

Zoning Regulations Table

Zoning District	Required Setbacks			Proposed Setbacks			Minimum Lot Area	Actual Lot Area	Lot Width	Lot Depth	Maximum Building Coverage	Proposed Building Coverage	Minimum Distance Between Buildings	Proposed Distance Between Buildings	Maximum Building Height	Building Height	Maximum Number of Stories	Proposed Number of Stories	Max. # of Units per Building	Proposed # of Units per Building	Lot Area per Unit	Proposed Building Footprint	Allowable Density	Proposed Density
	Front	Side	Rear	Front	Side	Rear																		
RD1.7	30'	10'	25'	25'	30'	55'	5,000 sf	523,112 sf	50'	100'	25%	13%	30'	25' Average	55'	55'	4 1/2	Varies 5 Max.	36	Varies 59 Max.	1700	69,960 sf	307	307

** Abutting residential districts or where driveway is proposed between building and lot line

Zoning Summary

Zoning District:	RD 1.7
Tax Map No.:	5955-19-590022 = 10.560 Acres or 460,004 Sq. Ft. 5954-25-581985 = 0.682 Acres or 29,727 Sq. Ft. 5954-25-574979 = 0.199 Acres or 8,190 Sq. Ft. 5954-25-566983 = 0.579 Acres or 25,234 Sq. Ft. Lands Underwater = 10.035 Acres or 437,113 Sq. Ft. (UNDERWATER LANDS ARE NOT INCLUDED IN THIS APPLICATION)

Lot Area:	12,009 acres (523,112.04 sf)
Building Footprint:	69,960 square feet
Building Area:	296,840 square feet
Historical Overlay District:	No
Parking Overlay District:	No
Existing Use:	Residential & Vacant
Proposed Use:	Residential

Land Use Compliance

Use	Permitted / Required	Proposed
Residential	307 Dwelling Units	307 Dwelling Units
Parking	387 Parking Spaces	387 Parking Spaces

Parking & Loading

Use & Parking Requirements	Area / Count	Proposed Parking Requirement
Residential 1 space for each dwelling unit plus 1/4 space per bedroom	307 apartments + 317 bedrooms	387 spaces
Total Required Parking Spaces		387 spaces
Total Proposed Parking Spaces		387 spaces (354 provided (308 surface + 46 podium) + 33 landbanked

Notes:

- A variance to exceed the maximum number of stories from 4 1/2 stories to 5 stories has been granted by the Zoning Board of Appeals for buildings 3, 4, and 6. Variance #2018-1, dated January 17, 2018.
- A variance to exceed the maximum number of units in a building was granted by the Zoning Board of Appeals for buildings 1, 2, 3, and 6. Variance #2018-1, dated January 17, 2018.
- A variance to allow less than 30 feet between buildings has been granted by the Zoning Board of Appeals. Variance #2018-1, dated January 17, 2018.
- The Applicant proposes to land bank 33 of the 387 proposed parking spaces, as demonstrated on the site plan.
- The Applicant is proposing directional signage around the property. No other signage is proposed.
- Trash will be collected within the buildings, and taken out by building personnel to the enclosed trash containers on the property. Trash and recycling pickup will be scheduled as needed.
- The applicant is proposing a total of 307 apartments. The floor plans presented demonstrate that 307 apartments can be situated in the buildings. The Applicant may change the layout of the floor plans to suit market demand, but the total number of apartments and bedrooms will not exceed what is proposed in the Application.
- The renderings of the exterior elevations show, in general, the proposed building designs and material specifications. Depending on the final layout of the apartments, the window and door arrangements may be modified to suit the floor plans, while maintaining the general appearance of the design as presented.
- Note that the project will comply with Section 223-41.9 of the Beacon Zoning Code regarding below market rate units in effect at the time of Site Plan approval. The Below Market Rate (BMR) units shall have exterior finishes and general amenities comparable to the market-rate units within the development. BMR units shall be reasonably distributed throughout the project. The BMR units shall be provided in a mix of unit types in the same proportion as all other units in the development.

Hudson River

Park

Location Plan

Scale: NTS

Index of Drawings

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Sheet 12 of 15	Profiles
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Sheet 15 of 15	Water and Sewer Details

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	REVISE PER PLANNING BOARD COMMENTS	AJS
5	07/25/17	REVISE PER PLANNING BOARD COMMENTS	AJS
6	08/29/17	REVISE PER PLANNING BOARD COMMENTS	AJS
7	09/26/17	REVISE PER PLANNING BOARD COMMENTS	AJS
8	10/31/17	REVISE PER PLANNING BOARD COMMENTS	AJS
9	11/28/17	NO CHANGE	AJS
10	01/30/18	REVISE PER PLANNING BOARD COMMENTS	AJS

Site Plan

Sheet 1 of 15

Edgewater

Beacon, New York
Scale: 1" = 30'
January 31, 2017

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, ENSURE, MODIFICATION OR REVISION OF THIS PLAN, 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.

Site Plan

Scale: 1" = 30'

