COURTROOM
1 MUNICIPAL PLAZA
BEACON, NY 12508

Len Warner
Karen Quiana
Kevin Byrne
James Vermeulen
J. Randall Williams
David Jensen
Chair John Gunn

October 14, 2026
7:00 PM
Planning Board Agenda

The Planning Board will meet in the Municipal Center Courtroom at 7:00 p.m. A work session will take place at 7:00 p.m. for a training workshop, discussion of agenda items and/or topics of interest to the Planning Board. The regular meeting will begin immediately thereafter, but no later than 7:30 p.m.

Approval of July 14, 2026, minutes with amendments

Approval of September 9, 2026, minutes

Regular Meeting

1. Continue public hearing and continue review of application for Amended Site Plan Approval, 393 Fishkill Avenue, 397 Fishkill Avenue, and 7 Conklin Street, Mix-Use Commercial and Residential, submitted by 397 Fishkill Avenue, LLC and 393 Fishkill Avenue, LLC.
2. Continue public hearing and continue review of application for Amended Site Plan Approval, 364 Main Street, Mixed-Use Commercial and Residential, submitted by 364 Main BCN LLC. ***ADJOURNED AT THE REQUEST OF THE APPLICANT***
3. Public hearing and continue review of application for Amended Site Plan Approval, 172 Main Street, Mixed-Use Commercial and Residential, submitted by Hudson Todd, LLC.
4. Continue review of application for Amended Site Plan Approval, 248 Tioronda Avenue, Residential, submitted by Beacon 248 Holdings, LLC.

Miscellaneous Business

1. Consider request for one (1) 90-day extension of Subdivision Approval, 30-90 Mason Circle, Mixed-Use Commercial and Residential, submitted by Beacon Lofts Member, LLC.

Architectural Review

1. Certificate of Appropriateness - 203 Main Street, Sign
2. Accessory Dwelling Unit - 7 N Walnut Street

City of Beacon Planning Board Agenda
10/14/2026

Title:

Continue public hearing and continue review of application for Amended Site Plan Approval, 393 Fishkill Avenue, 397 Fishkill Avenue, and 7 Conklin Street, Mix-Use Commercial and Residential, submitted by 397 Fishkill Avenue, LLC and 393 Fishkill Avenue, LLC.

ATTACHMENTS

393 & 397 Fishkill PB 10.14.26 Supplemental Submission Cvr Ltr.pdf

393 & 397 Fishkill PB 10.14.26 Ex A - Comment Response Ltr.pdf

393 & 397 FIshkill PB 10.14.26 Ex B - Correspondence from Hemlock Lighting.pdf

393 & 397 FIshkill PB 10.14.26 Site Plan Set by HLD and Aryeh Siegel rev 9.30.26.pdf

CUDDY +FEDER LLP

300 Westage Business Center, Suite 380
Fishkill, New York 12524
T 845 896 2229
F 845 896 3672
cuddyfeder.com

Taylor M. Palmer, Esq.
tpalmer@cuddyfeder.com

September 30, 2026

VIA HAND DELIVERY
AND EMAIL
Hon. John Gunn
and Members of the Planning Board
City of Beacon
1 Municipal Plaza
Beacon, New York 12508

Re: 397 Fishkill Avenue, LLC & 393 Fishkill Avenue, LLC
Application for Amended Site Plan Approval – Mixed-Use Building
Supplemental Submission
Property: 393 & 397 Fishkill Avenue and 7 Conklin Street, Beacon, New York
Tax IDs: 6055-80-392032, 6055-80-399035 & 6055-80-394041

Dear Chairman Gunn and Members of the Planning Board:

On behalf of 397 Fishkill Avenue, LLC and 393 Fishkill Avenue, LLC (the "Applicant"), the owners of the above-referenced Property, we respectfully submit this letter and the referenced enclosures in furtherance of the Applicant's pending Application for Amended Site Plan Approval (the "Application") for the mixed-use Project.

PROCEDURAL UPDATES AND MINOR SITE PLAN REFINEMENTS IN RESPONSE TO BOARD AND CONSULTANT COMMENTS:

As this Board is aware, at its September 9, 2026 meeting, the Planning Board opened and continued the public hearing and authorized the Planning Board Attorney to draft approval documents for the Project for consideration at the Board's October 14, 2026 meeting.[1]

This submission contains minor plan revisions that were completed in response to comments issued by the Board at the September 9th meeting and from the Board's planning and engineering consultants in memoranda dated August 31, 2026 and September 6, 2026, respectively. Point-by-point responses to those comments by the Applicant's architect is enclosed in **Exhibit A**, with corresponding revisions depicted in the enclosed Site Plan Set prepared by Aryeh Siegel, Architect ("Aryeh Siegel") and Hudson Land Design Professional Engineering, P.C. ("HLD"), dated July 7, 2022, last revised September 29, 2026. As is further detailed therein, those revisions include notes on prior variance relief, cleanup of dimensions and roofline on the elevations, and a rendered pedestrian-oriented view of the Project.

[1] The Board granted a Negative Declaration pursuant to the State Environmental Quality Review Act ("SEQRA"), finding that the Project will not result in any adverse environmental impacts on May 12, 2026.

The Applicant is also enclosing correspondence from its lighting designer regarding its forthcoming minor lighting design alterations; the intention is to share the revised design for the Board's consideration at the October 14th meeting. The Applicant previously maintained the majority of the prior approved lighting program for the Project, but in response to a Board member's comments regarding design, has taken the extra step of hiring Hemlock Lighitng, Inc., to develop an enhanced program. We look forward to sharing it with the Board.

INDEX OF ENCLOSURES:

In support of this Application, please find four (4) copies of the following documents:

Exhibit A: Response to Comments Memorandum prepared by Aryeh Siegel, Architect, dated September 29, 2026 providing responses to the City Planning Consultant memorandum dated September 6, 2026 and City Engineer memorandum dated August 31, 2026; and

Exhibit B: Correspondence prepared by Hemlock Lighting, Inc., dated September 28, 2026.

In further support of this Application, we respectfully submit the Site Plans Set entitled "Site Plan Application", prepared by HLD and Aryeh Siegel, dated July 7, 2022, last revised September 29, 2026, numbered and titled as follows (unless otherwise noted):

- Sheet 1 of 8 Site Plan;
- Sheet 2 of 8 Building Plans & Views;
- Sheet 3 of 8 Landscaping & Lighting Plan;
- Sheet 4 of 8 Existing Conditions and Demolition Plan (XC.1);
- Sheet 5 of 8 Grading & Utility Plan (GU-1);
- Sheet 6 of 8 Erosion & Sediment Control Plan (ESC-1);
- Sheet 7 of 8 Construction Details (CD-1); and
- Sheet 8 of 8 Construction Details (CD-2).

CONCLUSION:

We look forward to appearing at this Board's October 14, 2026 meeting for the continued Public Hearing, at which time the Applicant respectfully requests the Board consider closing the Public Hearing and adopting an approval resolution for the Project.

In the meantime, should this Board or City Staff have any questions or comments with regard to the foregoing, please do not hesitate to contact me. Thank you in advance for your consideration in this matter.

Very truly yours,



Taylor M. Palmer

Enclosures

cc: Bryan Murphy, City of Beacon Building Inspector
Jennifer L. Gray, Esq., City of Beacon Planning Board Attorney
Natalie Quinn, KARC Planning Consultants, Inc.
John Russo, P.E., Lanc & Tully, P.C.
Hudson Land Design Professional Engineering, P.C.
Aryeh Siegel, Architect
Colliers Engineering & Design, P.C.

4920-3490-3251.v3

ARYEH SIEGEL
ARCHITECT

John Gunn - Planning Board Chairman
City of Beacon
One Municipal Plaza
Beacon, NY 12508

Re: 393-397 Fishkill Avenue, Beacon, New York
Amended Site Plan Application – Responses to Comments

September 29, 2026

Dear Chairman Gunn and Members of the Planning Board,

Below please find our responses to the comments included in KARC Planning Consultant's Memorandum, dated September 6, 2026. Please see responses and refer to Hudson Land Design's response letter regarding Lanc & Tully's letter dated August 31, 2026.

KARC Planning Consultants Comment Responses:

1. **Height Variance.** The Zoning Board of Appeals granted the required area variances for the proposed building height and retaining wall height on August 18, 2026. The revised plans have been updated to reflect the approved relief.

   Response: Comment Acknowledged. The plans have been updated to reflect the Zoning Board variances

2. **Parking Requirements.** Based on the proposed development program, a minimum of 25 parking spaces and a maximum of 61 parking spaces are required. The applicant proposes 33 on-site parking spaces, which complies with the zoning requirements.

   Response: Comment acknowledged.

3. **Roof Terrace Railing.** The revised plans identify 42-inch-high stainless-steel cable railings surrounding the shared and private fourth-floor terrace areas and depict the railings on the building elevations. The Board should confirm that the proposed railing design and materials are acceptable as part of its architectural review.

   Response: Comment acknowledged. The stainless-steel cable railing was reviewed and approved by the Planning Board.

84 Mason Circle | ajs@ajsarch.com | *Tel* 845 838 2490
Beacon, New York 12508 | www.ajsarch.com | *Fax* 845 838 2657

4. **Mechanical Equipment.** The revised 4th-floor plan identifies anticipated rooftop mechanical equipment locations and provides details for a louvered equipment screen. The plan notes that final mechanical equipment has not yet been specified and identify an area for potential additional equipment. Any final rooftop mechanical equipment should remain fully screened from public view in a manner consistent with the approved elevations. Any material change to the location, height, extent, or screening of rooftop equipment should be subject to review by the Building Inspector and, if determined to be substantive, further Planning Board review.

   Response: Comment acknowledged. The plans have been revised to indicate that the height of the mechanical equipment screen will be adjusted to ensure that the equipment is fully screened. The Board agreed at the September meeting that the screen height can be adjusted as required to screen the equipment.

Lanc & Tully Comment Responses:

General Comments:

1. The note section below the "Bulk Zoning" table shall also reflect the issuance of the variance for the retaining wall height.
   Response: Comment acknowledged. The note has been revised to reflect the approved variances.

2. Pipe rail detail on Sheet 1 of 8 shall reflect the depth of bury required for the rail posts within the concrete sidewalk.
   Response: The detail was revised to reflect the embedment depth and additional installation details.

3. The dimensions provided on the elevation views on Sheet 2 of 8, as well as any callouts or notes, shall be fully legible. At present, several of the dimensions are hidden within the various hatching. The dimensions shall also be provided at a larger scale so that they are easily legible.
   Response: Notes and dimensions have been adjusted for legibility.

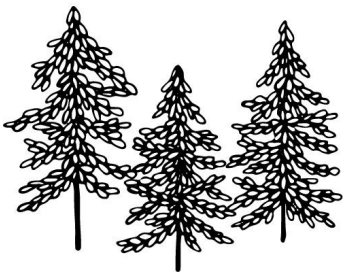
Thank you. Please let me know if you have any questions.

Sincerely,

Aryeh Siegel
Aryeh Siegel, Architect

Hemlock Lighting, Inc.
Saugerties, NY 12477
914.886.8273

HEMLOCK LIGHTING



September 28, 2026

City of Beacon Planning Board
City of Beacon
One Municipal Plaza
Beacon, NY 12508

Re: 393, 397 Fishkill Avenue & 7 Conklin Street – Outdoor Lighting Design

Dear Members of the Planning Board:

I am writing to confirm that **Hemlock Lighting, Inc.** has been retained by the design team for the proposed project at **393, 397 Fishkill Avenue & 7 Conklin Street** to provide professional outdoor lighting design services.

Our lighting design will be developed specifically for the site and will be included in the project materials being prepared for the **October Planning Board meeting**. I am familiar with the City of Beacon's applicable outdoor lighting requirements, which are well aligned with my approach to exterior lighting design, including appropriate illumination levels, color temperature, mitigation of light trespass, light pollution, luminaire shielding & scale.

Our objective is not simply to satisfy the technical requirements of the ordinance, but to develop a thoughtful lighting solution that complements the architecture and site design while contributing positively to the experience along Fishkill Avenue.

We look forward to presenting the lighting design to the Planning Board in October and working with the Board and City staff throughout the review process.

Please feel free to contact me should you have any questions regarding the proposed lighting approach.

Sincerely,

Jordan Podwal
Principal / Lighting Designer
Hemlock Lighting, Inc.
Architectural Lighting Design & Consulting

REVISIONS:			
NO.	DATE	DESCRIPTION	BY
1	11/29/22	REVISED PER PLANNING BOARD COMMENTS	AJS
2	12/27/22	REVISED PER PLANNING BOARD COMMENTS	AJS
3	01/31/23	REVISED PER PLANNING BOARD COMMENTS	AJS
4	02/28/23	REVISED PER PLANNING BOARD COMMENTS	AJS
5	03/30/23	REVISED PER PLANNING BOARD COMMENTS	AJS
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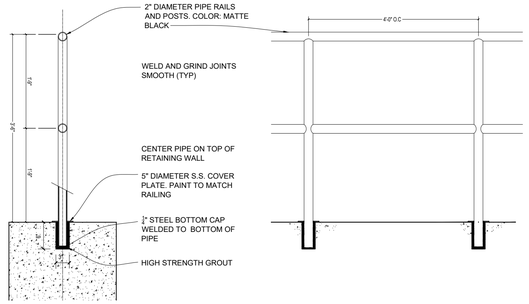
7	07/10/23	FINAL CONSULTANT REVIEW	AJS
8	03/31/26	SITE PLAN AMENDMENT REVISIONS	AJS
9	04/28/26	SITE PLAN AMENDMENT REVISIONS	AJS
10	05/26/26	SITE PLAN AMENDMENT REVISIONS	AJS
11	08/26/26	SITE PLAN AMENDMENT REVISIONS	AJS
12	09/29/26	REVISED PER PLANNING BOARD COMMENTS	AJS



Pipe Rail Details

NTS



Aerial View

Scale: Not to Scale

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

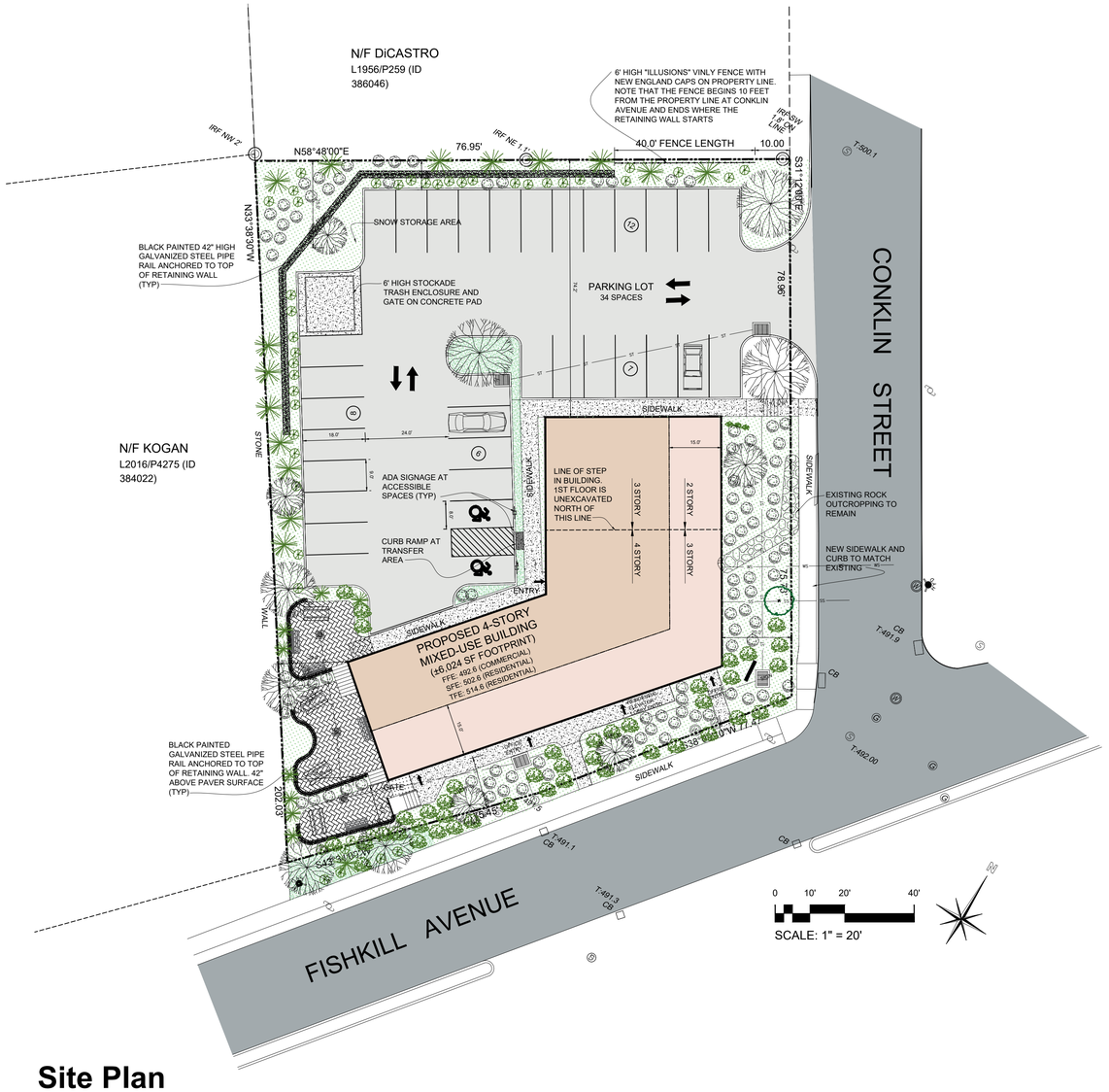
_____ SECRETARY

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

Bulk Zoning Regulations Table

	Required Setbacks			Proposed Setbacks			Minimum Lot Depth	Proposed Lot Depth	Allowable Building Height	Proposed Building Height	Maximum Residential Density	Proposed Residential Density	Lot Area	Required Lot Area	Proposed Floor Area
	Front	Side	Rear	Front	Side	Rear									
Zoning District															
GB	15'	20'	25'	15'	20'	76'	100'	181.83'	35'	48' See Note	1,500 sf per unit *18 units permitted*	14 units	0.62 acres	N/A	19,670

Notes:
1. The Zoning Board of Appeals granted a variance at their August 2026 meeting to allow a building height of 48' where 35' is permitted.
2. The Zoning Board also granted a variance to allow the retaining wall height of a maximum of 8.5 feet where 6 feet is permitted.



Site Plan

Scale: 1" = 20'



Location Plan

1" = 200'

Zoning Summary

Zoning District:	GB
Tax Map No.:	6055-80-399035 & -6055-80-392032 & 6055-80-394041
Lot Area:	0.62 Acres (Total combined lot area)
Building Footprint:	6,024 SF
Historical Overlay District:	No
Parking Overlay District:	No
Existing Use:	Office / Commercial
Proposed Use:	Office / Commercial / Multi Family Residential

Parking & Loading

Use & Parking Requirements	Proposed Area / Count	Parking Requirement
Residential		
1 spaces (minimum) 3 space per dwelling unit (maximum)	14 dwelling units	14 parking spaces minimum 42 parking spaces maximum
Commercial		
3 spaces (minimum) 5 spaces per 1,000 sf GFA (maximum)	3,500 sf	11 parking spaces minimum 19 parking spaces maximum
Total Required		**25 parking spaces minimum** **61 parking spaces maximum**
Total Provided		**33 parking spaces**

Notes:
1. The Zoning Board of Appeals granted a variance at their August 2026 meeting to allow a building height of 48 feet where 35 feet is permitted. The Board also granted a variance to allow the retaining wall height of a maximum of 8.5 feet where 6 feet is permitted.
2. Commercial hours are 7am – 10pm, Monday through Sunday, inclusive.
3. A freestanding sign is shown on the plans. The sign will be submitted to the Beacon Building Department for review and approval.
4. The project will comply with the 10% below-market-rate requirements in Article IVB, Affordable-Workforce Housing. There will be one Below Market Rate unit
5. Refuse pick-up will be limited to off-peak hours.
6. All landscaping shown on the Site Plan shall be maintained in a vigorous growing condition for the duration of the use and shall be trimmed so as to not interfere with pedestrian use of the sidewalk. All plant not so maintained shall be replaced with new plants of comparable size and quality at the beginning of the next immediately following growing season in compliance with the Site Plan, at the sole cost and expense of the property owner.
7. If the proposed site work will have an impact on the neighboring Dogwood tree, the tree will be protected by measures specified by the Landscape Designer and the tree protection specifications will be included on the site plan construction documents.

Index of Drawings

Sheet 1 of 8	Site Plan
Sheet 2 of 8	Building Plans & Views
Sheet 3 of 8	Landscape & Lighting Plan
Sheet 4 of 8	Existing Conditions & Demolition Plan XC-1
Sheet 5 of 8	Grading & Utility Plan GU-1
Sheet 6 of 8	Erosion & Sediment Control Plan ESC-1
Sheet 7 of 8	Construction Details CD-1
Sheet 8 of 8	Construction Details CD-2

Amended Site Plan Application

Sheet 1 of 8 - Site Plan

Owner:
397 Fishkill Avenue, LLC & 393 Fishkill Avenue, LLC
397 Fishkill Avenue
Beacon, NY 12508

Architect:
Aryeh Siegel, Architect
84 Mason Circle
Beacon, New York 12508

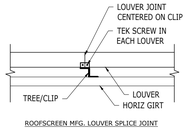
Site / Civil Engineer:
Hudson Land Design
174 Main Street
Beacon, New York 12508

Landscape Designer:
Landscape Restorations
7 Creek Drive
Beacon, New York 12508

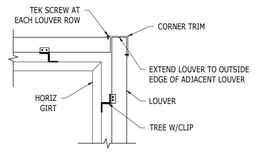
397 Fishkill Avenue
Beacon, New York
Scale: 1" = 20'
October 21,2022



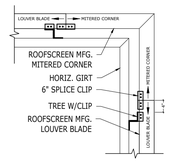
ROOFSCREEN MFG. LOUVER SLATTED LOUVER



ROOFSCREEN MFG. LOUVER SPLICE JOINT

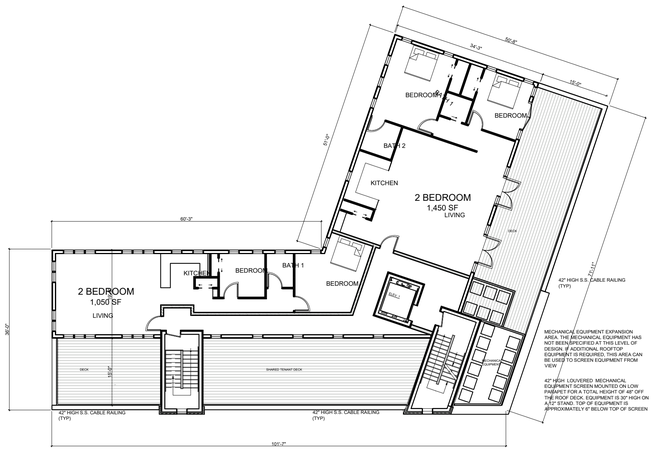


ROOFSCREEN MFG. LOUVER CORNER TRIM



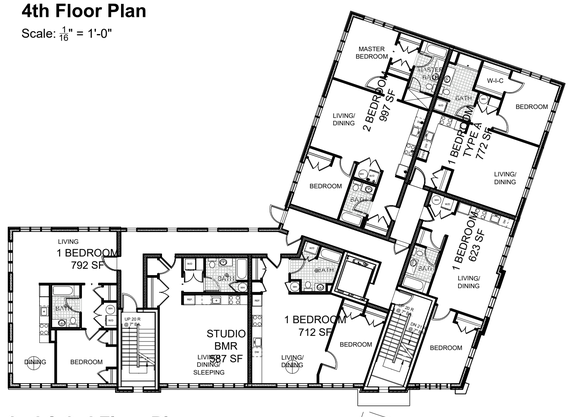
ROOFSCREEN MFG. LOUVER WELDED MITERED CORNER

MECHANICAL EQUIPMENT SCREEN DETAILS



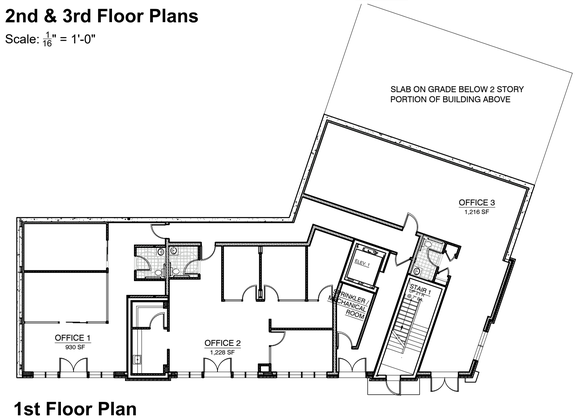
4th Floor Plan

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



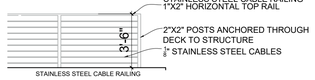
2nd & 3rd Floor Plans

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

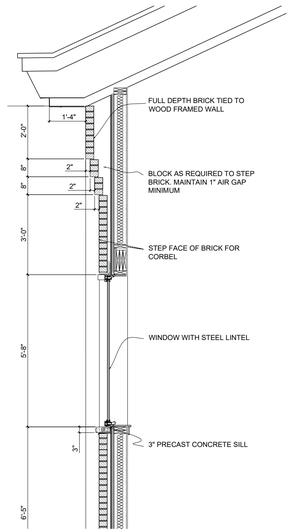


1st Floor Plan

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



STAINLESS STEEL CABLE RAILING



Section: Stair Tower

Scale: $\frac{3}{8}$" = 1'-0"

REVISIONS:			
NO.	DATE	DESCRIPTION	BY
1	11/29/22	REVISED PER PLANNING BOARD COMMENTS	AJS
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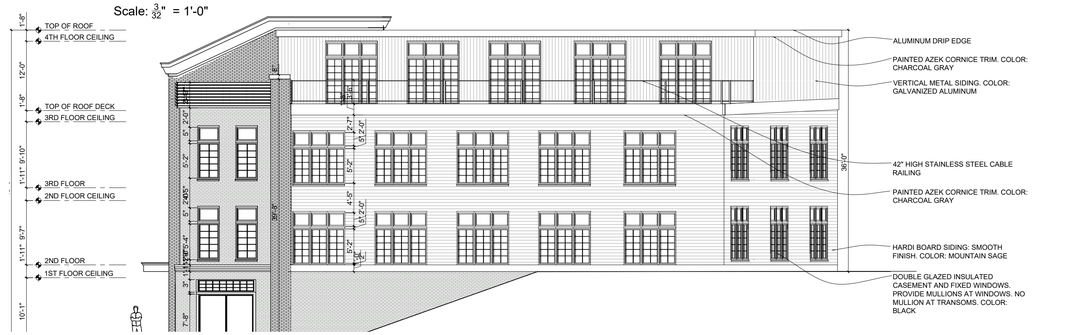
10	05/26/26	SITE PLAN AMENDMENT REVISIONS	AJS
11	08/26/26	SITE PLAN AMENDMENT REVISIONS	AJS
12	09/29/26	REVISED PER PLANNING BOARD COMMENTS	AJS



Front Elevation

Scale: $\frac{3}{32}$" = 1'-0"



Side Elevation: East

Scale: $\frac{3}{32}$" = 1'-0"



Rear Elevation



Side Elevation: West

Scale: $\frac{3}{32}$" = 1'-0"











Views

Amended Site Plan Application

Sheet 2 of 8 - Building Plans

Owner:
397 Fishkill Avenue, LLC & 393 Fishkill Avenue, LLC
397 Fishkill Avenue
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 Designer:
Landscape Restorations
7 Creek Drive
Beacon, New York 12508

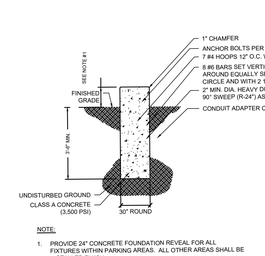
397 Fishkill Avenue
Beacon, New York
Scale: $\frac{1}{8}$" = 1'-0"
October 21,2022





POLE MOUNTED LIGHT (L1A)
GREENSHINE "L30" ARM MOUNTED 3000K LED FIXTURE. LOW GLARE CUTOFF SHIELD, DARK SKY COMPLIANT. CRI 80-100 RANGE. COLOR: BLACK. PHOTOCELL CONTROL. OR APPROVED EQUAL. MOUNTING HEIGHT ON BUILDING = 10 FEET

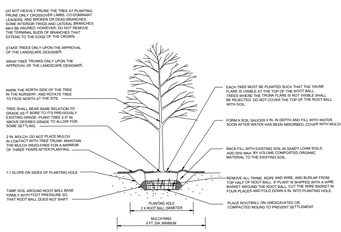




WALL MOUNTED HOUSE LIGHT (L2)

HUBBARDTON FORGE WALL MOUNTED FIXTURE. MODEL "Hood Outdoor Dark Sky Wall Sconce", 60W, 2700K. CRI 80-100 RANGE. COLOR: COASTAL BLACK, OR APPROVED EQUAL. MOUNTING HEIGHT = 7 FEET. NOTE THAT THE MANUFACTURER DOES NOT PROVIDE FOOTCANDLE DIAGRAMS FOR THIS FIXTURE

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.

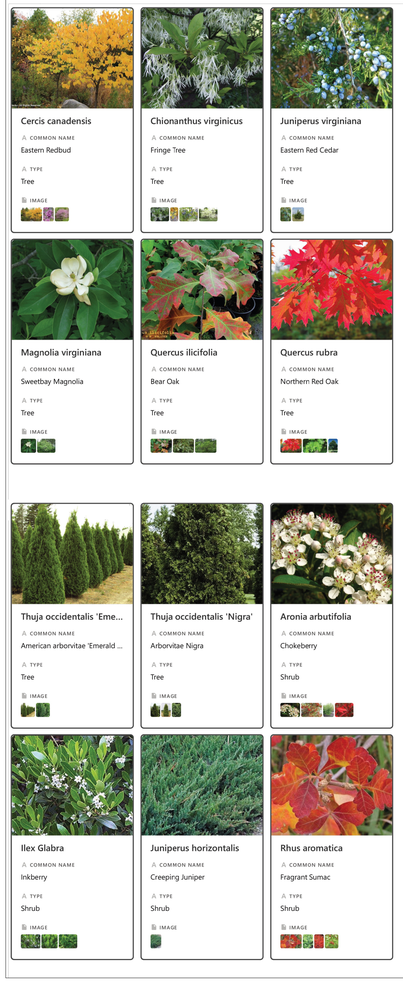


X TREE PLANTING DETAIL
X NOTE: THIS DETAIL ASSUMES THAT THE PLANTING SPACE IS LARGER THAN 5 FT. SQUARE, OPEN TO THE SKY, AND NOT COVERED BY ANY PAVING OR GRATING.

NOTE:
1. PROVIDE 24" CONCRETE FOUNDATION REVEAL FOR ALL FIXTURES WITHIN PARKING AREAS. ALL OTHER AREAS SHALL BE INSTALLED FLUSH.
2. CONCRETE SHALL HAVE A 28 DAY COMPRESSIVE STRENGTH OF 3,500 PSI, WITH AIR-ENTAINMENT OF 5-7%
3. COLOR OF LUMINAIRE SHALL MATCH COLOR OF POLE

LIGHT POLE BASE DETAIL
NOT TO SCALE

Illustrated Plant List



Planting Schedule

SYMBOL	TYPE	BOTANICAL NAME	COMMON NAME	Size	Quanitity	LOCATION
T-Mv	Tree	Magnolia virginiana	Sweetbay Magnolia	2.5"	2	Conklin,Greenspace
T-Qi	Tree	Quercus illicifolia	Shrub Oak	2.5"	5	NW Prop Line, 52
T-Qr	Tree	Quercus rubra	Red Oak	3"	7	Parking Lot and street
T-To	Tree	Thuja occidentalis	Arborvitae	6-7'	16	West Prop Line, 52 Corner
T-To'EG'	Tree	Thuja occidentalis	Emerald Green	6-7'	8	Patios.West Property Line
S-Cp	Shrub	Comptonia peregrina	Sweetfern	1 gal	39	Parking Lot
S-Ig	Shrub	Ilex glabra	Inkberry	3 gal	31	Greenspace, 52, Conklin
S-Iv	Shrub	Ilex verticillata	Inkberry	3 gal	39	NW Prop Line, W Prop Line 52 Corner
S-Jh	Shrub	Juniperus horizontalis	Creeping Juniper	1 gal	tbd	Rock Outcrop?
S-Ra	Shrub	Rhus aromatica	Aromatic Sumac	3 gal	61	52, Conklin, Greenspace
H-Ae	Herb	Aster ericoides	Heath Aster	plugs	tbd	Groundcover
H-tbd	Herb	Mixed groundcover	Wildflowers,carex,grasses	plugs	tbd	All planted areas

Planting and Landscape Notes

PLANTING and LANDSCAPE NOTES
1. Contractors shall enter and exit site through pre-approved routes only.
2. No non-native plant species shall be introduced onto the site. All species shall be indigenous to the northeast region of North America.
3. If a straight specie is specified, no cultivars will be accepted without prior approval of designer.
4. No plants will be accepted that display mechanical injury, disease or specie irregularities.
5. Soil shall be prepped by removing all construction debris, loose roots and stones larger than 3".
6. All plants must be labeled when delivered to site.
7. Areas to be planted shall be marked and labeled by designer.
8. All plant locations and orientations in the field require approval from designer and owner prior to installation.
9. Test tree-pit for drainage before planting. Do not plant tree in pit if water is still evident after one hour. Contact site engineer or landscape designer if this condition is encountered.
10. All tree-planting to be coordinated with as-built utilities. Trees to be located minimum of 5' from active lines.
11. All trees shall be ball and burlap unless otherwise specified on Plant List.
12. Each new tree hole tree shall be twice the width of the rootball.
13. Burlap, wire, cords, ties and any wrapping materials must be removed from all rootballs before backfilling.
14. Plant all plants so top of rootball is slightly above surrounding soil(small and large plants)
15. No planting shall be done in muddy, rainy or frozen conditions.
16. All plants calling for "Overflowing" in the notes shall not be accepted by designer if plants are thin.
17. If planting is delayed for more than 3 hours after delivery, set plants in shade. Protect from weather and mechanical damage. Keep roots moist and cover with mulch.
18. Contractors shall leave site neat and orderly during course of project, and store materials and equipment in owner-approved locations away from all trees and plants. Store all unplanted plant material away from damaging sun.
19. If site conditions conflict with intended design, contractor shall alert Owner and designer.
20. No substitutions are to be made without the written or verbal consent of landscape designer and owner.
21. Create a size-specific water-well around each plant, 3' from center of tree, and mulch from the outside. Do not mulch crown.
22. Water thoroughly after planting each plant. Water schedule to be determined.
23. Spray for deer if planted in fall. Sometimes bucks mark their territory with their antlers.
24. Keep planting areas weed-free until plant is established.
25. Eco Lawn seeding shall be implemented by contractor familiar with this specie mix and with the process and approved by designer. This is not the same as casting contractor grass seed.
26. Pervious/Permeable Pavers and associated grass seeding shall be installed by contractor with experience in this process. This process requires establishment maintenance, in order to succeed.
27. Bermed areas shall be built with designer directing construction.
28. Street tree and surrounding tree-pit shall be installed by contractor experienced with these materials and approved by designer.
29. All plants require regular watering for the first two seasons to succeed.

REVISIONS:			
NO.	DATE	DESCRIPTION	BY
1	11/29/22	REVISED PER PLANNING BOARD COMMENTS	AJS
2	12/27/22	REVISED PER PLANNING BOARD COMMENTS	AJS
3	01/31/23	REVISED PER PLANNING BOARD COMMENTS	AJS
4	02/28/23	REVISED PER PLANNING BOARD COMMENTS	AJS
5	03/30/23	REVISED PER PLANNING BOARD COMMENTS	AJS
6	06/13/23	FINAL CONSULTANT REVIEW	AJS
7	07/10/23	FINAL CONSULTANT REVIEW	AJS
8	03/31/26	SITE PLAN AMENDMENT REVISIONS	AJS
9	04/28/26	SITE PLAN AMENDMENT REVISIONS	AJS
10	05/26/26	SITE PLAN AMENDMENT REVISIONS	AJS
11	08/26/26	SITE PLAN AMENDMENT REVISIONS	AJS
12	09/29/26	REVISED PER PLANNING BOARD COMMENTS	AJS

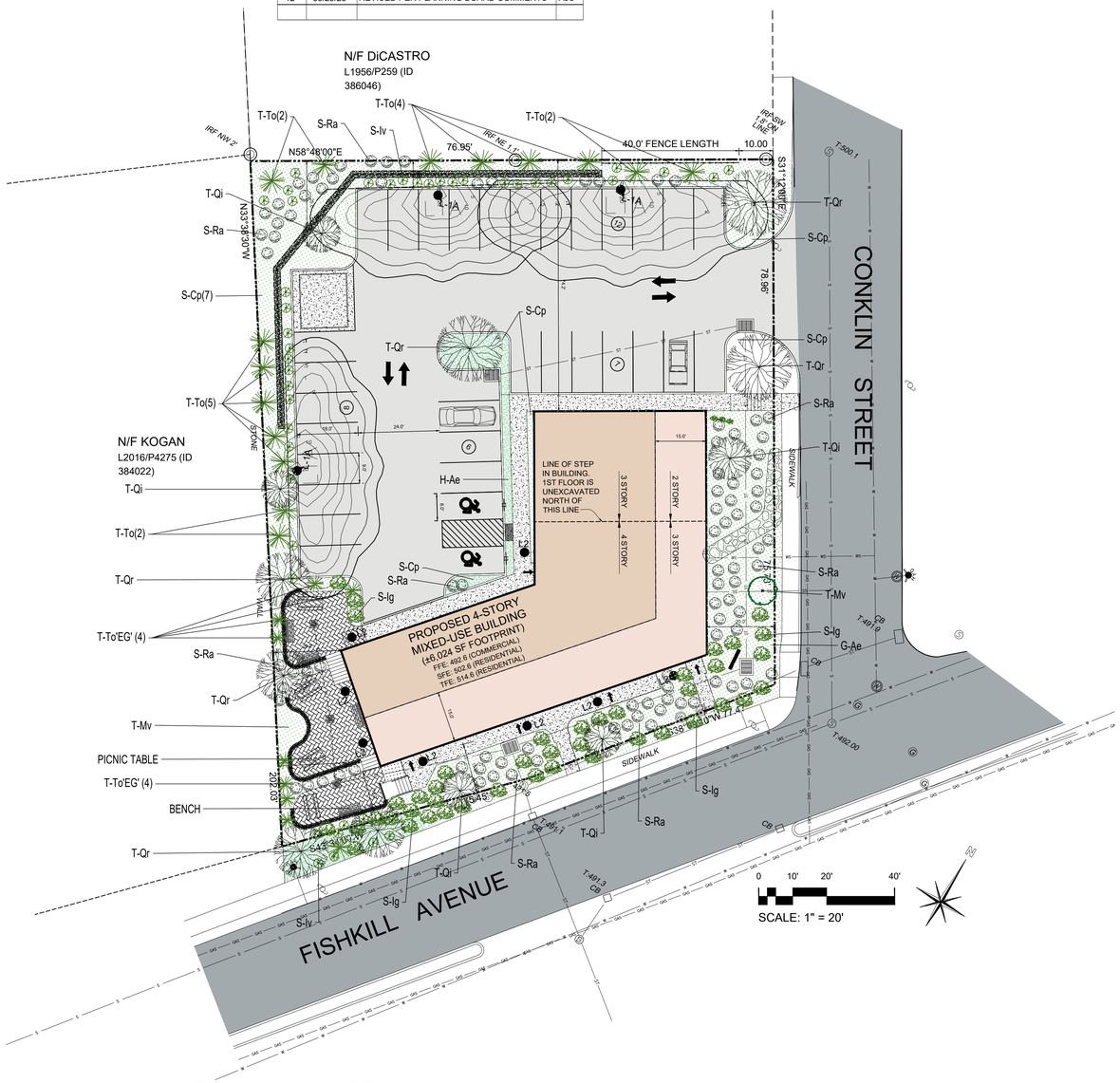
APPROVED BY RESOLUTION OF THE PLANNING BOARD OF THE CITY OF BEACON, NEW YORK, ON THE _____ DAY OF _____, 20_____, SUBJECT TO ALL REQUIREMENTS AND CONDITIONS OF SAID RESOLUTION. ANY CHANGE, ERASURE, MODIFICATION OR REVISION OF THIS PLAT, AS APPROVED, SHALL VOID THIS APPROVAL.

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.



Landscape & Lighting Plan

Scale: 1" = 20'

Amended Site Plan Application

Sheet 3 of 8 - Landscaping & Lighting Plan

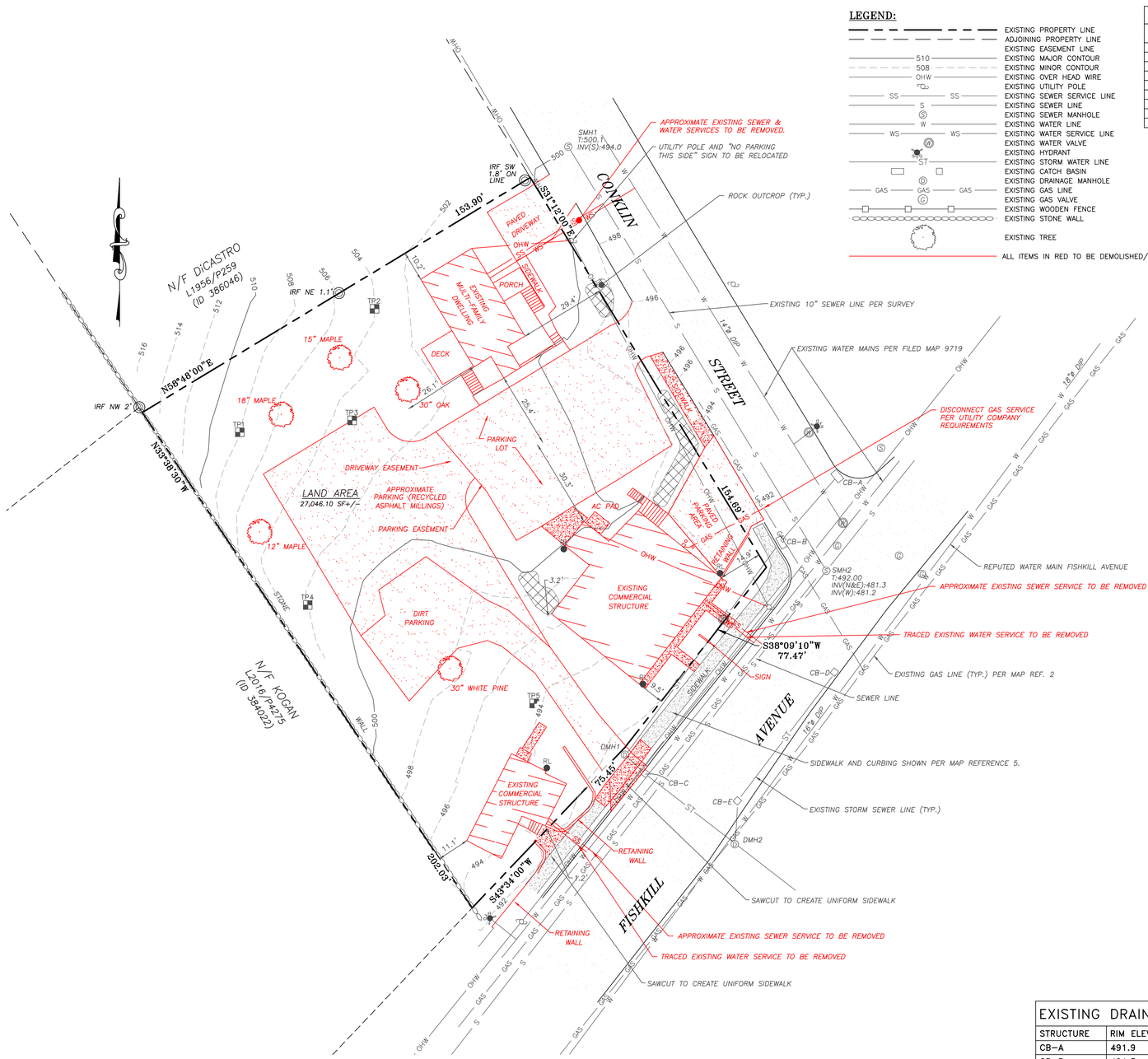
Owner:
397 Fishkill Avenue, LLC & 393 Fishkill Avenue, LLC
397 Fishkill Avenue
Beacon, NY 12508

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 Designer:
Landscape Restorations
7 Creek Drive
Beacon, New York 12508

397 Fishkill Avenue
Beacon, New York
Scale: 1" = 20'
October 21,2022



EXISTING CONDITIONS & DEMOLITION PLAN

SCALE: 1" = 20'

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

LEGEND:

- EXISTING PROPERTY LINE
- ADJOINING PROPERTY LINE
- EXISTING EASEMENT LINE
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- EXISTING OVER HEAD WIRE
- EXISTING UTILITY POLE
- EXISTING SEWER SERVICE LINE
- EXISTING SEWER LINE
- EXISTING SEWER MANHOLE
- EXISTING WATER LINE
- EXISTING WATER SERVICE LINE
- EXISTING WATER VALVE
- EXISTING HYDRANT
- EXISTING STORM WATER LINE
- EXISTING CATCH BASIN
- EXISTING DRAINAGE MANHOLE
- EXISTING GAS LINE
- EXISTING GAS VALVE
- EXISTING WOODEN FENCE
- EXISTING STONE WALL
- EXISTING TREE
- ALL ITEMS IN RED TO BE DEMOLISHED/REMOVED

PROJECT INFORMATION:

PARCEL OWNER:	397 FISHKILL AVE LLC.; 397 FISHKILL AVE, BEACON NY 12508 & 393 FISHKILL AVE LLC; 397 FISHKILL AVE, BEACON NY 12508
PROJECT ENGINEER:	HUDSON LAND DESIGN P.C., 174 MAIN STREET, BEACON NY 12508
PROJECT SURVEYOR:	STEVEN J. GREEN P.L.S., PO BOX 534, GOSHEN, NY 10924
PROJECT ARCHITECT:	ARYEH SIEGEL, 84 MASON CIRCLE, BEACON, NY 12508
PROJECT LANDSCAPE DESIGN:	LANDSCAPE RESTORATIONS, 7 CREEK DRIVE, BEACON, NY 12508
PARCEL LOCATION:	397 & 393 FISHKILL AVE, 7 CONKLIN ST, BEACON NY 12508
TAX PARCEL ID:	6055-80-399035 (0.15 AC) & 392032 (0.33 AC) & 394041 (0.14 AC)
PARCEL AREA:	±0.62-ACRES TOTAL
WATER SUPPLY:	MUNICIPAL - CITY OF BEACON
SEWAGE DISPOSAL:	MUNICIPAL - CITY OF BEACON



LOCATION MAP SCALE: 1" = 200'

MAP REFERENCES:

1. BOUNDARY AND TOPOGRAPHICAL SURVEY PER "SURVEY FOR JORDAN HAUG" AS PREPARED BY STEVEN J. GREEN, P.L.S. DATED MAY 29, 2022 AND UPDATED IN NOVEMBER 2022 TO PROVIDE SANITARY SEWER INVERT ELEVATIONS.
2. SANITARY SEWER RIM AND INVERT ELEVATIONS AND DRAINAGE STRUCTURE RIM ELEVATIONS PROVIDED BY MAP REFERENCE 1. DRAINAGE PIPE AND INVERT INFORMATION TAKEN FROM A PLAN SET ENTITLED "RESURFACING, RESTORATION AND REHABILITATION TELLER AVENUE AND FISHKILL AVENUE (WOLCOTT AVENUE/NYS ROUTE 9D TO BEACON CITY LINE)" AS PREPARED BY WSP DATED MAY 2022. INVERT ELEVATIONS ADJUSTED TO PROJECT SURVEYOR'S DATUM OF 500 FEET. GAS MAIN LOCATIONS SHOWN PER THE WSP PLAN SET.
3. WATER MAIN SHOWN ON CONKLIN STREET PER A MAP ENTITLED LOT LINE REALIGNMENT FOR GARY VILLANO PREPARED BY PETER R. HUSTIS, L.L.S. DATED AUGUST 13, 1991 AND LAST REVISED MAY 26, 1993 AND FILED AT THE DUTCHESS COUNTY CLERK'S OFFICE ON JUNE 8, 1993 AS FILED MAP 9719. SIZE OF WATERMAIN ON CONKLIN STREET AND WATER MAIN LOCATION AND SIZES ALONG FISHKILL AVENUE PER MAPPING OBTAINED FROM THE CITY OF BEACON WATER DEPARTMENT.
4. LOTS COMBINED PER "LOT LINE REMOVAL PLAT, REVISION TO FILED MAP 9719, 397 FISHKILL AVENUE", FILED AT THE DUTCHESS COUNTY CLERK'S OFFICE AS FILED MAP 9719A ON 9/26/2023.
5. SIDEWALK AND CURBING ALONG FISHKILL AVENUE PER HUDSON LAND DESIGN FIELD MEASUREMENTS, BASED ON RECENT IMPROVEMENTS ALONG FISHKILL AVENUE.

SURVEY NOTES:

1. THIS IS AN ACCURATE SURVEY COMPLETED IN THE FIELD MAY 2022.
2. SUBJECT TO ALL EASEMENTS AND/OR AGREEMENTS THAT THE PUBLIC UTILITY COMPANIES MAY HAVE.
3. ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MARKED WITH AN ORIGINAL OF THE AN ORIGINAL OF THE LAND SURVEYOR'S SEAL OR HIS/HER HER EMBOSSED SEAL SHALL BE CONSIDERED TO BE VALID TRUE COPIES.
4. SUBJECT TO ALL RIGHT OF WAY TAKINGS NOT SHOWN OR FOUND IN COUNTY OR TOWN RECORDS.
5. DATUM: 500.00'.

DEMOLITION NOTES:

1. BUILDING/STRUCTURE TO BE DEMOLISHED ARE SHOWN FOR REFERENCE PURPOSES ONLY AND ARE NOT TO BE DEMOLISHED AS PART OF THIS WORK. PRIOR TO DEMOLISHING ANY BUILDINGS/STRUCTURES, THE CONTRACTOR SHALL PERFORM A PRE-DEMOLITION SURVEY IN ACCORDANCE WITH STATE AND FEDERAL REGULATIONS GOVERNING THE DISPOSAL OF SOLID WASTE. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND APPROVALS BY THE AUTHORITY HAVING JURISDICTION. ALL DEBRIS RESULTING FROM DEMOLITION ACTIVITIES SHALL BE DISPOSED OF OFF-SITE AT A FACILITY APPROVED TO RECEIVE THE DEBRIS.
2. CONFORM TO APPLICABLE CODE FOR DEMOLITION OF STRUCTURES, SAFETY OF ADJACENT STRUCTURES, DUST CONTROL, RUNOFF CONTROL, AND HAULING, DISPOSAL AND STORAGE OF DEBRIS.
3. PROVIDE, ERECT, AND MAINTAIN TEMPORARY BARRIERS AND SECURITY DEVICES.
4. MAINTAIN EXISTING UTILITIES TO REMAIN IN SERVICE AND PROTECT THEM AGAINST DAMAGE DURING SELECTIVE DEMOLITION OPERATIONS. DO NOT INTERRUPT EXISTING UTILITIES SERVING OPERATING FACILITIES, EXCEPT WHEN AUTHORIZED IN WRITING BY OWNER AND AUTHORITIES HAVING JURISDICTION.
5. NOTIFY ADJACENT OWNERS OF WORK THAT MAY AFFECT THEIR PROPERTY, POTENTIAL NOISE, UTILITY OUTAGE, OR DISRUPTION. COORDINATE WITH OWNER.
6. PREVENT MOVEMENT OR SETTLEMENT OF ADJACENT STRUCTURES. PROVIDE BRACING AND SHORING.
7. LOCATE AND IDENTIFY ALL EXISTING UTILITIES WITHIN THE CONSTRUCTION AREA. DISCONNECT AND SEAL OR CAP OFF UTILITY SERVICES THAT WILL BE AFFECTED BY THIS PROJECT. NOTIFY AFFECTED UTILITY COMPANIES BEFORE STARTING WORK AND COMPLY WITH THEIR REQUIREMENTS. VERIFY THAT UTILITIES HAVE BEEN DISCONNECTED AND CAPPED.
8. DEMOLISH AND REMOVE COMPONENTS IN AN ORDERLY AND CAREFUL MANNER.
9. PROTECT EXISTING FEATURES THAT ARE NOT TO BE DEMOLISHED.
10. CONDUCT OPERATIONS WITH MINIMUM INTERFERENCE TO PUBLIC OR PRIVATE ACCESSES.
11. MAINTAIN EGRESS AND ACCESS AT ALL TIMES. DO NOT CLOSE OR OBSTRUCT ROADWAYS, OR SIDEWALKS WITHOUT PERMITS.
12. CEASE OPERATIONS IMMEDIATELY IF ADJACENT STRUCTURES APPEAR TO BE IN DANGER. NOTIFY AUTHORITY HAVING JURISDICTION.
13. ROUGH GRADE AND COMPACT AREAS AFFECTED BY DEMOLITION TO MAINTAIN SITE GRADES AND CONTOURS.
14. FIELD VERIFY EXISTING CONDITIONS AND CORRELATE WITH REQUIREMENTS INDICATED ON DEMOLITION PLAN TO DETERMINE EXTENT OF SELECTIVE DEMOLITION REQUIRED.
15. MAINTAIN EXISTING UTILITIES TO REMAIN IN SERVICE AND PROTECT THEM AGAINST DAMAGE DURING SELECTIVE DEMOLITION OPERATION.
16. CONDUCT DEMOLITION OPERATIONS AND REMOVE DEBRIS TO ENSURE MINIMUM INTERFERENCE WITH SELECTIVE DEMOLITION OPERATIONS.
17. CONDUCT DEMOLITION OPERATIONS TO PREVENT INJURY TO PEOPLE AND DAMAGE TO ADJACENT BUILDINGS AND FACILITIES TO REMAIN. ENSURE SAFE PASSAGE OF PEOPLE AROUND SELECTIVE DEMOLITION AREA.
18. USE WATER MIST, TEMPORARY ENCLOSURES AND OTHER SUITABLE METHODS TO LIMIT THE SPREAD OF DUST AND DIRT. COMPLY WITH GOVERNING ENVIRONMENTAL PROTECTION REGULATIONS. DO NOT USE WATER WHEN IT MAY DAMAGE EXISTING CONSTRUCTION, SUCH AS ICE, FLOODING, AND POLLUTION.
19. REMOVE AND TRANSPORT DEBRIS IN A MANNER THAT WILL PREVENT SPILLAGE ON ADJACENT SURFACES AND AREAS.
20. CLEAN ADJACENT STRUCTURES AND IMPROVEMENTS OF DUST, DIRT AND DEBRIS CAUSED BY SELECTIVE DEMOLITION OPERATIONS. RETURN ADJACENT AREAS TO CONDITION EXISTING BEFORE START OF SELECTIVE DEMOLITIONS.
21. PROMPTLY DISPOSE OF DEMOLISHED MATERIALS. DO NOT ALLOW DEMOLISHED MATERIALS TO ACCUMULATE ON-SITE. DO NOT BURN DEMOLISHED MATERIALS ON-SITE.
22. CUTTING OF TREES CAN ONLY OCCUR DURING NOVEMBER 1ST TO MARCH 31ST TIME FRAME.

UTILITY ABANDONMENT NOTES:

1. EXISTING WATER AND SEWER SERVICES TO BE ABANDONED IN ACCORDANCE WITH CITY OF BEACON WATER & SEWER DEPARTMENT REQUIREMENTS.
2. ANY WATER SERVICE TO BE ABANDONED SHALL BE AT THE CORPORATION VALVE BY CLOSING OF THE CORPORATION VALVE, DISCONNECTION OF THE EXISTING SERVICE LINE TO THE CORPORATION VALVE AND CAPPING OF THE CORPORATION VALVE.

EXISTING DRAINAGE TABLE:

STRUCTURE	RIM ELEVATION*	INV (N)**	INV (E)**	INV (S)**	INV (W)**
CB-A	491.9	12": 489.90	---	12": 489.84	---
CB-B	491.3	12": 488.71	---	18": 488.32	---
CB-C	491.1	18": 487.33	---	18": 487.42	---
CB-D	491.6	---	---	12": 490.25	---
CB-E	491.3	12": 489.66	---	12": 489.79	---
DMH1	491.5	12": 487.53	12": 487.37	---	---
DMH2	491.1	UNKNOWN	UNKNOWN	---	UNKNOWN

* RIM ELEVATIONS AS DETERMINED BY THE PROJECT SURVEYOR.
** PIPE SIZES AND INVERT ELEVATIONS PER MAP REFERENCE #2.

Dig Safely. New York. Call 811 before you dig

DRAWN BY: CMB				CHECKED BY: DGK			
REVISIONS:				REVISIONS:			
NO.	DATE	DESCRIPTION	BY	NO.	DATE	DESCRIPTION	BY
1	11/29/22	PER PLANNING BOARD COMMENTS	CMB	7	04/28/26	ADDED EXISTING GAS SERVICE	CMB
2	12/27/22	PER PLANNING BOARD COMMENTS	CMB				
3	01/31/23	PER PLANNING BOARD COMMENTS	CMB				
4	03/31/23	NO CHANGE THIS SHEET	CMB				
5	06/13/23	REMOVED FISHKILL AVE IMPROVEMENTS	CMB				
6	03/31/26	PER UPDATED PROPOSAL	CMB				

STATE OF NEW YORK DANIEL G. KOERNER LICENSED PROFESSIONAL ENGINEER 082716

SEAL

HUDSON LAND DESIGN
HUDSON LAND DESIGN
PROFESSIONAL ENGINEERING P.C.
174 MAIN ST., BEACON, NEW YORK 12508
13 CHAMBERS ST., NEWBURGH, NEW YORK 12550
PH: 845-440-6926
F: 845-440-6637

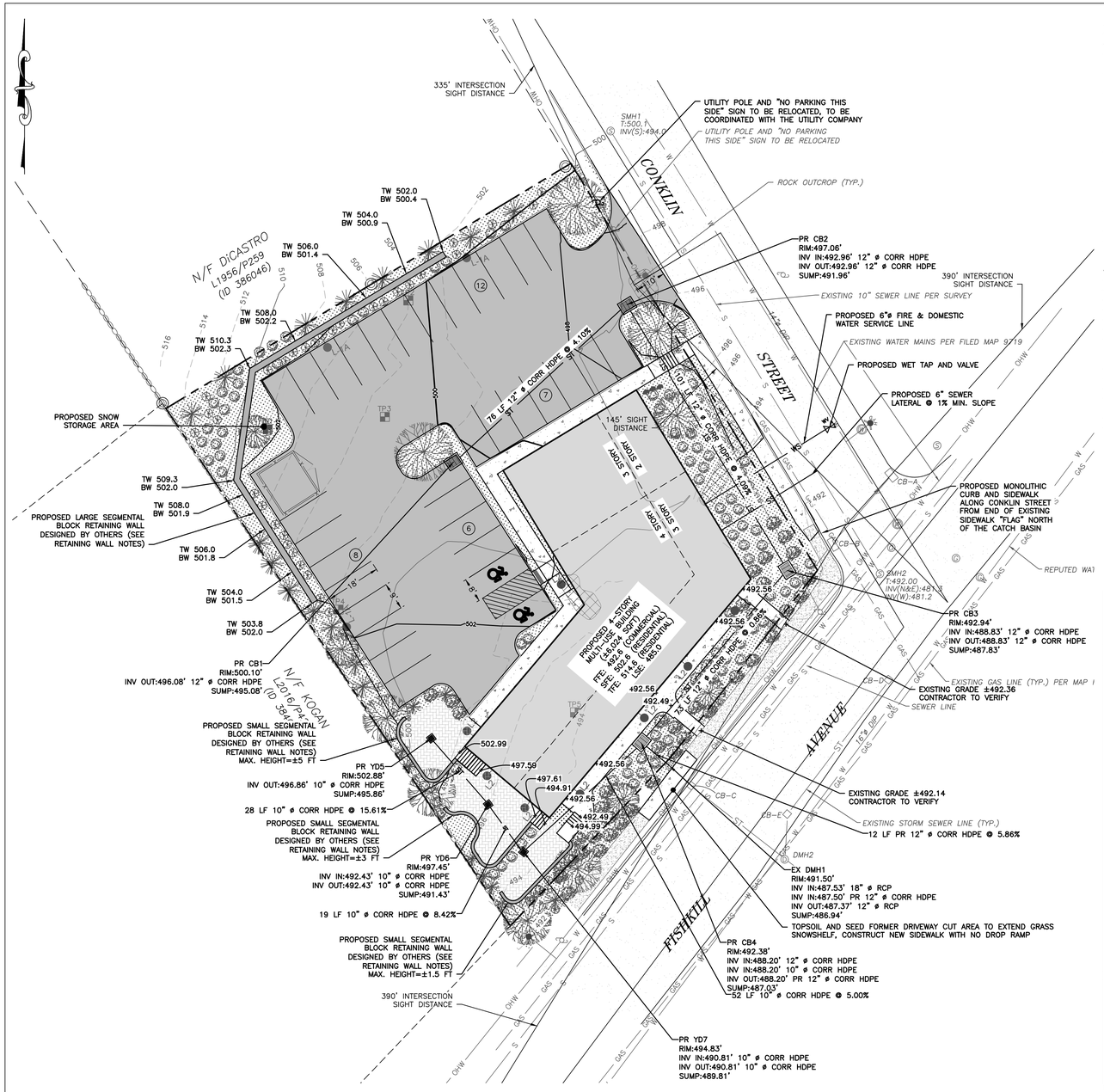
EXISTING CONDITIONS & DEMOLITION PLAN

397 FISHKILL AVENUE

397 FISHKILL AVE
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 6055-80-392032 & 399035

JOB #:	2022:015
DATE:	10/21/2022
SCALE:	1" = 20'
TITLE:	XC-1
SHEET:	4 OF 8

UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS DRAWING IS A VIOLATION OF SECTION 7209.2 OF THE NEW YORK EDUCATION LAW



GRADING & UTILITY PLAN

SCALE: 1" = 20'

GRAPHIC SCALE

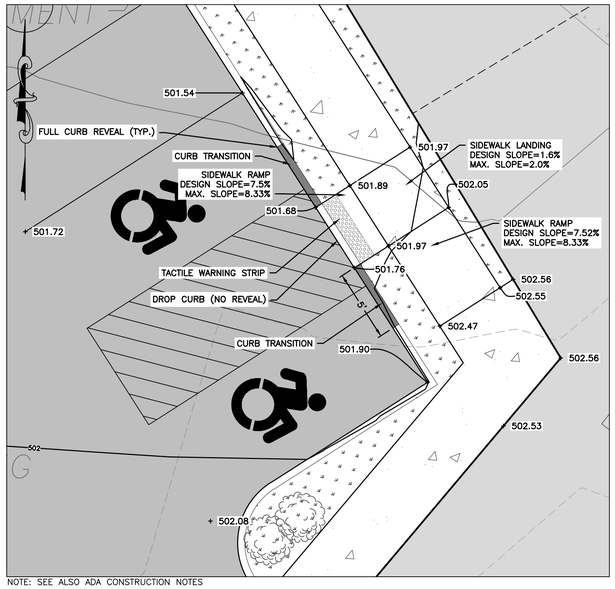
20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

LEGEND:

- EXISTING PROPERTY LINE
- ADJOINING PROPERTY LINE
- EXISTING EASEMENT LINE
- 510 EXISTING MAJOR CONTOUR
- 508 EXISTING MINOR CONTOUR
- OHW EXISTING OVER HEAD WIRE
- EXISTING UTILITY POLE
- SS EXISTING SEWER SERVICE LINE
- S EXISTING SEWER LINE
- EXISTING SEWER MANHOLE
- W EXISTING WATER LINE
- WS EXISTING WATER SERVICE LINE
- EXISTING WATER VALVE
- EXISTING HYDRANT
- ST EXISTING STORM WATER LINE
- EXISTING CATCH BASIN
- EXISTING DRAINAGE MANHOLE
- GAS EXISTING GAS LINE
- EXISTING GAS VALVE
- EXISTING WOODEN FENCE
- EXISTING STONE WALL

- PROPOSED PROPERTY LINE
- PROPOSED SET BACK LINE
- 250 PROPOSED MAJOR CONTOUR
- 252 PROPOSED MINOR CONTOUR
- PROPOSED EASEMENT
- PROPOSED TREE LINE
- S PROPOSED SEWER LINE
- SS PROPOSED SEWER SERVICE LINE
- PROPOSED SEWER MANHOLE
- PROPOSED SEWER CLEAN OUT
- PROPOSED SDS LATERAL
- PROPOSED SDS SOLID LINE
- ST PROPOSED STORM WATER LINE
- RL PROPOSED ROOF LEADER LINE
- PROPOSED ROOF LEADER
- W PROPOSED WATER LINE
- WS PROPOSED WATER SERVICE LINE
- PROPOSED WELL
- PROPOSED HYDRANT
- PROPOSED WATER SHUT OFF VALVE
- PROPOSED GATE VALVE



NOTE: SEE ALSO ADA CONSTRUCTION NOTES

ADA ACCESSIBLE ROUTE PLAN

SCALE: 1" = 5'

GRAPHIC SCALE

5 0 2.5 5 10 20

(IN FEET)
1 inch = 5 ft.

EXISTING DRAINAGE TABLE:

STRUCTURE	RIM ELEVATION*	INV (N)**	INV (E)**	INV (S)**	INV (W)**
CB-A	491.9	12": 489.90	---	12": 489.84	---
CB-B	491.3	12": 488.71	---	18": 488.32	---
CB-C	491.1	18": 487.33	---	18": 487.42	---
CB-D	491.6	---	---	12": 490.25	---
CB-E	491.3	12": 489.66	---	12": 489.79	---
DMH1	491.5	12": 487.53	12": 487.37	---	---
DMH2	491.1	UNKNOWN	UNKNOWN	---	UNKNOWN

* RIM ELEVATIONS AS DETERMINED BY THE PROJECT SURVEYOR.
** PIPE SIZES AND INVERT ELEVATIONS PER MAP REFERENCE #2.

SITE SPECIFIC NOTES:

1. THE CONTRACTOR SHALL PERFORM A UTILITIES CALL-OUT PRIOR TO CONSTRUCTION TO VERIFY ALL UNDERGROUND UTILITY LOCATIONS BY CONTACTING UFPO @ 1-800-962-7962. SPECIFIC ATTENTION SHALL BE PAID TO THE LOCATIONS OF THE GAS, WATER AND SEWER MAINS WITH RESPECT TO THE PROPOSED LOCATIONS FOR THE SERVICE AND DRAINAGE LINES.
2. THE CONTRACTOR SHALL FIELD VERIFY THE LOCATIONS AND INVERTS OF ALL DRAINAGE, SANITARY SEWER, WATER AND GAS LINES AND STRUCTURES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL NOT ASSUME THAT ALL LOCATIONS AS SHOWN ON THE PLAN ARE CORRECT.
3. THE PROPOSED BUILDING AND ADDITION SHALL BE SERVED BY THE CITY OF BEACON MUNICIPAL WATER AND SEWER SERVICES. AS SUCH, THE CONTRACTOR SHALL CONTACT THE CITY OF BEACON WATER AND SEWER DEPARTMENTS TO SCHEDULE A PRE-CONSTRUCTION MEETING TO ENSURE THAT THE ARRANGEMENTS FOR WATER SUPPLY AND SEWAGE DISPOSAL ARE COMMENCED IN ACCORDANCE WITH THE APPROVED PLANS AND AMENDMENTS THERETO AND GENERALLY ACCEPTED STANDARDS.
4. THE WATER SERVICE LINE AND METER FOR EACH UNIT SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF BEACON WATER DEPARTMENT REQUIREMENTS.
5. THE NEW WATER SERVICE LINE TO THE NEW BUILDING SHALL BE 6"ø DIP, SUBJECT TO THE MEP ENGINEER'S CALCULATIONS AND VERIFICATION.
6. THE SEWER SERVICE LINE SHALL BE 6"ø SDR-35 PVC PIPE WITH PITCH AS SHOWN ON THE PLAN (MINIMUM OF 1% SHALL BE MAINTAINED).
7. STREET CLOSURE FOR WATER, SEWER AND GAS SERVICE CONNECTIONS AND DRIVEWAY CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH CITY OF BEACON REQUIREMENTS. A PLAN SHALL BE IN PLACE FOR MAINTENANCE AND PROTECTION OF TRAFFIC.
8. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO CONSTRUCTION. MAIN STREET AND CROSS STREET SHALL BE KEPT CLEAN AND SWEPT DURING CONSTRUCTION.
9. SUMP PUMPS TO BE PROVIDED FOR FOOTING DRAINS, AS REQUIRED. THE TYPES OF PUMPS AND METHODS USED TO ENSURE PROPER DRAINAGE SHALL BE ACCEPTABLE TO THE CITY OF BEACON BUILDING DEPARTMENT. ALL SUMP PUMPS SHALL DISCHARGE TO DAYLIGHT, OR TO THE CITY OF BEACON DRAINAGE SYSTEM. SUMP PUMPS ARE NOT PERMITTED TO DISCHARGE TO THE CITY OF BEACON SANITARY SEWER SYSTEM.
10. THE APPLICANT/APPLICANT'S PLUMBER SHALL ACQUIRE WATER METERS AND MXU UNITS (SIGNAL SENDING AND RECEIVING UNIT) FOR THE AMI SYSTEM (ADVANCED METERING INFRASTRUCTURE) FROM THE CITY OF BEACON WATER DEPARTMENT. THE MXU UNIT SHALL BE INSTALLED ON THE EXTERIOR OF THE BUILDING AND SHALL BE LOCATED 2 TO 3 FEET ABOVE THE EXTERIOR GROUND ELEVATION.
11. DIRECT ROOF LEADERS TO PROPOSED UNDERGROUND STORMWATER CONVEYANCE SYSTEM.

ADA CONSTRUCTION NOTES:

1. ADA ACCESSIBLE COMPONENTS AND ACCESS ROUTES FOR THE SITE MUST COMPLY WITH ALL APPLICABLE STATE AND LOCAL ACCESSIBILITY LAWS AND REGULATIONS AND THE CURRENT ADA STANDARDS. FINISHED SURFACES ALONG THE ACCESSIBLE ROUTE FROM PARKING SPACE OR PEDESTRIAN ACCESS TO POINTS OF ACCESSIBLE BUILDING INGRESS/OR EGRESS, MUST COMPLY WITH ADA REQUIREMENTS. THESE INCLUDE, BUT ARE NOT LIMITED TO THE FOLLOWING:
   - 1.1. PARKING SPACES AND PARKING AISLES – SLOPE SHALL NOT EXCEED 1:48 IN ANY DIRECTION.
   - 1.2. CURB RAMPS – SLOPE MUST NOT EXCEED 1:12 (8.3%) FOR A MAXIMUM OF SIX (6) FEET.
   - 1.3. LANDINGS – MUST BE PROVIDED AT EACH END OF RAMPS, MUST PROVIDE POSITIVE DRAINAGE, AND MUST NOT EXCEED 1:48 IN ANY DIRECTION.
   - 1.4. PATH OF TRAVEL ALONG ACCESSIBLE ROUTE – MUST PROVIDE A 36-INCH OR GREATER UNOBSTRUCTED WIDTH OF TRAVEL. THE SLOPE MUST BE NO GREATER THAN 1:20 IN THE DIRECTION OF TRAVEL, AND MUST NOT EXCEED 1:48 IN CROSS SLOPE. WHERE PATH OF TRAVEL WILL BE GREATER THAN 1:20, ADA RAMP STANDARDS MUST BE MET WITH A MAXIMUM SLOPE OF 1:12, FOR A MAXIMUM RISE OF 30 INCHES. RAMPS MUST HAVE ADA HAND RAILS AND LANDINGS AT BOTH THE TOP AND BOTTOM OF EACH RAMP, WITH CROSS SLOPES NO MORE THAN 1:48 IN ANY DIRECTION.
   - 1.5. DOORWAYS – MUST HAVE A LANDING AREA ON THE EXTERIOR SIDE OF THE DOOR THAT IS SLOPED AWAY FROM THE DOOR NO MORE THAN 1:48 AND MUST BE NO LESS THAN 60 INCHES LONG.
2. WHEN THE PROPOSED CONSTRUCTION INCLUDES CONNECTION TO EXISTING ADA COMPONENTS, CONTRACTOR MUST VERIFY EXISTING ELEVATIONS SHOWN. NOTIFY THE DESIGN ENGINEER IMMEDIATELY IF THERE ARE ANY DISCREPANCIES OR FIELD CONDITIONS THAT DIFFER FROM WHAT IS SHOWN BEFORE COMMENCING WORK. CONSTRUCTED IMPROVEMENTS MUST COMPLY WITH THE MAXIMUM AND MINIMUM ADA REQUIREMENTS.
3. THE CONTRACTOR MUST VERIFY THE SLOPES OF THE FORMWORK PRIOR TO POURING CONCRETE. CONTRACTOR IS RESPONSIBLE FOR ALL COSTS TO REMOVE, REPAIR AND REPLACE NON-CONFORMING CONCRETE.

SOIL TESTING NOTES:

TEST PITS WERE DIRECTED AND OBSERVED BY HUDSON LAND DESIGN PERSONNEL ON DECEMBER 21, 2022. THE INTENT OF THE TEST PITS WAS TO GENERALLY DETERMINE THE ELEVATION OF BEDROCK BASED ON CURRENTLY PROPOSED GRADING AND NOT FOR GEOTECHNICAL OR STRUCTURAL PURPOSES.

TP-1:
TOTAL DEPTH: 9'-6"
± 3' SANDY LOAM WITH EVIDENCE OF PREVIOUS FILL/SPOIL
± 3' VERY TIGHT SANDY/GRAVELLY LOAM
REMAINDER SANDY LOAM
NO BEDROCK

TP-2:
TOTAL DEPTH: 6'-6"
± 2.5' SANDY LOAM
± 3' VERY TIGHT SANDY/GRAVELLY LOAM
REMAINDER SANDY LOAM
NO BEDROCK

TP-3:
TOTAL DEPTH: 6'-0"
± 4' SANDY LOAM WITH EVIDENCE OF PREVIOUS FILL/SPOIL
REMAINDER SANDY LOAM
BEDROCK @ 6'

TP-4:
TOTAL DEPTH: 4'-0"
± 4' SANDY LOAM
NO BEDROCK

TP-5:
TOTAL DEPTH: 5'-0"
± 5' SANDY LOAM
BEDROCK @ 5'

SPECIAL ROCK REMOVAL NOTES:

1. ROCK REMOVAL IS ANTICIPATED ON THE EAST SIDE OF THE SITE FOR DRIVEWAY AND DRAINAGE CONSTRUCTION. ROCK REMOVAL ASSOCIATED WITH CONSTRUCTION ACTIVITIES SHALL BE VIA MECHANICAL MEANS (E.G. HYDRAULIC HAMMERING). THESE MEASURES SHALL BE IMPLEMENTED ONLY ON WEEKDAYS BETWEEN THE HOURS OF 8:00 AM AND 4:00 PM.
2. IF THE ROCK ENCOUNTERED DURING CONSTRUCTION IS TOO HARD TO BE REMOVED BY MECHANICAL MEANS, BLASTING MAY BE CONSIDERED. HOWEVER, THERE SHALL BE NO BLASTING WITHOUT PRIOR APPROVAL FROM THE CITY OF BEACON BUILDING DEPARTMENT AFTER PREPARATION OF A BLASTING PLAN. ANY BLASTING REQUIRED SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL STANDARDS.

RETAINING WALL NOTES:

1. ALL RETAINING WALLS SHOWN ON THIS PLAN SHALL BE DESIGNED BY A NEW YORK STATE LICENSED ENGINEER AND PLANS SHALL BE SUBMITTED TO THE BEACON BUILDING DEPARTMENT PRIOR TO CONSTRUCTION.
2. UPON COMPLETION OF THE CONSTRUCTION OF THE RETAINING WALL, THE DESIGN ENGINEER SHALL PROVIDE CERTIFICATION TO THE CITY OF BEACON BUILDING DEPARTMENT THAT THE WALL WAS CONSTRUCTED IN ACCORDANCE WITH THE APPROVED DESIGN PLANS.

SIGHT DISTANCE NOTES:

1. SIGHT DISTANCE TRIANGLES AND NOTED INTERSECTION SIGHT DISTANCES SHOWN AS PER COLLIERS ENGINEERING & DESIGN AND ARE BASED ON AASHTO INTERSECTION SIGHT DISTANCE REQUIREMENTS BASED ON THE 30 MPH SPEED LIMIT ALONG CONKLIN STREET AND AN IDENTIFIED 35 MPH 85TH PERCENTILE SPEED ALONG FISHKILL AVENUE BASED ON NYSDOT SPEED DATA.

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DRAWN BY: CMB				CHECKED BY: DGK			
REVISIONS:				REVISIONS:			
NO.	DATE	DESCRIPTION	BY	NO.	DATE	DESCRIPTION	BY
1	11/29/22	SHEET ADDED	CMB	7	04/28/26	NO CHANGE THIS SHEET	CMB
2	12/27/22	PER PLANNING BOARD COMMENTS	CMB				
3	01/31/23	PER PLANNING BOARD COMMENTS	CMB				
4	03/31/23	NO CHANGE THIS SHEET	CMB				
5	06/13/23	REMOVED FISHKILL AVE IMPROVEMENTS	CMB				
6	03/31/26	PER UPDATED PROPOSAL	CMB				

SEAL

HUDSON LAND DESIGN
PROFESSIONAL ENGINEERING P.C.
174 MAIN ST., BEACON, NEW YORK 12508
13 CHAMBERS ST., NEWBURGH, NEW YORK 12550
PH: 845-440-6926
F: 845-440-6637

GRADING & UTILITY PLAN

397 FISHKILL AVE

397 FISHKILL AVE
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 6055-80-392032 & 399035

JOB #:	2022:015
DATE:	7/7/2022
SCALE:	AS SHOWN
TITLE:	GU-1
SHEET:	5 OF 8

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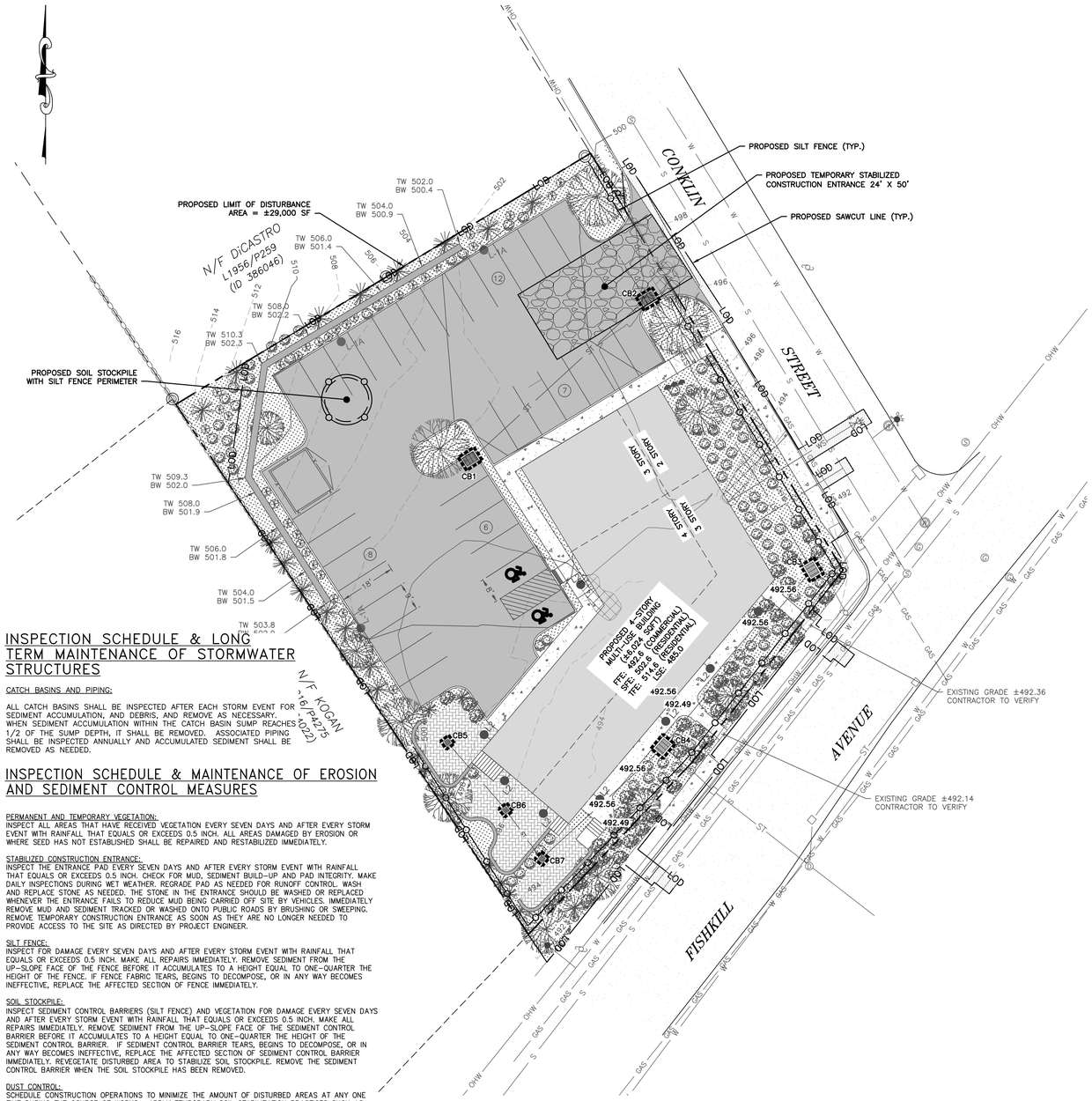


EROSION & SEDIMENT CONTROL PLAN
SCALE: 1" = 20'

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

INSPECTION SCHEDULE & LONG TERM MAINTENANCE OF STORMWATER STRUCTURES

CATCH BASINS AND PIPING:

ALL CATCH BASINS SHALL BE INSPECTED AFTER EACH STORM EVENT FOR SEDIMENT ACCUMULATION, AND DEBRIS, AND REMOVE AS NECESSARY. WHEN SEDIMENT ACCUMULATION WITHIN THE CATCH BASIN SUMP REACHES 1/2 OF THE SUMP DEPTH, IT SHALL BE REMOVED. ASSOCIATED PIPING SHALL BE INSPECTED ANNUALLY AND ACCUMULATED SEDIMENT SHALL BE REMOVED AS NEEDED.

