

SITE DEVELOPMENT PLANS

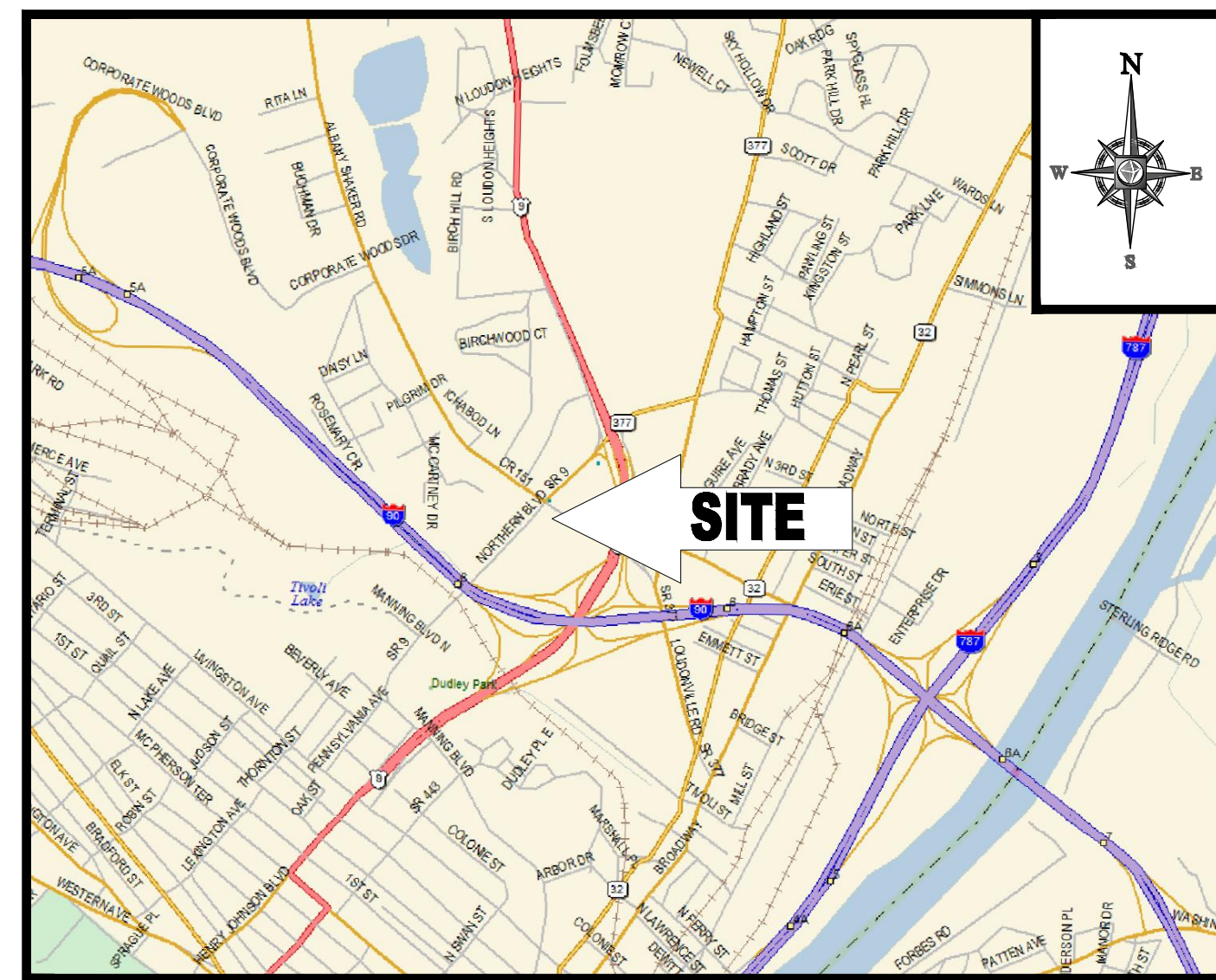
FOR:

DUNKIN BRANDS, INC.

PROPOSED

DUNKIN DONUTS

LOCATION OF SITE:
 500 NORTHERN BOULEVARD
 CITY OF ALBANY
 ALBANY COUNTY, NEW YORK
 SEC. 65.07 - BLK. 4 - LOT 1.1



LOCATION MAP
 SCALE: 1"=200'
 PLAN REFERENCE: DELORME STREET ATLAS



AREA PLAN
 SCALE: 1"=200'

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PRELIMINARY

PROJECT No.:	B160182
DRAWN BY:	SG
CHECKED BY:	SRW
DATE:	06/20/2017
SCALE:	AS NOTED
CAD I.D.:	B160182SS0

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SHEET TITLE:
COVER SHEET

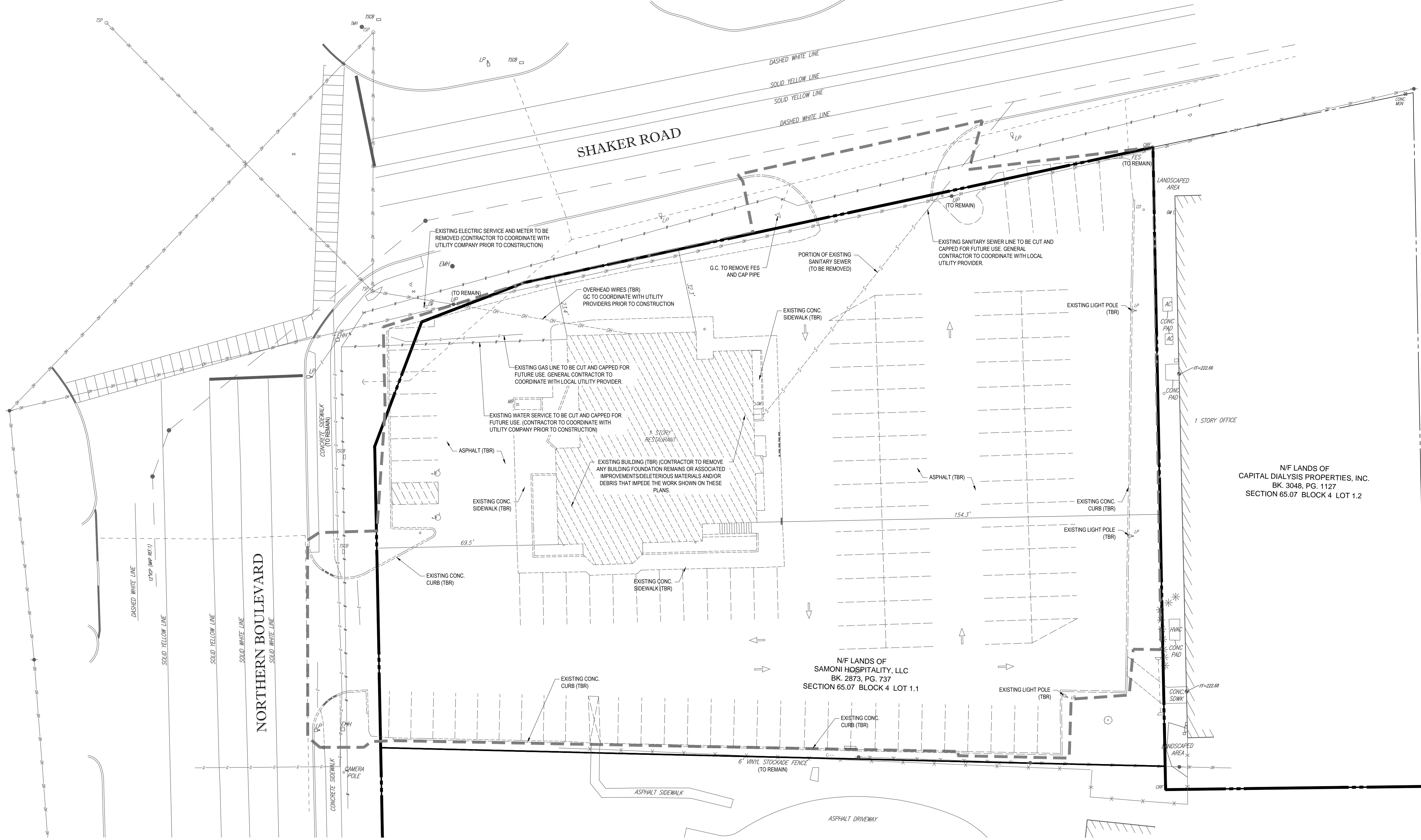
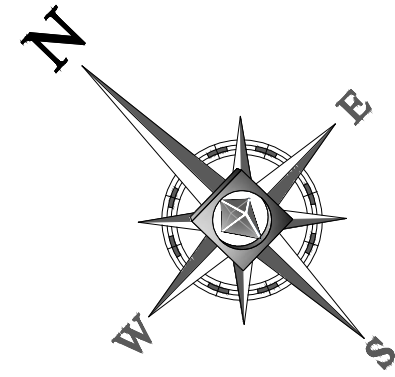
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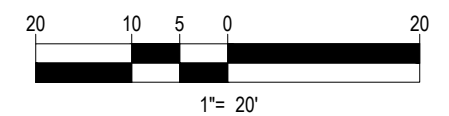


N/F LANDS OF
CAPITAL DIALYSIS PROPERTIES, INC.
BK. 3048, PG. 1127
SECTION 65.07 BLOCK 4 LOT 1.2

N/F LANDS OF
SAMONI HOSPITALITY, LLC
BK. 2873, PG. 737
SECTION 65.07 BLOCK 4 LOT 1.1

REFER TO GENERAL NOTES SHEET
FOR DEMOLITION NOTES

THIS PLAN TO BE UTILIZED FOR
DEMOLITION/ REMOVAL
PURPOSES ONLY



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SHEET TITLE:
DEMOLITION PLAN

SHEET NUMBER:
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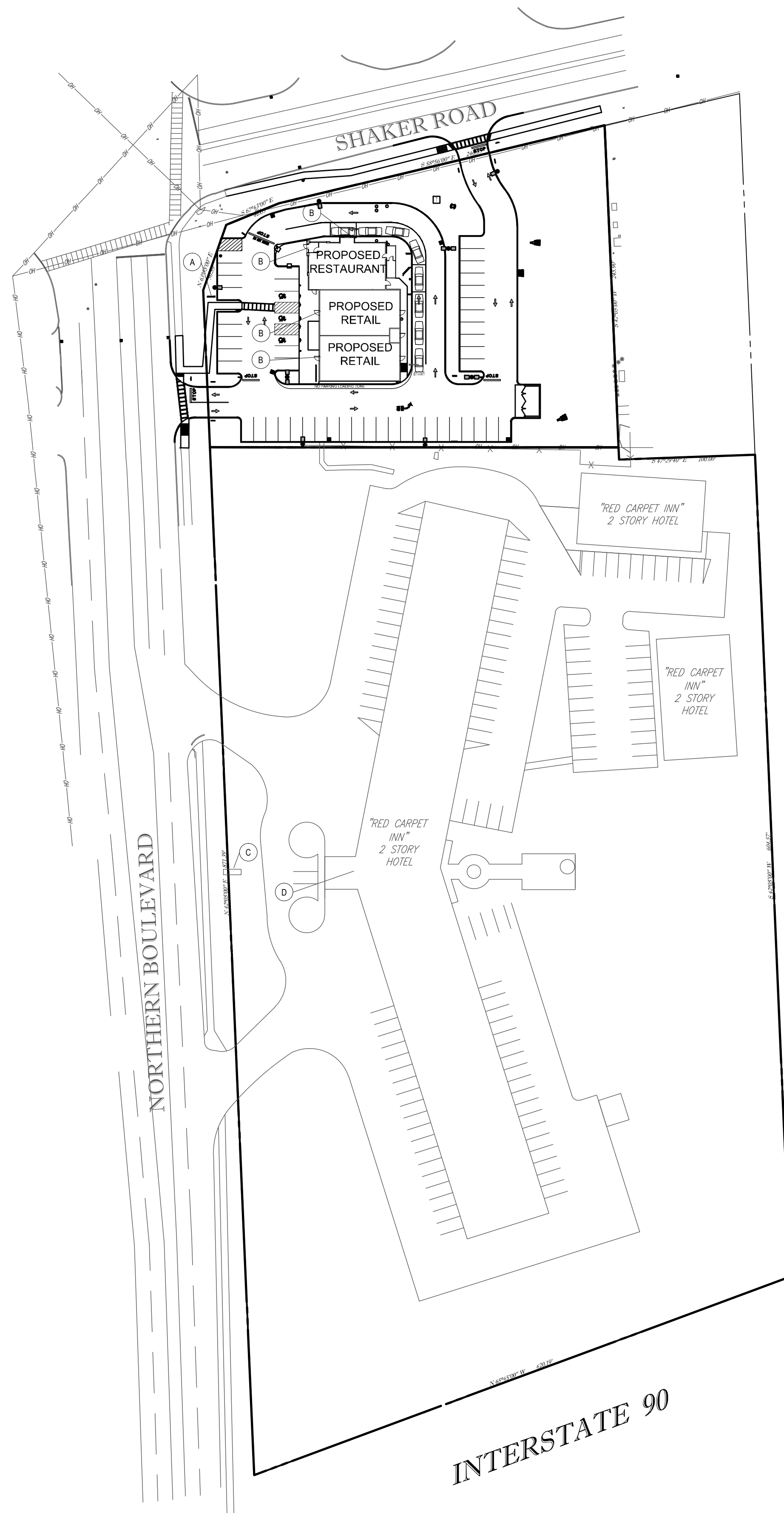
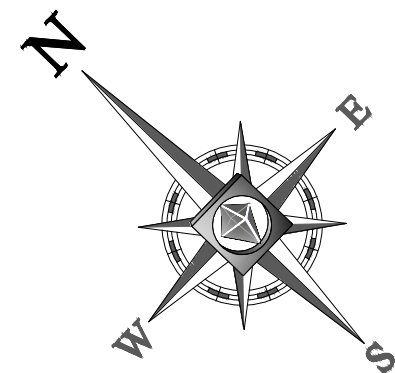
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ZONING ANALYSIS TABLE			
ZONING DISTRICT	M-U-C-H (MIXED USE - COMMUNITY HIGHWAY DISTRICT) RESTAURANT USE, PERMITTED USE GENERAL RETAIL, PERMITTED USE		
ZONE CRITERIA	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT WIDTH	50 FT	± 900 FT	NO CHANGE
MAX. BUILDING COVERAGE (STRUCTURES)	80%	15%	15%
MAX. FRONT SETBACK	100 FT	23.4 FT	31.4 FT
MIN. SIDE SETBACK	N/A	N/A	N/A
MIN. REAR SETBACK	20 FT	±12 FT	±12 FT
MAX. BUILDING HEIGHT	55 FT	±30 FT	±30 FT
PARKING SPACES	105	229	178
PARKING CRITERIA (9x18)	RESTAURANT: 1 SPACE PER 150 SF OF NET LEASEABLE AREA RETAIL: 1 SPACE PER 400 SF OF NET LEASEABLE AREA RESTAURANT: 2,223 SF / 150 SF = 15.01 SPACES = 15 SPACES RETAIL: 4,044 SF / 400 SF = 10.11 SPACES = 11 SPACES HOTEL: 103 ROOMS = 77.25 SPACES = 78 SPACES TOTAL: 15 + 11 + 78 = 105 REQUIRED SPACES		

EXISTING SIGNAGE TABLE	
DESCRIPTION	SQUARE FOOTAGE
FREESTANDING SIGN - (FORMER COMEDY WORKS)	43 SF
WALL SIGN - (REMOVED FROM FORMER COMEDY WORKS)	30 SF
FREESTANDING SIGN - (RED CARPET INN)	105 SF
WALL SIGN - (RED CARPET INN)	24 SF
TOTAL SIGNAGE	202 SF

PROPOSED SIGNAGE TABLE			
SYMBOL	DESCRIPTION	QUANTITY	SQUARE FOOTAGE
(A)	PROPOSED FREESTANDING SIGN - (DUNKIN DONUTS / RETAIL)	1 @ 185.5 SF	185.5 SF (V)
(B)	PROPOSED WALL SIGNS - (PROPOSED DUNKIN DONUTS / RETAIL)	4 @ 29.8 SF	119.2 SF (V)
(C)	FREESTANDING SIGN - (RED CARPET INN) (EXISTING TO REMAIN)	1 @ 105 SF	105 SF
(D)	WALL SIGN - (RED CARPET INN) (EXISTING TO REMAIN)	1 @ 24 SF	24 SF
TOTAL SIGNAGE		7 SIGNS	433.7 SF (V)

	EXISTING			PROPOSED		
	S.F.	ACRES	% COV.	S.F.	ACRES	% COV.
TOTAL LOT AREA	59,715	1.37	100%	59,715	1.37	100%
TOTAL BUILDING AREA	5,633	0.13	9.4	6,297	0.14	10.5
TOTAL PAVEMENT / CONC. / GRAVEL AREA	48,219	1.11	80.7	29,354	0.67	49.2
TOTAL OPEN / LANDSCAPE AREA	5,863	0.13	9.9	24,064	0.55	40.3

	EXISTING			PROPOSED		
	S.F.	ACRES	% COV.	S.F.	ACRES	% COV.
TOTAL LOT AREA	272,455	6.25	100%	272,455	6.25	100%
TOTAL BUILDING AREA	44,269±	1.02	16.2	44,269±	1.02	16.2
TOTAL PAVEMENT / CONC. / GRAVEL AREA	80,387±	1.85	29.5	80,387±	1.85	29.5
TOTAL OPEN / LANDSCAPE AREA	147,799±	3.39	54.3	147,799±	3.39	54.3

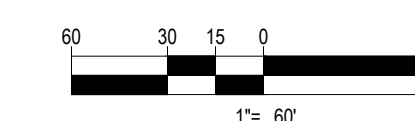
	EXISTING			PROPOSED		
	S.F.	ACRES	% COV.	S.F.	ACRES	% COV.
TOTAL LOT AREA	332,170	7.63	100%	332,170	7.63	100%
TOTAL BUILDING AREA	49,902±	1.15±	15.0	50,566±	1.16±	15.2
TOTAL PAVEMENT / CONC. / GRAVEL AREA	128,606±	2.95±	38.7	109,741±	2.52±	33.0
TOTAL OPEN / LANDSCAPE AREA	153,662±	3.53±	46.3	171,863±	3.95±	51.8

CONCEPT LAYOUT PLAN NOTES

- THIS PLAN HAS BEEN PREPARED BASED ON REFERENCES INCLUDING:
AERIAL PHOTOS AND
SURVEY OF THE LANDS OF SAMONI HOSPITALITY, LLC
AUSFELD & WALDRUFF LAND SURVEYORS LLP
323 CLINTON STREET
SCHENECTADY, NY 12305
DATED: 3-30-2017
- EXACT LOCATION OF PROPOSED BUILDING AND IMPROVEMENTS MUST BE CONFIRMED AND EVALUATED UPON COMPLETION OF SURVEY.
- THIS PLAN IS INTENDED FOR CONCEPTUAL REVIEW PURPOSES ONLY. THE EXISTING CONDITIONS SHOWN HEREON IS BASED UPON INFORMATION THAT WAS SUPPLIED TO OUR OFFICE AT THE TIME OF PLAN PREPARATION AND MAY BE SUBJECT TO CHANGE AND MUST BE UPDATED UPON PERFORMANCE OF A SURVEY.

REFER TO GENERAL NOTES SHEET FOR NOTES

THIS PLAN TO BE UTILIZED FOR SITE LAYOUT PURPOSES ONLY



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PRELIMINARY

PROJECT No.: B160182
DRAWN BY: SG
CHECKED BY: SRW
DATE: 06/20/2017
SCALE: AS NOTED
CAD I.D.: B160182SS0

SITE DEVELOPMENT PLANS FOR DUNKIN' BRANDS, INC.

LOCATION OF SITE
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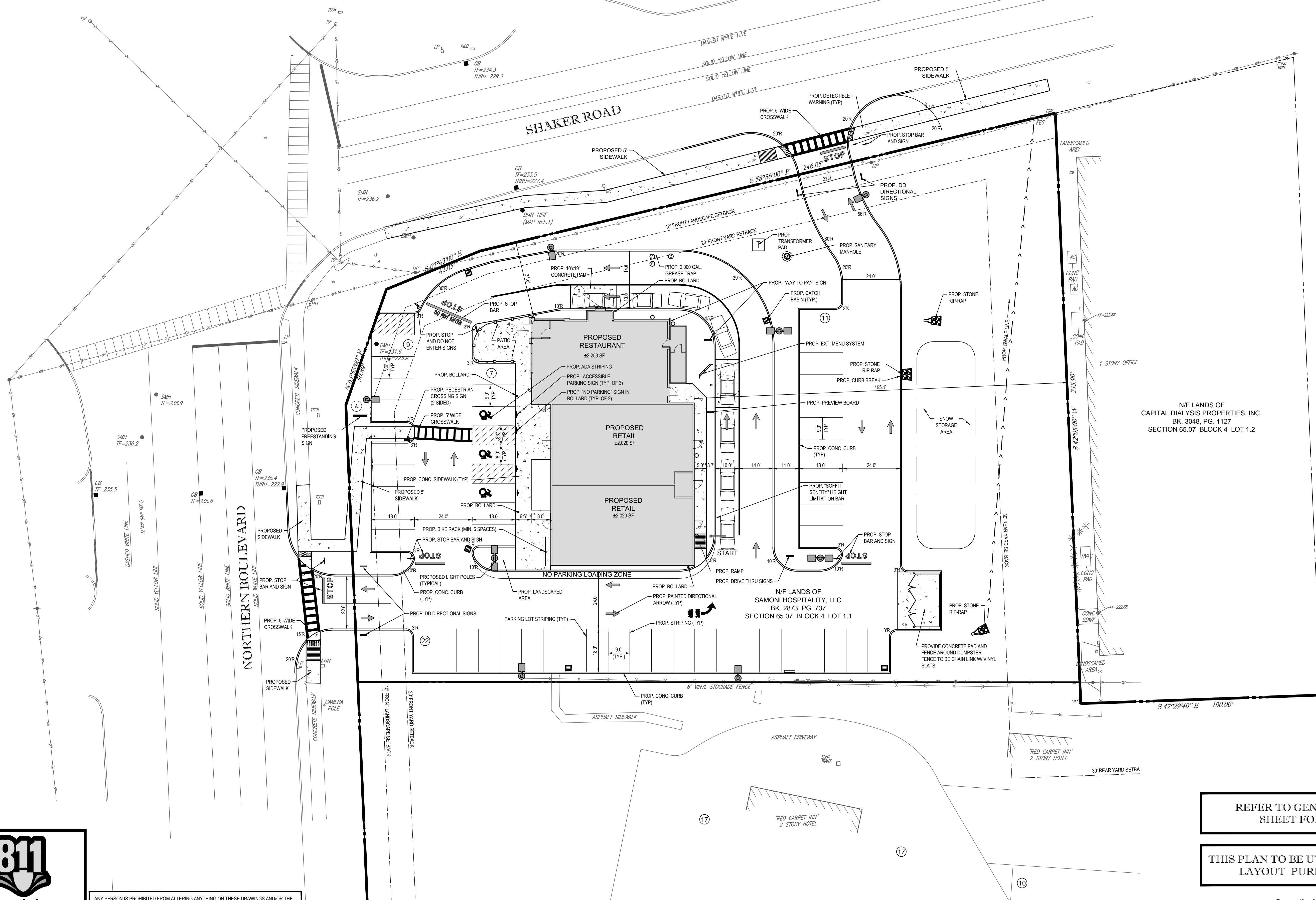
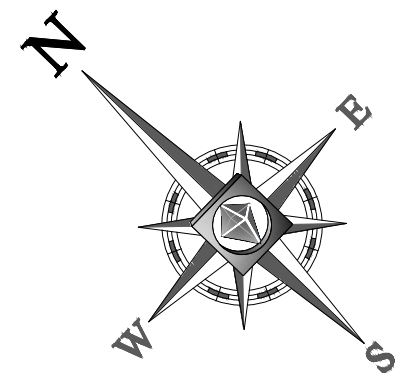
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OVERALL SITE PLAN

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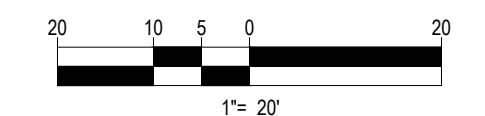


N/F LANDS OF
CAPITAL DIALYSIS PROPERTIES, INC.
BK. 3048, PG. 1127
SECTION 65.07 BLOCK 4 LOT 1.2

N/F LANDS OF
SAMONI HOSPITALITY, LLC
BK. 2873, PG. 737
SECTION 65.07 BLOCK 4 LOT 1.1

REFER TO GENERAL NOTES
SHEET FOR NOTES

THIS PLAN TO BE UTILIZED FOR SITE
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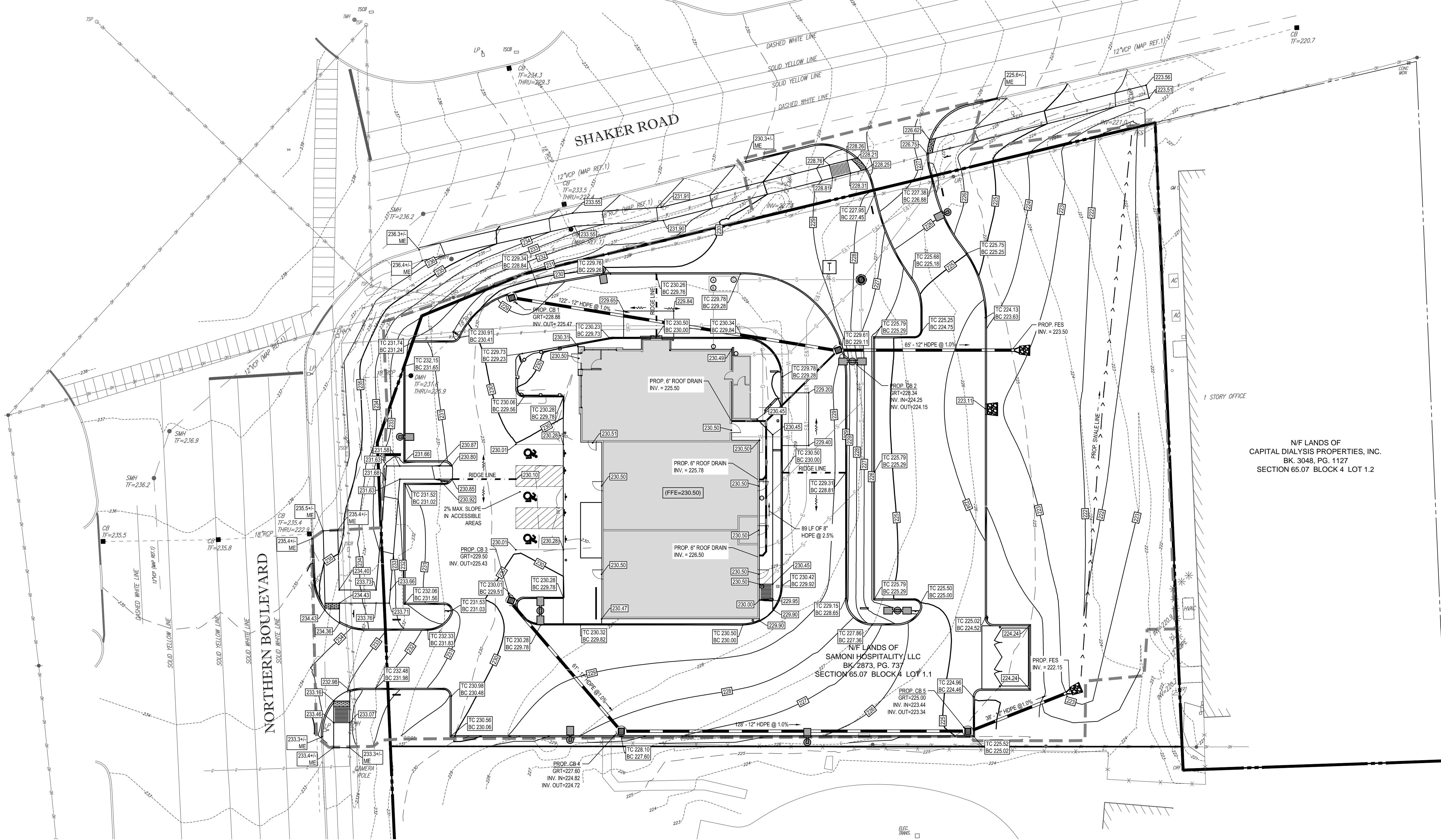
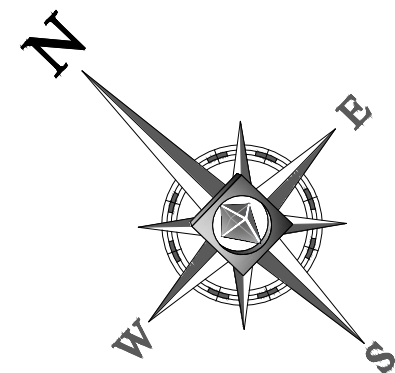
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SHEET TITLE:
SITE PLAN

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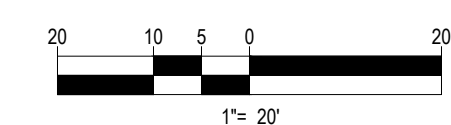


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GRADING & DRAINAGE PLAN

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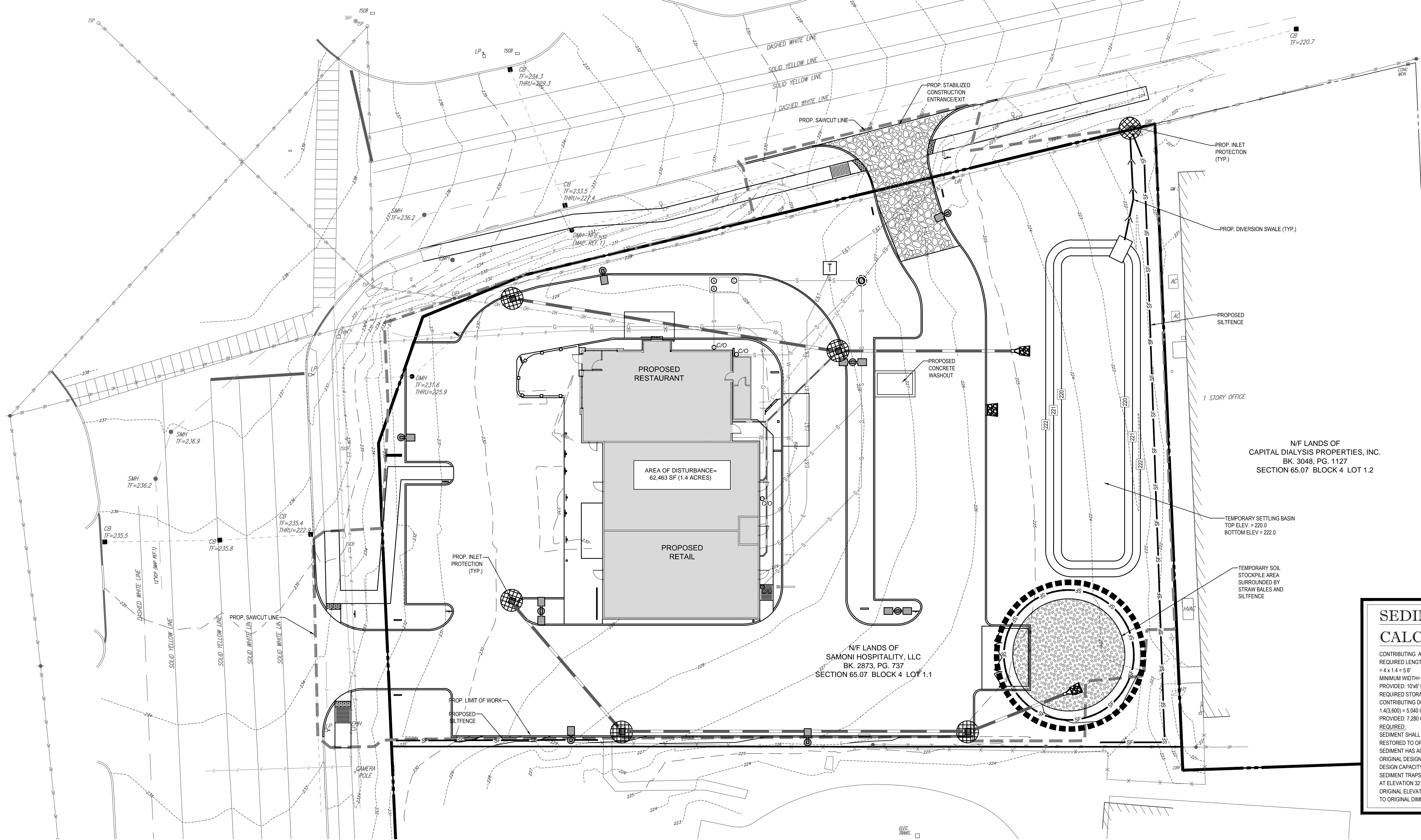
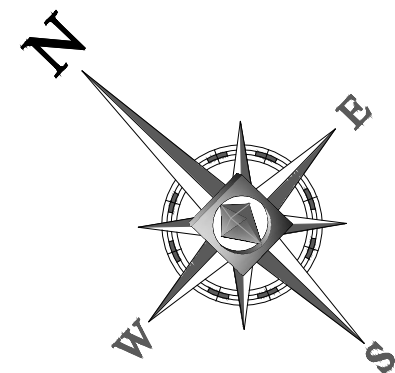
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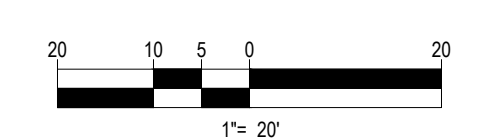


SEDIMENT TRAP CALCULATIONS

CONTRIBUTING AREA= 1.4 ACRES
 REQUIRED LENGTH OF OUTLET= 4(DRAINAGE AREA)
 = 4 x 1.4 = 5.6'
 MINIMUM WIDTH= 4'
 PROVIDED: 10x6' OUTLET
 REQUIRED STORAGE= 3,600 CF PER ACRE OF
 CONTRIBUTING DRAINAGE AREA= 1.4 X 3,600 = 5,040 CF
 PROVIDED: 7,280 CF
 REQUIRED:
 SEDIMENT SHALL BE REMOVED AND TRAP
 RESTORED TO ORIGINAL DIMENSIONS WHEN
 SEDIMENT HAS ACCUMULATED TO 1/2 THE
 ORIGINAL DESIGN CAPACITY
 DESIGN CAPACITY= 7,280 CF x 0.5= 3,640 CF
 SEDIMENT TRAPS WILL REACH 1/2 DESIGN CAPACITY
 AT ELEVATION 321.15'
 ORIGINAL ELEVATION TO BE MARKED AND TRAP TO BE RESTORED
 TO ORIGINAL DIMENSIONS WHEN 1.15' OF SEDIMENT ACCUMULATED

THIS PLAN TO BE UTILIZED FOR SITE
 SOIL AND EROSION CONTROL
 PURPOSES ONLY

REFER TO SOIL EROSION CONTROL
 NOTES & DETAIL SHEET FOR EROSION
 NOTES AND DETAILS



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PRELIMINARY

PROJECT No.: B160182
 DRAWN BY: SG
 CHECKED BY: SRW
 DATE: 06/20/2017
 SCALE: AS NOTED
 CAD I.D.: B160182SS0

SITE DEVELOPMENT PLANS FOR DUNKIN' BRANDS, INC.

