



5 ELM AVE. SUITE ONE
DELMAR, NY 12054
PH: (518) 439-6828
FAX: (518) 439-8251

THE GABLES AT DELMAR

The Saratoga

ARCHITECTURE
SW + A

SCOTT WALLANT + ASSOCIATES
20 Forbes Ave. Rensselaer, NY 12144
518.436.9454p 518.436.9456f
scottwall+associates.com

PLANNING BOARD
TOWN OF BETHLEHEM
ALBANY COUNTY, NEW YORK

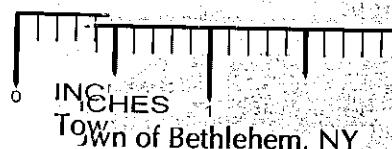
This Site Plan Approved:

George J. Gause

Title Chairman

SPA 153-A4

Date May 1, 2012



FRONT (EAST) ELEVATION

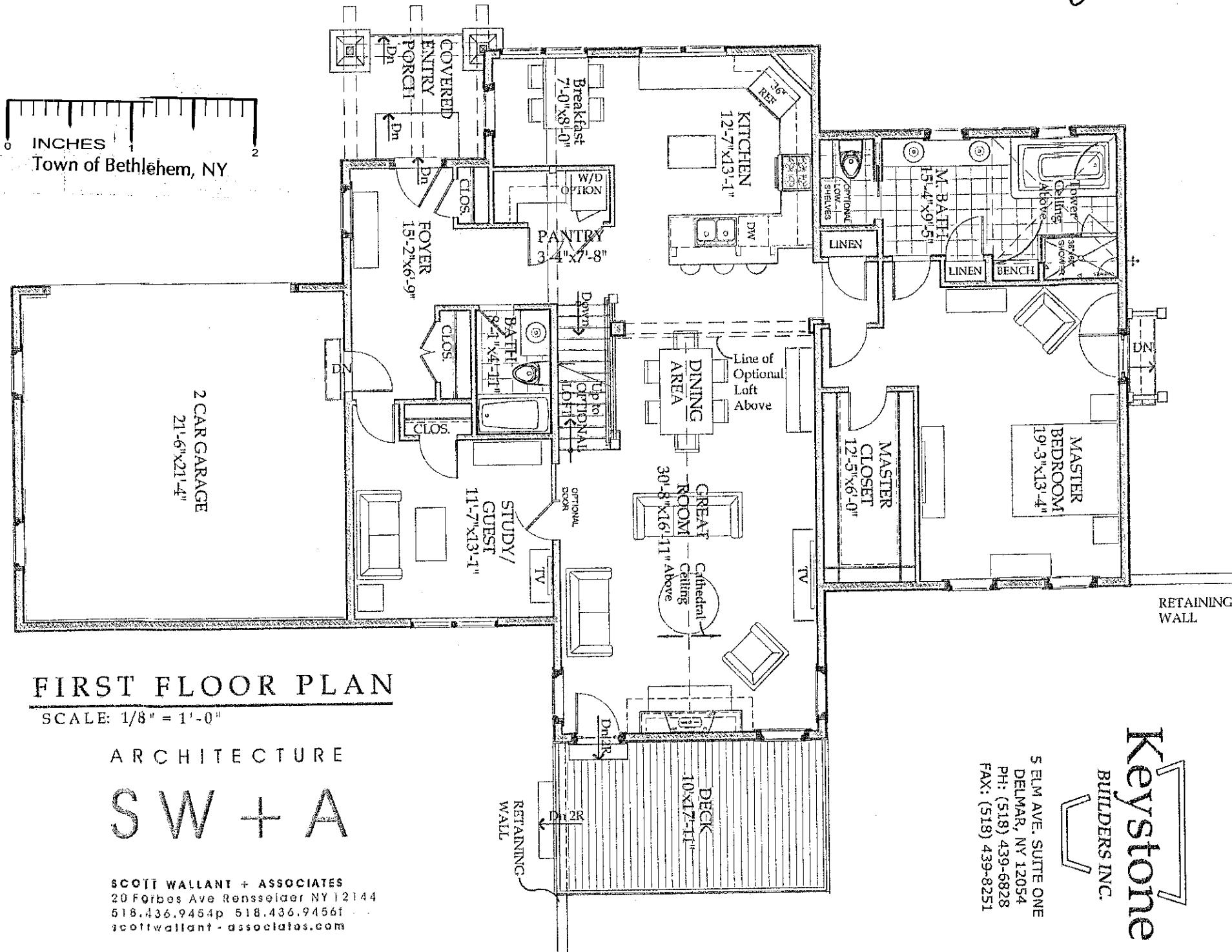
SCALE 1/8" = 1'-0"

RECEIVED

MAR 20 2012

Town of Bethlehem
Planning Board

February 15, 2012



Keystone BUILDERS INC.

