

PLANT LIST				
QTY.	KEY	BOTANICAL/COMMON NAME	SIZE	ROOT
10	AR	<u>SHADE TREES</u> Acer rubrum / Red Maple	3'-3 1/2' CAL.	B & B
4	GB	Ginkgo biloba / Ginkgo	3'-3 1/2' CAL.	B & B
8	PA	Prunus acerifolia 'Bloodgood' / London Planetree	3'-3 1/2' CAL.	B & B
		<u>EVERGREEN TREES</u>		
2	JV	Juniperus virginiana / Eastern Redcedar	4'-6" HT.	B & B
10	IC	Ilex cornata 'Siv Pencil' / Siv Pencil Japanese Holly	7'-8" HT.	B & B
15	IO	Ilex opaca / American Holly	7'-8" HT.	B & B
7	TP	Thuja plicata / Western Arborvitae	6'-7" HT.	B & B
		<u>FLOWERING/SEQUOIA TREES</u>		
5	AC	Ametocheier canadensis / Snowbowl Serviceberry	10'-12" HT.	B & B
3	CC	Cercis canadensis / Eastern Redbud	2'-2 1/2' CAL.	B & B
9	CF	Cornus florida / White Flowering Dogwood	2'-2 1/2' CAL.	B & B
		<u>SHRUBS</u>		
44	HO	Hydrangea arborescens / Smooth Hydrangea	21"-24" HT.	#3 CONT.
7	IL	Ilixa syriacus / Rose of Sharon	3'-4" HT.	B & B
30	HI	Hebe xhyphica Henry's Garnet / Sweetshyte	15"-18" SPR.	#2 CONT.
40	PJ	Penstemon japonica / Japanese Anemone	24"-30" HT.	#5 CONT.
16	RC	Rhododendron cataractense / Catabdo Rhododendron	30"-36" HT.	#5 CONT.
49	RO	Rhododendron x 'P.M.' / P.M. Rhododendron	18"-24" SPR.	#3 CONT.
40	SB	Spirea bumalda 'Gold Mound' / Gold Mound Spirea	18"-24" SPR.	#3 CONT.
18	VA	Ulmus americana / Doubleleaf Elm	2'-3" HT.	#2 CONT.
12	VI	Ulmus rubrum 'Compactum' / Compact American Elm	3'-4" HT.	#5 CONT.
		<u>PERENNIALS/GROUNDCOVERS/GRASSES</u>		
258	CB	Cornus canadensis / Bunchberry	4" POT.	18" O.C.
44	DC	Desmodium illinoense / Tufted Hair Grass	#1 CONT.	24" O.C.
78	ES	Eragrostis spectabilis / Purple Longgrass	#1 CONT.	30" O.C.
56	JB	Juniperus horizontalis 'Bar Harbor' / Bar Harbor Juniper	15"-18" SPR.	32" CONT. / 36" O.C.
217	JV	Juniperus virginiana 'Oxy Owl' / Grey Owl Juniper	15"-18" SPR.	32" CONT. / 36" O.C.
237	LM	Liriodendron tulipifera 'Vanguard' / Vanguard Yellow	#1 CONT.	18" O.C.
86	RI	Rudbeckia hirta 'Goldstrum' / Black-eyed Susan	#1 CONT.	24" O.C.

West End Lofts, Beacon, NY - Unit Breakdown				
Building #	1 Br. Apartment 743 s.f.	1 Br. Apartment 741 s.f.	2 Br Apartment 969 s.f.	Totals
1	0	14	14	28
2	3	28	14	45
3	0	11	14	25
TOTALS				
# of Units	3	53	42	98
Total Area	2229	39773	40089	82,200

(4) Units will be Handicap Adapted for monthly impacted tenants per ICC/ANSI 117.1-2003 (5%)  
 (2) Units will be A/V adapted (25% of unit total)  
 All units are variable and adaptable, some are adaptable.


Setback:		0 ft. Min. / 20 ft. Max.	3 ft. / 17 ft. ±
Min./Max. Front:			102 ft. ±
Min. Rear:		35 ft.	
Min./Max. Side:		0 ft. Min. / 30 ft. Max.	16 ft. / 24 ft. ±
Min./Max. Building Height:		2 Stories Min. / 4 Stories Max.	3 1/2 Stories
Min. Landscape Area:		15%	40%

**PARKING REQUIREMENTS:**

= 98 spaces  
 = 98 Spaces Required  
 = 95 Spaces Provided \*

\*Number granted based on proximity to train station & Main Street area.

11	3-21-18	ISSUED FOR FINAL APPROVAL	E.P.
10	1-30-18	REVISIONS PER CITY CONSULTANT AND DC BECH COMMENTS	E.P.
9	1-5-18	REVISIONS PER CITY CONSULTANT COMMENTS	MEU
8	8-28-17	REVISIONS PER CITY CONSULTANT COMMENTS	BO
7	7-28-17	REVISIONS PER CITY CONSULTANT COMMENTS	EGC
6	6-27-17	REVISIONS PER CITY CONSULTANT COMMENTS	S.C.
5	6-12-17	REVISIONS PER CITY CONSULTANT COMMENTS	J.L.
4	5-30-17	REVISIONS PER CITY CONSULTANT COMMENTS	CTD
3	4-28-17	REVISIONS PER CITY CONSULTANT COMMENTS	CTD
2	1-31-17	REVISIONS PER CITY CONSULTANT COMMENTS	CTD
1	1-31-17	REVISIONS FOR PLANNING BOARD SUBMISSION	MEU
NO.	DATE	REVISION	BY



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**PROJECT:**

**WEST END LOFTS**

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**PROJECT:**

WACOTT AVENUE, BEDFORD, NEW YORK 12508

3 Garrett Place  
Carmel, NY 10512  
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**DRAWING:**

**LAYOUT & LANDSCAPE PLAN**

3 Garrett Place  
Carmel, NY 10512  
(845) 225-9777 fax  
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<b>PROJECT NUMBER</b>	16226.100	<b>PROJECT DRAWN BY</b>	J.U.C.
<b>DATE</b>	10-25-16	<b>CHECKED BY</b>	C.T.O.
<b>SCALE</b>	AS SHOWN	<b>ALL.</b>	

<b>DRAWING NO.</b>	<b>SHEET</b>
SP-1	3
	16