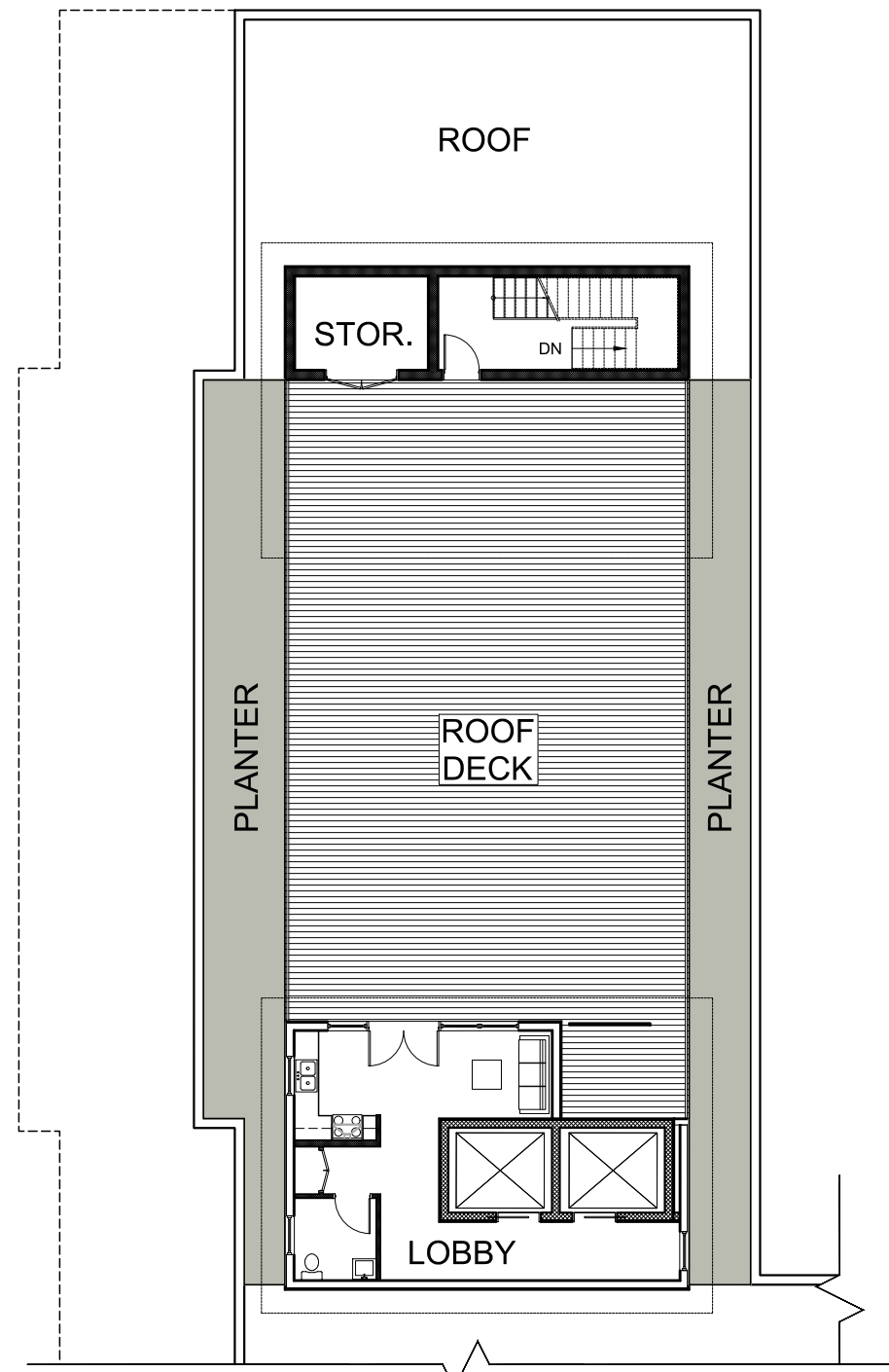


**NOT FOR CONSTRUCTION**

Copyright © 2019 by JMC. All Rights Reserved. No part of this document may be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording or otherwise, without the prior written permission of JMC PLANNING, ENGINEERING, LANDSCAPE ARCHITECTURE & LAND SURVEYING, PLLC AND SITE DEVELOPMENT CONSULTANTS, LLC. JOHN MEYER CONSULTING, INC. Any modification or alterations to this document without the written permission of JMC shall render them null and void.



**4th Floor Plan**  
0 - 1 Bedroom  
9 - 2 Bedroom



**Partial Roof Plan**



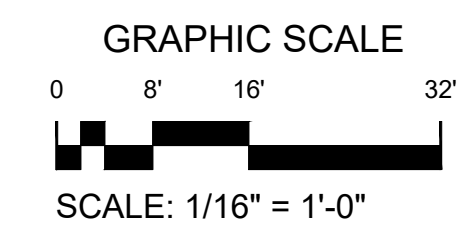
**3rd Floor Plan**  
12 - 1 Bedroom  
7 - 2 Bedroom

**62 Total Apartments**

= 1 Bedroom Apartment (Qty. = 33)

= 2 Bedroom Apartment (Qty. = 29)

\*BMR = Below-market-rate Unit  
(3 - 1 Bedroom & 3 - 2 Bedroom Units)



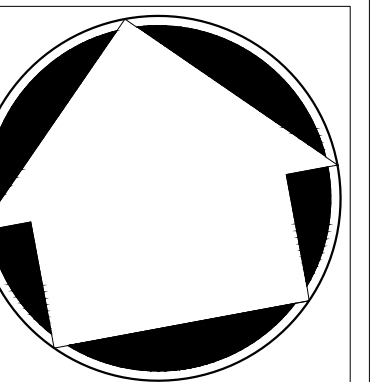
No.	Revision	Date	By
1	REVISED PER PLANNING BOARD COMMENTS	11/26/19	AJS
2	REVISED PER PLANNING BOARD COMMENTS	12/31/19	AJS
2	REVISED PER PLANNING BOARD COMMENTS	01/28/20	AJS

Drawn:	PW	Approved:	AS
Scale:	1/16" = 1'-0"		
Date:	09/24/2019		
Project No.:	18119		
Drawing No.:	<b>A-101</b>		

*Previous Editions Obsolete*

**BUILDING PLANS**

**BEACON COMMONS**  
16 WEST MAIN STREET  
BEACON, NY 12508



JMC Planning, Engineering, Landscape  
Architecture & Land Surveying, PLLC  
JMC Site Development Consultants, LLC  
John Meyer Consulting, Inc.  
120 BEDFORD ROAD - ARMONK, NY 10504  
voice: 914.273.5225 • fax: 914.273.2102  
www.jmcplic.com

APPLICANT/OWNER:  
**FARRELL BUILDING COMPANY**  
2317 MONTAUK HIGHWAY  
BRIDGEHAMPTON, NY 11932

ARCHITECT:  
**ARYEH SIEGEL ARCHITECT**  
84 MASON CIRCLE  
BEACON, NY 12508