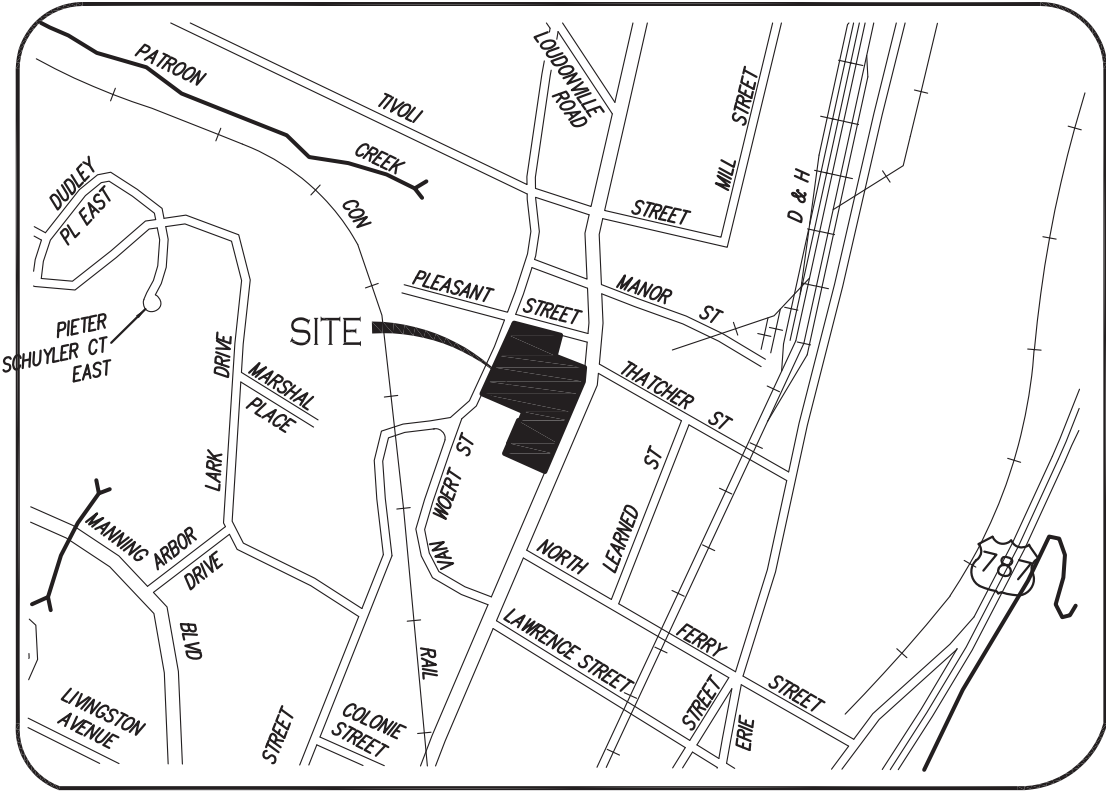
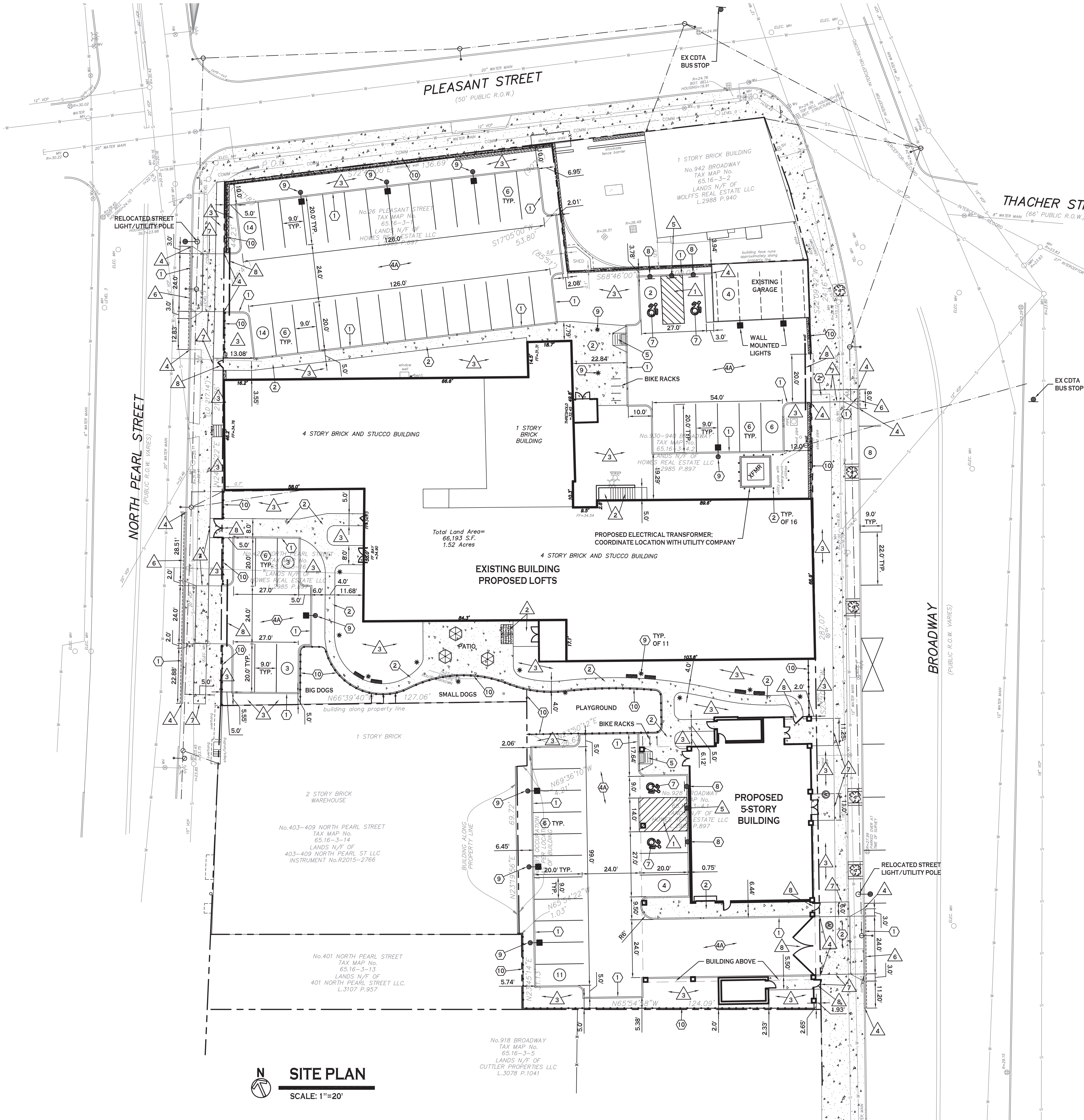


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SITE LOCATION

SCALE: NONE

SITE DATA - OVERALL SITE

SITE AREA:	1.52± ACRES (66,132± SF)
ZONED:	MU-FW (MIXED-USE FORM-BASED WAREHOUSE DISTRICT)
EXISTING BUILDING:	FIRST FLOOR BUILDING AREA = 18,940 GSF TOTAL GROSS FLOOR AREA = 73,480 GSF
PROPOSED BUILDING:	FIRST FLOOR BUILDING AREA = 3,940 GSF TOTAL GROSS FLOOR AREA = 34,882 GSF
BUILDING USES:	MULTI-FAMILY DWELLING, 77 UNITS
PARKING REQUIRED:	1 SPACE PER DWELLING UNIT = 77 SPACES REQ'D
ADJUSTMENTS:	PROXIMITY TO TRANSIT: REDUCE BY 20% = 62 SPACES REQ'D ON-STREET PARKING: 8 SPACES ON BROADWAY = 54 SPACES REQ'D
PARKING PROVIDED:	61 SPACES ON-SITE

DETAIL LEGEND

- SEE SITE DETAIL SHEET
- ① TYPE "A" CONCRETE CURB
 - ② CONCRETE SIDEWALK
 - ③ PIPE BOLLARD
 - ④A STANDARD DUTY ASPHALT
 - ⑤ SIDEWALK CURB RAMP
 - ⑥ 90° PARKING STALL
 - ⑦ HANDICAPPED PAVEMENT MARKINGS
 - ⑧ HANDICAPPED PARKING SIGN
 - ⑨ LIGHT POLE FOUNDATION
 - ⑩ DECORATIVE BLACK ALUMINUM FENCE

