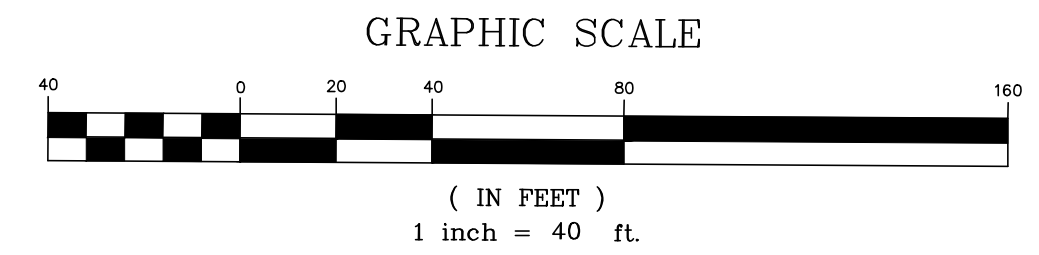


VICINITY MAP
MAP NOT TO SCALE



GRAPHIC SCALE

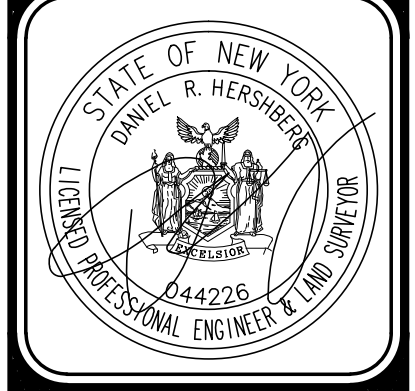
(IN FEET)
1 inch = 40 ft.

LEGEND

- EXISTING WATER VALVE
- EXISTING POLE WITH LIGHT
- EXISTING LIGHT POLE
- EXISTING UTILITY POLE
- EXISTING SIGN
- EXISTING WATER MAIN
- EXISTING HYDRANT
- EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- EXISTING GAS MAIN
- EXISTING OVERHEAD WIRE
- EXISTING CATCH BASIN
- EXISTING MANHOLE
- WATER SHUT OFF
- EXISTING CONTOURS

