

RENOVATIONS FOR:  
LDD PROPERTIES  
18 CHURCH STREET  
FISHKILL, NY 12524

GENERAL NOTES:

1. ALL WORK SHALL CONFORM TO THE 2020 BUILDING CODE OF NEW YORK STATE CURRENT EDITION AND ALL LOCAL / MUNICIPAL CODES.

2. ALL WORK INCLUDING MATERIAL STRESSES AND METHODS OF CONSTRUCTION, SHALL CONFORM TO LOCAL AND STATE CODES.

3. CONTRACTOR SHALL CHECK AND VERIFY ALL EXISTING CONDITIONS AND CHECK ALL DIMENSIONS OF THE PROPOSED NEW CONSTRUCTION IN THE FIELD BEFORE STARTING WORK AND REPORT ANY DISCREPANCIES TO THE ARCHITECT PRIOR TO THE START OF WORK.

4. INDEMNIFICATION: THE CONTRACTOR AND HIS SUBCONTRACTORS SHALL INDEMNIFY AND SAVE HARMLESS THE OWNER, THE OWNER'S ARCHITECT / ENGINEER, THEIR OFFICERS, AGENTS AND EMPLOYEES FROM ALL LOSSES, COSTS, FEES, EXPENSES, DAMAGES, OR LIABILITIES CAUSE OF 1- BODILY INJURY (INCLUDING DEATH), ACTUAL OR ALLEGED, TO ANY PERSON (INCLUDING BUT NOT LIMITED TO ANY EMPLOYEE OF THE OWNER OR THE CONTRACTOR OR HIS SUBCONTRACTOR AND INCLUDING ANY THIRD PARTY), OR 2- DAMAGE TO PROPERTY (INCLUDING BUT NOT LIMITED TO THE PROPERTY OF THE OWNER OR ITS EMPLOYEES OR OF THE CONTRACTOR AND HIS SUBCONTRACTORS OR ITS EMPLOYEES, OR OF ANY SUBCONTRACTOR OF THE CONTRACTOR AND INCLUDING THE PROPERTY OF ANY THIRD PARTY), ACTUAL OR ALLEGED, IF SUCH BODILY INJURY OR PROPERTY DAMAGE RESULTS DIRECTLY OR INDIRECTLY FROM THE PERFORMANCE OF THIS CONTRACT AND WHETHER OR NOT SUCH BODILY INJURY OR PROPERTY DAMAGE IS CAUSED BY THE ACTS OR OMISSIONS, NEGLIGENCE OR OTHERWISE, OF THE CONTRACTOR AND AGENTS OR EMPLOYEES OR OF ANY SUBCONTRACTORS OF THE CONTRACTOR AND HIS SUBCONTRACTORS, OR OF THE OWNER, ITS OFFICERS, AGENTS, OR EMPLOYEES.

5. ALL MATERIALS, ASSEMBLIES, FORMS AND METHODS OF CONSTRUCTION AND SERVICES EQUIPMENT SHALL MEET THE FOLLOWING REQUIREMENTS.

- A. ACCEPTABLE PRIOR TO THE EFFECTIVE DATE OF THE CODE BY THE BOARD
- B. ACCEPTED FOR USE UNDER PRESCRIBED CODE TEST METHODS.

6. GENERAL CONTRACTOR SHALL COORDINATE HIS/HER WORK WITH THAT OF OTHER SUBCONTRACTORS AND SUPPLIERS.

7. CONTRACTOR SHALL PATCH AND REPAIR ALL SURFACES OPENED DURING THE INSTALLATION OF THE WORK AND REPAIR ALL EXISTING AREAS THAT REMAIN DAMAGED DURING THE PERFORMANCE OF THE WORK.

8. ALL DRAWINGS, SPECIFICATIONS AND CONSTRUCTION NOTES ARE COMPLEMENTARY, AND WHAT IS CALLED FOR BY ONE WILL BE BINDING AS IF CALLED FOR BY ALL; ANY WORK SHOWN OR REFERRED TO ON ANY DOCUMENT SHALL BE PROVIDED AS THOUGH SHOWN ON ALL DOCUMENTS.

9. THE CHARACTER AND SCOPE OF WORK ARE ILLUSTRATED BY THE DRAWINGS. TO INTERPRET AND EXPLAIN THE DRAWINGS, OTHER INFORMATION DEEMED NECESSARY BY THE ARCHITECT WILL BE FURNISHED TO THE CONTRACTOR WHEN AND AS REQUIRED BY THE WORK, AND IT IS TO BE UNDERSTOOD THAT THE SAID ADDITIONAL DRAWINGS ARE TO BE OF EQUAL FORCE WITH THE DRAWINGS AND SHALL BE CONSIDERED AS FORMING PART OF THESE NOTES TO WHICH THEY REFER.

