:37 PM
To: Mercedes Perez <mperez@beaconny.gov>
Subject: Variance application at 108 Liberty St

Dear Beacon Planning Board and Zoning Board,

I'm writing to you in reference to the property at 108 Liberty St, and with my concerns on the sub-division property, with a potential new, one family home being proposed.

Just as a reference, my property is directly behind the proposed building. I am lot number 3 in the Villa Townhouse community.

My concerns are as below:

- The runoff into the drainage ditch will impact the drainage pipes in the Villa's community. Right now we know they are old and will need to be replaced as soon as possible. This is a large expense for the Villa's, and the added drainage water will impact us almost immediately, with the added runoff into the drainage ditch from the 108 proposed dwelling.

-The proposed building will be right at my site line from my living room and back deck. In the fall and Winter, there will be no leaf cover and my privacy will be compromised.

- There is a very large Pine tree right at their property line which I, the Villa's and neighbor

are responsible for, and with the more frequent micro-bursts, this is a hazard for the proposed building.

- The proposed dwelling will affect my property value because of the building placement and I will have to have my property assessment lowered because of this.There will not be an unobstructed view from the back of my home.

I do realize there is a housing shortage in Beacon, and elsewhere, but I feel there should be more guard rails on where the building should be permitted.

Thank you very much for your time and consideration.

Sincerely,

Robyn Tauss

5 Angela Court

Beacon, NY 12508

City of Beacon Zoning Board of Appeals Agenda
07/21/2026

Title:

Public hearing on application submitted by Thyago De Almeida, 60 Dennings Avenue, Tax Grid No. 30-5954-50-661584-00, in the R1-10, to construct a covered front porch and addition on the existing house, which requires relief from the following: per Section 223-17 D., Attachment 1, the minimum side yard setback is 15 ft. The proposed covered porch would be located 10.10 ft. from the property line, requiring a 4.9 ft. side-yard variance, and per Section 223-17 D., Attachment 1, the minimum rear yard setback is 35 ft. The proposed addition would be located 17.88 ft from the property line, requiring a 17.12 ft. rear-yard variance.

ATTACHMENTS

60 Dennings denial ltr 5.28.26.pdf

60 Dennings ZBA 7.21.26 Signed app - Revised redacted2.pdf

60 Dennings ZBA 7.21.26 Pictures of existing conditions.pdf

60 Dennings ZBA 7.21.26 Survey.pdf

60 Dennings ZBA 7.21.26 Renovation- Filing Plan Set.pdf

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

May 28, 2026

Thyago De Almeida
c/o Tomasz Mlynarski
153 East Main St
Suite H4
Mount Kisco, NY, 10549

Re: 60 Dennings Avenue (SBL # 5954-50-661584)

To Whom It May Concern:

Reference is made to your submission for a building permit for an addition at 60 Dennings 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 D., Attachment 1, the minimum side yard setback is 15 ft. The proposed covered porch would be located 10.10 ft. from the property line, requiring a 4.9 ft. side-yard variance.

- Per § 223-17 D., Attachment 1, the minimum rear yard setback is 35 ft. The proposed addition would be located 17.88 ft from the property line, requiring a 17.12 ft. rear-yard variance.

Please note that per §223-13 B. Porches. No porch may project into any required yard. Any two-story or any enclosed porch, or one having a roof and capable of being enclosed, shall be considered a part of the building in determining the yard requirements or amount of lot coverage.

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
Building Inspector/Zoning Administrator
NYS Certification #0312-0024

BM/mp

ZONING BOARD OF APPEALS

City of Beacon, New York

APPLICATION FOR APPEAL

OWNER: THYAGO DE ALMEIDA

ADDRESS: 60 DENNINGS AVE, BEACON CITY, NY, 12508

TELEPHONE: [redacted]

E-MAIL: [redacted]

APPLICANT (if not owner): TOMASZ MLYNARSKI
TOMASZ P MLYNARSKI ARCHITECT PC

ADDRESS: H4, 153 E MAIN ST
MOUNT KINSCO, NY, 10549

TELEPHONE: (845)-249-5051

E-MAIL: TOMASZ@NARSKA.COM

REPRESENTED BY: TOMASZ MLYNARSKI

ADDRESS: H4, 153 E MAIN ST
MOUNT KISCO, NY, 10549

TELEPHONE: (845)-249-5051

E-MAIL: TOMASZ@NARSKA.COM

PROPERTY LOCATION: 60 DENNINGS AVE,
BEACON CITY, NY, 12508

ZONING DISTRICT: R1-10 Zoning District (One Family – 10,000 sq. ft./dwelling).

TAX MAP DESIGNATION: SECTION 5954 BLOCK 50 LOT 661584

Section of Zoning Code appealed from or Interpretation desired:

Minimum side yard setback requirement of 15 ft. Proposed covered porch is located 10.10 ft from the property line, requiring a 4.9 ft side-yard variance.
Minimum rear yard setback requirement of 35 ft. Proposed addition is located 17.88 ft from the rear property line, requiring a 17.12 ft rear-yard variance.

Reason supporting request:
The proposed building coverage is 23.45%, which remains below the 25% maximum building coverage permitted in the R1-10 District. The requested variances are limited to the side-yard setback for the covered porch and the rear-yard setback for the addition.
The project will improve the function and livability of the existing residence while maintaining the residential character of the property and neighborhood.

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

BD denial letter dated May 28, 2026 Architectural filing set dated April 9 2026. Including all information required

Date: 5/29/26

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: THYAGO DE ALMEIDA

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

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

Applicant Address: 60 DENNINGS AVE, BEACON CITY, NY, 12508

Project Address: 60 DENNINGS AVE, BEACON CITY, NY, 12508

Project Tax Grid # 5954-50

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, THYAGO DE ALMEIDA, 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 — NO
2. Violations are pending on a parcel or parcels owned by me situated within the City of Beacon — N/A
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 — N/A

Thyago de Almeida

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: THYAGO DE ALMEIDA

Address of Applicant: 60 DENNINGS AVE, BEACON CITY, 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.
THYAGO DE ALMEIDA	60 DENNINGS AVE, BEACON CITY, NY, 12508	[redacted]	05/08/2018 MORTGAGE	6/12/2028
GABRIELA MERTENS	60 DENNINGS AVE, BEACON CITY, NY, 12508	[redacted]	05/08/2018 MORTGAGE	6/12/2028

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
N/A			

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, THYAGO DE ALMEIDA being first duly sworn, according to law, deposes and says that the statements made herein are true, accurate, and complete.

(Print) THYAGO DE ALMEIDA

(Signature) Thyago de Almeida

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
Place where such business entity was created	Official Registrar's or Clerk's office where the documents and papers creating entity were filed
Date such business entity or partnership was created	Telephone Contact Information

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.

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**

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**

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.

_____

_____

_____

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, _____ being first duly sworn, according to law, deposes and says that I am (Title) _____, an active and qualified member of the _____, 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.

(Print) _____

(Signature) _____






60



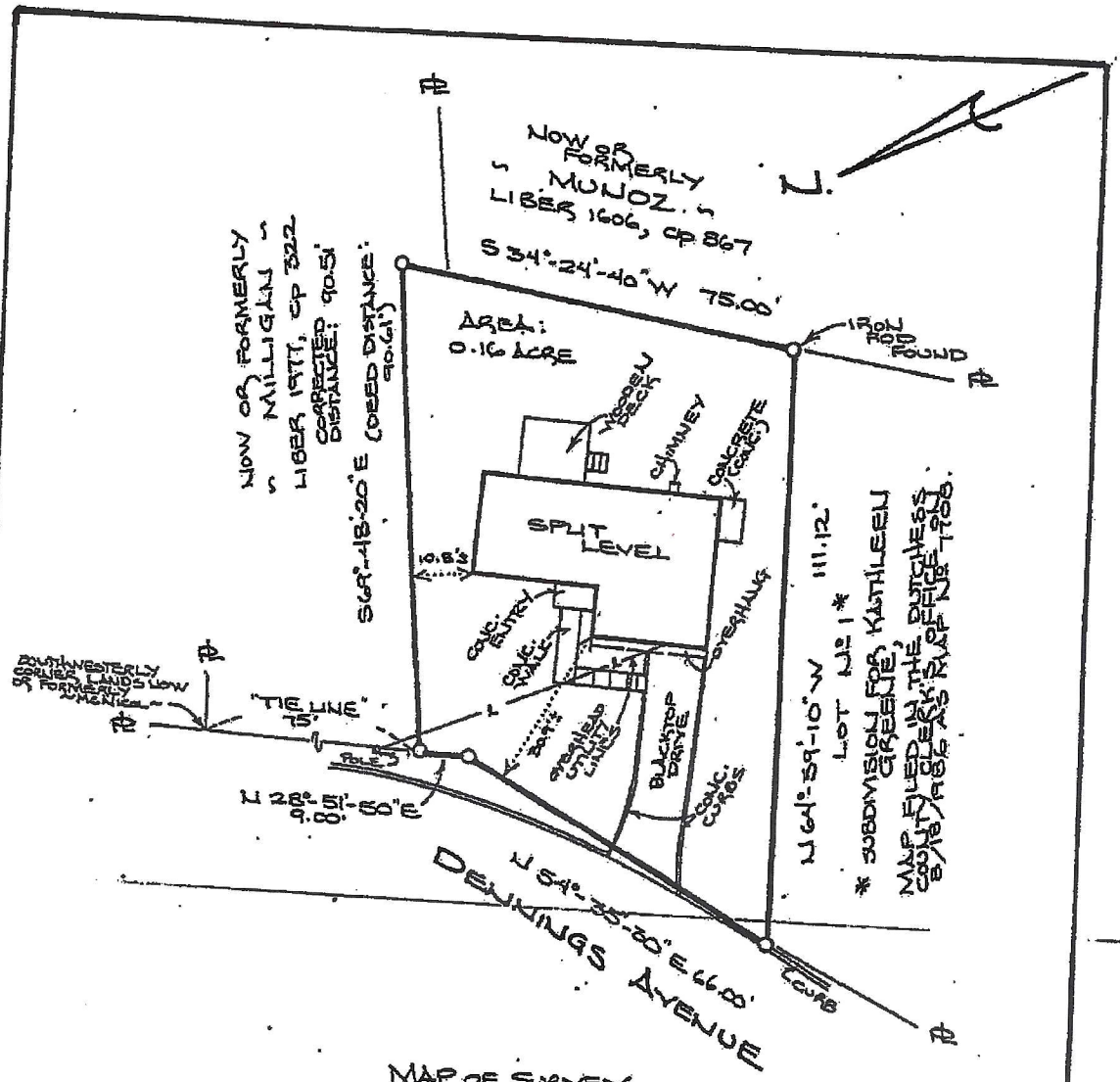








REDUCED COPY; NOT TO SCALE SHOWN



MAP OF SURVEY
PREPARED FOR
DeALMEIDA & MERTENS

CITY OF BEACON
SCALE: 1" = 20'

DUTCHESS COUNTY, NEW YORK
MAY 4, 2018

IT IS HEREBY CERTIFIED THAT THIS SURVEY HAS BEEN PREPARED FOLLOWING ACCEPTED PROFESSIONAL STANDARDS FOR TITLE SURVEYS.

CERTIFIED TO:
- FIRST AMERICAN TITLE INSURANCE COMPANY OF NEW YORK, CTITLE LLC. NYT 19023)
- WILLIAM RAVEIS MORTGAGE LLC, ITS MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. (MERS) SOLELY AS NOMINEE FOR WILLIAM RAVEIS MORTGAGE LLC, ITS SUCCESSORS AND/OR ASSIGNS, AS THEIR INTERESTS MAY APPEAR
- THYAGO DeALMEIDA
- GABRIELA MERTENS

PREPARED BY:
J. WILLIAM KOMISAR, L.L.S.
304 HAIGHT AVENUE
POUGHKEEPSIE, NEW YORK 12603
(845) 485-2626

41418

NOTE: SURVEYED AS IN POSSESSION, AS PER RECORDED DEEDS, AND AS PER FILED MAP NO. 7108*.

DENNINGS AVE RENOVATIONS

60 DENNINGS AVE
BEACON, NY, 12508

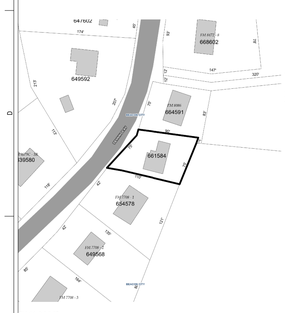


1. GENERAL NOTES

1.1 PROPERTY INFORMATION
60 DENNINGS AVE
BEACON,NY
12508

PARCEL/TAX ID: 130200-5954-50-661584-0000

1.2 OWNER CONTACT INFORMATION
THYAGO DE ALMEIDA
60 DENNINGS AVE
BEACON, NY
12508



TAX MAP

1.3 SCOPE OF WORK

NEW ADDITION AND RENOVATION TO THE EXISTING SINGLE-FAMILY DWELLING AND ADDING AN ADU APARTMENT

DESIGNER INFORMATION

ARCHITECT

TOMASZ P MLYNARSKI ARCHITECT PC
TOMASZ@NARSKA.COM
M: 845-249-5051
H4, 153 EAST MAIN ST
MOUNT KISCO, NY
10549
LICENCE NUMBER: 043461

CONTRACTOR INFORMATION

GENERAL CONTRACTOR
TBD

LISTING OF APPLICABLE CODES

1. RESIDENTIAL BUILDING CODE OF NEW YORK 2025
2. ENERGY CONSERVATION CODE OF NEW YORK 2020
3. NATIONAL ELECTRICAL CODE OF NEW YORK 2023
4. PLUMBING CODE OF NEW YORK 2020
5. MECHANICAL CODE OF NEW YORK 2020

LISTING OF LOCAL ORDINANCES AND JURISDICTIONS

LOCAL AUTHORITY HAVING JURISDICTION

FILING REQUIREMENTS
(1) DIGITAL SET OF PLANS
(2) PRINTED SETS OF PLANS

REQUIREMENTS FOR GENERAL CONTRACTOR

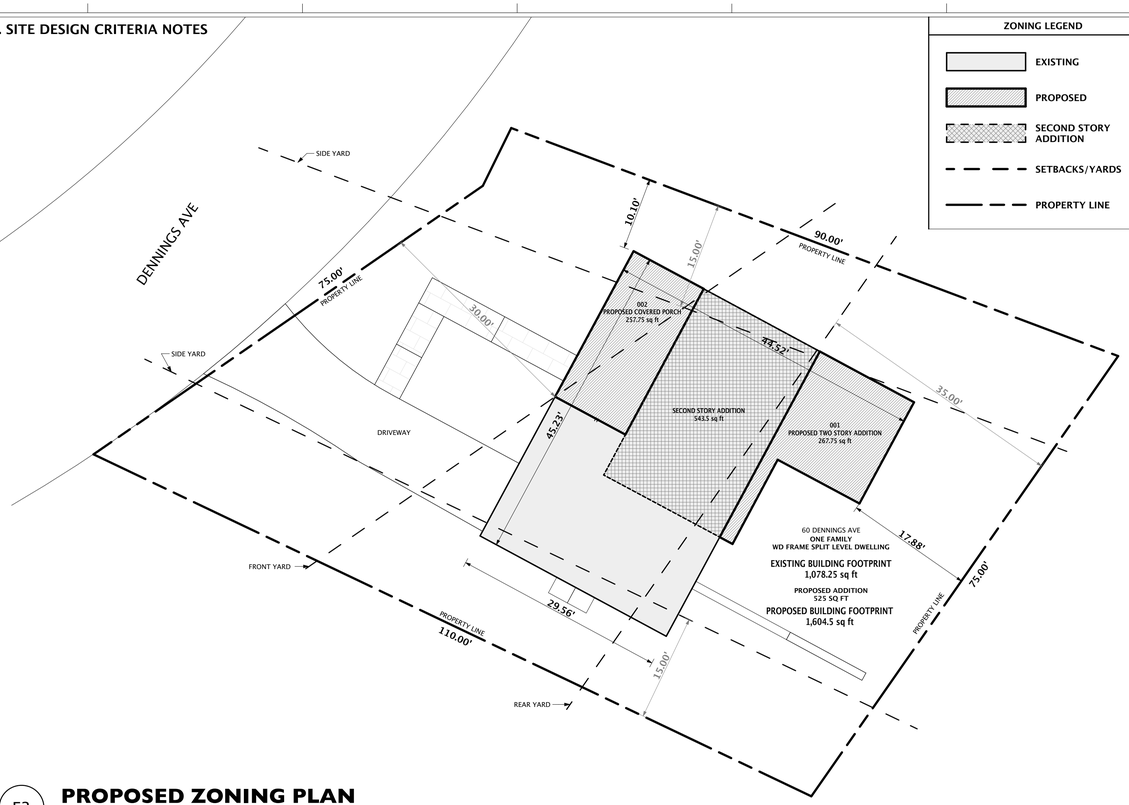
1. SATISFACTORY PROOF CONSISTING OF A CERTIFICATE OF INSURANCE, INDICATING THAT WORKERS' COMPENSATION AND DISABILITY HAS BEEN SECURED FOR ALL EMPLOYEES

3. ALL ELECTRICAL WORK TO BE DONE BY AN ELECTRICIAN LICENSED TO WORK IN THE CITY OF BEACON AND SHALL COMPLY WITH THE CITY OF BEACON CODE AND NATIONAL ELECTRICAL CODE

4. ALL PLUMBING WORK TO BE DONE BY A PLUMBER LICENSED TO WORK IN THE CITY OF BEACON AND SHALL COMPLY WITH THE CITY OF BEACON CODE AND THE NEW YORK STATE UNIFORM FIRE PREVENTION AND BUILDING CODE

INSPECTIONS
REINFORCMENT
FRAMING
PLUMBING
ELECTRICAL
INSULATION
FINAL

2. SITE DESIGN CRITERIA NOTES



ZONING LEGEND

- EXISTING
- PROPOSED
- SECOND STORY ADDITION
- SETBACKS/YARDS
- PROPERTY LINE

E3 **PROPOSED ZONING PLAN**
SCALE: 1" = 10'

0 5' 10' 20'

ZONING SCHEDULE FOR R1-10 - ONE FAMILY- 10,000 SQ FT/ DWELLING

	ALLOWABLE	EXISTING	PROPOSED	NOTES
MINIMUM NET LOT AREA	10,000 SQ FT	6,840 SQ FT	NO CHANGE	CONFORMING
MAXIMUM BUILDING COVERAGE	25 % (1710 SQ FT)	15.7 % (1,078 SQ FT)	23.45% (1,604 SQ FT)	CONFORMING
MAXIMUM DEVELOPMENT COVERAGE	N/A			
MINIMUM LOT WIDTH	85 FT	74 FT	NO CHANGE	NON CONFORMING
MINIMUM LOT DEPTH	100 FT	100 FT	NO CHANGE	CONFORMING
MINIMUM FRONT YARD	20 FT	30 FT	NO CHANGE	CONFORMING
MINIMUM REAR YARD	35 FT	18 FT	NO CHANGE	NON CONFORMING
SIDE YARD	15 FT	12 FT 12 FT	10 FT 12 FT	NON CONFORMING
MINIMUM DISTANCE BTWEEN BUILDINGS SAME LOT	N/A			
MAXIMUM HEIGHT	2 1/2 STORIES/35 FT	1 STORY (22 FT)	2 STORY (31 FT)	CONFORMING
MAXIMUM NUBER OF UNITS PER BUILDING	1	0	1	CONFORMING
MINIMUM OPEN SPACE	N/A			

3. BUILDING DESIGN CRITERIA

3.1 USE GROUP: R3
3.2 TYPE OF CONSTRUCTION: TYPE V-B

NO CHANGE IN USE

NO CHANGE IN OCCUPANCY

NOTE: FLOOR AREA, GROSS. THE FLOOR AREA WITHIN THE INSIDE PERIMETER OF THE EXTERIOR WALLS OF THE BUILDING UNDER CONSIDERATION, EXCLUSIVE OF VENT SHAFTS AND COURTS, WITHOUT DEDUCTION FOR CORRIDORS, STAIRWAYS, RAMPS, CLOSETS, THE THICKNESS OF INTERIOR WALLS, COLUMNS OR OTHER FEATURES. THE FLOOR AREA OF A BUILDING, OR PORTION THEREOF, NOT PROVIDED WITH SURROUNDING EXTERIOR WALLS SHALL BE THE USABLE AREA UNDER THE HORIZONTAL PROJECTION OF THE ROOF OR FLOOR ABOVE. THE GROSS FLOOR AREA SHALL NOT INCLUDE SHAFTS WITH NO OPENINGS OR INTERIOR COURTS.

4. LIFE SAFETY-EGRESS DESIGN CRITERIA

4.1 SMOKE ALARMS SHALL BE INSTALLED IN EACH SLEEPING ROOM, OUTSIDE EACH SLEEPING ROOM, AND AT LEAST ONE ON EACH STORY.

4.2 EACH SMOKE ALARM LOCATION SHALL BE A COMBINATION SMOKE/CO ALARM.

5. PASSIVE FIRE PROTECTION DESIGN CRITERIA

NO RELATED WORK REQUIRED.

6. ACCESSIBILITY DESIGN CRITERIA

NOT REQUIERED TO MEET ADA

7. ENERGY DESIGN CRITERIA

REF

CLIMATE ZONE 5

FENESTRATION U-FACTOR	0.32
SKYLIGHT U FACTOR	0.55
CEILING R VALUE	49
WOOD FRAME WALL R VALUE	20 OR 13+5
MASS WALL R VALUE	13/17
FLOOR R VALUE:	30
BASEMENT WALL R VALUE	15/19
SLAB R VALUE & DEPTH	10, 2FT
CRAWL SPACE WALL R VALUE	15/19

8. STRUCTURAL DESIGN CRITERIA

8.1 SOIL

FOR UNKNOWN SOIL TYPES ASSUME 1,500 PSF OF BEARING CAPACITY.

8.2 DEAD LOAD

DEAD LOADS SHALL BE DETERMINED BY ACTUAL MATERIAL AND EQUIPMENT LOAD.

8.3 LIVE LOAD CRITERIA

HABITABLE ATTICS	30 LBS/SQ FT
BALCONIES AND DECKS	40 LBS/SQ FT
GUARDS AND HANDRAILS	200
ROOMS OTHER THAN SLEEPING ROOMS	40 LBS/SQ FT
SLEEPING ROOMS	30 LBS/SQ FT
STAIRS	40 LBS/SQ FT
ROOF LOAD	USE SNOW LOAD

8.4 DEFLECTION CIRTERIA

RAFTERS HAVING SLOPES GREATER THAN 3:12	L/180
INTERIOR WALLS AND PARTITIONS	H/180
FLOORS	L/360
CEILINGS WITH BRITTLE FINISHES (PLASTER/STUCCO)	L/360
CEILINGS WITH FLEXIBLE FINISHES (GWB)	L/240
ALL OTHER STRUCTURAL MEMBERS	L/240
EXTERIOR WALLS-WIND LOADS WITH PLASTER OR STUCCO	H/360
EXTERIOR WALLS WITH OTHER BRITTLE FINISHES	H/240
EXTERIOR WALLS-WIND LOAD WITH FLEXIBLE FINISHES	H/120
LINTELS SUPPORTING MASONRY VENEER WALLS	L/600

9. ACTIVE FIRE PROTECTION CRITERIA

NO SPRINKLER SYSTEM REQUIERED.

10. PLUMBING DESIGN CRITERIA

FIELD: VERIFY ALL MEASUREMENTS PRIOR TO LAYING AND CONNECTING ANY PIPING. NOTIFY THE ARCHITECT OF ANY DISCREPANCIES.

INSTALL PLUMBING WITH DUE REGARD TO PRESERVATION OF THE STRENGTH OF STRUCTURAL MEMBERS AND PREVENTION OF DAMAGE TO WALLS AND OTHER SURFACES THROUGH FIXTURE USAGE

3. PLUMBING FIXTURES, DRAINS, APPURTENANCES, AND APPLIANCES USED TO RECEIVE OR DISCHARGE LIQUID WASTE OR SEWAGE TO BE DIRECTLY CONNECTED TO THE SANITARY DRAINAGE SYSTEM IN ACCORDANCE WITH 2020 NYS RESIDENTIAL CODE

ALL PLUMBING FIXTURES, DEVICES, OR APPLIANCE REQUIRING OR USING WATER TO BE CONNECTED DIRECTLY OR INDIRECTLY TO THE WATER SUPPLY SYSTEM IN ACCORDANCE WITH 2020 NYS RESIDENTIAL

PIPES THROUGH FOUNDATION WALL TO BE IN ACCORDANCE WITH P2603.4 NYS RESIDENTIAL CODE

WATER HEATER TO BE INSTALLED IN ACCORDANCE WITH NYS RESIDENTIAL CODE CHAPTER 28

SEE ARCHITECTURAL DRAWINGS FOR EXACT LOCATIONS OF PLUMBING FIXTURES. DO NOT SCALE DRAWINGS. DRAWINGS ARE DIAGRAMMATIC AND ARE INTENDED TO SHOW GENERAL ROUTING.

13. VERIFY ELEVATIONS OF EXISTING SANITARY PIPING TO WHICH THE NEW PIPE IS TO BE CONNECTED PRIOR TO INSTALLATION OF ANY PIPING.

