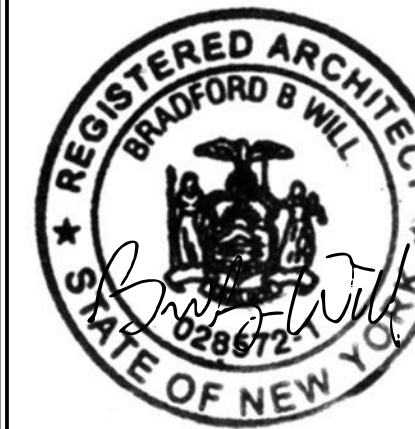


EARLY TERRIBLE WINE & TAPAS BAR



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



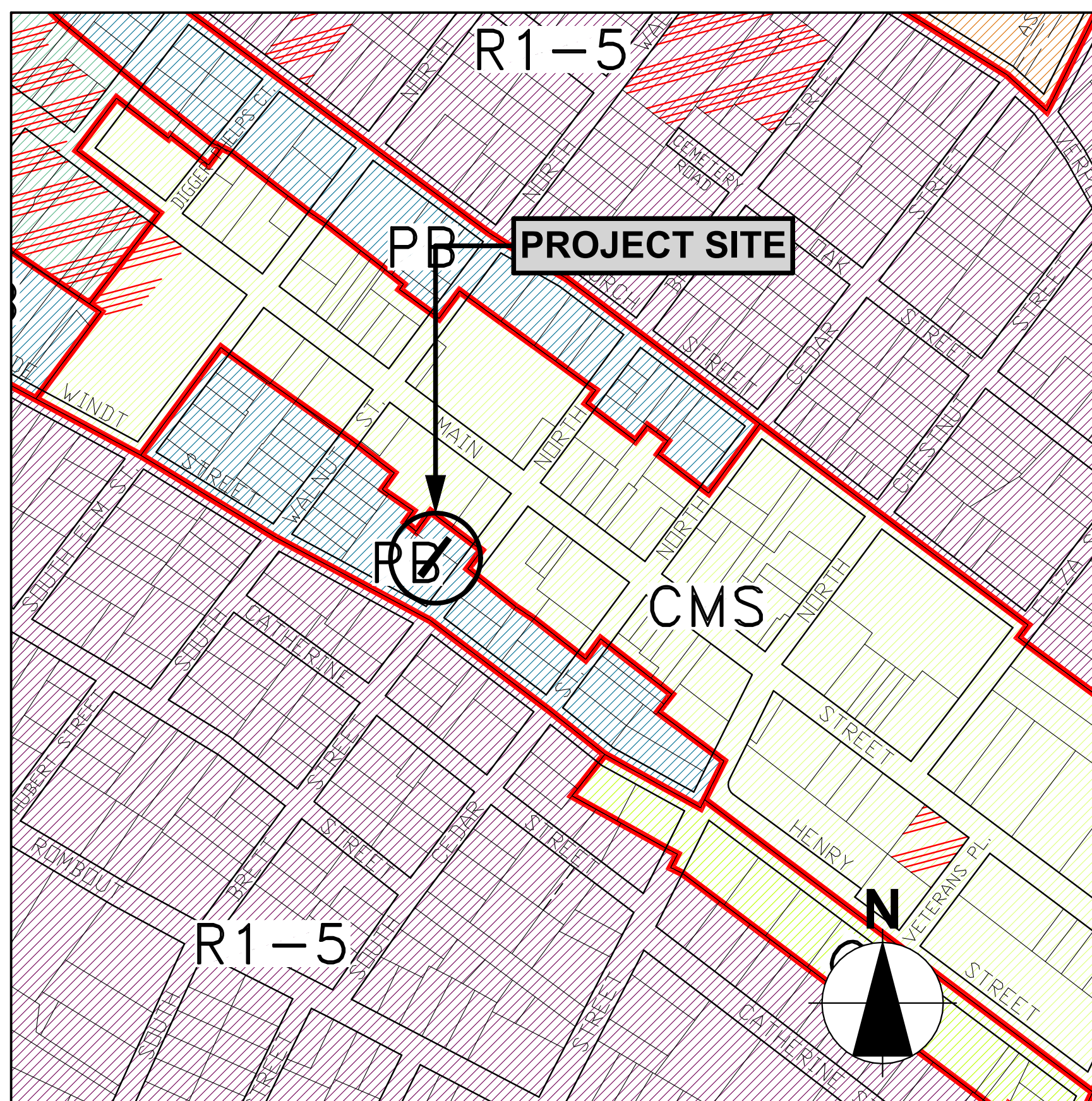
15 Railroad Ave. Suite 101
Kingston, New York 12401
Ph. (845) 616-8664
bwill@ashokanarchitecture.com

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COVER SHEET

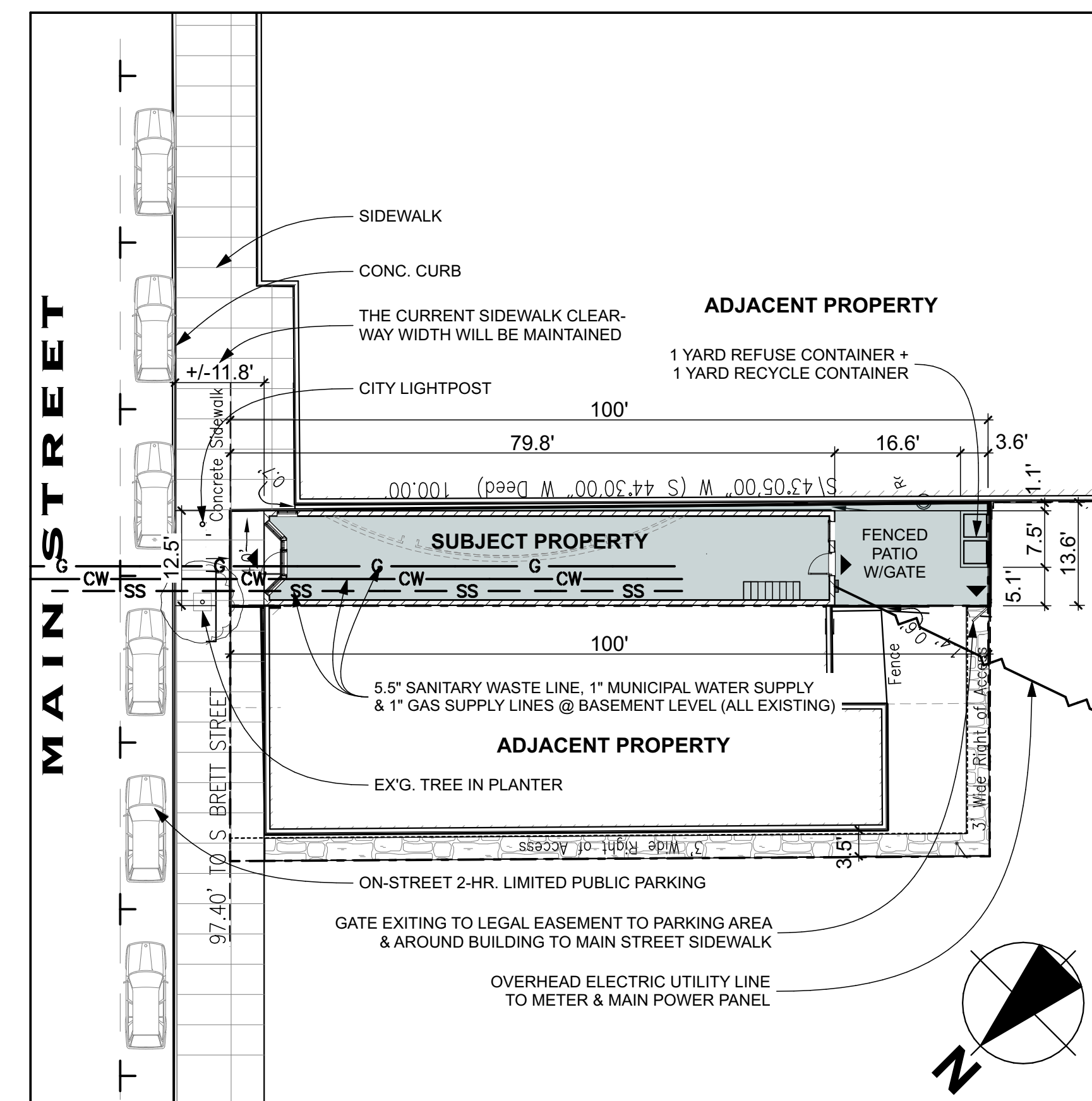
A-001



3 ZONING MAP
NOT TO SCALE



2 AERIAL VIEW OF SITE & SURROUNDINGS
NOT TO SCALE



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

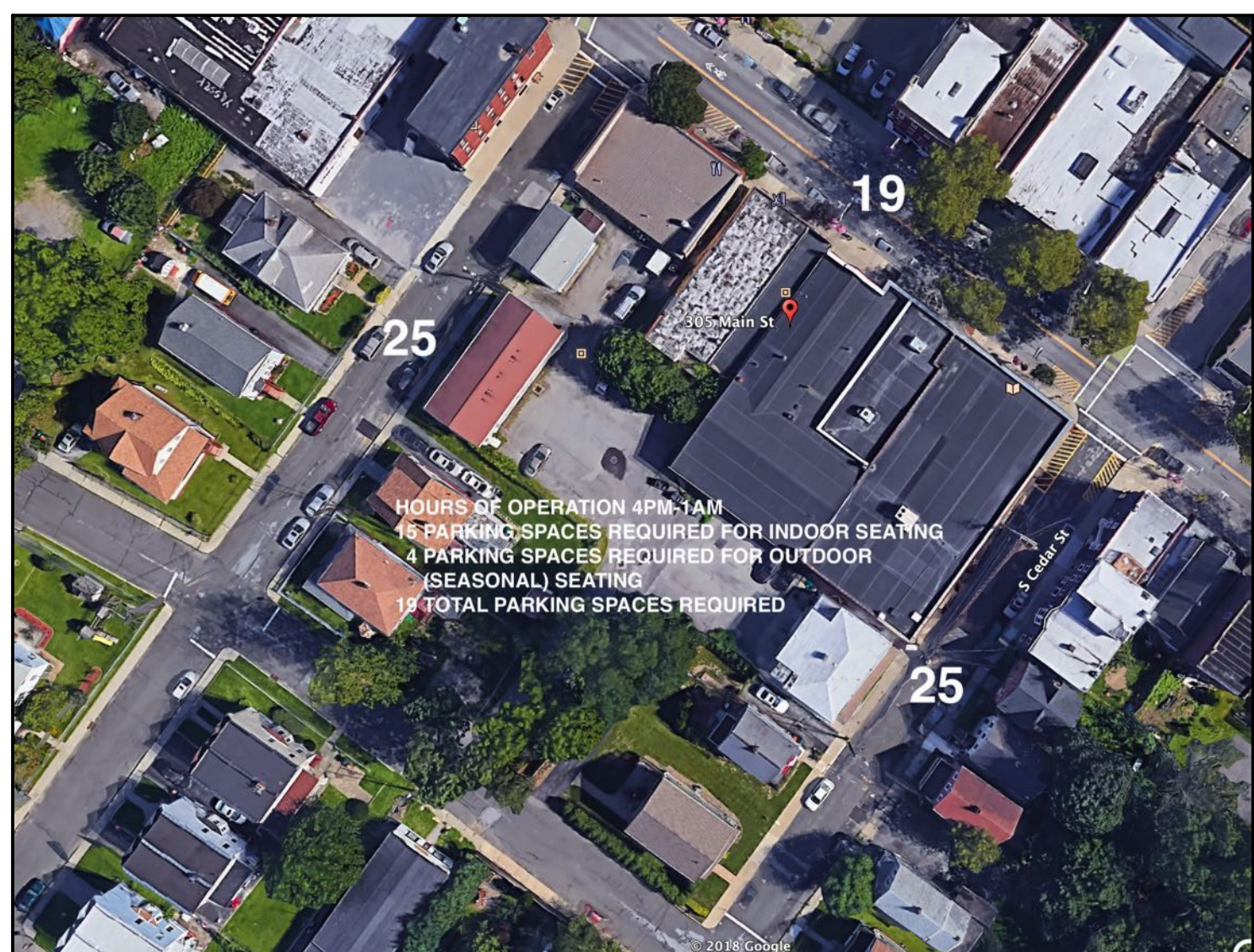
SHEET INDEX

PLANS		
A-001	COVER SHEET	<input type="checkbox"/>
A-002	SITE PLAN	<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: REQT 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**
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."
 3. THE CURRENT SIDEWALK CLEARWAY WIDTH WILL BE MAINTAINED
 4. PER CITY COUNCIL SUP RESOLUTION, APPLICANT WILL ADHERE TO AND ABIDE BY ALL 13 CONDITIONS, INCLUDING #6 CALLING FOR "BEST EFFORTS TO ENSURE ALL DELIVERIES SHALL BE COMPLETED BEFORE 1 P.M..."



