

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, NEGLIGENT 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.

14. 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

ACT	ACOUSTICAL CEILING TILE
ADD	ADDENDUM
ADJ	ADJACENT
AFF	ABOVE FINISHED FLOOR
ALT	ALTERNATE
ALUM	ALUMINUM
ANOD	ANODIZED FINISH
AP	ACOUSTICAL PANEL
APPROX	APPROXIMATE
ARCH	ARCHITECT/ARCHITECTURAL
ASSOC	ASSOCIATED
AV	AUDIO VISUAL
BB	BULLETIN BOARD
B	BOTTOM OF
BLDG	BUILDING
BLKG	BLOCKING
BMBS	BEAM/BEAMS
BOS	BOTTOM OF SOFFIT
BRD/BD	BOARD
BRG	BEARING
BSMT	BASEMENT
C	CARPET
CAB	CABINET
CB	CHALKBOARD
CJ	CONTROL JOINT
CL	CENTER LINE
CLO	CLOSET
CLR	CONCRETE MASONRY UNIT
CMU	CONCRETE MASONRY UNIT
COL	COLUMN
CONC	CONCRETE
CONF	CONFERENCE
CONT	CONTINUOUS
CONTR	CONTRACTOR
CORR	CORRIDOR
CSMU	CALCIUM SILICATE MASONRY UNIT
CT	CERAMIC TILE
CTB	CERAMIC TILE BASE
DA	DOUBLE ACTING
DET/DTL	DETAIL
DF	DRINKING FOUNTAIN
DIA	DIAMETER
DISP	DISPENSER
DIV	DIVISION
DN	DOWN
DR	DOOR
DS	DOWNSPOUT
DWG	DRAWING
EA	EACH
EHD-X	ELECTRIC HAND DRYER
EIFS	EXTERIOR INSULATION FINISH SYSTEM
ELEV	ELEVATION
ELEC	ELECTRIC
EMER	EMERGENCY
EMO	EXISTING MASONRY OPENING
EQ	EQUAL
EQUIP	EQUIPMENT
E.U.	EGRESS UNIT
EW	ELECTRIC WATER COOLER
EWO	EXISTING WINDOW OPENING
EXHIB	EXHIBIT
EXIST/EXISTG	EXISTING
EXP JT	EXPANSION JOINT
EXP	EXPOSED
EXT	EXTERIOR

FE	FIRE EXTINGUISHER WALL MTD.
FD	FLOOR DRAIN
FIN	FINISH
FIX	FIXTURE
FL	FLOOR
FND	FEMININE NAPKIN DISPOSAL
FNDN	FOUNDATION
FNV	FEMININE NAPKIN VENDOR
FRP	FIBER REINFORCED PLASTIC
FT	FEET
FTG	FOOTING
FURN	FURNISH / FURNITURE
FUR	FURRED / FURRING
FR	FIRE RESISTANT
FEC	FIRE EXTINGUISHER CABINET
GAL	GUAGE
GALV	GALLON GALVANIZED
GB	GRAB BAR
GC	GENERAL CONTRACT
GCT	GRANITE COUNTER TOP
GL	GLASS / GLAZING
GND	GROUND
GYP WALL BD/GWB	GYP SUM WALL BOARD
H	HIGH
H/C	DISABLED ACCESS
HD	HEAVY DUTY
HDR	HEADER
HDWR	HARDWARE
HM	HOLLOW METAL
HORZ	HORIZONTAL
HS	HANDRAIL / HOUR
HT	HEIGHT
HTG	HEATING
HVAC	HEATING VENTILATION A/C
ID	INSIDE DIAMETER
INSUL	INSULATION
INV	INVERT
JAN	JANITOR
JT	JOINT
KPL	KICKPLATE
L	LAMINATED GLASS
LAV	LAVATORY
LF	LINEAR FEET
LH	LEFT HAND
LHR	LEFT HAND REVERSE
LN	LINEN
LLH	LONG LEG HORIZONTAL
LLV	LONG LEG VERTICAL
LVR	LOUVER
MACH	MACHINE
MAS	MASONRY
MAT	MATERIAL
MAX	MAXIMUM
MBH	MOP & BROOM HOLDER
MECH	MECHANICAL
MET/MTL	METAL
MEZZ	MEZZANINE
MFGR	MANUFACTURE / MANUFACTURER
MIN	MINIMUM
MIR	MIRROR
MID	MOULDING
MO	MASONRY OPENING
MP	METAL PANEL
MRGWB	MOISTURE RESISTANT GYPSUM BOARD

NC	NONCOMBUSTIBLE
NIC	NOT IN CONTRACT
NO	NUMBER
NOM	NOMINAL
NTS	NOT TO SCALE
OC	ON CENTER
OH	OVERHEAD
OPNG	OPENING
OPP HD	OPPOSITE HAND
PART	PARTITION
PC	PLUMBING CONTRACTOR
PF	PRE-FINISHED
PL	PLATE
PL LAM/PLAS LAM	PLASTIC LAMINATE
PLAST	PLASTER
PLUMB	PLUMBING
PLY/PLYWD	PLYWOOD
PNL	PANEL
P/PNT	PAINT
POL	POLISH
PR	PAIR
PT	POINT
PTD	PAPER TOWEL DISPENSER
PTN	PARTITION
PVC	POLY VINYL CHLORIDE
PGB	PAINTED GYPSUM BOARD
PS	PROJECTION SCREEN
Q.T.	QUARRY TILE
R	RISER
RAD	RADIUS
RCP	REFLECTED CEILING PLAN
RD	ROOF DRAIN
RE	REFER TO
REFRIG	REFRIGERATOR
REOD	REQUIRED
RH	RIGHT HAND
RHR	RIGHT HAND REVERSE
RM	ROOM
S	SEALER
SAT	SATURATION
SC	SOLID CORE WOOD DOOR
SD	SOAP DISPENSER
SF	SQUARE FEET
SHT	SHEET
SIM	SIMILAR
SPEC	SPECIFICATION
SPD	SOAP DISH
SG	SQUARE
SST	STAINLESS STEEL
STL/ST	STEEL
STRUCT	STRUCTURAL / STRUCTURE
SUSP	SUSPENDED
SV	SHEET VINYL FLOORING
SW	SHEAR WALL

T	TREAD
T/	TOP OF
T&G	TONGUE AND GROOVE
T/S	TOP OF STEEL
TB	TACK BOARD
TGB	TECTUM BOARD
TEL	TELEPHONE
TEMP	TEMPERED
TERR	TERRAZZO
TG	TEMPERED GLASS
THK	THICK
THRU	THROUGH
TOC	TOP OF CONCRETE
TOP	TOP OF FOOTING
TOM	TOP OF MASONRY
TPH	TOILET PAPER HOLER
TS	TACK STRIP
TYP	TYPICAL
UG	UNDERGROUND
UH	UNIT HEATER
UL	UNDERWRITERS LABORATORIES
UNO/UON	UNLESS OTHERWISE NOTED
UIS	UNDERSIDE
UTIL	UTILITY
UV	UNIT ELEVATOR
V	VINYL
VCT	VINYL COMPOSIT TILE
VET	VERTICAL
VIF	VERIFY IN FIELD
VTR	VENT THROUGH ROOF
W	WIDE
W/	WITH
WB	WHITEBOARD
WC	WATER CLOSET
WD	WOOD
WP	WATERPROOF
WR GWB	WATER RESISTANT GYPSUM BRD.

DRAWING LIST

DWG. # DRAWING NAME

1T1.0	TITLE SHEET
2SP1.0	DEMO SITE PLAN
3SP1.1	PROPOSED SITE PLAN
3SP1.B	ALTERNATIVE SITE PLAN
4SP1.2	PHOTOMETRIC PLAN & LIGHTING SPECS
5SP2.0	SITE DETAILS
6A1.0	PROPOSED EXTERIOR ELEVATIONS
7A1.1	PROPOSED FLOOR PLANS
8A1.2	EXISTING FLOOR PLANS
9EP1.0	EXISTING ELEVATION PHOTOS
10SP3.0	PARKING SKETCHES

SYMBOLS

	EXISTING CONSTRUCTION TO REMAIN
	EXISTING CONSTRUCTION TO BE DEMOLISHED
	NEW CONSTRUCTION
	SECTION # DWG. #
	DETAIL # DWG. #
	ELEV # DWG. #
	ELEV # DWG. #

OWNER'S CERTIFICATION

WE, _____ THE UNDERSIGNED OWNER OF THE PROPERTY SHOWN HEREON, HEREBY CERTIFY THAT WE ARE FAMILIAR WITH THIS MAP, ITS CONTENTS AND DETAILS AND HEREBY AGREE TO THE TERMS AND CONDITIONS EXPRESSED HEREON.

OWNER'S NAME/ADDRESS _____ DATE _____

VILLAGE OF FISHKILL PLANNING BOARD

APPROVED BY RESOLUTION OF THE PLANNING BOARD OF THE VILLAGE OF FISHKILL, NEW YORK ON THE _____ DAY OF _____ 20____, SUBJECT TO ALL REQUIREMENTS AND CONDITIONS OF SAID RESOLUTION. ANY CHANGES, ERASURES, MODIFICATIONS, OR REVISIONS OF THIS SITE PLAN AS APPROVED, SHALL VOID THIS APPROVAL.

