The Seventy-Six

Parcel 76, 76 Second Avenue, City of Albany, NY

Owner: **South End Development LLC**

Architect:
Garrison-Architects
45 Main Street
Brooklyn, NY 11201

PLANNING SUBMISSION SET

Date: 10/20/2020
Project No: 2005

Cover Sheet

AG-001

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AM-003	Unit Plans
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GRAPHIC SYMBOLS

- DETAIL NUMBER / SHEET NUMBER
- SECTION NUMBER / SHEET NUMBER
- ELEVATION NUMBER / SHEET NUMBER
- INTERIOR ELEV NUMBER / SHEET NUMBER
- ROOM NUMBER & FINISHES
- ELECTRICAL FIXTURE
- DOOR
- WINDOW
- MATERIAL
- PARTITION TYPE
- SECURITY GRILLE

ABBREVIATIONS

ø	Round	CL	Centerline	EWH	Electric Water Heater	GKT	Gasket	MO	Masonry Opening	PTN	Partition	STL	Steel
AB	Anchor Bolt	CLO	Closet			GL	Glass	MP	Metal Acoustical Panel	PVMT	Pavement	SYM	Symmetrical
ABV	Above	CLR	Clear	EXIST	Existing	GPL	Gypsum Lath			QTY	Quantity	TBD	To Be Determine
ACC	Access	CMU	Concrete Masonry Unit	EXH	Exhaust	GWB	Gypsum Wall Board	MTD	Mounted	R	Riser	TC	Top Of Curb
ACT	Acoustical Tile			EXT	Exterior			MTL	Metal	RAD	Radius	TEL	Telephone
ADH	Adhesive	CNTR	Center	FA	Fire Alarm	GYP	Gypsum	MUL	Mullion	RB	Rubber Base	TEMP	Temporary
ADJ	Adjacent	COL	Column	FAB	Fabricate	H/C	Handicapped (accessible)	MWK	Millwork	RD	Roof Drain	TEN	Tenant
AFF	Above Finished Floor	CONC	Concrete	FBP	Fabric Panel			NIC	Not In Contract	RECEP	Receptacle	TER	Terrazzo
		CONT	Continuous	FD	Floor Drain	HDW	Hardware	NOM	Nominal	REFL	Reflected	THK	Thick
ALT	Alternate	CPL	Cement Plaster	FEC	Fire Extinguisher Cabinet	HDWD	Hardwood	NTS	Not To Scale	REG	Register	TO	Top Of
ALUM	Aluminum	CPT	Carpet			HM	Hollow Metal	OC	On Center	REINF	Reinforce	TOL	Tolerance
ANCH	Anchor	CSS	Countersunk Screw	FNDTN	Foundation	HT	Height	OF	Outside Face	REQ	Required	TPTN	Toilet Partition
ANOD	Anodized			FFE	Finished Floor Elevation	ID	Inside Diameter	OFCI	Owner Furnish Contractor Installed	RES	Resilient	TYP	Typical
APRVD	Approved	CT	Ceramic Tile			INC	Incandescent			RO	Rough Opening	UNO	Unless Noted Otherwise
ARCH	Architect, Architectural	CTSK	Countersink	FIN	Finish	INSUL	Insulation	OH	Overhead	ROW	Right Of Way	VCT	Vinyl Composition Tile
		DBL	Double	FITG	Fitting	INV	Invert	OHD	Overhead Door	RPT	Repeat	VIF	Verify In The Field
BEL	Below	DEMO	Demolition	FIXT	Fixture	JB	Junction Box	OPNG	Opening	SCHED	Schedule	VNR	Veneer
BIT	Bituminous	DET	Detail	FL	Floor	JC	Janitor's Closet	OPP	Opposite	SCO	Smoke / Carbon Dioxide Detector & Alarm	VPWRN	Vapor Permeable Water Resistant Membrane
BLDG	Building	DF	Drinking Fountain	FLG	Flooring	JT	Joint	OVFL	Overflow				
BMT	Butyl Mastic Tape	DIA	Diameter	FLUOR	Fluorescent	KPL	Kickplate	PAN	Panel	SECT	Section	VWC	Vinyl Wall Covering
BM	Beam	DIM	Dimensions	FOC	Face Of Concrete	LAM	Laminate	PLAM	Plastic Laminate	SGG	Structural Glazing Gasket	W	With
BOT	Bottom	DN	Down	FOF	Face Of Finish	LD	Leader Drain	PAR	Parallel	SGS	Silicone Glazing Sealant	W/O	Without
BO	Bottom of	DTL	Detail	FOS	Face Of Studs	LOC	Location	PERF	Perforate	SHWR	Shower	WB	Wood Base
BPL	Bearing Plate	DWG	Drawing	FOM	Face Of Masonry	LT	Light	PFN	Prefinished	SIM	Similar	WC	Water closet
C	Courses	DS	Downspout	FRM	Frame	LWC	Light Weight Concrete	PL	Plate	SJS	Silicone Joint Sealant	WD	Wood
CAB	Cabinet	EL	Elevation	FT	Fully Tempered			PLYWD	Plywood	SPECS	Specifications	WDW	Window
CB	Catch Basin	EJ	Expansion Joint	FTG	Footing	MAS	Masonry	PLUMB	Plumbing	SPK	Speaker	WF	Wide Flange
CCTV	Closed Circuit Tv	ELEC	Electrical	FUR	Furred	MAT	Material	PNT	Paint	SPLR	Sprinkler	WGL	Wire-glass
CEM	Cement	EMER	Emergency	FUT	Future	MAX	Maximum	POLY	Polycarbonate	SS	Stainless Steel	WIN	Window
CFL	Counterflashing	ENT	Entrance	GA	Gauge	MECH	Mechanical	PREFAB	Prefabricated	SSGS	Silicone Structural Glazing Sealant	WM	Wire Mesh
CG	Corner Guard	EQ	Equal	GALV	Galvanized	MFR	Manufacturer	PRI	Primary			WP	Working Point
CJ	Control Joint	EQPT	Equipment	GEN	General	MIN	Minimum	PT	Point	STC	Sound Transmission Class	WPR	Waterproofing
CK	Caulking	EST	Estimate	GFI	Ground Fault Interrupted	MISC	Miscellaneous	PTD	Painted	STD	Standard	WWF	Welded Wire Fabric

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Parcel 76, 76 Second Avenue, City of Albany, NY

Owner:
South End Development LLC

Architect:
Garrison-Architects
45 Main Street
Brooklyn, NY 11201

Civil Engineer:
The Chazen Companies
547 River St,
Troy, NY 12180

Revision Schedule

Revision Number	Revision Description	Revision Date

PLANNING SUBMISSION SET

Scale: AS NOTED
Date: 10/20/2020
Project No: 2005
Drawn by:
Checked by:

Seal & Signature:

DOB Stamp & Signature

DOB Scan:

Drawing Title:
Drawing List

Drawing Number:
AG-002

DWG.No:

LEGEND:

LAYOUT:

- LOT LINE
- SETBACK LINE (SETBACK LINE)
- EASEMENT LINE
- BUILDING
- PAVED ROAD / DRIVEWAY / PARKING AREA
- ROAD CENTER LINE
- SIDEWALK
- CURB/WING GUTTER (CONC. CURB)
- GRAVEL DRIVEWAY
- WORKLIMITS
- GUIDERAIL
- CHAIN LINK FENCE
- STOCKADE FENCE
- CONCRETE
- STABILIZED CONSTRUCTION ENTRANCE
- ROAD LINING & STRIPING
- GRAVEL PARKING AREA

UTILITIES:

- OHW — OVERHEAD WIRES
- ROAD CENTER LINE
- S — SANITARY SEWER LINE
- FM — FORCE MAIN
- W — WATER LINE
- ST — STORM DRAIN LINE
- DRAINAGE SWALE
- E — ELECTRIC LINE
- G — GAS LINE
- SIZE & TYPE — CULVERT W/ END SECTION

GRADING & EROSION CONTROL:

- 500 — 10 FT CONTOUR
- 448 — 2 FT CONTOUR
- 501.25 X — SPOT ELEVATIONS
- TREE LINE
- SHRUB LINE
- DRAINAGE SWALE
- ORANGE CONSTRUCTION FENCE
- SILT FENCE / FIBER LOG
- TD — TEMPORARY DIVERSION SWALE
- FILTER FABRIC DROP INLET PROTECTION
- STONE & BLOCK DROP INLET PROTECTION
- CATCH BASIN GRATE DROP INLET PROTECTION
- CATCH BASIN SILT SAC DROP INLET PROTECTION
- PIPE OUTLET SEDIMENT TRAP
- SPOILS STORAGE AREA
- STABILIZED CONSTRUCTION ENTRANCE
- RIPRAP
- CONCRETE WASH OUT AREA
- TREE PROTECTION

DEMOLITION:

- EXISTING FEATURE TO BE REMOVED
- EXISTING TREE TO BE REMOVED
- EXISTING SITE FEATURE TO BE REMOVED
- EXISTING PAVEMENT & SIDEWALK TO BE REMOVED
- EXISTING BUILDING TO BE REMOVED
- N.I.C. — NOT IN CONTRACT
- EXISTING STRUCTURE TO BE REMOVED, N.I.C

SYMBOLS:

- SIGN
- SIGN
- BOLLARD
- LIGHTED BOLLARD
- CATCH BASIN
- YARD DRAIN
- CLEAN OUT
- FLARED END SECTION
- DRAINAGE MANHOLE
- SANITARY MANHOLE
- CLEANOUT
- WATER SHUT OFF VALVE
- WATER VALVE
- HYDRANT
- REDUCER
- ELECTRIC MANHOLE
- GAS VALVE
- LIGHT POLE
- LIGHT WALL PACK
- POST AND LUMINAIRE
- MONUMENT
- 25 — PARKING COUNT
- SOIL BORING
- TEST PIT
- UTILITY POLE
- UTILITY POLE W/ LIGHT
- UTILITY POLE W/ GUY WIRE

SITE PLAN NOTES:

GENERAL CONSTRUCTION NOTES:

1. THE CONTRACTOR SHALL PROTECT EXISTING PROPERTY LINE MONUMENTATION. ANY MONUMENTATION DISTURBED OR DESTROYED, AS JUDGED BY THE CITY OF ALBANY, THE ENGINEER OF RECORD OR THE OWNER, SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE AND UNDER THE SUPERVISION OF A NEW YORK STATE LICENSED LAND SURVEYOR.
2. RIGHT OF WAY ACCESS APPLICATIONS AND STREET OPENING PERMITS ARE REQUIRED FROM THE CITY OF ALBANY'S DEPARTMENT OF GENERAL SERVICES.
3. ALL PAVEMENT RESTORATION SHALL MEET AND MATCH EXISTING GRADES. NO POOLING OF STORMWATER WILL BE ACCEPTED BY THE CITY OF ALBANY.
4. ALL SAWCUT LINES SHALL BE PARALLEL, PERPENDICULAR, AND CURVILINEAR TO EXISTING OR PROPOSED CURBING AND SHALL BE A CONSTANT DISTANCE OF 18" MIN AWAY. SAWCUTS TO BE IN ACCORDANCE WITH CITY STANDARD DETAILS.
5. ALL ARCHITECTURE IS SUBJECT TO PLANNING BOARD REVIEW.
6. NOTIFY ENGINEER 48 HOURS PRIOR TO INITIALIZATION OF ANY WORK ON SITE.
7. THE ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY CONDITIONS THAT VARY FROM THOSE SHOWN ON THE PLANS. THE CONTRACTOR'S WORK SHALL NOT VARY FROM THE PLANS WITHOUT PRIOR REVIEW FROM THE ENGINEER.
8. CONTRACTOR IS RESPONSIBLE FOR EMPLOYING AND MAINTAINING ALL TRAFFIC CONTROL AND SAFETY MEASURES DURING CONSTRUCTION.
9. CONTRACTOR IS RESPONSIBLE FOR PROPERLY & SAFELY MAINTAINING AREA BETWEEN ALL ADJOINING PROPERTIES.
10. NO WORK, STORAGE OR TRESPASS SHALL BE PERMITTED BEYOND THE SITE PROPERTY LINES OR PUBLIC RIGHT-OF-WAY.
11. ALL EXISTING LAWN AREA, CURBING, PAVING, SIDEWALKS, CULVERTS OR OTHER PUBLIC OR PRIVATE PROPERTY DAMAGED BY TRENCHING OR EXCAVATION OPERATIONS SHALL BE REPLACED OR REPAIRED TO A CONDITION EQUAL TO EXISTING, AS DESCRIBED IN CONTRACT DOCUMENTS OR AS ORDERED BY ENGINEER (AOBE). MAILBOXES, SIGN POSTS, ETC SHALL BE PROTECTED OR REMOVED AND REPLACED EXACTLY AS THEY WERE BEFORE BEING DISTURBED. REMOVE AND REPLACE AFFECTED CURBING AND SIDEWALK TO NEAREST JOINT. REMOVE PAVEMENT AND REPLACE TO SAW CUT LINE, SAW CUT IN STRAIGHT LINE TO POINT NEEDED TO BLEND GRADE, REMOVE LAWN AND REPLACE TO MINIMUM LIMIT OF EXCAVATION.

LAYOUT :

1. BUILDING DIMENSIONS TO BE TAKEN FROM ARCHITECTURAL BUILDING PLANS. NOTIFY THE ENGINEER OF ANY DEVIATION FROM CONDITIONS SHOWN ON THIS PLAN.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL FIELD LAYOUT. THE CONTRACTOR SHALL TAKE TIES TO ALL UTILITY CONNECTIONS AND PROVIDE MARKED-UP AS BUILT PLANS FOR ALL UTILITIES SHOWING TIES TO CONNECTIONS, BENDS, VALVES, LENGTHS OF LINES AND INVERTS. AS-BUILT PLANS SHALL BE REVIEWED BY THE OWNER AND THE ENGINEER AND THE CONTRACTOR SHALL PROVIDE ANY CORRECTION OR ADDITIONS TO THE SATISFACTION OF THE OWNER AND THE ENGINEER BEFORE UTILITIES WILL BE ACCEPTED.

PAVING:

1. NO VEHICULAR TRAFFIC OF ANY SORT SHALL BE PERMITTED ON THE SURFACE OF SUBBASE COURSE MATERIAL ONCE IT HAS BEEN FINE GRADED, COMPACTED, AND IS READY FOR PAVING. SUBBASE MATERIAL SO PREPARED FOR PAVING SHALL BE PAVED WITHIN THREE DAYS OF PREPARATION.
2. SUBBASE MATERIAL AND THE VARIOUS ASPHALT CONCRETE MATERIALS CALLED FOR IN THESE DRAWINGS SHALL CONFORM WITH THE REFERENCED SECTION OF THE NEW YORK STATE DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR CONSTRUCTION AND MATERIALS, CURRENT EDITION. CONSTRUCTION SHALL BE AS FURTHER SET FORTH IN THOSE SPECIFICATIONS AND AS OTHERWISE PROVIDED FOR IN THESE DRAWINGS.
3. PLACE ASPHALT CONCRETE MIXTURE ON PREPARED SURFACE, SPREAD AND STRIKE-OFF USING A SELF-PROPELLED PAVING MACHINE, WITH VIBRATING SCREED. PLACEMENT IN INACCESSIBLE AND SMALL AREAS MAY BE BY HAND.
4. PROVIDE JOINTS BETWEEN OLD AND NEW PAVEMENTS OR BETWEEN SUCCESSIVE DAY'S WORK.
5. TACK COAT WHEN SPECIFIED OR CALLED OUT ON THE DRAWINGS OR REQUIRED BY THE REFERENCED SPECIFICATION SHALL CONFORM WITH THE FOLLOWING:
   A. TACK COAT SHALL MEET THE MATERIAL REQUIREMENTS OF 702-90 ASPHALT EMULSION FOR TACK COAT OF THE NEW YORK STATE DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR CONSTRUCTION AND MATERIALS, CURRENT EDITION, SHALL BE APPLIED IN ACCORDANCE WITH SECTION 407 – TACK COAT SHALL BE IN ACCORDANCE WITH THOSE SPECIFICATIONS AND AS OTHERWISE PROVIDED FOR IN THESE DRAWINGS.
   B. REMOVE LOOSE AND FOREIGN MATERIAL FROM ASPHALT SURFACE BEFORE PAVING NEXT COURSE. USE POWER BROOMS, BLOWERS OR HAND BROOM.
   C. APPLY TACK COAT TO ASPHALT PAVEMENT SURFACES & AND SURFACES OF CURBS, GUTTERS, MANHOLES, AND OTHER STRUCTURES PROJECTING INTO OR ABUTTING PAVEMENT. DRY TO A "TACKY" CONSISTENCY BEFORE PAVING.
   D. TACK COAT ENTIRE VERTICAL SURFACE OF ABUTTING EXISTING PAVEMENT.
6. AFTER COMPLETION OF PAVING AND SURFACING OPERATIONS, CLEAN SURFACES OF EXCESS OR SPILLED ASPHALT, GRAVEL OR STONE MATERIALS TO THE SATISFACTION OF THE ENGINEER.
7. RESTORATIONS SHALL BE IN ACCORDANCE WITH NYSDOT AND CITY STANDARD DETAILS.

STRIPING:

1. STRIPE PAVEMENT AS INDICATED ON THE PLANS AND/OR IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL REQUIREMENTS.
2. COLOR: DRIVE LANE DIVIDERS – WHITE OR AOBE
   NO PARKING ZONE WARNINGS – WHITE OR AOBE
   PARKING DIVIDERS – WHITE OR AOBE
   WALKING LINES – WHITE OR AOBE
   HANDICAP PARKING LINES & SYMBOL – BLUE

GRADING NOTES:

1. **GRADING PERMIT REQUIRED. CONTACT PATRICK MCCUTCHEON, ENGINEERING DIVISION, CITY OF ALBANY AT 518-434-2387 OR PMCCUTCHEON@ALBANYNY.GOV FOR PERMIT APPLICATION.**
2. PRIOR TO SITE DISTURBANCE, CONTRACTOR TO INSTALL EROSION & SEDIMENT CONTROL MEASURES.
3. IF ROCK IS ENCOUNTERED DURING CONSTRUCTION & REMOVAL BY BLASTING IS REQUIRED, THE CONTRACTOR SHALL OBTAIN ALL NECESSARY APPROVALS AND PERMITS REQUIRED BY THE AUTHORITY HAVING JURISDICTION.
4. ALL BLASTING OPERATIONS WILL ADHERE TO NEW YORK STATE AND LOCAL AUTHORITY ORDINANCES GOVERNING THE USE OF EXPLOSIVES. THE STATE REGULATIONS ARE CONTAINED IN 12 NYCRR 39 AND INDUSTRIAL CODE RULE 753.
5. STRIP ALL TOPSOIL PRIOR TO COMMENCING EARTHWORK OPERATIONS. TOPSOIL MAY BE STORED AND REUSED IN LAWN AND PLANTING AREAS ONLY. TOPSOIL AND SEED ALL AREAS DISTURBED BY CONSTRUCTION THAT ARE TO REMAIN GREEN.
6. BOX ALL TREES AND HOUSE ALL SHRUBS AND HEDGES BEFORE PLACING EARTH AGAINST OR NEAR THEM. ORNAMENTAL TREES, SHRUBS AND HEDGES WHICH MUST BE REMOVED DURING CONSTRUCTION SHALL BE HEALED IN AND RE-PLANTED IN AS GOOD A CONDITION AS THEY WERE BEFORE THEIR REMOVAL. ANY DAMAGED TREES, SHRUBS, AND/OR HEDGES SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
7. ALL EARTHWORK SHALL BE SMOOTHLY AND EVENLY BLENDED INTO EXISTING CONDITIONS. NO WORK, STORAGE OR TRESPASS SHALL BE PERMITTED BEYOND THE BOUNDARIES OF ANY EASEMENT OR PROPERTY LINE.
8. REMOVE ALL VEGETATION, TREES, STUMPS, GRASSES, ORGANIC SOILS, DEBRIS AND DELETERIOUS MATERIALS WITHIN THE AREAS SLATED FOR CONSTRUCTION.
9. IF PREVIOUSLY UNKNOWN CULTURAL, ARCHEOLOGICAL, OR HISTORIC REMAINS OR ARTIFACTS ARE DISCOVERED IN THE COURSE OF CONSTRUCTION OF THIS PROJECT, THE PROJECT SPONSORS SHALL SUSPEND CONSTRUCTION OPERATIONS IN THE PERTINENT AREA AND SHALL NOTIFY THE PROJECT ENGINEER. CONSTRUCTION IN THAT AREA SHALL RESUME ONLY AFTER COMPLETION OF FEDERAL, TRIBAL, AND STATE COORDINATION TO DETERMINE WHETHER PROTECTION OR RECOVERY OF THE REMAINS IS WARRANTED, OR WHETHER THE SITE IS ELIGIBLE FOR LISTING IN THE NATIONAL REGISTER OF HISTORIC PLACES.

CITY OF ALBANY STANDARD NOTES:

1. PRIOR TO THE START OF CONSTRUCTION, OBTAIN WATER/SEWER SERVICE PERMITS FOR ALL PROPOSED UTILITY CONNECTIONS. PARTICIPATE IN A PRECONSTRUCTION MEETING WITH THE CITY OF ALBANY WATER DEPARTMENT.
2. CONTACT THE CITY OF ALBANY WATER DEPARTMENT A MINIMUM OF 48 HOURS PRIOR TO ANY WORK ON THE WATER/SEWER/STORM SYSTEMS FOR INSPECTION PURPOSES.
3. PRIOR TO USE ALL WATER LINES MUST BE CHLORINATED AND HAVE A BACTERIOLOGICAL TEST PERFORMED IN ACCORDANCE WITH CITY OF ALBANY STANDARDS.
4. PRESSURE AND LEAKAGE TESTING OF THE WATER MAIN SHALL BE WITNESSED BY CITY OF ALBANY WATER DEPARTMENT STAFF AND ACCEPTABLE BACTERIOLOGICAL TEST MUST BE SUBMITTED AND ACCEPTED BY THE DEPARTMENT PRIOR TO FINAL APPROVAL OF THE NEW WATER MAIN.
5. VIDEO CAMERA INSPECTION OF THE EXISTING SANITARY SEWER MAIN. CONNECTING TO THE COMBINED SEWER WITHIN LARK DRIVE WAS COMPLETED DURING PHASE 1 CONSTRUCTION AND TAPES HAVE BEEN PROVIDED TO THE CITY OF ALBANY WATER DEPARTMENT.
6. PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY, CONTRACTOR SHALL PROVIDE THE CITY OF ALBANY WATER DEPARTMENT WITH BOTH AUTOCAD AND PAPER AS-BUILTS. COORDINATE SYSTEM TO BE NAD83 HORIZONTAL AND NAVD88 VERTICAL.

UTILITY PLAN NOTES:

1. **STREET OPENING PERMITS AND RIGHT-OF-WAY ACCESS APPLICATIONS ARE REQUIRED. CONTACT GARY BOHL, DEPARTMENT OF GENERAL SERVICES, CITY OF ALBANY AT 518-462-3519 OR GBOHL@ALBANYNY.GOV FOR PERMITS AND APPLICATIONS.**
2. ALL UNDERGROUND UTILITIES ARE SHOWN IN THEIR RELATIVE POSITION AND ARE FOR INFORMATIONAL PURPOSES ONLY. CONTRACTOR TO VERIFY THEIR ACTUAL LOCATION IN THE FIELD PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
3. ANY CONDITION ENCOUNTERED IN THE FIELD DIFFERING FROM THOSE SHOWN HEREON, SHALL BE REPORTED TO THE DESIGN ENGINEER BEFORE CONSTRUCTION IS TO PROCEED.
4. SEWER MAINS IN RELATION TO WATER MAINS: WHERE POSSIBLE, SEWERS SHALL BE LAID AT LEAST 10 (TEN) FEET HORIZONTALLY FROM ANY EXISTING OR PROPOSED WATER MAIN. VERTICAL SEPARATION SHALL BE MAINTAINED TO PROVIDE 18 (EIGHTEEN) INCHES BETWEEN TOP OF SEWER AND BOTTOM OF THE WATER MAIN AT UTILITY CROSSINGS. WHEN NOT POSSIBLE TO OBTAIN THE PROPER VERTICAL SEPARATION, SEWER PIPE SHALL BE PRESSURE RATED AND TESTED @ 150psi, 10 (TEN) FEET ON EACH SIDE OF THE WATER MAIN BEING CROSSED.
5. ALL PROPOSED UTILITIES SHALL TERMINATE 5 FEET FROM ANY PROPOSED BUILDING FACE. CONTRACTOR TO COORDINATE WITH BUILDING PLANS FOR ANY CONNECTIONS.
6. ALL STORM SEWER SHALL BE SMOOTH INTERIOR HDPE UNLESS OTHERWISE SPECIFIED.
7. ALL GRAVITY SANITARY SEWER SHALL BE SDR 35 PVC UNLESS OTHERWISE SPECIFIED.
8. ALL WATER PIPE SHALL BE CL52 DUCTILE IRON PIPE UNLESS OTHERWISE SPECIFIED.
9. CONTRACTOR TO VERIFY STATUS OF ALL UTILITY SERVICES PRIOR TO INTERRUPTION.
10. EXPLORATORY EXCAVATIONS SHALL BE PERFORMED BY THE CONTRACTOR AT ALL UTILITY CONNECTION LOCATIONS AND AS NEEDED TO VERIFY EXISTING CONDITIONS PRIOR TO PERFORMING WORK.
11. BEFORE CONSTRUCTING LINES TO CONNECT TO EXISTING UTILITIES, VERIFY EXISTING UTILITY INVERTS AND NOTIFY THE ENGINEER IF ANY VARIATION FROM THE PLAN IS REQUIRED.
12. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING UTILITIES IN SERVICE FOR THE DURATION OF THE WORK.
13. THE CONTRACTOR SHALL COMPLY WITH ALL REQUIRED PERMITS AND ASSOCIATED CONDITIONS.
14. CONTRACTOR SHALL BE RESPONSIBLE FOR DEWATERING UTILITY TRENCHES AND EXCAVATIONS AND FOR THE MAINTENANCE OF SURFACE DRAINAGE DURING THE COURSE OF THE WORK.
15. IF ROCK REMOVAL BY BLASTING IS REQUIRED, THE CONTRACTOR SHALL OBTAIN ALL NECESSARY APPROVALS AND PERMITS REQUIRED BY THE AUTHORITY HAVING JURISDICTION.

DEMOLITION NOTES:

1. REFER TO REQUIREMENTS OUTLINED IN THE EROSION & SEDIMENTS CONTROL PLANS, DETAILS, & NOTES PRIOR TO COMMENCEMENT OF WORK.
2. BUILDING/STRUCTURE TO BE DEMOLISHED ARE SHOWN FOR REFERENCE PURPOSES ONLY AND ARE NOT TO BE DEMOLISHED AS PART OF THIS WORK. PRIOR TO DEMOLISHING ANY BUILDINGS/STRUCTURES, THE CONTRACTOR SHALL PERFORM A PRE-DEMOLITION SURVEY IN ACCORDANCE WITH STATE AND FEDERAL REGULATIONS GOVERNING THE DISPOSAL OF SOLID WASTE. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND APPROVALS BY THE AUTHORITY HAVING JURISDICTION.
3. CONFORM TO APPLICABLE CODE FOR DEMOLITION OF STRUCTURES, SAFETY OF ADJACENT STRUCTURES, DUST CONTROL, RUNOFF CONTROL, AND HAULING, DISPOSAL AND STORAGE OF DEBRIS.
4. PROVIDE, ERECT, AND MAINTAIN TEMPORARY BARRIERS AND SECURITY DEVICES.
5. MAINTAIN EXISTING UTILITIES TO REMAIN IN SERVICE AND PROTECT THEM AGAINST DAMAGE DURING SELECTIVE DEMOLITION OPERATIONS. DO NOT INTERRUPT EXISTING UTILITIES SERVING OPERATING FACILITIES, EXCEPT WHEN AUTHORIZED IN WRITING BY OWNER AND AUTHORITIES HAVING JURISDICTION.
6. CONTACT THE CITY OF ALBANY WATER DEPARTMENT A MINIMUM OF 48 HOURS PRIOR TO ANY WORK ON THE WATER/SEWER/STORM SYSTEMS FOR INSPECTION PURPOSES.
7. NOTIFY ADJACENT OWNERS OF WORK THAT MAY AFFECT THEIR PROPERTY, POTENTIAL NOISE, UTILITY OUTAGE, OR DISRUPTION. COORDINATE WITH OWNER.
8. PREVENT MOVEMENT OR SETTLEMENT OF ADJACENT STRUCTURES. PROVIDE BRACING AND SHORING. CEASE OPERATIONS IMMEDIATELY IF ADJACENT STRUCTURES APPEAR TO BE IN DANGER. NOTIFY AUTHORITY HAVING JURISDICTION.
9. LOCATE AND IDENTIFY ALL EXISTING UTILITIES WITHIN THE CONSTRUCTION AREA. DISCONNECT AND SEAL OR CAP OFF UTILITY SERVICES THAT WILL BE AFFECTED BY THIS PROJECT. NOTIFY AFFECTED UTILITY COMPANIES BEFORE STARTING WORK AND COMPLY WITH THEIR REQUIREMENTS. VERIFY THAT UTILITIES HAVE BEEN DISCONNECTED AND CAPPED.
10. DEMOLISH AND REMOVE COMPONENTS IN AN ORDERLY AND CAREFUL MANNER.
11. PROTECT EXISTING FEATURES THAT ARE NOT TO BE DEMOLISHED.
12. CONDUCT OPERATIONS WITH MINIMUM INTERFERENCE TO PUBLIC OR PRIVATE ACCESSES.
13. MAINTAIN EGRESS AND ACCESS AT ALL TIMES. DO NOT CLOSE OR OBSTRUCT ROADWAYS, OR SIDEWALKS WITHOUT PERMITS. COORDINATE W/ AUTHORITY HAVING JURISDICTION.
14. ROUGH GRADE AND COMPACT AREAS AFFECTED BY DEMOLITION TO MAINTAIN SITE GRADES AND CONTOURS.
15. FIELD VERIFY EXISTING CONDITIONS AND CORRELATE WITH REQUIREMENTS INDICATED ON DEMOLITION PLAN TO DETERMINE EXTENT OF SELECTIVE DEMOLITION REQUIRED.
16. CONDUCT DEMOLITION OPERATIONS AND REMOVE DEBRIS TO ENSURE MINIMUM INTERFERENCE WITH SELECTIVE DEMOLITION OPERATIONS.
17. CONDUCT DEMOLITION OPERATIONS TO PREVENT INJURY TO PEOPLE AND DAMAGE TO ADJACENT BUILDINGS AND FACILITIES TO REMAIN. ENSURE SAFE PASSAGE OF PEOPLE AROUND SELECTIVE DEMOLITION AREA.
18. USE WATER MIST, TEMPORARY ENCLOSURES AND OTHER SUITABLE METHODS TO LIMIT THE SPREAD OF DUST AND DIRT. COMPLY WITH GOVERNING ENVIRONMENTAL PROTECTION REGULATIONS. DO NOT USE WATER WHEN IT MAY DAMAGE EXISTING CONSTRUCTION, SUCH AS CAUSING ICING, FLOODING, AND TRANSPORTING POLLUTANTS.
19. REMOVE AND TRANSPORT DEBRIS IN A MANNER THAT WILL PREVENT SPILLAGE ON ADJACENT SURFACES AND AREAS.
20. CLEAN ADJACENT STRUCTURES AND IMPROVEMENTS OF DUST, DIRT AND DEBRIS CAUSED BY SELECTIVE DEMOLITION OPERATIONS. RETURN ADJACENT AREAS TO CONDITION EXISTING BEFORE START OF SELECTIVE DEMOLITION.
21. PROMPTLY DISPOSE OF DEMOLISHED MATERIALS. ALL DEBRIS RESULTING FROM DEMOLITION ACTIVITIES SHALL BE DISPOSED OF OFF-SITE AT A FACILITY APPROVED TO RECEIVE THE DEBRIS. DO NOT ALLOW DEMOLISHED MATERIALS TO ACCUMULATE ON-SITE. DO NOT BURN DEMOLISHED MATERIALS ON-SITE.

MAINTENANCE OF EROSION AND SEDIMENT CONTROL MEASURES:

PERMANENT AND TEMPORARY VEGETATION:
INSPECT ALL AREAS THAT HAVE RECEIVED VEGETATION EVERY SEVEN DAYS & AFTER EVERY RAIN EVENT. ALL AREAS DAMAGED BY EROSION OR WHERE SEED HAS NOT ESTABLISHED SHALL BE REPAIRED AND RESTABILIZED IMMEDIATELY.

STABILIZED CONSTRUCTION ENTRANCE:
INSPECT THE ENTRANCE PAD EVERY SEVEN DAYS & AFTER EVERY RAIN EVENT. CHECK FOR MUD, SEDIMENT BUILD-UP AND PAD INTEGRITY. MAKE DAILY INSPECTIONS DURING WET WEATHER. RESHAPE PAD AS NEEDED FOR DRAINAGE AND RUNOFF CONTROL. WASH AND REPLACE STONE AS NEEDED. THE STONE IN THE ENTRANCE SHOULD BE WASHED OR REPLACED WHENEVER THE ENTRANCE FAILS TO REDUCE MUD BEING CARRIED OFF-SITE BY VEHICLES. IMMEDIATELY REMOVE MUD AND SEDIMENT TRACKED OR WASHED ONTO PUBLIC ROADS BY BRUSHING OR SWEEPING. REMOVE TEMPORARY CONSTRUCTION ENTRANCE AS SOON AS THEY ARE NO LONGER NEEDED TO PROVIDE ACCESS TO THE SITE.

SILT FENCE:
INSPECT FOR DAMAGE EVERY SEVEN DAYS & AFTER EVERY RAIN EVENT. MAKE ALL REPAIRS IMMEDIATELY. REMOVE SEDIMENT FROM THE UP-SLOPE FACE OF THE FENCE BEFORE IT ACCUMULATES TO A HEIGHT EQUAL TO 1/3 THE HEIGHT OF THE FENCE. IF FENCE FABRIC TEARS, BEGINS TO DECOMPOSE, OR IN ANY WAY BECOMES INEFFECTIVE, REPLACE THE AFFECTED SECTION OF FENCE IMMEDIATELY.

SOIL STOCKPILE:
INSPECT SEDIMENT CONTROL BARRIERS (SILT FENCE OR HAY BALE) AND VEGETATION FOR DAMAGE EVERY SEVEN DAYS & AFTER EVERY RAIN EVENT. MAKE ALL REPAIRS IMMEDIATELY. REMOVE SEDIMENT FROM THE UP-SLOPE FACE OF THE SEDIMENT CONTROL BARRIER BEFORE IT ACCUMULATES TO A HEIGHT EQUAL TO 1/3 THE HEIGHT OF THE SEDIMENT CONTROL BARRIER. IF SEDIMENT CONTROL BARRIER TEARS, BEGINS TO DECOMPOSE, OR IN ANYWAY BECOMES INEFFECTIVE, REPLACE THE AFFECTED SECTION OF SEDIMENT CONTROL BARRIER IMMEDIATELY. REVEGETATE DISTURBED AREA TO STABILIZE SOIL STOCK PILE. REMOVE THE SEDIMENT CONTROL BARRIER WHEN THE SOIL STOCKPILE HAS BEEN REMOVED.

DUST CONTROL:
SCHEDULE CONSTRUCTION OPERATIONS TO MINIMIZE THE AMOUNT OF DISTURBED AREAS AT ANY ONE TIME DURING THE COURSE OF WORK. APPLY TEMPORARY SOIL STABILIZATION PRACTICES SUCH AS MULCHING, SEEDING, AND SPRAYING (WATER). STRUCTURAL MEASURES (MULCH, SEEDING) SHALL BE INSTALLED IN DISTURBED AREAS BEFORE SIGNIFICANT BLOWING PROBLEMS DEVELOP. WATER SHALL BE SPRAYED AS NEEDED. REPEAT AS NEEDED, BUT AVOID EXCESSIVE SPRAYING, WHICH COULD CREATE RUNOFF AND EROSION PROBLEMS.

SEDIMENT TRAP:
INSPECT ALL SEDIMENT TRAPS EVERY SEVEN DAYS & AFTER EVERY RAIN EVENT. REPAIRS SHALL BE MADE AS NEEDED. SEDIMENT SHALL BE REMOVED AND THE TRAP RESTORED TO THE ORIGINAL DIMENSIONS WHEN SEDIMENT HAS ACCUMULATED TO 1/2 OF THE DESIGN DEPTH OF THE TRAP.

STORM DRAIN INLET PROTECTION:
INSPECT ALL STORM DRAIN INLET PROTECTION DEVICES EVERY SEVEN DAYS & AFTER EVERY RAIN EVENT. MAKE REPAIRS AS NEEDED, REMOVE SEDIMENT FROM THE POOL AREA AS NECESSARY.

DEWATERING PITS:
(IF REQUIRED) – INSPECT DAILY DURING OPERATION FOR CLOGGING OR OVERFLOW. CLEAR INLET AND DISCHARGE PIPES OF OBSTRUCTIONS. IF A FILTER MATERIAL BECOMES CLOGGED WITH SEDIMENT, PIT SHALL BE DISMANTLED AND CONSTRUCT NEW PITS AS NEEDED.

SNOW AND ICE CONTROL:
PARKING LOTS, ROADWAYS, AND DRIVEWAYS ADJACENT TO WATER QUALITY FILTERS SHALL NOT BE SANDED DURING SNOW EVENTS DUE TO HIGH POTENTIAL FOR CLOGGING FROM SAND IN SURFACE WATER RUNOFF. USE SALT ONLY FOR SNOW AND ICE CONTROL.

SPDES GENERAL PERMIT GP-0-20-001 COMPLIANCE NOTES:

THE PROJECT DOES NOT HAVE TO MEET THE REQUIREMENTS OF THE NYDEC GP-0-20-002 BECAUSE STORMWATER RUNOFF IS TRIBUTARY TO A COMBINED SEWER SYSTEM OWNED AND OPERATED BY THE CITY OF ALBANY. IN ACORDANCE WITH CITY OF ALBANY REQUIREMENTS, A SWPPP HAS BEEN PREPARED FOR THE PROJECT.

THIS PLAN SET AND THE ACCOMPANYING SWPPP ENTITLED "THE SEVENTY-SIX" HAVE BEEN SUBMITTED AS A SET. THESE ENGINEERING DRAWINGS ARE CONSIDERED AN INTEGRAL PART OF THE SWPPP, THEREFORE THE PLAN SET IS NOT CONSIDERED COMPLETE WITHOUT THE SWPPP.

CONSTRUCTION SEQUENCING NOTES:

1. PRIOR TO COMMENCING ANY CLEARING, GRUBBING, EARTHWORK ACTIVITIES, ETC.AT THE SITE, THE CONTRACTOR SHALL FLAG THE WORK LIMITS AND SHALL INSTALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES (I.E. SILT FENCES, TREE PROTECTION/BARRIER FENCES, STABILIZED CONSTRUCTION ENTRANCES, STORM DRAIN SEDIMENT FILTERS, DRAINAGE DITCH SEDIMENT FILTERS, ETC.) INDICATED ON THE PROJECT DRAWINGS. TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES MUST BE CONSTRUCTED, STABILIZED, AND FUNCTIONAL BEFORE SITE DISTURBANCE BEGINS WITHIN THEIR TRIBUTARY AREAS.
2. THE CONTRACTOR SHALL CLEAR AND GRUB THE AREA OF THE STORMWATER MANAGEMENT FACILITIES. THIS AREA SHALL NOT EXCEED FIVE (5) ACRES IN EXTENT WITHOUT TEMPORARY STABILIZATION.
3. THE STORMWATER DETENTION BASIN SHALL BE UTILIZED AS A TEMPORARY SEDIMENT TRAP DURING CONSTRUCTION. THE CONTRACTOR SHALL INSTALL THE OUTLET CONTROL STRUCTURES AND THE EARTHEN BERM. THE BASIN SHALL BE GRADED TO THE TOP OF THE AQUATIC BENCH AS INDICATED IN THE TYPICAL STORMWATER MANAGEMENT BASIN SECTION PRESENTED IN THE PROJECT DRAWINGS.
4. PRIOR TO COMMENCING CLEARING, GRUBBING AND/OR EARTHWORK ACTIVITIES IN ANY OTHER AREA OF THE SITE, THE CONTRACTOR SHALL INSTALL INLET AND OUTLET PROTECTION MEASURES (RIPRAP OVERFLOW WEIR(S), CULVERT INLET/OUTLET PROTECTION, ETC.) AND SHALL STABILIZE THE AREAS DISTURBED DURING THE CONSTRUCTION OF THE SEDIMENT BASIN.
5. THE CONTRACTOR SHALL INSTALL TEMPORARY DIVERSION MEASURES WITH ASSOCIATED STABILIZATION MEASURES (I.E., VEGETATIVE COVER, DRAINAGE DITCH SEDIMENT FILTERS, STORM DRAIN SEDIMENT FILTERS, ETC.)TO ASSURE THAT STORMWATER RUNOFF IS CONVEYED TO THE TEMPORARY SEDIMENT BASIN.
6. TEMPORARY DIVERSION MEASURES SHALL BE LOCATED IN A MANNER THAT WILL ASSURE THAT THE AREA TRIBUTARY TO EACH DIVERSION DOES NOT EXCEED FIVE (5) ACRES. THESE TEMPORARY DIVERSION MEASURES SHALL BE INSPECTED DAILY AND REPAIRED/STABILIZED AS NECESSARY TO MINIMIZE EROSION.
7. THE CONTRACTOR SHALL COMMENCE SITE CONSTRUCTION ACTIVITIES INCLUDING CLEARING & GRADING OF THE PROPOSED AREA OF DISTURBANCE AS REQUIRED.
8. INSTALL PROTECTIVE MEASURES AT THE LOCATIONS OF ALL GRATE INLETS, CURB INLETS, AND AT THE ENDS OF ALL EXPOSED STORM SEWER PIPES.
9. CONSTRUCT ALL UTILITIES, CURB AND GUTTER, GUTTER INLETS, AREA INLETS, AND STORM SEWER MANHOLES, AS SHOWN ON THE PLANS. INLET PROTECTION MAY BE REMOVED TEMPORARILY FOR THIS CONSTRUCTION. PLACE REQUIRED RIP-RAP AT LOCATIONS SHOWN ON THE PLANS.
10. FINALIZE PAVEMENT SUB-GRADE PREPARATION.
11. REMOVE PROTECTIVE MEASURES AROUND INLETS AND MANHOLES NO MORE THAN 24 HOURS PRIOR TO PLACING STABILIZED BASE COURSE.
12. INSTALL SUB-BASE MATERIAL AS REQUIRED FOR PAVEMENT.
13. PRIOR TO FINALIZING CONSTRUCTION OF THE STORMWATER MANAGEMENT FACILITY, ALL CATCH BASINS AND DRAINAGE LINES SHALL BE CLEANED OF ALL SILT AND SEDIMENT.
14. UPON COMPLETION OF SITE CONSTRUCTION ACTIVITIES, THE CONTRACTOR SHALL FINALIZE CONSTRUCTION OF THE STORMWATER MANAGEMENT FACILITY. CONTRACTOR SHALL FINISH GRADE THE FORBAY(S), AQUATIC BENCHES, AND WET POOL(S) AND STABILIZE AS INDICATED IN THE PROJECT DRAWINGS.
15. THE CONTRACTOR SHALL REMOVE ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES AND IMMEDIATELY ESTABLISH PERMANENT VEGETATION ON THE AREAS DISTURBED DURING THEIR REMOVAL.

EROSION AND SEDIMENT CONTROL MEASURES:

1. DAMAGE TO SURFACE WATERS RESULTING FROM EROSION AND SEDIMENTATION SHALL BE MINIMIZED BY STABILIZING DISTURBED AREAS AND BY REMOVING SEDIMENT FROM CONSTRUCTION SITE DISCHARGES.
2. AS MUCH AS IS PRACTICAL, EXISTING VEGETATION SHALL BE PRESERVED. FOLLOWING THE COMPLETION OF CONSTRUCTION ACTIVITIES IN ANY PORTION OF THE SITE, PERMANENT VEGETATION SHALL BE ESTABLISHED ON ALL EXPOSED SOILS.
3. SITE PREPARATION ACTIVITIES SHALL BE PLANNED TO MINIMIZE THE SCOPE AND DURATION OF SOIL DISRUPTION.
4. PERMANENT TRAFFIC CORRIDORS SHALL BE ESTABLISHED AND "ROUTES OF CONVENIENCE" SHALL BE AVOIDED. STABILIZED CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT ALL POINTS OF ENTRY ONTO THE PROJECT SITE.

GENERAL EROSION AND SEDIMENT CONTROL NOTES:

1. ALL EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE IN STRICT COMPLIANCE WITH "NEW YORK STATE STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL", NOVEMBER 2016.
2. EXCESS SOIL TO BE STOCKPILED WITHIN THE LIMITS OF SITE DISTURBANCE IF NOT USED IMMEDIATELY FOR GRADING PURPOSES. INSTALL SILT FENCE AROUND SOIL STOCKPILES.
3. APPLY SURFACE STABILIZATION AND RESTORATION MEASURES. AREAS UNDERGOING CLEARING OR GRADING AND ANY AREAS DISTURBED BY CONSTRUCTION ACTIVITIES WHERE WORK IS DELAYED, SUSPENDED, OR INCOMPLETE AND WILL NOT BE REDISTURBED FOR 21 DAYS OR MORE SHALL BE STABILIZED WITH TEMPORARY VEGETATIVE COVER WITHIN 14 DAYS AFTER CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS CEASED. (SEE SPECIFICATIONS FOR TEMPORARY VEGETATIVE COVER). AREAS UNDERGOING CLEARING OR GRADING AND ANY AREAS DISTURBED BY CONSTRUCTION ACTIVITIES WHERE WORK IS COMPLETE AND WILL NOT BE REDISTURBED SHALL BE STABILIZED AND RESTORED WITH PERMANENT VEGETATIVE COVER AS SOON AS SITE AREAS ARE AVAILABLE AND WITHIN 14 DAYS AFTER WORK IS COMPLETE. (SEE SPECIFICATIONS FOR PERMANENT VEGETATIVE COVER). SEEDING FOR PERMANENT VEGETATIVE COVER SHALL BE WITHIN THE SEASONAL LIMITATIONS. PROVIDE STABILIZATION WITH TEMPORARY VEGETATIVE COVER WITHIN 14 DAYS AFTER WORK IS COMPLETE, FOR SEEDING OUTSIDE PERMITTED SEEDING PERIODS.
4. SEEDED AREAS TO BE MULCHED WITH STRAW OR HAY MULCH IN ACCORDANCE WITH VEGETATIVE COVER SPECIFICATIONS.
5. THE CONTRACTOR IS RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ALL EROSION AND SEDIMENT CONTROL MEASURES THROUGHOUT THE COURSE OF CONSTRUCTION.
6. THE CONTRACTOR IS RESPONSIBLE FOR CONTROLLING DUST BY SPRINKLING EXPOSED SOIL AREAS PERIODICALLY WITH WATER AS REQUIRED. THE CONTRACTOR IS TO SUPPLY ALL EQUIPMENT AND WATER.
7. WHEN ALL DISTURBED AREAS ARE STABLE, ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED.

LOCATION	COMPACTION	TESTING FREQUENCY
PIPE TRENCH BACKFILL (IN PAVED AREAS)	95% ASTM D1557	1 SERIES OF TESTS FOR EACH 150 FT OR LESS OF TRENCH LENGTH. SERIES INCLUDE 3 COMPACTION TESTS SPREAD EVENLY ALONG TRENCH PROFILE.
PIPE TRENCH BACKFILL (IN UNPAVED AREAS)	90% ASTM D1557	1 SERIES OF TESTS FOR EACH 150 LF OR LESS OF TRENCH LENGTH. SERIES INCLUDE 3 COMPACTION TESTS SPREAD EVENLY ALONG TRENCH PROFILE.
PIPE BEDDING AND PIPE ZONE BACKFILL	95% ASTM D1557	1 TEST FOR EACH 150 FT OR LESS OF TRENCH LENGTH.
PAVEMENT SUBBASE AND LAST LIFT OF SELECT GRANULAR FILL (FILL BETWEEN SHEET PILES)	95% ASTM D1557	1 TEST FOR EVERY 2,000 SQ FT, OF LIFT AREA BUT NO FEWER THAN TWO TESTS PER LIFT

THE SEVENTY-SIX

Parcel 76, 76 Second Avenue, City of Albany, NY

Owner: South End Development LLC

Architect:
Garrison-Architects
45 Main Street
Brooklyn, NY 11201

Civil Engineer:
The Chazen Companies
547 River St,
Troy, NY 12180
p (518) 273-0055
Chazen Project No. 32019.00

Revision Schedule

Revision Number	Revision Description	Revision Date

PLANNING SUBMISSION SET

Scale: AS NOTED
Date: 10/20/2020
Project No: 2005
Drawn by: KC/SM
Checked by: RK

Seal & Signature:

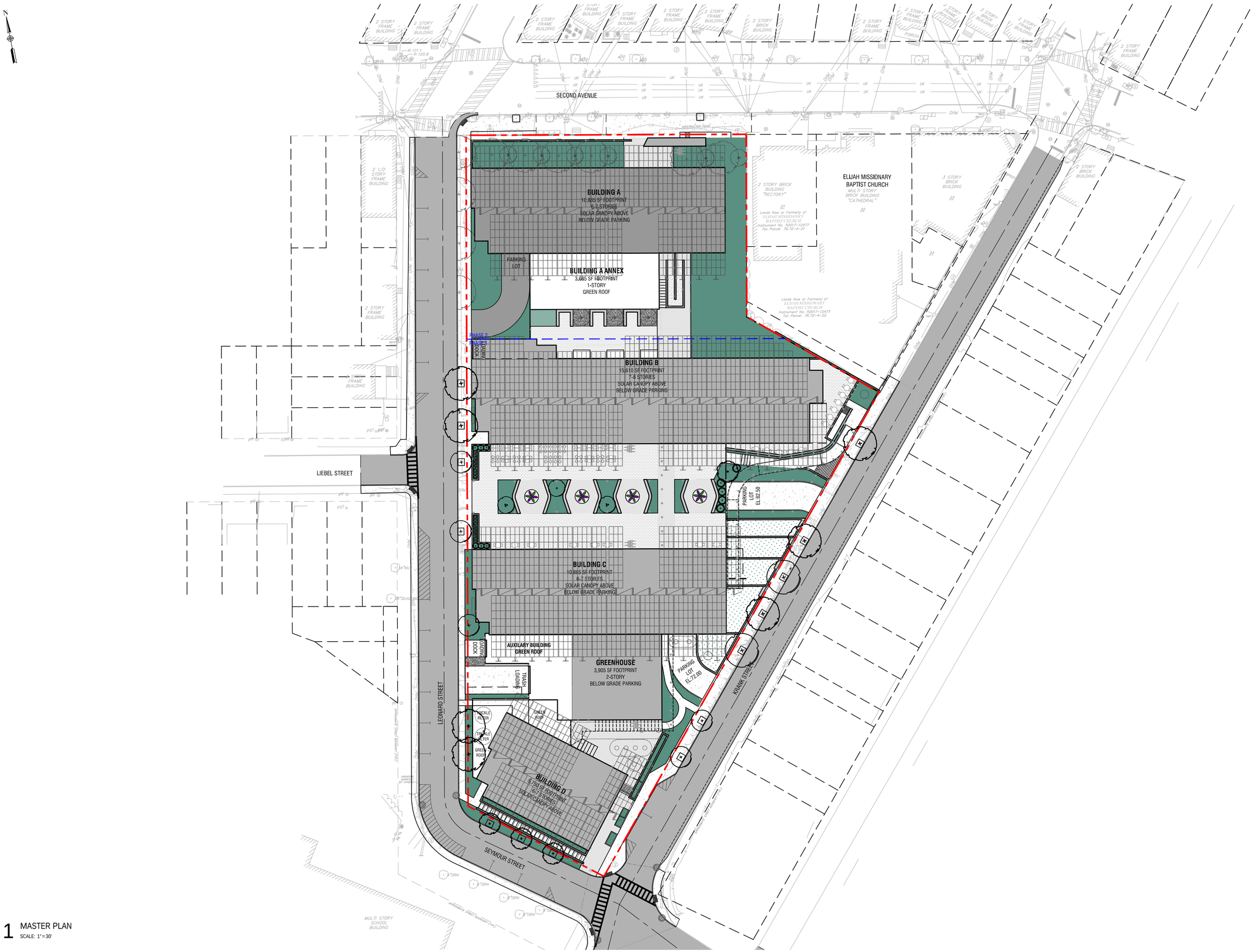
DOB Stamp & Signature

DOB Scan:

Drawing Title:
Notes & Legend

Drawing Number:
C-001

DWG.No:



1 MASTER PLAN
SCALE: 1" = 30'

THE SEVENTY-SIX

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The Chazen Companies
547 River St,
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Master Plan

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C-110

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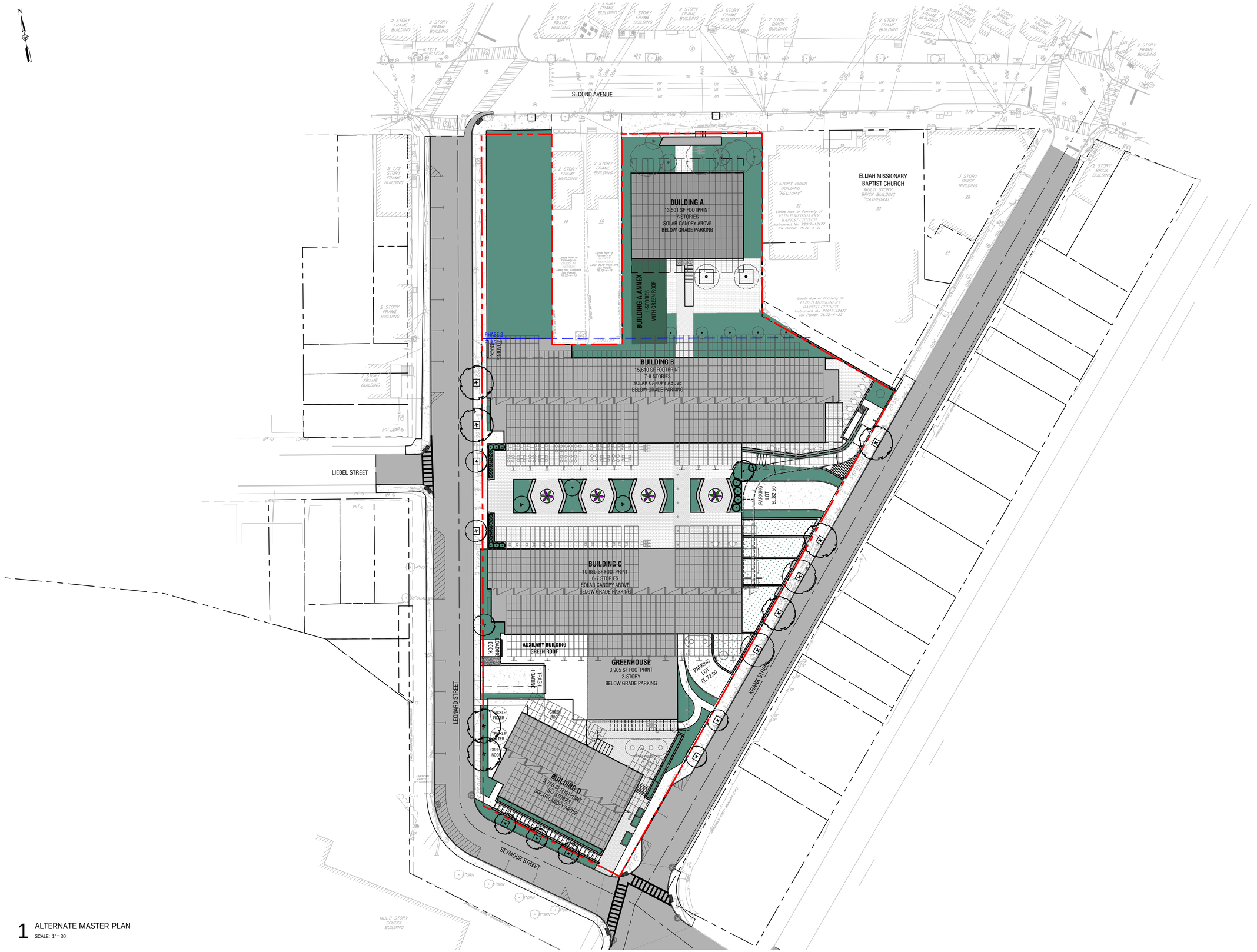

1 ALTERNATE MASTER PLAN
SCALE: 1" = 30'

THE SEVENTY-SIX

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Owner: South End Development LLC

Architect:
Garrison-Architects
45 Main Street
Brooklyn, NY 11201

Civil Engineer:
The Chazen Companies
547 River St,
Troy, NY 12180
p (518) 273-0055
Chazen Project No. 32019.00

