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.

POLE MOUNTED LIGHT (L1A)

SELUX LIGHTING "BETA PENDANT" POLE MOUNTED 100W FIXTURE. MODEL #BPC-L-R2-1-H100-BK-120-HS-PC WITH LOW GLARE CUTOFF SHIELD, COLOR: BLACK. PHOTOCELL CONTROL, OR APPROVED EQUAL. MOUNTING HEIGHT ON A35 SERIES BLACK ALUMINUM POLE = 10 FEET

POLE MOUNTED LIGHT (L1B)

SELUX LIGHTING "BETA PENDANT" POLE MOUNTED 150W FIXTURE. MODEL #BPC-L-R2-1-H150-BK-120-HS-PC WITH LOW GLARE CUTOFF SHIELD, COLOR: BLACK. PHOTOCELL CONTROL, OR APPROVED EQUAL. MOUNTING HEIGHT ON A35 SERIES BLACK ALUMINUM POLE = 12 FEET

NOTE: AS AN ALTERNATE, THE OWNER MAY INSTALL EQUIVALENT WATTAGE LED FIXTURES IN PLACE OF THE INCANDESCENT FIXTURES SHOWN. LED LIGHTING WILL MEET THE SAME SPECIFICATIONS FOR LOW GLARE CUT OFF CONTROLS, EITHER BY SHIELDING OR INTERNAL CONTROLS.

WALL MOUNTED LIGHT (L2)

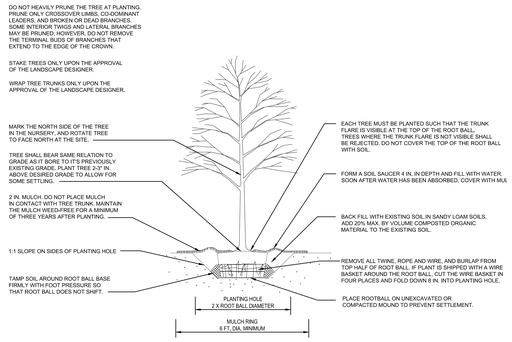
SELUX LIGHTING "BETA PENDANT" WALL MOUNTED FIXTURE. MODEL #BPC-L-R2-1-H50-BK-120-HS-PC WITH LOW GLARE CUTOFF SHIELD, COLOR: BLACK. PHOTOCELL CONTROL, OR APPROVED EQUAL. MOUNTING HEIGHT = 12 FEET

WALL MOUNTED HOUSE LIGHT (L3)

BARNLIGHT ELECTRIC. WALL MOUNTED FIXTURE. MODEL "WESCO GOOSENECK", 100W. COLOR: DARK GREEN METAL SHADE, OR APPROVED EQUAL. MOUNTING HEIGHT = 7 FEET.

NOTE THAT THE MANUFACTURER DOES NOT PROVIDE FOOTCANDLE DIAGRAMS FOR THIS FIXTURE. THE FIXTURE IS SHADED AND DOES NOT EMIT GLARE

NOTE THAT 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



X
XX
TREE PLANTING DETAIL

NOTE: THIS DETAIL ASSUMES THAT THE PLANTING SPACE IS LARGER THAN 8 FT, SQUARE, OPEN TO THE SKY, AND NOT COVERED BY ANY PAVING OR GRATING.

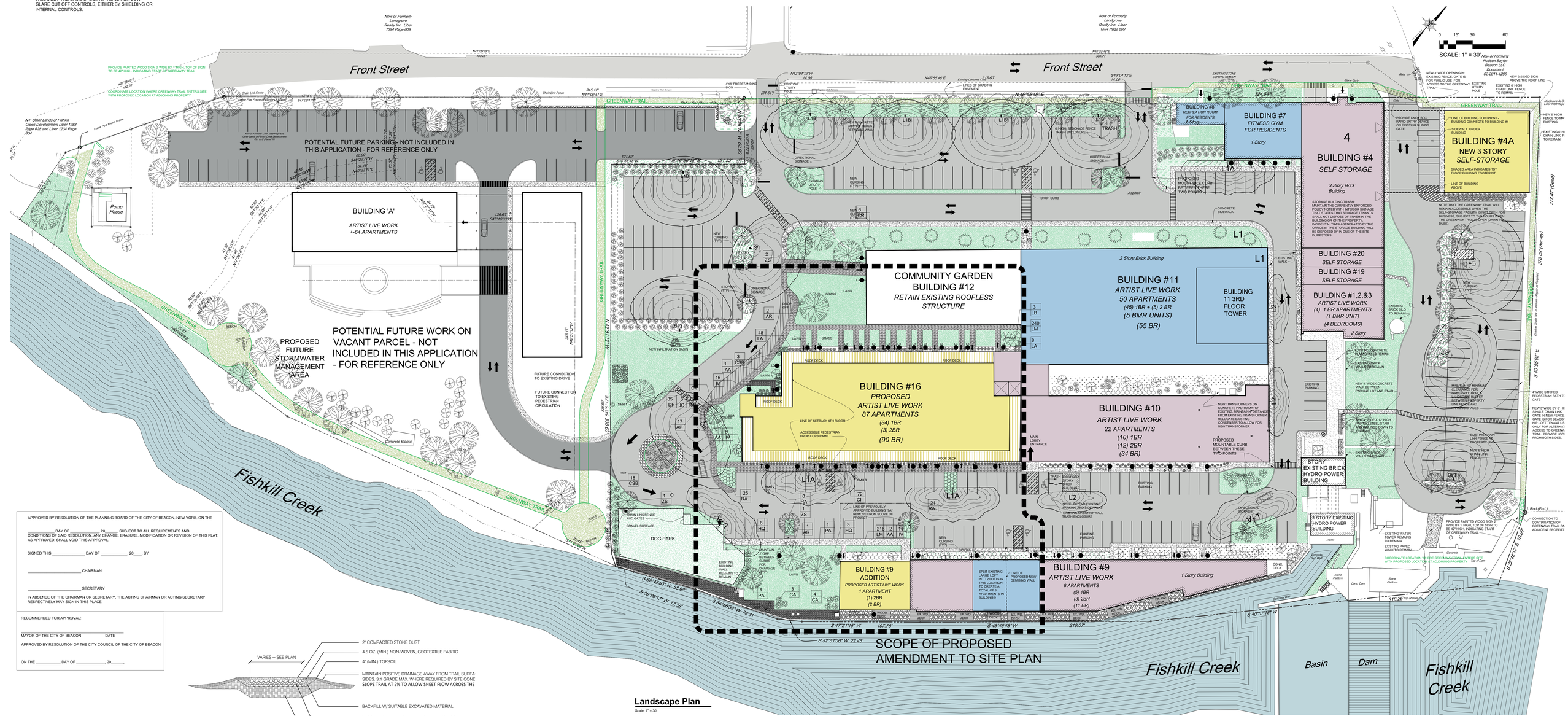
PLANT SCHEDULE - AMENDMENT TO SPECIAL USE PERMIT

KEY	BOTANICAL NAME	QTY.	SIZE	ROOT	SPACING	COMMENTS
	TREES					
AR	ACER RUBRUM	4	3" - 3.5"	B&B	SEE DRAWING	
AA	AMELANCHIER ARBOREA 'AUTUMN BRILLANCE' (SERVICEBERRY)	4	6'-7'	B&B	SEE DRAWING	MULTISTEM FORM
CB	CARPINUS BETULUS 'FASTIGIATA' (HORNBEAM)	6	8'-10'	B&B	SEE DRAWING	COLUMNAR FORM
CV	CRATAEGUS VIRIDIS 'WINTER KING' (HAWTHORN)	1	2.5" - 3"	B&B	SEE DRAWING	
LB	LINDERA BENZOIN (SPICEBUSH)	3	7 GAL.		SEE DRAWING	MULTISTEM FORM
PA	PLATANUS ACERFOLIA	2	3" - 3.5"	B&B	SEE DRAWING	
ZS	ZELKOVA SERRATA 'GREEN VASE'	4	3" - 3.5"	B&B	SEE DRAWING	
	SHRUBS					
AP	AESCULUS PARVIFLORA (BOTTLEBRUSH BUCKEYE)	17	5 GAL		6' O.C.	STAGGERED ROWS
CI	CARYOPTERIS INCANA 'JASON'	72	3 GAL		4' O.C.	STAGGERED ROWS
CA	CLETHERA ALNIFOLIA 'RUBY SWEET'	7	3 GAL		4' O.C.	STAGGERED ROWS
CSB	CORNUS SERICEA 'BAILEY' (REDTWIG DOGWOOD)	21	5 GAL		4' O.C.	STAGGERED ROWS
HQ	HYDRANGEA QUERCIFOLIA	9	5 GAL		4' O.C.	STAGGERED ROWS
IV	ITEA VIRGINICA 'LITTLE HENRY' (VIRGINIA SWEETSPIRE)	46	2 GAL.		3.5' O.C.	STAGGERED ROWS
JC	JUNIPERUS CONFERTA 'BLUE STAR'	6	2 GAL.		3.5' O.C.	STAGGERED ROWS
LA	LEUCOTHOE AUXALIS	56	2 GAL.		3.5' O.C.	STAGGERED ROWS
RA	RHUS AROMATICA 'GRO-LOW'	67	2 GAL.		4' O.C.	STAGGERED ROWS
	HERBACIOUS					
DF	DESCHAMPSIA FLEXUOSA 'AUREA'	35	1 GAL		18" O.C.	STAGGERED ROWS
LM	LIRIOPE MUSCARI 'VARIEGATA'	635	BR		6" O.C.	STAGGERED ROWS
	LAWN					

SEEDED WITH CONTRACTOR'S LAKEVIEW CONSERVATION MIX (OR APPROVED EQUAL) APPLIED AT 3LBS PER 1000SF 45% PERENNIAL RYEGRASS, 'ROADSTER'; 30% ANNUAL RYEGRASS; 12% CREEPING RED FESCUE; 11% KENTUCKY BLUEGRASS, 'ALLEY CAT'; 2% WHITE CLOVER, DUTCH. SOURCE; ERNST CONSERVATION SEEDS

LEGEND

- X / XX — QUANTITY / PLANT KEY
- PROPOSED SHRUB
- PROPOSED TREE
- PROPOSED LAWN
- PROPOSED GROUNDCOVER - HERBACIOUS



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

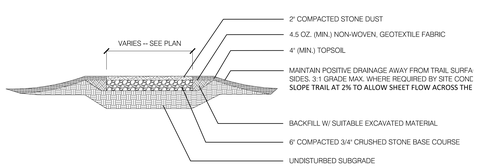
IN ABSENCE OF THE CHAIRMAN OR SECRETARY, THE ACTING CHAIRMAN OR ACTING SECRETARY RESPECTIVELY MAY SIGN IN THIS PLACE.

RECOMMENDED FOR APPROVAL:

_____ MAYOR OF THE CITY OF BEACON _____ DATE

APPROVED BY RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BEACON

ON THE _____ DAY OF _____, 20_____.



Typical Greenway Trail Cross Section

Scale: NTS

Landscape Plan

Scale: 1" = 30'

REVISIONS:			
NO.	DATE	DESCRIPTION	BY
1	08/29/17	REVISED PER PLANNING BOARD COMMENTS	AJS
2	09/26/17	REVISED PER PLANNING BOARD COMMENTS	AJS
3	10/31/17	REVISED PER PLANNING BOARD COMMENTS	AJS
4	11/28/17	REVISED PER PLANNING BOARD COMMENTS	AJS
5	01/30/18	REVISED PER PLANNING BOARD COMMENTS	AJS
6	02/28/18	REVISED PER PLANNING BOARD COMMENTS	AJS
7	10/30/18	SPECIAL USE PERMIT REVISIONS	AJS

Amendment to Special Use Permit Application

Landscape Plan & Lighting - Sheet 3 of 10

Owner:
Beacon HIP Lofts, LLC
39 Front 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

Landscape Design:
LQ Design
P.O. Box 244
Beacon, NY 12508

Surveyor:
TEC Land Surveying
Beacon, New York 12508

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