NOTE LEGEND

- ④ 4" WIDE YELLOW PAVEMENT STRIPES @ 2' O.C. & @ 45° TO PARKING LINES
- ⑤ RAMP & STAIRS, SEE ARCHITECTURAL DRAWINGS
- ⑥ LANDSCAPED AREA - SEE LANDSCAPE PLAN, IF NO PLANTINGS, INSTALL TOPSOIL & SEED
- ⑦ RUNOUT CURB IN 2' OR MATCH EXISTING CURB
- ⑧ INSTALL "NO PARKING" SIGN, M.U.T.C.D. SIGN NO. P-1-C
- ⑨ SAWCUT LINE, MATCH EXISTING EDGE OF PAVEMENT
- ⑩ MATCH INTO EXISTING SIDEWALK; SAWCUT AS NEEDED FOR SMOOTH TRANSITION
- ⑪ KEYED TENANT ENTRY GATE; COORDINATE ENTRY SYSTEM WITH OWNER

NOTES:

- ALL RADII SHALL BE 3'-0" UNLESS OTHERWISE NOTED.
- ALL DISTURBED AREAS: SHALL HAVE 4" MIN. OF TOPSOIL AND SEED.
- ALL DIMENSIONS FROM PROPERTY LINES SHALL BE MEASURED PERPENDICULAR TO THE PROPERTY LINE.
- CENTER ENTRANCE SIDEWALKS ON DOOR OPENINGS.
- BUILDING DIMENSIONS ARE APPROXIMATE. REFER TO ARCHITECTURAL DRAWINGS FOR LAYOUT DIMENSIONS.
- ALL HANDICAPPED RAMPS OR SIDEWALKS THAT ARE FLUSH SHALL HAVE ADA COMPLIANT TACTILE WARNING STRIPS WHERE ENTERING PARKING AREAS/DRIVEWAYS.

GENERAL NOTES:

- INSTALL ALL MATERIALS TO MANUFACTURER'S RECOMMENDATIONS AND BEST STANDARDS OF TRADE INVOLVED.
- SUBSTITUTIONS SHALL BE MADE ONLY WITH OWNER'S APPROVAL AND BE OF EQUIVALENT QUALITY TO WHAT IS SPECIFIED.
- WORK SHALL BE COMPLETED IN STRICT ACCORDANCE WITH ALL LOCAL CODES AND OSHA SAFETY RULES AND REGULATIONS.
- VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS AT THE SITE. NOTIFY OWNER & ENGINEER OF DISCREPANCIES IN CONDITIONS SHOWN ON DRAWINGS PRIOR TO PROCEEDING WITH THE WORK.
- CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTION OF ANY EXISTING STRUCTURES TO REMAIN AND ANY FINISH MATERIAL INSTALLED WHILE WORKING ON OTHER COMPONENTS.
- CONTRACTOR SHALL KEEP JOB FREE OF DEBRIS AND MAKE FINAL CLEANUP TO SATISFACTION OF OWNER.
- CONTRACTOR SHALL ASCERTAIN THE LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION SO THAT THIS WORK WILL NOT DISTURB EXISTING LINES AND/OR INSTALLATIONS. COORDINATE ALL WORK WITH THE APPLICABLE UTILITY COMPANIES.
- CONTRACTOR SHALL OBTAIN AND PAY FOR ALL REQUIRED PERMITS NECESSARY TO PERFORM THE WORK.

SITE LEGEND

PROPERTY LINE	---
PROPOSED CURB	---
PROPOSED SIDEWALK / CONCRETE PAD	---
NUMBER OF PARKING SPACES	27
PROPOSED SIGN	---
PROPOSED LIGHT POLE W / SINGLE FIXTURE	---
PROPOSED LIGHT POLE - PATHWAY LIGHT	---
PROPOSED WALL MOUNTED FIXTURE	---

NOTE: BOUNDARY AND TOPOGRAPHIC INFORMATION PROVIDED BY OTHERS. CARMINA WOOD MORRIS, D.P.C. ASSUMES NO RESPONSIBILITY FOR ITS ACCURACY.



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REVISIONS:
No. Description Date

PROJECT NAME:

Albany Lofts
413 North Pearl Street
Albany, NY

Issued for Construction: xx.xx.xx
Municipality Submission: 2019.06.28
Drawn by: JLP
Scale: 1:20

DRAWING NAME:

Site Plan

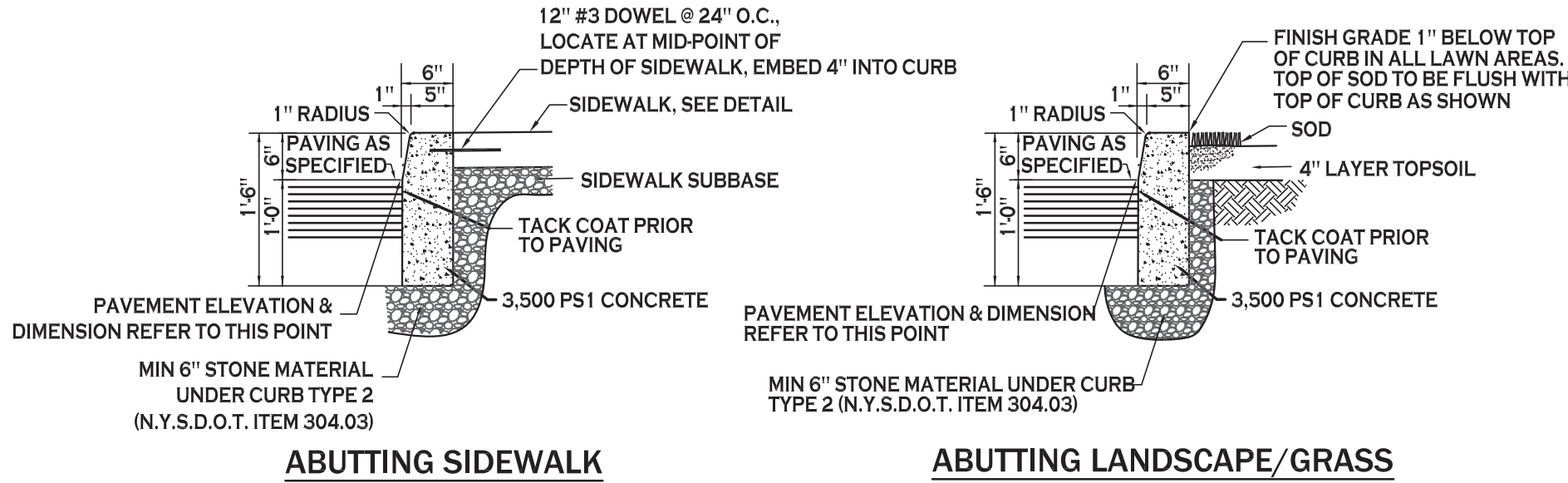
DRAWING NO.

C-100

Project no.: 19.025

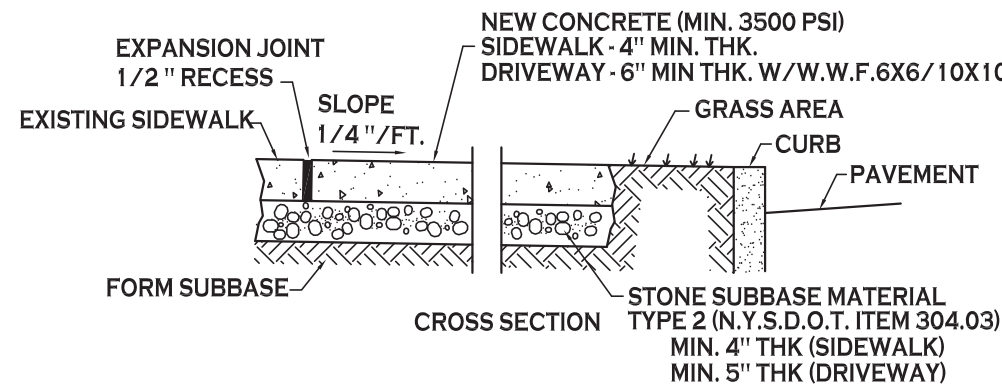
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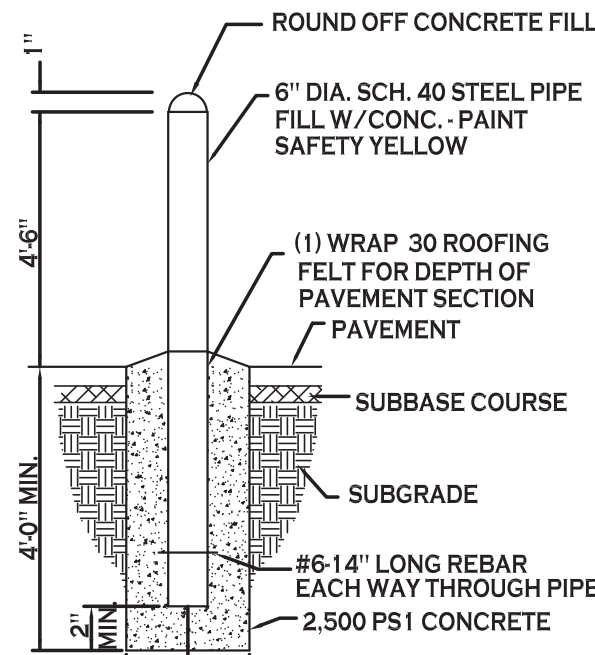
- NOTES:
- CONTROL JOINTS TO BE 2" DEEP AT 15'-0" O.C. - SEE SPECIFICATIONS FOR FURTHER JOINT REQUIREMENTS NYSDOT 702-0700
 - WHERE THE CURB DROPS (IS FLUSH WITH ASPHALT) THE DEPTH OF CURB BELOW GRADE SHALL BE INCREASED TO 1'-6" AND OTHER DIMENSIONS ADJUSTED ACCORDINGLY