LOCATION OF SITE
 500 NORTHERN BOULEVARD
 CITY OF ALBANY
 ALBANY COUNTY
 NEW YORK STATE

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17 COMPUTER DRIVE WEST
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 MASSACHUSETTS LICENSE No. 49244
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SHEET TITLE:
SOIL EROSION & SEDIMENT CONTROL PLAN

SHEET NUMBER:
8
 OF 15

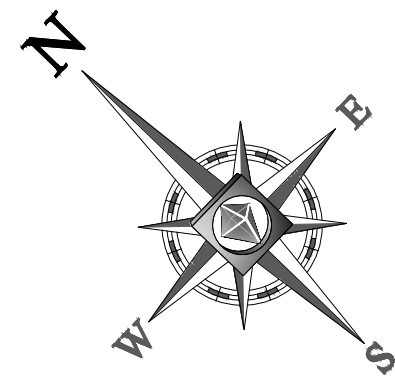
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CITY OF ALBANY LANDSCAPE REQUIREMENTS			
SECTION OF BY-LAW	DESCRIPTION	REQUIRED	PROPOSED
F.3.c.	MINIMUM PLANT SIZE OF REQUIRED LANDSCAPING SHALL BE THE FOLLOWING: LARGE DECIDUOUS TREE: 7" CALIPER MEDIUM DECIDUOUS TREE: 7" CALIPER ORNAMENTAL TREE: 4" IN HEIGHT SHRUBS: 5 GALLON CONTAINER	YES	YES
F.4.a.	AT LEAST ONE SHADE TREE SHALL BE PLANTED PER 35 LINEAR FEET OF STREET FRONTAGE. REQUIRED TREES SHALL BE 35' ON CENTER. WHERE PLANTING OF SHADE TREES WOULD INTERFERE WITH OVERHEAD ELECTRIC POWER LINES, AT LEAST ONE ORNAMENTAL TREE WITH A MATURE HEIGHT OF 12' SHALL BE PLANTED PER 20' OF STREET FRONTAGE NORTHERN BOULEVARD FRONTAGE: 108 LF/ 35+ 3.1, OR 4 TREES ALBANY-SHAKER ROAD FRONTAGE: 261 LF/ 20 (OVERHEAD WIRE CONFLICT)= 13 TREES	4 SHADE TREES 13 ORNAMENTAL TREES	2 SHADE TREES (W) 13 ORNAMENTAL TREES
F.6.a.i.	LANDSCAPING SHALL INCLUDE A MINIMUM OF AT LEAST ONE MEDIUM SHADE TREE OR LARGER FOR EVERY 20 PARKING SPACES. 62 SPACES/ 20+ 3.1, OR 4 TREES	4 TREES	4 TREES
F.6.b.i.	WHERE PARKING AREAS IN A MIXED-USE ZONING DISTRICT IS LOCATED WITHIN 30' OF A LOT LINE, AND IS NOT SEPARATED FROM THE FRONT LOT LINE BY A PRINCIPAL OR ACCESSORY STRUCTURE, THE PARKING AREA SHALL BE SCREENED FROM THE STREET BY ONE OF THE FOLLOWING, LOCATED WITHIN 5' OF THE FRONT LOT LINE: C. A CONTINUOUS LINE OF SHRUBS THAT ACHIEVES 80% OPAQUE SCREENING BETWEEN 30 AND 48 INCHES IN HEIGHT DURING THE SUMMER MONTHS.	YES	YES (w)
F.9.a.i.	LOADING, SERVICE, OR TRASH ENCLOSURE AREAS SHALL BE SCREENED BY: B. A VEGETATED SCREEN WITH AT LEAST 80% OPACITY AND AT LEAST 6' IN HEIGHT AT THE TIME OF PLANTING.	YES	YES

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(w) WAIVER REQUESTED

LANDSCAPE SCHEDULE					
KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
SHADE TREE(S)					
AROG	8	ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY RED MAPLE	2 1/2-3" CAL.	B+B
SUBTOTAL: 8					
ORNAMENTAL TREE(S)					
CC	13	CERCIS CANADENSIS	EASTERN REDBUD	2-2 1/2" CAL.	B+B
SUBTOTAL: 13					
DECIDUOUS SHRUB(S)					
SJLP	15	SPIREA JAPONICA 'LITTLE PRINCESS'	LITTLE PRINCESS SPIREA	15-18"	#3 CAN
SUBTOTAL: 15					
EVERGREEN SHRUB(S)					
RKDWW	3	RHOODENDRON X KURUME 'DELAWARE VALLEY WHITE'	'DELAWARE VALLEY WHITE' AZALEA	18-24"	#3 CAN
TMD	7	TAXUS X MEDIA 'DENSIFORMIS'	DENSIFORMIS YEW	24-30"	B+B
TOE	12	THUJA OCCIDENTALIS 'EMERALD'	EMERALD GREEN ARBORVITAE	5-6"	B+B
SUBTOTAL: 22					
GROUND COVER(S)					
JHSH	28	JUNIPERUS HORIZONTALIS 'BAR HARBOR'	BAR HARBOR CREEPING JUNIPER	15-18" SPRD.	#3 CAN
SUBTOTAL: 20					
PERENNIAL(S)					
HHR	66	HEMEROCALLIS 'HAPPY RETURNS'	HAPPY RETURNS DAYLILY	2 GAL.	CONTAINER
SUBTOTAL: 66					
ORNAMENTAL GRASS(S)					
PAH	30	PENNISETUM ALOPECUROIDES 'HAEMELN'	DWARF FOUNTAIN GRASS	2 GAL.	CONTAINER
SUBTOTAL: 30					

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SHEET TITLE:
LANDSCAPE PLAN

SHEET NUMBER:
10
OF 15

REV 0

N/F LANDS OF
CAPITAL DIALYSIS PROPERTIES, INC.
BK. 3048, PG. 1127
SECTION 65.07 BLOCK 4 LOT 1.2

N/F LANDS OF
SAMONI HOSPITALITY, LLC
BK. 2873, PG. 737
SECTION 65.07 BLOCK 4 LOT 1.1

OWNER MAINTENANCE RESPONSIBILITIES

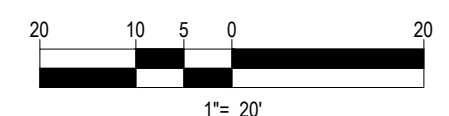
UPON OWNERS OR OWNER CONTRACTORS COMPLETION OF LANDSCAPING WORK, THE OWNER IS FULLY RESPONSIBLE FOR ALL FUTURE MAINTENANCE, CARE, SPRINKLER WATERING AND TRIMMING OF ALL INSTALLED VEGETATION PLANTS, TREES, BUSHES, SHRUBS, GRASSES, GRASS, ORNAMENTAL PLANTS AND FLOWERS, FLOWERS, GROUND COVER, AND LANDSCAPING, INCLUDING ALL LANDSCAPE ISLANDS AND AREAS ADJACENT OR PART OF THE LANDSCAPED AREAS. THIS RESPONSIBILITY INCLUDES, BUT IS NOT LIMITED TO, THE FOLLOWING:

- TREES ADJACENT TO WALKWAYS AND AREAS OF PEDESTRIAN TRAFFIC MUST BE MAINTAINED TO ASSURE THAT ANY BRANCHES MUST BE LIMBED UP TO A CLEARANCE HEIGHT OF 7 FT. (FROM ALL PEDESTRIAN SURFACES) OR PRUNED BACK TO AVOID ANY INTERFERENCE WITH THE TYPICAL PATH OF TRAVEL.
- TREES WITHIN VEHICULAR SIGHT LINES, AS ILLUSTRATED ON THE LANDSCAPE PLAN, ARE TO BE TRIMMED TO A CLEARANCE HEIGHT OF 7 FT. (FROM ALL PAVED, TRAVELED SURFACES), OR AS OTHERWISE INDICATED ON THE PLANS.
- VEGETATIVE GROUND COVER, SHRUBS AND ORNAMENTAL PLANTS AND GRASSES MUST BE TRIMMED SO THAT NO PORTION OF THE PLANT EXCEEDS 30 INCHES ABOVE GRADE (OF ALL PAVED, TRAVELED SURFACES) ALONG AND WITHIN THE SIGHT LINES OF PARKING LOTS AND INGRESS/EGRESS WAYS.
- FALLEN PLANT FLOWERS, FRUIT, SEEDS AND DEBRIS DROPPINGS ARE TO BE REMOVED IMMEDIATELY FROM VEHICULAR AND PEDESTRIAN TRAFFIC AREAS TO PREVENT TRIPPING, SLIPPING OR ANY OTHER HAZARDS.

THESE REQUIREMENTS DO NOT AFFECT THE PLANT LIFE GUARANTEE. THE LANDSCAPE CONTRACTOR IS REQUIRED TO PROVIDE.

THIS PLAN TO BE UTILIZED FOR
LANDSCAPE PURPOSES ONLY

REFER LANDSCAPE NOTES &
DETAILS SHEET FOR LANDSCAPE
NOTES AND DETAILS

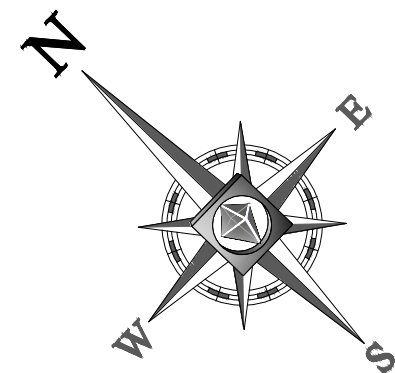


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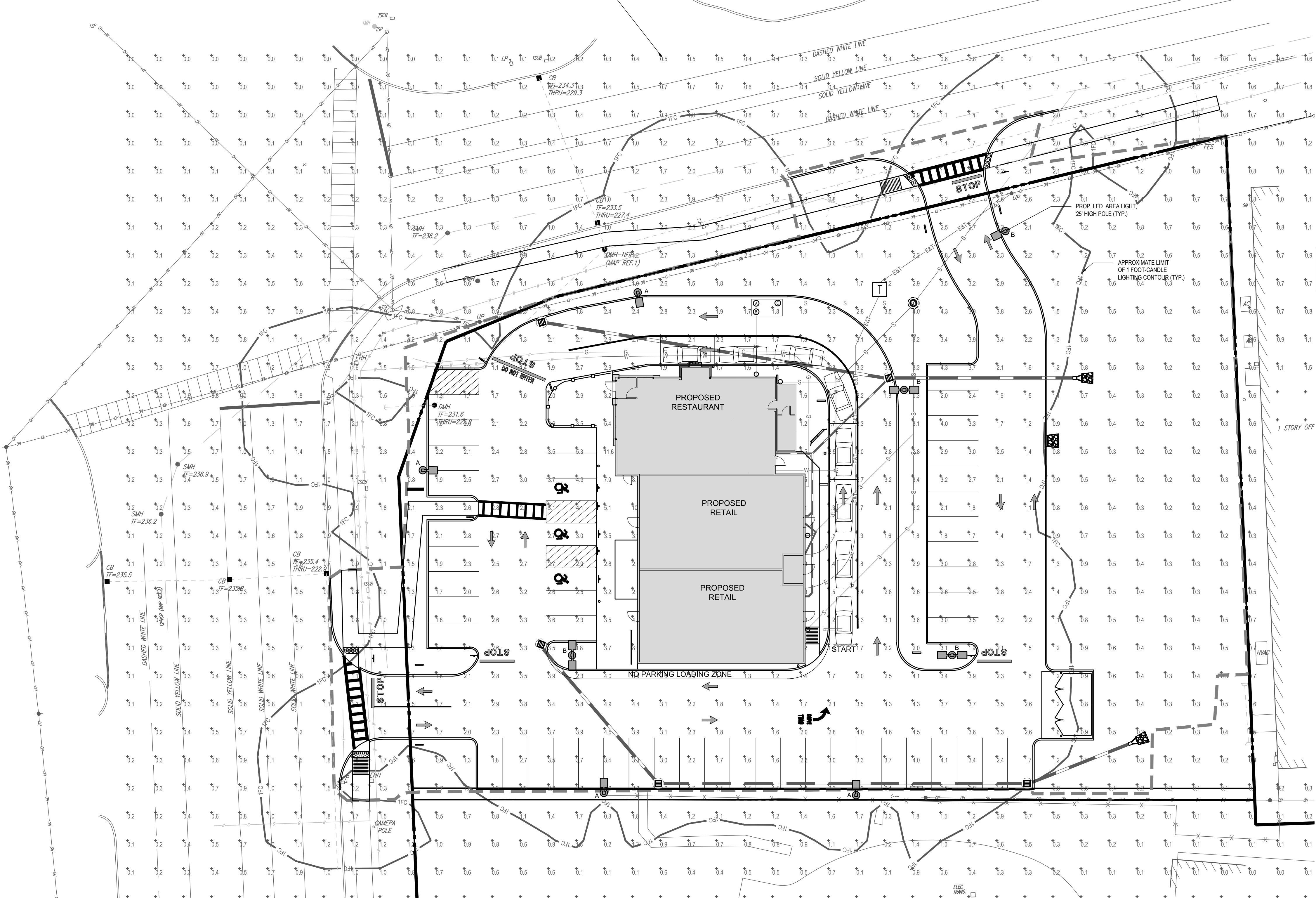
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POINT SPECIFIC FOOT CANDLE READING (TYP)



LIGHTING NOTES:

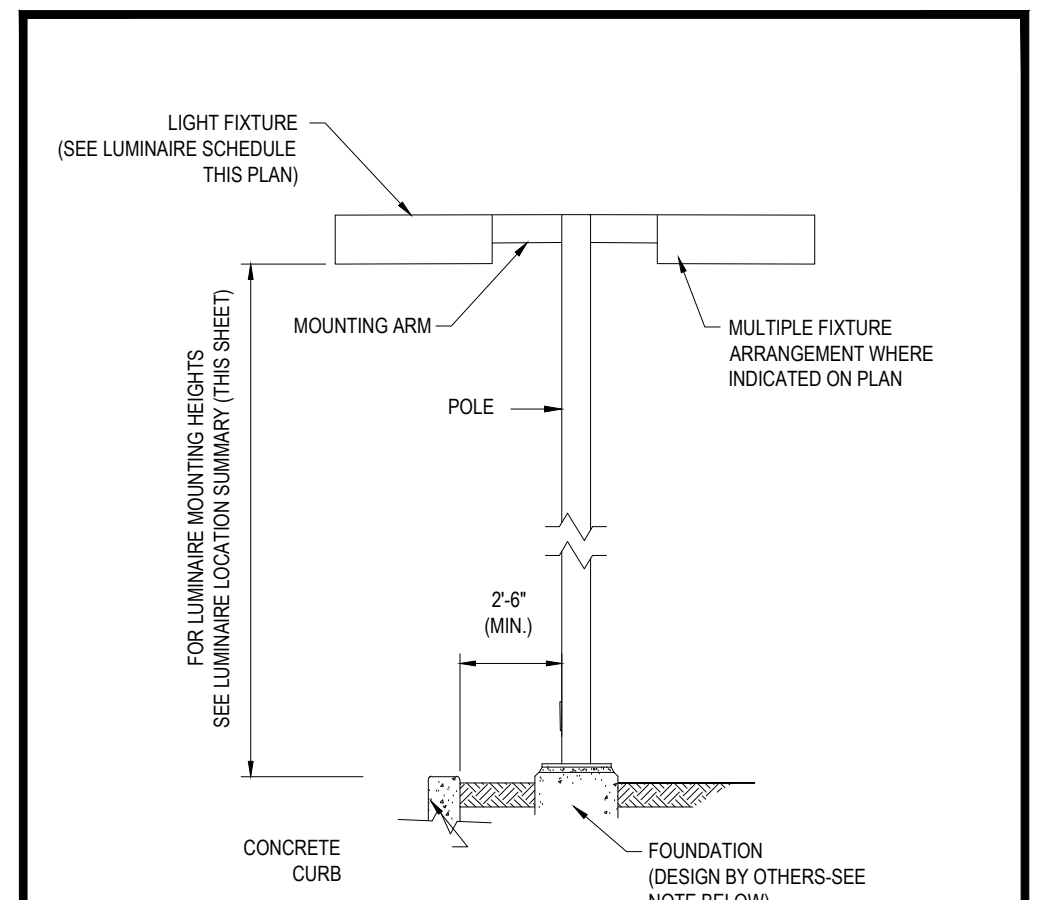
- THIS LIGHTING PLAN DEPICTS PROPOSED SUSTAINED ILLUMINATION LEVELS CALCULATED USING DATA PROVIDED BY THE NOTED MANUFACTURERS. ACTUAL SUSTAINED SITE ILLUMINATION LEVELS AND PERFORMANCE OF LUMINAIRES MAY VARY DUE TO VARIATIONS IN WEATHER, ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS, THE SERVICE LIFE OF EQUIPMENT AND LUMINAIRES AND OTHER RELATED VARIABLE FIELD CONDITIONS.
- THE LIGHT LOSS FACTORS USED IN THESE LIGHTING CALCULATIONS ARE 0.80 FOR ALL LED LUMINAIRES, 0.80 FOR ALL HIGH PRESSURE SODIUM LUMINAIRES OR 0.72 FOR ALL METAL HALIDE LUMINAIRES UNLESS OTHERWISE SPECIFIED. THESE FACTORS ARE INDICATIVE OF TYPICAL LIGHTING INDUSTRY MODELING STANDARDS.
- THE LIGHTING VALUES AND CALCULATION POINTS DEPICTED ON THIS PLAN ARE ALL ANALYZED ON A HORIZONTAL GEOMETRIC PLANE AT ELEVATION ZERO (GROUND LEVEL) UNLESS OTHERWISE NOTED. THE VALUES DEPICTED ON THIS PLAN ARE IN FOOT-CANDELES.
- THE LUMINAIRES, LAMPS AND LENSES MUST BE REGULARLY INSPECTED/MAINTAINED TO ENSURE THAT THEY FUNCTION PROPERLY. THIS WORK SHOULD INCLUDE, BUT NOT BE LIMITED TO, FREQUENT VISUAL INSPECTIONS, CLEANING OF LENSES, AND REPLACING IF NECESSARY AT LEAST ONCE EVERY SIX (6) MONTHS. FAILURE TO FOLLOW THE ABOVE STEPS COULD CAUSE THE LUMINAIRES, LAMPS AND LENSES TO FAIL PROPERLY TO FUNCTION.
- WHERE APPLICABLE, THE EXISTING CONDITION LIGHT LEVELS ILLUSTRATED ARE REPRESENTATIVE OF AN APPROXIMATION UTILIZING LABORATORY DATA FOR SIMILAR FIXTURES. UNLESS ACTUAL FIELD MEASUREMENTS ARE TAKEN WITH A LIGHT METER AND ARE CONSEQUENTLY APPROXIMATIONS ONLY. DUE TO FACTORS SUCH AS FIXTURE MAINTENANCE, EQUIPMENT TOLERANCES, WEATHER CONDITIONS, ETC., ACTUAL LIGHT LEVELS MAY DIFFER. EXISTING LIGHT LEVELS DEPICTED ON THIS PLAN SHOULD BE CONSIDERED APPROXIMATE.
- THIS LIGHTING PLAN IS INTENDED TO SHOW THE LOCATIONS AND TYPE OF LUMINAIRES ONLY. POWER SYSTEM, CONDUITS, WIRING, VOLTAGES AND OTHER ELECTRICAL COMPONENTS ARE THE RESPONSIBILITY OF THE ARCHITECT, MEP AND/OR LIGHTING CONTRACTOR, AS INDICATED IN THE CONSTRUCTION CONTRACT DOCUMENTS. THESE ITEMS MUST BE INSTALLED AS REQUIRED BY STATE AND LOCAL REGULATIONS. LIGHT POLE BASES ARE THE RESPONSIBILITY OF THE STRUCTURAL ENGINEER, AS INDICATED IN THE CONSTRUCTION CONTRACT DOCUMENTS. CONTRACTOR IS RESPONSIBLE FOR INSTALLING LIGHTING FIXTURES AND APPURTENANCES IN ACCORDANCE WITH ALL APPLICABLE BUILDING AND ELECTRICAL CODES AND ALL OTHER APPLICABLE RULES, REGULATIONS, LAWS AND STATUTES.
- CONTRACTOR MUST BRING TO DESIGNERS ATTENTION, PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, ANY LIGHT LOCATIONS THAT CONFLICT WITH DRAINAGE, UTILITIES, OR OTHER STRUCTURES.
- IT IS LIGHTING CONTRACTOR'S RESPONSIBILITY TO COORDINATE WITH THE PROJECT ARCHITECT OR OWNER REGARDING THE POWER SOURCE(S) FROM WITHIN THE BUILDING, AND TIMING DEVICES NECESSARY TO MEET THE DESIGN INTENT.
- THE LIGHTING CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE CONTRACTOR REQUIREMENTS INDICATED IN THE SITE PLAN INCLUDING BUT NOT LIMITED TO, GENERAL NOTES, GRADING AND UTILITY NOTES, SITE SAFETY, AND ALL GOVERNMENTAL RULES, LAWS, ORDINANCES, REGULATIONS AND THE LIKE.
- THE CONTRACTOR MUST VERIFY THAT INSTALLATION OF LIGHTING FIXTURES COMPLIES WITH THE REQUIREMENTS FOR SEPARATION FROM OVERHEAD ELECTRICAL WIRES PER STATE REGULATIONS.
- WHEN A BANK ATM IS INCLUDED IN THE PLAN, THE LIGHTING DESIGN REPRESENTS BOHLER'S UNDERSTANDING AND INTERPRETATION OF THE REGULATORY LIGHTING LEVELS INTENDED BY PUBLISHED STANDARDS.
- UPON OWNER'S ACCEPTANCE OF THE COMPLETED PROJECT, THE OWNER SHALL BE RESPONSIBLE FOR ALL MAINTENANCE, SERVICING, REPAIR AND INSPECTION OF THE LIGHTING SYSTEM AND ALL OF ITS COMPONENTS AND RELATED SYSTEMS, TO ENSURE ADEQUATE LIGHTING LEVELS ARE PRESENT AND FUNCTIONING AT ALL TIMES.

