

Beacon Lofts



ARYEH SIEGEL
ARCHITECT



Beacon, New York



View



View

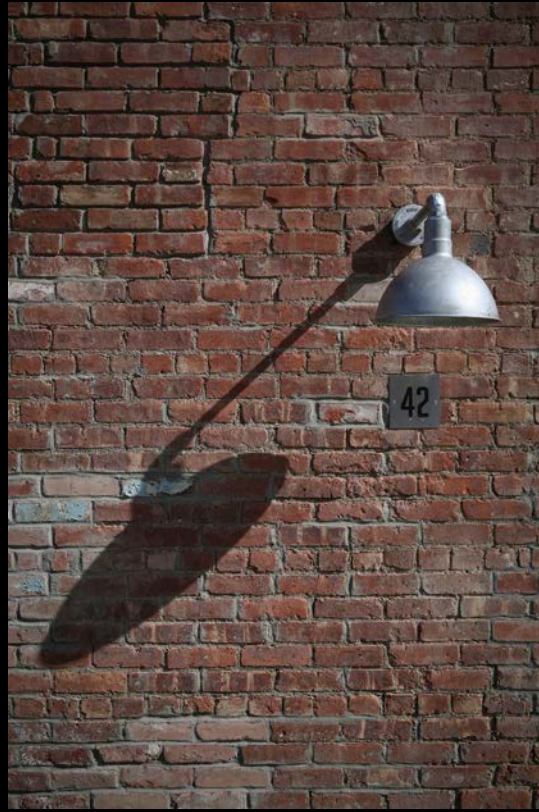


View









THIS IS A PRELIMINARY SITE PLAN. IT IS SUBJECT TO THE APPROVAL OF THE PLANNING BOARD AND THE BOARD OF ZONING APPEALS. THE PLANNING BOARD AND THE BOARD OF ZONING APPEALS MAY REQUIRE CHANGES TO THIS SITE PLAN BEFORE IT IS APPROVED.

Zoning Regulations Table

SECTION	SECTION NO.	SECTION TITLE	SECTION NO.	SECTION TITLE	SECTION NO.	SECTION TITLE	SECTION NO.	SECTION TITLE	SECTION NO.	SECTION TITLE
1.1	1.1	1.1	1.1	1.1	1.1	1.1	1.1	1.1	1.1	1.1

NOTES

1. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF BEACON.
2. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE STATE OF NEW YORK.
3. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE FEDERAL GOVERNMENT.

LEGEND

HATCHING LEGEND

- CONCRETE SIDEWALK
- ASPHALT DRIVEWAY
- CONCRETE PAVING
- STONE CURB PAVING
- GRASS
- PERMEABLE PAVING
- PERMEABLE PAVING WITH CURB

BUILDING HATCH LEGEND

- EXISTING BUILDING FOOTPRINT
- NEW CONSTRUCTION
- REMOVAL OF EXISTING BUILDING

INDEX OF DRAWINGS

NO.	DATE	REVISIONS	BY
1	03/20/13	REVISED FOR PLANNING BOARD COMMENTS	AJR
2	03/20/13	REVISED FOR PLANNING BOARD COMMENTS	AJR
3	03/20/13	REVISED FOR PLANNING BOARD COMMENTS	AJR
4	03/20/13	REVISED FOR PLANNING BOARD COMMENTS	AJR
5	03/20/13	REVISED FOR PLANNING BOARD COMMENTS	AJR
6	03/20/13	REVISED FOR PLANNING BOARD COMMENTS	AJR
7	03/20/13	REVISED FOR PLANNING BOARD COMMENTS	AJR
8	03/20/13	REVISED FOR PLANNING BOARD COMMENTS	AJR
9	03/20/13	REVISED FOR PLANNING BOARD COMMENTS	AJR
10	03/20/13	REVISED FOR PLANNING BOARD COMMENTS	AJR
11	03/20/13	REVISED FOR PLANNING BOARD COMMENTS	AJR
12	03/20/13	REVISED FOR PLANNING BOARD COMMENTS	AJR
13	03/20/13	REVISED FOR PLANNING BOARD COMMENTS	AJR
14	03/20/13	REVISED FOR PLANNING BOARD COMMENTS	AJR
15	03/20/13	REVISED FOR PLANNING BOARD COMMENTS	AJR

Site Plan

Scale: 1" = 30'

Greenway Trail Bench

Scale: 1" = 10'

Site Plan

Scale: 1" = 30'

Site Plan

Scale: 1" = 30'

Site Plan

Scale: 1" = 30'

Site Plan

Scale: 1" = 30'

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Site Plan

Scale: 1" = 30'

Site Plan

Scale: 1" = 30'

Site Plan

Scale: 1" = 30'

Previously Approved Site Plan

NOTE: ALL EXTERIOR LIGHTING ON THE SITE SHALL BE DIRECTED AND/OR SHIELDED SO AS NOT TO CAUSE ANY OBSTRUCTION OR BE OBSERVABLE FROM NEIGHBORING STREETS AND PROPERTIES. THE SOURCE DIRECTION OF EXTERIOR LIGHTING SHALL NOT BE VISIBLE FROM NEIGHBORING STREETS AND PROPERTIES. PHOTOMETRIC DIAGRAMS ARE SHOWN WITH SHIELDED CONDITIONS.

