

NO.	DATE	REVISIONS PER CITY CONSULTANT COMMENTS	REVISION	BY
6	8-29-17	REVISIONS PER CITY CONSULTANT COMMENTS		BD
5	7-26-17	REVISIONS PER CITY CONSULTANT COMMENTS		EG
4	6-27-17	REVISIONS PER CITY CONSULTANT COMMENTS		JLL
3	5-30-17	REVISIONS PER CITY CONSULTANT COMMENTS		CTD
2	4-26-17	REVISIONS PER CITY CONSULTANT COMMENTS		CTD
1	3-28-17	REVISIONS PER CITY CONSULTANT COMMENTS		CTD

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www.insite-ny.com

PROJECT: WEST END LOFTS  
DRAWING: SECTIONS  
MOLCOTT AVENUE, BEACON, NEW YORK 12508

PROJECT NUMBER	PROJECT MANAGER	J.L.C.	DRAWING NO.	SHEET
16226.100	J.L.C.		S-1	8
DATE	DRAWN	C.T.O.		
1-24-17	BY	J.L.L.		14
SCALE	AS SHOWN			

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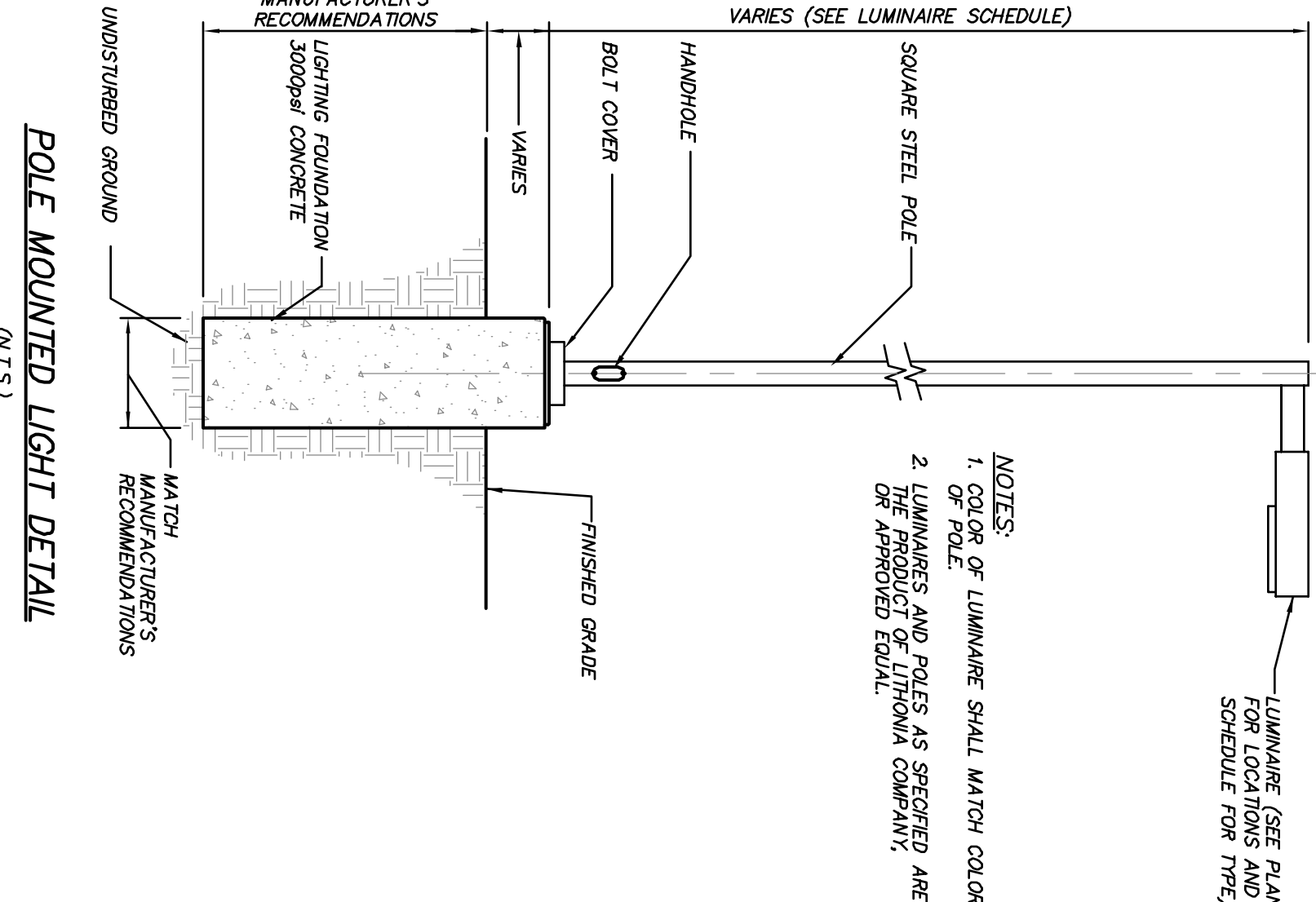
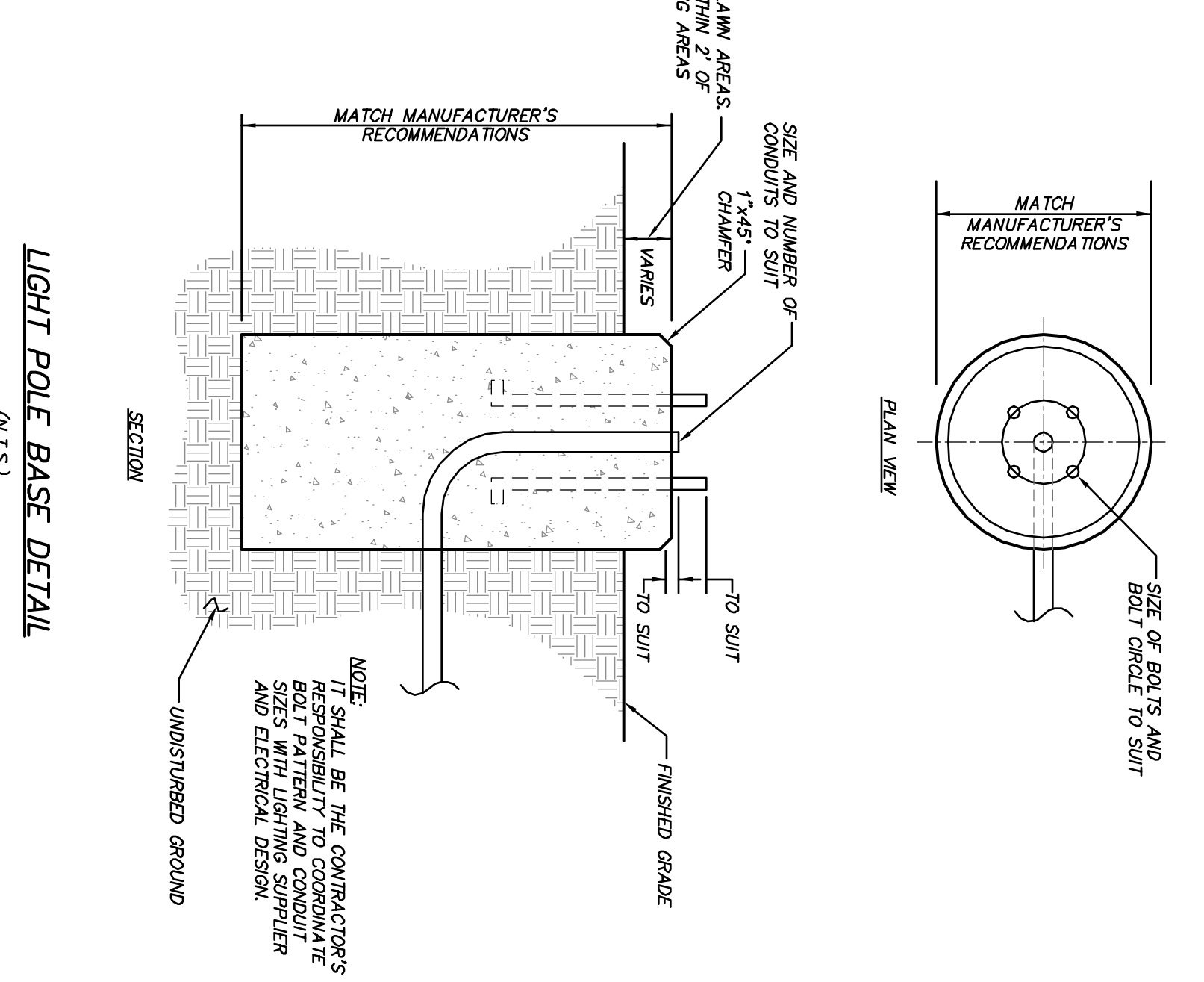
LEGEND	
[Symbol]	PROPOSED PROPERTY LINE
[Symbol]	EXISTING CONCRETE CURB
[Symbol]	EXISTING TREE LINE
[Symbol]	EXISTING TREES
[Symbol]	EXISTING FENCE
[Symbol]	PROPOSED CURB
[Symbol]	PROPOSED EDGE OF SIDEWALK
[Symbol]	PROPOSED RETAINING WALL
[Symbol]	PROPOSED GUERBEL
[Symbol]	PROPOSED FENCE
[Symbol]	PROPOSED LIGHTS

LUMINAIRE SCHEDULE			
Symbol	Qty	Category	Number
A	3	D5X0 LED 20C	700 MA, 3,000K
B	3	D5X0 LED 20C	700 MA, 3,000K
C	12	MFR LED 42C	42 LED HLM
D	34	R5V 3000K 600L 120V CLEAR SEMI LED	LED

STATISTICS				
DESCRIPTION	SYMBOL	AVG	MAX	MIN
Project Lighting		0.9 fc	8.8 fc	0.0 fc

**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 of ground level using a 0.90 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.



**GRAPHIC SCALE**  
1 inch = 30 ft.

**D-Series Size 0 LED Area Luminaire**

**Specifications**

EPK	0.91 ft
Length	28 in
Width	18 in
Height	17 in
Weight	12 lbs

**Introduction**

The modern styling of the D-Series is striking yet unobtrusive - making it blend seamlessly with its environment. The D-Series holds the benefits of the latest in LED technology from the performance, high energy efficiency, and long life span to the uniformity, greater pole spacing and lower power density it is ideal for replacing up to 400W metal halide with equal energy savings of 65% and expected service life of over 100,000 hours.

**MRP LED LED Area Luminaire**

**Specifications**

EPK	1.35 ft
Height	6.5 ft
Overall Height	8.7 ft
Diameter	16 in
Weight	37.5 lbs

**Introduction**

The MRP family of luminaires blends a traditional round style with contemporary, low profile styling to accent architectural elements in a variety of applications. The MRP LED combines the latest in LED technology with the elegant aesthetic of the "Cone" family for stylish, high-performance illumination that lasts. The MRP LED is ideal for replacing 100-250W metal halide in areas getting applications with typical energy savings of 65% and expected service life of over 100,000 hours.