TYPE "A" CONCRETE CURB - 1

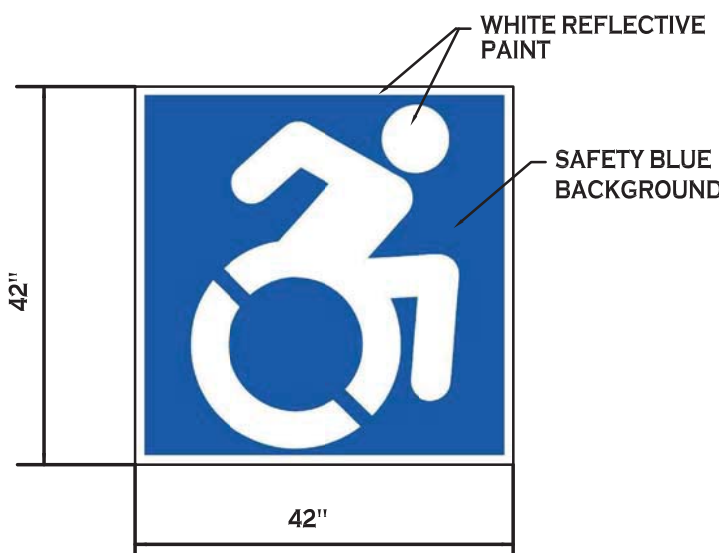


- NOTES:
- CONTROL JOINTS TO BE AT 5'-0" O.C. BOTHWAYS WHERE APPLICABLE. SEE SPECIFICATIONS FOR FURTHER JOINT REQUIREMENTS NYSDOT 702-0700.
 - CONCRETE SIDEWALK AND DRIVEWAY MATERIAL SHALL CONFORM TO NYSDOT STANDARD SPECIFICATION 501 AND CONSTRUCTION METHODS SHALL CONFORM TO NYSDOT STANDARD SPECIFICATION 608-3.
 - SUBBASE GRADE SHALL FOLLOW THE PROPOSED GRADE OF THE SIDEWALK AND SLOPE AWAY FROM BUILDING WHERE APPLICABLE. PROVIDE CONTINUOUS STONE PATH TO CURB UNDERDRAIN WHERE PROVIDED.
 - FULL DEPTH EXPANSION JOINTS SHALL BE INSTALLED EVERY 20' O.C. BOTHWAYS WHERE APPLICABLE. SEE SPECIFICATIONS FOR FURTHER JOINT REQUIREMENTS NYSDOT 702-0700.
 - SEE CURB DETAIL FOR DOWLING REQUIREMENTS WHERE ABUTTING CURB
 - INSTALL 6" LONG #3 DOWELS @ 12" O.C. WHERE SIDEWALK ABUTS A BUILDING WALL AT AN ENTRANCE, THICKEN SIDEWALK TO 6" AT BUILDING WALL AND INSTALL DOWEL CENTERED IN THE 6" DEPTH. DOWELS AND THICKENING OF SIDEWALK SHALL EXTEND 18" EITHER SIDE OF ENTRANCE.
 - INSTALL 1/2" PREMOLDED EXPANSION JOINT WITH BACKER ROD & SEALANT WHERE SIDEWALK ABUTS BUILDING OR OTHER STRUCTURE

CONCRETE SIDEWALK - 2

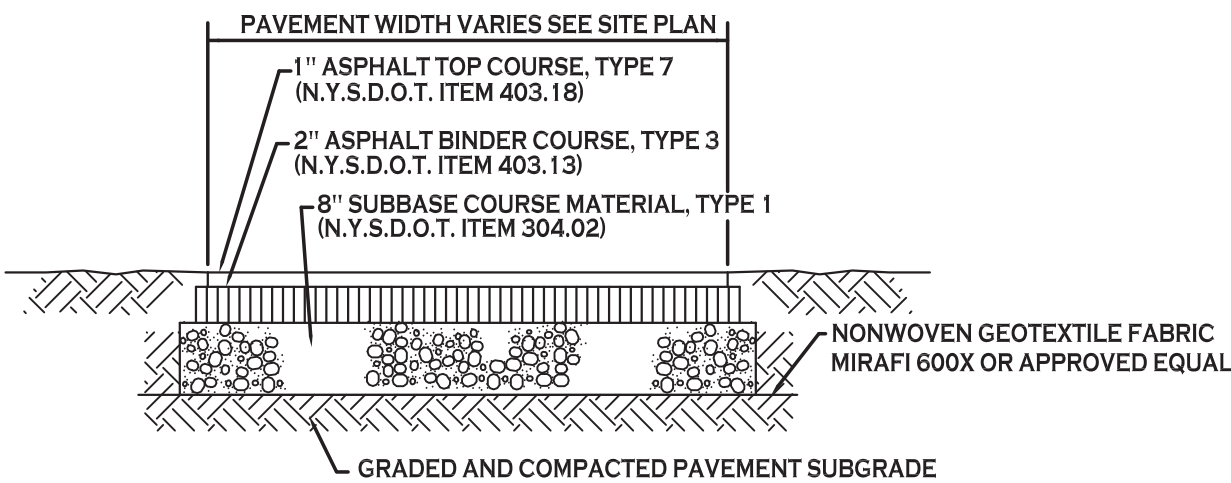


PIPE BOLLARD - 3



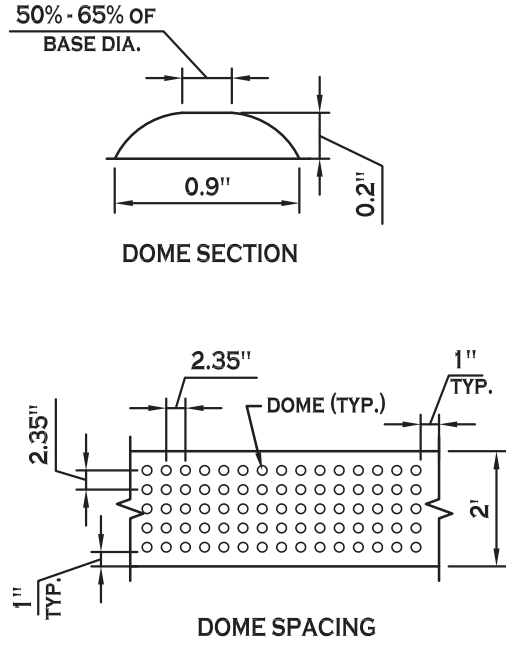
SYMBOL TO BE CENTERED IN PARKING SPACE

INTERNATIONAL HANDICAP SYMBOL - 7A



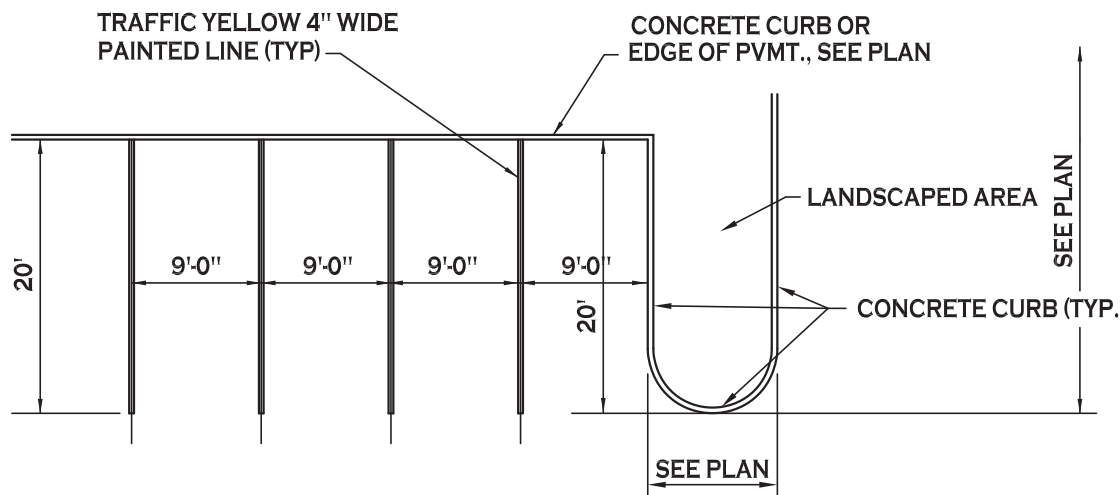
NOTE: CONSTRUCTION METHODS FOR ASPHALT PAVEMENT SHALL CONFORM TO NYSDOT STANDARD SPECIFICATION 401-3, WITH SUBBASE CONSTRUCTION METHODS CONFORMING TO NYSDOT STANDARD SPECIFICATION 304-3.

