

Bulk Zoning Regulations Table

	Required Setbacks			Proposed Setbacks			Frontage Required	Frontage Proposed	Minimum Lot Depth	Proposed Lot Depth	Allowable Building Height	Proposed Building Height	Lot Area	Proposed Floor Area	Minimum Landscaped Area	Proposed Landscaped Area
	Front	Side	Rear	Front	Side	Rear										
Zoning District																
CMS	0' -10'	0	25	2.75' *	0'	25'	80%	100%	75'	101.62' **	3 stories. With special permit, 4 stories with a 15' step back above 38'	3 stories with stepped back 4th story at rear 35' at front, 46' at stepped back rear portion	4,753 sf	10,763	10% **	6%
* Existing condition ** Minimum landscaped area may be waived for lots smaller than 5,000 sf. Subject lot is 4,753 sf																

PLANT SCHEDULE					
QUANTITY	KEY	BOTANIC NAME	COMMON NAME	SIZE	COMMENTS
7	S-R	<i>Rhododendron maximus</i>	Rhododendron	30-36"	
lbs	ECO-LAWN	<i>Buchloe dactyloides 'Texoka'</i>	Eco Lawn	Seed	April-October planting



L1: Wall Mounted

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.



WALL MOUNTED LIGHT (L2)
SELUX LIGHTING "BETA PENDANT" WALL MOUNTED FIXTURE, MODEL #BPC-L-R2-1-H50-BK-120-HS-PC WITH LOW GLARE CUTOFF SHIELD, COLOR: BLACK, PHOTOCELL CONTROL, OR APPROVED EQUAL. MOUNTING HEIGHT = 12 FEET

NOTE: THE MANUFACTURER DOES NOT PROVIDE PHOTOMETRIC INFORMATION FOR THESE FIXTURES. FIXTURES WILL BE SHIELDED TO AVOID LIGHT SPILLAGE ONTO ADJACENT PROPERTIES, AND TO SHIELD FROM LIGHT PROJECTING UPWARD TO THE SKY

NOTE: AS AN ALTERNATE, THE OWNER MAY INSTALL EQUIVALENT WATTAGE LED FIXTURES IN PLACE OF THE INCANDESCENT FIXTURES SHOWN. LED LIGHTING WILL MEET THE SAME SPECIFICATIONS FOR LOW GLARE CUT OFF CONTROLS, EITHER BY SHIELDING OR INTERNAL CONTROLS.

Lighting

Not to Scale

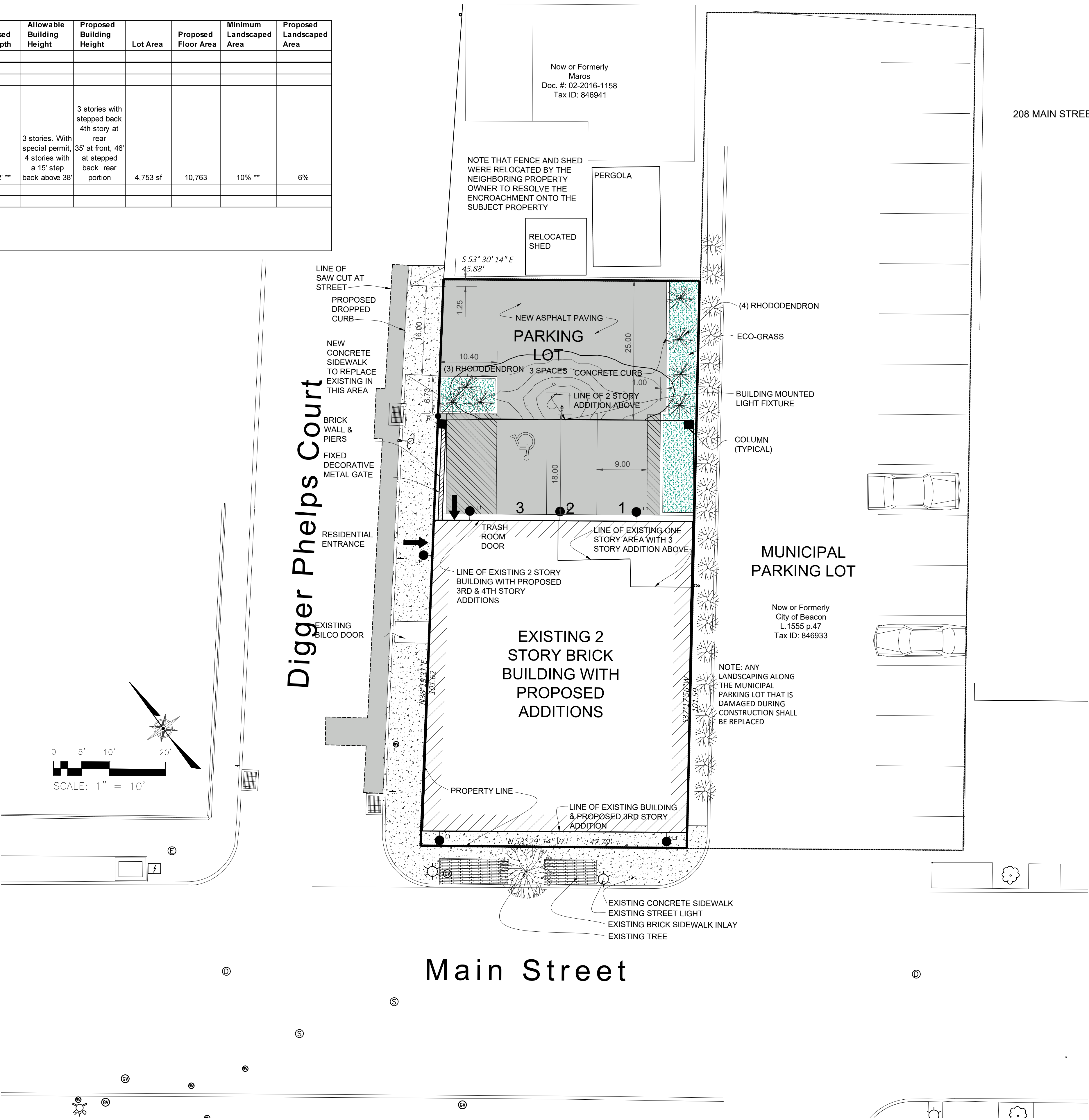
Owner
Lendita & Fadil Mavraj
59 River Glen Road
Walkill NY 12589

Architect:
Aryeh Siegel, Architect
84 Mason Circle
Beacon, New York 12508

Surveyor:
TEC Surveying
15C Tioronda Avenue
Beacon, New York 12508

Civil Engineer:
Hudson Land Design
174 Main Street
Beacon, New York 12508

208 Main Street
Beacon, New York
Scale: 1" = 10'
March 26, 2019



Site Plan

Scale: 1" = 10'

Survey Date: February 6, 2018
TEC Land Surveying
15c Tioronda Ave.
Beacon, New York 12508

