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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

DRAWING INDEX  
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SURVEY BY TEC  
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SEAL & SIGNATURE

NYS LICENSE NO 022403

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REVISIONS

NO.	DESCRIPTION	DATE
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DRAWING TITLE:

SITE PLAN

DATE: 3.28.17

PLAN ID

SCALE

DWG No.



S-1

### 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"
- 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.

JOHN GILVEY, VICE PRESIDENT

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

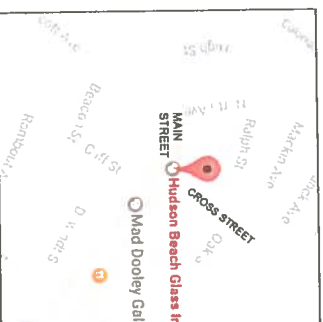
### BUILDING INFORMATION:

EXISTING CIRCA 1890'S 3 STORY MASONRY STRUCTURE W/ ONE-  
STOREY CIRCA 1990'S MASONRY ADDITION. BUILDING IS  
SPRINKLERED. PROPERTY WAS RENOVATED IN 2002.

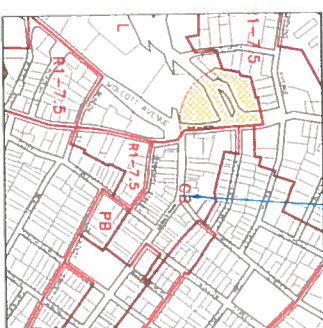
### EXISTING /PROPOSED OCCUPANCY

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

### LOCATION MAP



### AREA MAP



SCALE 1" = 800'

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	25 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)		4187 SF
PARCEL AREA		7162 SQFT.
FLOOR AREA PROVIDED		172
FAR PERMITTED	2 MAXIMUM	

(1) PRE-EXISTING NON-CONFORMING LOT WIDTH SHALL BE WHERE DISTRICT ABUTS A RESIDENTIAL DISTRICT, OR IF A DRIVEWAY IS PROPOSED BETWEEN THE BUILDING AND THE PROPERTY LINE.  
(2) DENOTES BUILDING FLOOR AREA AFTER BUILDING ADDITION. FLOOR AREA IS DEFINED AS THE SUM OF THE GROSS HORIZONTAL AREAS OF THE SEVERAL FLOORS OF THE BUILDING EXCEPT THE GROUND FLOOR FROM THE EXTERIOR FLOOR FINISH TO THE CENTER LINE OF WALLS SEPARATING TWO BUILDINGS AND GROUND GREENWAY 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

WORKINSTRUCTIONAL 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

1,159 + 780 S.F.  
THIRD FLOOR OFFICE 1329 S.F.  
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

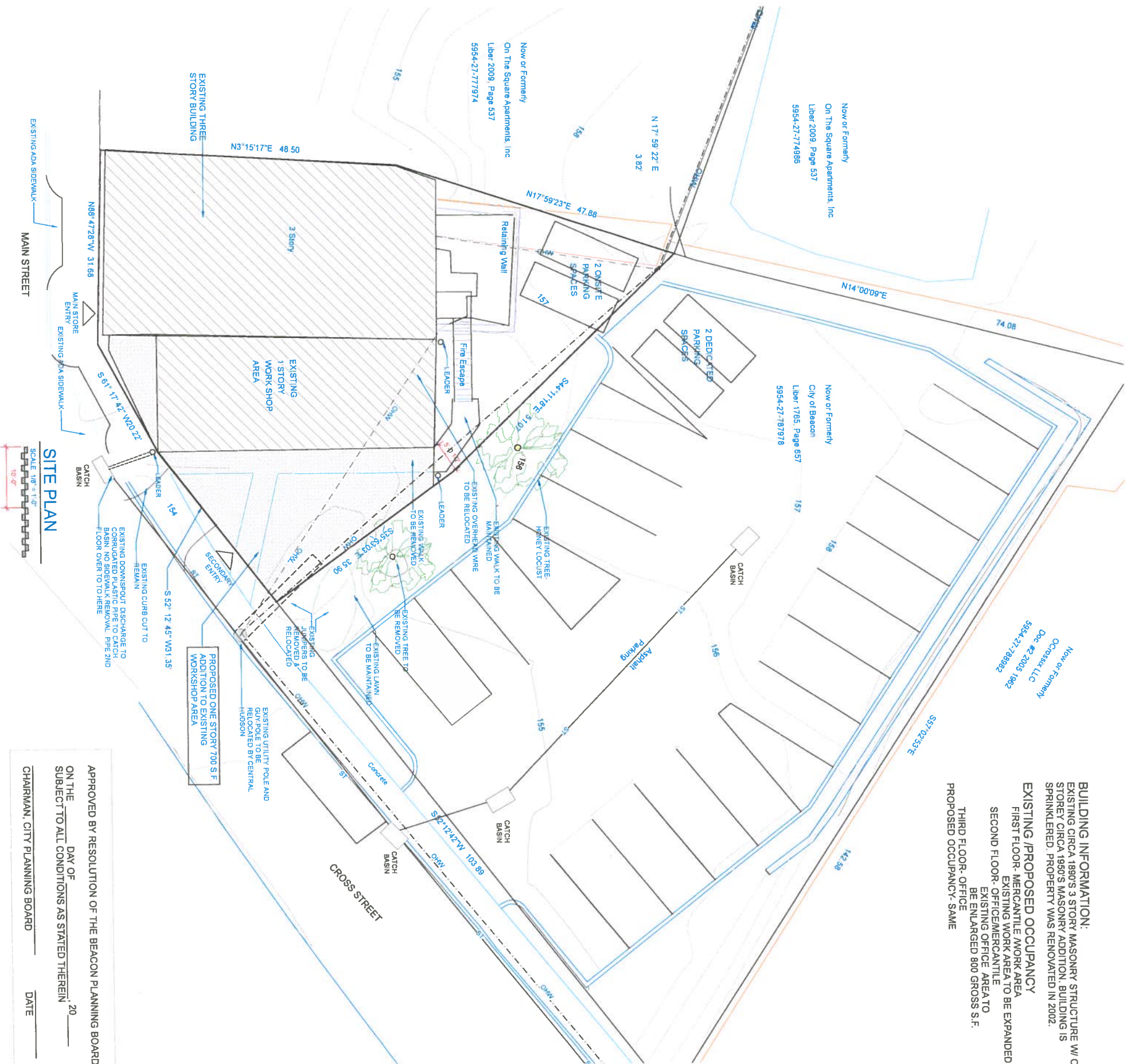
INDUSTRIAL STORAGE--FIREHOUSE

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

### PUBLIC ASSEMBLY

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

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



### SITE PLAN

SCALE 1/8" = 1'-0"  
10'-0"

APPROVED BY RESOLUTION OF THE BEACON PLANNING BOARD  
ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_  
SUBJECT TO ALL CONDITIONS AS STATED THEREIN  
CHAIRMAN, CITY PLANNING BOARD \_\_\_\_\_ DATE \_\_\_\_\_