



John S. Moore Homes & Davenport Estates Revitalization

Introduction

1. INTRODUCTION

DEVELOPMENT MEMBERS

- Developer - WBP Development LLC
- Co-Developer - Duvernay + Brooks, LLC
- Co-Developer – Mechanicville Housing Authority
- Construction Manager – Griffon Construction LLC
- Architect – SWBR
- Property Manager – MHA/WB Residential Communities

2. JS MOORE - WHY NOW & GUIDING PRINCIPLES

3. TAKEAWAYS FROM FIRST RESIDENT MEETING

4. PRELIMINARY PLAN OPTIONS

5. EXAMPLES OF BUILDING DESIGNS

6. PRELIMINARY SCHEDULE

Development Team



30 years of industry-leading experience

Developed nearly 5,000 homes and apartments of affordable, market rate and mixed income housing throughout NY.

Recognized industry leader in LIHTC, New York State HCR/HFA financing, county and other local governmental funding.

Vertically Integrated company with expertise in all facets of development process, with general contractor and property management affiliates



25-year old NYC & NYS-certified woman-owned business.

Decades of private, non-profit and public sector affordable housing and development experience. Extensive project management and financing experience

Developer of over 5,000 new construction and preservation residential units completed or under construction. Development consultant on more than 180 projects nationally, over 20,000 affordable and mixed use apartments and homes.

Development and consulting experience with PHAs throughout NY and the Capital Region



Architect SWBR has designed over 5,000 residential units of affordable, special needs and supportive housing over the past 20 years.

Unparalleled experience working with State agencies.

Extensive experience in the Capital Region, including working with the Albany Housing Authority on its Steamboat 20 project

Craft environments that bring about positive transformations in people's lives through purposeful design.

Multidisciplinary team of architects, engineers and planners are skilled at developing resident and community centered master plans.

Why Now?

Why Now?

- **John S. Moore Homes was built between 1951-1966**
- **Despite Renovations and On-Going Improvements, significant rehabilitation or replacement of the building's apartments and systems is needed.**
- **Need to preserve John S. Moore as affordable housing for generations to come.**
- **New York State focus on investing in preservation of public housing (one of State's primary housing priorities) & expansion of affordable housing opportunities to address State's affordable housing crisis.**

Guiding Principles

- **IMPROVE QUALITY OF LIFE FOR JOHN S MOORE RESIDENTS.**
- **An inclusive planning process with residents participating at every step of in the development of the master plan.**
- **No Reduction in affordable units.**
- **All Current residents will be able to live in the redeveloped John S. Moore.**
- **All RAD resident rights and protections remain in effect.**
- **Ensure Moore drive provides safe, clean, energy-efficient homes.**
- **Create a positive image for John S. Moore in the Community.**

Resident Engagement

Resident Engagement

Planning Process:

Phase 1: UNDERSTANDING - To establish a solid basis on which to develop plan, our team will have face-to-face discussions with residents, community members and stakeholders.

PHASE 2: EXPLORING ideas - Taking information gained in Phase 1, we will combine with resident and community input with data from site investigations and other technical analyses to develop preliminary plans

Phase 3: Final plan – present alternatives, gather Resident & community Input and finalize plan.

Initial Meeting Resident Comments

Site/Outdoor Amenities:

- **Ensure sufficient parking (preference for assigned spaces)**
- **Outdoor gathering spaces/picnic & grilling areas**
- **Playground, including dedicated area for small children**
- **Dog run, Outdoor fitness equipment, Bike racks, Outdoor storage**
- **Improved security – site lighting, especially near building entrances and sloped wooded area**
- **Nature walk/trail through site**
- **Address ponding/drainage issues between buildings**
- **Seek to improve bus access/add bus stop**

Initial Meeting Resident Comments

Buildings:

- **Secure and convenient trash disposal**
- **Secure mail/package rooms**
- **Central laundry**
- **Fitness room**
- **Upgraded fire protection systems**
- **More/improved resident lounges & community spaces; space dedicated to teens**
- **Ensure sufficient maintenance staffing**
- **Ensure handicapped accessible; seek to incorporate “spectrum friendly” features**

Initial Meeting Resident Comments

Units:

- **Improved accessibility – doors/kitchens/bathrooms**
- **Pull stations/emergency alert system in ADA units**
- **Maintain current BR mix**
- **Continue to provide 2-story units**
- **Ground floor 1BRs and bathrooms on each level of 2-story units**
- **Central air and individually controlled A/C & heat**
- **Improved in-unit storage**
- **Larger kitchens, new & full-size appliances, larger pantries & closets**
- **More interior color options**
- **Child-proof windows**

Preliminary Plans

Affordability

- **120 Replacement Units (HUD RAD)**
- **Extensive and growing MHA Waitlist and demand for affordable housing in the community**
- **NYS is requesting that, given redevelopment will require significant State investment, that we seek to create additional affordable housing units on the John S. Moore site**
- **Additional housing units will be workforce housing – up to 80% AMI**
 - **Preliminary maximum income for new units by household size (2026 area median incomes, subject to State and HUD reviews, market support and funder approvals):**
 - **1 person household - \$68,960**
 - **2 person household - \$78,800**
 - **3 person household - \$88,640**
 - **4 person household - \$98,480**

Unit and Parking Counts

- Existing Conditions:

- 120 Units
- 24 Parking Spaces

- Proposed:

- 151 Units Units
- 152 Parking Spaces

	<u>Current Bedroom Mix</u>	<u>Propopsed Bedroom Mix</u>	<u>Change</u>
1BR	56	66	10
2BR	40	50	10
3BR	18	27	9
4BR	<u>6</u>	<u>8</u>	<u>2</u>
Total	120	151	31

UNIT MATRIX					
BUILDING	1 BEDROOM	2 BEDROOM	3 BEDROOM	4 BEDROOM	TOTAL
TOWNHOME 'A1'	-	-	6	1	7
TOWNHOME 'A2'	-	-	6	1	7
TOWNHOME 'A3'	-	-	6	1	7
TOWNHOME 'A4'	-	-	6	1	7
BUILDING 'B'	-	30	3	4	37
BUILDING 'C'	66	20	-	-	86
TOTAL	66	50	27	8	151 (30 ACCESSIBLE)

PARKING MATRIX			
LOCATION	TYPICAL	ACCESSIBLE	TOTAL
BUILDING 'B'	24	1	25
BUILDING 'C'	58	4	62
ON-SITE SURFACE	29	18	47
OFF-SITE SURFACE	18	-	18
TOTAL	129	23	152

