Barbara Nelson
Chair
Phone (518) 279-7168
Fax (518) 270-4642

Planning Commission
NOTICE of PUBLIC HEARING

William Dunne
Commissioner
Phone (518) 279-7166
Fax (518) 270-4642

Notice is hereby given that the Planning Commission of the City of Troy, New York will conduct a public hearing on **Thursday June 13, 2013 at 6:00 P.M.** in the 5th Floor Planning Department Hearing Room of The Hedley Building, in order to hear and decide on proposals for development as follows:

PC2013-023 Final Site Plan Review of a proposal to construct 38 apartments. Project location is 548 Campbell Ave, a B-5 Zone ID 112.-4-22. Applicant is Gordon Development, 348 Broadway, Albany, NY 12207.

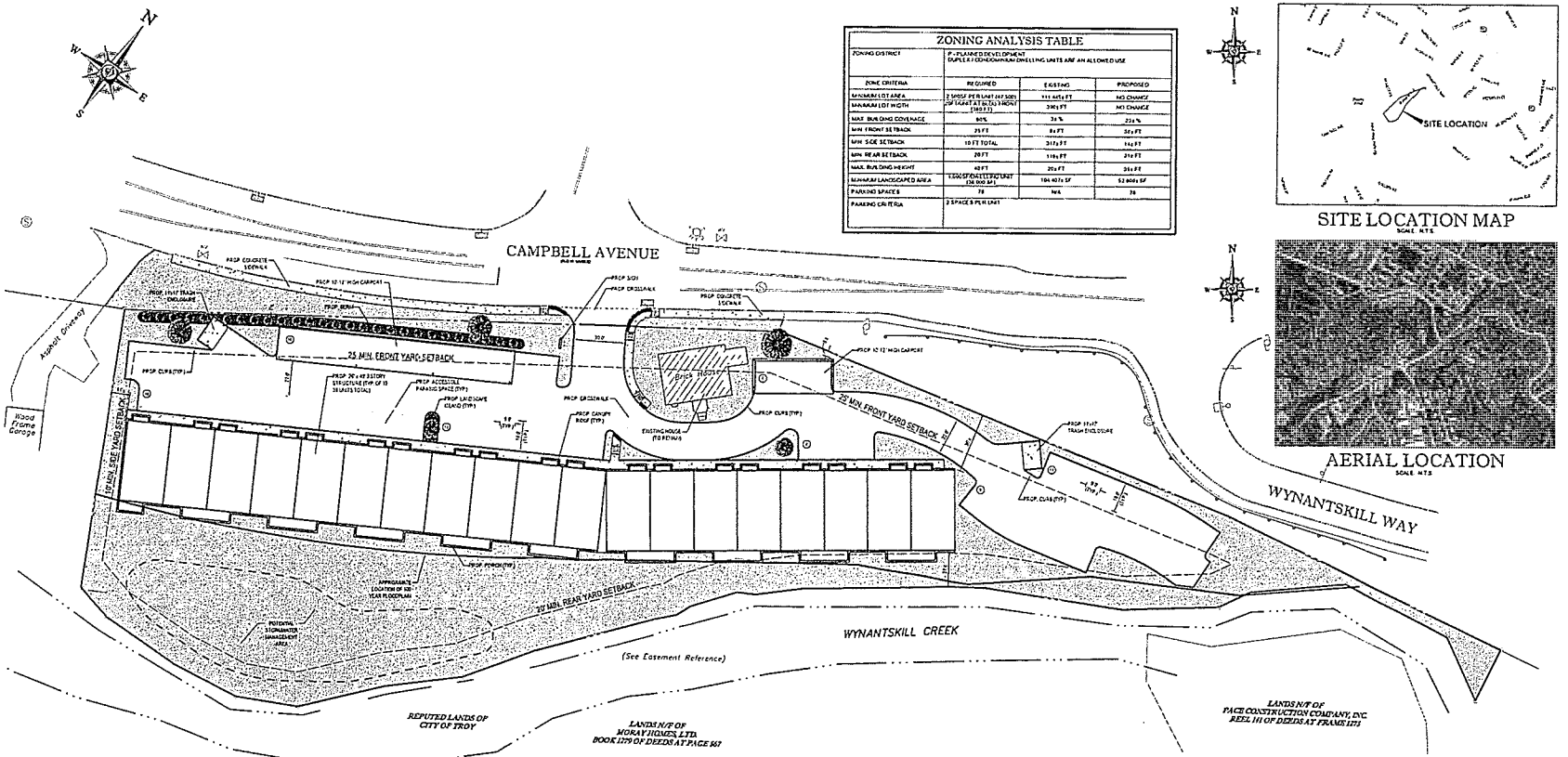
PC2013-024 Site Plan Review of a proposal to occupy an existing factory building as residential units to be constructed in phases. Project location is 2 River Street, a WMD Zone, ID 100.76-9-24. Applicant is Mansions at Waters Edge LLC, 1884 Coney Island Ave, Brooklyn NY 11230.

PC2013-025 Review of a proposal to renovate the façade of an existing restaurant. Project location is 2243 15th Street, a B-1 Zone, ID 101.39-11-7. Applicant is Edip Servencer, 2243 15th Street, Troy, NY 12180.

PC2013-026 Site Plan Review of a proposal to occupy a vacant storefront as a bar and restaurant. Project location is 137 4th Street, a B-4 Zone, ID 101.61-6-4. Applicant is Kevin Blodgett, 137 Church Street, Troy, NY 12180.

PC2013-027 Site Plan Review of a proposal to occupy a single family home as a community residential facility. Project location is 515 1st Street, an R-4 Zone, ID 111.52-6-8. Applicant is Christine Rem 515 1st Street, Troy, NY 12180.

Should any unforeseen events occur, any of the proposals noted herein may not be reviewed at said hearing. Any proposals previously tabled by the Commission may be reviewed at this hearing without benefit of public notice. Any other proposals reviewed by the Commission at this hearing will receive publication in this newspaper at least five days prior to the hearing date.
Auxiliary aids and services are available for individuals or groups with disabilities. Please provide one-week advance notice for such service. For information contact the Troy Planning Department at 279-7168. Any person having interest in the above matters will be heard at said time and place.
Planning Commission of the City of Troy, New York
Andrew Petersen



ZONING ANALYSIS TABLE

ZONING DISTRICT	P - PLANNED DEVELOPMENT DUPLEX / CONDOMINIUM DWELLING UNITS ARE AN ALLOWED USE		
ZONE CRITERIA	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA	2 MOSF PER UNIT (87,500)	111,445 SF	NO CHANGE
MINIMUM LOT WIDTH	150' (MIDPT AT BLDG FRONT (160 FT))	390 FT	NO CHANGE
MAX. BUILDING COVERAGE	50%	26 %	22.6 %
MIN. FRONT SETBACK	25 FT	84 FT	32 FT
MIN. SIDE SETBACK	10 FT TOTAL	217.5 FT	142 FT
MIN. REAR SETBACK	70 FT	116 FT	216 FT
MAX. BUILDING HEIGHT	40 FT	25 FT	35 FT
MINIMUM LANDSCAPED AREA	1,000 SF PLUS 50 SF PER UNIT (50,000 SF)	104,407 SF	52,000 SF
PARKING SPACES	78	N/A	78
PARKING CRITERIA	2 SPACES PER UNIT		

SITE LOCATION MAP
SCALE: NTS

AERIAL LOCATION
SCALE: NTS

GENERAL NOTES

CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH THE NOTES AND SPECIFICATIONS CONTAINED HEREIN. CONTRACTOR IS RESPONSIBLE TO ENSURE THAT ALL SUBCONTRACTORS FULLY AND COMPLETELY COMPLY WITH AND COMPLY WITH THESE REQUIREMENTS.

1. THE FOLLOWING DOCUMENTS ARE INCORPORATED BY REFERENCE AS PART OF THIS SITE PLAN:

   "SURVEY - "SURVEY LANDS OF ROBERT GLEASER & DIAN GLEASER"
   GILBERT HUGUELET PLANS SURVEYOR PLLC
   PROFESSIONAL LAND SURVEYORS
   1149 ROUTE 146 CLIFTON PARK NEW YORK 12065
   DATED: SEPTEMBER 19, 2005

   PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR MUST VERIFY THAT HE/SHE HAS THE LATEST EDITION OF THE DOCUMENTS REFERENCED ABOVE. THIS IS CONTRACTORS RESPONSIBILITY.

2. ALL ACCESS & (APPLICABLE) PARKING SPACES MUST BE CONSTRUCTED TO LEVEL AT A MINIMUM THE MORE STRINGENT OF THE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT (ADA) GUIDELINES (ADAG) AND ANSI A117.1 (1998 or later) ON THE REQUIREMENTS OF THE JURISDICTION WHERE THE PROJECT IS TO BE CONSTRUCTED. ADA AND ALL AMENDMENTS TO BOTH WHICH ARE IN EFFECT WHEN THESE PLANS ARE COMPLETED.

3. PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR IS RESPONSIBLE TO ENSURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. ALL CONSTRUCTION, FABRICATION SHALL BEGIN WITH THE CONTRACTOR HAVING REVIEWED AND THOROUGHLY REVIEWED THE CONTRACT TO ALL PLANS AND OTHER DOCUMENTS REFERENCED AND APPROVED BY THE PERMITTING AUTHORITIES AND CONFIRMED THAT ALL NECESSARY OR REQUIRED PERMITS HAVE BEEN OBTAINED. CONTRACTOR MUST HAVE COPIES OF ALL PERMITS AND APPROVALS ON SITE AT ALL TIMES.

4. THE OWNER/CONTRACTOR MUST BE FAMILIAR WITH AND RESPONSIBLE FOR THE PROCUREMENT OF ANY AND ALL CERTIFICATIONS REQUIRED FOR THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.

5. ALL WORK MUST BE PERFORMED IN ACCORDANCE WITH THESE PLANS, SPECIFICATIONS AND CONDITIONS OF APPROVAL, AND ALL APPLICABLE REQUIREMENTS, RULES, REGULATIONS, STATUTORY REQUIREMENTS, CODES, LAWS AND STANDARDS OF ALL GOVERNMENTAL BODIES WITH JURISDICTION OVER THIS PROJECT.

6. THE GEOTECHNICAL REPORT AND RECOMMENDATIONS SET FORTH NEEDED ARE A PART OF THE REQUIRED CONSTRUCTION DOCUMENTS AND IN CASE OF CONFLICT, AMBIGUITY OR INCONSISTENCY, THE MORE STRINGENT REQUIREMENTS AND/OR RECOMMENDATIONS CONTAINED IN THE PLANS AND THE GEOTECHNICAL REPORT AND RECOMMENDATIONS SHALL TAKE PRECEDENCE UNLESS SPECIFICALLY NOTED OTHERWISE ON THE PLANS. THE CONTRACTOR MUST NOTIFY THE ENGINEER IN WRITING OF ANY SUCH CONFLICT, DISCREPANCY OR AMBIGUITY BETWEEN THE GEOTECHNICAL REPORTS AND PLANS AND SPECIFICATIONS PRIOR TO PROCEEDING WITH ANY FURTHER WORK.

7. THESE PLANS ARE BASED ON INFORMATION PROVIDED TO BOHLER ENGINEERING BY THE OWNER AND OTHERS PRIOR TO THE TIME OF PLAN PREPARATION. CONTRACTOR MUST FIELD VERIFY EXISTING CONDITIONS AND NOTIFY BOHLER ENGINEERING IN WRITING IMMEDIATELY IF ACTUAL SITE CONDITIONS DIFFER FROM THOSE SHOWN ON THE PLAN OR IF THE PROPOSED WORK CONFLICTS IN ANY OTHER SITE FEATURES.

8. ALL DIMENSIONS SHOWN ON THE PLANS MUST BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION. CONTRACTOR MUST NOTIFY ENGINEER IN WRITING IF ANY CONFLICTS, DISCREPANCIES, OR AMBIGUITIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION. NO DATA OR INFORMATION, AS USED AND TO BE CONTRACTOR FOR WORK WHICH HAS TO BE REMOVED OR REPLACED, IS TO BE VIEWED OR CAUSED SHOWN INCORRECTLY ON THESE PLANS. PRIOR TO CONTRACTOR GIVING ENGINEER WRITTEN INSTRUCTIONS OF SAME AND ENGINEER THEREAFTER PROVIDING CONTRACTOR WITH WRITTEN AUTHORIZATION TO PROCEED WITH SUCH ADDITIONAL WORK.

9. CONTRACTOR MUST REFER TO THE ARCHITECTURAL/BUILDING PLANS OF RECORD FOR EXACT LOCATIONS AND DESIGNS OF EXITMENT POINTS (INCLUDING PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY LOCATIONS).

10. PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR MUST DISCERNIFY THE BUILDING LAYOUT BY COMPLETE REVIEW OF THE ENTIRE SITE PLAN AND THE LATEST ARCHITECTURAL PLANS (INCLUDING, BUT NOT LIMITED TO, STRUCTURAL, MECHANICAL, ELECTRICAL, PLUMBING AND FIRE SUPPRESSION PLANS WHERE APPLICABLE). CONTRACTOR MUST IMMEDIATELY NOTIFY OWNER, ARCHITECT AND SITE ENGINEER IN WRITING OF ANY CONFLICTS, DISCREPANCIES OR AMBIGUITIES ENCOUNTERED.

11. DEBRIS MUST NOT BE BURIED ON THE SUBJECT SITE AND ALL UNSUITABLE EXCAVATED MATERIAL AND DEBRIS COULD MUST BE DISPOSED OF IN ACCORDANCE WITH THE REQUIREMENTS OF ANY AND ALL GOVERNMENTAL AUTHORITIES IN WHICH HAVE JURISDICTION OVER THIS PROJECT OVER CONTRACTOR.

12. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING WHEN SHORING IS REQUIRED AND FOR INSTALLING ALL SHORING REQUIRED DURING EXCAVATION TO BE PERFORMED IN ACCORDANCE WITH CURRENT OSHA STANDARDS AND ADDITIONAL PRECAUTIONS TO BE TAKEN TO ASSURE THE STABILITY OF ADJACENT BUILDINGS AND CONTINUOUS STRUCTURES AND PROPERTIES.

13. THE CONTRACTOR IS TO EXERCISE EXTREME CARE WHEN PERFORMING ANY WORK ACTIVITIES ADJACENT TO EXISTING STRUCTURES, ETC. WHICH ARE TO REMAIN EITHER FOR AN INITIAL PHASE OR THEREAFTER AS PART OF THE FINAL CONDITION. CONTRACTOR IS RESPONSIBLE FOR TAKING ALL APPROPRIATE MEASURES REQUIRED TO ENSURE THE STRUCTURAL STABILITY OF BUILDINGS AND PAVEMENT, UTILITIES, BUILDINGS AND INFRASTRUCTURE WHICH ARE TO REMAIN AND TO PROVIDE A SAFE WORK AREA FOR THIRD PARTIES, PEDESTRIANS AND WORKERS INVOLVED WITH THE PROJECT.

14. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE DONE TO ANY NEW OR EXISTING CONSTRUCTION OR PROPERTY DURING THE COURSE OF CONSTRUCTION, INCLUDING BUT NOT LIMITED TO DAMAGE, UTILITIES, PAVEMENT, SIDEWALKS, CURBS, ETC. AND SHALL REPAIR ALL COSTS ASSOCIATED WITH SAME TO INCLUDE, BUT NOT RELIMITED TO, REDESIGN, RESURVEY, RE-PERMITTING AND FOR STRUCTURES THE CONTRACTOR IS RESPONSIBLE FOR AND MUST REPAIR ALL DAMAGE, INCLUDING EXCAVATION, BACKFILL CONDUITS AND ANY OR DISPOSED ACCESSORY EQUIPMENT DAMAGED DURING CONSTRUCTION AND MUST REPAIR ALL COSTS ASSOCIATED WITH SAME. THE OWNER OF ANY SUCH NEW OR EXISTING CONSTRUCTION OR PROPERTY MUST INSPECT SUCH CONSTRUCTION OR PROPERTY TO A CRITERION EQUIVALENT TO OR BETTER THAN THE CONDITIONS PRIOR TO COMMENCEMENT OF THE CONSTRUCTION AND IN CONFORMANCE WITH APPLICABLE CODES, LAWS, RULES, REGULATIONS, STATUTORY REQUIREMENTS AND STATUTES. CONTRACTOR MUST REPAIR ALL COSTS ASSOCIATED WITH SAME. CONTRACTOR IS RESPONSIBLE TO DISCLOSE ALL EXISTING DAMAGE AND TO NOTIFY THE OWNER AND THE CONSTRUCTION MANAGER PRIOR TO THE START OF CONSTRUCTION.

15. ALL CONCRETE MUST BE AIR ENTRAINED AND HAVE THE MINIMUM COMPRESSIVE STRENGTH OF 4,000 PSI AT 28 DAYS UNLESS OTHERWISE NOTED ON THE PLANS, ESTATE AND/OR GEOTECHNICAL REPORT.

16. THE ENGINEER IS NOT RESPONSIBLE FOR CONSTRUCTION METHODS, MEANS, TECHNIQUES OR PROCEDURES GENERALLY OR FOR THE CONSTRUCTION MEANS, METHODS, TECHNIQUES OR PROCEDURES FOR COMPLETION OF THE WORK EXPECTED BUILT ON THESE PLANS, AND FOR ANY CONTRACTOR'S SERVICES WHICH RESULT FROM SAME. CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE METHODOLOGIES FOR COMPLETION OF THE WORK PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.

17. THE ENGINEER OF RECORD IS NOT RESPONSIBLE FOR JOB SITE SAFETY. THE ENGINEER OF RECORD HAS NOT BEEN RETAINED TO PERFORM OR BE RESPONSIBLE FOR JOB SITE SAFETY. SAME BEING WHOLLY OUTSIDE OF ENGINEER'S SERVICES AS RELATED TO THE PROJECT. THE ENGINEER OF RECORD IS NOT RESPONSIBLE TO ENTITY OR REPORT ANY JOB SITE SAFETY ISSUES AT JOB SITE.

18. ALL CONTRACTORS MUST CARRY THE SPECIFIED STATUTORY WORKER'S COMPENSATION INSURANCE, EMPLOYERS LIABILITY INSURANCE AND LIMITS OF COMMERCIAL GENERAL LIABILITY INSURANCE (CGL). ALL CONTRACTORS MUST HAVE THEIR CGL POLICIES ENDORSED TO NAME OWNER, ENGINEERING AND ITS PAST, PRESENT AND FUTURE OWNERS, OFFICERS, DIRECTORS, PARTNERS, SHAREHOLDERS, VENDORS, PRINCIPALS, COMMISSIONERS, AGENTS, SERVANTS, EMPLOYEES, AFFILIATES, SUBSIDIARIES AND RELATED ENTITIES AS SUBCONTRACTORS AND SUBCONTRACTORS AS ADDITIONAL INSURED AND AGREE TO PROVIDE CONTRACTUAL LIABILITY COVERAGE SUFFICIENT TO ENSURE THIS HOLD HARMLESS AND INDEMNITY OBLIGATIONS ASSUMED BY THE CONTRACTORS. ALL CONTRACTORS MUST FURNISH OWNER OR ENGINEER WITH CERTIFICATES OF INSURANCE AS EVIDENCE OF THE REQUIRED INSURANCE PRIOR TO COMMENCING WORK AND UPON RENEWAL OF EACH POLICY DURING THE ENTIRE PERIOD OF CONSTRUCTION AND FOR ONE YEAR AFTER THE COMPLETION OF CONSTRUCTION. IN ADDITION, ALL CONTRACTORS WILL, TO THE FULLEST EXTENT PERMITTED UNDER THE LAW, INDEMNIFY, DEFEND AND HOLD HARMLESS OWNER, ENGINEERING AND ITS PAST, PRESENT AND FUTURE OWNERS, OFFICERS, DIRECTORS, PARTNERS, SHAREHOLDERS, VENDORS, PRINCIPALS, COMMISSIONERS, AGENTS, SERVANTS, EMPLOYEES, AFFILIATES, SUBSIDIARIES AND RELATED ENTITIES (AGENTS) AS SUBCONTRACTORS AND SUBCONTRACTORS FROM AND AGAINST ANY DAMAGES, INJURIES, CLAIMS, ACTIONS, PENALTIES, EXPENSES, PUNITIVE DAMAGES, TORT DAMAGES, STATUTORY DAMAGES, STATUTORY CAUSES OF ACTION, LOSSES, CAUSES OF ACTION, LIABILITIES OR COSTS, INCLUDING, BUT NOT LIMITED TO, REASONABLE ATTORNEYS' FEES AND DEFENSE COSTS, ARISING OUT OF OR IN ANY WAY CONNECTED WITH OR TO THE PROJECT, INCLUDING, BUT NOT LIMITED TO, CLAIMS BY EMPLOYEES OF THE CONTRACTORS, ALL CLAIMS BY THIRD PARTIES AND ALL CLAIMS RELATED TO THE PROJECT. CONTRACTOR MUST NOTIFY ENGINEER IN WRITING AT LEAST THIRTY (30) DAYS PRIOR TO ANY TERMINATION SUSPENSION OR EXCHANGE OF INSURANCE HEREUNDER.

19. BOHLER ENGINEERING WILL REVIEW OR TAKE OTHER APPROPRIATE ACTION ON THE CONTRACTOR SUBMITTALS, SUCH AS SHOP DRAWINGS, PRODUCT DATA, SAMPLES AND OTHER DATA, WHICH THE CONTRACTOR IS REQUIRED TO SUBMIT, BUT ONLY FOR THE LIMITED PURPOSE OF CHECKING FOR CONFORMANCE WITH THE DESIGN INTENT AND THE INFORMATION SHOWN IN THE CONSTRUCTION CONTRACT DOCUMENTS. CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND/OR TECHNIQUES OR PROCEDURES, COORDINATION OF THE WORK WITH OTHER TRADES AND CONSTRUCTION SAFETY PRECAUTIONS ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. AND BOHLER HAS NO RESPONSIBILITY OR LIABILITY FOR SAME. INSPECTIONS, SHOP DRAWING REVIEW WILL BE CONDUCTED WITH REASONABLE PROMPTNESS WHILE ALLOWING SUFFICIENT TIME TO PERMIT ADEQUATE REVIEW. REVIEW OF A SPECIFIC ITEM MAY NOT INDICATE THAT BOHLER ENGINEERING HAS REVIEWED THE ENTIRE ASSEMBLY OF WHICH THE ITEM IS A COMPONENT. BOHLER ENGINEERING WILL NOT BE RESPONSIBLE FOR ANY DEVIATIONS FROM THE CONSTRUCTION DOCUMENTS NOT PROMPTLY AND EXPLICITLY BROUGHT TO ITS ATTENTION IN WRITING BY THE CONTRACTOR. BOHLER ENGINEERING WILL NOT BE REQUIRED TO REVIEW PARTIAL SUBMISSIONS OR THOSE FOR WHICH SUBMISSIONS OF CORRELATED ITEMS HAVE NOT BEEN RECEIVED.

20. NOTWITH THE PROFESSIONAL ACTIVITIES OF BOHLER ENGINEERING, NOR THE PRESENCE OF BOHLER ENGINEERING AND/OR ITS PAST, PRESENT AND FUTURE OWNERS, OFFICERS, DIRECTORS, PARTNERS, SHAREHOLDERS, VENDORS, PRINCIPALS, COMMISSIONERS, AGENTS, SERVANTS, EMPLOYEES, AFFILIATES, SUBSIDIARIES AND RELATED ENTITIES AND ITS SUBCONTRACTORS AND SUBCONTRACTORS AT A CONSTRUCTION PROJECT SITE, SHALL RELIEVE THE GENERAL CONTRACTOR OF ITS OBLIGATIONS, DUTIES AND RESPONSIBILITIES INCLUDING, BUT NOT LIMITED TO, CONSTRUCTION MEANS, METHODS, SEQUENCE, TECHNIQUES OR PROCEDURES NECESSARY FOR PERFORMING, OVERSEEING, SUPERVISING AND COORDINATING THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND COMPLIANCE WITH HEALTH OR SAFETY PRECAUTIONS REQUIRED BY ANY REGULATORY AGENCIES WITH JURISDICTION OVER THE PROJECT AND/OR PROPERTY. BOHLER ENGINEERING AND ITS PERSONNEL HAVE NO AUTHORITY TO EXERCISE ANY CONTROL OVER ANY CONSTRUCTION CONTRACTOR OR ITS EMPLOYEES IN CONNECTION WITH THEIR WORK OR ANY HEALTH OR SAFETY PROGRAMS OR PROCEDURES. THE GENERAL CONTRACTOR IS SOLELY RESPONSIBLE FOR JOB SITE SAFETY. BOHLER ENGINEERING SHALL BE INDEMNIFIED BY THE GENERAL CONTRACTOR AND MUST BE NAMED AN ADDITIONAL INSURED UNDER THE GENERAL CONTRACTOR'S POLICIES OF GENERAL LIABILITY INSURANCE AS DESCRIBED ABOVE EXPRESS TO FOR JOB SITE SAFETY.

21. IF THE CONTRACTOR DEVIATES FROM THE PLANS AND SPECIFICATIONS, INCLUDING THE INSTALL CONTAINED HEREIN, WITHOUT FIRST OBTAINING THE PRIOR WRITTEN AUTHORIZATION OF THE ENGINEER FOR SUCH DEVIATIONS, THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE PAYMENT OF ALL COSTS INCURRED BY CORRECTING ANY WORK DONE WHICH DEVIATES FROM THE PLANS, ALL FINES AND/OR PENALTIES ASSESSED WITH RESPECT THERETO AND ALL COMPENSATORY OR PUNITIVE DAMAGES RESULTING THEREFROM AND FURTHER SHALL DEFEND, INDEMNIFY AND HOLD HARMLESS THE ENGINEER TO THE FULLEST EXTENT PERMITTED UNDER THE LAW IN ACCORDANCE WITH PARAGRAPH 19 HEREIN FOR AND FROM ALL FEES, ATTORNEYS FEES, DAMAGES, COSTS, JUDGMENTS, FINES AND PENALTIES RELATED TO SAME.

22. CONTRACTOR IS RESPONSIBLE FOR MAINTENANCE AND PROTECTION OF TRAFFIC PLAN FOR ALL WORK THAT AFFECTS PUBLIC TRAVEL, EITHER IN THE ROW OR ON SITE. THE COST FOR THIS ITEM MUST BE INCLUDED IN THE CONTRACTOR'S PRICE.

23. ALL SIGNING AND PAVEMENT STRIPING MUST COMPLY TO MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) LOCALLY APPROVED SUPPLEMENT.

24. ENGINEER IS NOT RESPONSIBLE FOR ANY INJURY OR DAMAGES RESULTING FROM CONTRACTORS FAILURE TO BUILD OR COMPLETE IN STRICT ACCORDANCE WITH THE APPROVED PLANS. IF CONTRACTOR AND/OR OWNER FAIL TO BUILD OR CONSTRUCT IN STRICT ACCORDANCE WITH APPROVED PLANS, THEY AGREE TO JOINTLY AND SEVERALLY INDEMNIFY AND HOLD ENGINEER HARMLESS FOR ALL INJURIES AND DAMAGES THAT ENGINEER SUFFERS AND COSTS THAT ENGINEER INCURS.

25. DAMAGE DUE TO WARRANTY AND PRECEDENCE ALL PHYSICAL SITE FEATURES AND DESIGN FEATURES CONSTRUCTED ON THE PLANS AND RELATED DOCUMENTS, IN STRICT ACCORDANCE WITH THE APPROVED PLANS AND DESIGN AND FURTHER ENGINEER IS NOT RESPONSIBLE FOR ANY FAILURE TO SO MAINTAIN OR PRESERVE SITE AND/OR DESIGN FEATURES. IF OWNER FAILS TO MAINTAIN AND/OR PRESERVE ALL PHYSICAL SITE FEATURES AND/OR DESIGN FEATURES CONSTRUCTED ON THE PLANS AND RELATED DOCUMENTS, OWNER AGREES TO INDEMNIFY AND HOLD ENGINEER HARMLESS FOR ALL INJURIES AND DAMAGES THAT ENGINEER SUFFERS AND COSTS THAT ENGINEER INCURS AS A RESULT OF SAID FAILURE.

26. ALL DIMENSIONS MUST BE TO FACE OF CURB, EDGE OF PAVEMENT, OR FACE OF BUILDING UNLESS NOTED OTHERWISE.

27. ALL CONSTRUCTION AND MATERIALS MUST COMPLY WITH AND CONFORM TO APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS, LAWS, ORDINANCES, RULES AND CODES AND ALL APPLICABLE OSHA REGULATIONS.

28. CONTRACTOR AND OWNER MUST INSTALL ALL ELEVATORS AND COMPONENTS IN STRICT COMPLIANCE WITH MANUFACTURER'S STANDARDS AND RECOMMENDED INSTALLATION CRITERIA AND SPECIFICATIONS. IF CONTRACTOR AND/OR OWNER FAIL TO DO SO, THEY AGREE TO JOINTLY AND SEVERALLY INDEMNIFY AND HOLD ENGINEER HARMLESS FOR ALL INJURIES AND DAMAGES THAT ENGINEER SUFFERS AND COSTS THAT ENGINEER INCURS AS A RESULT OF SAID FAILURE.

29. CONTRACTOR IS RESPONSIBLE TO MAINTAIN ON SITE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) IN COMPLIANCE WITH EPA REQUIREMENTS FOR SITES WHERE ONE (1) ACRE OR MORE EXCEEDS THE LOCAL APPLICATION REQUIRED (EASR) IS DISTURBED BY CONSTRUCTION ACTIVITIES. CONTRACTOR IS RESPONSIBLE TO ENSURE THAT ALL ACTIVITIES, INCLUDING THOSE OF SUBCONTRACTORS, ARE IN COMPLIANCE WITH THE SWPPP, INCLUDING BUT NOT LIMITED TO LOGGING ACTIVITIES (SUBMIT EACH PER REQUIRED NOTICE OF INTENT (NOI) AND CONSTRUCTION ACTIVITIES (SUBMIT EACH PER REQUIRED NOTICE OF INTENT (NOI)).

30. AS CONTRACTED IN THIS DRAWINGS AND ASSOCIATED APPLICATION DOCUMENTS PREPARED BY THE SIGNATORY PROFESSIONAL ENGINEER, THE USE OF THE WORDS CERTIFY OR CERTIFICATION CONSTITUTES AN EXPRESSION OF PROFESSIONAL OPINION BASED ON THE INFORMATION KNOWN TO THE SUBJECT OF THE UNDERSIGNED PROFESSIONAL KNOWLEDGE OR BELIEF AND IN ACCORDANCE WITH COMMONLY ACCEPTED PROCEDURE CONSISTENT WITH THE APPLICABLE STANDARDS OF PRACTICE, AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EITHER EXPRESSED OR IMPLIED.

811
Know what's below.
Call before you dig.

BOHLER ENGINEERING
CIVIL & ENVIRONMENTAL ENGINEERS
PLANNERS
LANDSCAPE ARCHITECTS
PROJECT MANAGERS
ENVIRONMENTAL ENGINEERS
LANDSCAPE ARCHITECTS

CORPORATE OFFICE:
5 COMPUTER DRIVE WEST
ALBANY, NY 12205
PHONE: (518) 438-9000
FAX: (518) 438-0900
WWW.BOHLERENGINEERING.COM

REVISIONS

REV	DATE	COMMENTS	BY
1	5/31/13	EXIST. HOUSE ADDED	SG
2	5/31/13	REPRESENTATIONS & SOILS COMMENTS ADDED, DEMOLITION	SG
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			
13			
14			
15			

PRELIMINARY

PROJECT No.: B130118
DRAWN BY: CVM
CHECKED BY: CEB
DATE: 04/15/13
SCALE: SEE PLAN
CADFILE: B130118.dwg

PROJECT:
SITE PLAN
FOR
THE GORDON COMPANIES

LOCATION OF SITE
548 CAMPBELL AVENUE
CITY OF TROY
RENSSELAER COUNTY, NY

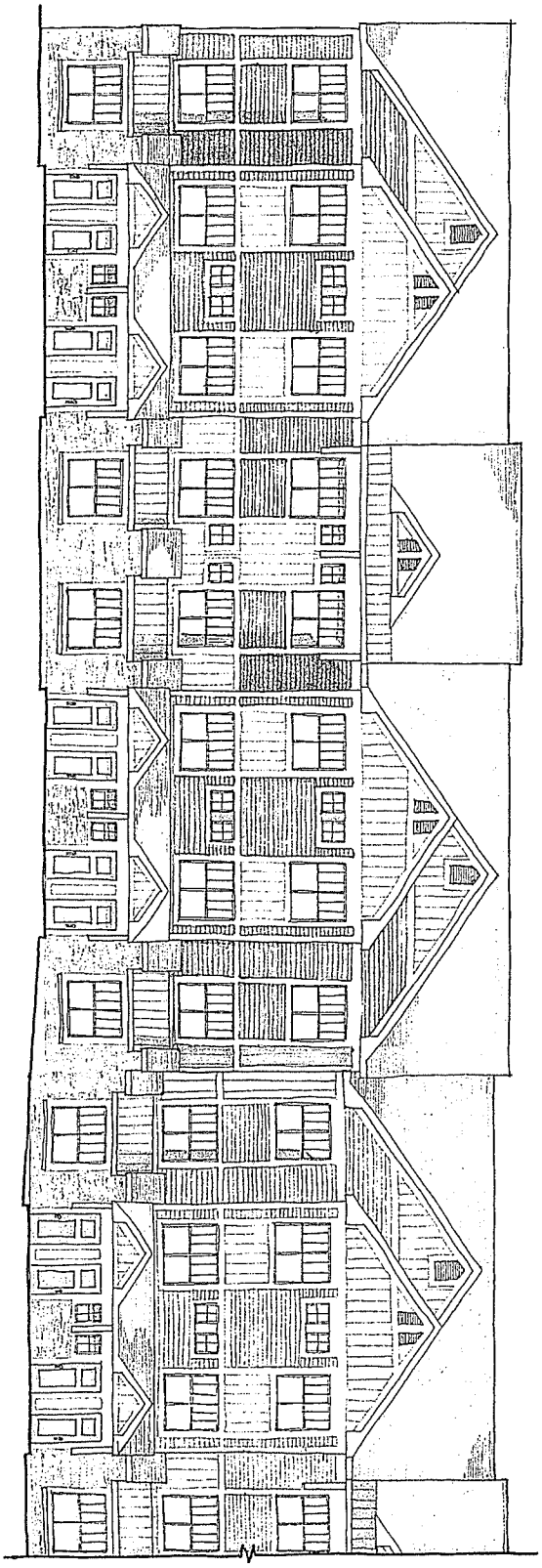
BOHLER ENGINEERING
5 COMPUTER DRIVE WEST SUITE 223
ALBANY NY, 12205
Phone: (518) 438-9000
Fax: (518) 438-0900
www.BohlerEngineering.com

W.D. GOEBEL
PROFESSIONAL ENGINEER
NEW YORK LICENSE No. 070844
VERMONT LICENSE No. 7716
CONNECTICUT LICENSE No. 21864
NEW HAMPSHIRE LICENSE No. 9696
MASSACHUSETTS LICENSE No. 42561
OHIO LICENSE No. 69099

SHEET TITLE:
SITE PLAN

SHEET NUMBER
1
OF 1

REV 2



FRONT ELEVATION

SCALE:	3/16"=1'-0"	REVISIONS:	
DATE:	3/21/13	1	5/22/13
DRAWN:	DJH	2	5/31/13
SHEET#:	C1.0	3	
		4	
		5	

CAMPBELL AVENUE APARTMENTS

CAMPBELL AVENUE
CITY OF TROY, NY

CONCEPTUAL ELEVATION

THIS WORK WAS PREPARED BY ME OR UNDER MY SUPERVISION AND CONSTRUCTION OF THIS PROJECT WILL BE UNDER MY COORDINATION

DESIGN LOGIC ARCHITECTS, PC
INNOVATIVE EXTERIOR AND INTERIOR PLANNING
3 WINNERS CIRCLE SUITE 305
ALBANY, NEW YORK 12205
PH 518.426.8880 FX 518.426.3519
www.designlogicarchitects.com

COPYRIGHT PROTECTED: THIS WORK IS PROTECTED UNDER THE 1990 ARCHITECTURAL WORKS COPYRIGHT PROTECTION ACT AND ANY REVISIONS THEREOF

Staff Report # PC2013-024

Applicant: Mansions at Waters Edge LLC

Project Summary:

PC2013-024 Site Plan Review of a proposal to occupy an existing factory building as residential units to be constructed in phases. Project location is 2 River Street, a WMD Zone, ID 100.76-9-24. Applicant is Mansions at Waters Edge LLC, 1884 Coney Island Ave, Brooklyn NY 11230.

SEQRA : Pursuant to 6 N.Y.C.R.R. Part 617, the described proposal is subject to the State Environmental Quality Review Act and is classified as an Unlisted action. The applicant has completed an Environmental Assessment Form (E.A.F.), and based upon the submission of an EAF adequate information is available to determine that no significant impacts are likely to occur as a result of this proposal. No Federal agencies are involved; no other agencies are known to be involved.

Prior Planning Board Action

Prior Zoning Board

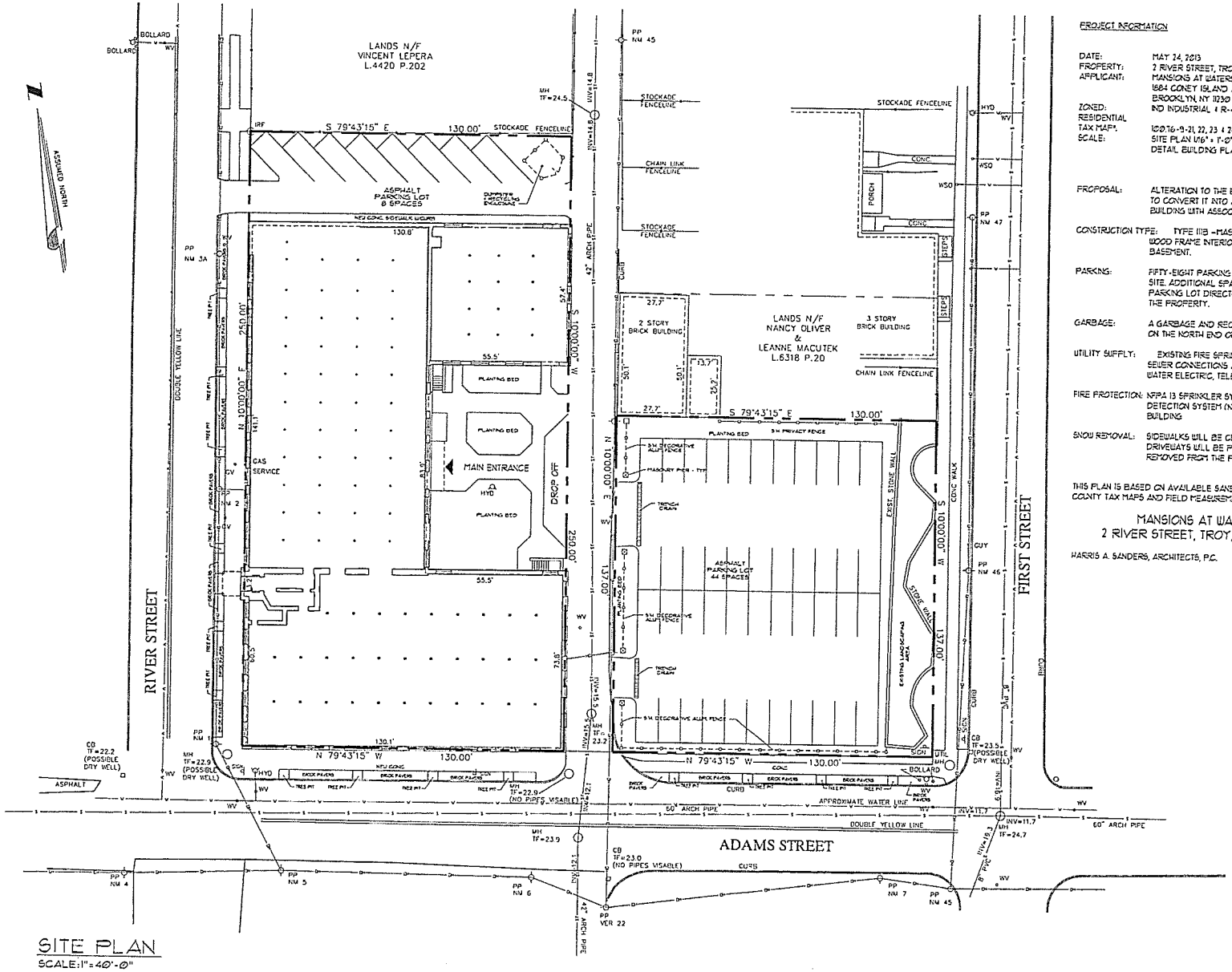
Site Design Review:

The Mansions at Rivers Edge
The applicant proposes to renovate and occupy a factory building as residential units in phases. Currently floors one and two are occupied as Old Brick Furniture, a retail use with a lease until 2017.
The applicant will rehabilitate the upper floors into luxury 1-2 and 3 bedroom apartments. The basement level will consist of tenant storage, a public gym, and additional units.
The applicant will utilize street parking, the lot to the rear of the structure and create a new lot to the north of the structure. The use of adjoining lots under other ownership is in negotiation.
The applicant will utilize what historically has been the rear of the structure as the front, with a new main entrance and drop off area. Improvements to the alley are anticipated. The River Street entrance will remain.
The applicant proposes to completely rehabilitate the exterior of the building with guidance of SHPO and associated standards. Work to include cleaning and pointing brick and new windows.

Stipulations

Applicant shall further explore tenant loading and unloading areas.

All projects approved are to be reviewed in accordance with the 2010 NYS Building Code, NYS Fire Code and all other applicable codes.



SITE PLAN
SCALE: 1" = 40'-0"

PROJECT INFORMATION

DATE: MAY 24, 2013
PROPERTY: 2 RIVER STREET, TROY, NY 12180
APPLICANT: MANSIONS AT WATERSEDGE LLC
1884 CONEY ISLAND AVE
BROOKLYN, NY 11230
ZONED: RD INDUSTRIAL & R-4 URBAN NEIGHBORHOOD
RESIDENTIAL
TAX MAP#: 100.76-9-21, 22, 23 & 24
SCALE: SITE PLAN 1/16" = 1'-0"
DETAIL BUILDING PLANS AS NOTED

PROPOSAL: ALTERATION TO THE EXISTING FIVE STORY STRUCTURE TO CONVERT IT INTO A 68-70 UNIT APARTMENT BUILDING WITH ASSOCIATED AMENITIES

CONSTRUCTION TYPE: TYPE IIIB - MASONRY EXTERIOR WALLS AND WOOD FRAME INTERIOR CONSTRUCTION WITH A FULL BASEMENT.

PARKING: FIFTY-EIGHT PARKING SPACES ARE AVAILABLE ON SITE. ADDITIONAL SPACES WILL BE AVAILABLE IN THE PARKING LOT DIRECTLY ACROSS RIVER STREET FROM THE PROPERTY.

GARBAGE: A GARBAGE AND RECYCLING ENCLOSURE IS LOCATED ON THE NORTH END OF THE PROPERTY.

UTILITY SUPPLY: EXISTING FIRE SPRINKLER SANITARY AND STORM SEWER CONNECTIONS AND TO BE USED. NEW DOMESTIC WATER ELECTRIC, TELEPHONE AND CABLE TV SERVICE.

FIRE PROTECTION: NFPA 13 SPRINKLER SYSTEM, FIRE ALARM AND DETECTION SYSTEM (NFPA72) THROUGHOUT THE BUILDING

SNOW REMOVAL: SIDEWALKS WILL BE CLEANED. THE PARKING LOT AND DRIVEWAYS WILL BE PLOWED. PILED SNOW WILL BE REMOVED FROM THE PROPERTY AS REQUIRED.

THIS PLAN IS BASED ON AVAILABLE SANBORN MAPS, RENSSELAER COUNTY TAX MAPS AND FIELD MEASUREMENTS

MANSIONS AT WATERSEDGE
2 RIVER STREET, TROY, NEW YORK 12180

HARRIS A. SANDERS, ARCHITECTS, P.C.

DATE: 5/31/13
DESIGNED BY:
DRAWN BY:
CHECKED BY:
SCALE: AS NOTED
NOTES

SITE PLAN

HARRIS A. SANDERS ARCHITECTS, P.C.
252 WASHINGTON AVENUE, ALBANY, NEW YORK 12210

MANSIONS AT WATERSEDGE
2 RIVER STREET
TROY, NEW YORK

SHEET NO.
S1

Staff Report # PC2013-025

Applicant: Edip Servencer

Project Summary:

PC2013-025 Review of a proposal to renovate the façade of an existing restaurant. Project location is 2243 15th Street, a B-1 Zone, ID 101.39-11-7. Applicant is Edip Servencer, 2243 15th Street, Troy, NY 12180.

SEQRA : Pursuant to 6 N.Y.C.R.R. Part 617, the described proposal is subject to the State Environmental Quality Review Act and is classified as an Unlisted action. The applicant has completed an Environmental Assessment Form (E.A.F.), and based upon the submission of an EAF adequate information is available to determine that no significant impacts are likely to occur as a result of this proposal. No Federal agencies are involved; no other agencies are known to be involved.

Prior Planning Board Action

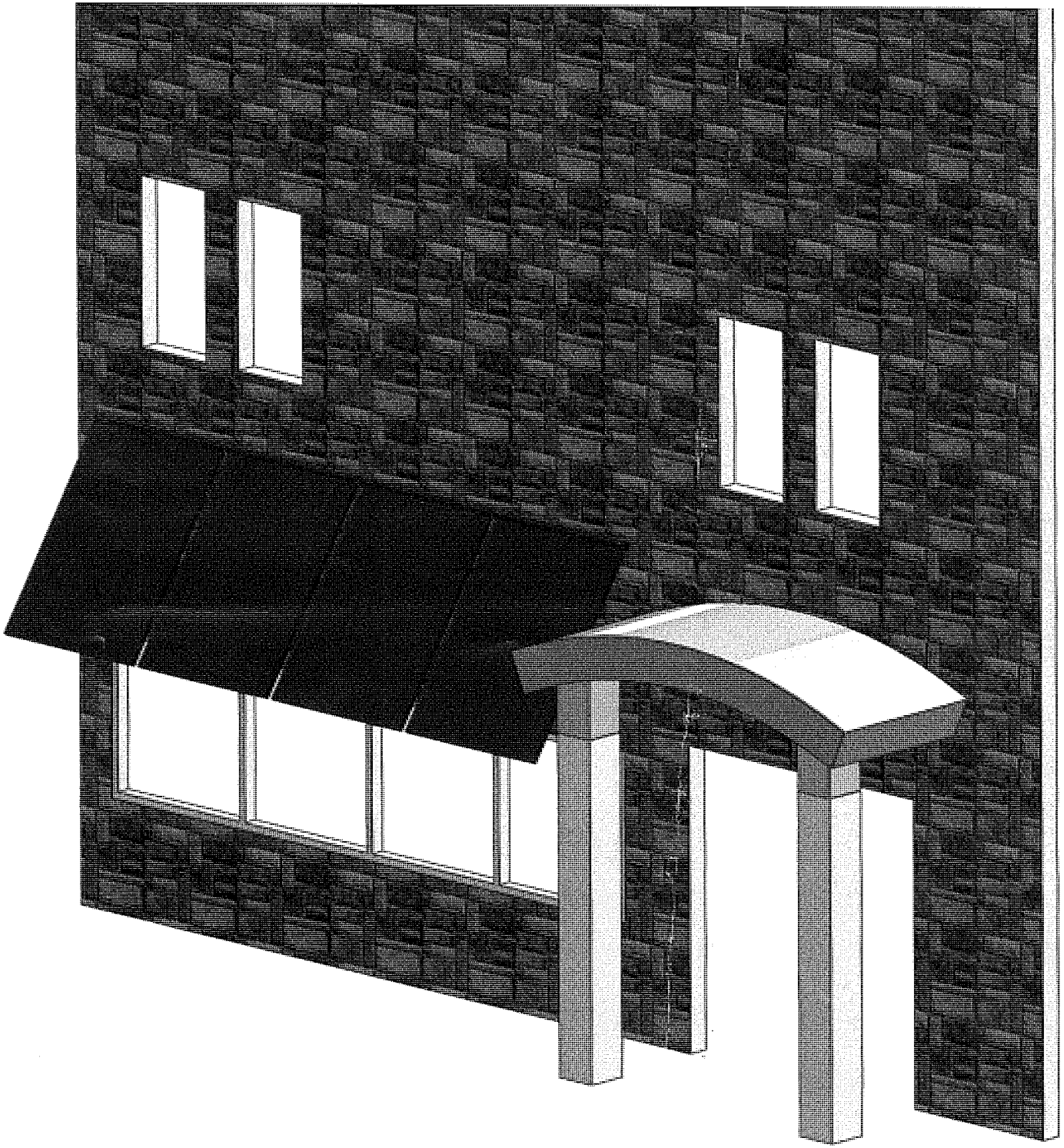
Prior Zoning Board

Site Design Review:

The applicant proposes to make exterior modifications and renovations to an existing structure (Ali Babba) requiring Planning Commission Approval. Work includes adding new exterior finish, addition of awnings extending into the CROW and an entrance portico. Double sided LED moving message signage also is proposed.

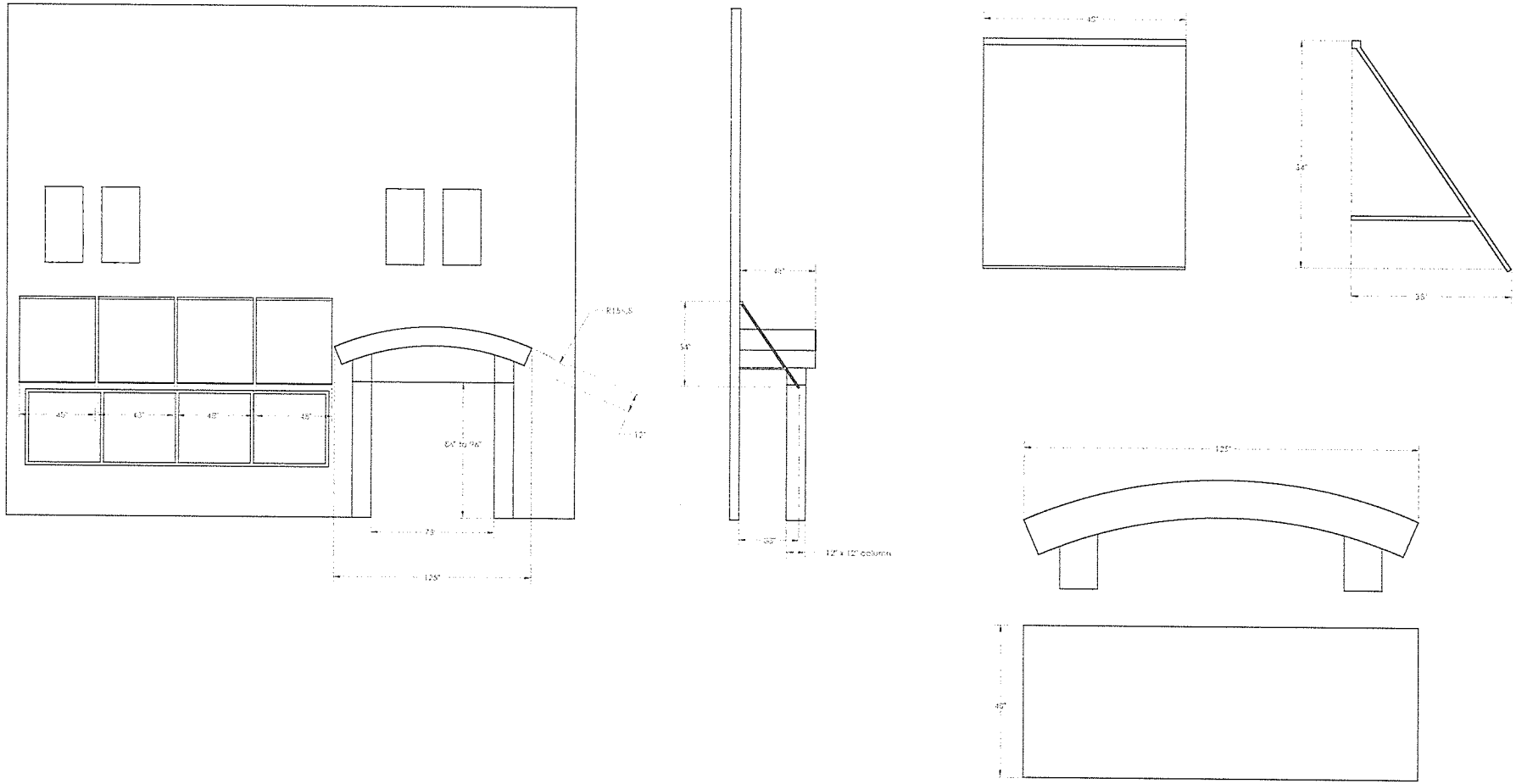
Stipulations

All projects approved are to be reviewed in accordance with the 2010 NYS Building Code, NYS Fire Code and all other applicable codes.



Edip Sevincer
2243 15th street
8677116
Ali Baba

Edip Sevincer (Ali Baba)
2243 15th street
8677116



UNLESS OTHERWISE SPECIFIED
DIMENSIONS ARE IN INCHES
TOLERANCES
FRACTIONALS
ANGULAR: MACH ± BEND ±
TWO PLACE DECIMAL ±
THREE PLACE DECIMAL ±
INTERPRET GEOMETRIC TOLERANCING PER
MATERIAL
FINISH
DRAWN
CHECKED
ENG APPR
MFG APPR
Q.A.
COMMENTS
NAME
DATE
TITLE:
SIZE DWG. NO. REV
D Assem1
SCALE: 1:32 WEIGHT: SHEET 1 OF 1

LCD Enclosure

Protection Of LCD Screens In Outdoor, Public Or Harsh Industrial Environments.

Designed to accommodate wide range of commercial LCD displays ranging from 24 (61cm) to 70 inches (178cm) and housing additional VESA mounts for thin client or dedicated PCs. An Armagard LCD enclosure is the ideal all-in-one digital signage protection solution.

Click to view larger images:

LCD Enclosure Is Perfect For Use In:

- Outdoor Locations
- Public Areas
- Waiting Rooms
- Schools
- Factory Floors

Quick View:

Size (HxWxD)Inches:	See table below
Material:	Powder Coated Mild Steel
Screen Size:	up to 70"
Mounting:	Wall mount or use stand
NEMA rating:	NEMA 4
Product Code:	PDS-series-US

Request Prices »

IP65 Waterproof PC Enclosures
Waterproof And Washable

IP54 Computer Cabinets
Industrial & Dustproof

Touch Screen Enclosures
Industrial & Waterproof

Printer Enclosures
Waterproof And Dustproof

LCD Enclosures
24"-70", IP54 & IP65

Digital Signage
For Indoor Or Outdoor Use

Intrinsically Safe Computers
ATEX (Zone 2) Compliant

Industrial Computers
Touch Panel PCs

Keyboard & Mouse
Industrial & Waterproof

I received my LCD enclosures today - **these are fantastic** and just what I was looking for! I know my customer will be impressed with these just as I am. I'll use these [LCD enclosures] again for sure!

Thanks for the great service!

Stu Gray,
Sound Ideas, (Columbus, OH)

Features & Benefits

Protect your LCD display and digital signage from theft, vandalism and damage, particularly in outdoor or harsh industrial environments. Sealed, lockable and secure; an Armagard LCD enclosure offers the best solution to protect your digital signage.

Your LCD Screen Will Be Protected From:

- Light or heavy rainfall - ideal for outdoor locations
- Dust and small particulates - ideal for industrial environments
- Electrical surges - computer crashes become a thing of the past
- Physical impact - cuts down or eliminates repairs and accidents
- Temperature extremes –economical, saves money on additional heaters or air-conditioning
- Theft – ensures peace of mind

Quick Enquiry

For more information on **Armagard Products**, please enter your details below:

First Name: **Last Name:**

Email Address:

Phone Number:

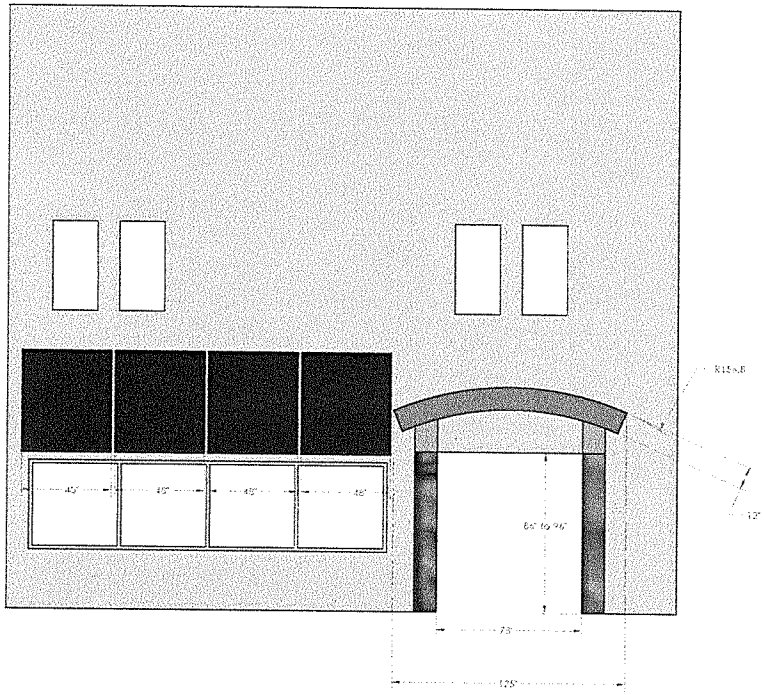
Message (Optional):

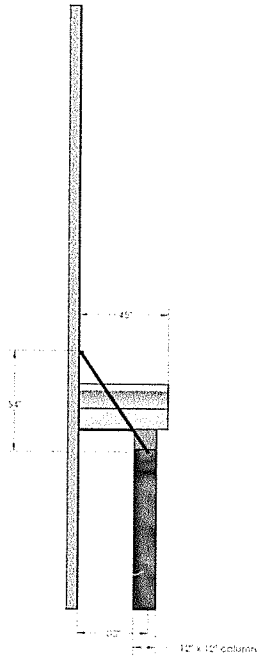
Please call me to discuss the Armagard product range

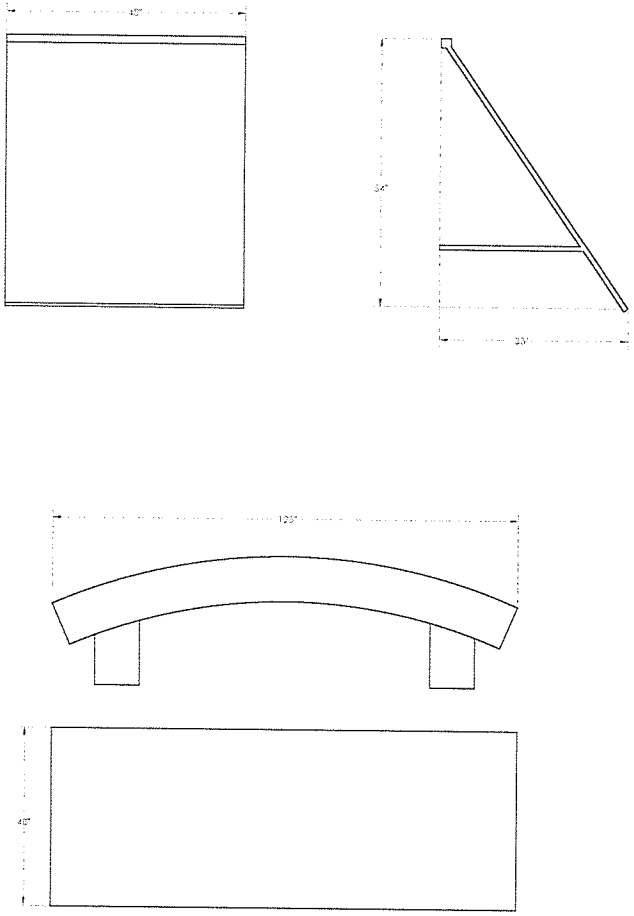
For full specifications & prices - **Contact Us Now!**

Edip Sevincer
2243 15th street
867 7116

(Ali Baba)







UNLESS OTHERWISE SPECIFIED:
DIMENSIONS ARE IN INCHES
TOLERANCES
FRACTIONAL ±
ANGULAR: MACH ± BEND ±
TWO PLACE DECIMAL ±
THREE PLACE DECIMAL ±
INTERPRET GEOMETRIC TOLERANCE PER: ASME Y14.5M-1994
MATERIAL
FINISH
DO NOT SCALE DRAWING
NEXT ASSY
USED ON
APPLICATION

	NAME	DATE
DRAWN		
CHECKED		
ENG APPR		
MFG APPR		
Q.A.		
COMMENTS:		

TITLE:

SIZE D DWG. NO. Assem1 REV
SCALE: 1:20 WEIGHT: SHEET 1 OF 1

Staff Report # PC2013-026

Applicant: Kevin Blodgett

Project Summary:

PC2013-026 Site Plan Review of a proposal to occupy a vacant storefront as a bar and restaurant. Project location is 137 4th Street, a B-4 Zone, ID 101.61-4-4. Applicant is Kevin Blodgett, 137 Church Street, Troy, NY 12180.

SEQRA : Pursuant to 6 N.Y.C.R.R. Part 617, the described proposal is subject to the State Environmental Quality Review Act and is classified as an Unlisted action. The applicant has completed an Environmental Assessment Form (E.A.F.), and based upon the submission of an EAF adequate information is available to determine that no significant impacts are likely to occur as a result of this proposal. No Federal agencies are involved; no other agencies are known to be involved.

Prior Planning Board Action

Prior Zoning Board

Site Design Review:

Applicant proposes to occupy a vacant storefront facing 4th Street as a bar and a vacant storefront facing Congress Street as a restaurant.
No parking requirements - On street parking to be utilized. Applicant also controls surface lot to the south of the building.
Hours of operation – TBD (afternoon and evening no late hours)
Name - TBD

Stipulations

Applicant shall submit all signage to Historic Review Board for review and comments.

All projects approved are to be reviewed in accordance with the 2010 NYS Building Code, NYS Fire Code and all other applicable codes.

PROPOSED ELEVATION - SCHEME B

NO SCALE

TITLE: PROPOSED ELEVATION - SCHEME B

PROJECT: PROPOSED FACADE AT:
90-94 CONGRESS STREET
TROY, NY 12180

CLIENT: KEVIN BLODGETT

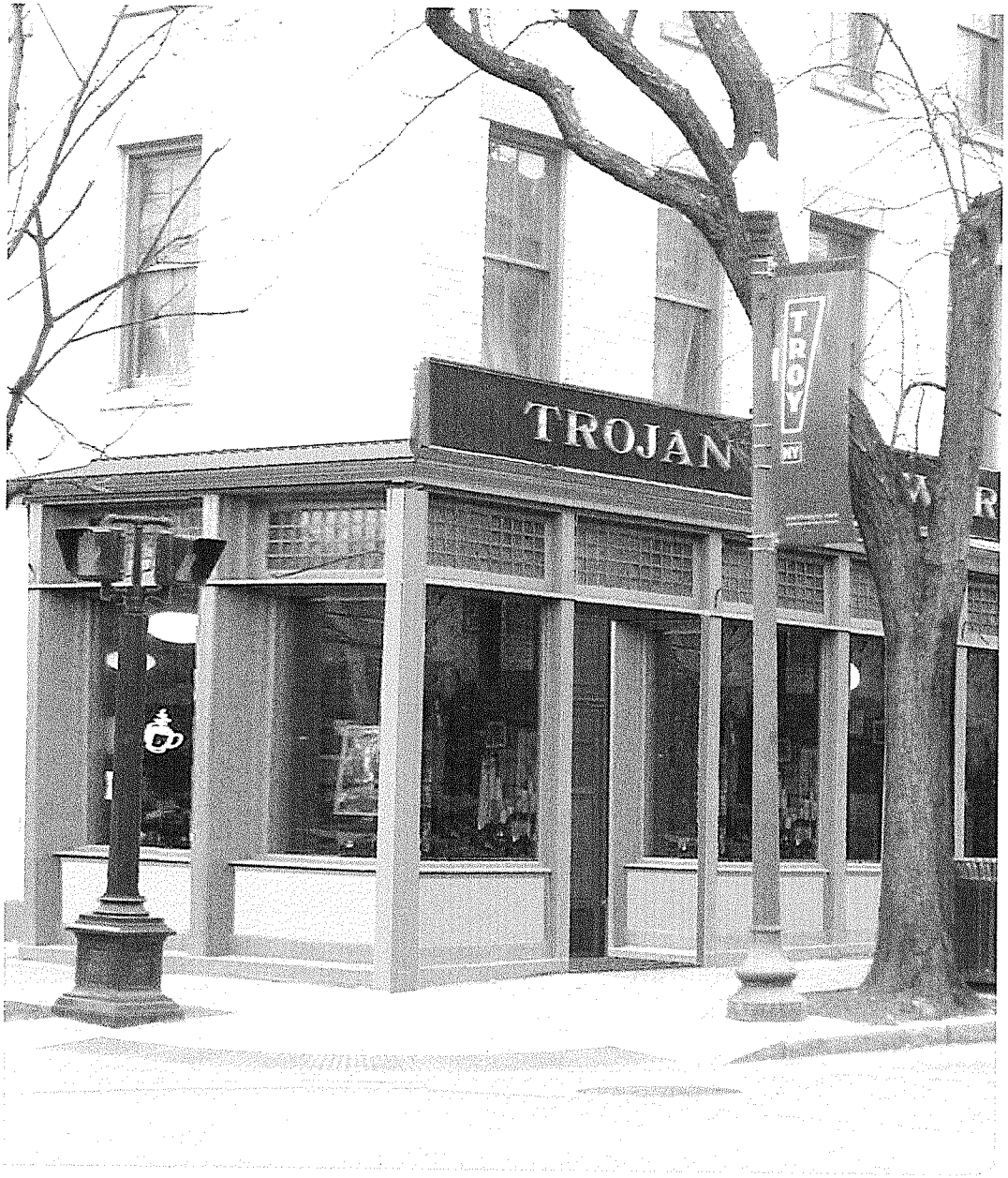
DATE: 05/28/13
DRAWN BY: EC
REVISIONS:

TROY ARCHITECTURAL PROGRAM, PC
210 RIVER ST.
TROY, NY 12180

(518) 274-3050

SHEET: F4

JOB: 013.011.02



PROPOSED ELEVATION

NO SCALE

TITLE: PROPOSED ELEVATION

PROJECT: PROPOSED FACADE AT:
96-98 CONGRESS STREET
TROY, NY 12180

CLIENT: KEVIN BLODGETT

DATE: 05/28/13
DRAWN BY: EC
REVISIONS:

TROY ARCHITECTURAL PROGRAM, PC
210 RIVER ST.
TROY, NY 12180

(518) 274-3050

SHEET: F2

JOB: 013.011.02

PROPOSED ELEVATION

NO SCALE

TITLE: PROPOSED ELEVATION

PROJECT: PROPOSED FACADE AT:
137 4th STREET
TROY, NY 12180

CLIENT: KEVIN BLODGETT

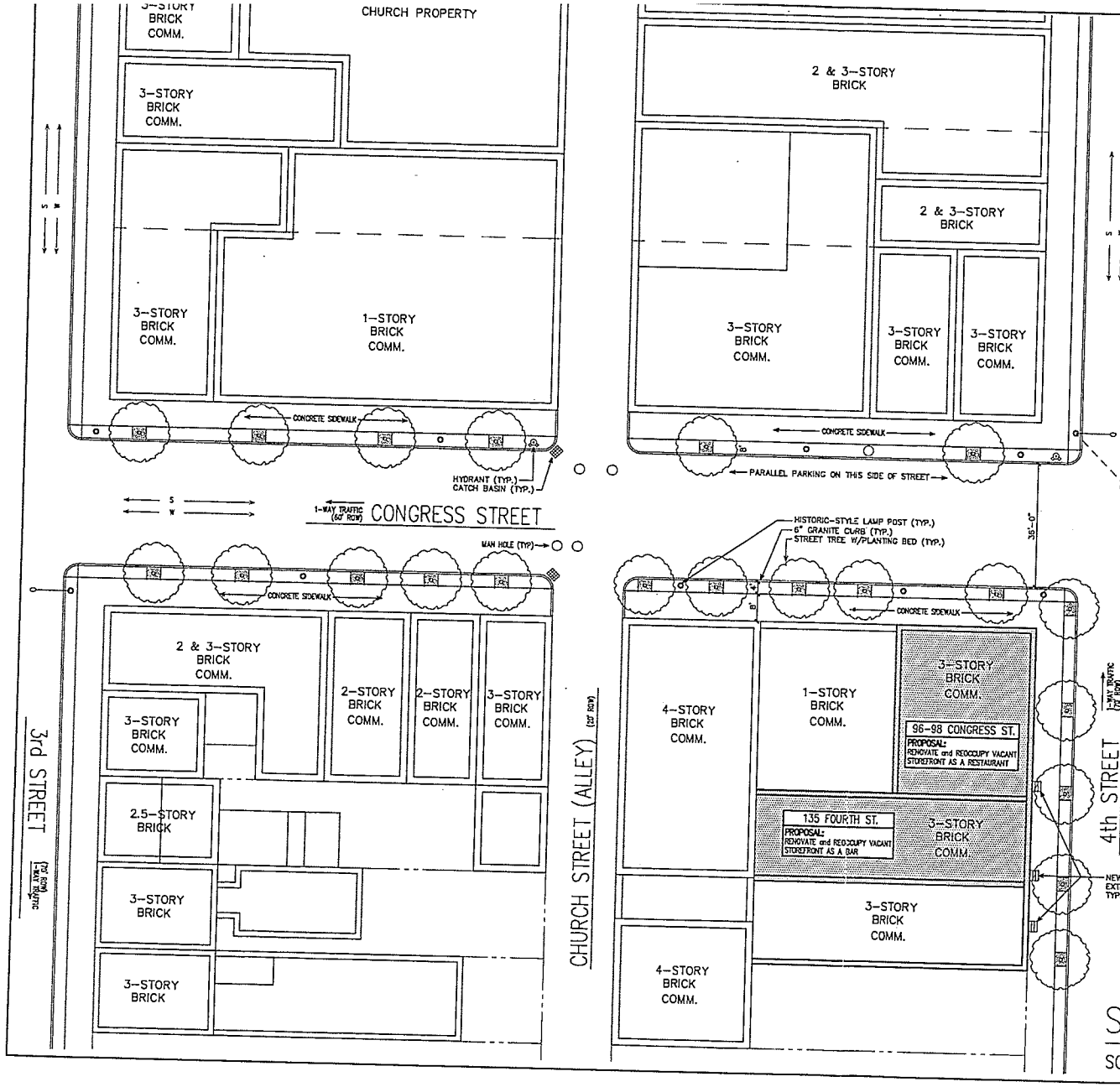
DATE: 05/28/13
DRAWN BY: EC
REVISIONS:

TROY ARCHITECTURAL PROGRAM, PC
210 RIVER ST.
TROY, NY 12180

(518) 274-3050

SHEET: T1

JOB: 013.011.02



GENERAL NOTES:

Property:	96–98 Congress Street & 135 4th Street Troy, NY 12180
Applicant:	Kevin Blodgett 137 Church Street Troy, NY 12180
Owner:	Kevin Blodgett 137 Church Street Troy, NY 12180
Tax Map #:	101.61–6–4
Zoned:	B–4 Central Commercial
Building Type:	96–98 Congress St – Existing 3 story, masonry commercial on first floor (approx. 1,866 SF) and residences on 2nd & 3rd floors. 135 4th St – Existing 3 story, masonry commercial on first floor (approx. 1,750 SF) and residences on 2nd & 3rd floors.
Current Property Use:	First Floor: Vacant Second Floor: Res. Third Floor: Res.
Proposal:	96–98 Congress St – Renovate and reoccupy vacant storefront as a restaurant 135 4th St – Renovate and reoccupy vacant storefront as a bar
Lighting:	No new lighting proposed at this time
Parking:	Existing off street
Signage:	To conform to zoning requirements
Hours of Operation:	To be determined

All new taps into City water and sewer lines are to be done by City personnel using approved materials supplied by the applicant. The applicant will reimburse the City for labor and equipment costs associated with the utility taps.

This plan is based on information provided by the applicant, available Sanborn Maps, Rensselaer County Tax Maps, and limited field measurements. A survey was not performed. These plans are not intended to provide the information necessary to obtain a Building Permit.

SITE PLAN

SCALE: 1:30

TITLE: SITE PLAN

SCALE: 1"=30'-0"

PROJECT: ZONING AND PLANNING APPLICATION FOR:
96-98 CONGRESS STREET &
135 4th STREET
TROY, NY 12180
CLIENT: KEVIN BLODGETT

DATE: 05/28/13
DRAWN BY: EC
REVISIONS:

TROY ARCHITECTURAL PROGRAM, PC
210 RIVER ST.
TROY, NY 12180
(518) 274-3050

SHEET: SP1

JOB: 013.011.02

Staff Report # PC2013-027

Applicant: Christine Rem

Project Summary:

PC2013-027 Site Plan Review of a proposal to occupy a single family home as a community residential facility. Project location is 515 1st Street, an R-4 Zone, ID 111.52-6-8. Applicant is Christine Rem 515 1st Street, Troy, NY 12180.

SEQRA : Pursuant to 6 N.Y.C.R.R. Part 617, the described proposal is subject to the State Environmental Quality Review Act and is classified as an Unlisted action. The applicant has completed an Environmental Assessment Form (E.A.F.), and based upon the submission of an EAF adequate information is available to determine that no significant impacts are likely to occur as a result of this proposal. No Federal agencies are involved; no other agencies are known to be involved.

Prior Planning Board Action

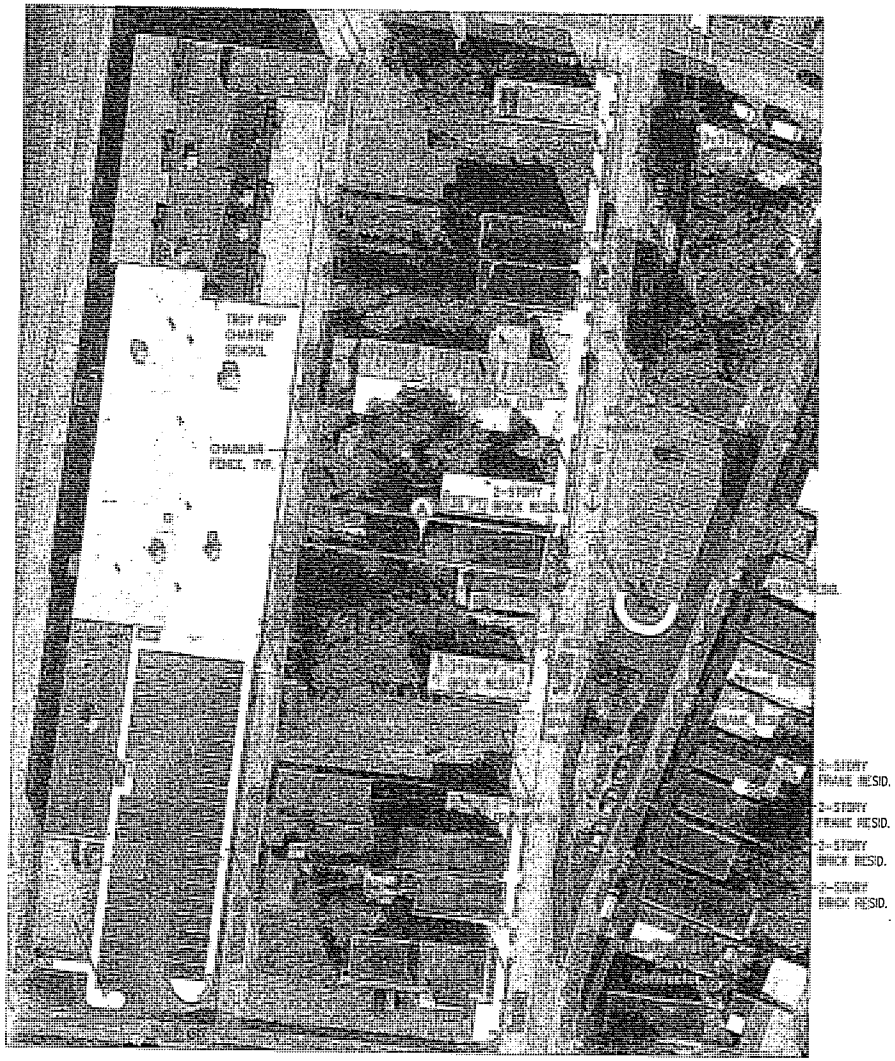
Prior Zoning Board

Site Design Review:

The applicant proposes to occupy a single family home as a community residential facility. This is transitional housing for up to 5 women veterans whom may have up to 2 young children. . Anticipated residential occupant turnaround is 24 months.
Staff member on site Monday – Friday 9-5.
No work is proposed as the use per NYS Mental Hygiene Law is classified single family unit and the house is constructed as a single family unit.
Applicant will install security lighting at entrances, and additional security measures as required by NYS.

Stipulations

All projects approved are to be reviewed in accordance with the 2010 NYS Building Code, NYS Fire Code and all other applicable codes.



SITE PLAN
SCALE: 1:50

GENERAL NOTES:

Property : 515 First Street
Troy, NY 12180

Applicant : Capital District Women Veteran's Program Inc.
93 Southbury Rd.
Cliftan Park, NY 12065

Owner : Christine Rem

Tax Map #: 111.52-6-8

Zoned: R-4, Urban Neighborhood Residential, Med-High Density

Lot Characteristics:

Lot Dimensions: 25' (N-S) x 130' (E-W)
Lot Area: 3,250 SF +/- (0.07 Acres)

Setbacks:	Required	Existing
Front	*10'-0"*	*0'-0"*
Rear	*20'-0"*	*64' +/-*
Sides	*10'-0" total*	*2'-6" +/-*

Min. Lot Area:	1,000 SF/unit	3,250 SF
Min. Lot Width @ Building Line:	15'-0"/unit	25.0
Max.Lot Coverage %	60%	45%
Building Height:	40'-60'	25'-0" +/-

Building Type: 515 First St - 2 story brick building

Current Property Use: Single-Family Residence

Proposal : Transitional housing for (5) female military veterans, one of whom may have up to (2) young children. Anticipated length of stay will be 24 months per resident.

Parking : (3) off-street parking spaces accessed from alley

Garbage Removal: Continuation of City pickup, w/ trash cans stored behind the building

Surface Drains: Existing

Snow Removal: To be stored on site

Signage: No signage proposed.

Lighting: Building mounted at front and rear entries.

Hours of Operation: Staff member on site, Mon.-Fri. 9AM-5PM. Otherwise, occupants will be residents only.

This plan is based on information provided by the applicant, available Sanborn maps, Rensselaer County Tax Maps, and limited field measurements. A survey was not performed. These plans are not intended to provide information necessary to obtain a Building Permit.

TITLE: SITE PLAN
SCALE: 1"=50'-0"

PROJECT: PLANNING APPLICATION FOR:
515 FIRST STREET
TROY, NY 1280
CLIENT: Capital District women Veteran's Program Inc.

DATE: 01/04/13
DRAWN BY: EKS
REVISIONS:

TROY ARCHITECTURAL PROGRAM, PC
210 RIVER ST.
TROY, NY 12180
(518) 274-3050

SHEET: SP1
JOB: 093.049