10. CONTRACTOR SHALL NOT OBSTRUCT ACCESS TO ROADWAYS AT ANY TIME

11. ALL DIMENSIONS NOTED ON PLANS ARE TO ROUGH FRAMING UNLESS OTHERWISE NOTED.

12. CONTRACTOR SHALL REPORT ANY DISCREPANCIES BETWEEN THIS DOCUMENT AND CONTRACT DOCUMENTS ISSUED TO OTHERS PRIOR TO THE START OF THE WORK.

13. CONTRACTOR SHALL COMPLY WITH ALL REQUIREMENTS OF THE NEW YORK STATE BUILDING CODES, STATE LABOR LAW AND ALL REGULATIONS OF NEW YORK STATE AND OTHER GOVERNMENT AGENCIES. ALL PERMITS SHALL BE PROPERLY DISPLAYED.

1.4. PENETRATION IN OPENINGS OF WALL PARTITIONS OR FLOORS FOR PIPE SLEEVES, ELECTRICAL DEVICES, ETC. SHALL BE PACKED AND SEALED OR OTHERWISE ISOLATED TO MAINTAIN THE REQUIRED FIRE STOPPING AND SOUND TRANSMISSION CLASSIFICATION RATING.

15. ALL ELECTRICAL WORK SHALL BE DONE IN ACCORDANCE WITH ANY AND ALL APPLICABLE CODES.

16. ALL PLUMBING & HVAC WORK SHALL BE DONE IN ACCORDANCE WITH ANY AND ALL APPLICABLE CODES.

17. MECHANICAL DESIGN-BUILD SHALL BE BY OTHERS

18. IF, IN THE INTERPRETATION OF CONTRACT DOCUMENTS, REQUIREMENTS WITHIN THE DRAWINGS AND SPECIFICATIONS CONFLICT, OR IT APPEARS THAT THE DRAWINGS AND SPECIFICATIONS ARE NOT IN AGREEMENT, THE REQUIREMENT TO BE FOLLOWED SHALL BE DECIDED BY THE ARCHITECT. WHERE THERE IS A DISCREPANCY IN THE QUANTITY, THE CONTRACTOR SHALL PROVIDE THE GREATER QUANTITY; WHERE THERE IS A DISCREPANCY IN THE QUALITY, THE CONTRACTOR SHALL PROVIDE THE SUPERIOR QUALITY.

19. THE CONTRACTOR IS RESPONSIBLE FOR FURNISHING AND INSTALLING ALL COMPONENTS, ACCESSORIES, ETC. FOR A COMPLETE PROJECT INCLUDING ITEMS NOT SHOWN IN THESE CONSTRUCTION DRAWINGS.

