REVISIONS:			
NO.	DATE	DESCRIPTION	BY
1	02/28/17	REVISE PER PLANNING BOARD COMMENTS	AJS
2	03/28/17	REVISE PER PLANNING BOARD COMMENTS	AJS
3	04/25/17	REVISE PER PLANNING BOARD COMMENTS	AJS
4	05/30/17	NO CHANGE	AJS
5	07/25/17	NO CHANGE	AJS
6	08/29/17	NO CHANGE	AJS
7	09/26/17	NO CHANGE	AJS
8	10/31/17	REVISE PER PLANNING BOARD COMMENTS	AJS
9	11/28/17	REVISE PER PLANNING BOARD COMMENTS	AJS

APPROVED BY RESOLUTION OF THE PLANNING BOARD OF THE CITY OF BEACON, NEW YORK, ON THE

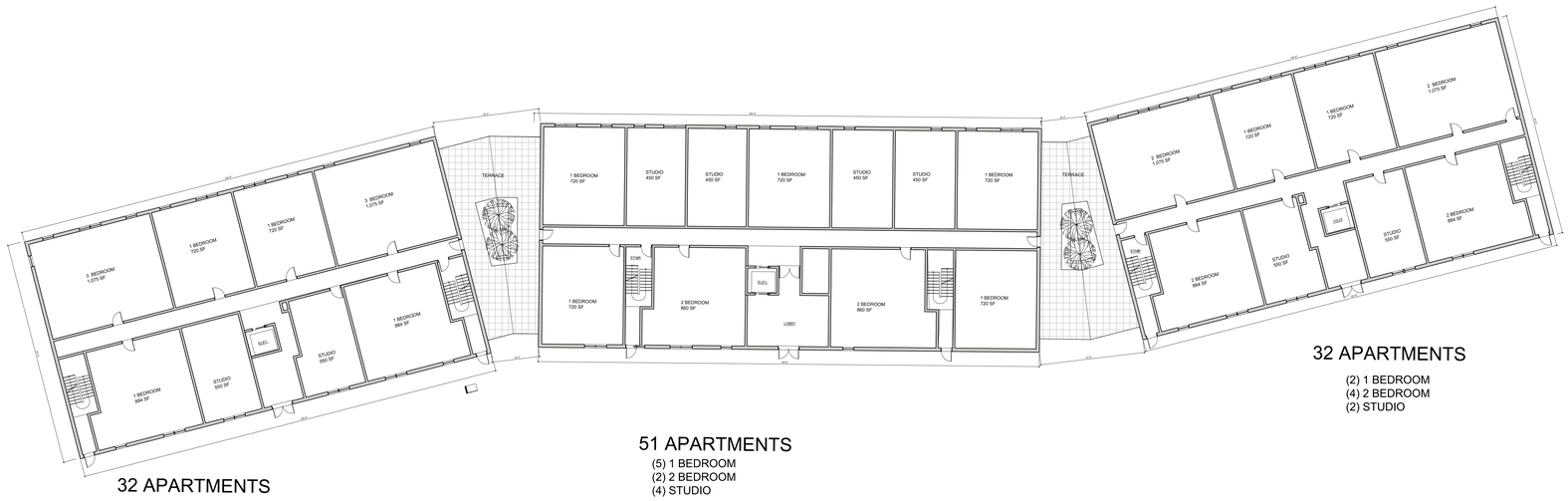
_____ DAY OF _____, 20____, SUBJECT TO ALL REQUIREMENTS AND CONDITIONS OF SAID RESOLUTION. ANY CHANGE, ERASURE, MODIFICATION OR REVISION OF THIS PLAT, AS APPROVED, SHALL VOID THIS APPROVAL.

SIGNED THIS _____ DAY OF _____, 20____, BY

_____ CHAIRMAN

_____ SECRETARY

IN ABSENCE OF THE CHAIRMAN OR SECRETARY, THE ACTING CHAIRMAN OR ACTING SECRETARY RESPECTIVELY MAY SIGN IN THIS PLACE.



32 APARTMENTS

(4) 1 BEDROOM
(2) 3 BEDROOM
(2) STUDIO

8 apartments
x 4 floors
= 32 apartments

51 APARTMENTS

(5) 1 BEDROOM
(2) 2 BEDROOM
(4) STUDIO

(2) 2 BEDROOM
(4) 1 BEDROOM
(1) STUDIO

11 apartments
x 4 floors
= 44 apartments + 7 apartments (5th floor) = 51 apartments total