JOHN S. MOORE UNIT & PARKING MATRIX

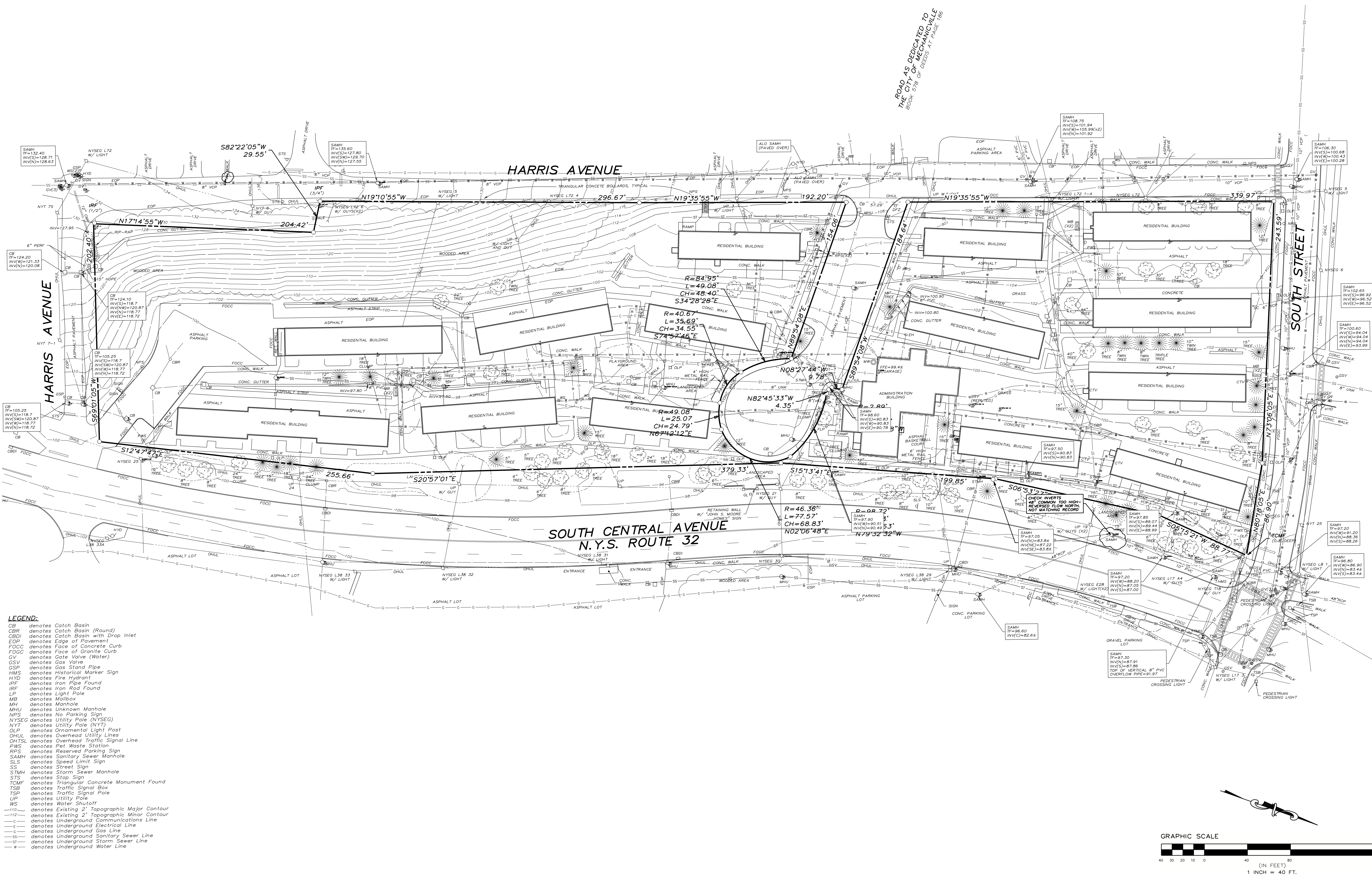
Mechanicville Housing Authority

06/03/26

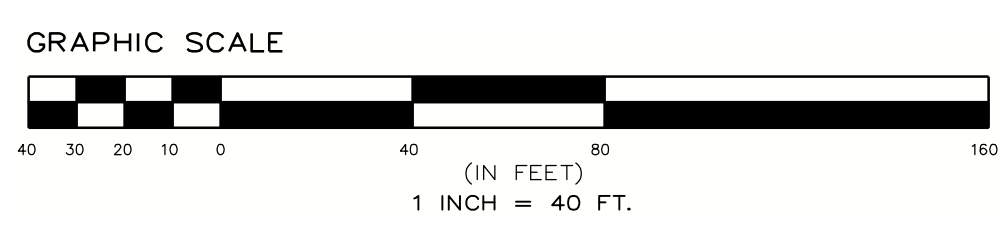


DRAWN BY	CRJ
CHECK BY	CRW
EDP PROJECT NUMBER	14144
UNLESS OTHERWISE SPECIFIED, ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE FOLLOWING:	
ENGINEERING	NYSDOT DESIGN MANUAL FOR HIGHWAY CONSTRUCTION
LANDSCAPE ARCHITECTURE	NYSDOT DESIGN MANUAL FOR LANDSCAPE ARCHITECTURE
PLUMBING	UNIFORM PLUMBING CODE
MECHANICAL	UNIFORM MECHANICAL CODE
ELECTRICAL	UNIFORM ELECTRICAL CODE
CONCRETE	ACI 308-11
ASPHALT	MSMA 100
PAVEMENT	NYSDOT DESIGN MANUAL FOR PAVEMENT DESIGN
SOILS	NYSDOT DESIGN MANUAL FOR SOILS
WATER	NYSDOT DESIGN MANUAL FOR WATER
SEWER	NYSDOT DESIGN MANUAL FOR SEWER
STORM SEWER	NYSDOT DESIGN MANUAL FOR STORM SEWER
REVISION	DATE BY