**RV6 LED**

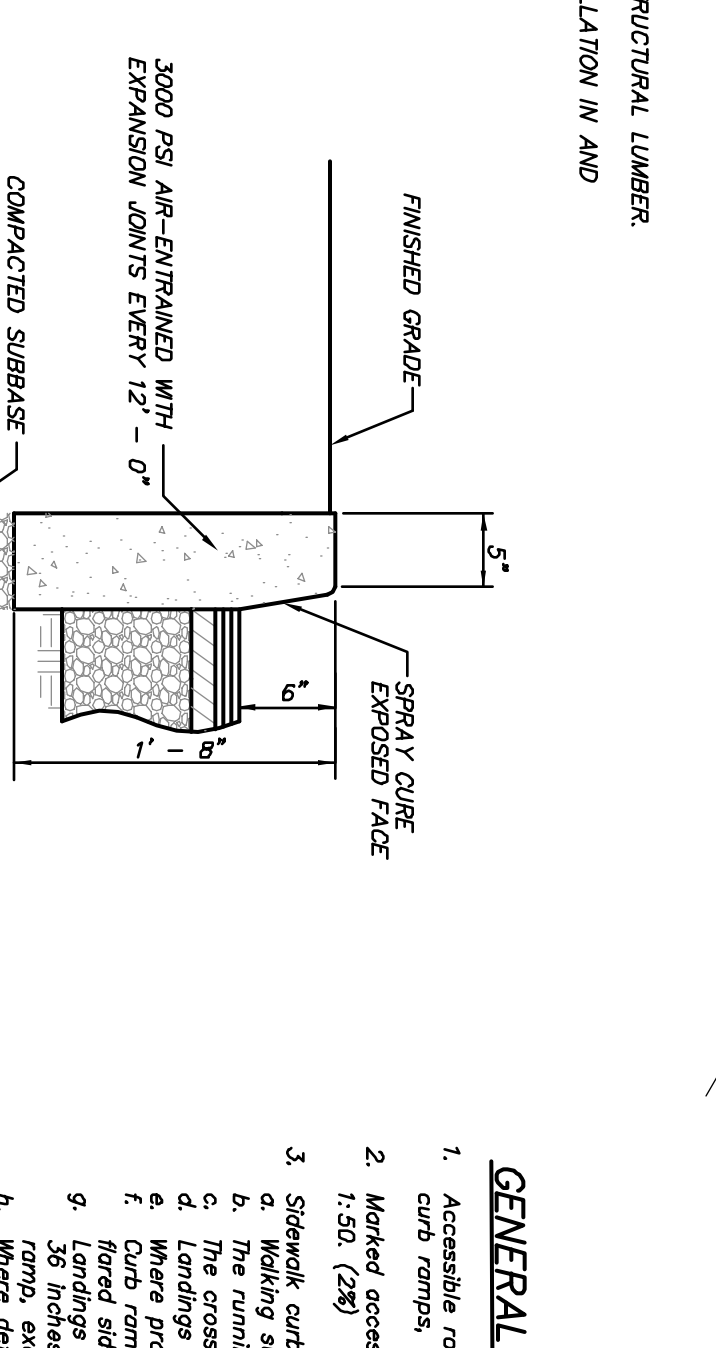
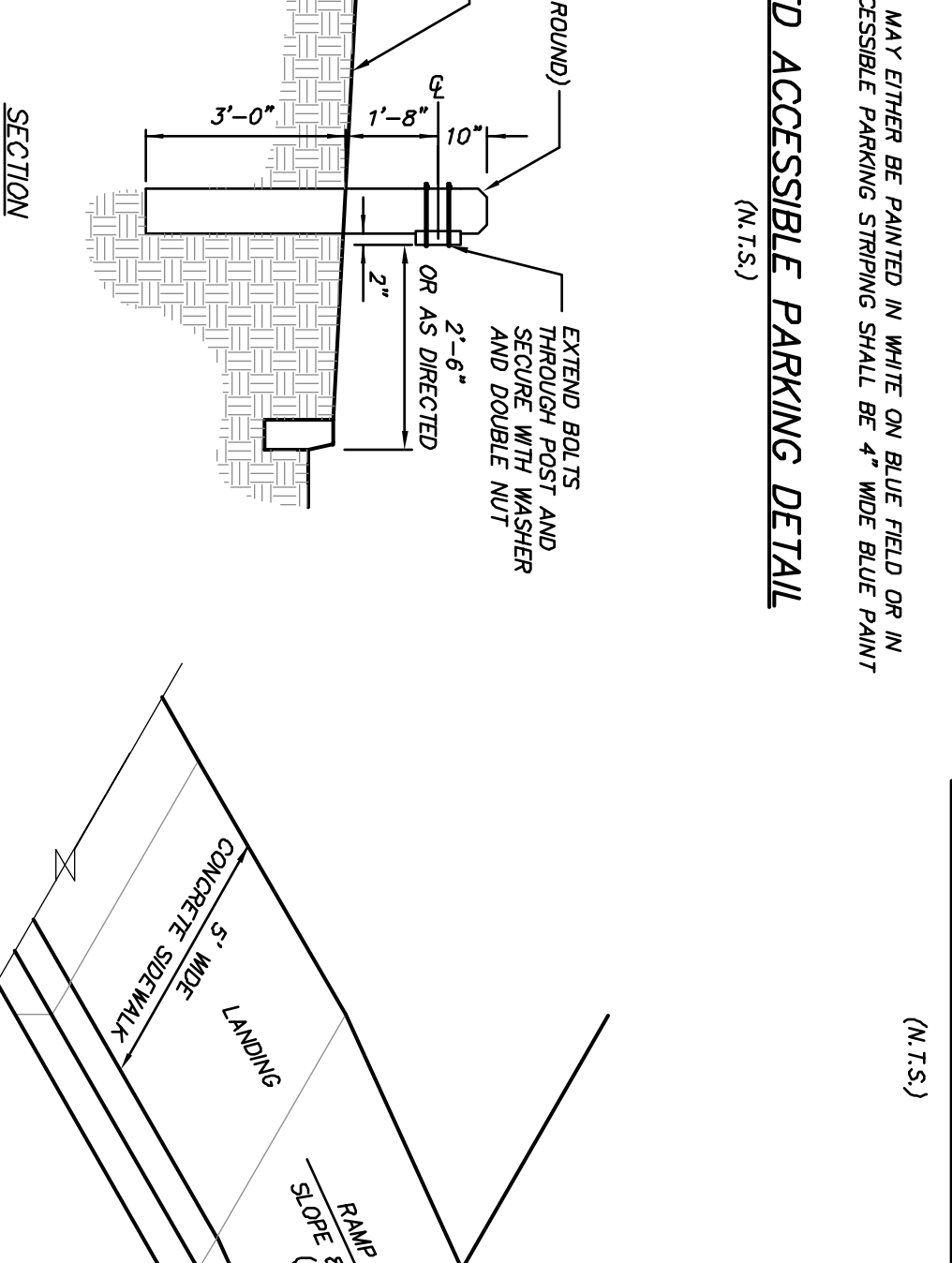
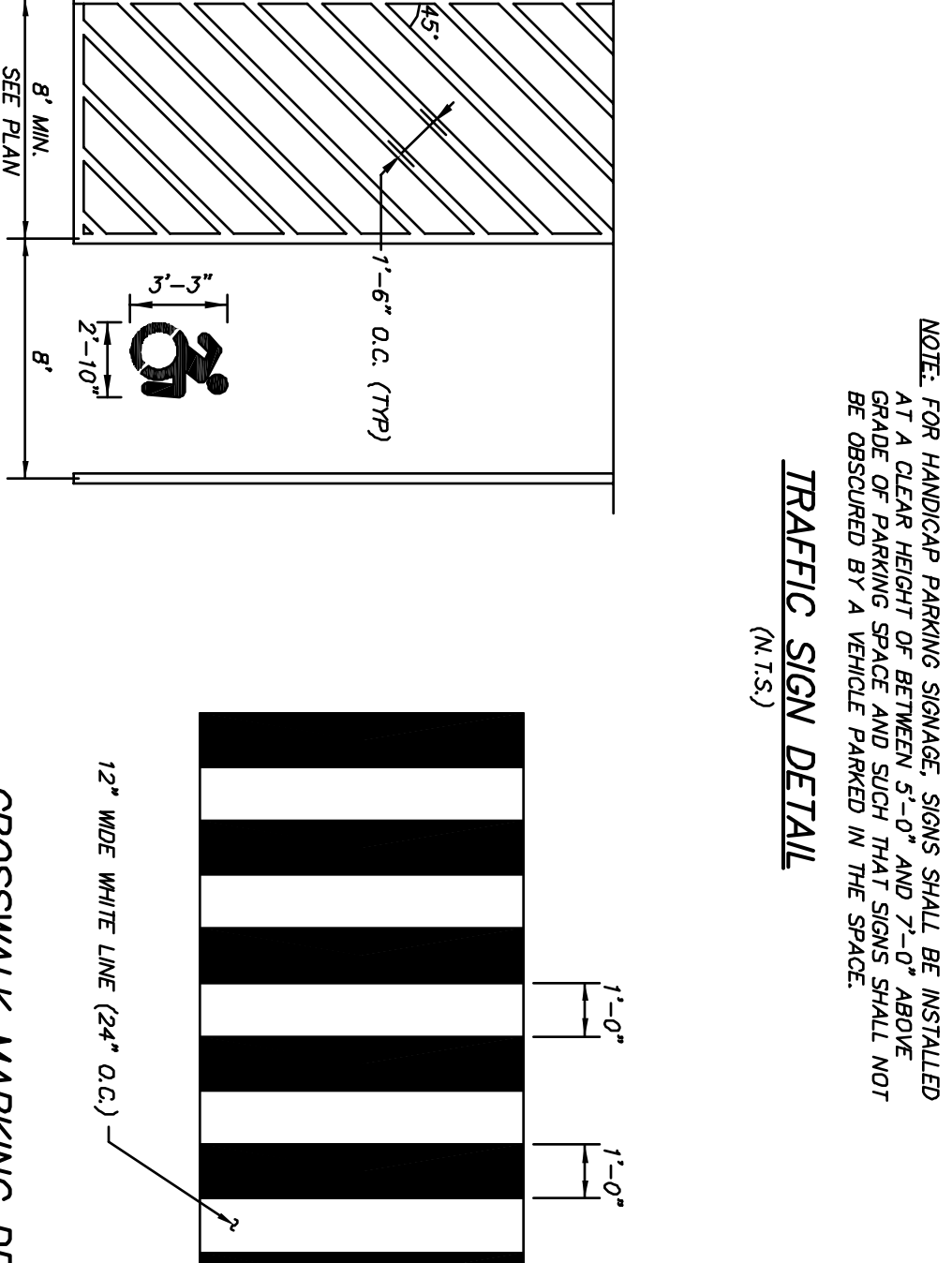
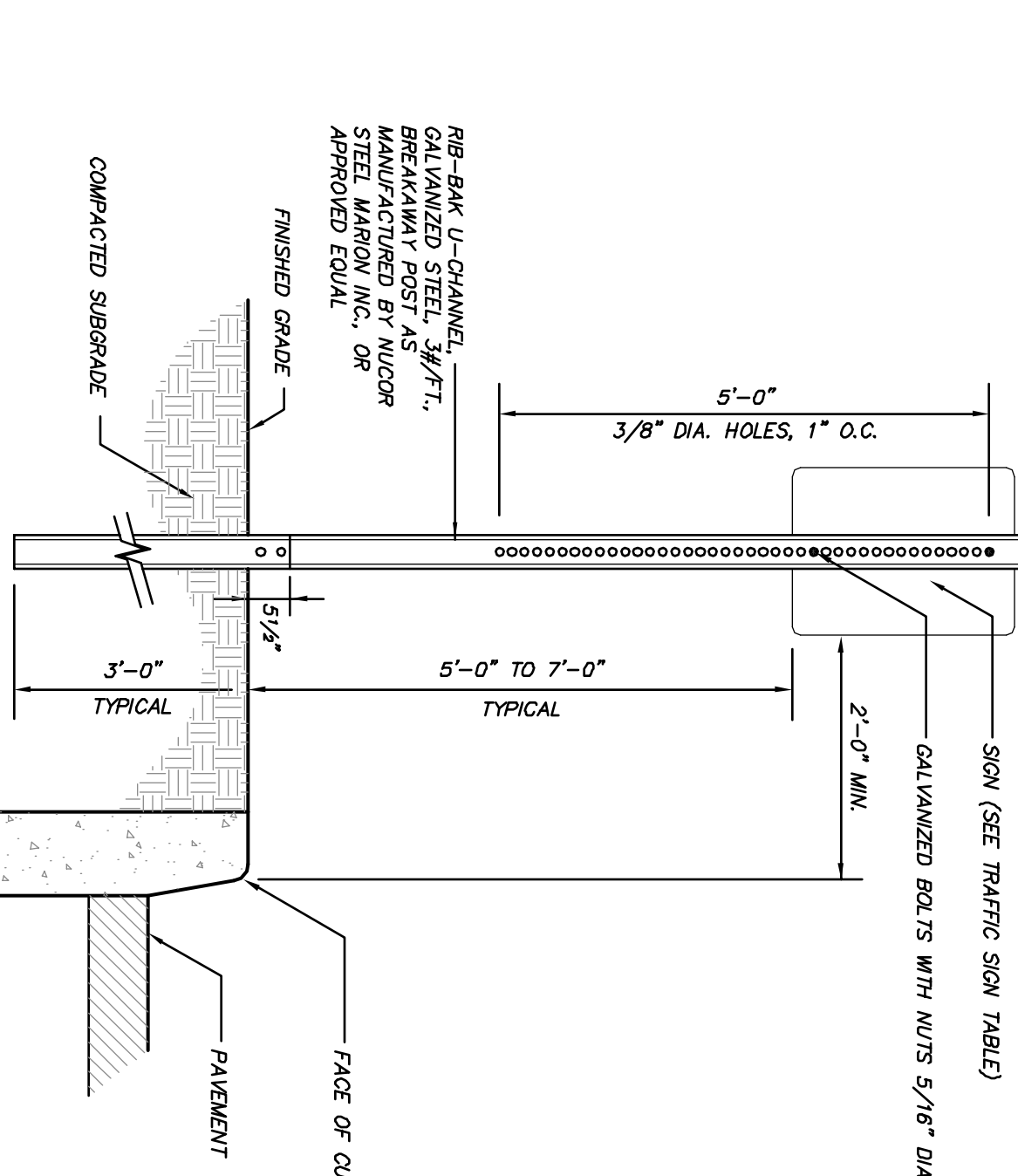
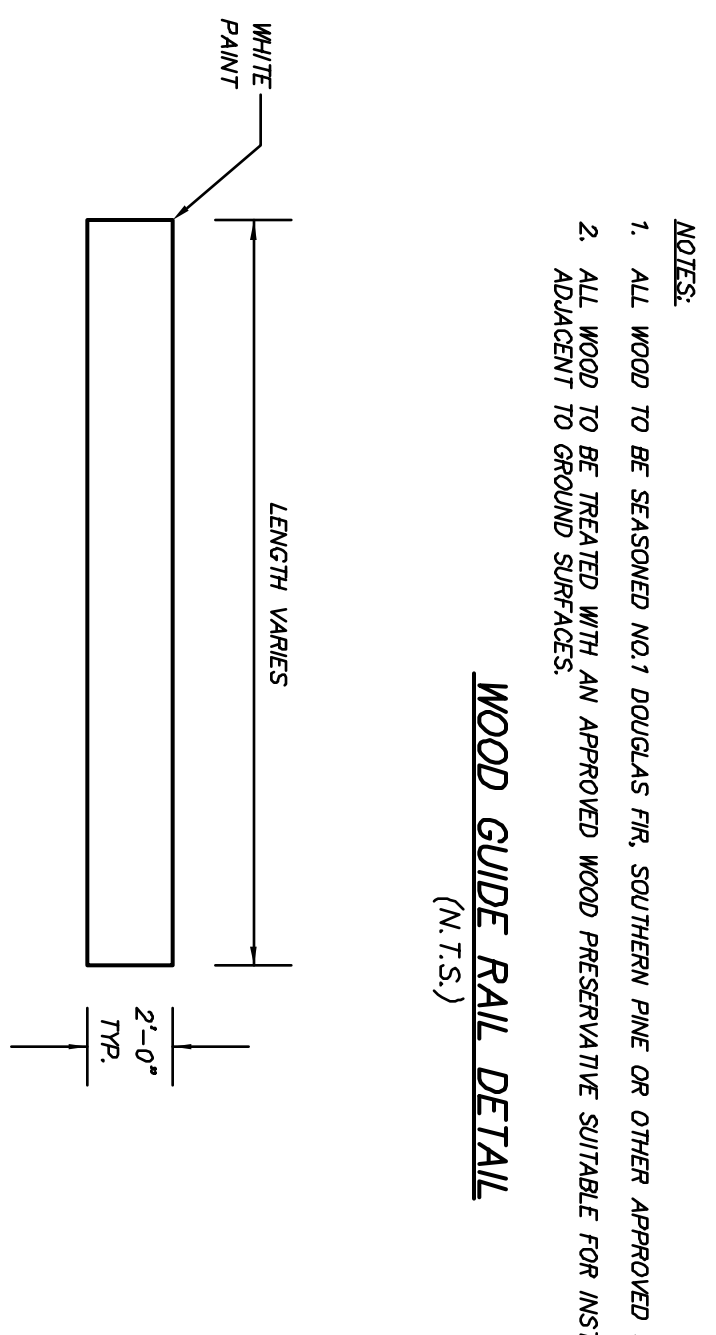
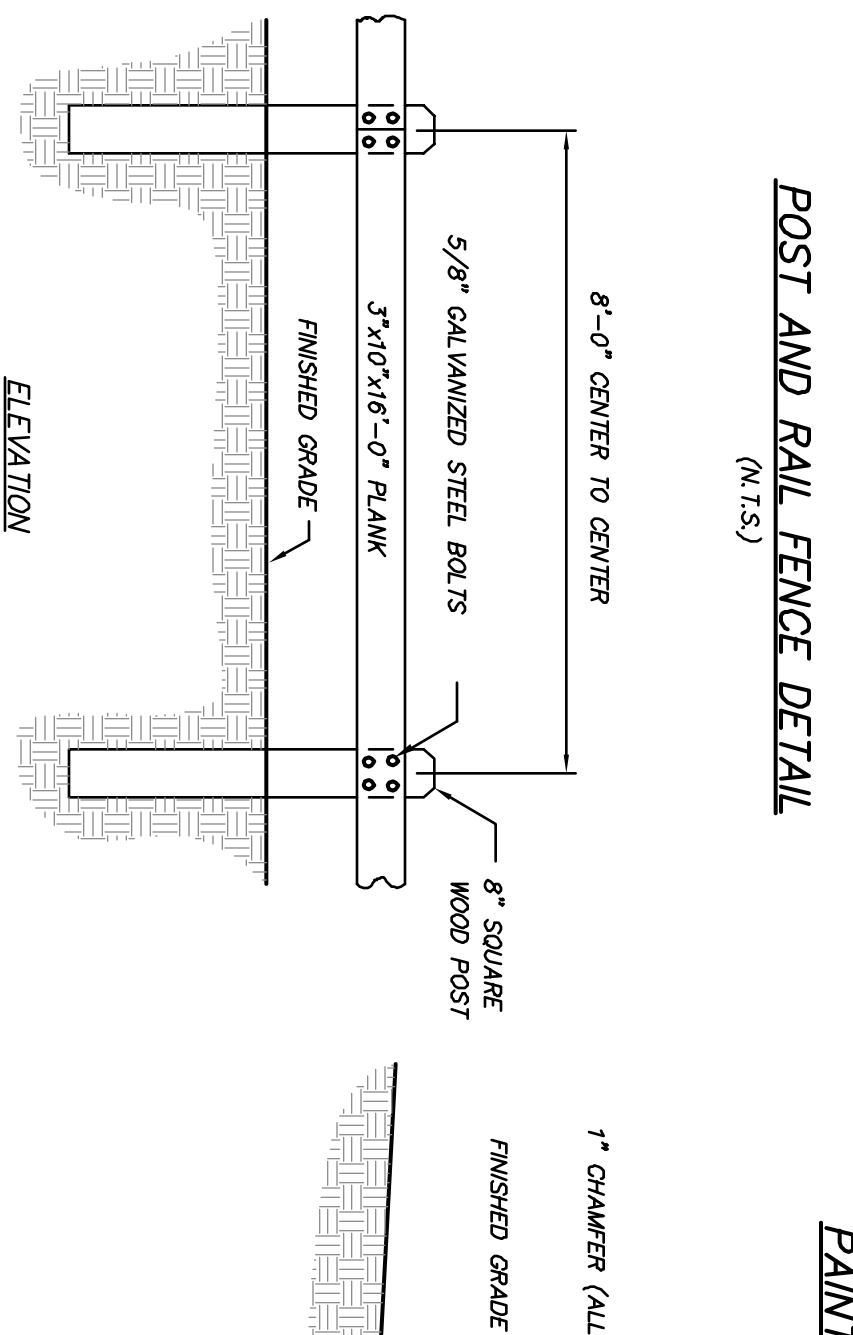
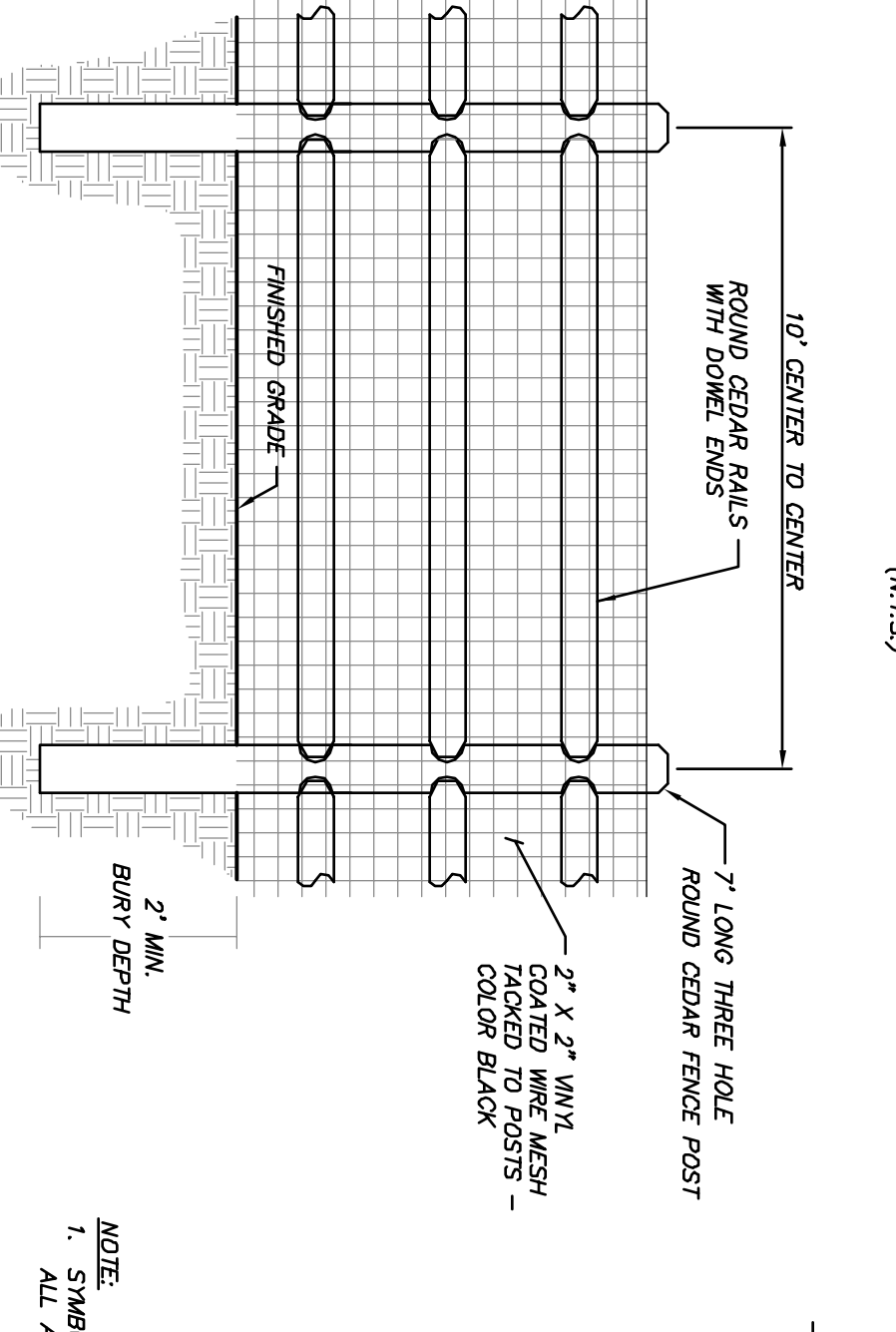
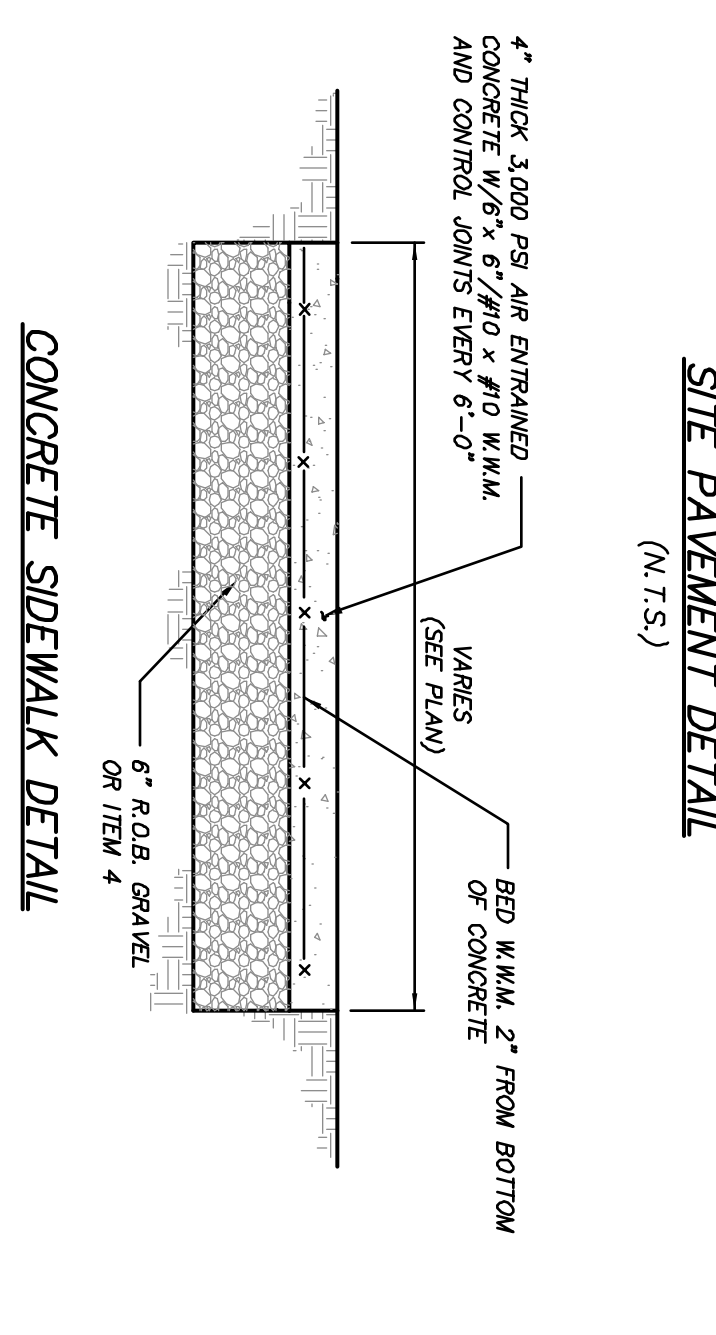
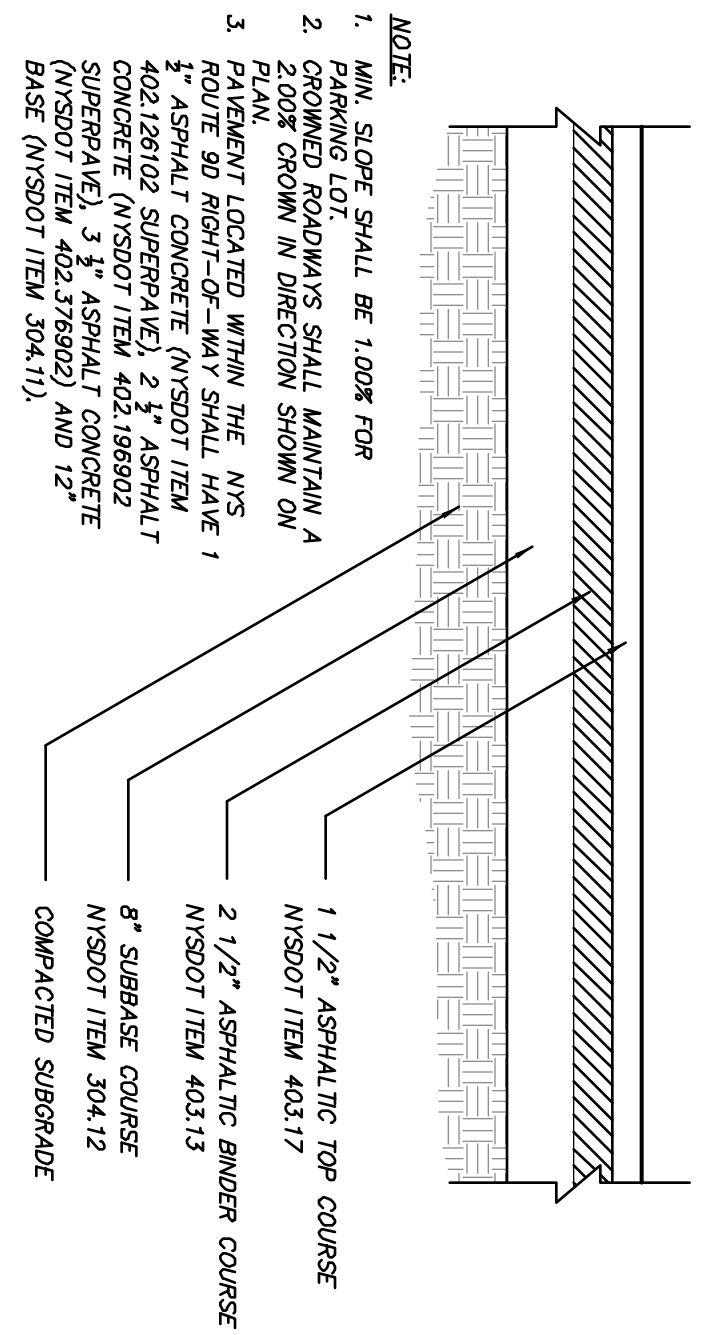
**FEATURES & SPECIFICATIONS**

**INTRODUCTION** - LED luminaires provide a wide range of lighting solutions for outdoor applications. The RV6 LED is a high quality, durable luminaire designed for use in a variety of outdoor applications. The RV6 LED is a high quality, durable luminaire designed for use in a variety of outdoor applications. The RV6 LED is a high quality, durable luminaire designed for use in a variety of outdoor applications.

**Specifications**

Footcandle	5.0 (6.113)	Max. ceiling spacing	6.18 (17.5)
On/Off time	2.18 (8.3)	Min. ceiling spacing	5.34 (14.6)
Height	6.47 (16.5)	Max. ceiling distance	2.15
Length	7.10 (8)		

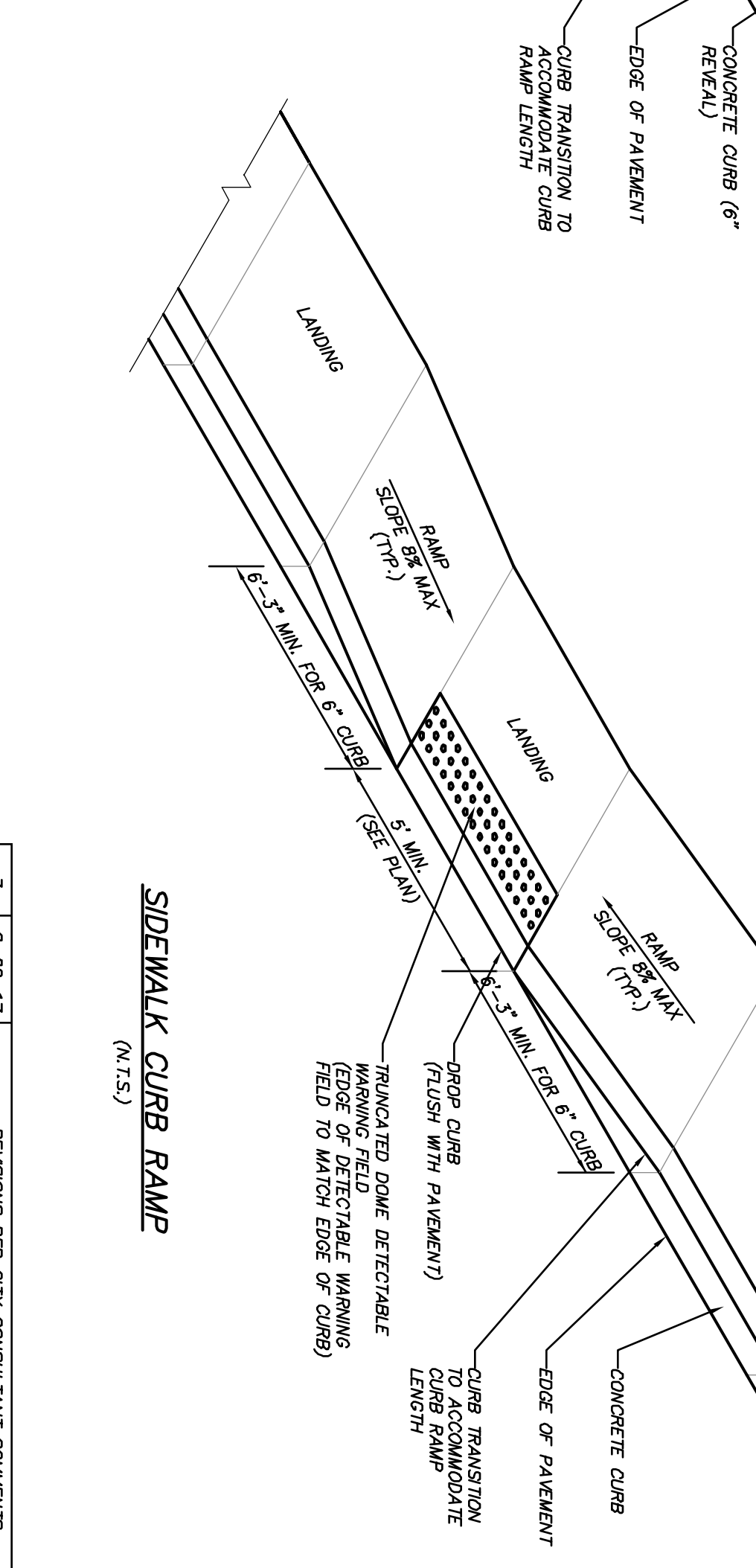
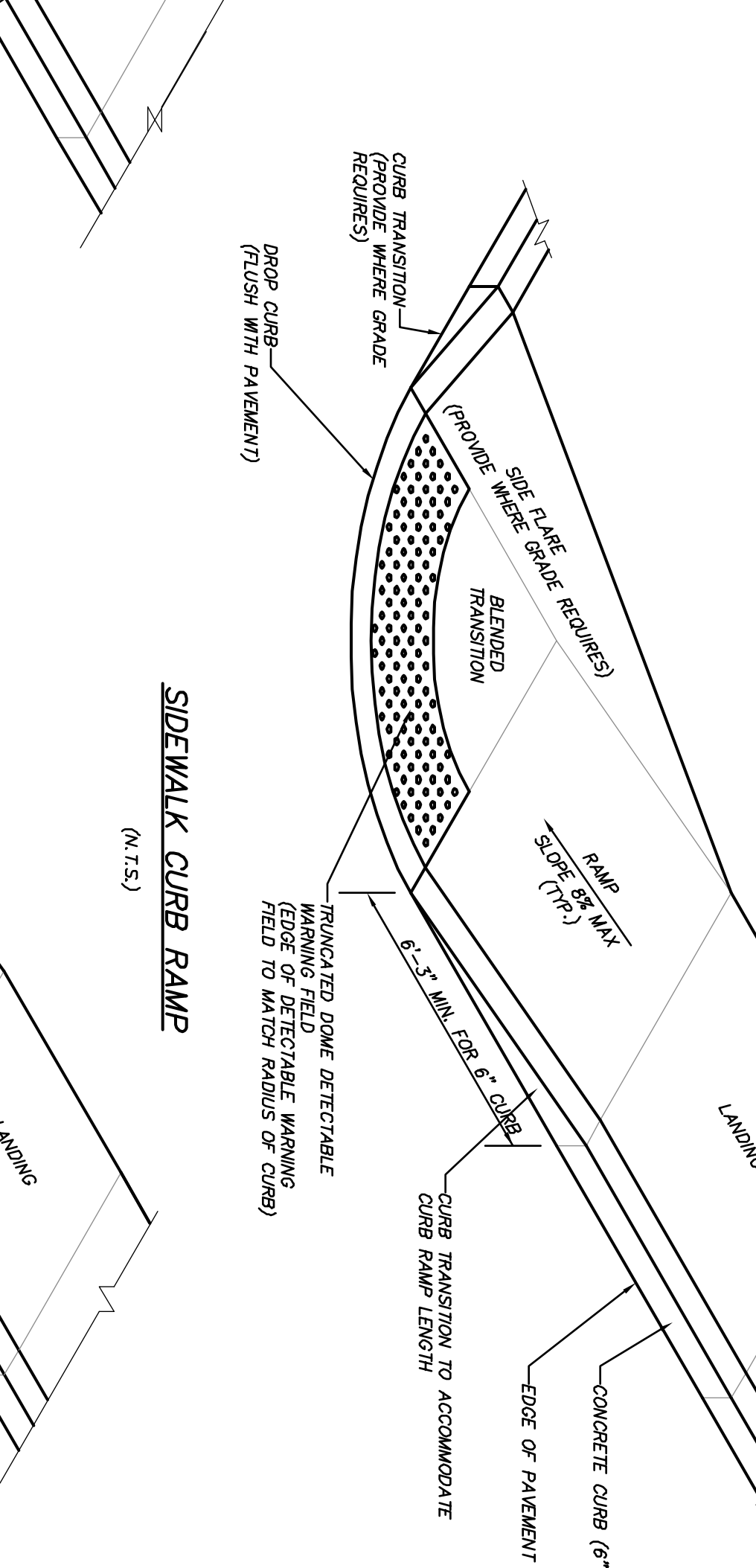
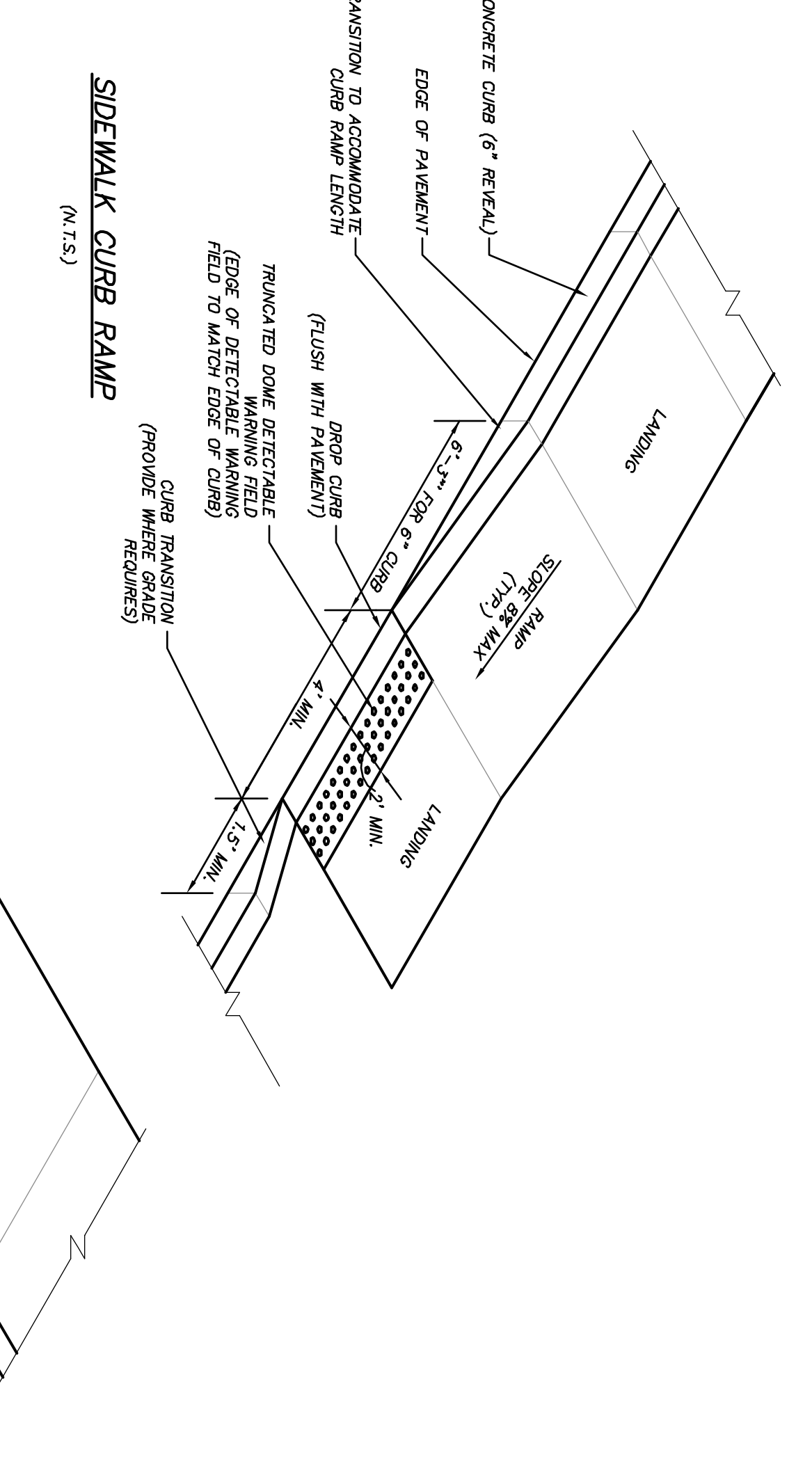
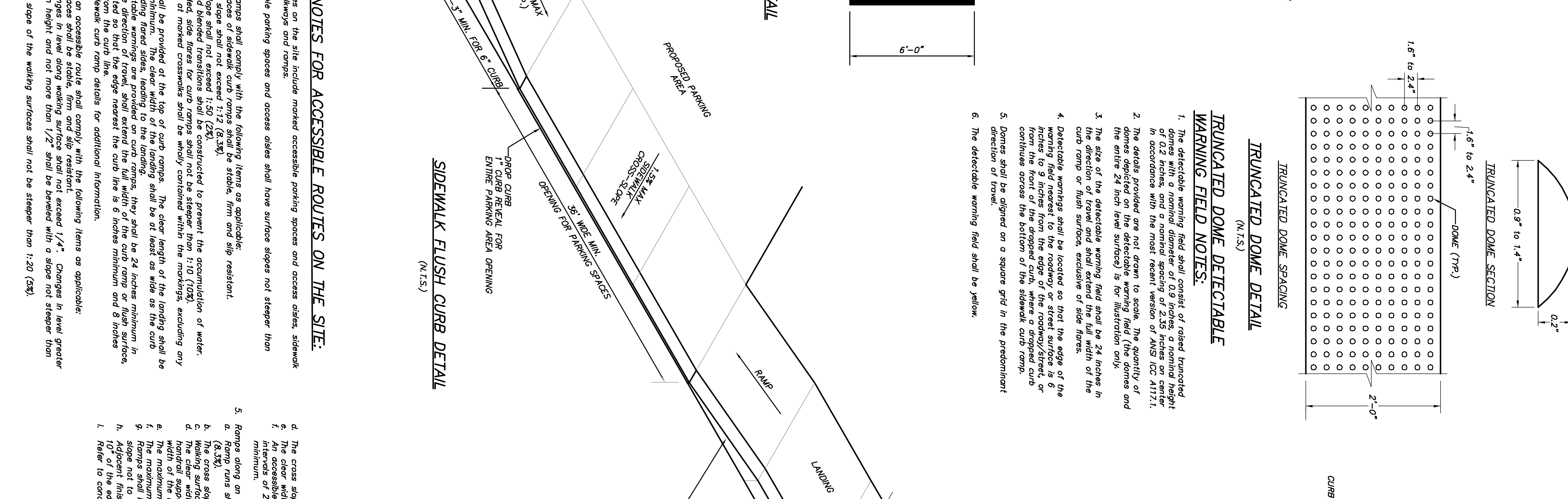




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GENERAL NOTES FOR ACCESSIBLE ROUTES ON THE SITE:

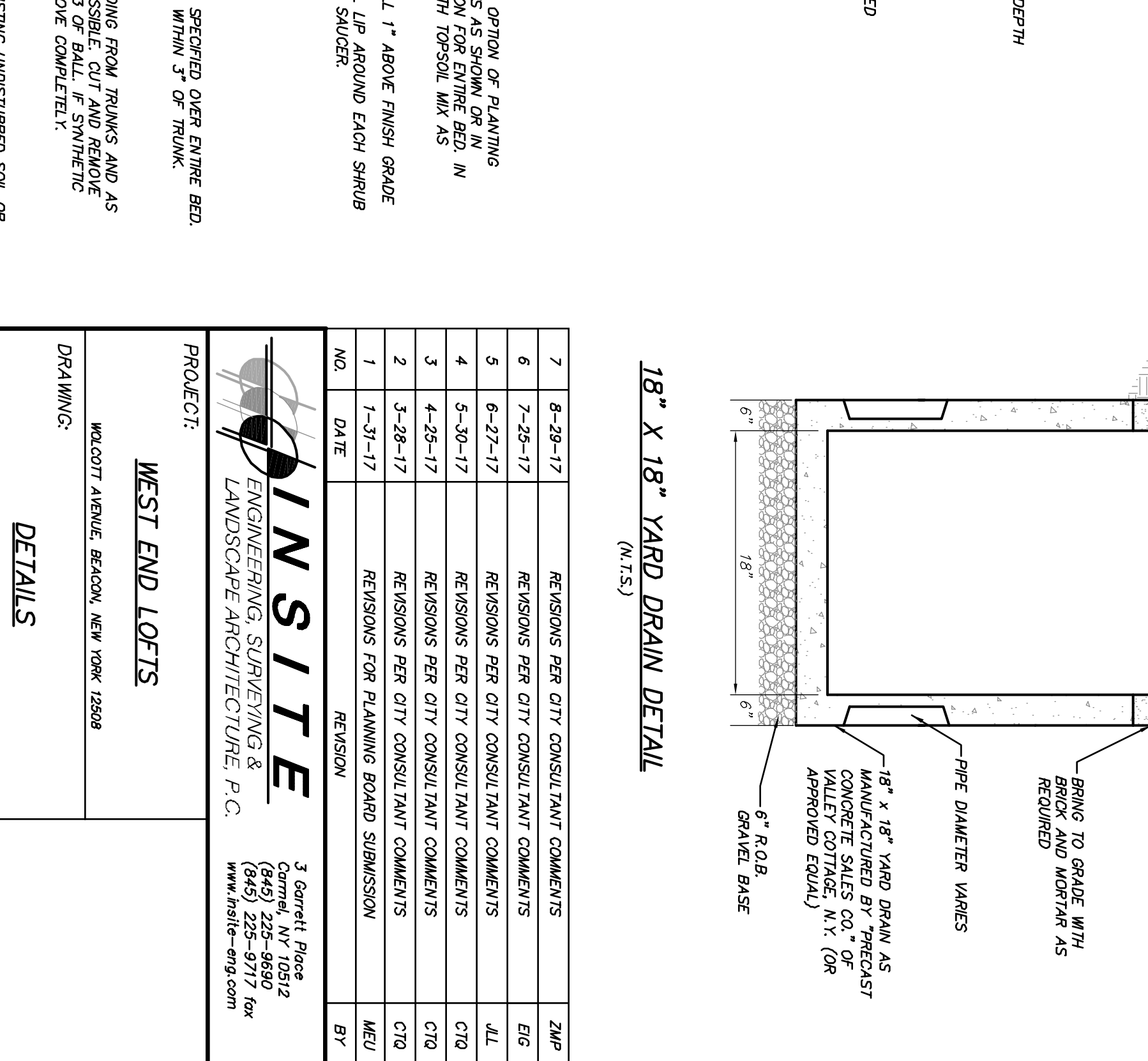
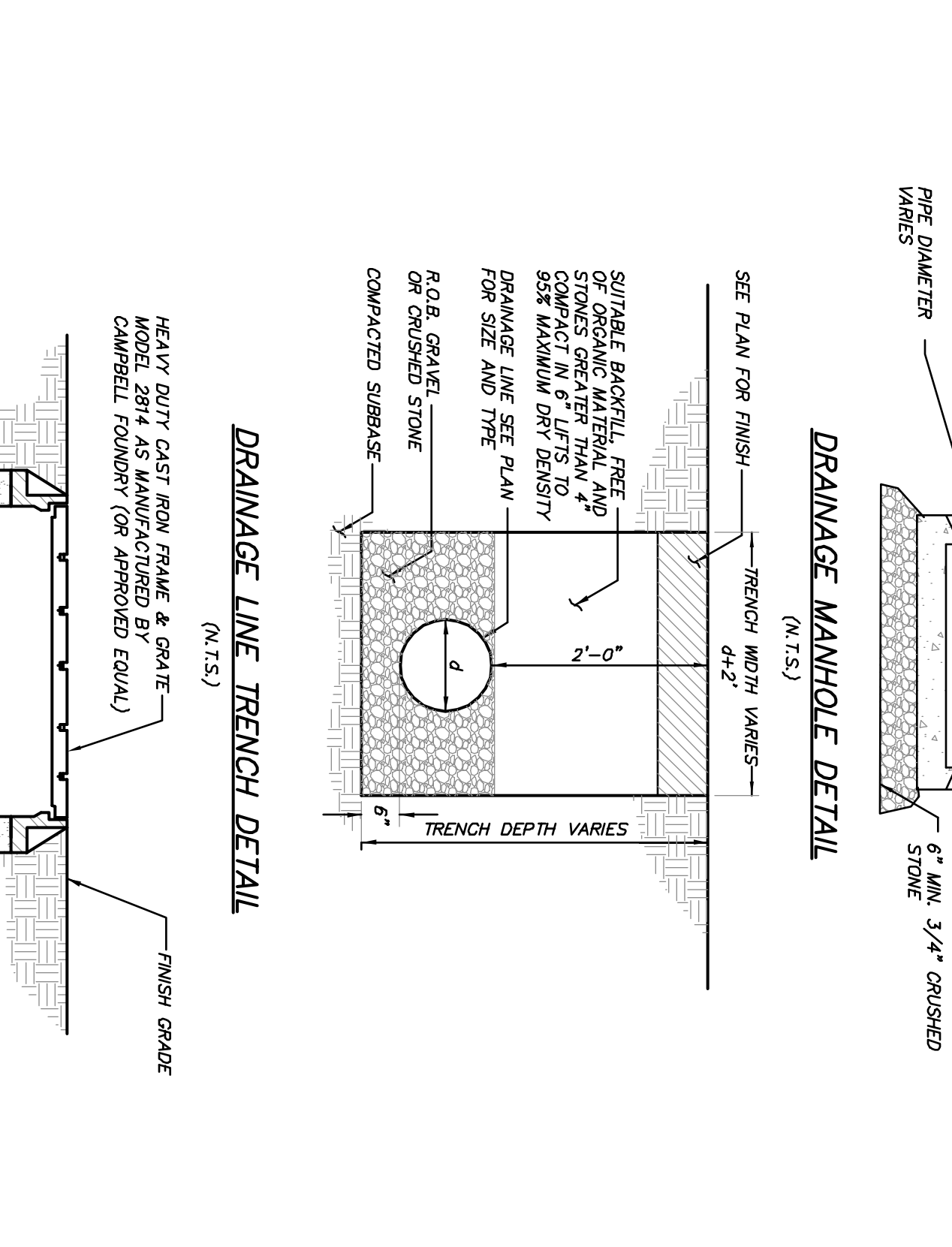
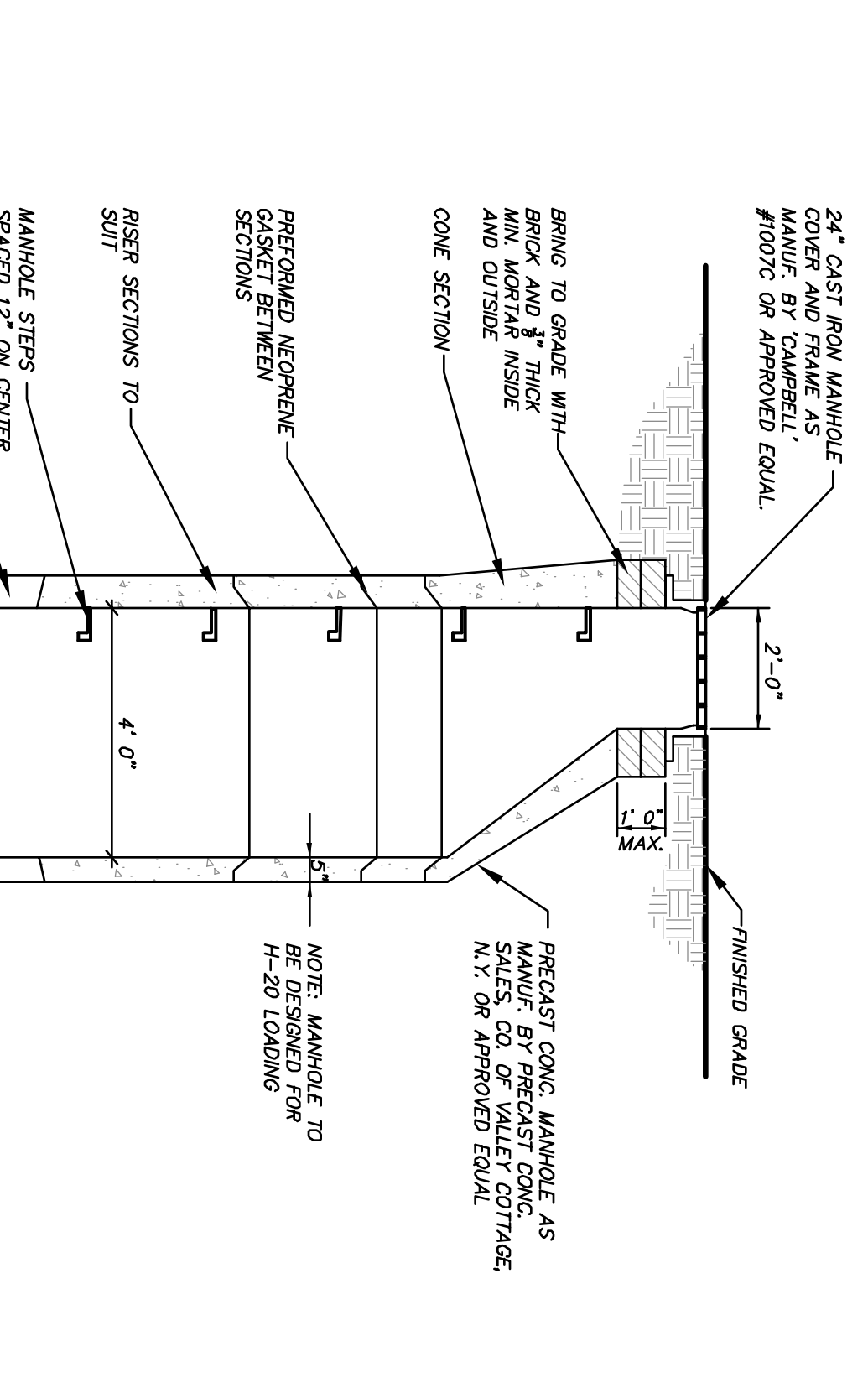
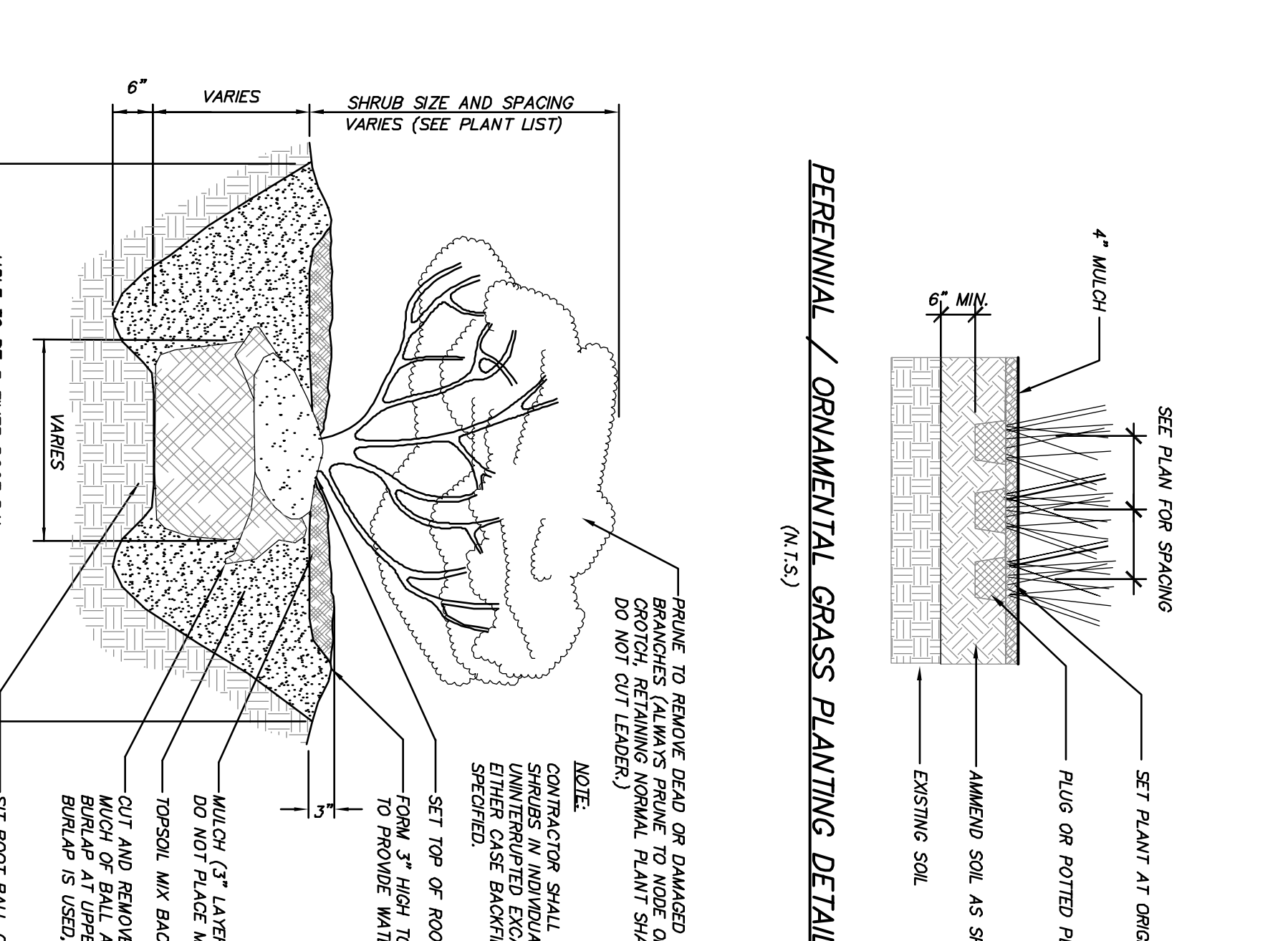
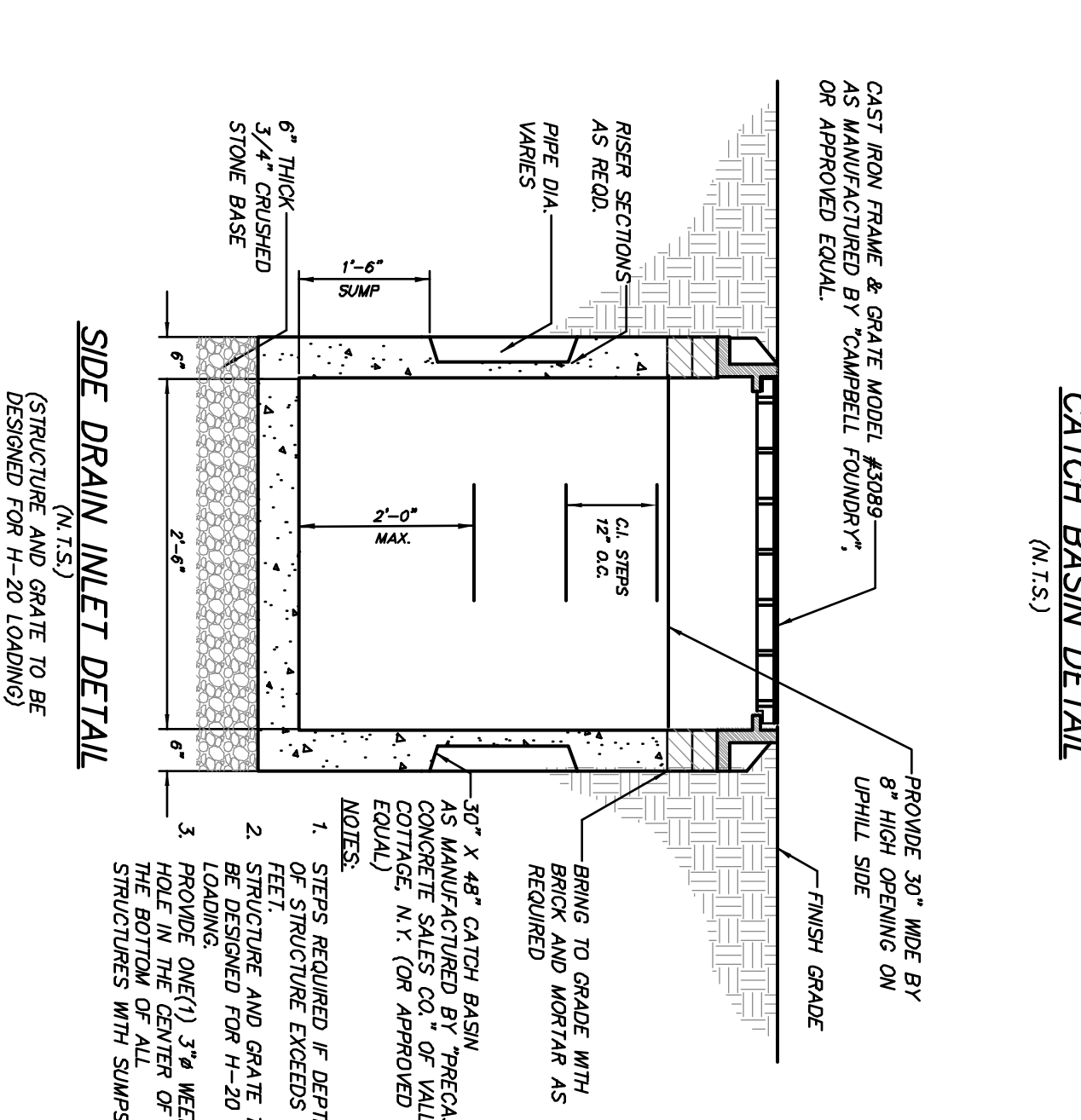
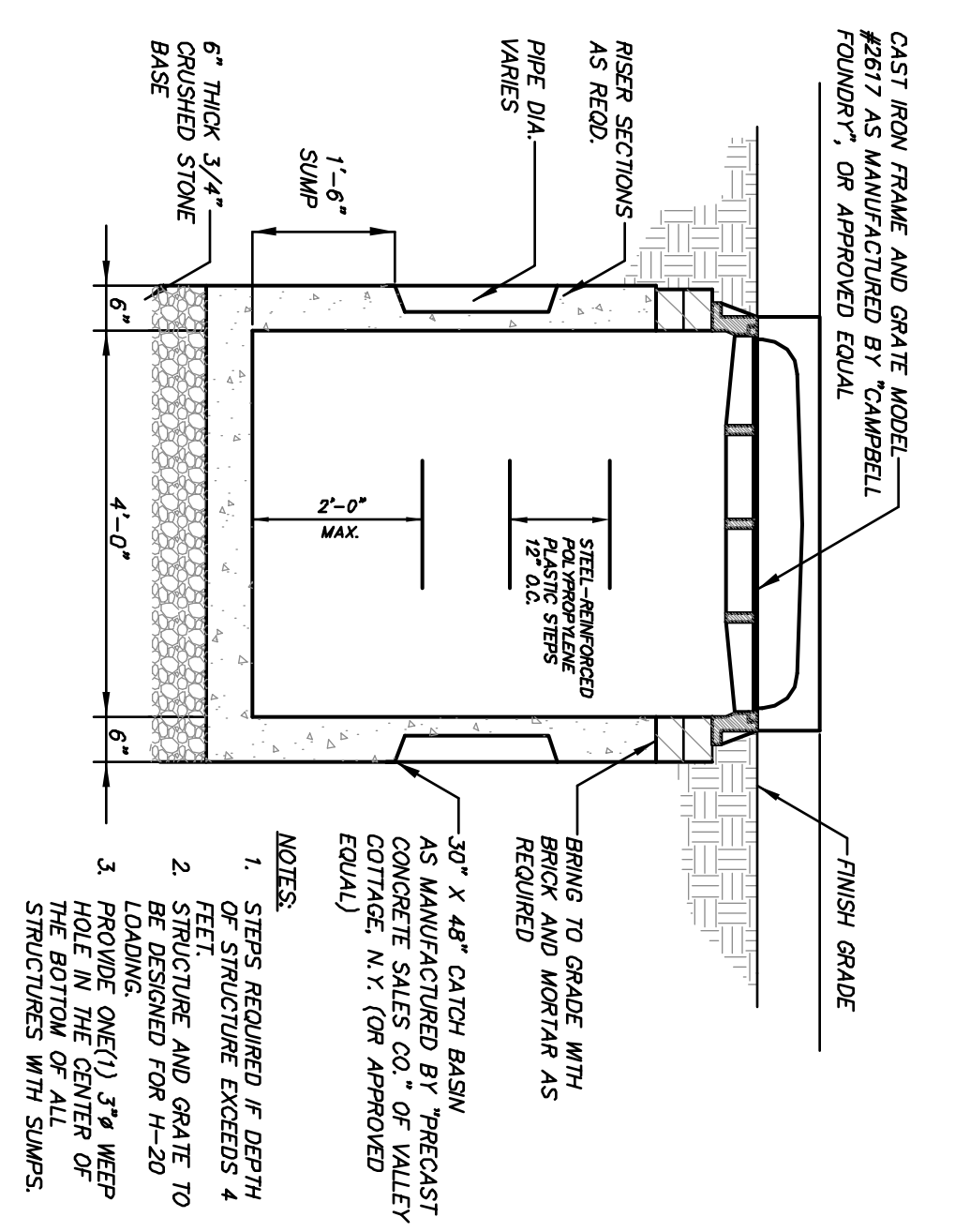
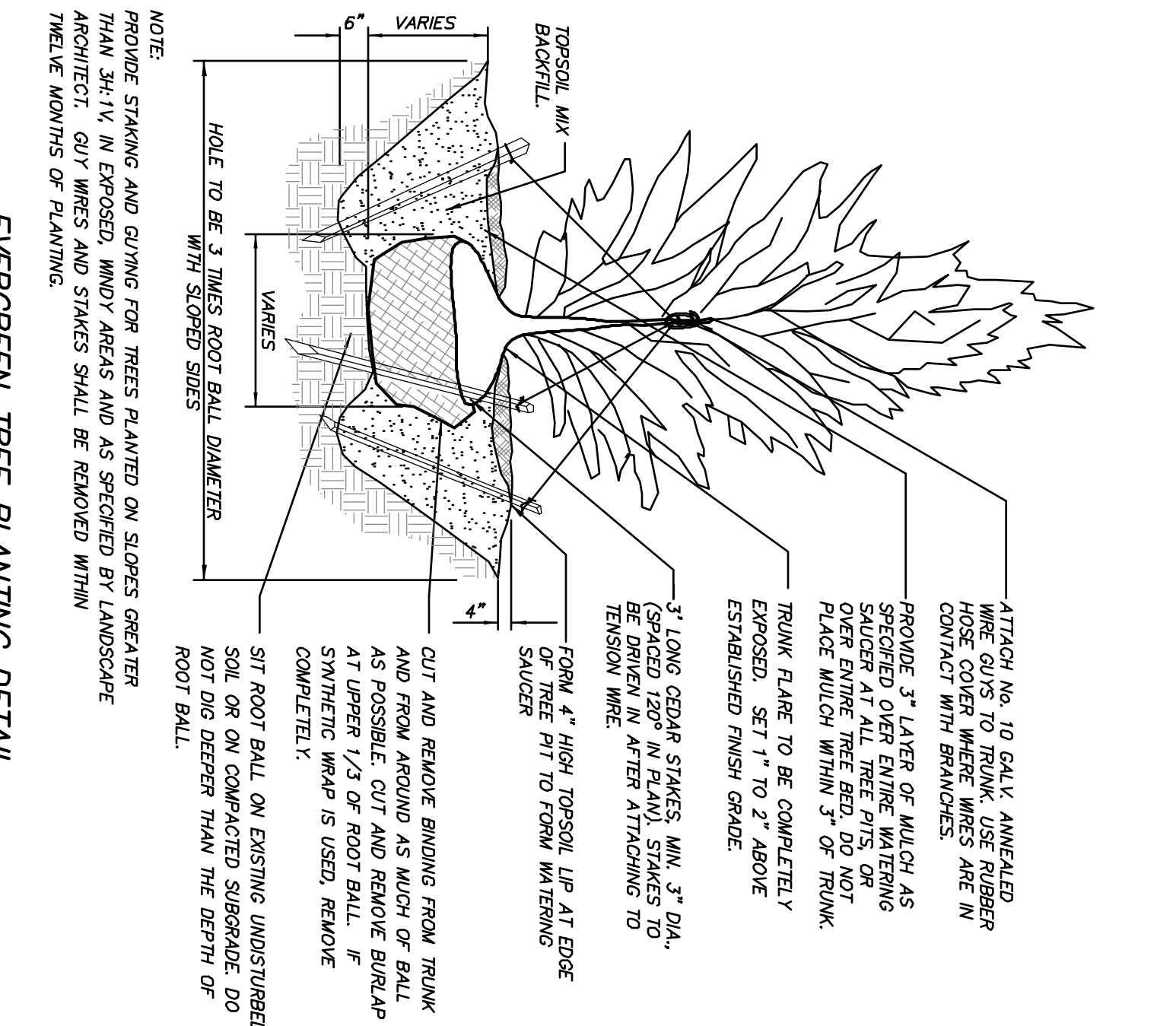
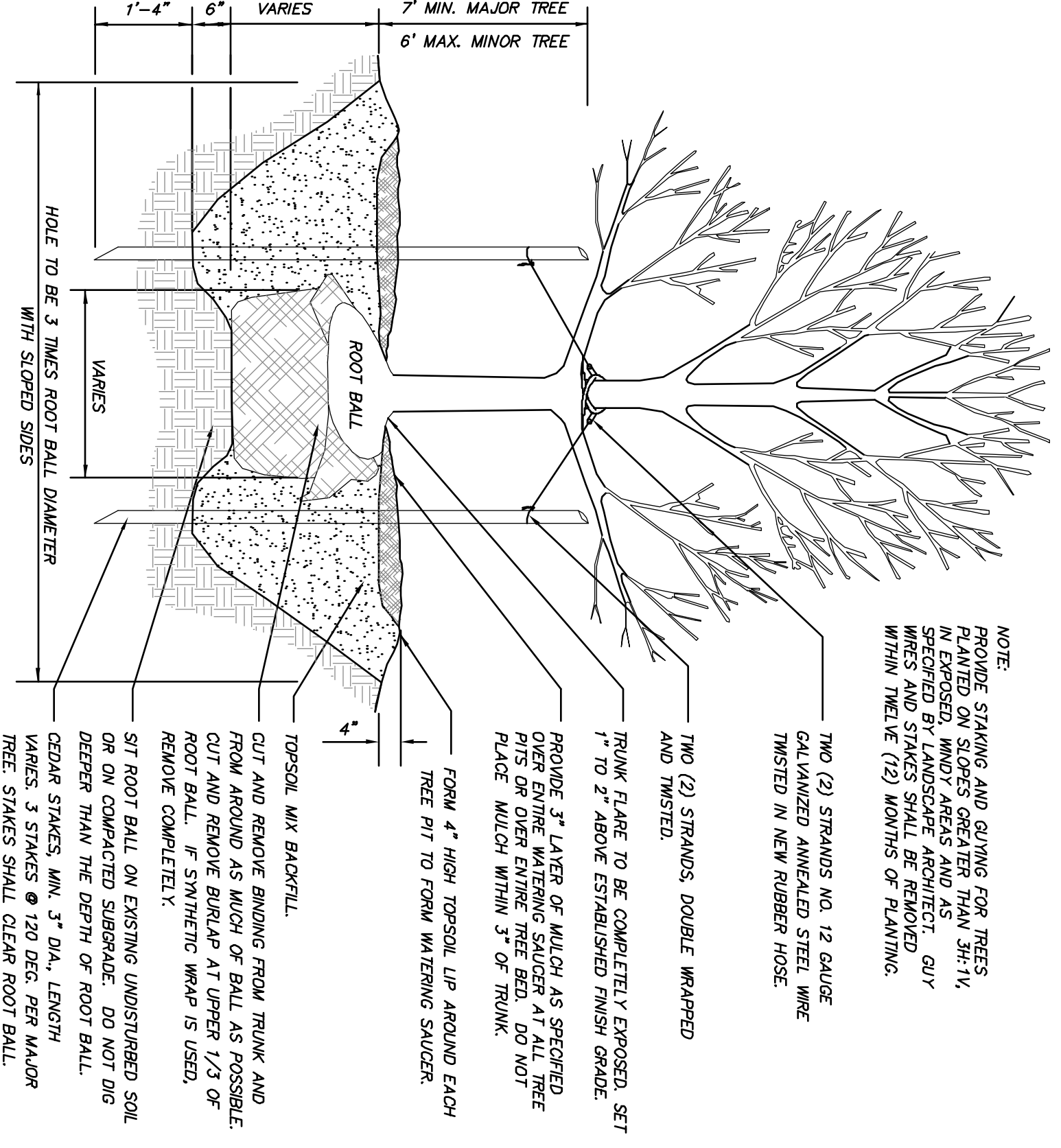
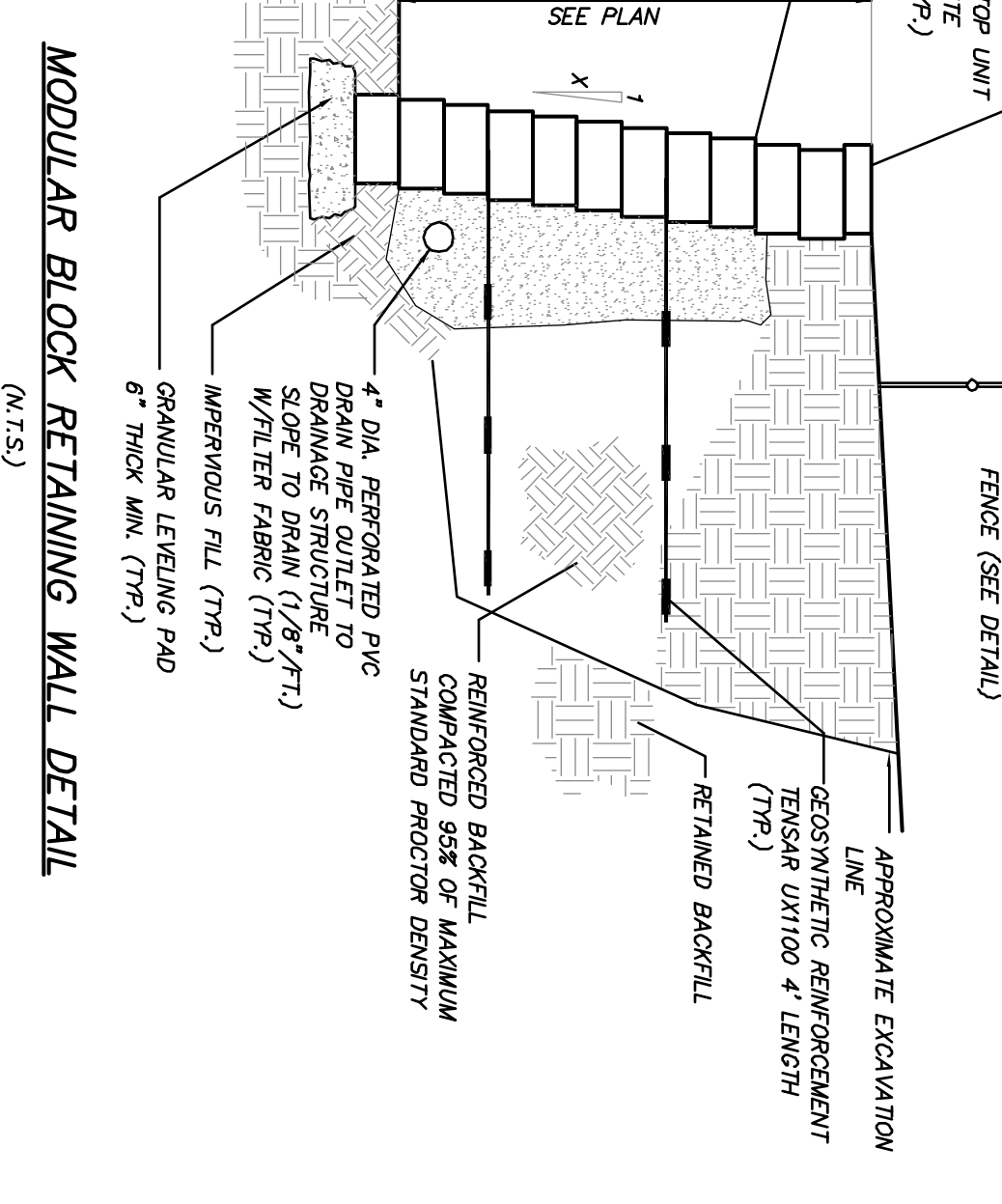
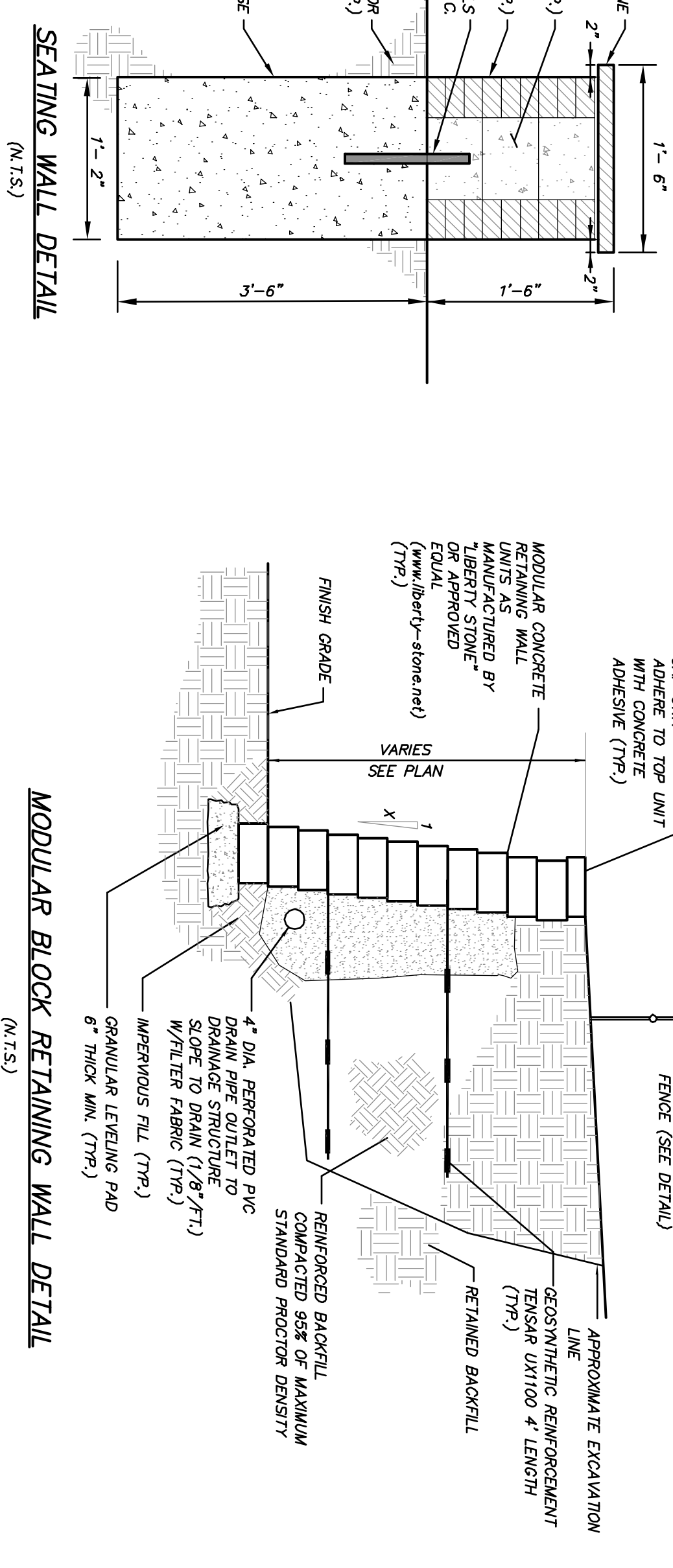
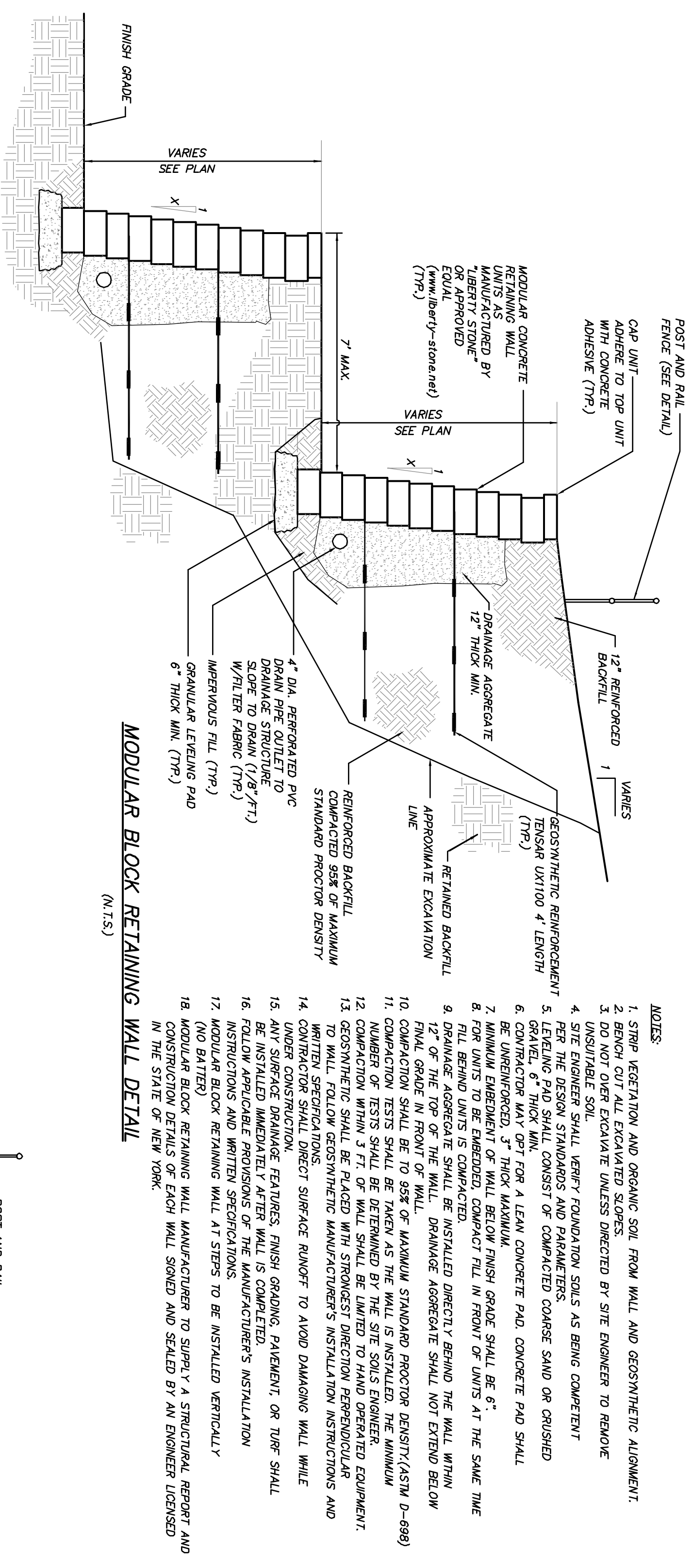
1. Accessible routes on the site include marked accessible parking spaces and access aisles shall have surface slopes not steeper than 1:50 (2%).
2. Marked accessible parking spaces and access aisles shall have surface slopes not steeper than 1:50 (2%).
3. Sidewalk curbs shall comply with the following items as applicable:
  - a. Working surfaces of sidewalk curb cross shall be stable, firm and slip resistant.
  - b. The cross slope shall not exceed 1:50 (2%).
  - c. Landings and bermed transitions shall be constructed to prevent the accumulation of water.
  - d. Where provided, side flares for curb ramps shall not be steeper than 1:10 (10%).
  - e. Landings shall be provided for curb ramps. The clear length of the landing shall be at least as wide as the curb ramp, including any bermed transitions.
  - f. Where provided, side flares for curb ramps shall not be steeper than 1:10 (10%).
  - g. Landings shall be provided for curb ramps. The clear length of the landing shall be at least as wide as the curb ramp, including any bermed transitions.
  - h. Where detectable warnings are provided on curb ramps, they shall be 24 inches minimum in length and extend the full width of the curb ramp or flush surface.
  - i. Where detectable warnings are provided on curb ramps, they shall be 24 inches minimum in length and extend the full width of the curb ramp or flush surface.
  - j. Refer to sidewalk curb ramp details for additional information.
4. Walkways along an accessible route shall comply with the following items as applicable:
  - a. Working surfaces shall be stable, firm and slip resistant.
  - b. Vertical changes in level along walking surface shall not exceed 1/4\"/>



