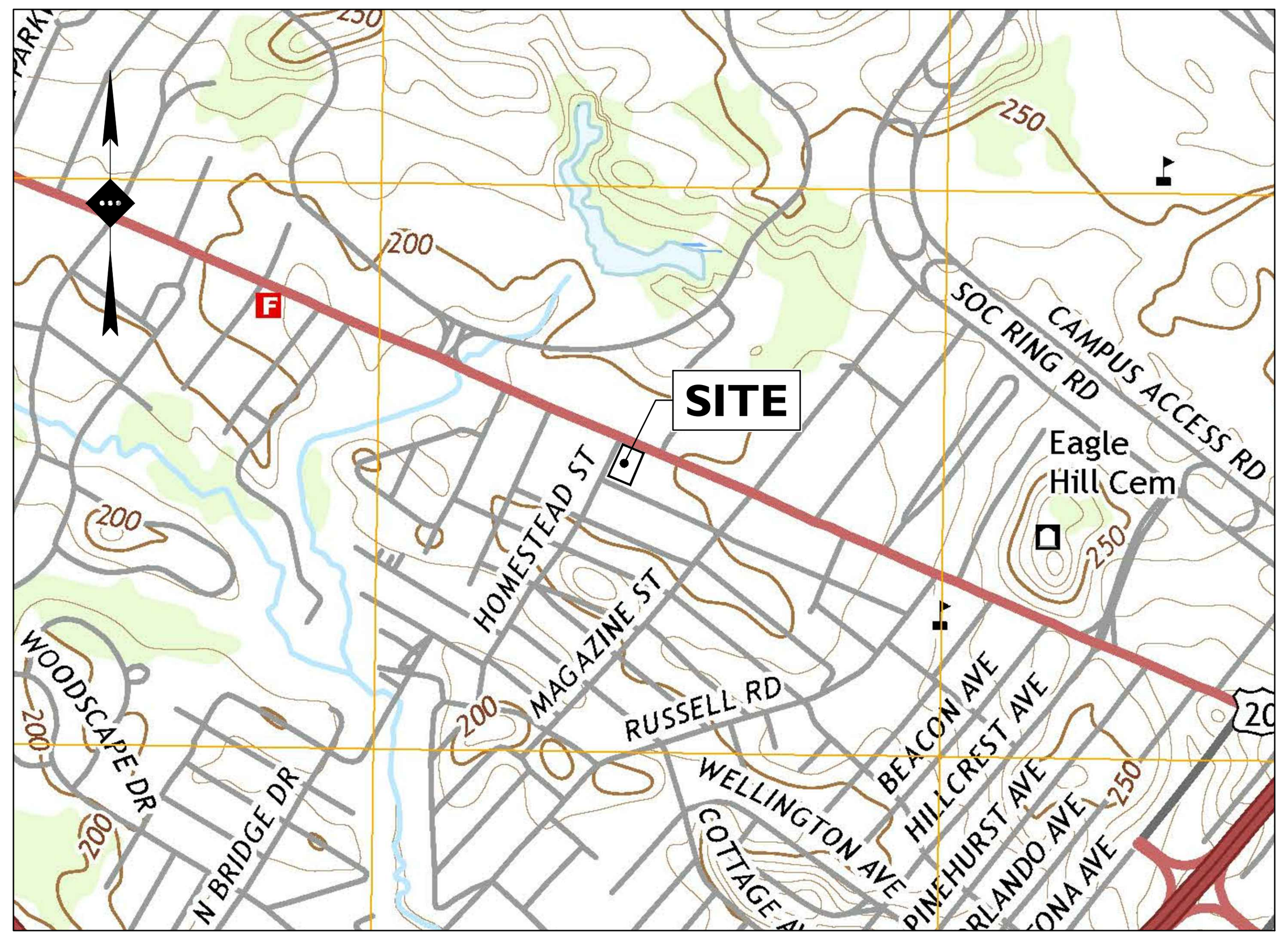
SITE PLAN
FOR
CHASE
PROPOSED BANK

BLOCK 2, LOT 38
1 HOMESTEAD STREET
CITY OF ALBANY, ALBANY COUNTY, NY

APPLICANT
JP MORGAN CHASE

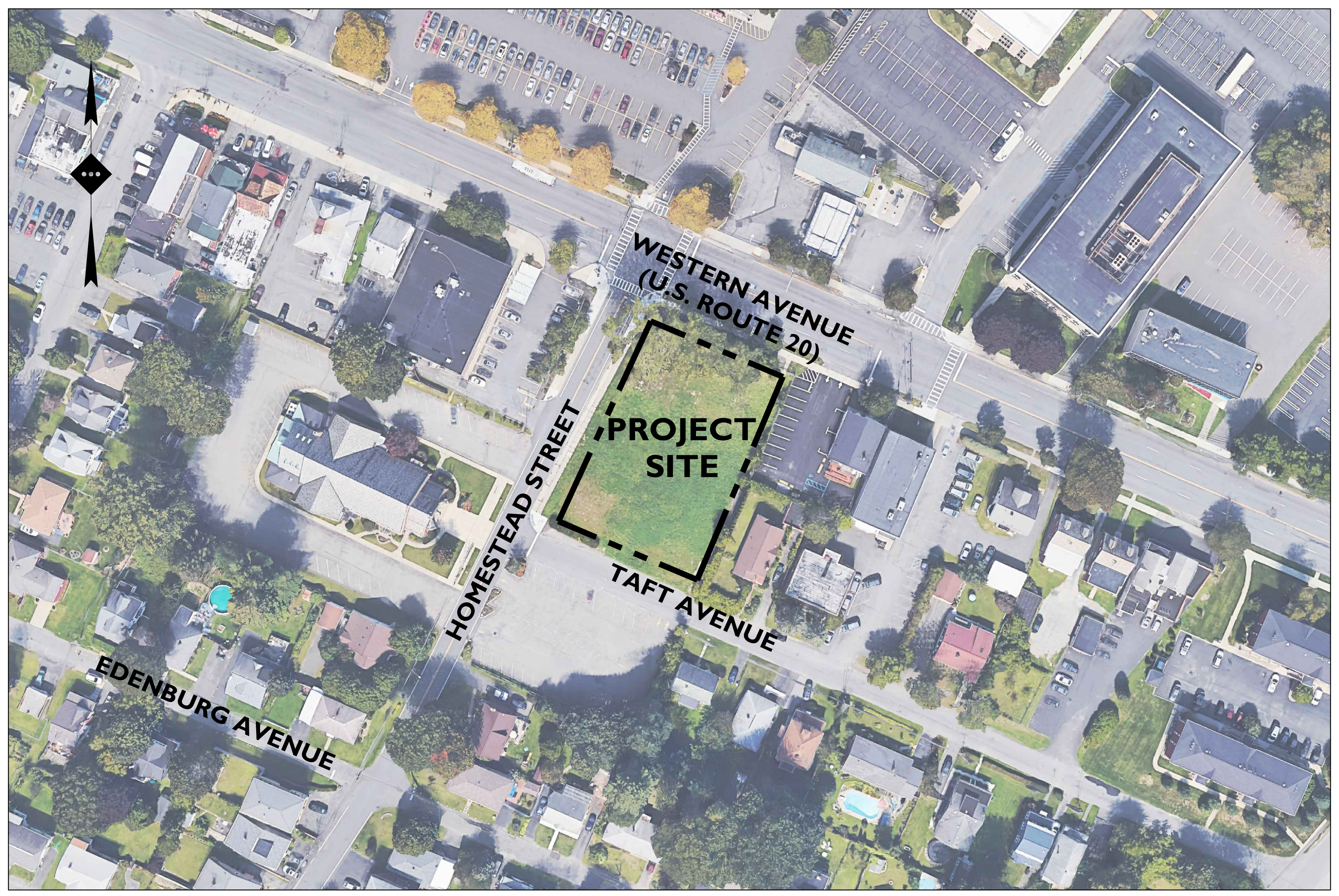
OWNER
ST. MARGARET MARY'S CHURCH
1168 WESTERN AVENUE
CITY OF ALBANY, NY 12203

ATTORNEY
JENNIFER M. PORTER
11 TIMES SQUARE, 31ST FLOOR
NEW YORK, NY 10036
973 530 2071
JPORTER@CSGLAW.COM



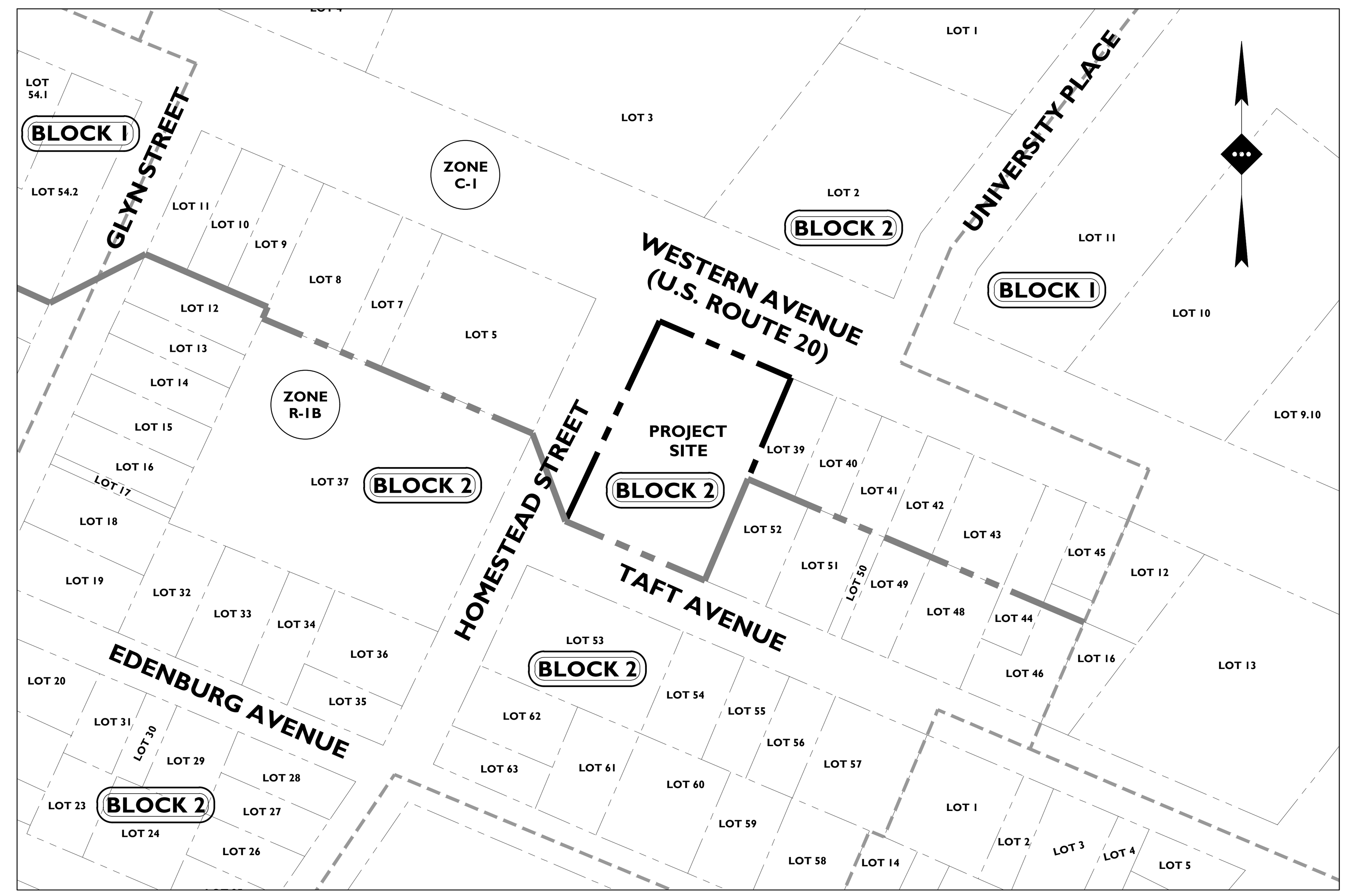
SOURCE: USGS 7.5 MINUTE SERIES ALBANY, NY QUADRANGLE MAP, DATED 2016

LOCATION MAP
SCALE: 1" = 1000'±



SOURCE: GOOGLE EARTH PRO AERIAL MAP, RETRIEVED MAY 16, 2019

AERIAL MAP
SCALE: 1" = 120'±



SOURCE: ALBANY COUNTY INTERACTIVE MAPPING, RETRIEVED 04/29/2019

TAX / ZONING MAP
SCALE: 1" = 120'±

PLANS PREPARED BY:

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811
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PLAN REFERENCE MATERIALS:

1. THIS PLAN SET REFERENCES THE FOLLOWING DOCUMENTS INCLUDING, BUT NOT LIMITED TO:
2. SURVEY
   - UNITED STATES GEOLOGICAL SURVEY, 7.5 MINUTE SERIES MAP. ALBANY, NEW YORK QUADRANGLE; DATED 2016
   - GOOGLE EARTH SATELLITE IMAGERY, RETRIEVED MAY 16, 2019
   - ALBANY COUNTY INTERACTIVE MAPPING, RETRIEVED APRIL 29, 2019
   - BOUNDARY AND TOPOGRAPHIC SURVEY PREPARED BY GALLAS SURVEYING GROUP, DATED MAY 15, 2018
   - ARCHITECTURAL PLANS PREPARED BY TPG ARCHITECTURE, DATED OCTOBER 2, 2018
2. ALL REFERENCE MATERIAL LISTED ABOVE SHALL BE CONSIDERED A PART OF THIS PLAN SET AND ALL INFORMATION CONTAINED WITHIN THESE MATERIALS SHALL BE UTILIZED IN CONJUNCTION WITH THIS PLAN SET. THE CONTRACTOR IS RESPONSIBLE TO OBTAIN A COPY OF EACH REFERENCE AND REVIEW IT THOROUGHLY PRIOR TO THE START OF CONSTRUCTION.

SHEET INDEX

ISSUE	DATE	BY	DESCRIPTION
2	06/11/2019	PHN	REVISED PER CITY COMMENTS
1	05/30/2019	PHN	ISSUED FOR SUBMISSION

NOT APPROVED FOR CONSTRUCTION

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1 HOMESTEAD STREET
CITY OF ALBANY
ALBANY COUNTY, NY

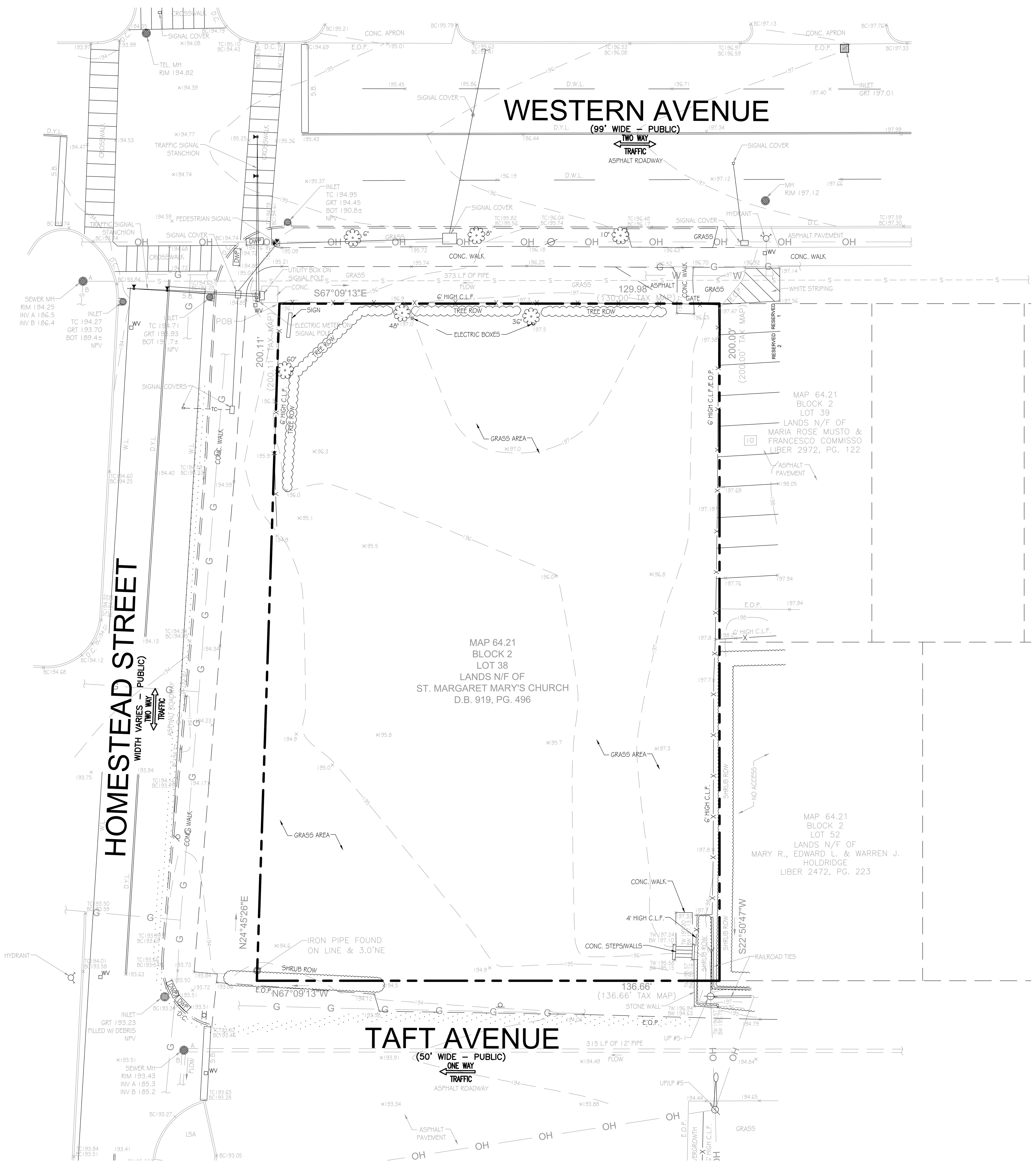
ZACHARY E. CHAPLIN, P.E.
NEW YORK LICENSE No. 099748
LICENSED PROFESSIONAL ENGINEER

STONEFIELD engineering & design

SCALE: AS SHOWN | PROJECT ID: T-17779

TITLE: COVER SHEET

DRAWING: C-1



SYMBOL	DESCRIPTION
— — —	APPROXIMATE PROPERTY LINE (SEE NOTE 2)
196	EXISTING CONTOUR
x 196.34	EXISTING SPOT ELEVATION
x TC196.34	EXIST. TOP OF CURB ELEVATION
x BC196.34	EXIST. GUTTER ELEVATION
x TW196.34	EXIST. TOP OF WALL ELEVATION
x BW196.34	EXIST. BOTTOM OF WALL ELEVATION
W	APPROX. LOCATION U.G. WATER LINE PER UTILITY MARKOUT
G	APPROX. LOCATION U.G. GAS LINE PER UTILITY MARKOUT
S	APPROX. LOCATION U.G. SANITARY SEWER LINE PER UTILITY MARKOUT
TC	APPROX. LOCATION U.G. TRAFFIC CONDUIT PER UTILITY MARKOUT
	HYDRANT
WV	WATER VALVE
E	ELECTRIC METER
	MANHOLE
	INLET
	TRAFFIC SIGNAL POLE
	PEDESTRIAN CROSSING SIGNAL
OH	OVERHEAD WIRES
	UTILITY POLE
	UTILITY POLE/LIGHT POLE
	GUY ANCHOR
	SIGN
D.C.	DEPRESSED CURB
DWP	DETECTABLE WARNING PAD
E.O.P.	EDGE OF PAVEMENT
C.L.F.	CHAIN LINK FENCE
S.B.	STOP BAR
W.L.	WHITE LINE
D.Y.L.	DOUBLE YELLOW LINE
D.W.L.	DASHED WHITE LINE
LSA	LANDSCAPED AREA
GRT	GRATE
BOT	BOTTOM
NPV	NO PIPES VISIBLE
	PARKING COUNT
1.0'	DENOTES OFFSET OF STRUCTURE AT GROUND LEVEL RELATIVE TO PROPERTY LINE
6"	TREE & TRUNK SIZE

REFERENCES:

1. SITE PLAN (PROPOSED 1170A WESTERN AVENUE) 1 HOMESTEAD STREET, CITY OF ALBANY, COUNTY OF ALBANY, NEW YORK, PREPARED BY HERSHBERG & HERSHBERG, DATED APRIL 8, 2015, SHEET NO. C2.
2. EXISTING CONDITIONS (PROPOSED 1170A WESTERN AVENUE) 1 HOMESTEAD STREET, CITY OF ALBANY, COUNTY OF ALBANY, NEW YORK, PREPARED BY HERSHBERG & HERSHBERG, DATED APRIL 8, 2015, SHEET NO. C1.

TITLE DESCRIPTION (SEE NOTE NO. 12):

ALL THAT TRACT OR PARCEL OF LAND SITUATE IN THE CITY OF ALBANY, COUNTY OF ALBANY AND STATE OF NEW YORK, BEING LOTS NOS. ONE (1), TWO (2), THREE (3), FOUR (4), TWENTY-ONE (21), TWENTY (20), NINETEEN (19) AND EIGHTEEN (18) ON MAP OR PLAN OF THREE HILLS TERRACE, DATED APRIL 1, 1913, MADE BY A.L. ELIOT, L.E., AND FILED IN THE OFFICE OF THE CLERK OF ALBANY COUNTY AS MAP 278, CLOSET 2, DRAWER 41, MORE PARTICULAR BOUNDED AND DESCRIBED AS:

BEGINNING AT THE CORNER FORMED BY THE INTERSECTION OF THE SOUTHWESTERLY SIDE OF WESTERN AVENUE WITH THE EASTERLY SIDE OF HOMESTEAD STREET;

THENCE ALONG THE SOUTHERLY SIDE OF WESTERN AVENUE, SOUTH 67 DEGREES 09 MINUTES 13 SECOND EAST, 129.98 FEET TO A POINT;

THENCE SOUTH 22 DEGREES 50 MINUTES 47 SECONDS WEST, 200.00 FEET TO A POINT;

THENCE NORTH 67 DEGREES 09 MINUTES 13 SECONDS WEST, 136.66 FEET TO THE EASTERLY SIDE OF HOMESTEAD STREET;

THENCE ALONG THE EASTERLY SIDE OF HOMESTEAD STREET, NORTH 24 DEGREES 45 MINUTES 26 SECONDS EAST, 200.11 FEET TO THE POINT OR PLACE OF BEGINNING.

NOTES:

1. PROPERTY KNOWN AND DESIGNATED AS LOT 38, IN BLOCK 2 ON THE OFFICIAL TAX MAP FOR THE CITY OF ALBANY, ALBANY COUNTY, NEW YORK, MAP NO. 64.21, LAST REVISED JULY 7, 2016.
2. AREA: 26,665 S.F. OR 0.6121 AC.
3. LOCATION OF UNDERGROUND UTILITIES ARE APPROXIMATE. LOCATIONS AND SIZES ARE BASED ON PRIOR UTILITY MARK-OUTS, ABOVE GROUND STRUCTURES THAT WERE VISIBLE & ACCESSIBLE IN THE FIELD, AND THE MAPS AS LISTED IN THE REFERENCES AVAILABLE AT THE TIME OF THE SURVEY. AVAILABLE ASBUILT PLANS AND UTILITY MARKOUT DOES NOT ENSURE MAPPING OF ALL UNDERGROUND UTILITIES AND STRUCTURES. BEFORE ANY EXCAVATION IS TO BEGIN, ALL UNDERGROUND UTILITIES SHOULD BE VERIFIED AS TO THEIR LOCATION, SIZE AND TYPE BY THE PROPER UTILITY COMPANIES.
4.
5. THIS SURVEY WAS PREPARED WITH BENEFIT OF A CERTIFICATE OF TITLE PREPARED BY TITLEVEST AS AGENTS FOR FIRST AMERICAN TITLE INSURANCE COMPANY, TITLE NO. FA-AB-635261, HAVING AN EFFECTIVE DATE OF JANUARY 30, 2018, FOR SECTION 64.21, BLOCK 2, LOT 38, WHERE THE FOLLOWING SURVEY RELATED ITEMS APPEAR IN SCHEDULE B:

   NONE
6. ELEVATIONS ARE BASED UPON NAVD 88.
7. BY GRAPHIC PLOTTING, PROPERTY IS LOCATED IN FLOOD HAZARD ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS IDENTIFIED ON NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP (FIRM) NO. 36001C0187D, EFFECTIVE DATE MARCH 16, 2015.
8. THE LOCATION AND EXTENTS OF UNDERGROUND VAULTS & TANKS HAVE NOT BEEN DETERMINED BY THE SURVEYOR.
9. ALL CURBING CONSISTS OF GRANITE UNLESS OTHERWISE NOTED.
10. THE NEW YORK STATE DEPARTMENT OF TRANSPORTATION HAD NOT RESPONDED TO REQUEST FOR MAPPING AT THE TIME OF SURVEY ISSUANCE.
11. THE CITY OF ALBANY HAD NOT RESPONDED TO REQUEST FOR MAPPING AT THE TIME OF SURVEY ISSUANCE.
12. UTILITY MAPPING HAD NOT BEEN OBTAINED AT THE TIME OF SURVEY ISSUANCE.
13. A LEGIBLE COPY OF A MAP OR PLAN OF THREE HILLS TERRACE MADE BY A.L. ELIOT, L.E. AND FILED IN THE OFFICE OF THE CLERK OF ALBANY COUNTY AS MAP 278, CLOSET 2, DRAWER 4-1 SHOWING LOTS 1-4 & 18-21 WAS NOT AVAILABLE AND PROVIDED. THE METES & BOUNDS OF LOT 38, BLOCK 2 ARE SHOWN BASED ON A TITLE DESCRIPTION PROVIDED BY TITLEVEST AND IS IN ACCORDANCE WITH THE PROPERTY BOUNDARY ILLUSTRATED ON REFERENCE PLAN #1.

20' 0' 20' 40'

GRAPHIC SCALE IN FEET
1" = 20'

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engineering & design

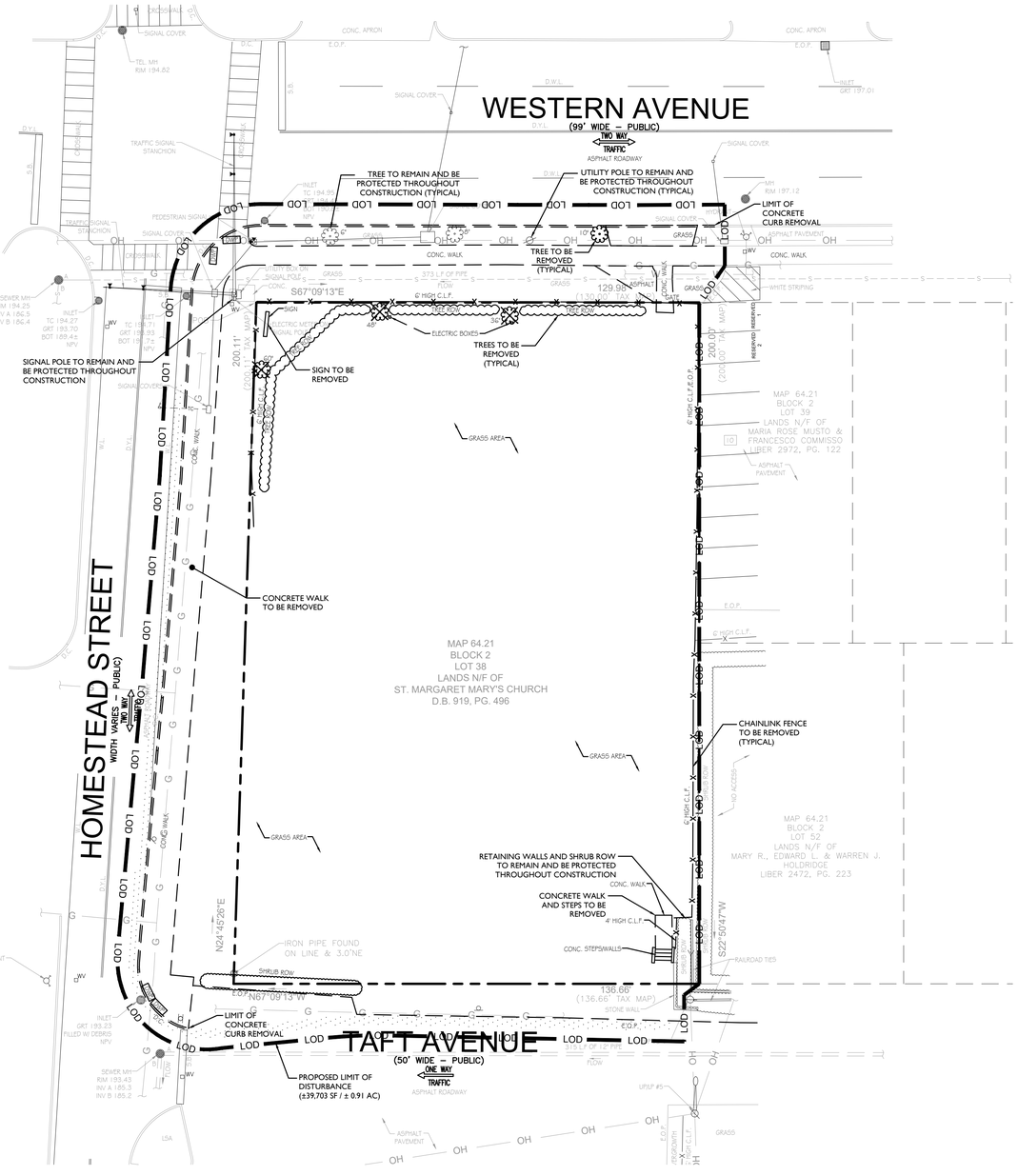
SCALE: 1" = 20' | PROJECT ID: T-17779

TITLE:

EXISTING CONDITIONS PLAN

DRAWING:

C-2



SYMBOL	DESCRIPTION
– – – – –	FEATURE TO BE REMOVED / DEMOLISHED
LOD	LIMIT OF DISTURBANCE

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DEMOLITION NOTES

1. THE WORK REFLECTED ON THE DEMOLITION PLAN IS TO PROVIDE GENERAL INFORMATION TOWARDS THE EXISTING ITEMS TO BE DEMOLISHED AND/OR REMOVED. THE CONTRACTOR IS RESPONSIBLE TO REVIEW THE ENTIRE PLAN SET AND ASSOCIATED REPORTS/REFERENCE DOCUMENTS INCLUDING ALL DEMOLITION ACTIVITIES AND INCIDENTAL TASKS NECESSARY TO COMPLETE THE SITE IMPROVEMENTS.
2. THE CONTRACTOR IS RESPONSIBLE TO DETERMINE THE MEANS AND METHODS OF DEMOLITION ACTIVITIES.
3. EXPLOSIVES SHALL NOT BE USED UNLESS WRITTEN CONSENT FROM BOTH THE OWNER AND ANY APPLICABLE GOVERNING AGENCY IS OBTAINED. BEFORE THE START OF ANY EXPLOSIVE PROGRAM, THE CONTRACTOR IS RESPONSIBLE TO OBTAIN ALL LOCAL, STATE, AND FEDERAL PERMITS. ADDITIONALLY, THE CONTRACTOR WILL BE RESPONSIBLE FOR ALL SEISMIC TESTING AS REQUIRED AND ANY DAMAGES AS THE RESULT OF SAID DEMOLITION PRACTICES.
4. ALL DEMOLITION ACTIVITIES SHALL BE PERFORMED IN ACCORDANCE WITH LOCAL, STATE, AND FEDERAL CODES. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING ALL UTILITIES ARE DISCONNECTED IN ACCORDANCE WITH THE UTILITY AUTHORITY'S REQUIREMENTS PRIOR TO STARTING THE DEMOLITION OF ANY STRUCTURE. ALL EXCAVATIONS ASSOCIATED WITH DEMOLISHED STRUCTURES OR REMOVED TANKS SHALL BE BACKFILLED WITH SUITABLE MATERIAL AND COMPACTED TO SUPPORT SITE AND BUILDING IMPROVEMENTS. A GEOTECHNICAL ENGINEER SHOULD BE PRESENT DURING BACKFILLING ACTIVITIES TO OBSERVE AND CERTIFY THAT BACKFILL MATERIAL WAS COMPACTED TO A SUITABLE CONDITION.
5. DEMOLISHED DEBRIS SHALL NOT BE BURIED ON SITE. ALL WASTE/DEBRIS GENERATED FROM DEMOLITION ACTIVITIES SHALL BE DISPOSED OF IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL REQUIREMENTS. THE CONTRACTOR IS RESPONSIBLE TO MAINTAIN ALL RECORDS OF THE DISPOSAL TO DEMONSTRATE COMPLIANCE WITH THE ABOVE REGULATIONS.