NUMERIC SUMMARY

LABEL	CALCTYPE	UNITS	AVG	MAX	MIN	AVG/MIN	MAX/MIN
AREA SUMMARY	ILLUMINANCE	FC	2.18	11.6	0.1	21.8	116.0

LUMINAIRE SCHEDULE

SYMBOL	QTY	ARRANGEMENT	LUMENS	LLF	MOUNTING HEIGHT	DESCRIPTION
⊙ A	5	SINGLE	10000	1	25'	CREE, INC. - 60 LED TYPE III OPTICAL MODEL: STR-LWY-3M-XX-06-E-UL-SV-700-40K
⊙ B	3	DOUBLE AT 180	22000	1	25'	CREE, INC. - 60 LED TYPE IV OPTICAL MODEL: STR-LWY-4M-HT-06-E-UL-XX-700-40K

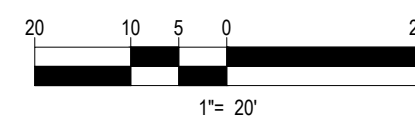


AREA LIGHT DETAIL N.T.S.

NOTE: THIS DETAIL IS FOR BID AND BUDGETARY PURPOSES ONLY. CONTRACTOR SHALL BE RESPONSIBLE FOR HAVING A FOUNDATION DESIGN PREPARED BY A QUALIFIED STRUCTURAL ENGINEER CONSIDERING LIGHTING MANUFACTURER REQUIREMENTS, LOCAL WIND LOADS AND SITE SPECIFIC SOIL PARAMETERS.

- SOME SITE CONDITIONS AND/OR LOCATIONS MAY REQUIRE VIBRATION DAMPENING MEASURES AS DETERMINED BY A STRUCTURAL ENGINEER.
- THE STRUCTURAL ENGINEER SHALL BE NOTIFIED OF THE INTENT TO MOUNT ANYTHING TO THE POLE, ASIDE FROM THE LIGHT FIXTURES, INCLUDING BUT NOT LIMITED TO CAMERAS, BANNERS, FLAGS, SIGNAGE, ETC. AS IT WILL IMPACT THE POLE AND FOUNDATION DESIGN.

THIS PLAN TO BE UTILIZED FOR LIGHTING PURPOSES ONLY



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SHEET TITLE:
LIGHTING PLAN

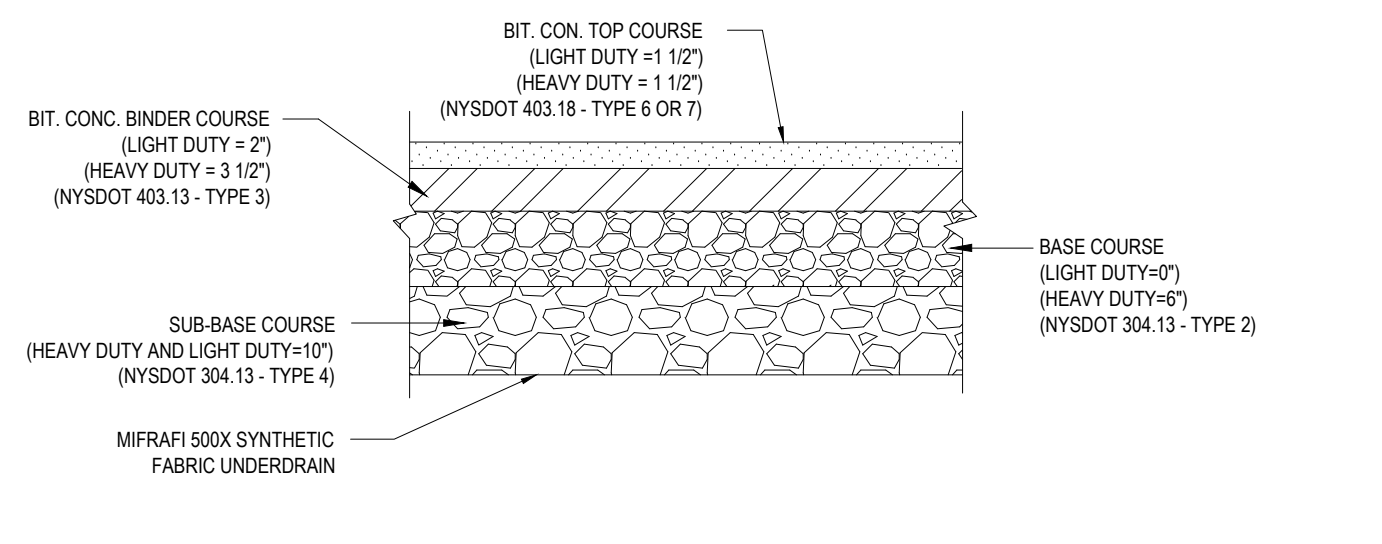
SHEET NUMBER:
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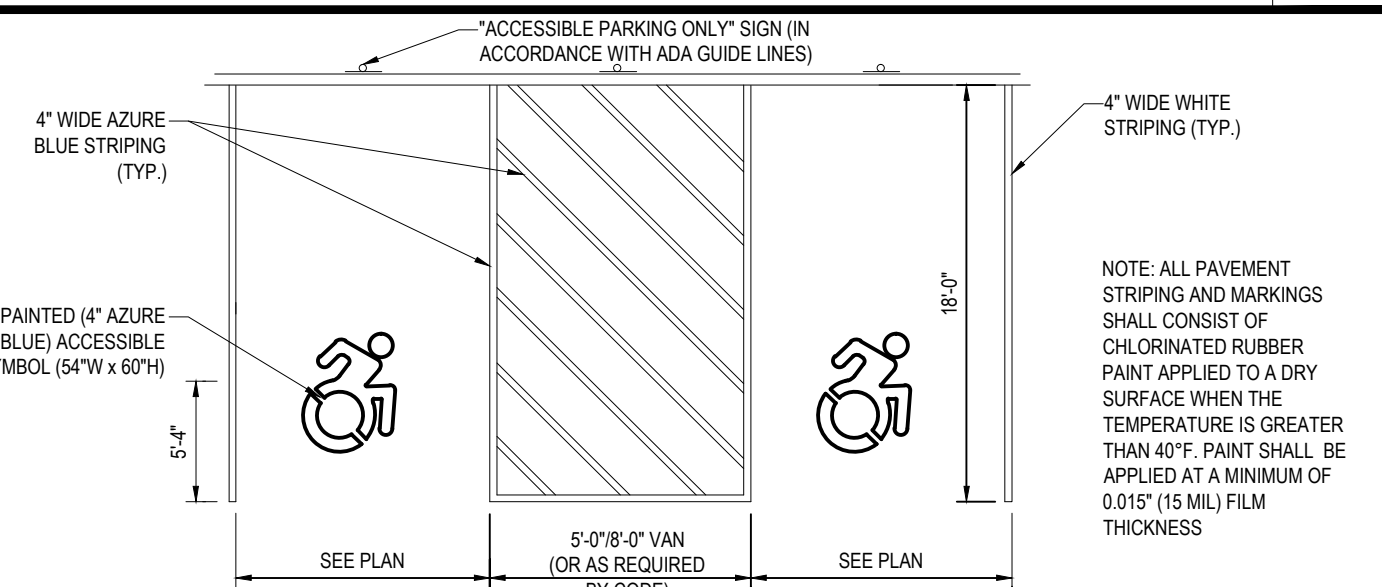
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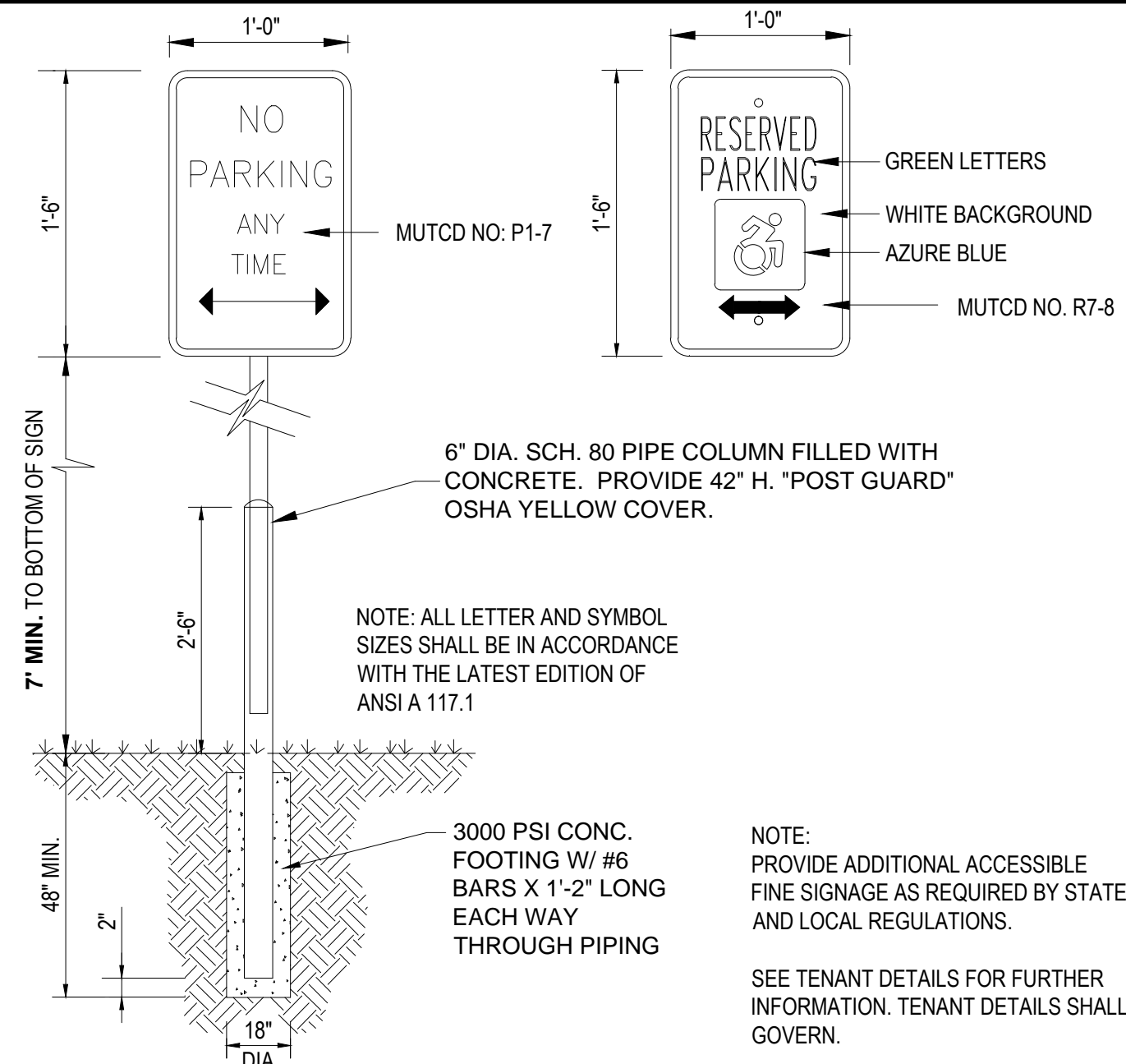
TYPICAL PAVEMENT SECTION

N.T.S.



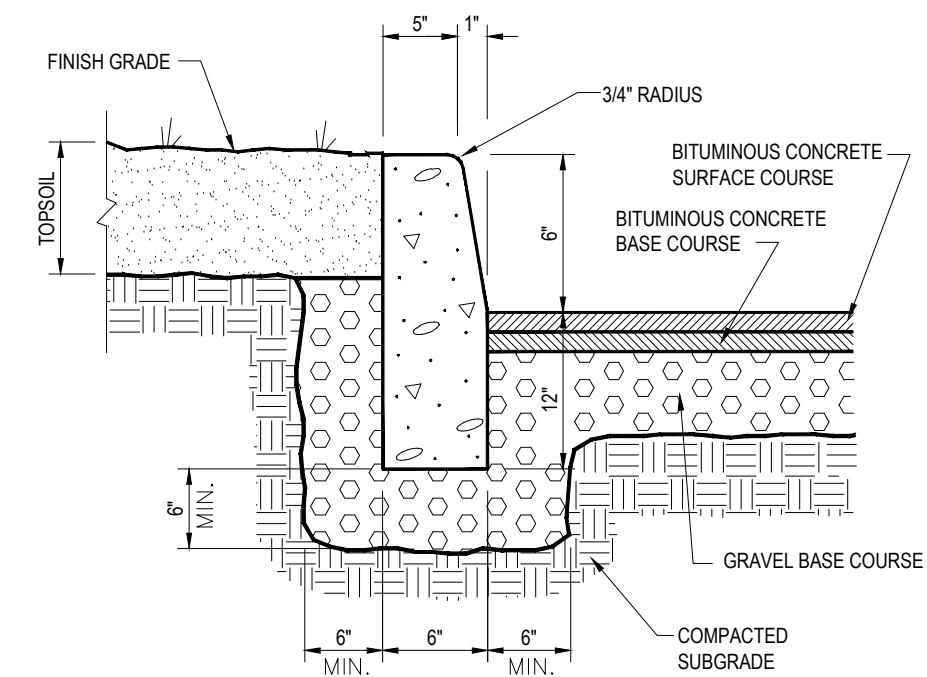
ACCESSIBLE STALL MARKINGS & PARKING LOT STRIPING DETAIL

N.T.S.



ACCESSIBLE PARKING SIGNAGE

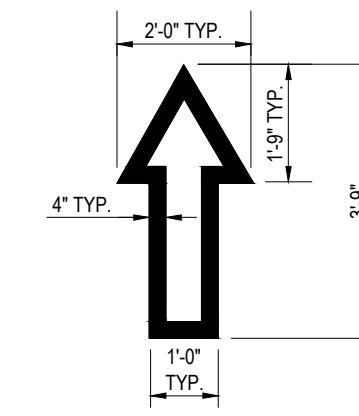
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CONCRETE CURB DETAIL (ON SITE)

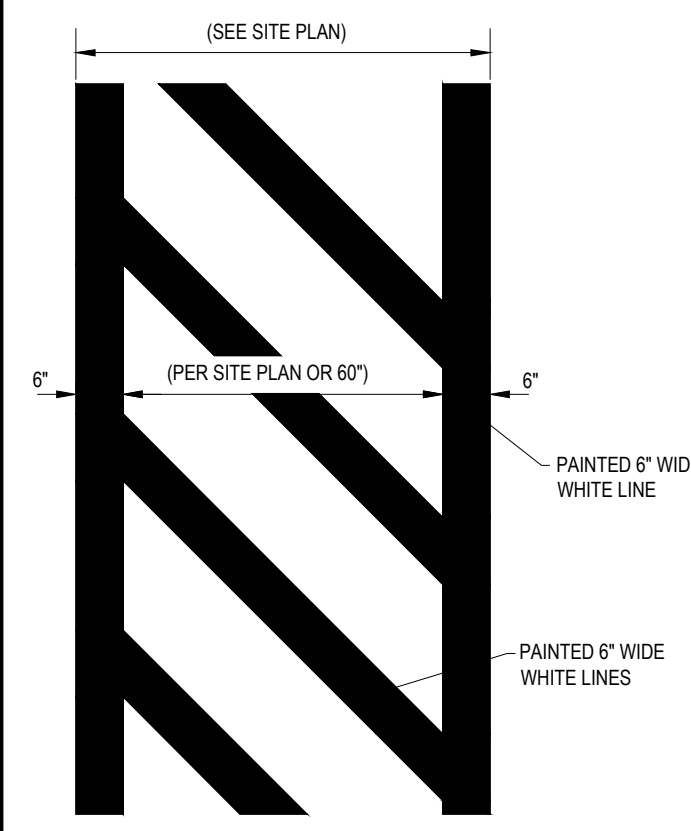
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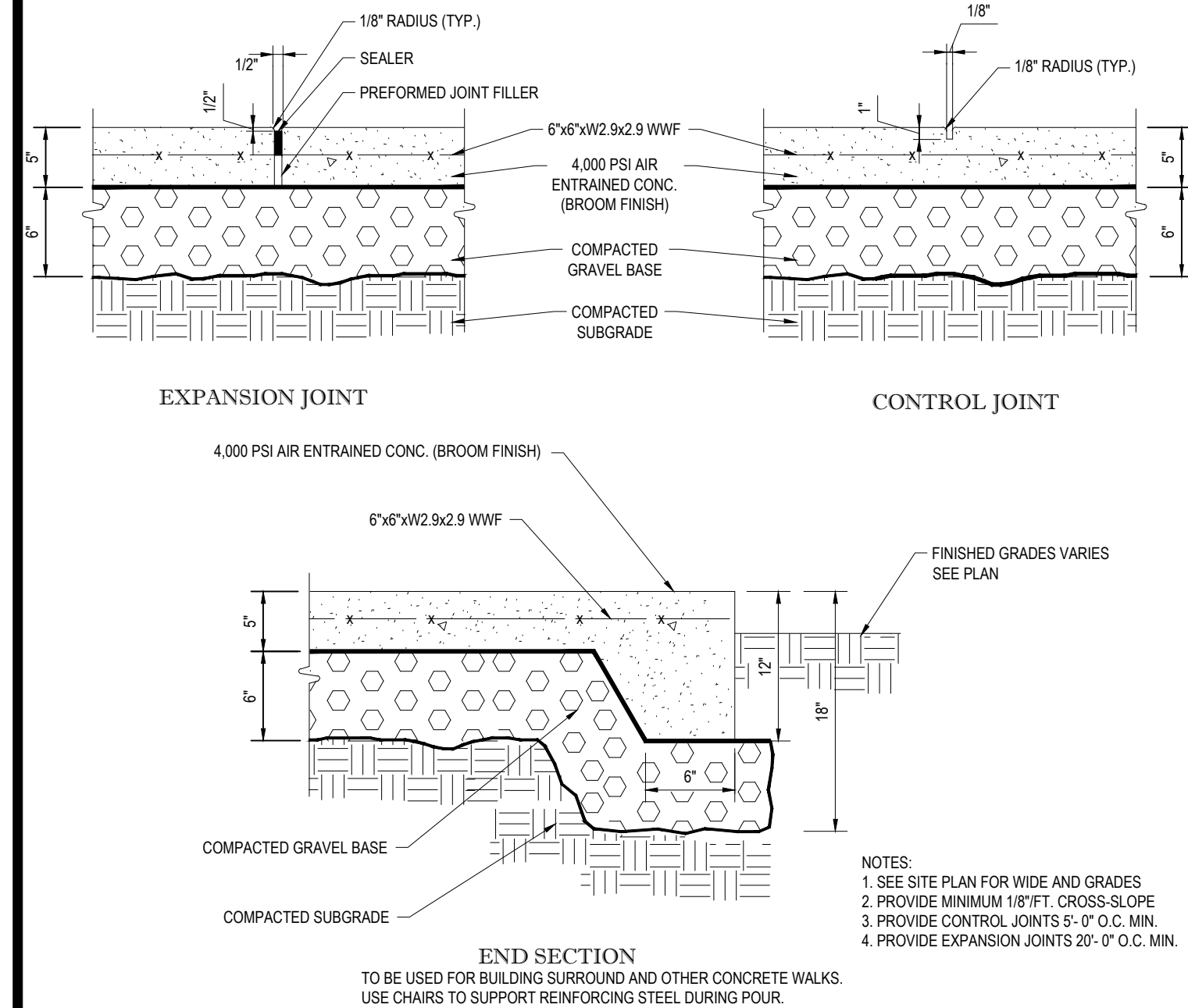
TRAFFIC FLOW ARROW

N.T.S.