DO NOT INSTALL CLEANOUT ON CONCEALED LOCATIONS

CLEANOUT TO BE LOCATED ON JUNCTION OR WITHIN 10'

100' OR LESS BETWEEN CLEANOUTS IN HORIZONTAL DRAINAGE PIPING

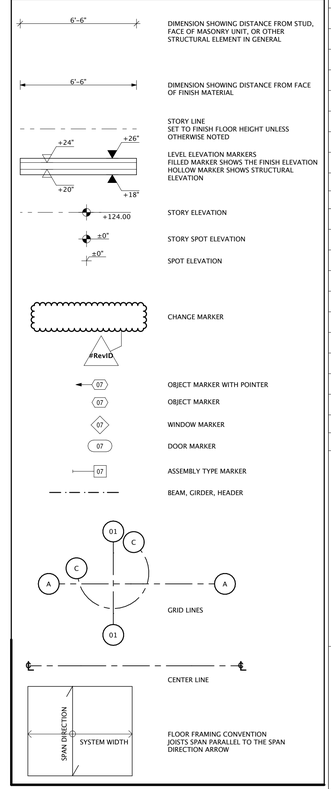
WALL CLEAN OUT LOCATED ON THE STACK CAN BE ONE SIZE SMALLER THAN THE STACK SIZE

VENT NOT BE INSTALLED WITHIN TWO PIPE DIAMETERS OF TRAP WEIR

SHUTOFF VALVES TO BE INSTALLED ON EACH FIXTURE SUPPLY PIPE TO EACH PLUMBING APPLIANCE AND TO EACH PLUMBING FIXTURE OTHER THAN BATHTUBS AND SHOWERS

DISTANCE OF TRAP FROM VENT AS PER CODE P3105.1 2020 NYS RESIDENTIAL CODE

SYMBOLS



00		
REV	CHNG	CHANGE NAME

CHANGE RECORD

00	4/9/26	Initial DoB Filing
REV	DATE	DESCRIPTION

ISSUED SET RECORD

KEY PLAN

SEAL & SIGNATURE

REGISTERED ARCHITECT
TOMASZ MLYNARSKI
043461
STATE OF NEW YORK

ARCHITECT
TOMASZ P MLYNARSKI ARCHITECT PC
(NARSKA ARCHITECTS)
H4, 153 EAST MAIN ST
MOUNT KISCO, NY
10549
845-249-5051
TOMASZ@NARSKA.COM
NARSKA.COM

DENNINGS AVE RENOVATIONS

60 DENNINGS AVE
BEACON,NY
12508

DOB JOB #:

DoB STAMP AND SIGNATURE

BSCAN STICKER

TTITLE SHEET

JOB NO.	SHEET PUBLISH DATE	SCALE
3163	4/9/26	

N

T-001.00

PAGE 1 OF 19

FILE NAME: 60 Dennings Ave
PAGE SIZE: 24X36

01 00 00 - GENERAL REQUIREMENTS

1. SUMMARY: THESE REQUIREMENTS APPLY TO ALL DIVISIONS AND SECTIONS. CONTRACTOR IS RESPONSIBLE FOR ALL WORK INDICATED ON DRAWINGS AND SPECIFIED HEREIN, INCLUDING LABOR, MATERIALS, EQUIPMENT, SERVICES, AND INCIDENTALS NECESSARY FOR COMPLETE INSTALLATION.

A. CONTRACT TYPE: STIPULATED SUM.

B. WORK INCLUDES ALL TRADES UNLESS SPECIFICALLY NOTED AS BY OWNER OR SEPARATE CONTRACT.

C. CONTRACTOR TO VERIFY ALL DIMENSIONS AND CONDITIONS AT SITE BEFORE COMMENCING WORK. REPORT DISCREPANCIES TO ARCHITECT BEFORE PROCEEDING.

2. CODES AND STANDARDS: COMPLY W/ ALL APPLICABLE CODES AND REGULATIONS INCLUDING:

A. NYS RESIDENTIAL CODE (BASED ON IRC 2024 W/ NYS AMENDMENTS).

B. NYS ENERGY CONSERVATION CODE 2020.

C. WHERE CONFLICT EXISTS BETWEEN DOCUMENTS, MOST STRINGENT REQUIREMENT GOVERNS. NOTIFY ARCHITECT OF CONFLICTS BEFORE PROCEEDING.

3. PERMITS AND INSPECTIONS:

A. OWNER OBTAINS AND PAYS FOR BUILDING PERMIT. ARCHITECT PREPARES AND FILES PERMIT APPLICATION.

B. CONTRACTOR OBTAINS AND PAYS FOR ALL TRADE PERMITS (PLUMBING, ELECTRICAL, MECHANICAL).

C. CONTRACTOR SCHEDULES AND COORDINATES ALL REQUIRED INSPECTIONS W/ CITY OF BEACON BUILDING DEPARTMENT. PROVIDE MIN 48 HRS NOTICE TO ARCHITECT BEFORE REQUESTING INSPECTIONS.

D. REQUIRED INSPECTIONS: REINFORCEMENT, FRAMING, PLUMBING, ELECTRICAL, INSULATION, FINAL.

E. DO NOT COVER OR CONCEAL WORK SUBJECT TO INSPECTION UNTIL INSPECTED AND APPROVED.

F. MAINTAIN APPROVED PERMIT SET AND ALL APPROVED AMENDMENTS ON SITE AT ALL TIMES.

G. ELECTRICAL CERTIFICATE: AN ELECTRICAL CERTIFICATE FROM A RECOGNIZED ELECTRICAL INSPECTION FIRM MUST BE SUBMITTED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.

4. SUBMITTALS: SUBMIT TO ARCHITECT FOR REVIEW. ALLOW 10 BUSINESS DAYS FOR REVIEW. RESUBMITTALS RESTART REVIEW PERIOD.

A. ACTION SUBMITTALS (REQUIRE ARCHITECT REVIEW BEFORE PROCEEDING):

1. PRODUCT DATA FOR: WINDOWS (TEZA 65 SERIES), EXTERIOR DOORS, ROOFING (ASPHALT SHINGLES), FIBER CEMENT SIDING (JAMES HARDIE), WATERPROOFING/WRB, CAST IRON RADIATORS (OSWALD SUPPLY), SOLAR WATER HEATING SYSTEM (RHEEM SOLPAK), STANDBY GENERATOR (GENERAC GUARDIAN), ENGINEERED WOOD PRODUCTS (LVL, I-JOISTS), CONCRETE ADMIXTURES, AND FIRE-RATED ASSEMBLIES.

2. SHOP DRAWINGS FOR: ENGINEERED WOOD PRODUCTS (LVL BEAMS, I-JOISTS), STAIRS, AND CUSTOM FABRICATIONS.

3. SAMPLES FOR: ASPHALT SHINGLES (COLOR), FIBER CEMENT SIDING (PROFILE AND COLOR), BRICK VENEER (TO MATCH EXISTING), AND PAINT COLORS.

B. INFORMATIONAL SUBMITTALS (NO ARCHITECT ACTION REQUIRED; SUBMIT FOR RECORD):

1. MANUFACTURER INSTALLATION INSTRUCTIONS FOR PRODUCTS WHERE SPEC CALLS FOR "INSTALL PER MANUFACTURER INSTRUCTIONS."

2. TEST REPORTS AND CERTIFICATIONS WHERE SPECIFIED IN INDIVIDUAL SECTIONS.

C. CLOSEOUT SUBMITTALS (REQUIRED BEFORE FINAL PAYMENT):

1. MANUFACTURER WARRANTIES.

2. OPERATION AND MAINTENANCE MANUALS FOR HEATING SYSTEM (RADIATORS AND BOILER PIPING), SOLAR WATER HEATING SYSTEM, AND STANDBY GENERATOR.

3. AS-BUILT MARK-UPS OR RECORD DRAWINGS. SEE ITEM 14.

D. SUBSTITUTION REQUESTS: SUBMIT IN WRITING MIN 10 BUSINESS DAYS BEFORE PLANNED USE. INCLUDE PRODUCT DATA, REASON FOR SUBSTITUTION, AND COMPARISON W/ SPECIFIED PRODUCT. ARCHITECT APPROVAL REQUIRED BEFORE PROCUREMENT. NO SUBSTITUTIONS ON FIRE-RATED ASSEMBLIES WITHOUT MATCHING UL/ICC-ES LISTING.

5. QUALITY ASSURANCE:

A. ALL WORK PERFORMED BY QUALIFIED TRADESPEOPLE LICENSED AS REQUIRED BY NYS AND DUTCHESS COUNTY. ALL ELECTRICIANS AND PLUMBERS MUST BE LICENSED BY DUTCHESS COUNTY.

B. TESTING: WHERE TESTING IS SPECIFIED IN INDIVIDUAL SECTIONS (CONCRETE, SOILS), OWNER ENGAGES TESTING AGENCY UNLESS NOTED OTHERWISE. CONTRACTOR RESPONSIBLE FOR CORRECTIVE WORK IF TESTS FAIL.

6. PRODUCT REQUIREMENTS:

A. ALL PRODUCTS NEW UNLESS NOTED OTHERWISE. PROVIDE MANUFACTURER'S STANDARD WARRANTY ON ALL PRODUCTS.

B. PROVIDE PRODUCTS LISTED OR SPECIFIED. WHERE MULITPLE MANUFACTURERS ARE LISTED, ANY LISTED PRODUCT IS ACCEPTABLE WITHOUT SUBSTITUTION REQUEST.

C. WHERE "OR EQUAL" IS INDICATED, SUBMIT PROPOSED EQUAL FOR REVIEW PER ITEM 4.D BEFORE PROCUREMENT.

D. DELIVER, STORE, AND HANDLE PRODUCTS PER MANUFACTURER INSTRUCTIONS. PROTECT FROM WEATHER AND DAMAGE. REPLACE DAMAGED PRODUCTS AT NO COST TO OWNER.

01 00 00 - GENERAL REQUIREMENTS CONT.

7. SCHEDULING AND COORDINATION:

A. SUBMIT CONSTRUCTION SCHEDULE WITHIN 14 DAYS OF NOTICE TO PROCEED. UPDATE AND RESUBMIT MONTHLY OR WHEN SIGNIFICANT CHANGES OCCUR.

B. COORDINATE ALL TRADES. RESOLVE CONFLICTS IN LAYOUT AND ROUTING BEFORE INSTALLATION. MECHANICAL, ELECTRICAL, AND PLUMBING ROUGH-IN COORDINATION IS CONTRACTOR'S RESPONSIBILITY.

C. PROVIDE MIN 48 HRS NOTICE TO ARCHITECT BEFORE COVERING WORK THAT REQUIRES OBSERVATION.

8. SITE CONDITIONS AND TEMPORARY FACILITIES:

A. MAINTAIN SITE IN SAFE, ORDERLY CONDITION. COMPLY W/ OSHA AND NYS DOL REQUIREMENTS.

B. PROVIDE AND MAINTAIN: TEMPORARY POWER, TEMPORARY WATER, SANITARY FACILITIES, AND FIRE PROTECTION.

C. PROTECT EXISTING STRUCTURES, UTILITIES, TREES, AND SITE FEATURES INDICATED TO REMAIN. PROTECT EXISTING SOLAR PANELS TO REMAIN. REPAIR DAMAGE AT NO COST TO OWNER.

D. PROTECT EXISTING RETAINING STONE WALLS AND BLUESTONE WALKWAY TO REMAIN.

9. CONSTRUCTION WASTE MANAGEMENT:

A. REMOVE AND LEGALLY DISPOSE OF ALL CONSTRUCTION DEBRIS INCLUDING DEMOLISHED CHIMNEY, REMOVED SIDING, REMOVED ROOFING, REMOVED WINDOWS, AND REMOVED DECK. DO NOT BURN ON SITE.

10. CUTTING AND PATCHING:

A. CONTRACTOR RESPONSIBLE FOR ALL CUTTING, FITTING, AND PATCHING REQUIRED TO COMPLETE WORK AND MAKE PARTS FIT TOGETHER.

B. DO NOT CUT STRUCTURAL MEMBERS WITHOUT WRITTEN APPROVAL FROM ARCHITECT.

C. RESTORE FIRE-RATED ASSEMBLIES TO ORIGINAL RATING AFTER CUTTING OR PENETRATING.

11. CHANGES IN THE WORK:

A. NO CHANGES WITHOUT WRITTEN AUTHORIZATION (CHANGE ORDER OR CONSTRUCTION CHANGE DIRECTIVE).

B. CHANGE ORDER PRICING: PROVIDE ITEMIZED BREAKDOWN W/ MATERIAL COSTS, LABOR HOURS AND RATES, EQUIPMENT, AND MARKUP. MARKUP NOT TO EXCEED 15% FOR OVERHEAD AND PROFIT UNO.

12. PAYMENT PROCEDURES:

A. SUBMIT MONTHLY APPLICATIONS FOR PAYMENT BASED ON WORK COMPLETED. INCLUDE SCHEDULE OF VALUES APPROVED AT START OF PROJECT.

B. RETAINAGE: 10% OF EACH PROGRESS PAYMENT WITHHELD UNTIL SUBSTANTIAL COMPLETION.

13. PROJECT CLOSEOUT:

A. SUBSTANTIAL COMPLETION: WHEN WORK IS SUFFICIENTLY COMPLETE FOR OWNER'S INTENDED USE. ARCHITECT ISSUES CERTIFICATE.

B. PUNCH LIST: ARCHITECT AND OWNER PREPARE LIST OF INCOMPLETE OR DEFECTIVE ITEMS. CONTRACTOR COMPLETES WITHIN 30 DAYS.

C. FINAL COMPLETION: WHEN ALL PUNCH LIST ITEMS ARE CORRECTED AND CLOSEOUT SUBMITTALS ARE RECEIVED.

D. PROVIDE TO OWNER BEFORE FINAL PAYMENT:

1. CERTIFICATE OF OCCUPANCY FROM CITY OF BEACON.

2. ALL CLOSEOUT SUBMITTALS PER ITEM 4.C.

3. FINAL LIEN WAIVERS FROM CONTRACTOR AND ALL SUBCONTRACTORS.

4. KEYS, ACCESS DEVICES, AND SECURITY CODES.

14. RECORD DOCUMENTS:

A. MAINTAIN ONE SET OF DRAWINGS AND SPECIFICATIONS AT SITE MARKED W/ ALL FIELD CHANGES, CONCEALED CONDITIONS, AND ACTUAL ROUTING OF UTILITIES.

B. MARK CHANGES IN RED. NOTE CHANGE ORDER NUMBERS WHERE APPLICABLE.

C. SUBMIT COMPLETED RECORD SET TO ARCHITECT BEFORE FINAL PAYMENT.

15. WARRANTY:

A. GENERAL WARRANTY: CONTRACTOR WARRANTS ALL WORK FREE FROM DEFECTS IN MATERIALS AND WORKMANSHIP FOR 1 YEAR FROM DATE OF SUBSTANTIAL COMPLETION.

B. EXTENDED WARRANTIES: WHERE INDIVIDUAL SECTIONS SPECIFY LONGER WARRANTY PERIODS (E.G., ROOFING 30 YRS, WINDOWS PER MANUFACTURER), THOSE PERIODS GOVERN.

C. WARRANTY DOES NOT LIMIT OWNER'S RIGHTS UNDER APPLICABLE LAW INCLUDING NYS GENERAL BUSINESS LAW AND STATUTE OF LIMITATIONS.

16. CONTRACTOR REQUIREMENTS:

A. WORKMEN'S COMPENSATION CERTIFICATE WITH CITY OF BEACON LISTED AS ADDITIONAL INSURED.

B. DUTCHESS COUNTY HOME IMPROVEMENT LICENSE CERTIFICATE.

C. ALL ELECTRICIANS AND PLUMBERS MUST BE LICENSED BY DUTCHESS COUNTY.

--- END ---

02 41 19 - SELECTIVE DEMOLITION

1. SCOPE: SELECTIVE REMOVAL OF EXISTING CONSTRUCTION AS INDICATED ON DEMOLITION PLANS (DM-100), INCLUDING ROOF STRUCTURE, EXTERIOR SIDING, CHIMNEY, DECK, INTERIOR PARTITIONS, FINISHES, MEP SYSTEMS, FIXTURES, WINDOWS, DOORS, AND GUTTERS. INCLUDES PROTECTION OF CONSTRUCTION TO REMAIN AND DISPOSAL OF DEMOLITION WASTE.

2. DEFINITIONS:

A. REMOVE: DETACH AND DISPOSE OFF-SITE UNLESS NOTED TO BE SALVAGED.

B. REMOVE AND SALVAGE: DETACH CAREFULLY TO PREVENT DAMAGE. CLEAN AND DELIVER TO OWNER OR STORE ON-SITE AS DIRECTED.

C. REMOVE AND REINSTALL: DETACH CAREFULLY, PREPARE FOR REUSE, AND REINSTALL WHERE INDICATED.

D. EXISTING TO REMAIN: DO NOT REMOVE. PROTECT FROM DAMAGE DURING DEMOLITION.

3. HAZARDOUS MATERIALS:

A. NO HAZMAT SURVEY PROVIDED. CONTRACTOR TO ASSUME PRE-1980 MATERIALS MAY CONTAIN ASBESTOS OR LEAD.

B. IF SUSPECTED HAZARDOUS MATERIALS ARE ENCOUNTERED (ASBESTOS, LEAD PAINT, PCBs, MOLD), STOP WORK IMMEDIATELY IN AFFECTED AREA. DO NOT DISTURB. NOTIFY ARCHITECT AND OWNER.

C. HAZARDOUS MATERIAL ABATEMENT IS NOT PART OF THIS CONTRACT UNLESS SPECIFICALLY INDICATED. OWNER ENGAGES LICENSED ABATEMENT CONTRACTOR UNDER SEPARATE CONTRACT.

D. LEAD PAINT: ALL WORK DISTURBING PAINTED SURFACES IN THIS PRE-1978 BUILDING MUST COMPLY W/ EPA RRP RULE (40 CFR 745). CONTRACTOR AND WORKERS MUST BE EPA-CERTIFIED RENOVATORS. FOLLOW LEAD-SAFE WORK PRACTICES.

E. REFRIGERANT: BEFORE REMOVING ANY MECHANICAL EQUIPMENT CONTAINING REFRIGERANT, RECOVER REFRIGERANT PER 40 CFR 82 USING EPA-CERTIFIED TECHNICIAN.

4. SUBMITTALS:

A. PRE-DEMOLITION PHOTOGRAPHS OR VIDEO: DOCUMENT EXISTING CONDITIONS OF ALL AREAS ADJACENT TO DEMOLITION WORK AND OF ITEMS TO BE SALVAGED. SUBMIT BEFORE WORK BEGINS.

B. SCHEDULE OF DEMOLITION ACTIVITIES: SEQUENCE AND DURATION OF WORK, UTILITY SHUTOFF COORDINATION, AND PHASING.

5. PROTECTION:

A. PROTECT ALL CONSTRUCTION, FINISHES, AND SITE FEATURES INDICATED TO REMAIN. REPAIR DAMAGE CAUSED BY DEMOLITION AT NO COST TO OWNER.

B. PROTECT EXISTING SOLAR PANELS ON ROOF TO REMAIN. COORDINATE REMOVAL AND REINSTALLATION OF PANELS IF REQUIRED FOR ROOF WORK ACCESS.

C. PROTECT EXISTING RETAINING STONE WALLS, BLUESTONE WALKWAY, STONE PAVE DRIVEWAY, AND GRAVEL WALKWAY TO REMAIN.

D. PROTECT ADJACENT ROOF AREAS, EXTERIOR WALLS, AND INTERIOR FINISHES TO REMAIN. REPAIR ANY DAMAGE CAUSED BY REMOVAL WORK.

E. DUST CONTROL: SEAL HVAC SUPPLY AND RETURN IN DEMOLITION ZONE. PROVIDE TEMPORARY NEGATIVE AIR PRESSURE OR FILTERED EXHAUST WHERE DEMOLITION ADJOINS OCCUPIED SPACES.

F. FLOOR PROTECTION: COVER EXISTING FLOORS TO REMAIN W/ PLYWOOD OR HEAVY-DUTY PROTECTIVE COVERING DURING DEBRIS REMOVAL AND EQUIPMENT OPERATIONS.

G. TEMPORARY WEATHER PROTECTION: WHERE ROOF STRUCTURE, EXTERIOR WALLS, OR WINDOWS ARE REMOVED, PROVIDE WEATHERTIGHT ENCLOSURE BEFORE END OF EACH WORKDAY. PREVENT WATER INTRUSION INTO EXISTING STRUCTURE DURING AND AFTER ROOF REMOVAL.

H. TEMPORARY SHORING: BEFORE DEMOLITION OF ANY LOAD-BEARING WALL OR STRUCTURAL ELEMENT, PROVIDE AND INSTALL TEMPORARY SHORING. MAINTAIN STRUCTURAL STABILITY OF EXISTING BUILDING DURING ROOF REMOVAL OPERATIONS. DO NOT REMOVE STRUCTURAL MEMBERS WITHOUT WRITTEN APPROVAL FROM ARCHITECT.

6. UTILITY DISCONNECTION:

A. CONTRACTOR ARRANGES ALL UTILITY SHUTOFFS W/ UTILITY COMPANIES. VERIFY ALL UTILITIES SERVING DEMOLITION AREA ARE DISCONNECTED AND CAPPED BEFORE STARTING.

B. MAINTAIN ACTIVE UTILITIES TO PORTIONS OF BUILDING REMAINING IN USE. PROVIDE TEMPORARY BYPASS SERVICES WHERE DEMOLITION INTERRUPTS EXISTING RUNS.

C. CAP ALL DISCONNECTED GAS, WATER, DRAIN, AND ELECTRICAL LINES IN COMPLIANCE W/ APPLICABLE CODE. GAS: CAP AND PRESSURE-TEST PER UTILITY COMPANY REQUIREMENTS.

D. REMOVE EXISTING KITCHEN GAS LINE AND PLUMBING. CAP AND TEST PER CODE BEFORE PROCEEDING W/ NEW ROUGH-IN.

02 41 19 - SELECTIVE DEMOLITION CONT.

7. DEMOLITION SCOPE PER DM-100:

A. SCOPE OF REMOVAL WORK LIMITED TO ITEMS SHOWN ON REMOVAL PLANS ONLY. NO ADDITIONAL DEMOLITION IS IMPLIED UNLESS SPECIFICALLY AUTHORIZED BY OWNER. CONTRACTOR TO NOTIFY ARCHITECT BEFORE ANY ADDITIONAL REMOVAL.

B. ROOF: REMOVE ALL EXISTING CEILING JOISTS AND ROOF STRUCTURE ABOVE EXISTING LIVING ROOM AND KITCHEN. MAINTAIN STRUCTURAL STABILITY DURING REMOVAL. REMOVE NO MORE THAN CAN BE COVERED IN ONE DAY BY TEMPORARY WEATHER PROTECTION.

C. SIDING: REMOVE ALL EXISTING SIDING IN ITS ENTIRETY AT ALL ELEVATIONS. PROTECT EXISTING SHEATHING AND FRAMING TO REMAIN.

D. GUTTERS AND DOWNSPOUTS: REMOVE ALL EXISTING GUTTERS AND DOWNSPOUTS AT ALL ELEVATIONS. COORDINATE REMOVAL AND REPLACEMENT W/ NEW ROOFING, FASCIA, AND FLASHING.

E. CHIMNEY: REMOVE EXISTING BRICK CHIMNEY ATTACHED TO HOUSE. PROVIDE TEMPORARY SUPPORT AND MAINTAIN STRUCTURAL STABILITY DURING REMOVAL. REMOVE CHIMNEY FOUNDATION BELOW GRADE.

F. DECK: REMOVE EXISTING REAR DECK IN ITS ENTIRETY TO BUILD NEW ADDITION.

G. WINDOWS: ALL EXISTING WINDOWS TO BE REMOVED AND REPLACED W/ NEW WINDOWS PER WINDOW SCHEDULE, UNLESS NOTED OTHERWISE.

H. WALL OPENINGS: REMOVE EXISTING WALLS AS INDICATED TO CREATE FULL OPENING BETWEEN PROPOSED KITCHEN AND EXISTING LIVING ROOM. REMOVE EXISTING WALL TO CREATE WINDOW SEAT OPENING. WIDEN EXISTING OPENINGS AND CREATE NEW OPENINGS AS INDICATED. COORDINATE W/ PROPOSED ARCHITECTURAL PLANS.

I. INFILL: INFILL REMOVED WINDOW AND DOOR OPENINGS WHERE INDICATED. MATCH EXISTING FRAMING AND INSULATE W/ MINERAL WOOL. INFILL REMOVED GARAGE DOOR OPENING, MATCH EXISTING FRAMING, INSULATE W/ MINERAL WOOL, INSTALL NEW BRICK VENEER TO MATCH EXISTING.

J. KITCHEN: REMOVE EXISTING KITCHEN INCLUDING PLUMBING AND GAS LINE.

K. BASEMENT: DIG DOWN EXISTING CRAWL SPACE TO CREATE ROOM FOR NEW BASEMENT. COORDINATE EXCAVATION SUPPORT AND DEWATERING W/ SEC 31 23 00.

L. FLOOR STRUCTURE: REMOVE FLOOR STRUCTURE WHERE INDICATED ON DEMOLITION PLANS.

M. FLOOR FINISHES: REMOVE FLOOR FINISHES WHERE INDICATED ON DEMOLITION PLANS.

8. DEMOLITION PROCEDURES:

A. DEMOLISH ONLY TO EXTENT INDICATED. DO NOT REMOVE BEYOND LIMITS SHOWN ON DRAWINGS.

B. PROCEED SYSTEMATICALLY FROM HIGHER TO LOWER LEVELS. COMPLETE DEMOLITION ABOVE EACH FLOOR BEFORE DISTURBING SUPPORTING MEMBERS BELOW.

C. CUT OPENINGS PLUMB, SQUARE, AND TRUE TO DIMENSIONS. USE POWER SAWS OR GRINDERS, NOT HAMMERING, AT JUNCTURES W/ CONSTRUCTION TO REMAIN.