20' 0' 20' 40'
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ZACHARY E. CHAPLIN, P.E.
NEW YORK LICENSE No. 099748
LICENSED PROFESSIONAL ENGINEER

STONEFIELD engineering & design

SCALE: 1" = 20' PROJECT ID: T-17779

TITLE:

DEMOLITION PLAN

DRAWING:

C-3

T:\2017\T-17779 TRC ARCHITECTURE - HOMESTEAD STREET & WESTERN AVENUE, ALBANY, NY\CAD\SITE\XXXX-01-DEMO.DWG

TABLE OF LAND USE AND ZONING

BLOCK 2, LOT 38

MIXED USE, NEIGHBORHOOD CENTER (MU-NC)

PROPOSED USE			
BUSINESS SERVICE	PERMITTED PRIMARY USE		
TRASH ENCLOSURE	PERMITTED ACCESSORY USE		
ZONING REQUIREMENT	**REQUIRED**	**EXISTING**	**PROPOSED**
MINIMUM LOT AREA	N/A	26,664 SF (0.61 AC)	26,664 SF (0.61 AC)
MINIMUM LOT WIDTH	20 FT	133.1 FT	133.1 FT
MAXIMUM IMPERVIOUS COVERAGE	90% (23,337 SF)	0.00% (75 SF)	74.6% (19,889 SF)
MAXIMUM BUILDING HEIGHT	3 ½ STORIES	N/A	1 STORY (26.4 FT)
MINIMUM FRONT YARD SETBACK WESTERN AVENUE HOMESTEAD STREET TAFT AVENUE	N/A	N/A	 8.3 FT 1.7 FT 146.7 FT
MAXIMUM FRONT YARD SETBACK WESTERN AVENUE HOMESTEAD STREET TAFT AVENUE	10 FT	N/A	 8.3 FT 1.7 FT 146.7 FT (V)
MINIMUM REAR YARD SETBACK	0 FT	N/A	55.0 FT

(V) VARIANCE

OFF-STREET PARKING REQUIREMENTS

CODE SECTION	REQUIRED	PROPOSED
§ 375-4-E(2)	REQUIRED PARKING: 1 SPACE PER 400 SF NLA (3,028 SF)/(1 SPACE / 400 SF NLA) = 8 SPACES TOTAL REQUIRED = 8 PARKING SPACES	 23 SPACES
§ 375-4-E(2)(b)	MAXIMUM PARKING: MINIMUM PARKING * 115% (8 SPACES)(1.15) = 9 SPACES	 23 SPACES (V)
TABLE 375-4-8	PARKING SPACE WIDTH = 9 FT PARKING SPACE DEPTH = 20 FT ACCESS AISLE WIDTH = 24 FT	9 FT 20 FT 24 FT

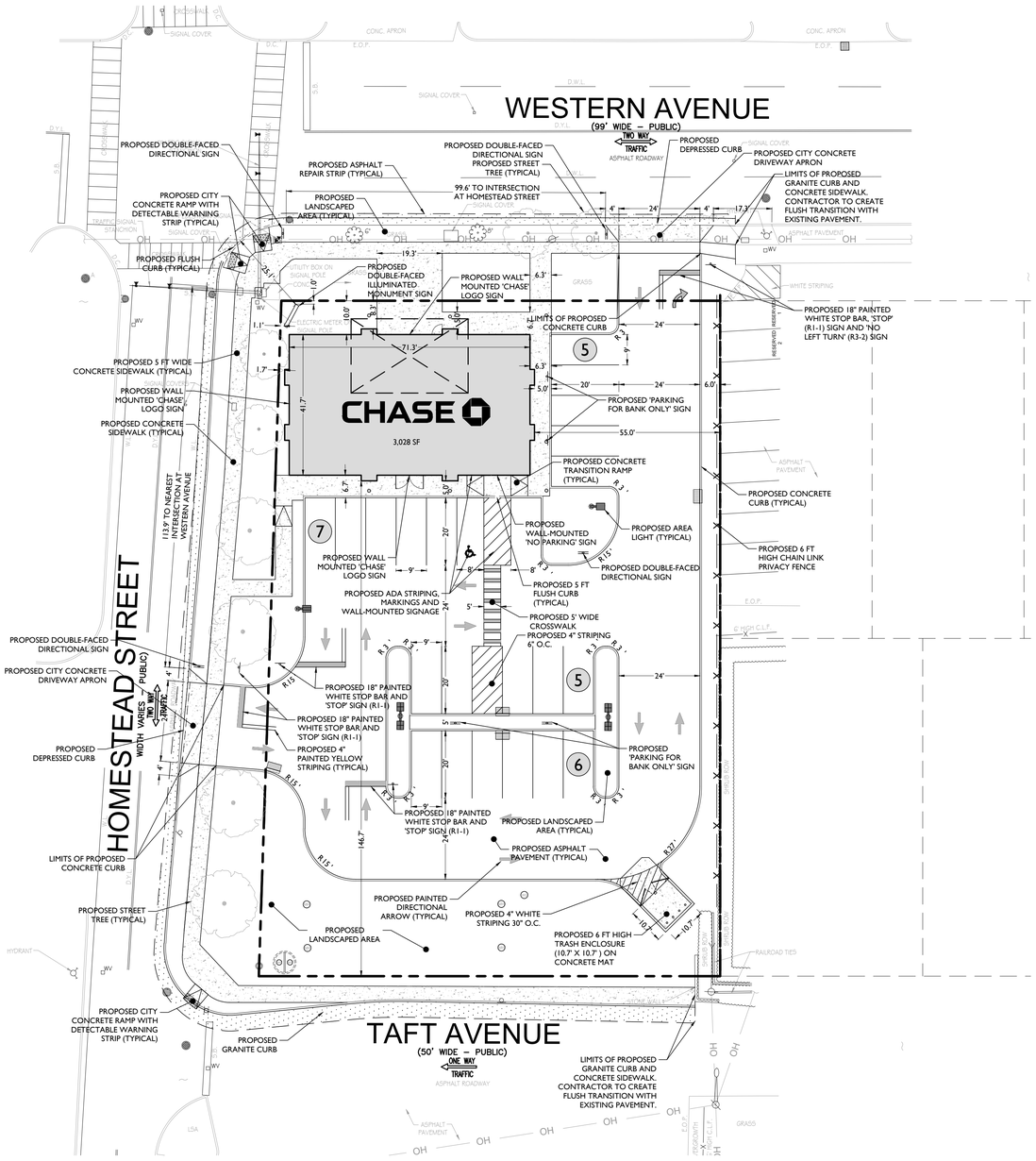
(V) VARIANCE

SCREENING REQUIREMENTS

CODE SECTION	REQUIRED	PROPOSED
§ 375-4(F).6	AN OPAQUE WALL, FENCE OR VEGETATIVE SCREEN WITH AT LEAST 50 PERCENT OPACITY, SIX FEET IN HEIGHT IN AREAS BEHIND THE FRONT FACADE OF THE PRIMARY BUILDING. THREE SMALL SHRUBS PER 25 LINEAR FEET OF LOT LINE SHALL BE INSTALLED ON THE SIDE OF THE FENCE FACING THE NEIGHBOURING PROPERTY.	 COMPLIES
§ 375-3(C)(6)(P)(III)	TRASH ENCLOSURE SHALL NOT BE LOCATED IN ANY REQUIRED FRONT YARD, SIDE YARD, OR OTHER LANDSCAPED AREA, OR ANY OTHER AREA REQUIRED TO BE MAINTAINED BY APPLICABLE LAW.	 COMPLIES

SIGNAGE REQUIREMENTS

CODE SECTION	REQUIRED	PROPOSED
§ 375-4-I(3)(e)	MINIMUM SIGN SETBACK: 20 FT FROM INTERSECTION	25.1 FT
§ 375-4-I(5)(a)(i)	FREE STANDING SIGN: MAXIMUM SIZE = 20 SF MAXIMUM HEIGHT = 5 FT ILLUMINATION ALLOWED	 13.4 SF 5 FT COMPLIES
§ 375-4-I(5)(a)(i)	WALL SIGN: MAXIMUM SIZE = 24 SF MAXIMUM NUMBER PER STREET FRONTAGE = 1 SIGN ILLUMINATION ALLOWED	 20.7 SF 1 SIGN COMPLIES



GENERAL NOTES

1. THE CONTRACTOR SHALL VERIFY AND FAMILIARIZE THEMSELVES WITH THE EXISTING SITE CONDITIONS AND THE PROPOSED SCOPE OF WORK (INCLUDING DIMENSIONS, LAYOUT, ETC.) PRIOR TO INITIATING THE IMPROVEMENTS IDENTIFIED WITHIN THESE DOCUMENTS. SHOULD ANY DISCREPANCY BE FOUND BETWEEN THE EXISTING SITE CONDITIONS AND THE PROPOSED WORK THE CONTRACTOR SHALL NOTIFY STONEFIELD ENGINEERING & DESIGN, LLC. PRIOR TO THE START OF CONSTRUCTION.
2. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND ENSURE THAT ALL REQUIRED APPROVALS HAVE BEEN OBTAINED PRIOR TO THE START OF CONSTRUCTION. COPIES OF ALL REQUIRED PERMITS AND APPROVALS SHALL BE KEPT ON SITE AT ALL TIMES DURING CONSTRUCTION.
3. ALL CONTRACTORS WILL, TO THE FULLEST EXTENT PERMITTED BY LAW, INDEMNIFY AND HOLD HARMLESS STONEFIELD ENGINEERING & DESIGN, LLC. AND IT'S SUB-CONSULTANTS FROM AND AGAINST ANY DAMAGES AND LIABILITIES INCLUDING ATTORNEY'S FEES ARISING OUT OF CLAIMS BY EMPLOYEES OF THE CONTRACTOR IN ADDITION TO CLAIMS CONNECTED TO THE PROJECT AS A RESULT OF NOT CARRYING THE PROPER INSURANCE FOR WORKERS COMPENSATION, LIABILITY INSURANCE, AND LIMITS OF COMMERCIAL GENERAL LIABILITY INSURANCE.
4. THE CONTRACTOR SHALL NOT DEVIATE FROM THE PROPOSED IMPROVEMENTS IDENTIFIED WITHIN THIS PLAN SET UNLESS APPROVAL IS PROVIDED IN WRITING BY STONEFIELD ENGINEERING & DESIGN, LLC.
5. THE CONTRACTOR IS RESPONSIBLE TO DETERMINE THE MEANS AND METHODS OF CONSTRUCTION.
6. THE CONTRACTOR SHALL NOT PERFORM ANY WORK OR CAUSE DISTURBANCE ON A PRIVATE PROPERTY NOT CONTROLLED BY THE PERSON OR ENTITY WHO HAS AUTHORIZED THE WORK WITHOUT PRIOR WRITTEN CONSENT FROM THE OWNER OF THE PRIVATE PROPERTY.
7. THE CONTRACTOR IS RESPONSIBLE TO RESTORE ANY DAMAGED OR UNDERMINED STRUCTURE OR SITE FEATURE THAT IS IDENTIFIED TO REMAIN ON THE PLAN SET. ALL REPAIRS SHALL USE NEW MATERIALS TO RESTORE THE FEATURE TO ITS EXISTING CONDITION AT THE CONTRACTORS EXPENSE.
8. CONTRACTOR IS RESPONSIBLE TO PROVIDE THE APPROPRIATE SHOP DRAWINGS, PRODUCT DATA, AND OTHER REQUIRED SUBMITTALS FOR REVIEW. STONEFIELD ENGINEERING & DESIGN, LLC. WILL REVIEW THE SUBMITTALS IN ACCORDANCE WITH THE DESIGN INTENT AS REFLECTED WITHIN THE PLAN SET.
9. THE CONTRACTOR IS RESPONSIBLE FOR TRAFFIC CONTROL IN ACCORDANCE WITH MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.
10. THE CONTRACTOR IS REQUIRED TO PERFORM ALL WORK IN THE PUBLIC RIGHT-OF-WAY IN ACCORDANCE WITH THE APPROPRIATE GOVERNING AUTHORITY AND SHALL BE RESPONSIBLE FOR THE PROCUREMENT OF STREET OPENING PERMITS.
11. THE CONTRACTOR IS REQUIRED TO RETAIN AN OSHA CERTIFIED SAFETY INSPECTOR TO BE PRESENT ON SITE AT ALL TIMES DURING CONSTRUCTION & DEMOLITION ACTIVITIES.
12. SHOULD AN EMPLOYEE OF STONEFIELD ENGINEERING & DESIGN, LLC. BE PRESENT ON SITE AT ANY TIME DURING CONSTRUCTION, IT DOES NOT RELIEVE THE CONTRACTOR OF ANY OF THE RESPONSIBILITIES AND REQUIREMENTS LISTED IN THE NOTES WITHIN THIS PLAN SET.

20' 0' 20' 40'

GRAPHIC SCALE IN FEET

1" = 20'

SYMBOL	DESCRIPTION
	PROPERTY LINE
	SAWCUT LINE
	PROPOSED CURB
	PROPOSED DEPRESSED CURB
	PROPOSED FLUSH CURB
	PROPOSED SIGNS / BOLLARDS
	PROPOSED BUILDING
	PROPOSED CONCRETE
	PROPOSED AREA LIGHT
X X	PROPOSED CHAINLINK FENCE
	PROPOSED BUILDING DOORS

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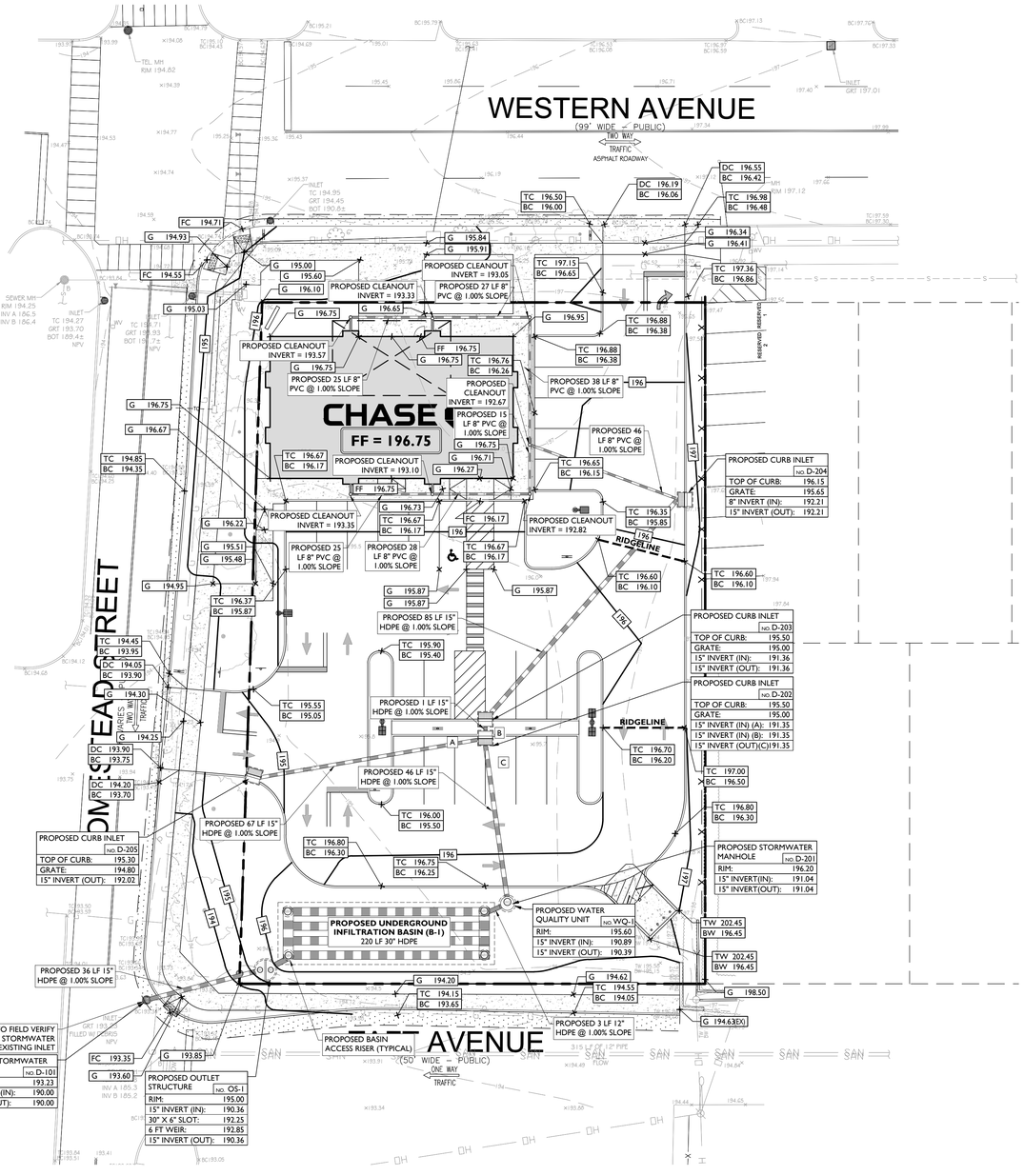
SCALE: 1" = 20' | PROJECT ID: T-17779

TITLE: SITE PLAN

DRAWING: C-4

T:\2017\T-17779 TNS ARCHITECTURE - HOMESTEAD STREET & WESTERN AVENUE, ALBANY, NY\CAD\PLOTTXXX-04-SITE.DWG



DRAINAGE AREA MAP

1" = 40'

SYMBOL / DESCRIPTION

SYMBOL	DESCRIPTION
— — — —	PROPERTY LINE
100	PROPOSED GRADING CONTOUR
RIDGELINE	PROPOSED GRADING RIDGELINE
←	PROPOSED DIRECTION OF DRAINAGE FLOW
G 100.00	PROPOSED GRADE SPOT SHOT
TC 100.50 BC 100.00	PROPOSED TOP OF CURB / BOTTOM OF CURB SPOT SHOT
FC 100.00	PROPOSED FLUSH CURB SPOT SHOT
DC 100.12 BC 100.00	PROPOSED DEPRESSED CURB / BOTTOM OF CURB SPOT SHOT
TW 102.00 BW 100.00	PROPOSED TOP OF WALL / BOTTOM OF WALL SPOT SHOT

DRAINAGE NOTES

1. THE CONTRACTOR TO PERFORM A TEST PIT PRIOR TO CONSTRUCTION (RECOMMEND 30 DAYS PRIOR) AT LOCATIONS OF EXISTING UTILITY CROSSINGS FOR STORMWATER IMPROVEMENTS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY STONEFIELD ENGINEERING & DESIGN, LLC. IN WRITING.
2. CONTRACTOR SHALL START CONSTRUCTION OF STORM LINES AT THE LOWEST INVERT AND WORK UP-GRADIENT.
3. THE CONTRACTOR IS RESPONSIBLE TO MAINTAIN A RECORD OF THE AS-BUILT LOCATIONS OF ALL PROPOSED UNDERGROUND INFRASTRUCTURE. THE CONTRACTOR SHALL NOTE ANY DISCREPANCIES BETWEEN THE AS-BUILT LOCATIONS AND THE LOCATIONS DEPICTED WITHIN THE PLAN SET. THIS RECORD SHALL BE PROVIDED TO THE OWNER FOLLOWING COMPLETION OF WORK.

EXCAVATION, SOIL PREPARATION, AND DEWATERING NOTES

1. THE CONTRACTOR IS REQUIRED TO REVIEW THE REFERENCED GEOTECHNICAL DOCUMENTS PRIOR TO CONSTRUCTION, THESE DOCUMENTS SHALL BE CONSIDERED A PART OF THE PLAN SET.
2. THE CONTRACTOR IS REQUIRED TO PREPARE SUBGRADE SOILS BENEATH ALL PROPOSED IMPROVEMENTS AND BACKFILL ALL EXCAVATIONS IN ACCORDANCE WITH RECOMMENDATIONS BY THE GEOTECHNICAL ENGINEER OF RECORD.
3. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING SHORING FOR ALL EXCAVATIONS AS REQUIRED. CONTRACTOR SHALL HAVE THE SHORING DESIGN PREPARED BY A QUALIFIED PROFESSIONAL. SHORING DESIGNS SHALL BE SUBMITTED TO STONEFIELD ENGINEERING & DESIGN, LLC. AND THE OWNER PRIOR TO THE START OF CONSTRUCTION.
4. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ALL OPEN EXCAVATIONS ARE PERFORMED AND PROTECTED IN ACCORDANCE WITH THE LATEST OSHA REGULATIONS.
5. THE CONTRACTOR IS RESPONSIBLE FOR ANY DEWATERING DESIGN AND OPERATIONS, AS REQUIRED, TO CONSTRUCT THE PROPOSED IMPROVEMENTS. THE CONTRACTOR SHALL OBTAIN ANY REQUIRED PERMITS FOR DEWATERING OPERATIONS AND GROUNDWATER DISPOSAL.

STORMWATER INFILTRATION BMP CONSTRUCTION NOTES

1. PRIOR TO THE START OF CONSTRUCTION, ANY AREA DESIGNATED TO BE USED FOR AN INFILTRATION BMP (E.G. BASIN, BIORETENTION AREA, ETC.) SHALL BE FENCED OFF AND SHALL NOT BE UTILIZED AS STORAGE FOR CONSTRUCTION EQUIPMENT OR AS A STOCKPILE AREA FOR CONSTRUCTION MATERIALS. NO ACTIVITY SHALL BE PERMITTED WITHIN THE INFILTRATION BASIN AREA UNLESS RELATED TO THE CONSTRUCTION OF THE INFILTRATION BASIN. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY ALL SUBCONTRACTORS OF BASIN AREA RESTRICTIONS.
2. THE CONTRACTOR SHALL MAKE EVERY EFFORT, WHERE PRACTICAL, TO AVOID SUBGRADE SOIL COMPACTION IN THE AREAS DESIGNATED TO BE USED FOR AN INFILTRATION BMP.
3. ALL EXCAVATION WITHIN THE LIMITS OF ANY INFILTRATION BMP SHALL BE PERFORMED WITH THE LIGHTEST PRACTICAL EXCAVATION EQUIPMENT. ALL EXCAVATION EQUIPMENT SHALL BE PLACED OUTSIDE THE LIMITS OF THE BASIN WHERE FEASIBLE. THE USE OF LIGHT-WEIGHT, RUBBER-TIRED EQUIPMENT (LESS THAN 8 PSI APPLIED TO THE GROUND SURFACE) IS RECOMMENDED WITHIN THE BASIN LIMITS.
4. THE SEQUENCE OF SITE CONSTRUCTION SHALL BE COORDINATED WITH BASIN CONSTRUCTION TO ADHERE TO SEQUENCING LIMITATIONS.
5. DURING THE FINAL GRADING OF AN INFILTRATION BASIN, THE BOTTOM OF THE BASIN SHALL BE DEEPLY TILLED WITH A ROTARY TILLER OR DISC HARROW AND THEN SMOOTHED OUT WITH A LEVELING DRAW OR EQUIVALENT GRADING EQUIPMENT. ALL GRADING EQUIPMENT SHALL BE LOCATED OUTSIDE OF THE BASIN BOTTOM WHERE FEASIBLE.
6. FOLLOWING CONSTRUCTION OF AN INFILTRATION BASIN, SOIL INFILTRATION TESTING BY A LICENSED GEOTECHNICAL ENGINEER IS REQUIRED TO CERTIFY COMPLIANCE WITH THE DESIGN INFILTRATION RATES IN ACCORDANCE WITH APPENDIX E OF THE NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION'S BEST MANAGEMENT PRACTICES MANUAL, LATEST EDITION. IF THE FIELD INFILTRATION RATES ARE LOWER THAN THE RATE USED DURING DESIGN, THE CONTRACTOR SHALL NOTIFY STONEFIELD ENGINEERING & DESIGN, LLC. IN WRITING IMMEDIATELY TO DETERMINE THE APPROPRIATE COURSE OF ACTION.
7. THE CONTRACTOR SHALL NOTIFY THE MUNICIPALITY TO DETERMINE IF WITNESS TESTING IS REQUIRED DURING INFILTRATION BASIN EXCAVATION AND/OR SOIL INFILTRATION TESTING.

GRADING NOTES

1. ALL SOIL AND MATERIAL REMOVED FROM THE SITE SHALL BE DISPOSED OF IN ACCORDANCE WITH LOCAL, STATE, AND FEDERAL REQUIREMENTS. ANY GROUNDWATER DE-WATERING PRACTICES SHALL BE PERFORMED UNDER THE SUPERVISION OF A QUALIFIED PROFESSIONAL. THE CONTRACTOR IS REQUIRED TO OBTAIN ALL NECESSARY PERMITS FOR THE DISCHARGE OF DE-WATERED GROUNDWATER. ALL SOIL IMPORTED TO THE SITE SHALL BE CERTIFIED CLEAN FILL. CONTRACTOR SHALL MAINTAIN RECORDS OF ALL FILL MATERIALS BROUGHT TO THE SITE.
2. THE CONTRACTOR IS REQUIRED TO PROVIDE TEMPORARY AND/OR PERMANENT SHORING WHERE REQUIRED DURING EXCAVATION ACTIVITIES, INCLUDING BUT NOT LIMITED TO UTILITY TRENCHES, TO ENSURE THE STRUCTURAL INTEGRITY OF NEARBY STRUCTURES AND STABILITY OF THE SURROUNDING SOILS.
3. PROPOSED TOP OF CURB ELEVATIONS ARE GENERALLY 4 INCHES TO 7 INCHES ABOVE EXISTING GRADES UNLESS OTHERWISE NOTED. THE CONTRACTOR WILL SUPPLY ALL STAKEOUT CURB GRADE SHEETS TO STONEFIELD ENGINEERING & DESIGN, LLC. FOR REVIEW AND APPROVAL PRIOR TO POURING CURBS.
4. THE CONTRACTOR IS RESPONSIBLE TO SET ALL PROPOSED UTILITY COVERS AND RESET ALL EXISTING UTILITY COVERS WITHIN THE PROJECT LIMITS TO PROPOSED GRADE IN ACCORDANCE WITH ANY APPLICABLE MUNICIPAL, COUNTY, STATE AND/OR UTILITY AUTHORITY REGULATIONS.
5. MINIMUM SLOPE REQUIREMENTS TO PREVENT PONDING SHALL BE AS FOLLOWS:
   - CURB GUTTER: 0.50%
   - CONCRETE SURFACES: 1.00%
   - ASPHALT SURFACES: 1.00%
5. A MINIMUM SLOPE OF 1.00% SHALL BE PROVIDED AWAY FROM ALL BUILDINGS. THE CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE FROM THE BUILDING IS ACHIEVED AND SHALL NOTIFY STONEFIELD ENGINEERING & DESIGN, LLC. IF THIS CONDITION CANNOT BE MET.
6. FOR PROJECTS WHERE BASEMENTS ARE PROPOSED, THE DEVELOPER IS RESPONSIBLE TO DETERMINE THE DEPTH TO GROUNDWATER AT THE LOCATION OF THE PROPOSED STRUCTURE. IF GROUNDWATER IS ENCOUNTERED WITHIN THE BASEMENT AREA, SPECIAL CONSTRUCTION METHODS SHALL BE UTILIZED AND REVIEWED/APPROVED BY THE CONSTRUCTION CODE OFFICIAL. IF SUMP PUMPS ARE UTILIZED, ALL DISCHARGES SHALL BE CONNECTED DIRECTLY TO THE PUBLIC STORM SEWER SYSTEM WITH APPROVAL FROM THE GOVERNING STORM SEWER SYSTEM AUTHORITY.

ADA NOTES

1. THE CONTRACTOR SHALL MAINTAIN A MAXIMUM 2.00% SLOPE IN ANY DIRECTION WITHIN THE ADA PARKING SPACES AND ACCESS AISLES.
2. THE CONTRACTOR SHALL PROVIDE COMPLIANT SIGNAGE AT ALL ADA PARKING AREAS IN ACCORDANCE WITH STATE GUIDELINES.
3. THE CONTRACTOR SHALL MAINTAIN A MAXIMUM 5.00% RUNNING SLOPE AND A MAXIMUM OF 2.00% CROSS SLOPE ALONG WALKWAYS WITHIN THE ACCESSIBLE PATH OF TRAVEL (SEE THE SITE PLAN FOR THE LOCATION OF THE ACCESSIBLE PATH). THE CONTRACTOR IS RESPONSIBLE TO ENSURE THE ACCESSIBLE PATH OF TRAVEL IS 36 INCHES WIDE OR GREATER UNLESS INDICATED OTHERWISE WITHIN THE PLAN SET.
4. THE CONTRACTOR SHALL MAINTAIN A MAXIMUM 2.00% SLOPE IN ANY DIRECTION AT ALL LANDINGS. LANDINGS INCLUDE, BUT ARE NOT LIMITED TO, THE TOP AND BOTTOM OF AN ACCESSIBLE RAMP, AT ACCESSIBLE BUILDING ENTRANCES, AT AN AREA IN FRONT OF A WALK-UP ATM, AND AT TURNING SPACES ALONG THE ACCESSIBLE PATH OF TRAVEL. THE LANDING AREA SHALL HAVE A MINIMUM CLEAR AREA OF 60 INCHES BY 60 INCHES UNLESS INDICATED OTHERWISE WITHIN THE PLAN SET.
5. THE CONTRACTOR SHALL MAINTAIN A MAXIMUM 8.33% RUNNING SLOPE AND A MAXIMUM 2.00% CROSS SLOPE ON ANY CURB RAMPS ALONG THE ACCESSIBLE PATH OF TRAVEL. WHERE PROVIDED, CURB RAMP FLARES SHALL NOT HAVE A SLOPE GREATER THAN 10.00% IF A LANDING AREA IS PROVIDED AT THE TOP OF THE RAMP. FOR ALTERATIONS, A CURB RAMP FLARES SHALL NOT HAVE A SLOPE GREATER THAN 8.33% IF A LANDING AREA IS NOT PROVIDED AT THE TOP OF THE RAMP. CURBS RAMPS SHALL NOT RISE MORE THAN 6 INCHES IN ELEVATION WITHOUT A HANDRAIL. THE CLEAR WIDTH OF A CURB RAMP SHALL BE NO LESS THAN 36 INCHES WIDE.
6. ACCESSIBLE RAMPS WITH A RISE GREATER THAN 6 INCHES SHALL CONTAIN COMPLIANT HANDRAILS ON BOTH SIDES OF THE RAMP AND SHALL NOT RISE MORE THAN 30" IN ELEVATION WITHOUT A LANDING AREA IN BETWEEN RAMP RUNS. LANDING AREAS SHALL ALSO BE PROVIDED AT THE TOP AND BOTTOM OF THE RAMP.
7. A SLIP RESISTANT SURFACE SHALL BE CONSTRUCTED ALONG THE ACCESSIBLE PATH AND WITHIN ADA PARKING AREAS.
8. THE CONTRACTOR SHALL ENSURE A MAXIMUM OF ¼ INCHES VERTICAL CHANGE IN LEVEL ALONG THE ACCESSIBLE PATH. WHERE A CHANGE IN LEVEL BETWEEN ¼ INCHES AND ½ INCHES EXISTS, CONTRACTOR SHALL ENSURE THAT THE TOP ¼ INCH CHANGE IN LEVEL IS BEVELED WITH A SLOPE NOT STEEPER THAN 1 UNIT VERTICAL AND 2 UNITS HORIZONTAL (2:1 SLOPE).
9. THE CONTRACTOR SHALL ENSURE THAT ANY OPENINGS (GAPS OR HORIZONTAL SEPARATION) ALONG THE ACCESSIBLE PATH SHALL NOT ALLOW PASSAGE OF A SPHERE GREATER THAN ½ INCH.

20' 0' 20' 40'

GRAPHIC SCALE IN FEET

1" = 20'

ISSUE	DATE	BY	DESCRIPTION
2	06/11/2019	PHN	REVISED PER CITY COMMENTS
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NOT APPROVED FOR CONSTRUCTION

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Princeton, NJ · Tampa, FL · Detroit, MI
www.stonefieldeng.com
584 Broadway, Suite 310, New York, NY 10012
Phone 718.606.8305

SITE PLAN

CHASE

PROPOSED BANK

BLOCK 2, LOT 38
1 HOMESTEAD STREET
CITY OF ALBANY
ALBANY COUNTY, NY

ZACHARY E. CHAPLIN, P.E.
NEW YORK LICENSE No. 099748
LICENSED PROFESSIONAL ENGINEER

STONEFIELD
engineering & design

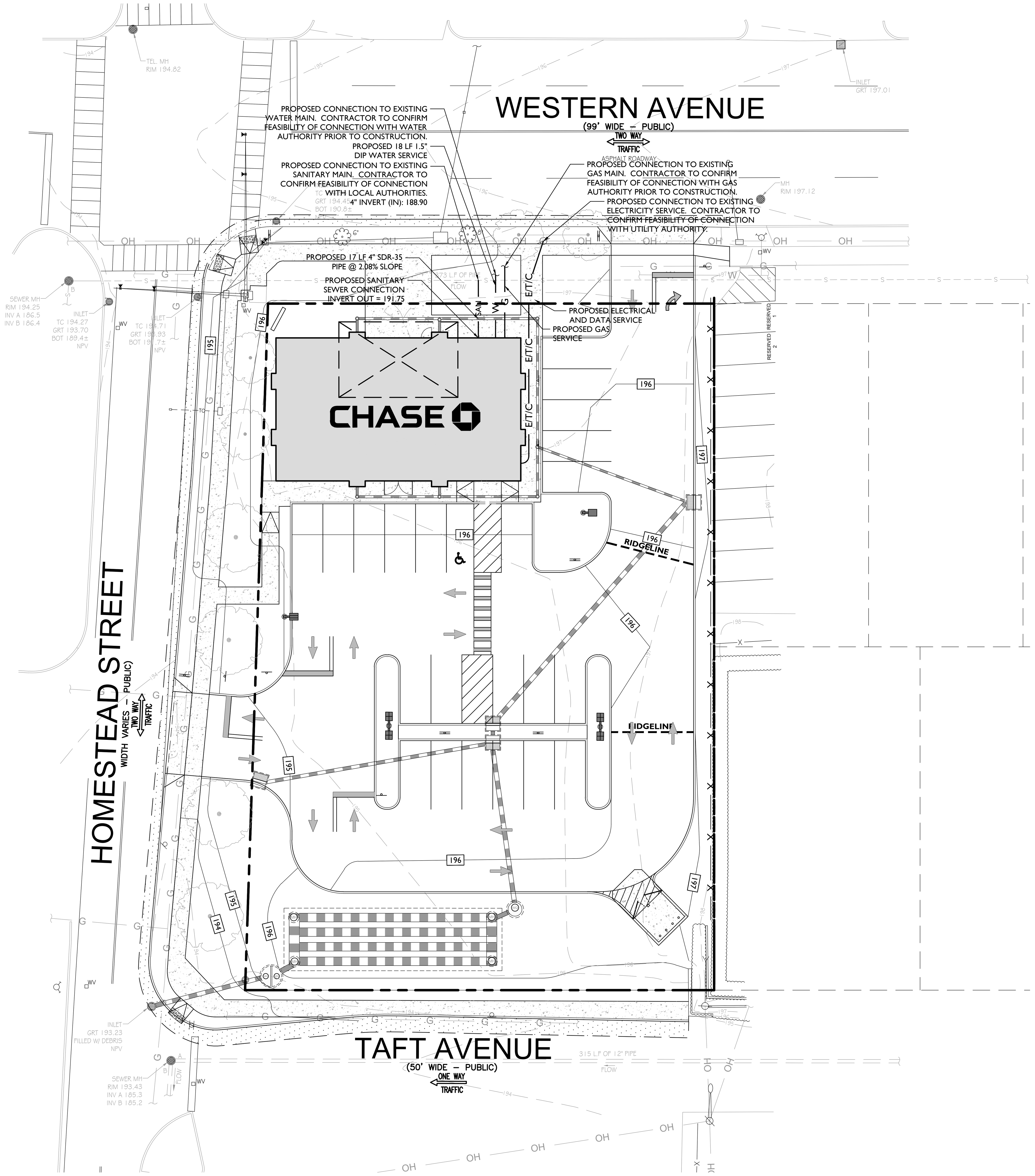
SCALE: 1" = 20'	PROJECT ID: T-17779

TITLE:

GRADING AND DRAINAGE PLAN

DRAWING:

C-5



SYMBOL	DESCRIPTION
— — — —	PROPERTY LINE
—— SAN ——	PROPOSED SANITARY LATERAL
—— W ——	PROPOSED DOMESTIC WATER SERVICE
—— E/T/C ——	PROPOSED ELECTRICAL/DATA CONDUITS
—— G ——	PROPOSED GAS LINE

DRAINAGE AND UTILITY NOTES

1. THE CONTRACTOR IS REQUIRED TO CALL THE APPROPRIATE AUTHORITY FOR NOTICE OF CONSTRUCTION/EXCAVATION AND UTILITY MARK OUT PRIOR TO THE START OF CONSTRUCTION IN ACCORDANCE WITH STATE LAW. CONTRACTOR IS REQUIRED TO CONFIRM THE HORIZONTAL AND VERTICAL LOCATION OF UTILITIES IN THE FIELD. SHOULD A DISCREPANCY EXIST BETWEEN THE FIELD LOCATION OF A UTILITY AND THE LOCATION SHOWN ON THE PLAN SET OR SURVEY, THE CONTRACTOR SHALL NOTIFY STONEFIELD ENGINEERING & DESIGN, LLC. IMMEDIATELY IN WRITING.
2. THE CONTRACTOR IS RESPONSIBLE TO PROTECT AND MAINTAIN IN OPERATION ALL UTILITIES NOT DESIGNATED TO BE REMOVED.
3. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE TO ANY EXISTING UTILITY IDENTIFIED TO REMAIN WITHIN THE LIMITS OF THE PROPOSED WORK DURING CONSTRUCTION.
4. A MINIMUM HORIZONTAL SEPARATION OF 10 FEET IS REQUIRED BETWEEN ANY SANITARY SEWER SERVICE AND ANY WATER LINES. IF THIS SEPARATION CANNOT BE PROVIDED, A CONCRETE ENCASEMENT SHALL BE UTILIZED FOR THE SANITARY SEWER SERVICE AS APPROVED BY STONEFIELD ENGINEERING & DESIGN, LLC.
5. ALL WATER LINES SHALL BE VERTICALLY SEPARATED ABOVE SANITARY SEWER LINES BY A MINIMUM DISTANCE OF 18 INCHES. IF THIS SEPARATION CANNOT BE PROVIDED, A CONCRETE ENCASEMENT SHALL BE UTILIZED FOR THE SANITARY SEWER SERVICE AS APPROVED BY STONEFIELD ENGINEERING & DESIGN, LLC.
6. THE CONTRACTOR TO PERFORM A TEST PIT PRIOR TO CONSTRUCTION (RECOMMEND 30 DAYS PRIOR) AT LOCATIONS OF EXISTING UTILITY CROSSINGS FOR WATER AND SANITARY SEWER CONNECTION IMPROVEMENTS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY STONEFIELD ENGINEERING & DESIGN, LLC. IN WRITING.
7. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING GAS, ELECTRIC AND TELECOMMUNICATION CONNECTIONS WITH THE APPROPRIATE GOVERNING AUTHORITY.
8. CONTRACTOR SHALL START CONSTRUCTION OF ANY GRAVITY SEWER AT THE LOWEST INVERT AND WORK UP-GRADIENT.
9. THE CONTRACTOR IS RESPONSIBLE TO MAINTAIN A RECORD SET OF PLANS REFLECTING THE LOCATION OF EXISTING UTILITIES THAT HAVE BEEN CAPPED, ABANDONED, OR RELOCATED BASED ON THE DEMOLITION/REMOVAL ACTIVITIES REQUIRED IN THIS PLAN SET. THIS DOCUMENT SHALL BE PROVIDED TO THE OWNER FOLLOWING COMPLETION OF WORK.
10. THE CONTRACTOR IS RESPONSIBLE TO MAINTAIN A RECORD OF THE AS-BUILT LOCATIONS OF ALL PROPOSED UNDERGROUND INFRASTRUCTURE. THE CONTRACTOR SHALL NOTE ANY DISCREPANCIES BETWEEN THE AS-BUILT LOCATIONS AND THE LOCATIONS DEPICTED WITHIN THE PLAN SET. THIS RECORD SHALL BE PROVIDED TO THE OWNER FOLLOWING COMPLETION OF WORK.

