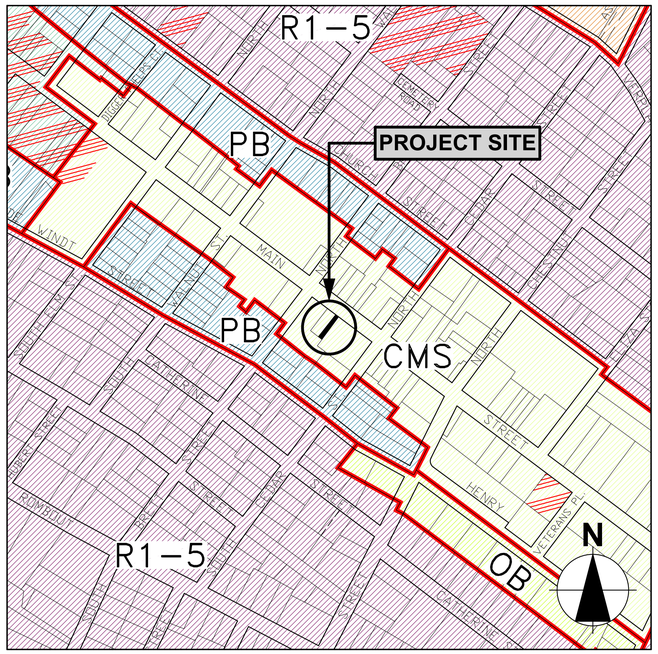
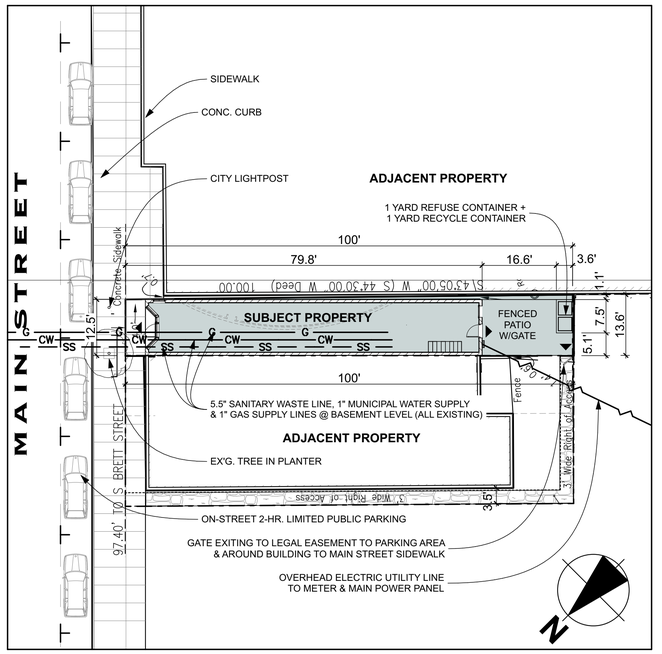
EARLY TERRIBLE WINE & TAPAS BAR



3 ZONING MAP
NOT TO SCALE



2 AERIAL VIEW OF SITE & SURROUNDINGS
NOT TO SCALE



1 SITE PLAN
SCALE: 1/16" = 1'-0"



4 STREET VIEW
SCALE: 1:1.09

SHEET INDEX

PLANS		
A-001	COVER SHEET	☐
C-101	SITE CIVIL SURVEY	☐
A-101	GROUND FLOOR PLAN + FRONT	☐
A-102	GROUND FLOOR PLAN + REAR	☐
A-103	ROOF & BASEMENT PLANS	☐
A-104	INTERIOR ELEVATIONS	☐
ELEVATIONS		
A-201	FRONT, REAR & PARTIAL SIDE ELEVATIONS	☐
SECTIONS		
A-301	BUILDING SECTIONS	☐

TABULAR SUMMARY

S/B/L:	130200-5954-36-908866	PARKING REQUIRED:	PER WAIVER
ZONE:	CMS 'Central Main Street'	PARKING ONSITE:	0 SPACES
LOT AREA S.F.:	1,315	INDOOR SEATING OCCUPANCY:	41
BUILDING AREA S.F.:	939	OUTDOOR (SEASONAL) SEATING OCCUPANCY:	14
STRUCTURAL COVERAGE S.F.:	939	TOTAL SEATING OCCUPANCY:	55
STRUCTURAL COVERAGE %:	71.4%		
OPEN SPACE S.F.:	174.7		
OPEN SPACE %:	13.3%		

NOTES
1. THE CITY OF BEACON BUILDING DEPARTMENT SHALL HAVE ACCESS TO VERIFY WHERE EXISTING ROOF LEADERS LEAD TO
2. PER I&I INVESTIGATION REPORT DATED 7/25/2019, "THE REMAINING PIPE THAT PREVIOUSLY SERVED TO CONNECT TO THE ROOF LEADER TO THE SANITARY SEWER SYSTEM WILL BE REMOVED," AND "THE SUMP PUMP WILL BE REMOVED AND REROUTED TO THE ROOF LEADER DISCHARGE LOCATION."

REGISTERED ARCHITECT
BRADFORD B WILL
028572
STATE OF NEW YORK

EARLY TERRIBLE WINE & TAPAS BAR
305 MAIN STREET • BEACON, NY 12508

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COVER SHEET

A-001

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1. COPYRIGHT OICLE LAND SURVEYING, PC ALL RIGHTS RESERVED.

2. UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2, OF THE NEW YORK STATE EDUCATION LAW.

3. ONLY BOUNDARY SURVEY MAPS WITH THE SURVEYOR'S EMBOSSED OR INKED SEAL ARE GENUINE TRUE AND CORRECT COPIES OF THE SURVEYOR'S ORIGINAL WORK AND OPINION.