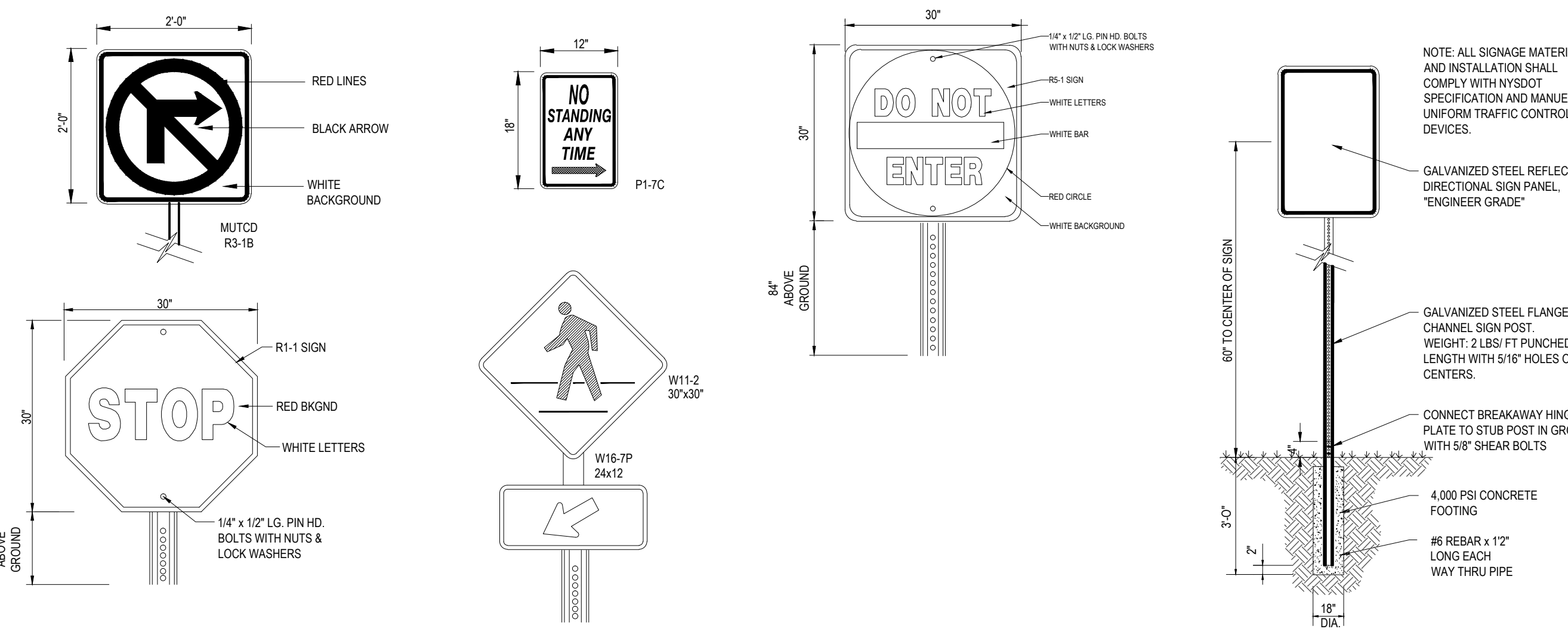
CROSSWALK DETAIL

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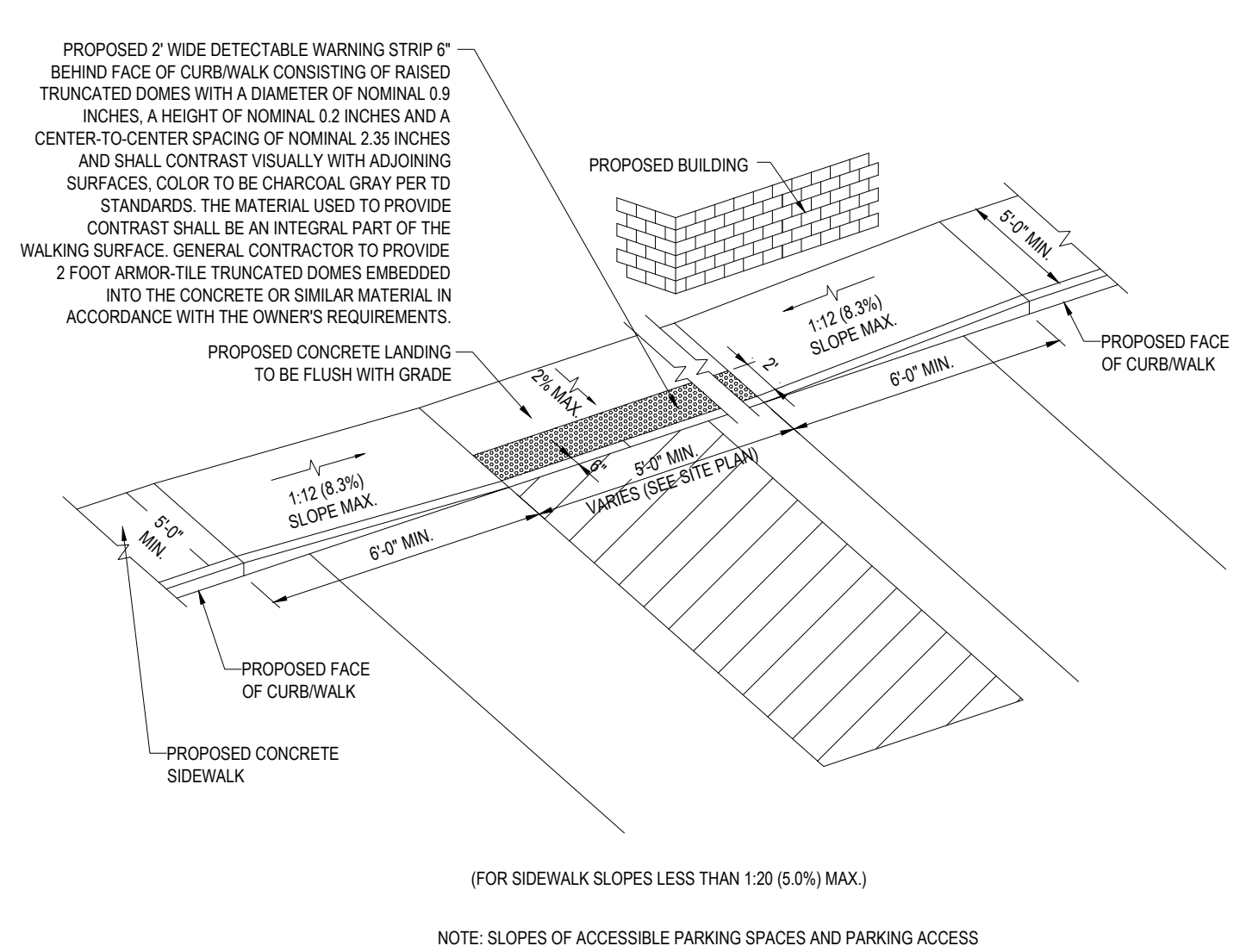
MONOLITHIC CONC. SIDEWALK DETAILS

N.T.S.



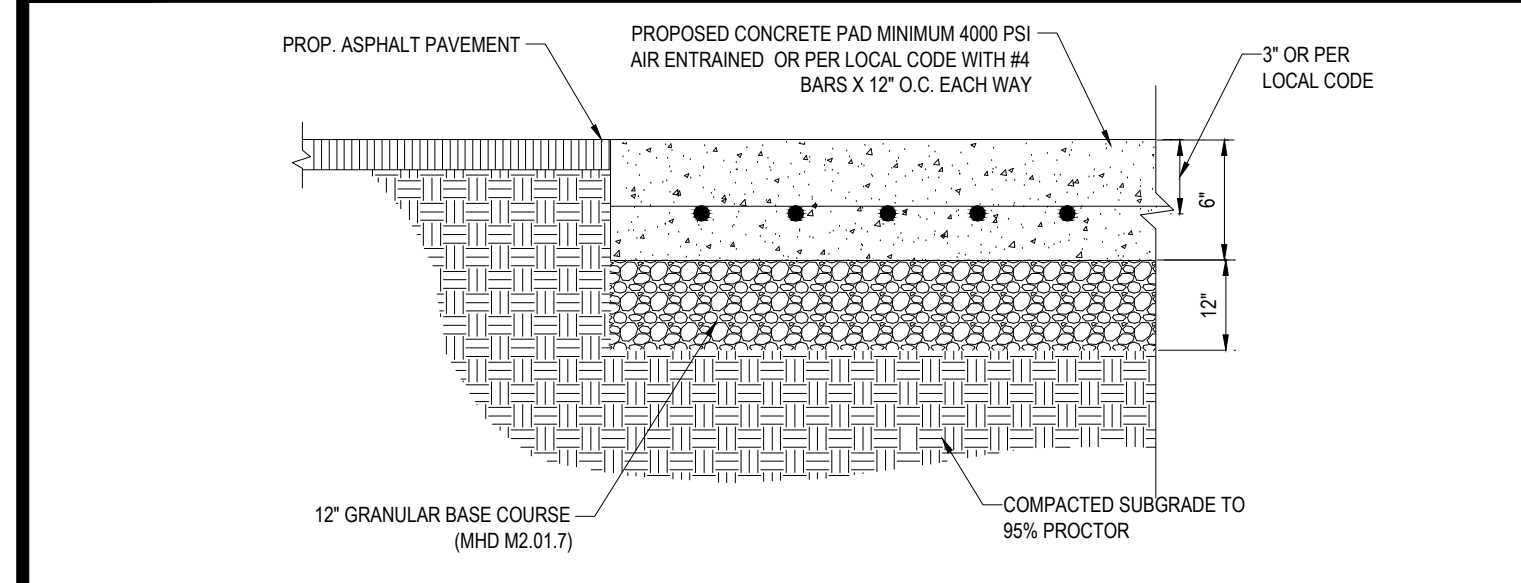
DIRECTIONAL SIGNAGE

N.T.S.



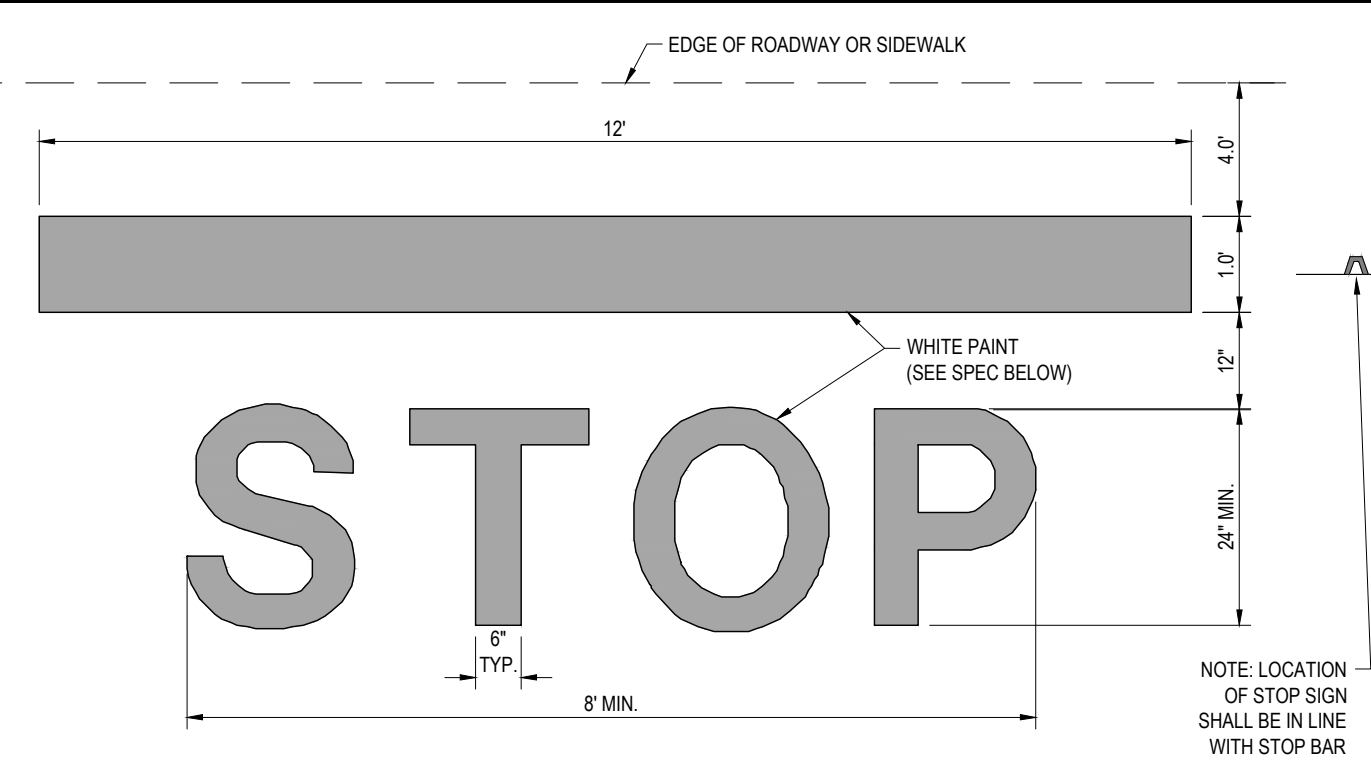
SLOPED WALK DETAIL

N.T.S.



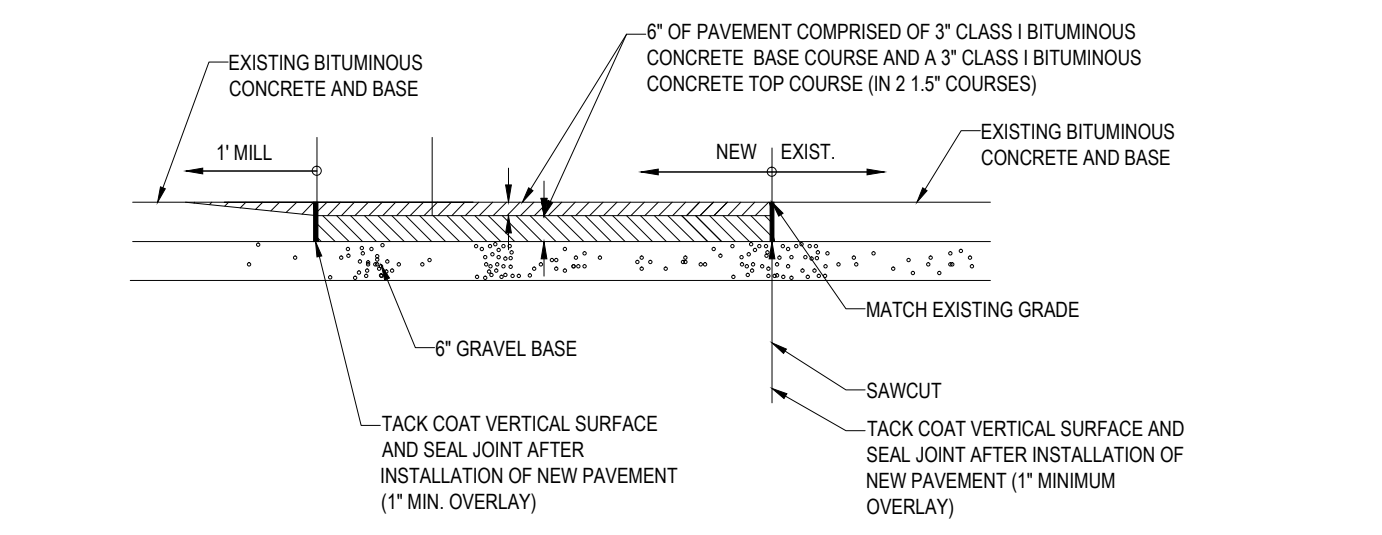
DRIVE-THRU PAD DETAIL

N.T.S.



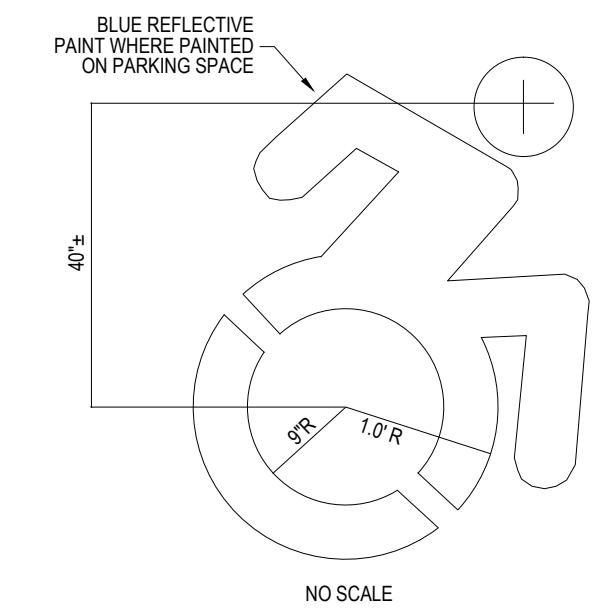
'STOP' BAR DETAIL

N.T.S.



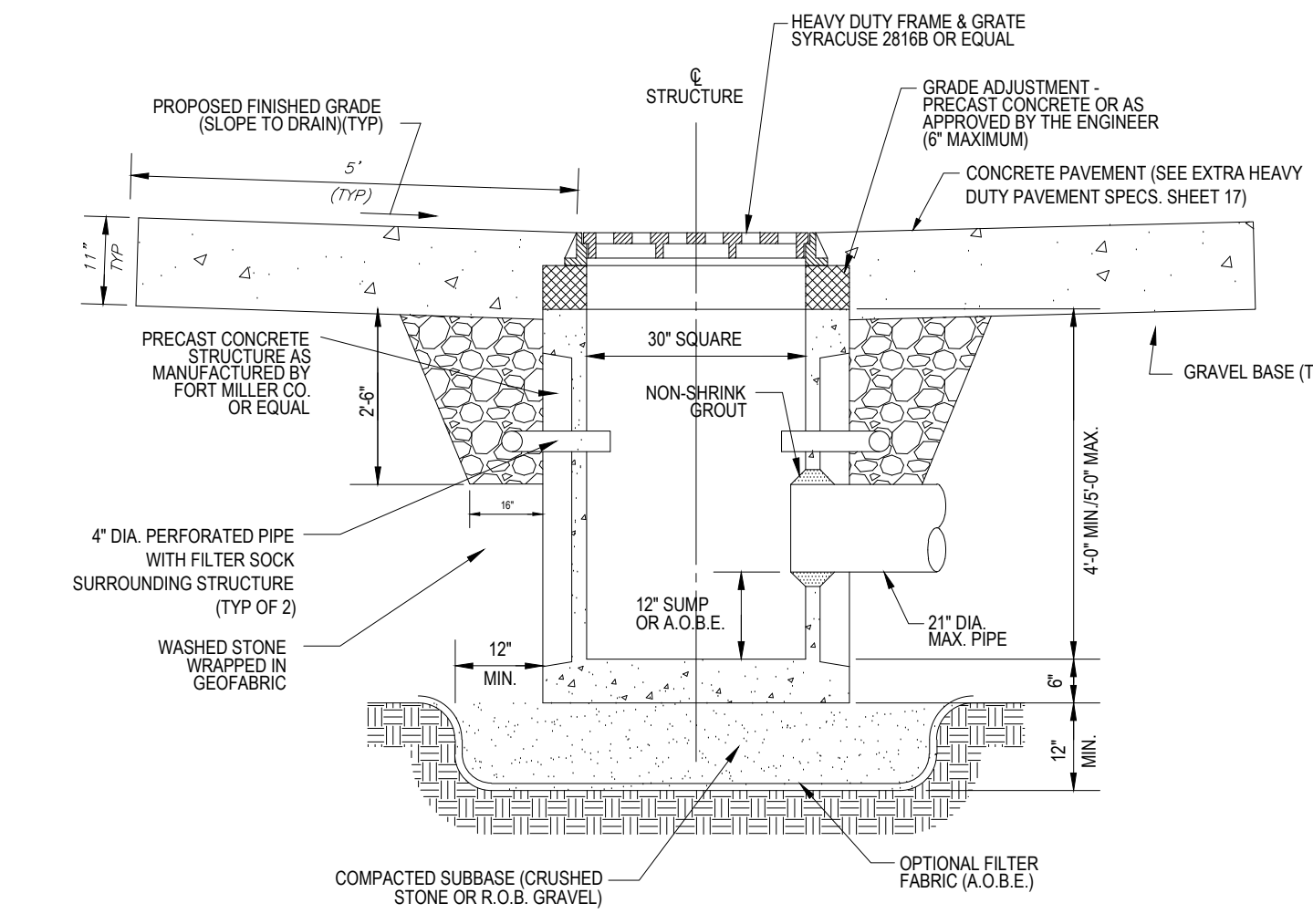
ROADWAY PATCHING DETAIL

N.T.S.



ACCESSIBLE PARKING STALL PAINTING DETAIL

N.T.S.



TYP. PRECAST CONCRETE CATCH BASIN

N.T.S.

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REVISIONS			
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PRELIMINARY

PROJECT No.: B160182
 DRAWN BY: SG
 CHECKED BY: SRW
 DATE: 06/20/2017
 SCALE: AS NOTED
 CAD I.D.: B160182S00

PROJECT: **SITE DEVELOPMENT PLANS FOR DUNKIN' BRANDS, INC.**

LOCATION OF SITE
 500 NORTHERN BOULEVARD
 CITY OF ALBANY
 ALBANY COUNTY
 NEW YORK STATE

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W.D. GOEBEL

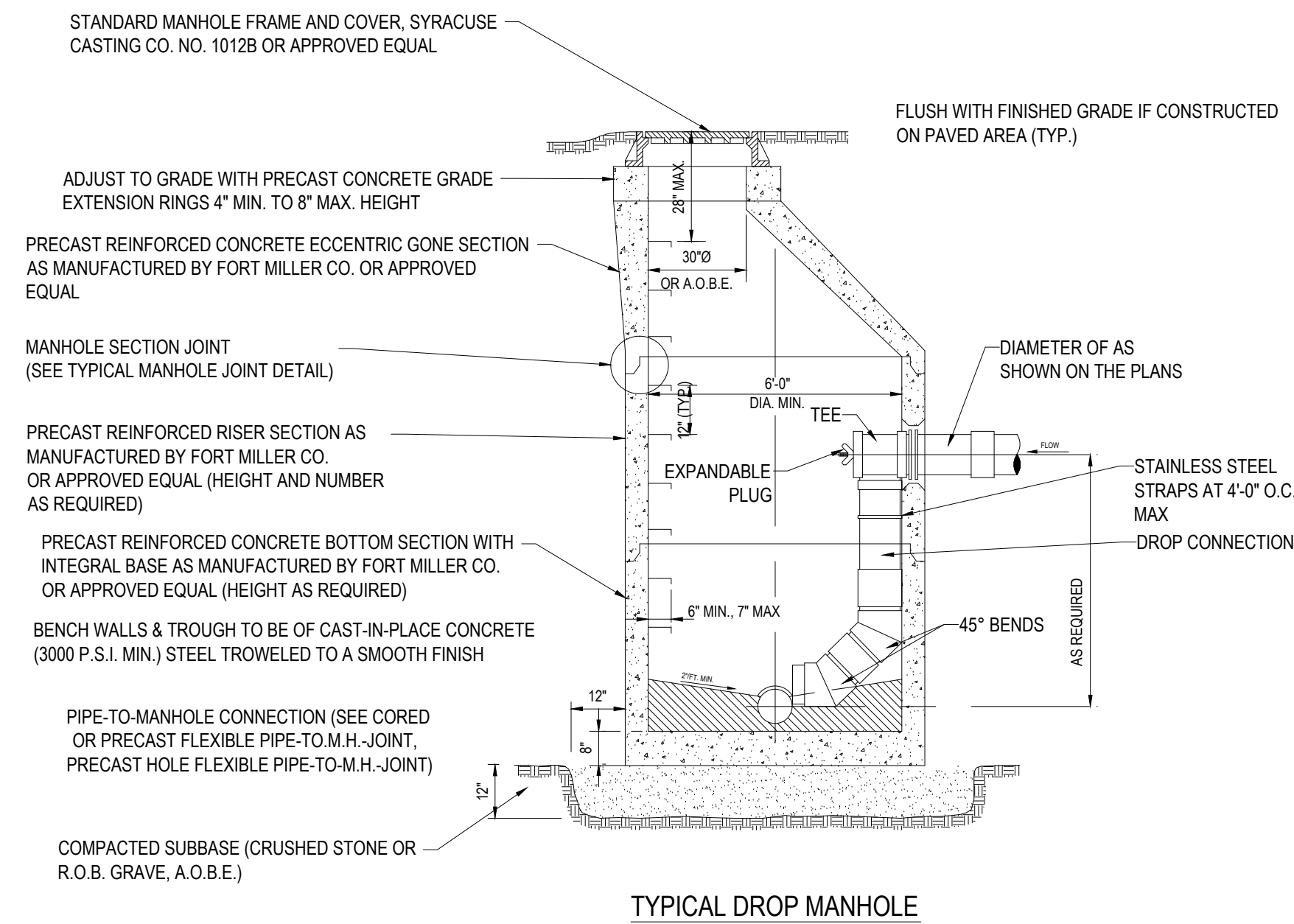
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SHEET TITLE: **CONSTRUCTION DETAIL SHEET**

SHEET NUMBER: **13**
 OF 15

REV 0

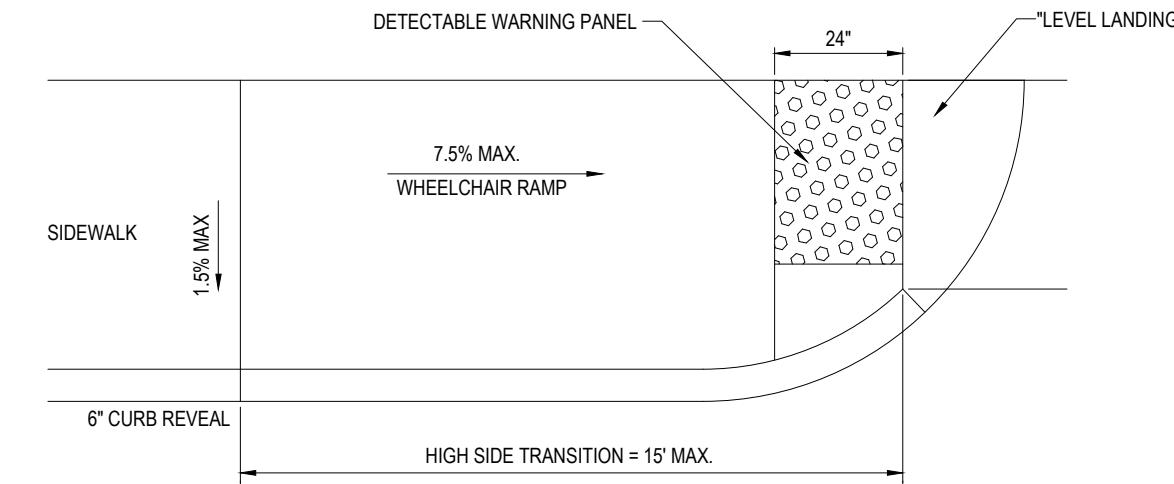
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TYPICAL DROP MANHOLE

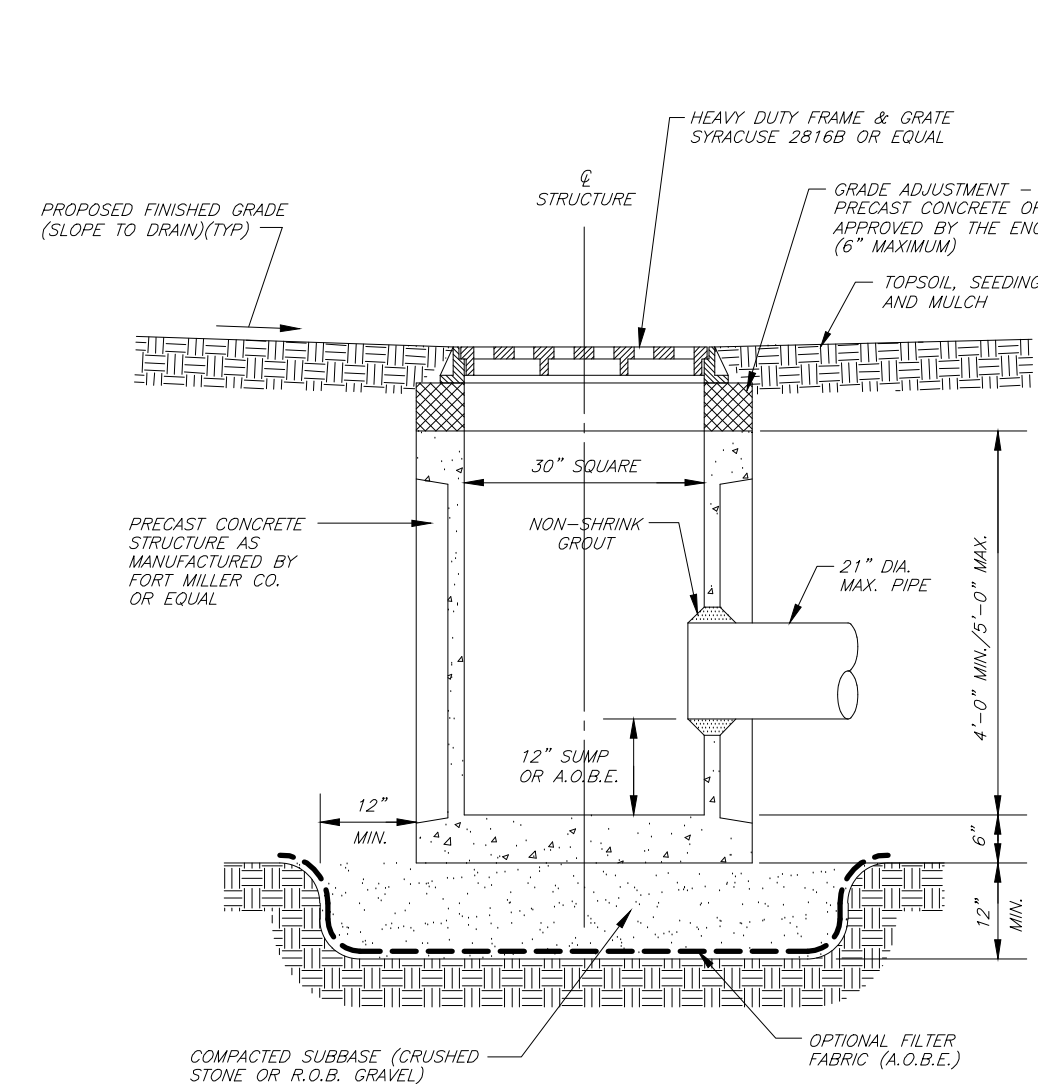
TYPICAL PRECAST SANITARY DROP MANHOLE

N.T.S.



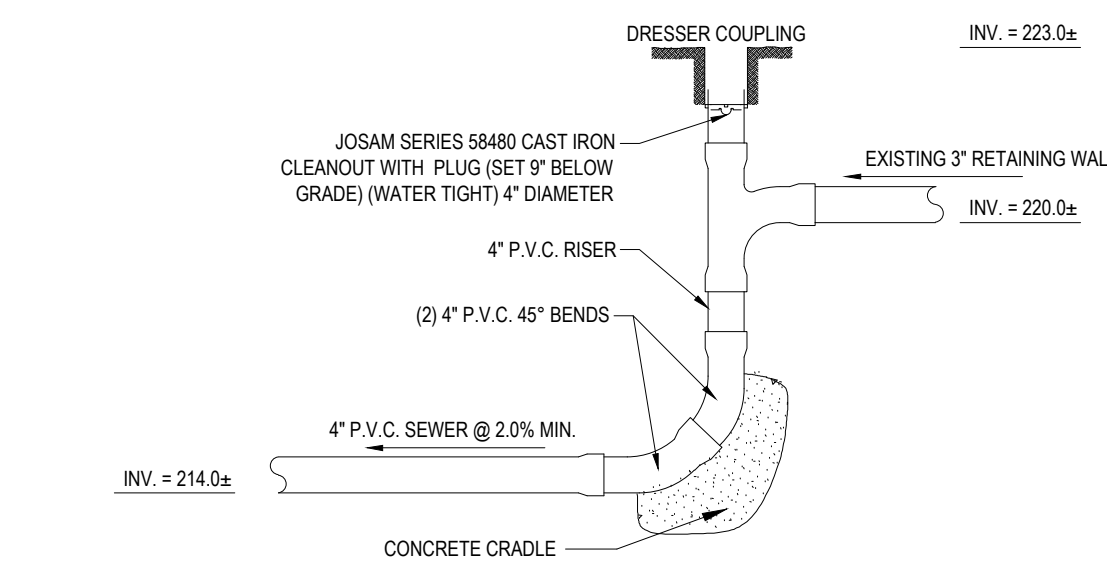
ADA ACCESSIBLE RAMP DETAIL

N.T.S.



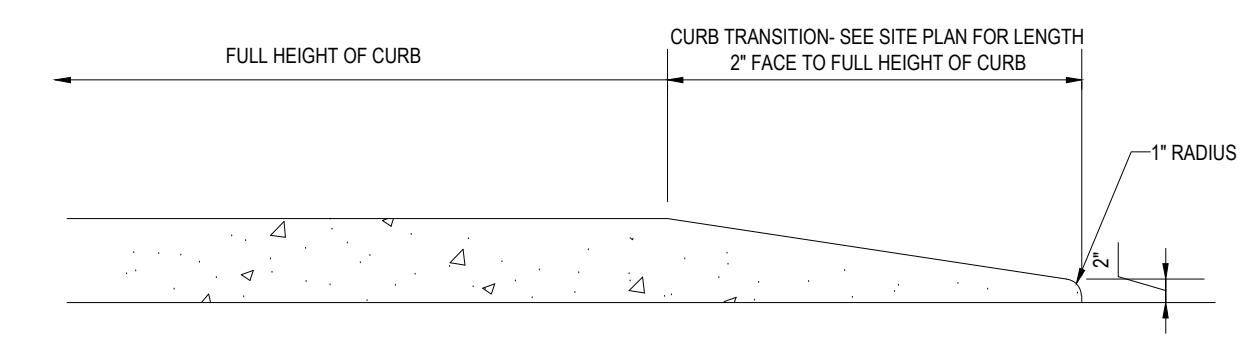
CATCH BASIN DETAIL

N.T.S.