20' 0' 20' 40'
GRAPHIC SCALE IN FEET
1" = 20'

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NEW YORK LICENSE No. 099748
LICENSED PROFESSIONAL ENGINEER
STONEFIELD
engineering & design

SCALE: 1" = 20' | PROJECT ID: T-17779

TITLE:
UTILITY PLAN

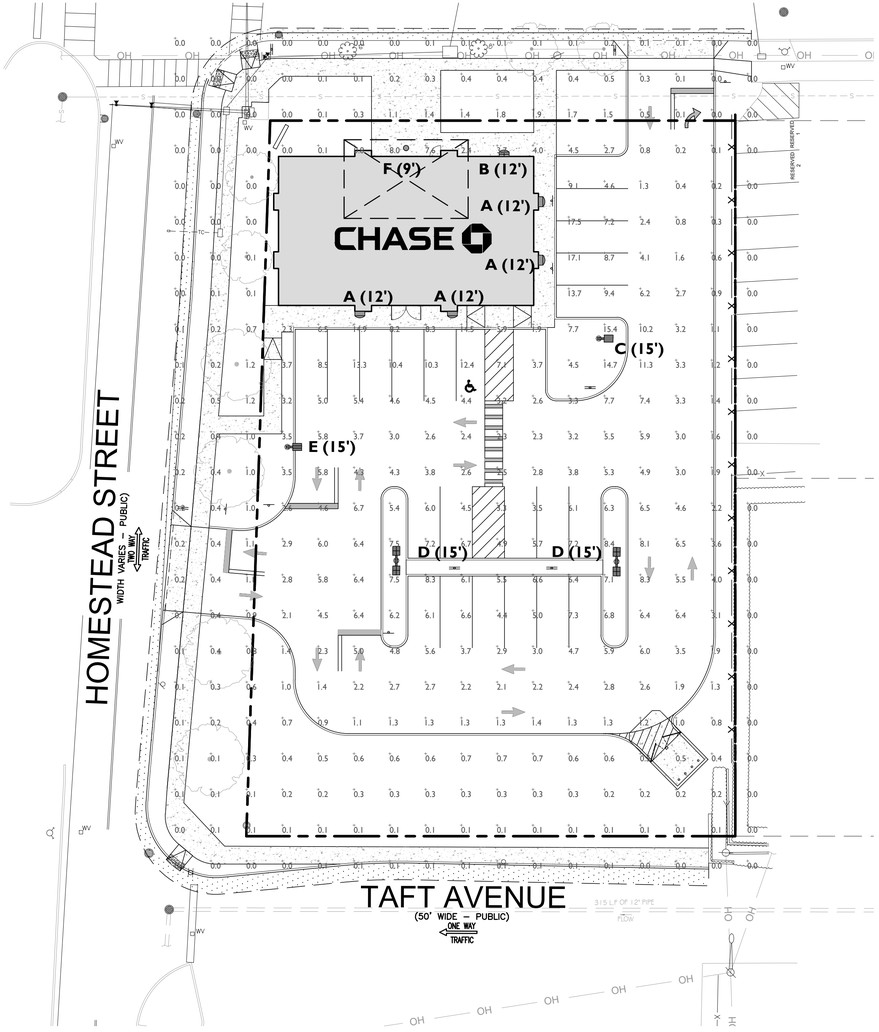
DRAWING:
C-6

LIGHTING REQUIREMENTS

DESIGN STANDARDS	REQUIRED	PROPOSED
§374-4(H)-(3)(i)	LIGHTING COLOUR AND FIXTURE TYPES SHALL BE CONSISTENT THROUGH THE SITE	COMPLIES
§374-4(H)-(3)(iii)	PARKING AREAS SHALL BE LIT WITH CUTOFF TO FULL CUTOFF. LIGHT LEVELS SHALL MEET MINIMUM PER IESNA REQUIREMENTS.	COMPLIES
§374-4(H)-(3)(vi)	MAXIMUM HEIGHT OF LIGHTING FIXTURE OVER WALKWAY = 12 FT MIN FC = 1 FC	12 FT 2.3 FC
§374-4(H)-(3)(viii)	MAXIMUM LIGHT TRESPASS ON ADJACENT PROPERTY = 0.1 FC	0.0 FC
§374-4(H)-(3)(x)	MINIMUM FIXTURE EFFICIENCY = 80 LUMENS/WATT	95 LUMENS/WATT
§374-4(H)-(4)(b)(iv)	MAXIMUM LIGHTING FIXTURE HEIGHT = 15 FT	15 FT

PROPOSED LUMINAIRE SCHEDULE

SYMBOL	LABEL	QUANTITY	LUMINAIRE	DISTRIBUTION	LLF	MANUFACTURER	IES FILE
	A	4	EVOLVE LED SCALABLE WALL PACK - ASYMETRIC FORWARD - 8600 LUMENS	ASYMMETRIC FORWARD (TYPE IV)	0.90	GE CURRENT	EWS3_E3D140
	B	1	EVOLVE LED SCALABLE WALL PACK - ASYMMETRIC FORWARD - 2900 LUMENS	ASYMMETRIC FORWARD (TYPE IV)	0.90	GE CURRENT	EWS3_A7D140-_____-120-277V
	C	1	EVOLVE LED N SERIES (EANB) AREA LIGHT - ASYMMETRIC NARROW - 14,400 LUMENS	ASYMMETRIC NARROW (TYPE II)	0.90	GE CURRENT	EANB_F2740
	D	2	EVOLVE LED N SERIES (EANB) AREA LIGHT - ASYMETRIC FORWARD - 13,700 LUMENS	ASYMMETRIC FORWARD (TYPE IV)	0.90	GE CURRENT	EANB_F4740
	E	1	EVOLVE LED N SERIES (EANB) AREA LIGHT - ASYMMETRIC NARROW - 4,500 LUMENS	ASYMMETRIC NARROW (TYPE II)	0.90	GE CURRENT	EANB_A2740
	F	1	EVOLVE LED AREA LIGHT (ECRA) CANOPY LIGHT - SYMMETRIC WIDE - 4,170 LUMENS	SYMMETRIC WIDE (TYPE V)	0.90	GE CURRENT	ECRA_A5F540_____-120-277V



SYMBOL / DESCRIPTION

SYMBOL	DESCRIPTION
	PROPOSED CALCULATION AREA
	PROPOSED ISOMETRIC LINE
A (XX')	PROPOSED LIGHTING FIXTURE (MOUNTING HEIGHT)
X.X	PROPOSED LIGHTING INTENSITY (FOOTCANDLES)
	PROPOSED AREA LIGHT
	PROPOSED BUILDING MOUNTED LIGHT

GENERAL LIGHTING NOTES

1. THE LIGHTING LEVELS DEPICTED WITHIN THE PLAN SET ARE CALCULATED UTILIZING DATA OBTAINED FROM THE LISTED MANUFACTURER. ACTUAL ILLUMINATION LEVELS AND PERFORMANCE OF ANY PROPOSED LIGHTING FIXTURE MAY VARY DUE TO UNCONTROLLABLE VARIABLES SUCH ARE WEATHER, VOLTAGE SUPPLY, LAMP TOLERANCE, EQUIPMENT SERVICE LIFE AND OTHER VARIABLE FIELD CONDITIONS.
2. WHERE APPLICABLE, THE EXISTING LIGHT LEVELS DEPICTED WITHIN THE PLAN SET SHALL BE CONSIDERED APPROXIMATE. THE EXISTING LIGHT LEVELS ARE BASED ON FIELD OBSERVATIONS AND THE MANUFACTURER'S DATA OF THE ASSUMED OR MOST SIMILAR LIGHTING FIXTURE MODEL.
3. UNLESS NOTED ELSEWHERE WITHIN THIS PLAN SET, THE LIGHT LOSS FACTORS USED IN THE LIGHTING ANALYSIS ARE AS FOLLOWS:
   - LIGHT EMITTING DIODES (LED): 0.90
4. THE CONTRACTOR SHALL NOTIFY STONEFIELD ENGINEERING & DESIGN, LLC. IN WRITING, PRIOR TO THE START OF CONSTRUCTION, OF ANY PROPOSED LIGHTING LOCATIONS THAT CONFLICT WITH EXISTING/ PROPOSED DRAINAGE, UTILITY, OR OTHER IMPROVEMENTS.
5. THE CONTRACTOR IS RESPONSIBLE TO PREPARE A WIRING PLAN AND PROVIDE ELECTRIC SERVICE TO ALL PROPOSED LIGHTING FIXTURES. THE CONTRACTOR IS REQUIRED TO PREPARE AN AS-BUILT PLAN OF WIRING AND PROVIDE COPIES TO THE OWNER AND STONEFIELD ENGINEERING & DESIGN, LLC.

ATM LIGHTING NOTES:

1. THE CONTRACTOR SHALL REPLACE LAMP COVERS, RE-LAMP AND RE-BALLAST EXISTING LIGHT FIXTURES AS INDICATED WITHIN THE PLAN SET. THE EXISTING FIXTURE HEIGHT SHALL BE MAINTAINED UNLESS INDICATED OTHERWISE. THE LIGHTING DESIGN IS SUBJECT TO CHANGE IF THE EXISTING LIGHT FIXTURES ARE NOT GREATER THAN OR EQUAL TO THE FOLLOWING WATTAGE:
   FIXTURE 'X' = MINIMUM X WATTS
2. PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY STONEFIELD ENGINEERING & DESIGN, LLC. IN WRITING IF THE EXISTING LIGHT FIXTURES ARE NOT THE MINIMUM WATTAGE SPECIFIED WITHIN THE PLAN SET.
3. THE CONTRACTOR IS RESPONSIBLE TO CONFIRM THAT ANY EXISTING LIGHT POLES IDENTIFIED FOR REUSE WITH A PROPOSED LIGHT FIXTURE(S) SHALL BE IN ACCEPTABLE WORKING CONDITION AND HAVE THE CAPACITY TO SUPPORT THE PROPOSED LIGHT FIXTURE(S). ANY MOUNTING EQUIPMENT REQUIRED TO ATTACH THE PROPOSED LIGHTING FIXTURE TO THE EXISTING LIGHT POLE SHALL BE PROVIDED BY THE CONTRACTOR.
4. THE CONTRACTOR SHALL CONFIRM THAT THE LOCATION OF ANY PROPOSED BUILDING MOUNTED LIGHTING FIXTURE WILL NOT CONFLICT WITH ANY EXISTING OR PROPOSED STRUCTURAL ELEMENT (E.G. CANOPY SUPPORT BEAMS). THE CONTRACTOR SHALL NOTIFY STONEFIELD ENGINEERING & DESIGN, LLC. IN WRITING OF ANY FIXTURE CONFLICT PRIOR TO THE START OF CONSTRUCTION.
5. ALL EXISTING TREE LIMBS WITHIN THE 60 FOOT ATM RADIUS SHOWN IN THE PLAN SET SHALL BE TRIMMED TO A MINIMUM OF 6 FEET ABOVE GRADE. ALL SHRUBS WITHIN THE 60 FOOT ATM RADIUS SHALL BE TRIMMED TO A MINIMUM OF 36 INCHES ABOVE GRADE. ALL BRUSH SHALL BE REMOVED. THE CONTRACTOR SHALL CONSIDER ALL FUTURE GROWTH AND FULL BLOOM WHEN TRIMMING LANDSCAPING. EXISTING TREE LIMBS ADJACENT TO LIGHTING FIXTURES SHALL BE TRIMMED AS REQUIRED TO PREVENT LIGHT INTERFERENCE.
6. PRIOR TO BID, CONTRACTOR SHALL VERIFY EXISTING EXTERIOR LIGHTING CONDITIONS AFTER DUSK AND NOTIFY THE DEVELOPER/OWNER AND STONEFIELD ENGINEERING & DESIGN, LLC. OF DAMAGED OR INOPERABLE LIGHTS. THE CONTRACTOR SHALL REPAIR ALL INOPERABLE LIGHTS UNLESS OTHERWISE NOTED WITHIN THIS PLAN SET.
7. THE ILLUMINATION LEVELS DEPICTED WITHIN THE PLAN SET ARE BASED ON REGULATORY STATE STANDARDS FOR SAFETY LIGHTING AND ON CLIENT STANDARDS.
8. ALL LIGHTING FIXTURES, UNLESS OTHERWISE NOTED WITHIN THIS PLAN SET, HAVE THE PHOTOCELL OPTION ENABLED.
9. EXISTING LIGHTING FIXTURES CONTROLLED BY OUTSIDE ENTITIES (E.G. LANDLORD) HAVE BEEN EXCLUDED FROM THE LIGHTING ANALYSIS REFLECTED WITHIN THE PLAN SET. THE PROPOSED LIGHT LEVELS HAVE BEEN DESIGNED TO COMPLY WITH ALL APPLICABLE ATM AND SAFETY LIGHTING REQUIREMENTS INDEPENDENT OF ANY UNCONTROLLED LIGHT FIXTURES.

20' 0' 20' 40'
GRAPHIC SCALE IN FEET
1" = 20'

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LICENSED PROFESSIONAL ENGINEER

STONEFIELD engineering & design

SCALE: 1" = 20' | PROJECT ID: T-17779

TITLE:
OVERALL LIGHTING PLAN

DRAWING:
C-7

T:\2017\T-17779 TPG ARCHITECTURE - HOMESTEAD STREET & WESTERN AVENUE, ALBANY, NY\CAD\PLOTTING\T-17XXX-07-SITE-LIGHT.DWG

LIGHTING REQUIREMENTS

DESIGN STANDARDS	REQUIRED	PROPOSED
§374-4(H)-(3)(i)	LIGHTING COLOUR AND FIXTURE TYPES SHALL BE CONSISTENT THROUGH THE SITE	COMPLIES
§374-4(H)-(3)(iii)	PARKING AREAS SHALL BE LIT WITH CUTOFF TO FULL CUTOFF. LIGHT LEVELS SHALL MEET MINIMUM PER IESNA REQUIREMENTS.	COMPLIES
§374-4(H)-(3)(vi)	MAXIMUM HEIGHT OF LIGHTING FIXTURE OVER WALKWAY = 12 FT MIN FC = 1 FC	12 FT 1.0 FC
§374-4(H)-(3)(viii)	MAXIMUM LIGHT TRESPASS ON ADJACENT PROPERTY = 0.1 FC	0.0 FC
§374-4(H)-(3)(x)	MINIMUM FIXTURE EFFICIENCY = 80 LUMENS/WATT	95 LUMENS/WATT
§374-4(H)-(4)(b)(iv)	MAXIMUM LIGHTING FIXTURE HEIGHT = 15 FT	15 FT

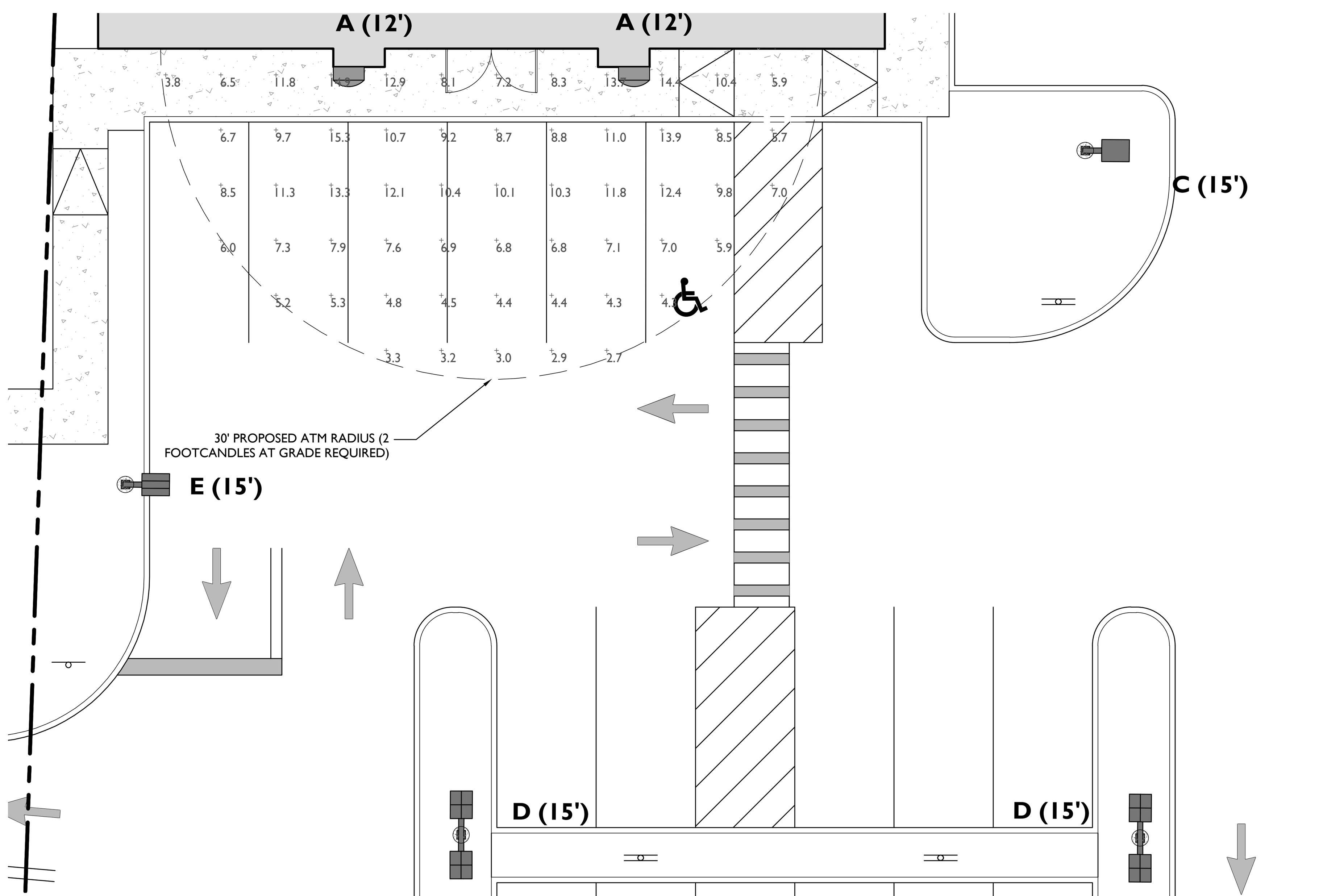
NEW YORK STATE LIGHTING REQUIREMENTS

REQUIRED	PROPOSED
MINIMUM 2 FOOTCANDLES AT FACE OF ATM EXTENDING 30 FEET OUTWARD IN ALL DIRECTIONS AT GROUND LEVEL	2.7 FC
MINIMUM 1 FOOTCANDLES AT FACE OF ATM EXTENDING 60 FEET OUTWARD IN ALL DIRECTIONS 5 FEET ABOVE GRADE MEASURED NORMAL TO A LIGHT SOURCE	1.1 FC
MINIMUM 2 FOOTCANDLES AT FACE OF ATM EXTENDING 50 FEET OUTWARD IN ALL DIRECTIONS 5 FEET ABOVE GRADE	0.5 FC

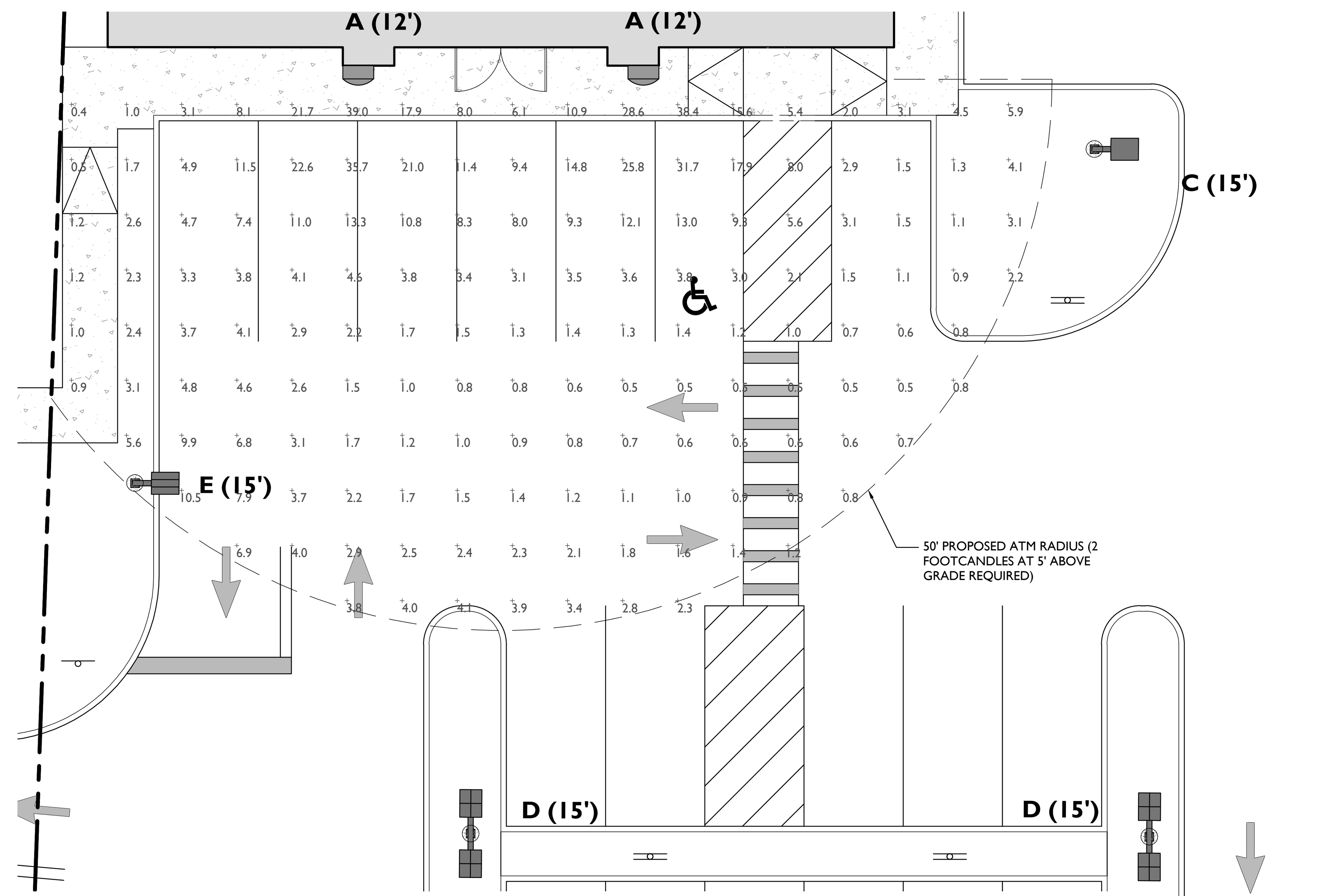
ACCORDING TO § 75-B.4.iv OF THE NEW YORK BANKING LAWS - ARTICLE 2-AA - ATM BANKING LAWS, A MINIMUM OF 2 FOOTCANDLES 50 FEET OUTWARD IN ALL DIRECTIONS AT 50 FT ABOVE GRADE NEED ONLY BE PROVIDED IF THE PRIOR TWO REQUIREMENTS FOR 30 FT AND 60 FT DISTANCES HAVE NOT BEEN MET.

PROPOSED LUMINAIRE SCHEDULE

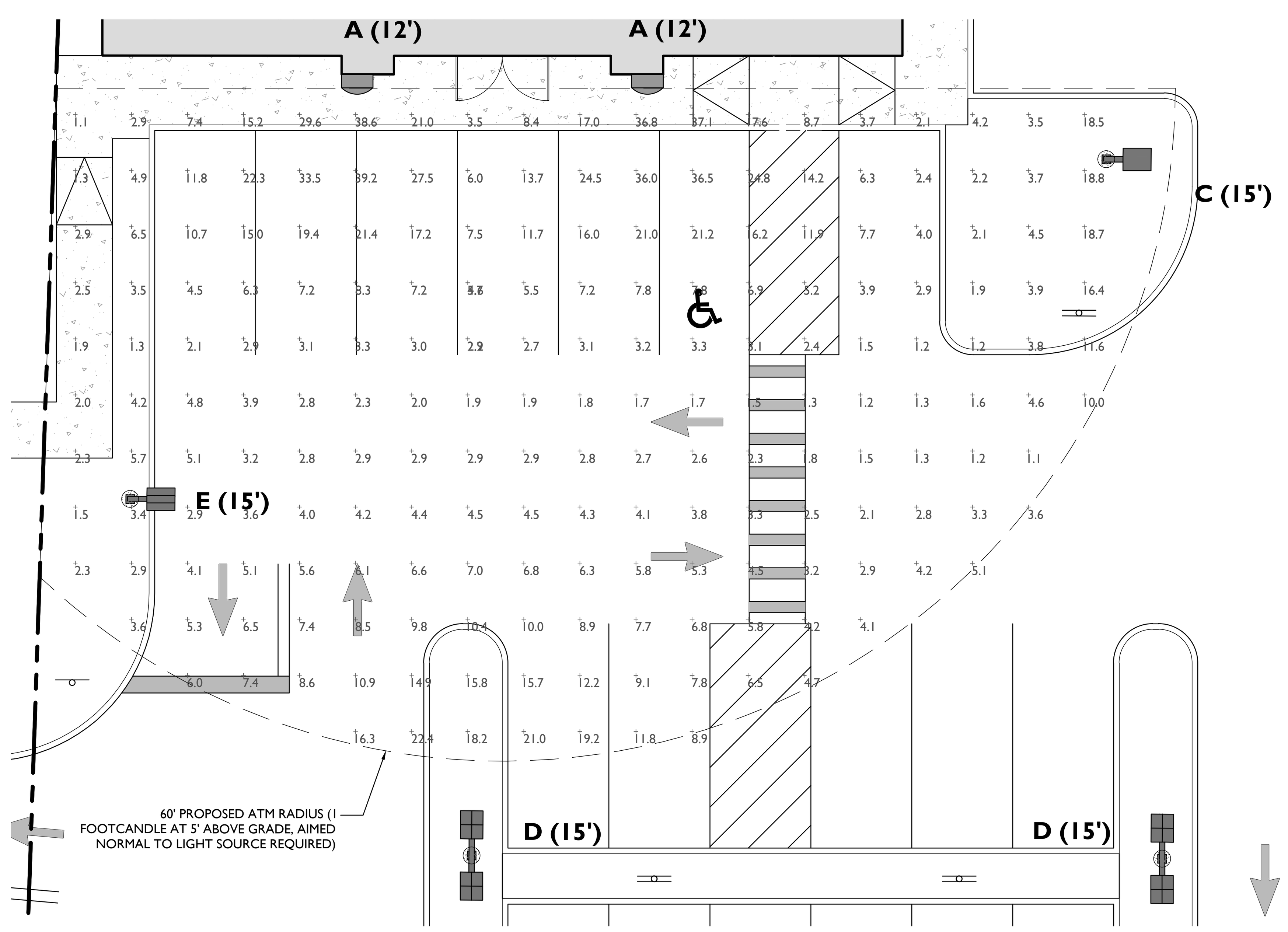
SYMBOL	LABEL	QUANTITY	LUMINAIRE	DISTRIBUTION	LLF	MANUFACTURER	IES FILE
	A	4	EVOLVE LED SCALABLE WALL PACK - ASYMETRIC FORWARD - 8600 LUMENS	ASYMMETRIC FORWARD (TYPE IV)	0.90	GE CURRENT	EWS3_E3D140
	B	1	EVOLVE LED SCALABLE WALL PACK - ASYMMETRIC FORWARD - 2900 LUMENS	ASYMMETRIC FORWARD (TYPE IV)	0.90	GE CURRENT	EWS3_A7D140-______-120-277V
	C	1	EVOLVE LED N SERIES (EANB) AREA LIGHT - ASYMMETRIC NARROW - 14,400 LUMENS	ASYMMETRIC NARROW (TYPE II)	0.90	GE CURRENT	EANB_F2740
	D	2	EVOLVE LED N SERIES (EANB) AREA LIGHT - ASYMETRIC FORWARD - 13,700 LUMENS	ASYMMETRIC FORWARD (TYPE IV)	0.90	GE CURRENT	EANB_F4740
	E	1	EVOLVE LED N SERIES (EANB) AREA LIGHT - ASYMMETRIC NARROW - 4,500 LUMENS	ASYMMETRIC NARROW (TYPE II)	0.90	GE CURRENT	EANB_A2740
	F	1	EVOLVE LED AREA LIGHT (ECRA) CANOPY LIGHT - SYMMETRIC WIDE - 4,170 LUMENS	SYMMETRIC WIDE (TYPE V)	0.90	GE CURRENT	ECRA_A5F540______-120-277V



LIGHTING AT GRADE



LIGHTING AT 60" ABOVE GRADE



LIGHTING AT 60" ABOVE GRADE (NORMAL TO LIGHT SOURCE)

SYMBOL	DESCRIPTION
	PROPOSED CALCULATION AREA
	PROPOSED ISOMETRIC LINE
A (XX')	PROPOSED LIGHTING FIXTURE (MOUNTING HEIGHT)
X.X	PROPOSED LIGHTING INTENSITY (FOOTCANDLES)
	PROPOSED AREA LIGHT
	PROPOSED BUILDING MOUNTED LIGHT

GENERAL LIGHTING NOTES

1. THE LIGHTING LEVELS DEPICTED WITHIN THE PLAN SET ARE CALCULATED UTILIZING DATA OBTAINED FROM THE LISTED MANUFACTURER. ACTUAL ILLUMINATION LEVELS AND PERFORMANCE OF ANY PROPOSED LIGHTING FIXTURE MAY VARY DUE TO UNCONTROLLABLE VARIABLES SUCH ARE WEATHER, VOLTAGE SUPPLY, LAMP TOLERANCE, EQUIPMENT SERVICE LIFE AND OTHER VARIABLE FIELD CONDITIONS.
2. WHERE APPLICABLE, THE EXISTING LIGHT LEVELS DEPICTED WITHIN THE PLAN SET SHALL BE CONSIDERED APPROXIMATE. THE EXISTING LIGHT LEVELS ARE BASED ON FIELD OBSERVATIONS AND THE MANUFACTURER'S DATA OF THE ASSUMED OR MOST SIMILAR LIGHTING FIXTURE MODEL.
3. UNLESS NOTED ELSEWHERE WITHIN THIS PLAN SET, THE LIGHT LOSS FACTORS USED IN THE LIGHTING ANALYSIS ARE AS FOLLOWS:
   - LIGHT EMITTING DIODES (LED): 0.90
4. THE CONTRACTOR SHALL NOTIFY STONEFIELD ENGINEERING & DESIGN, LLC. IN WRITING, PRIOR TO THE START OF CONSTRUCTION, OF ANY PROPOSED LIGHTING LOCATIONS THAT CONFLICT WITH EXISTING/ PROPOSED DRAINAGE, UTILITY, OR OTHER IMPROVEMENTS.
5. THE CONTRACTOR IS RESPONSIBLE TO PREPARE A WIRING PLAN AND PROVIDE ELECTRIC SERVICE TO ALL PROPOSED LIGHTING FIXTURES. THE CONTRACTOR IS REQUIRED TO PREPARE AN AS-BUILT PLAN OF WIRING AND PROVIDE COPIES TO THE OWNER AND STONEFIELD ENGINEERING & DESIGN, LLC.

ATM LIGHTING NOTES:

1. THE CONTRACTOR SHALL REPLACE LAMP COVERS, RE-LAMP AND RE-BALLAST EXISTING LIGHT FIXTURES AS INDICATED WITHIN THE PLAN SET. THE EXISTING FIXTURE HEIGHT SHALL BE MAINTAINED UNLESS INDICATED OTHERWISE. THE LIGHTING DESIGN IS SUBJECT TO CHANGE IF THE EXISTING LIGHT FIXTURES ARE NOT GREATER THAN OR EQUAL TO THE FOLLOWING WATTAGE:
   FIXTURE 'X' = MINIMUM X WATTS
2. PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY STONEFIELD ENGINEERING & DESIGN, LLC. IN WRITING IF THE EXISTING LIGHT FIXTURES ARE NOT THE MINIMUM WATTAGE SPECIFIED WITHIN THE PLAN SET.
3. THE CONTRACTOR IS RESPONSIBLE TO CONFIRM THAT ANY EXISTING LIGHT POLES IDENTIFIED FOR REUSE WITH A PROPOSED LIGHT FIXTURE(S) SHALL BE IN ACCEPTABLE WORKING CONDITION AND HAVE THE CAPACITY TO SUPPORT THE PROPOSED LIGHT FIXTURE(S). ANY MOUNTING EQUIPMENT REQUIRED TO ATTACH THE PROPOSED LIGHTING FIXTURE TO THE EXISTING LIGHT POLE SHALL BE PROVIDED BY THE CONTRACTOR.
4. THE CONTRACTOR SHALL CONFIRM THAT THE LOCATION OF ANY PROPOSED BUILDING MOUNTED LIGHTING FIXTURE WILL NOT CONFLICT WITH ANY EXISTING OR PROPOSED STRUCTURAL ELEMENT (E.G. CANOPY SUPPORT BEAMS). THE CONTRACTOR SHALL NOTIFY STONEFIELD ENGINEERING & DESIGN, LLC. IN WRITING OF ANY FIXTURE CONFLICT PRIOR TO THE START OF CONSTRUCTION.
5. ALL EXISTING TREE LIMBS WITHIN THE 60 FOOT ATM RADIUS SHOWN IN THE PLAN SET SHALL BE TRIMMED TO A MINIMUM OF 6 FEET ABOVE GRADE. ALL SHRUBS WITHIN THE 60 FOOT ATM RADIUS SHALL BE TRIMMED TO A MINIMUM OF 36 INCHES ABOVE GRADE. ALL BRUSH SHALL BE REMOVED. THE CONTRACTOR SHALL CONSIDER ALL FUTURE GROWTH AND FULL BLOOM WHEN TRIMMING LANDSCAPING. EXISTING TREE LIMBS ADJACENT TO LIGHTING FIXTURES SHALL BE TRIMMED AS REQUIRED TO PREVENT LIGHT INTERFERENCE.
6. PRIOR TO BID, CONTRACTOR SHALL VERIFY EXISTING EXTERIOR LIGHTING CONDITIONS AFTER DUSK AND NOTIFY THE DEVELOPER/OWNER AND STONEFIELD ENGINEERING & DESIGN, LLC. OF DAMAGED OR INOPERABLE LIGHTS. THE CONTRACTOR SHALL REPAIR ALL INOPERABLE LIGHTS UNLESS OTHERWISE NOTED WITHIN THIS PLAN SET.
7. THE ILLUMINATION LEVELS DEPICTED WITHIN THE PLAN SET ARE BASED ON REGULATORY STATE STANDARDS FOR SAFETY LIGHTING AND ON CLIENT STANDARDS.
8. ALL LIGHTING FIXTURES, UNLESS OTHERWISE NOTED WITHIN THIS PLAN SET, HAVE THE PHOTOCELL OPTION ENABLED.
9. EXISTING LIGHTING FIXTURES CONTROLLED BY OUTSIDE ENTITIES (E.G. LANDLORD) HAVE BEEN EXCLUDED FROM THE LIGHTING ANALYSIS REFLECTED WITHIN THE PLAN SET. THE PROPOSED LIGHT LEVELS HAVE BEEN DESIGNED TO COMPLY WITH ALL APPLICABLE ATM AND SAFETY LIGHTING REQUIREMENTS INDEPENDENT OF ANY UNCONTROLLED LIGHT FIXTURES.