4. CERTIFICATIONS ON THIS BOUNDARY SURVEY MAP SIGNIFY THAT THE MAP WAS PREPARED IN ACCORDANCE WITH THE CURRENT EXISTING CODE OF PRACTICE FOR LAND SURVEYS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS, INC. THE CERTIFICATION IS LIMITED TO PERSONS FOR WHOM THE BOUNDARY SURVEY MAP IS PREPARED, TO THE TITLE COMPANY, TO THE GOVERNMENTAL AGENCY, AND TO THE LENDING INSTITUTION LISTED ON THIS BOUNDARY SURVEY MAP.

5. THE CERTIFICATIONS HEREIN ARE NOT TRANSFERABLE.

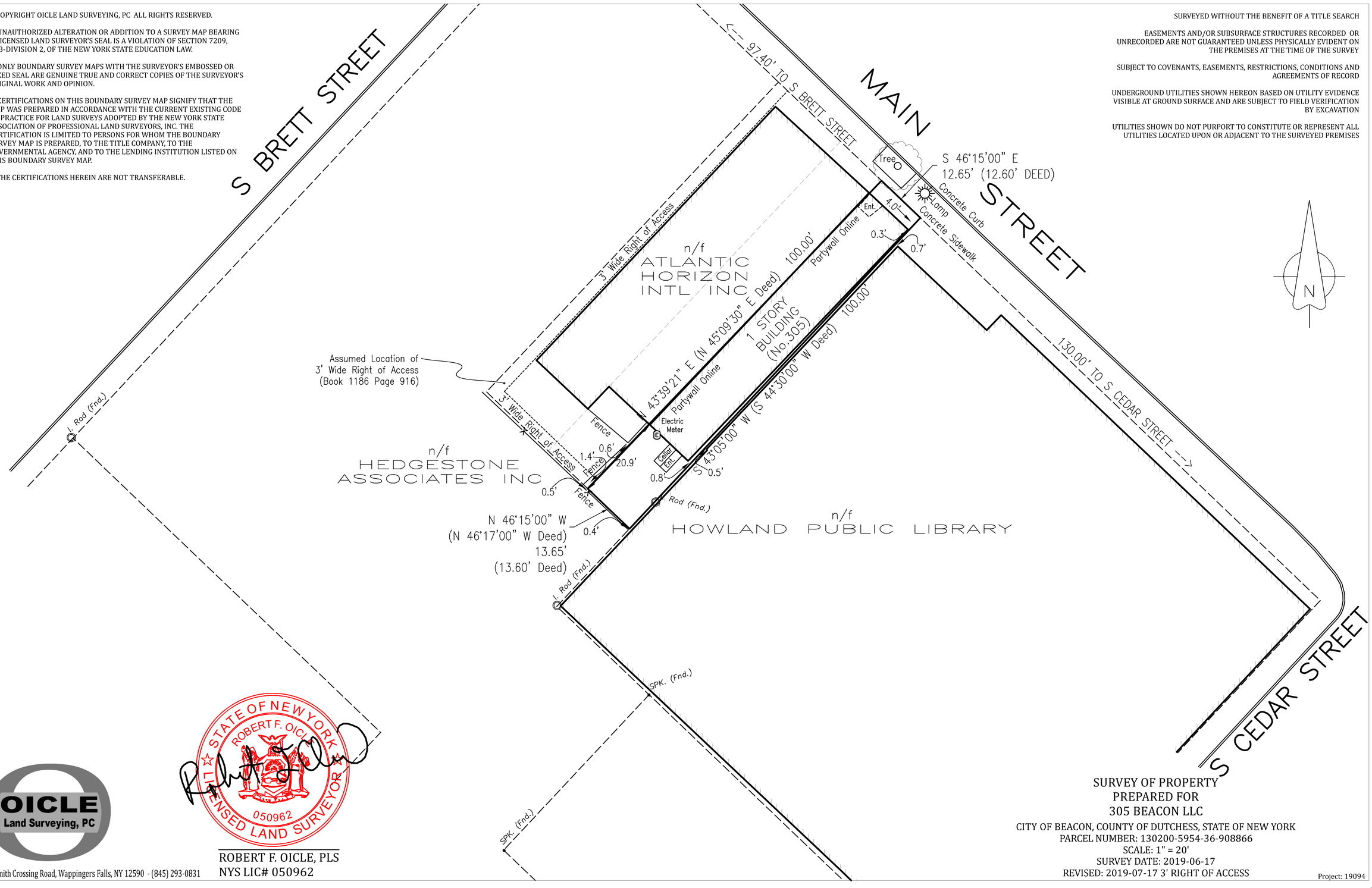
SURVEYED WITHOUT THE BENEFIT OF A TITLE SEARCH

EASEMENTS AND/OR SUBSURFACE STRUCTURES RECORDED OR UNRECORDED ARE NOT GUARANTEED UNLESS PHYSICALLY EVIDENT ON THE PREMISES AT THE TIME OF THE SURVEY

SUBJECT TO COVENANTS, EASEMENTS, RESTRICTIONS, CONDITIONS AND AGREEMENTS OF RECORD

UNDERGROUND UTILITIES SHOWN HEREON BASED ON UTILITY EVIDENCE VISIBLE AT GROUND SURFACE AND ARE SUBJECT TO FIELD VERIFICATION BY EXCAVATION

UTILITIES SHOWN DO NOT PURPORT TO CONSTITUTE OR REPRESENT ALL UTILITIES LOCATED UPON OR ADJACENT TO THE SURVEYED PREMISES



OICLE
Land Surveying, PC
57 Smith Crossing Road, Wappingers Falls, NY 12590 - (845) 293-0831