INSPECTION SCHEDULE & MAINTENANCE OF EROSION AND SEDIMENT CONTROL MEASURES

PERMANENT AND TEMPORARY VEGETATION:
INSPECT ALL AREAS THAT HAVE RECEIVED VEGETATION EVERY SEVEN DAYS AND AFTER EVERY STORM EVENT WITH RAINFALL THAT EQUALS OR EXCEEDS 0.5 INCH. ALL AREAS DAMAGED BY EROSION OR WHERE SEED HAS NOT ESTABLISHED SHALL BE REPAIRED AND RESTABILIZED IMMEDIATELY.

STABILIZED CONSTRUCTION ENTRANCE:
INSPECT THE ENTRANCE PAD EVERY SEVEN DAYS AND AFTER EVERY STORM EVENT WITH RAINFALL THAT EQUALS OR EXCEEDS 0.5 INCH. CHECK FOR MUD, SEDIMENT BUILD-UP AND PAD INTEGRITY. MAKE DAILY INSPECTIONS DURING WET WEATHER. REGRADE PAD AS NEEDED FOR RUNOFF CONTROL. WASH AND REPLACE STONE AS NEEDED. THE STONE IN THE ENTRANCE SHOULD BE WASHED OR REPLACED WHENEVER THE ENTRANCE FAILS TO REDUCE MUD BEING CARRIED OFF SITE BY VEHICLES. IMMEDIATELY REMOVE MUD AND SEDIMENT TRACKED OR WASHED ONTO PUBLIC ROADS BY BRUSHING OR SWEEPING. REMOVE TEMPORARY CONSTRUCTION ENTRANCE AS SOON AS THEY ARE NO LONGER NEEDED TO PROVIDE ACCESS TO THE SITE AS DIRECTED BY PROJECT ENGINEER.

SILT FENCE:
INSPECT FOR DAMAGE EVERY SEVEN DAYS AND AFTER EVERY STORM EVENT WITH RAINFALL THAT EQUALS OR EXCEEDS 0.5 INCH. MAKE ALL REPAIRS IMMEDIATELY. REMOVE SEDIMENT FROM THE UP-SLOPE FACE OF THE FENCE BEFORE IT ACCUMULATES TO A HEIGHT EQUAL TO ONE-QUARTER THE HEIGHT OF THE FENCE. IF FENCE FABRIC TEARS, BEGINS TO DECOMPOSE, OR IN ANY WAY BECOMES INEFFECTIVE, REPLACE THE AFFECTED SECTION OF FENCE IMMEDIATELY.

SOIL STOCKPILE:
INSPECT SEDIMENT CONTROL BARRIERS (SILT FENCE) AND VEGETATION FOR DAMAGE EVERY SEVEN DAYS AND AFTER EVERY STORM EVENT WITH RAINFALL THAT EQUALS OR EXCEEDS 0.5 INCH. MAKE ALL REPAIRS IMMEDIATELY. REMOVE SEDIMENT FROM THE UP-SLOPE FACE OF THE SEDIMENT CONTROL BARRIER BEFORE IT ACCUMULATES TO A HEIGHT EQUAL TO ONE-QUARTER THE HEIGHT OF THE SEDIMENT CONTROL BARRIER. IF SEDIMENT CONTROL BARRIER TEARS, BEGINS TO DECOMPOSE, OR IN ANY WAY BECOMES INEFFECTIVE, REPLACE THE AFFECTED SECTION OF SEDIMENT CONTROL BARRIER IMMEDIATELY. REVEGETATE DISTURBED AREA TO STABILIZE SOIL STOCKPILE. REMOVE THE SEDIMENT CONTROL BARRIER WHEN THE SOIL STOCKPILE HAS BEEN REMOVED.

DUST CONTROL:
SCHEDULE CONSTRUCTION OPERATIONS TO MINIMIZE THE AMOUNT OF DISTURBED AREAS AT ANY ONE TIME DURING THE COURSE OF WORKS. APPLY TEMPORARY SOIL STABILIZATION PRACTICES SUCH AS MULCHING, SEEDING, AND SPRAYING (WATER). STRUCTURAL MEASURES (MULCH, SEEDING) SHALL BE INSTALLED IN DISTURBED AREAS BEFORE SIGNIFICANT BLOWING PROBLEMS DEVELOP. WATER SHALL BE SPRAYED AS NEEDED. REPEAT AS NEEDED, BUT AVOID EXCESSIVE SPRAYING, WHICH COULD CREATE RUNOFF AND EROSION PROBLEMS.

DEWATERING PITS:
(IF REQUIRED) – INSPECT DAILY DURING OPERATION FOR CLOGGING OR OVERFLOW. CLEAR INLET AND DISCHARGE PIPES OF OBSTRUCTIONS. IF A FILTER MATERIAL BECOMES CLOGGED WITH SEDIMENT, PIT SHALL BE DISMANTLED AND NEW PITS SHALL BE CONSTRUCTED AS NEEDED.

CATCH BASINS:
ALL CATCH BASINS SHALL BE INSPECTED AFTER EACH STORM EVENT FOR SEDIMENT ACCUMULATION, AND DEBRIS, AND REMOVE AS NECESSARY. THE INLET PROTECTION SHALL BE INSPECTED FOR SEDIMENT ACCUMULATION AND REPLACED AS NECESSARY. WHEN SEDIMENT ACCUMULATION WITHIN THE CATCH BASIN SUMP REACHES 1/2 OF THE SUMP DEPTH, IT SHALL BE REMOVED.

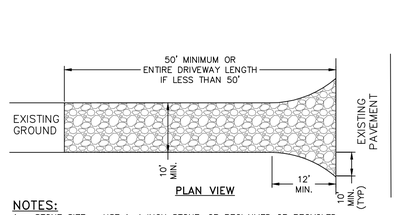
LEGEND:

EXISTING PROPERTY LINE
ADJOINING PROPERTY LINE
EXISTING EASEMENT LINE
EXISTING MAJOR CONTOUR
EXISTING MINOR CONTOUR
EXISTING OVER HEAD WIRE
EXISTING UTILITY POLE
EXISTING SEWER SERVICE LINE
EXISTING SEWER LINE
EXISTING SEWER MANHOLE
EXISTING WATER LINE
EXISTING WATER SERVICE LINE
EXISTING WATER VALVE
EXISTING HYDRANT
EXISTING STORM WATER LINE
EXISTING CATCH BASIN
EXISTING DRAINAGE MANHOLE
EXISTING GAS LINE
EXISTING GAS VALVE
EXISTING WOODEN FENCE
EXISTING STONE WALL

PROPOSED PROPERTY LINE
PROPOSED SET BACK LINE
PROPOSED MAJOR CONTOUR
PROPOSED MINOR CONTOUR
PROPOSED EASEMENT
PROPOSED TREE LINE
PROPOSED SEWER LINE
PROPOSED SEWER SERVICE LINE
PROPOSED SEWER MANHOLE
PROPOSED SEWER CLEAN OUT
PROPOSED SDS LATERAL
PROPOSED SDS SOLID LINE
PROPOSED STORM WATER LINE
PROPOSED ROOF LEADER LINE
PROPOSED ROOF LEADER
PROPOSED WATER LINE
PROPOSED WATER SERVICE LINE
PROPOSED WELL
PROPOSED HYDRANT
PROPOSED WATER SHUT OFF VALVE
PROPOSED GATE VALVE
PROPOSED SILT FENCE
PROPOSED LIMIT OF DISTURBANCE
PROPOSED CATCH BASIN INLET PROTECTION
PROPOSED CONSTRUCTION ENTRANCE

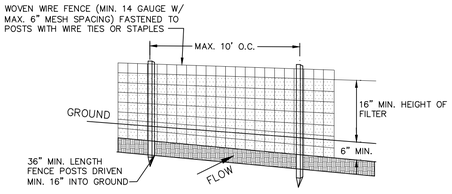
NOTES:
1. TREES TO REMAIN NOTED ON EXISTING CONDITIONS PLAN.
2. NOT ALL TREES TO REMAIN REQUIRE PROTECTION. TREE PROTECTION TO BE UTILIZED ON TREES WHERE CONSTRUCTION TRAFFIC WOULD COMPACT THE ROOT ZONE OF THE TREE.

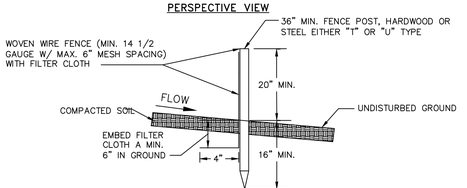
TEMPORARY TREE PROTECTION DETAIL
NOT TO SCALE



NOTES:
1. STONE SIZE – USE 1–4 INCH STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
2. THICKNESS – NOT LESS THAN SIX (6) INCHES.
3. WIDTH – 12 FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS. 24 FOOT MINIMUM IF SINGLE ENTRANCE TO SITE.
4. GEOTEXTILE – WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
5. SURFACE WATER – ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED BENEATH THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.
6. MAINTENANCE – THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS–OF–WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURE USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACTED ONTO PUBLIC RIGHTS–OF–WAY MUST BE REMOVED IMMEDIATELY.
7. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
8. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

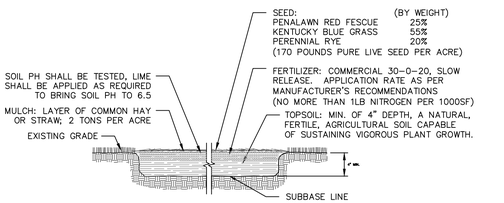
STABILIZED CONSTRUCTION ENTRANCE DETAIL
NOT TO SCALE



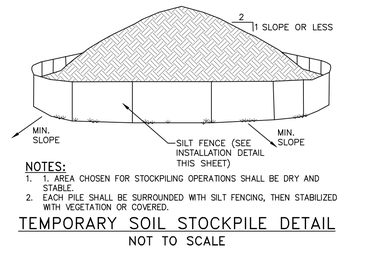


NOTES:
1. FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION.
2. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVER–LAPPED BY SIX INCHES AND FOLDED. FILTER CLOTH SHALL BE EITHER FILTER X, MIRAFI 100X, STABILINKA T140N OR APPROVED EQUAL.
3. PREFABRICATED UNITS SHALL BE GEOFAB, ENVIROFENCE OR APPROVED EQUAL.
4. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.

SILT FENCE DETAIL
NOT TO SCALE

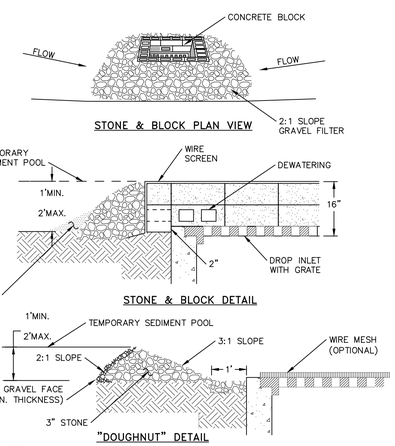


TOPSOIL SEED, FERTILIZER AND MULCH DETAIL
NOT TO SCALE



NOTES:
1. 1. AREA CHOSEN FOR STOCKPILING OPERATIONS SHALL BE DRY AND STABLE.
2. EACH PILE SHALL BE SURROUNDED WITH SILT FENCING, THEN STABILIZED WITH VEGETATION OR COVERED.

TEMPORARY SOIL STOCKPILE DETAIL
NOT TO SCALE



NOTES:
1. LAY ONE BLOCK ON EACH SIDE OF THE STRUCTURE ON ITS SIDE FOR DEWATERING. FOUNDATION SHALL BE 2 INCHES MINIMUM BELOW REST OF INLET AND BLOCKS SHALL BE PLACED AGAINST INLET FOR SUPPORT.
2. HARDWARE CLOTH OR 1/2" WIRE MESH SHALL BE PLACED OVER BLOCK OPENINGS TO SUPPORT STONE.
3. USE CLEAN STONE OR GRAVEL 1/2–3/4 INCH IN DIAMETER PLACED 2 INCHES BELOW TOP OF THE BLOCK ON A 2:1 SLOPE OR FLATTER.
4. FOR STONE STRUCTURES ONLY, A 1 FOOT THICK LAYER OF THE FILTER STONE WILL BE PLACED AGAINST THE 3 INCH STONE AS SHOWN ON THE DRAWINGS. MAXIMUM DRAINAGE AREA 1 ACRE

CATCH BASIN INLET PROTECTION DETAIL
NOT TO SCALE

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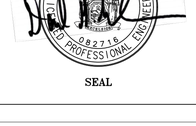
REVISIONS:				REVISIONS:			
NO.	DATE	DESCRIPTION	BY	NO.	DATE	DESCRIPTION	BY
1	11/29/22	SHEET ADDED	CMB	7	04/28/26	NO CHANGE THIS SHEET	CMB
2	12/27/22	PER PLANNING BOARD COMMENTS	CMB				
3	01/31/23	PER PLANNING BOARD COMMENTS	CMB				
4	03/31/23	NO CHANGE THIS SHEET	CMB				
5	06/13/23	REMOVED FISHKILL AVE IMPROVEMENTS	CMB				
6	03/31/26	PER UPDATED PROPOSAL	CMB				



SEAL

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PROFESSIONAL ENGINEERING P.C.
174 MAIN ST., BEACON, NEW YORK 12508
13 CHAMBERS ST., NEWBURGH, NEW YORK 12550
PH: 845–440–6926
F: 845–440–6637

EROSION & SEDIMENT CONTROL PLAN

397 FISHKILL AVE

397 FISHKILL AVE
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 6055–80–392032 & 399035

JOB #:	2022:015
DATE:	7/7/2022
SCALE:	1" = 20'
TITLE:	ESC–1
SHEET:	6 OF 8

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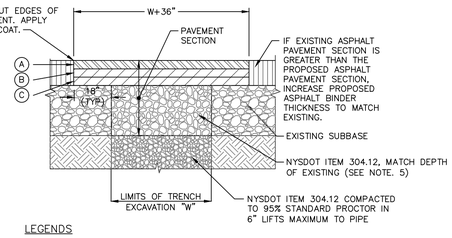


LEGENDS

CONKLIN STREET RESTORATION COURSES:

- (A) 1–1/2" ASPHALT CONCRETE TOP COURSE– NYSDOT TYPE 6F
- (B) 3–1/2" ASPHALT CONCRETE BINDER COURSE– NYSDOT TYPE 3
- (C) NO ASPHALTIC BASE COURSE

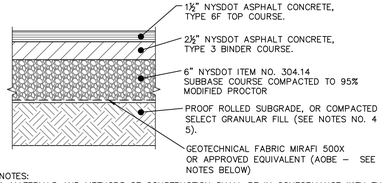
FISHKILL AVENUE RESTORATION COURSES:

- (A) 1–1/2" ASPHALT CONCRETE TOP COURSE– NYSDOT TYPE 6F
- (B) 2–1/2" ASPHALT CONCRETE BINDER COURSE– NYSDOT TYPE 3
- (C) 8" ASPHALTIC BASE COURSE– NYSDOT TYPE 1 (4" LIFTS)

NOTES:

1. SAW CUT MIN. 18" BEYOND EXCAVATION WITH SMOOTH EDGES. 18" JOINT BETWEEN EXISTING AND NEW TOP COURSE TO BE MILLED. JOINT TO BE SEALED WITH POLYMER MODIFIED SEALER.
2. FURNISH, PLACE, AND COMPACT SUBBASE IN TWO 4" LIFTS.
3. TACK COAT IN ACCORDANCE WITH NYSDOT STANDARD SPEC.
4. FURNISH AND PLACE ASPHALT CONCRETE PAVEMENT AS SPECIFIED.
5. PROVIDE 10" GRANULAR SUBBASE COURSE – NYSDOT ITEM 304.12 FOR CONKLIN STREET RESTORATION.

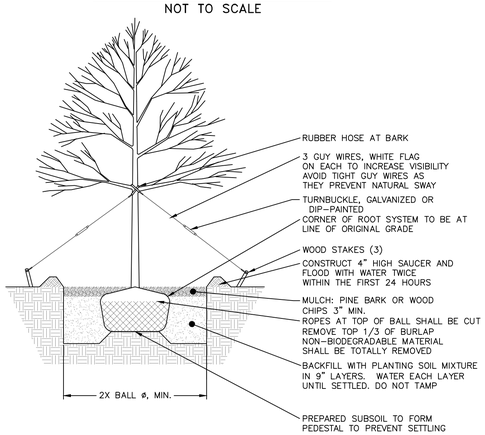
PAVEMENT RESTORATION DETAIL
NOT TO SCALE



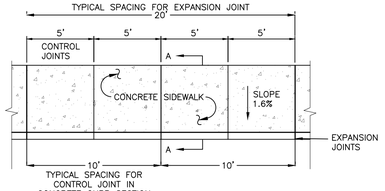
NOTES:

1. MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE NEW YORK STATE DEPARTMENT OF TRANSPORTATION (NYSDOT) STANDARD SPECIFICATIONS FOR CONSTRUCTION AND MATERIALS, DATED JANUARY 2, 2002.
2. SUBGRADE SHALL NOT INCLUDE FROZEN MATERIALS, DEBRIS, ORGANIC MATERIALS, LARGE STONES OR OTHER UNSUITABLE MATERIALS.
3. TACK COAT WHEN SPECIFIED OR CALLED OUT IN THESE DRAWINGS OR REQUIRED BY THE REFERENCED SPECIFICATIONS SHALL CONFORM WITH SECTION 407–TACK COAT OF THE ABOVE REFERENCED NYSDOT STANDARD SPECIFICATIONS.
4. WHERE IT IS NECESSARY TO PLACE FILL FOR PURPOSES OF BRINGING THE SUBGRADE ELEVATION UP TO A SPECIFIED GRADE, THE FILL MATERIAL PLACED SHALL BE IN CONFORMANCE WITH SECTION 203–EXCAVATION AND EMBANKMENT OF THE ABOVE REFERENCED NYSDOT STANDARD SPECIFICATIONS.
5. IT IS EXPECTED THAT THE EXISTING SITE SUB–SOILS ARE SAND AND GRAVEL IN NATURE (CALIFORNIA BEARING RATIO RANGE BETWEEN 40 AND 80) . IF UNSUITABLE SOILS ARE ENCOUNTERED DURING CONSTRUCTION, THE CONTRACTOR SHALL CONTACT THE ENGINEER FOR POSSIBLE MODIFICATIONS TO THE PAVEMENT DETAIL.

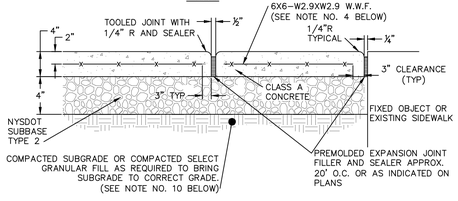
PAVEMENT SECTION DETAIL
NOT TO SCALE



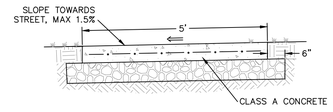
TREE PLANTING DETAIL
NOT TO SCALE



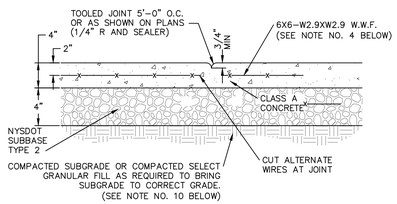
PLAN



EXPANSION JOINT



SECTION A–A

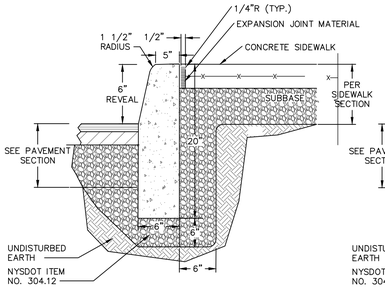


CONTROL JOINT

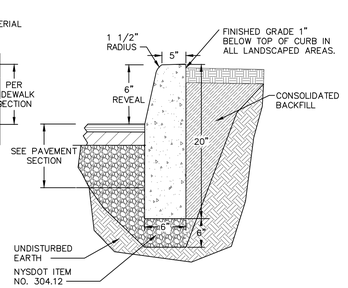
NOTES:

1. 10' SPACING OF CONTROL JOINTS SHALL BE USED FOR CAST IN PLACE CONCRETE CURBS.
2. MATERIAL AND METHODS OF CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE NEW YORK STATE DEPARTMENT OF TRANSPORTATION (NYSDOT) STANDARD SPECIFICATIONS FOR CONSTRUCTION AND MATERIALS, LATEST REVISION.
3. ALL CONCRETE SHALL BE 4,000 PSI CLASS A CONCRETE. CONCRETE MATERIALS, PLACEMENT, AND CONSTRUCTION SHALL CONFORM WITH SECTION 500 OF THE ABOVE REFERENCED NYSDOT STANDARD SPECIFICATIONS.
4. REINFORCING STEEL FOR CONCRETE SHALL CONFORM WITH SECTION 556 – REINFORCING STEEL FOR CONCRETE STRUCTURES OF THE ABOVE REFERENCED NYSDOT STANDARD SPECIFICATIONS AND AS SPECIFICALLY CALLED OUT IN THE DRAWINGS.
5. ALL EXPOSED SURFACED SHALL HAVE A BROOM TEXTURED FINISH.
6. EXPANSION JOINTS SHALL BE LOCATED A MAXIMUM OF 20' ON CENTER, OR AS INDICATED ON PLANS.
7. JOINTS SHALL NOT BE SAW CUT.
8. EXPOSED CONCRETE SURFACES SHALL BE TREATED WITH "SUREBOND"/"SAFEBOND" SB–7000 INTENSIFIER BRIGHT PROTECTOR AND SIDEWALK SEALER, OR EQUAL. RATE AND METHOD OF APPLICATION SHALL BE IN ACCORDANCE WITH MANUFACTURE'S RECOMMENDATIONS.
9. SUBBASE MATERIAL SHALL CONFORM WITH SECTION 304 OF THE ABOVE REFERENCED NYSDOT STANDARD.
10. WHERE IT IS NECESSARY TO PLACE FILL FOR PURPOSE OF BRINGING THE SUBGRADE ELEVATION UP TO A SPECIFIED GRADE, THE FILL MATERIAL PLACED SHALL BE IN CONFORMATION WITH SECTION 203–EXCAVATION AND EMBANKMENT OF THE ABOVE REFERENCED NYSDOT STANDARD SPECIFICATIONS.
11. ALL WORK SHALL CONFORM WITH SECTION 608–SIDEWALK, DRIVEWAYS, AND BICYCLE PATHS OF THE ABOVE REFERENCED NYSDOT STANDARD SPECIFICATIONS.
12. CONCRETE SHALL BE SEALED WITH A SALT RESISTANT SEALER.

CONCRETE SIDEWALK DETAIL
NOT TO SCALE



ABUTTING SIDEWALK

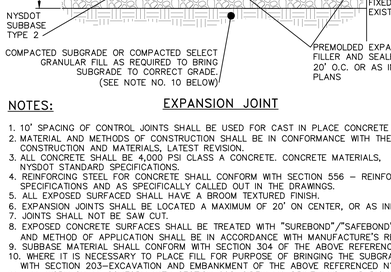


ABUTTING GRASS OR LANDSCAPE

NOTES:

1. CONCRETE CURB SHALL BE 4,000 PSI CAST–IN–PLACE, AND IN ACCORDANCE WITH NYSDOT STANDARD SPECIFICATION SECTION 609.
2. EXPANSION JOINTS OF 1/2" CELLULOSE OR SIMILAR MATERIAL SHALL BE PLACED AT 10 FOOT INTERVALS.
3. FOR MOUNTABLE CURBS ABUTTING SIDEWALK OR OTHER HARDSCAPE, REFER TO "ABUTTING SIDEWALK" DETAIL.
4. CONCRETE SHALL BE SEALED WITH A SALT RESISTANT SEALER.

CAST–IN–PLACE CONCRETE CURB DETAIL
NOT TO SCALE

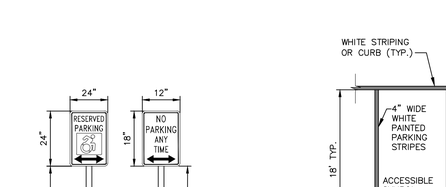


NOTE

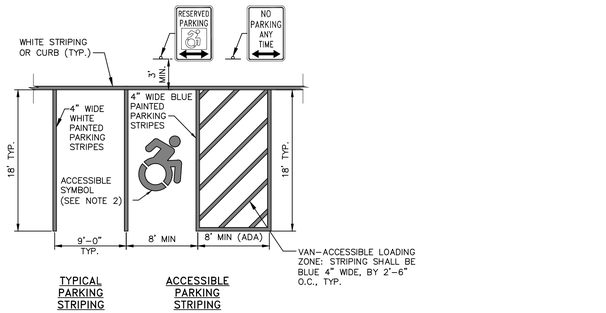
1. WATER PER NURSERY SPECIFICATIONS IMMEDIATELY FOLLOWING PLANTING.
2. DETAIL IS FOR BOTH BALL & BURLAPPED OR CONTAINERED SHRUBS.

SHRUB PLANTING DETAIL
NOT TO SCALE

VINYL STOCKADE FENCE DETAIL
NOT TO SCALE



SIGN DETAILS
NOT TO SCALE



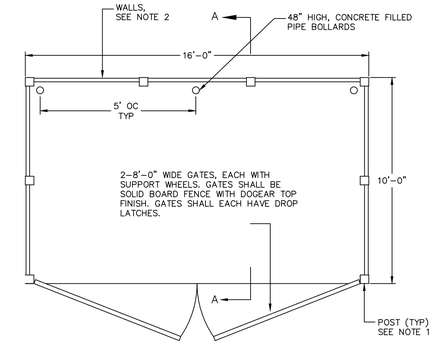
TYPICAL PARKING STRIPING

ACCESSIBLE PARKING STRIPING

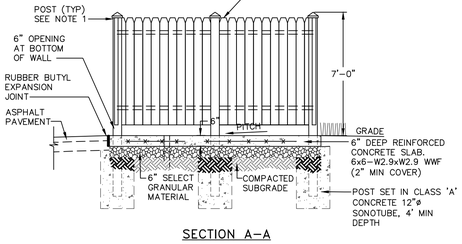
NOTES:

1. ALL DIMENSIONS SUBJECT TO CURRENT MUNICIPALITY ZONING AND SITE REGULATIONS.
2. PAINTED HANDICAP SYMBOL TO BE IN ACCORDANCE WITH NYSDOT AND ADA STANDARDS.
3. IF PARKING ABUTS A SIDEWALK, THEN THE REGULATORY SIGNS SHALL BE PLACED BEHIND THE SIDEWALK.
4. PARALLEL SPACES SHALL BE 10'W X 20'L.

PARKING AND STRIPING DETAIL
NOT TO SCALE



PLAN

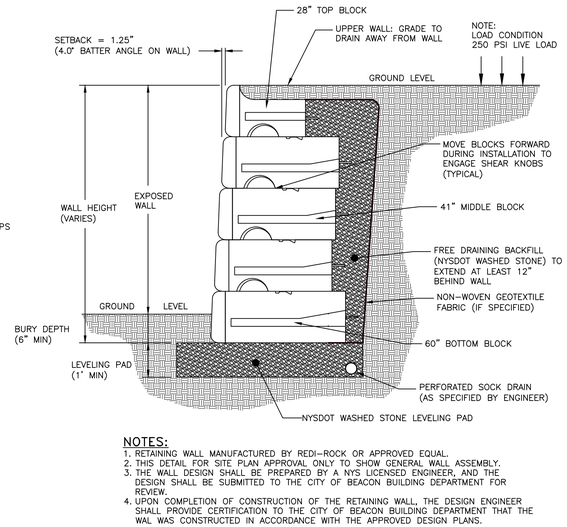


SECTION A–A

NOTES

1. POSTS SHALL HAVE A DECORATIVE CAP, CONSISTENT WITH THE ARTS & CRAFTS STYLE, AS APPROVED BY OWNER. POST SPACING SHALL BE AS REQUIRED BY WALL CONSTRUCTION.
2. WALLS OF DUMPSTER ENCLOSURE SHALL BE A SOLID WOOD PRIVACY FENCING NATURAL STAIL OR PAINT TO COMPLEMENT BUILDING.

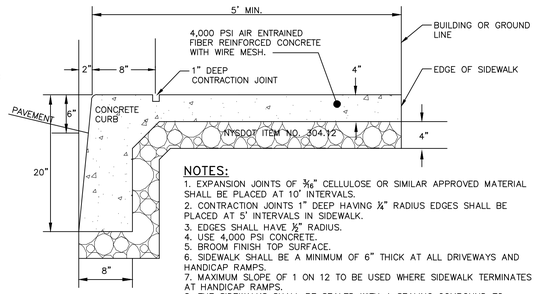
TRASH ENCLOSURE DETAILS
NOT TO SCALE



NOTES:

1. RETAINING WALL MANUFACTURED BY REDI–ROCK OR APPROVED EQUAL.
2. THIS DETAIL FOR SITE PLAN APPROVAL ONLY TO SHOW GENERAL WALL ASSEMBLY.
3. THE WALL DESIGN SHALL BE PREPARED BY A NYS LICENSED ENGINEER, AND THE DESIGN SHALL BE SUBMITTED TO THE CITY OF BEACON BUILDING DEPARTMENT FOR REVIEW.
4. UPON COMPLETION OF CONSTRUCTION OF THE RETAINING WALL, THE DESIGN ENGINEER SHALL PROVIDE CERTIFICATION TO THE CITY OF BEACON BUILDING DEPARTMENT THAT THE WAL WAS CONSTRUCTED IN ACCORDANCE WITH THE APPROVED DESIGN PLANS.

TYPICAL REDI–ROCK GRAVITY WALL (LARGE)
NOT TO SCALE



NOTES:

1. EXPANSION JOINTS OF 3/8" CELLULOSE OR SIMILAR APPROVED MATERIAL SHALL BE PLACED AT 10' INTERVALS.
2. CONTRACTION JOINTS 1" DEEP HAVING ¼" RADIUS EDGES SHALL BE PLACED AT 5' INTERVALS IN SIDEWALK.
3. EDGES SHALL HAVE ½" RADIUS.
4. USE 4,000 PSI CONCRETE.
5. BROOM FINISH TOP SURFACE.
6. SIDEWALK SHALL BE A MINIMUM OF 6" THICK AT ALL DRIVEWAYS AND HANDICAP RAMPS.
7. MAXIMUM SLOPE OF 1 ON 12 TO BE USED WHERE SIDEWALK TERMINATES AT HANDICAP RAMPS.
8. THE SIDEWALKS SHALL BE SEALED WITH A SEALING COMPOUND TO PROTECT AGAINST DE–ICING AGENTS.

MONOLITHIC CURB AND SIDEWALK DETAIL FOR SIDEWALKS ALONG CITY STREET
NOT TO SCALE

DRAWN BY: CMB				CHECKED BY: DGK			
REVISIONS:				REVISIONS:			
NO.	DATE	DESCRIPTION	BY	NO.	DATE	DESCRIPTION	BY
1	11/29/22	SHEET ADDED	CMB	7	04/28/26	NO CHANGE THIS SHEET	CMB
2	12/27/22	PER PLANNING BOARD COMMENTS	CMB				
3	01/31/23	PER PLANNING BOARD COMMENTS	CMB				
4	03/31/23	NO CHANGE THIS SHEET	CMB				
5	06/13/23	REMOVED FISHKILL AVE IMPROVEMENTS	CMB				
6	03/31/26	PER UPDATED PROPOSAL	CMB				



SEAL

HUDSON LAND DESIGN
PROFESSIONAL ENGINEERING P.C.
174 MAIN ST., BEACON, NEW YORK 12508
13 CHAMBERS ST., NEWBURGH, NEW YORK 12550
PH: 845–440–6926
F: 845–440–6637

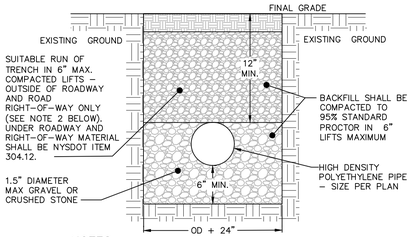
CONSTRUCTION DETAILS

397 FISHKILL AVE

397 FISHKILL AVE
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 6055–80–392032 & 399035

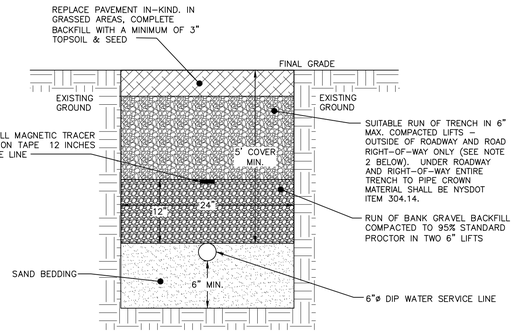
JOB #:	2022:015
DATE:	7/7/2022
SCALE:	AS SHOWN
TITLE:	CD–1
SHEET:	7 OF 8

UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS DRAWING IS A VIOLATION OF SECTION 7209.2 OF THE NEW YORK EDUCATION LAW



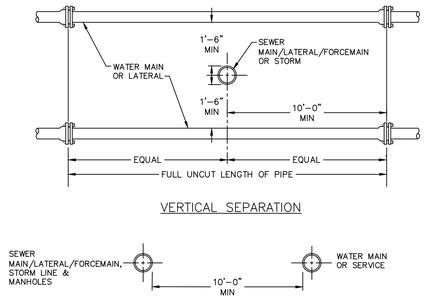
NOTES:
1. EXCAVATION AND TRENCHING SHALL MEET ALL OSHA REQUIREMENTS.

STORM LINE TRENCH DETAIL
NOT TO SCALE



NOTES:
1. EXCAVATION AND TRENCHING SHALL MEET ALL OSHA REQUIREMENTS.
2. SUITABLE RUN OF TRENCH SHALL NOT INCLUDE FROZEN MATERIALS, DEBRIS, ORGANIC MATERIALS, ENLOGATED PARTICLES, LARGE STONES OR OTHER UNSUITABLE MATERIALS. IF THE RUN OF TRENCH MATERIAL IS FOUND TO BE UNSUITABLE, A SUITABLE BACKFILL MATERIAL SHALL BE IMPORTED AND USED.
3. IN AREAS WHERE 5' COVER REQUIREMENT CANNOT BE MET, THE CONTRACTOR SHALL PROVIDE PIPE INSULATION TO PREVENT FREEZING.
4. SPLIT FIRE SERVICE AND POTABLE WATER INTERIOR OF THE BUILDING AND PROVIDE ALL NECESSARY BACKFLOW PREVENTION DEVICES PER CITY OF BEACON REQUIREMENTS.

WATER SERVICE LINE TRENCH DETAIL
NOT TO SCALE

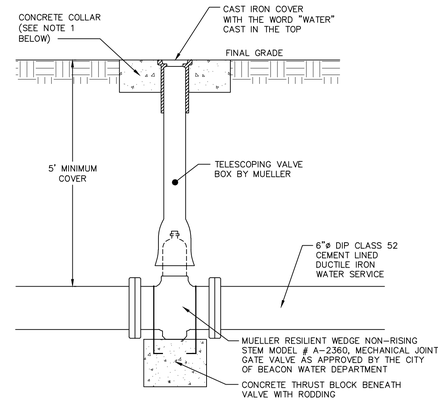


VERTICAL SEPARATION

HORIZONTAL SEPARATION

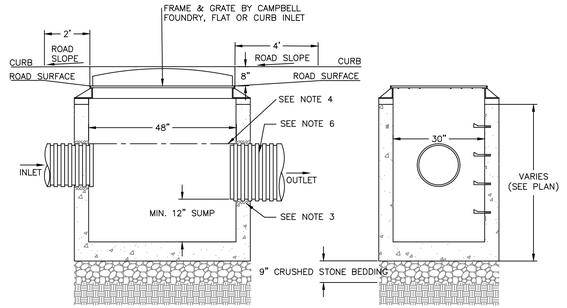
NOTE:
1. NO DEVIATION IN THE SEPARATION REQUIREMENTS WILL BE PERMITTED WITHOUT THE EXPRESS APPROVAL OF THE DUTCHESS COUNTY DEPARTMENT OF HEALTH AND THE CITY OF BEACON. CONCRETE ENCASEMENT OF WATERLINE OR OFFSETTING OF WATERLINE SHALL BE REQUIRED WHERE SEPARATION DISTANCES CANNOT BE MAINTAINED.

WATER LINE SEPARATION DETAIL
NOT TO SCALE



NOTES:
1. CONCRETE COLLAR TO BE PROVIDED IN AREAS THAT ARE NOT PAVED. THE COLLAR SHALL BE 6" FROM THE COVER AND SHALL EXTEND 6" BELOW FINAL GRADE.

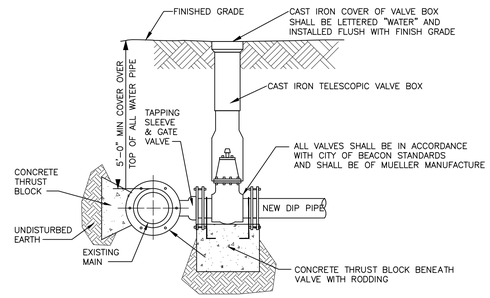
GATE VALVE DETAIL
NOT TO SCALE



FRONT VIEW SIDE VIEW

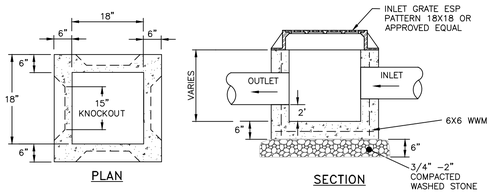
NOTES:
1. PRECAST CONCRETE CATCH BASIN WITH CONCRETE STRENGTH OF 4,000 PSI @ 28 DAYS.
2. THE ENDS OF ALL PIPES SHALL BE CUT OFF FLUSH WITH THE INSIDE SURFACE OF THE CATCH BASIN AND PARGED AROUND.
3. PIPES SHALL BE PARGED AROUND INTERIOR AND EXTERIOR PRIOR TO BACKFILLING OF STRUCTURE. CONNECTIONS MADE WITHIN 10 FEET OF A WATER MAIN (OR SERVICE LINE) OR A SEWER MAIN (OR SERVICE LATERAL) SHALL BE MADE WATERTIGHT.
4. PROVIDE A MINIMUM 0.1' DROP BETWEEN INLET AND OUTLET INVERTS (MATCH CROWNS FOR PIPES WITH DIFFERENT SIZE) UNLESS OTHERWISE NOTED ON THE PLAN.
5. CATCH BASINS WITH AN INTERIOR DEPTH OF 4' AND GREATER SHALL BE FURNISHED WITH STEEL REINFORCED POLYPROPYLENE PLASTIC STEPS AT 12" INTERVALS.
6. HDPE PIPE SHALL BE PROVIDED WITH WATERTIGHT CONNECTIONS. ADS MODEL N12 WT IB OR APPROVED EQUAL.

CATCH BASIN DETAIL
NOT TO SCALE



NOTES:
1. ALL VALVES SHALL OPEN BY TURNING LEFT (COUNTERCLOCKWISE) AND HAVE A 2-INCH SQUARE-OPERATING NUT PAINTED RED.
2. ALL VALVES SHALL BE M.J. RESILIENT WEDGE TYPE WITH "O" RING PACKING, DESIGNED FOR A WORKING PRESSURE OF 150 PSI AND BE IN FULL CONFORMANCE WITH AWWA C500.
3. TAPPING SLEEVE AND GATE VALVE SHOWN ARE MUELLER H-615, AND T-2630 RESPECTIVELY.

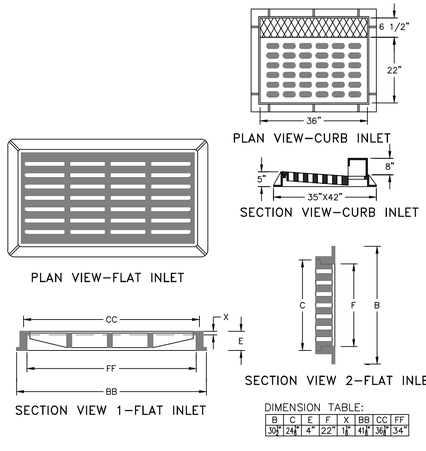
TAPPING SLEEVE DETAIL
NOT TO SCALE



PLAN SECTION

NOTES:
1. YARD INLET BASINS SHALL BE PRE CAST REINFORCED CONCRETE SHALL HAVE A MINIMUM 28-DAY COMPRESSIVE STRENGTH OF 4,000 PSI AND SHALL BE IN CONFORMANCE WITH ASTM 478-68. WALLS AND BASE SHALL BE ONE PIECE CONSTRUCTION. YARD INLET BASIN SHOWN BY EXPANDED SUPPLY PRODUCTS (ESP), 3330 ROUTE 9, COLD SPRING, NY (845) 265-3771.
2. BACKFILL USING SELECT MATERIAL, COMPACTED IN 6" LIFTS.
3. SUMP SHALL BE 2'.
4. FRAMES AND GRATES SHALL BE SET IN A FULL BED OF MORTAR.

PRE-CAST CONCRETE YARD DRAIN DETAIL
NOT TO SCALE



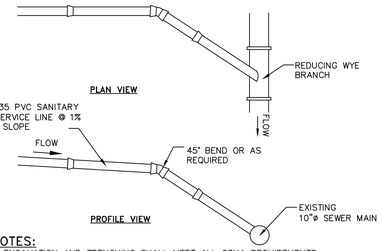
PLAN VIEW-CURB INLET
SECTION VIEW-CURB INLET
PLAN VIEW-FLAT INLET
SECTION VIEW 1-FLAT INLET
SECTION VIEW 2-FLAT INLET

DIMENSION TABLE:

B	C	E	F	X	BB	CC	FF
30"	24"	4"	22"	1"	41"	36"	34"

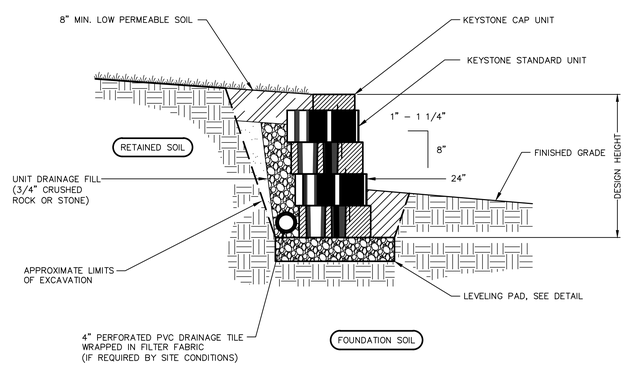
NOTES:
1. HEAVY DUTY RECTANGULAR STORMWATER FLAT INLET GRATE TO BE CAMPBELL FOUNDRY MODEL 3433, OR APPROVED EQUAL.
2. HEAVY DUTY RECTANGULAR STORMWATER CURB INLET GRATE TO BE CAMPBELL FOUNDRY MODEL 2541, OR APPROVED EQUAL.
3. ALL CASTINGS LOCATED IN THE CITY RIGHT-OF-WAY SHALL BE DOMESTICALLY MADE.

CAST IRON STORMWATER FLAT AND CURB INLET GRATE DETAIL
NOT TO SCALE



NOTES:
1. EXCAVATION AND TRENCHING SHALL MEET ALL OSHA REQUIREMENTS.
2. SUITABLE RUN OF TRENCH SHALL NOT INCLUDE FROZEN MATERIALS, DEBRIS, ORGANIC MATERIALS, LARGE STONES OR OTHER UNSUITABLE MATERIALS. IF THE RUN OF TRENCH MATERIAL IS FOUND TO BE UNSUITABLE, A SUITABLE BACKFILL MATERIAL SHALL BE IMPORTED AND USED.
3. TAPPING SADDLE FOR CONNECTION OF THE PROPOSED SERVICE LINE TO THE EXISTING SEWER MAIN TO BE A 6" PREDCO HUB TAP SADDLE.

SANITARY SEWER SERVICE CONNECTION DETAIL
NOT TO SCALE



NOTES:
1. RETAINING WALL TO BE KEYSTONE STANDARD BLOCK WITH 1" SETBACK OR APPROVED EQUAL

TYPICAL SEGMENTAL BLOCK GRAVITY RETAINING WALL DETAIL (SMALL)
SCALE: NOT TO SCALE

DRAWN BY: CMB				CHECKED BY: DGK			
REVISIONS:				REVISIONS:			
NO.	DATE	DESCRIPTION	BY	NO.	DATE	DESCRIPTION	BY
1	11/29/22	SHEET ADDED	CMB	7	04/28/26	NO CHANGE THIS SHEET	CMB
2	12/27/22	PER PLANNING BOARD COMMENTS	CMB				
3	01/31/23	PER PLANNING BOARD COMMENTS	CMB				
4	03/31/23	NO CHANGE THIS SHEET	CMB				
5	06/13/23	REMOVED FISHKILL AVE IMPROVEMENTS	CMB				
6	03/31/26	PER UPDATED PROPOSAL	CMB				



SEAL

HUDSON LAND DESIGN
PROFESSIONAL ENGINEERING P.C.
174 MAIN ST., BEACON, NEW YORK 12508
13 CHAMBERS ST., NEWBURGH, NEW YORK 12550
PH: 845-440-6926
F: 845-440-6637

CONSTRUCTION DETAILS

397 FISHKILL AVE

397 FISHKILL AVE
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 6055-80-392032 & 399035

JOB #:	2022:015
DATE:	7/7/2022
SCALE:	AS SHOWN
TITLE:	CD-2
SHEET:	8 OF 8

UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS DRAWING IS A VIOLATION OF SECTION 7209.2 OF THE NEW YORK EDUCATION LAW

City of Beacon Planning Board Agenda
10/14/2026

Title:

Continue public hearing and continue review of application for Amended Site Plan Approval, 364 Main Street, Mixed-Use Commercial and Residential, submitted by 364 Main BCN LLC. ***ADJOURNED AT THE REQUEST OF THE APPLICANT***

ATTACHMENTS

364 Main PB 10.14.26 Supplemental Submission Cvr Ltr - adjournment request.pdf

364 Main PB 10.14.26 Exhibit A - FD Comments-Ltr.pdf

364 Main PB 10.14.26 Landscape Plan REV 9-8-26.pdf

CUDDY +FEDER LLP

300 Westage Business Center, Suite 380
Fishkill, New York 12524
T 845 896 2229
F 845 896 3672
cuddyfeder.com

Taylor M. Palmer
tpalmer@cuddyfeder.com

September 30, 2026

BY HAND DELIVERY AND E-MAIL
Hon. John Gunn, Chairman
and Members of the Planning Board
City of Beacon
One Municipal Plaza
Beacon, New York 12508

Re: 364 Main BCN LLC – Request for Adjournment
Application for Site Plan Amendments Involving Field Changes
Property: 364 Main Street, Beacon, New York 12508 (ID: 6054-29-006819)

Dear Chairman Gunn and Planning Board Members:

On behalf of 364 Main BCN LLC (the "Applicant"), the owner of the above-referenced Property, we respectfully submit this letter and the referenced enclosures in furtherance of the Applicant's pending Application for Amended Site Plan Approval (the "Application") related to certain amendments to the 2022 Site Plan Approval that was previously granted by this Board.

PROJECT STATUS AND REQUEST FOR ADJOURNMENT:

At the September 9, 2026 meeting, the Planning Board opened and continued the Public Hearing to October 14, 2026. During the September 9th meeting, the Applicant's architect engaged the Board with a detailed, item-by-item discussion of the architectural components that had been revised based on prior Planning Board and Architectural Review Board Subcommittee comments and recommendations.

The Planning Board accepted the design proposal for several items and provided additional recommendations to the Applicant, including a request for on-site mockups. The materials for these mockups have been ordered but were not readily available before the September 30th submission deadline for the October 14th Planning Board meeting Agenda. Accordingly, the Applicant is requesting that the Planning Board adjourn the Public Hearing to November 10, 2026, in order for the Applicant to have the requested mockups prepared for the Board's review and consideration in advance of the next submission deadline. The Applicant's subsequent submission will include the revised site plans and corresponding spreadsheet, along with a response to comments memorandum, consistent with prior submissions. In the meantime, the Applicant's consultant, Landscape Restorations, has prepared the enclosed revised Landscape Plan.

BEACON FIRE DEPARTMENT RESPONSE TO DRIVEWAY COMMENTS:

At the September 9th Planning Board meeting, Board members commented on the potential removal of the eastern driveway, notwithstanding the lack of a nexus between that pre-existing

component and the plan changes that are the subject of this proposed Application. As noted during that meeting, the original site plan removed one of the two existing driveways, which western driveway served as the drive-thru for the bank that previously operated at the site. As this Board may recall from the prior discussions on the original application, the removal of the already improved driveway raises fire and emergency service access concerns. For the Board's further consideration, the City of Beacon Fire Chief recently provided his comments regarding the concern about also removing the eastern driveway in an e-mail to the City of Beacon Building Inspector, dated September 20, 2026 (the "Fire Department Letter"). In the Fire Department Letter, the Chief recommends that the driveway remains in order to continue providing clear and unobstructed access to the building. *See* **Exhibit A**.[1] Accordingly, no changes are proposed to that component of the Project.

INDEX OF ENCLOSURES:

In support of this Application, please find four (4) copies of the following document:

Exhibit A: Correspondence from City of Beacon Fire Department Fire Chief dated September 20, 2026.

In further support of this Application, we respectfully submit four (4) copies of the updated Landscape Plan prepared by Landscape Restorations dated September 8, 2026.

CONCLUSION:

As noted herein, the Applicant respectfully requests that the Planning Board adjourn the Public Hearing to November 10, 2026. We look forward to appearing before the Planning Board at that time. Should the Planning Board or City Staff have any questions in the meantime, please do not hesitate to contact us.

Very truly yours,

Taylor M. Palmer

Enclosures
cc: Bryan Murphy, City Building Inspector
Jennifer L. Gray, Esq., Planning Board Attorney
John Russo, P.E., Planning Board Engineer

[1] Note: We understand that a copy of the Fire Department Letter was also provided to the Planning Board by the City Building Inspector.

From: Thomas Lucchesi <tlucchesi@beaconny.gov>
Sent: Sunday, 20 September 2026 20:19:28
To: Bryan Murphy <bmurphy@beaconny.gov>
Subject: 364 Main St

Good evening

I was recently made aware of an idea to convert the paved alley on the east side of 364 Main Street into a green space or park.

As you know, this building has a unique layout. Of particular concern to the Fire Department is that the main lobby for the residential units is approximately 115 feet from Main Street. We have an established preplan for the building that accounts for its layout and limited access. In the event of a fire, our plan is to stretch a hoseline through the east-side alley to the residential lobby. Keeping the alley paved provides a clear path that can be kept free of vegetation, obstructions, snow, and ice throughout the year.

Converting the alley into green space could make it difficult to keep this route clear. Landscaping, fencing, permanent fixtures, changes in grade, or snow accumulation could delay firefighters who are advancing a charged hoseline to the building. For that reason, I recommend that the alley remain paved and be maintained as a clear, unobstructed access route. I would also ask that the Fire Department be given an opportunity to review and comment on any proposal before it moves forward to the Planning Board.

For reference, I have attached a PDF of the Fire Department's current preplan for the building.

Please let me know if you would like to discuss this or meet at the property to review our concerns.

Thank you,
Tom

Thomas Lucchesi
Fire Chief
City of Beacon Fire Department Office (845)831-1334
Cell (845)857-3225

City of Beacon Fire Department
Incident Response Card

364 Main Street

Address: 364 Main St. **Construction Type:** Wood-Frame **Dimensions:** 90Ft. x 160Ft.

Hydrant Locations:
1. Main St. & Veterans Pl. on SE corner (8" Main)
2. Main St. & Eliza St. on south side (16" Main)
3. Eliza St. & Church St. on SW corner (8" Main)

Three Floors
20 Apts.

Knox Box: Two: Side 1 for all Commercial Space Side 4 by Main Entrance for all Residential Space & Storage areas

Stand-pipe: None **FDC Locations:** Side 1 Center of Building

Sprinkler: Wet-Pipe **Sprinkler Coverage:** Throughout

Fire Alarm: Central Station for Commercial Space and Hallways / Apartments are Local Alarm Only

Utility Room Locations: Sprinkler: Basement on side 1 Electric Room: Side 3 on 1st Floor

Elevators: One MRL Electric power in 1st Floor Electric/Utility room

Elevator Machine Room: MRL control panel at hoistway door on the roof level.

APPARATUS POSITIONING

First Due Engine: Respond ahead of the Truck, pull past the Side 4 Alley, stretch Garden Apt. Bed up the Alley for Floors 2-3. Chauffeur hand stretch back to the hydrant at Veterans Pl.

First Due Truck: Position initially at 1-2 corner

Second Due Engine: Ensure Water Supply for the FDE then assist with hose stretch.

LAYOUT

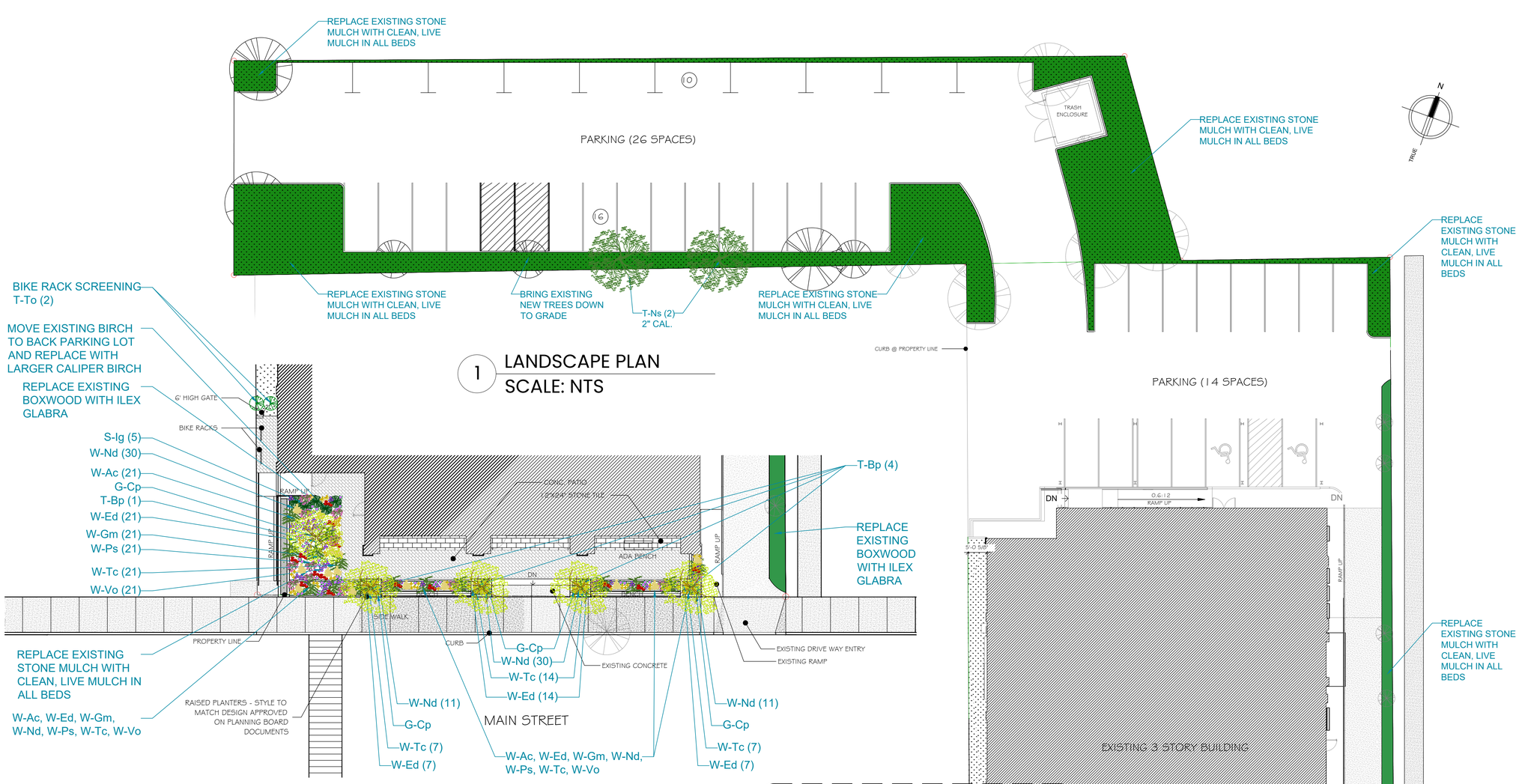


Floors	
Roof	Roof Top Deck
Floor 3	10 Apts.
Floor 2	10 Apts.
Floor 1	5 Storefronts
Basement	Storage

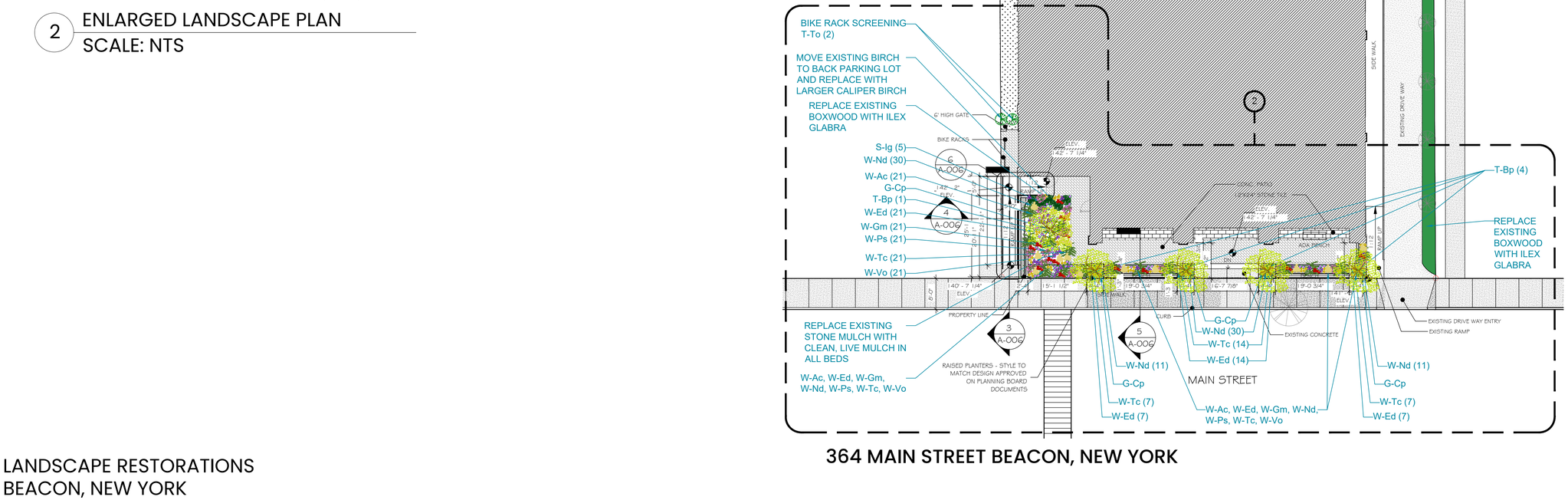
Hose Needed from FDE to Cover the Entire Floor	
Roof	450 Ft.
Third Floor	400 Ft.
Second Floor	350 Ft.
Basement	350 Ft.

CRITICAL INFORMATION

- Stair 2 is the most accessible stairwell and serves Basement –Roof, USE STAIR 2
- Stair 1 serves 1st Fl. – Roof, there are locked doors on Floor 2 & 3 from the Stairwell side to the floor
- Until further notice, Elevator does not access the Basement or Roof without Firemen Service
- Suite 101-104 located on the 1st Floor Side 1, Suite 105 is located on side 3 at the 2-3 corner



1 LANDSCAPE PLAN
SCALE: NTS



2 ENLARGED LANDSCAPE PLAN
SCALE: NTS

PLANT LIST

TREES

- T-Bp, Betula papyrifera *White Birch* *2" Cal.* (5)
- T-Ns, Nyssa sylvatica *Blackgum* 2" Cal. (2)
- T-To, Thuja occidentalis *Arborvitae* *Emerald Green* (2)

SHRUBS

- S-Ig, Ilex glabra *Inkberry* (5)

WILDFLOWERS

- W-Ac, Aquilegia canadensis *Red Columbine* (21)
- W-Ed, Eurybia divaricata *White Wood Aster* (48)
- W-Gm, Geranium maculatum *Wild Geranium* (21)
- W-Nd, Narciussus daffodil *Yellow Daffodil* (82)
- W-Ps, Phlox subulata *Creeping Phlox* (21)
- W-Tc, Tiarella cordifolia *Heartleaf Foamflower* (48)
- W-Vo, Viola odorata *Sweet Violet* (21)

GRASSES

- G-Cp, Carex pensylvanica *Pennsylvania Sedge*

City of Beacon Planning Board Agenda
10/14/2026

Title:

Public hearing and continue review of application for Amended Site Plan Approval, 172 Main Street, Mixed-Use Commercial and Residential, submitted by Hudson Todd, LLC.

ATTACHMENTS

Two Cross (172 Main) PB 10.14.26 Cvr Ltr.pdf

Two Cross (172 Main) PB 10.14.26 Response to KARC Comments.pdf

Two Cross (172 Main) PB 10.14 Response to Lanc & Tully Comments.pdf

Two Cross (172 Main) PB 10.14.26 page A3 rev 9.28.26.pdf

Two Cross (172 Main) PB 10.14.26 page A4 rev 9.28.26.pdf

Two Cross (172 Main) PB 10.14.26 page A6 rev 9.28.26.pdf

Two Cross (172 Main) PB 10.14.26 Amended Plan Set 2026-0929.pdf

Two Cross (172 Main) PB referral response ZR26-178.pdf

Hudson Todd LLC

4 Cross Street, Beacon, NY 12508 | 646-284-3118 | jDonovan@HudsonTodd.com

TO: John Gunn, Chair, COB Planning Board
FROM: Joe Donovan, Hudson Todd, LLC
DATE: 9.30.36
RE: Two Cross Street / site plan amendment / submittal for 10/14/26 Planning Board Meeting

Dear Mr. Gunn and members of the Planning Board,

Attached please find Two Cross Street submittals for the October 14, 2026, Planning Board meeting to review adjustments made during construction for the Planning Board's continued review and consideration.

An electronic copy of the submission is attached to this email. Please let us know if any additional information is required.

Sincerely.

Joe Donovan

Hudson Todd, LLC

Attached:

Arch sheets A3, A4, A6

Civil sheets SP-1, LT-1

As-built survey

Response to Comment letters to Quinn, Russo

Hudson Todd LLC

4 Cross Street, Beacon, NY 12508 | 646-284-3118 | jDonovan@HudsonTodd.com

TO: Natalie Quinn, KARC / COB Planning Consultant
FROM: Joe Donovan, Hudson Todd, LLC
DATE: 9.30.36
RE: Response to Comments from Natalie Quinn, KARC 9.6.26

Responses to the KARC 9.6.26 comment letter re adjustments made during construction of the Two Cross Street building are noted below.

Comments:

1. Commercial Entrances and Pedestrian Clearway. The revised plans add two commercial entrances and modify adjacent planting areas along Main and Cross Streets. Pursuant to § 223-41.18H(2), an eight-foot-wide unobstructed pedestrian clearway is required along the sidewalk unless site conditions require a narrower clearway. The approved and proposed clearway dimensions should be clearly indicated. In particular, the applicant should confirm that adequate unobstructed sidewalk width will be maintained between the proposed Cross Street door, when fully open, and the adjacent tree planting area. *Response: Comments noted. Plans show the 8' clearway between door and planting area at Cross St door.*

2. Rooftop Weather Vestibule. The revised plans add a weather vestibule connecting the rooftop elevator and stair. The vestibule is depicted on the revised elevations and represents a change to the previously approved building profile. The Planning Board should review the proposed vestibule and determine whether the revised design is acceptable as part of the amended site plan. *Response: Comments noted and plans reflect the weather vestibule.*

3. Landscaped Area/Parcel Area. The revised open-space exhibit demonstrates continued compliance with the 10% landscaped-area requirement of § 223-41.18E(12) based on the revised parcel area. The updated survey requested by the City Engineer should be provided to document the reported 112-square-foot reduction in parcel area. *Response: Revised site survey attached.*

We look forward to the October meeting re adjustments made during construction.

with thanks,

Joe Donovan
Hudson Todd, LLC

cc: Bryan Murphy, Jennifer L. Gray, Esq., John Russo, P.E.

Hudson Todd LLC

4 Cross Street, Beacon, NY 12508 | 646-284-3118 | jDonovan@HudsonTodd.com

TO: John Russo, PE, COB Consulting Engineer
FROM: Joe Donovan, Hudson Todd, LLC
DATE: 9.30.36
RE: Response to Comments from Lanc+Tully / 8.31.26

We have reviewed the 8.31.26 comment letter re adjustments made during construction of the Two Cross Street building and note responses below.

Comments:
1. Plans should be provided at scale. *Response: Comment noted and plans at scale shown attached to this submittal.*

2. A copy of the updated survey should be provided and shall reflect where the 112-square-foot change occurred that decreased the parcel size. *Response: Comment noted. The parcel frontage along Main Street was found to be approximately 2.5 feet shorter resulting in an overall reduction in the parcel area by 112 square feet. The Two Cross Street building is shown on this survey in its as-built location. The updated site survey is attached, with the area of discrepancy noted in red.*

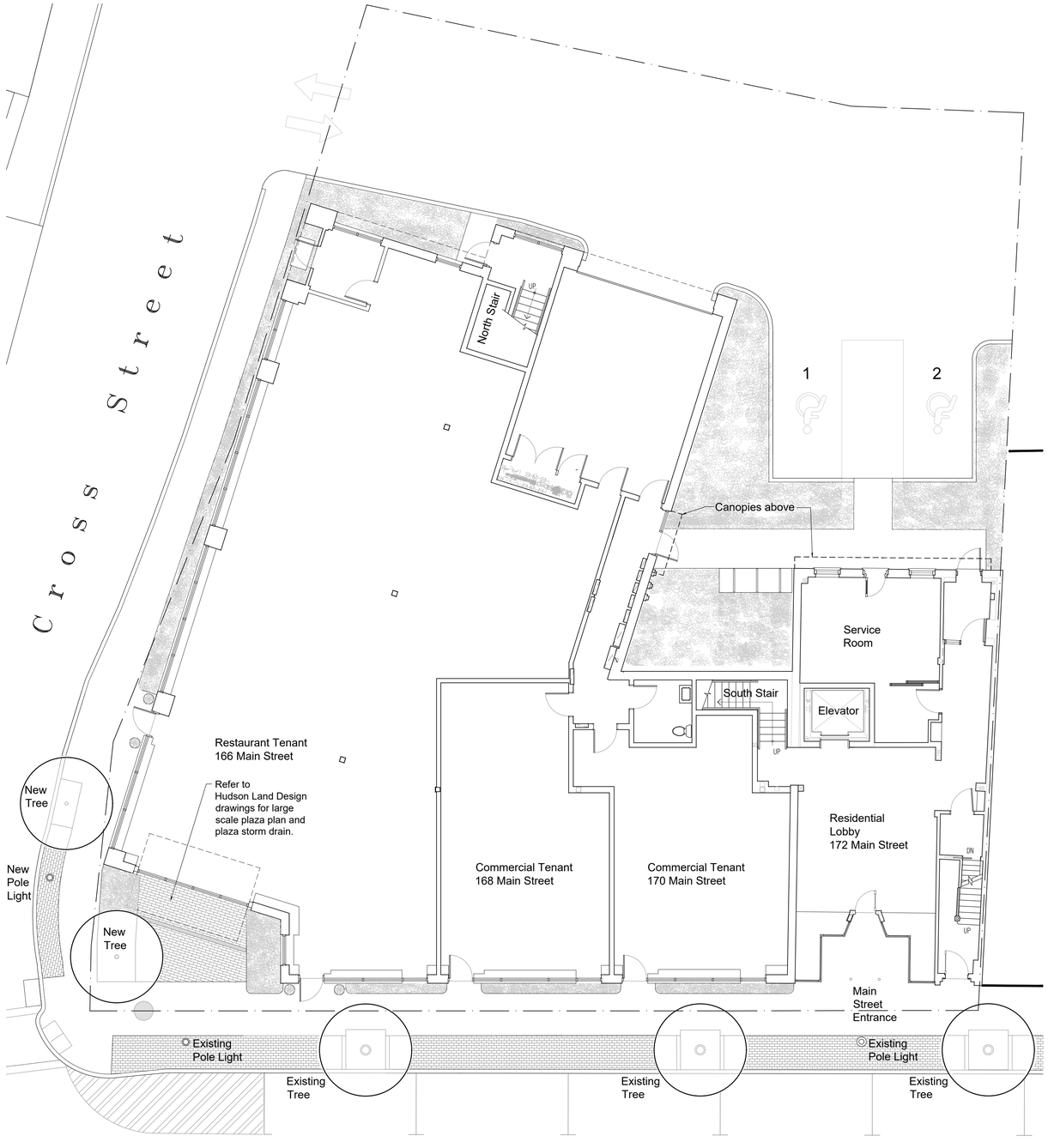
3. The plan shall provide for the distance between the proposed door (open into sidewalk area) and the tree planter area along the sidewalk on Cross Street, as it appears this could impact those walking along the sidewalk when the door swings out. *Response: Comment noted. Plans reflect the 8' clearway between door and planter area along Cross St.*

We look forward to the October meeting and completing the review of the adjustments made during construction.

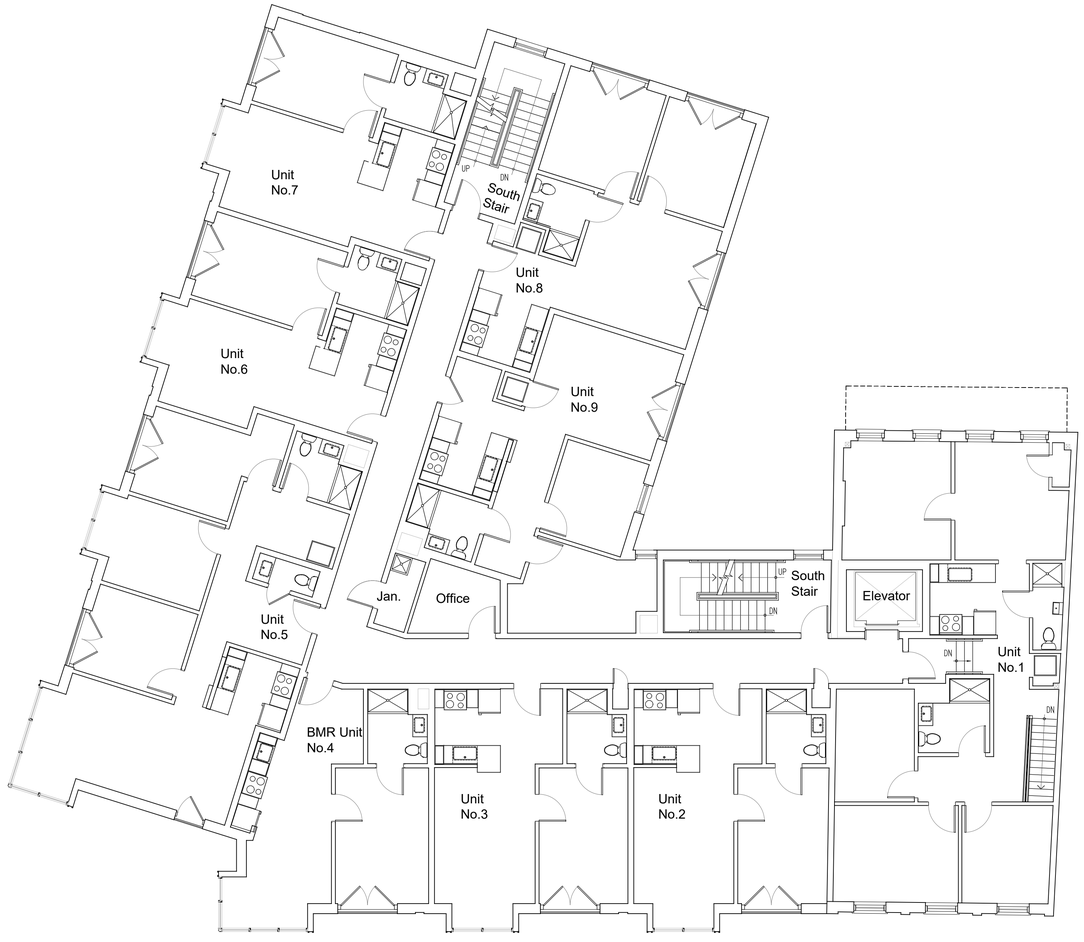
with thanks,

Joe Donovan
Hudson Todd, LLC

cc: Bryan Murphy,
Jennifer L. Gray, Esq.,
Natalie Quinn, Consulting Planner



Ground Level Floor Plan



Scale: $\frac{1}{8}$" = 1'-0"

0' 10' 20' 25' 40'

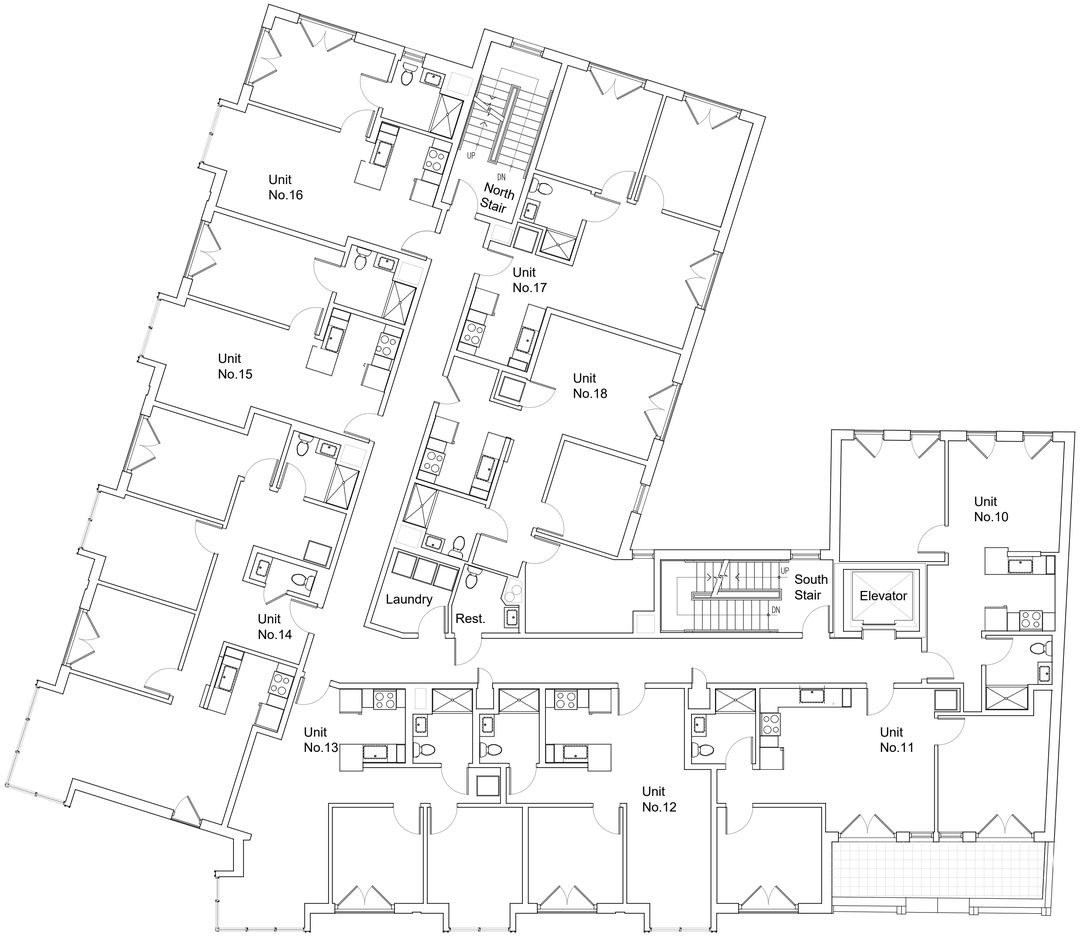
N

Second Floor Plan

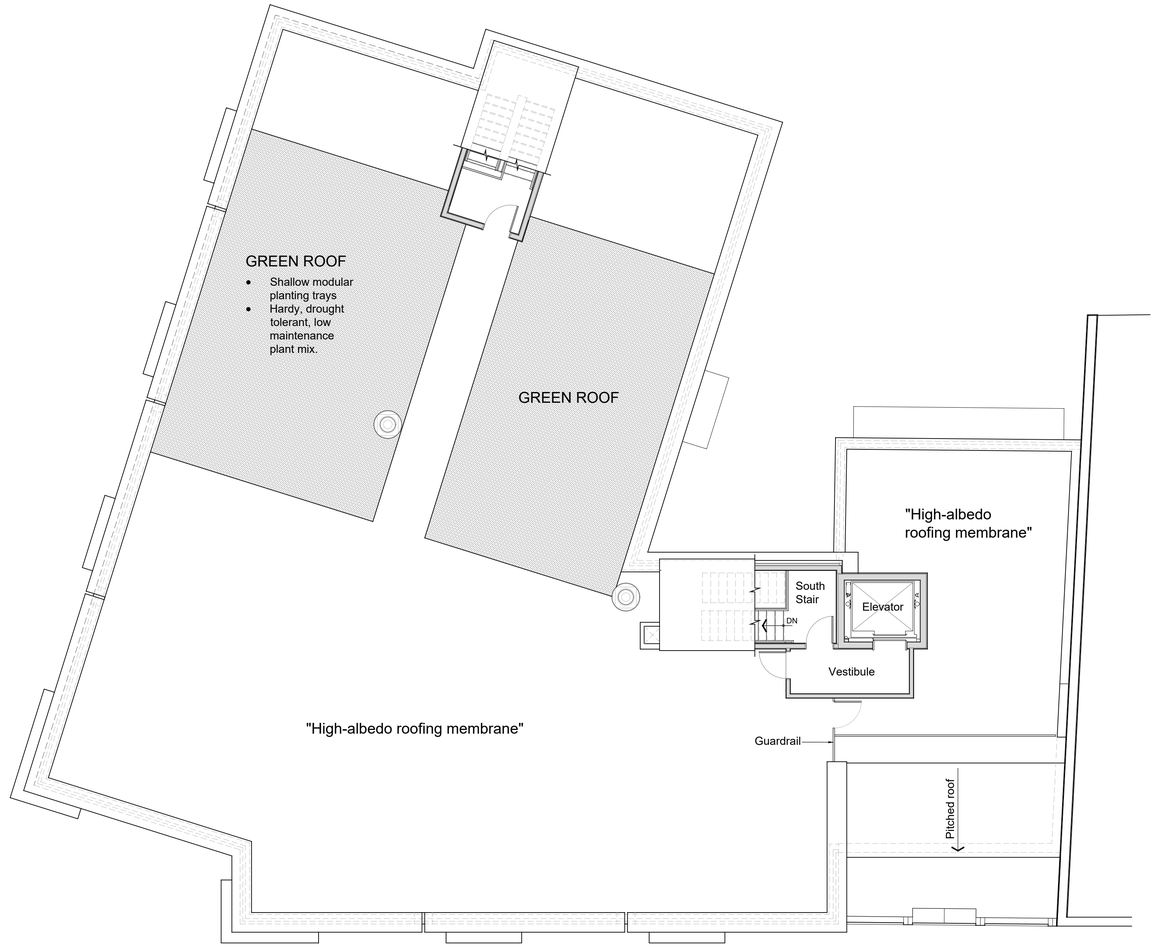
Two Cross Street - Hudson Todd LLC

REVISED and issued to COB PB for amended site plan approval September 28, 2026,
Replaces previously approved A3 dated June 27, 2023

A3



Third Floor Plan



Roof Plan

Scale: $\frac{1}{8}$" = 1'-0"

0' 10' 20' 25' 40'

N

Two Cross Street - Hudson Todd LLC

REVISED and issued to COB PB for amended site plan approval September 28, 2026,
Replaces previously approved A3 dated June 27, 2023

A4



Elevation Looking South



Cross Street Elevation



Main Street Elevation

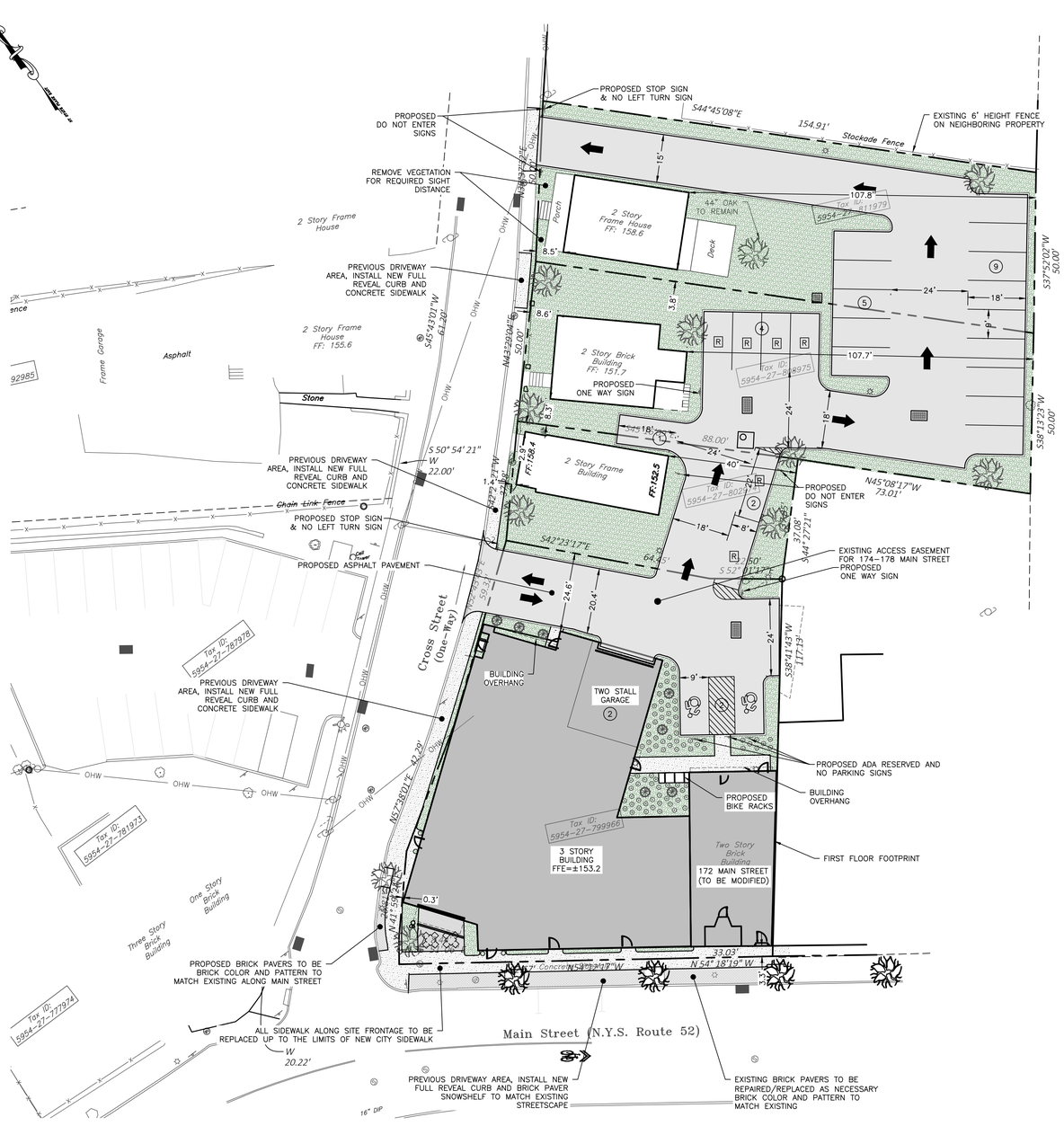
Scale:1" = 10.0'

0' 10' 20' 25' 40'

Two Cross Street - Hudson Todd LLC

REVISED and issued to COB PB for amended site plan approval September 28, 2026,
Replaces previously approved A6 dated May 30, 2023

A6



OVERALL SITE PLAN

SCALE: 1" = 20'

GRAPHIC SCALE

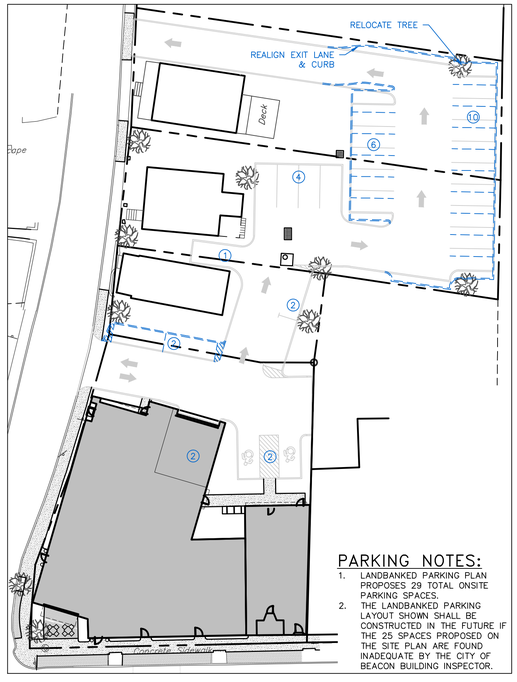
20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

LEGEND:

- EXISTING PROPERTY LINE
- ADJOINING PROPERTY LINE
- EXISTING EASEMENT LINE
- EXISTING STREAM
- EXISTING WETLAND BOUNDARY
- 100' WETLAND BUFFER
- 250 EXISTING MAJOR CONTOUR
- 252 EXISTING MINOR CONTOUR
- EXISTING TREE LINE
- OHW EXISTING OVER HEAD WIRE
- EXISTING UTILITY POLE
- SS EXISTING SEWER SERVICE LINE
- S EXISTING SEWER LINE
- EXISTING SEWER MANHOLE
- CO EXISTING SEWER CLEAN OUT
- W EXISTING WATER LINE
- WS EXISTING WATER SERVICE LINE
- EXISTING WELL
- EXISTING HYDRANT
- WV EXISTING WATER SHUT OFF VALVE
- EXISTING WATER VALVE
- EXISTING STORM WATER LINE
- RL EXISTING ROOF LEADER
- EXISTING CATCH BASIN

- PROPOSED PROPERTY LINE
- PROPOSED SET BACK LINE
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- PROPOSED EASEMENT
- PROPOSED TREE LINE
- S PROPOSED SEWER LINE
- SS PROPOSED SEWER SERVICE LINE
- PROPOSED SEWER MANHOLE
- CO PROPOSED SEWER CLEAN OUT
- PROPOSED SDS LATERAL
- PROPOSED SDS SOLID LINE
- ST PROPOSED STORM WATER LINE
- RL PROPOSED ROOF LEADER LINE
- PROPOSED ROOF LEADER
- W PROPOSED WATER LINE
- WS PROPOSED WATER SERVICE LINE
- PROPOSED WELL
- PROPOSED HYDRANT
- WV PROPOSED WATER SHUT OFF VALVE
- PROPOSED WATER VALVE
- R RESERVED PARKING SPACE



LANDBANKED PARKING PLAN

SCALE: 1" = 30'

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

PARKING NOTES:

1. LANDBANKED PARKING PLAN PROPOSES 29 TOTAL ONSITE PARKING SPACES.
2. THE LANDBANKED PARKING LAYOUT SHOWN SHALL BE CONSTRUCTED IN THE FUTURE IF THE 25 SPACES PROPOSED ON THE SITE PLAN ARE FOUND INADEQUATE BY THE CITY OF BEACON BUILDING INSPECTOR.