SCALE:	1" = 40'
NOT FOR CONSTRUCTION	
SHEET TITLE:	EXISTING CONDITIONS PLAN
SHEET:	3 of 16

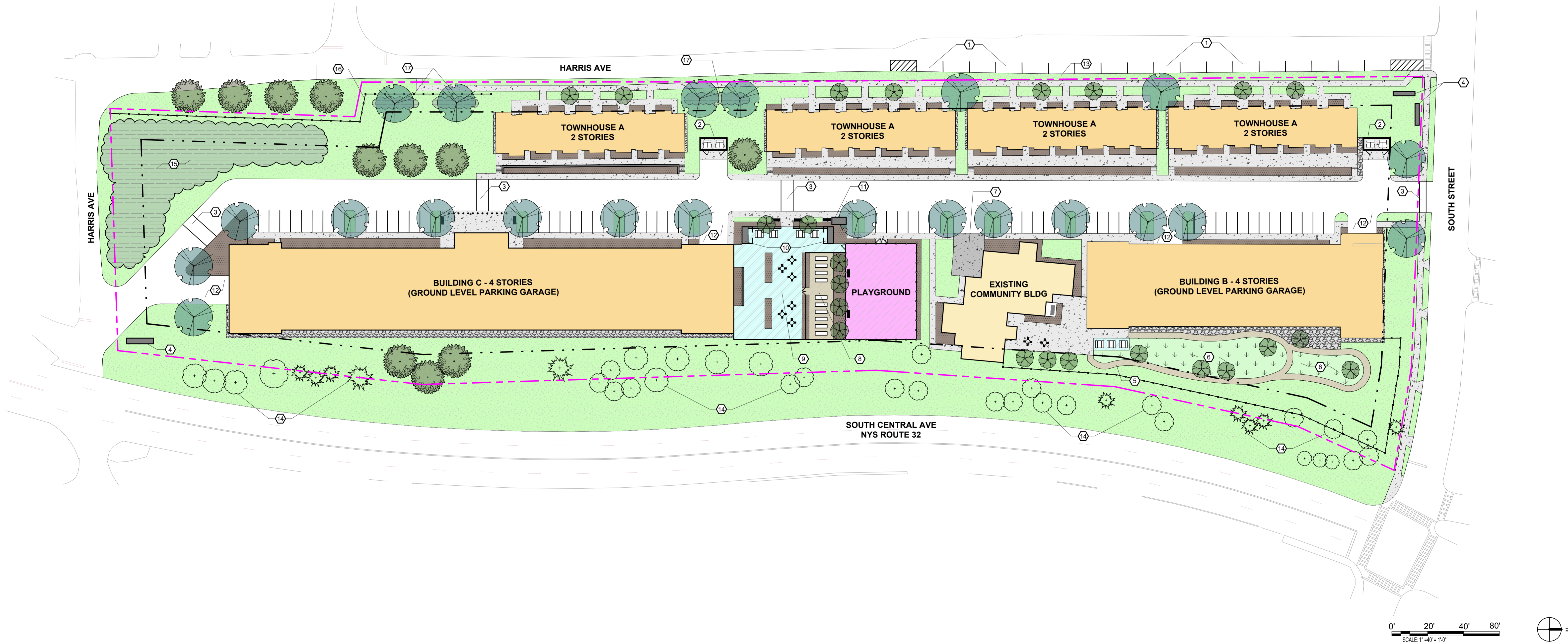


- LEGEND:**
- CB denotes Catch Basin
 - CBR denotes Catch Basin (Round)
 - CBDI denotes Catch Basin with Drop Inlet
 - EDP denotes Edge of Pavement
 - FOCC denotes Face of Concrete Curb
 - FOGC denotes Face of Granite Curb
 - GV denotes Gate Valve (Water)
 - GSV denotes Gas Valve
 - GSP denotes Gas Stand Pipe
 - HMS denotes Historical Marker Sign
 - HYD denotes Fire Hydrant
 - IPF denotes Iron Pipe Found
 - IRF denotes Iron Rod Found
 - LP denotes Light Pole
 - MB denotes Mailbox
 - MH denotes Manhole
 - MHU denotes Unknown Manhole
 - NPS denotes No Parking Sign
 - NYSEG denotes Utility Pole (NYSEG)
 - NYT denotes Utility Pole (NYT)
 - OLP denotes Ornamental Light Post
 - OHUL denotes Overhead Utility Lines
 - OHTSL denotes Overhead Traffic Signal Line
 - PWS denotes Pet Waste Station
 - RPS denotes Reserved Parking Sign
 - SAMH denotes Sanitary Sewer Manhole
 - SLS denotes Speed Limit Sign
 - SS denotes Street Sign
 - STMH denotes Storm Sewer Manhole
 - STS denotes Stop Sign
 - TCMF denotes Triangular Concrete Monument Found
 - TSD denotes Traffic Signal Box
 - TSP denotes Traffic Signal Pole
 - UP denotes Utility Pole
 - WS denotes Water Shut-off
 - 116- denotes Existing 2' Topographic Major Contour
 - 112- denotes Existing 2' Topographic Minor Contour
 - C- denotes Underground Communications Line
 - E- denotes Underground Electrical Line
 - G- denotes Underground Gas Line
 - SS- denotes Underground Sanitary Sewer Line
 - S- denotes Underground Storm Sewer Line
 - W- denotes Underground Water Line



ROAD AS DEDICATED TO THE CITY OF MECHANICVILLE BOOK 578 OF DEEDS A PAGE 66

LANDSCAPE KEYNOTES	
NO.	DESCRIPTION
1	STREET PARKING
2	DUMPSTER ENCLOSURE WITH DECORATIVE CMU
3	RAISED SPEED TABLE
4	PROPOSED ENTRY SIGNAGE
5	DOG WALKING TRAIL
6	STORMWATER AREA
7	REINFORCED CONCRETE DRIVE
8	COMMUNITY GARDEN
9	COMMUNITY COURTYARD
10	GRILL COUNTERTOP WITH SHADE STRUCUTRE AND PICNIC AREA
11	BUS SHELTER
12	ACCESS DRIVE FOR BELOW BUILD PARKING
13	UTILITY LAWN STRIP
14	DOT OWNED LANDSCAPE BUFFER
15	EXISTING VEGETATION TO REMAIN
16	RAIL AND POST FENCE
17	FORSYTHIA HEDGE SCREEN



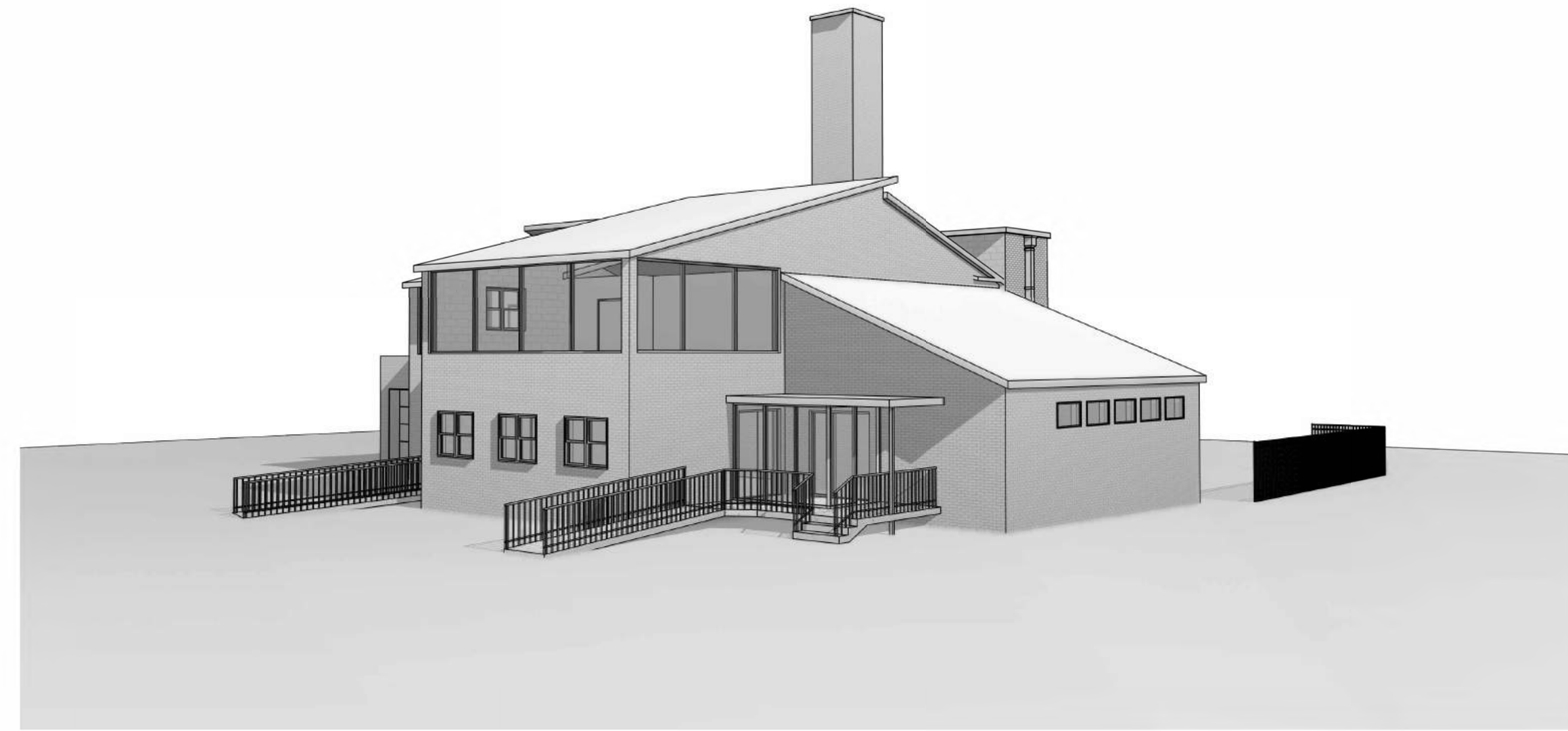
ILLUSTRATIVE SITE PLAN

Mechanicville Housing Authority - John S. Moore

5/29/26



Existing Admin Building - John S. Moore

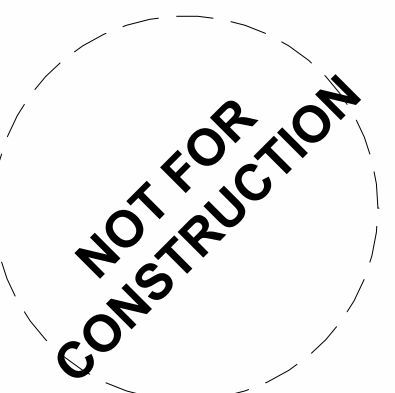


Schematic Design 05/08/2026

Mechanicville, NY

SWBR Project # 25191.00

DRAWING INDEX	
SHEET NO.	SHEET NAME
01-General	
G-000	COVER SHEET
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G-003	HCR AREA PLANS
G-100	NEIGHBORHOOD MAP
04-Architectural	
A-101	FIRST FLOOR PLAN
A-102	SECOND FLOOR PLAN
A-103	ROOF PLAN
A-201	EXTERIOR ELEVATIONS AND DETAILS
A-310	WALL SECTIONS AND DETAILS



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Drawn By: JMD
Checked By: BGD
Project Manager: BGD

