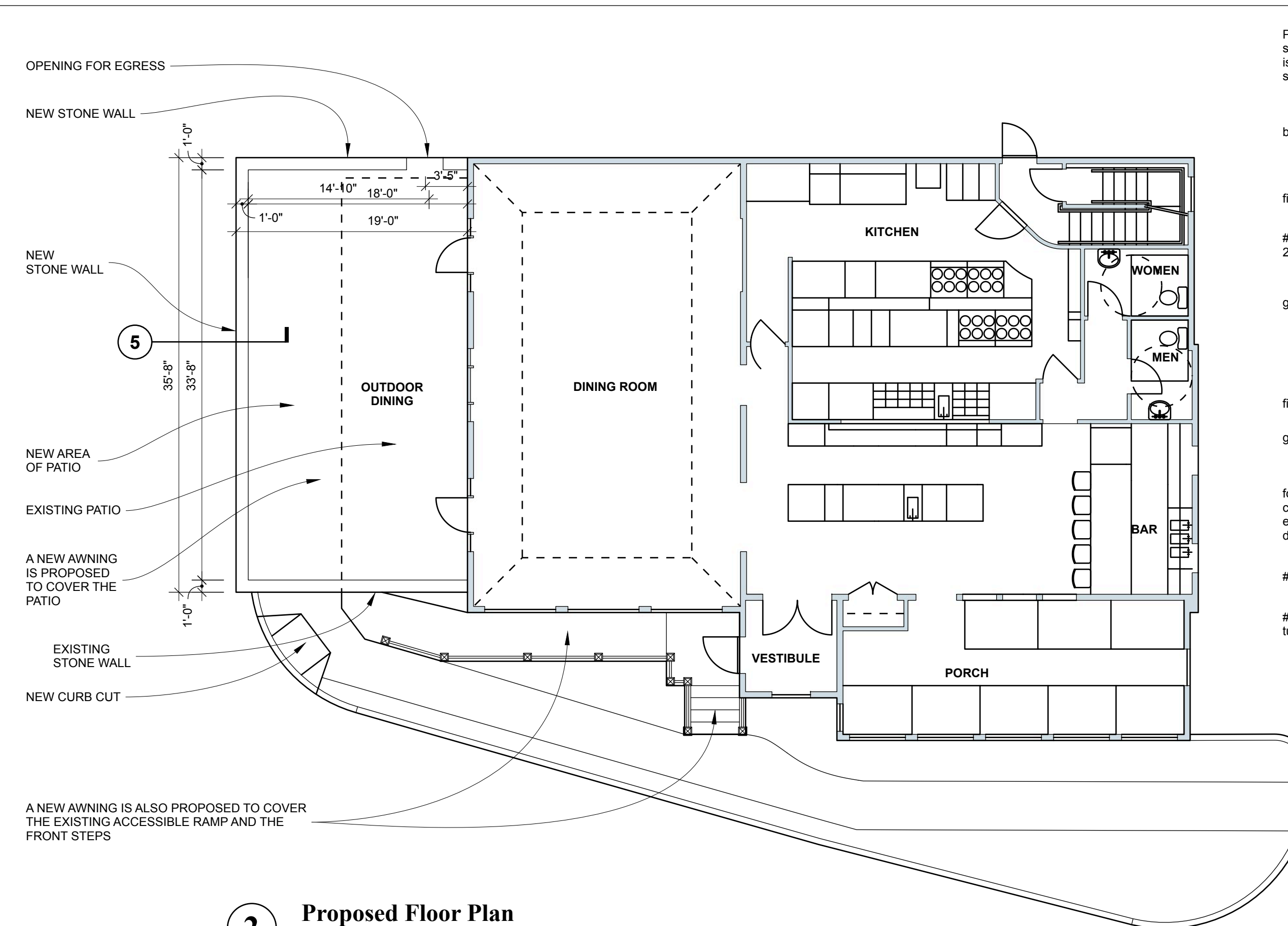