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1	1-31-17	REVISIONS FOR PLANNING BOARD SUBMISSION	MEU
2	3-28-17	REVISIONS PER CITY CONSULTANT COMMENTS	CIO
3	4-25-17	REVISIONS PER CITY CONSULTANT COMMENTS	CIO
4	5-30-17	REVISIONS PER CITY CONSULTANT COMMENTS	CIO
5	6-27-17	REVISIONS PER CITY CONSULTANT COMMENTS	ALL
6	7-25-17	REVISIONS PER CITY CONSULTANT COMMENTS	ENG
7	8-29-17	REVISIONS PER CITY CONSULTANT COMMENTS	ZMP

PROJECT:	WEST END LOFTS	DRAWING NO.:	D-1
PROJECT NUMBER:	16226.100	SHEET:	10
DATE:	10-25-16	CHECKED:	JLL
SCALE:	AS SHOWN	SHEET:	14

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**WEST END LOFTS**

PROJECT: 16226, 100  
DATE: 10-25-16  
SCALE: AS SHOWN

PROJECT MANAGER: J.L.C.  
DRAWN: C.T.O.  
CHECKED: J.L.L.

DRAWING NO. **D-2** SHEET 11 / 14

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NO.	DATE	REVISIONS FOR PLANNING BOARD SUBMISSION	REVISION	BY
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5	6-27-17	REVISIONS PER CITY CONSULTANT COMMENTS		J.L.C.
6	7-25-17	REVISIONS PER CITY CONSULTANT COMMENTS		MEU
7	8-29-17	REVISIONS PER CITY CONSULTANT COMMENTS		ZUP







**SEWER TESTING PROCEDURES**

**TESTS FOR NON-PRESSURE PIPELINES FOR TRANSPORT OF SEWAGE**

The leakage shall be determined by infiltration, inflow or low pressure air.

**A. Infiltration Testing**

1. Infiltration tests shall be made by filling a section of pipe with water and measuring the quantity of leakage.
2. The head of water at the beginning of the test shall be at least 2 feet above the highest pipe within the section being tested.
  - a. Should groundwater be present within the section being tested, the head of water for the test shall be 2 feet above the hydraulic gradient of the groundwater.
  - b. Should the requirement of 2 feet of water above the highest pipe head of water for the test shall be 2 feet above the hydraulic gradient of the groundwater.
3. Should the requirement of 2 feet of water above the highest pipe head of water for the test shall be 2 feet above the hydraulic gradient of the groundwater.

**B. Inflow Testing**

1. Inflow tests will be allowed only when the water table appears above the groundwater level to be 2 feet or more above the highest pipe of the section being tested.
2. Infiltration test shall be made by measuring the quantity of water flowing into a section of pipe.
3. Measurement of the infiltration shall be by means of a calibrated weir constructed at the outlet of the section being tested.

**C. Allowable Leakage for Non-Pressure Pipelines**

The allowable leakage (infiltration or inflow) for non-pressure pipelines shall not exceed the following in gallons per 24 hours per inch of diameter per 1000 feet of pipe:

Size of Pipe	Leakage
Ductile iron - mechanical or cast-iron joints	100
Cast iron - mechanical plastic or asbestos with rubber joints	100
Cast iron - mechanical plastic or asbestos with rubber joints	0
Repetitions of the above allowable leakage, any spurring leaks detected shall be permanently stopped.	

**D. Low Pressure Air Testing**

1. Air testing for acceptance shall not be performed until the backfilling has been completed.
2. Low pressure air tests shall conform to ASTM F1417-92, Section 9.2.2.
3. All sections of pipelines shall be cleaned and flushed prior to testing.
4. The air test shall be based on the starting pressure of 1.5 to 4.0 psig gauge.
5. The test shall be based on the starting pressure of 1.5 to 4.0 psig gauge. The test shall be based on the starting pressure of 1.5 to 4.0 psig gauge. The test shall be based on the starting pressure of 1.5 to 4.0 psig gauge.

**E. Deflection Testing**

1. Deflection testing shall be performed 30 days after backfilling. The test shall be made by passing a ball or cylinder no less than 95% of the pipe diameter over the pipe. The test shall be performed without mechanical pulling devices.
2. Deflection testing shall be performed 30 days after backfilling. The test shall be made by passing a ball or cylinder no less than 95% of the pipe diameter over the pipe. The test shall be performed without mechanical pulling devices.
3. Deflection testing shall be performed 30 days after backfilling. The test shall be made by passing a ball or cylinder no less than 95% of the pipe diameter over the pipe. The test shall be performed without mechanical pulling devices.

**F. Manhole Testing**

1. General
  - a. Each manhole shall be tested by either infiltration, inflow or vacuum testing.
  - b. A manhole will be acceptable if the leakage does not exceed an allowance of one gallon per vertical foot of depth for 24 hours.
  - c. Manhole testing shall be performed after backfilling in accordance with the latest revision of ASTM C1244-11 or follow:
2. The test head shall be placed at the top of the manhole in accordance with the manufacturer's recommendations.
3. A vacuum of 10 in. of mercury shall be drawn on the manhole, the valve on the vacuum line of the test head closed, and the vacuum maintained for 15 minutes. The test head shall be removed for the vacuum to drop to 9 in. of mercury.
4. The manhole shall pass if the time for the vacuum reading to drop from 10 in. of mercury to 9 in. of mercury meets or exceeds the values indicated below.