20. ALL PRODUCTS ARE TO BE INSTALLED IN STRICT CONFORMANCE W/  
MANUFACTURER'S INSTALLATION INSTRUCTIONS. NO EXCEPTIONS.


## ABBREVIATIONS

AD0	ACOUSTICAL CEILING TILE	FE	FIRE EXTINGUISHER WALL MTD.	NC	NONCOMBUSTIBLE	T	TREAD
ADJ	ADDENDUM	FN	FLOOR DRAIN	NC	NOT IN CONTRACT	T/	TOP OF
AFF	ADJUNCT	FN	FIRE	NUMBER		T&G	TONGUE AND GROOVE
AF	ABOVE FINISHED FLOOR	FX	FIXTURE	NOM	NOMINAL	T/S	TOP OF STEEL
AL	ALUMINUM	FL	FLOOR	NTS	NOT TO SCALE	TB	TACK BOARD
ALUM	ALUMINUM	FND	FEMININE NAPKIN DISPOSAL			TGB	TECTUM BOARD
AND	ANODIZED FINISH	FNDP	FOUNDATION	OC	ON CENTER	TEL	TELEPHONE
AND	ACOUSTICAL PANEL	PNV	PERMANENT NAPKIN VENDOR	OH	OVERHEAD	TEMP	TEMPERED
APPROX	APPROXIMATE	FRP	FIBER REINFORCED PLASTIC	OPENING	OPPOSITE HAND	TERR	TERRAZZO
AP	ARCHITECTURAL	FTG	FEET	OPP HD		TG	TEMPERED GLASS
ASSOC	ASSOCIATED	FURN	FURNISH / FURNITURE	PART	PARTITION	THK	THICK
A/V	AUDIO VISUAL	FUR	FURNISHED / FURNING			THRU	THROUGH
		FUR	FIRE RESISTANT	PF	PRE-FINISHED	TOC	TOP OF CONCRETE
		FEC	FIRE EXTINGUISHER CABINET	PL	PLATE	TOP	TOP OF FOOTING
BB	BULLETIN BOARD			PL LAM/PLAS LAM	PLASTIC LAMINATE	TOM	TOP OF MASONRY
BLG	BLOCKING	GA	GIUAGE	PLAST	PLASTER	TH	TOILET PAPER HOLDER
BLKG	BLOCKING	GAL	GALLON	PLMBG	PLUMBING	TYP	TYPICAL
BM/BMS	BLOCKS/BEAMS	GALV	GALVANIZED	PLY/PLYWD	PLYWOOD		
BOS	BOTTOM OF SOFFIT	GB	GRAB BAR	PANEL	PANEL	UG	UNDERGROUND
BRD/BD	BOARD	GC	GENERAL CONTRACT	PNT	PAINT	UH	UNIT HEATER
BRBG	BEARING	GCT	GRANITE COUNTER TOP	POL	POLISH	UL	UNDERWRITERS LABORATORIES
BSMT	BASEMENT	GL	GLASS / GLAZING	PR	PAIR	UNO/UN	UNLESS OTHERWISE NOTED
		GND	GROUND	PT	POINT	US	UNDERSIDE
C	CARPET	GYP WALL BD/GWB	GYP WALL BOARD	PTD	PARTITION	UTILITY	UTILITY
CAB	CABINET			PTN	PARTITION	UV	UNIT ELEVATOR
CB	CHALKBOARD			PVC	POLY VINYL CHLORIDE	V	VINYL
CJ	CONTROL JOINT			PGB	PAINTED GYPSUM BOARD	VCT	VINYL COMPOSIT TLE
CL	CENTER LINE	H	HIGH	PS	PROTECTION SCREEN	VTR	VERIFY IN FIELD
CLG	CEILING	H/C	DISABLED ACCESS				
CLD	CLOSET	HD	HEAVY DUTY				
CLR	COOLER	HDR	HEADER	Q.T.	QUARRY TILE		
CMU	CONCRETE MASONRY UNIT	HDWR	HARDWARE				
COL	COLUMN	HM	HOLLOW METAL	R	RISER	W	WIDE
CONC	CONCRETE	HOR	HORIZONTAL	RAD	RADIUS	W	WITH
CONF	CONFERENCE	HTG	HEATING / HOUR	RCP	REFLECTED CEILING PLAN	WB	WHITEBOARD
CONTR	CONTRACTOR	HT	HEIGHT	REF	REFRIGERATOR	WC	WATERCLOSET
CONTR	CONTRACTOR	HTG	HEATING	RE	REFER TO	WD	WOOD
CSMT	CALCIUM SILICATE MASONRY UNIT	HVAC	HEATING VENTILATION A/C	RECD	REQUIRED	WP	WATERPROOF
CT	CERAMIC TILE	ID	INSIDE DIAMETER	RH	RIGHT HAND	WR	WATER RESISTANT
CTB	CERAMIC TILE BASE	INSUL	INSULATION	RHR	RIGHT HAND REVERSE	WR GWB	WATER RESISTANT GYPSUM BRD
		INV	INVERT	RM	ROOM		
DA	DOUBLE ACTING	JAN	JANITOR	S	SEALER		
DET/DTL	DETAIL	JT	JOINT	SAT	SATURATION		
DF	DRINKING FOUNTAIN			SC	SOLID CORE WOOD DOOR		
DIA	DIAMETER			SD	SOAP DISPENSER		
DISP	DISPENSER	KPL	KICKPLATE	SHT	SQUARE FEET		
DIV	DIVISION			SMT	SHEET		
DN	DOWN	L	LAMINATED GLASS	SIM	SIMILAR		
DR	DOOR	LAV	LAVATORY	SPEC	SPECIFICATION		
DWS	DOWNSPOUT	LF	LINEAR FEET	SPO DISH	SOAP DISH		
DWG	DRAWING	LH	LEFT HAND	SQ	SQUARE		
		LHR	LEFT HAND REVERSE	SST	STAINLESS STEEL		
		LIN	LINE	ST/ST	STEEL		
EA	EACH	LLH	LONG LEG HORIZONTAL	STRUCT	STRUCTURAL / STRUCTURE		
EHD-X	ELECTRIC HAND DRYER	LLV	LONG LEG VERTICAL	SUSP	SUSPENDED		
EIFS	EXTERIOR INSULATION FINISH SYSTEM	LVR	LOUVER	SW	SHEET VINYL FLOORING		
E/ELE/LEV	ELEVATOR				SNEAR WALL		
ELEC	ELECTRIC						
EMER	EMERGENCY	MACH	MACHINE				
ENX	EXISTING MASONRY OPENING	MAS	MASONRY				
EQ	EQUAL	MAT	MATERIAL				
EQUIP	EQUIPMENT	MAX	MAXIMUM				
E.U.	EGRESS UNIT	MBH	MOP & BROOM HOLDER				
EWC	ELECTRIC WATER COOLER	MECH	MECHANICAL				
EW	EXISTING WINDOW OPENING	MET/MTL	METAL				
EX-HB	EXHIBIT	MFR	MEZZANINE				
EXIST/EXIST'G	EXISTING	MFG	MANUFACTURE / MANUFACTURER				
EXP-JT	EXPANSION JOINT	MIN	MINIMUM				
EXP	EXPOSED	MIR	MIRROR				
EXT	EXTERIOR	MLD	MOULDING				
		MO	MASONRY OPENING				
		MP	METAL PANEL				
		MRGWB	MOISTURE RESISTANT GYPSUM BOARD				