PLANNING BOARD CHAIRPERSON _____ DATE _____

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REVISIONS / ISSUE DATES		DATE	
NO.	DESCRIPTION	BY	DATE
		AA	9/4/25
		AA	9/30/25

PROJECT NAME: Renovations to: LDD Properties 18 Church Street Fishkill, NY 12524	DRAWING TITLE: TITLE SHEET

DRAWN BY: AA	SHEET: 1 OF 11
DATE: 9/4/25	SCALE: As indicated

DRAWING NO:

1T1.0

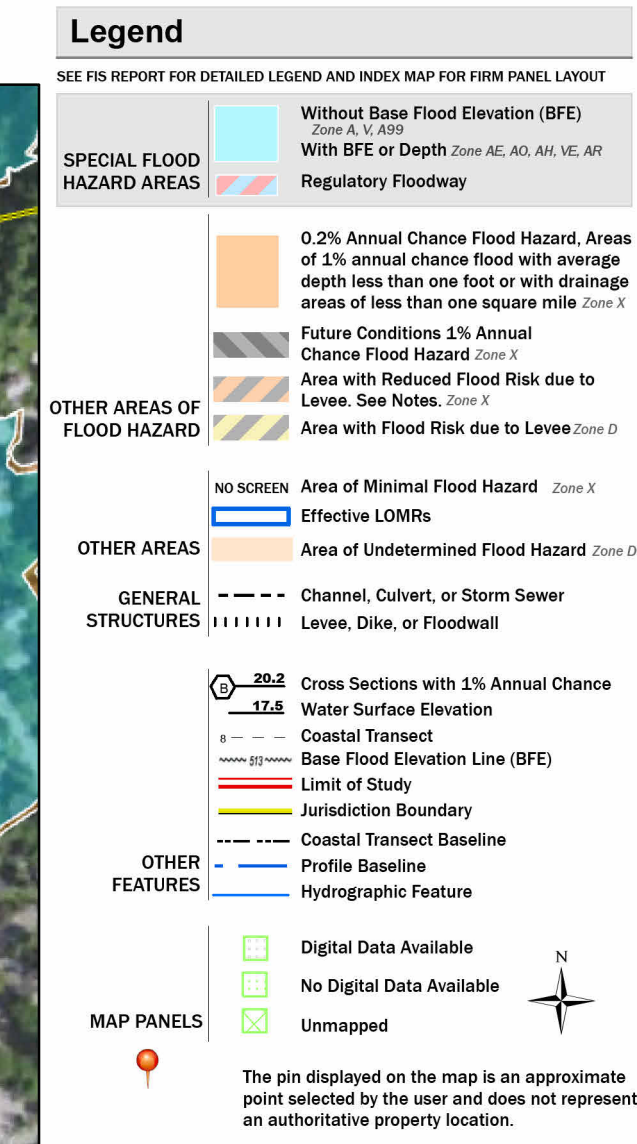
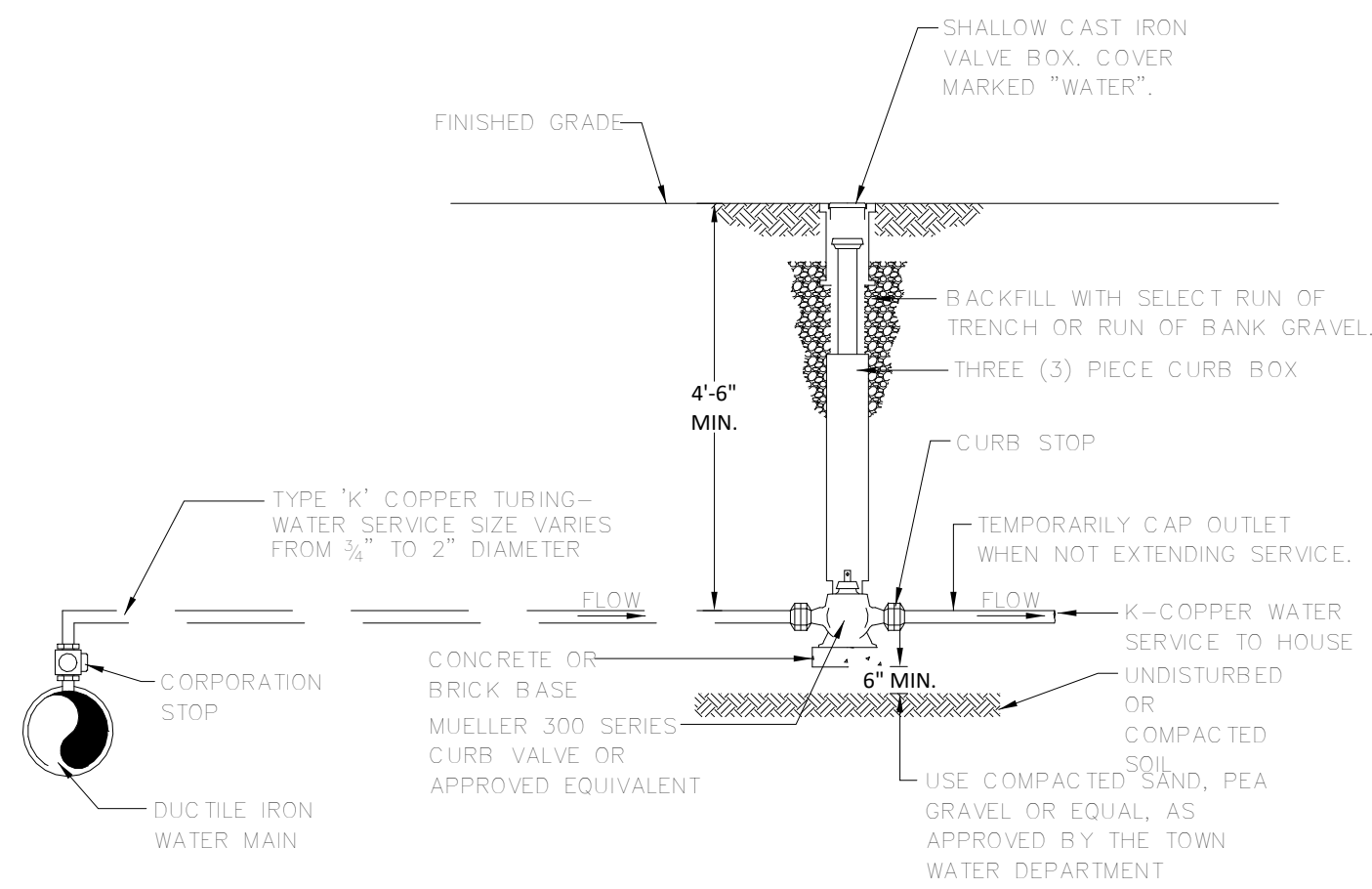
PROJECT PHASE:

PB

This map displays flood hazard zones in Fishkill, NY. The central focus is a property located at the intersection of Route 9 and Route 28, marked with a red dot and labeled '36027 C04675 eff. 5/7/2012'. The property is situated within a brown-shaded 'AREA OF MINIMAL FLOOD HAZARD' (Zone X). Surrounding this area are various flood zones: 'Zone AE' (light blue) and 'Zone AE Floodway' (darker blue with diagonal hatching). Key features include the 'Town of Fishkill' (361337) to the northwest and the 'Village of Fishkill' to the southeast. The map also shows several floodway boundaries with labels such as '200 FEET', '220 FEET', '240 FEET', and '260 FEET'. A scale bar at the bottom indicates distances from 0 to 2,000 feet, and the map is oriented with North at the top. The base map imagery is sourced from the USGS National Map 2023.

3. All service pipe shall be of the best grade and weight standard, Type K copper tubing of sizes through two (2) inches, meeting AWWA Specification 75-CR. Service pipe over two (2) inches shall be cast iron or ductile iron meeting AWWA Specifications C106-62 and C151-65, respectively. All pipe shall be rated for service of one hundred fifty (150) pounds per square inch or greater. No service shall be less than three-fourths (3/4) inch.