**Minimum Test Times for Various Manhole Diameters in Seconds:**

Depth (ft)	Diameter (feet)	48	60
8 or less	20	28	
10	25	33	
12	30	39	
14	35	46	
16	40	52	
18	45	59	
20	50	65	

4. If the manhole fails the above test, necessary repairs shall be made by satisfactory test is obtained.

**DUCTILE IRON PIPE WATER TESTING PROCEDURES**

**TESTS ON PRESSURE BEING FOR TRANSPORT OF WATER**

**A. Hydrostatic Pressure Test**

1. Hydrostatic testing shall be performed in accordance with the revision of AWWA C900, Section 5.2, Hydrostatic Testing.
2. Test pressure shall be as scheduled or, where no pressure is scheduled, shall be 150 psi, or 1.25 times the static operating pressure, whichever is higher.
3. Test pressure shall be held on the piping for a period of at least 2 hours, unless a longer period is requested by the Engineer.
4. The test medium shall be water.

**B. Hydrostatic Leakage Test**

1. The leakage test shall be conducted concurrently with the pressure test.
2. The rate of leakage shall be determined at 15-minute intervals by means of a flowmeter or other approved device. The test shall proceed until the rate of leakage has stabilized or is decreasing below an allowable value, for three consecutive 15-minute intervals. After this, the test pressure shall be maintained for 15 minutes.
3. All repaired piping shall be examined during the test and all leaks, defective joints or joints shall be repaired or replaced before resuming the test.
4. The allowable leakage will be determined by the following formula:

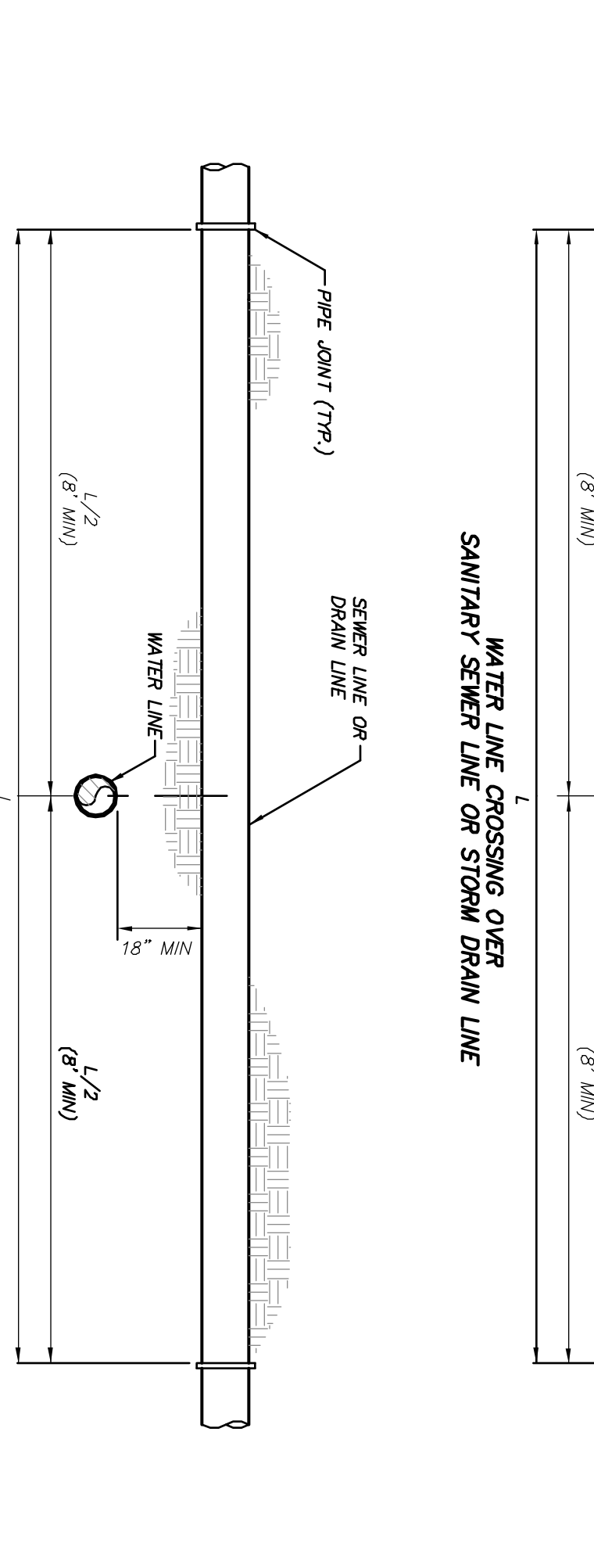
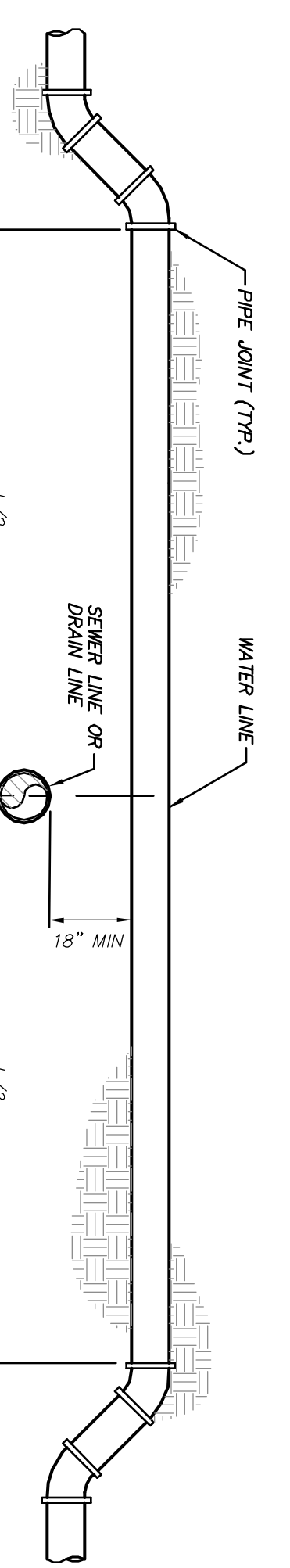
$$L = \frac{LD^3}{P}$$

Where:  
 L = quantity of leakage water, in gallons per hour  
 L = length of pipe tested, in feet  
 D = nominal diameter of the pipe, in inches  
 P = pressure during the hydrostatic test, in pounds per square inch (gauge)

5. Repetitions of the above allowable, any visible leaks shall be permanently stopped.

**C. Infiltration**

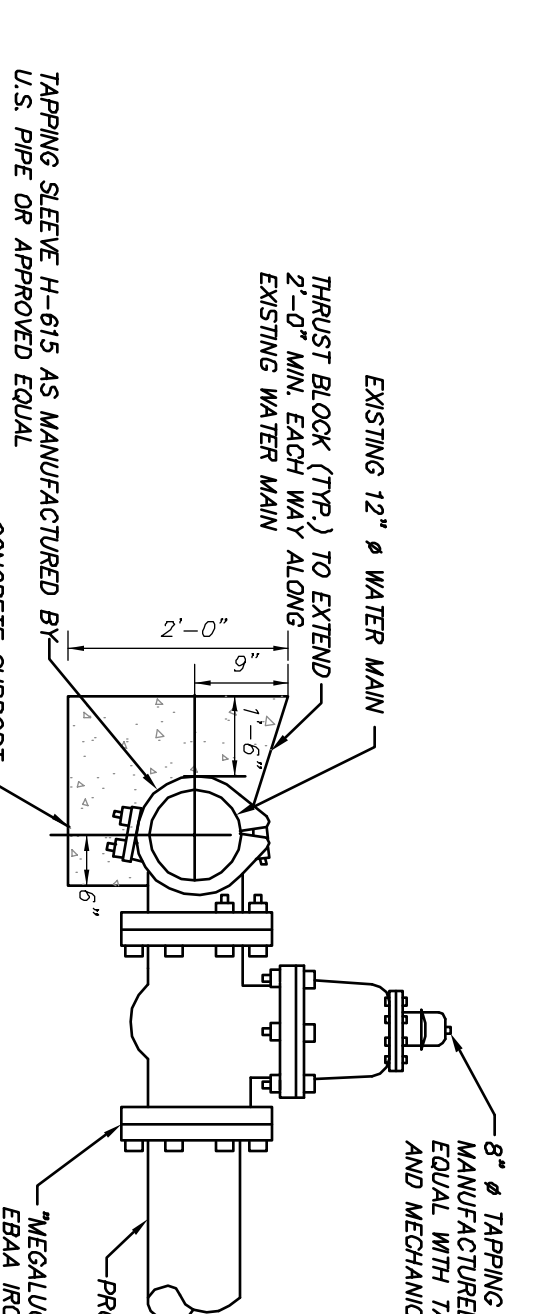
1. Prior to placing the water main into service, the new pipe shall be cleaned and disinfected in accordance with the latest revision of AWWA C935, Section 4.4.3, The Continuous Feed Method. The "Tobit" method will not be accepted.
2. All work under this section shall be performed in the presence of the Design Engineer, and a representation of the public health authority having jurisdiction, or other approved authority.
3. Disinfection shall be scheduled such that sampling and flushing will be performed during normal operating hours. The disinfection solution shall be prepared and backflow prevention on all supply water to prevent any potential backflow contamination or cross connection.
4. Disinfection shall be by the use of a solution of water and liquid chlorine, sodium hypochlorite or sodium hypochlorite and the solution shall be contained in the pipe structure or specifically approved and approved methods.
5. Pipe to be disinfected, all dirt and foreign matter shall be removed by a thorough cleaning and flushing of the pipe or structure.
6. The chlorine solution shall be injected in sufficient quantity to fill the pipe and extend directly into the structure, or other approved methods.
7. The application of the chlorine solution shall be in such proportion to the head device, the rate of chlorine solution flow shall be in such proportion to the residual shall be between 25 and 50 parts per million (ppm) or milligrams per liter (mg/L).
8. The chlorine residual shall be maintained in the pipe or structure of least 24 hours, unless otherwise directed. During the retention period, all valves and hydrants within the treated sections shall be operated.
9. The chlorine residual shall be not less than 10 ppm (or mg/L) at any point in the pipe or structure at the end of the 24-hour retention period.
10. When making repairs to, or when specified, structures and portions of pipelines shall be protected by a concentrated chlorine solution containing not less than 100 ppm of available chlorine. The chlorine solution shall be applied to the interior surfaces of the empty pipes or structures. The structures disinfected shall remain in contact with the strong chlorine solution for at least 30 minutes.
11. All the required retention of chlorinated water in the pipe or structure, they shall be disinfected and bacteriological, the process equal to water quality served by the public from the existing water supply system.
12. The disposal of chlorinated water from any pipe or structure shall be such that it will not cause damage to any vegetation, fish, or animal life.
13. The Contractor shall make all arrangements for the testing of water quality by an approved independent laboratory. The acceptable bacteriological test, taken at one set from the end of the line and at least one set from each branch. The health authority having jurisdiction.
14. All water quality requirements shall be fulfilled prior to the passage of any water through the new system to a public supply or the use of the new system.



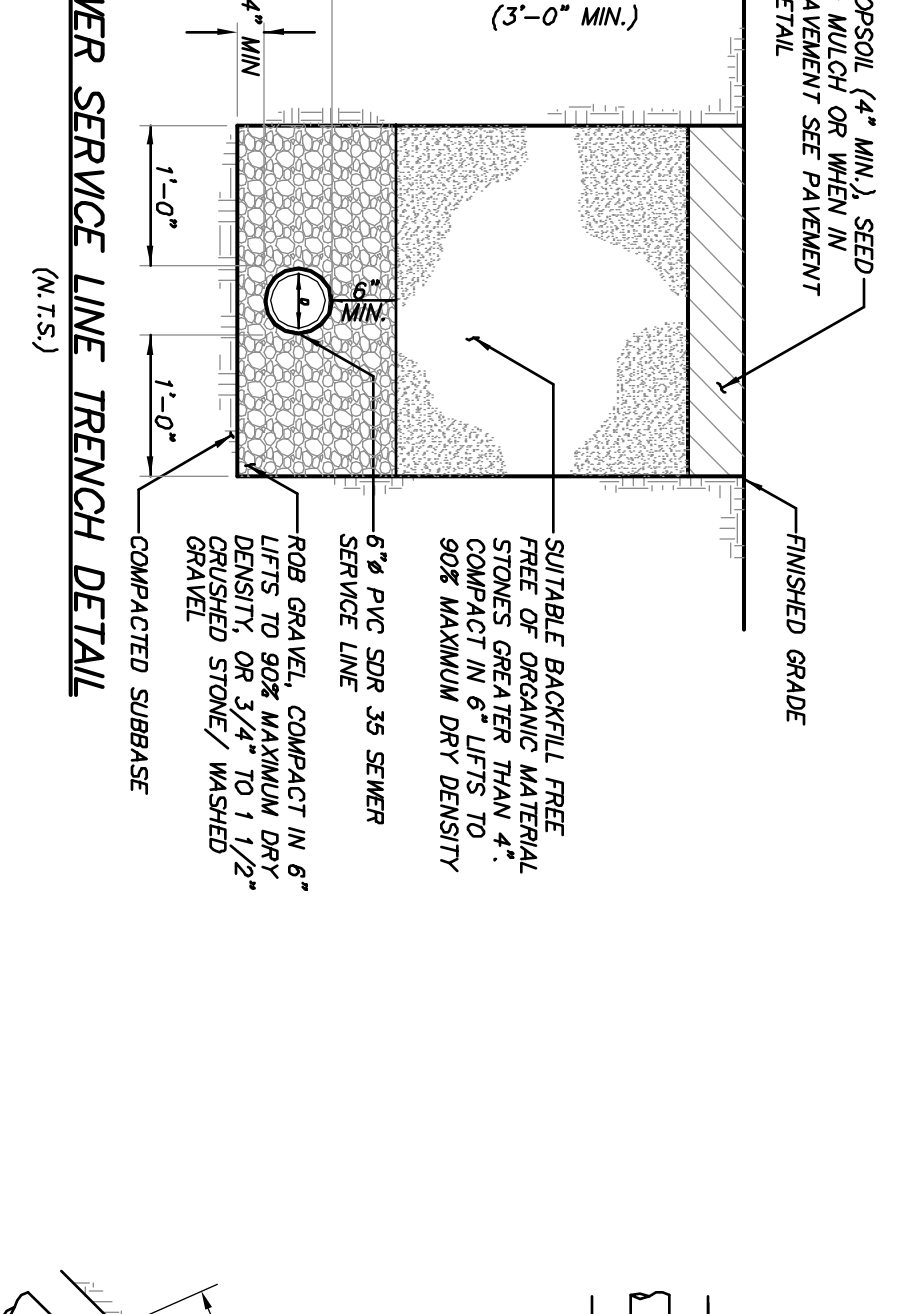
**WATER LINE CROSSING UNDER SANITARY SEWER LINE OR STORM DRAIN LINE**

NOTES:  
 1. WHEN 18" SEPARATION CANNOT BE MAINTAINED, THE WATER LINE SHALL BE ENCASED IN CONCRETE (SEE DETAIL) ONLY WITH PRIOR APPROVAL OF THE DESIGN ENGINEER AND DEPARTMENT OF HEALTH. THIS IS REQUIRED.  
 2. THE 18" SEPARATION APPLIES TO WATER MAINS AND WATER SERVICE CONNECTIONS.