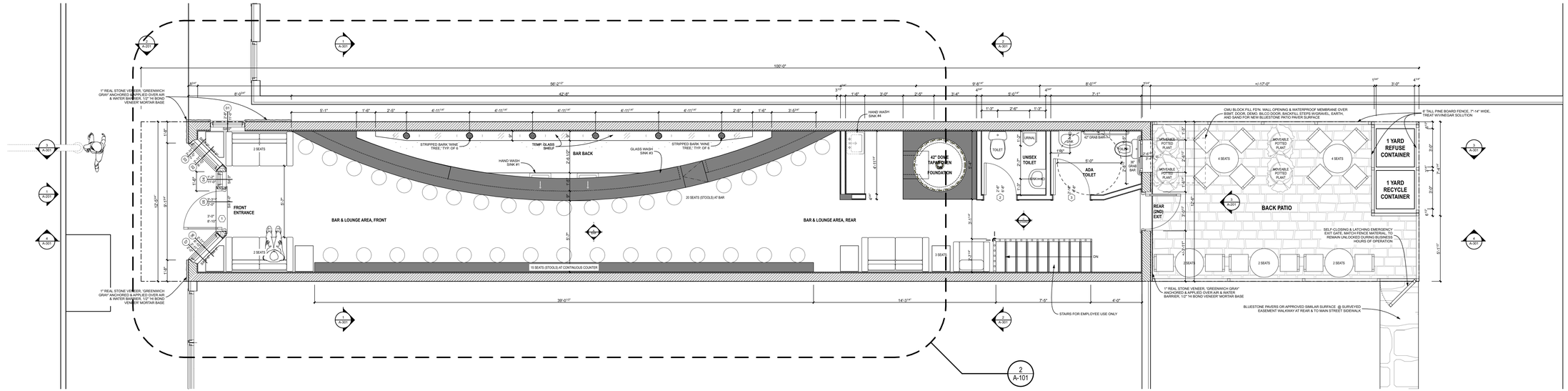
STATE OF NEW YORK
ROBERT F. OICLE
LICENSED LAND SURVEYOR
050962

ROBERT F. OICLE, PLS
NYS LIC# 050962

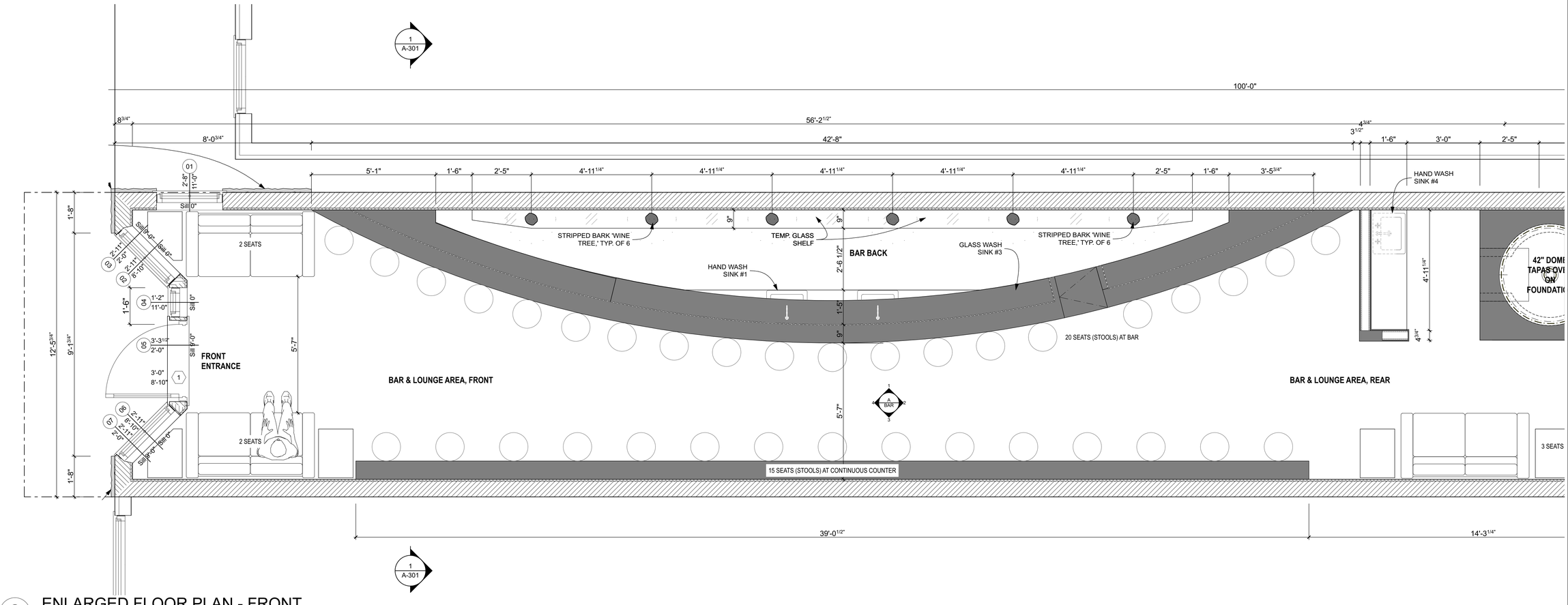
SURVEY OF PROPERTY
PREPARED FOR
305 BEACON LLC

CITY OF BEACON, COUNTY OF DUTCHESS, STATE OF NEW YORK
PARCEL NUMBER: 130200-5954-36-908866
SCALE: 1" = 20'
SURVEY DATE: 2019-06-17
REVISED: 2019-07-17 3' RIGHT OF ACCESS