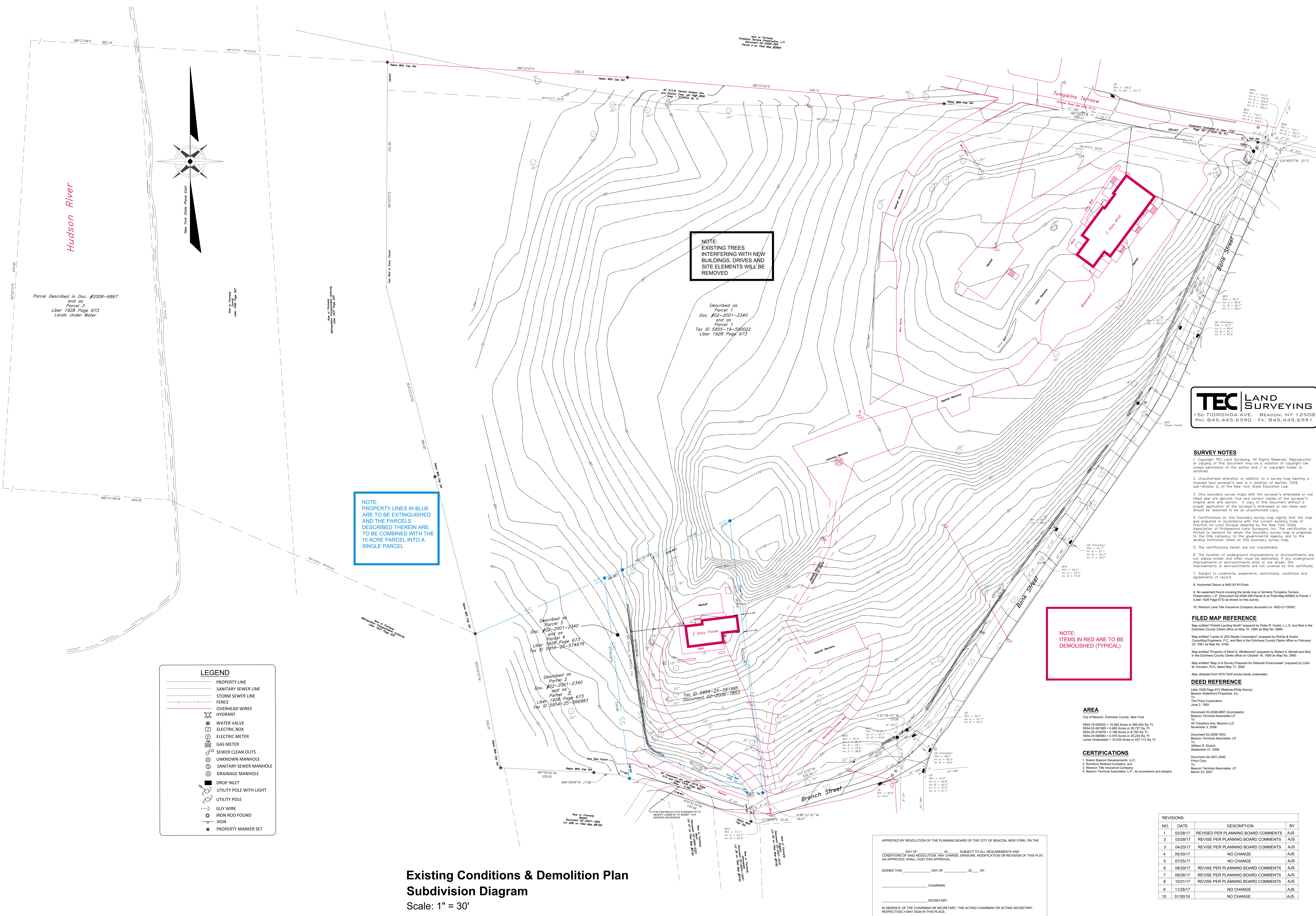
Owner:
Scenic Beacon Developments, LLC
25 East Main Street
Beacon, NY 12508

Architect:
Aryeh Siegel, Architect
84 Mason Circle
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



TEC LAND SURVEYING
156 TIORONDA AVE. BEACON, NY 12508
PH: 845.445.6590 FX: 845.445.6591

- SURVEY NOTES**
- Copyright TEC Land Surveying. All Rights Reserved. Reproduction or copying of this document may be a violation of copyright law unless permission of the author and / or copyright holder is obtained.
 - Unauthorized alteration or addition to a survey map bearing a licensed land surveyor's seal is a violation of section 7209, sub-division 2, of the New York State Education Law.
 - Only boundary survey maps with the surveyor's embossed or red inked seal are genuine true and correct copies of the surveyor's original work and opinion. A copy of this document without a proper application of the surveyor's embossed or red inked seal should be assumed to be an unauthorized copy.
 - Certifications on this boundary survey map signify that the map was prepared in accordance with the current existing Code of Practice for Land Surveys adopted by the New York State Association of Professional Land Surveyors, Inc. The certification is limited to persons for whom the boundary survey map is prepared, to the title company, to the governmental agency, and to the lending institution listed on this boundary survey map.
 - The certifications herein are not transferable.
 - The location of underground improvements or encroachments are not always known and often must be estimated. If any underground improvements or encroachments exist or are shown, the improvements or encroachments are not covered by this certificate.
 - Subject to covenants, easements, restrictions, conditions and agreements of record.
 - Horizontal Datum is NAD 83 NY-East.
 - No easement found crossing the lands now or formerly Tompkins Terrace Preservation, L.P. (Document 02-2008-288 Parcel A on Filed Map #288) to Parcel 1 (Liber 1928 Page 673) as shown on this survey.
 - Weston Land Title Insurance Company document no. RAD-211959C

FILED MAP REFERENCE

Map entitled "Fishkill Landing North" prepared by Peter R. Huels, L.L.S. and filed in the Dutchess County Clerk's office on May 10, 1984 as Map No. 0899.

Map entitled "Lands of JCC Realty Corporation" prepared by Robert A. Skyles Consulting Engineers, P.C. and filed in the Dutchess County Clerk's office on February 25, 1997 as Map No. 9160.

Map entitled "Property of Ethel G. Whittemore" prepared by Robert A. Mennell and filed in the Dutchess County Clerk's office on October 16, 1958 as Map No. 2890.

Map entitled "Map of A Survey Prepared for Deborah Krzeczowski" prepared by Colin M. Houston, P.L.S. dated May 17, 2000.

Map obtained from NYS DCS shows lands underwater.

DEED REFERENCE

Liber 1928 Page 673 (Reference-Philip Kemry)
Beacon Woodford Properties, Inc.
To:
The Pritz Corporation
June 2, 1993

Document 02-2008-6887 (Incomplete)
Beacon Terminal Associates LP
To:
45 Tompkins Ave, Beacon LLC
November 3, 2008

Document 02-2008-7853
Beacon Terminal Associates, LP
To:
William S. Ehrlich
September 21, 2006

CERTIFICATIONS

- Scenic Beacon Developments, LLC;
- Rothwell Alstead Company, and
- Weston Title Insurance Company
- Beacon Terminal Associates, L.P., its successors and assigns

REVISIONS:			
NO.	DATE	DESCRIPTION	BY
1	02/28/17	REVISED PER PLANNING BOARD COMMENTS	AJS
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8	10/31/17	REVISE PER PLANNING BOARD COMMENTS	AJS
9	11/28/17	NO CHANGE	AJS
10	01/30/18	NO CHANGE	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

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Existing Conditions & Demolition Plan Subdivision Diagram

Scale: 1" = 30'