D. WOOD FRAMING: REMOVE FASTENERS OR CUT FLUSH. DO NOT SPLIT OR DAMAGE MEMBERS TO REMAIN.

E. MASONRY (CHIMNEY AND BRICK VENEER): SAW-CUT AT JUNCTURES W/ CONSTRUCTION TO REMAIN. REMOVE IN SMALL SECTIONS.

F. DO NOT USE CUTTING TORCHES UNTIL AREA IS CLEARED OF COMBUSTIBLE MATERIALS. VERIFY CONCEALED SPACES BEFORE FLAME CUTTING. MAINTAIN FIRE EXTINGUISHER ON SITE. FIRE WATCH: DURING AND MIN 1 HR AFTER HOT WORK.

G. DO NOT IMPOSE EXCESSIVE LOADS ON EXISTING FLOORS OR FRAMING FROM EQUIPMENT OR DEBRIS STOCKPILING.

9. SALVAGE:

A. EXISTING SOLAR PANELS: PROTECT AND MAINTAIN IN PLACE. IF TEMPORARY REMOVAL IS REQUIRED FOR ROOF ACCESS, COORDINATE W/ SOLAR INSTALLER FOR REMOVAL, STORAGE, AND REINSTALLATION.

B. MATERIALS OWNERSHIP: UNLESS NOTED OTHERWISE, ALL DEMOLISHED MATERIALS BECOME PROPERTY OF CONTRACTOR.

10. DISPOSAL:

A. REMOVE DEMOLITION WASTE FROM SITE PROMPTLY. DO NOT ALLOW DEBRIS TO ACCUMULATE.

B. TRANSPORT IN COVERED VEHICLES OR CONTAINERS TO PREVENT SPILLAGE. DISPOSE AT FACILITIES APPROVED BY NYS DEC AND LOCAL AHJ.

C. DO NOT BURN DEMOLISHED MATERIALS.

D. REMOVE DECAYED, VERMIN-INFESTED, OR OTHERWISE HAZARDOUS MATERIALS PROMPTLY AND DISPOSE PER APPLICABLE REGULATIONS.

11. CLEANING:

A. CLEAN ADJACENT STRUCTURES AND AREAS OF DUST, DIRT, AND DEBRIS CAUSED BY DEMOLITION. RETURN ADJACENT AREAS TO PRE-DEMOLITION CONDITION.

B. REMOVE TEMPORARY PROTECTION WHEN HAZARDS NO LONGER EXIST.

--- END ---

03 30 00 - CAST-IN-PLACE CONCRETE

1. SCOPE: FORMWORK, REINFORCEMENT, CONCRETE MATERIALS, PLACEMENT, FINISHING, AND CURING FOR FOOTINGS, FOUNDATION WALLS, SLABS-ON-GRADE, AND MISCELLANEOUS SITE CONCRETE.

2. REFERENCES:

A. ACI 301 - SPECIFICATIONS FOR STRUCTURAL CONCRETE

B. ACI 318 - BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE

C. IRC 2024 AS AMENDED BY NYS RESIDENTIAL CODE

D. ASTM C 94 - READY-MIXED CONCRETE

E. ASTM C 150 - PORTLAND CEMENT

F. CRSI MANUAL OF STANDARD PRACTICE

3. CONCRETE MIXTURES: NORMAL-WEIGHT CONCRETE, READY-MIXED PER ASTM C 94. DESIGN MIXTURES PER ACI 301. MAX AGGREGATE SIZE: 3/4". NO CALCIUM CHLORIDE OR ADMIXTURES CONTAINING CHLORIDES.

A. FOOTINGS: MIN f'c = 3000 PSI AT 28 DAYS. MAX W/C = 0.50. MAX SLUMP: 4" +/- 1". AIR CONTENT: 6% +/- 1.5% FOR 3/4" MAX AGG. AIR-ENTRAINED W/ EUCON VANDEX AM-10 CRYSTALLINE WATERPROOFING ADMIXTURE AND POLYPROPYLENE MICRO-FIBER.

B. FOUNDATION WALLS: MIN f'c = 3000 PSI AT 28 DAYS. MAX W/C = 0.50. MAX SLUMP: 4" +/- 1". AIR CONTENT: 6% +/- 1.5%.

C. SLABS-ON-GRADE (INTERIOR): MIN f'c = 3000 PSI AT 28 DAYS. MAX SLUMP: 4" +/- 1". AIR CONTENT: DO NOT EXCEED 3% FOR TROWEL-FINISHED FLOORS. INCLUDE MICRO-FIBER AND WATERPROOFING ADMIXTURE.

D. NON-STRUCTURAL SLAB / RAT SLAB (3" MIN): MIN f'c = 2500 PSI AT 28 DAYS. MAX SLUMP: 4" +/- 1".

E. CEMENT: ASTM C 150, TYPE I/II, GRAY.

F. AGGREGATES: ASTM C 33, CLASS 3S (SEVERE WEATHERING REGION).

G. WATER: ASTM C 94, POTABLE.

H. ADMIXTURES: WATER-REDUCING ADMIXTURE PER ASTM C 494 TYPE A, AS REQUIRED FOR WORKABILITY. USE RETARDING ADMIXTURE PER ASTM C 494 TYPE D WHEN AMBIENT TEMP EXCEEDS 85 DEG F. CRYSTALLINE WATERPROOFING: EUCON VANDEX AM-10 BY GCP APPLIED TECHNOLOGIES, OR APPROVED EQUAL, DOSED PER MANUFACTURER INSTRUCTIONS.

4. REINFORCEMENT: ASTM A 615, GRADE 60, DEFORMED BARS. FABRICATE AND PLACE PER CRSI MANUAL.

A. FIBER REINFORCEMENT: POLYPROPYLENE MICRO-FIBER PER ASTM C 1116 TYPE III, MIN 1.0 LB/CU YD. FIBER DOES NOT REPLACE STRUCTURAL REINFORCEMENT.

B. BAR SUPPORTS: BOLSTERS AND CHAIRS PER CRSI MANUAL. MIN CONCRETE COVER: 3" TO EARTH, 2" EXPOSED TO WEATHER, 3/4" NOT EXPOSED.

C. DOWEL BARS AT CONSTRUCTION JOINTS: ASTM A 615 GRADE 60, PLAIN, SIZED PER STRUCTURAL. LUBRICATE ONE HALF LENGTH.

D. FOOTING REINFORCEMENT: (4) #4 REBAR LONGITUDINAL, #5 CROSS TIES AT 12" OC, #4 DOWELS AT 12" OC INTO CMU WALL ABOVE. LAP SPLICES MIN 24". SEE FOUNDATION DETAIL A7/A-101.

5. FOOTINGS: SIZE AND DEPTH PER STRUCTURAL DRAWINGS AND IRC SECTION R403.

A. MIN DEPTH OF FOOTINGS: 42" BELOW FINISH GRADE.

B. FOOTING SIZES: 8" X 20" CONTINUOUS FOOTING AT BASEMENT WALLS. 6" X 14" CONTINUOUS FOOTING AT STEM WALLS. 14" DIA ISOLATED FOOTING AT POST LOCATIONS. ALL PER FOUNDATION PLAN A1/A-101.

C. MIN FOOTING THICKNESS: 6" OR EQUAL TO WALL PROJECTION, WHICHEVER IS GREATER.

D. SOIL BEARING: ASSUMED 1500 PSF FOR UNKNOWN SOIL CONDITIONS PER TITLE SHEET.

E. STEPPED FOOTINGS: MAX HORIZONTAL STEP = 2X VERTICAL STEP. MIN HORIZONTAL LENGTH BETWEEN STEPS = 24".

F. PLACE FOOTINGS ON UNDISTURBED SOIL OR COMPACTED FILL. REMOVE ALL ORGANIC MATERIAL, STANDING WATER, AND FROST BEFORE PLACING.

6. FOUNDATION WALLS: CMU MASONRY WALLS SPECIFIED UNDER SEC 04 22 00. CAST-IN-PLACE REQUIREMENTS IN THIS SECTION APPLY TO FOOTINGS AND SLABS ONLY.

7. SLABS-ON-GRADE:

A. THICKNESS: 4" TYPICAL FOR INTERIOR LIVING SPACE. 3" NON-STRUCTURAL SLAB / RAT SLAB AT CRAWL SPACE.

B. SUBBASE: 4" CLEAN COMPACTED GRAVEL OR CRUSHED STONE, MAX 2" PARTICLE SIZE, OVER PREPARED SUBGRADE.

C. VAPOR RETARDER: ASTM E 1745 CLASS A. LAP JOINTS 6" AND SEAL W/ MANUFACTURER TAPE. PLACE DIRECTLY UNDER SLAB. DO NOT PUNCTURE; REPAIR ALL DAMAGE BEFORE PLACING CONCRETE.

D. BACKFILL VOIDS W/ COMPACTED GRANULAR FILL (ITEM 4), COMPACTED TO 95% PROCTOR DENSITY.

E. INSULATION (WHERE INDICATED): RIGID XPS PER ASTM C 578, R-10 AT SLAB PERIMETER, 2 FT DEPTH PER ECCCNY 2020 TABLE R402.1.2, CLIMATE ZONE 5.

8. PLACEMENT: COMPLY W/ ACI 301. DO NOT ADD WATER AT SITE UNLESS APPROVED.

A. DEPOSIT CONTINUOUSLY; DO NOT PLACE ON FROZEN SUBGRADE OR HARDENED CONCRETE WITHOUT APPROVED CONSTRUCTION JOINT.

B. CONSOLIDATE W/ MECHANICAL VIBRATION PER ACI 301. INSERT VERTICALLY, PENETRATE MIN 6" INTO PREVIOUS LIFT.

C. SCREED TO CORRECT ELEVATION. SLOPE TO DRAINS WHERE REQUIRED.

D. HOT WEATHER: MAINTAIN CONCRETE TEMP BELOW 90 DEG F AT PLACEMENT. FOG-SPRAY FORMS AND SUBGRADE BEFORE PLACING.

E. COLD WEATHER: PER ACI 306.1. MAINTAIN DELIVERED TEMP PER ACI 301 WHEN AVG DAILY TEMP FALLS BELOW 40 DEG F. DO NOT USE FROZEN MATERIALS. PROTECT PLACED CONCRETE FROM FREEZING FOR MIN 72 HRS.

03 30 00 - CAST-IN-PLACE CONCRETE CONT.

9. FINISHING:

A. INTERIOR SLABS (4"): STEEL TROWEL FINISH. FLOAT W/ POWER FLOATS, THEN TROWEL TO HARD, SMOOTH, DENSE SURFACE FREE OF TROWEL MARKS.

B. NON-STRUCTURAL SLAB / RAT SLAB (3"): FLOAT FINISH.

C. FOOTINGS: SCREED TOP SURFACE LEVEL. ROUGHEN FOR CMU BEARING.

D. FLATNESS (TROWEL-FINISHED SLABS): MAX 1/4" GAP UNDER 10'-0" STRAIGHTEDGE.

10. JOINTS:

A. CONTRACTION JOINTS IN SLABS: MAX 10'-0" O.C. OR AS INDICATED. DEPTH = 1/4 SLAB THICKNESS MIN. FORM BY GROOVING, SAWING, OR TOOLING. PANEL ASPECT RATIO NOT TO EXCEED 1.5:1.

B. ISOLATION JOINTS: PROVIDE AT SLAB JUNCTIONS W/ COLUMNS, FOUNDATION WALLS, AND GRADE BEAMS. JOINT-FILLER STRIP: ASTM D 1751 ASPHALT-SATURATED FIBER, FULL DEPTH AND WIDTH.

C. CONSTRUCTION JOINTS: LOCATE AS INDICATED OR AS APPROVED. PROVIDE KEYED OR DOWELED JOINTS. CONTINUE REINFORCEMENT ACROSS JOINTS UNO.

11. CURING: BEGIN IMMEDIATELY AFTER FINISHING. MAINTAIN FOR MIN 7 DAYS.

A. INTERIOR SLABS: MEMBRANE-FORMING CURING COMPOUND PER ASTM C 309 TYPE 1 CLASS B. VERIFY CURING COMPOUND COMPATIBILITY W/ FLOOR COVERINGS.

B. FOOTINGS: MOIST CURE W/ WET BURLAP, WATER FOG, OR MOISTURE-RETAINING COVER.

C. APPLY EVAPORATION RETARDER WHEN MOISTURE LOSS EXCEEDS 0.2 LB/SF/HR DUE TO HOT, DRY, OR WINDY CONDITIONS.

12. TESTING: OWNER ENGAGES QUALIFIED TESTING AGENCY PER ASTM C 1077.

A. SAMPLING: PER ASTM C 172. MIN ONE COMPOSITE SAMPLE PER 100 CU YD OR FRACTION PER DAY PER MIXTURE.

B. SLUMP: ASTM C 143, ONE TEST PER COMPOSITE SAMPLE.

C. AIR CONTENT: ASTM C 231, ONE TEST PER COMPOSITE SAMPLE.

D. TEMP: ASTM C 1064, ONCE PER COMPOSITE SAMPLE; HOURLY WHEN BELOW 40 DEG F OR ABOVE 80 DEG F.

E. CYLINDERS: ASTM C 31, TWO SETS OF TWO PER COMPOSITE SAMPLE. TEST PER ASTM C 39 AT 7 AND 28 DAYS.

F. ACCEPTANCE: AVG OF ANY 3 CONSECUTIVE TESTS >= SPECIFIED f'c. NO INDIVIDUAL TEST < (f'c - 500 PSI).

13. REPAIRS: PATCH HONEYCOMBS, ROCK POCKETS, AND VOIDS >1/2" W/ DRY-PACK MORTAR (1 PART CEMENT : 2-1/2 PARTS FINE AGGREGATE). DAMPEN SURFACES AND APPLY BONDING AGENT BEFORE PATCHING. STRUCTURAL REPAIRS SUBJECT TO ARCHITECT APPROVAL.

--- END ---

SECTION 04 22 00
CONCRETE UNIT MASONRY

PART 1 - GENERAL

SUMMARY

SECTION INCLUDES CONCRETE MASONRY UNIT (CMU) STEM WALLS AND BASEMENT FOUNDATION WALLS, INCLUDING MORTAR, GROUT, AND REINFORCEMENT.

REFERENCES
ASTM C 90 - LOADBEARING CONCRETE MASONRY UNITS.
ASTM C 270 - MORTAR FOR UNIT MASONRY.
ASTM C 476 - GROUT FOR MASONRY.
ASTM A 615/A 615M - DEFORMED CARBON-STEEL BARS FOR CONCRETE REINFORCEMENT.
ACI 530/ASCE 5/TMS 402 - BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES.
ACI 530.1/ASCE 6/TMS 602 - SPECIFICATIONS FOR MASONRY STRUCTURES.
SUBMITTALS
PRODUCT DATA: CMU UNITS, MORTAR MATERIALS, GROUT MATERIALS.
MATERIAL CERTIFICATES: CMU COMPRESSIVE STRENGTH, MORTAR AND GROUT COMPLIANCE.

PART 2 - PRODUCTS

CONCRETE MASONRY UNITS

CMU: ASTM C 90, HOLLOW LOAD-BEARING, NORMAL WEIGHT.

NOMINA

06 10 00 - ROUGH CARPENTRY

1. SCOPE: WOOD FRAMING, BLOCKING, SHEATHING, SUBFLOORING, FURRING, NAILERS, AND ROUGH HARDWARE FOR LIGHT WOOD CONSTRUCTION. INCLUDES WINDOW AND EXTERIOR DOOR INSTALLATION (EXCLUDING GARAGE DOORS), METAL CONNECTORS, AND TEMPORARY PROTECTION.

2. REFERENCES:

A. AWC WOOD FRAME CONSTRUCTION MANUAL (WFCM) 2018

B. AWC NATIONAL DESIGN SPECIFICATION (NDS) 2018

C. APA E30 - ENGINEERED WOOD CONSTRUCTION GUIDE

D. DOC PS 20 - AMERICAN SOFTWOOD LUMBER STANDARD

E. DOC PS 1 - STRUCTURAL PLYWOOD STANDARD

F. IRC 2020 AS AMENDED BY NYS RESIDENTIAL CODE

3. DIMENSION LUMBER: DOC PS 20, S4S, GRADED AND STAMPED. MOISTURE CONTENT: S-DRY (MC19 MAX).

A. STUD FRAMING (2X2 THRU 2X6): SPF, NO. 2 GRADE.

B. JOISTS, RAFTERS, AND BEAMS (2X8 THRU 4X16): DOUG FIR-LARCH NO. 2 GRADE. MIN Fb = 1350 PSI, MIN E = 1,300,000 PSI.

C. LOAD-BEARING PARTITIONS AND EXTERIOR WALLS: SPF NO. 2 GRADE.

D. MISCELLANEOUS BLOCKING, NAILERS, FURRING: SPF, NO. 2 OR STANDARD GRADE, S4S.

E. BOARDS FOR CONCEALED APPLICATIONS: STANDARD OR NO. 3 GRADE.

4. ENGINEERED WOOD PRODUCTS: PROVIDE PRODUCTS EVALUATED PER ASTM D 5456 (LVL, PSL) OR ASTM D 5055 (I-JOISTS) W/ CURRENT ICC-ES EVALUATION REPORT.

A. LAMINATED-VENEER LUMBER (LVL): MIN E = 2,000,000 PSI, MIN Fb = 2,600 PSI, MIN Fv = 285 PSI.

B. WOOD I-JOISTS: DEPTHS AND SPAN RATINGS AS INDICATED ON DRAWINGS. WEB: OSB EXPOSURE 1.

C. RIM BOARD: SAME MANUFACTURER AS I-JOISTS. 1-1/8" THICK.

D. SOURCE: OBTAIN EACH TYPE OF ENGINEERED PRODUCT FROM SINGLE MANUFACTURER.

5. TREATED LUMBER: PRESSURE-TREATED PER AWPA U1. ALL LUMBER IN CONTACT W/ CONCRETE, MASONRY, OR EXPOSED TO WEATHER.

A. USE CATEGORY: UC2 INTERIOR NOT IN GROUND CONTACT; UC3B EXTERIOR NOT IN GROUND CONTACT; UC4A IN GROUND CONTACT.

B. PRESERVATIVE: NO ARSENIC OR CHROMIUM. ACQ OR EQUAL ACCEPTED BY NYS AHJ.

C. KILN-DRY AFTER TREATMENT (KDAT): MC19 MAX.

D. STAMP W/ TREATMENT QUALITY MARK OF ALSC-APPROVED INSPECTION AGENCY.

E. APPLY FIELD TREATMENT TO ALL CUT ENDS AND BORE HOLES PER AWPA M4. USE COPPER NAPHTHENATE WHERE EXPOSED TO LIQUID WATER; INORGANIC BORON WHERE CONTINUOUSLY PROTECTED.

6. SHEATHING:

A. ROOF (SLOPES > 3:12): APA STRUCTURAL 1, EXPOSURE 1, SPAN RATING 48/24, 5/8" PLYWOOD.

B. WALL: APA STRUCTURAL 1, EXPOSURE 1, 7/16" OSB.

C. SUBFLOOR: APA-RATED T&G PLYWOOD, 3/4" NOM, EXPOSURE 1, SPAN RATING 48/24. GLUE AND SCREW.

D. SHEATHING CLIPS: 20 GA GALVANIZED PANEL CLIPS AT UNSUPPORTED PANEL EDGES.

E. PROVIDE 1/8" GAP BETWEEN WALL AND ROOF SHEATHING PANELS.

7. SILL PLATES AND ANCHORS:

A. SILL PLATE: PRESSURE-TREATED, KDAT.

B. ANCHOR BOLTS: MIN 5/8" DIA STEEL W/ 3X3X1/4" STEEL PLATE WASHER, MIN 8" EMBEDMENT.

C. SPACING: (1) ANCHOR WITHIN 12" OF EACH CORNER. MAX O.C. SPACING: 48" FOR 5/8" BOLTS. SEE PLANS FOR ADDITIONAL.

D. SILL SEALER: 3/8" SELF-ADHESIVE FOAM, WIDTH TO MATCH SILL PLATE.

8. FASTENERS AND CONNECTORS:

A. NAILS: ASTM F1667, STEEL COMMON NAILS UNO. SCHEDULE PER IRC TABLE R602.3(1).

B. ALL FASTENERS AT TREATED LUMBER OR EXTERIOR EXPOSURE: HOT-DIP GALVANIZED PER ASTM A153.

C. METAL FRAMING ANCHORS: GALVANIZED STEEL, ASTM A653, G60 MIN. USE G185 (HEAVY GALV) OR STAINLESS AT TREATED LUMBER AND EXTERIOR.

D. JOIST HANGERS: SIZED TO MATCH MEMBER. INSTALL FASTENER IN EVERY HOLE.

E. RAFTER TIE-DOWNS: PROVIDE HURRICANE TIE AT EACH RAFTER-TO-PLATE CONNECTION PER STRUCTURAL.

F. HOLD-DOWNS AND SHEAR HARDWARE: AS INDICATED ON STRUCTURAL DRAWINGS.

9. FRAMING INSTALLATION: COMPLY W/ AWC WCD 1 AND IRC 2020 AS AMENDED BY NYS.

A. SET MEMBERS PLUMB, TRUE TO LINE, CROWN EDGE UP. CUT AND FIT ACCURATELY.

B. WALLS: SINGLE BOTTOM PLATE, DOUBLE TOP PLATE. EXTERIOR STUDS: 2X6 AT 16" O.C. INTERIOR STUDS: 2X4 AT 16" O.C. UNO.

C. BLOCKING: SOLID CONTINUOUS BLOCKING UNDER ALL BEARING WALLS AND POSTS TO FOUNDATION. BLOCKING BETWEEN JOISTS AT ALL BEARING POINTS AND AT 8'-0" MAX O.C. MID-HEIGHT BLOCKING AT ALL STUD WALLS OVER 8'-0".

D. FIRE BLOCKING: PROVIDE AT EACH FLOOR LEVEL, CEILING LINE OF TOP STORY, AND MAX 8'-0" O.C. IN CONCEALED STUD AND FURRED SPACES. CLOSE ALL CONCEALED DRAFT OPENINGS PER IRC R602.8.

E. HEADERS: MULTIPLE MEMBERS, TOTAL THICKNESS EQUAL TO WALL WIDTH. SUPPORT ON JACK STUDS. SIZE PER STRUCTURAL DRAWINGS.

F. FLOOR JOISTS: MIN 1-1/2" BEARING ON WOOD/METAL, 3" ON MASONRY. DO NOT NOTCH IN MIDDLE THIRD; LIMIT NOTCHES TO 1/6 DEPTH (1/3 AT ENDS). MAX BORE 1/3 DEPTH, MIN 2" FROM TOP OR BOTTOM.

G. ENGINEERED PRODUCTS: INSTALL PER MANUFACTURER WRITTEN INSTRUCTIONS. DO NOT NOTCH, CUT, OR BORE FLANGES OF I-JOISTS.

H. DO NOT SPLICE STRUCTURAL MEMBERS BETWEEN SUPPORTS UNO.

10. BUILDING PAPER / WRB: INSTALL OVER WALL SHEATHING. WEATHER-LAP HORIZONTAL JOINTS MIN 4", END LAPS MIN 6". STAPLE IN PLACE.

11. PROTECTION: KEEP ALL MATERIALS DRY DURING DELIVERY AND STORAGE. STACK LUMBER FLAT W/ SPACERS FOR AIR CIRCULATION. COVER W/ WATERPROOF SHEETING. IF FRAMING BECOMES WET, APPLY EPA-REGISTERED BORATE TREATMENT PER LABEL BEFORE ENCLOSING.

--- END ---

SECTION 07 21 00
THERMAL INSULATION

PART 1 - GENERAL

SUMMARY

SECTION INCLUDES THERMAL INSULATION FOR WALLS, CEILINGS, FLOORS, AND FOUNDATION WALLS.

REFERENCES
ASTM C 665 - MINERAL-FIBER BLANKET THERMAL INSULATION FOR LIGHT-FRAME CONSTRUCTION.
ASTM C 1029 - SPRAY-APPLIED RIGID CELLULAR POLYURETHANE THERMAL INSULATION.
ASTM E 84 - SURFACE BURNING CHARACTERISTICS OF BUILDING MATERIALS.
ENERGY CONSERVATION CODE OF NEW YORK 2020, TABLE R402.1.2, CLIMATE ZONE 5.
SUBMITTALS
PRODUCT DATA: EACH INSULATION TYPE, INCLUDING R-VALUE PER INCH, INSTALLED THICKNESS, AND FIRE PERFORMANCE.
CERTIFICATES: MANUFACTURER CERTIFICATION OF STATED R-VALUES AND FLAME/SMOKE RATINGS.

PART 2 - PRODUCTS

ENERGY CODE COMPLIANCE - PRESCRIPTIVE PATH

CLIMATE ZONE 5 PER ECCNY 2020, TABLE R402.1.2:

CEILING R-VALUE: R-49.

WOOD FRAME WALL R-VALUE: R-20 OR R-13+5.

FLOOR R-VALUE: R-30.

BASEMENT WALL R-VALUE: R-15/19.

SLAB R-VALUE AND DEPTH: R-10, 2 FEET.

CLOSED-CELL SPRAY POLYURETHANE FOAM (CCSPF)

ASTM C 1029, TYPE II, MINIMUM DENSITY 2.0 LB/CU. FT., CLOSED-CELL.
R-VALUE: MINIMUM R-6.5 PER INCH AT 75 DEG F MEAN TEMPERATURE.
FLAME SPREAD INDEX: 25 MAXIMUM PER ASTM E 84.
SMOKE DEVELOPED INDEX: 450 MAXIMUM PER ASTM E 84.
PROVIDE THERMAL BARRIER OF 1/2-INCH GYPSUM BOARD OVER ALL FOAM PLASTIC INSULATION IN OCCUPIED SPACES PER NYS RESIDENTIAL CODE R316.4.