Project: 19094



1 1st FLOOR PLAN
SCALE: 1/4" = 1'-0"



2 ENLARGED FLOOR PLAN - FRONT
SCALE: 1/2" = 1'-0"

REGISTERED ARCHITECT
BRADFORD B WILL
028572
STATE OF NEW YORK

EARLY TERRIBLE WINE & TAPAS BAR

305 MAIN STREET • BEACON, NY 12508

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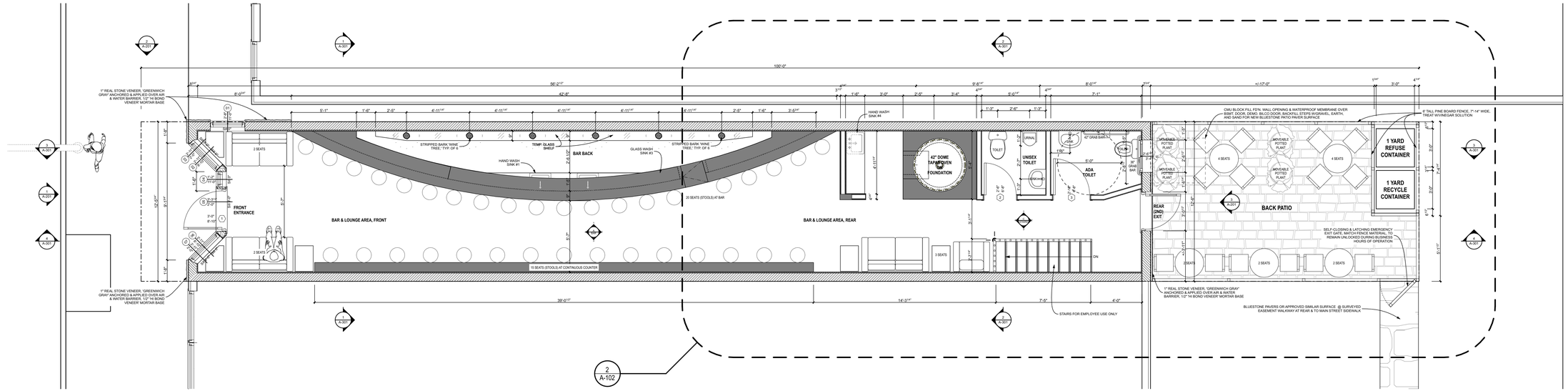
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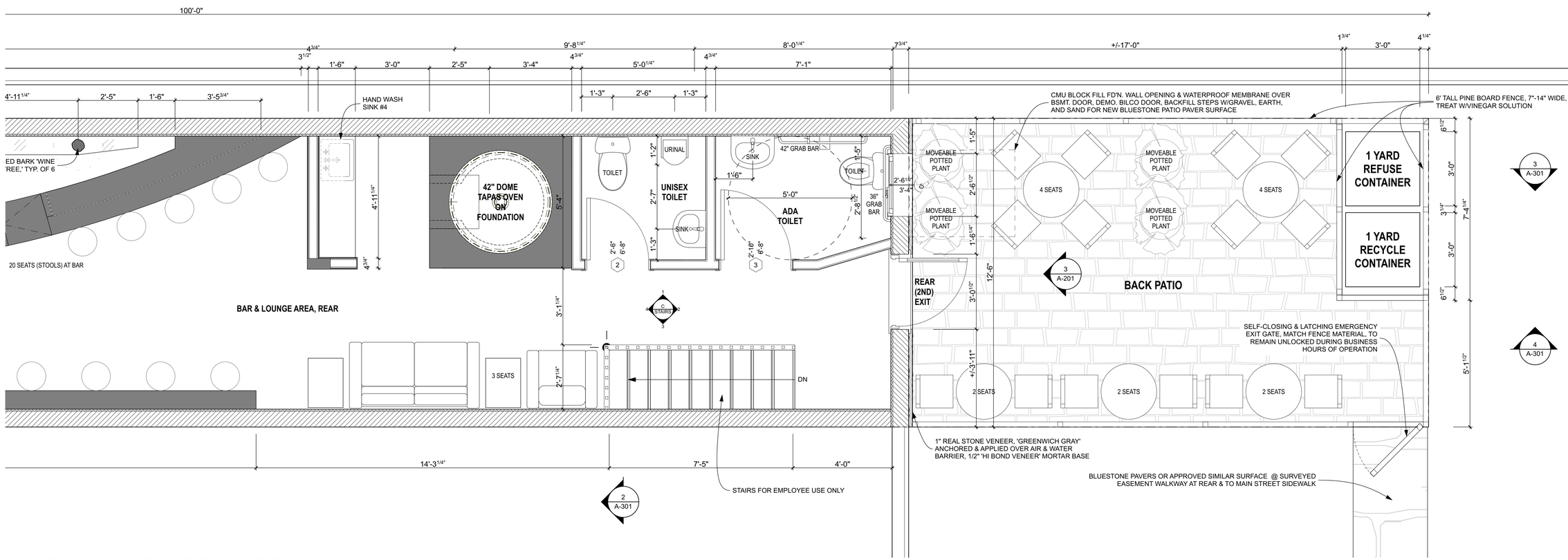
GROUND FLOOR PLAN + FRONT

A-101

/Users/rudywill-MP/Dropbox/Ballinger Beacon/MODELS/Beacon Early Terrible - MASTER-v.2.pln



1 1st FLOOR PLAN
SCALE: 1/4" = 1'-0"



2 ENLARGED FLOOR PLAN - REAR

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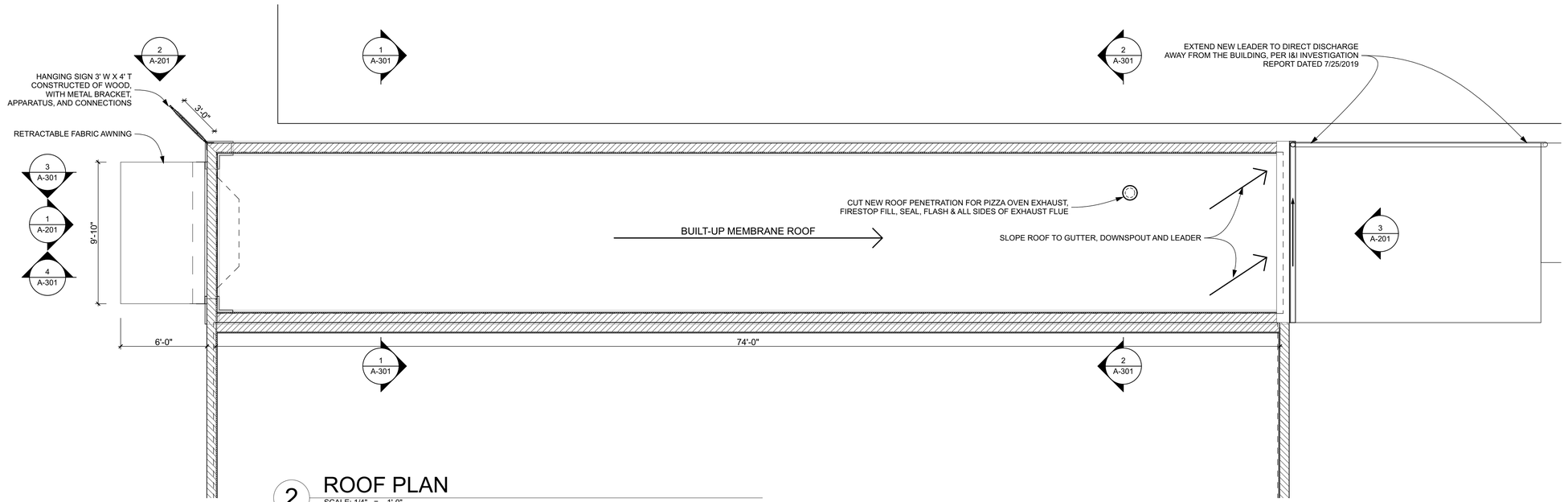
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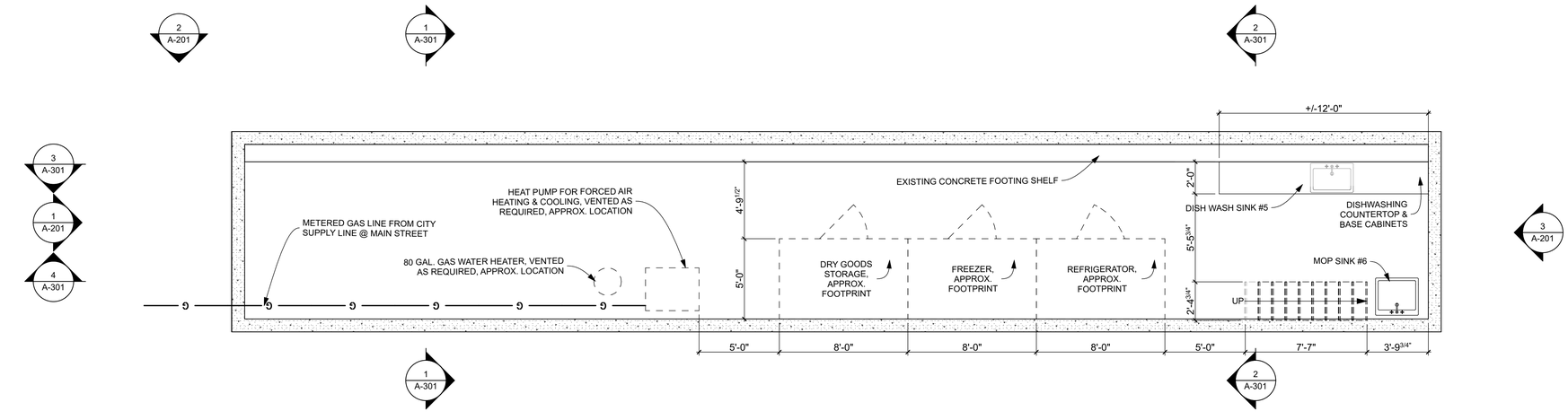
GROUND FLOOR PLAN + REAR

A-102



2 ROOF PLAN

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



1 BASEMENT FLOOR PLAN

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

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STATE OF NEW YORK

EARLY TERRIBLE WINE & TAPAS BAR

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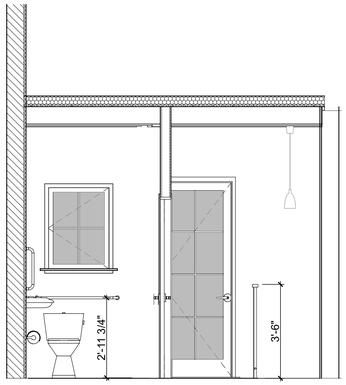
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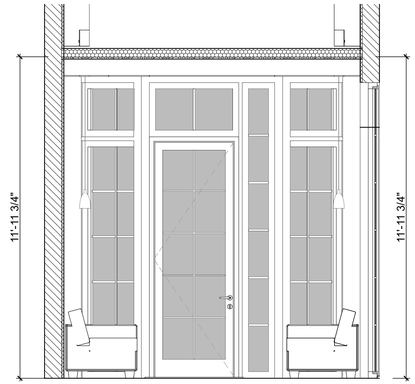
ROOF & BASEMENT PLANS