STANDARD DUTY ASPHALT SECTION - 4A



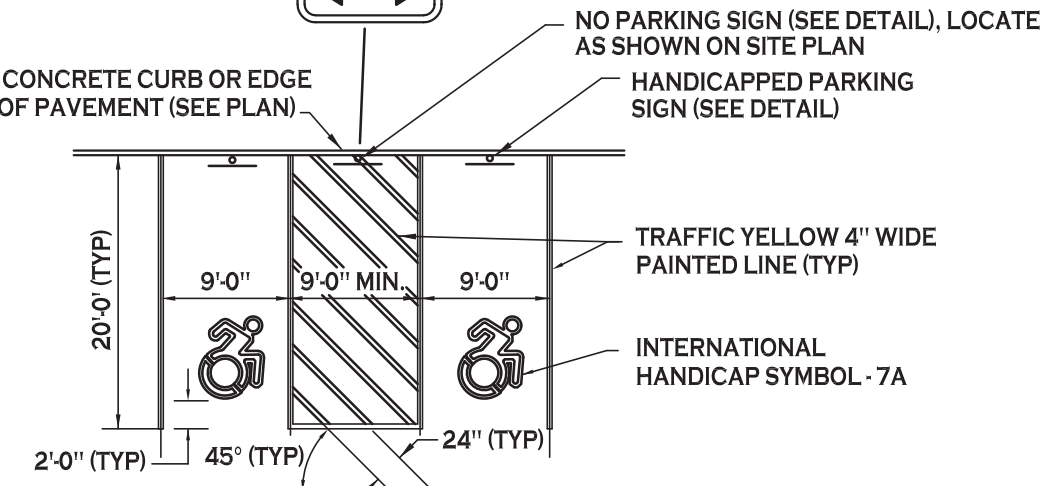
NOTE: TACTILE WARNING DEVICES SHALL BE PER ICC/ANSI A117.1-1998, SECTION 705.3.1.2 OR CURRENT UPDATE

SIDEWALK CURB RAMP - 5

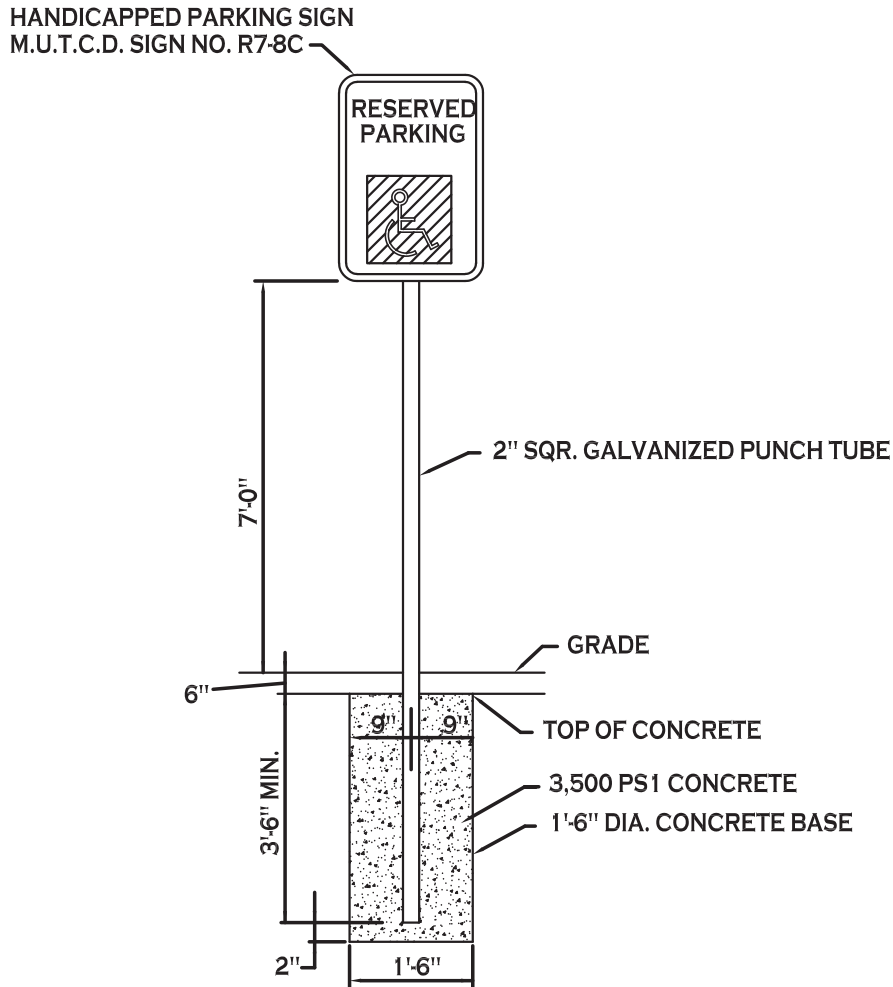
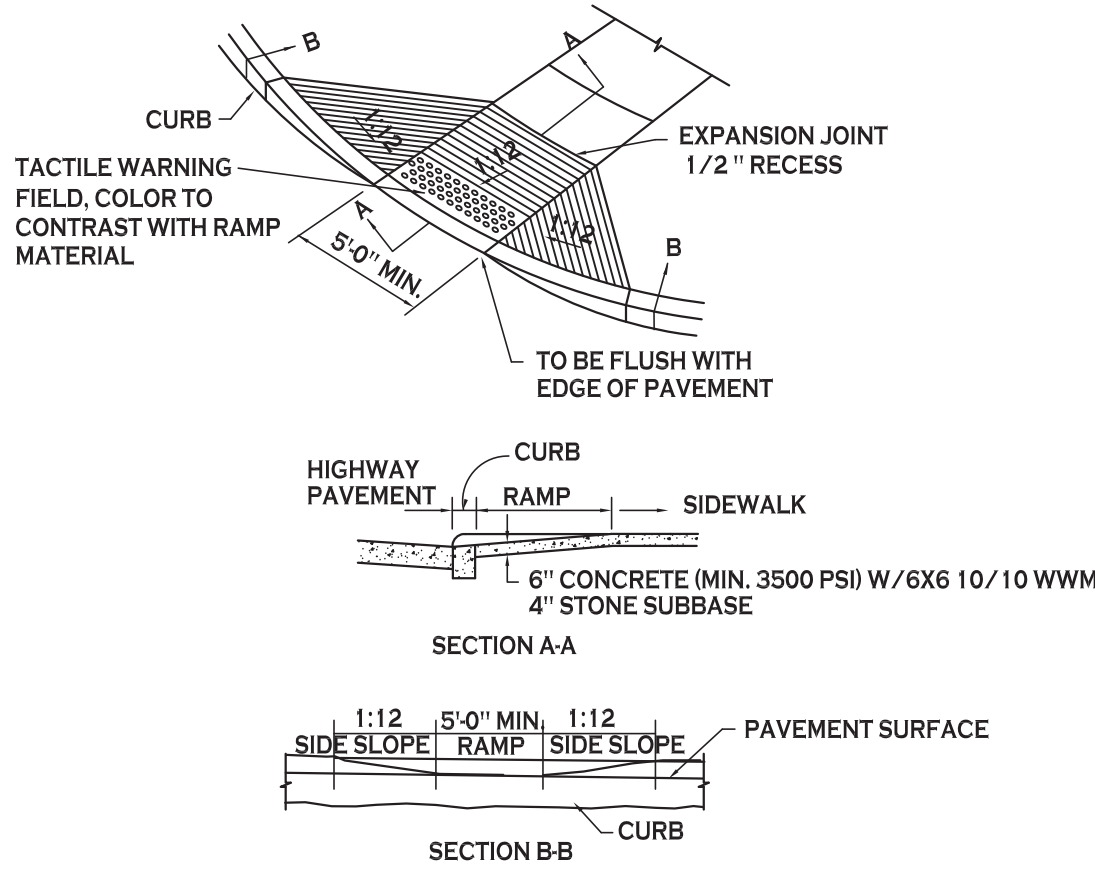


90° PARKING STALL LAYOUT - 6

12" X 18" RED ON WHITE (M.U.T.C.D. SIGN NO. P1-1C), 7' ABOVE GRADE, MOUNT ON 2" PIPE FACING PARKING AISLE (MAY BE BUILDING MOUNTED, SEE SITE PLAN) FOR INSTALLATION IN PAVEMENT, SEE HANDICAPPED PARKING SIGN DETAIL.



