

LOT STANDARDS			
	MIN.	MAX.	PROPOSED
LOT AREA			24,491 SF
LOT WIDTH			VARIES
LOT DEPTH	75'		VARIES > 75'
F.A.R.			0.000
FRONT SETBACK	0'	20'	VARIES < 20'
SIDE SETBACK	0'	30'	VARIES < 30'
REAR SETBACK	25'		VARIES > 25'
LANDSCAPED AREA	15%		23 %
FRONTAGE OCCUPANCY			
PEDESTRIAN CLEARWAY	5'		5'

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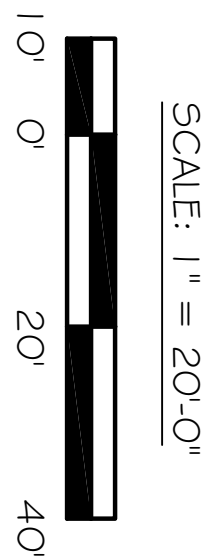
BUILDING HEIGHTS			
	MIN.	MAX.	PROPOSED
# OF STORIES	2	4*	4*

- WITH 15' STEPBACK OVER THIRD STORY

FRONTAGE TYPE	
	ALLOWED
FORECOURT	YES
PORCH	YES
LIGHTWELL	YES
STOOP	YES

1. ALL POST LIGHTS TO BE MODEL # USPLF150MR L55 MANUFACTURED BY USAVEILED, LLC, WITH 100-277 VOLT AC 50W LED LAMP WITH PUSH TO DOWN PHOTOCONTROL. POST LIGHT PROVIDES "DARK SKY DESIGN".

2. ALL BUILDING MOUNTED EXTERIOR LIGHTING (L.I.) TO BE MODEL # 1224T AS MANUFACTURED BY HINKLEY LIGHTING INC., WITH 120 VOLT AC 35W LED LAMP.



KEY	COMMON NAME	SIZE	QUANTITY
✦	VARIATED LORIOPE	1 GAL	1395
⊗	HELMOND PILLAR BARBERY	3 GAL	6
⊕	COLUMNAR HORNBREAM	8' HEIGHT B+B	6
⊙	WINTER GEM BOXWOOD	24"-30" B+B	9
✧	VAREGATED HOLLY	3 GAL	8
⊕	SKY FENCIL HOLLY	7 GAL	18
⊗	ROSE GLOW BARBERY	3 GAL	8
⊕	GOLDEN MOP FALSE CYRESS	5 GAL	45
⊗	COLUMNAR SPRUCE	8'-10' HEIGHT B+B	4
⊕	GOLDEN MOP FALSE CYRESS	24"-30" B+B	6
✧	MAIDEN GRASS	3 GAL	54

FERRY LANDING AT BEACON, LTD
DEVELOPERS · DESIGNERS · BUILDERS
POST OFFICE BOX 294
BEACON, NY 12508

REVISION & DATE

DATED: OCTOBER 13, 2017

SCALE: 1" = 20'-0"

DRAWING:
3 OF 9