## DRAWING LIST

DWG. #	DRAWING NAME
1T1.0	TITLE SHEET
2SP1.0	EXISTING & PROPOSED SITE PLANS
3EP1.0	EXISTING ELEVATION PHOTOS
5A2.0	PROPOSED ELEVATIONS


## SYMBOLS



EXISTING CONSTRUCTION TO REMAIN

EXISTING CONSTRUCTION TO BE DEMOLISHED

NEW CONSTRUCTION



SECTION #

SECTION

DWG. #

DETAIL #

DETAIL

DWG. #

ELEV #

EXTERIOR ELEVATION

DWG. #

ELEV #

INTERIOR ELEVATION

DWG. #

THESE DRAWINGS ARE INSUFFICIENT FOR CONSTRUCTION WITHOUT THE SEAL AND SIGNATURE OF THE ARCHITECT OF RECORD

<div>PROJECT NAME: <div>Renovations to: LDD Properties 18 Church Street Fishkill, NY 12524</div></div>		<div>DRAWING TITLE: <div>TITLE SHEET</div></div>	
<div>DRAWN BY: SW</div>	<div>SHEET: 1 OF #</div>		
<div>DATE: 2/6/25</div>	<div>SCALE: As indicated</div>		
<div>DRAWING NO: 1T1.0</div>			
<div>PROJECT PHASE: PB</div>			

REVISIONS / ISSUE DATES			
NO.	DESCRIPTION	BY	DATE
	ISSUED TO PLANNING BOARD	SW	2/7/25
	ISSUED TO ZONING BOARD OF APPEALS	SW	08/12/25