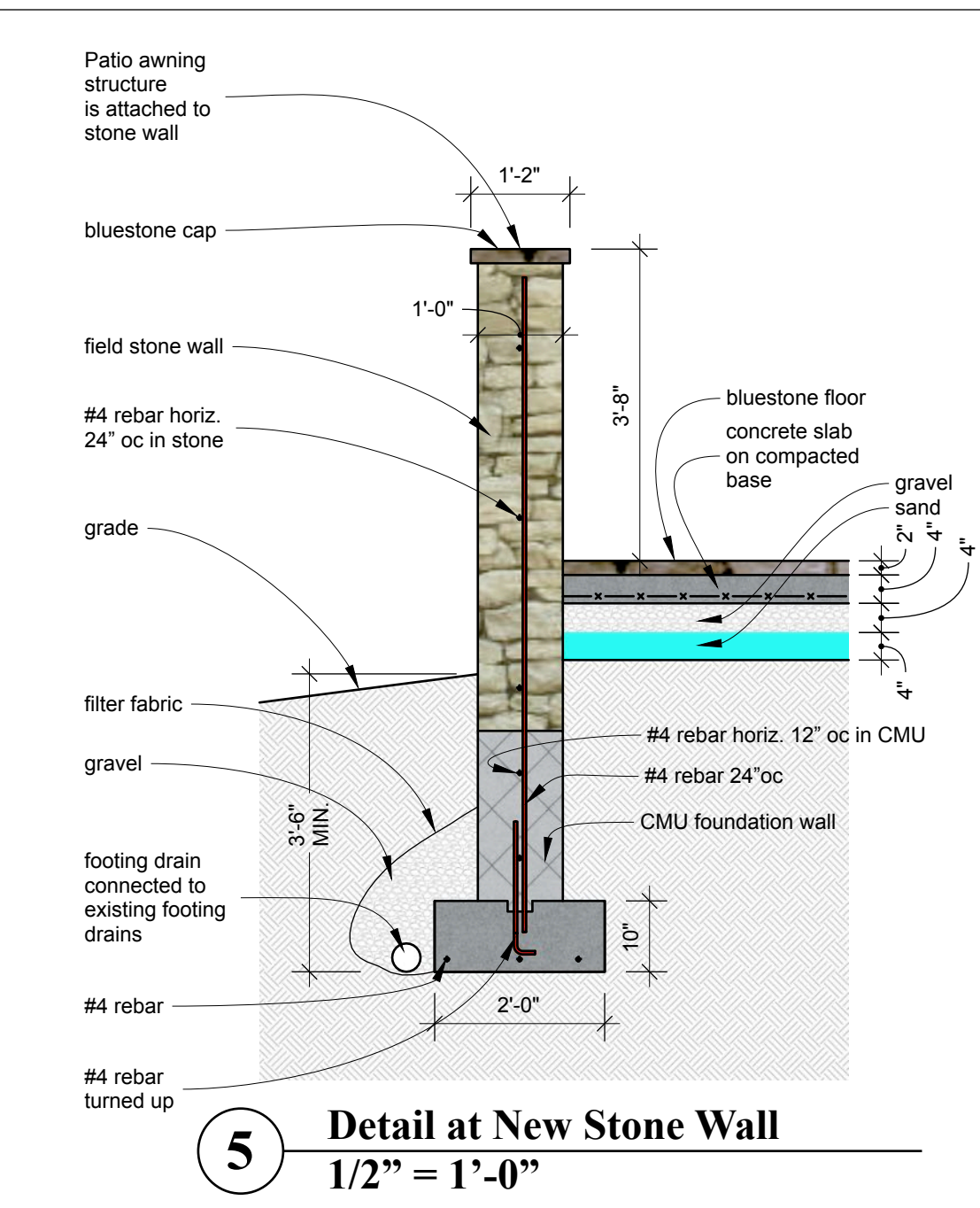