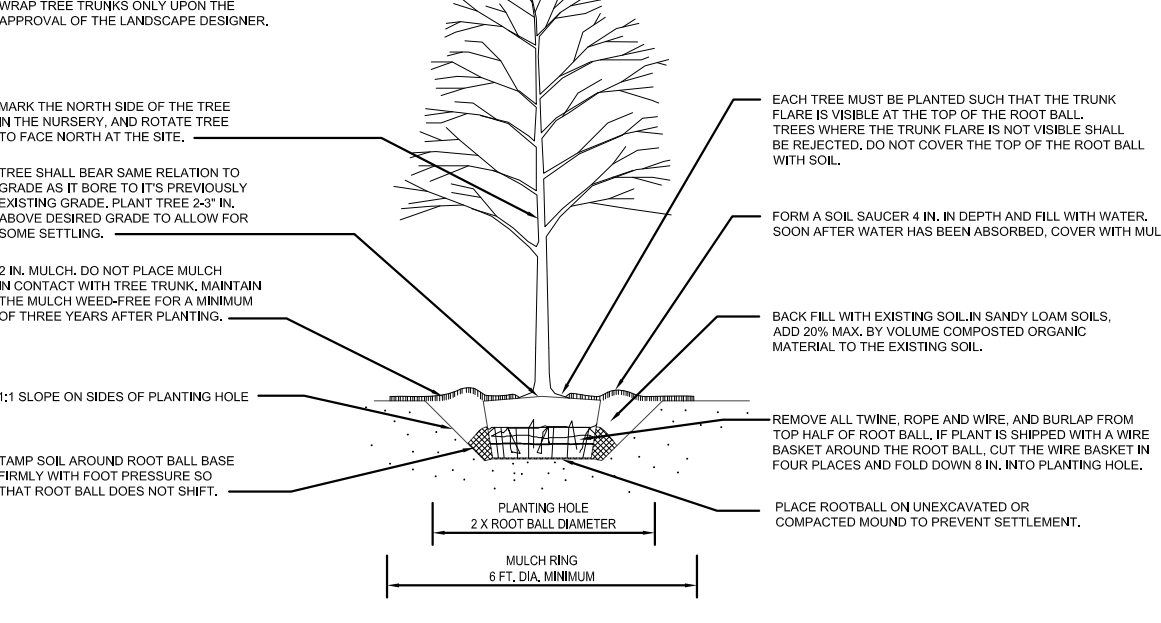
Owner:
Scenic Beacon Developments, LLC
25 East Main Street
Beacon, NY 12508

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

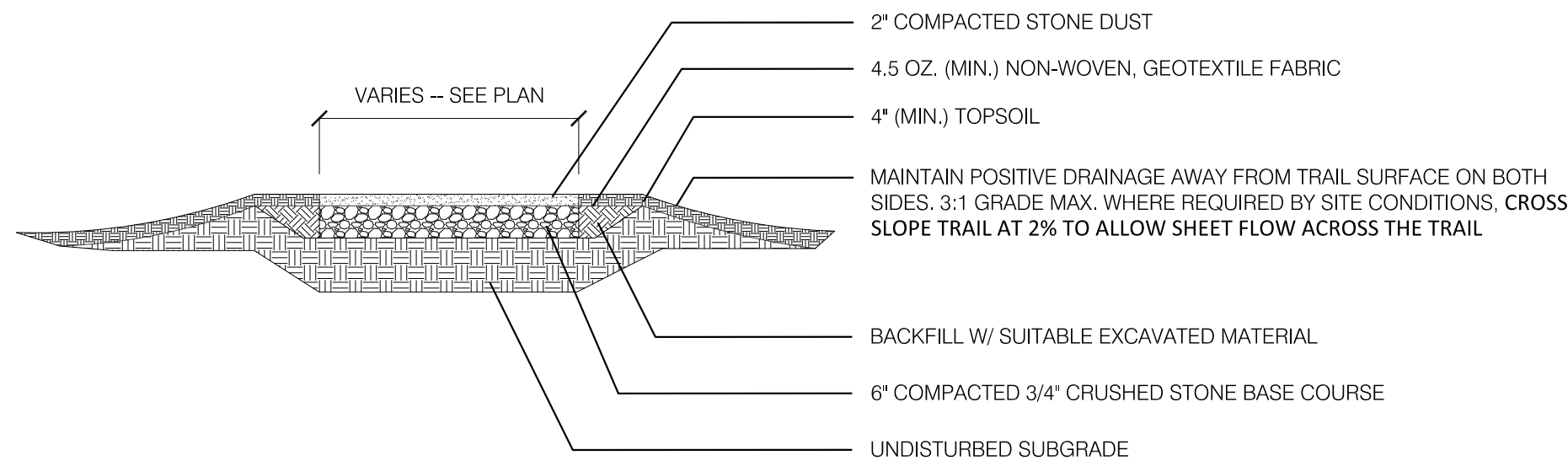
Site / Civil Engineer:
Hudson Land Design
174 Main Street
Beacon, New York 12508

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



Bench Detail
Scale: NTS



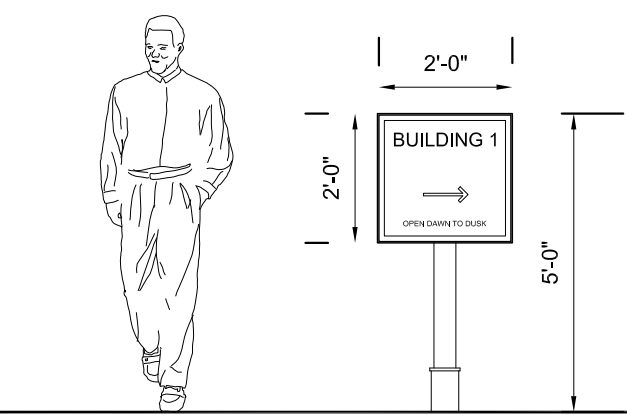
Walking Path Detail
Scale: NTS

NOTE: PROVIDE APPROXIMATELY 10' WIDE AREA AT PERIMETER OF DEVELOPED AREA FOR POTENTIAL RE-FORESTATION IF NECESSARY DUE TO CONSTRUCTION OPERATIONS. VERIFY EXTENT OF REQUIRED PLANTING IN THE FIELD (TYPICAL)