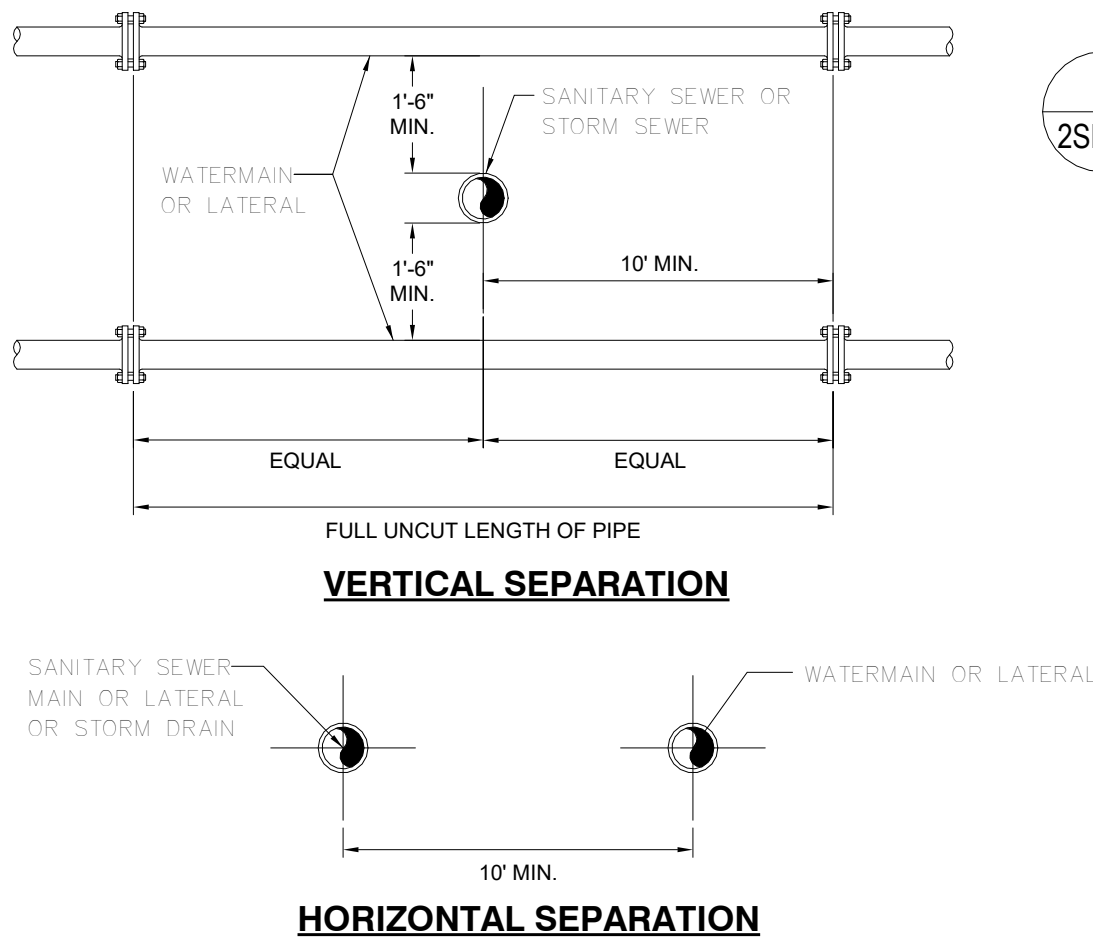
6. Every service main shall have a cock or other approved valved tap in the main, an inverted key stop cock or other approved valve with a metal protecting box at the curb or property line and a gate valve or other approved valve just before the meter. It shall be the duty and responsibility of the property owner to keep the curb box in good repair, above ground and accessible at all time.



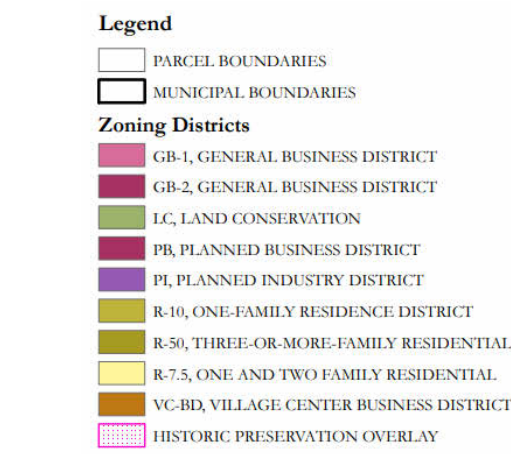
This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 9/26/2025 at 8:23 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

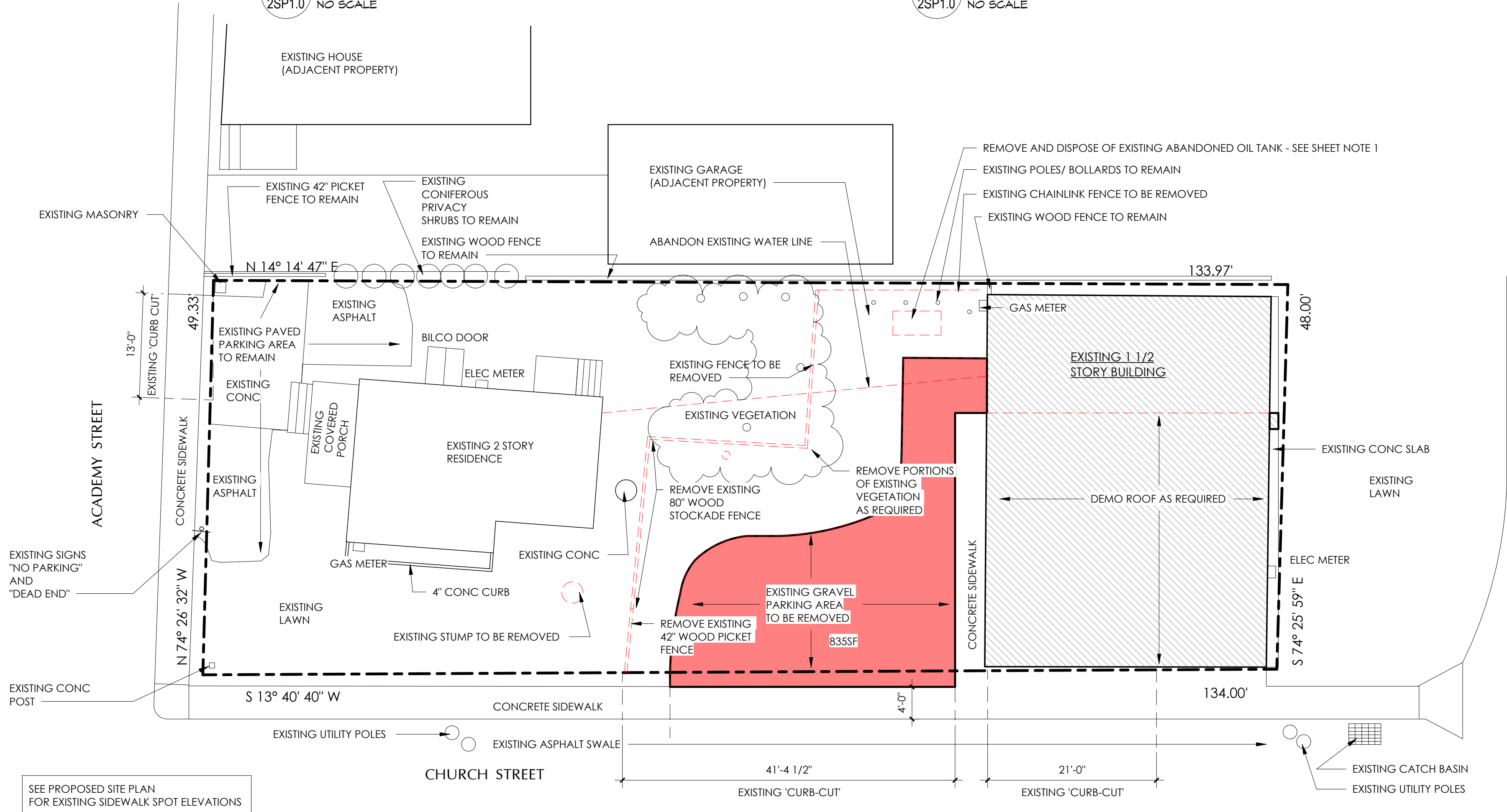
This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.



NOTE:
NO DEVIATION IN THE SEPARATION REQUIREMENTS WILL BE PERMITTED WITHOUT THE EXPRESS APPROVAL OF THE DUTCHESS COUNTY DEPARTMENT OF HEALTH. CONCRETE ENCASEMENT OF WATER LINE OR OFFSETTING OF WATER LINE SHALL BE REQUIRED WHERE SEPARATION DISTANCES CANNOT BE MAINTAINED.



2SP1.0 NO SCALE



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

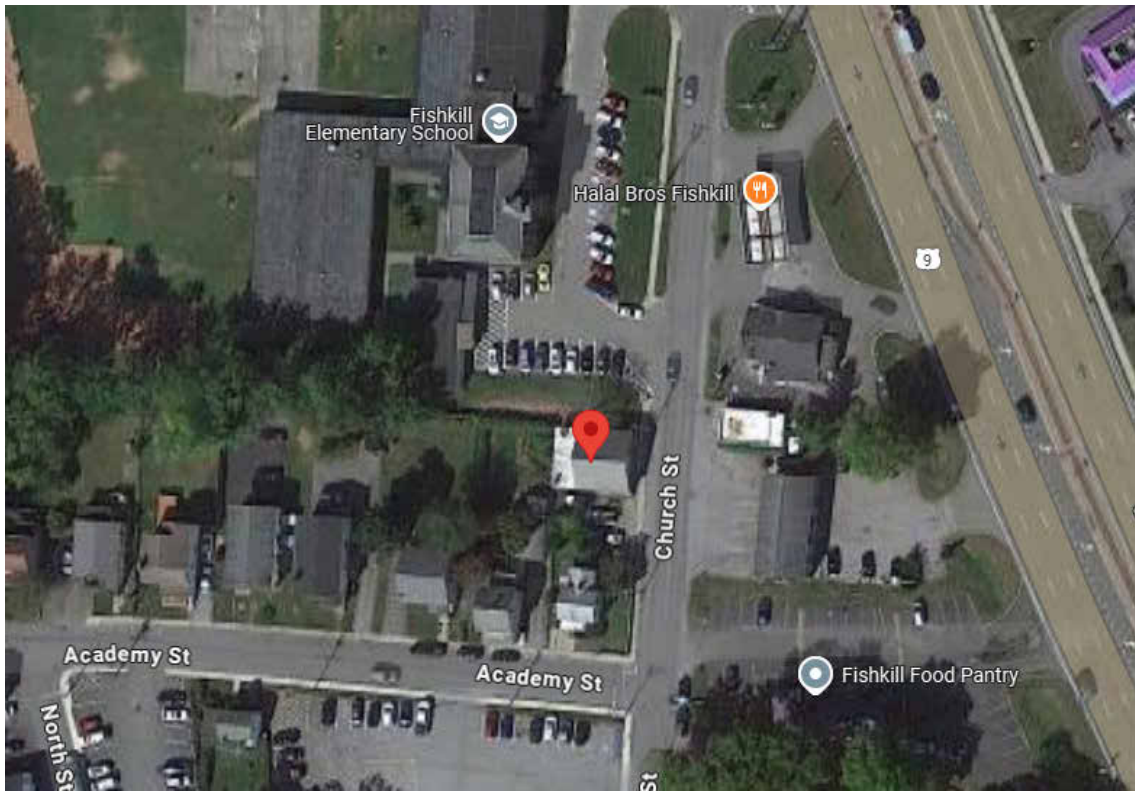
1. FOLLOW ALL VILLAGE OF FISHKILL AND NYS DEC REGULATIONS FOR PROPER DISPOSAL AND REMOVAL OF EXISTING OIL TANK