A-103

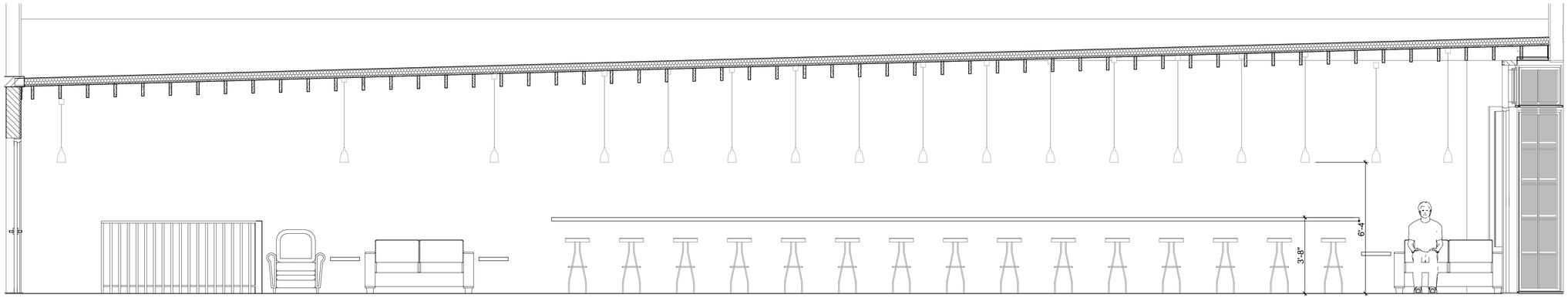
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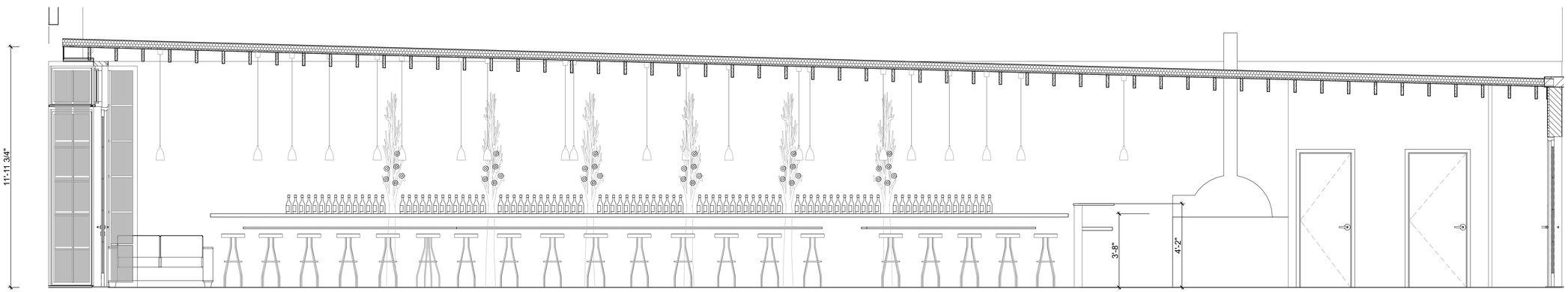
2 INTERIOR ELEVATION - ADA TOILET & HALL
SCALE: 3/8" = 1'-0"



4 INTERIOR ELEVATION - BAR
SCALE: 3/8" = 1'-0"



1 INTERIOR ELEVATION - BAR
SCALE: 3/8" = 1'-0"



3 INTERIOR ELEVATION - BAR
SCALE: 3/8" = 1'-0"

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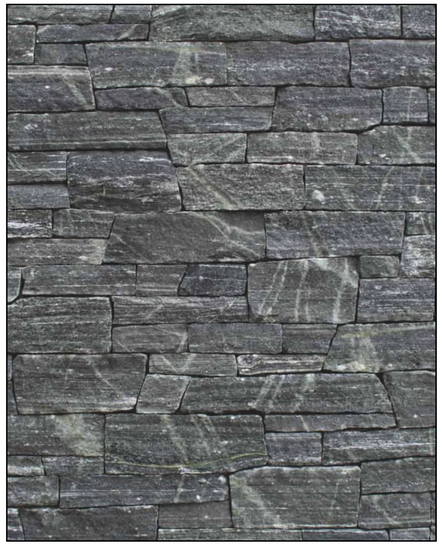
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INTERIOR ELEVATIONS