J. LUMARV, INC.
DELMAR, NY 12054
PH: (518) 439-6828
FAX: (518) 439-8251

BUILDERS INC.

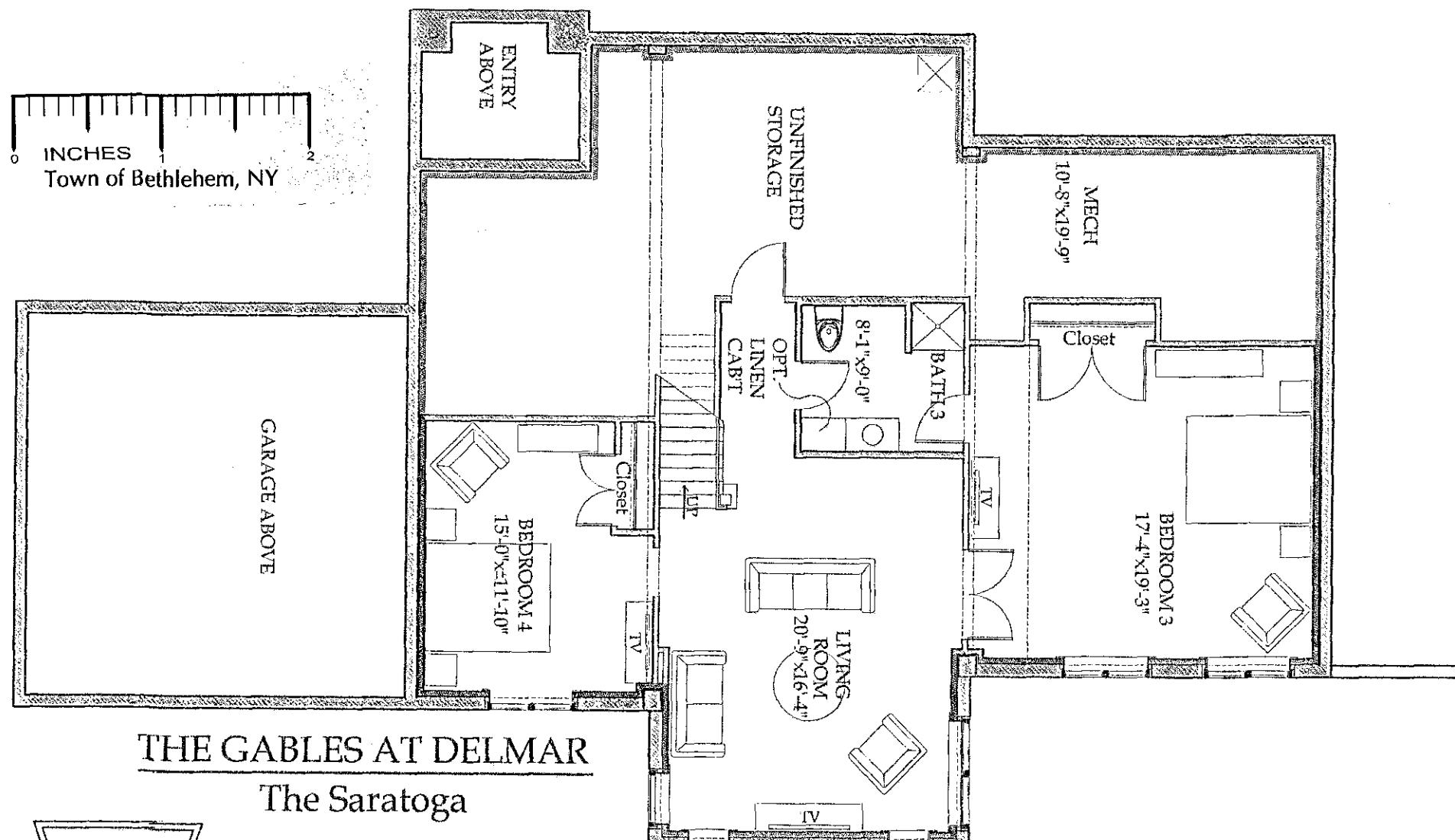
FIRST FLOOR PLAN

SCALE: 1/8" = 1'-0"

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BASEMENT PLAN

SCALE: 1/8" = 1'-0"

ARCHITECTURE

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February 15, 2012



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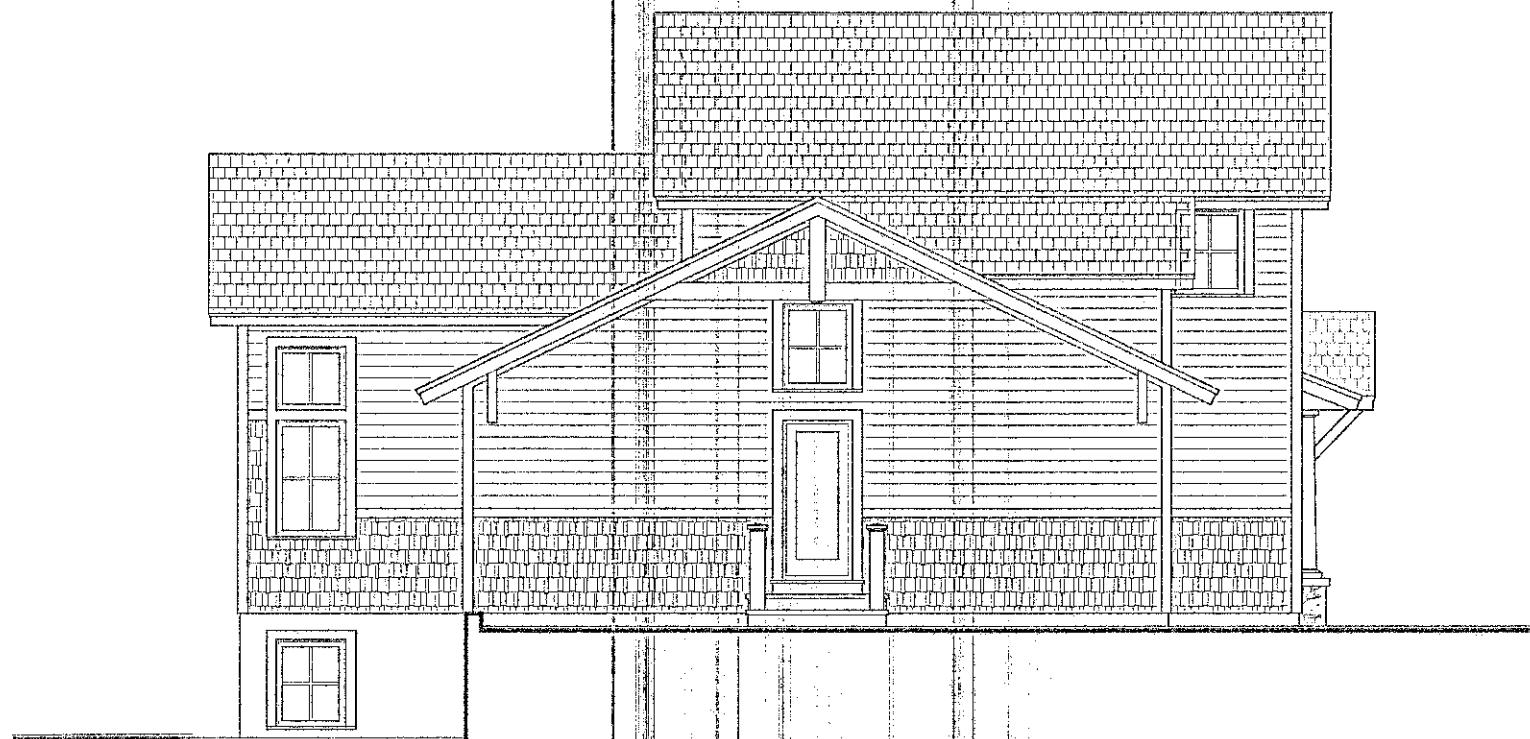
ARCHITECTURE

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scottwallant-associates.com

INCHES

Town of Bethlehem, NY



SIDE (SOUTH) ELEVATION

SCALE: 1/8" = 1'-0"



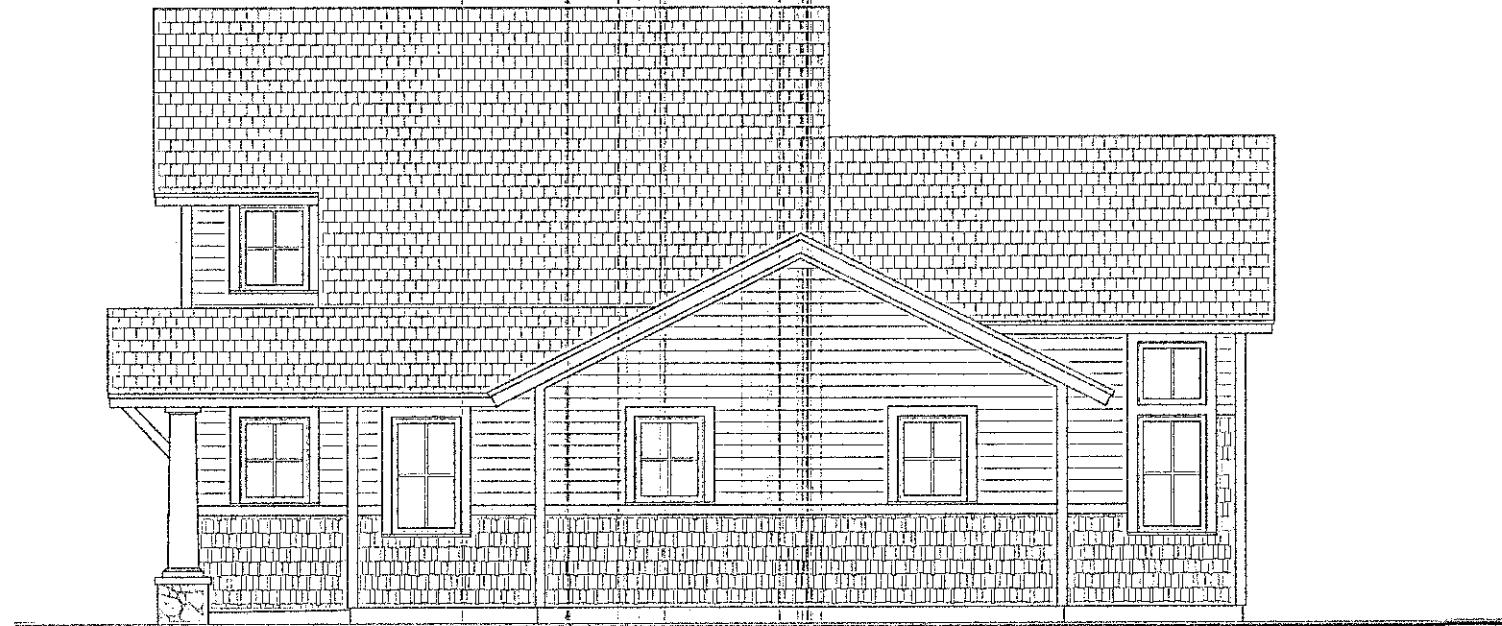
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pg 5 of 7

ARCHITECTURE
SW + A

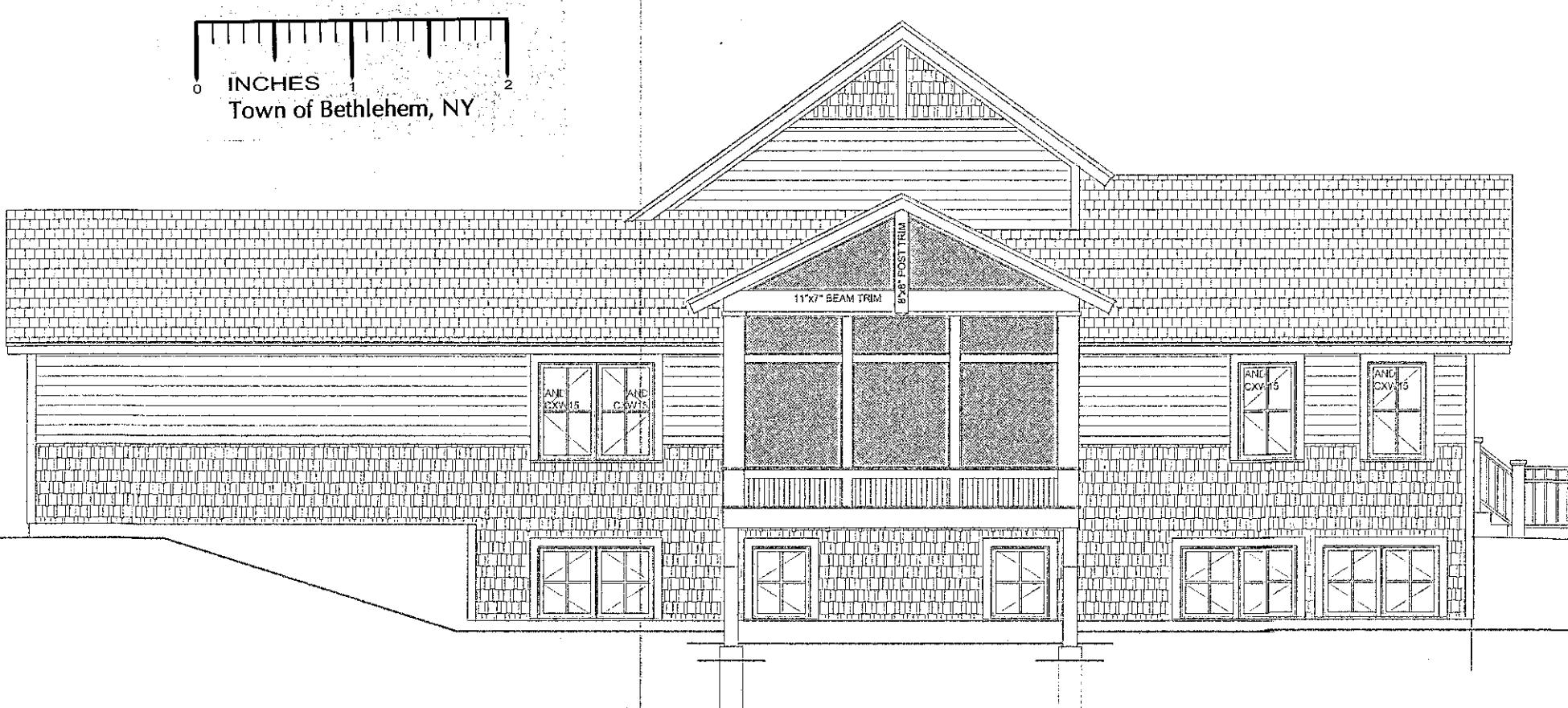
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0 INCHES
Town of Bethlehem, NY



SIDE (NORTH) ELEVATION

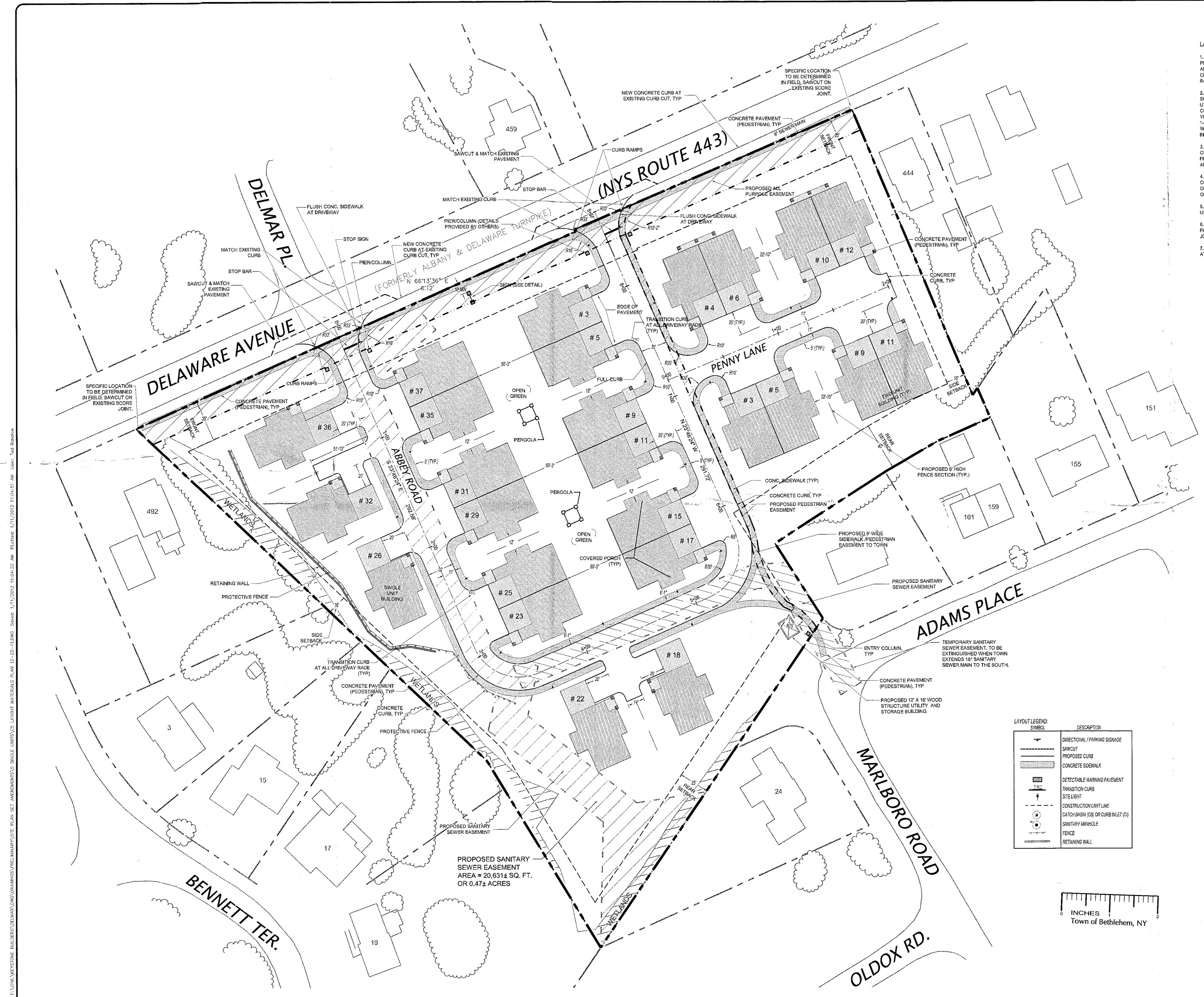
SCALE: 1/8" = 1'-0"



West Elevation



Delavan Ave Elevation
#36 Abby Road



LAYOUT NOTES:

1. THIS DRAWING IS BASED UPON SURVEY MAPS PREPARED FROM AN ACCURATE FIELD SURVEY, MAPS AND DEEDS OF RECORD ON 1-16-07 AS PREPARED BY CHARLES HITE SURVEYORS, 131 MAIN STREET, RAVENNA, NEW YORK 14848.
2. PRIOR TO COMMENCING WORK THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL UNDERGROUND UTILITIES AND THE RESPONSIBILITY OF THE CONTRACTOR TO UTILIZE A LOCATING SERVICE TO VERIFY UNDERGROUND UTILITY LOCATIONS. CALL 1-800-962-7929 OR VISIT WWW.DIGSAFEONYOUR.COM FOR MORE INFORMATION.
3. PRIOR TO COMMENCEMENT OF WORK THE CONTRACTOR SHALL LAY OUT ALL NEW WORK IN THE FIELD AND NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES.
4. THE CONTRACTOR SHALL VERIFY EXISTING CONDITIONS IN THE FIELD PRIOR TO COMMENCEMENT OF WORK AND NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES AFFECTING THE WORK.
5. ALL DIMENSIONS SHOWN ARE FROM 90 DEGREES UNLESS OTHERWISE SHOWN.
6. ALL NEW PAVEMENTS SHALL MEET EXISTING PAVEMENTS WITH A SMOOTH TRANSITION AND FLUSH JOINT.
7. ENTRY COLUMN TO BE DESIGNED AND SUBMITTED AT LATER DATE.

UNIT SUMMARY	
SINGLE UNIT BLDG	# BLDGS 5
TWO UNIT BLDG	# UNITS 5
TOTAL # OF UNITS 25	

No. Submittal / Revision App'd Date

Drawn: TAR Date: 04/11
Designed: MBT Date: 04/11
Checked: MBT Date: 04/11

Project Number 111-196

Project Title The Gables at Delmar

Delaware Avenue
Delmar, NY 12054

Prepared For
Keystone Builders Inc.

Drawing Title
Layout & Materials Plan

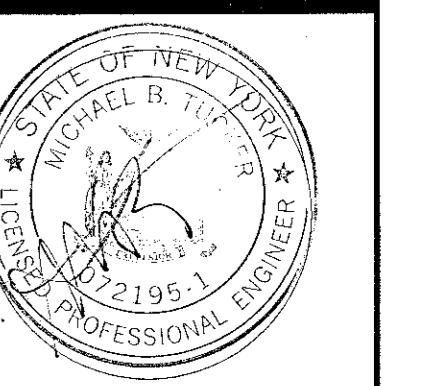
Drawing Scale: 1" = 40'
Date: 01-10-12

Issued For

Drawing Number

C-5

Creighton Manning
CREIGHTON MANNING ENGINEERING, LLP
2 WINNERS CIRCLE, ALBANY - NEW YORK - 12205
P: (518) 446-0396 F: (518) 446-0397



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SYMBOL	DESCRIPTION
—	DIRECTIONAL / PARKING SIGNAGE
—	SAWCUT
—	PROPOSED CURB
—	CONCRETE SIDEWALK
888	DETECTABLE WARNING PAVEMENT
TSC	TRANSITION CURB
—	SITE LIGHT
—	CONSTRUCTION LINE
—	CATCH BASIN (CB) OR CURB INLET (CI)
—	SANITARY MANHOLE
—	FENCE
—	RETAINING WALL

INCHES
Town of Bethlehem, NY

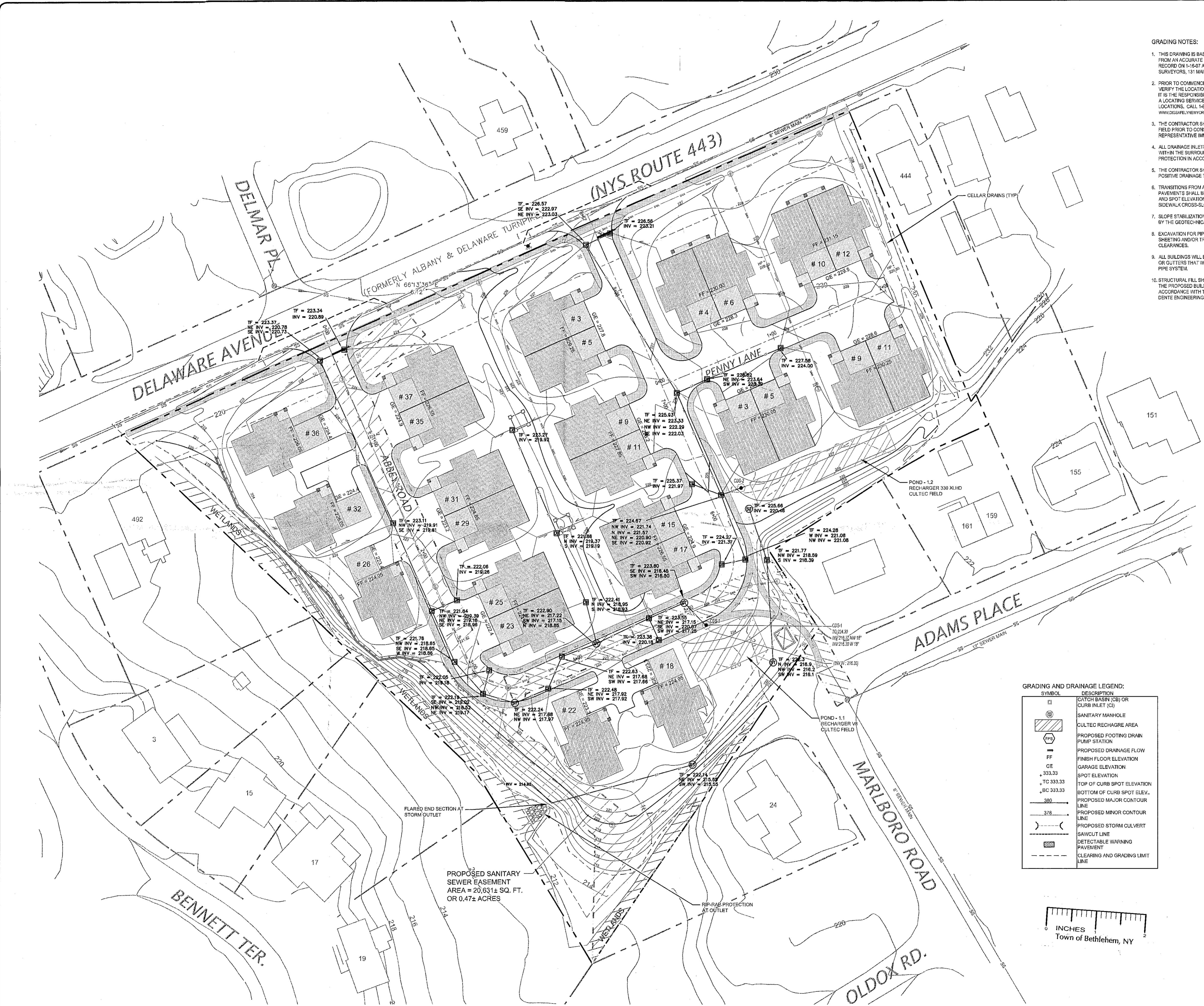
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TOWN OF BETHLEHEM APPROVAL

PLANNING BOARD TOWN OF BETHLEHEM ALBANY COUNTY, NEW YORK
This Site Plan Approved George J. [Signature] Title: Chairman SPA 153-A4 Date: May 1, 2012

PLANNING BOARD
TOWN OF BETHLEHEM
ALBANY COUNTY, NEW YORK

This Site Plan Approved
George J. [Signature]
Title: Chairman
SPA 153-A4
Date: May 1, 2012

SPA 153-A4



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Project Number 111-196

Project Title The Gables at Delmar
Delaware Avenue
Delmar, NY 12054

Prepared For Keystone Builders Inc.

Drawing Title Grading Plan

Drawing Scale: 1" = 40'
Date: 01-10-12

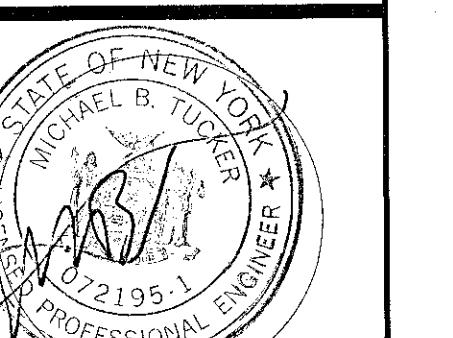
Issued For

Drawing Number C-6



PLANTING LEGEND:	
SYMBOL	DESCRIPTION
Cloud	EXISTING VEGETATION
Deciduous Tree	PROPOSED DECIDUOUS TREES
Evergreen Tree	PROPOSED EVERGREEN TREES
Shrub	PROPOSED SHRUBS
Groundcover	GROUNDCOVER PLANTING HERMEROCALLIS @ 18" O.C.
Groundcover	GROUNDCOVER PLANTING RUDBECKIA @ 18" O.C.
Groundcover	GROUNDCOVER PLANTING PACYASANDRA @ 8" O.C.
Catch Basin	CATCH BASIN
Sanitary Manhole	SANITARY MANHOLE
Area Drain	AREA DRAIN
Proposed Clean Out	PROPOSED CLEAN OUT
Proposed Water Valve	PROPOSED WATER VALVE
Proposed Hydrant	PROPOSED HYDRANT
Proposed Sanitary Sewer Line	PROPOSED SANITARY SEWER LINE
Proposed Water Line	PROPOSED WATER LINE
Proposed Storm Line	PROPOSED STORM LINE
Proposed Storm Culvert	PROPOSED STORM CULVERT
Site Light	SITE LIGHT
Construction Limit Line	CONSTRUCTION LIMIT LINE

Creighton Manning
CREIGHTON MANNING ENGINEERING, LLP
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Project Number 111-196

Project Title

The Gables at Delmar

Delaware Avenue
Delmar, NY 12054

Prepared For

Keystone
Builders Inc.

Landscape Plan

Drawing Title
1" = 40'

Date: 01-10-12

Issued For

Drawing Number

C-12

TOWN OF BETHLEHEM APPROVAL

Planning Board TOWN OF BETHLEHEM ALBANY COUNTY, NEW YORK
This Site Plan Approved George J. Finner Chairman SPA 153A4 Date May 1, 2012

PLANTING NOTES:
1. THE CONTRACTOR SHALL VERIFY FIELD CONDITIONS PRIOR TO COMMENCING PLANTING. THE CONTRACTOR SHALL REMOVE ALL EXISTING PLANT MATERIAL IMMEDIATELY IF CONDITIONS DETERMINED TO NEW AND EXISTING PLANT MATERIAL ARE ENCOUNTERED.

2. PRIOR TO COMMENCING WORK, THE CONTRACTOR SHALL LOCATE THE LOCATIONS OF ALL UNDERGROUND UTILITIES. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO UTILIZE A LOCATING SERVICE TO LOCATE UNDERGROUND UTILITY LOCATIONS. CALL 1-800-862-7982 OR VISIT WWW.EEELINEWYORK.COM FOR MORE INFORMATION.

3. THE CONTRACTOR SHALL STAKE LOCATIONS OF ALL PLANT MATERIALS PRIOR TO INSTALLATION. NOTIFY THE OWNERS REPRESENTATIVE WHEN STAKING LOCATIONS. PLANTING AND PLACEMENT WILL TAKE PLACE WITH ARCHITECT TO DETERMINE FINAL LOCATIONS.

4. THE CONTRACTOR SHALL INSTALL 4" OF TOPSOIL AND 2" OF TOPSOIL AND 1" OF TOPSOIL AS A RESULT OF NEW CONSTRUCTION WITH PROSCAPE SUN AND SHADE MIX BY LEBANON TURF PRODUCTS OR APPROVED EQUAL.

5. ALL PLANTING BEDS THAT ARE ADJACENT TO THE STREET AND ARE NOT INCLUDE A CRB EDGE SHALL RECEIVE WEED CONTROL FABRIC AND 3" OF #2 WASHED COBBLE STONE PLANT BEDS AT NO MORE THAN 1" DEEP. RECIPE SHREDDED BARK MULCH, WEED CONTROL FABRIC AND A GARDEN HOG TURF FABRIC WILL BE USED ON THE BED AND CRB EDGE. STREET TREES SHALL RECEIVE THE SAME TURF MULCH TREATMENT WITH NO WEED CONTROL FABRIC.