**1** Demolition Floor Plan  
1/8" = 1'-0"



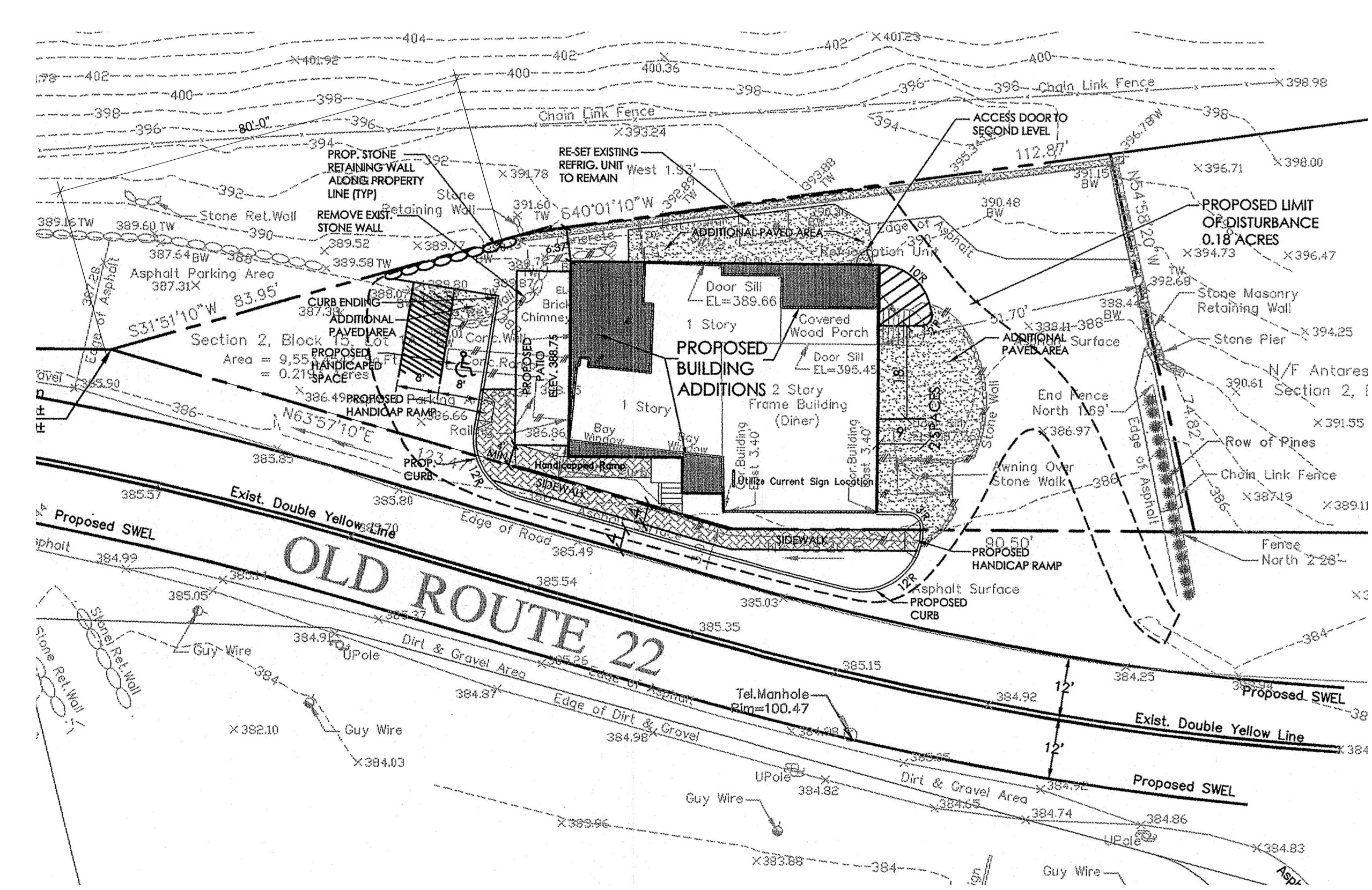
**2** Proposed Floor Plan  
1/8" = 1'-0"