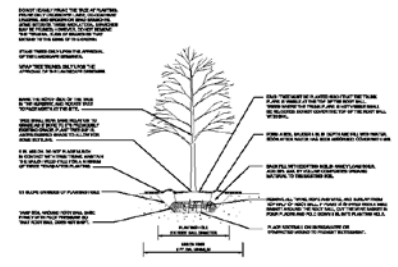


POLE MOUNTED LIGHT (E-1A)
SHIELDED TYPE PENDANT POLE MOUNTED LIGHT WITH SLANTED DOWN 30° TO SIDE. MAXIMUM BEAM SPREAD SHALL BE 100°. BEAM SPREAD SHALL BE CONTROLLABLE BY DIMMER SWITCH. PHOTOMETRIC DATA: F8027 - 4000K - 100 WATT

WALL MOUNTED LIGHT (E-3)
SHIELDED TYPE PENDANT POLE MOUNTED LIGHT WITH SLANTED DOWN 30° TO SIDE. MAXIMUM BEAM SPREAD SHALL BE 100°. BEAM SPREAD SHALL BE CONTROLLABLE BY DIMMER SWITCH. PHOTOMETRIC DATA: F8027 - 4000K - 100 WATT

POLE MOUNTED LIGHT (E-1B)
SHIELDED TYPE PENDANT POLE MOUNTED LIGHT WITH SLANTED DOWN 30° TO SIDE. MAXIMUM BEAM SPREAD SHALL BE 100°. BEAM SPREAD SHALL BE CONTROLLABLE BY DIMMER SWITCH. PHOTOMETRIC DATA: F8027 - 4000K - 100 WATT

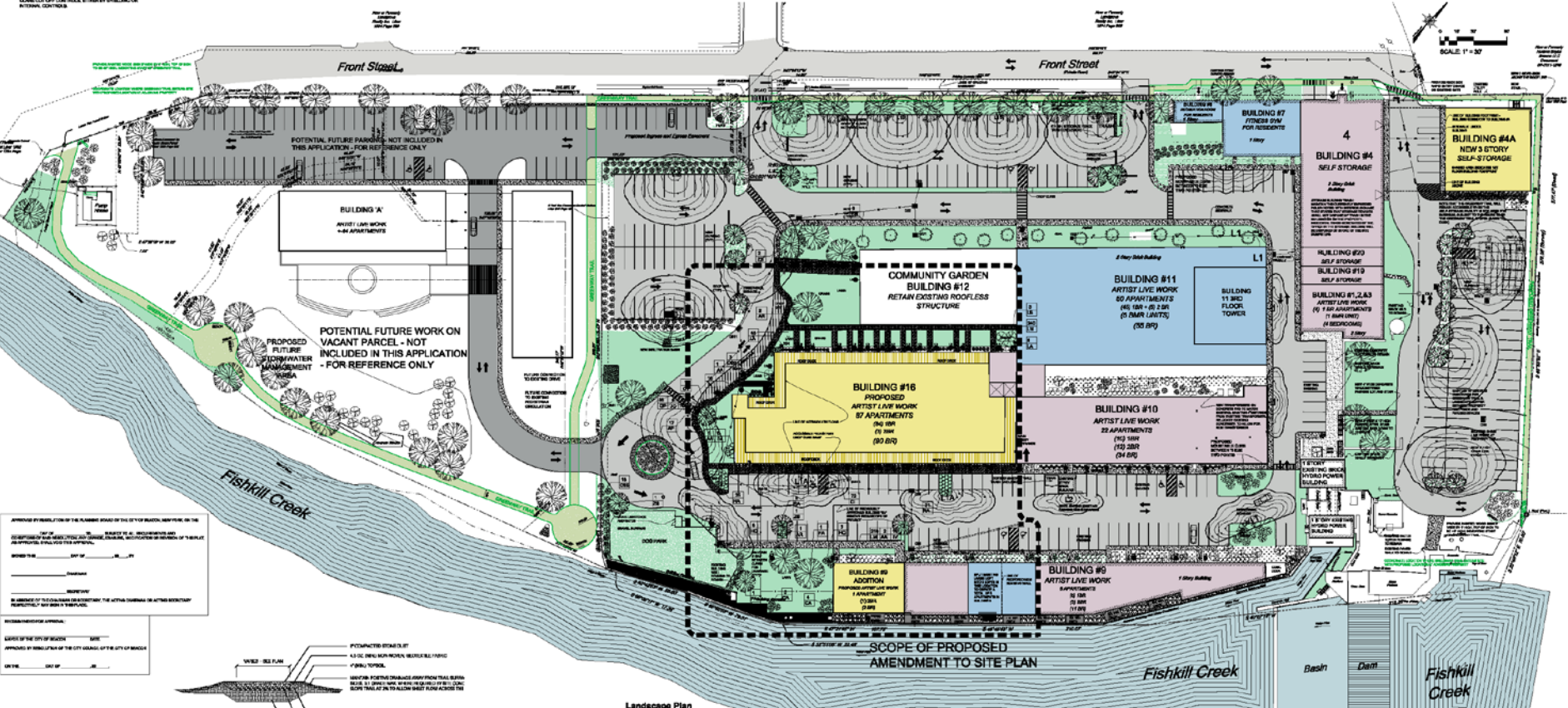
NOTE THAT THE PARKING LOT LIGHTING SHOWS A RECONFIGURATION OF THE PREVIOUSLY APPROVED FIXTURES. NO NEW PARKING LOT FIXTURES ARE PROPOSED. NEW HOUSE LIGHTING (L3) IS SHOWN AT BUILDING 16 AND THE ADDITION TO BUILDING 9. THIS MATCHES EXISTING INSTALLED LIGHTING THROUGHOUT THE PROPERTY



TREE PLANTING DETAIL
SEE THE SPEC. SHEET FOR TREE SPECIFICATIONS AND DETAILS.