APPLICATIONS:
FURRED BASEMENT CMU WALLS (WALL TYPE W-01): R-19 MINIMUM, 3-1/2 INCH WOOD STUD CAVITY, CLOSED-CELL SPRAY FOAM.
INSULATED INTERIOR PARTITIONS (WALL TYPE W-02): R-19 MINIMUM, CLOSED-CELL SPRAY FOAM AT 3-1/2 INCH STUD CAVITY.
MINERAL-WOOL BLANKET INSULATION
UNFACED: ASTM C 665, TYPE I, FLAME SPREAD INDEX 25 MAXIMUM, SMOKE DEVELOPED INDEX 50 MAXIMUM PER ASTM E 84. PASSING ASTM E 136 FOR COMBUSTION CHARACTERISTICS.

APPLICATIONS:
INFILL OF REMOVED WINDOW/DOOR OPENINGS: MATCH EXISTING FRAMING DEPTH, INSULATE WITH MINERAL WOOL.
[COORDINATE MINERAL WOOL PRODUCT SELECTION WITH INFILL CONDITIONS SHOWN ON DEMOLITION PLANS.]
BATT INSULATION - EXTERIOR WALLS
EXTERIOR WALL TYPE W-01 (1-HOUR RATED): R-20 INSULATION IN 5-1/2 INCH STUD CAVITY: PROVIDE GLASS-FIBER OR MINERAL-WOOL BATT, ASTM C 665, UNFACED. SUPPLEMENT WITH CONTINUOUS INSULATION IF REQUIRED TO MEET R-20 OR R-13+5 PRESCRIPTIVE REQUIREMENT.

CEILING INSULATION

PROVIDE R-49 INSULATION ABOVE CEILING JOISTS IN ATTIC SPACES. BLOWN-IN CELLULOSIC OR GLASS-FIBER LOOSE FILL PER ASTM C 739 OR ASTM C 764.

MAINTAIN 3-INCH CLEARANCE FROM RECESSED LIGHTING FIXTURES NOT RATED FOR INSULATION CONTACT.

PROVIDE EAVE VENTILATION TROUGHS (BAFFLES) BETWEEN ROOF FRAMING AT VENTED EAVES TO MAINTAIN AIRFLOW PATH.

FLOOR INSULATION

PROVIDE R-30 INSULATION AT FLOORS OVER UNCONDITIONED SPACES (CRAWL SPACE AREA). GLASS-FIBER BATT OR MINERAL-WOOL BATT, FRICTION FIT BETWEEN JOISTS, SUPPORTED BY WIRE HANGERS OR NETTING.

PART 3 - EXECUTION

INSTALLATION

INSTALL PER MANUFACTURER WRITTEN INSTRUCTIONS. EXTEND INSULATION TO ENVELOP ENTIRE AREA. FIT TIGHTLY AROUND OBSTRUCTIONS AND FILL VOIDS. DO NOT COMPRESS INSULATION TO LESS THAN DESIGN THICKNESS.

BLANKET INSULATION IN FRAMED CAVITIES: USE WIDTHS AND LENGTHS THAT FILL CAVITIES. PLACE TO PRODUCE FRICTION FIT. MAINTAIN CONTINUITY AT CORNERS, INTERSECTIONS, AND AROUND PENETRATIONS. SPRAY FOAM: APPLY ONLY AFTER INSTALLATION OF PIPES, DUCTS, CONDUITS, WIRING, AND ELECTRICAL OUTLETS IS COMPLETE. MASK WINDOWS, ELECTRICAL BOXES, AND ITEMS NOT RECEIVING INSULATION. INSTALL THERMAL BARRIER OVER FOAM PLASTIC PER CODE.
AIR BARRIER CONTINUITY

PROVIDE CONTINUOUS AIR BARRIER AT BUILDING THERMAL ENVELOPE. SEAL PENETRATIONS, JOINTS AT RIM JOISTS, SILL PLATES, TOP PLATES, AND AT TRANSITIONS BETWEEN INSULATION TYPES WITH COMPATIBLE SEALANT OR SPRAY FOAM. COMPLY WITH ECCCNY 2020 SECTION R402.4 AIR LEAKAGE REQUIREMENTS.

PROTECTION

PROTECT INSTALLED INSULATION FROM DAMAGE. DO NOT EXPOSE FOAM PLASTIC INSULATION TO SUNLIGHT. CONCEAL FOAM PLASTIC BEHIND THERMAL BARRIER IMMEDIATELY AFTER INSTALLATION.

END OF SECTION

SECTION 07 31 13
ASPHALT SHINGLES

PART 1 - GENERAL

SUMMARY

SECTION INCLUDES FIBERGLASS ASPHALT SHINGLES OVER UNDERLAYMENT NAILED TO ROOF SHEATHING AT ALL NEW AND EXISTING ROOF AREAS.

REFERENCES
ASTM D226/D226M - ASPHALT-SATURATED ORGANIC FELT USED IN ROOFING AND WATERPROOFING.
ASTM D1970/D1970M - SELF-ADHERING POLYMER MODIFIED BITUMINOUS SHEET MATERIALS USED AS STEEP ROOFING UNDERLAYMENT FOR ICE DAM PROTECTION.
ASTM D3018/D3018M - CLASS A ASPHALT SHINGLES SURFACED WITH MINERAL GRANULES.
ASTM D3161/D3161M - WIND RESISTANCE OF STEEP SLOPE ROOFING PRODUCTS (FAN-INDUCED METHOD).
ASTM D3462/D3462M - ASPHALT SHINGLES MADE FROM GLASS FELT AND SURFACED WITH MINERAL GRANULES.
ASTM F1667 - DRIVEN FASTENERS: NAILS, SPIKES, AND STAPLES.
UL 790 - FIRE TESTS OF ROOF COVERINGS.
SUBMITTALS
PRODUCT DATA: SHINGLE TYPE, COLOR, WEIGHT, FIRE CLASS, WIND RESISTANCE CLASS, AND WARRANTY.
MANUFACTURER INSTALLATION INSTRUCTIONS.
DELIVERY AND STORAGE
DELIVER IN MANUFACTURER ORIGINAL SEALED PACKAGING WITH LEGIBLE LABELS. STORE PER MANUFACTURER INSTRUCTIONS. KEEP MATERIALS DRY, COVERED, AND PROTECTED FROM WEATHER.

WARRANTY
MANUFACTURER WARRANTY: 30 YEARS AGAINST MATERIAL AND MANUFACTURING DEFECTS.
WIND-SPEED WARRANTY: 5 YEARS MINIMUM.

PART 2 - PRODUCTS

ASPHALT SHINGLES
FIBERGLASS REINFORCED, LAMINATED TYPE, SQUARE BUTT.
ASTM D3462/D3462M AND ASTM D3018/D3018M, TYPE I, SELF-SEALING.
ASTM D3161/D3161M, CLASS F WIND-RESISTANT.
UL 790, CLASS A FIRE RESISTANCE.
MINIMUM WEIGHT: 210 LBS PER 100 SQUARE FEET.
COLOR: TBD BY OWNER.
[SHINGLE CLASS AND COLOR TO BE SELECTED BY OWNER PRIOR TO ORDERING.]
ROOFING NAILS
ASTM F1667, TYPE I, STYLE 20, GALVANIZED STEEL, DEFORMED SHANKS. HEADS 3/8 INCH TO 7/16 INCH DIAMETER.
NAILS FOR SHINGLES: 1-1/4 INCHES LONG. MINIMUM 4 NAILS PER STRIP SHINGLE.
NAILS FOR FELT: 3/4 INCH LONG.
UNDERLAYMENT
ORGANIC FELT: ASTM D226/D226M, TYPE I.
SELF-ADHERING MODIFIED BITUMINOUS UNDERLAYMENT: ASTM D1970/D1970M.
RIDGE VENTS
MANUFACTURER STANDARD RIDGE VENT FOR USE UNDER ASPHALT SHINGLES WITH INTERNAL FILTERS OR BAFFLES FOR WEATHER PROTECTION. FREE AREA MINIMUM 12 SQUARE INCHES PER FOOT.

PART 3 - EXECUTION

PREPARATION

EXAMINE AND VERIFY SUBSTRATE SUITABILITY. VERIFY ROOF SHEATHING IS SOUND, WITHIN TOLERANCES, AND FREE OF DEFECTS. VERIFY FLASHINGS ARE INSTALLED OR READY FOR INSTALLATION BEFORE INSTALLING SHINGLES.

UNDERLAYMENT INSTALLATION

SELF-ADHERING SHEET UNDERLAYMENT AT:
EAVES AND RAKES: FROM EDGE TO 24 INCHES MINIMUM BEYOND INSIDE FACE OF EXTERIOR WALL PER NYS RESIDENTIAL CODE R905.2.7.1.
VALLEYS, HIPS, AND ROOF SLOPE TRANSITIONS: CENTERED OVER CHANGE IN SLOPE, 18 INCHES MINIMUM ON BOTH SIDES.
RIDGES: CENTERED ON RIDGE, 36 INCHES MINIMUM ON BOTH SIDES. DO NOT COVER RIDGE VENT OPENING.
SIDEWALLS AND PROJECTIONS: 18 INCHES FROM PROJECTION, 4 INCHES MINIMUM UP PROJECTION.
ORGANIC FELT UNDERLAYMENT ON REMAINING ROOF DECK NOT COVERED BY SELF-ADHERING SHEET. MINIMUM 4-INCH END LAPS, 2-INCH HEAD LAPS, 12-INCH RIDGE LAPS.

FLASHING INSTALLATION

INSTALL METAL FLASHINGS AT ALL ROOF/WALL INTERSECTIONS, CHANGES IN ROOF SLOPE OR DIRECTION, VALLEYS, AND AROUND ALL ROOF PENETRATIONS. ALL METAL FLASHING CORROSION-RESISTANT AND 26 GAUGE GALVANIZED MINIMUM PER DRAWINGS.

SHINGLE INSTALLATION

INSTALL PARALLEL TO ROOF EAVE, NAILED TO SHEATHING.

EXPOSURE: 5 INCHES MAXIMUM.

HEAD LAP: 2 INCHES MINIMUM.

INSTALL STARTER STRIP WITH TABS REMOVED, OVERHANGING EAVE 1/2 INCH.

RIDGE AND HIP: BEND EACH SHINGLE LENGTHWISE. MAXIMUM 5-INCH EXPOSURE. SECURE EACH SHINGLE WITH ONE NAIL ON BOTH SIDES, 8-1/2 INCHES FROM EXPOSED END AND 1 INCH FROM EDGE.

5-INCH ALUMINUM GUTTERS TYPICAL AT ALL EAVES PER DRAWINGS. 3X4-INCH ALUMINUM LEADERS TO DRAINAGE SYSTEM.

END OF SECTION

SECTION 07 46 00
FIBER CEMENT SIDING

PART 1 - GENERAL

SUMMARY

SECTION INCLUDES FIBER CEMENT LAP SIDING ON ALL EXTERIOR WALL SURFACES OF THE BUILDING.

REFERENCES
ASTM C 1186 - FLAT FIBER CEMENT SHEETS.
ASTM E 136 - BEHAVIOR OF MATERIALS IN A VERTICAL TUBE FURNACE AT 750 DEG C.
ASTM D 3679 - RIGID POLY (VINYL CHLORIDE) (PVC) SIDING.
SUBMITTALS
PRODUCT DATA: SIDING PROFILE, DIMENSIONS, COLOR, FINISH, AND PHYSICAL PROPERTIES.
MANUFACTURER INSTALLATION INSTRUCTIONS.
SAMPLES: FULL-SIZE SAMPLE OF EACH SIDING PROFILE AND COLOR FOR OWNER APPROVAL.

PART 2 - PRODUCTS

FIBER CEMENT SIDING

MANUFACTURER: JAMES HARDIE BUILDING PRODUCTS, OR APPROVED EQUAL.
PRODUCT: HARDIEPLANK LAP SIDING, HORIZONTAL PROFILE.
SIZE AND COLOR: TBD BY OWNER.
MATERIAL: ASTM C 1186, TYPE A, GRADE II, MINIMUM.
NON-COMBUSTIBLE PER ASTM E 136.
MOISTURE RESISTANT: MAXIMUM MOISTURE CONTENT 10% AT TIME OF INSTALLATION.

FINISH: FACTORY PRIMED. FIELD PAINT BY OTHERS.
[CONFIRM SIDING PROFILE, EXPOSURE, AND COLOR WITH OWNER BEFORE ORDERING.]

ACCESSORIES

CORNER TRIM: 4-INCH VINYL CORNER TRIM, COLOR TBD BY OWNER.
WINDOW AND DOOR TRIM: FIBER CEMENT OR PVC TRIM. HEAD TRIM 5-1/2 INCHES, SILL AND JAMB TRIM 3-1/2 INCHES PER ELEVATIONS.
FASCIA: 1X6 FIBER CEMENT OR PVC FASCIA BOARD.
FASTENERS: CORROSION-RESISTANT, MINIMUM 6D GALVANIZED OR STAINLESS STEEL SIDING NAILS, OR STAINLESS STEEL SCREWS PER MANUFACTURER REQUIREMENTS.

PART 3 - EXECUTION

PREPARATION

VERIFY WALL SHEATHING IS PROPERLY INSTALLED, WEATHER-RESISTIVE BARRIER IS IN PLACE, AND FLASHING IS INSTALLED AT ALL PENETRATIONS, INSIDE/OUTSIDE CORNERS, AND HORIZONTAL TRANSITIONS BEFORE SIDING INSTALLATION.

INSTALLATION

INSTALL PER JAMES HARDIE WRITTEN INSTALLATION INSTRUCTIONS. MAINTAIN MANUFACTURER REQUIRED CLEARANCES FROM GRADE, ROOFING, AND HORIZONTAL SURFACES. MAINTAIN MINIMUM 2-INCH CLEARANCE FROM FINISHED GRADE. MAINTAIN 1/4-INCH CLEARANCE FROM HORIZONTAL TRIM AND FLASHINGS.
FASTEN WITH MINIMUM TWO FASTENERS PER STUD, 3/4 INCH FROM ENDS AND 1 INCH FROM TOP EDGE. NAIL INTO STUDS THROUGH SHEATHING. DO NOT OVERDRIVE FASTENERS.

PROVIDE BACK-CAULK AND FACE-CAULK JOINTS PER MANUFACTURER INSTRUCTIONS. CAULK ALL BUTT JOINTS, INSIDE CORNERS, AND PENETRATIONS WITH PAINTABLE EXTERIOR-GRADE SEALANT.
CLEANING AND PROTECTION

REMOVE EXCESS SEALANT AND DEBRIS. PROTECT INSTALLED SIDING FROM DAMAGE. TOUCH UP FACTORY PRIME AT CUT EDGES AND FASTENER HEADS BEFORE PAINTING BY OTHERS.
END OF SECTION

SECTION 08 50 00
WINDOWS

PART 1 - GENERAL

SUMMARY
SECTION INCLUDES NEW WINDOWS AT ALL LOCATIONS PER WINDOW SCHEDULE ON DRAWINGS. ALL EXISTING WINDOWS TO BE REMOVED AND REPLACED WITH NEW UNLESS NOTED OTHERWISE.
RELATED REQUIREMENTS:
SECTION 06 10 00 - ROUGH CARPENTRY: ROUGH OPENINGS AND FRAMING.
SECTION 07 92 00 - JOINT SEALANTS: PERIMETER SEALANT AT WINDOW FRAMES.
REFERENCES
AAMA/WDMA/CSA 101/I.S.2/A440 - NORTH AMERICAN FENESTRATION STANDARD.
ASTM E 2112 - INSTALLING EXTERIOR WINDOWS, DOORS, AND SKYLIGHTS.
ENERGY CONSERVATION CODE OF NEW YORK 2020.
SUBMITTALS
PRODUCT DATA: WINDOW TYPES, SIZES, U-VALUES, SHGC, AIR INFILTRATION RATES, AND STRUCTURAL PERFORMANCE DATA.
SHOP DRAWINGS: FOR EACH WINDOW TYPE SHOWING FRAME PROFILES, GLASS MAKEUP, HARDWARE, AND INSTALLATION DETAILS.

PART 2 - PRODUCTS

WINDOWS

MANUFACTURER: TEZA DOORS AND WINDOWS, 65 SERIES, OR APPROVED EQUAL MEETING PERFORMANCE REQUIREMENTS BELOW.
PERFORMANCE REQUIREMENTS:
MAXIMUM U-FACTOR: 0.32 PER ECCONY 2020, CLIMATE ZONE 5, TABLE R402.1.2.

AIR INFILTRATION: MAXIMUM 0.30 CFM/SQ FT PER AAMA/WDMA/CSA 101. STRUCTURAL PERFORMANCE: DESIGN WIND LOADS PER NYS RESIDENTIAL CODE.

GLAZING: DOUBLE PANE INSULATED GLASS. LOW-E COATING.

FRAME COLOR: BLACK EXTERIOR AND INTERIOR.

QUANTITIES PER WINDOW SCHEDULE ON DRAWINGS.

SAFETY GLAZING: PROVIDE TEMPERED GLASS AT ALL HAZARDOUS LOCATIONS PER NYS RESIDENTIAL CODE R308 INCLUDING LOCATIONS WITHIN 24 INCHES OF DOORS, IN OR NEAR BATHTUBS/SHOWERS, AND WHERE BOTTOM EDGE IS LESS THAN 18 INCHES ABOVE FLOOR.

PART 3 - EXECUTION

INSTALLATION

INSTALL PER ASTM E 2112 AND MANUFACTURER WRITTEN INSTRUCTIONS. VERIFY ROUGH OPENINGS ARE PLUMB, LEVEL, AND SIZED PER WINDOW SCHEDULE BEFORE INSTALLATION. SHIM AND SECURE WINDOWS PLUMB, LEVEL, AND SQUARE. FLASH WINDOW PERIMETER WITH SELF-ADHERING MEMBRANE FLASHING INTEGRATED WITH WEATHER-RESISTIVE BARRIER IN SHINGLE-LAP FASHION.

PROVIDE CONTINUOUS BEAD OF SEALANT AT EXTERIOR WINDOW TRIM PERIMETER. INSULATE GAP BETWEEN WINDOW FRAME AND ROUGH OPENING WITH LOW-EXPANSION FOAM OR BACKER ROD AND SEALANT.

ADJUSTING

ADJUST OPERATING HARDWARE FOR SMOOTH OPERATION. VERIFY WEATHER-STRIPPING MAKES CONTINUOUS CONTACT. CLEAN GLASS AND FRAMES OF LABELS, MARKS, AND CONSTRUCTION DEBRIS.
END OF SECTION

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REV	CHNG	CHANGE NAME

CHANGE RECORD

00	4/9/26	Initial DoB Filing
REV	DATE	DESCRIPTION

ISSUED SET RECORD

KEY PLAN

SEAL & SIGNATURE

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DENNINGS AVE RENOVATIONS

60 DENNINGS AVE
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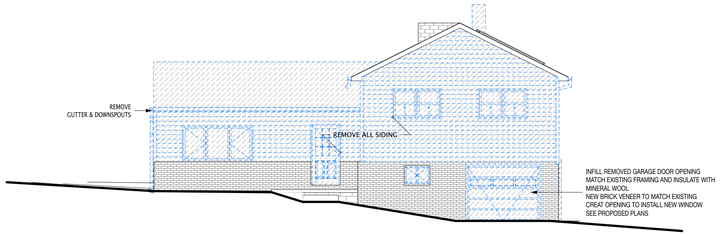
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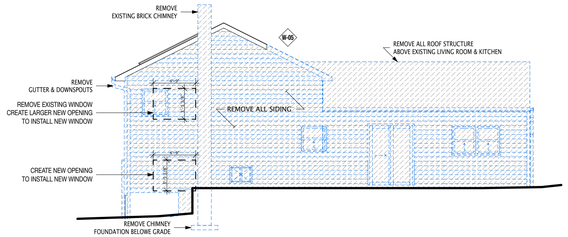
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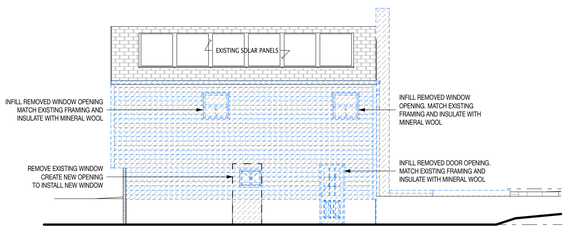
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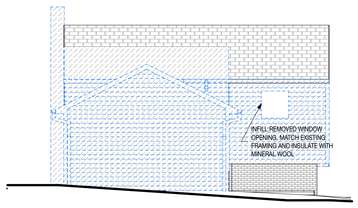
F1 FRONT/NORTHWEST ELEVATION
SCALE: 1/8" = 1'-0"



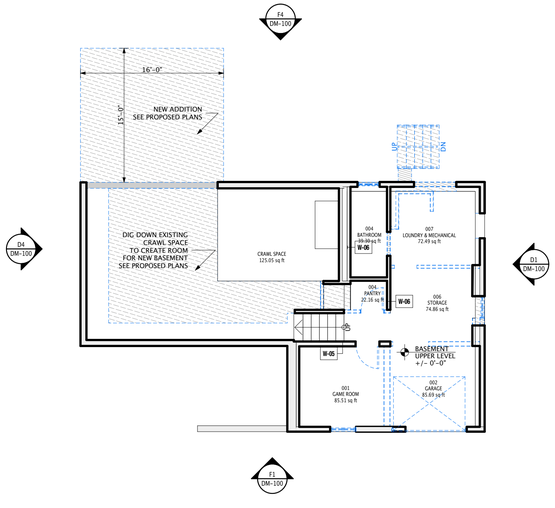
F4 BACK/SOUTHEAST ELEVATION
SCALE: 1/8" = 1'-0"



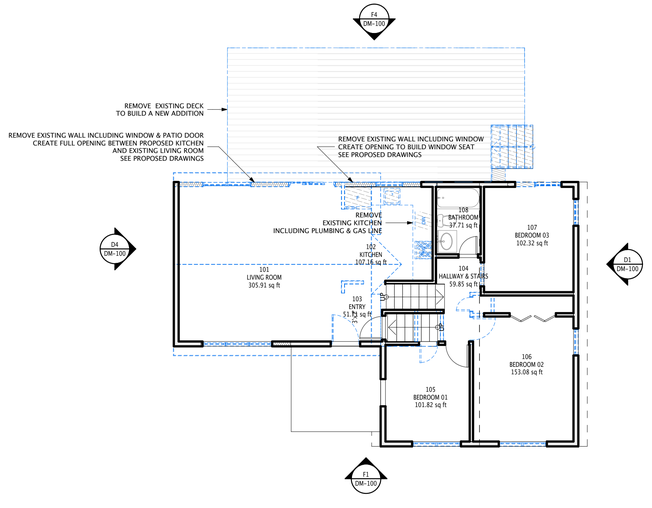
D1 SIDE/SOUTHWEST ELEVATION
SCALE: 1/8" = 1'-0"



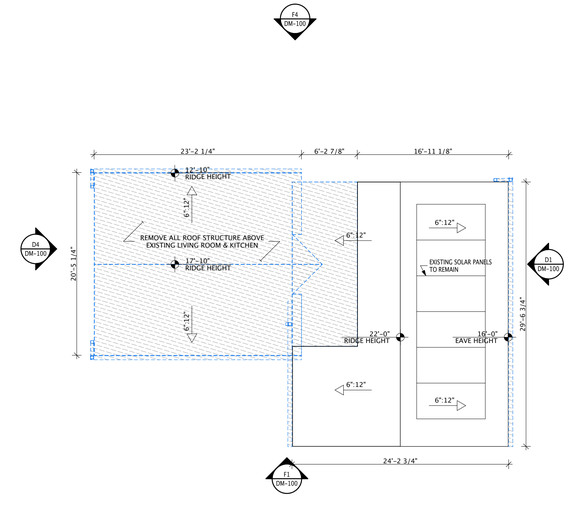
D4 SIDE/NORTHEAST ELEVATION
SCALE: 1/8" = 1'-0"



A1 EXSITING/DEMOLITION BASEMENT FLOOR PLAN
SCALE: 1/8" = 1'-0"



A4 EXISTING/DEMOLITIO FIRST FLOOR
SCALE: 1/8" = 1'-0"



A7 EXISTING/DEMOLITION ROOF PLAN
SCALE: 1/8" = 1'-0"

REMOVALS LEGEND

- EXISTING TO REMAIN
- REMOVE FINISHES, STRUCTURE REMAINS
- REMOVE FLOOR STRUCTURE
- REMOVE FLOOR FINISHES
- NEW OPENING

DEMOLITION KEY NOTES

01 SCOPE OF REMOVAL WORK LIMITED TO ITEMS SHOWN ON THE REMOVAL PLANS ONLY. NO ADDITIONAL DEMOLITION IS IMPLIED UNLESS SPECIFICALLY AUTHORIZED BY THE OWNER. ANY ADDITIONAL DEMOLITION AFFECTING STRUCTURAL ELEMENTS CONTRACTOR SHALL NOTIFY THE ARCHITECT BEFORE ANY REMOVAL

02 BEFORE DEMOLITION OF ANY LOAD-BEARING WALL OR STRUCTURAL ELEMENT, PROVIDE AND INSTALL TEMPORARY SHORING

03 REMOVE ALL EXISTING CEILING JOISTS AND ROOF STRUCTURE ABOVE EXISTING LIVING ROOM & KITCHEN, SEE REMOVAL PLANS

04 MAINTAIN STRUCTURAL STABILITY OF THE EXISTING BUILDING DURING ROOF REMOVAL OPERATIONS

05 PROVIDE TEMPORARY WEATHER PROTECTION TO PREVENT WATER INTRUSION INTO EXISTING STRUCTURE DURING AND AFTER ROOF REMOVAL

06 PROTECT ADJACENT ROOF AREAS, EXTERIOR WALLS, AND INTERIOR FINISHES TO REMAIN. REPAIR ANY DAMAGE CAUSED BY REMOVAL WORK

07 PROTECT ALL REMAINING STRUCTURES, SURFACES, AND FINISHES FROM DAMAGE DURING REMOVAL WORK

08 REMOVE ALL EXISTING SIDING IN ITS ENTIRETY AND REPLACE WITH NEW SIDING AS SPECIFIED (SEE PROPOSED ELEVATIONS). PROTECT EXISTING SHEATHING AND FRAMING TO REMAIN

9 REMOVE ALL EXISTING GUTTERS AND DOWNSPOUTS AT ALL ELEVATIONS. COORDINATE REMOVAL AND REPLACEMENT WITH NEW ROOFING, FASCIA, AND FLASHING DETAILS

10 EXISTING BRICK CHIMNEY ATTACHED TO THE HOUSE TO BE REMOVED. PROVIDE TEMPORARY SUPPORT, AND MAINTAIN STRUCTURAL STABILITY OF THE BUILDING DURING REMOVAL

11 REMOVE CHIMNEY FOUNDATION BELOW GRADE AS REQUIRED, UNLESS NOTED OTHERWISE

12 WIDEN EXISTING OPENINGS AND CREATE NEW OPENINGS AS INDICATED. COORDINATE EXTENTS OF REMOVAL WITH DEMOLITION AND PROPOSED ARCHITECTURAL PLANS

13 INFILL REMOVED WINDOW DOORS OPENING. MATCH EXISTING FRAMING AND INSULATE WITH MINERAL WOOL

20 ALL WINDOWS TO BE REMOVED & REPLACED WITH NEW WINDOWS, UNLESS NOTED OTHERWISE
SEE PROPOSED PLAN & WINDOW SCHEDULE

REV	CHNG	CHANGE NAME
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CHANGE RECORD

REV	DATE	DESCRIPTION
00	4/9/26	Initial DoB Filing

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KEY PLAN

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DENNINGS AVE RENOVATIONS

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DOB JOB #:

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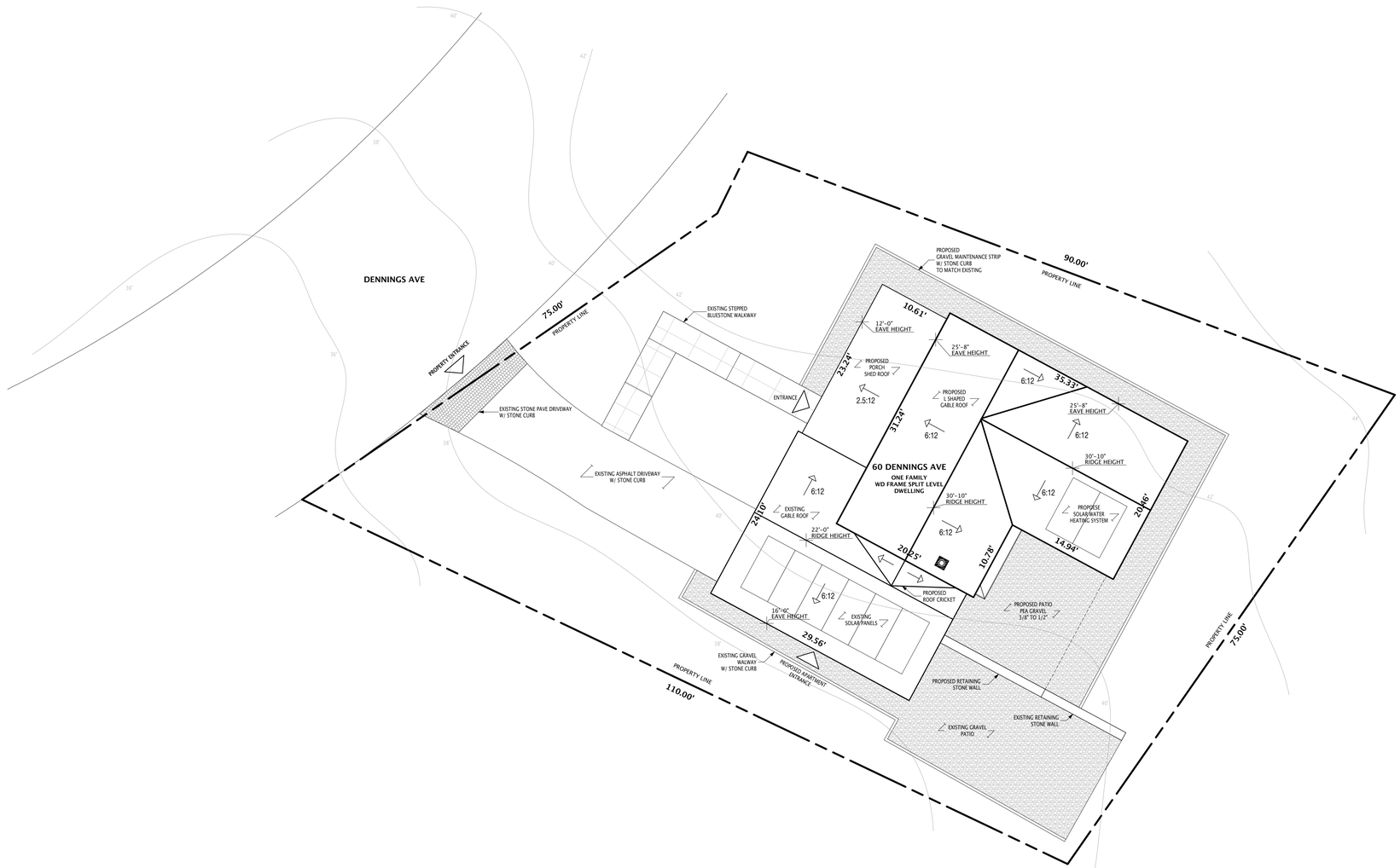
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REMOVALS

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A1 **PROPOSED SITE PLAN**
SCALE: 1/8" = 1'-0"

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PAGE SIZE 24X36

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SITE PLAN

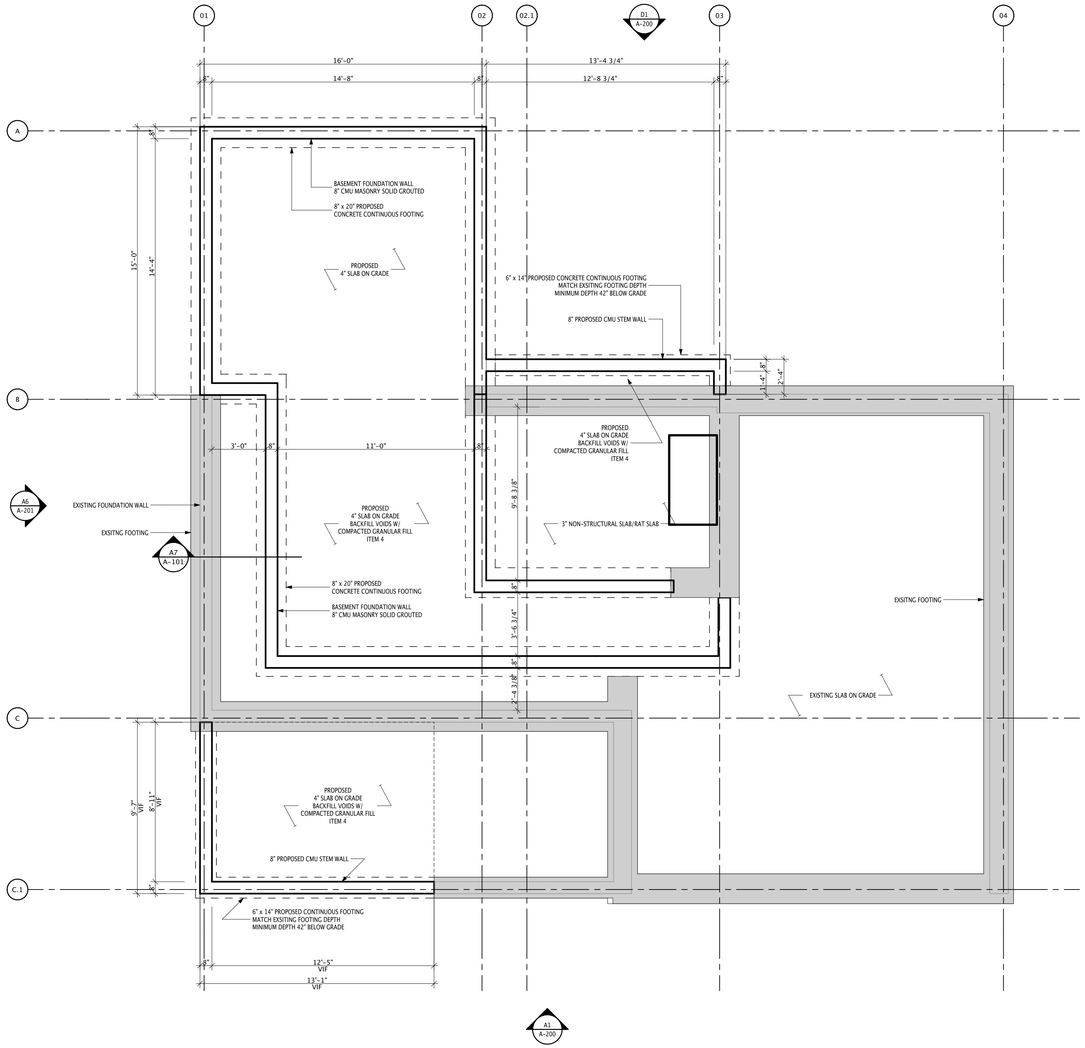
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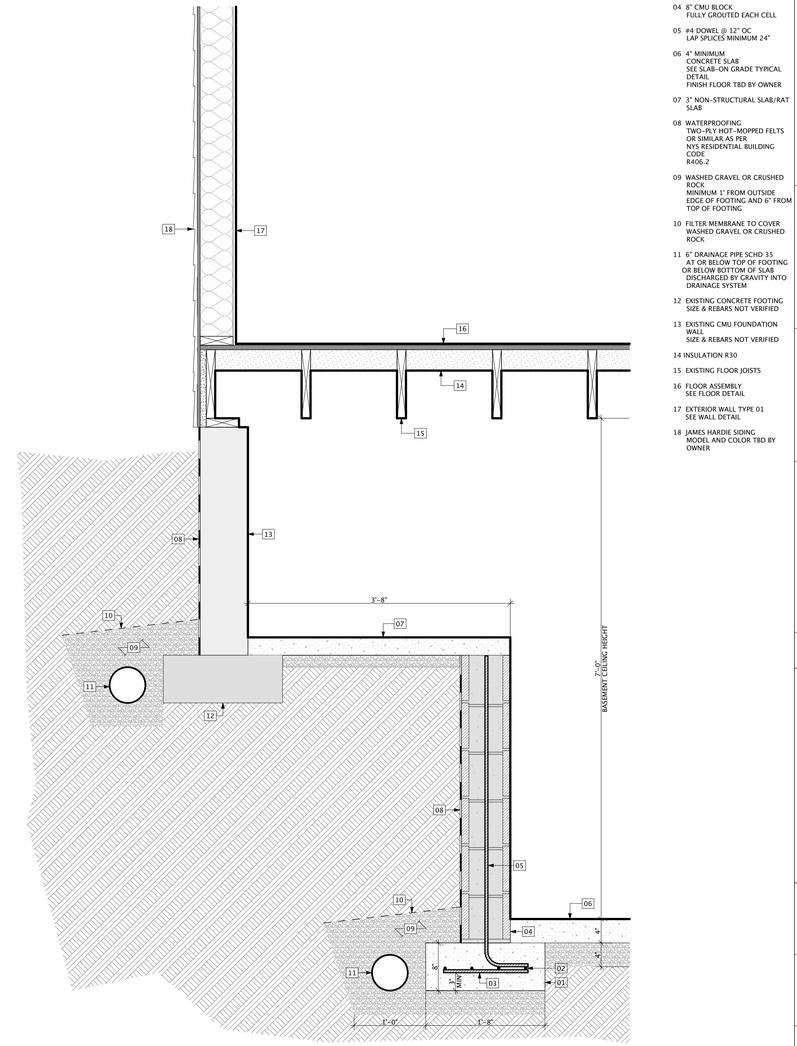
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FOUNDATION NOTES

1 BOTTOM OF NEW FOOTING TO BE AT LEAST 3'-6" BELOW FINISHED GRADE. OR AS INDICATED IN THE DRAWINGS
2 BACKFILL VOIDS WITH "COMPACTED GRANULAR FILL," (ITEM 4) COMPACTED TO 95% PROCTOR DENSITY
3 FOOTING CONCRETE TO BE 3,000 PSI (28-DAY) AIR ENTRAINED W/ EUCON_VANDEX_AM_10 ADMIXTURE, AND FIBER REINFORCED



A1 **PROPOSED FOUNDATION PLAN**
SCALE: 1/4" = 1'-0"
0 2' 4' 8'



A7 **BASEMENT FOUNDATION WALL DETAIL**
SCALE: 1" = 1'-0"
0 6" 1' 2'

01 8" x 20" CONCRETE CONTINUOUS FOOTING
02 (4) #4 REBAR LONGITUDINAL REINFORCEMENT
03 #5 CROSS TIES @ 12" OC
04 8" CMU BLOCK FULLY GROUTED EACH CELL
05 #4 DOWEL @ 12" OC. LAP SPLICES MINIMUM 24"
06 4" MINIMUM CONCRETE SLAB SEE SLAB-ON GRADE TYPICAL DETAIL FINISH FLOOR TBD BY OWNER
07 3" NON-STRUCTURAL SLAB/RAT SLAB
08 WATERPROOFING TWO-PLY HOT-MOPPED FELTS OR SIMILAR AS PER NYS RESIDENTIAL BUILDING CODE R406.2
09 WASHED GRAVEL OR CRUSHED ROCK MINIMUM 1' FROM OUTSIDE EDGE OF FOOTING AND 6" FROM TOP OF FOOTING
10 FILTER MEMBRANE TO COVER WASHED GRAVEL OR CRUSHED ROCK
11 6" DRAINAGE PIPE SCHD 35 AT OR BELOW TOP OF FOOTING OR BELOW BOTTOM OF SLAB DISCHARGED BY GRAVITY INTO DRAINAGE SYSTEM
12 EXISTING CONCRETE FOOTING SIZE & REBARS NOT VERIFIED
13 EXISTING CMU FOUNDATION WALL SIZE & REBARS NOT VERIFIED
14 INSULATION R30
15 EXISTING FLOOR JOISTS
16 FLOOR ASSEMBLY SEE FLOOR DETAIL
17 EXTERIOR WALL TYPE 01 SEE WALL DETAIL
18 JAMES HARDIE SIDING MODEL AND COLOR TBD BY OWNER

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12508

DOB JOB #:

DoB STAMP AND SIGNATURE

BSCAN STICKER

FOUNDATION PLAN

JOB NO.	SHEET PUBLISH DATE	SCALE
3163	4/9/26	

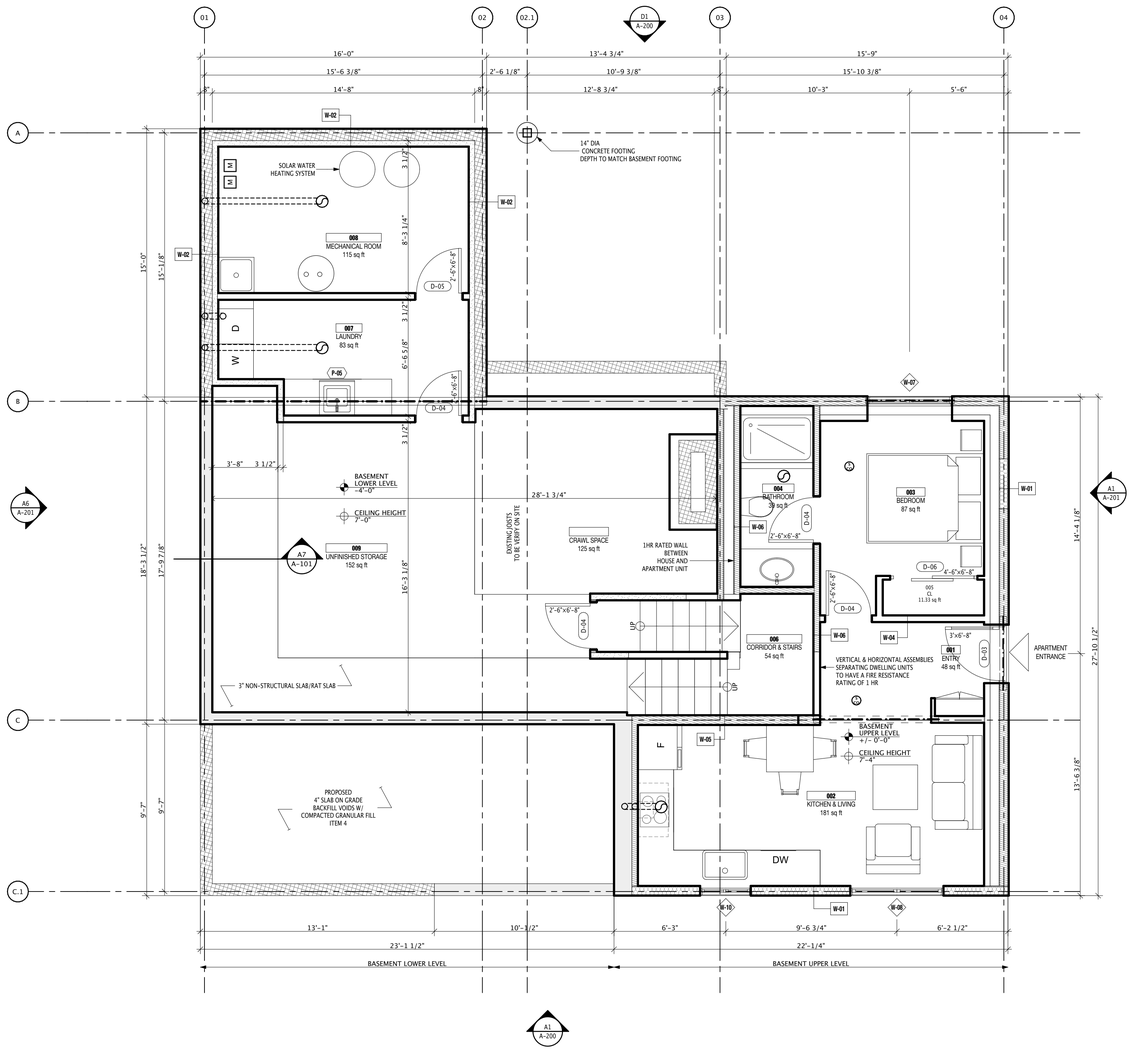
A-101.00

PAGE 6 OF 19

FILE NAME: 60 Dennings Ave
PAGE SIZE 24X36

GENERAL NOTES

1. ALL CEILING HEIGHT DIMENSIONS ARE FROM SUBFLOOR TO FINISHED CEILING.
2. All DIMENSIONS ARE FROM FACE OF STRUCTURE UNLESS OTHERWISE NOTED.



A1 PROPOSED BASEMENT

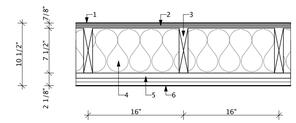
SCALE: 1/4" = 1'-0"

0 2' 4' 8'

DEMISING FLOOR FROM
EXISTING FLOOR JOISTS

1 HOUR

1. +/- 1/4" FINISH FLOORING
2. 23/32" T&G SUBFLOOR
3. 2x8 EXISTING WD JOISTS
4. MINERAL WOOL SOUND-ATTENUATING INSULATION
5. RESILIENT CHANNEL 20GA, 16" OC
6. (2) 5/8" TYPE X GWB

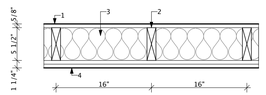


C-01 FLOOR/CEILING TYPE 01

RATED INTERIOR PARTITION
WD STUD

1 HOUR
STC 54

1. (2) 5/8" TYPE X GWB
2. 2x6 WD STD
3. FIBERGLASS INSULATION
4. (2) 5/8" TYPE X GWB

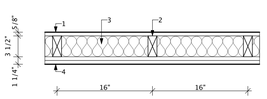


W-5 WALL TYPE 05

RATED INTERIOR PARTITION
WD STUD

1 HOUR
STC 54

1. (1) 5/8" TYPE X GWB
2. 2x4 WD STD
3. FIBERGLASS INSULATION
4. (2) 5/8" TYPE X GWB



W-06 WALL TYPE 06

REV	DATE	DESCRIPTION
	03	CHANGE TEST 03
00	02	CHANGE TEST 02
	01	CHANGE TEST 01
REV	CHNG	CHANGE NAME

CHANGE RECORD

00	4/9/26	Initial DoB Filing
REV	DATE	DESCRIPTION

ISSUED SET RECORD

KEY PLAN

SEAL & SIGNATURE

REGISTERED ARCHITECT
TOMASZ MLYNARSKI
043461
STATE OF NEW YORK

ARCHITECT
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NARSKA.COM

DENNINGS AVE RENOVATIONS

60 DENNINGS AVE
BEACON,NY
12508

DOB JOB #:

DoB STAMP AND SIGNATURE

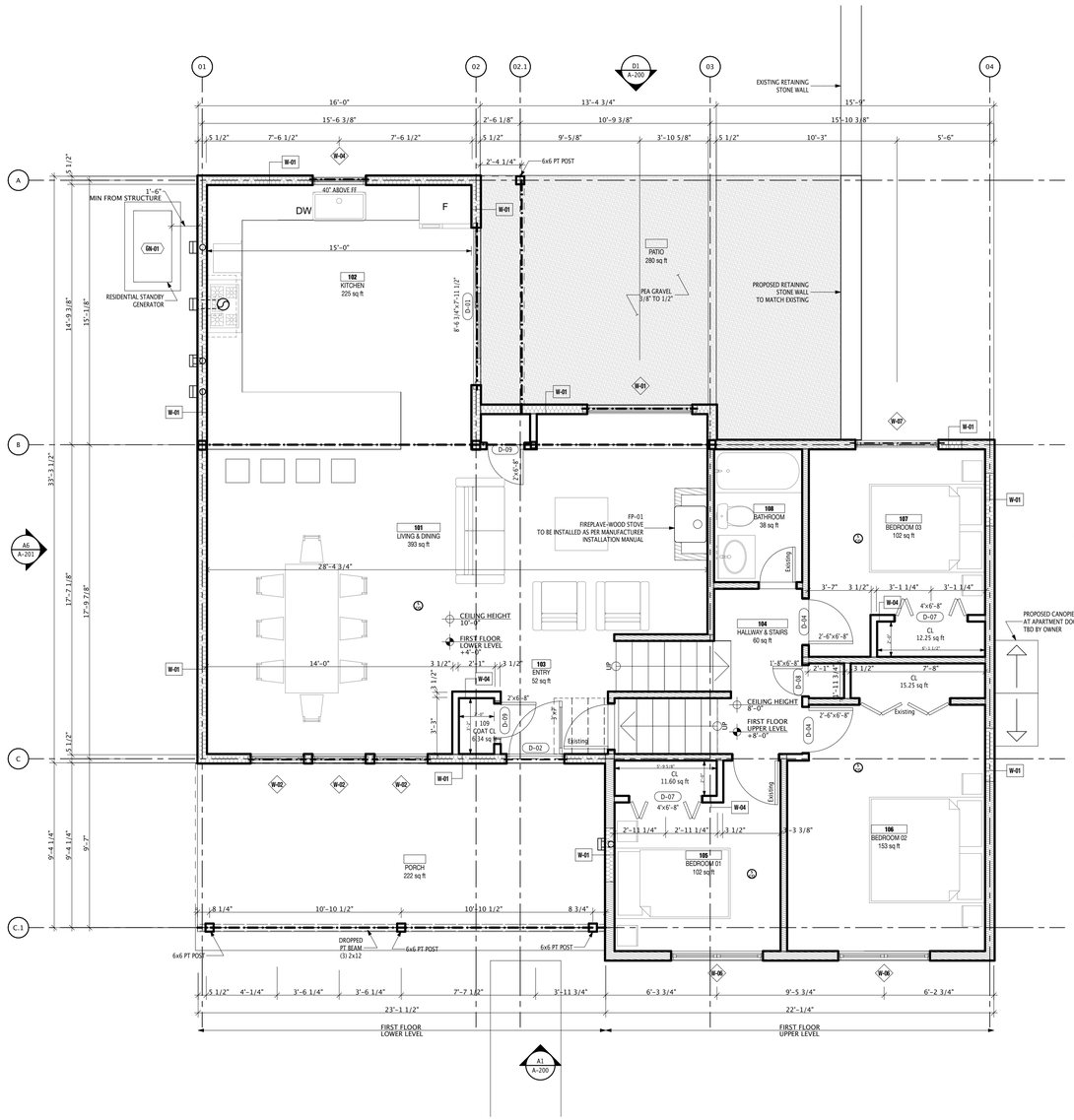
BSCAN STICKER

PLANS

JOB NO.	SHEET PUBLISH DATE	SCALE
3163	4/9/26	

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FILE NAME 60 Dennings Ave
PAGE SIZE 24X36



A1 **PROPOSED-FIRST FLOOR**

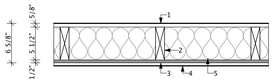
SCALE: 1/4" = 1'-0"

0 2' 4' 8'

EXTERIOR WALL

1 HOUR RATED

1. 5/8" GWB TYPE 'X'
2. 5 1/2" WOOD STUD 16" OC
3. 1/2" PLY WOOD
4. SIDING
5. INSULATION R-20

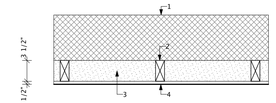


W-01 WALL TYPE 01

FURRED EXTERIOR WALL

R-19

1. CMU
2. 3 1/2" WOOD STUD @ 16" OC
3. CLOSED-CELL SPRAY FOAM R-19
4. 1/2" GWB

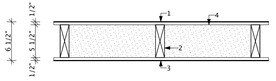


W-02 WALL TYPE 02

INTERIOR PARTITION
INSULATED

NOT RATED

1. 1/2" GWB
2. 3 1/2" WOOD STUD 16" OC
3. 1/2" GWB
4. CLOSED CELL SPRAY FOAM R-19

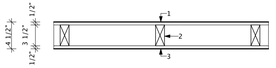


W-03 WALL TYPE 03

INTERIOR PARTITION

NOT RATED

1. 1/2" GWB
2. 3 1/2" WOOD STUD 16" OC
3. 1/2" GWB



W-03 WALL TYPE 04

00		
REV	CHNG	CHANGE NAME

CHANGE RECORD

00	4/9/26	Initial DoB Filing
REV	DATE	DESCRIPTION

ISSUED SET RECORD

KEY PLAN

SEAL & SIGNATURE

REGISTERED ARCHITECT TOMASZ MLYNARSKI 043461 STATE OF NEW YORK

ARCHITECT

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DENNINGS AVE RENOVATIONS

60 DENNINGS AVE
BEACON,NY
12508

DOB JOB #:

DoB STAMP AND SIGNATURE

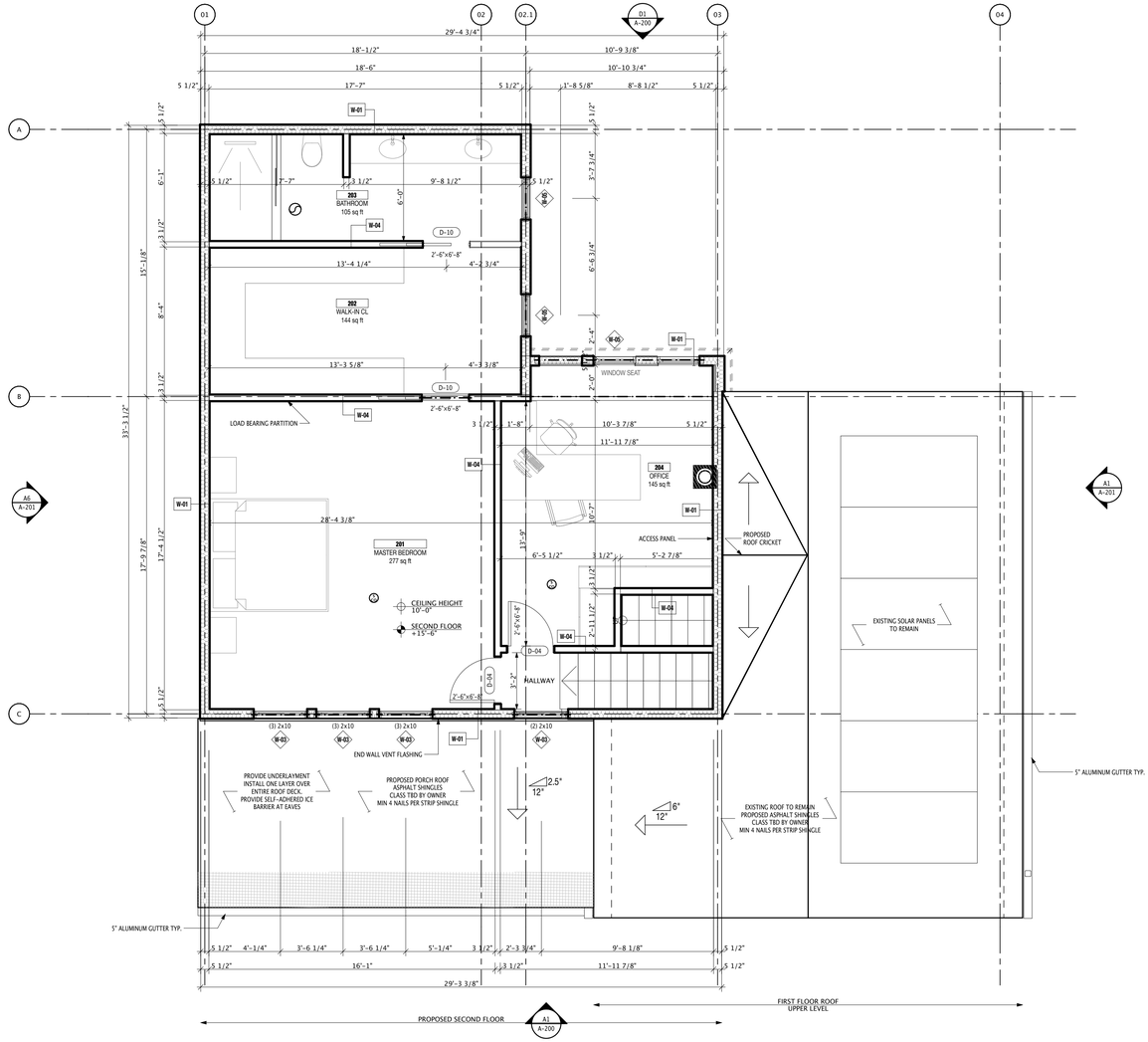
BSCAN STICKER

PLANS

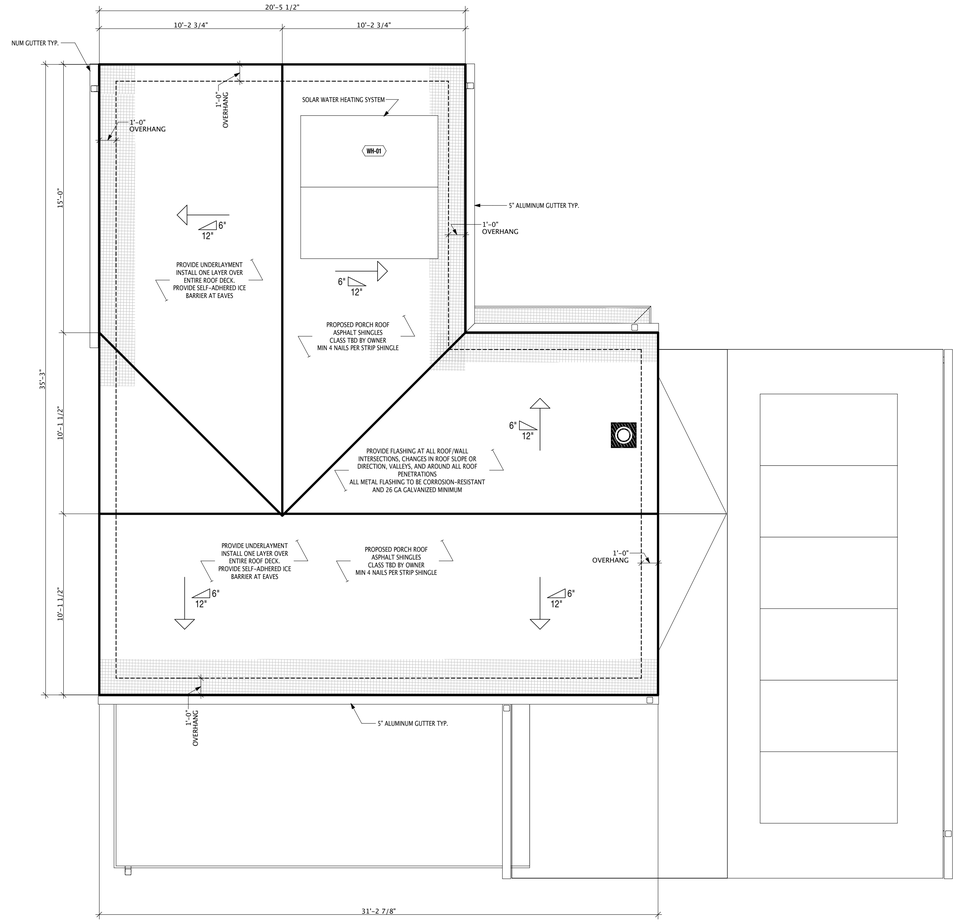
JOB NO.	SHEET PUBLISH DATE	SCALE
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A-103.00

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A1 **PROPOSED SECOND FLOOR**
SCALE: 1/4" = 1'-0"



A6 **PROPOSED ROOF**
SCALE: 1/4" = 1'-0"

00		
REV	CHNG	CHANGE NAME

CHANGE RECORD

00	4/9/26	Initial DoB Filing
REV	DATE	DESCRIPTION

ISSUED SET RECORD

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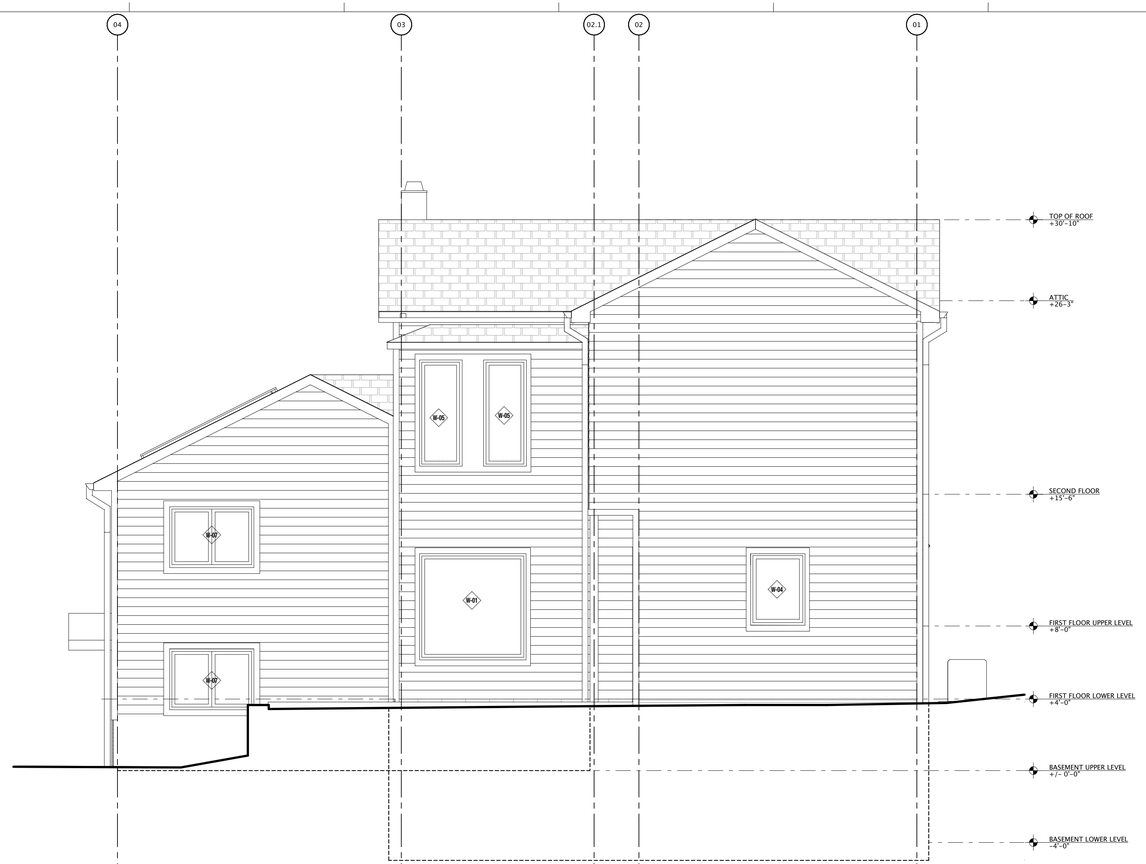
BSCAN STICKER

PLANS

JOB NO.	SHEET PUBLISH DATE	SCALE
3163	4/9/26	

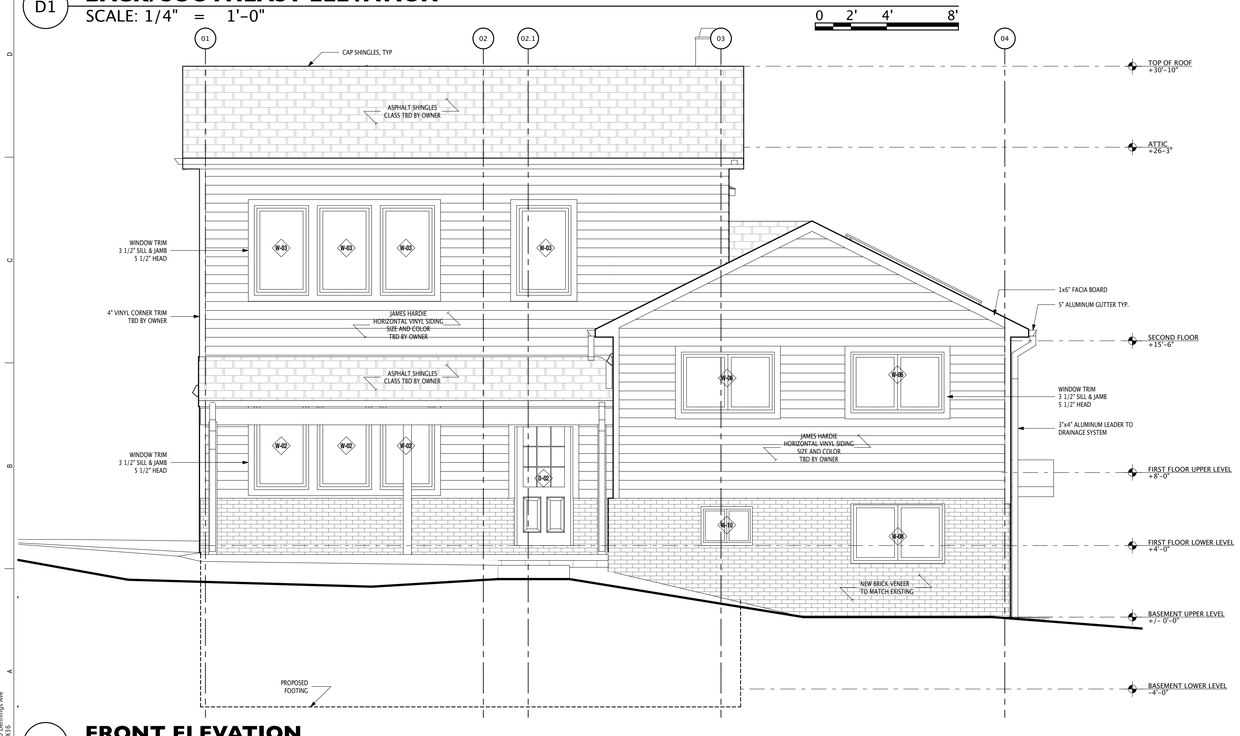
A-104.00

FILE NAME: 00 Dennings Ave
PAGE SIZE: 24X36



D1 BACK/SOUTHEAST ELEVATION

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



A1 FRONT ELEVATION

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

FILE NAME: 60 Dennings Ave
PAGE SIZE: 24X36

REV	CHNG	CHANGE NAME
00		

CHANGE RECORD

REV	DATE	DESCRIPTION
00	4/9/26	Initial DoB Filing

ISSUED SET RECORD

KEY PLAN

SEAL & SIGNATURE

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DENNINGS AVE RENOVATIONS

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12508

DOB JOB #:

DoB STAMP AND SIGNATURE

BSCAN STICKER

ELEVATIONS

JOB NO.	SHEET PUBLISH DATE	SCALE
3163	4/9/26	

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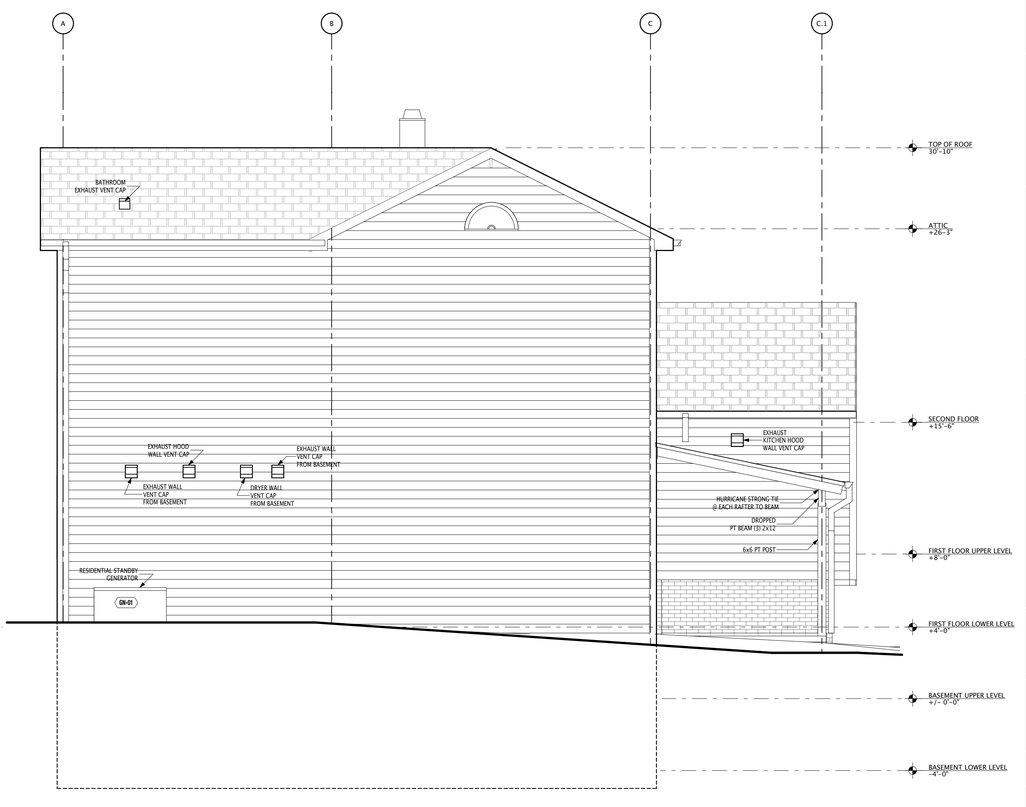
PAGE 10 OF 19



A1 **SIDE/SOUTHWEST ELEVATION**

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

0 2' 4' 8'



A6 **SIDE/NORTHEAST ELEVATION**

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

0 2' 4' 8'

REV	CHNG	CHANGE NAME
00		

CHANGE RECORD

REV	DATE	DESCRIPTION
00	4/9/26	Initial DoB Filing

ISSUED SET RECORD

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SEAL & SIGNATURE

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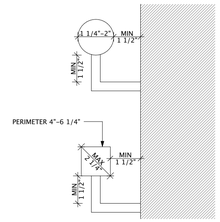
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FILE NAME: 60 Dennings Ave
PAGE SIZE: 24X36

HANDRAIL
CIRCULAR & NON-CIRCULAR
CROSS-SECTION DETAIL

PROVIDE A HANDRAIL ON AT LEAST
ONE SIDE OF EACH FLIGHT OF STAIRS

NON-CIRCULAR
CROSS-SECTIONS HANDRAILS
MUST HAVE ROUNDED EDGES



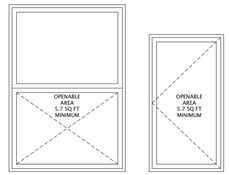
F1 HANDRAILING CROSS-SECTION

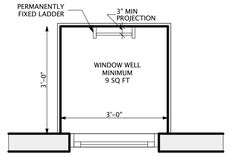
3" = 1'-0"

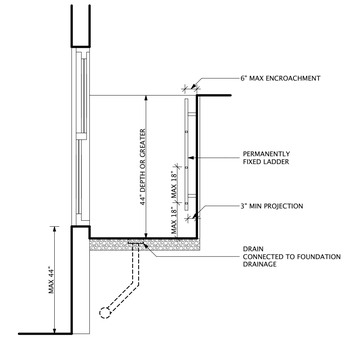
0 3" 6" 9"

EMERGENCY ESCAPE AND RESCUE
OPENINGS NOTES:

1.0 BASEMENTS AND
EVERY SLEEPING ROOM SHALL
HAVE AT LEAST ONE OPERABLE
EMERGENCY ESCAPE AND
RESCUE OPENING.
1.1 SILL HEIGHT MAX 44" ABOVE
THE FINISHED FLOOR.
1.2 ALL EMERGENCY ESCAPE AND
RESCUE OPENINGS SHALL HAVE
A MINIMUM NET CLEAR
OPENING OF 5.7 SQUARE FEET.
1.3 MINIMUM NET CLEAR
OPENING HEIGHT SHALL BE 24".
1.4 MINIMUM OPENING WIDTH NET
CLEAR OPENING WIDTH SHALL
BE 20"
1.5 AREA OF THE WINDOW WELL
SHALL ALLOW THE EMERGENCY
ESCAPE AND RESCUE OPENING
TO BE FULLY OPEN



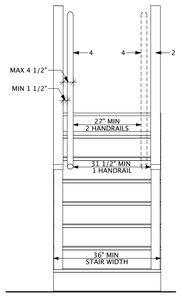


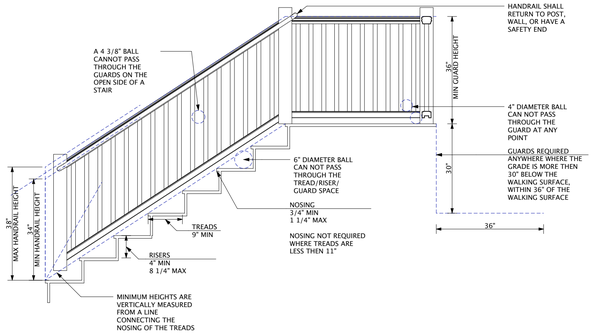


G5 EMERGENCY ESCAPE

1/2" = 1'-0"

0 1' 2' 4'





GUARDRAIL & HANDRAILING
DETAIL

1. LANDINGS
ARE LOCATED AT THE TOP &
BOTTOM OF EACH STAIRWAY
DEPTH NOT LESS THAN WIDTH OF
FLIGHT SERVED

2. STAIRWAY GUARDRAIL
HEIGHT 34" MIN
WHERE THE TOP OF THE GUARD
SERVES AS A HANDRAIL, HEIGHT IS
34" MIN- 38" MAX

3. GUARDRAILS ON BALCONIES,
DECKS, PORCHES, LANDINGS
HEIGHT MIN 36"

IF THE VERTICALLY MEASURED
DISTANCE FROM THE FLOOR OR
GRADE BELOVE TO THE OPEN-
SIDED WALKING SURFACE IS MORE
THAN 30", GUARDRAILS ARE
REQUIRED

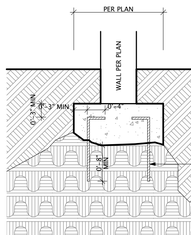
4. HANDRAIL
HEIGHT 34" MIN- 38" MAX
1 HANDRAIL IS REQUIRED
2 HANDRAILS ARE PREFERRED

GRIP SIZE:
CIRCULAR CROSS SECTION
1 1/4" MIN DIA- 2" MAX DIA
NOT CIRCULAR
4" MIN PERIMETER- 6" MAX
PERIMETER

D2 SECTION

1/2" = 1'-0"

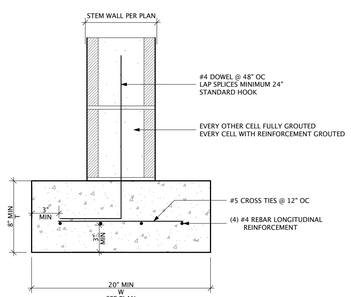
0 1' 2' 4'



A1 SPREAD FOOTING PIN TO ROCK DETAIL

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

0 1' 2' 3'



A3 20x8 FOOTING AT CMU WALLS

1 1/2"= 1'-0"

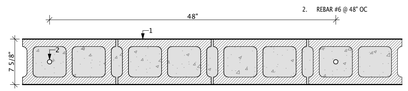
0 6" 12" 18"

8" MASONRY FOUNDATION OR
RETAINING WALL

MAXIMUM WALL HEIGHT: 8'
MAXIMUM UNBALANCED BACKFILL: 8'

ALL BARS GRADE 60 MIN

1. 8" CMU
TYPE S OR TYPE M MORTAR
3/8" BED JOINTS
3/8" HEAD JOINTS
RUNNING BOND PATTERN
FULLY GROUTED
2. REBAR #6 @ 48" OC



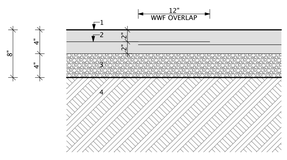
A5 TYPICAL CMU WALL

SCALE: 1" = 1'-0"

0 6" 1' 2'

TYPICAL SLAB ON GRADE

1. 4" CONCRETE SLAB
3500 PSI MIN
2. WELDED WIRE FABRIC
6X6 W1.4 X W1.4 WWF TYPICAL
3. SUBBASE
4"GRAVEL BED
4. COMPACTED OR UNDISTURBED
SOIL



A7 TYP SLAB-ON GRADE

1" = 1'-0"

0 6" 1' 2'

ISSUE RECORD

SEAL & SIGNATURE

REGISTERED ARCHITECT
TOMASZ MLYNARSKI
043461
STATE OF NEW YORK

TOMASZ P MLYNARSKI ARCHITECT PC
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10549

DENNINGS AVE RENOVATIONS

60 DENNINGS AVE
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DOB JOB #:

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DETAILS

JOB NO.	SHEET PUBLISH DATE	SCALE
3163	4/9/26	

A-500.00

PAGE SIZE 24X36

HEATING UNITS

MARK	LOCATION	TYPE	MANUFACTURER	MODEL	SIZE	SECTIONS	REQUIRED (BTUh) MINIMUM	RATED OUTPUT	NOTES
BASEMENT									
RAD-01	KITCHEN & LIVING	FREE STANDING CAST IRON RADIATOR	OSWALD SUPPLY	MR625x	25" H	12	5460	6120 BTU/HR @ 180°F AWT	VERIFY FINAL CONNECTION AND COORDINATION WITH MECHANICAL CONTRACTOR
RAD-02	ENTRY	FREE STANDING CAST IRON RADIATOR	OSWALD SUPPLY	MR625x	25" H	4	1500	2040 BTU/HR @ 180°F AWT	VERIFY FINAL CONNECTION AND COORDINATION WITH MECHANICAL CONTRACTOR
RAD-03	BEDROOM	FREE STANDING CAST IRON RADIATOR	OSWALD SUPPLY	MR625x	25" H	6	2560	3060 BTU/HR @ 180°F AWT	VERIFY FINAL CONNECTION AND COORDINATION WITH MECHANICAL CONTRACTOR
RAD-04	BATHROOM	TBD	TBD	TBD	TBD	TBD	1790	TBD	TBD BY OWNER AND CONTRACTOR
FIRST FLOOR									
RAD-11	LIVING AND DINING	FREE STANDING CAST IRON RADIATOR	OSWALD SUPPLY	MR625x	25" H	18	12000	9180 BTU/HR @ 180°F AWT	VERIFY FINAL CONNECTION AND COORDINATION WITH MECHANICAL CONTRACTOR
RAD-12	LIVING AND DINING	FREE STANDING CAST IRON RADIATOR	OSWALD SUPPLY	MR419x	19" H	12		3264 BTU/HR @ 180°F AWT	VERIFY FINAL CONNECTION AND COORDINATION WITH MECHANICAL CONTRACTOR
RAD-13	BEDROOM 03	FREE STANDING CAST IRON RADIATOR	OSWALD SUPPLY	MR625x	25" H	6	2900	3060 BTU/HR @ 180°F AWT	VERIFY FINAL CONNECTION AND COORDINATION WITH MECHANICAL CONTRACTOR
RAD-14	BEDROOM 02	FREE STANDING CAST IRON RADIATOR	OSWALD SUPPLY	MR625x	25" H	10	4270	5100 BTU/HR @ 180°F AWT	VERIFY FINAL CONNECTION AND COORDINATION WITH MECHANICAL CONTRACTOR
RAD-15	BEDROOM 01	FREE STANDING CAST IRON RADIATOR	OSWALD SUPPLY	MR625x	25" H	8	3070	4080 BTU/HR @ 180°F AWT	VERIFY FINAL CONNECTION AND COORDINATION WITH MECHANICAL CONTRACTOR
RAD-16	BATHROOM	TBD	TBD	TBD	TBD	TBD	1790	TBD	TBD BY OWNER AND CONTRACTOR
SECOND FLOOR									
RAD-20	MASTER BEDROOM	FREE STANDING CAST IRON RADIATOR	OSWALD SUPPLY	MR625x	25" H	18	8360	9180 BTU/HR @ 180°F AWT	VERIFY FINAL CONNECTION AND COORDINATION WITH MECHANICAL CONTRACTOR
RAD-21	OFFICE	FREE STANDING CAST IRON RADIATOR	OSWALD SUPPLY	MR419x	19" H	16	4270	4352 BTU/HR @ 180°F AWT	VERIFY FINAL CONNECTION AND COORDINATION WITH MECHANICAL CONTRACTOR
RAD-22	WAL-IN CL	FREE STANDING CAST IRON RADIATOR	OSWALD SUPPLY	MR419x	25" H	8	3240	4080 BTU/HR @ 180°F AWT	VERIFY FINAL CONNECTION AND COORDINATION WITH MECHANICAL CONTRACTOR
RAD-23	BATHROOM	FREE STANDING CAST IRON RADIATOR	OSWALD SUPPLY	MR419x	25" H	8	3920	4080 BTU/HR @ 180°F AWT	VERIFY FINAL CONNECTION AND COORDINATION WITH MECHANICAL CONTRACTOR

RESIDENTIAL EQUIPMENT SCHEDULE

MARK	DESCRIPTION	MANUFACTURER	MODEL	MODEL NUMBER	VOLTAGE	AMPERAGE	VENT CONNECTION	QUANTITY	NOTES
A-01	36" COOK TOP	TBD	TBD	TBD				1	
A-02	42" HOOD- 400 CFM	TBD	TBD	TBD				1	
A-03	30" DOUBLE WALL OVEN	TBD	TBD	TBD				1	
A-04	24" DISHWASHER	TBD	TBD	TBD				2	
A-05	36" REFRIGERATOR	TBD	TBD	TBD				1	
A-06	30" ELECTRIC COOKTOP & OVEN	TBD	TBD	TBD				1	
A-07	30" REFRIGERATOR	TBD	TBD	TBD				1	
A-08	27" WASHER	TBD	TBD	TBD				1	
A-09	27" DRYER	TBD	TBD	TBD				1	
A-10	30" HOOD- 400 CFM	TBD	TBD	TBD				1	

LUMINAIRE SCHEDULE

MARK	DESCRIPTION	MANUFACTURER	MODEL	MODEL NUMBER	FIXTURE DIMENSIONS			LAMP PROPERTIES				MATERIAL	FINISH	DIMMABLE	DIMMING TYPE	WET LOCATION LISTED	QUANTITY	NOTES
					X	Y	Z	LAMP TYPE	LAMP QUANTITY	LUMENS	FIXTURE WATTS	COLOR TEMPERTURE							
L-01	LUMINAIRE-AT CEILING, RECESSED	TBD	TBD					LED	0						□	ELV	□	79	
L-02	LUMINAIRE-AT CEILING, SURFACE MOUNTED	TBD	TBD					LED	0						□	ELV	□	3	
L-03	LUMINAIRE-WALL MOUNTED- BATHROOM SCONCE	TBD	TBD					LED	0						□	ELV	□	3	
L-04	LINEAR LED UNDER WALL CABINET	TBD	TBD					LED	0						□	ELV	□	3	
L-05	LUMINAIRE-WALL MOUNTED- ENTRANCE DOOR LIGHT	TBD	TBD					LED	0						□	ELV	□	4	
L-06	PENDANT LUMINAIRE- DINING	TBD	TBD					LED	0						□	ELV	□	1	
L-07	PENDANT LUMINAIRE- COUNTERTOP	TBD	TBD					LED	0						□	ELV	□	1	
L-08	LUMINAIRE-WALL MOUNTED- FIREPLACE SCONCE	TBD	TBD					LED	0						□	ELV	□	2	
L-09	LUMINAIRE-AT CEILING, SURFACE MOUNTED- PORCH	TBD	TBD					LED	0						□	ELV	□	3	

ROOM SCHEDULE

MARK	NAME	AREA	HAB/OCC SPACE	STATUS	DWELLING TYPE
BASEMENT					
001	ENTRY	48.16	OCCUPIABLE	PROPOSED	Apartment
002	KITCHEN & LIVING	181.48	HABITABLE	PROPOSED	Apartment
003	BEDROOM	87.09	HABITABLE	PROPOSED	Apartment
004	BATHROOM	39.30	OCCUPIABLE	PROPOSED	Apartment
005	CL	11.33	OCCUPIABLE	PROPOSED	Apartment
006	CORRIDOR & STAIRS	53.70	OCCUPIABLE	PROPOSED	House
007	LAUNDRY	83.25	OCCUPIABLE	PROPOSED/ADDITION	House
008	MECHANICAL ROOM	114.63	OCCUPIABLE	PROPOSED/ADDITION	House
009	UNFINISHED STORAGE	152.36	OCCUPIABLE	PROPOSED/ADDITION	House
FIRST FLOOR					
101	LIVING & DINING	392.95	HABITABLE	EXISTING	House
102	KITCHEN	225.00	HABITABLE	PROPOSED/ADDITION	House
103	ENTRY	51.71	OCCUPIABLE	EXISTING	House
104	HALLWAY & STAIRS	59.85	OCCUPIABLE	NEW	House
105	BEDROOM 01	101.82	HABITABLE	EXISTING	House
106	BEDROOM 02	153.08	HABITABLE	EXISTING	House
107	BEDROOM 03	102.32	HABITABLE	EXISTING	House
108	BATHROOM	37.71	OCCUPIABLE	EXISTING	House
109	CL	11.60	OCCUPIABLE	PROPOSED	House
110	CL	12.25	OCCUPIABLE	PROPOSED	House
111	CL	15.25	OCCUPIABLE	PROPOSED	House
112	COAT CL	6.34	OCCUPIABLE	PROPOSED	House
SECOND FLOOR					
201	MASTER BEDROOM	276.68	HABITABLE	PROPOSED/ADDITION	House
202	WALK-IN CL	143.65	OCCUPIABLE	PROPOSED/ADDITION	House
203	BATHROOM	105.00	OCCUPIABLE	PROPOSED/ADDITION	House
204	OFFICE	144.73	HABITABLE	PROPOSED/ADDITION	House
		2,611.22 ft²			

STANDBY GENERATOR SCHEDULE

MARK	DESCRIPTION	MANUFACTURER	MODEL	MODEL NUMBER	FUEL	RATED OUTPUT	ELECTRICAL	POWER QUALITY	ENGINE	DIMENSIONS/ WEIGHT (L x W x H)/(LBS)	CONTROLS MONITORING	SOUND LEVEL	QUANTITY	NOTES
GN-01	RESIDENTIAL STANDBY GENERATOR | AIR-COOLED GAS ENGINE	GENERAC	GENERAC GUARDIAN SERIES 20 / 22 / 24 KW	TBD	NATURAL GAS OR LP	TBD	TBD	THD LLES THAN 5%, 90 A MAIN BREAK	G-FORCE 1000 SERIES 999 CC, 2-CYLINDER OH	48" x 25" x 29" / WHEIGHT TBD	EVOLUTION MULTILINGUAL LCD CONTROLLER W/ STANDARD WI-FI CONECTIVITY	67 dBA AT NORMAL LOAD	1	SELECT FINAL KW SIZE BASED ON CONNECTED LOAD, MOTOR STARTING, FUEL SUPPLY, AND OWNER PRIORITIES

NATURAL LIGHT AND VENTILATION

MARK	NAME	AREA	VOLUME	MIN NATURAL LIGHT REQUI (8% OF AREA)	NATURAL LIGHT AREA PROVIDED	MIN NATURAL AIR REQUI (4% OF AREA)	NATURAL AIR AREA PROVIDED	HAB/OCC SPACE
BASEMENT								
002	KITCHEN & LIVING	181.48	1,527.47	14.52	15.50	7.26	19.00	HABITABLE
003	BEDROOM	87.09	732.97	6.97	10.40	3.48	13.80	HABITABLE
FIRST FLOOR								
101	LIVING & DINING	392.95	3,147.55	31.44	61.50	15.72	39.00	HABITABLE
102	KITCHEN	225.00	1,800.00	18.00	53.60	9.00	33.20	HABITABLE
105	BEDROOM 01	101.82	814.54	8.15	11.60	4.07	15.50	HABITABLE
106	BEDROOM 02	153.08	1,224.64	12.25	11.60	6.12	15.50	HABITABLE
107	BEDROOM 03	102.32	818.54	8.19	10.40	4.09	13.80	HABITABLE
SECOND FLOOR								
201	MASTER BEDROOM	276.68	2,213.46	22.13	31.50	11.07	39.00	HABITABLE
204	OFFICE	144.73	1,157.85	11.58	38.50	5.79	12.05	HABITABLE
		1,665.15 ft²	**13,437.02 ft³**					

WINDOW SCHEDULE

MARK	TYPE	UNIT DIMENSIONS		ROUGH OPENING		MANUFACTURER	MODEL	MODEL NUMBER	GLAZING OPTIONS			EXTERIOR COLOR	INTERIOR COLOR	U-VALUE	QUANTITY	NOTES
		WIDTH	HEIGHT	WIDTH	HEIGHT				PANES	TYPE	OTHER					
W-01	FIXED	5'-11 1/2"	5'-11 1/2"	6'-0"	5'-11 3/4"	TEZA DOORS & WINDWS	TEZA 65 SERIES- FIXED WINDOW	PW6572728	DOUBLE	TEMPERED		BLACK	BLACK	0.30	1	
W-02	FIXED	3'-0"	5'-0"	3'-1/2"	5'-1/4"				DOUBLE	ANNEALED				0.32	3	
W-03	CASEMENT	3'-0"	5'-0"	3'-1/2"	5'-1/4"				DOUBLE	ANNEALED				0.32	4	
W-04	FIXED	3'-0"	4'-0"	3'-1/2"	4'-1/4"				DOUBLE	ANNEALED				0.32	1	
W-05	CASEMENT	2'-4 3/8"	5'-11 7/8"	2'-4 7/8"	6'-1/8"				DOUBLE	TEMPERED				0.32	4	
W-06	CASEMENT	5'-2 1/2"	3'-4 7/8"	5'-3"	3'-5 1/16"				DOUBLE	ANNEALED				0.32	2	
W-07	CASEMENT	4'-8 1/2"	3'-4 7/8"	4'-9"	3'-5 1/16"				DOUBLE	ANNEALED				0.32	2	
W-08	CASEMENT	5'-2 1/2"	3'-4 7/8"	5'-3"	3'-5 1/16"				DOUBLE	ANNEALED				0.32	1	
W-10	CASEMENT	2'-10 1/2"	2'-2"	2'-11"	2'-2 1/4"				DOUBLE	ANNEALED				0.32	1	

DOOR SCHEDULE

MARK	DESCRIPTION	TYPE	NOMINAL DIMENSIONS		MANUFACTURER	MODEL	MODEL NUMBER	MATERIAL	NOTES	Quantity
			WIDHT	HEIGHT						
D-01	PATIO DOOR	SLIDING	8'-6"	8'-0"	TBD	TBD	TBD	TBD		1
D-02	ENTRANCE DOOR	HINGE	3'-0"	7'-0"	TBD	TBD	TBD	WOOD		1
D-03	APARTMENT ENTRANCE DOOR	HINGE	3'-0"	6'-8"	TBD	TBD	TBD	WOOD		1
D-04	INTERIOR DOOR	HINGE	2'-6"	6'-8"	TBD	TBD	TBD	WOOD		8
D-05	INTERIOR DOOR	HINGE	2'-6"	6'-8"	TBD	TBD	TBD	TBD	SELF CLOSING	1
D-06	INTERIOR DOOR	SLIDE	4'-6"	6'-8"	TBD	TBD	TBD	WOOD		1
D-07	INTERIOR DOOR	BIFOLD	4'-0"	6'-8"	TBD	TBD	TBD	WOOD		2
D-08	INTERIOR DOOR	HINGE	1'-8"	6'-8"	TBD	TBD	TBD	WOOD		1
D-09	INTERIOR DOOR	HINGE	2'-0"	6'-8"	TBD	TBD	TBD	WOOD		2
D-10	INTERIOR	POCKET	2'-6"	2'-6"	TBD	TBD	TBD	WOOD		2

SOLAR WATER HEATING EQUIPMENT SCHEDULE

MARK	DESCRIPTION	MANUFACTURER	MODEL	MODEL NUMBER	CAPACITY (GAL)	BACKUP	QUANTITY	NOTES
WH-01	SOLAR DOMESTIC HOT WATER PACKAGE SYSTEM; SINGLE-TANK, CLOSED-LOOP GLYCOL TYP	RHEEM	SOLPAK FEATURING A GAS ASSIST HEAT EXCHANGE TANK	TBD	TBD	NATURAL GAS	1	INCLUDE HEAT EXCHANGER TANK, COLLECTOR(S), CONTROLLER, MULTI-SPEED PUMP, MIXING VALVE, GLYCOL SOLUTION, AND SOLAR-LOOP EXPANSION TANK

PLUMBING FIXTURE SCHEDULE

MARK	DESCRIPTION	MANUFACTURER	MODEL	MODEL NUMBER	FINISH AND MATERIAL	DRAIN	TRAP	SUPPLY FITTING	CONNECTIONS				AMOUNT	NOTES
									CW	HW	WASTE	VENT		
P-01	36" FARMHOUSE SINK	TBD	TBD	TBD	TBD								1	
P-02	30" FARMHOUSE SINK	TBD	TBD	TBD	TBD								1	
P-03	WALL HUNG TOILET	SIGNATURE HARWARE	ARNELLE DUAL-FLUSH WALL-MOUNT ELONGATED TOILET WITH IN -WALL CARRIER	TBD	TBD								1	
P-04	WALL MOUNTED DOUBLE VANITY	TBD	TBD	TBD	TBD								1	
P-05	24" SINK	TBD	TBD	TBD	TBD								1	
P-06	24" MOP SINK	TBD	TBD	TBD	TBD								1	

REV	CHNG	CHANGE NAME
00		

CHANGE RECORD

REV	DATE	DESCRIPTION
00	4/9/26	Initial DoB Filing

ISSUED SET RECORD

KEY PLAN

SEAL & SIGNATURE

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SCHEDULES

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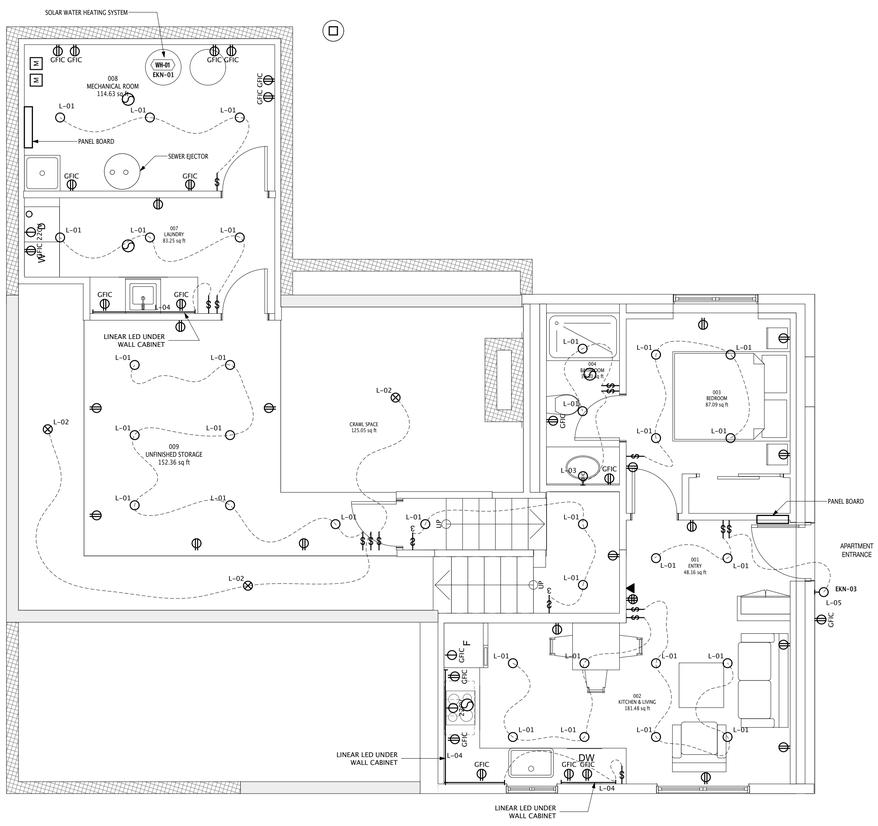
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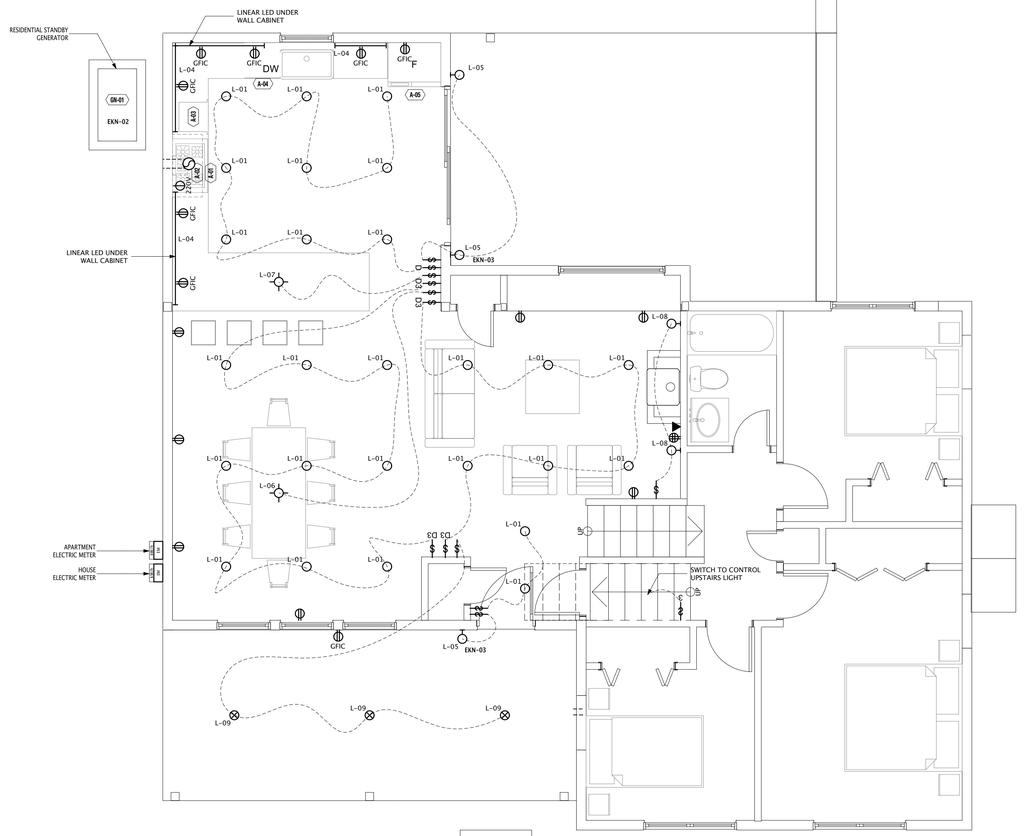
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ELECTRICAL KEY NOTES

EKN-01	PROVIDE RHEEM SOLPAK WITH GAS ASSIST HEAT EXCHANGE TANK, MODEL RSC75-40BP, OR APPROVED EQUAL; CAPACITY TBD, SINGLE-TANK, CLOSED-LOOP GLYCOL SOLAR WATER HEATING SYSTEM WITH NATURAL-GAS BACKUP HEAT SOURCE. SYSTEM TO INCLUDE HEAT EXCHANGER TANK, SOLAR COLLECTOR(S), CONTROLLER, MULTI-SPEED PUMP, MIXING VALVE, GLYCOL SOLUTION, AND SOLAR-LOOP EXPANSION TANK. COORDINATE FINAL INSTALLATION REQUIREMENTS, VENTING, PIPING, CONTROLS, AND SAFETY DEVICES WITH MANUFACTURER INSTRUCTIONS AND PLUMBING / MECHANICAL DRAWINGS.
EKN-02	1. PROVIDE A COMPLETE FACTORY-ASSEMBLED STANDBY GENERATOR SYSTEM WITH CONTROLLER, FLEXIBLE FUEL LINE CONNECTOR, AND ALL ACCESSORIES REQUIRED FOR AN OPERABLE INSTALLATION. 2. UNIT SHALL OPERATE ON NATURAL GAS OR LP GAS. SIZE FUEL PIPING FOR FULL-LOAD DEMAND AND VERIFY REQUIRED INLET PRESSURE WITH MANUFACTURER INSTRUCTIONS. 3. REFER TO THE INSTALLATION MANUAL FOR EXACT PAD AND SERVICE CLEARANCES.
EKN-03	EXTERIOR ENTRANCE LIGHT ON PHOTO/MOTION SENSOR; ACTIVATE AT DARK WHEN OCCUPANCY IS DETECTED



A1 **PROPOSED BASEMENT LIGHTING & POWER PLAN**
SCALE: 1/4" = 1'-0"



A5 **PROPOSED FIRST FLOOR LIGHTING & POWER PLAN**
SCALE: 1/4" = 1'-0"