SCHEDULE OF REGULATIONS (CMS ZONING DISTRICT) AND LOT CONFORMANCE TABLE:

PARAMETER	REQUIREMENT	EXISTING	PROVIDED
LOT AREA:	N/A	12,957 SQ. FT.[1]	12,845 SQ. FT.[2]
LOT WIDTH:	N/A	N/A	N/A
LOT DEPTH:	75 FEET MINIMUM	123.9 FEET	123.9 FEET
YARD SETBACKS:			
FRONT YARD:	0–10 FEET	1.8 FEET CROSS, 3.7 FEET MAIN	0.3 FEET CROSS, 3.3 FEET MAIN[3]
SIDE YARD:	0 FEET	0 FEET	0 FEET
REAR YARD:	20 FEET	28.2 FEET	24.6 FEET[3]
MAX. BUILDING HEIGHT:	38 FEET, 3 STORIES	2 STORIES	38 FEET, 3 STORIES
MAX. BUILDING COVERAGE:	N/A	N/A	N/A
MIN. OPEN SPACE:	10% (5% IF PUBLIC)	±33.3%	10.2%

1. PARCEL 799966 (172 MAIN, 2 & 4 CROSS STREETS)
2. PARCEL 799966 WAS RESURVEYED DURING CONSTRUCTION AND WAS FOUND TO BE 112 SQ. FT SMALLER, SPECIFICALLY ALONG THE MAIN STREET FRONTAGE. THE PROPOSED BUILDING WAS ADJUSTED AND BUILT TO MATCH THE MAIN STREET FRONTAGE.
3. AS-BUILT DIMENSION.

SCHEDULE OF REGULATIONS (T ZONING DISTRICT) AND LOT CONFORMANCE TABLE:

PARAMETER	REQUIREMENT	802974	808975	811979
LOT AREA:	5,000 SQUARE FEET[1]	3,375 SQFT	7,905 SQFT	7,733 SQFT
LOT WIDTH:	50 FEET MINIMUM	38.1 FEET	49.8 FEET	49.6 FEET
LOT DEPTH:	100 FEET MINIMUM	87.3 FEET	158.7 FEET	155.6 FEET
YARD SETBACKS:				
FRONT YARD:	10 FEET	1.4 FEET	8.6 FEET	8.5 FEET
SIDE YARD:	10 FEET	2.9 FEET	8.3 FEET	3.8 FEET
REAR YARD:	20 FEET	40 FEET	107.7 FEET	107.8 FEET
MAX. BUILDING HEIGHT:	35 FEET, 2.5 STORIES	2.5 STORIES	2.5 STORIES	2 STORIES
MAX. BUILDING COVERAGE:	N/A[2]	24.3%	N/A	11.3%

1. ONE-HALF MINIMUM LOT SIZE AREA PER DWELLING UNIT AS THE LEAST RESTRICTIVE ADJOINING RESIDENTIAL DISTRICT. ADJOINING RESIDENTIAL DISTRICT IS R1-5, WHICH SPECIFIES 5,000 SQFT PER DWELLING UNIT.
2. NO MAXIMUM BUILDING COVERAGE FOR MULTI-FAMILY USES, 40% MAXIMUM BUILDING COVERAGE FOR ALL OTHER USES.

OFF STREET PARKING TABULATION:

USE	CODE REFERENCE	SIZE	REQUIRED SPACES	PROPOSED SPACES
SENIOR CITIZEN:	2 SPACES FOR EACH 3 DWELLING UNITS. PER ARTICLE III GENERAL REGULATIONS § 223-26 F.	9 DWELLING UNITS	2/3 X 9 = 6	
RESIDENTIAL:	1 SPACE PER UNIT. PER ARTICLE IVD (CMS) § 223-41.18 G (2) (a).	9 UNITS	1 X 9 = 9	
RETAIL:	2 SPACES PER 1,000 SF OF FLOOR AREA. PER ARTICLE IVD (CMS) § 223-41.18 G (2) (c).	4,980 SF	2 X 4.9 = 10	
8 CROSS STREET:	2 SPACE PER DWELLING UNIT	1 DWELLING UNIT	2	
10 CROSS STREET:	1 SPACE PER DWELLING UNIT, 1/4 SPACE PER BEDROOM	4 DWELLING UNITS, 4 BEDROOMS	4 X 1 + 1/4 X 4 = 5	
12 CROSS STREET:	2 SPACE PER DWELLING UNIT	1 DWELLING UNIT	2	
TOTAL OFF-STREET PARKING:			34	25*(29 LANDBANKED)

* INCLUDES 2 ADA ACCESSIBLE PARKING SPACES AND 2 GARAGE PARKING SPACES FOR THE 2 CROSS STREET PROJECT. A REDUCTION TO THE OVERALL PARKING PROVIDED AS SUPPORTED BY COLLIERS ENGINEERING & DESIGN LETTER TO THE PLANNING BOARD LAST REVISED JULY 25, 2023. THIS SHEET ALSO DEPICTS A LANDBANKED PARKING PLAN WITH A TOTAL OF 29 SPACES AS RECOMMENDED BY THE CITY OF BEACON TRAFFIC CONSULTANT.

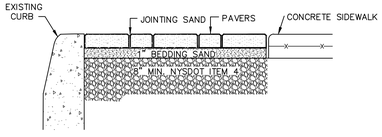
SIX SPACES WILL BE RESERVED FOR THE SENIOR RESIDENTIAL UNITS DESIGNATED AS [R] ON THIS PLAN. IF NO SENIOR RESIDENTS REQUEST OR REQUIRE THE SPACES, THEY MAY BE REASSIGNED FOR OTHER USES.

MAP REFERENCES:

1. TOPOGRAPHICAL SURVEY PER "BOUNDARY AND TOPOGRAPHIC SURVEY PREPARED FOR CROSS STREET PROJECT" AS PREPARED BY JOHNSON SURVEYING DATED MAY 30, 2022 AND UPDATED IN APRIL 2023.
2. BOUNDARY AND AS-BUILT INFORMATION FROM AS-BUILT SURVEY PREPARED BY STATEWIDE LAND SURVEYING P.C. DATED AUGUST 27, 2026.

ORIGINAL SITE PLAN APPROVAL REFERENCE:

1. REFERENCE IS HEREBY MADE TO APPROVED SITE PLAN SET ENTITLED "TWO CROSS STREET", CONSISTING OF 9 SHEETS, DATED AUGUST 27, 2019, LAST REVISED FEBRUARY 15, 2024, APPROVED BY THE CITY OF BEACON PLANNING BOARD ON AUGUST 23, 2023 AND SIGNED BY THE PLANNING BOARD CHAIRMAN ON OCTOBER 2, 2024.
2. REFER TO ORIGINAL APPROVED SITE PLAN FOR ADDITIONAL INFORMATION.



NOTES:

1. PAVER SIZE, STYLE, AND COLOR TO MATCH EXISTING PAVERS ALONG MAIN STREET.
2. PAVER PLACEMENT PATTERN TO MATCH EXISTING PATTERN ALONG MAIN STREET.

BRICK PAVER DETAIL

NOT TO SCALE

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.

DRAWN BY: ESR				CHECKED BY: DGK			
REVISIONS:				REVISIONS:			
NO.	DATE	DESCRIPTION	BY	NO.	DATE	DESCRIPTION	BY
1	7/26/22	PER PLANNING BOARD COMMENTS	ESR	7	6/27/23	PER PLANNING BOARD COMMENTS	DGK
2	8/29/22	PER PLANNING BOARD COMMENTS	ESR	8	7/25/23	PER PLANNING BOARD COMMENTS	ESR
3	9/26/22	PER PLANNING BOARD COMMENTS	ESR	9	2/14/24	PER PLANNING BOARD COMMENTS	ESR
4	8/29/22	PER PLANNING BOARD COMMENTS	ESR	10	2/15/24	REVISE LOT LINES	ESR
5	9/26/22	PER PLANNING BOARD COMMENTS	ESR	11	9/29/26	AMENDED SITE PLAN SUBMISSION	ESR
6	5/30/23	REVISED PARKING LAYOUT	ESR				

Dig Safely. New York. Call 811 before you dig

SEAL

HUDSON LAND DESIGN
PROFESSIONAL ENGINEERING P.C.
174 MAIN ST., BEACON, NEW YORK 12508
13 CHAMBERS ST., NEWBURGH, NEW YORK 12550
PH: 845-440-6926
F: 845-440-6637

SITE PLAN

TWO CROSS STREET

2, 8, 10 & 12 CROSS STREET
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 5954-27-799966, 802974, 808975 & 811979

JOB #:	2019:036
DATE:	8/27/19
SCALE:	AS NOTED
TITLE:	SP-1
SHEET:	3 OF 9

UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS DRAWING IS A VIOLATION OF SECTION 7209.2 OF THE NEW YORK EDUCATION LAW

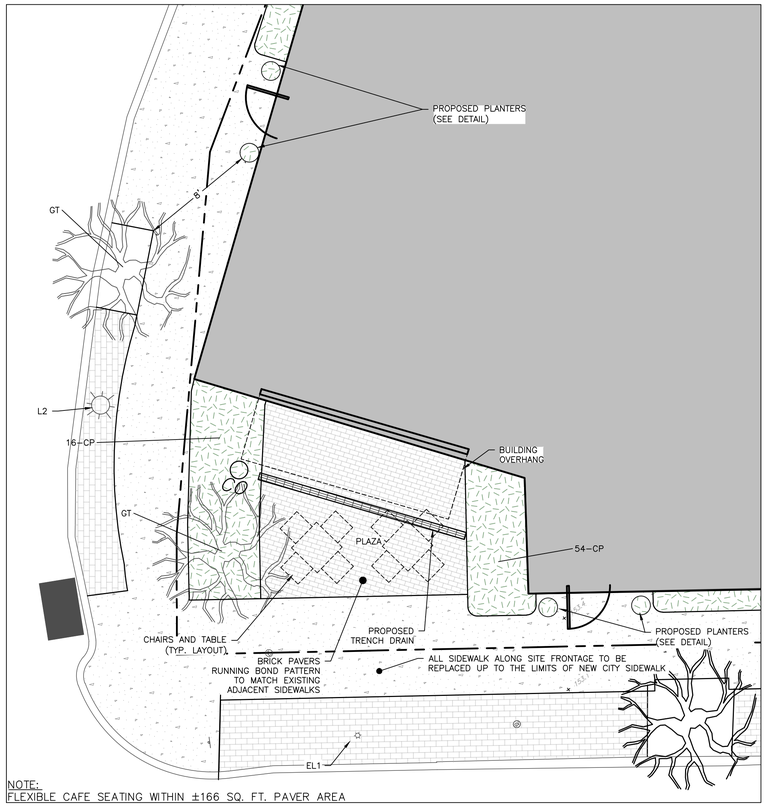


LIGHTING & LANDSCAPING PLAN
SCALE: 1" = 20'

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.



NOTE:
FLEXIBLE CAFE SEATING WITHIN ±166 SQ. FT. PAVER AREA

PLAZA SITE PLAN CONCEPTUAL LAYOUT
SCALE: 1" = 5'

GRAPHIC SCALE

5 0 2.5 5 10 20

(IN FEET)
1 inch = 5 ft.

PLANTING SCHEDULE

TREES

KEY	QTY	BOTANICAL NAME	COMMON NAME	CALIPER	SPACING
KP	2	KOELREUTERIA PANICULATA	GOLDEN RAIN TREE	3 INCH (DBH)	AS SHOWN
MA	6	MAACKIA AMURENSIS	AMUR MAACKIA	3 INCH (DBH)	AS SHOWN
GT	2	GLEDITSIA TRIACANTHOS INERMIS	HONEY LOCUST	3 INCH (DBH)*	AS SHOWN

*NOTE – THE STREET TREE AT THE PLAZA SHALL BE 6" CALIPER

SHRUBS/GRASSES

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
CS	11	CORNUS SERICEA	RED TWIG DOGWOOD	36"–48"	AS SHOWN
PA	84	POLYSTICUM ARCOSTICHOIDES	CHRISTMAS FERN	1 GALLON	30"
VP	60	VIOLA PEDATA	BIRD'S FOOT VIOLET	4" POT	9"
CP	461	CAREX PENNSYLVANICA	PENNSYLVANIA SEDGE	PLUG	12"

LANDSCAPING NOTES:
1. NEW BRICK WALK INFILL, SPECIFICATION TO MATCH EXISTING ADJACENT BRICK PAVING.
2. CONTAINER PLANTS AND FURNITURE, SPECIFICATIONS TO BE DETERMINED.
3. PERENNIAL PLANTING BED, SPECIES AND SPECIFICATIONS TO BE DETERMINED.
4. BUFFER PLANTER BED,PERENNIAL AND SHRUBS,
5. SPECIES AND SPECIFICATIONS TO BE DETERMINED.
6. PAVED WALKS WITH CONTAINER GARDEN, SPECIES AND SPECIFICATIONS TO BE DETERMINED.
7. PERMEABLE GRAVEL BEDS, SPECIFICATIONS TO BE DETERMINED.
8. LAWN, SEED MIX AND SPECIFICATIONS TO BE DETERMINED.
9. NEW TREE PIT TO MATCH EXISTING ADJACENT TREE PITS. NEW 3–INCH CALIPER DECIDUOUS TREE.
10. GREEN ROOF PLANTING: MIX OF SEDUMS IN CONTINUOUS TRAYS WITH GROWING MEDIA APPROXIMATELY 4" DEEP. SPECIES MIX INCLUDING COMBINATION OF SEDUM ALBUM, SEDUM ACRE, SEDUM KAMTSCHATICUM ELLACOMBIANUM, SEDUM PULCHELLUM MICHAUX, SEDUM REFLEXUM, AND SEDUM SPURIUM.
11. ROOF PLANTERS: MIX OF ANNUAL, PERENNIAL AND SHRUB PLANTINGS IN LINED BOXES WITH BOTH ELEVATED AND DECK–MOUNTED LOCATIONS. CEDAR, CYPRESS OR SIMILAR DECAY–RESISTANT WOOD ENCLOSURES. SPECIES TO INCLUDE: THUJA, SEDGE, HYACINTH, PRIMROSE, BEGONIA.

LEGEND:

- EXISTING PROPERTY LINE
- ADJOINING PROPERTY LINE
- EXISTING EASEMENT LINE
- EXISTING STREAM
- EXISTING WETLAND BOUNDARY
- 100' WETLAND BUFFER
- 250 EXISTING MAJOR CONTOUR
- 252 EXISTING MINOR CONTOUR
- OHW EXISTING TREE LINE
- EXISTING OVER HEAD WIRE
- EXISTING UTILITY POLE
- SS SS EXISTING SEWER SERVICE LINE
- S EXISTING SEWER LINE
- EXISTING SEWER MANHOLE
- EXISTING SEWER CLEAN OUT
- W EXISTING WATER LINE
- WS WS EXISTING WATER SERVICE LINE
- EXISTING WELL
- EXISTING HYDRANT
- EXISTING WATER SHUT OFF VALVE
- EXISTING WATER VALVE
- EXISTING STORM WATER LINE
- EXISTING ROOF LEADER
- EXISTING CATCH BASIN
- PROPOSED PROPERTY LINE
- PROPOSED SET BACK LINE
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- PROPOSED EASEMENT
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- S PROPOSED SEWER LINE
- SS SS PROPOSED SEWER SERVICE LINE
- PROPOSED SEWER MANHOLE
- PROPOSED SEWER CLEAN OUT
- PROPOSED SDS LATERAL
- PROPOSED SDS SOLID LINE
- ST PROPOSED STORM WATER LINE
- RL PROPOSED ROOF LEADER LINE
- PROPOSED ROOF LEADER
- W PROPOSED WATER LINE
- WS WS PROPOSED WATER SERVICE LINE
- PROPOSED WELL
- PROPOSED HYDRANT
- PROPOSED WATER SHUT OFF VALVE
- PROPOSED WATER VALVE

Napa Ficonstone Planters



15-3/4" dia. x 26" high
Contract Grade Lightweight Ficonstone

PROPOSED PLANTERS
NOT TO SCALE

LIGHTING NOTES:
EL1 EXISTING DECORATIVE POLE LIGHT
L2 NEW DECORATIVE POLE – 10' MOUNTING HEIGHT
L4 NEW POST MOUNTED PARKING LOT LIGHT – 18' MOUNTING HEIGHT
LA NEW POST MOUNTED PARKING LOT LIGHT – 18' MOUNTING HEIGHT
L7 NEW SOFFIT MOUNTED LIGHT
GENERAL:
1. ALL LIGHTING SHALL BE DARK SKY COMPLIANT WITH CUTOFF SHIELDS AS NOTED.
2. ILLUMINATION IN FOOT–CANDLES, ONLY CONSIDERS PROPOSED LIGHTING.
3. EXISTING LIGHTING LEVELS ALONG MAIN STREET NOT MODELED. PER THE 2022 DRAFT MAIN STREET ACCESS COMMITTEE ADVISORY REPORT, THIS AREA OF MAIN STREET WAS CONSIDERED TOO BRIGHT. IN THE EVENT THAT SAFE LIGHTING LEVELS ARE NOT OBTAINED AFTER CONSTRUCTION, THE STOREFRONTS MAY NEED TO SUPPLEMENT ENTRY LIGHTING.
4. SOFFIT LIGHTS NOT INCORPORATED INTO THE ILLUMINANCE CALCULATION



PROPOSED LIGHT "L2"
NOT TO SCALE



PROPOSED LIGHT "L4" & "LA"
NOT TO SCALE

Luminaire Schedule												
Label	Qty	Arrangement	Lum. Lumens	Lum. Watts	Arr. Watts	Total Watts	LLD	LDD	BF	LLF	BUG Rating	Description
L2	1	SINGLE	4300	41	41	41	0.950	0.950	1.000	0.433	B1-U2-G1	SLR-NG-NB-(2)LED18C-0.7A-830-KHJ3-COLOR
L4-VW	1	SINGLE	3445	34	34	34	0.950	0.950	1.000	0.903	B3-U0-G1	MSA-SA1A-830-U-SWQ
LA-II-HS	3	SINGLE	2422	34	34	102	0.950	0.950	1.000	0.903	B0-U0-G1	MSA-SA1A-830-U-T2-HSS

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.

DRAWN BY: ESR				CHECKED BY: DGK			
REVISIONS:				REVISIONS:			
NO.	DATE	DESCRIPTION	BY	NO.	DATE	DESCRIPTION	BY
1	7/26/22	PER PLANNING BOARD COMMENTS	ESR	7	6/27/23	PER PLANNING BOARD COMMENTS	DGK
2	8/29/22	PER PLANNING BOARD COMMENTS	ESR	8	7/25/23	PER PLANNING BOARD COMMENTS	ESR
3	9/26/22	PER PLANNING BOARD COMMENTS	ESR	9	2/14/24	PER PLANNING BOARD COMMENTS	ESR
4	8/29/22	PER PLANNING BOARD COMMENTS	ESR	10	2/15/24	REVISE LOT LINES	ESR
5	9/26/22	PER PLANNING BOARD COMMENTS	ESR	11	9/29/26	AMENDED SITE PLAN SUBMISSION	ESR
6	5/30/23	REVISED PARKING LAYOUT	ESR				

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SEAL

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PROFESSIONAL ENGINEERING P.C.
174 MAIN ST., BEACON, NEW YORK 12508
13 CHAMBERS ST., NEWBURGH, NEW YORK 12550
PH: 845–440–6926
F: 845–440–6637

LIGHTING & LANSCAPING PLAN

TWO CROSS STREET

2, 8, 10 & 12 CROSS STREET
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 5954–27–799966, 802974, 808975 & 811979

JOB #: 2019:036
DATE: 8/27/19
SCALE: AS NOTED
TITLE: LT–1
SHEET: 6 OF 9

UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS DRAWING IS A VIOLATION OF SECTION 7209.2 OF THE NEW YORK EDUCATION LAW

DUTCHESS COUNTY DEPARTMENT OF PLANNING & DEVELOPMENT	GML 239 REFERRAL RESPONSE
To: City of Beacon, Planning Board **Project Name**: Two Cross (172 Main St) site plan amendment **Action**: Site Plan **Applicant**: Hudson Todd, LLC **Property Address**: 172 Main St, Beacon, NY 12508 **Lot Number(s)**: 799966	**Referral #**: ZR26-178 **Date Received**: 9/8/2026 **Date Requested**: **Date Issued**: 9/15/2026
Reviewer: Dozier, Emily	**Signed:** Emily A. Dozier

The Dutchess County Department of Planning & Development has reviewed the subject referral within the framework of General Municipal Law (Article 12B, §239-l/m) based on the materials submitted.

The Department has determined this is a **Matter of Local Concern** and has no comments.

City of Beacon Planning Board Agenda
10/14/2026

Title:

Continue review of application for Amended Site Plan Approval, 248 Tioronda Avenue, Residential, submitted by Beacon 248 Holdings, LLC.

ATTACHMENTS

248 Tioronda PB 10.14.26 Submission Cvr Ltr.pdf

248 Tioronda PB 10.14.26 LaBella Response to Comments.pdf

248 Tioronda PB 10.14.26 Updated Floor Plans & Elevations.pdf

248 Tioronda PB 10.14.26 Updated Renderings.pdf

248 Tioronda PB 10.14.26 Site Plans.pdf

Chai Developers LLC
35 Main Street, Suite 311
Poughkeepsie, NY 12601

September 29, 2026

Mr. John Gunn
Planning Board Chair
City of Beacon
1 Municipal Plaza
Beacon, New York 12508

RE: Updated Submission for 248 Tioronda Ave Amended Site Plan Approval

Dear Mr. Gunn,

On behalf of Beacon 248 Holdings LLC, I am submitting updated materials for the amended site plan approval application for 248 Tioronda Avenue, which is scheduled for continued Planning Board review at the September meeting. Enclosed are updated Floor Plans & Elevations as well as updated Renderings.

Following our discussion with the Board at the September meeting, we have revised and refined several aspects of the plan, as outlined below.

Following our discussion with the Board, the updated drawings now include railings along the edge of the creekside patios on the east side of the buildings. These railings match the other railings on the building, creating a consistent design across the project.

Based on the recommendation of the Board, we have updated the landscape plan to include larger trees along the edge of the amenity plaza east wall. We have also revised the renderings to fully align with the architectural and landscape drawings.

Lastly, I am enclosing a memo from LaBella Associates, along with the updated Site Plan.

We look forward to discussing the updated material with the Board by the October meeting.

Thank you very much.

Respectfully,

Jay Blumenfeld
Chai Developers LLC
Beacon 248 Holdings LLC

September 30, 2026

Mr. John Gunn, Chair
City of Beacon Planning Board
1 Municipal Plaza
Beacon, New York 12508

Re: 248 Tioronda Avenue – Amended Site Plan
Tax ID: 6054-45-012574
City of Beacon, Dutchess County, New York
LaBella Job # CZ81750.00/2260816

Dear Mr. Gunn:

The Applicant of the above-listed project, Beacon 248 Holdings LLC, has received review comments from the Planning Board's engineering consultant, Lanc and Tully, in a letter dated September 1, 2026. Please find a point-by-point response to each of the comments received below.

Lanc and Tully Engineering Comments, dated September 1, 2026:

General Comments:

1. An updated Engineer's Report shall be provided for the sewer and water on the site. The report shall also detail the required modifications, if any, to the existing sewage pump station on the site. *Applicant's consultant has provided a full copy of the report and plans recently submitted to the Dutchess County Department of Health for the proposed site plan amendments.*

   Response: Comment noted. Future submission(s) to DCDOH will likewise be provided to the City.

2. The grading plan (Sheet C140) shall include the elevation of the surface area around the pool. The plan shall also reflect the elevation of the common area between Buildings 50 and 100.

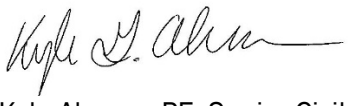
   Response: The elevation of the pool deck and courtyard between buildings 50 and 100 have been labeled.

3. The "Fall Protection Fencing" detail on Sheet C530 shall be revised to include the height of the fencing.

   Response: The height of the fencing has been added to the detail.

Please find the revised site plans attached. If you have any questions or comments during your review of the submitted documents, feel free to reach out to me directly at (845) 454-3980.

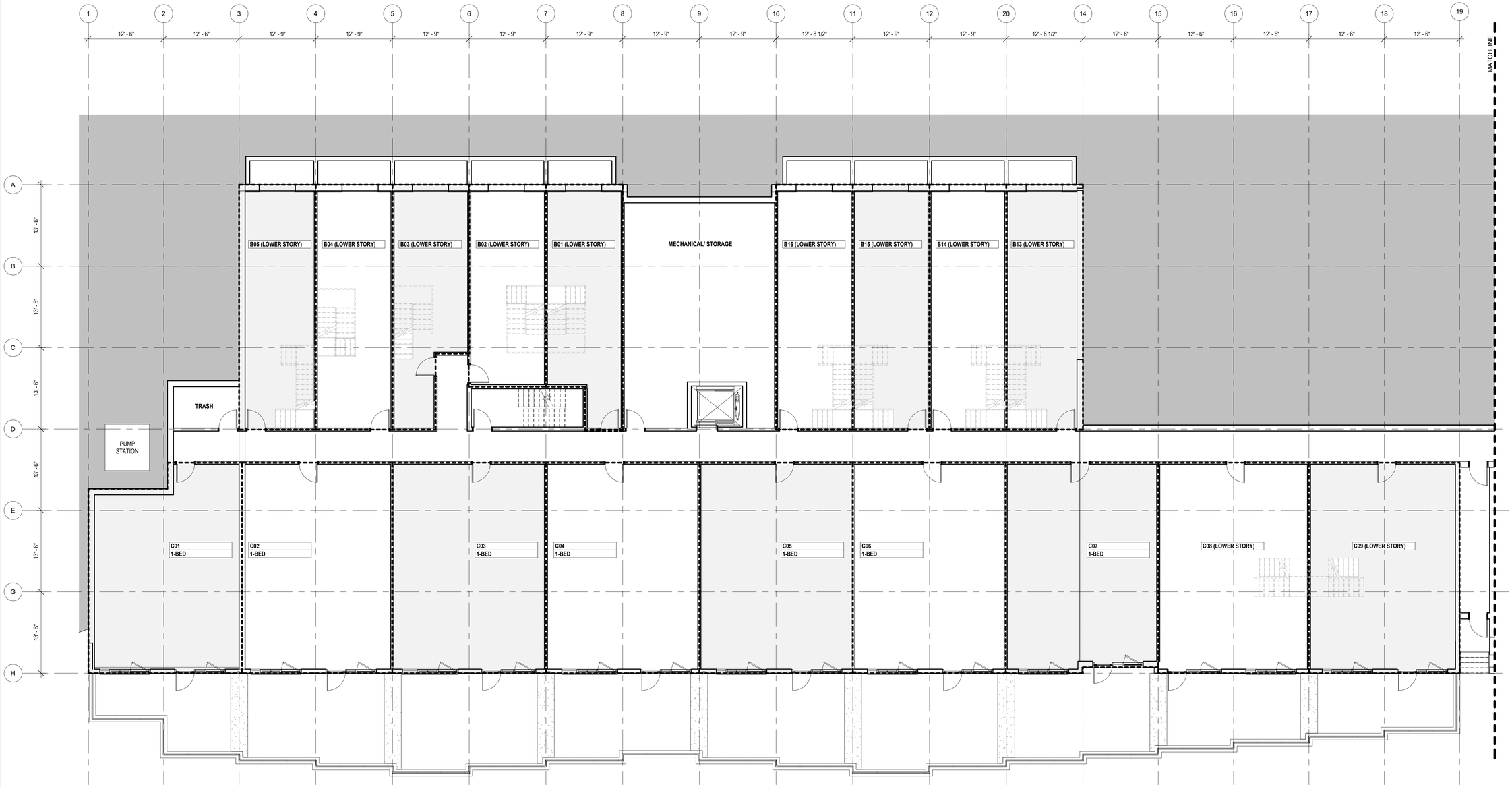
Respectfully submitted,



Kyle Ahearn, PE, Senior Civil Engineer

cc: Applicant

Encl: Cover Letter from Applicant, dated 9/29/26 (4 copies)
Amended Site Plans, revised 9/30/26 (4 copies)
Architectural Plans and Elevations, revised 9/28/26 (4 copies)
Architectural Renderings, dated 9/28/26 (4 copies)



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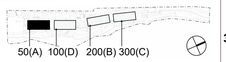
BEACON 248 HOLDINGS LLC
147 UNION ST., SUITE 101
POUGHKEEPSIE, NY 12601

OWNER

BUILDING KEY



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2	07/24/26	PLANNING BOARD REVIEW
1	06/30/26	PLANNING BOARD REVIEW

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ISSUED FOR 2026/10/14 PLANNING BOARD MEETING

248 TIORONDA AVE

CELLAR PLAN

BLDG 50

DRAWING TITLE

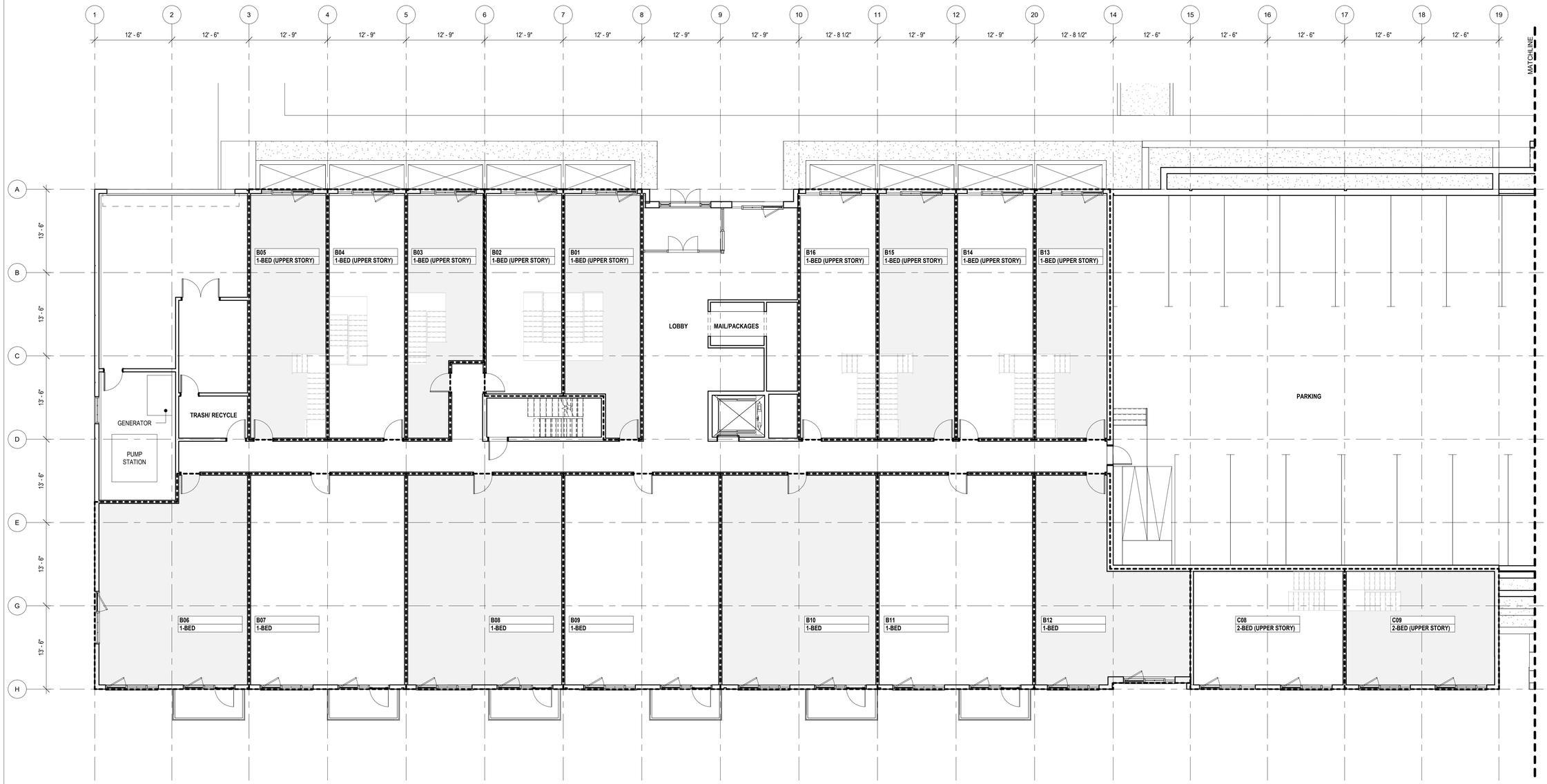
AB
CHECKED BY

PROJECT #

1/8" = 1'-0"
SCALE

07/13/26
DATE

A-A200.
DRAWING #



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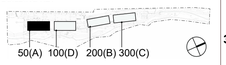
BUILDING KEY



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248 TIORONDA AVE

BASEMENT PLAN

BLDG 50

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PROJECT #

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SCALE

07/13/26
DATE

A-A201.
DRAWING #

2 OF 23



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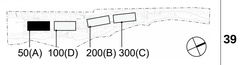
BUILDING KEY



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248 TIORONDA AVE

1ST FLOOR PLAN

BLDG 50

DRAWING TITLE

AB
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PROJECT #

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SCALE

07/13/26
DATE

A-A202.
DRAWING #

3 OF 23



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BUILDING KEY

50(A) 100(D) 200(B) 300(C)

40

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248 TIORONDA AVE

2ND FLOOR PLAN

BLDG 50

DRAWING TITLE

AB

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PROJECT #

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SCALE

07/13/26

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A-A203.

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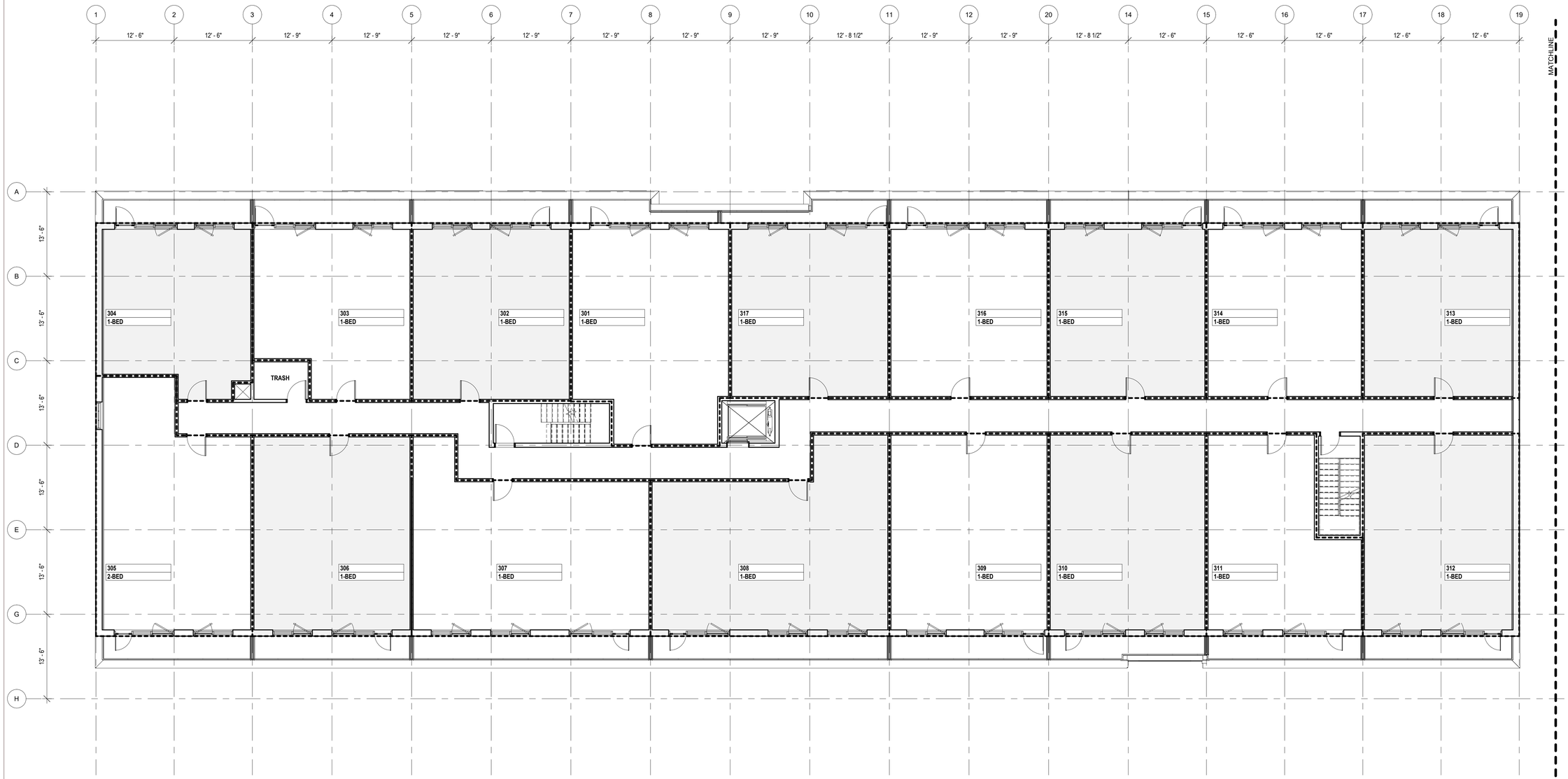

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BUILDING KEY

50(A) 100(D) 200(B) 300(C)

41

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248 TIORONDA AVE

3RD FLOOR PLAN

BLDG 50

DRAWING TITLE

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PROJECT #

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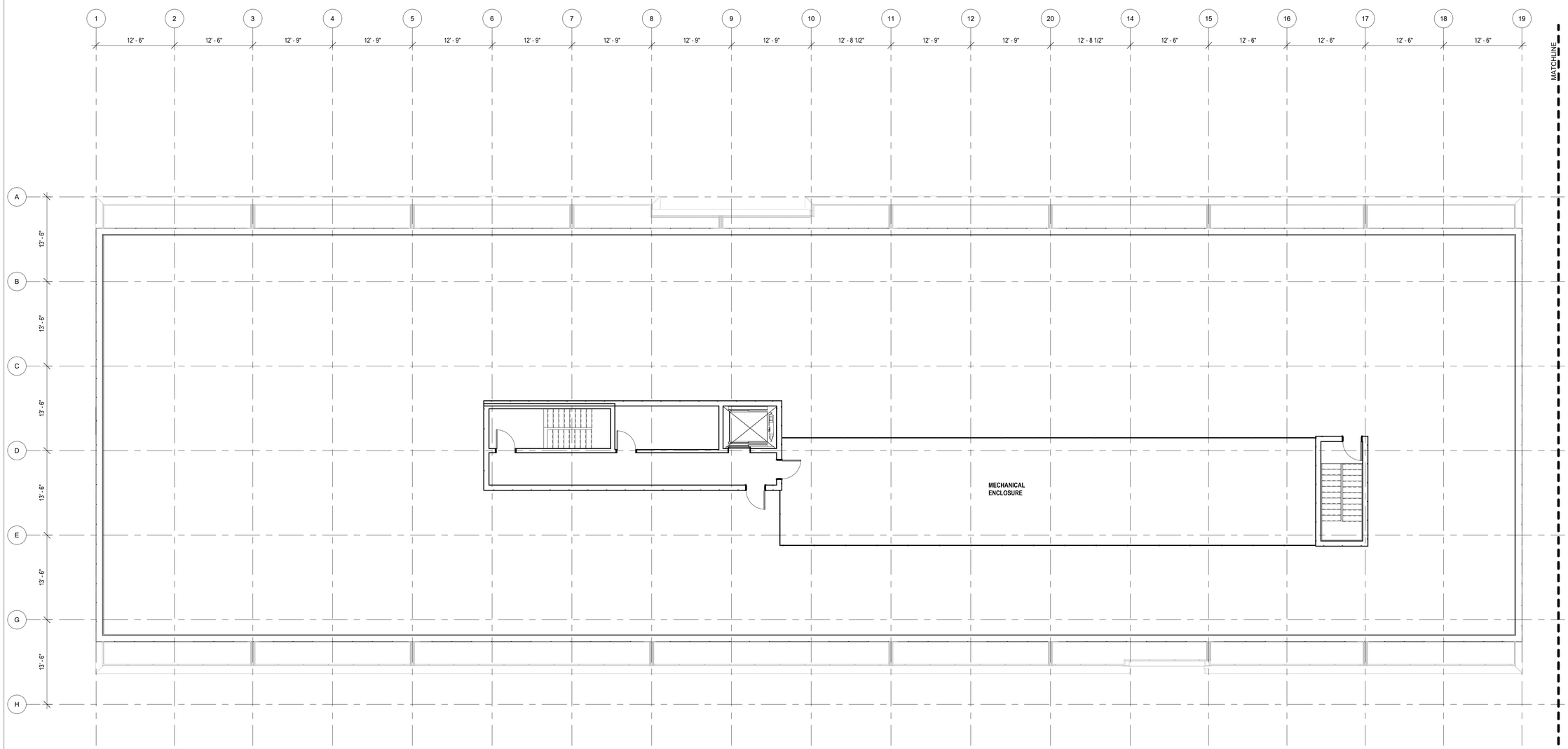
SCALE

07/13/26
DATE

A-A204.
DRAWING #

5 OF 23



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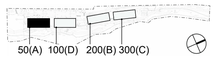
BUILDING KEY



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248 TIORONDA AVE

ROOF PLAN

BLDG 50

DRAWING TITLE

AB

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PROJECT #

1/8" = 1'-0"

SCALE

07/13/26

DATE

A-A205.

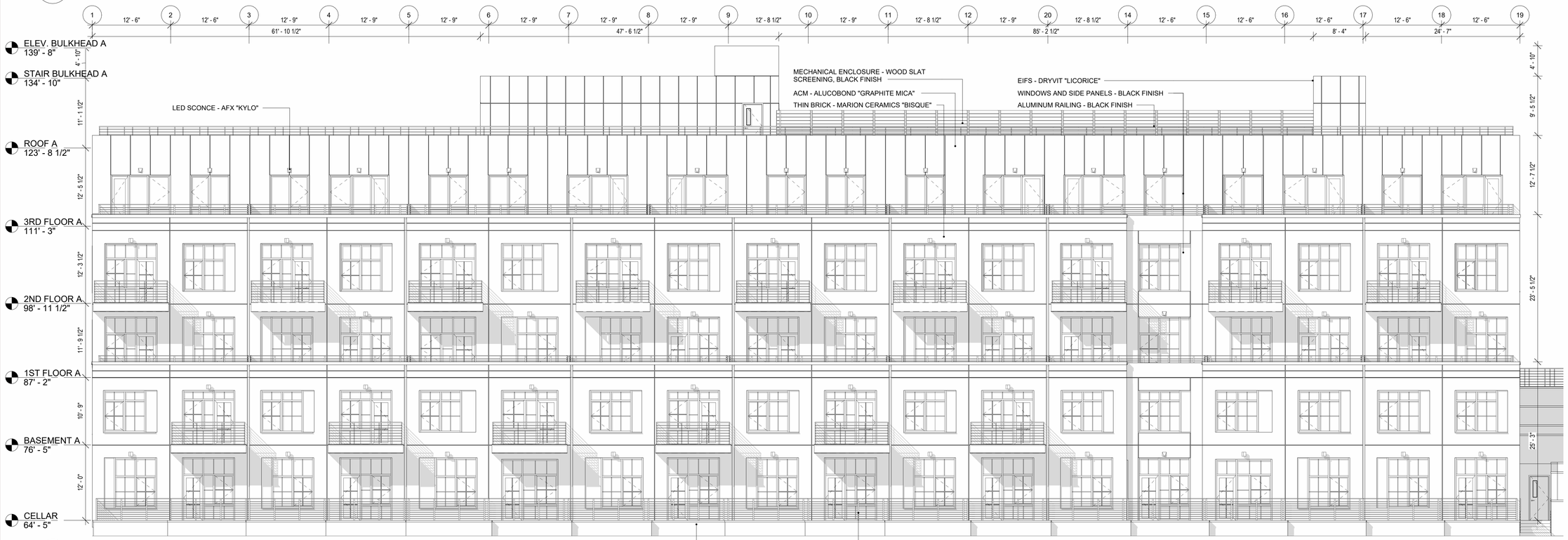
DRAWING #

6 OF 23



1 ELEVATION - WEST

1/8" = 1'-0"



2 ELEVATION - EAST

1/8" = 1'-0"

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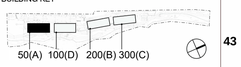
BUILDING KEY



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248 TIORONDA AVE

ELEVATIONS

BLDG 50

DRAWING TITLE

AB

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PROJECT #

1/8" = 1'-0"

SCALE

07/13/26

DATE

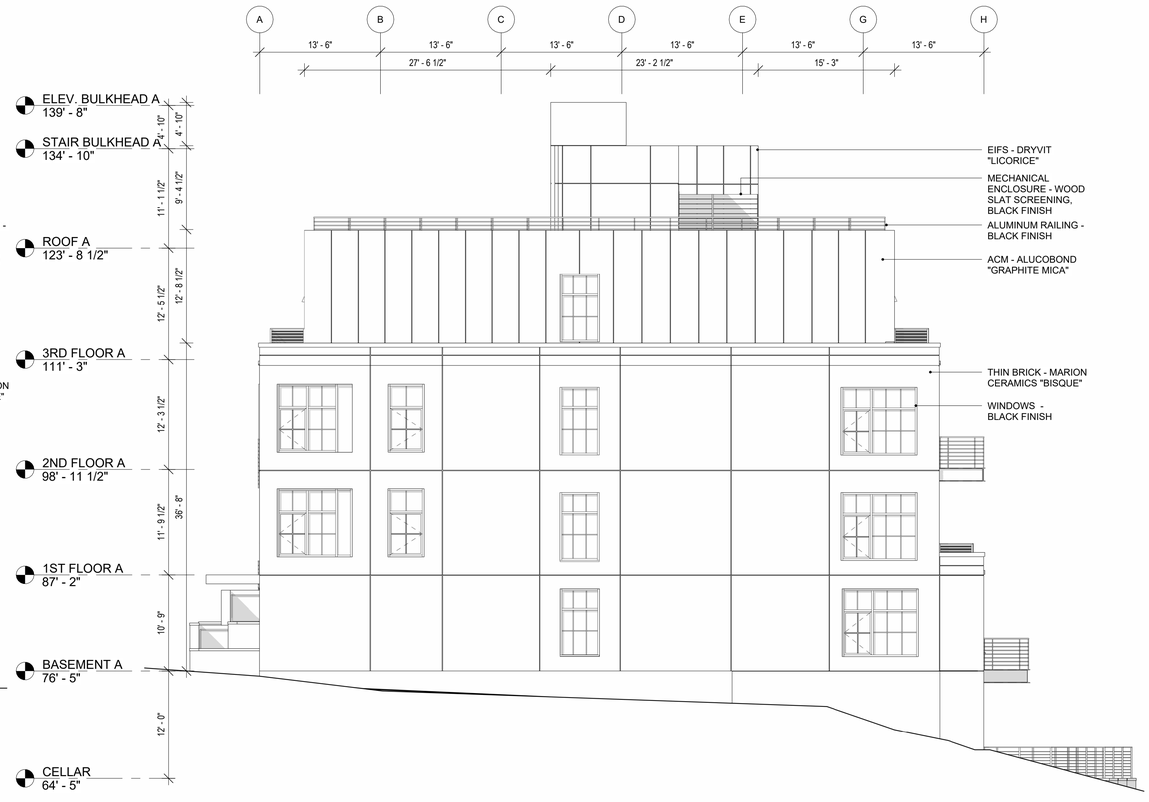
A-A401.

DRAWING #



1 ELEVATION - NORTH

1/8" = 1'-0"



2 ELEVATION - SOUTH

1/8" = 1'-0"

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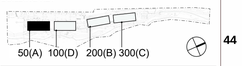
BUILDING KEY



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ISSUED FOR 2026/10/14 PLANNING BOARD MEETING

248 TIORONDA AVE

ELEVATIONS

BLDG 50

DRAWING TITLE

AB
CHECKED BY

PROJECT #

1/8" = 1'-0"
SCALE

07/13/26
DATE

A-A402.
DRAWING #



1 ELEVATION - WEST

1/8" = 1'-0"



2 ELEVATION - EAST

1/8" = 1'-0"

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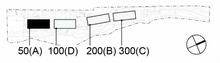
BUILDING KEY



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1	06/30/26	PLANNING BOARD REVIEW

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ISSUED FOR 2026/10/14 PLANNING BOARD MEETING

248 TIORONDA AVE

COLORIZED ELEVATIONS

BLDG 50

DRAWING TITLE

AB
CHECKED BY

PROJECT #

1/8" = 1'-0"
SCALE

07/13/26
DATE

A-A403.
DRAWING #

9 OF 22



1 ELEVATION - NORTH

1/8" = 1'-0"



2 ELEVATION - SOUTH

1/8" = 1'-0"

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BEACON 248 HOLDINGS LLC
147 UNION ST., SUITE 101
POUGHKEEPSIE, NY 12601

OWNER

BUILDING KEY



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ISSUED FOR 2026/10/14 PLANNING BOARD MEETING

248 TIORONDA AVE

COLORIZED ELEVATIONS

BLDG 50

DRAWING TITLE

AB
CHECKED BY

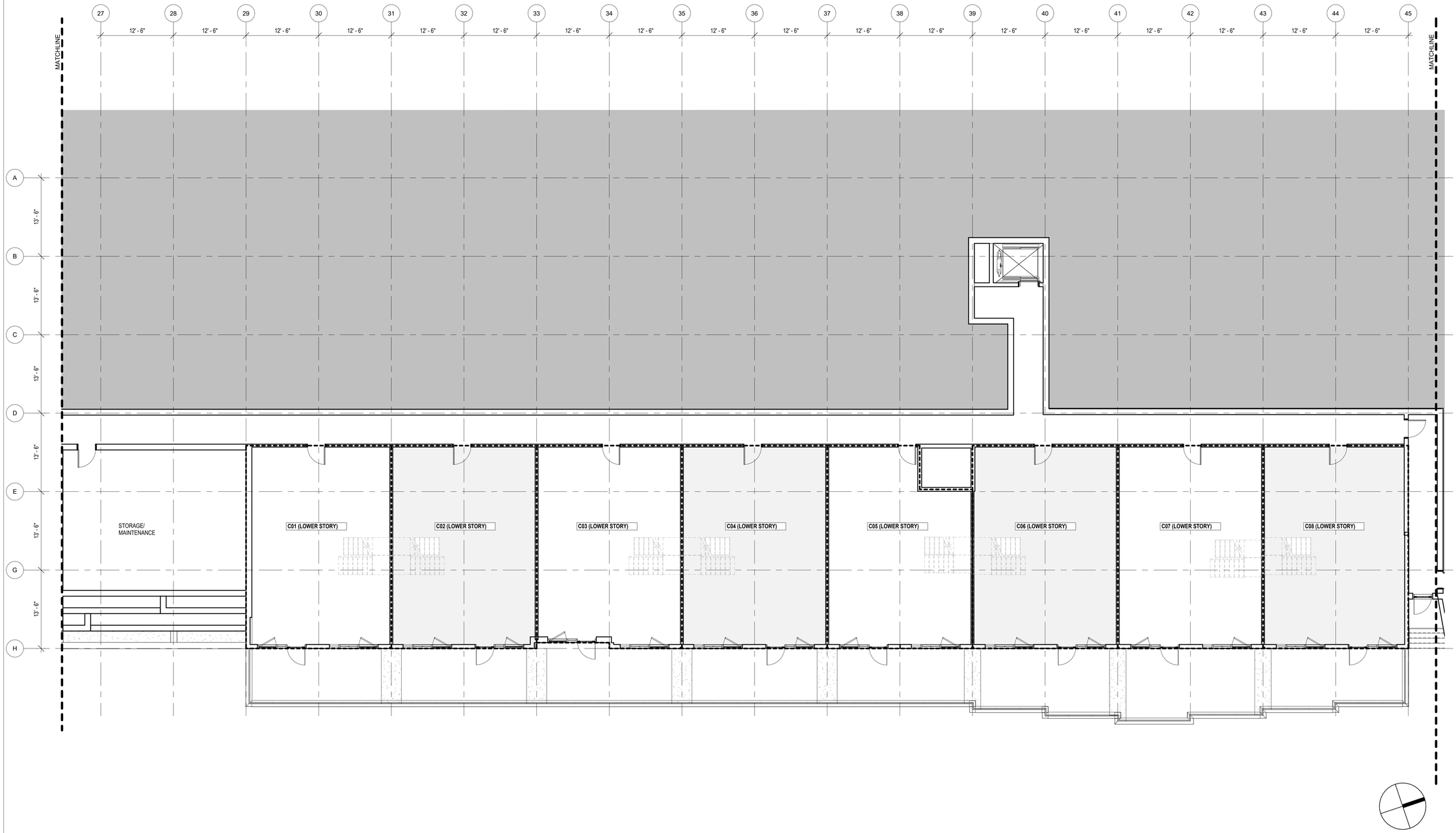
PROJECT #

1/8" = 1'-0"
SCALE

07/13/26
DATE

A-A404.
DRAWING #

10 OF 22



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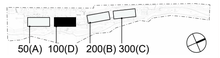
147 UNION ST., SUITE 101
POUGHKEEPSIE, NY 12601

OWNER

BUILDING KEY



47

#	DATE	DESCRIPTION
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4	09/28/26	PLANNING BOARD REVIEW
3	08/25/26	PLANNING BOARD REVIEW
2	07/24/26	PLANNING BOARD REVIEW
1	06/30/26	PLANNING BOARD REVIEW

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ISSUED FOR 2026/10/14 PLANNING BOARD MEETING

248 TIORONDA AVE

CELLAR PLAN

BLDG 100

DRAWING TITLE

AB
CHECKED BY

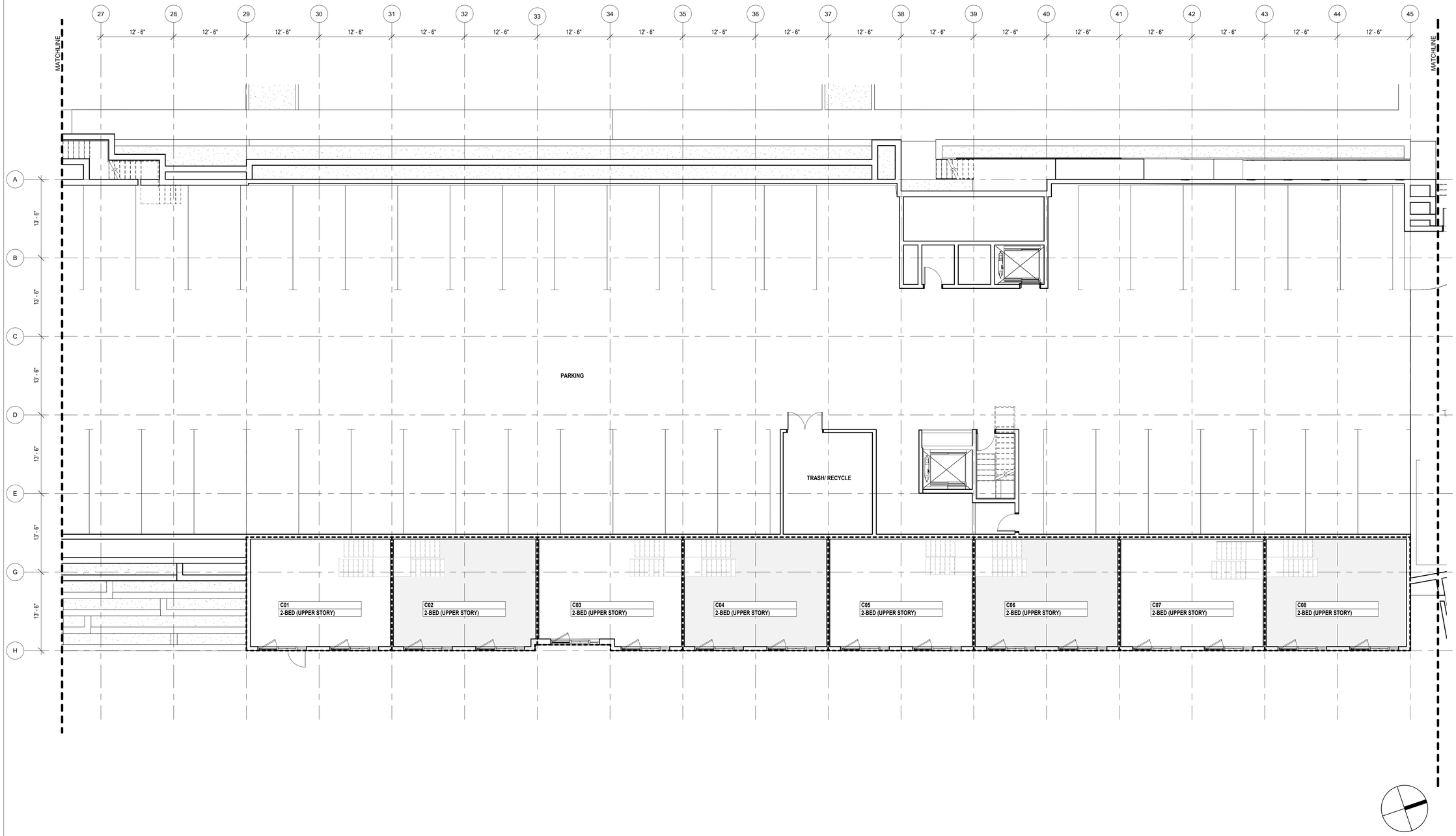
PROJECT #

1/8" = 1'-0"
SCALE

07/13/26
DATE

A-B200.
DRAWING #

11 OF 23



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BUILDING KEY

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4	09/28/26	PLANNING BOARD REVIEW
3	08/25/26	PLANNING BOARD REVIEW
2	07/24/26	PLANNING BOARD REVIEW
1	06/30/26	PLANNING BOARD REVIEW

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ISSUED FOR 2026/10/14 PLANNING BOARD MEETING

248 TIORONDA AVE

BASEMENT PLAN

BLDG 100

DRAWING TITLE

AB

CHECKED BY

PROJECT #

1/8" = 1'-0"

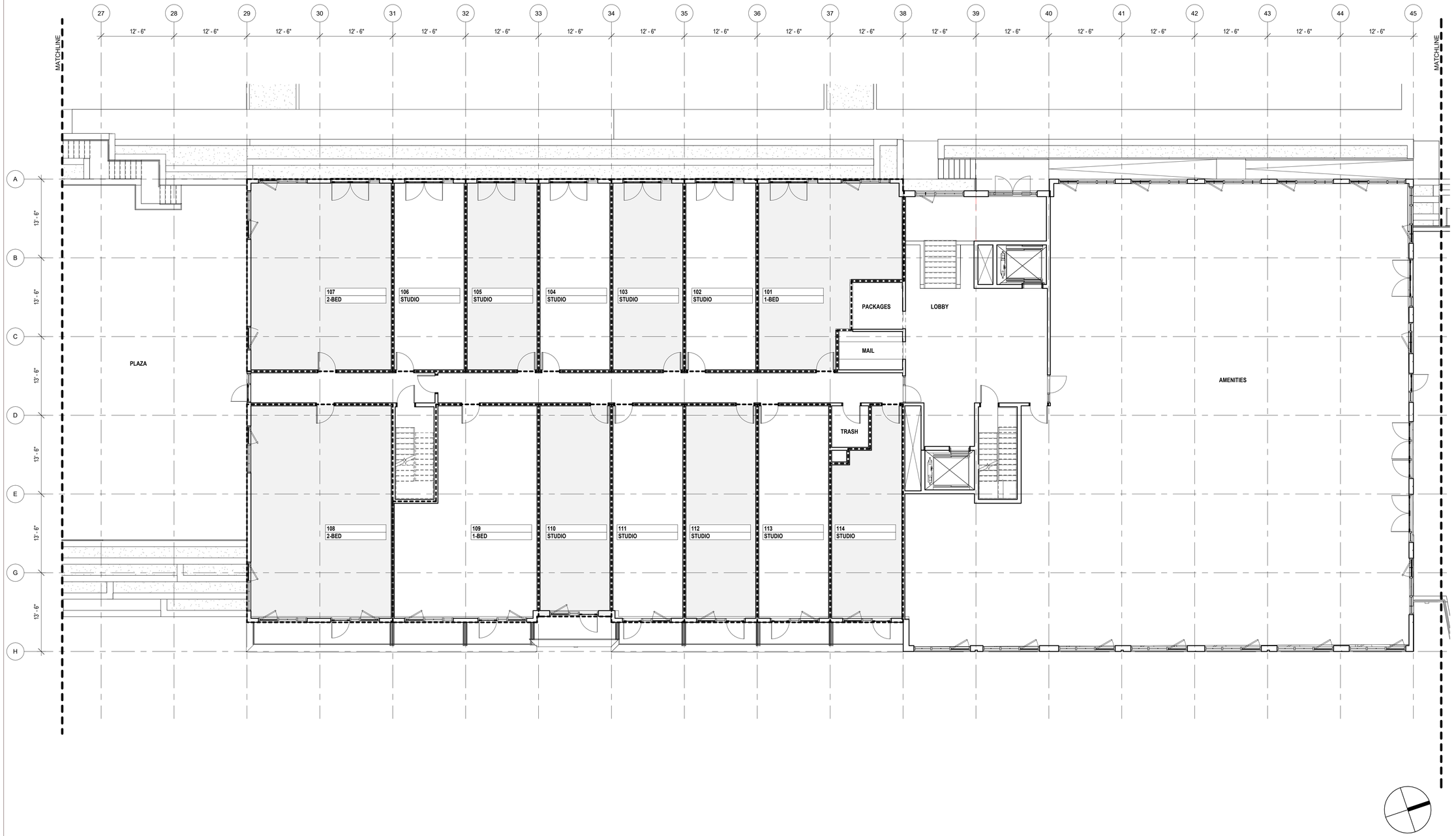
SCALE

07/13/26

DATE

A-B201.

DRAWING #



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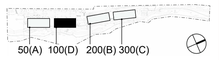
BUILDING KEY



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248 TIORONDA AVE

1ST FLOOR PLAN

BLDG 100

DRAWING TITLE

AB

CHECKED BY

PROJECT #

1/8" = 1'-0"

SCALE

07/13/26

DATE

A-B202.

DRAWING #



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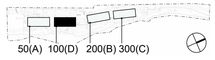
BUILDING KEY



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4	09/28/26	PLANNING BOARD REVIEW
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248 TIORONDA AVE

2ND FLOOR PLAN

BLDG 100

DRAWING TITLE

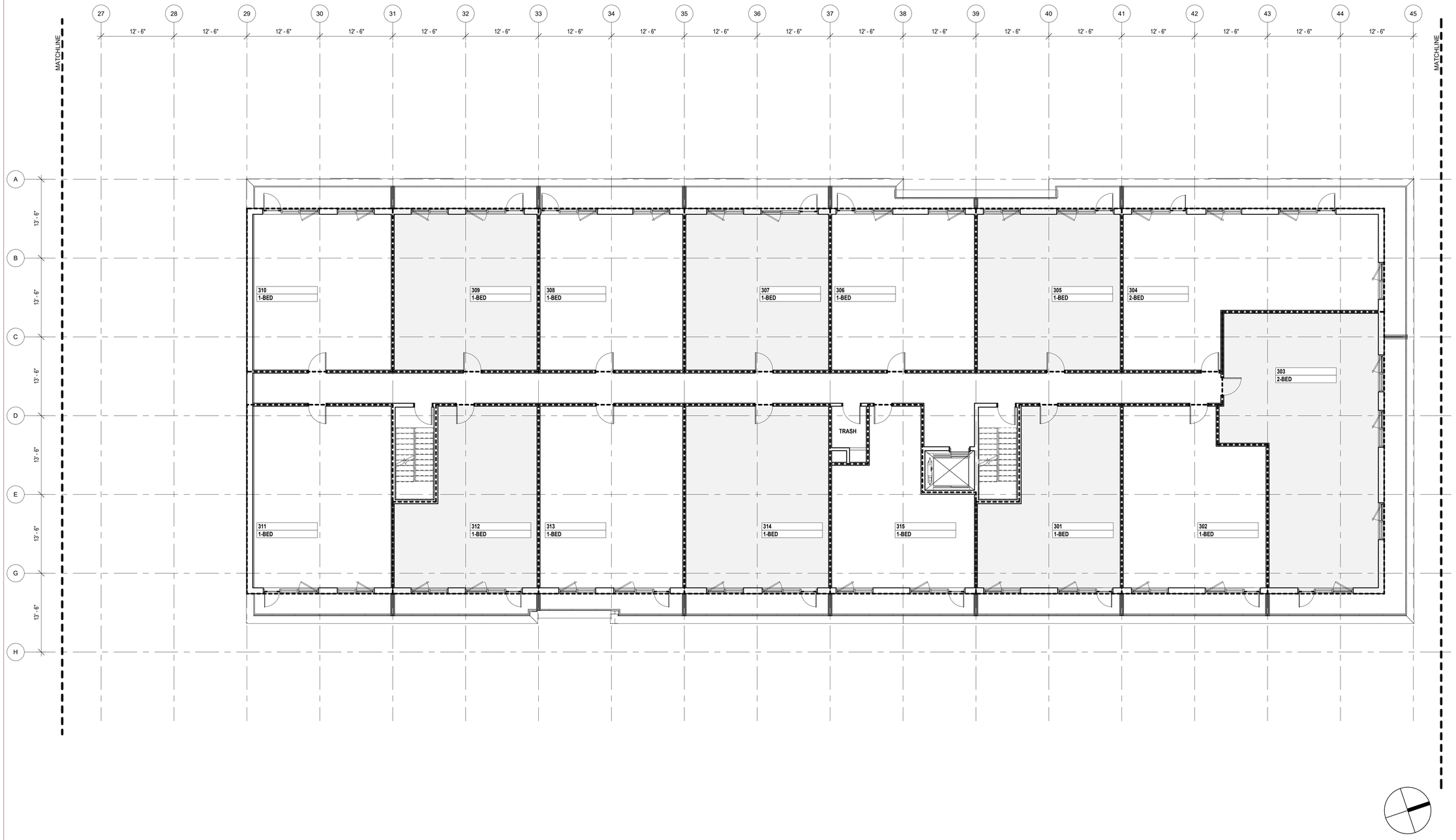
AB
CHECKED BY

PROJECT #

1/8" = 1'-0"
SCALE

07/13/26
DATE

A-B203.
DRAWING #



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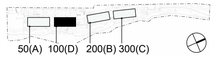
BUILDING KEY



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4	09/28/26	PLANNING BOARD REVIEW
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248 TIORONDA AVE

3RD FLOOR PLAN

BLDG 100

DRAWING TITLE

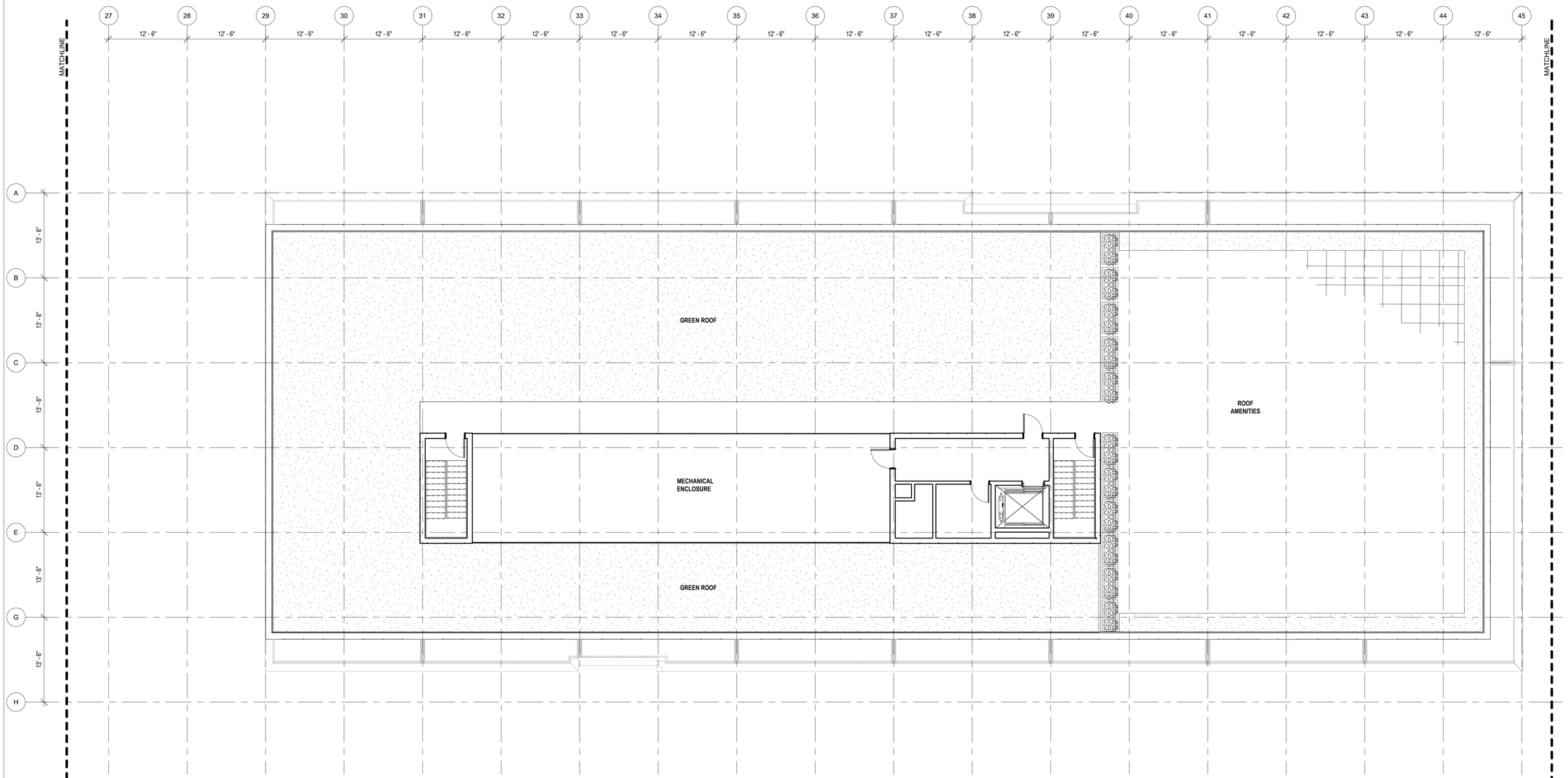
AB
CHECKED BY

PROJECT #

1/8" = 1'-0"
SCALE

07/13/26
DATE

A-B204.
DRAWING #



NOTE: THE COMBINED GREEN ROOF AREA TO BE PROVIDED BETWEEN THE EXISTING AND PROPOSED BUILDINGS TOTALS 10,000 SF. THE SCHEMATIC LAYOUT SHOWN HERE DOES NOT REPRESENT THE FINAL GREEN ROOF DESIGN. FINAL LAYOUT AND DISTRIBUTION OF GREEN ROOFS WILL BE COORDINATED WITH THE AMENITY DESIGNER AND INCLUDED IN CONSTRUCTION DOCUMENTS.

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BUILDING KEY

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#	DATE	DESCRIPTION
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248 TIORONDA AVE

ROOF PLAN

BLDG 100

DRAWING TITLE

AB — CHECKED BY

PROJECT #

1/8" = 1'-0" — SCALE

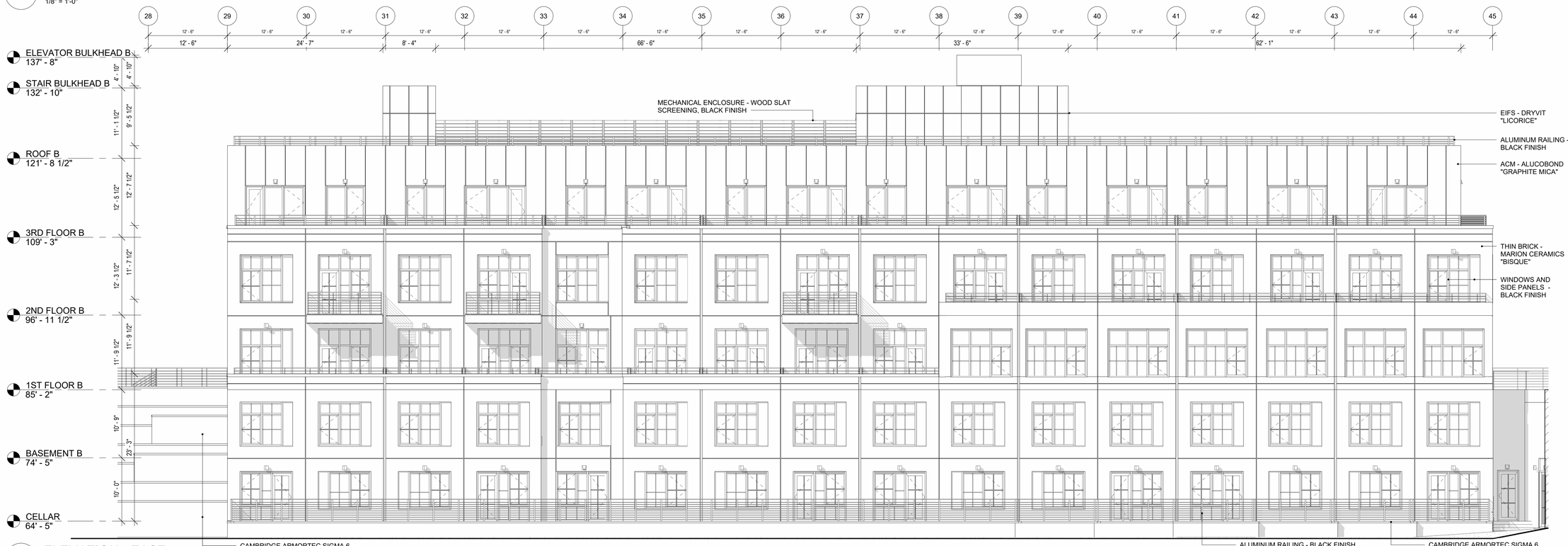
07/13/26 — DATE

A-B205.

DRAWING #



1 ELEVATION - WEST
1/8" = 1'-0"



2 ELEVATION - EAST
1/8" = 1'-0"

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BUILDING KEY



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ISSUED FOR 2026/10/14 PLANNING BOARD MEETING

248 TIORONDA AVE

ELEVATIONS

BLDG 100

DRAWING TITLE

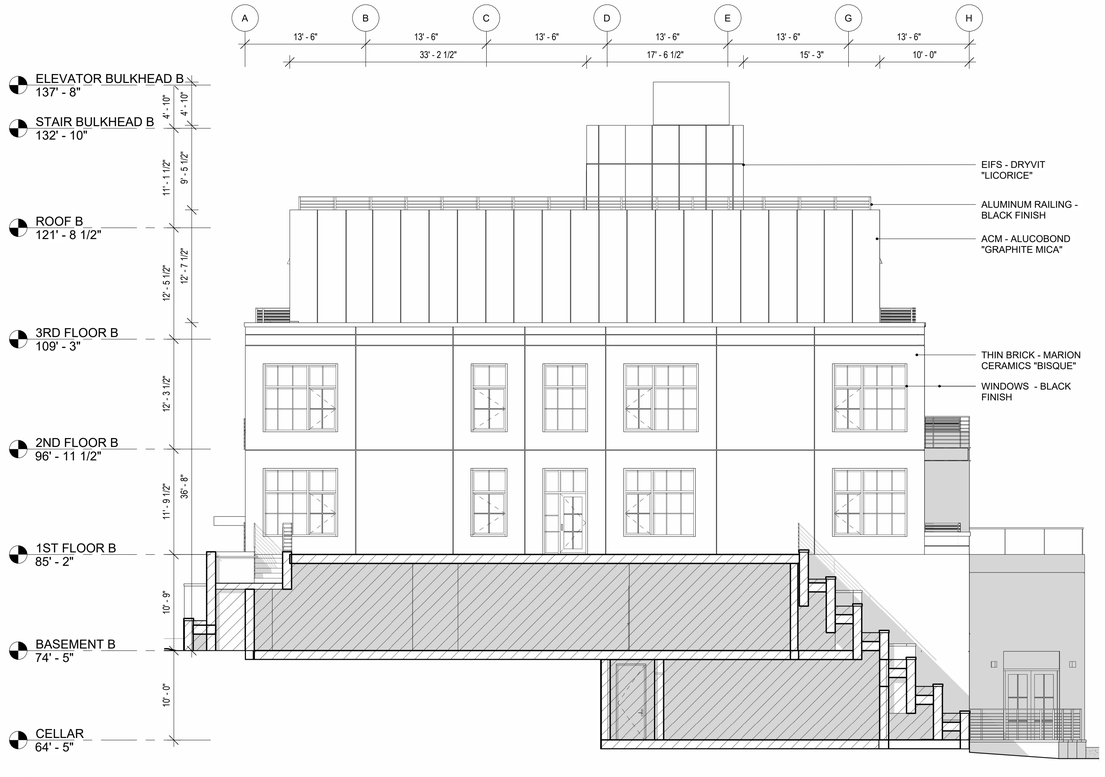
AB — CHECKED BY
PROJECT #

1/8" = 1'-0" — SCALE
07/13/26 — DATE

A-B401.