10' 0' 10' 20'
GRAPHIC SCALE IN FEET
1" = 10'

ISSUE	DATE	BY	DESCRIPTION
2	06/11/2019	PHN	REVISED PER CITY COMMENTS
1	05/30/2019	PHN	ISSUED FOR SUBMISSION

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584 Broadway, Suite 310, New York, NY 10012
Phone 718.606.8305

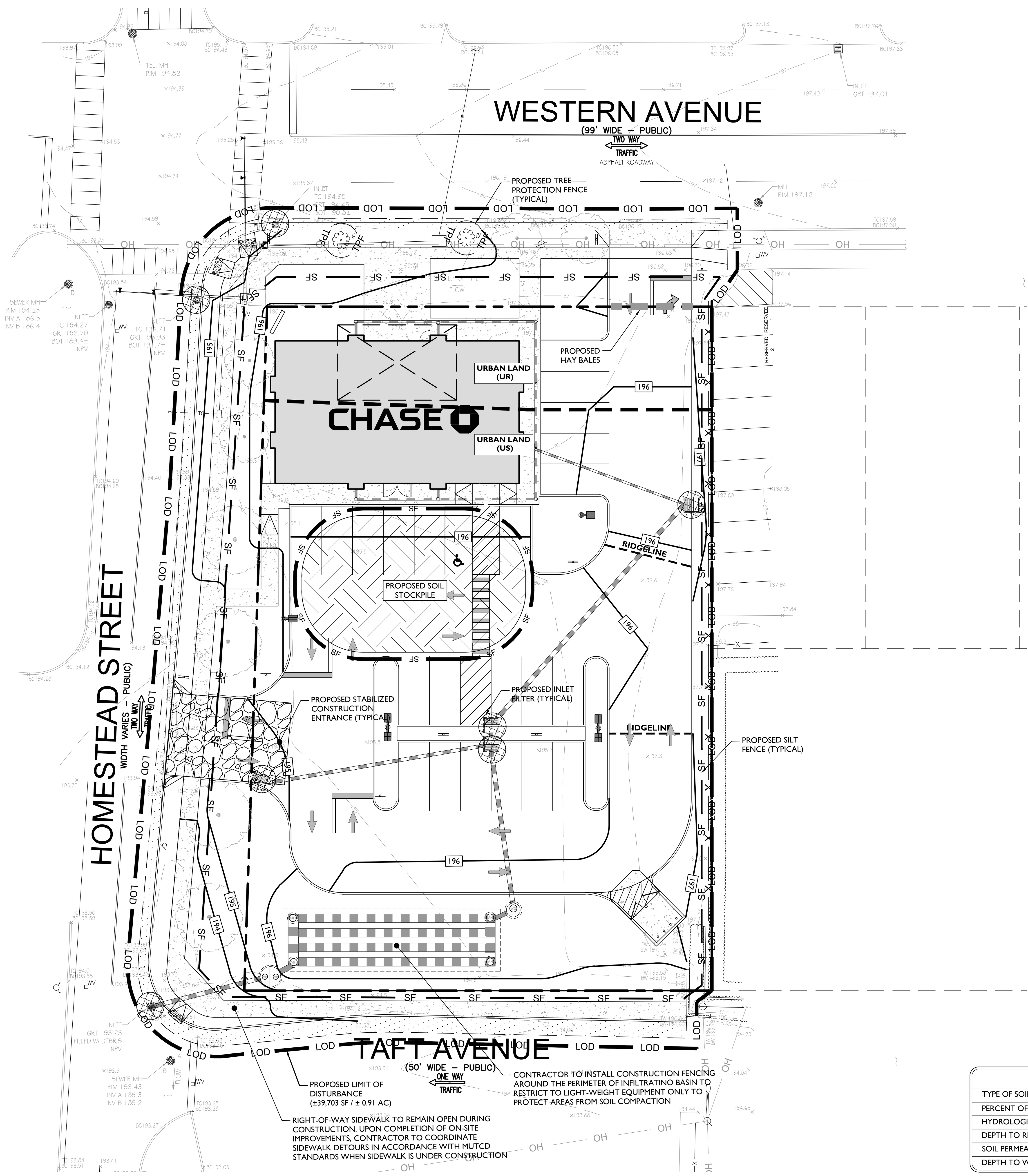
SITE PLAN
CHASE
PROPOSED BANK
BLOCK 3, LOT 38
1 HOMESTEAD STREET
CITY OF ALBANY
ALBANY COUNTY, NY

ZACHARY E. CHAPLIN, P.E.
NEW YORK LICENSE No. 099748
LICENSED PROFESSIONAL ENGINEER
STONEFIELD engineering & design

SCALE: 1" = 10' PROJECT ID: T-17779

TITLE:
ATM SECURITY LIGHTING PLAN

DRAWING:
C-8



SYMBOL	DESCRIPTION
— — —	PROPERTY BOUNDARY
— — —	ADJACENT PROPERTY BOUNDARY
— LOD —	PROPOSED LIMIT OF DISTURBANCE
— SF —	PROPOSED SILT FENCE
— TPF —	PROPOSED TREE PROTECTION FENCE
	PROPOSED STOCKPILE & EQUIPMENT STORAGE
	PROPOSED STABILIZED CONSTRUCTION ENTRANCE
	PROPOSED INLET PROTECTION FILTER

SOIL EROSION AND SEDIMENT CONTROL NOTES

1. THE CONTRACTOR IS RESPONSIBLE FOR SOIL EROSION AND SEDIMENT CONTROL IN ACCORDANCE WITH LOCAL, STATE, AND FEDERAL REQUIREMENTS.
2. THE CONTRACTOR IS RESPONSIBLE FOR DUST CONTROL IN COMPLIANCE WITH LOCAL, STATE, AND FEDERAL AIR QUALITY STANDARDS.
3. THE CONTRACTOR IS RESPONSIBLE TO INSPECT ALL SOIL EROSION AND SEDIMENT CONTROL MEASURES WEEKLY AND AFTER A PRECIPITATION EVENT GREATER THAN 1 INCH. THE CONTRACTOR SHALL MAINTAIN AN INSPECTION LOG ON SITE AND DOCUMENT CORRECTIVE ACTION TAKEN THROUGHOUT THE COURSE OF CONSTRUCTION AS REQUIRED.

SEQUENCE OF CONSTRUCTION:

1. OBTAIN PLAN APPROVAL AND ALL APPLICABLE PERMITS.
2. HOLD PRE-CONSTRUCTION MEETING AT LEAST ONE WEEK PRIOR TO STARTING CONSTRUCTION.
3. ESTABLISH CONTRACTOR STAGING AREA.
4. INSTALL STABILIZED CONSTRUCTION ENTRANCE AND PERIMETER SILT FENCE / HAY BALES AS SHOWN. THESE SHALL BE THE ONLY ENTRANCES AND EXITS FOR THE CONSTRUCTION SITE.
5. CONSTRUCTION AREA SECURITY FENCING MAY BE INSTALLED ALONG PERIMETER OF SITE AS LONG AS NO CONFLICTS OCCUR WITH THE REQUIREMENTS PROPOSED IN THE SEDIMENT CONTROL PLAN AND DETAILS.
6. BEGIN DEMOLITION OF EXISTING STRUCTURES. ALL EXPOSED SOIL AREAS FOR DEMOLITION SHALL BE STABILIZED TEMPORARILY UNTIL NEXT PHASE OF CONSTRUCTION BEGINS.
7. STOCKPILE WILL BE STABILIZED, LEVELED AND PROTECTED FROM WIND AND RUNOFF EROSION WITH PLASTIC COVERS, AND PROTECTED WITH HAY BALES AND SILT FENCE.
7. BEGIN ROUGH GRADING SITE
8. INSTALL PERMANENT DRAINAGE STRUCTURES AND STORMWATER CONVEYANCE SYSTEM BEGINNING FROM DOWNSTREAM WORKING UPSTREAM. INSTALL INLET FILTER PROTECTION AS REQUIRED IMMEDIATELY FOLLOWING THE INLET / CATCH BASIN BECOMING FUNCTIONAL.
9. BEGIN UTILITY INSTALLATIONS AND CONNECTIONS TO PROPOSED BUILDING LOCATION
10. BEGIN SITE IMPROVEMENTS. UPON COMPLETION OF FILL ACTIVITIES, BEGIN PAVEMENT SUBGRADE PREPARATION AND CONSTRUCTION OF ON-SITE CURBING AND PAVEMENT / CONCRETE PAD BASE COURSE.
11. COMPLETE FINAL GRADING FOR BUILDING.
12. INSTALL ASPHALT PAVEMENT AND CONCRETE PAD.
13. CONSTRUCT BUILDINGS.
14. COMPLETE CONSTRUCTION / INSTALLATION OF SITE FEATURES.
15. SPREAD TOPSOIL AND PERMANENTLY STABILIZE ANY PROPOSED LANDSCAPING AREAS UPSTREAM OF THE STORMWATER MANAGEMENT FACILITIES WITH SEEDING AND MULCH.
16. AFTER THE SITE IS PERMANENTLY STABILIZED, REMOVE ANY REMAINING TEMPORARY SEDIMENT CONTROLS AND DEVICES. FINE GRADE AND PROVIDE STABILIZATION WITH PERMANENT SEED AND MULCH FOR ANY AREAS DISTURBED IN THIS PROCESS.

GENERAL NOTES:

1. THE CONTRACTOR SHALL PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITIES FIELD VERIFY THE SITE CONDITIONS AND SCOPE OF WORK DEPICTED ON THE PLAN SET. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER OF ANY DISCREPANCIES BETWEEN THE DRAWINGS AND THE ACTUAL FIELD CONDITIONS.
2. THE CONTRACTOR SHALL CALL NEW YORK 811 AT "811" OR "1-800-272-4480" AT LEAST 48 HOURS PRIOR TO BEGINNING ANY WORK.
3. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THE APPLICABLE PERMITS AND SHALL CONFORM TO THE REQUIREMENTS OF ALL APPLICABLE LOCAL, STATE AND FEDERAL AGENCIES.
4. THE CONTRACTOR SHALL, WITHOUT EXTRA COST TO THE PROJECT REPAIR AND MAINTAIN EXISTING SEDIMENT CONTROL DEVICES UNTIL ALL AREAS WITHIN THE LIMITS OF CONSTRUCTION ARE STABILIZED. ALL SEDIMENT CONTROL MEASURES REFERRED TO ON THESE PLANS SHALL BE IN ACCORDANCE WITH THE CURRENT EDITION OF THE "NEW YORK STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL".

STABILIZATION NOTES:

1. CONTRACTOR SHALL MEET ALL GUIDELINES AND REQUIREMENTS FOR TEMPORARY STABILIZATION OF ALL DISTURBED AREAS.
2. DISTURBED AREAS SHALL BE TEMPORALLY STABILIZED WITHIN 14 DAYS OF DISTURBANCE UNLESS CONSTRUCTION SHALL RESUME IN THAT AREA WITHIN 21 DAYS.
3. CONTRACTOR SHALL MEET ALL GUIDELINES AND REQUIREMENTS FOR PERMANENT STABILIZATION OF ALL DISTURBED AREAS.

SOIL CHARACTERISTICS CHART

TYPE OF SOIL	URBAN LAND (US)	URBAN LAND (UR)
PERCENT OF SITE COVERAGE	18.0%	82.0%
HYDROLOGIC SOIL GROUP	N/A	N/A
DEPTH TO RESTRICTIVE LAYER	> 6.5 FT	N/A
SOIL PERMEABILITY	WELL DRAINED	N/A
DEPTH TO WATER TABLE	> 6.5 FT	N/A

20' 0' 20' 40'
GRAPHIC SCALE IN FEET
1" = 20'

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LICENSED PROFESSIONAL ENGINEER

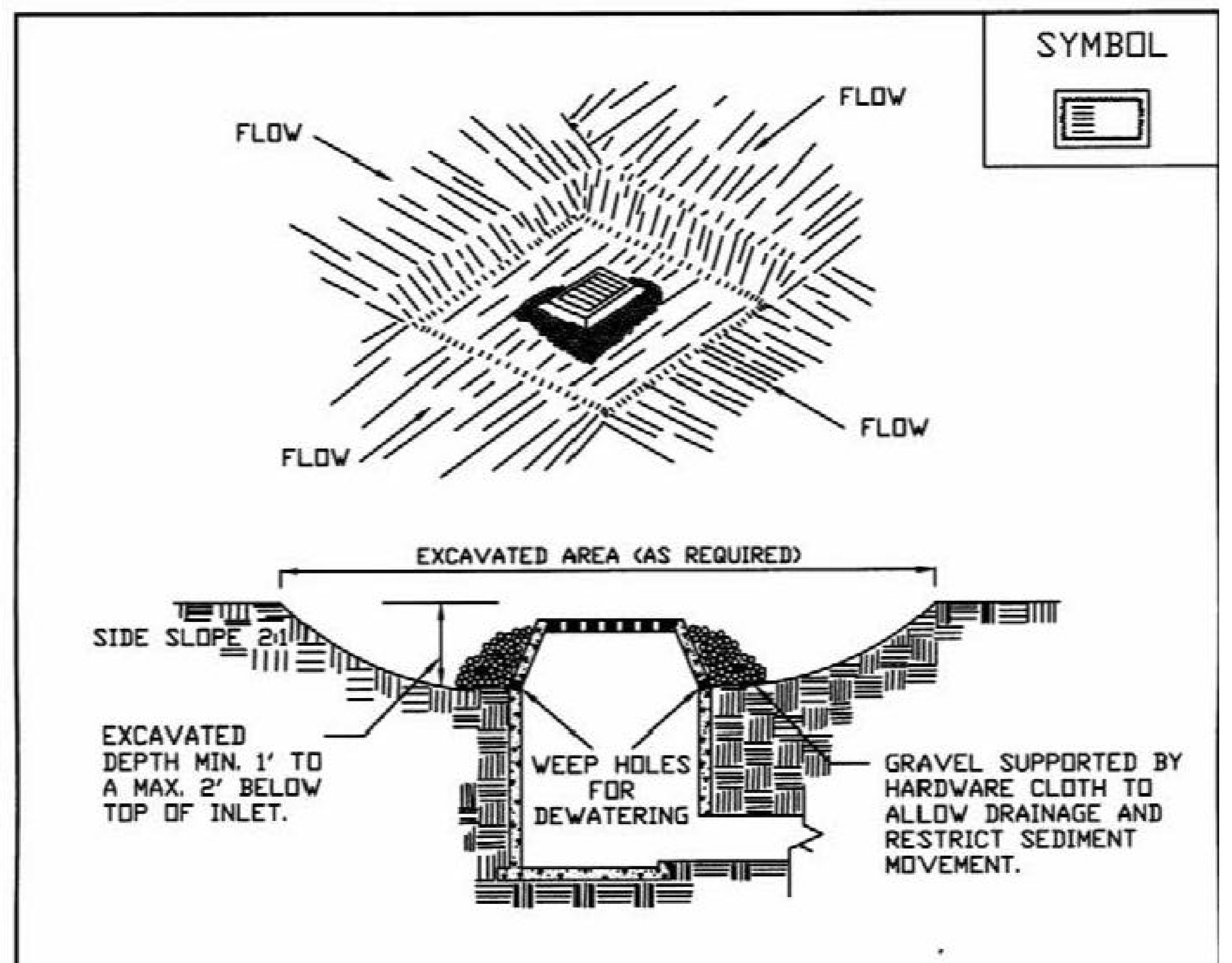
STONEFIELD
engineering & design

SCALE: 1" = 20' PROJECT ID: T-17779

TITLE:
EROSION AND SEDIMENT CONTROL PLAN

DRAWING:
C-9

Figure 5A.11
Excavated Drop Inlet Protection



CONSTRUCTION SPECIFICATIONS

1. CLEAR THE AREA OF ALL DEBRIS THAT WILL HINDER EXCAVATION.
2. GRADE APPROACH TO THE INLET UNIFORMLY AROUND THE BASIN.
3. WEEP HOLES SHALL BE PROTECTED BY GRAVEL.
4. UPON STABILIZATION OF CONTRIBUTING DRAINAGE AREA, SEAL WEEP HOLES, FILL EXCAVATION WITH STABLE SOIL TO FINAL GRADE, COMPACT IT PROPERLY AND STABILIZE WITH PERMANENT SEEDING.

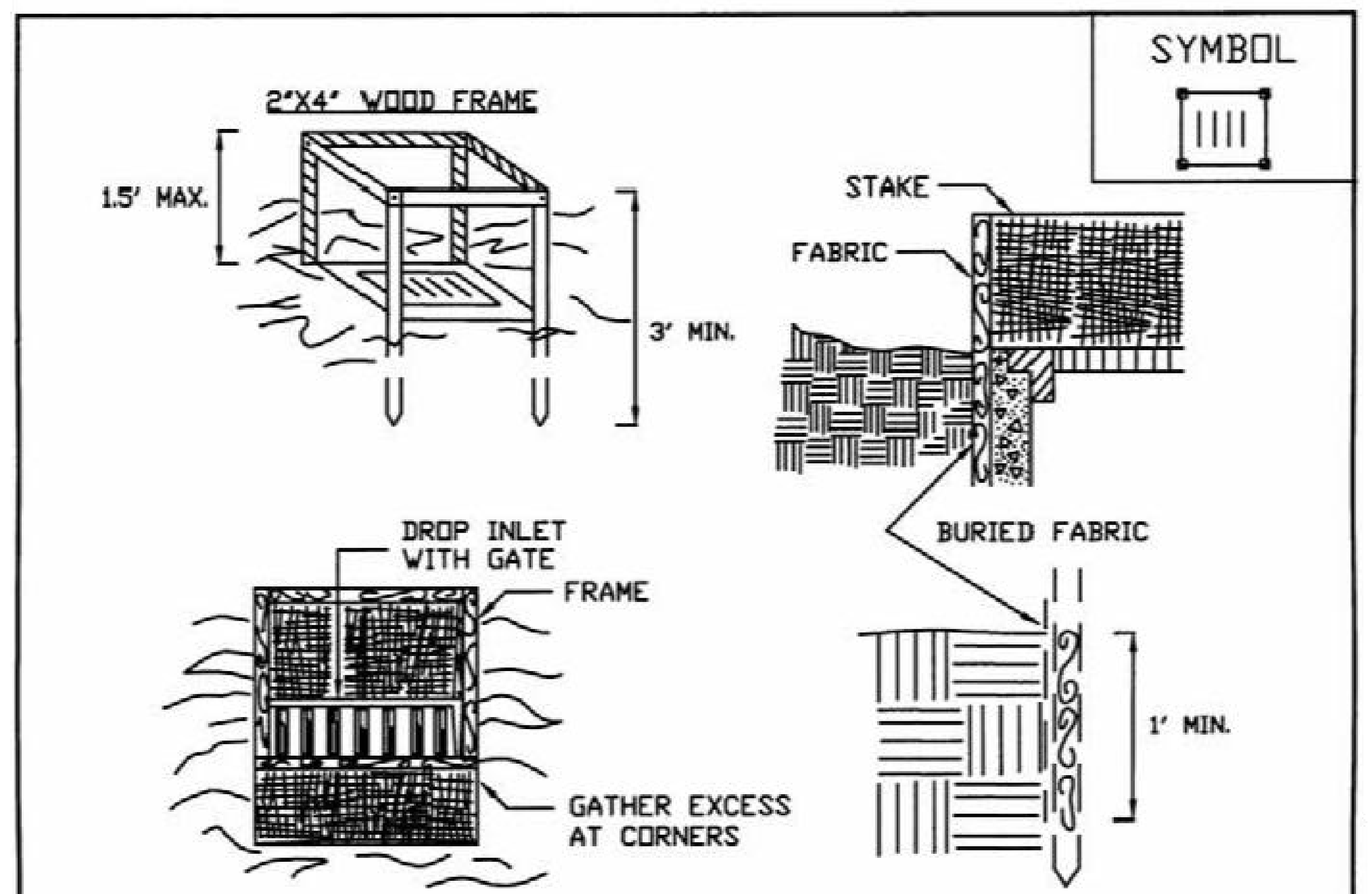
MAXIMUM DRAINAGE AREA 1 ACRE

ADAPTED FROM DETAILS PROVIDED BY: USDA - NRCS, NEW YORK STATE DEPARTMENT OF TRANSPORTATION, NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION, NEW YORK STATE SOIL & WATER CONSERVATION COMMITTEE	EXCAVATED DROP INLET PROTECTION

August 2005 Page 5A.29 New York Standards and Specifications For Erosion and Sediment Control

1

Figure 5A.12
Filter Fabric Drop Inlet Protection



CONSTRUCTION SPECIFICATIONS

1. FILTER FABRIC SHALL HAVE AN EOS OF 40-85. BURLAP MAY BE USED FOR SHORT TERM APPLICATIONS.
2. CUT FABRIC FROM A CONTINUOUS ROLL TO ELIMINATE JOINTS. IF JOINTS ARE NEEDED THEY WILL BE OVERLAPPED TO THE NEXT STAKE.
3. STAKE MATERIALS WILL BE STANDARD 2" x 4" WOOD OR EQUIVALENT. METAL WITH A MINIMUM LENGTH OF 3 FEET.
4. SPACE STAKES EVENLY AROUND INLET 3 FEET APART AND DRIVE A MINIMUM 18 INCHES DEEP. SPANS GREATER THAN 3 FEET MAY BE BRIDGED WITH THE USE OF WIRE MESH BEHIND THE FILTER 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" x 4" WOOD FRAME SHALL BE COMPLETED AROUND THE CREST OF THE FABRIC FOR OVER FLOW STABILITY.

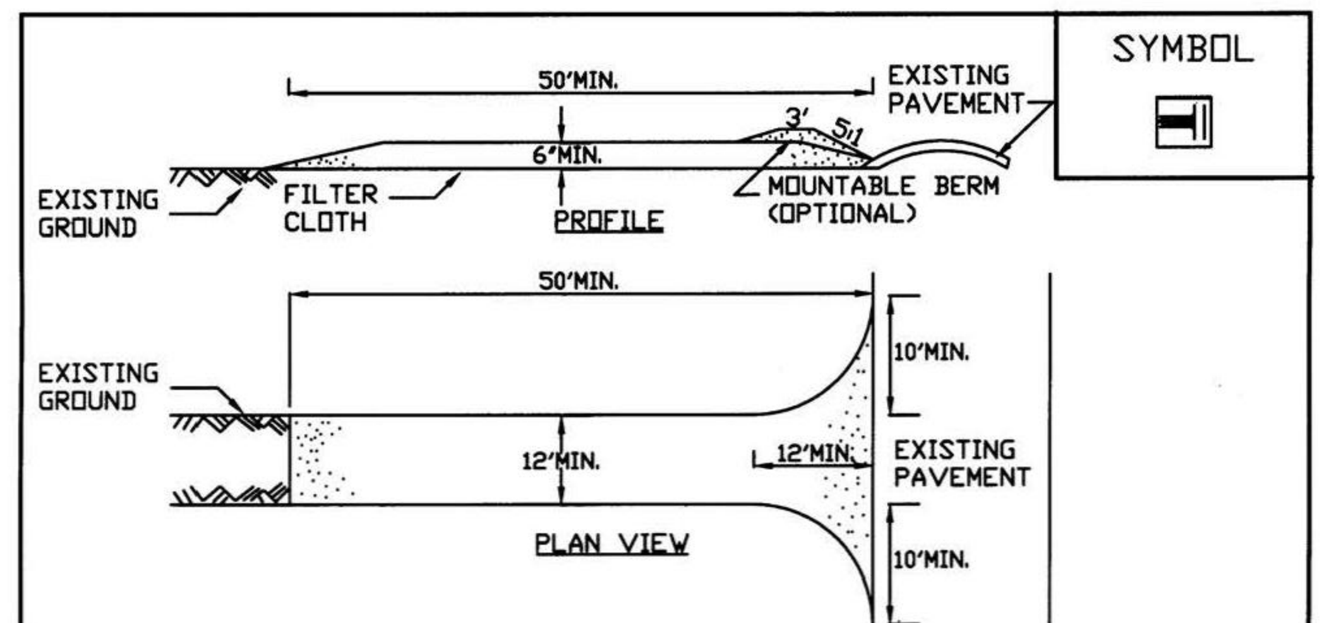
MAXIMUN DRAINAGE AREA 1 ACRE

ADAPTED FROM DETAILS PROVIDED BY: USDA - NRCS, NEW YORK STATE DEPARTMENT OF TRANSPORTATION, NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION, NEW YORK STATE SOIL & WATER CONSERVATION COMMITTEE	FILTER FABRIC DROP INLET PROTECTION

New York Standards and Specifications For Erosion and Sediment Control Page 5A.30 August 2005

2

Figure 5A.35
Stabilized Construction Entrance



CONSTRUCTION SPECIFICATIONS

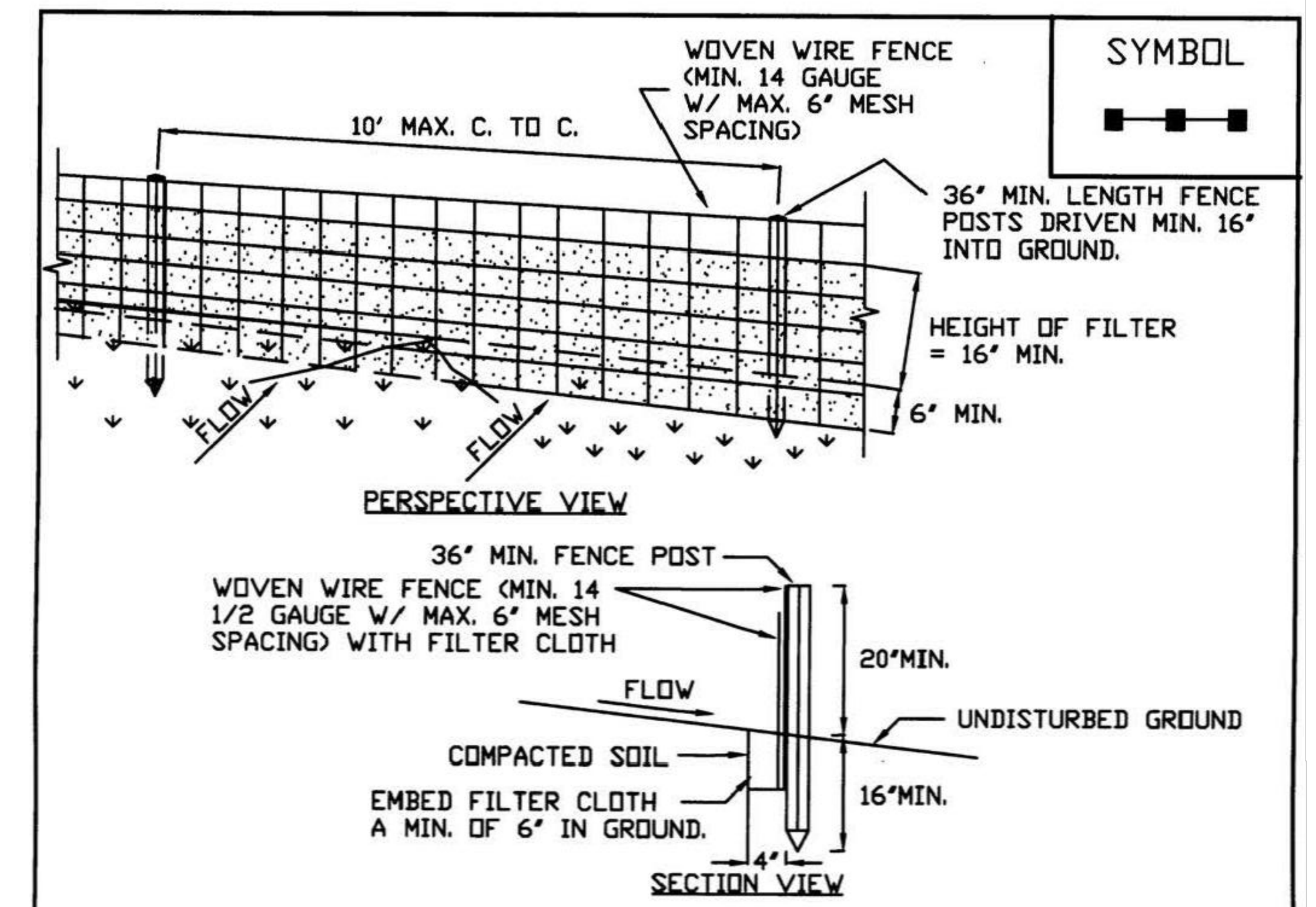
1. STONE SIZE - USE 1-4 INCH STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
2. LENGTH - NOT LESS THAN 50 FEET (EXCEPT ON A SINGLE RESIDENCE LOT WHERE A 30 FOOT MINIMUM LENGTH WOULD APPLY).
3. THICKNESS - NOT LESS THAN SIX (6) INCHES.
4. WIDTH - TWELVE (12) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS. TWENTY-FOUR (24) FOOT IF SINGLE ENTRANCE TO SITE.
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 BENEATH 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, ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACTED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
8. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON A 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.

ADAPTED FROM DETAILS PROVIDED BY: USDA - NRCS, NEW YORK STATE DEPARTMENT OF TRANSPORTATION, NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION, NEW YORK STATE SOIL & WATER CONSERVATION COMMITTEE	STABILIZED CONSTRUCTION ENTRANCE

New York Standards and Specifications For Erosion and Sediment Control Page 5A.76 August 2005

3

Figure 5A.8
Silt Fence



CONSTRUCTION SPECIFICATIONS

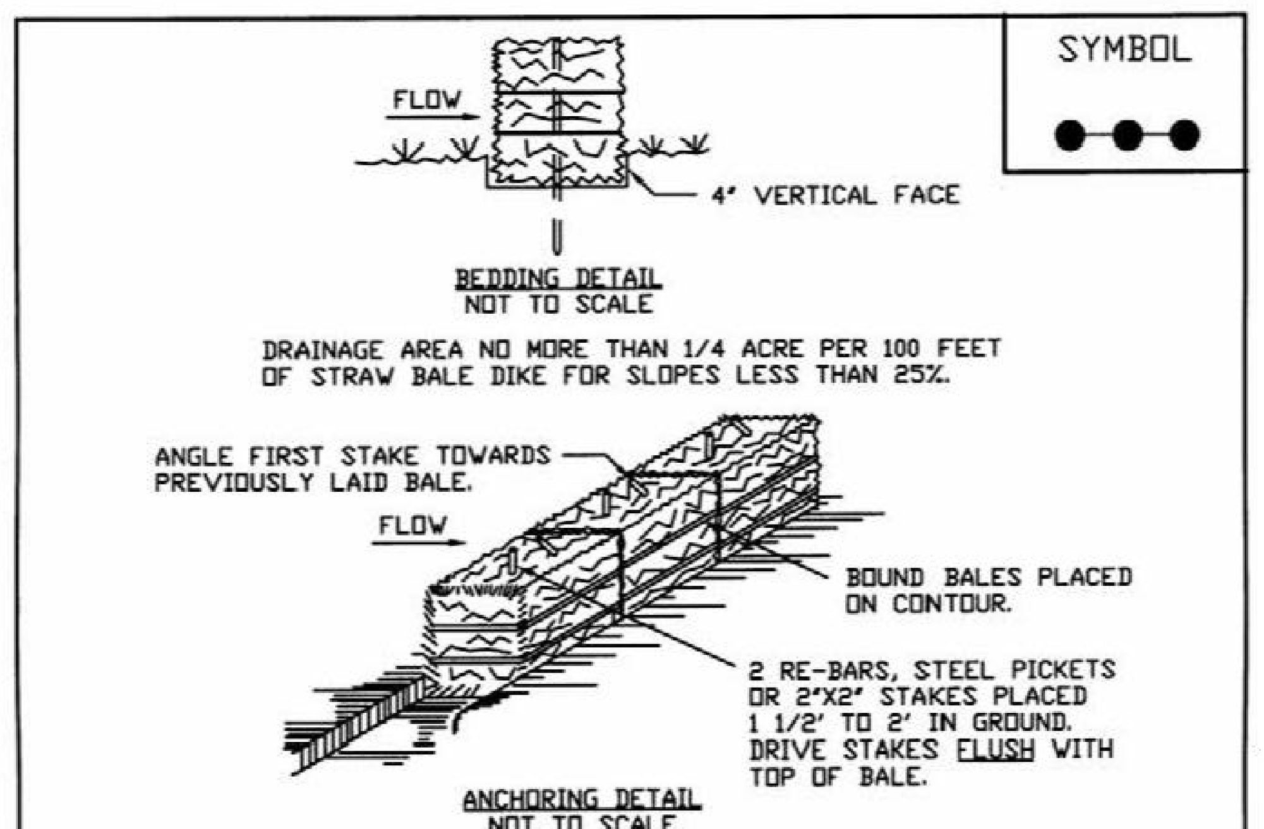
1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES. POSTS SHALL BE STEEL EITHER "T" OR "U" TYPE OR HARDWOOD.
2. FILTER CLOTH TO BE TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION. FENCE SHALL BE WOVEN WIRE, 6" MAXIMUM MESH OPENING.
3. 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 EQUIVALENT.
4. PREFABRICATED UNITS SHALL BE GEOFAB, ENVIROFENCE, OR APPROVED EQUIVALENT.
5. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.

ADAPTED FROM DETAILS PROVIDED BY: USDA - NRCS, NEW YORK STATE DEPARTMENT OF TRANSPORTATION, NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION, NEW YORK STATE SOIL & WATER CONSERVATION COMMITTEE	SILT FENCE

August 2005 Page 5A.21 New York Standards and Specifications For Erosion and Sediment Control

4

Figure 5A.7
Straw Bale Dike



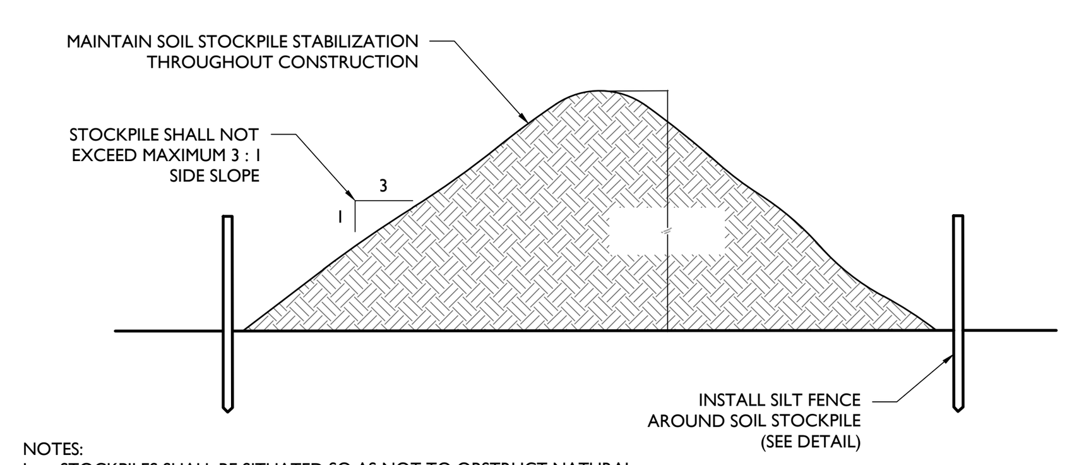
CONSTRUCTION SPECIFICATIONS

1. BALES SHALL BE PLACED AT THE TOE OF A SLOPE OR ON THE CONTOUR AND IN A ROW WITH ENDS TIGHTLY ABUTTING THE ADJACENT BALES.
2. EACH BALE SHALL BE EMBEDDED IN THE SOIL A MINIMUM OF (4) INCHES, AND PLACED SO THE BINDINGS ARE HORIZONTAL.
3. BALES SHALL BE SECURELY ANCHORED IN PLACE BY EITHER TWO STAKES OR RE-BARS DRIVEN THROUGH THE BALE. THE FIRST STAKE IN EACH BALE SHALL BE DRIVEN TOWARD THE PREVIOUSLY LAID BALE AT AN ANGLE TO FORCE THE BALES TOGETHER. STAKES SHALL BE DRIVEN FLUSH WITH THE BALE.
4. INSPECTION SHALL BE FREQUENT AND REPAIR REPLACEMENT SHALL BE MADE PROMTLY AS NEEDED.
5. BALES SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR USEFULLNESS SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE.

ADAPTED FROM DETAILS PROVIDED BY: USDA - NRCS, NEW YORK STATE DEPARTMENT OF TRANSPORTATION, NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION, NEW YORK STATE SOIL & WATER CONSERVATION COMMITTEE	STRAW BALE DIKE

New York Standards and Specifications For Erosion and Sediment Control Page 5A.18 August 2005

5



NOTES:
1. STOCKPILES SHALL BE SITUATED SO AS NOT TO OBSTRUCT NATURAL DRAINAGE OR CAUSE OFF-SITE ENVIRONMENTAL DAMAGE.
2. STOCKPILES SHALL BE STABILIZED IN ACCORDANCE WITH THE STANDARDS FOR PERMANENT OR TEMPORARY VEGETATIVE COVER FOR SOIL STABILIZATION, AS APPROPRIATE (SEE SOIL EROSION NOTES).