HANDICAPPED PAVEMENT MARKINGS & SIGNAGE - 7

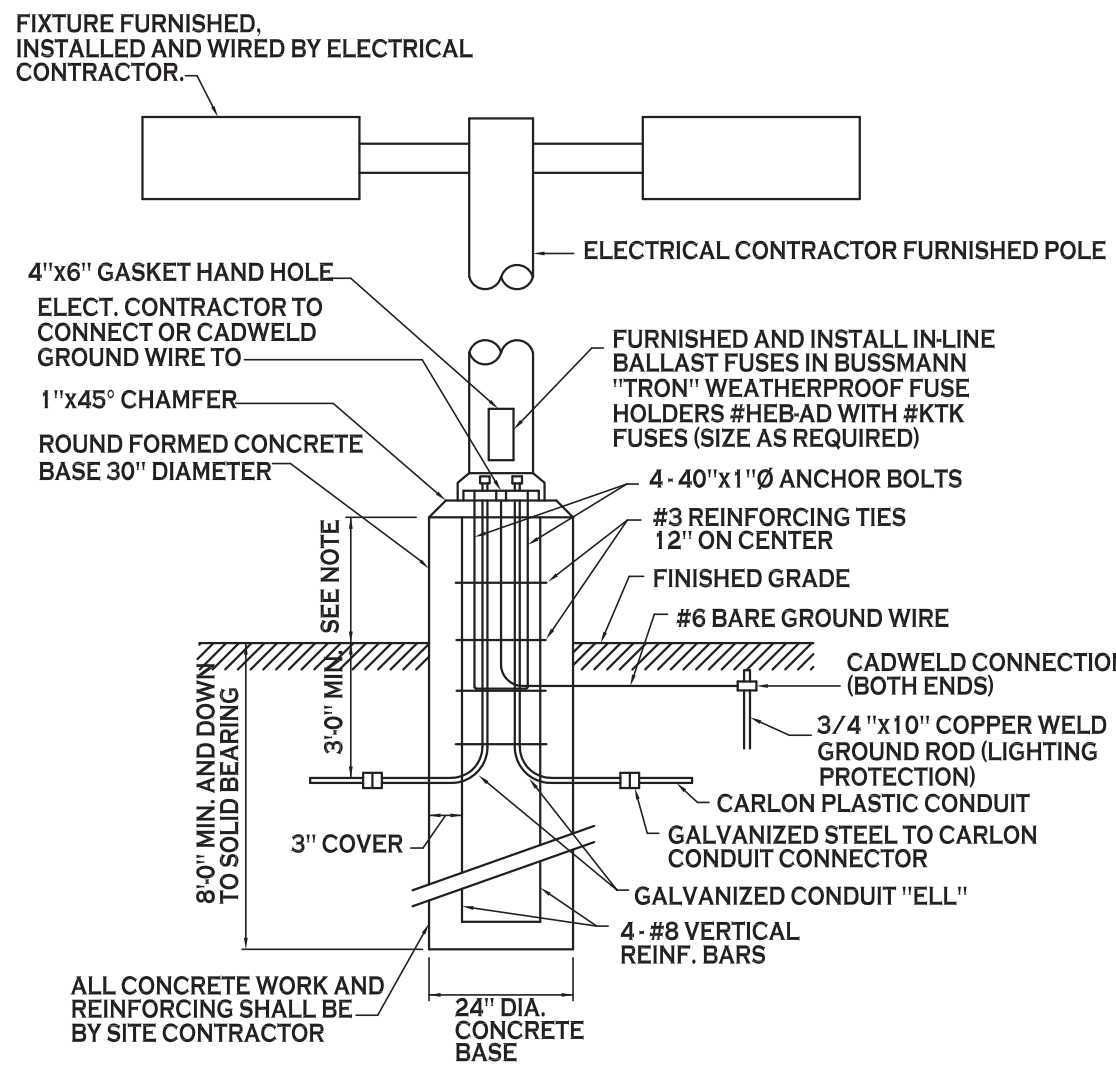


NOTES:

- HANDICAPPED PARKING SIGN SHALL CONFORM WITH CURRENT STATE AND LOCAL CODES AND REGULATIONS.

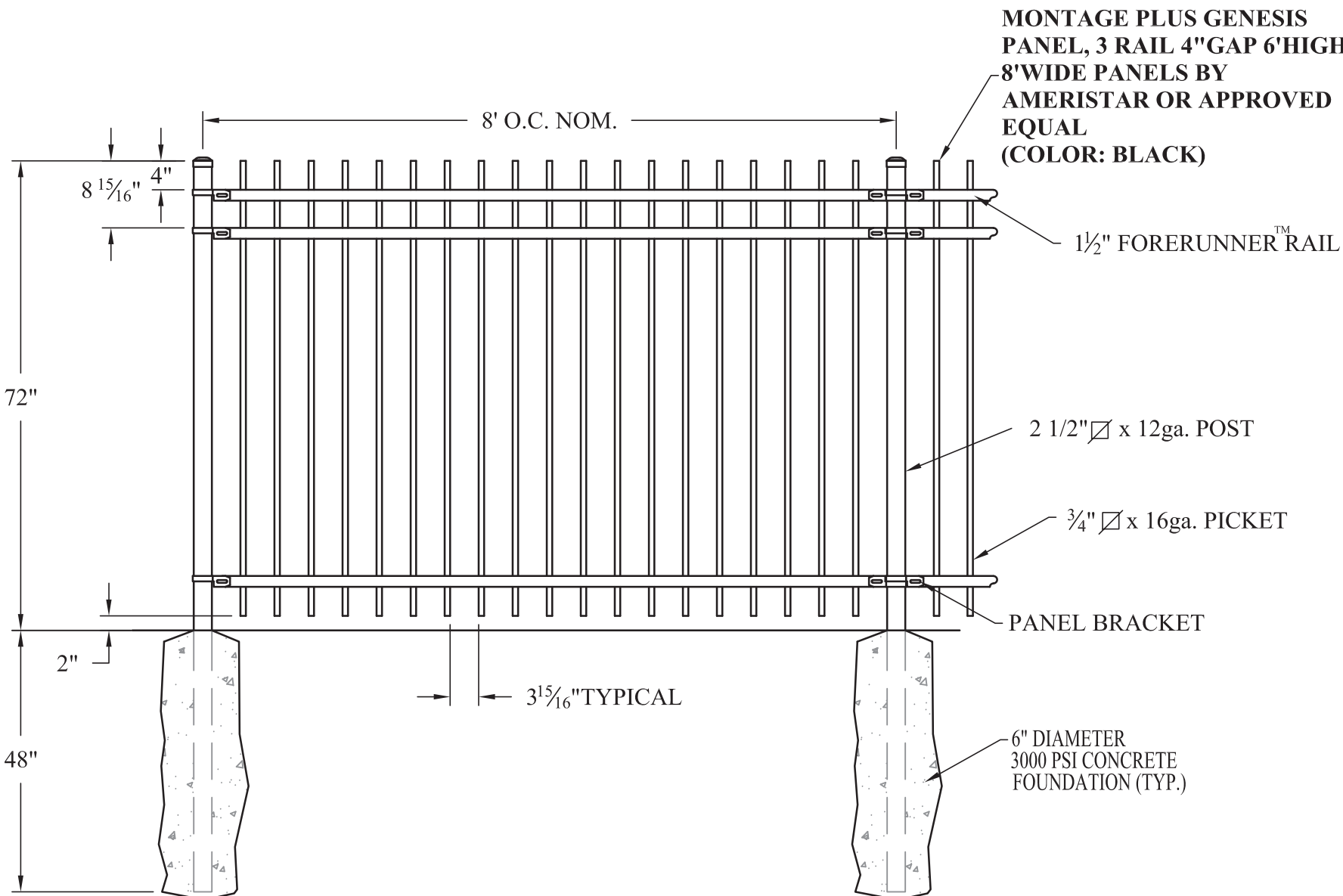
HANDICAP PARKING SIGNS - 8

INSTALLED IN GRASS/LANDSCAPED AREA



- NOTES:
- FOR LOCATIONS OF FOUNDATIONS SEE SITE PLAN
 - FOR LIGHT FIXTURE ORDERING INFORMATION SEE SITE LIGHTING PLAN
 - LIGHT POLE BASE EXPOSURE ABOVE GRADE SHALL BE:
IN CURBED ISLANDS: 6" ABOVE TOP OF CURB ELEVATION
IN PAVEMENT: 3" ABOVE GRADE
IN NON-CURBED GRASS AREAS: 6" ABOVE GRADE