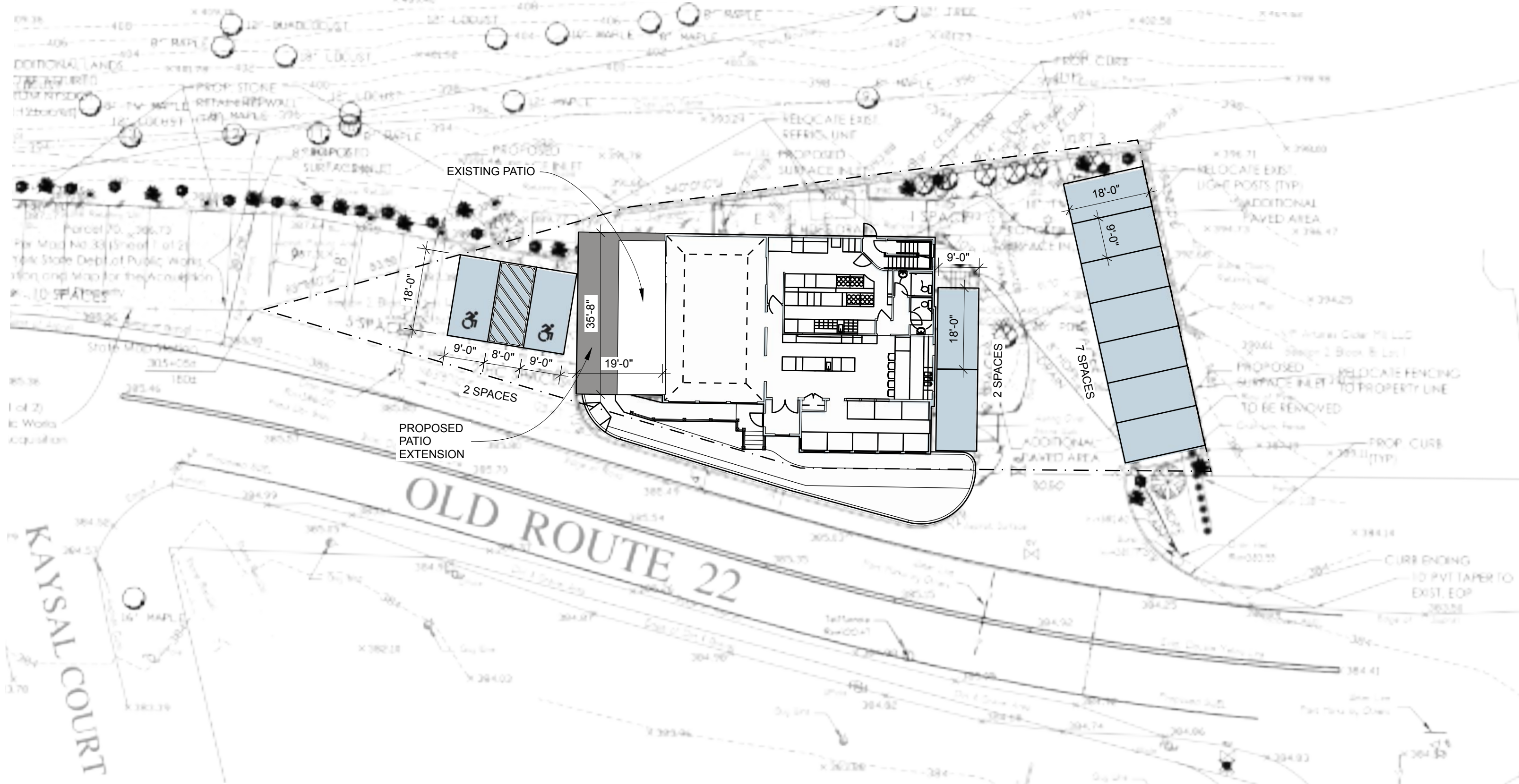
**5** Detail at New Stone Wall  
1/2" = 1'-0"

Zoning Data			
Zone: Roadside Business (RB)	Required	Existing	Proposed
Min. Lot Area	30,000 SF	9,553 SF *	No Change
Min. Frontage	100'	213.52'	No Change
Min. Depth	100'	65'	No Change
Min. Front Yard	50'	41'	1.67' ***
Min. Side Yard	0	48.7'	No Change
Min. Rear Yard	10'	6.37'	2.31' ***
Max. Coverage	25.00%	27% (2,577 SF) **	30.4% (2577+326=2903SF) ***
Max. FAR	0.3	0.405 **	No Change
Max. Building Height	2 Stories	2 Stories	No Change
Parking Existing	35	11 **	No Change

\* Pre-Existing Non-Conforming  
\*\* Variance Granted in 2009  
\*\*\* Variance Required



**3** Approved Site Plan  
1" = 20'



**4** Proposed Site Plan  
1" = 20'



**O'NEILL ARCHITECTS**

4 Quicks Lane  
Katonah, NY 10536  
914 232-7373  
917 848-9425  
wfon@wfoncill.com  
www.wfoncill.com

Rev. Date: Description:

The Beehive  
Old Route 22  
Armonk, NY 10504

Patio Expansion

ISSUE DATE  
04-15-2021

**A.01**



# O'NEILL ARCHITECTS

4 Quicks Lane  
Katonah, NY 10536  
917 232-7373  
917 848-9425  
wfo@wfoincil.com  
www.wfoincil.com

Rev. Description: Date:

The Beehive  
Old Route 22  
Armonk, NY 10504

Awning at Patio and Entrance

ISSUE DATE  
04-15-2021

# A.02

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518.408.3440  
www.valleygs.com

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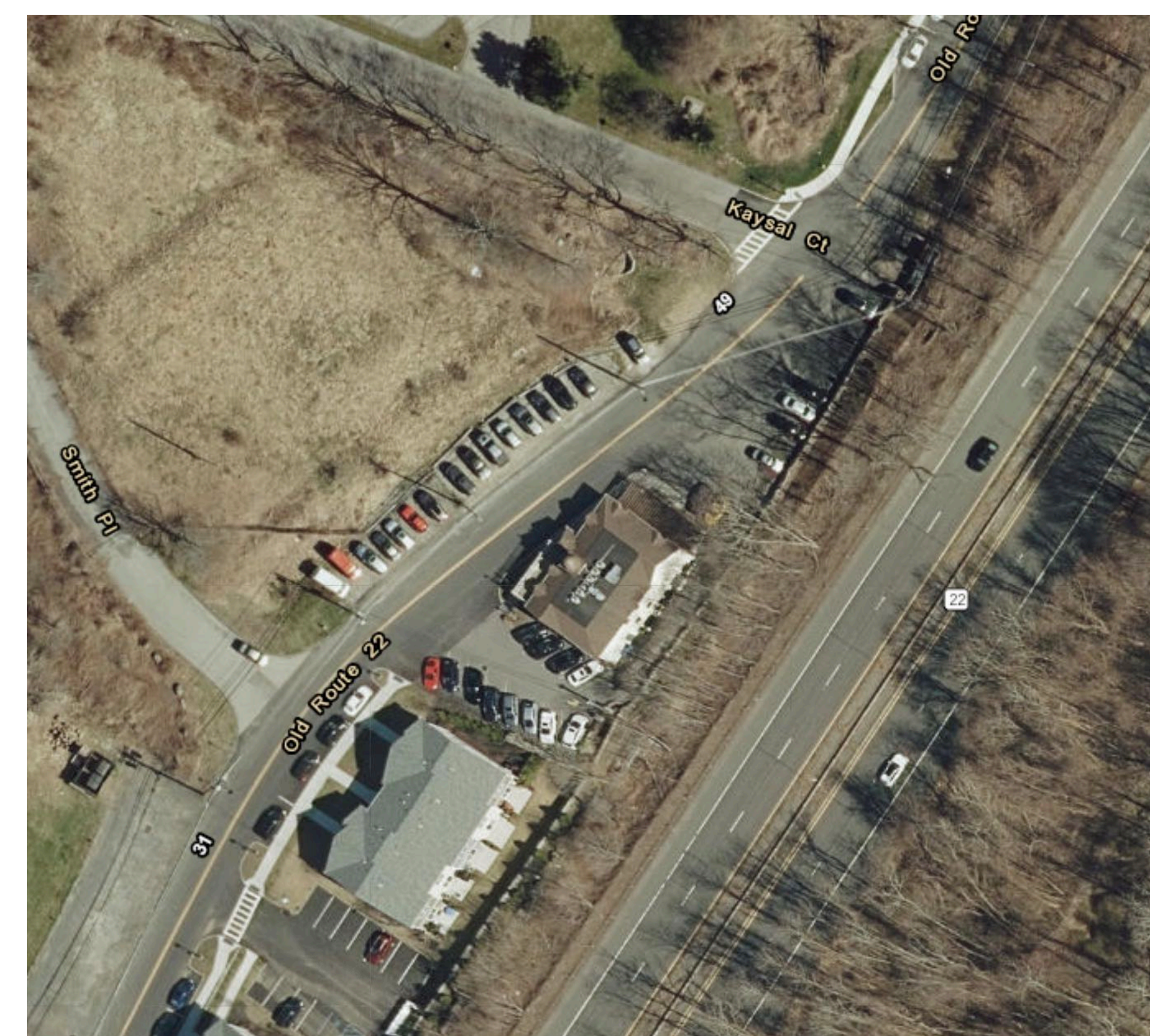
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Aerial View for ARB  
NTS

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