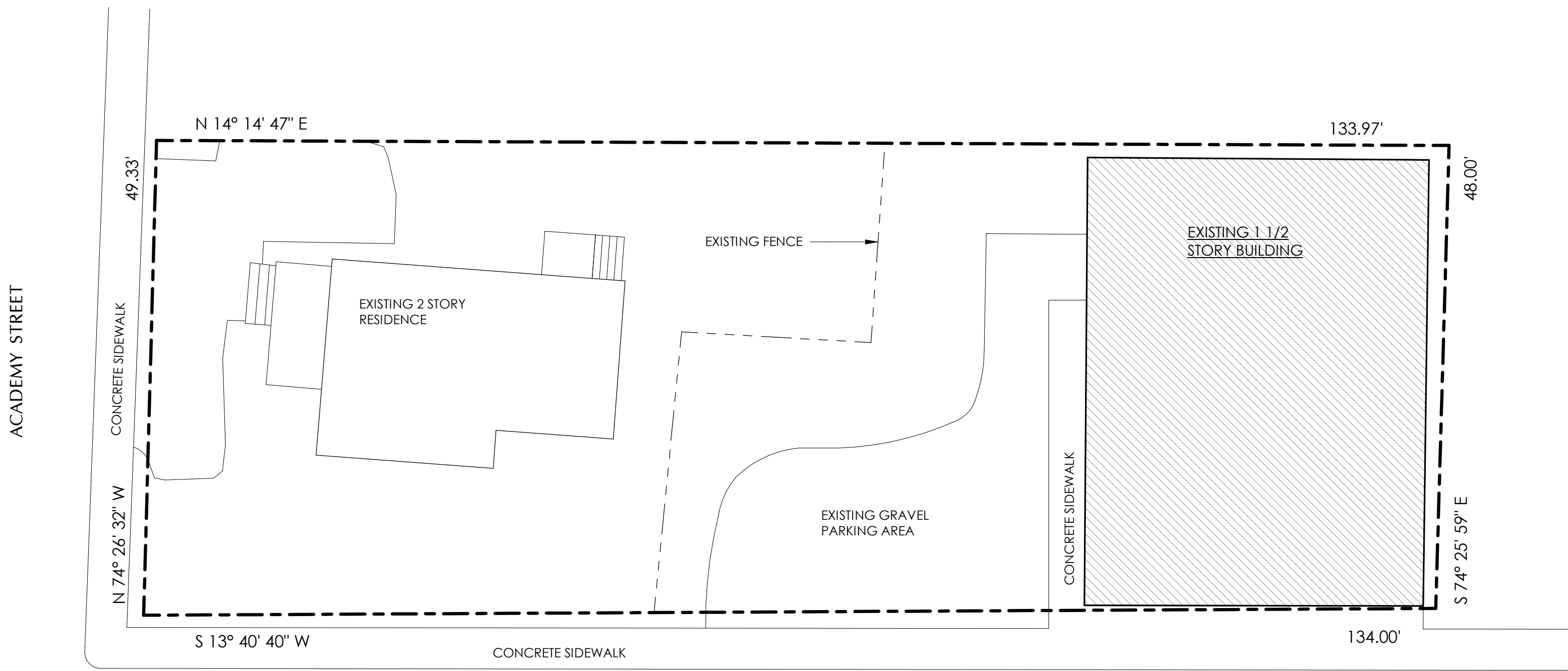
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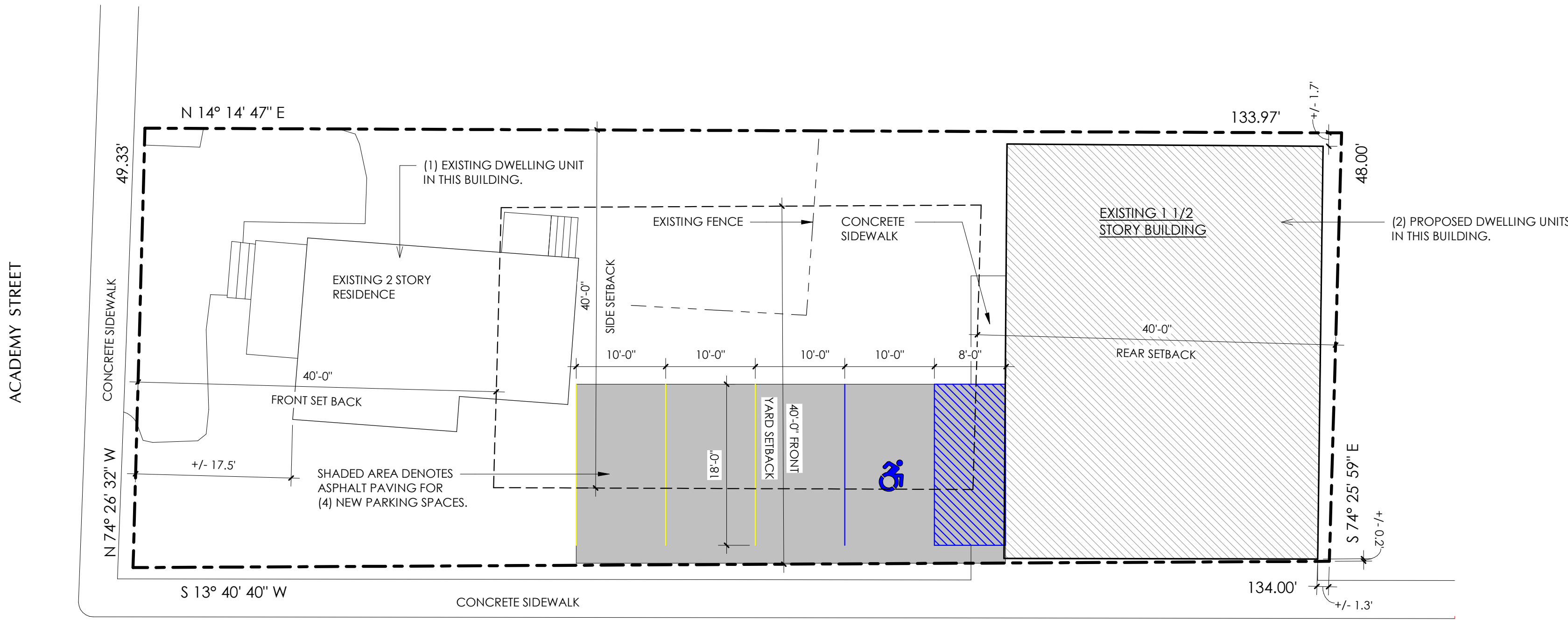




1  
2SP1.0  
1" = 10'-0"

EXISTING SITE PLAN

SURVEY NOTE:  
ALL SITE PLAN INFORMATION WAS TAKEN FROM  
A SURVEY AS PREPARED BY:  
  