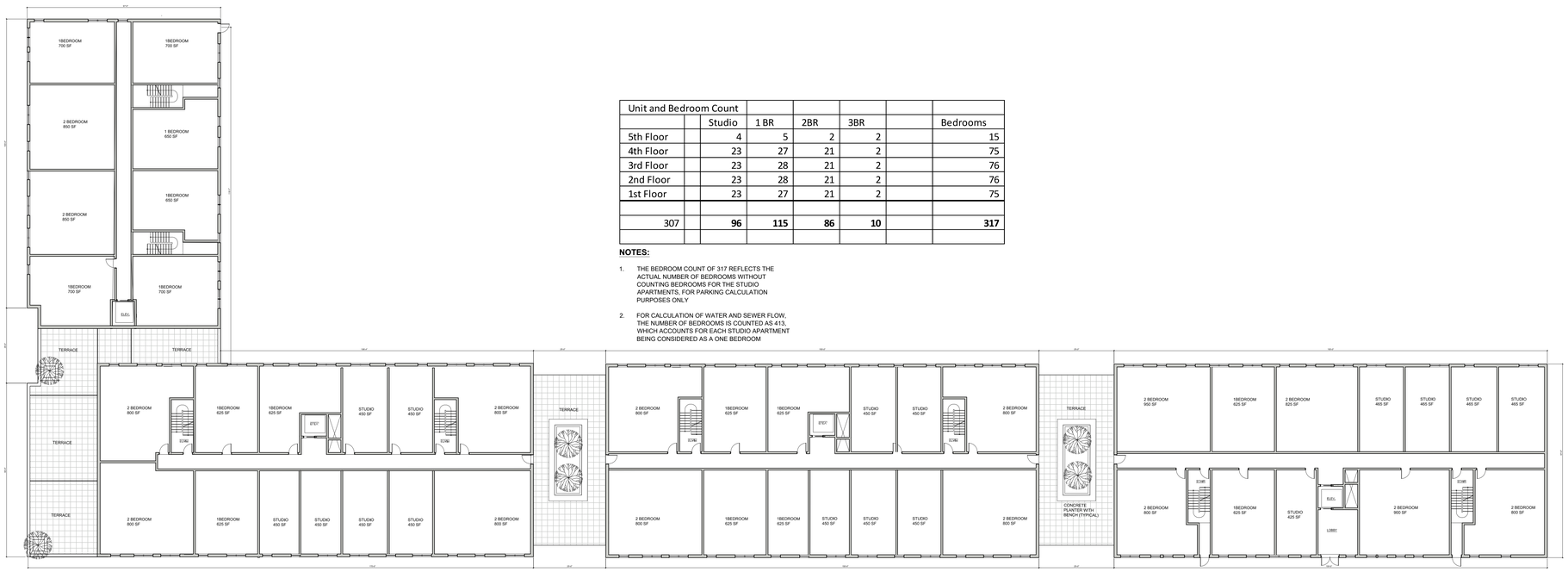
32 APARTMENTS

(2) 1 BEDROOM
(4) 2 BEDROOM
(2) STUDIO

32 APARTMENTS

(6) 1 BEDROOM
(2) 2 BEDROOM

8 apartments
x 4 floors
= 32 apartments



Unit and Bedroom Count						
		Studio	1 BR	2BR	3BR	Bedrooms
5th Floor		4	5	2	2	15
4th Floor		23	27	21	2	75
3rd Floor		23	28	21	2	76
2nd Floor		23	28	21	2	76
1st Floor		23	27	21	2	75
307		**96**	**115**	**86**	**10**	**317**

NOTES:

1. THE BEDROOM COUNT OF 317 REFLECTS THE ACTUAL NUMBER OF BEDROOMS WITHOUT COUNTING BEDROOMS FOR THE STUDIO APARTMENTS, FOR PARKING CALCULATION PURPOSES ONLY
2. FOR CALCULATION OF WATER AND SEWER FLOW, THE NUMBER OF BEDROOMS IS COUNTED AS 413, WHICH ACCOUNTS FOR EACH STUDIO APARTMENT BEING CONSIDERED AS A ONE BEDROOM

Typical Floor Plan Diagram

Scale: $\frac{1}{16}$" = 1'-0"

59 APARTMENTS

(4) 1 BEDROOM
(4) 2 BEDROOM
(5) STUDIOS

5TH FLOOR
(3) 2 BEDROOM
(1) 1 BEDROOM
(3) STUDIOS

12 apartments
x 4 floors
= 52 apartments + 7 apartments (5th Floor) = 59 apartments total

NOTE: INTERIOR FLOOR PLANS ARE NOT PART OF THIS APPLICATION, AND ARE INCLUDED FOR ILLUSTRATION PURPOSES AND TO DEMONSTRATE THE TOTAL NUMBER OF UNITS AND BEDROOMS PROPOSED. THE FLOOR PLANS ARE SUBJECT TO CHANGE, HOWEVER THE FINAL COUNT WILL NOT EXCEED THE APPROVED NUMBER OF UNITS AND BEDROOMS, WINDOW LOCATIONS MAY CHANGE TO CORRESPOND TO FINAL APARTMENT PLAN LAYOUTS

52 APARTMENTS

(4) 1 BEDROOM X 4 FLOORS = 16 1BR
(4) 2 BEDROOM X 4 FLOORS = 24 2BR
(5) STUDIOS

13 apartments
x 4 floors
= 52 apartments

48 APARTMENTS

(2) 1 BEDROOM
(5) 2 BEDROOM
(5) STUDIO

12 apartments
x 4 floors
= 48 apartments

Typical Floor Plan

Sheet 6 of 15

Edgewater
Beacon, New York
Scale: $\frac{1}{16}$" = 1'-0"
January 31, 2017

Owner:
Scenic Beacon Developments, LLC
25 East Main Street
Beacon, NY 12508

Architect:
Aryeh Siegel, Architect
514 Main Street
Beacon, New York 12508

Site / Civil Engineer:
Hudson Land Design
174 Main Street
Beacon, New York 12508

Surveyor:
TEC Land Surveying, P.C.
15C Tioronda Avenue
Beacon, New York 12508

Landscape Designer:
Landscape Restorations
P.O. Box 286
Beacon, New York 12508