A-104

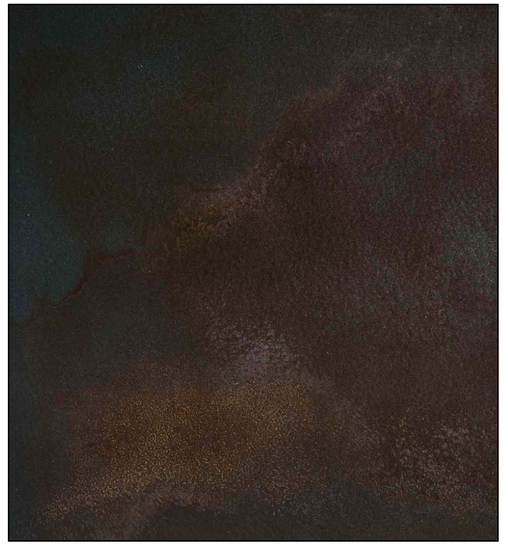
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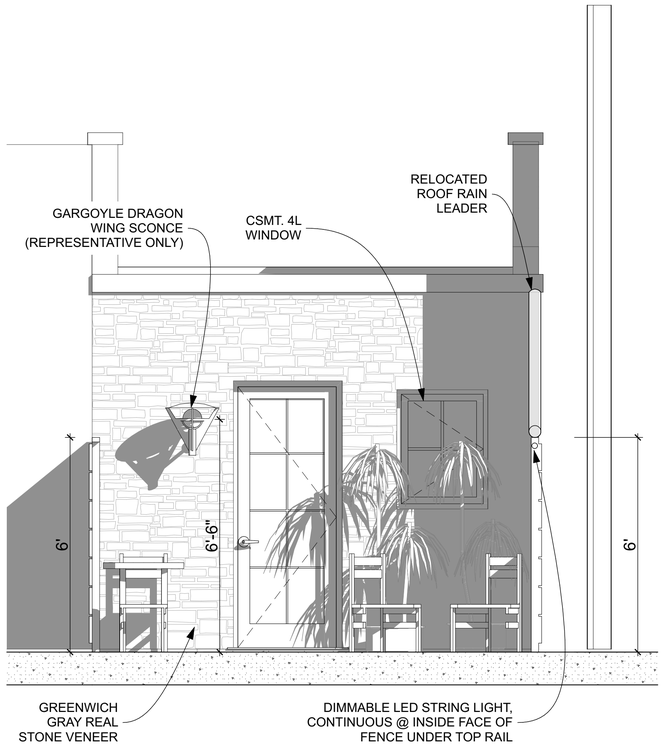
6 GREENWICH GRAY STONE VENEER
SCALE: 1:1.78



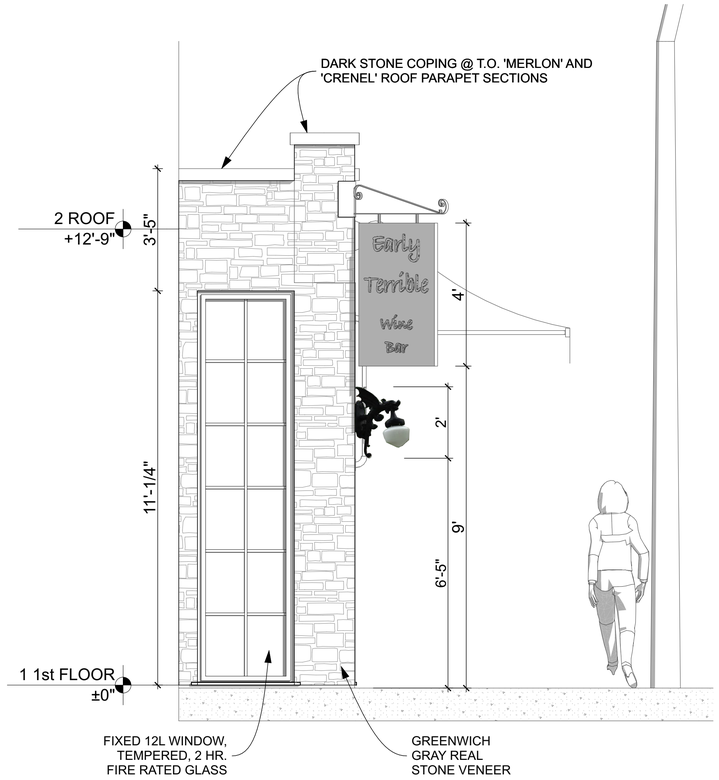
5 GARGOYLE DRAGON WING SCONCE
SCALE: 1:0.78



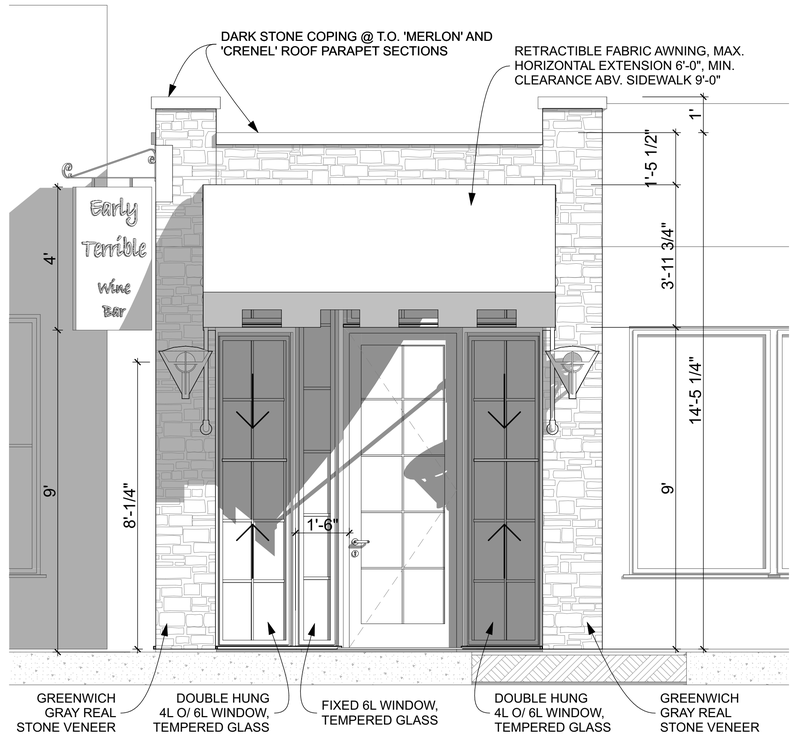
4 WINDOW SASH & DOOR FRAME FINISH
SCALE: 1:0.97



3 SOUTH (REAR) ELEVATION
SCALE: 1/2" = 1'-0"



2 EAST (PARTIAL SIDE) ELEVATION
SCALE: 1/2" = 1'-0"



1 NORTH (FRONT) ELEVATION
SCALE: 1/2" = 1'-0"

REGISTERED ARCHITECT BRADFORD B WILL 026572-1 STATE OF NEW YORK

EARLY TERRIBLE WINE & TAPAS BAR

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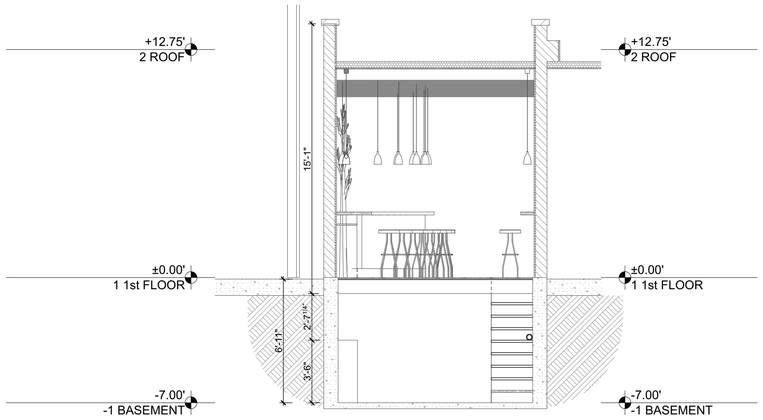
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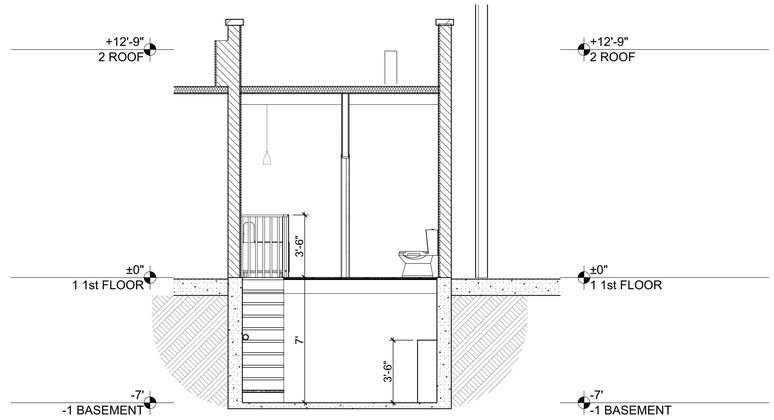
FRONT, REAR & PARTIAL SIDE ELEVATIONS

A-201

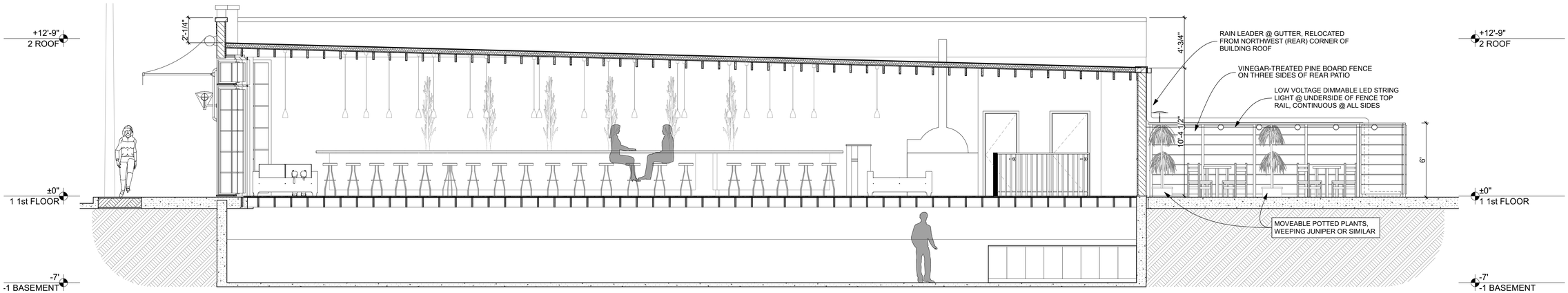
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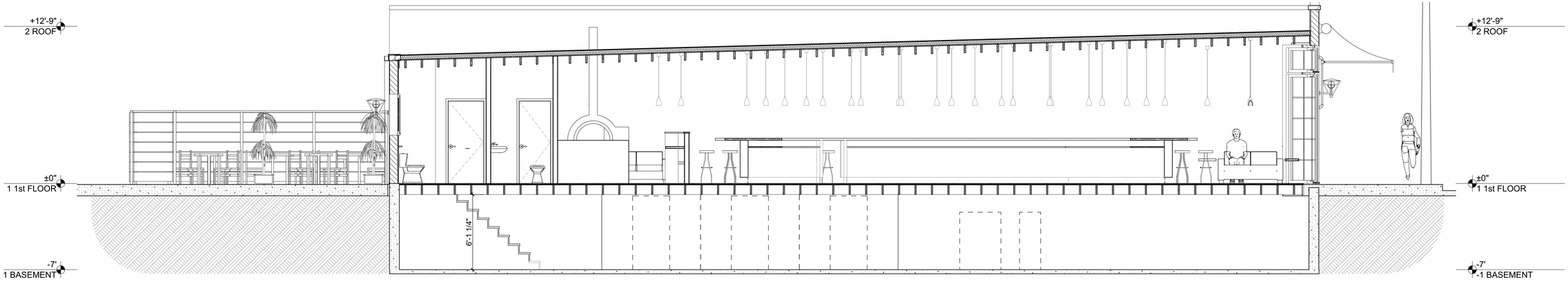
1 BUILDING SECTION
SCALE: 1/4" = 1'-0"



2 BUILDING SECTION
SCALE: 1/4" = 1'-0"



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



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

REGISTERED ARCHITECT
BRADFORD B WILL
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BUILDING SECTIONS

A-301

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