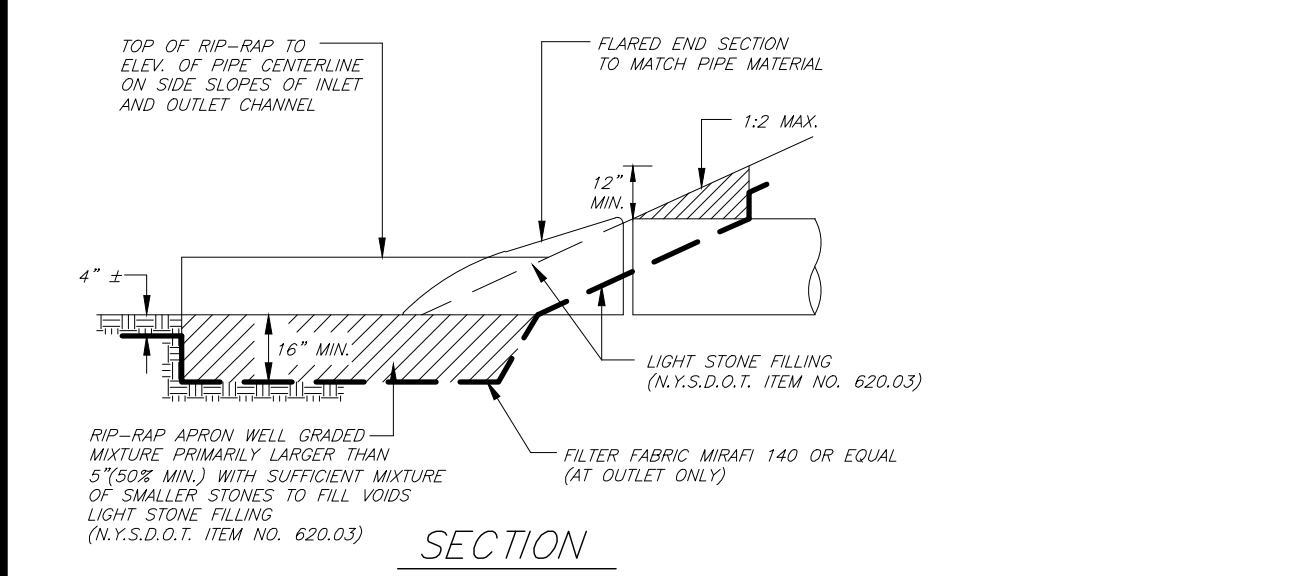
CLEANOUT DETAIL FOR RETAINING WALL

N.T.S.



TRANSITION CURB DETAIL

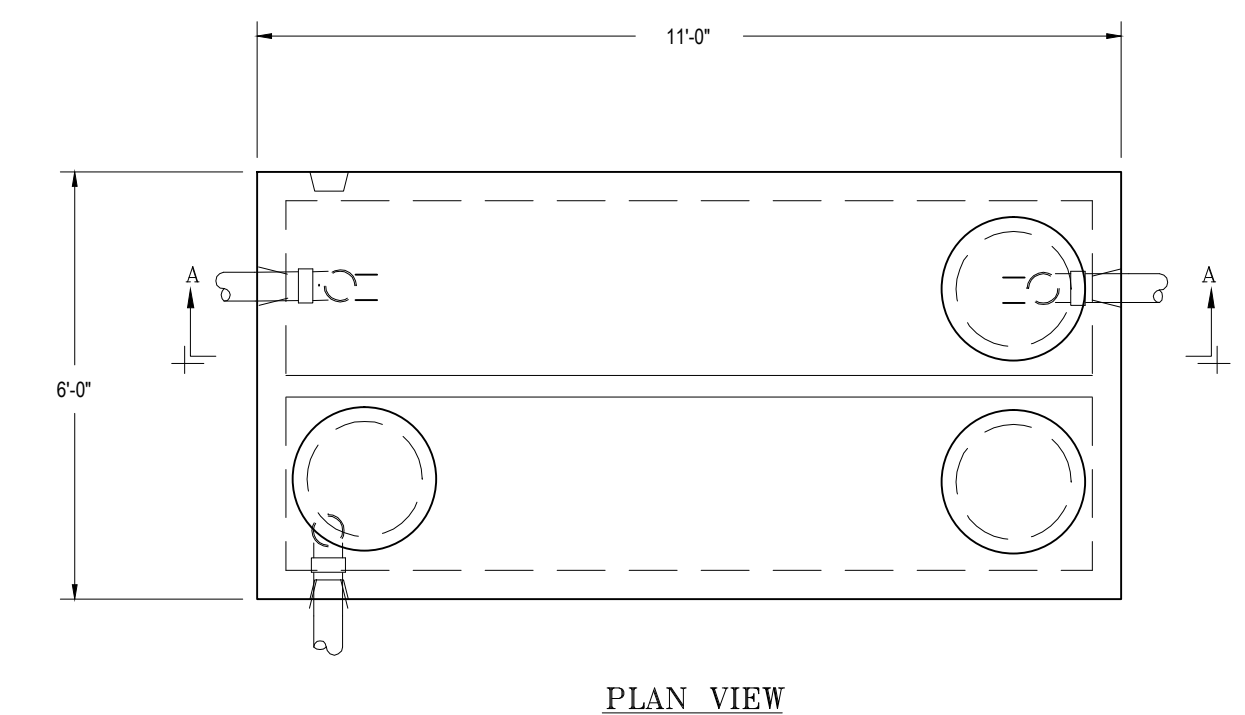
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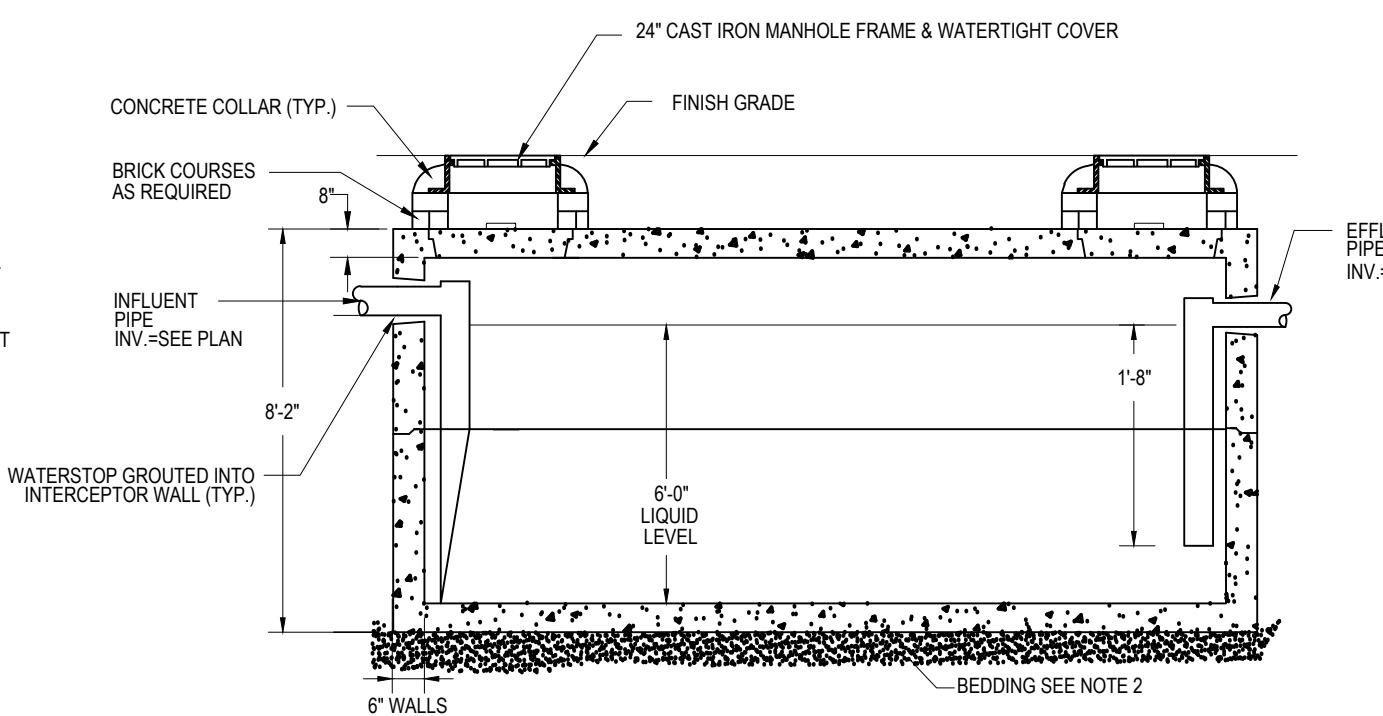
STORM SEWER END SECTION DETAILS

N.T.S.

- NOTES
- 1) POLYETHYLENE TANKS ACCEPTABLE IN NON-TRAFFIC AREAS UPON SPECIFIC APPROVAL OF THE DIRECTOR OF UTILITIES.
 - 2) 3\"/>



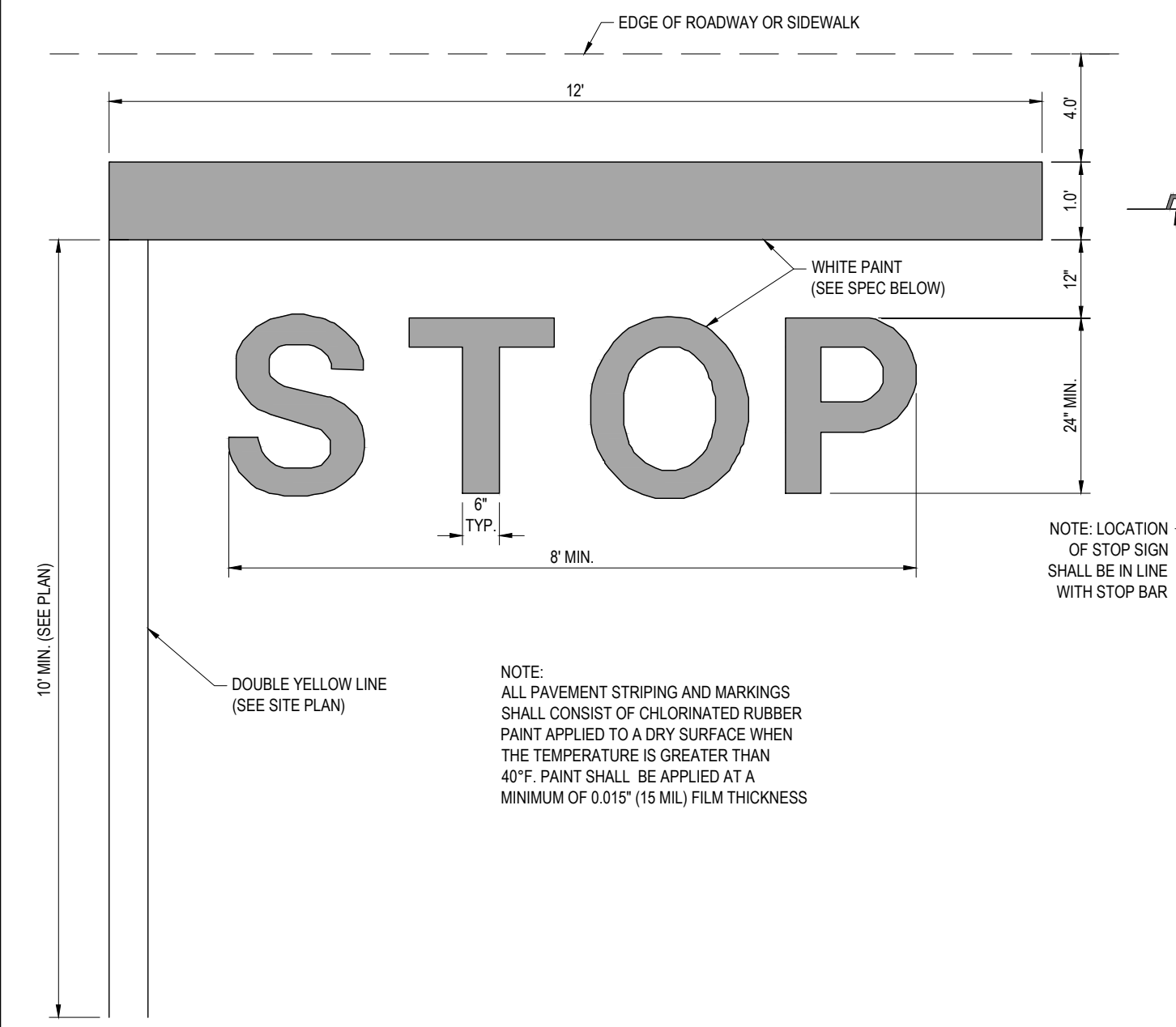
PLAN VIEW



SECTION A-A

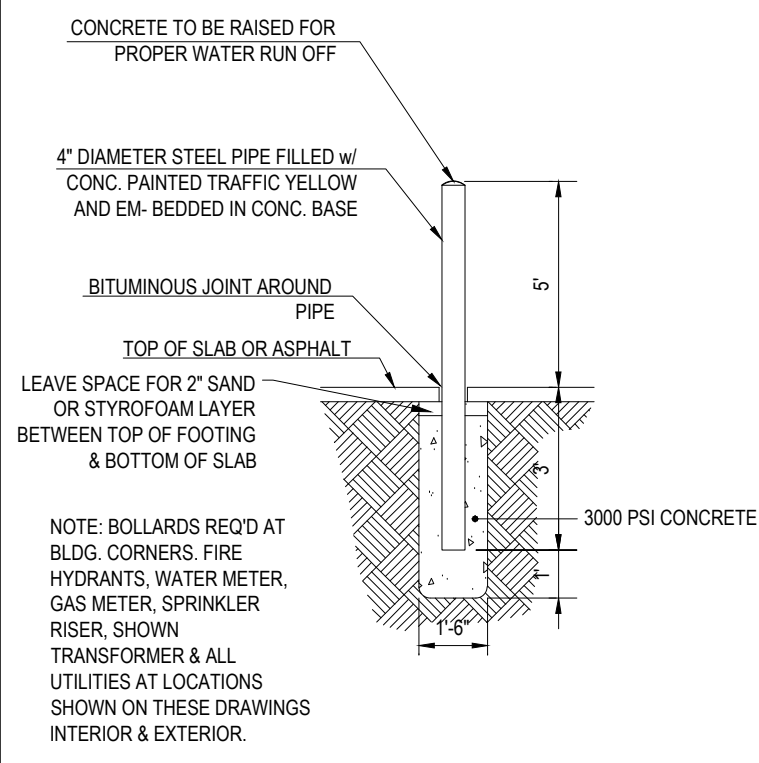
2,000 GALLON GREASE TRAP DETAIL (H2O LOADING)

N.T.S.



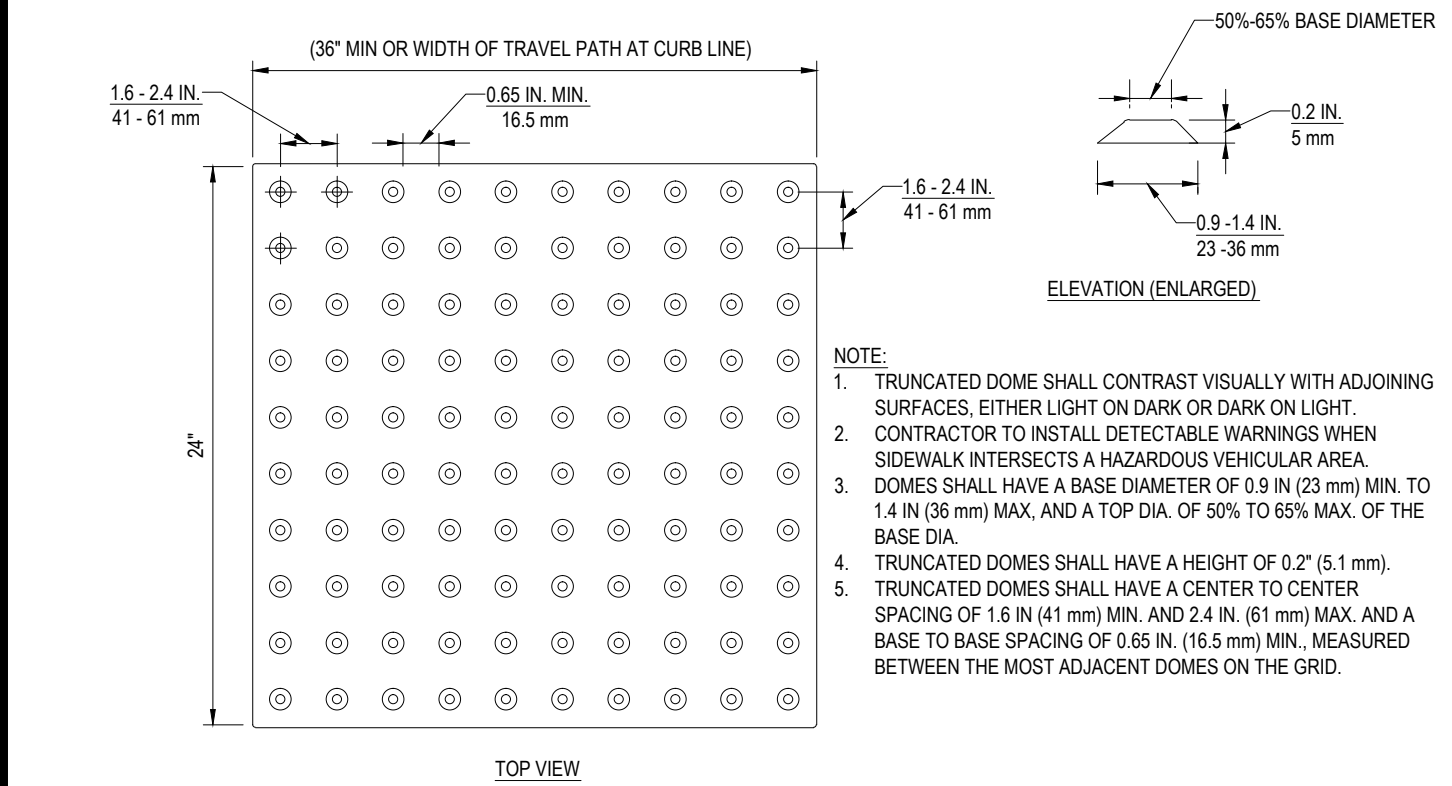
STOP BAR DETAIL

N.T.S.



BOLLARD DETAIL

N.T.S.



