



SITE LOCATION MAP

GENERAL NOTES:

1. BASE MAPPING PREPARED BY ABD ENGINEERS, LLP FROM A FIELD SURVEY COMPLETED ON FEBRUARY 12, 2019, MAP REFERENCE AND GIS DATA.
2. THE PLANS SHOW SOME KNOWN SUBSURFACE STRUCTURES, ABOVEGROUND STRUCTURES AND/OR UTILITIES BELIEVED TO EXIST WITHIN THE WORKING AREA. EXACT LOCATION OF WHICH MAY VARY FROM THE LOCATIONS INDICATED. IN PARTICULAR, THE CONTRACTOR IS WARNED THAT THE EXACT OR EVEN APPROXIMATE LOCATION OF SUCH PIPE LINES, SUBSURFACE STRUCTURES AND/OR UTILITIES IN THE AREA MAY BE DIFFERENT FROM THAT SHOWN OR MAY NOT BE SHOWN AND IT SHALL BE HIS OR HER RESPONSIBILITY TO PROCEED WITH GREAT CARE IN EXECUTING ANY WORK. PROVIDE (48) HOURS BEFORE YOU DIG, DRILL OR BLAST, CALL U.F.P.O. (1-800-962-7962).
3. EXISTING AND PROPOSED GAS, ELECTRIC, AND TELECOMMUNICATIONS SERVICE LAYOUTS ARE SCHEMATIC ONLY. ALL REMOVALS, FINAL LOCATIONS, AND INSTALLATION REQUIREMENTS SHALL BE COORDINATED WITH ALL UTILITY COMPANIES.
4. NO GROUND DISTURBANCE PROPOSED. ALL EXISTING TREES TO REMAIN.

MAP REFERENCES:

1. MAP ENTITLED "MAP SHOWING SURVEY 1379 & 1383 WASHINGTON AVENUE", PREPARED BY ABD ENGINEERS, LLP, DATED FEBRUARY 13, 2019, LAST REVISED DECEMBER 14, 2021.

ZONING:	MU-CU (MIXED USE, COMMUNITY URBAN)	
	REQUIRED	PROPOSED
LOT AREA:	N/A	102,943± SF (2.36± AC)
LOT WIDTH:	20' MIN.	261.00'
BLDG. HEIGHT:	5 STORIES MAX.	3 STORIES
DWELLING UNITS:	PER BLDG. CODE	100
IMPERVIOUS COVERAGE:	90% MAX	60.9%
SETBACKS:		
FRONT:	10' MAX.	97.7' & 82.0'
SIDE:	0' MIN.	37.9' & 17.8'
REAR:	0' MIN.	131.3' & 115.0'

*EXISTING NON-COMFORMITY

COVERAGE STATISTICS	PROVIDED
BUILDINGS:	20,724± SF 20.1%
PAVEMENT:	41,971± SF 40.8%
GREEN SPACE:	40,248± SF 39.1%
TOTAL	83,435± SF 100%

PARKING REQUIREMENTS	
MULTI-FAMILY RESIDENTIAL:	1 SPACE PER UNIT 100 UNITS = 100 SPACES -25% REDUCTION FOR PUBLIC TRANSIT
TOTAL REQUIRED:	75 SPACES
TOTAL PROVIDED:	97 SPACES

Applicant's Note: Yellow highlighted areas have been identified as passive recreation areas.

APPLICANT:
1379 WASHINGTON AVE., LLC
204 LAFAYETTE STREET
SCHENECTADY, NY 12305

TAX MAP #: 53.-1-20
AREA= 102,943± SQ. FT.
2.36± ACRES

NO.	REVISION	BY	DATE

ALTERATION OF THIS DOCUMENT EXCEPT BY A LICENSED PROFESSIONAL ENGINEER IS ILLEGAL

LUIGI A. PALLESCHI, P.E.
N.Y.S. LICENSE NO. 94676

CHANGE OF USE PLAN
APARTMENTS
1379 WASHINGTON AVENUE

CITY OF ALBANY COUNTY OF ALBANY STATE OF NEW YORK

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DATE: DECEMBER 14, 2021 SCALE: 1" = 30' DWG. NO. 5084A-S1 SHEET OF 1 1

