

ALTERATION OF THIS DOCUMENT, UNLESS UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, IS A VIOLATION OF SECTION 7809 OF ARTICLE 174 OF THE EDUCATION LAW.

LEGEND

	EXISTING PROPERTY LINE TO BE EXTINGUISHED
	PROPOSED PROPERTY LINE
	EXISTING CONCRETE CURB
	EXISTING TREE LINE
	EXISTING TREES
	EXISTING TREE TO BE REMOVED
	EXISTING FENCE
	EXISTING 10' CANTOUR
	EXISTING 2' CANTOUR
	EXISTING UTILITY POLES WITH OVERHEAD WIRES
	EXISTING GAS LINE
	EXISTING WATER MAIN
	EXISTING DRAINAGE PIPE
	EXISTING DAMAGE STRUCTURE
	EXISTING SEWER MAIN
	EXISTING LIGHT POLE

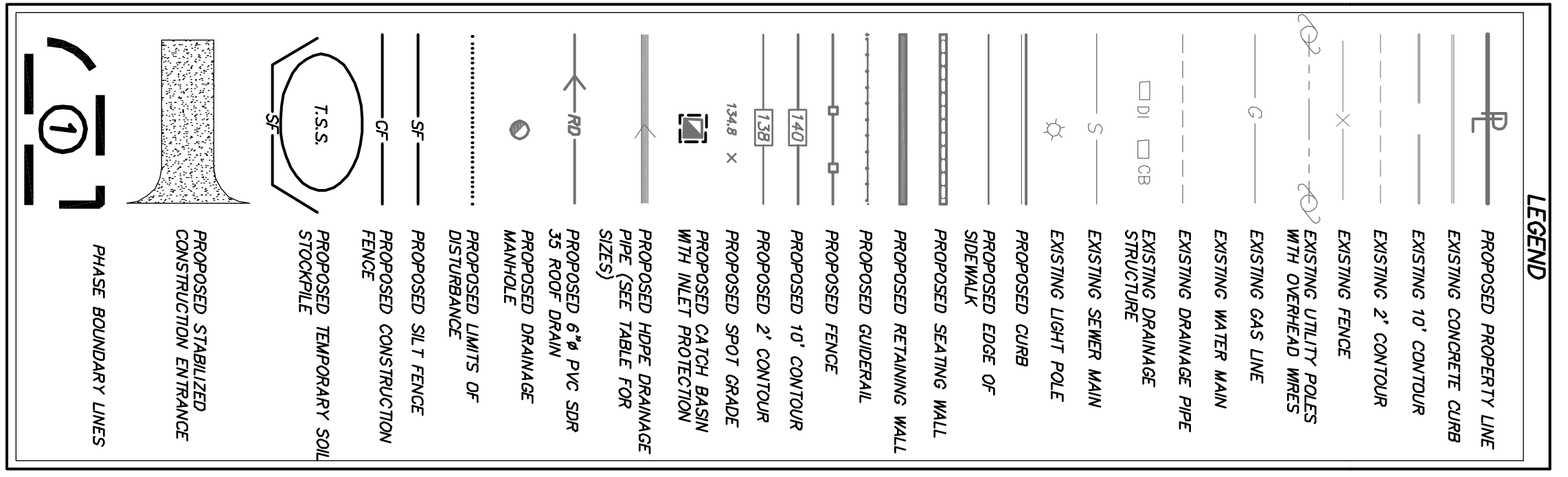
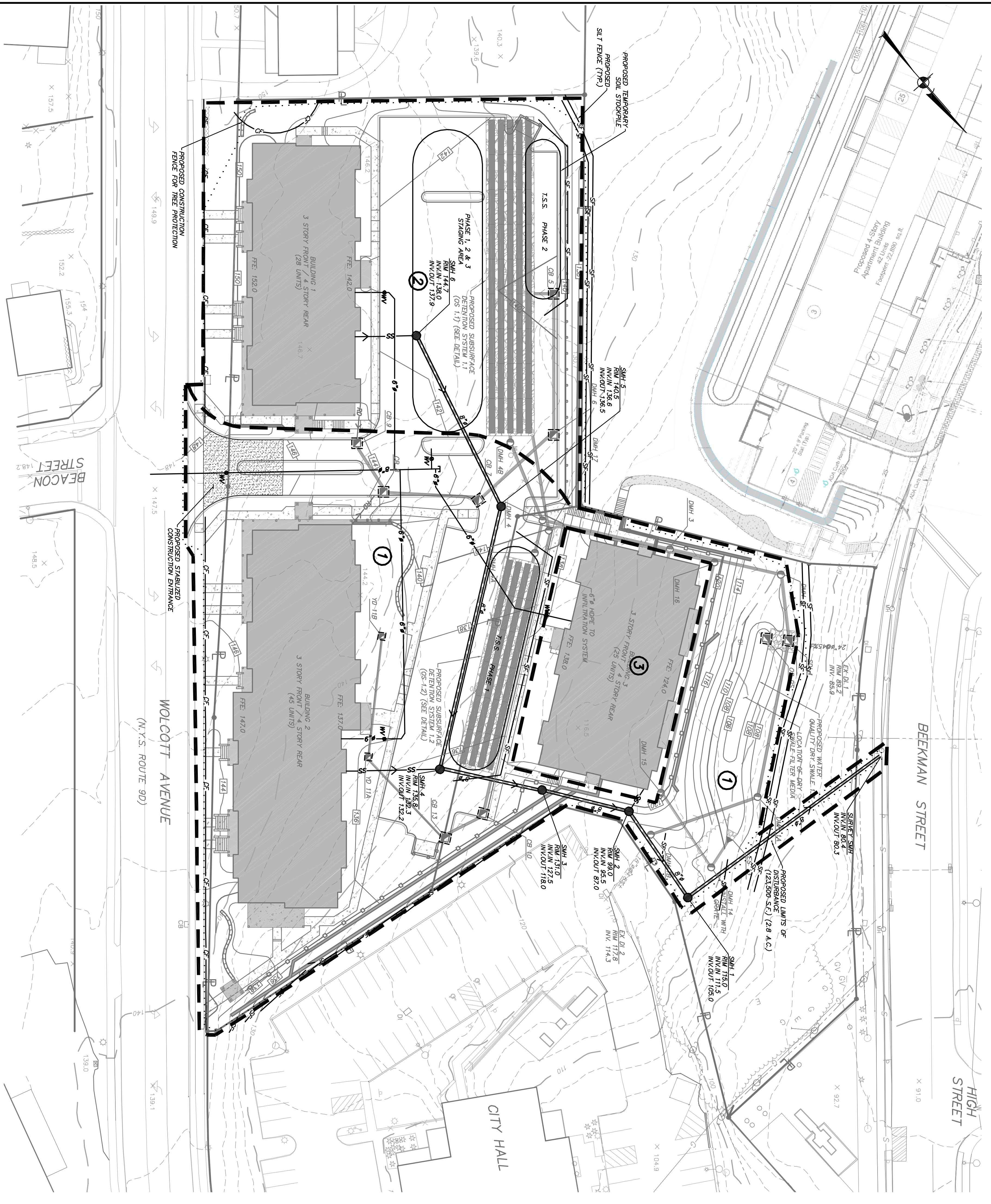
- GENERAL NOTES:**
1. Property line shown herein is based on contract of sale and requires a lot line redimension with the City parcel to the north.
 2. No special flood areas are associated with this project parcel.
 3. Topography shown herein is based upon aerial photography dated April 14, 2003 and is a photogrammetric derivation of the National Aerial Photography Mission Vertical Datum of 1988 (N.A.V.D., 1988) as derived by GPS observation. The contour interval is 2'.
 4. Refer to General Notes on Drawing SP-1 for additional information.