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Revisions

Existing Admin Building - John S. Moore
SWBR Project Number 25191.00

Mechanicville Housing Authority
2 Harris Ave
Mechanicville, NY 12118

G-000

COVER SHEET

05/08/2026
Schematic Design

Energy Consultant

Sustainable Comfort
55 Linden Street
Worcester, MA 01609
508 769 5601

Civil Engineer

Environmental Design Partnership
900 NY-146
Clifton Park, NY 12065
518 371 7621

MEP Engineer

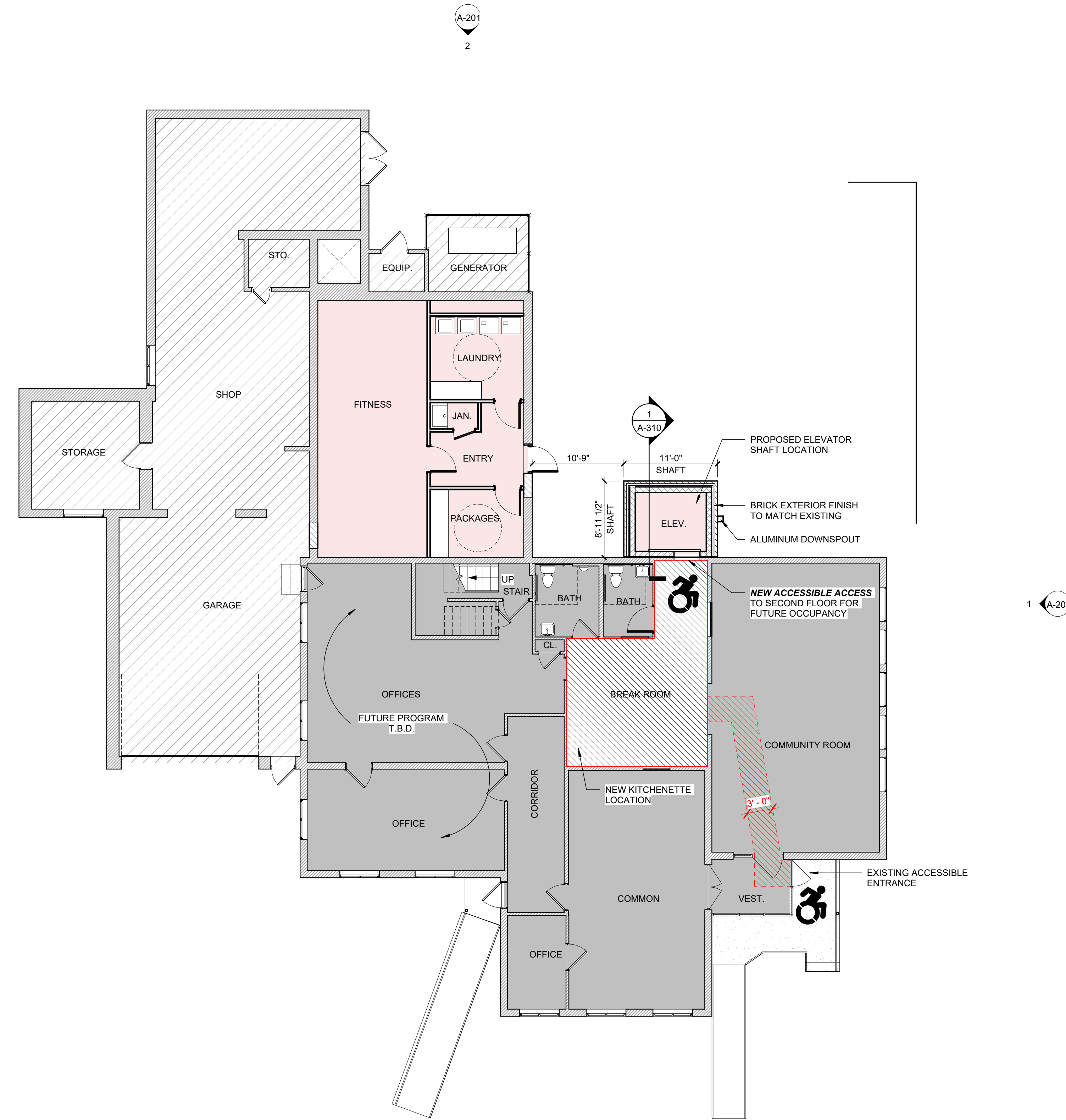
Hesnor Engineering
136 Everett Rd.
Albany, NY 12205
518 689 2030

Structural Engineer

Jensen/BRV Engineering
1653 East Maint St.
Rochester, NY 14609
585 482 8130

Architect, Interior Designer & Landscape Architect

SWBR
283 River Street
Troy, NY 12180
518 618 0900



SCOPE OF WORK LEGEND

- FIRST FLOOR NEW FIXTURES AND FINISHES - 2,854 SF
- FIRST FLOOR NEW PROGRAM - 819 SF
- NOT IN SCOPE - 1,939 SF

1 FIRST FLOOR PLAN
1/8" = 1'-0"

NOT FOR CONSTRUCTION

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Checked By: BGD
Project Manager: BGD

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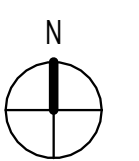
Existing Admin Building - John S. Moore
SWBR Project Number 25191.00

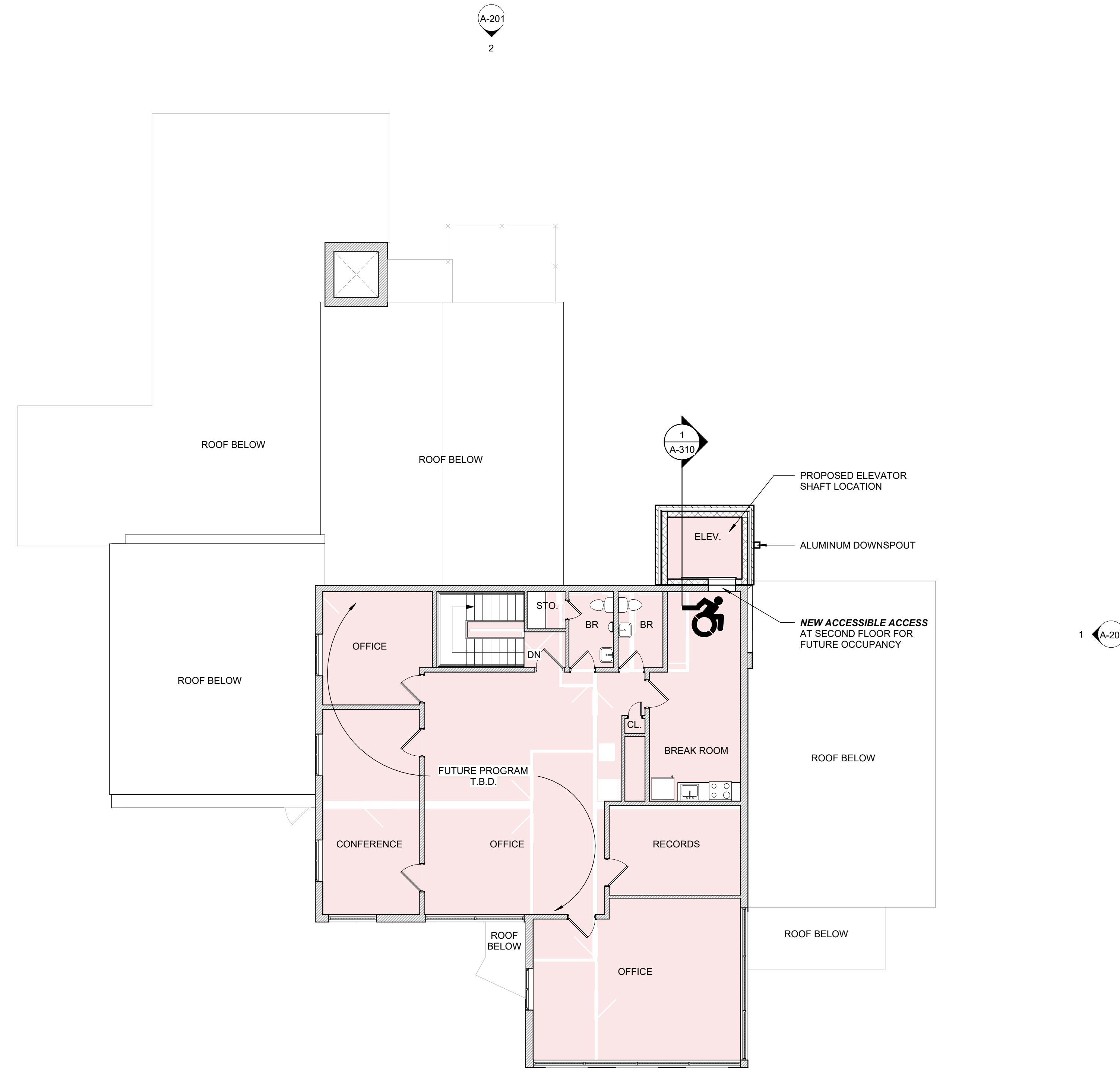
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2 Harris Ave
Mechanicville, NY 12118

A-101

FIRST FLOOR PLAN

05/08/2026
Schematic Design





SCOPE OF WORK LEGEND

- SECOND FLOOR NEW FIXTURES AND FINISHES - 2,069 SF
- SECOND FLOOR NEW PROGRAM - 60 SF

1 SECOND FLOOR PLAN
1/8" = 1'-0"

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No.	Description

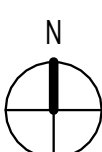
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SWBR Project Number 25191.00

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2 Harris Ave
Mechanicville, NY 12118

A-102

SECOND FLOOR PLAN

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Building 'A' - John S. Moore

Schematic Design

05/29/2026

Mechanicville, NY

SWBR Project # 25191.00

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A-102	ROOF PLAN
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A-201	EXTERIOR ELEVATIONS
A-310	WALL SECTIONS AND DETAILS

BUILDING A1 - UNIT MATRIX			
UNIT TYPE	1ST FLOOR	2ND FLOOR	TOTAL
3 BEDROOM - HVI	-	-	-
3 BEDROOM - TYPE 'A'	-	-	-
3 BEDROOM - TYPE 'B'	6	6	6
4 BEDROOM - HVI	-	-	-
4 BEDROOM - TYPE 'A'	-	-	-
4 BEDROOM - TYPE 'B'	1	1	1
	7	7	7
GRAND TOTAL = 7 UNITS			

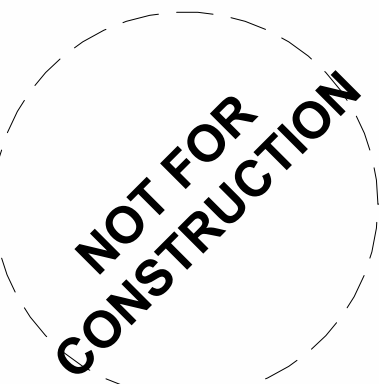
BUILDING A2 - UNIT MATRIX			
UNIT TYPE	1ST FLOOR	2ND FLOOR	TOTAL
3 BEDROOM - HVI	-	-	-
3 BEDROOM - TYPE 'A'	-	-	-
3 BEDROOM - TYPE 'B'	6	6	6
4 BEDROOM - HVI	-	-	-
4 BEDROOM - TYPE 'A'	-	-	-
4 BEDROOM - TYPE 'B'	1	1	1
	7	7	7
GRAND TOTAL = 7 UNITS			

BUILDING A3 - UNIT MATRIX			
UNIT TYPE	1ST FLOOR	2ND FLOOR	TOTAL
3 BEDROOM - HVI	-	-	-
3 BEDROOM - TYPE 'A'	-	-	-
3 BEDROOM - TYPE 'B'	6	6	6
4 BEDROOM - HVI	-	-	-
4 BEDROOM - TYPE 'A'	-	-	-
4 BEDROOM - TYPE 'B'	1	1	1
	7	7	7
GRAND TOTAL = 7 UNITS			

BUILDING A4 - UNIT MATRIX			
UNIT TYPE	1ST FLOOR	2ND FLOOR	TOTAL
3 BEDROOM - HVI	-	-	-
3 BEDROOM - TYPE 'A'	-	-	-
3 BEDROOM - TYPE 'B'	6	6	6
4 BEDROOM - HVI	-	-	-
4 BEDROOM - TYPE 'A'	-	-	-
4 BEDROOM - TYPE 'B'	1	1	1
	7	7	7
GRAND TOTAL = 7 UNITS			

BUILDING A - CODE INFORMATION	
2 STORY WOOD FRAME CONSTRUCTION	
CONSTRUCTION TYPE: VB	
OCCUPANCY: R-2	
MAX FIRE ALLOWABLE FIRE AREA: 7,000 SF	
SPRINKLER SYSTEM: NFPA 13R	

GROSS AREAS	
LEVEL	AREA (SF)
LEVEL 1	4,677 SF
LEVEL 2	4,244 SF
GRAND TOTAL	8,922 SF



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Checked By: BGD
Project Manager: BGD

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Revisions

Building 'A' - John S. Moore
SWBR Project Number 25191.00

Mechanicville Housing Authority
2 Harris Ave
Mechanicville, NY 12118

G-000

COVER SHEET

05/29/2026
Schematic Design

Energy Consultant

Sustainable Comfort
55 Linden Street
Worcester, MA 01609
508 769 5601

Civil Engineer

Environmental Design Partnership
900 NY-146
Clifton Park, NY 12065
518 371 7621

MEP Engineer

Hesnor Engineering
136 Everett Rd.
Albany, NY 12205
518 689 2030

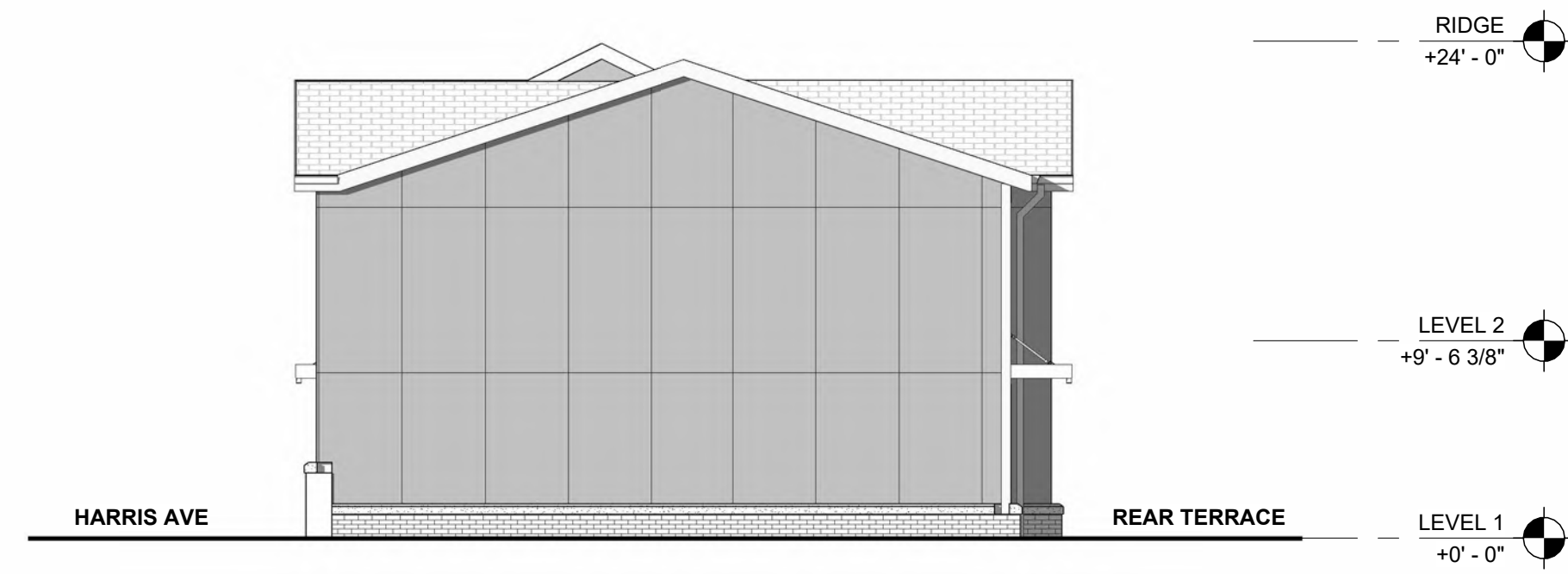
Structural Engineer

Jensen/BRV Engineering
1653 East Maint St.
Rochester, NY 14609
585 482 8130

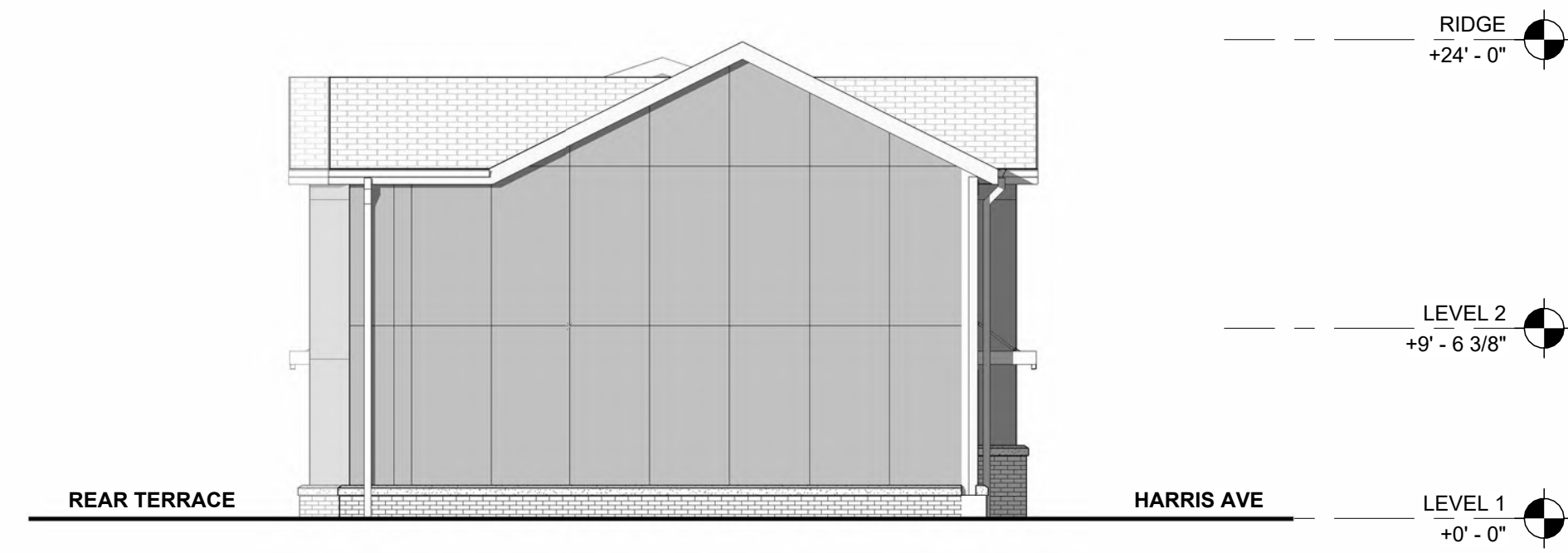
Architect, Interior Designer & Landscape Architect

SWBR
283 River Street
Troy, NY 12180
518 618 0900

ELEVATION KEY NOTES	
NO.	DESCRIPTION
1	MASONRY WALL BASE W/ PRECAST WATERTABLE
2	FIBER CEMENT 'LAP SIDING', 6" EXPOSURE
3	SINGLE HUNG FIBERGLASS WINDOW WITH 1X PVC EXTERIOR CASING AND SILL, TYP.
4	1X PVC TRIM AND FASCIA BOARDS
5	ALUMINUM GUTTER AND LEADER, TYP.
6	ASPHALT SHINGLE ROOF
7	PREFAB. METAL CANOPY
8	METAL PANELS, 4' X 8'



4 EXTERIOR ELEVATION - SOUTH
1/8" = 1'-0"



3 EXTERIOR ELEVATION - NORTH
1/8" = 1'-0"



2 EXTERIOR ELEVATION - EAST (REAR TERRACE)
1/8" = 1'-0"



1 EXTERIOR ELEVATION - WEST (HARRIS AVE)
1/8" = 1'-0"

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Building 'A' - John S. Moore
SWBR Project Number 25191.00

Mechanicville Housing Authority
2 Harris Ave
Mechanicville, NY 12118

A-201

EXTERIOR ELEVATIONS

05/29/2026
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JOHN S MOORE REVITALIZATION BUILDING A NORTH & SOUTH ELEVATIONS



Building 'B' - John S. Moore



Schematic Design 05/22/2026

Mechanicville, NY

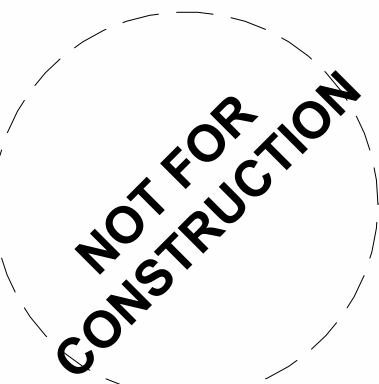
SWBR Project # 25191.00

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BUILDING B - UNIT MATRIX					
UNIT TYPE	1ST FLOOR	2ND FLOOR	3RD FLOOR	4TH FLOOR	4TH FLOOR
2 BEDROOM - HVI	1	-	-	-	1
2 BEDROOM - TYPE 'A'	2	2	1	5	
2 BEDROOM - TYPE 'B'	7	8	9	24	
3 BEDROOM - HVI	-	-	-	-	
3 BEDROOM - TYPE 'A'	-	-	-	-	
3 BEDROOM - TYPE 'B'	1	1	1	3	
4 BEDROOM - HVI	-	-	-	-	
4 BEDROOM - TYPE 'A'	1	1	-	2	
4 BEDROOM - TYPE 'B'	1	1	-	2	
TOTAL	13	13	11	37	
GRAND TOTAL = 37 UNITS					

BUILDING B - CODE INFORMATION	
3 STORY WOOD FRAME ATOP 1 STORY CONCRETE PODIUM	
CONSTRUCTION TYPE: VB (3 STORY) IA (1 STORY PODIUM)	
OCCUPANCY: R-2 (3 STORY) S-1 / t.b.d. (1 STORY PODIUM)	
MAX FIRE ALLOWABLE FIRE AREA (VB): 26,250 SF MAX FIRE ALLOWABLE FIRE AREA (IA): UL SF	
SPRINKLER SYSTEM: NFPA 13	

GROSS AREAS	
LEVEL	AREA (SF)
LEVEL 1	16,597 SF
LEVEL 2	15,467 SF
LEVEL 3	15,467 SF
LEVEL 4	12,655 SF
GRAND TOTAL	60,187 SF



HCR SHARS NO.:

Drawn By: JMD
Checked By: BGD
Project Manager: BGD

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Revisions

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SWBR Project Number 25191.00

Mechanicville Housing Authority
2 Harris Ave,
Mechanicville, NY 12118

G-000

COVER SHEET

05/22/2026
Schematic Design

Energy Consultant

Sustainable Comfort
55 Linden Street
Worcester, MA 01609
508 769 5601

Civil Engineer

Environmental Design Partnership
900 NY-146
Clifton Park, NY 12065
518 371 7621

MEP Engineer

Hesnor Engineering
136 Everett Rd.
Albany, NY 12205
518 689 2030

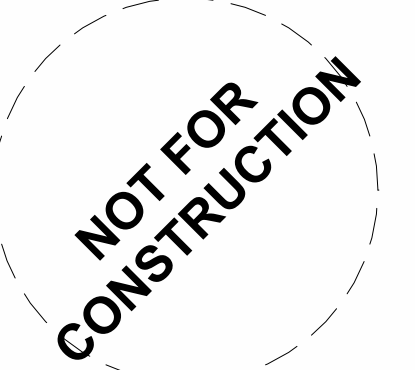
Structural Engineer

Jensen/BRV Engineering
1653 East Maint St.
Rochester, NY 14609
585 482 8130

Architect, Interior Designer & Landscape Architect

SWBR
283 River Street
Troy, NY 12180
518 618 0900

ELEVATION KEY NOTES		SHOWN AS:
NO.	DESCRIPTION	
1	MASONRY WALL W/ PRECAST WATERTABLE	
2	FIBER CEMENT LAP SIDING, 6" EXPOSURE	
3	SINGLE HUNG VINYL WINDOW WITH 1X PVC EXTERIOR CASING AND SILL, TYP.	
4	1X PVC TRIM AND FASCIA BOARDS	
5	FIBER CEMENT 'SHAKES'	
6	ASPHALT SHINGLE ROOF	
7	STOREFRONT GLAZING SYSTEM	
8	FIBER CEMENT PANELS, 4' X 8'	
9	PVC CORNICE PROFILE	
10	OPEN AIR METAL SCREENING FOR NATURALLY VENTED PARKING GARAGE	
11	LARGE FORMAT MASONRY	
12	PREFAB. METAL CANOPY	



HCR SHARS NO.:

Drawn By: JMD
Checked By: BGD
Project Manager: BGD

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Revisions

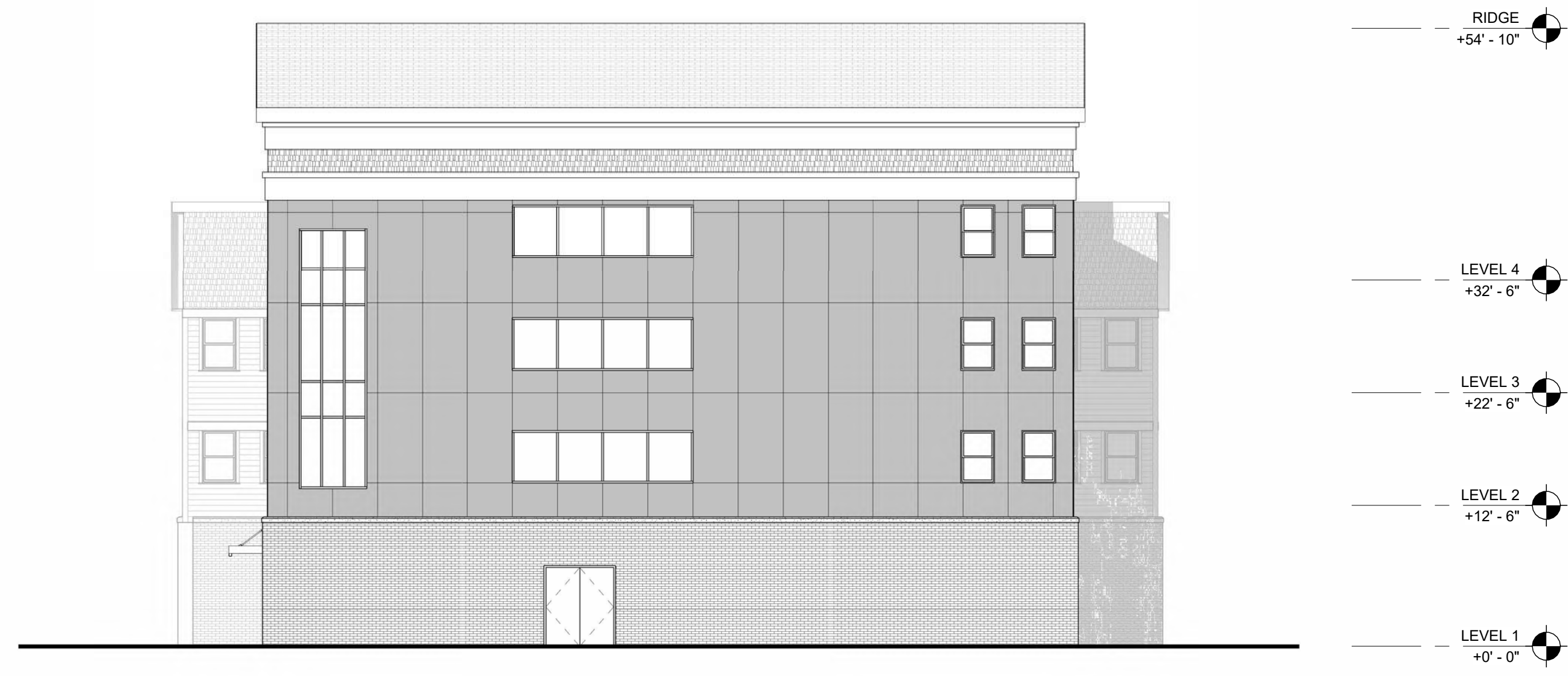
Building 'B' - John S. Moore
SWBR Project Number 25191.00

Mechanicville Housing Authority
2 Harris Ave,
Mechanicville, NY 12118

A-201

EXTERIOR ELEVATIONS

05/22/2026
Schematic Design

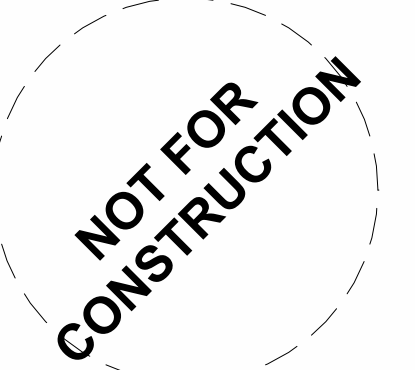


3 EXTERIOR ELEVATION - SOUTH
1" = 10'-0"



1 EXTERIOR ELEVATION - WEST
1" = 10'-0"

ELEVATION KEY NOTES		SHOWN AS:
NO.	DESCRIPTION	
1	MASONRY WALL W/ PRECAST WATERTABLE	
2	FIBER CEMENT LAP SIDING, 6" EXPOSURE	
3	SINGLE HUNG VINYL WINDOW WITH 1X PVC EXTERIOR CASING AND SILL, TYP.	
4	1X PVC TRIM AND FASCIA BOARDS	
5	FIBER CEMENT 'SHAKES'	
6	ASPHALT SHINGLE ROOF	
7	STOREFRONT GLAZING SYSTEM	
8	FIBER CEMENT PANELS, 4' X 8'	
9	PVC CORNICE PROFILE	
10	OPEN AIR METAL SCREENING FOR NATURALLY VENTED PARKING GARAGE	
11	LARGE FORMAT MASONRY	
12	PREFAB. METAL CANOPY	



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Revisions

NO.	DESCRIPTION

Building 'B' - John S. Moore
SWBR Project Number 25191.00

Mechanicville Housing Authority
2 Harris Ave,
Mechanicville, NY 12118

A-202

EXTERIOR ELEVATIONS

05/22/2026
Schematic Design

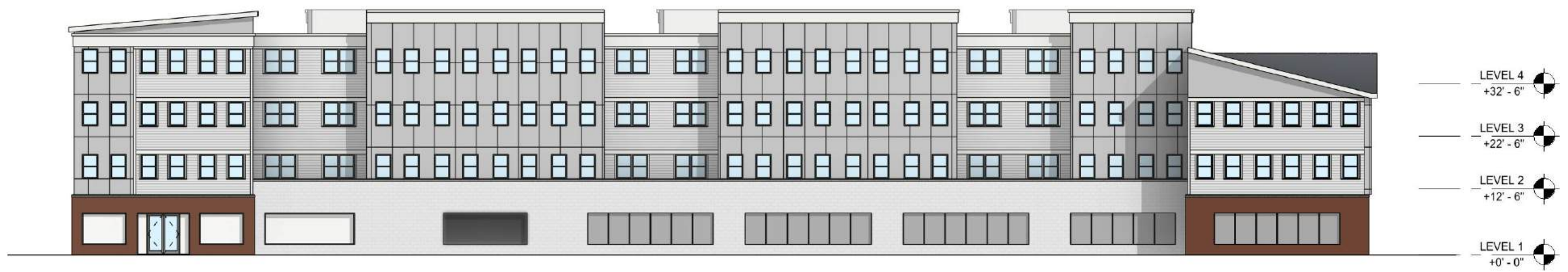


1 EXTERIOR ELEVATION - NORTH
1" = 10'-0"



2 EXTERIOR ELEVATION - EAST
1" = 10'-0"

JOHN S MOORE REVITALIZATION BUILDING B EAST & WEST ELEVATIONS





Building 'C' - John S. Moore

Schematic Design

05/08/2026

Mechanicville, NY

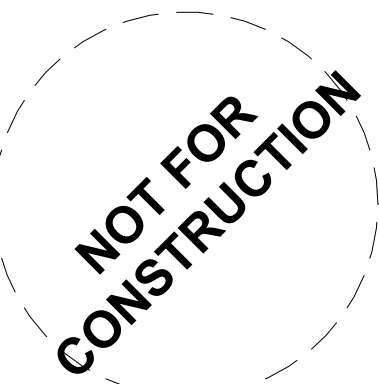
SWBR Project # 25191.00

DRAWING INDEX	
SHEET NO.	SHEET NAME
01-General	
G-000	COVER SHEET
G-002	CODE COMPLIANCE DRAWINGS
G-003	CODE COMPLIANCE DRAWINGS
G-004	HCR AREA PLANS
G-005	HCR AREA PLANS
G-100	NEIGHBORHOOD MAP
04-Architectural	
A-101	FIRST & SECOND FLOOR PLANS
A-102	THIRD & FOURTH FLOOR PLANS
A-103	ROOF PLAN
A-130	ENLARGED UNIT PLANS
A-201	EXTERIOR ELEVATIONS
A-310	WALL SECTIONS AND DETAILS

BUILDING C - UNIT MATRIX					
UNIT TYPE	1ST FLOOR	2ND FLOOR	3RD FLOOR	4TH FLOOR	TOTAL
1 BEDROOM - HVI	-	-	1	-	1
1 BEDROOM - TYPE 'A'	5	4	4	4	13
1 BEDROOM - TYPE 'B'	17	17	18	18	52
2 BEDROOM - HVI	-	-	-	-	-
2 BEDROOM - TYPE 'A'	2	2	1	1	5
2 BEDROOM - TYPE 'B'	5	5	5	5	15
TOTAL	29	29	28	28	86
GRAND TOTAL = 86 UNITS					

BUILDING C - CODE INFORMATION	
3 STORY WOOD FRAME ATOP 1 STORY CONCRETE PODIUM	
CONSTRUCTION TYPE: VB (3 STORY) IA (1 STORY PODIUM)	
OCCUPANCY: R-2 (3 STORY) S-1 (1 STORY PODIUM)	
MAX FIRE ALLOWABLE FIRE AREA (VB): 26,250 SF MAX FIRE ALLOWABLE FIRE AREA (1A): UL SF	
REQUIRED FIRE AREA SEPARATION: 2 HOUR	
SPRINKLER SYSTEM: NFPA 13	

GROSS AREAS	
LEVEL	AREA (SF)
LEVEL 1 (PARKING)	28,541 SF
LEVEL 2	27,543 SF
LEVEL 3	27,017 SF
LEVEL 4	27,017 SF
GRAND TOTAL	110,118 SF



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Revisions

Building 'C' - John S. Moore
SWBR Project Number 25191.00

Mechanicville Housing Authority
2 Harris Ave
Mechanicville, NY 12118

G-000

COVER SHEET

05/08/2026
Schematic Design

Energy Consultant

Sustainable Comfort
55 Linden Street
Worcester, MA 01609
508 769 5601

Civil Engineer

Environmental Design Partnership
900 NY-146
Clifton Park, NY 12065
518 371 7621

MEP Engineer

Hesnor Engineering
136 Everett Rd.
Albany, NY 12205
518 689 2030

Structural Engineer

Jensen/BRV Engineering
1653 East Maint St.
Rochester, NY 14609
585 482 8130

Architect, Interior Designer & Landscape Architect

SWBR
283 River Street
Troy, NY 12180
518 618 0900

ELEVATION KEY NOTES		SHOWN AS:
NO.	DESCRIPTION	
1	MASONRY WALL BASE W/ PRECAST WATERTABLE	
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12	LARGE FORMAT MASONRY	
13	PREFAB. METAL CANOPY	



4 EXTERIOR ELEVATION - SOUTH
1/16" = 1'-0"



3 EXTERIOR ELEVATION - NORTH
1/16" = 1'-0"



2 EXTERIOR ELEVATION - EAST
1/16" = 1'-0"



1 EXTERIOR ELEVATION - WEST
1/16" = 1'-0"

NOT FOR CONSTRUCTION

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EXTERIOR ELEVATIONS

05/08/2026
Schematic Design

JOHN S MOORE REVITALIZATION BUILDING C EAST & WEST ELEVATIONS



LEVEL 4
+32' - 6"

LEVEL 3
+22' - 6"

LEVEL 2
+12' - 6"

LEVEL 1 (PARKING)
+0' - 0"



LEVEL 4
+32' - 6"

LEVEL 3
+22' - 6"

LEVEL 2
+12' - 6"

LEVEL 1 (PARKING)
+0' - 0"

Additional Plan Elements

- **Opportunity for additional special needs housing – veterans, victims of domestic violence, etc.**
- **Improved Security – cameras, controlled access to buildings**
- **Improved public transportation link with bus stop within development**
- **Greatly improved energy efficiency – all-electric buildings, highly efficient heating and cooling system and building envelopes**
- **Rebranding – changing name of John S. Moore project, potentially incorporating the name “Ellsworth” or other names with historic links to Mechanicville**

Representative Building Designs

JOHN S MOORE REVITALIZATION BUILDING DESIGN EXAMPLES

Two-Story Buildings



Three-Story Buildings

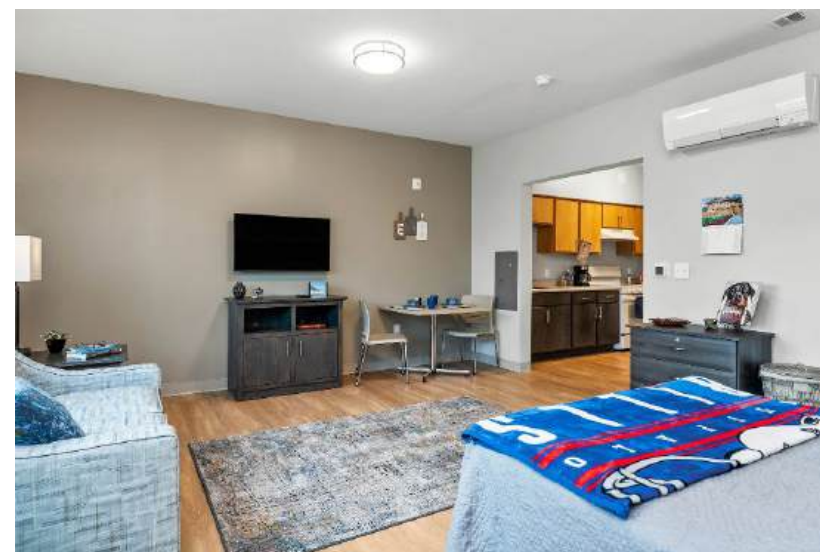


Four-Story Buildings



JOHN S MOORE REVITALIZATION BUILDING DESIGN EXAMPLES

Interiors



Schedule

**JOHN S. MOORE & DAVENPORT ESTATES
REVITALIZATION
PRELIMINARY SCHEDULE**

<i>Current Schedule (Subject to Change)</i>	<i>Anticipated Completion</i>
Resident Planning Process	April 2026
Complete Site Investigations & Initial Cost Estimates	April-July 2026
Funding Applications	2026
Planning / Site Plan Approvals	2026
Construction Closing/Start	Mid – Late 2027
Construction Completion	2029

Questions and Thank You!