

# EARLY TERRIBLE WINE & TAPAS BAR



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



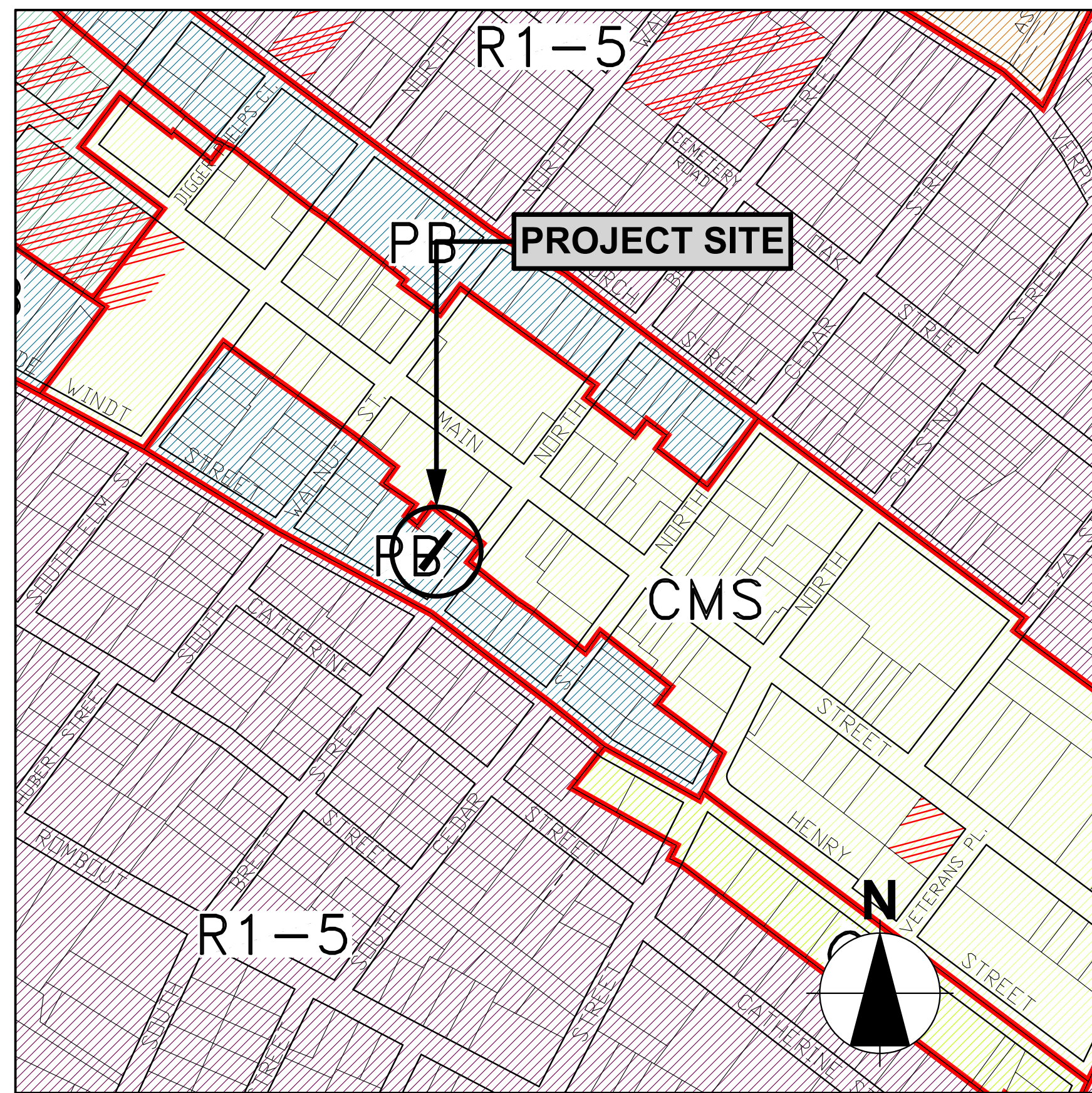
15 Railroad Ave. Suite 101  
Kingston, New York 12401  
Ph. (845) 616-8664  
bwill@ashokanarchitecture.com

**PLANNING BOARD  
SITE PLAN APPROVAL  
SUBMITTAL SET  
NOVEMBER 25, 2019**

PROJECT NO: 1904  
DATE: 8/9/2019  
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**COVER SHEET**