KEY	SYMBOL NAME	CITY	SIZE	DEPTH	SPACING	COMMENTS
AA	AQUILA	4	12" S/P	8" S/P	SEE DRAWINGS	
AB	AMELANCHIER	4	12" S/P	8" S/P	SEE DRAWINGS	
AC	AMELANCHIER	4	12" S/P	8" S/P	SEE DRAWINGS	
AD	AMELANCHIER	4	12" S/P	8" S/P	SEE DRAWINGS	
AE	AMELANCHIER	4	12" S/P	8" S/P	SEE DRAWINGS	
AF	AMELANCHIER	4	12" S/P	8" S/P	SEE DRAWINGS	
AG	AMELANCHIER	4	12" S/P	8" S/P	SEE DRAWINGS	
AH	AMELANCHIER	4	12" S/P	8" S/P	SEE DRAWINGS	
AI	AMELANCHIER	4	12" S/P	8" S/P	SEE DRAWINGS	
AJ	AMELANCHIER	4	12" S/P	8" S/P	SEE DRAWINGS	
AK	AMELANCHIER	4	12" S/P	8" S/P	SEE DRAWINGS	
AL	AMELANCHIER	4	12" S/P	8" S/P	SEE DRAWINGS	
AM	AMELANCHIER	4	12" S/P	8" S/P	SEE DRAWINGS	
AN	AMELANCHIER	4	12" S/P	8" S/P	SEE DRAWINGS	
AO	AMELANCHIER	4	12" S/P	8" S/P	SEE DRAWINGS	
AP	AMELANCHIER	4	12" S/P	8" S/P	SEE DRAWINGS	
AQ	AMELANCHIER	4	12" S/P	8" S/P	SEE DRAWINGS	
AR	AMELANCHIER	4	12" S/P	8" S/P	SEE DRAWINGS	
AS	AMELANCHIER	4	12" S/P	8" S/P	SEE DRAWINGS	
AT	AMELANCHIER	4	12" S/P	8" S/P	SEE DRAWINGS	
AU	AMELANCHIER	4	12" S/P	8" S/P	SEE DRAWINGS	
AV	AMELANCHIER	4	12" S/P	8" S/P	SEE DRAWINGS	
AW	AMELANCHIER	4	12" S/P	8" S/P	SEE DRAWINGS	
AX	AMELANCHIER	4	12" S/P	8" S/P	SEE DRAWINGS	
AY	AMELANCHIER	4	12" S/P	8" S/P	SEE DRAWINGS	
AZ	AMELANCHIER	4	12" S/P	8" S/P	SEE DRAWINGS	

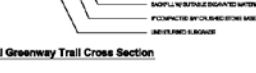
LEGEND	SYMBOL	DESCRIPTION
QUANTITY	(X)	
PLANT KEY	(S)	
PROPOSED BUSH	(B)	
PROPOSED TREE	(T)	
PROPOSED LAWN	(L)	
PROPOSED DRIVEWAY/PAVED	(P)	



APPROVED BY FINANCIAL PLAN OF THE BOARD OF THE CITY OF BEACON, NEW YORK, ON THE _____ DAY OF _____ 2017.

REVISIONS:

NO.	DATE	REVISION
1	10/27/17	REQUIRED PER PLANNING BOARD COMMENTS
2	10/30/17	REQUIRED PER PLANNING BOARD COMMENTS
3	10/31/17	REQUIRED PER PLANNING BOARD COMMENTS
4	11/01/17	REQUIRED PER PLANNING BOARD COMMENTS

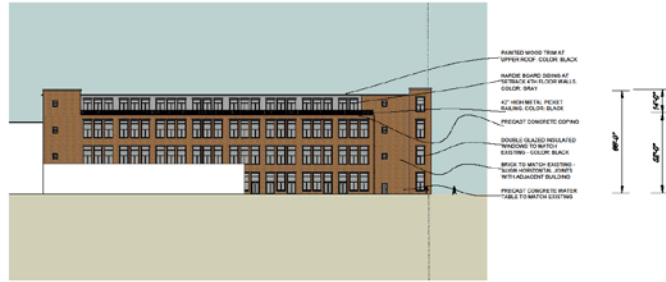


Landscape & Lighting Plan

Amendment to Special Use Permit Application
Landscape Plan & Lighting - Sheet 3 of 10



Elevation: Building 16: South
Scale: 1/4" = 1'-0"



Elevation: Building 16: West
Scale: 1/4" = 1'-0"



Elevation: Building 16: East
Scale: 1/4" = 1'-0"



View to Northeast
Scale: 1/8" = 1'-0"



Building 16: View to Northeast
Scale: 1/8" = 1'-0"



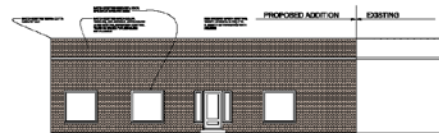
Bird's Eye View
Scale: 1/8" = 1'-0"



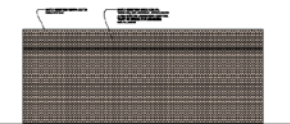
Building Elevations



Elevation: Building 9 Addition: West
Scale: 1/4" = 1'-0"



Elevation: Building 9 Addition: East
Scale: 1/4" = 1'-0"