WE, _____ THE UNDERSIGNED OWNER
OF THE PROPERTY SHOWN HEREON, HEREBY CERTIFY
THAT WE ARE FAMILIAR WITH THIS MAP, ITS CONTENTS
AND DETAILS AND HEREBY AGREE TO THE TERMS AND
CONDITIONS EXPRESSED HEREON.

DATE _____

APPROVED BY RESOLUTION OF THE PLANNING BOARD OF THE VILLAGE OF FISHKILL, NEW YORK ON THE _____ DAY OF _____ 20____, SUBJECT TO ALL REQUIREMENTS AND CONDITIONS OF SAID RESOLUTION. ANY CHANGES, ERASURES, MODIFICATIONS, OR REVISIONS OF THIS SITE PLAN AS APPROVED, SHALL VOID THIS APPROVAL.

DATE _____



2SP1.0 NO SCALE

REVISIONS / ISSUE DATES			
NO.	DESCRIPTION	BY	DATE
	ISSUED TO PLANNING BOARD	AA	9/4/25
	ISSUED TO PLANNING BOARD	AA	9/30/25

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

SITE PLAN

DEMO SITE PLAN

DRAWING TITLE:

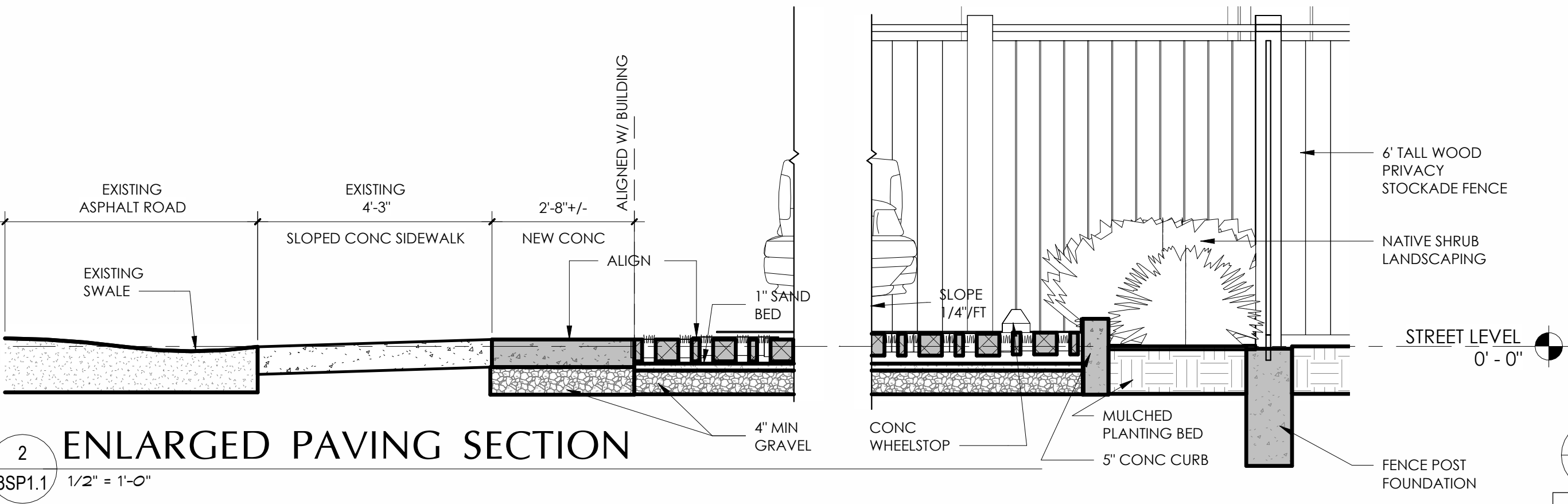
DRAWN BY: AA	SHEET: 2 OF 11
DATE: 9/4/25	SCALE: As indicated

DRAWING NO:

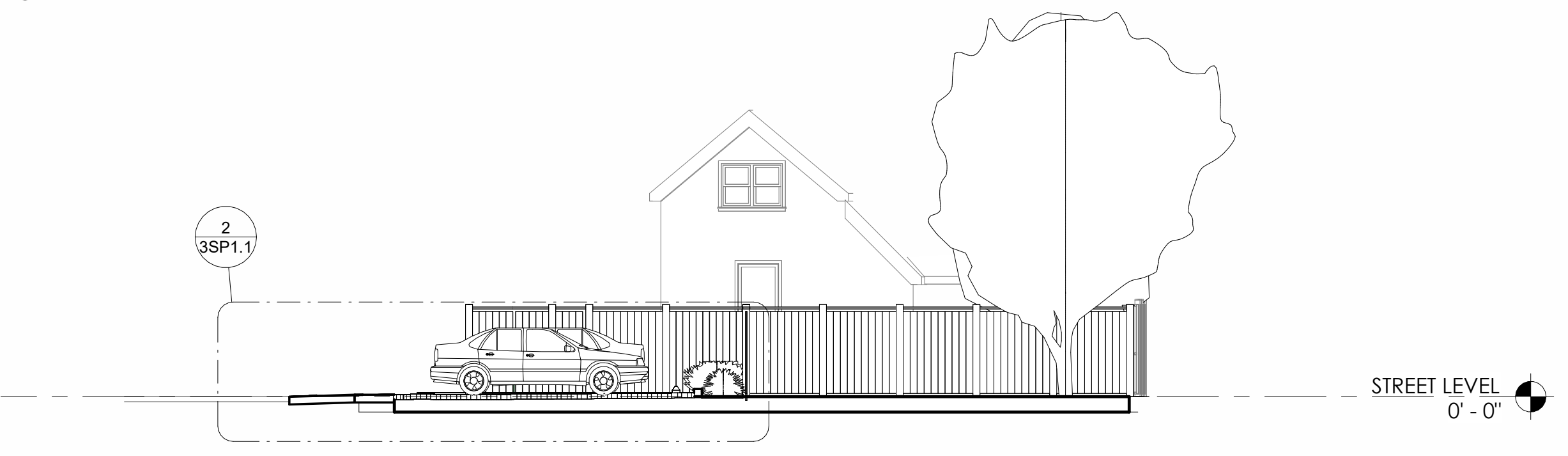
2SP1.0

PROJECT PHASE

PB



2 ENLARGED PAVING SECTION
3SP1.1 1/2" = 1'-0"



5 SITE SECTION
3SP1.1 1/8" = 1'-0"



4 SITE 3D VIEW
3SP1.1

ZONING INFORMATION										
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. HGT	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 ^
EXISTING:	6,518 SF ^B (0.14 AC)	48 FT ^B	133.97 FT ^B	+/- 17.5 FT ^B	+/- 0.2 FT ^B	+/- 1.7 FT ^B	+/- 1.3 FT ^B	+/- 24'-0"	+/- 33.6 % ^B	YES ^
PROPOSED:	NO CHANGE	NO CHANGE	NO CHANGE	NO CHANGE	NO CHANGE	NO CHANGE	NO CHANGE	+/- 31'-2"	NO CHANGE	YES ^
NOTES: A: NO SITE PLAN APPROVAL REQUIRED FOR ONE-FAMILY RESIDENCE. B: EXISTING SUBSTANDARD LOT NOTE - A ZONING VARIANCE IS REQUIRED TO RAISE THE DENSITY OF THE LOT, FROM 14 DU/ ACRE TO 22 DU/ ACRE										



