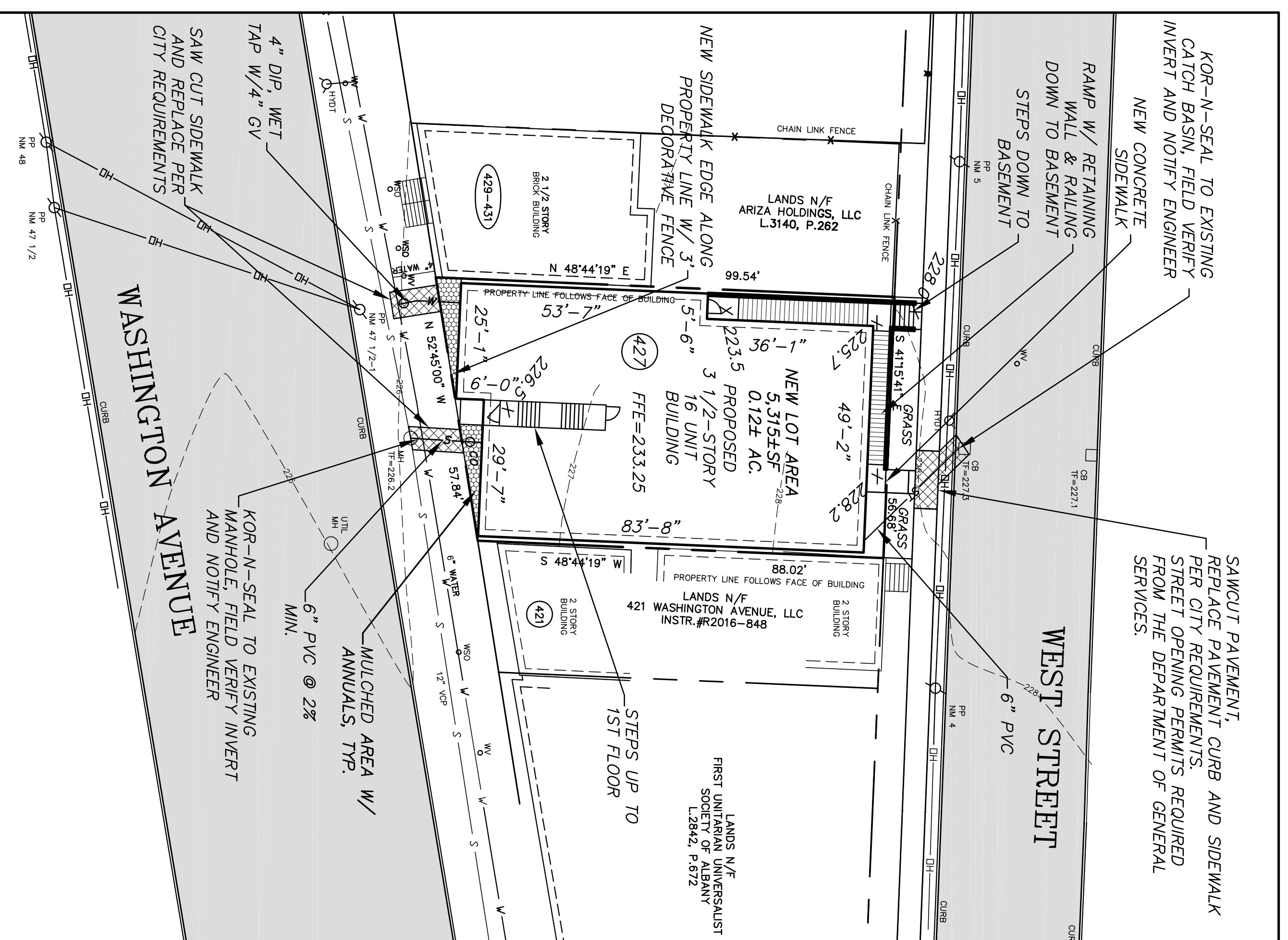
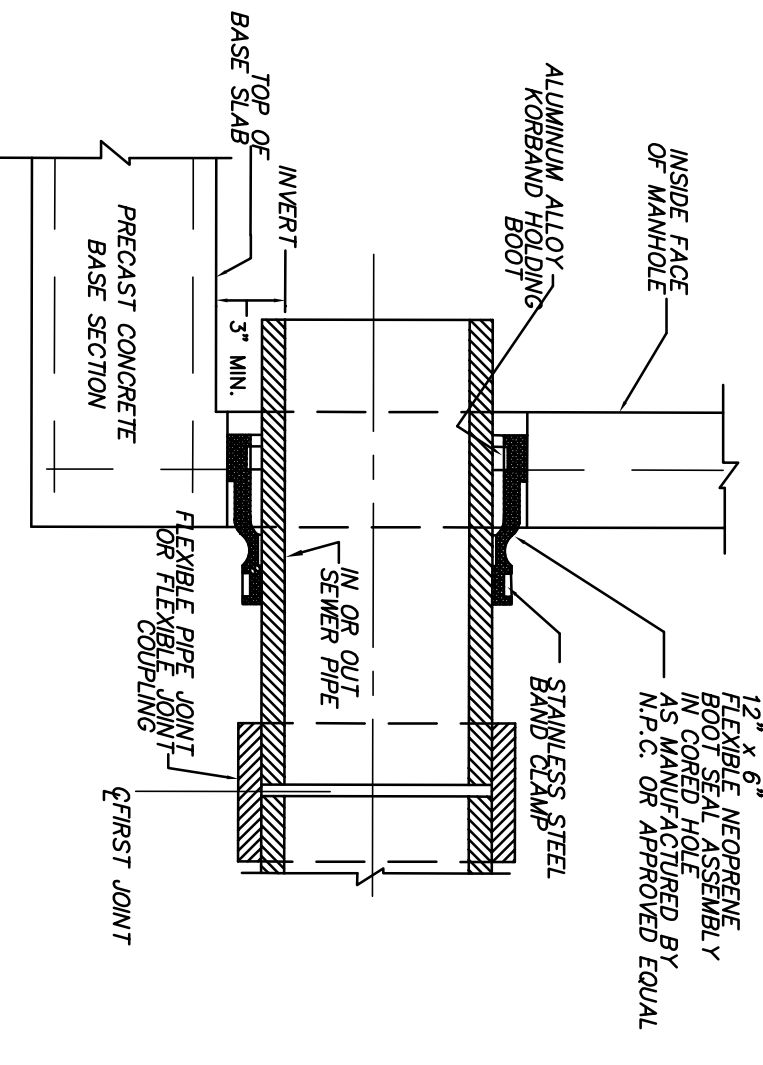
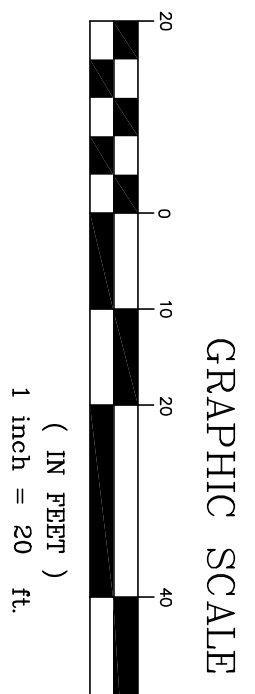


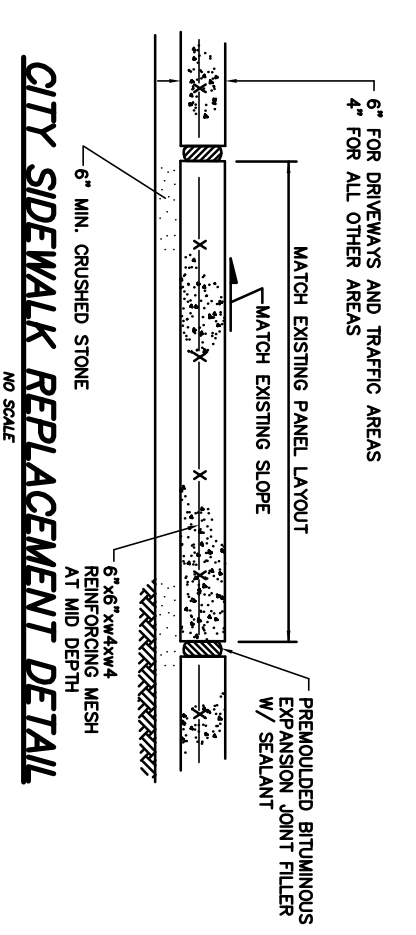
EXISTING CONDITIONS AND DEMOLITION PLAN
SCALE 1"=20'



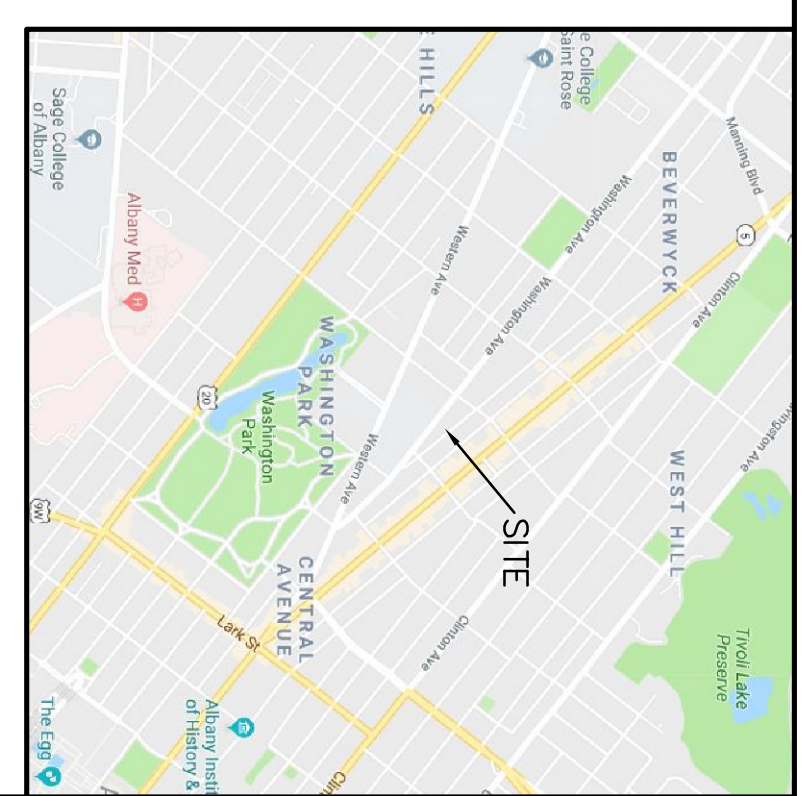
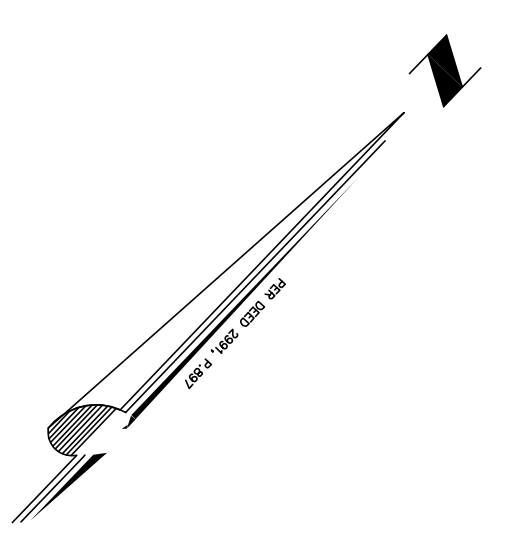
PROPOSED SITE PLAN
SCALE 1"=20'



KOR-N-SEAL PIPE TO MANHOLE JOINT
NO SCALE



- NOTES**
1. THE CONCRETE USED SHALL BE PORTLAND CEMENT AND CHIPPED SAND, CLASS "C", CONCRETE, WITH A MINIMUM COMPRESSIVE STRENGTH OF 4,000 P.S.I. AND SHALL BE PLACED TO THE FINISH SURFACE OF THE SIDEWALK.
 2. ALL CONCRETE SIDEWALK REPLACEMENT SHALL BE TO FULL PANEL LIMITS. PARTIAL REPLACEMENT SHALL BE PERMITTED ONLY IN CASES WHERE THE FULL PANEL LIMITS ARE NOT FEASIBLE.
 3. ALL SIDEWALKS SHALL BE FINISHED WITH A MANGROUSE FLOAT FINISH UNLESS OTHERWISE SPECIFIED BY THE CITY.
 4. ALL CURBS SHALL BE RESET OR REPLACED AS REQUIRED, IN ACCORDANCE WITH CITY DETAILS.
 5. ALL SIDEWALKS SHALL BE FINISHED TO THE FINISH SURFACE OF THE SIDEWALK.