BADEY & WATSON  
SURVEYING & ENGINEERING D.P.C.  
NYS LICENSE No. 49789  
  
DATE OF SURVEY: 1/17/25

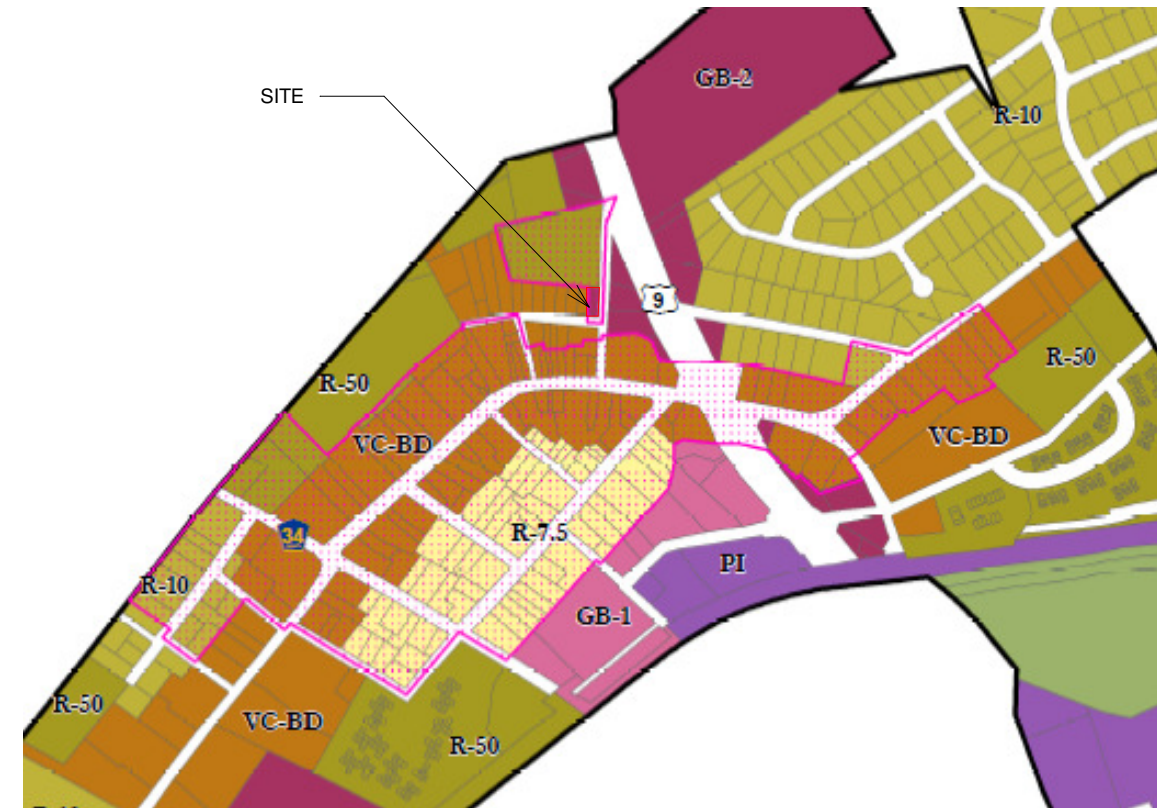
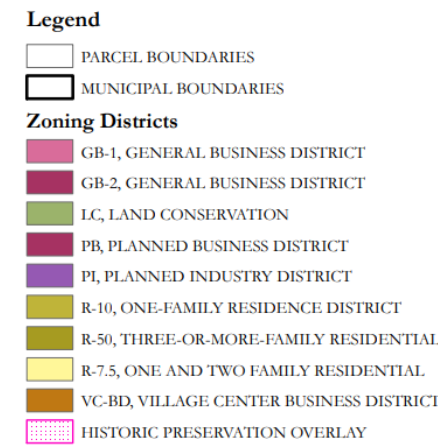


2  
2SP1.0  
1" = 10'-0"