3 SITE ELEVATION CHURCH ST
3SP1.1 1" = 10'-0"

IMPERVIOUS CALCULATIONS	EXISTING BUILDING FOOTPRINT SF %	EXISTING IMPERVIOUS SF %	PROPOSED IMPERVIOUS SF %	PROPOSED GRASS 'YARD' SF %
TOTAL PROPERTY 6,518 SF	2,297 SF 35%	1748 SF 26%	1,799 SF 27.6%	2,200 SF (GRASS) 33%
18 CHURCH STREET	1,632 SF 25%	885 SF 13% (GRAVEL) 244 SF 3.7% (EX'G CONC)	684 SF 10% (PERV. PAVERS) 244 SF 3.7% (EX'G CONC) 252 SF 3.8% (NEW CONC)	750 SF (GRASS) 11.5% 100 SF (MULCH) 1.5%
1 ACADEMY STREET	655 SF 10%	619 SF 9.5% (CONC/ASPHALT)	619 SF 9.5% (CONC/ASPHALT)	435SF FENCED REAR 6.6% 935SF OPEN SIDE 14.3%

PARKING REQUIREMENTS - SECTION 171-97

MULTIFAMILY DWELLING 1 FOR EACH DWELLING UNIT PLUS 1/2" FOR EACH BEDROOM

1 ACADEMY STREET (1 DU) - **REQUIRED 2 SPACES (EXISTING)**
18 CHURCH STREET (2 DU) - **REQUIRED 4 SPACES (TWO FAMILY)**
OR - REQUIRED 2 (2 DU) PLUS 1/2 FOR EACH BEDROOM (3 BR) = 1 1/2 = 3 1/2' OR **(4) TOTAL AS MULTIFAMILY**

SEWER AND WATER UTILITY NOTES

1. FOLLOW ALL STANDARDS AND DETAILS OF VILLAGE OF FISHKILL CODE SECTIONS 125-SEWER AND 165-WATER. SEE SHEET 2SP1.0 FOR SEWER AND WATER NOTES AND DETAILS

2. INTENT IS FOR NEW WATER CONNECTION TO 18 CHURCH ST FROM CHURCH STREET. FOLLOW ALL REGULATIONS FROM VILLAGE CODE SECTION 165 INCLUDING CROSS-CONNECTION PROTECTION.

3. INTENT IS FOR THE EXISTING SEWER LINE TO REMAIN AT 18 CHURCH ST - CONFIRM LOCATION OF SEWER LINE WITH ARCHITECT. AND PROCURE DOCUMENTS/ LOCATION FROM WATER DEPT AS REQUIRED.

PLANTING NOTES

1. SHRUBS TO BE 'COMPACT INKERRY HOLLY' AKA ILEX GLABRA 'COMPACTA', 4' HEIGHT, 4' SPREAD

OPEN SPACE PROVIDED
(NOT REQUIRED BY VILLAGE OF FISHKILL ZONING)

1 ACADEMY ST - 435 SF FENCED LAWN REAR AND WEST SIDE)
- 1.0705SF (LAWN ALL SIDES)

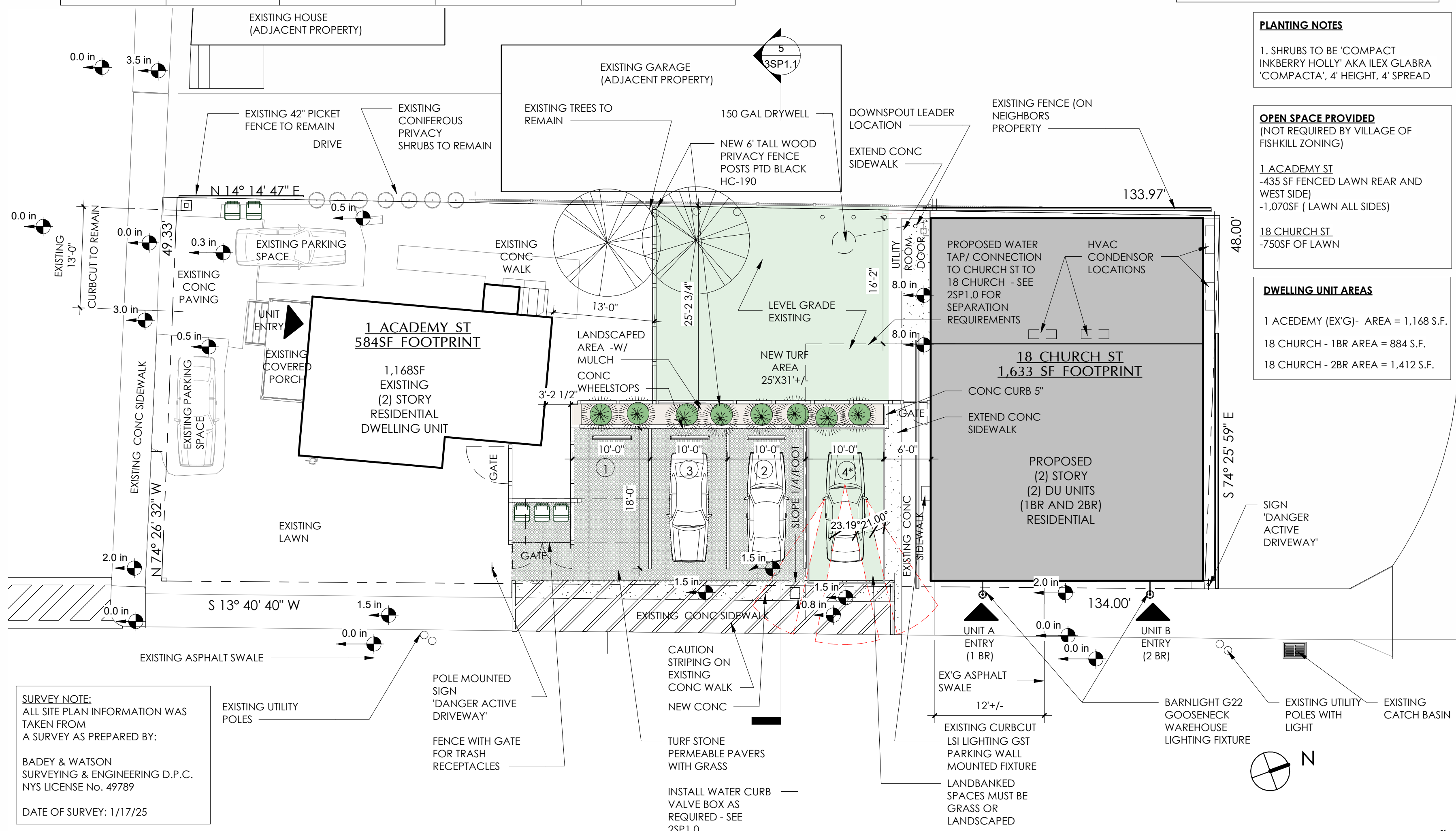
18 CHURCH ST - 750SF OF LAWN

DWELLING UNIT AREAS

1 ACEDEMY (EX'G)- AREA = 1,168 S.F.

18 CHURCH - 1BR AREA = 884 S.F.

18 CHURCH - 2BR AREA = 1,412 S.F.



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

1 PROPOSED SITE PLAN
3SP1.1 1" = 10'-0"

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OWNER'S NAME/ADDRESS _____ DATE _____

VILLAGE OF FISHKILL PLANNING BOARD

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PLANNING BOARD CHAIRPERSON _____ DATE _____

WHALEN ARCHITECTURE pllc
1141 ROUTE 55, SUITE A, LAGRANGEVILLE, NY 12540
(845) 337-4331
WHALENARCHITECTURE.COM

REVISIONS / ISSUE DATES	NO.	DESCRIPTION	BY	DATE
	AA	ISSUED TO PLANNING BOARD	AA	9/4/25
	AA	ISSUED TO PLANNING BOARD	AA	9/30/25

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

DRAWING TITLE:
PROPOSED SITE PLAN

THESE DRAWINGS ARE NOT VALID FOR CONSTRUCTION WITHOUT THE SEAL AND SIGNATURE OF THE ARCHITECT OF RECORD

DRAWN BY:
AA


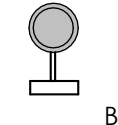
SHEET:
3 OF 11

DATE:
9/4/25

SCALE:
As indicated

DRAWING NO:
3SP1.1

PROJECT PHASE:
PB

LUMINAIRE SCHEDULE					
SYMBOL	QUANTITY	LAMP	COLOR	MOUNTING	HEIGHT ABOVE GRADE
<div><div>A</div></div>	1	GST PARKING LIGHT BY GSI	BLACK	WALL	10'-9"
<div><div>B</div></div>	2	BARNLIGHT 'WAREHOUSE' GOOSENECK G22 12" - ENTRY DOORS WALL MOUNTED	BLACK	WALL	7'-3 1/2"

LIGHTING NOTES:
1. LIGHTS WILL BE SET TO BE MOTION SENSOR ACTIVATED BETWEEN THE HOURS OF 10 PM AND 6 AM.
2. ALL LIGHTING FIXTURES ARE TO BE COMPLIANT WITH STANDARDS SET BY THE INTERNATIONAL DARK-SKY ASSOCIATION.

NOTE:
ALL NEW LIGHTS TO HAVE A COLOR TEMPERATURE OF NO GREATER THAN 3,000K.