DRAWING #

17 OF 23



1 ELEVATION - SOUTH

1/8" = 1'-0"



2 ELEVATION - NORTH

1/8" = 1'-0"

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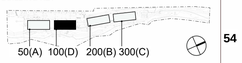
BUILDING KEY



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248 TIORONDA AVE

ELEVATIONS

BLDG 100

DRAWING TITLE

AB

CHECKED BY

PROJECT #

1/8" = 1'-0"

SCALE

07/13/26

DATE

A-B402.

DRAWING #

18 OF 23



1 COLORIZED ELEVATION - WEST

1/8" = 1'-0"



2 COLORIZED ELEVATION - EAST

1/8" = 1'-0"

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BUILDING KEY



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248 TIORONDA AVE

COLORIZED ELEVATIONS

BLDG 100

DRAWING TITLE

AB
CHECKED BY

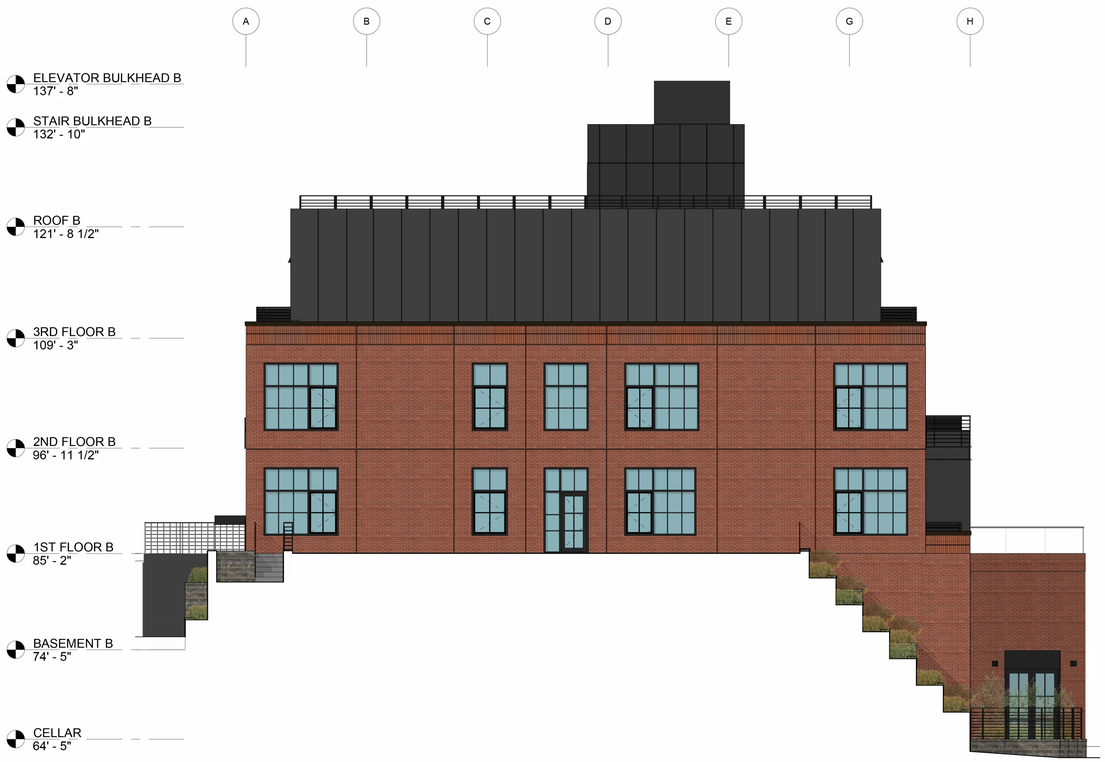
PROJECT #

1/8" = 1'-0"
SCALE

07/13/26
DATE

A-B403.
DRAWING #

19 OF 22



1 COLORIZED ELEVATION - SOUTH

1/8" = 1'-0"



2 COLORIZED ELEVATION - NORTH

1/8" = 1'-0"

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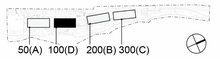
BUILDING KEY



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4	09/28/26	PLANNING BOARD REVIEW
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ISSUED FOR 2026/10/14 PLANNING BOARD MEETING

248 TIORONDA AVE

COLORIZED ELEVATIONS

BLDG 100

DRAWING TITLE

AB

CHECKED BY

PROJECT #

1/8" = 1'-0"

SCALE

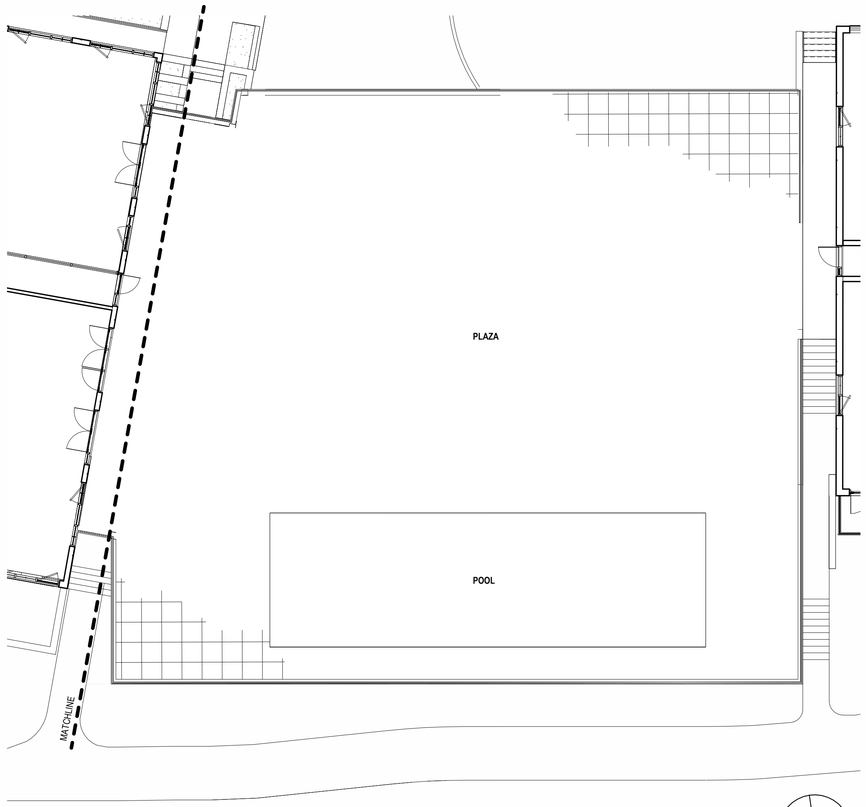
07/13/26

DATE

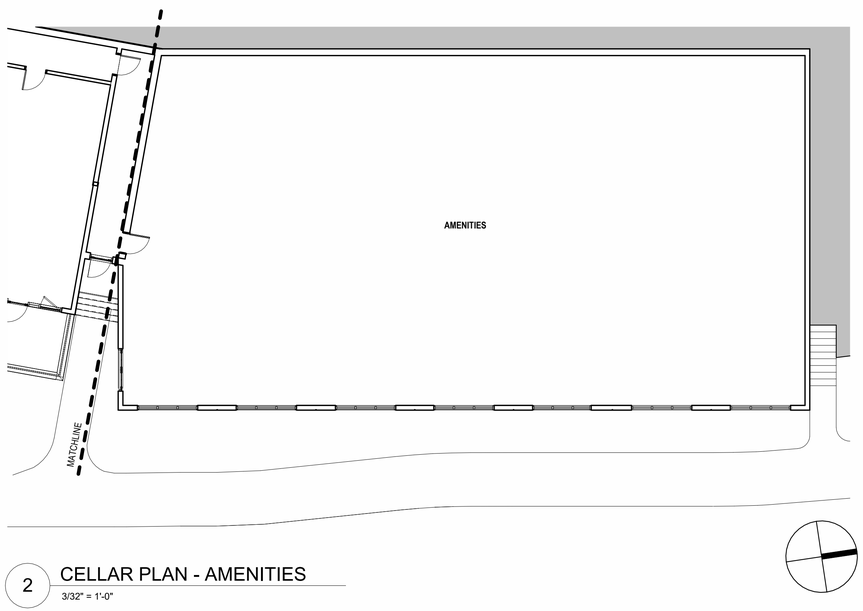
A-B404.

DRAWING #

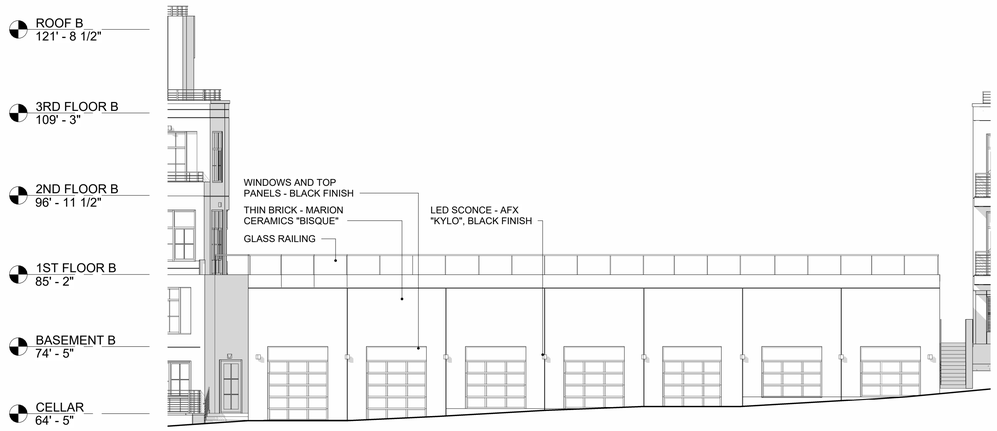
20 OF 22



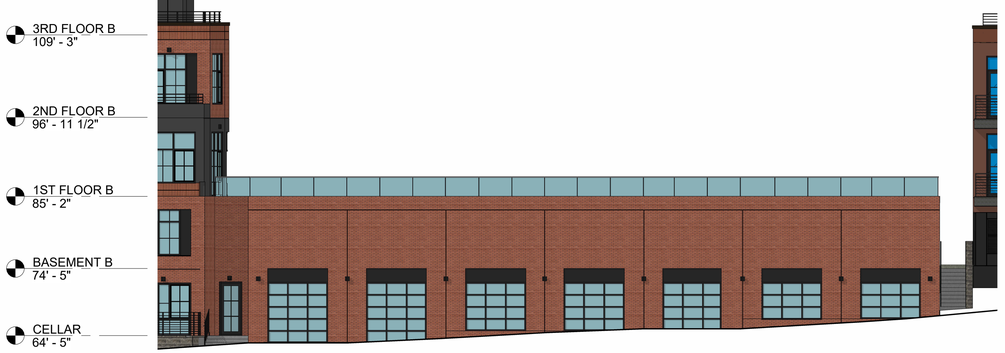
1 1ST FLOOR PLAN - AMENITIES
3/32" = 1'-0"



2 CELLAR PLAN - AMENITIES
3/32" = 1'-0"



3 EAST ELEVATION - AMENITIES
3/32" = 1'-0"



4 COLORIZED EAST ELEVATION - AMENITIES
3/32" = 1'-0"

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4	09/28/26	PLANNING BOARD REVIEW
3	08/25/26	PLANNING BOARD REVIEW
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248 TIORONDA AVE

AMENITIES
DRAWING TITLE

AB
CHECKED BY

3/32" = 1'-0"
SCALE

PROJECT #
03/09/26
DATE

A-C200
DRAWING #

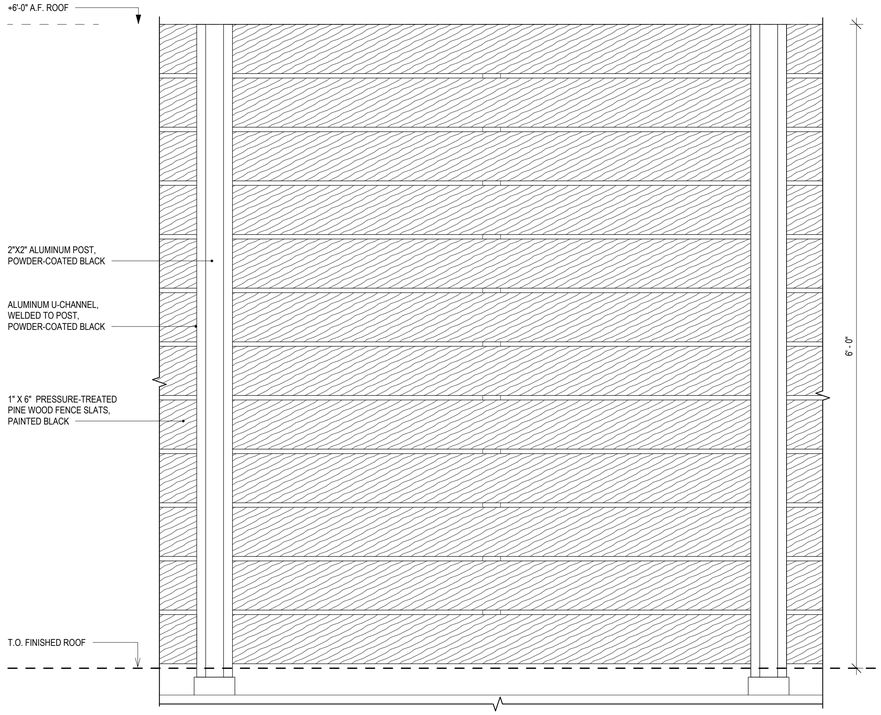
21 OF 23



MECHANICAL ENCLOSURE SCREENING
PRESSURE-TREATED PINE WOOD FENCE SLATS
PROWOOD, PAINTED WITH REGAL SELECT EXTERIOR
MOORGARD LOW LUSTER FINISH BLACK (W103380)

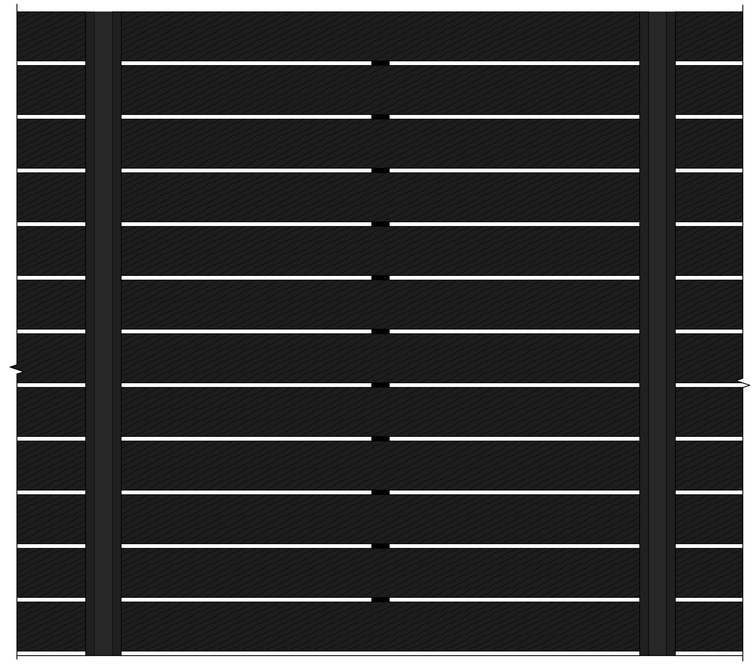
1 MATERIAL REFERENCE

N.T.S.



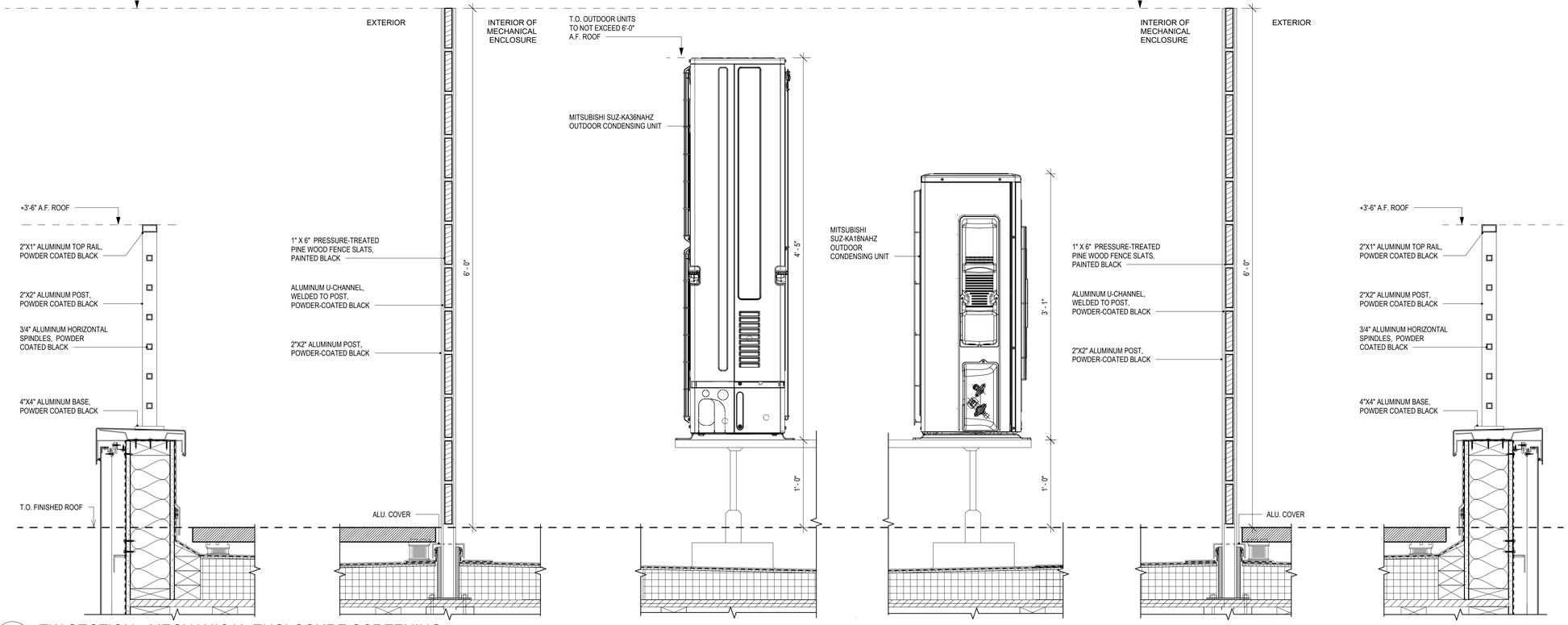
2 ELEVATION - MECHANICAL ENCLOSURE SCREENING

1 1/2" = 1'-0"



3 COLORIZED ELEVATION - MECHANICAL ENCLOSURE SCREENING

1 1/2" = 1'-0"



4 EW SECTION - MECHANICAL ENCLOSURE SCREENING

1 1/2" = 1'-0"

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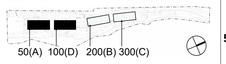
BUILDING KEY



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ISSUED FOR 2026/10/14 PLANNING BOARD MEETING

248 TIORONDA AVE

MECHANICAL ENCLOSURE DETAILS

DRAWING TITLE

AB
CHECKED BY

PROJECT #

As indicated
SCALE

07/13/26
DATE

A-500
DRAWING #



PATIO & TERRACED PLANTER WALLS
SIGMA RETAINING WALL SYSTEM
CAMBRIDGE ARMORTEC, "ONYX/NATURAL" SPLIT FACE



PATIO & TERRACED PLANTER WALLS COPING
SIGMA RETAINING WALL SYSTEM COPING
CAMBRIDGE, "ONYX/NATURAL"



PATIO FLOORING
PAVERS
CAMBRIDGE ARMORTEC, "ONYX/NATURAL"
LEDGESTONE SMOOTH



BUILDING FACADE - CELLAR - 2ND FLOOR
THIN BRICK
MARION CERAMICS, "BISQUE"



BUILDING FACADE - 3RD FLOOR, RECESSES
ACM
ALUCOBOND, "GRAPHITE MICA"

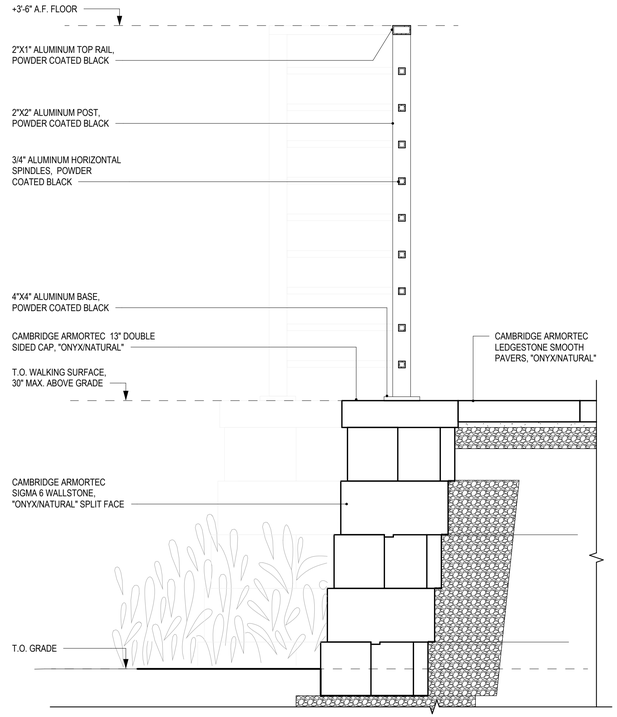
1 BUILDING FACADE, PATIOS AND TERRACES - MATERIAL REFERENCE

N.T.S.



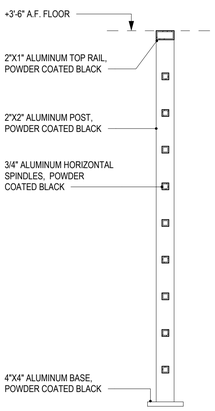
6 FACADE PRECEDENT PHOTO - BUILDINGS 200 & 300

N.T.S.



2 SECTION - PATIO WALL

1 1/2" = 1'-0"



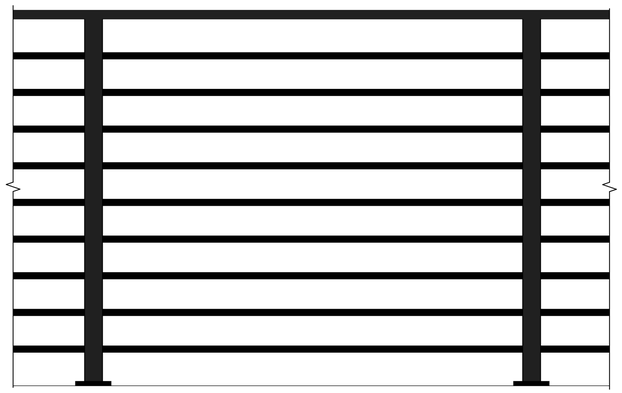
3 SECTION - ALUMINUM RAILING

1 1/2" = 1'-0"



4 ELEVATION - ALUMINUM RAILING

1 1/2" = 1'-0"



5 COLORIZED ELEVATION - ALUMINUM RAILING

1 1/2" = 1'-0"

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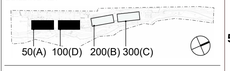
BEACON 248 HOLDINGS LLC
147 UNION ST., SUITE 101
POUGHKEEPSIE, NY 12601

OWNER

BUILDING KEY



59

#	DATE	DESCRIPTION
10		
9		
8		
7		
6		
5		
4	09/28/26	PLANNING BOARD REVIEW
3	08/25/26	PLANNING BOARD REVIEW
2		
1		

ISSUES / REVISIONS

ab architekten
167 Canal Street, 2nd Fl
New York New York 10013
T 212.334.1232
F 212.334.4520
www.abarchitekten.com

ISSUED FOR 2026/10/14 PLANNING BOARD MEETING

248 TIORONDA AVE

PATIOS AND FALL PROTECTION DETAILS

DRAWING TITLE

AB
CHECKED BY

PROJECT #

As indicated
SCALE

07/13/26
DATE

A-501
DRAWING #

23 OF 23

PERSPECTIVE - WEST

248 TIORONDA AVE
BUILDINGS 50 - 100

PLANNING BOARD REVIEW
SEPTEMBER 28, 2026



PERSPECTIVE - EAST

248 TIORONDA AVE
BUILDINGS 50 - 100

PLANNING BOARD REVIEW
SEPTEMBER 28, 2026



PERSPECTIVE - NW



PERSPECTIVE - FROM WOLCOTT AVE

248 TIORONDA AVE
BUILDINGS 50 - 100

PLANNING BOARD REVIEW
SEPTEMBER 28, 2026



PERSPECTIVE - FROM KRISTY DR

248 TIORONDA AVE
BUILDINGS 50 - 100

PLANNING BOARD REVIEW
SEPTEMBER 28, 2026

ab architekten



PERSPECTIVE - FROM KNEVELS AVE

248 TIORONDA AVE
BUILDINGS 50 - 100

PLANNING BOARD REVIEW
SEPTEMBER 28, 2026

PERSPECTIVE - TERRACES



AMENDED SITE PLAN

248 TIORONDA AVE, BEACON NY

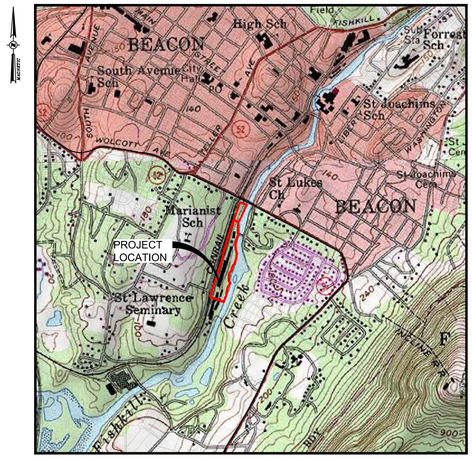
PREPARED FOR

CHAI DEVELOPERS

CITY OF BEACON
DUTCHESS COUNTY, NEW YORK

JUNE 30, 2026

LAST REVISED: SEPTEMBER 30, 2026



LOCATION MAP
SCALE: 1"=1000'
SOURCE: USGS CATSKILL, NY QUADRANGLE
(USGS REF. CODE: WEST POINT-41073-D8-TF-024)

BEST MANAGEMENT PRACTICES FOR INDIANA BATS

1. THE PROJECT WILL AVOID CUTTING TREES TO THE MAXIMUM EXTENT PRACTICABLE.
2. LARGER TREES WILL BE RETAINED.
3. TREE CLEARING LIMITS WILL BE MARKED IN THE FIELD PRIOR TO ANY CLEARING, AND CONTRACTORS WILL BE INFORMED ABOUT CLEARING LIMITS PRIOR TO THE INITIATION OF WORK.
4. TREES WILL BE REMOVED BETWEEN OCTOBER 1 AND MARCH 31 IN ORDER TO AVOID ANY INCIDENTAL TAKE TO INDIANA BATS, OR OTHER BATS THAT MAY USE TREES FOR ROOSTING.
5. ALL SITE LIGHTING ON THE SITE WILL BE FULL CUT-OFF.
6. THERE WILL BE NO USE OF HERBICIDES OR PESTICIDES IN ANY STORMWATER MANAGEMENT BASINS.

CITY OF BEACON
PLANNING BOARD APPROVAL
CITY OF BEACON, NEW YORK

APPROVED BY RESOLUTION NUMBER _____
OF THE PLANNING BOARD OF BEACON, NEW YORK ON THE
_____ DAY OF _____, 2015, 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 _____ 2015.

_____
CHAIRMAN

CITY OF BEACON PLANNING BOARD APPROVAL
OWNER / APPLICANT SIGNATURE

THE UNDERSIGNED APPLICANT FOR THE PROPERTY AND THE UNDERSIGNED OWNER OF THE PROPERTY SHOWN HEREON, STATE THAT THEY ARE FAMILIAR WITH THIS MAP, ITS NOTES AND ITS CONTENTS, AND HEREBY CONSENT TO ALL SAID TERMS AND CONDITIONS AS STATED HEREON.

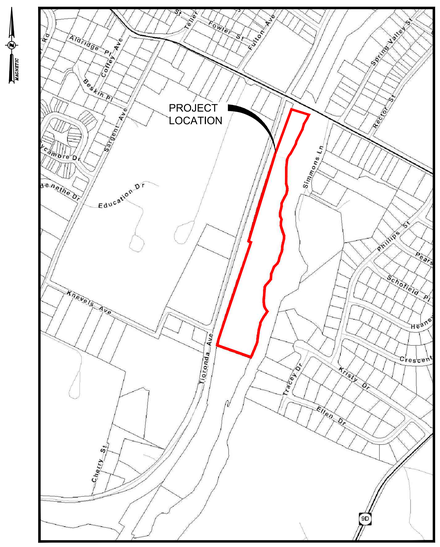
THE APPLICANT AND OWNER UNDERSTAND THEIR OBLIGATION TO THE CITY TO KEEP THIS SITE AS PER SITE PLAN APPROVAL BY THE CITY PLANNING BOARD UNTIL A NEW OR REVISED SITE PLAN IS APPROVED FOR THE SITE. THE APPLICANT AND OWNER UNDERSTAND THEIR OBLIGATION TO THE TOWN NOT TO OCCUPY THE PREMISES BEFORE A CO IS ISSUED BY THE TOWN CODE ENFORCEMENT OFFICER.

_____ _____
APPLICANT DATE

_____ _____
OWNER DATE

INDEX OF DRAWINGS

PAGE NO.	SHEET NO.	DATE	DESCRIPTION
1	G001	09/30/26	TITLE SHEET
2	SV1	03/12/26	MAP OF EXISTING CONDITIONS: LANDS OF BEACON 248 HOLDINGS, LLC
3	C120	09/30/26	DEMOLITION PLAN
4	C130	09/30/26	SITE PLAN
5	C140	09/30/26	GRADING PLAN
6	C150	09/30/26	EROSION & SEDIMENT CONTROL PLAN
7	C160	09/30/26	UTILITY PLAN
8	C161	09/30/26	UTILITY PROFILES
9	C162	09/30/26	UTILITY PROFILES
10	C180	09/30/26	LANDSCAPE PLAN
11	C190	09/30/26	PHOTOMETRIC LIGHTING PLAN
12	C200	09/30/26	VEHICLE MANEUVERING PLAN
13	C530	09/30/26	SITE DETAILS
14	C540	09/30/26	STORM SEWER DETAILS
15	C550	09/30/26	EROSION & SEDIMENT CONTROL DETAILS & NOTES
16	C570	09/30/26	SANITARY SEWER AND WATER DETAILS & NOTES
17	C580	09/30/26	LANDSCAPE DETAILS & NOTES



AREA PARCEL MAP
SCALE: 1"=400'

BULK TABLE

FISHKILL CREEK DEVELOPMENT DISTRICT: FCD

ZONING REQUIREMENTS:	REQUIRED	PROPOSED
MINIMUM LOT AREA	2 ACRES	9.18 ACRES
MAXIMUM # OF DWELLINGS	200 UNITS[1]	200 UNITS[1]
MAXIMUM BUILDING COVERAGE	35%	17%
MINIMUM OPEN SPACE	30%	64%
MINIMUM FRONTAGE OF OVERALL FCD SITE ON PUBLIC STREET ROW	50 FT	135'
MINIMUM BUILDING SETBACK FROM EDGE OF PAVEMENT OF PUBLIC AND PRIVATE STREETS	12 FT	160'
MINIMUM SETBACK AND BUFFER WIDTH ALONG FISHKILL CREEK	AVG 50 FT MIN 25 FT	AVG = 62 FT MIN. = 37 FT
MAXIMUM BUILDING HEIGHT	3 STORIES / 40 FEET	SEE NOTE 2
MINIMUM NUMBER OF PARKING SPACES		
RESIDENTIAL:	1 SPACE PER DWELLING UNIT =200 SPACES	227 SPACES TOTAL (WHICH INCLUDES 89 SURFACE SPACES AND 138 GARAGE SPACES)
GREENWAY/RAIL TRAIL:	0 SPACES	4 SPACES
TOTAL:	204 SPACES 7 ACCESSIBLE SPACES REQUIRED	231 SPACES 13 ACCESSIBLE SPACES PROVIDED

BULK TABLE NOTES:

1. EXISTING BUILDINGS 200 + 300 CONTAIN 64 UNITS (SEE DEVELOPMENT SCHEDULE). PER CITY COUNCIL RESOLUTION RESOLUTION NO. 117 OF 2025, "THE APPLICANT IS DIRECTED TO SUBMIT A CONCEPT PLAN FOR 2 BUILDINGS CONTAINING 136 RESIDENTIAL UNITS (WHICH INCLUDES 27 BMR UNITS)," WHICH SUMS TO 200 UNITS SITEWIDE.
2. PER CITY COUNCIL RESOLUTION NO. 117 OF 2025, BUILDINGS 50 & 100 SHALL BE "IN SUBSTANTIALLY THE SAME DESIGN AS BUILDINGS 200 AND 300."

DEVELOPMENT SCHEDULE

BUILDING	UNITS	STUDIO & 1-BR	2-BR	3-BR
200 & 300	64[1]	27	30	7
50 & 100	136[2]	107	29	-
TOTAL	200[3]	134	59	7

DEVELOPMENT SCHEDULE NOTES:

1. BUILDINGS 200 & 300 CONTAIN 8 EXISTING BMR UNITS.
2. 27 OF THE UNITS WITHIN BUILDINGS 50 & 100 SHALL BE BMR UNITS MEETING THE REQUIREMENTS OF ARTICLE 16B, AFFORDABLE– WORKFORCE HOUSING, OF THE ZONING LAW.
3. FULL BUILDOUT OF 200 UNITS SHALL CONTAIN 35 BMR UNITS.

SITE ENGINEER:
LABELLA ASSOCIATES D.P.C.
21 FOX STREET, POUGHKEEPSIE, NY 12601
PHONE: (845) 454-3980

PROJECT ARCHITECT:
AB ARCHITEKTEN
62 ALLEN STREET, 2ND FLOOR
NEW YORK, NY 10002
PHONE: (212) 334-1232

SITE SURVEYOR:
LABELLA ASSOCIATES D.P.C.
21 FOX STREET, POUGHKEEPSIE, NY 12601
PHONE: (845) 454-3980

APPLICANT:
BEACON 248 HOLDINGS, LLC.
35 MAIN ST, SUITE 311
POUGHKEEPSIE, NY 12601
(201) 753-1445

OWNER INFORMATION:
BEACON 248 HOLDINGS, LLC.
35 MAIN ST, SUITE 311
POUGHKEEPSIE, NY 12601

TAX MAP INFORMATION:
CITY OF BEACON, NEW YORK
SECTION 6054, BLOCK 45, LOT 012574 (9.18 ACRE)

AREA:
TOTAL PROJECT AREA: 9.18± ACRES

ZONING DISTRICT:
FISHKILL CREEK DEVELOPMENT (FCD) ZONING DISTRICT

WATER & SEWER DISTRICT:
CITY OF BEACON

LaBella
Powered by partnership.
21 Fox Street
Poughkeepsie, NY 12601
(845) 454-3980
labellapc.com

NOT FOR CONSTRUCTION
EXP: EXP:

CERTIFICATE OF AUTHORIZATION NUMBER:
PROFESSIONAL ENGINEERING: 0021272
LAND SURVEYING: 0021271
GEOLOGICAL: 0021659

It is a violation of New York Education Law Art. 145 Sec. 7209 & Art. 147 Sec. 7307, for any person, unless acting under the direction of a licensed architect, professional engineer, or land surveyor, to alter an item in any way. If an item bearing the seal of an architect, engineer, or land surveyor is altered, the altering architect, engineer, or land surveyor shall affix to the item their seal and notation "altered by" followed by their signature and date of such alteration, and a specific description of the alteration.

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Chai Developers
147 Union Street
Poughkeepsie, New York 12601

248 Tioronda Avenue
248 Tioronda Avenue
Beacon, New York 12508

NO:	DATE:	DESCRIPTION:
3	09/30/26	REVISED PER CITY COMMENTS
2	08/25/26	REVISED PER CITY COMMENTS
1	07/28/26	REVISED PER CITY COMMENTS
Revisions		

PROJECT NUMBER: 2260816
DRAWN BY: GMZ
REVIEWED BY: KGA
ISSUED FOR: ISSUED FOR PLANNING BOARD REVIEW
DATE: 06/30/26
DRAWING NAME: TITLE SHEET
DRAWING NUMBER: G001

9/30/2026 10:21:15 AM
\\data\labella\Legacy Data\e-Projects\81700s\81799\81730\00.CHAI Builders B-248\REVISED_G001_81730-00_TITLE.dwg

LEGEND

EXISTING CONDITIONS:

- PROPERTY LINE NO PHYSICAL BOUNDS
- ADJACENT PROPERTY LINE
- 110 — EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- × 200.3 — EXISTING SPOT GRADE
- EXISTING PROPERTY EASEMENT
- EXISTING PROTECTIVE CREEKSIDE BUFFER
- EXISTING BUILDING
- EXISTING CONCRETE RETAINING WALL
- EXISTING RIPRAP
- EXISTING BUILDING FOUNDATION
- 248 — EXISTING TEXTURE PLATE
- EXISTING CURB
- GRAVEL — EXISTING GRAVEL DRIVEWAY
- EXISTING CREEK
- EXISTING OVERHEAD WIRES
- EXISTING WATER LINE
- UE — EXISTING UNDERGROUND ELECTRIC LINE
- 8"SAN — EXISTING UNDERGROUND SEWER LINE
- 18"RCP — EXISTING UNDERGROUND STORM LINE

SYMBOLS:

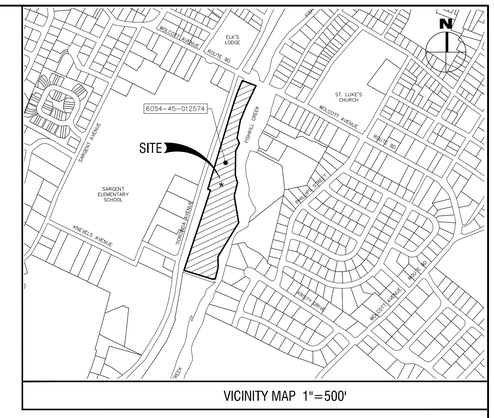
- EXISTING SIGN (2 POSTS)
- EXISTING BOLLARD
- EXISTING FENCE POST
- EXISTING POST
- EXISTING CONIFEROUS TREE
- EXISTING DECIDUOUS TREE

SYMBOLS:

- EXISTING SHRUB
- EXISTING MONUMENT
- EXISTING IRON PIPE FOUND
- EXISTING IRON ROD FOUND
- EXISTING CAPPED IRON ROD SET
- EXISTING SPIKE SET
- EXISTING SANITARY MANHOLE
- EXISTING CLEANOUT
- EXISTING DRAINAGE MANHOLE
- EXISTING CATCH BASIN
- EXISTING YARD DRAIN
- EXISTING END SECTION
- EXISTING ROUND ELECTRIC HAND HOLE
- EXISTING ELECTRIC BOX
- EXISTING GUY WIRE
- EXISTING UTILITY POLE
- EXISTING LIGHT POLE
- EXISTING BOLLARD LIGHT
- EXISTING LANDSCAPE LIGHT
- EXISTING PANEL/SWITCH BOX
- EXISTING CONDUIT TO/FROM UNDERGROUND
- EXISTING GAS STRUCTURE
- EXISTING HYDRANT
- EXISTING AUTO SPKLR. HYDRANT
- EXISTING WATER SHUT OFF VALVE
- EXISTING WATER VALVE
- EXISTING VENT

SYMBOLS:

- EXISTING HANDICAP PARKING SPACE
- EXISTING SPOT GRADE BOTTOM CURB
- EXISTING SPOT GRADE TOP CURB
- EXISTING SPOT GRADE BOTTOM WALL
- EXISTING SPOT GRADE TOP WALL
- EXISTING FINISHED FLOOR ELEVATION
- EXISTING RIM ELEVATION
- EXISTING INVERT ELEVATION



VICINITY MAP 1"=500'

DEED REFERENCES:

CITY OF BEACON, DUTCHESS COUNTY, STATE OF NEW YORK 6054-45-012574

1. BEACON 248 DEVELOPMENT, LLC TO BEACON 248 HOLDINGS, LLC BY DEED DATED DECEMBER 10, 2018 AND RECORDED IN THE OFFICE OF THE DUTCHESS COUNTY CLERK ON JANUARY 18, 2019 AS DEED DOCUMENT NO. 02-2019-496
2. CITY OF BEACON TO BEACON 248 HOLDINGS, LLC BY DEED DATED NOVEMBER 17, 2024 AND RECORDED IN THE OFFICE OF THE DUTCHESS COUNTY CLERK ON JANUARY 15, 2025 AS DEED DOCUMENT NO. 02-2025-148

MAP REFERENCES:

1. SUBJECT PROPERTY IS DESIGNATED AS PARCEL 18 AS SHOWN ON A CERTAIN MAP ENTITLED "SUBDIVISION PLAT PREPARED FOR ADVANTAGE MORTGAGE" PREPARED BY BADEY & WATSON SURVEYING AND ENGINEERING P.PC., DATED APRIL 16, 1991 AND FILED IN THE DUTCHESS COUNTY CLERK'S OFFICE ON FEBRUARY 22, 2000 AS FILED MAP NO. 10970.
2. REFERENCE IS HEREBY MADE TO A CERTAIN MAP ENTITLE "BEACON 248 DEVELOPMENT, LLC, MAP OF BOUNDARY & TOPOGRAPHIC SURVEY OF LANDS OF CENTRAL HUDSON GAS & ELECTRIC CORP." DATED FEBRUARY 25, 2013, PREPARED BY CHAZEN ENGINEERING, LAND SURVEYING & LANDSCAPE ARCHITECTURE CO., P.C.
3. REFERENCE IS HEREBY MADE TO A CERTAIN MAP ENTITLED "BEACON 248 HOLDINGS, LLC, FINAL LOT CONSOLIDATION PLAT", DATED FEBRUARY 22, 2020, PREPARED BY CHAZEN ENGINEERING, LAND SURVEYING & LANDSCAPE ARCHITECTURE, CO., D.P.C. AND FILED IN THE DUTCHESS COUNTY CLERK'S OFFICE ON MARCH 23, 2021 AS FILED MAP NUMBER 10970A.
4. REFERENCE IS HEREBY MADE TO A CERTAIN MAP ENTITLED "MAP OF CITY OF BEACON EASEMENT' DATED 01/05/2023 AND LAST REVISED 12/18/2024, PREPARED BY LABELLA ASSOCIATES.

1 SV1 — MAP OF EXISTING CONDITIONS LANDS OF BEACON 248 HOLDINGS LLC

SCALE: 1" = 30'

1"=30' 0 1"=30'
SCALE IN FEET
1"=30'

FLOOD ZONE NOTE:

PARCELS ARE SHOWN TO LIE PARTIALLY WITHIN "SPECIAL FLOOD HAZARD AREA, ZONE AE" AND "OTHER FLOOD AREAS, ZONE X" AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), NATIONAL FLOOD INSURANCE PROGRAM (NFIP) FLOOD INSURANCE RATE MAP (FIRM) FOR THE CITY OF BEACON, IDENTIFIED AS MAP NUMBER 36027C0577E BEARING AN EFFECTIVE DATE OF MAY 2, 2012.

DEED REFERENCES:

1. STORMWATER EASEMENT OVER ENTIRE SITE FROM BEACON 248 HOLDINGS LLC TO CITY OF BEACON, DATED MARCH 4, 2021 AND RECORDED IN THE DUTCHESS COUNTY CLERK'S OFFICE ON MARCH 23, 2021 AS DEED DOCUMENT NO. 02-2021-1430.
2. AMENDED GREENWAY EASEMENT FROM BEACON 248 HOLDINGS LLC TO CITY OF BEACON, DATED NOVEMBER 17, 2024 AND RECORDED IN THE DUTCHESS COUNTY CLERK'S OFFICE ON JANUARY 15, 2025 AS DEED DOCUMENT NO. 02-2025-149.

STATE OF NEW YORK — DAVID H. DIPPEL — 050677 — LICENSED LAND SURVEYOR

David H. Dippel, L.S. NYS #050677
EXP: 01/31/2025

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THIS SURVEY MAP IS BASED ON AN ACTUAL FIELD SURVEY COMPLETED ON 03/10/2026 AND THAT THIS SURVEY MAP WAS MADE BY ME OR UNDER MY DIRECTION, AND CONFORMS WITH THE MINIMUM STANDARD OF PRACTICE ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS.

AREA:

9.181 AC.

NOTES:

UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUBDIVISION 2 OF THE NEW YORK STATE EDUCATION LAW.

ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S INKED SEAL OR HIS EMBOSSED SEAL SHALL BE CONSIDERED TO BE VALID TRUE COPIES.

SUBJECT TO COVENANTS, EASEMENTS, RESTRICTIONS, CONDITIONS AND AGREEMENTS OF RECORD.

CERTIFICATIONS INDICATED HEREON SIGNIFY THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE EXISTING CODE OF PRACTICE FOR PROFESSIONAL LAND SURVEYORS AS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS. SAID CERTIFICATIONS SHALL RUN ONLY TO THE PERSON SO NOTED. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS, THEIR SUCCESSORS AND/OR ASSIGNS, OR SUBSEQUENT OWNERS.

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SURVEYED FROM RECORD DESCRIPTION AND AS IN POSSESSION.

BUILDING SHOWN HEREON SERVED BY UNDERGROUND UTILITIES.

THE SUBJECT PARCEL HAS ACCESS TO TIORONDA AVENUE (A PUBLIC ROAD) BY WAY OF EASEMENT DOCUMENT #02-2016-8347 OVER LANDS NOW OR FORMERLY METRO-NORTH COMMUTER RAILROAD CO. (SEE PREVIOUS EASEMENT DOCUMENTS; L.257 P.32, NO. 02-2009-1123 & NO. 02-2016-795).

THE SUBJECT PARCEL SHOWN HEREON IS THE SAME AS THAT DESCRIBED TITLE REPORTS BY LAND TRACK TITLE AGENCY, LLC AS AGENT FOR OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY REPORT NUMBER LTTA-NY-5688 AND LTTA-NY-5688A BOTH DATED 03/30/2018.

TOPOGRAPHY SHOWN HEREON WAS COMPILED FROM A FIELD SURVEY COMPLETED DECEMBER 16, 2024 UPDATED MARCH 10, 2026 BY LABELLA ASSOCIATES PC. VERTICAL DATUM NGVD 1929, 1 FOOT CONTOUR INTERVAL, 2 FOOT CONTOUR INTERVAL SHOWN FOR CLARITY.

HORIZONTAL DATUM AND NORTH ORIENTATION ARE BASED ON THE STATE PLANE COORDINATE SYSTEM NAD83 NY EAST UTILIZING GNSS OBSERVATIONS WITH REFERENCE TO THE NYSDOT RTN NETWORK, NAVD88, GEOID 18 AT THE TIME OF FIELD SURVEY DATED APRIL 04, 2024 .

VERTICAL CONTROL IS BASED UPON NVGD 1929 AS DERIVED FROM REFERENCE MARK (RM 4, ELEVATION 3.92'), AS SHOWN ON FLOOD INSURANCE RATE MAP, CITY OF BEACON COMMUNITY PANEL #360217-0003-B, DATED MARCH 1, 1984.

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN COMPILED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THE SURVEYOR DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

THE CONTRACTOR SHALL COMPLY WITH NEW YORK STATE INDUSTRIAL CODE RULE 753 - 48 HOURS PRIOR TO DIGGING CALL UDIG-NY 1-800-962-7962 TO HAVE PUBLIC UTILITY LOCATIONS PAINTED.

AS BUILT LOCATION SHOWN HEREON PER LAST FIELD SURVEY BY LABELLA ASSOCIATES ON 03/10/2026. THE SITE IS AN ACTIVE CONSTRUCTION SITE. ANY IMPROVEMENTS OR ADDITIONAL GRADING INSTALLED AFTER THE LAST FIELD SURVEY DATE ARE NOT REFLECTED ON THIS PLAT.

THE PROTECTIVE CREEKSIDE BUFFER, MEASURED FROM THE TOP OF THE CREEK BANK, IS ESTABLISHED UNDER FISHKILL CREEK DEVELOPMENT ZONING STANDARDS (223-41.13)(15) TO PRESERVE VEGETATION WITHIN THE BUFFER AREA, IS SHOWN PER PREVIOUS LOCATION ON MAP REFERENCE 3.

MAP NO. 6080

LaBella Powered by partnership.
21 Fox Street
Poughkeepsie, NY 12601
845-454-3980
labellapc.com

CERTIFICATE OF AUTHORIZATION NUMBER:
PROFESSIONAL ENGINEERING: 018281
LAND SURVEYING: 017976
GEOLOGICAL: 018750

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CLIENT:

CHAI DEVELOPERS
147 UNION STREET,
POUGHKEEPSIE, NEW YORK 12601

PROJECT/SITE:

TIORONDA AVENUE 248
248 TIORONDA AVENUE,
CITY OF BEACON, DUTCHESS COUNTY,
NEW YORK 12508

NO:	DATE:	DESCRIPTION:
Revisions		

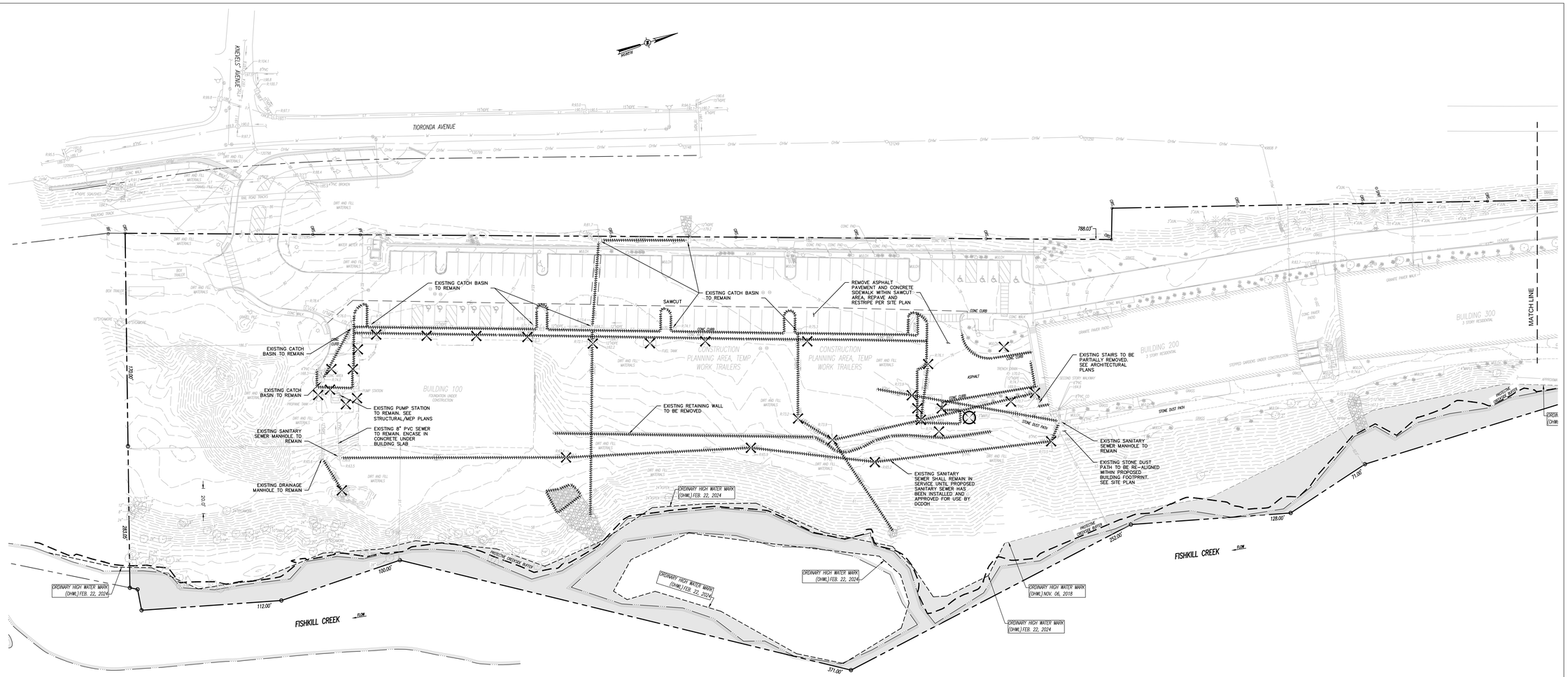
PROJECT NUMBER: 81750.00
DRAWN BY: AP
REVIEWED BY: DD
ISSUED FOR: PLANNING BOARD REVIEW
DATE: 03/12/2026
DRAWING NAME:

MAP OF EXISTING CONDITIONS LANDS OF BEACON 248 HOLDINGS LLC

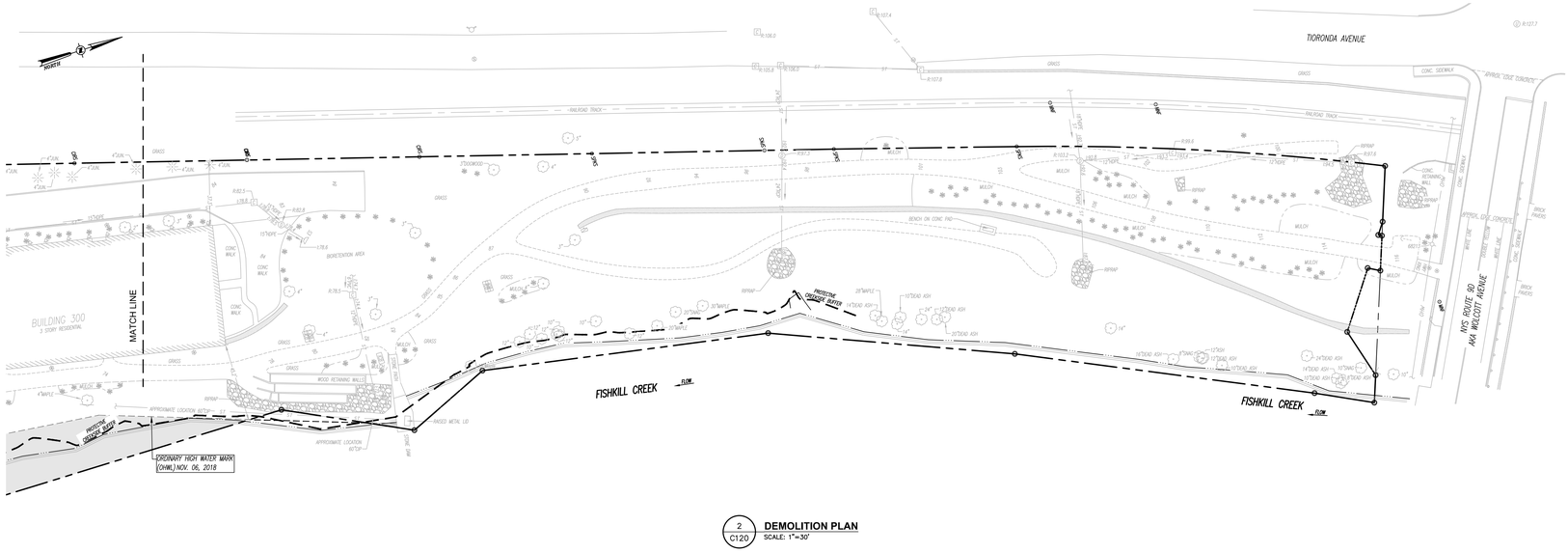
DRAWING NUMBER:

SV1
SHEET 1 OF 1

Drawing Name: R:\81750.00_Lagos\Chazen\Projects\81750.00 Chai Ballers 9-248-9D\Planning\05-PPP_81750.00.03-CAD.dwg
Xrefs Attached: X-ASBUILT_81750.00_RAMS-VSY_81004.dwg
Date Plotted: Mar 13, 2026, 10:46am



1 C120 **DEMOLITION PLAN**
SCALE: 1"=30'



2 C120 **DEMOLITION PLAN**
SCALE: 1"=30'

LEGEND:

- EXISTING FEATURE TO BE REMOVED
- EXISTING TREE TO BE REMOVED
- EXISTING SITE FEATURE TO BE REMOVED
- EXISTING PAVEMENT & SIDEWALK TO BE REMOVED
- EXISTING BUILDING TO BE REMOVED
- DEMO ASPHALT
- DEMO BUILDING
- DEMO CONCRETE
- DEMO GRAVEL SECTION
- DEMO RIP RAP SECTION
- DEMO ATHLETIC TRACK
- DEMO TREES AND SHRUBS
- WORKLIMITS
- TREE PROTECTION FENCING
- N.I.C. NOT IN CONTRACT
- EXISTING STRUCTURE TO BE REMOVED, N.I.C
- PAVEMENT SAWCUT LINE

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CERTIFICATE OF AUTHORIZATION NUMBER:
PROFESSIONAL ENGINEERING: 0021272
LAND SURVEYING: 0021271
GEOLOGICAL: 0021659

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3	09/30/26	REVISED PER CITY COMMENTS
2	09/25/26	REVISED PER CITY COMMENTS
1	07/28/26	REVISED PER CITY COMMENTS

Revisions

PROJECT NUMBER: 2260816
DRAWN BY: GMZ
REVIEWED BY: KGA
ISSUED FOR: ISSUED FOR PLANNING BOARD REVIEW
DATE: 06/30/26
DRAWING NAME:

DEMOLITION PLAN

DRAWING NUMBER:

C120

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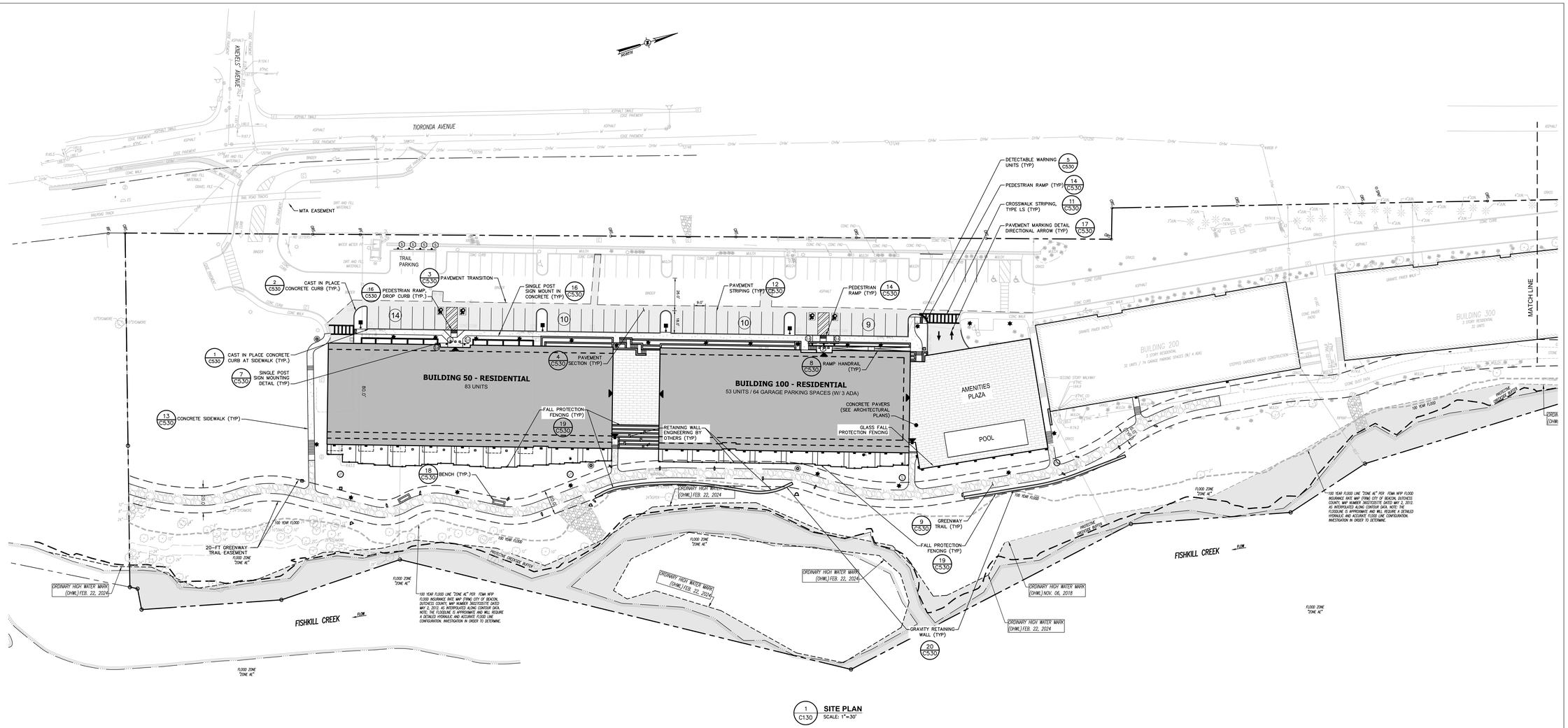
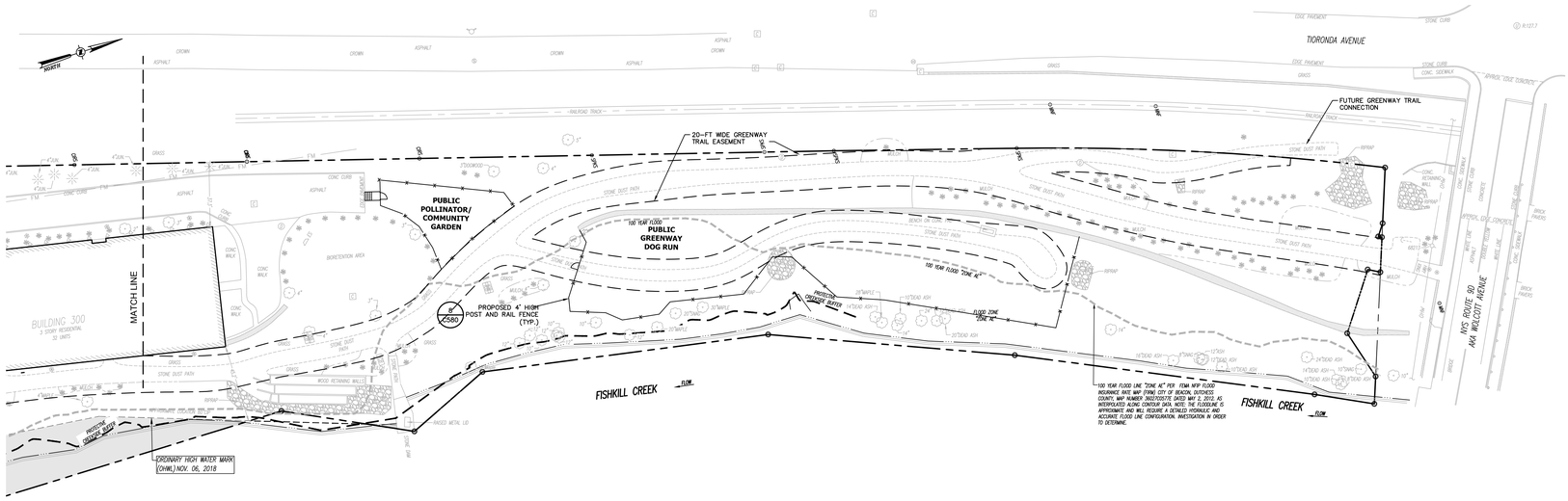


1 C130 **SITE PLAN**
SCALE: 1"=30'



2 C130 **SITE PLAN**
SCALE: 1"=30'

LEGEND:

- EXISTING 100-YEAR FLOOD PLAIN
- EXISTING PROPERTY LINE
- EASEMENT LINE
- PROPOSED BUILDING
- PROPOSED PAVEMENT
- 25 PROPOSED PARKING COUNT
- PROPOSED SIDE WALK
- EXISTING METRO-NORTH RAILROAD TRACKS (INACTIVE)
- PROPOSED CURB
- PROPOSED LIGHT POLE
- PROPOSED RETAINING WALL
- GREENWAY TRAIL

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LAND SURVEYING: 0021271
GEOLOGICAL: 0021659

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ISSUED FOR: ISSUED FOR PLANNING BOARD REVIEW
DATE: 06/30/26
DRAWING NAME:

SITE PLAN

DRAWING NUMBER:

C130

9/30/2026 10:22:14 AM
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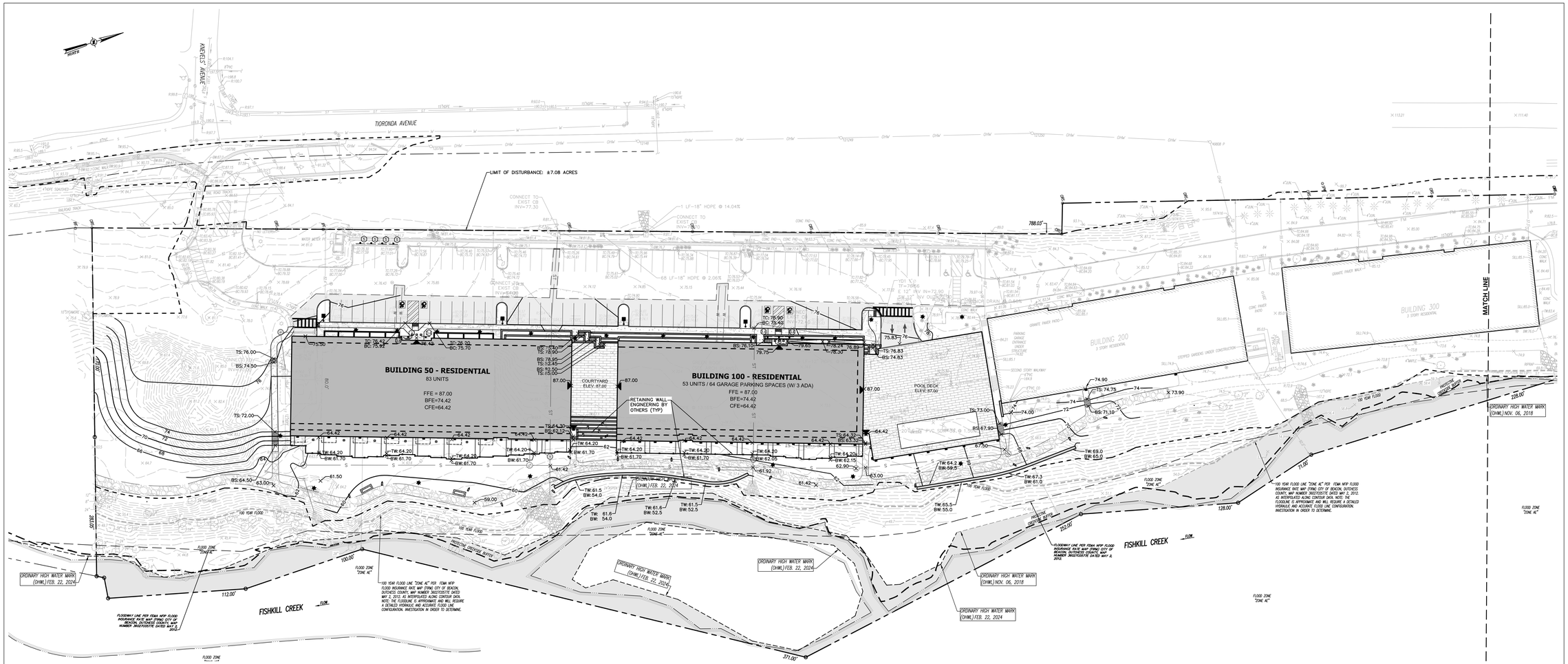
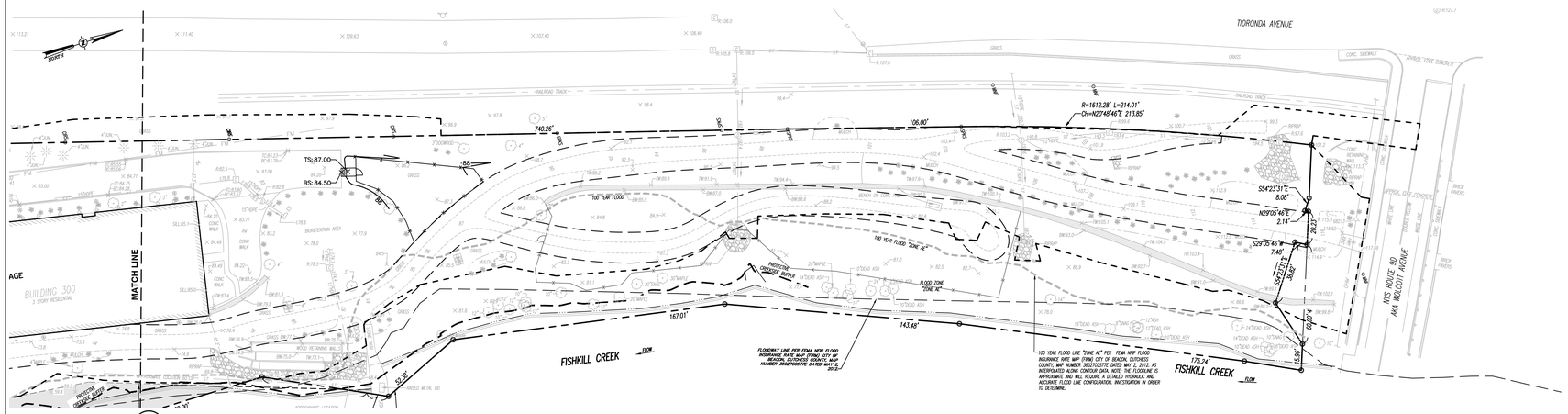


1 C140 **GRADING PLAN**
SCALE: 1"=30'



2 C140 **GRADING PLAN**
SCALE: 1"=30'

GRADING & DRAINAGE LEGEND:

- PROPOSED PROPERTY LINE
- PROPOSED BUILDING
- PROPOSED PAVEMENT
- XXX — PROPOSED 10 FT CONTOUR
- XXX — PROPOSED 2 FT CONTOUR
- XXX.X — PROPOSED SPOT GRADE
- PROPOSED TREE LINE
- PROPOSED SHRUB LINE
- PROPOSED DRAINAGE SWALE
- PROPOSED WORK LIMIT LINE
- S — PROPOSED SANITARY SEWER LINE
- FM — PROPOSED FORCE MAIN
- W — PROPOSED WATER LINE
- ST — PROPOSED STORM DRAIN LINE
- PROPOSED HYDRANT
- PROPOSED SANITARY MANHOLE
- PROPOSED CATCH BASIN
- PROPOSED DRAINAGE MANHOLE

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LAND SURVEYING: 0021271
GEOLOGICAL: 0021659

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DRAWING NAME:

GRADING PLAN

DRAWING NUMBER:

C140

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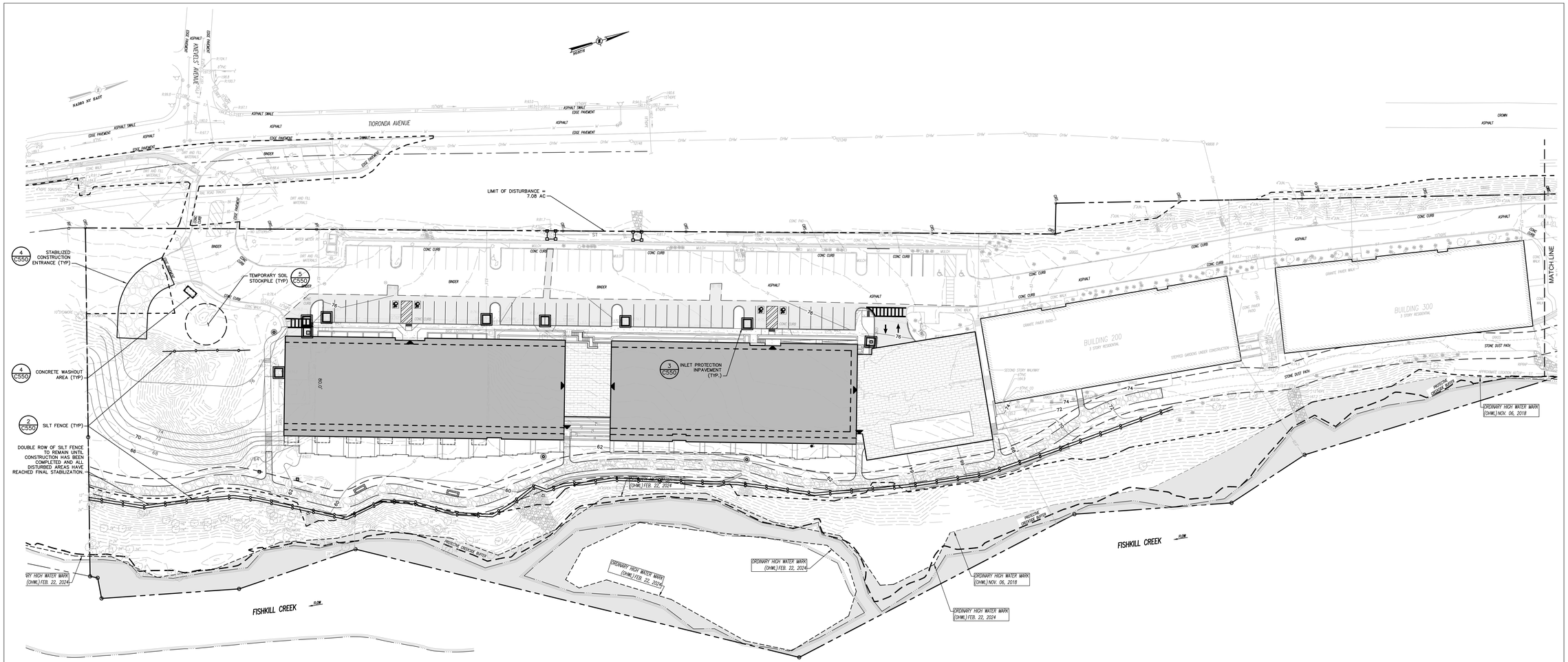
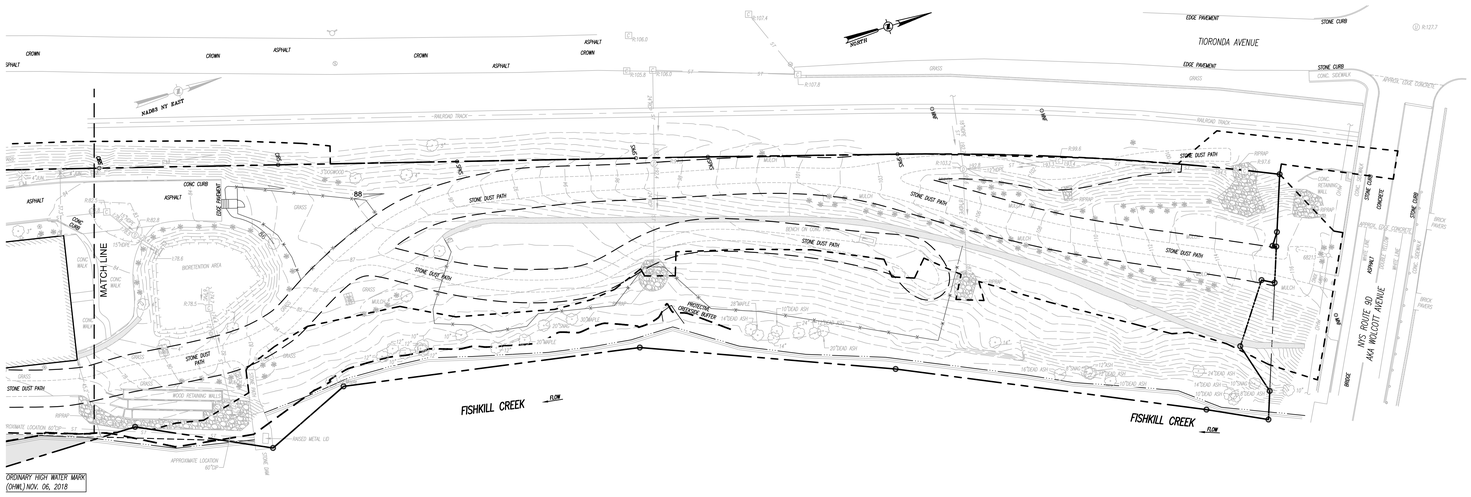


1 C150 **EROSION AND SEDIMENT CONTROL PLAN**
SCALE: 1"=30'



2 C150 **EROSION AND SEDIMENT CONTROL PLAN**
SCALE: 1"=30'

LEGEND:

- EXISTING 100-YEAR FLOOD PLAIN
- EXISTING PROPERTY LINE
- EASEMENT LINE
- PROPOSED BUILDING
- PROPOSED PAVEMENT
- (25) PROPOSED PARKING COUNT
- PROPOSED SIDE WALK
- EXISTING METRO-NORTH RAILROAD TRACKS (INACTIVE)
- PROPOSED CURB
- PROPOSED RETAINING WALL
- PROPOSED EROSION BLANKET
- PROPOSED STABILIZED CONSTRUCTION ENTRANCE
- PROPOSED OUT-OF PAVEMENT INLET PROTECTION
- PROPOSED IN-PAVEMENT INLET PROTECTION
- PROPOSED SILT FENCE
- LIMIT OF DISTURBANCE
- PROPOSED STRAW BALE DIKE
- PROPOSED TEMPORARY SOIL STOCKPILE

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PROFESSIONAL ENGINEERING: 0021272
LAND SURVEYING: 0021271
GEOLOGICAL: 0021659

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DRAWING NAME:

EROSION AND SEDIMENT CONTROL PLAN

DRAWING NUMBER:

C150

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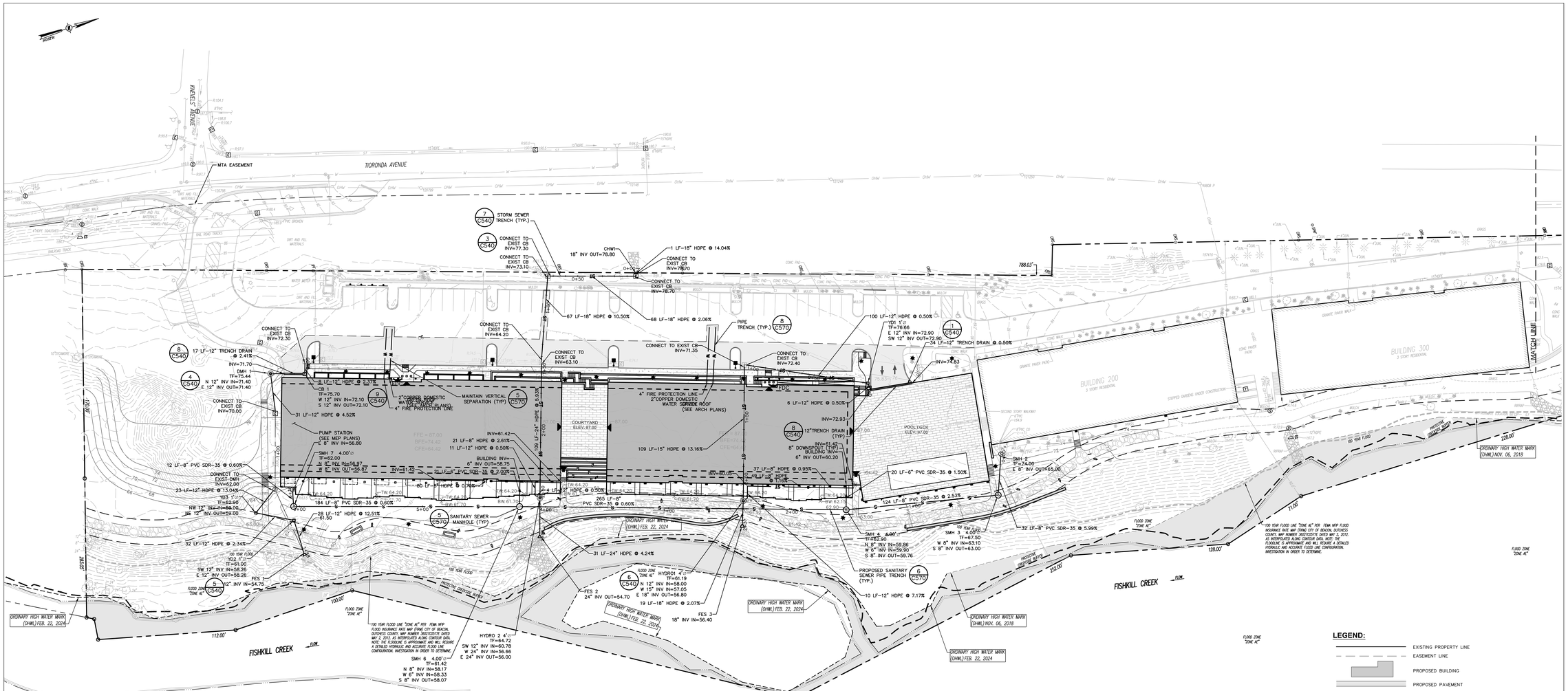
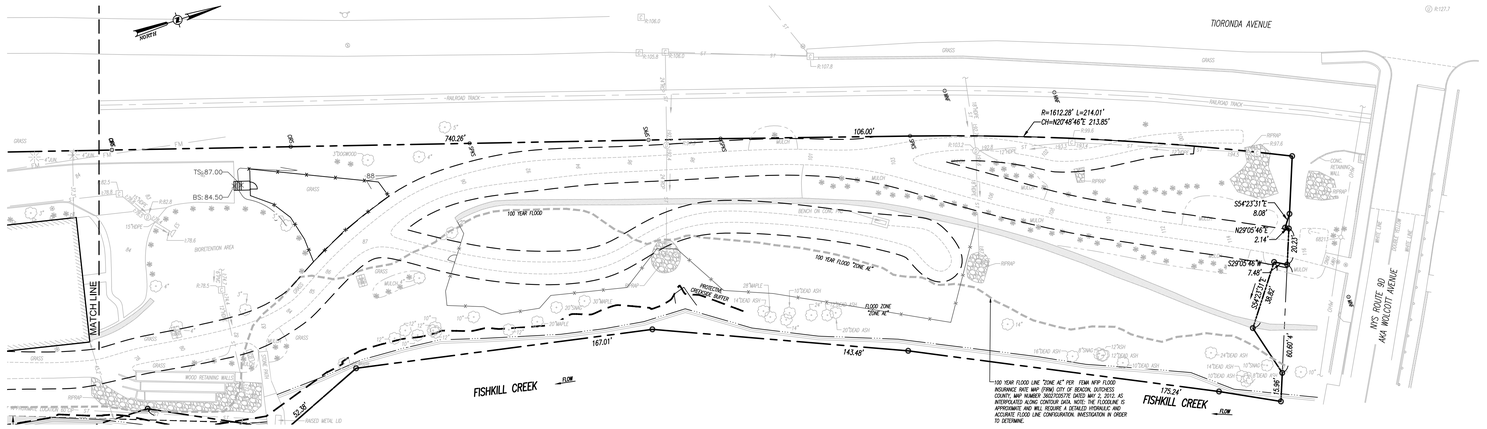


1 C160 **UTILITY PLAN**
SCALE: 1"=30'



2 C160 **UTILITY PLAN**
SCALE: 1"=30'

UTILITY PLAN NOTES:

GENERAL CONSTRUCTION:

1. ALL UNDERGROUND UTILITIES ARE SHOWN IN THEIR RELATIVE POSITION AND ARE FOR INFORMATIONAL PURPOSES ONLY. CONTRACTOR TO VERIFY THEIR ACTUAL LOCATION IN THE FIELD PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
2. ANY CONDITION ENCOUNTERED IN THE FIELD DIFFERING FROM THOSE SHOWN HEREON, SHALL BE REPORTED TO THE DESIGN ENGINEER BEFORE CONSTRUCTION IS TO PROCEED.
3. SEWER MAINS IN RELATION TO WATER MAINS: WHERE POSSIBLE, SEWERS SHALL BE LAID AT LEAST 10 (TEN) FEET HORIZONTALLY FROM ANY EXISTING OR PROPOSED WATER MAIN. VERTICAL SEPARATION SHALL BE MAINTAINED TO PROVIDE 18 (EIGHTEEN) INCHES BETWEEN TOP OF SEWER AND BOTTOM OF THE WATER MAIN AT UTILITY CROSSINGS. WHEN NOT POSSIBLE TO OBTAIN THE PROPER VERTICAL SEPARATION, SEWER PIPE SHALL BE PRESSURE RATED AND TESTED @ 150psi, TO (TEN) FEET ON EACH SIDE OF THE WATER MAIN BEING CROSSED.
4. ALL PROPOSED UTILITIES SHALL TERMINATE 5 FEET FROM ANY PROPOSED BUILDING FACE. CONTRACTOR TO COORDINATE WITH BUILDING PLANS FOR ANY CONNECTIONS.
5. ALL STORM SEWER SHALL BE SMOOTH INTERIOR HDPE UNLESS OTHERWISE SPECIFIED.
6. ALL GRAVITY SANITARY LATERALS SHALL BE SDR 21 PVC UNLESS OTHERWISE SPECIFIED.
7. ALL WATER PIPE SHALL BE CL52 DUCTILE IRON PIPE UNLESS OTHERWISE SPECIFIED.
8. CONTRACTOR TO VERIFY STATUS OF ALL UTILITY SERVICES PRIOR TO INTERRUPTION.
9. EXPLORATORY EXCAVATIONS SHALL BE PERFORMED BY THE CONTRACTOR AT ALL UTILITY CONNECTION LOCATIONS AND AS NEEDED TO VERIFY EXISTING CONDITIONS PRIOR TO PERFORMING WORK.
10. BEFORE CONSTRUCTING LINES TO CONNECT TO EXISTING UTILITIES, VERIFY EXISTING UTILITY INVERTS AND NOTIFY THE ENGINEER IF ANY VARIATION FROM THE PLAN IS REQUIRED.
11. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING UTILITIES IN SERVICE FOR THE DURATION OF THE WORK.
12. THE CONTRACTOR SHALL COMPLY WITH ALL REQUIRED PERMITS AND ASSOCIATED CONDITIONS.
13. CONTRACTOR SHALL BE RESPONSIBLE FOR DEWATERING UTILITY TRENCHES AND EXCAVATIONS AND FOR THE MAINTENANCE OF SURFACE DRAINAGE DURING THE COURSE OF THE WORK.
14. IF ROCK REMOVAL BY BLASTING IS REQUIRED, THE CONTRACTOR SHALL OBTAIN ALL NECESSARY APPROVALS AND PERMITS REQUIRED BY THE AUTHORITY HAVING JURISDICTION.
15. WATER UTILITIES BEYOND THE METER PIT AND SEWER UTILITIES INCLUDING THE EXISTING 2–INCH FIBERGLASS FORCE MAIN SHALL BE PRIVATELY OWNED AND OPERATED BY THE PROPERTY OWNER.