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Seal & Signature:

DOB Stamp & Signature

DOB Scan:

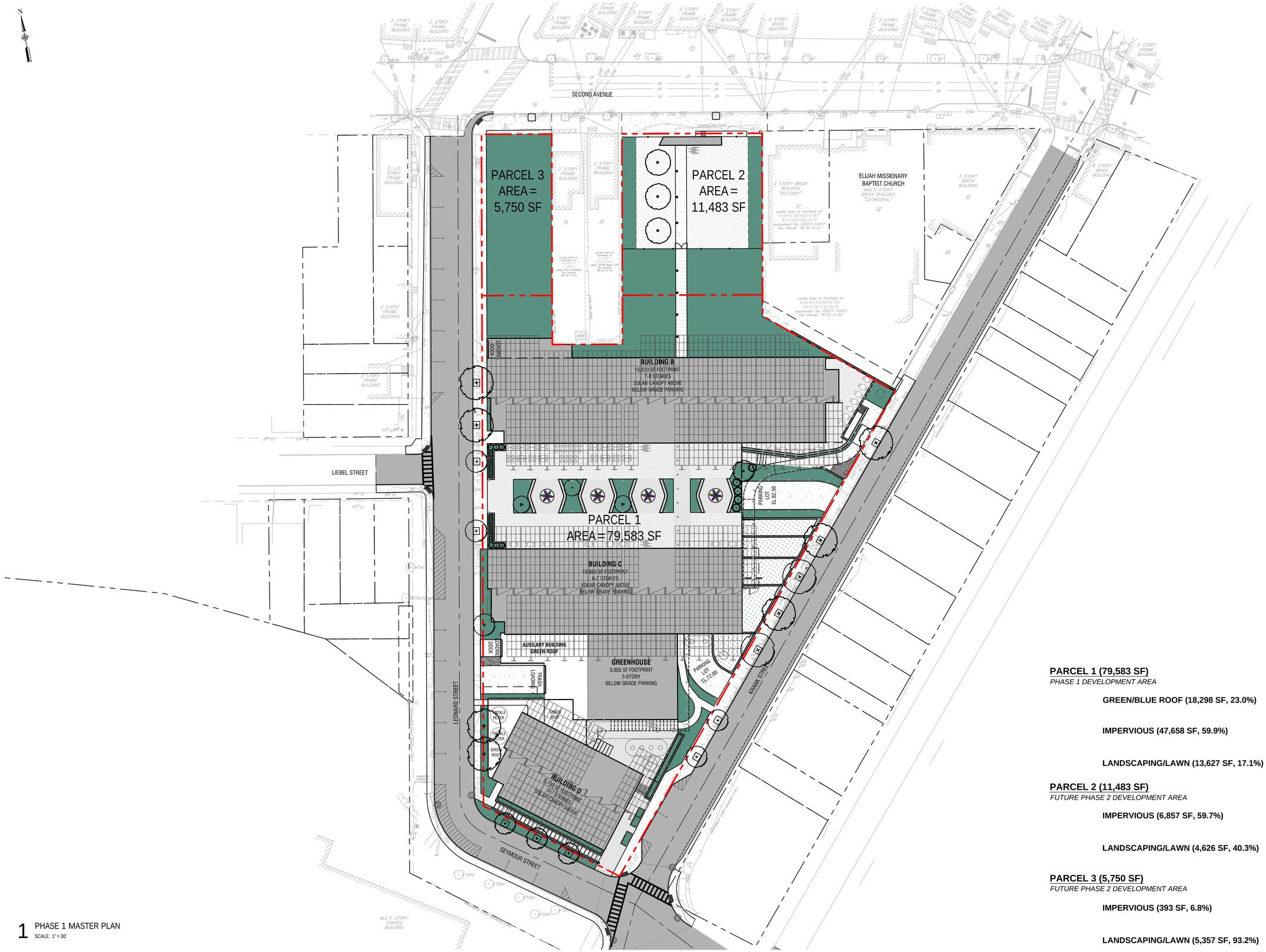
Drawing Title:

Alternate Master Plan

Drawing Number:

C-111

DWG.No:



1 PHASE 1 MASTER PLAN
SCALE: 1" = 30'

THE SEVENTY-SIX

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Garrison-Architects
45 Main Street
Brooklyn, NY 11201

Civil Engineer:
The Chazen Companies
547 River St,
Troy, NY 12180
p (518) 273-0055
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Seal & Signature:

DOB Stamp & Signature

DOB Scan:

Drawing Title:

Phase 1 Master Plan

Drawing Number:

C-112

DWG.No:

PARCEL 1 (79,583 SF)
PHASE 1 DEVELOPMENT AREA

GREEN/BLUE ROOF (18,298 SF, 23.0%)

IMPERVIOUS (47,658 SF, 59.9%)

LANDSCAPING/LAWN (13,627 SF, 17.1%)

PARCEL 2 (11,483 SF)
FUTURE PHASE 2 DEVELOPMENT AREA

IMPERVIOUS (6,857 SF, 59.7%)

LANDSCAPING/LAWN (4,626 SF, 40.3%)

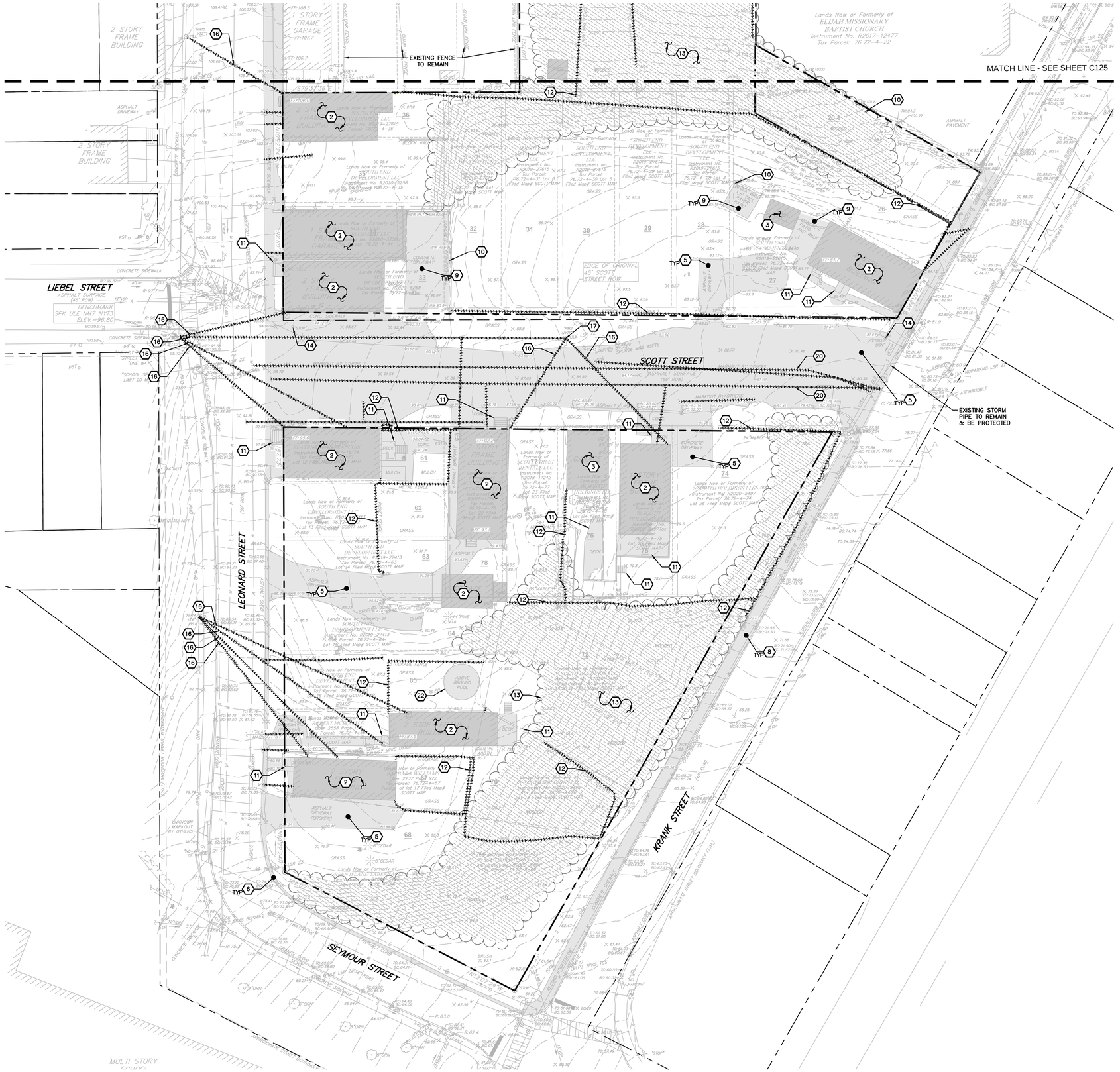
PARCEL 3 (5,750 SF)
FUTURE PHASE 2 DEVELOPMENT AREA

IMPERVIOUS (393 SF, 6.8%)

LANDSCAPING/LAWN (5,357 SF, 93.2%)

KEYED NOTES:

1. EXISTING PROPERTY LINE TO BE REMOVED, AS PART OF LOT CONSOLIDATION.
2. EXISTING BUILDING TO BE DEMOLISHED UNDER SEPARATE CONTRACT.
3. EXISTING ACCESSORY STRUCTURE TO BE DEMOLISHED UNDER SEPARATE CONTRACT.
4. SAWCUT CLEAN EDGE IN ASPHALT PAVEMENT, CUT 18" MINIMUM FROM EXISTING OR PROPOSED CURB FACE.
5. EXISTING ASPHALT PAVEMENT SECTION AND SUBBASE TO BE REMOVED TO DEPTH OF NEW CONSTRUCTION.
6. EXISTING ASPHALT WING CURB TO BE REMOVED.
7. EXISTING GRANITE CURB TO BE REMOVED. AT LIMIT OF CURB REMOVAL, REMOVE TO NEAREST JOINT. SALVAGE AND REUSE ALL GRANITE CURB IN GOOD CONDITION.
8. EXISTING CONCRETE SIDEWALK TO BE REMOVED. AT LIMIT OF SIDEWALK REMOVAL, REMOVE TO NEAREST CONSTRUCTION JOINT.
9. EXISTING CONCRETE PAD AND/OR PAVERS TO BE REMOVED.
10. EXISTING RETAINING WALL AND FOUNDATION TO BE REMOVED.
11. EXISTING DECK, STAIR, RAILING AND LANDING TO BE REMOVED.
12. EXISTING FENCE, AND FENCE POSTS TO BE REMOVED IN ENTIRETY.
13. EXISTING TREES TO BE REMOVED IN ENTIRETY.
14. EXISTING SIGN AND POST TO BE REMOVED IN ENTIRETY.
15. EXISTING SIGN AND POST TO BE REMOVED AND RELOCATED.
16. EXISTING OVERHEAD TELEPHONE LINES, POWER LINES, UTILITY POLES WITH APPURTENANCES, AND STREET LIGHTS TO BE REMOVED. CONTRACTOR TO COORDINATE WITH UTILITIES PROVIDER PRIOR TO REMOVAL AND CONFIRM ALL LINES HAVE BEEN DE-ENERGIZED.
17. EXISTING ELECTRICAL STRUCTURE TO BE REMOVED. COORDINATE WITH UTILITY PROVIDER FOR TERMINATION.
18. EXISTING ELECTRICAL LINES TO BE REMOVED. CONTRACTOR TO REFER TO ARCHITECTURAL AND MEP PLANS FOR DETAILED ELECTRICAL LAYOUT AND DESIGN.
19. EXISTING FIRE HYDRANT, VALVE AND SERVICE TO REMAIN AND BE PROTECTED THROUGHOUT CONSTRUCTION.
20. EXISTING WATER MAIN TO BE REMOVED. COORDINATE WITH CITY OF ALBANY DEPARTMENT OF WATER AND WATER SUPPLY.
21. EXISTING UTILITY STRUCTURE TO REMAIN AND BE PROTECTED THROUGHOUT CONSTRUCTION. CONTRACTOR TO ADJUST STRUCTURE AND TF/RIM ELEVATION AS REQUIRED TO MATCH FINISHED GRADE.
22. EXISTING POOL TO BE REMOVED



1 DEMOLITION PLAN
SCALE: 1"=20'

THE SEVENTY-SIX

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547 River St,
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Seal & Signature:

DOB Stamp & Signature

DOB Scan:

Drawing Title:
Demolition Plan

Drawing Number:
C-120

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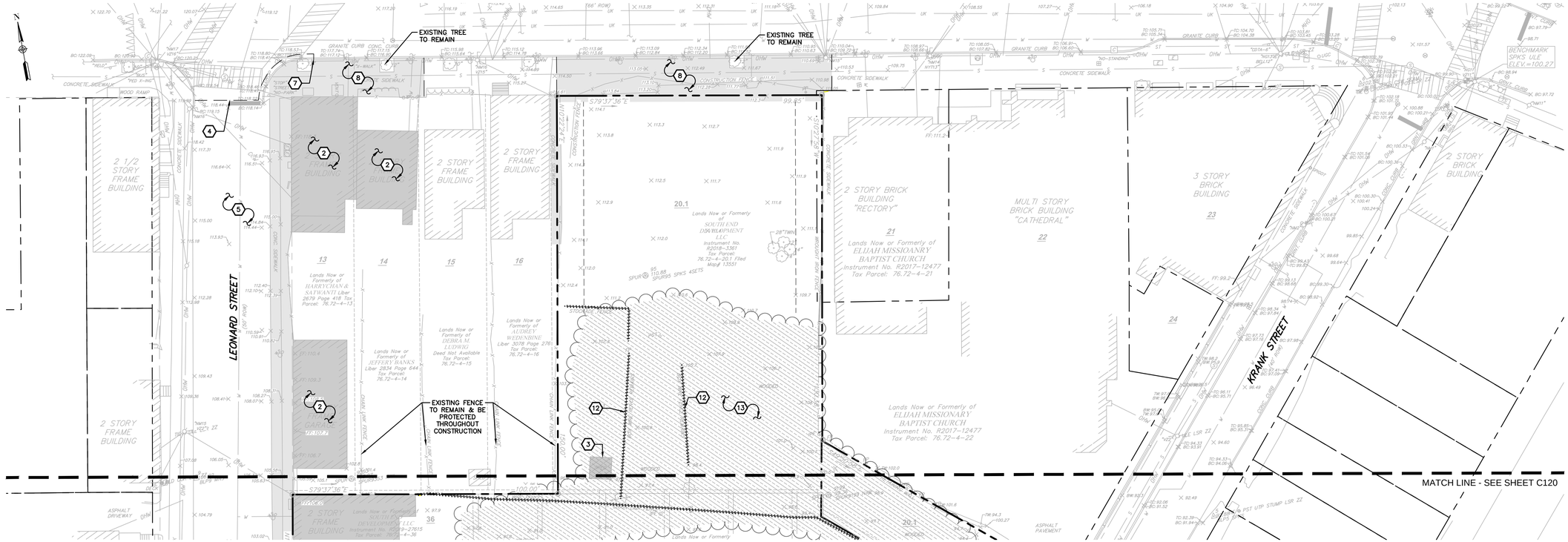
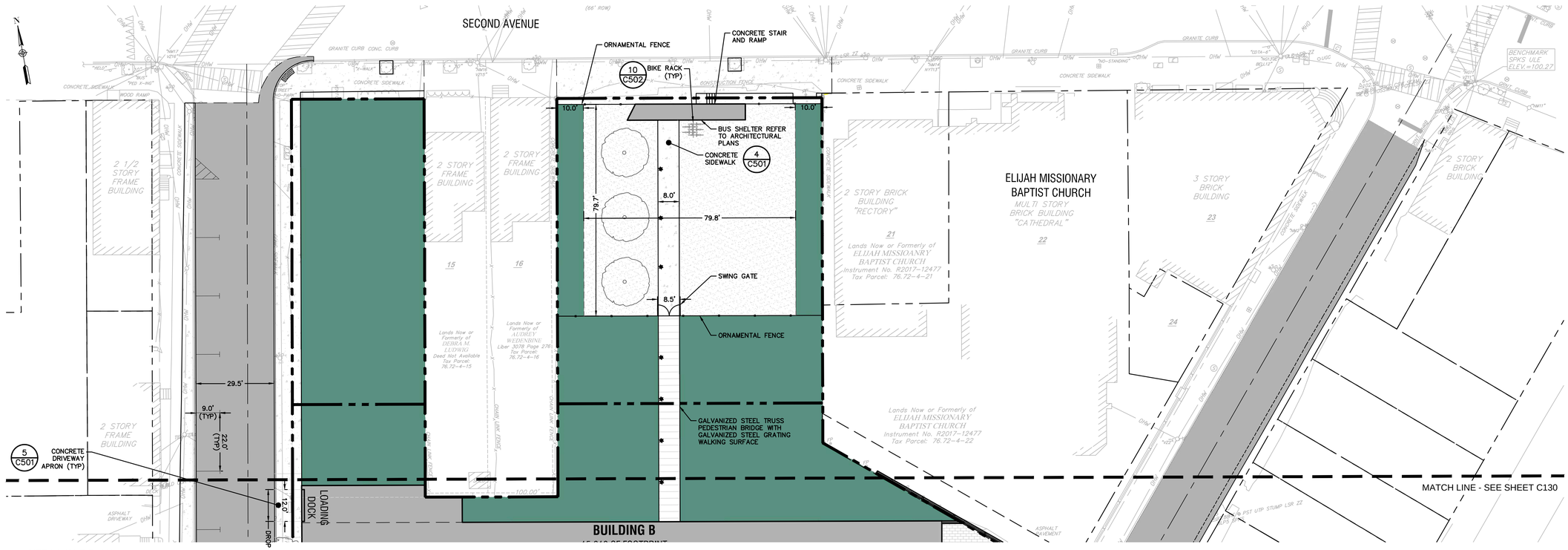


1 DEMOLITION PLAN
SCALE: 1" = 20'



2 SITE LAYOUT PLAN
SCALE: 1" = 20'

THE SEVENTY-SIX

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Brooklyn, NY 11201

Civil Engineer:
The Chazen Companies
547 River St,
Troy, NY 12180
p (518) 273-0055
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Revision Schedule

Revision Number	Revision Description	Revision Date

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DOB Scan:

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Demolition & Site Layout Plan

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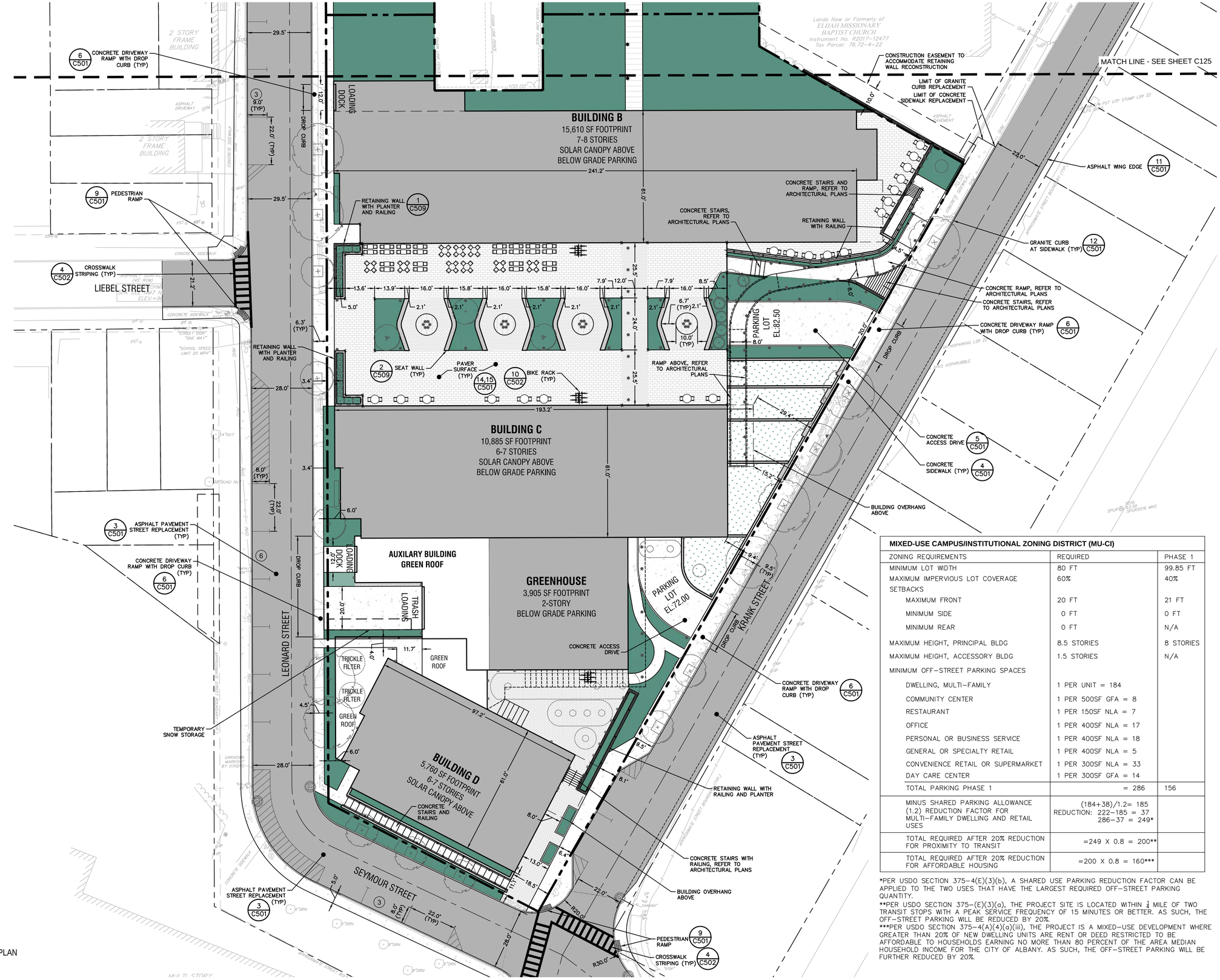


1 SITE LAYOUT PLAN
SCALE: 1" = 20'

MIXED-USE CAMPUS/INSTITUTIONAL ZONING DISTRICT (MU-CI)

ZONING REQUIREMENTS	REQUIRED	PHASE 1
MINIMUM LOT WIDTH	80 FT	99.85 FT
MAXIMUM IMPERVIOUS LOT COVERAGE	60%	40%
SETBACKS		
MAXIMUM FRONT	20 FT	21 FT
MINIMUM SIDE	0 FT	0 FT
MINIMUM REAR	0 FT	N/A
MAXIMUM HEIGHT, PRINCIPAL BLDG	8.5 STORIES	8 STORIES
MAXIMUM HEIGHT, ACCESSORY BLDG	1.5 STORIES	N/A
MINIMUM OFF-STREET PARKING SPACES		
DWELLING, MULTI-FAMILY	1 PER UNIT = 184	
COMMUNITY CENTER	1 PER 500SF GFA = 8	
RESTAURANT	1 PER 150SF NLA = 7	
OFFICE	1 PER 400SF NLA = 17	
PERSONAL OR BUSINESS SERVICE	1 PER 400SF NLA = 18	
GENERAL OR SPECIALTY RETAIL	1 PER 400SF NLA = 5	
CONVENIENCE RETAIL OR SUPERMARKET	1 PER 300SF NLA = 33	
DAY CARE CENTER	1 PER 300SF GFA = 14	
TOTAL PARKING PHASE 1	= 286	156
MINUS SHARED PARKING ALLOWANCE (1.2) REDUCTION FACTOR FOR MULTI-FAMILY DWELLING AND RETAIL USES	(184+38)/1.2= 185 REDUCTION: 222-185 = 37 286-37 = 249*	
TOTAL REQUIRED AFTER 20% REDUCTION FOR PROXIMITY TO TRANSIT	=249 X 0.8 = 200**	
TOTAL REQUIRED AFTER 20% REDUCTION FOR AFFORDABLE HOUSING	=200 X 0.8 = 160***	

*PER USDO SECTION 375-4(E)(3)(b), A SHARED USE PARKING REDUCTION FACTOR CAN BE APPLIED TO THE TWO USES THAT HAVE THE LARGEST REQUIRED OFF-STREET PARKING QUANTITY.
**PER USDO SECTION 375-(E)(3)(a), THE PROJECT SITE IS LOCATED WITHIN ¼ MILE OF TWO TRANSIT STOPS WITH A PEAK SERVICE FREQUENCY OF 15 MINUTES OR BETTER. AS SUCH, THE OFF-STREET PARKING WILL BE REDUCED BY 20%.
***PER USDO SECTION 375-4(A)(4)(a)(iii), THE PROJECT IS A MIXED-USE DEVELOPMENT WHERE GREATER THAN 20% OF NEW DWELLING UNITS ARE RENT OR DEED RESTRICTED TO BE AFFORDABLE TO HOUSEHOLDS EARNING NO MORE THAN 80 PERCENT OF THE AREA MEDIAN HOUSEHOLD INCOME FOR THE CITY OF ALBANY. AS SUCH, THE OFF-STREET PARKING WILL BE FURTHER REDUCED BY 20%.

THE SEVENTY-SIX

Parcel 76, 76 Second Avenue, City of Albany, NY

Owner: South End Development LLC

Architect:
Garrison-Architects
45 Main Street
Brooklyn, NY 11201

Civil Engineer:
The Chazen Companies
547 River St,
Troy, NY 12180
p (518) 273-0055
Chazen Project No. 32019.00

Revision Schedule

Revision Number	Revision Description	Revision Date

PLANNING SUBMISSION SET

Scale: AS NOTED
Date: 10/20/2020
Project No: 2005
Drawn by: KC/SM
Checked by: RK

Seal & Signature:

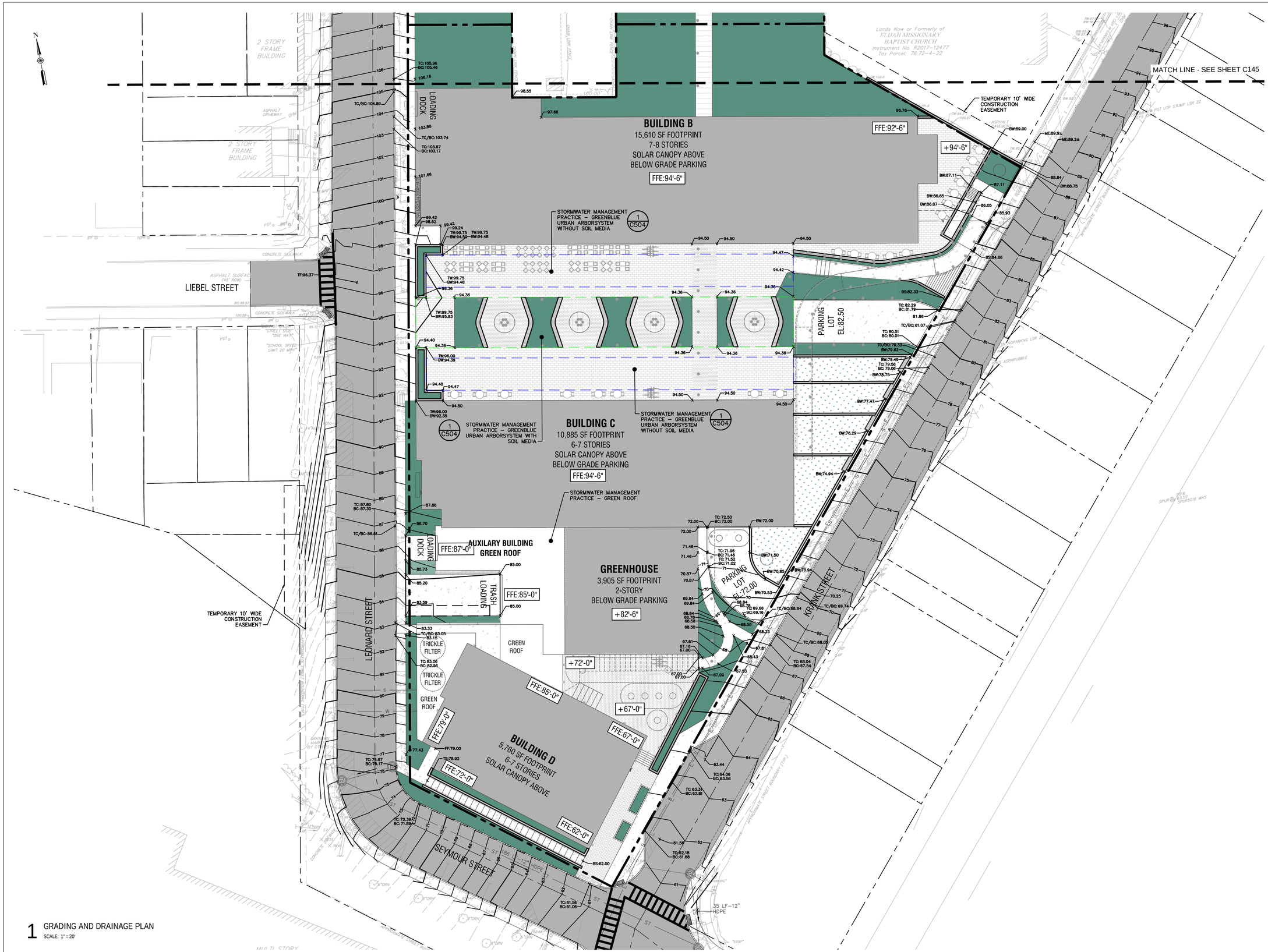
DOB Stamp & Signature

DOB Scan:

Drawing Title:
Site Layout Plan

Drawing Number:
C-130

DWG.No:



1 GRADING AND DRAINAGE PLAN
SCALE: 1" = 20'

THE SEVENTY-SIX

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Chazen Project No. 32019.00

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PLANNING SUBMISSION SET

Scale:	AS NOTED
Date:	10/20/2020
Project No:	2005
Drawn by:	KC/SM
Checked by:	RK

Seal & Signature:

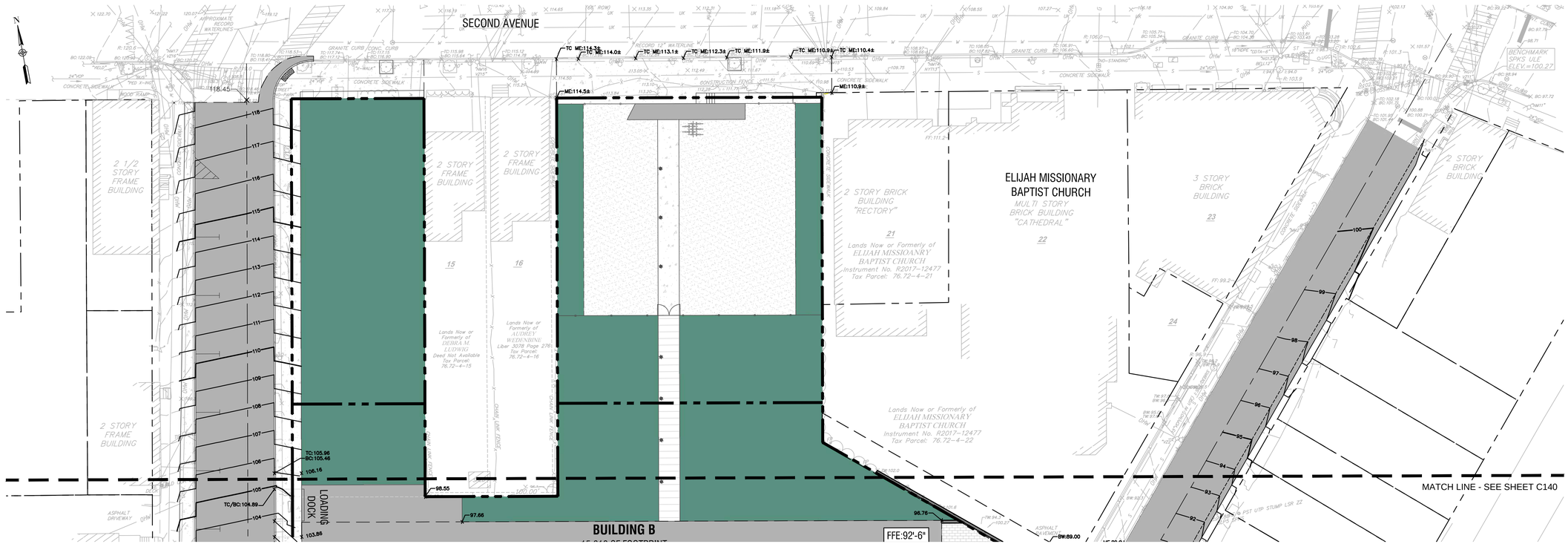
DOB Stamp & Signature

DOB Scan:

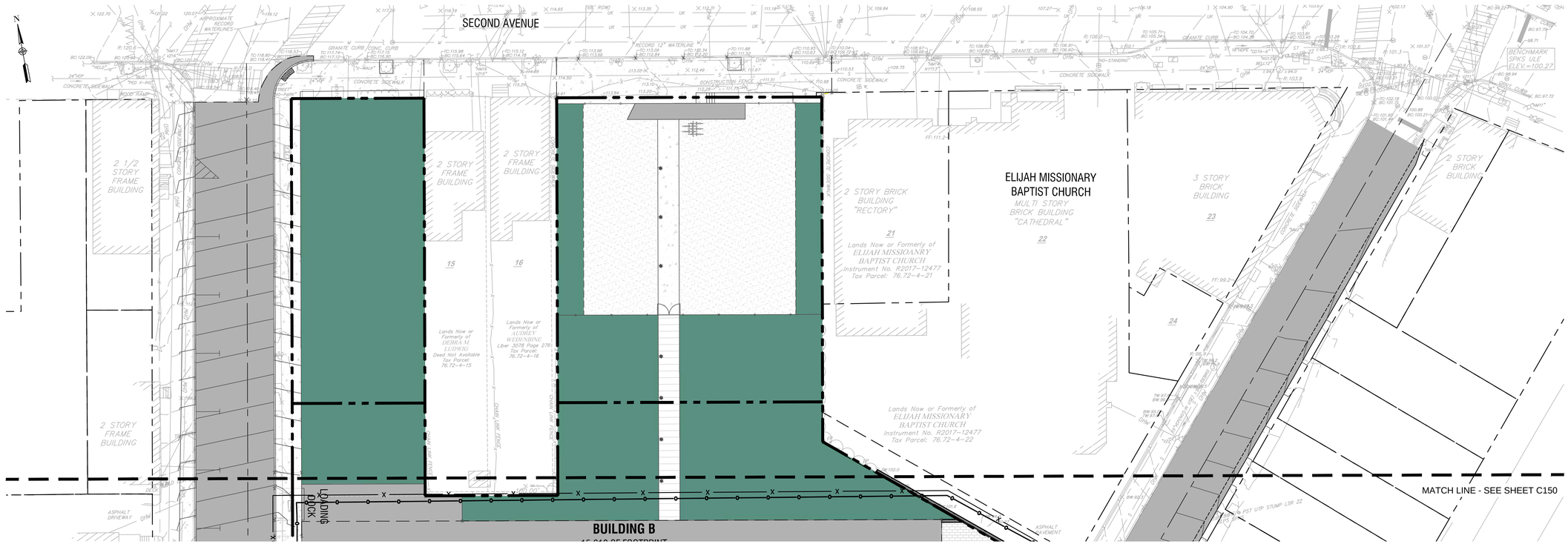
Drawing Title:
Grading & Drainage Plan

Drawing Number:
C-140

DWG.No:



1 GRADING & DRAINAGE PLAN
SCALE: 1" = 20'



2 EROSION & SEDIMENT CONTROL PLAN
SCALE: 1" = 20'

THE SEVENTY-SIX

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Chazen Project No. 32019.00

Revision Schedule

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PLANNING SUBMISSION SET

Scale:	AS NOTED
Date:	10/20/2020
Project No:	2005
Drawn by:	KC/SM
Checked by:	RK

Seal & Signature:

DOB Stamp & Signature

DOB Scan:

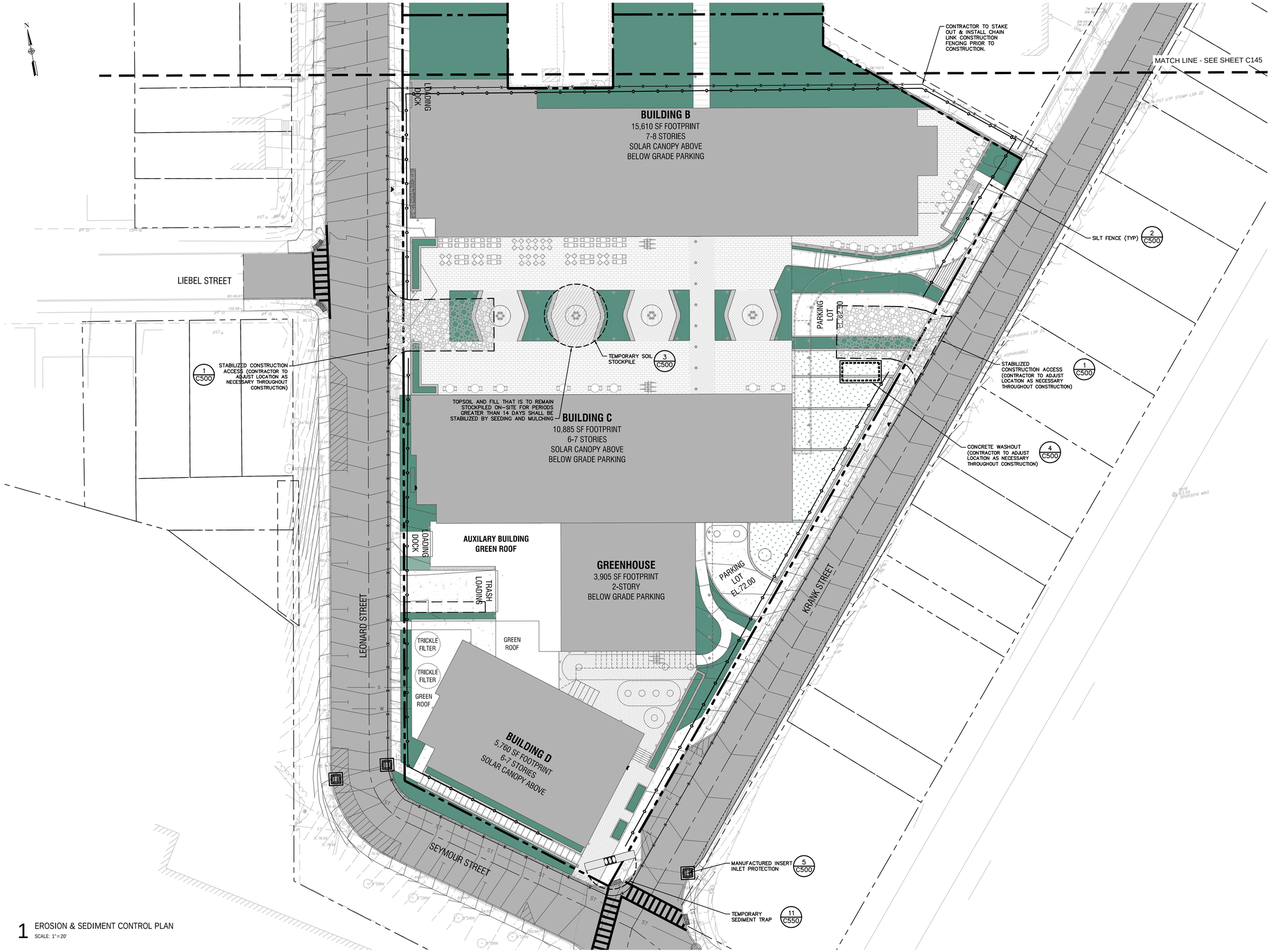
Drawing Title:

Grading, Drainage, Erosion & Sediment Control Plan

Drawing Number:

C-145

DWG.No:



1 EROSION & SEDIMENT CONTROL PLAN
SCALE: 1" = 20'

THE SEVENTY-SIX

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Revision Schedule

Revision Number	Revision Description	Revision Date

PLANNING SUBMISSION SET

Scale:	AS NOTED
Date:	10/20/2020
Project No:	2005
Drawn by:	KC/SM
Checked by:	RK

Seal & Signature:

DOB Stamp & Signature

DOB Scan:

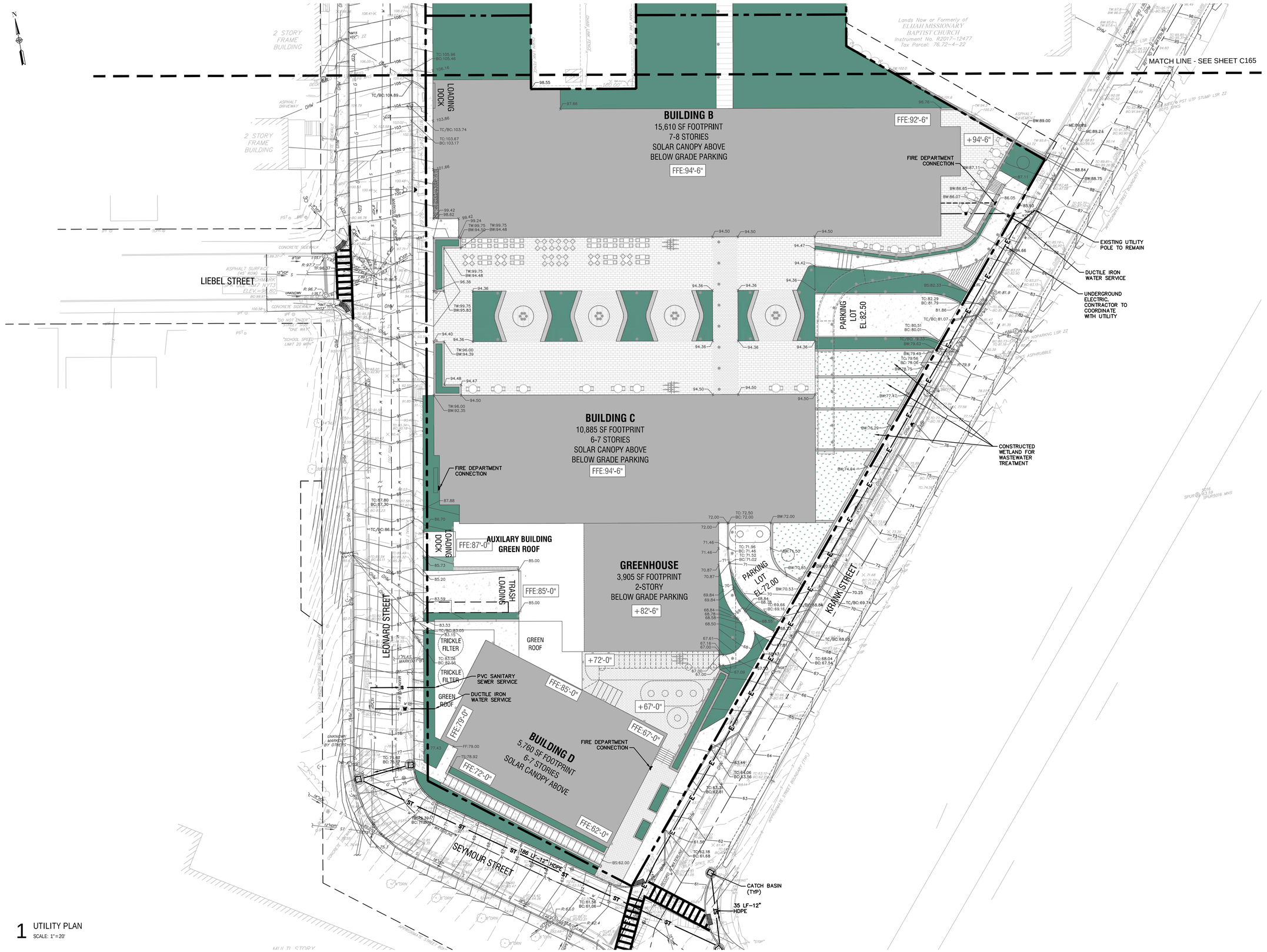
Drawing Title:

Erosion & Sediment Control Plan

Drawing Number:

C-150

DWG.No:



1 UTILITY PLAN
SCALE: 1" = 20'

THE SEVENTY-SIX

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Revision Schedule

Revision Number	Revision Description	Revision Date

PLANNING SUBMISSION SET

Scale:	AS NOTED
Date:	10/20/2020
Project No:	2005
Drawn by:	KC/SM
Checked by:	RK

Seal & Signature:

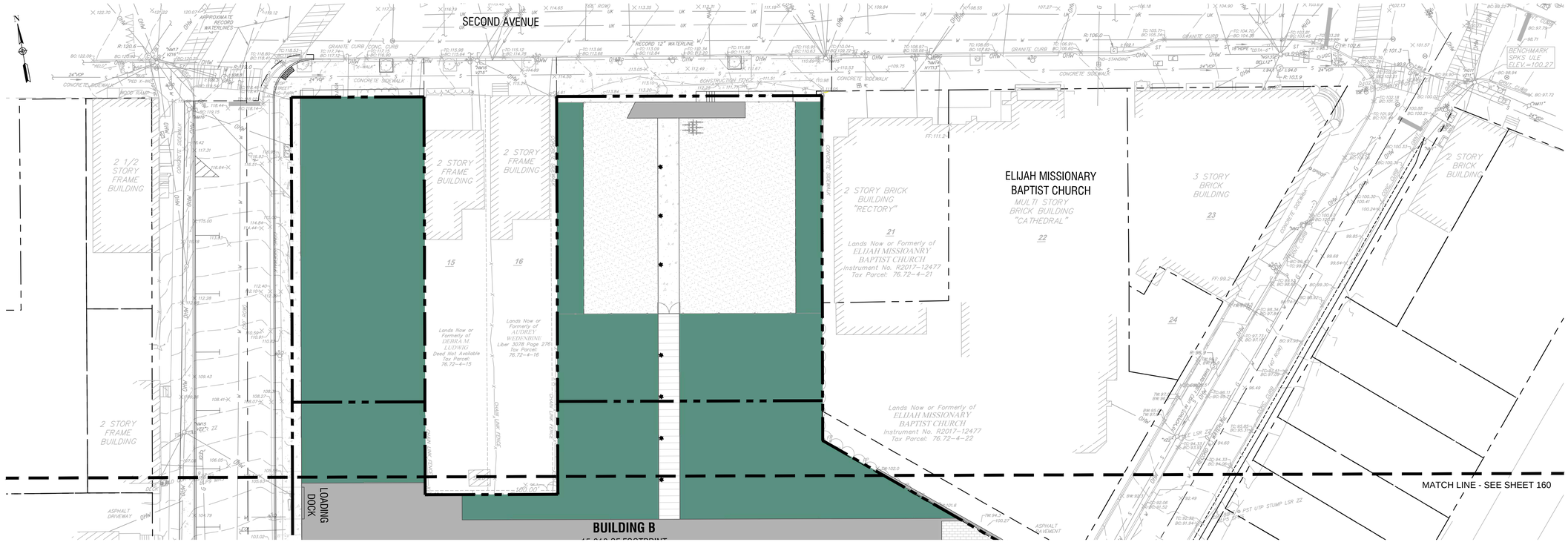
DOB Stamp & Signature

DOB Scan:

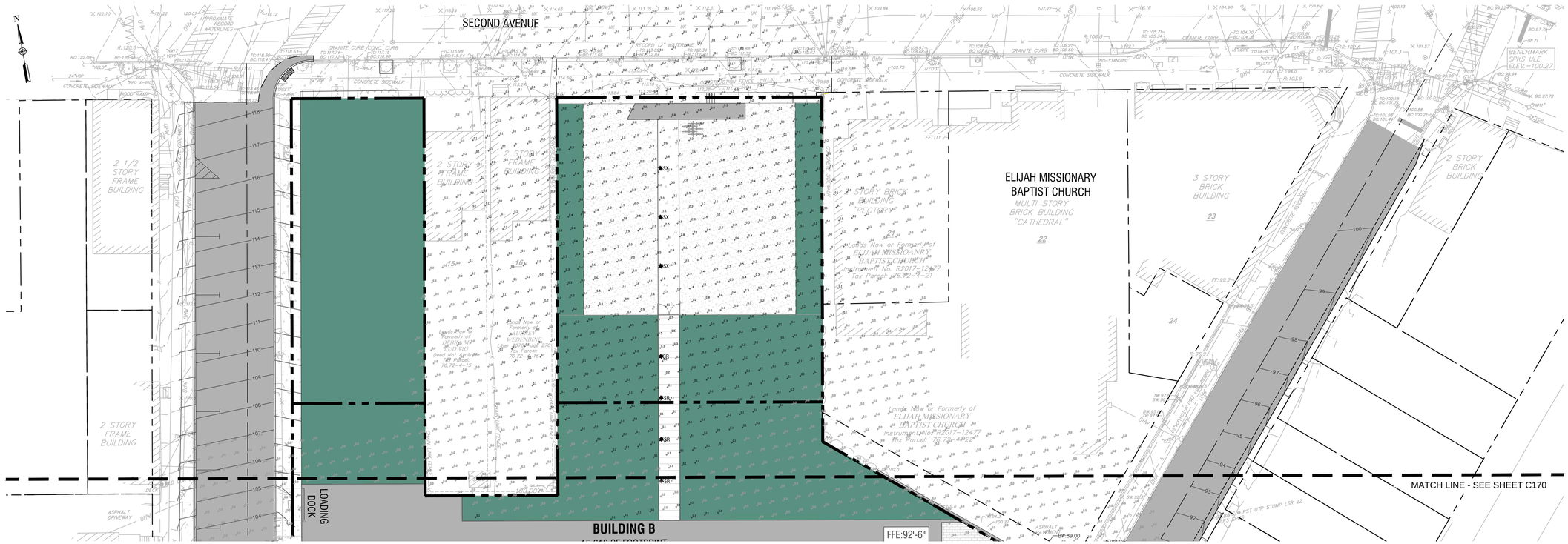
Drawing Title:
Utility Plan

Drawing Number:
C-160

DWG.No:



1 UTILITY PLAN
SCALE: 1" = 20'



2 LIGHTING PLAN
SCALE: 1" = 20'

LIGHTING NOTES:

1. SEE SHEET C170 FOR OVERALL LIGHTING SCHEDULE.

THE SEVENTY-SIX

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Drawn by:	KC/SM
Checked by:	RK

Seal & Signature:

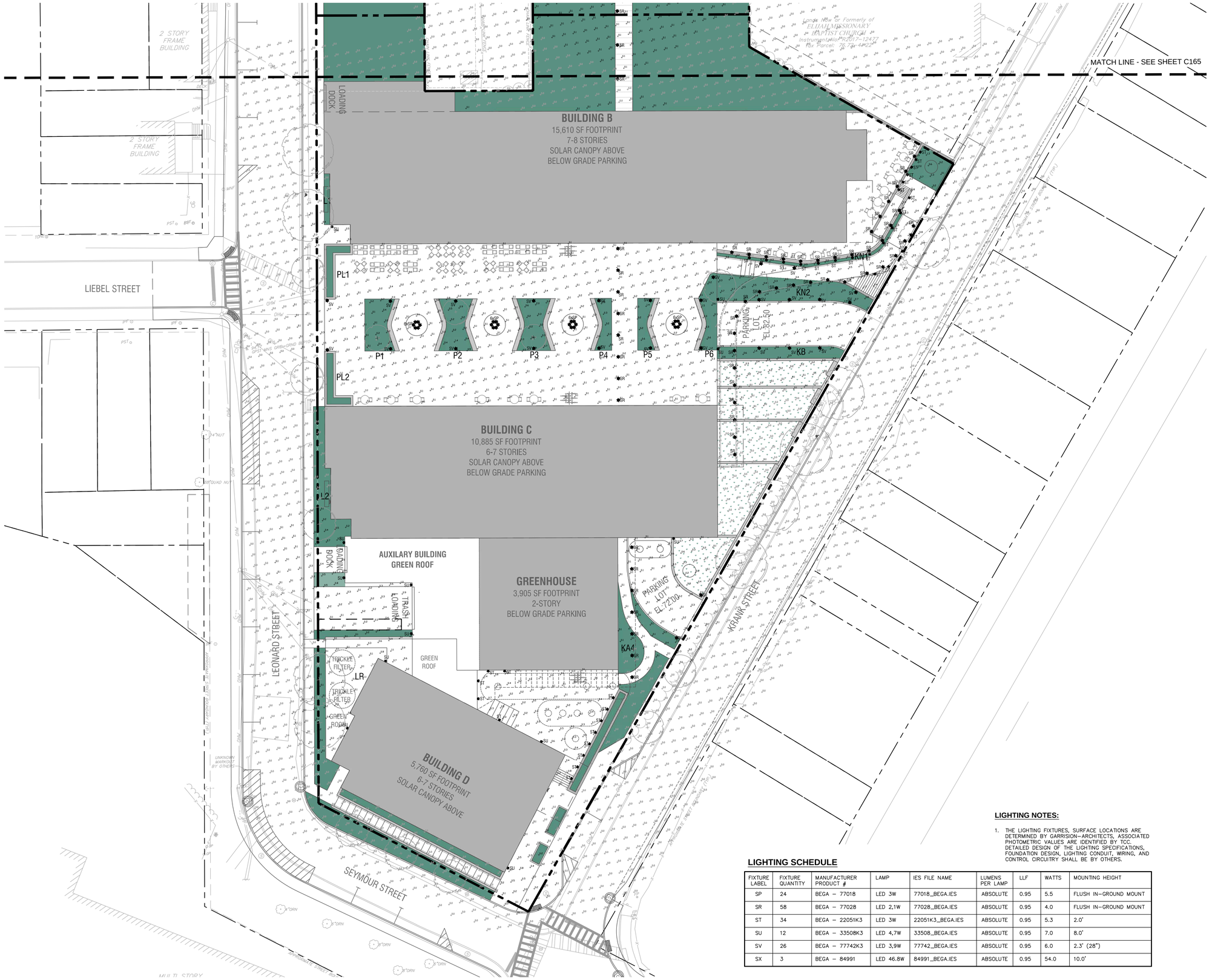
DOB Stamp & Signature

DOB Scan:

Drawing Title:
Utility & Lighting Plan

Drawing Number:
C-165

DWG.No:



1 LIGHTING PLAN
SCALE: 1" = 20'

LIGHTING NOTES:

1. THE LIGHTING FIXTURES, SURFACE LOCATIONS ARE DETERMINED BY GARRISON-ARCHITECTS, ASSOCIATED PHOTOMETRIC VALUES ARE IDENTIFIED BY TCC. DETAILED DESIGN OF THE LIGHTING SPECIFICATIONS, FOUNDATION DESIGN, LIGHTING CONDUIT, WIRING, AND CONTROL CIRCUITRY SHALL BE BY OTHERS.