LIGHT POLE FOUNDATION - 9



6' BLACK ALUMINUM FENCE DETAIL - 10



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REVISIONS:	
No.	Description

PROJECT NAME:

DRAWING NAME:
Site
Details

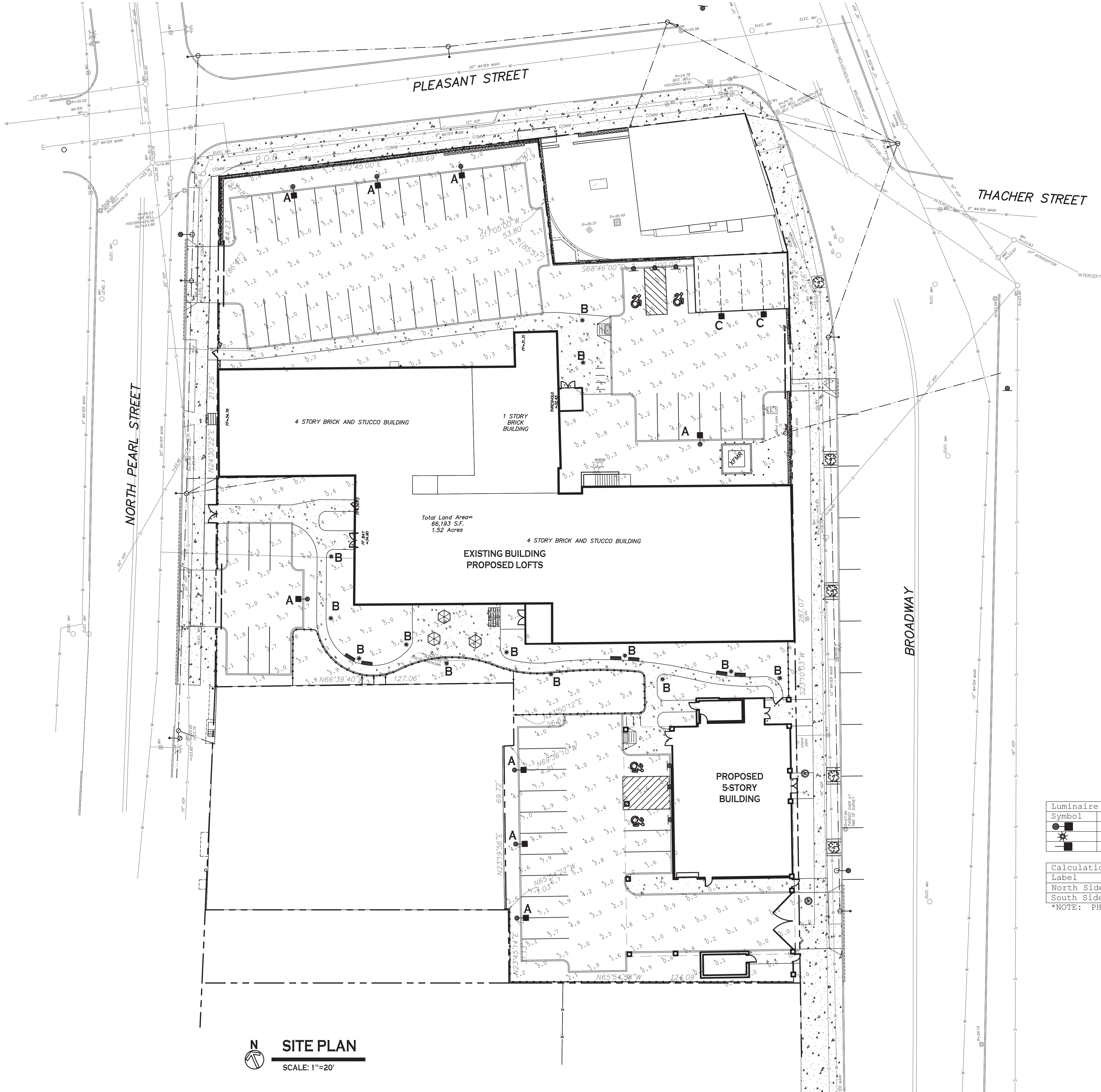
DRAWING NO.

C-101

Project no.: 19.025

Albany Lofts
413 North Pearl Street
Albany, NY

Issued for Construction: xx.xx.xx
Municipality Submission: 2019.06.28
Drawn by: JLP
Scale: As Noted



Luminaire Schedule			
Symbol	Qty	Label	Description
●■	8	A	Gardco P26-48L-600-NW-G2-4
★	2	B	Tracelite WL24-4-4K
■	9	C	Gardco PPT-140L-1150-NW-G2-5-UNV

Calculation Summary					
Label	CalcType	Units	Avg	Max	Min
North Side	Illuminance	Fc	2.47	8.6	0.1
South Side	Illuminance	Fc	2.84	9.7	0.0

*NOTE: PHOTOMETRICS PROVIDED BY OTHERS, CWM,DPC NOT RESPONSIBLE FOR ACCURACY

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No. Description

Date

PROJECT NAME:

Albany Lofts
413 North Pearl Street
Albany, NY

Issued for Construction: xx.xx.xx
Municipality Submission: 2019.06.28
Drawn by: JLP
Scale: 1:20

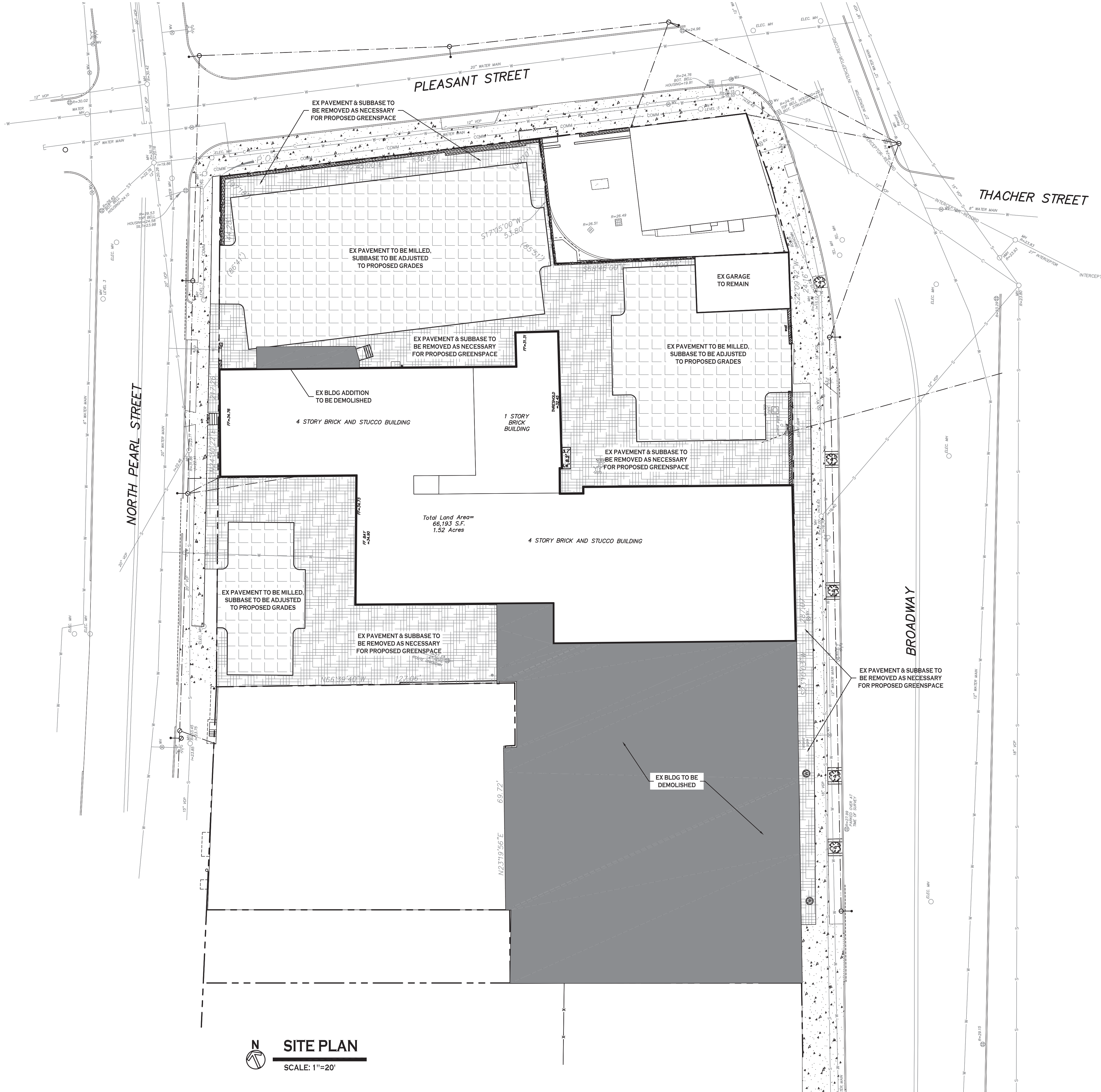
DRAWING NAME:

Lighting Plan

DRAWING NO.

LP-100

Project no.: 19.025



SITE LEGEND	
EX BLDG TO BE REMOVED	
EX PVMT TO BE MILLED	
EX PVMT TO BE REMOVED	

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REVISIONS:	
No.	Description

PROJECT NAME:

Albany Lofts
413 North Pearl Street
Albany, NY

Issued for Construction: xx.xx.xx
Municipality Submission: 2019.06.28
Drawn by: JLP
Scale: 1:20

DRAWING NAME:
Demolition Plan

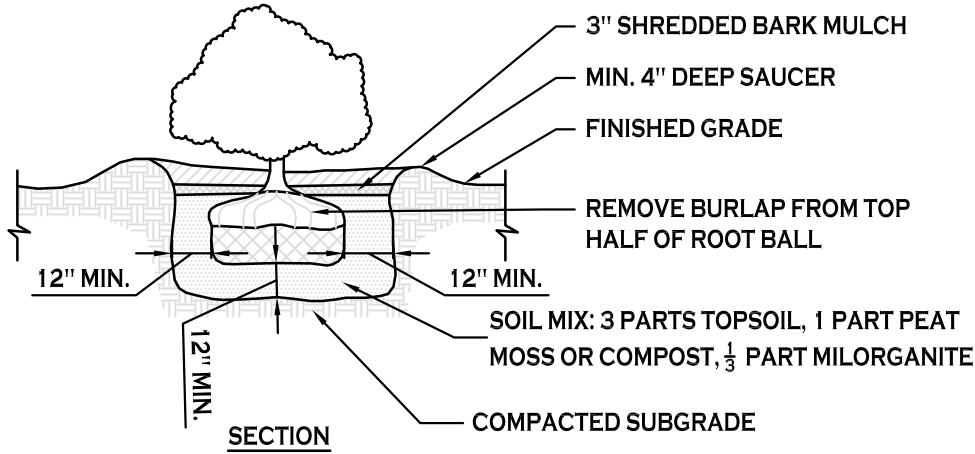
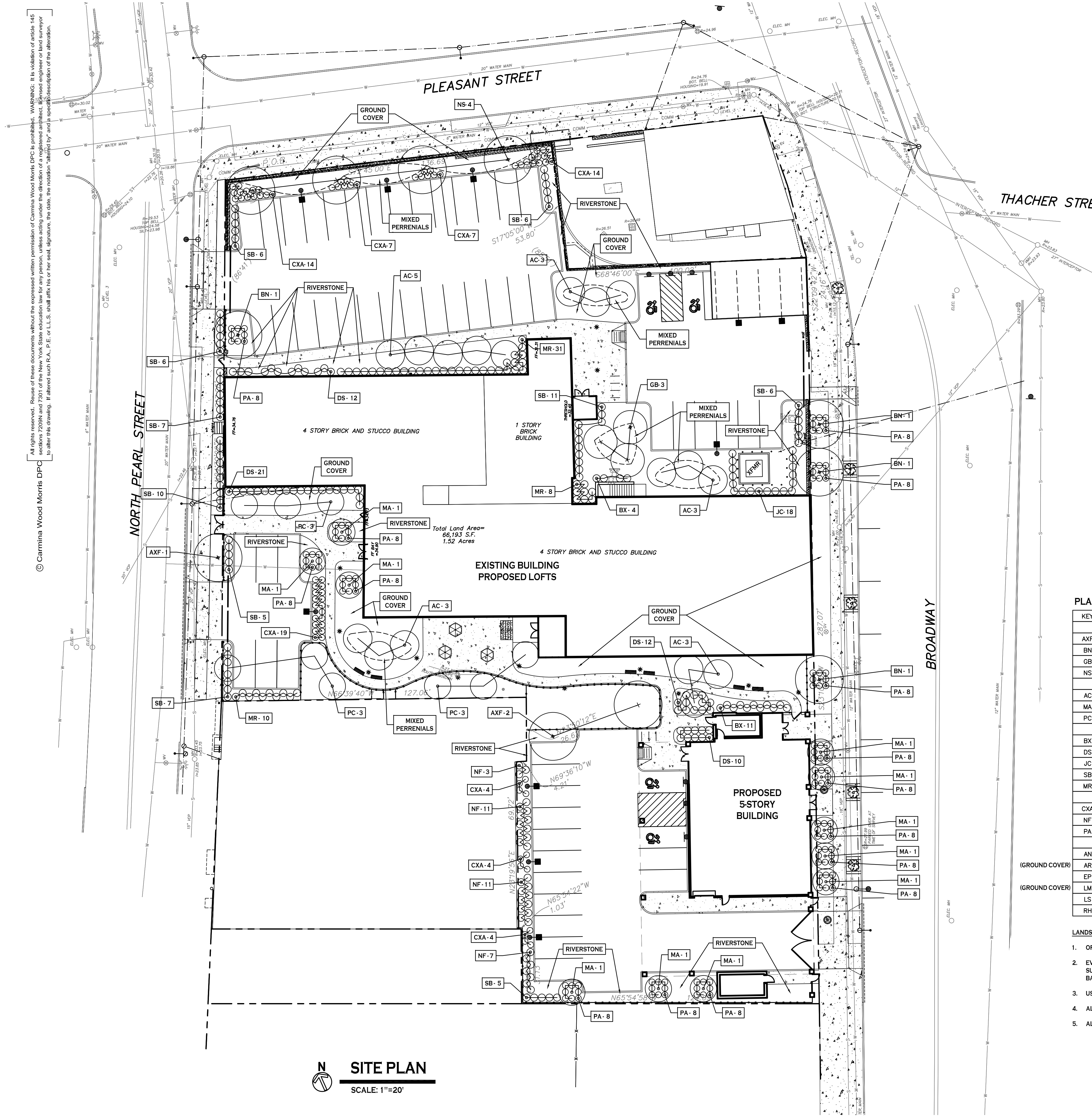
DRAWING NO.