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

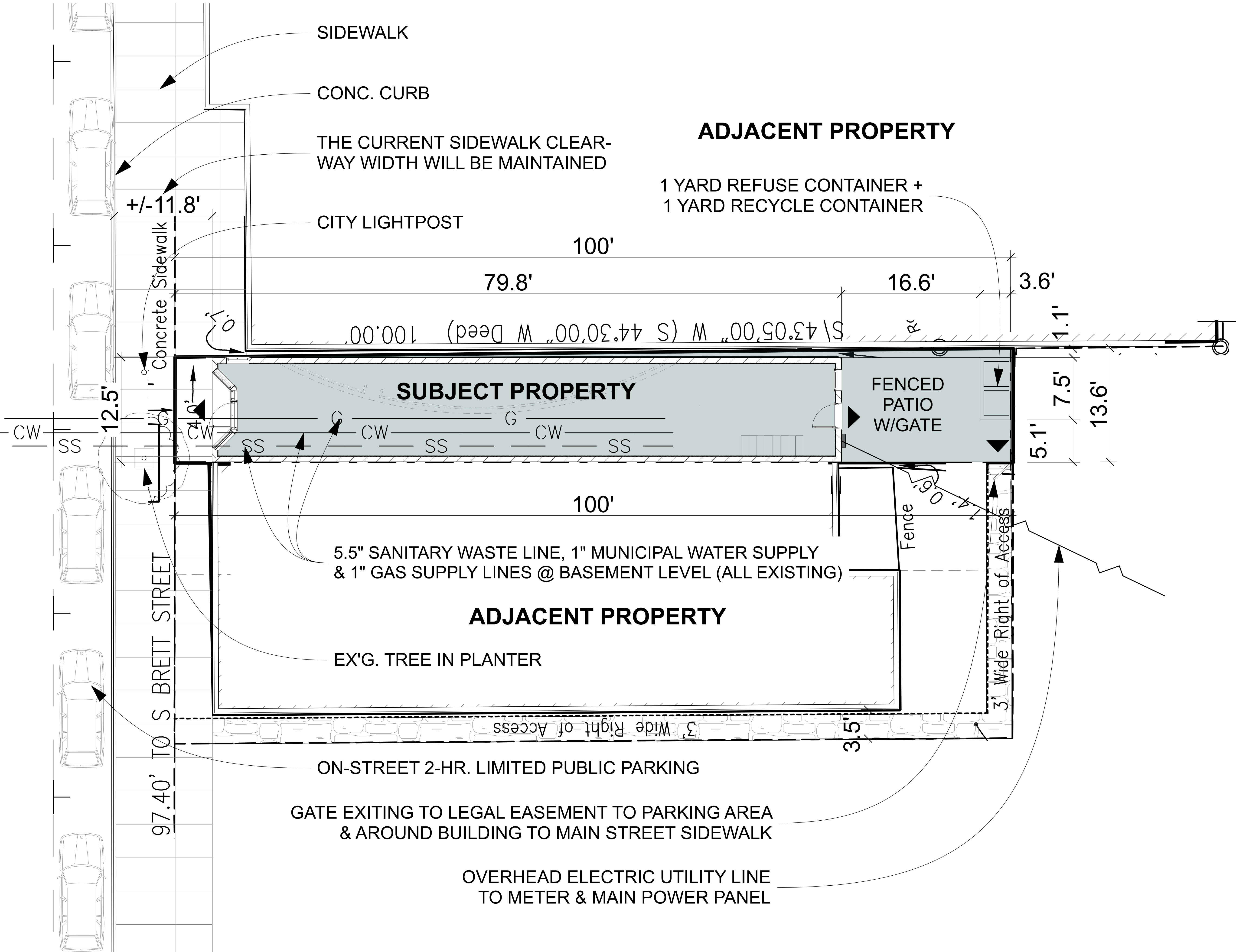
5 HOURS OF OPERATION



4 STREET VIEW
SCALE: 1:1.09

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MAIN STREET



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SITE PLAN

A-002

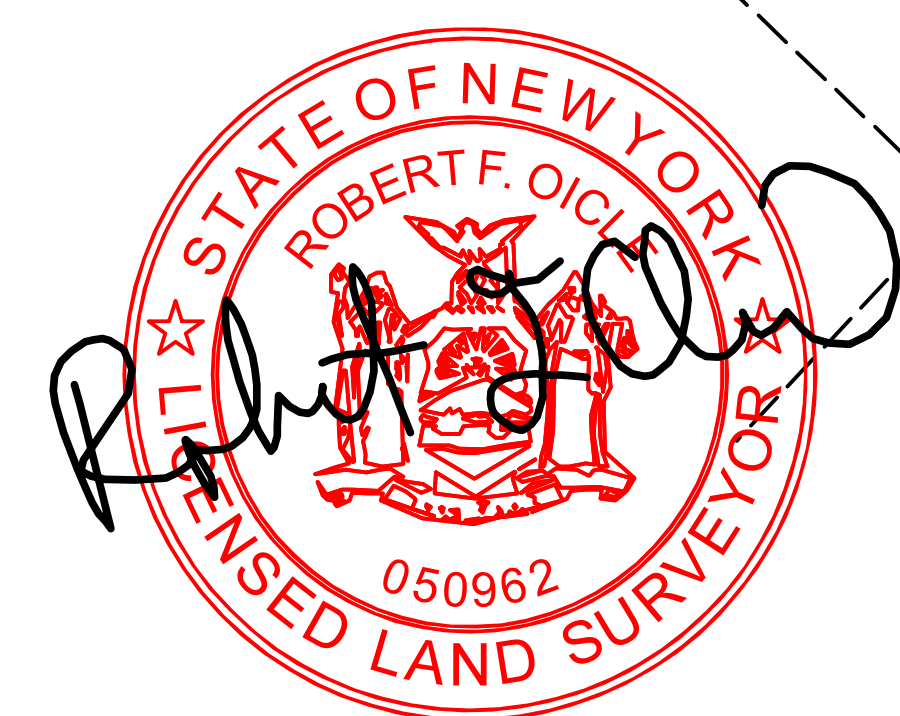
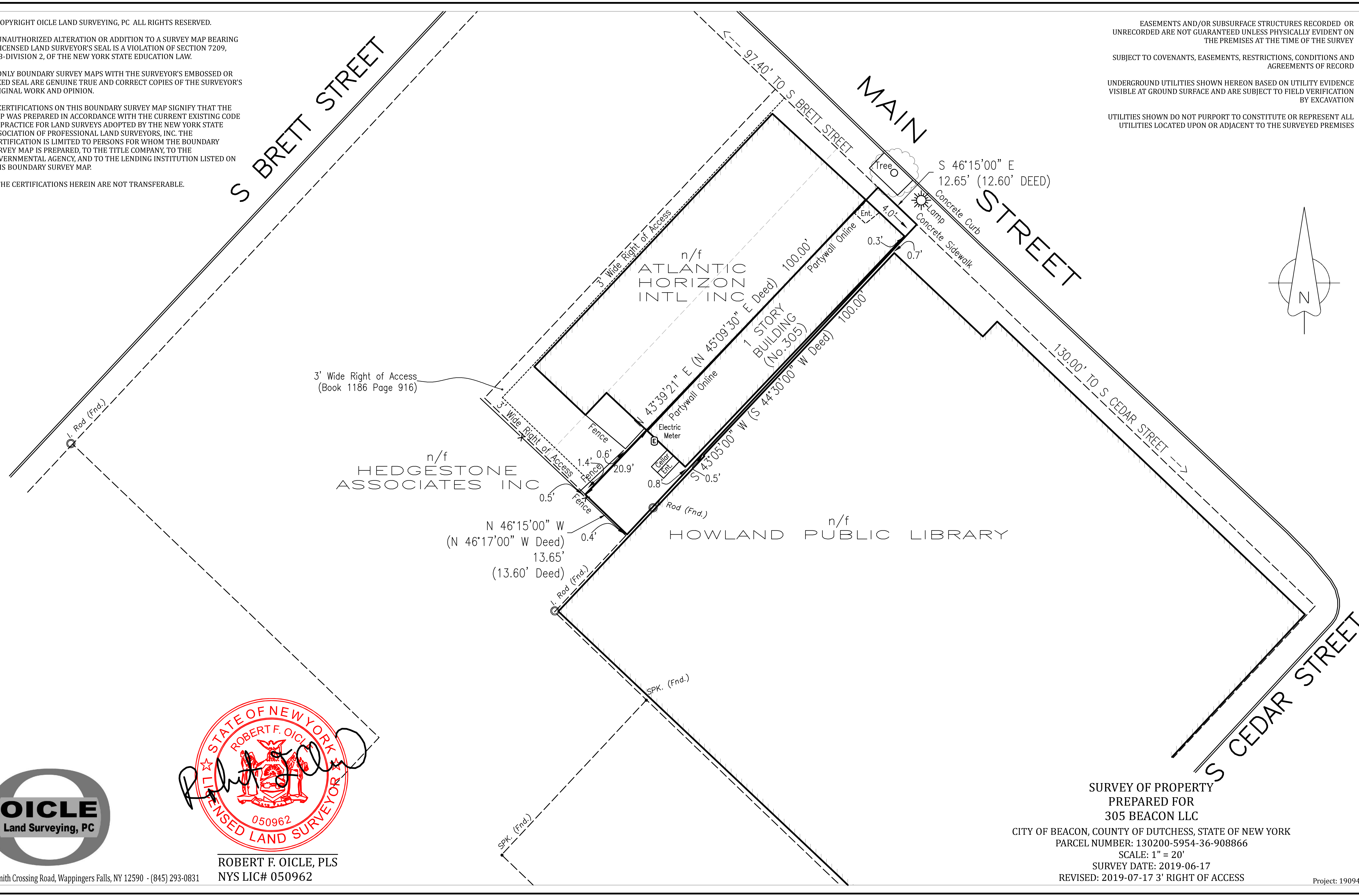
1. COPYRIGHT OICLE LAND SURVEYING, PC ALL RIGHTS RESERVED.
2. UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2, OF THE NEW YORK STATE EDUCATION LAW.
3. ONLY BOUNDARY SURVEY MAPS WITH THE SURVEYOR'S EMBOSSED OR INKED 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.

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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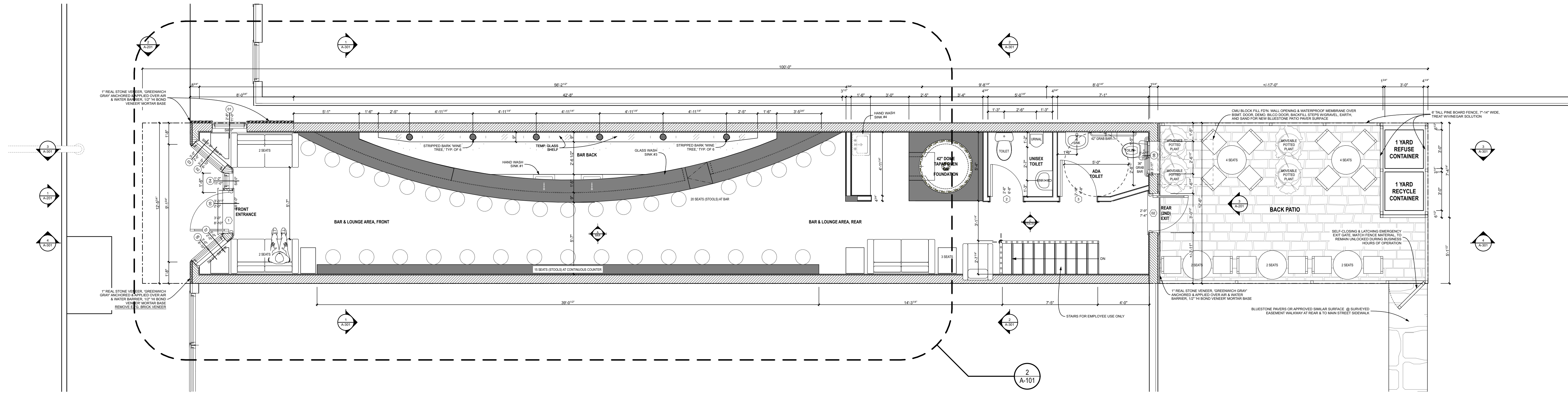
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Ph. (845) 616-8664
bwill@ashokanarchitecture.com

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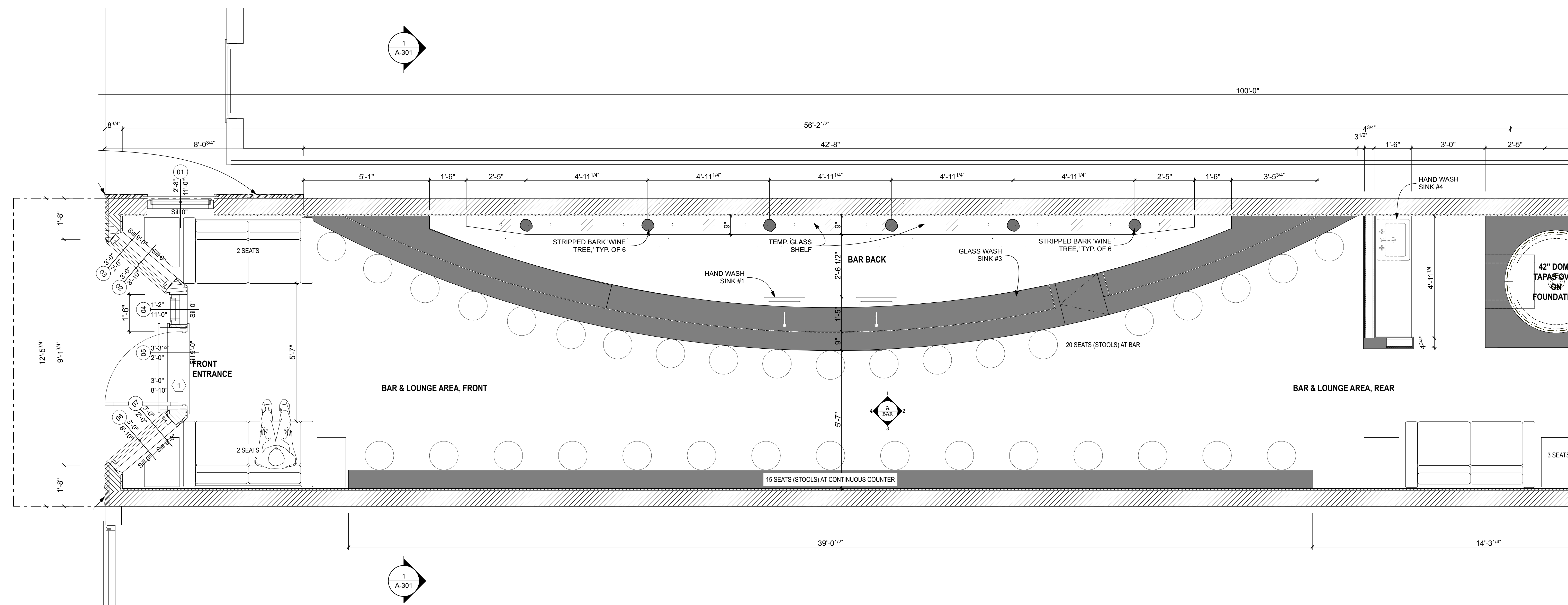
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**GROUND FLOOR
PLAN + FRONT**