ISSUE RECORD

SEAL & SIGNATURE

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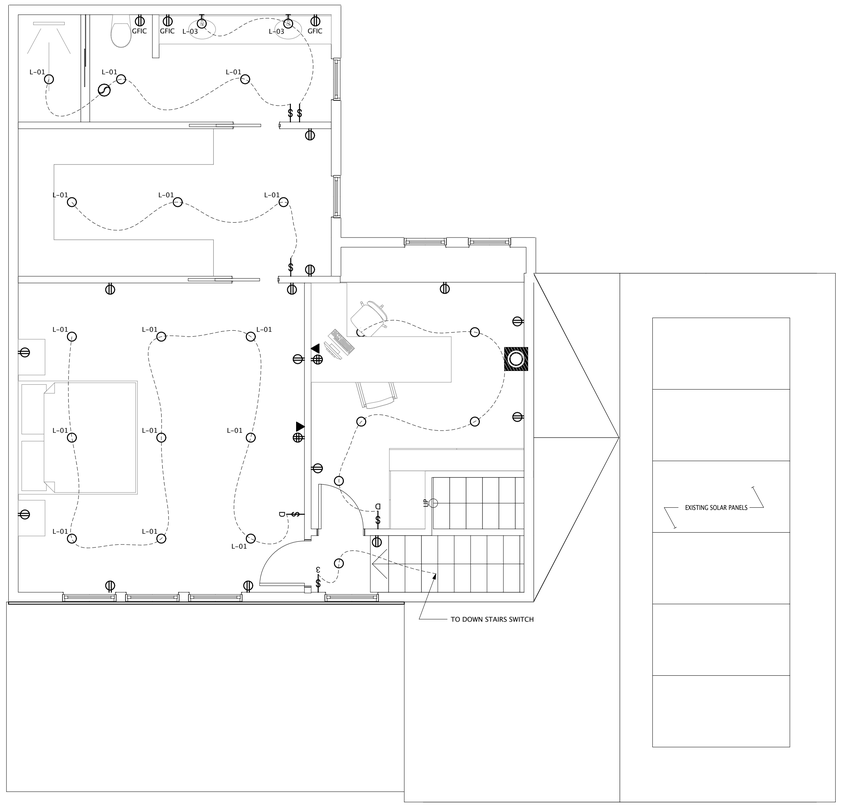
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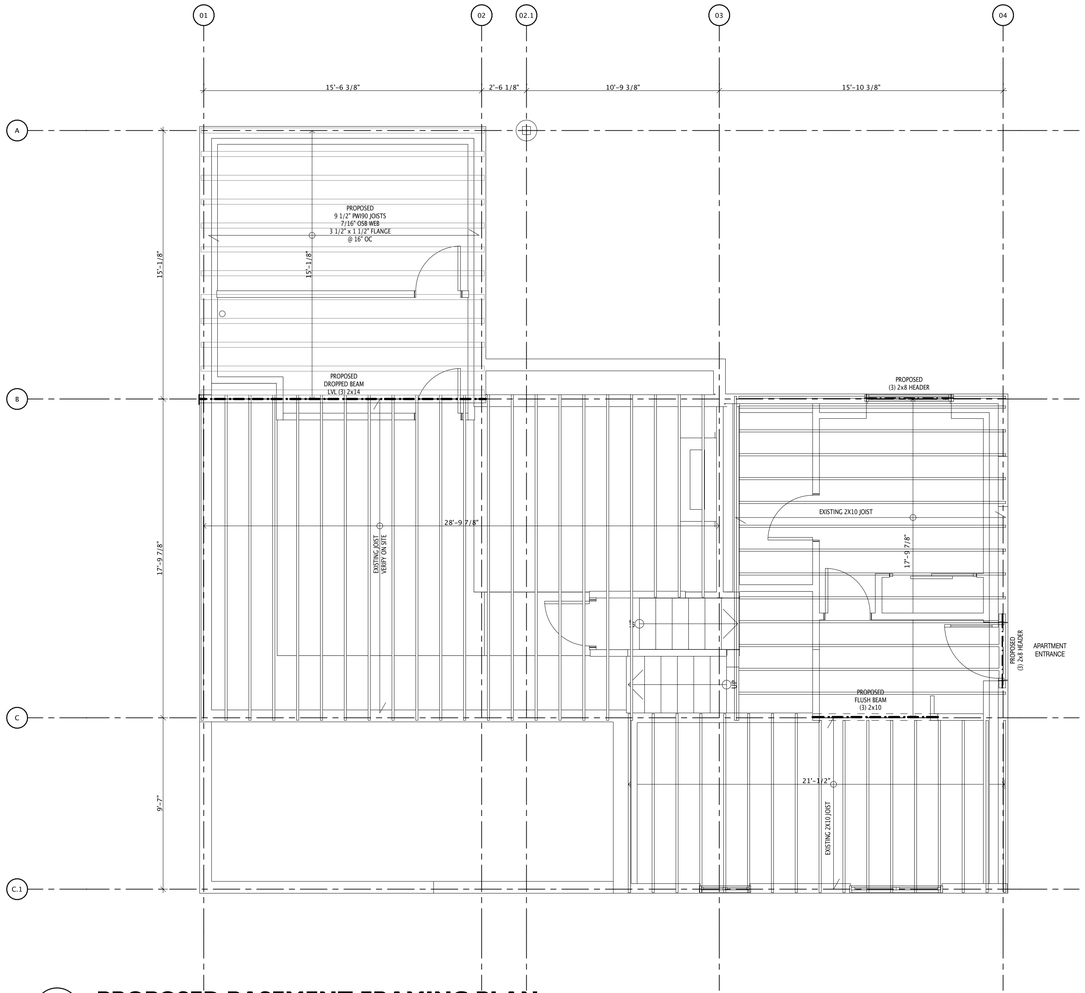
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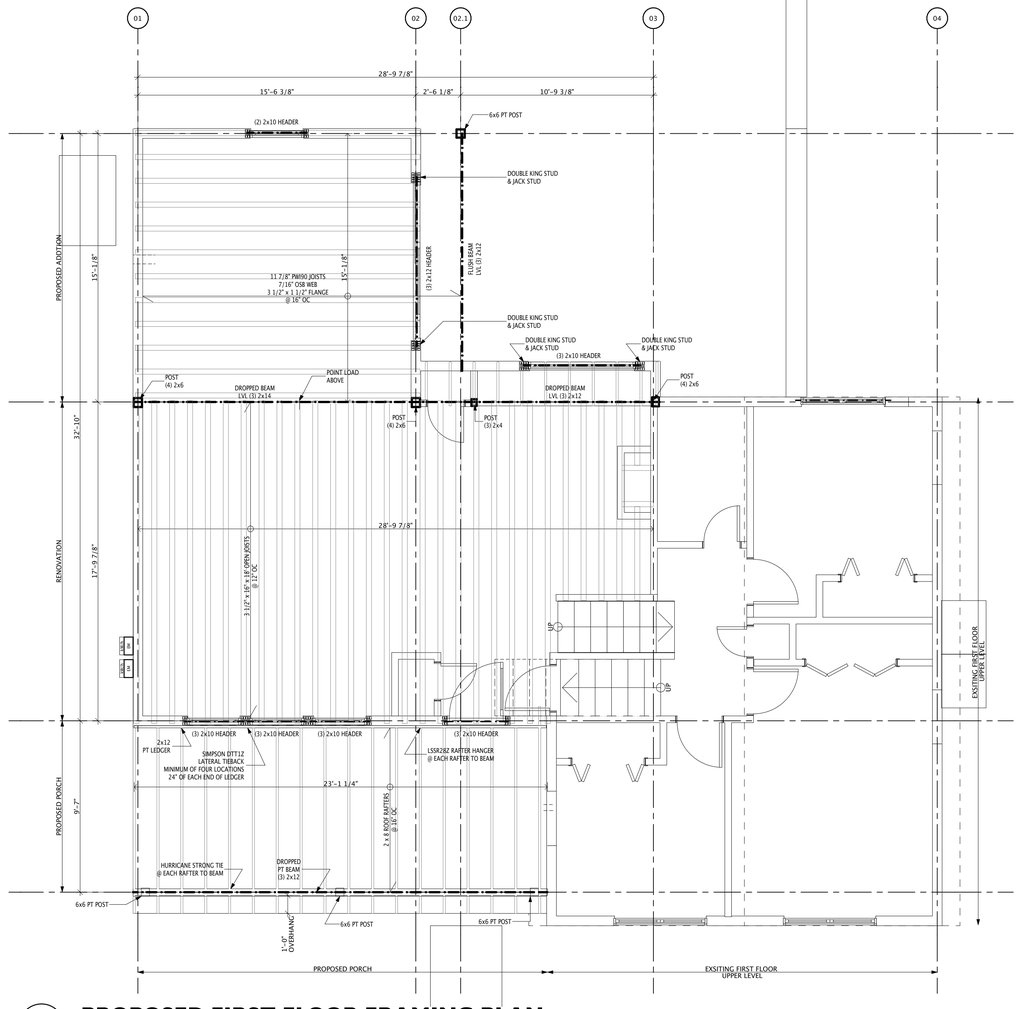

GFIC
GFIC
L-03
L-03
GFIC
L-01
L-01
L-01



A1 **PROPOSED BASEMENT FRAMING PLAN**

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

0 2' 4' 8'



A6 **PROPOSED FIRST FLOOR FRAMING PLAN**

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

0 2' 4' 8'

REV	CHNG	CHANGE NAME
00		

CHANGE RECORD

REV	DATE	DESCRIPTION
00	4/9/26	Initial DoB Filing

ISSUED SET RECORD

KEY PLAN

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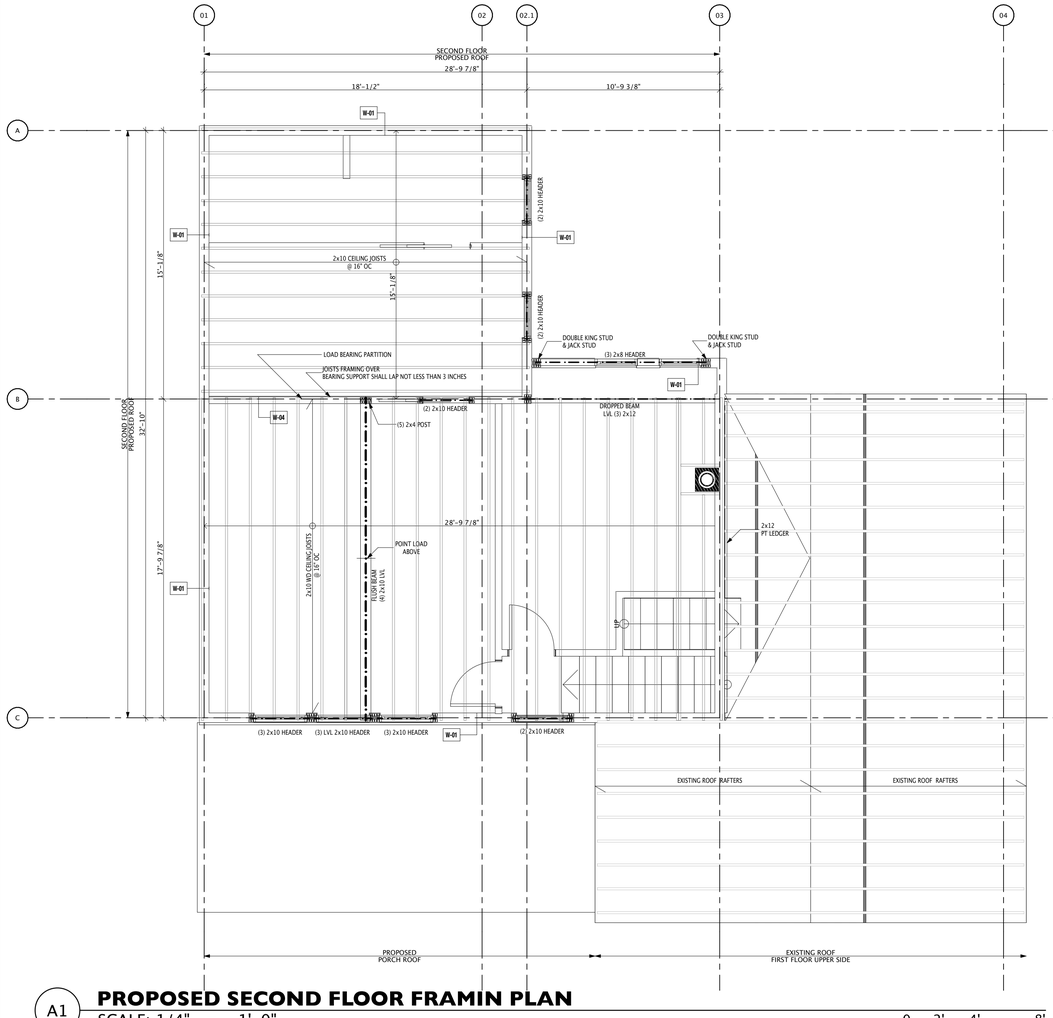
FRAMING PLAN

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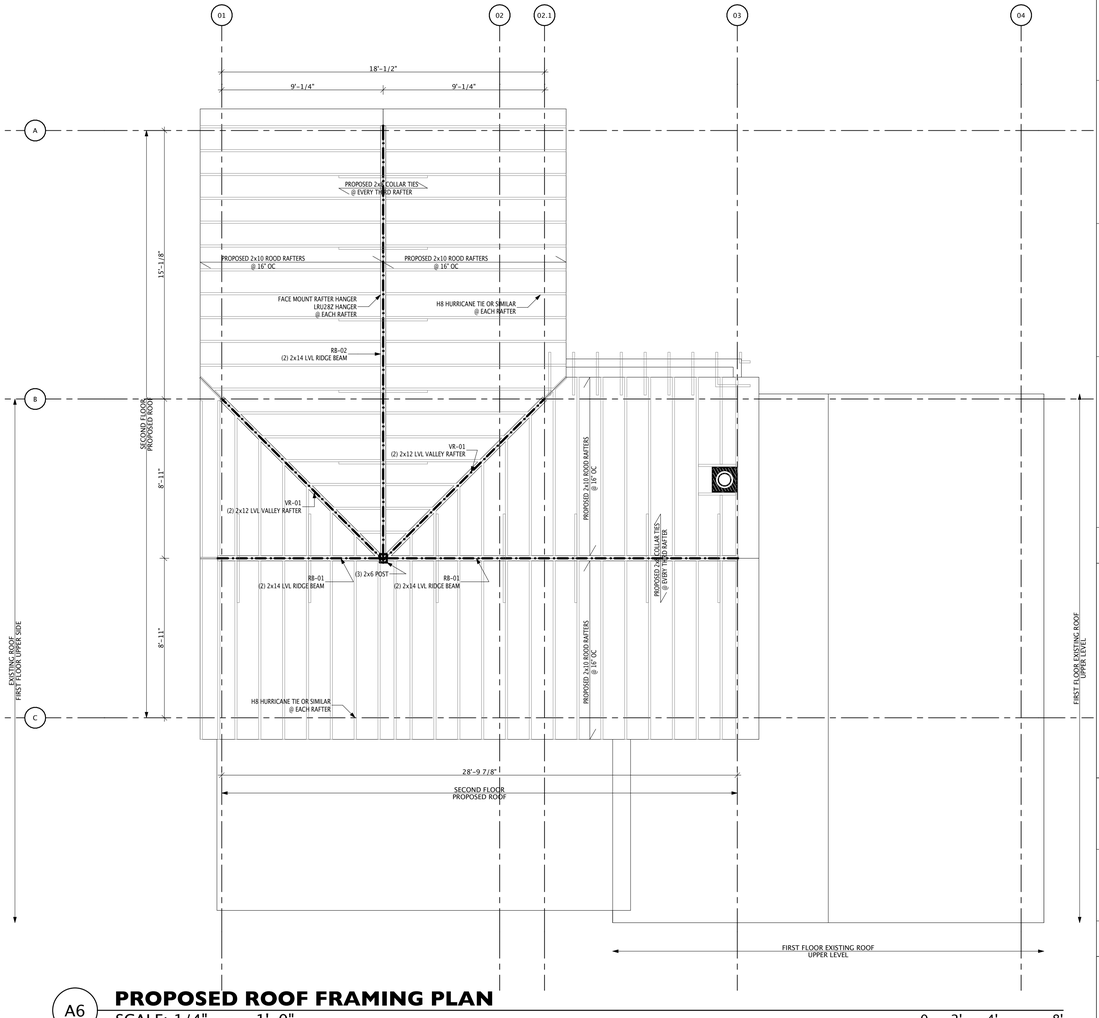
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A1 **PROPOSED SECOND FLOOR FRAMIN PLAN**

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

0 2' 4' 8'



A6 **PROPOSED ROOF FRAMING PLAN**

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

0 2' 4' 8'

REV	CHNG	CHANGE NAME
00		

CHANGE RECORD

REV	DATE	DESCRIPTION
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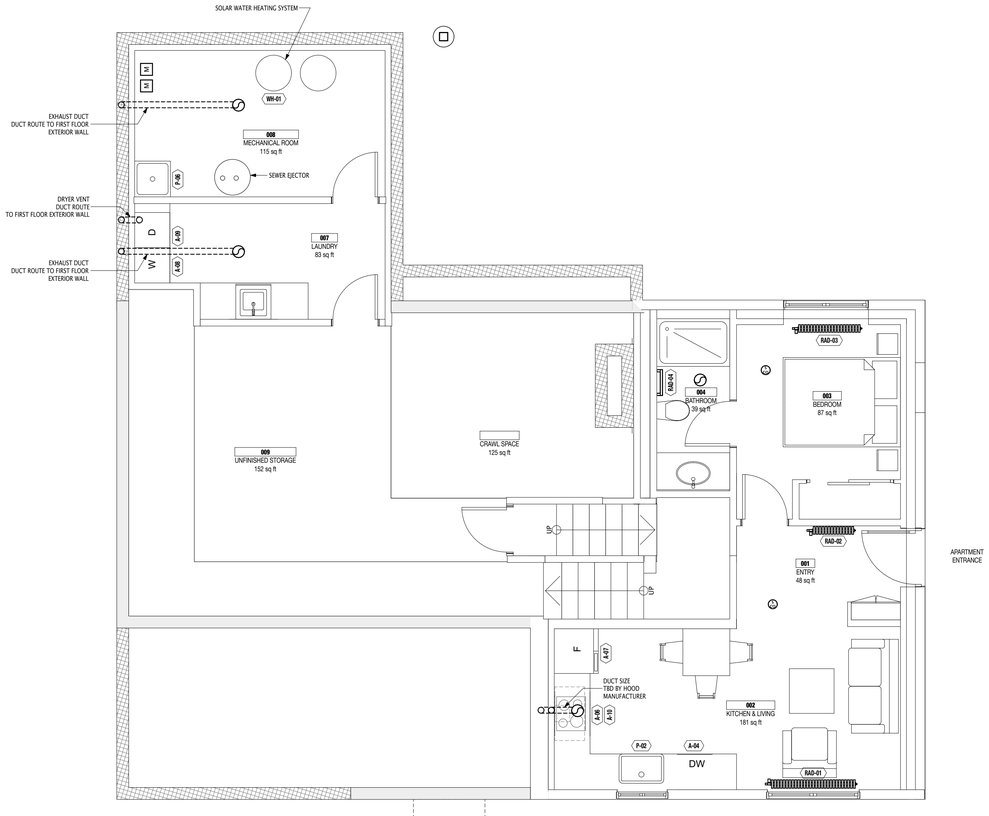
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FRAMING PLAN

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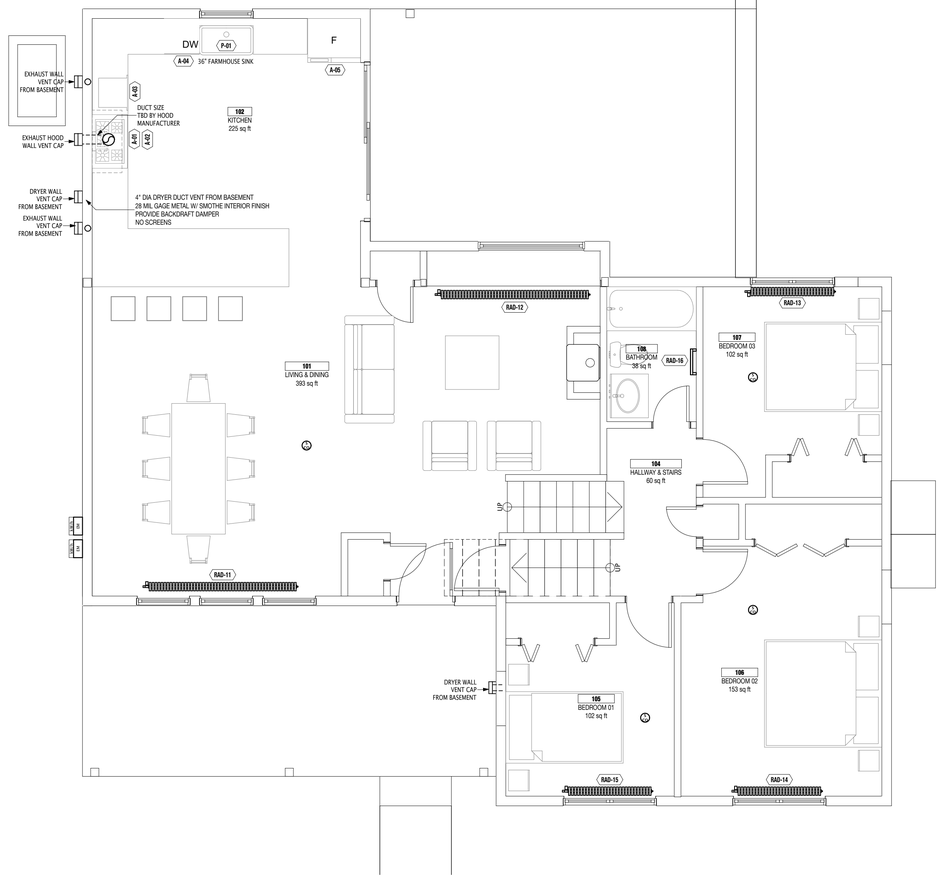
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A1 **PROPOSED BASEMENT MECHANICAL & PLUMBING PLANS**

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

0 2' 4' 8'



A6 **PROPOSED FIRST FLOOR MECHANICAL & PLUMBING PLANS**

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

0 2' 4' 8'

ISSUE RECORD

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MECHANICAL AND PLUMBING PLANS

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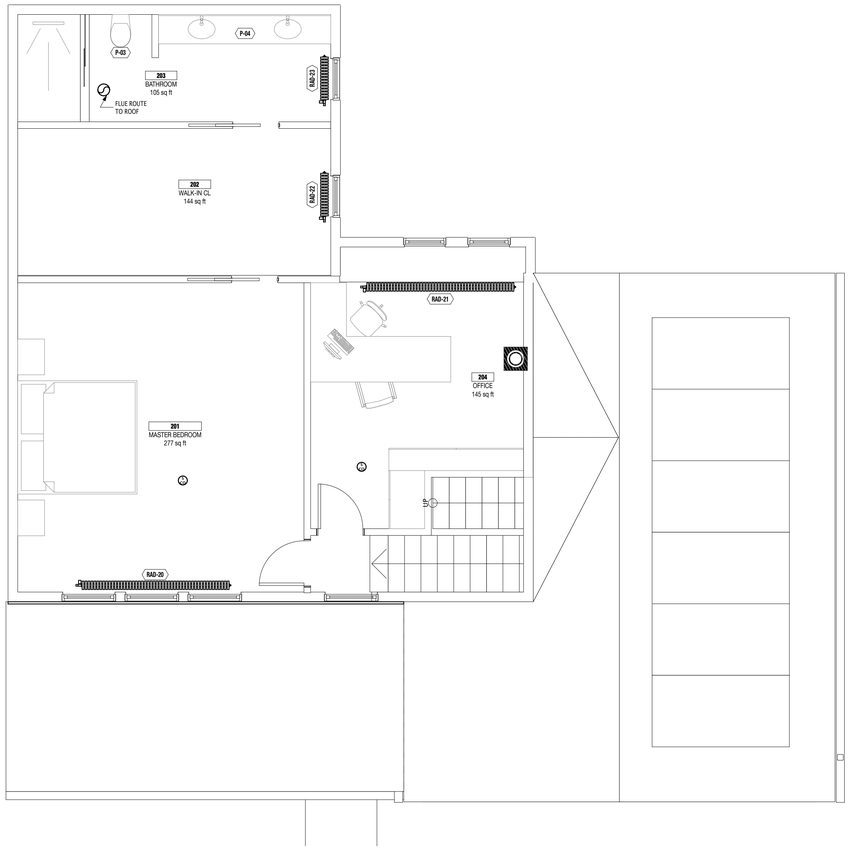
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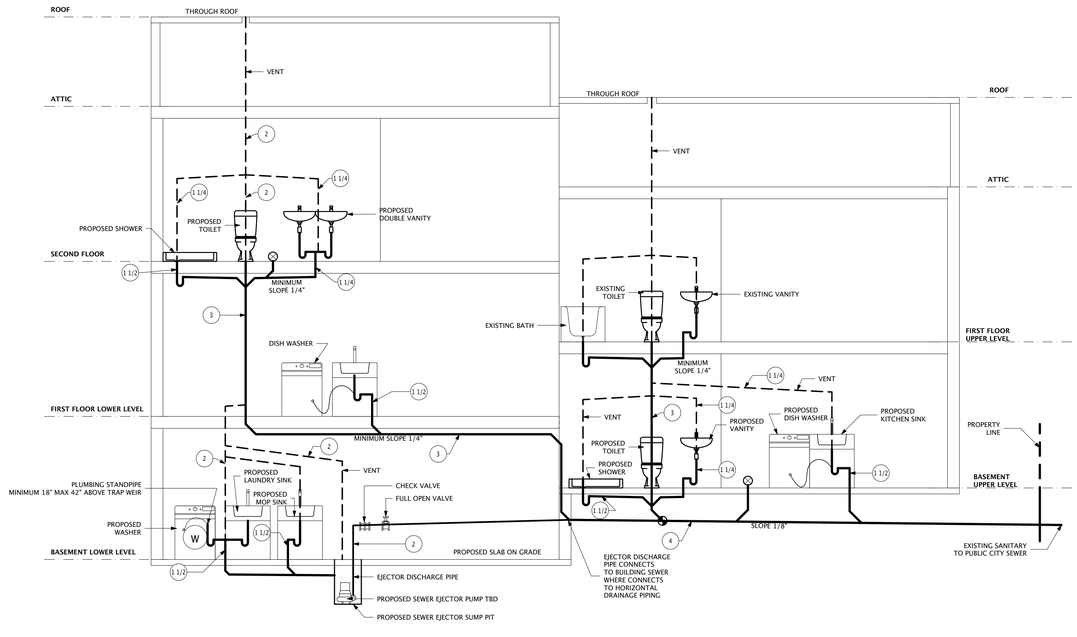
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PLUMBING SYMBOL LEGEND

- SANITARY WASTE
- VENT
- (2) SIZE (NPS)
- [1] DRAIN FIXTURE UNIT VALUE
- HOSE BIB — NON-FREEZE HOSE BIB USED IN ALL EXTERIOR LOCATIONS
- POINT OF CONNECTION
- CLEANOUT
- [M] WATER METER



A1 **PROPOSED SECOND FLOOR MECHANICAL & PLUMBING PLANS**
SCALE: 1/4" = 1'-0"
0 2' 4' 8'



A5 **PLUMBING DIAGRAM**
SCALE: 1/4" = 1'-0"
0 2' 4' 8'

REV	CHNG	CHANGE NAME
00		

CHANGE RECORD

REV	DATE	DESCRIPTION
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KEY PLAN

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MECHANICAL AND PLUMBING PLANS

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