NOTE TO DESIGNER: IF A WALK CROSSES OR ADJACENT A VEHICULAR WAY WHERE THE WALKING SURFACE AND PAVEMENT ARE NOT SEPARATED BY CURBS, RAILING OR OTHER ELEMENTS, THE BOUNDARY BETWEEN THE AREA SHALL BE DEFINED BY A CONTINUOUS DETECTABLE WARNING WHICH IS MIN. 36\"/>

THIS SHEET NOT FOR OCDOH REVIEW OR APPROVAL

TRUNCATED DOME PATTERN

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REVISIONS

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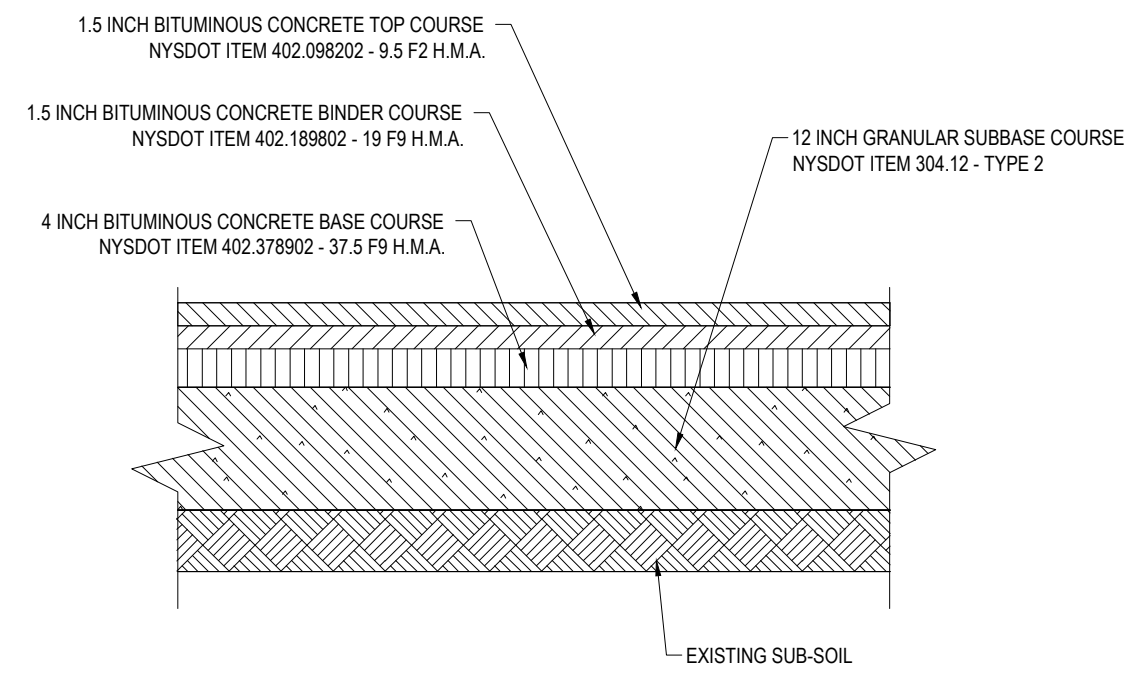
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CONSTRUCTION DETAILS

SHEET NUMBER: 14 OF 15

REV 0

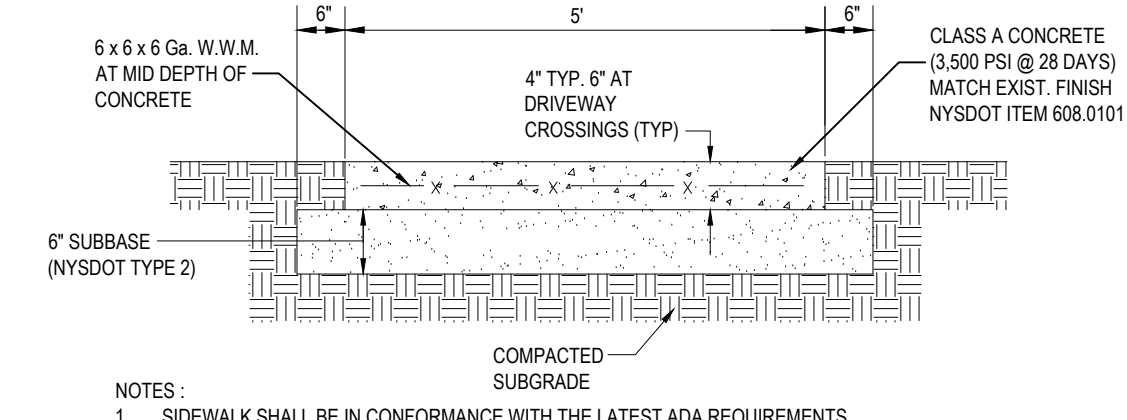
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- NOTES:
1. CONTRACTOR TO VERIFY PAVEMENT THICKNESS AND NYSDOT ITEM NUMBERS WITH DOT PRIOR TO BIDDING AND CONSTRUCTION.
 2. NOT USED
 3. EXISTING PAVEMENT BEING REMOVED SHALL BE REPLACED IN KIND.
 4. PERMEABLE BASE COURSE SHALL BE REPLACED TO MATCH ADJACENT PAVEMENT TO REMAIN.
 5. TACK COAT BETWEEN ALL ASPHALT LAYERS.

NYSDOT R.O.W. TYPICAL PAVEMENT SECTION

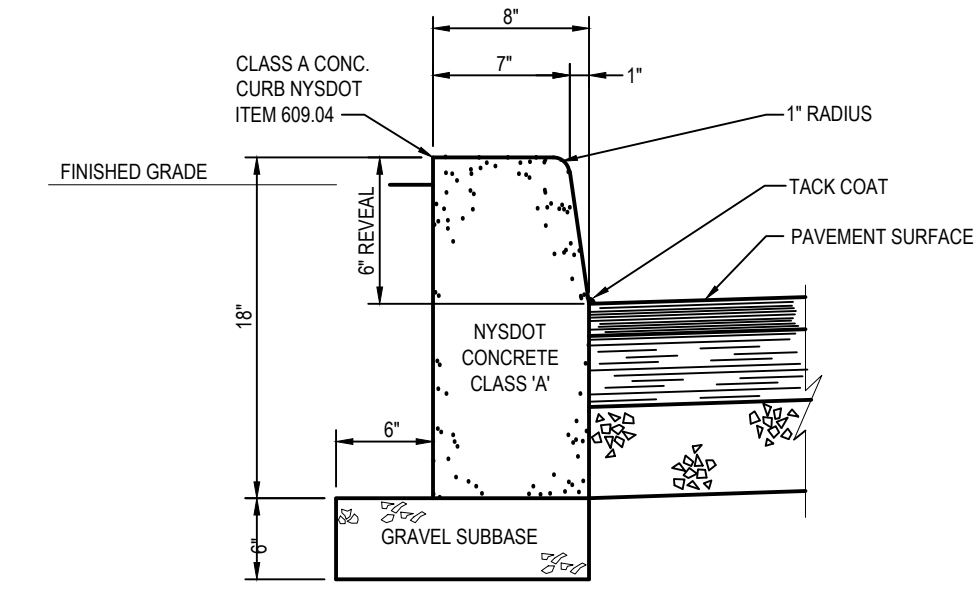
N.T.S.



- NOTES:
1. SIDEWALK SHALL BE IN CONFORMANCE WITH THE LATEST ADA REQUIREMENTS.
 2. EXPANSION JOINTS SHALL BE PROVIDED EVERY 20 FEET, WHERE PROPOSED MEETS EXISTING, AND AS OTHERWISE DIRECTED BY THE ENGINEER.
 3. CONTROL JOINTS SHALL BE PROVIDED EVERY 5 FEET AND AS OTHERWISE DIRECTED BY THE ENGINEER.
 4. CUR VALUES SHALL BE OBTAINED BY GEOTECHNICAL ENGINEER PRIOR TO COMMENCEMENT OF PAVING.

NYSDOT R.O.W. SIDEWALK DETAIL

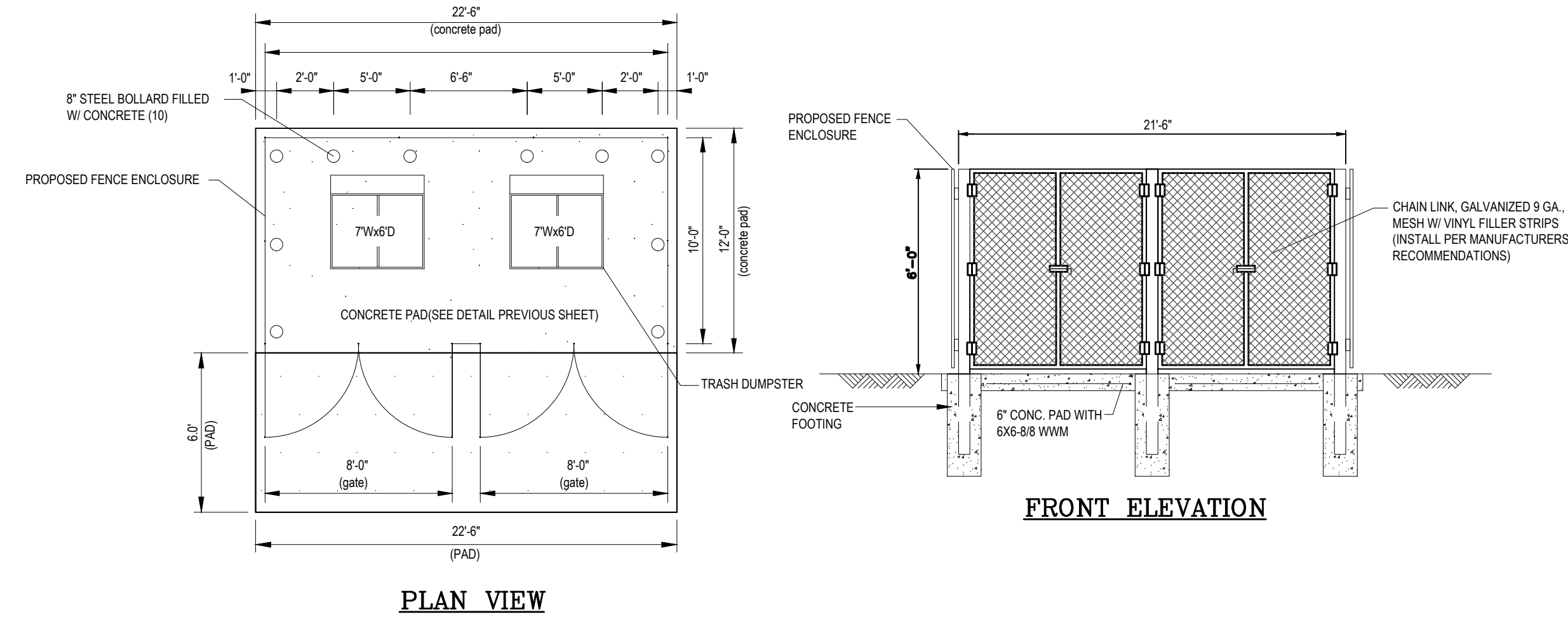
N.T.S.



TRANSVERSE JOINTS 3/4" WIDE SHALL BE INSTALLED IN THE CURB 20' APART AND SHALL BE FILLED WITH CELLULAR COMPRESSION MATERIAL AS SPECIFIED RECESSED 1/4" IN FROM FRONT FACE AND TOP OF CURB.

NYSDOT R.O.W. CONCRETE CURB DETAIL

N.T.S.

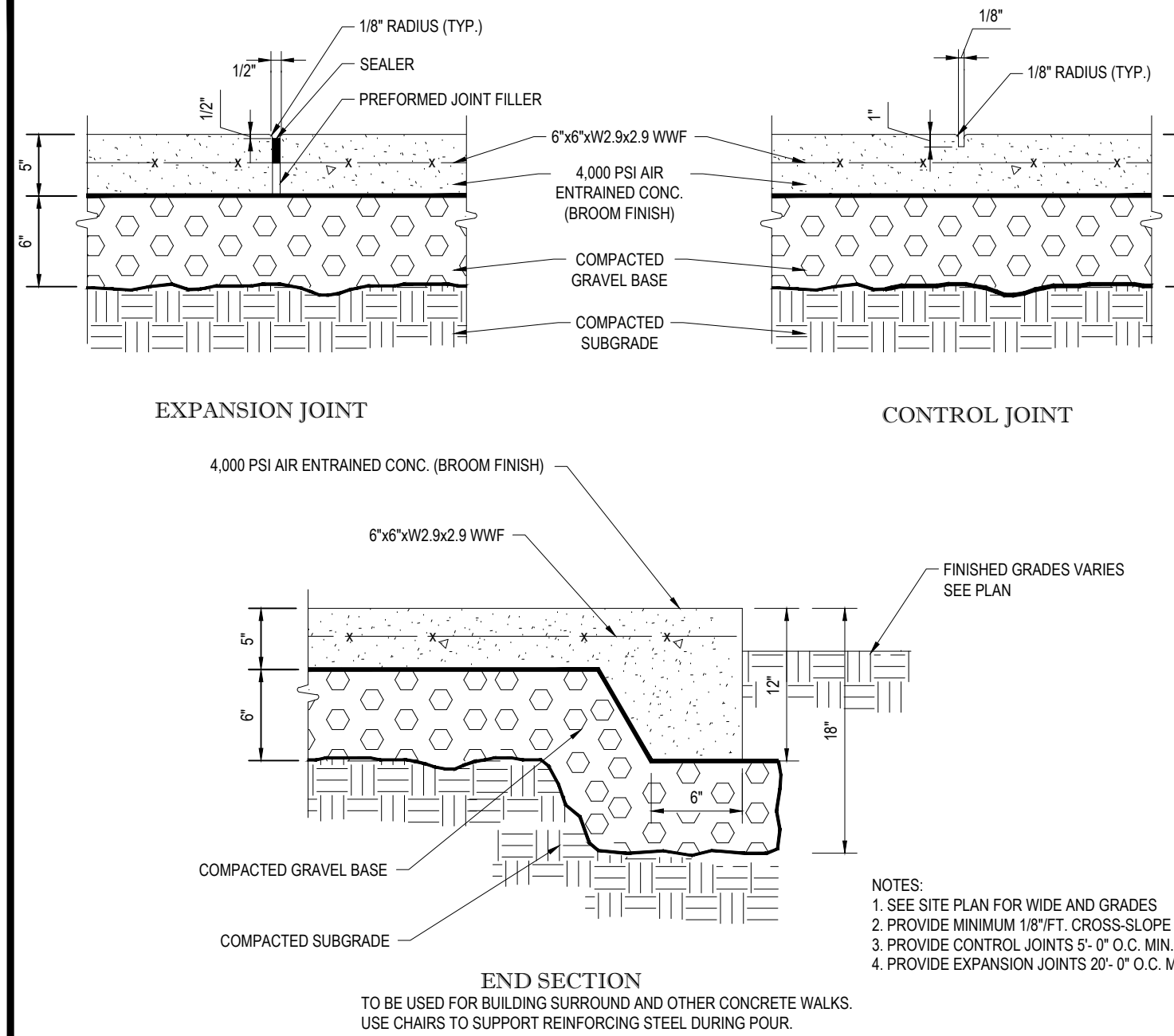


PLAN VIEW

FRONT ELEVATION

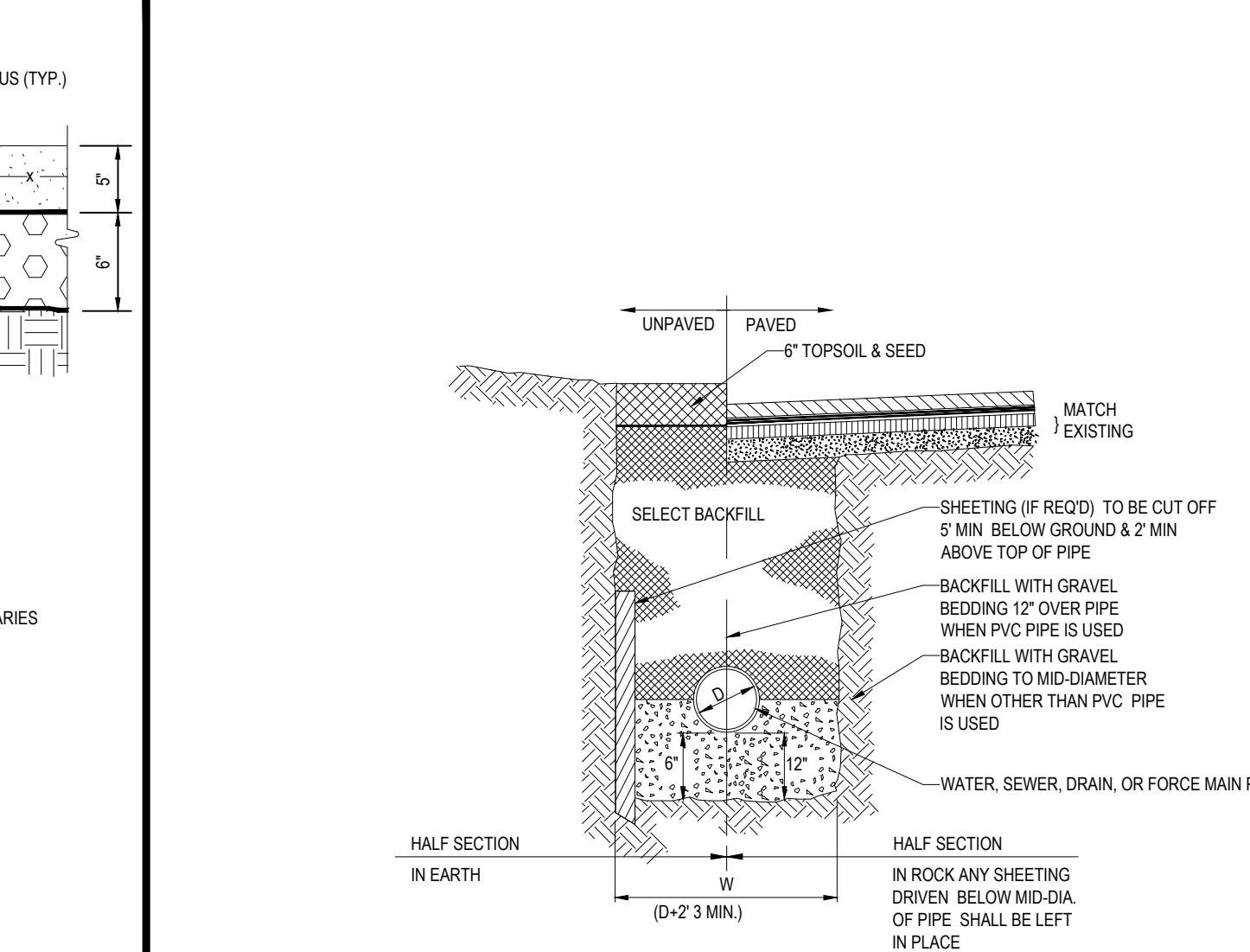
TRASH ENCLOSURE DETAILS

N.T.S.



MONOLITHIC CONC. SIDEWALK DETAILS

N.T.S.



TYPICAL UTILITY TRENCH

N.T.S.

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SHEET TITLE:
CONSTRUCTION DETAIL SHEET

SHEET NUMBER:
15
 OF 15

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