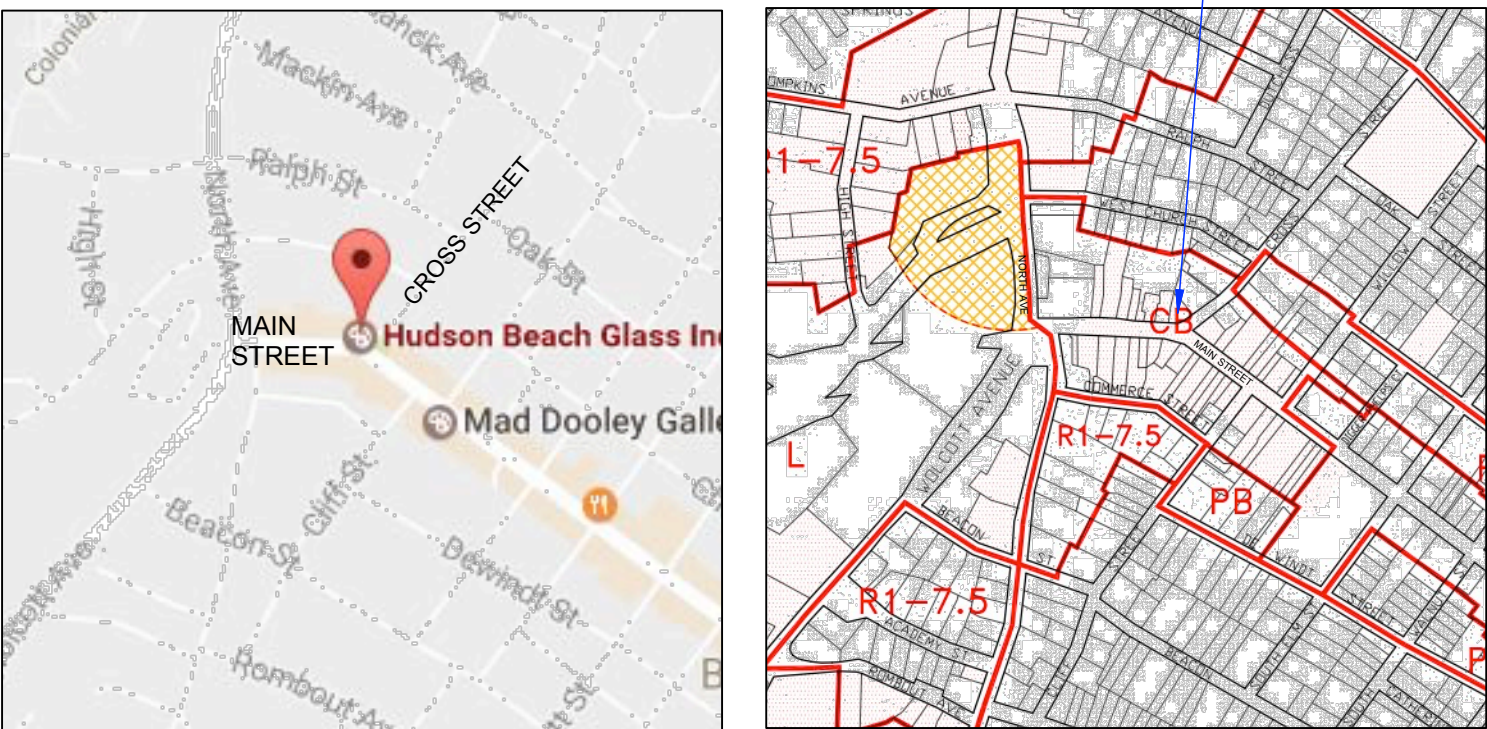


BUILDING INFORMATION:
EXISTING CIRCA 1890'S 3 STORY MASONRY STRUCTURE W/ ONE-STOREY CIRCA 1950'S MASONRY ADDITION. BUILDING IS SPRINKLERED. PROPERTY WAS RENOVATED IN 2002.

EXISTING /PROPOSED OCCUPANCY
FIRST FLOOR- MERCANTILE /WORK AREA
EXISTING WORK AREA TO BE EXPANDED.
SECOND FLOOR- OFFICE/MERCANTILE
EXISTING OFFICE AREA TO BE ENLARGED 800 GROSS S.F.
THIRD FLOOR- OFFICE
PROPOSED OCCUPANCY- SAME

ZONING:
CENTRAL BUSINESS DISTRICT IN AN HISTORICAL OVERLAY DISTRICT
LOT AREA: 4,187 S.F. 0.096 ACRES
TAX PARCEL: CITY OF BEACON, DUTCHESS COUNTY, NY 130200-5954-27-781973-0000

GENERAL NOTES:
1) CURB CUT ON CROSS STREET IS EXISTING AND SHALL REMAIN
2) ELECTRIC, WATER AND SEWER SERVICES ARE EXISTING AND SHALL REMAIN
3) THE APPLICANT IS "THE HOSE COMPANY LLC"
MICHAEL BENZER, PRESIDENT
JOHN GILVEY, VICE PRESIDENT
4) ALL EXTERIOR LIGHTING SHALL BE DIRECTED AND/OR SHIELDED SO AS TO PRECLUDE OBJECTIONABLE GLARE FROM BEING OBSERVABLE FROM ADJACENT STREETS AND PROPERTIES.
5) HOURS OF OPERATION: AS ALREADY ESTABLISHED BY HUDSON BEACH GLASS
6) EXTERIOR SIGNAGE: AS ALREADY APPROVED ON EXISTING PROPERTY
7) EXTERIOR COLORS: AS ALREADY APPROVED ON 2002 PLAN SUBMISSION.
8) NO NEW WATER OR SEWER SERVICE LINES AS A RESULT OF THIS PROJECT.



LOCATION MAP
SCALE: 1" = 800'

AREA MAP
SCALE: 1" = 800'

SCHEDULE OF REGULATIONS (CB ZONE) AND LOT CONFORMANCE TABLE:		
PARAMETER	REQUIRED	PROVIDED
LOT WIDTH	N/A	N/A
LOT DEPTH	100 FT. MINIMUM	91 FEET VARIED (SEE NOTE 1)
FRONT YARD	N/A	N/A
SIDE YARD	20 FT. MINIMUM	N/A (SEE NOTE 2)
REAR YARD	25 FT. MINIMUM	N/A (SEE NOTE 2)
MAX. BLDG. HEIGHT	35 FT. MAXIMUM	28.5 FEET (ADDITION)
FLOOR AREA RATIO (FAR)		
PARCEL AREA		4187 SF.
FLOOR AREA PROVIDED		7182 SQFT.
FAR PERMITTED	2 MAXIMUM	1.72

(1) PRE-EXISTING NON-CONFORMING
(2) ONLY APPLICABLE WHERE DISTRICT ABUTS A RESIDENTIAL DISTRICT, OR IF A DRIVEWAY IS PROPOSED BETWEEN THE BUILDING AND THE PROPERTY LINE.
(3) DENOTES BUILDING FLOOR AREA AFTER BUILDING ADDITION. FLOOR AREA IS DEFINED AS THE SUM OF THE GROSS HORIZONTAL AREAS OF THE SEVERAL FLOORS OF A BUILDING OR BUILDINGS, MEASURED FROM THE EXTERIOR FACE OF EXTERIOR WALLS OR FROM THE CENTER LINE OF WALLS SEPARATING TWO BUILDINGS, AND EXCLUDING BREZZEWAY AND GARAGE AREAS AND BASEMENT AND ATTIC FLOOR AREAS USED ONLY FOR ACCESSORY USES.
(4) FAR IS DEFINED AS THE QUOTIENT OF THE FLOOR AREA OF A BUILDING DIVIDED BY ITS LOT AREA.

PARKING
PROPOSED USE
FIRST FLOOR:
MERCANTILE
WORK/INSTRUCTIONAL AREA
1 SPACE FOR EACH 200 S.F. GROSS FLOOR AREA
EXCLUDING UTILITY AREAS 2,480 S.F. 12.5 SPACES REQUIRED

SECOND FLOOR:
OFFICE- MERCANTILE 9.5 SPACES REQUIRED
1,159 + 750 S.F.
THIRD FLOOR OFFICE 1329 S.F. 6.5 SPACES REQUIRED
1 SPACE FOR EACH 200 S.F. GROSS FLOOR AREA
EXCLUDING UTILITY AREAS 28.5 SPACES REQUIRED
4 SPACES PROVIDED
25 SPACES REQUIRED

1964 USE
INDUSTRIAL STORAGE--FIREHOUSE
FIRST FLOOR @ 1,411 S.F. 4 SPACES
TOTAL AREA = 1,411 S.F.
(1) SPACE/400 GROSS FT
EXCLUDING MECH, BATH, STAIR & STORAGE

PUBLIC ASSEMBLY
FIRST FLOOR @ 588 S.F.
SECOND FLOOR @ 1,159 S.F.
THIRD FLOOR @ 1,329 S.F.
TOTAL = 3,079 S.F. 16 SPACES
TOTAL PARKING 20 SPACES

1) PROPOSED PARKING DOES NOT EXCEED THE 1964 REQUIREMENTS PLUS 25%. 20 SPACES PLUS 5 SPACES TOTAL 25 SPACES



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OWNER:
THE HOSE COMPANY, LLC
162 MAIN STREET
BEACON, NY 12508

PROJECT:
STUDIO & OFFICE
EXPANSION
162 MAIN STREET
BEACON, NY 12508

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SEAL & SIGNATURE

NYS LICENSE NO 022403

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REVISIONS:

NO.	DESCRIPTION	DATE:
1	TREE, PARKING, UTIL. POLE NOTES	4/25/17
2	SIDE YARD NOTE	4/25/17
3	S-2 SHEET ADDED	4/25/17

DRAWING TITLE:
SITE PLAN

DATE: 3. 28. 17
PLAN I.D.
SCALE:
DWG No: **S-1**