Site Plan
Approved by resolution of the Beacon Planning Board on the _____ day of _____, 20____
Chairman, City Planning Board _____ Date _____

PROJECT:		WEST END LOFTS	
DRAWING:		EXISTING CONDITIONS & REMOVALS PLAN	
PROJECT NO. 16226, 100			
DATE 1-31-17			
SCALE 1" = 30'			
PROJECT MANAGER		J.C.C.	
DRAWN		C.T.O.	
CHECKED		J.L.L.	
BY		SHEET 2	
NO.		DATE	
1		3-29-17	
REVISIONS PER CITY CONSULTANT COMMENTS		CITY	
REVISION		BY	

INSITE
ENGINEERING, SURVEYING & LANDSCAPE ARCHITECTURE, P.C.
3 Garrett Place
Great Neck, NY 11022
(949) 225-9177 fax
www.insite-eng.com

PROJECT: **WEST END LOFTS**
DRAWING: **EXISTING CONDITIONS & REMOVALS PLAN**
PROJECT NO. 16226, 100
DATE 1-31-17
SCALE 1" = 30'

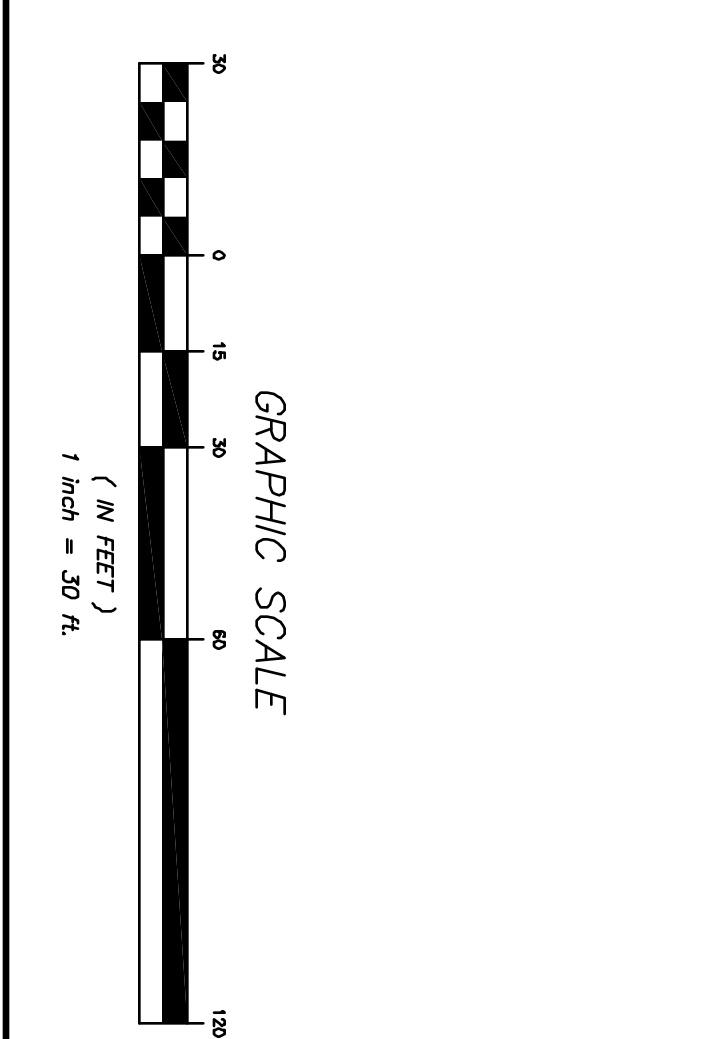


- PHASE 1 - Construction Sequence**
- All erosion and sediment control practices will be inspected in accordance with General Permit 02-0-15-002 or succeeding General Permit. Needed repairs shall be made within seven (7) days after construction activity has temporarily or permanently ceased.
 - Install silt fence and erosion control measures in general locations indicated on the plan.
 - Remove trees within the limits of disturbance as shown on the plans for the entire project.
 - Begin grubbing operations within the limits of entire project. See Erosion and Sediment Control Notes for additional details.
 - Construct driveway entrance and install stabilized construction entrance/grub-trucking pad of the project entrance off of Wolcott Ave.
 - Establish Phase 1 Staging Area in location shown on plan.
 - Ship material from Phase 1 and schedule for later use in lawn and undisturbed areas. See Erosion and Sediment Control Notes for additional detail.
 - Begin excavation for foundation and site grading for Building 2 and the associated improvements.
 - Begin installation of proposed retaining wall within the limits of the Phase.
 - Install water and sewer connections necessary to service Building 2 within the limits of the Phase.
 - Install dry swale, drainage structures and piping as shown on the plans. Install detention structure before detention system 1.2 shall be plugged until contributing area to the detention system is completely stabilized.
 - Upon completion of grading operations, install driveway pavement base course.
 - Reseal topsoil, seed and mulch areas outside pavement to achieve final stabilization in accordance with the notes and details on the project plans.

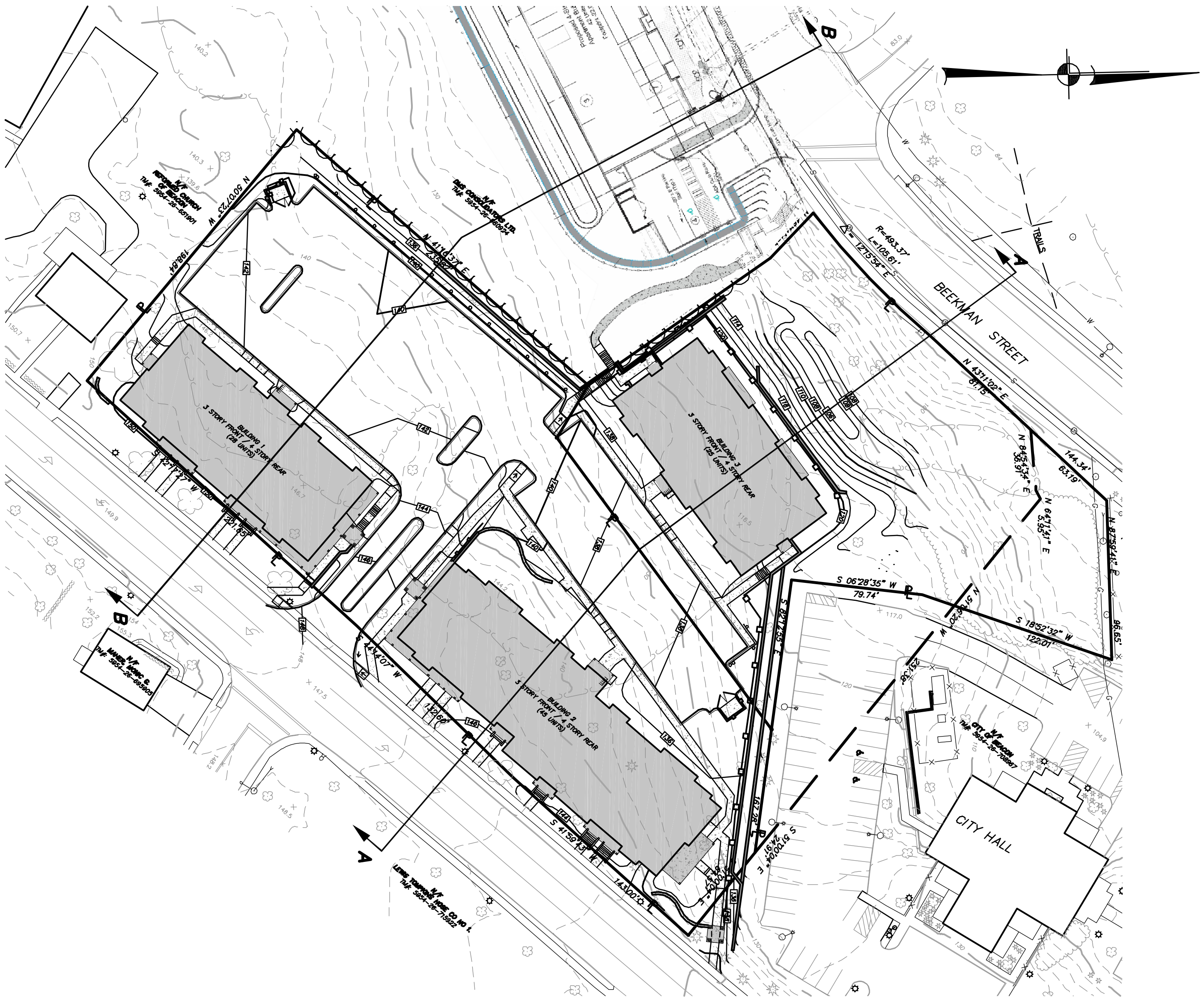
- PHASE 2 - Construction Sequence**
- Install silt fence and erosion control measures in general locations indicated on the plan.
 - Establish Phase 2 Staging Area in location shown on plan.
 - Ship topsoil from Phase 2 and schedule for later use in lawn and undisturbed areas. See Erosion and Sediment Control Notes for additional detail.
 - Begin excavation for foundation and begin site grading for Building 1 and the associated improvements.
 - Begin installation of proposed retaining wall west of the parking area.
 - Install water and sewer connections necessary to service Building 2 within the limits of the phase.
 - Install drainage structures and piping as shown on the plans. Install detention system 1.1 before detention system 1.1 shall be plugged until contributing area to the detention system is completely stabilized.
 - Upon completion of grading operations, install driveway pavement base and top courses.
 - Reseal topsoil, seed and mulch areas outside pavement to achieve final stabilization in accordance with the notes and details on the project plans.

- PHASE 3 - Construction Sequence**
- Install silt fence and erosion control measures in general locations indicated on the plan.
 - Ship topsoil from Phase 3 and schedule for later use in lawn and undisturbed areas.
 - Begin Erosion and Sediment Control Notes for additional detail.
 - Begin excavation for foundation and begin site grading for Building 3 and the associated improvements.
 - Begin installation of proposed retaining wall west of Building 3.
 - Install water and sewer connections necessary to service Building 3 within the limits of the phase.
 - Reseal topsoil, seed and mulch areas outside pavement to achieve final stabilization in accordance with the notes and details.
 - Upon stabilization of all previously disturbed areas convert the temporary segment top to the dry water quality swale per the detail on the project plans and remove all temporary erosion and sediment control devices.

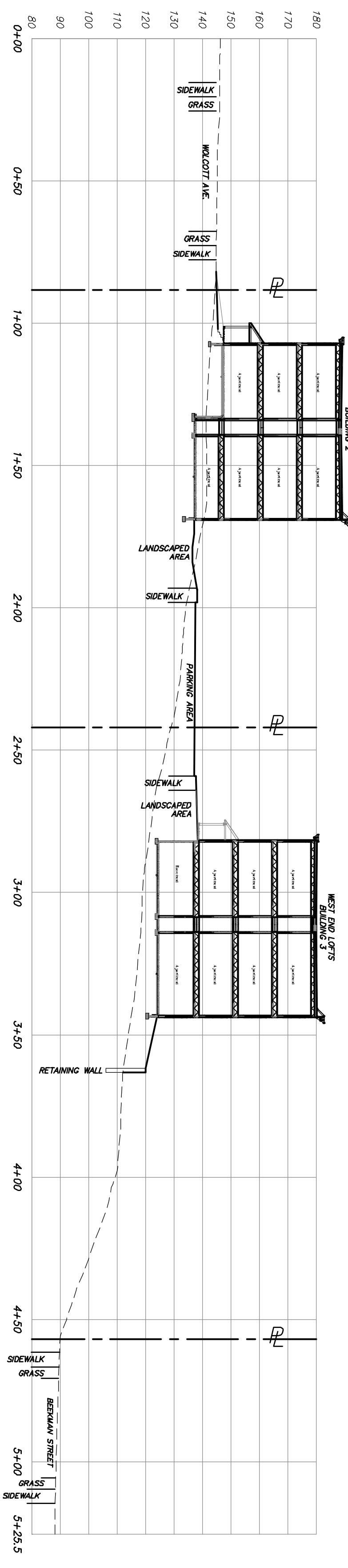
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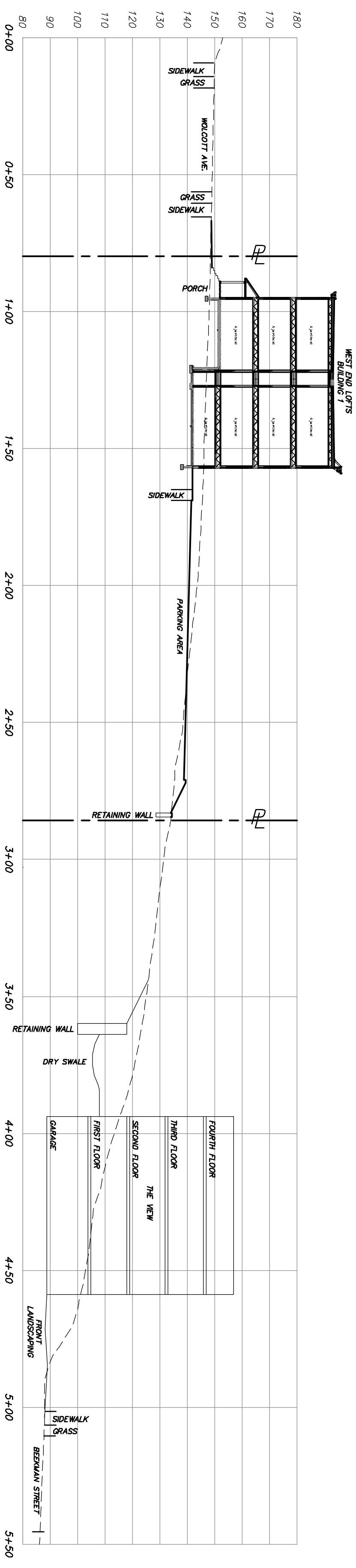
<p>Refer to Drawing D-3 for all Notes and Other Information. Refer to Drawings CS-1 and EX-1 for Additional Information.</p>			
NO.	DATE	REVISIONS PER CITY CONSULTANT COMMENTS	BY
2	3-28-17	REVISIONS PER CITY CONSULTANT COMMENTS	CTO
1	1-31-17	REVISIONS FOR PLANNING BOARD SUBMISSION	MEU
<p>INSITE ENGINEERING, SURVEYING & LANDSCAPE ARCHITECTURE, P.C.</p> <p>3 Garrett Place Great Neck, NY 11040 (949) 225-8890 (949) 225-9177 fax www.insite-eng.com</p>			
PROJECT:		WEST END LOFTS	
DRAWING:		EROSION & SEDIMENT CONTROL PLAN	
PROJECT NUMBER		16226.100	
DATE		10-25-16	
SCALE		1" = 30'	
PROJECT MANAGER	PROJECT J.C.C.	DRAWING NO.	SHEET
WOLCOTT AVENUE, BEACON, NEW YORK 12808	U.C.C.	SP-3	6
	C.I.T.O.		13
	BY		



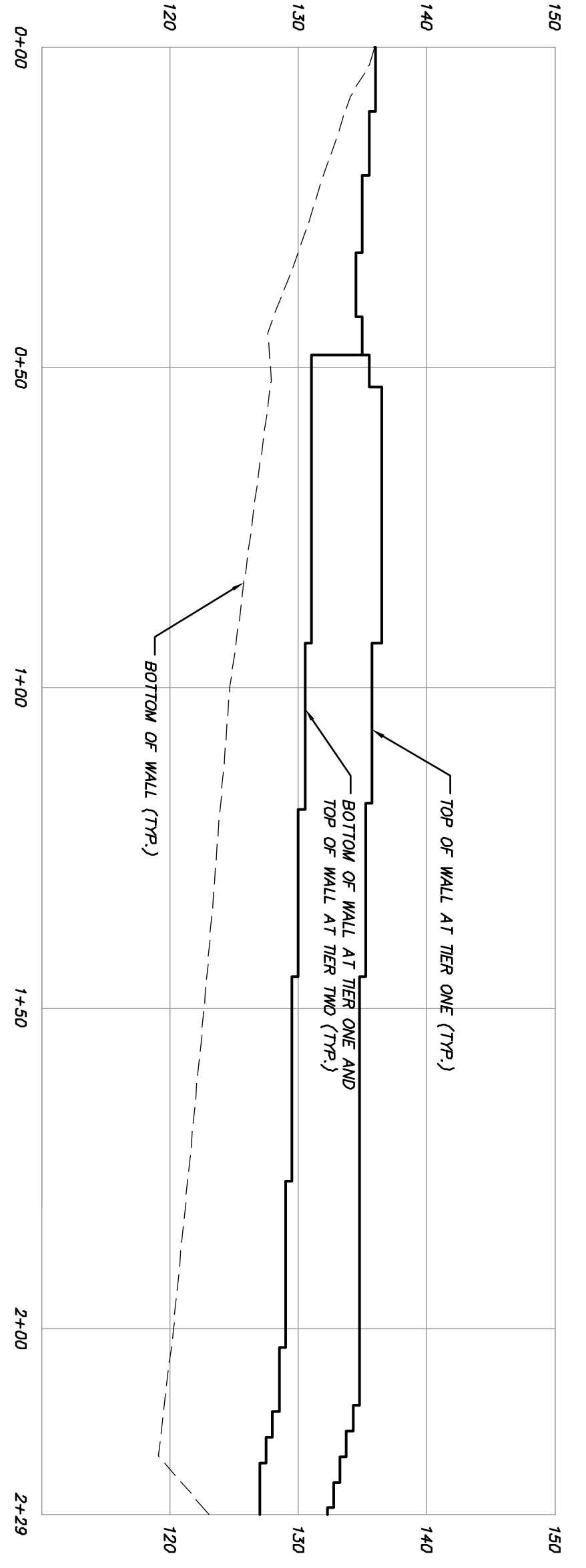
MAP
SCALE: 1" = 50'



SECTION A-A
SCALE: 1" = 30'



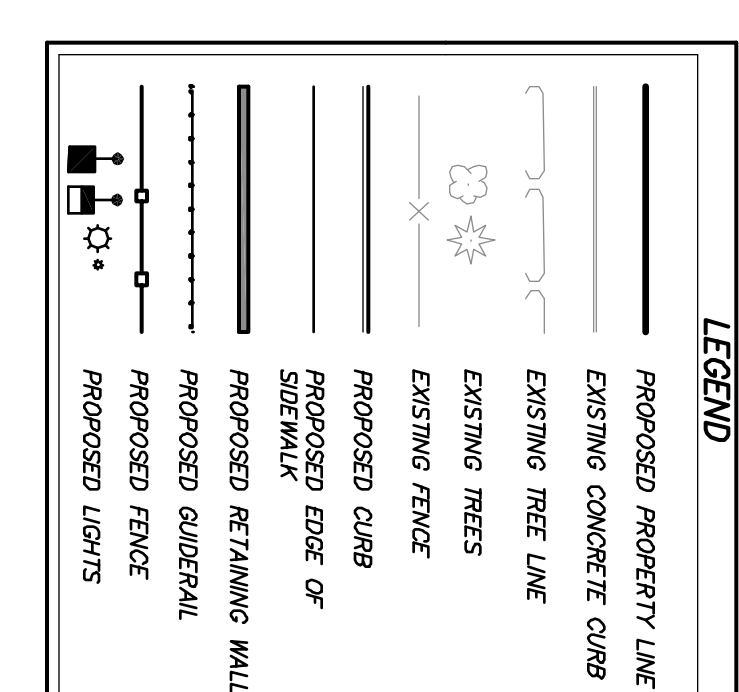
SECTION B-B
SCALE: 1" = 30'



PROPOSED RETAINING WALL #1
ELEVATION LOOKING SOUTH
SCALE: 1" = 20' HORIZ.
1" = 10' VERT.

1	3-29-17	REVISIONS PER CITY CONSULTANT COMMENTS	CTD
NO.	DATE	REVISION	BY
INSITE ENGINEERING, SURVEYING & LANDSCAPE ARCHITECTURE P.C. 3 Garrett Place Great Neck, NY 11022 (516) 466-1500 (516) 466-1501 (516) 225-9177 fax www.insite-ny.com			
PROJECT: WEST END LOFTS			
DRAWING: SECTIONS			
PROJECT NUMBER: 16226.100			
PROJECT MANAGER: J.C.C.			
DATE: 1-24-17			
DRAWN BY: C.T.O.			
CHECKED BY: J.L.L.			
SCALE: AS SHOWN			
DRAWING NO. S-1			SHEET 7
			13

ALTERATION OF THIS DOCUMENT, UNLESS UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, IS A VIOLATION OF SECTION 2309 OF ARTICLE 175 OF THE EDUCATION LAW.



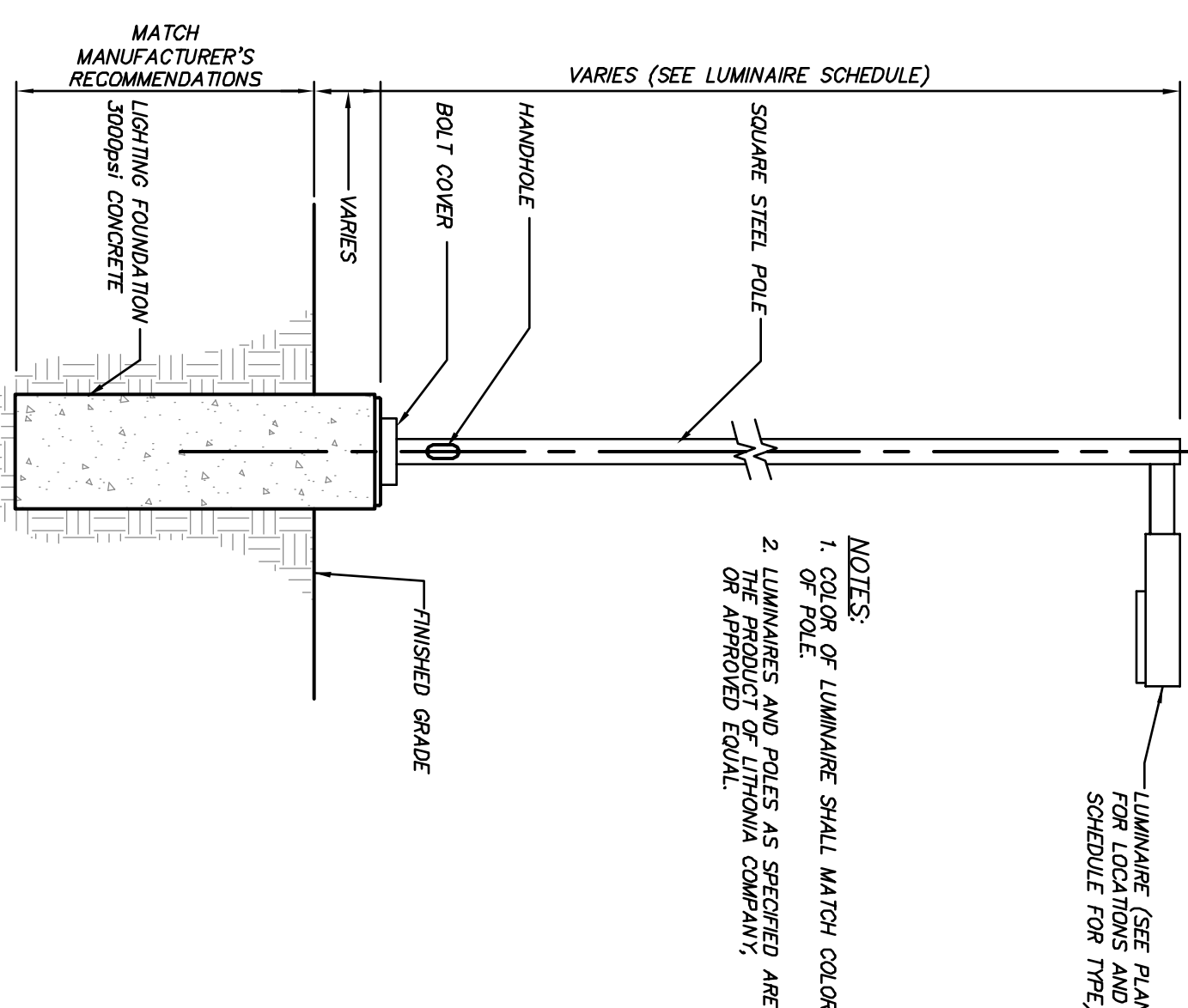
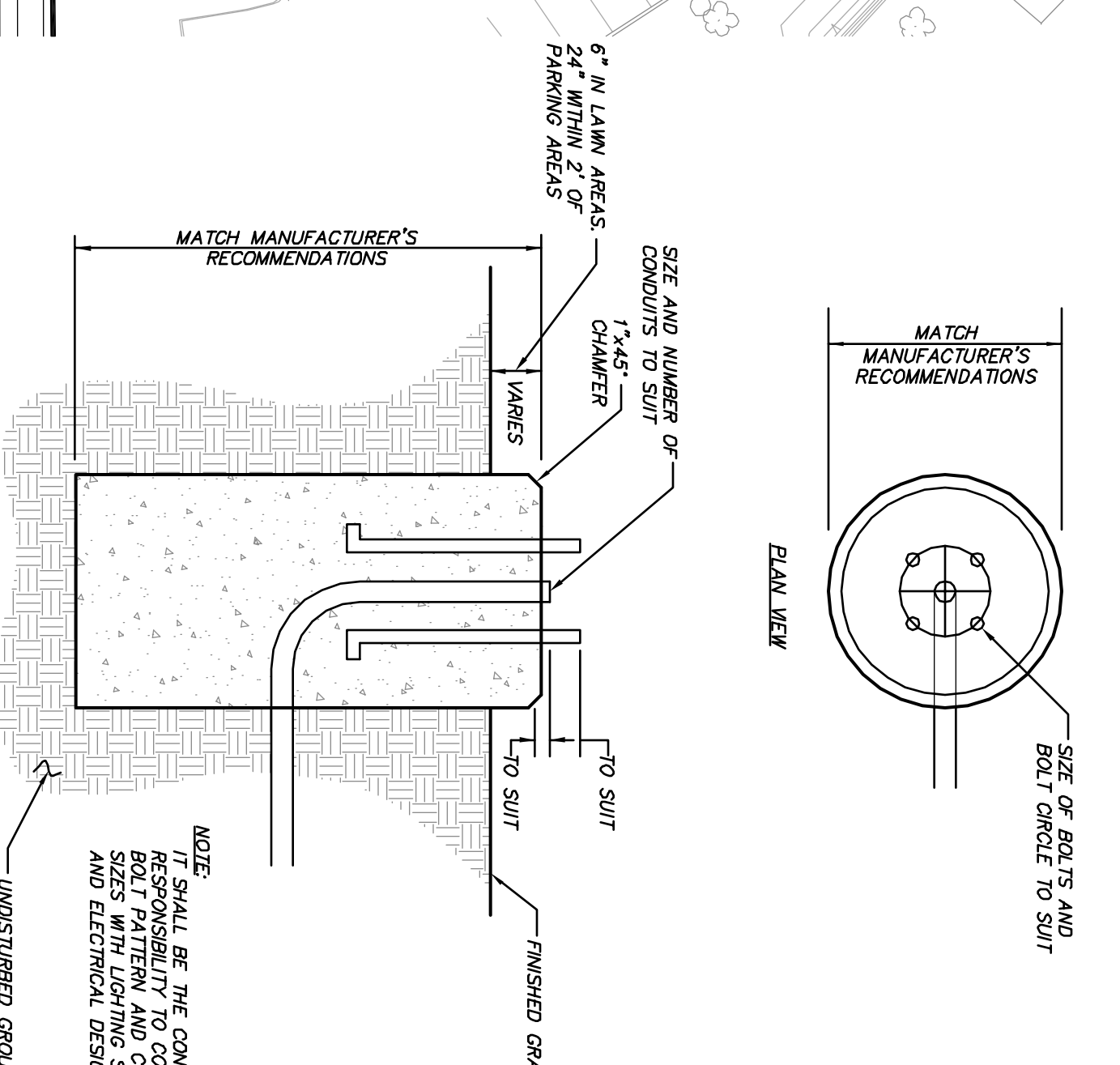
LUMINAIRE SCHEDULE			
Symbol	Qty	Category	Number
A	3	D5X0 LED 20C	20 LEDs @ 700 Ma, 3,000K
B	3	D5X0 LED 20C	TYPE 3 MEDIUM OPTICS WITH HOUSE-SIDE SHEILD, DARK BRONZE COLOR AND FINISH
C	12	M8P LED 42C	42 LEDs @ 700 Ma, 3,000K
D	34	RV6 3000K 600, 120V CLEAR SEMI LED	RV6 3000K 600, 120V CLEAR SEMI LED

LIGHT CONTOUR LEGEND			
Symbol	AVG	MAX	MIN
1	0.1	0.10 Foot Candles	0.0
2	0.5	0.50 Foot Candles	0.0
3	1.0	1.00 Foot Candles	0.0

STATISTICS

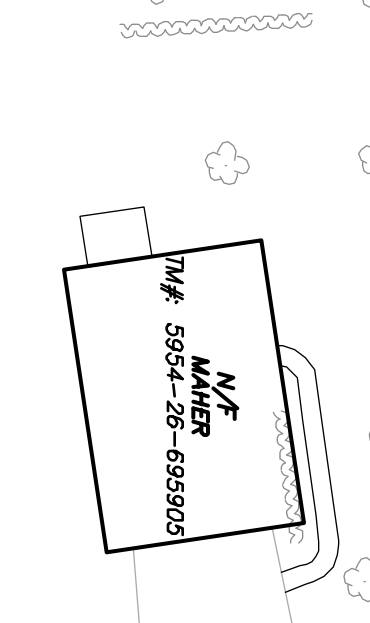
DESCRIPTION	SYMBOL	AVG	MAX	MIN	AVG/MAX
Project Lighting		0.9	1.6	0.0	1.6/0.9

- LIGHTING NOTES:**
- All lighting shall be as noted on the plan or approved equal.
 - Style and finish of all luminaires and poles to be selected by owner.
 - Calculation values shown in this plan are taken on a horizontal plane at ground level using a 0.50 light loss factor for LEDs. Topographical information and landscaping have not been accounted for in these calculations.
 - All fixtures shall be shielded to prevent lighting of the night sky.



LIGHT POLE BASE DETAIL
(N.T.S.)

POLE MOUNTED LIGHT DETAIL
(N.T.S.)



D-Series Size 0 LED Area Luminaire

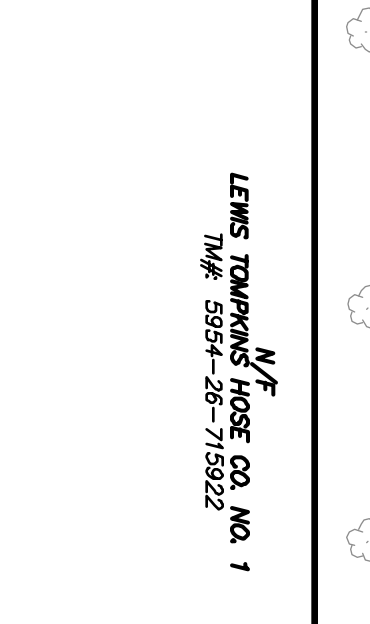
Specifications

EPK	0.67 ft
Height	2.0 ft
Width	0.67 ft
Weight	1.7 lb
Material	Aluminum

Introduction

The modern styling of the D-Series is striking yet understated - making a bold, progressive statement even as it blends seamlessly with its environment.

The D-Series stole the benefits of the latest in LED technology and a top performance, high efficiency luminaire design to create a luminaire that provides uniformly greater pole spacing and lower power density. It is ideal for replacing up to 60W metal halide with typical energy savings of 60% and expected service life of over 100,000 hours.



MRP LED LED Area Luminaire

Specifications

EPK	1.135 ft
Height	6.38 ft
Overall Height	32"
Overall Diameter	14.5"
Weight	37.5 lb

Introduction

The MRP "family" of luminaires blends a traditional round design with contemporary, low-profile styling to accent architectural elements in a variety of applications.

The MRP LED combines the added in LED technology with the distinctive aesthetic of the luminaire "form" for stylish, high-performance lighting. The MRP LED is ideal for replacing 100-250W metal halide in area lighting applications with typical energy savings of 60% and expected service life of over 100,000 hours.



RV6 LED

Specifications

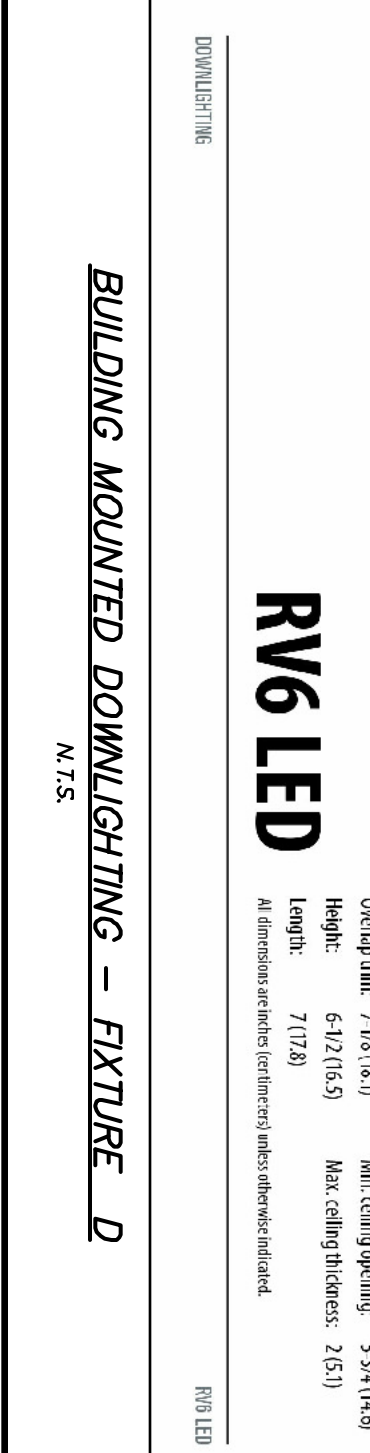
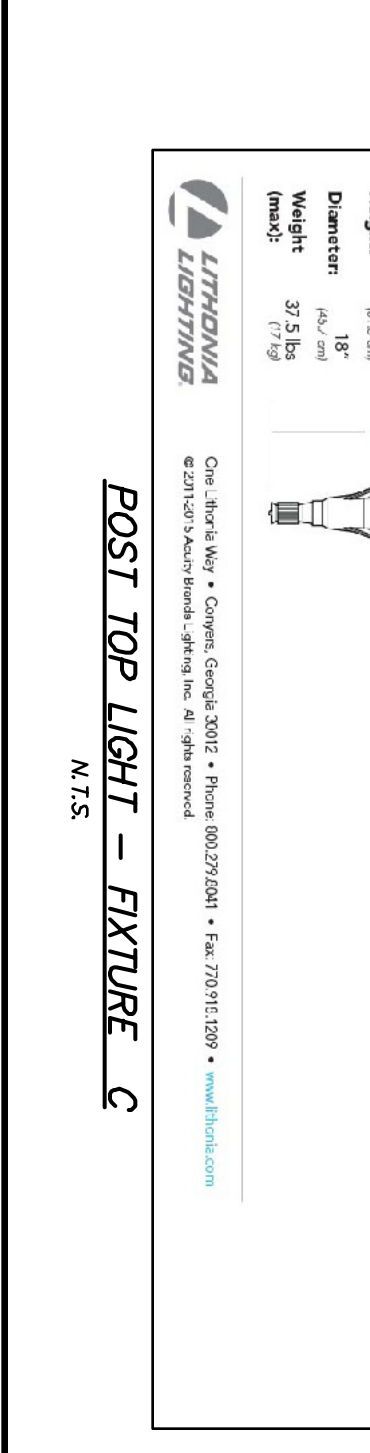
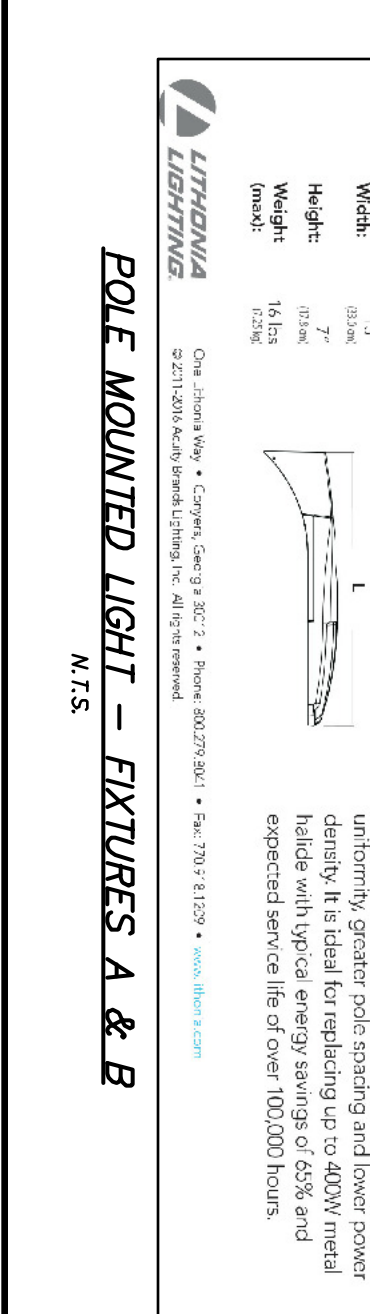
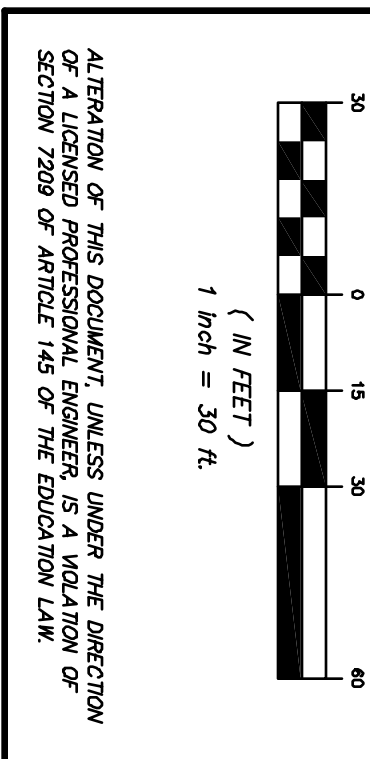
Aperture	5.514 (143)
Overall Hgt.	7.18 (183)
Height	6.10 (155)
Length	7.17 (182)

FEATURES & SPECIFICATIONS

INTRODUCTION - LED luminaires provide cooler or neutral (warm) light, are more energy efficient, and have a longer life span than traditional incandescent lighting. LED lighting is a more sustainable lighting solution. LED lighting is a more sustainable lighting solution. LED lighting is a more sustainable lighting solution.

LED LIGHTING - LED lighting is a more sustainable lighting solution. LED lighting is a more sustainable lighting solution. LED lighting is a more sustainable lighting solution.

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WEST END LOFTS

16226, 100 WOLCOTT AVENUE, BEACON, NEW YORK 12508

ENGINEERING SURVEYING & LANDSCAPE ARCHITECTURE, P.C.

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PROJECT NO.	16226, 100	PROJECT MANAGER	J.C.C.	DRAWING NO.	LP-1
DATE	1-30-17	DRAWN BY	C.T.O.	SHEET	8
SCALE	1" = 30'	CHECKED BY	J.L.L.		13