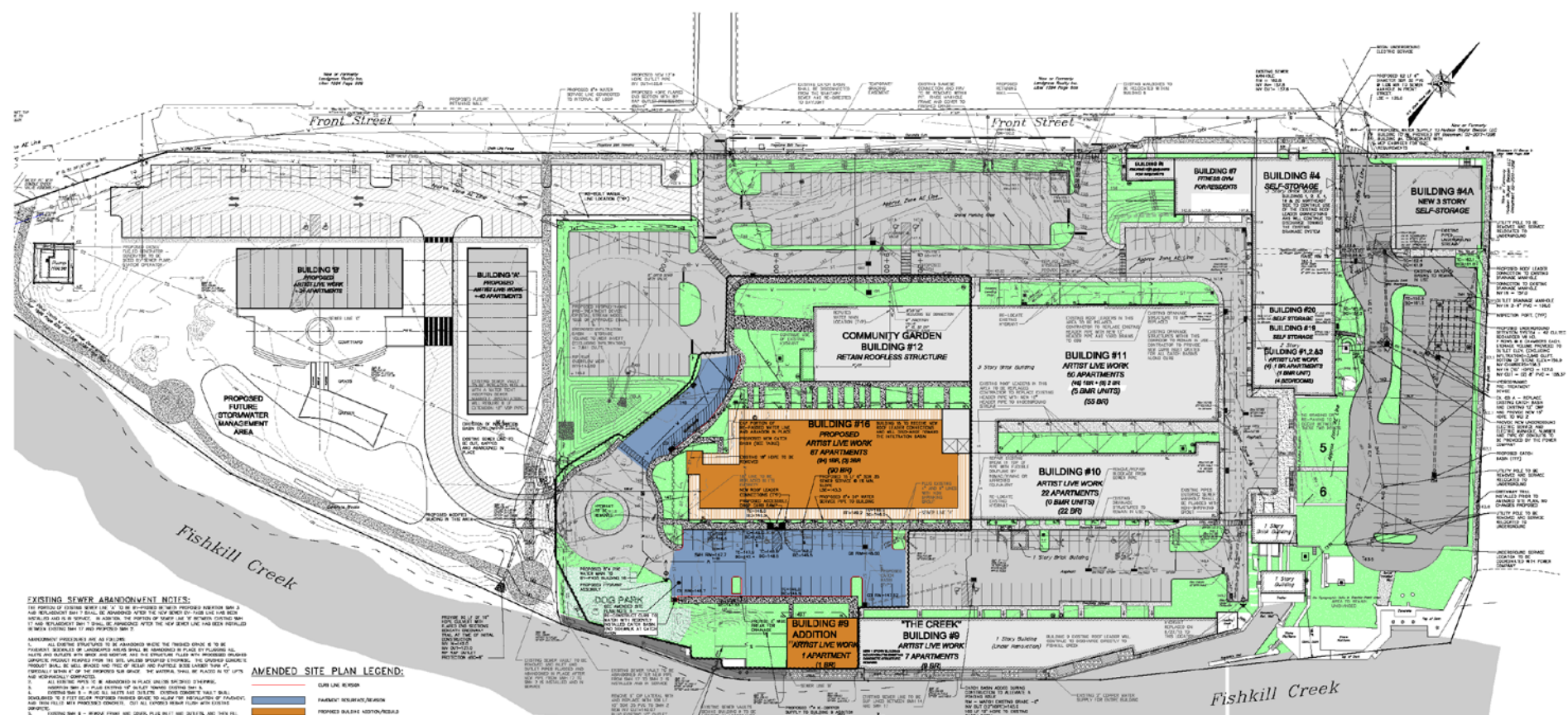
Elevation: Building 9 Addition: South
Scale: 1/4" = 1'-0"

Amendment to Special Use Permit Application Building Elevations - Sheet 5 of 10

REVISIONS:				
NO.	DATE	DESCRIPTION	BY	CHK
1		ISSUED FOR PLANNING BOARD COMMENTS		
2		ISSUED FOR PLANNING BOARD COMMENTS		

RECOMMENDED FOR APPROVAL:
 APPROVED BY THE CITY OF BEACON, NEW YORK, ON THE _____ DAY OF _____, 2017.
 APPROVED BY THE CITY OF BEACON, NEW YORK, ON THE _____ DAY OF _____, 2017.

APPROVED BY RESOLUTION OF THE PLANNING BOARD OF THE CITY OF BEACON, NEW YORK, ON THE _____ DAY OF _____, 2017.
 APPROVED BY THE BOARD OF ZONING APPEALS, BEACON, NEW YORK, ON THE _____ DAY OF _____, 2017.
 APPROVED BY THE BOARD OF ZONING APPEALS, BEACON, NEW YORK, ON THE _____ DAY OF _____, 2017.



Grading & Utility Plan

EXISTING SEWER ARRANGEMENT NOTES:

THE SPECIAL OF EXISTING SEWER LINES TO BE EXTERMINATED AND THE PROPOSED INTERIOR SANITARY AND SEWERAGE SYSTEM SHALL BE ADVANCED UPON THE CITY RECORD TO HAVE LIVE WORK AND TO BE USED AS SHOWN. IN ADDITION, THE PORTION OF EXISTING SANITARY AND SEWERAGE SYSTEMS TO BE EXTERMINATED SHALL BE SHOWN AS EXTERMINATED AND THE NEW SEWER LINE HAS BEEN REPRODUCED IN A DOTTED LINE AND IS PROPOSED SANITARY.

APPROPRIATE PROVISIONS AS AN OVERFLOW.

ALL EXISTING STRUCTURES TO BE EXTERMINATED SHALL BE EXTERMINATED AS SHOWN. ALL EXISTING STRUCTURES TO BE EXTERMINATED SHALL BE EXTERMINATED AS SHOWN. ALL EXISTING STRUCTURES TO BE EXTERMINATED SHALL BE EXTERMINATED AS SHOWN.

AMENDED SITE PLAN LEGEND:

- CURVE LINE REVISION
- EXTERMINATED STRUCTURE/FOUNDATION
- PROPOSED BUILDING FOUNDATION

AMENDED SITE PLAN NOTES:

PROPOSED SANITARY AND SEWERAGE SYSTEM SHALL BE SHOWN AS SHOWN. ALL EXISTING STRUCTURES TO BE EXTERMINATED SHALL BE EXTERMINATED AS SHOWN. ALL EXISTING STRUCTURES TO BE EXTERMINATED SHALL BE EXTERMINATED AS SHOWN.

PROPOSED SANITARY AND SEWERAGE SYSTEM SHALL BE SHOWN AS SHOWN. ALL EXISTING STRUCTURES TO BE EXTERMINATED SHALL BE EXTERMINATED AS SHOWN. ALL EXISTING STRUCTURES TO BE EXTERMINATED SHALL BE EXTERMINATED AS SHOWN.

EXISTING UNDERGROUND UTILITY NOTES:

EXISTING UNDERGROUND UTILITY NOTES: ALL EXISTING UNDERGROUND UTILITIES SHALL BE SHOWN AS SHOWN. ALL EXISTING UNDERGROUND UTILITIES SHALL BE SHOWN AS SHOWN. ALL EXISTING UNDERGROUND UTILITIES SHALL BE SHOWN AS SHOWN.