C-001

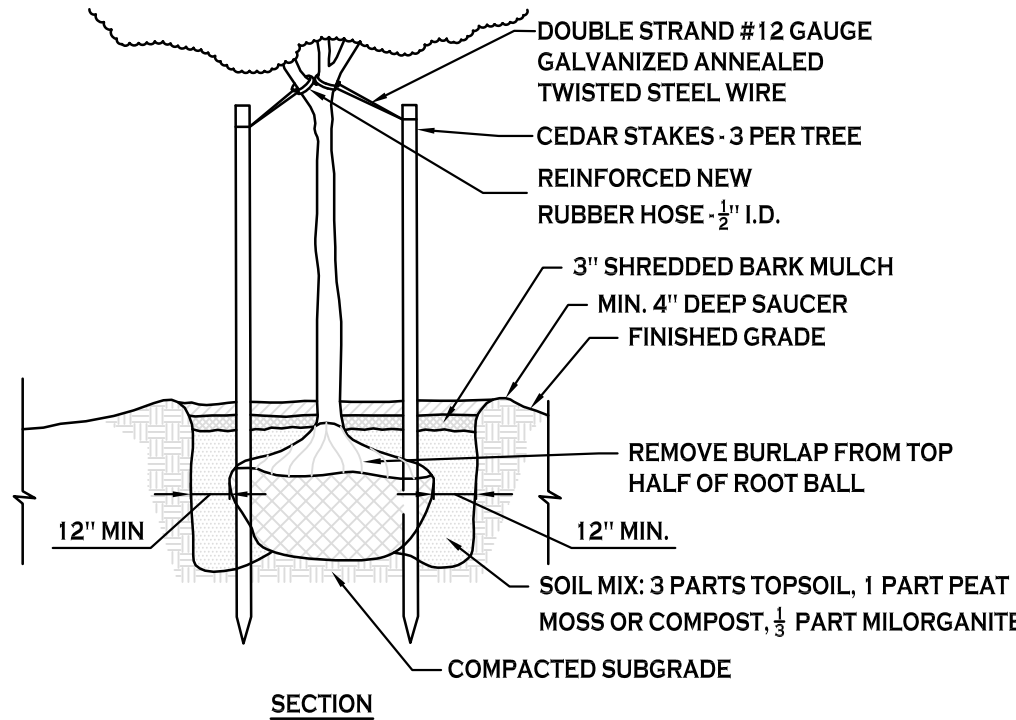
Project no.: 19.025

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SHRUB PLANTING DETAIL



TREE PLANTING DETAIL

PLANTING NOTES:

- ALL INTERIOR LANDSCAPED AREAS SHALL HAVE A MINIMUM PLANTING SOIL DEPTH OF THREE (3) FEET AND BE FREE FROM ALL FORMS OF CONSTRUCTION DEBRIS AND FOREIGN MATERIAL.
- ALL TREE PIT SAUCERS, SHRUB BEDS, ORNAMENTAL GRASS BEDS, AND PERENNIAL FLOWER BEDS SHALL RECEIVE "PREN" HERBICIDE AND THREE (3) INCHES DEPTH OF DARK SHREDDED HARDWOOD BARK MULCH.
- ALL SEASONAL FLOWER BEDS SHALL BE A MINIMUM OF TWELVE (12) INCHES DEEP WITH A WELL-BLENDED MIXTURE OF 50% PEAT MOSS. SEASONAL FLOWER BEDS SHALL RECEIVE "PREN" HERBICIDE. NO MULCH SHALL BE INSTALLED IN THE SEASONAL FLOWER BEDS.
- ALL DECIDUOUS AND EVERGREEN TREES SHALL BE STAKED WITH THREE (3) TREE STAKES AS PER TREE PLANTING DETAIL.

PLANTING SCHEDULE - ALBANY LOFTS / 416 NORTH PEARL STREET, ALBANY

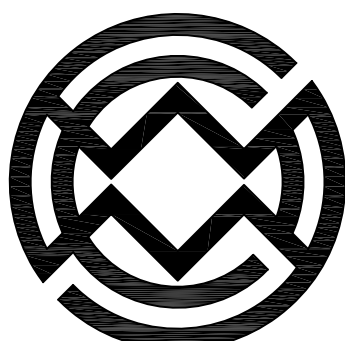
KEY	QTY.	BOTANICAL NAME	COMMON NAME	MIN. SIZE	REMARKS
DECIDUOUS TREES					
AXF	3	ACER X FREEMANII 'JEFFERSRED'	AUTUMN BLAZE MAPLE	2 1/2"	B&B
BN	4	BETULA NIGRA 'CULLY'	HERITAGE RIVER BIRCH	10'-12' HT.	B&B; MULTI-STEM (3-BOLE MIN)
GB	3	GINKGO BILOBA 'PRINCETON SENTRY'	PRINCETON ENTRY GINKO	2 1/2" CAL	B&B
NS	4	NYSSA SYLVATICA 'WILDFIRE'	WILDFIRE BLACK GUM	2 1/2" - 3" CAL	B&B
SMALL/ORNAMENTAL TREES					
AC	17	AMELANCHIER CANADENSIS	SERVICEBERRY	8' - 10' HT.	MIN. 3 MAJOR STEMS
MA	11	MALUS X 'ADIRONDACK'	ADIRONDACK CRABAPPLE	1 3/4" - 2" CAL.	B&B
PC	9	PYRUS CALLERYANA 'JACZAM'	JACK DWARF FLOWERING PEAR	1 3/4" - 2" CAL.	B&B
SHRUBS					
BX	15	BUXUS 'GREEN MOUNTAIN'	GREEN MOUNTAIN BOXWOOD	NO. 3 CONT.	
DS	55	DIERVILLA SPLENDENS 'G2X88544'	KODIAK ORANGE DIERVILLA		
JC	18	JUNIPERUS CHINENSIS 'HETZ STAKED'	HETZ STAKED JUNIPER	4' HT. MIN	B&B/FULL TO GROUND
SB	69	SPIRAEA JAPONICA 'GOLD MOUND'	GOLD MOUND SPIREA	NO. 3 CONT.	
MR	49	MAHONIA REPENS	SPREADING OREGON GRAPE HOLLY	NO. 3 CONT.	
ORNAMENTAL GRASSES					
CXA	73	CALAMAGROSTIS X ACUTIFOLIA 'KARL FOERSTER'	KARL FOERSTER FEATHER REED GRASS	NO. 2 CONT.	SEE NOTE 1
NF	32	NEPTETA X FAASSENII 'WALKERS LOW'	WALKERS LOW CATMINT	NO. 2 CONT.	SEE NOTE 2
PA	120	PENNISETUM ALOPECUROIDES	FOUNTAIN GRASS	NO. 2 CONT.	SEE NOTE 1
PERENNIALS & GROUND COVERS					
AN	TBD	ASTER NOVAE-ANGLIAE 'PURPLE DOME'	PURPLE DOME NEW ENGLAND ASTOR	NO. 2 CONT.	SPACE 2'-3' O.C.
AR	TBD	AJUGA REPTANS 'BLUEBERRY MUFFIN'	BLUEBERRY MUFFIN CARPET BUGLE	2" CELL	12" O.C., SEE NOTE 3
EP	TBD	ECCHINACIA PURPUREA	PURPLE CONEFLOWER	NO. 2 CONT.	SPACE 2'-3' O.C.
LM	TBD	LIRIOPE MUSCARI 'BIG BLUE'	BIG BLUE LILY TURF	NO. 1 CONT.	SPACE 12' O.C.
LS	TBD	LEUCANTHEMUM X SUPERBUM	SHASTA DAISY	NO. 2 CONT.	SPACE 2'-3' O.C.
RH	TBD	RUDBECKIA HIRTA	BLACK EYED SUSAN	NO. 2 CONT.	SPACE 2'-3' O.C.

LANDSCAPE NOTES:

- ORNAMENTAL GRASSES SHOULD BE PRUNED BACK IN LATE FALL OR EARLY SPRING TO ALLOW FOR NEW FOLIAGE TO GROW IN SPRING.
- EVEN WITHOUT BEING SHEARED, WALKERS LOW CATMINT WILL REPEAT BLOOM AND CONTINUE TO LOOK ATTRACTIVE OVER THE HOT SUMMER MONTHS. LEAVE SPENT FOLIAGE IN PLACE OVER WINTER TO HELP PROTECT THE CROWN. WAIT UNTIL EARLY SPRING TO CUT IT BACK. TO KEEP CATMINT VIGOROUS; DIVIDE IT EVERY 3 TO 4 YEARS IN EITHER SPRING OR EARLY FALL.
- USE EDGING AROUND CARPET BUGLE TO PREVENT SPREADING INTO ADJACENT LAWN; MOW IN FALL TO PRUNE BACK FOLIAGE.
- ALL PLANTING BEDS & TREE PLANTING PITS SHALL RECEIVE A MINIMUM 3/4" DEPTH OF DARK SHREDDED HARDWOOD BARK MULCH.
- ALL PERENNIAL & GROUND COVER PLANT QUANTITIES SHALL BE DETERMINED IN THE FIELD AS SHOWN.

NOTE: BOUNDARY AND TOPOGRAPHIC INFORMATION PROVIDED BY OTHERS. CARMINA WOOD MORRIS, D.P.C. ASSUMES NO RESPONSIBILITY FOR ITS ACCURACY.

PRELIMINARY



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RCWLANDSCAPEARCHITECT@GMAIL.COM

REVISIONS:
No. Description Date

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Albany Lofts
413 North Pearl Street
Albany, NY

Issued for Construction: xx.xx.xx
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Scale: 1:20

DRAWING NAME:

Landscape Plan

DRAWING NO.

L-100

Project no.: 19.025