BARNLIGHT 'WAREHOUSE' GOOSENECK G22 12" - ENTRY DOORS WALL MOUNTED

Geometric Sconces (GST/GSR/GSQ)

Wall Sconce



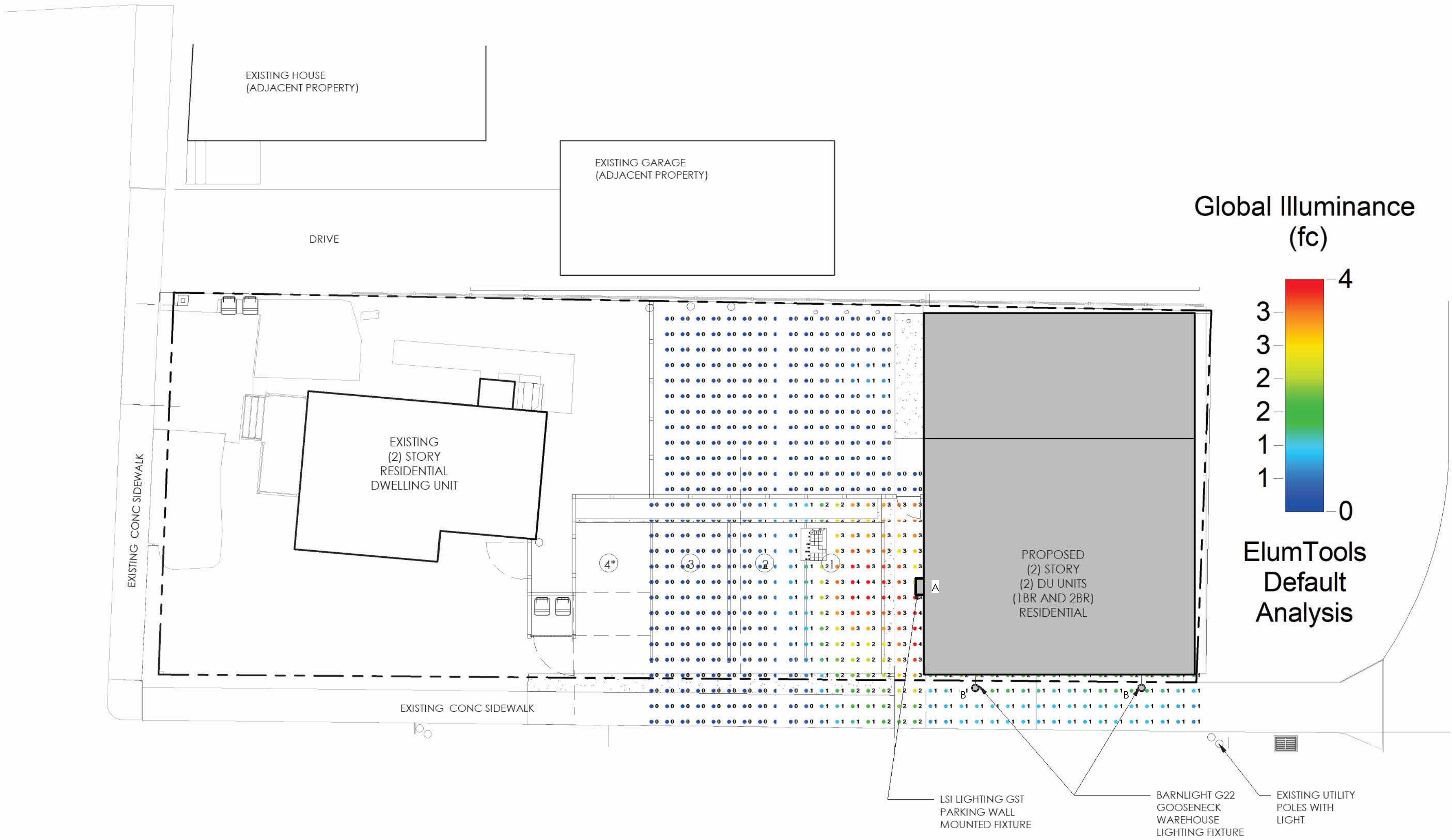
OVERVIEW	
Lumen Package (lm)	2,000 - 8,000
Wattage Range (W)	18 - 67
Efficacy Range (LPW)	108 - 133
Weight lbs (kg)	15 (6.8)



QUICK LINKS

[Ordering Guide](#) [Per](#)

GST BY LSI - PARKING LIGHT



1 PROPOSED PHOTOMETRIC PLAN
4SP1.2 1" = 10'-0"

OWNER'S CERTIFICATION

WE, _____ THE UNDERSIGNED OWNER OF THE PROPERTY SHOWN HEREON, HEREBY CERTIFY THAT WE ARE FAMILIAR WITH THIS MAP, ITS CONTENTS AND DETAILS AND HEREBY AGREE TO THE TERMS AND CONDITIONS EXPRESSED HEREON.

OWNER'S NAME/ADDRESS _____ DATE _____

VILLAGE OF FISHKILL PLANNING BOARD

APPROVED BY RESOLUTION OF THE PLANNING BOARD OF THE VILLAGE OF FISHKILL, NEW YORK ON THE _____ DAY OF _____ 20____, SUBJECT TO ALL REQUIREMENTS AND CONDITIONS OF SAID RESOLUTION. ANY CHANGES, ERASURES, MODIFICATIONS, OR REVISIONS OF THIS SITE PLAN AS APPROVED, SHALL VOID THIS APPROVAL.

PLANNING BOARD CHAIRPERSON _____ DATE _____

THESE DRAWINGS ARE NOT VALID FOR CONSTRUCTION WITHOUT THE SEAL AND SIGNATURE OF THE ARCHITECT OF RECORD.

WHALEN ARCHITECTURE pllc

1141 ROUTE 55, SUITE A, LAGRANGEVILLE, NY 12540

(845) 337-4331 WHALENARCHITECTURE.COM

REVISIONS / ISSUE DATES		BY		DATE	
NO.	DESCRIPTION	AA	AA	9/4/25	
	ISSUED TO PLANNING BOARD				

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

DRAWING TITLE:
PHOTOMETRIC PLAN & LIGHTING SPECS

DRAWN BY:
SW

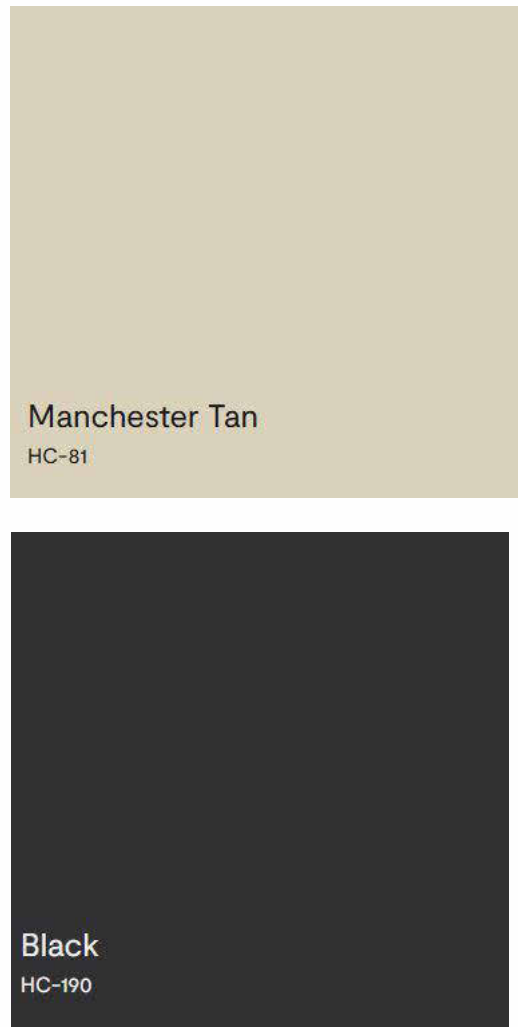
DATE:
9/4/25

DRAWING NO.:
4SP1.2

PROJECT PHASE:
PB

SHEET:
4 OF 11

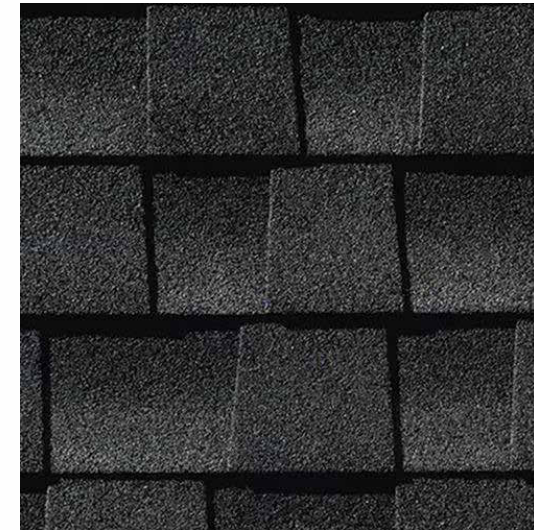
SCALE:
1/4" = 1'-0"