INSPECTION SCHEDULE & LONG TERM MAINTENANCE OF STORMWATER STRUCTURES AND DEVICES:

STRUCTURE/DEVICE	INSPECTION FREQUENCY	LONG TERM MAINTENANCE
STORMWATER MANAGER	ANNUALLY	INSPECTION AND MAINTENANCE AS NEEDED
STORMWATER POND	ANNUALLY	INSPECTION AND MAINTENANCE AS NEEDED
STORMWATER DRAINAGE	ANNUALLY	INSPECTION AND MAINTENANCE AS NEEDED

GENERAL CONSTRUCTION NOTES:

GENERAL CONSTRUCTION NOTES: ALL CONSTRUCTION SHALL BE SHOWN AS SHOWN. ALL CONSTRUCTION SHALL BE SHOWN AS SHOWN. ALL CONSTRUCTION SHALL BE SHOWN AS SHOWN.

POST CONSTRUCTION NOTES:

POST CONSTRUCTION NOTES: ALL POST CONSTRUCTION SHALL BE SHOWN AS SHOWN. ALL POST CONSTRUCTION SHALL BE SHOWN AS SHOWN. ALL POST CONSTRUCTION SHALL BE SHOWN AS SHOWN.

EXISTING SEWER VAULT NOTES:

EXISTING SEWER VAULT NOTES: ALL EXISTING SEWER VAULTS SHALL BE SHOWN AS SHOWN. ALL EXISTING SEWER VAULTS SHALL BE SHOWN AS SHOWN. ALL EXISTING SEWER VAULTS SHALL BE SHOWN AS SHOWN.

FLOOD ELEVATION NOTES:

FLOOD ELEVATION NOTES: ALL FLOOD ELEVATIONS SHALL BE SHOWN AS SHOWN. ALL FLOOD ELEVATIONS SHALL BE SHOWN AS SHOWN. ALL FLOOD ELEVATIONS SHALL BE SHOWN AS SHOWN.

GRADING AND UTILITY PLAN

SCALE: 1" = 30'



STRUCTURE SCHEDULE

STRUCTURE	NO.	DESCRIPTION	CONCRETE	FOUNDATION	FOUNDATION	FOUNDATION
1	1	1	1	1	1	1
2	2	2	2	2	2	2
3	3	3	3	3	3	3

EXISTING SANITARY STRUCTURE REPAIR SCHEDULE

STRUCTURE	NO.	DESCRIPTION	CONCRETE	FOUNDATION	FOUNDATION	FOUNDATION
1	1	1	1	1	1	1
2	2	2	2	2	2	2
3	3	3	3	3	3	3

STRUCTURE SCHEDULE

STRUCTURE	NO.	DESCRIPTION	CONCRETE	FOUNDATION	FOUNDATION	FOUNDATION
1	1	1	1	1	1	1
2	2	2	2	2	2	2
3	3	3	3	3	3	3

NOTES:
 1. ALL CONSTRUCTION SHALL BE SHOWN AS SHOWN.
 2. ALL CONSTRUCTION SHALL BE SHOWN AS SHOWN.
 3. ALL CONSTRUCTION SHALL BE SHOWN AS SHOWN.

RECOMMENDED FOR APPROVAL

DATE OF THE CITY OF SEAGRAM: _____ DATE
 APPROVED BY RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SEAGRAM:

ON BEHALF OF THE CITY OF SEAGRAM, NEW YORK, NY
 APPROVED BY RESOLUTION OF THE PLANNING BOARD OF THE CITY OF SEAGRAM, NEW YORK, NY

DATE OF THE CITY OF SEAGRAM: _____ DATE
 APPROVED BY RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SEAGRAM:

ON BEHALF OF THE CITY OF SEAGRAM, NEW YORK, NY
 APPROVED BY RESOLUTION OF THE PLANNING BOARD OF THE CITY OF SEAGRAM, NEW YORK, NY

DATE OF THE CITY OF SEAGRAM: _____ DATE
 APPROVED BY RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SEAGRAM:

ON BEHALF OF THE CITY OF SEAGRAM, NEW YORK, NY
 APPROVED BY RESOLUTION OF THE PLANNING BOARD OF THE CITY OF SEAGRAM, NEW YORK, NY

DATE OF THE CITY OF SEAGRAM: _____ DATE
 APPROVED BY RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SEAGRAM:

ON BEHALF OF THE CITY OF SEAGRAM, NEW YORK, NY
 APPROVED BY RESOLUTION OF THE PLANNING BOARD OF THE CITY OF SEAGRAM, NEW YORK, NY



ARYEH SIEGEL, P.E.
 ARCHITECT
 275 WEST 125TH STREET, NEW YORK, NY 10027

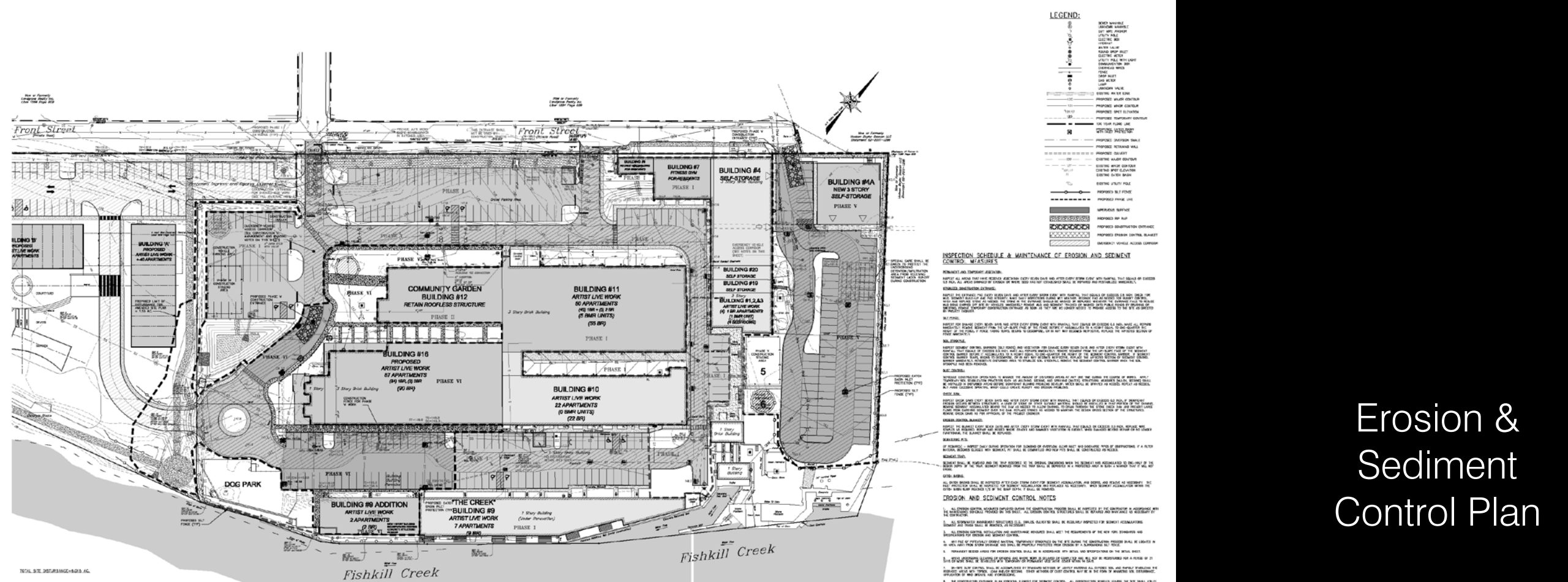
Amendment to Special Use Permit

Grading And Utility Plan

Sheet 6 of 10

Beacon HIP Lofts
 Beacon, New York
 275 West 125th Street
 Beacon, NY 10804
 July 25, 2017

Erosion & Sediment Control Plan



INSPECTION SCHEDULE & MAINTENANCE OF EROSION AND SEDIMENT CONTROL MEASURES

EROSION AND SEDIMENT CONTROL MEASURES:

1. EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO THE START OF CONSTRUCTION AND MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.

2. EROSION CONTROL MEASURES SHALL BE MAINTAINED AT ALL TIMES AND REPAIRED IMMEDIATELY UPON FAILURE.

3. EROSION CONTROL MEASURES SHALL BE REMOVED IMMEDIATELY UPON COMPLETION OF CONSTRUCTION.

4. EROSION CONTROL MEASURES SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD AND SHALL BE REPAIRED IMMEDIATELY UPON FAILURE.

5. EROSION CONTROL MEASURES SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD AND SHALL BE REPAIRED IMMEDIATELY UPON FAILURE.

6. EROSION CONTROL MEASURES SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD AND SHALL BE REPAIRED IMMEDIATELY UPON FAILURE.

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9. EROSION CONTROL MEASURES SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD AND SHALL BE REPAIRED IMMEDIATELY UPON FAILURE.

10. EROSION CONTROL MEASURES SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD AND SHALL BE REPAIRED IMMEDIATELY UPON FAILURE.

CONSTRUCTION SEQUENCING NOTES:

1. CONSTRUCTION SHALL BE SEQUENCED AS FOLLOWS:

2. CONSTRUCTION SHALL BE SEQUENCED AS FOLLOWS:

3. CONSTRUCTION SHALL BE SEQUENCED AS FOLLOWS:

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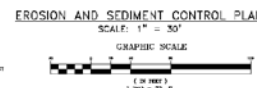
16. CONSTRUCTION SHALL BE SEQUENCED AS FOLLOWS:

17. CONSTRUCTION SHALL BE SEQUENCED AS FOLLOWS:

18. CONSTRUCTION SHALL BE SEQUENCED AS FOLLOWS:

19. CONSTRUCTION SHALL BE SEQUENCED AS FOLLOWS:

20. CONSTRUCTION SHALL BE SEQUENCED AS FOLLOWS:



AMENDED SITE PLAN NOTES:

1. THE AMENDED SITE PLAN SHALL BE SUBMITTED TO THE CITY ENGINEER FOR REVIEW AND APPROVAL.

2. THE AMENDED SITE PLAN SHALL BE SUBMITTED TO THE CITY ENGINEER FOR REVIEW AND APPROVAL.

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10. THE AMENDED SITE PLAN SHALL BE SUBMITTED TO THE CITY ENGINEER FOR REVIEW AND APPROVAL.

CONSTRUCTION MANAGEMENT AND PHASING NOTES:

1. CONSTRUCTION SHALL BE SEQUENCED AS FOLLOWS:

2. CONSTRUCTION SHALL BE SEQUENCED AS FOLLOWS:

3. CONSTRUCTION SHALL BE SEQUENCED AS FOLLOWS:

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19. CONSTRUCTION SHALL BE SEQUENCED AS FOLLOWS:

20. CONSTRUCTION SHALL BE SEQUENCED AS FOLLOWS:

SOIL RESTORATION NOTES:

1. SOIL RESTORATION SHALL BE INSTALLED IMMEDIATELY UPON COMPLETION OF CONSTRUCTION.

2. SOIL RESTORATION SHALL BE INSTALLED IMMEDIATELY UPON COMPLETION OF CONSTRUCTION.

3. SOIL RESTORATION SHALL BE INSTALLED IMMEDIATELY UPON COMPLETION OF CONSTRUCTION.

4. SOIL RESTORATION SHALL BE INSTALLED IMMEDIATELY UPON COMPLETION OF CONSTRUCTION.

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19. SOIL RESTORATION SHALL BE INSTALLED IMMEDIATELY UPON COMPLETION OF CONSTRUCTION.

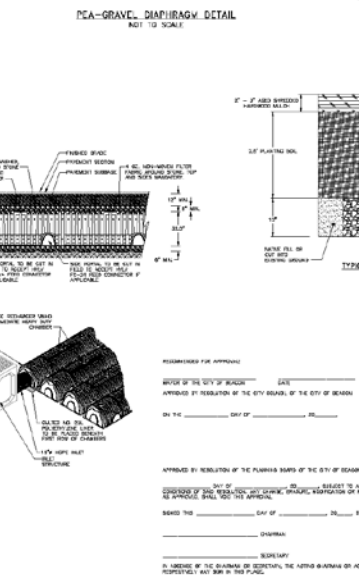
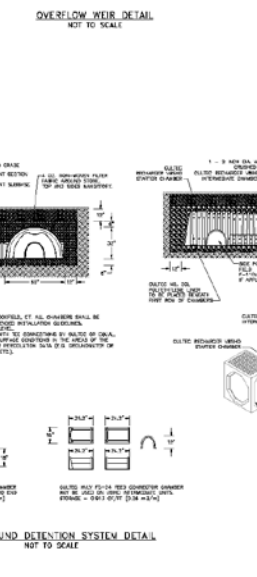
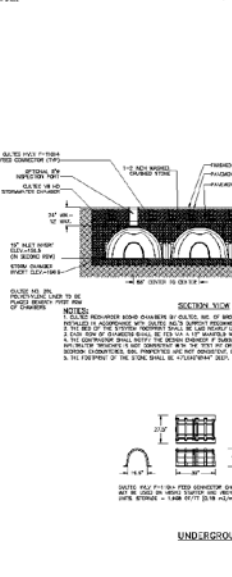
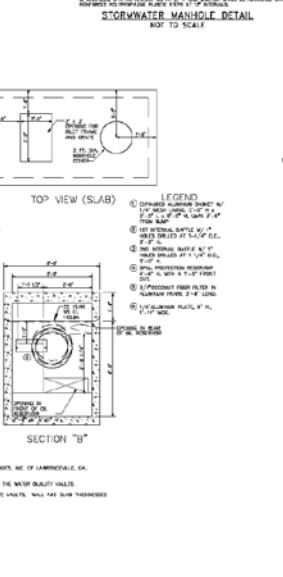
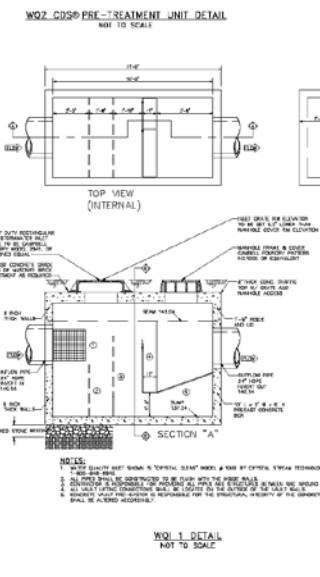
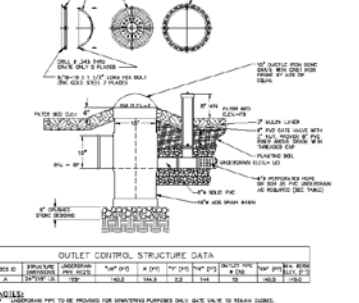
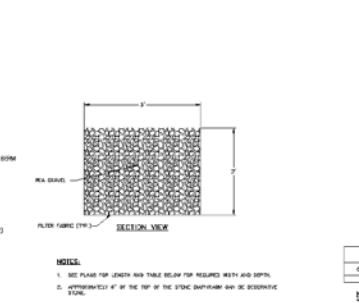
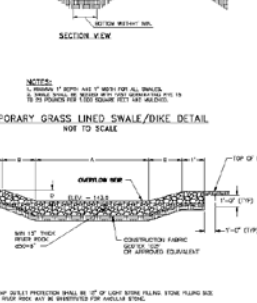
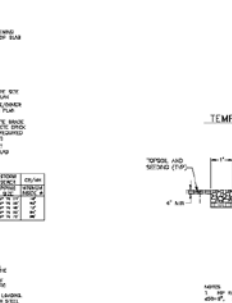
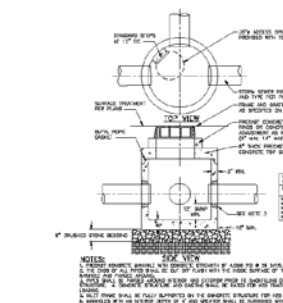
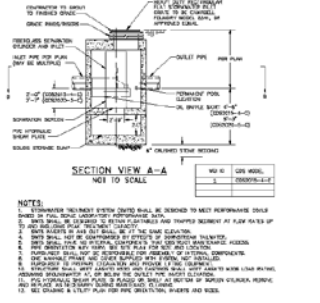
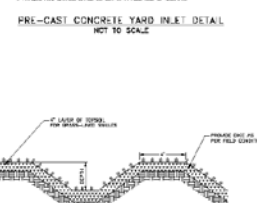
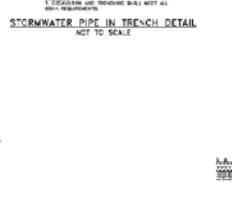
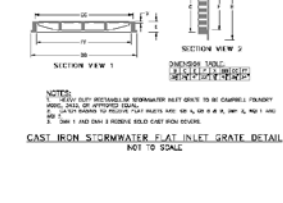
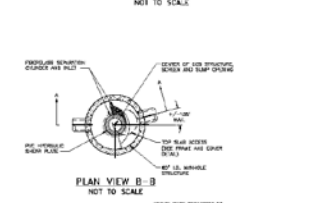
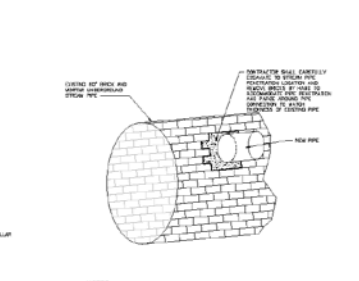
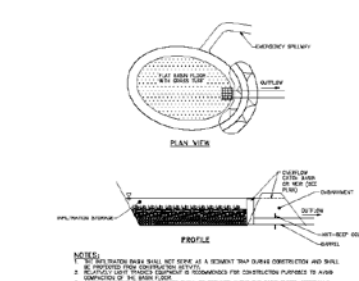
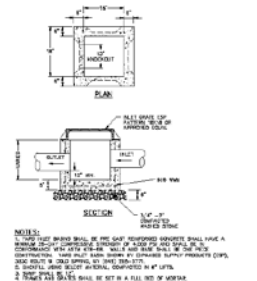
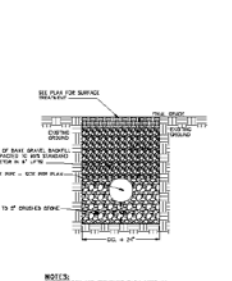
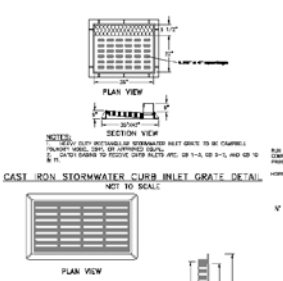
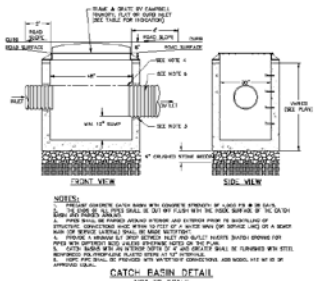
20. SOIL RESTORATION SHALL BE INSTALLED IMMEDIATELY UPON COMPLETION OF CONSTRUCTION.



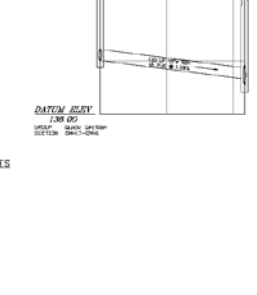
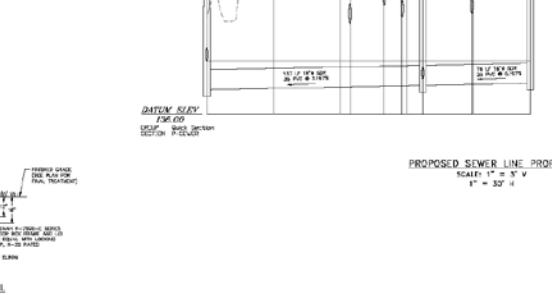
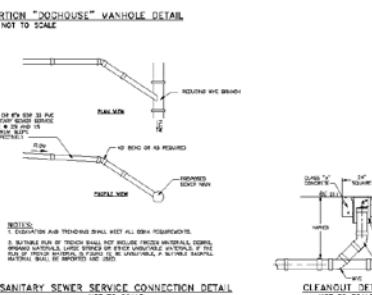
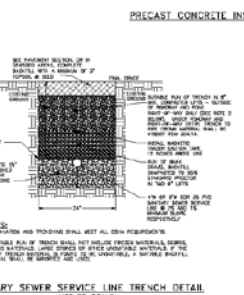
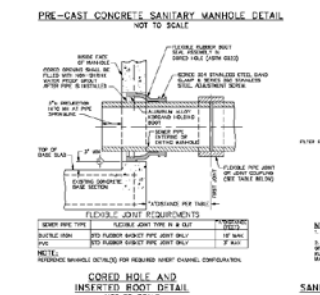
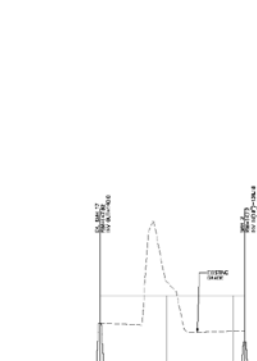
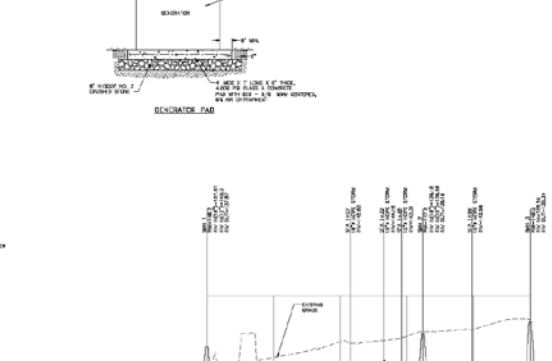
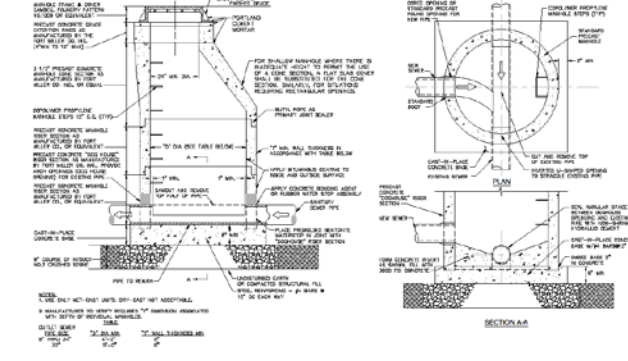
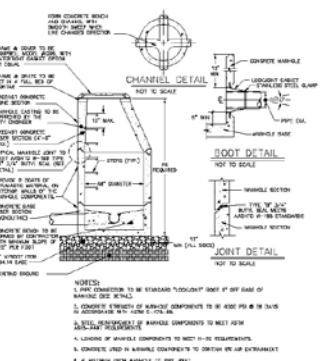
REV	DATE	DESCRIPTION	BY

**Amendment to Special Use Permit
Erosion and Sediment Control Plan
Sheet 6 of 10**

Beacon HIP Lofts
Beacon, New York
Scale: As Noted
July 25, 2017



Stormwater Details



Water & Sewer Details