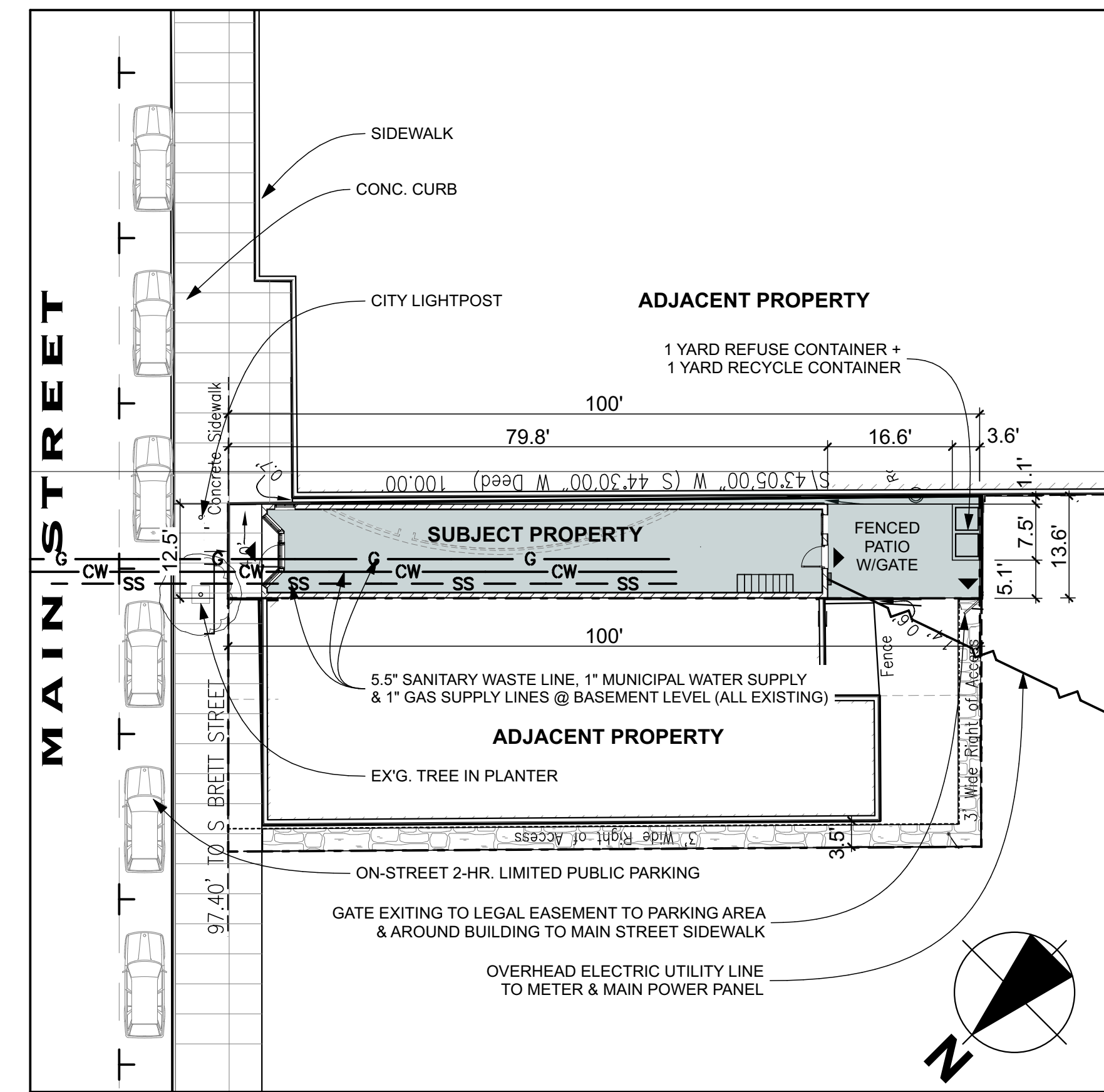
**A-001**



**3 ZONING MAP**  
NOT TO SCALE



**2 AERIAL VIEW OF SITE & SURROUNDINGS**  
NOT TO SCALE



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

## SHEET INDEX

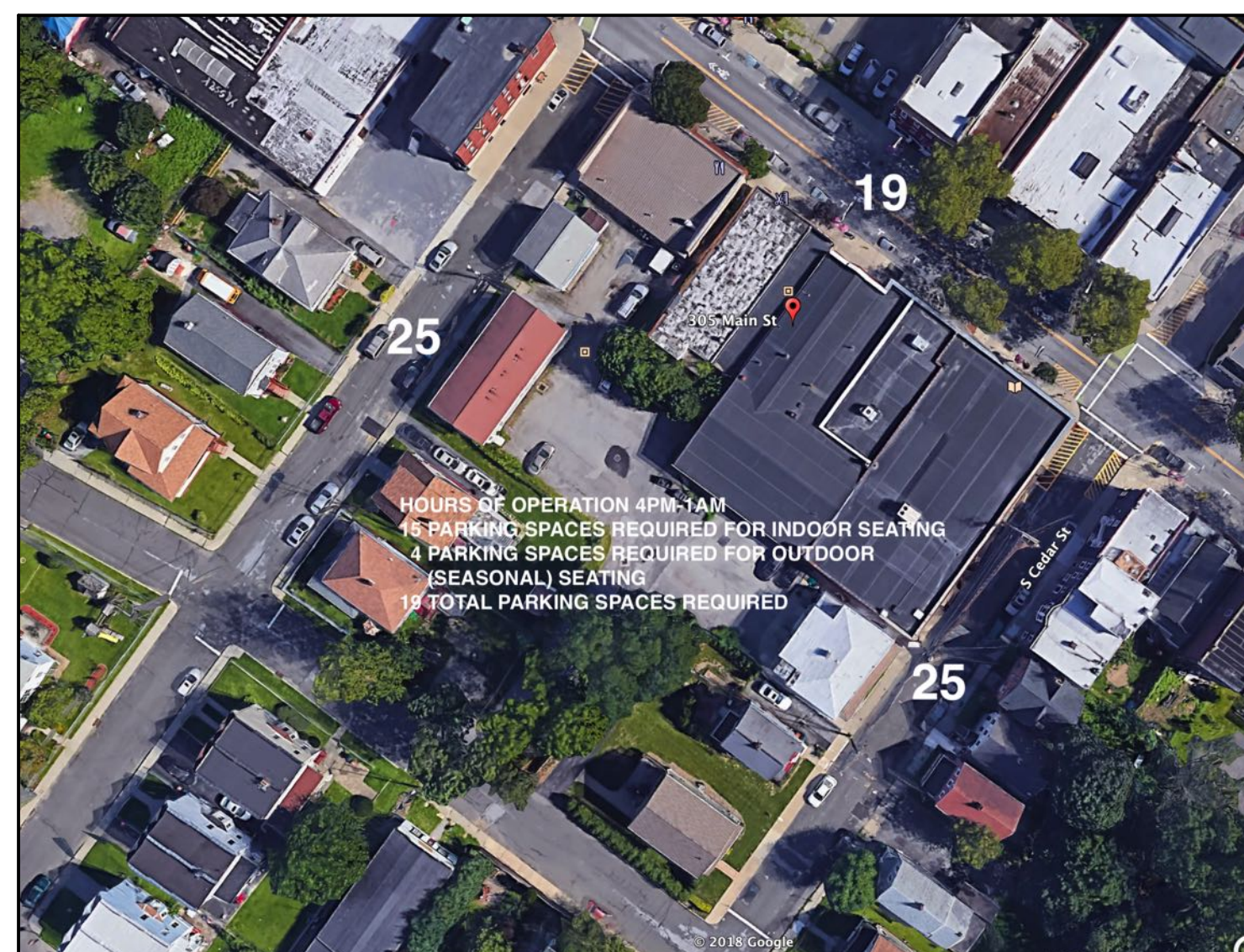
PLANS	
A-001	COVER SHEET <input type="checkbox"/>
C-101	SITE CIVIL SURVEY <input type="checkbox"/>
A-101	GROUND FLOOR PLAN + FRONT <input type="checkbox"/>
A-102	GROUND FLOOR PLAN + REAR <input type="checkbox"/>
A-103	ROOF & BASEMENT PLANS <input type="checkbox"/>
A-104	INTERIOR ELEVATIONS <input type="checkbox"/>
ELEVATIONS	
A-201	FRONT, REAR & PARTIAL SIDE ELEVATIONS <input type="checkbox"/>
SECTIONS	
A-301	BUILDING SECTIONS <input type="checkbox"/>

## TABULAR SUMMARY

S/B/L:	130200-5954-36-908866	PROPERTY SETBACKS: F 0.0' / S1 0.0' / S2 0.3' TO 1.1' / R 0.0'
ZONE:	CMS 'Central Main Street'	BUILDING HEIGHT: F 15.5' / R 10.7'
LOT AREA S.F.:	1,315	LANDSCAPED AREA: REQ'T WAIVED PER 41.18 E(12)
BUILDING AREA S.F.:	939	PARKING REQUIRED: REQ'G WAIVER PER 41.18 G(4)
STRUCTURAL COVERAGE S.F.:	939	PARKING ONSITE: 0 SPACES
STRUCTURAL COVERAGE %:	71.4%	INDOOR SEATING OCCUPANCY: 41
OPEN SPACE S.F.:	174.7	OUTDOOR (SEASONAL) SEATING OCCUPANCY: 14
OPEN SPACE %:	13.3%	TOTAL SEATING OCCUPANCY: 55

## NOTES

- THE CITY OF BEACON BUILDING DEPARTMENT SHALL HAVE ACCESS TO VERIFY WHERE EXISTING ROOF LEADERS LEAD TO
- 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."



**6 AVAILABLE STREET PARKING (PARTIAL)**  
SCALE: 1:2.12

**ESTIMATED SEASONAL PATIO USE:** MAY 1 THROUGH OCTOBER 31  
NO PROPOSED OUTDOOR SPEAKERS OR LIVE MUSIC AT SEASONAL PATIO

**5 HOURS OF OPERATION**

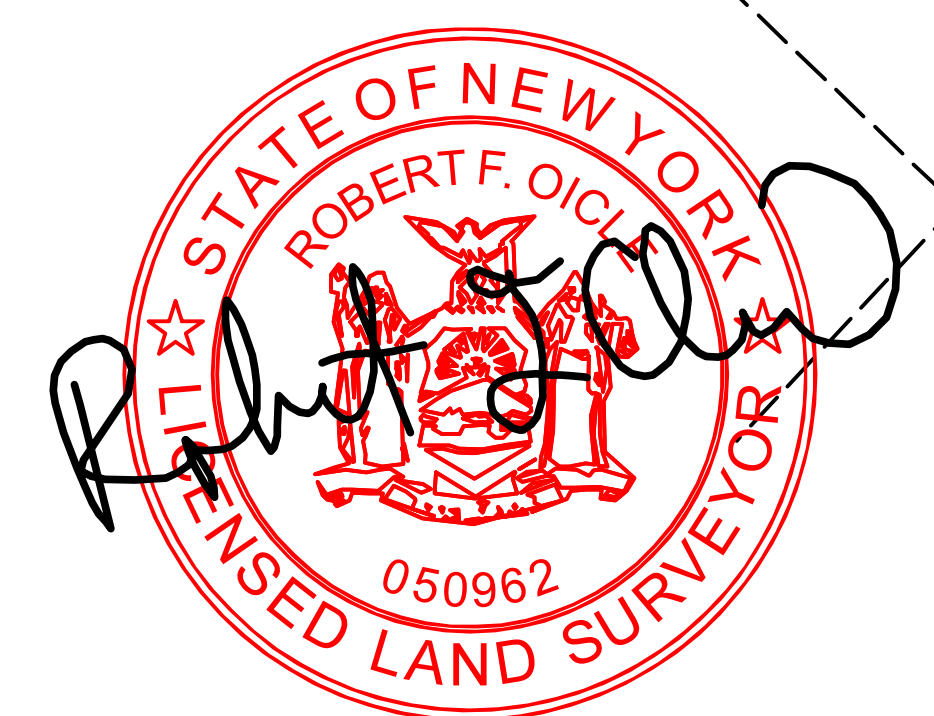
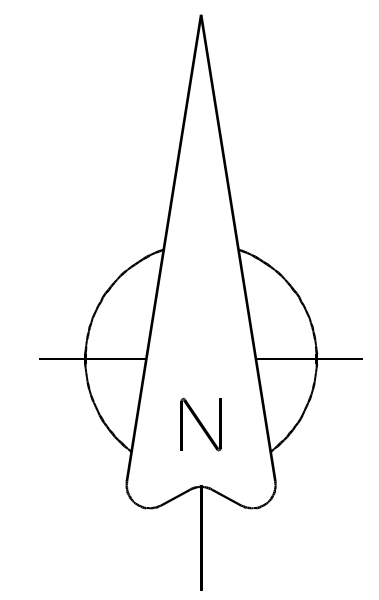
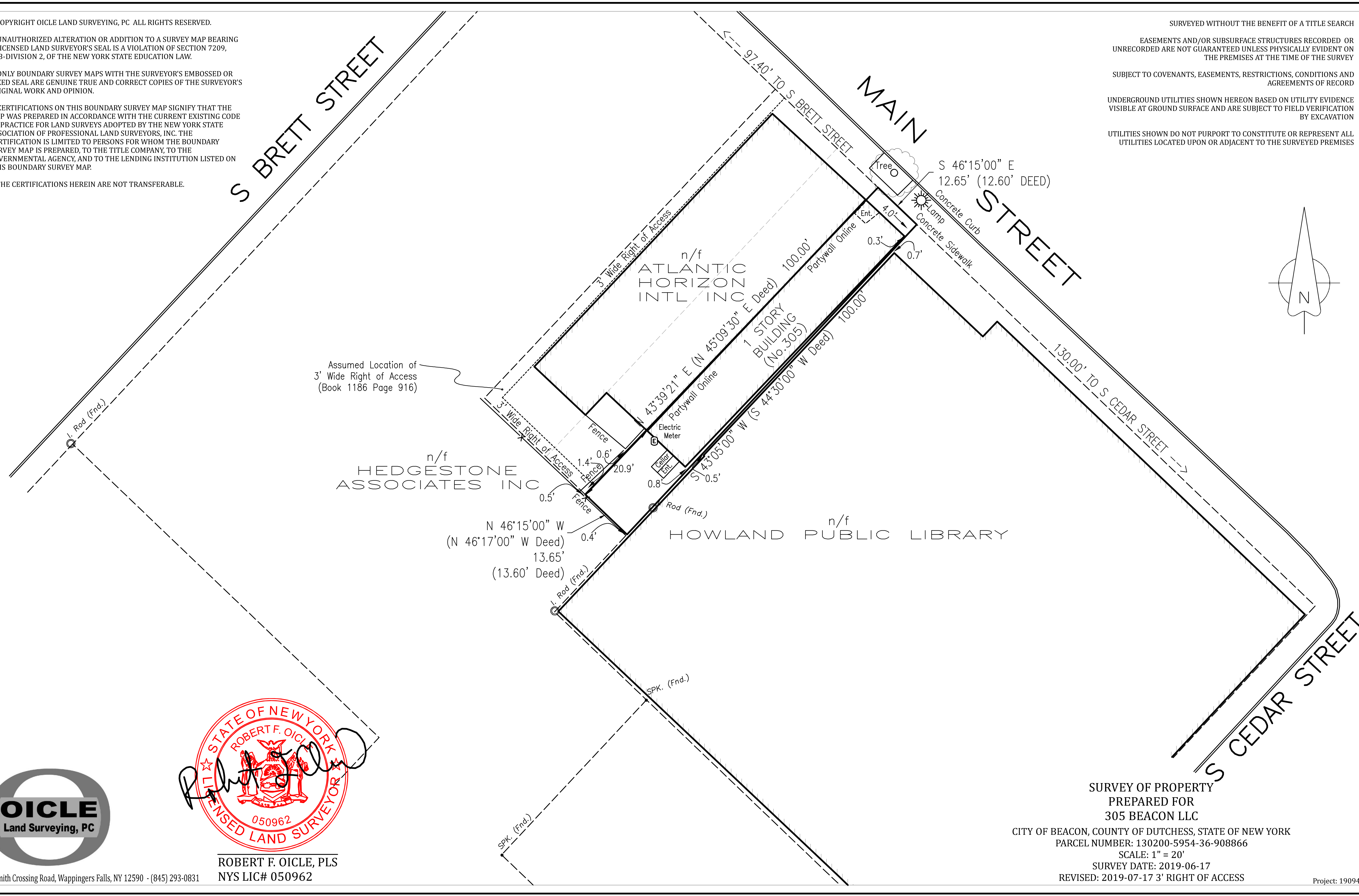