A-101



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



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

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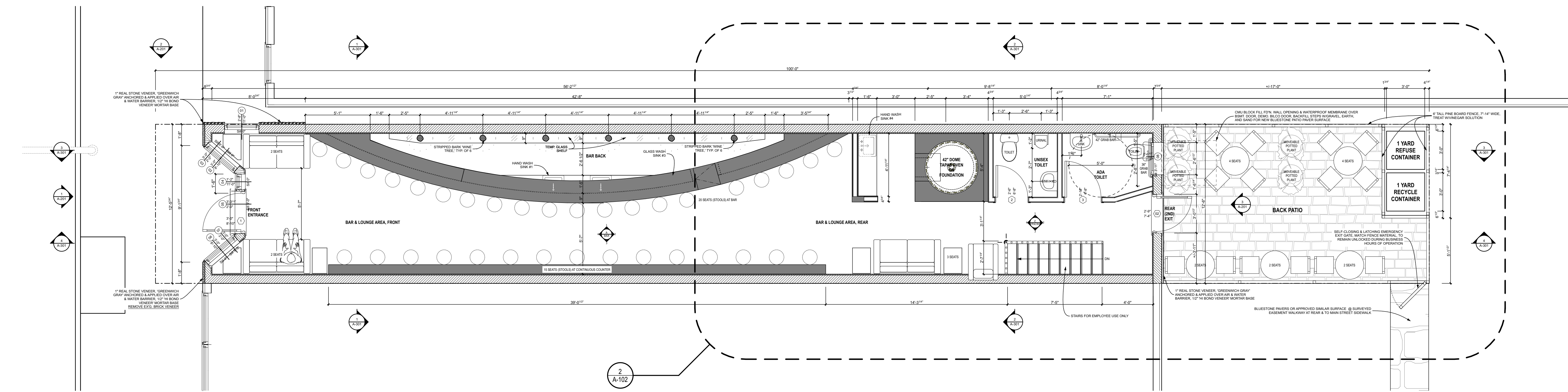
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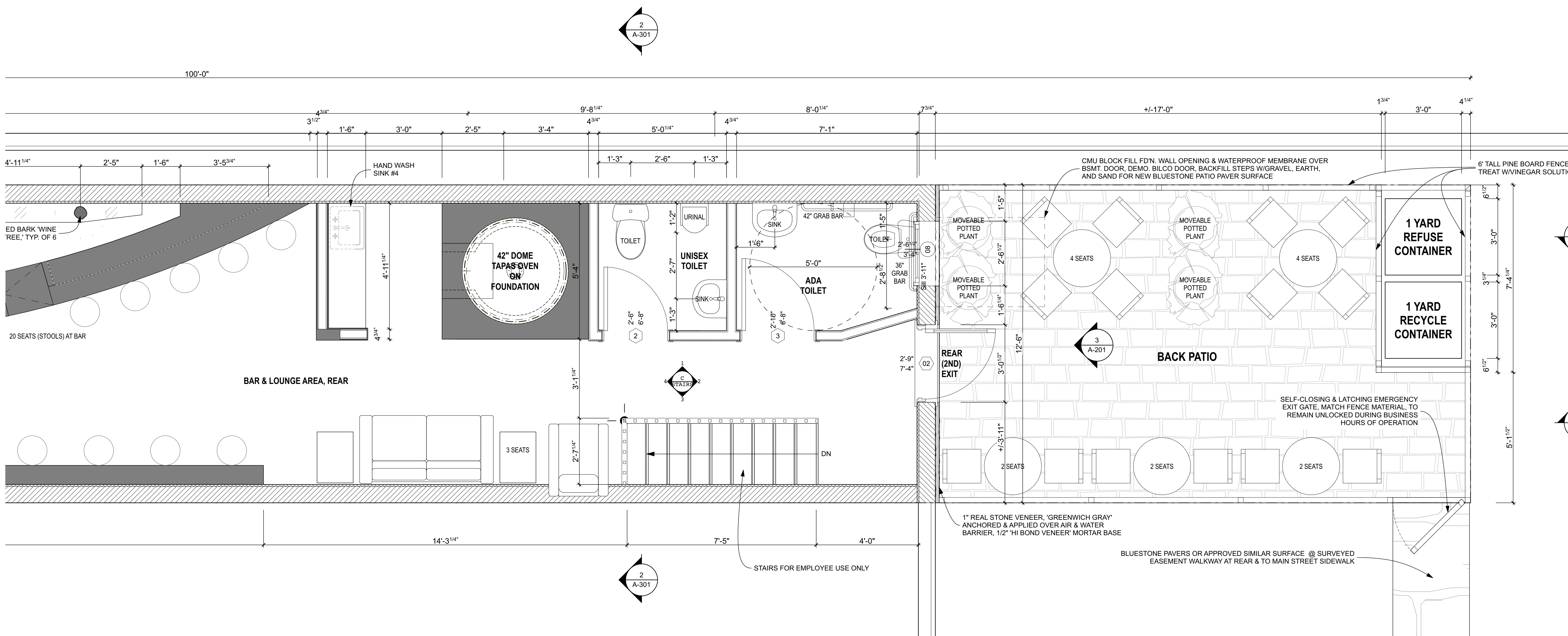
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**GROUND FLOOR
PLAN + REAR**

A-102



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



2 ENLARGED FLOOR PLAN - REAR

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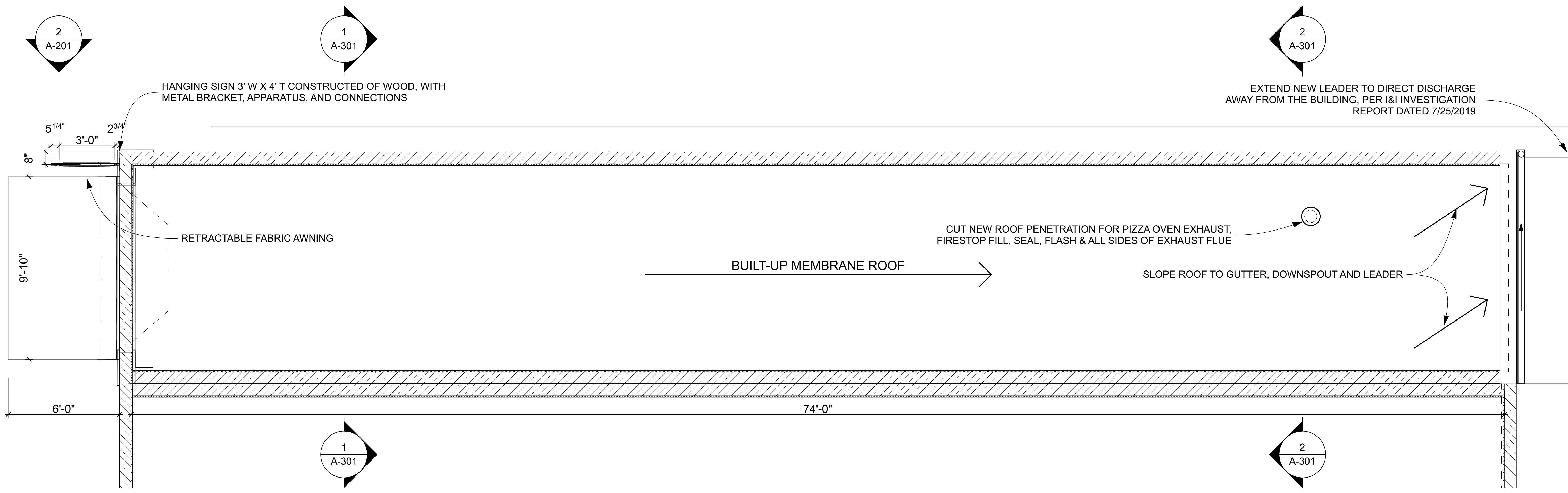
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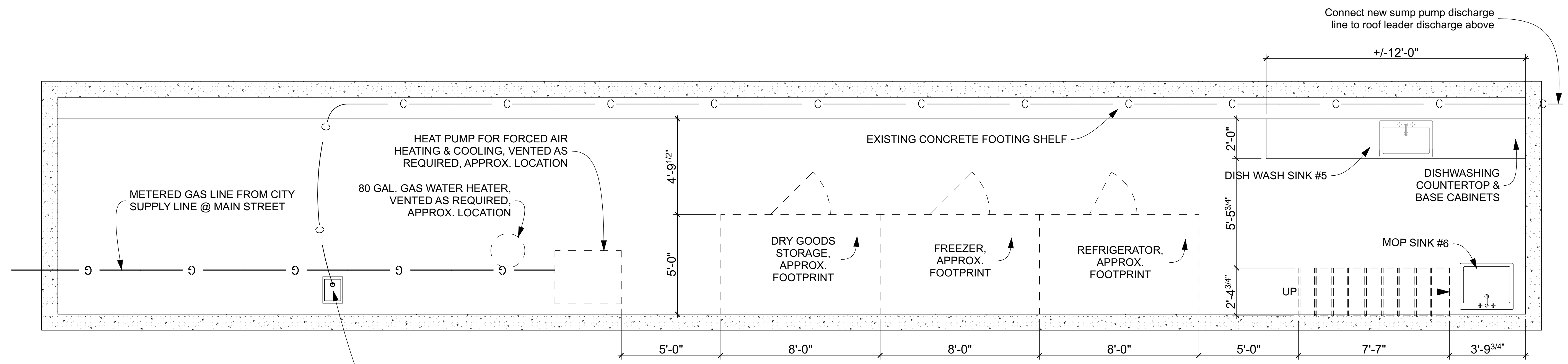
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**ROOF &
 BASEMENT PLANS**

A-103



2 ROOF PLAN
 SCALE: 3/16" = 1'-0"



As recommended in the I&I investigation prepared by Hudson Land Design (HLD) dated 7/25/2019, "On an average day, during a 1-year storm event, it is assumed that the existing sump pump will cycle approximately 20 times, discharging 120 gallons of water to the City of Beacon's sanitary sewer system. Based on observations, HLD believes that there are illicit stormwater connections from the building located at 305 Main Street to the City of Beacon's sanitary sewer collection system. The sump pump will be disconnected from the sanitary sewer and redirected to the roof leader at the rear of the building. The roof leader will also be extended to direct the discharge away from the building. Mitigation actions include:

1. The remaining pipe that previously served to connect to the roof leader to the sanitary sewer system will be removed; and
2. The sump pump will be removed and rerouted to the roof leader discharge location. — C — = New Sump Pump Discharge Line

1 BASEMENT FLOOR PLAN
 SCALE: 3/16" = 1'-0"

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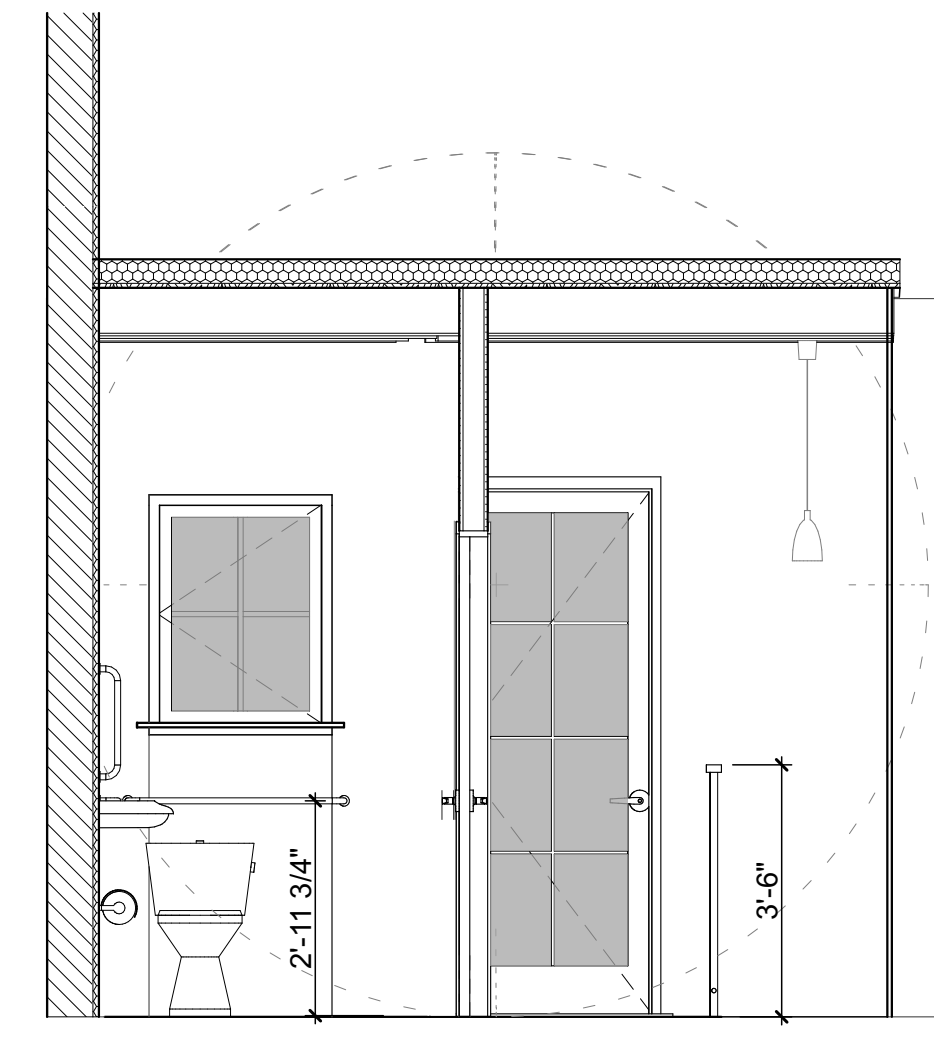
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**INTERIOR
ELEVATIONS**

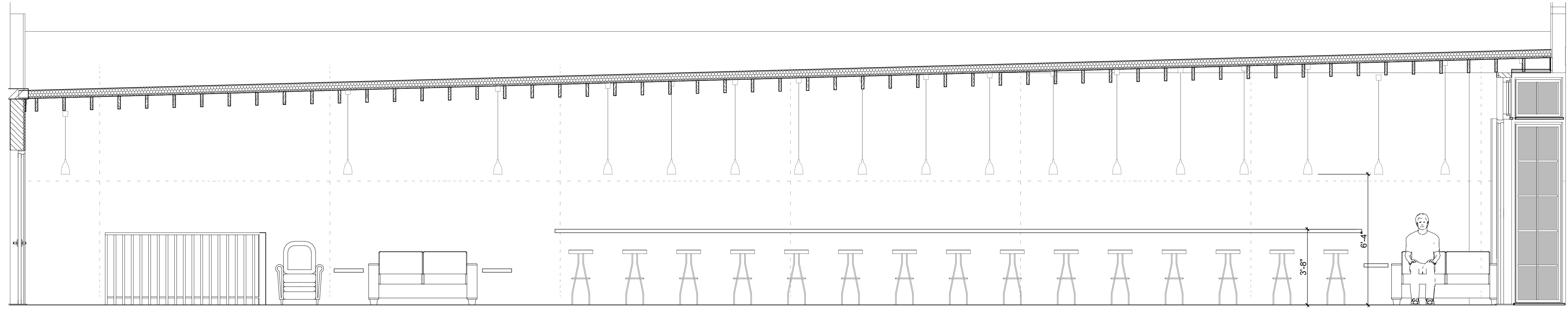
A-104



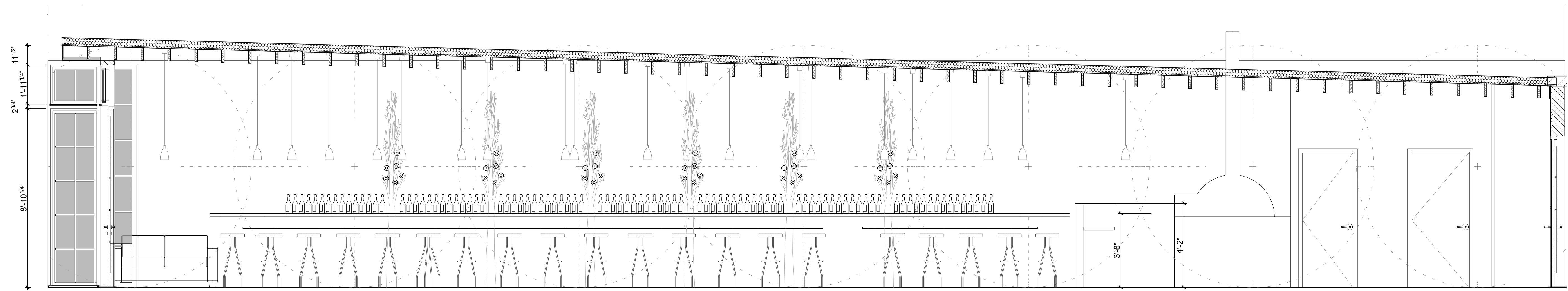
2 INTERIOR ELEVATION - ADA TOILET & HALL
SCALE: 3/8" = 1'-0"



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"

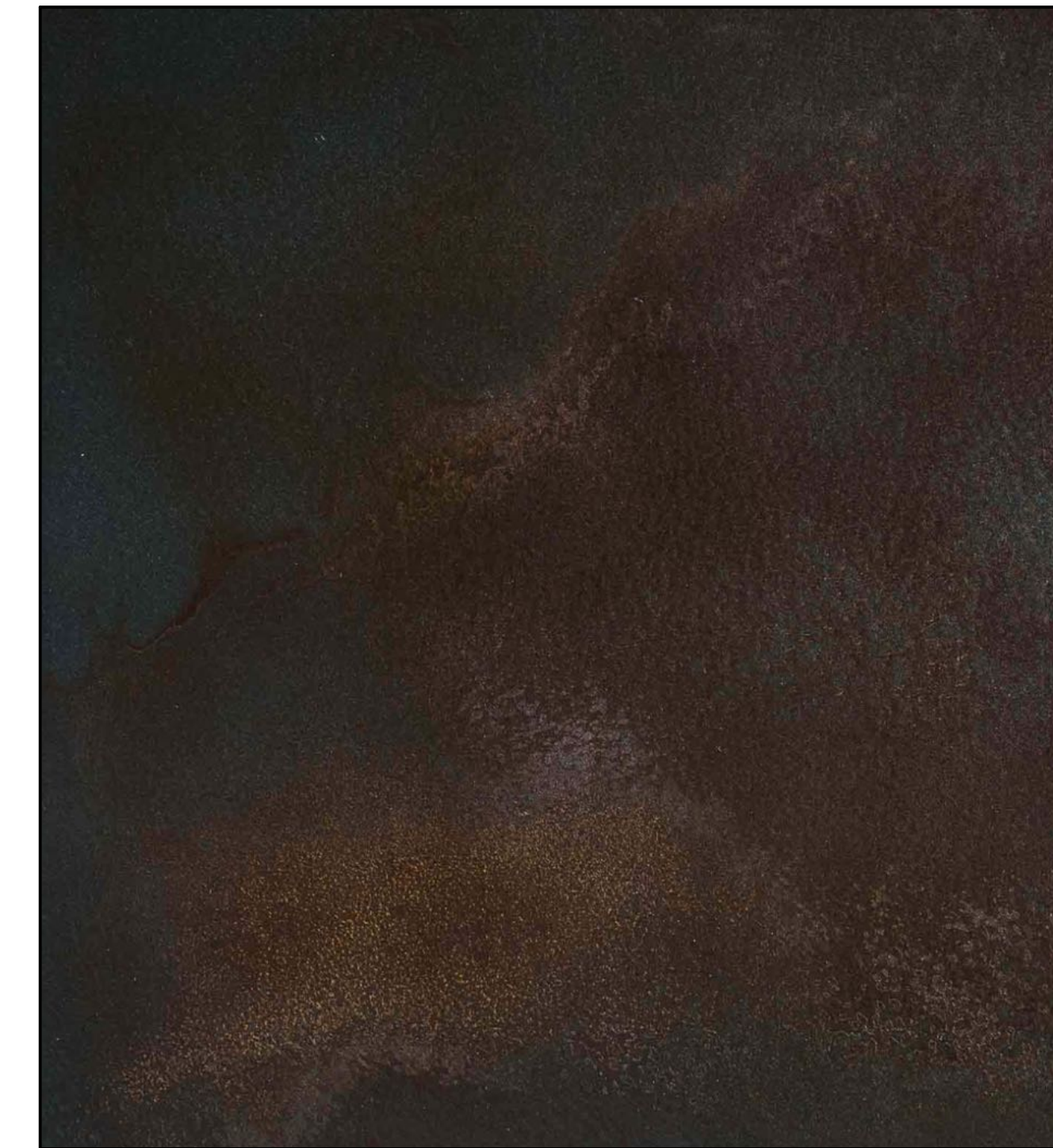
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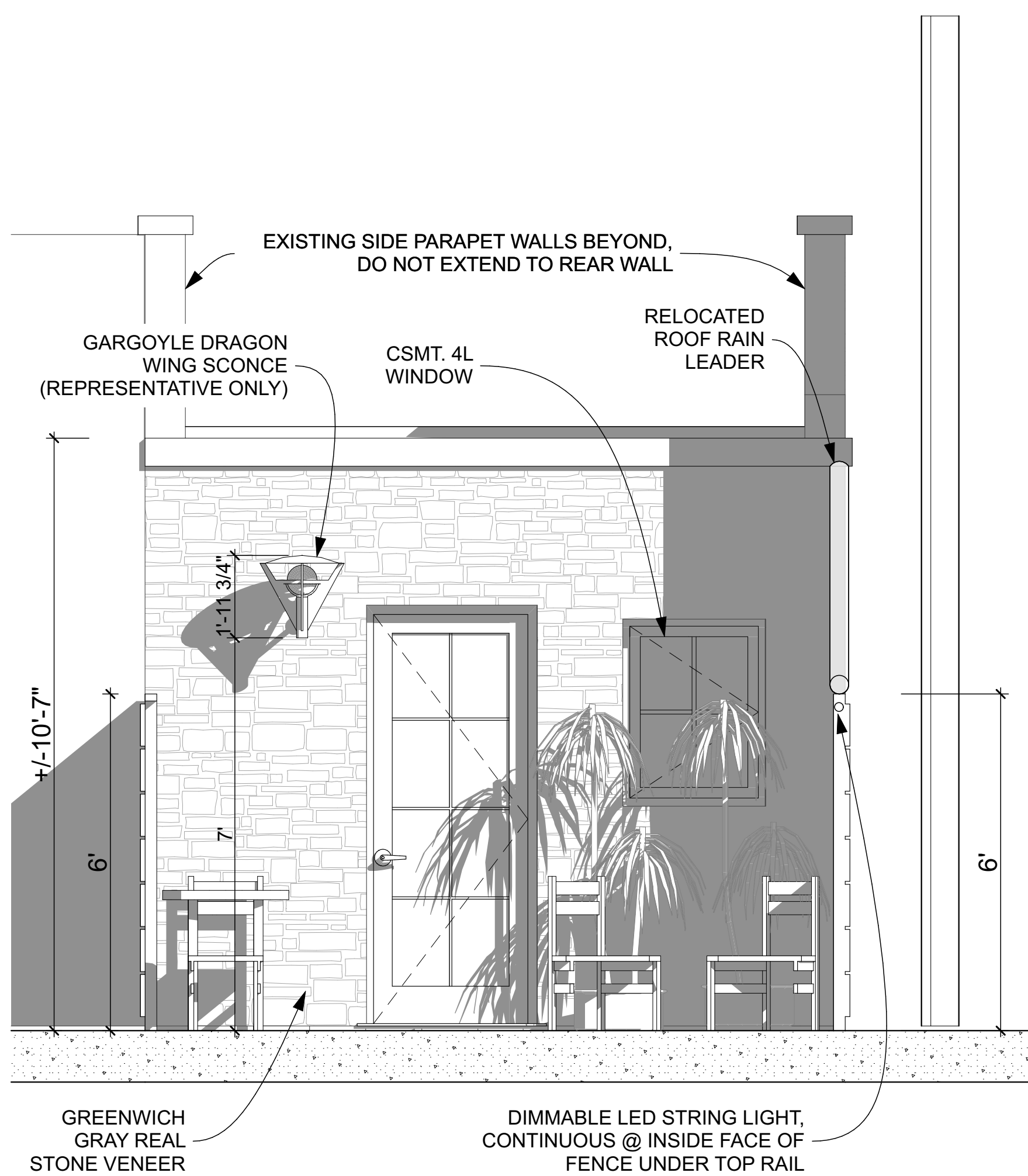
6 GREENWICH GRAY STONE VENEER
SCALE: 1:1.78



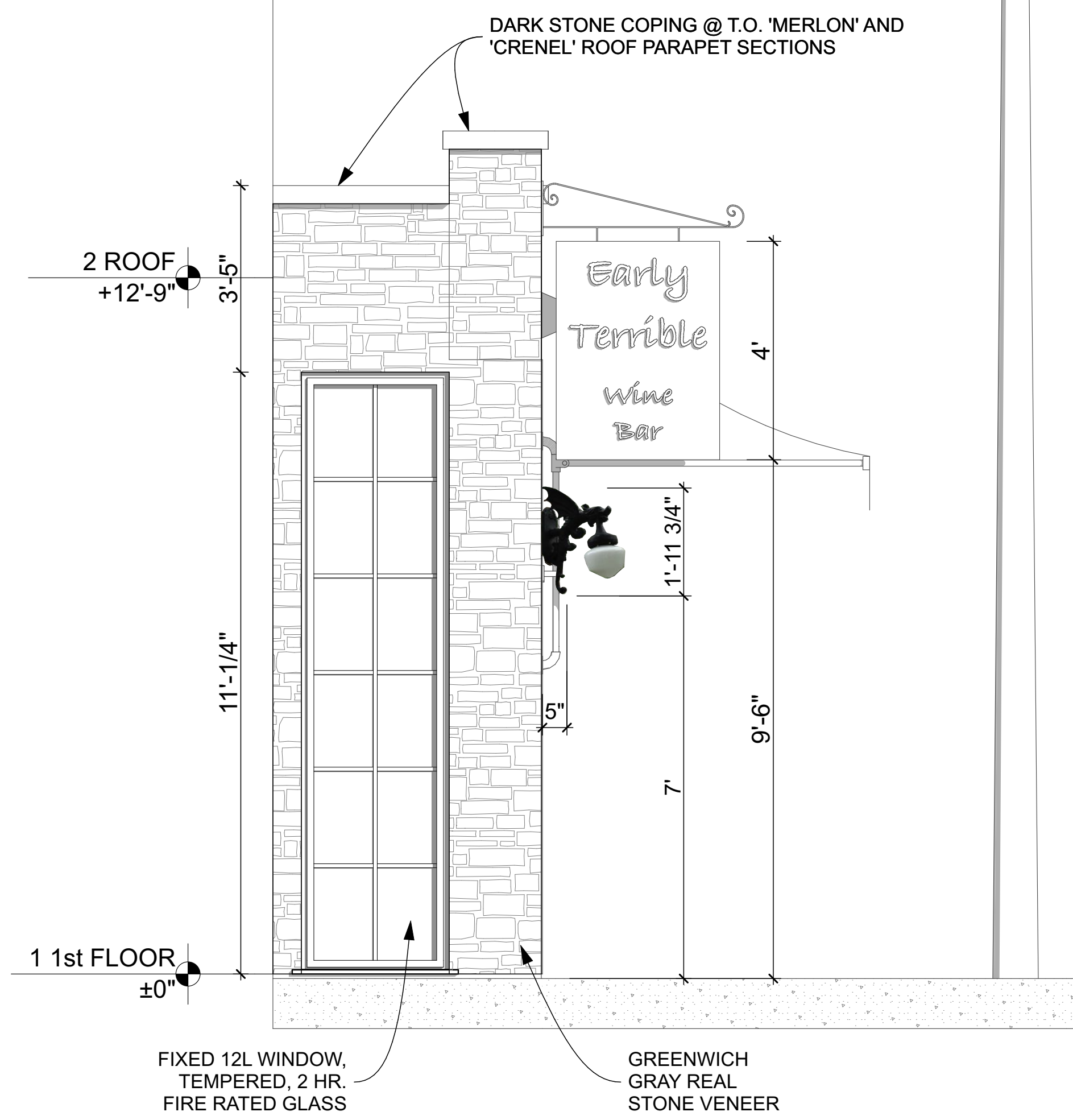
5 GARGOYLE DRAGON WING SCONCE
SCALE: 1:0.78



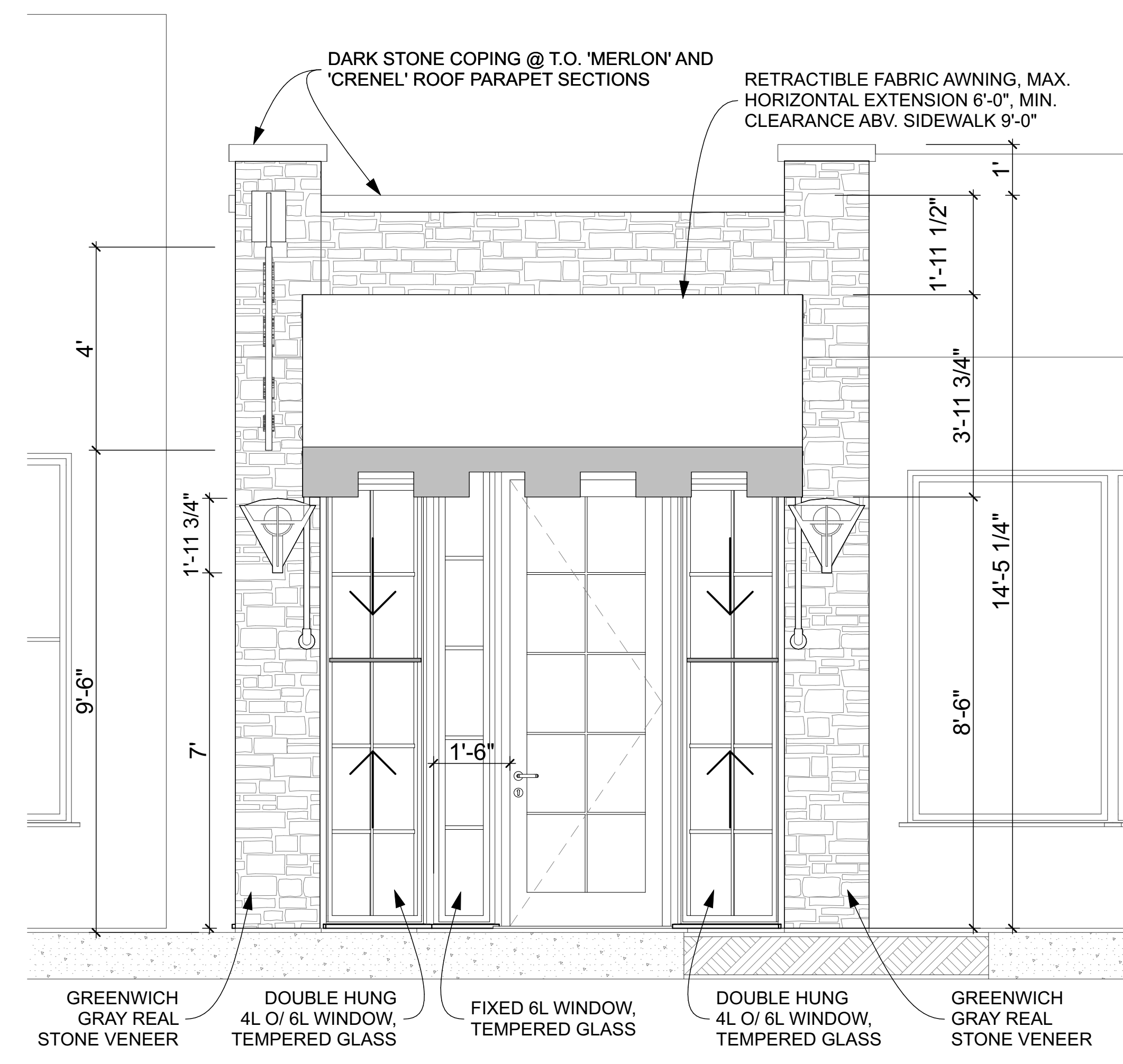
4 WINDOW SASH & DOOR FRAME FINISH
SCALE: 1:0.97



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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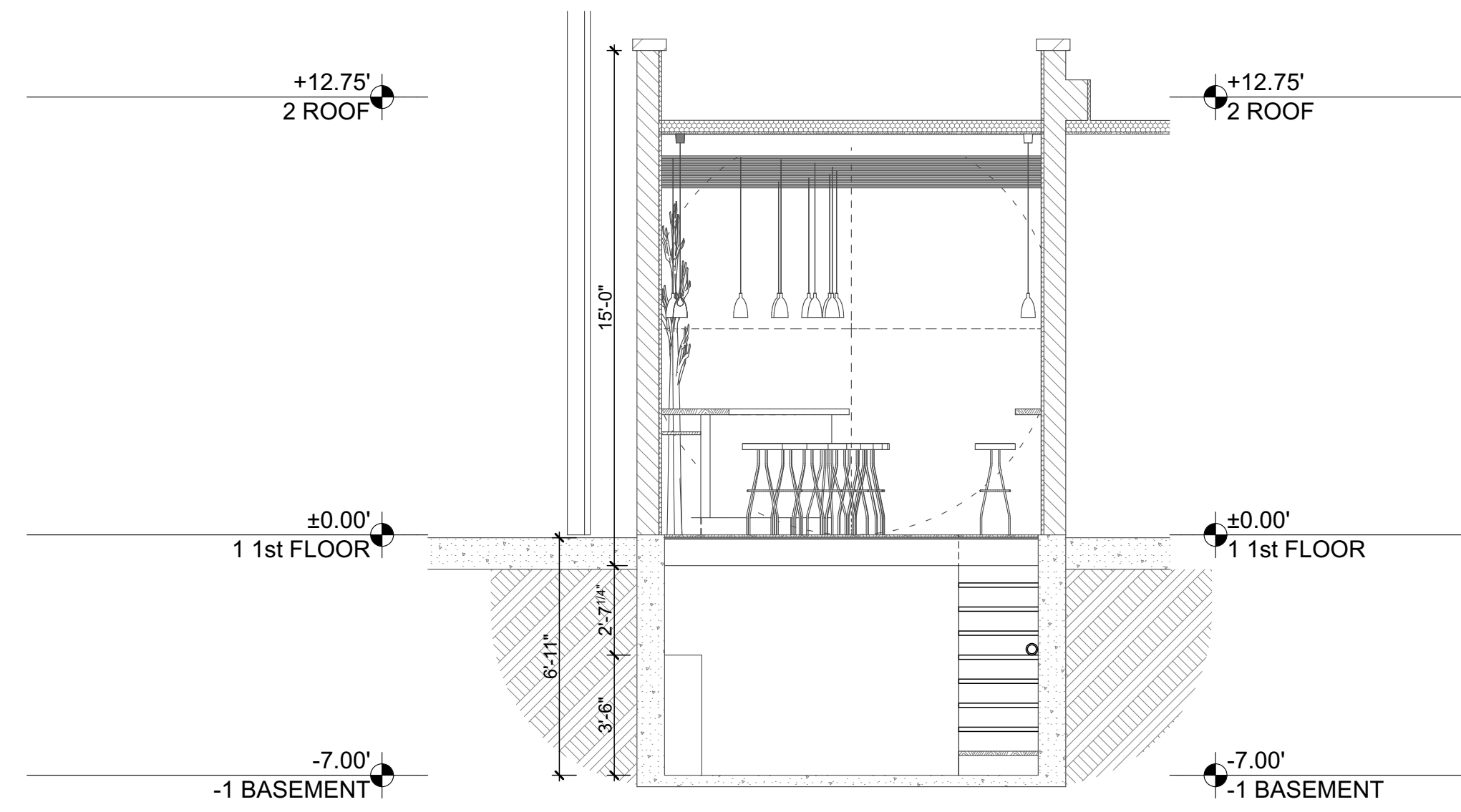
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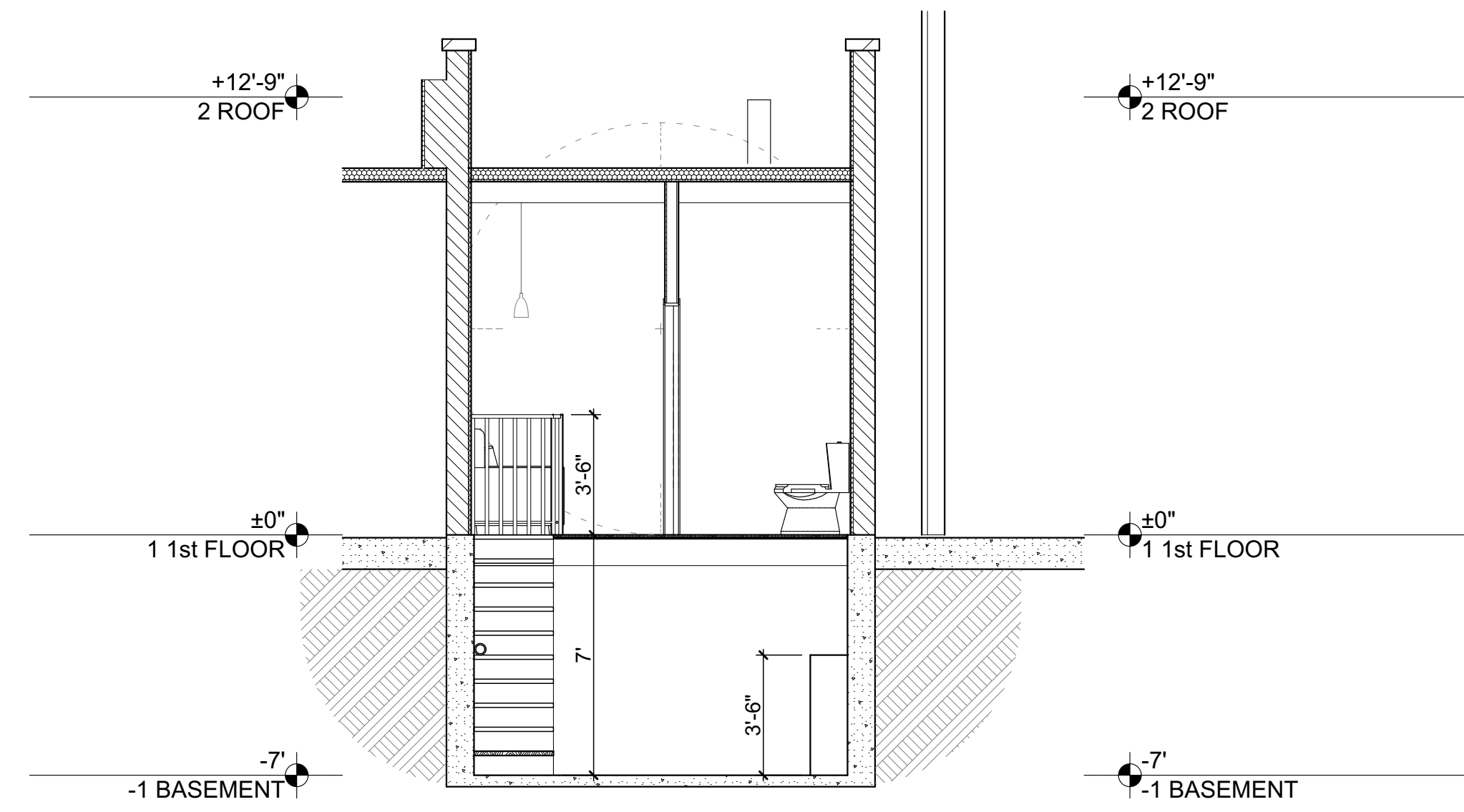
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**BUILDING
SECTIONS**

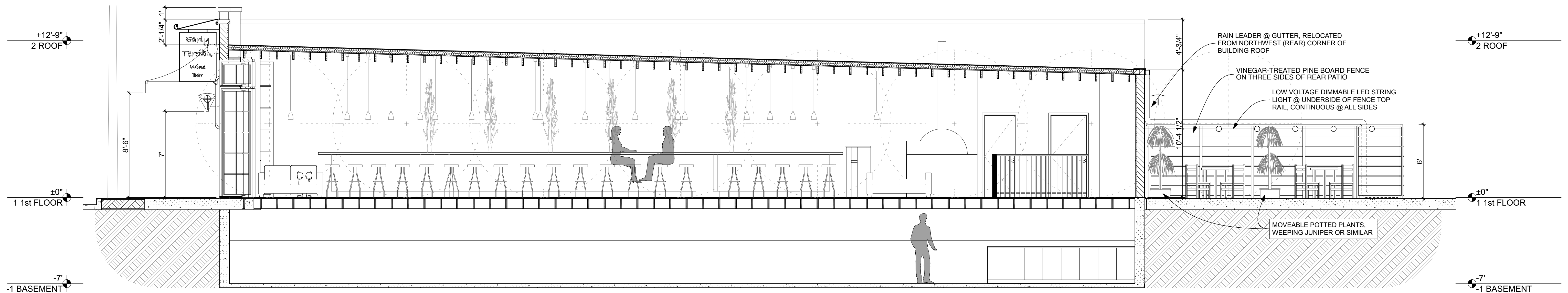
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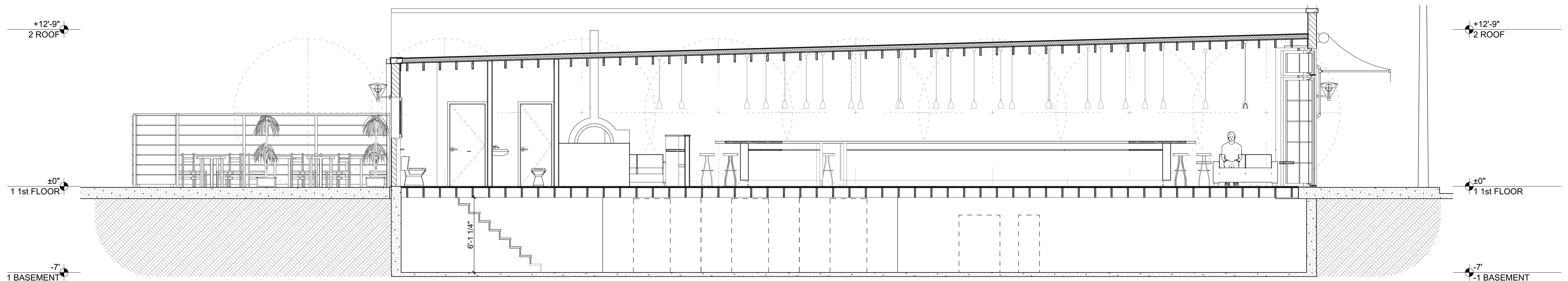
1 BUILDING SECTION
SCALE: 1/4" = 1'-0"



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



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



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

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