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: 11/03/2020
Project No: 2005

Cover Sheet

AG-001

DRAWING LIST

Sheet Number	Sheet Title
AG-001	Cover Sheet
AG-002	Drawing List
C-001	Notes & Legend
C-110	Master Plan
C-111	Alternate Master Plan
C-112	Phase 1 Master Plan
C-120	Demolition Plan
C-125	Demolition & Site Layout Plan
C-130	Site Layout Plan
C-140	Grading & Drainage Plan
C-145	Grading, Drainage, & Erosion & Sediment Control Plan
C-150	Erosion & Sediment Control Plan
C-160	Utility Plan
C-165	Utility & Lighting Plan
C-170	Lighting Plan
C-180	Landscaping Plan
C-185	Landscaping Plan & Plant Schedules
C-190	Offsite Improvements
C-191	Delivery Truck Maneuvering Plan
C-192	Garbage Truck Maneuvering Plan

DRAWING LIST CONT.

Sheet Number	Sheet Title
C-193	Leonard St & Seymour St Profile
C-194	Krank St Profile
C-195	Construction Access Plan
C-500	Erosion & Sediment Control Details
C-501	Site Details
C-502	Site Details
C-503	Storm Sewer Details
C-504	Stormwater Management Details
C-505	Water System Details
C-506	Sanitary Sewer System Details
C-507	Landscape Details & Notes
C-508	Work Zone Traffic Control Details & Notes
C-509	Retaining Wall Details
AA-101	Overall Floor Plans
AA-102	Overall Floor Plans
AA-103	Overall Floor Plans
AA-103A	Overall Floor Plans
AA-104	Overall Floor Plans
AA-105	Overall Floor Plans
AA-106	Overall Floor Plans
AA-107	Overall Floor Plans

DRAWING LIST CONT.

Sheet Number	Sheet Title
AA-201	Building Sections - Elevations - Site Section
AA-202	Building Sections - Elevations - Site Elevations
AA-203	Building Sections - Elevations - BLDG A - North South
AA-204	Building Sections - Elevations - BLDG B - North South
AA-205	Building Sections - Elevations - BLDG C - North South
AA-206	Building Sections - Elevations - BLDG D - North South
AM-003	Unit Plans
AM-004	Unit Plans
AM-101	Typical Module Plans
AM-201	Typical Module Sections
AM-202	Typical Module Sections
AM-203	Typical Module Sections
AM-301	Typical Module Facade
AM-302	Typical Module Wall Sections

GRAPHIC SYMBOLS

0 A-000 — DETAIL NUMBER / SHEET NUMBER

0 A-000 — SECTION NUMBER / SHEET NUMBER

0 A-000 — ELEVATION NUMBER / SHEET NUMBER

X X X X A-000 — INTERIOR ELEV NUMBER / SHEET NUMBER

RM. NAME 00.0 — ROOM NUMBER & FINISHES

00 — ELECTRICAL FIXTURE

2 — DOOR

00 — WINDOW

XX0 — MATERIAL

X — PARTITION TYPE

3 — SECURITY GRILLE

ABBREVIATIONS

ø	Round
AB	Anchor Bolt
ABV	Above
ACC	Access
ACT	Acoustical Tile
ADH	Adhesive
ADJ	Adjacent
AFF	Above Finished Floor
ALT	Alternate
ALUM	Aluminum
ANCH	Anchor
ANOD	Anodized
APRVD	Approved
ARCH	Architect, Architectural
BEL	Below
BIT	Bituminous
BLDG	Building
BMT	Butyl Mastic Tape
BM	Beam
BOT	Bottom
BO	Bottom of
BPL	Bearing Plate
C	Courses
CAB	Cabinet
CB	Catch Basin
CCTV	Closed Circuit Tv
CEM	Cement
CFL	Counterflashing
CG	Corner Guard
CJ	Control Joint
CK	Caulking
CL	Centerline
CLO	Closet
CLR	Clear
CMU	Concrete Masonry Unit
CNTR	Center
COL	Column
CONC	Concrete
CONT	Continuous
CPL	Cement Plaster
CPT	Carpet
CSS	Countersunk Screw
CT	Ceramic Tile
CTSK	Countersink
DBL	Double
DEMO	Demolition
DET	Detail
DF	Drinking Fountain
DIA	Diameter
DIM	Dimensions
DN	Down
DTL	Detail
DWG	Drawing
DS	Downspout
EL	Elevation
EJ	Expansion Joint
ELEC	Electrical
EMER	Emergency
ENT	Entrance
EQ	Equal
EQPT	Equipment
EST	Estimate
EWH	Electric Water Heater
EXIST	Existing
EXH	Exhaust
EXT	Exterior
FA	Fire Alarm
FAB	Fabricate
FBP	Fabric Panel
FD	Floor Drain
FEC	Fire Extinguisher Cabinet
FNDTN	Foundation
FFE	Finished Floor Elevation
FIN	Finish
FITG	Fitting
FIXT	Fixture
FL	Floor
FLG	Flooring
FLUOR	Fluorescent
FOC	Face Of Concrete
FOF	Face Of Finish
FOS	Face Of Studs
FOM	Face Of Masonry
FRM	Frame
FT	Fully Tempered
FTG	Footing
FUR	Furred
FUT	Future
GA	Gauge
GALV	Galvanized
GEN	General
GFI	Ground Fault Interrupted
GKT	Gasket
GL	Glass
GPL	Gypsum Lath
GWB	Gypsum Wall Board
GYP	Gypsum
H/C	Handicapped (accessible)
HDW	Hardware
HDWD	Hardwood
HM	Hollow Metal
HT	Height
ID	Inside Diameter
INC	Incandescent
INSUL	Insulation
INV	Invert
JB	Junction Box
JC	Janitor's Closet
JT	Joint
KPL	Kickplate
LAM	Laminate
LD	Leader Drain
LOC	Location
LT	Light
LWC	Light Weight Concrete
MAS	Masonry
MAT	Material
MAX	Maximum
MECH	Mechanical
MFR	Manufacturer
MIN	Minimum
MISC	Miscellaneous
MO	Masonry Opening
MP	Metal Acoustical Panel
MTD	Mounted
MTL	Metal
MUL	Mullion
MWK	Millwork
NIC	Not In Contract
NOM	Nominal
NTS	Not To Scale
OC	On Center
OF	Outside Face
OFCI	Owner Furnish Contractor Installed
OH	Overhead
OHD	Overhead Door
OPNG	Opening
OPP	Opposite
OVFL	Overflow
PAN	Panel
PLAM	Plastic Laminate
PAR	Parallel
PERF	Perforate
PFN	Prefinished
PL	Plate
PLYWD	Plywood
PLUMB	Plumbing
PNT	Paint
POLY	Polycarbonate
PREFAB	Prefabricated
PRI	Primary
PT	Point
PTD	Painted
PTN	Partition
PVMT	Pavement
QTY	Quantity
R	Riser
RAD	Radius
RB	Rubber Base
RD	Roof Drain
RECEP	Receptacle
REFL	Reflected
REG	Register
REINF	Reinforce
REQ	Required
RES	Resilient
RO	Rough Opening
ROW	Right Of Way
RPT	Repeat
SCHED	Schedule
SCO	Smoke / Carbon Dioxide Detector & Alarm
SECT	Section
SGG	Structural Glazing Gasket
SGS	Silicone Glazing Sealant
SHWR	Shower
SIM	Similar
SJS	Silicone Joint Sealant
SPECS	Specifications
SPK	Speaker
SPLR	Sprinkler
SS	Stainless Steel
SSGS	Silicone Structural Glazing Sealant
STC	Sound Transmission Class
STD	Standard
STL	Steel
SYM	Symmetrical
TBD	To Be Determine
TC	Top Of Curb
TEL	Telephone
TEMP	Temporary
TEN	Tenant
TER	Terrazzo
THK	Thick
TO	Top Of
TOL	Tolerance
TPTN	Toilet Partition
TYP	Typical
UNO	Unless Noted Otherwise
VCT	Vinyl Composition Tile
VIF	Verify In The Field
VNR	Veneer
VPWRN	Vapor Permeable Water Resistant Membrane
VWC	Vinyl Wall Covering
W	With
W/O	Without
WB	Wood Base
WC	Water closet
WD	Wood
WDW	Window
WF	Wide Flange
WGL	Wire-glass
WIN	Window
WM	Wire Mesh
WP	Working Point
WPR	Waterproofing
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: 11/03/2020
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:

- SETBACK LINE — LOT LINE
- SETBACK LINE
- EASEMENT LINE
- BUILDING
- PAVED ROAD / DRIVEWAY / PARKING AREA
- ROAD CENTER LINE
- SIDEWALK
- CONC. CURB — CURB/WING GUTTER
- 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. 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 26 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.
22. AS REQUIRED BY CITY OF ALBANY, ALL WATER AND SEWER SERVICES TO BE DEMOLISHED SHALL BE REMOVED BACK TO THE MAIN.

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 DISCHARGES TO THE CITY OF ALBANY COMBINED SEWER SYSTEM, WHICH IS COVERED UNDER NYSDEC SPDES DISCHARGE PERMIT NY0025747. AS SUCH, THE PROJECT IS NOT SUBJECT TO THE NYSDEC SPDES GENERAL PERMIT FOR STORMWATER DISCHARGES FROM CONSTRUCTION ACTIVITY (GP-0-20-001). IN ACCORDANCE WITH CITY OF ALBANY REQUIREMENTS, A SWPPP HAS BEEN PREPARED AND A NOTICE OF INTENT AND SWPPP ACCEPTANCE FORM WILL BE SUBMITTED FOR ISSUANCE OF A STORMWATER PERMIT BY THE CITY. UPON COMPLETION OF CONSTRUCTION, A NOTICE OF TERMINATION MUST BE FILED WITH THE CITY.

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: 11/03/2020
Project No: 2005
Drawn by: KC/SM
Checked by: RK

Seal & Signature:

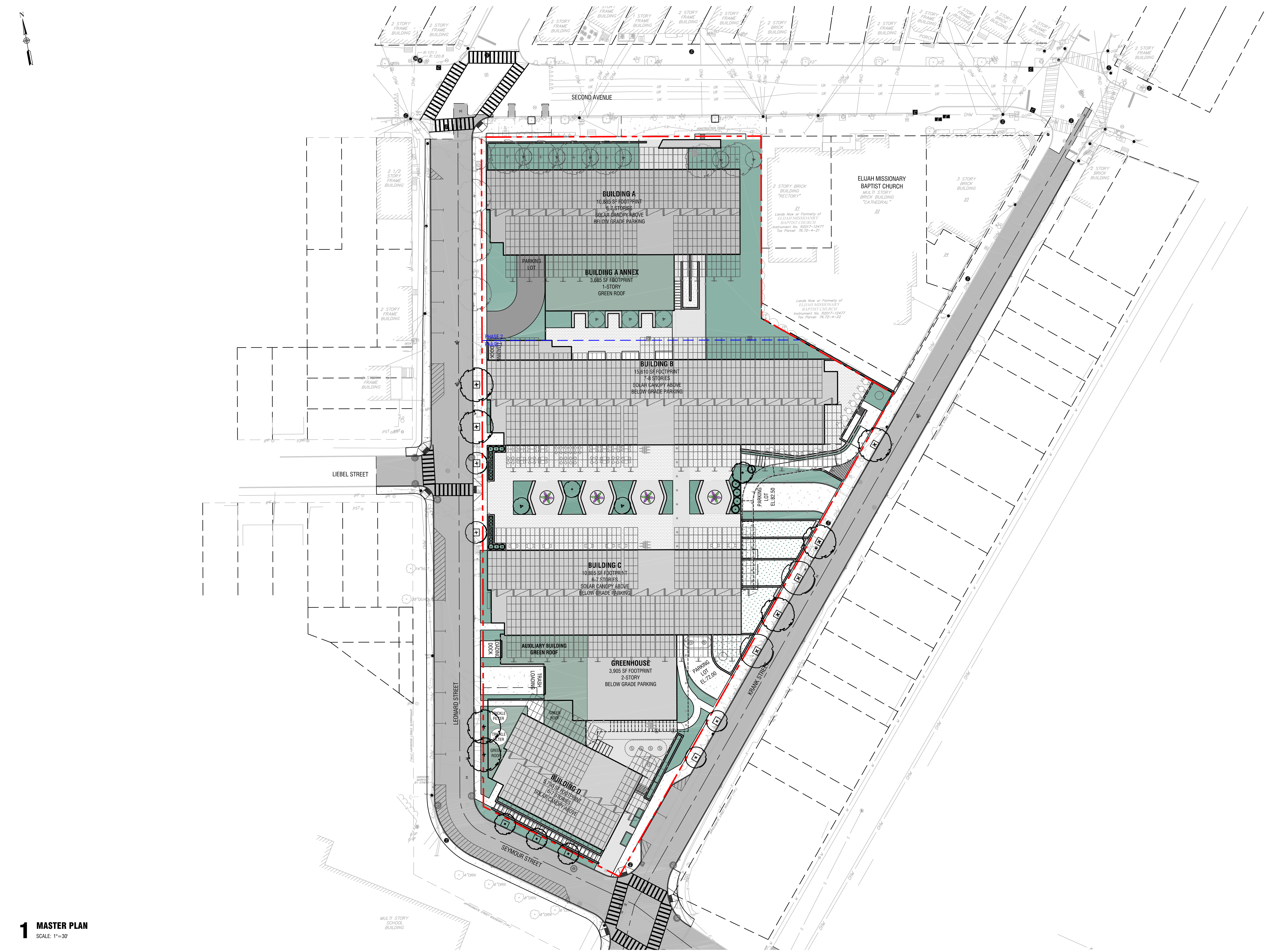
DOB Stamp & Signature

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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Seal & Signature:

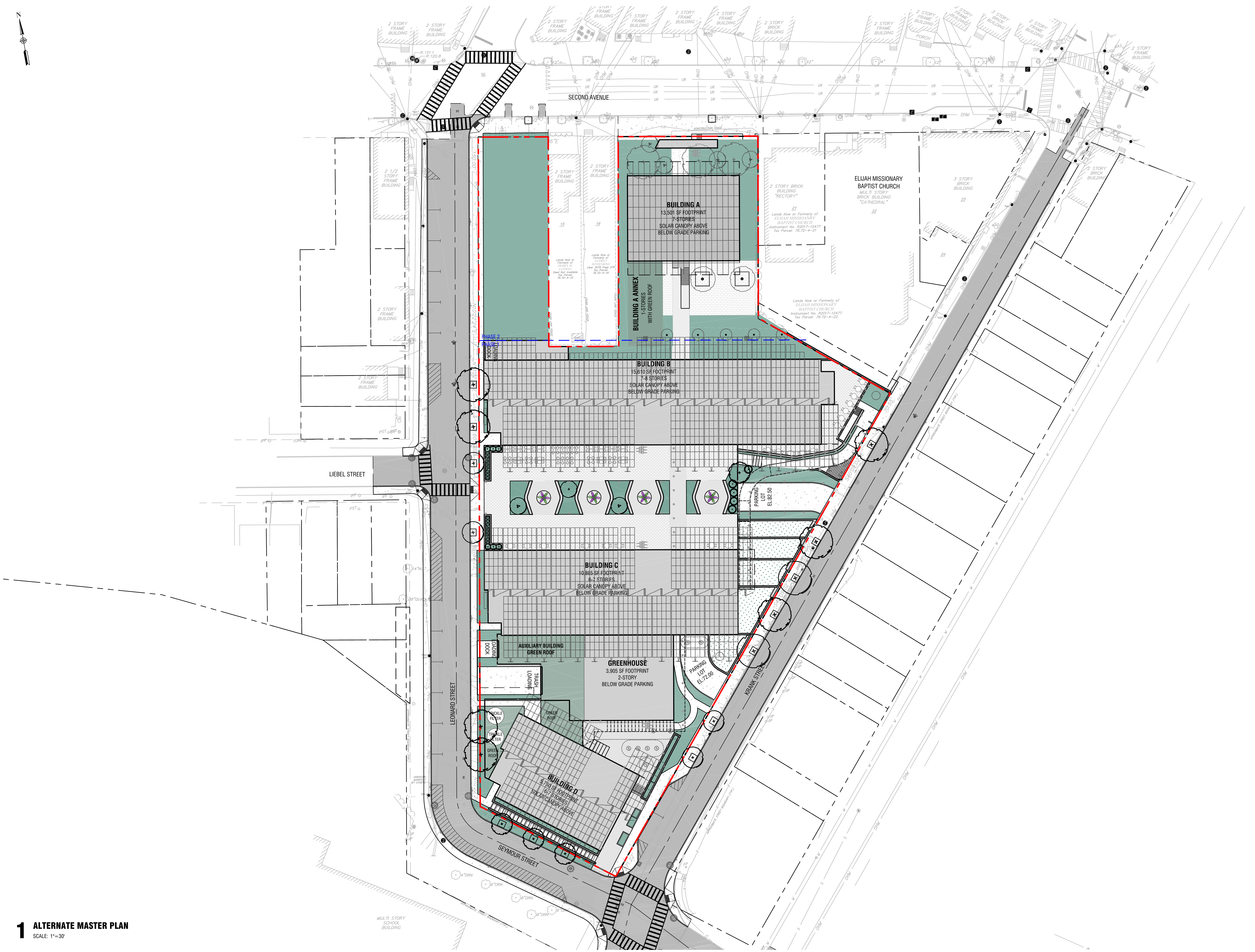
DOB Stamp & Signature

DOB Scan:

Drawing Title:
Master Plan

Drawing Number:
C-110

DWG.No:



1 ALTERNATE MASTER PLAN
SCALE: 1"=30'

THE SEVENTY-SIX

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PLANNING SUBMISSION SET

Scale: AS NOTED
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Project No: 2005
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Checked by: RK

Seal & Signature:

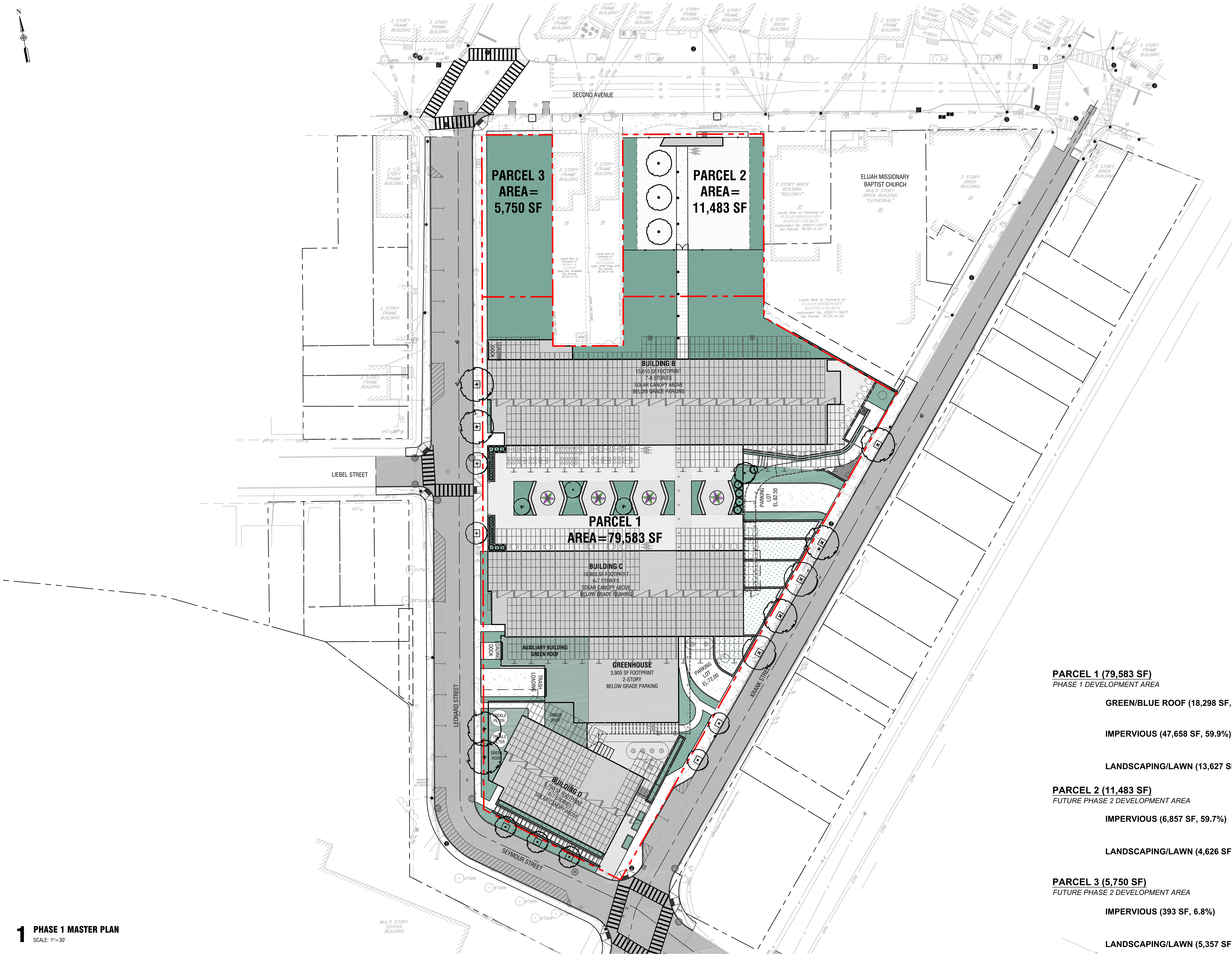
DOB Stamp & Signature

DOB Scan:

Drawing Title:
Alternate Master Plan

Drawing Number:
C-111

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%)

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

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DOB Stamp & Signature

DOB Scan:

Drawing Title:
Phase 1 Master Plan

Drawing Number:
C-112

DWG.No:

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.

7A. EXISTING GRANITE CURB TO BE TEMPORARILY REMOVED AND RESET. AT LIMIT OF CURB REMOVAL, REMOVE TO NEAREST JOINT.

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/UTILITY POLE TO BE REMOVED. COORDINATE WITH UTILITY PROVIDER FOR TERMINATION.
18. EXISTING UTILITY POLE TO REMAIN AND BE PROTECTED THROUGHOUT CONSTRUCTION.
19. EXISTING FIRE HYDRANT, VALVE AND SERVICE TO REMAIN AND BE PROTECTED THROUGHOUT CONSTRUCTION.

19A. EXISTING FIRE HYDRANT, VALVE AND SERVICE TO BE REMOVED. COORDINATE WITH CITY OF ALBANY DEPARTMENT OF WATER AND WATER SUPPLY.

20. EXISTING WATER MAIN TO BE REMOVED. COORDINATE WITH CITY OF ALBANY DEPARTMENT OF WATER AND WATER SUPPLY.

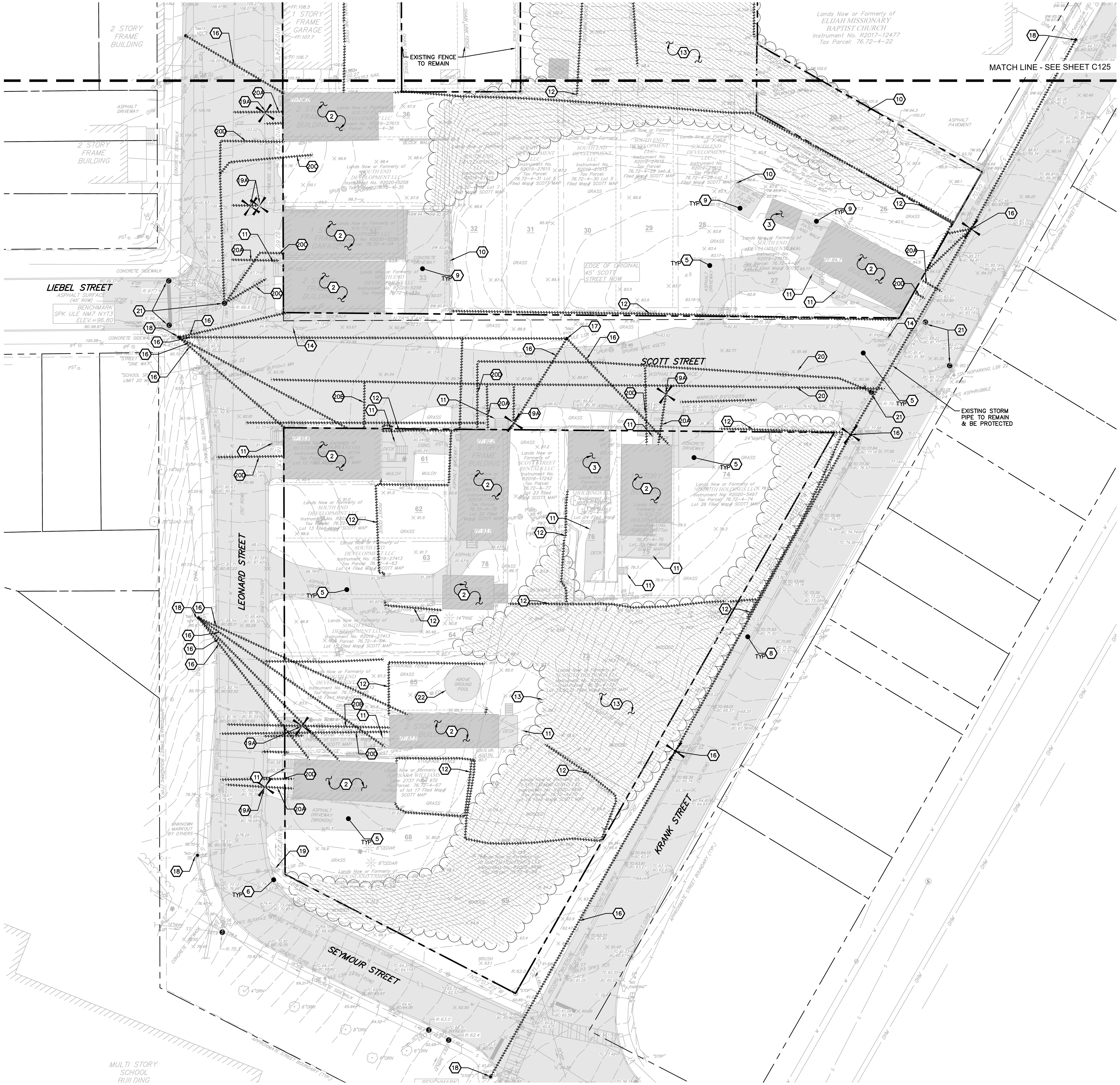
20A. EXISTING WATER SERVICE TO BE REMOVED. COORDINATE WITH CITY OF ALBANY DEPARTMENT OF WATER AND WATER SUPPLY.

20B. CONTRACTOR TO FIELD LOCATE AND REMOVE EXISTING WATER SERVICE. COORDINATE WITH CITY OF ALBANY DEPARTMENT OF WATER AND WATER SUPPLY.

20C. EXISTING SANITARY SERVICE TO BE REMOVED.

20D. CONTRACTOR TO FIELD LOCATE AND REMOVE EXISTING SANITARY SERVICE.