LIGHTING SCHEDULE

FIXTURE LABEL	FIXTURE QUANTITY	MANUFACTURER PRODUCT #	LAMP	IES FILE NAME	LUMENS PER LAMP	LLF	WATTS	MOUNTING HEIGHT
SP	24	BEGA – 77018	LED 3W	77018_BEGA.IES	ABSOLUTE	0.95	5.5	FLUSH IN-GROUND MOUNT
SR	58	BEGA – 77028	LED 2,1W	77028_BEGA.IES	ABSOLUTE	0.95	4.0	FLUSH IN-GROUND MOUNT
ST	34	BEGA – 22051K3	LED 3W	22051K3_BEGA.IES	ABSOLUTE	0.95	5.3	2.0'
SU	12	BEGA – 33508K3	LED 4,7W	33508_BEGA.IES	ABSOLUTE	0.95	7.0	8.0'
SV	26	BEGA – 77742K3	LED 3,9W	77742_BEGA.IES	ABSOLUTE	0.95	6.0	2.3' (28")
SX	3	BEGA – 84991	LED 46.8W	84991_BEGA.IES	ABSOLUTE	0.95	54.0	10.0'

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Revision Schedule

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Drawn by:	KC/SM
Checked by:	RK

Seal & Signature:

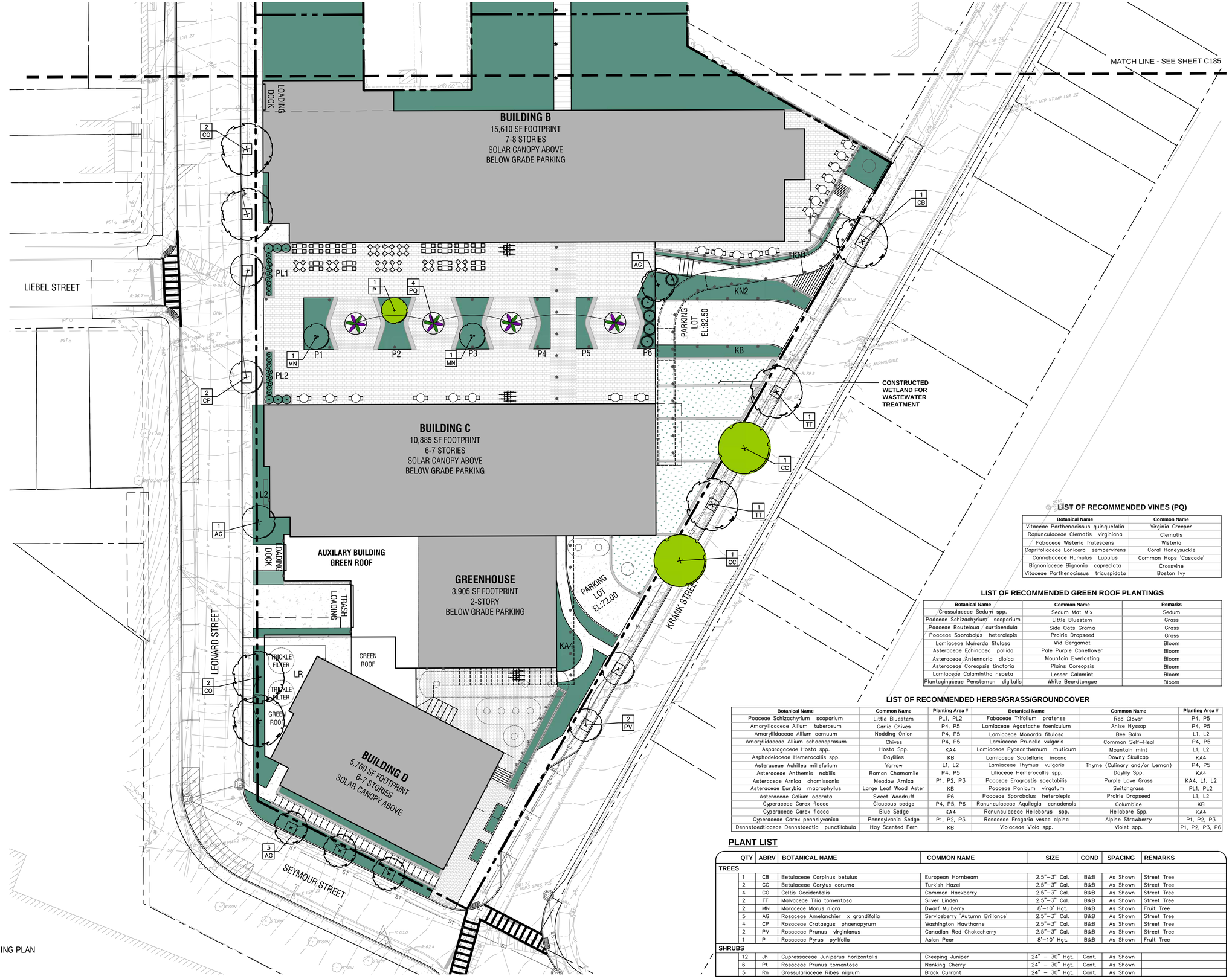
DOB Stamp & Signature

DOB Scan:

Drawing Title:
Lighting Plan

Drawing Number:
C-170

DWG.No:



1 LANDSCAPING PLAN
SCALE: 1" = 20'

THE SEVENTY-SIX

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Checked by: RK

Seal & Signature:

DOB Stamp & Signature

DOB Scan:

Drawing Title:
Landscaping Plan

Drawing Number:
C-180

DWG.No:

LIST OF RECOMMENDED VINES (PQ)

Botanical Name	Common Name
Vitaceae Parthenocissus quinquefolia	Virginia Creeper
Ranunculaceae Clematis virginiana	Clematis
Fabaceae Wisteria frutescens	Wisteria
Caprifoliaceae Lonicera sempervirens	Coral Honeysuckle
Cannabaceae Humulus Lupulus	Common Hops 'Cascade'
Bignoniaceae Bignonia capreolata	Crossvine
Vitaceae Parthenocissus tricuspidata	Boston Ivy

LIST OF RECOMMENDED GREEN ROOF PLANTINGS

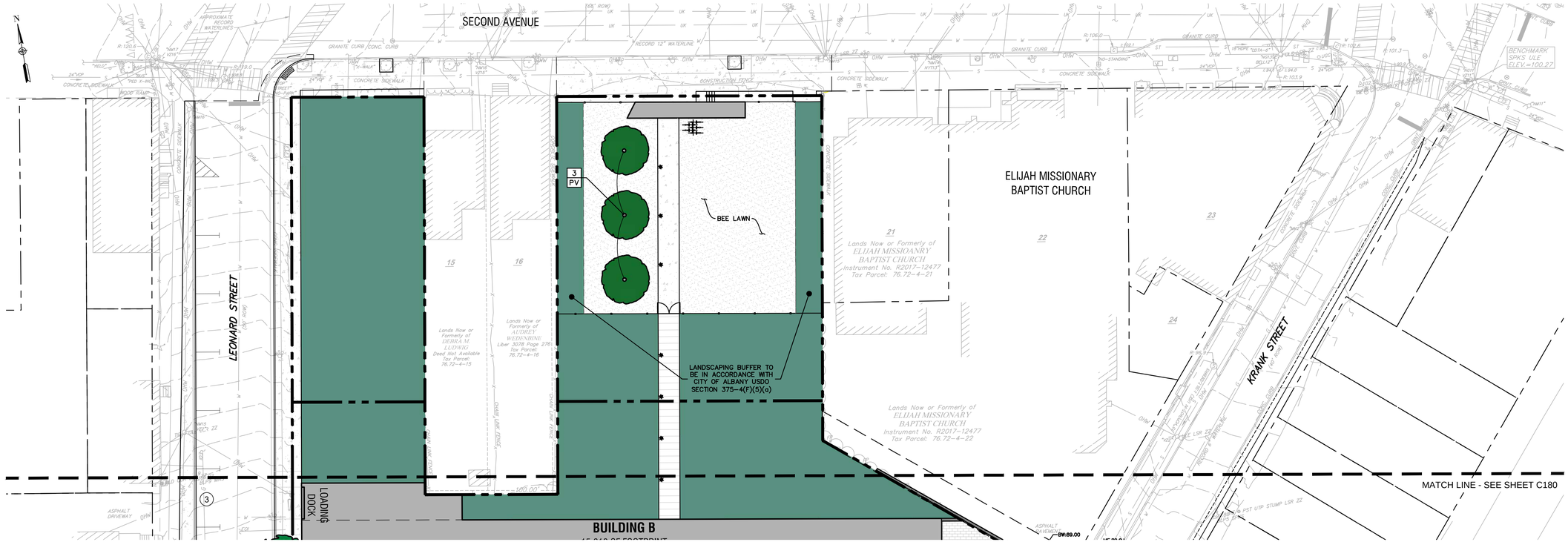
Botanical Name	Common Name	Remarks
Crassulaceae Sedum spp.	Sedum Mat Mix	Sedum
Poaceae Schizachyrium scoparium	Little Bluestern	Grass
Poaceae Bouteloua curtipendula	Side Oats Grama	Grass
Poaceae Sporobolus heterolepis	Prairie Dropseed	Grass
Lamiaceae Monarda fitulosa	Wid Bergamot	Bloom
Asteraceae Echinacea pallida	Pale Purple Coneflower	Bloom
Asteraceae Antennaria dioica	Mountain Everlasting	Bloom
Asteraceae Coreopsis tinctoria	Plains Coreopsis	Bloom
Lamiaceae Calamintha nepeta	Lesser Calamint	Bloom
Plantaginaceae Penstemon digitalis	White Beardtongue	Bloom

LIST OF RECOMMENDED HERBS/GRASS/GROUNDCOVER

Botanical Name	Common Name	Planting Area #	Botanical Name	Common Name	Planting Area #
Poaceae Schizachyrium scoparium	Little Bluestem	PL1, PL2	Fabaceae Trifolium pratense	Red Clover	P4, P5
Amaryllidaceae Allium tuberosum	Garlic Chives	P4, P5	Lamiaceae Agastache foeniculum	Anise Hyssop	P4, P5
Amaryllidaceae Allium cernuum	Nodding Onion	P4, P5	Lamiaceae Monarda fitulosa	Bee Balm	L1, L2
Amaryllidaceae Allium schoenoprasum	Chives	P4, P5	Lamiaceae Prunella vulgaris	Common Self-Heal	P4, P5
Asparagaceae Hosta spp.	Hosta Spp.	KA4	Lamiaceae Pycnanthemum muticum	Mountain mint	L1, L2
Asphodelaceae Hemerocallis spp.	Daylilies	KB	Lamiaceae Scutellaria incana	Downy Skullcap	KA4
Asteraceae Achillea millefolium	Yarrow	L1, L2	Lamiaceae Thymus vulgaris	Thyme (Culinary and/or Lemon)	P4, P5
Asteraceae Anthemis nobilis	Roman Chamomile	P4, P5	Liliaceae Hemerocallis spp.	Daylily Spp.	KA4
Asteraceae Arnica chamissonis	Meadow Arnica	P1, P2, P3	Poaceae Eragrostis spectabilis	Purple Love Grass	KA4, L1, L2
Asteraceae Eurybia macrophyllus	Large Leaf Wood Aster	KB	Poaceae Panicum virgatum	Switchgrass	PL1, PL2
Asteraceae Galium odorata	Sweet Woodruff	P6	Poaceae Sporobolus heterolepis	Prairie Dropseed	L1, L2
Cyperaceae Carex flacca	Glaucous sedge	P4, P5, P6	Ranunculaceae Aquilegia canadensis	Columbine	KB
Cyperaceae Carex flacca	Blue Sedge	KA4	Ranunculaceae Helleborus spp.	Hellabore Spp.	KA4
Cyperaceae Carex pennsylvanica	Pennsylvania Sedge	P1, P2, P3	Rosaceae Fragaria vesca alpina	Alpine Strawberry	P1, P2, P3
Dennstaedtiaceae Dennstaedtia punctilobula	Hay Scented Fern	KB	Violaceae Viola spp.	Violet spp.	P1, P2, P3, P6

PLANT LIST

	QTY	ABRV	BOTANICAL NAME	COMMON NAME	SIZE	COND	SPACING	REMARKS
TREES								
	1	CB	Betulaceae Carpinus betulus	European Hornbeam	2.5"–3" Cal.	B&B	As Shown	Street Tree
	2	CC	Betulaceae Corylus corurna	Turkish Hazel	2.5"–3" Cal.	B&B	As Shown	Street Tree
	4	CO	Celtis Occidentalis	Common Hackberry	2.5"–3" Cal.	B&B	As Shown	Street Tree
	2	TT	Malvaceae Tilia tomentosa	Silver Linden	2.5"–3" Cal.	B&B	As Shown	Street Tree
	2	MN	Moraceae Morus nigra	Dwarf Mulberry	8'–10' Hgt.	B&B	As Shown	Fruit Tree
	5	AG	Rosaceae Amelanchier x grandifolia	Serviceberry 'Autumn Brillance'	2.5"–3" Cal.	B&B	As Shown	Street Tree
	4	CP	Rosaceae Crataegus phaenopyrum	Washington Hawthorne	2.5"–3" Cal.	B&B	As Shown	Street Tree
	2	PV	Rosaceae Prunus virginianus	Canadian Red Chokecherry	2.5"–3" Cal.	B&B	As Shown	Street Tree
	1	P	Rosaceae Pyrus pyrifolia	Asian Pear	8'–10' Hgt.	B&B	As Shown	Fruit Tree
SHRUBS								
	12	Jh	Cupressaceae Juniperus horizontalis	Creeping Juniper	24" – 30" Hgt.	Cont.	As Shown	
	6	Pt	Rosaceae Prunus tomentosa	Nanking Cherry	24" – 30" Hgt.	Cont.	As Shown	
	5	Rn	Grossulariaceae Ribes nigrum	Black Currant	24" – 30" Hgt.	Cont.	As Shown	



1 LANDSCAPING PLAN
SCALE: 1" = 20'

PLANT LIST

	QTY	ABRV	BOTANICAL NAME	COMMON NAME	SIZE	COND	SPACING	REMARKS
TREES								
	3	PV	Rosaceae Prunus virginianus	Canadian Red Chokecherry	10'-12' Hgt.	B&B	As Shown	

GROUNDCOVER MIX OPTION FOR LAWN

Option 1	Option 2
'Tall Fescue + micro-clover seed mix'	'Creeping Red Fescue'
	'Hard Fescue'
	'White Clover'

LIST OF RECOMMENDED GROUNDCOVER FOR BEE LAWN

Botanical Name	Common Name
Cyperaceae Carex pennslyvanica	Pennsylvania Sedge
Lamiaceae Prunella vulgaris	Common Self-Heal
Fabaceae Trifolium repens	White Clover
Asteraceae Anthemis nobilis	Roman Chamomile
Violaceae Viola spp.	Violets
Asteraceae Bellis perennis	English Daisy
Asteraceae Achillea millefolium	Yarrow

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PLANNING SUBMISSION SET

Scale: AS NOTED
Date: 10/20/2020
Project No: 2005
Drawn by: KC/SM
Checked by: RK

Seal & Signature:

DOB Stamp & Signature

DOB Scan:

Drawing Title:
Landscaping & Plant Schedules

Drawing Number:
C-185

DWG.No:

1 LAYOUT PLAN
SCALE: 1"=20'

2 GRADING & UTILITY PLAN
SCALE: 1"=20'

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Project No:	2005
Drawn by:	KC/SM
Checked by:	RK

Seal & Signature:

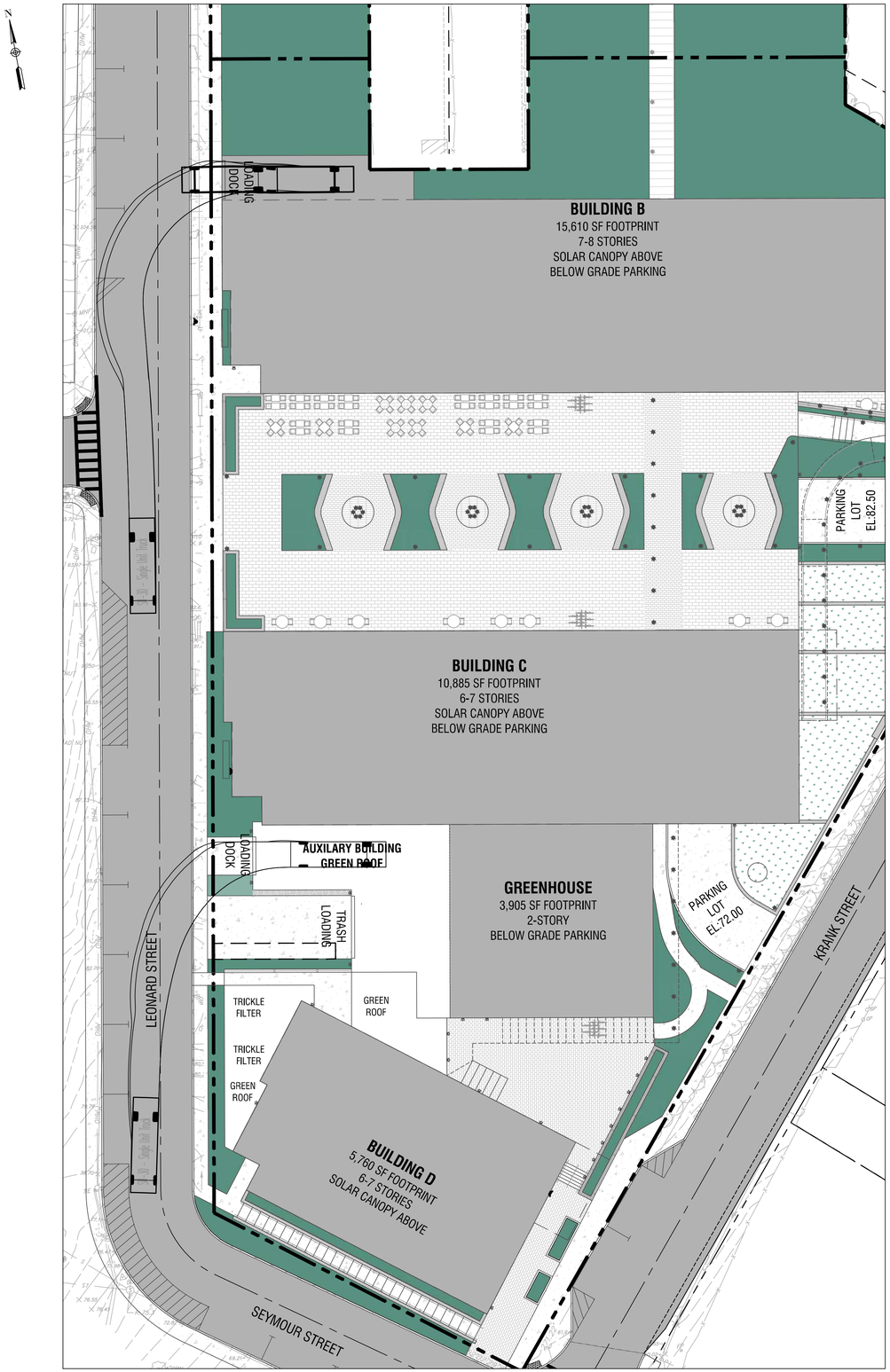
DOB Stamp & Signature

DOB Scan:

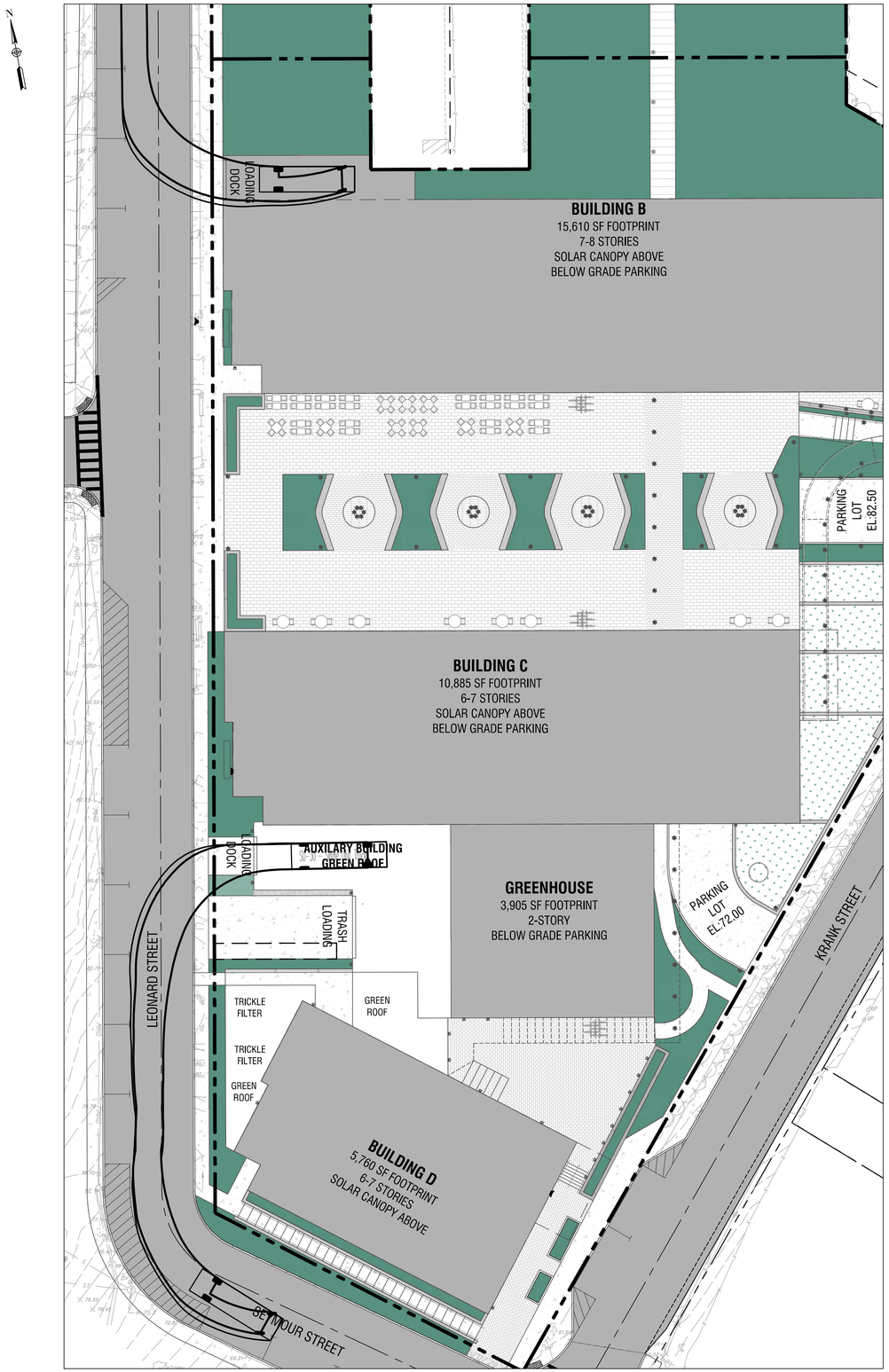
Drawing Title:
Offsite Improvements

Drawing Number:
C-190

DWG.No:



1 DELIVERY TRUCK BACKING INTO LOADING DOCK
SCALE: 1"=20'



2 DELIVERY TRUCK EXITING LOADING DOCK
SCALE: 1"=20'

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Project No:	2005
Drawn by:	KC/SM
Checked by:	RK

Seal & Signature:

DOB Stamp & Signature

DOB Scan:

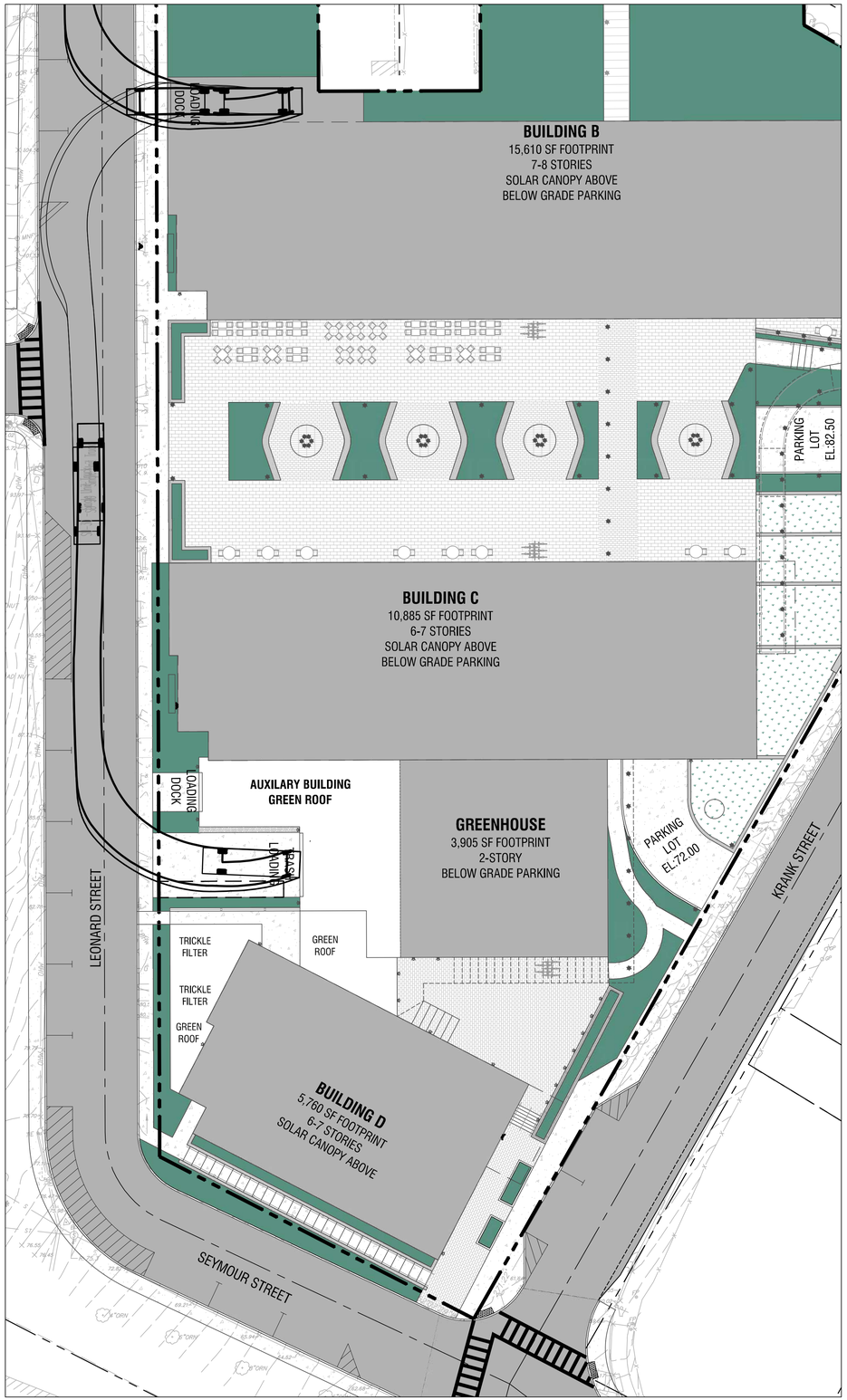
Drawing Title:

Delivery Truck Maneuvering Plan

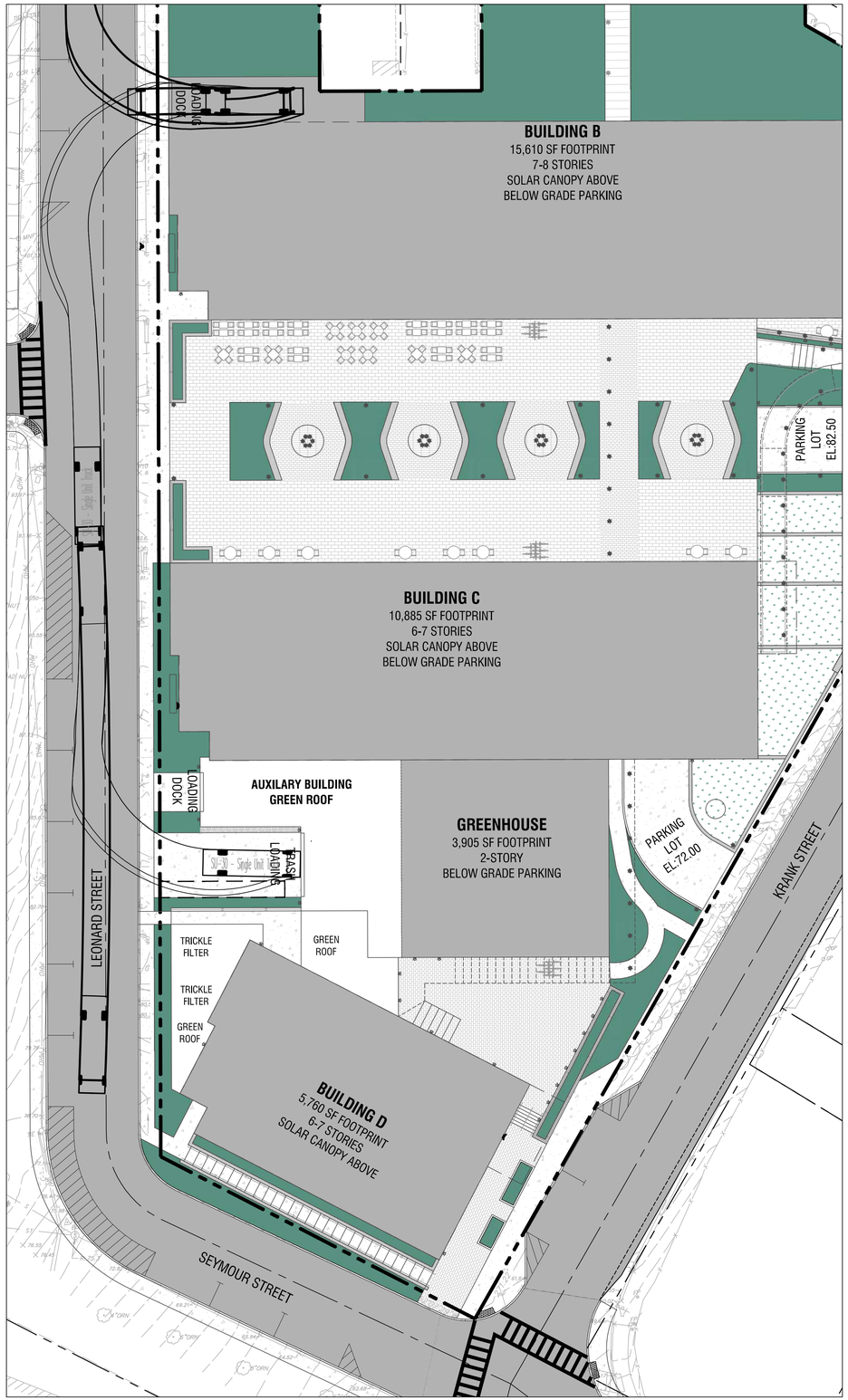
Drawing Number:

C-191

DWG.No:



1 GARBAGE TRUCK ENTERING LOADING DOCK
SCALE: 1" = 20'



2 GARBAGE TRUCK EXITING LOADING DOCK
SCALE: 1" = 20'

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Checked by:	RK

Seal & Signature:

DOB Stamp & Signature

DOB Scan:

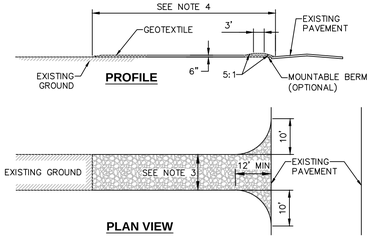
Drawing Title:

Garbage Truck Maneuvering Plan

Drawing Number:

C-192

DWG.No:



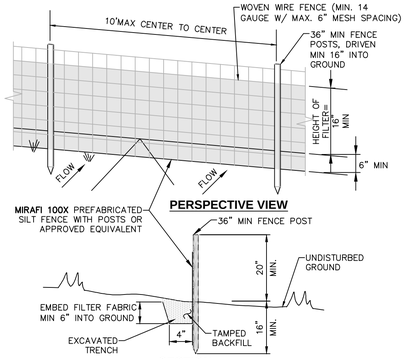
PLAN VIEW

CONSTRUCTION ENTRANCE SPECIFICATIONS:

1. STONE SIZE – USE 2" STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
2. THICKNESS – NOT LESS THAN SIX (6) INCHES.
3. WIDTH – TWELVE (12) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS. TWENTY FOUR (24) FEET IF SINGLE ENTRANCE TO SITE.
4. LENGTH – NOT LESS THAN 50' (EXCEPT ON A SINGLE RESIDENCE LOT WHERE A 30' MINIMUM LENGTH WOULD APPLY).
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 ACROSS 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. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS–OF–WAY MUST BE REMOVED IMMEDIATELY.
8. WASHING – WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHTS–OF–WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN 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.

1 STABILIZED CONSTRUCTION ACCESS DETAIL

SCALE: NOT TO SCALE



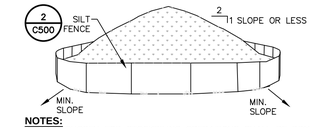
NOTES:

1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES. POSTS SHALL BE STEEL "T" OR "U" TYPE OR HARDWOOD.
2. FILTER FABRIC TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION. FENCE SHALL BE WOVEN WIRE, 6" MAX MESH OPENING.
3. WHEN TWO SECTIONS OF FILTER FABRIC ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY 6" AND FOLDED.
4. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIALS REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.
5. MAXIMUM DRAINAGE AREA FOR OVERLAND FLOW TO A SILT FENCE SHALL NOT EXCEED 1/4 ACRE PER 100 FEET OF FENCE.
6. SILT FENCE SHALL BE USED WHERE EROSION COULD OCCUR IN THE FORM OF SHEET EROSION.
7. SILT FENCE SHALL NOT BE USED WHEN A CONCENTRATION OF WATER IS FLOWING TO THE BARRIER.
8. MAXIMUM ALLOWABLE SLOPE LENGTHS CONTRIBUTING RUN–OFF TO A SILT FENCE ARE:

SLOPE STEEPNESS	MAXIMUM SLOPE LENGTH(FT)
2:1	25
3:1	50
4:1	75
5:1 OR FLATTER	100

2 SILT FENCE INSTALLATION DETAIL

SCALE: NOT TO SCALE

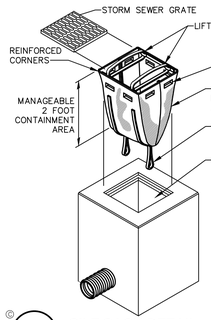


NOTES:

1. AREA CHOSEN FOR STOCKPILING OPERATIONS SHALL BE DRY AND STABLE.
2. MAXIMUM SLOPE OF STOCKPILE SHALL BE 1V:2H.
3. UPON COMPLETION OF SOIL STOCKPILING, EACH PILE SHALL BE SURROUNDED WITH SILT FENCING, THEN STABILIZED WITH VEGETATION OR COVERED.
4. SEE SPECIFICATIONS FOR INSTALLATION OF SILT FENCE.

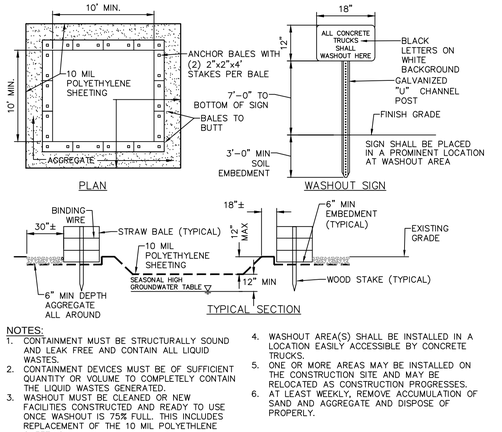
3 TEMPORARY SOIL STOCKPILE DETAIL

SCALE: NOT TO SCALE



5 SILT SACK DETAIL

SCALE: NOT TO SCALE

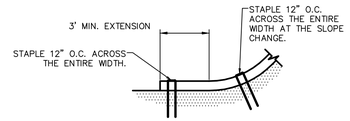


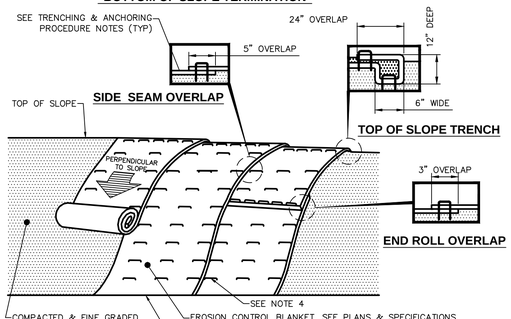
NOTES:

1. CONTAINMENT MUST BE STRUCTURALLY SOUND AND LEAK FREE AND CONTAIN ALL LIQUID WASTES.
2. CONTAINMENT DEVICES MUST BE OF SUFFICIENT QUANTITY OR VOLUME TO COMPLETELY CONTAIN THE LIQUID WASTES GENERATED.
3. WASHOUT MUST BE CLEANED OR NEW FACILITIES CONSTRUCTED AND READY TO USE ONCE WASHOUT IS 75% FULL. THIS INCLUDES REPLACEMENT OF THE 10 MIL POLYETHLENE SHEETING.
4. WASHOUT AREA(S) SHALL BE INSTALLED IN A LOCATION EASILY ACCESSIBLE BY CONCRETE TRUCKS.
5. ONE OR MORE AREAS MAY BE INSTALLED ON THE CONSTRUCTION SITE AND MAY BE RELOCATED AS CONSTRUCTION PROGRESSES.
6. AT LEAST WEEKLY, REMOVE ACCUMULATION OF SAND AND AGGREGATE AND DISPOSE OF PROPERLY.

4 CONCRETE WASHOUT AREA DETAIL

SCALE: NOT TO SCALE





NOTES:

1. PREPARE THE TOPSOIL (SEEDBED) FIRST BY RAKING, SHAPING, FINE GRADING, COMPACTING, SEEDING & FERTILIZING THE SLOPES.
2. USE THE TRENCHING & ANCHORING PROCEDURES DETAILED HEREIN TO SECURE ANY EXPOSED MATERIAL ENDS. SECURE ALL PRODUCT OVERLAPS. OVERLAP IN THE DIRECTION OF WATER FLOW, PERPENDICULAR TO THE SLOPE.
3. KEEP EROSION CONTROL BLANKET IN SOLID CONTACT WITH THE TOPSOIL.
4. USE THE REQUIRED NUMBER OF STAPLES/STAKES TO SECURELY FASTEN THE EROSION CONTROL BLANKET TO THE SLOPE. IN LOOSE SOIL CONDITIONS, THE USE OF STAPLES/STAKES LENGTHS GREATER THAN 6" MAYBE NECESSARY FOR PROPER SECURING. STAPLE PATTERNS & OVERLAPS ARE DEPENDENT ON SITE CONDITIONS & MANUFACTURER'S REQUIREMENTS. CONTRACTOR SHALL CONSULT WITH MANUFACTURER FOR ACTUAL SITE SPECIFIC REQUIREMENTS.

TRENCHING & ANCHORING PROCEDURE NOTES:

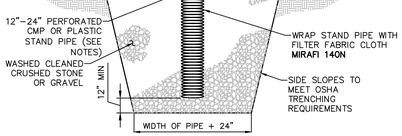
SIDE SEAM OVERLAP: THE EDGES OF PARALLEL BLANKETS SHALL BE STAPLED WITH A 5" OVERLAP.

TOP OF SLOPE TRENCH: BEGIN AT THE TOP OF SLOPE BY ANCHORING THE EROSION CONTROL BLANKET IN A 6"D x 6"W TRENCH WITH A 12" OVERLAP EXTENDED BEYOND THE UP–SLOPE PORTION OF THE TRENCH. ANCHOR WITH A ROW OF STAPLES/STAKES 12" O.C. IN THE BOTTOM OF THE TRENCH. BACKFILL & COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO THE COMPACTED SOIL & FOLD THE REMAINING 12" PORTION OF THE EROSION CONTROL BLANKET BACK OVER THE SEED & COMPACTED SOIL. SECURE THE EROSION CONTROL BLANKET OVER THE COMPACTED SOIL WITH A ROW OF STAPLES/STAKES SPACED 12" O.C. ACROSS THE ENTIRE WIDTH.

END ROLL OVERLAP: CONSECUTIVE BLANKETS SPLICED DOWN THE SLOPE SHALL BE PLACED END OVER END (SHINGLE–STYLE) WITH A 3" OVERLAP. STAPLE THRU OVERLAPPED AREAS, 12" APART ACROSS THE ENTIRE WIDTH.

9 EROSION CONTROL BLANKET INSTALLATION DETAIL

SCALE: NTS



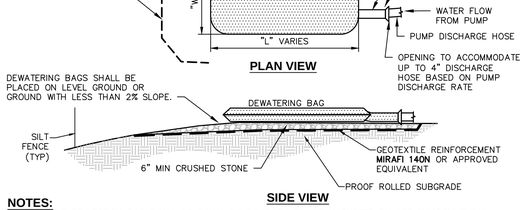
TYPICAL SECTION OF SUMP PIT

NOTES:

1. SUMP PIT QUANTITY & LOCATION SHALL BE DETERMINED BY CONTRACTOR.
2. PERFORATIONS IN THE STANDPIPE SHALL BE EITHER CIRCULAR OR SLOTS. PERFORATION SIZE SHALL NOT EXCEED 1/2" INCH DIAMETER. PUMP RATE SHALL NOT EXCEED INFLOW RATE INTO STAND PIPE.
3. CRUSHED STONE OR GRAVEL SHALL BE NYSDOT #2 SIZE OR EQUIVALENT AND SHALL BE WASHED PRIOR TO PLACEMENT WITHIN SUMP.
4. DISCHARGE SHALL BE THROUGH DEWATERING BAGS, OR AS DIRECTED BY ENGINEER.
5. CONTRACTOR TO SUBMIT DEWATERING PLAN TO ENGINEER FOR REVIEW & APPROVAL.

7 DEWATERING & SUMP PIT DETAIL

SCALE: NOT TO SCALE



NOTES:

1. SEDIMENT COLLECTION BAG SHALL BE EQUAL TO DIRTBAG® 55, AS MARKETED BY ACF ENVIRONMENTAL. RICHMOND, VIRGINIA (800–448–3636). OR APPROVED EQUIVALENT.
2. SEDIMENT COLLECTION BAG SHALL BE A NONWOVEN BAG SEWN WITH HIGH STRENGTH THREAD. THE SEAMS SHALL BE HIGH STRENGTH, DOUBLE STITCHED, "J" TYPE SEAMS.
3. BAGS SHALL HAVE SEWN IN FILL SPOUT LARGE ENOUGH TO ACCOMMODATE UP TO A 4" DISCHARGE HOSE. FILL SPOUT SHALL HAVE HIGH STRENGTH STRAPPING TO HOLD HOSE IN PLACE AND PREVENT PUMPED WATER FROM ESCAPING WITHOUT BEING FILTERED.
4. SEDIMENT COLLECTION BAGS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURERS INSTRUCTIONS, OR AS DIRECTED BY THE ENGINEER.
5. SEDIMENT COLLECTED SHALL BE DISPOSED OF AT AN APPROPRIATE FACILITY.
6. SEDIMENT COLLECTION BAGS SHALL BE REMOVED AND REPLACED UNDER ANY OF THE FOLLOWING CONDITIONS:
   - WHEN BAGS ARE FULL.
   - WHEN BAGS HAVE BEEN IN PLACE FOR MORE THAN 30 DAYS (REMOVAL REQUIRED DUE TO ULTRAVIOLET DETERIORATION).
   - WHEN BAGS ARE DAMAGED.
4. ALL SEDIMENT COLLECTION BAGS SHALL BE INSPECTED DAILY BY THE CONTRACTOR.
5. CARE SHALL BE TAKEN DURING REMOVAL TO MINIMIZE LOSS OF ENTRAPPED SEDIMENT.

8 SEDIMENT COLLECTION DEWATERING BAG DETAIL

SCALE: NOT TO SCALE

THE SEVENTY-SIX

Parcel 76, 76 Second Avenue, City of Albany, NY

Owner: South End Development LLC

Architect:
Garrison-Architects
45 Main Street
Brooklyn, NY 11201

Civil Engineer:
The Chazen Companies
547 River St,
Troy, NY 12180
p (518) 273-0055
Chazen Project No. 32019.00

Revision Schedule

Revision Number	Revision Description	Revision Date

PLANNING SUBMISSION SET

Scale:	AS NOTED
Date:	10/20/2020
Project No:	2005
Drawn by:	KC/SM
Checked by:	RK

Seal & Signature:

DOB Stamp & Signature

DOB Scan:

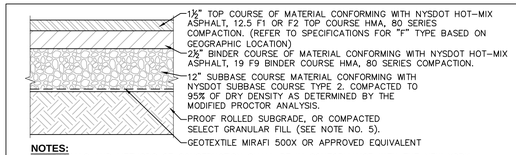
Drawing Title:

Erosion & Sediment Control Details

Drawing Number:

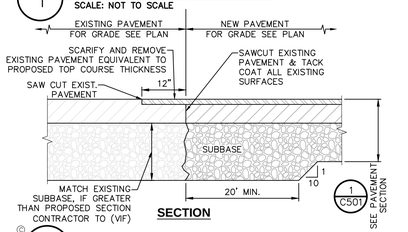
C-500

DWG.No:

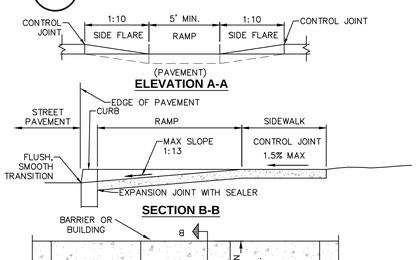


NOTES:
1. MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE NEW YORK STATE DEPARTMENT OF TRANSPORTATION (NYSDOT) STANDARD SPECIFICATIONS FOR CONSTRUCTION AND MATERIALS, DATED "CURRENT VERSION", AND ALL ADDENDA THERE TO.
2. SUBBASE MATERIAL SHALL CONFORM WITH SECTION 304 – SUBBASE COURSE OF THE ABOVE REFERENCED NYSDOT STANDARD SPECIFICATIONS AND THE TYPE CALLED OUT IN THESE DRAWINGS.
3. HOT MIX ASPHALT (HMA) PAVEMENT SHALL CONFORM WITH SECTION 400–HOT MIX ASPHALT OF THE ABOVE REFERENCED NYSDOT STANDARD SPECIFICATIONS AND THE TYPE CALLED OUT IN THESE DRAWINGS. ALTHOUGH SECTION 400 IN ITS ENTIRETY IS REFERENCED, THE HOT MIX ASPHALT (HMA) PAVEMENT(S) SPECIFIED FOR THIS CONTRACT SHALL BE AS SPECIFIED UNDER SECTION 402–HOT MIX ASPHALT (HMA) PAVEMENTS.
4. TACK COAT WHEN SPECIFIED OR CALLED OUT IN THESE DRAWINGS OR REQUIRED BY THE REFERENCED SPECIFICATIONS SHALL CONFORM WITH SECTION 407–TACK COAT OF THE ABOVE REFERENCED NYSDOT STANDARD SPECIFICATIONS.
5. WHERE IT IS NECESSARY TO PLACE FILL FOR PURPOSES OF BRINGING THE SUBGRADE ELEVATION UP TO A SPECIFIED GRADE, THE FILL MATERIAL PLACED SHALL BE IN CONFORMANCE WITH SECTION 203– EXCAVATION AND EMBANKMENT OF THE ABOVE REFERENCED NYSDOT STANDARD SPECIFICATIONS.
6. PAVEMENT SECTION DESIGN IS BASED ON THE GEOTECHNICAL REPORT PREPARED BY THE CHAZEN COMPANIES DATED JULY 2020.

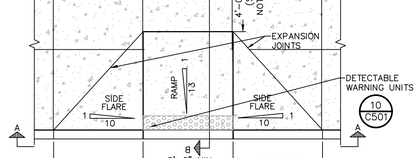
1 PAVEMENT SECTION DETAIL
SCALE: NOT TO SCALE



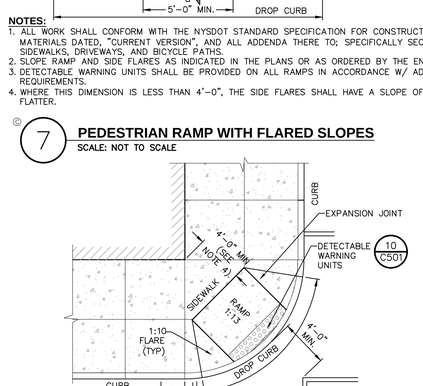
2 PAVEMENT TRANSITION DETAIL
SCALE: NOT TO SCALE



ELEVATION A-A



SECTION B-B

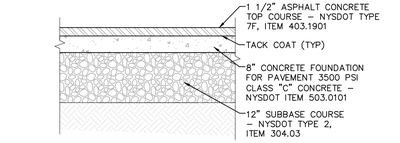


NOTES:
1. ALL WORK SHALL CONFORM WITH THE NYSDOT STANDARD SPECIFICATION FOR CONSTRUCTION AND MATERIALS DATED, "CURRENT VERSION", AND ALL ADDENDA THERE TO; SPECIFICALLY SECTION 608–SIDEWALKS, DRIVEWAYS, AND BICYCLE PATHS.
2. SLOPE RAMP AND SIDE FLARES AS INDICATED IN THE PLANS OR AS ORDERED BY THE ENGINEER.
3. DETECTABLE WARNING UNITS SHALL BE PROVIDED ON ALL RAMPS IN ACCORDANCE W/ ADA REQUIREMENTS.
4. WHERE THIS DIMENSION IS LESS THAN 4'–0", THE SIDE FLARES SHALL HAVE A SLOPE OF 1:13 OR FLATTER.

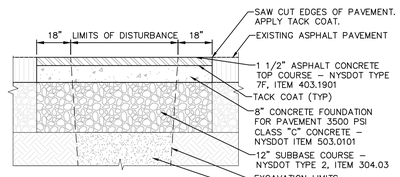
7 PEDESTRIAN RAMP WITH FLARED SLOPES
SCALE: NOT TO SCALE

NOTES:
1. ALL WORK SHALL CONFORM WITH THE NYSDOT STANDARD SPECIFICATION FOR CONSTRUCTION AND MATERIALS DATED, "CURRENT VERSION", AND ALL ADDENDA THERE TO; SPECIFICALLY SECTION 608– SIDEWALKS, DRIVEWAYS, AND BICYCLE PATHS.
2. SLOPE RAMP AND SIDE FLARES AS INDICATED IN THE PLANS OR AS ORDERED BY THE ENGINEER.
3. DETECTABLE WARNING UNITS SHALL BE PROVIDED ON ALL RAMPS IN ACCORDANCE W/ ADA REQUIREMENTS.
4. WHERE THIS DIMENSION IS LESS THAN 4'–0", THE SIDE FLARES SHALL HAVE A SLOPE OF 1:13 OR FLATTER.

9 DIAGONAL PEDESTRIAN RAMP WITH FLARED SLOPES
SCALE: NOT TO SCALE



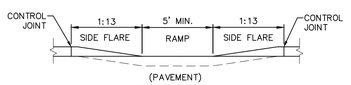
STREET REPLACEMENT SECTION



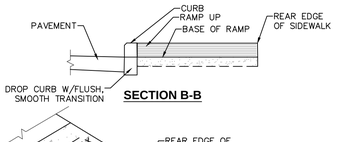
STREET RESTORATION SECTION

NOTES:
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.

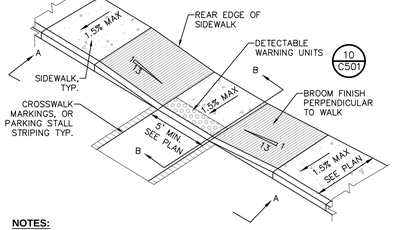
3 ASPHALT PAVEMENT STREET IMPROVEMENTS IN CITY ROW
SCALE: NOT TO SCALE



SECTION A-A

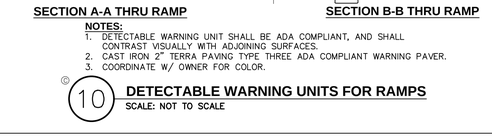


SECTION B-B



NOTES:
1. ALL WORK SHALL CONFORM WITH NYSDOT STANDARD SPECIFICATION FOR CONSTRUCTION AND MATERIALS,"CURRENT VERSION", AND ALL ADDENDA THERETO; SPECIFICALLY SECTION 608– SIDEWALKS, DRIVEWAYS, AND BICYCLE PATHS.
2. SLOPE RAMP AND SIDE FLARES AS INDICATED IN THE PLANS OR AS ORDERED BY THE ENGINEER.
3. DETECTABLE WARNING UNITS SHALL BE PROVIDED ON ALL RAMPS IN ACCORDANCE W/ ADA REQUIREMENTS.

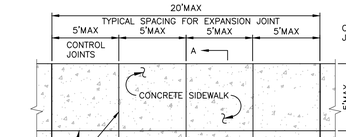
8 PEDESTRIAN RAMP SECTION - DROP CURB
SCALE: NOT TO SCALE



SECTION A-A THRU RAMP
SECTION B-B THRU RAMP

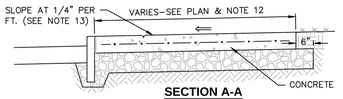
NOTES:
1. DETECTABLE WARNING UNIT SHALL BE ADA COMPLIANT, AND SHALL CONTRAST VISUALLY WITH ADJOINING SURFACES.
2. CAST IRON 2" TERRA PAVING TYPE THREE ADA COMPLIANT WARNING PAVER.
3. COORDINATE W/ OWNER FOR COLOR.

10 DETECTABLE WARNING UNITS FOR RAMPS
SCALE: NOT TO SCALE

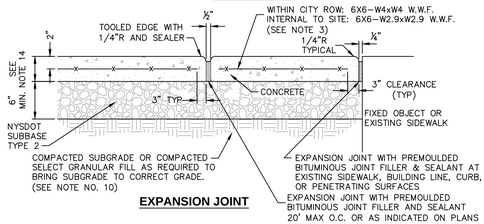


TYPICAL SPACING FOR CONTROL JOINT IN CONCRETE CURB SECTION

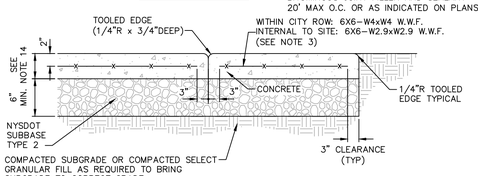
PLAN



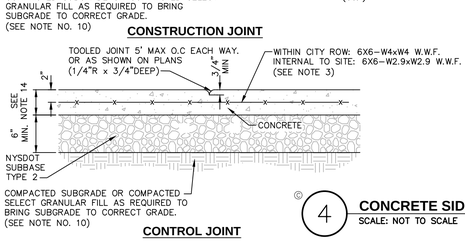
SECTION A-A



EXPANSION JOINT

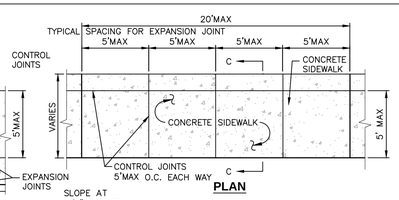


CONSTRUCTION JOINT



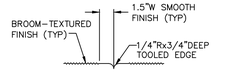
CONTROL JOINT

4 CONCRETE SIDEWALK DETAIL
SCALE: NOT TO SCALE



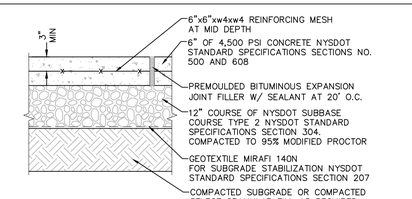
PLAN

SECTION C-C



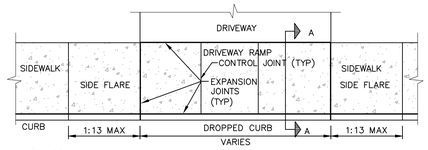
TOOLED EDGE

NOTES:
1. MATERIAL AND METHODS OF CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE NEW YORK STATE DEPARTMENT OF TRANSPORTATION (NYSDOT) STANDARD SPECIFICATIONS FOR CONSTRUCTION AND MATERIALS, LATEST REVISION, AND ALL ADDENDA THERE TO.
2. ALL CONCRETE SHALL BE PORTLAND CEMENT, AIR–ENTRAINED, 4,500 CONCRETE WITH AN AIR CONTENT OF 5% MIN., TO 7% MAX., AND A SLUMP OF THREE INCHES, MIN., TO FIVE INCHES, MAX. CONCRETE MATERIALS, PLACEMENT, AND CONSTRUCTION SHALL CONFORM WITH SECTION 500 OF THE ABOVE REFERENCED NYSDOT STANDARD SPECIFICATIONS.
3. REINFORCING STEEL FOR CONCRETE SHALL CONFORM WITH SECTION 556 – REINFORCING STEEL FOR CONCRETE STRUCTURES OF THE ABOVE REFERENCED NYSDOT STANDARD SPECIFICATIONS AND AS SPECIFICALLY CALLED OUT IN THE DRAWINGS. CONFORM TO CITY OF ALBANY STANDARDS FOR WORK WITHIN RIGHT–OF–WAY.
4. ALL SIDEWALKS SHALL BE FINISHED WITH A MAGNESIUM FLOAT FINISH, UNLESS DIRECTED OTHERWISE BY THE CITY OF ALBANY.
5. ALL EXPOSED SURFACES SHALL HAVE A BROOM TEXTURED FINISH & TOOLED EDGES. TOOL SHALL BE PROVIDE MAX 1–1/2" WIDE SMOOTH TROWEL FINISH AT JOINT.
6. EXPANSION JOINTS SHALL BE LOCATED A MAXIMUM OF 20' ON CENTER, OR AS INDICATED ON PLANS, AND PLACED BETWEEN ADJACENT SLABS, AT BUILDING LINE, AT CURBS, OR AT PENETRATING STRUCTURES.
7. JOINTS SHALL NOT BE SAW CUT.
8. EXPOSED CONCRETE SURFACES SHALL BE TREATED WITH "SUREBOND"/"SAFEBOND" SB–7000 INTENSIFIER BRIGHT PROTECTOR AND SIDEWALK SEALER, OR EQUAL. RATE AND METHOD OF APPLICATION SHALL BE IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
9. SUBBASE MATERIAL SHALL CONFORM WITH SECTION 304 OF THE ABOVE REFERENCED NYSDOT STANDARD.
10. WHERE IT IS NECESSARY TO PLACE FILL FOR PURPOSE OF BRINGING THE SUBGRADE ELEVATION UP TO A SPECIFIED GRADE, THE FILL MATERIAL PLACED SHALL BE IN ACCORDANCE WITH SECTION 203–EXCAVATION AND EMBANKMENT OF THE ABOVE REFERENCED NYSDOT STANDARD SPECIFICATIONS.
11. ALL WORK SHALL CONFORM WITH SECTION 608–SIDEWALK, DRIVEWAYS, AND BICYCLE PATHS OF THE ABOVE REFERENCED NYSDOT STANDARD SPECIFICATIONS. UNLESS OTHERWISE NOTED, ALL ITEMS ASSOCIATED WITH SIDEWALK INSTALLATION SHALL BE PAIN FOR UNDER ITEM 608.0101.
12. SIDEWALK WIDTH SHOWN ON THE PLANS IS TO BE MEASURED FROM THE BACK OF THE CURB.
13. SIDEWALKS SHALL HAVE A CROSS SLOPE OF 1.5%–2.0% UNLESS OTHERWISE NOTED ON PLAN.
14. SIDEWALKS IN DRIVEWAYS OR TRAFFIC AREAS SHALL HAVE A THICKNESS OF 6 INCHES. SIDEWALKS IN ALL OTHER AREAS SHALL BE 4 INCHES THICK.

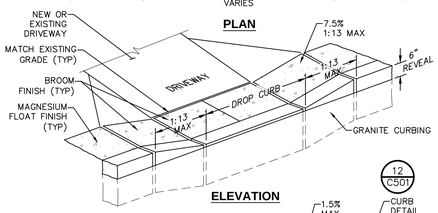


NOTES:
1. THE CONCRETE USED SHALL BE PORTLAND CEMENT, AIR–ENTRAINED, CLASS "A" CONCRETE WITH AN AIR CONTENT OF 5%, MIN., TO 7%, MAX., AND A SLUMP OF THREE INCHES, MIN., TO FIVE INCHES, MAX.
2. ALL SIDEWALKS SHALL BE FINISHED WITH A MAGNESIUM FLOAT FINISH UNLESS DIRECTED OTHERWISE BY THE CITY.
3. EXPANSION 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

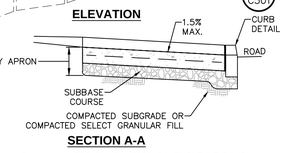
5 CONCRETE DRIVEWAY APRON DETAIL
SCALE: NOT TO SCALE



PLAN



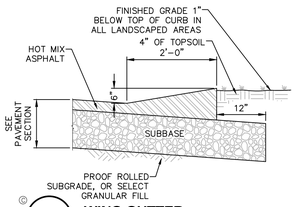
ELEVATION



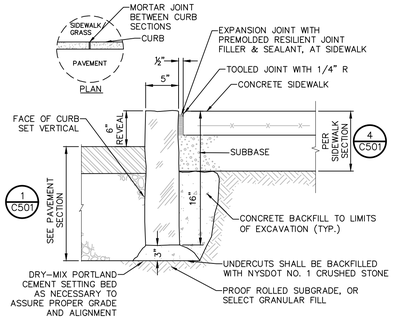
SECTION A-A

NOTES:
1. CURB REVEALS SHALL BE 1 /2" MAX. WHERE RAMP MEETS PAVEMENT AT ROADWAY.
2. SIDEWALK SHALL BE INSTALLED FLUSH WITH EXISTING DRIVEWAY.
3. SIDEWALK SHALL BE 6" THICK AT DRIVEWAY APRONS.
4. SEE STANDARD SIDEWALK DETAIL FOR SIDEWALK INSTALLATION.

6 DRIVEWAY RAMP WITH DROP CURB
SCALE: NOT TO SCALE

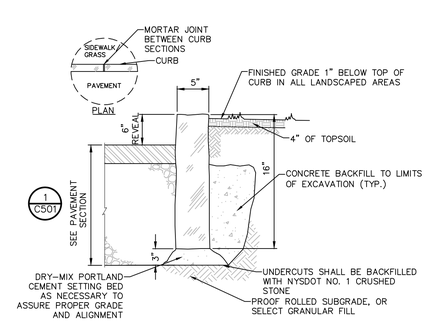


11 WING GUTTER
SCALE: NOT TO SCALE



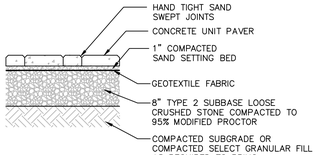
NOTES:
1. GRANITE CURB TO BE INSTALLED IN ACCORDANCE WITH NYSDOT STANDARD SPECIFICATION SECTION 609.

12 GRANITE CURB AT SIDEWALK
SCALE: NOT TO SCALE

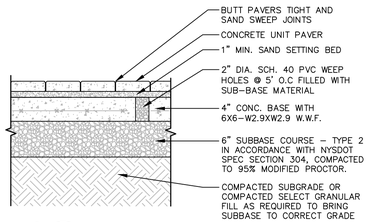


NOTES:
1. GRANITE CURB TO BE INSTALLED IN ACCORDANCE WITH NYSDOT STANDARD SPECIFICATION SECTION 609.

13 GRANITE CURB
SCALE: NOT TO SCALE



14 UNIT PAVERS ON SAND SETTING BED
SCALE: NOT TO SCALE



15 UNIT PAVERS OVER CONCRETE BASE
SCALE: NOT TO SCALE

THE SEVENTY-SIX

Parcel 76, 76 Second Avenue, City of Albany, NY

Owner: South End Development LLC

Architect:
Garrison-Architects
45 Main Street
Brooklyn, NY 11201

Civil Engineer:
The Chazen Companies
547 River St,
Troy, NY 12180
p (518) 273-0055
Chazen Project No. 32019.00

Revision Schedule

Revision Number	Revision Description	Revision Date

PLANNING SUBMISSION SET

Scale:	AS NOTED
Date:	10/20/2020
Project No:	2005
Drawn by:	KC/SM
Checked by:	RK

Seal & Signature:

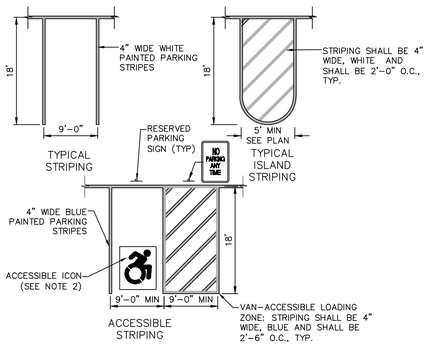
DOB Stamp & Signature

DOB Scan:

Drawing Title:
Site Details

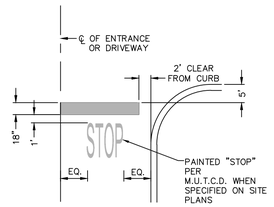
Drawing Number:
C-501

DWG.No:

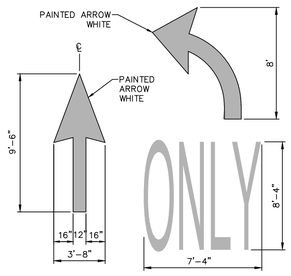


NOTES:
1. ALL DIMENSIONS SHALL BE IN ACCORDANCE WITH ADA STANDARD AND CURRENT ZONING AND SITE REGULATIONS.
2. PAINTED ACCESSIBLE LOGO TO BE IN ACCORDANCE W/ NEW YORK STATE LAW.
3. SLOPE OF PAVEMENT SURFACE IN ACCESSIBLE PARKING AREA SHALL NOT EXCEED 1.5% IN ANY DIRECTION.
4. SEE PLAN FOR ACTUAL LOCATION OF SIGNAGE

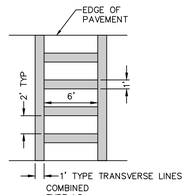
© 1 **PAVEMENT MARKING DETAIL PARKING STRIPING**
SCALE: NOT TO SCALE



© 2 **PAVEMENT MARKING DETAIL STOP BAR**
SCALE: NOT TO SCALE

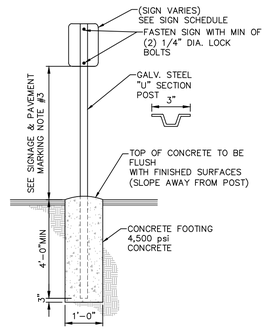


© 3 **PAVEMENT MARKING DETAIL DIRECTIONAL ARROW**
SCALE: NOT TO SCALE



NOTES:
1. ALL CROSS WALK STRIPING SHALL BE WHITE
2. TYPE LS CROSS WALK SHALL BE USED IN HIGH TRAFFIC VOLUME STREET CROSSINGS.

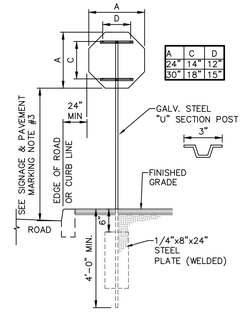
© 4 **PAVEMENT MARKING DETAIL CROSS WALK STRIPING**
SCALE: NOT TO SCALE



© 5 **SINGLE POST IN CONCRETE SIGN MOUNTING DETAIL**
SCALE: NOT TO SCALE

STRIPING NOTES:
1. ALL STRIPING SHALL CONFORM TO THE LATEST EDITION OF THE NYSDOT STANDARD SPECIFICATIONS, SECTION 640 AND THE "NATIONAL MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" – 2009 EDITION AND THE "NYS SUPPLEMENT."
2. STRIPE PAVEMENT AS INDICATED ON THE PLANS AND/OR IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL REQUIREMENTS.
3. STRIPING WORK WILL BE REVIEWED AND ACCEPTED BY THE AUTHORITY HAVING JURISDICTION.
4. COLOR: DRIVE LANE DIVIDERS – WHITE OR AOBE
   NO PARKING ZONE WARNINGS – WHITE OR AOBE
   PARKING DIVIDERS – WHITE OR AOBE
   WALKING LINES – WHITE OR AOBE
   ACCESSIBLE PARKING LINES & SYMBOL – BLUE

SIGNAGE NOTES:
1. ALL SIGNS SHALL CONFORM TO THE LATEST EDITION OF THE NYSDOT STANDARD SPECIFICATIONS, SECTION 645 AND THE "NATIONAL MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" – 2009 EDITION AND THE "NYS SUPPLEMENT."
2. SIGN MOUNTING HEIGHT SHALL BE A MINIMUM OF 7'. MINIMUM MOUNTING HEIGHT MAY BE ADJUSTED ONLY IN ACCORDANCE WITH PROVISIONS OUTLINED IN THE "NATIONAL MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" – 2009 EDITION AND THE "NYS SUPPLEMENT."
3. SIGN POST SHALL BE IN ACCORDANCE W/ NYSDOT STANDARD SPECS SECTION 730.



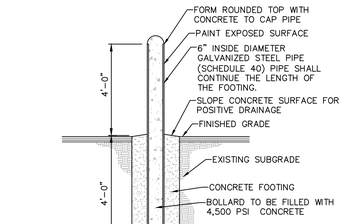
A	C	D
24"	14"	12"
30"	18"	15"

© 6 **SINGLE POST STOP SIGN MOUNTING DETAIL**
SCALE: NOT TO SCALE

MUTCD SIGN SCHEDULE

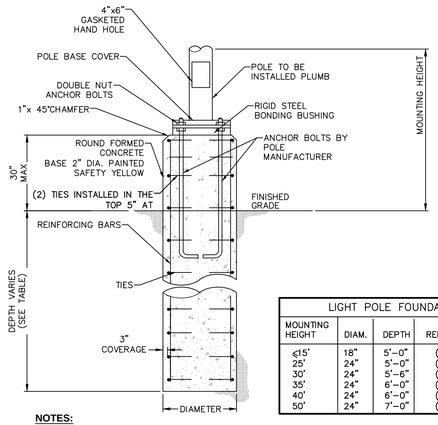
SIGN NO.	SIGN FACE	MUTCD NUMBER	MIN SIZE	COLORS BCK GRND	COLORS LEGEND	MOUNTING
1	STOP	R1-1	30"x30"	RED	WHITE	6 C500
2	ONE WAY	R6-1L	36"x12"	BLACK	WHITE	6 C500
3	ONE WAY	R6-1R	36"x12"	BLACK	WHITE	6 C500
4		W11-2	24"x24"	YELLOW/ FYG	BLACK	6 C500
5		W16-7P	24"x12"	YELLOW/ FYG	BLACK	6 C500
6	SPEED LIMIT 30	R2-1	18"x24"	WHITE	BLACK	6 C500
7	DO NOT ENTER	R5-1	30"x30"	RED	WHITE	6 C500
8	RESERVED PARKING	NY R7-8D	12"x18"	WHITE/ BLUE	GREEN/ WHITE	5 C500
9	VAN ACCESSIBLE	R7-8P	12"x6"	WHITE	BLUE	5 C500
10	NO PARKING ANY TIME	R7-1	12"x18"	WHITE	RED	5 C500
10		R3-2	30"x30"	WHITE	BLACK/ RED	6 C500
11	ELECTRIC VEHICLE CHARGING STATION	AS SHOWN	12"x18"	WHITE	GREEN	5 C500

© 7 **MUTCD SIGN SCHEDULE**
SCALE: NOT TO SCALE



NOTES:
1. BOLLARD FINISH:
   PREPARE GALVANIZED COATING TO RECEIVE PAINTED FINISH. APPLY (1) COAT OF RUST INHIBITOR PRIMER. APPLY (2) COATS OF GLOSS ENAMEL (COLOR TO BE SELECTED BY THE OWNER.)
2. ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4,500 PSI @ 28 DAYS.
3. ALL CONCRETE SHALL HAVE A SLUMP OF NO GREATER THAN 4" (WITH A TOLERANCE OF 1").
4. ALL CONCRETE SHALL HAVE A 5% ENTRAINED AIR (WITH A TOLERANCE OF 1%) CONFORMING WITH ASTM C260.

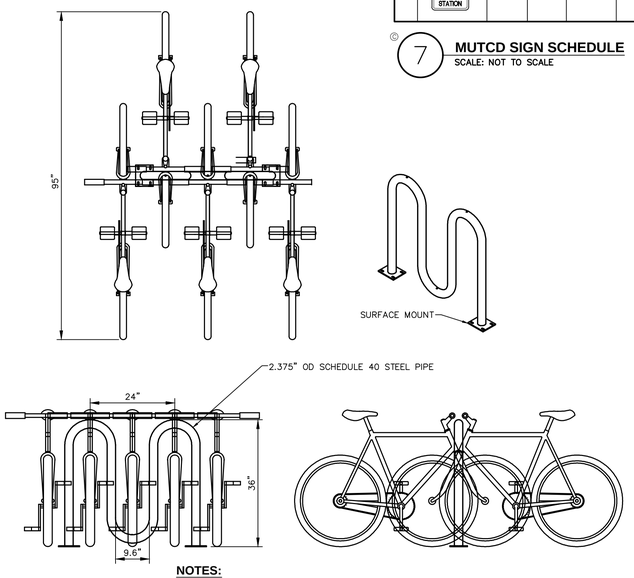
© 8 **STEEL & CONCRETE BOLLARD DETAIL**
SCALE: NOT TO SCALE



LIGHT POLE FOUNDATIONS				
MOUNTING HEIGHT	DIAM.	DEPTH	REINF BARS	TIES
≤15'	18"	5'-0"	(6)#6	#3@18"
25'	24"	5'-0"	(6)#6	#3@12"
30'	24"	5'-6"	(6)#6	#3@12"
35'	24"	6'-0"	(6)#6	#3@12"
40'	24"	6'-0"	(6)#6	#3@12"
50'	24"	7'-0"	(6)#8	#3@12"

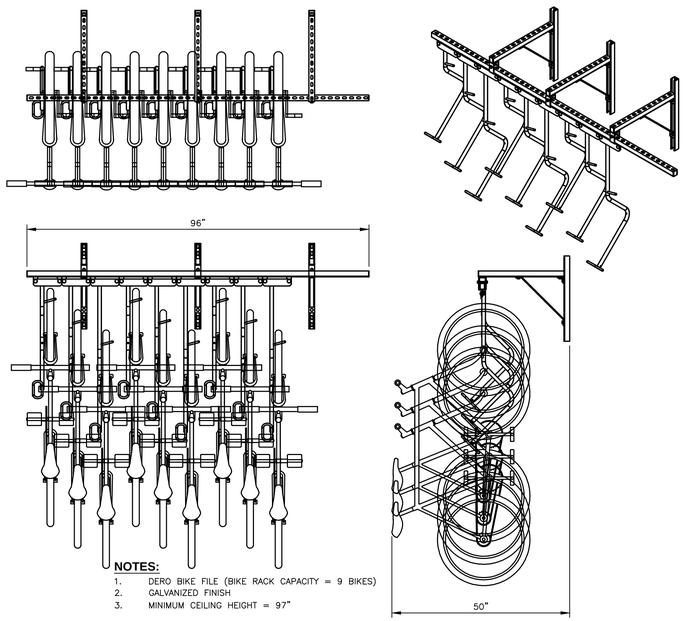
NOTES:
1. CONDUITS AND GROUNDING SHALL BE AS REQUIRED BY THE ELECTRICAL DESIGN.
2. ALL CONCRETE SHALL BE 4,500 PSI @ 28 DAYS.
3. ALL REINFORCING STEEL SHALL BE GRADE 60.
4. DESIGNED FOR 90 MPH WIND WITH FIXTURE AREA OF 13 SF.
5. FOUNDATION DIAMETER AND REINFORCING CIRCLE SHALL BE COORDINATED WITH ANCHOR BOLT LIMITS.
6. FOUNDATIONS SHALL BE AUGERED INTO UNDISTURBED NATURAL SOIL OR COMPACTED FILL PER SITE GRADING P

© 9 **LOT LIGHTING CONCRETE BASE**
SCALE: NOT TO SCALE



NOTES:
1. DERO ROLLING RACK RR2H (BIKE RACK CAPACITY = 5 BIKES)
2. COLOR & FINISH TO BE DETERMINED BY ARCHITECT.

© 10 **SURFACE-MOUNTED BIKE RACK**
SCALE: NOT TO SCALE



NOTES:
1. DERO BIKE FILE (BIKE RACK CAPACITY = 9 BIKES)
2. GALVANIZED FINISH
3. MINIMUM CEILING HEIGHT = 97"

© 11 **WALL-MOUNTED BIKE RACK**
SCALE: NOT TO SCALE

THE SEVENTY-SIX

Parcel 76, 76 Second Avenue, City of Albany, NY

Owner: South End Development LLC

Architect:
Garrison-Architects
45 Main Street
Brooklyn, NY 11201

Civil Engineer:
The Chazen Companies
547 River St,
Troy, NY 12180
p (518) 273-0055
Chazen Project No. 32019.00

Revision Schedule

Revision Number	Revision Description	Revision Date

PLANNING SUBMISSION SET

Scale:	AS NOTED
Date:	10/20/2020
Project No:	2005
Drawn by:	KC/SM
Checked by:	RK

Seal & Signature:

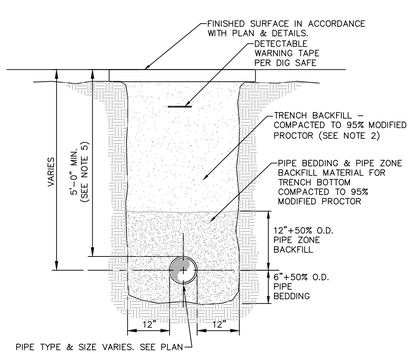
DOB Stamp & Signature

DOB Scan:

Drawing Title:
Site Details

Drawing Number:
C-502

DWG.No:



NOTES:

1. PIPE BEDDING & PIPE ZONE BACKFILL SHALL BE A NATURAL RUN–OF–BANK (R.O.B.) SAND OR A MIXTURE OF CRUSHED STONE AND GRAVEL, FREE OF SOFT, NONDURABLE PARTICLES, ORGANIC MATERIALS AND ELONGATED PARTICLES, AND SHALL BE WELL GRADED FROM FINE TO COARSE PARTICLES. BEDDING GRADATIONS SHALL BE APPROVED BY THE ENGINEER AND SHALL MEET THE FOLLOWING GRADATION REQUIREMENTS:

SIEVE DESIGNATION	% PASSING
3/4"	100%
NO. 40	0–70%
NO. 200	0–10%

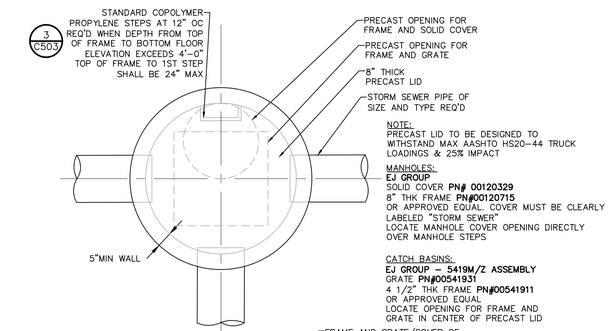
2. TRENCH BACKFILL SHALL BE A NATURAL RUN–OF–BANK (R.O.B.) OR PROCESSED GRAVEL, OR EXCAVATED MATERIAL FREE OF SOFT, NONDURABLE PARTICLES, ORGANIC MATERIALS AND ELONGATED PARTICLES, AND SHALL BE WELL GRADED FROM FINE TO COARSE PARTICLES. TRENCH BACKFILL GRADATIONS SHALL BE APPROVED BY THE ENGINEER AND SHALL MEET THE FOLLOWING GRADATION REQUIREMENTS:

SIEVE DESIGNATION	% PASSING
4"	100%
NO. 40	0–70%
NO. 200	0–10%

IN NON–TRAFFIC UNPAVED AREAS TRENCH BACKFILL CAN BE MATERIALS EXCAVATED FROM THE TRENCH AS APPROVED BY THE ENGINEER AND COMPACTED TO 90% MODIFIED PROCTOR.

3. INSTALL CONTINUOUS DETECTABLE MARKING TAPE DURING BACKFILLING OF TRENCH FOR UNDERGROUND PIPING. LOCATE TAPE 12" BELOW FINISHED GRADE, DIRECTLY OVER PIPING, EXCEPT 6" BELOW SUBGRADE UNDER PAVEMENTS & SLAB.
4. TRENCHING SHALL BE IMPLEMENTED IN ACCORDANCE WITH O.S.H.A. STANDARDS.
5. 5'–0" MIN COVER SHALL BE APPLIED TO WATER MAIN OR SANITARY SEWER FORCE MAINS ONLY.

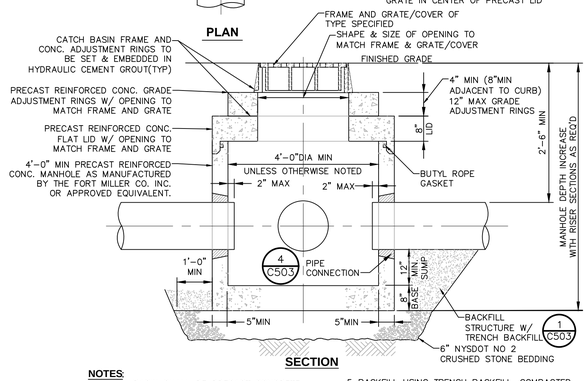
© 1 **PIPE TRENCH DETAIL (TYPICAL)**
SCALE: NOT TO SCALE



NOTE:
PRECAST LID TO BE DESIGNED TO WITHSTAND MAX AASHTO HS20–44 TRUCK LOADINGS & 25% IMPACT

MANHOLES:
EJ GROUP
SOLID COVER **PN# 00120329**
8" THK FRAME **PN#00120715**
OR APPROVED EQUAL. COVER MUST BE CLEARLY LABELED "STORM SEWER"
LOCATE MANHOLE COVER OPENING DIRECTLY OVER MANHOLE STEPS

CATCH BASINS:
EJ GROUP – 5419M/Z ASSEMBLY
GRATE **PN#00541931**
4 1/2" THK FRAME **PN#00541911**
OR APPROVED EQUAL
LOCATE OPENING FOR FRAME AND GRATE IN CENTER OF PRECAST LID



NOTES:

1. CATCH BASIN SHALL BE PRECAST CONCRETE. DESIGNED FOR HS20–44 VEHICULAR LOADING AND 25% IMPACT.
2. FRAME AND COVER SHALL BE DESIGNED FOR HS20–44 VEHICULAR LOADING & 25% IMPACT.
3. CONCRETE CATCH BASIN LID CLEAR OPENING DIMENSION MUST MATCH FRAME AND GRATE CLEAR OPENING DIMENSION.
4. CATCH BASINS HAVING A DEPTH GREATER THAN 48" FROM FINISHED SURFACE TO THE FLOOR OF THE CONCRETE BASE SHALL BE PROVIDED WITH STEPS.
5. BACKFILL USING TRENCH BACKFILL, COMPACTED IN 6" LIFTS.
6. SUMPS FOR CATCH BASINS SHALL BE 12".
7. ECCENTRIC CONE TOP CAN BE USED FOR MANHOLES DEPTH GREATER THAN 7 FEET.
8. SEE CHART FOR REQUIRED MANHOLES / CATCH BASINS DIAMETERS.
9. ALL PRECAST CONSTRUCTION IN ACCORDANCE W/**ASTM C478**

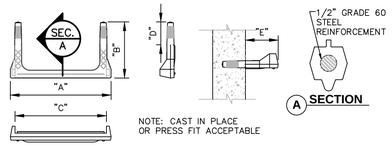
© 2 **PRECAST CONCRETE CATCH BASIN/MANHOLE DETAIL**
SCALE: NOT TO SCALE

ACCEPTABLE MANHOLE STEPS

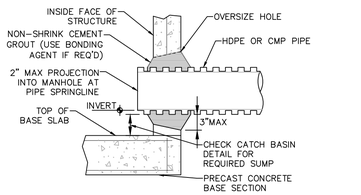
MANUFACTURER	PATTERN NUMBER	"A" STEP WIDTH	"B" LEG LENGTH	"C" RUNG CLEAR	"D" EMBED–MENT	"E" RUNG CLEAR
M.A. INDUSTRIES INC*	**PS2–PF**	14 3/4	9 1/4	13 3/4	3 3/8	5 7/8
M.A. INDUSTRIES INC*	**PS2–PFS**	14 3/4	8 1/4	13 3/4	3 3/8	4 7/8

* OR EQUIVALENT

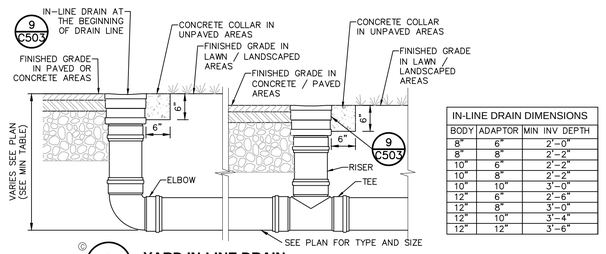
MH STEP DESIGN AND INSTALLATION SHALL COMPLY WITH ALL OSHA REGULATIONS



© 3 **COPOLYMER POLYPROPYLENE MH STEP**
SCALE: NOT TO SCALE

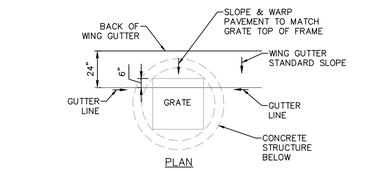


© 4 **PIPE CONNECTION TO DRAINAGE STRUCTURE– CMP OR HDPE CEMENT GROUT SEAL JOINT**
SCALE: NOT TO SCALE



IN–LINE DRAIN DIMENSIONS		
BODY	ADAPTOR	MIN INV DEPTH
8"	6"	2'–0"
8"	8"	2'–2"
10"	6"	2'–2"
10"	8"	2'–2"
10"	10"	3'–0"
12"	6"	2'–6"
12"	8"	3'–0"
12"	10"	3'–4"
12"	12"	3'–6"

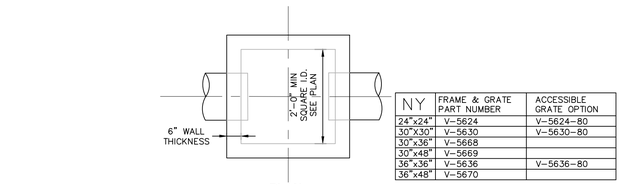
© 8 **YARD IN–LINE DRAIN**
SCALE: NOT TO SCALE



© 5 **48" ROUND STRUCTURE PLACEMENT AT WING GUTTER**
SCALE: NOT TO SCALE

STORM SEWER NOTES:

1. ALL STORM WATER MANAGEMENT STRUCTURES (I.E. CATCH BASIN, ETC.) SHALL BE REGULARLY INSPECTED FOR SEDIMENT ACCUMULATIONS. CATCH BASINS SHALL BE CLEANED WHEN SEDIMENT DEPTH REACHES A MAXIMUM OF 1/2 THE AVAILABLE SUMP DEPTH.
2. IF GROUNDWATER IS ENCOUNTERED DURING CONSTRUCTION ACTIVITIES, THE CONTRACTOR SHALL CONSTRUCT A DEWATERING PIT (A.K.A. SUMP PIT) TO TRAP AND FILTER WATER FOR PUMPING TO A SUITABLE DISCHARGE AREA. THE DEWATERING PIT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE NEW YORK STATE GUIDELINES FOR URBAN EROSION AND SEDIMENT CONTROL, LATEST EDITION.
3. ALL EROSION CONTROL MEASURES EMPLOYED DURING THE CONSTRUCTION PROCESS SHALL BE AS OUTLINED ON THE EROSION AND SEDIMENT CONTROL PLANS, DETAILS AND NOTES.

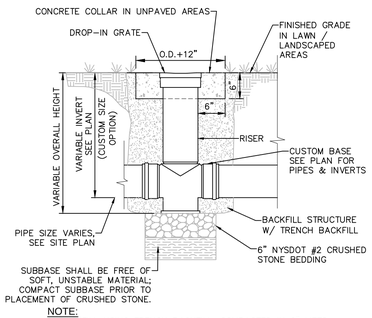


NOTE:
ALL PRECAST CONSTRUCTION IN ACCORDANCE W/ **ASTM C478**

NOTES:

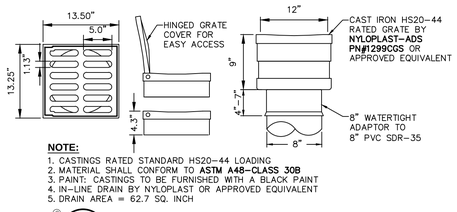
1. CATCH BASIN INLET BASINS SHALL BE PRECAST CONCRETE, DESIGNED FOR HS20–44 VEHICULAR LOADING + 25% IMPACT AS MANUFACTURED BY FORT MILLER OR APPROVED EQUAL.
2. CATCH BASIN SHALL NOT HAVE A DEPTH GREATER THAN 60" FROM FINISHED SURFACE.
3. BACKFILL USING TRENCH BACKFILL, COMPACTED IN 6" LIFTS.
4. MAX STORM SEWER PIPE FOR SHALLOW 2' CATCH BASIN IS 15"

© 6 **PRECAST CONCRETE SHALLOW CATCH BASIN DETAIL**
SCALE: NOT TO SCALE



NOTE:
1. BACKFILL USING TRENCH BACKFILL, COMPACTED IN 6" LIFTS.

© 7 **NYOPLAST IN–LINE DRAIN BASIN**
SCALE: NOT TO SCALE



NOTE:
1. CASTINGS RATED STANDARD HS20–44 LOADING
2. MATERIAL SHALL CONFORM TO **ASTM A48–CLASS 30B**
3. PAINT: CASTINGS TO BE FURNISHED WITH A BLACK PAINT
4. IN–LINE DRAIN BY NYLOPLAST OR APPROVED EQUIVALENT
5. DRAIN AREA = 62.7 SQ. INCH

© 9 **12" IN–LINE DRAIN & GRATE**
SCALE: NOT TO SCALE

THE SEVENTY-SIX

Parcel 76, 76 Second Avenue, City of Albany, NY

Owner: South End Development LLC

Architect:
Garrison-Architects
45 Main Street
Brooklyn, NY 11201

Civil Engineer:
The Chazen Companies
547 River St,
Troy, NY 12180
p (518) 273-0055
Chazen Project No. 32019.00

Revision Schedule

Revision Number	Revision Description	Revision Date

PLANNING SUBMISSION SET

Scale:	AS NOTED
Date:	10/20/2020
Project No:	2005
Drawn by:	KC/SM
Checked by:	RK

Seal & Signature:

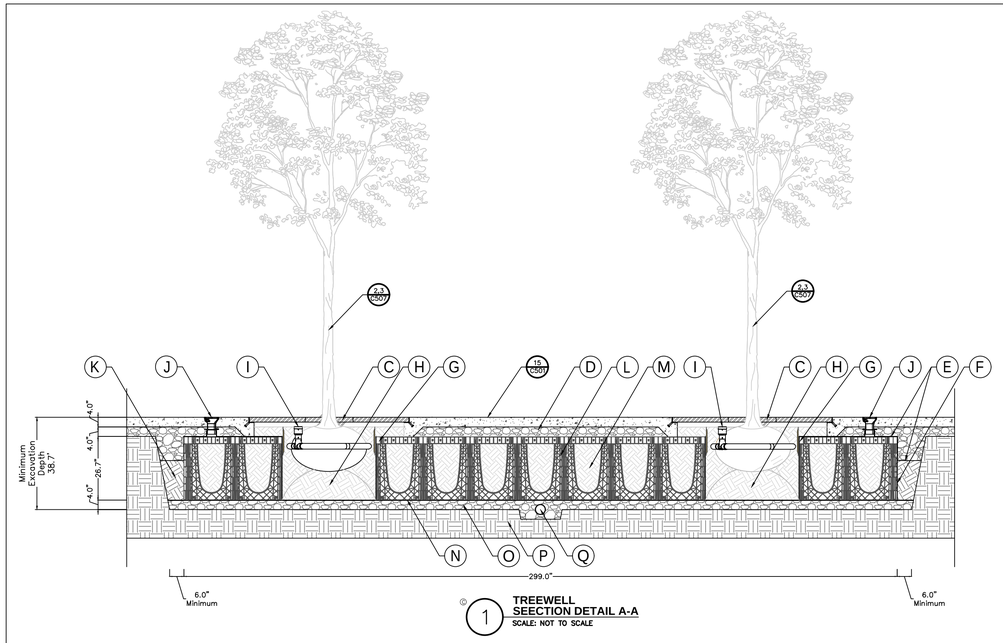
DOB Stamp & Signature

DOB Scan:

Drawing Title:
Storm Sewer Details

Drawing Number:
C-503

DWG.No:



1 **TREEWELL SEECTION DETAIL A-A**
SCALE: NOT TO SCALE

A. TREE
(See details for proper planting depth.)

B. PAVEMENT SURFACE
(Per engineers' specifications. Thicken at treepit opening.)

C. TREE GRATE & FRAME
(Cast in place frame)

D. GEOCOMPOSITE/GRID
(Placed horizontally on top of the soil cells. Fold the geocomposite/grid down the outer edge 10" – 12" and fold it out horizontally 10" – 12". Overlap seams 10" – 12")
(GreenBlue Urban – www.greenblue.com)

E. ROOTSTOP™ 600 ROOT BARRIER
(Wraps vertically around the soil cells. Seams must overlap 10" – 12" and be sealed with seam tape.)
(GreenBlue Urban – www.greenblue.com)

F. REROOT™ 300 ROOT BARRIER
(Wraps vertically around the inside of the treepit opening with the ribs facing the tree. seams must overlap 10" – 12" and be sealed with seam tape.
(GreenBlue Urban – www.greenblue.com)

G. COMPACTED SOIL ROOTBALL PEDESTAL

H. ROOTRAIN™ CIVIC INLET & PIPE
(Rootball irrigation and aeration system.)
(GreenBlue Urban – www.greenblue.com)

I. ARBORVENT™ 150 INLET & PIPE
(Soil aeration and irrigation system.)
(GreenBlue Urban – www.greenblue.com)

J. COMPACTED BACKFILL
Backfill shall be free of organic material, trash and other debris, and shall be free of toxic material injurious to plant growth.
(Compact to 95% minimum standard proctor density)

K. ROOTSPACE® 600 PAVEMENT SUPPORT SYSTEM / 1–LAYER
(Filled with planting soil.)
(GreenBlue Urban – www.greenblue.com)

L. PLANTING SOIL
(Screened sandy loam w/ 4–8% organics by volume. See Planting Soil Specification for composition. Foot compaction only.)

M. GEOGRID REINFORCEMENT FOR SOIL
(Place on top of aggregate sub–base)

N. #57 AGGREGATE SUB–BASE / DRAINAGE LAYER – 4" MINIMUM DEPTH
(Compact to 95% minimum standard proctor density)

O. COMPACTED SUB–GRADE

P. PERFORATED UNDERDRAIN (OPTIONAL)
(Connect to stormwater drainage system per engineers' specifications)

THE SEVENTY-SIX

Parcel 76, 76 Second Avenue, City of Albany, NY

Owner: South End Development LLC

Architect:
Garrison-Architects
45 Main Street
Brooklyn, NY 11201

Civil Engineer:
The Chazen Companies
547 River St,
Troy, NY 12180
p (518) 273-0055
Chazen Project No. 32019.00

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Drawn by:	KC/SM
Checked by:	RK

Seal & Signature:

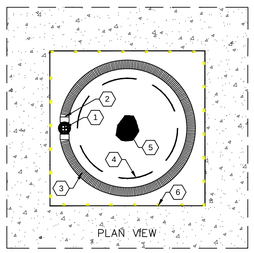
DOB Stamp & Signature

DOB Scan:

Drawing Title:
Stormwater Management Details

Drawing Number:
C-504

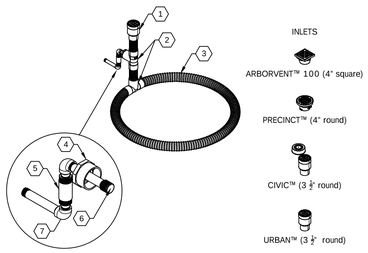
DWG.No:



○ KEYED NOTES
1. ROOTRAIN™ AERATION/IRRIGATION SYSTEM INLET.
2. ROOTRAIN™ AERATION/IRRIGATION SYSTEM TEE.
3. ROOTRAIN™ AERATION/IRRIGATION SYSTEM PIPE2 ⅜" DIA. FIELD CUT TO FIT AS NEEDED.
4. TREE ROOTBALL
5. TREE TRUNK
6. REROOT™ URBAN ROOT MANAGEMENT SYSTEM.

GENERAL NOTES
A. ROOTBALL AERATION SYSTEM SHALL BE ROOTRAIN™ AERATION/IRRIGATION SYSTEM AS AVAILABLE FROM GREENBLUE URBAN (866–282–2743).

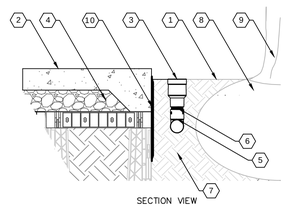
© B **ROOTRAIN AERATION SYSTEM**
SCALE: NOT TO SCALE



○ KEYED NOTES
1. ROOTRAIN™ AERATION/IRRIGATION SYSTEM INLET, SPECIFY STYLE.
2. ROOTRAIN™ AERATION/IRRIGATION SYSTEM TEE.
3. ROOTRAIN™ AERATION/IRRIGATION SYSTEM PIPE 2 ⅜" DIA. FIELD CUT TO FIT AS NEEDED.
4. 2" MALE X 1" FEMALE PVC REDUCING BUSHING.
5. IN–LINE ADJUSTABLE SPRING CHECK VALVE, ½" MIPT X FIPT PVC, TENSION SPRING. SEE GENERAL NOTE B.
6. IRRIGATION FLOOD BUBBLER. SEE NOTE C.
7. PIPE FITTINGS, AS REQUIRED.

GENERAL NOTES
A. ROOTBALL AERATION SYSTEM SHALL BE ROOTRAIN™ AERATION/IRRIGATION SYSTEM AS AVAILABLE FROM GREENBLUE URBAN (866–282–2743).
B. SPRING CHECK VALVES ARE FACTORY PRESET TO HOLD BACK A MINIMUM OF 5 PSI OF STATIC PRESSURE. CONTRACTOR SHALL ADJUST CHECK VALVES AS REQUIRED TO PREVENT LOW HEAD DRAINAGE.
C. FLOOD BUBBLER HEAD, ½" THREAD, 1 GPM.

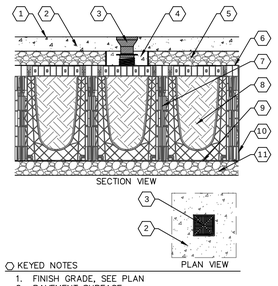
© B **ROOTRAIN AERATION/IRRIGATION SYSTEM**
SCALE: NOT TO SCALE



○ KEYED NOTES
1. FINISH GRADE, SEE PLAN
2. PAVEMENT SURFACE
3. ROOTRAIN™ AERATION/IRRIGATION SYSTEM INLET.
4. COMPACTED AGGREGATE PAVEMENT BASE
5. ROOTRAIN™ AERATION/IRRIGATION SYSTEM TEE.
6. ROOTRAIN™ AERATION/IRRIGATION SYSTEM PIPE, 2 ⅜" DIA. FIELD CUT TO FIT AS NEEDED.
7. PLANTING SOIL
8. TREE ROOTBALL
9. TREE TRUNK
10. REROOT™ URBAN ROOT MANAGEMENT SYSTEM.

GENERAL NOTES
A. ROOTBALL AERATION SYSTEM SHALL BE ROOTRAIN™ AERATION/IRRIGATION SYSTEM AS AVAILABLE FROM GREENBLUE URBAN (866–282–2743).

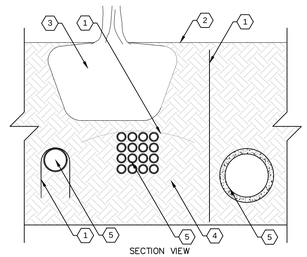
© A **ROOTRAIN AERATION SYSTEM**
SCALE: NOT TO SCALE



○ KEYED NOTES
1. FINISH GRADE, SEE PLAN
2. PAVEMENT SURFACE
3. ARBORVENT™ 150 SOIL AERATION/IRRIGATION SYSTEM INLET, (SEE NOTE A).
4. CONCRETE COLLAR TO SUPPORT ARBORVENT™ 150 (TYP. 12" DIAMETER).
5. COMPACTED AGGREGATE PAVEMENT BASE.
6. GEOGRID/FABRIC COMPOSITE
7. ROOTSPACE™ PAVEMENT SUPPORT SYSTEM.
8. PLANTING SOIL
9. GEOGRID/SOIL REINFORCEMENT
10. ROOTSTOP™ ROOT AND MOISTURE BARRIER, INSTALL WITHIN 2" OF FINISH GRADE. OVERLAP SEAMS BY 8" AND SEAL WITH FUSION TAPE. MINIMUM 24" DEPTH RECOMMENDED. (SEE NOTE B).
11. AGGREGATE SUB–BASE

GENERAL NOTES
A. AERATION INLET SHALL BE ARBORVENT™ 150 SOIL AERATION INLET AS AVAILABLE FROM GREENBLUE URBAN (866–282–2743).
B. ROOT AND MOISTURE BARRIER SHALL BE ROOTSTOP™ (SPECIFY DEPTH) AS AVAILABLE FROM GREENBLUE URBAN (866–282–2743).

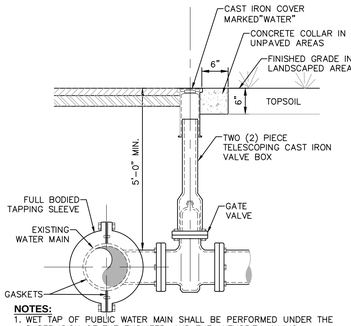
© J/L **ARBORVENT 150 SOIL AERATION INLET**
SCALE: NOT TO SCALE



○ KEYED NOTES
1. ROOTSTOP™ ROOT AND MOISTURE BARRIER, INSTALL WITHIN 2" OF FINISH GRADE. OVERLAP SEAMS BY 8" AND SEAL WITH FUSION TAPE. (SEE NOTE A).
2. FINISH GRADE
3. TREE ROOTBALL
4. PLANTING SOIL
5. UTILITY

GENERAL NOTES
A. ROOT AND MOISTURE BARRIER SHALL BE ROOTSTOP™ (SPECIFY DEPTH) AS AVAILABLE FROM GREENBLUE URBAN (866–282–2743).

© I **ROOT BARRIER AT UTILITY**
SCALE: NOT TO SCALE

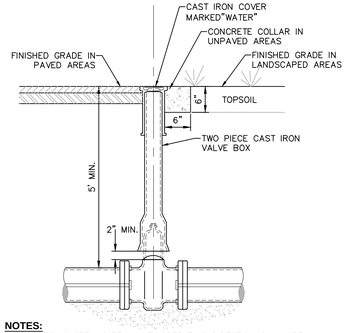


NOTES:

1. TYPE OF TAP OF PUBLIC WATER MAIN SHALL BE PERFORMED UNDER THE SUPERVISION OF THE ENGINEER, AND THE AUTHORITY HAVING JURISDICTION.
2. TAPPING SLEEVE AND VALVE SUPPORT SHALL BE COORDINATED WITH THE ENGINEER TO SUIT FIELD CONDITIONS.
3. MINIMUM DISTANCE TO JOINTS, FITTINGS, OR OTHER WET TAPS OR STOPS SHALL BE 3 FEET.
4. VALVE OPERATING DIRECTION SHALL BE **COUNTERCLOCKWISE** TO OPEN (TURNING LEFT).
5. TAPPING SLEEVE SHALL BE SELECTED TO FIT EXISTING PIPE MATERIAL (C.I., D.I., A.C.) AND OUTSIDE DIAMETERS.
6. THRUST BLOCK IS REQUIRED WHERE THE BRANCH OF THE TAPPING SLEEVE DOES NOT HAVE RESTRAINED JOINT.
7. TAPPING SLEEVE, VALVE & VALVE SUPPORT SHALL BE IN ACCORDANCE WITH MUNICIPAL STANDARDS & AS MANUFACTURED BY **(MUELLER, CLOW OR WATEROUS)** OR APPROVED EQUIVALENT.

© 1 TAPPING SLEEVE AND VALVE DETAIL

SCALE: NOT TO SCALE



NOTES:

1. NON-RISING STEM GATE VALVE, OPERATING DIRECTION SHALL BE **COUNTERCLOCKWISE** TO OPEN.
2. MINIMUM DISTANCE TO JOINTS, FITTINGS, OR OTHER WET TAPS OR STOPS SHALL BE 3 FEET.
3. IF VALVE IS TO BE RODDED, PROVIDE VALVE WITH RODDING FLANGES OR EYEBOLTS. TWO (2) 3/4"ø GALVANIZED STEEL RODS WITH MALLEABLE IRON NUTS AT 180° SPACING SHALL BE USED FOR RODDING VALVES. FOR 12" DIA. PIPE OR LESS. FOR LARGER PIPE SIZES, SEE TABLE FOR NUMBER OF TIE RODS REQUIRED--"JOINT RESTRAINT OPTION DETAILS.)
4. GATE VALVE & VALVE BOX SHALL BE IN ACCORDANCE WITH MUNICIPAL STANDARDS & AS MANUFACTURED BY **(MUELLER, CLOW OR WATEROUS)** OR APPROVED EQUIVALENT.

© 2 TYPICAL GATE VALVE DETAIL

SCALE: NOT TO SCALE

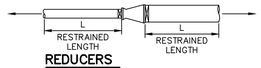
SCHEDULE OF JOINT RESTRAINT- (PVC OR POLYWRAPPED DIP) (LENGTH OF PIPE EACH SIDE OF FITTING TO BE RESTRAINED IN FEET "L"															
PIPE SIZE (INCHES)	FITTING TYPE						REDUCER								
	90°	45°	22½°	11½°	TEE	VALVE	DEAD END	24"	18"	16"	14"	12"	10"	8"	6"	4"
30"	241	100	48	24	202	206	206	72	130	145	159					
24"	196	82	39	20	163	166	166		72	91	108	123	136			
18"	149	62	30	15	122	125	125			26	49	68	85	99		
16"	134	56	27	14	109	112	112				26	48	67	82	95	
14"	118	49	24	12	95	98	98					26	47	64	79	89
12"	102	43	21	11	82	85	85						25	45	62	74
10"	86	36	17	9	68	71	71							25	44	58
8"	71	30	15	7	56	59	59								25	43
6"	54	22	11	6	41	44	44									23
4"	38	16	8	4	28	31	31									

NOTES:

1. THE LENGTH OF PIPE REQUIRING RESTRAINT IS BASED UPON THE FOLLOWING ASSUMPTIONS:
   A. BEDDING TYPE 2 – FLAT BOTTOM TRENCH, BACKFILL LIGHTLY CONSOLIDATED TO CENTER LINE OF PIPE.
   B. SOIL TYPE CLAY 1 – CLAY OF MEDIUM TO LOW PLASTICITY, LL<50, <25% COURSE PARTICLES [CL & CL–ML] :
      CL – INORGANIC CLAYS OF LOW TO MEDIUM PLASTICITY GRAVELY CLAYS, SANDY CLAYS, SILTY CLAYS. LEAN CLAYS
      ML – INORGANIC SILTS, VERY FINE SAND, ROCK FLOUR, SILTY OR CLAYEY FINE SANDS.
   C. PIPE TABLE CALCULATION IS BASED ON PVC OR POLYWRAPPED DIP
   D. DEPTH TO TOP OF PIPE 5'–0" MINIMUM
   E. MAXIMUM OPERATING PRESSURE OF 150 PSI
   F. FACTOR OF SAFETY OF 1.5
2. FOR END PLUGS, USE RESTRAIN PIPE LENGTH GIVEN FOR DEAD END FITTING.
3. THE LENGTH ("L") OF NEW PIPE TO BE RESTRAINED IS THE LENGTH FOR EACH SIDE OF THE FITTING.
4. THE ABOVE INFORMATION WAS PROVIDED USING THE THRUST RESTRAINT PROGRAM ISSUED BY THE DUCTILE IRON PIPE RESEARCH ASSOCIATION (DIPRA) AND IS BASED ON THE ASSUMPTIONS LISTED IN NOTE 1. RESTRAINED LENGTH REQUIREMENTS FOR FIELD CONDITIONS AND PIPE SIZES DIFFERING FROM THOSE LISTED ABOVE SHOULD BE EVALUATED SEPARATELY.
5. RESTRAINED JOINT PIPE AND FITTINGS SHALL BE USED ONLY AS ALLOWED BY THE PROJECT PLANS AND/OR SPECIFICATION. (IF THRUST BLOCKS ARE USED SEE THRUST BLOCK DETAIL)
6. TEE FITTINGS: PIPE SIZE SHOWN FOR THE TEE IS THE SIZE OF THE RUN. THE RESTRAINED LENGTH SHOWN IS FOR THE BRANCH. THE VALUE OF THE RESTRAINED LENGTH ASSUMES THAT THE SIZE OF THE BRANCH IS EQUAL TO OR LESS THAN THE RUN. THE VALUE OF THE Lr=USED IN THE TABLE IS 10 FEET. (Lr= TOTAL LENGTH BETWEEN FIRST JOINTS ON EITHER SIDE OF THE TEE ON THE RUN.)

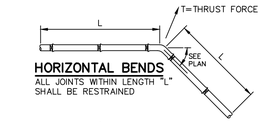
© 5 JOINT RESTRAINT SCHEDULE AND NOTES

SCALE: NOT TO SCALE



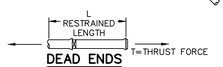
REDUCERS

ALL JOINTS WITHIN LENGTH "L" SHALL BE RESTRAINED



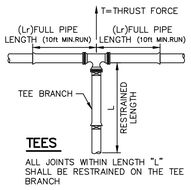
HORIZONTAL BENDS

ALL JOINTS WITHIN LENGTH "L" SHALL BE RESTRAINED



DEAD ENDS

ALL JOINTS WITHIN LENGTH "L" SHALL BE RESTRAINED

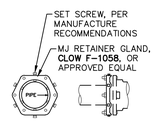


TEES

ALL JOINTS WITHIN LENGTH "L" SHALL BE RESTRAINED ON THE TEE BRANCH

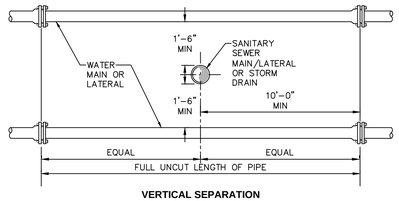
© 6 RESTRAINED JOINT PIPE DIAGRAMS

SCALE: NOT TO SCALE

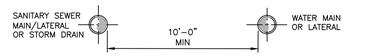


© 7 RESTRAINED JOINT THRUST RESTRAINT DETAIL

SCALE: NOT TO SCALE



VERTICAL SEPARATION



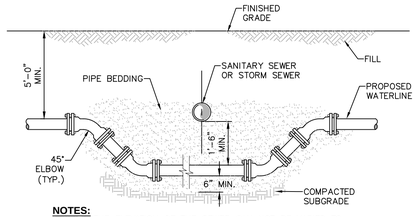
HORIZONTAL SEPARATION

NOTES:

1. NO DEVIATION IN THE SEPARATION REQUIREMENTS WILL BE PERMITTED WITHOUT THE EXPRESS APPROVAL OF THE NYS HEALTH DEPARTMENT. OFFSETTING OF WATERLINE SHALL BE REQUIRED WHERE SEPARATION DISTANCES CANNOT BE MAINTAINED.
2. WHEN IT IS IMPOSSIBLE TO OBTAIN VERTICAL SEPARATION AS INDICATED ABOVE, BOTH THE WATER MAIN AND THE SEWER MAIN SHALL BE CONSTRUCTED OF MECHANICAL JOINT, DUCTILE IRON PIPE OR PVC WATER WORKS GRADE PRESSURE PIPE FOR 10' EACH SIDE OF CROSSING AND SHALL BE PRESSURE TESTED TO **150psi** TO ASSURE WATER TIGHTNESS.

© 3 SANITARY/STORM SEWER AND WATERMAIN SEPARATION DETAIL

SCALE: NOT TO SCALE



NOTES:

1. WHEN THE ELEVATION OF THE SEWER CAN NOT BE VARIED TO MEET THE ABOVE REQUIREMENTS, THE WATER MAIN SHALL BE RELOCATED TO PROVIDE THIS REQUIRED SEPARATION.
2. WHEN IT IS IMPOSSIBLE TO OBTAIN VERTICAL SEPARATION AS INDICATED ABOVE, BOTH THE WATER MAIN AND THE SEWER MAIN SHALL BE CONSTRUCTED OF MECHANICAL JOINT DUCTILE IRON PIPE OR PVC WATER WORKS GRADE PRESSURE PIPE FOR 10' EACH SIDE OF CROSSING AND SHALL BE PRESSURE TESTED TO **150psi** TO ASSURE WATER TIGHTNESS.

© 4 WATERLINE OFFSET DETAIL

SCALE: NOT TO SCALE

TESTING WATER MAINS:

1. THE CONTRACTOR SHALL SUBMIT A TESTING PLAN FOR FLUSHING, PRESSURE TESTING, LEAKAGE TESTING AND DISINFECTION OF WATER MAINS TO BE APPROVED BY THE ENGINEER PRIOR TO COMMENCING PIPING INSTALLATION.
2. AFTER TRENCH HAS BEEN BACKFILLED, HYDROSTATIC ACCEPTANCE TESTS, CONSISTING OF A PRESSURE TEST AND A LEAKAGE TEST, SHALL BE PERFORMED ON ALL SECTIONS OF WATER MAINS INSTALLED. LEAKAGE TEST SHALL BE CONDUCTED CONCURRENTLY WITH PRESSURE TEST. TEST SECTION SHALL BE LIMITED TO ABOUT 2,000 FT (MAX.) OR FOR EACH DIFFERENT PIPE MATERIAL SEGMENT, UNLESS OTHERWISE APPROVED BY THE ENGINEER.
3. AFTER ALL TESTS AND INSPECTIONS HAVE BEEN PERFORMED EVIDENCE OF COMPLIANCE SHALL BE FORWARDED TO OWNER/ENGINEER AND THE MUNICIPALITY PRIOR TO ACCEPTANCE.
4. ALL WATER FOR TESTS SHALL BE FURNISHED AND DISPOSED OF BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE. SOURCE AND/OR QUALITY OF WATER WHICH THE CONTRACTOR PROPOSES TO USE IN TESTING LINES SHALL BE ACCEPTABLE TO THE ENGINEER.
5. HYDROSTATIC PRESUMPTIVE TESTS MAY BE PERFORMED WHEN SYSTEM IS PARTIALLY BACKFILLED TO SIMPLY CHECK WORK, BUT ACCEPTANCE OF SYSTEM SHALL BE BASED ON HYDROSTATIC TESTS RUN ON FINISHED SYSTEM AFTER IT HAS BEEN COMPLETELY BACKFILLED.
6. HYDROSTATIC TESTS SHALL BE PERFORMED IN ACCORDANCE WITH THE FOLLOWING, AS MODIFIED HEREIN:
   6.1. SECTION 5 OF AWWA STANDARD C600, LATEST ADDITION, FOR DUCTILE–IRON MAINS.
   6.2. SECTION 7 OF AWWA STANDARD C605, LATEST ADDITION, FOR PVC MAINS.
   6.3. CHAPTER 9 OF AWWA STANDARD M55, LATEST ADDITION, FOR HDPE MAINS.
7. FOR PRESSURE TESTING OF **DUCTILE–IRON** MAINS, THE SYSTEM SHALL BE PRESSURIZED AND MAINTAINED AT A MINIMUM OF 150 POUNDS PER SQUARE INCH, OR 1.5 TIMES THE WORKING PRESSURE, WHICHEVER IS GREATER, BASED ON THE ELEVATION OF THE LOWEST POINT IN THE SECTION BEING TESTED AND CORRECTED TO THE ELEVATION OF THE GAUGE. PROVISIONS SHALL BE MADE TO RELIEVE AIR TRAPPED AT HIGH POINTS IN THE SYSTEM THROUGH ADJACENT HYDRANTS OR THROUGH TAPS AND CORPORATION STOPS INSTALLED FOR THIS PURPOSE BY THE CONTRACTOR. AFTER SAID PRESSURE HAS BEEN MAINTAINED SUCCESSFULLY, WITH FURTHER PUMPING AS REQUIRED, FOR A PERIOD OF AT LEAST TWO HOURS, THE SECTION UNDER TEST SHALL BE CONSIDERED TO HAVE PASSED THE PRESSURE TEST.
8. FOR PRESSURE TESTING OF **PVC** MAINS, THE SYSTEM SHALL BE PRESSURIZED AND MAINTAINED AT A MINIMUM OF **1.25** TIMES THE THE MAXIMUM ANTICIPATED SUSTAINED WORKING PRESSURE AT THE HIGHEST POINT ALONG THE TEST SECTION UNLESS THE PRESSURE EXCEEDS THE DESIGN PRESSURE LIMIT FOR ANY PIPE, THRUST RESTRAINT, VALVE FITTING, OR OTHER APPURTENANCE OF THE TEST SECTION & NOT LESS THAN 1.5 TIMES THE STATED SUSTAINED WORKING PRESSURE AT THE LOWEST ELEVATION OF THE TEST SECTION. PROVISIONS SHALL BE MADE TO RELIEVE AIR TRAPPED AT HIGH POINTS IN THE SYSTEM THROUGH ADJACENT HYDRANTS OR THROUGH TAPS AND CORPORATION STOPS INSTALLED FOR THIS PURPOSE BY THE CONTRACTOR. AFTER SAID PRESSURE HAS BEEN MAINTAINED SUCCESSFULLY, WITH FURTHER PUMPING AS REQUIRED, FOR A PERIOD OF AT LEAST TWO HOURS, THE SECTION UNDER TEST SHALL BE CONSIDERED TO HAVE PASSED THE PRESSURE TEST.
9. FOR PRESSURE TESTING OF **HDPE** MAINS, THE SYSTEM SHALL BE PRESSURIZED AND MAINTAINED AT 1.5 TIMES THE DESIGN WORKING PRESSURE AT THE ELEVATION OF THE LOWEST POINT IN THE SECTION BEING TESTED AND CORRECTED TO THE ELEVATION OF THE GAUGE. PROVISIONS SHALL BE MADE TO RELIEVE AIR TRAPPED AT HIGH POINTS IN THE SYSTEM THROUGH ADJACENT HYDRANTS OR THROUGH TAPS AND CORPORATION STOPS INSTALLED FOR THIS PURPOSE BY THE CONTRACTOR. AFTER SAID PRESSURE HAS BEEN MAINTAINED SUCCESSFULLY, WITH FURTHER PUMPING AS REQUIRED, FOR A PERIOD OF AT LEAST FOUR HOURS, THE SECTION UNDER TEST SHALL BE CONSIDERED TO HAVE PASSED THE PRESSURE TEST. FAILING TEST SECTION MUST BE DEPRESSURIZED AND ALLOWED TO "RELAX" FOR AT LEAST EIGHT HOURS PRIOR TO RETESTING.
10. LEAKAGE TEST SHALL BE PERFORMED CONCURRENTLY USING A MINIMUM TEST PRESSURE OF 150 LBS/SQUARE INCH, OR 1.5 TIMES THE WORKING PRESSURE, WHICHEVER ISGREATER, BASED ON THE ELEVATION OF THE LOWEST POINT IN THE SECTION UNDER TEST AND CORRECTED TO ELEVATION OF THE GAUGE. LEAKAGE TEST DURATION SHALL BE A MINIMUM OF 2 HOURS AFTER LEAKAGE RATE HAS STABILIZED.
11. MAXIMUM ALLOWABLE LEAKAGE SHALL BE AS SHOWN IN THE FOLLOWING TABLE: ALLOWABLE LEAKAGE PER 1,000 FT (305M) OF PIPELINE (GPH)

AVG. TEST PRESSURE	NOMINAL PIPE DIAMETER–IN.						
PSI	4	6	8	10	12	14	16
450	0.57	0.86	1.15	1.43	1.72	2.01	2.29
400	0.54	0.81	1.08	1.35	1.62	1.89	2.16
350	0.51	0.76	1.01	1.26	1.52	1.77	2.02
300	0.47	0.70	0.94	1.17	1.40	1.64	1.87
275	0.45	0.67	0.90	1.12	1.34	1.57	1.79
250	0.43	0.64	0.85	1.07	1.28	1.50	1.71
225	0.41	0.61	0.81	1.01	1.22	1.42	1.62
200	0.38	0.57	0.76	0.96	1.15	1.34	1.53
175	0.36	0.54	0.72	0.89	1.07	1.25	1.43
150	0.33	0.50	0.66	0.83	0.99	1.16	1.32
125	0.30	0.45	0.60	0.76	0.91	1.06	1.21
100	0.27	0.41	0.54	0.68	0.81	0.95	1.08

12. IF LEAKAGE IN SYSTEM EXCEEDS THE SPECIFIED AMOUNT, THE CONTRACTOR SHALL, AT NO ADDED COST TO THE OWNER, LOCATE, REPAIR, AND/OR REPLACE DEFECT(S) AND RE–TEST PIPING SYSTEM.

THE SEVENTY-SIX

Parcel 76, 76 Second Avenue, City of Albany, NY

Owner: South End Development LLC

Architect:
Garrison-Architects
45 Main Street
Brooklyn, NY 11201

Civil Engineer:
The Chazen Companies
547 River St,
Troy, NY 12180
p (518) 273-0055
Chazen Project No. 32019.00

Revision Schedule

Revision Number	Revision Description	Revision Date

PLANNING SUBMISSION SET

Scale:	AS NOTED
Date:	10/20/2020
Project No:	2005
Drawn by:	KC/SM
Checked by:	RK

Seal & Signature:

DOB Stamp & Signature

DOB Scan:

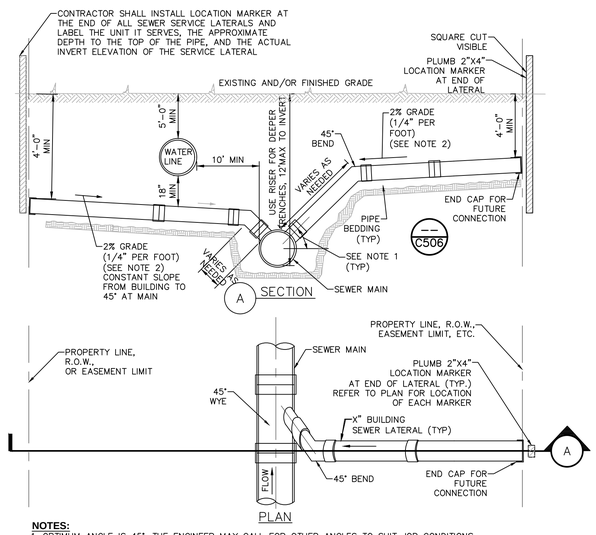
Drawing Title:

Water System Details

Drawing Number:

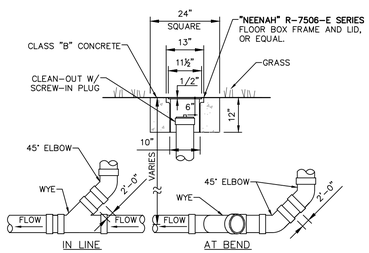
C-505

DWG.No:



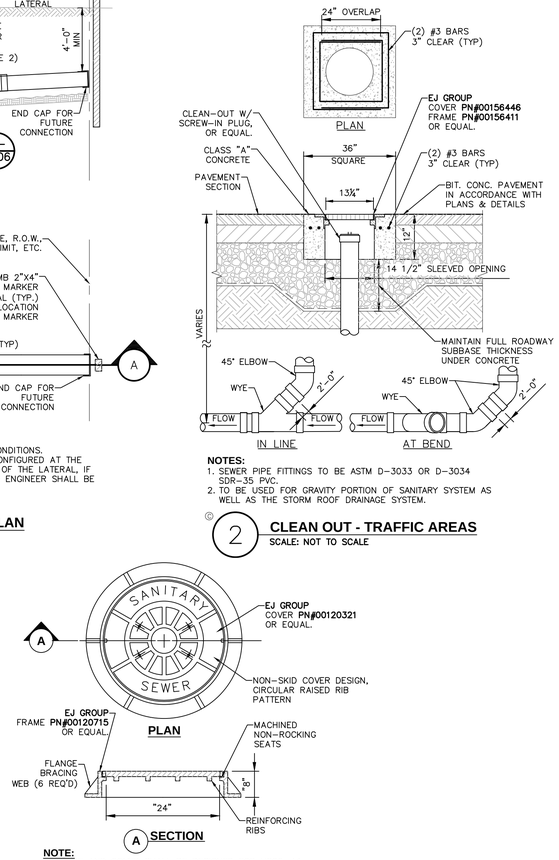
NOTES:
1. OPTIMUM ANGLE IS 45°. THE ENGINEER MAY CALL FOR OTHER ANGLES TO SUIT JOB CONDITIONS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING THE SEWER LATERAL AS CONFIGURED AT THE SLOPE SPECIFIED, AND FOR ESTABLISHING THE ELEVATION AT THE TERMINATION POINT OF THE LATERAL. IF EXISTING UTILITIES OR OTHER FEATURES PREVENT INSTALLATION IN THAT MANNER. THE ENGINEER SHALL BE CONSULTED PRIOR TO INSTALLATION.

1 STANDARD SEWER SERVICE CONNECTION PLAN
SCALE: NOT TO SCALE



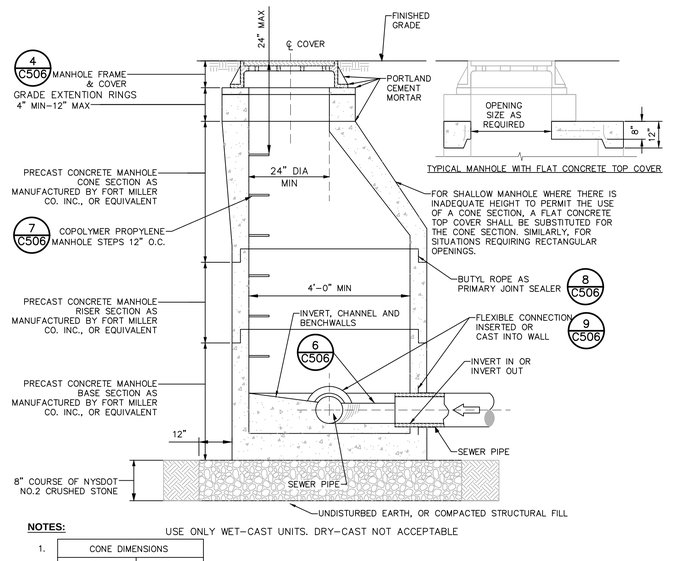
NOTES:
1. SEWER PIPE FITTINGS TO BE **ASTM D-3033 OR D-3034** SDR-35.
2. TO BE USED FOR GRAVITY PORTION OF SANITARY SYSTEM AS WELL AS THE STORM ROOF DRAINAGE SYSTEM.

3 CLEAN OUT - NON TRAFFIC AREAS
SCALE: NOT TO SCALE



NOTES:
1. SEWER PIPE FITTINGS TO BE ASTM D-3033 OR D-3034 SDR-35 PVC.
2. TO BE USED FOR GRAVITY PORTION OF SANITARY SYSTEM AS WELL AS THE STORM ROOF DRAINAGE SYSTEM.

2 CLEAN OUT - TRAFFIC AREAS
SCALE: NOT TO SCALE



NOTES: USE ONLY WET-CAST UNITS. DRY-CAST NOT ACCEPTABLE

1.

CONE DIMENSIONS	
DIAM. OPENING	HEIGHT
24"	24" OR 42"
30"	34"

2. INVERT SHALL BE FILLETED.
3. REINFORCEMENT FOR MANHOLE COMPONENTS SHALL BE DESIGNED BY A LICENSED NEW YORK STATE PROFESSIONAL ENGINEER PRIOR TO CONSTRUCTION. SHOP DRAWINGS SHALL BE SUBMITTED FOR REVIEW. STRUCTURE SHALL BE DESIGNED FOR HS20-44 VEHICULAR LOADING PLUS 25% IMPACT.
4. CONCRETE TO TEST **4,500 PSI** AT 28 DAYS IN CONFORMANCE WITH **A.S.T.M. C-478.**
5. BENCH SHALL BE BUILT FOR FLOW BETWEEN INLET AND OUTLET.
6. EACH MANHOLE EXTERIOR SHALL RECEIVE TWO BITUMINOUS COATS.

5 PRECAST CONCRETE MANHOLE
SCALE: NOT TO SCALE

NOTE:
1. FRAME AND COVER SHALL BE DESIGNED FOR HS20-44 VEHICLE LOADING AND 25% IMPACT.

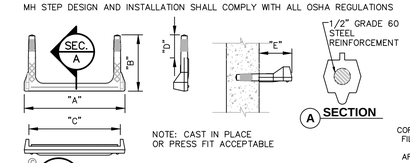
4 HEAVY DUTY STANDARD CAST IRON MH COVER
SCALE: NOT TO SCALE

ACCEPTABLE MANHOLE STEPS

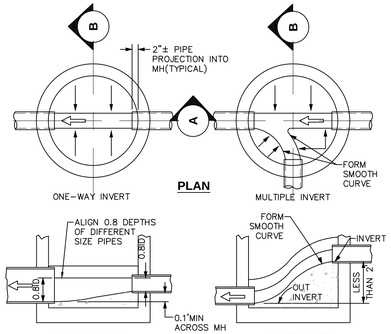
MANUFACTURER	PATTERN NUMBER	"A" STEP WIDTH	"B" LEG LENGTH	"C" RUNG CLEAR	"D" EMBED-MENT	"E" RUNG CLEAR
M.A. INDUSTRIES INC*	**PS2-PF**	14 3/4	9 1/4	13 3/4	3 3/8	5 7/8
M.A. INDUSTRIES INC*	**PS2-PFS**	14 3/4	8 1/4	13 3/4	3 3/8	4 7/8

* OR EQUIVALENT

MH STEP DESIGN AND INSTALLATION SHALL COMPLY WITH ALL OSHA REGULATIONS

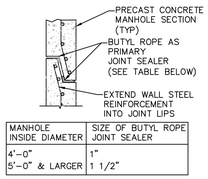


7 COPOLYMER POLYPROPYLENE MH STEP
SCALE: NOT TO SCALE



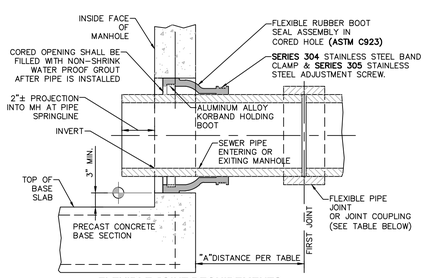
NOTE:
INLET AND OUTLET OF PIPES SHOWN ON PLAN VIEW OF BASE ARE NOT NECESSARILY TYPICAL OF ALL MANHOLES. REFER TO UTILITY PLAN FOR INLET AND OUTLET DIRECTIONS.

6 INVERT, CHANNEL AND BENCHWALLS
SCALE: NOT TO SCALE



MANHOLE INSIDE DIAMETER	SIZE OF BUTYL ROPE JOINT SEALER
4'-0"	1"
5'-0" & LARGER	1 1/2"

8 MANHOLE JOINT
SCALE: NOT TO SCALE

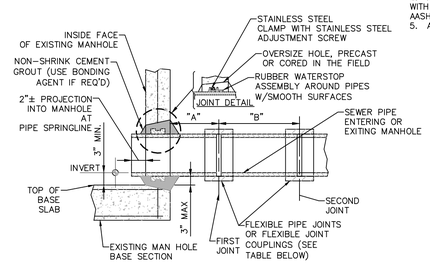


FLEXIBLE JOINT REQUIREMENTS

SEWER PIPE TYPE	FLEXIBLE JOINT TYPE IN & OUT	"A"DISTANCE (FEET)
DUCTILE IRON	STD RUBBER GASKET PIPE JOINT ONLY	10' MAX
PVC	STD RUBBER GASKET PIPE JOINT ONLY	3' MAX

NOTE:
REFERENCE MANHOLE DETAIL(S) FOR REQUIRED INVERT CHANNEL CONFIGURATION.

9 PIPE CONNECTION TO MANHOLE- PRECAST OR CORED HOLE W/ INSERTED FLEXIBLE BOOT
SCALE: NOT TO SCALE



FLEXIBLE JOINT & WATERSTOP REQUIREMENTS

SEWER PIPE TYPE	FLEXIBLE JOINT TYPE IN & OUT	"A"DISTANCE (FEET)	"B"DISTANCE (FEET)	MH WATER STOP REQD
DUCTILE IRON	STD RUBBER GASKET PIPE JOINT ONLY	10'MAX	NO LIMIT	YES
PVC	SPECIAL FLEXIBLE JOINT COUPLING	1'MAX	3'MAX	YES

NOTES:
1. THIS DETAIL SHALL BE USED AT NO EXTRA COST IN PLACE OF EITHER OF THE PIPE-TO-MANHOLE CONNECTION DETAILS ONLY WHEN CONNECTING TO EXISTING MANHOLES THAT HAVE NO FLEXIBLE RUBBER BOOT PROVIDED.
2. REFERENCE MANHOLE DETAIL(S) FOR REQUIRED INVERT CHANNEL CONFIGURATION.

10 PIPE CONNECTION TO EXISTING MANHOLE- CEMENT GROUT SEAL WITH WATER STOP
SCALE: NOT TO SCALE

TESTING GRAVITY SEWER SYSTEM:

1. CONTRACTOR SHALL INSPECT AND TEST THE INSTALLATIONS AS REQUIRED BY THE AUTHORITY HAVING JURISDICTION WHEN WORK IS READY FOR TESTING. AFTER ALL TESTS HAVE BEEN PERFORMED, EVIDENCE OF COMPLIANCE SHALL BE FORWARDED TO OWNER/ENGINEER AND THE AUTHORITY HAVING JURISDICTION PRIOR TO ACCEPTANCE.
2. THE CONTRACTOR SHALL TEST AND INSPECT FOR ALIGNMENT AND INFILTRATION AND EXFILTRATION OF ALL SANITARY SEWERS AND RELATED UTILITY STRUCTURES. INFILTRATION OR EXFILTRATION OF THE SANITARY SEWER SYSTEM SHALL NOT EXCEED 0.80 GAL/INCH OF INTERNAL PIPE DIAMETER PER 1000' OF PIPELINE PER HOUR WITH A MINIMUM HYDROSTATIC HEAD AT THE TOP OF THE PIPE OF 2 FT, OR AS REQUIRED BY THE AUTHORITY HAVING JURISDICTION. WHEN INFILTRATION OR EXFILTRATION OCCURS IN EXCESS OF ALLOWABLE AMOUNT, DEFECTS SHALL BE LOCATED AND REPAIRED.
3. INFILTRATION LEAKAGE TESTS SHALL BE RUN ON EACH SINGLE MANHOLE-TO-MANHOLE SECTION, OR REACH, INDEPENDENTLY OF ALL OTHER MANHOLE-TO-MANHOLE SECTIONS. A PIPELINE SECTION UNDER TEST SHALL INCLUDE ALL PIPE AND FITTINGS BETWEEN THE TWO MANHOLES PLUS THE UPSTREAM MANHOLE.
4. EACH MANHOLE-TO-MANHOLE SECTION SHALL BE REJECTED OR ACCEPTED BASED ONLY ON RESULTS OF ITS OWN INDEPENDENT SECTION TEST AND NOT ON RESULTS OF ANY ONE TEST RUN SIMULTANEOUSLY OVER MORE THAN ONE CONSECUTIVE MANHOLE-TO-MANHOLE SECTION. THE ONLY EXCEPTION ALLOWED: ACCEPTING SEVERAL CONSECUTIVE MANHOLE-TO-MANHOLE SECTIONS BASED ON ONE COMBINED INFILTRATION TEST INDICATING ZERO INFILTRATION.
5. INFILTRATION TESTS SHALL BE MADE BY INSTALLING A FLOW MEASURING DEVICE IN THE DOWNSTREAM MANHOLE OF SECTION BEING TESTED. TEST DURATION SHALL BE 24 HRS, OR FOR SHORTER PERIOD, PROVIDED A STEADY STATE FLOW CONDITION HAS BEEN ACHIEVED IN THE TEST PERIOD, AND RESULTS PROJECTED TO A 24 HR PERIOD.
6. EXFILTRATION TESTS SHALL BE RUN ON EACH SINGLE MANHOLE-TO-MANHOLE SECTION, OR REACH, INDEPENDENTLY OF ALL OTHER MANHOLE-TO-MANHOLE SECTIONS. A PIPELINE SECTION UNDER TEST SHALL INCLUDE ALL PIPE AND FITTINGS BETWEEN THE TWO MAN-HOLES PLUS THE UPSTREAM MANHOLE.
7. EXFILTRATION TESTS SHALL BE MADE BY MEASURING THE DROP IN WATER ELEVATION IN THE UPSTREAM MANHOLE 24 HRS AFTER INITIAL WATER LEVEL IS RECORDED. INITIAL WATER LEVEL IN UPSTREAM MANHOLE SHALL BE 2 FEET HIGHER THAN EITHER THE TOP OF PIPE OR GROUNDWATER ELEVATION AT THE DOWNSTREAM MANHOLE. ANY MANHOLE-TO-MANHOLE SECTION UNDERGOING AN EXFILTRATION TEST MUST HAVE THE NEXT ADJACENT SECTIONS, BOTH UPSTREAM AND DOWNSTREAM, DRY AND NOT UNDER TEST. THIS PROCEDURE MINIMIZES HYDROSTATIC PRESSURE PLACED ON STOPPERS, PLUGS, AND END CAPS.
8. LOW PRESSURE AIR TESTING MAY BE ALLOWED IN LIEU OF EXFILTRATION TESTS ONLY, WHEN SO ALLOWED, TEST SHALL BE PERFORMED UNDER DIRECTION OF ENGINEER ACCORDING TO ASTM F1417. LOW PRESSURE AIR TEST IS A COMPARISON OF THE MEASURED TIME NECESSARY FOR ONE (1) PSIG PRESSURE DROP TO OCCUR, IF AT ALL, WITH MINIMUM ALLOWABLE TIME FOR THAT PRESSURE DROP TO OCCUR DETERMINED BY METHODS INDICATED IN ASTM F1417. IF THE ONE (1) PSIG PRESSURE DROP OCCURS FASTER THAN ALLOWABLE TIME, SECTION IS UNACCEPTABLE.
9. AN AIR TEST SHALL NOT BE RUN UNTIL SECTION OF LINE TO BE TESTED HAS BEEN CLEANED OF ALL FOREIGN MATERIAL BY FLUSHING AND HAS BEEN VISUALLY INSPECTED AND APPROVED BY THE ENGINEER. CERTAIN PIPE MATERIALS PRODUCE MORE CONSISTENT RESULTS WHEN INTERIOR OF PIPE IS WETTED PRIOR TO TESTING.
10. WHERE AIR-TESTING IS TO BE USED FOR LINE ACCEPTANCE, CORROBORATIVE HYDROSTATIC TESTING SHALL BE PERFORMED ON SEWER INSTALLATION OF THE SAME PIPE SIZE, MATERIAL, AND CONDITIONS OF INSTALLATION. SEWER SECTIONS WHICH INDICATE RATES OF AIR LOSS PER UNIT OF SURFACE AREA WHICH MOST NEARLY APPROXIMATE RATE FOR PIPELINE ACCEPTANCE SHOULD BE SELECTED FOR CORROBORATIVE TESTS. AT LEAST 3 SECTIONS ARE TO BE SO TESTED. THE PURPOSE OF THESE CORROBORATIVE TESTS IS TO PERMIT A REASONABLE ASSUMPTION THAT, IF THESE 3 TEST SECTIONS MEET THE HYDROSTATIC TEST, THE BALANCE OF PROJECT ALSO MEETS OR EXCEEDS THESE REQUIREMENTS. IF AIR TEST IS NOT SUPPORTED BY ACCEPTABLE CORROBORATIVE HYDROSTATIC TESTS, COMPLETE HYDRO-STATIC TESTING OF SEWER LINES SHALL BE REQUIRED.
11. WHERE FLEXIBLE PIPE IS USED, CONTRACTOR SHALL TEST ALL MAINLINE PIPE FOR MAXIMUM ALLOWABLE DEFLECTION OF 5% OF OUTSIDE DIAMETER. DEFLECTION TESTS SHALL BE PERFORMED USING A CIRCULAR STEEL BALL ON SLED 1/16-INCH IN DIAMETER SMALLER THAN ALLOWABLE INSIDE DIAMETER OF FLEXIBLE PIPE WHEN DEFLECTED A MAXIMUM OF 5% OF OUTSIDE DIAMETER. DEFLECTION TESTING OF ANY PIPE SHALL BE DONE NO SOONER THAN 30 DAYS AFTER DATE OF INSTALLATION OF PIPE SECTION UNLESS WRITTEN EXCEPTION.
12. SEWERS SHALL BE LAID WITH STRAIGHT ALIGNMENT BETWEEN MANHOLES. STRAIGHT ALIGNMENT SHALL BE CHECKED EITHER USING A LASER BEAM OR LAMPING. TESTING SHALL COMPLY WITH REQUIREMENTS OF THE AUTHORITY HAVING JURISDICTION.
13. MANHOLES, WHICH CANNOT BE PROPERLY AIR TESTED, SHOULD BE VISUALLY INSPECTED AND LEAKAGE-TESTED USING INTERNAL OR EXTERNAL HYDROSTATIC PRESSURE. LEAKAGE TESTING SHALL COMPLY WITH REQUIREMENTS OF THE AUTHORITY HAVING JURISDICTION.
14. IN AREAS WHERE CONVENTIONAL TESTING IS IMPRACTICAL (I.E. AREAS DESIGNATED BY ENGINEER WHERE EXISTING SERVICES ARE TIED INTO NEW LINE IMMEDIATELY AND ANY BLOCKAGE COULD RESULT IN HEALTH PROBLEMS) NO LINES SHALL BE BACKFILLED UNTIL EACH PIPE SECTION AND CONNECTION IS INSPECTED AND APPROVED.
15. WHERE SEWERS ARE CONSTRUCTED OF PRESSURE-RATED PIPE AND INSTALLED WITH LESS THAN 18 INCHES VERTICAL SEPARATION FROM EXISTING OR PROPOSED WATER MAINS, SEWERS SHALL BE HYDROSTATICALLY TESTED AT 150 PSI TO ASSURE WATER TIGHTNESS. HYDROSTATIC ACCEPTANCE TESTS SHALL BE CONDUCTED AS SPECIFIED FOR TESTING WATER MAINS, EXCEPT THAT TESTING MAY BE PERFORMED WITH THE PIPE SECTION PARTIALLY BACK-FILLED.
16. IF THE ALLOWABLE RATE OF INFILTRATION, EXFILTRATION, OR AIR LEAKAGE IS EXCEEDED, THE CONTRACTOR SHALL LOCATE POINTS OF EXCESSIVE LEAKAGE AND SHALL PROMPTLY CORRECT, REPAIR, AND BRING SYSTEM UP TO THE STANDARD. COSTS OF ALL SUCH REPAIRS AND CORRECTIVE MEASURES, INCLUDING COSTS OF REPEATED TESTS, SHALL BE BORN BY CONTRACTOR, THE SEWER LINE SECTION (INCLUDING MANHOLES AND BUILDING SERVICES) UNDER TEST SHALL NOT BE ACCEPTED UNTIL THESE TEST CRITERIA ARE MET.

MANHOLES AND OTHER BELOW GRADE STRUCTURES:

1. STRUCTURAL DESIGN FOR MANHOLES AND OTHER BELOW-GRADE PRECAST CONCRETE STRUCTURES:
   A. NON-TRAFFIC LOADS:
      BELOW GRADE PRECAST CONCRETE STRUCTURES SHALL BE DESIGNED TO WITHSTAND LOADS IMPOSED BY STRUCTURE WEIGHT, EARTH COVER, LATERAL PRESSURE FROM EARTH AND GROUND WATER, AND LIVE LOADS SUCH AS PEDESTRIAN TRAFFIC OR MACHINERY ON OR ABOVE THE STRUCTURE; AND
   B. TRAFFIC LOADS:
      BELOW GRADE PRECAST CONCRETE STRUCTURES SHALL BE DESIGNED TO ALSO WITHSTAND TRAFFIC LOADS CREATED BY
      AN HS20-44 TRUCK PLUS 25% IMPACT AS DEFINED IN THE LATEST EDITION OF THE AMERICAN ASSOCIATION OF STATE
      HIGHWAY AND TRANSPORTATION OFFICIALS (AASHTO) DESIGN STANDARDS.
2. MATERIAL WHICH SHALL BE UTILIZED IN THE CONSTRUCTION OF PRECAST CONCRETE STRUCTURES:
   CEMENT: ASTM C-150, TYPES **I,II,III,VI**
   SAND: NYSDOT STD. SPEC. **SECTION NO. 703-0** CONCRETE SAND
   STONE: NYSDOT STD. SPEC. **SECTION NO. 703-02** COARSE AGGREGATE
   STEEL BAR REINFORCEMENT: **ASTM A615,** GRADE 60
   WIRE MESH REINFORCEMENT: **ASTM A185** PLAIN
   CONCRETE STRENGTH (28 DAY): **4,500** PSI (F'C)
   ENTRAINED AIR: 5% MIN.
3. ALL CASTINGS (FRAMES AND COVERS, FRAMES AND GRATES, ETC.) FOR USE IN CONJUNCTION WITH MANHOLES AND OTHER BELOW GRADE STRUCTURES SHALL BE MANUFACTURED FROM GRAY IRON OR DUCTILE IRON. GRAY IRON SHALL CONFORM WITH ASTM A 48, CLASS 30B AND DUCTILE IRON SHALL CONFORM WITH **ASTM A 536** AND BE OF A GRADE APPROPRIATE TO ITS INTENDED USE.
4. ALL CASTINGS (FRAMES AND COVERS, FRAMES AND GRATES, ETC.) FOR USE IN CONJUNCTION WITH MANHOLES AND OTHER BELOW GRADE STRUCTURES SHALL BE DESIGNED TO WITHSTAND AASHTO HS 20-44 HIGHWAY LOADING PLUS 25% IMPACT.
5. ALL ASTM REFERENCES SHALL BE FOR THE LATEST ACTIVE STANDARD.

THE SEVENTY-SIX

Parcel 76, 76 Second Avenue, City of Albany, NY

Owner: South End Development LLC

Architect:
Garrison-Architects
45 Main Street
Brooklyn, NY 11201

Civil Engineer:
The Chazen Companies
547 River St,
Troy, NY 12180
p (518) 273-0055
Chazen Project No. 32019.00

Revision Schedule

Revision Number	Revision Description	Revision Date

PLANNING SUBMISSION SET

Scale: AS NOTED
Date: 10/20/2020
Project No: 2005
Drawn by: KC/SM
Checked by: RK

Seal & Signature:

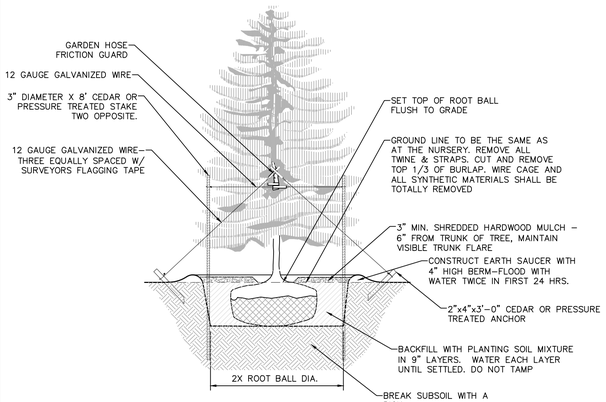
DOB Stamp & Signature

DOB Scan:

Drawing Title:
Sanitary Sewer System Details

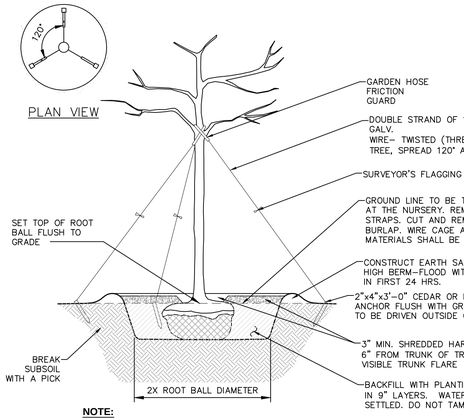
Drawing Number:
C-506

DWG.No:



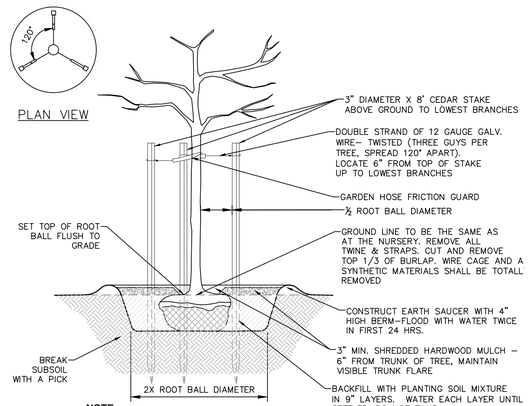
NOTES:
1. SPRAY WITH ANTIDESICCANT IN ACCORDANCE WITH MFG.'S RECOMMENDATIONS.
2. TREES LESS THAN 3" CALIPER SHALL BE STAKED.
3. TREES GREATER THAN 3" CALIPER AND UP SHALL BE GUYED AND ANCHORED.
4. STAKES SHALL BE REMOVED AT THE END OF THE FIRST GROWING SEASON AFTER PLANTING.

1 EVERGREEN PLANTING DETAIL
SCALE: NOT TO SCALE



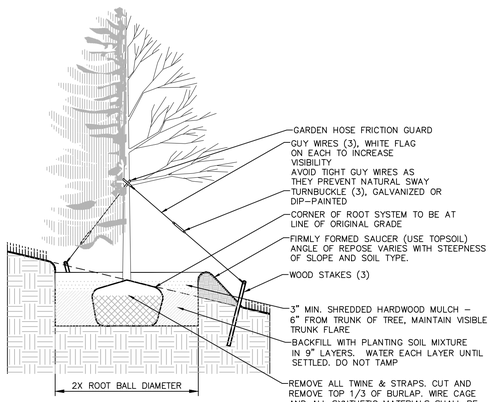
NOTE:
STAKES SHALL BE REMOVED AT THE END OF THE FIRST GROWING SEASON AFTER PLANTING

2 PLANTING AND GUYING DETAILS-FOR TREES 3" CALIPER AND LARGER, BALLED AND BURLAPPED
SCALE: NOT TO SCALE



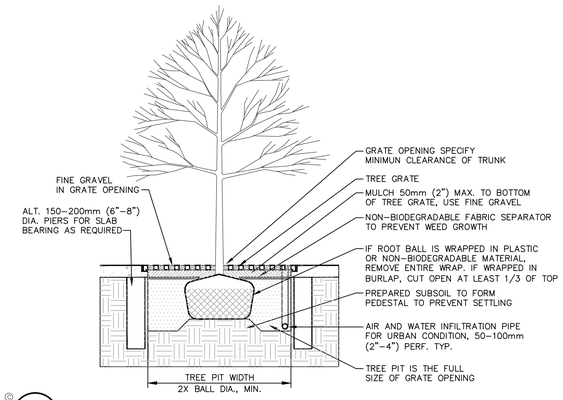
NOTE:
STAKES SHALL BE REMOVED AT THE END OF THE FIRST GROWING SEASON AFTER PLANTING

3 PLANTING AND GUYING DETAILS-FOR TREES SMALLER THAN 3" CALIPER, BALLED AND BURLAPPED
SCALE: NOT TO SCALE

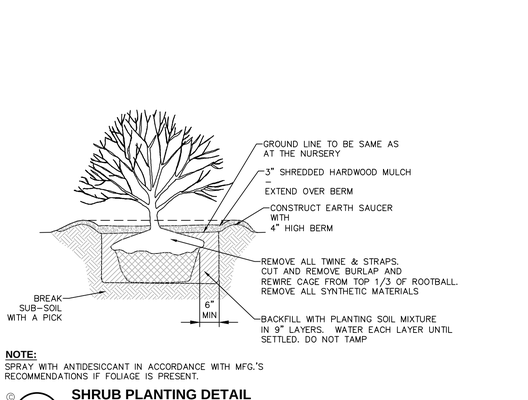


NOTE:
DETAIL SHALL BE UTILIZED FOR DECIDUOUS AND CONIFEROUS TREE PLANTING ON SLOPE.

4 TREE PLANTING ON SLOPE
SCALE: NOT TO SCALE

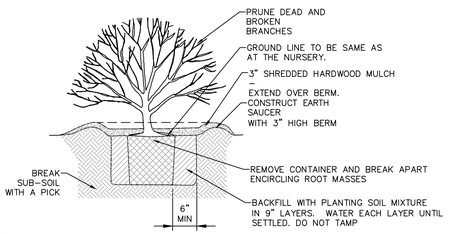


5 DECIDUOUS TREE PLANTING IN PAVEMENT WITH METAL GRATE
SCALE: NOT TO SCALE



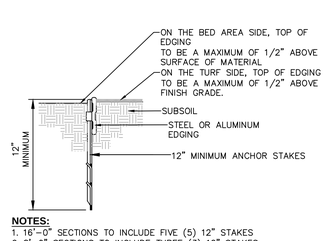
NOTE:
SPRAY WITH ANTIDESICCANT IN ACCORDANCE WITH MFG.'S RECOMMENDATIONS IF FOLIAGE IS PRESENT.

6 SHRUB PLANTING DETAIL FOR ALL SHRUBS BALLED AND BURLAPPED
SCALE: NOT TO SCALE



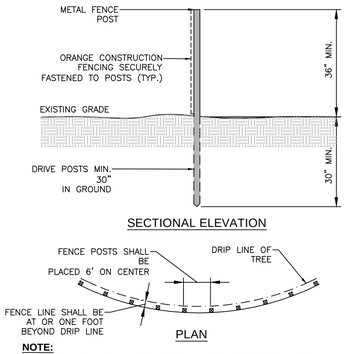
NOTE:
SPRAY WITH ANTI DESICCANT IN ACCORDANCE WITH MFG.'S RECOMMENDATIONS IF FOLIAGE IS PRESENT.

7 SHRUB PLANTING DETAIL FOR CONTAINERIZED SHRUBS
SCALE: NOT TO SCALE



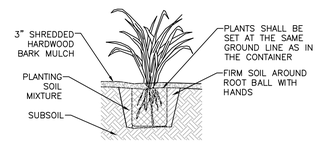
NOTES:
1. 16'–0" SECTIONS TO INCLUDE FIVE (5) 12" STAKES
2. 8'–0" SECTIONS TO INCLUDE THREE (3) 12" STAKES
3. COMPACT GRADES ADJACENT TO EDGING TO MINIMIZE SETTLING
4. CORNERS – CUT BASE OF EDGING HALF WAY AND FORM A CONTINUOUS CORNER.

8 LANDSCAPE BED EDGING
SCALE: NOT TO SCALE



NOTE:
SEE LANDSCAPING PLAN FOR ADDITIONAL TREE PROTECTION NOTES.

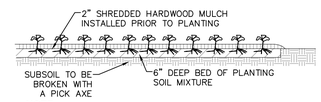
9 TREE PROTECTION FENCING DETAIL
SCALE: NOT TO SCALE



SECTIONAL ELEVATION

NOTES:
1. SPADED PLANTING SOIL MIX (4"–6" DEPTH), ADD FERTILIZER WHEN MIXING. DO NOT COMPACT AFTER PLANTING.
2. WATER THOROUGHLY AFTER PLANTING.
3. PROVIDE WELL DRAINING SUBSOIL WHEN SOIL IS HEAVY OR COMPACTED.
4. PLANTS SHALL BE REMOVED FROM ALL CONTAINERS WHEN PLANTED, UNLESS OTHERWISE STATED IN THE PLANT SCHEDULE.

10 CONTAINERIZED PERENNIAL PLANTING
SCALE: NOT TO SCALE



NOTE:
GROUND COVERS SHOULD BE POT OR CONTAINER GROWN.

11 GROUND COVER/ ANNUAL PLUG PLANTING
SCALE: NOT TO SCALE

LANDSCAPING NOTES:

1. THE LANDSCAPE CONTRACTOR SHALL CAREFULLY COORDINATE CONSTRUCTION ACTIVITIES WITH THAT OF THE EARTHWORK CONTRACTOR AND OTHER SITE DEVELOPMENT.
2. THE CONTRACTOR SHALL VERIFY DRAWING DIMENSIONS WITH ACTUAL FIELD CONDITIONS AND INSPECT RELATED WORK AND ADJACENT SURFACES. THE CONTRACTOR SHALL VERIFY THE ACCURACY OF ALL FINISH GRADES WITHIN THE WORK AREA. THE CONTRACTOR SHALL REPORT TO THE LANDSCAPE ARCHITECT/ENGINEER AND OWNER ALL CONDITIONS WHICH PREVENT PROPER EXECUTION OF THIS WORK.
3. THE EXACT LOCATION OF ALL EXISTING UTILITIES, STRUCTURES AND UNDERGROUND UTILITIES, WHICH MAY NOT BE INDICATED ON THE DRAWINGS, SHALL BE DETERMINED BY THE CONTRACTOR. THE CONTRACTOR SHALL PROTECT EXISTING STRUCTURES AND UTILITY SERVICES AND IS RESPONSIBLE FOR THEIR REPLACEMENT IF DAMAGED.
4. THE CONTRACTOR SHALL KEEP THE PREMISES FREE FROM RUBBISH AND ALL DEBRIS AT ALL TIMES AND SHALL ARRANGE MATERIAL STORAGE SO AS NOT TO INTERFERE WITH THE OPERATION OF THE PROJECT. ALL UNUSED MATERIALS, RUBBISH AND DEBRIS SHALL BE REMOVED FROM THE SITE.
5. NO TREES OR SHRUBS SHALL BE PLANTED ON EXISTING OR PROPOSED UTILITY LINES.
6. QUALITY ASSURANCE:
   A. NOMENCLATURE: PLANT NAMES SHALL CONFORM TO THE LATEST EDITION OF "STANDARDIZED PLANT NAMES" AS ADOPTED BY THE AMERICAN JOINT COMMITTEE ON HORTICULTURAL NOMENCLATURE.
   B. SIZE AND GRADING: PLANT SIZES AND GRADING SHALL CONFORM TO THE LATEST EDITION OF "AMERICAN STANDARD FOR NURSERY STOCK" AS SPONSORED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, INC (AAN), UNLESS OTHERWISE SPECIFIED.
   C. NURSERY SOURCE: OBTAIN FRESHLY DUG, HEALTHY, VIGOROUS PLANTS NURSERY GROWN UNDER CLIMACTIC CONDITIONS SIMILAR TO THOSE IN THE LOCALITY OF THE PROJECT FOR A MINIMUM OF 2 YEARS. PLANTS SHALL HAVE BEEN LINED OUT IN ROWS, ANNUALLY CULTIVATED, SPRAYED, PRUNED AND FERTILIZED IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICE. ALL PLANTS SHALL HAVE BEEN TRANSPLANTED OR ROOT PRUNED AT LEAST ONCE IN THE PAST 3 YEARS. BALLED AND BURLAPPED PLANTS MUST COME FROM SOIL WHICH WILL HOLD A FIRM ROOT BALL. HEELED IN PLANTS AND PLANTS FROM COLD STORAGE ARE NOT ACCEPTABLE.
   D. SUBSTITUTIONS: DO NOT MAKE SUBSTITUTIONS OF TREES AND/OR SHRUB MATERIALS. IF REQUIRED LANDSCAPE MATERIAL IS NOT OBTAINABLE, SUBMIT PROOF OF NON–AVAILABILITY AND PROPOSAL FOR USE OF EQUIVALENT MATERIAL. WHEN AUTHORIZED, ADJUSTMENTS OF CONTRACT AMOUNT (IF ANY) WILL BE MADE BY CHANGE ORDER.
7. SEEDING & PLANTING SEASONS AND TIMING CONDITIONS:
   A. UNLESS OTHERWISE DIRECTED IN WRITING, SEED LAWNS FROM MARCH 15 TO JUNE 15, AND FROM AUGUST 15 TO OCTOBER 15.
   B. UNLESS OTHERWISE DIRECTED IN WRITING PLANT TREES AND SHRUBS FROM MARCH 15 TO JUNE 1, AND FROM AUGUST 15 TO OCTOBER 30.
   C. AREAS UNDERGOING CLEARING OR GRADING AND ANY AREAS DISTURBED BY CONSTRUCTION ACTIVITIES WHERE LAWNS OR PLANTINGS ARE TO BE ESTABLISHED AND WORK IS COMPLETE, SHALL BE RESTORED WITH PERMANENT VEGETATIVE COVER AS SOON AS SITE AREAS ARE AVAILABLE AND WITHIN 14 DAYS AFTER WORK IS COMPLETE. WORK SHALL BE WITHIN THE SEASONAL LIMITATIONS FOR EACH KIND OF LANDSCAPE WORK REQUIRED. PROVIDE STABILIZATION WITH TEMPORARY VEGETATIVE COVER (TOPSOIL AND TEMPORARY COVER SEED MIX) WITHIN 14 DAYS AFTER WORK IS COMPLETE, FOR SEEDING OUTSIDE PERMITTED SEEDING PERIODS.
8. PRODUCTS:
   A. IMPORTED TOPSOIL: PROVIDE TOPSOIL CONFORMING TO THE FOLLOWING:
      i. LOAM TOPSOIL, WELL DRAINED HOMOGENEOUS TEXTURE AND OF UNIFORM GRADE, WITHOUT THE ADMIXTURE OF SUBSOIL MATERIAL AND FREE OF DENSE MATERIAL, HARDPAN, CLAY, STONES, SOD OR OTHER OBJECTIONABLE MATERIAL.
      ii. CONTAINING NOT LESS THAN 5% NOR MORE THAN 20% ORGANIC MATTER IN THAT PORTION OF A SAMPLING PASSING A 1/4" SIEVE WHEN DETERMINED BY THE WET COMBUSTION METHOD ON A SAMPLE DRIED AT 105°C.
      iii. CONTAINING A PH VALUE WITHIN THE RANGE OF 6.5 TO 7.5 ON THAT PORTION OF THE SAMPLE WHICH PASSES A 1/4" SIEVE.
      iv. CONTAINING THE FOLLOWING WASHED GRADATIONS:

SIEVE DESIGNATION	% PASSING
1"	100
1/4"	97–100
NO 200	20–60

   B. SEED MIXTURE:
      PROVIDE FRESH, CLEAN, NEW–CROP SEED MIXED IN THE PROPORTIONS SPECIFIED FOR SPECIES AND VARIETY, AND CONFORMING TO FEDERAL AND STATE STANDARDS. PROVIDE THE FOLLOWING MIXTURES:
      i. LAWN SEED MIX

SUN AND PARTIAL SHADE:

AMOUNT BY: WEIGHT	SPECIES OR VARIETY	MINIMUM % PURITY	GERMINATION
50%	KENTUCKY BLUE GRASS*	95%	80%
20%	PERENNIAL RYE	98%	90%
30%	CREEPING RED FESCUE	97%	85%
100%			

*MINIMUM 2 (EQUAL PROPORTIONS) VARIETIES AS LISTED IN CORNELL RECOMMENDATIONS FOR TURFGRASS.

SHADE:

AMOUNT BY: WEIGHT	SPECIES OR VARIETY	MINIMUM % PURITY	GERMINATION
25%	KENTUCKY BLUE GRASS**	95%	80%
20%	PERENNIAL RYE	98%	90%
35%	CREEPING RED FESCUE	97%	85%
20%	CHEWINGS RED FESCUE	97%	85%
100%			

**SHADE TOLERANT VARIETY

      ii TEMPORARY COVER SEED MIX

AMOUNT BY: WEIGHT	SPECIES OR VARIETY	MINIMUM % PURITY	GERMINATION
100%	ANNUAL RYEGRASS	98%	90%

   C. LIME: NATURAL LIMESTONE CONTAINING AT LEAST 85% OF TOTAL CARBONATES, GROUND TO SUCH FINENESS THAT AT LEAST 90% PASSES A 10–MESH SIEVE AND AT LEAST 50% PASSES A 100–MESH SIEVE.
   D. FERTILIZER:
      i. FOR STARTER FERTILIZING: COMMERCIAL STARTER FERTILIZER, GRANULAR, NONBURNING PRODUCT CONTAINING 5% NITROGEN, 10% AVAILABLE PHOSPHOROUS, AND 5% WATER SOLUABLE POTASH (5–10–5).
      ii. FOR FINAL FERTILIZING: IF APPLIED IN SPRING SEASON, SHALL BE A SLOW RELEASE COMMERCIAL FERTILIZER, GRANULAR, WITH 3–1–2 NPK. IF APPLIED IN FALL SEASON, SHALL BE AS SPECIFIED IN (8.D.i) ABOVE.
   E. TREES, SHRUBS, GROUND COVERS, PERENNIALS, ANNUALS:
      i. PLANTING SOIL MIXTURE: SHALL BE PREMIXED IN BULK, AND CONTAIN THE FOLLOWING BY VOLUME:
         30 PARTS TOPSOIL
         10 PARTS PEAT
         1 PART BONE MEAL
      ii. PEAT: BROWN TO BLACK IN COLOR, WEED AND SEED FREE. DRIED SPHAGNUM PEAT, CONTAINING NOT MORE THAN 9% MINERAL ON A DRY BASIS AND CONFORMING TO NYSDOT 713–15.
      iii. BONE MEAL: FINELY GROUND, RAW, MINIMUM 4% NITROGEN AND 20% PHOSPHORIC ACID. IT SHALL BE DELIVERED IN SEALED BAGS SHOWING THE MANUFACTURER'S GUARANTEED ANALYSIS.
   F. STAKES: 8 FEET LONG, 3 INCH DIA. CEDAR OR P.T. WOOD STAKES.
   G. HOSE: NEW, 2–PLY GARDEN HOSE NOT LESS THAN 1/2 INCH IN DIAMETER.
   H. WEED CONTROL FABRIC: SOIL CHECK AS MANUFACTURED BY BRIGHTON BYPRODUCTS CO. INC, NEW BRIGHTON, PA; MIRASCAPE OR MIRAFI GEOSYNTHETIC PRODUCTS, NORCROSS, PA, OR APPROVED EQUIVALENT.
   I. MULCH:
      i. LAWN AREAS
      OAT OR WHEAT STRAW, FREE OF WEEDS. AN ALTERNATIVE IS WOOD FIBER CELLULOSE IF HYDROSEEDING IS USED.
      ii. PLANT BED AREAS
      GROUND OR SHREDDED HARDWOOD BARK, UNCOLORED. NO PIECES OVER 2 INCHES GREATEST DIMENSION. FREE FROM SAWDUST.
9. EXECUTION:
   A. LANDSCAPE WORK SHALL BE UNDERTAKEN AS SOON AS SITE AREAS ARE AVAILABLE.
   B. TOPSOIL SHALL BE SPREAD NO LESS THAN 4" OVER SUB–GRADE MATERIAL. SOIL AMENDMENTS SHALL BE THOROUGHLY MIXED INTO THE TOP 4" OF TOPSOIL, FOLLOWING THE SPECIFICATIONS STATED BELOW.
   C. PERFORM FINE GRADING TO FINISHED ELEVATION ONLY IMMEDIATELY PRIOR TO PLANTING. PLANTING AREAS SHALL BE GRADED TO A SMOOTH, EVEN SURFACE, FREE OF DEPRESSIONS OR RIDGES WITH A UNIFORM LOOSE, FINE TEXTURE.
   D. FERTILIZING:
      i. THE SOIL SHALL BE TESTED FOR PH AND LIME ADDED AS NECESSARY. ALL AMENDMENTS SHALL BE CHECKED AND APPROVED BY LANDSCAPE ARCHITECT BEFORE AMENDMENTS ARE MADE.
      ii. APPLY FERTILIZER AT RATE OF 4 LBS/1000 SF FOR LAWN AREAS.
   E. LAWN:
      i. LAWN SEED MIX: SEED AT THE RATE OF 5 TO 6 LBS PER 1,000 SF.
      ii. TEMPORARY COVER SEED MIX: SEED AT THE RATE OF 3 TO 4 LBS PER 1,000 SF.
      iii. TEMPORARY COVER SEED MIX TO BE APPLIED ONLY FOR LATE FALL OR SUMMER SOIL STABILIZATION OUTSIDE ALLOWED SEEDING PERIODS.
   F. ALL SEEDED AREAS SHALL BE PROTECTED FROM EROSION BY ONE OF THE FOLLOWING METHODS:
      i. A UNIFORM BLANKET OF STRAW APPLIED AT A RATE OF 2 TONS/ACRE MIN, TO BE APPLIED ONCE SEEDING IS COMPLETE.
      ii. WOOD FIBER CELLULOSE APPLIED WITH SEED MIX BY A HYDROSEEDER AT A RATE OF 2,000 LBS/ACRE.
   G. ALL SEEDED SLOPES 3:1 OR GREATER SHALL BE PROTECTED FROM EROSION WITH JUTE MESH OR APPROVED EQUAL.
   H. ALL NEWLY PLANTED AREAS SHALL BE KEPT MOIST BY WATERING UNTIL GRASSES AND GROUND COVERS ARE WELL ESTABLISHED. THE LANDSCAPE CONTRACTOR MUST WATER PLANT MATERIAL WHEN NECESSARY FOR 60 DAYS AFTER INSTALLATION.
   I. LAWNS ARE TO BE WARRANTED UNTIL THEY BECOME ESTABLISHED, UNTIL FINAL ACCEPTANCE, AND NOT LESS THAN 60 DAYS AFTER COMPLETION OF ALL WORK. TREES, SHRUBS, GROUND COVERS, AND PERENNIALS SHALL BE WARRANTED AGAINST DEFECTS INCLUDING POOR GROWTH AND DEATH, EXCEPT WHEN RESULTING FROM OWNER NEGLECT. INCIDENTS THAT ARE BEYOND THE CONTROL OF THE LANDSCAPE INSTALLER AND DAMAGE OR ABUSE BY OTHERS, FOR AT LEAST ONE FULL YEAR AFTER PROJECT COMPLETION.

THE SEVENTY-SIX

Parcel 76, 76 Second Avenue, City of Albany, NY

Owner: South End Development LLC

Architect:
Garrison-Architects
45 Main Street
Brooklyn, NY 11201

Civil Engineer:
The Chazen Companies
547 River St,
Troy, NY 12180
p (518) 273-0055
Chazen Project No. 32019.00

Revision Schedule

Revision Number	Revision Description	Revision Date

PLANNING SUBMISSION SET

Scale: AS NOTED
Date: 10/20/2020
Project No: 2005
Drawn by: KC/SM
Checked by: RK

Seal & Signature:

DOB Stamp & Signature

DOB Scan:

Drawing Title:
Landscape Details & Notes

Drawing Number:
C-507

DWG.No:

MAINTENANCE AND PROTECTION OF TRAFFIC (M&PT) :

GENERAL NOTES:

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND PROTECTION OF TRAFFIC (M&PT) FOR THE DURATION OF THE CONTRACT. M&PT SHALL BE PROVIDED IN ACCORDANCE WITH THE FOLLOWING DOCUMENTS:
   - A. THE TRAFFIC CONTROL PLAN AND REQUIREMENTS SET FORTH IN THE PLANS AND/OR PROPOSAL OF THIS CONTRACT.
   - B. THE MOST CURRENT EDITION OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
   - C. NEW YORK STATE DEPARTMENT OF TRANSPORTATION (NYSDOT) STANDARD SPECIFICATIONS – CHAPTER 19 WORK ZONE TRAFFIC CONTROL
   - D. NYSDOT STANDARD SHEETS FOR WORK ZONE TRAFFIC CONTROL FOR LONG TERM OPERATION – 619 SERIES FOR LONG TERM OPERATIONS. I.E THE WORK ZONE IS IN EFFECT FOR OVERNIGHT.
   - E. NYSDOT WORK ZONE TRAFFIC CONTROL MANUAL FOR SHORT TERM OPERATIONS, I.E THE WORK ZONE IS IN EFFECT ONLY DURING THE DAY AND IS NOT MAINTAINED OVERNIGHT.
2. THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) IS DEFINED AS THE NATIONAL MUTCD FOR STREETS AND HIGHWAYS (US DEPARTMENT OF TRANSPORTATION/FEDERAL HIGHWAY ADMINISTRATION) AS MODIFIED BY THE NEW YORK STATE SUPPLEMENT TO THE NATIONAL MUTCD. WHEN MUTCD IS NOTED IT REFERS TO THE MOST CURRENT EDITION.
3. THE TYPICAL DETAILS PRESENTED IN MUTCD AND NYSDOT STANDARD SHEETS REFLECT MINIMUM REQUIREMENTS. ADDITIONAL DEVICES AND/OR METHODS OF TRAFFIC CONTROL MAY BE ORDERED BY THE ENGINEER TO MEET FIELD CONDITIONS.
4. PROPOSED REVISIONS TO THE TRAFFIC CONTROL PLAN MUST BE SUBMITTED FOR APPROVAL BY THE CONTRACTOR TO THE REGULATORY AGENCY WITH AUTHORITY OVER THE ROADWAY, OR ITS REPRESENTATIVE, I.E. ENGINEER. PROPOSED REVISIONS MUST BE SUBMITTED FIVE (5) WORK DAYS PRIOR TO THE PLANNED IMPLEMENTATION OF THE PROPOSED REVISIONS.
5. THE CONTRACTOR SHALL PROVIDE THE ENGINEER, IN WRITING, WITH CONTACT INFORMATION FOR STAFF AUTHORIZED TO SECURE LABOR, MATERIALS, AND EQUIPMENT FOR EMERGENCY REPAIRS OUTSIDE OF NORMAL WORK HOURS. THE CONTACT INFORMATION SHALL INCLUDE NAMES, ADDRESSES, AND TELEPHONE NUMBERS (HOME AND CELL). THE ENGINEER SHALL PROVIDE THE CONTACT INFORMATION TO THE APPROPRIATE REGULATORY AGENCIES, LOCAL POLICE AND NEW YORK STATE POLICE, AND THE LOCAL NYSDOT MAINTENANCE RESIDENCY.
6. THE CONTRACTOR SHALL PROVIDE A TENTATIVE SCHEDULE OF OPERATIONS TO THE ENGINEER AND ALL LOCAL AUTHORITIES AND EMERGENCY SERVICE PROVIDERS TWO WEEKS BEFORE BEGINNING CONSTRUCTION ACTIVITIES. DURING CONSTRUCTION, THE CONTRACTOR SHALL BE REQUIRED TO PROVIDE NOTIFICATION TO THE ENGINEER, LOCAL AUTHORITIES, AND EMERGENCY SERVICE PROVIDERS OF CHANGES TO THE PREVIOUS WORK PLAN/WORK LOCATIONS. PROVISIONS SHALL BE MADE AT THE PRE–CONSTRUCTION MEETING OR OTHER MEETING PRIOR TO THE START OF WORK BETWEEN THE CONTRACTOR, LOCAL AUTHORITIES AND EMERGENCY SERVICE PROVIDERS TO ADDRESS A SITUATION WHEN EMERGENCY ACCESS IS NEED THROUGH A CONSTRUCTION OPERATION OF CONTRACT LIMITS.

PUBLIC ACCESS:

1. THE CONTRACTOR SHALL MAINTAIN AT LEAST ONE ACCESS TO EACH ADJACENT PROPERTY DURING ALL CONSTRUCTION OPERATIONS.
2. IF CONDITIONS REQUIRE THAT ACCESS TO A PROPERTY BE TEMPORARILY CLOSED, THE CONTRACTOR SHALL NOTIFY THE OWNER AND OCCUPANT AT LEAST 24 HOURS IN ADVANCE.
3. ALL PROPERTIES SHALL HAVE AT LEAST ONE ACCESS DRIVE OPEN FOR SAFE USE AT THE END OF EACH WORK DAY.
4. FOR MULTIPLE ACCESS PROPERTIES, AT LEAST ONE ACCESS SHALL BE OPEN AT ALL TIMES.
5. SUITABLE RAMPS SHALL BE INSTALLED TO MAINTAIN SMOOTH TRANSITIONS FROM RESIDENTIAL AND COMMERCIAL DRIVEWAYS TO AND FROM THE WORK AREA.

WORK LOCATIONS:

1. A MINIMUM 500' LONGITUDINAL DISTANCE SHALL BE MAINTAINED BETWEEN WORK OPERATIONS ON ALTERNATE SIDES OF THE ROADWAY, UNLESS OTHERWISE APPROVED BY THE ENGINEER.
2. IF TWO OR MORE WORK AREAS ARE ADJACENT, OVERLAP, OR IN CLOSE PROXIMITY (LESS THAN 500' APART,) THE CONTRACTOR SHALL ENSURE THAT THERE ARE NO CONFLICTING SIGNS OR PAVEMENT MARKINGS, AND THAT LANE CONTINUITY IS MAINTAINED THROUGHOUT ALL WORK AREAS.

LANE CLOSURES:

1. THE CONTRACTOR SHALL LOCATE LANE CLOSURES TO PROVIDE OPTIMUM VISIBILITY, IE. PRIOR TO HORIZONTAL CURVES AND VERTICAL CRESTS, TO THE EXTENT CONDITIONS PERMIT.
2. THE CONTRACTOR MAY BE REQUIRED TO RE–OPEN ALL TRAVEL LANES AT ANY TIME IF THE ROUTE IS NEEDED FOR EMERGENCY PURPOSES, INCLUDING INCIDENTS OUTSIDE THE CONTRACT LIMITS.
3. LANE CLOSURES MUST CONFORM TO THE TIME REQUIREMENTS OF THE CONTRACT DOCUMENTS AND HIGHWAY WORK PERMITS IF ISSUED.
4. TEMPORARY LANE CLOSURES MAY NOT BE PERMITTED DURING THE PEAK TRAVEL PERIODS OF 7:00 TO 9:00 AM AND 3:30 TO 6:00 PM UNLESS APPROVED BY THE ENGINEER.
5. TEMPORARY LANE CLOSURES MAY NOT BE PERMITTED DURING THE FOLLOWING HOLIDAY PERIODS: EASTER WEEKEND, MEMORIAL DAY WEEKEND, JULY 4TH, COLUMBUS DAY, THANKSGIVING, CHRISTMAS, AND NEW YEAR'S DAY.

WORK ZONE TRAVEL LANES:

1. THE MINIMUM LANE WIDTH FOR WORK ZONE TRAVEL LANES SHALL BE 11' FOR FREEWAYS AND/OR EXPRESSWAYS, AND 10' FOR ALL OTHER TYPES OF ROADWAYS. EXCEPTIONS TO THESE MINIMUM LANES WIDTHS MUST BE AUTHORIZED BY THE ENGINEER.
2. WRITTEN NOTICE SHALL BE PROVIDED BY THE CONTRACTOR TO THE ENGINEER AT LEAST 21 DAYS IN ADVANCE OF PERFORMING ANY WORK THAT RESULTS IN THE REDUCED WIDTH OF AN EXISTING ROADWAY. THE ENGINEER SHALL NOTIFY THE LOCAL NYSDOT RESIDENCY PERMIT ENGINEER IN A TIMELY MANNER OF THE CONTRACTOR'S NOTICE.

CHANNELIZING DEVICES:

1. WHERE POSSIBLE ALL CHANNELIZING AND GUIDING DEVICES ARE TO BE PLACED SO AS TO PROVIDE A MINIMUM 2' LATERAL CLEARANCE TO THE TRAVELED WAY.

SIGNS:

1. ALL SIGNS SHALL BE LOCATED AS SHOWN IN THE WORK ZONE TRAFFIC CONTROL PLANS OR AS SPECIFIED BY THE CURRENT MUTCD, NYSDOT STANDARD SHEETS, OR NYSDOT WORK ZONE TRAFFIC CONTROL MANUAL. SIGNS GENERALLY SHALL BE LOCATED ALONG THE RIGHT SIDE OF THE ROADWAY FACING ONCOMING TRAFFIC AT RIGHT ANGLES.
2. THE LOCATIONS OF SIGNS MAY BE ADJUSTED FROM THAT SHOWN IN THE WORK ZONE TRAFFIC CONTROL PLANS BASED ON SIGHT DISTANCE AND OTHER CONSIDERATIONS. THE FINAL LOCATIONS OF SIGNS ARE SUBJECT TO THE ENGINEER'S APPROVAL.
3. EXISTING SIGNS THAT CONFLICT IN MESSAGE OR VISIBILITY WITH THE SIGNS REQUIRED BY THE WORK ZONE TRAFFIC CONTROL PLAN LAYOUT SHALL BE COVERED, REMOVED, STORED OR RESET AS APPROVED BY THE ENGINEER. ALL APPROPRIATE EXISTING SIGNS SHALL BE RESTORED TO THEIR ORIGINAL CONDITION AND/OR LOCATION UNLESS REPLACED UNDER THIS CONTRACT.
4. SIGNS AT OR NEAR INTERSECTIONS SHALL BE PLACED SO THAT THEY DO NOT OBSTRUCT A MOTORIST'S LINE OF SIGHT.
5. WARNING AND REGULATORY SIGNS SHALL BE POSTED ON BOTH SIDES OF MULTI–LANE DIVIDED HIGHWAYS, MULTI–LANE RAMPS, AND ONE WAY STREETS. IF LANE RESTRICTIONS REDUCE THE TRAVEL WAY TO ONE LANE, SIGNS SHALL BE PLACED ON THE RIGHT SIDE OF THE ACTIVE TRAVEL LANE, UNLESS OTHERWISE AUTHORIZED BY THE ENGINEER.
6. THE DIMENSIONS OF WORK ZONE TRAFFIC CONTROL SIGNS ARE DESCRIBED IN THE MUTCD AND OTHER DOCUMENTS NOTED IN "GENERAL NOTES 1". ANY CHANGES TO THE DIMENSIONS SHALL BE APPROVED BY THE ENGINEER.
7. SIGN INSTALLATION NOTES:
   - A. SIGN SUPPORT – THE CONTRACTOR SHALL SUPPLY ADEQUATE SUPPORTS SO THAT THE SIGNS ARE IMPROPER POSITION AND ALIGNMENT AS SHOWN IN THE WORK ZONE TRAFFIC CONTROL PLAN, AND OTHER M&PT REQUIREMENT DOCUMENTATION. ALL WOOD SUPPORTS SHALL BE PAINTED WITH TWO (2) COATS OF WHITE PAINT.
   - B. SIGN PANELS MAY BE MADE OF ALUMINUM, STEEL OR PLYWOOD. THE BACKS OF ALL PLYWOOD PANELS SHALL BE PAINTED WITH TWO (2) COATS OF WHITE PAINT.
   - C. SIGN LEGEND – SIGN LEGEND, BORDERS AND MARGINS SHALL BE IN ACCORDANCE WITH THE MUTCD.
   - D. SIGN COLOR – THE COLOR OF THE SIGN BACKGROUND AND LEGEND SHALL BE AS SPECIFIED IN THE MUYCD. THE MARGIN SHALL BE THE SAME COLOR SPECIFIED FOR THE BACKGROUND, AND THE BORDER SHALL BE THE SAME COLOR SPECIFIED FOR THE LEGEND.
   - E. SIGN SHAPE – THE SHAPE OF ALL SIGNS SHALL BE AS SPECIFIED IN THE MUTCD. CORNERS OF SIGNS SHALL BE ROUNDED.
   - F. REFLECTORIZATION – ALL SIGNS SHALL BE REFLECTIVE USING HIGH INTENSITY REFLECTORIZED TAPE OR PAINT. ALL SIGNS SHALL BE REVIEWED AT NIGHT AFTER ERECTION FOR VISIBILITY AND REFLECTORIZATION. ANY SIGNS NOT MEETING PROPER REFLECTION REQUIREMENTS SHALL BE REPLACED.
8. THE CONTRACTOR SHALL KEEP SIGNS CLEANED AND CLEARED AT ALL TIMES. ALL SIGNS ARE THE PROPERTY OF THE CONTRACTOR AND SHALL BE MAINTAINED IN GOOD CONDITION FOR THE DURATION OF THE CONTRACT. ALL SIGNS SHALL BE REMOVED FROM THE WORK SITE WHEN THE CONTRACT WORK IS ACCEPTED.

PAVEMENT MARKINGS:

1. ALL TEMPORARY PAVEMENT MARKINGS SHALL BE PLACED (LOCATED) IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND THE MUTCD.
2. ALL TEMPORARY PAVEMENT MARKINGS SHALL CONFORM TO THE MATERIAL AND PLACEMENT REQUIREMENTS OF THE CONTRACT DOCUMENTS, MUTCD, AND NYSDOT STANDARD SPECIFICATIONS.
3. IF REQUIRED TEMPORARY PAVEMENT MARKINGS CONFLICT IN MESSAGE OR LOCATION WITH EXISTING PAVEMENT MARKINGS, THE EXISTING PAVEMENT MARKINGS WILL BE REMOVED OR COVERED FOR THE DURATION OF THE USE OF THE TEMPORARY MARKINGS AS APPROVED BY THE ENGINEER. ALL APPROPRIATE EXISTING MARKINGS SHALL BE RESTORED TO THEIR ORIGINAL CONDITION AND/OR LOCATION UNLESS REPLACED UNDER THIS CONTRACT.

TEMPORARY TRAFFIC SIGNALS:

1. THE OPERATION, I.E. PHASING AND TIMING, OF TEMPORARY TRAFFIC SIGNALS OR EXISTING TRAFFIC SIGNAL MODIFIED TO CONTROL WORK ZONE ACTIVITY, SHALL BE APPROVED BY THE REGULATORY AUTHORITY HAVING CONTROL OVER THE ROADWAY AND/OR EXISTING TRAFFIC SIGNAL.
2. TEMPORARY TRAFFIC SIGNALS INSTALLED FOR WORK ZONE ACTIVITIES SHALL CONFORM TO THE REQUIREMENTS OF THE MUTCD AND NYSDOT STANDARD SHEET 619–62, EFFECTIVE DATE 01/08/09.
3. ALL WORK ZONE OPERATIONS AND WORK SHALL BE COMPLETED AND ACCEPTED BY THE ENGINEER PRIOR TO THE REMOVAL OF THE TEMPORARY TRAFFIC SIGNAL(S) INSTALLED TO CONTROL TRAFFIC FOR THOSE ACTIVITIES.
4. THE CONTRACTOR SHALL PROVIDE THE ENGINEER, IN WRITING, WITH CONTACT INFORMATION FOR STAFF AUTHORIZED TO PERFORM MAINTENANCE AND REPAIRS TO TEMPORARY TRAFFIC SIGNALS DURING AND OUTSIDE OF NORMAL WORK HOURS. THE CONTACT INFORMATION SHALL INCLUDE NAMES, ADDRESSES, AND TELEPHONE NUMBERS (HOME AND CELL). THE ENGINEER SHALL PROVIDE THE CONTACT INFORMATION TO THE APPROPRIATE REGULATORY AGENCIES, LOCAL POLICE, AND NEW YORK STATE POLICE.

WORK DURATION

WORK DURATION DIRECTLY INFLUENCES THE REQUIREMENTS FOR WORK ZONE TRAFFIC CONTROL. TO FACILITATE THE UNDERSTANDING OF THE INFORMATION PRESENTED IN THE CONTRACT PLANS AND DOCUMENTS, ESPECIALLY THE NYSDOT DOCUMENTS REFERENCED IN THE M&PT GENERAL NOTES, THE FOLLOWING DEFINITIONS ARE PRESENTED.

1. LONG TERM STATIONARY WORK – WORK THAT OCCUPIES A LOCATION MORE THAN THREE CONSECUTIVE DAYS. TYPICALLY THE WORK AREA IS OCCUPIED BY EXCAVATIONS, MATERIALS, AND/OR EQUIPMENT AT TIMES WHEN WORKERS ARE NOT PRESENT.
2. INTERMEDIATE–TERM STATIONARY WORK – WORK THAT OCCUPIES A LOCATION MORE THAN ONE DAYLIGHT PERIOD UP TO THREE CONSECUTIVE DAYS, OR NIGHTTIME WORK LASTING MORE THAN ONE HOUR. TYPICALLY THE WORK AREA IS OCCUPIED BY EXCAVATIONS, MATERIALS, AND/OR EQUIPMENT AT TIMES WHEN WORKERS ARE NOT PRESENT.
3. SHORT–TERM STATIONARY WORK – DAYTIME WORK THAT OCCUPIES A LOCATION FOR MORE THAN ONE HOUR WITHIN A SINGLE DAYLIGHT PERIOD. EXAMPLES ARE GUIDERAIL REPAIR, DITCH MAINTENANCE, AND BRIDGE INSPECTION.
4. SHORT DURATION WORK – WORK THAT OCCUPIES A LOCATION UP TO ONE HOUR. EXAMPLES ARE POT HOLE REPAIR, MINOR GUIDERAIL REPAIR, AND SIGN REPAIR.
5. MOBILE WORK – WORK THAT MOVES INTERMITTENTLY OR CONTINUOUSLY. EXAMPLES ARE PAINT STRIPING OPERATIONS, SWEEPING OPERATIONS, AND HERBICIDE SPRAYING

THE ABOVE DEFINITIONS ARE ON PER NYSDOT STANDARD SHEET 619–11, EFFECTIVE DATE 01/08/09, AND THE NYSDOT WORK ZONE TRAFFIC CONTROL MANUAL.

LONG–TERM AND INTERMEDIATE–TERM WORK ZONE TRAFFIC CONTROL REQUIREMENTS ARE COVERED BY THE 619 SERIES OF THE NYSDOT STANDARD SHEETS.

SHORT–TERM, SHORT DURATION, AND MOBILE WORK ZONE TRAFFIC CONTROL REQUIREMENTS ARE COVERED BY THE NYSDOT WORK ZONE TRAFFIC CONTROL MANUAL.

TABLE NY1–A
BARRIER VEHICLE USE REQUIREMENTS(LONG TERM, INTERMEDIATE TERM, AND SHORT TERM STATIONARY CLOSURES)

CLOSURE TYPE	EXPOSURE CONDITION [1]	USE REQUIREMENTS [4,5]			
		FREEWAY	NON–FREEWAY (PRECONSTRUCTION POSTED SPEED LIMIT)		
			w 45 MPH	35–40 MPH	I 30 MPH
LANE CLOSURE	WORKERS ON FOOT OR IN VEHICLES EXPOSED TO TRAFFIC	REQUIRED [3]	REQUIRED [3]	REQUIRED [3]	OPTIONAL [2]
	NON–TRAVERSABLE HAZARD (IE. EQUIPMENT, MATERIALS,EXCAVATION) ONLY NO WORKERS EXPOSED	REQUIRED [3]	REQUIRED [3]	OPTIONAL [2]	OPTIONAL [2]
SHOULDER CLOSURE	WORKERS ON FOOT OR IN VEHICLES EXPOSED TO TRAFFIC	REQUIRED [3]	REQUIRED [3]	OPTIONAL [2]	OPTIONAL [2]
	NON–TRAVERSABLE HAZARD (IE. EQUIPMENT, MATERIALS,EXCAVATION) ONLYNO WORKERS EXPOSED	REQUIRED [3]	OPTIONAL [2]	OPTIONAL [2]	OPTIONAL [2]

1. THE EXPOSURE CONDITIONS DESCRIBED IN TABLE NY1–A ASSUMES THERE IS NO POSITIVE PROTECTION (TEMPORARY TRAFFIC BARRIER) PRESENT. WHERE WORKERS OR HAZARDS ARE PROTECTED BY A TEMPORARY TRAFFIC BARRIER, BARRIER VEHICLES ARE NOT REQUIRED.
2. WHERE THE REQUIREMENT IS "OPTIONAL", EITHER A BARRIER VEHICLE OR THE STANDARD LONGITUDINAL BUFFER SPACE (TABLE 6C–2) SHALL BE PROVIDED.
3. REQUIREMENTS SHALL INCLUDE PROVIDING A SEPARATE BARRIER VEHICLE FOR EACH CLOSED LANE AND EACH CLOSED PAVED SHOULDER 8' OR GREATER IN WIDTH. IF THE WORK SPACE MOVES WITH IN THE STATIONARY CLOSURE, THE BARRIER VEHICLE SHALL BE REPOSITIONED ACCORDINGLY.
4. BARRIER VEHICLES PROTECTING NON–TRANSVERSABLE HAZARDS SHALL REMAIN IN PLACE DURING BOTH WORKING AND NON–WORKING HOURS UNTIL THE HAZARD NO LONGER EXISTS. EXCEPTIONS TO THESE REQUIREMENTS MAY BE MADE, AS APPROVED BY THE REGIONAL DIRECTOR OR HIS/HER DESIGN EE WHERE BARRIER VEHICLE PLACEMENT WOULD BE INEFFECTIVE OR WOULD INTERFERE WITH THE SAFE OPERATION OF TRAFFIC.
5. BARRIER VEHICLES ARE NOT REQUIRED FOR MILLING AND/OR PAVING OPERATIONS, BUT THE STANDARD LONGITUDINAL BUFFER SPACE (TABLE 6C–2) SHALL BE PROVIDED.BARRIER VEHICLES ARE NOT REQUIRED FOR FLAGGING OPERATIONS, BUT THE STANDARD LONGITUDINAL BUFFER SPACE (TABLE6C–2) SHALL BE PROVIDED.

TABLE NY6H–3
ADVANCE WARNING SIGN SPACING

ROAD TYPE	DISTANCE BETWEEN SIGNS			SIGN LEGEND	
	A (FT.)	B (FT.)	C (FT.)	XX	YY
URBAN (I 30 MPH*)	100	100	100	AHEAD	AHEAD
URBAN (35–40 MPH*)	200	200	200	AHEAD	AHEAD
URBAN (w 45 MPH*)	350	350	350	1000 FT.	AHEAD
RURAL	500	500	500	1500 FT.	1000 FT.
EXPRESSWAY / FREEWAY	1000	1500	2640	1 MILE	1/2 MILE

* PRECONSTRUCTION POSTED SPEED LIMIT

URBAN: (MEETS MORE THAN 1 OF THE FOLLOWING CRITERIA)SIDEWALKS, BICYCLE USAGE, CURBING, CLOSED DRAINAGE SYSTEMS,DRIVEWAY DENSITIES GREATER THAN 24 DRIVEWAYS PER MILE, MINOR COMMERCIAL DRIVEWAY DENSITIES OF 10 DRIVEWAYS PER MILE OR GREATER, MAJOR COMMERCIAL DRIVEWAYS, NUMEROUS RIGHT OF WAY CONSTRAINTS, HIGH DENSITY OF CROSS STREETS, 85TH PERCENTILE SPEEDS OF 45 MPH OR LESS.

RURAL: ANY AREA NOT EXHIBITING MORE THAN ONE OF THE ABOVE CHARACTERISTICS.

EXPRESSWAY: DIVIDED HIGHWAYS FOR TRAFFIC WITH FULL OR PARTIAL CONTROL OF ACCESS AND GENERALLY WITH GRADE SEPARATION SAT MAJOR CROSSROADS.

FREEWAYS/INTERSTATE: LOCAL OR INTER REGIONAL HIGH–SPEED, DIVIDED,HIGH–VOLUME FACILITIES WITH FULL OR PARTIAL CONTROL OF ACCESS.

TABLE 6C–3
TAPER LENGTH FOR TEMPORARYTRAFFIC CONTROL ZONES

TYPE OF TAPER	TAPER LENGTH (L)
MERGING TAPER	L
SHIFTING TAPER	L/2
SHOULDER TAPER	L/3
ONE–LANE, TWO–WAY TRAFFIC TAPER	100 FT. MAXIMUM
DOWNSTREAM TAPER	100 FT. PER LANE

TABLE NY2–A
PLACEMENT DISTANCE FOR BARRIER VEHICLES

PRECONSTRUCTION POSTEDSPEED LIMIT (MPH)	PLACEMENT DISTANCE (FT.) BARRIER VEHICLES*			
	(18000 LBS.)		(24000 LBS.)	
	MINIMUM	MAXIMUM	MINIMUM	MAXIMUM
> 55	100 FT.	200 FT.	100 FT.	200 FT.
45 – 55	100 FT.	200 FT.	85 FT.	165 FT.
< 45	85 FT.	165 FT.	50 FT.	100 FT.

* AS DEFINED IN NYSDOT STANDARD SPECIFICATION 619:

BARRIER VEHICLE – VEHICLE USED FOR STATIONARY SHOULDER CLOSURES, LANE CLOSURES, AND OTHER STATIONARY WORK ZONES.

MINIMUM DISTANCE SHOWN REFLECTS THE ACTUAL ROLL AHEAD DISTANCE FROM MANUFACTURER.

TABLE 6C–2
LONGITUDINAL BUFFER SPACE

PRECONSTRUCTION POSTEDSPEED LIMIT (MPH)	DISTANCE
25	155 FT.
30	200 FT.
35	250 FT.
40	305 FT.
45	360 FT.
50	425 FT.
55	495 FT.
60	570 FT.
65	645 FT.

NOTE:
TABLES, TABLE NOTES & WORK ZONE TRAFFIC CONTROL AREA FROM NYSDOT STANDARD SHEET 619–11 (LATEST EDITION)

TABLE 6H–4 FORMULAS FOR DETERMINING TAPER LENGTHS

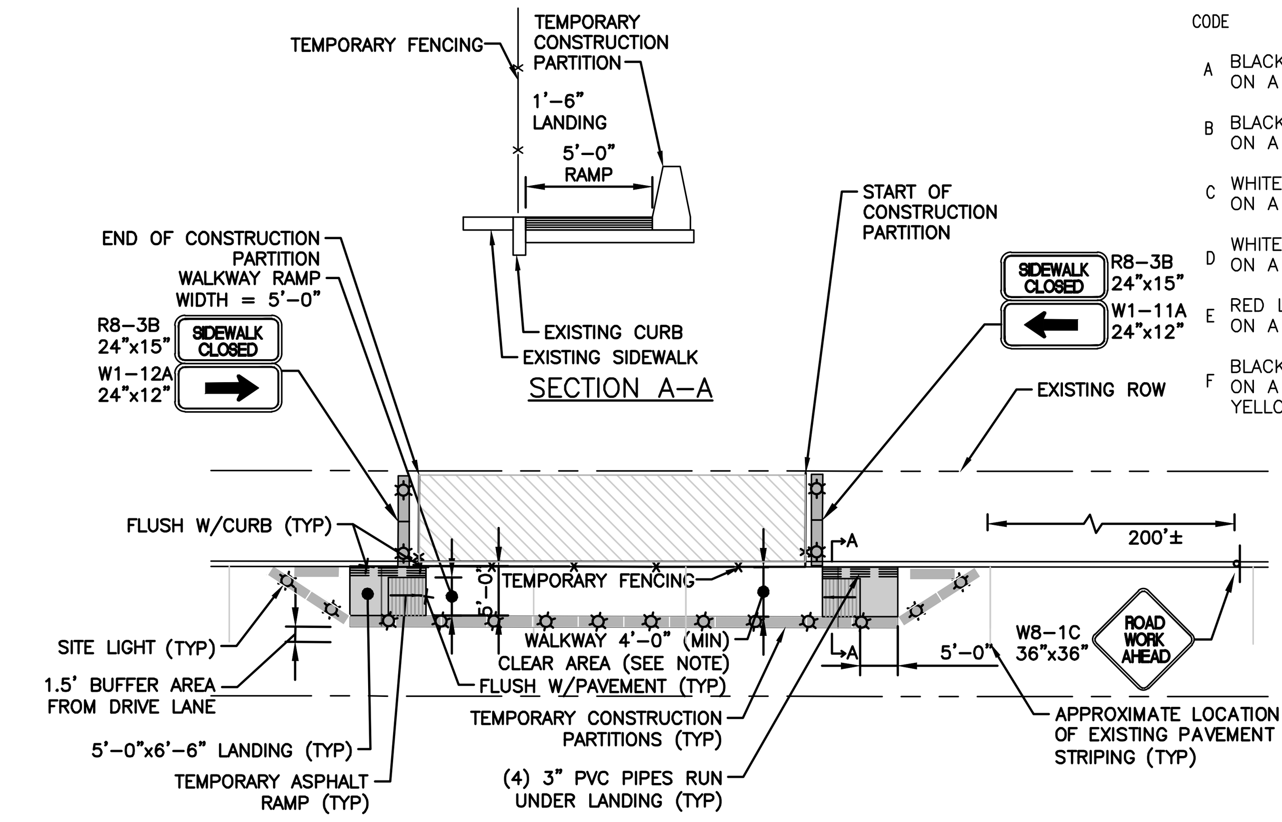
SPEED LIMIT (S) (MPH)	TAPER LENGTH (L) (FT.)
(40 MPH) OR LESS	$L = WS^2/60$
(45 MPH) OR MORE	L = WS

L = TAPER LENGTH
WS = WIDTH OF OFFSET (FT.)= PRECONSTRUCTION POSTED SPEED LIMIT (MPH)

STANDARD TAPER LENGTHS

LATERAL SHIFT OF TRAFFIC FLOW PATH	TEMPORARY TRAFFIC CONTROL ZONE POSTED SPEED LIMIT									
	(25 MPH)	(30 MPH)	(35 MPH)	(40 MPH)	(45 MPH)	(50 MPH)	(55 MPH)	(60 MPH)	(65 MPH)	(70 MPH)
4	45	60	85	110	180	200	220	240	260	280
5	55	75	105	135	225	250	275	300	325	350
6	65	90	125	160	270	300	330	360	390	420
7	75	105	145	190	315	350	385	420	455	490
8	85	120	165	215	360	400	440	480	520	560
9	95	135	185	240	405	450	495	540	585	630
10	105	150	205	270	450	500	550	600	650	700
11	115	165	225	295	495	550	605	660	715	770
12	125	180	245	320	540	600	660	720	780	840

IF WARRANTED CONTRACTOR CAN SUBMIT ALTERNATE M&PT PLANS TO FACILITATE CONSTRUCTION ACTIVITIES TO THE CITY & THE ENGINEER FOR REVIEW & APPROVAL PRIOR TO START OF CONSTRUCTION.



LEGEND:

- TEMPORARY CONSTRUCTION SIGN
- TEMPORARY CONSTRUCTION PARTITION (YODOCK MODEL 2001M)
- TEMPORARY ASPHALT CURB RAMP
- TYPE A FLASHING LIGHT
- CONSTRUCTION PARTITION
- WORK AREA

NOTE:

SURFACE CONDITIONS OF ALL TEMPORARY PEDESTRIAN ACCESS ROUTES SHALL AT A MINIMUM, BE A STABLE, FIRM, AND SLIP RESISTANT ALL WEATHER COMPACTED GRAVEL SURFACE OR OTHER MATERIAL CAPABLE OF MEETING ADAAG REQUIREMENTS.

CONTRACTOR SHALL CLOSE & DETOUR SIDEWALKS AS NECESSARY TO FACILITATE CONSTRUCTION ACTIVITIES AS LONG AS THE CLOSURES DO NOT AFFECT THE EXISTING RESIDENCES ACCESS ON & AROUND THE SITE TO THEIR HOMES.

ALL SIDE WALK LANE AND OR ROAD CLOSURES SHALL BE COORDINATED WI THE CITY OF ALBANY.

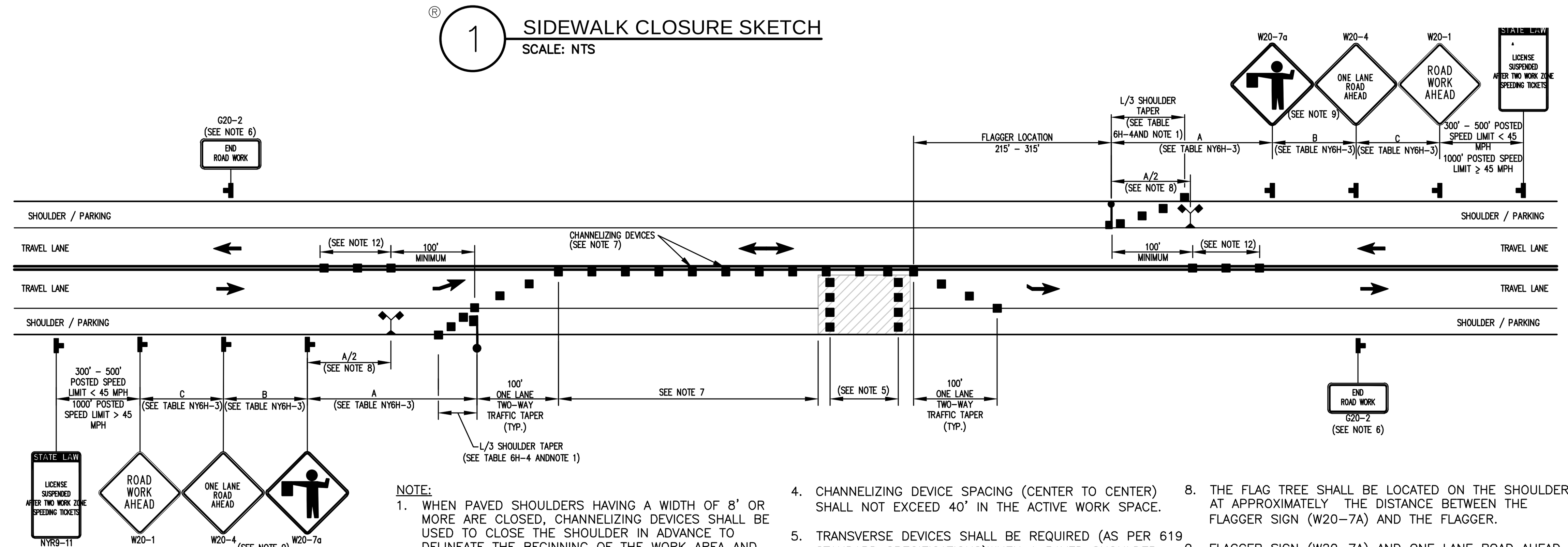
1 SIDEWALK CLOSURE SKETCH
SCALE: NTS

SIGNAGE COLOR CODE LEGEND

CODE	DESCRIPTION
A	BLACK LEGEND AND BORDER ON A ORANGE BACKGROUND
B	BLACK LEGEND AND BORDER ON A WHITE BACKGROUND
C	WHITE LEGEND AND BORDER ON A GREEN BACKGROUND
D	WHITE LEGEND AND BORDER ON A RED BACKGROUND
E	RED LEGEND AND BORDER ON A WHITE BACKGROUND
F	BLACK LEGEND AND BORDER ON A FLORESCENT YELLOWGREEN BACKGROUND

WORK ZONE TRAFFIC CONTROL LEGEND

SYMBOL	DESCRIPTION
	ARROW PANEL
	ARROW PANEL, CAUTION MODE
	ARROW PANEL TRAILER OR SUPPORT
	CHANGEABLE MESSAGE SIGN (PVMS)
	CHANNELIZING DEVICE
	CRASH CUSHION/TEMPORARY IMPACT ATTENUATOR
	DIRECTION OF TEMPORARY TRAFFIC DETOUR
	DIRECTION OF TRAFFIC
	FLAGGER
	FLAG TREE
	LUMINAIRE
	PAVEMENT MARKINGS THAT SHALL BE REMOVED FOR A LONG TERM PROJECT
	SIGN, TEMPORARY
	TEMPORARY BARRIER
	TEMPORARY BARRIER WITH WARNING LIGHTS
	TRAFFIC OR PEDESTRIAN SIGNAL
	TYPE III BARRICADE
	WARNING LIGHTS
	WORK SPACE
	WORK VEHICLE
	WORK VEHICLE WITH TRUCK MOUNTED ATTENUATOR

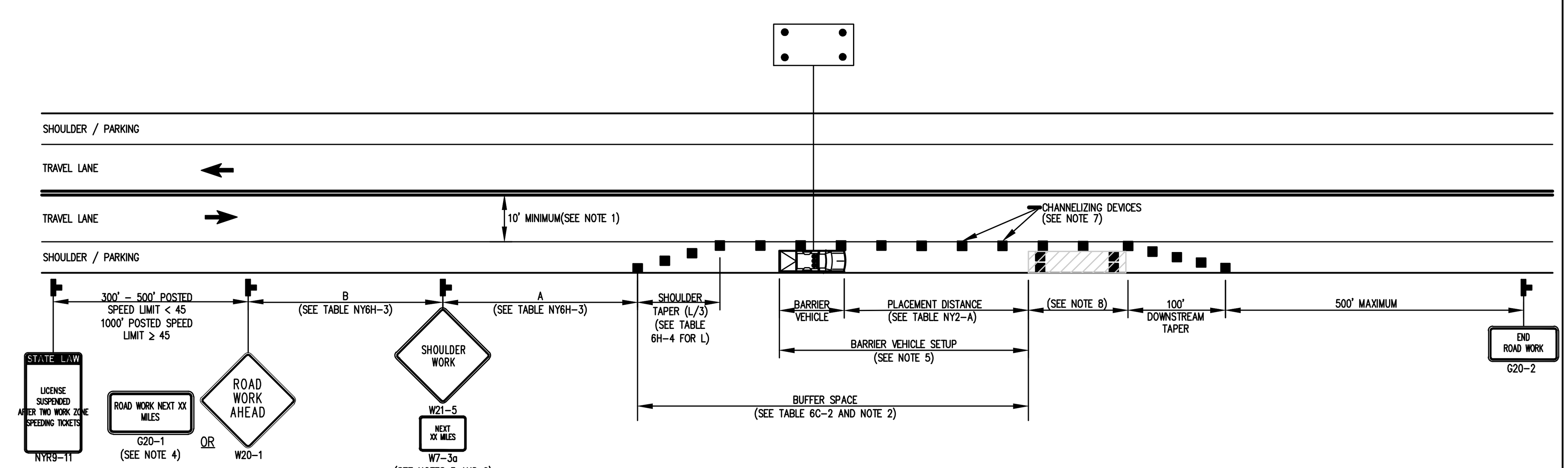


NOTE:

1. WHEN PAVED SHOULDERS HAVING A WIDTH OF 8' OR MORE ARE CLOSED, CHANNELIZING DEVICES SHALL BE USED TO CLOSE THE SHOULDER IN ADVANCE TO DELINEATE THE BEGINNING OF THE WORK AREA AND DIRECT VEHICULAR TRAFFIC TO REMAIN IN THE TRAVEL WAY.
2. WHEN A SIDE ROAD OR DRIVEWAY INTERSECTS THE ROADWAY WITHIN A WORK ZONE TRAFFIC CONTROL AREA, ADDITIONAL TEMPORARY TRAFFIC CONTROL DEVICES AND/OR FLAGGERS SHALL BE PLACED AS NEEDED. ADDITIONAL FLAGGERS SHALL BE LOCATED AT ALL INTERSECTIONS AND COMMERCIAL DRIVEWAYS LOCATED WITHIN OR NEAR THE ACTIVE WORK SPACE.
3. NO WORK ACTIVITY, EQUIPMENT, OR STORAGE OF VEHICLES, OR MATERIAL SHALL OCCUR WITHIN THE BUFFER SPACE AT ANY TIME.
4. CHANNELIZING DEVICE SPACING (CENTER TO CENTER) SHALL NOT EXCEED 40' IN THE ACTIVE WORK SPACE.
5. TRANSVERSE DEVICES SHALL BE REQUIRED (AS PER 619 STANDARD SPECIFICATIONS)WHEN A PAVED SHOULDER HAVING A WIDTH OF 8' OR GREATER IS CLOSED FOR A DISTANCE GREATER THAN 1500'.
6. THE END ROAD WORK SIGN (G20–2) SHALL BE PLACED A MAXIMUM OF 500'PAST THE END OF THE WORK SPACE.
7. WHERE DIRECTED BY THE ENGINEER, A BUFFER SPACE SHALL BE PROVIDED INORDER TO LOCATE THE ONE–LANE, TWO–WAY TRAFFIC TAPER PRIOR TO ANY HORIZONTAL OR VERTICAL CURVE, IN ORDER TO PROVIDE ADEQUATE SIGHT DISTANCE FOR THE FLAGGERS AND/OR A QUEUE OF STOPPED VEHICLES.
8. THE FLAG TREE SHALL BE LOCATED ON THE SHOULDER, AT APPROXIMATELY THE DISTANCE BETWEEN THE FLAGGER SIGN (W20–7A) AND THE FLAGGER.
9. FLAGGER SIGN (W20–7A) AND ONE LANE ROAD AHEAD SIGN (W20–4) SHALL BE REMOVED, COVERED OR TURNED AWAY FROM ROAD USERS WHEN FLAGGING OPERATIONS ARE NOT OCCURRING.
10. FLAGGER AND FLAG TREE SHALL BE ILLUMINATED TO LEVEL II ILLUMINATION DURING NIGHT TIME OPERATIONS.
11. ALL FLAGGERS SHALL USE 24" (MIN.) OCTAGON SHAPED STOP/SLOW PADDLES HAVING 6' STAFF.
12. CENTERLINE CHANNELIZING DEVICES ARE OPTIONAL AND MAY BE ELIMINATED WHERE SPACE CONSTRAINTS EXIST.

2 FLAGGING OPERATIONSHORT OR INTERMEDIATE TERMS STATIONARY LANE CLOSURE ON 2-LANE 2-WAY ROADWAY
SCALE: NTS

SOURCE: NYDOT STANDARD SEET 619–60 (01/08/09)



NOTE:

1. WHEN THE MINIMUM LANE WIDTH OF 10' CANNOT BE MAINTAINED DUE TO A SHOULDER CLOSURE, USE THE DETAIL FOR SHORT OR INTERMEDIATE TERM STATIONARY FLAGGING OPERATION.
2. NO WORK ACTIVITY OR STORAGE OF EQUIPMENT, VEHICLES, OR MATERIAL SHOULD OCCUR WITHIN A BUFFER SPACE.
3. WHEN THE DISTANCE BETWEEN THE ADVANCE WARNING SIGNS AND WORK IS 2 MILES TO 5 MILES, A SUPPLEMENTAL DISTANCE PLAQUE (W7–3a) SHOULD BE USED WITH THE SHOULDER WORK SIGN (W21–5).
4. THE ROAD WORK NEXT XX MILES SIGN (G20–1) MAY BE USED INSTEAD OF THE ROAD WORK AHEAD SIGN (W20–1) IF WORK LOCATIONS OCCUR OVER A DISTANCE OF MORE THAN 2 MILES.
5. FOR BARRIER VEHICLE USE REQUIREMENTS SEE TABLES NY1–A AND NY2–A ON THE STANDARD SHEET TITLED "WORK ZONE TRAFFIC CONTROL LEGENDS AND NOTES".
6. IN SITUATIONS WHERE MULTIPLE WORK LOCATIONS EXIST WITHIN A LIMITED DISTANCE, THE DISTANCE BETWEEN THE ADVANCE WARNING SIGN AND WORK SHALL NOT EXCEED 5 MILES.
7. CHANNELIZING DEVICE SPACING (CENTER TO CENTER) SHALL NOT EXCEED 40' IN THE ACTIVE WORK SPACE.
8. TRANSVERSE DEVICES SHALL BE REQUIRED (AS PER 619 STANDARD SPECIFICATIONS) WHEN A PAVED SHOULDER HAVING A WIDTH OF 8' OR GREATER IS CLOSED FOR A DISTANCE GREATER THAN 1500'.

3 SHOULDER CLOSURE SHORT OR INTERMEDIATE TERM STATIONART2-LANE 2-WAY ROADWAY
SCALE: NTS

SOURCE: NYDOT STANDARD SEET 619–60 (01/08/09)

THE SEVENTY-SIX

Parcel 76, 76 Second Avenue, City of Albany, NY

Owner: South End Development LLC

Architect:
Garrison-Architects
45 Main Street
Brooklyn, NY 11201

Civil Engineer:
The Chazen Companies
547 River St,
Troy, NY 12180
p (518) 273-0055
Chazen Project No. 32019.00

Revision Schedule

Revision Number	Revision Description	Revision Date

PLANNING SUBMISSION SET

Scale:	AS NOTED
Date:	10/20/2020
Project No:	2005
Drawn by:	KC/SM
Checked by:	RK

Seal & Signature:

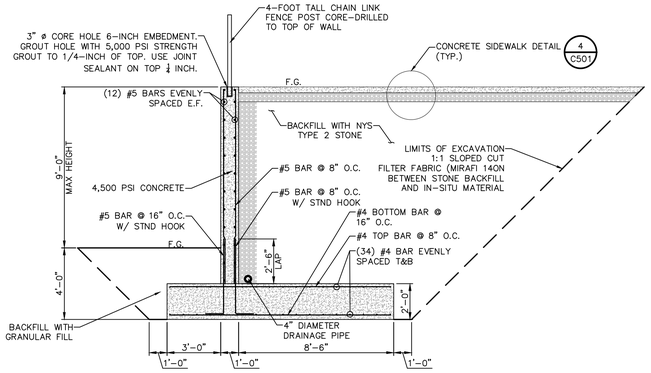
DOB Stamp & Signature

DOB Scan:

Drawing Title:
Work Zone Traffic Control Details & Notes

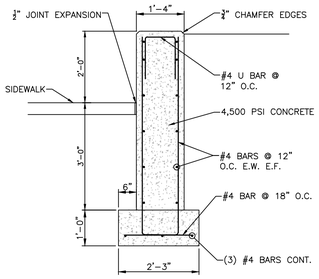
Drawing Number:
C-508

DWG.No:



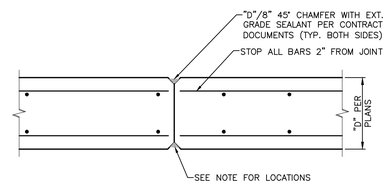
1 TYPICAL REINFORCED CAST-IN-PLACE CONRETE RETAINING WALL SECTION

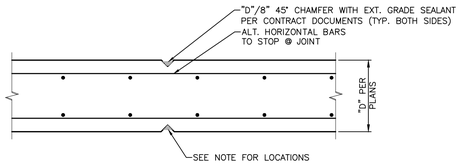
SCALE: 1/4"=1'-0"



2 TYPICAL SEAT WALL SECTION

SCALE: 1/2"=1'-0"

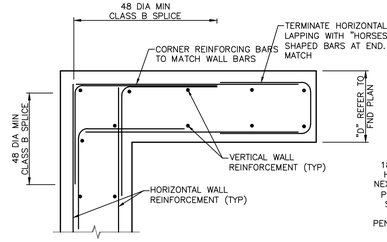




NOTE:
1. CONTRACTION JOINTS IN STEMS SHALL BE PLACED AT THE FOLLOWING:
   · 3 TIMES THE HEIGHT OF THE WALL FOR WALL LESS THAN 8 FT.
   · AT LEAST THE HEIGHT OF THE WALL FOR WALLS GREATER THAN 12 FT, BUT THE SPACING SHALL NOT EXCEED 25 FEET
   · A JOINT SHALL BE PLACED WITHIN 10 TO 15 FEET OF EACH CORNER.

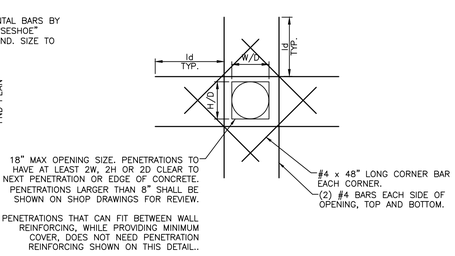
3 TYPICAL WALL JOINTS

SCALE: 1/2"=1'-0"



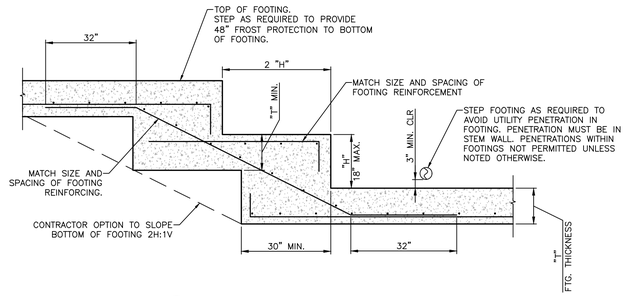
4 TYPICAL CORNER REINFORCEMENT

SCALE: 1/2"=1'-0"



5 TYPICAL PENETRATION

SCALE: 1/2"=1'-0"



6 TYPICAL FOOTING STEP

SCALE: 1/2"=1'-0"

THE SEVENTY-SIX

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Checked by:	RK

Seal & Signature:

DOB Stamp & Signature

DOB Scan:

Drawing Title:

Retaining Wall Details

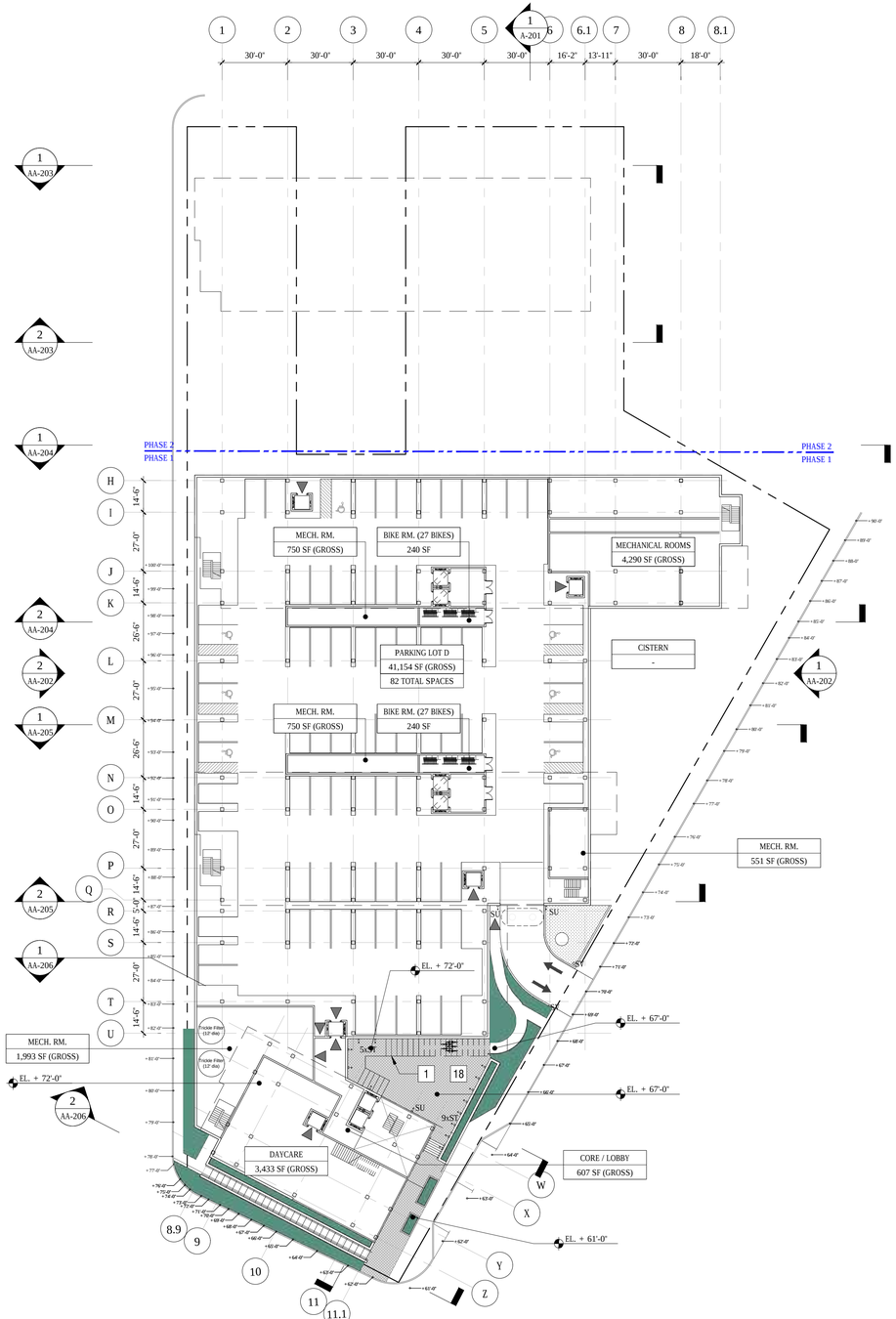
Drawing Number:

C-509

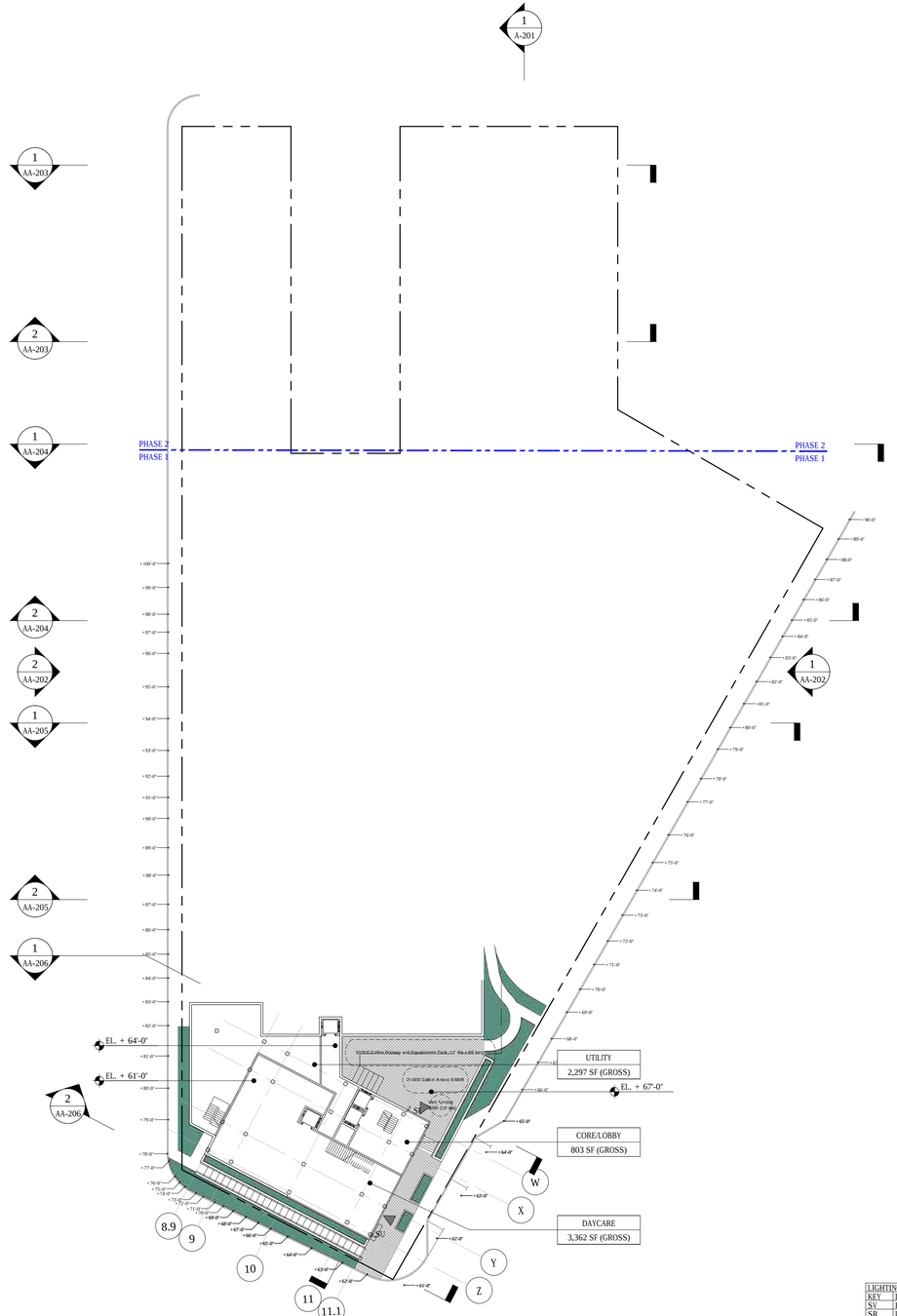
DWG.No:

LEGEND

1 Stainless steel railing w/ cablemesh panels
2 Photovoltaic solar panels
3 Stainless steel pedigrid floor grating
4 Painted metal planter w/ stainless steel cable mesh panel
5A Triple glazed vinyl clad window system
5B Triple glazed powder coated aluminum storefront system
6 Fiber cement rainscreen wall panel
7 Powdercoated steel supports/ trim
8 Precast stone pavers
9 Stainless steel ceiling panels
10 Perforated painted metal wall panels
11 Reclaimed wood bench
12 Formed fiber cement rainscreen wall panel
13 Printed tempered glass panel
14 Perforated corrugated metal wall panel
15 Precast concrete wall panel
16 Perforated precast concrete wall panel
17 Stone
18 Pavers with mobile planter boxes
19 Fence



2 FLOOR PLAN - LVL +72'-0"
SCALE: 1/32" = 1'-0"



1 FLOOR PLAN - LVL +62'-0"
SCALE: 1/32" = 1'-0"

LIGHTING SCHEDULE	
KEY	DESCRIPTION
SV	BOLLARD
SR	UP LIGHT
SS	UP LIGHT WP
ST	REC. WALL LIGHT
SQ	UP LIGHT (PASSAGE)
SU	WALL LIGHT (ENTRY)
SX	POLE LIGHT

The Seventy-Six

Parcel 76, 76 Second Avenue, City of Albany, NY

Owner:
South End Development LLC

Architect:
Garrison-Architects
45 Main Street
Brooklyn, NY 11201

Civil Engineer:
The Chazen Companies
547 River St,
Troy, NY 12180

Revision Schedule

Revision Number	Revision Description	Revision Date

PLANNING SUBMISSION SET

Scale: AS NOTED
Date: 10/20/2020
Project No: 2005
Drawn by:
Checked by:

Seal & Signature:

DOB Stamp & Signature

DOB Scan:

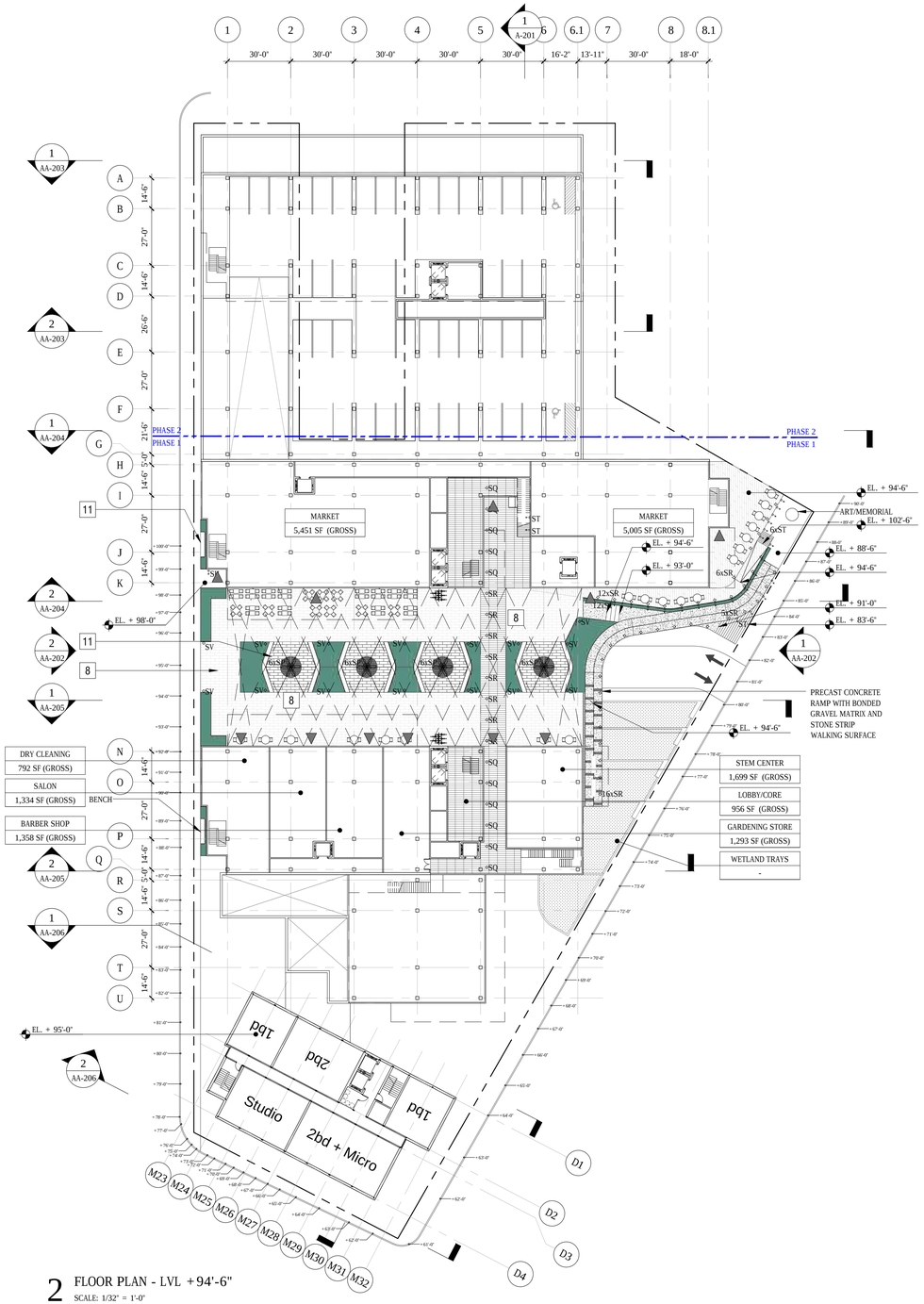
Drawing Title:
Overall Floor Plans

Drawing Number:
AA-101

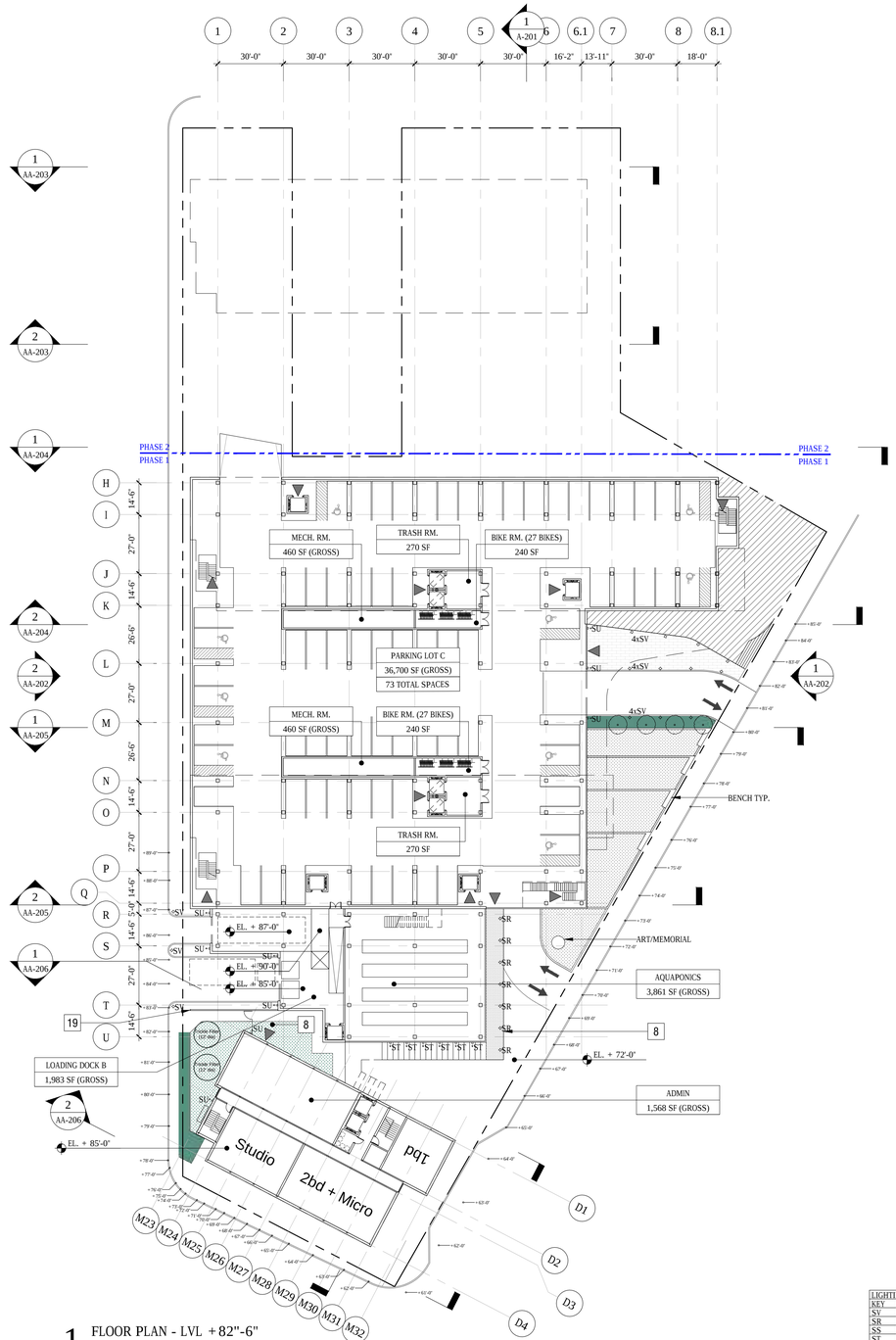
DWG.No:

LEGEND

1 Stainless steel railing w/ cablemesh panels
2 Photovoltaic solar panels
3 Stainless steel pedigrid floor grating
4 Painted metal planter w/ stainless steel cable mesh panel
5A Triple glazed vinyl clad window system
5B Triple glazed powder coated aluminum storefront system
6 Fiber cement rainscreen wall panel
7 Powdercoated steel supports/ trim
8 Precast stone pavers
9 Stainless steel ceiling panels
10 Perforated painted metal wall panels
11 Reclaimed wood bench
12 Formed fiber cement rainscreen wall panel
13 Printed tempered glass panel
14 Perforated corrugated metal wall panel
15 Precast concrete wall panel
16 Perforated precast concrete wall panel
17 Stone
18 Pavers with mobile planter boxes
19 Fence



2 FLOOR PLAN - LVL +94'-6"
SCALE: 1/32" = 1'-0"



1 FLOOR PLAN - LVL +82'-6"
SCALE: 1/32" = 1'-0"

LIGHTING SCHEDULE	
KEY	DESCRIPTION
SV	BOLLARD
SR	UP LIGHT
SS	UP LIGHT WP
ST	REC. WALL LIGHT
SQ	UP LIGHT (PASSAGE)
SU	WALL LIGHT (ENTRY)
SX	POLE LIGHT

The Seventy-Six

Parcel 76, 76 Second Avenue, City of Albany, NY

Owner:
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Architect:
Garrison-Architects
45 Main Street
Brooklyn, NY 11201

Civil Engineer:
The Chazen Companies
547 River St,
Troy, NY 12180

Revision Schedule

Revision Number	Revision Description	Revision Date

PLANNING SUBMISSION SET

Scale: AS NOTED
Date: 10/20/2020
Project No: 2005
Drawn by:
Checked by:

Seal & Signature:

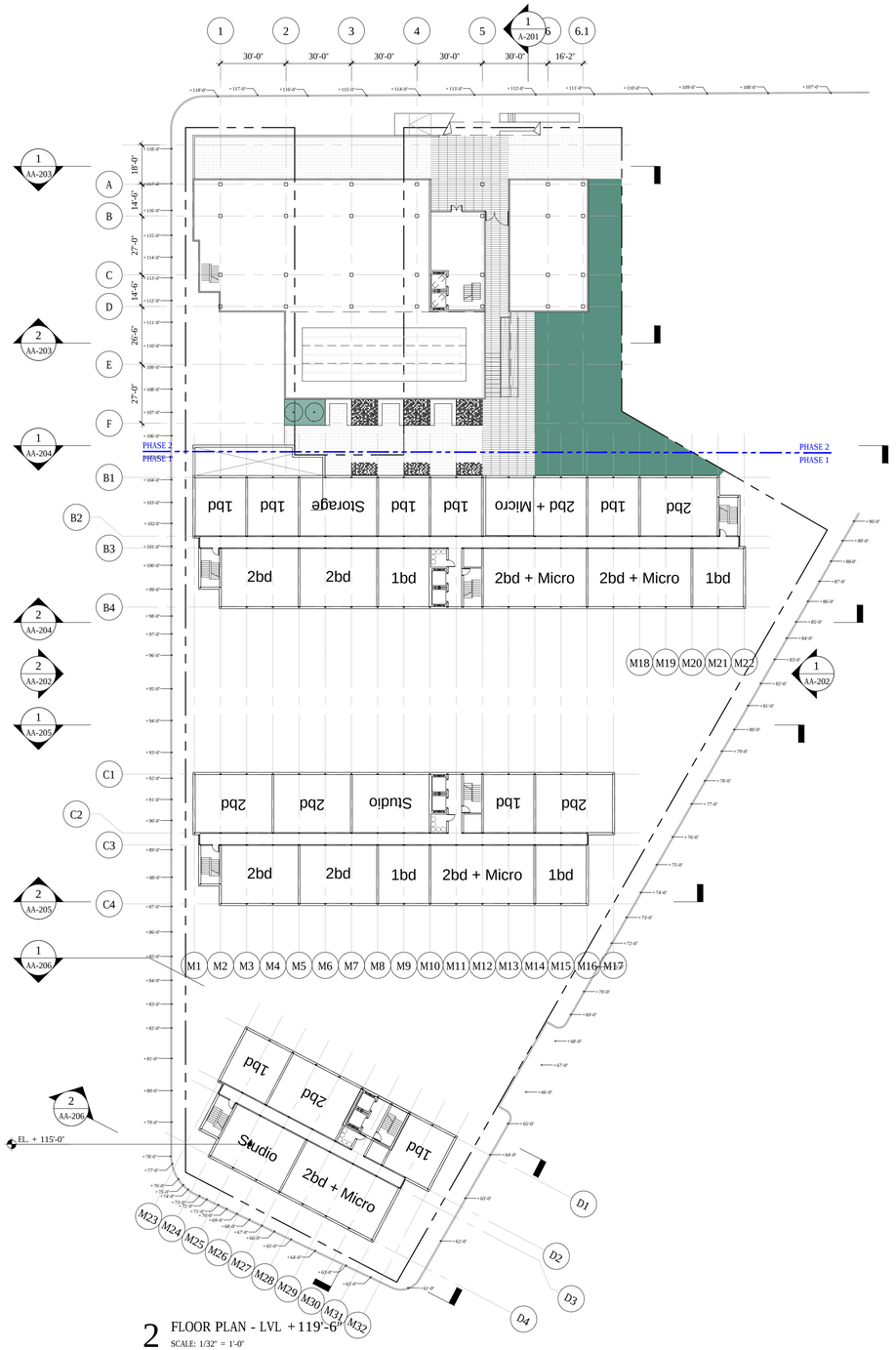
DOB Stamp & Signature

DOB Scan:

Drawing Title:
Overall Floor Plans

Drawing Number:
AA-102

DWG.No:



2 FLOOR PLAN - LVL +119'-6"
SCALE: 1/32" = 1'-0"

1 FLOOR PLAN - LVL +109-6"
SCALE: 1/32" = 1'-0"

The Seventy-Six

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Garrison-Architects
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Brooklyn, NY 11201

Civil Engineer:
The Chazen Companies
547 River St,
Troy, NY 12180

Revision Schedule

Revision Number	Revision Description	Revision Date

PLANNING SUBMISSION SET

Scale:	AS NOTED
Date:	10/20/2020
Project No:	2005
Drawn by:	
Checked by:	

Seal & Signature:

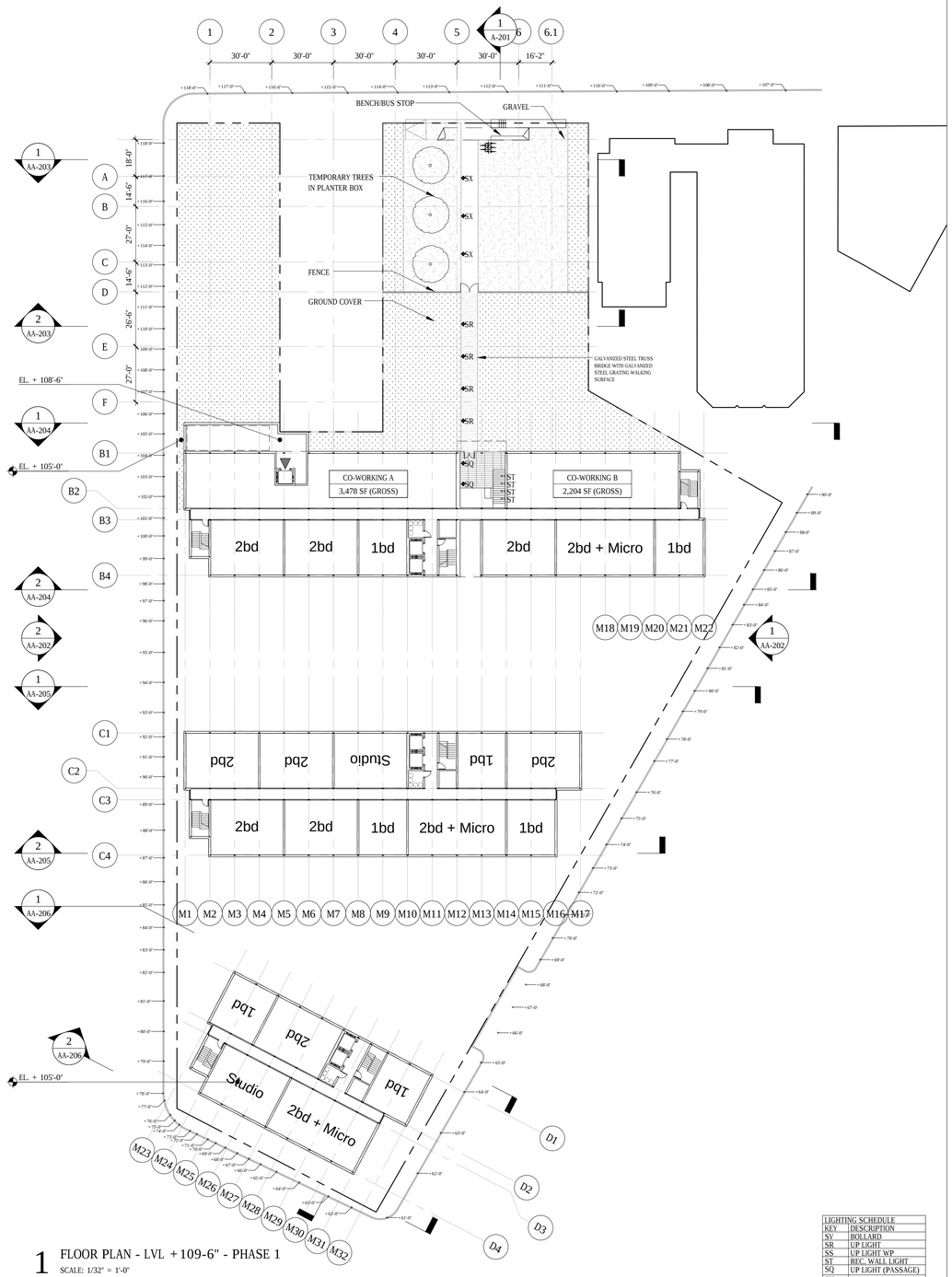
DOB Stamp & Signature

DOB Scan:

Drawing Title:
Overall Floor Plans

Drawing Number:
AA-103

DWG.No:



1 FLOOR PLAN - LVL +109-6" - PHASE 1
SCALE: 1/32" = 1'-0"

LIGHTING SCHEDULE	
KEY	DESCRIPTION
SV	BOLLARD
SR	UP LIGHT
SS	UP LIGHT WP
ST	REC. WALL LIGHT
SQ	UP LIGHT (PASSAGE)
SU	WALL LIGHT (ENTRY)
SX	POLE LIGHT

The Seventy-Six

Parcel 76, 76 Second Avenue, City of Albany, NY

Owner:
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Garrison-Architects
45 Main Street
Brooklyn, NY 11201

Civil Engineer:
The Chazen Companies
547 River St,
Troy, NY 12180

Revision Schedule

Revision Number	Revision Description	Revision Date

PLANNING SUBMISSION SET

Scale: AS NOTED
Date: 10/20/2020
Project No: 2005
Drawn by:
Checked by:

Seal & Signature:

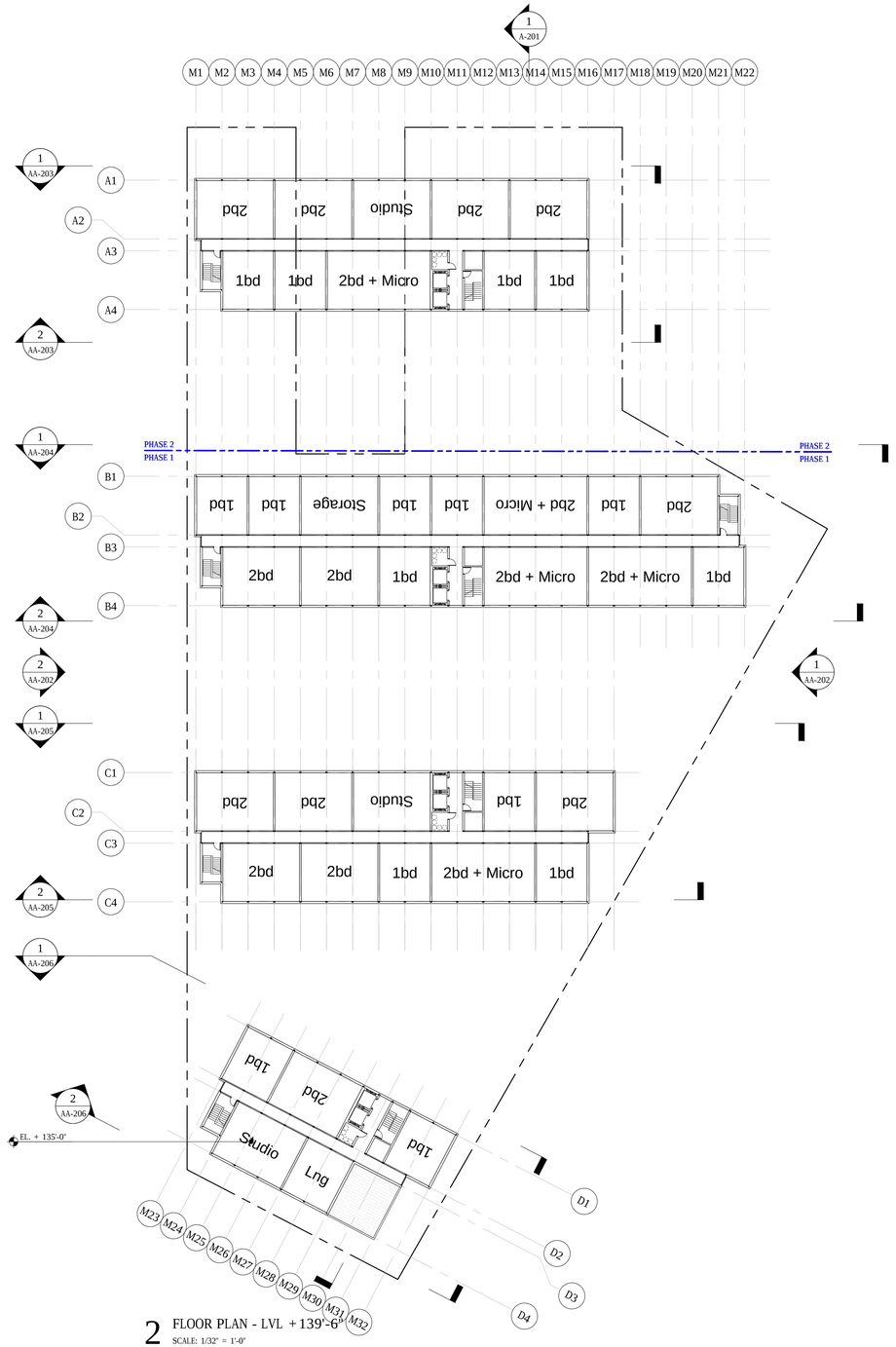
DOB Stamp & Signature

DOB Scan:

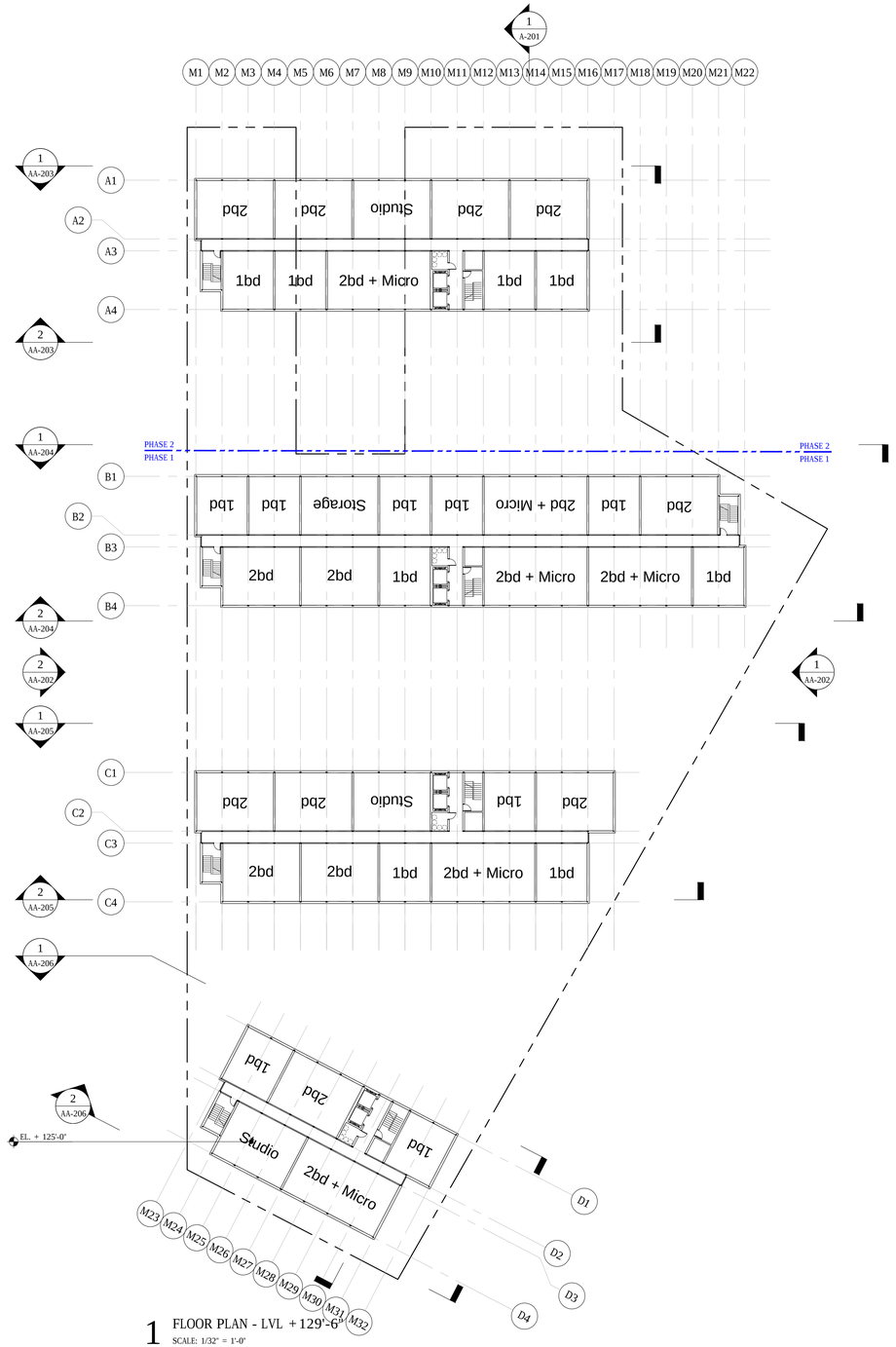
Drawing Title:
Overall Floor Plans - Phase 1

Drawing Number:
AA-103A

DWG.No:



2 FLOOR PLAN - LVL +139'-6"
SCALE: 1/32" = 1'-0"



1 FLOOR PLAN - LVL +129'-6"
SCALE: 1/32" = 1'-0"

The Seventy-Six

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Civil Engineer:
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547 River St,
Troy, NY 12180

Revision Schedule

Revision Number	Revision Description	Revision Date

PLANNING SUBMISSION SET

Scale: AS NOTED
Date: 10/20/2020
Project No: 2005
Drawn by:
Checked by:

Seal & Signature:

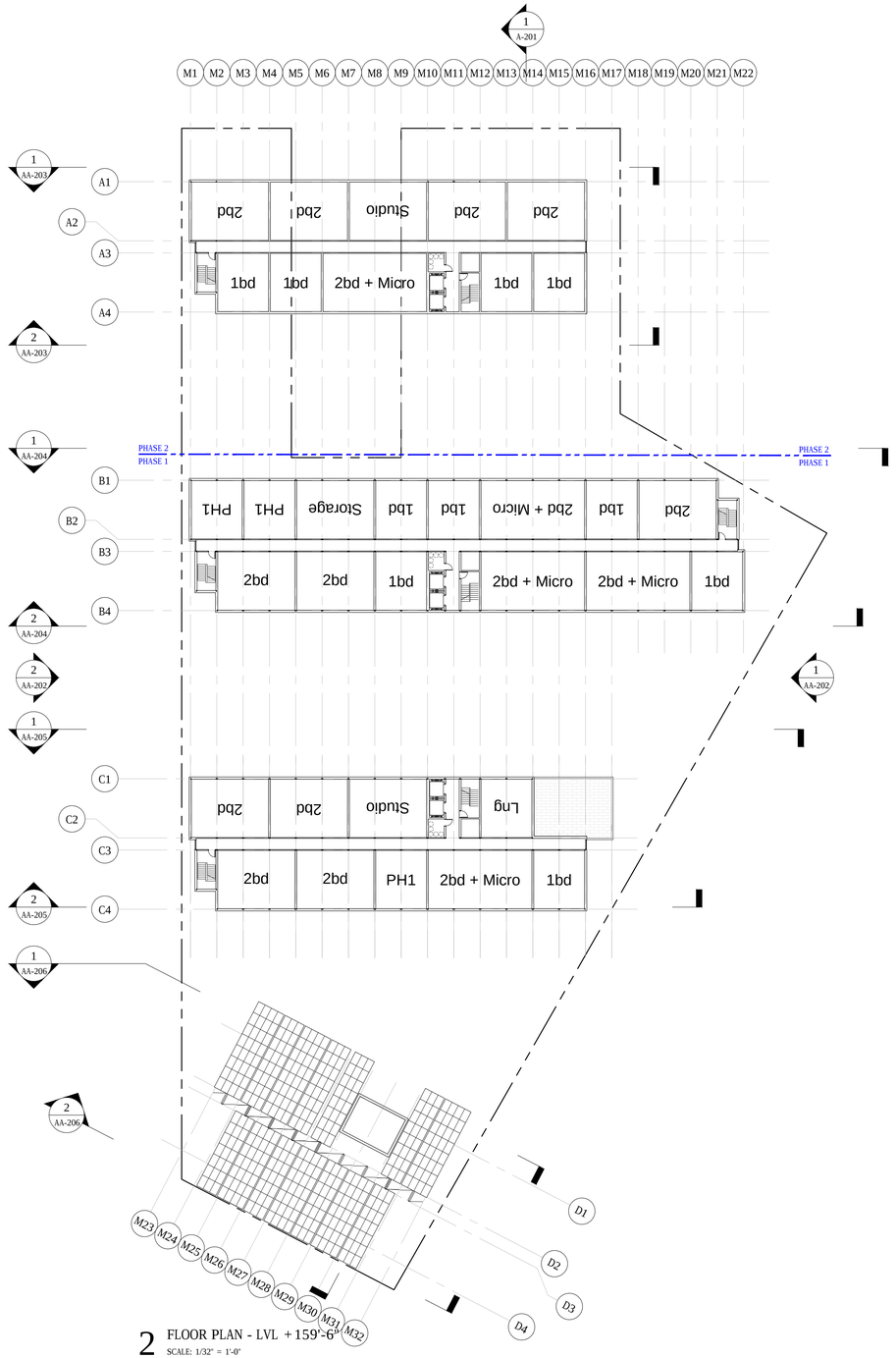
DOB Stamp & Signature

DOB Scan:

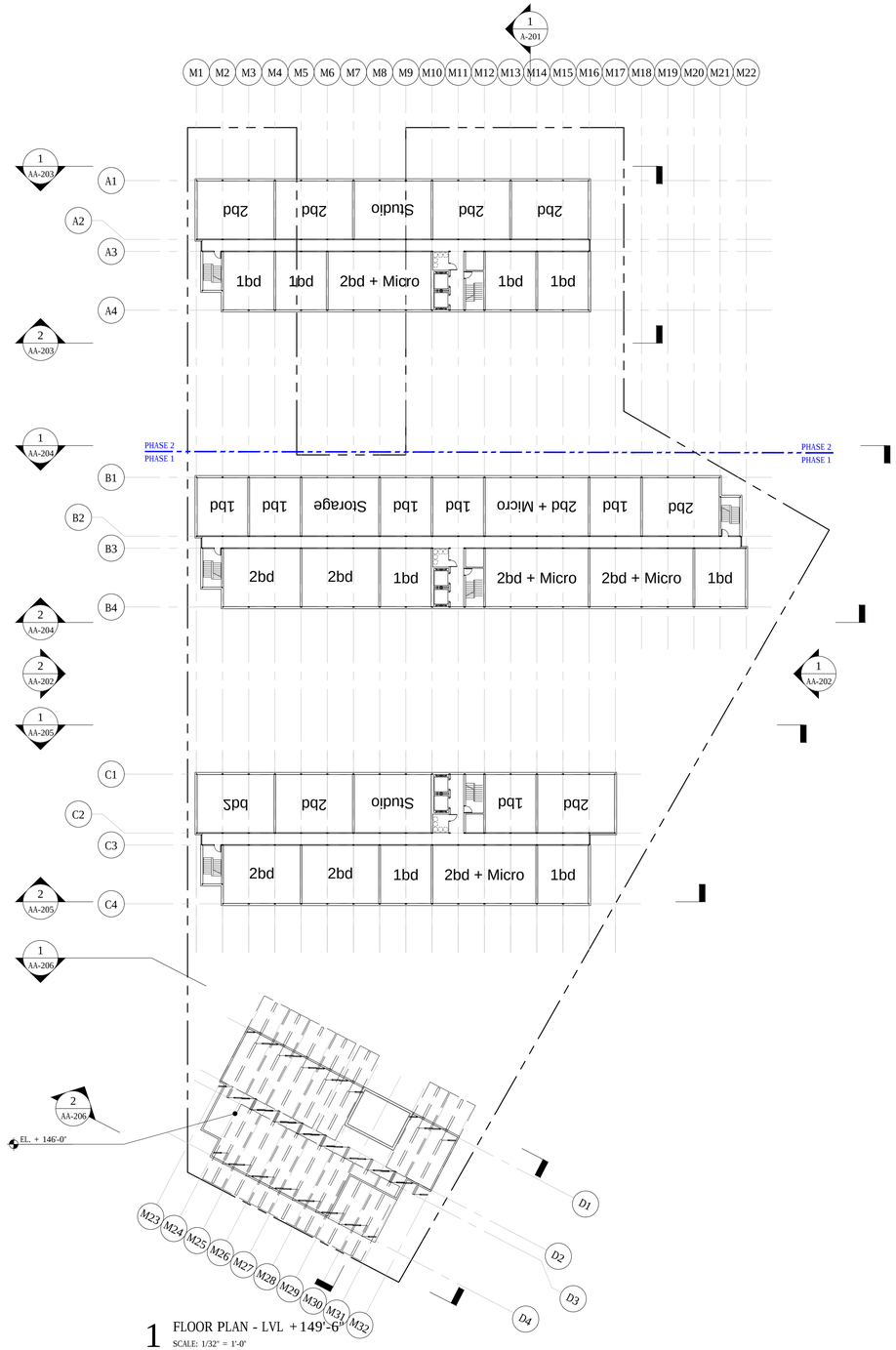
Drawing Title:
Overall Floor Plans

Drawing Number:
AA-104

DWG.No:



2 FLOOR PLAN - LVL +159'-6"
SCALE: 1/32" = 1'-0"



1 FLOOR PLAN - LVL +149'-6"
SCALE: 1/32" = 1'-0"

The Seventy-Six

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Brooklyn, NY 11201

Civil Engineer:
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547 River St,
Troy, NY 12180

Revision Schedule

Revision Number	Revision Description	Revision Date

PLANNING SUBMISSION SET

Scale: AS NOTED
Date: 10/20/2020
Project No: 2005
Drawn by:
Checked by:

Seal & Signature:

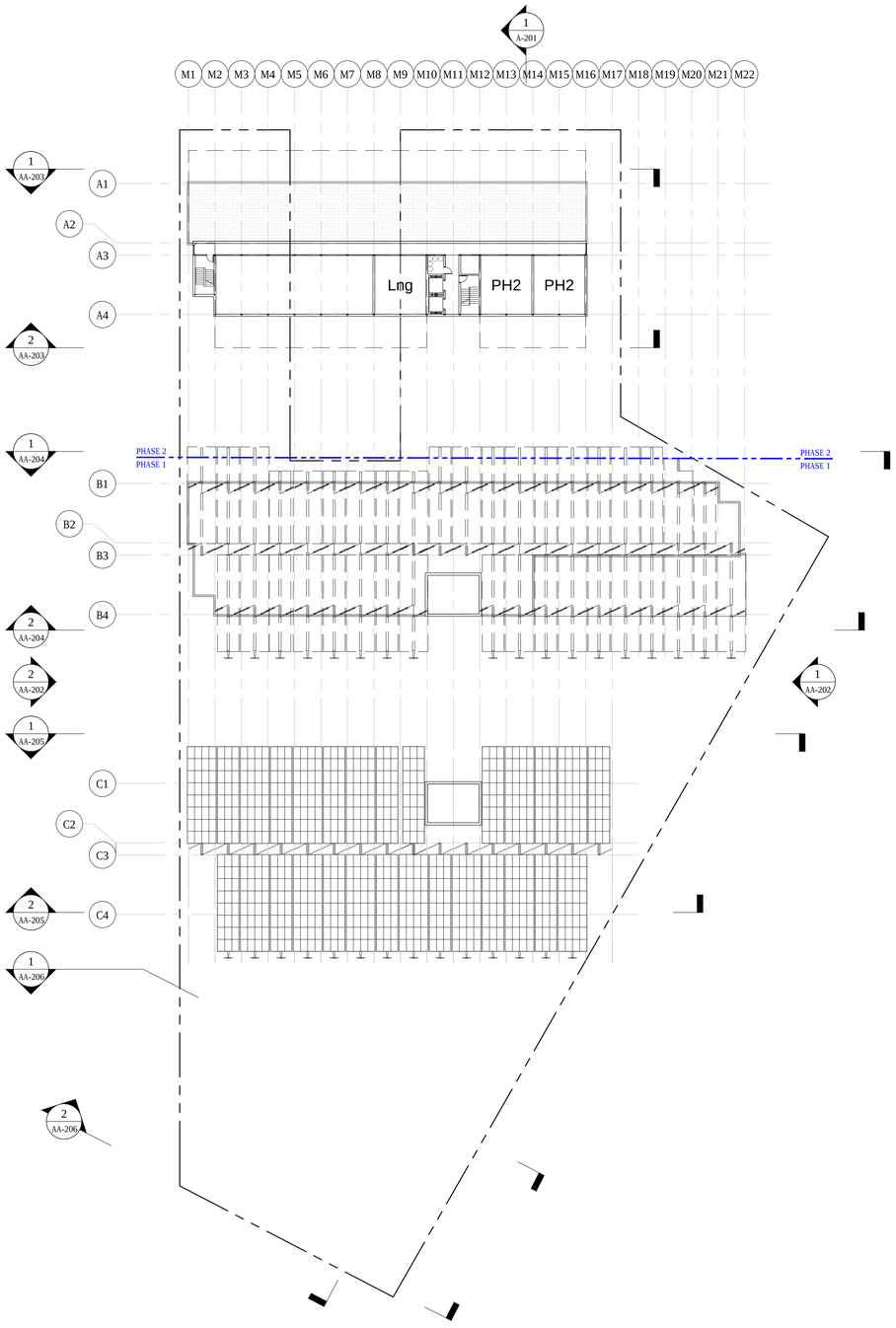
DOB Stamp & Signature

DOB Scan:

Drawing Title:
Overall Floor Plans

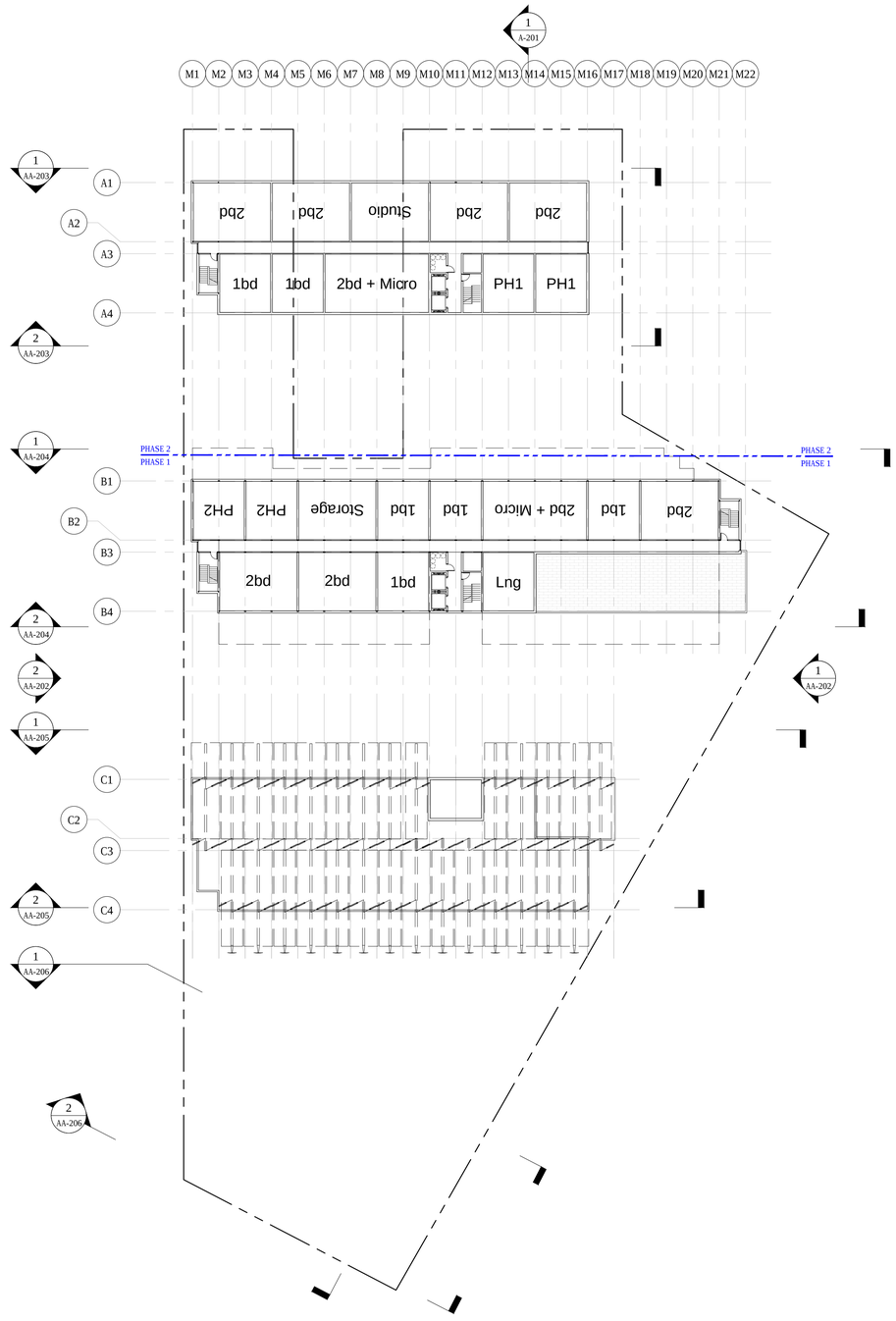
Drawing Number:
AA-105

DWG.No:



2 FLOOR PLAN - LVL +179'-6"

SCALE: 1/32" = 1'-0"



1 FLOOR PLAN - LVL +169'-6"

SCALE: 1/32" = 1'-0"

The Seventy-Six

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45 Main Street
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547 River St,
Troy, NY 12180

Revision Schedule

Revision Number	Revision Description	Revision Date

PLANNING SUBMISSION SET

Scale: AS NOTED
Date: 10/20/2020
Project No: 2005
Drawn by:
Checked by:

Seal & Signature:

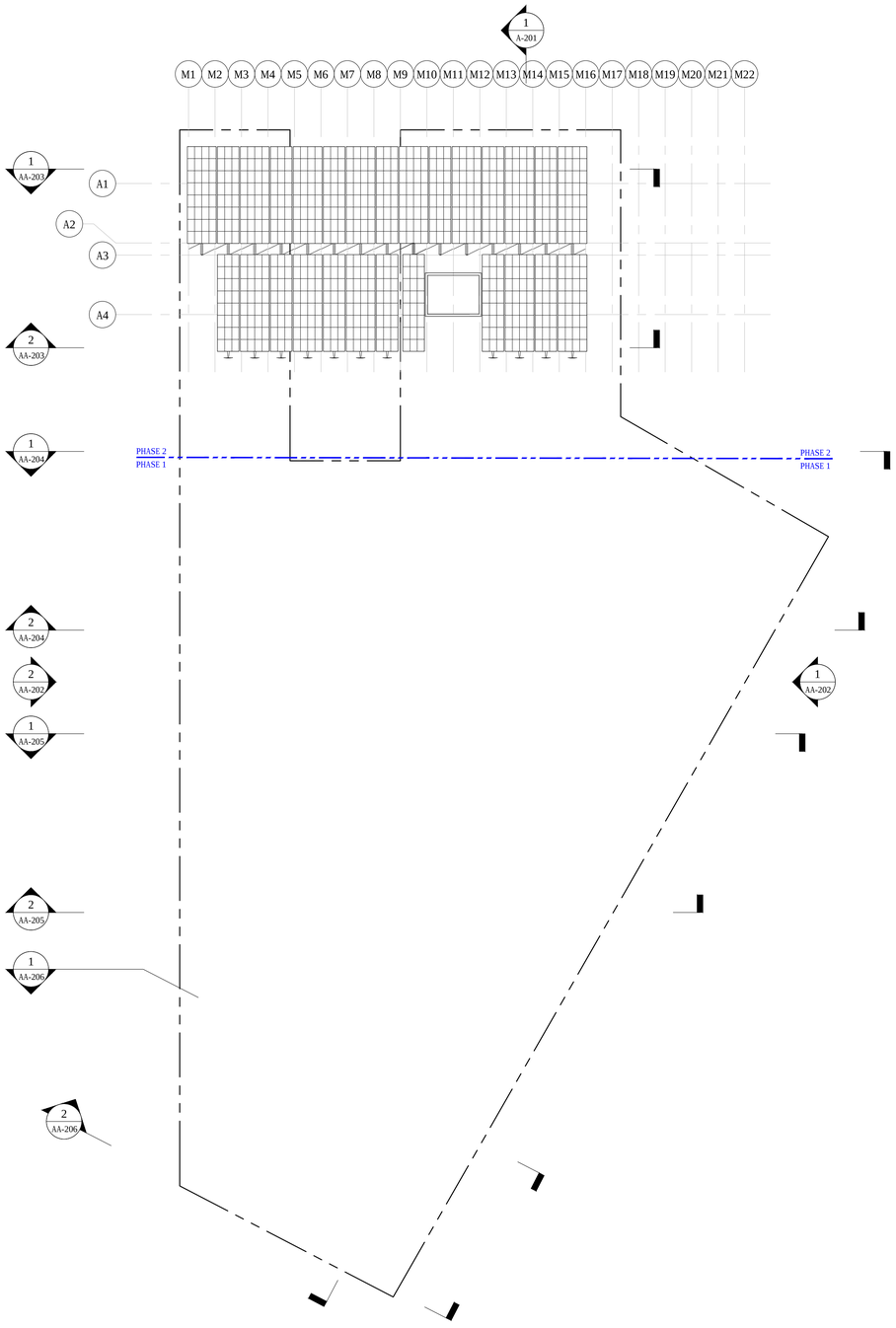
DOB Stamp & Signature

DOB Scan:

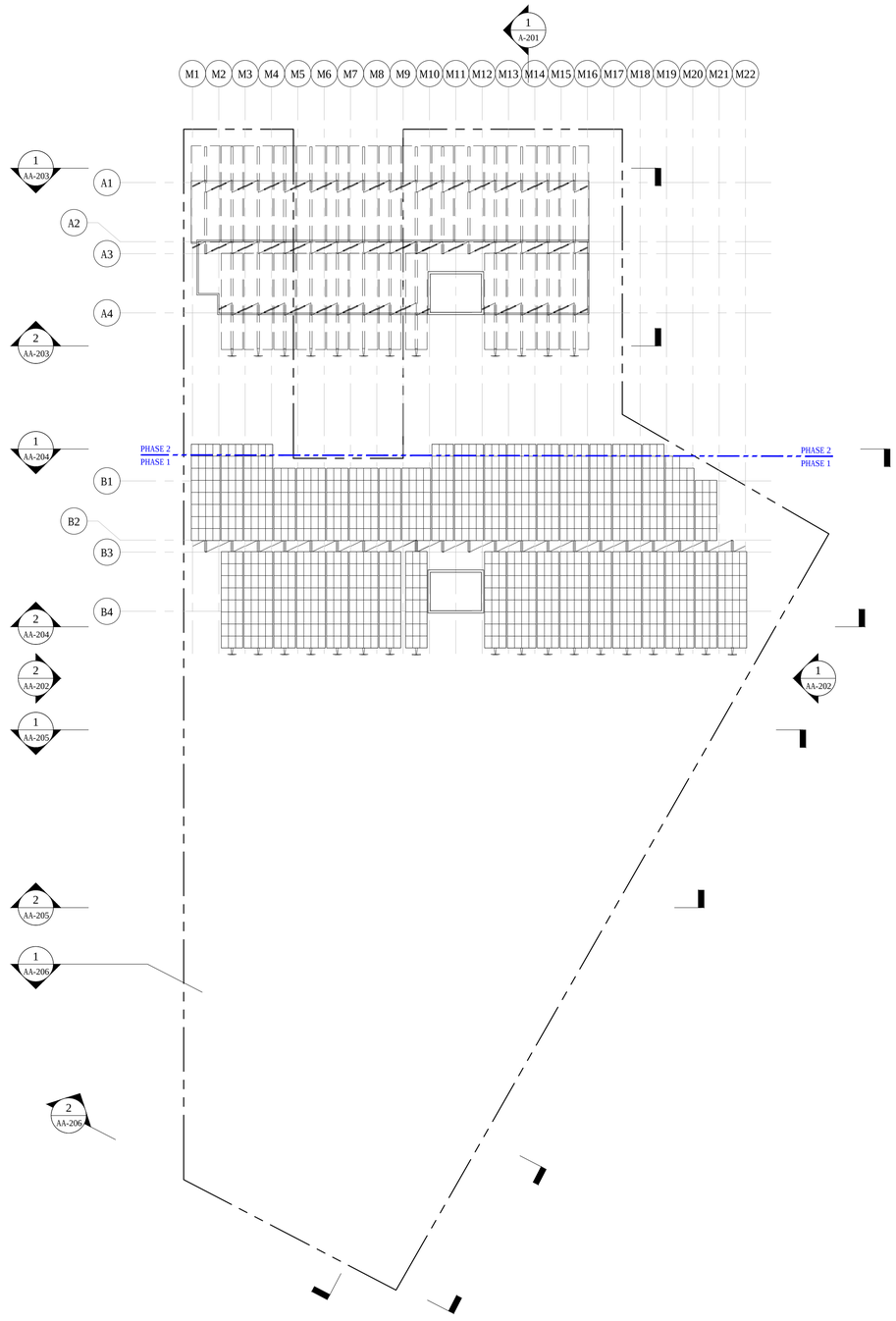
Drawing Title:
Overall Floor Plans

Drawing Number:
AA-106

DWG.No:



2 FLOOR PLAN - LVL +199'-6"
SCALE: 1/32" = 1'-0"



1 FLOOR PLAN - LVL +189'-6"
SCALE: 1/32" = 1'-0"

The Seventy-Six

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547 River St,
Troy, NY 12180

Revision Schedule

Revision Number	Revision Description	Revision Date

PLANNING SUBMISSION SET

Scale: AS NOTED
Date: 10/20/2020
Project No: 2005
Drawn by:
Checked by:

Seal & Signature:

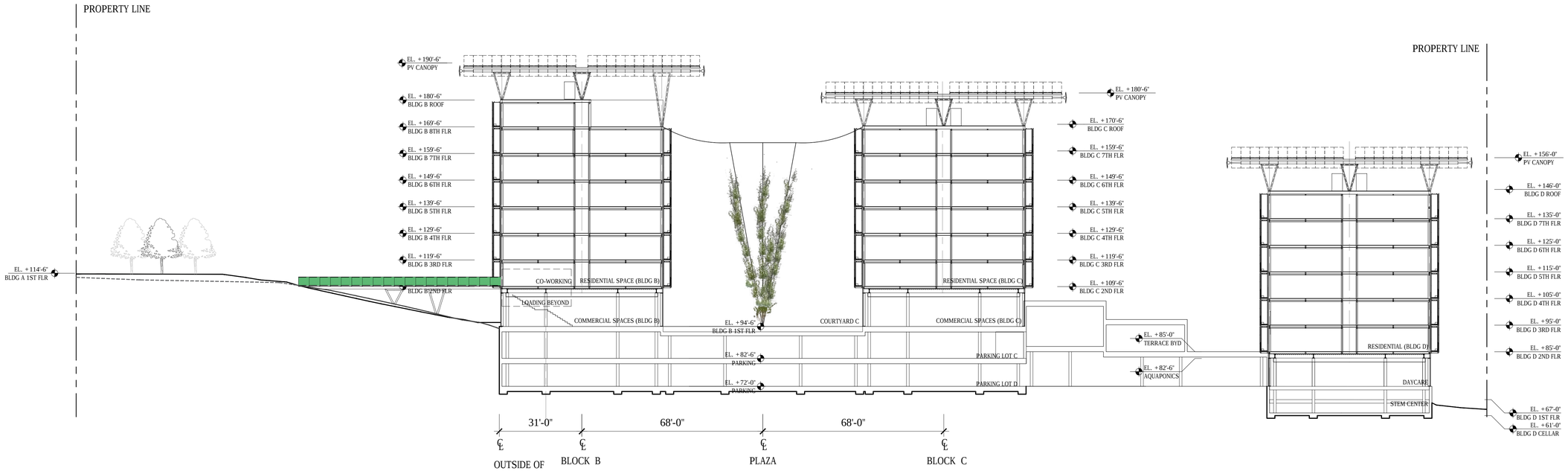
DOB Stamp & Signature

DOB Scan:

Drawing Title:
Overall Floor Plans

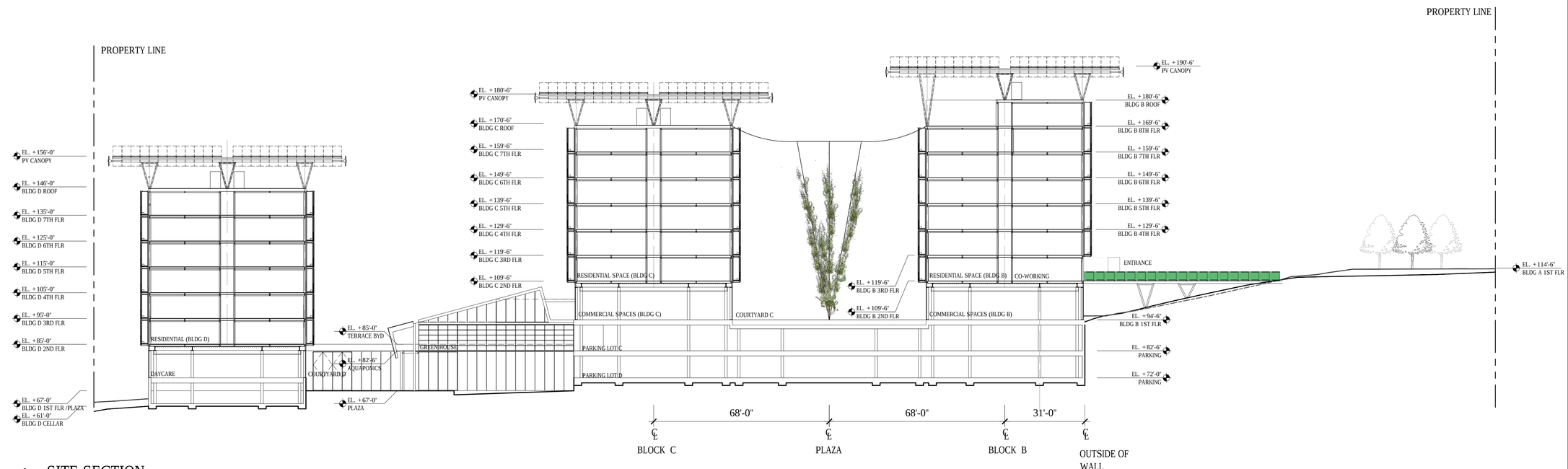
Drawing Number:
AA-107

DWG.No:



2 SITE SECTION

SCALE: 1/20" = 1'-0"



1 SITE SECTION

SCALE: 1/20" = 1'-0"

The Seventy-Six

Parcel 76, 76 Second Avenue, City of Albany, NY

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South End Development LLC

Architect:
Garrison-Architects
45 Main Street
Brooklyn, NY 11201

Civil Engineer:
The Chazen Companies
547 River St,
Troy, NY 12180

Revision Schedule

Revision Number	Revision Description	Revision Date

PLANNING SUBMISSION SET

Scale: AS NOTED
Date: 10/20/2020
Project No: 2005
Drawn by:
Checked by:

Seal & Signature:

DOB Stamp & Signature

DOB Scan:

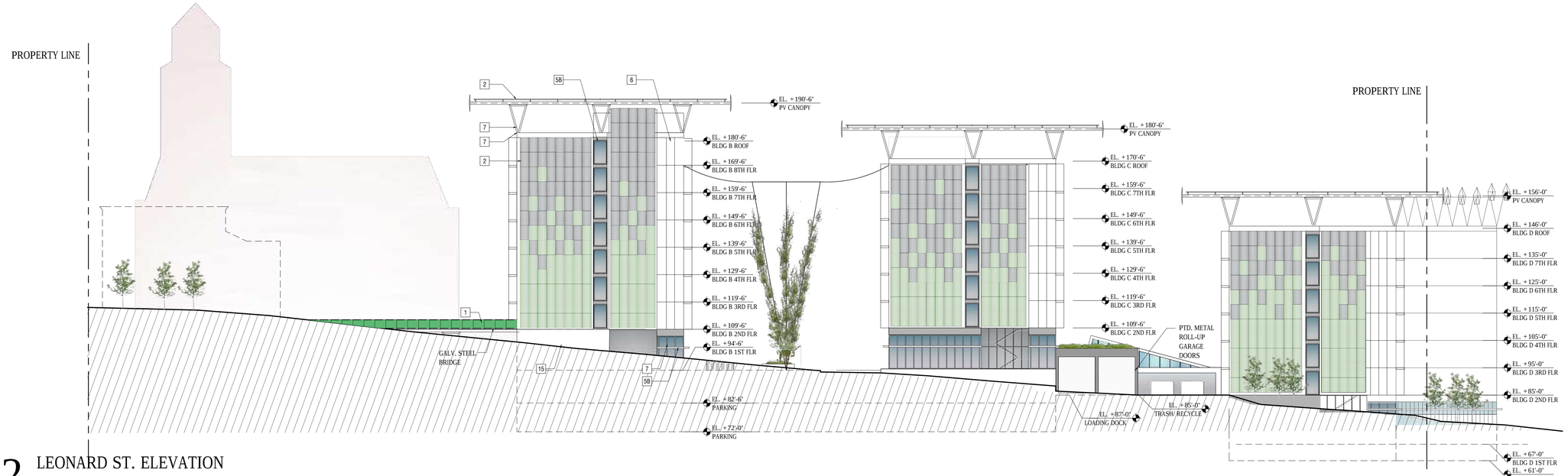
Drawing Title:
Building Sections - Elevations - Site Section

Drawing Number:
AA-201

DWG.No:

LEGEND

1	Stainless steel railing w/ cablemesh panels	5B	Triple glazed powder coated aluminum storefront system	10	Perforated painted metal wall panels	15	Precast concrete wall panel
2	Photovoltaic solar panels	6	Fiber cement rainscreen wall panel	11	Reclaimed wood bench	16	Perforated precast concrete wall panel
3	Stainless steel pedigrid floor grating	7	Powdercoated steel supports/ trim	12	Formed fiber cement rainscreen wall panel	17	Stone
4	Painted metal planter w/ stainless steel cable mesh panel	8	Precast stone pavers	13	Printed tempered glass panel	18	Pavers with mobile planter boxes
5A	Triple glazed vinyl clad window system	9	Stainless steel ceiling panels	14	Perforated corrugated metal wall panel	19	Fence



2 LEONARD ST. ELEVATION

SCALE: 1/20" = 1'-0"

1 KRANK ST. ELEVATION

SCALE: 1/20" = 1'-0"

The Seventy-Six

Parcel 76, 76 Second Avenue, City of Albany, NY

Owner:
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45 Main Street
Brooklyn, NY 11201

Civil Engineer:
The Chazen Companies
547 River St,
Troy, NY 12180

Revision Schedule

Revision Number	Revision Description	Revision Date

PLANNING SUBMISSION SET

Scale:	AS NOTED
Date:	10/20/2020
Project No:	2005
Drawn by:	
Checked by:	

Seal & Signature:

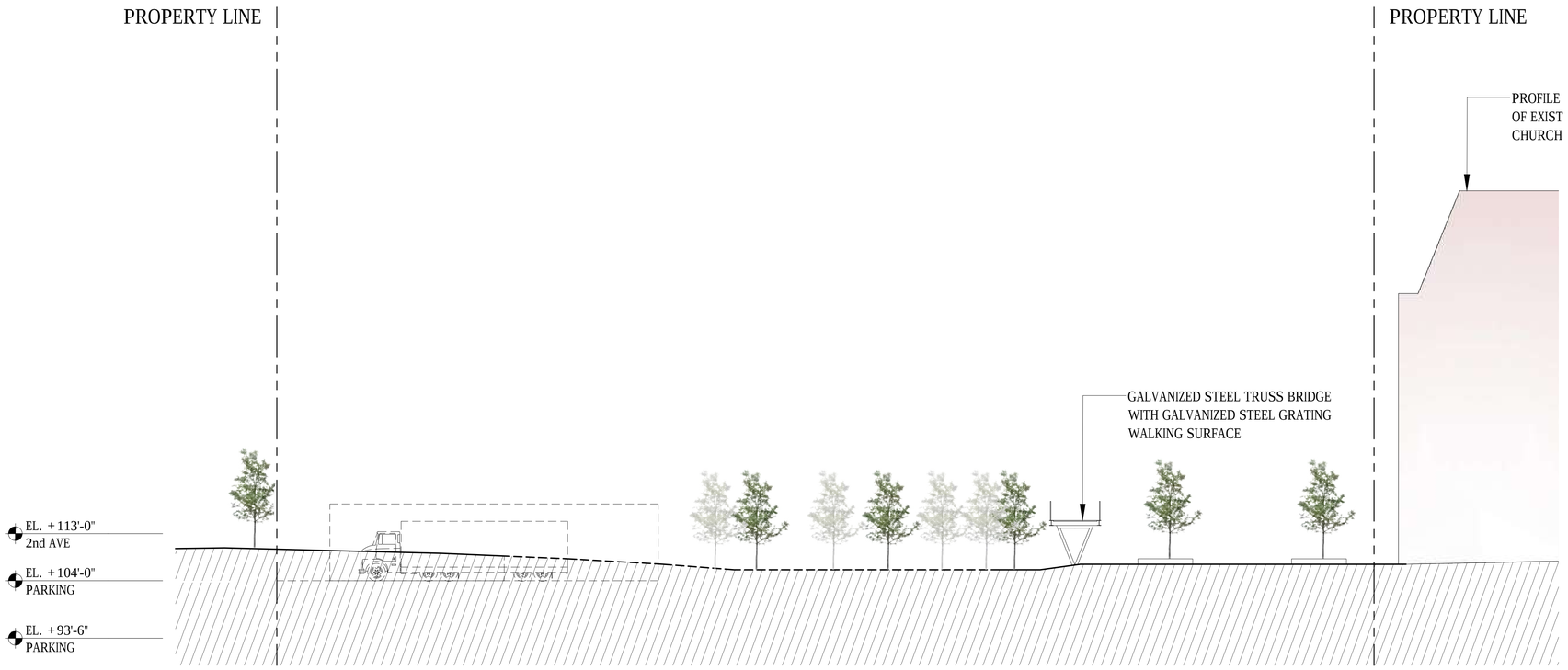
DOB Stamp & Signature

DOB Scan:

Drawing Title:
Building Sections - Elevations - Site Elevations

Drawing Number:
AA-202

DWG.No:



2 BUILDING A SOUTH ELEVATION
SCALE: 1/12" = 1'-0"

1 BUILDING A NORTH ELEVATION
SCALE: 1/12" = 1'-0"

LEGEND

1. Stainless steel railing w/ cablemesh panels
2. Photovoltaic solar panels
3. Stainless steel pedigrid floor grating
4. Painted metal planter w/ stainless steel cable mesh panel
5A. Triple glazed vinyl clad window system
5B. Triple glazed powder coated aluminum storefront system
6. Fiber cement rainscreen wall panel
7. Powdercoated steel supports / trim
8. Precast stone pavers
9. Stainless steel ceiling panels
10. Perforated painted metal wall panels
11. Reclaimed wood bench
12. Formed fiber cement rainscreen wall panel
13. Printed tempered glass panel
14. Perforated corrugated metal wall panel
15. Precast concrete wall panel
16. Perforated precast concrete wall panel
17. Stone

The Seventy-Six

Parcel 76, 76 Second Avenue, City of Albany, NY

Owner:
South End Development LLC

Architect:
Garrison-Architects
45 Main Street
Brooklyn, NY 11201

Civil Engineer:
The Chazen Companies
547 River St,
Troy, NY 12180

Revision Schedule

Revision Number	Revision Description	Revision Date

PLANNING SUBMISSION SET

Scale: AS NOTED
Date: 10/20/2020
Project No: 2005
Drawn by:
Checked by:

Seal & Signature:

DOB Stamp & Signature

DOB Scan:

Drawing Title:
Building Sections - Elevations - BLDG A - North South

Drawing Number:
AA-203

DWG.No:

2 BUILDING B SOUTH ELEVATION
SCALE: 1/12" = 1'-0"

1 BUILDING B NORTH ELEVATION
SCALE: 1/12" = 1'-0"

LEGEND

1	Stainless steel railing w/ cablemesh panels
2	Photovoltaic solar panels
3	Stainless steel pedigrid floor grating
4	Painted metal planter w/ stainless steel cable mesh panel
5A	Triple glazed vinyl clad window system
5B	Triple glazed powder coated aluminum storefront system
6	Fiber cement rainscreen wall panel
7	Powdercoated steel supports / trim
8	Precast stone pavers
9	Stainless steel ceiling panels
10	Perforated painted metal wall panels
11	Reclaimed wood bench
12	Formed fiber cement rainscreen wall panel
13	Printed tempered glass panel
14	Perforated corrugated metal wall panel
15	Precast concrete wall panel
16	Perforated precast concrete wall panel
17	Stone

The Seventy-Six

Parcel 76, 76 Second Avenue, City of Albany, NY

Owner:
South End Development LLC

Architect:
Garrison-Architects
45 Main Street
Brooklyn, NY 11201

Civil Engineer:
The Chazen Companies
547 River St,
Troy, NY 12180

Revision Schedule

Revision Number	Revision Description	Revision Date

PLANNING SUBMISSION SET

Scale: AS NOTED
Date: 10/20/2020
Project No: 2005
Drawn by:
Checked by:

Seal & Signature:

DOB Stamp & Signature

DOB Scan:

Drawing Title:
Building Sections - Elevations - BLDG B - North South

Drawing Number:
AA-204

DWG.No:

2 BUILDING C SOUTH ELEVATION
SCALE: 1/12" = 1'-0"

1 BUILDING C NORTH ELEVATION
SCALE: 1/12" = 1'-0"

LEGEND

1. Stainless steel railing w/ cablemesh panels
2. Photovoltaic solar panels
3. Stainless steel pedigrid floor grating
4. Painted metal planter w/ stainless steel cable mesh panel
5A. Triple glazed vinyl clad window system
5B. Triple glazed powder coated aluminum storefront system
6. Fiber cement rainscreen wall panel
7. Powdercoated steel supports / trim
8. Precast stone pavers
9. Stainless steel ceiling panels
10. Perforated painted metal wall panels
11. Reclaimed wood bench
12. Formed fiber cement rainscreen wall panel
13. Printed tempered glass panel
14. Perforated corrugated metal wall panel
15. Precast concrete wall panel
16. Perforated precast concrete wall panel
17. Stone

The Seventy-Six

Parcel 76, 76 Second Avenue, City of Albany, NY

Owner:
South End Development LLC

Architect:
Garrison-Architects
45 Main Street
Brooklyn, NY 11201

Civil Engineer:
The Chazen Companies
547 River St,
Troy, NY 12180

Revision Schedule

Revision Number	Revision Description	Revision Date

PLANNING SUBMISSION SET

Scale: AS NOTED
Date: 10/20/2020
Project No: 2005
Drawn by:
Checked by:

Seal & Signature:

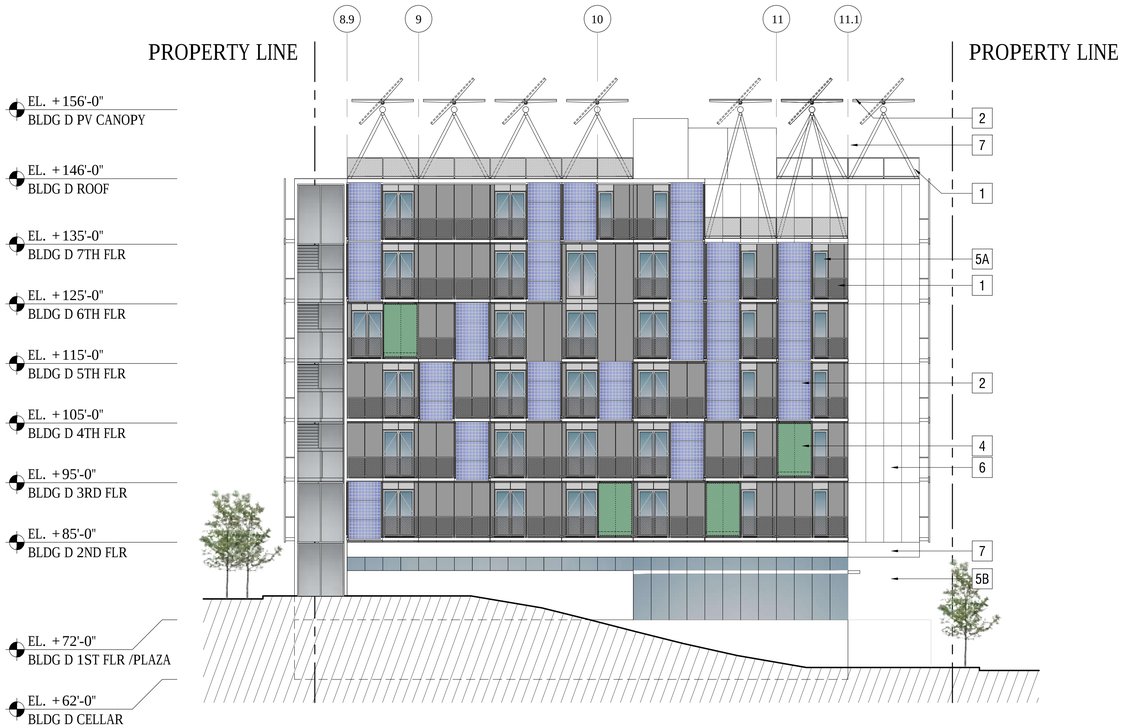
DOB Stamp & Signature

DOB Scan:

Drawing Title:
Building Sections - Elevations - BLDG C - North South

Drawing Number:
AA-205

DWG.No:



2 BUILDING D SOUTH ELEVATION
SCALE: 1/12" = 1'-0"

1 BUILDING D NORTH ELEVATION
SCALE: 1/12" = 1'-0"

LEGEND

1 Stainless steel railing w/ cablemesh panels
2 Photovoltaic solar panels
3 Stainless steel pedigrid floor grating
4 Painted metal planter w/ stainless steel cable mesh panel
5A Triple glazed vinyl clad window system
5B Triple glazed powder coated aluminum storefront system
6 Fiber cement rainscreen wall panel
7 Powdercoated steel supports / trim
8 Precast stone pavers
9 Stainless steel ceiling panels
10 Perforated painted metal wall panels
11 Reclaimed wood bench
12 Formed fiber cement rainscreen wall panel
13 Printed tempered glass panel
14 Perforated corrugated metal wall panel
15 Precast concrete wall panel
16 Perforated precast concrete wall panel
17 Stone

The Seventy-Six

Parcel 76, 76 Second Avenue, City of Albany, NY

Owner:
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Brooklyn, NY 11201

Civil Engineer:
The Chazen Companies
547 River St,
Troy, NY 12180

Revision Schedule

Revision Number	Revision Description	Revision Date

PLANNING SUBMISSION SET

Scale: AS NOTED
Date: 10/20/2020
Project No: 2005
Drawn by:
Checked by:

Seal & Signature:

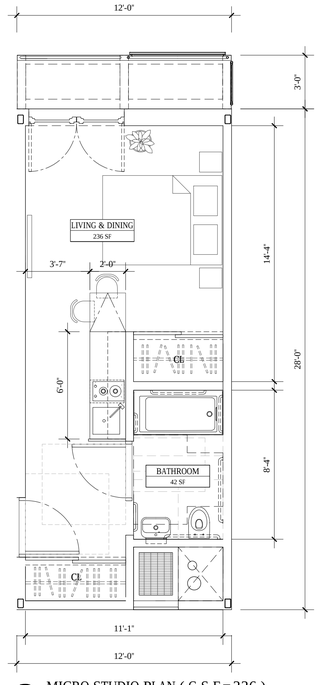
DOB Stamp & Signature

DOB Scan:

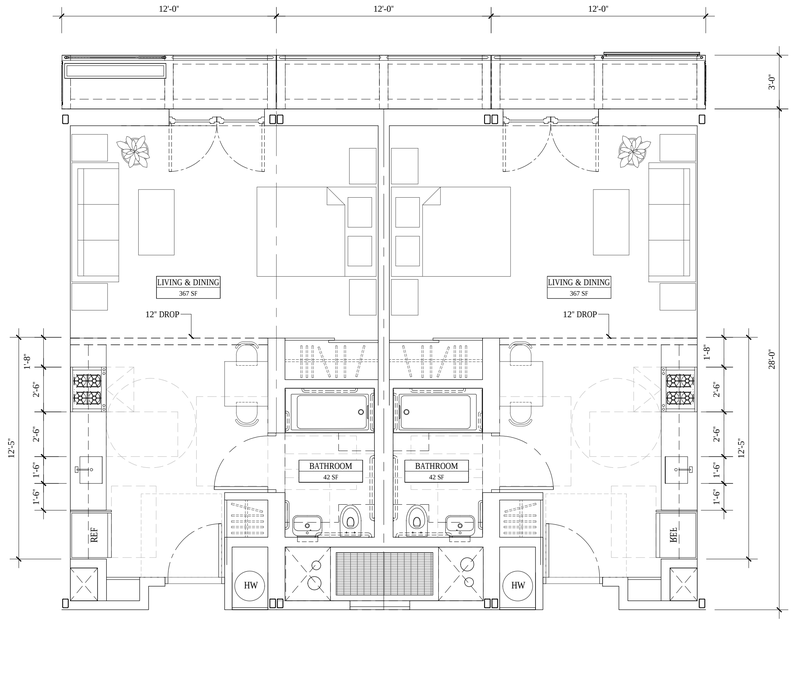
Drawing Title:
Building Sections - Elevations - BLDG D - North South

Drawing Number:
AA-206

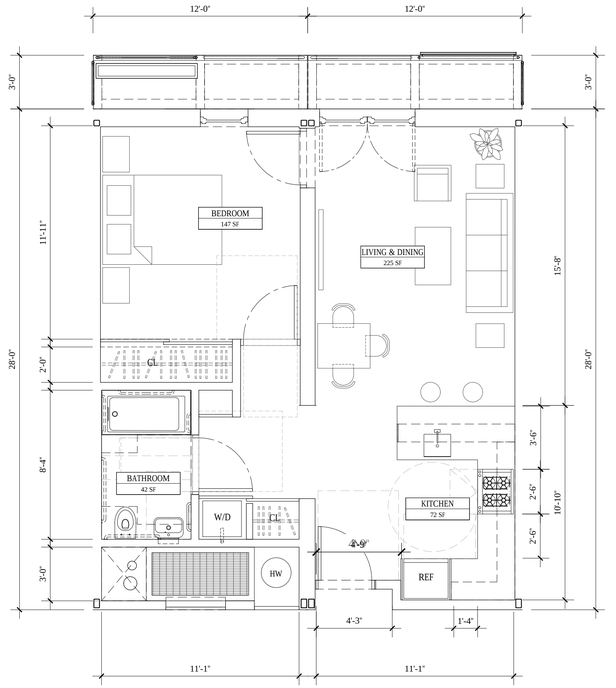
DWG.No:



3 MICRO STUDIO PLAN (G.S.F = 336)
SCALE: 1/4" = 1'-0"



2 STUDIO PLAN (G.S.F. = 504 OCC: 2)
SCALE: 1/4" = 1'-0"



1 1BD UNIT PLAN (G.S.F. = 667 OCC:2)
SCALE: 1/4" = 1'-0"

The Seventy-Six

Parcel 76, 76 Second Avenue, City of Albany, NY

Owner:
South End Development LLC

Architect:
Garrison-Architects
45 Main Street
Brooklyn, NY 11201

Civil Engineer:
The Chazen Companies
547 River St,
Troy, NY 12180

Revision Schedule

Revision Number	Revision Description	Revision Date

PLANNING SUBMISSION SET

Scale: AS NOTED
Date: 10/20/2020
Project No: 2005
Drawn by:
Checked by:

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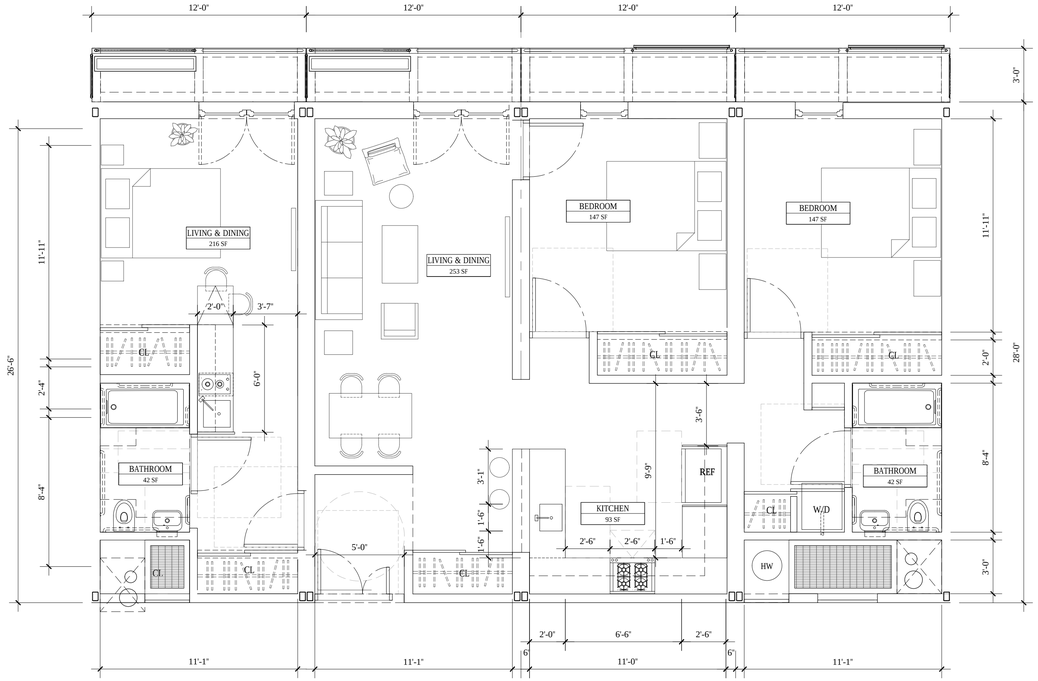
DOB Stamp & Signature

DOB Scan:

Drawing Title:
Unit Plans

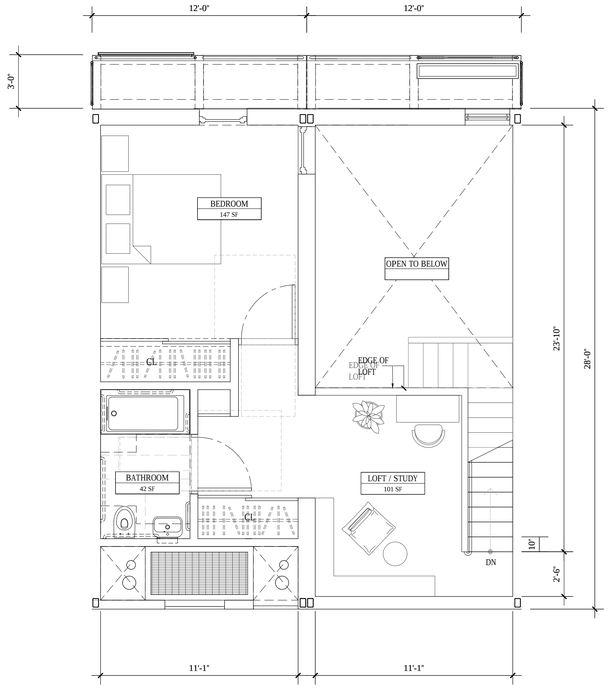
Drawing Number:
AM-003

DWG.No:



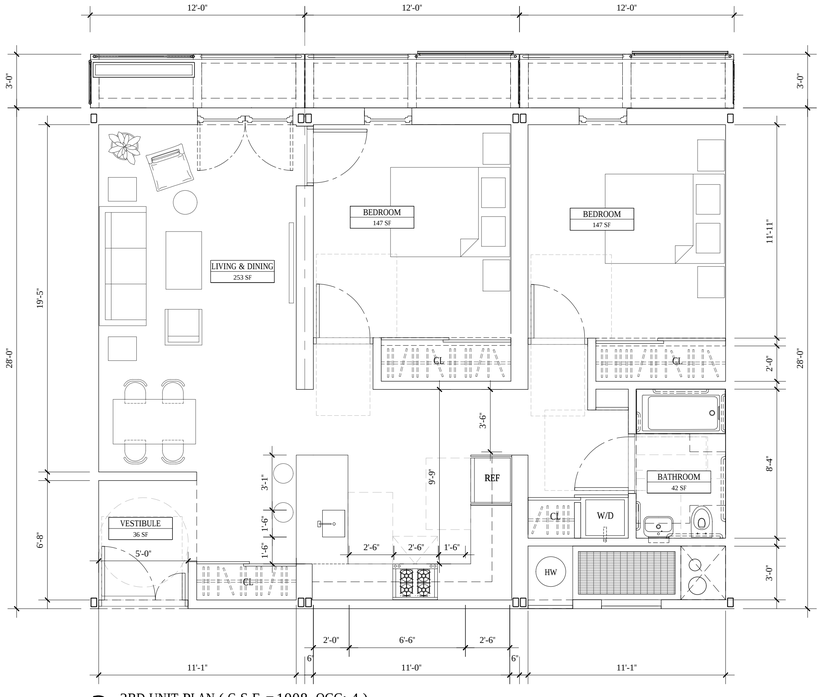
4 3BD (2BD + MICRO STUDIO) UNIT PLAN (G.S.F. = 1272 3BD OCC: 6 2BD OCC: 4)

SCALE: 1/4" = 1'-0"



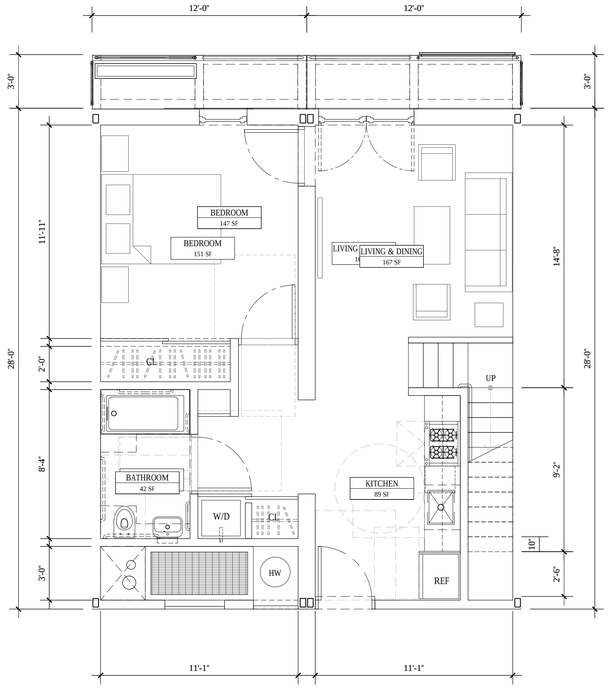
3 2BD DUPLEX UNIT PLAN (G.S.F. = 1344 OCC:4)

SCALE: 1/4" = 1'-0"



2 2BD UNIT PLAN (G.S.F. = 1008 OCC: 4)

SCALE: 1/4" = 1'-0"



1 2BD DUPLEX UNIT PLAN (G.S.F. = 1344 OCC:4)

SCALE: 1/4" = 1'-0"

The Seventy-Six

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Civil Engineer:
The Chazen Companies
547 River St,
Troy, NY 12180

Revision Schedule

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PLANNING SUBMISSION SET

Scale: AS NOTED
Date: 10/20/2020
Project No: 2005
Drawn by:
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Seal & Signature:

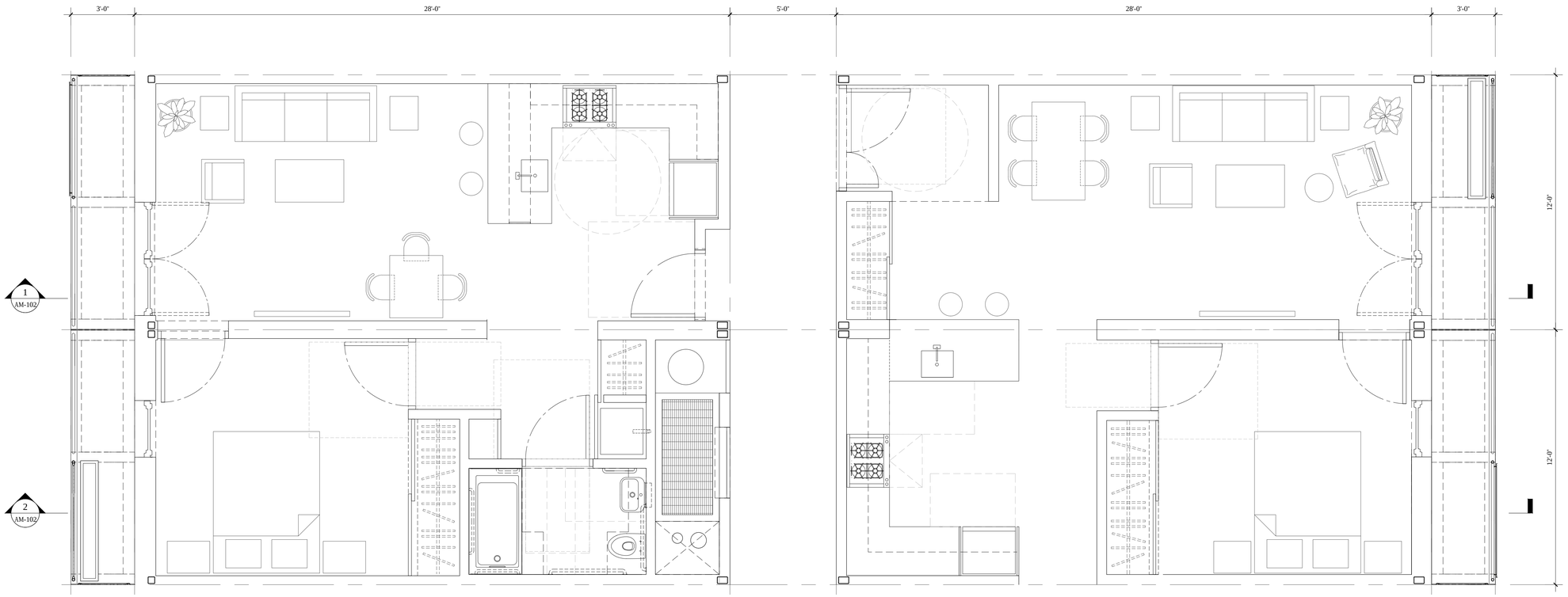
DOB Stamp & Signature

DOB Scan:

Drawing Title:
Unit Plans

Drawing Number:
AM-004

DWG.No:



1 TYPICAL MODULE PLAN
SCALE: 3/8" = 1'-0"

The Seventy-Six

Parcel 76, 76 Second Avenue, City of Albany, NY

Owner:
South End Development LLC

Architect:
Garrison-Architects
45 Main Street
Brooklyn, NY 11201

Civil Engineer:
The Chazen Companies
547 River St,
Troy, NY 12180

Revision Schedule

Revision Number	Revision Description	Revision Date

PLANNING SUBMISSION SET

Scale: AS NOTED
Date: 10/20/2020
Project No: 2005
Drawn by:
Checked by:

Seal & Signature:

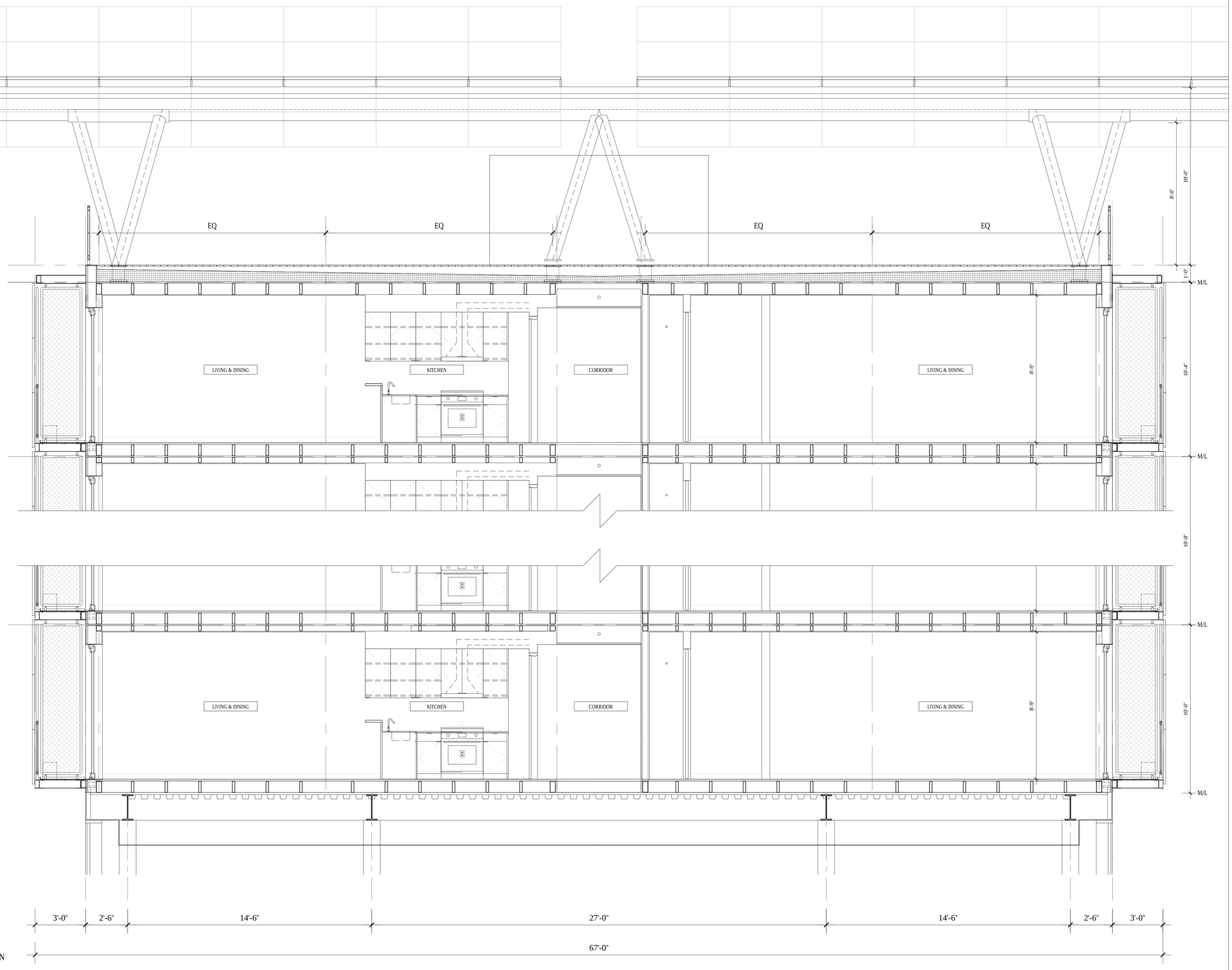
DOB Stamp & Signature

DOB Scan:

Drawing Title:
Typical Module Plans

Drawing Number:
AM-101

DWG.No:



1 TYPICAL MODULE SECTION
SCALE: 3/8" = 1'-0"

The Seventy-Six

Parcel 76, 76 Second Avenue, City of Albany, NY

Owner:
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45 Main Street
Brooklyn, NY 11201

Civil Engineer:
The Chazen Companies
547 River St,
Troy, NY 12180

Revision Schedule

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PLANNING SUBMISSION SET

Scale: AS NOTED
Date: 10/20/2020
Project No: 2005
Drawn by:
Checked by:

Seal & Signature:

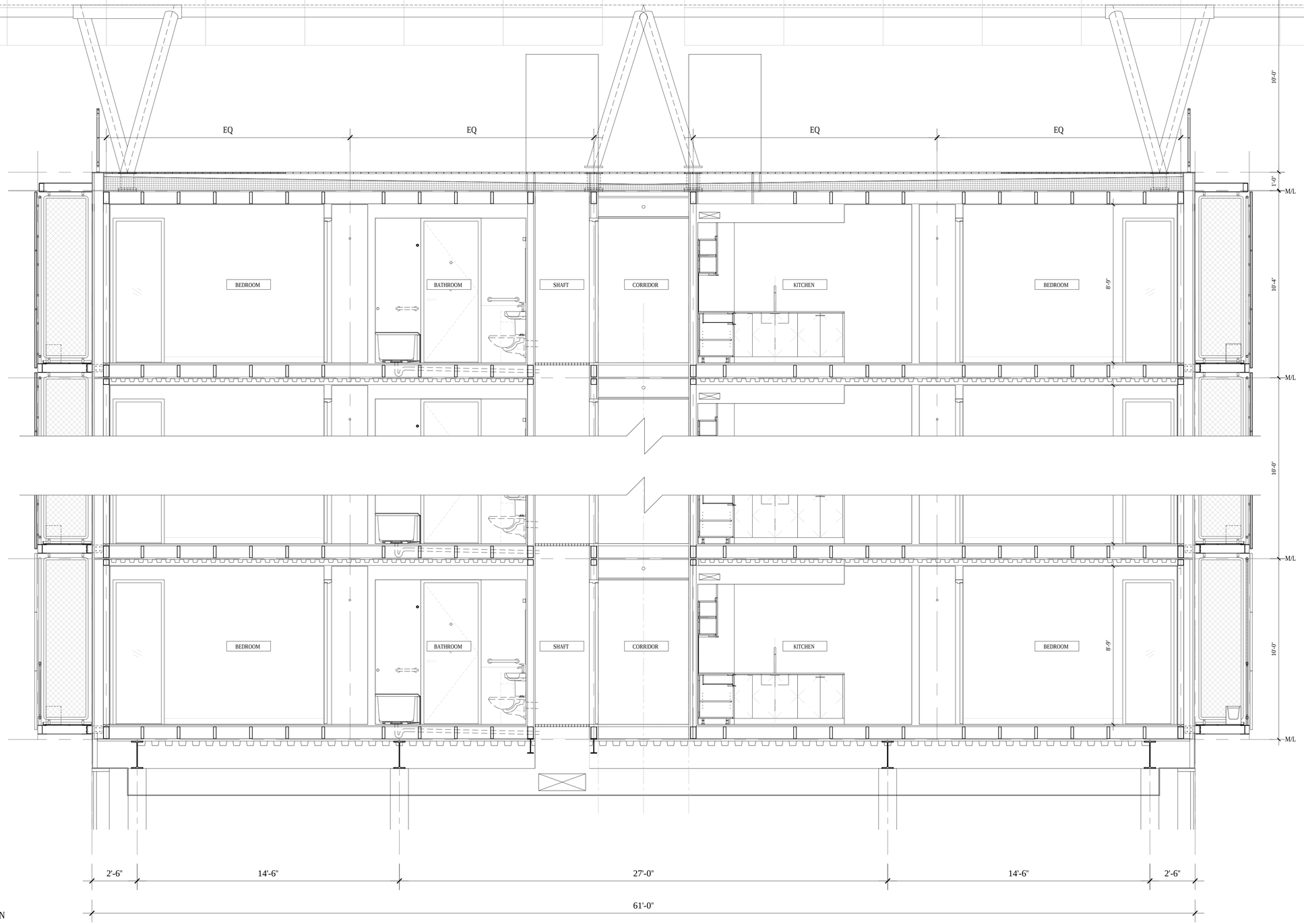
DOB Stamp & Signature

DOB Scan:

Drawing Title:
Typical Module Sections

Drawing Number:
AM-201

DWG.No:



1 TYPICAL MODULE SECTION
SCALE: 3/8" = 1'-0"

The Seventy-Six

Parcel 76, 76 Second Avenue, City of Albany, NY

Owner:
South End Development LLC

Architect:
Garrison-Architects
45 Main Street
Brooklyn, NY 11201

Civil Engineer:
The Chazen Companies
547 River St,
Troy, NY 12180

Revision Schedule

Revision Number	Revision Description	Revision Date

PLANNING SUBMISSION SET

Scale: AS NOTED
Date: 10/20/2020
Project No: 2005
Drawn by:
Checked by:

Seal & Signature:

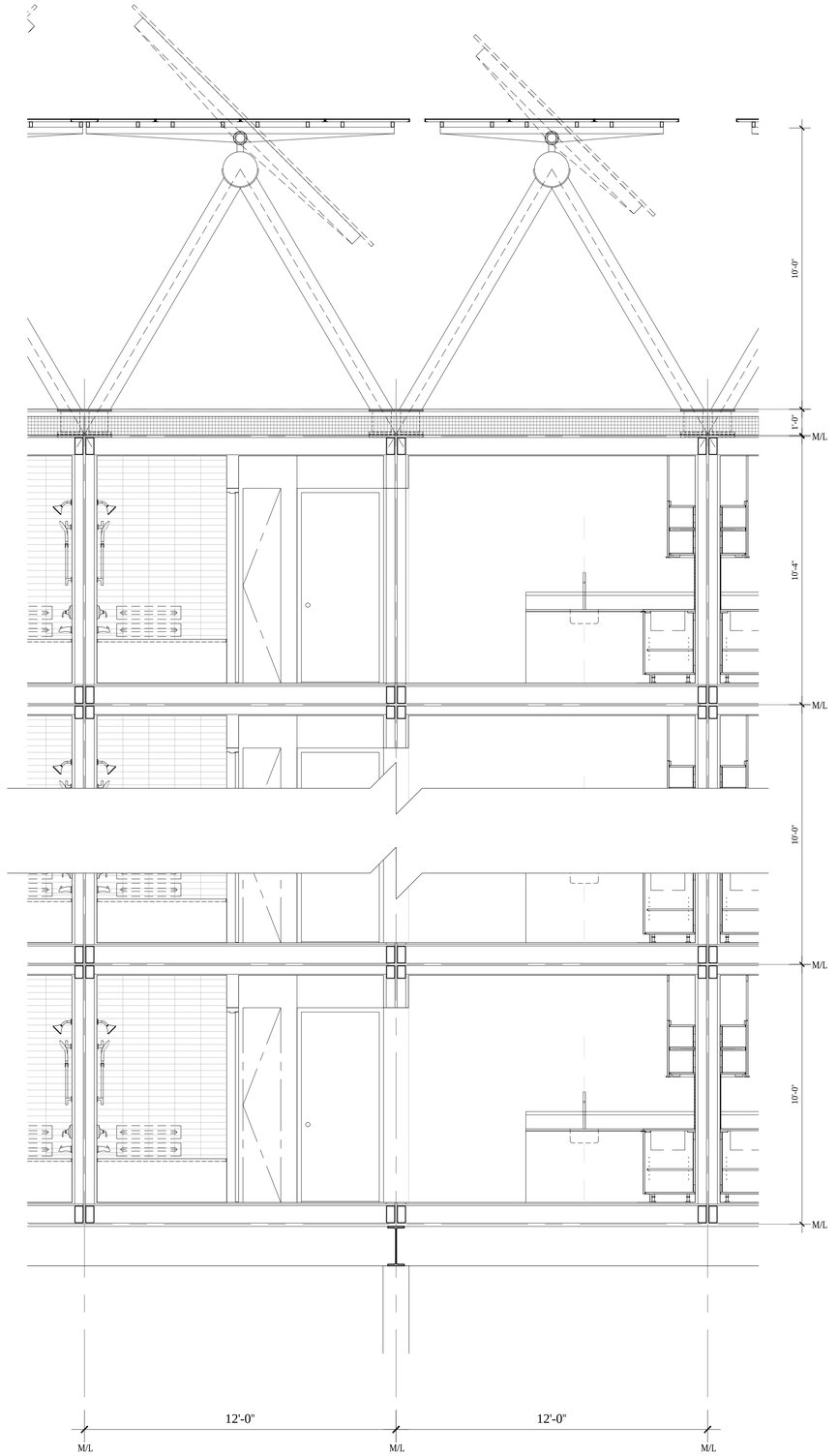
DOB Stamp & Signature

DOB Scan:

Drawing Title:
Typical Module Sections

Drawing Number:
AM-202

DWG.No:



1 TYPICAL MODULE SECTION
SCALE: 3/8" = 1'-0"

The Seventy-Six

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45 Main Street
Brooklyn, NY 11201

Civil Engineer:
The Chazen Companies
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Troy, NY 12180

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Seal & Signature:

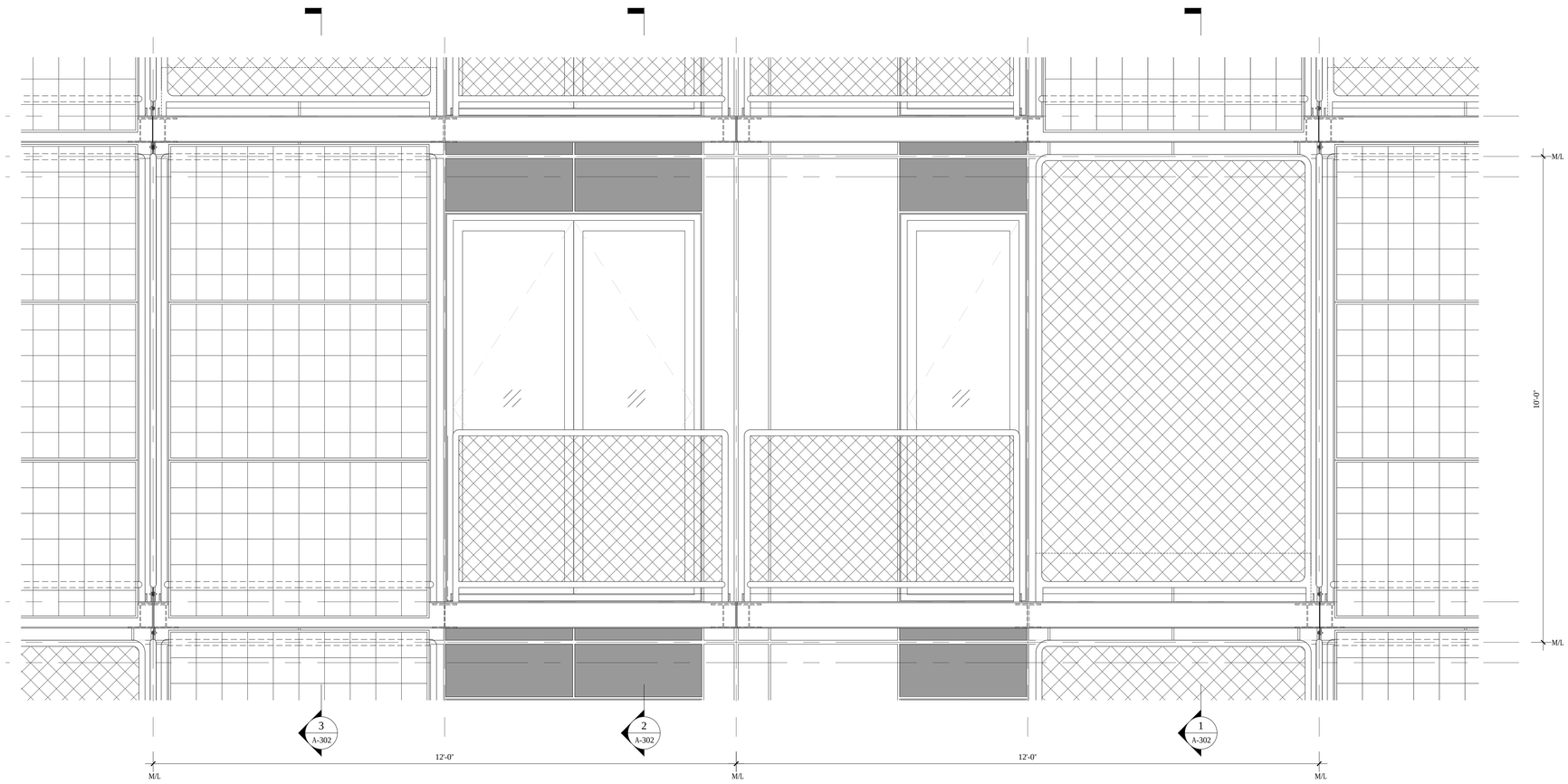
DOB Stamp & Signature

DOB Scan:

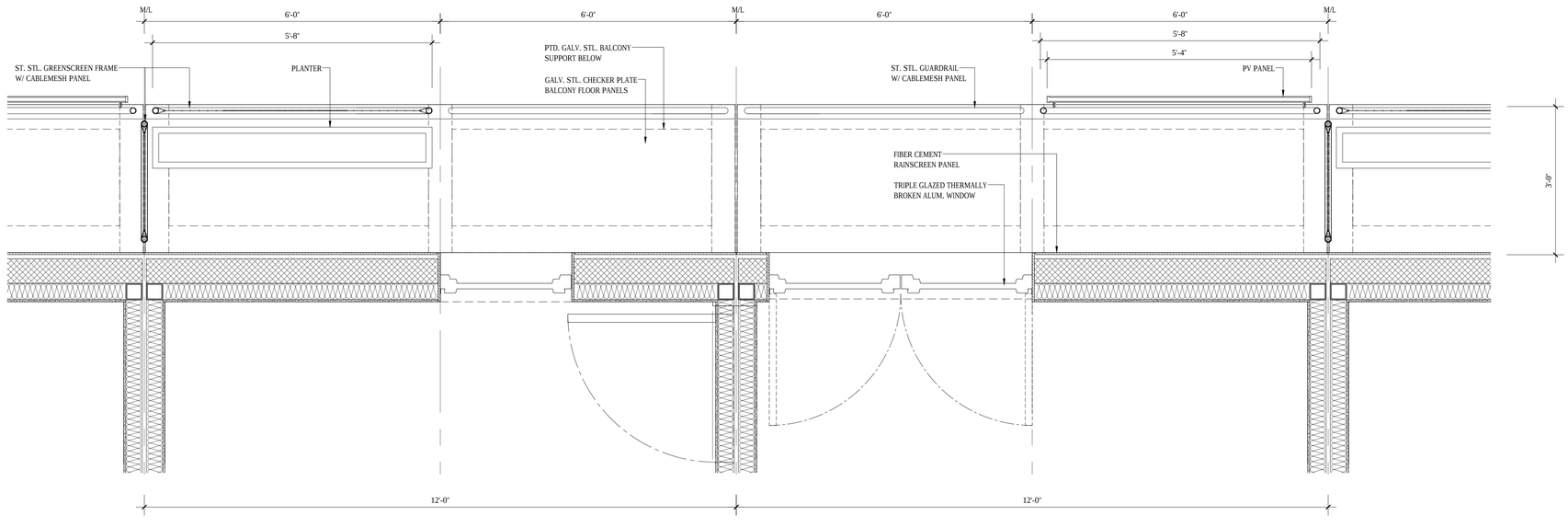
Drawing Title:
Typical Module Sections

Drawing Number:
AM-203

DWG.No:



2 TYPICAL MODULE FACADE
SCALE: 3/4" = 1'-0"



1 TYPICAL BALCONY PLAN
SCALE: 3/4" = 1'-0"

The Seventy-Six

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South End Development LLC

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45 Main Street
Brooklyn, NY 11201

Civil Engineer:
The Chazen Companies
547 River St,
Troy, NY 12180

Revision Schedule

Revision Number	Revision Description	Revision Date

PLANNING SUBMISSION SET

Scale: AS NOTED
Date: 10/20/2020
Project No: 2005
Drawn by:
Checked by:

Seal & Signature:

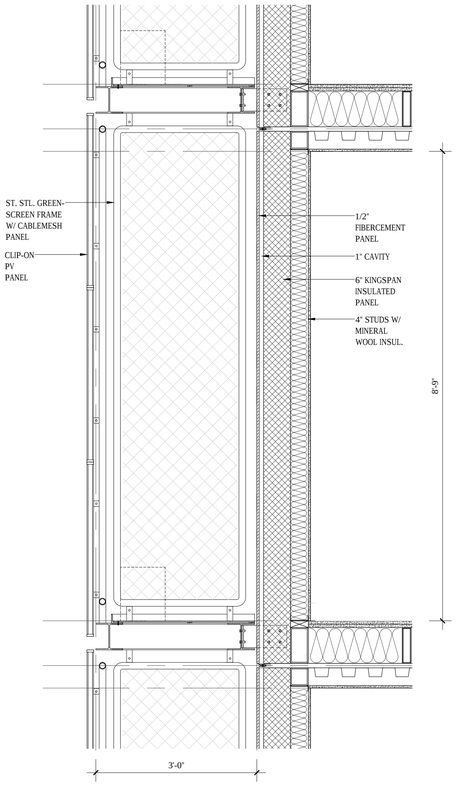
DOB Stamp & Signature

DOB Scan:

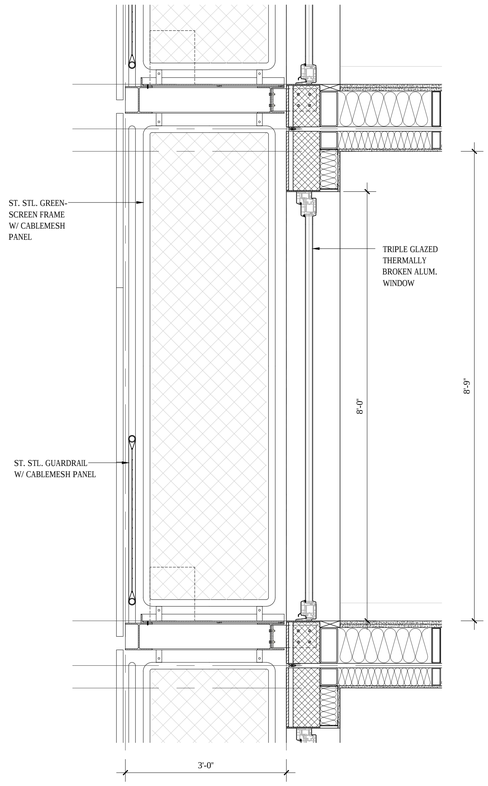
Drawing Title:
Typical Module Facade

Drawing Number:
AM-301

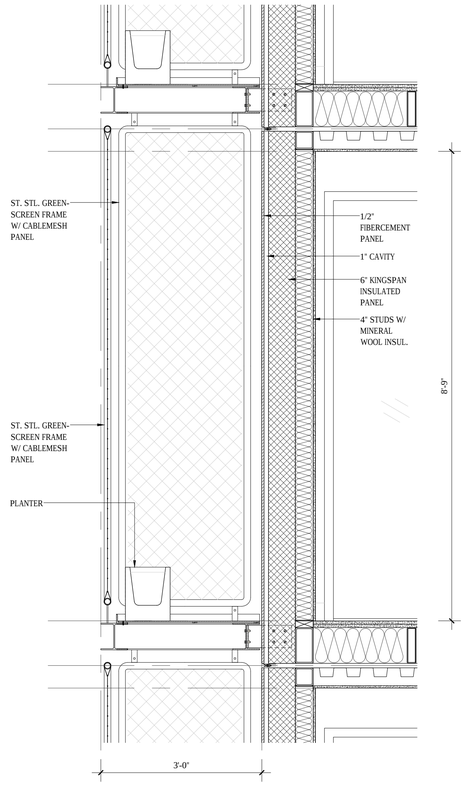
DWG.No:



3 TYPICAL MODULE WALL SECTION
SCALE: 3/4" = 1'-0"



2 TYPICAL MODULE WALL SECTION
SCALE: 3/4" = 1'-0"



1 TYPICAL MODULE WALL SECTION
SCALE: 3/4" = 1'-0"

The Seventy-Six

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The Chazen Companies
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Drawn by:
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DOB Stamp & Signature

DOB Scan:

Drawing Title:
Typical Module Wall Sections

Drawing Number:
AM-302

DWG.No: