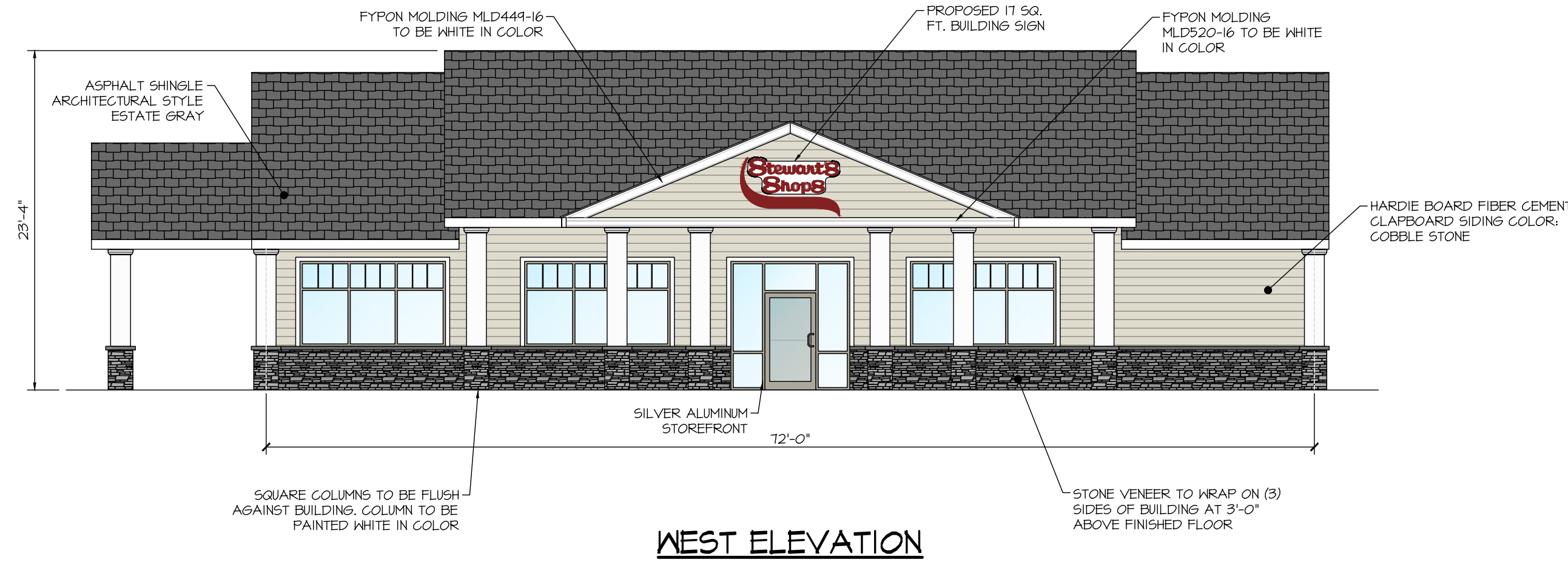


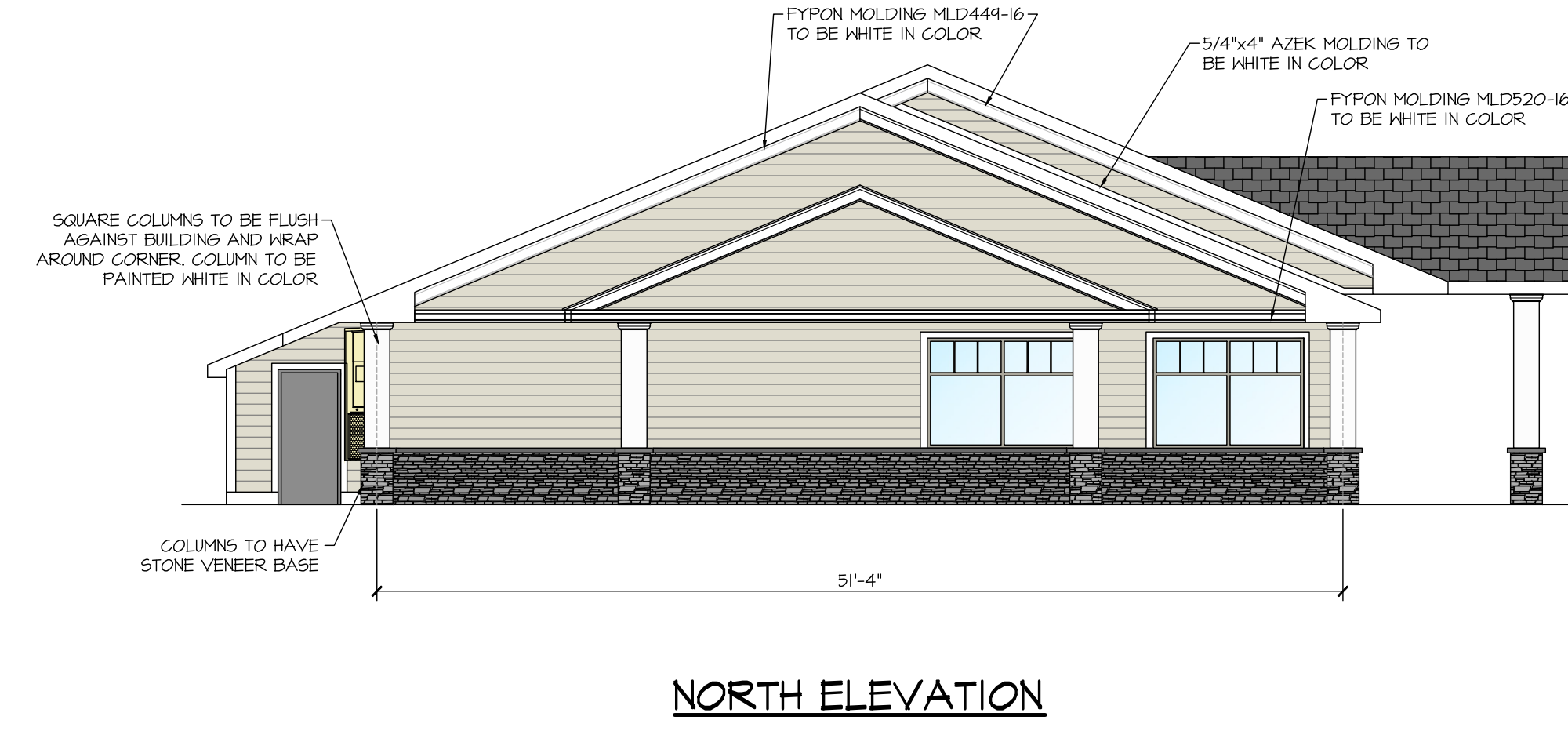
# PROPOSED STEWART'S SHOP

31 NEW KARNER ROAD  
ALBANY, NY 12203

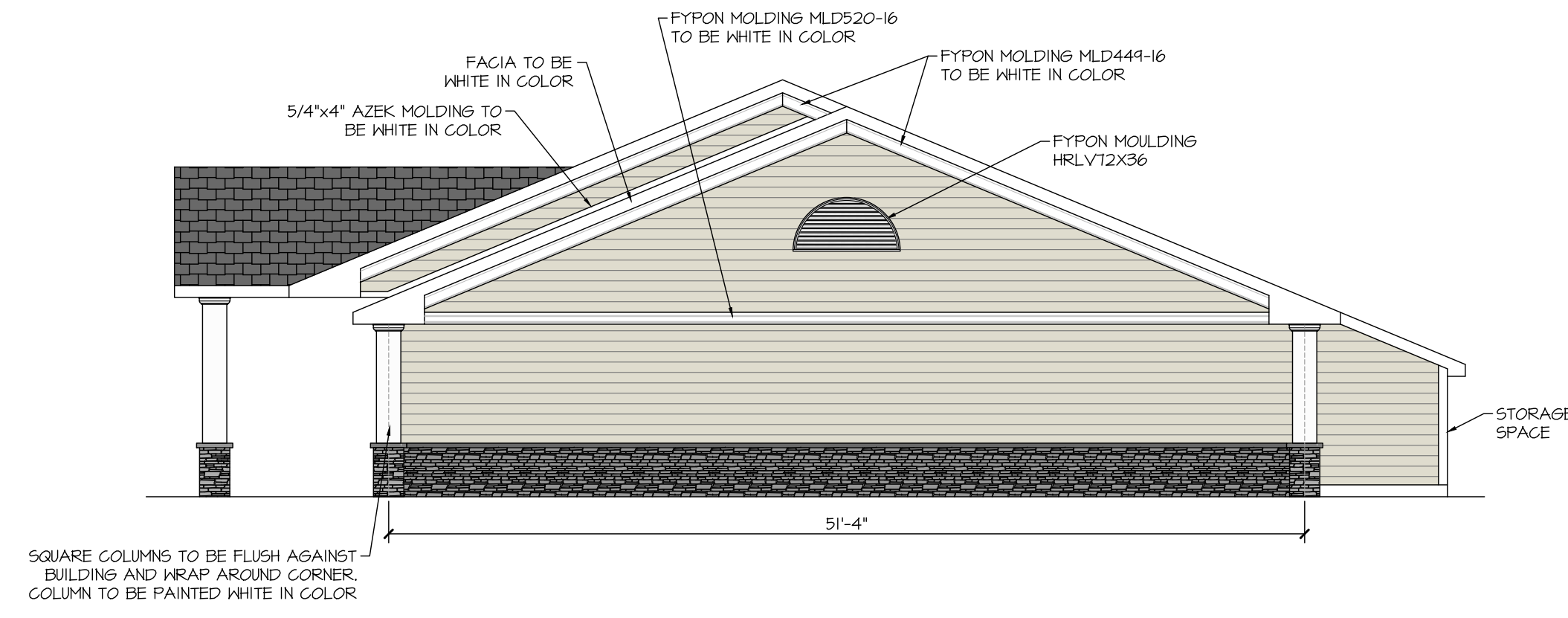
SHEET NO.	DRAWING NAME	DESCRIPTION
1	T-1	TITLE SHEET
2	T-2	CAR WASH ELEVATIONS
3	S-1	EXISTING SITE/DEMO PLAN
4	S-2	PROPOSED SITE PLAN
5	S-3	UTILITY PLAN
6	S-4	GRADING PLAN
7	S-5	LANDSCAPING PLAN
8	S-6	LIGHTING PLAN



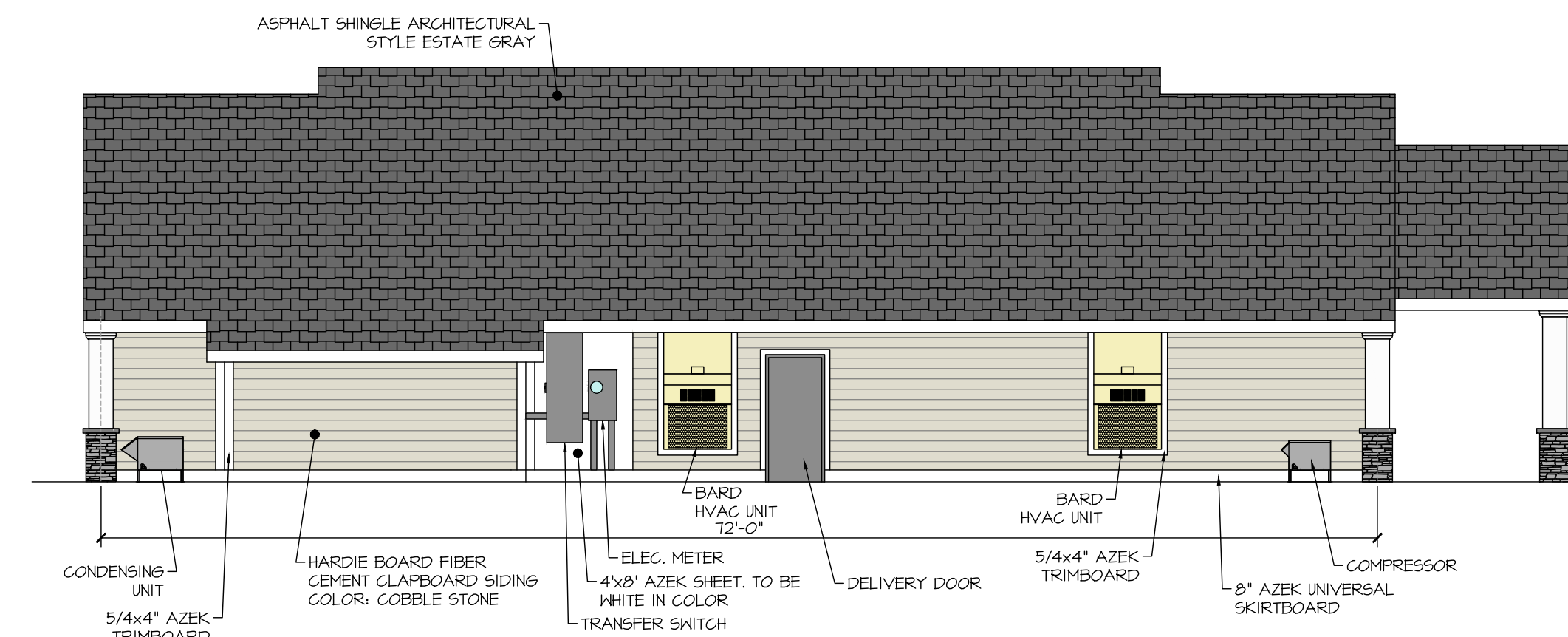
WEST ELEVATION



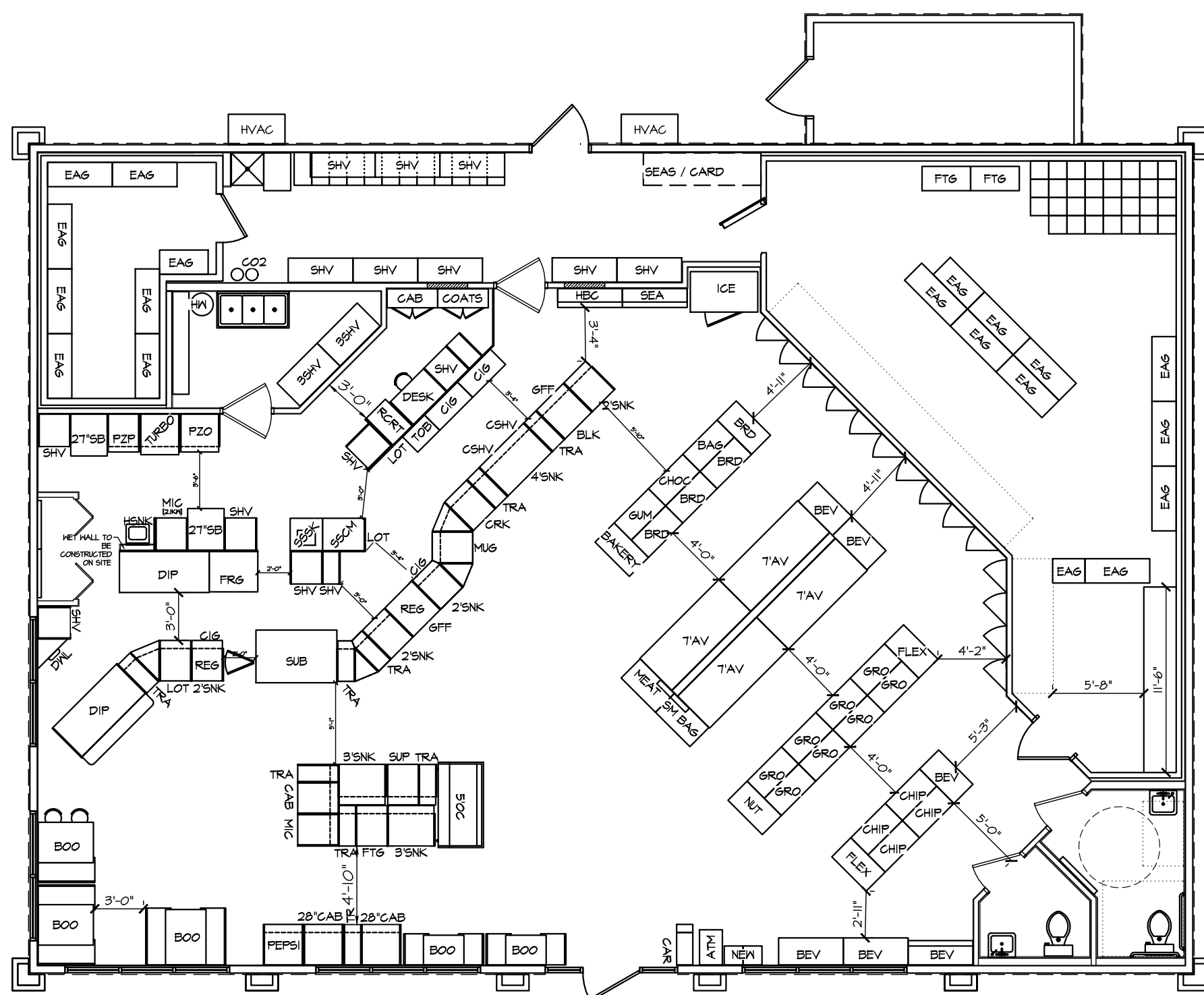
NORTH ELEVATION



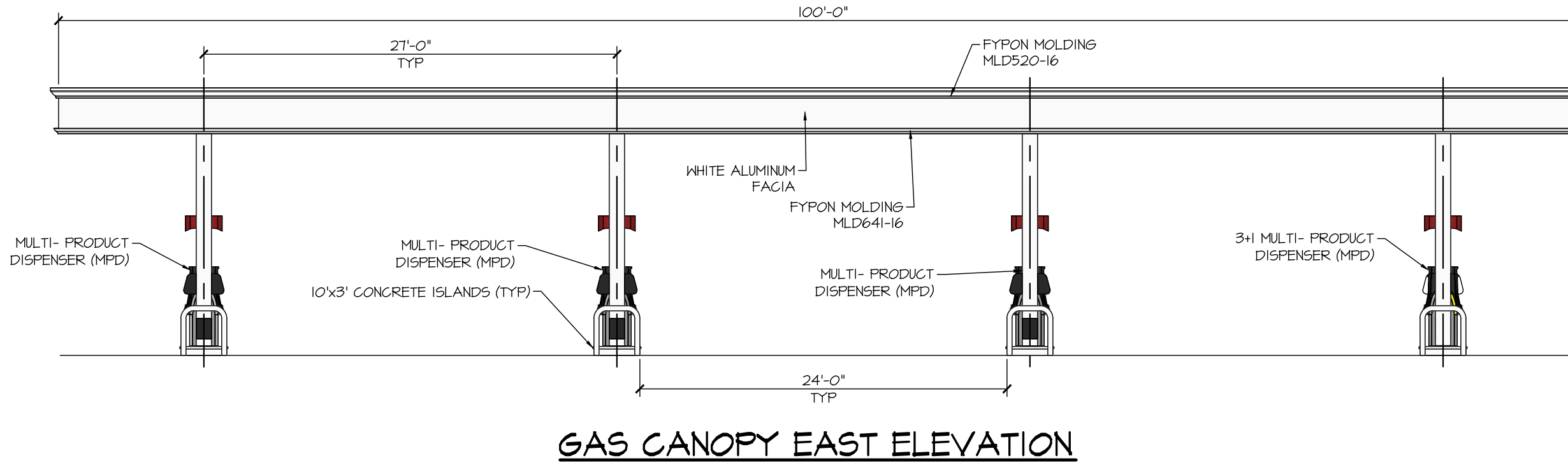
SOUTH ELEVATION



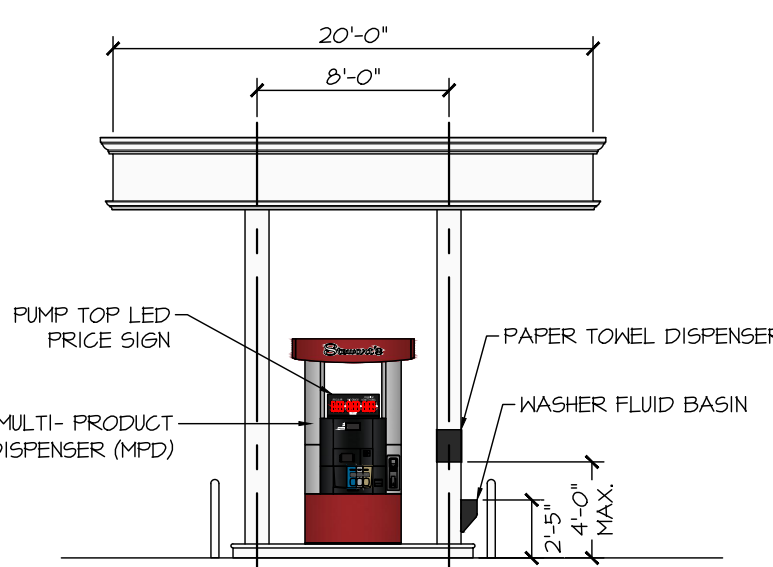
EAST ELEVATION




INTERIOR SHOP LAYOUT

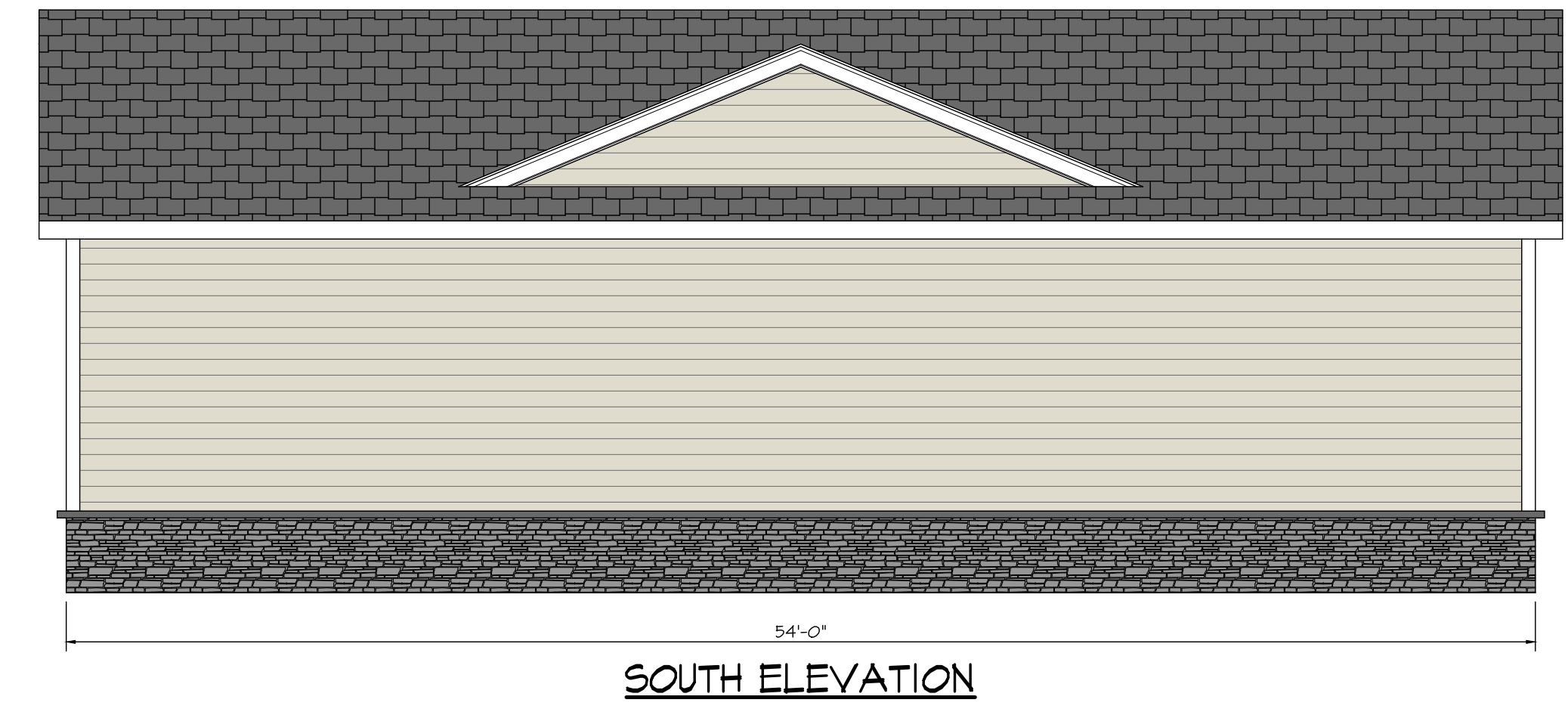
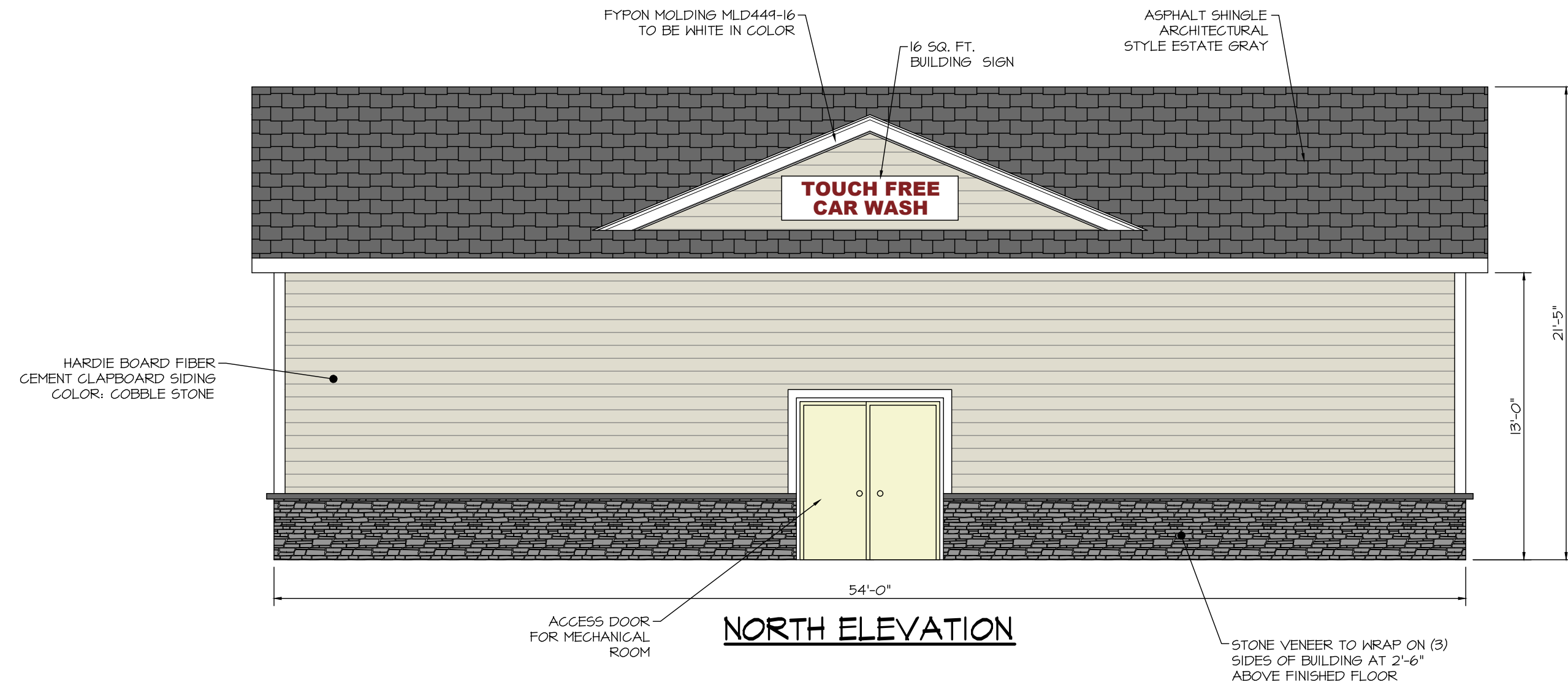


GAS CANOPY EAST ELEVATION



GAS CANOPY SOUTH ELEVATION

ALTERATIONS TO THIS DOCUMENT BY OTHER THAN AN AUTHORIZED LICENSED PROFESSIONAL ENGINEER IS ILLEGAL AND A VIOLATION OF THE NEW YORK STATE EDUCATION LAW	STORE NAME: ABBREVIATION 4 NO.		NEW KARNER ROAD - NKRH - 462	
	SITE LOCATION		31 NEW KARNER ROAD - ALBANY, NY 12203	
DATE	NO.	REVISIONS		
			DRAWN BY: CP	SCALE: AS SHOWN
SARATOSA SPRINGS, NY 12866 TEL: (518)581-1200 FAX: (518)581-1209			DATE: 1/24/19	DRAWING NO.
TITLE:			T-1	
TITLE SHEET			TITLE SHEET	



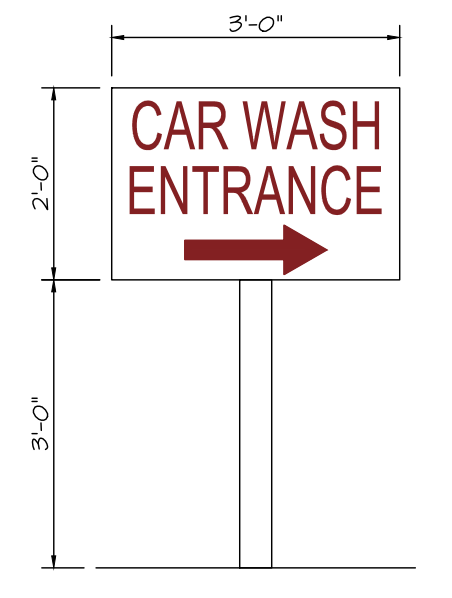
**PROPOSED FREESTANDING SIGN**

- SIZE: - 9'-10"x8" = 79 SQ. FT.  
 LETTERS: - 1/8" PLEXIGLASS FACE ON 4-1/2" THICK CAN  
 ILLUMINATION: - INTERNALLY ILLUMINATED WITH LED LIGHTING  
 - BURGUNDY LETTERS  
 - WHITE COLOR BACKGROUND  
 - 16" RED LED GAS PRICE NUMBERS  
 - 16" GREEN LED DIESEL PRICE NUMBERS



**TYPICAL BUILDING SIGN**

- SIZE: - 17 SQ. FT.  
 LETTERS: - 1/8" PLEXIGLASS FACE ON 4-1/2" THICK CAN  
 ILLUMINATION: - INTERNALLY ILLUMINATED WITH LED LIGHTING  
 - BURGUNDY LETTERS  
 - WHITE COLOR BACKGROUND




**DIRECTIONAL SIGN**

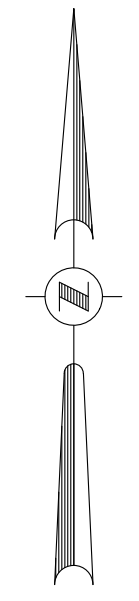
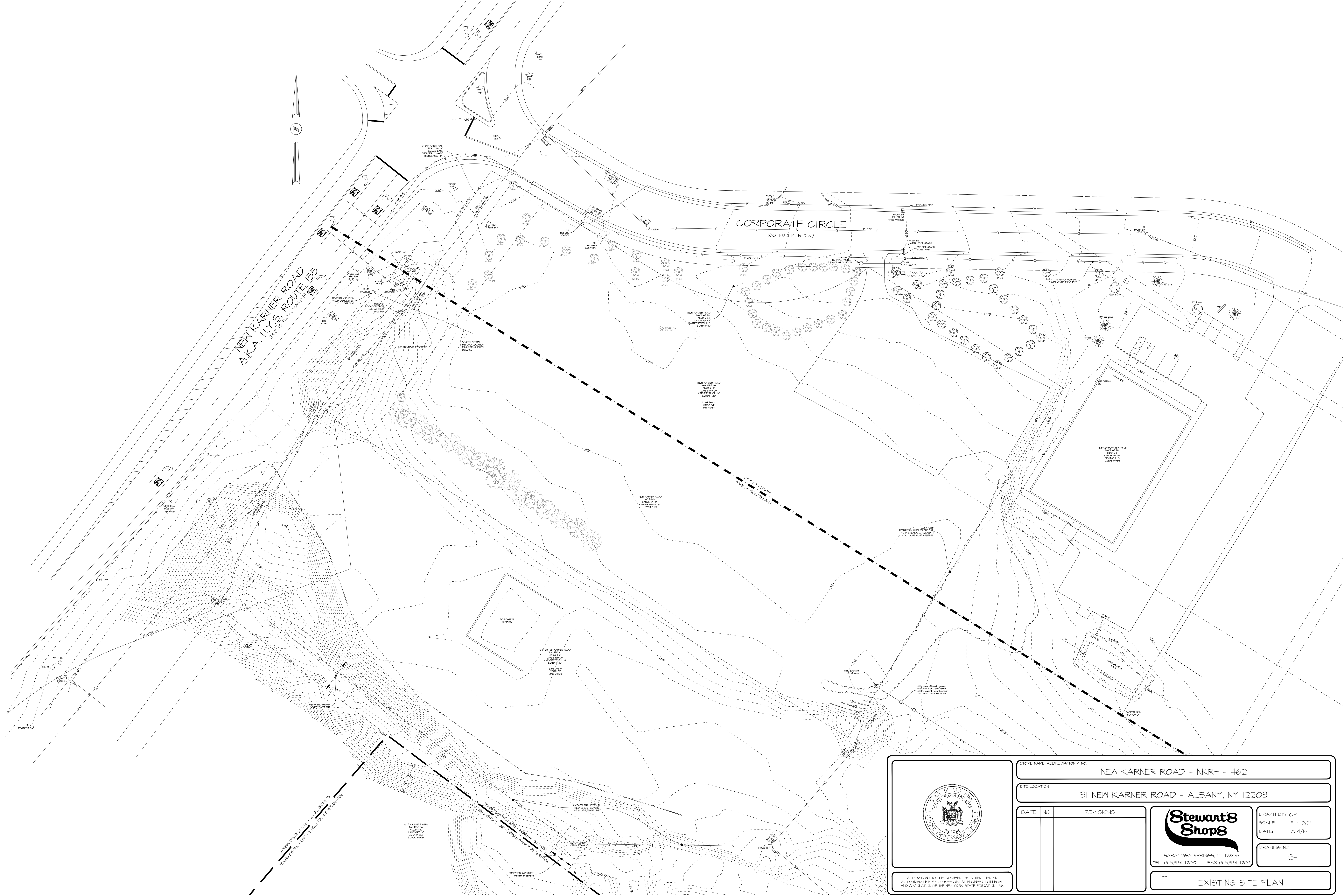
- SIZE: - 6 SQ. FT.  
 LETTERS: - 1/8" PLEXIGLASS FACE ON 4-1/2" THICK CAN  
 ILLUMINATION: - INTERNALLY ILLUMINATED WITH LED LIGHTING  
 - BURGUNDY LETTERS  
 - WHITE COLOR BACKGROUND



**TYPICAL BUILDING SIGN**

- SIZE: - 16 SQ. FT.  
 LETTERS: - 1/8" PLEXIGLASS FACE ON 4-1/2" THICK CAN  
 ILLUMINATION: - INTERNALLY ILLUMINATED WITH LED LIGHTING  
 - BURGUNDY LETTERS  
 - WHITE COLOR BACKGROUND

	STORE NAME, ABBREVIATION & NO.		NEW KARNER ROAD - NKRH - 462
	SITE LOCATION		31 NEW KARNER ROAD - ALBANY, NY 12203
	DATE	NO.	REVISIONS
	 SARATOSA SPRINGS, NY 12866 TEL: (518)581-1200 FAX (518)581-1205		
DRAWN BY: CP		SCALE: AS SHOWN	DATE: 1/24/19
DRAWING NO.		T-2	
ALTERATIONS TO THIS DOCUMENT BY OTHER THAN AN AUTHORIZED LICENSED PROFESSIONAL ENGINEER IS ILLEGAL AND A VIOLATION OF THE NEW YORK STATE EDUCATION LAW			
TITLE:		CAR WASH ELEVATIONS	



NEW KARNER ROAD  
AKA. N.Y.S. ROUTE 155  
(PUBLIC ROAD VARIATION)

CORPORATE CIRCLE  
(60' PUBLIC R.O.W.)

CITY OF ALBANY  
TOWN OF BUILDLAND

FOUNDATION  
REMOVED

NEW CORPORATE CIRCLE  
TAX MAP NO. 400-0-01  
ACROSSING  
EDWARDS LLC  
L200 P20

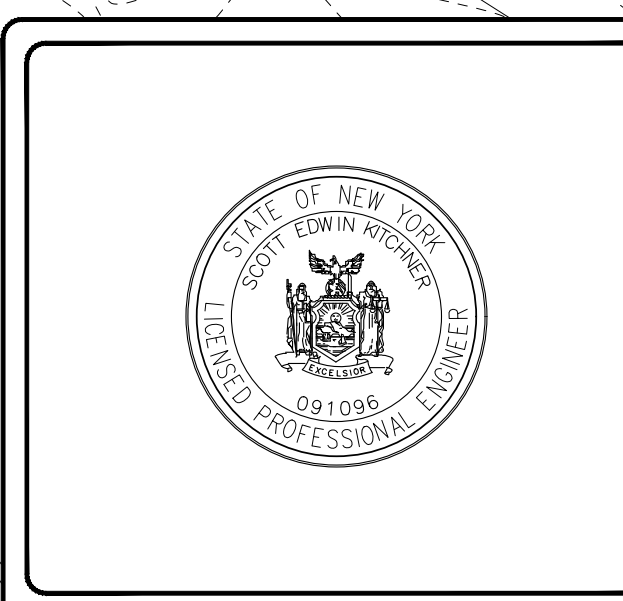
ZONING DISTRICT LINE - SINGLE FAMILY RESIDENTIAL  
ZONING DISTRICT LINE - SINGLE FAMILY RESIDENTIAL

NEW FAIRBANK AVENUE  
TAX MAP NO. 400-0-01  
LAND OF EDWARDS LLC  
L200 P20

NEW KARNER ROAD  
TAX MAP NO. 400-0-01  
LAND OF EDWARDS LLC  
L200 P20

NEW KARNER ROAD  
TAX MAP NO. 400-0-01  
LAND OF EDWARDS LLC  
L200 P20

NEW KARNER ROAD  
TAX MAP NO. 400-0-01  
LAND OF EDWARDS LLC  
L200 P20



ALTERATIONS TO THIS DOCUMENT BY OTHER THAN AN AUTHORIZED LICENSED PROFESSIONAL ENGINEER IS ILLEGAL AND A VIOLATION OF THE NEW YORK STATE EDUCATION LAW

STORE NAME, ABBREVIATION & NO. NEW KARNER ROAD - NKRH - 462

SITE LOCATION 31 NEW KARNER ROAD - ALBANY, NY 12203

DATE	NO.	REVISIONS

**Stewart's Shops**

SARATOGA SPRINGS, NY 12866  
TEL. (518)581-1200 FAX (518)581-1209

DRAWN BY: CP  
SCALE: 1" = 20'  
DATE: 1/24/19  
DRAWING NO. S-1

TITLE: EXISTING SITE PLAN

**LEGEND**

FIRE HYDRANT	
WATER VALVE	
GAS VALVE	
SEWER MANHOLE	
SEWER CLEANOUT	
CURB INLET	
CATCH BASIN	
GUY WIRE	
UTILITY POLE	
SIGNPOST	
TRAFFIC SIGNAL CONTROL BOX	
POLE LIGHT	
WELL	
BOLLARD	
IRRIGATION SLEEVE (4" PVC)	
OVERHEAD UTILITIES	
WATER SERVICE, 1" TYPE "K"	
SEWER SERVICE, 4" SDR 26	
STORM PIPE, HDPE	
CHAINLINK FENCE	
STOCKADE FENCE	
SPLITRAIL FENCE	
W/G ELECTRICAL/TELE SERVICE	
W/G ELECTRICAL CONDUIT	
W/G GAS LINE	
W/G GENERAL CONDUIT	
DIESEL PRODUCT LINE	
SUPER PRODUCT LINE	
UNLEADED PRODUCT LINE	
EXISTING MAJOR CONTOUR	
EXISTING MINOR CONTOUR	
PROPOSED MAJOR CONTOUR	
PROPOSED MINOR CONTOUR	
RIGHT-OF-WAY/PROPERTY LINE	

**NOTES:**  
1. SOME FEATURES IN LEGEND MAY NOT HAVE BEEN USED.  
2. DARKER LINES INDICATE NEW WORK.  
3. DOTTED LINES INDICATE REMOVED ITEMS.



SITE LOCATION MAP



**SIGN KEY:**

	HANDICAP SIGN 12"x18" MIN. SIZE 5'-0" MOUNTING HEIGHT MIN. SEE PLAN FOR LOCATION RT-B & RT-BA
	NO PARKING ANY TIME 12"x18" MIN. SIZE 5'-0" MOUNTING HEIGHT MIN. SEE PLAN FOR LOCATION RT-1

CITY OF ALBANY - ALBANY COUNTY  
TAX MAP S.B.L.#s: 40,20-1-I, 41,00-2-41 & 41,00-2-50  
ZONING DISTRICT - LIGHT INDUSTRIAL (L-1)

	REQUIRED	PROPOSED
MINIMUM LOT AREA	25 FEET	64,844 SQ. FT. (1.41 ACRES)
MINIMUM LOT WIDTH	25 FEET	230 FEET
FRONT STEWART'S BLDG SETBACK - (EAST)	0 FEET	166 FEET
FRONT STEWART'S BLDG SETBACK - (NORTH)	10 FEET	73 FEET
FRONT STEWART'S BLDG SETBACK - (SOUTH)	10 FEET	108 FEET
FRONT STEWART'S BLDG SETBACK - (WEST)	20 FEET	24 FEET
FRONT CAR WASH SETBACK - (EAST)	0 FEET	176 FEET
FRONT CAR WASH SETBACK - (NORTH)	10 FEET	208 FEET
FRONT CAR WASH SETBACK - (SOUTH)	10 FEET	12 FEET
FRONT CAR WASH SETBACK - (WEST)	20 FEET	34 FEET
FRONT GAS CANOPY SETBACK (EAST)	0 FEET	74 FEET
FRONT GAS CANOPY SETBACK (NORTH)	10 FEET	40 FEET
FRONT GAS CANOPY SETBACK (SOUTH)	10 FEET	97 FEET
FRONT GAS CANOPY SETBACK (WEST)	20 FEET	141 FEET
BUILDING HEIGHT	2 STORIES	1 STORY
STEWART'S BUILDING SIGN	1 @ 17 SQ. FT. EA.	1 @ 17 SQ. FT. EA.
CAR WASH BUILDING SIGN	1 @ 16 SQ. FT. EA.	1 @ 16 SQ. FT. EA.
CAR WASH DIRECTIONAL SIGN	1 @ 6 SQ. FT. EA.	1 @ 74 SQ. FT.
FREESTANDING SIGN	64 SQ. FT.	30 SPACES TOTAL
PARKING	1 PER 300 SQ. FT. (CONVENIENCE RETAIL) 1 PER 500 SQ. FT. (AUTOMOBILE WASH) 1450/500=3 SPACES 15 TOTAL SPACES	
EXISTING SITE USAGE DATA	PROPOSED SITE USAGE DATA	
GREENSPACE	GREENSPACE	
64,844 SQ. FT. 100%	16,371 SQ. FT. 25%	
	BUILDING	
	5,290 SQ. FT. 8%	
	CONCRETE	
	12,778 SQ. FT. 19%	
	PAVEMENT	
	31,244 SQ. FT. 48%	

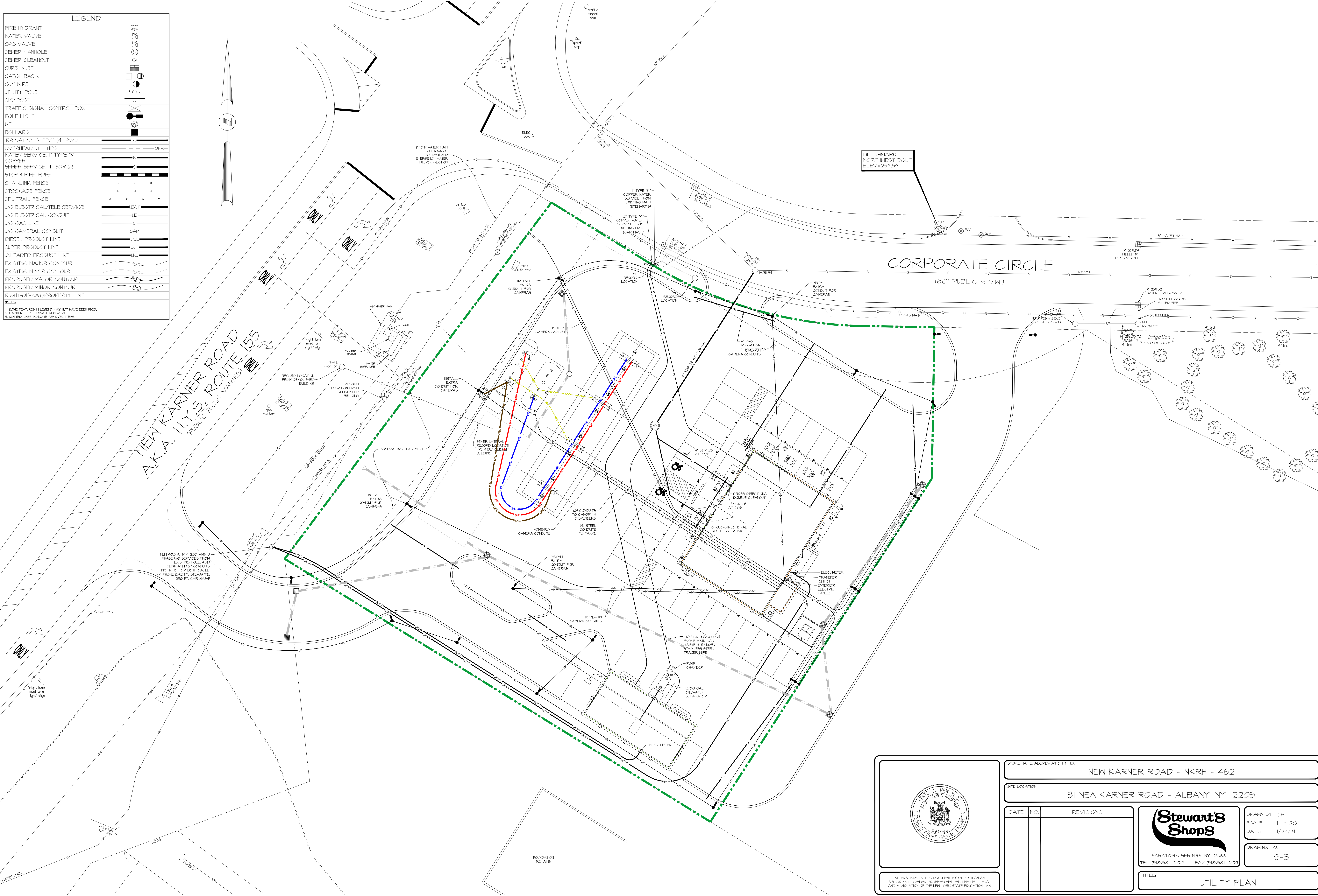
ALTERATIONS TO THIS DOCUMENT BY OTHER THAN AN AUTHORIZED LICENSED PROFESSIONAL ENGINEER IS ILLEGAL AND A VIOLATION OF THE NEW YORK STATE EDUCATION LAW

STORE NAME, ABBREVIATION & NO.		NEW KARNER ROAD - NKRH - 462	
SITE LOCATION		31 NEW KARNER ROAD - ALBANY, NY 12203	
DATE	NO.	REVISIONS	
DRAWN BY: CP		SCALE: 1" = 20'	
		DATE: 1/24/19	
DRAWING NO.		5-2	
TITLE:		PROPOSED SITE PLAN	

SARATOGA SPRINGS, NY 12866  
TEL: (518)581-1200 FAX: (518)581-1209

LEGEND	
FIRE HYDRANT	
WATER VALVE	
GAS VALVE	
SEWER MANHOLE	
SEWER CLEANOUT	
CURB INLET	
CATCH BASIN	
GUY WIRE	
UTILITY POLE	
SIGNPOST	
TRAFFIC SIGNAL CONTROL BOX	
POLE LIGHT	
WELL	
BOLLARD	
IRRIGATION SLEEVE (4" PVC)	
OVERHEAD UTILITIES	
WATER SERVICE, 1" TYPE "K" COPPER	
SEWER SERVICE, 4" SDR 26	
STORM PIPE, HDPE	
CHAINLINK FENCE	
STOCKADE FENCE	
SPLITRAIL FENCE	
W/G ELECTRICAL/TELE SERVICE	
W/G ELECTRICAL CONDUIT	
W/G GAS LINE	
W/G CAMERAL CONDUIT	
DIESEL PRODUCT LINE	
SUPER PRODUCT LINE	
UNLEADED PRODUCT LINE	
EXISTING MAJOR CONTOUR	
EXISTING MINOR CONTOUR	
PROPOSED MAJOR CONTOUR	
PROPOSED MINOR CONTOUR	
RIGHT-OF-WAY/PROPERTY LINE	

NOTES:  
 1. SOME FEATURES IN LEGEND MAY NOT HAVE BEEN USED.  
 2. DANKER LINES INDICATE NEW WORK.  
 3. DOTTED LINES INDICATE REMOVED ITEMS.



BENCHMARK  
 NORTHWEST BOLT  
 ELEV=254.54

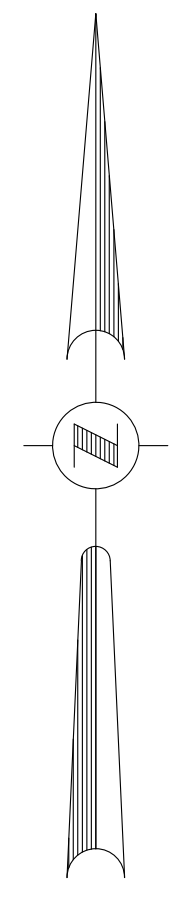
CORPORATE CIRCLE  
 (60' PUBLIC R.O.W.)

NEW KARNER ROAD  
 A.K.A. N.Y.S. ROUTE 155  
 (PUBLIC R.O.W. VARIES)

	STORE NAME, ABBREVIATION & NO.		NEW KARNER ROAD - NKRH - 462	
	SITE LOCATION		31 NEW KARNER ROAD - ALBANY, NY 12203	
	DATE	NO.	REVISIONS	
		DRAWN BY: CP	SCALE: 1" = 20'	DATE: 1/24/19
SARATOGA SPRINGS, NY 12866 TEL: (518)581-1200 FAX: (518)581-1209		DRAWING NO.	5-3	
ALTERATIONS TO THIS DOCUMENT BY OTHER THAN AN AUTHORIZED LICENSED PROFESSIONAL ENGINEER IS ILLEGAL AND A VIOLATION OF THE NEW YORK STATE EDUCATION LAW		TITLE:	UTILITY PLAN	

LEGEND	
FIRE HYDRANT	
WATER VALVE	
GAS VALVE	
SEWER MANHOLE	
SEWER CLEANOUT	
CURB INLET	
CATCH BASIN	
GUY WIRE	
UTILITY POLE	
SIGNPOST	
TRAFFIC SIGNAL CONTROL BOX	
POLE LIGHT	
WELL	
BOLLARD	
IRRIGATION SLEEVE (4" PVC)	
OVERHEAD UTILITIES	
WATER SERVICE, 1" TYPE "K"	
SEWER SERVICE, 4" SDR 26	
STORM PIPE, HDPE	
CHAINLINK FENCE	
STOCKADE FENCE	
SPLITRAIL FENCE	
W/G ELECTRICAL/TELE SERVICE	
W/G ELECTRICAL CONDUIT	
W/G GAS LINE	
W/G GENERAL CONDUIT	
DIESEL PRODUCT LINE	
SUPER PRODUCT LINE	
UNLEADED PRODUCT LINE	
EXISTING MAJOR CONTOUR	
EXISTING MINOR CONTOUR	
PROPOSED MAJOR CONTOUR	
PROPOSED MINOR CONTOUR	
RIGHT-OF-WAY/PROPERTY LINE	

NOTES:  
 1. SOME FEATURES IN LEGEND MAY NOT HAVE BEEN USED.  
 2. DANKER LINES INDICATE NEW WORK.  
 3. DOTTED LINES INDICATE REMOVED ITEMS.



**Stewart's Shops**  
 51'-4" x 12'-0"  
 3,986 SQ. FT.  
 PROPOSED SHOP  
 FF=257.46

27'-0" x 54'-0"  
 1,458 SQ. FT.  
 PROPOSED  
 CAR WASH  
 FF=256.34

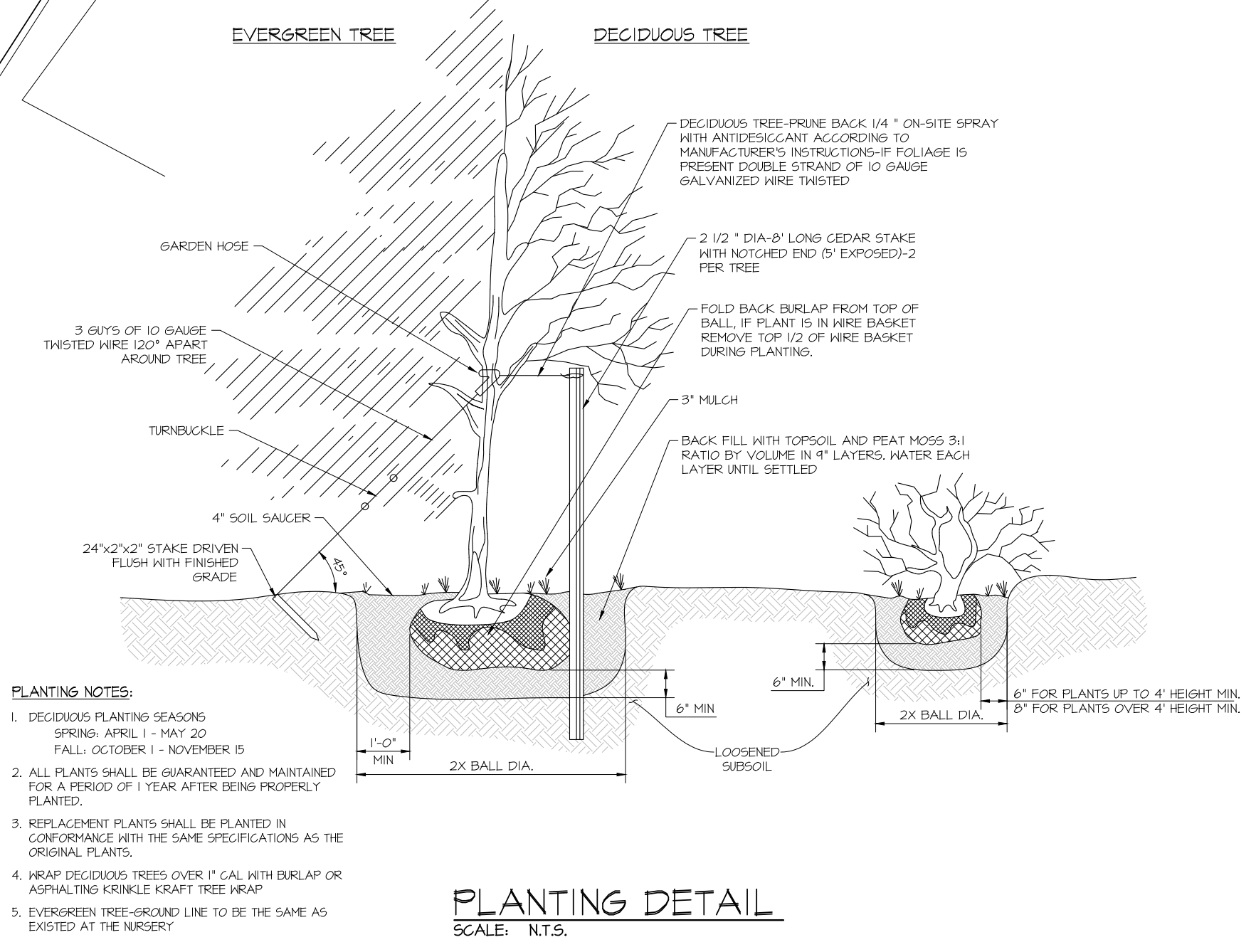
	STORE NAME, ABBREVIATION & NO.		NEW KARNER ROAD - NKRH - 462	
	SITE LOCATION		31 NEW KARNER ROAD - ALBANY, NY 12203	
	DATE	NO.	REVISIONS	
		DRAWN BY: CP		
SARATOGA SPRINGS, NY 12866 TEL. (518)581-1200 FAX (518)581-1205		SCALE: 1" = 20'		
		DATE: 1/24/19		
		DRAWING NO.		
		5-4		
		TITLE:		
		GRADING PLAN		

ALTERATIONS TO THIS DOCUMENT BY OTHER THAN AN AUTHORIZED LICENSED PROFESSIONAL ENGINEER IS ILLEGAL AND A VIOLATION OF THE NEW YORK STATE EDUCATION LAW

LEGEND	
FIRE HYDRANT	
WATER VALVE	
GAS VALVE	
SEWER MANHOLE	
SEWER CLEANOUT	
CURB INLET	
CATCH BASIN	
GUY WIRE	
UTILITY POLE	
SIGNPOST	
TRAFFIC SIGNAL CONTROL BOX	
POLE LIGHT	
WELL	
BOLLARD	
IRRIGATION SLEEVE (4" PVC)	
OVERHEAD UTILITIES	
WATER SERVICE, 1" TYPE "K"	
SEWER SERVICE, 4" SDR 26	
STORM PIPE, HDPE	
CHAINLINK FENCE	
STOCKADE FENCE	
SPLITRAIL FENCE	
W/G ELECTRICAL/TELE SERVICE	
W/G ELECTRICAL CONDUIT	
W/G GAS LINE	
W/G CAMERAL CONDUIT	
DIESEL PRODUCT LINE	
SUPER PRODUCT LINE	
UNLEADED PRODUCT LINE	
EXISTING MAJOR CONTOUR	
EXISTING MINOR CONTOUR	
PROPOSED MAJOR CONTOUR	
PROPOSED MINOR CONTOUR	
RIGHT-OF-WAY/PROPERTY LINE	

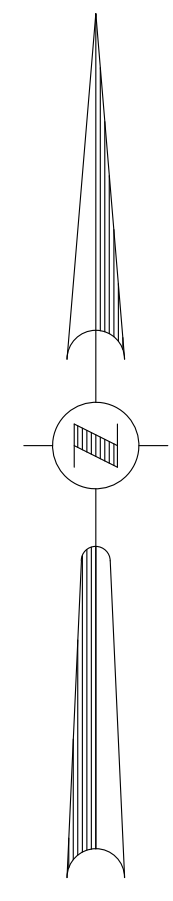
NOTES:  
 1. SOME FEATURES IN LEGEND MAY NOT HAVE BEEN USED.  
 2. DARKER LINES INDICATE NEW WORK.  
 3. DOTTED LINES INDICATE REMOVED ITEMS.