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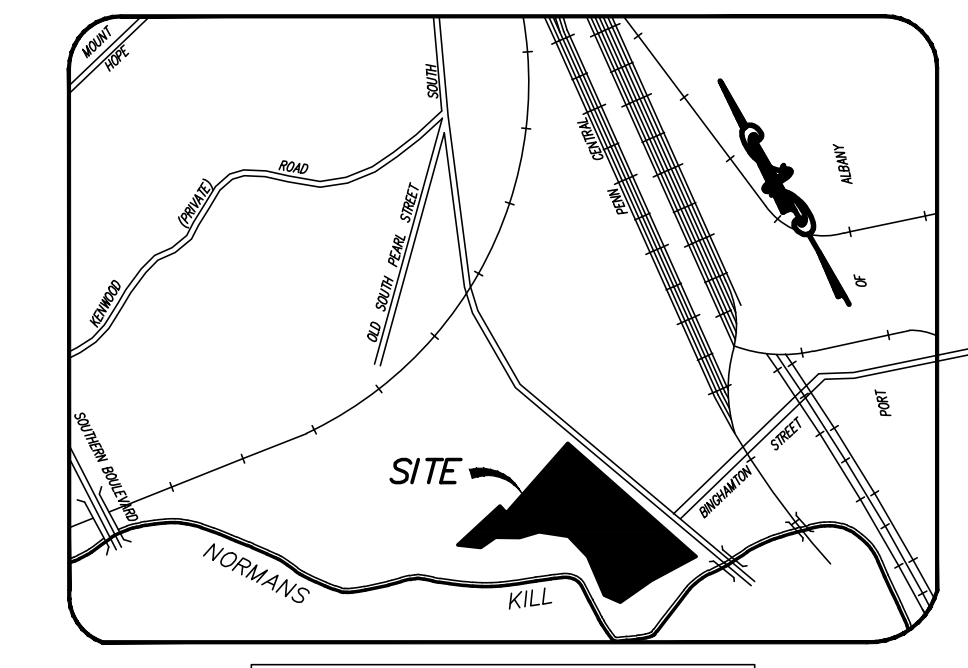
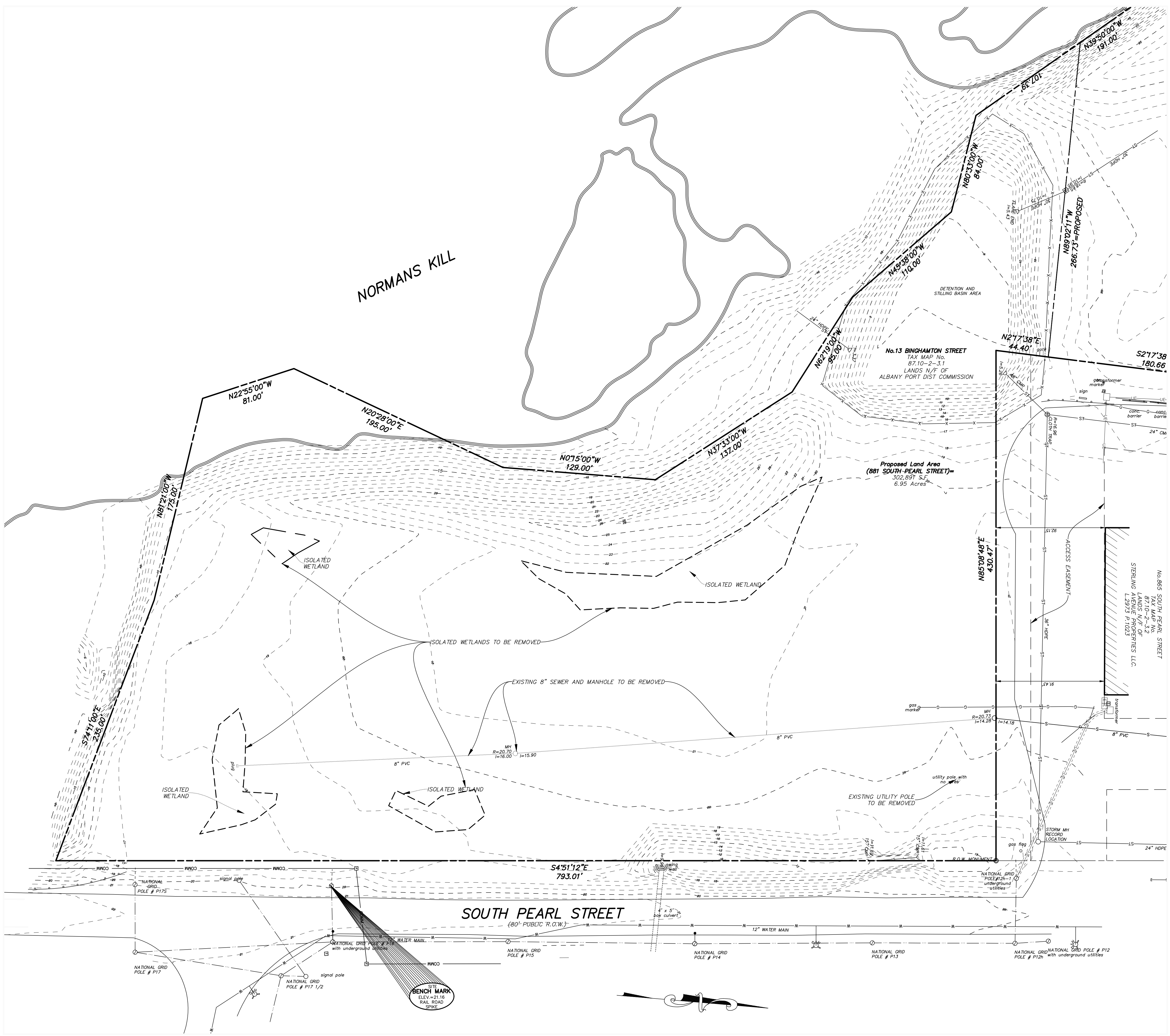
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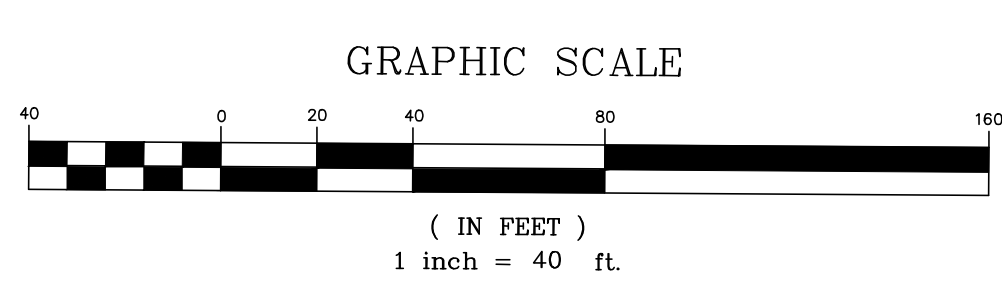
DATE	REVISIONS