**4 STREET VIEW**  
SCALE: 1:1.09



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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



ROBERT F. OICLE, PLS  
 NYS LIC# 050962

57 Smith Crossing Road, Wappingers Falls, NY 12590 - (845) 293-0831

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





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**ASHOKAN**  
 Architecture  
 & Planning PLLC

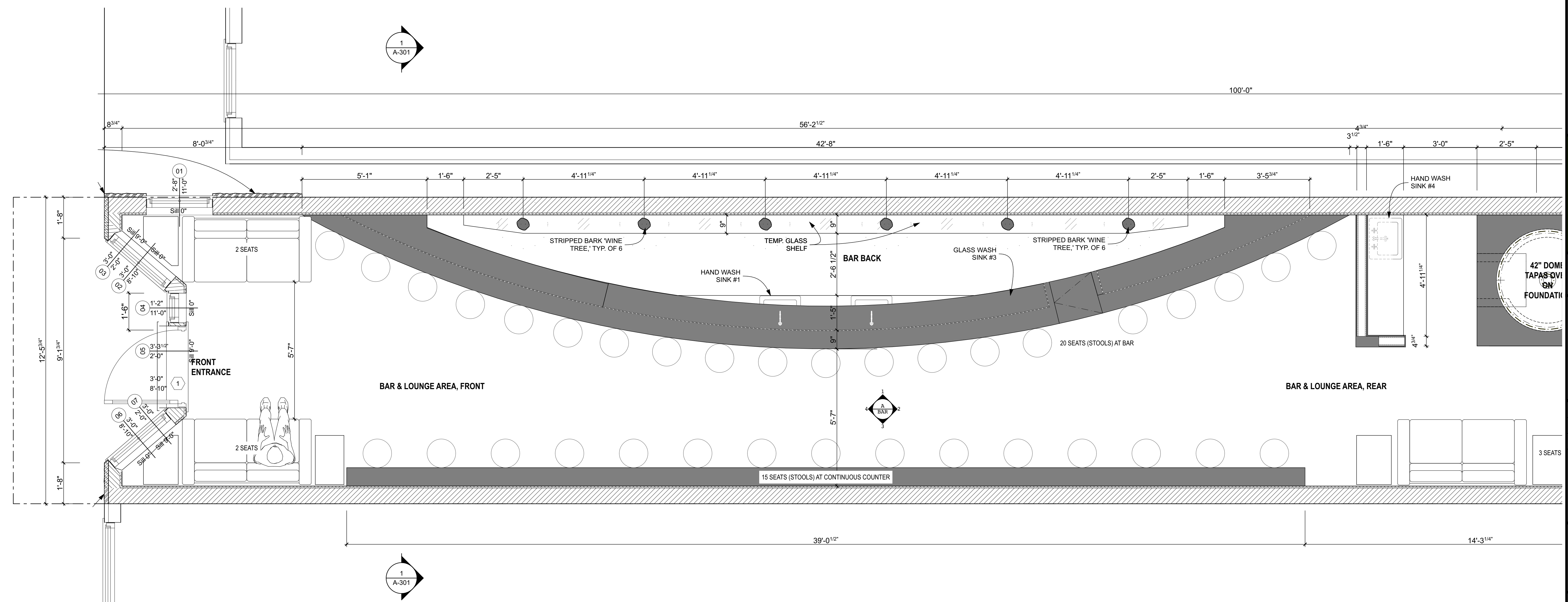
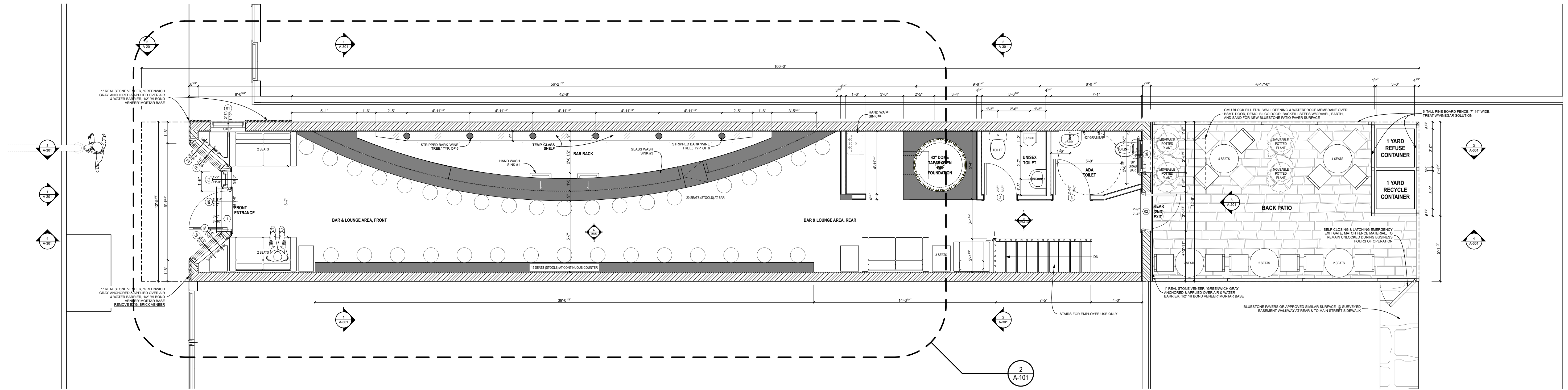
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 bwill@ashokanarchitecture.com

**PLANNING BOARD  
 SITE PLAN APPROVAL  
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**GROUND FLOOR  
 PLAN + FRONT**

**A-101**



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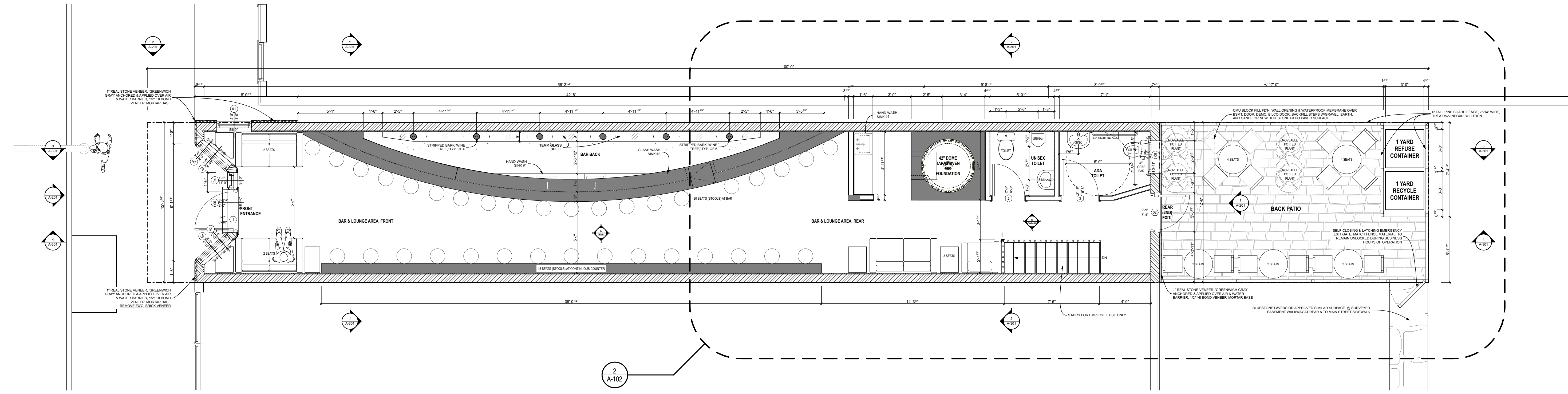
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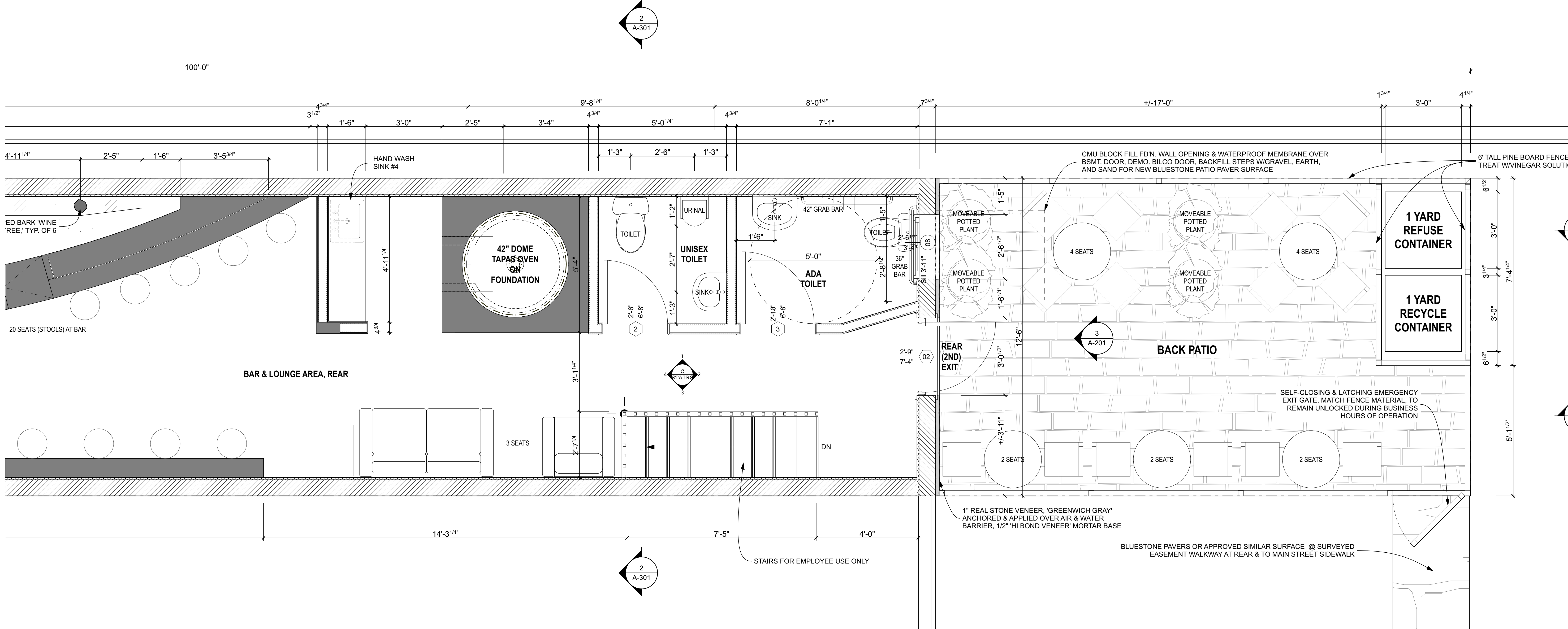
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**GROUND FLOOR  
 PLAN + REAR**

**A-102**



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



**2** ENLARGED FLOOR PLAN - REAR

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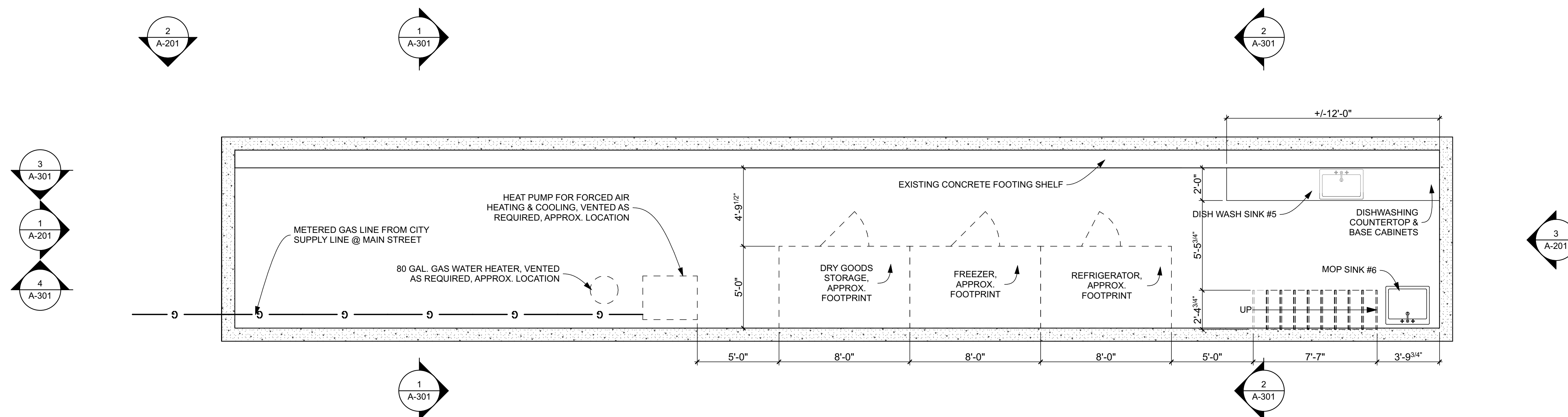
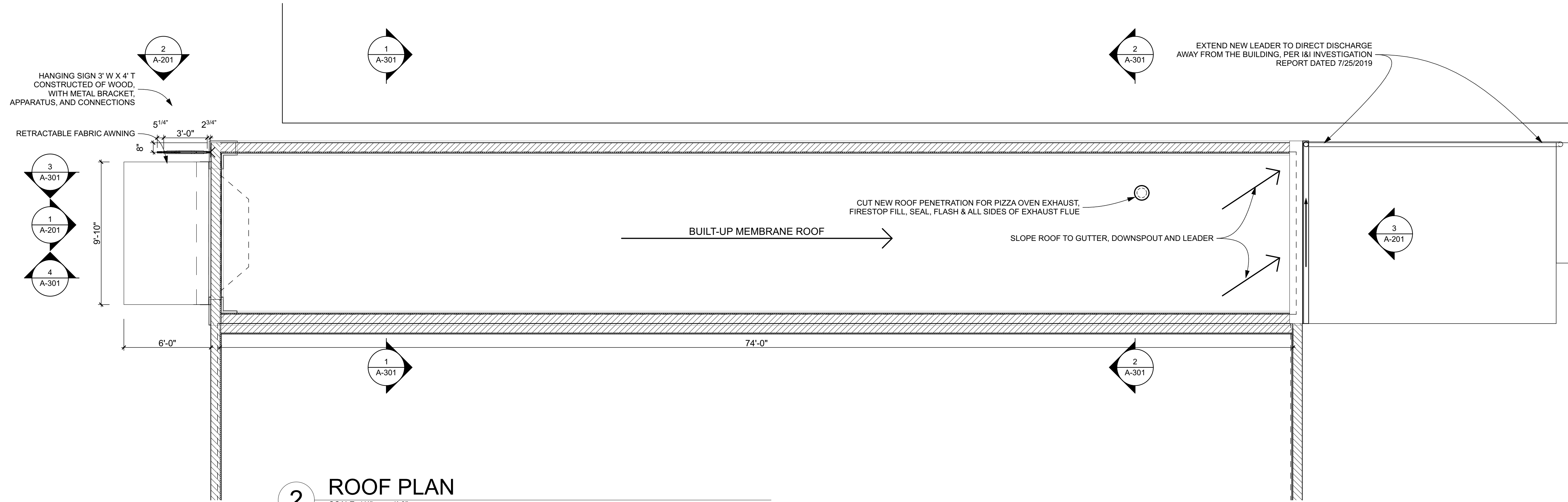
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**ROOF &  
 BASEMENT PLANS**

**A-103**





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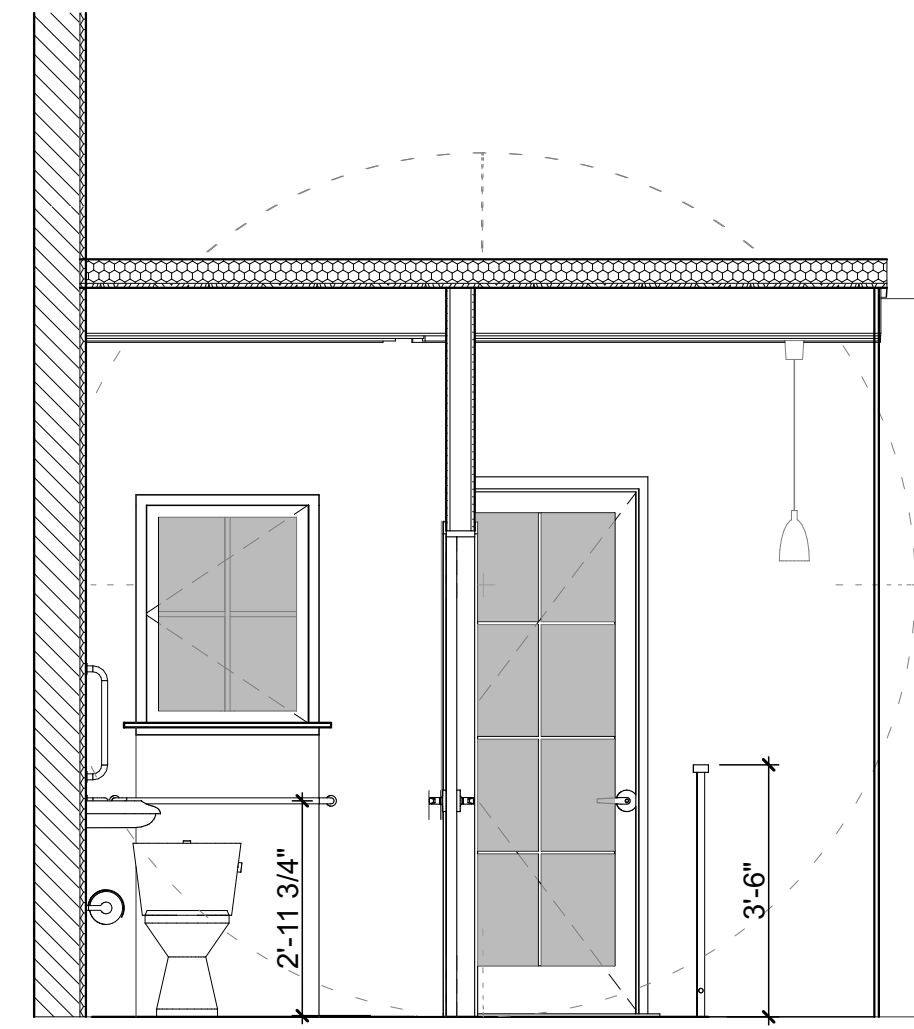
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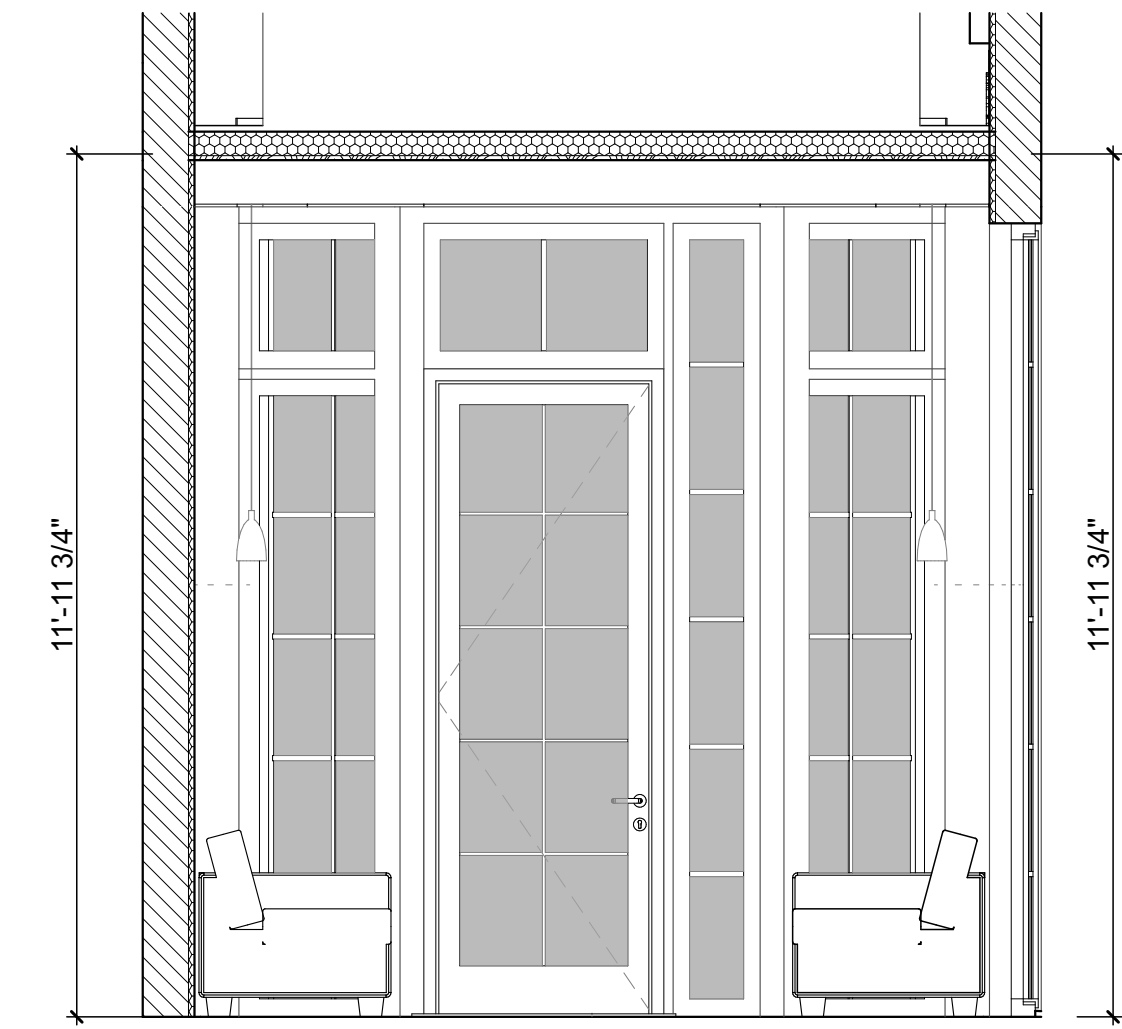
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**INTERIOR  
ELEVATIONS**

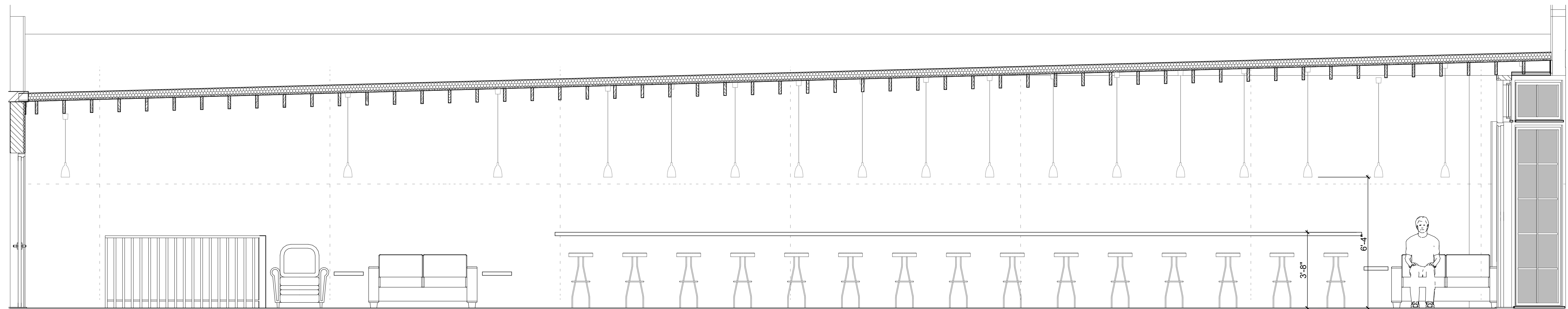
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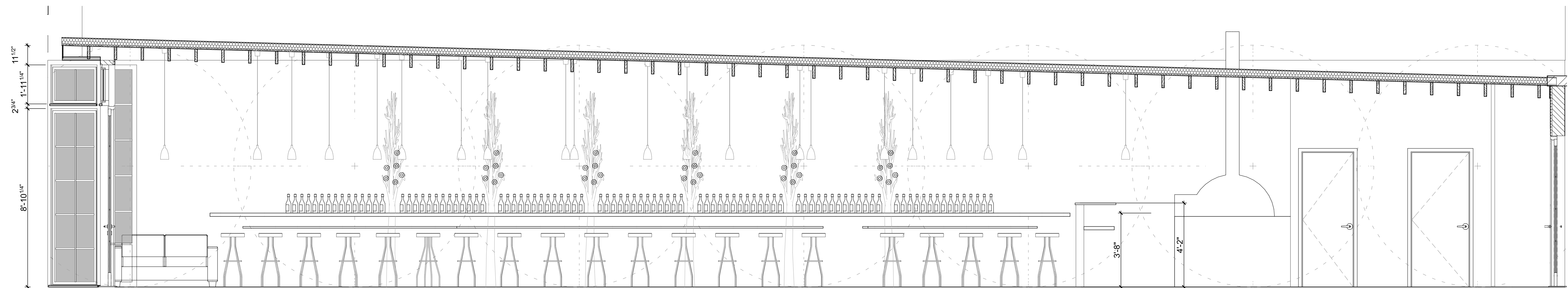
**2** INTERIOR ELEVATION - ADA TOILET & HALL  
SCALE: 3/8" = 1'-0"



**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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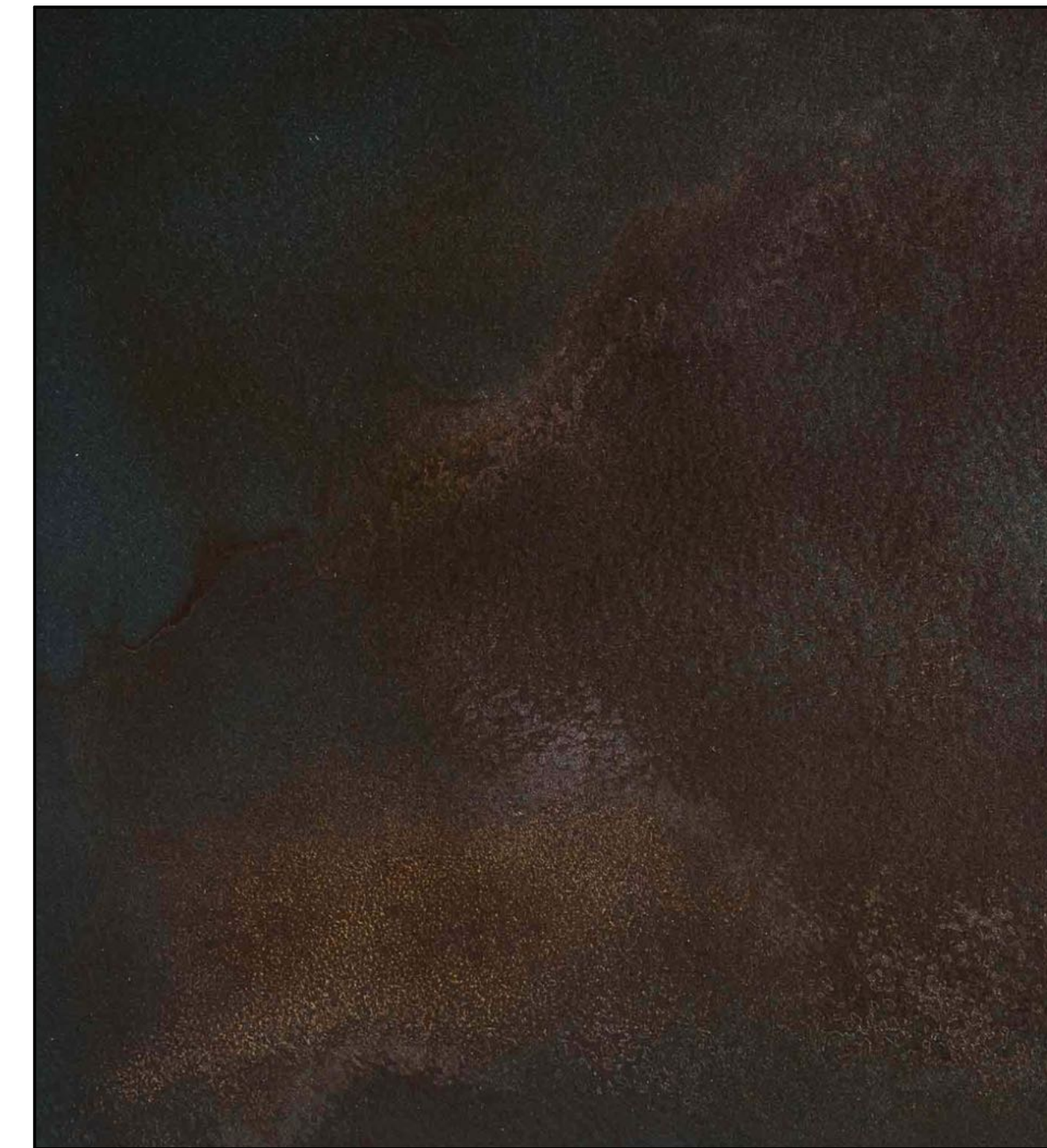




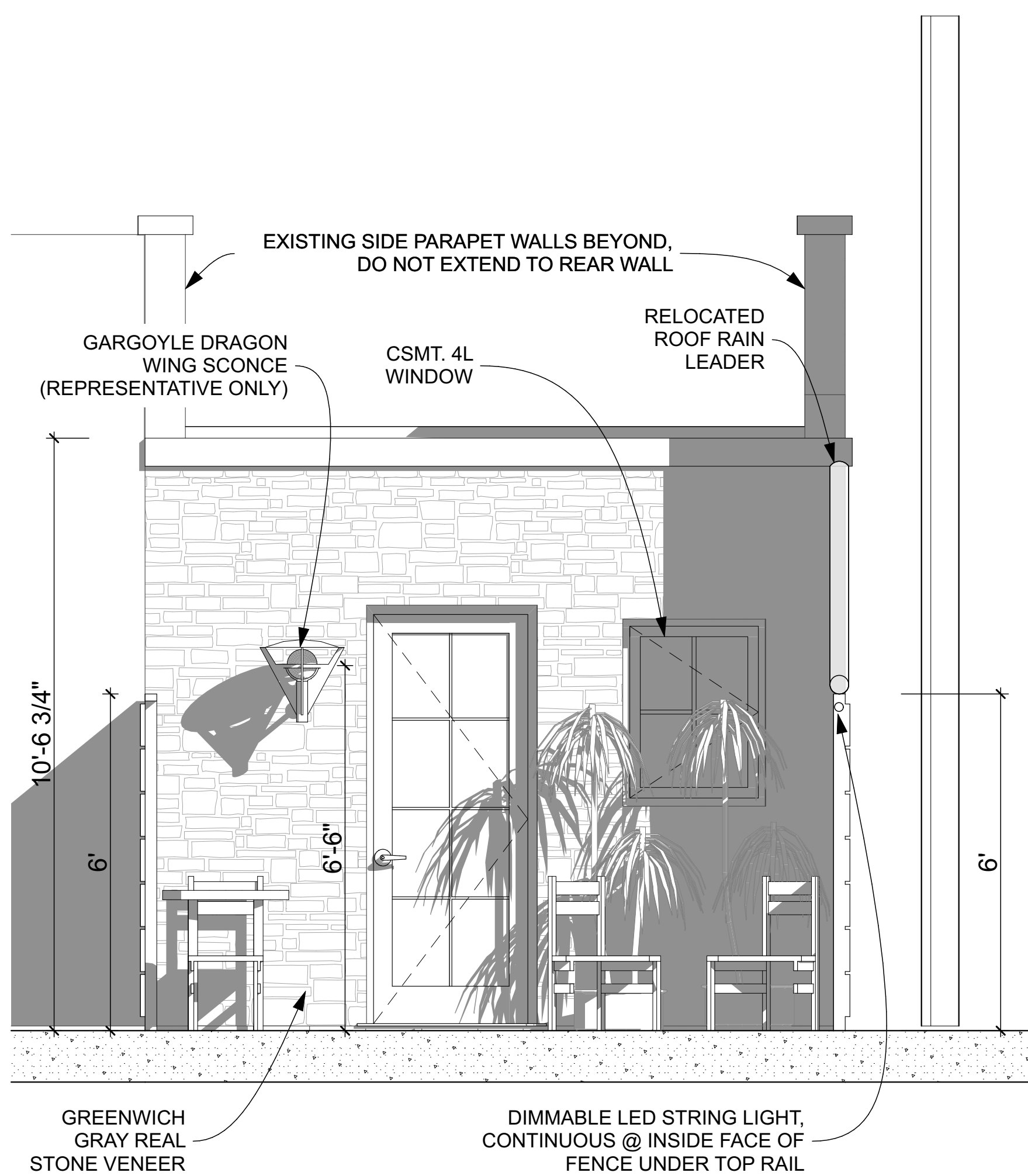
**6 GREENWICH GRAY STONE VENEER**  
SCALE: 1:1.78



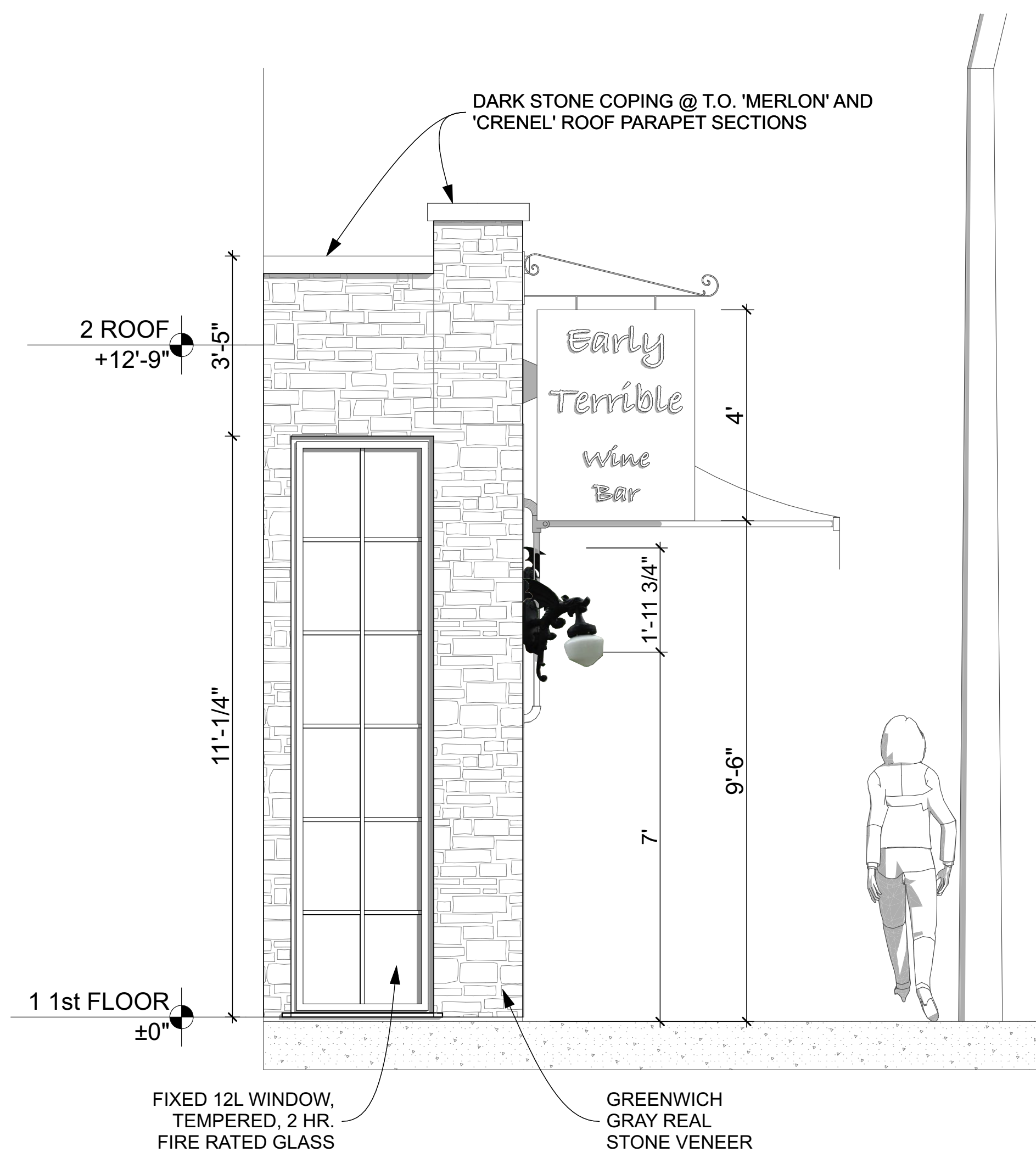
**5 GARGOYLE DRAGON WING SCONCE**  
SCALE: 1:0.78



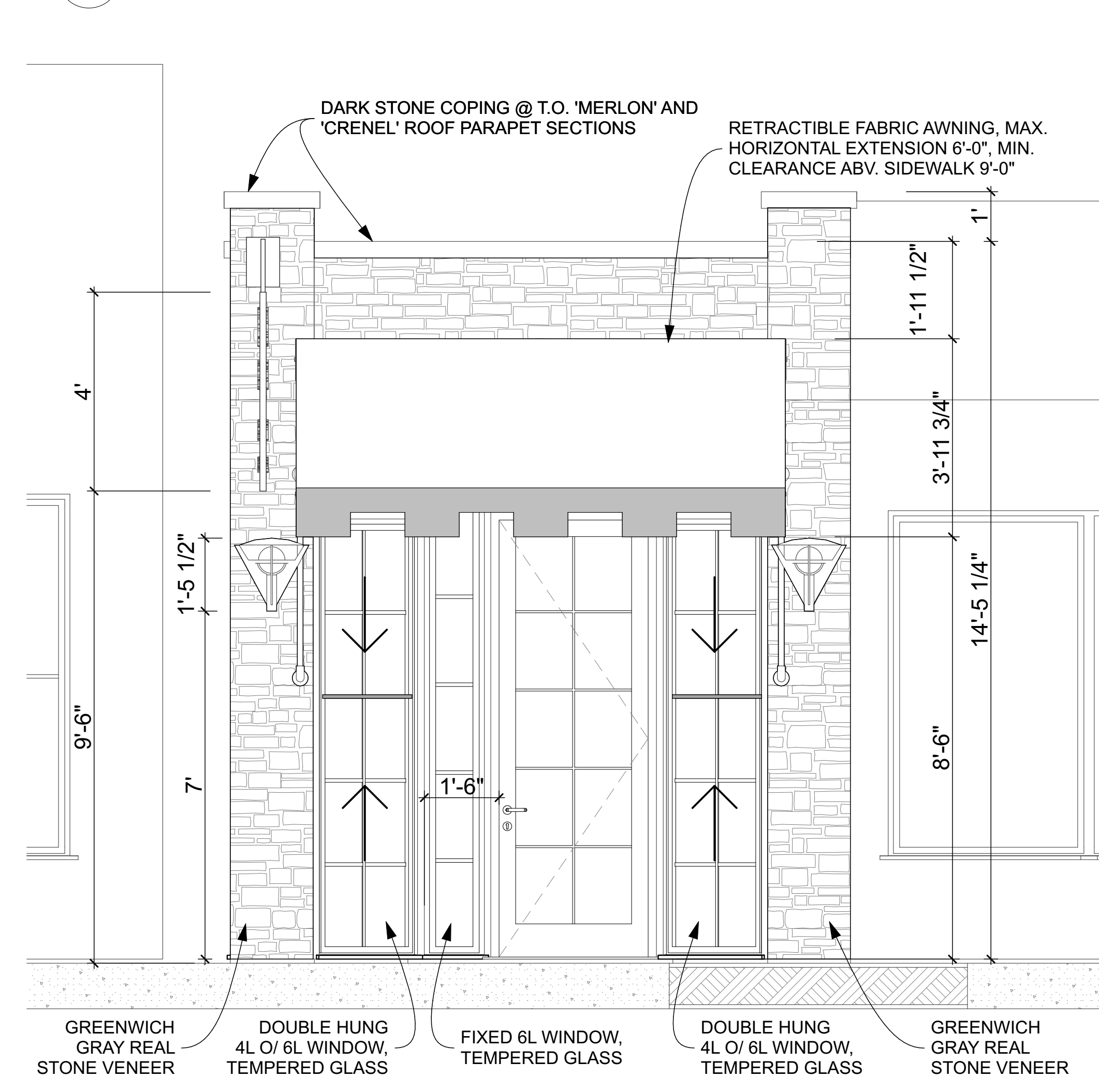
**4 WINDOW SASH & DOOR FRAME FINISH**  
SCALE: 1:0.97



**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"



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**FRONT, REAR &  
PARTIAL SIDE  
ELEVATIONS**