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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PLANNING SUBMISSION SET

Scale:	AS NOTED
Date:	11/03/2020
Project No:	2005
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Checked by:	RK

Seal & Signature:

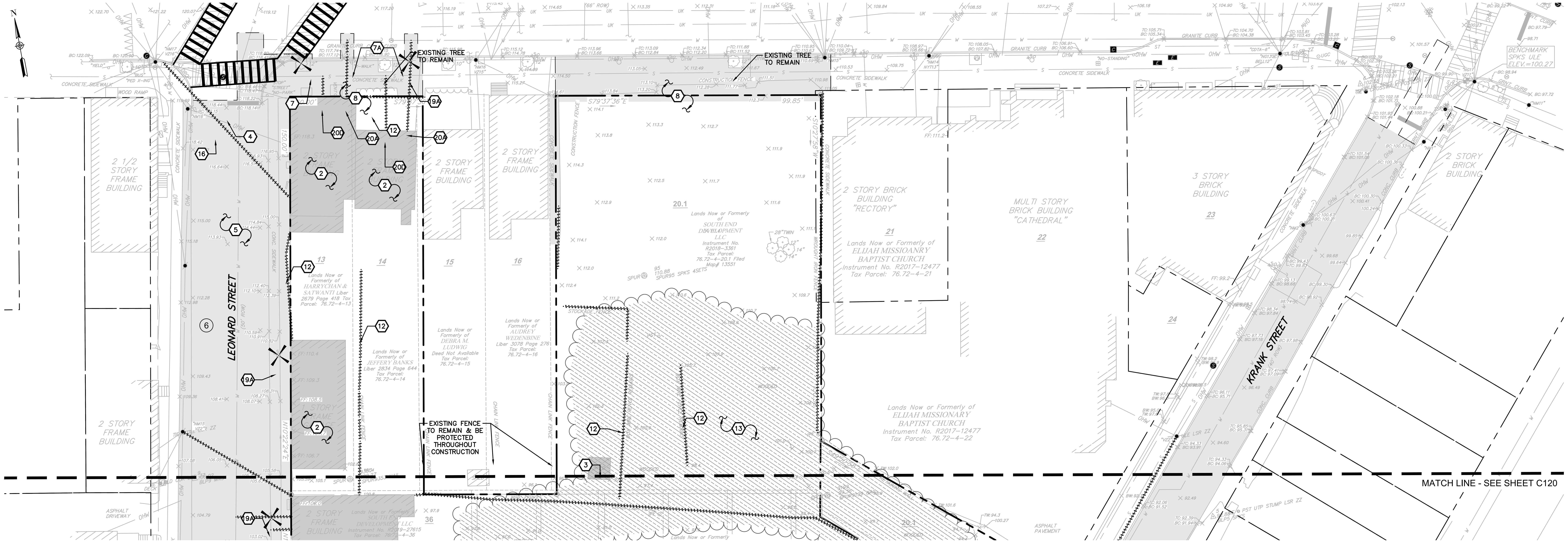
DOB Stamp & Signature

DOB Scan:

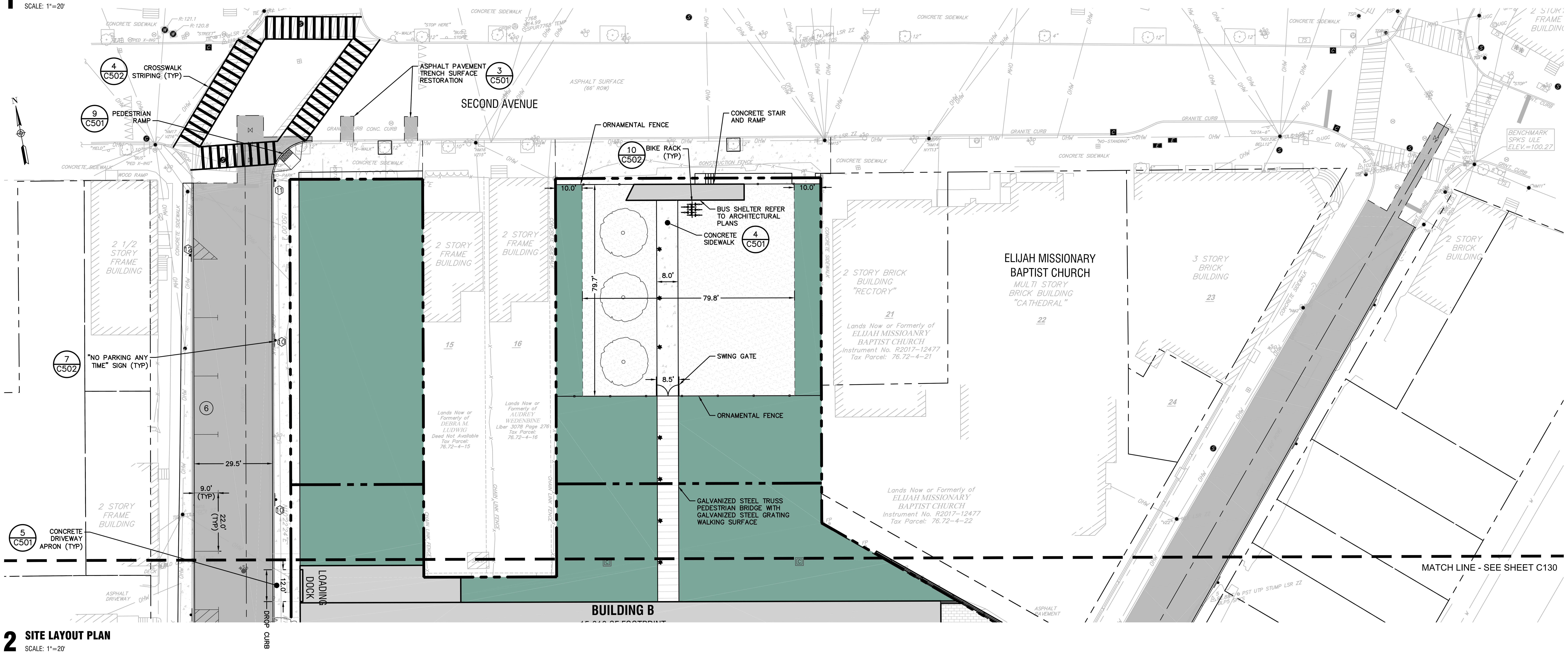
Drawing Title:
Demolition Plan

Drawing Number:
C-120

DWG.No:



1 DEMOLITION PLAN
SCALE: 1"=20'



2 SITE LAYOUT PLAN
SCALE: 1"=20'

THE SEVENTY-SIX

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PLANNING SUBMISSION SET

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Seal & Signature:

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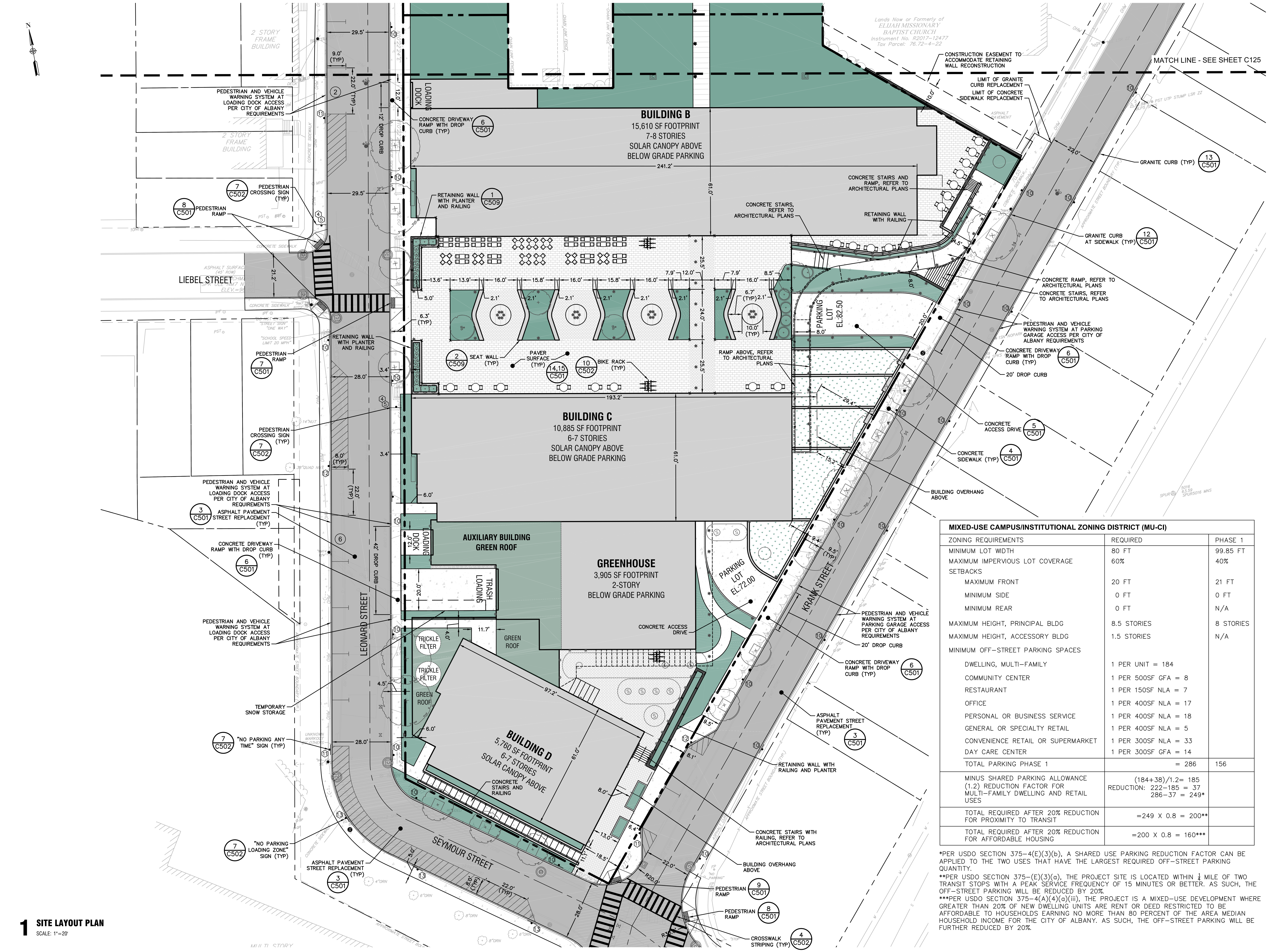
DOB Scan:

Drawing Title:
Demolition & Site Layout Plan

Drawing Number:
C-125

DWG.No:



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: 11/03/2020
Project No: 2005
Drawn by: KC/SM
Checked by: RK

Seal & Signature:

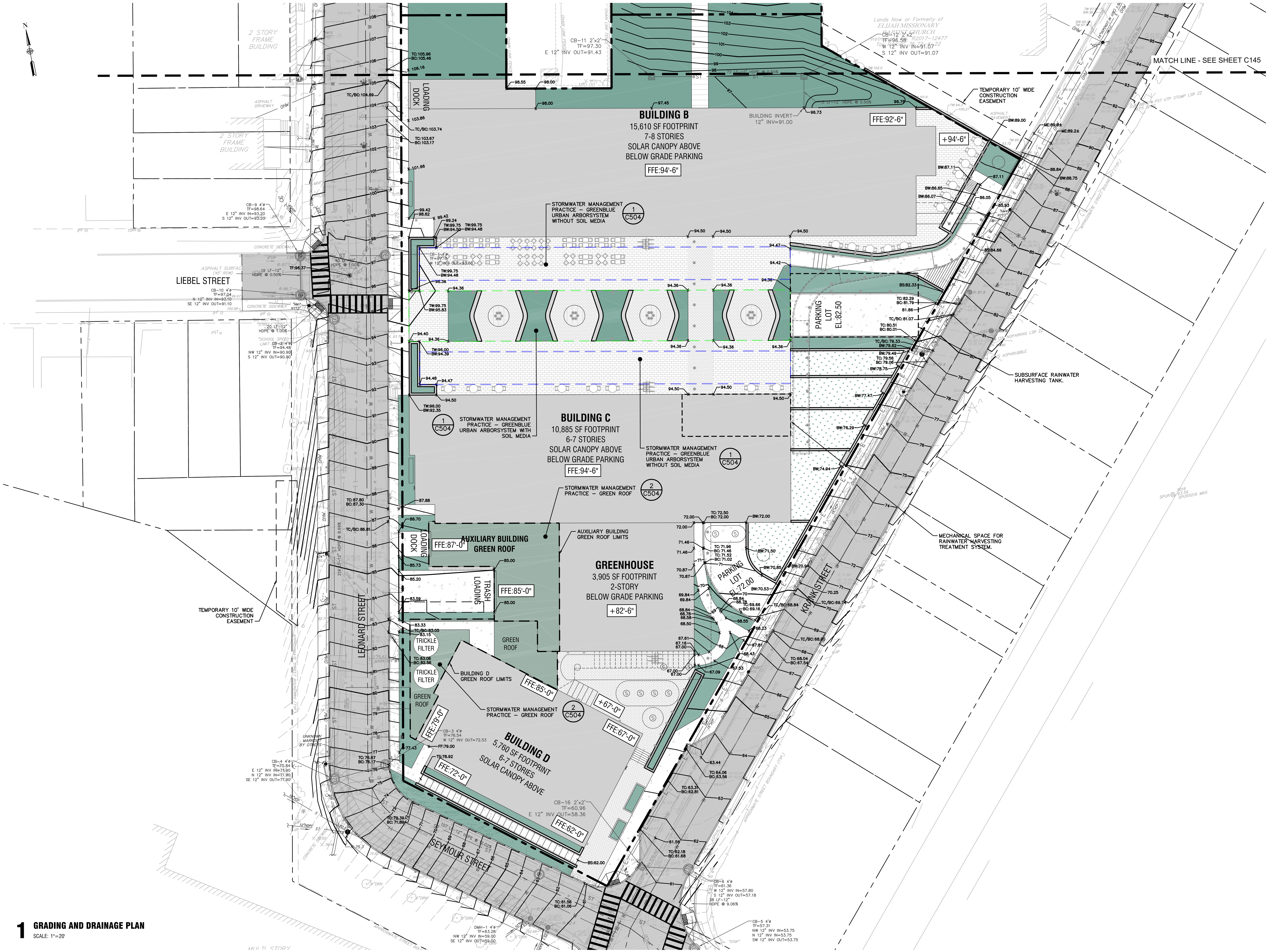
DOB Stamp & Signature

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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Revision Schedule

Revision Number	Revision Description	Revision Date

PLANNING SUBMISSION SET

Scale:	AS NOTED
Date:	11/03/2020
Project No:	2005
Drawn by:	KC/SM
Checked by:	RK

Seal & Signature:

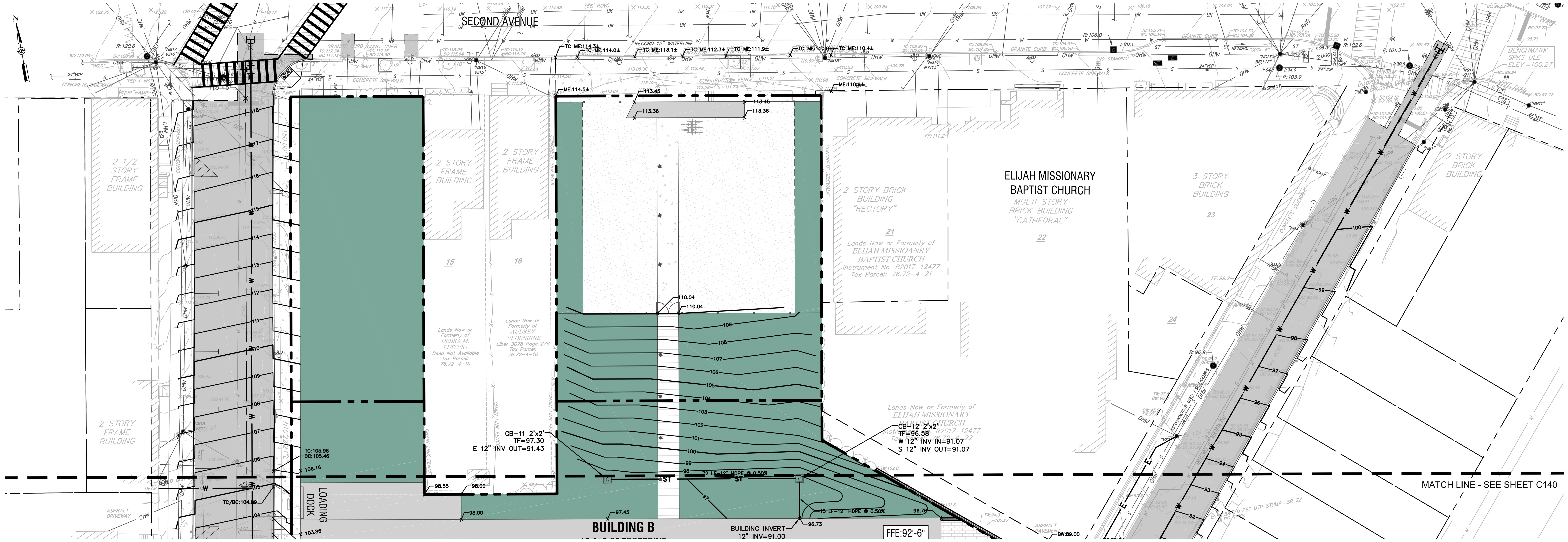
DOB Stamp & Signature

DOB Scan:

Drawing Title:
Grading & Drainage Plan

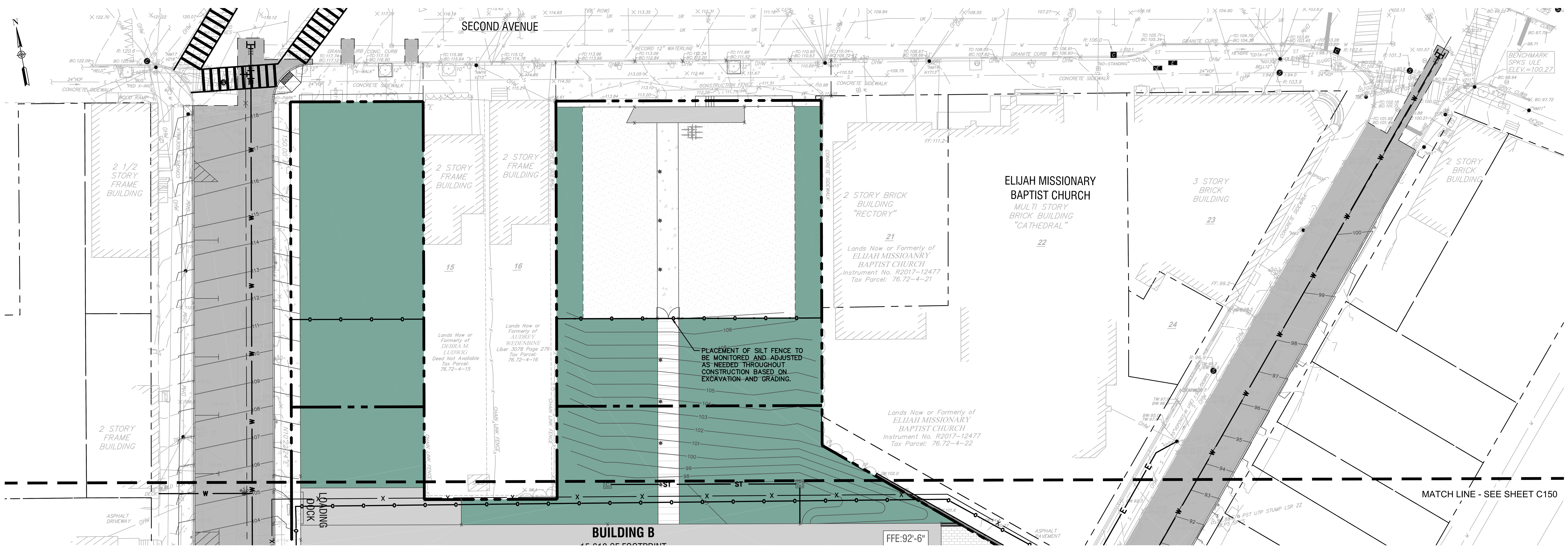
Drawing Number:
C-140

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

Revision Number	Revision Description	Revision Date

PLANNING SUBMISSION SET

Scale: AS NOTED
Date: 11/03/2020
Project No: 2005
Drawn by: KC/SM
Checked by: RK

Seal & Signature:

DOB Stamp & Signature

DOB Scan:

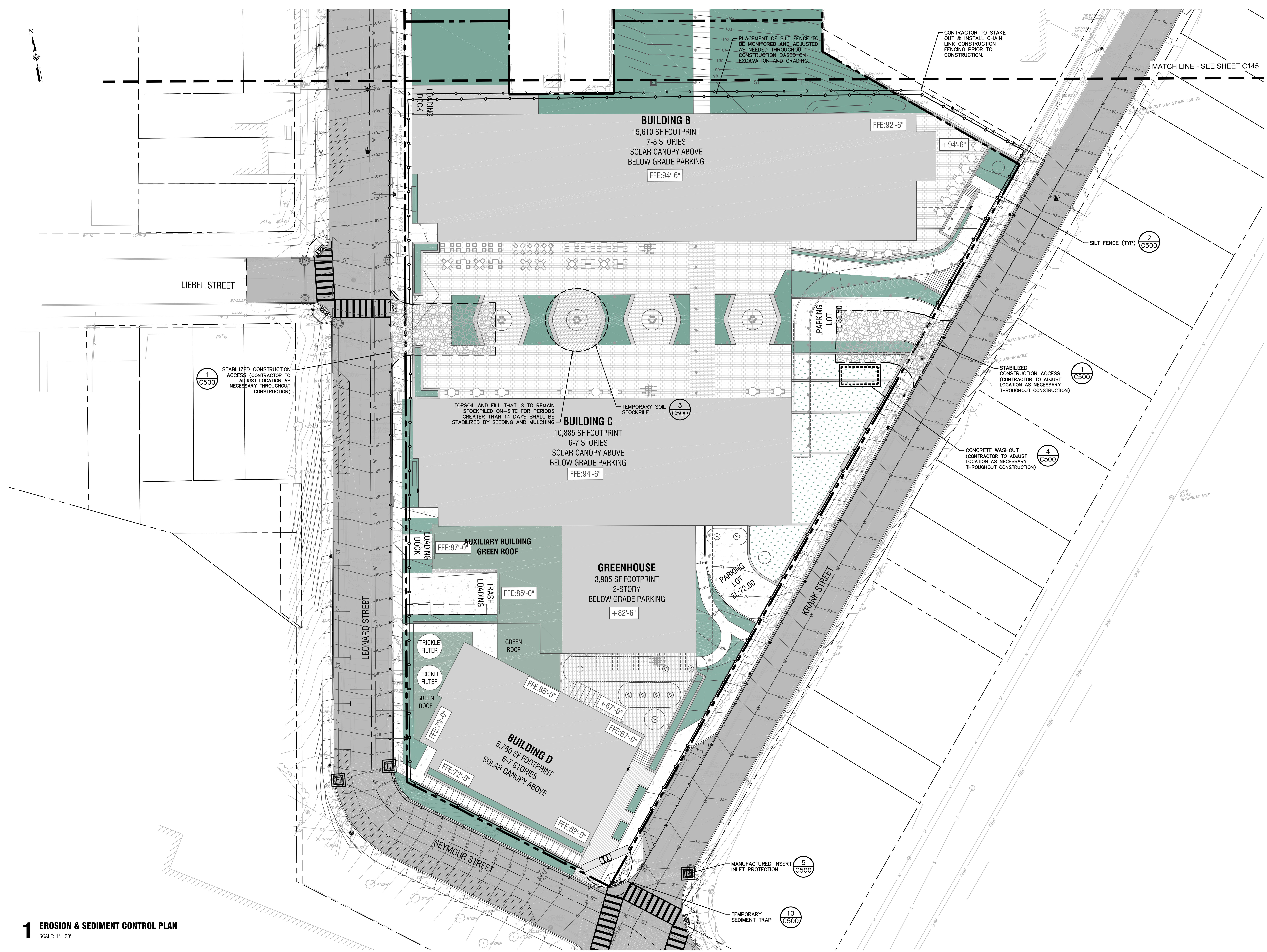
Drawing Title:

Grading, Drainage, Erosion & Sediment Control Plan

Drawing Number:

C-145

DWG.No:



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

THE SEVENTY-SIX

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

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Revision Schedule

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PLANNING SUBMISSION SET

Scale:	AS NOTED
Date:	11/03/2020
Project No:	2005
Drawn by:	KC/SM
Checked by:	RK

Seal & Signature:

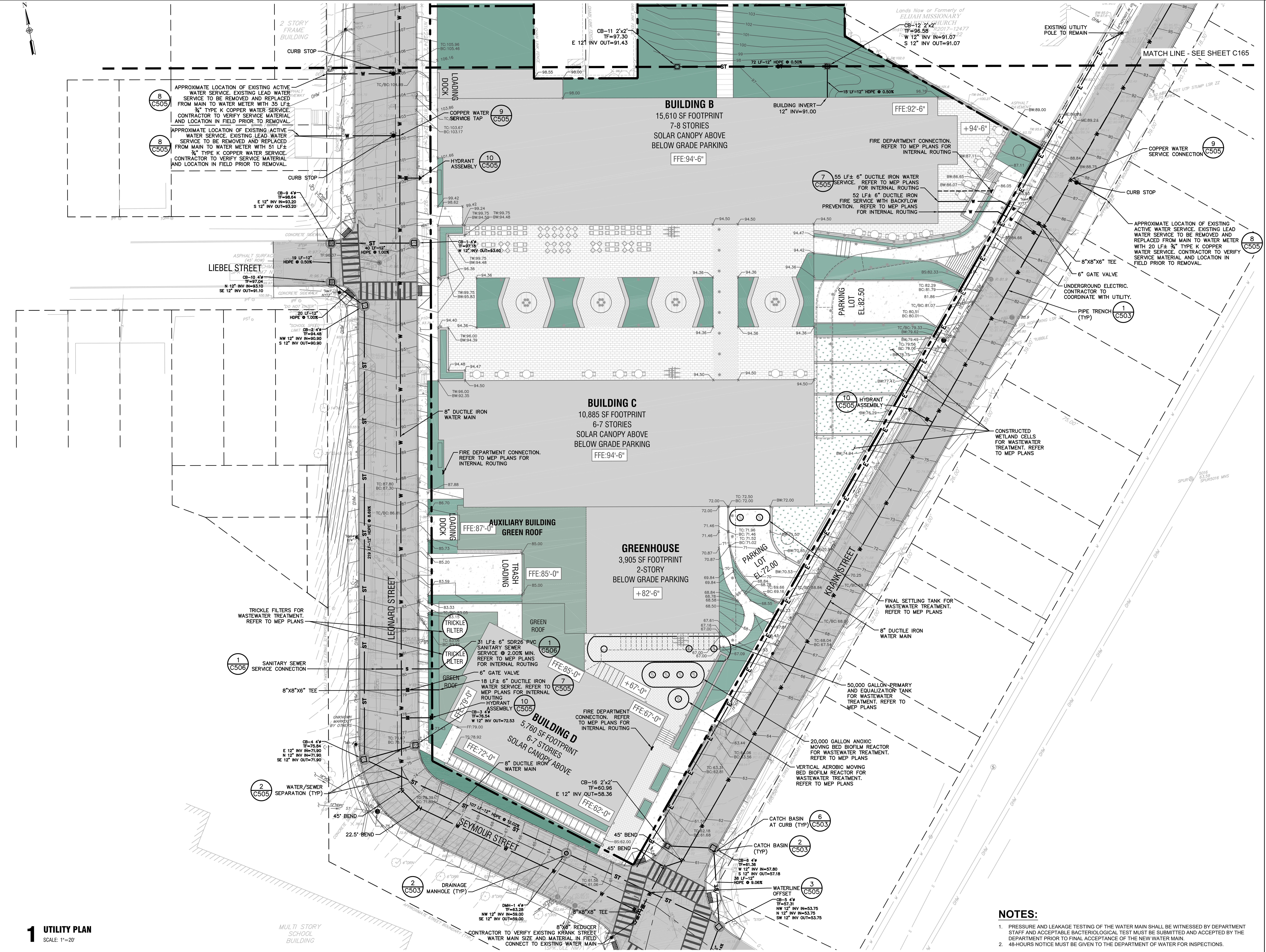
DOB Stamp & Signature

DOB Scan:

Drawing Title:
Erosion & Sediment Control Plan

Drawing Number:
C-150

DWG.No:



1 UTILITY PLAN

SCALE: 1"=20'

NOTES:

1. PRESSURE AND LEAKAGE TESTING OF THE WATER MAIN SHALL BE WITNESSED BY DEPARTMENT STAFF AND ACCEPTABLE BACTERIOLOGICAL TEST MUST BE SUBMITTED AND ACCEPTED BY THE DEPARTMENT PRIOR TO FINAL ACCEPTANCE OF THE NEW WATER MAIN.
2. 48-HOURS NOTICE MUST BE GIVEN TO THE DEPARTMENT OF WATER FOR INSPECTIONS.

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Chazen Project No. 32019.00

Revision Schedule

Revision Number	Revision Description	Revision Date

PLANNING SUBMISSION SET

Scale:	AS NOTED
Date:	11/03/2020
Project No:	2005
Drawn by:	KC/SM
Checked by:	RK

Seal & Signature:

DOB Stamp & Signature

DOB Scan:

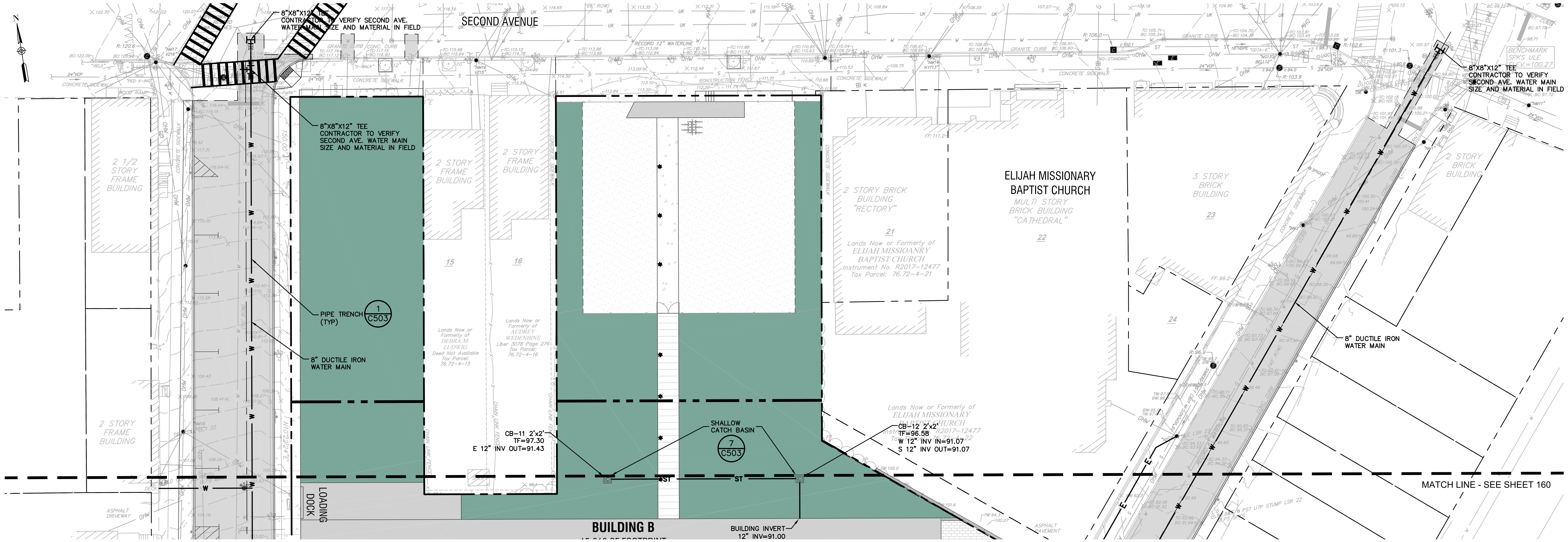
Drawing Title:

Utility Plan

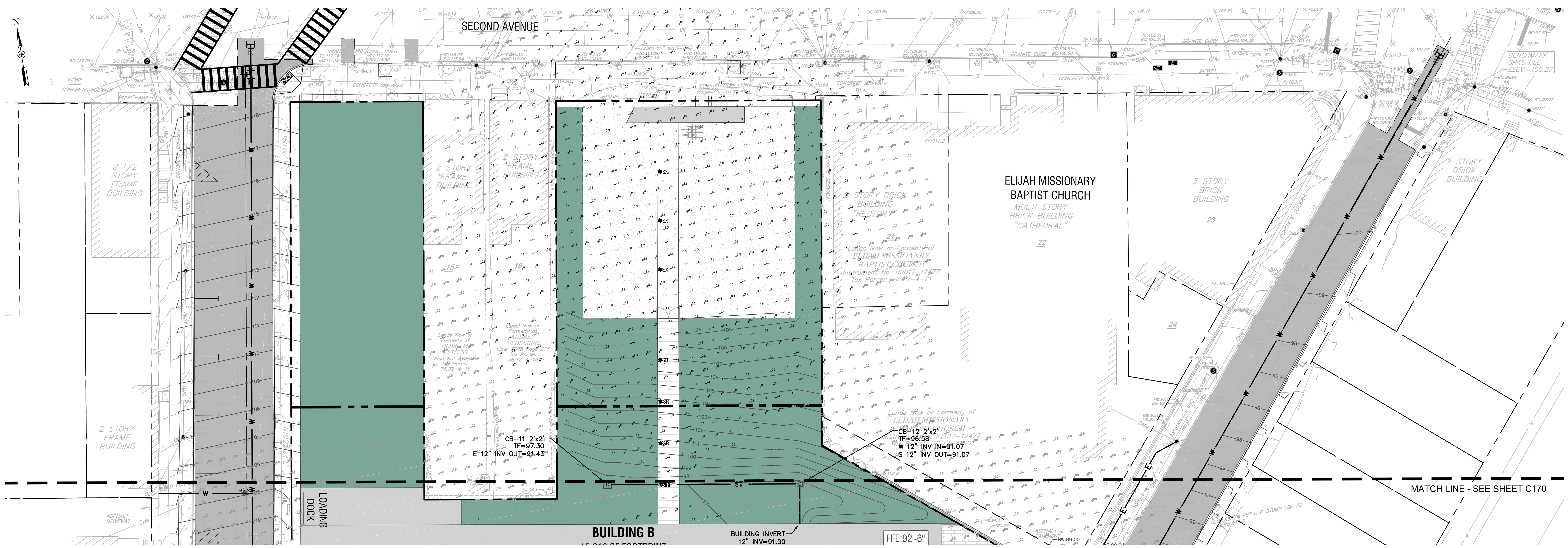
Drawing Number:

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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Scale: AS NOTED
Date: 11/03/2020
Project No: 2005
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 GARRISION–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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Checked by: RK

Seal & Signature:

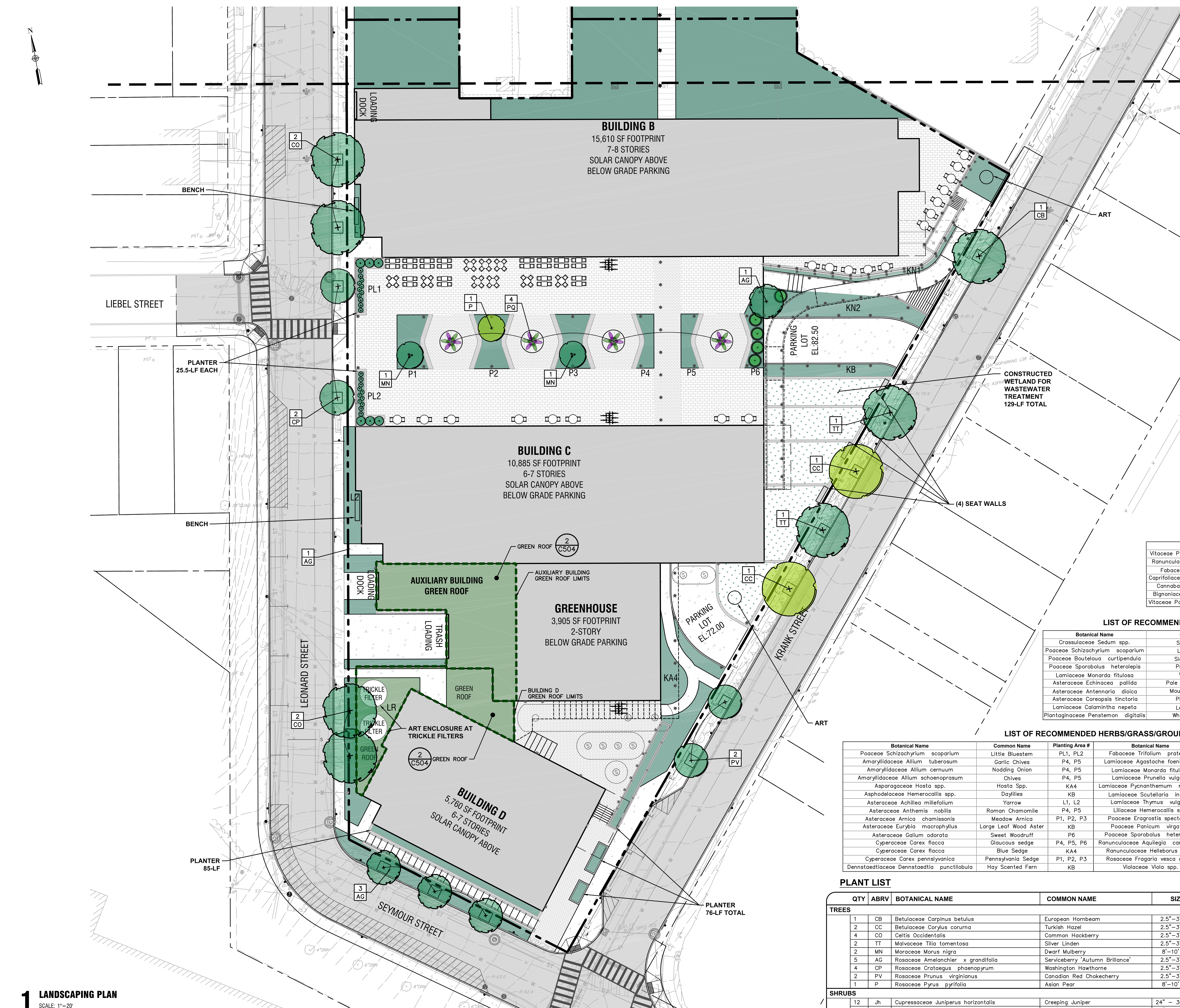
DOB Stamp & Signature

DOB Scan:

Drawing Title:
Lighting Plan

Drawing Number:
C-170

DWG.No:



1 **LANDSCAPING PLAN**
SCALE: 1"=20'

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 Bluestem	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 pennslyvanica	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	

THE SEVENTY-SIX

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p (518) 273-0055
Chazen Project No. 32019.00

Revision Schedule

Revision Number	Revision Description	Revision Date

PLANNING SUBMISSION SET

Scale: AS NOTED
Date: 11/03/2020
Project No: 2005
Drawn by: KC/SM
Checked by: RK

Seal & Signature:

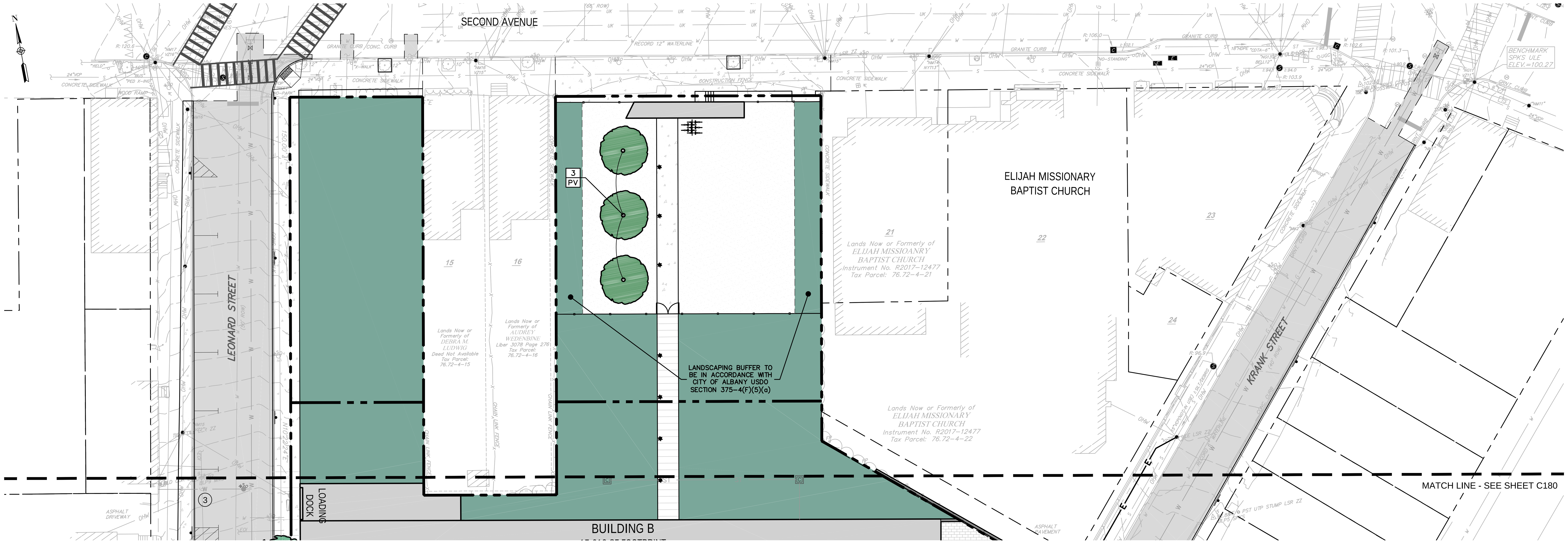
DOB Stamp & Signature

DOB Scan:

Drawing Title:
Landscaping Plan

Drawing Number:
C-180

DWG.No:



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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Scale: AS NOTED
Date: 11/03/2020
Project No: 2005
Drawn by: KC/SM
Checked by: RK

Seal & Signature:

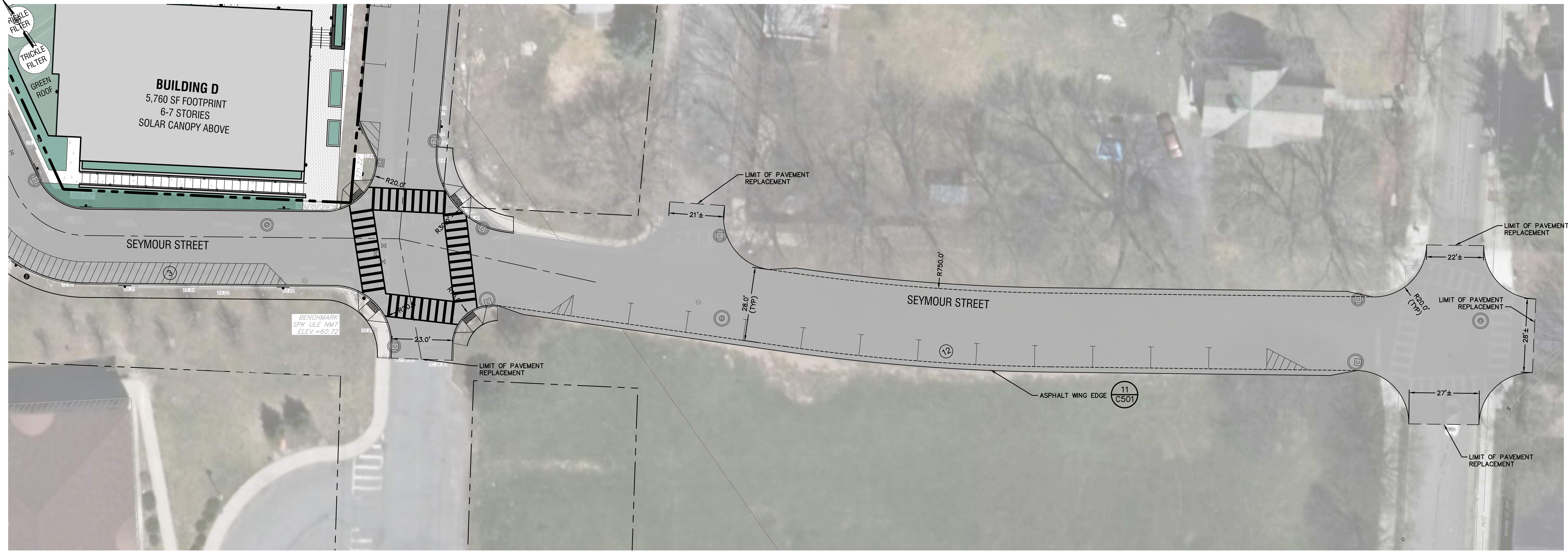
DOB Stamp & Signature

DOB Scan:

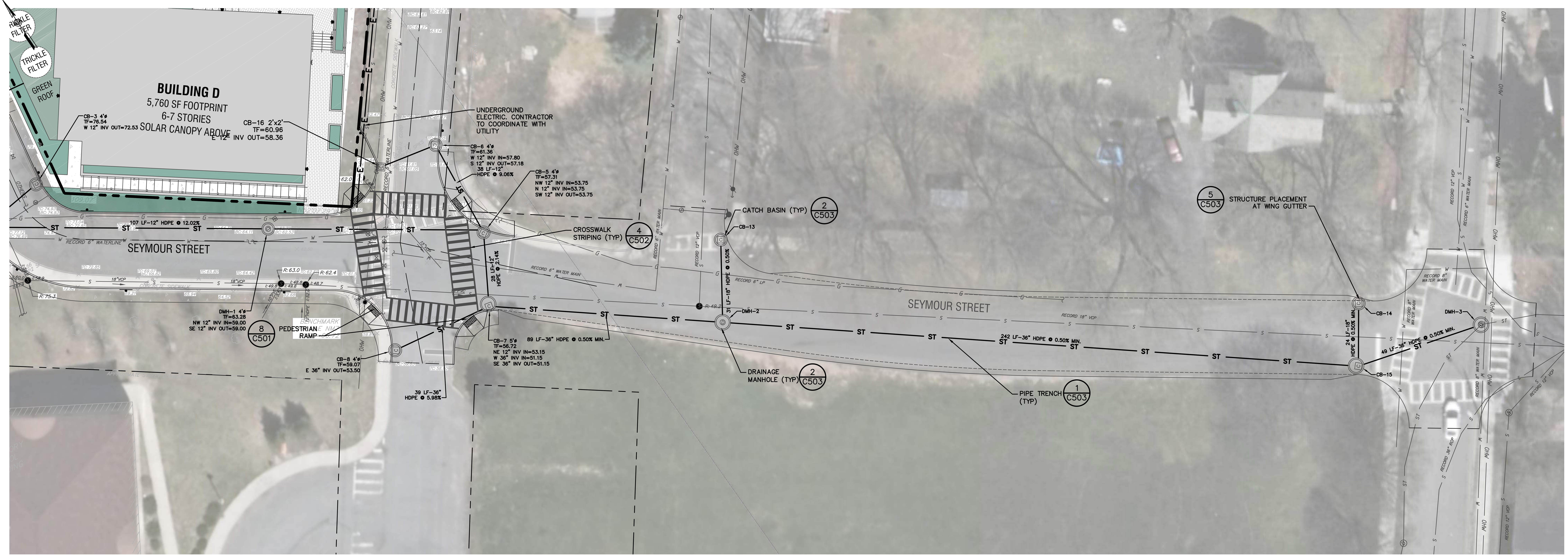
Drawing Title:
Landscaping & Plant Schedules

Drawing Number:
C-185

DWG.No:



1 LAYOUT PLAN
SCALE: 1"=20'



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

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PLANNING SUBMISSION SET

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Date: 11/03/2020
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Drawn by: KC/SM
Checked by: RK

Seal & Signature:

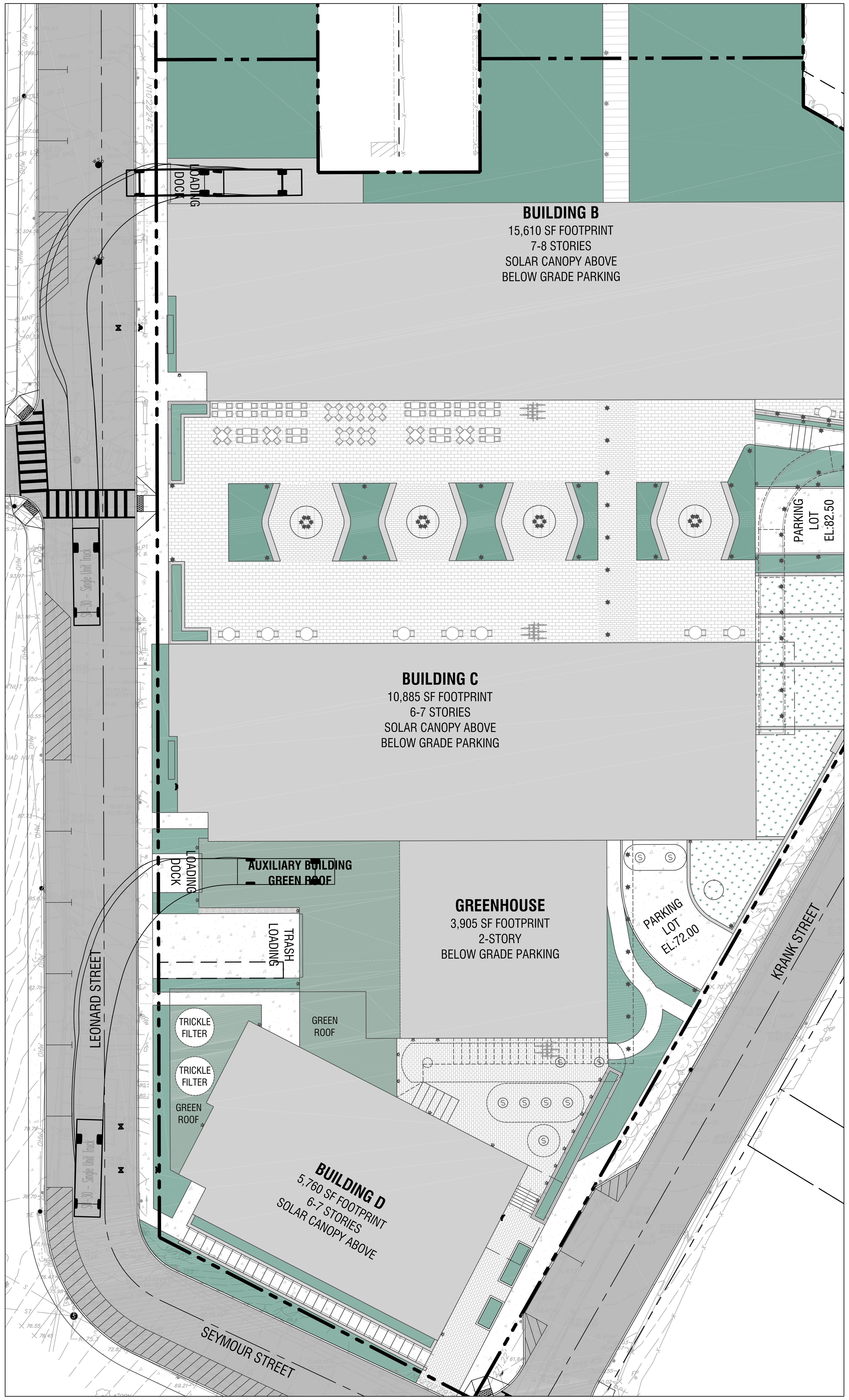
DOB Stamp & Signature

DOB Scan:

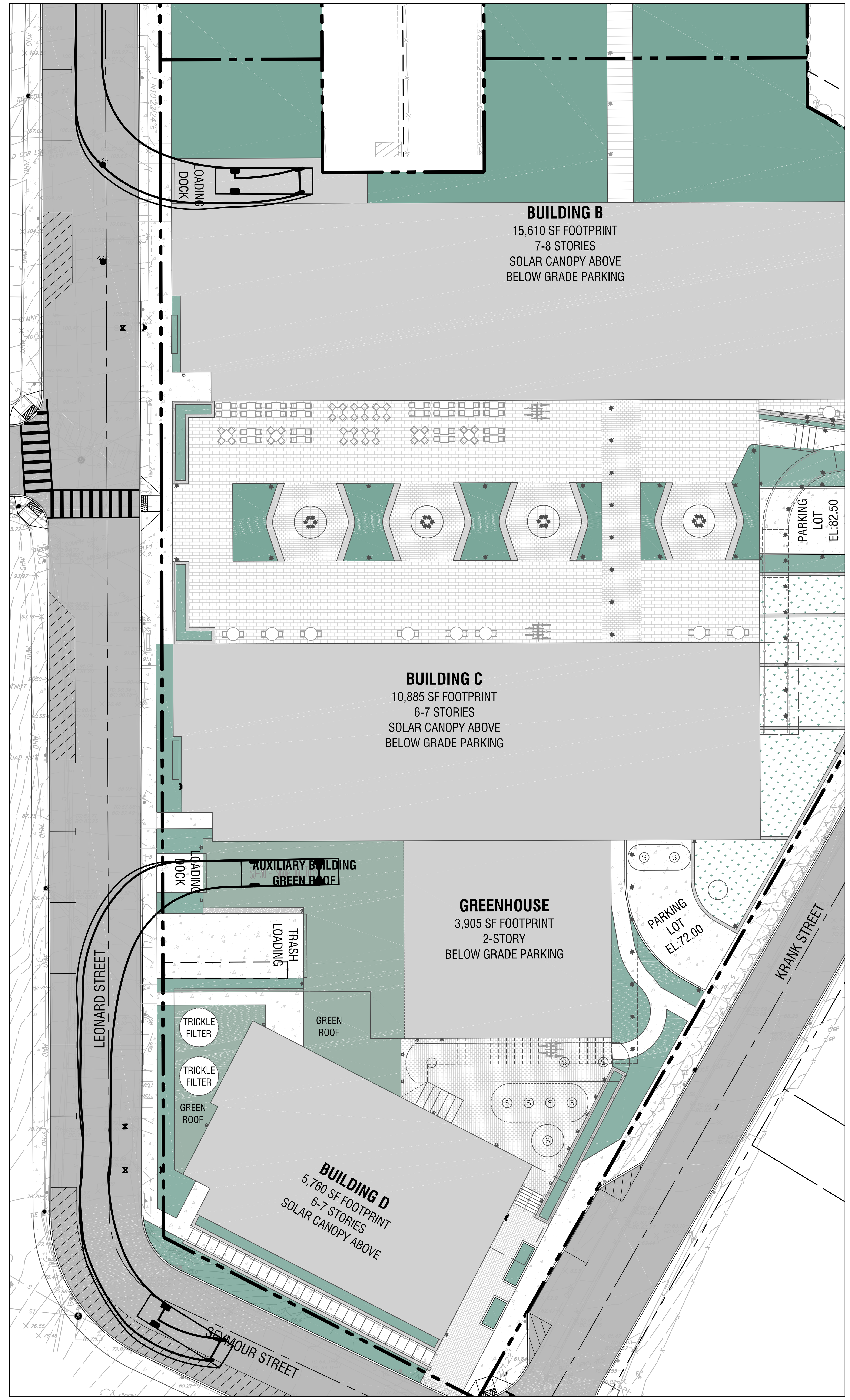
Drawing Title:
Offsite Improvements

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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Revision Schedule

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Scale: AS NOTED
Date: 11/03/2020
Project No: 2005
Drawn by: KC/SM
Checked by: RK

Seal & Signature:

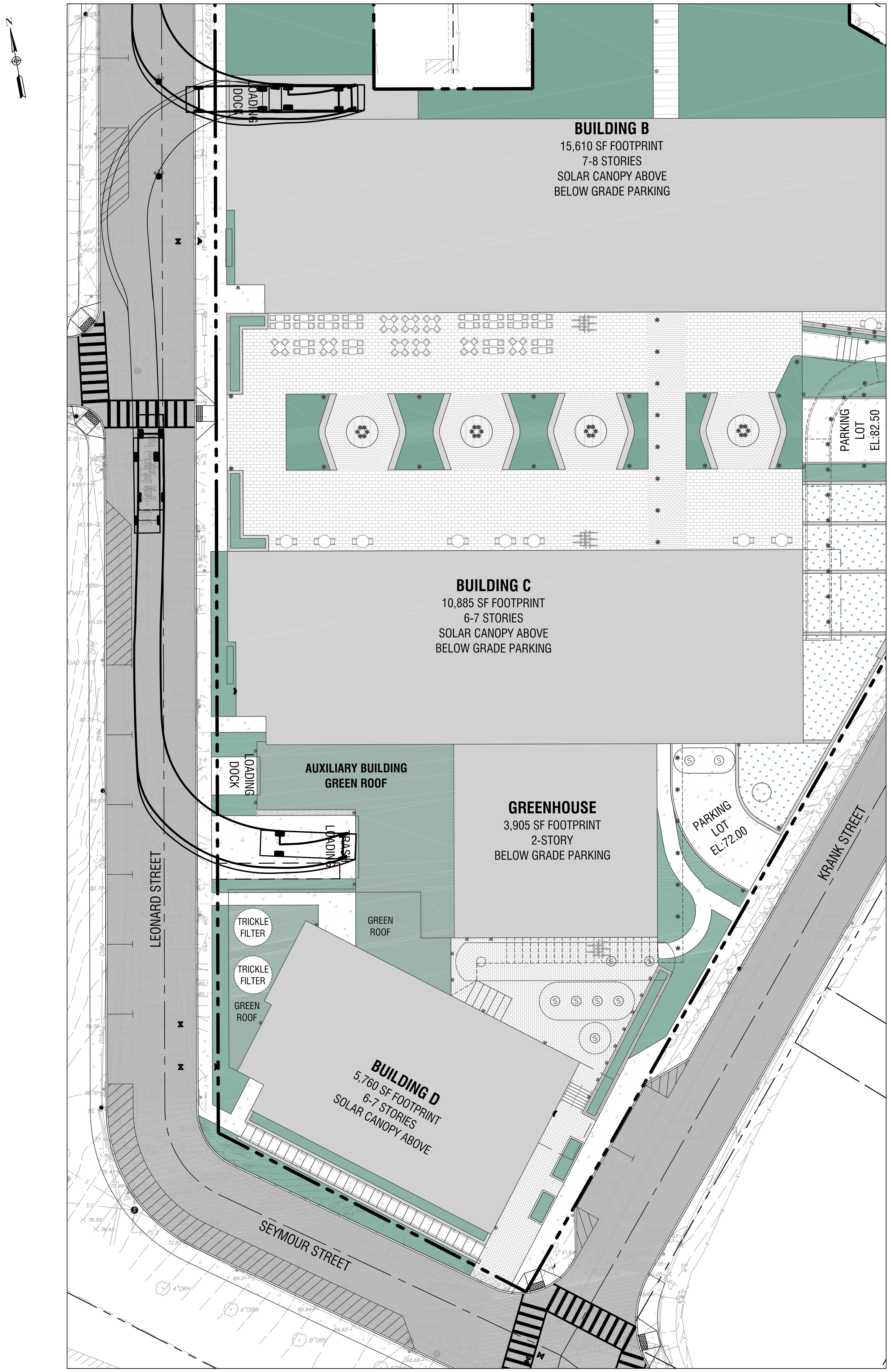
DOB Stamp & Signature

DOB Scan:

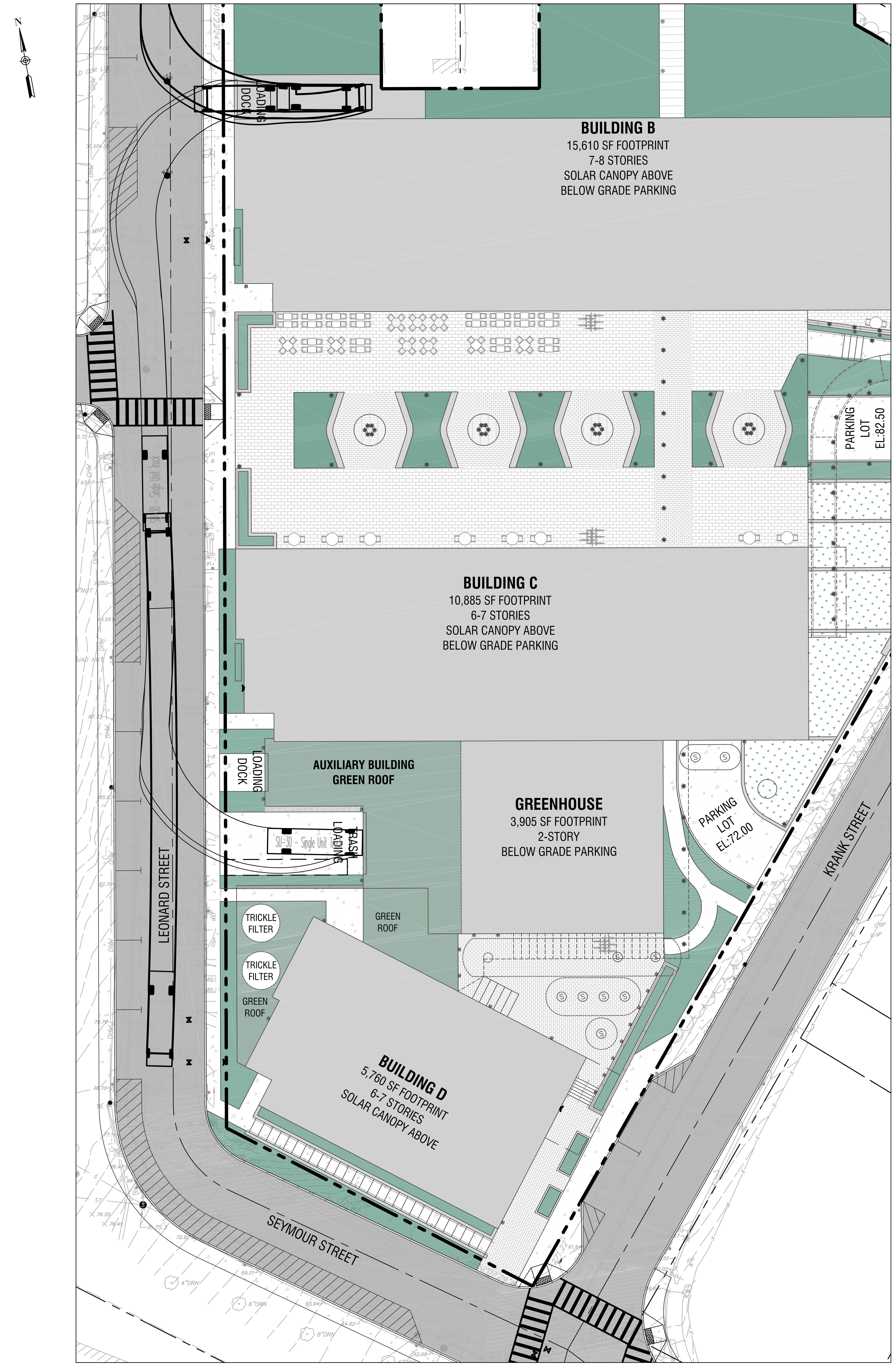
Drawing Title:
Delivery Truck Maneuvering Plan

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:

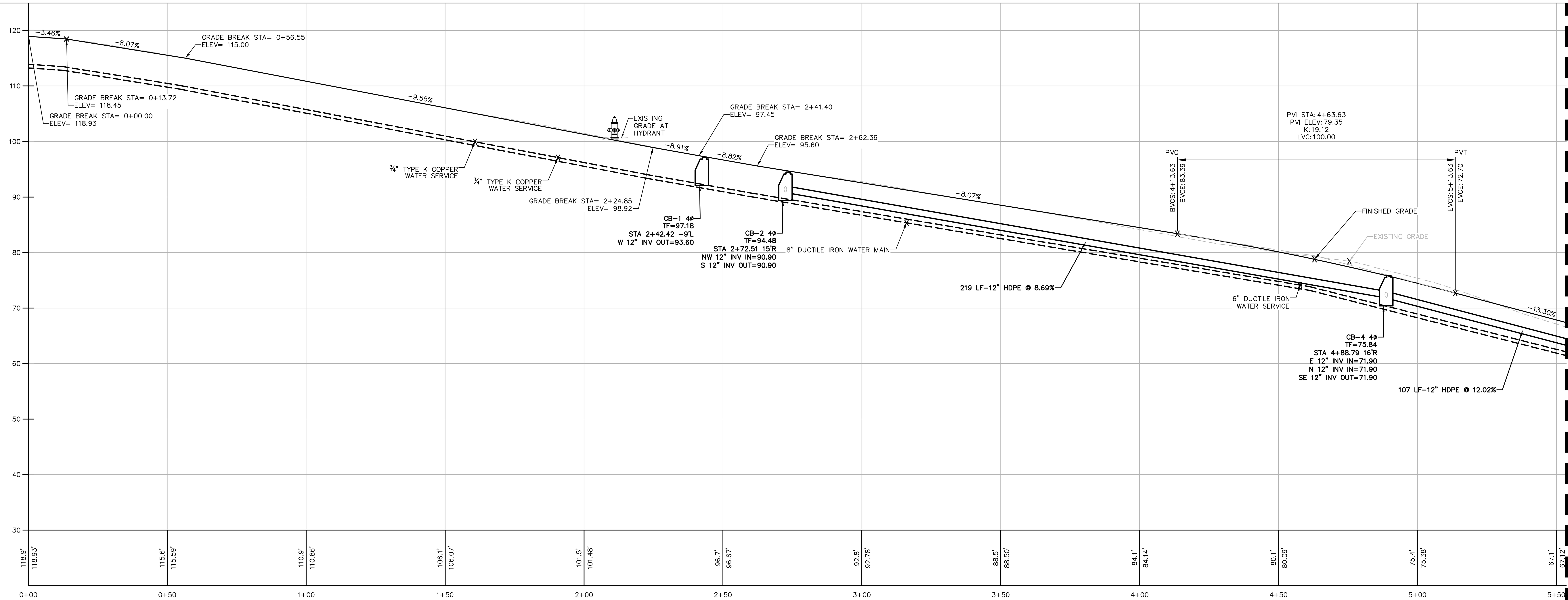
DOB Stamp & Signature

DOB Scan:

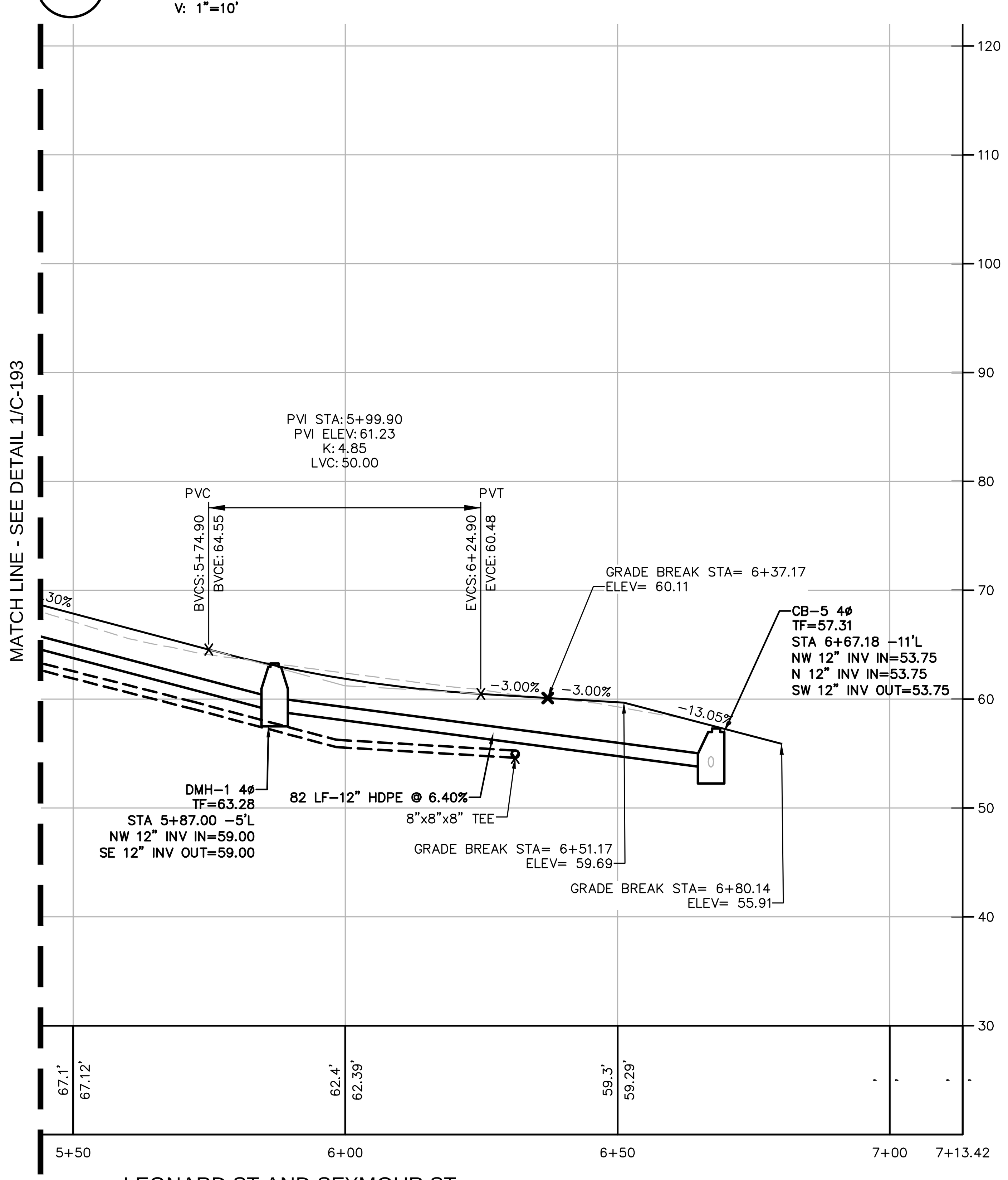
Drawing Title:
Garbage Truck Maneuvering Plan

Drawing Number:
C-192

DWG.No:



1 LEONARD ST AND SEYMOUR ST
PROFILE STA:0+00 TO STA 5+50
SCALE: H: 1"=20'
V: 1"=10'



2 LEONARD ST AND SEYMOUR ST
STA 5+50 TO 7+13.42
SCALE: H: 1"=20'
V: 1"=10'

PROFILE LEGEND:

— — — — — — EXISTING GRADE

———— PROPOSED GRADE

ABBREVIATIONS:

PVC	POINT OF VERTICAL CURVE
PVI	POINT OF VERTICAL INTERSECTION
PVT	POINT OF VERTICAL TANGENCY
HORIZ	HORIZONTAL
VERT	VERTICAL
ID	INSIDE DIAMETER
S=	SLOPE
INV	INVERT

STRUCTURES:

CB	CATCH BASIN
DMH	DRAINAGE MANHOLE
SMH	SEWER MANHOLE
FES	FAIRED END SECTION
CO	CLEAN OUT
WSO	WATER SHUT OFF
HYD	HYDRANT

PIPES:

DI	DUCTILE IRON PIPE
VC	VITRIFIED CLAY
PVC	POLYVINYLCHLORIDE PIPE
HDPE	HIGH DENSITY POLYETHYLENE PIPE
CMP	CORRUGATED METAL PIPE
RCP	REINFORCED CONCRETE PIPE
SICPP	SMOOTH INTERIOR CORRUGATED POLYETHYLENE PIPE

NOTE:
1. STATIONING SHOWN ON PROFILE IS CENTERLINE OF ROADWAY STATIONING.
2. PRESSURE AND LEAKAGE TESTING OF THE WATER MAIN SHALL BE WITNESSED BY DEPARTMENT STAFF AND ACCEPTABLE BACTERIOLOGICAL TEST MUST BE SUBMITTED AND ACCEPTED BY THE DEPARTMENT PRIOR TO FINAL ACCEPTANCE OF THE NEW WATER MAIN.
3. 48-HOURS NOTICE MUST BE GIVEN TO THE DEPARTMENT OF WATER FOR INSPECTIONS.

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PLANNING SUBMISSION SET

Scale:	AS NOTED
Date:	11/03/2020
Project No:	2005
Drawn by:	KC/SM
Checked by:	RK

Seal & Signature:

DOB Stamp & Signature

DOB Scan:

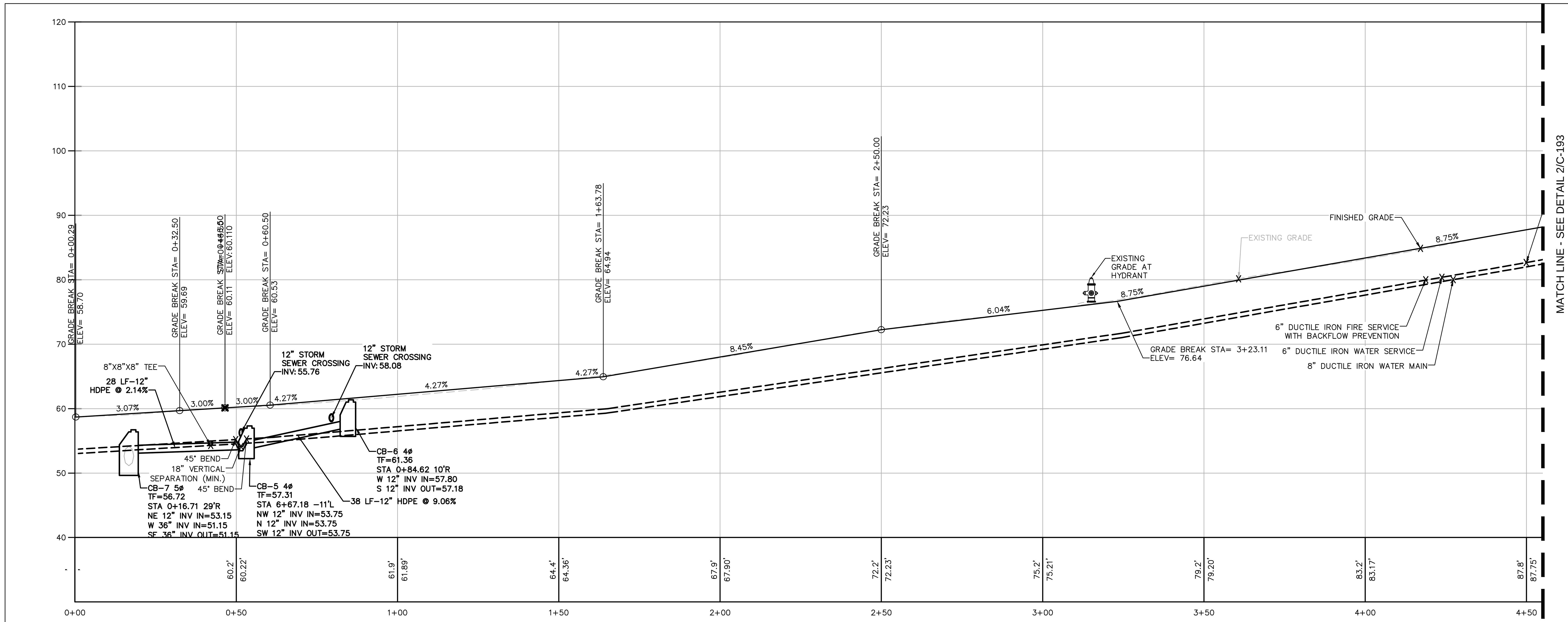
Drawing Title:

LEONARD ST & SEYMOUR ST PROFILE

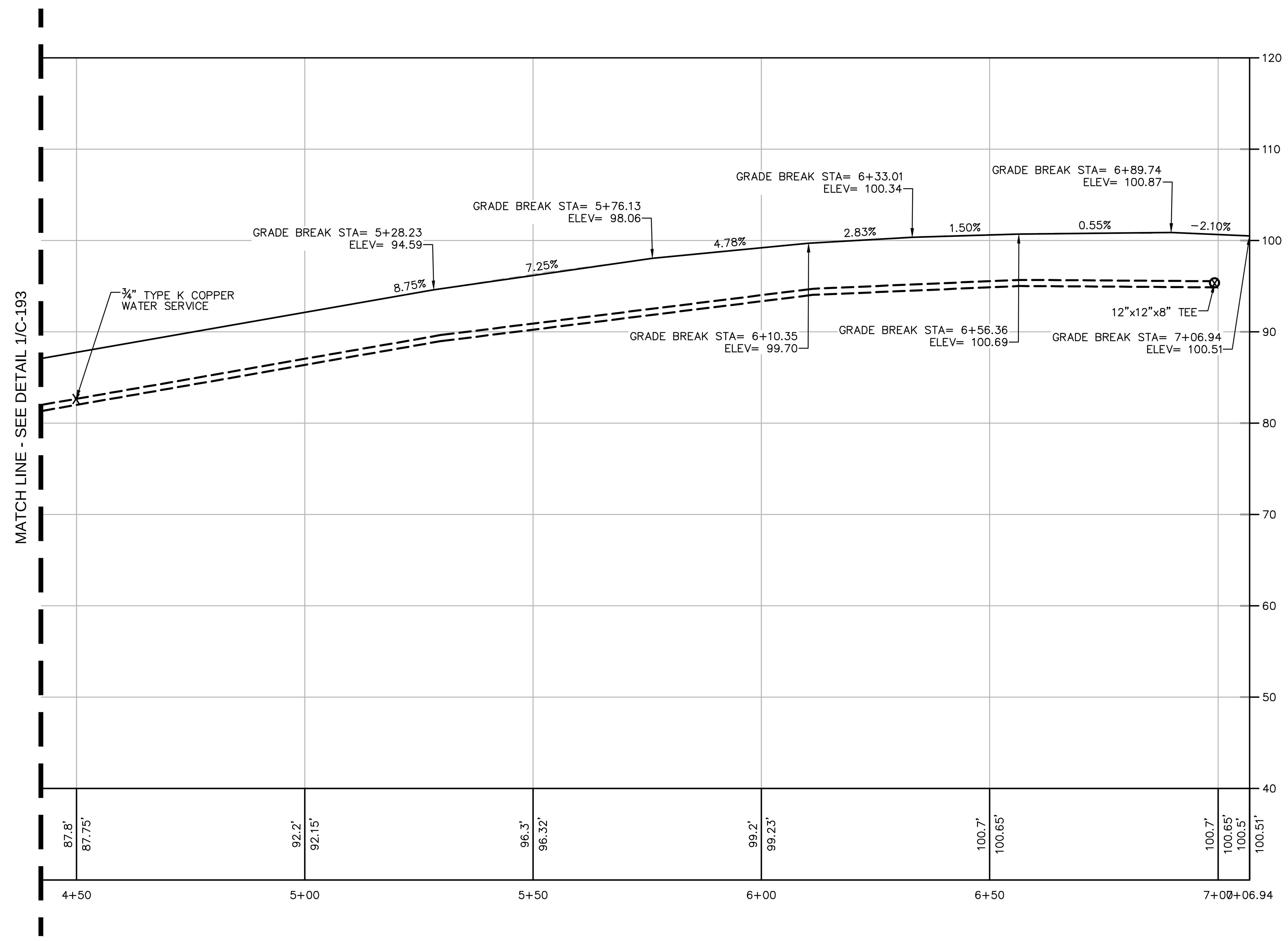
Drawing Number:

C-193

DWG.No:



1 KRANK ST
PROFILE STA:0+00 TO STA 54+50
SCALE: H: 1"=20'
V: 1"=10'



2 KRANK ST
STA 4+50 TO 7+06.94
SCALE: H: 1"=20'
V: 1"=10'

PROFILE LEGEND:

– – – – – – – EXISTING GRADE

——————— PROPOSED GRADE

ABBREVIATIONS:

PVC	POINT OF VERTICAL CURVE
PVI	POINT OF VERTICAL INTERSECTION
PVT	POINT OF VERTICAL TANGENCY
HORIZ	HORIZONTAL
VERT	VERTICAL
ID	INSIDE DIAMETER
S=	SLOPE
INV	INVERT

STRUCTURES:

CB	CATCH BASIN
DMH	DRAINAGE MANHOLE
SMH	SEWER MANHOLE
FES	FAIRED END SECTION
CO	CLEAN OUT
WSO	WATER SHUT OFF
HYD	HYDRANT

PIPES:

DI	DUCTILE IRON PIPE
VC	VITRIFIED CLAY
PVC	POLYVINYLCLORIDE PIPE
HDPE	HIGH DENSITY POLYETHYLENE PIPE
CMP	CORRUGATED METAL PIPE
RCP	REINFORCED CONCRETE PIPE
SICPP	SMOOTH INTERIOR CORRUGATED POLYETHYLENE PIPE

NOTE:
1. STATIONING SHOWN ON PROFILE IS CENTERLINE OF ROADWAY STATIONING.
2. PRESSURE AND LEAKAGE TESTING OF THE WATER MAIN SHALL BE WITNESSED BY DEPARTMENT STAFF AND ACCEPTABLE BACTERIOLOGICAL TEST MUST BE SUBMITTED AND ACCEPTED BY THE DEPARTMENT PRIOR TO FINAL ACCEPTANCE OF THE NEW WATER MAIN.
3. 48-HOURS NOTICE MUST BE GIVEN TO THE DEPARTMENT OF WATER FOR INSPECTIONS.

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:	11/03/2020
Project No:	2005
Drawn by:	KC/SM
Checked by:	RK

Seal & Signature:

DOB Stamp & Signature

DOB Scan:

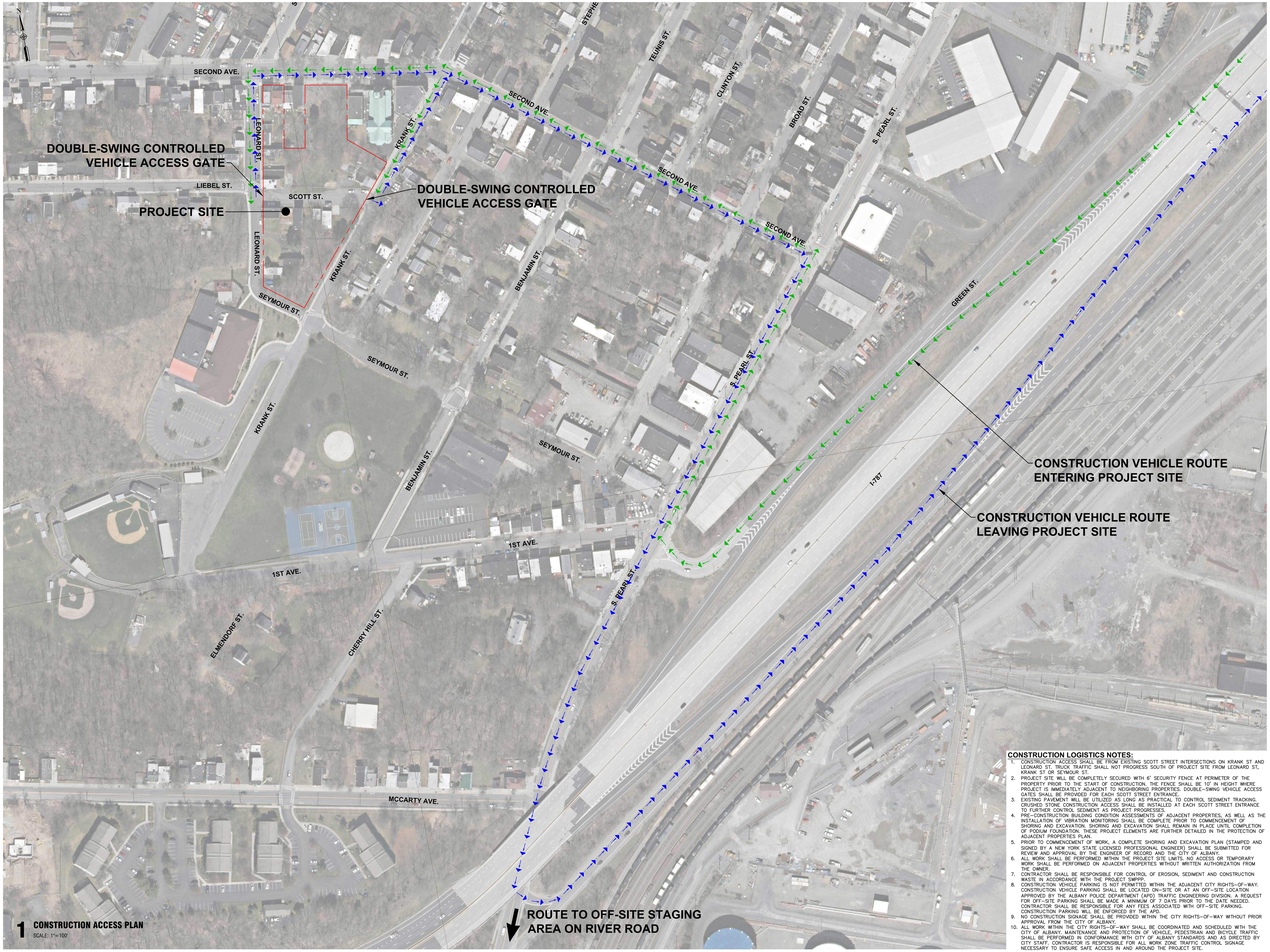
Drawing Title:

KRANK ST PROFILE

Drawing Number:

C-194

DWG.No:



1 CONSTRUCTION ACCESS PLAN
SCALE: 1"=100'

CONSTRUCTION LOGISTICS NOTES:

1. CONSTRUCTION ACCESS SHALL BE FROM EXISTING SCOTT STREET INTERSECTIONS ON KRANK ST AND LEONARD ST. TRUCK TRAFFIC SHALL NOT PROGRESS SOUTH OF PROJECT SITE FROM LEONARD ST, KRANK ST OR SEYMOUR ST.
2. PROJECT SITE WILL BE COMPLETELY SECURED WITH 6' SECURITY FENCE AT PERIMETER OF THE PROPERTY PRIOR TO THE START OF CONSTRUCTION. THE FENCE SHALL BE 10' IN HEIGHT WHERE PROJECT IS IMMEDIATELY ADJACENT TO NEIGHBORING PROPERTIES. DOUBLE-SWING VEHICLE ACCESS GATES SHALL BE PROVIDED FOR EACH SCOTT STREET ENTRANCE.
3. EXISTING PAVEMENT WILL BE UTILIZED AS LONG AS PRACTICAL TO CONTROL SEDIMENT TRACKING. CRUSHED STONE CONSTRUCTION ACCESS SHALL BE INSTALLED AT EACH SCOTT STREET ENTRANCE TO FURTHER CONTROL SEDIMENT AS PROJECT PROGRESSES.
4. PRE-CONSTRUCTION BUILDING CONDITION ASSESSMENTS OF ADJACENT PROPERTIES, AS WELL AS THE INSTALLATION OF VIBRATION MONITORING SHALL BE COMPLETE PRIOR TO COMMENCEMENT OF SHORING AND EXCAVATION. SHORING AND EXCAVATION SHALL REMAIN IN PLACE UNTIL COMPLETION OF PODIUM FOUNDATION. THESE PROJECT ELEMENTS ARE FURTHER DETAILED IN THE PROTECTION OF ADJACENT PROPERTIES PLAN.
5. PRIOR TO COMMENCEMENT OF WORK, A COMPLETE SHORING AND EXCAVATION PLAN (STAMPED AND SIGNED BY A NEW YORK STATE LICENSED PROFESSIONAL ENGINEER) SHALL BE SUBMITTED FOR REVIEW AND APPROVAL BY THE ENGINEER OF RECORD AND THE CITY OF ALBANY.
6. ALL WORK SHALL BE PERFORMED WITHIN THE PROJECT SITE LIMITS. NO ACCESS OR TEMPORARY WORK SHALL BE PERFORMED ON ADJACENT PROPERTIES WITHOUT WRITTEN AUTHORIZATION FROM THE OWNER.
7. CONTRACTOR SHALL BE RESPONSIBLE FOR CONTROL OF EROSION, SEDIMENT AND CONSTRUCTION WASTE IN ACCORDANCE WITH THE PROJECT SWPPP.
8. CONSTRUCTION VEHICLE PARKING IS NOT PERMITTED WITHIN THE ADJACENT CITY RIGHTS-OF-WAY. CONSTRUCTION VEHICLE PARKING SHALL BE LOCATED ON-SITE OR AT AN OFF-SITE LOCATION APPROVED BY THE ALBANY POLICE DEPARTMENT (APD) TRAFFIC ENGINEERING DIVISION. A REQUEST FOR OFF-SITE PARKING SHALL BE MADE A MINIMUM OF 7 DAYS PRIOR TO THE DATE NEEDED. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FEES ASSOCIATED WITH OFF-SITE PARKING. CONSTRUCTION PARKING WILL BE ENFORCED BY THE APD.
9. NO CONSTRUCTION SIGNAGE SHALL BE PROVIDED WITHIN THE CITY RIGHTS-OF-WAY WITHOUT PRIOR APPROVAL FROM THE CITY OF ALBANY.
10. ALL WORK WITHIN THE CITY RIGHTS-OF-WAY SHALL BE COORDINATED AND SCHEDULED WITH THE CITY OF ALBANY. MAINTENANCE AND PROTECTION OF VEHICLE, PEDESTRIAN AND BICYCLE TRAFFIC SHALL BE PERFORMED IN CONFORMANCE WITH CITY OF ALBANY STANDARDS AND AS DIRECTED BY CITY STAFF. CONTRACTOR IS RESPONSIBLE FOR ALL WORK ZONE TRAFFIC CONTROL SIGNAGE NECESSARY TO ENSURE SAFE ACCESS IN AND AROUND THE PROJECT SITE.

THE SEVENTY-SIX

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Chazen Project No. 32019.00

Revision Schedule

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PLANNING SUBMISSION SET

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Date:	11/03/2020
Project No:	2005
Drawn by:	KC/SM
Checked by:	RK

Seal & Signature:

DOB Stamp & Signature

DOB Scan:

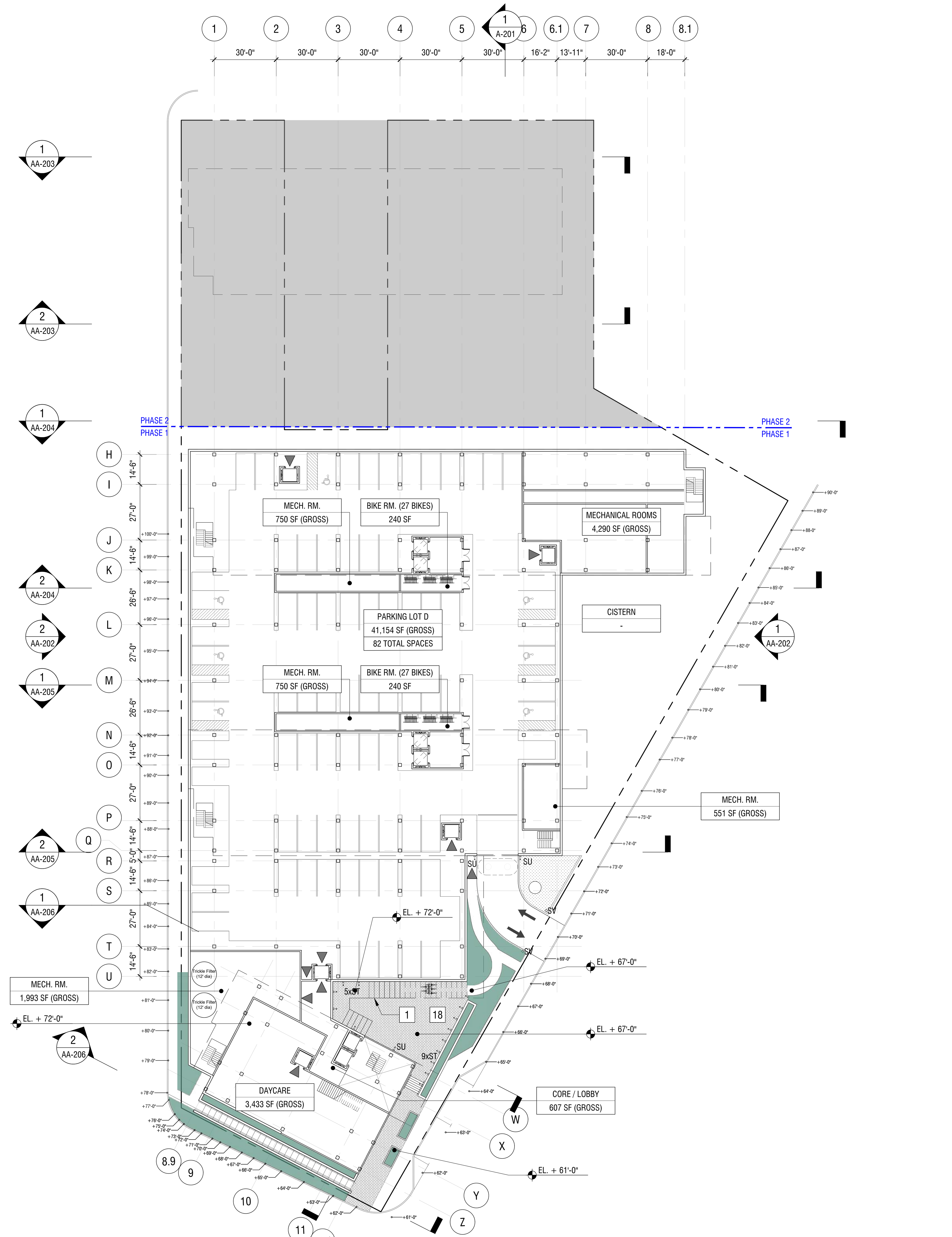
Drawing Title:
Construction Access Plan

Drawing Number:
C-195

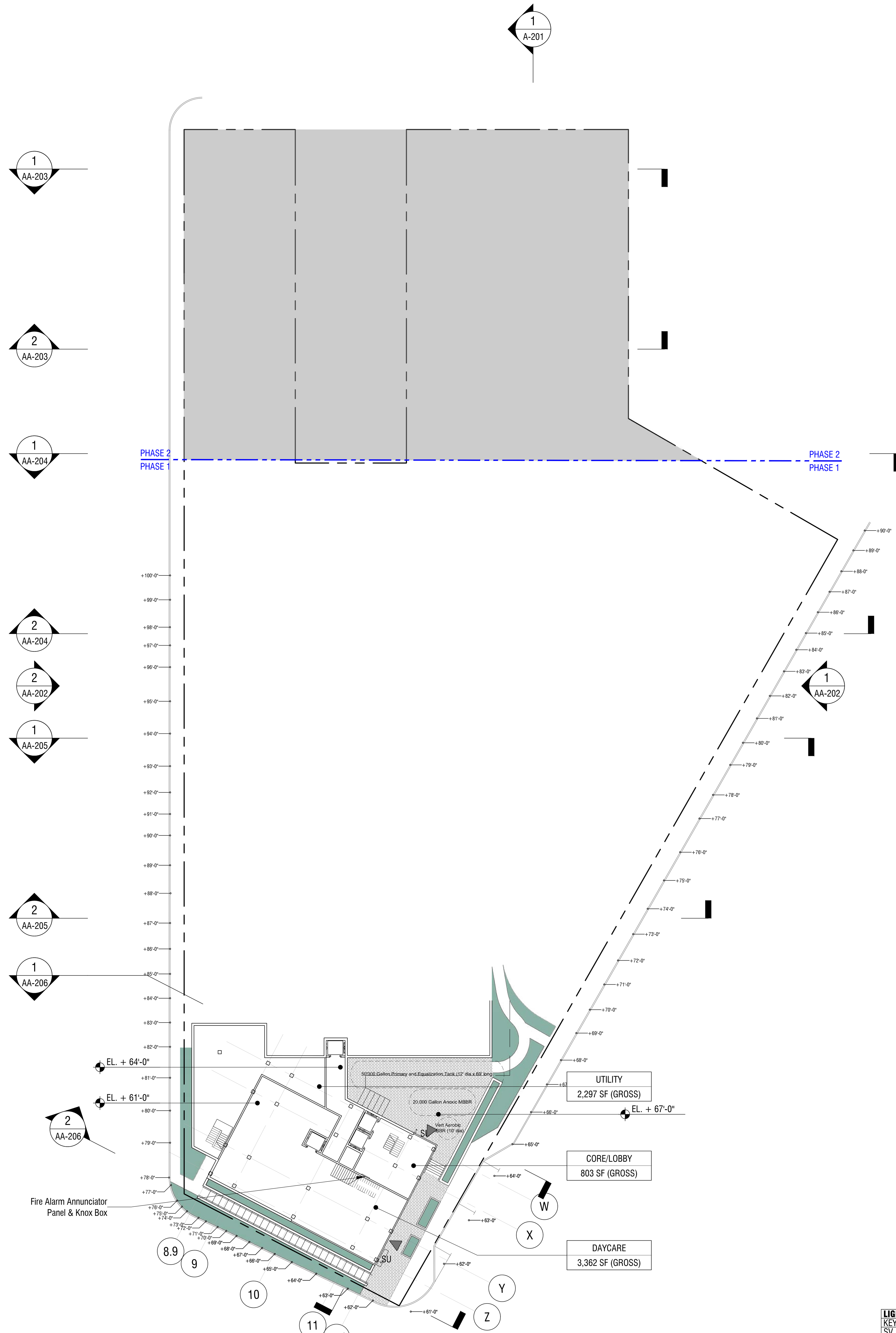
DWG.No:

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

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Revision Schedule

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PLANNING SUBMISSION SET

Scale: AS NOTED
Date: 11/03/2020
Project No: 2005
Drawn by:
Checked by:

Seal & Signature:

DOB Stamp & Signature

DOB Scan:

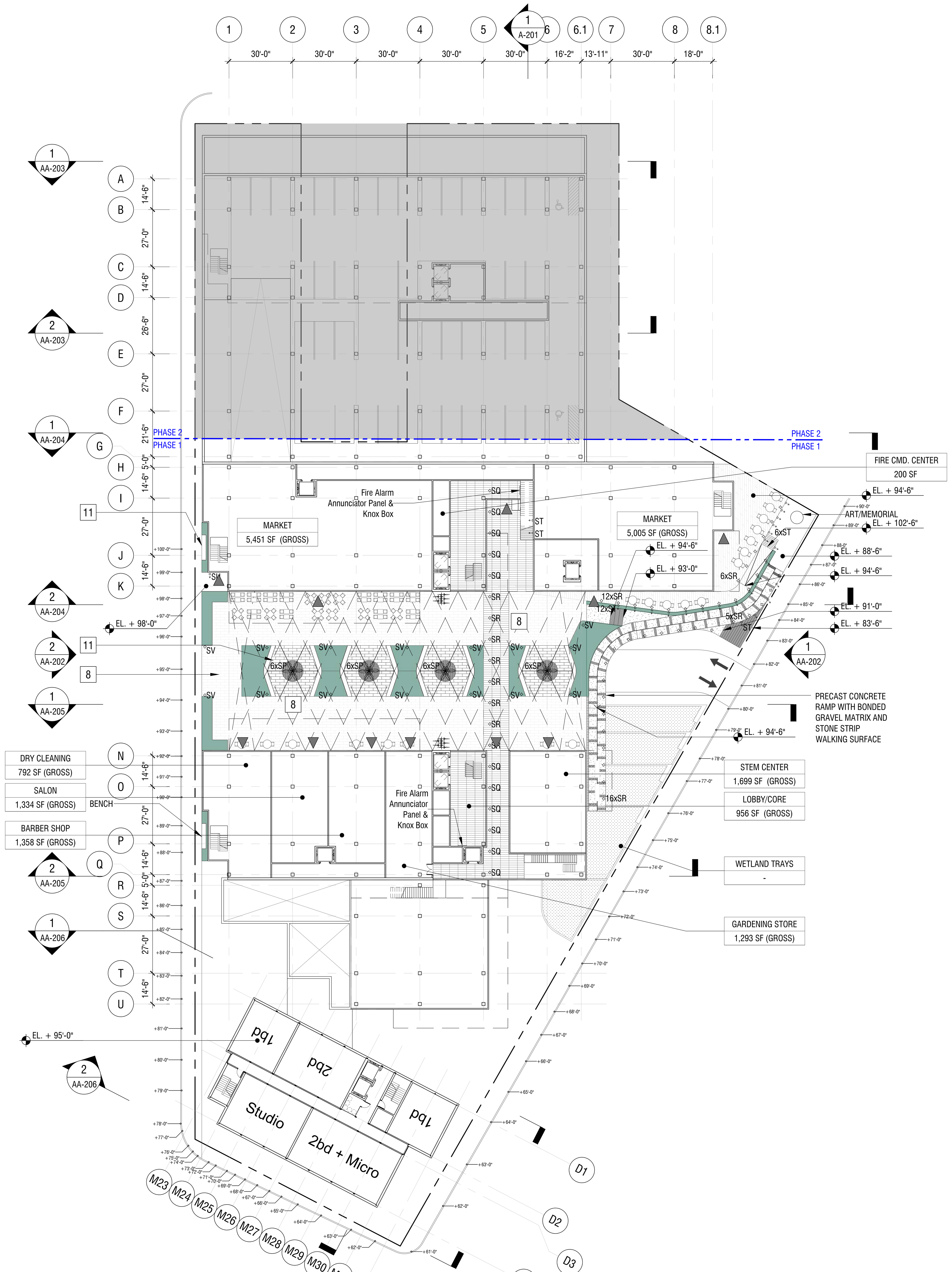
Drawing Title:
Overall Floor Plans

Drawing Number:
AA-101

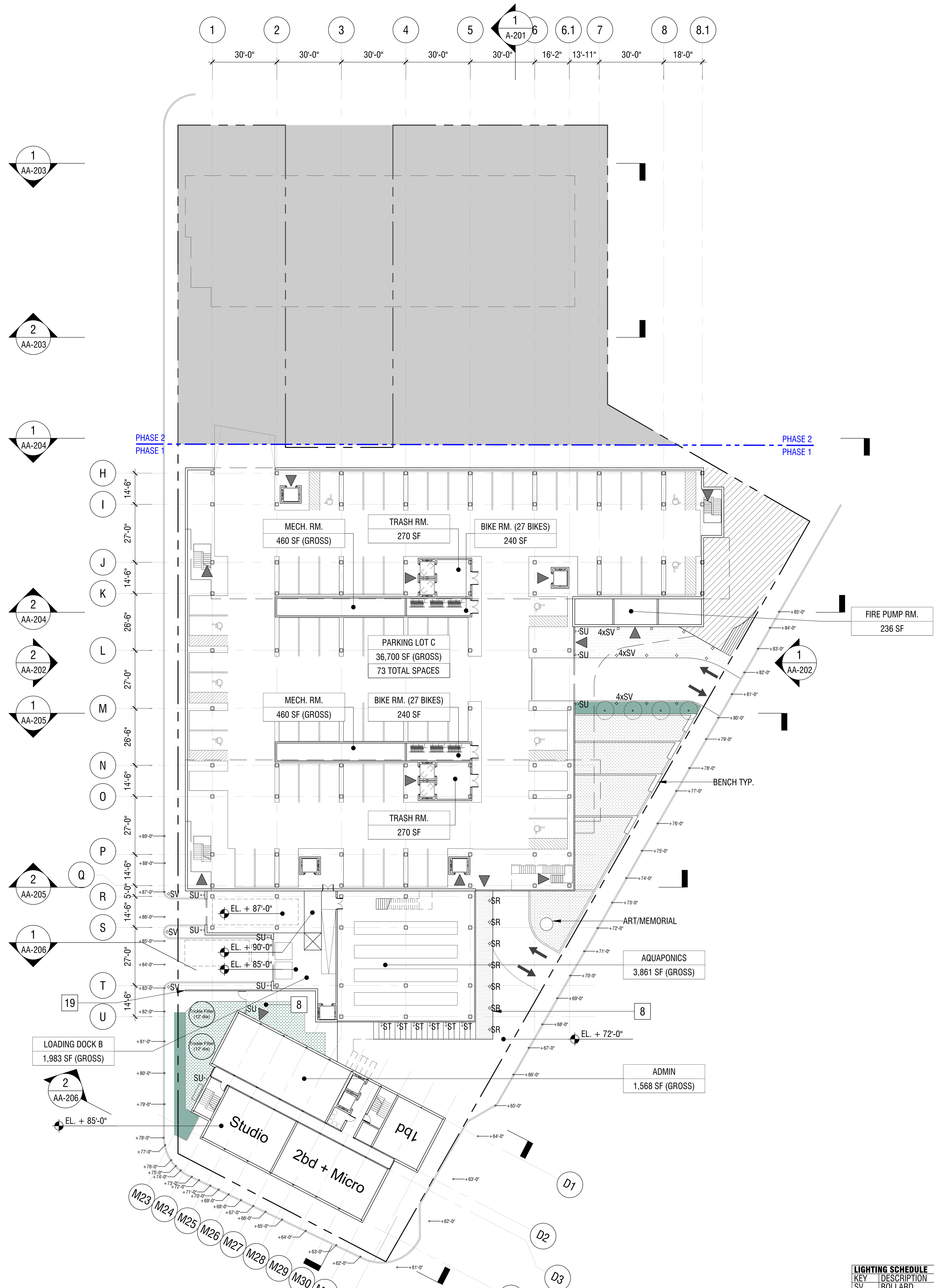
DWG.No:

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

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Revision Schedule

Revision Number	Revision Description	Revision Date

PLANNING SUBMISSION SET

Scale: AS NOTED
Date: 11/03/2020
Project No: 2005
Drawn by:
Checked by:

Seal & Signature:

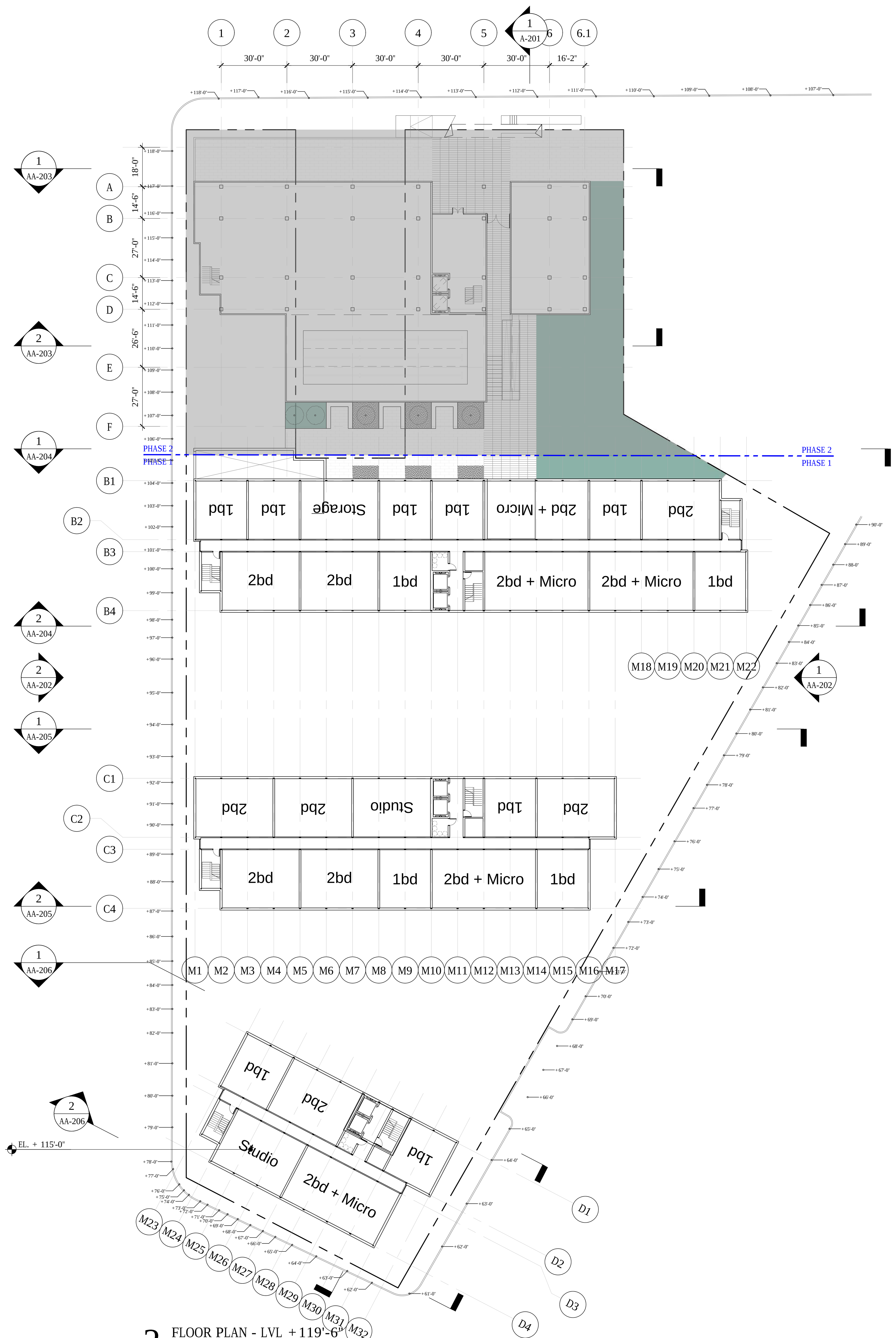
DOB Stamp & Signature

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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Civil Engineer:
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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:
Checked by:

Seal & Signature:

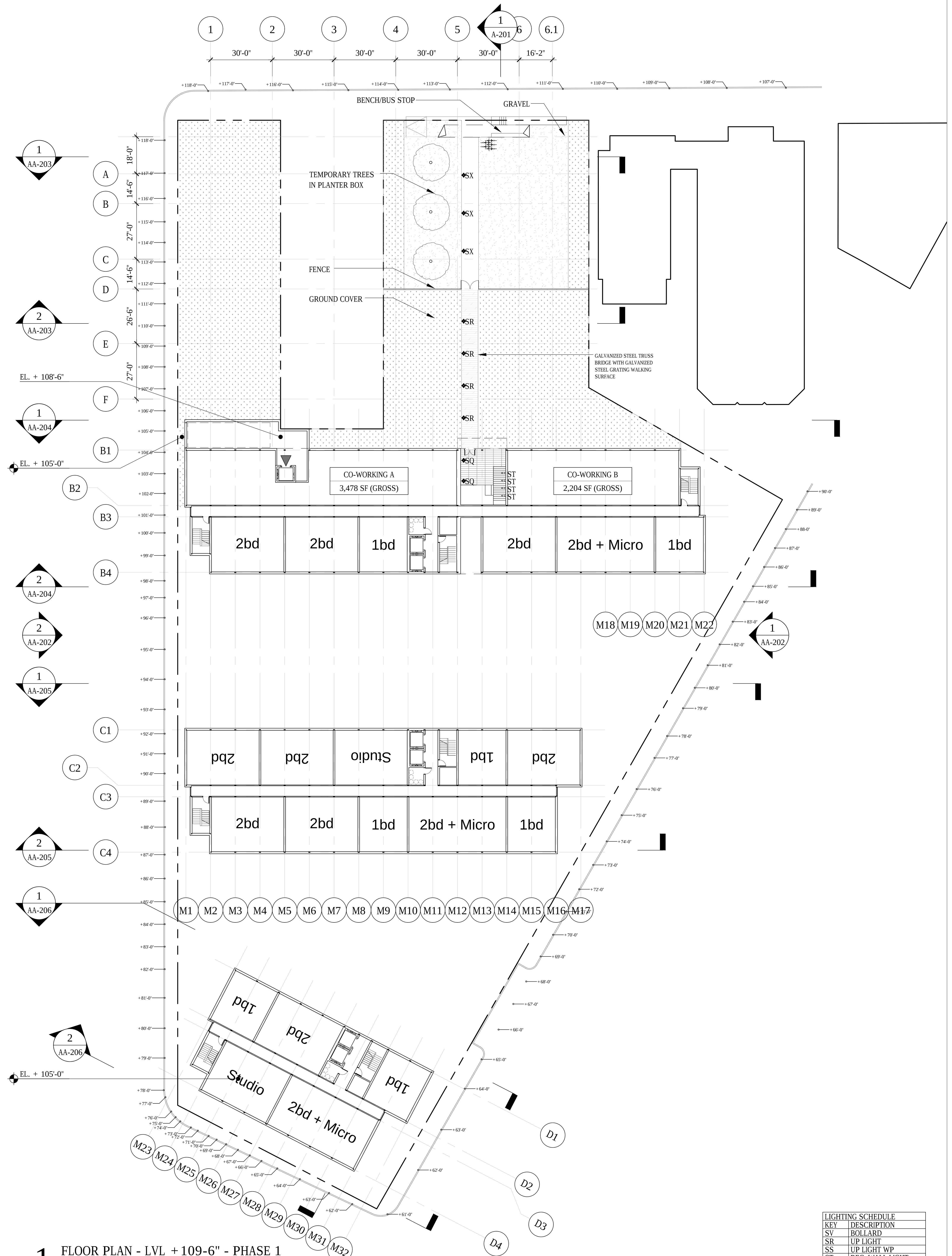
DOB Stamp & Signature

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

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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:
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Seal & Signature:

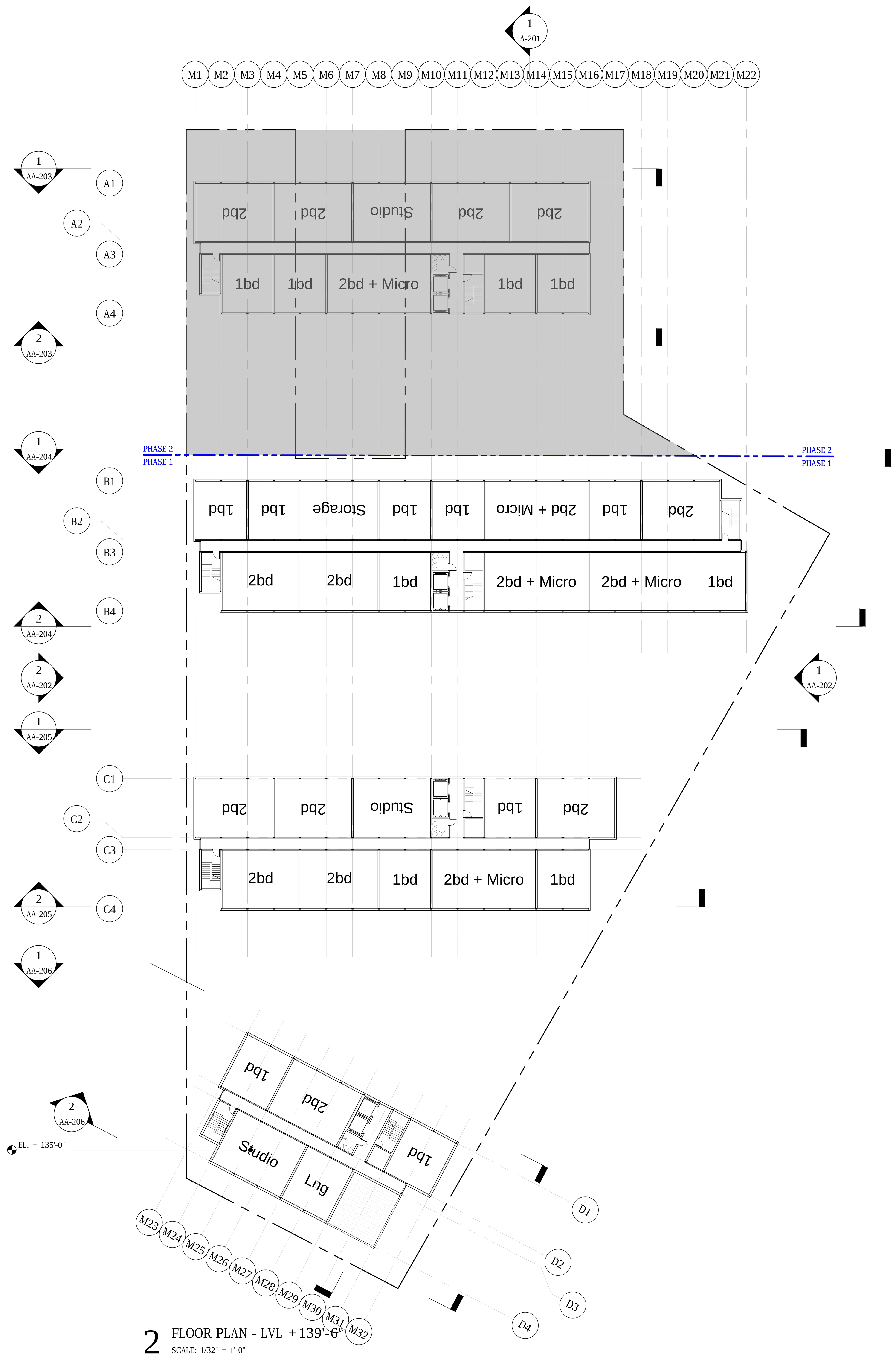
DOB Stamp & Signature

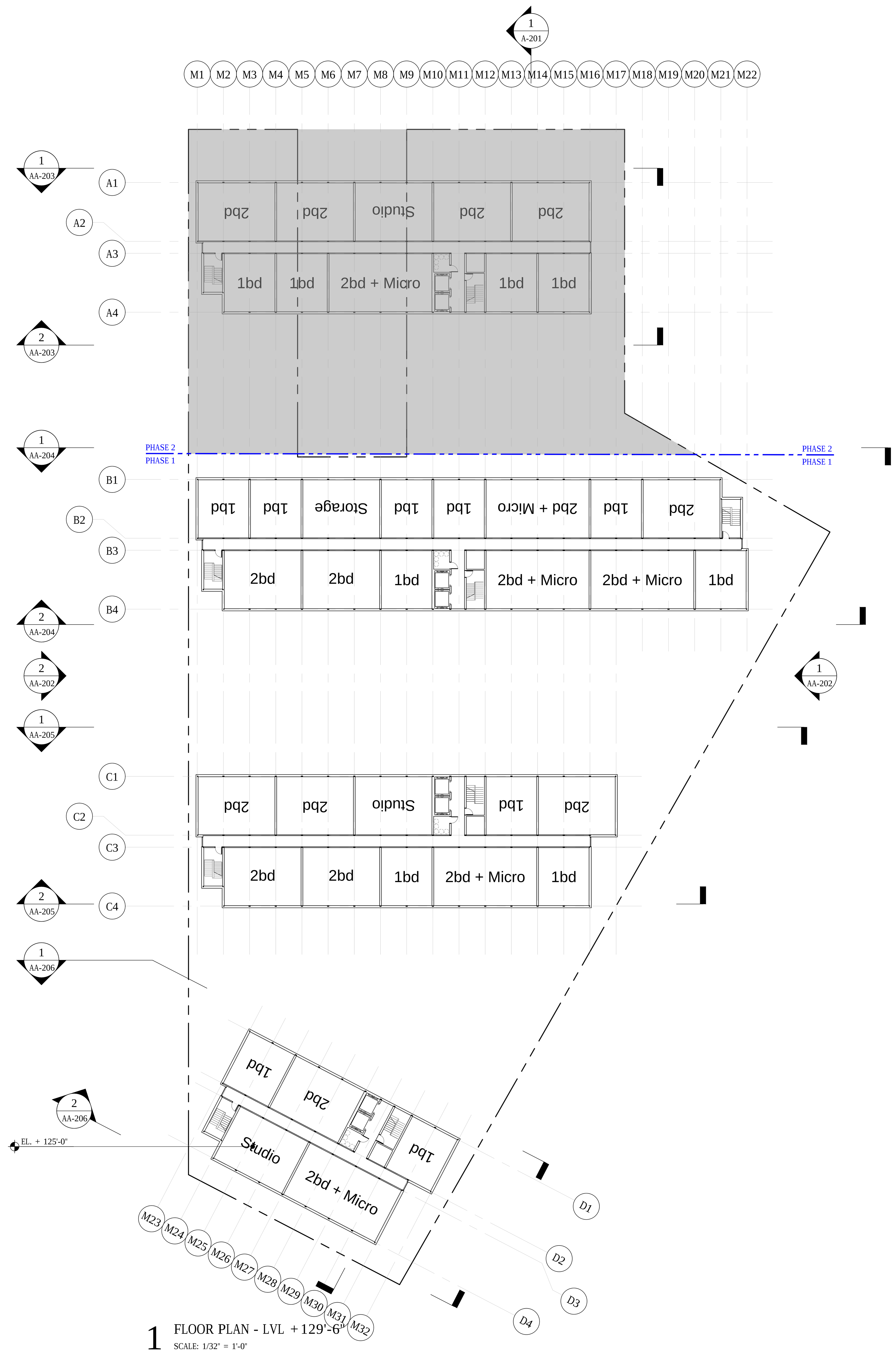
DOB Scan:

Drawing Title:
Overall Floor Plans - Phase 1

Drawing Number:
AA-103A

DWG.No:





The Seventy-Six

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45 Main Street
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547 River St,
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Revision Schedule

Revision Number	Revision Description	Revision Date

PLANNING SUBMISSION SET

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Date: 10/20/2020
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Drawn by:
Checked by:

Seal & Signature:

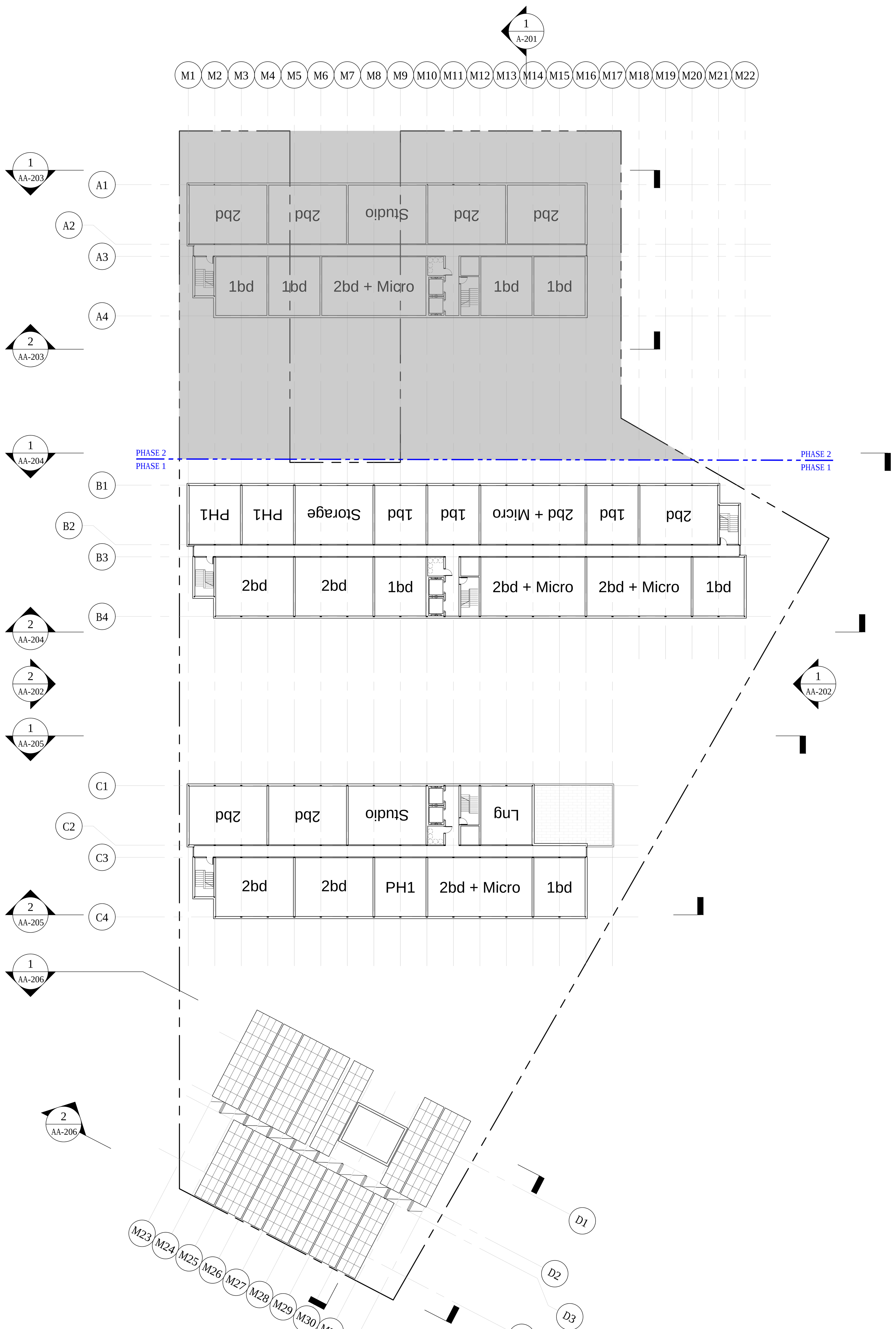
DOB Stamp & Signature

DOB Scan:

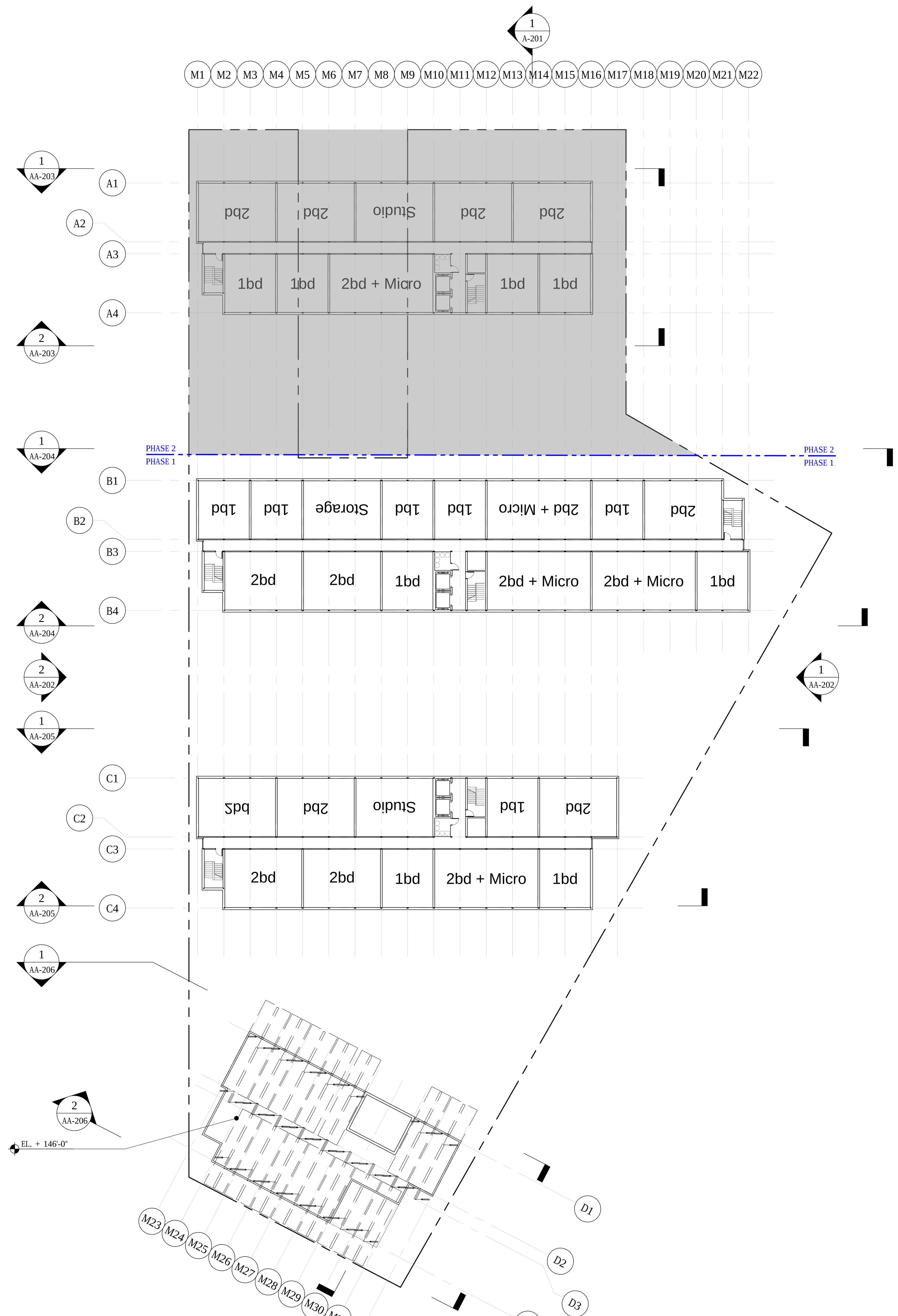
Drawing Title:
Overall Floor Plans

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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45 Main Street
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Troy, NY 12180

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Checked by:

Seal & Signature:

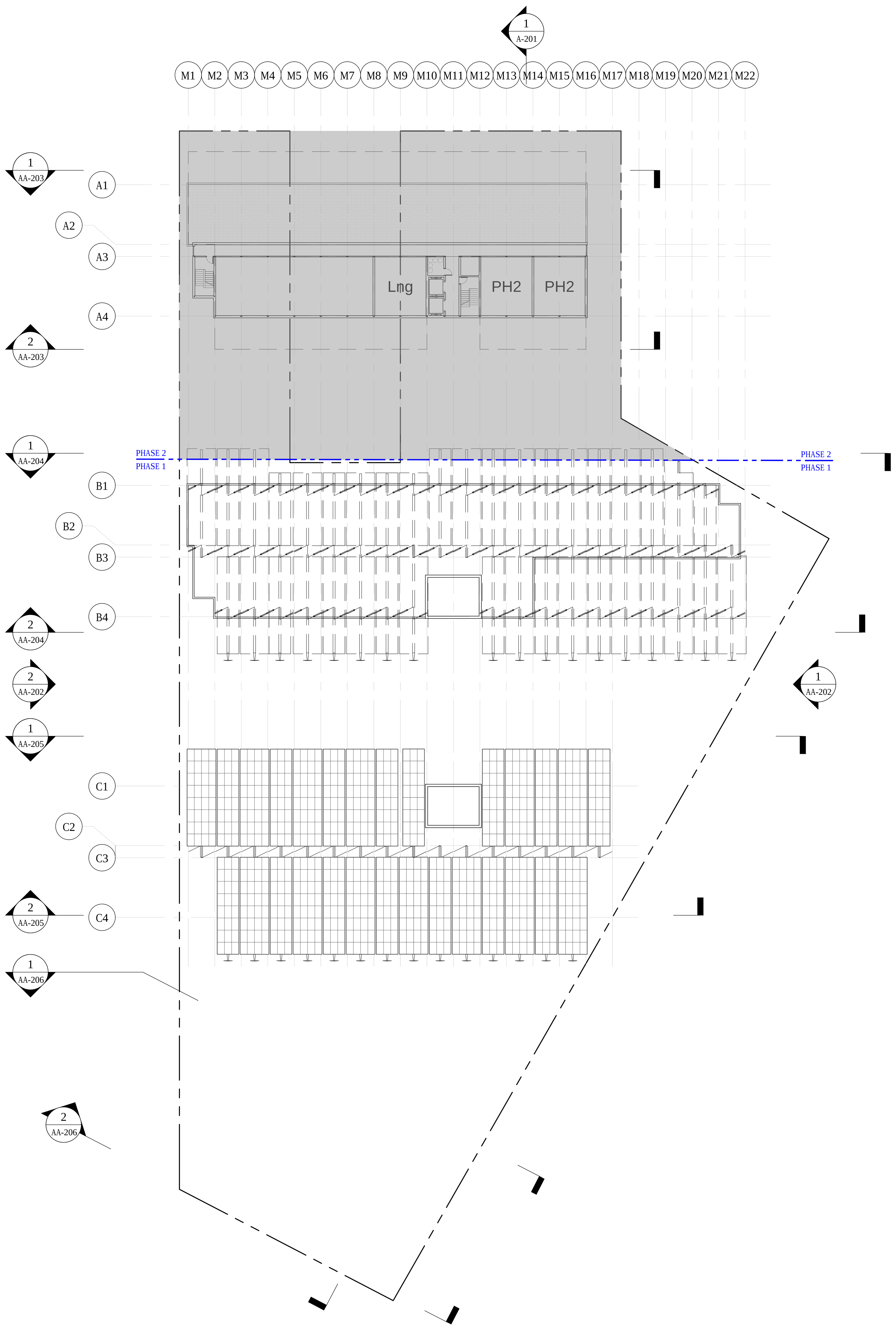
DOB Stamp & Signature

DOB Scan:

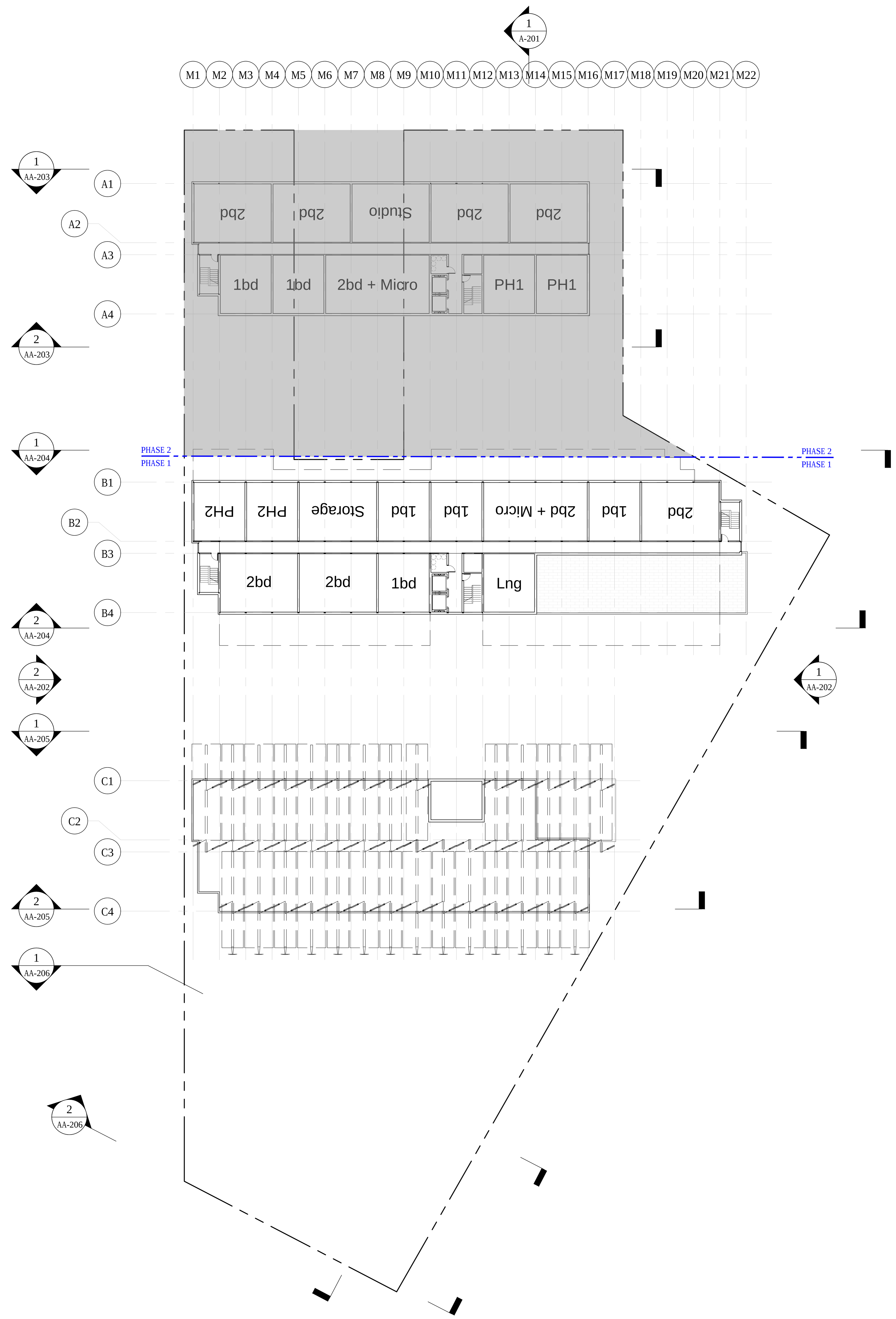
Drawing Title:
Overall Floor Plans

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

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

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South End Development LLC

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45 Main Street
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Revision Schedule

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PLANNING SUBMISSION SET

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Drawn by:
Checked by:

Seal & Signature:

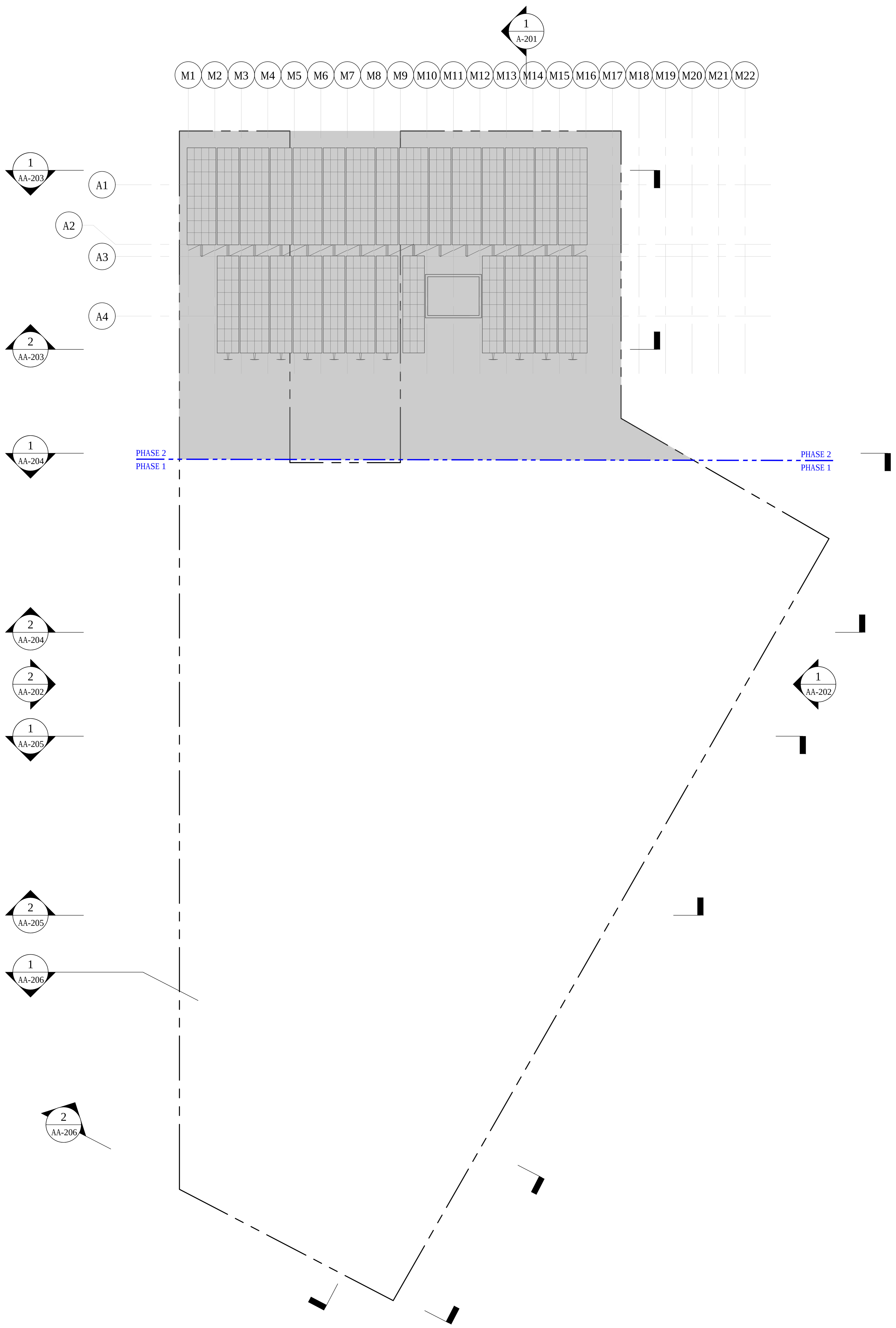
DOB Stamp & Signature

DOB Scan:

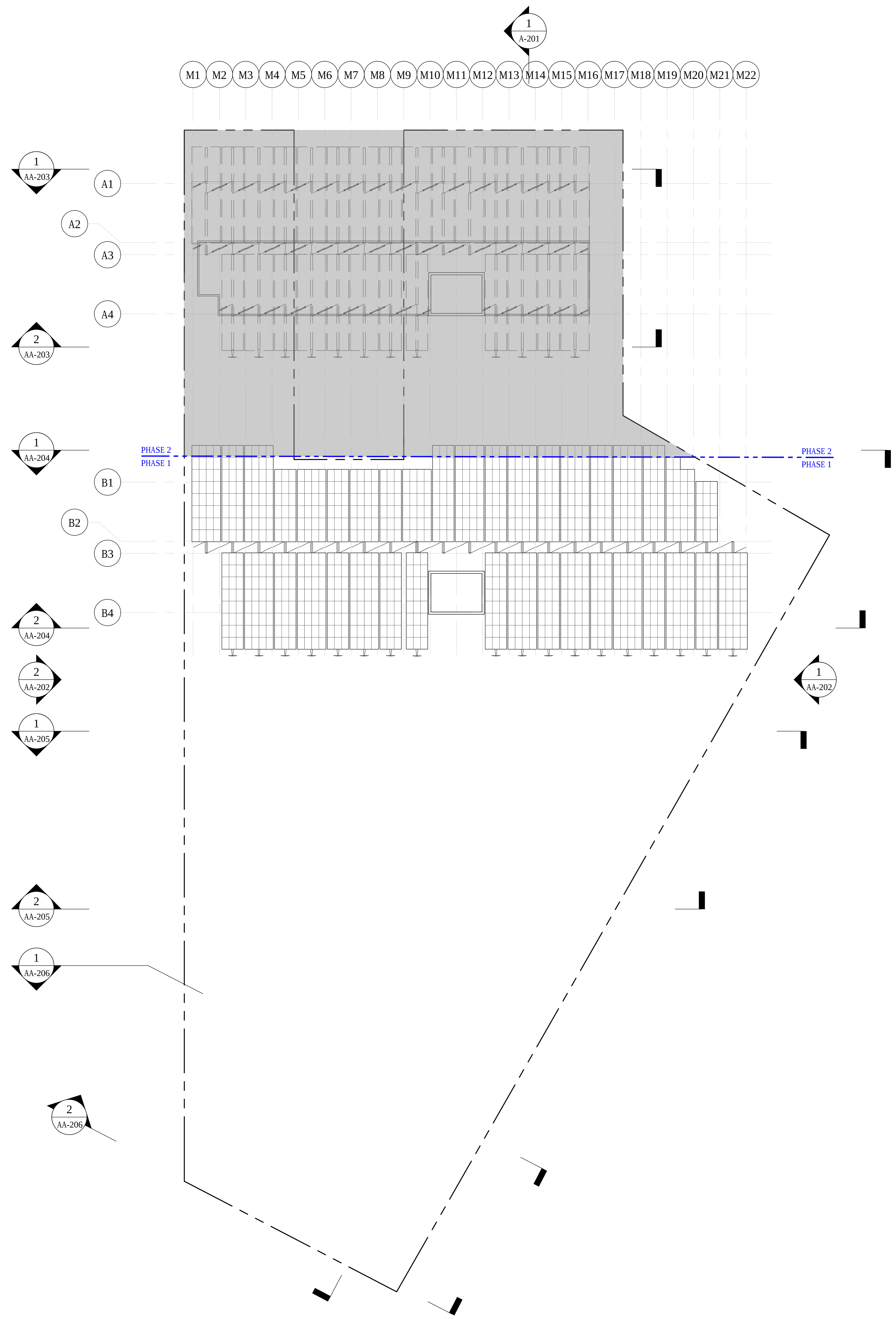
Drawing Title:
Overall Floor Plans

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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45 Main Street
Brooklyn, NY 11201

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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:
Checked by:

Seal & Signature:

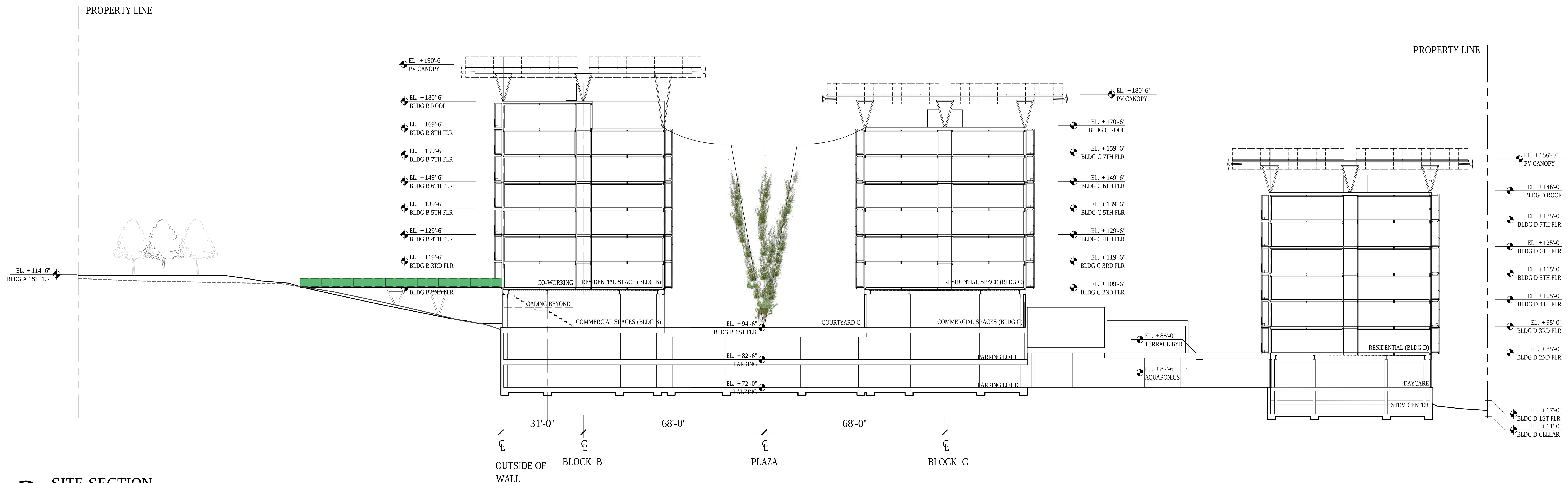
DOB Stamp & Signature

DOB Scan:

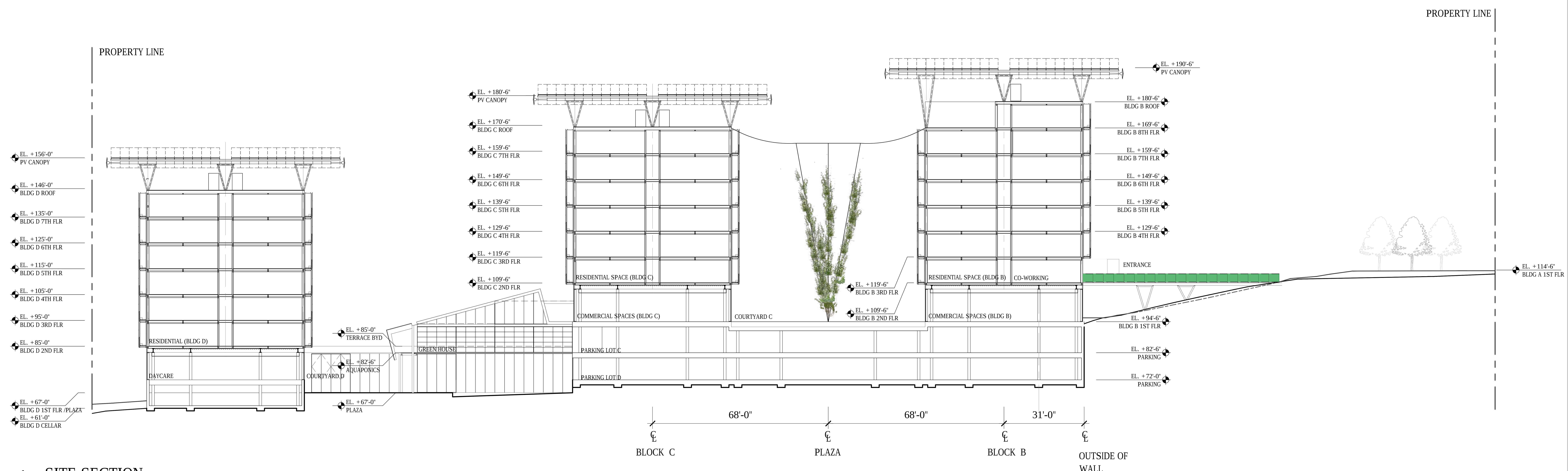
Drawing Title:
Overall Floor Plans

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

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Revision Schedule

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PLANNING SUBMISSION SET

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Drawn by:
Checked by:

Seal & Signature:

DOB Stamp & Signature

DOB Scan:

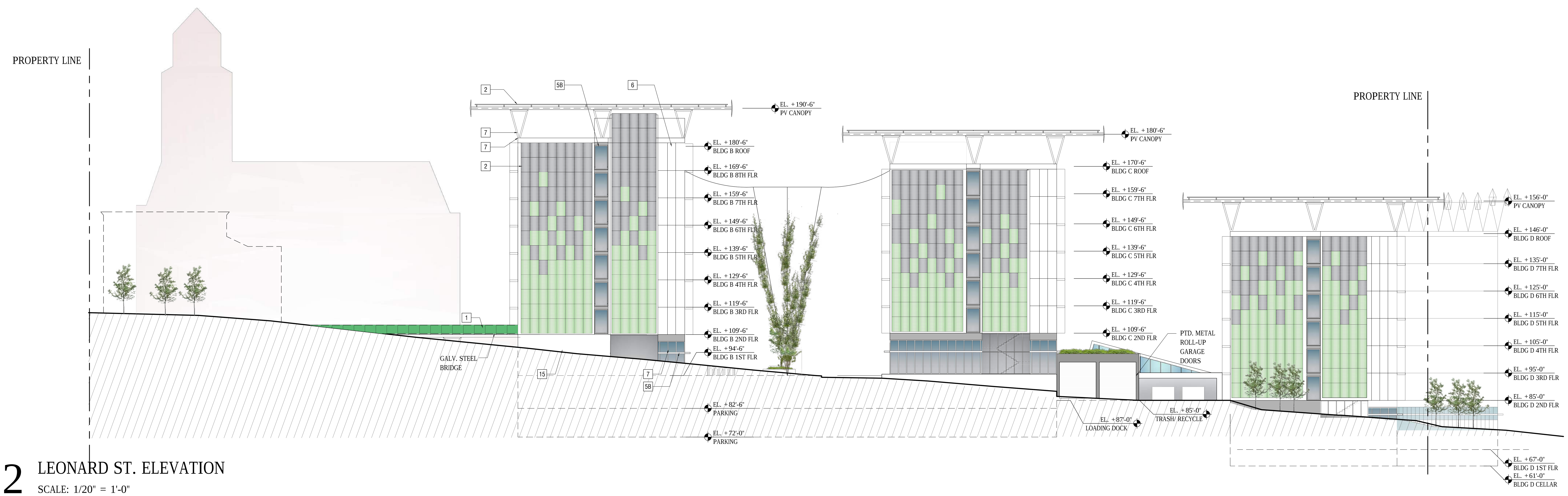
Drawing Title:
Building Sections - Elevations - Site Section

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

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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:
Checked by:

Seal & Signature:

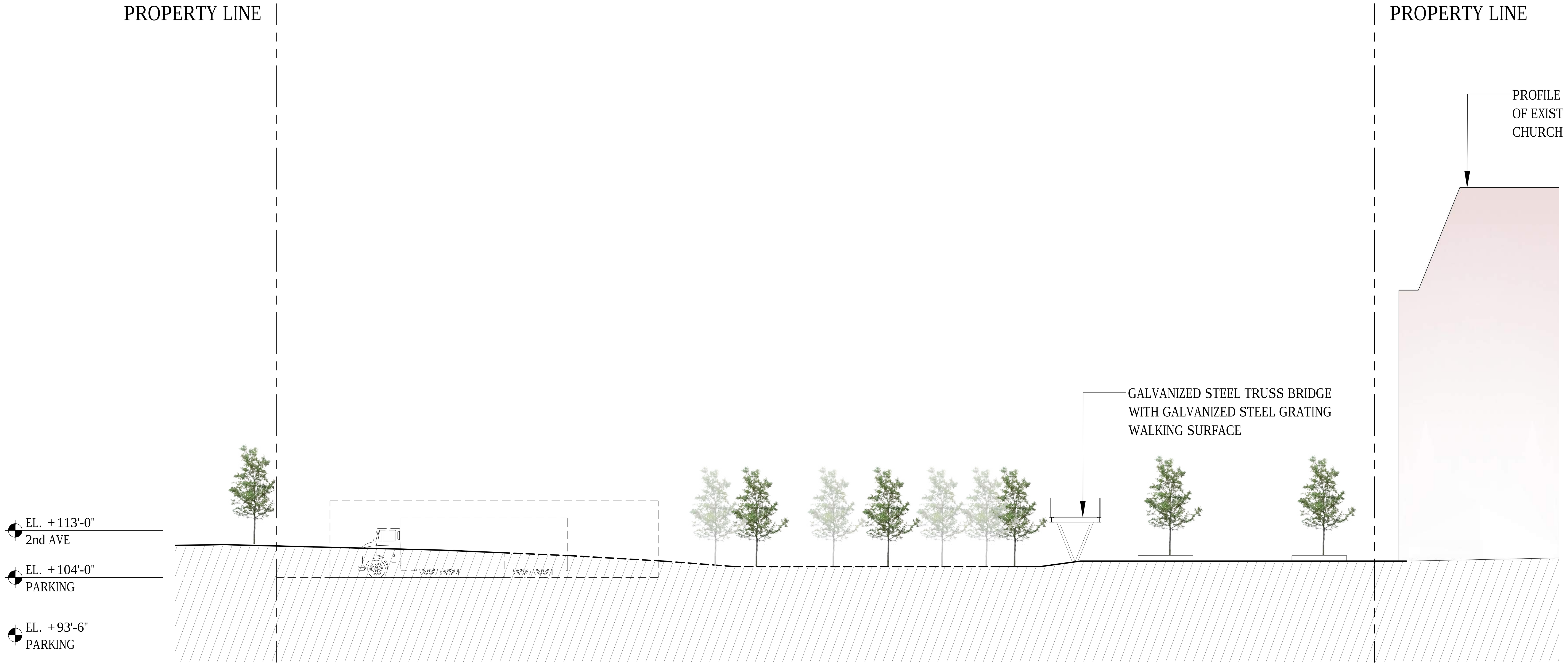
DOB Stamp & Signature

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

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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:
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:

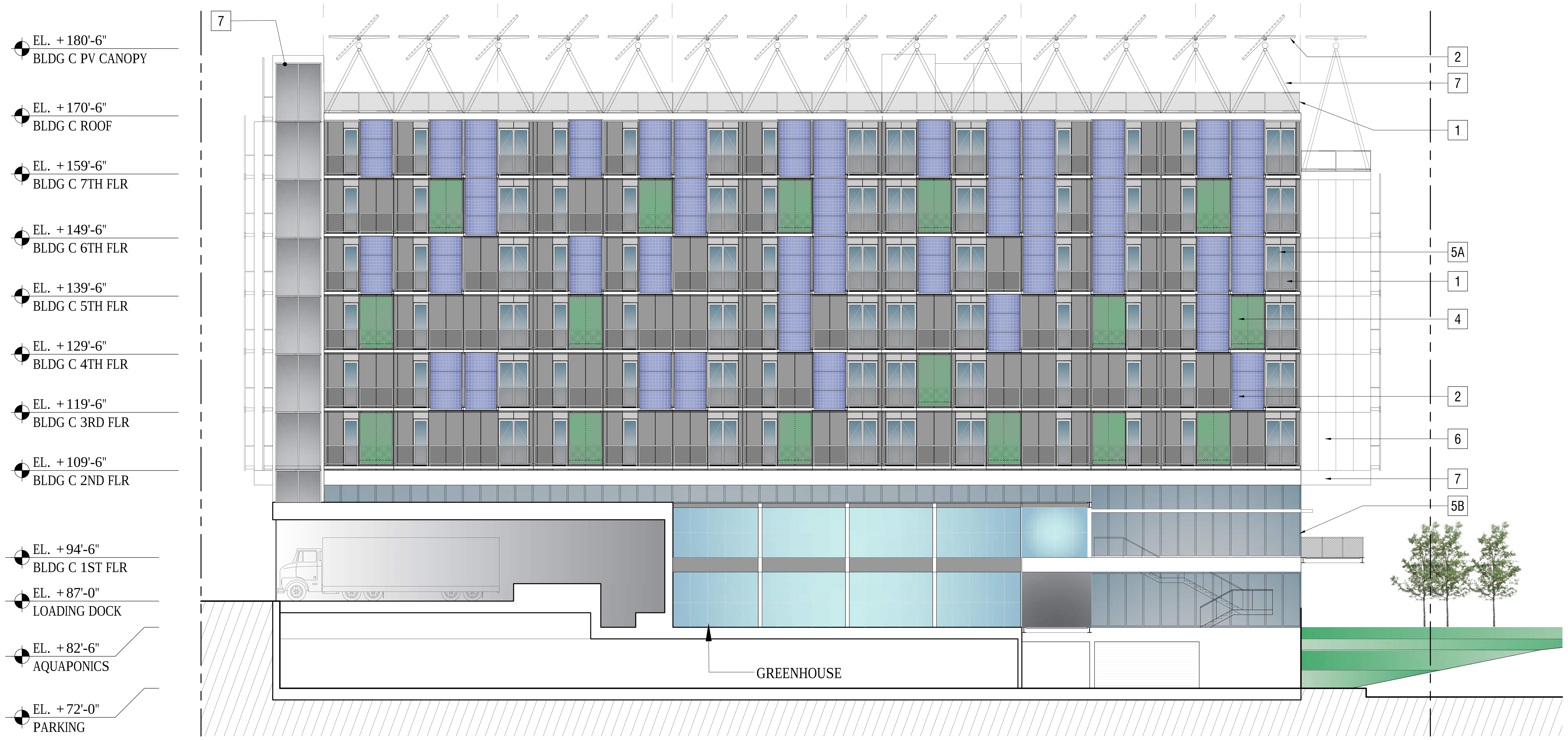
DOB Stamp & Signature

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

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PLANNING SUBMISSION SET

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Drawn by:
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Seal & Signature:

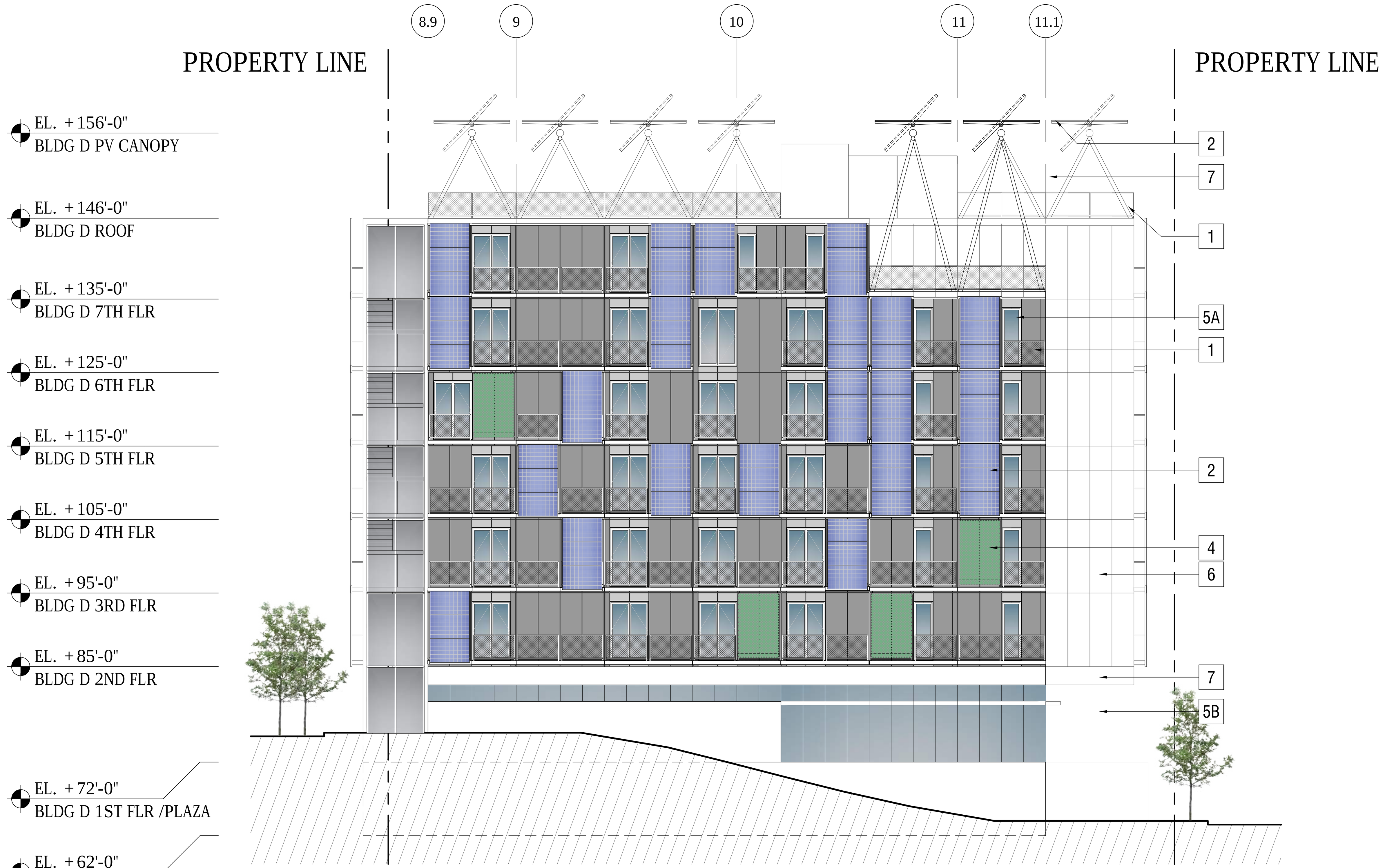
DOB Stamp & Signature

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

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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:
Checked by:

Seal & Signature:

DOB Stamp & Signature

DOB Scan:

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

Drawing Number:
AA-206

DWG.No:

The Seventy-Six

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

Seal & Signature:

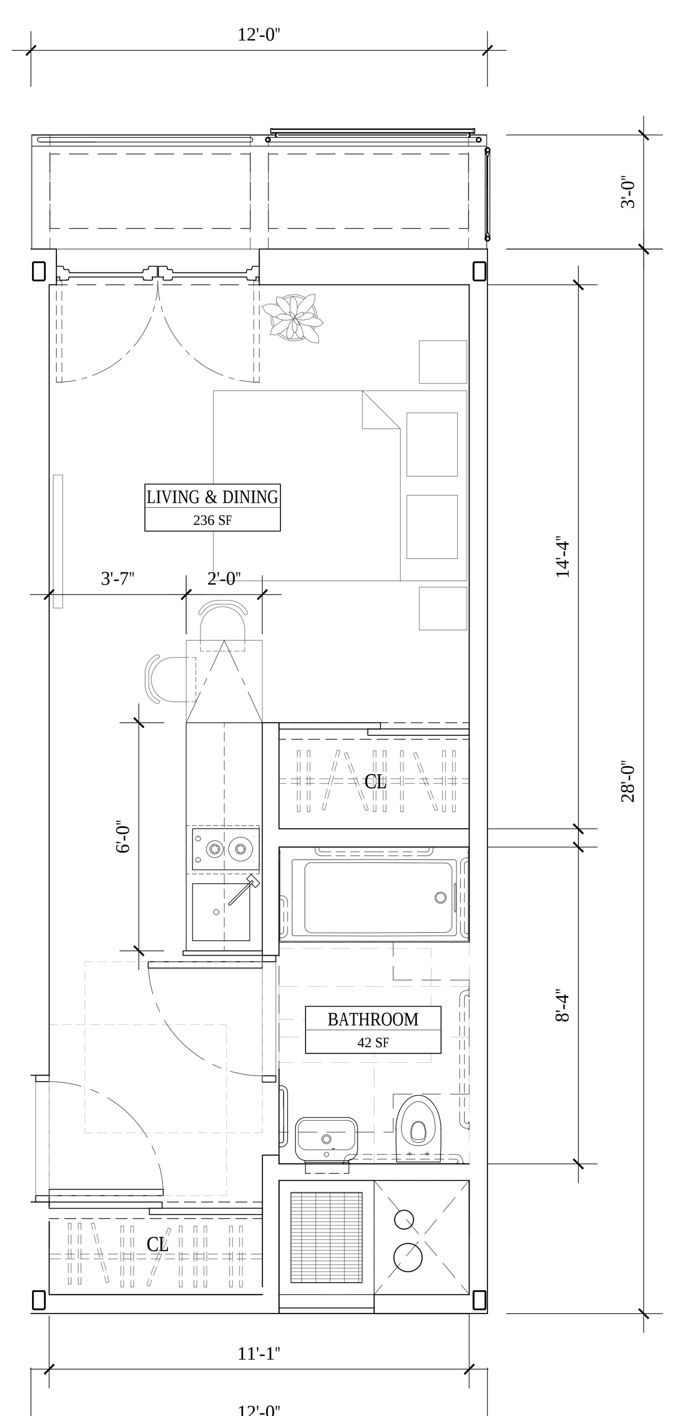
DOB Stamp & Signature

DOB Scan:

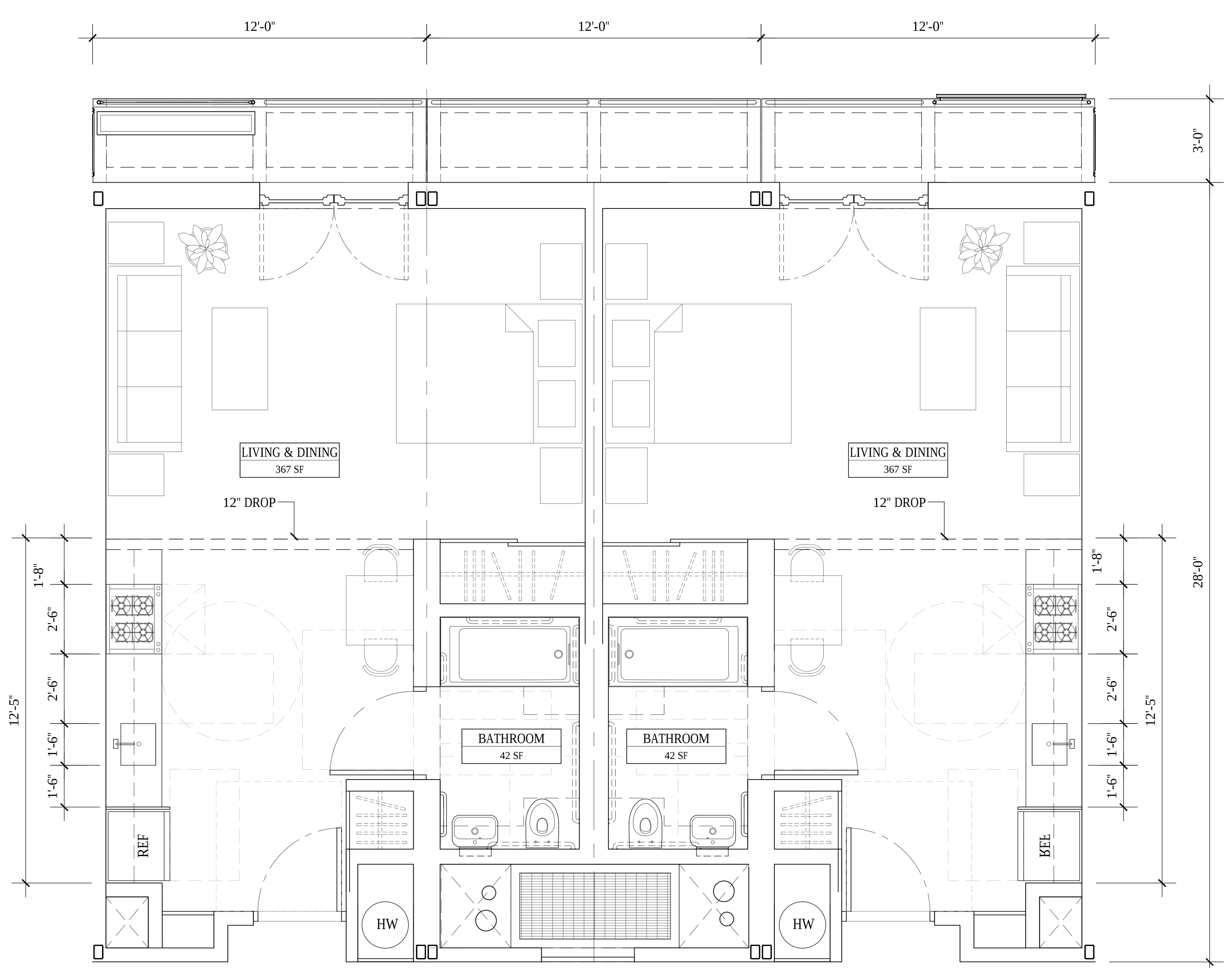
Drawing Title:
Unit Plans

Drawing Number:
AM-003

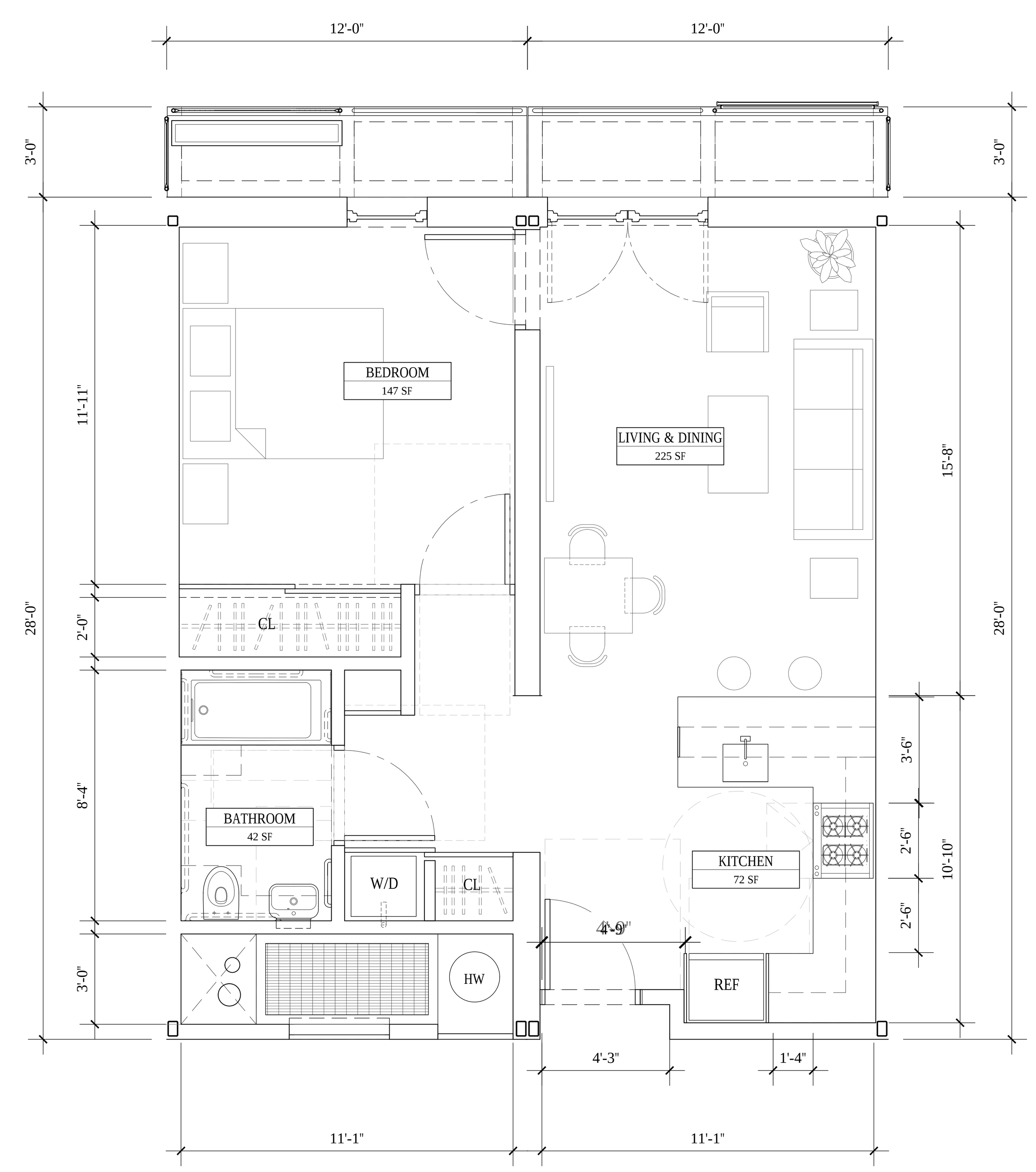
DWG.No:



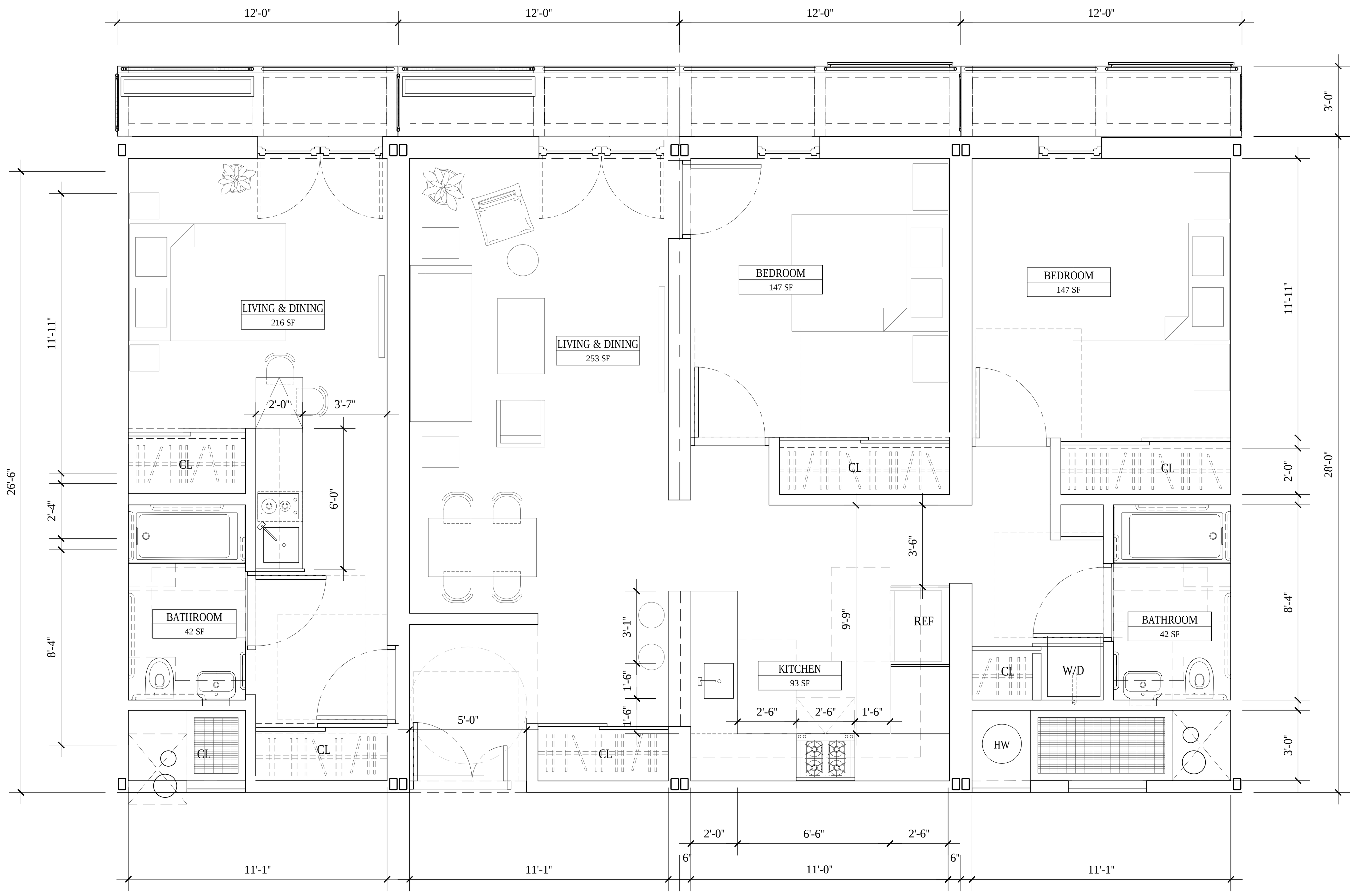
3 MICRO STUDIO PLAN (G.S.F = 336)
SCALE: 1/4" = 1'-0"



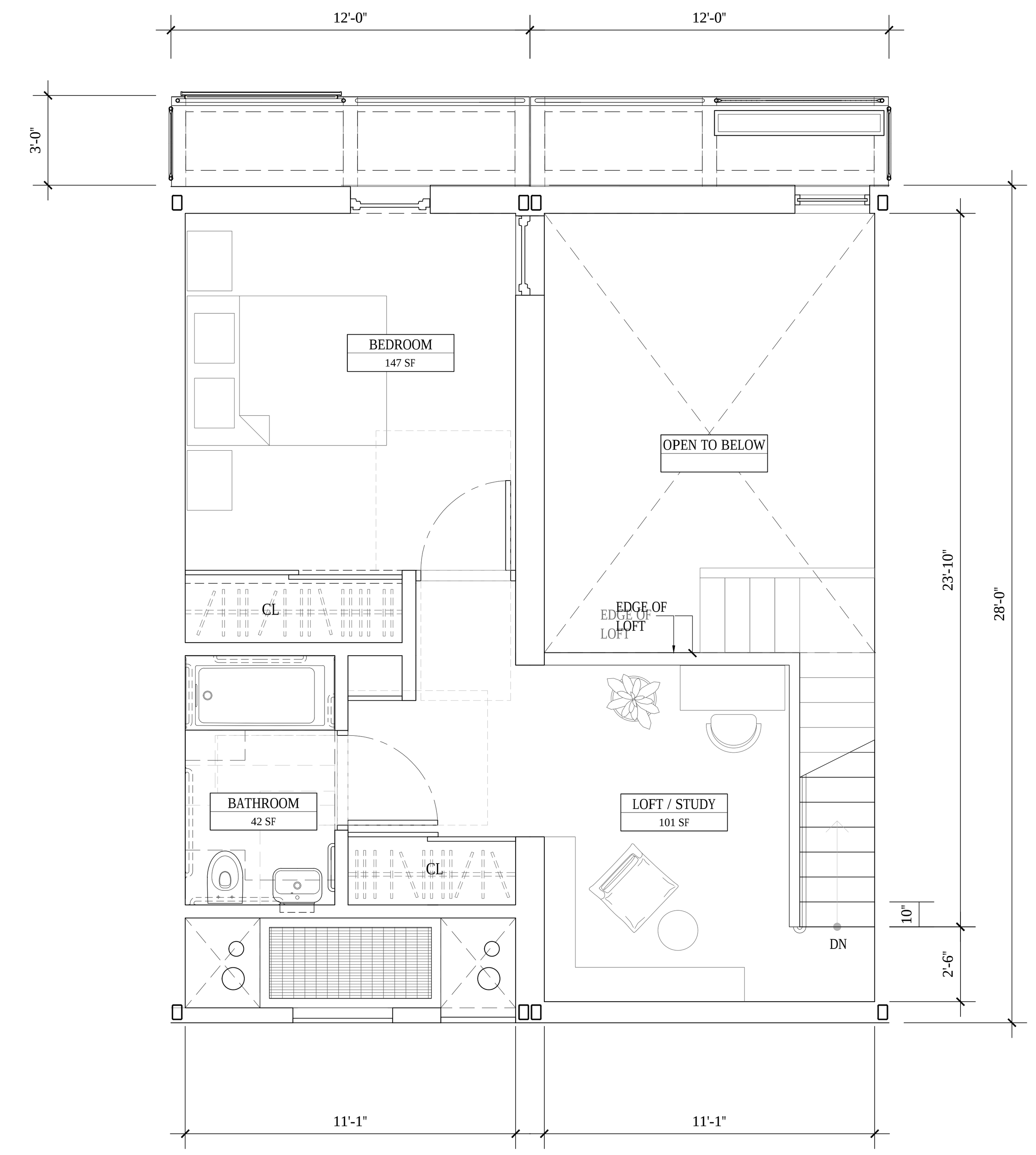
2 STUDIO PLAN (G.S.F. = 504 OCC: 2)
SCALE: 1/4" = 1'-0"



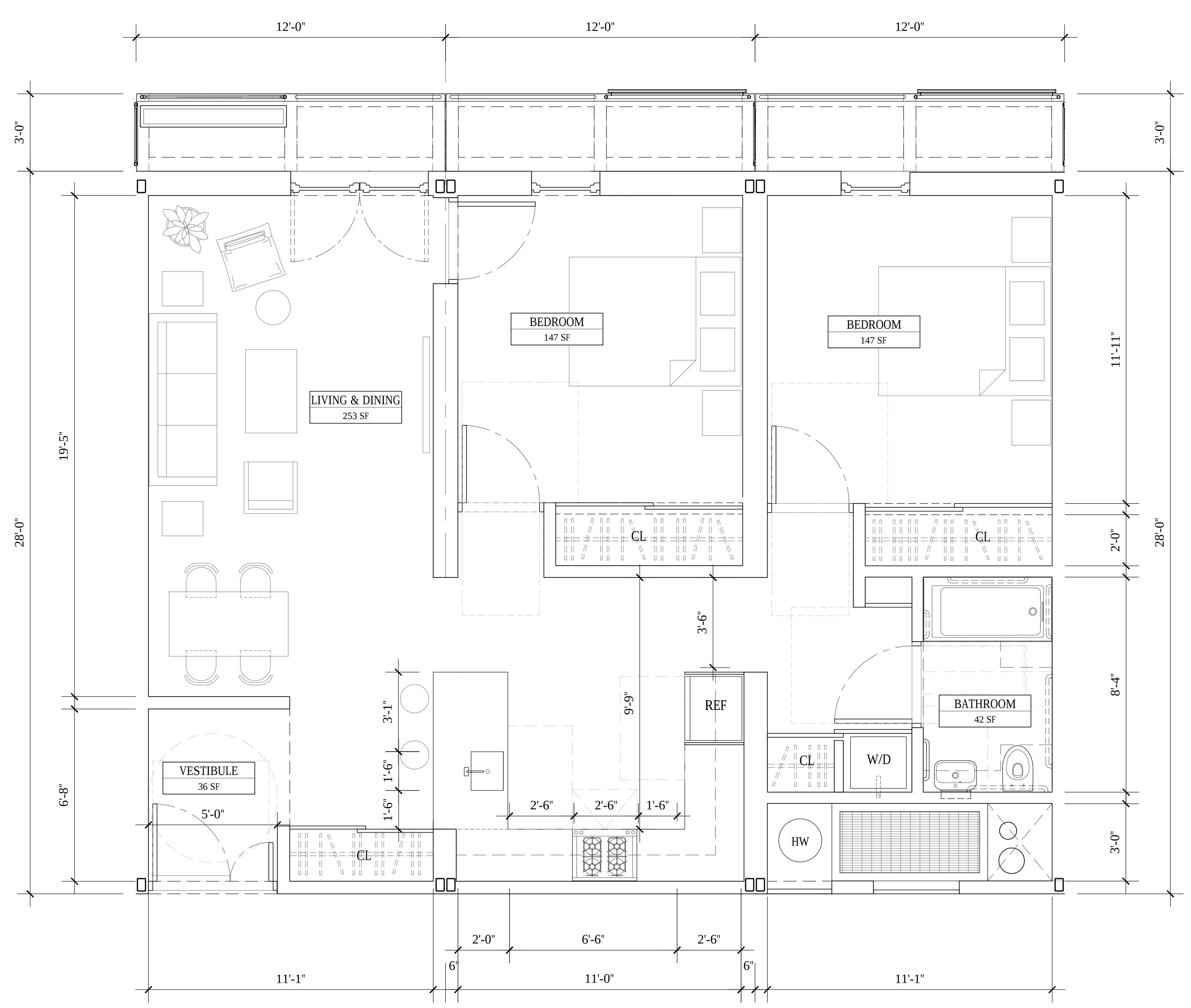
1 1BD UNIT PLAN (G.S.F. = 667 OCC:2)
SCALE: 1/4" = 1'-0"



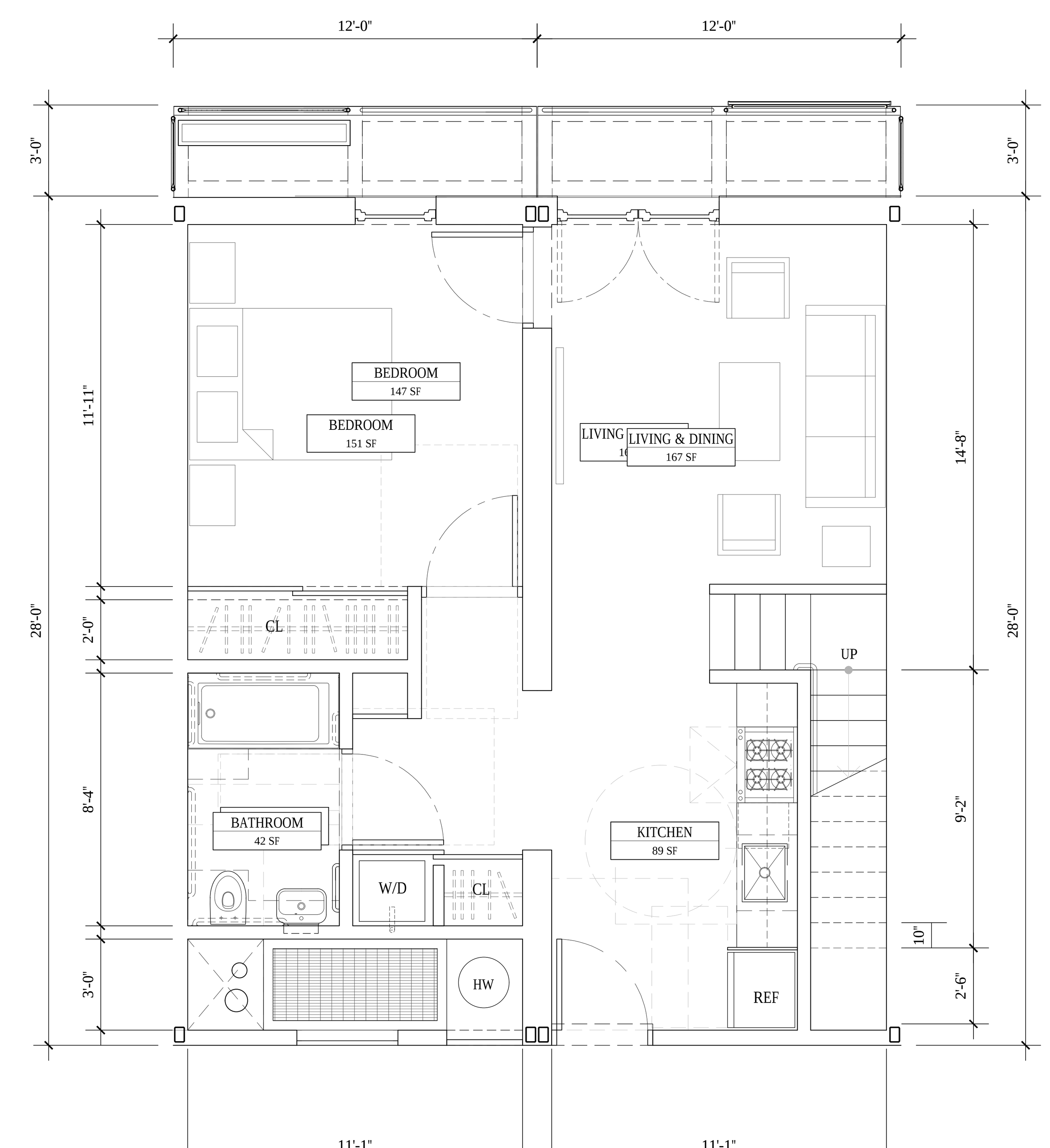
4 3BD (2BD + MICRO STUDIO) UNIT PLAN (G.S.F. = 1272 3BD OCC: 6 2BD OCC: 4)
SCALE: 1/4" = 1'-0"



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"

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Drawn by:
Checked by:

Seal & Signature:

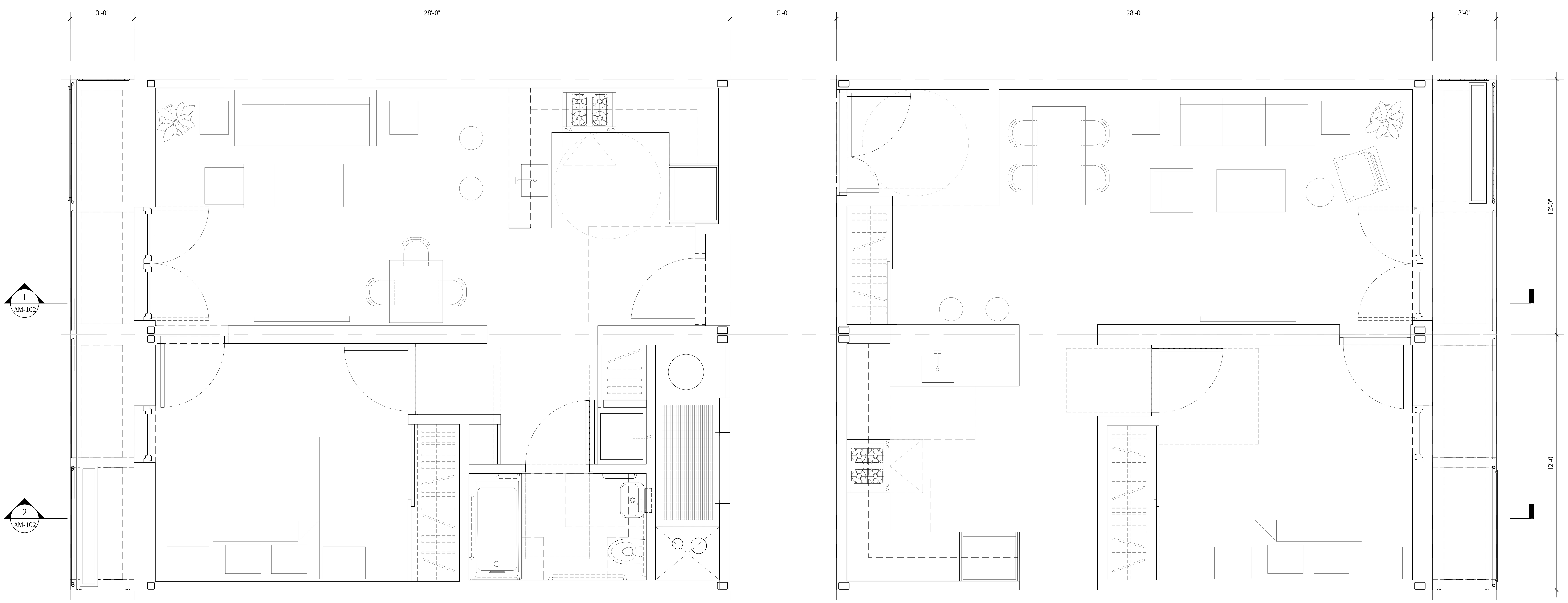
DOB Stamp & Signature

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

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

Seal & Signature:

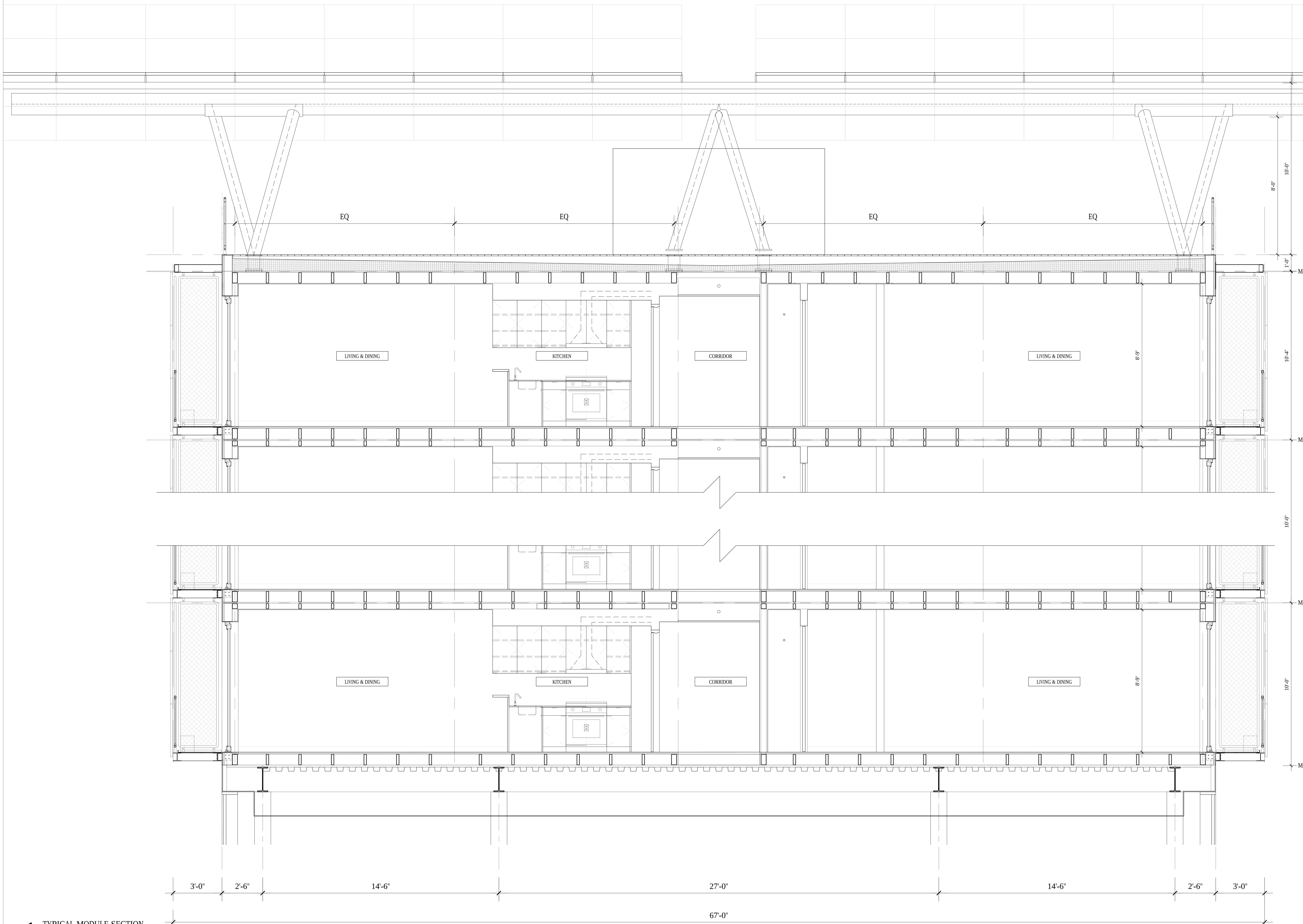
DOB Stamp & Signature

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

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

Seal & Signature:

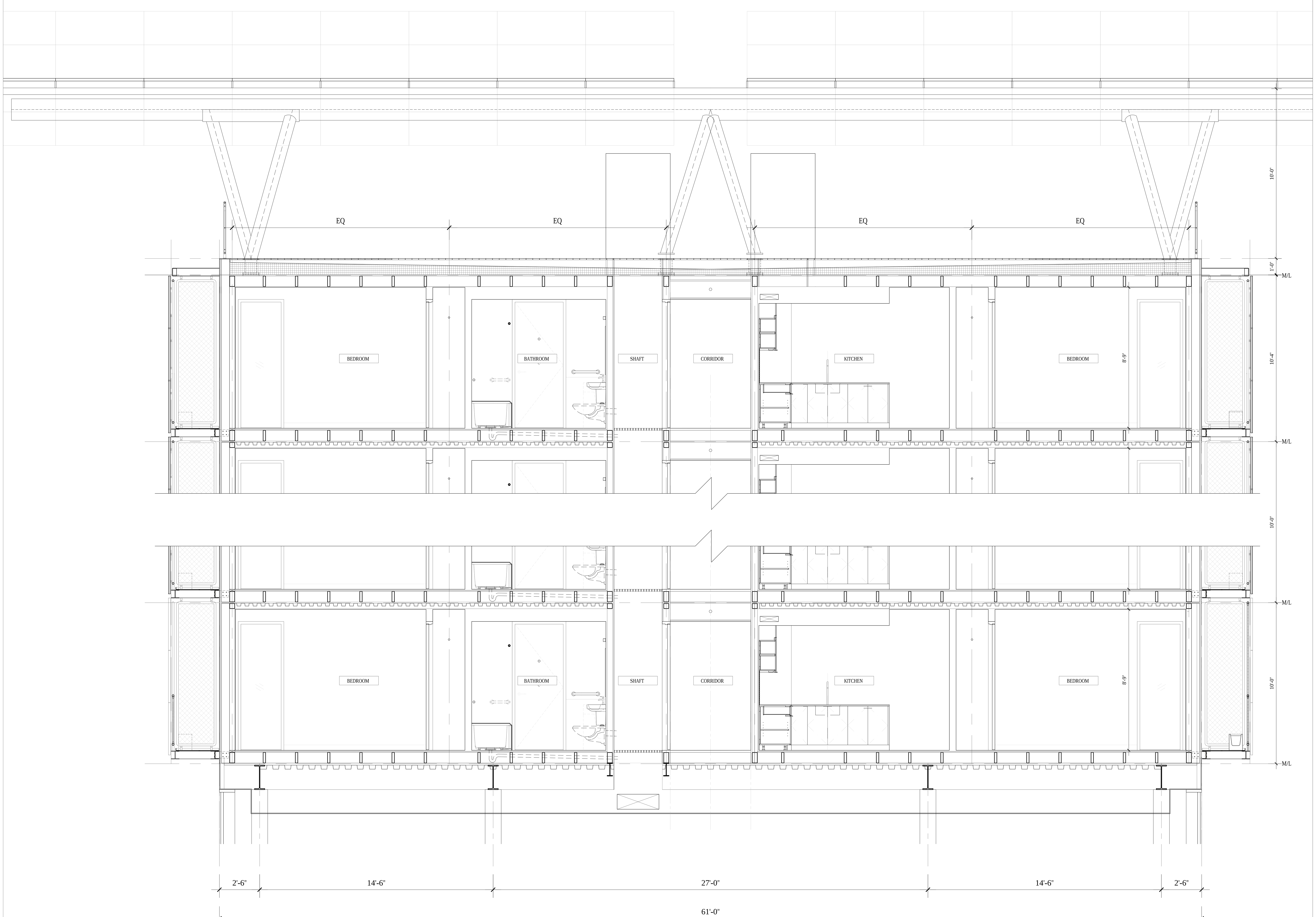
DOB Stamp & Signature

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

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Drawn by:
Checked by:

Seal & Signature:

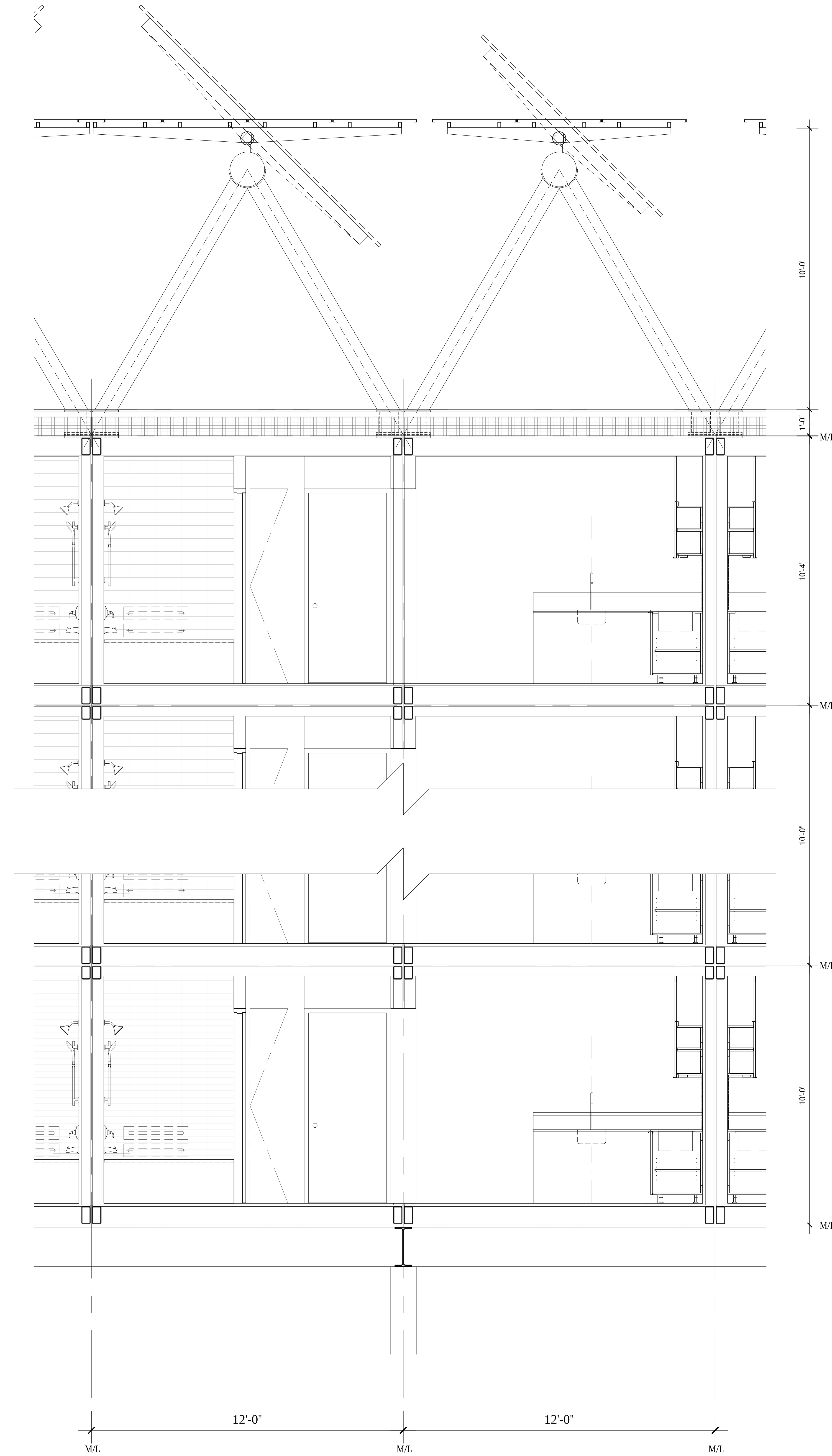
DOB Stamp & Signature

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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Drawn by:
Checked by:

Seal & Signature:

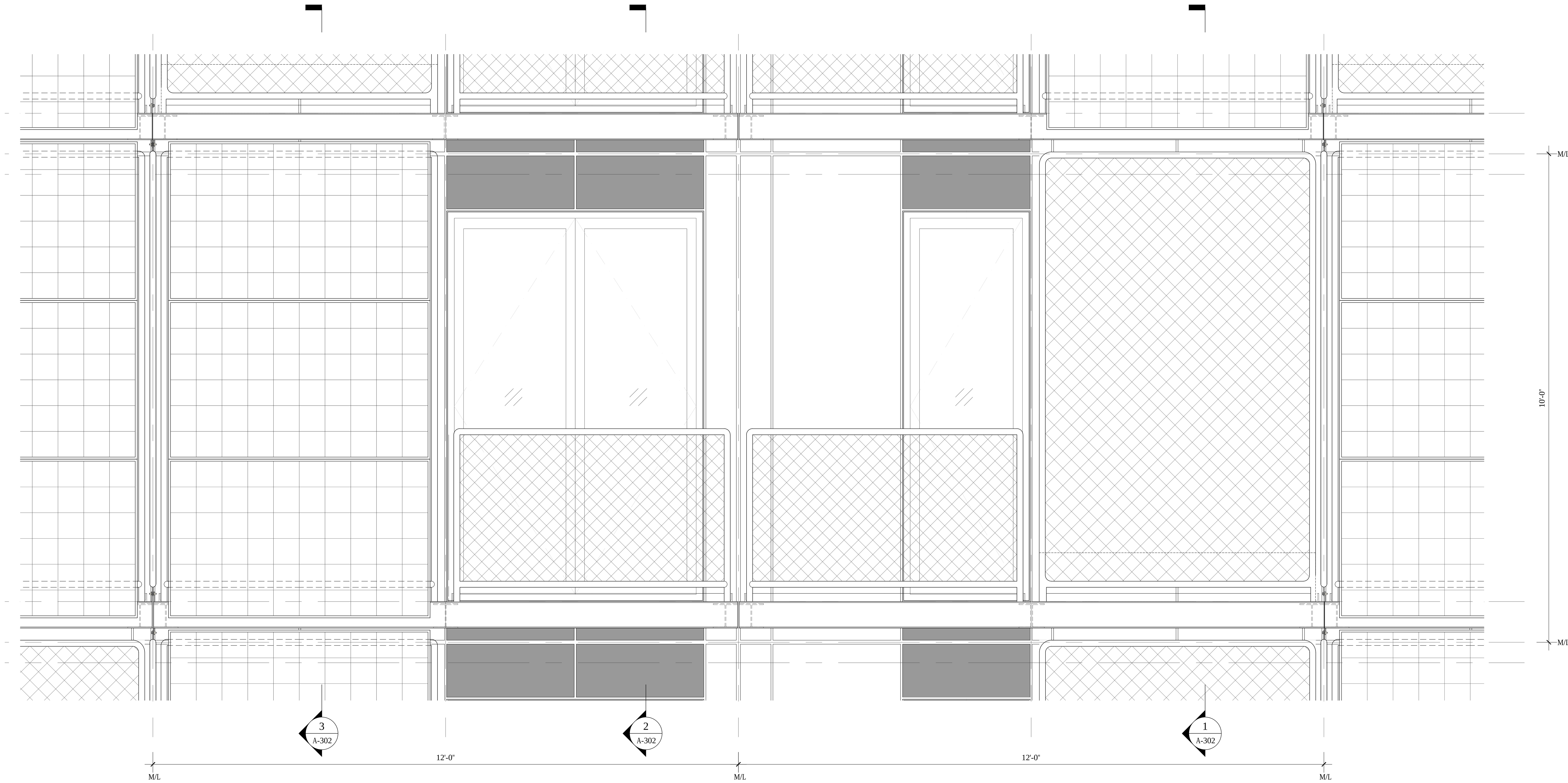
DOB Stamp & Signature

DOB Scan:

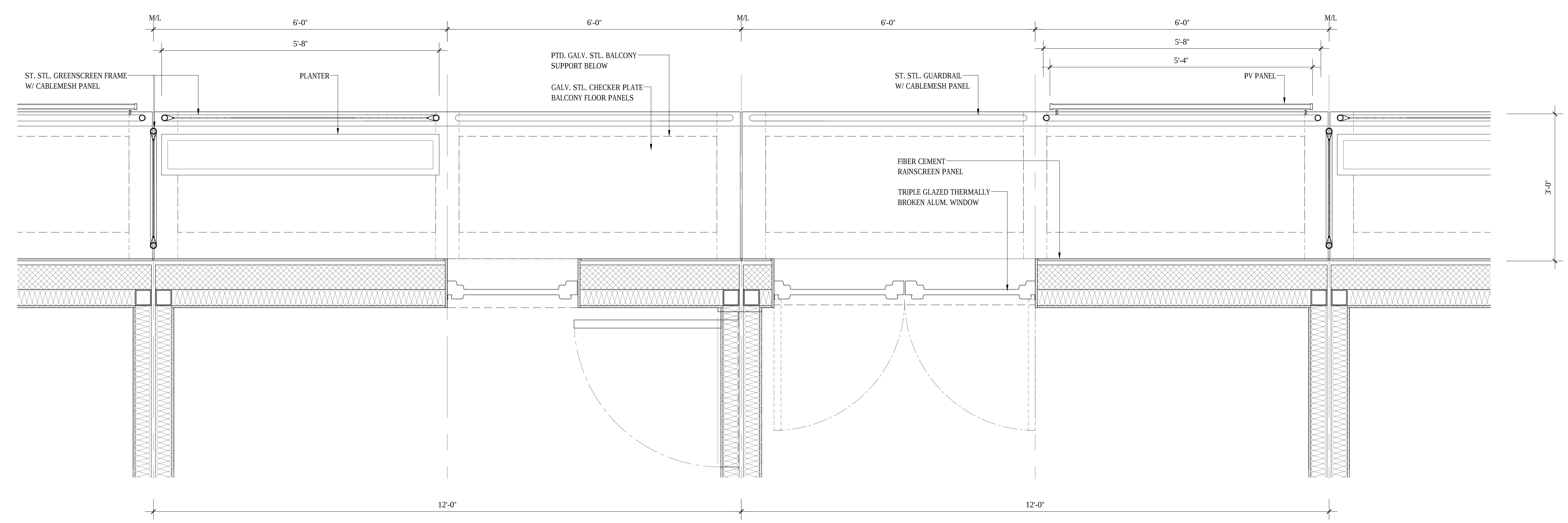
Drawing Title:
Typical Module Sections

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

Seal & Signature:

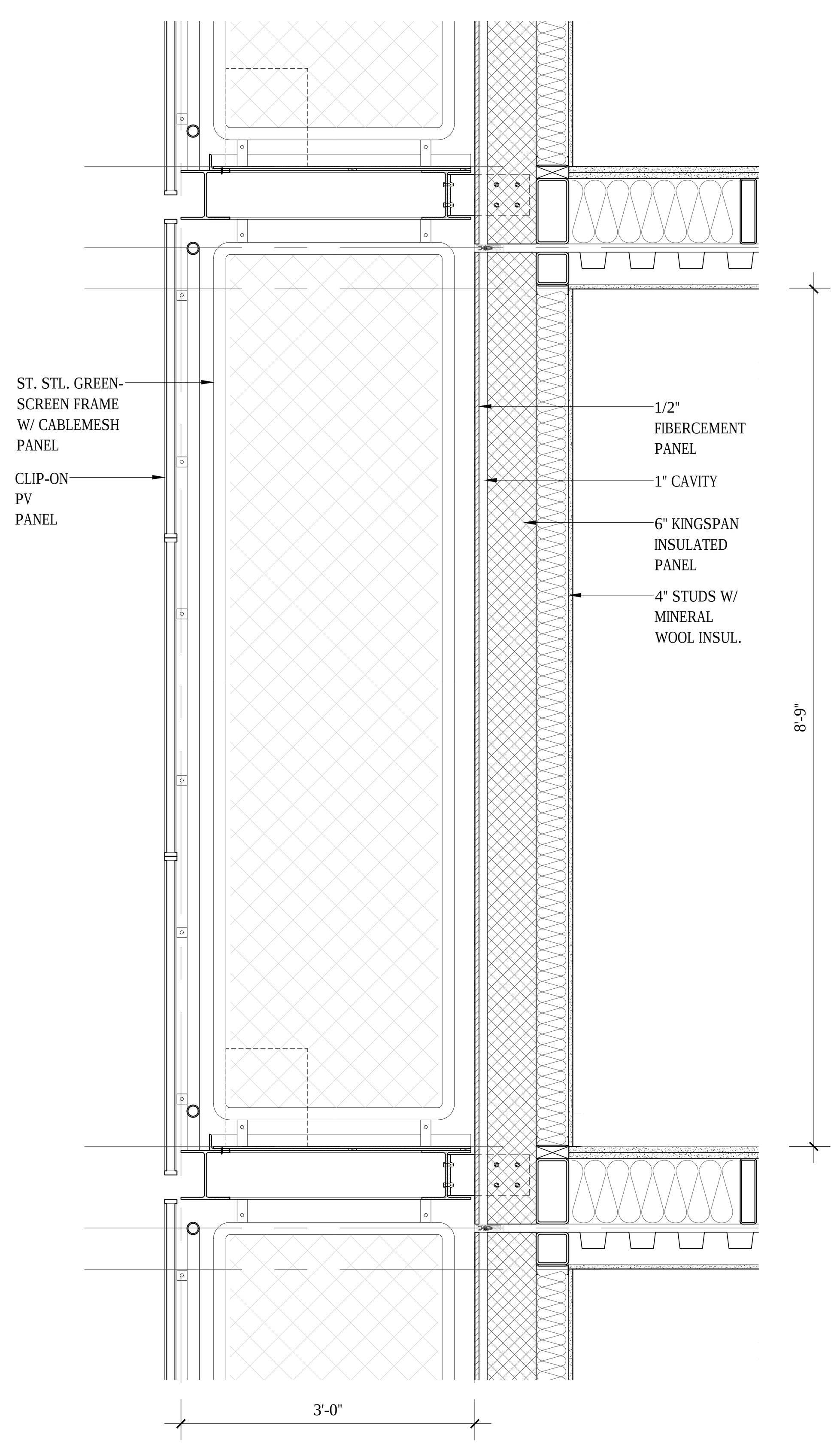
DOB Stamp & Signature

DOB Scan:

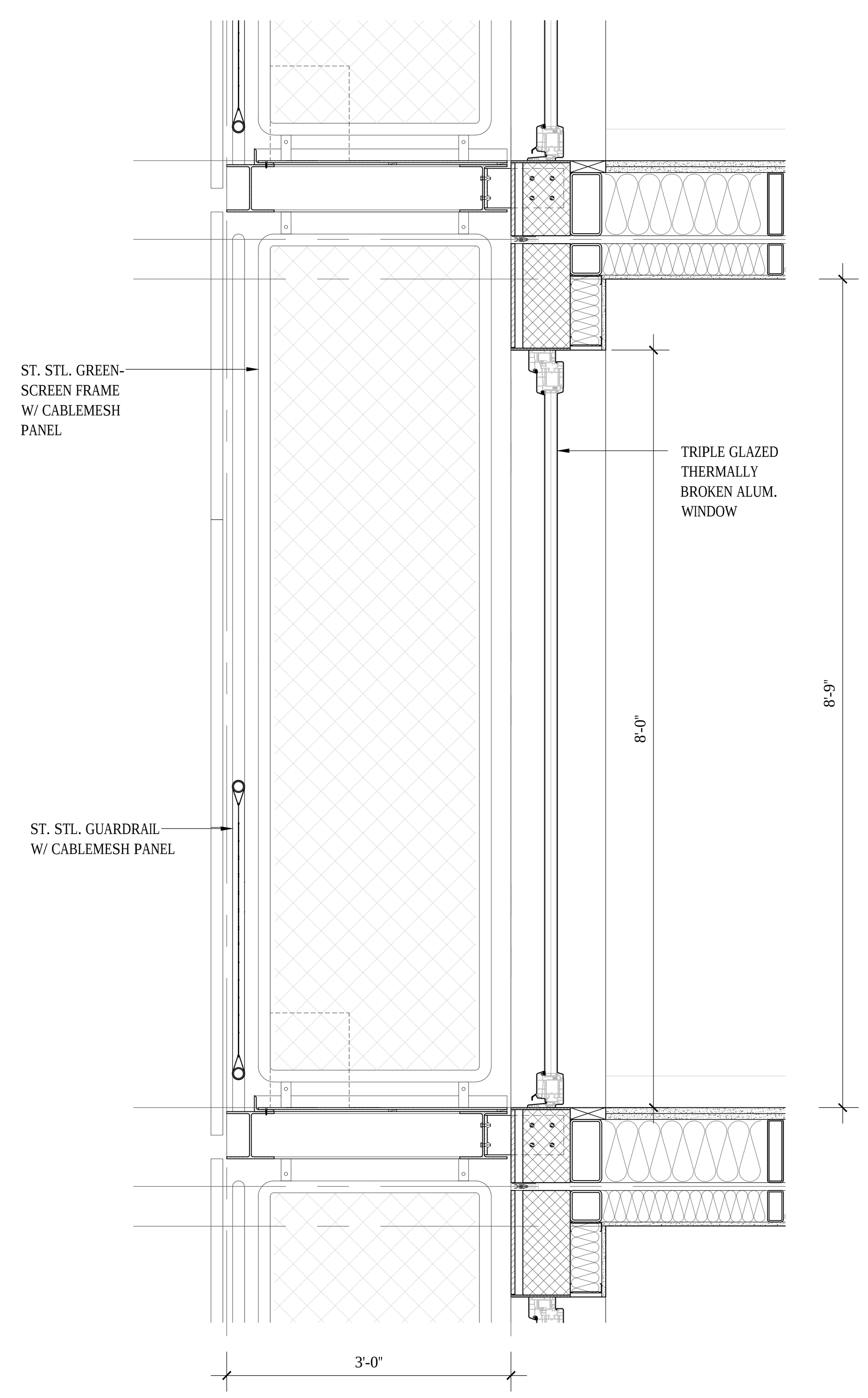
Drawing Title:
Typical Module Facade

Drawing Number:
AM-301

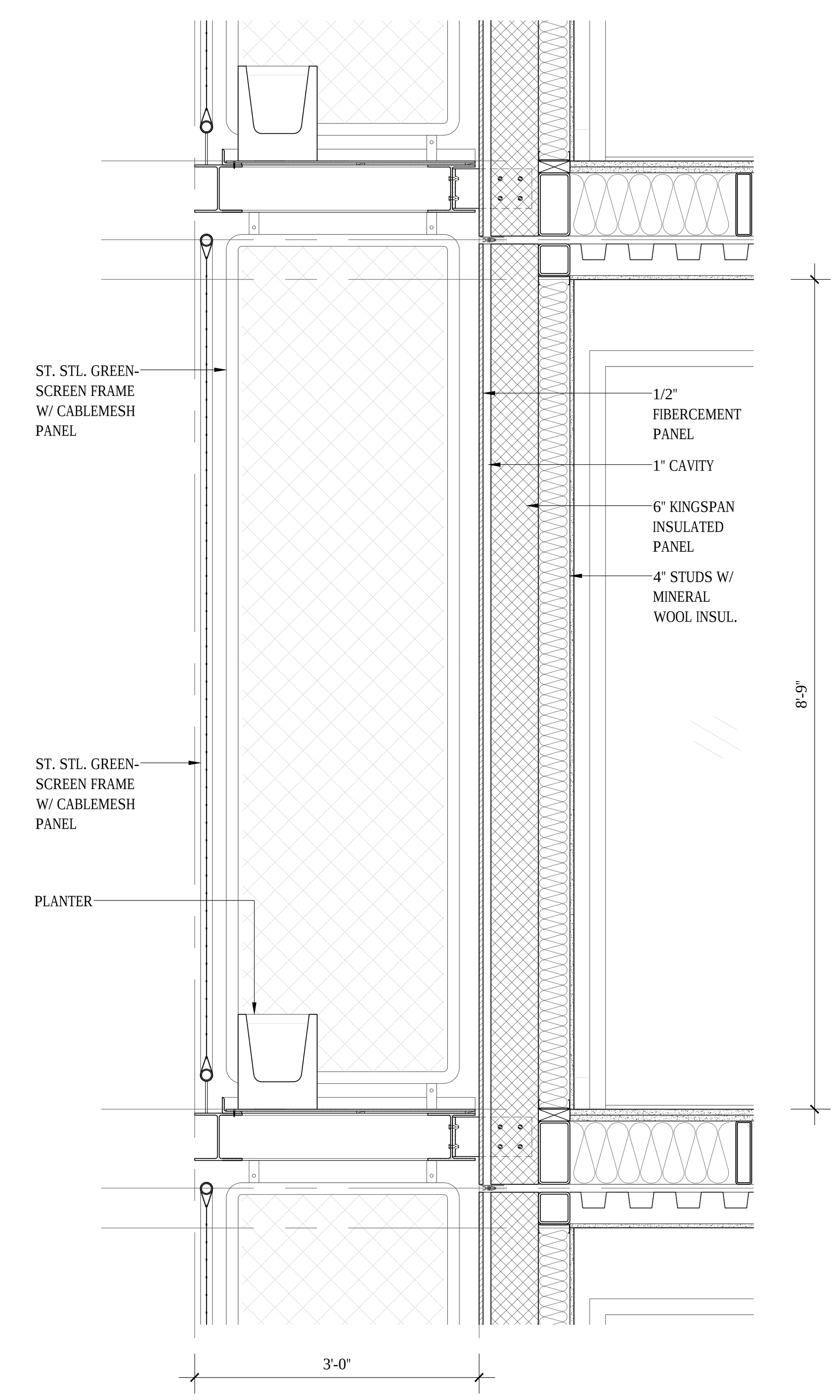
DWG.No:



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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Seal & Signature:

DOB Stamp & Signature

DOB Scan:

Drawing Title:
Typical Module Wall Sections

Drawing Number:
AM-302

DWG.No: