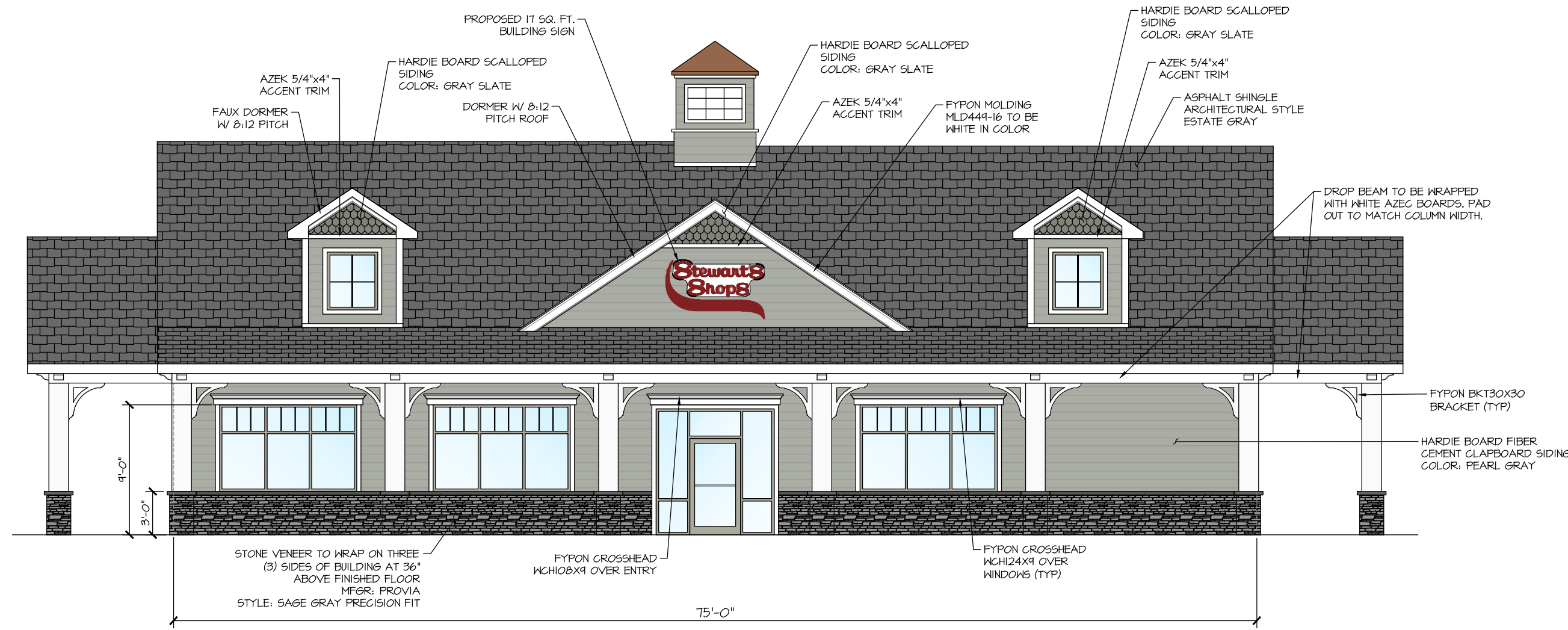
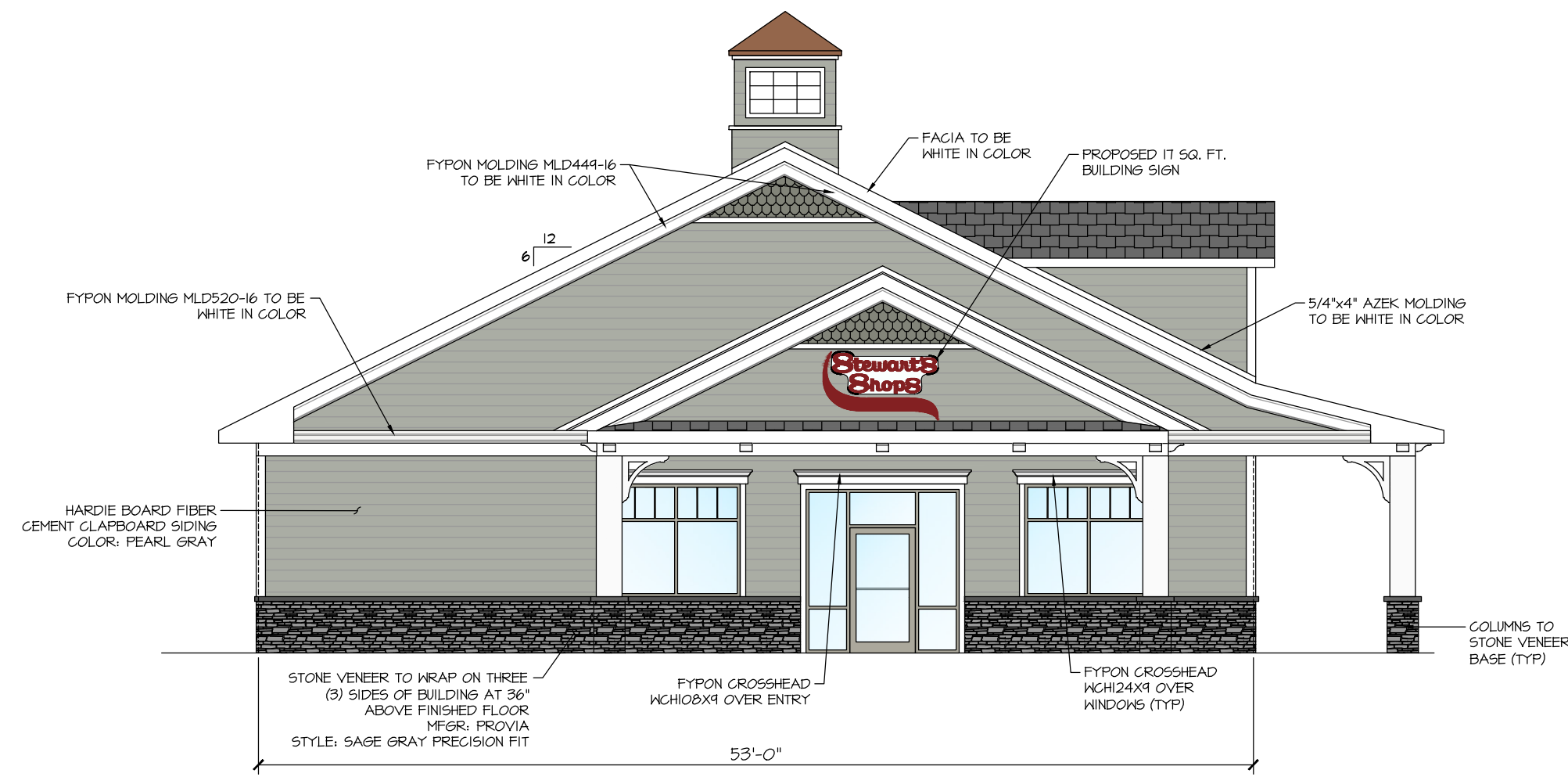


# PROPOSED STEWART'S SHOP

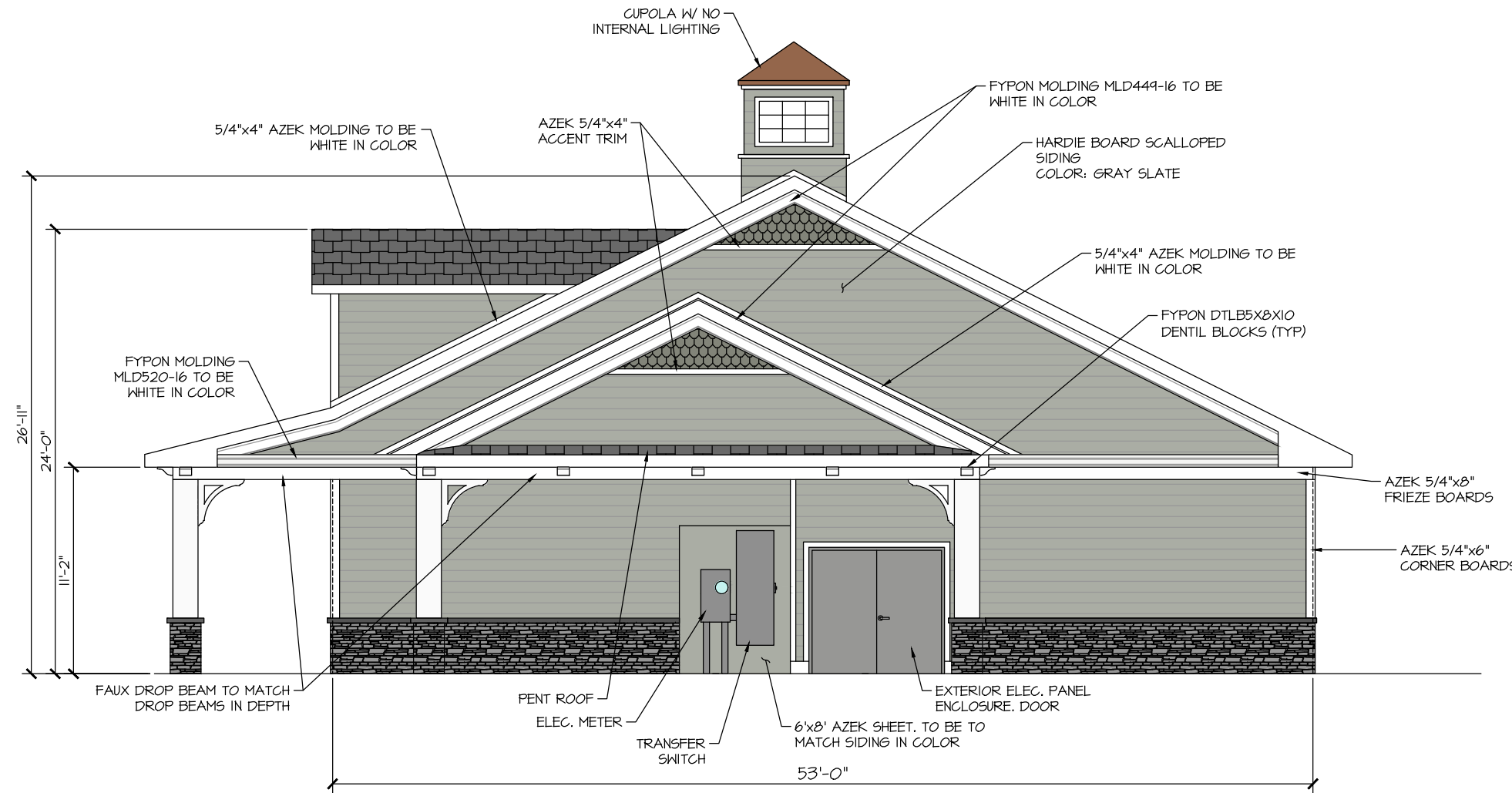
2 COLVIN AVENUE - CITY OF ALBANY, NY



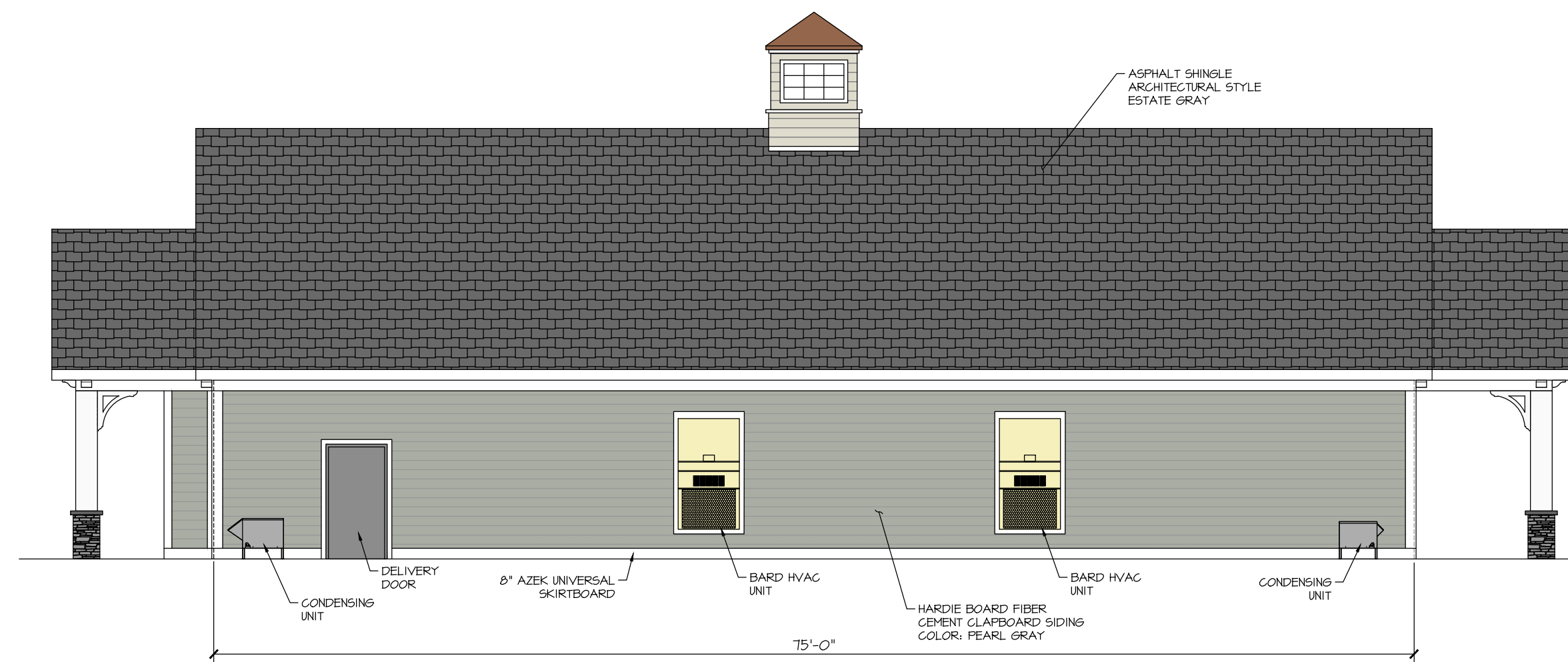
**SOUTH ELEVATION**



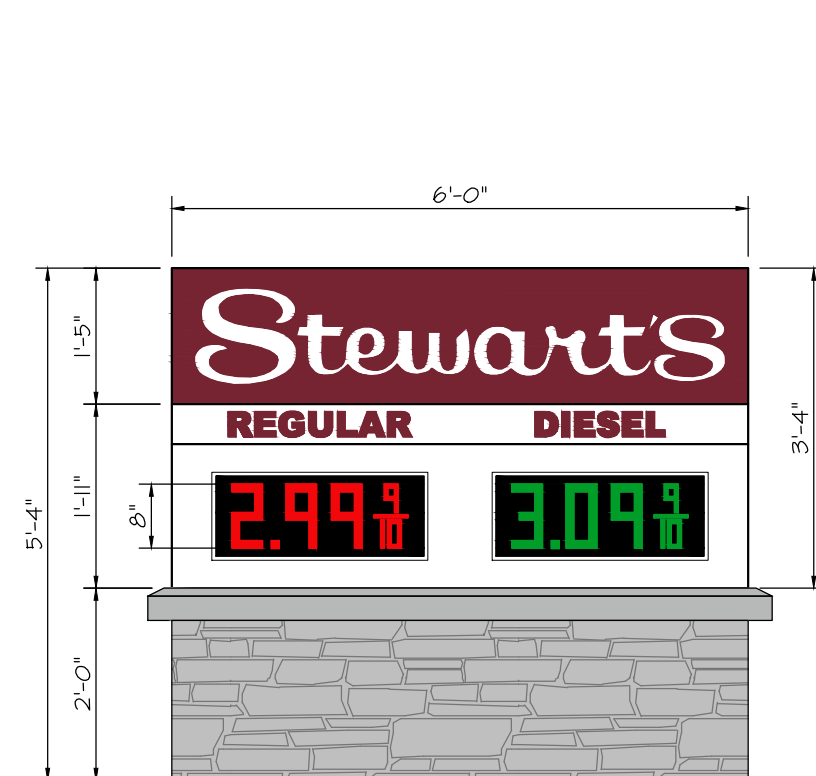
**WEST ELEVATION**



**EAST ELEVATION**

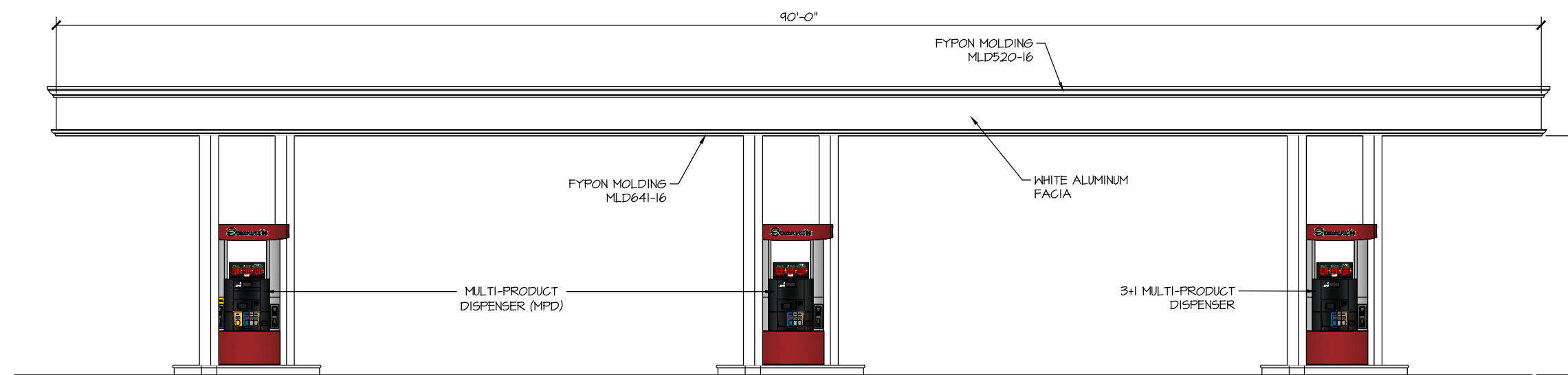


**NORTH ELEVATION**

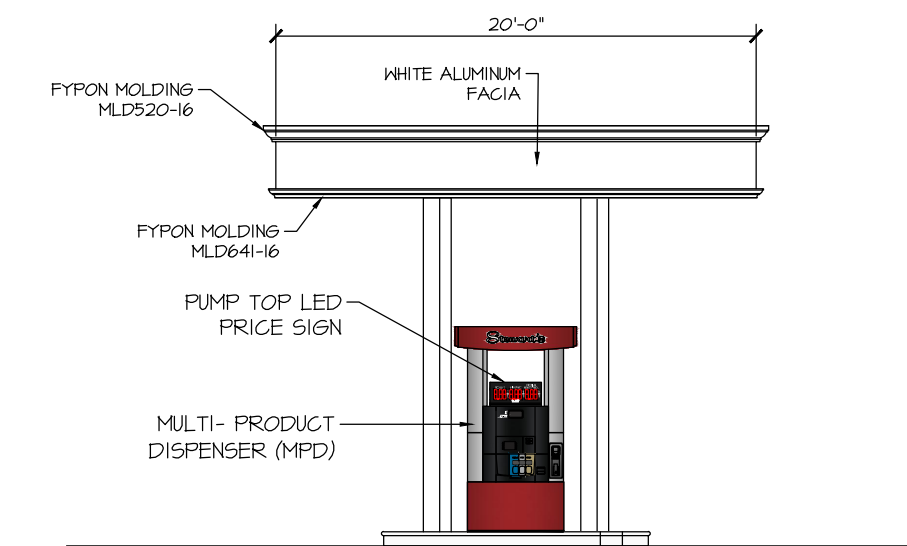


**PROPOSED MONUMENT SIGN**

- TOTAL SIGN: - 6'-0" X 3'-4" = 20 SQ. FT.
- STEWART'S: - 1/8" PLEXIGLASS FACE ON 4-1/2" THICK CAN LETTERS
- GAS PRICE: - 8'x2'-0" (2) = 27 SQ. FT. (13.5% OF TOTAL SIGN)
- ILLUMINATION: - INTERNALLY ILLUMINATED WITH LED LIGHTING
- ONLY SIGN COPY (LETTERS / NUMBERS) TO BE ILLUMINATED
- SIGN BACKGROUND SHALL REMAIN OPAQUE (LIGHT TRANSMISSION SHALL BE BLOCKED)
- BURGUNDY LETTERS
- WHITE COLOR BACKGROUND
- 8" RED LED GAS PRICE NUMBERS
- 8" GREEN LED DIESEL PRICE NUMBERS



**GAS CANOPY EAST ELEVATION**



**GAS CANOPY SOUTH ELEVATION**

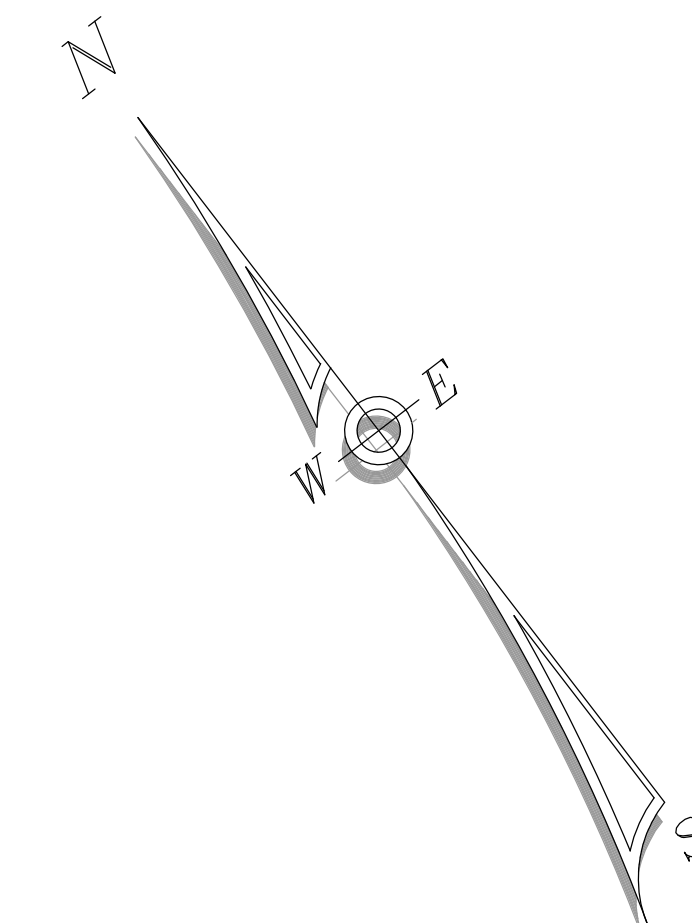


**TYPICAL BUILDING SIGN**

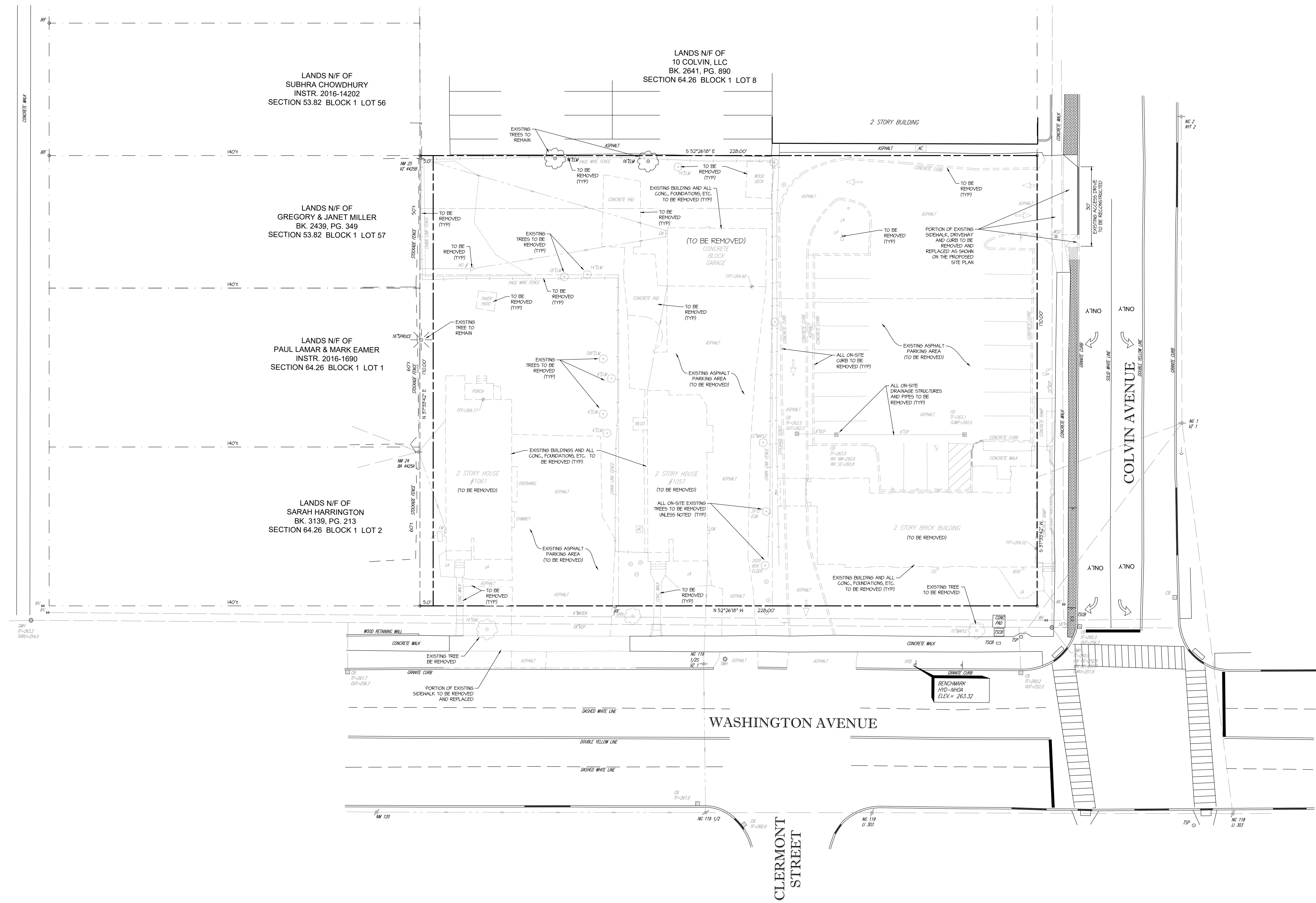
- SIZE: - 11 SQ. FT.
- LETTERS: - 1/8" PLEXIGLASS FACE ON 4-1/2" THICK CAN
- BURGUNDY LETTERS
- ILLUMINATION: - INTERNALLY ILLUMINATED WITH LED LIGHTING
- WHITE COLOR BACKGROUND

SHEET NO.	DRAWING NAME	DESCRIPTION
1	T-1	TITLE SHEET
2	S-1	EXISTING SITE/DEMO PLAN
3	S-2	PROPOSED SITE PLAN
4	S-3	LANDSCAPING PLAN

STORE NAME, ABBREVIATION & NO.		COLVIN AVENUE - CLVA - 237	
SITE LOCATION		2 COLVIN AVENUE - ALBANY, NY	
DATE	NO.	REVISIONS	
1/28/20	1	LAYOUT REVISED PER CITY STAFF COMMENTS	
3/12/20	2	REVISED PER CITY COMMENTS	
5/8/20	3	REVISED PER CITY COMMENTS	
7/16/20	4	REVISED PER CITY COMMENTS	
9/21/20	5	SITE & BUILDINGS REDESIGNED PER CITY COMMENTS	
DRAWN BY: JRG		SCALE: NONE	
DATE: 12/24/19		DRAWING NO. T-1	
SARATOGA SPRINGS, NY 12866		TEL: (518)581-1200 FAX: (518)581-1204	
TITLE: TITLE SHEET		ALTERATIONS TO THIS DOCUMENT BY OTHER THAN AN AUTHORIZED LICENSED PROFESSIONAL ENGINEER IS ILLEGAL AND A VIOLATION OF THE NEW YORK STATE EDUCATION LAW	



LEGEND	
PROPERTY LINE	---
FIRE HYDRANT	
WATER VALVE	
GAS VALVE	
SEWER MANHOLE	
SEWER CLEANOUT	
CURB INLET	
CATCH BASIN	
GUY WIRE	
UTILITY POLE	
SIGNPOST	
TRAFFIC SIGNAL CONTROL BOX	
POLE LIGHT	
WELL	
BOLLARD	
IRRIGATION SLEEVE	IR
OVERHEAD UTILITIES	OHW
WATER SERVICE, 1" TYPE "K" COPPER	W
SEWER SERVICE, 4" SDR 26	S
STORM PIPE, PROPOSED, HDPE	SP
STORM PIPE, EXISTING	SP
STOCKADE FENCE	---
CHAINLINK FENCE	---
SPLITRAIL FENCE	---
W/G ELECTRICAL/TELE SERVICE	UE/UT
W/G ELECTRICAL CONDUIT	UE
W/G GAS LINE	G
W/G CAMERAL CONDUIT	CAM
DIESEL PRODUCT LINE	DSEL
SUPER PRODUCT LINE	SUP
UNLEADED PRODUCT LINE	UNL
EXISTING MAJOR CONTOUR	100
EXISTING MINOR CONTOUR	100
PROPOSED MAJOR CONTOUR	100
PROPOSED MINOR CONTOUR	100
PROPOSED SPOT ELEVATION	100.00
EXISTING UNCHANGED SPOT ELEVATION	100.00



STORE NAME, ABBREVIATION & NO.		COLVIN AVENUE - CLVA - 237	
SITE LOCATION		2 COLVIN AVENUE - ALBANY, NY	
DATE	NO.	REVISIONS	
1/28/20	1	LAYOUT REVISED PER CITY STAFF COMMENTS	
3/2/20	2	REVISED PER CITY COMMENTS	
5/8/20	3	REVISED PER CITY COMMENTS	
7/6/20	4	REVISED PER CITY COMMENTS	
9/2/20	5	SITE & BUILDING REDESIGNED PER CITY COMMENTS	
DRAWN BY: JR6		SCALE: 1"=20'	
DATE: 12/24/19		DRAWING NO. S-1	
SARATOGA SPRINGS, NY 12866		TEL: (518)581-1200 FAX: (518)581-1209	
TITLE: EXISTING SITE / DEMOLITION PLAN			

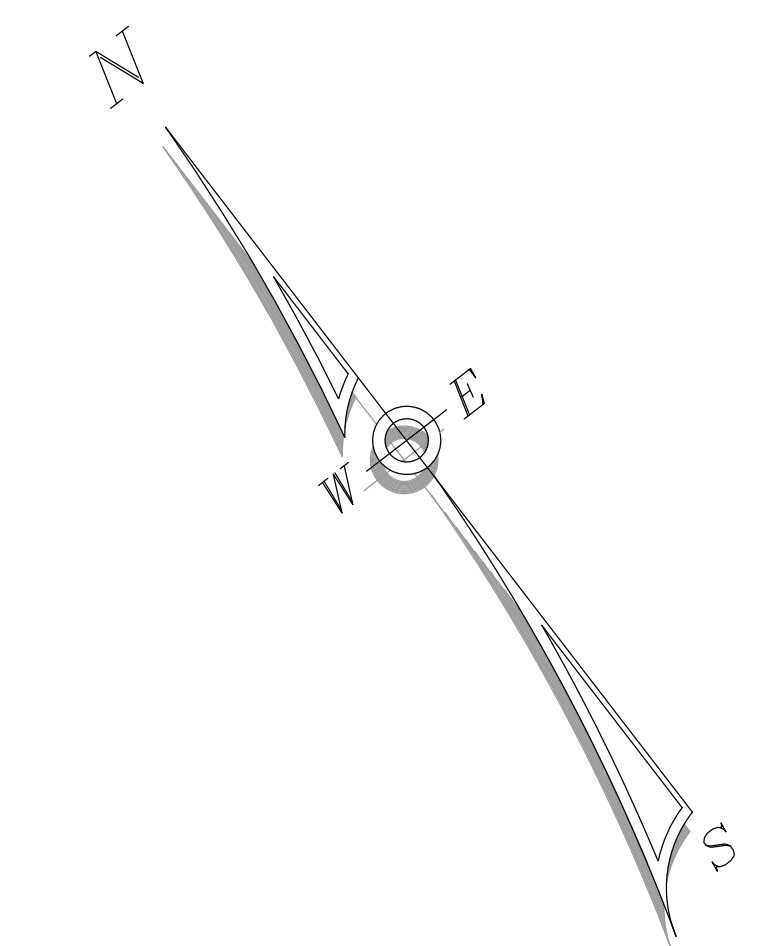
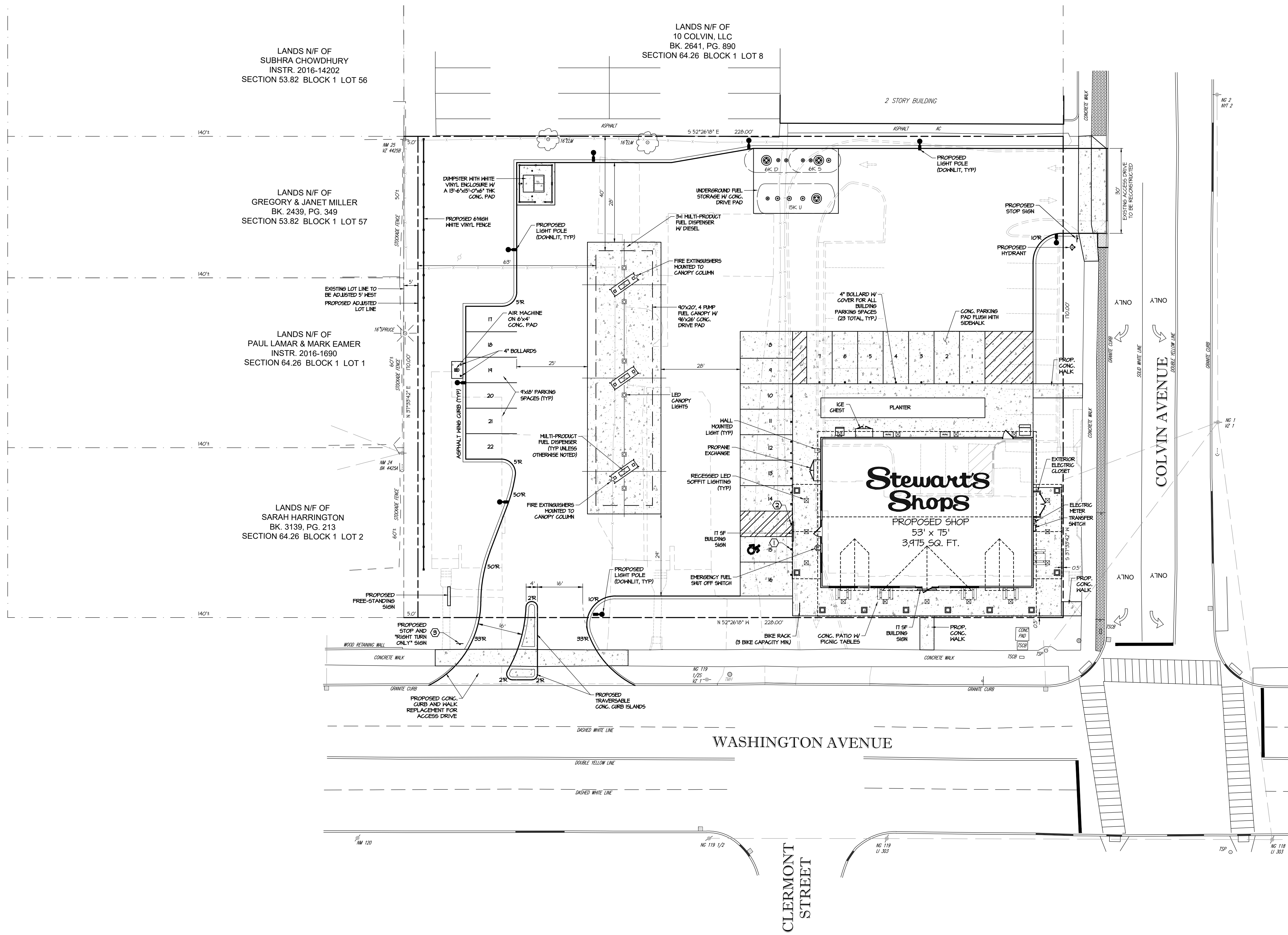
ALTERATIONS TO THIS DOCUMENT BY OTHER THAN AN AUTHORIZED LICENSED PROFESSIONAL ENGINEER IS ILLEGAL AND A VIOLATION OF THE NEW YORK STATE EDUCATION LAW

1. SOME FEATURES IN LEGEND MAY NOT HAVE BEEN USED.  
 2. DASHED LINES INDICATE NON WORK.  
 3. DOTTED LINES INDICATE REMOVED ITEMS.

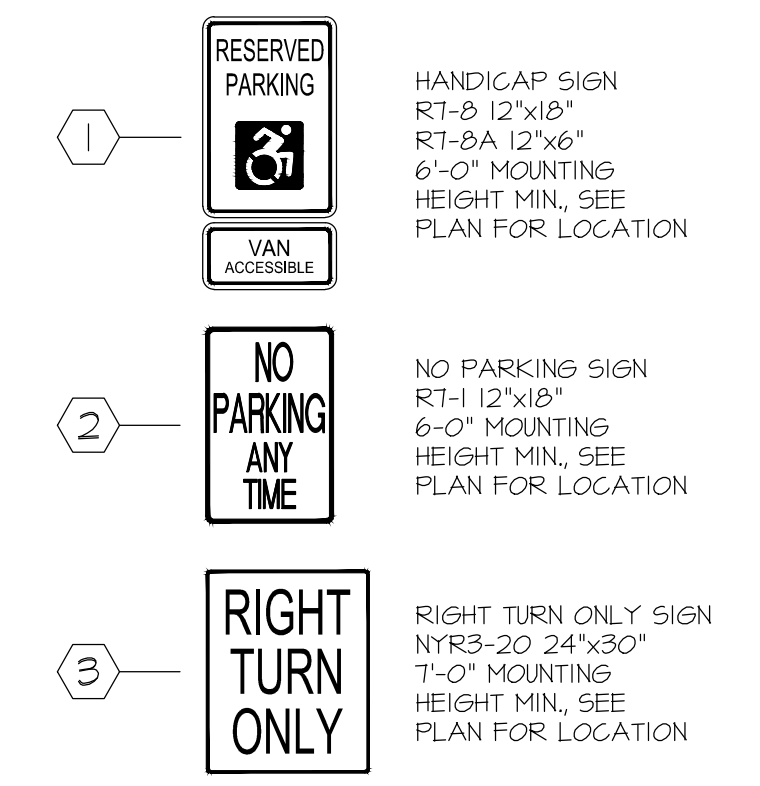


**SITE LOCATION MAP**  
SCALE: N.T.S.

LEGEND	
PROPERTY LINE	---
FIRE HYDRANT	
WATER VALVE	
GAS VALVE	
SEWER MANHOLE	
SEWER CLEANOUT	
CURB INLET	
CATCH BASIN	
GUY WIRE	
UTILITY POLE	
SIGNPOST	
TRAFFIC SIGNAL CONTROL BOX	
POLE LIGHT	
WELL	
BOLLARD	
IRRIGATION SLEEVE	---IR---
OVERHEAD UTILITIES	---OHV---
WATER SERVICE, 1" TYPE "K" COPPER	---W---
SEWER SERVICE, 4" SDR 26	---S---
STORM PIPE, PROPOSED, HDPE	---SP---
STORM PIPE, EXISTING	---SE---
STOCKADE FENCE	---SF---
CHAINLINK FENCE	---CF---
SPLITRAIL FENCE	---SFF---
U/G ELECTRICAL/TELE SERVICE	---UE/TT---
U/G ELECTRICAL CONDUIT	---UE---
U/G GAS LINE	---G---
U/G CAMERAL CONDUIT	---CAM---
DIESEL PRODUCT LINE	---DSL---
SUPER PRODUCT LINE	---SUP---
UNLEADED PRODUCT LINE	---UNL---
EXISTING MAJOR CONTOUR	
EXISTING MINOR CONTOUR	
PROPOSED MAJOR CONTOUR	
PROPOSED MINOR CONTOUR	
PROPOSED SPOT ELEVATION	
EXISTING UNCHANGED SPOT ELEVATION	
<small>NOTES:            1. SOME FEATURES IN LEGEND MAY NOT HAVE BEEN USED.            2. DASHED LINES INDICATE NEW WORK.            3. DOTTED LINES INDICATE REMOVED ITEMS.</small>	



- SIGN KEY:**
- ALL SIGNS ARE TO CONFORM WITH N.Y.S.D.O.T. STANDARD SECTION 645.
  - SIGN POST TO BE SECURED IN BOLLARD WITH SAND
  - SIGNS SHALL BE MOUNTED TO GALVANIZED U CHANNEL POSTS IN THE LOCATIONS INDICATED ON THE PLAN.



CITY OF ALBANY - ALBANY COUNTY  
TAX MAP S.B.L.# 6426-1-345641  
ZONING DISTRICT - MIXED-USE NEIGHBORHOOD CENTER (MU-NC)

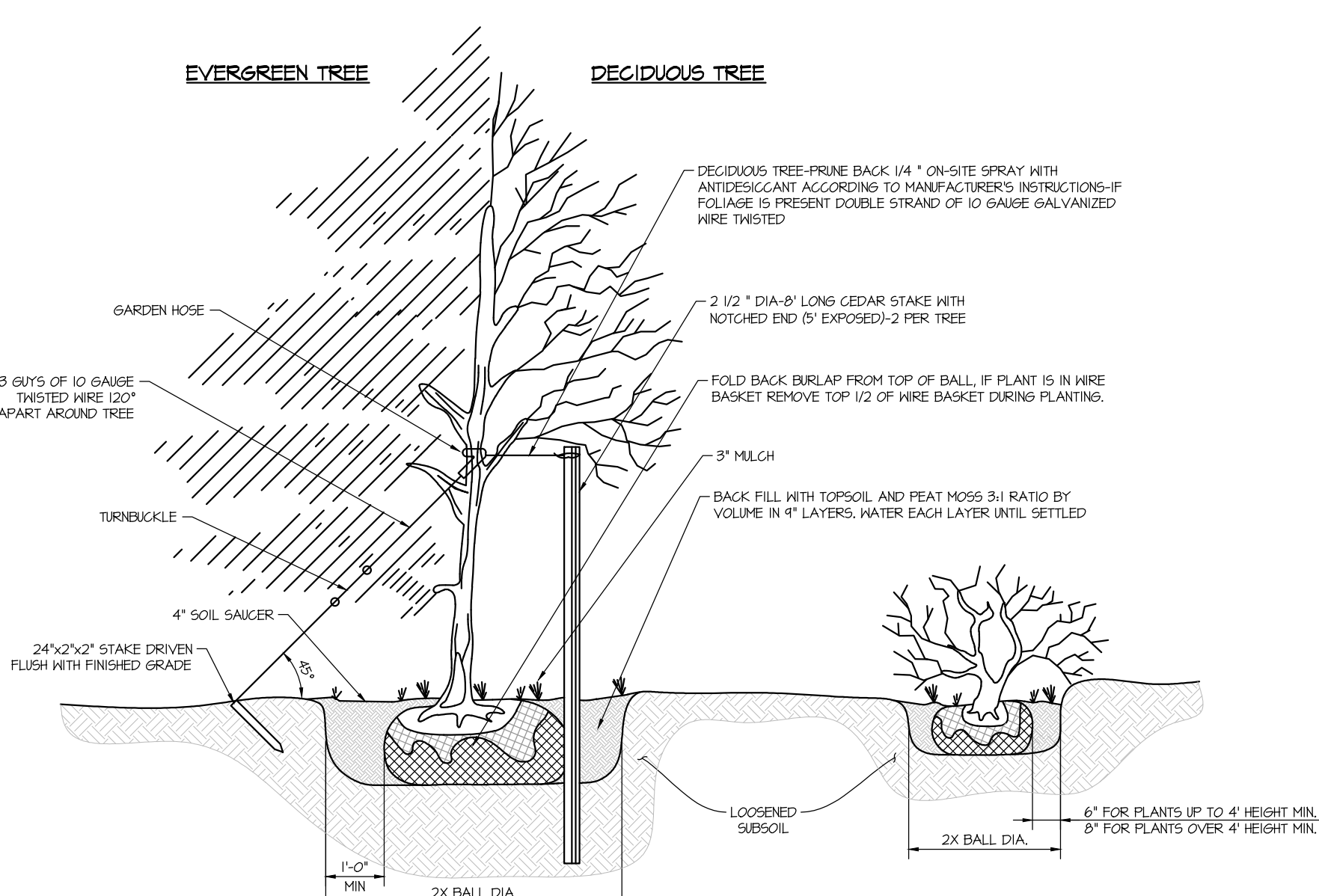
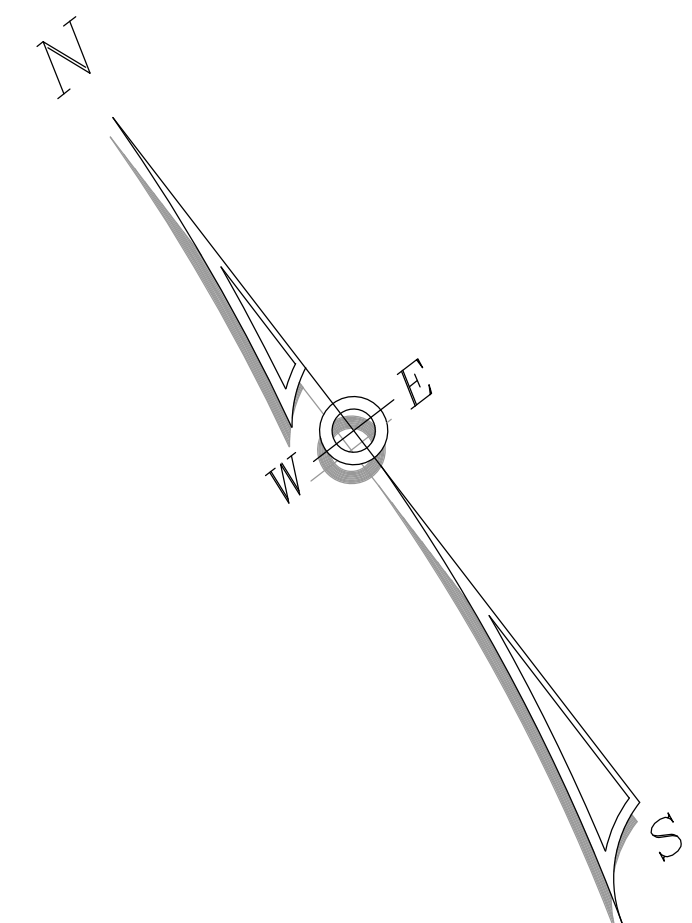
	REQUIRED	PROPOSED
MINIMUM LOT SIZE	N/A	30,760 SQ. FT. (0.94 ACRES)
MINIMUM LOT WIDTH	20 FEET	228 FEET
MAXIMUM LOT COVERAGE	90%	82%
MAXIMUM FRONT SETBACK (COLVIN / EAST)	10 FEET	0.5 FEET
MAXIMUM FRONT SETBACK (WASHINGTON / SOUTH)	10 FEET	0.5 FEET
MINIMUM SIDE SETBACK (WEST)	0 FEET	63 FEET
MINIMUM REAR SETBACK (NORTH)	10 FEET	40 FEET
MAXIMUM BUILDING HEIGHT	3-12 STORIES	1-STORY (21 FEET)
PARKING	1 PER 200 SQ. FT. NET LEASABLE AREA	22 SPACES

SITE STATISTICS:	
EXISTING SITE USAGE DATA	PROPOSED SITE USAGE DATA
GREENSPACE 14,880 SQ. FT. 30%	GREENSPACE 7,018 SQ. FT. 18%
BUILDING 6,249 SQ. FT. 16%	BUILDING 3,975 SQ. FT. 10%
CONC. / PAVE 19,324 SQ. FT. 46%	CONC. / PAVE 27,767 SQ. FT. 12%

STORE NAME, ABBREVIATION & NO.		COLVIN AVENUE - CLVA - 237	
SITE LOCATION		2 COLVIN AVENUE - ALBANY, NY	
DATE	NO.	REVISIONS	
1/28/20	1	LAYOUT REVISED PER CITY STAFF COMMENTS	
3/2/20	2	REVISED PER CITY COMMENTS	
5/8/20	3	REVISED PER CITY COMMENTS	
7/6/20	4	REVISED PER CITY COMMENTS	
9/2/20	5	SITE & BUILDING REDESIGNED PER CITY COMMENTS	
DRAWN BY: JR6		SCALE: 1"=20'	
DATE: 12/24/19		DRAWING NO. 5-2	
SARATOGA SPRINGS, NY 12866		TEL: (518)581-1200 FAX: (518)581-1209	
TITLE: PROPOSED SITE PLAN			

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



- PLANTING NOTES:**
1. DECIDUOUS PLANTING SEASONS  
SPRING: APRIL 1 - MAY 20  
FALL: OCTOBER 1 - NOVEMBER 15
  2. ALL PLANTS SHALL BE GUARANTEED AND MAINTAINED FOR A PERIOD OF 1 YEAR AFTER BEING PROPERLY PLANTED.
  3. REPLACEMENT PLANTS SHALL BE PLANTED IN CONFORMANCE WITH THE SAME SPECIFICATIONS AS THE ORIGINAL PLANTS.
  4. HEAR DECIDUOUS TREES OVER 17 CAL WITH PLASTIC TREE GUARDS  
- REMOVE TREE GUARDS AFTER A MIN. OF 2 WINTERS AND BEFORE A MAX. OF 5 WINTERS
  5. EVERGREEN TREE-GROUND LINE TO BE THE SAME AS EXISTED AT THE NURSERY
  6. TREE CALIPER IS TO BE MEASURED AT A HEIGHT OF 4'
  7. ALL STAKES AND 6X7 WIRES TO BE REMOVED 2 YEARS AFTER INITIAL PLANTING.

**PLANTING DETAIL**  
SCALE: N.T.S.

NOTE:  
THE PROPOSED ON-SITE LANDSCAPING SHOWN HEREON SHALL BE INSTALLED AND MAINTAINED BY STEWART'S FOR THE DURATION OF THEIR OWNERSHIP OF THIS PROPERTY.

**PLANT LIST**

PERENNIALS	ABRV	BOTANICAL NAME	COMMON NAME	QTY	SIZE	SPACING
PERENNIALS	HS	HEMEROCALLIS 'STELLA DE ORO'	DAYLILY - STELLA DE ORO	24	2 GAL.	AS SHOWN
	RF	RUDBECKIA FULGIDA	BLACK-EYED SUSAN	23	2 GAL.	AS SHOWN
	EP	ECHINACEA PURPUREA 'RUBY STAR'	CONEFLOWER - PURPLE	4	2 GAL.	AS SHOWN
	PF	FENNICETUM PISGLET	GRASS - PISLET FOUNTAIN	14	2 GAL.	AS SHOWN
	SN	SALVIA NEMOROSA 'MAINAGHI'	SALVIA - MAY NIGHT	20	2 GAL.	AS SHOWN
	GTS	GLEDTISIA TRIACANTHOS 'SHADEMASTER'	SHADEMASTER HONEYLOCUST	1	3" - 3-1/2" CAL.	AS SHOWN
SHRUBS	OH	HYDRANGEA QUERCIFOLIA 'BRIDG'	SNOWFLAKE OAKLEAF HYDRANGEA	2	14"-18"	AS SHOWN
	RPJ	RHOXODENDRON 'PJM'	PJM RHODODENDRON	3	14"-18"	AS SHOWN
	SJ	SPIRAEA JAPONICA	LITTLE PRINCESS SPIREA	4	14"-18"	AS SHOWN
	SG	SPIRAEA GOLDMOUND	GOLDMOUND SPIREA	8	14"-18"	AS SHOWN
TREES	PA	PLATANUS X ACERIFOLIA	LONDON PLANETREE	5	3" - 3-1/2" CAL.	AS SHOWN
	GTS	GLEDTISIA TRIACANTHOS 'SHADEMASTER'	SHADEMASTER HONEYLOCUST	1	3" - 3-1/2" CAL.	AS SHOWN
	QR	QUERCUS RUBRA	NORTHERN RED OAK	1	3" - 3-1/2" CAL.	AS SHOWN
	CF	CORNUS FLORIDA 'CHEROKEE CHIEF'	RED FLOWERING DOGWOOD	3	3" - 3-1/2" CAL.	AS SHOWN
	PN	PINUS NIGRA	AUSTRIAN PINE	6	6' MIN.	AS SHOWN
PIAB	PICEA ABIES	NORWAY SPRUCE	4	6' MIN.	AS SHOWN	

STORE NAME, ABBREVIATION & NO.		COLVIN AVENUE - CLVA - 237	
SITE LOCATION		2 COLVIN AVENUE - ALBANY, NY	
DATE	NO.	REVISIONS	
1/28/20	1	LAYOUT REVISED PER CITY STAFF COMMENTS	
3/2/20	2	REVISED PER CITY COMMENTS	
5/8/20	3	REVISED PER CITY COMMENTS	
7/6/20	4	REVISED PER CITY COMMENTS	
9/2/20	5	SITE & BUILDING REDESIGNED PER CITY COMMENTS	
DRAWN BY: JR6		SCALE: 1"=20'	
DATE: 12/24/19		DRAWING NO. 5-3	
		SARATOGA SPRINGS, NY 12866 TEL: (518)581-1200 FAX: (518)581-1209	
TITEL:		LANDSCAPE PLAN	

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