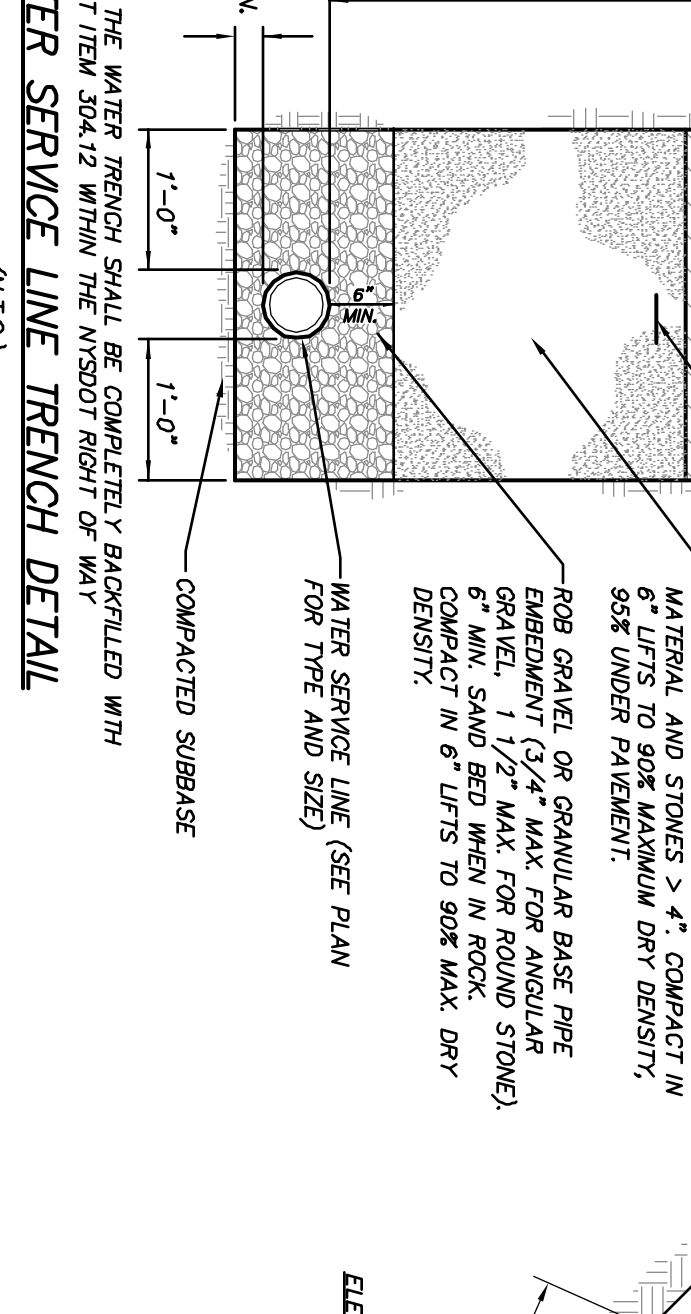
**WATER LINE CROSSING DETAIL**



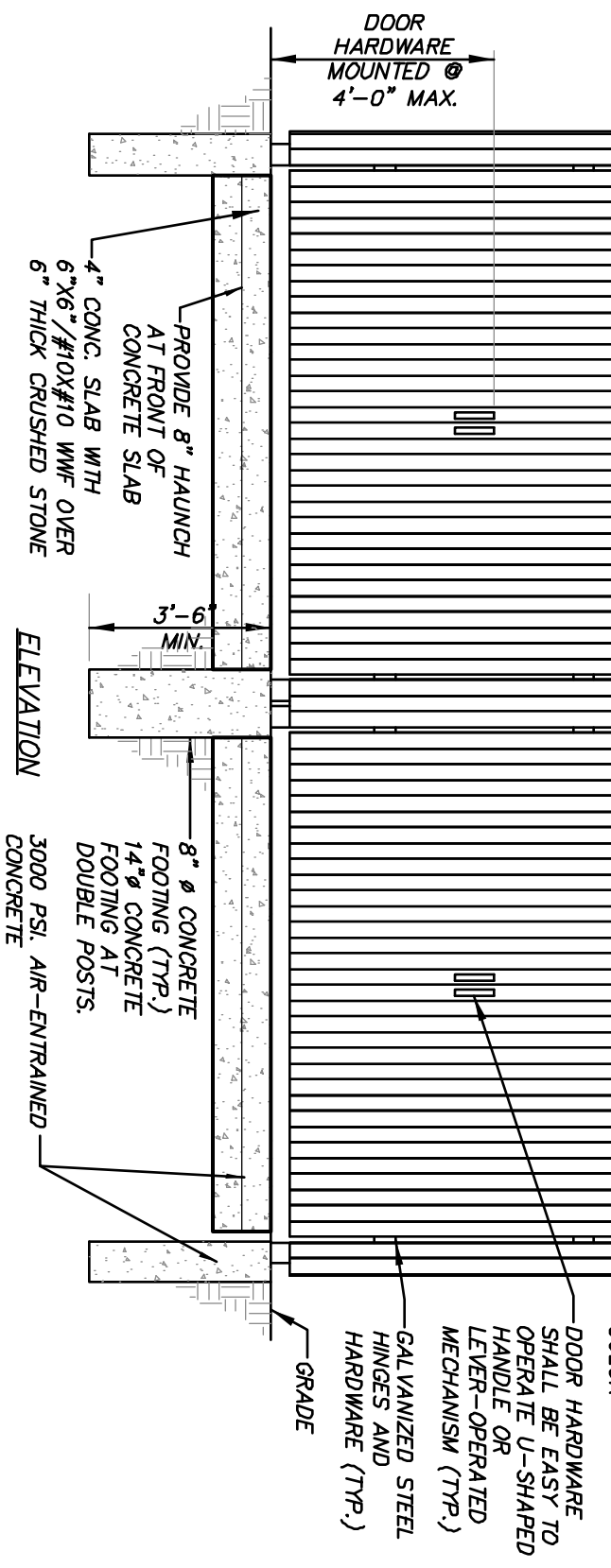
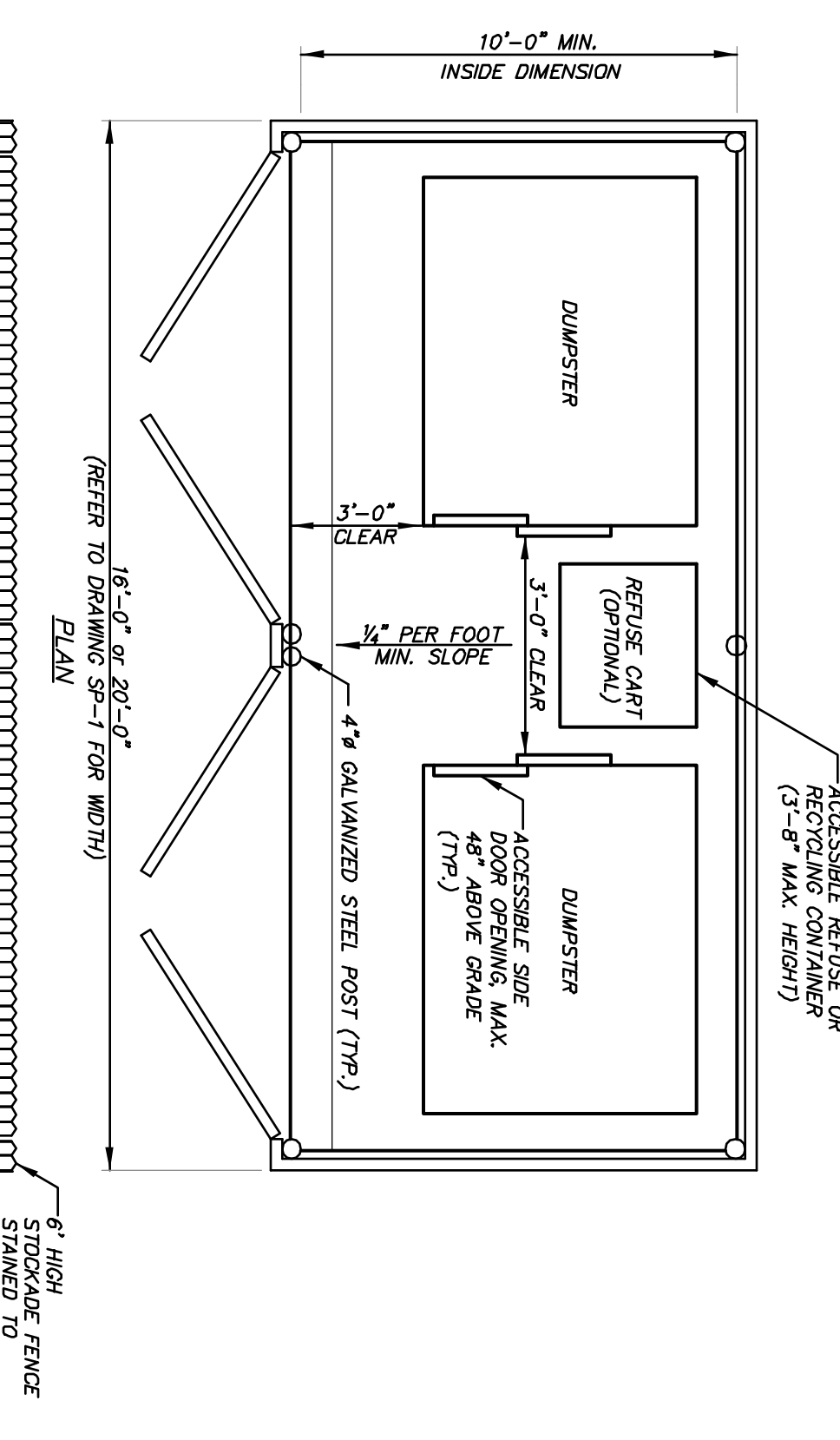
**TAPPING SLEEVE VALVE AND THRUST BLOCK DETAIL**



**SEWER SERVICE LINE TRENCH DETAIL**



**WATER SERVICE LINE TRENCH DETAIL**



**GENERAL NOTES:**  
 1. REFUSE HAULER PRIOR TO INSTALLATION OF REFUSE ENCLOSURE FOR FINAL DIMENSIONS.  
 2. ALL HARDWARE UTILIZED TO ATTACH WOOD FENCE TO POSTS SHALL BE GALVANIZED STEEL.  
 3. ACCESSIBILITY NOTES:  
 1. VERTICAL CHANGE IN LEVEL BETWEEN FINISHED GRADE OF CONCRETE PAD FOR DUMPSTER ENCLOSURE AND ADJACENT PAVEMENT AT GATE OPENINGS SHALL NOT EXCEED 1/4", 1/4" TO 1/2" VERTICAL CHANGE SHALL BE BEVELED WITH A SLOPE NOT STEEPER THAN 24:1.  
 4. GATES DESIGNED FOR ACCESSIBLE ENTRY AND DUMPSTER ENCLOSURE SHALL BE MAINTAINED TO BE RELATIVELY FREE SWINGING AND FIRST TO OPEN AND CLOSE.  
 5. SHOULD INDIVIDUAL GATE BE DESIGNATED FOR ACCESSIBLE ENTRY, IT SHALL BE LABELLED AS SUCH.  
 6. A 36" MINIMUM CLEAR DISTANCE SHALL BE MAINTAINED BETWEEN DUMPSTERS AND IN ENCLOSURE TO SEE ACCESS ROOMS TO DUMPSTERS AND/OR REFUSE CHARTS.  
 7. ACCESSIBLE REFUSE CONTAINERS SHALL BE PROVIDED - TRASH CHARTS, REFUSE CHARTS AND/OR DUMPSTERS WITH ACCESSIBLE SIDE OPENINGS.

**DUMPSTER ENCLOSURE DETAIL**

NO.	DATE	REVISIONS	BY
1	1-31-17	REVISIONS FOR PLANNING BOARD SUBMISSION	MEU
2	3-28-17	REVISIONS PER CITY CONSULTANT COMMENTS	CIO
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7	8-29-17	REVISIONS PER CITY CONSULTANT COMMENTS	ZUP

**PROJECT:** WEST END LOFTS  
 3 Garrett Place  
 New York, NY 10014  
 (646) 225-8990  
 (646) 225-9177 fax  
 www.halc.com

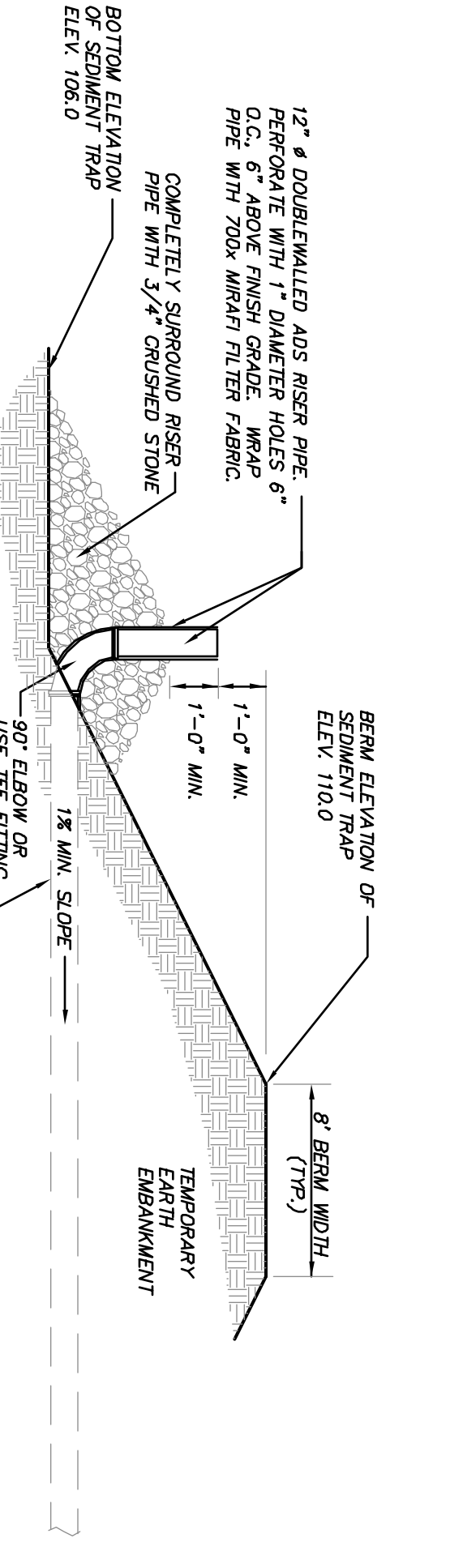
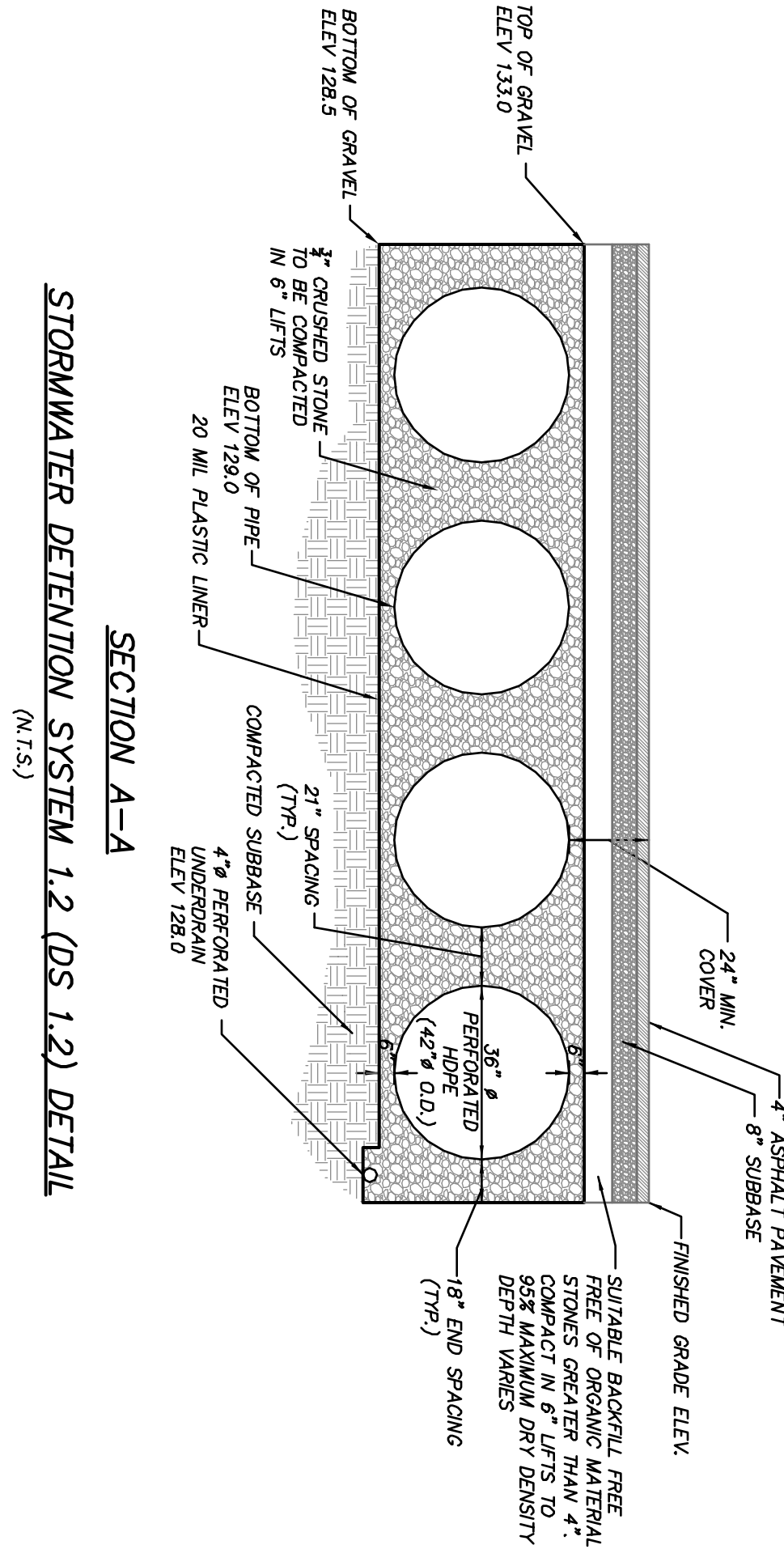
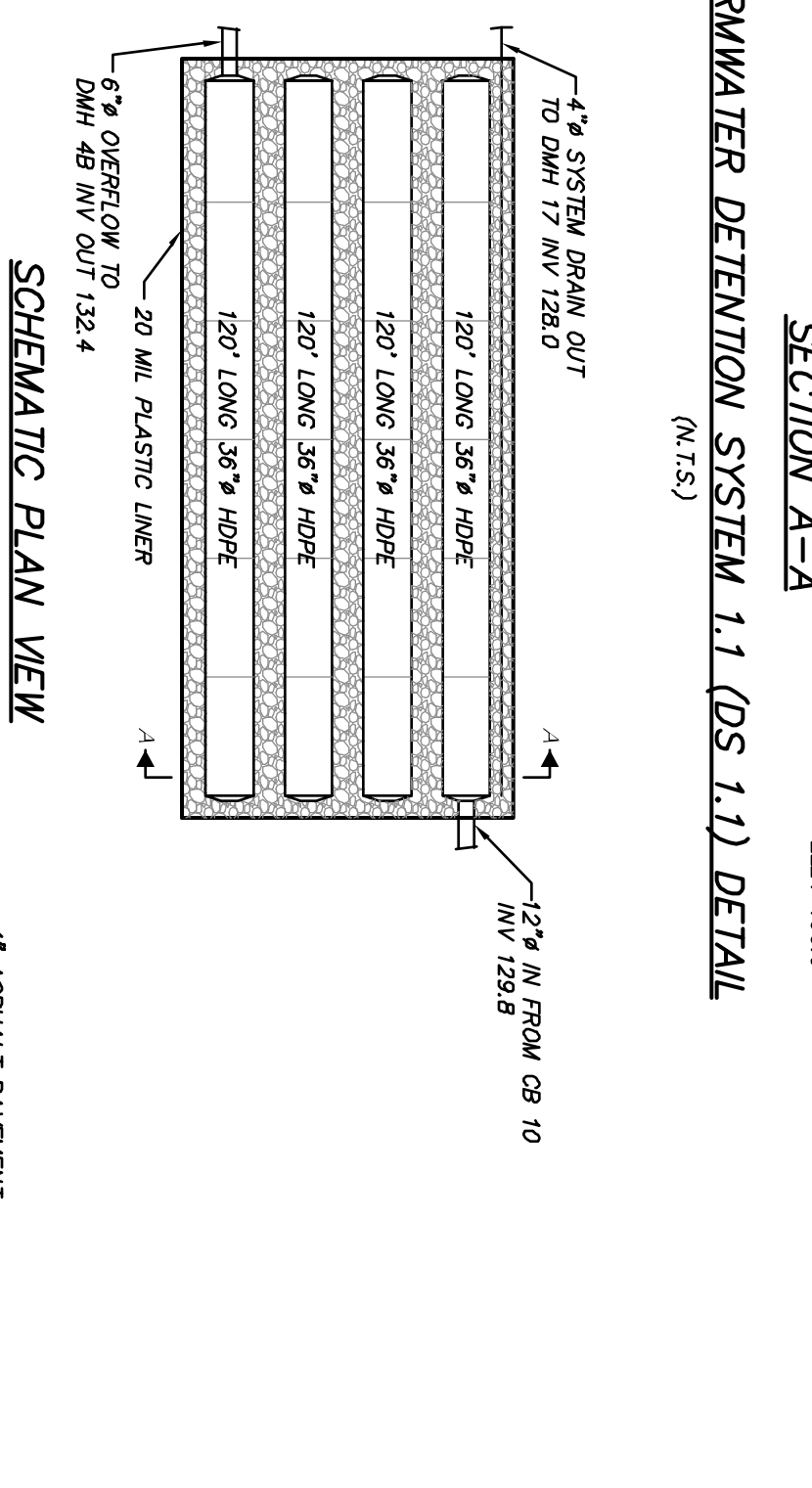
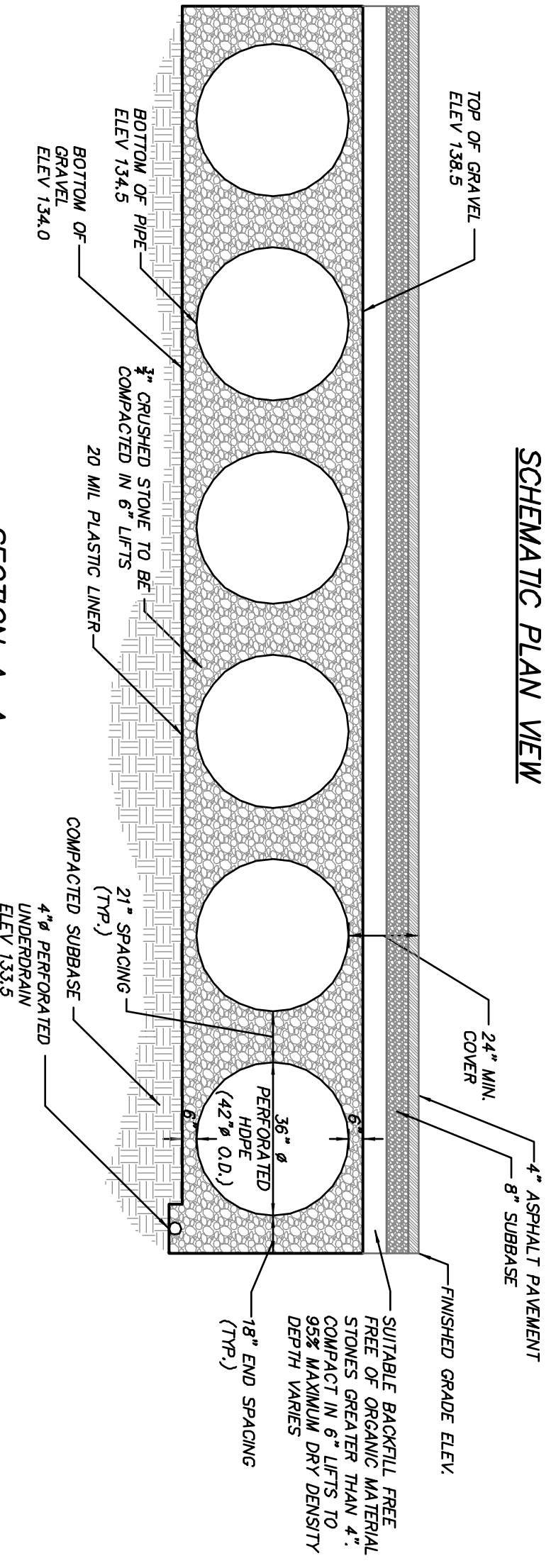
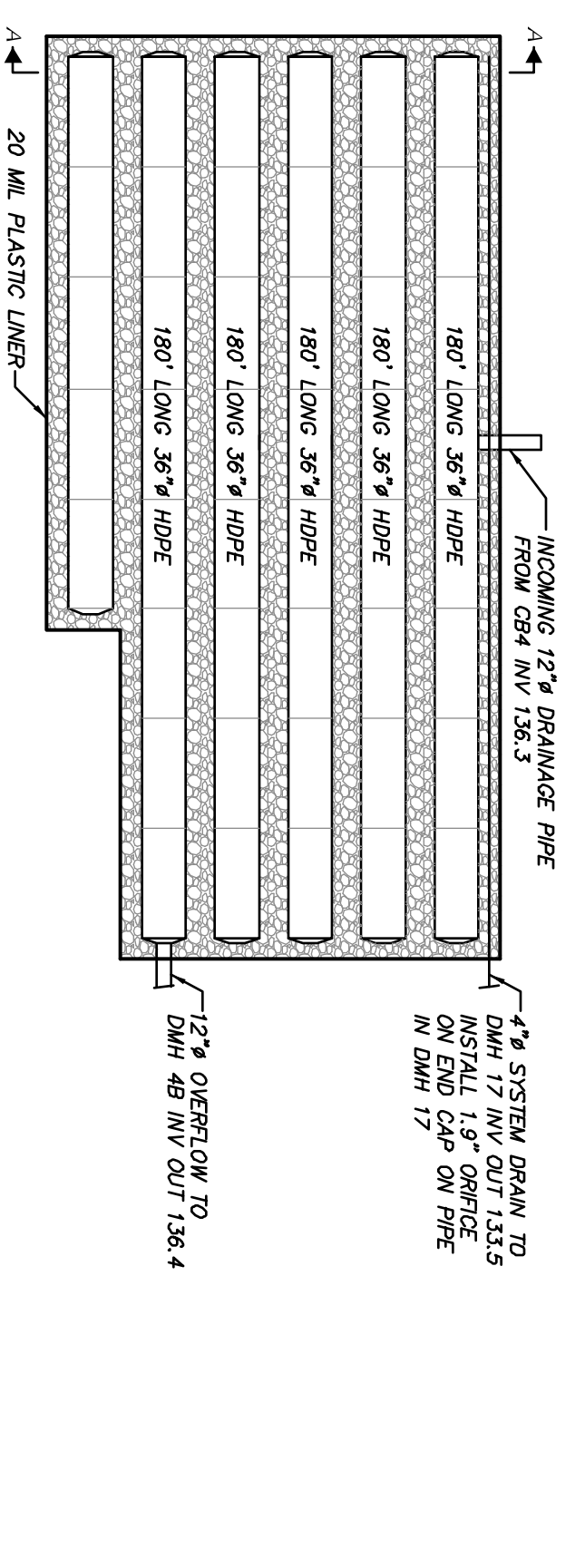
**PROJECT:** WEST END LOFTS  
 16226, 100  
 PROJECT MANAGER  
 DATE: 10-25-16  
 DRAWN BY: C.T.O.  
 SCALE: AS SHOWN BY CHECKED

**DETAILS**

DRAWING NO. D-4  
 SHEET 13 OF 14

ALTERATION OF THIS DOCUMENT, UNLESS UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, IS A VIOLATION OF SECTION 7209 OF ARTICLE 174 OF THE EDUCATION LAW.

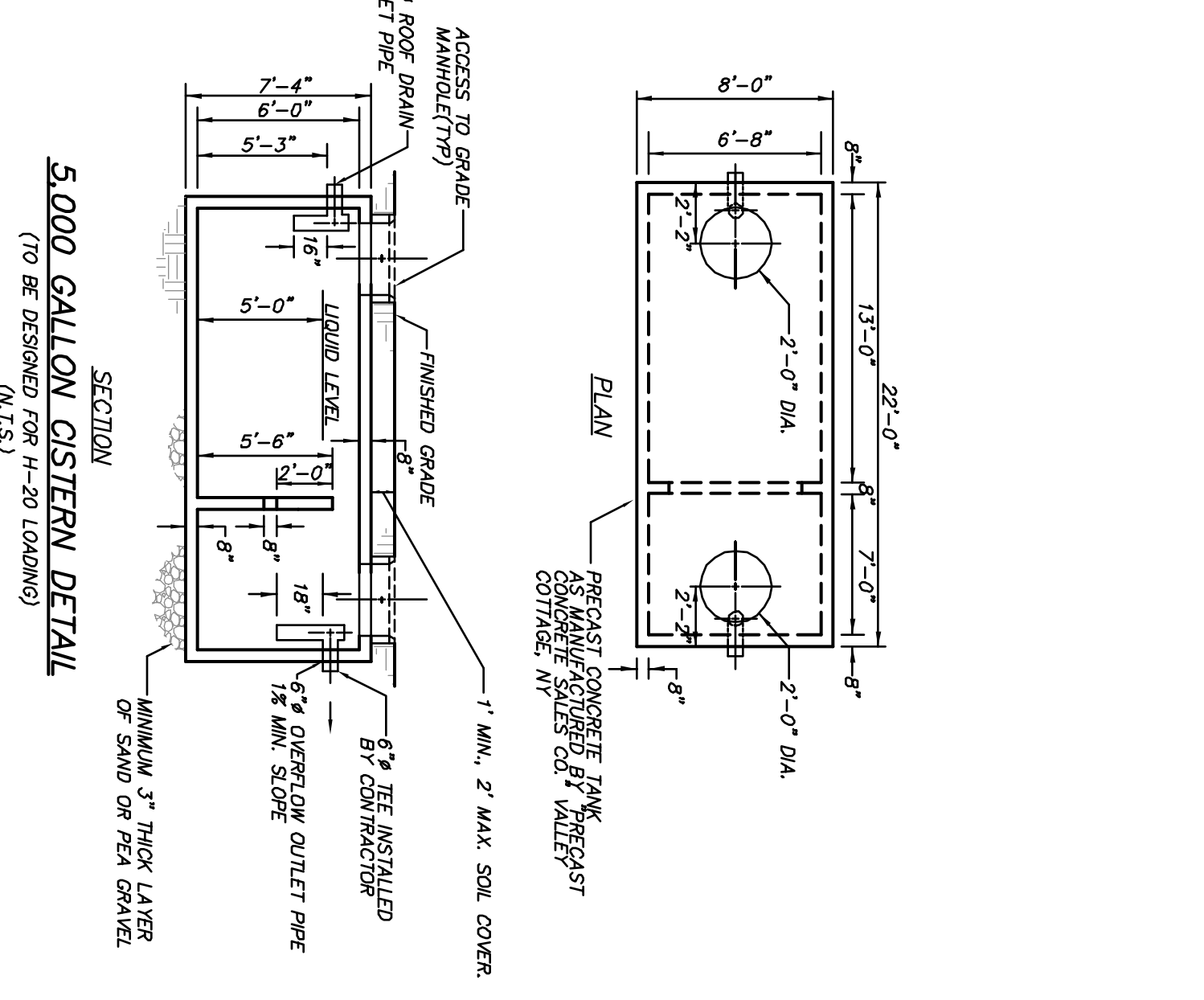




NOTE:  
1. THE PERMANENT DRY SWALE IS NOT INSTALLED UNTIL ALL PHASES OF CONSTRUCTION ARE COMPLETE.  
2. THE PERMANENT DRY SWALE IS TO BE INSTALLED IN ACCORDANCE WITH THE DETAIL REVISIONS THE MAINS OF INSTALLATION AND CONVERSION TO DRY SWALE.

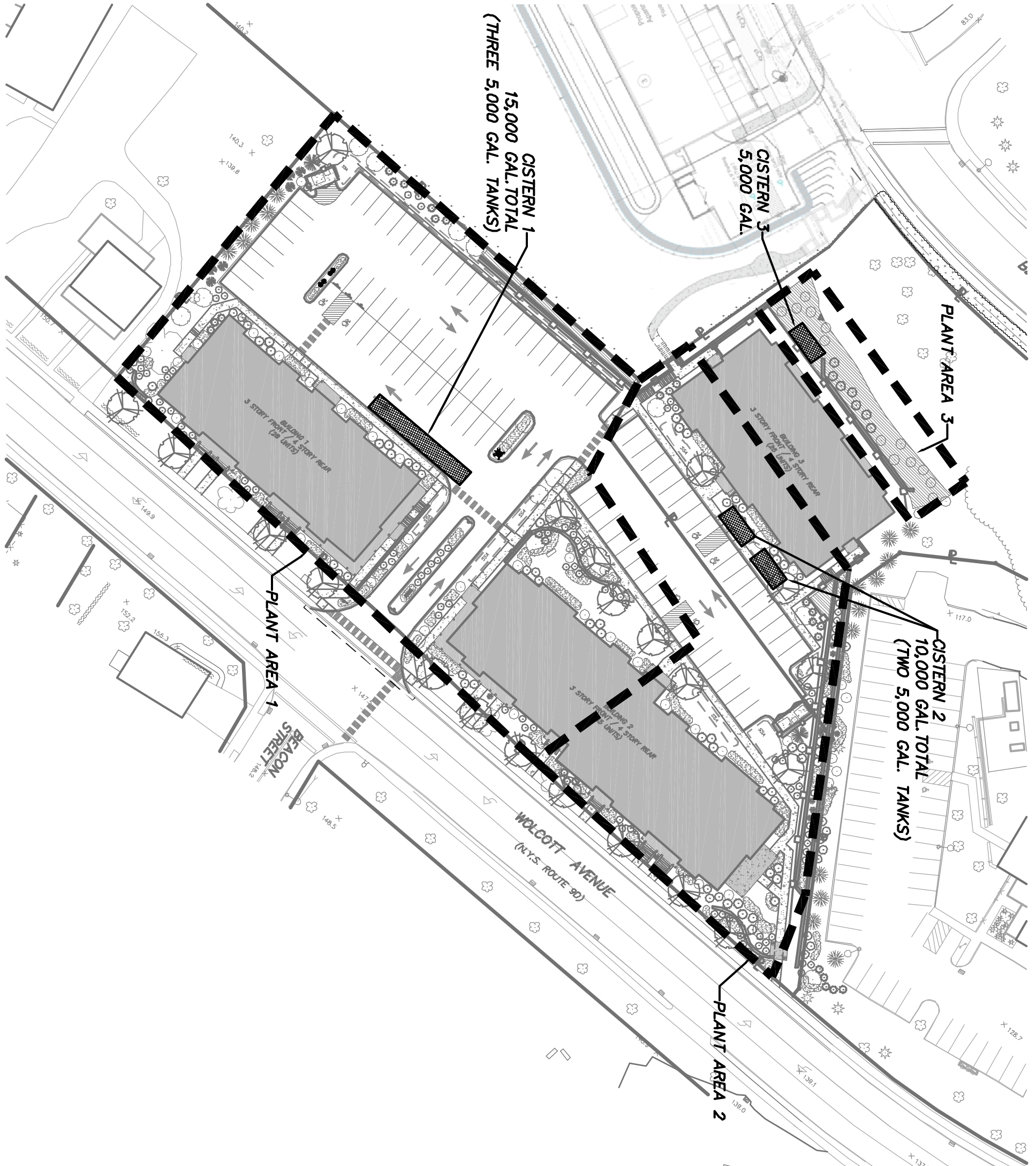
TEMPORARY SEDIMENT TRAP RISER DETAIL (N.T.S.)

ALTERNATION OF THIS DOCUMENT, UNLESS UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, IS A VIOLATION OF SECTION 7209 OF ARTICLE 145 OF THE EDUCATION LAW.

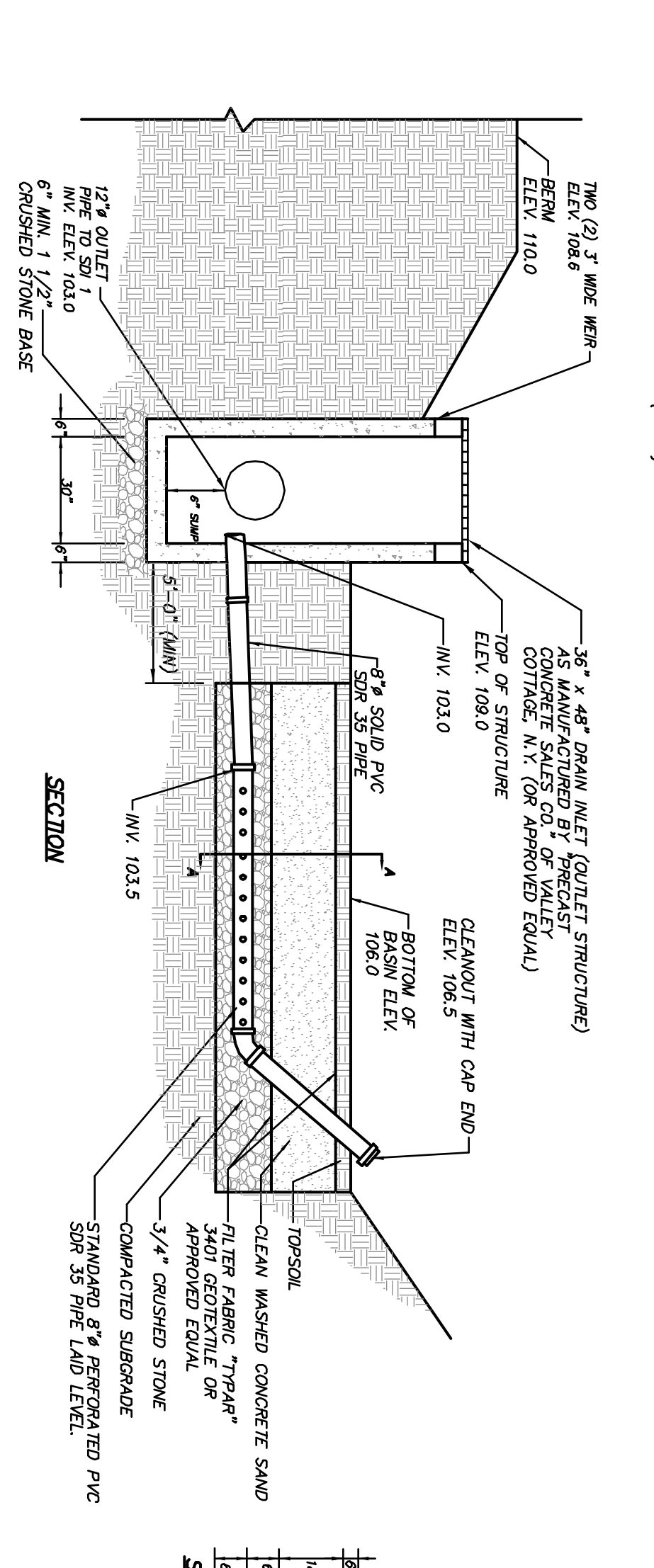
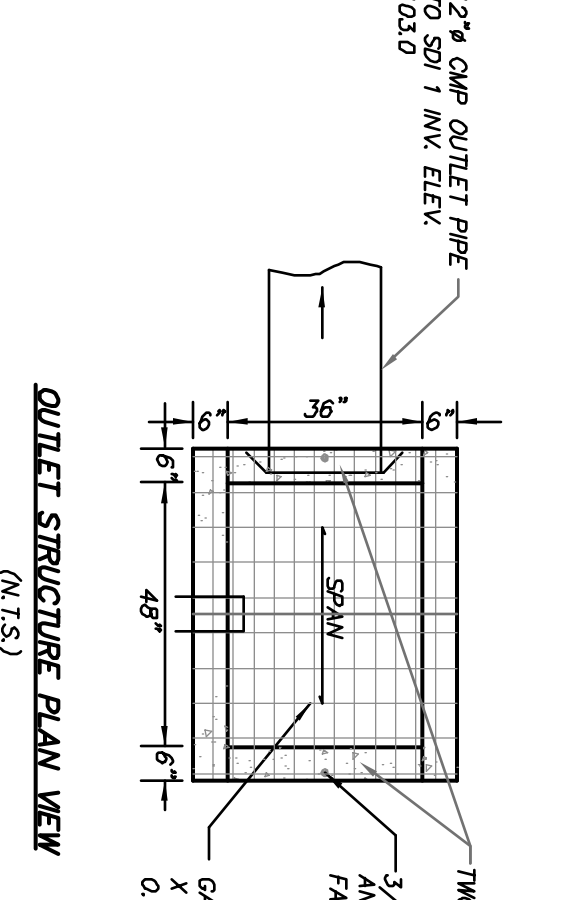


5,000 GALLON CISTERN DETAIL (TO BE DESIGNED FOR H-20 LOADING) (N.T.S.)

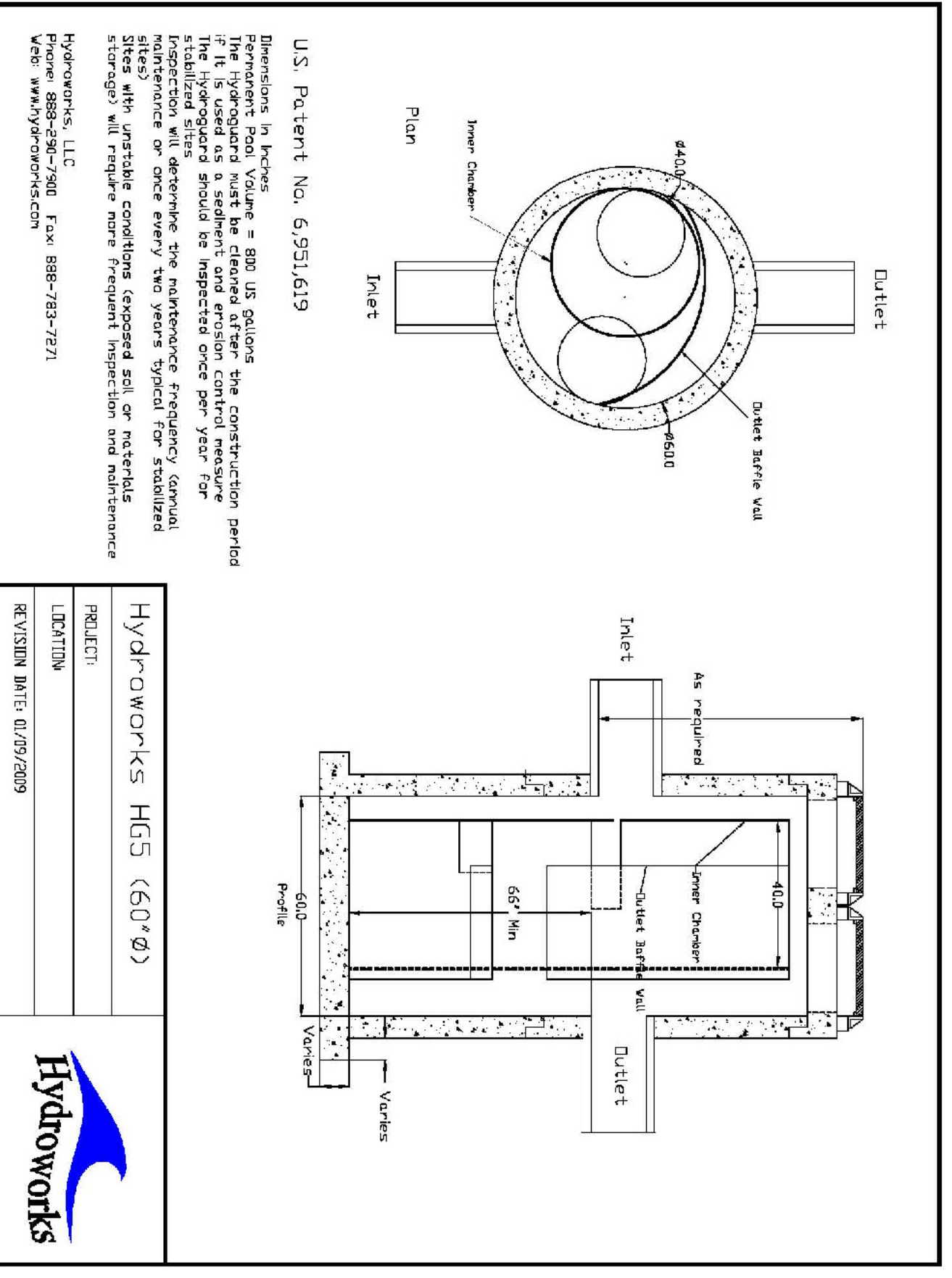
- IRRIGATION SYSTEM NOTES:**
- Three (3) cistern systems are proposed to capture roof runoff from the proposed future storm events and to prevent the stored runoff from becoming stagnant.
  - System 1 shall be installed with a pump and distribution piping capable of servicing Planting Area 1 as shown herein. Final design of the irrigation system by irrigation contractor.
  - System 2 shall be installed with a pump and distribution piping capable of servicing Planting Area 2 as shown herein. Final design of the irrigation system by irrigation contractor.
  - System 3 shall be installed with a pump and distribution piping capable of servicing Planting Area 3 as shown herein. Final design of the irrigation system by irrigation contractor.
  - Irrigation distribution and piping shall be installed prior to the installation of finished asphalt and concrete surfaces.
  - Irrigation contractor to provide as-built of system to City of Beacon Building Department.



IRRIGATION SCHEMATIC SCALE: 1"=40'



SAND FILTER 1.0P (NYSDC DESIGN F-1) OUTLET STRUCTURE (OS SF) DETAIL (N.T.S.)



HYDROGUARD HG-5 HYDRODYNAMIC SEPARATORS (HDS 5 & 10) (N.T.S.)

PROJECT:		WEST END LOFTS	
DRAWING:		DETAILS	
PROJECT NUMBER	16226.100	PROJECT MANAGER	J.L.C.
DATE	3-28-17	DRAWN BY	C.T.O.
SCALE	AS SHOWN	CHECKED BY	J.L.L.
PROJECT:		3 Garrett Place Beacon, NY 12508 (845) 225-4890 (845) 225-9177 fax www.hdsite-eng.com	
PROJECT:		ENGINEERING, SURVEYING & LANDSCAPE ARCHITECTURE, P.C.	
PROJECT:		MRCOTT AVENUE, BEACON, NEW YORK 12508	
PROJECT:		REVISIONS PER CITY CONSULTANT COMMENTS	
NO.	DATE	REVISIONS PER CITY CONSULTANT COMMENTS	BY
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2	5-30-17	REVISIONS PER CITY CONSULTANT COMMENTS	C.T.O.
3	6-27-17	REVISIONS PER CITY CONSULTANT COMMENTS	A.L.
4	7-25-17	REVISIONS PER CITY CONSULTANT COMMENTS	E.G.
5	8-29-17	REVISIONS PER CITY CONSULTANT COMMENTS	Z.H.P.

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