**A-201**

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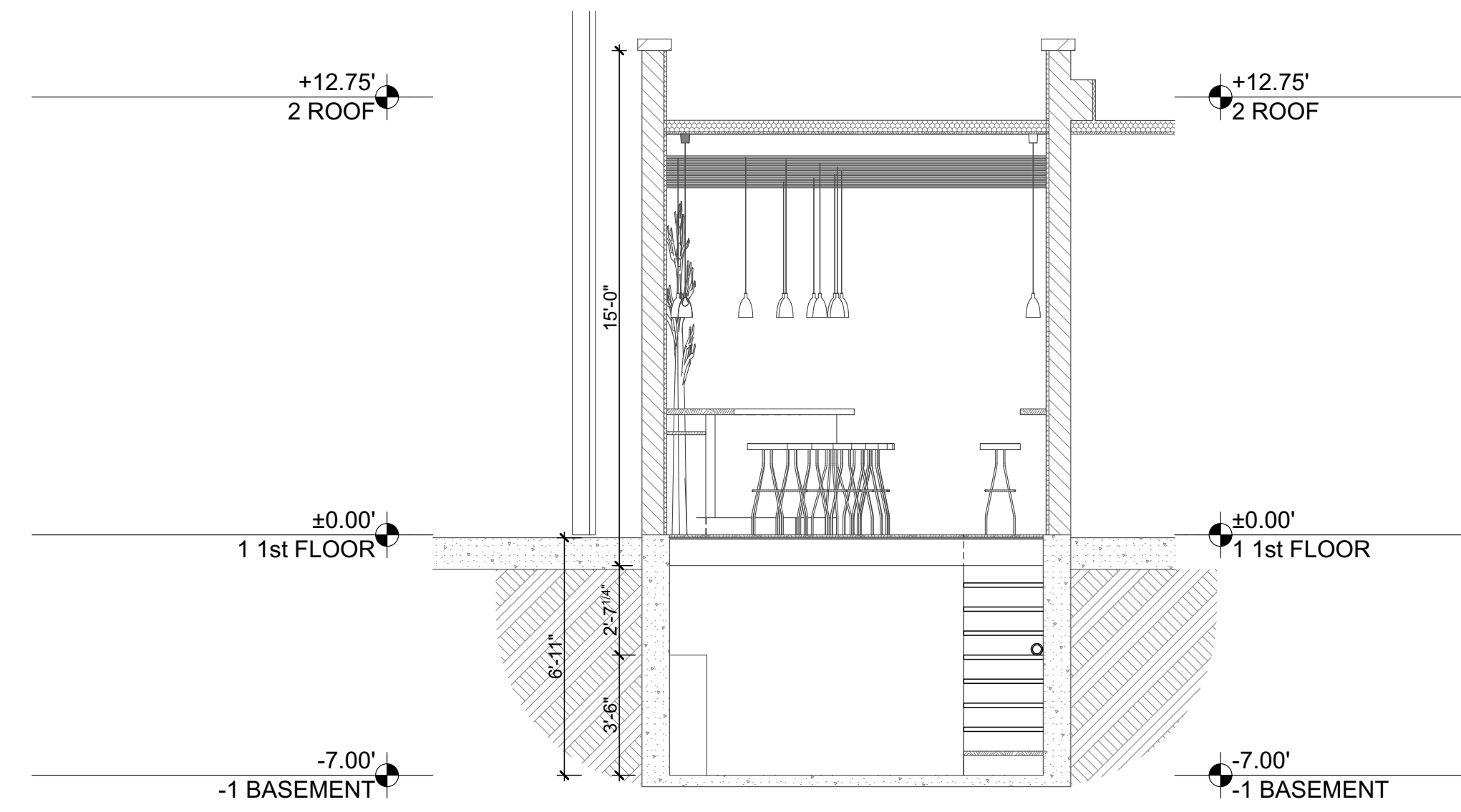
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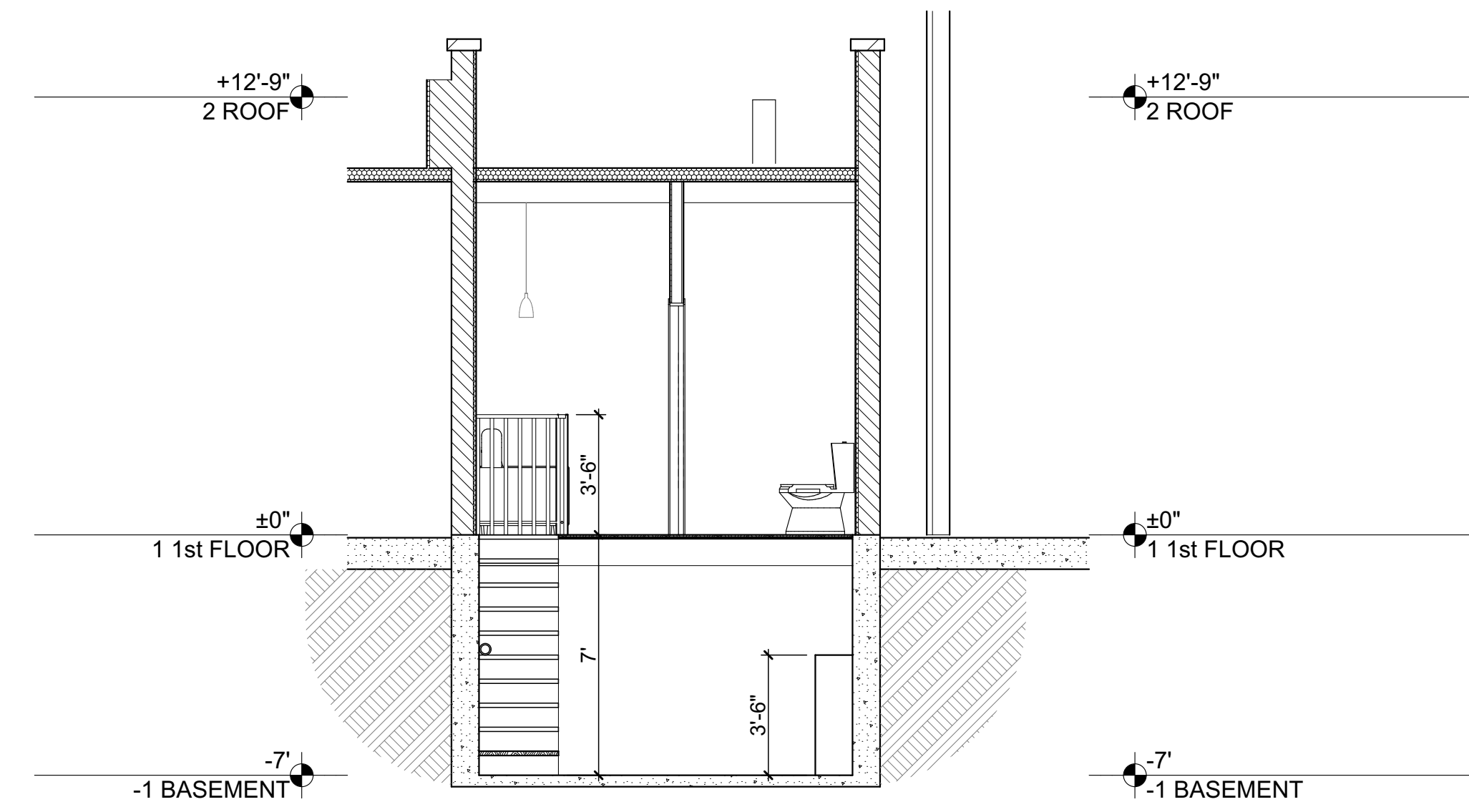
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**BUILDING  
SECTIONS**

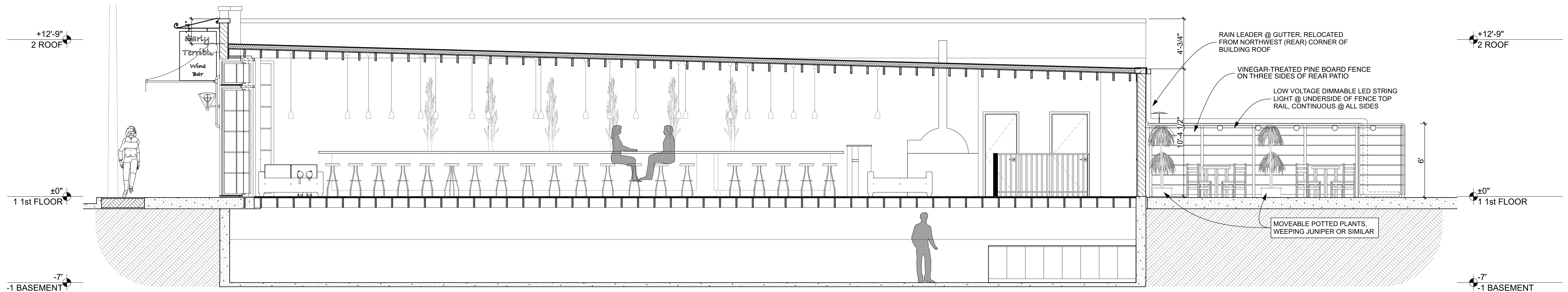
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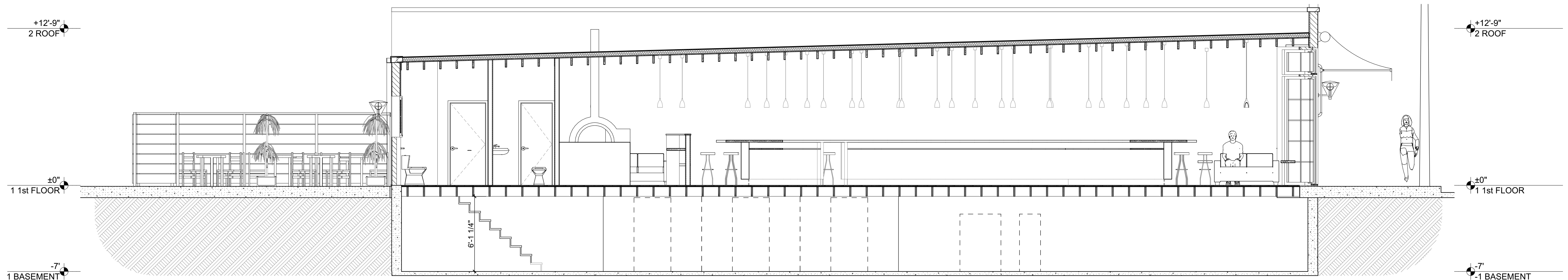
**1 BUILDING SECTION**  
SCALE: 1/4" = 1'-0"



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



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



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

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