PLANT LIST						
	ABRV	BOTANICAL NAME	COMMON NAME	QTY	SIZE	SPACING
PERENNIALS	HS	HEMEROCALLIS 'STELLA DE ORO'	DAYLILY - STELLA DE ORO	-	2 GAL.	AS SHOWN
	RF	RUDBECKIA FULGIDA	BLACK-EYED SUSAN	-	2 GAL.	AS SHOWN
	EP	ECHINACEA PURPUREA 'RUBY STAR'	CONEFLOWER - PURPLE	-	2 GAL.	AS SHOWN
	PH	PENNISETUM 'HAEMELIN'	HAEMELIN FOUNTAIN GRASS	-	3 GAL.	AS SHOWN
	SN	SALVIA NEMOROSA 'MAINACHT'	SALVIA - MAY NIGHT	-	2 GAL.	AS SHOWN
SHRUBS	SG	SPIRAEA GOLDMOUND	GOLDMOUND SPIREA	-	14"-18"	AS SHOWN
TREES	AR	ACER RUBRUM	RED MAPLE	-	4" CAL.	AS SHOWN



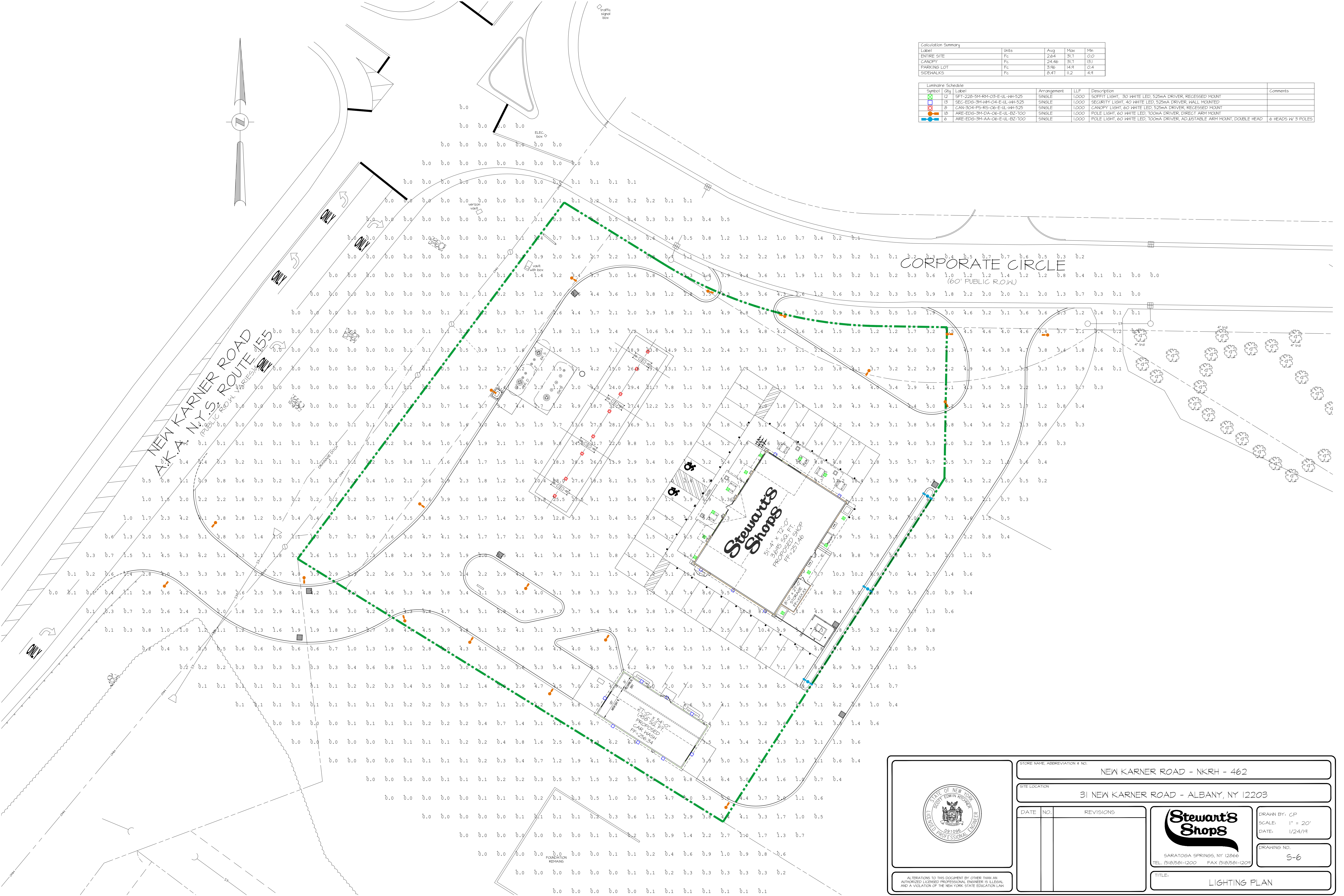
	STORE NAME, ABBREVIATION & NO.		NEW KARNER ROAD - NKRH - 462	
	SITE LOCATION		31 NEW KARNER ROAD - ALBANY, NY 12203	
	DATE	NO.	REVISIONS	
	DRAWN BY: CP		SCALE: 1" = 20'	DATE: 1/24/19
DRAWING NO.		5-5		
TITLE:		LANDSCAPING PLAN		

ALTERATIONS TO THIS DOCUMENT BY OTHER THAN AN AUTHORIZED LICENSED PROFESSIONAL ENGINEER IS ILLEGAL AND A VIOLATION OF THE NEW YORK STATE EDUCATION LAW



Label	Units	Avg	Max	Min
ENTIRE SITE	Fc	27.44	31.7	0.0
CANOPY	Fc	24.46	31.7	15.1
PARKING LOT	Fc	3.96	14.8	0.4
SIDEWALKS	Fc	8.47	11.2	4.8

Symbol	Qty	Label	Arrangement	LLF	Description	Comments
□	12	SFT-22B-3M-RM-03-E-UL-WH-525	SINGLE	1.000	SCFFIT LIGHT, 30 WHITE LED, 525mA DRIVER, RECESSED MOUNT	
□	13	SEC-ED6-3M-RM-04-E-UL-WH-525	SINGLE	1.000	SECURITY LIGHT, 40 WHITE LED, 525mA DRIVER, HALL MOUNTED	
□	8	CAN-304-P5-R5-06-E-UL-WH-525	SINGLE	1.000	CANOPY LIGHT, 60 WHITE LED, 525mA DRIVER, RECESSED MOUNT	
□	18	ARE-ED6-3M-DA-06-E-UL-BZ-100	SINGLE	1.000	POLE LIGHT, 60 WHITE LED, 100MA DRIVER, DIRECT ARM MOUNT	
□	6	ARE-ED6-3M-AA-06-E-UL-BZ-100	SINGLE	1.000	POLE LIGHT, 60 WHITE LED, 100MA DRIVER, ADJUSTABLE ARM MOUNT, DOUBLE HEAD	6 HEADS IV 3 POLES



NEW KARNER ROAD  
A.K.A. N.Y.S. ROUTE 155  
(PUBLIC ROAD, PARCELS)

CORPORATE CIRCLE  
(60' PUBLIC R.O.W.)

Stewart's Shops  
51'-4" x 12'-0"  
3965 SQ. FT.  
PROPOSED SHOP

27'-0" x 54'-0"  
1458 SQ. FT.  
PROPOSED FIT.  
CAR WASH  
FF-256.34

ALTERATIONS TO THIS DOCUMENT BY OTHER THAN AN AUTHORIZED LICENSED PROFESSIONAL ENGINEER IS ILLEGAL AND A VIOLATION OF THE NEW YORK STATE EDUCATION LAW

STORE NAME, ABBREVIATION & NO.		NEW KARNER ROAD - NKRH - 462	
SITE LOCATION		31 NEW KARNER ROAD - ALBANY, NY 12203	
DATE	NO.	REVISIONS	
DRAWN BY: CP		SCALE: 1" = 20'	
		DATE: 1/24/19	
DRAWING NO.		5-6	
TITLE:		LIGHTING PLAN	

SARATOGA SPRINGS, NY 12866  
TEL: (518)581-1200 FAX: (518)581-1209