SITE LOCATION

ZONING: MU-FM ZONE
MULTI-FAMILY USE REQUIREMENTS

LOT SIZE: N/A
LOT DEPTH: N/A

SETRBACKS:
FRONT: IN LINE WITH ADJACENT
SIDE: 0' MIN
REAR: N/A

MAX IMPERVIOUS COVERAGE: N/A
MAX BUILDING HEIGHT: 3 1/2 STORES
DWELLING UNITS: PER BUILDING CODE

423 & 427 WASHINGTON SITE STATS	EXISTING
BUILDING:	2,227 SF
GREEN:	2,850 SF
PAVE:	238 SF
TOTAL:	5,315.4 SF (0.122 ACRES)

ZONING: MU-FM MULTI-FAMILY REQUIRED	PROVIDED
LOT SIZE: N/A	5,315.4 SF
LOT WIDTH: N/A	56.68'
LOT DEPTH: N/A	88.02'
SETRBACKS:	0'
FRONT: IN LINE WITH ADJACENT	0'
SIDE: 0' MIN	N/A
REAR: N/A	N/A
DWELLING UNITS:	16

427 WASHINGTON SITE STATS	PROPOSED
BUILDING:	4,326 SF
GREEN:	390 SF
PAVE:	409 SF
TOTAL:	5,315.4 SF (0.122 ACRES)

ZONING: MU-FM MULTI-FAMILY REQUIRED	PROVIDED
LOT SIZE: N/A	5,315.4 SF
LOT WIDTH: N/A	56.68'
LOT DEPTH: N/A	88.02'
SETRBACKS:	0'
FRONT: IN LINE WITH ADJACENT	0'
SIDE: 0' MIN	N/A
REAR: N/A	N/A
DWELLING UNITS:	16

- NOTES:**
1. BASE MAPING PREPARED BY AED ENGINEERS, LLP FROM A OCTOBER 2016 FIELD SURVEY.
 2. SURVEY SHOWN IS SUBJECT TO ANY SUBSURFACE EMBLEMENTS, RESTRICTIONS OR CONDITIONS THAT EXIST. THE LOCATION OF ANY RESTRICTIONS OR CONDITIONS ARE SHOWN FROM RECORD DATA. THEIR EXACT LOCATION MAY BE DIFFERENT FROM THAT AS SHOWN AND OTHERS MAY EXIST.
 3. THIS SURVEY HAS BEEN PREPARED IN ACCORDANCE WITH THE CODE OF PRACTICE FOR LAND SURVEYING ADOPTED BY THE NEW YORK STATE ENGINEERING PROFESSIONAL LAND SURVEYING AS LAST REVISED JULY 1997.
 4. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN UP TO DATE ABSTRACT OF TITLE OR TITLE REPORT AND IS SUBJECT TO ANY STATEMENT OF FACT THAT SUCH ABSTRACT OF TITLE OR TITLE REPORT MAY REVEAL.
 5. ELEVATIONS BASED ON ASSUMED DATUM.
 6. THE PLANS SHOW SOME KNOWN STRUCTURE ABOVEGROUND STRUCTURES AND/OR UTILITIES BELIEVED TO EXIST IN THE WORKING AREA. EXACT LOCATION OF WHICH MAY VARY FROM THE LOCATIONS INDICATED IN APPROXIMATE LOCATION OF SUCH PIPE UTILITIES, SUBSURFACE STRUCTURES AND/OR UTILITIES IN THE ARE MAY BE DIFFERENT FROM THAT SHOWN OR MAY NOT BE SHOWN AND IT SHALL BE HIS RESPONSIBILITY TO PROCEED WITH CAUTION AND CALL UTILITIES. CALL UTILITIES: (1-800-882-7862), TOLL FREE: DIG, DRILL OR BUST, CALL UTILITIES.
 7. LOTS 427 & 423 TO BE COMBINED TO FORM A SINGLE LOT.
 8. CONSTRUCTION ACTIVITIES THAT DAMAGE THE ROADWAY, SIDEWALKS OR CURBING SHALL BE REPAIRED BY THE OWNER TO THE FULL SATISFACTION OF THE CITY ENGINEER.

NO	REVISION	BY	DATE
1.	OWNER CHANGES	DK	1/31/19

TAX MAP #S:
65-82-1-72
65-82-1-72

OWNER/APPLICANT:
EDWARD MAITINO
231 HOLEY ROAD
MANHATTAN, NY 12198

ALTERATION OF THIS
PLANNING PROFESSIONAL
ENGINEER IS ILLEGAL.

LING A. PALESCH, P.E.
N.Y.S. LICENSE NO. 94676

SITE PLAN
3 1/2 STORY APARTMENT
423 & 427 WASHINGTON AVENUE

CITY OF ALBANY STATE OF NEW YORK COUNTY OF ALBANY

AED ENGINEERS, LLP
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Schenectady, NY 12305
518-377-0115 Fax 518-377-0379
www.aedeng.com

DATE: JANUARY 9, 2019 SCALE: 1" = 20' DWG: 5048A-S2 SHEET OF 1