SOIL STOCKPILE DETAIL

NOT TO SCALE

6

ISSUE	DATE	BY	DESCRIPTION
2	06/11/2019	PHN	REVISED PER CITY COMMENTS
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STONEFIELD engineering & design

SCALE: AS SHOWN | PROJECT ID: T-17779

TITLE:

EROSION AND SEDIMENT CONTROL DETAILS

DRAWING:

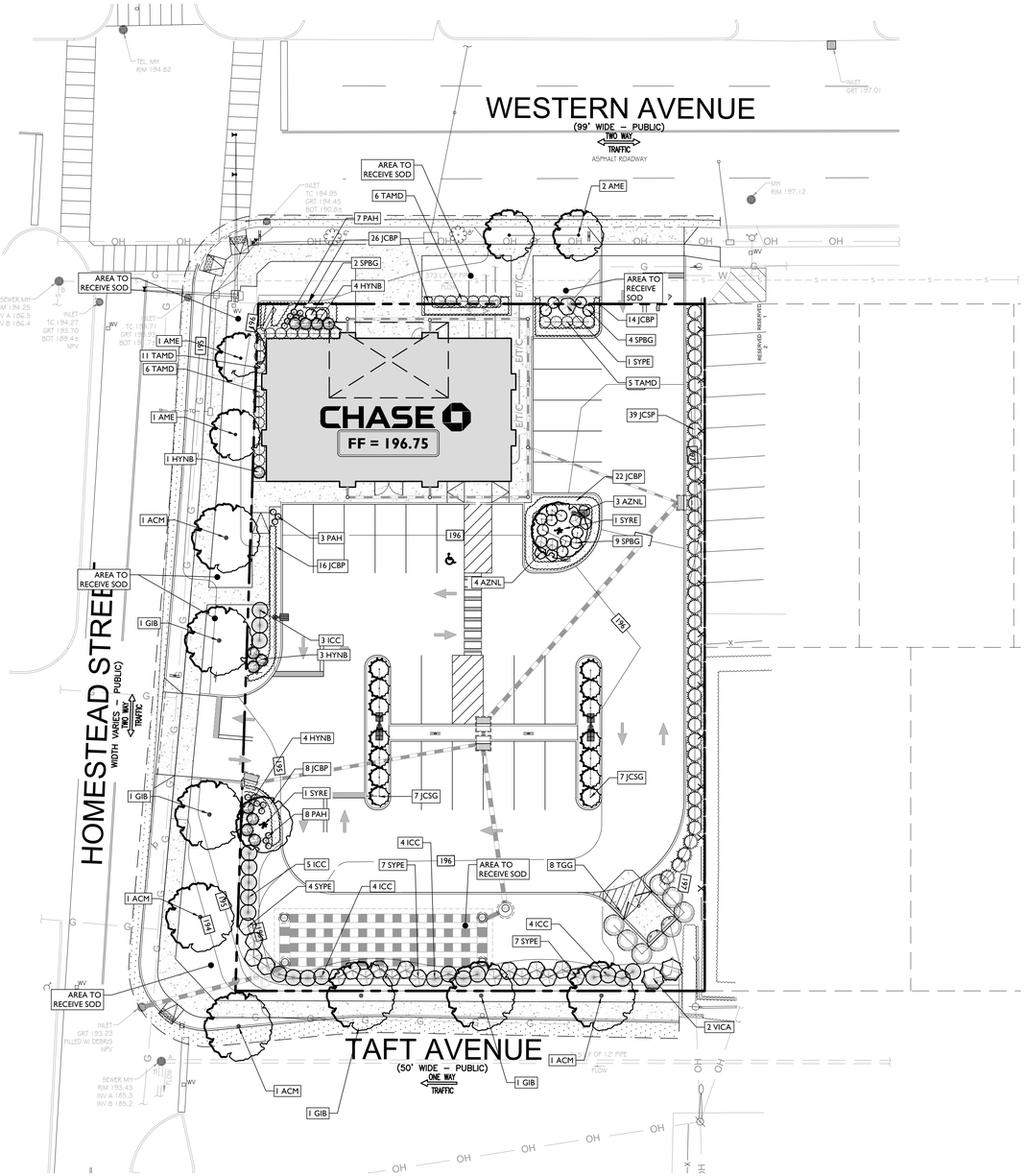
C-10

LANDSCAPING NOTES

1. THE CONTRACTOR SHALL RESTORE ALL DISTURBED GRASS AND LANDSCAPED AREAS TO MATCH EXISTING CONDITIONS UNLESS INDICATED OTHERWISE WITHIN THE PLAN SET.
2. THE CONTRACTOR SHALL RESTORE ALL DISTURBED LAWN AREAS WITH A MINIMUM 4 INCH LAYER OF TOPSOIL AND SEED.
3. THE CONTRACTOR SHALL RESTORE MULCH AREAS WITH A MINIMUM 3 INCH LAYER OF MULCH .
4. THE MAXIMUM SLOPE ALLOWABLE IN LANDSCAPE RESTORATION AREAS SHALL BE 3 FEET HORIZONTAL TO 1 FOOT VERTICAL (3:1 SLOPE) UNLESS INDICATED OTHERWISE WITHIN THE PLAN SET.
5. THE CONTRACTOR IS REQUIRED TO LOCATE ALL SPRINKLER HEADS IN AREA OF LANDSCAPING DISTURBANCE PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL RELOCATE SPRINKLER HEADS AND LINES IN ACCORDANCE WITH OWNER'S DIRECTION WITHIN AREAS OF DISTURBANCE.
6. THE CONTRACTOR SHALL ENSURE THAT ALL DISTURBED LANDSCAPED AREAS ARE GRADED TO MEET FLUSH AT THE ELEVATION OF WALKWAYS AND TOP OF CURB ELEVATIONS EXCEPT UNLESS INDICATED OTHERWISE WITHIN THE PLAN SET. NO ABRUPT CHANGES IN GRADE ARE PERMITTED IN DISTURBED LANDSCAPING AREAS.

IRRIGATION NOTE:

IRRIGATION CONTRACTOR TO PROVIDE A DESIGN FOR AN IRRIGATION SYSTEM SEPARATING PLANTING BEDS FROM LAWN AREA. PRIOR TO CONSTRUCTION, DESIGN IS TO BE SUBMITTED TO THE PROJECT LANDSCAPE DESIGNER FOR REVIEW AND APPROVAL. WHERE POSSIBLE, DRIP IRRIGATION AND OTHER WATER CONSERVATION TECHNIQUES SUCH AS RAIN SENSORS SHALL BE IMPLEMENTED. CONTRACTOR TO VERIFY MAXIMUM ON SITE DYNAMIC WATER PRESSURE AVAILABLE MEASURED IN PSI. PRESSURE REDUCING DEVICES OR BOOSTER PUMPS SHALL BE PROVIDED TO MEET SYSTEM PRESSURE REQUIREMENTS. DESIGN TO SHOW ALL VALVES, PIPING, HEADS, BACKFLOW PREVENTION, METERS, CONTROLLERS, AND SLEEVES WITHIN HARDSCAPE AREAS.



PLANT SCHEDULE

PLANT KEY	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
DECIDUOUS TREES					
AME	4	AMELANCHIER CANADENSIS	SERVICEBERRY	7' - 8' HT	SINGLE STEM/B&B
ACM	4	ACER CAMPESTRE	HEDGE MAPLE	2" - 2.5" CALIPER	B&B
GIB	4	GINKO BILOBA	GINKO	2" - 2.5" CALIPER	B&B
SYRE	2	SYRINGA RETICULATA	JAPANESE TREE LILAC	2" - 2.5" CALIPER	TREE FORM, B&B
EVERGREEN TREES					
TGG	8	THUJA 'GREEN GIANT'	GREEN GIANT ARBORVITAE	7' - 8' HT	B&B
EVERGREEN SHRUBS					
ICC	20	ILEX CRENATA 'COMPACTA'	COMPACT JAPANESE HOLLY	24" - 30"	B&B
JCSG	14	JUNIPERUS CHINENSIS 'SEA GREEN'	SEA GREEN JUNIPER	24" - 30"	B&B
JCSP	39	JUNIPERUS CHINENSIS 'SPARTAN'	SPARTAN JUNIPER	3' - 4' HT	5 GAL
TAMD	28	TAXUS X MEDIA 'DENSIFORMIS'	SPREADING YEW	24" - 30"	B&B
DECIDUOUS SHRUBS					
AZNL	7	AZALEA 'NORTHERN LIGHTS'	NORTHERN LIGHTS AZALEA	24" - 30"	5 GAL
HYNB	12	HYDRANGEA MACROPHYLLA 'NIKKO BLUE'	NIKKO BLUE HYDRANGEA	24" - 30"	5 GAL
SPBG	15	SPIREA BUMALDA 'GOLDFLAME'	GOLD FLAME SPIREA	24" - 30"	5 GAL
SYPE	19	SYRINGA X 'PENDA'	BLOOMERANG DWARF LILAC	24" - 30"	5 GAL
VICA	2	VIBURNUM CARLESII 'CAYUGA'	CAYUGA KOREAN SPICE VIBURNUM	24" - 30"	5 GAL
GROUND COVERS					
JCBP	86	JUNIPERUS CONFERTA 'BLUE PACIFIC'	SHORE JUNIPER	18"- 24"	CONT. 3' O.C.
GRASSES					
PAH	18	PENNISETUM ALOPECUROIDES 'HAMELN'	DWARF FOUNTAIN GRASS	1 GAL.	CONT. 18" O.C.

NOTE: IF ANY DISCREPANCIES OCCUR BETWEEN AMOUNTS SHOWN ON THE LANDSCAPE PLAN AND WITHIN THE PLANT LIST, THE PLAN SHALL DICTATE.

LANDSCAPING AND BUFFER REQUIREMENTS

CODE SECTION	REQUIRED	PROPOSED
§ 375-4.(F)(4)(IV) REQUIRED PLANT MATERIAL	IN ALL AREAS WHERE LANDSCAPING IS REQUIRED, A MINIMUM OF 80 PERCENT OF THE SURFACE AREA SHALL BE COVERED BY LIVING MATERIALS, RATHER THAN MULCH, BARK, GRAVEL OR OTHER NON-LIVING MATERIAL.	COMPLIES
§ 375-4.(F)(3)(C) MINIMUM PLANT SIZE AT INSTALL	LARGE DECIDUOUS SHADE TREE: 2" MIN CALIPER MEDIUM DECIDUOUS SHADE TREE: 2" MIN CALIPER ORNAMENTAL TREE: 4' HT CONIFERS" 6' HT SHRUBS: 5 GAL CONTAINER GROUND COVER PLANTS: 50% SURFACE COVERAGE	COMPLIES
§ 375-4.(F)(3)(E) VEGETATIVE COVERAGE	LANDSCAPING, SCREENING, AND/OR BUFFERING ACHIEVES AT LEAST THE EQUIVALENT OF 30 PERCENT LOT COVERAGE BY VEGETATED MATERIAL TO THE GREATEST DEGREE PRACTICABLE	25% (6,662 SF) (W)
§ 375-4.(F)(4)(A) STREET TREES	AT LEAST ONE SHADE TREE SHALL BE PLANTED PER 35 LINEAR FEET OF STREET FRONTAGE. REQUIRED TREES SHALL BE PLANTED WITH 35 FOOT ON-CENTER SPACING TO THE MAXIMUM DEGREE PRACTICABLE HOMESTEAD STREET 201 LF/35= 5.74 TREES WESTERN AVE 127 LF/35= 3.62 TREES TAFT AVE 138 LF/35= 3.94 TREES	 6 TREES PROPOSED 2 TREES PROPOSED/ 2 EXISTING 4 TREES PROPOSED
§ 375-4(F).(6)(A)(II) PARKING LOT LANDSCAPING	PARKING WITHIN 30 FEET OF FRONT LINE: A CONTINUOUS LINE OF SHRUBS THAT ACHIEVES 80 PERCENT OPAQUE SCREENING BETWEEN 30 AND 48 INCHES IN HEIGHT DURING SUMMER MONTHS.	 COMPLIES
§ 375-4.(F)(6)(A)(I) PARKING LOT LANDSCAPING	AN AREA EQUAL TO AT LEAST SEVEN PERCENT OF THE SURFACE AREA OCCUPIED BY VEHICLE PARKING SPACES , INCLUSIVE OF DRIVING AISLES AND DRIVEWAYS NECESSARY FOR ACCESS TO AND CIRCULATION AMONG THOSE SPACES, SHALL BE LANDSCAPED VEHICULAR AISLES AND PARKING SPACES: 14,392 SF LANDSCAPE BEDS REQUIRED 7%: 1,008 SF LANDSCAPING SHALL INCLUDE A MINIMUM OF ONE TREE ISLAND CONTAINING AT LEAST 80 SQUARE FEET OF LAND AREA SHALL INCLUDE AT LEAST ONE MEDIUM SHADE TREE OR LARGER FOR EVERY 20 PARKING SPACES TOTAL PARKING SPACES: 23 SPOTS; 2 TREES	 LANDSCAPE BEDS PROPOSED: 4,915 SF= 34.15% COMPLIES 2 MEDIUM SHADE TREES
§ 375-4.(F)(6)(A)(III) PARKING LOT LANDSCAPING	MULCH SHALL NOT BE INSTALLED ADJACENT TO ANY SIDEWALK, PARKING AREA, OR DRIVEWAY WITH LESS THAN A ONE FOOT BORDER OF GRASS OR OTHER PERMANENT LIVE GROUNDCOVER TO ENSURE MULCH IS NOT WASHED INTO THE DRAINAGE SYSTEM	COMPLIES
§ 375-4.(F)(6)(B)(II)(C) PARKING LOT LANDSCAPING	WHERE A PARKING AREA OR LOT (EXCLUDING DRIVEWAYS) IN A MIXED-USE ZONING DISTRICT IS LOCATED WITHIN 30 FEET OF A FRONT LOT LINE, AND IS NOT SEPARATED FROM THE FRONT LOT LINE BY A PRINCIPAL OR ACCESSORY STRUCTURE, THE PARKING AREA OR LOT SHALL BE SCREENED FROM THE STREET BY ONE OR BOTH OF THE FOLLOWING, LOCATED WITHIN FIVE FEET OF THE FRONT LOT LINE: C. A CONTINUOUS LINE OF SHRUBS THAT ACHIEVES 80 PERCENT OPAQUE SCREENING BETWEEN 30 AND 48 INCHES IN HEIGHT DURING SUMMER MONTHS.	COMPLIES

W WAIVER

20' 0' 20' 40'
GRAPHIC SCALE IN FEET
1" = 20'

ISSUE	DATE	BY	DESCRIPTION
2	06/11/2019	PHN	REVISED PER CITY COMMENTS
1	05/30/2019	PHN	ISSUED FOR SUBMISSION

NOT APPROVED FOR CONSTRUCTION

STONEFIELD engineering & design
Rutherford, NJ - New York, NY
Princeton, NJ - Tampa, FL - Detroit, MI
www.stonefieldeng.com
584 Broadway, Suite 310, New York, NY 10012
Phone 718.606.8305

SITE PLAN
CHASE
PROPOSED BANK
BLOCK 2, LOT 38
1 HOMESTEAD STREET
CITY OF ALBANY
ALBANY COUNTY, NY

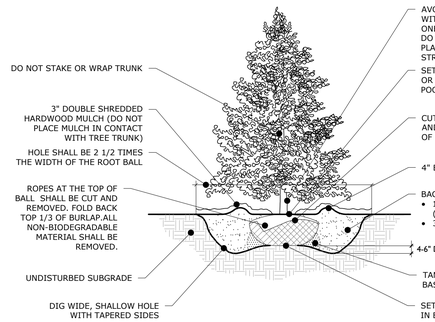
ZACHARY E. CHAPLIN, P.E.
NEW YORK LICENSE No. 099748
LICENSED PROFESSIONAL ENGINEER

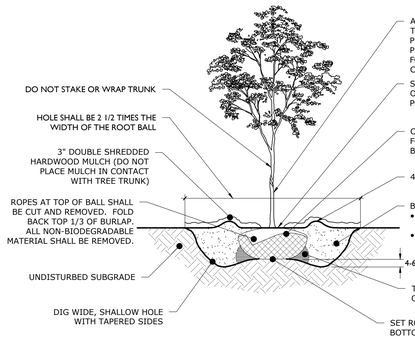
STONEFIELD engineering & design

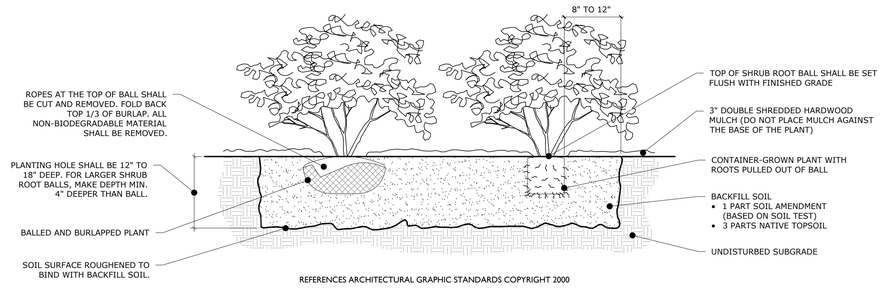
SCALE: 1" = 20' PROJECT ID: T-17779

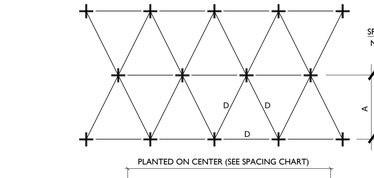
TITLE:
LANDSCAPING PLAN

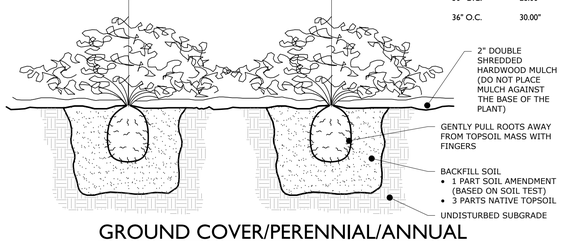
DRAWING:
C-11











NOTES:

1. FOR CONTAINER-GROWN TREES, USE FINGERS OR SMALL HAND TOOLS TO PULL THE ROOTS OUT OF THE OUTER LAYER OF POTTING SOIL; THEN CUT OR PULL APART ANY ROOTS CIRCLING THE PERIMETER OF THE CONTAINER
2. THOROUGHLY SOAK THE TREE ROOT BALL AND ADJACENT PREPARED SOIL SEVERAL TIMES DURING THE FIRST MONTH AFTER PLANTING AND REGULARLY THROUGHOUT THE FOLLOWING TWO SUMMERS.
3. SOIL AMENDMENTS:
   - MODIFY HEAVY CLAY OR SILT SOILS (MORE THAN 40% CLAY OR SILT) BY ADDING COMPOSTED PINE BARK (UP TO 30% BY VOLUME) OR GYPSUM
   - MODIFY EXTREMELY SANDY SOILDS (MORE THAN 85% SAND) BY ADDING ORGANIC MATTER AND/OR DRY, SHREDDED CLAY LOAM UP TO 30% OF THE TOTAL MIX

REFERENCES ARCHITECTURAL GRAPHIC STANDARDS COPYRIGHT 2000

EVERGREEN TREE PLANTING DETAIL

NOT TO SCALE

1

NOTES:

1. FOR CONTAINER-GROWN TREES, USE FINGERS OR SMALL HAND TOOLS TO PULL THE ROOTS OUT OF THE OUTER LAYER OF POTTING SOIL; THEN CUT OR PULL APART ANY ROOTS CIRCLING THE PERIMETER OF THE CONTAINER.
2. THOROUGHLY SOAK THE TREE ROOT BALL AND ADJACENT PREPARED SOIL SEVERAL TIMES DURING THE FIRST MONTH AFTER PLANTING AND REGULARLY THROUGHOUT THE FOLLOWING TWO SUMMERS.
3. SOIL AMENDMENTS:
   - MODIFY HEAVY CLAY OR SILT SOILS (MORE THAN 40% CLAY OR SILT) BY ADDING COMPOSTED PINE BARK (UP TO 30% BY VOLUME) OR GYPSUM
   - MODIFY EXTREMELY SANDY SOILS (MORE THAN 85% SAND) BY ADDING ORGANIC MATTER AND/OR DRY, SHREDDED CLAY LOAM UP TO 30% OF THE TOTAL MIX

REFERENCES ARCHITECTURAL GRAPHIC STANDARDS COPYRIGHT 2000

DECIDUOUS TREE PLANTING DETAIL

NOT TO SCALE

2

NOTES:

1. FOR THE CONTAINER-GROWN SHRUBS, USE FINGERS OR SMALL HAND TOOL TO PULL THE ROOTS OUT OF THE OUTER LAYER OF POTTING SOIL; THEN CUT OR PULL APART ANY ROOTS CIRCLING THE PERIMETER OF THE CONTAINER.
2. THOROUGHLY SOAK THE SHRUB ROOT BALL AND ADJACENT PREPARED SOIL SEVERAL TIMES DURING THE FIRST MONTH AFTER PLANTING AND REGULARLY THROUGHOUT THE FOLLOWING TWO SUMMERS.
   - MODIFY HEAVY CLAY OR SILT SOILS (MORE THAN 40% CLAY OR SILT) BY ADDING COMPOSTED PINE BARK (UP TO 30% BY VOLUME) OR GYPSUM
   - MODIFY EXTREMELY SANDY SOILS (MORE THAN 85% SAND) BY ADDING ORGANIC MATTER AND/OR DRY, SHREDDED CLAY LOAM UP TO 30% OF THE TOTAL

REFERENCES ARCHITECTURAL GRAPHIC STANDARDS COPYRIGHT 2000

DECIDUOUS AND EVERGREEN SHRUB PLANTING DETAIL

NOT TO SCALE

3

NOTES:

1. THOROUGHLY SOAK THE GROUND COVER ROOT BALL AND ADJACENT PREPARED SOIL SEVERAL TIMES DURING THE FIRST MONTH AFTER PLANTING AND REGULARLY THROUGHOUT THE FOLLOWING TWO SUMMERS.
2. SOIL AMENDMENTS:
   - MODIFY HEAVY CLAY OR SILT SOILDS (MORE THAN 40% CLAY OR SILT) BY ADDING COMPOSTED PINE BARK (UP TO 30% BY VOLUME) OR GYPSUM
   - MODIFY EXTREMELY SANDY SOILDS (MORE THAN 85% SAND) BY ADDING ORGANIC MATTER AND/OR DRY, SHREDDED CLAY LOAM UP TO 30% OF THE TOTAL MIX
3. ALL GROUND COVER AREAS SHALL BE TREATED WITH A PRE-EMERGENT PER MANUFACTURER'S SPECIFICATIONS

SPACING CHART
NOT TO SCALE

SPACING "D"	ROW "A"
6" O.C.	5.20"
8" O.C.	6.93"
10" O.C.	8.66"
12" O.C.	10.40"
15" O.C	13.00"
18" O.C.	15.60"
24" O.C.	20.80"
30" O.C.	26.00"
36" O.C.	30.00"

GROUND COVER/PERENNIAL/ANNUAL PLANTING DETAIL

NOT TO SCALE

4

GENERAL LANDSCAPING NOTES:

1. THE LANDSCAPE CONTRACTOR SHALL FURNISH ALL MATERIALS AND PERFORM ALL WORK IN ACCORDANCE WITH THESE SPECIFICATIONS, APPROVED OR FINAL DRAWINGS, AND INSTRUCTIONS PROVIDED BY THE PROJECT LANDSCAPE DESIGNER, MUNICIPAL OFFICIALS, OR OWNER/OWNER'S REPRESENTATIVE. ALL WORK COMPLETED AND MATERIALS FURNISHED AND INSTALLED SHALL BE IN STRICT ACCORDANCE WITH THE INTENTION OF THE SPECIFICATIONS, DRAWINGS, AND INSTRUCTIONS AND EXECUTED WITH THE STANDARD LEVEL OF CARE FOR THE LANDSCAPE INDUSTRY.
2. WORK MUST BE CARRIED OUT ONLY DURING WEATHER CONDITIONS FAVORABLE TO LANDSCAPE CONSTRUCTION AND TO THE HEALTH AND WELFARE OF PLANTS. THE SUITABILITY OF SUCH WEATHER CONDITIONS SHALL BE DETERMINED BY THE PROJECT LANDSCAPE DESIGNER OR GOVERNING MUNICIPAL OFFICIAL.
3. IT IS THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR, BEFORE ORDERING OR PURCHASING MATERIALS, TO PROVIDE SAMPLES OF THOSE MATERIALS TO THE PROJECT LANDSCAPE DESIGNER OR GOVERNING MUNICIPAL OFFICIAL FOR APPROVAL, IF SO REQUESTED.
4. IF SAMPLES ARE REQUESTED, THE LANDSCAPE CONTRACTOR IS TO SUBMIT CERTIFICATION TAGS FROM TREES, SHRUBS AND SEED VERIFYING TYPE AND PURITY.
5. UNLESS OTHERWISE AUTHORIZED BY THE PROJECT LANDSCAPE DESIGNER OR GOVERNING MUNICIPAL OFFICIAL, THE LANDSCAPE CONTRACTOR SHALL PROVIDE NOTICE AT LEAST FORTY-EIGHT HOURS (48 HRS.) IN ADVANCE OF THE ANTICIPATED DELIVERY DATE OF ANY PLANT MATERIALS TO THE PROJECT SITE. A LEGIBLE COPY OF THE INVOICE, SHOWING VARIETIES AND SIZES OF MATERIALS INCLUDED FOR EACH SHIPMENT SHALL BE FURNISHED TO THE PROJECT LANDSCAPE DESIGNER, OR GOVERNING MUNICIPAL OFFICIAL.
6. THE PROJECT LANDSCAPE DESIGNER OR GOVERNING MUNICIPAL OFFICIAL RESERVES THE RIGHT TO INSPECT AND REJECT PLANTS AT ANY TIME AND AT ANY PLACE.

PROTECTION OF EXISTING VEGETATION NOTES:

1. BEFORE COMMENCING WORK, ALL EXISTING VEGETATION WHICH COULD BE IMPACTED AS A RESULT OF THE PROPOSED CONSTRUCTION ACTIVITIES MUST BE PROTECTED FROM DAMAGE BY THE INSTALLATION OF TREE PROTECTION FENCING. FENCING SHALL BE LOCATED AT THE DRIP-LINE OR LIMIT OF DISTURBANCE AS DEPICTED WITHIN THE APPROVED OR FINAL PLAN SET, ESTABLISHING THE TREE PROTECTION ZONE. FENCE INSTALLATION SHALL BE IN ACCORDANCE WITH THE PROVIDED "TREE PROTECTION FENCE DETAIL." NO WORK MAY BEGIN UNTIL THIS REQUIREMENT IS FULFILLED. THE FENCING SHALL BE INSPECTED REGULARLY BY THE LANDSCAPE CONTRACTOR AND MAINTAINED UNTIL ALL CONSTRUCTION ACTIVITIES HAVE BEEN COMPLETED.
2. IN ORDER TO AVOID DAMAGE TO ROOTS, BARK OR LOWER BRANCHES, NO VEHICLE, EQUIPMENT, DEBRIS, OR OTHER MATERIALS SHALL BE DRIVEN, PARKED OR PLACED WITHIN THE TREE PROTECTION ZONE. ALL ON-SITE CONTRACTORS SHALL USE ANY AND ALL PRECAUTIONARY MEASURES WHEN PERFORMING WORK AROUND TREES, WALKS, PAVEMENTS, UTILITIES, AND ANY OTHER FEATURES EITHER EXISTING OR PREVIOUSLY INSTALLED UNDER THIS CONTRACT.
3. IN RARE INSTANCES WHERE EXCAVATING, FILL, OR GRADING IS REQUIRED WITHIN THE DRIP-LINE OF TREES TO REMAIN, THE WORK SHALL BE PERFORMED AS FOLLOWS:
   - TRENCHING: WHEN TRENCHING OCCURS AROUND TREES TO REMAIN, THE TREE ROOTS SHALL NOT BE CUT, BUT THE TRENCH SHALL BE TUNNELED UNDER OR AROUND THE ROOTS BY CAREFUL HAND DIGGING AND WITHOUT INJURY TO THE ROOTS. NO ROOTS, LIMBS, OR WOODS ARE TO HAVE ANY PAINT OR MATERIAL APPLIED TO ANY SURFACE.
   - RAISING GRADES: WHEN THE GRADE AT AN EXISTING TREE IS BELOW THE NEW FINISHED GRADE, AND FILL NOT EXCEEDING 6 INCHES (6") IS REQUIRED, CLEAN, WASHED GRAVEL FROM ONE TO TWO INCHES (1" - 2") IN SIZE SHALL BE PLACED DIRECTLY AROUND THE TREE TRUNK. THE GRAVEL SHALL EXTEND OUT FROM THE TRUNK ON ALL SIDES A MINIMUM OF 18 INCHES (18") AND FINISH APPROXIMATELY TWO INCHES (2") ABOVE THE FINISH GRADE AT TREE. INSTALL GRAVEL BEFORE ANY EARTH FILL IS PLACED. NEW EARTH FILL SHALL NOT BE LEFT IN CONTACT WITH THE TRUNK OF ANY TREE REQUIRING FILL. WHERE FILL EXCEEDING 6 INCHES (6") IS REQUIRED, A DRY LAID TREE WELL SHALL BE CONSTRUCTED. IF APPLICABLE, TREE WELL INSTALLATION SHALL BE IN ACCORDANCE WITH THE PROVIDED "TREE WELL DETAIL."
   - LOWERING GRADES: EXISTING TREES LOCATED IN AREAS WHERE THE NEW FINISHED GRADE IS TO BE LOWERED, SHALL HAVE RE-GRADING WORK DONE BY HAND TO THE INDICATED ELEVATION, NO GREATER THAN SIX INCHES (6"). ROOTS SHALL BE CUT CLEANLY THREE INCHES (3") BELOW FINISHED GRADE UNDER THE DIRECTION OF A LICENSED ARBORIST. WHERE CUT EXCEEDING 6 INCHES (6") IS REQUIRED, A DRY LAID RETAINING WALL SHALL BE CONSTRUCTED. IF APPLICABLE, THE RETAINING WALL INSTALLATION SHALL BE IN ACCORDANCE WITH THE PROVIDED "TREE RETAINING WALL DETAIL."

SOIL PREPARATION AND MULCH NOTES:

1. LANDSCAPE CONTRACTOR SHALL OBTAIN A SOIL TEST OF THE IN-SITU TOPSOIL BY A CERTIFIED SOIL LABORATORY PRIOR TO PLANTING. LANDSCAPE CONTRACTOR SHALL ALLOW FOR A TWO WEEK TURNAROUND TIME FROM SUBMITTAL OF SAMPLE TO NOTIFICATION OF RESULTS.
2. BASED ON SOIL TEST RESULTS, ADJUST THE RATES OF LIME AND FERTILIZER THAT SHALL BE MIXED INTO THE TOP SIX INCHES (6") OF TOPSOIL. THE LIME AND FERTILIZER RATES PROVIDED WITHIN THE "SEED SPECIFICATION" OR "SOD SPECIFICATION" IS APPROXIMATE AND FOR BIDDING PURPOSES ONLY. IF ADDITIONAL AMENDMENTS ARE NECESSARY, ADJUST THE TOPSOIL AS FOLLOWS:
   - MODIFY HEAVY CLAY OR SILT SOILS (MORE THAN 40% CLAY OR SILT) BY ADDING COMPOSTED PINE BARK (UP TO 30% BY VOLUME) OR GYPSUM.
   - MODIFY EXTREMELY SANDY SOILS (MORE THAN 85%) BY ADDING ORGANIC MATTER AND/OR DRY, SHREDDED CLAY LOAM UP TO 30% OF THE TOTAL MIX.
3. TOPSOIL SHALL BE FERTILE, FRIABLE, NATURAL TOPSOIL OF LOAMING CHARACTER, WITHOUT ADMIXTURE OF SUBSOIL MATERIAL OBTAINED FROM A WELL-DRAINED ARABLE SITE, FREE FROM ALL CLAY, LUMPS, COARSE SANDS, STONES, PLANTS, ROOTS, STICKS, AND OTHER FOREIGN MATERIAL GREATER THAN ONE INCH (1").
4. TOPSOIL SHALL HAVE A PH RANGE OF 5.0-7.0 AND SHALL NOT CONTAIN LESS THAN 6% ORGANIC MATTER BY WEIGHT.
5. OBTAIN TOPSOIL ONLY FROM LOCAL SOURCES OR FROM AREAS HAVING SIMILAR SOIL CHARACTERISTICS TO THAT FOUND AT THE PROJECT SITE.
6. CONTRACTOR SHALL PROVIDE A SIX INCH (6") DEEP LAYER OF TOPSOIL IN ALL PLANTING AREAS. TOPSOIL SHALL BE SPREAD OVER A PREPARED SURFACE IN A UNIFORM LAYER TO ACHIEVE THE DESIRED COMPACTED THICKNESS. THE SPREADING OF TOPSOIL SHALL NOT BE CONDUCTED UNDER MUDDY OR FROZEN SOIL CONDITIONS.
7. UNLESS OTHERWISE NOTED IN THE CONTRACT, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF TOPSOIL AND THE ESTABLISHMENT OF FINE-GRADING WITHIN THE DISTURBED AREA OF THE SITE.
8. LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE SUB-GRADE ELEVATION MEETS THE FINISHED GRADE ELEVATION (LESS THE REQUIRED TOPSOIL), IN ACCORDANCE WITH THE APPROVED OR FINAL GRADING PLAN.
9. ALL LAWN AND PLANTING AREAS SHALL BE GRADED TO A SMOOTH, EVEN AND UNIFORM PLANE WITH NO ABRUPT CHANGE OF SURFACE AS DEPICTED WITHIN THE APPROVED OR FINAL CONSTRUCTION SET UNLESS OTHERWISE DIRECTED BY THE PROJECT LANDSCAPE DESIGNER OR MUNICIPAL OFFICIAL.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROPER SURFACE AND SUBSURFACE PLANT BED DRAINAGE PRIOR TO THE INSTALLATION OF PLANTINGS. IF POOR DRAINAGE CONDITIONS EXIST, CORRECTIVE ACTION SHALL BE TAKEN PRIOR TO INSTALLATION. ALL PLANTING AND LAWN AREAS SHALL BE GRADED AND MAINTAINED TO ALLOW A FREE FLOW OF SURFACE WATER.
11. DOUBLE SHREDDED HARDWOOD MULCH OR APPROVED EQUAL SHALL BE USED AS A THREE INCH (3") TOP DRESSING IN ALL SHRUB PLANTING BEDS AND AROUND ALL TREES PLANTED BY LANDSCAPE CONTRACTOR. GROUND COVER, PERENNIAL, AND ANNUAL PLANTING BEDS SHALL BE MULCHED WITH A TWO INCH (2") TOP DRESSING. SINGLE TREES OR SHRUBS SHALL BE MULCHED TO AVOID CONTACT WITH TRUNK OR PLANT STEM. MULCH SHALL BE OF SUFFICIENT CHARACTER AS NOT TO BE EASILY DISPLACED BY WIND OR WATER RUNOFF.
12. WHENEVER POSSIBLE, THE SOIL PREPARATION AREA SHALL BE CONNECTED FROM PLANTING TO PLANTING.
13. SOIL SHALL BE LOOSENED WITH A BACKHOE OR OTHER LARGE COARSE-TILING EQUIPMENT UNLESS THE SOIL IS FROZEN OR EXCESSIVELY WET. TILING THAT PRODUCES LARGE, COARSE CHUNKS OF SOIL IS PREFERABLE TO TILING THAT RESULTS IN FINE GRAINS UNIFORM IN TEXTURE. AFTER THE AREA IS LOOSENED IT SHALL NOT BE DRIVEN OVER BY ANY VEHICLE.
14. APPLY PRE-EMERGENT WEED CONTROL TO ALL PLANT BEDS PRIOR TO MULCHING. ENSURE COMPATIBILITY BETWEEN PRODUCT AND PLANT MATERIAL.
`5. ALL PLANTING SOIL SHALL BE AMENDED WITH THE FOLLOWING:

MYCRO® TREE SAVER - A DRY GRANULAR MYCORRHIZAL FUNGI INOCULANT THAT IS MIXED IN THE BACKFILL WHEN PLANTING TREES AND SHRUBS. IT CONTAINS SPORES OF BOTH ECTOMYCORRHIZAL AND VA MYCORRHIZAL FUNGI (VAM), BENEFICIAL RHIZOSPHERE BACTERIA, TERRA-SORB SUPERABSORBENT HYDROGEL TO REDUCE WATER LEACHING, AND SELECTED ORGANIC MICROBIAL NUTRIENTS.