EXISTING CONDITIONS
PROPOSED 881 SOUTH PEARL STREET
CITY OF ALBANY
ALBANY COUNTY, NEW YORK STATE

SCALE: 1"=40'
DATE: 4/2/18
CHK: DRH
BY: AS
FILE: 170153
170153-2.DWG



VICINITY MAP
MAP NOT TO SCALE



LEGEND

- EXISTING WATER VALVE
- EXISTING POLE WITH LIGHT
- EXISTING LIGHT POLE
- EXISTING UTILITY POLE
- EXISTING SIGN
- EXISTING WATER MAIN
- EXISTING HYDRANT
- EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- EXISTING GAS MAIN
- EXISTING OVERHEAD WIRE
- EXISTING CATCH BASIN
- EXISTING MANHOLE
- WATER SHUT OFF
- EXISTING CONTOURS

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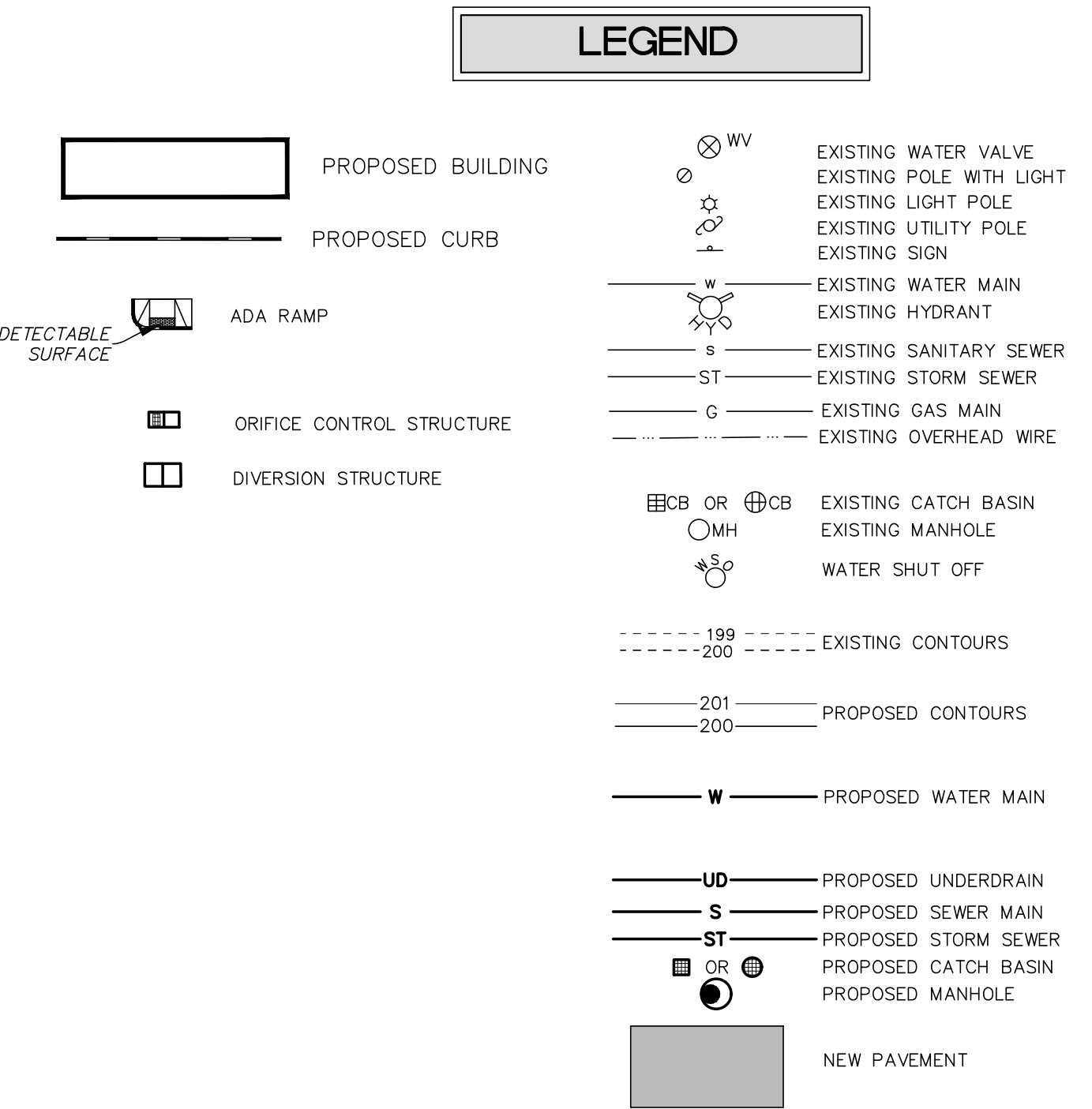
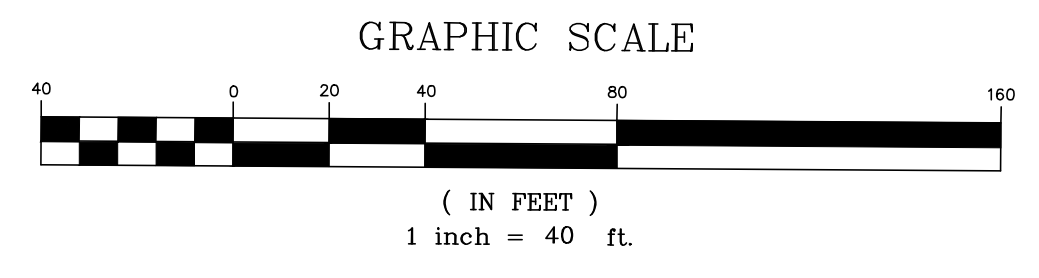
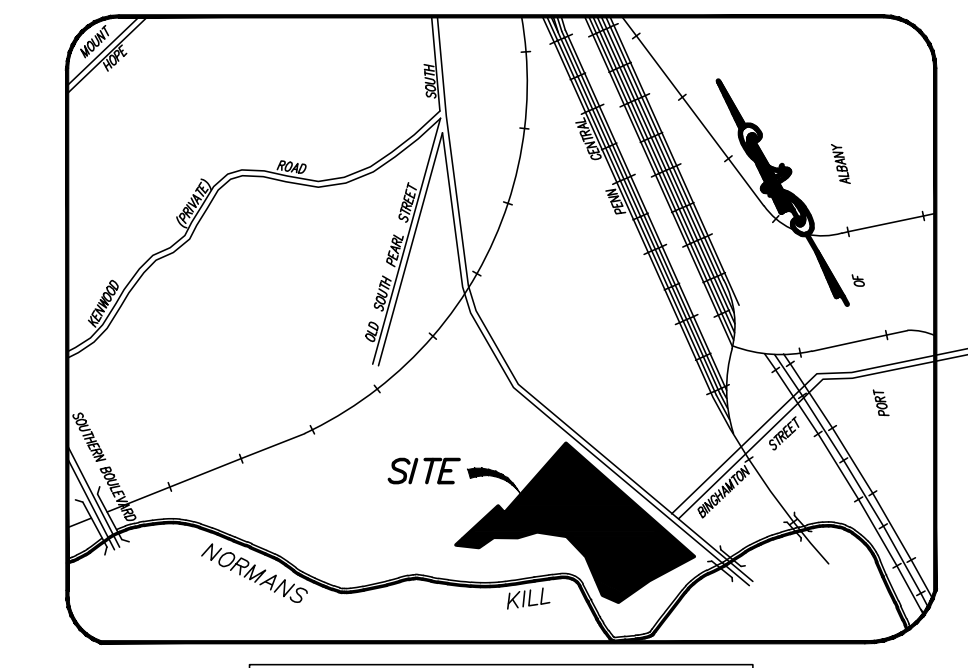
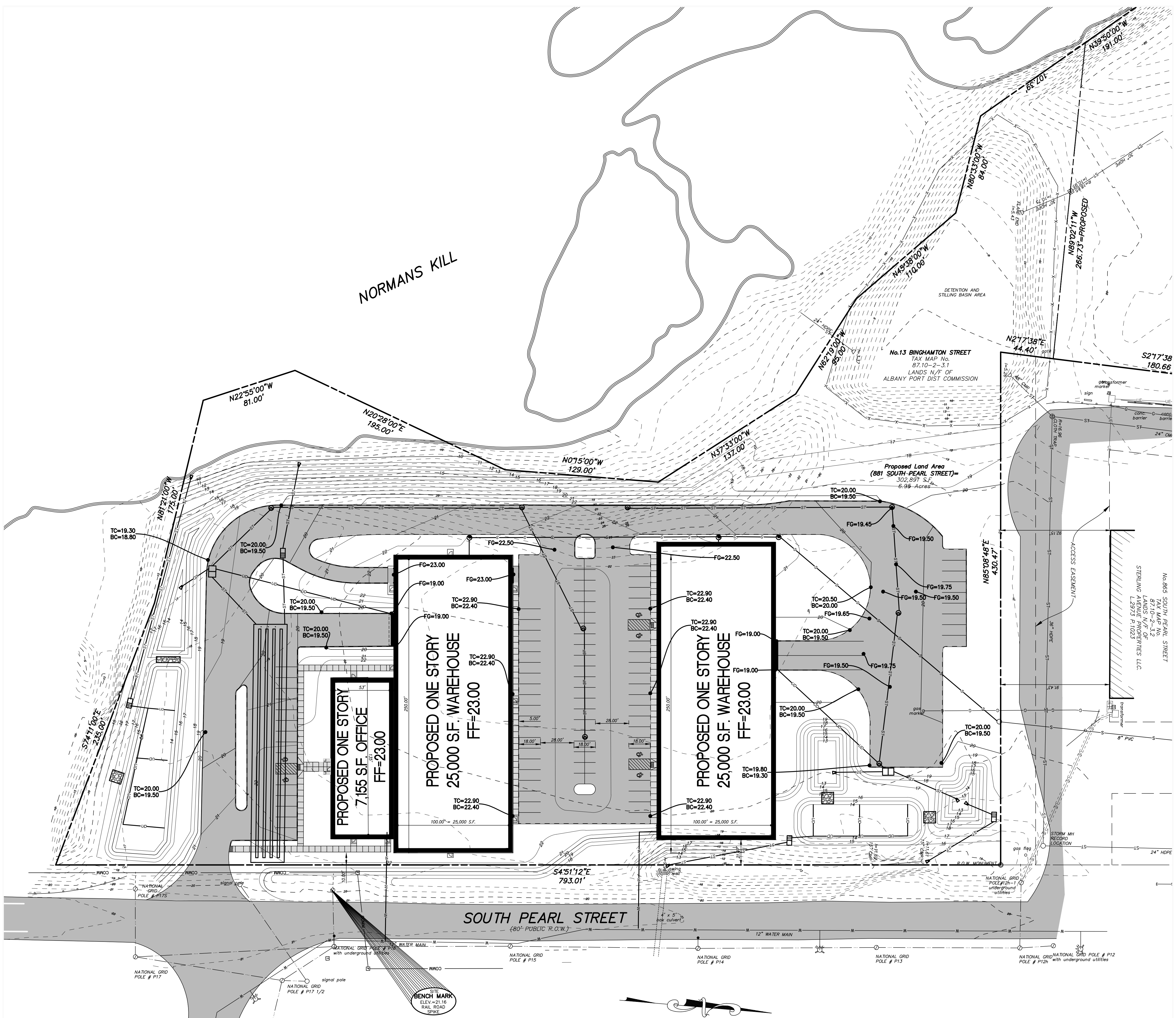
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DATE	REVISIONS