BENJAMIN MOORE
HISTORIC COLORS
PAINT



HARDIE-BOARD - VERTICAL 8"
PANELS CEMENT BOARD
SIDING - PRIMED



GAF - TIMBERLINE HDZ
- CHARCOAL

1 FRONT ELEVATION
6A1.0 1/4" = 1'-0"



2 LEFT ELEVATION
6A1.0 1/4" = 1'-0"

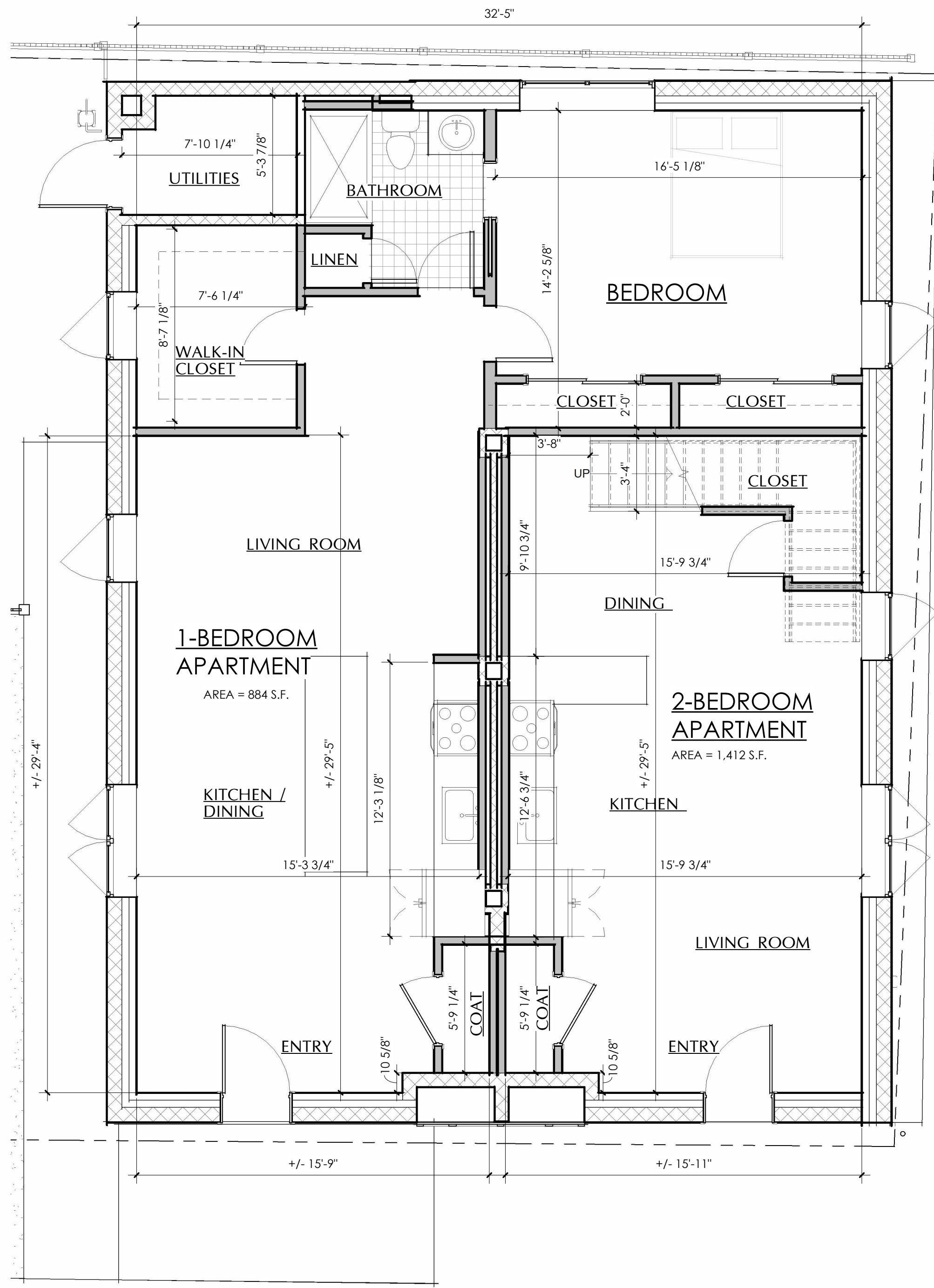


3 RIGHT ELEVATION
6A1.0 1/4" = 1'-0"

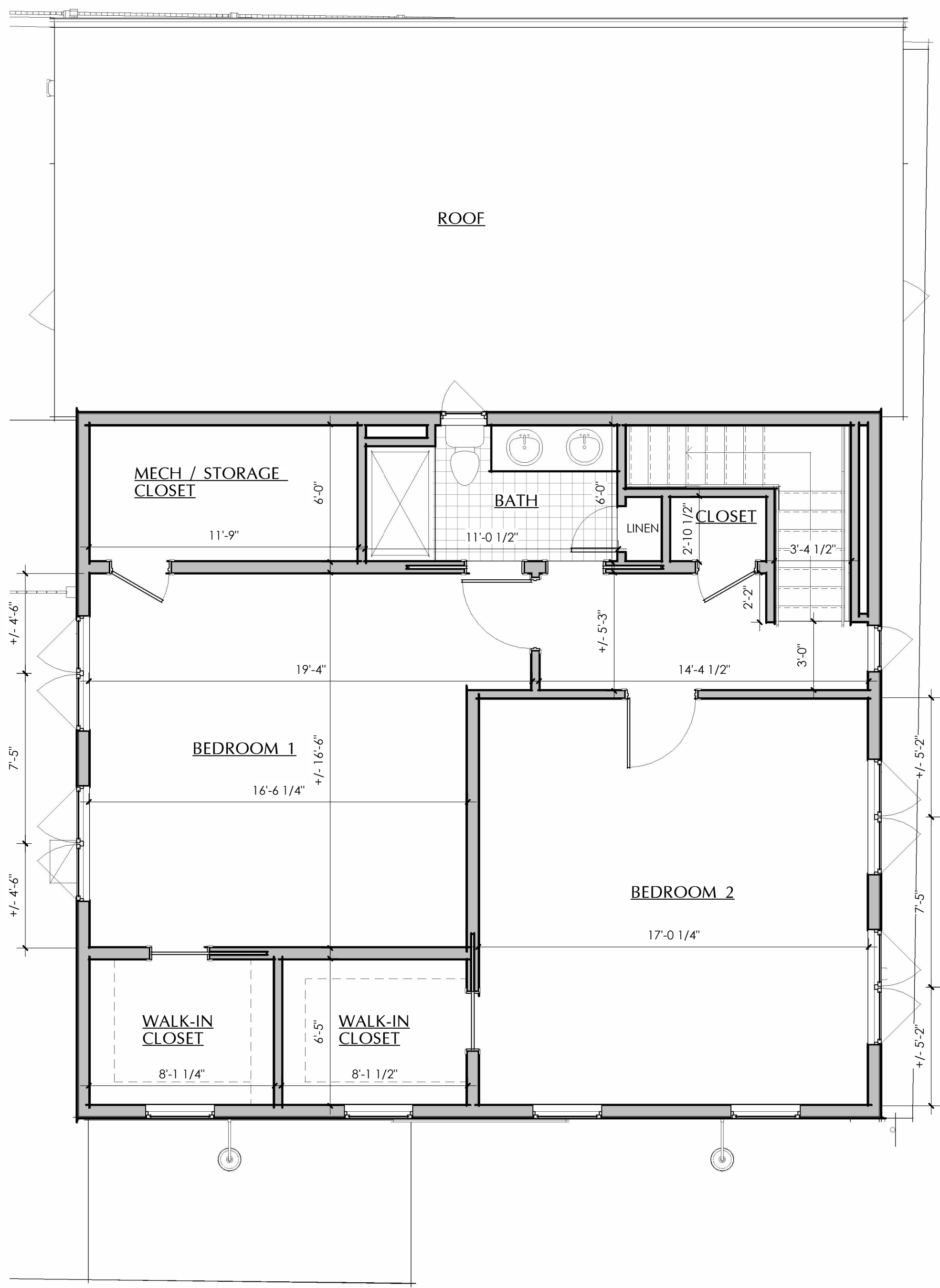
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REVISIONS / ISSUE DATES		BY		DATE	
NO.	DESCRIPTION	AA	AA	9/4/25	
	ISSUED TO PLANNING BOARD				

PROJECT NAME: Renovations to: LDD Properties 18 Church Street Fishkill, NY 12524		DRAWING TITLE: PROPOSED EXTERIOR ELEVATIONS	
DRAWN BY: SW	SHEET: 6 OF 11		
DATE: 9/4/25	SCALE: As indicated		
DRAWING NO: 6A1.0			
PROJECT PHASE: PB			



1
7A1.1
PROPOSED 1ST FLOOR PLAN
1/4" = 1'-0"



2
7A1.1
PROPOSED 2ND FLOOR PLAN
1/4" = 1'-0"

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OWNER'S NAME/ADDRESS _____ DATE _____

VILLAGE OF FISHKILL PLANNING BOARD

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PLANNING BOARD CHAIRPERSON _____ DATE _____

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REVISIONS / ISSUE DATES

NO.	DESCRIPTION	BY	DATE
	ISSUED TO PLANNING BOARD	AA	9/4/25

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

PROPOSED FLOOR PLANS

DRAWN BY:
SW

DATE:
9/4/25

SHEET:
7 OF 11

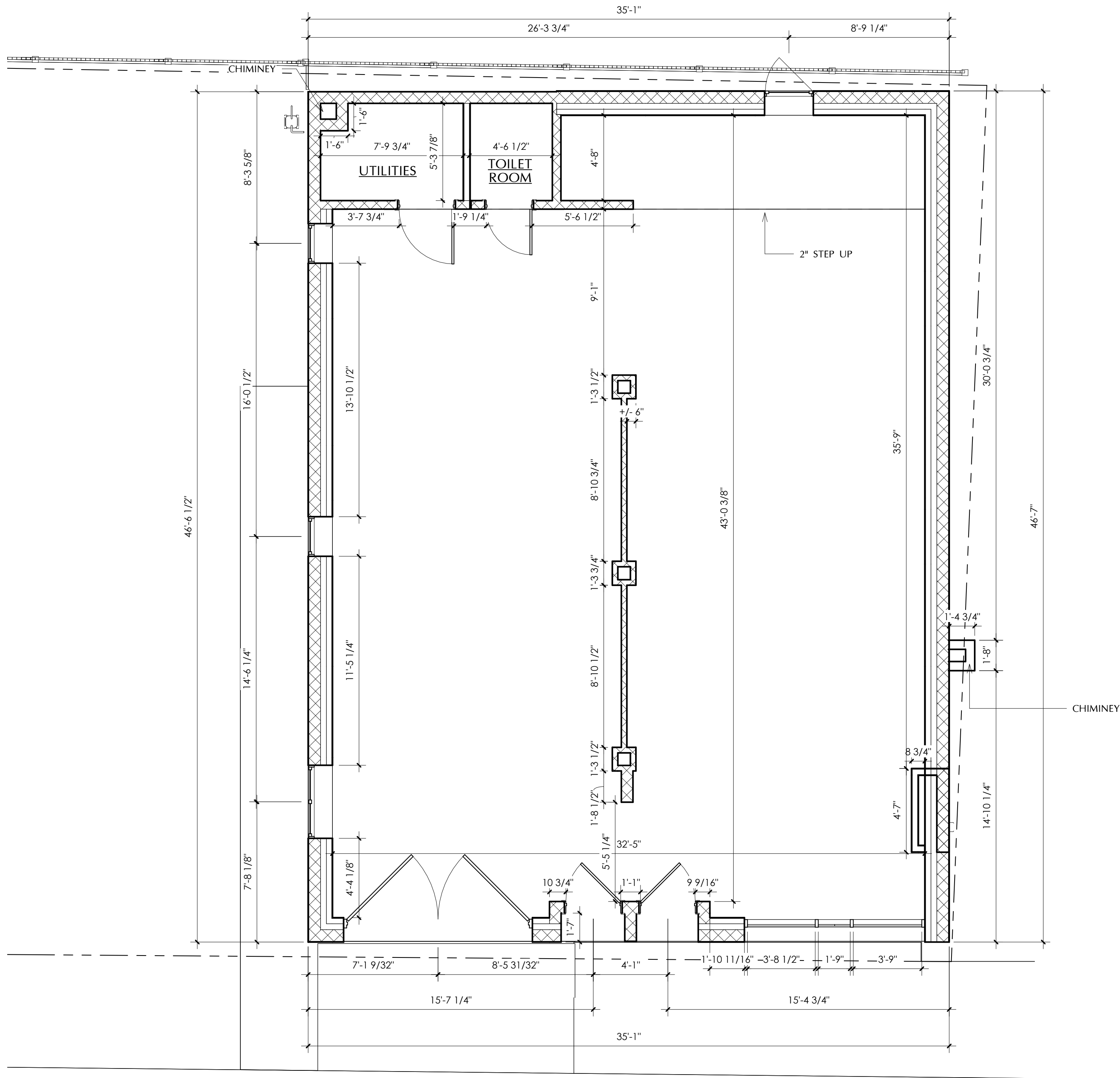
SCALE:
1/4" = 1'-0"

DRAWING NO:
7A1.1

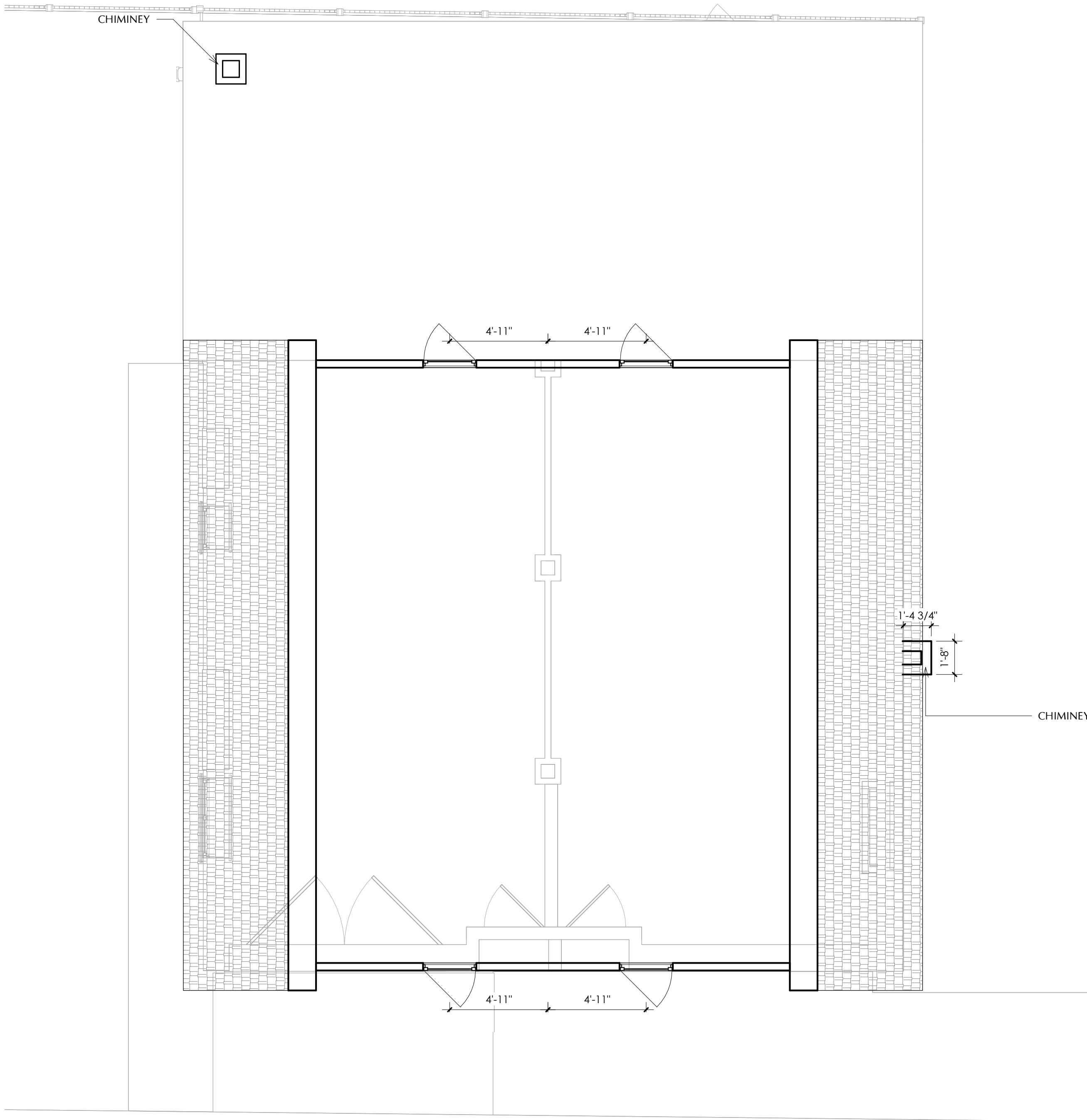
PROJECT PHASE:
PB

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(845) 337-4331 WHALENARCHITECTURE.COM



1 EXISTING 1ST FLOOR PLAN
8A1.2 1/4" = 1'-0"



2 EXISTING ATTIC PLAN
8A1.2 1/4" = 1'-0"

OWNER'S CERTIFICATION

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OWNER'S NAME/ADDRESS _____ DATE _____

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PLANNING BOARD CHAIRPERSON _____ DATE _____

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REVISIONS / ISSUE DATES			
NO.	DESCRIPTION	BY	DATE
	ISSUED TO PLANNING BOARD	AA	9/4/25

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

DRAWING TITLE:
EXISTING FLOOR PLANS

DRAWN BY:
SW

DATE:
9/4/25

SHEET:
8 OF 11

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

DRAWING NO:
8A1.2

PROJECT PHASE:
PB



1 EXISTING FRONT PHOTO
9EP1.0 NO SCALE



2 EXISTING RIGHT PHOTO
9EP1.0 NO SCALE



3 EXISTING LEFT PHOTO
9EP1.0 NO SCALE



4 EXISTING BACK PHOTO
9EP1.0 NO SCALE

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PLANNING BOARD CHAIRPERSON _____ DATE _____

REVISIONS / ISSUE DATES

NO.	DESCRIPTION	BY	DATE
	ISSUED TO PLANNING BOARD	AA	9/4/25

PROJECT NAME:

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

DRAWING TITLE:

EXISTING ELEVATION PHOTOS

DRAWN BY:

SW

DATE:

9/4/25

DRAWING NO.:

9EP1.0

PROJECT PHASE:

PB

SHEET:

9 OF 11

SCALE:

1/4" = 1'-0"

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