- DIRECTIONS FOR USE: USE 3-OZ PER EACH FOOT DIAMETER OF THE ROOT BALL, OR 3-OZ PER INCH CALIPER. MIX INTO THE BACKFILL WHEN TRANSPLANTING TREES AND SHRUBS. MIX PRODUCT IN A RING-SHAPED VOLUME OF SOIL AROUND THE UPPER PORTION OF THE ROOT BALL, EXTENDING FROM THE SOIL SURFACE TO A DEPTH OF ABOUT 8 INCHES, AND EXTENDING OUT FROM THE ROOT BALL ABOUT 8 INCHES INTO THE BACKFILL. APPLY WATER TO SOIL SATURATION.
- MYCOR® TREE SAVER® IS EFFECTIVE FOR ALL TREE AND SHRUB SPECIES EXCEPT RHODODENDRONS, AZALEAS, AND MOUNTAIN LAUREL, WHICH REQUIRE ERICOID MYCORRHIZAE.
- SOIL PH: THE FUNGI IN THIS PRODUCT WERE CHOSEN BASED ON THEIR ABILITY TO SURVIVE AND COLONIZE PLANT ROOTS IN A PH RANGE OF 3 TO 9.
- FUNGICIDES: THE USE OF CERTAIN FUNGICIDES CAN HAVE A DETRIMENTAL EFFECT ON THE INOCULATION PROGRAM. SOIL APPLICATION OF ANY FUNGICIDE IS NOT RECOMMENDED FOR TWO WEEKS AFTER APPLICATION.
- OTHER PESTICIDES: HERBICIDES AND INSECTICIDES DO NOT NORMALLY INTERFERE WITH MYCORRHIZAL FUNGAL DEVELOPMENT, BUT MAY INHIBIT THE GROWTH OF SOME TREE AND SHRUB SPECIES IF NOT USED PROPERLY.

HEALTHY START MACRO TABS 12-8-8

- FERTILIZER TABLETS ARE PLACED IN THE UPPER 4 INCHES OF BACKFILL SOIL WHEN PLANTING TREES AND SHRUBS.
- TABLETS ARE FORMULATED FOR LONG-TERM RELEASE BY SLOW BIODEGRADATION, AND LAST UP TO 2 YEARS AFTER PLANTING. TABLETS CONTAIN 12-8-8 NPK FERTILIZER, AS WELL AS A MINIMUM OF SEVEN PERCENT (7%) HUMIC ACID BY WEIGHT, MICROBIAL NUTRIENTS DERIVED FROM SEA KELP, PROTEIN BYPRODUCTS, AND YUCCA SCHIDIGERA, AND A COMPLEMENT OF BENEFICIAL RHIZOSPHERE BACTERIA. THE STANDARD 21 GRAM TABLET IS SPECIFIED HERE. DIRECTIONS FOR USE: FOR PLANTING BALLED & BURLAPPED (B&B) TREES AND SHRUBS, MEASURE THE THICKNESS OF THE TRUNK, AND USE ABOUT 1 TABLET (21-G) PER HALF-INCH. PLACE THE TABLETS DIRECTLY NEXT TO THE ROOT BALL, EVENLY DISTRIBUTED AROUND ITS PERIMETER, AT A DEPTH OF ABOUT 4 INCHES.

PLANT QUALITY AND HANDLING NOTES:

1. ALL PLANT MATERIAL SHALL CONFORM TO THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1-2004) OR LATEST REVISION AS PUBLISHED BY THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION.
2. IN ALL CASES, BOTANICAL NAMES LISTED WITHIN THE APPROVED OR FINAL PLANT LIST SHALL TAKE PRECEDENCE OVER COMMON NAMES.
3. ALL PLANTS SHALL BE OF SELECTED SPECIMEN QUALITY, EXCEPTIONALLY HEAVY, TIGHTLY KNIT, SO TRAINED OR FAVORED IN THEIR DEVELOPMENT AND APPEARANCE AS TO BE SUPERIOR IN FORM, NUMBER OF BRANCHES, COMPACTNESS AND SYMMETRY. ALL PLANTS SHALL HAVE A NORMAL HABIT OR SOUND, HEALTHY, VIGOROUS PLANTS WITH WELL DEVELOPED ROOT SYSTEM. PLANTS SHALL BE FREE OF DISEASE, INSECT PESTS, EGGS OR LARVAE.
4. PLANTS SHALL NOT BE PRUNED BEFORE DELIVERY. TREES WITH ABRASION OF THE BARK, SUNSCALDS, DISFIGURING KNOTS OR FRESH CUTS OF LIMBS OVER ONE AND ONE-FOURTH INCHES (1-1/4") WHICH HAVE NOT COMPLETELY CALLOUSED SHALL BE REJECTED.
5. ALL PLANTS SHALL BE TYPICAL OF THEIR SPECIES OR VARIETY AND SHALL HAVE A NORMAL HABIT OF GROWTH AND BE LEGIBLY TAGGED WITH THE PROPER NAME AND SIZE.
6. THE ROOT SYSTEM OF EACH PLANT SHALL BE WELL PROVIDED WITH FIBROUS ROOTS. ALL PARTS SHALL BE SOUND, HEALTHY, VIGOROUS, WELL-BRANCHED AND DENSELY FOLIATED WHEN IN LEAF.
7. ALL PLANTS DESIGNATED BALL AND BURLAP (B&B) MUST BE MOVED WITH THE ROOT SYSTEM AS SOLID UNITS WITH BALLS OF EARTH FIRMLY WRAPPED WITH BURLAP. THE DIAMETER AND DEPTH OF THE BALLS OF EARTH MUST BE SUFFICIENT TO ENCOMPASS THE FIBROUS ROOT FEEDING SYSTEMS NECESSARY FOR THE HEALTHY DEVELOPMENT OF THE PLANT. NO PLANT SHALL BE ACCEPTED WHEN THE BALL OF EARTH SURROUNDING ITS ROOTS HAS BEEN BADLY CRACKED OR BROKEN PREPARATORY TO OR DURING THE PROCESS OF PLANTING. THE BALLS SHALL REMAIN INTACT DURING ALL OPERATIONS. ALL PLANTS THAT CANNOT BE PLANTED AT ONCE MUST BE HEELED-IN BY SETTING IN THE GROUND AND COVERING THE BALLS WITH SOIL OR MULCH AND THEN WATERING. HEMP BURLAP AND TWINE IS PREFERABLE TO TREATED. IF TREATED BURLAP IS USED, ALL TWINE IS TO BE CUT FROM AROUND THE TRUNK AND ALL BURLAP IS TO BE REMOVED.
8. PLANTS TRANSPORTED TO THE PROJECT IN OPEN VEHICLES SHALL BE COVERED WITH TARPS OR OTHER SUITABLE COVERS SECURELY FASTENED TO THE BODY OF THE VEHICLE TO PREVENT INJURY TO THE PLANTS. CLOSED VEHICLES SHALL BE ADEQUATELY VENTILATED TO PREVENT OVERHEATING OF THE PLANTS. EVIDENCE OF INADEQUATE PROTECTION FOLLOWING DIGGING, CARELESSNESS WHILE IN TRANSIT, OR IMPROPER HANDLING OR STORAGE SHALL BE CAUSE FOR REJECTION OF PLANT MATERIAL. ALL PLANTS SHALL BE KEPT MOIST, FRESH, AND PROTECTED. SUCH PROTECTION SHALL ENCOMPASS THE ENTIRE PERIOD DURING WHICH THE PLANTS ARE IN TRANSIT, BEING HANDLED, OR ARE IN TEMPORARY STORAGE.
9. ALL PLANT MATERIAL SHALL BE INSTALLED IN ACCORDANCE WITH THE CORRESPONDING LANDSCAPE PLAN AND PLANTING DETAILS.
10. LANDSCAPE CONTRACTOR SHALL MAKE BEST EFFORT TO INSTALL PLANTINGS ON THE SAME DAY AS DELIVERY. IF PLANTS ARE NOT PLANTED IMMEDIATELY ON SITE, PROPER CARE SHALL BE TAKEN TO PLACE THE PLANTINGS IN PARTIAL SHADE WHEN POSSIBLE. THE ROOT BALL SHALL BE KEPT MOIST AT ALL TIME AND COVERED WITH MOISTENED MULCH OR AGED WOODCHIPS. PROPER IRRIGATION SHALL BE SUPPLIED SO AS TO NOT ALLOW THE ROOT BALL TO DRY OUT. PLANTINGS SHALL BE UNTIED AND PROPER SPACING SHALL BE ALLOTTED FOR AIR CIRCULATION AND TO PREVENT DISEASE, WILTING, AND LEAF LOSS. PLANTS THAT REMAIN UNPLANTED FOR A PERIOD OF TIME GREATER THAN THREE (3) DAYS SHALL BE HEALED IN WITH TOPSOIL OR MULCH AND WATERED AS REQUIRED TO PRESERVE ROOT MOISTURE.
11. NO PLANT MATERIAL SHALL BE PLANTED IN MUDDY OR FROZEN SOIL.
12. PLANTS WITH INJURED ROOTS OR BRANCHES SHALL BE PRUNED PRIOR TO PLANTING UTILIZING CLEAN, SHARP TOOLS. ONLY DISEASED OR INJURED PLANTS SHALL BE REMOVED.
13. IF ROCK OR OTHER UNDERGROUND OBSTRUCTION IS ENCOUNTERED, THE LANDSCAPE DESIGNER RESERVES THE RIGHT TO RELOCATE OR ENLARGE PLANTING PITS OR DELETE PLANT MATERIAL FROM THE CONTRACT.
14. IF PLANTS ARE PROPOSED WITHIN SIGHT TRIANGLES, TREES SHALL BE LIMBED AND MAINTAINED TO A HEIGHT OF EIGHT FEET (8') ABOVE GRADE, AND SHRUBS, GROUND COVER, PERENNIALS, AND ANNUALS SHALL BE MAINTAINED TO A HEIGHT NOT TO EXCEED TWO FEET (2') ABOVE GRADE UNLESS OTHERWISE NOTED OR SPECIFIED BY THE GOVERNING MUNICIPALITY OR AGENCY.
15. INSTALLATION SHALL OCCUR DURING THE FOLLOWING SEASONS:
    PLANTS (MARCH 15 - DECEMBER 15)
    LAWNS (MARCH 15 - JUNE 15 OR SEPTEMBER 1 - DECEMBER 1)
16. THE FOLLOWING TREES ARE SUSCEPTIBLE TO TRANSPLANT SHOCK AND SHALL NOT BE PLANTED DURING THE FALL SEASON (STARTING SEPTEMBER 15):
    ABIES CONCOLOR
    ACER BUERGERIANUM
    ACER FREEMANII
    ACER RUBRUM
    ACER SACCHARINUM
    BETULA VARIETIES
    CARPINUS VARIETIES
    CEDRUS DEODARA
    CELTIS VARIETIES
    CERCIDIPHYLLUM VARIETIES
    CERCIS CANADENSIS
    CORNUS VARIETIES
    CRATAEGUS VARIETIES
    CORNUS VARIETIES
    CRATAEGUS VARIETIES
    CUPRESSOCYPARIS LEYLANDII
    FAGUS VARIETIES
    HALESIA VARIETIES
    ILEX X FOSTERII
    ILEX NELLIE STEVENS
    ILEX OPACA
    JUNIPERUS VIRGINIANA
    KOELREUTERIA PANICULATA
    LIQUIDAMBAR VARIETIES
    LIRIODENDRON VARIETIES
    MALUS IN LEAF
    NYSSA SYLVATICA
    OSTRYA VIRGINIANA
    PINUS NIGRA
    PLATANUS VARIETIES
    POPULUS VARIETIES
    PRUNUS VARIETIES
    PYRUS VARIETIES
    QUERCUS VARIETIES (NOT Q. PALUSTRIS)
    SALIX WEEPING VARIETIES
    SORBUS VARIETIES
    TAXODIUM VARIETIES
    TAXUX B REPANDENS
    TILIA TOMENTOSA VARIETIES
    ULMUS PARVIFOLIA VARIETIES
    ZELKOVA VARIETIES
17. IF A PROPOSED PLANT IS UNATTAINABLE OR ON THE FALL DIGGING HAZARD LIST, AN EQUIVALENT SPECIES OF THE SAME SIZE MAY BE REQUESTED FOR SUBSTITUTION OF THE ORIGINAL PLANT. ALL SUBSTITUTIONS SHALL BE APPROVED BY THE PROJECT LANDSCAPE DESIGNER OR MUNICIPAL OFFICIAL PRIOR TO ORDERING AND INSTALLATION.
18. DURING THE COURSE OF CONSTRUCTION/PLANT INSTALLATION, EXCESS AND WASTE MATERIALS SHALL BE CONTINUOUSLY AND PROMPTLY REMOVED AT THE END OF EACH WORK DAY. ALL DEBRIS, MATERIALS, AND TOOLS SHALL BE PROPERLY STORED, STOCKPILED OR DISPOSED OF AND ALL PAVED AREAS SHALL BE CLEANED.
19. THE LANDSCAPE CONTRACTOR SHALL DISPOSE OF ALL RUBBISH AND EXCESS SOIL AT HIS EXPENSE TO AN OFF-SITE LOCATION AS APPROVED BY THE LOCAL MUNICIPALITY.
20. A 90-DAY MAINTENANCE PERIOD SHALL BEGIN IMMEDIATELY AFTER ALL PLANTS HAVE BEEN SATISFACTORILY INSTALLED.
21. MAINTENANCE SHALL INCLUDE, BUT NOT BE LIMITED TO, REPLACING MULCH THAT HAS BEEN DISPLACED BY EROSION OR OTHER MEANS, REPAIRING AND RESHAPING WATER RINGS OR SAUCERS, MAINTAINING STAKES AND GUYS IF ORIGINALLY REQUIRED, WATERING WHEN NEEDED OR DIRECTED, WEEDING, PRUNING, SPRAYING, FERTILIZING, MOWING THE LAWN, AND PERFORMING ANY OTHER WORK REQUIRED TO KEEP THE PLANTS IN A HEALTHY CONDITION.
22. MOW ALL GRASS AREAS AT REGULAR INTERVALS TO KEEP THE GRASS HEIGHT FROM EXCEEDING THREE INCHES (3"). MOWING SHALL BE PERFORMED ONLY WHEN GRASS IS DRY. MOWER BLADE SHALL BE SET TO REMOVE NO MORE THAN ONE THIRD (1/3) OF THE GRASS LENGTH. WHEN THE AMOUNT OF GRASS IS HEAVY, IT SHALL BE REMOVED TO PREVENT DESTRUCTION OF THE UNDERLYING TURF. MOW GRASS AREAS IN SUCH A MANNER AS TO PREVENT CLIPPINGS FROM BLOWING ON PAVED AREAS, AND SIDEWALKS. CLEANUP AFTER MOWING SHALL INCLUDE SWEEPING OR BLOWING OF PAVED AREAS AND SIDEWALKS TO CLEAR THEM FROM MOWING DEBRIS.
23. GRASSED AREAS DAMAGED DURING THE PROCESS OF THE WORK SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR, WHO SHALL RESTORE THE DISTURBED AREAS TO A CONDITION SATISFACTORY TO THE PROJECT LANDSCAPE DESIGNER, MUNICIPAL OFFICIAL, OR OWNER/OWNER'S REPRESENTATIVE. THIS MAY INCLUDE FILLING TO GRADE, FERTILIZING, SEEDING, AND MULCHING.
24. SHOULD THE OWNER REQUIRE MAINTENANCE BEYOND THE STANDARD 90-DAY MAINTENANCE PERIOD, A SEPARATE CONTRACT SHALL BE ESTABLISHED.
25. LANDSCAPE CONTRACTOR SHALL WATER NEW PLANTINGS FROM TIME OF INSTALL AND THROUGHOUT REQUIRED 90-DAY MAINTENANCE PERIOD UNTIL PLANTS ARE ESTABLISHED. IF ON-SITE WATER IS NOT AVAILABLE AT THE PROJECT LOCATION, THE LANDSCAPE CONTRACTOR SHALL FURNISH IT BY MEANS OR A WATERING TRUCK OR OTHER ACCEPTABLE MANNER.
26. THE QUANTITY OF WATER APPLIED AT ONE TIME SHALL BE SUFFICIENT TO PENETRATE THE SOIL TO A MINIMUM OF EIGHT INCHES (8") IN SHRUB BEDS AND SIX INCHES (6") IN TURF AREAS AT A RATE WHICH WILL PREVENT SATURATION OF THE SOIL.
27. IF AN AUTOMATIC IRRIGATION SYSTEM HAS BEEN INSTALLED, IT CAN BE USED FOR WATERING PLANT MATERIAL. HOWEVER, FAILURE OF THE SYSTEM DOES NOT ELIMINATE THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY OF PLANT HEALTH AND ESTABLISHMENT.

PLANT MATERIAL GUARANTEE NOTES:

1. THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE YEAR (1 YR.) FROM APPROVAL OF LANDSCAPE INSTALLATION BY THE PROJECT LANDSCAPE DESIGNER, MUNICIPAL OFFICIAL, OR OWNER/OWNER'S REPRESENTATIVE.
2. THE LANDSCAPE CONTRACTOR SHALL REMOVE AND REPLACE DYING, DEAD, OR DEFECTIVE PLANT MATERIAL AT HIS EXPENSE. THE LANDSCAPE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR ANY DAMAGES CAUSED BY HIS COMPANY'S OPERATIONS.
3. ALL REPLACEMENT PLANTS SHALL BE OF THE SAME SPECIES AND SIZE AS SPECIFIED ON THE APPROVED OR FINAL PLANT LIST. REPLACEMENTS RESULTING FROM REMOVAL, LOSS, OR DAMAGE DUE TO OCCUPANCY OF THE PROJECT IN ANY PART, VANDALISM, PHYSICAL DAMAGE BY ANIMALS, VEHICLES, ETC., AND LOSSES DUE TO CURTAILMENT OF WATER BY LOCAL AUTHORITIES SHALL BE APPROVED AND PAID FOR BY THE OWNER.
4. THE CONTRACTOR SHALL INSTRUCT THE OWNER AS TO THE PROPER CARE AND MAINTENANCE OF ALL PLANTINGS.

LAWN (SEED OR SOD) NOTES:

1. SEED MIXTURE SHALL BE FRESH, CLEAN, NEW CROP SEED. SOD SHALL BE STRONGLY ROOTED, UNIFORM IN THICKNESS, AND FREE OF WEEDS, DISEASE, AND PESTS.
2. SEED OR SOD SHALL BE PURCHASED FROM A RECOGNIZED DISTRIBUTOR AND SHALL BE COMPOSED OF THE MIX OR BLEND WITHIN THE PROVIDED "SEED SPECIFICATION" OR "SOD SPECIFICATION."
3. REFERENCE LANDSCAPE PLAN FOR AREAS TO BE SEEDED OR LAID WITH SOD.
4. SEEDING SHALL NOT BE PERFORMED IN WINDY WEATHER. IF THE SEASON OF THE PROJECT COMPLETION PROHIBITS PERMANENT STABILIZATION, TEMPORARY STABILIZATION SHALL BE PROVIDED IN ACCORDANCE WITH THE "TEMPORARY SEEDING SPECIFICATION."
5. PROTECT NEW LAWN AREAS AGAINST TRESPASSING WHILE THE SEED IS GERMINATING. FURNISH AND INSTALL FENCES, SIGNS, BARRIERS OR ANY OTHER NECESSARY TEMPORARY PROTECTIVE DEVICES. DAMAGE RESULTING FROM TRESPASS, EROSION, WASHOUT, SETTLEMENT OR OTHER CAUSES SHALL BE REPAIRED BY THE LANDSCAPE CONTRACTOR AT HIS EXPENSE. REMOVE ALL FENCES, SIGNS, BARRIERS OR OTHER TEMPORARY PROTECTIVE DEVICES ONCE LAWN HAS BEEN ESTABLISHED.

ISSUE	DATE	BY	DESCRIPTION
2	06/11/2019	PHN	REVISED PER CITY COMMENTS
1	05/30/2019	PHN	ISSUED FOR SUBMISSION

NOT APPROVED FOR CONSTRUCTION

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engineering & design
Rutherford, NJ · New York, NY
Princeton, NJ · Tampa, FL · Detroit, MI
www.stonefieldeng.com

584 Broadway, Suite 310, New York, NY 10012
Phone 718.606.8305

SITE PLAN

CHASE

PROPOSED BANK

BLOCK 2, LOT 38
1 HOMESTEAD STREET
CITY OF ALBANY
ALBANY COUNTY, NY

ZACHARY E. CHAPLIN, P.E.
NEW YORK LICENSE No. 099748
LICENSED PROFESSIONAL ENGINEER

STONEFIELD
engineering & design

SCALE: AS SHOWN | PROJECT ID: T-17779

TITLE:

LANDSCAPING DETAILS

DRAWING:

C-12

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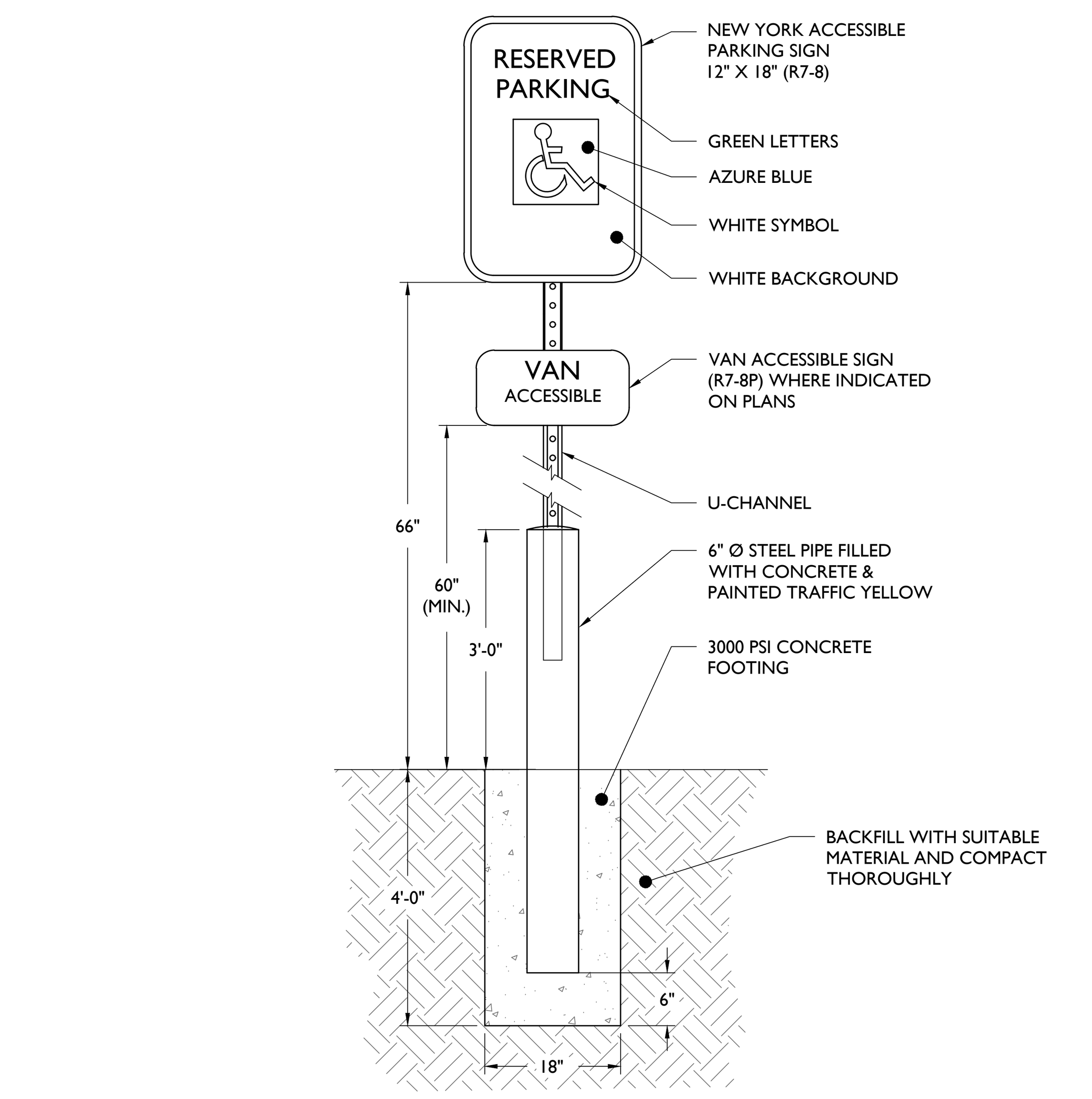
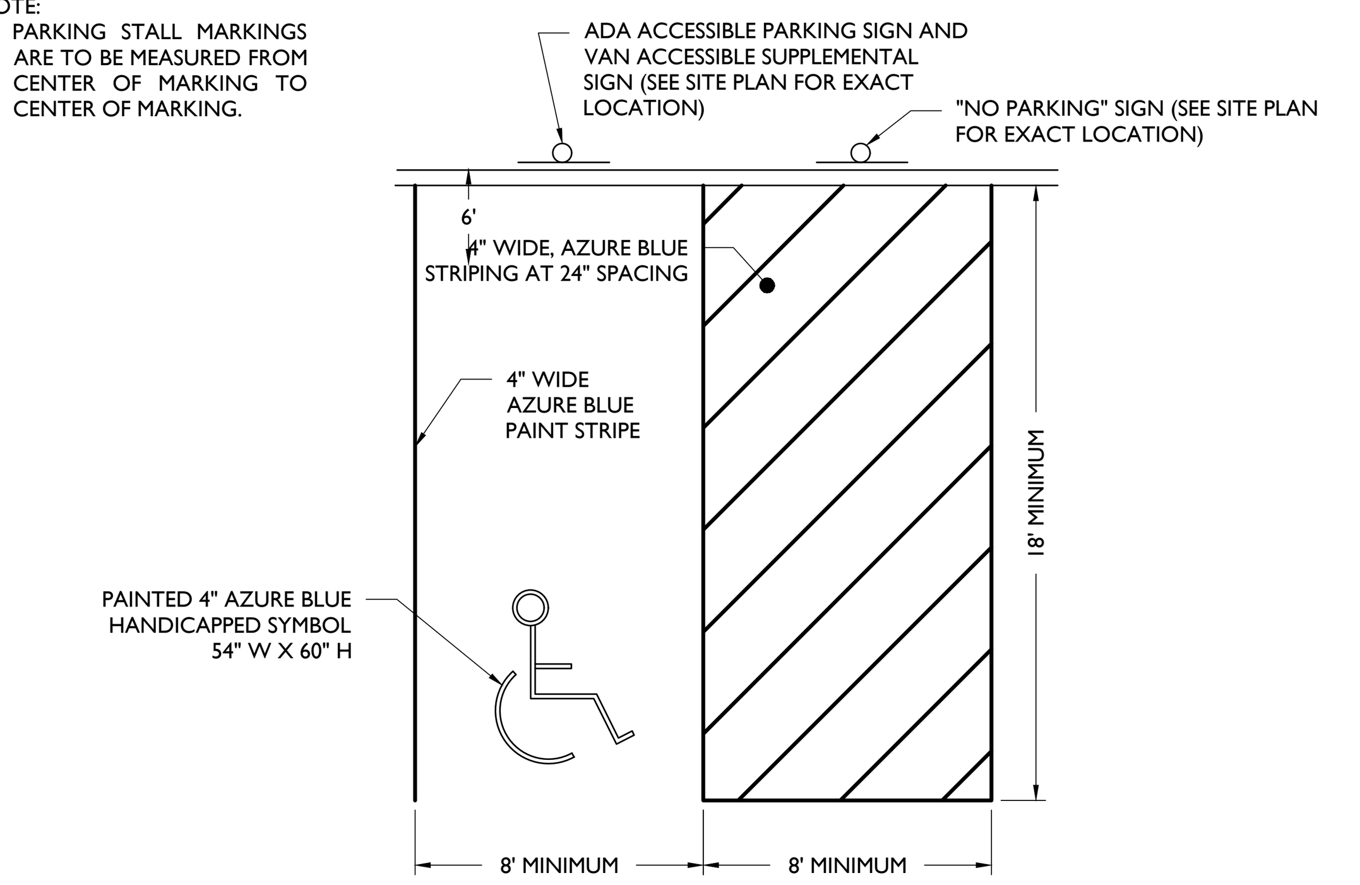


ACCESSIBLE PARKING SIGN WITH BOLLARD DETAIL

NOT TO SCALE

1

NOTE:
1. PARKING STALL MARKINGS ARE TO BE MEASURED FROM CENTER OF MARKING TO CENTER OF MARKING.

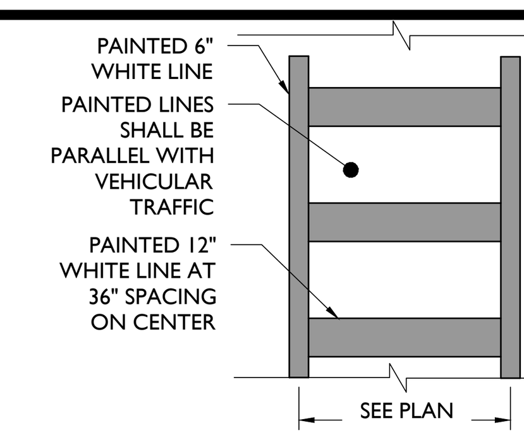


ACCESSIBLE PARKING STALL MARKINGS

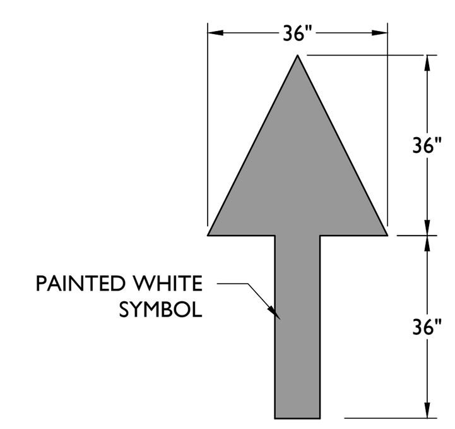
NOT TO SCALE

2

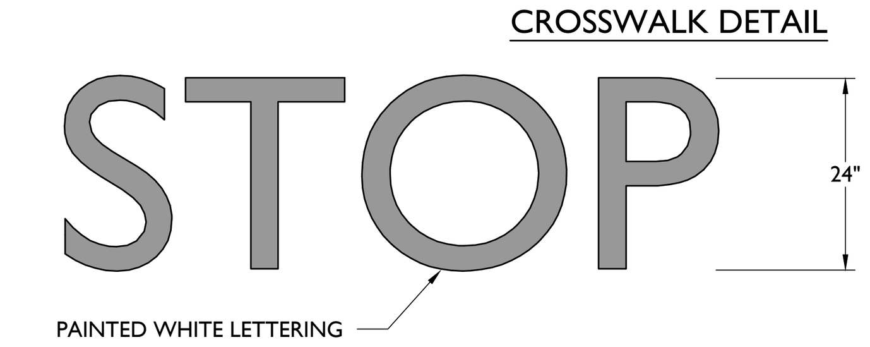
PAVEMENT STRIPING & MARKINGS NOTES:
1. ALL SIGNING AND STRIPING IN EXISTING CONDITION IN CONFLICT WITH THE PROPOSED DESIGN PLAN SHALL BE REMOVED.
2. ALL PROPOSED SIGNING AND STRIPING SHALL CONFORM TO THE CURRENT MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) PUBLISHED BY THE FEDERAL HIGHWAY ADMINISTRATION.
3. PAVEMENT STRIPING AND MARKINGS SHALL BE INSTALLED IN CONFORMANCE WITH ALL APPLICABLE LOCAL, COUNTY AND STATE REQUIREMENTS.
4. UNLESS OTHERWISE SPECIFIED, ALL STRIPING AND MARKINGS IN THE PUBLIC RIGHT-OF-WAY SHALL BE OF THERMOPLASTIC PAINT OR PREFORMED THERMOPLASTIC MARKINGS.
5. UNLESS OTHERWISE SPECIFIED, ON SITE PARKING STALL STRIPING, FIRE LANE STRIPING AND DIRECTIONAL ARROWS SHALL BE EPOXY PAINT. ON SITE STOP BARS, "DO NOT ENTER" BARS, AND ASSOCIATED LETTERING SHALL BE THERMOPLASTIC PAINT OR PREFORMED THERMOPLASTIC MARKINGS.



CROSSWALK DETAIL



ARROW DETAIL

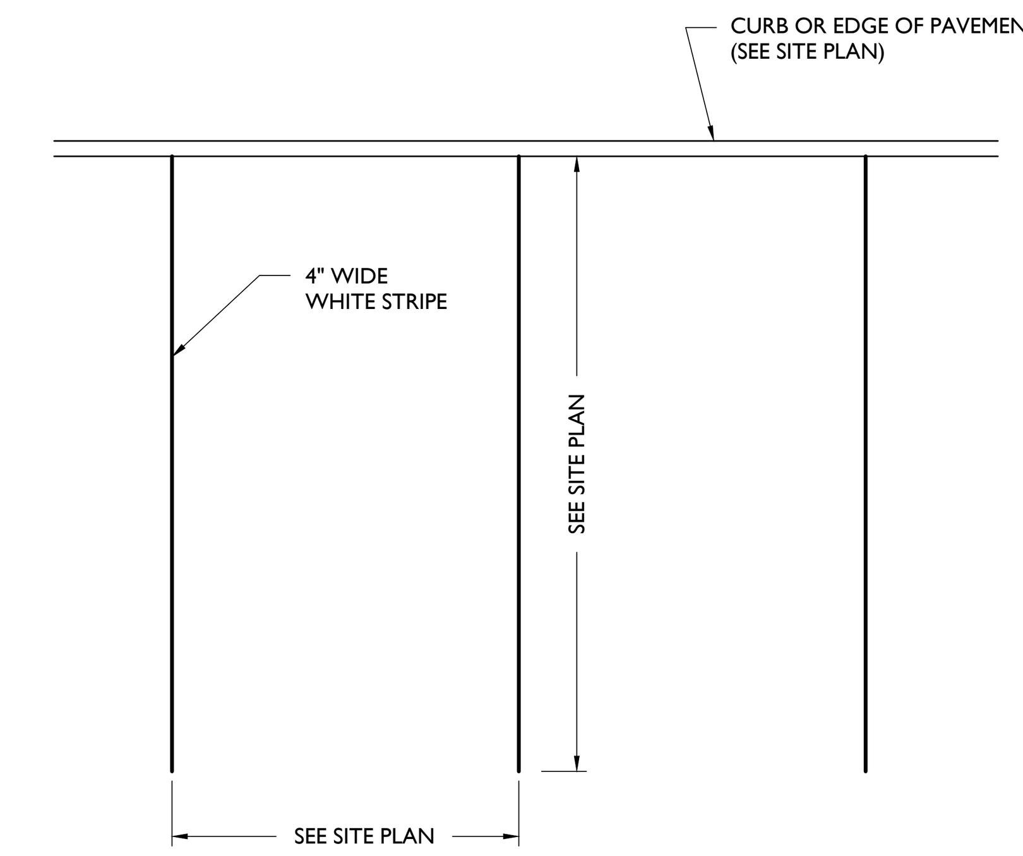


LETTERING DETAIL

PAVEMENT STRIPING & MARKING NOTES AND DETAILS

NOT TO SCALE

3



PARKING STALL MARKINGS

NOT TO SCALE

4

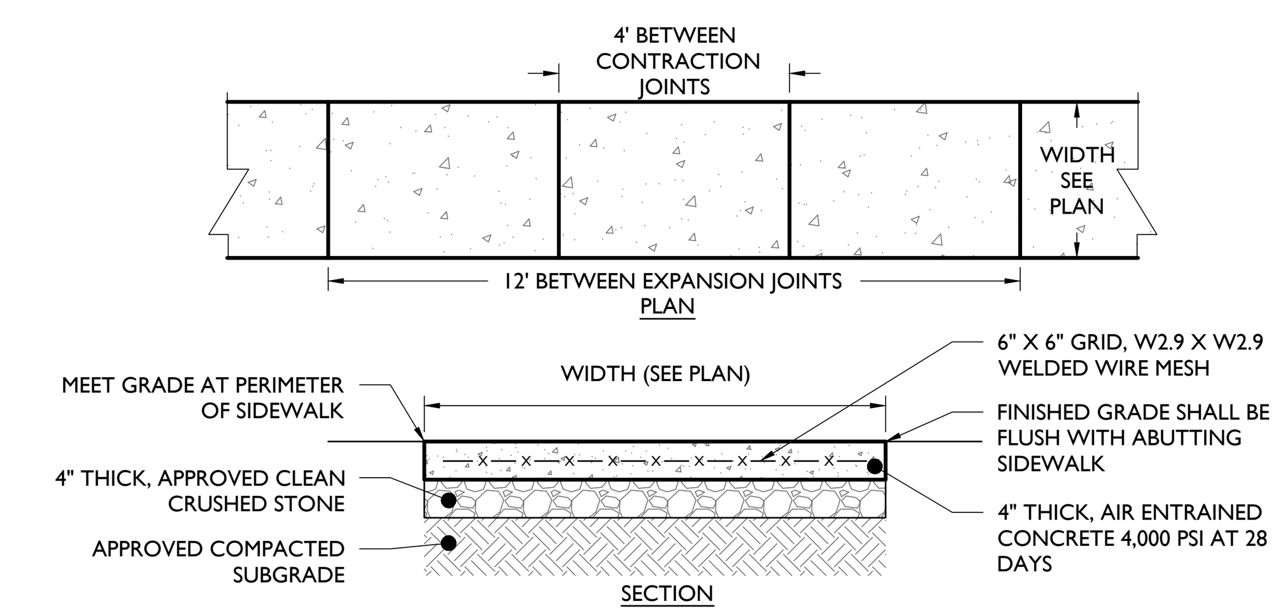
M.U.T.C.D. NUMBER	TEXT	COLOR		SIZE OF SIGN (WIDTH X HEIGHT)	TYPE OF MOUNT
		LEGEND	BACKGROUND		
STOP SIGN (R1-1)	STOP	RED	WHITE	36"x36"	GROUND
NO LEFT TURN (R3-2)	[NO LEFT TURN SYMBOL]	CIRCLE AND DIAGONAL: RED LEGEND: BLACK	WHITE	24"x24"	GROUND

NOTE:
1. ALL SIGNS SHALL BE IN ACCORDANCE WITH THE FEDERAL HIGHWAY ADMINISTRATION (FHWA) MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), EXCEPT AS NOTED.
2. ALL SIGNS SHALL BE MOUNTED AS TO NOT OBSTRUCT THE SHAPE OF "STOP" (R1-1) AND "YIELD" (R1-2) SIGNS.

SIGN DATA TABLE

NOT TO SCALE

5

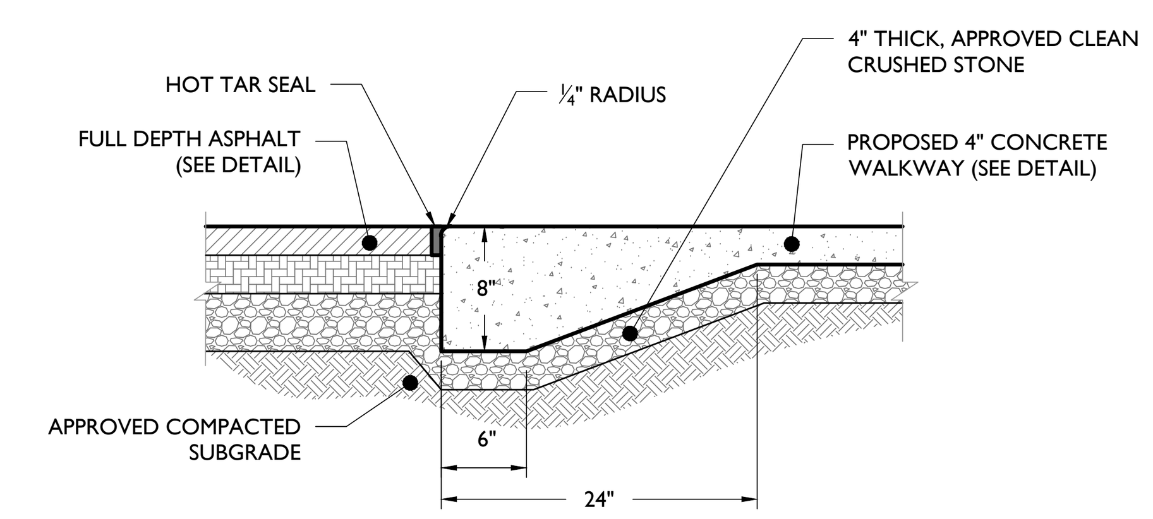


REINFORCED CONCRETE WALKWAY DETAIL

NOT TO SCALE

NOTES:
1. MAXIMUM CROSS SLOPE SHALL BE ¼" PER FOOT.
2. ½" EXPANSION JOINTS SHALL BE PROVIDED AT 12' INTERVALS WITH PRE-MOLDED, BITUMINOUS JOINT FILLER, RECESSED ¼" FROM THE SURFACE.
3. 1" DEEP BY ⅛" WIDE, TOOLED CONTRACTION JOINTS SHALL BE PROVIDED AT 4' INTERVALS.
4. EXPANSION JOIN SHALL BE PROVIDED WHERE ADJACENT TO A BUILDING.

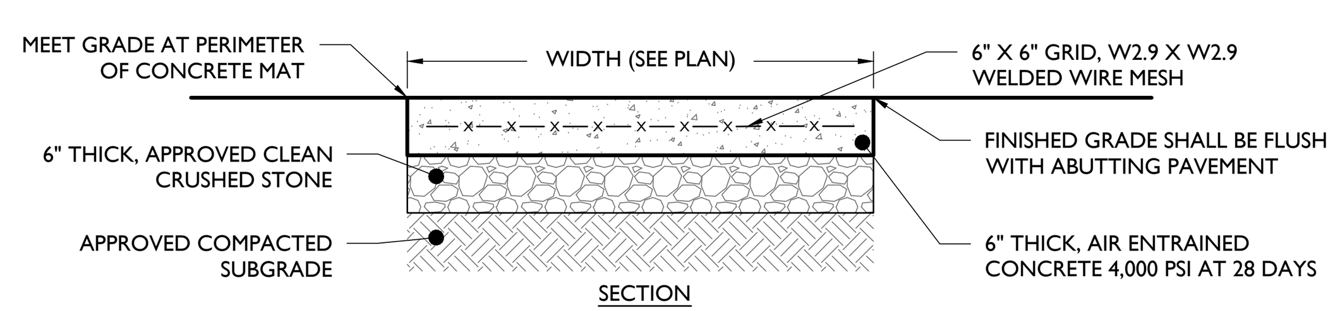
6



CONCRETE WALKWAY TO ASPHALT TRANSITION DETAIL

NOT TO SCALE

7

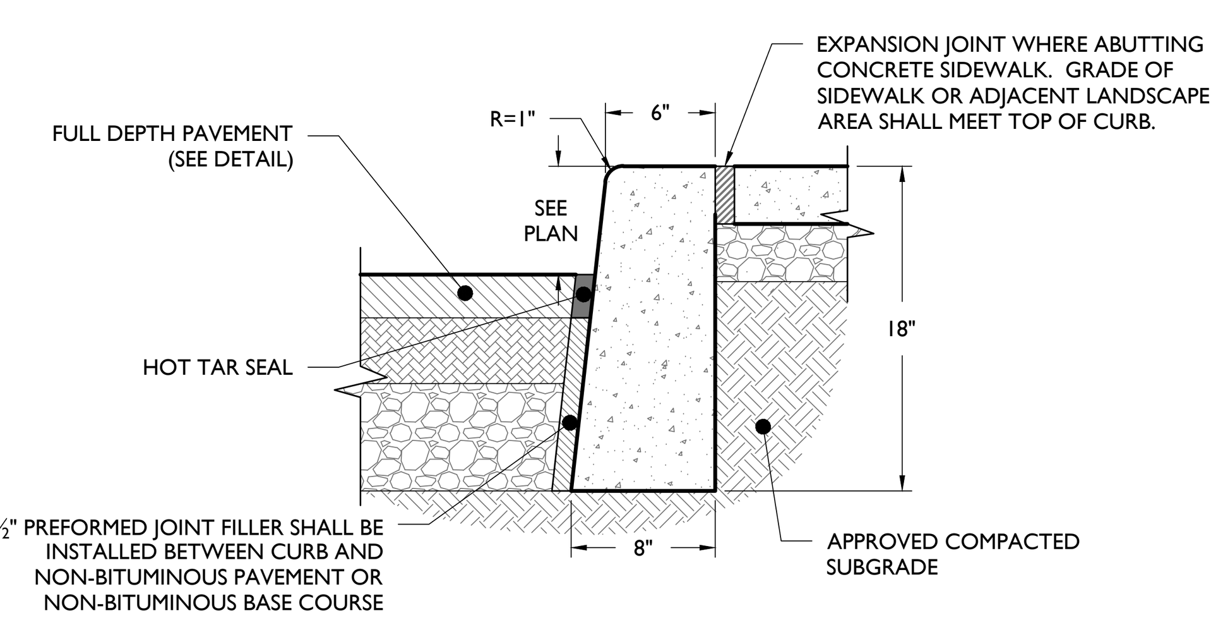


REINFORCED 6" CONCRETE MAT

NOT TO SCALE

NOTES:
1. ½" EXPANSION JOINTS WITH WATER SEAL SHALL BE PROVIDED AT 12' INTERVALS WITH PRE-MOLDED, BITUMINOUS JOINT FILLER, RECESSED ¼" FROM THE SURFACE. LONGITUDINAL REBAR TO BE CUT AT EXPANSION JOINTS.
2. 1" DEEP BY ⅛" WIDE, TOOLED CONTRACTION JOINTS SHALL BE PROVIDED AT MID-POINT BETWEEN EXPANSION JOINTS OR 6' INTERVALS MAX.
3. CONCRETE SHALL RECEIVE BROOM FINISH.
4. ALL EXPOSED CORNERS TO HAVE ½" CHAMFER.

8

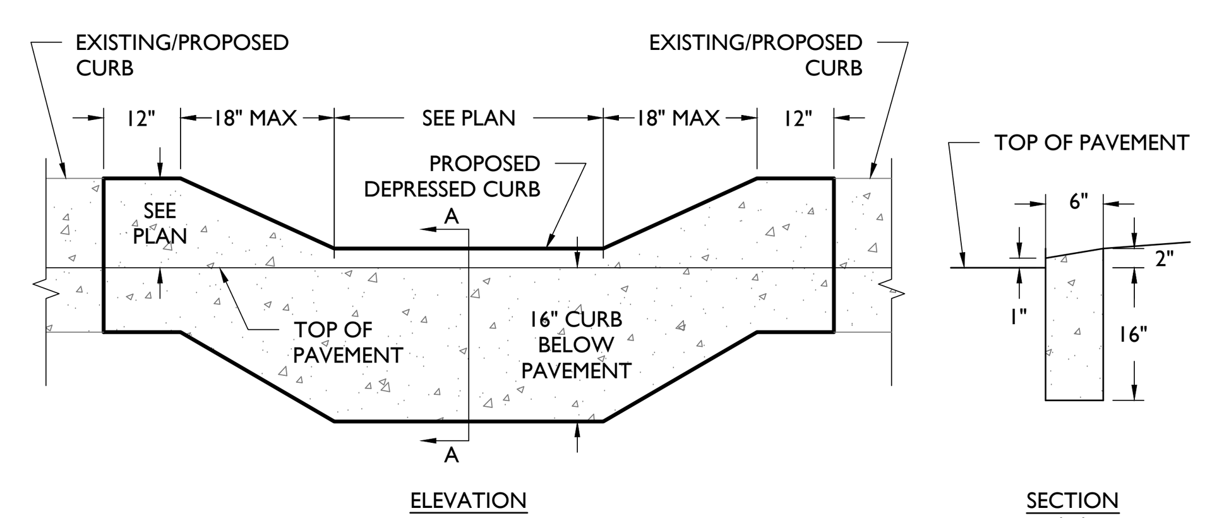


CONCRETE CURB DETAIL

NOT TO SCALE

NOTES:
1. CONCRETE SHALL BE 3500 PSI AT 28 DAYS, AIR-ENTRAINED.
2. TRANSVERSE EXPANSION JOINTS SHALL BE PROVIDED AT 20 FOOT INTERVALS WITH PRE-MOLDED, BITUMINOUS JOINT FILLER, RECESSED ¼" FROM SURFACE.
3. HALF DEPTH CONTRACTION JOINTS SHALL BE PROVIDED AT 10 FOOT INTERVALS.
4. 18" CURB DEPTH SHALL BE MAINTAINED AT DEPRESSED OR FLUSH CURBED AREAS.

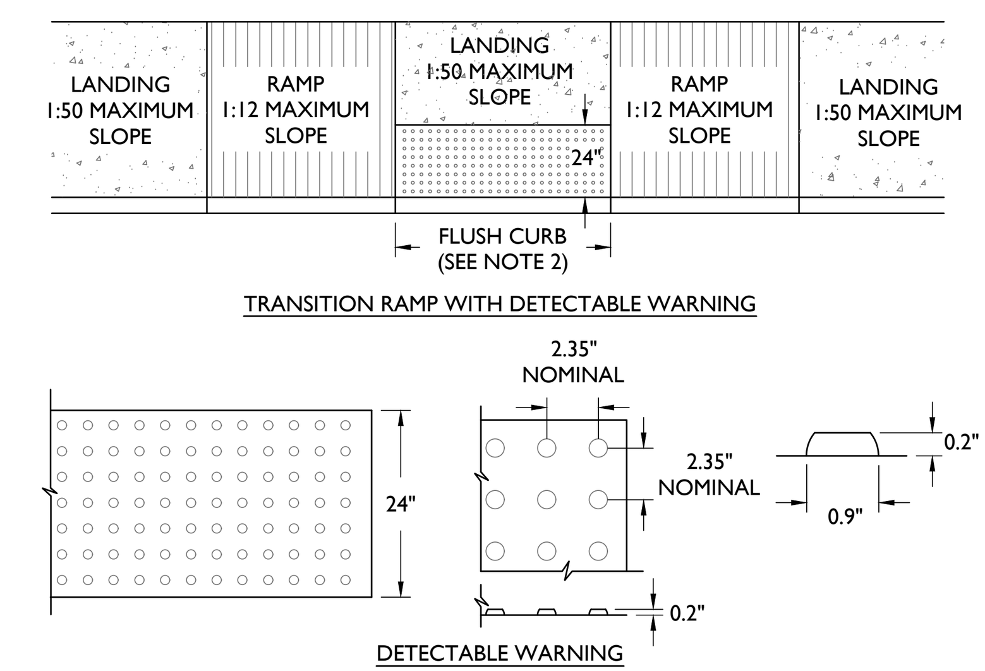
9



DEPRESSED CURB DETAIL

NOT TO SCALE

10



TRANSITION RAMP DETAIL

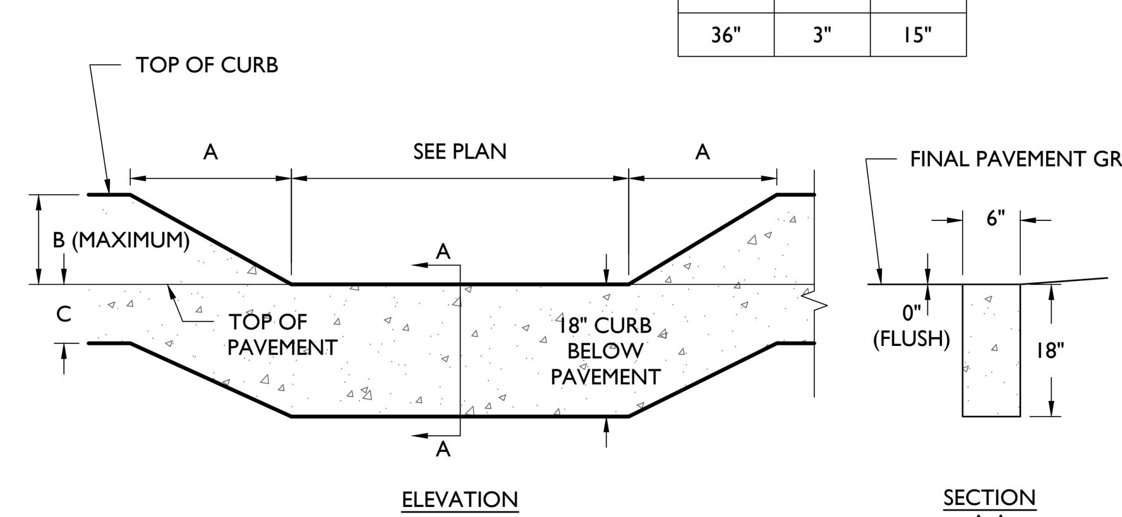
NOT TO SCALE

NOTES:
1. CROSS SLOPE ON RAMP SHALL NOT EXCEED 2%.
2. A FLUSH CURB SHALL HAVE A MINIMUM WIDTH OF 36". SEE PLAN FOR EXACT WIDTH.
3. DOMES SHALL BE ALIGNED ON A SQUARE GRID IN THE PREDOMINANT DIRECTION OF TRAVEL TO PERMIT WHEELS TO ROLL BETWEEN DOMES.
4. VISUAL CONTRAST: THERE SHALL BE A MINIMUM OF 70% CONTRAST IN LIGHT REFLECTANCE BETWEEN THE DETECTABLE WARNING AND AN ADJOINING SURFACE.
5. DETECTABLE WARNING STRIP REQUIRED WHERE RAMP DIRECTS PEDESTRIAN TRAFFIC TOWARDS VEHICLE TRAVEL WAY. WARNING STRIP SHALL BE CAST-IN-PLACE.
6. RAMP SHALL HAVE A MAXIMUM RISE OF 6" WITHOUT A HANDRAIL

11

FLUSH CURB DIMENSIONS

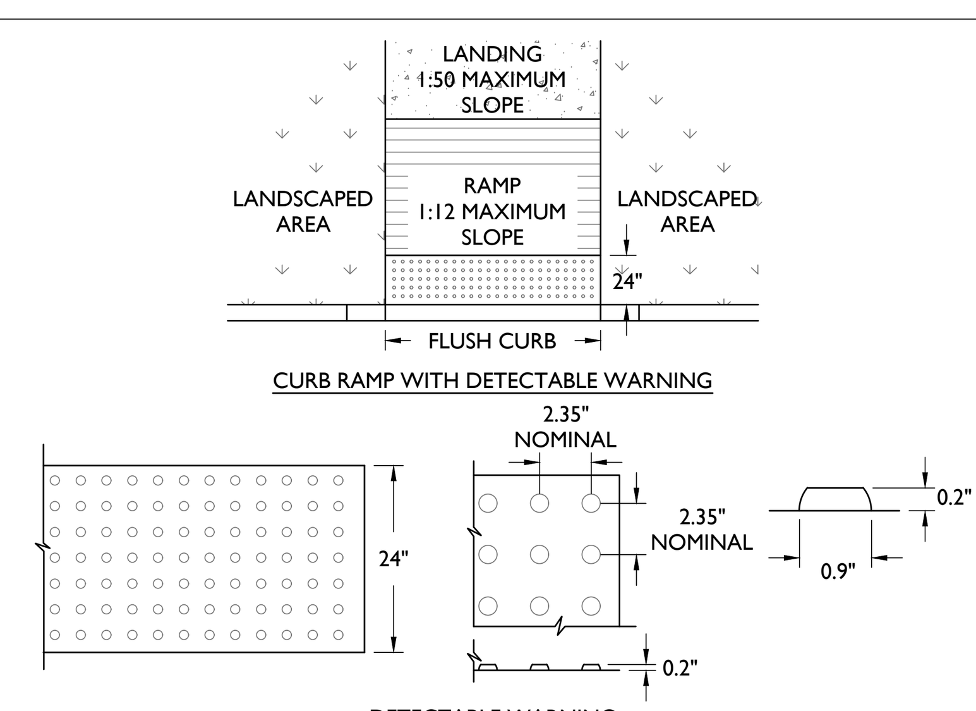
A	B	C
72"	6"	12"
60"	5"	13"
48"	4"	14"
36"	3"	15"



FLUSH CURB DETAIL

NOT TO SCALE

12



CURB RAMP DETAIL

NOT TO SCALE

NOTES:
1. CROSS SLOPE ON RAMP SHALL NOT EXCEED 2%.
2. A FLUSH CURB SHALL HAVE A MINIMUM WIDTH OF 36". SEE PLAN FOR EXACT WIDTH.
3. DOMES SHALL BE ALIGNED ON A SQUARE GRID IN THE PREDOMINANT DIRECTION OF TRAVEL TO PERMIT WHEELS TO ROLL BETWEEN DOMES.
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6. RAMP SHALL HAVE A MAXIMUM RISE OF 6" WITHOUT A HANDRAIL

13

ISSUE	DATE	BY	DESCRIPTION
2	06/11/2019	PHN	REVISED PER CITY COMMENTS
1	05/30/2019	PHN	ISSUED FOR SUBMISSION

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Princeton, NJ · Tampa, FL · Detroit, MI
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584 Broadway, Suite 310, New York, NY 10012
Phone 718.606.8305

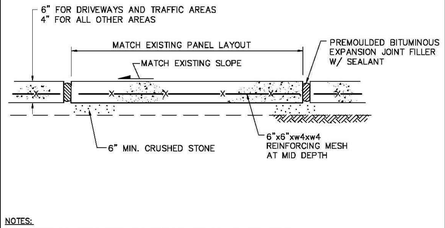
SITE PLAN
CHASE
PROPOSED BANK
BLOCK 2, LOT 38
1 HOMESTEAD STREET
CITY OF ALBANY
ALBANY COUNTY, NY

ZACHARY E. CHAPLIN, P.E.
NEW YORK LICENSE No. 099748
LICENSED PROFESSIONAL ENGINEER
STONEFIELD engineering & design

SCALE: AS SHOWN | PROJECT ID: T-17779

TITLE: CONSTRUCTION DETAILS

DRAWING: C-13



NOTES:

1. THE CONCRETE USED SHALL BE PORTLAND CEMENT, AIR-ENTRAINED, CLASS "A" CONCRETE WITH AN AIR CONTENT OF 5% MIN., TO 7% MAX., AND A SLUMP OF THREE INCHES, MIN., TO FIVE INCHES, MAX.
2. ALL CONCRETE SIDEWALK REPLACEMENT SHALL BE TO FULL PANEL LIMITS, PARTIAL PANEL REPLACEMENT SHALL NOT BE ALLOWED.
3. ALL SIDEWALKS SHALL BE FINISHED WITH A MAGNESIUM FLOAT FINISH UNLESS DIRECTED OTHERWISE BY THE CITY.
4. ALL CURBING SHALL BE RESET OR REPLACED AS REQUIRED, IN ACCORDANCE WITH THE CITY DETAILS.
5. EXPANSION JOINTS TO BE PLACED BETWEEN ADJACENT SLABS, AT BUILDING LINE, AT CURBS, OR AT PENETRATING STRUCTURES.

NO SCALE

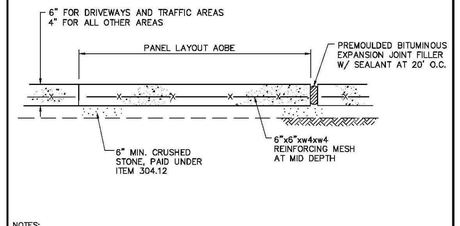
Gerald D. Jennings, Mayor
Randall J. Milano, P.E., City Engineer

CITY OF ALBANY DIVISION OF ENGINEERING
STANDARD DETAILS

DETAIL NAME: SIDEWALK REPLACEMENT DETAIL

DETAIL No.	FILE NAME:	DATE ISSUED	REVISION DATE
SW-2	SW-2.DWG	05/01/02	06/01/10

1



NOTES:

1. THE CONCRETE USED SHALL BE PORTLAND CEMENT, AIR-ENTRAINED, CLASS "A" CONCRETE WITH AN AIR CONTENT OF 5% MIN., TO 7% MAX., AND A SLUMP OF THREE INCHES, MIN., TO FIVE INCHES, MAX.
2. ALL SIDEWALKS SHALL BE FINISHED WITH A MAGNESIUM FLOAT FINISH UNLESS DIRECTED OTHERWISE BY THE CITY.
3. EXPANSION JOINTS TO BE PLACED BETWEEN ADJACENT SLABS, AT BUILDING LINE, AT CURBS, OR AT PENETRATING STRUCTURES.
4. UNLESS OTHERWISE NOTED, ALL ITEMS ASSOCIATED WITH SIDEWALK INSTALLATION SHALL BE PAID FOR UNDER ITEM 608.0101

NO SCALE

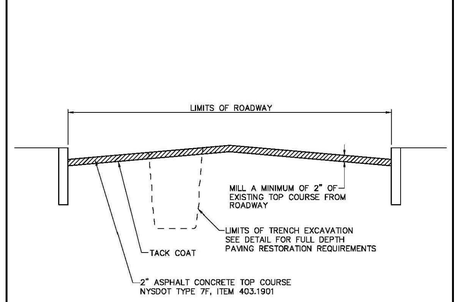
Gerald D. Jennings, Mayor
Randall J. Milano, P.E., City Engineer

CITY OF ALBANY DIVISION OF ENGINEERING
STANDARD DETAILS

DETAIL NAME: SIDEWALK INSTALLATION DETAIL

DETAIL No.	FILE NAME:	DATE ISSUED	REVISION DATE
SW-1	SW-1.DWG	05/01/02	06/01/10

2



NOTE:

1. PAVEMENT MILLING OPERATION SHALL EXTEND 5 FEET BEYOND THE LIMITS OF TRENCHING OR AS ORDERED BY THE ENGINEER.
2. TRUING AND LEVELING COURSE SHALL BE INSTALLED PER THE DIRECTION OF THE CITY.
3. ALL JOINTS TO BE SEALED WITH ASPHALT EMULSION (AC-20) NYSDOT ITEM 702-0500.

NO SCALE

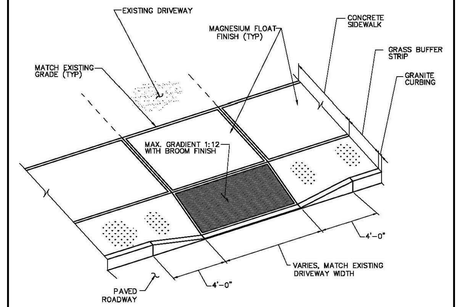
Gerald D. Jennings, Mayor
Randall J. Milano, P.E., City Engineer

CITY OF ALBANY DIVISION OF ENGINEERING
STANDARD DETAILS

DETAIL NAME: PAVEMENT MILLING AND STREET RESTORATION

DETAIL No.	FILE NAME:	DATE ISSUED	REVISION DATE
SR-7	SR-7.DWG	05/01/02	06/01/10

3



NOTE:

1. CURB REVEALS SHALL BE 1/2" MAX WHERE RAMP MEETS PAVEMENT AT ROADWAY.
2. INSTALL TOPSOIL TO A 6" MINIMUM DEPTH IN BUFFER STRIP.
3. SIDEWALK SHALL BE INSTALLED FLUSH WITH EXISTING DRIVEWAY.
4. SEED AND MULCH BUFFER STRIP.
5. SEE STANDARD SIDEWALK DETAIL FOR SIDEWALK INSTALLATION.

NO SCALE

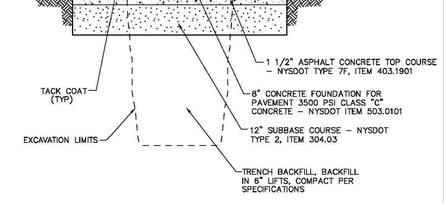
Gerald D. Jennings, Mayor
Randall J. Milano, P.E., City Engineer

CITY OF ALBANY DIVISION OF ENGINEERING
STANDARD DETAILS

DETAIL NAME: DRIVEWAY/SIDEWALK DROP CURB WITH BUFFER STRIP DETAIL (TYPE "B") - CONCRETE APRON

DETAIL No.	FILE NAME:	DATE ISSUED	REVISION DATE
DW-3	DW-3.DWG	05/01/02	06/01/10

4



NOTE:

1. IF LIMITS OF TRENCHING EXCEEDS 50 FEET, CONTRACTOR SHALL COMPLETE CURB TO CURB MILLING PER CITY DETAILS.
2. ALL PAVEMENT MARKINGS DISTURBED SHALL BE RESTORED TO THE SATISFACTION OF THE CITY.
3. ALL JOINTS TO BE SEALED WITH ASPHALT EMULSION (AC-20) NYSDOT ITEM 702-0500.

NO SCALE

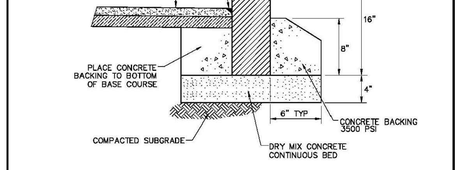
Gerald D. Jennings, Mayor
Randall J. Milano, P.E., City Engineer

CITY OF ALBANY DIVISION OF ENGINEERING
STANDARD DETAILS

DETAIL NAME: STREET RESTORATION ASPHALT PAVEMENT DETAIL

DETAIL No.	FILE NAME:	DATE ISSUED	REVISION DATE
SR-1	SR-1.DWG	05/01/02	10/10/12

5



NOTES:

1. EXPANSION JOINT MATERIAL SHALL BE INSTALLED WHEN CURB IS SET AGAINST NEW OR EXISTING SIDEWALK AS ORDERED BY THE ENGINEER.
2. FOR NEW CONSTRUCTION, A 6" CURB REVEAL SHALL BE MAINTAINED. MATCH EXISTING REVEAL FOR CURB REPLACEMENT OR RESETTING.
3. UNLESS OTHERWISE NOTED, ALL ITEMS ASSOCIATED WITH GRANITE CURB INSTALLATION SHALL BE PAID FOR UNDER ITEM 609.0201

NO SCALE

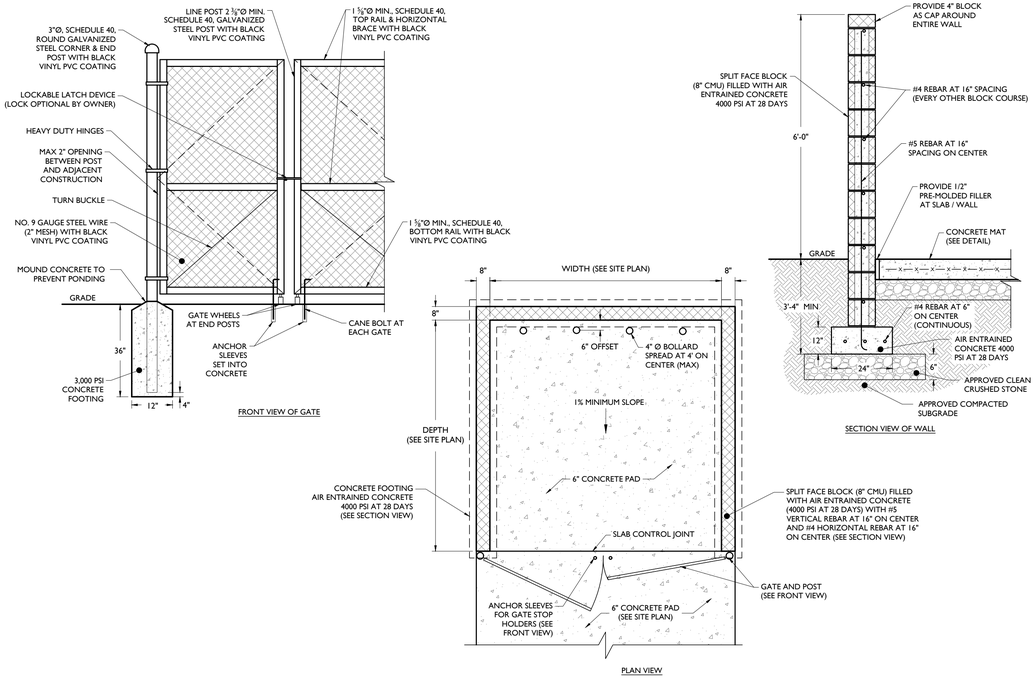
Gerald D. Jennings, Mayor
Randall J. Milano, P.E., City Engineer

CITY OF ALBANY DIVISION OF ENGINEERING
STANDARD DETAILS

DETAIL NAME: GRANITE CURB INSTALLATION DETAIL

DETAIL No.	FILE NAME:	DATE ISSUED	REVISION DATE
C-1	C-1.DWG	05/01/02	06/01/10

6



NOTE:
BLOCK COLOR TO MATCH BUILDING OR AS SPECIFIED BY OWNER

TRASH / RECYCLE ENCLOSURE DETAIL

NOT TO SCALE

7

2	06/11/2019	PHN	REVISED PER CITY COMMENTS
1	05/30/2019	PHN	ISSUED FOR SUBMISSION
ISSUE	DATE	BY	DESCRIPTION

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584 Broadway, Suite 310, New York, NY 10012
Phone 718.606.8305