EMERGENCY STANDBY GENERATOR:

1. A STANDBY EMERGENCY GENERATOR SHALL BE PROVIDED TO ENSURE CONTINUOUS OPERATION OF THE PUMP STATION DURING POWER FAILURE . THE EMERGENCY GENERATOR SHALL HAVE ADEQUATE CAPACITY TO ACCOMMODATE THE FULL ELECTRICAL LOAD OF THE PROPOSED PUMP STATIONS (4) WITH ALL PUMPS RUNNING (STAGGERED STARTS). THE CONTRACTOR SHALL VERIFY AND CONFIRM THE SIZE OF THE EMERGENCY GENERATOR WITH THE MANUFACTURER PRIOR TO SHOP DRAWING SUBMITTAL BASED ON THE SELECTED PUMPS AND STATION EQUIPMENT.
2. THE EMERGENCY GENERATOR SHALL BE 30 KW DIESEL ENGINE GENERATOR SET MODEL RD030 AS MANUFACTURED BY GENERAC OR APPROVED EQUAL. THE UNIT SHALL BE EQUIPPED WITH THE FOLLOWING APPURTENANCES AND ACCESSORIES:
   - RUN–OFF AUTO SWITCH
   - RUNNING TIME METER
   - CRITICAL GRADE EXHAUST SILENCER
   - AUTOMATIC TRANSFER SWITCH
   - AUTOMATIC BATTERY CHARGER
   - GENERATOR ALARM STATUS PANEL
   - OIL PRESSURE GAUGE
   - HIGH TEMPERATURE AND LOW OIL PRESSURE SHUTDOWN
   - 61 GALLON SUBBASE FUEL TANK
3. THE EMERGENCY GENERATOR SHALL BE INSTALLED ON A REINFORCED CONCRETE PAD OF SUFFICIENT DIMENSIONS WITHIN THE PROPOSED FENCE ENCLOSURE. GENERATOR SHALL BE SETBACK A DISTANCE FROM FENCE TO ALLOW REQUIRED MAINTENANCE ON IT IN ACCORDANCE WITH MANUFACTURER'S REQUIREMENTS.

LEGEND:

- EXISTING PROPERTY LINE
- EASEMENT LINE
- PROPOSED BUILDING
- PROPOSED PAVEMENT
- PROPOSED PARKING COUNT
- PROPOSED SIDE WALK
- PROPOSED RIPRAP
- EXISTING METRO–NORTH RAILROAD TRACKS (INACTIVE)
- PROPOSED GREENWAY TRAIL
- SIGN
- OHW — EXISTING OVERHEAD WIRES
- S — PROPOSED SANITARY SEWER LINE
- FM — PROPOSED FORCE MAIN
- W — PROPOSED WATER LINE
- ST — PROPOSED STORM DRAIN LINE
- PROPOSED FRENCH DRAIN/FOOTING DRAIN
- PROPOSED UNDERDRAIN
- DRAINAGE SWALE
- PROPOSED HYDRANT
- PROPOSED WATER VALVE
- PROPOSED SANITARY MANHOLE
- PROPOSED FLUSHING VALVE
- PROPOSED CATCH BASIN
- PROPOSED DRAINAGE MANHOLE
- DEEP TEST PIT
- ROOF DOWNSPOUT/INLINE DRAIN
- ROOF DOWNSPOUT/SPLASHBLOCK

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CERTIFICATE OF AUTHORIZATION NUMBER:
PROFESSIONAL ENGINEERING: 0021272
LAND SURVEYING: 0021271
GEOLOGICAL: 0021659

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Revisions		

PROJECT NUMBER: 2260816
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REVIEWED BY: KGA
ISSUED FOR: ISSUED FOR PLANNING BOARD REVIEW
DATE: 06/30/26
DRAWING NAME: UTILITY PLAN
DRAWING NUMBER: C160

9/30/2025 10:24:49 AM
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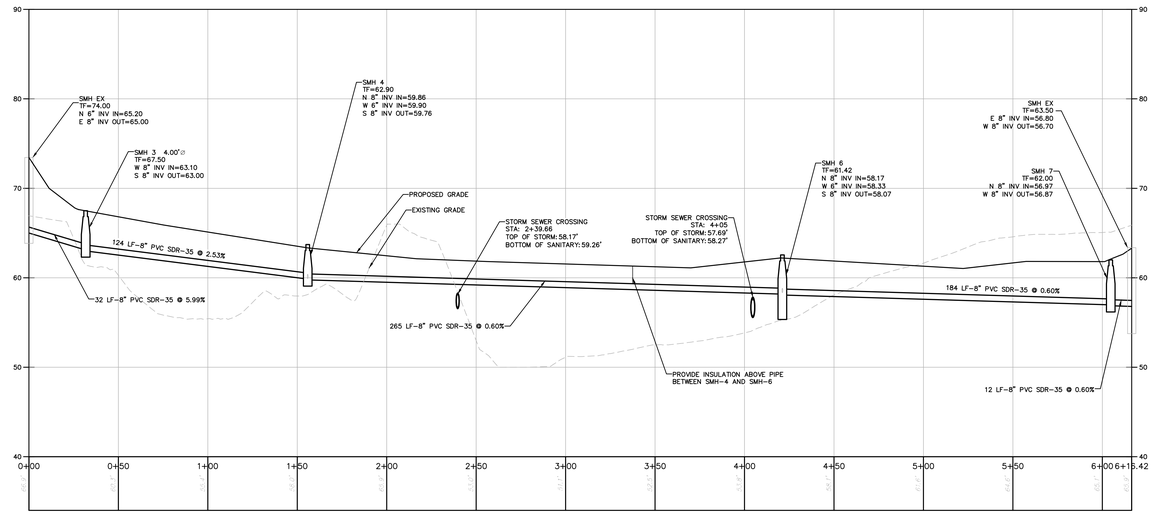

1 **SANITARY PROFILE**
SCALE: SCALE-H=1"=30'
SCALE-V=1"=6'

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UTILITY PROFILES

DRAWING NUMBER:

C161

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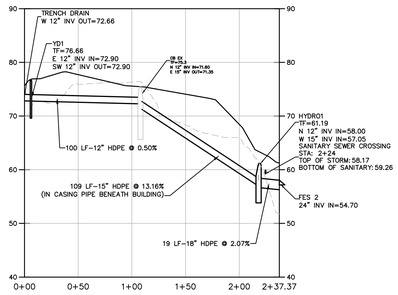
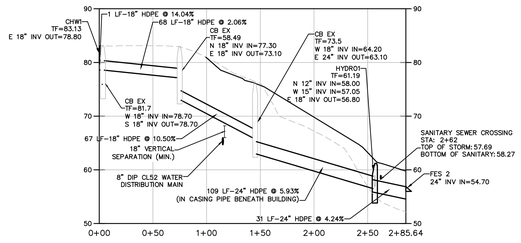


1 **STORM PROFILE 1**
SCALE: SCALE-H=1"=50'
SCALE-V=1"=10'



2 **STORM PROFILE 2**
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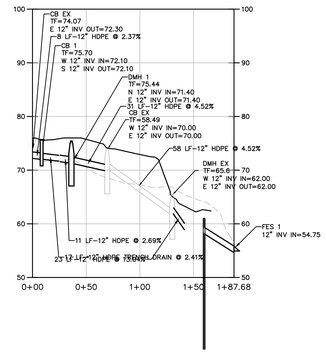
SCALE-V=1"=10'



3 **STORM PROFILE 3**
SCALE: SCALE-H=1"=50'
SCALE-V=1"=10'

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DRAWING NAME:

UTILITY PROFILES

DRAWING NUMBER:

C162

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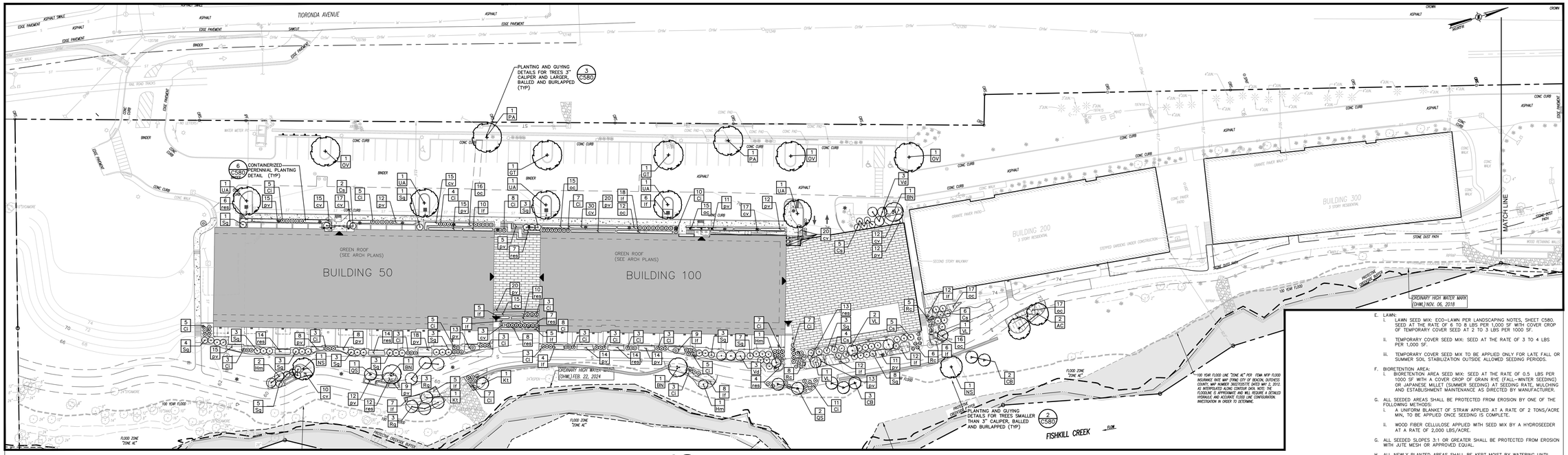

1 **LANDSCAPE PLAN**
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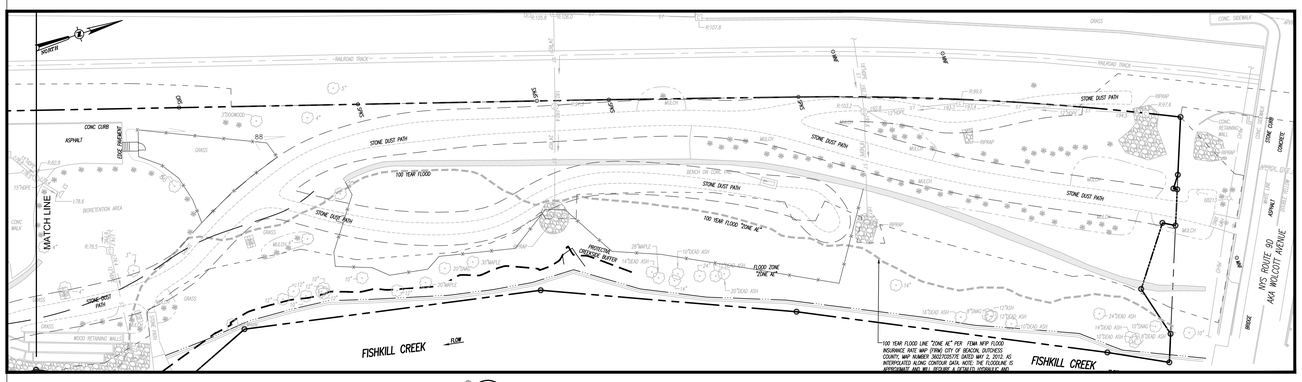

2 **LANDSCAPE PLAN-EMERGENCY ACCESS DRIVE**
SCALE: 1"=30'

PLANT LIST

QTY	ABRV	BOTANICAL NAME	COMMON NAME	SIZE	COND	SPACING	REMARKS
TREES							
0	AR	ACER RUBRUM	RED MAPLE	3" Cal.	B&B	As Shown	
0	AA	AMELANCHIER ARBOREA	DOWNY SERVICEBERRY	4'–5' HT	B&B	As Shown	MULTISTEM CLUMP
2	AC	AMELANCHIER CANADENSIS	SERVICEBERRY	6'–8' HT	B&B	As Shown	MULTISTEM CLUMP
3	BN	Betula nigra	River Birch	8'–10' Clump	B&B	As Shown	Multi-Stemp Clump
0	CC	Crataegus crusgalli 'inermis'	Thornless Hawthorn	10–12' Clump	B&B	As Shown	Multi-Stemp Clump
0	LT	Liriodendron tulipifera	Tulptree	3" Cal.	B&B	As Shown	
0	JV	Juniperus virginiana	Eastern Red Cedar	5'–6'	B&B	As Shown	See note below Plant List
2	GT	CARPINUS CAROLINIANA	AMERICAN HORNBEAM	2" CAL.	B&B	As Shown	
3	OV	OSTRYA VIRGINIANA	EASTERN HOPHORNBEAM	2" CAL.	B&B	As Shown	
2	NS	Nyssa sylvatica	Sour Gum	3" Cal.	B&B	As Shown	Fall Digging Hazard
2	PA	CHIONANTHUS VIRGINICUS	FRINGETREE	8' HT	B&B	As Shown	MULTISTEM TREE; 5 BOLES MAX.
0	PO	Plantanus occidentalis	American Sycamore	2.5" Cal.	B&B	As Shown	
0	PT	Populus tremuloides	Quaking Aspen	10–12'	B&B	As Shown	Multi-Stem
0	PY	Prunus yeodensis	Yoshino Cherry	2"–Cal.	B&B	As Shown	
0	QR	Quercus rubra	Northern Red Oak	3" Cal.	B&B	As Shown	Fall Digging Hazard
0	QB	Quercus bicolor	Swamp White Oak	3" Cal.	B&B	As Shown	Fall Digging Hazard
3	QS	QUERCUS ILICIFOLIA	SCRUB OAK	4'–5' HT	CONT	AS SHOWN	
0	ST	STAPHYLEA TRIFOLIA	AMERICAN BLADDERNUT	2" CAL.	B&B	AS SHOWN	SINGLE STEM TREE FORM
5	UA	Ulmus americana 'Princeton'	Princeton Elm	3" Cal.	B&B	As Shown	
SHRUBS							
127	Cl	Comptonia peregrina	Sweet Fern	#3 Cont.		As Shown	
0	Cm	Cornus amomum	Silky Dogwood	24"–30"	Cont	As Shown	
0	Co	Cornus sericea	Red–Osier Dogwood	30"–36"	Cont.	As Shown	
22	Cs	CORNUS SERICEA 'FLAVAMIRA'	YELLOW–TWIGGED DOGWOOD	18"–24"	Cont	As Shown	
5	CB	CORYLUS CORNUTA	BEAKED HAZELNUT	30"–36" HT	CONT	AS SHOWN	
0	CA	CORYLUS AMERICANA	AMERICAN HAZELNUT	30"–36" HT	CONT	AS SHOWN	
4	Hm	Hamamelis virginiana	Witchhazel	5' – 6'	Cont.	As Shown	multi–stem form
2	Kt	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	30"–36"	Cont.	As Shown	
0	Lb	Lindera benzoin	Spicebush	36"	Cont.	As Shown	
0	Mp	Myrica pennsylvanica	NORTHERN BAYBERRY	#5	Cont.	As Shown	
6	Rg	Rhus typhina 'Laciniata'	Cutleaf Staghorn Sumac	36"	Cont.	As Shown	
19	Rc	ROSA CAROLINIANA	CAROLINA ROSE	18"–24"	CONT.	As Shown	
50	Sg	SYMPHORICARPUS ALBUS	SNOWBERRY	24"–30"	CONT.	As Shown	
0	Va	Viburnum acerifolium	Mapleleaf Viburnum	24"–30"	Cont.	As Shown	
6	Vd	Viburnum dentatum	Doublefile Viburnum	30"–36"	Cont.	As Shown	
4	VL	VIBURNUM LENTAGO	NANNYBERRY VIBURNUM	5'–6' HT	CONT	As Shown	TREE FORM – SINGLE STEM
0	VP	VIBURNUM PRUNIFOLIUM	BLACKHAW VIBURNUM	5'–6' HT	CONT	As Shown	
0	Xv	Ilex verticillata 'Winter Red'	Winter Red Winterberry	18"–24"	Cont	As Shown	
PERENNIALS/ GRASSES							
144	cv	Carex Vulpinoidea	Fox Sedge		#1 Cont.	8" O.C.	
126	lf	PANICUM CLANDESTINUM	DEERTONGUE		#1 CONT	16–18" O.C.	
108	oc	Osmunda cinnamomea	Cinnamon Fern		#2 Cont.	2–3' O.C.	
257	pv	Panicum virgatum 'Shenandoah'	Shenandoah Switch Grass		#2 Cont.	2–3' O.C.	
109	res	Rudbeckia laciniata	Cutleaf Coneflower		#1 Cont	18" O.C.	
0	ss	Schizachyrium scoparium	Little Bluestem		#1 Cont	18" O.C.	

Juniperus virginiana: provide one variety – J.v. "Brodie, Canertil, or Hillspire

3 **OVERALL PLANT LIST**
SCALE: NTS

E. LAWN:
- I. LAWN SEED MIX: ECO–LAWN PER LANDSCAPING NOTES, SHEET C580. SEED AT THE RATE OF 6 TO 8 LBS PER 1,000 SF WITH COVER CROP OF TEMPORARY COVER SEED AT 2 TO 3 LBS PER 1000 SF.
- II. TEMPORARY COVER SEED MIX: SEED AT THE RATE OF 3 TO 4 LBS PER 1,000 SF.
- III. TEMPORARY COVER SEED MIX TO BE APPLIED ONLY FOR LATE FALL OR SUMMER SOIL STABILIZATION OUTSIDE ALLOWED SEEDING PERIODS.

F. BIORETENTION AREA:
- I. BIORETENTION AREA SEED MIX: SEED AT THE RATE OF 0.5 LBS PER 1000 SF WITH A COVER CROP OF GRAIN RYE (FALL–WINTER SEEDING) OR JAPANESE MILLET (SUMMER SEEDING) AT SEEDING RATE, MULCHING AND ESTABLISHMENT MAINTENANCE AS DIRECTED BY MANUFACTURER.

G. ALL SEEDED AREAS SHALL BE PROTECTED FROM EROSION BY ONE OF THE FOLLOWING METHODS:
- I. A UNIFORM BLANKET OF STRAW APPLIED AT A RATE OF 2 TONS/ACRE MIN, TO BE APPLIED ONCE SEEDING IS COMPLETE.
- II. WOOD FIBER CELLULOSE APPLIED WITH SEED MIX BY A HYDROSEEDER AT A RATE OF 2,000 LBS/ACRE.

G. ALL SEEDED SLOPES 3:1 OR GREATER SHALL BE PROTECTED FROM EROSION WITH JUTE MESH OR APPROVED EQUAL.

H. ALL NEWLY PLANTED AREAS SHALL BE KEPT MOIST BY WATERING UNTIL GRASSES AND GROUND COVERS ARE WELL ESTABLISHED. THE LANDSCAPE CONTRACTOR MUST WATER PLANT MATERIAL WHEN NECESSARY FOR 60 DAYS AFTER INSTALLATION.

I. LAWNS ARE TO BE WARRANTED UNTIL THEY BECOME ESTABLISHED, UNTIL FINAL ACCEPTANCE, AND NOT LESS THAN 60 DAYS AFTER COMPLETION OF ALL WORK. TREES, SHRUBS, GROUND COVERS, AND PERENNIALS SHALL BE WARRANTED AGAINST DEFECTS INCLUDING POOR GROWTH AND DEATH, EXCEPT WHEN RESULTING FROM OWNER NEGLECT, INCIDENTS THAT ARE BEYOND THE CONTROL OF THE LANDSCAPE INSTALLER AND DAMAGE OR ABUSE BY OTHERS, FOR AT LEAST ONE FULL YEAR AFTER PROJECT COMPLETION.

. ALL LANDSCAPING SHOWN ON THESE PLANS SHALL BE MAINTAINED IN A HEALTHY AND VIGOROUS GROWING CONDITION THROUGHOUT THE DURATION OF THE PROPOSED USE OF THE SITE. ALL VEGETATION NOT SO MAINTAINED SHALL BE REPLACED WITH NEW COMPARABLE VEGETATION AT THE BEGINNING OF THE NEXT GROWING SEASON.

SITE LEGEND:

- PROPOSED BUILDING
- PROPOSED PAVEMENT
- PROPOSED SIDEWALK
- PROPOSED CURB
- 80 — PROPOSED 10 FT CONTOUR
- 79 — PROPOSED 2 FT CONTOUR
- 79.2 x — PROPOSED SPOT GRADE
- PROPOSED PERMEABLE ASPHALT PAVEMENT
- (25) — PROPOSED PARKING COUNT
- PROPOSED TREES
- PROPOSED SHRUBS
- PROPOSED HERBACEOUS PLANTS
- MULCH BED
- RIVERSTONE BED
- 4.3 CO — PLANT QUANTITY / PLANT NAME

SOIL RESTORATION NOTES:

SOIL SHALL BE RESTORED IN ACCORDANCE WITH THE STORMWATER POLLUTION PREVENTION PLAN AND THE LATEST EDITION OF THE NYSDEC DEEP–RIPPING AND COMPACTION GUIDELINES.

IN AREAS WHERE SOIL DISTURBANCE HAS OCCURRED OUTSIDE OF BUILDINGS AND PAVEMENT AREAS, THE DISTURBED SUB–SOILS SHALL BE RETURNED TO ROUGH GRADE AND THE FOLLOWING SOILS RESTORATION STEPS APPLIED:

1) APPLY THREE INCHES OF COMPOST OVER SOIL. COMPOST SHALL BE AGED, FROM PLANT DERIVED MATERIALS, FREE OF VIABLE WEED SEEDS, HAVE NO VISIBLE FREE WATER OR DUST PRODUCED WHEN HANDLING, PASS THROUGH A HALF INCH SCREEN AND HAVE A PH SUITABLE TO GROW DESIRED PLANTS.

2) TILL COMPOST INTO THE SUBSOIL TO A DEPTH OF AT LEAST 12–INCHES USING A CAT–MOUNTED RIPPER, TRACTOR MOUNTED DISC, OR TILLER, MIXING AND CIRCULATING AIR AND COMPOST INTO SUB–SOILS.

3) ROCK–PICK UNTIL UPLIFTED STONE/ROCK MATERIALS OF FOUR INCHES AND LARGER SIZE ARE CLEANED OFF THE SITE.

4) APPLY TOPSOIL TO A DEPTH OF SIX INCHES.

NOTES:
1. BROADCAST DENSITY, MULCHING, AND FIRST & SECOND SEASON MAINTENANCE TO MATCH MANUFACTURER'S RECOMMENDATIONS TO ENSURE PROPER ESTABLISHMENT.
2. OWNER TO FOLLOW GROWING SEASON MAINTENANCE RECOMMENDATIONS AFTER 1 YEAR TO ACHIEVE PROPER ESTABLISHMENT. CONTRACTOR TO INSTALL A 3"–4" SPADE CUT EDGE AT ALL LAWN/MULCH INTERFACES (TYP); CONTRACTOR TO ROUGHLY STAKE OUT AREA FOR OWNER APPROVAL PRIOR TO EDGING AND MULCHING
3. ALL AREAS DISTURBED AS A RESULT OF CONSTRUCTION ACTIVITIES AND WHICH ARE NOT OTHERWISE CALLED OUT AS HARDSCAPE OR LANDSCAPE PLANTING AREAS SHALL BE SEEDED TO ESTABLISH LAWN PER LANDSCAPING NOTES.

LaBella
Powered by partnership.
21 Fox Street
Poughkeepsie, NY 12601
(845) 454-3980
labellapc.com

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EXP: EXP:

CERTIFICATE OF AUTHORIZATION NUMBER:
PROFESSIONAL ENGINEERING: 0021272
LAND SURVEYING: 0021271
GEOLOGICAL: 0021659

It is a violation of New York Education Law Art. 145 Sec. 7209 & Art. 147 Sec. 7307, for any person, unless acting under the direction of a licensed architect, professional engineer, or land surveyor, to alter an item in any way. If an item bearing the seal of an architect, engineer, or land surveyor is altered; the altering architect, engineer, or land surveyor shall affix to the item their seal and notation "altered by" followed by their signature and date of such alteration, and a specific description of the alteration.

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Chai Developers
147 Union Street
Poughkeepsie, New York 12601

248 Tioronda Avenue
248 Tioronda Avenue
Beacon, New York 12508

NO:	DATE:	DESCRIPTION:
3	09/30/26	REVISED PER CITY COMMENTS
2	08/25/26	REVISED PER CITY COMMENTS
1	07/28/26	REVISED PER CITY COMMENTS

Revisions

PROJECT NUMBER: 2260816
DRAWN BY: DC
REVIEWED BY: KGA
ISSUED FOR: ISSUED FOR PLANNING BOARD REVIEW
DATE: 06/30/26
DRAWING NAME: LANDSCAPE PLAN
DRAWING NUMBER: C180

9/30/2025 10:27:13 AM
\\cadd\dfs\Legacy\Chazen Projects\81700-81799\81753.00 CHAI Builders 9-248 IOWS\01_C180_81753-00_LANDSC.dwg

LIGHTING STATISTICS:

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Stat Zone # 1 Entire Site to PL	+	0.6 fc	5.0 fc	0.0 fc	0	0
Stat Zone # 2 Driveway and Parking areas	+	0.5 fc	4.1 fc	0.1 fc	41:1	5:1

LIGHTING LEGEND:

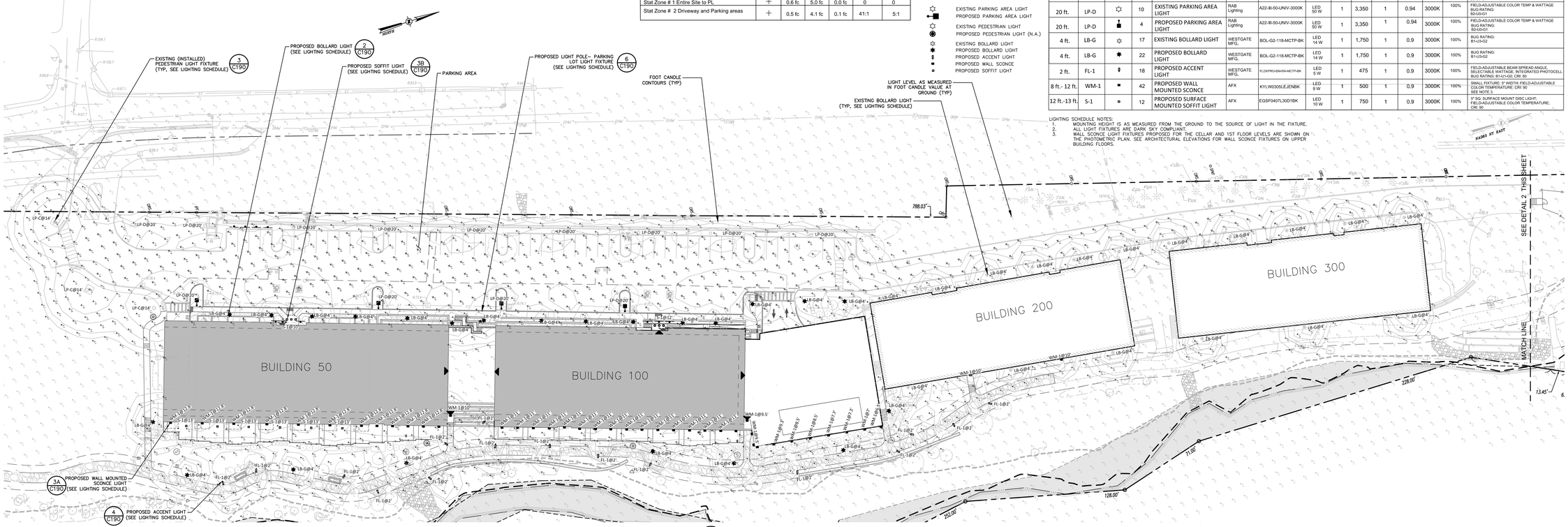
PROPOSED BUILDING

EXISTING PARKING AREA LIGHT
PROPOSED PARKING AREA LIGHT
EXISTING PEDESTRIAN LIGHT
PROPOSED PEDESTRIAN LIGHT (N.A.)
EXISTING BOLLARD LIGHT
PROPOSED BOLLARD LIGHT
PROPOSED ACCENT LIGHT
PROPOSED WALL SCONCE
PROPOSED SOFFIT LIGHT

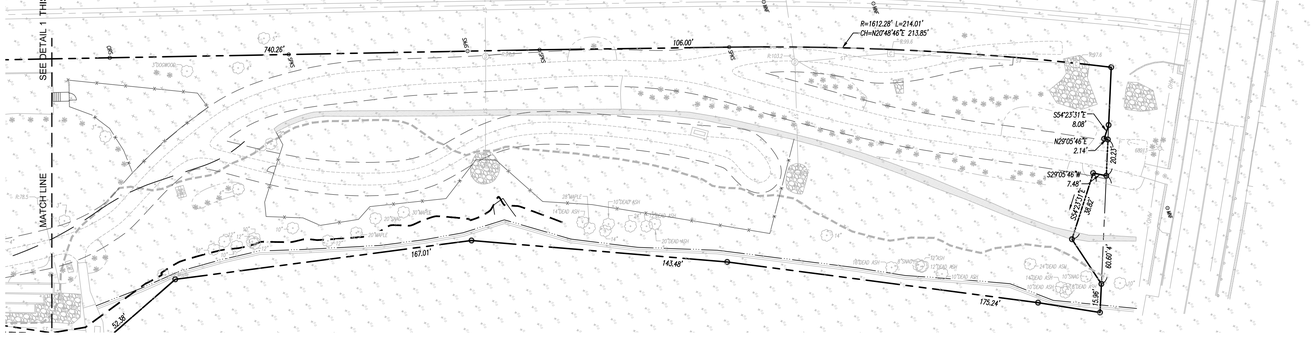
LIGHTING SCHEDULE:

Mount Height (ft)	PLAN DESIGN-ATION	Symbol	Total Quantity	Fixture Type	Manufacturer	Catalog Number	Lamp - Wattage	Number Lamps	Lumens Per Lamp	Lumen Multiplier	Light Loss Factor	Color Temp	Efficiency	Notes
14 ft.	LP-C	☼	3	EXISTING PEDESTRIAN LIGHT	RAB Lighting	ALEDST26Y/PCT	LED 26 W	1	3,395	1	0.94	3000K	100%	POST TOP; BUG RATING: B2-U3-G1
20 ft.	LP-D	☼	10	EXISTING PARKING AREA LIGHT	RAB Lighting	A22-III-50-UNIV-3000K	LED 50 W	1	3,350	1	0.94	3000K	100%	FIELD-ADJUSTABLE COLOR TEMP & WATTAGE BUG RATING: B2-U3-G1
20 ft.	LP-D	▮	4	PROPOSED PARKING AREA LIGHT	RAB Lighting	A22-III-50-UNIV-3000K	LED 50 W	1	3,350	1	0.94	3000K	100%	FIELD-ADJUSTABLE COLOR TEMP & WATTAGE BUG RATING: B2-U3-G1
4 ft.	LB-G	☼	17	EXISTING BOLLARD LIGHT	WESTGATE MFG.	BOL-G2-118-MCTP-BK	LED 14 W	1	1,750	1	0.9	3000K	100%	BUG RATING: B1-U3-G2
4 ft.	LB-G	✱	22	PROPOSED BOLLARD LIGHT	WESTGATE MFG.	BOL-G2-118-MCTP-BK	LED 14 W	1	1,750	1	0.9	3000K	100%	BUG RATING: B1-U3-G2
2 ft.	FL-1	▮	18	PROPOSED ACCENT LIGHT	WESTGATE MFG.	FLDXPRO-2IN4-5W-MCTP-BK	LED 5 W	1	475	1	0.9	3000K	100%	FIELD-ADJUSTABLE BEAM SPREAD ANGLE, SELECTABLE WATTAGE, INTEGRATED PHOTOCELL BUG RATING: B1-U1-G0; CRI: 80
8 ft.- 12 ft.	WM-1	▬	42	PROPOSED WALL MOUNTED SCONCE	AFX	KYLW03S5JEJENBK	LED 9 W	1	500	1	0.9	3000K	100%	SMALL FIXTURE, 5" WIDTH; FIELD-ADJUSTABLE COLOR TEMPERATURE; CRI: 90 SEE NOTE 7
12 ft.-13 ft.	S-1	▫	12	PROPOSED SURFACE MOUNTED SOFFIT LIGHT	AFX	EGSF0407L30D1BK	LED 10 W	1	750	1	0.9	3000K	100%	7" SQ. SURFACE MOUNT DISC LIGHT; FIELD-ADJUSTABLE COLOR TEMPERATURE; CRI: 80

LIGHTING SCHEDULE NOTES:
1. MOUNTING HEIGHT IS AS MEASURED FROM THE GROUND TO THE SOURCE OF LIGHT IN THE FIXTURE.
2. ALL LIGHT FIXTURES ARE DARK SKY COMPLIANT.
3. WALL SCONCE LIGHT FIXTURES PROPOSED FOR THE CELLAR AND 1ST FLOOR LEVELS ARE SHOWN ON THE PHOTOMETRIC PLAN. SEE ARCHITECTURAL ELEVATIONS FOR WALL SCONCE FIXTURES ON UPPER BUILDING FLOORS.



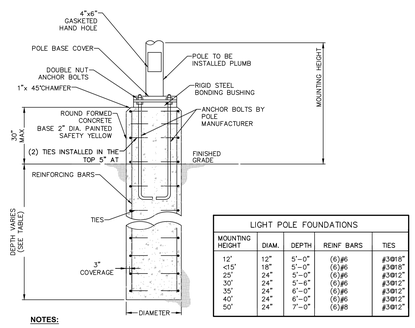
1 C190 **PHOTOMETRIC LIGHTING PLAN**
SCALE: 1"=30'



2 C190 **PHOTOMETRIC LIGHTING PLAN**
SCALE: 1"=30'

LIGHTING NOTES:

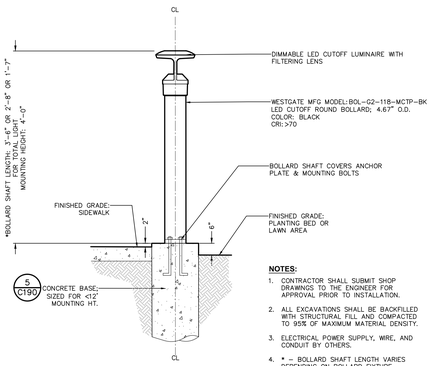
1. PROPOSED LIGHTING TO MATCH EXISTING INSTALLED LIGHTING, BY VARIOUS MANUFACTURERS. PROPOSED POLE OR SHAFT LENGTHS, AND MOUNTING HEIGHTS VARY, SEE LIGHTING CHART AND DETAILS.
2. GRID NUMBERS SHOWN REPRESENT FOOT CANDLE VALUES AT GROUND PLANE.
3. THE LIGHTING FIXTURES, SURFACE LOCATIONS AND ASSOCIATED PHOTOMETRIC VALUES ARE IDENTIFIED BY THE CHAZEN COMPANIES. DETAILED DESIGN OF THE LIGHTING SPECIFICATIONS, FOUNDATION DESIGN, LIGHTING CONDUIT, WIRING, AND CONTROL CIRCUITRY SHALL BE BY OTHERS.
4. IF DISCREPANCIES EXIST BETWEEN THE LIGHTING SCHEDULE AND LIGHTING PLAN, THE PLAN SHALL DICTATE.
5. THE EXISTING STREET LIGHTS IN THE RIGHT-OF-WAYS HAVE NOT BEEN INCLUDED IN THIS PHOTOMETRIC ANALYSIS. THE LIGHT LEVELS SHOWN HEREON REFLECT THE PROPOSED LIGHTING ON SITE.
6. LIGHTING AND ELECTRICAL SERVICE WIRING SHALL ONLY BE INSTALLED IN THE EVENT OF BUILDOUT OF LANDBANKED PARKING. INSTALL ELECTRIC CONDUIT STUBS-UPS, COVER AND MARK LOCATIONS IN CURRENT WORK PHASE.



LIGHT POLE FOUNDATIONS				
MOUNTING HEIGHT	DIAM.	DEPTH	REINF BARS	TIES
12'	12"	5'-0"	(6)#6	#3@18"
<15'	18"	5'-0"	(6)#6	#3@18"
25'	24"	5'-0"	(6)#6	#3@12"
30'	24"	5'-6"	(6)#6	#3@12"
35'	24"	6'-0"	(6)#6	#3@12"
40'	24"	6'-0"	(6)#6	#3@12"
50'	24"	7'-0"	(6)#8	#3@12"

NOTES:
1. CONDUITS AND GROUNDING SHALL BE AS REQUIRED BY THE ELECTRICAL DESIGN.
2. ALL CONCRETE SHALL BE **4,500 PSI @** 28 DAYS.
3. ALL REINFORCING STEEL SHALL BE GRADE 60.
4. DESIGNED FOR **90 MPH** WIND WITH FIXTURE AREA OF **13 SF.**
5. FOUNDATION DIAMETER AND REINFORCING CIRCLE SHALL BE COORDINATED WITH ANCHOR BOLT LIMITS.
6. FOUNDATIONS SHALL BE AUGERED INTO UNDISTURBED NATURAL SOIL OR COMPACTED FILL PER SITE GRADING PLANS.

1 C190 **LOT LIGHTING CONCRETE BASE**
SCALE: N.T.S.



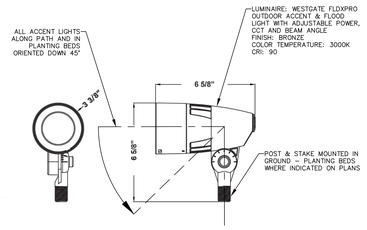
NOTES:
1. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO THE ENGINEER FOR APPROVAL PRIOR TO INSTALLATION.
2. ALL EXCAVATIONS SHALL BE BACKFILLED WITH STRUCTURAL FILL AND COMPACTED TO 95% OF MAXIMUM MATERIAL DENSITY.
3. ELECTRICAL POWER SUPPLY, WIRE, AND CONDUIT BY OTHERS.
4. * — BOLLARD SHAFT LENGTH VARIES DEPENDING ON BOLLARD FIXTURE LOCATION. ALONG SIDEWALK, IN LAWN OR PLANTING BED, OR IN RAISED PLANTER, TO PROVIDE A MAXIMUM TOTAL MOUNTING HEIGHT OF 4 FT.

2 C190 **BOLLARD LIGHT FIXTURE DETAIL**
SCALE: N.T.S.



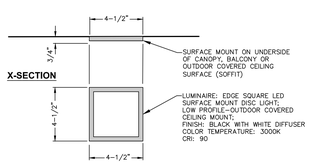
OBLIQUE IMAGE

NOTES:
1. MANUFACTURED BY WESTGATE LIGHTING.
2. PROVIDE MOUNTING POSTS AND STAKES BY SAME MANUFACTURER; FINISH TO MATCH FIXTURES.
3. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO THE ENGINEER FOR APPROVAL PRIOR TO INSTALLATION.
4. ELECTRICAL POWER SUPPLY, WIRE, AND CONDUIT BY OTHERS.



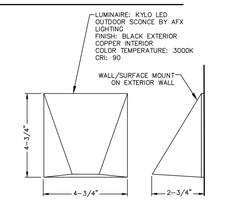
ELEVATION - FACE SECTION - SIDE

3A C190 **ACCENT LIGHT**
SCALE: N.T.S.

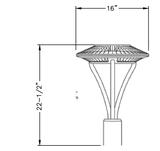


NOTES:
1. MANUFACTURED BY AFX LIGHTING.
2. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO THE ENGINEER FOR APPROVAL PRIOR TO INSTALLATION.
3. ELECTRICAL POWER SUPPLY, WIRE, AND CONDUIT BY OTHERS.

3B C190 **SOFFIT LIGHT**
SCALE: N.T.S.

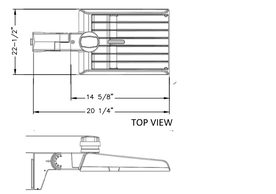


4 C190 **WALL MOUNTED SCONCE LIGHT**
SCALE: N.T.S.



NOTES:
1. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO THE ENGINEER FOR APPROVAL PRIOR TO INSTALLATION.
2. ALL EXCAVATIONS SHALL BE BACKFILLED WITH STRUCTURAL FILL AND COMPACTED TO 95% OF MAXIMUM MATERIAL DENSITY.
3. ELECTRICAL POWER SUPPLY, WIRE, AND CONDUIT BY OTHERS.
4. ALL PEDESTRIAN LIGHT FIXTURES INDICATED ON LIGHTING PLAN ARE EXISTING (INSTALLED).

5 C190 **PEDESTRIAN LIGHT FIXTURE DETAIL**
SCALE: N.T.S.



NOTES:
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2. ALL EXCAVATIONS SHALL BE BACKFILLED WITH STRUCTURAL FILL AND COMPACTED TO 95% OF MAXIMUM MATERIAL DENSITY.
3. ELECTRICAL POWER SUPPLY, WIRE, AND CONDUIT BY OTHERS.
4. WHEN LIGHT FIXTURE IS ADJACENT TO PARKING, BASE HEIGHT TO BE 30" HIGH.

6 C190 **PARKING AREA LIGHT FIXTURE DETAIL**
SCALE: N.T.S.

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21 Fox Street
Poughkeepsie, NY 12601
(845) 454-3980
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EXP: EXP:

CERTIFICATE OF AUTHORIZATION NUMBER:
PROFESSIONAL ENGINEERING: 0021272
LAND SURVEYING: 0021271
GEOLOGICAL: 0021659

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Chai Developers
147 Union Street
Poughkeepsie, New York 12601

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Beacon, New York 12508

NO	DATE:	DESCRIPTION:
3	09/30/26	REVISED PER CITY COMMENTS
2	08/25/26	REVISED PER CITY COMMENTS
1	07/28/26	REVISED PER CITY COMMENTS
Revisions		

PROJECT NUMBER: 2260816
DRAWN BY: DC
REVIEWED BY: KGA
ISSUED FOR: ISSUED FOR PLANNING BOARD REVIEW
DATE: 06/30/26
DRAWING NAME: PHOTOMETRIC LIGHTING PLAN
DRAWING NUMBER: C190

9/30/2026 10:28:41 AM
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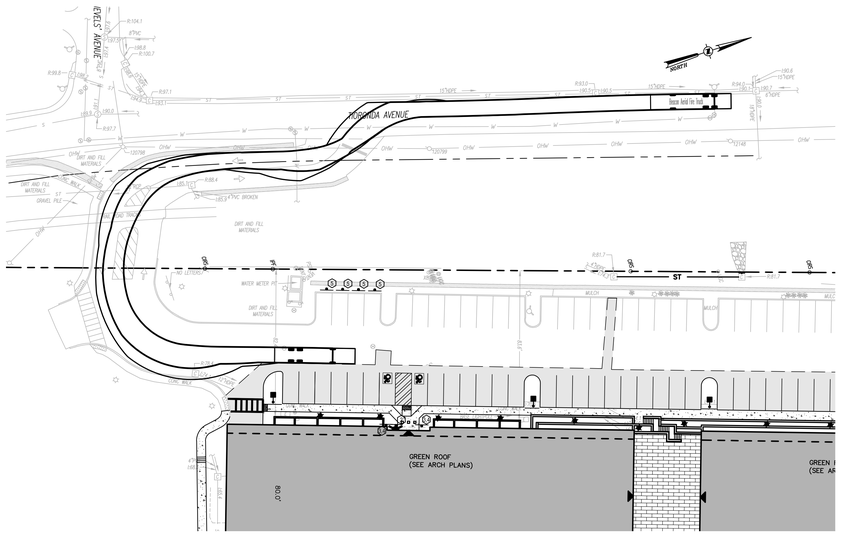
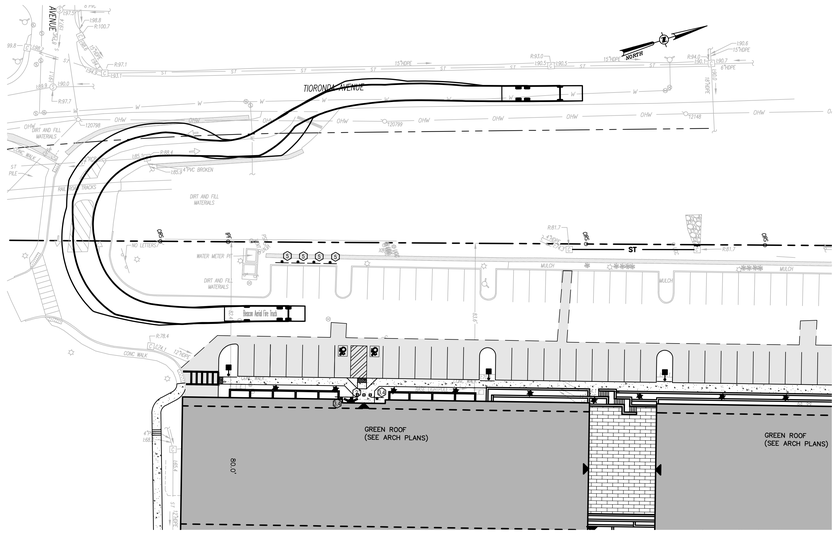
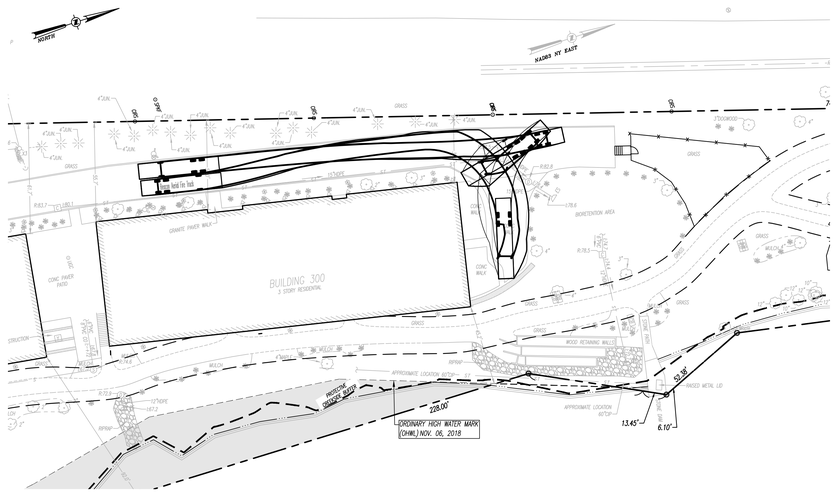


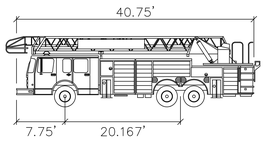
1 C200 **SITE ACCESS MANEUVERING PLAN - INGRESS**
SCALE: 1"=50'



2 C200 **SITE ACCESS MANEUVERING PLAN - EGRESS**
SCALE: 1"=30'



3 C200 **FIRETRUCK TURNAROUND AREA MANEUVERING PLAN**
SCALE: 1"=50'



BEACON FIRE TRUCK

	feet
Width	: 8.33
Track	: 8.41
Lock to Lock Time	: 6.0
Steering Angle	: 45.0

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Poughkeepsie, NY 12601
(845) 454-3980

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NOT FOR CONSTRUCTION
EXP: EXP:

CERTIFICATE OF AUTHORIZATION NUMBER:
PROFESSIONAL ENGINEERING: 0021272
LAND SURVEYING: 0021271
GEOLOGICAL: 0021659

It is a violation of New York Education Law Art. 145 Sec. 7209 & Art. 147 Sec. 7307, for any person, unless acting under the direction of a licensed architect, professional engineer, or land surveyor, to alter an item in any way. If an item bearing the seal of an architect, engineer, or land surveyor is altered; the altering architect, engineer, or land surveyor shall affix to the item their seal and notation "altered by" followed by their signature and date of such alteration, and a specific description of the alteration.

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Chai Developers
147 Union Street
Poughkeepsie, New York 12601

248 Tioronda Avenue
248 Tioronda Avenue
Beacon, New York 12508

NO:	DATE:	DESCRIPTION:
3	09/30/26	REVISED PER CITY COMMENTS
2	09/25/26	REVISED PER CITY COMMENTS
1	07/28/26	REVISED PER CITY COMMENTS

Revisions

PROJECT NUMBER: 2260816
DRAWN BY: GMZ
REVIEWED BY: KGA
ISSUED FOR: ISSUED FOR PLANNING BOARD REVIEW
DATE: 06/30/26
DRAWING NAME:

VEHICLE MANEUVERING PLAN

DRAWING NUMBER:

C200

9/30/2026 10:29:59 AM
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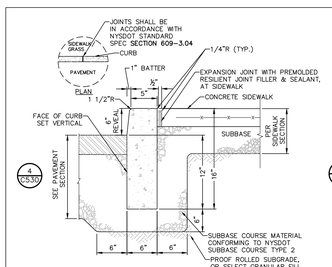
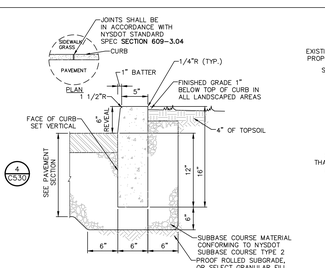


NOTES:
1. CONCRETE CURB SHALL BE INSTALLED IN ACCORDANCE WITH NYSDOT STANDARD SPECIFICATION **SECTION 609.**
2. PRECAST CONCRETE CURB MAY BE SUBSTITUTED, WHEN ALTERNATE CONSTRUCTION DETAILS ARE SUBMITTED BY THE CONTRACTOR AND APPROVED BY THE ENGINEER. ALTERNATE CURB SHALL BE INSTALLED IN ACCORDANCE WITH NYSDOT SPEC **SECTION 609.**

① **CAST IN PLACE CONCRETE CURB AT SIDEWALK**
SCALE: NOT TO SCALE



NOTES
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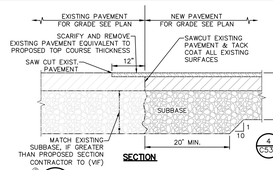
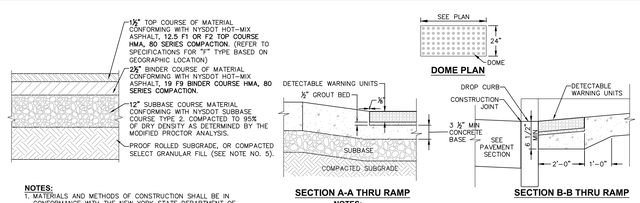
2. PRECAST CONCRETE CURB MAY BE SUBSTITUTED, WHEN ALTERNATE CONSTRUCTION DETAILS ARE SUBMITTED BY THE CONTRACTOR AND APPROVED BY THE ENGINEER. ALTERNATE CURB SHALL BE INSTALLED IN ACCORDANCE WITH NYSDOT SPEC **SECTION 609.**

② **CAST IN PLACE CONCRETE CURB**
SCALE: NOT TO SCALE



③ **PAVEMENT TRANSITION DETAIL**
SCALE: NOT TO SCALE



NOTES:
1. MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE NEW YORK STATE DEPARTMENT OF TRANSPORTATION (NYSDOT) STANDARD SPECIFICATIONS FOR CONSTRUCTION AND MATERIALS, DATED **"CURRENT VERSION"**, AND ALL ADDENDA THERE TO.
2. SUBBASE MATERIAL SHALL CONFORM WITH **SECTION 304** – SUBBASE COURSE OF THE ABOVE REFERENCED NYSDOT STANDARD SPECIFICATIONS AND THE TYPE CALLED OUT IN THESE DRAWINGS.
3. HOT MIX ASPHALT (HMA) PAVEMENT SHALL CONFORM WITH **SECTION 400**–HOT MIX ASPHALT OF THE ABOVE REFERENCED NYSDOT STANDARD SPECIFICATIONS AND THE TYPE CALLED OUT IN THESE DRAWINGS. ALTHOUGH **SECTION 400** IN ITS ENTIRETY IS REFERENCED, THE HOT MIX ASPHALT (HMA) PAVEMENT(S) SPECIFIED FOR THIS CONTRACT SHALL BE AS SPECIFIED UNDER **SECTION 402**–HOT MIX ASPHALT (HMA) PAVEMENTS.
4. TACK COAT WHEN SPECIFIED OR CALLED OUT IN THESE DRAWINGS OR REQUIRED BY THE REFERENCED SPECIFICATIONS SHALL CONFORM WITH **SECTION 407**–TACK COAT OF THE ABOVE REFERENCED NYSDOT STANDARD SPECIFICATIONS.
5. WHERE IT IS NECESSARY TO PLACE FILL FOR PURPOSES OF BRINGING THE SUBGRADE ELEVATION UP TO A SPECIFIED GRADE, THE FILL MATERIAL PLACED SHALL BE IN CONFORMANCE WITH **SECTION 203**–EXCAVATION AND EMBANKMENT OF THE ABOVE REFERENCED NYSDOT STANDARD SPECIFICATIONS.
6. PAVEMENT SECTION SHOWN IS PRELIMINARY. PRIOR TO BIDDING AND COMMENCEMENT OF CONSTRUCTION, THE FINAL DESIGN OF THE PAVEMENT SECTION MUST BE PREPARED BY A NYS LICENSED PROFESSIONAL ENGINEER AND MUST BE BASED ON A CURRENT GEOTECHNICAL REPORT PREPARED FOR THIS PROJECT.

ALT. NOTE 6:

6. PAVEMENT SECTION SHOWN IS PRELIMINARY. PRIOR TO CONSTRUCTION, SHOP DRAWINGS SHOWING THE FINAL DESIGN OF THE PAVEMENT SECTION MUST BE PREPARED BY A NYS LICENSED PROFESSIONAL ENGINEER AND SUBMITTED FOR REVIEW.

④ **PAVEMENT SECTION DETAIL**
SCALE: NOT TO SCALE

SECTION A-A THRU RAMP

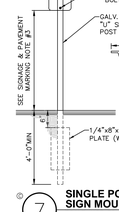
SECTION B-B THRU RAMP

NOTES:
1. DETECTABLE WARNING UNIT SHALL BE ADA COMPLIANT, AND SHALL CONTRAST VISUALLY WITH ADJOINING SURFACES.
2. CAST IRON 2" TERRA PAVING TYPE THREE ADA COMPLIANT WARNING PAVER.
3. COORDINATE W/ OWNER FOR COLOR.

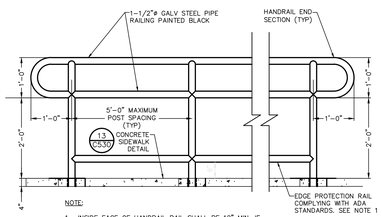
⑤ **DETECTABLE WARNING UNITS FOR RAMPS**
SCALE: NOT TO SCALE

SIGN NO.	SIGN FACE	MUTCD NUMBER	MIN SIZE	COLORS BCK GRND	COLORS LEGEND	MOUNTING
①		W11-2	24"x24"	YELLOW/ FYG	BLACK	7 C530
②	NO PARKING ANY TIME	R7-1	12"x18"	WHITE	RED	7 C530
③	RESERVED PARKING	NY R7-8D	12"x18"	WHITE/ BLUE	GREEN/ WHITE	7 C530
④	VAN ACCESSIBLE	R7-8P	12"x6"	WHITE	BLUE	7 C530
⑤	TRAIL PARKING ONLY	CUSTOM DESIGN TO BE COORD. WITH OWNER PRIOR TO CONSTRUCTION				7 C530

⑥ **SIGN SCHEDULE**
SCALE: NOT TO SCALE

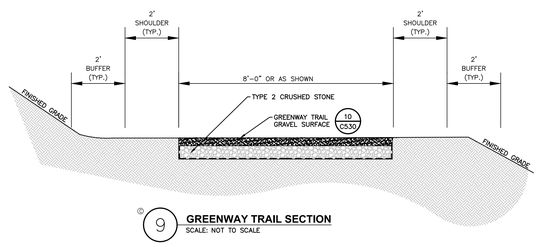


⑦ **SINGLE POST SIGN MOUNTING DETAIL**
SCALE: NOT TO SCALE

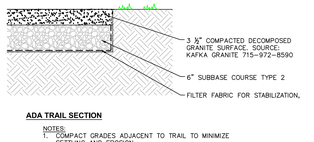


NOTE:
1. INSIDE FACE OF HANDRAIL RAIL SHALL BE 12" MIN. IF BOTTOM EDGE PROTECTION RAIL IS NOT PROVIDED.
2. HANDRAILS SHALL BE PROVIDED ON BOTH SIDES OF RAMP.
3. RAMP CLEARANCE WIDTH BETWEEN LEADING EDGE OF HANDRAILS SHALL BE 36" MIN.

⑧ **STEEL PIPE HANDRAIL DETAIL**
SCALE: NOT TO SCALE



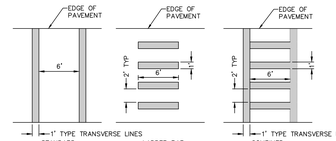
⑨ **GREENWAY TRAIL SECTION**
SCALE: NOT TO SCALE



ADA TRAIL SECTION

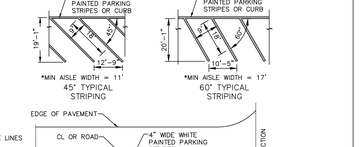
NOTES:
1. COMPACT GRADES ADJACENT TO TRAIL TO MINIMIZE SETTLING AND EROSION.
2. DECOMPOSED GRANITE TO BE INSTALLED PER SUPPLIERS DIRECTIONS.
3. DECOMPOSED GRANITE COLOR TO BE SELECTED BY LANDSCAPE ARCHITECT.
4. REFER TO DETAIL 23/C530 FOR HAND RAIL.
5. TRAIL SURFACE SHOULD BE ADA-COMPLIANT.

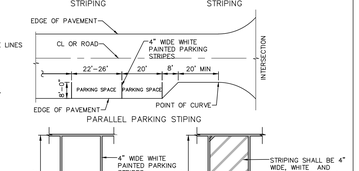
⑩ **ADA TRAIL SURFACE**
SCALE: NOT TO SCALE

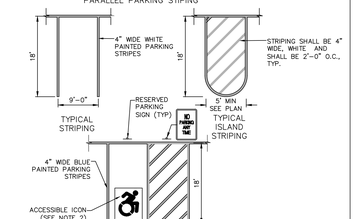


NOTES:
1. ALL CROSS WALK STRIPING SHALL BE WHITE
2. TYPE 'S' CROSS WALK SHALL BE USED IN LOW TRAFFIC VOLUME STREET CROSSINGS.
3. TYPE 'L' CROSS WALK SHALL BE USED IN MEDIUM TRAFFIC VOLUME STREET CROSSINGS.
4. TYPE LS CROSS WALK SHALL BE USED IN HIGH TRAFFIC VOLUME STREET CROSSINGS.

⑪ **PAVEMENT MARKING DETAIL CROSS WALK STRIPING**
SCALE: NOT TO SCALE

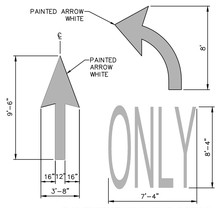






NOTES:
1. ALL DIMENSIONS SHALL BE IN ACCORDANCE WITH ADA STANDARD AND CURRENT ZONING AND SITE REGULATIONS.
2. PAINTED ACCESSIBLE LOGO TO BE IN ACCORDANCE W/ NEW YORK STATE LAW.
3. SLOPE OF PAVEMENT SURFACE IN ACCESSIBLE PARKING AREA SHALL NOT EXCEED 1.5% IN ANY DIRECTION.
4. SEE PLAN FOR ACTUAL LOCATION OF SIGNAGE

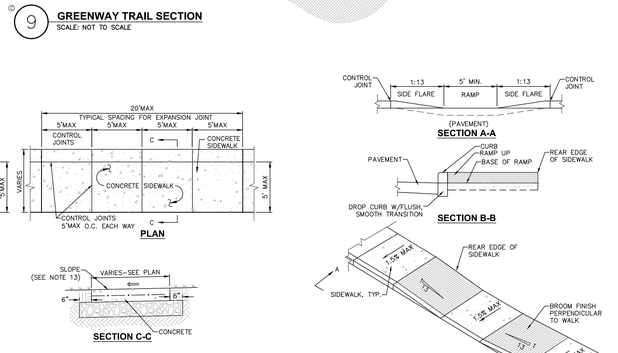
⑫ **PAVEMENT MARKING DETAIL PARKING STRIPING**
SCALE: NOT TO SCALE



⑰ **PAVEMENT MARKING DETAIL DIRECTIONAL ARROW**
SCALE: NOT TO SCALE

STRIPING NOTES:
1. ALL STRIPING SHALL CONFORM TO THE LATEST EDITION OF THE NYSDOT STANDARD SPECIFICATIONS, **SECTION 640** AND THE "NATIONAL MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" – **2009 EDITION** AND THE "NYS SUPPLEMENT."
2. STRIPE PAVEMENT AS INDICATED ON THE PLANS AND/OR IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL REQUIREMENTS.
3. STRIPING WORK WILL BE REVIEWED AND ACCEPTED BY THE AUTHORITY HAVING JURISDICTION.
4. COLOR: DRIVE LANE DIVIDERS – WHITE OR AOBE
NO PARKING ZONE WARNINGS – WHITE OR AOBE
PARKING DIVIDERS – WHITE OR AOBE
WALKING LINES – WHITE OR AOBE
ACCESSIBLE PARKING LINES & SYMBOL – BLUE

SIGNAGE NOTES:
1. ALL SIGNS SHALL CONFORM TO THE LATEST EDITION OF THE NYSDOT STANDARD SPECIFICATIONS, **SECTION 645** AND THE "NATIONAL MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" – **2009 EDITION** AND THE "NYS SUPPLEMENT."
2. SIGN MOUNTING HEIGHT SHALL BE A MINIMUM OF 7'. MINIMUM MOUNTING HEIGHT MAY BE ADJUSTED ONLY IN ACCORDANCE WITH PROVISIONS OUTLINED IN THE "NATIONAL MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" – **2009 EDITION** AND THE "NYS SUPPLEMENT."
3. SIGN POST SHALL BE IN ACCORDANCE W/ NYSDOT STANDARD SPECS **SECTION 730.**



NOTES:
1. ALL WORK SHALL CONFORM WITH THE NYSDOT STANDARD SPECIFICATION FOR CONSTRUCTION AND MATERIALS DATED, **"CURRENT VERSION"**, AND ALL ADDENDA THERE TO; SPECIFICALLY **SECTION 608**– SIDEWALKS, DRIVEWAYS, AND BICYCLE PATHS.
2. SLOPE RAMP AND SIDE FLARES AS INDICATED IN THE PLANS OR AS ORDERED BY THE ENGINEER.
3. DETECTABLE WARNING UNITS SHALL BE PROVIDED ON ALL RAMPS IN ACCORDANCE W/ ADA REQUIREMENTS.

⑭ **PEDESTRIAN RAMP SECTION - DROP CURB**
SCALE: NOT TO SCALE

NOTES:
1. ALL WORK SHALL CONFORM WITH THE NYSDOT STANDARD SPECIFICATION FOR CONSTRUCTION AND MATERIALS DATED, **"CURRENT VERSION"**, AND ALL ADDENDA THERE TO; SPECIFICALLY **SECTION 608**– SIDEWALKS, DRIVEWAYS, AND BICYCLE PATHS.
2. SLOPE RAMP AND SIDE FLARES AS INDICATED IN THE PLANS OR AS ORDERED BY THE ENGINEER.
3. DETECTABLE WARNING UNITS SHALL BE PROVIDED ON ALL RAMPS IN ACCORDANCE W/ ADA REQUIREMENTS.
4. WHERE THIS DIMENSION IS LESS THAN 4'–0", THE SIDE FLARES SHALL HAVE A SLOPE OF 1:13 OR FLATTER.

⑯ **PEDESTRIAN RAMP WITH FLARED SLOPES**
SCALE: NOT TO SCALE

NOTES:
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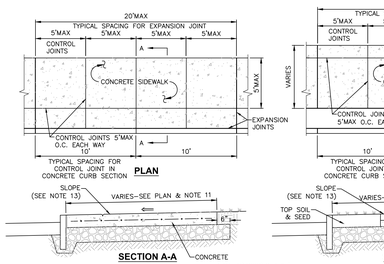
SCALE: NOT TO SCALE



⑬ **CONCRETE SIDEWALK DETAIL**
SCALE: NOT TO SCALE

⑲ **FALL PROTECTION FENCING DETAIL**
SCALE: NOT TO SCALE

NOTE:
1. ALL WALLS EXCEEDING 4–FEET IN HEIGHT SHALL BE DESIGNED BY A NYS–LICENSED PROFESSIONAL ENGINEER AND SHALL BE SUBMITTED TO THE CITY OF BEACON BUILDING DEPARTMENT FOR APPROVAL PRIOR TO CONSTRUCTION.

⑳ **GRAVITY RETAINING WALL DETAIL**
SCALE: NOT TO SCALE

㉑ **FENCE POST CORING DETAIL**
SCALE: NOT TO SCALE

㉑ **GREENWAY TRAIL BENCH DESIGN**
SCALE: NOT TO SCALE

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EXP: EXP:

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GEOLOGICAL: 0021659

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Revisions		

PROJECT NUMBER: 2260816

DRAWN BY: GMZ

REVIEWED BY: KGA

ISSUED FOR: ISSUED FOR PLANNING BOARD REVIEW

DATE: 06/30/26

DRAWING NAME:

SITE DETAILS

DRAWING NUMBER:

C530

9/30/2026 10:30:19 AM
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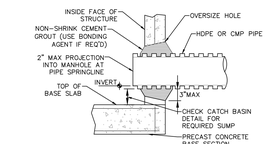
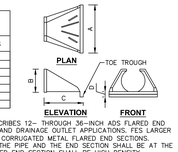


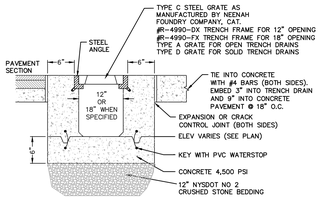
PIPE CONNECTION TO DRAINAGE STRUCTURE- CMP OR HDPE CEMENT GROUT SEAL JOINT
SCALE: NOT TO SCALE

TYPICAL HDPE END SECTION				
PIPE DIA.	END SECTION DIMENSIONS			
	A	B	C	D
12"	42"	14"	34"	6"
15"	42"	17"	34"	6"
18"	59"	21"	48"	6"
24"	59"	27"	48"	6"
30"	82"	34"	58"	6"
36"	82"	41"	58"	6"



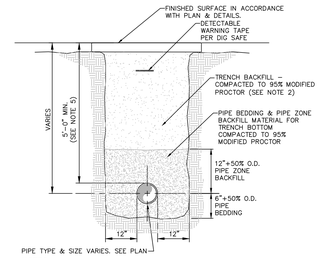
NOTES:
1. SCOPE: THIS SPECIFICATION DESCRIBES 12" THROUGH 36" INCH ADS FLARED END SECTIONS FOR USE IN CULVERT AND DRAINAGE OUTLET APPLICATIONS. FES LARGER THAN 36" SHALL USE CIRCULAR CORRUGATED METAL FLARED END SECTIONS.
2. REQUIREMENTS: THE INVERT OF THE PIPE AND THE END SECTION SHALL BE AT THE SAME ELEVATION. THE ADS FLARED END SECTION SHALL BE HIGH DENSITY POLYETHYLENE MEETING ASTM D3350 MINIMUM CELL CLASSIFICATION 213320C; CONTACT MANUFACTURER FOR ADDITIONAL CELL CLASSIFICATION INFORMATION. WHEN PROVIDED, THE METAL THREADED FASTENING ROD SHALL BE STAINLESS STEEL.
3. INSTALLATION: INSTALLATION SHALL BE IN ACCORDANCE WITH ADS INSTALLATION INSTRUCTIONS AND WITH THOSE ISSUED BY STATE OR LOCAL AUTHORITIES. CONTACT YOUR LOCAL ADS REPRESENTATIVE OR VISIT WWW.ADS-PIPE.COM FOR THE LATEST INSTALLATION INSTRUCTIONS.
4. PROVIDE TRASH RACK ONLY WHERE SPECIFIED ON SITE PLANS.

TYPICAL END SECTION - HDPE
SCALE: NOT TO SCALE



NOTES:
1. DEPTH OF TRENCH DRAINS VARY. SEE GRADING AND DRAINAGE PLAN FOR DIMENSIONS OF EACH INDIVIDUAL TRENCH DRAIN.
2. ALL GRATES SHALL BE "BICYCLE SAFETY" APPROVED.
3. PROVIDE HORIZONTAL OUTLET END PLATES AT DOWNSTREAM END OF EACH TRENCH DRAIN.

TRENCH DRAIN DETAIL
SCALE: NOT TO SCALE



NOTES:
1. PIPE BEDDING & PIPE ZONE BACKFILL SHALL BE A NATURAL RUN-OF-BANK (R.O.B.) SAND OR A MIXTURE OF CRUSHED STONE AND GRAVEL, FREE OF SOFT, NONDURABLE PARTICLES, ORGANIC MATERIALS AND ELONGATED PARTICLES, AND SHALL BE WELL GRADED FROM FINE TO COARSE PARTICLES. BEDDING GRADATIONS SHALL BE APPROVED BY THE ENGINEER AND SHALL MEET THE FOLLOWING GRADATION REQUIREMENTS:

SIEVE DESIGNATION	% PASSING
3/4"	100%
NO. 40	0–70%
NO. 200	0–10%

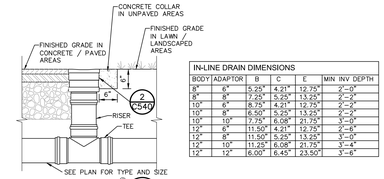
2. TRENCH BACKFILL SHALL BE A NATURAL RUN-OF-BANK (R.O.B.) OR PROCESSED GRAVEL, OR EXCAVATED MATERIAL FREE OF SOFT, NONDURABLE PARTICLES, ORGANIC MATERIALS AND ELONGATED PARTICLES, AND SHALL BE WELL GRADED FROM FINE TO COARSE PARTICLES. TRENCH BACKFILL GRADATIONS SHALL BE APPROVED BY THE ENGINEER AND SHALL MEET THE FOLLOWING GRADATION REQUIREMENTS:

SIEVE DESIGNATION	% PASSING
4"	100%
NO. 40	0–70%
NO. 200	0–10%

IN NON-TRAFFIC UNPAVED AREAS TRENCH BACKFILL CAN BE MATERIALS EXCAVATED FROM THE TRENCH AS APPROVED BY THE ENGINEER AND COMPACTED TO 90% MODIFIED PROCTOR.

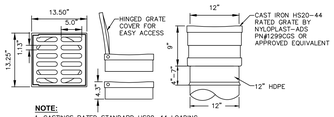
3. INSTALL CONTINUOUS DETECTABLE MARKING TAPE DURING BACKFILLING OF TRENCH FOR UNDERGROUND PIPING. LOCATE TAPE 12" BELOW FINISHED GRADE, DIRECTLY OVER PIPING, EXCEPT 6" BELOW SUBGRADE UNDER PAVEMENTS & SLAB.
4. TRENCHING SHALL BE IMPLEMENTED IN ACCORDANCE WITH O.S.H.A. STANDARDS.
5. 5'-0" MIN COVER SHALL BE APPLIED TO WATER MAIN OR SANITARY SEWER FORCE MAINS ONLY.

PIPE TRENCH DETAIL (TYPICAL)
SCALE: NOT TO SCALE



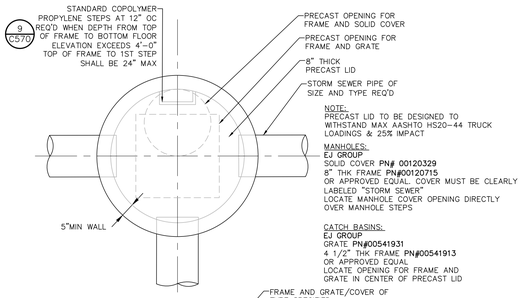
IN-LINE DRAIN DIMENSIONS					
BODY	ADAPTOR	B	C	E	MIN INV DEPTH
6"	6"	5.25"	4.21"	12.75"	2'-0"
8"	8"	7.25"	5.25"	13.25"	2'-1"
10"	6"	6.75"	4.21"	12.75"	2'-0"
10"	8"	6.50"	5.25"	13.25"	2'-1"
10"	10"	7.75"	6.08"	21.75"	3'-0"
12"	6"	11.50"	4.21"	12.75"	2'-0"
12"	8"	11.50"	5.25"	13.25"	3'-0"
12"	10"	11.25"	6.08"	21.75"	3'-4"
12"	12"	6.00"	6.45"	23.50"	3'-6"

IN-LINE DRAIN
SCALE: NOT TO SCALE



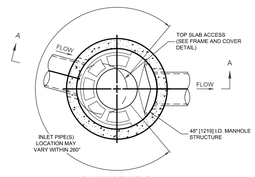
NOTE:
1. CASTINGS RATED STANDARD HS20-44 LOADING
2. MATERIAL SHALL CONFORM TO ASTM A48-CLASS 30B
3. PAINT: CASTINGS TO BE FURNISHED WITH A BLACK PAINT
4. IN-LINE DRAIN BY NYLOPLAST OR APPROVED EQUIVALENT
5. DRAIN AREA = 62.7 SQ. INCH

12" IN-LINE DRAIN & GRATE
SCALE: NOT TO SCALE

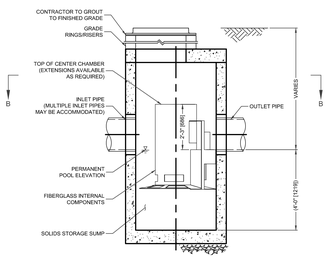


NOTES:
1. CATCH BASIN SHALL BE PRECAST CONCRETE, DESIGNED FOR HS20-44 VEHICULAR LOADING AND 25% IMPACT.
2. FRAME AND COVER SHALL BE DESIGNED FOR HS20-44 VEHICULAR LOADING & 25% IMPACT.
3. CONCRETE CATCH BASIN LID CLEAR OPENING DIMENSION MUST MATCH FRAME AND GRATE CLEAR OPENING DIMENSION.
4. CATCH BASINS HAVING A DEPTH GREATER THAN 48" FROM FINISHED SURFACE TO THE FLOOR OF THE CONCRETE BASE SHALL BE PROVIDED WITH STEPS.
5. BACKFILL USING TRENCH BACKFILL, COMPACTED IN 6" LIFTS.
6. SUMPS FOR CATCH BASINS SHALL BE 12".
7. ECCENTRIC CONE TOP CAN BE USED FOR MANHOLES DEPTH GREATER THAN 7 FEET.
8. SEE CHART FOR REQUIRED MANHOLES / CATCH BASINS DIAMETERS.
9. ALL PRECAST CONSTRUCTION IN ACCORDANCE W/ASTM C478

PRECAST CONCRETE CATCH BASIN/MANHOLE DETAIL
SCALE: NOT TO SCALE



PLAN VIEW B-B
NOT TO SCALE



ELEVATION A-A
NOT TO SCALE

CASCADE separator™

CASCADE SEPARATOR DESIGN NOTES
THE STANDARD CS-4 CONFIGURATION IS SHOWN. ALTERNATE CONFIGURATIONS ARE AVAILABLE AND ARE LISTED BELOW. SOME CONFIGURATIONS MAY BE COMBINED TO SUIT SITE REQUIREMENTS.
CONFIGURATION DESCRIPTION
GRATED INLET ONLY (NO INLET PIPE)
GRATED INLET WITH INLET PIPE OR PIPES
CURB INLET ONLY (NO INLET PIPE)
CURB INLET WITH INLET PIPE OR PIPES



FRAME AND COVER
(DIAMETER VARIES)
NOT TO SCALE

SITE SPECIFIC DATA REQUIREMENTS					
STRUCTURE ID				HYDRO 1	HYDRO 2
WATER QUALITY FLOW RATE (cfs [L/s])				0.91	0.65
UNIT TREATMENT FLOW RATE (cfs [L/s])				1.80	1.80
PEAK FLOW RATE (cfs [L/s])					
RETURN PERIOD OF PEAK FLOW (yrs)					
RIM ELEVATION					
PIPE DATA:	INVERT	MATERIAL	DIAMETER	DIAMETER	
INLET PIPE 1					
INLET PIPE 2					
OUTLET PIPE					
NOTES / SPECIAL REQUIREMENTS:					

GENERAL NOTES
1. CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
2. FOR SITE SPECIFIC DRAWINGS WITH DETAILED STRUCTURE DIMENSIONS AND WEIGHT, PLEASE CONTACT YOUR CONTECH ENGINEERED SOLUTIONS LLC REPRESENTATIVE. www.ContechES.com
3. CASCADE SEPARATOR WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING. CONTRACTOR TO CONFIRM STRUCTURE MEETS REQUIREMENTS OF PROJECT.
4. CASCADE SEPARATOR STRUCTURE SHALL MEET AASHTO HS20 LOAD RATING, ASSUMING EARTH COVER OF 0' - 2' [610], AND GROUNDWATER ELEVATION AT, OR BELOW, THE OUTLET PIPE INVERT ELEVATION, ENGINEER OF RECORD TO CONFIRM ACTUAL GROUNDWATER ELEVATION.
5. CASTINGS SHALL MEET AASHTO M306 AND BE CAST WITH THE CONTECH LOGO.
6. CASCADE SEPARATOR STRUCTURE SHALL BE PRECAST CONCRETE CONFORMING TO ASTM C478 AND AASHTO LOAD FACTOR DESIGN METHOD.
7. ALTERNATE UNITS ARE SHOWN IN MILLIMETERS [mm].

