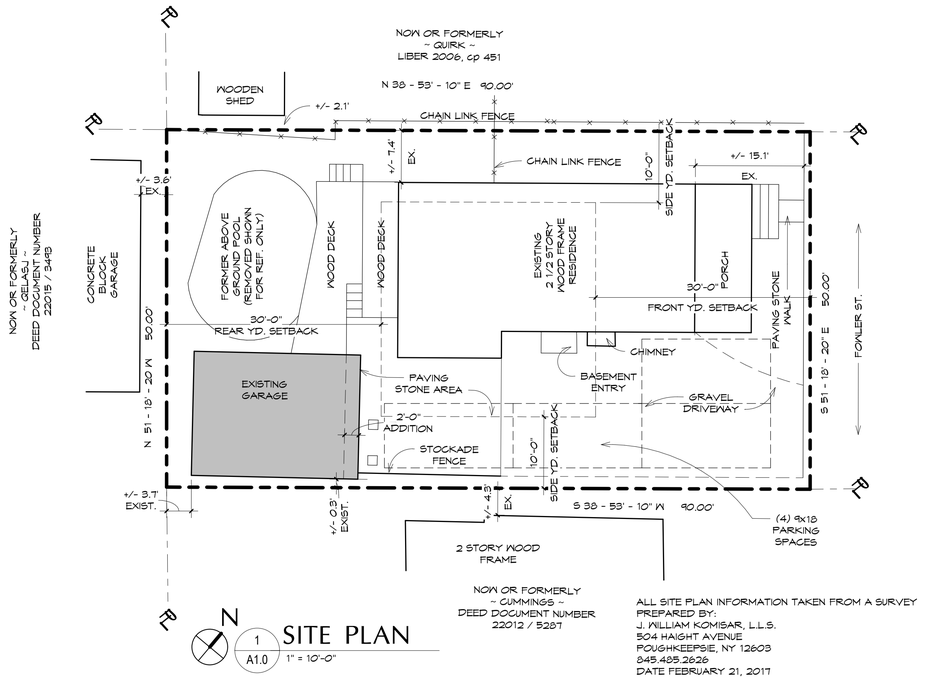
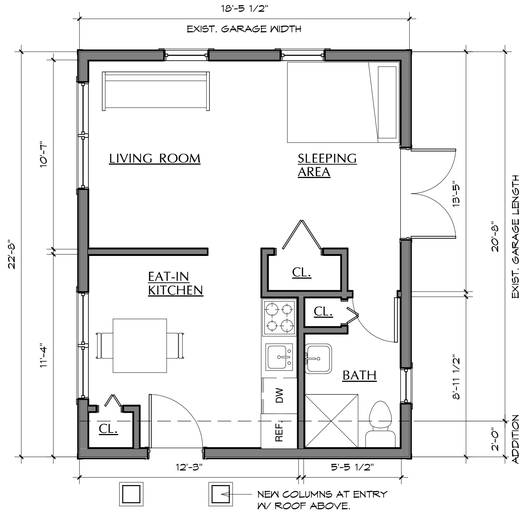


1 A1.0 SITE PLAN 1" = 10'-0"

ALL SITE PLAN INFORMATION TAKEN FROM A SURVEY
PREPARED BY:
J. WILLIAM KOMISAR, L.L.S.
504 HAIGHT AVENUE
POUGHKEEPSIE, NY 12603
845.485.2626
DATE FEBRUARY 21, 2017



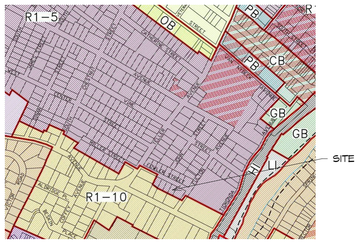
4 A1.0 PROPOSED FLOOR PLAN 1/4" = 1'-0"

ZONING INFORMATION ACCESSORY BUILDING

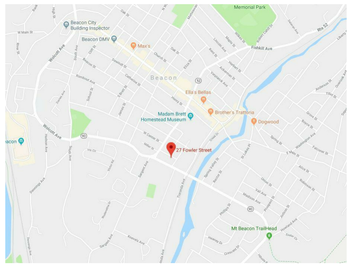
TOWNSHIP: CITY OF BEACON SECTION, BLOCK, LOT: 5954-44-972638 ZONE: R1-5	MIN. REAR YD.	MIN. SIDE YD.	MAX CUMULATIVE SF FOR ALL ACCESSORY BLDGS	MAX. SF PERMITTED FOR EA ACCESSORY BLDG(BASED ON FOOTPRINT OF PRINCIPAL BUILDING)	MAX. NUMBER OF SHEDS PERMITTED	OFF STREET PARKING SPACES
ORDINANCE REQUIREMENT:	30 FT	10 FT	720 FT	40 %	1	2 / DWELLING UNIT
EXISTING:	3.7 FT	+/- 0.3 FT	+/- 369.4 SF	40.4%	0	2
PROPOSED:	**3.7 FT***	**+/- 0.3 FT***	+/- 404 SF	**44.1% ****	0	4

* EXISTING NON-CONFORMING / VARIANCE REQUIRED

** VARIANCE REQUIRED

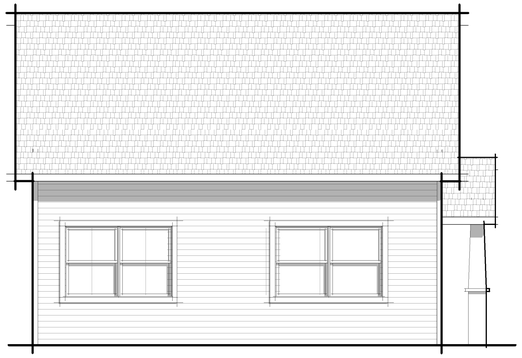


2 A1.0 PARTIAL ZONING MAP 3/32" = 1'-0"

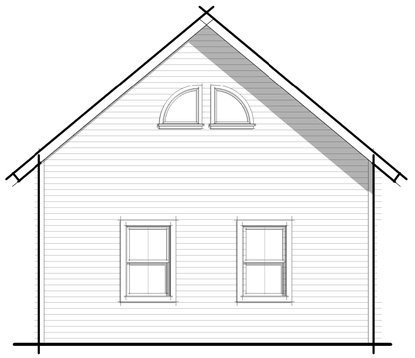


3 A1.0 LOCATION MAP 3/32" = 1'-0"

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



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



7 A1.0 PROPOSED REAR ELEVATION 1/4" = 1'-0"

8 A1.0 PROPOSED RIGHT ELEVATION 1/4" = 1'-0"

WHALEN ARCHITECTURE pllc
3 VAN WYCK LANE, SUITE #1 WAPPINGERS FALLS, NY 12590
(845) 227-9190 WHALENARCHITECTURE.COM

© COPYRIGHT 2017 WHALEN ARCHITECTURE, PLLC

REVISIONS / ISSUE DATES

NO.	DESCRIPTION	BY	DATE
	ISSUED TO PLANNING BOARD	SW	2/27/19

PROJECT NAME:
Additions & Renovations to:
Hughes Residence
27 Fowler Street
Beacon, NY 12508

DRAWING TITLE:
PROPOSED SITE PLAN, FLOOR PLAN, ELEVATIONS

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

DRAWN BY:	SHEET:
SW / HM	1 of 1
DATE: 2/1/19	SCALE: As indicated

DRAWING NO:
A1.0

PROJECT PHASE:
SD