RE-FORESTATION PLANTING TO INCLUDE BIRCH / BEECH / MAPLE SAPLINGS

PATH GENERALLY ADJACENT TO EDGE OF BLUFF - VERIFY EXACT LOCATION IN FIELD. PROVIDE FENCE AT DROP OFF

NOTE: PROTECT EXISTING TREES ON THIS SLOPE TO THE GREATEST EXTENT POSSIBLE. IF NOT POSSIBLE TO SAVE, PLANT NEW TREES IN SIMILAR LOCATIONS



Directional Signage
Scale: NTS

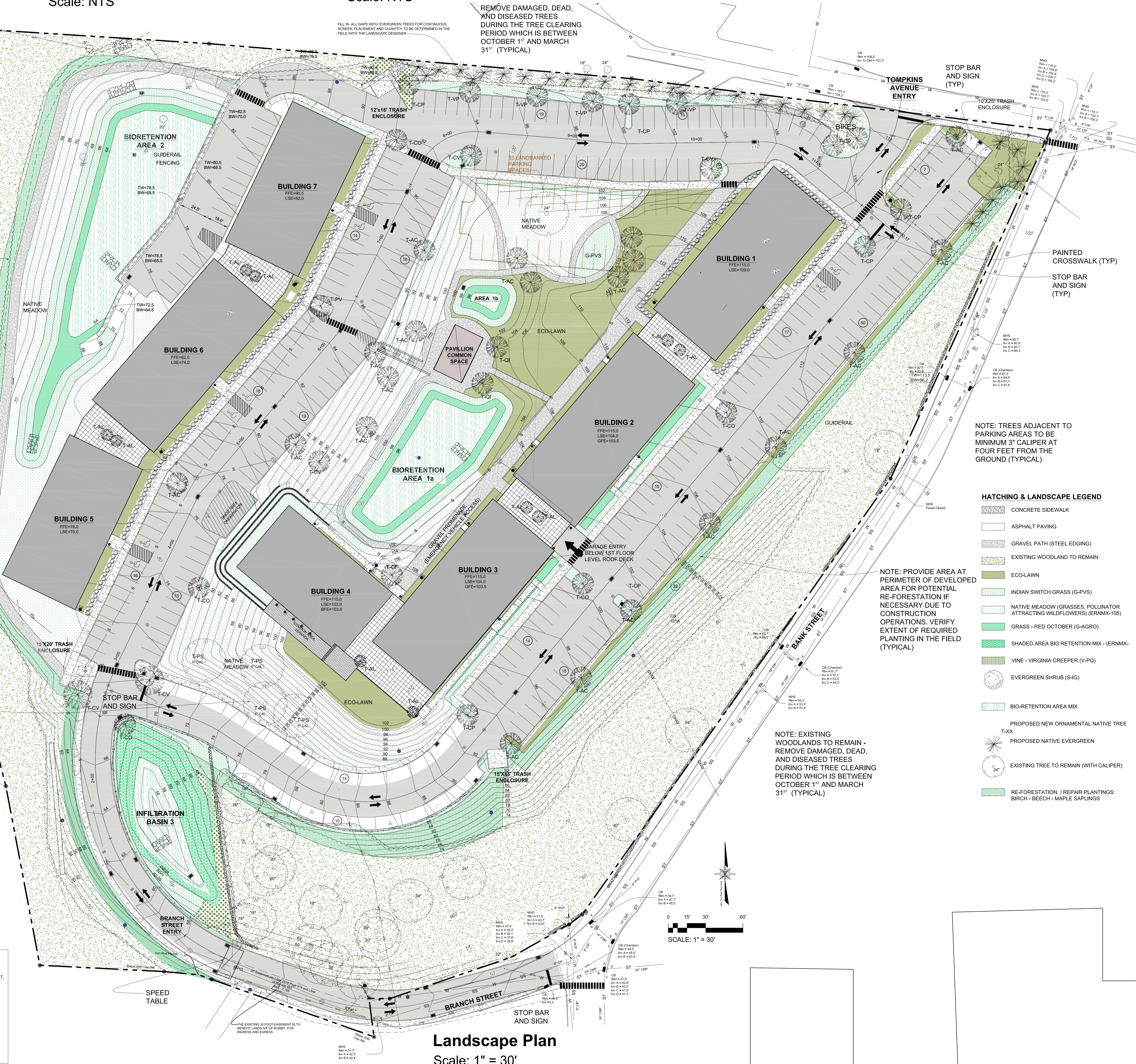
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CHAIRMAN

SECRETARY

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Landscape Plan
Scale: 1" = 30'

- GENERAL NOTES:**
- Woodland Area shall be left intact other than the removal of dead, diseased and damaged trees in Phase One. In Phase Two (date to be determined), invasive management shall be implemented to begin select-removal of Black Locusts, Norway Maples and Ailanthus trees.
 - All trees shall be balled and burlap unless otherwise specified on Plant List.
 - Contractor shall stake all plant locations in the field and obtain approval prior to installation.
 - Contractor shall verify location of all existing utilities. Utilities damaged during construction shall be repaired at contractor's expense.
 - Contractor shall leave site neat and orderly during course of project and store materials and equipment in owner-approved locations.
 - If site conditions conflict with intended design, contractor shall alert Owner.
 - Contractor shall honor all areas with Tree Protection enclosures.
 - Contractor shall enter and exit site through pre-approved routes only.

- PLANTING NOTES FOR SEED MIXES:**
- Soil shall be prepared by removing all construction debris, roots and stones larger than 2", then raked.
 - Soil amendments determined by Landscape Designer in the field.
 - Areas to be seeded shall be marked and labeled with Seed Mix #.
 - Cast seeds with a small amount of mulch at a depth no greater than 1" and follow with light raking to encourage seed to contact. Cast in two directions.
 - Cover all seed with Straw (not hay).
 - When seeding slopes, cover straw with biodegradable Mesh Mat and biodegradable stakes.
 - Water thoroughly.
 - Water-schedule to be determined by time of year and weather.
 - Weed out all unwanted plants twice a week in first three seasons.

- PLANTING NOTES FOR TREES AND SHRUBS:**
- Soil shall be prepared by removing all construction debris, roots and stones larger than 3", then raked.
 - Soil amendments determined by Landscape Designer in the field.
 - Areas to be planted shall be marked and labeled.
 - Each tree shall have a hole twice the width of the rootball and a few inches higher.
 - Burlap and wire must be removed from all rootballs before backfilling.
 - Bed must be at least 3' out in all directions from center of trunk.
 - Create a Water Well around each plant.
 - Mulch from the outside of the Water Well to the edge of the Bed. Do not mulch inside.
 - Water thoroughly.
 - Watering-schedule to be determined by time of year and weather conditions.
 - Spray for deer if planted in fall. Sometimes bucks mark their territory on new plants by rubbing their antlers, which can be damaging.
 - Keep bed weed-free until plant is established.

- TREE PROTECTION NOTES:**
- Tree Protection shall be built around all trees designated by Owner. See LEGEND. This task shall be performed and/or supervised by an arborist associated with Landscape Designer.
 - Tree Protection shall be honored by General Contractor, and all Contractors, and remain in place for life of project development.
 - A penalty for tree damage and non-compliance with Tree Protection shall be discussed at first Site Meeting and written into GC contract and each penalty shall be added to General Contractor.
 - Tree Protection is defined as sturdy stakes every 4' and strong fencing built outside each tree's CRZ (Critical Root Zone), with KEEP OUT/PROTECTED TREE signs.
 - CRZ is defined as extending from the trunk to just outside the Drop Line, or a distance of 1.5" per inch of DBH (Diameter at Standard Height), whichever is greater.
 - Under Penalty, the following activities are not allowed within the CRZ:
 - Stockpiling of construction materials or demo debris
 - Vehicle or equipment parking
 - Trenching for utility installation or repair (unless pre-approved)
 - Changing soil grade by cutting or filling
 - Damaging of roots by grading, weeding or grubbing
 - Compaction of soil by equipment, vehicles, material storage and/or foot traffic
 - Contaminating soil from washing out equipment (especially concrete) and vehicle maintenance
 - Attaching anything to trees with nails, screws and/or spikes
 - Wound or break tree trunks or branches through contact with vehicles and heavy equipment
 - Wound trunks by using weed trimmers and lawn mowers
 - Cause injury by fire or excessive heat
 - Most tree roots over 4" are likely to be structural roots. Cutting these roots could cause catastrophic failure.
 - Make all needed cuts to tree roots cleanly with sharp tools to encourage good wound closure; never tear with a backhoe.
 - After project completion, maintain an "invisible" passive TPZ (Tree Protection Zone) around all important trees throughout their lives by maintaining a mulched, grass-free area around the tree so weed-trimmers and mowers are always kept at bay and foot traffic is kept off the inner CRZ.

PLANTING SCHEDULE

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	NOTES
Trees					
T-AC	19	Amelanchier canadensis	Serviceberry	6-7'	B&B, Heavy rootball. Natural form.
T-AL	10	Amelanchier leavis	Smooth Serviceberry	5-6'	B&B, Heavy rootball. Natural form.
T-CF	1	Cornus florida	Dogwood	7-8'	B&B, Heavy rootball. Natural form.
T-CO	5	Cotinus obovatus	Smoke tree	6-7'	B&B, Heavy rootball. Natural form.
T-CP	6	Crataegus phaeopyrum	Washington Hawthorn	7-8'	B&B, Heavy rootball. Natural form.
T-PS	4	Pinus strobus	White Pine	18-20'	B&B, Heavy rootball. Natural form.
T-PV	5	Viburnum prunifolium	Blackhaw	7-8'	B&B, Heavy rootball. Natural form.
T-BP	166	Betula papyrifera	Birch, Maple	Whip	Depending on time of year, bare root in
Shrubs					
S-IG	135	Ilex glabra	Inkberry	3-4'	Field-grown. Dense, fibrous root
S-QI	2	Quercus ilicifolia	Scrub Oak	7-8'	Field-grown. Dense, fibrous root
Vines					
V-PO	15	Parthenocissus quinquefolia	Virginia Creeper	1 gal	Over-flowing from container
Lawn					
G-ECO		Wildflower Farm/Ernst Seed Company ECO LAWN SEED			25,642 sf of Lawn Area to seed/establish
Grasses					
G-AGRO	1928	Andropogon gerardii 'Red October'	Big Blue Stem 'Red October'	Plugs 7.710sf	
G-PSV	1946	Panicum virgatum	Switchgrass 'Shenandoah'	Plugs 7.784sf	
Seed Mixes					
ERN-105		Native Meadow Mix	Native Pollinator Mix	Seed	
ERN-125		Native Meadow Mix	Native Pollinator Mix w/o grass Seed	Seed	
ERN-153		Native Meadow Mix	Native Showy Wildflowers/grass Seed	Seed	
ERN-183-1		Native Meadow/SWof Bldg	Native Steep Slope Mix	Seed	Native Meadow Areas= 45,426sf
ERN-127	#2		Basin Wildlife Mix	Seed	
ERN-183		Stormwater Management #1	Native Detention Area Mix	Seed	
ERN-140		Stormwater Management #3	Shaded Detention Area Mix	Seed	Stormwater Management Areas=14,473sf

ALED32T50

RAB
LIGHTING

Technical Specifications (continued)

Other

Warranty:

RAB warrants that our LED products will be free from defects in materials and workmanship for a period of five (5) years from the date of delivery to the end user, including coverage of right of return, color stability, other performance and feature longevity.

Country of Origin:

Designed by RAB in New Jersey and assembled in the USA by RAB's BREV Local 3 workers.

Buy American Act Compliance:

This product is a COTS item manufactured in the United States, and is compliant with the Buy American Act.

Recovery Act (ARRA) Compliant:

This product complies with the 52.225-21 "Required Use of American Iron, Steel, and Non-Manufactured Goods—Buy American Act—Construction Materials (October 2009).

GSA Schedule:

Schedule in accordance with FAR Subpart 25.4.

Equivalency:

Replaces 2009V Metal Halide.

Optical

BUG Rating:

B1 L64 G2

Dimensions

Features

66% energy cost savings vs. HD

150,000 Hour LED lifespan

Type II Distribution

5-year warranty

Ordering Matrix

Family	Distribution	Watts	Mount	Color Temp	Finish	Voltage	Protocol	Dimming	Sensor	Bi-Level
ALED										
21 = Type II	50 = Blank = Blank = Blank = Blank = No									
22 = Type II	50W	dim	ROCK	3000K	White	120-277V	Preload	Blank = No		Blank = No
								(Dimming)		Bi-Level
41 = Type IV	50 = Blank = Blank = Blank = Blank = No									
	50W	dim	ROCK	3000K	White	120-277V	Preload	Blank = No		Blank = No
								(Dimming)		Bi-Level
	50W	dim	ROCK	3000K	White	120-277V	Preload	Blank = No		Blank = No
								(Dimming)		Bi-Level
	50W	dim	ROCK	3000K	White	120-277V	Preload	Blank = No		Blank = No
								(Dimming)		Bi-Level
	50W	dim	ROCK	3000K	White	120-277V	Preload	Blank = No		Blank = No
								(Dimming)		Bi-Level
	50W	dim	ROCK	3000K	White	120-277V	Preload	Blank = No		Blank = No
								(Dimming)		Bi-Level
	50W	dim	ROCK	3000K	White	120-277V	Preload	Blank = No		Blank = No
								(Dimming)		Bi-Level
	50W	dim	ROCK	3000K	White	120-277V	Preload	Blank = No		Blank = No
								(Dimming)		Bi-Level
	50W	dim	ROCK	3000K	White	120-277V	Preload	Blank = No		Blank = No
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								(Dimming)		Bi-Level
	50W	dim	ROCK	3000K	White	120-277V	Preload	Blank = No		Blank = No
								(Dimming)		Bi-Level
	50W	dim	ROCK	3000K	White	120-277V	Preload	Blank = No		Blank = No
								(Dimming)		Bi-Level
	50W	dim	ROCK	3000K	White	120-277V	Preload	Blank = No		

ALED450

RAE

Technical Specifications (continued)

Other

Warranty:

RAE warrants that our LED products will be free from defects in materials and workmanship for a period of five (5) years from the date of delivery to the end user. Varying coverage of light output, color stability, driver performance, lifetime, finish.

Country of Origin:

Designed by RAE in New Jersey and assembled in NJ. USA by RAE in BREVILLE, CA in 3 months.

Buy American Act Compliance:

This product is a COTS item manufactured in the United States, and is compliant with the Buy American Act.

Recovery Act (ARRA) Compliant:

This product complies with the 52-224-11 "Required Use of American Iron, Steel, and Manufactured Goods - Buy American Act- Construction Materials" (October 2010).

CSA Schedule:

Substant in accordance with FAR Subpart 25.4.

Equivalency:

Replaces 2008 Model Halls.

Optical

BUG Rating:

B0 L0 C2

Dimensions

Features

- 86% energy cost savings vs. LED
- 100,000-hour LED lifespan
- Type IV distribution
- 5-year warranty

Ordering Matrix

Family	Distribution	Watts	Mount	Color Temp	Finish	Voltage	Photocell	Dimming	Sensor	Bi-Level
ALED	27 ° Type II	50 =	Black =	Black =	Black =	Black =	Black =	Black =	WS2 = Multi-Level Motion Sensor (Only available for 120-277V with D10 for 50W)	Black = No Level BL = BL Level
	37 ° Type III	50W	Arm	5000K	Brush	120-277V	PhotoCell	NO Dimming		
			RF =	(Cord)	W =	480V	RP2 = 120V	DR =		
	47 ° Type IV		Splitter	V = 3000K	White	480V	Balloon	Dimmable		
				N = 4000K	Gray		RG =			
				(Neutral)			Swivel			
							PCSA = 120V			
							Swivel			
							PCSA = 120V			
							277V Feedback			
							PCSA = 480V			
							Swivel			
							PCSA = 480V			
							Feedback			

NextStep® Tech Inc. 1488 RAE-1886 Email: sales@nextstep.com Website: www.nextstep.com
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Page 3 of 2

[illegible]

NOTE: THE MANUFACTURERS DO NOT PROVIDE PHOTOMETRIC INFORMATION FOR THESE FIXTURES. FIXTURES ARE SHIELDED TO AVOID LIGHT SPILLAGE ONTO ADJACENT PROPERTIES, AND TO SHIELD LIGHT PROJECTING UPWARD TO THE SKY

Lighting

Not to Scale

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

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, ENLARGEMENT, MODIFICATION OR REVISION OF THIS PLAN, AS APPROVED, SHALL VOID THIS APPROVAL.

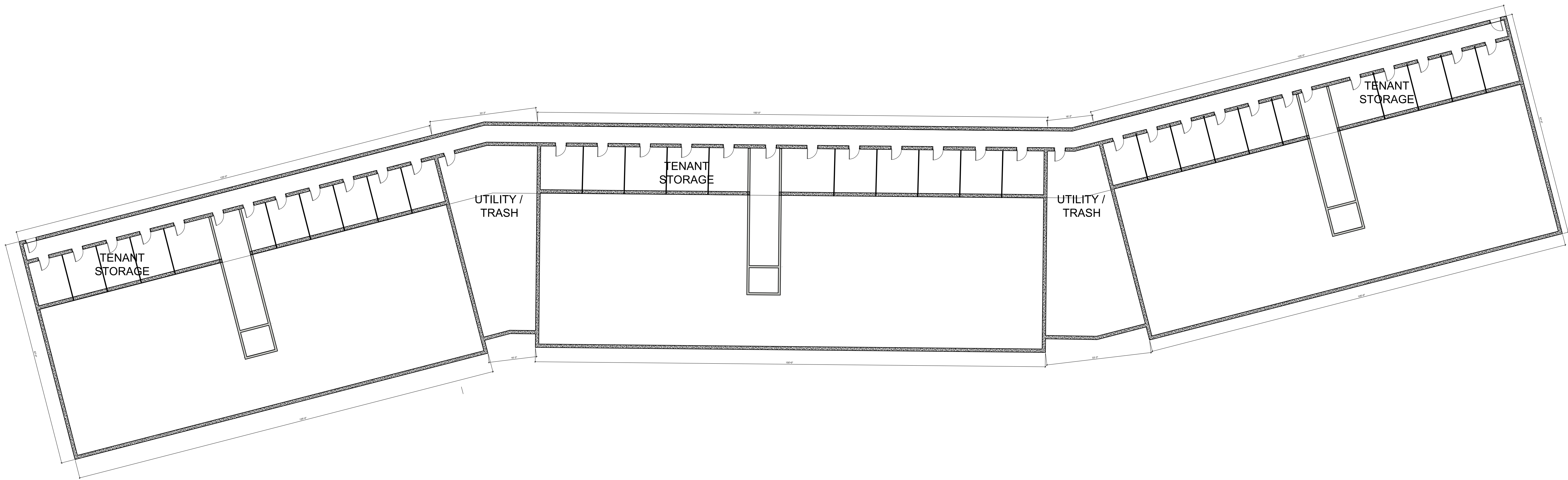
SIGNED THIS _____ DAY OF _____, 20____ BY _____

_____, CHAIRMAN

_____, SECRETARY

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

REVISONS:			
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	REVISE PER PLANNING BOARD COMMENTS	AJS
8	10/31/17	REVISE PER PLANNING BOARD COMMENTS	AJS
9	11/28/17	NO CHANGE	AJS
10	01/30/18	NO CHANGE	AJS



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10	01/30/18	NO CHANGE	AJS

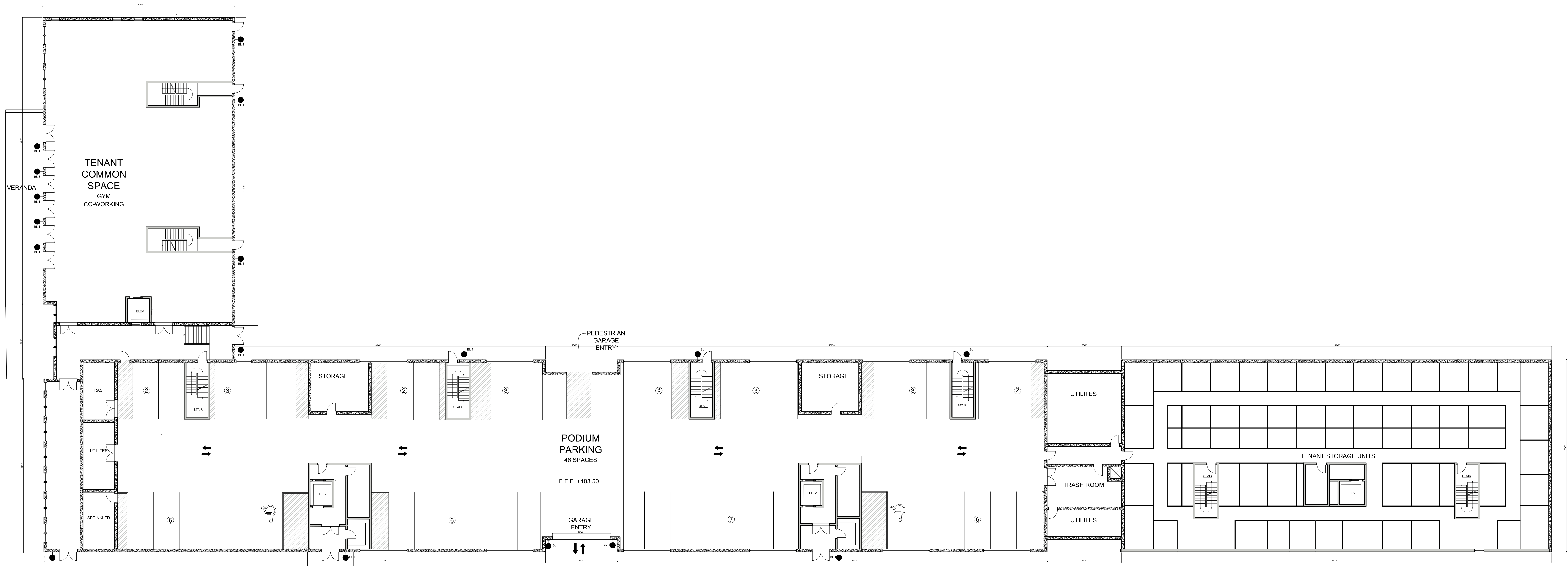
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SIGNED THIS _____ DAY OF _____, 20____, BY _____

CHAIRMAN

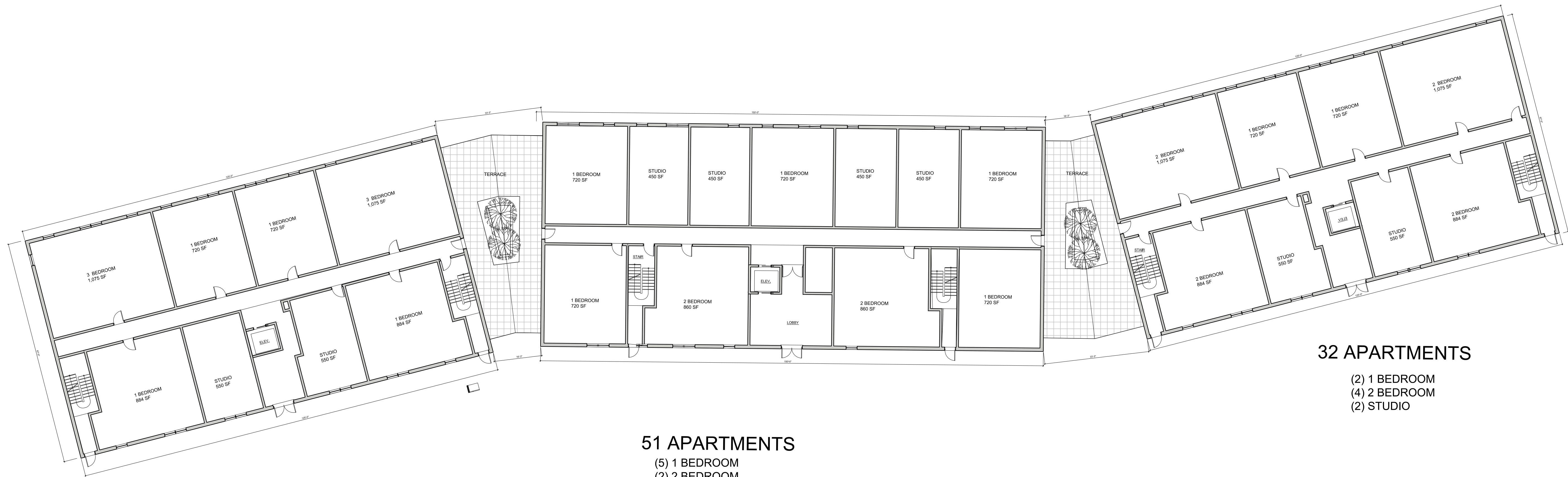
SECRETARY

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Lower Floor Plan / Garage Diagram

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



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

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CHAIRMAN

SECRETARY

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32 APARTMENTS

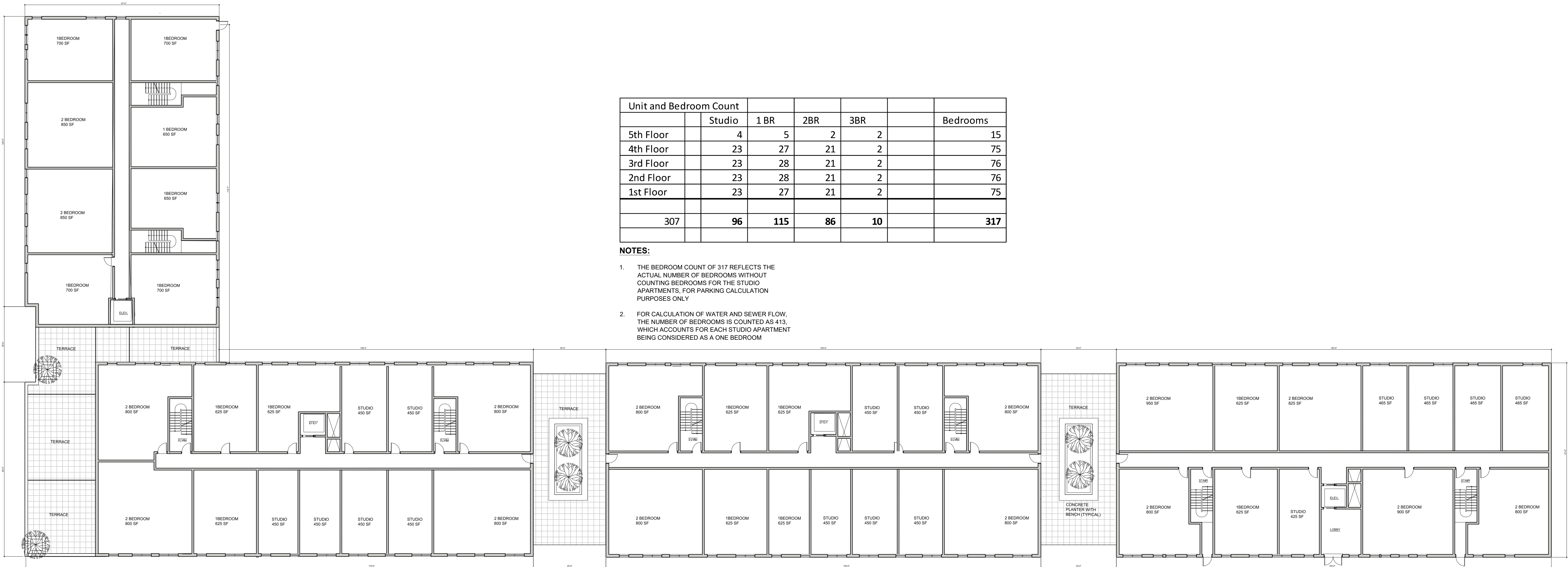
- (6) 1 BEDROOM
- (2) 2 BEDROOM

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:

- THE BEDROOM COUNT OF 317 REFLECTS THE ACTUAL NUMBER OF BEDROOMS WITHOUT COUNTING BEDROOMS FOR THE STUDIO APARTMENTS, FOR PARKING CALCULATION PURPOSES ONLY
- FOR CALCULATION OF WATER AND SEWER FLOW, THE NUMBER OF BEDROOMS IS COUNTED AS 415, WHICH ACCOUNTS FOR EACH STUDIO APARTMENT BEING CONSIDERED AS A ONE BEDROOM



Typical Floor Plan Diagram

Scale: 1" = 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

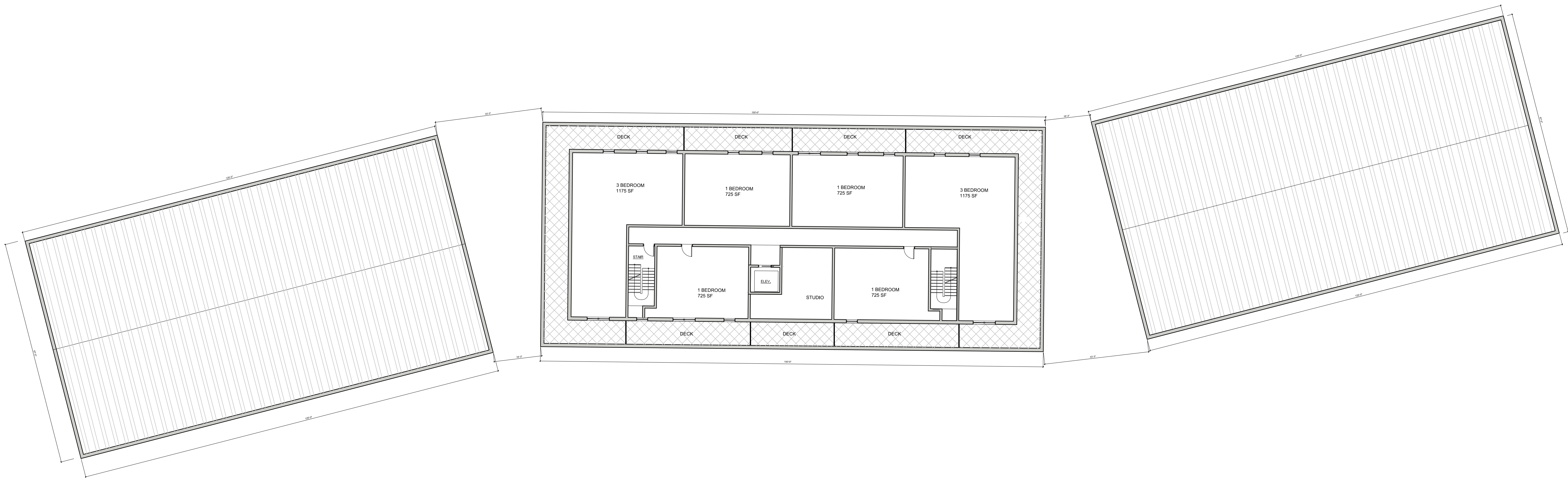
48 APARTMENTS

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

12 apartments
x 4 floors
= 48 apartments

Typical Floor Plan

Sheet 6 of 15



REVISIONS:			
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5th Floor Plan Diagram

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