PROPOSED SITE PLAN

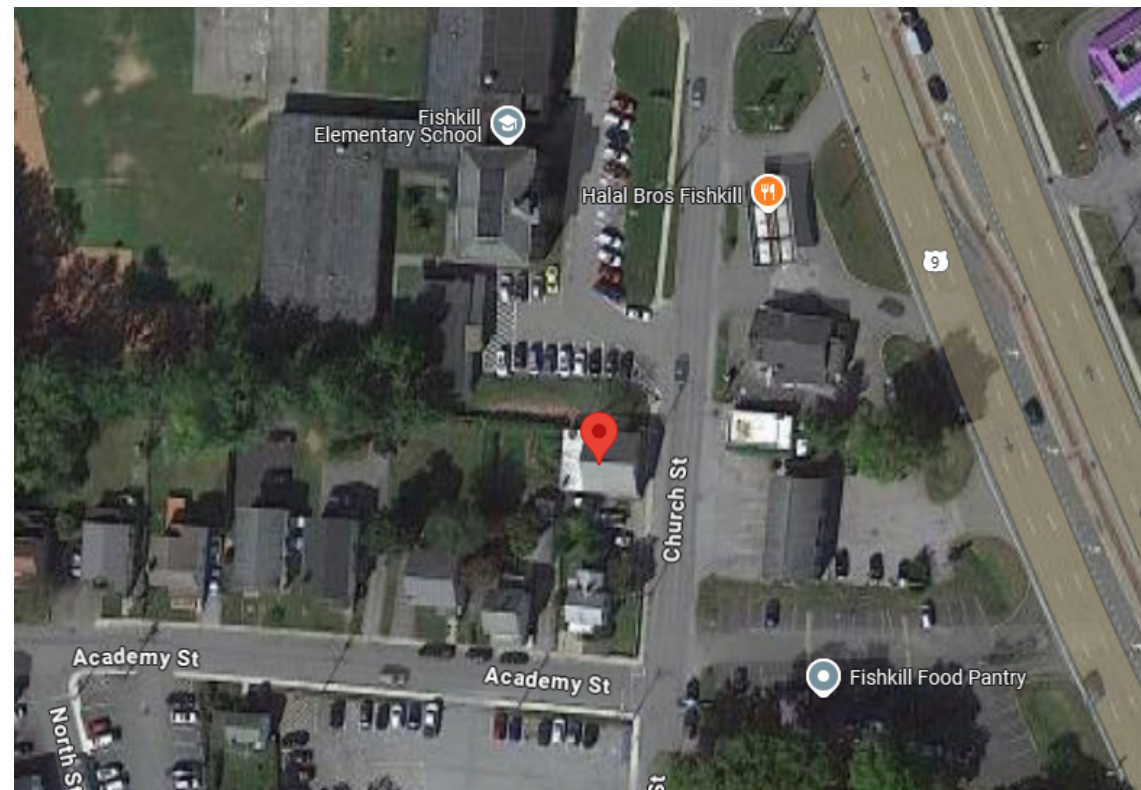
PARKING REQUIREMENTS:  
MULTI-FAMILY: 1 FOR EACH DWELLING UNIT PLUS 1/2 FOR EACH BEDROOM.  
UNITS: (1) STUDIO + (1) 2-BEDROOM APARTMENT.  
NUMBER OF SPACES REQUIRED: 4. NUMBER OF SPACES PROVIDED: 4

ZONING INFORMATION										
TOWNSHIP: TOWN VILLAGE OF FISHKILL, NY SECTION, BLOCK, LOT: 133001-6156-20-824011 ZONE: R-50										
	MIN. LOT AREA	MIN. WIDTH	MIN. DEPTH	FRONT YD.	FRONT YD.	SIDE YD.	REAR YD.	MAX BLDG. HGHT	MAX BLDG. COVERAGE	SITE PLAN APPROVAL REQUIRED
ORDINANCE REQUIREMENT:	50,000 SF	150 FT	150 FT	40 FT	40 FT	40 FT	40 FT	35 FT	30 %	YES b
EXISTING:	6,518 SF	48 FT	133.97 FT	+/- 17.5 FT	+/- 0.2 FT	+/- 1.7 FT	+/- 1.3 FT	+/- 18'-6"	+/- 33.6 %	--
PROPOSED:	NO CHANGE	NO CHANGE	NO CHANGE	NO CHANGE	NO CHANGE	NO CHANGE	NO CHANGE	+/- 25'-8"	NO CHANGE	--
NOTES: b: NO SITE PLAN APPROVAL REQUIRED FOR ONE-FAMILY RESIDENCE.										



3  
2SP1.0  
NO SCALE

ZONING MAP



4  
2SP1.0  
NO SCALE

LOCATION MAP

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REVISIONS / ISSUE DATES

NO.	DESCRIPTION	BY	DATE
	ISSUED TO PLANNING BOARD	SW	2/7/25
	ISSUED TO ZONING BOARD OF APPEALS	SW	08/12/25

PROJECT NAME:

Renovations to:  
**LDD Properties**  
18 Church Street  
Fishkill, NY 12524

DRAWING TITLE:  
**EXISTING & PROPOSED SITE PLANS**

DRAWN BY:  
**SW**

DATE:  
**2/6/25**

SHEET:  
**2 OF #**

SCALE:  
**As indicated**

DRAWING NO:  
**2SP1.0**

PROJECT PHASE:  
**PB**

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1 EXISTING FRONT PHOTO  
3EP1.0 NO SCALE



2 EXISTING RIGHT PHOTO  
3EP1.0 NO SCALE



3 EXISTING LEFT PHOTO  
3EP1.0 NO SCALE



4 EXISTING BACK PHOTO  
3EP1.0 NO SCALE

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REVISIONS / ISSUE DATES

NO.	DESCRIPTION	BY	DATE
	ISSUED TO PLANNING BOARD	SW	2/7/25
	ISSUED TO ZONING BOARD OF APPEALS	SW	08/12/25

PROJECT NAME:  
Renovations to:  
**LDD Properties**  
18 Church Street  
Fishkill, NY 12524

DRAWING TITLE:  
**EXISTING ELEVATION PHOTOS**

DRAWN BY:  
**SW**

DATE:  
**2/6/25**

DRAWING NO.:  
**3EP1.0**

PROJECT PHASE:  
**PB**

SHEET:  
**3 OF #**

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

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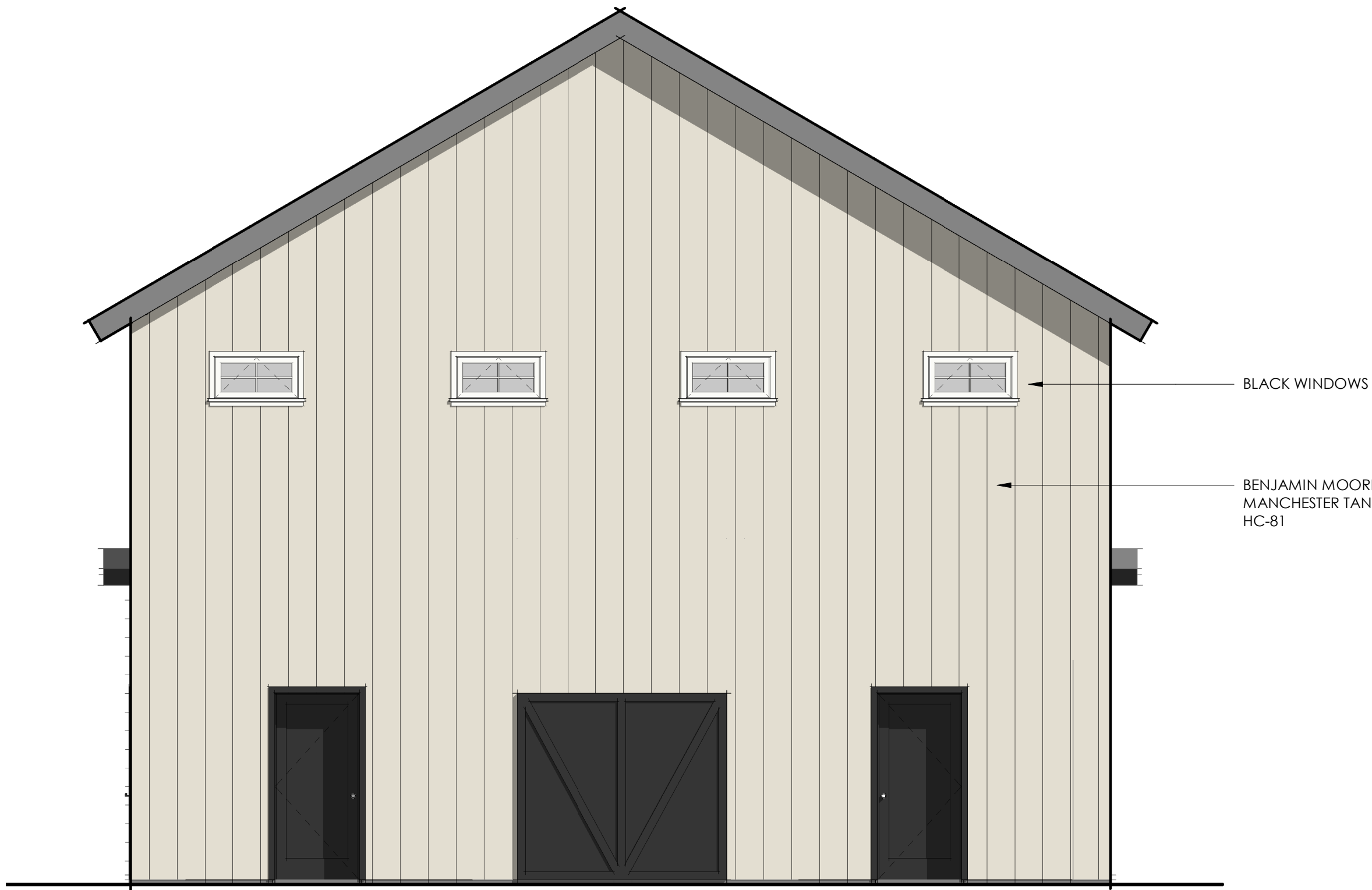
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2 LEFT ELEVATION  
5A2.0 1/4" = 1'-0"



1 FRONT ELEVATION  
5A2.0 1/4" = 1'-0"



3 RIGHT ELEVATION  
5A2.0 1/4" = 1'-0"

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REVISIONS / ISSUE DATES				
NO.	DESCRIPTION	BY	DATE	
	ISSUED TO PLANNING BOARD	SW	2/7/25	
	ISSUED TO ZONING BOARD OF APPEALS	SW	08/12/25	

<div>PROJECT NAME: Renovations to: LDD Properties 18 Church Street Fishkill, NY 12524</div>		<div>DRAWING TITLE: PROPOSED EXTERIOR ELEVATIONS</div>	
<div>DRAWN BY: SW</div>		<div>SHEET: 5 OF 5 #</div>	
<div>DATE: 2/6/25</div>		<div>SCALE: 1/4" = 1'-0"</div>	
<div>DRAWING NO: 5A2.0</div>			
<div>PROJECT PHASE: PB</div>			

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