INSTALLATION NOTES
A. ANY SUB-BASE, BACKFILL DEPTH, AND/OR ANTI-FLOTATION PROVISIONS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY ENGINEER OF RECORD.
B. CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE CASCADE SEPARATOR MANHOLE STRUCTURE.
C. CONTRACTOR TO INSTALL JOINT SEALANT BETWEEN ALL STRUCTURE SECTIONS AND ASSEMBLE STRUCTURE.
D. CONTRACTOR TO PROVIDE, INSTALL AND GROUT INLET AND OUTLET PIPE(S). MATCH PIPE INVERTS WITH ELEVATIONS SHOWN. ALL PIPE CENTERLINES TO MATCH PIPE OPENING CENTERLINES.
E. CONTRACTOR TO TAKE APPROPRIATE MEASURES TO ASSURE UNIT IS WATER TIGHT, HOLDING WATER TO FLOWLINE INVERT MINIMUM. IT IS SUGGESTED THAT ALL JOINTS BELOW PIPE INVERTS ARE GROUTED.

CONTECH ENGINEERED SOLUTIONS LLC
9025 Centre Pointe Dr., Suite 400, West Chester, OH 45069
800-338-1122 513-645-7000 513-645-7993 FAX

CONTECH HYDRODYNAMIC SEPARATOR CS-4
SCALE: NOT TO SCALE

LaBella Powered by partnership.
21 Fox Street
Poughkeepsie, NY 12601
(845) 454-3980
labellapc.com

NOT FOR CONSTRUCTION
EXP: EXP:

CERTIFICATE OF AUTHORIZATION NUMBER:
PROFESSIONAL ENGINEERING: 0021272
LAND SURVEYING: 0021271
GEOLOGICAL: 0021659

It is a violation of New York Education Law Art. 145 Sec. 7209 & Art. 147 Sec. 7307, for any person, unless acting under the direction of a licensed architect, professional engineer, or land surveyor, to alter an item in any way. If an item bearing the seal of an architect, engineer, or land surveyor is altered; the altering architect, engineer, or land surveyor shall affix to the item their seal and notation "altered by" followed by their signature and date of such alteration, and a specific description of the alteration.

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Chai Developers
147 Union Street
Poughkeepsie, New York 12601

248 Tioronda Avenue
248 Tioronda Avenue
Beacon, New York 12508

Revisions		
NO.	DATE:	DESCRIPTION:
3	09/30/26	REVISED PER CITY COMMENTS
2	08/25/26	REVISED PER CITY COMMENTS
1	07/28/26	REVISED PER CITY COMMENTS

PROJECT NUMBER: 2260816
DRAWN BY: GMZ
REVIEWED BY: KGA
ISSUED FOR: ISSUED FOR PLANNING BOARD REVIEW
DATE: 06/30/26
DRAWING NAME:

STORM SEWER DETAILS

DRAWING NUMBER:

C540

9/30/2026 10:30:29 AM
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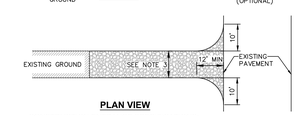
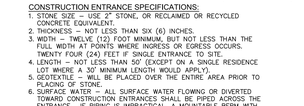


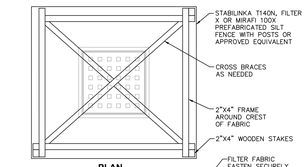


PLAN VIEW

CONSTRUCTION ENTRANCE SPECIFICATIONS:

1. STONE SIZE – USE 2" STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
2. THICKNESS – NOT LESS THAN SIX (6) INCHES.
3. WIDTH – TWELVE (12) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS. TWENTY FOUR (24) FEET IF SINGLE ENTRANCE TO SITE.
4. LENGTH – NOT LESS THAN 50' (EXCEPT ON A SINGLE RESIDENCE LOT WHERE A 30' MINIMUM LENGTH WOULD APPLY).
5. GEOTEXTILE – WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
6. SURFACE WATER – ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.
7. MAINTENANCE – THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
8. WASHING – WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHTS-OF-WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
9. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

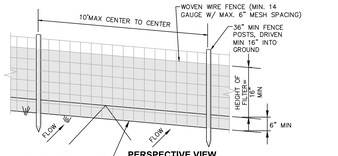
① STABILIZED CONSTRUCTION ENTRANCE DETAIL
SCALE: NOT TO SCALE



NOTES:

1. FILTER FABRIC SHALL HAVE AN EOS OF 40–85.
2. CUT FABRIC FROM CONTINUOUS ROLL TO ELIMINATE JOINTS. IF JOINTS ARE NEEDED, OVERLAP TO THE NEXT STAKE.
3. STAKE MATERIALS WILL BE STANDARD 2"x4" WOOD OR EQUIVALENT, WITH A MINIMUM LENGTH OF 3 FEET.
4. SPACE STAKES EVENLY AROUND INLET 3 FEET APART AND DRIVE MINIMUM 18" DEEP. SPANS GREATER THAN 3 FEET MAY BE BRIDGED WITH THE USE OF WIRE MESH BEHIND FABRIC FOR SUPPORT.
5. FABRIC SHALL BE EMBEDDED 1 FOOT MINIMUM BELOW GROUND AND BACKFILLED. IT SHALL BE SECURELY FASTENED TO THE STAKES AND FRAME.
6. A 2"x4" WOOD FRAME SHALL BE COMPLETED AROUND THE CREST OF THE FABRIC FOR OVERFLOW STABILITY.
7. MAXIMUM DRAINAGE AREA IS 1 ACRE.
8. INLET PROTECTION SHALL REMAIN IN–PLACE UNTIL SITE HAS BEEN STABILIZED.
9. ONCE BINDER COURSE IS PLACED INLET PROTECTION SHALL BE PROVIDED IN ACCORDANCE WITH DETAIL 6, SHEET SD3, "CATCH BASIN STONE AND BLOCK INLET PROTECTION."

OUT-OF PAVEMENT

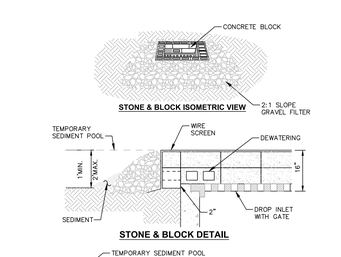


NOTES:

1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES. POSTS SHALL BE STEEL "T" OR "L" TYPE OR HARDWOOD.
2. FILTER FABRIC TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION. FENCE SHALL BE WOVEN WIRE, 6" MAX MESH OPENING.
3. WHEN TWO SECTIONS OF FILTER FABRIC ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY 6" AND FOLDED.
4. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIALS REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.
5. MAXIMUM DRAINAGE AREA FOR OVERLAND FLOW TO A SILT FENCE SHALL NOT EXCEED 1/4 ACRE PER 100 FEET OF FENCE.
6. SILT FENCE SHALL BE USED WHERE EROSION COULD OCCUR IN THE FORM OF SHEET EROSION.
7. SILT FENCE SHALL NOT BE USED WHEN A CONCENTRATION OF WATER IS FLOWING TO THE BARRIER.
8. MAXIMUM ALLOWABLE SLOPE LENGTHS CONTRIBUTING RUN-OFF TO A SILT FENCE ARE:

SLOPE STEEPNESS	MAXIMUM SLOPE LENGTH(FT)
2:1	25
3:1	50
4:1	75
5:1 OR FLATTER	100

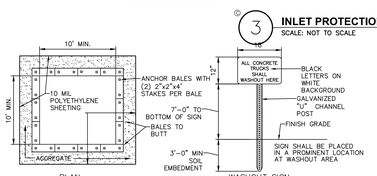
② SILT FENCE INSTALLATION DETAIL
SCALE: NOT TO SCALE



CONSTRUCTION SPECIFICATIONS:

1. LAY ONE BLOCK ON EACH SIDE OF THE STRUCTURE ON ITS SIDE FOR DEWATERING. FOUNDATION SHALL BE 2 INCHES MINIMUM BELOW REST OF INLET AND BLOCKS SHALL BE PLACED AGAINST INLET FOR SUPPORT.
2. HARDWARE CLOTH OR 1/2" WIRE MESH SHALL BE PLACED OVER BLOCK OPENINGS TO SUPPORT STONE.
3. USE CLEAN STONE OR GRAVEL 1/2–3/4 INCH IN DIAMETER PLACED 2 INCHES BELOW TOP OF THE BLOCK ON A 2:1 SLOPE OR FLATTER.
4. FOR STONE STRUCTURES ONLY, A 1 FOOT THICK LAYER OF THE FILTER STONE WILL BE PLACED AGAINST THE 3 INCH STONE AS SHOWN ON THE DRAWINGS. MAXIMUM DRAINAGE AREA 1 ACRE.
5. MAXIMUM DRAINAGE AREA IS 1 ACRE.

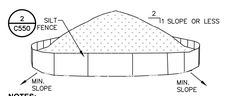
IN PAVEMENT



NOTES:

1. CONTAINMENT MUST BE STRUCTURALLY SOUND AND LEAK FREE AND CONTAIN ALL LIQUID WASTES.
2. CONTAINMENT DEVICES MUST BE OF SUFFICIENT QUANTITY OR VOLUME TO COMPLETELY CONTAIN THE LIQUID WASTES GENERATED.
3. WASHOUT MUST BE CLEANED OR NEW FACILITIES CONSTRUCTED AND READY TO USE ONCE WASHOUT IS 75% FULL. THIS INCLUDES REPLACEMENT OF THE 10 MIL POLYETHLENE SHEETING.
4. WASHOUT AREA(S) SHALL BE INSTALLED IN A LOCATION EASILY ACCESSIBLE BY CONCRETE TRUCKS.
5. ONE OR MORE AREAS MAY BE INSTALLED ON THE CONSTRUCTION SITE AND MAY BE RELOCATED AS CONSTRUCTION PROGRESSES.
6. AT LEAST WEEKLY, REMOVE ACCUMULATION OF SAND AND AGGREGATE AND DISPOSE OF PROPERLY.

④ CONCRETE WASHOUT AREA DETAIL
SCALE: NOT TO SCALE



NOTES:

1. AREA CHOSEN FOR STOCKPILING OPERATIONS SHALL BE DRY AND STABLE.
2. MAXIMUM SLOPE OF STOCKPILE SHALL BE 1V:2H.
3. UPON COMPLETION OF SOIL STOCKPILING, EACH PILE SHALL BE SURROUNDED WITH SILT FENCING, THEN STABILIZED WITH VEGETATION OR COVERED.
4. SEE SPECIFICATIONS FOR INSTALLATION OF SILT FENCE.

⑤ TEMPORARY SOIL STOCKPILE DETAIL
SCALE: NOT TO SCALE

SPDES GENERAL PERMIT GP-0-20-001 COMPLIANCE NOTES:

HAVE BEEN SUBMITTED AS A SET. THESE ENGINEERING DRAWINGS ARE CONSIDERED AN INTEGRAL PART OF THE SWPPP. THEREFORE THE PLAN SET IS NOT CONSIDERED COMPLETE WITHOUT THE SWPPP.

THIS PROJECT HAS NOT RECEIVED WRITTEN APPROVAL FROM CITY OF BEACON MS4 ALLOWING THE DISTURBANCE OF MORE THAN FIVE (5) ACRES OF LAND AT ANY ONE TIME. CONTRACTOR SHALL NOT DISTURB MORE THAN FIVE (5) ACRES AT ANY ONE TIME.

CONSTRUCTION SEQUENCING NOTES:

1. PRIOR TO COMMENCING ANY CLEARING, GRUBBING, EARTHWORK ACTIVITIES, ETC.AT THE SITE, THE CONTRACTOR SHALL FLAG THE WORK LIMITS AND SHALL INSTALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES (I.E. SILT FENCES, TREE PROTECTION/BARRIER FENCES, STABILIZED CONSTRUCTION ENTRANCES, STORM DRAIN SEDIMENT FILTERS, DRAINAGE DITCH SEDIMENT FILTERS, ETC.) INDICATED ON THE PROJECT DRAWINGS. TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES MUST BE CONSTRUCTED, STABILIZED, AND FUNCTIONAL BEFORE SITE DISTURBANCE BEGINS WITHIN THEIR TRIBUTARY AREAS.
2. THE CONTRACTOR SHALL CLEAR AND GRUB THE AREA OF THE STORMWATER MANAGEMENT FACILITIES. THIS AREA SHALL NOT EXCEED FIVE (5) ACRES IN EXTENT WITHOUT TEMPORARY STABILIZATION.
3. PRIOR TO COMMENCING CLEARING, GRUBBING AND/OR EARTHWORK ACTIVITIES IN ANY OTHER AREA OF THE SITE, THE CONTRACTOR SHALL INSTALL INLET AND OUTLET PROTECTION MEASURES (RIPRAP OVERFLOW WEIR(S), CULVERT INLET/OUTLET PROTECTION, ETC.) AND SHALL STABILIZE THE AREAS DISTURBED DURING THE CONSTRUCTION OF THE SEDIMENT BASIN.
4. THE CONTRACTOR SHALL INSTALL TEMPORARY DIVERSION MEASURES WITH ASSOCIATED STABILIZATION MEASURES (I.E., VEGETATIVE COVER, DRAINAGE DITCH SEDIMENT FILTERS, STORM DRAIN SEDIMENT FILTERS, ETC.)TO ASSURE THAT STORMWATER RUNOFF IS CONVEYED TO THE TEMPORARY SEDIMENT BASIN.
5. TEMPORARY DIVERSION MEASURES SHALL BE LOCATED IN A MANNER THAT WILL ASSURE THAT NO AREA TRIBUTARY TO EACH DIVERSION DOES NOT EXCEED FIVE (5) ACRES. THESE TEMPORARY DIVERSION MEASURES SHALL BE INSPECTED DAILY AND REPAIRED/STABILIZED AS NECESSARY TO MINIMIZE EROSION.
6. THE CONTRACTOR SHALL COMMENCE SITE CONSTRUCTION ACTIVITIES INCLUDING CLEARING & GRADING OF THE PROPOSED AREA OF DISTURBANCE AS REQUIRED.
7. INSTALL PROTECTIVE MEASURES AT THE LOCATIONS OF ALL GRATE INLETS, CURB INLETS, AND AT THE ENDS OF ALL EXPOSED STORM SEWER PIPES.
8. CONSTRUCT ALL UTILITIES, CURB AND GUTTER, GUTTER INLETS, AREA INLETS, AND STORM SEWER MANHOLES, AS SHOWN ON THE PLANS. INLET PROTECTION MAY BE REMOVED TEMPORARILY FOR THIS CONSTRUCTION. PLACE REQUIRED RIP-RAP AT LOCATIONS SHOWN ON THE PLANS.
9. FINALIZE PAVEMENT SUB-GRADE PREPARATION.
10. REMOVE PROTECTIVE MEASURES AROUND INLETS AND MANHOLES NO MORE THAN 24 HOURS PRIOR TO PLACING STABILIZED BASE COURSE.
11. INSTALL SUB-BASE MATERIAL AS REQUIRED FOR PAVEMENT.
12. PRIOR TO FINALIZING CONSTRUCTION OF THE STORMWATER MANAGEMENT FACILITY, ALL CATCH BASINS AND DRAINAGE LINES SHALL BE CLEANED OF ALL SILT AND SEDIMENT.
13. UPON COMPLETION OF SITE CONSTRUCTION ACTIVITIES, THE CONTRACTOR SHALL FINALIZE CONSTRUCTION OF THE STORMWATER MANAGEMENT FACILITY. CONTRACTOR SHALL FINISH GRADE THE FORBAY(S), AQUATIC BENCHES, AND WET POOL(S) AND STABILIZE AS INDICATED IN THE PROJECT DRAWINGS.
14. THE CONTRACTOR SHALL REMOVE ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES AND IMMEDIATELY ESTABLISH PERMANENT VEGETATION ON THE AREAS DISTURBED DURING THEIR REMOVAL.

EROSION AND SEDIMENT CONTROL MEASURES:

1. DAMAGE TO SURFACE WATERS RESULTING FROM EROSION AND SEDIMENTATION SHALL BE MINIMIZED BY STABILIZING DISTURBED AREAS AND BY REMOVING SEDIMENT FROM CONSTRUCTION SITE DISCHARGES.
2. AS MUCH AS IS PRACTICAL, EXISTING VEGETATION SHALL BE PRESERVED, FOLLOWING THE COMPLETION OF CONSTRUCTION ACTIVITIES IN ANY PORTION OF THE SITE, PERMANENT VEGETATION SHALL BE ESTABLISHED ON ALL EXPOSED SOILS
3. SITE PREPARATION ACTIVITIES SHALL BE PLANNED TO MINIMIZE THE SCOPE AND DURATION OF SOIL DISRUPTION.
4. PERMANENT TRAFFIC CORRIDORS SHALL BE ESTABLISHED AND "ROUTES OF CONVENIENCE" SHALL BE AVOIDED. STABILIZED CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT ALL POINTS OF ENTRY ONTO THE PROJECT SITE.

MAINTENANCE OF EROSION AND SEDIMENT CONTROL MEASURES:

PERMANENT AND TEMPORARY VEGETATION:
INSPECT ALL AREAS THAT HAVE RECEIVED VEGETATION EVERY SEVEN DAYS & AFTER EVERY RAIN EVENT. ALL AREAS DAMAGED BY EROSION OR WHERE SEED HAS NOT ESTABLISHED SHALL BE REPAIRED AND RESTABILIZED IMMEDIATELY.

STABILIZED CONSTRUCTION ENTRANCE:
INSPECT THE ENTRANCE PAD EVERY SEVEN DAYS & AFTER EVERY RAIN EVENT. CHECK FOR MUD, SEDIMENT BUILD-UP AND PAD INTEGRITY. MAKE DAILY INSPECTIONS DURING WET WEATHER. RESHAPE PAD AS NEEDED FOR DRAINAGE AND RUNOFF CONTROL, WASH AND REPLACE STONE AS NEEDED. THE STONE IN THE ENTRANCE SHOULD BE WASHED OR REPLACED WHENEVER THE ENTRANCE FAILS TO REDUCE MUD BEING CARRIED OFF-SITE BY VEHICLES. IMMEDIATELY REMOVE MUD AND SEDIMENT TRACKED OR WASHED ONTO PUBLIC ROADS BY BRUSHING OR SWEEPING. REMOVE TEMPORARY CONSTRUCTION ENTRANCE AS SOON AS THEY ARE NO LONGER NEEDED TO PROVIDE ACCESS TO THE SITE.

SILT FENCE:
INSPECT FOR DAMAGE EVERY SEVEN DAYS & AFTER EVERY RAIN EVENT. MAKE ALL REPAIRS IMMEDIATELY. REMOVE SEDIMENT FROM THE UP–SLOPE FACE OF THE FENCE BEFORE IT ACCUMULATES TO A HEIGHT EQUAL TO 1/3 THE HEIGHT OF THE FENCE. IF FENCE FABRIC TEARS, BEGINS TO DECOMPOSE, OR IN ANY WAY BECOMES INEFFECTIVE, REPLACE THE AFFECTED SECTION OF FENCE IMMEDIATELY.

SOIL STOCKPILE:
INSPECT SEDIMENT CONTROL BARRIERS (SILT FENCE OR HAY BALE) AND VEGETATION FOR DAMAGE EVERY SEVEN DAYS & AFTER EVERY RAIN EVENT. MAKE ALL REPAIRS IMMEDIATELY. REMOVE SEDIMENT FROM THE UP–SLOPE FACE OF THE SEDIMENT CONTROL BARRIER BEFORE IT ACCUMULATES TO A HEIGHT EQUAL TO 1/3 THE HEIGHT OF THE SEDIMENT CONTROL BARRIER. IF SEDIMENT CONTROL BARRIER TEARS, BEGINS TO DECOMPOSE, OR IN ANYWAY BECOMES INEFFECTIVE, REPLACE THE AFFECTED SECTION OF SEDIMENT CONTROL BARRIER IMMEDIATELY. REVEGETATE DISTURBED AREA TO STABILIZE SOIL STOCK PILE. REMOVE THE SEDIMENT CONTROL BARRIER WHEN THE SOIL STOCKPILE HAS BEEN REMOVED.

DUST CONTROL:
SCHEDULE CONSTRUCTION OPERATIONS TO MINIMIZE THE AMOUNT OF DISTURBED AREAS AT ANY ONE TIME DURING THE COURSE OF WORK. APPLY TEMPORARY SOIL STABILIZATION PRACTICES SUCH AS MULCHING, SODDING, AND SPRAYING (WATER). STRUCTURAL MEASURES (MULCH, SEEDING) SHALL BE INSTALLED IN DISTURBED AREAS BEFORE SIGNIFICANT PROBLEMS DEVELOP. WATER SHALL BE SPRAYED AS NEEDED. REPEAT AS NEEDED, BUT AVOID EXCESSIVE SPRAYING, WHICH COULD CREATE RUNOFF AND EROSION PROBLEMS.

EROSION CONTROL BLANKET:
INSPECT THE BLANKET EVERY SEVEN DAYS & AFTER EVERY RAIN EVENT. REPLACE WIRE STAPLES AS REQUIRED REPAIR AND RESEED WHERE CRACKS AND DAMAGED VEGETATION IS EVIDENT. WHEN DAMAGED BEYOND REPAIR OR NO LONGER FUNCTIONING, THE BLANKET SHALL BE REPLACED.

TEMPORARY SWALE:
INSPECT ALL EARTH DIKES EVERY SEVEN DAYS & AFTER EVERY RAIN EVENT. ALL AREAS DAMAGED BY EROSION SHALL BE REPAIRED IMMEDIATELY.

STORM DRAIN INLET PROTECTION:
INSPECT ALL STORM DRAIN INLET PROTECTION DEVICES EVERY SEVEN DAYS & AFTER EVERY RAIN EVENT. MAKE REPAIRS AS NEEDED, REMOVE SEDIMENT FROM THE POOL AREA AS NECESSARY.

DEWATERING PITS:
(IF REQUIRED) – INSPECT DAILY DURING OPERATION FOR CLOGGING OR OVERFLOW. CLEAR INLET AND DISCHARGE PIPES OF OBSTRUCTIONS. IF A FILTER MATERIAL BECOMES CLOGGED WITH SEDIMENT, PIT SHALL BE DISMANTLED AND CONSTRUCT NEW PITS AS NEEDED.

SNOW AND ICE CONTROL:
PARKING LOTS, ROADWAYS, AND DRIVEWAYS ADJACENT TO WATER QUALITY FILTERS SHALL NOT BE SANDED DURING SNOW EVENTS DUE TO HIGH POTENTIAL FOR CLOGGING FROM SAND IN SURFACE WATER RUNOFF. USE SALT ONLY FOR SNOW AND ICE CONTROL.

GENERAL EROSION AND SEDIMENT CONTROL NOTES:

1. ALL EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE IN STRICT COMPLIANCE WITH "NEW YORK STATE STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL", NOVEMBER 2016.
2. EXCESS SOIL TO BE STOCKPILED WITHIN THE LIMITS OF SITE DISTURBANCE IF NOT USED IMMEDIATELY FOR GRADING PURPOSES. INSTALL SILT FENCE AROUND SOIL STOCKPILES.
3. APPLY SURFACE STABILIZATION AND RESTORATION MEASURES. AREAS UNDERGOING CLEARING OR GRADING AND ANY AREAS DISTURBED BY CONSTRUCTION ACTIVITIES WHERE WORK IS DELAYED, SUSPENDED, OR INCOMPLETE AND WILL NOT BE REDISTURBED FOR 21 DAYS OR MORE SHALL BE STABILIZED WITH TEMPORARY VEGETATIVE COVER WITHIN 14 DAYS AFTER CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS CEASED. (SEE SPECIFICATIONS FOR TEMPORARY VEGETATIVE COVER). AREAS UNDERGOING CLEARING OR GRADING AND ANY AREAS DISTURBED BY CONSTRUCTION ACTIVITIES WHERE WORK IS COMPLETE AND WILL NOT BE REDISTURBED SHALL BE STABILIZED AND RESTORED WITH PERMANENT VEGETATIVE COVER AS SOON AS SITE AREAS ARE AVAILABLE AND WITHIN 14 DAYS AFTER WORK IS COMPLETE. (SEE SPECIFICATIONS FOR PERMANENT VEGETATIVE COVER). SEEDING FOR PERMANENT VEGETATIVE COVER SHALL BE WITHIN THE SEASONAL LIMITATIONS. PROVIDE STABILIZATION WITH TEMPORARY VEGETATIVE COVER WITHIN 14 DAYS AFTER WORK IS COMPLETE, FOR SEEDING OUTSIDE PERMITTED SEEDING PERIODS.
4. SEEDED AREAS TO BE MULCHED WITH STRAW OR HAY MULCH IN ACCORDANCE WITH VEGETATIVE COVER SPECIFICATIONS.
5. THE CONTRACTOR IS RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ALL EROSION AND SEDIMENT CONTROL MEASURES THROUGHOUT THE COURSE OF CONSTRUCTION.
6. THE CONTRACTOR IS RESPONSIBLE FOR CONTROLLING DUST BY SPRINKLING EXPOSED SOIL AREAS PERIODICALLY WITH WATER AS REQUIRED. THE CONTRACTOR IS TO SUPPLY ALL EQUIPMENT AND WATER.
7. WHEN ALL DISTURBED AREAS ARE STABLE, ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED.

TOPSOIL SPECIFICATIONS:

1. EXISTING EXCESS TOPSOIL SHALL BE REMOVED AND STORED IN TOPSOIL STOCKPILES SUFFICIENTLY REMOVED FROM OTHER EXCAVATION OR DISTURBANCE TO AVOID MIXING. SILT FENCE SHALL BE INSTALLED AROUND TOPSOIL STOCKPILE AREAS.

SITE PREPARATION:

1. COMPLETE ROUGH GRADING AND FINAL GRADE, ALLOWING FOR DEPTH OF TOPSOIL TO BE ADDED.
2. SCARIFY ALL COMPACT, SLOWLY PERMEABLE, MEDIUM AND FINE TEXTURED SUBSOIL AREAS. SCARIFY AT APPROXIMATELY RIGHT ANGLES TO THE SLOPE DIRECTION IN SOIL AREAS THAT ARE STEEPER THAN 5%.
3. REMOVE REFUSE, WOODY PLANT PARTS, STONES OVER 3 INCHES IN DIAMETER, AND OTHER LITTER.

TOPSOIL MATERIALS:

1. NEW TOPSOIL SHALL BE BETTER THAN OR EQUAL TO THE QUALITY OF THE EXISTING ADJACENT TOPSOIL. IT SHALL MEET THE FOLLOWING CRITERIA:
   A. ORIGINAL LOAM TOPSOIL, MELL DRAINED HOMOGENEOUS TEXTURE AND OF UNIFORM GRADE, WITHOUT THE ADMIXTURE OF SUBSOIL MATERIAL AND FREE OF DENSE MATERIAL, HARDPAN, CLAY, STONES, SOD OR OTHER UNDESIRABLE MATERIAL.
   B. CONTAINING NOT LESS THAN 5% NOR MORE THAN 20% ORGANIC MATTER IN THAT PORTION OF A SAMPLING PASSING A 1/4" SIEVE WHEN DETERMINED BY THE WET COMBUSTION METHOD ON A SAMPLE DRIED AT 105°C.
   C. CONTAINING A PH VALUE WITHIN THE RANGE OF 6.5 TO 7.5 ON THAT PORTION OF THE SAMPLE WHICH PASSES A 1/4" SIEVE.
   D. CONTAINING THE FOLLOWING WASHED GRADATIONS:

SIEVE DESIGNATION	% PASSING
1"	100
1/4"	97–100
NO 200	20–60

APPLICATION AND GRADING:

1. TOPSOIL SHALL BE DISTRIBUTED TO A UNIFORM DEPTH OF 4" OVER THE AREA. IT SHALL NOT BE PLACED WHEN IT IS FROZEN, MUDDY, OR ON FROZEN SLOPES OR OVER ICE, SNOW, OR STANDING WATER.
2. TOPSOIL PLACED AND GRADED ON SLOPES STEEPER THAN 5% SHALL BE PROMPTLY FERTILIZED, SEEDED, MULCHED AND STABILIZED BY "TRACKING" WITH SUITABLE EQUIPMENT.

VEGETATIVE COVER SPECIFICATIONS:

TEMPORARY VEGETATIVE COVER (DURING CONSTRUCTION):

1. SITE PREPARATION
   (SAME AS PERMANENT VEGETATIVE COVER)
2. SEED MIX: (APPLY AT RATE OF 3 TO 4 LBS PER 1000 SF)

AMOUNT BY: WEIGHT	SPECIES OR VARIETY	MINIMUM % PURITY	% GERMINATION
100%	ANNUAL RYEGRASS	98%	90%

3. SEEDING
   (SAME AS PERMANENT VEGETATIVE COVER)

PERMANENT VEGETATIVE COVER (AFTER CONSTRUCTION):

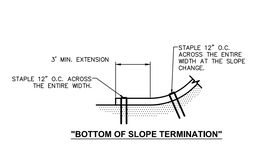
1. SITE PREPARATION
   A. BRING AREA TO BE SEEDED TO REQUIRED GRADE. A MINIMUM OF 4" OF TOPSOIL IS REQUIRED.
   B. PREPARE SEEDBED BY LOOSENING SOIL TO A DEPTH OF 4 INCHES.
   C. REMOVE ALL STONES OVER 1 INCH IN DIAMETER, STICKS AND FOREIGN MATTER FROM THE SURFACE.
   D. LIME TO PH OF 6.5.
   E. FERTILIZER: USE 5–10–5 (NPK) OR EQUIVALENT. APPLY AT RATE OF 4 LBS/1000 SF.
   F. INCORPORATE LIME AND FERTILIZER IN THE TOP 4 INCHES OF TOPSOIL.
   G. SMOOTH AND FIRM THE SEEDBED.
2. SEED MIXTURE FOR USE ON LAWN AREAS, LOW–MAINTENANCE AREAS AND BIORETENTION AREAS: PROVIDE FRESH, CLEAN, NEW–CROP SEED MIXED IN THE PROPORTIONS SPECIFIED FOR SPECIES AND VARIETY, AND CONFORMING TO FEDERAL AND STATE STANDARDS.
   A. LAWN SEED MIX: (APPLY AT RATE OF 6 TO 8 LBS PER 1000 SF WITH COVER CROP OF TEMPORARY SEED AT 2 TO 3 LBS PER 1000 SF)

ECO–LAWN*. AMOUNT BY: WEIGHT	SPECIES OR VARIETY	MINIMUM % PURITY	% GERMINATION
20%	SR5250 CREEPING RED FESCUE	95%	80%
20%	SR5150 CHEWINGS FESCUE	95%	80%
20%	SHORELINE SLENDER CREEPING RED FESCUE	95%	85%
20%	QUATRO SHEEP FESCUE	95%	85%
20%	SR3210 BLUE FESCUE	95%	80%
100%			

   *STANDARD OF QUALITY: ECO–LAWN SEED MIX MANUFACTURED BY WILDFLOWER FARM COLDWATER, ON, CA OR APPROVED EQUAL.
   B. BIORETENTION AREA SEED MIX: NATIVE DETENTION AREA MIX – ERNMX–183, MANUFACTURED BY ERNST SEEDS, MEADVILLE, PA OR APPROVED EQUAL.
      i. APPLICATION RATE: 0.5 LBS PER 1000 SF WITH COVER CROP OF GRAIN RYE (FALL SEDING) OR JAPANESE MILLET (SPRING–SUMMER SEEDING), SEEDING RATES AND METHOD PER MANUFACTURER'S DIRECTION.
3. SEEDING (LAWN AREAS):
   A. APPLY SEED UNIFORMLY BY CYCLONE SEEDER CULTI–PACKER OR HYDRO–SEEDER AT RATE INDICATED.
   B. ALL SEEDED AREAS SHALL BE PROTECTED FROM EROSION BY ONE OF THE FOLLOWING METHODS:
      i. A UNIFORM BLANKET OF STRAW APPLIED AT A RATE OF 2 TONS /ACRE MIN., TO BE APPLIED ONCE SEEDING IS COMPLETE.
      ii. WOOD FIBER CELLULOSE APPLIED WITH SEED MIX BY HYDROSEEDER AT RATE OF 2,000 LBS/ACRE.
   C. ALL SEEDED SLOPES 3:1 OR GREATER SHALL BE PROTECTED FROM EROSION WITH JUTE MESH OR APPROVED EQUAL.
   D. IRRIGATE TO FULLY SATURATE SOIL LAYER, BUT NOT TO DISLODGE PLANTING SOIL.
   E. UNLESS OTHERWISE DIRECTED IN WRITING, SEED FROM MARCH 15TH TO JUNE 15TH, AND FROM AUGUST 15TH TO OCTOBER 15TH.

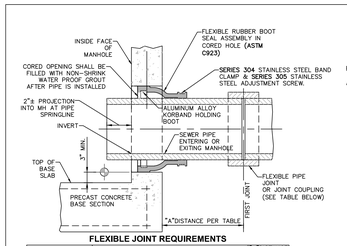
COMPACTION REQUIREMENTS

LOCATION	COMPACTION	TESTING FREQUENCY
PIPE TRENCH BACKFILL (IN PAVED AREAS)	95% ASTM D1557	1 SERIES OF TESTS FOR EACH 150 FT OR LESS OF TRENCH LENGTH. SERIES INCLUDE 3 COMPACTION TESTS SPREAD EVENLY ALONG TRENCH PROFILE.
PIPE TRENCH BACKFILL (IN UNPAVED AREAS)	90% ASTM D1557	1 SERIES OF TESTS FOR EACH 150 LF OR LESS OF TRENCH LENGTH. SERIES INCLUDE 3 COMPACTION TESTS SPREAD EVENLY ALONG TRENCH PROFILE.
PIPE BEDDING AND PIPE ZONE BACKFILL	95% ASTM D1557	1 TEST FOR EACH 150 FT OR LESS OF TRENCH LENGTH
PAVEMENT SUBBASE AND LAST LIFT OF SELECT GRANULAR FILL (FILL BETWEEN SHEET PILES)	95% ASTM D1557	1 TEST FOR EVERY 2,000 SQ FT, OF LIFT AREA BUT NO FEWER THAN TWO TESTS PER LIFT



NOTES:

1. PREPARE THE TOPSOIL (SEEDBED) FIRST BY RAKING, SHAPING, FINE GRADING, COMPACTING, SEEDING & FERTILIZING THE SLOPES.
2. USE THE TRENCHING & ANCHORING PROCEDURES DETAILED HEREI

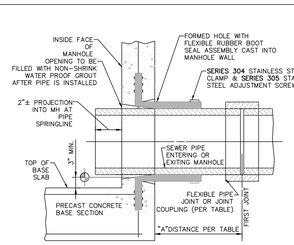


FLEXIBLE JOINT REQUIREMENTS

SEWER PIPE TYPE	FLEXIBLE JOINT TYPE IN & OUT	"A"DISTANCE (FEET)
DUCTILE IRON	STD RUBBER GASKET PIPE JOINT ONLY	10" MAX
PVC	STD RUBBER GASKET PIPE JOINT ONLY	3" MAX

NOTE:
REFERENCE MANHOLE DETAIL(S) FOR REQUIRED INVERT CHANNEL CONFIGURATION.

① **PIPE CONNECTION TO MANHOLE-PRECAST OR CORED HOLE W/ INSERTED FLEXIBLE BOOT**
SCALE: NOT TO SCALE



FLEXIBLE JOINT REQUIREMENTS

SEWER PIPE TYPE	FLEXIBLE JOINT TYPE IN & OUT	"A"DISTANCE (FEET)
DUCTILE IRON	STD RUBBER GASKET PIPE JOINT ONLY	10" MAX
PVC	STD RUBBER GASKET PIPE JOINT ONLY	3" MAX

NOTE:
REFERENCE MANHOLE DETAIL(S) FOR REQUIRED INVERT CHANNEL CONFIGURATION.

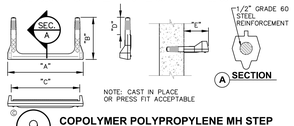
② **PIPE CONNECTION TO MANHOLE-FLEXIBLE RUBBER BOOT CAST INTO MANHOLE WALL**
SCALE: NOT TO SCALE

ACCEPTABLE MANHOLE STEPS

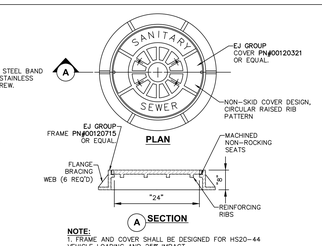
MANUFACTURER	PATTERN NUMBER	"A" STEP WIDTH	"B" LEG LENGTH	"C" RUNG CLEAR	"D" EMBED-MENT	"E" RUNG CLEAR
M.A. INDUSTRIES INC*	PS2-PF	14 3/4	9 1/4	13 3/4	3 3/8	5 7/8
M.A. INDUSTRIES INC*	PS2-PFS	14 3/4	8 1/4	13 3/4	3 3/8	4 7/8

* OR EQUIVALENT

MH STEP DESIGN AND INSTALLATION SHALL COMPLY WITH ALL OSHA REGULATIONS

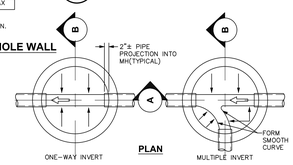


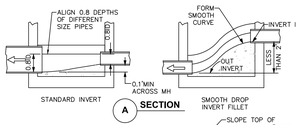
⑨ **COPOLYMER POLYPROPYLENE MH STEP**
SCALE: NOT TO SCALE

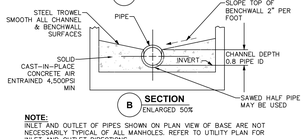


NOTE:
1. FRAME AND COVER SHALL BE DESIGNED FOR HS20-44 VEHICLE LOADING AND 25% IMPACT.

③ **HEAVY DUTY STANDARD CAST IRON MH COVER**
SCALE: NOT TO SCALE

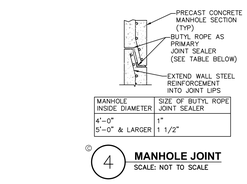






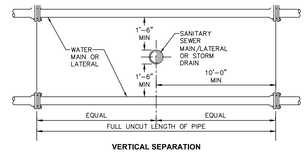
NOTE:
INLET AND OUTLET OF PIPES SHOWN ON PLAN VIEW OF BASE ARE NOT NECESSARILY TYPICAL OF ALL MANHOLES. REFER TO UTILITY PLAN FOR INLET AND OUTLET DIRECTIONS.

⑦ **INVERT, CHANNEL AND BENCHWALLS**
SCALE: NOT TO SCALE



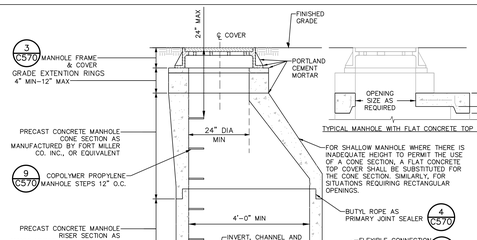
MANHOLE INSIDE DIAMETER	SIZE OF BUTYL ROPE JOINT SEALER
4'-0"	1"
5'-0" & LARGER	1 1/2"

④ **MANHOLE JOINT**
SCALE: NOT TO SCALE



NOTES:
1. NO DEVIATION IN THE SEPARATION REQUIREMENTS WILL BE PERMITTED WITHOUT THE EXPRESS APPROVAL OF THE NYS HEALTH DEPARTMENT, OFFSETTING OF WATERLINE SHALL BE REQUIRED WHERE SEPARATION DISTANCES CANNOT BE MAINTAINED.
2. WHEN IT IS IMPOSSIBLE TO OBTAIN VERTICAL SEPARATION AS INDICATED ABOVE, BOTH THE WATER MAIN AND THE SEWER MAIN SHALL BE CONSTRUCTED OF MECHANICAL JOINT, DUCTILE IRON PIPE OR PVC WATER WORKS GRADE PRESSURE PIPE FOR 10' EACH SIDE OF CROSSING AND SHALL BE PRESSURE TESTED TO 150psi TO ASSURE WATER TIGHTNESS.

⑧ **SANITARY/STORM SEWER AND WATERMAIN SEPARATION DETAIL**
SCALE: NOT TO SCALE

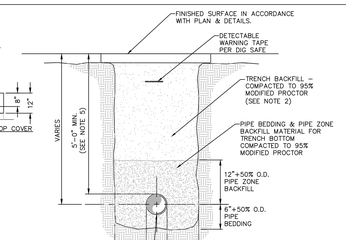


NOTES: USE ONLY WET-CAST UNITS. DRY-CAST NOT ACCEPTABLE

CONE DIMENSIONS	
DIAM. OPENING	HEIGHT
24"	24" OR 42"
30"	34"

2. INVERT SHALL BE FILLETED.
3. REINFORCEMENT FOR MANHOLE COMPONENTS SHALL BE DESIGNED BY A LICENSED NEW YORK STATE PROFESSIONAL ENGINEER PRIOR TO CONSTRUCTION. SHOP DRAWINGS SHALL BE SUBMITTED FOR REVIEW. STRUCTURE SHALL BE DESIGNED FOR HS20-44 VEHICULAR LOADING PLUS 25% IMPACT.
4. CONCRETE TO TEST **4,500 PSI** AT 28 DAYS IN CONFORMANCE WITH **A.S.T.M. C-478.**
5. BENCH SHALL BE BUILT FOR FLOW BETWEEN INLET AND OUTLET.
6. EACH MANHOLE EXTERIOR SHALL RECEIVE TWO BITUMINOUS COATS.

⑤ **PRECAST CONCRETE MANHOLE**
SCALE: NOT TO SCALE



NOTES:
1. PIPE BEDDING & PIPE ZONE BACKFILL SHALL BE A NATURAL RUN-OF-BANK (R.O.B.) SAND OR A MIXTURE OF CRUSHED STONE AND GRAVEL, FREE OF SOFT, NONDURABLE PARTICLES, ORGANIC MATERIALS AND ELONGATED PARTICLES, AND SHALL BE WELL GRADED FROM FINE TO COARSE PARTICLES. BEDDING GRADATIONS SHALL BE APPROVED BY THE ENGINEER AND SHALL MEET THE FOLLOWING GRADATION REQUIREMENTS:

SIEVE DESIGNATION	% PASSING
3/4"	100%
NO. 40	0-70%
NO. 200	0-10%

2. TRENCH BACKFILL SHALL BE A NATURAL RUN-OF-BANK (R.O.B.) OR PROCESSED GRAVEL, OR EXCAVATED MATERIAL FREE OF SOFT, NONDURABLE PARTICLES, ORGANIC MATERIALS AND ELONGATED PARTICLES, AND SHALL BE WELL GRADED FROM FINE TO COARSE PARTICLES. TRENCH BACKFILL GRADATIONS SHALL BE APPROVED BY THE ENGINEER AND SHALL MEET THE FOLLOWING GRADATION REQUIREMENTS:

SIEVE DESIGNATION	% PASSING
4"	100%
NO. 40	0-70%
NO. 200	0-10%

IN NON-TRAFFIC UNPAVED AREAS TRENCH BACKFILL CAN BE MATERIALS EXCAVATED FROM THE TRENCH AS APPROVED BY THE ENGINEER AND COMPACTED TO 90% MODIFIED PROCTOR.

3. INSTALL CONTINUOUS DETECTABLE MARKING TAPE DURING BACKFILLING OF TRENCH FOR UNDERGROUND PIPING. LOCATE TAPE 12" BELOW FINISHED GRADE, DIRECTLY OVER PIPING, EXCEPT 6" BELOW SUBGRADE UNDER PAVEMENTS & SLAB.
4. TRENCHING SHALL BE IMPLEMENTED IN ACCORDANCE WITH O.S.H.A. STANDARDS.
5. 5'-0" MIN COVER SHALL BE APPLIED TO WATER MAIN OR SANITARY SEWER FORCE MAINS ONLY.

⑥ **PIPE TRENCH DETAIL (TYPICAL)**
SCALE: NOT TO SCALE

POTABLE WATER NOTES

1. THE CONTRACTOR SHALL CONTACT THE CITY OF BEACON WATER DEPARTMENT 48 HOURS BEFORE STARTING WORK AS WELL AS 48 HOURS PRIOR TO CONNECTIONS TO THE CITY WATER SYSTEM.
2. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL FIELD VERIFY EXISTING WATER CONNECTION AND ALL PROPOSED UTILITY CROSSINGS AND IF NECESSARY EXCAVATE TEST PITS TO DETERMINE DEPTH AND CONDITION OF EXISTING UTILITIES.
3. THE CONTRACTOR SHALL EXPOSE THE EXISTING WATER MAIN AT THE CONNECTION POINT FOR WATER DEPARTMENT INSPECTION. THE CONTRACTOR SHALL UTILIZE A RESTRAINED JOINT METHOD AS APPROVED BY THE WATER DEPARTMENT.
4. ALL WATER LINES SHALL BE DUCTILE IRON PIPE, CLASS 52 TYTON PUSH ON GASKETED JOINT BY U.S. PIPE OR EQUAL UNLESS OTHERWISE SPECIFIED BY OR APPROVED BY THE WATER DEPARTMENT. RESTRAINED JOINTING SHALL EMPLOY "MEGALUG" CONNECTIONS, LOCK-JOINT PIPE, OR AS ALTERNATIVELY SPECIFIED BY THE WATER DEPARTMENT AND ACCORDING TO THE RESTRAINT SCHEDULE HEREIN. ALL WATER PIPING CONSTRUCTION SHALL BE TO THE SPECIFICATIONS OF THE WATER DEPARTMENT.
5. THE WATER LINE MAY BE FLEXED WITHIN PIPE SPECIFICATIONS OR LAID DEEPER IN AREAS WHERE CROSSINGS WITH THE SANITARY LINE OCCUR, TO ACHIEVE THE REQUIRED 1.5' VERTICAL SEPARATION DISTANCE. IF THIS DISTANCE CANNOT BE REASONABLY ACHIEVED, THE CONTRACTOR SHALL CUT AND JOINT THE PIPE LINES 10' IN EACH DIRECTION. (SEE WATERLINE OFFSET DETAIL FOR FURTHER INFORMATION).
6. ALL NEW WATER MAIN INSTALLATIONS SHALL BE HYDROSTATICALLY TESTED PER AWWA STANDARD C 600(LATEST REVISION) AT A PRESSURE OF 150 PSI, OR 1.25 TIMES THE WORKING PRESSURE OF THE SYSTEM AS A MINIMUM. ALLOWABLE LEAKAGE OF THIS TEST SHALL BE AS DEFINED IN SECTION 5.2 OF SAID AWWA SPECIFICATION.
7. APPROVED AND TESTED WATER MAIN SHALL BE DISINFECTED PER AWWA SECTION C651, AS DIRECTED BY THE WATER DEPARTMENT AND ENGINEER. THE TABLET METHOD FOR DISINFECTION SHALL NOT BE ACCEPTED.
8. THE FACILITY WILL BE CONSTRUCTED WITH WATER CONSERVING PLUMBING FIXTURES.
9. THE WATERMAIN IS TO BE INSTALLED AT A CONTINUOUS GRADE WITH NO ABRUPT HIGH OR LOW POINTS.
10. RELOCATE HYDRANT, WATER VALVES, AND PIPING AS REQUIRED BY FINAL FIELD CONDITIONS AND AS APPROVED BY THE WATER DEPARTMENT. POTENTIAL CONFLICTS WITH PROPOSED DRAINAGE IMPROVEMENTS OR OTHER UTILITIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER.
11. ALL POTABLE WATERMAIN PIPES SHALL BE 8" DIAMETER-CLASS 52 DUCTILE IRON PIPE. ALL 4" DIAMETER WATER SERVICE LINES SHALL BE – CLASS 52 DUCTILE IRON AND ALL 2" DIAMETER WATER SERVICE LINES SHALL BE TYPE K COPPER, UNLESS OTHERWISE NOTED. SERVICE MAIN CONNECTION SIZE SHALL BE AS INDICATED ON THE PLANS.
12. REGULATORY AGENCY SHALL BE DEFINED, UNLESS OTHERWISE INDICATED, AS THE CITY OF BEACON WATER DEPARTMENT, THE DUTCHESS COUNTY DEPARTMENT OF HEALTH (DCDOH), AND CITY ENGINEER.
13. POTABLE WATER LINES IN BUILDING SHALL BE PROTECTED FROM FIRE SERVICE LINES WITH APPROPRIATE BACKFLOW PREVENTION PER DOH, NFPA, OR OTHER APPLICABLE CODE AND SHALL BE APPROVED SEPARATELY FROM THESE PLANS.

DUTCHESS COUNTY STANDARD NOTES FOR WATER SYSTEMS:

THE DESIGN, CONSTRUCTION AND INSTALLATION SHALL BE IN ACCORDANCE WITH THIS PLAN AND GENERALLY ACCEPTED STANDARDS IN EFFECT AT THE TIME OF CONSTRUCTION WHICH INCLUDE:
- "NEW YORK STATE DESIGN STANDARDS FOR INTERMEDIATE SIZED WASTEWATER TREATMENT SYSTEMS", NYSDEC
- "RECOMMENDED STANDARDS FOR SEWAGE TREATMENT WORKS, (TEN STATES)."
- "RECOMMENDED STANDARDS FOR WATER WORKS, (TEN STATES)."
- "NEW YORK STATE DEPARTMENT OF HEATH AND DUTCHESS COUNTY ENVIRONMENTAL HEALTH SERVICES DIVISION POLICIES, PROCEDURES AND STANDARDS."
- "DUTCHESS COUNTY AND NEW YORK STATE SANITARY CODES."
- "DUTCHESS COUNTY ENVIRONMENTAL HEALTH SERVICES DIVISION CERTIFICATE OF APPROVAL LETTER."

THIS PLAN IS APPROVED AS MEETING THE APPROPRIATE AND APPLIED TECHNICAL STANDARDS, GUIDELINES, POLICIES AND PROCEDURES FOR ARRANGEMENT OF SEWAGE DISPOSAL AND WATER SUPPLY FACILITIES.

UPON COMPLETION OF THE FACILITIES, THE FINISHED WORKS SHALL BE INSPECTED, TESTED, AND CERTIFIED COMPLETE TO THE DC EHSD BY THE NEW YORK STATE LICENSED PROFESSIONAL ENGINEER SUPERVISING CONSTRUCTION. NO PART OF THE FACILITIES SHALL BE PLACED INTO SERVICE UNTIL ACCEPTED BY THE DC EHSD.

APPROVAL OF ANY PLAN(S) OR AMENDMENT THERETO SHALL BE VALID FOR A PERIOD OF FIVE (5) YEARS FROM THE DATE OF APPROVAL. FOLLOWING THE EXPIRATION OF SAID APPROVAL, THE PLAN(S) SHALL BE RE-SUBMITTED TO THE COMMISSIONER OF HEALTH FOR CONSIDERATION FOR RE-APPROVAL. RE-SUBMISSION OR REVISED SUBMISSION OF PLANS AND/OR ASSOCIATED DOCUMENTS SHALL BE SUBJECT TO COMPLIANCE WITH THE TECHNICAL STANDARDS, GUIDELINES, POLICIES AND PROCEDURES IN EFFECT AT THE TIME OF THE RE-SUBMISSION.

NO CELLAR, FOOTING, FLOOR, GARAGE, COOLER OR ROOF DRAINS SHALL BE DISCHARGED INTO THE SEWAGE COLLECTION SYSTEM.

ALL BUILDINGS SHALL BE CONSTRUCTED AT AN ELEVATION HIGH ENOUGH TO ENSURE GRAVITY FLOW TO THE SEWAGE COLLECTION SYSTEM.

ALL REQUIRED EROSION & SEDIMENT CONTROL AND STORMWATER POLLUTION PREVENTION WATER QUALITY & QUANTITY CONTROL STRUCTURES, PERMANENT AND TEMPORARY, ARE SHOWN ON THE PLANS.

THE DC EHSD SHALL BE NOTIFIED SIXTY DAYS PRIOR TO ANY CHANGE IN USE; USE CHANGES MAY REQUIRE RE-APPROVAL BY THE DC EHSD.

NO BUILDINGS ARE TO BE OCCUPIED AND THE NEW WATER SYSTEM SHALL NOT BE PLACED INTO SERVICE, UNTIL A "COMPLETED WORKS APPROVAL" IS USED UNDER SECTION 5-1.22(D) OF PART 5 OF THE NEW YORK STATE SANITARY CODE (10NYCRR5)

NO BUILDINGS ARE TO BE OCCUPIED AND THE NEW WASTEWATER COLLECTION SYSTEM SHALL NOT BE PLACED INTO SERVICE UNTIL, A "CERTIFICATE OF CONSTRUCTION COMPLIANCE" IS ISSUED UNDER SECTION 19.7 OF ARTICLE 19 OF THE DUTCHESS COUNTY SANITARY CODE

ALL SERVICE LINES ARE THE RESPONSIBILITY OF THE OWNER UP TO THE PROPERTY LINE. THE WATER AND SEWER COMPANIES SHALL BE RESPONSIBLE FOR ALL VALVES AND PIPES WHICH ARE NOT ON THE OWNER'S PROPERTY.

THE UNDERSIGNED OWNERS OF THE PROPERTY HEREON STATE THAT THEY ARE FAMILIAR WITH THIS MAP, ITS CONTENTS AND ITS LEGENDS AND HEREBY CONSENT TO ALL SAID TERMS AND CONDITIONS STATES HEREON.

WATER MAIN DISINFECTION NOTES

1. APPROVED AND TESTED WATER MAIN SHALL BE DISINFECTED PER A.W.W.A. SECTION C651.
2. THE CONTRACTOR SHALL NOTIFY THE CITY OF BEACON WATER DEPARTMENT AND THE PROJECT ENGINEER 48 HOURS PRIOR TO DISINFECTING THE SERVICE LINES.
3. DISINFECTED WATER MUST REMAIN IN THE MAINS FOR A MINIMUM OF 24 HOURS BEFORE BEING THOROUGHLY FLUSHED OUT.
4. WATER SERVICE LINES SHALL BE DISINFECTED AS PER AWWA SECTION C651 WHERE:
   A. CHLORINE CONCENTRATION IN WATER LINES SHALL BE NO LESS THAN 50 MG/L AT START OF 24-HOUR TEST.
   B. CHLORINE RESIDUAL SHALL BE NO LESS THAN 10 MG/L AT END OF TEST.
5. PRIOR TO RECEIVING CERTIFICATE OF OCCUPANCY, A TOTAL OF TWO (2) SETS OF MICRO BIOLOGICAL SAMPLES SHALL BE COLLECTED. EACH SET SHALL BE FROM BOTH ENDS AND THE MIDDLE OF THE NEW DISTRIBUTION SYSTEM. SAMPLING OF SETS SHALL BE 24 HOURS APART. ALL LINES SHALL NOT BE USED UNTIL ALL MICRO BIOLOGICAL SAMPLES ARE ACCEPTED BY THE DUTCHESS COUNTY HEALTH DEPARTMENT. RESULTS OF ALL MICRO BIOLOGICAL TESTING SHALL BE SUBMITTED TO THE DUTCHESS COUNTY HEALTH DEPARTMENT ALONG WITH ENGINEERS CERTIFICATE OF COMPLETION.

ADDITIONAL NOTES FOR RESIDENTIAL

WITH CENTRAL UTILITIES

1. THAT, NO BUILDINGS ARE TO BE OCCUPIED AND THE NEW WATER SYSTEM SHALL NOT BE PLACED INTO SERVICE, UNTIL A "COMPLETED WORKS APPROVAL" IS ISSUED UNDER SECTION 5-1.22(d) OF PART 5 OF THE NEW YORK SANITARY CODE (10NYCRR5)
2. THAT, NO BUILDINGS ARE TO BE OCCUPIED AND THE NEW WASTEWATER COLLECTION SYSTEM SHALL NOT BE PLACED INTO SERVICE UNTIL, A "CERTIFICATE OF CONSTRUCTION COMPLIANCE" IS ISSUED UNDER SECTION 19.7 OF ARTICLE 19 OF THE DUTCHESS COUNTY SANITARY CODE.

WATER MAIN PRESSURE TESTING NOTES

1. THE CONTRACTOR SHALL NOTIFY THE CITY OF BEACON WATER DEPARTMENT, THE CITY ENGINEER AND THE PROJECT ENGINEER 48 HOURS PRIOR TO TESTING THE SERVICE LINES.
2. THE CONTRACTOR SHALL FURNISH ALL LABOR, MATERIALS AND EQUIPMENT NECESSARY FOR ANY AND ALL PIPE TAPS REQUIRED FOR TESTING AS SPECIFIED.
3. ALL NEW WATER MAIN INSTALLATIONS SHALL BE HYDROSTATICALLY TESTED PER A.W.W.A. STANDARD C600 (LATEST REVISION) AT A PRESSURE OF 150 PSI, OR 1.25 TIMES THE WORKING PRESSURE OF THE SYSTEM AS A MINIMUM. ALLOWABLE LEAKAGE OF THIS TEST SHALL BE AS DEFINED IN SECTION 5.2 OF REFERENCED A.W.W.A. SPECIFICATION.

ALLOWABLE LEAKAGE FOR WATER MAIN $L = \frac{SD\sqrt{P}}{148,000}$

WHERE:
L = ALLOWABLE LEAKAGE, (GPH)
S = LENGTH OF PIPE TESTED (FEET)
D = NOMINAL DIAMETER (INCHES)
P = AVERAGE TEST PRESSURE (150 PSI)

4. PRIOR TO RECEIVING CERTIFICATE OF OCCUPANCY, RESULTS OF ALL LEAKAGE TESTING SHALL BE SUBMITTED TO THE DUTCHESS COUNTY HEALTH DEPARTMENT ALONG WITH ENGINEERS CERTIFICATE OF COMPLETION.

ADDITIONAL NOTES FOR RESIDENTIAL

WITH CENTRAL UTILITIES

1. THAT, NO BUILDINGS ARE TO BE OCCUPIED AND THE NEW WATER SYSTEM SHALL NOT BE PLACED INTO SERVICE, UNTIL A "COMPLETED WORKS APPROVAL" IS USED UNDER SECTION 5-1.22(D) OF PART 5 OF THE NEW YORK STATE SANITARY CODE (10NYCRR5)
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MANHOLES AND OTHER BELOW GRADE STRUCTURES:

1. STRUCTURAL DESIGN FOR MANHOLES AND OTHER BELOW-GRADE PRECAST CONCRETE STRUCTURES:
   A. NON-TRAFFIC LOADS:
      BELOW GRADE PRECAST CONCRETE STRUCTURES SHALL BE DESIGNED TO WITHSTAND LOADS IMPOSED BY STRUCTURE WEIGHT, EARTH COVER, LATERAL PRESSURE FROM EARTH AND GROUND WATER, AND LIVE LOADS SUCH AS PEDESTRIAN TRAFFIC OR MACHINERY ON OR ABOVE THE STRUCTURE; AND
   B. TRAFFIC LOADS:
      BELOW GRADE PRECAST CONCRETE STRUCTURES SHALL BE DESIGNED TO ALSO WITHSTAND TRAFFIC LOADS CREATED BY AN HS20-44 TRUCK PLUS 25% IMPACT AS DEFINED IN THE LATEST EDITION OF THE AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS (AASHTO) DESIGN STANDARDS.
2. MATERIAL WHICH SHALL BE UTILIZED IN THE CONSTRUCTION OF PRECAST CONCRETE STRUCTURES:
   CEMENT: ASTM C-150, TYPES I,II,III,V
   SAND: NYSDOT STD. SPEC. **SECTION NO. 703-0** CONCRETE SAND
   STONE: NYSDOT STD. SPEC. **SECTION NO. 703-02** COARSE AGGREGATE
   STEEL BAR REINFORCEMENT: **ASTM A615,** GRADE 60
   WIRE MESH REINFORCEMENT: **ASTM A185** PLAIN
   CONCRETE STRENGTH (28 DAY): **4,500** PSI (F'C)
   ENTRAINED AIR: 5% MIN.
3. ALL CASTINGS (FRAMES AND COVERS, FRAMES AND GRATES, ETC.) FOR USE IN CONJUNCTION WITH MANHOLES AND OTHER BELOW GRADE STRUCTURES SHALL BE MANUFACTURED FROM GRAY IRON OR DUCTILE IRON. GRAY IRON SHALL CONFORM WITH ASTM A 48, CLASS 30B AND DUCTILE IRON SHALL CONFORM WITH **ASTM A 536** AND BE OF A GRADE APPROPRIATE TO ITS INTENDED USE.
4. ALL CASTINGS (FRAMES AND COVERS, FRAMES AND GRATES, ETC.) FOR USE IN CONJUNCTION WITH MANHOLES AND OTHER BELOW GRADE STRUCTURES SHALL BE DESIGNED TO WITHSTAND AASHTO HS 20-44 HIGHWAY LOADING PLUS 25% IMPACT.
5. ALL ASTM REFERENCES SHALL BE FOR THE LATEST ACTIVE STANDARD.

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UPON COMPLETION OF THE FACILITIES, THE FINISHED WORKS SHALL BE INSPECTED, TESTED, AND CERTIFIED COMPLETE TO THE DC EHSD BY THE NEW YORK STATE LICENSED PROFESSIONAL ENGINEER SUPERVISING CONSTRUCTION. NO PART OF THE FACILITIES SHALL BE PLACED INTO SERVICE UNTIL ACCEPTED BY THE DC EHSD.

APPROVAL OF ANY PLAN(S) OR AMENDMENT THERETO SHALL BE VALID FOR A PERIOD OF FIVE (5) YEARS FROM THE DATE OF APPROVAL. FOLLOWING THE EXPIRATION OF SAID APPROVAL, THE PLAN(S) SHALL BE RE-SUBMITTED TO THE COMMISSIONER OF HEALTH FOR CONSIDERATION FOR RE-APPROVAL. RE-SUBMISSION OR REVISED SUBMISSION OF PLANS AND/OR ASSOCIATED DOCUMENTS SHALL BE SUBJECT TO COMPLIANCE WITH THE TECHNICAL STANDARDS, GUIDELINES, POLICIES AND PROCEDURES IN EFFECT AT THE TIME OF THE RE-SUBMISSION.

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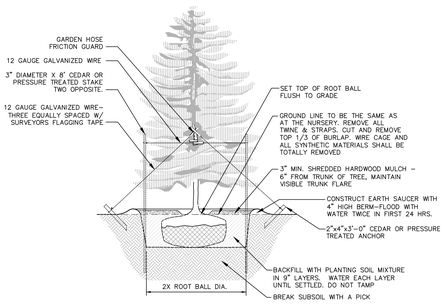
ALL SERVICE LINES ARE THE RESPONSIBILITY OF THE OWNER UP TO THE PROPERTY LINE. THE WATER AND SEWER COMPANIES SHALL BE RESPONSIBLE FOR ALL VALVES AND PIPES WHICH ARE NOT ON THE OWNER'S PROPERTY.

THE UNDERSIGNED OWNERS OF THE PROPERTY HEREON STATE THAT THEY ARE FAMILIAR WITH THIS MAP, ITS CONTENTS AND ITS LEGENDS AND HEREBY CONSENT TO ALL SAID TERMS AND CONDITIONS STATES HEREON.

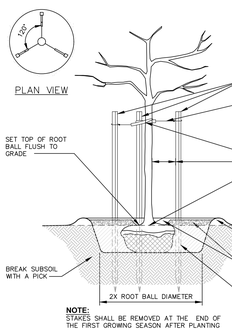
SANITARY SEWER NOTES

1. FINAL SEWER COLLECTION SYSTEM IS SUBJECT TO REVIEW, REVISION AND APPROVAL BY THE CITY OF BEACON SEWER DEPARTMENT, THE DCDOH, AND THE TOWN ENGINEER.
2. ALL PROPOSED SANITARY SEWER FORCE MAINS SHALL BE PRESSURE TESTED TO 100 PSIG OR 1.5x THE WORKING PRESSURE OF THE SYSTEM.
3. ALL SANITARY SEWER FORCE MAINS SHALL



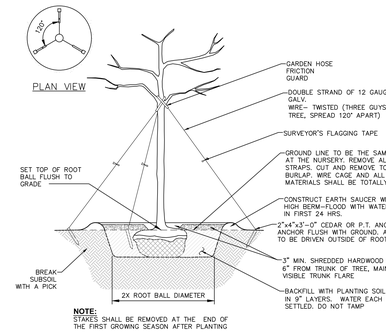
NOTES:
1. SPRAY WITH ANTIDESICCANT IN ACCORDANCE WITH MFG.'S RECOMMENDATIONS.
2. TREES LESS THAN 3" CALIPER SHALL BE STAKED.
3. TREES GREATER THAN 3" CALIPER AND UP SHALL BE GUYED AND ANCHORED.
4. STAKES SHALL BE REMOVED AT THE END OF THE FIRST GROWING SEASON AFTER PLANTING.

① **EVERGREEN PLANTING DETAIL**
SCALE: NOT TO SCALE



NOTE:
STAKES SHALL BE REMOVED AT THE END OF THE FIRST GROWING SEASON AFTER PLANTING

② **PLANTING AND GUYING DETAILS-FOR TREES SMALLER THAN 3" CALIPER, BALLED AND BURLAPPED**
SCALE: NOT TO SCALE



NOTE:
STAKES SHALL BE REMOVED AT THE END OF THE FIRST GROWING SEASON AFTER PLANTING

③ **PLANTING AND GUYING DETAILS-FOR TREES 3" CALIPER AND LARGER, BALLED AND BURLAPPED**
SCALE: NOT TO SCALE

LANDSCAPING NOTES:

1. THE LANDSCAPE CONTRACTOR SHALL CAREFULLY COORDINATE CONSTRUCTION ACTIVITIES WITH THAT OF THE EARTHWORK CONTRACTOR AND OTHER SITE DEVELOPMENT.
2. THE CONTRACTOR SHALL VERIFY DRAWING DIMENSIONS WITH ACTUAL FIELD CONDITIONS AND INSPECT RELATED WORK AND ADJACENT SURFACES. THE CONTRACTOR SHALL VERIFY THE ACCURACY OF ALL FINISH GRADES WITHIN THE WORK AREA. THE CONTRACTOR SHALL REPORT TO THE LANDSCAPE ARCHITECT/ENGINEER AND OWNER CONDITIONS WHICH PREVENT PROPER EXECUTION OF THIS WORK.
3. THE EXACT LOCATION OF ALL EXISTING UTILITIES, STRUCTURES AND UNDERGROUND UTILITIES, WHICH MAY NOT BE INDICATED ON THE DRAWINGS, SHALL BE DETERMINED BY THE CONTRACTOR. THE CONTRACTOR SHALL PROTECT EXISTING STRUCTURES AND UTILITY SERVICES AND IS RESPONSIBLE FOR THEIR REPLACEMENT IF DAMAGED.
4. THE CONTRACTOR SHALL KEEP THE PREMISES FREE FROM RUBBISH AND ALL DEBRIS ALL TIMES AND SHALL ARRANGE MATERIAL STORAGE SO AS NOT TO INTERFERE WITH THE OPERATION OF THE PROJECT. ALL UNUSED MATERIALS, RUBBISH AND DEBRIS SHALL BE REMOVED FROM THE SITE.
5. NO TREES OR SHRUBS SHALL BE PLANTED ON EXISTING OR PROPOSED UTILITY LINES
6. QUALITY ASSURANCE:
   A. NOMENCLATURE: PLANT NAMES SHALL CONFORM TO THE LATEST EDITION OF "STANDARDIZED PLANT NAMES" AS ADOPTED BY THE AMERICAN JOINT COMMITTEE ON HORTICULTURAL NOMENCLATURE.
   B. SIZE AND GRADING: PLANT SIZES AND GRADING SHALL CONFORM TO THE LATEST EDITION OF "AMERICAN STANDARD FOR NURSERY STOCK" AS SPONSORED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, INC (AAN), UNLESS OTHERWISE SPECIFIED.
   C. NURSERY SOURCE: OBTAIN FRESHLY DUG, HEALTHY, VIGOROUS PLANTS NURSERY GROWN UNDER CLIMACTIC CONDITIONS SIMILAR TO THOSE IN THE LOCALITY OF PROJECT FOR A MINIMUM OF 2 YEARS. PLANTS SHALL HAVE BEEN LINED OUT ROWS, ANNUALLY CULTIVATED, SPRAYED, PRUNED AND FERTILIZED IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICE. ALL PLANTS SHALL HAVE BEEN TRANSPLANTED OR ROOT PRUNED AT LEAST ONCE IN THE PAST 3 YEARS. BALLED AND BURLAPPED PLANTS MUST COME FROM SOIL WHICH WILL HOLD A FIRM ROOT BALL. HEELED IN PLANTS AND PLANTS FROM COLD STORAGE ARE NOT ACCEPTABLE.
   D. SUBSTITUTIONS: DO NOT MAKE SUBSTITUTIONS OF TREES AND/OR SHRUB MATERIALS. IF REQUIRED LANDSCAPE MATERIAL IS NOT OBTAINABLE, SUBMIT PROOF OF NON–AVAILABILITY AND PROPOSAL FOR USE OF EQUIVALENT MATERIAL. WHEN AUTHORIZED, ADJUSTMENTS OF CONTRACT AMOUNT (IF ANY) WILL BE MADE BY CHANGE ORDER.
7. SEEDING & PLANTING SEASONS AND TIMING CONDITIONS:
   A. UNLESS OTHERWISE DIRECTED IN WRITING, SEED LAWNS FROM MARCH 15 TO JUNE 15, AND FROM AUGUST 15 TO OCTOBER 15.
   B. UNLESS OTHERWISE DIRECTED IN WRITING PLANT TREES AND SHRUBS FROM MARCH 15 TO JUNE 1, AND FROM AUGUST 15 TO OCTOBER 30.
   C. AREAS UNDERGOING CLEARING OR GRADING AND ANY AREAS DISTURBED BY CONSTRUCTION ACTIVITIES WHERE LAWNS OR PLANTINGS ARE TO BE ESTABLISHED AND WORK IS COMPLETE, SHALL BE RESTORED WITH PERMANENT VEGETATIVE COVER AS SOON AS SITE AREAS ARE AVAILABLE AND WITHIN 14 DAYS AFTER WORK IS COMPLETE; WORK SHALL BE WITHIN THE SEASONAL LIMITATIONS FOR EACH KIND OF LANDSCAPE WORK REQUIRED. PROVIDE STABILIZATION WITH TEMPORARY VEGETATIVE COVER (TOPSOIL AND TEMPORARY COVER SEED MIX) WITHIN 14 DAYS AFTER WORK IS COMPLETE, FOR SEEDING OUTSIDE PERMITTED SEEDING PERIODS.
8. PRODUCTS:
   A. TOPSOIL
      i. EXISTING EXCESS TOPSOIL SHALL BE REMOVED AND STORED IN TOPSOIL STOCKPILES SUFFICIENTLY REMOVED FROM OTHER EXCAVATION OR DISTURBANCE TO AVOID MIXING. SILT FENCE SHALL BE INSTALLED AROUND TOPSOIL STOCKPILE AREAS.
      ii. IMPORTED TOPSOIL: PROVIDE TOPSOIL CONFORMING TO THE FOLLOWING:
      a. LOAM TOPSOIL, WELL DRAINED HOMOGENEOUS TEXTURE AND OF UNIFORM GRADE, WITHOUT THE ADMIXTURE OF SUBSOIL MATERIAL AND FREE OF DEBRIS, MATERIAL, HARDPAN, CLAY, STONES, SOD OR OTHER OBJECTIONABLE MATERIAL.
      b. CONTAINING NOT LESS THAN 5% NOR MORE THAN 20% ORGANIC MATTER IN THAT PORTION OF A SAMPLING PASSING A 1/4" SIEVE WHEN DETERMINED BY THE WET COMBUSTION METHOD ON A SAMPLE DRIED AT 105°C.
      c. CONTAINING A PH VALUE WITHIN THE RANGE OF 6.5 TO 7.5 ON THAT PORTION OF THE SAMPLE WHICH PASSES A 1/4" SIEVE.
      d. CONTAINING THE FOLLOWING WASHED GRADATIONS:

SIEVE DESIGNATION	% PASSING
1"	100
1/4"	97–100
NO 200	20–60

      iii. SITE PREPARATION:
      a. COMPLETE ROUGH GRADING AND FINAL GRADE, ALLOWING FOR DEPTH OF TOPSOIL TO BE ADDED.
      b. SCARIFY ALL COMPACT, SLOWLY PERMEABLE, MEDIUM AND FINE TEXTURED SUBSOIL AREAS. SCARIFY AT APPROXIMATELY RIGHT ANGLES TO THE SLOPE DIRECTION IN SOIL AREAS THAT ARE STEEPER THAN 5%.
      c. REMOVE REFUSE, WOODY PLANT PARTS, STONES OVER 3 INCHES IN DIAMETER AND OTHER LITTER.
      iv. TOPSOIL MATERIALS:
      a. NEW TOPSOIL SHALL BE BETTER THAN OR EQUAL TO THE QUALITY OF THE EXISTING ADJACENT TOPSOIL. IT SHALL MEET THE FOLLOWING CRITERIA:
1. ORIGINAL LOAM TOPSOIL, WELL DRAINED HOMOGENEOUS TEXTURE AND OF UNIFORM GRADE, WITHOUT THE ADMIXTURE OF SUBSOIL MATERIAL AND FREE OF DENSE MATERIAL HARDPAN, CLAY, STONES, SOD OR OTHER OBJECTIONABLE MATERIAL.
2. CONTAINING NOT LESS THAN 5% NOR MORE THAN 20% ORGANIC MATTER IN THAT PORTION OF A SAMPLING PASSING A 1/4" SIEVE WHEN DETERMINED BY THE WET COMBUSTION METHOD ON A SAMPLE DRIED AT 105°C.
3. CONTAINING A PH VALUE WITHIN THE RANGE OF 6.5 TO 7.5 ON THAT PORTION OF SAMPLE WHICH PASSES A 1/4" SIEVE.
4. CONTAINING THE FOLLOWING WASHED GRADATIONS:

SIEVE DESIGNATION	% PASSING
1"	100
1/4"	97–100
NO 200	20–60

      v. APPLICATION AND GRADING:
      a. TOPSOIL SHALL BE DISTRIBUTED TO A UNIFORM DEPTH OF 4" OVER THE AREA. IT SHALL NOT BE PLACED WHEN IT IS PARTLY FROZEN, MUDDY, OR ON FROZEN SLOPES OR OVER ICE, SNOW, OR STANDING WATER.
      b. TOPSOIL PLACED AND GRADED ON SLOPES STEEPER THAN 5% SHALL BE PROMPTLY FERTILIZED, SEEDED, MULCHED AND STABILIZED BY "TRACKING" WITH SUITABLE EQUIPMENT.
   B. SEED MIXTURE:
      PROVIDE FRESH, CLEAN, NEW–CROP SEED MIXED IN THE PROPORTIONS SPECIFIED FOR SPECIES AND VARIETY, AND CONFORMING TO FEDERAL AND STATE STANDARDS. PROVIDE THE FOLLOWING MIXTURES:
      i. LAWN SEED MIX
      ECO–LAWN:
      AMOUNT BY: MINIMUM %

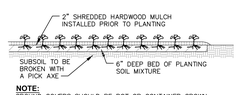
WEIGHT	SPECIES OR VARIETY	PURITY	GERMINATION
20%	SR5250 CREEPING RED FESCUE	95%	80%
20%	SR5150 CHEWINGS FESCUE	95%	80%
20%	SHORELINE SLENDER CREEPING RED FESCUE	95%	85%
20%	QUATRO SHEEP FESCUE	95%	85%
20%	SR3210 BLUE FESCUE	95%	80%
100%			

      *STANDARD OF QUALITY: ECO–LAWN SEED MIX MANUFACTURED BY WILDFLOWER FARM COLDWATER, ON, CA OR APPROVED EQUAL
      ii TEMPORARY COVER SEED MIX
      AMOUNT BY: MINIMUM %

WEIGHT	SPECIES OR VARIETY	PURITY	GERMINATION
100%	ANNUAL RYEGRASS	98%	90%

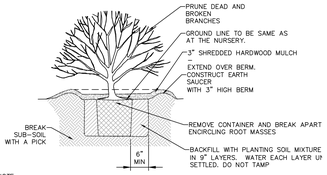
      iii. BIORETENTION AREA SEED MIX: NATIVE DETENTION AREA MIX, ERN–MX–183 AS MANUFACTURED BY ERNST SEEDS, MEADVILLE, PA OR APPROVED EQUAL.
   C. LIME: NATURAL LIMESTONE CONTAINING AT LEAST 85% OF TOTAL CARBONATES, GROUND TO SUCH FINENESS THAT AT LEAST 90% PASSES A 10–MESH SIEVE AND AT LEAST 50% PASSES A 100–MESH SIEVE.
   D. FERTILIZER:
      i. FOR STARTER FERTILIZING: COMMERCIAL STARTER FERTILIZER, GRANULAR, NONBURNING PRODUCT CONTAINING 5% NITROGEN, 10% AVAILABLE PHOSPHORUS, AND 5% WATER SOLUABLE POTASH (5–10–5).
      ii. FOR FINAL FERTILIZING: IF APPLIED IN SPRING SEASON, SHALL BE A SLOW RELEASE COMMERCIAL FERTILIZER, GRANULAR, WITH 3–1–2 NPK. IF APPLIED IN FALL SEASON, SHALL BE AS SPECIFIED IN (8.D.I) ABOVE.
   E. TREES, SHRUBS, GROUND COVERS, PERENNIALS, ANNUALS:
      i. PLANTING SOIL MIXTURE: SHALL BE PREMIXED IN BULK, AND CONTAIN THE FOLLOWING BY VOLUME:
         30 PARTS TOPSOIL
         10 PARTS PEAT
         1 PART BONE MEAL
      ii. PEAT: BROWN TO BLACK IN COLOR, WEED AND SEED FREE, DRIED SPHAGNUM PEAT, CONTAINING NOT MORE THAN 9% MINERAL ON A DRY BASIS AND CONFORMING TO NYSDOT 713–15.
      iii. BONE MEAL: FINELY GROUND, RAW, MINIMUM 4% NITROGEN AND 20% PHOSPHORIC ACID. IT SHALL BE DELIVERED IN SEALED BAGS SHOWING THE MANUFACTURER'S GUARANTEED ANALYSIS.
   F. STAKES: 8 FEET LONG, 3 INCH DIA. CEDAR OR P.T. WOOD STAKES.
   G. HOSE: NEW, 2–PLY GARDEN HOSE NOT LESS THAN 1/2 INCH IN DIAMETER.
   H. WEED CONTROL FABRIC: SOIL CHECK AS MANUFACTURED BY BRIGHTON BYPRODUCTS CO. INC, NEW BRIGHTON, PA; MIRASCAPE OR MIRAFI GEOSYNTHETIC PRODUCTS, NORCROSS, PA, OR APPROVED EQUIVALENT.
   I. MULCH:
      i. LAWN AREAS
      OAT OR WHEAT STRAW, FREE OF WEEDS. AN ALTERNATIVE IS WOOD FIBER CELLULOSE IF HYDROSEEDING IS USED.
      ii. PLANT BED AREAS
      GROUND OR SHREDDED HARDWOOD BARK, UNCOLORED. NO PIECES OVER 2 INCHES GREATEST DIMENSION. FREE FROM SAWDUST.

EXECUTION:
A. LANDSCAPE WORK SHALL BE UNDERTAKEN AS SOON AS SITE AREAS ARE AVAILABLE.
B. TOPSOIL SHALL BE SPREAD NO LESS THAN 4" OVER SUB–GRADE MATERIAL. SOIL AMENDMENTS SHALL BE THOROUGHLY MIXED INTO THE TOP 4" OF TOPSOIL, FOLLOWING THE SPECIFICATIONS STATED BELOW.
C. PERFORM FINE GRADING TO FINISHED ELEVATION ONLY IMMEDIATELY PRIOR TO PLANTING. PLANTING AREAS SHALL BE GRADED TO A SMOOTH, EVEN SURFACE, FREE OF DEPRESSIONS OR RIDGES WITH A UNIFORM LOOSE, FINE TEXTURE.
D. FERTILIZING:
   i. THE SOIL SHALL BE TESTED FOR PH AND LIME ADDED AS NECESSARY. ALL AMENDMENTS SHALL BE CHECKED AND APPROVED BY LANDSCAPE ARCHITECT BEFORE AMENDMENTS ARE MADE.
   ii. APPLY FERTILIZER AT RATE OF 4 LBS/1000 SF FOR LAWN AREAS.
E. LAWN:
   i. LAWN SEED MIX: SEED AT THE RATE OF 6 TO 8 LBS PER 1,000 SF.
   ii. TEMPORARY COVER SEED MIX: SEED AT THE RATE OF 3 TO 4 LBS PER 1,000 SF.
   iii. TEMPORARY COVER SEED MIX TO BE APPLIED ONLY FOR LATE FALL OR SUMMER SOIL STABILIZATION OUTSIDE ALLOWED SEEDING PERIODS.



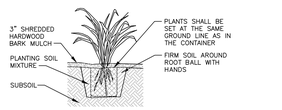
NOTE:
GROUND COVERS SHOULD BE POT OR CONTAINER GROWN.

④ **GROUND COVER/ ANNUAL PLUG PLANTING**
SCALE: NOT TO SCALE



NOTE:
SPRAY WITH ANTI DESICCANT IN ACCORDANCE WITH MFG'S RECOMMENDATIONS IF FOLIAGE IS PRESENT.

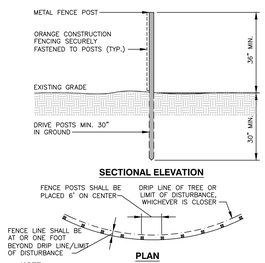
⑤ **SHRUB PLANTING DETAIL FOR CONTAINERIZED SHRUBS**
SCALE: NOT TO SCALE



SECTIONAL ELEVATION

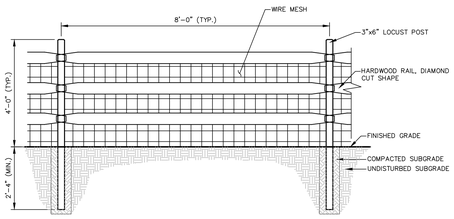
NOTES:
1. SPADED PLANTING SOIL MIX (4"–6" DEPTH), ADD FERTILIZER WHEN MIXING. DO NOT COMPACT AFTER PLANTING.
2. WATER THOROUGHLY AFTER PLANTING.
3. PROVIDE WELL DRAINING SUBSOIL WHEN SOIL IS HEAVY OR COMPACTED.
4. PLANTS SHALL BE REMOVED FROM ALL CONTAINERS WHEN PLANTED, UNLESS OTHERWISE STATED IN THE PLANT SCHEDULE.

⑥ **CONTAINERIZED PERENNIAL PLANTING DETAIL**
SCALE: NOT TO SCALE



NOTE:
SEE LANDSCAPING PLAN FOR ADDITIONAL TREE PROTECTION NOTES.

⑦ **TREE PROTECTION FENCING DETAIL**
SCALE: NOT TO SCALE



⑧ **SPLIT RAIL FENCE DETAIL**
SCALE: NOT TO SCALE

LaBella
Powered by partnership.
21 Fox Street
Poughkeepsie, NY 12601
(845) 454-3980
labellapc.com

NOT FOR CONSTRUCTION
EXP: EXP:

CERTIFICATE OF AUTHORIZATION NUMBER:
PROFESSIONAL ENGINEERING: 0021272
LAND SURVEYING: 0021271
GEOLOGICAL: 0021659

It is a violation of New York Education Law Art. 145 Sec. 7209 & Art. 147 Sec. 7307, for any person, unless acting under the direction of a licensed architect, professional engineer, or land surveyor, to alter an item in any way. If an item bearing the seal of an architect, engineer, or land surveyor is altered; the altering architect, engineer, or land surveyor shall affix to the item their seal and notation "altered by" followed by their signature and date of such alteration, and a specific description of the alteration.

© 2026 LaBella Associates

Chai Developers
147 Union Street
Poughkeepsie, New York 12601

248 Tioronda Avenue
248 Tioronda Avenue
Beacon, New York 12508

NO:	DATE:	DESCRIPTION:
3	09/30/26	REVISED PER CITY COMMENTS
2	08/25/26	REVISED PER CITY COMMENTS
1	07/28/26	REVISED PER CITY COMMENTS

Revisions

PROJECT NUMBER: 2260816
DRAWN BY: GMZ
REVIEWED BY: KGA
ISSUED FOR: ISSUED FOR PLANNING BOARD REVIEW
DATE: 06/30/26
DRAWING NAME:

LANDSCAPING DETAILS AND NOTES

DRAWING NUMBER:

C580

9/30/2026 10:33:16 AM
\\cdsrv\Land Engdocs\Chazen\Projects\81700s\81799\81779\LDM\Builders B-2-RB\DWG\81_C580_81779LDG_LAND.dwg

City of Beacon Planning Board Agenda
10/14/2026

Title:

Consider request for one (1) 90-day extension of Subdivision Approval, 30-90 Mason Circle, Mixed-Use Commercial and Residential, submitted by Beacon Lofts Member, LLC.

ATTACHMENTS

Beacon Lofts PB 10.14.26 Subdivision Extension Request.pdf

Civil & Environmental Engineering Consultants
174 Main Street, Beacon, New York 12508 (Main Office and Mailing Address)
13 Chambers Street, Newburgh, NY 12550 (Satellite Office)
Phone: 845-440-6926
www.HudsonLandDesign.com

September 30, 2026

Hon. John Gunn, Chairman and Members of the Planning Board
City of Beacon Planning Board
1 Municipal Plaza
Beacon, New York 12508

Re: 2026 Beacon Lofts Proposed Subdivision
Beacon Lofts Member, LLC - Applicant
30-90 Mason Circle (LI and HDLO Overlay districts)
Tax Parcel: 6055-04-590165, ±8.072 ac.
City of Beacon, NY

Dear Chairman Gunn and Members of the Planning Board:

We are writing on behalf of the Applicant, Beacon Lofts Member, LLC, the owner of the above referenced Property, to request a ninety (90) day extension of the Planning Board's Subdivision Approval, which was adopted on April 14, 2026 (filed in the City Clerk's Office on April 17, 2026), to submit proof of compliance with all conditions of approval. A copy of the Approval Resolution is annexed to this letter.

Pursuant to Condition B.9 on page 5 of the Approval Resolution "Conditional approval of the Final Subdivision Plat shall expire one hundred eighty (180) days from the date of the adoption of this Resolution unless all items in Condition A above have been certified as completed and the Final Plat has been submitted for endorsement by the Planning Board Chairman, or unless a written request for an extension of Final Subdivision Plat Approval is granted. The Planning Board may grant ninety (90) day extensions to said time period."

The Applicant has been working with its surveyor and attorney, as well as the Planning Board's professional consultants to finalize the cross-easements and other transactional documents to support signature of the final Plat for filing, but requires additional time to finalize the required documents for final review.

We respectfully submit that this extension should be granted because there are no changes proposed to the parameters of the project, and there have been no material changes to the facts and circumstances that existed when Conditional Subdivision Approval was granted. For these reasons, we respectfully request that the Planning Board grant a ninety (90) day extension to extend the Approval through to January 9, 2027. The Applicant requests placement on the Planning Board's

October 13, 2026 Meeting Agenda for consideration of this request. In the meantime, should the Planning Board or City Staff have any questions or comments with regard to the foregoing, please do not hesitate to contact me at 845-765-8956.

Sincerely,



Michael A. Bodendorf, P.E.
Principal

cc: Beacon Lofts Member, LLC
Jennifer Van Tuyl, Esq.
Daniel G. Koehler, P.E. (HLD file)

City of Beacon Planning Board Agenda
10/14/2026

Title:

Certificate of Appropriateness - 203 Main Street, Sign

ATTACHMENTS

203 Main PB 10.14.26 ARB app Sacrament Coffee_Redacted.pdf

BUILDING DEPARTMENT

City of Beacon

Approved: _____ **20**____

Disapproved:_____ **20**____

_____

Building Inspector

Application for Sign Permit

Date: 9/23/26

Address of Sign: 203 Main St Beacon, NY 12508

Property Owner

Name: _____ **Phone:** [redacted]

Address: 59 River Glen Rd Wallkill, NY 12589

Business Owner

Name of Business Owner: _____ **Phone:** [redacted]

Name of Business: Sacrament Coffee LLC

Sign Company

Name: Fast Signs of Wappingers Falls **Phone:** 845-237-3725

Address: 1839 South Rd Ste 2B Wappingers Falls, NY 12590

Type of Sign:

_____ **Ground ($35)** X **Wall ($25)** _____ **Temporary Sign ($10)**

Sign Content: Sacrament Coffee

Height of Sign (if Applicable): 8.5 Feet **Sign Dimensions:** 36”W x 24”H

Type of Materials to be Used: PVC

Means of Anchoring: Existing 53”W x 14”H bracket matching neighboring tenants

APPLICATION IS HEREBY MADE to the Building Department for the issuance of a Sign Permit pursuant to the City of Beacon Code of Ordinances. The applicant agrees to comply with all applicable laws, ordinances, and regulations.

DocuSigned by:
Lendita Mavraj
827A238E6C4E499...

(Signature of Property Owner)

City of Beacon
Building Department

APPLICATION PROCESSING RESTRICTION LAW
Affidavit of Property Owner

Property Owner: 201-211 MAIN ST , LLC
(Applicant)

If owned by a corporation, partnership or organization please list names of persons holding over 5% interest in business.

Lendita Mavraj

Fadil Mavraj

List all properties in the City of Beacon that you hold a 5% interest in.

Applicant Address: 59 River Glen Road, Wallkill, NY 12589
Project Address: 201-211 MAIN ST LLC
Project Tax Grid #: 595427814929
Type of Application:

*** Please note that the property owner is the applicant. "Applicant" is defined as any individual who owns at least five percent interest in a corporation or partnership or other business.**

I, Lendita Mavraj, the undersigned owner of the above referenced property, hereby affirm that I have reviewed my records and verify that the following information is true.
(Check statements that are **true**)

1. No violations are pending for ANY parcel owned by me situated within the City of Beacon.	X
2. Violations are pending on a parcel or parcels owned by me situated within the City of Beacon.	
3. ALL tax payments due to the City of Beacon are current.	X
4. Tax delinquencies exist on a parcel or parcels owned by me in the City of Beacon.	
5. Special Assessments are outstanding on a parcel or parcels owned by me in the City of Beacon.	
6. ALL Special Assessments due to the City of Beacon on any parcel owned by me are current.	X

DocuSigned by:
Lendita Mavraj
827A238F6C4F499...

Signature of Owner

Member

Title if owner is corporation

Office Use Only:	NO	YES	Initial
Applicant has violations pending for ANY parcel owned within the City of Beacon (Building Dept.)	___	___	_____
ALL taxes are current for properties in the City of Beacon are current (Tax Dept.)	___	___	_____
ALL Special Assessments, i.e. water, sewer, fines, etc. are current (Water Billing)	___	___	_____


24"
Sacrament
COFFEE
36"
8.5'
RESIDENTIAL UNIT
RE/MAX




203

ARCHITECTURAL REVIEW BOARD APPLICATION

Date: 9/23/2026

Project Address: 203 Main St Beacon, NY 12508

Project Architect/Engineer:

Owner/Builder: 201-211 MAIN ST LLC

Contact Phone No.: [redacted] Email: [redacted]

Approval Requested: x Certificate of Appropriateness (sign or façade change) _____ New Single-Family House

Color/Materials:

Siding:

Roofing:

Windows: Color: Type:

Trim:

Garage Door:

Stone/Brick:

DocuSigned by:
Lendita Mavraj
827A238E6C4E499...

Signature of Owner

Applications for sign approval must also submit a sign permit application & supporting documents

FOR OFFICE USE ONLY:

The Architectural Review Board has reviewed the plans submitted for approval for the project listed above and has determined:

Plan Denied _____
(Date)

Plan Approved _____
(Date)

Subject to the following:

FEE: $100.00

City of Beacon Planning Board Agenda
10/14/2026

Title:

Accessory Dwelling Unit - 7 N Walnut Street

ATTACHMENTS

7 N Walnut PB 10.14.26 ARB ADU app_Redacted.pdf

7 N Walnut PB 10.14.26 ARB ADU Plan Set for permiting.pdf

ARCHITECTURAL REVIEW BOARD APPLICATION

Date: September 30th, 2026

Project Address: 7 N Walnut Street, Beacon, NY 12508

Project Architect/Engineer: Mathew Watson, RA

Owner/Builder: Jessica Diaz (owner), Manny's Painting General Contracting (builder)

Contact Phone No. [redacted] Email: [redacted]

Approval Requested: ☐ Certificate of Appropriateness (sign or façade change) ☑ New Single-Family House

Color/Materials:

Siding: Primed HardiePlank Lap Siding (Model #6000265) - Painted Benjamin Moore High Park (467)

Roofing: GAF Timberline HDZ Architectural Shingles Barkwood (Model # 0489070)

Windows: Color: Almond Type: Double-Hung

Trim: Veranda / AZEK Cellular PVC Trim Boards - Painted Benjamin Moore Navajo White (OC-95)

Garage Door: -

Stone/Brick: -

Signature of Owner

Applications for sign approval must also submit a sign permit application & supporting documents

FOR OFFICE USE ONLY:

The Architectural Review Board has reviewed the plans submitted for approval for the project listed above and has determined:

Plan Denied _____ (Date)

Plan Approved _____ (Date)

Subject to the following:

FEE: $100.00



MOUNTAIN WATER
ARCHITECTURE PLLC

PROJECT: ADU WALNUT (BEACON, NY)
DOC NO: MAT SPEC 01
DATE: 09.30.26
STATUS: FOR TOWN BOARD REVIEW

ADU EXTERIOR MATERIAL & COLOR SPECIFICATION

Prepared for town meeting review in Beacon, NY.

01 UNIFIED MATERIAL & COLOR SPECIFICATION

ELEMENT	MATERIAL SPEC	COLOR MATCH / CODE	PRIMARY SOURCE / LEAD TIME
Roof Shingles	GAF Timberline HDZ Architectural Shingles	**Barkwood** (Model # 0489070)	Home Depot / Lowe's / ABC Supply (In Stock / 1–2 Days)
Siding (Primary)	Primed HardiePlank Lap Siding (Painted) (Model #6000265)	Painted **Benjamin Moore High Park (467)**	Home Depot / Lowe's Pro Desk (In Stock)
Siding (Alternate) (Lowest Cost Vinyl)	CertainTeed MainStreet Double 4" Lap	**Cypress** (Model Number: 3911342)	ABC Supply Co. (Newburgh, NY) (1–3 Days)
Trim, Rakes & Fascia	Veranda / AZEK Cellular PVC Trim Boards	Painted **Benjamin Moore Navajo White (OC-95)**	Home Depot / Lowe's (In Stock)
Gutters & Downspouts	Amerimax 5" K-Style Aluminum System	**Almond (Matches Navajo White)** (Model # 24002069120)	Home Depot / Lowe's (In Stock)
Windows	Pella 250 Series Double-Hung	**Almond exterior finish**	Home Depot Pro Desk / Local Yards (1–2 Weeks)
Front Door	Therma-Tru Smooth-Star Fiberglass 9-Lite Door	Stained **Minwax Special Walnut** (or equal)	Home Depot / Lowe's (In Stock)

02 SIDING AVAILABILITY & LOCAL SOURCING

CertainTeed Vinyl (ABC Supply Co.): ABC Supply Co. in Newburgh, NY (~15 min from Beacon) stocks CertainTeed MainStreet siding in Cypress for same-day or 1–2 day contractor pickup.

HardiePlank Fiber Cement (Board-Preferred): Buying Primed HardiePlank off the shelf at Home Depot/Lowe's and painting on-site with Benjamin Moore High Park avoids 3–6 week factory lead times for pre-finished colors while satisfying municipal non-vinyl cladding preferences.

Existing Site Photos

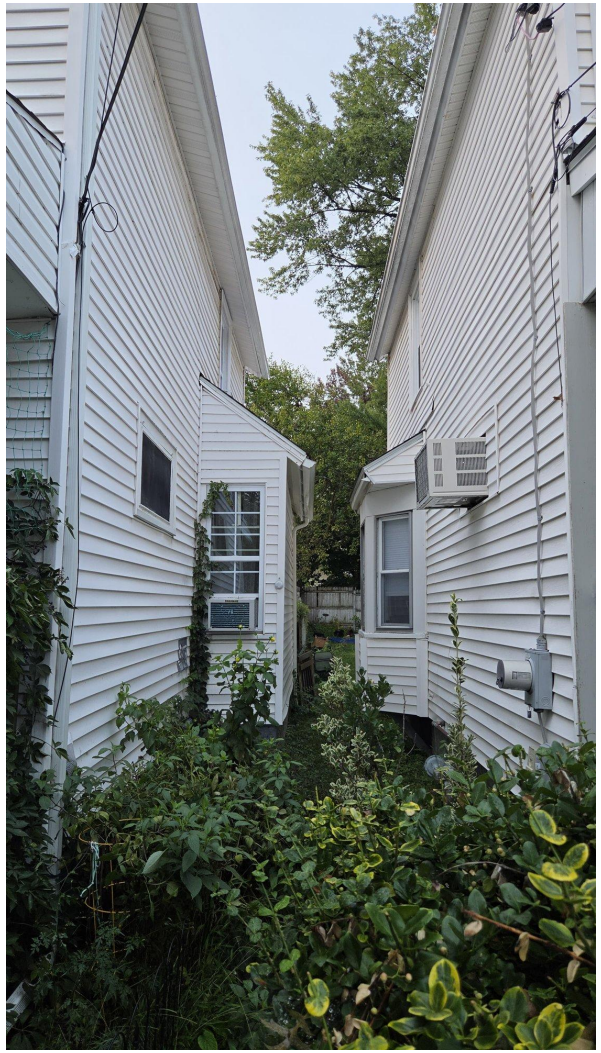


Photo 1 — Primary home (left) and neighbor (right)

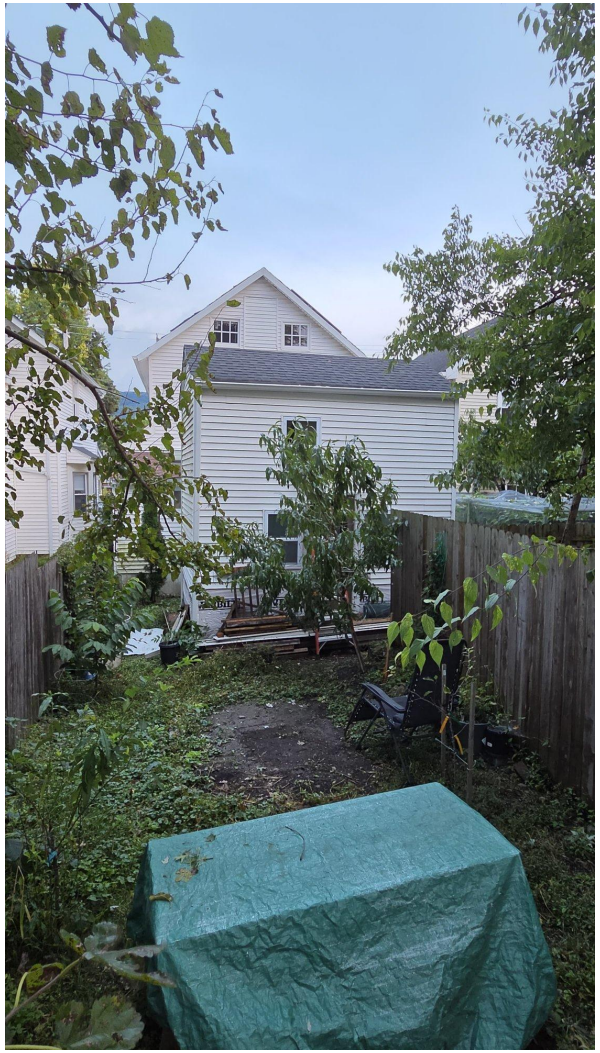


Photo 2 — Existing shed in backyard (primary home beyond)



Photo 3 — Primary home (right) and neighbor (left) - path to shed (beyond)

Existing Site Photos



Photo 4 — Primary home from street view

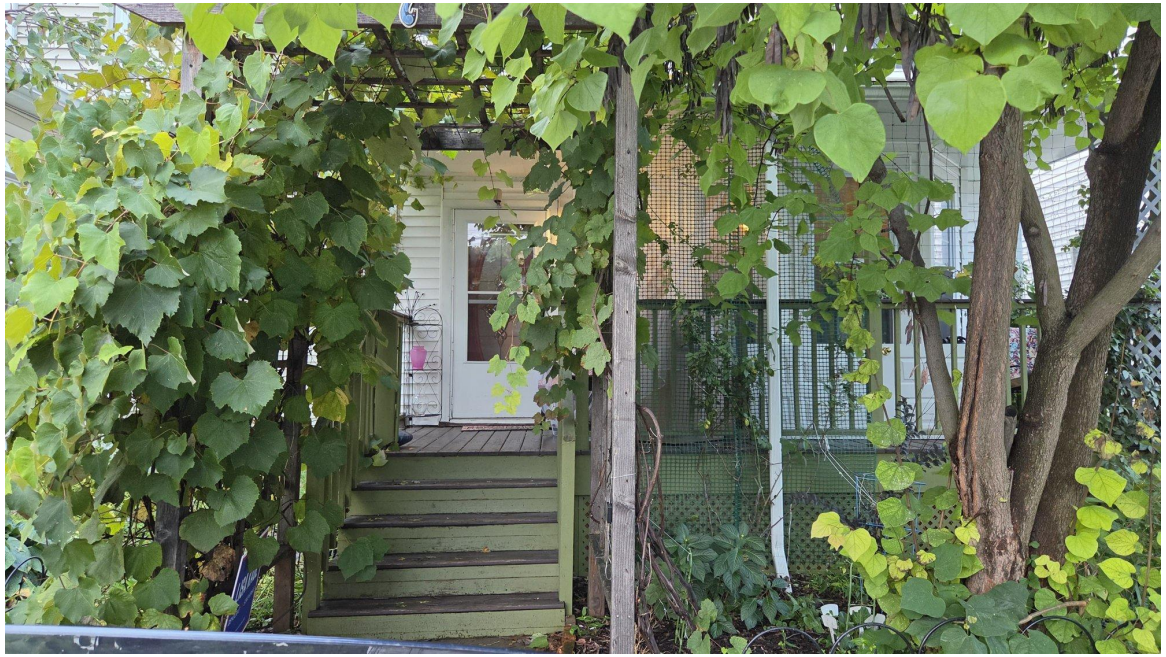


Photo 5 — Entry of primary home

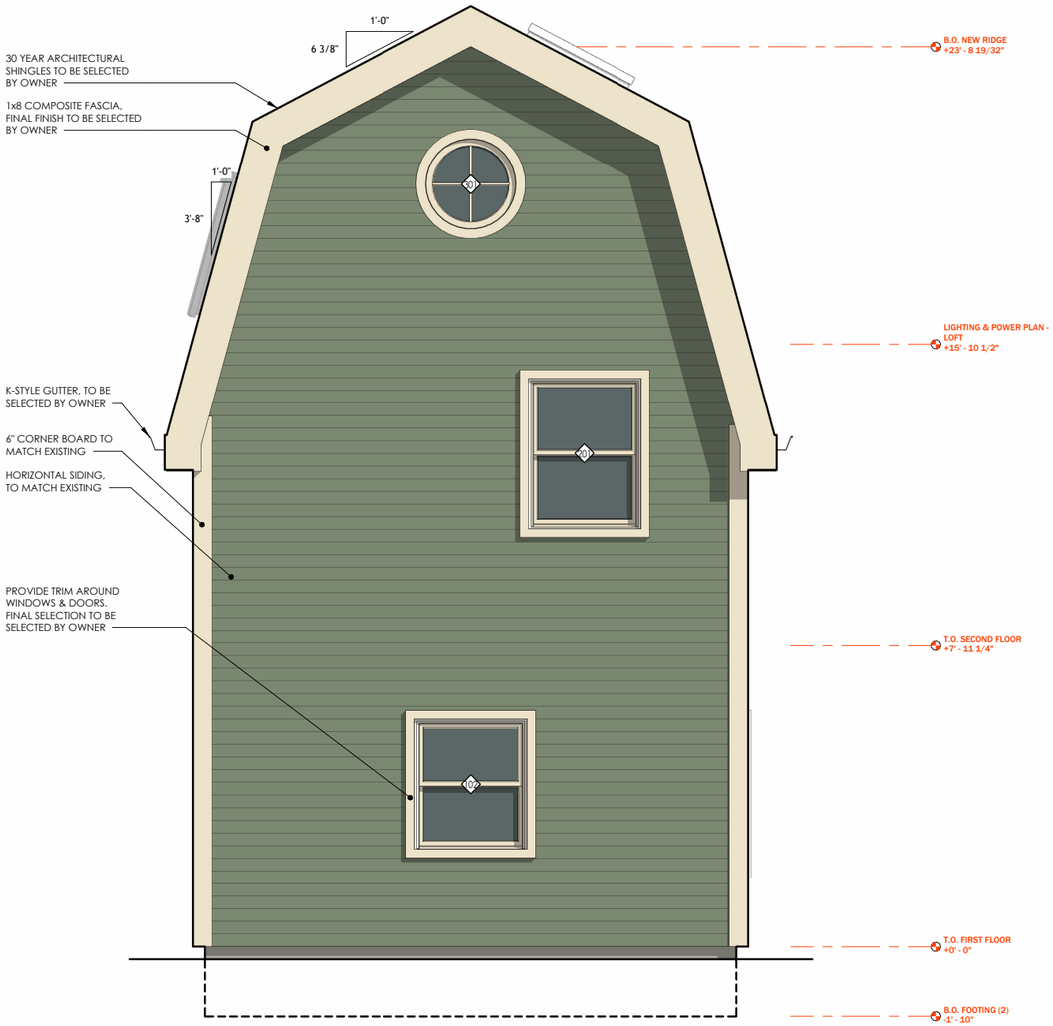
Existing Site Photos



Photo 6 — Existing shed

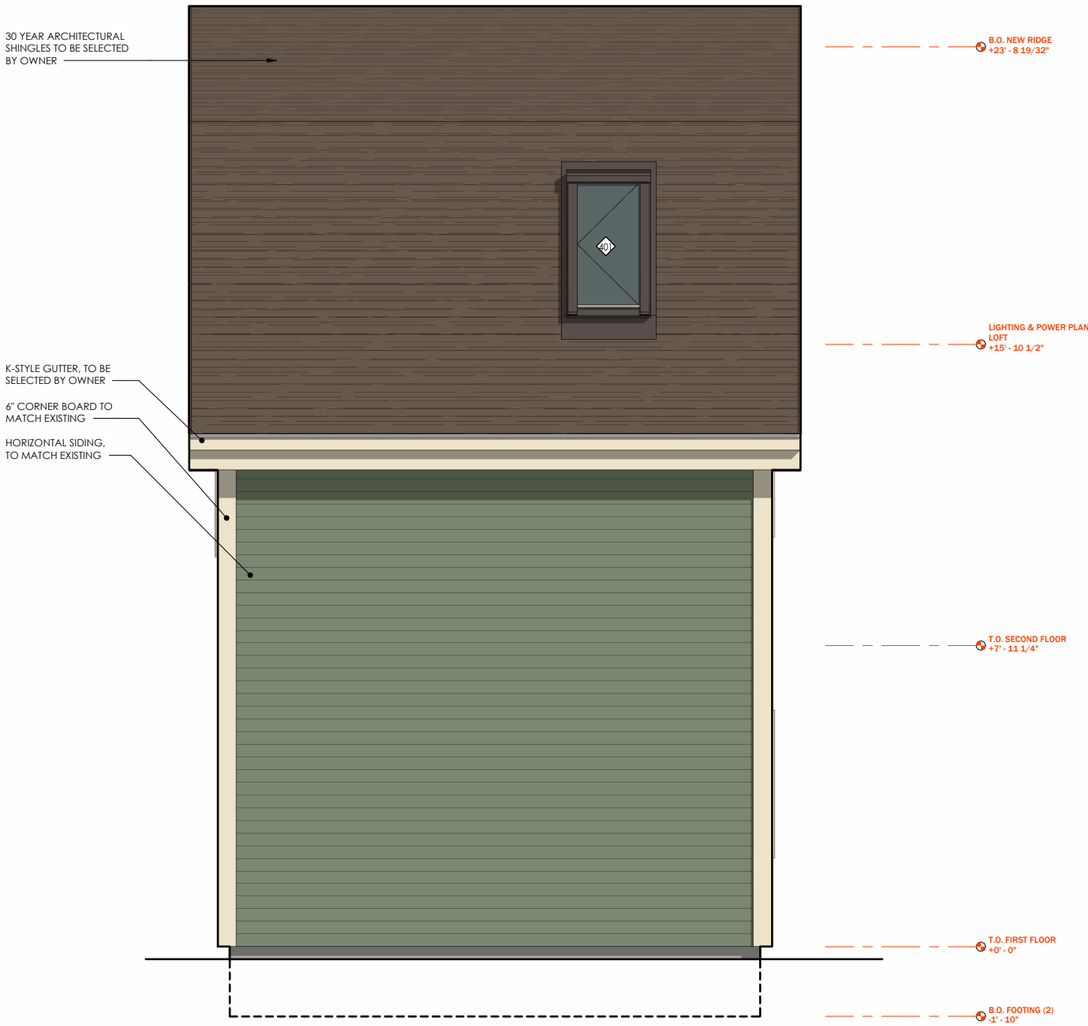


Photo 7 — Existing shed



N NORTH ELEVATION

SCALE: 1/2" = 1'-0"



E EAST ELEVATION

SCALE: 1/2" = 1'-0"

PERMIT SET

ADU WALNUT

the

7 N Walnut Street
Beacon, NY 12508

Project No. 26-004

09/18/26

Revisions 103

Notes

WARNING: IT IS A VIOLATION OF THE LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED ARCHITECT, TO ALTER AN ITEM IN ANY WAY. IF AN ITEM BEARING THE SEAL OF AN ARCHITECT IS ALTERED, THE ALTERING ARCHITECT SHALL AFFIX TO HIS ITEM THE SEAL AND THE NOTATION 'ALTERED BY' FOLLOWED BY HIS SIGNATURE AND THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION."

Project Architect
MATHEW WATSON, RA
MOUNTAIN WATER ARCHITECTURE PLLC
+1 845 321 3622
MW@MOUNTAINWATERARCHITECTURE.COM

Scale 1/2" = 1'-0"

EXTERIOR ELEVATIONS

A103

Sheet No.

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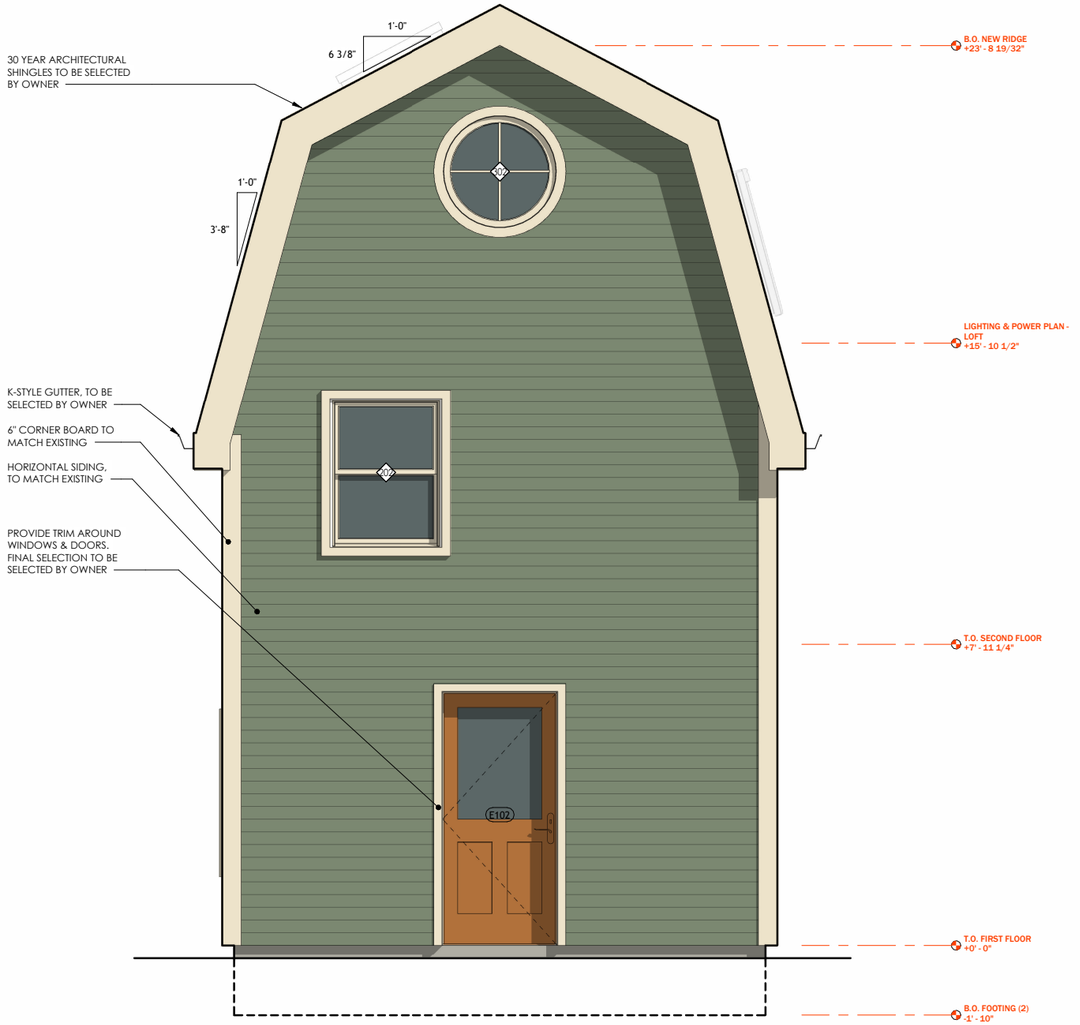
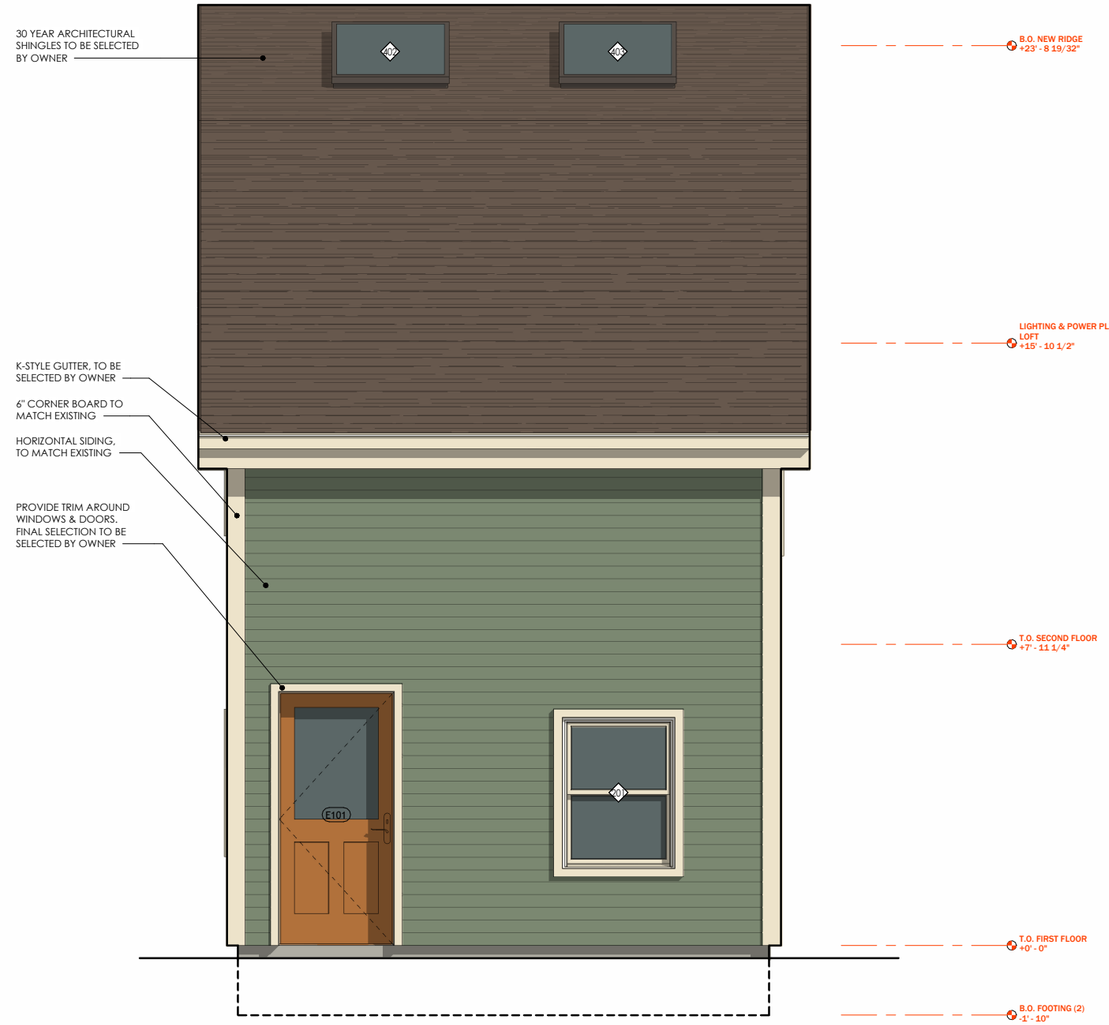


SOUTH ELEVATION

SCALE: 1/2" = 1'-0"



WEST ELEVATION

SCALE: 1/2" = 1'-0"

PERMIT SET

ADU WALNUT

the

7 N Walnut Street
Beacon, NY 12508

Project No. 26-004

09/18/26

Revisions 104

Notes

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Project Architect
MATHEW WATSON, RA
MOUNTAIN WATER ARCHITECTURE PLLC
+1 845 321 3622
MW@MOUNTAINWATERARCHITECTURE.COM

Scale 1/2" = 1'-0"

EXTERIOR ELEVATIONS

A104

Sheet No.

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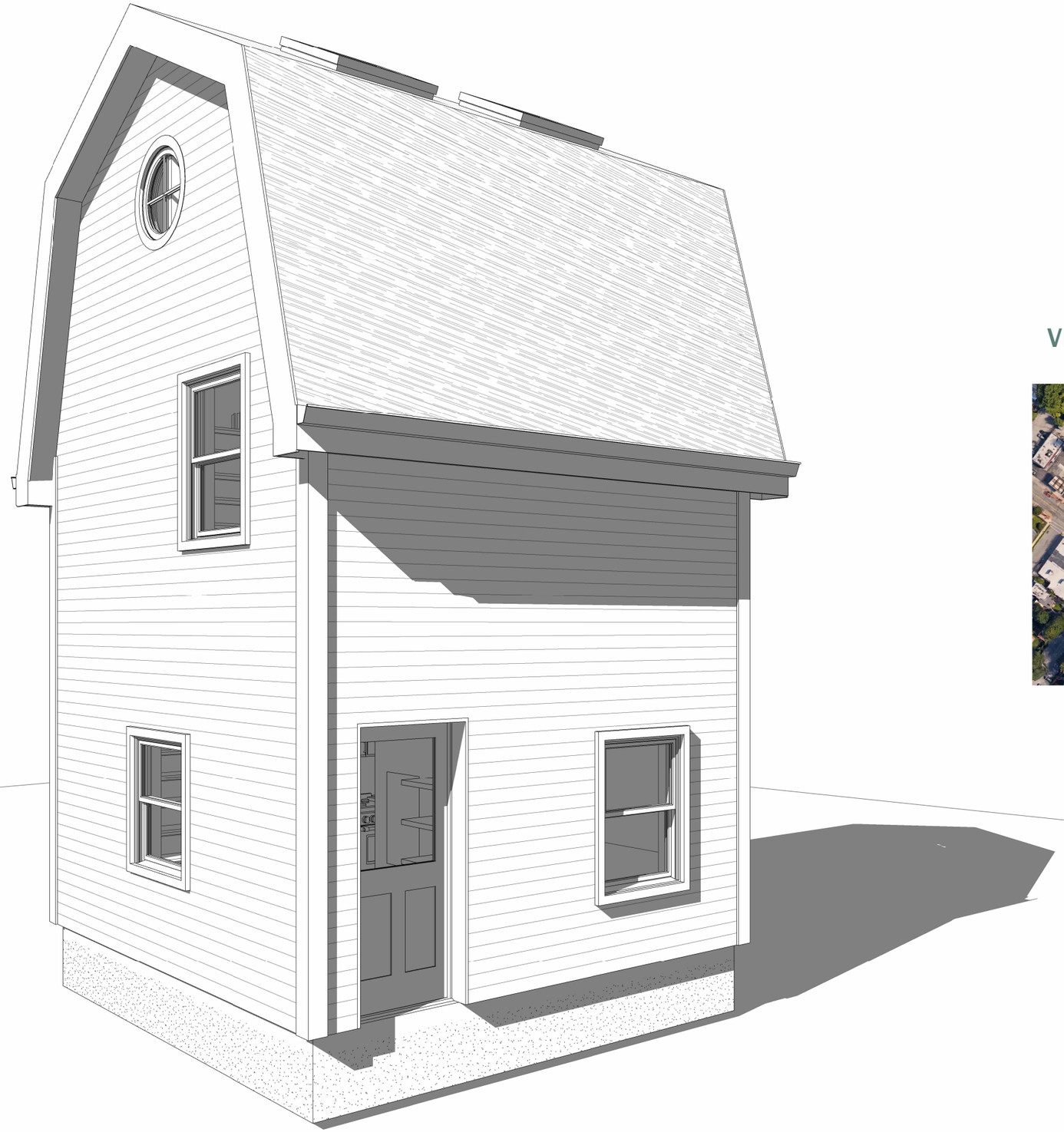
ADU WALNUT



DRAWING LIST

A000	COVER SHEET
A001	GENERAL NOTES
A002	STRUCTURAL NOTES
A003	OVERALL SITE PLAN
D101	OVERALL DEMOLITION PLANS
S101	OVERALL FOUNDATION & FRAMING PLAN
S102	FRAMING PLAN - LOFT & ROOF
S103	STRUCTURAL DETAILS
A101	PROPOSED FIRST + SECOND FLOOR PLAN
A102	PROPOSED LOFT PLAN + ROOF PLAN
A103	EXTERIOR ELEVATIONS
A104	EXTERIOR ELEVATIONS
A201	BUILDING SECTIONS
A202	BUILDING SECTIONS
A301	WALL SECTIONS
A401	SCHEDULES
E101	PROPOSED LIGHITNG & POWER PLANS

VICINITY MAP



ADU WALNUT

the

7 N Walnut Street
Beacon, NY 12508

Project No. 26-004

09/18/26

Revisions 105

Notes

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Project Architect MATHEW WATSON, RA
MOUNTAIN WATER ARCHITECTURE P.LLC
+1 845 321 3622
MW@MOUNTAINWATERARCHITECTURE.COM

Scale

COVER SHEET

A000

Sheet No.

©2026

PERMIT SET

GENERAL NOTES

GENERAL CONSTRUCTION NOTES:

1. GENERAL CONDITIONS OF THE CONTRACT (AIA DOCUMENT A-201) APPLY TO THIS PROJECT.
2. ALL CONSTRUCTION WORK SHALL BE DONE IN ACCORDANCE WITH ALL APPLICABLE BUILDING CODES AND ORDINANCES OR AGENCIES HAVING JURISDICTION OVER THIS PROJECT.
3. ESTABLISH AND MAINTAIN PROJECT SAFETY DURING CONSTRUCTION TO PROTECT PERSONNEL, TENANTS, AND BUILDING OCCUPANTS. REQUIREMENTS INCLUDE, BUT SHALL NOT BE LIMITED TO OSHA PART 1926 LATEST EDITION.
4. THE GENERAL CONTRACTOR SHALL ARRANGE ALL INSPECTIONS AND TESTS AS SPECIFIED OR REQUIRED BY THE BUILDING DEPARTMENT AND SHALL PAY ALL COSTS AND FEES FOR SAME. THE CONTRACTOR SHALL SECURE ALL BUILDING PERMITS AND UPON COMPLETION OF THE PROJECT (PRIOR TO FINAL PAYMENT) DELIVER TO THE OWNER A CERTIFICATE OF OCCUPANCY OR USE FROM THE BUILDING DEPARTMENT.
5. ALL PLUMBING AND ELECTRICAL WORK SHALL BE PERFORMED BY STATE LICENSED CONTRACTORS. CONTRACTORS SHALL SUBMIT ALL REQUIRED PERMITS, CERTIFICATES, AND SIGN-OFFS TO OWNER AND ARCHITECT FOR THEIR RECORDS.
6. THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS, BE FAMILIAR WITH THE EXISTING CONDITIONS, AND BRING ANY DISCREPANCIES TO THE ATTENTION OF THE ARCHITECT PRIOR TO SUBMISSION OF CONSTRUCTION PROPOSAL AND BEFORE COMMENCEMENT OF THE WORK. THE DRAWINGS REFLECT CONDITIONS REASONABLY INFERRED FROM THE EXISTING VISIBLE CONDITIONS BUT CANNOT GUARANTEED BY THE ARCHITECT. DRAWINGS MAY BE SCALED FOR ESTIMATING PURPOSES AND FOR GENERAL REFERENCE ONLY. FOR ALL OTHER DIMENSIONS OR LOCATIONS CONSULT THE ARCHITECT OR REFER TO DIMENSIONS ON DRAWINGS. VERIFY ALL DIMENSIONS IN THE FIELD.
7. CONTRACTOR SHALL FIELD VERIFY ALL MEASUREMENTS, LOCATIONS, AND CHARACTERISTICS OF ALL WORK AND EQUIPMENT (WHETHER SUPPLIED BY THE OWNER OR OTHERS) WITH THE SUPPLIER OR MANUFACTURER PRIOR TO THE START OF RELATED WORK.
8. THE GENERAL CONTRACTOR SHALL LAY OUT ALL WORK AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS FOR TRADES SUCH AS ELECTRICAL, PLUMBING, ETC.
9. THE GENERAL CONTRACTOR/CONSTRUCTION MANAGER SHALL PROVIDE AND MAINTAIN ACCESS TO THE PREMISES AT ALL TIMES.
10. THE GENERAL CONTRACTOR SHALL KEEP THE CONSTRUCTION SITE FREE AND CLEAR OF ALL DEBRIS AND KEEP OUT ALL UNAUTHORIZED PERSONS. UPON COMPLETION OF WORK, THE ENTIRE CONSTRUCTION AREA IS TO BE THOROUGHLY CLEANED AND PREPARED FOR OCCUPANCY BY OWNER. ALL MATERIALS AND DEBRIS RESULTING FROM THE CONTRACTOR'S WORK SHALL BE REMOVED FROM THE SITE AND DISPOSED OF PROPERLY. CARE SHALL BE TAKEN DURING CONSTRUCTION THAT NO DEBRIS OR MATERIALS ARE DEPOSITED IN ANY RIGHT OF WAY AREA.
11. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING AND NEW CONDITIONS AND MATERIALS ON THE SITE. ANY DAMAGE CAUSED BY OR DURING THE EXECUTION OF THE WORK IS THE CONTRACTOR'S RESPONSIBILITY AND SHALL BE REPAIRED TO THE OWNER'S SATISFACTION AT THE CONTRACTOR'S EXPENSE.
12. ANY VARIATIONS FROM INDICATED DIMENSIONS OR CONDITIONS SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ARCHITECT.
13. NO CHANGES ARE TO BE MADE WITHOUT THE APPROVAL OF THE ARCHITECT.
14. NO CUTTING OR DAMAGE TO BUILDING STRUCTURAL COMPONENTS WILL BE ALLOWED WITHOUT WRITTEN AUTHORIZATION FROM THE ARCHITECT.
15. PROVIDE BRACING, BLOCKING, AND/OR STRUCTURE AS REQUIRED TO FACILITATE INSTALLATION OF ALL WALL AND MILLWORK MOUNTED EQUIPMENT, IN NEW AND EXISTING WALLS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE SUPPORT REQUIRED TO MAINTAIN THE INTEGRITY OF THE WALLS AND THE SECURITY OF THE EQUIPMENT.
16. ALL WOOD BLOCKING SHALL BE FIRE RETARDANT TREATED. PROVIDE WOOD BLOCKING IN ALL STUD WALLS AT MILLWORK AND SPECIAL ITEM ANCHORING POINTS. WOOD BLOCKING SHALL BE MOISTURE TREATED IF LOCATED IN DAMP LOCATIONS OR ADJACENT TO CONCRETE OR MASONRY CONSTRUCTION. IF WOOD BLOCKING IS NOT PERMITTED BY CODE, THEN METAL STRIPS SHALL BE USED.
17. THE CONTRACTOR IS RESPONSIBLE FOR FIELD DIMENSIONS OF ALL MILLWORK, GLASS, DOOR OPENINGS, AND OTHER STRUCTURES PRIOR TO COMMENCEMENT OF FABRICATION.
18. ALL WORK SHALL CONFORM IN QUALITY TO ACCEPTED INDUSTRY STANDARDS. ALL MILLWORK SHALL CONFORM TO A.W.I. PREMIUM GRADE STANDARDS, UNLESS OTHERWISE NOTED.
19. THE MATERIALS USED FOR CONSTRUCTION OF SPACE SHALL NOT CONTAIN ASBESTOS, P.C.B, OR ANY OTHER HAZARDOUS MATERIALS OF ANY TYPE. MANUFACTURERS' NAMES AND TRADEMARKS SHALL NOT BE PROMINENTLY VISIBLE TO THE PUBLIC.
20. ALL WALLS TO BE LAID OUT AT 90-DEGREE ANGLES UNLESS OTHERWISE NOTED.
21. THE SCOPE OF WORK OF ALL TRADES IS TO INCLUDE ALL MATERIALS AND LABOR REQUIRED TO TOTALLY COMPLETE THE PROJECT AND BE FUNCTIONALLY CONSISTENT WITH THE DESIGN INTENT AS EXPRESSED IN THE CONSTRUCTION DOCUMENTS.
22. ALL UTILITIES SHALL BE CONNECTED TO PROVIDE GAS, ELECTRIC, AND WATER TO ALL EQUIPMENT WHETHER SAID EQUIPMENT IS IN CONTRACT OR NOT. EQUIPMENT SHALL BE GUARANTEED TO FUNCTION PROPERLY UPON COMPLETION.
23. MANUFACTURER'S STANDARD SPECIFICATIONS AND MATERIALS APPROVED FOR PROJECT USE ARE HEREBY MADE PART OF THESE NOTES WITH SAME FORCE AND EFFECT AS IF WRITTEN OUT IN FULL HEREIN. ALL APPLIANCES, FIXTURES, EQUIPMENT, HARDWARE, ETC. SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS AND PROCEDURES.
24. THERMOSTATS SHALL NOT BE LOCATED IN THE CENTER OF A WALL, ON AN ACCENT/SPECIALTY WALL, OR IN A LOCATION WHICH CONFLICTS WITH FURNISHINGS WITHOUT THE ARCHITECT'S APPROVAL.
25. WRITTEN WORDS TAKE PRECEDENCE OVER DRAWN LINES. LARGE-SCALE DETAILS AND PLANS TAKE PRECEDENCE OVER SMALLER DETAILS AND PLANS. SHOULD A CONFLICT ARRIVE BETWEEN THE SPECIFICATIONS AND DRAWINGS, THE REQUIREMENTS DEEMED MOST STRINGENT SHALL BE USED.
26. MINOR DETAILS NOT USUALLY SHOWN OR SPECIFIED BUT NECESSARY FOR PROPER AND ACCEPTABLE CONSTRUCTION, INSTALLATION, OR OPERATION OF ANY PART OF THE WORK AS DETERMINED BY THE ARCHITECT SHALL BE INCLUDED IN THE WORK AS IF IT WERE SPECIFIED OR INDICATED ON THE DRAWINGS.
27. ALL ARCHITECTURAL DRAWINGS AND CONSTRUCTION NOTES ARE COMPLIMENTARY. WHAT IS INDICATED AND CALLED FOR BY ONE SHALL BE BINDING AS THOUGH CALLED FOR BY ALL. NO DEVIATION FROM THE DRAWINGS OR SPECIFICATIONS OR INTENT OF SAME SHALL BE MADE WITHOUT THE ARCHITECT'S WRITTEN AUTHORIZATION.
28. ALL WORK SHALL BE GUARANTEED FOR ONE YEAR AFTER FINAL APPROVAL. THE GENERAL CONTRACTOR SHALL SIGN THE WRITTEN GUARANTEE AS PROVIDED BY THE OWNER. THE GUARANTEE SHALL COVER ALL GENERAL AND SUBCONTRACTOR WORK. ALL DEFECTS DISCOVERED DURING THIS PERIOD SHALL BE REPAIRED TO THE OWNER'S SATISFACTION AT THE CONTRACTOR'S EXPENSE.
29. ALL DIMENSIONS ARE TO FACE OF STUD OR CENTERLINE OF STRUCTURE UNLESS OTHERWISE NOTED.
30. DOOR AND WINDOW DETAILS ARE INDICATED ON THE DOOR AND WINDOW SCHEDULES. DOOR AND WINDOW DIMENSIONS ARE TO CENTERLINES OF UNITS UNLESS OTHERWISE NOTED.

LEGEND

- A — Wall Type (see wall type schedule)
- 101B — Door Type (see door schedule)
- W1 — Window Type (see window schedule)
- 1 / A101 — Building Section
- 1 / A101 — Wall Section
- 1 / A101 — Detail Number
- 1 / A101 — Building Elevation
- 1 / A101 / 1 / 1 — Interior Elevation
- +2'-0" — Elevation Mark
- ROOM 101 — Room Name / Number
- A — Column Line
- ℄ — Centerline
- 3 — Revision Tag

A.C.I.	AMERICAN CONCRETE INSTITUTE
BLDG.	BUILDING
CONC.	CONCRETE
C.J.	CONTROL JOINT
COL.	COLUMN
DET.	DETAIL
DIA.	DIAMETER
DN.	DOWN
EL/ELEV.	ELEVATION
ELEC.	ELECTRICAL
EQ.	EQUAL
FIN.	FINISH
FLR.	FLOOR
GALV.	GALVANIZED
GYP.	GYPSUM
I.D.	INSIDE DIAMETER
JT.	JOINT
MECH.	MECHANICAL
MIN.	MINIMUM
N.T.S.	NOT TO SCALE
NO.	NUMBER
O.C.	ON CENTER
OPG.	OPENING
O.D	OUTSIDE DIAMETER
U.N.O.	UNLESS NOTED OTHERWISE
REF.	REFERENCE
R.	RISER
R.O.	ROUGH OPENING
RM.	ROOM
S/STL.	STAINLESS STEEL
STRUCT.	STRUCTURAL
SPEC.	SPECIFICATIONS
T.O.	TOP OF (...)
T.O.CONC.	TOP OF CONCRETE
T.O.F.	TOP OF FRAMING
T.O.STL.	TOP OF STEEL
T.O.W.	TOP OF WALL
T.	TREAD
TYP.	TYPICAL
@	AT
+	AND
BD.	BOARD
A.F.F.	ABOVE FINISHED FLOOR
U.N.O.	UNLESS OTHERWISE NOTED
V.I.F	VERIFY IN FIELD

ENERGY CODE

SYSTEM	(2025) IECC CODE REQUIRED MINIMUMS
Windows:	U-Value: 0.27
Skylights:	U-Value: 0.40
Ceiling:	R49
Walls:	R13 (cavity) + R-10 (insulated shtg)
Floor:	R30 (or fill framing cavity R19 min + 7.5 insulated shtg)
Crawlspace:	R15/19 (continuous/cavity) either complies
Slab:	R10 (continuous) + 10 (underneath full slab)

SCHEDULES

DOOR SCHEDULE
WINDOW SCHEDULE
ELECTRICAL SCHEDULE

SPECIFICATIONS

01	GENERAL REQUIREMENTS
02	SITE WORK
03	CONCRETE
04	MASONRY
05	METALS
06	WOOD
07	THERMAL + MOISTURE PROTECTION
08	DOORS + WINDOWS
09	FINISHES
10	SPECIALTIES
11	EQUIPMENT
12	MECHANICAL
13	ELECTRICAL

PERMIT SET

ADU WALNUT

the

7 N Walnut Street
Beacon, NY 12508

Project No. 26-004

09/18/26

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Notes

WARNING: IT IS A VIOLATION OF THE LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED ARCHITECT, TO ALTER AN ITEM IN ANY WAY. IF AN ITEM BEARING THE SEAL OF AN ARCHITECT IS ALTERED, THE ALTERING ARCHITECT SHALL AFFIX TO HIS ITEM THE SEAL AND THE NOTATION 'ALTERED BY' FOLLOWED BY HIS SIGNATURE AND THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION."

Project Architect
MATHEW WATSON, RA
MOUNTAIN WATER ARCHITECTURE PLLC
+1.845.321.3622
MW@MOUNTAINWATERARCHITECTURE.COM

Scale 1/4" = 1'-0"

GENERAL NOTES

A001

Sheet No.

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DESIGN DATA:

STRUCTURAL DESIGN HAS BEEN PERFORMED IN ACCORDANCE WITH THE FOLLOWING CODES AND STANDARDS:
A) 2025 NEW YORK STATE RESIDENTIAL CODE.
B) ACI 318-19, BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE
C) AISC, MANUAL OF STEEL CONSTRUCTION, ALLOWABLE STRESS DESIGN, 15TH ED.

1. LIVE LOADS
FLOORS: 40 PSF

2. DEAD LOADS
SELF WEIGHT +
FLOORS: 15 PSF
CEILING: 10 PSF
ROOF: 15 PSF

3. SNOW LOADS
GROUND SNOW LOAD: 62 PSF (UNFACTORED)

4. WIND LOADS
BASIC WIND SPEED: 113 MPH (3-SECOND GUST)
EXPOSURE CATEGORY: B

5. SOILS
MAXIMUM NET ALLOWABLE BEARING PRESSURE IS ASSUMED TO BE 2,000 PSF. ANY NON-CONFORMING OR UNUSUAL SUB-SURFACE SITE CONDITIONS SHOULD BE REPORTED TO THE ENGINEER PRIOR TO CONSTRUCTION FOR INSPECTION AND EVALUATION.

GENERAL INFORMATION:
(UNLESS OTHERWISE NOTED OR SHOWN ON PLAN, THE FOLLOWING SHALL APPLY)

"LOADS" INDICATED ON THIS DRAWING ARE THOSE FOR THE DESIGN OF THE BUILDING SUPERSTRUCTURE

1. ALL DETAILS MARKED "TYPICAL" IN THE SET OF STRUCTURAL DRAWINGS SHALL BE APPLIED THROUGHOUT THE PROJECT AS REQUIRED TO SATISFY THE REQUIREMENTS OF THE CONSTRUCTION DOCUMENTS. THE CONTRACTOR SHALL COORDINATE REQUIREMENTS FOR QUANTITY AND LOCATION WHERE THE "TYPICAL" DETAILS APPLY

2. FAILURE ON THE PART OF THE CONTRACTOR TO REVIEW THE DRAWINGS OF OTHER DISCIPLINES (i.e. ARCHITECTURAL, MECHANICAL, ELECTRICAL, PLUMBING, ETC.) TOGETHER WITH THE FULL EXTENT OF THE PROJECT SPECIFICATIONS DOES NOT RELIEVE THEM OF THE RESPONSIBILITY TO FURNISH AND INSTALL ITEMS THAT ARE PART OF THEIR WORK AS INDICATED BY THE DRAWINGS AND SPECIFICATIONS OF OTHER TRADES. ALL STRUCTURAL TRADE CONTRACTORS AND SUB-CONTRACTORS ARE PROHIBITED FROM EXCLUDING STRUCTURAL WORK FROM THEIR CONTRACT NOT SHOWN IN THE STRUCTURAL DRAWINGS.

3. ALL CONTRACTORS AND SUBCONTRACTORS WORKING ON THIS PROJECT TO HAVE A MINIMUM OF 5 YEARS VERIFIABLE EXPERIENCE IN THEIR RESPECTIVE FIELDS.

4. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN FIELD PRIOR TO ORDERING AND PRE-FABRICATED ITEMS, INCLUDED BY NOT LIMITED TO; TRUSSES, SIPS, PLANK AND STEEL.

5. DRAWINGS MAY NOT BE SCALED. USE NOTES AND DIMENSIONS SPECIFIED ON DRAWINGS AND CONFIRM THESE DIMENSIONS WITH IN FIELD MEASUREMENTS DURING CONSTRUCTION.

6. DISCREPANCIES, OMISSIONS OR UNFORESEEN PROBLEMS DISCOVERED AT SITE SHALL BE REPORTED TO THE ENGINEER FOR IMMEDIATE CONSULTATION AND AMENDMENT.

7. TEMPORARY SHORING AND SHORING OF EXCAVATION BY OTHERS. DRAWINGS SHOW FINAL CONDITIONS ONLY.

PLYWOOD/GYP. BOARD SHEATHING GENERAL NOTES:
(UNLESS OTHERWISE NOTED OR SHOWN ON PLAN, THE FOLLOWING SHALL APPLY)

1. ALL PLYWOOD CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE AMERICAN PLYWOOD ASSOCIATION (APA) SPECIFICATIONS.

2. WOOD STRUCTURAL PANELS SHALL BE APA GRADE STAMPED FOR SPECIFIED SPAN, SHALL BE MADE WITH EXTERIOR GLUE, AND SHALL BE OF THE FOLLOWING NOMINAL THICKNESS:
ROOF SHEATHING: 3/4"
SUBFLOORS: 3/4"
WALL SHEATHING: 1/2"
WHERE CARPET OR SHEET FLOORING IS TO BE DIRECT APPLIED TO SUBFLOOR WITHOUT UNDERLAYMENT USE 3/4" APA RATED STURD-I-FLOOR EXP 1. WHERE CERAMIC, GLASS OR STONE FLOORING IS SPECIFIED, THE INSTALLATION METHOD SHALL BE SPECIFIED BY OTHERS AND SHALL CONFORM TO ONE THAT IS PUBLISHED IN THE TILE COUNCIL OF NORTH AMERICA HANDBOOK, LATEST ED. A GRADE STAMP SHALL BE VISIBLE ON ALL SHEETS.

3. ALL SUBFLOOR PANELS SHALL BE GLUE-NAILED TO FLOOR JOISTS USING APA APPROVED ELASTOMERIC CONSTRUCTION ADHESIVE (LOCTITE PL400 OR AN APPROVED EQUIVALENT.)

4. CONNECT WALL SHEATHING WITH 10d COMMON NAILS SPACED 6" O/C AT SUPPORTED PANEL EDGES AND 12" O/C AT INTERMEDIATE SUPPORTS.

5. INSTALL ALL PLYWOOD SHEATHING WITH THE LONG DIMENSION OF THE PANEL ACROSS SUPPORTS AND WITH PANEL CONTINUOUS OVER TWO OR MORE SPANS. STAGGER PANEL END JOINTS ALLOW 1/8" SPACING AT PANEL ENDS AND EDGES UNLESS OTHERWISE RECOMMENDED BY THE SHEATHING MANUFACTURER.

6. ALL NAILING SHALL BE CAREFULLY DRIVEN AND NOT OVERDRIVEN. THE USE OF STAPLES IS PROHIBITED FROM USE.

7. PROVIDE 2x BLOCKING AT UNSUPPORTED PANEL EDGES FOR ALL ROOFS, FLOORS AND WALLS.

FOUNDATION GENERAL NOTES:
(UNLESS OTHERWISE NOTED OR SHOWN ON PLAN, THE FOLLOWING SHALL APPLY)

1. STRUCTURAL FILL TO BE PLACED IN 12" LAYERS WHERE HEAVY VIBRATORY COMPACTION EQUIPMENT IS USED AND 6" LIFTS WHERE HAND OPERATED EQUIPMENT IS REQUIRED. EACH LIFT SHALL BE COMPACTED TO 95% MODIFIED DRY DENSITY THROUGH THE MODIFIED PROCTOR COMPACTION TEST, ASTM D-1557.

2. ALL CONTROLLED FILL MATERIAL SHALL BE A SELECT GRANULAR MATERIAL FREE FROM ALL ORGANICS OR OTHERWISE DELETERIOUS MATERIAL WITH NOT MORE THAN 20% BY WEIGHT PASSING A NO. 200 SIEVE (CLASSIFIED AS SC, SM, SP OR BETTER IN ACCORDANCE WITH THE UNIFIED SOIL CLASSIFICATION SYSTEM) AND WITH A PLASTICITY INDEX NOT EXCEEDING 6%.

3. FOUNDATION EXCAVATIONS SHALL BE INSPECTED BY SOILS ENGINEER PRIOR TO CONCRETE PLACEMENT. SOFTENED OR OTHERWISE UNSUITABLE BEARING MATERIALS SHALL BE REMOVED AND REPLACED WITH STRUCTURAL FILL OR WITH LEAN CONCRETE (2,000 PSI).

4. LOOSENED BEARING SOILS SHALL BE RECOMPACTED WITH A SMALL VIBRATORY PLATE COMPACTOR PRIOR TO PLACEMENT OF REINFORCING BARS.

5. PROVIDE CRUSHED STONE BENEATH ALL FOOTINGS. EXCEPTION: NOT REQUIRED IN SANDY OR GRAVELY SOILS THAT ARE WELL DRAINED.

6. PROVIDE 4"∅ PERFORATED DRAIN TO STORM DRAINAGE SYSTEM OR TO DAYLIGHT. WRAP GRAVEL IN FILTER FABRIC.

7. ALL EXCAVATIONS TO BE DEWATERED PRIOR TO CONCRETE PLACEMENT.

8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING "DIG SAFE" AS WELL AS ALL APPROPRIATE AGENCIES AND MUNICIPALITIES TO AVOID DAMAGE TO UNDERGROUND UTILITIES PRIOR TO THE START OF ANY SITE WORK.

9. THE CONTRACTOR SHALL PROVIDE CONTINUOUS CONTROL OF THE SURFACE AND SUBSURFACE WATER DURING CONSTRUCTION SUCH THAT FOUNDATION WORK IS DONE IN THE DRY AND ON UNDISTURBED SUBGRADE MATERIAL AS APPLICABLE.

10. SEE "DESIGN DATA" FOR SOIL BEARING CAPACITY

11. BOTTOMS OF ALL EXTERIOR FOOTINGS SHALL BE A MINIMUM OF 4'-0" BELOW FINISH GRADE.

12. BOTTOMS OF FOOTINGS SHALL BE STEPPED PER "TYPICAL FOOTING STEP DETAIL" IN THIS PROJECT

13. DURING BACKFILL OPERATIONS OF ALL FOUNDATIONS WALLS, THE FILL ON EITHER SIDE OF THE WALL SHALL NOT EXCEED A 2'-0" DIFFERENTIAL, UNLESS THE WALL IS DESIGNED FOR RETAINING ACTION.

14. ALL RETAINING WALLS SHALL NOT BE BACKFILLED UNTIL THE CONCRETE HAS ACHIEVED ITS SPECIFIED 28-DAY COMPRESSIVE STRENGTH (F'C) REFER TO THE "CONCRETE" SECTION OF THE GENERAL NOTES FOR CONCRETE STRENGTH REQUIREMENTS.

15. HYDROSTATIC PRESSURE FROM GROUNDWATER HAS NOT BEEN CONSIDERED IN THE DESIGN OF ANY FOUNDATION AND SLAB ELEMENTS UNLESS NOTED OTHERWISE. ALL FOUNDATIONS HAVE BEEN DESIGNED ASSUMING THAT AN ENGINEERED GROUNDWATER DRAINAGE SYSTEM WILL BE INSTALLED BEHIND ALL FOUNDATIONS WALLS AND BELOW ALL SLABS ON GRADE.

CAST-IN-PLACE CONCRETE GENERAL NOTES:
(UNLESS OTHERWISE NOTED OR SHOWN ON PLAN, THE FOLLOWING SHALL APPLY)

1. CONCRETE WORK SHALL CONFORM WITH THE REQUIREMENTS OF THE AMERICAN CONCRETE INSTITUTE ACI 318 (LATEST EDITION).

2. UNLESS OTHERWISE INDICATED ON DRAWINGS CAST-IN-PLACE CONCRETE SHALL DEVELOP A STRENGTH OF 3,500 PSI (FOOTINGS, FOUNDATION WALLS AND RETAINING WALLS); 3,500 PSI (SLAB ON GRADE) AT 28 DAYS.

3. TEMPERATURE REINFORCING SHALL BE SUFFICIENTLY EMBEDDED TO DEVELOP FULL STRENGTH IN CONCRETE WALLS AND SLABS.

4. PROVIDE ADEQUATE TIES FOR REINFORCEMENT IN SLABS, BEAMS, PIERS AND WALLS. REINFORCEMENT TO BE HELD AT CORRECT DISTANCE FROM FORMS AND EARTH BY STEEL CHAIRS OR TIES.

5. FOLLOW C.R.S.I. RULES FOR PLACING OF REINFORCING STEEL AND ACCESSORIES.

6. THIS CONTRACTOR SHALL COOPERATE WITH OTHER TRADES AND WHERE REQUIRED INSTALL ALL BUILT-IN WORK, SLEEVES, INSERTS, ETC., AS REQUIRED FOR A COMPLETE JOB.

7. STRUCTURAL MEMBERS SHALL BE POURED FOR THEIR FULL DEPTHS IN ONE OPERATION. CONSTRUCTION JOINTS SUCH AS A DAY'S POUR JOINTS SHALL BE LOCATED IN THE MIDDLE THIRD OF THE SPAN, MAIN REINFORCING TO RUN THROUGH THE JOINT, KEY AND ROUGHEN JOINTS TO EXPOSE AGGREGATE FOR CHEMICAL BOND.

8. NO HORIZONTAL JOINTS SHALL BE PLACED IN WALLS EXCEPT AS SHOWN ON THE DRAWINGS, WITHOUT THE APPROVAL OF THE ENGINEER.

9. STRUCTURAL SLABS ON GRADE SHALL BE OF A THICKNESS AND REINFORCED AS INDICATED ON DRAWINGS.

10. SLABS-ON-GRADE SHALL HAVE THICKENINGS, DEPRESSIONS, OPENINGS, ETC., AS REQUIRED OR AS SHOWN HEREIN OR ON ARCHITECTURAL DRAWINGS.

11. PROVIDE 100% CONTINUITY OVER SUPPORTS FOR CONTINUOUS SLABS AND BEAMS.

12. TOP ELEVATION OF SLABS SHALL VARY ACCORDING TO FINISH FLOOR MATERIAL. SEE ARCHITECTURAL DRAWINGS.

13. SEE MECHANICAL AND ARCHITECTURAL DRAWINGS FOR SIZE AND LOCATION OF OPENINGS IN, FLOORS AND WALLS NOT SHOWN ON STRUCTURAL DRAWINGS.

14. MAXIMUM STEP OF FOOTINGS SHALL BE ONE VERTICALLY TO TWO HORIZONTALLY WHERE ELEVATIONS CHANGE.

15. CONCRETE SHALL CONSIST OF THE FOLLOWING:
- READY MIX CONCRETE (ASTM C94)
- MAX WATER TO CEMENT RATIO = 0.50
- MAX AGGREGATE CONTENT SIZE OF 3/4 INCH (ASTM C33)
- MAX SLUMP OF 5" + OR - AN INCH (ASTM C143)
- PORTLAND CEMENT: ASTM-C 150, TYPE 1
- CLEAN POTABLE DRINKING WATER
- AIR CONTENT TO BE 6% +/- 1.5% (INTERIOR SLABS TO HAVE 0% AIR)

16. REINFORCING STEEL SHALL CONSIST OF THE FOLLOWING:
- REINFORCING BARS: ASTM -A 615 GRADE 60 KSI
- WELDED WIRE FABRIC: ASTM-A 185

18. PROVIDE CONTINUOUS REINFORCING WHEREVER POSSIBLE, PLACE ONLY AS SHOWN OR APPROVED, STAGGER SPLICES WHERE POSSIBLE.

19. ALL REINFORCING STEEL AND EMBEDMENT TO BE HELD SECURELY IN PLACE PRIOR TO PLACING CONCRETE. PROVIDE SUFFICIENT SUPPORTS TO ALLOW WALKING ON REINFORCEMENT.

20. DETAIL ACCORDING TO ACI STANDARD 315, MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCING CONCRETE STRUCTURES.

21. CONCRETE MEMBERS SHALL NOT BE LOADED UNTIL SATISFACTORY CONCRETE STRENGTH HAS BEEN OBTAINED.

22. NO ADMIXTURES MAY BE USED UNLESS PRIOR APPROVAL BY THE OWNER/ENGINEER.

23. COLD WEATHER REQUIREMENT SHALL BE USED DURING FREEZING OR NEAR FREEZING WEATHER - ACI 306.1-90. COLD WEATHER IS DEFINED AS 3 DAYS WITH AVG. TEMP. BELOW 40F.

24. DURING HOT WEATHER CONCRETE SHALL BE PLACED AND CURED IN ACCORDANCE WITH ACI 305.

WOOD FRAMING GENERAL NOTES:
(UNLESS OTHERWISE NOTED OR SHOWN ON PLAN, THE FOLLOWING SHALL APPLY)

1. ALL WOOD FRAMING MATERIAL SHALL BE SURFACED DRY AND USED AT 19% MAXIMUM MOISTURE CONTENT

2. ALL STUD AND WALL FRAMING SHALL BE EITHER OF THE FOLLOWING:
A. NO. 2 GRADE SOUTHERN YELLOW PINE (SYP)
B. NO. 2 GRADE SPRUCE-PINE-FIR (SPF)
C. "STUD" GRADE MATERIAL IS STRICTLY PROHIBITED FROM USE

3. ALL JOIST, RAFTER & MISC. FRAMING SHALL BE NO. 2 GRADE, DOUGLAS FIR. PROVIDE FULL-DEPTH (OR METAL) BRIDGING AT MIDSPAN AND AT A MAXIMUM SPACING OF 8'-0" O/C IN BETWEEN.

4. ALL FRAMING EXPOSED TO THE WEATHER OR IN CONTACT WITH MASONRY OR CONCRETE SHALL BE PRESSURE-TREATED IN ACCORDANCE WITH THE AMERICAN WOOD PRESERVERS ASSOCIATION SPECIFICATION AND BE NO. 2 SOUTHERN PINE. WHERE POSSIBLE, ALL CUTS AND HOLES SHOULD BE COMPLETE BEFORE TREATMENT. CUTS AND HOLES DUE TO ON-SITE FABRICATION SHALL BE BRUSHED WITH 2 COATS OF COPPER NAPHTHENATE SOLUTION CONTAINING A MINIMUM OF 2% METALLIC COPPER IN SOLUTION (PER AWPA ST. M4).

5. THE CONTRACTOR SHALL CAREFULLY SELECT LUMBER TO BE USED IN LOADBEARING APPLICATIONS. THE LENGTH OF SPLIT ON THE WIDE FACE OF 3" (NOMINAL) AND THICKER LUMBER SHALL BE LIMITED TO 1/2 OF THE NARROW FACE DIMENSION.

6. PROVIDE DOUBLE JOISTS UNDER ALL PARTITIONS WHICH RUN PARALLEL WITH JOISTS AND UNDER ALL CONCENTRATED LOADS FROM FRAMING ABOVE.

7. PROVIDE HEADER BEAMS OF THE SAME SIZE AS JOISTS OR RAFTERS TO FRAME AROUND OPENINGS IN THE PLYWOOD DECK UNLESS OTHERWISE INDICATED.

8. STRUCTURAL STEEL PLATE CONNECTORS SHALL CONFORM TO ASTM A-36 SPECIFICATION AND BE 1/4" THICK UNLESS OTHERWISE INDICATED. BOLTS CONNECTING WOOD MEMBERS SHALL BE PER ASTM A-307 AND BE 3/4" DIAMETER UNLESS OTHERWISE INDICATED. PROVIDE WASHERS FOR ALL BOLT HEADS AND NUTS IN CONTACT WITH WOOD SURFACES.

9. BOLT HOLES SHALL BE CAREFULLY CENTERED AND DRILLED NOT MORE THAN 1/16" LARGER THAN THE BOLT DIAMETER. BOLTED CONNECTIONS SHALL BE SNUGGED TIGHT BUT NOT TO THE EXTENT OF CRUSHING WOOD UNDER WASHERS.

10. PREFABRICATED "MICROLLAM" LUMBER HEADERS AND BEAMS SHALL BE AS MANUFACTURED BY "ILEVEL BY WEYERHAEUSER." OR APPROVED EQUAL. MICRO-LAM MATERIAL SHALL BE 2.0E GRADE WITH A Fb OF 2,600 PSI. DO NOT CUT OR NOTCH MICRO-LAM MATERIAL WITHOUT THE MANUFACTURER'S APPROVAL.

11. PREFABRICATED METAL JOIST HANGERS, HURRICANE CLIPS, HOLD-DWN ANCHORS AND OTHER ACCESSORIES SHALL BE AS MANUFACTURED BY "SIMPSON STRONG-TIE COMPANY"). OR APPROVED EQUAL. INSTALL ALL ACCESSORIES PER THE MANUFACTURER'S REQUIREMENTS. ALL STEEL SHALL HAVE A MINIMUM THICKNESS OF 0.04 INCHES (PER ASTM A446, GRADE A) AND BE GALVANIZED (COATING G60).

12. HOLES AND NOTCHES DRILLED OR CUT INTO WOOD FRAMING SHALL NOT EXCEED THE REQUIREMENTS OF LATEST EDITION OF THE INTERNATIONAL BUILDING CODE.

13. ALL PLATES, ANCHORS, NAILS, BOLTS, NUTS, WASHERS, AND OTHER MISCELLANEOUS HARDWARE SHALL BE HOT DIP GALVANIZED.

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the
7 N Walnut Street
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Notes

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Project Architect MATHEW WATSON, RA
MOUNTAIN WATER ARCHITECTURE PLLC
+1 845 321 3622
MW@MOUNTAINWATERARCHITECTURE.COM

Scale

STRUCTURAL NOTES

A002

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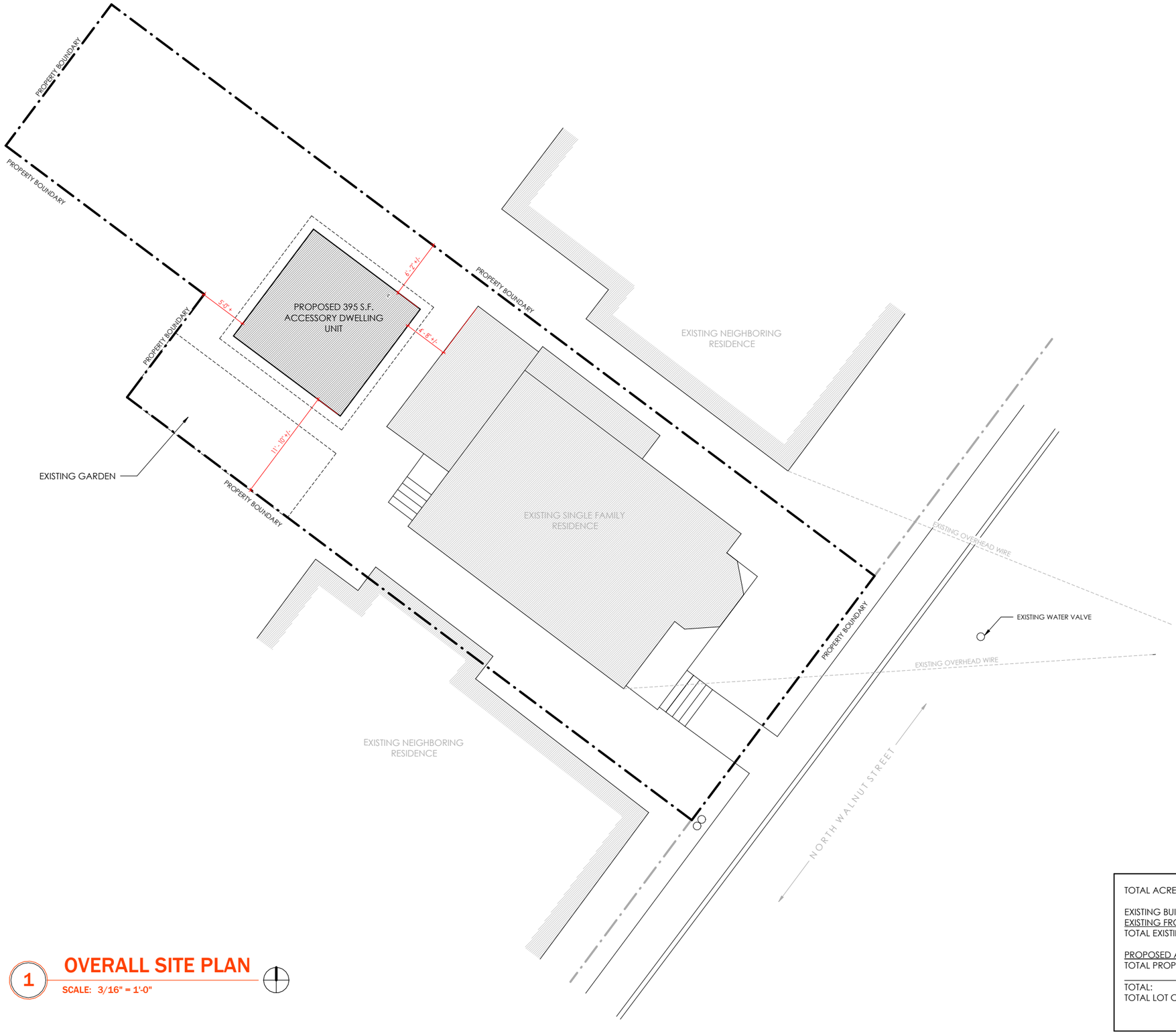

1 **OVERALL SITE PLAN**

SCALE: 3/16" = 1'-0"

TOTAL ACREAGE:	0.06 ACRES | 2,614 S.F.
EXISTING BUILDING FOOTPRINT:	784 S.F.
EXISTING FRONT PORCH:	41 S.F.
TOTAL EXISTING:	825 S.F.
PROPOSED ADU :	196 S.F.
TOTAL PROPOSED:	196 S.F.
TOTAL:	1,021 S.F.
TOTAL LOT COVERAGE:	39.06 %

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Project Architect MATHEW WATSON, RA
MOUNTAIN WATER ARCHITECTURE PLLC
+1 845 321 3622
MW@MOUNTAINWATERARCHITECTURE.COM

Scale 3/16" = 1'-0"

OVERALL SITE PLAN

A003

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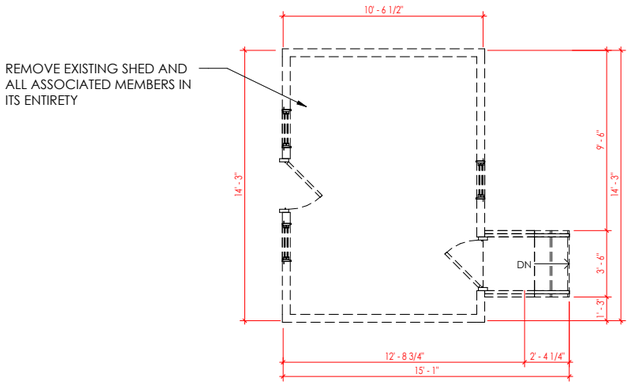
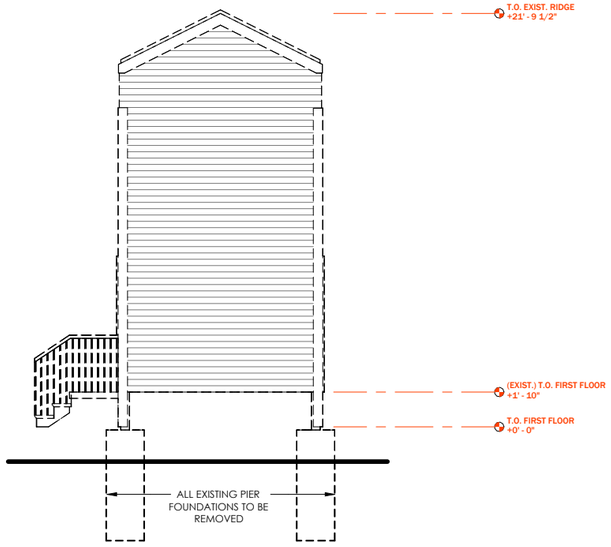


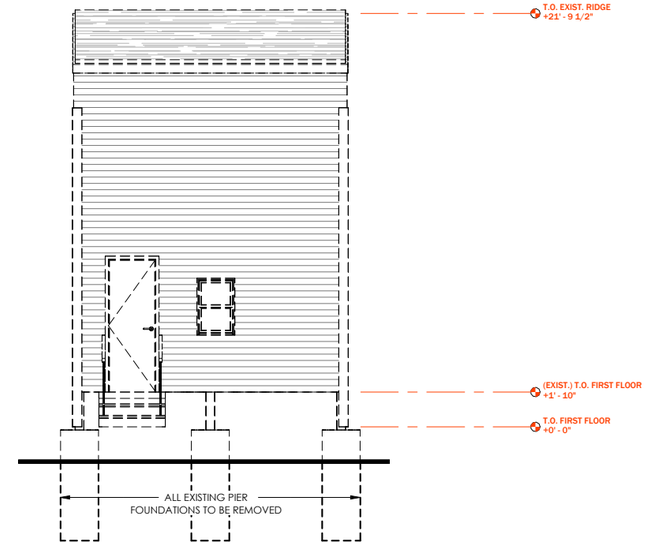
1 OVERALL DEMOLITION PLAN

SCALE: 1/4" = 1'-0"



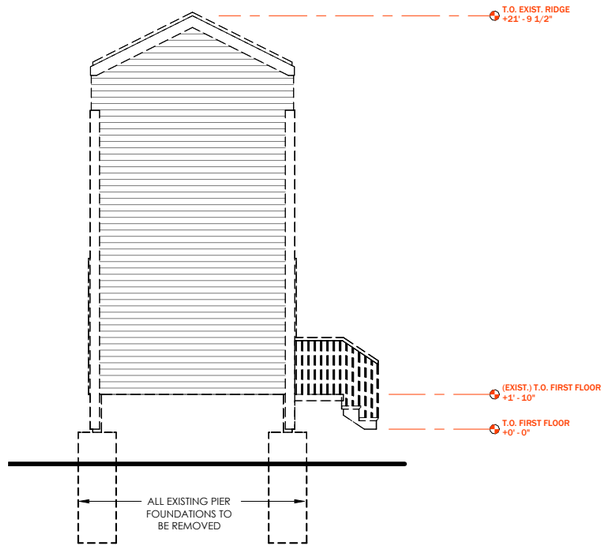
N DEMOLITION - NORTH ELEVATION

SCALE: 1/4" = 1'-0"



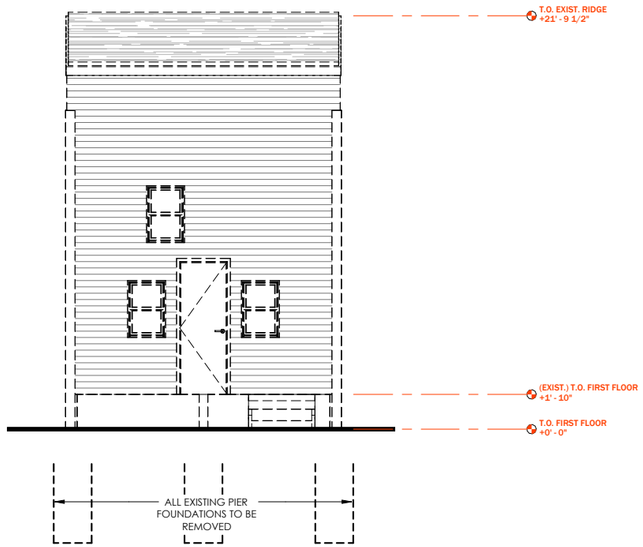
E DEMOLITION - EAST ELVATION

SCALE: 1/4" = 1'-0"



S DEMOLITION - SOUTH ELEVATION

SCALE: 1/4" = 1'-0"



W DEMOLITION - WEST ELEVATION

SCALE: 1/4" = 1'-0"

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MOUNTAIN WATER ARCHITECTURE PLLC
+1 845 321 3622
MW@MOUNTAINWATERARCHITECTURE.COM

Scale 1/4" = 1'-0"

OVERALL DEMOLITION PLANS

D101

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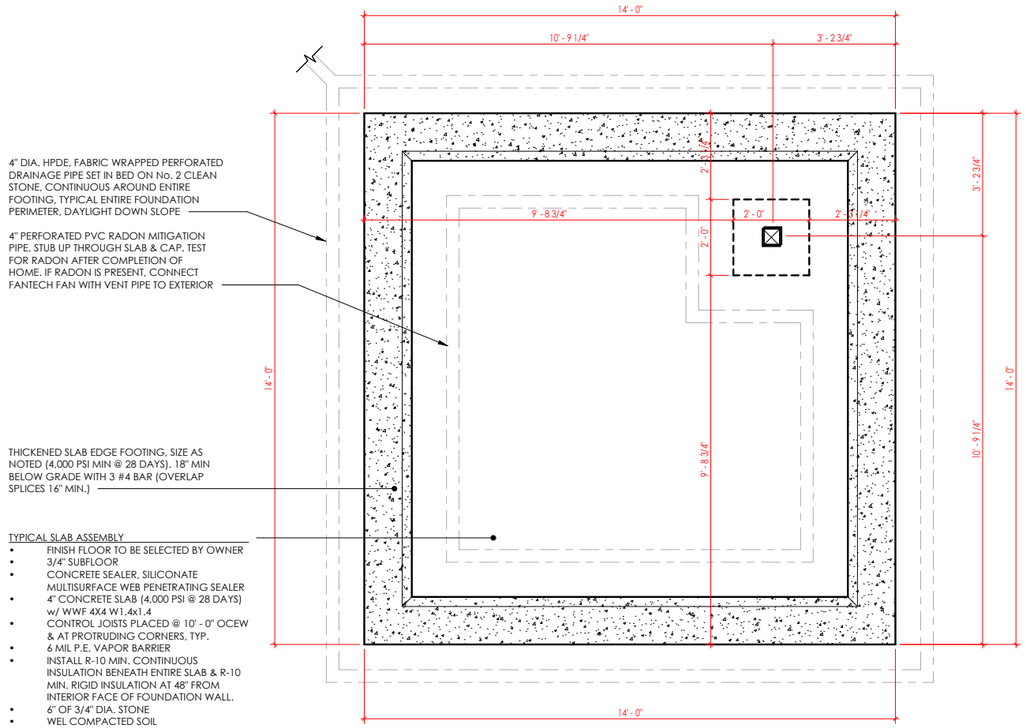
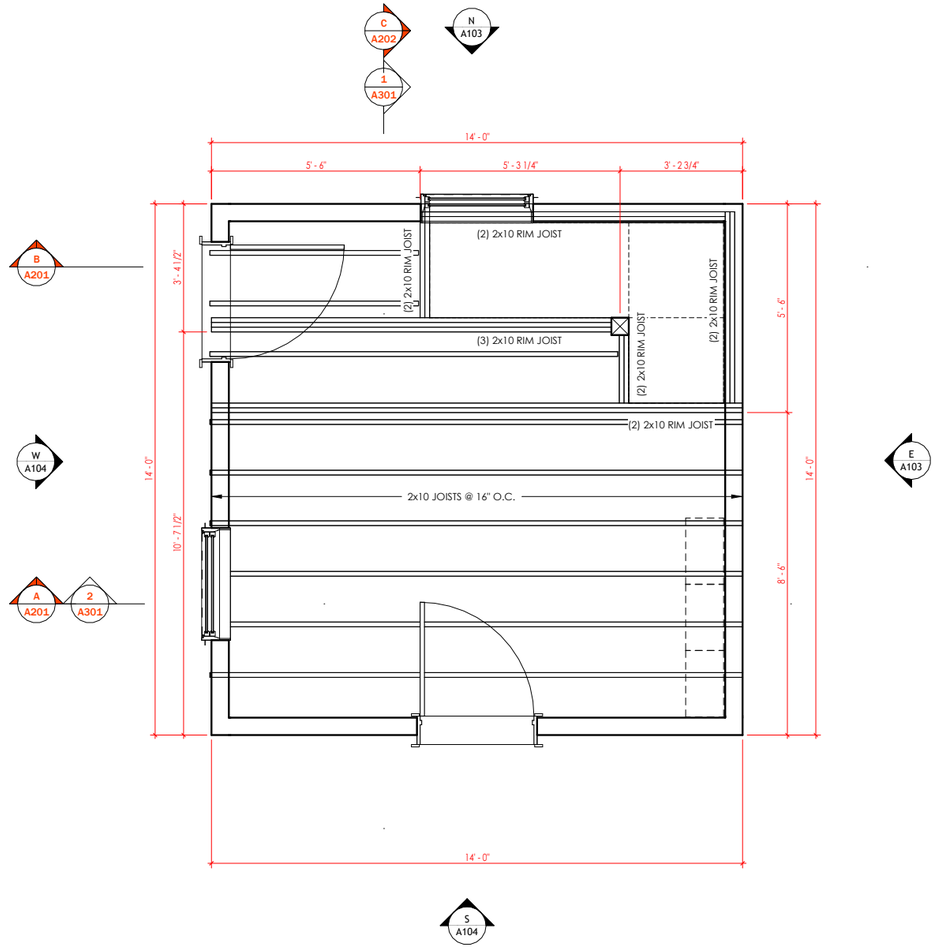


1 OVERALL FOUNDATION PLAN

SCALE: 1/2" = 1'-0"



2 FRAMING PLAN - SECOND FLOOR

SCALE: 1/2" = 1'-0"

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MATHEW WATSON, RA
MOUNTAIN WATER ARCHITECTURE PLLC
+1.845.321.3622
MW@MOUNTAINWATERARCHITECTURE.COM

Scale 1/2" = 1'-0"

OVERALL FOUNDATION & FRAMING PLAN

S101

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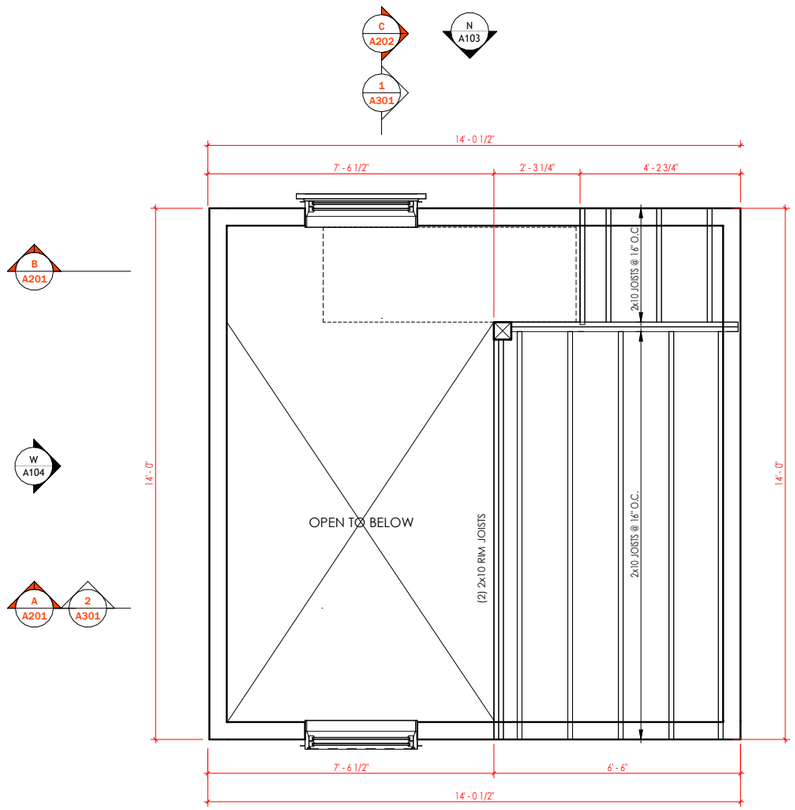
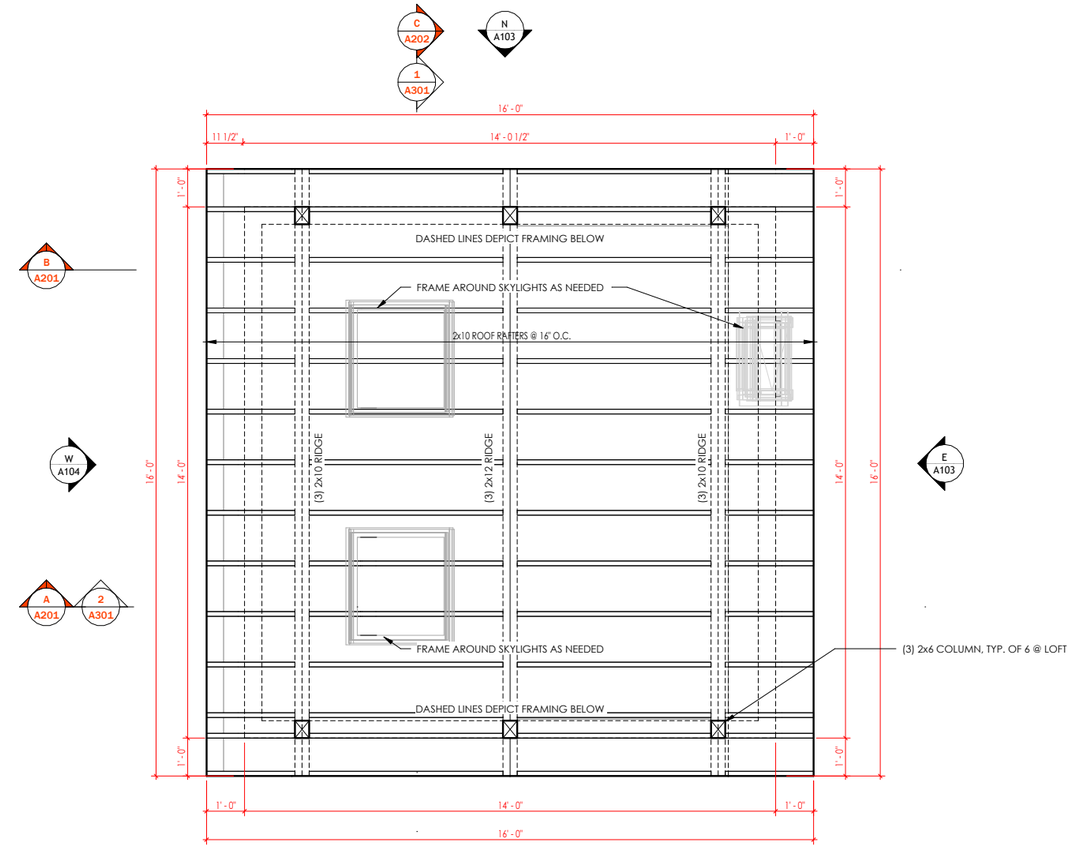


1 FRAMING PLAN - LOFT

SCALE: 1/2" = 1'-0"



2 FRAMING PLAN - ROOF

SCALE: 1/2" = 1'-0"

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MOUNTAIN WATER ARCHITECTURE PLLC
+1 845 321 3622
MW@MOUNTAINWATERARCHITECTURE.COM

Scale 1/2" = 1'-0"

FRAMING PLAN - LOFT & ROOF

S102

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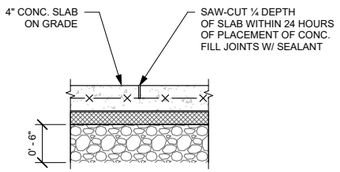
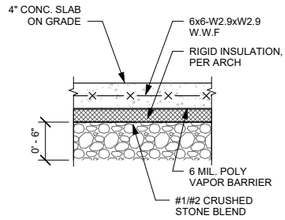


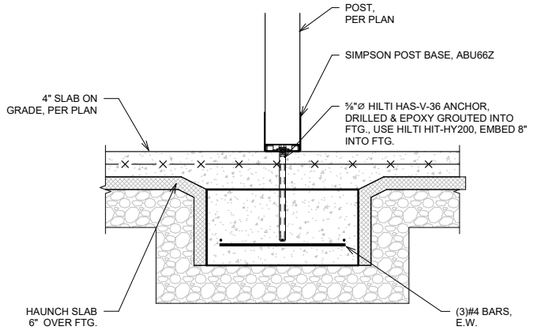
1 TYP. SAW CUT CONTROL JOINT DETAIL

SCALE: 1" = 1'-0"



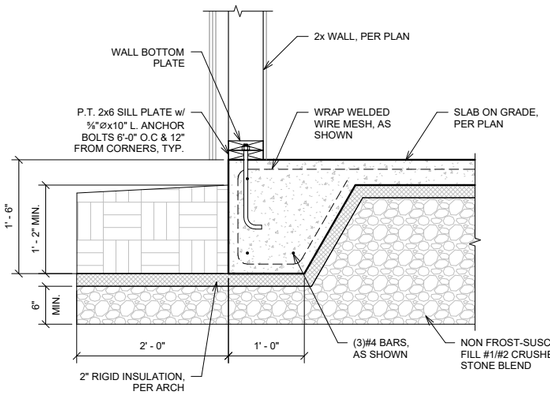
2 TYP. SLAB ON GRADE DETAIL

SCALE: 1" = 1'-0"



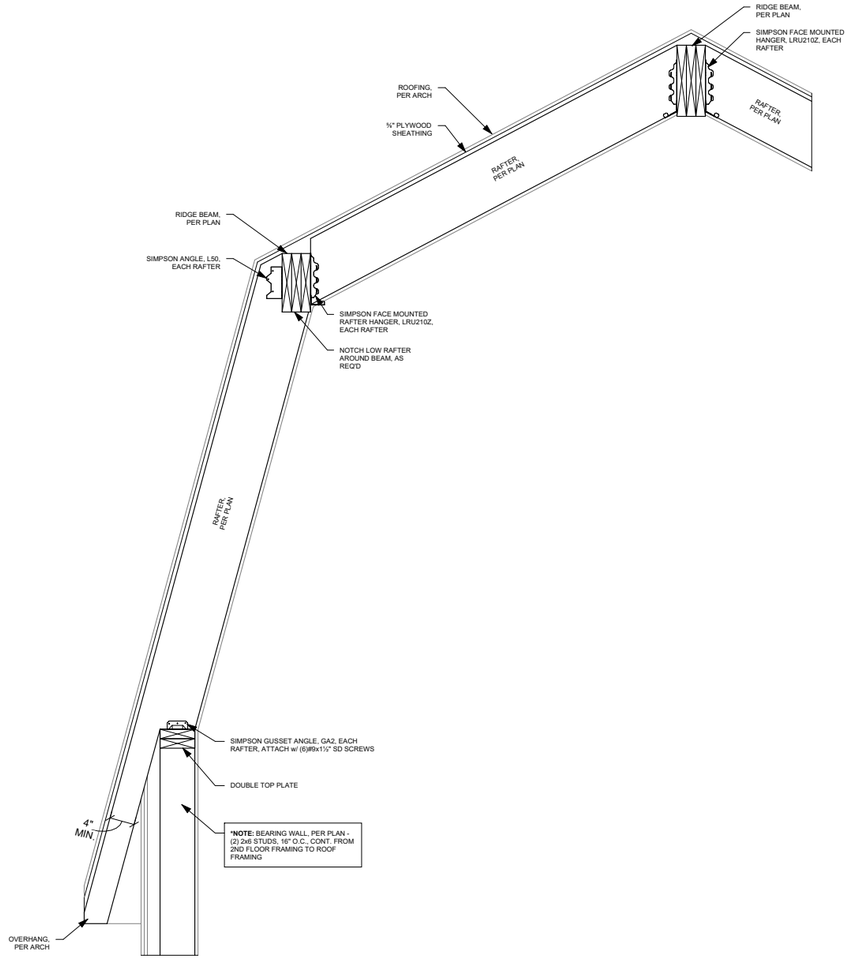
3 ISOLATED FTG. DETAIL

SCALE: 1" = 1'-0"



4 HAUNCHED SLAB DETAIL

SCALE: 1" = 1'-0"



6 ROOF FRAMING SECTION

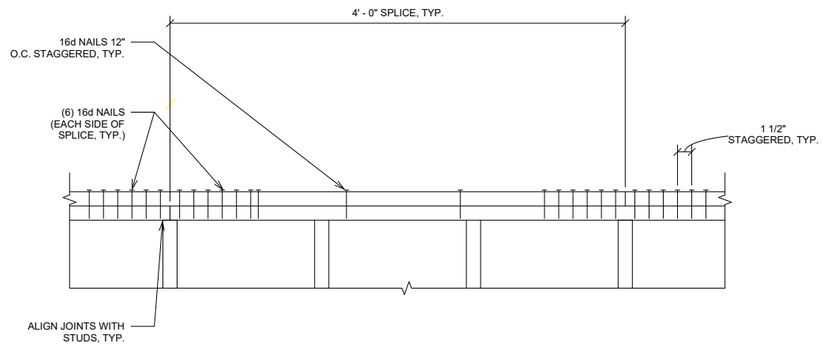
SCALE: 1" = 1'-0"

3 OR 4 PLY BEAM

5 MULTIPLY BEAM CONNECTION

SCALE: 1 1/2" = 1'-0"

2 PLY BEAM



NOTES:
1. THE MINIMUM SPLICE IS (6) 16d NAILS EACH SIDE OF EACH SPLICE LOCATION.
2. PROVIDE CONTINUOUS TOP PLATES (NO JOINTS) WHERE WALLS ARE 12'-0" OR LESS IN LENGTH

7 TOP PLATE SPLICE DETAIL

SCALE: 1 1/2" = 1'-0"

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Notes

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Project Architect MATHEW WATSON, RA
MOUNTAIN WATER ARCHITECTURE PLLC
+1 845 321 3622
MW@MOUNTAINWATERARCHITECTURE.COM

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STRUCTURAL DETAILS

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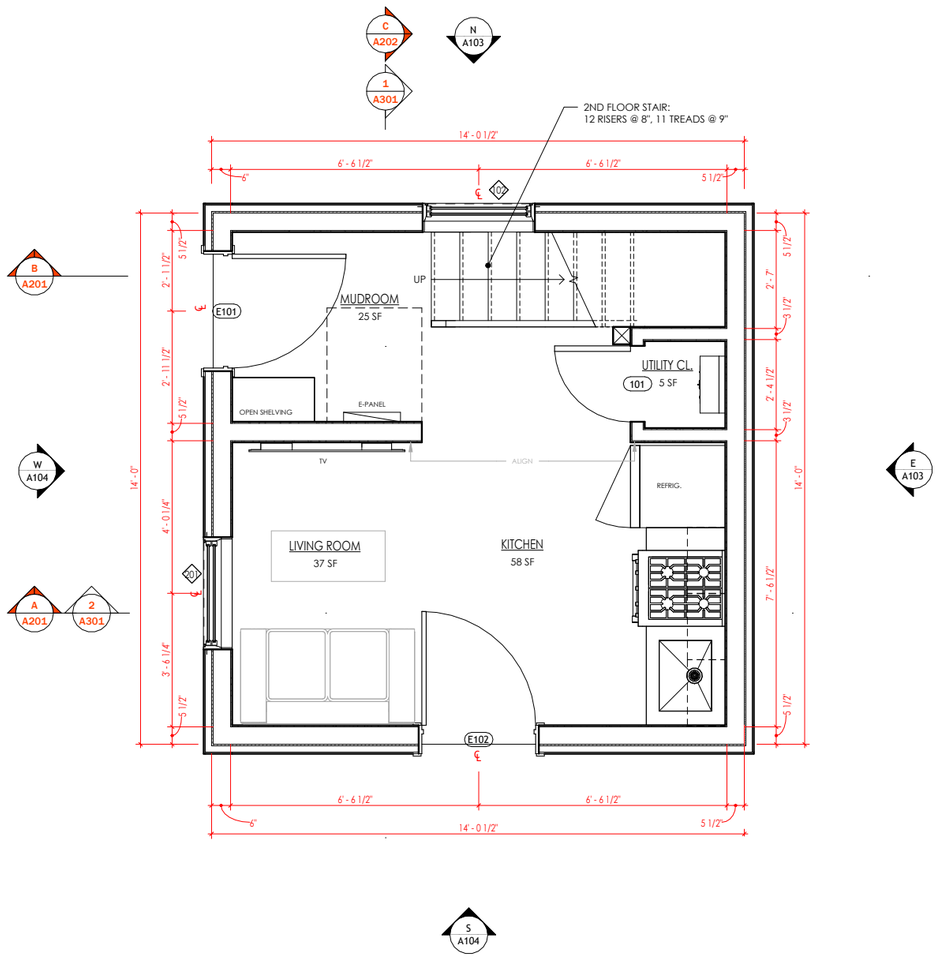
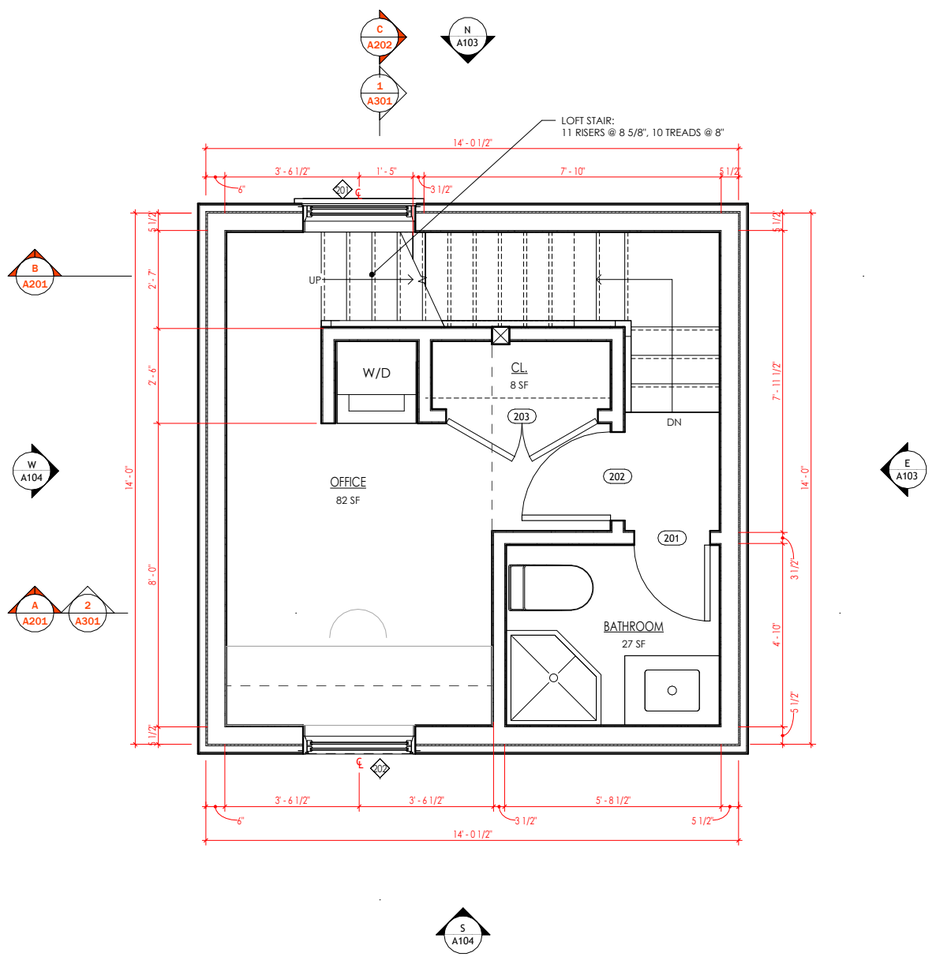


1 PROPOSED FIRST FLOOR PLAN

SCALE: 1/2" = 1'-0"



2 PROPOSED SECOND FLOOR PLAN

SCALE: 1/2" = 1'-0"

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Project Architect
MATHEW WATSON, RA
MOUNTAIN WATER ARCHITECTURE PLLC
+1 845 321 3622
MW@MOUNTAINWATERARCHITECTURE.COM

Scale 1/2" = 1'-0"

PROPOSED FIRST + SECOND FLOOR PLAN

A101

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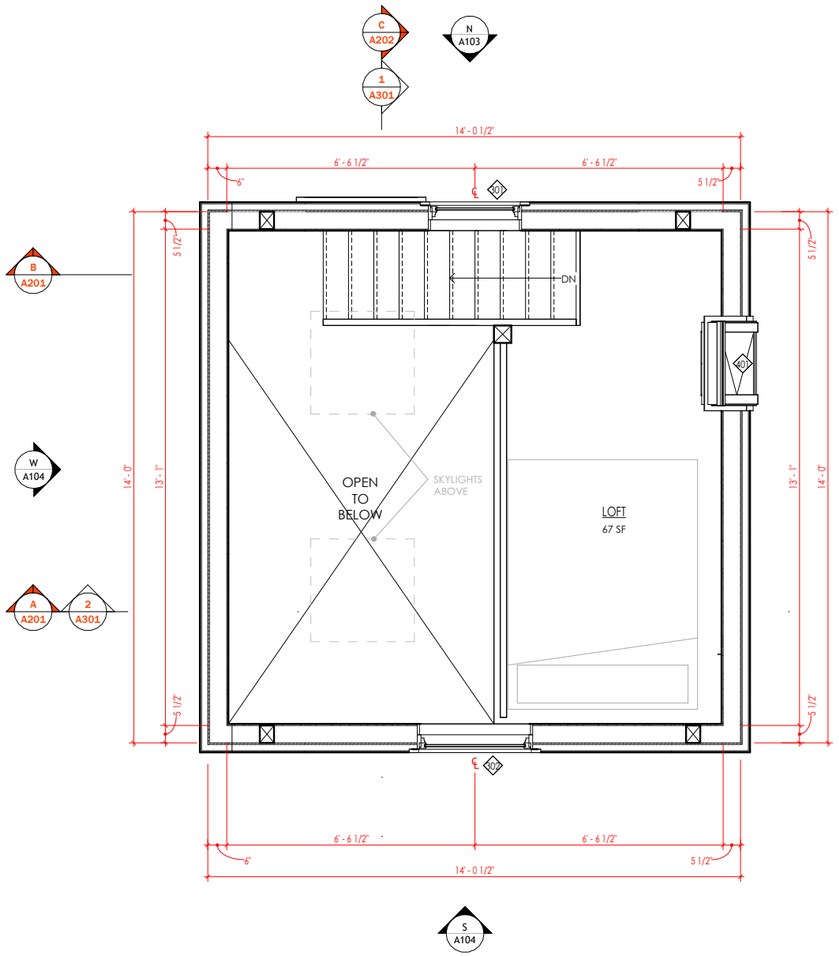
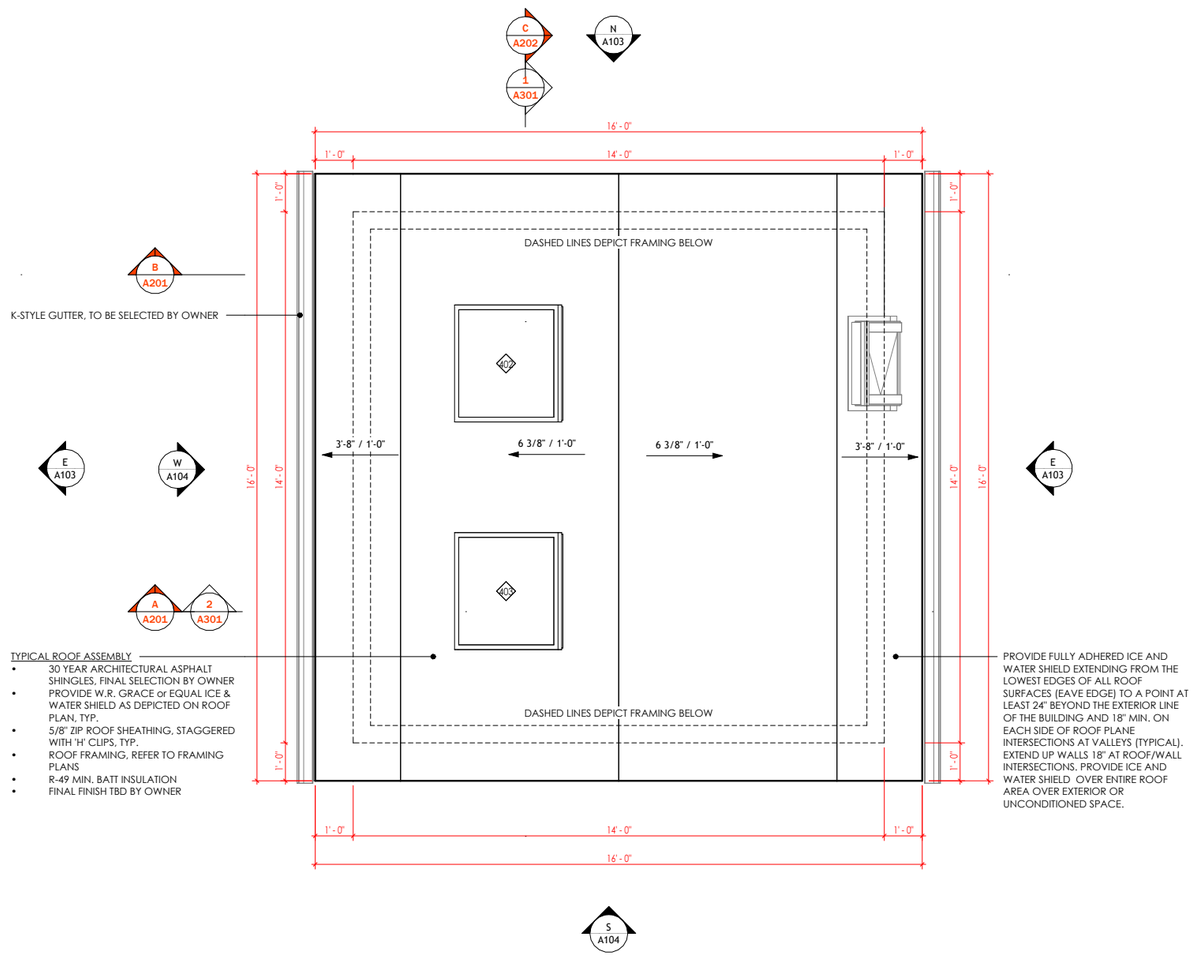


1 PROPOSED LOFT PLAN

SCALE: 1/2" = 1'-0"



2 OVERALL ROOF PLAN

SCALE: 1/2" = 1'-0"

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Project Architect
MATHEW WATSON, RA
MOUNTAIN WATER ARCHITECTURE PLLC
+1 845 321 3622
MW@MOUNTAINWATERARCHITECTURE.COM

Scale 1/2" = 1'-0"

PROPOSED LOFT PLAN + ROOF PLAN

A102

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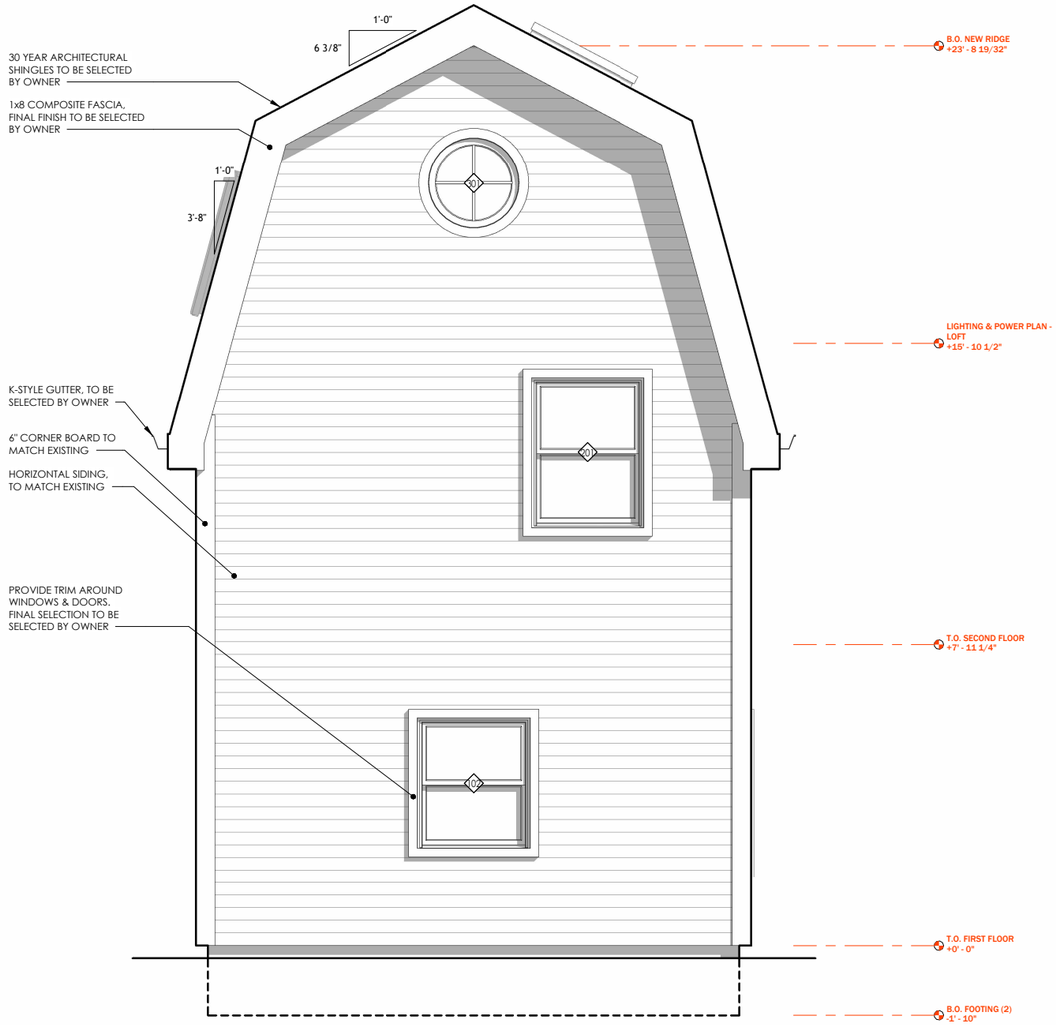
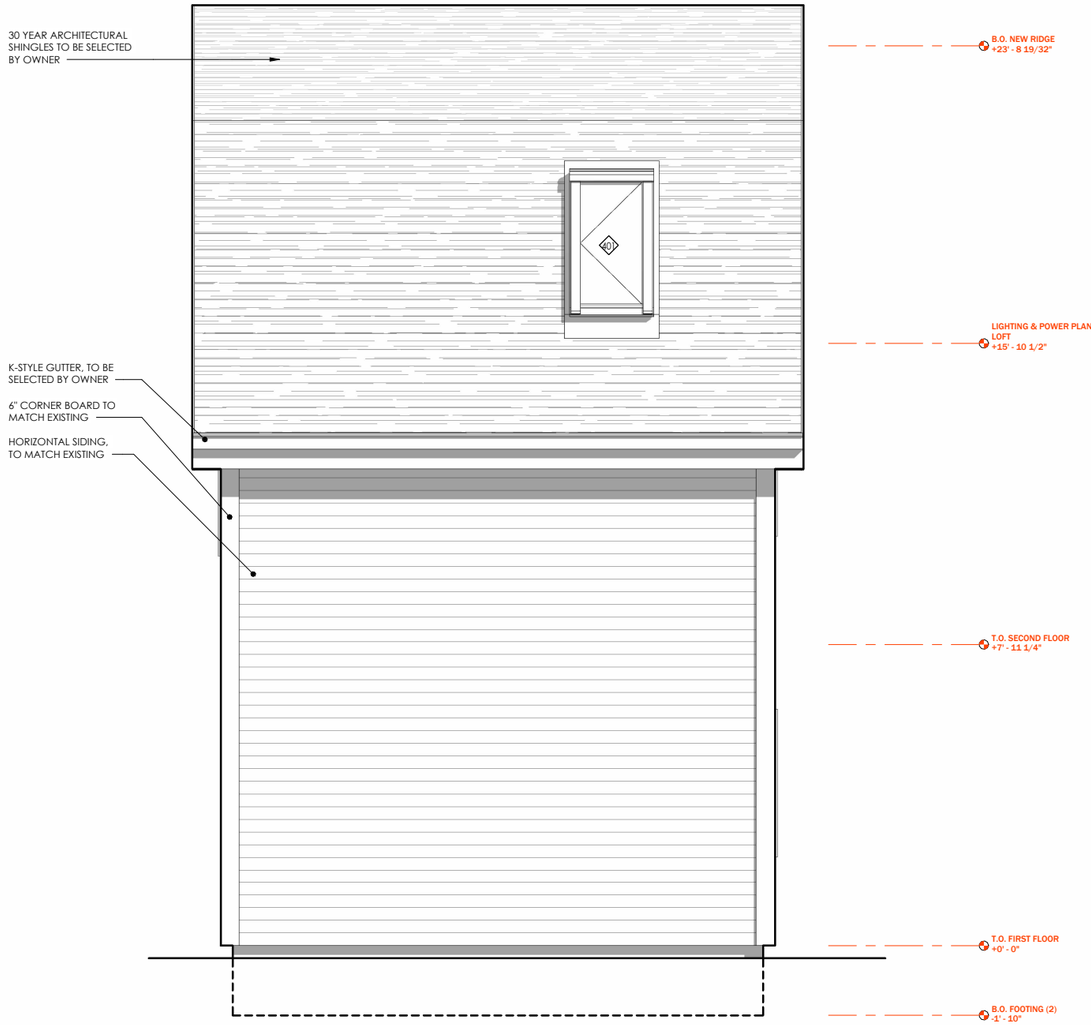


N NORTH ELEVATION

SCALE: 1/2" = 1'-0"



E EAST ELEVATION

SCALE: 1/2" = 1'-0"

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MATHEW WATSON, RA
MOUNTAIN WATER ARCHITECTURE PLLC
+1 845 321 3622
MW@MOUNTAINWATERARCHITECTURE.COM

Scale 1/2" = 1'-0"

EXTERIOR ELEVATIONS

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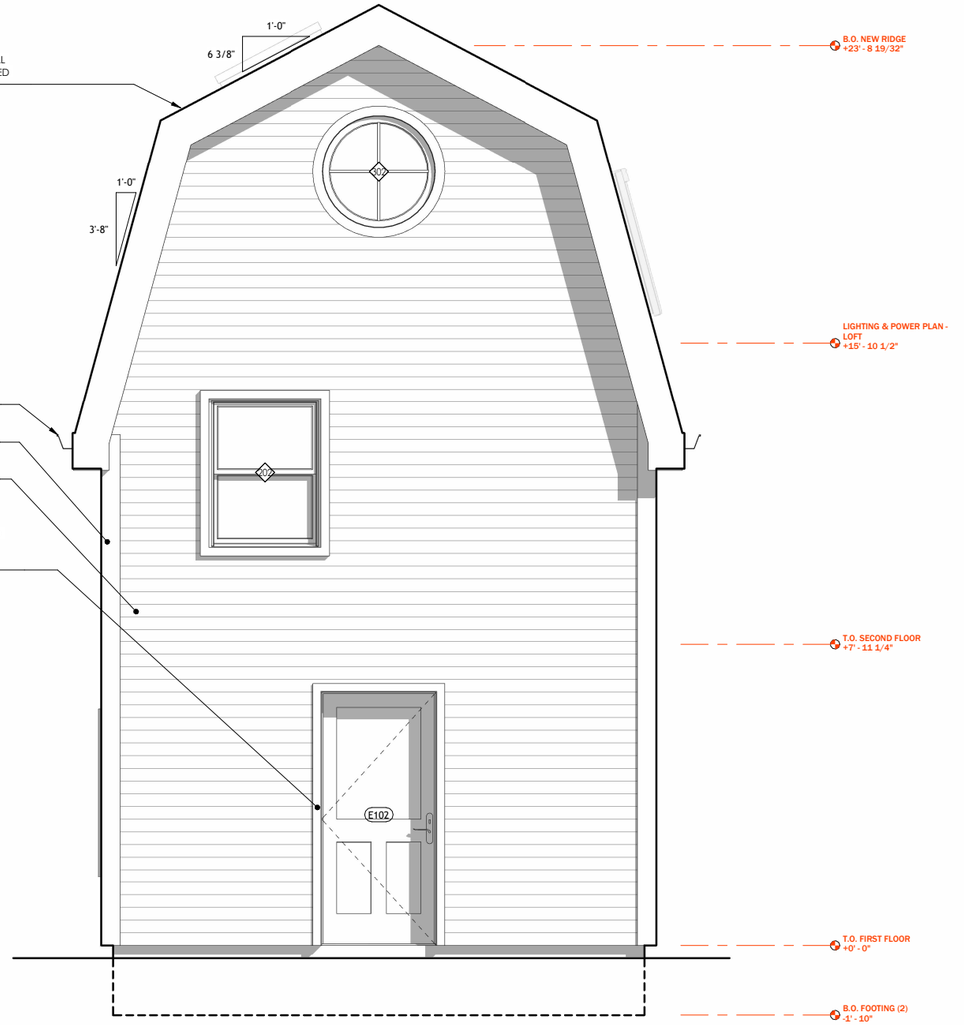
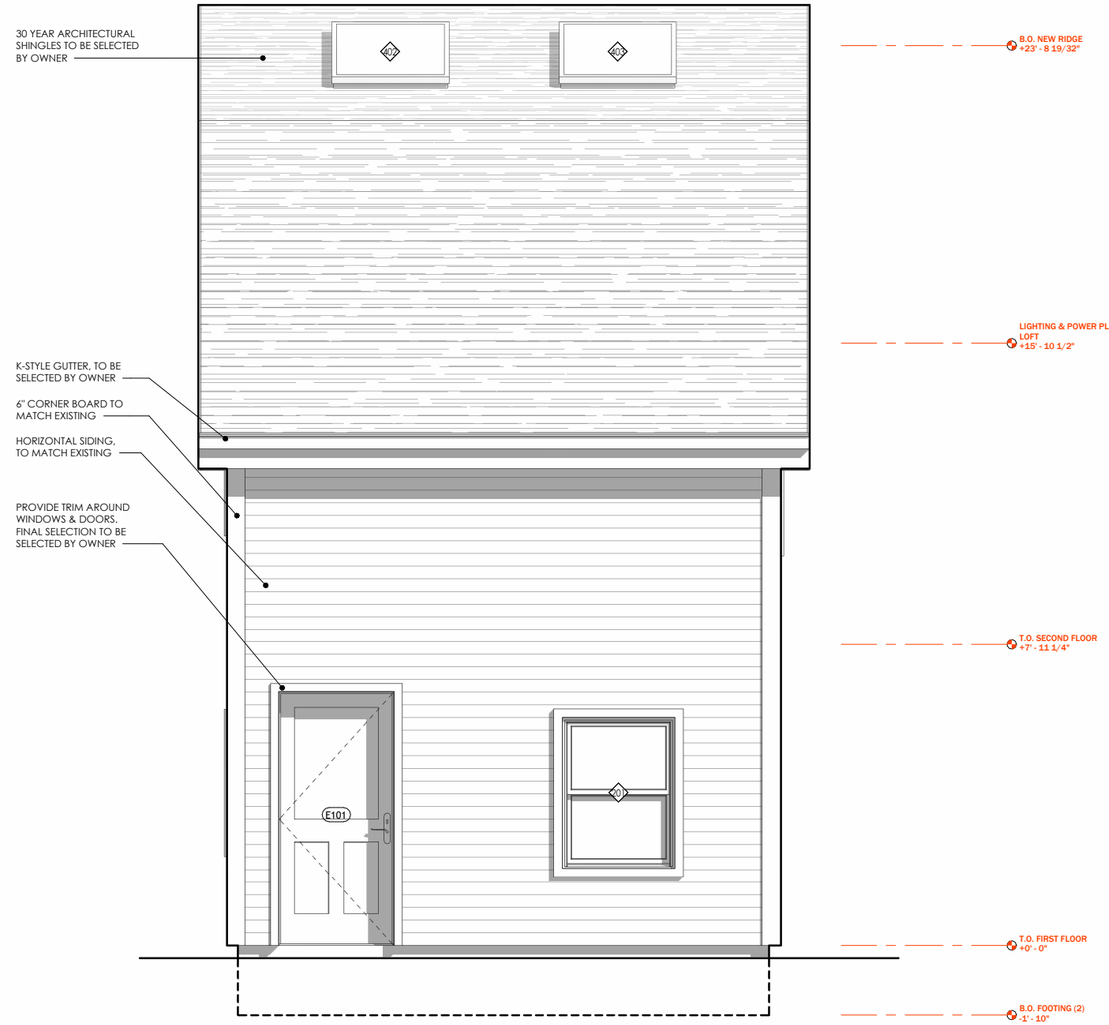


S SOUTH ELEVATION

SCALE: 1/2" = 1'-0"



W WEST ELEVATION

SCALE: 1/2" = 1'-0"

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Project Architect MATHEW WATSON, RA
MOUNTAIN WATER ARCHITECTURE PLLC
+1 845 321 3622
MW@MOUNTAINWATERARCHITECTURE.COM

Scale 1/2" = 1'-0"

EXTERIOR ELEVATIONS

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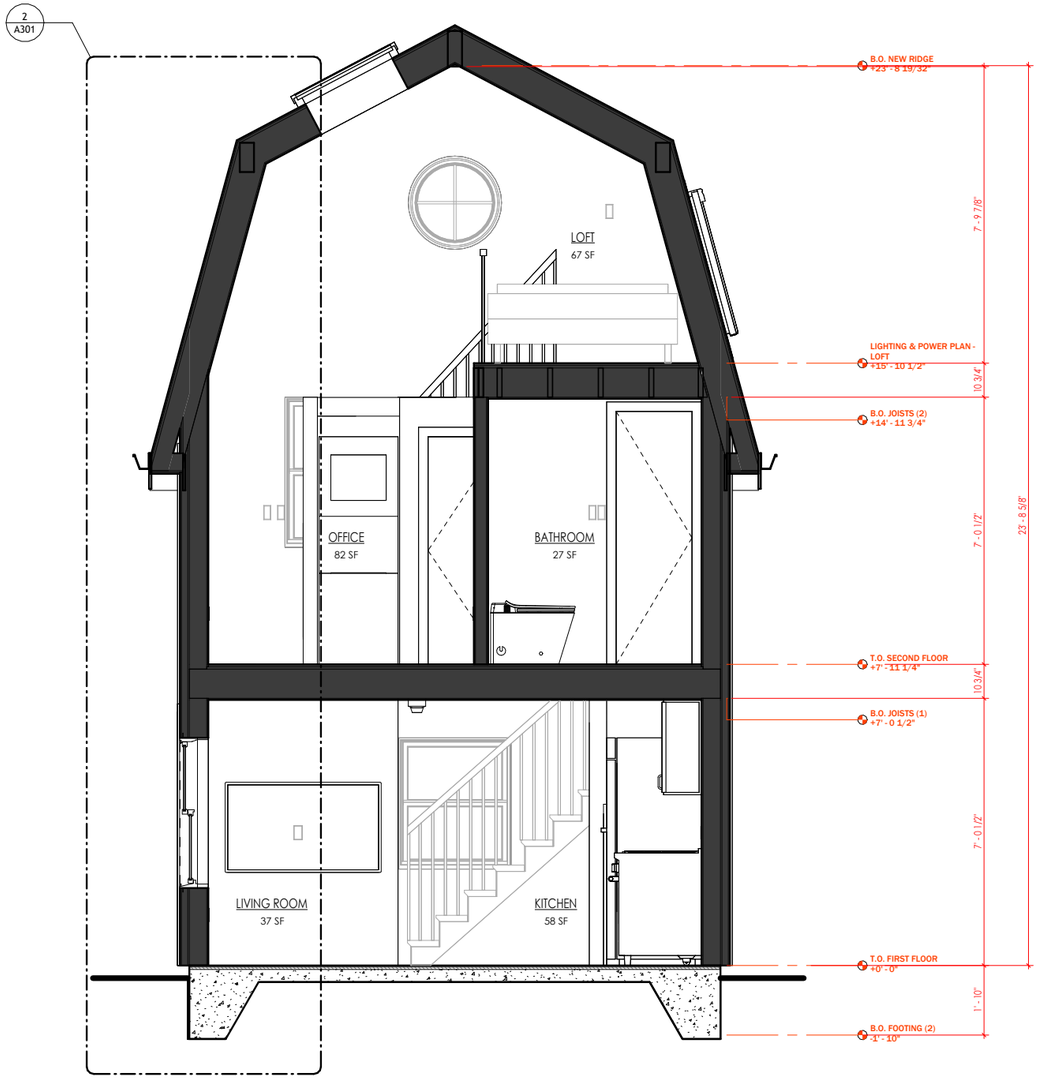
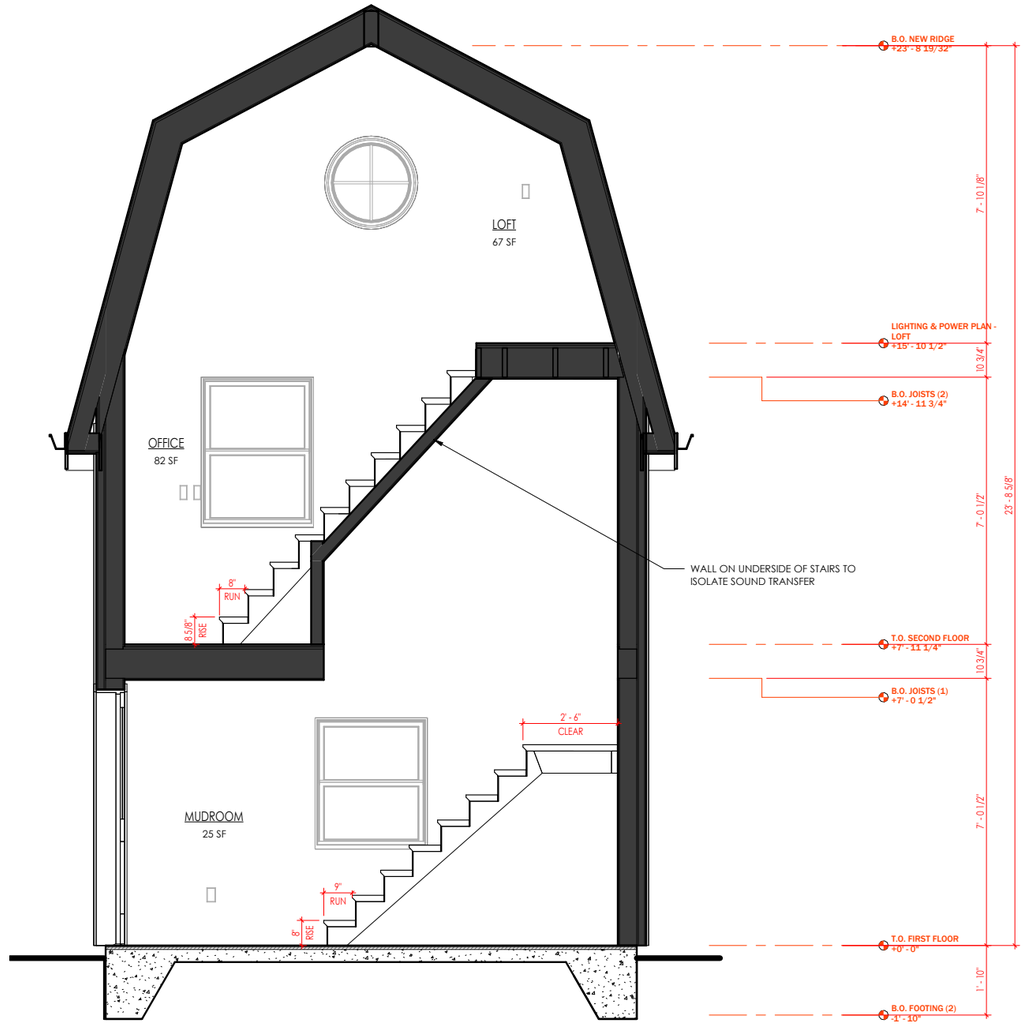


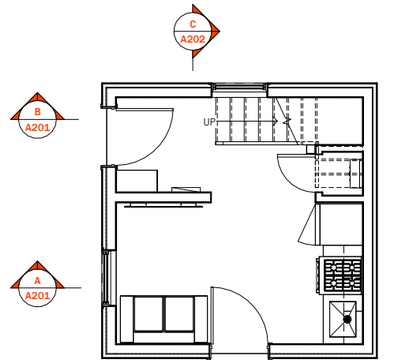
A BUILDING SECTION A-A

SCALE: 1/2" = 1'-0"



B BUILDING SECTION B-B

SCALE: 1/2" = 1'-0"



1 KEY PLAN
1/4" = 1'-0"

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Project Architect
MATHEW WATSON, RA
MOUNTAIN WATER ARCHITECTURE PLLC
+1 845 321 3622
MW@MOUNTAINWATERARCHITECTURE.COM

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BUILDING SECTIONS

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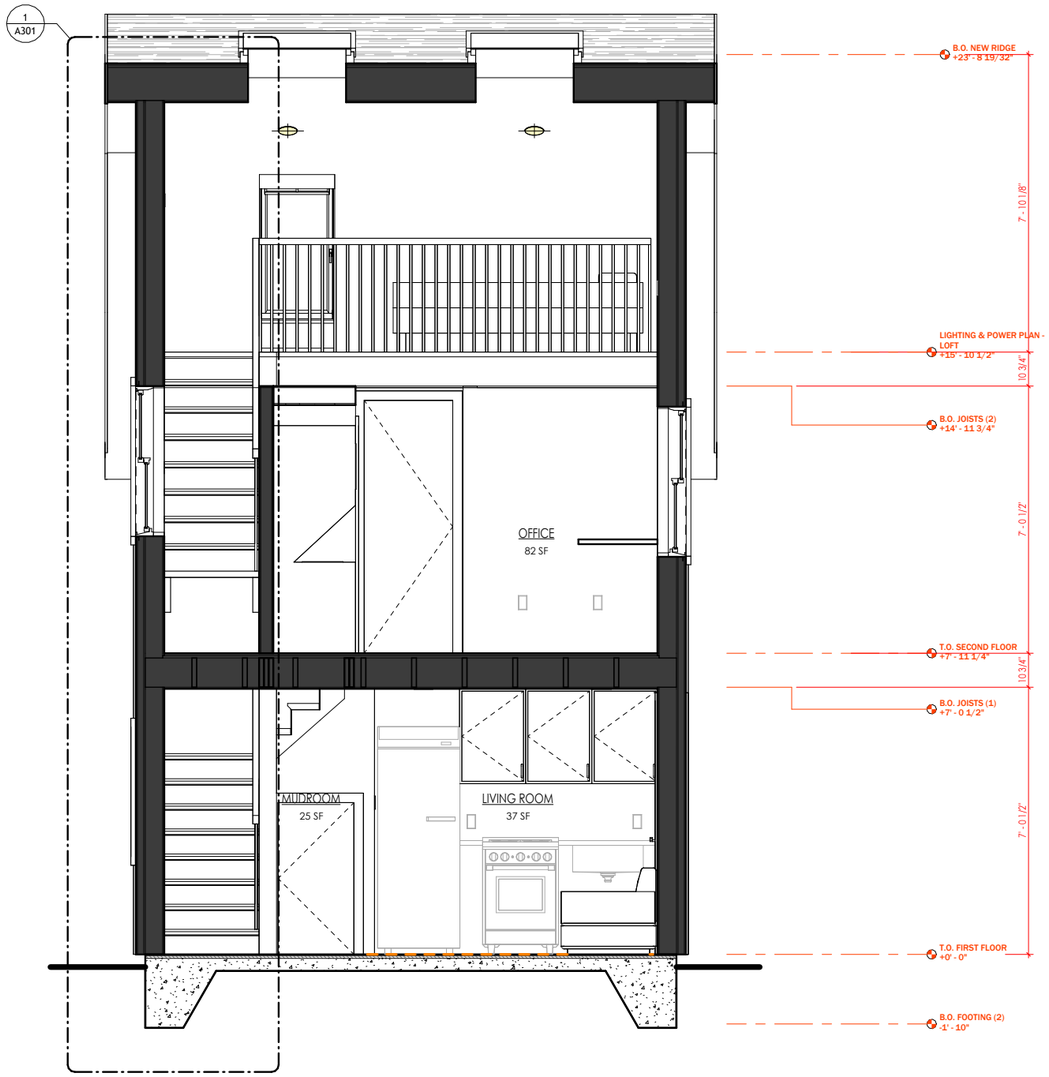
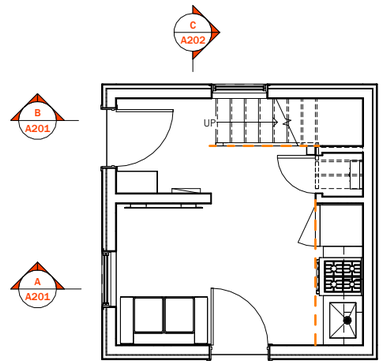


C BUILDING SECTION C-C

SCALE: 1/2" = 1'-0"



1 KEY PLAN
1/4" = 1'-0"

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MOUNTAIN WATER ARCHITECTURE PLLC
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MW@MOUNTAINWATERARCHITECTURE.COM

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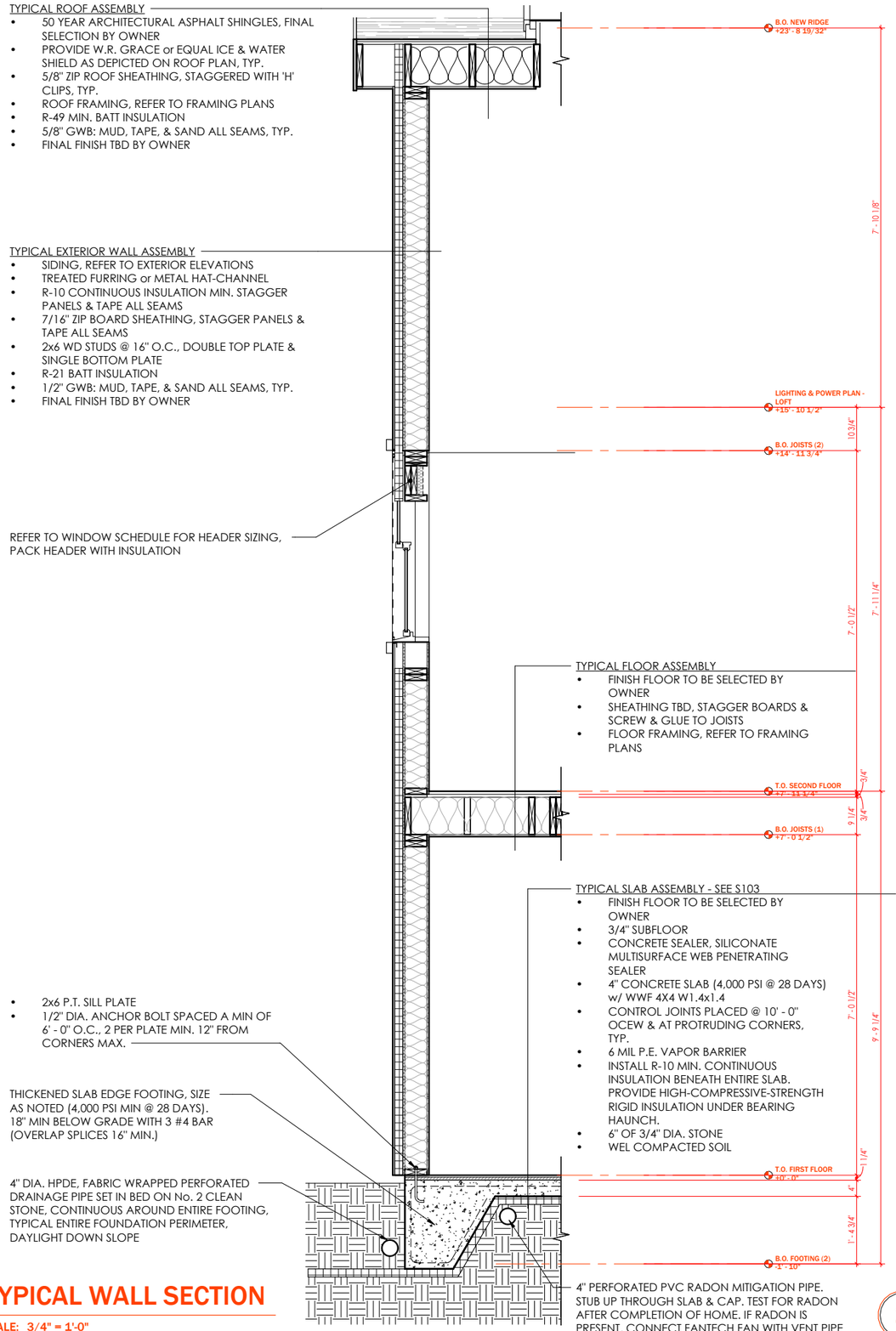
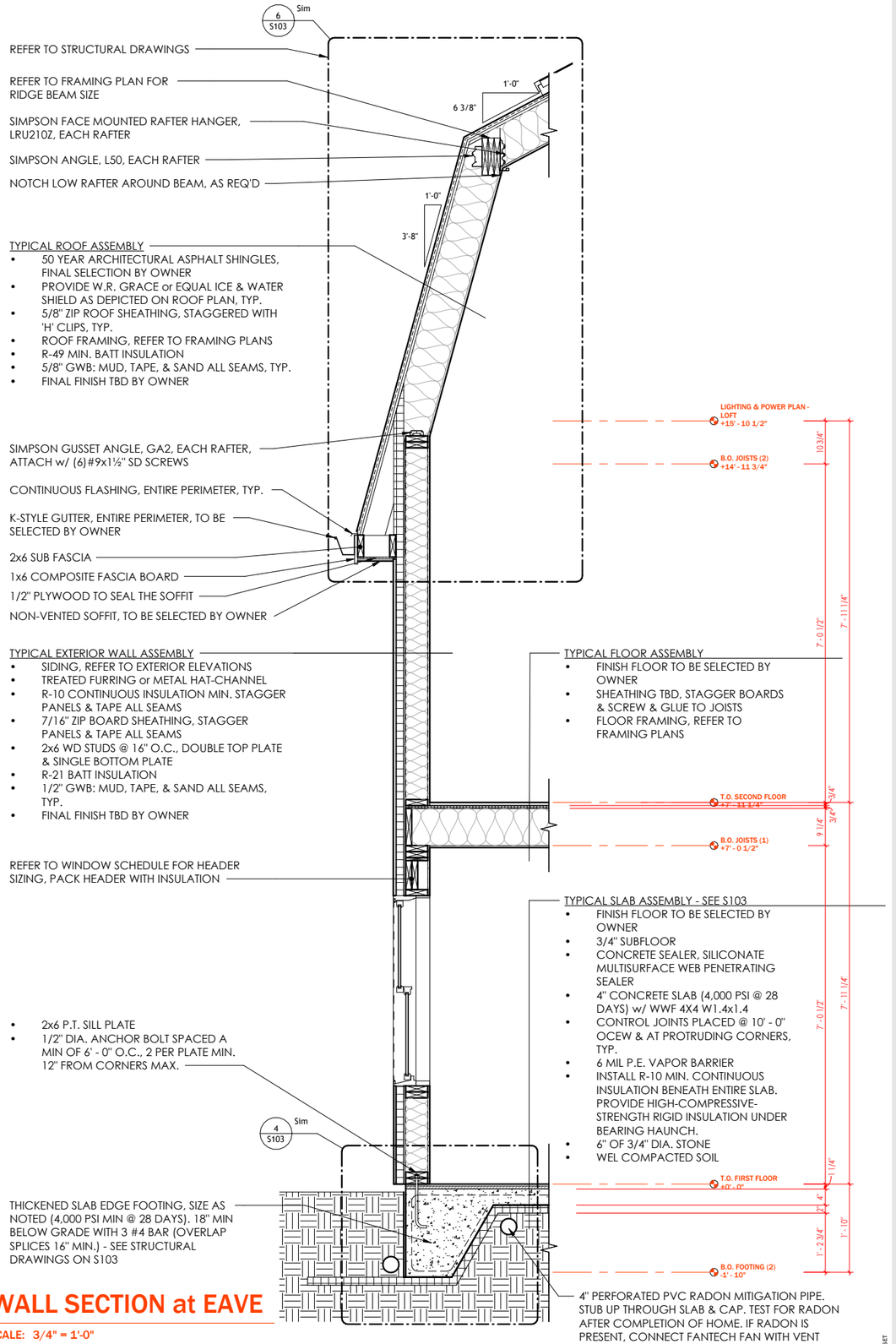


1 **TYPICAL WALL SECTION**

SCALE: 3/4" = 1'-0"



2 **WALL SECTION at EAVE**

SCALE: 3/4" = 1'-0"

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the

7 N Walnut Street
Beacon, NY 12508

Project No. 26-004

09/18/26

Revisions 119

Notes

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Project Architect
MATHEW WATSON, RA
MOUNTAIN WATER ARCHITECTURE PLLC
+1 845 321 3622
MW@MOUNTAINWATERARCHITECTURE.COM

Scale 3/4" = 1'-0"

WALL SECTIONS

A301

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DOOR SCHEDULE - EXTERIOR

TAG #	MANUFACTURER	PANEL COUNT	UNIT SIZE			ROUGH OPENING		HEADER	RATING MIN.	COMMENTS
			WIDTH	HEIGHT	THICK.	WIDTH	HEIGHT			
E101		1	3' - 0"	6'-8"	1 3/8"	3' - 2"	6' - 9"	(2) 2x8		HALF LIGHT - GLAZED DOOR
E102		1	3' - 0"	6'-8"	1 3/8"	3' - 2"	6' - 9"	(2) 2x8		HALF LIGHT - GLAZED DOOR

DOOR SCHEDULE - INTERIOR

TAG #	MANUFACTURER	PANEL COUNT	SWING	UNIT SIZE			DOOR LOCK	DOOR STOP	COMMENTS
				WIDTH	HEIGHT	THICK.			
101	MASONITE or EQUAL	1	LEFT-HAND	2' - 0"	4'-0"	1 3/4"	NONE	NONE	
201	MASONITE or EQUAL	1	LEFT-HAND	2' - 0"	6'-8"	1 3/4"	PRIVACY	WALL	
202	MASONITE or EQUAL	1	LEFT-HAND	2' - 4"	6'-8"	1 3/4"	PRIVACY	WALL	
203	MASONITE or EQUAL	2	DOUBLE	4' - 0"	6'-0"	1 3/4"	DUMMY	NONE	

WINDOW SCHEDULE

TAG #	MANUFACTURER	TYPE	SILL HEIGHT	UNIT SIZE		ROUGH OPENING		HEADER	HEAD HEIGHT	COMMENTS
				WIDTH	HEIGHT	WIDTH	HEIGHT			
101	PELLA 250 SERIES or EQUAL	DOUBLE-HUNG	2' - 0 1/2"	2' - 11 1/2"	3' - 11 1/2"	3' - 0 1/2"	4' - 0"	(2) 2x8	6' - 0 1/2"	
102	PELLA 250 SERIES or EQUAL	DOUBLE-HUNG	2' - 6 1/2"	2' - 11 1/2"	3' - 5 1/2"	3' - 0 1/2"	3' - 6"	(2) 2x8	6' - 0 1/2"	
201	PELLA 250 SERIES or EQUAL	DOUBLE-HUNG	3' - 1"	2' - 11 1/2"	3' - 11 1/2"	3' - 0 1/2"	4' - 0"	(2) 2x8	7' - 1"	
202	PELLA 250 SERIES or EQUAL	DOUBLE-HUNG	2' - 6 1/2"	2' - 11 1/2"	3' - 11 1/2"	3' - 0 1/2"	4' - 0"	(2) 2x8	6' - 6 1/2"	
301	PELLA 250 SERIES or EQUAL	FULL CIRCLE	3' - 0"	2' - 5 1/2"	2' - 5 1/2"	2' - 6 1/2"	2' - 6"	(2) 2x8	5' - 6"	
302	PELLA 250 SERIES or EQUAL	FULL CIRCLE	3' - 0"	3' - 0 1/2"	3' - 0 1/2"	3' - 1 1/2"	3' - 1"	(2) 2x8	6' - 1"	
401	VELUX GXU FK06 or EQUAL	SIDE-HINGED		2' - 1 31/32"	3' - 10 15/32"	2' - 2 31/32"	3' - 10 31/32"			SIDE-HINGED ROOF ACCESS EGRESS WINDOW - LOW-E DBL. PANE LAMINATED SAFETY GLASS - OUTWARD 90-DEGREE OPENING - COMPLIANT WITH IRC R310 EMERGENCY ESCAPE AND RESCUE (MIN. 5.7 SF NET CLEAR OPENING).
402	VELUX FCM 3636 or EQUAL	FIXED		3' - 0"	3' - 0"	3' - 1"	3' - 0 1/2"			LOW-E, ARGON-FILLED DOUBLE-PANE GLASS - CURB-MOUNTED ON RAISED 2X4 BOC OVER ROOF DECK - TYP.
403	VELUX FCM 3636 or EQUAL	FIXED		3' - 0"	3' - 0"	3' - 1"	3' - 0 1/2"			LOW-E, ARGON-FILLED DOUBLE-PANE GLASS - CURB-MOUNTED ON RAISED 2X4 BOC OVER ROOF DECK - TYP.

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Project Architect
MATHEW WATSON, RA
MOUNTAIN WATER ARCHITECTURE PLLC
+1 845 321 3622
MW@MOUNTAINWATERARCHITECTURE.COM

Scale

SCHEDULES

A401

Sheet No.

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GENERAL NOTES

It is the intent that all receptacles, switches and devices be centered on all finished surfaces, horizontally and vertically unless noted otherwise. If field conditions arise that make centering impossible, consult the Architect for guidance on final placement. Contractor shall coordinate all roof framing to allow the centering shown on this plan for all recessed lighting. If additional framing is required to accommodate this layout, the Contractor shall incl. such framing as part of the cost of the work. Any coordination shall take place during rough framing, prior to rough-in.

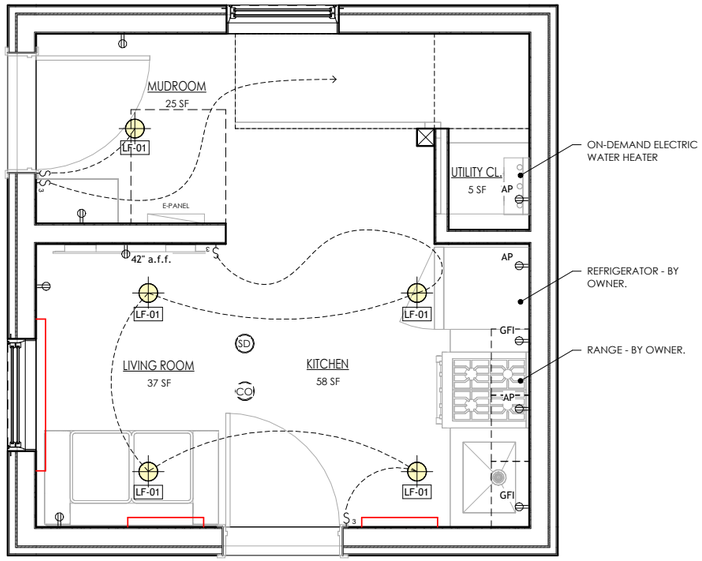
A. Install all receptacles with a centerline of 16" a.f.f. (HORIZONTALLY/VERTICALLY), U.N.O.
B. Install all above counter outlets (HORIZONTALLY/VERTICALLY) with a centerline of 42" a.f.f., U.N.O.
C. Install all switches (HORIZONTALLY/VERTICALLY) with centerline at 48" a.f.f. Install blocking as necessary to achieve centering.
D. Mount centerline of thermostats + keypads at 48" a.f.f. Center on switches below if applicable.
E. All switches to be on dimming circuits. Notify Architect prior to rough-in of any fixture locations that are not able to be on a dimming circuit so alternate plans can be made.
F. All exposed switches and outlets to be Trade / Standard series with Thermoplastic duplex/toggle coverplates by Leviton.
G. Device color: WHITE with matching Thermoplastic duplex/toggle coverplates. **COORDINATE THESE SELECTIONS WITH ARCHITECT PRIOR TO ORDERING
H. All outlets in baths, at kitchen counters, and within 6'-0" of a sink shall be GFCI circuits.
I. Installation shall conform to current adopted New York State Electrical Code 2023. If this requires the addition of receptacles, wiring, devices, special circuiting, breakers, interrupters, or other items not indicated on the plans, the electrician shall make the Contractor and Architect aware of any omissions and shall include them as part of the cost of the work.
J. Coordinate location of all electrical devices with any interior elevations.
K. No distinction is made on these plans between circuits requiring single, three-way and four-way switches, the electrical subcontractor is responsible for providing all necessary system components to achieve the lighting controls as drawn.

SYMBOLS

- ELECTRICAL PANEL
- SWITCH (DIMMING CIRCUIT)
- DUPLEX RECEPTABLE (USB INDICATES CHARGING OUTLET/STATION)
- QUAD RECEPTACLE
- WATERPROOF DUPLEX RECEPTACLE
- THERMOSTAT
- EXHAUST FAN
- HEAT DETECTOR (LOW = LOW TEMP SENSOR, LP = LP GAS DETECTOR
- SMOKE/CO DETECTOR
- FIXTURE TYPE, SEE SCHED.
- SURFACE MTD. LIGHT
- RECESSED LIGHT (ARROW = DIRECTIONAL)
- PENDANT
- WALL MOUNTED LIGHT
- ELECTRIC BASEBOARD HEAT (22 TOTAL LF)

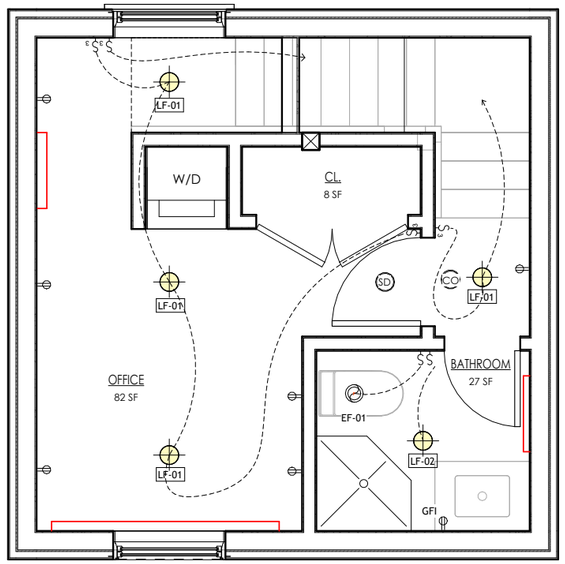
LIGHTING FIXTURE SCHEDULE

TYPE MARK	MANUFACTURER	MODEL No.	CATALOG No.	LAMP	MOUNTING HEIGHT	DESCRIPTION
LF-01	TBD	TBD	TBD	TBD	TBD	RECESSED CAN
LF-02	TBD	TBD	TBD	TBD	TBD	RECESSED CAN | WET LOCATIONS
LF-03	TBD	TBD	TBD	TBD	TBD	RECESSED CAN | GIMBLE



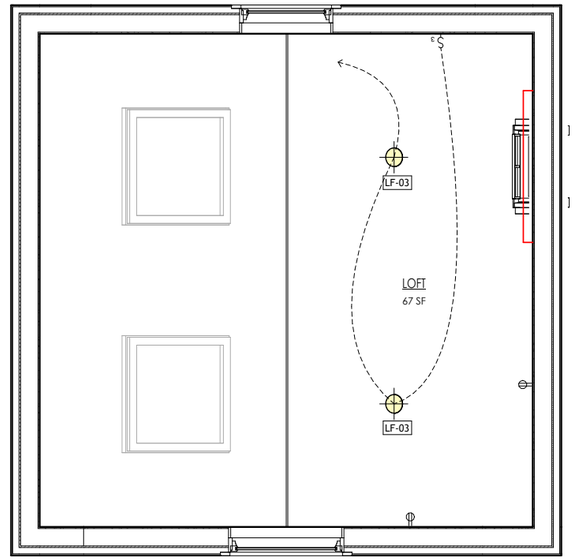
1 LIGHTING & POWER PLAN - FIRST FLOOR

SCALE: 1/2" = 1'-0"



2 LIGHTING & POWER PLAN - SECOND FLOOR

SCALE: 1/2" = 1'-0"



3 LIGHTING & POWER PLAN - LOFT

SCALE: 1/2" = 1'-0"

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the
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Project Architect MATHEW WATSON, RA
MOUNTAIN WATER ARCHITECTURE PLLC
+1 845 321 3622
MW@MOUNTAINWATERARCHITECTURE.COM

Scale As indicated

PROPOSED LIGHITNG & POWER PLANS

E101

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