DEMOLITION PLAN
PROPOSED 881 SOUTH PEARL STREET
CITY OF ALBANY
ALBANY COUNTY, NEW YORK STATE

SCALE: 1"=40'
DATE: 4/22/18
CHK: DRH
BY: AS
FILE: 170353
170353-2.DWG



SITE COVERAGE STATISTICS			
description	s.f.	acres	%
gross site area	302,891	6.95	100.00
impervious area	117,720	2.70	38.9
building coverage	57,155	1.31	18.9
pavement/sidewalk coverage	60,565	1.39	20.0
pervious area	185,171	4.25	61.1

ZONING REQUIREMENTS TABLE	
ZONE	L-1
MINIMUM LOT WIDTH	25'
MAXIMUM HEIGHT	2 STORIES
SETBACKS	FRONT 0' SIDE 10' REAR 20'

PARKING ANALYSIS TABLE			
description	requirement	quantity	# required
office floor	1/400 sf	7,155 sf	18
warehouse floor	1/1,000 sf	50,000 sf	50
total spaces required			68
total spaces provided (INCLUDING 6 H.C.)			111

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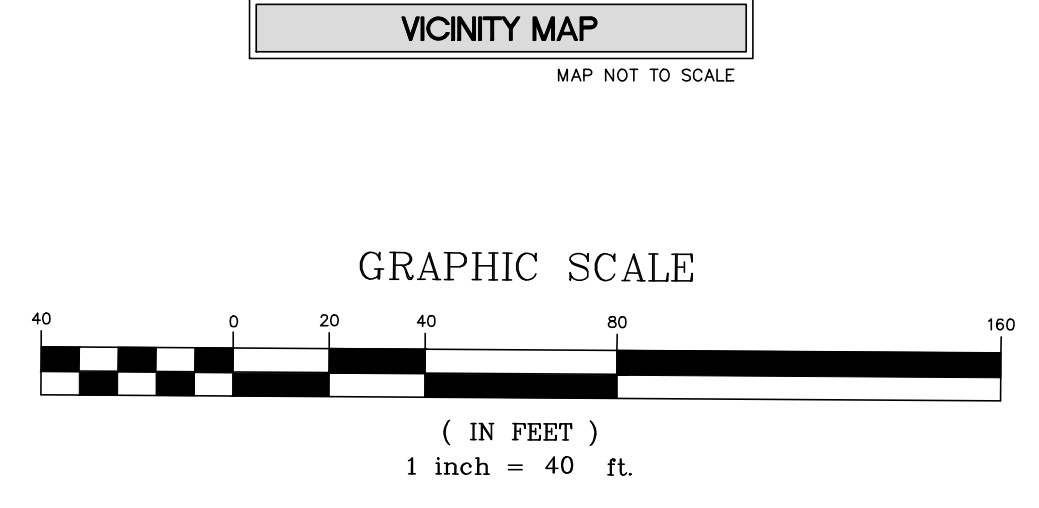
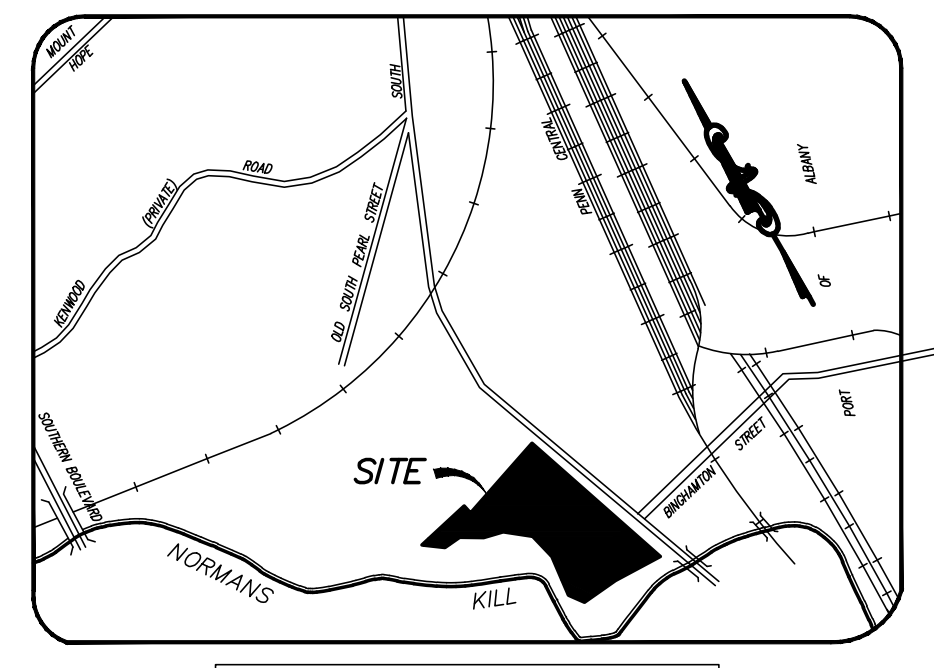
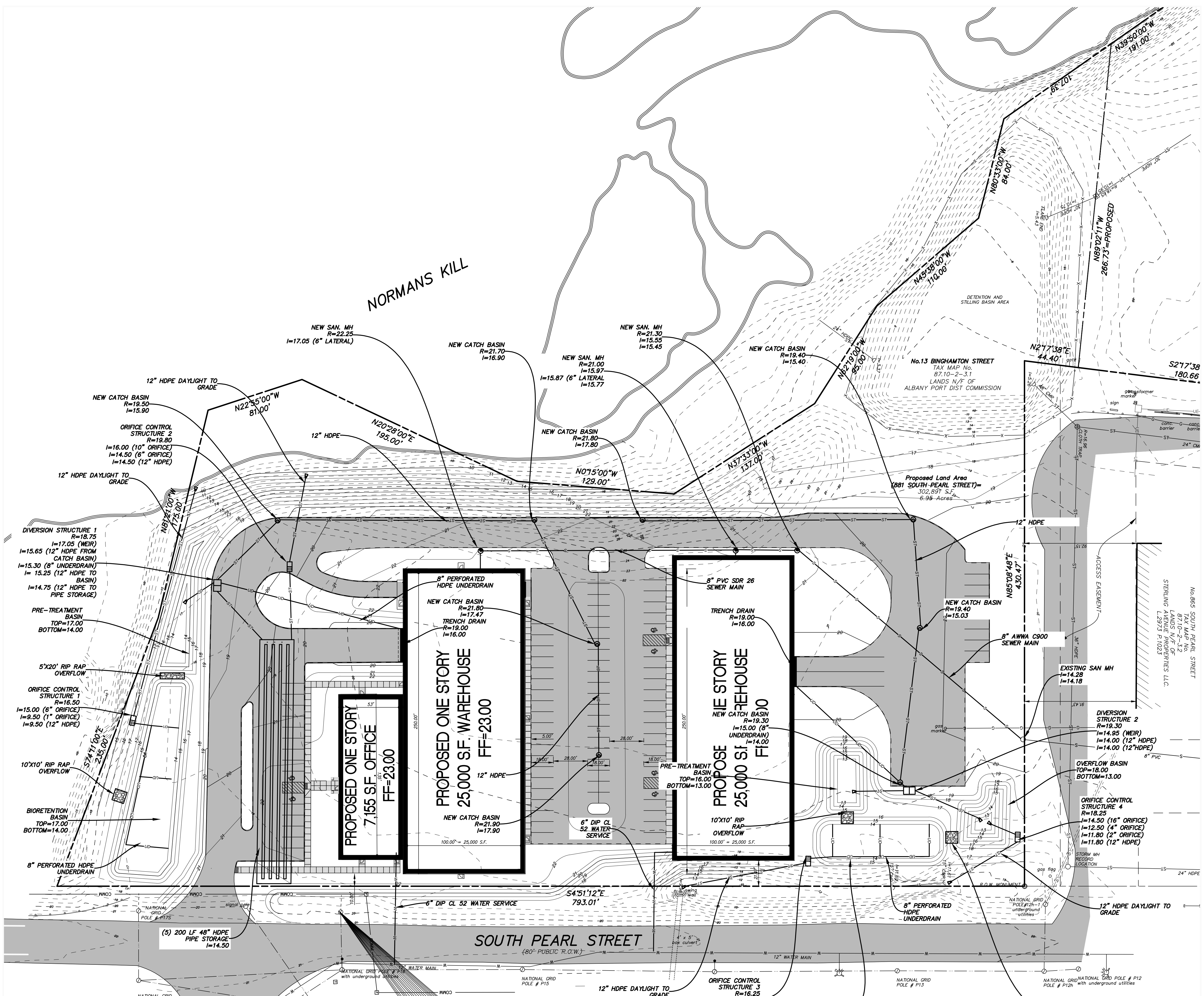
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DATE	REVISIONS

SITE PLAN
PROPOSED 881 SOUTH PEARL STREET
ALBANY, NEW YORK STATE
ALBANY COUNTY, NEW YORK STATE

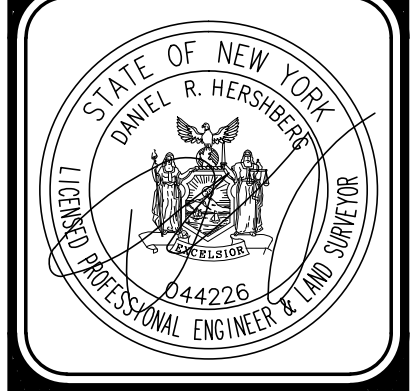
SCALE: 1"=40'
DATE: 4/2/18
CHK: DRH
BY: AS
FILE: 170153



LEGEND			
[Symbol]	PROPOSED BUILDING	[Symbol]	EXISTING WATER VALVE
[Symbol]	PROPOSED CURB	[Symbol]	EXISTING POLE WITH LIGHT
[Symbol]	ADA RAMP	[Symbol]	EXISTING LIGHT POLE
[Symbol]	ORIFICE CONTROL STRUCTURE	[Symbol]	EXISTING UTILITY POLE
[Symbol]	DIVERSION STRUCTURE	[Symbol]	EXISTING SIGN
[Symbol]	DETECTABLE SURFACE	[Symbol]	EXISTING WATER MAIN
[Symbol]		[Symbol]	EXISTING HYDRANT
[Symbol]		[Symbol]	EXISTING SANITARY SEWER
[Symbol]		[Symbol]	EXISTING STORM SEWER
[Symbol]		[Symbol]	EXISTING GAS MAIN
[Symbol]		[Symbol]	EXISTING OVERHEAD WIRE
[Symbol]		[Symbol]	EXISTING CATCH BASIN
[Symbol]		[Symbol]	EXISTING MANHOLE
[Symbol]		[Symbol]	WATER SHUT OFF
[Symbol]		[Symbol]	EXISTING CONTOURS
[Symbol]		[Symbol]	PROPOSED CONTOURS
[Symbol]		[Symbol]	PROPOSED WATER MAIN
[Symbol]		[Symbol]	PROPOSED UNDERDRAIN
[Symbol]		[Symbol]	PROPOSED SEWER MAIN
[Symbol]		[Symbol]	PROPOSED STORM SEWER
[Symbol]		[Symbol]	PROPOSED CATCH BASIN
[Symbol]		[Symbol]	PROPOSED MANHOLE
[Symbol]		[Symbol]	NEW PAVEMENT

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DATE	REVISIONS

UTILITY PLAN
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 ALBANY, NEW YORK
 ALBANY COUNTY, NEW YORK STATE

SCALE: 1"=40'
 DATE: 4/22/18
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 ETV: AS
 FILE: 170153