SITE PLAN
CHASE
PROPOSED BANK
BLOCK 2, LOT 38
1 HOMESTEAD STREET
CITY OF ALBANY
ALBANY COUNTY, NY

ZACHARY E. CHAPLIN, P.E.
NEW YORK LICENSE No. 099748
LICENSED PROFESSIONAL ENGINEER

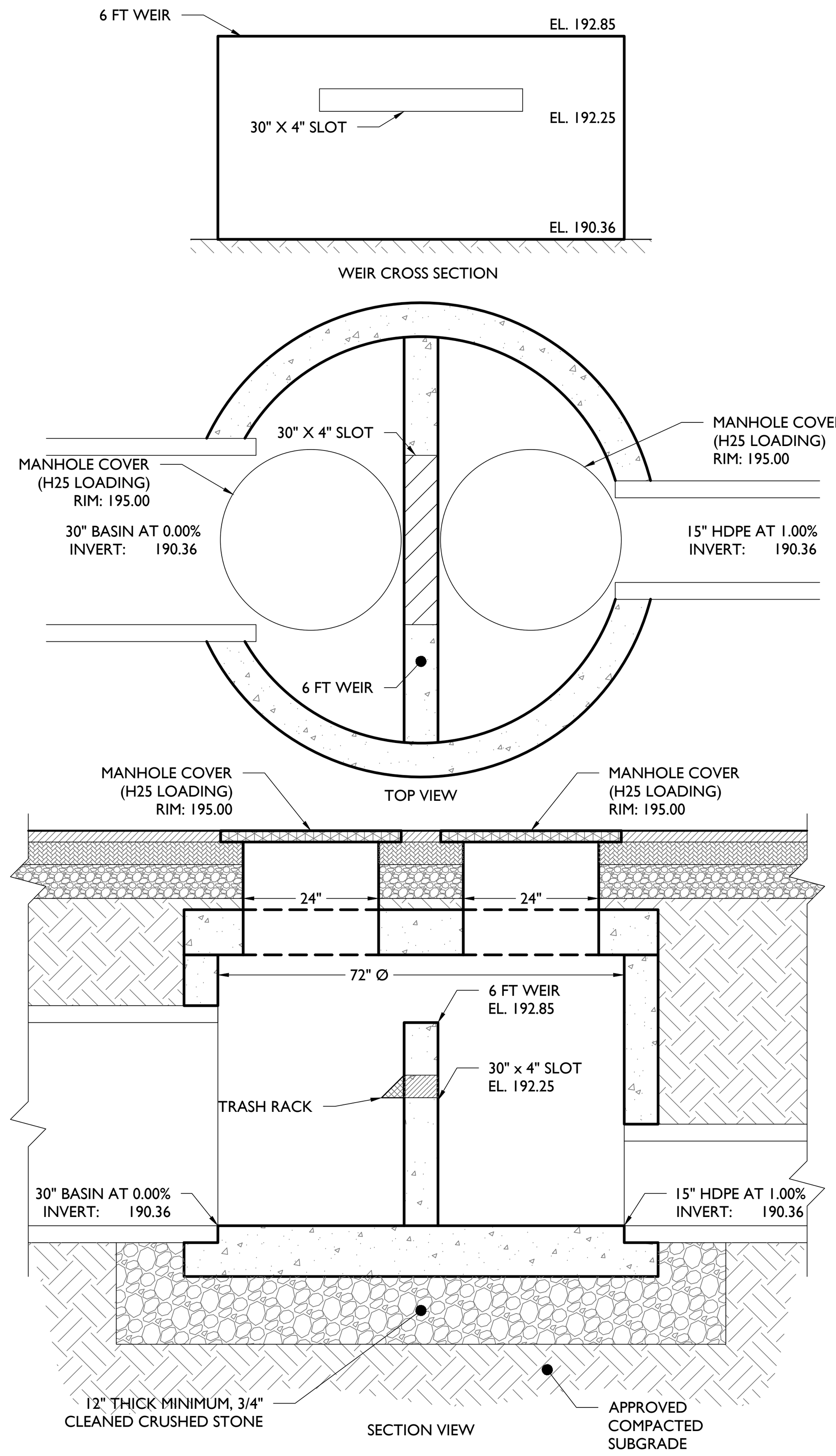
STONEFIELD engineering & design

SCALE: AS SHOWN | PROJECT ID: T-17779

TITLE: CONSTRUCTION DETAILS

DRAWING: C-14

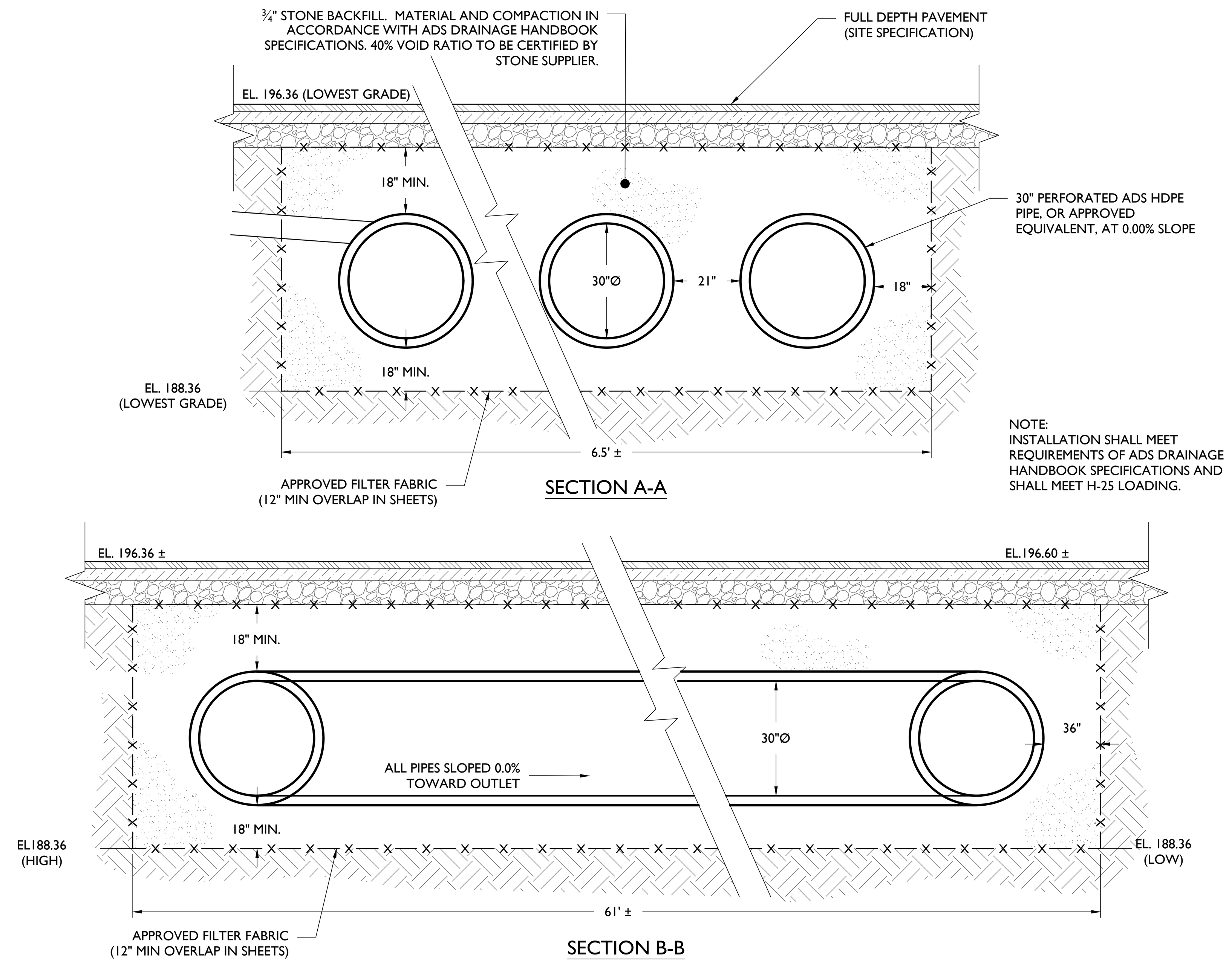
T:\2017\17779 TPG ARCHITECTURE - HOMESTEAD STREET & WESTERN AVENUE, ALBANY, NY\CAD\PLOTTOOLS 21.5\SETS.DWG



UNDERGROUND OUTLET STRUCTURE (OS-1) DETAIL

SCALE: 1" = 2'

1

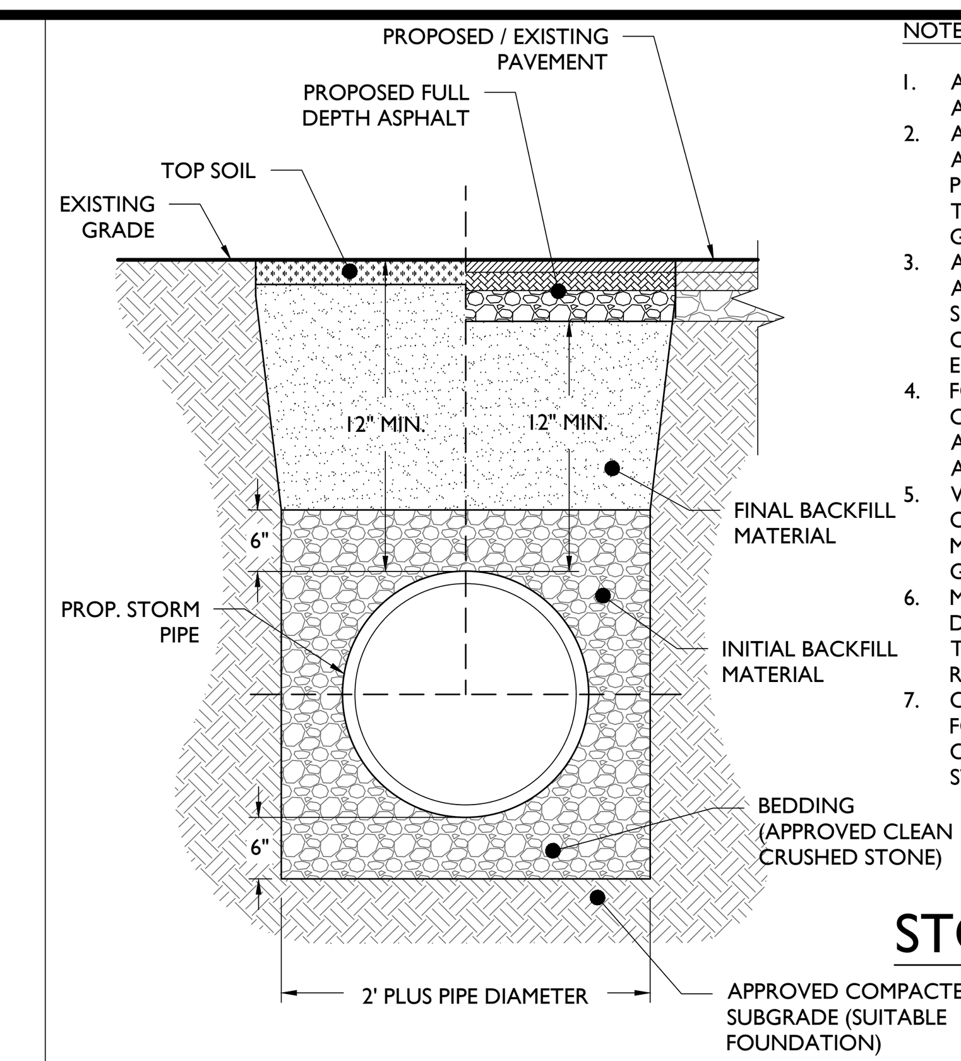


NOTE:
INSTALLATION SHALL MEET REQUIREMENTS OF ADS DRAINAGE HANDBOOK SPECIFICATIONS AND SHALL MEET H-25 LOADING.

NOTES:
1. INSTALLATION SHALL MEET REQUIREMENTS OF ADS DRAINAGE HANDBOOK SPECIFICATIONS AND SHALL MEET H-25 LOADING
2. CONTRACTOR REQUIRED TO PROVIDE ALL BASIN COMPONENTS INCLUDING ANY PIPE HEADERS, FITTINGS, REDUCERS, WYES, AND INSPECTION PORTS.

UNDERGROUND BASIN DETAIL

2

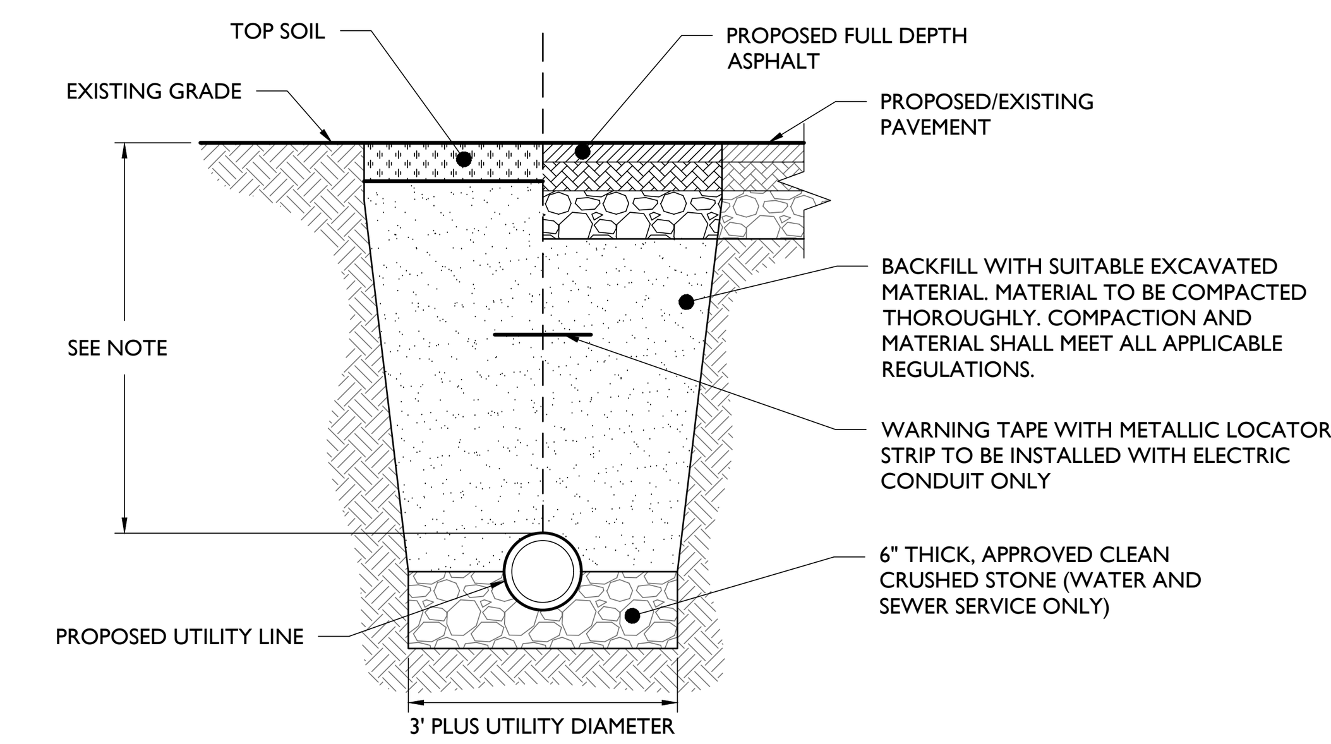


NOTES:
1. ALL PIPE SYSTEM INSTALLATIONS SHALL MEET ALL APPLICABLE STANDARDS AND SPECIFICATIONS.
2. ALL HDPE PIPE SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH ASTM D2321, "STANDARD PRACTICE FOR UNDERGROUND INSTALLATION OF THERMOPLASTIC PIPE FOR SEWERS AND OTHER GRAVITY FLOW APPLICATIONS" (LATEST EDITION).
3. ALL RCP PIPE SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH ASTM C76-15, "STANDARD SPECIFICATION FOR REINFORCED CONCRETE CULVERT, STORM DRAIN, AND SEWER PIPE" (LATEST EDITION).
4. FOR NON HDPE OR RCP PIPE INSTALLATIONS, CONTRACTOR SHALL INSTALL PIPE IN ACCORDANCE WITH ALL APPLICABLE STANDARDS AND SPECIFICATIONS.
5. WHERE THE TRENCH BOTTOM IS UNSTABLE, CONTRACTOR SHALL PROVIDE SUITABLE BACKFILL MATERIAL AS REQUIRED BY ENGINEER OR PER GEOTECH RECOMMENDATIONS.
6. MINIMUM COVER IN TRAFFIC AREAS IS 12" UP TO 48" DIAMETER PIPE AND 24" FOR 54" - 60" DIAMETER PIPE TO BOTTOM OF FLEXIBLE PAVEMENT OR TOP OF RIGID PAVEMENT.
7. CONTRACTOR SHALL INSTALL SUITABLE MATERIAL FOR INITIAL AND FINAL BACKFILL. BACKFILL COMPACTION SHOULD MEET ALL APPLICABLE STANDARDS AND SPECIFICATIONS.

STORM TRENCH DETAIL

NOT TO SCALE

3

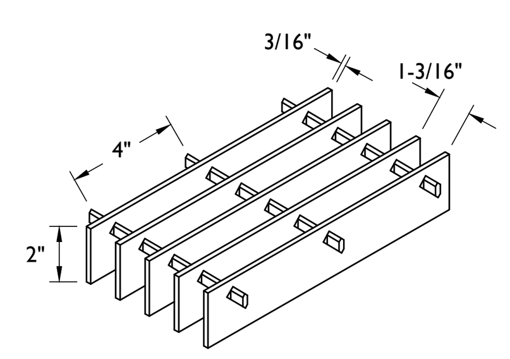


UTILITY TRENCH DETAIL

NOT TO SCALE

NOTE:
MINIMUM PIPE COVER SHALL BE AS FOLLOW:
- ELECTRIC SERVICE - PER APPLICABLE UTILITY AUTHORITY
- GAS SERVICE - PER APPLICABLE UTILITY AUTHORITY
- SEWER SERVICE - 36" MINIMUM
- WATER SERVICE - 48" MINIMUM

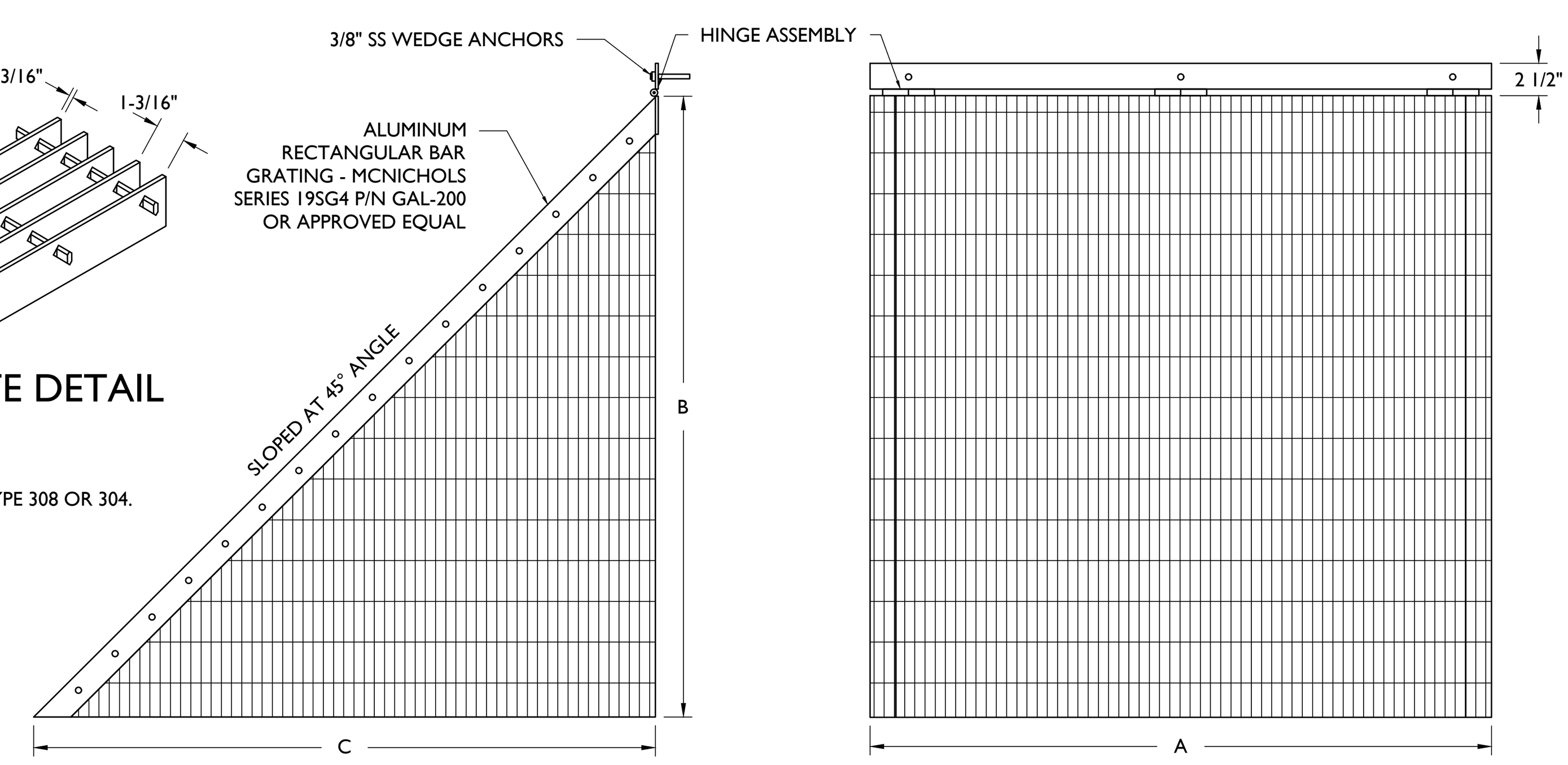
3



GRATE DETAIL

NOTES:
1. ALL MATERIALS TO BE ALUMINUM.
2. ALL FASTENERS TO BE STAINLESS STEEL TYPE 308 OR 304.
3. HINGES TO BE SPACED MAX. 24" CL.
4. (3) SS WEDGE ANCHOR FASTENERS.
5. BOTTOM AND REAR OF RACK ARE OPEN.

SLOPED TRASH RACK DIMENSIONS			
STRUCT	A	B	C
OS1	5.7'	4'	4'



DIMENSIONS B AND C MUST BE THE SAME FOR THIS STYLE RACK

SIDE VIEW

INSIDE DIMENSION OF RACK IS 4" SMALLER THAN OUTSIDE DIMENSION

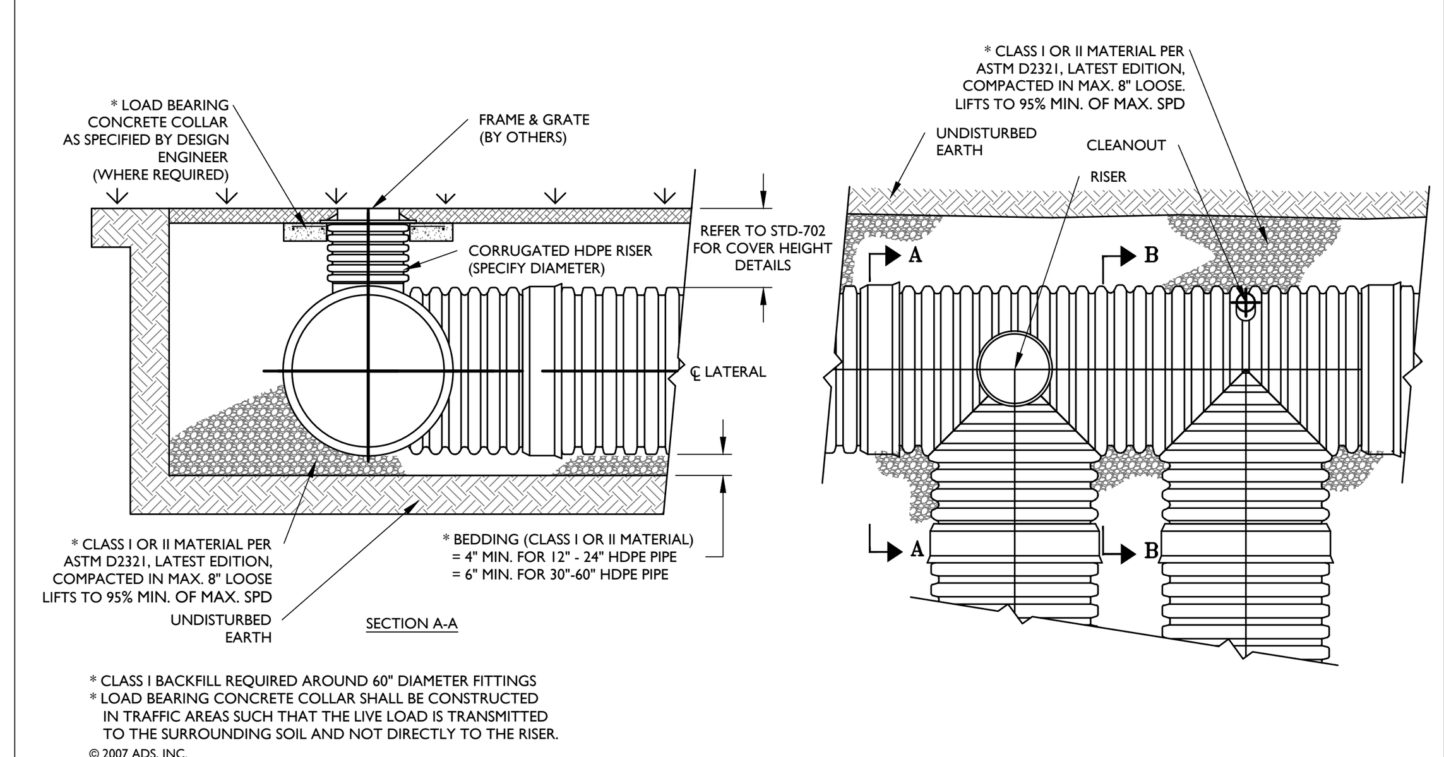
FRONT VIEW

SLOPED TRASH RACK DETAIL

NOT TO SCALE

(SOURCE: EFFLUENT DESIGN & FABRICATION, LLC)

4



ADS TYPICAL RISER / CLEAN-OUT DETAIL

NOT TO SCALE

5

ISSUE	DATE	BY	DESCRIPTION
2	06/11/2019	PHN	REVISED PER CITY COMMENTS
1	05/30/2019	PHN	ISSUED FOR SUBMISSION

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ZACHARY E. CHAPLIN, P.E.
NEW YORK LICENSE No. 099748
LICENSED PROFESSIONAL ENGINEER

STONEFIELD engineering & design

SCALE: AS SHOWN | PROJECT ID: T-17779

TITLE:
CONSTRUCTION DETAILS

DRAWING:
C-15

Ordering Number Logic

Evolve™ LED Area Light N Series (EANB)

E A N B _ _ _ 7 _ _ _ _ _ _ _ _ _ _ _ _

PROD. ID	PHOTOMETRIC SERIES	VOLTAGE	OPTICAL CODE	CRI	LED COLOR TEMP	PE FUNCTION	MOUNTING ARM	COLOR	OPTIONS
E = Evolve **A** = Area Light **N** = Housing Series	**B** = Photometric Series "B"	**0** = 120-277* **1** = 120 **2** = 208 **3** = 240 **4** = 277 **5** = 480 **D** = 347 **H** = 347-480V* *Not available with Fusing. Must choose a discreet voltage with F Option.		**7** = 70 (min)	**30** = 3000K◇ **40** = 4000K **50** = 5000K ◇Select 3000K CCT for IDA Approved units	**1** = None **A** = ANSI C136.41 7-pin PE Receptacle # **D** = ANSI C136.41 7-pin PE Receptacle with Shorting Cap # # Order Dimming/ Control PE as a separate item. See accessories section of this datasheet for ordering information.	**A** = 10" Arm for Square Pole, supplied with leads **B** = 10" Arm for Round Pole, supplied with leads **C** = EXT Slipfitter 2" Pipe (2.378 in. OD) supplied with leads **D** = 10" Arm for Round or Square poles, supplied with leads and additional hardware	**BLCK** = Black **DKBZ** = Dark Bronze **GRAY** = Gray **WHTE** = White Contact manufacturer for other colors.	**D** = External Dimming Leads Provided (0-10Volt Input) **F** = Fusing **L** = Tool less entry **R** = 10kV Enhanced Surge Protection **H** = Motion Sensor *# **U** = DALI Dimming+^ **XXX** = Special Options *May only be selected in conjunction with A, B or D Mounting Arm. #R & H options cannot be purchased together. + Compatible with LightGrid 2.0 nodes. ^ Not compatible at 347-480V, with A-level optical code, or with motion sensor control.

	OPTICAL CODE	TYPE	TYPICAL INITIAL LUMENS 3000K	TYPICAL INITIAL LUMENS 4000K & 5000K	TYPICAL SYSTEM WATTAGE 120-277V, 347-480V	BUG RATING 3000K B-U-G	BUG RATING 4000K & 5000K B-U-G	IES FILE NUMBER 3000K	IES FILE NUMBER 4000K	IES FILE NUMBER 5000K
TYPE IV	A4	Asymmetric Forward	4,000	4,300	44	B1-U0-G1	B1-U0-G1	EANB_A4730__.IES	EANB_A4740__.IES	EANB_A4750__.IES
	B4	Asymmetric Forward	5,800	6,200	58	B1-U0-G2	B1-U0-G2	EANB_B4730__.IES	EANB_B4740__.IES	EANB_B4750__.IES
	C4	Asymmetric Forward	7,500	8,000	70	B1-U0-G2	B1-U0-G2	EANB_C4730__.IES	EANB_C4740__.IES	EANB_C4750__.IES
	D4	Asymmetric Forward	9,200	9,800	89	B1-U0-G2	B2-U0-G2	EANB_D4730__.IES	EANB_D4740__.IES	EANB_D4750__.IES
	E4	Asymmetric Forward	10,800	11,500	98	B2-U0-G2	B2-U0-G2	EANB_E4730__.IES	EANB_E4740__.IES	EANB_E4750__.IES
	F4	Asymmetric Forward	12,900	13,700	125	B2-U0-G3	B2-U0-G3	EANB_F4730__.IES	EANB_F4740__.IES	EANB_F4750__.IES
TYPE III	A3	Asymmetric Wide	4,300	4,600	44	B1-U0-G1	B1-U0-G1	EANB_A3730__.IES	EANB_A3740__.IES	EANB_A3750__.IES
	B3	Asymmetric Wide	6,200	6,600	58	B1-U0-G1	B1-U0-G1	EANB_B3730__.IES	EANB_B3740__.IES	EANB_B3750__.IES
	C3	Asymmetric Wide	8,100	8,600	70	B1-U0-G2	B1-U0-G2	EANB_C3730__.IES	EANB_C3740__.IES	EANB_C3750__.IES
	D3	Asymmetric Wide	9,900	10,500	89	B2-U0-G2	B2-U0-G2	EANB_D3730__.IES	EANB_D3740__.IES	EANB_D3750__.IES
	E3	Asymmetric Wide	11,600	12,400	98	B2-U0-G2	B2-U0-G2	EANB_E3730__.IES	EANB_E3740__.IES	EANB_E3750__.IES
	F3	Asymmetric Wide	13,900	14,700	125	B2-U0-G2	B2-U0-G2	EANB_F3730__.IES	EANB_F3740__.IES	EANB_F3750__.IES
TYPE II	A2	Asymmetric Narrow	4,200	4,500	44	B1-U0-G1	B1-U0-G1	EANB_A2730__.IES	EANB_A2740__.IES	EANB_A2750__.IES
	B2	Asymmetric Narrow	6,100	6,500	58	B1-U0-G1	B1-U0-G1	EANB_B2730__.IES	EANB_B2740__.IES	EANB_B2750__.IES
	C2	Asymmetric Narrow	7,900	8,400	70	B2-U0-G2	B2-U0-G2	EANB_C2730__.IES	EANB_C2740__.IES	EANB_C2750__.IES
	D2	Asymmetric Narrow	9,700	10,300	89	B2-U0-G2	B2-U0-G2	EANB_D2730__.IES	EANB_D2740__.IES	EANB_D2750__.IES
	E2	Asymmetric Narrow	11,400	12,100	98	B2-U0-G2	B2-U0-G2	EANB_E2730__.IES	EANB_E2740__.IES	EANB_E2750__.IES
	F2	Asymmetric Narrow	13,600	14,400	125	B2-U0-G2	B2-U0-G2	EANB_F2730__.IES	EANB_F2740__.IES	EANB_F2750__.IES

PE Accessories (to be ordered separately)

SAP Number	Part Number	Description
93029237	PED-MV-LED-7	ANSI C136.41 Dimming PE, 120-277V
93029238	PED-347-LED-7	ANSI C136.41 Dimming PE, 347V
93029239	PED-480-LED-7	ANSI C136.41 Dimming PE, 480V

SAP Number	Part Number	Description
28299	PECOTL	STANDARD 120-277V
28294	PEC5TL	STANDARD 480V
80436	PECDTL	STANDARD 347V
73251	SCCL-PECTL	Shorting cap

Ordering Number Logic

Scalable Wall Pack (EWS3)

E W S 3 _ _ _ _ _ _ _ _ _ _ _ _ _ _ _ _ _ _

PROD. ID	VOLTAGE	POWER LEVEL	PHOTOMETRIC TYPE	LED COLOR TEMP	PE FUNCTION	COLOR	OPTIONS
E = Evolve **W** = Wallpack **S** = Scalable **3** = Product Generation	**0** = 120-277* **1** = 120 **2** = 208 **3** = 240 **4** = 277 **5** = 480 **D** = 347 **H** = 347-480* *Not available with Fusing. Must choose a descreet voltage with F Option.		**D1** = Asymmetric Forward **E1** = Asymmetric Medium	**30** = 3000K◇ **40** = 4000K **50** = 5000K ◇Select 3000K CCT for IDA Approved units	**1** = None **3** = Button PE* *Button PE not available with motion sensor option. Only available with descreet voltages. Not available with voltage options D, H or 5.	**BLCK** = Black **DKBZ** = Dark Bronze **GRAY** = Gray **WHTE** = White Contact manufacturer for other colors.	**F** = Fusing **H** = Motion Sensor * **J** = cUL/Canada **XXX** = Special Options *Option H only available in 120-277V. Reference page 5 (under H Motion Sensing Option) for more details.

Table 1: 120-277 Voltage Versions

POWER LEVEL	PHOTOMETRIC TYPE	TYPICAL INITIAL LUMENS 3000K	TYPICAL INITIAL LUMENS 4000K & 5000K	TYPICAL SYSTEM WATTAGE 120-277V	TYPICAL SYSTEM WATTAGE 347-480V	B-U-G RATING 3000K	B-U-G RATING 4000K & 5000K	IES FILE NUMBERS 120-277V 3000K	IES FILE NUMBERS 120-277V 4000K	IES FILE NUMBERS 120-277V 5000K
A7	D1	2800	2900	25	28	1-0-1	1-0-1	EWS3_A7D130____-120-277V.IES	EWS3_A7D140____-120-277V.IES	EWS3_A7D150____-120-277V.IES
	E1	2800	2900	25	28	1-0-0	1-0-1	EWS3_A7E130____-120-277V.IES	EWS3_A7E140____-120-277V.IES	EWS3_A7E150____-120-277V.IES
B7	D1	3700	3800	32	35	1-0-1	1-0-1	EWS3_B7D130____-120-277V.IES	EWS3_B7D140____-120-277V.IES	EWS3_B7D150____-120-277V.IES
	E1	3700	3800	32	35	1-0-1	1-0-1	EWS3_B7E130____-120-277V.IES	EWS3_B7E140____-120-277V.IES	EWS3_B7E150____-120-277V.IES
C7	D1	4900	5000	41	45	1-0-1	1-0-1	EWS3_C7D130____-120-277V.IES	EWS3_C7D140____-120-277V.IES	EWS3_C7D150____-120-277V.IES
	E1	4900	5000	41	45	1-0-1	1-0-1	EWS3_C7E130____-120-277V.IES	EWS3_C7E140____-120-277V.IES	EWS3_C7E150____-120-277V.IES
D3	D1	6500	6700	67	67	2-0-1	2-0-1	EWS3_D3D130____.IES	EWS3_D3D140____.IES	EWS3_D3D150____.IES
	E1	6500	6700	67	67	2-0-1	2-0-1	EWS3_D3E130____.IES	EWS3_D3E140____.IES	EWS3_D3E150____.IES
E3	D1	8200	8600	90	90	2-0-2	2-0-2	EWS3_E3D130____.IES	EWS3_E3D140____.IES	EWS3_E3D150____.IES
	E1	8200	8600	90	90	2-0-1	2-0-1	EWS3_E3E130____.IES	EWS3_E3E140____.IES	EWS3_E3E150____.IES

Table 2: 347-480 Voltage Versions

POWER LEVEL	PHOTOMETRIC TYPE	TYPICAL INITIAL LUMENS 3000K	TYPICAL INITIAL LUMENS 4000K & 5000K	TYPICAL SYSTEM WATTAGE 120-277V	TYPICAL SYSTEM WATTAGE 347-480V	B-U-G RATING 3000K	B-U-G RATING 4000K & 5000K	IES FILE NUMBERS 347-480V 3000K	IES FILE NUMBERS 347-480V 4000K	IES FILE NUMBERS 347-480V 5000K
A7	D1	2800	2900	25	28	1-0-1	1-0-1	EWS3_A7D130____-347-480V.IES	EWS3_A7D140____-347-480V.IES	EWS3_A7D150____-347-480V.IES
	E1	2800	2900	25	28	1-0-0	1-0-1	EWS3_A7E130____-347-480V.IES	EWS3_A7E140____-347-480V.IES	EWS3_A7E150____-347-480V.IES
B7	D1	3700	3800	32	35	1-0-1	1-0-1	EWS3_B7D130____-347-480V.IES	EWS3_B7D140____-347-480V.IES	EWS3_B7D150____-347-480V.IES
	E1	3700	3800	32	35	1-0-1	1-0-1	EWS3_B7E130____-347-480V.IES	EWS3_B7E140____-347-480V.IES	EWS3_B7E150____-347-480V.IES
C7	D1	4900	5000	41	45	1-0-1	1-0-1	EWS3_C7D130____-347-480V.IES	EWS3_C7D140____-347-480V.IES	EWS3_C7D150____-347-480V.IES
	E1	4900	5000	41	45	1-0-1	1-0-1	EWS3_C7E130____-347-480V.IES	EWS3_C7E140____-347-480V.IES	EWS3_C7E150____-347-480V.IES
D3	D1	6500	6700	67	67	2-0-1	2-0-1	EWS3_D3D130____.IES	EWS3_D3D140____.IES	EWS3_D3D150____.IES
	E1	6500	6700	67	67	2-0-1	2-0-1	EWS3_D3E130____.IES	EWS3_D3E140____.IES	EWS3_D3E150____.IES
E3	D1	8200	8600	90	90	2-0-2	2-0-2	EWS3_E3D130____.IES	EWS3_E3D140____.IES	EWS3_E3D150____.IES
	E1	8200	8600	90	90	2-0-1	2-0-1	EWS3_E3E130____.IES	EWS3_E3E140____.IES	EWS3_E3E150____.IES

ISSUE	DATE	BY	DESCRIPTION
2	06/11/2019	PHN	REVISED PER CITY COMMENTS
1	05/30/2019	PHN	ISSUED FOR SUBMISSION

NOT APPROVED FOR CONSTRUCTION

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Phone 718.606.8305

SITE PLAN

CHASE
PROPOSED BANK

BLOCK 2, LOT 38
1 HOMESTEAD STREET
CITY OF ALBANY
ALBANY COUNTY, NY

ZACHARY E. CHAPLIN, P.E.
NEW YORK LICENSE No. 099748
LICENSED PROFESSIONAL ENGINEER

STONEFIELD
engineering & design

SCALE: AS SHOWN	PROJECT ID: T-17779

TITLE:

CONSTRUCTION DETAILS

DRAWING:

C-16

T:\2017\T-17779 TPG ARCHITECTURE - HOMESTEAD STREET & WESTERN AVENUE, ALBANY, NY\CADD\PLOT\XXX-13-15-DETL.DWG