

City of Syracuse
Office of Zoning Administration

PROJECT SITE / SITE PLAN (LAKE FRONT) / MULTI-BUILDING / PROJECT PLAN
REVIEW APPLICATION

City Hall Commons - Room 500 * 201 E. Washington Street * Syracuse, NY 13202-1426
315-448-8640 * zoning@syrgov.net * www.syrgov.net/Zoning.aspx

Office Use Filing Date: 10/22/21 Case: PR-21-22 Zoning District: 1A

REQUESTED (Check applicable and briefly describe.)

- Project Site Review: 1970 W Fayette Multi-Use Project
 Site Plan Review (Lake Front):
 Multi-Building Review:
 Project Plan Review:

<u>TAX ASSESSMENT ADDRESS(ES)</u>	<u>TAX MAP ID(S)</u> (000.-00-00.0)	<u>OWNER(S)</u>	<u>DATE ACQUIRED</u>
1) 1970 Fayette St W & St Marks A	112.-25-04.0	1970 W Fayette, LLC	2021
2) 1515 Erie Blvd W & Harbor St	112.-25-01.0	1970 W Fayette, LLC	2021
3) 1501 Erie Blvd W & Harbor St	112.-25-02.0	1970 W Fayette, LLC	2021
4) 1950 Fayette St	111.-10-04.2	1970 W Fayette, LLC	2021
5) 1499 Erie Blvd W	112.-25-03.0	1970 W Fayette, LLC	2021

COMPANION ZONING APPLICATION(S) (List any related City Zoning applications, if applicable, e.g., Resubdivision, Special Permit, Project Site Review, etc.)

- 1) Resubdivision 2) 3)

PROJECT CONSTRUCTION (Check all that apply and briefly describe, as applicable.)

- Demolition (full and partial): demolition of existing 1900sf metal structure.
 New Construction: relocation of existing 1900sf structure.
 Façade (Exterior) Alterations: Updates to exterior facade. See architectural plans.
 Site Changes: alterations to the existing parking lots and hardscape improvement

PROJECT INFORMATION (Briefly describe, as applicable.)

Project Name: 1970 W Fayette Multi-Use Project
Current Land Use(s): Vacant Industrial
Proposed Land Use(s): Commercial
Number of Dwelling Units: -
Days and Hours of Operation: 8 AM - 6 PM
Number of Onsite Parking Spaces: 50 Parking Spaces

PROJECT DESCRIPTION (Provide a brief description of the project, including purpose or need.)

The project includes the renovation of an existing 36,000+/- sf building on the corner of Erie Blvd. West and West Fayette Street. Site improvements will include alterations to the existing parking lots and hardscape improvements for accessibility and truck loading. Other site improvements will include lighting, green space improvements and street plantings. A storm water management system will be provided to meet city and state requirements. Utilities will be modified as necessary to meet the needs of the facility/site and will be designed to meet city code requirements.

City of Syracuse Office of Zoning Administration

PROPERTY OWNER(S) (required)

As listed in Department of Assessment property tax records (<http://syrgov.net/Assessment.aspx> - 315-448-8280). If not listed as the owner, please provide proof of ownership, e.g., a copy of the deed. Attorney's signing on behalf of the owner must include a letter describing the legal arrangement. If the property owner is a Corporation or Organization, the person signing must provide member verification. **Contract purchasers, tenants, architects, engineers, contractors, etc. CANNOT sign on behalf of the owner.**

Scott	Dumas	Managing Partner	1970 W Fayette, LLC		
<i>First Name</i>	<i>Last Name</i>	<i>Title</i>	<i>Company</i>		
208 N. Manlius St		Fayetteville	NY	13066	Phone: 315-877-5113
<i>Street Address</i>	<i>Apt / Suite / Other</i>	<i>City</i>	<i>St</i>	<i>Zip</i>	<i>Email:</i> scottdumas107@gmail.com
* Signature: <i>Scott E. Dumas</i>			Date: 09/03/2021		

<i>First Name</i>	<i>Last Name</i>	<i>Title</i>	<i>Company</i>		
					<i>Phone:</i>
<i>Street Address</i>	<i>Apt / Suite / Other</i>	<i>City</i>	<i>St</i>	<i>Zip</i>	<i>Email:</i>
* Signature:			Date:		

<i>First Name</i>	<i>Last Name</i>	<i>Title</i>	<i>Company</i>		
					<i>Phone:</i>
<i>Street Address</i>	<i>Apt / Suite / Other</i>	<i>City</i>	<i>St</i>	<i>Zip</i>	<i>Email:</i>
* Signature:			Date:		

<i>First Name</i>	<i>Last Name</i>	<i>Title</i>	<i>Company</i>		
					<i>Phone:</i>
<i>Street Address</i>	<i>Apt / Suite / Other</i>	<i>City</i>	<i>St</i>	<i>Zip</i>	<i>Email:</i>
* Signature:			Date:		

*** OWNER SIGNATURE DECLARATION**

I understand that false statements made herein are punishable as a Class A Misdemeanor, pursuant to section 210.45 of the Penal Law of the State of New York. I declare that, subject to the penalties of perjury, any statements made on this application and any attachments are the truth and to the best of my knowledge correct. I also understand that any false statements and/or attachments presented knowingly in connection with this application will be considered null and void.

APPLICANT(S) (if applicable)

Scott	Dumas		1970 WFayette, LLC		
<i>First Name</i>	<i>Last Name</i>	<i>Title</i>	<i>Company</i>		
208 N. Manlius St		Fayetteville	NY	13066	Phone: 315-877-5113
<i>Street Address</i>	<i>Apt / Suite / Other</i>	<i>City</i>	<i>St</i>	<i>Zip</i>	<i>Email:</i> scottdumas107@gmail.com

<i>First Name</i>	<i>Last Name</i>	<i>Title</i>	<i>Company</i>		
					<i>Phone:</i>
<i>Street Address</i>	<i>Apt / Suite / Other</i>	<i>City</i>	<i>St</i>	<i>Zip</i>	<i>Email:</i>

REPRESENTATIVE(S)/CONTACT(S) (if applicable)

Scott	Freeman	Landscape Architec	Keplinger Freeman Associates LLC		
<i>First Name</i>	<i>Last Name</i>	<i>Title</i>	<i>Company</i>		
Scott	109	East Syracuse	NY	13057	Phone: 315-445-7980
<i>Street Address</i>	<i>Apt / Suite / Other</i>	<i>City</i>	<i>St</i>	<i>Zip</i>	<i>Email:</i> sf@keplingerfreeman.com

<i>First Name</i>	<i>Last Name</i>	<i>Title</i>	<i>Company</i>		
					<i>Phone:</i>
<i>Street Address</i>	<i>Apt / Suite / Other</i>	<i>City</i>	<i>St</i>	<i>Zip</i>	<i>Email:</i>

**Project Site / Site Plan (Lake Front) / Multi-Building / Project Plan
Review Application**

INSTRUCTIONS AND REQUIRED SUBMITTALS

Incomplete applications will not be processed.

Applications together with the required submittals below must be submitted in **HARD COPY, SINGLE SIDED** and **NOT BOUND**, to the City of Syracuse Office of Zoning Administration, City Hall Commons – Room 500, 201 East Washington St., Syracuse, NY 13202. E-mailed submissions will not be processed.

Please submit **ONE (1) COPY** of the following:

- APPLICATION** – filled out completely, dated, and **signed by property owner(s) as instructed**.
- STATE ENVIRONMENTAL QUALITY REVIEW ACT (SEQR) ASSESSMENT FORM** (for most applications a Short Form (SEAF) - Part One) – filled out to the best of your ability, dated, and signed.
- MATERIAL AND COLOR SPECIFICATIONS** - catalog cuts / product brochures for all materials and colors. Life size samples or real materials cannot be accepted.
- PHOTOGRAPHS (COLOR)** of the **PROJECT SITE** keyed to a property survey or site plan.
- PHOTOGRAPHS (COLOR)** of the **STREETSCAPE**, including properties adjacent to and across the street from the project site, labeled with addresses and keyed to a property survey or site plan.
- SIGN SUBMISSION FORM**
- APPLICATION FEE** – \$0.

Please submit **THREE (3) FULL-SIZE AND TO-SCALE SETS** for review purposes, and **ONE (1) REDUCED SET** (11X17, or smaller) for copying, of the items listed below. All plans must include a title block with author, date, scale, and Department of Assessment property tax address, and must be an accurate graphic representation of all pertinent information that can be correctly interpreted by any person without additional explanation. Plans do not need to be stamped by a licensed professional unless noted below.

- AS BUILT PROPERTY SURVEY(S)** of all involved properties illustrating **boundaries, easements, and current conditions** including structures, fencing, parking surface, retaining walls (**signed and stamped by a licensed surveyor**).
- SITE PLAN(S)** illustrating site alterations and post project conditions that are/will be different from the As Built Property Survey, as applicable:
 1. **zoning schedule** (density, setbacks, building and parking surface coverage, screening, parking requirements)
 2. **demolitions and post demolition** conditions
 3. **structures, facilities, utilities and drainage**
 4. **parking areas** including surface type, dimensioned spaces, number of spaces, traffic patterns, and coverage
 5. **loading** dock and delivery areas
 6. **dumpsters** and/or trash receptacles
 7. **landscaping** including type, height, and number of plantings
 8. **screening/fencing** including type and height for parking, dumpsters, and site
 9. **lighting** including structure heights and luminaries wattage
 10. **ground signs**
 11. **STREET rights-of-way** conditions, existing and proposed, including curb cuts, driveways, sidewalks, and plantings
 12. **ENROACHMENTS**, existing or proposed, into the City rights-of-way including stairs, signs, and awning
- EXTERIOR BUILDING ELEVATIONS** with all dimensions, materials, and colors clearly illustrated and noted. (Schematics or color renderings can be submitted in addition to elevation drawings (plans), if available.)

- FLOOR PLANS** for new construction, additions, and change of zoning use/building occupancies with square footages clearly label for land uses.

Commercial Layouts

1. Customer areas
2. Employee areas
3. Storage areas and restrooms
4. Office space
5. Counters, tables, chairs, booths
6. Stages, dance floors, DJ booths
7. Shelving and display areas
8. All kitchen equipment
9. Coolers, freezers, etc
10. Vending machines, amusement games, etc

Residential Layouts (Dwelling units)

1. Common areas (living and dining room, kitchen)
2. Bathrooms, hallways and closets
3. Bedrooms

Short Environmental Assessment Form

Part 1 - Project Information

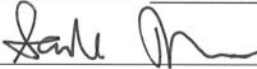
Instructions for Completing

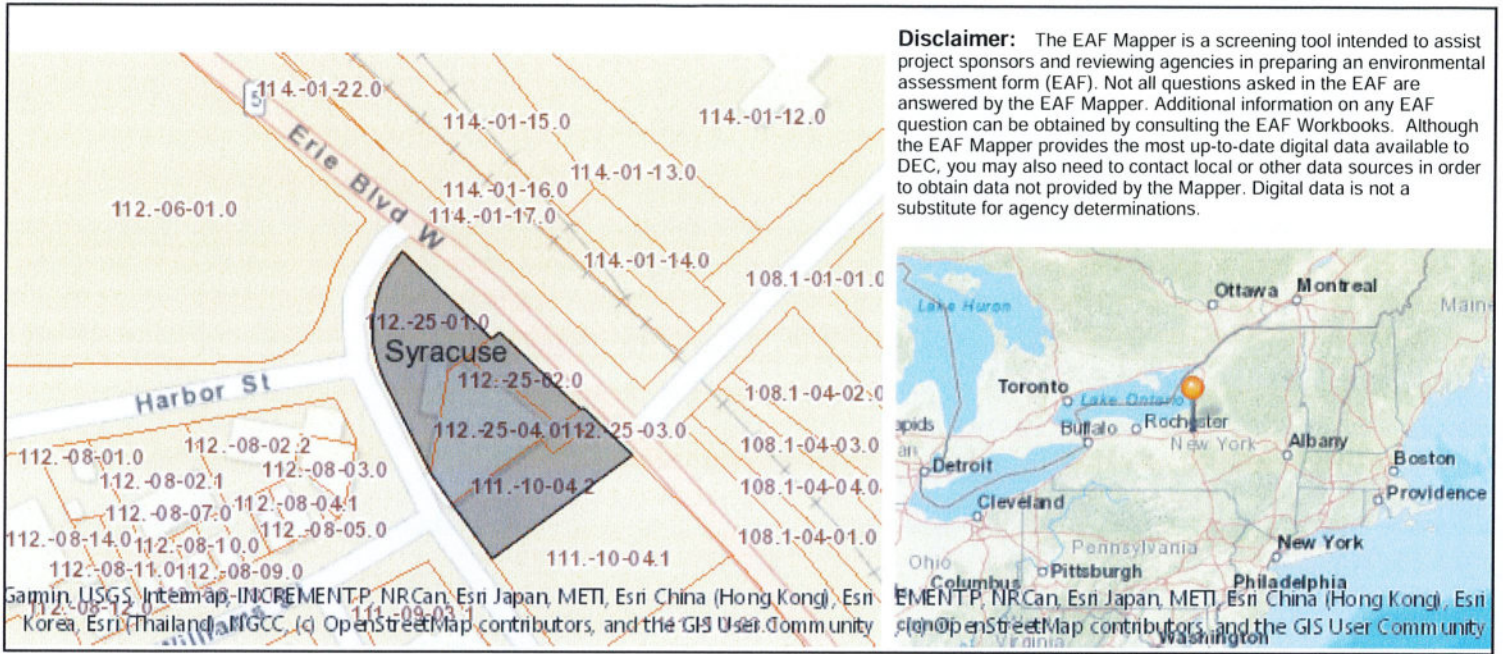
Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information				
Name of Action or Project: 1970 W Fayette, LLC Multi-Use Project				
Project Location (describe, and attach a location map): 1970 W. Fayette, Corner of Erie Blvd West and West Fayette Street (Tax Map ID: 112.-25-01.0; 112.-25-02.0; 112.-25-04.0, 111.-10-04.2, 112.-25-03.)				
Brief Description of Proposed Action: The project includes the renovation of an existing 36,000+/- sf building on the corner of Erie Blvd. West and West Fayette Street. Site improvements will include alterations to the existing parking lots and hardscape improvements for accessibility and truck loading. Other site improvements will include lighting, green space improvements and street plantings. A storm water management system will be provided to meet city and state requirements. Utilities will be modified as necessary to meet the needs of the facility/site and will be designed to meet city code requirements. A subdivision is required to combine 5 separate lots into 1.				
Name of Applicant or Sponsor: 1970 WFayette, LLC.		Telephone: 315-877-5113 E-Mail: scottdumas107@gmail.com		
Address: 208 N. Manlius Street				
City/PO: Fayetteville		State: NY	Zip Code: 13066	
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input type="checkbox"/>	YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: City of Syracuse PB, OCWA, OCDWEP			NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		1.352 acres		
b. Total acreage to be physically disturbed?		.93+/- acres		
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		1.352 acres		
4. Check all land uses that occur on, are adjoining or near the proposed action:				
5. <input checked="" type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input checked="" type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify): <input type="checkbox"/> Parkland				

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Are public transportation services available at or near the site of the proposed action?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____ _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency? b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
	<input type="checkbox"/>	<input type="checkbox"/>	

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:			
<input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input checked="" type="checkbox"/> Urban <input type="checkbox"/> Suburban			
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?		NO	YES
Lake Sturgeon, Bald Eagle		<input type="checkbox"/>	<input checked="" type="checkbox"/>
16. Is the project site located in the 100-year flood plan?		NO	YES
		<input checked="" type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources?		NO	YES
If Yes,		<input type="checkbox"/>	<input checked="" type="checkbox"/>
a. Will storm water discharges flow to adjacent properties?		<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?		<input type="checkbox"/>	<input checked="" type="checkbox"/>
If Yes, briefly describe:			
<hr/> Storm water will be directed to drainage structures and treated on site before exiting to municipal storm system. <hr/>			
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)?		NO	YES
If Yes, explain the purpose and size of the impoundment: <hr/> <hr/>		<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?		NO	YES
If Yes, describe: <hr/> <hr/>		<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?		NO	YES
If Yes, describe: <hr/> unknown <hr/>		<input type="checkbox"/>	<input checked="" type="checkbox"/>
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE			
Applicant/sponsor/name: <u>Scott Freeman</u> Date: <u>09/03/2021</u>			
Signature:  Title: <u>Landscape Architect</u>			



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Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	Yes
Part 1 / Question 12b [Archeological Sites]	Yes
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	Yes
Part 1 / Question 15 [Threatened or Endangered Animal - Name]	Lake Sturgeon, Bald Eagle
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	Yes



Pella®
Reserve™
Traditional

Double-
Hung



Photograph(s):
© David Sundberg / Esto

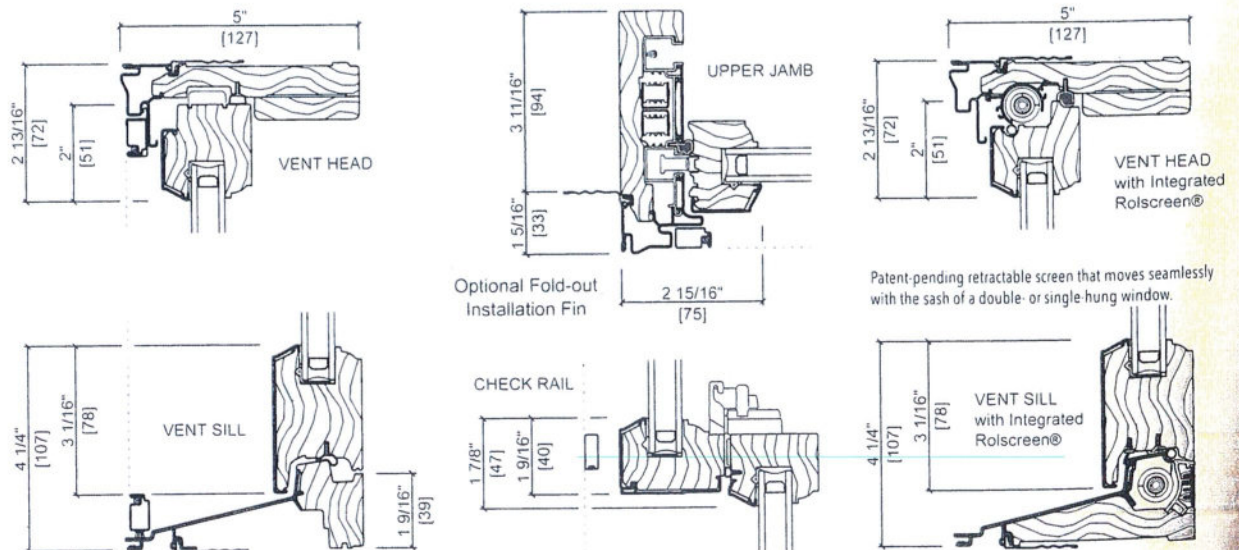
Air, Water, & Structural Performance	Performance Class & Grade Rating	Water Penetration Resistance	Air Infiltration	Design Pressure	Forced Entry
	H-CW30 - CW50	4.6 - 7.5 psf	.11	30 - 50 psf	10

Thermal Performance Vent Units 1 1/16" glass thickness	Type of Glazing (Argon fill)	U-Factor	SHGC	VLT %	CR	Energy Star® Capable
	Advanced Low-E IG	0.28 - 0.30	0.25 - 0.28	0.47 - 0.54	59 - 60	NC, SC, S
	SunDefense™ Low-E IG	0.28 - 0.29	0.19 - 0.21	0.44 - 0.50	60	NC, SC, S
	AdvancedComfort Low-E IG	0.25 - 0.26	0.25 - 0.28	0.46 - 0.52	49	N, NC, SC, S
	NaturalSun Low-E IG	0.29 - 0.30	0.47 - 0.53	0.54 - 0.61	59	N

Sound Performance	Frame Size Tested	Type of Glazing	Integral Grilles		Removable or No Grilles		
			STC	OITC	STC	OITC	
	Vent; 45" x 65"	1 1/16" Overall glazing thickness	2.5mm / 2.5mm glass	29	26	28	24
			5mm / 3mm glass	32	29	31	27
		3mm / 6.1mm Laminated glass	35	30	-	-	

Code Approvals: Hallmark Certified, FPAS#: 20675; TDI#: Win-2174

See the Performance section to learn more about performance standards and ratings. Performance varies based on actual product attributes



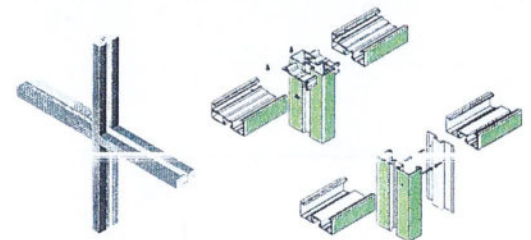
Other frame types are available. Not to scale. All dimensions are approximate



SERIES 401 STOREFRONT FRAMING



Shear Block • Screw Spline • Can Receptor
 Series 401 is an economical 1-3/4" X 4-1/2" flush glaze system available in both shear block and screw spline fabrication methods. Series 401 Storefront can accommodate all standard 1 3/4" and 2" entrances as well as WV410 vents. Vertical mullions will accept steel reinforcement to enhance structural performance.



STRUCTURAL LOAD

(ASTM E330)

VISIT EFCOCORP.COM



WATER RESISTANCE

(ASTM E547 & E331)

SCREW SPLINE: 12 PSF
 SHEAR BLOCK: 10 PSF



AIR INFILTRATION

(ASTM E283)

<0.06 CFM/FT²



CRF

(AAMA 1503)

N/A



U-FACTOR*

(ANSI-NFRC 100:200)

N/A



OITC*

(ASTM E90 & E413)

SCREW SPLINE: 26



STC*

(ASTM E90 & E413)

SCREW SPLINE: 26



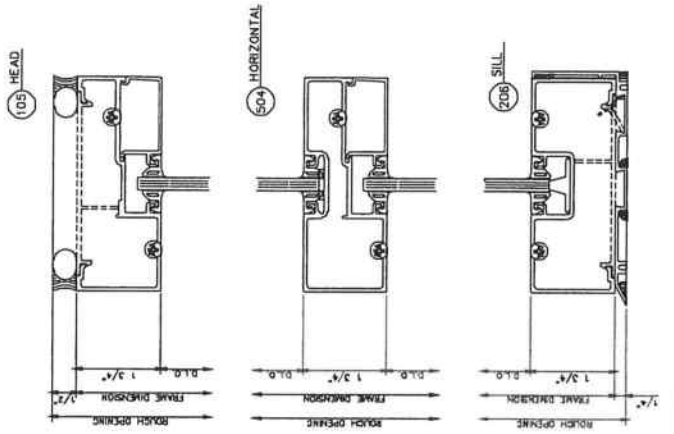
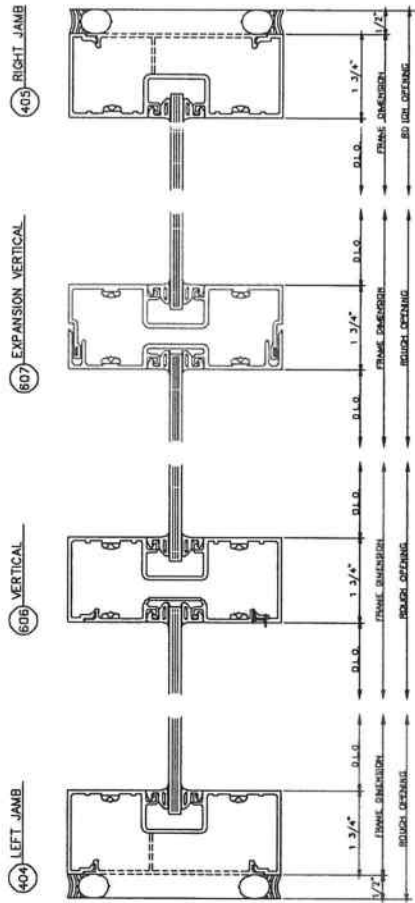
STANDARD FEATURES

- Two fabrication / erection options (screw spline, shear block)
- Open back and shear block door frames with transom bars and rubber weather stripping
- The same glazing gasket used for exterior and interior
- Accommodates from 3/16" to 3/8" glazing
- 2-way corner mullions (90° & 135°)
- 3-way corner mullions (T-mullions)
- 0° - 15° and 15° - 30° variable mullions
- Various height intermediate horizontals and sills
- Accessory line of perimeter anchors, pocket fillers, and door adaptors, etc.
- Anodized and painted finishes available

* Performance dependent on glass selection. Please contact your EFCO sales rep for project specific performance.

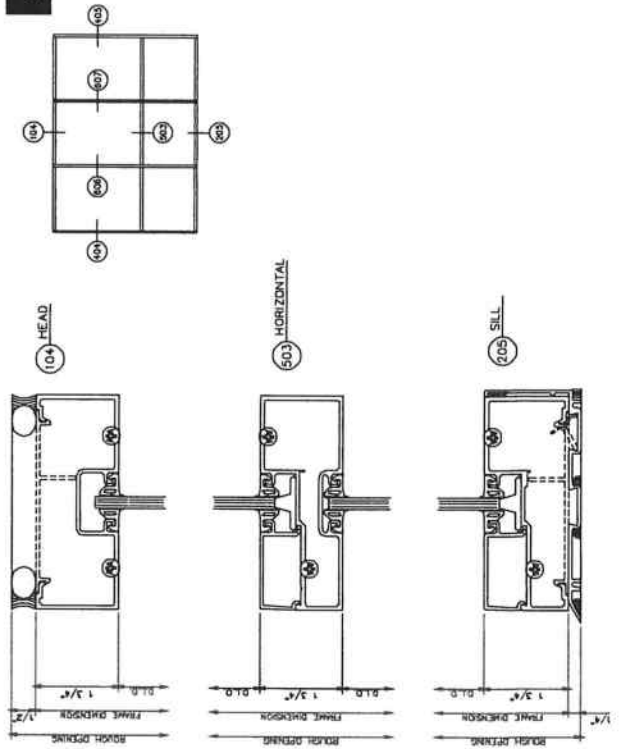
401 Screw Spline Inside Glazed

1 3/4" x 4 1/2"



401 Screw Spline Outside Glazed

1 3/4" x 4 1/2"





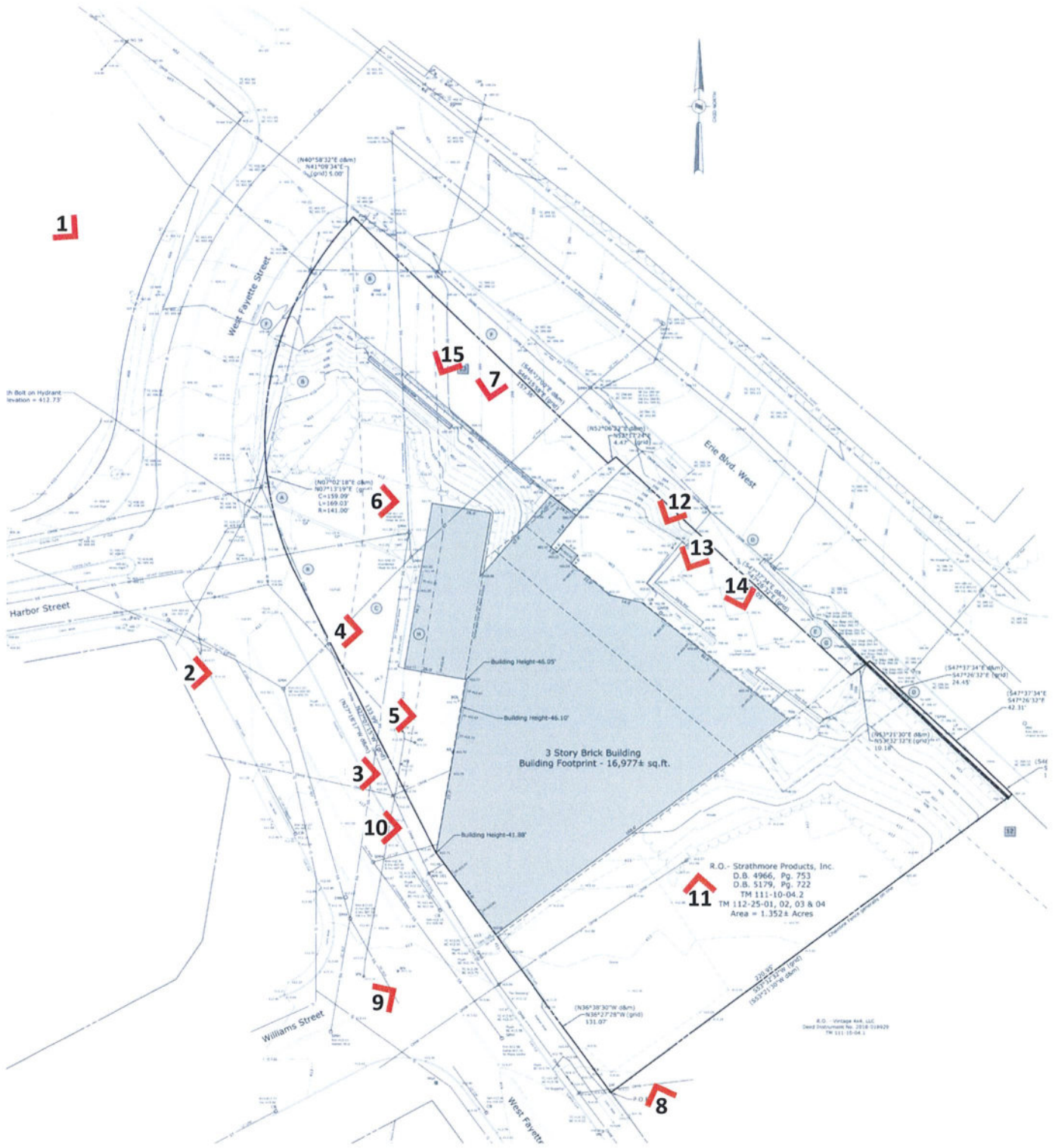
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239 E. Water Street - 2nd Fl.
Syracuse, New York 13202
www.in-ARCHITECTS.com

THE GERE BLOCK
1970 W FAYETTE ST
SYRACUSE, NEW YORK

PHOTO PACKAGE

MAY 26TH, 2021
#20046





ARCHITECTS

239 E. Water Street - 2nd Fl.
Syracuse, New York 13202

www.in-ARCHITECTS.com

THE GERE BLOCK
SYRACUSE, NY, ONONDAGA COUNTY

JIM KNITTEL

MAY 2021

1970 W FAYETTE ST, SYRACUSE, NY 13204

DESCRIPTION: VIEW OF WEST FACADE OF
BUILDING FROM W FAYETTE ST

PHOTO NUMBER:

:



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THE GERE BLOCK
SYRACUSE, NY, ONONDAGA COUNTY

JIM KNITTEL

MAY 2021

1970 W FAYETTE ST, SYRACUSE, NY 13204

DESCRIPTION: VIEW OF WEST FACADE OF
BUILDING FROM W FAYETTE ST

PHOTO NUMBER:

2





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Syracuse, New York 13202
www.in-ARCHITECTS.com

THE GERE BLOCK
SYRACUSE, NY, ONONDAGA COUNTY
JIM KNITTEL
MAY 2021
1970 W FAYETTE ST, SYRACUSE, NY 13204

DESCRIPTION: VIEW OF WEST FACADI
OF BUILDING AND SHEI
FROM W FAYETTE S'
PHOTO NUMBER: 4

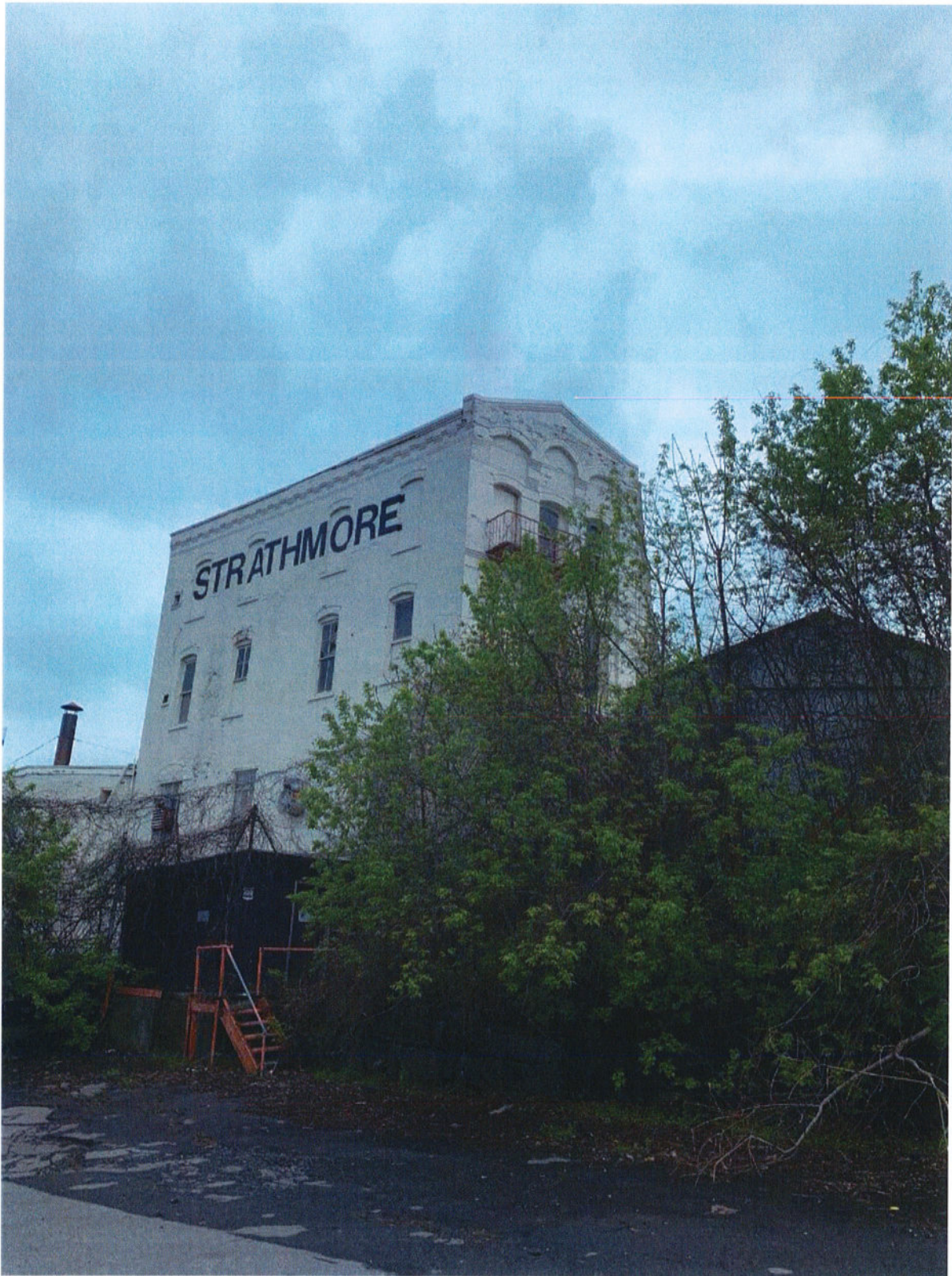


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Syracuse, New York 13202
www.in-ARCHITECTS.com

THE GERE BLOCK
SYRACUSE, NY, ONONDAGA COUNTY
JIM KNITTEL
MAY 2021
1970 W FAYETTE ST, SYRACUSE, NY 13204

DESCRIPTION: EXTERIOR VIEW OF SHEEL
AND LOADING AREA AT WEST
ELEVATION
PHOTO NUMBER: 5





ARCHITECTS
239 E. Water Street - 2nd Fl.
Syracuse, New York 13202
www.in-ARCHITECTS.com

THE GERE BLOCK
SYRACUSE, NY, ONONDAGA COUNTY
JIM KNITTEL
MAY 2021
1970 W FAYETTE ST, SYRACUSE, NY 13204

DESCRIPTION: VIEW OF NORTH WEST
FACADE OF BUILDING FROM
ERIE BLVD WEST
PHOTO NUMBER: 7





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THE GERE BLOCK
SYRACUSE, NY, ONONDAGA COUNTY
JIM KNITTEL
MAY 2021
1970 W FAYETTE ST, SYRACUSE, NY 13204

DESCRIPTION: VIEW OF SOUTH WEST
FACADE OF BUILDING FROM
W FAYETTE ST
PHOTO NUMBER: 9



ARCHITECTS
239 E. Water Street - 2nd Fl.
Syracuse, New York 13202
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THE GERE BLOCK
SYRACUSE, NY, ONONDAGA COUNTY
JIM KNITTEL
MAY 2021
1970 W FAYETTE ST, SYRACUSE, NY 13204

DESCRIPTION: WINDOWS AT WEST FACADI

PHOTO NUMBER: 10





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THE GERE BLOCK
SYRACUSE, NY, ONONDAGA COUNTY
JIM KNITTEL
MAY 2021
1970 W FAYETTE ST, SYRACUSE, NY 13204

DESCRIPTION: VIEW OF ERIE CANAL REMAINS
& NORTH EAST FACADE OF
BUILDING FROM ERIE BLVD WEST

PHOTO NUMBER: 12





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THE GERE BLOCK
SYRACUSE, NY, ONONDAGA COUNTY

JIM KNITTEL

MAY 2021

1970 W FAYETTE ST, SYRACUSE, NY 13204

DESCRIPTION: LOADING AREA AT NORTH
EAST FACADE OF BUILDING
FROM ERIE BLVD WEST

PHOTO NUMBER: 14





LANDSCAPE ARCHITECTURE & LAND PLANNING
 6320 FLY ROAD, SUITE 201, EAST SYRACUSE, NEW YORK 13057
 PHONE: (315) 445-7980 FAX: (315) 445-7981

TRANSMITTAL

DATE: 28 September 2021

TO: City of Syracuse Department of Zoning
 201 E. Washington St., Rm. 500
 Syracuse NY 13202

ATTN: Heather Lamendola, Jeff Harrop

PROJECT: 1970 West Fayette Street
 Syracuse NY

REF. Site Plan Review Submission #1

WE ARE SENDING:	SUBMITTED FOR:	ACTION TAKEN;
<input type="checkbox"/> Shop Drawings	<input type="checkbox"/> Approval	<input type="checkbox"/> Approved as Submitted
<input checked="" type="checkbox"/> Letter	<input checked="" type="checkbox"/> Your Use	<input type="checkbox"/> Approved as Noted
<input type="checkbox"/> Prints	<input type="checkbox"/> As Requested	<input type="checkbox"/> Returned After Loan
<input type="checkbox"/> Change Order	<input checked="" type="checkbox"/> Review and Comment	<input type="checkbox"/> Resubmit
<input checked="" type="checkbox"/> Plans		<input type="checkbox"/> Submit
<input type="checkbox"/> Samples	SENT VIA:	<input type="checkbox"/> Returned
<input type="checkbox"/> Specifications	<input checked="" type="checkbox"/> Attached	<input type="checkbox"/> Returned for Correction
<input type="checkbox"/> Other:	<input type="checkbox"/> Separate Cover Via:	<input type="checkbox"/> Due Date:

ITEM	COPIES	DATE	NUMBER	REV. NO.	DESCRIPTION	STATUS
1	1	09/03/21			Site Plan Application	
2	1	09/03/21			SEQRA	
3	1	-			Material Specifications	
4	1	05/26/21			Building Photo Package	
5	1	09/20/21			Site Photo Plan	
6	4	09/24/20			Survey (1) 11x17 and (3) full size	
7	4	09/20/21			Site Plans (1) 11x17 and (3) full size	
8	4	07/27/20			Architectural Plans (1) 11x17 and (3) full size	
9	1	09/07/21			SWPPP Document	

REMARKS:

Documents submitted for Site Plan Review. Additional Documents can be sent via email from nl@keplingerfreeman.com. Please contact KFA offices to get additional hard copies of submitted material.

CC:

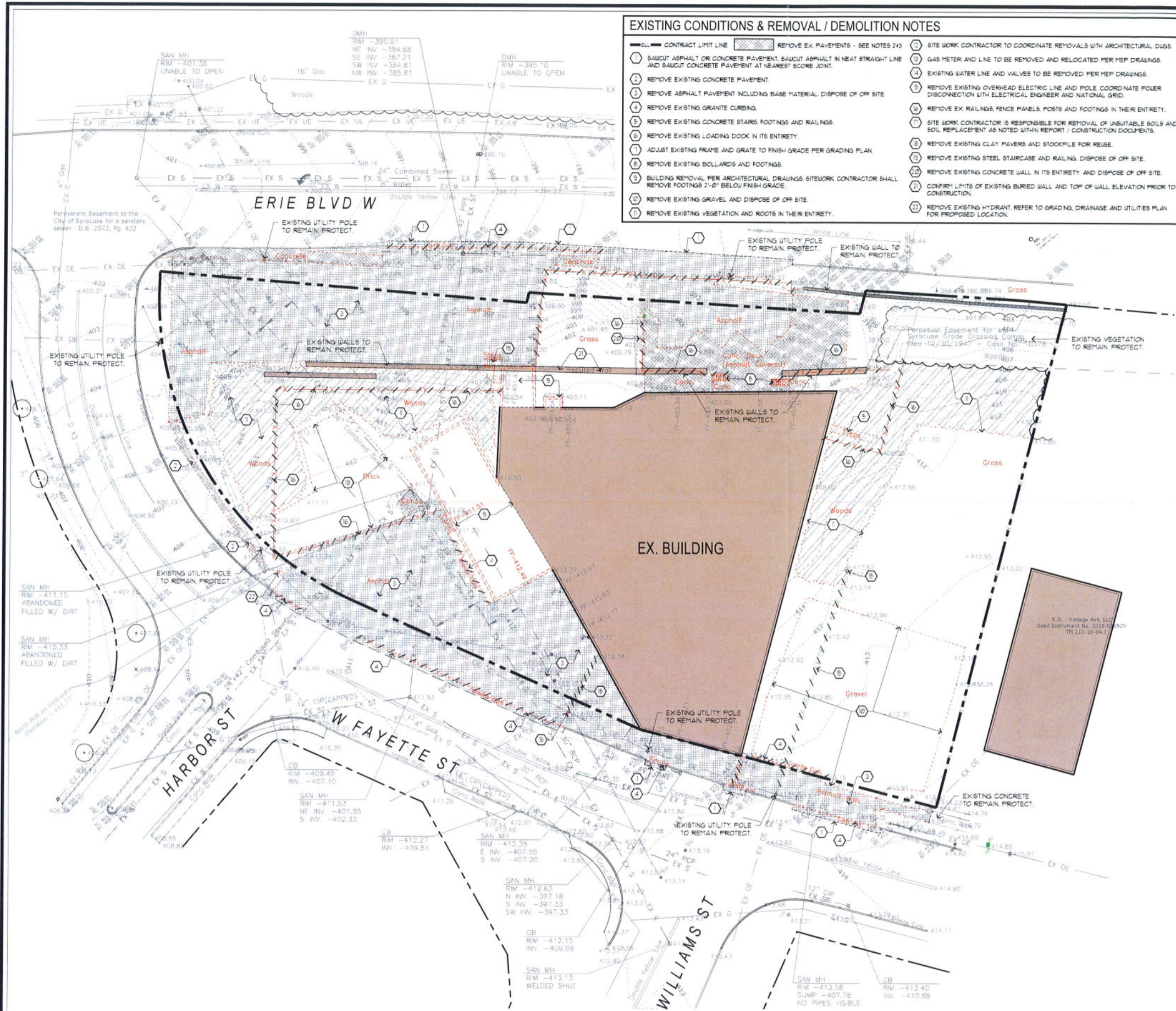
SIGNED: _____ Nathan LaPierre

EXISTING CONDITIONS & REMOVAL / DEMOLITION NOTES

- 1. CONTRACT LIMIT LINE
- 2. REMOVE EX. PAVEMENTS - SEE NOTES 243
- 3. SAWCUT ASPHALT OR CONCRETE PAVEMENT, SAWCUT ASPHALT IN NEAT STRAIGHT LINE AND SAWCUT CONCRETE PAVEMENT AT NEAREST SCORE JOINT.
- 4. REMOVE EXISTING CONCRETE PAVEMENT.
- 5. REMOVE ASPHALT PAVEMENT INCLUDING BASE MATERIAL, DISPOSE OF OFF SITE.
- 6. REMOVE EXISTING GRANITE CURBING.
- 7. REMOVE EXISTING CONCRETE STAIRS, FOOTINGS AND RAILINGS.
- 8. REMOVE EXISTING LOADING DOCK IN ITS ENTIRETY.
- 9. ADJUST EXISTING FRAME AND GRATE TO FINISH GRADE PER GRADING PLAN.
- 10. REMOVE EXISTING BOLLARDS AND FOOTINGS.
- 11. BUILDING REMOVAL PER ARCHITECTURAL DRAWINGS, SITEWORK CONTRACTOR SHALL REMOVE FOOTINGS 2'-0" BELOW FINISH GRADE.
- 12. REMOVE EXISTING GRAVEL AND DISPOSE OF OFF SITE.
- 13. REMOVE EXISTING VEGETATION AND ROOTS IN THEIR ENTIRETY.
- 14. SITE WORK CONTRACTOR TO COORDINATE REMOVALS WITH ARCHITECTURAL DUGS.
- 15. GAS METER AND LINE TO BE REMOVED AND RELOCATED PER MEP DRAWINGS.
- 16. EXISTING WATER LINE AND VALVES TO BE REMOVED PER MEP DRAWINGS.
- 17. REMOVE EXISTING OVERHEAD ELECTRIC LINE AND POLE, COORDINATE POWER DISCONNECTION WITH ELECTRICAL ENGINEER AND NATIONAL GRID.
- 18. REMOVE EX. RAILINGS, FENCE PANELS, POSTS AND FOOTINGS IN THEIR ENTIRETY.
- 19. SITE WORK CONTRACTOR IS RESPONSIBLE FOR REMOVAL OF UNSUITABLE SOILS AND SOIL REPLACEMENT AS NOTED WITHIN REPORT / CONSTRUCTION DOCUMENTS.
- 20. REMOVE EXISTING CLAY PAVERS AND STOCKPILE FOR REUSE.
- 21. REMOVE EXISTING STEEL STAIRCASE AND RAILING, DISPOSE OF OFF SITE.
- 22. REMOVE EXISTING CONCRETE WALL IN ITS ENTIRETY AND DISPOSE OF OFF SITE.
- 23. CONFIRM LIMITS OF EXISTING BURIED WALL AND TOP OF WALL ELEVATION PRIOR TO CONSTRUCTION.
- 24. REMOVE EXISTING HYDRANT, REFER TO GRADING, DRAINAGE AND UTILITIES PLAN FOR PROPOSED LOCATION.

GENERAL NOTES

1. TOPOGRAPHIC AND BOUNDARY SURVEY PREPARED BY C.T. MALE ASSOCIATES, LAND SURVEYING, D.P.C., NORTH SYRACUSE, NY, DATED SEPTEMBER 24, 2020.
2. OWNER AND ARCHITECT DO NOT CONFIRM THE COMPLETENESS OR ACCURACY OF SUCH INFORMATION. CONTRACTOR IS RESPONSIBLE FOR THOROUGH EXAMINATION AND VERIFICATION OF ALL EXISTING SURFACE AND SUBSURFACE CONDITIONS AFFECTING THE NATURE, SCOPE, COMPLEXITY AND COST OF THE CONTRACT WORK. ADDITIONAL INFORMATION ON EXISTING CONDITIONS HAS BEEN ADDED TO THE DRAWINGS BASED ON THE LANDSCAPE ARCHITECT'S OBSERVATIONS BUT IS NOT INTENDED TO AND DOES NOT ALTER THE SURVEY INFORMATION. REFER TO SURVEY NOTES FOR ADDITIONAL INFORMATION.
3. SAW CUT FOR PAVING REMOVALS, EXTEND REMOVAL LINES TO INCLUDE ANY ADJOINING BROKEN OR DETERIORATING PAVING, CAREFULLY REMOVE, STOCKPILE AND PROTECT ANY ITEMS NOTED FOR SALVAGE. ALL DEMOLITION RUBBLE, DEBRIS AND EXCESS SOILS TO BE PROMPTLY REMOVED FROM SITE. STRIP AND STOCKPILE SUFFICIENT EXISTING ORGANIC TOPSOILS FOR RESEEDING AS REQUIRED ON DISTURBED AND REGRADED AREAS TO BE ESTABLISHED AS LAWN AND FOR REPAIR OF DISTURBED EXISTING LAWNS TO REMAIN. STOCKPILE ALL MATERIALS IN APPROVED LOCATIONS WITHOUT INTERFERING WITH OTHER CONTRACTOR WORK, SCHOOL, TRAFFIC OR DRAINAGE.
4. ALL FILL/BACKFILL OF EXCAVATIONS AND VOIDS RESULTING FROM REMOVALS AND RELATED WORK UNDER PROPOSED OR REPLACEMENT PAVING AREAS SHALL ONLY BE COARSE AGGREGATE FILL OR SUBBASE COURSE MATERIAL THOROUGHLY COMPACTED.
5. PROTECT ALL FACILITIES AND IMPROVEMENTS ON AND ADJOINING THE PROPERTY WHICH ARE NOT SPECIFICALLY IDENTIFIED FOR REMOVAL. VERIFY LOCATIONS AND DEPTHS OF ALL SUBSURFACE UTILITIES TO REMAIN PRIOR TO ANY ADJACENT REMOVAL AND EXCAVATION WORK.
6. ALL EXISTING FEATURES SHALL REMAIN UNLESS OTHERWISE NOTED. IF THE CONTRACTOR DAMAGES ANY OF THE EXISTING ON-SITE FACILITIES TO REMAIN (TREES, PAVEMENTS, UNDERGROUND UTILITIES, STRUCTURES, ETC.) WHETHER SHOWN ON THE PLAN OR NOT, THE CONTRACTOR SHALL REPAIR AND/OR REPLACE SUCH ITEMS AT HIS OWN EXPENSE AND ASSUME ALL RESPONSIBILITY FOR SUCH DAMAGE WITHOUT ANY ADDITIONAL COST TO THE OWNER. REPLACEMENT MATERIAL SHALL BE SAME QUALITY AND QUANTITY AS ORIGINAL.
7. THE CONTRACTOR SHALL CONFIRM EXISTING GRADES AND LOCATIONS OF ALL EXISTING FEATURES WITHIN THE CONTRACT LIMIT LINE. THE CONTRACTOR SHALL CONTACT THE LANDSCAPE ARCHITECT IMMEDIATELY SHOULD ANY DISCREPANCIES BE FOUND AT (315) 445-7900.
8. ADJUST RIMS OF UTILITY STRUCTURES TO REMAIN WITHIN AREAS OF GRADE CHANGES TO MEET PROPOSED LINES AND GRADES.
9. ALL NON-PAVED AREAS ARE TO BE LAWN UNLESS OTHERWISE NOTED.
10. CONTRACTOR SHALL BLEND NEW WORK SMOOTHLY AND EVENLY WITH EXISTING LINES AND GRADES.
11. CONTRACTOR SHALL BE RESPONSIBLE FOR LAWN MAINTENANCE WITHIN THE CONTRACT LIMIT LINE. EXISTING LAWNS SHALL BE MOVED AS MUCH AS PRACTICAL TO KEEP AREAS FROM LOOKING UNSIGHTLY. ALL TRASH AND DEBRIS SHALL BE PICKED UP AND DISPOSED OF PROPERLY.



LEGEND

EXISTING	PROPOSED	DESCRIPTION
---	---	CONTOUR
400	400	SPOT ELEVATION
---	---	CURB TAPER/END
---	---	TC/B/C
---	---	TOP/BOTTOM OF CURB
---	---	TU/B/U
---	---	TOP/BOTTOM OF WALL
---	---	EG
---	---	EXISTING GRADE
---	---	HP/LP
---	---	HIGH / LOW POINT
---	---	TEST PIT
---	---	GUTTER/AL
---	---	FENCE
---	---	UTILITY POLE
---	---	WATER LINE
---	---	FIRE HYDRANT
---	---	STORM PIPE
---	---	UNDERDRAIN
---	---	SANITARY PIPE
---	---	OVERHEAD ELECTRIC
---	---	UNDERGROUND ELECTRIC
---	---	TELEPHONE
---	---	STORM STRUCTURE
---	---	DRYWELL
---	---	NET
---	---	CATCH BASIN/MANHOLE
---	---	CLEAN OUT
---	---	SANITARY MANHOLE
---	---	ASPHALT PAVEMENT-SYRACUSE STREET CUT REPAIR
---	---	ASPHALT PAVEMENT-PARKING
---	---	CONCRETE PAVEMENT
---	---	ASPHALT PAVEMENT-DRIVE
---	---	TRAFFIC SIGN
---	---	LIGHT POLE (SEE ELECTRICAL PLANS FOR WIRING)
---	---	CURB
---	---	CURB FLUSH (1" REVEAL UNLESS OTHERWISE NOTED)
---	---	SILT FENCE
---	---	TREE
---	---	SHRUB
---	---	PLANT KEY
---	---	VEGETATION

CLIENT:
Scott Dumas

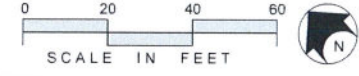
ISSUED AND REVISIONS NOTIFICATION	Date
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Drawn By: NL, SF
 Checked By: NL, SF
 Plot No: 40287
 Date: SEPT. 20, 2021
 Scale: AS NOTED

SITE PREPARATION PLAN

L1.00

1970 WEST FAYETTE ST.
 1970 West Fayette Street
 SYRACUSE, NY

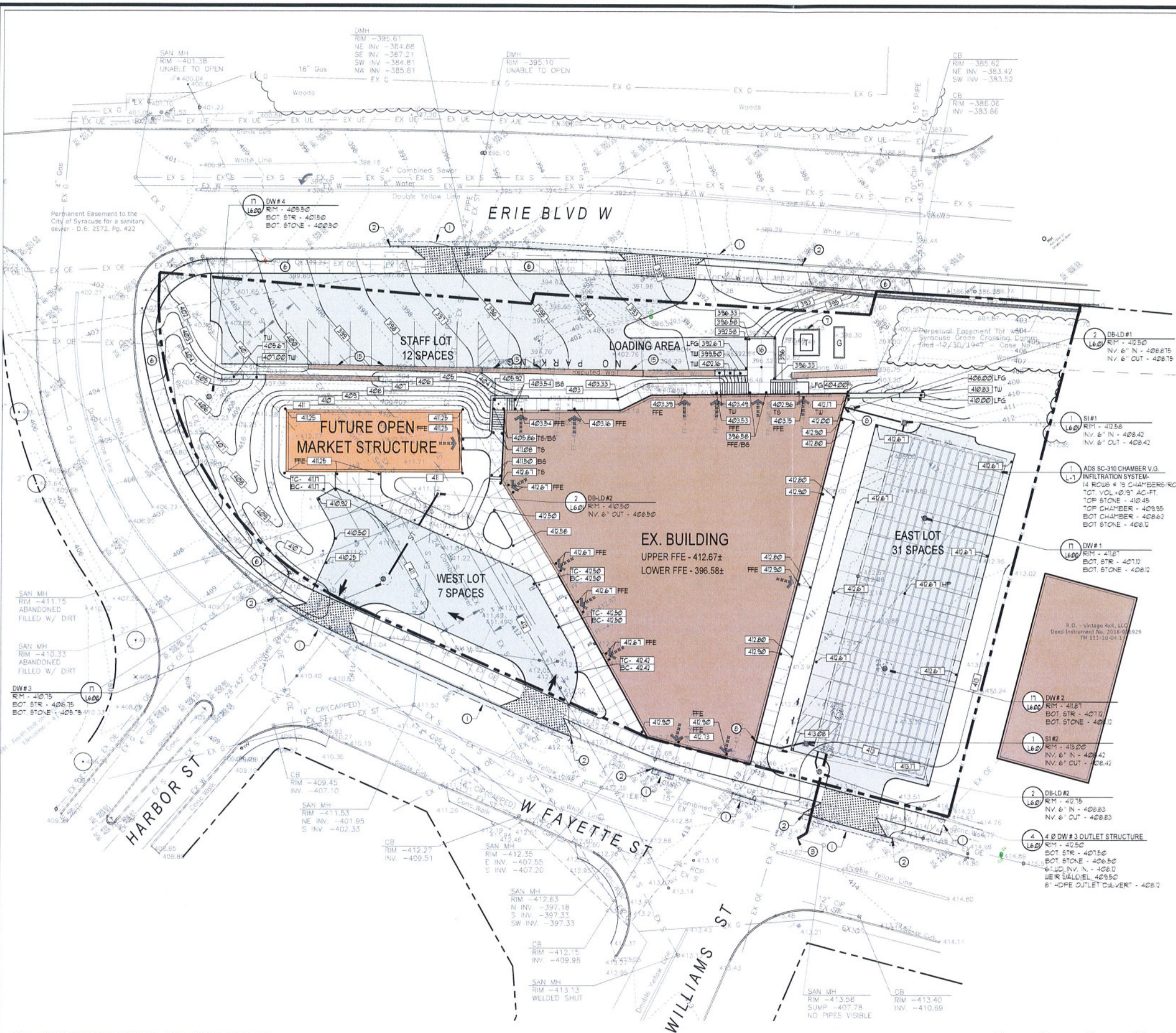


GRADING, DRAINAGE & UTILITY GENERAL NOTES

1. ANY/ALL FILL REQUIRED BELOW PAVING SUBGRADE SHALL ONLY BE COARSE AGGREGATE FILL OR SUBBASE COURSE MATERIALS.
2. WHEREVER EXISTING STORM STRUCTURES ARE TO BE ABANDONED AND REMOVED, CUT AND PLUG CONNECTING PIPES AND/OR REMOVE PORTIONS OF PIPES WHICH MAY INTERFERE WITH OTHER WORK.
3. ALL CONCRETE PAVING AT ALL EXISTING AND NEW DOORS SHALL BE FLUSH WITH BUILDING FLOOR ELEVATION. CONCRETE PAVEMENT SHALL BE DOVELEDED TO FOUNDATION WALL PER DETAILS.

GRADING, DRAINAGE & UTILITY NOTES

1. MEET EXISTING LINE AND GRADE.
2. MEET TOP AND FACE OF EXISTING GRANITE CURB.
3. CONNECT PROPOSED 6" HDPE TO EXISTING PIPE WITH WATER TIGHT CONNECTION. SUBMIT EXISTING PIPE INVERT PRIOR TO CONSTRUCTION (ASSUME 400.00 OR LOWER).
4. MAINTAIN MIN. 6" CURB REVEAL AT EXISTING CURB.
5. FIELD VERIFY PIPE INVERTS AND SIZES PRIOR TO COMMENCEMENT OF STORM PIPE INSTALLATION. REPORT RESULTS TO LANDSCAPE ARCHITECT.
6. LONGITUDINAL SLOPE SHALL NOT EXCEED 5%. PROVIDE 2% MAXIMUM CROSS SLOPE.
7. INSTALL TRANSFORMER/ GENERATOR PER MEP DRAWINGS.
8. INSTALL ROOF DRAINS PER ARCHITECTURAL PLANS.
9. WATER LATERAL SHOWN FOR COORDINATION PURPOSES. COORDINATE TAP LOCATION WITH CITY OF SYRACUSE WATER DEPARTMENT. REFER TO MEP DRAWINGS FOR BUILDING CONNECTION.
10. INSTALL PARKING LOT BUILDING MOUNTED LIGHTS, LIGHT POLES, FIXTURES, BASES, CONDUIT AND WIRING PER ELECTRICAL DRAWINGS.
11. CONTRACTOR TO OBTAIN ALL NECESSARY PERMITS FOR WORK WITHIN THE CITY ROW.
12. GAS LATERAL SHOWN FOR COORDINATION PURPOSES. REFER TO MEP DRAWINGS.
13. COORDINATION NAD CONFIRM STORM FIRE DEPARTMENT CONNECTION (FDC) AT BUILDING. SYRACUSE FIRE DEPARTMENT TO APPROVE FINAL LOCATION (ELTON DAVIS - 315-448-4771).
14. INSTALL KNOX BOX PER ARCHITECTURAL DRAWINGS. SYRACUSE FIRE DEPARTMENT TO APPROVE FINAL LOCATION (ELTON DAVIS - 315-448-4771).
15. CONFIRM EXISTING BOTTOM OF WALL ELEVATION PRIOR TO CONSTRUCTION. COORDINATE WITH STRUCTURAL ENGINEER PRIOR TO PARKING LOT CONSTRUCTION.
16. LOADING DOCK PER STRUCTURAL DRAWINGS. FINISH GRADES AS SHOWN ON SITE PLANS.



1970 WEST FAYETTE ST.
 1970 West Fayette Street
 SYRACUSE, NY

CLIENT:
 Scott Dumas

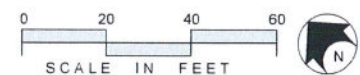
ISSUED AND REVISIONS NOTIFICATION	
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Drawn By: NL, SF
 Checked By: NL, SF
 Proj. No.: 40087
 Date: SEPT. 20, 2021
 Scale: AS NOTED

**GRADING
 DRAINAGE AND
 UTILITIES PLAN**

L2.00

1 GRADING, DRAINAGE, AND UTILITY PLAN
 L2.00



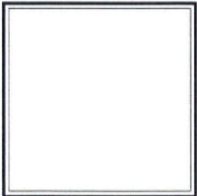
PARTIAL GRADING GENERAL NOTES
1. ANY/FILL REQUIRED BELOW PAVING SUBGRADE SHALL ONLY BE COARSE AGGREGATE FILL OR SUBBASE COURSE MATERIALS.

PARTIAL GRADING NOTES
① MEET EXISTING LINE AND GRADE.
② MEET TOP AND FACE OF EXISTING GRANITE CURB.

1970 WEST FAYETTE ST.
1970 West Fayette Street
SYRACUSE, NY

CLIENT:
Scott Dumas

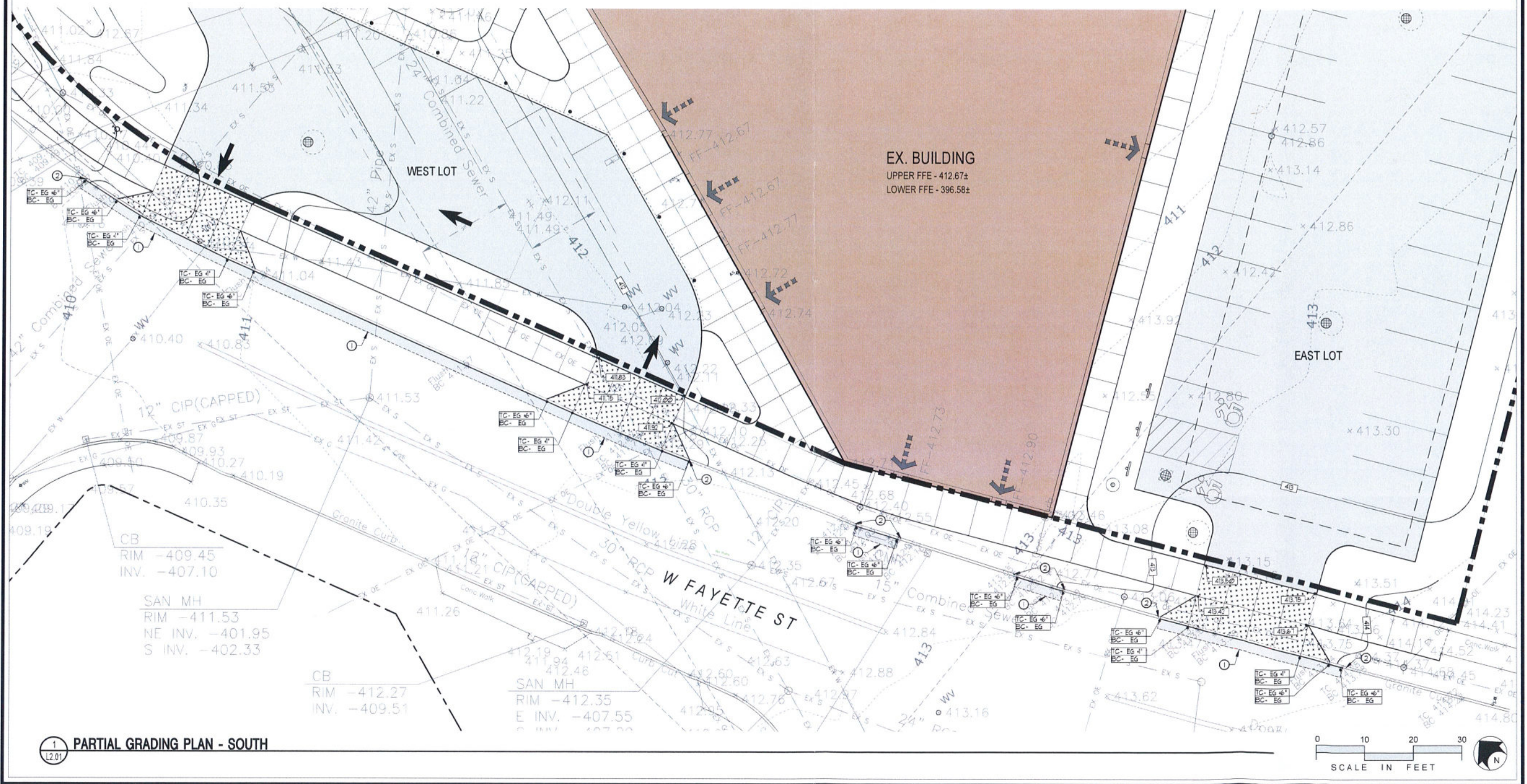
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Checked By: NL, SF
Proj. No: 402087
Date: SEPT. 20, 2021
Scale: AS NOTED

Title:
PARTIAL GRADING PLAN - SOUTH

L2.01



1 PARTIAL GRADING PLAN - SOUTH
L2.01

PARTIAL GRADING GENERAL NOTES
 1. ANY/FILL REQUIRED BELOW PAVING SUBGRADE SHALL ONLY BE COARSE AGGREGATE FILL OR SUBBASE COURSE MATERIALS.

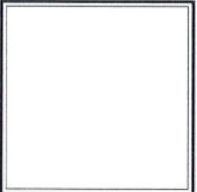
PARTIAL GRADING NOTES

- ① MEET EXISTING LINE AND GRADE.
- ② MEET TOP AND FACE OF EXISTING GRANITE CURB.

1970 WEST FAYETTE ST.
 1970 West Fayette Street
 SYRACUSE, NY

CLIENT:
 Scott Dumas

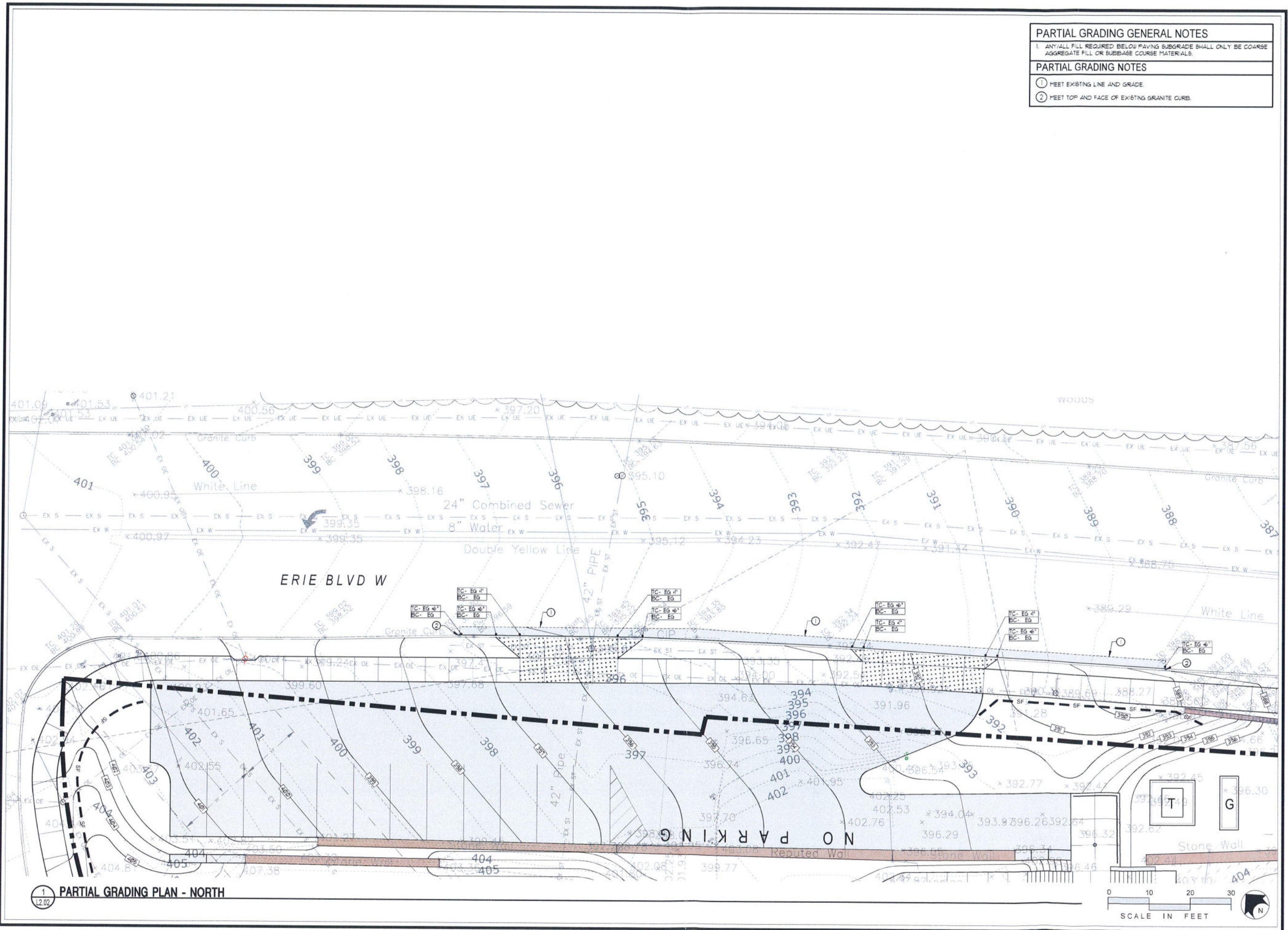
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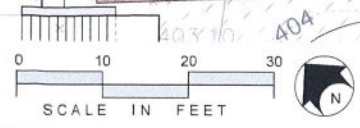
Drawn By: NL, SF
 Checked By: NL, SF
 Plot No: 40001
 Date: SEPT. 20, 2021
 Scale: AS NOTED

TITLE:
PARTIAL GRADING PLAN - NORTH

L2.02



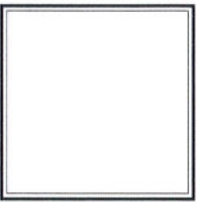
1 PARTIAL GRADING PLAN - NORTH
 L2.02



1970 WEST FAYETTE ST.
1970 West Fayette Street
SYRACUSE, NY

CLIENT:
Scott Dumas

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Drawn By: NL, SF
Checked By: NL, SF
Proj. No.: 42027
Date: SEPT. 20, 2021
Scale: AS NOTED

Title:
LAYOUT PLAN

L3.00

LAYOUT CONSTRUCTION NOTES L4-0-LAYOUT-NOTES

- 1 PAINT 3" HT. "NO PARKING" TEXT.
- 2 4" WIDE PAINTED LINES, (TYP.)
- 3 PAINT 4" WIDE LINES AT 45° ± 2' O.C. (TYP.)
- 4 BUILDING LAYOUT BASELINE
- 5 INSTALL BOLLARD PER DETAIL 1/16.00
- 6 INSTALL SAFETY RAILING PER DETAIL.
- 7 INSTALL DOWELING AT DOORWAYS PER DETAIL 13/16.00
- 8 MATCH EXISTING ROW/ STREET CUT ASPHALT PAVEMENT REPAIR PER DETAIL 6/16.00
- 9 INSTALL BIKE RACK PER DETAIL 18/16.00
- 10 INSTALL GRANITE CURB PER DETAIL 1/16.00
- 11 INSTALL CITY OF SYRACUSE CONCRETE PAVEMENT 2" POUR (7' OVERALL #APRON/ DRIVEWAY) PER DETAIL 16/16.00
- 12 INSTALL CITY OF SYRACUSE CONCRETE PAVEMENT 2" POUR (5' OVERALL #S DIALK) PER DETAIL 10/16.00
- 13 INSTALL CONCRETE PAVEMENT PER DETAILS 3/16.00 AND 14/16.00
- 14 INSTALL ASPHALT PAVEMENT - PARKING PER DETAIL 6/16.00
- 15 INSTALL CONCRETE STAIR PER DETAIL 6/16.01
- 16 INSTALL CONCRETE MODULAR WALL PER DETAIL 3/16.01

SIGN SCHEDULE X-SIGN-SCHEDULE

KEY	SIGN PLATE	SIGN SIZE MOUNTING HT.	NYSDOT MUT.C.D. NO. / COMMENTS
A	RESERVED PARKING w/ ACCESSIBLE SYMBOL	12" X 18" 7'-0" HT.	SIGN NO. P4-6 COLORS: WHITE BACKGROUND, BLUE ICON, GREEN TEXT/ BORDER COMMENTS:
B	NO PARKING ANY TIME	12" X 18" 7'-0" HT.	SIGN NO. - RT-1 COLORS: WHITE BACKGROUND, RED TEXT AND BORDER
C	STOP SIGN	24" X 24" 7'-0" HT.	SIGN NO. RI-C COLORS: RED BACKGROUND, WHITE TEXT AND BORDER

NOTES:
1 REFER TO TRAFFIC CONTROL SIGN DETAIL FOR INSTALLATION.
2 ALL REGULATORY SIGNS SHALL CONFORM TO THE MOST CURRENT NYSDOT MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.

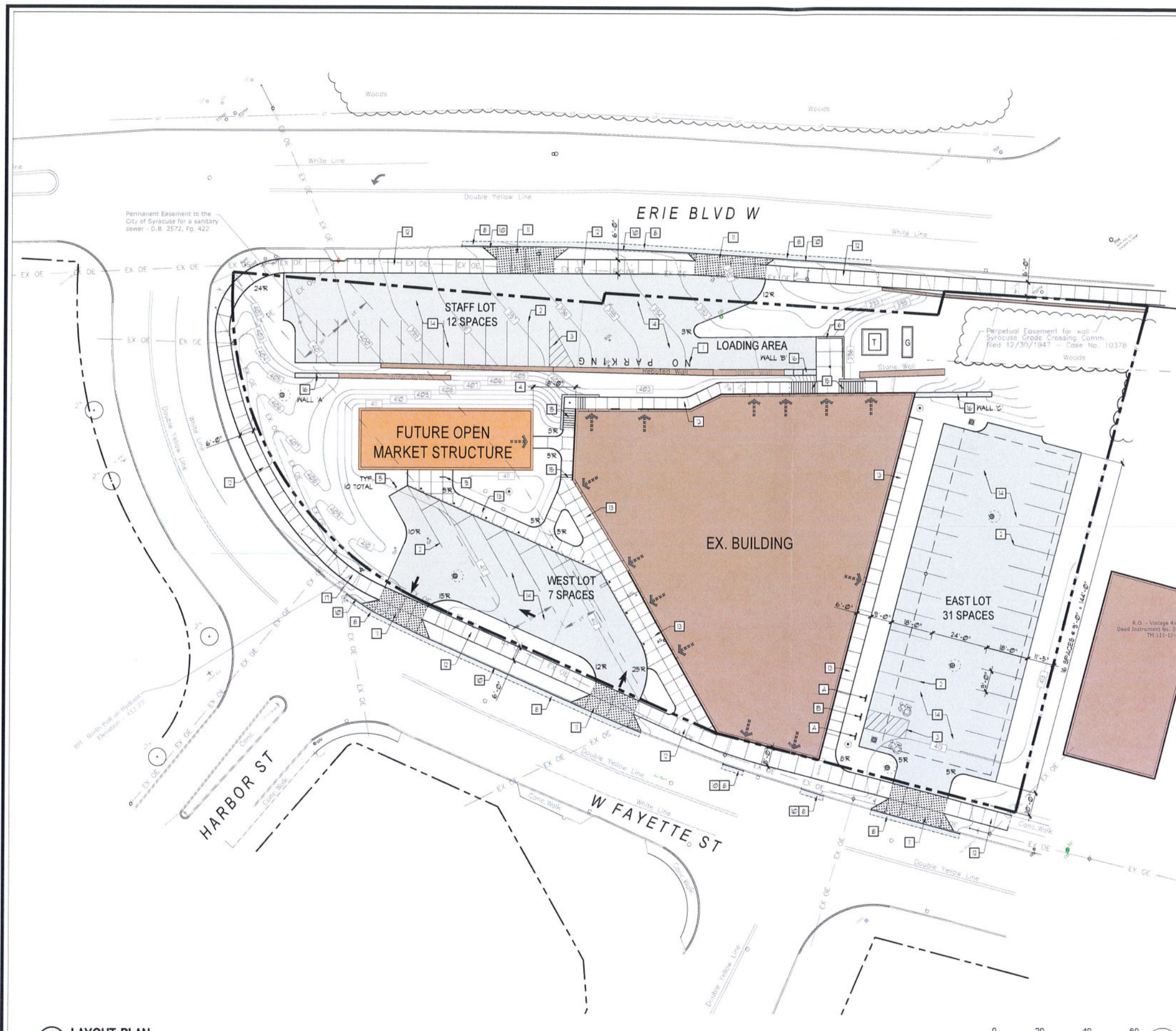
PARKING REGULATIONS - INDUSTRIAL (IA)

PARKING SPOT DIMENSIONS
EXISTING PARKING SPACE SIZE: VARIES
CODE PARKING STALL SIZE: 9'-0" X 18'-0"
PROJECT PARKING STALL SIZE: 9'-0" X 18'-0"

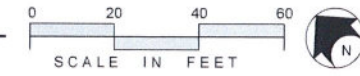
PARKING SPOT CONFIGURATION
EXISTING PARKING SPACE CONFIGURATION: VARIES
CODE REQUIRED: 90° DIAGONAL PARALLEL
PROJECT PROPOSED: 90° and DIAGONAL

PARKING REQUIREMENTS
GROCERY - 1 SPACE PER 300 SF
RETAIL - 1 SPACE PER 300 SF
RESTAURANT - 1 SPACE PER 200 SF
OFFICE - 1 SPACE PER 500 SF
MEDICAL OFFICE - 3 SPACES PER DOCTOR/ PROFESSIONAL PRACTITIONER

PARKING COUNT	CODE REQUIRED	PROVIDED
GROCERY - 5,350 SF.	18 SPACES	11 SPACES
RETAIL - 2,734 SF.	10 SPACES	10 SPACES
RESTAURANT - 2,446 SF.	13 SPACES	13 SPACES
OFFICE - 7,560 SF.	16 SPACES	16 SPACES
TOTAL REQUIRED	57 SPACES	50 SPACES



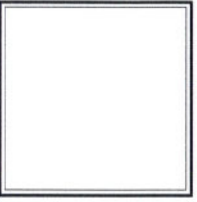
1 L3.00 LAYOUT PLAN



1970 WEST FAYETTE ST.
1970 West Fayette Street
SYRACUSE, NY

CLIENT:
Scott Dumas

ISSUED AND REVISIONS NOTIFICATION	
No./Rev.	Description
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Drawn By: NL, SF
Checked By: NL, SF
Proj. No: 40087
Date: SEPT. 20, 2021
Scale: AS NOTED

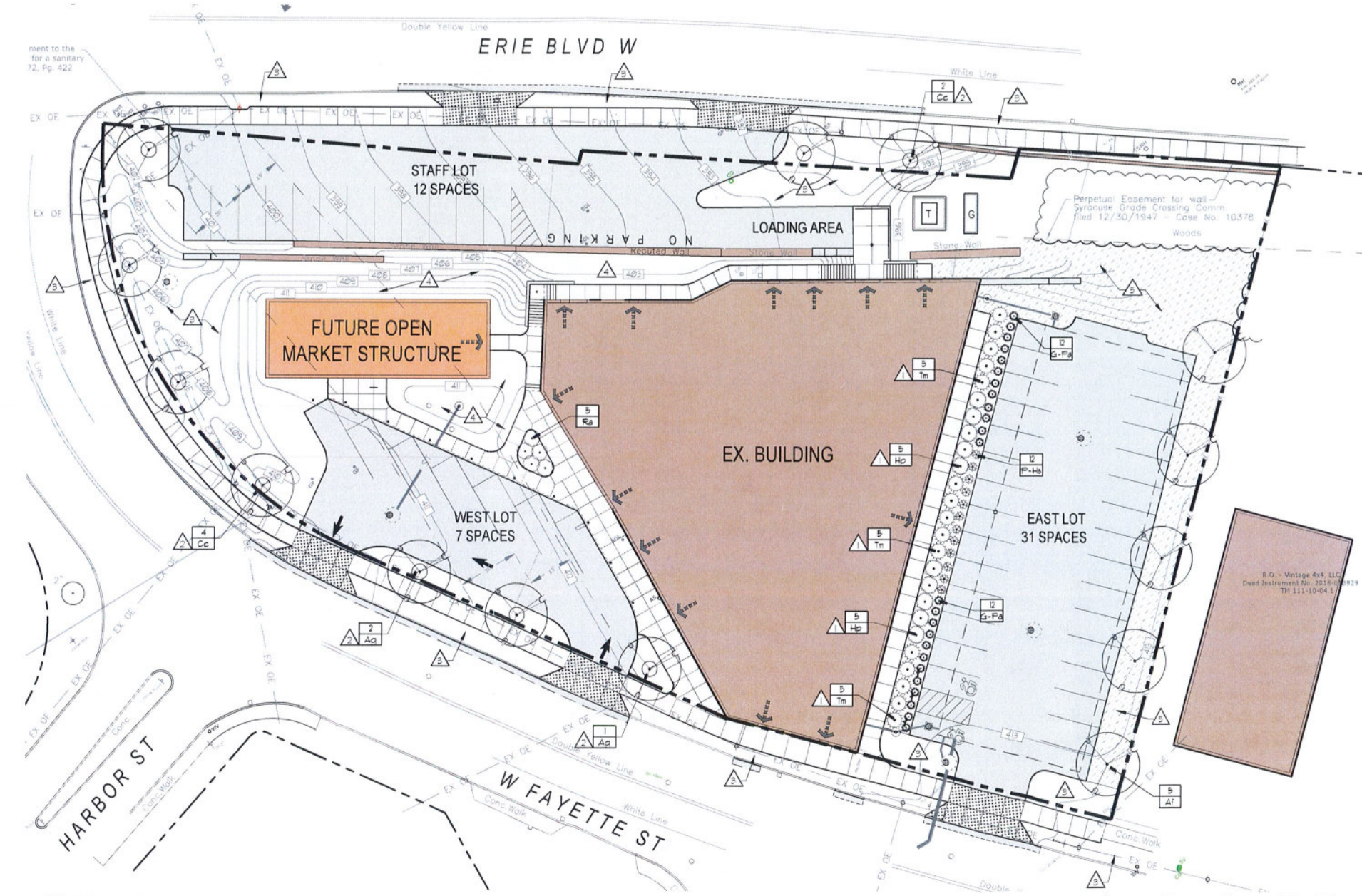
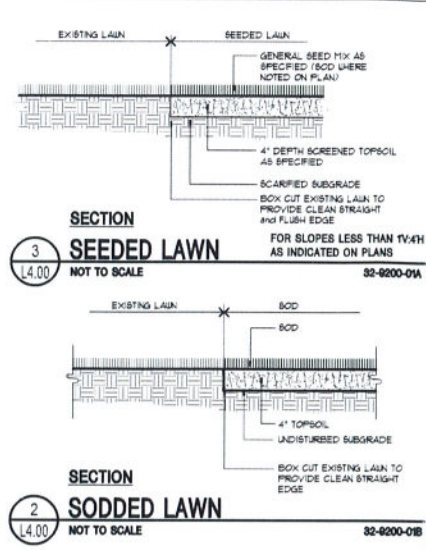
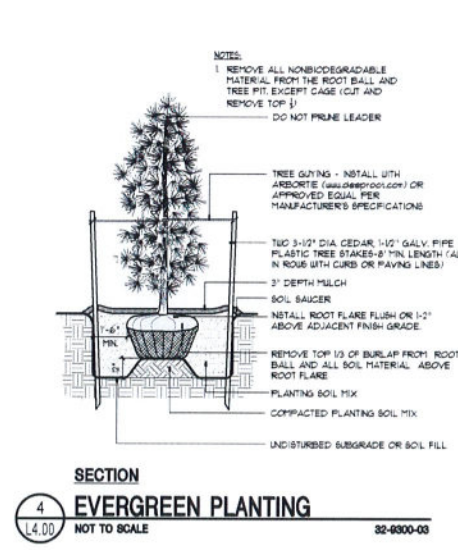
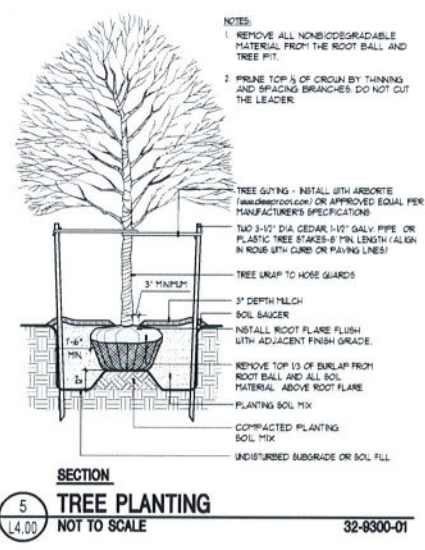
Title:
PLANTING PLAN

L4.00

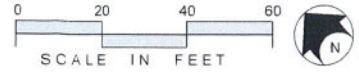
PLANT LIST						
KEY	COMMON NAME	BOTANICAL NAME	CALIPER	HT.	BRANCH HT.	CONDITION
TREES						
AF	FREEMAN MAPLE	ACER FREEMANII	2" CAL.	10'-5'	6'	B1B
Ag	SERVICEBERRY	AMELANCHIER GRANDIFLORA 'AUTUMN BRILLIANCE'	2" CAL.	8'-10'	6'	B1B, SINGLE STEM
Cc	AMERICAN HORSEBEAM	CARPINUS CAROLINIANA	2" CAL.	10'-5'	6'	B1B
SHRUBS						
Hp	'LITTLE QUICK FIRE' HYDRANGEA	HYDRANGEA PANICULATA 'LITTLE QUICK FIRE'	--	--	--	3 GAL
Rd	GRO-LOW FRAGRANT SUMAC	RHUS AROMATICA 'GRO-LOW'	--	--	--	3 GAL
Tm	TAINTON'S YEW	TAXUS x MEDIA 'TAINTONII'	--	--	--	3 GAL
ORNAMENTAL GRASSES & PERENNIALS						
G-Pa	PENNISETUM ALOPECUROIDES 'HAMELN'	GALAMAGROSTIS ACUTIFLORA	--	--	--	2 GAL
P-Hs	'STELLA D'ORO' DAYLILY	HEMEROCALLIS STELLA DE ORO'	--	--	--	2 GAL

PLANT NOTES

- 1' 3" DEPTH SHREDDED BARK MULCH WITH 18" OF SCREENED TOPSOIL.
- 5' DIAMETER CIRCLE WITH 8" OF SHREDDED BARK MULCH.
- SEEDED LAWN PER DETAIL B/L4.00 (ALL DISTURBED AREAS).
- SODDED LAWN PER DETAIL 2/L4.00.
- INSTALL NORTHERN WILDFLOWER MIX (85% SHEEPSFOOT FESCUE AND 15% MISCELLANEOUS WILDFLOWERS) AS DISTRIBUTED BY NORTHERN NURSERIES, CICERO, NY.



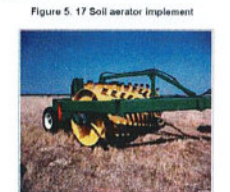
1 PLANTING PLAN
L4.00



SOIL RESTORATION NOTES

- ACCORDING TO SECTION 5 OF THE NYS STORMWATER DESIGN MANUAL, SOIL RESTORATION PRACTICES MUST BE APPLIED ACROSS THE SITE IN AREAS OF SOIL DISTURBANCE.
- SOIL RESTORATION REQUIREMENTS:**

TYPE OF SOIL DISTURBANCE	SOIL RESTORATION REQUIREMENT
NO SOIL DISTURBANCE	RESTORATION NOT PERMITTED
MINIMAL SOIL DISTURBANCE	RESTORATION NOT REQUIRED
AREAS WHERE TOPSOIL IS STRIPPED ONLY - NO CHANGE IN GRADE	H&G A/B - APPLY 6" INCHES OF TOPSOIL H&G C/D - AERATE AND APPLY 6" INCHES OF TOPSOIL
AREAS OF CUT OR FILL	H&G A/B - AERATE AND APPLY 6" INCHES OF TOPSOIL H&G C/D - APPLY FULL SOIL RESTORATION
HEAVY TRAFFIC AREAS ON SITE (ESPECIALLY IN ZONE 5-15 FEET AROUND BUILDINGS BUT NOT WITHIN A 5 FOOT PERIMETER AROUND FOUNDATION WALLS)	APPLY FULL SOIL RESTORATION (DECOMPACTION AND COMPOST ENHANCEMENT)
AREAS WHERE RUNOFF REDUCTION AND/OR INFILTRATION PRACTICES ARE APPLIED	RESTORATION NOT REQUIRED BUT MAY BE APPLIED TO ENHANCE THE REDUCTION SPECIFIED FOR APPROPRIATE PRACTICES.
- SOIL RESTORATION PRACTICE IMPLEMENTATION:**
 - APPLY 3 INCHES OF COMPOST OVER SUBSOIL.
 - TILL COMPOST INTO SUBSOIL TO A DEPTH OF AT LEAST 3 INCHES USING A CAT-MOUNTED RIPPER, TRACTOR-MOUNTED DISC OR TILERS, TROWING AND CIRCULATING AIR AND COMPOST INTO SUBSOILS.
 - ROCK-PICK UNTIL UNLIFTED STONE/ROCK MATERIALS OF FOUR INCHES AND LARGER SIZE ARE CLEARED OFF THE SITE.
 - APPLY TOPSOIL TO A DEPTH OF 6 INCHES.
 - VEGETATE AS REQUIRED BY APPROVED PLAN.
 - COMPOST SHALL BE AGED FROM PLANT DERIVED MATERIALS, FREE OF VIABLE WEED SEEDS, HAVE NO VISIBLE FREE WATER OR DUST PRODUCED WHEN HANDLING, PASS THROUGH A HALF INCH SCREEN AND HAVE A PH SUITABLE TO GROW DESIRED PLANTS.



EROSION CONTROL NOTES and SEQUENCING

- PRIOR TO THE START OF CONSTRUCTION AND UNTIL ALL DISTURBED AREAS ARE STABILIZED, ALL EROSION AND SEDIMENT CONTROL MEASURES AS SHOWN ON THE SITE PLAN AND AS OTHERWISE REQUIRED SHALL BE INSTALLED AND MAINTAINED BY THE CONTRACTOR AND SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE NEW YORK STATE GUIDELINES FOR URBAN EROSION AND SEDIMENTATION CONTROL AND THE SUPPLY PREPARED FOR THE PROJECT, PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
- BASE SOILS SHALL BE MULCHED WITH HAY AT A RATE OF TWO TONS PER ACRE WITHIN 1 DAYS OF EXPOSURE. F CONSTRUCTION ON AN AREA IS SUSPENDED, THE AREA SHALL BE SEEDED IMMEDIATELY.
3. SITE PREPARATION SHALL INCLUDE:
 - SEEDBED PREPARATION - SCARIFY & COMPACTED, REMOVE DEBRIS AND OBSTACLES SUCH AS ROOTS OR STUMPS.
 - SOIL AMENDMENTS
 - FERTILIZE WITH 600 LBS OF 5-10-10 OR EQUIVALENT PER ACRE (14 LBS/1000 SQ FT).
 - SEED MIXTURES:

1. TEMPORARY SEEDINGS	LBS/ACRE	LBS/10000 SQ FT
a. RYEGRASS (ANNUAL OR PERENNIAL) * 30 LBS/ACRE (0.1 LBS/10000 SQ FT)		0.30
b. CERTIFIED "ARCOSTOCK" WINTER RYE (CEREAL RYE) * 100 LBS/ACRE (2.5 LBS/10000 SQ FT)		2.50
2. PERMANENT SEEDINGS		
a. ROUGH OR OCCASIONALLY MOVED AREAS	LBS/ACRE	LBS/10000 SQ FT
EMPIRE BIRDFOOT (TREFOL OR CROTON)	8	0.20
WHITE CLOVER PLUS TALL FESCUE PLUS RECTOR	8	0.20
RYEGRASS (PERENNIAL)	2	0.05
ADD INOCULANT IMMEDIATELY PRIOR TO SEEDING	5	0.10
 - METHOD OF SEEDING: BROADCASTING, DRILLING WITH CULTIPACK TYPE SEEDER OR HYDROSEEDING ARE ACCEPTABLE.
- DISTURBED AREAS SHALL BE SEEDED AS NOTED ABOVE AND MULCHED WITH CLEAN STRAW AS OUTLINED IN THE NEW YORK STATE GUIDELINES FOR URBAN EROSION AND SEDIMENTATION CONTROL ON SLOPES GREATER THAN 3:1. SEEDING AREAS SHALL BE STAKED WITH JUTE MESH OR SODDED.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING THE STREET PAVEMENT AREAS CLEAN OF DIRT AND DEBRIS.
- ACCESS TO DISTURBED AREAS SHALL BE LIMITED TO THE AREAS SHOWN ON THE PLAN. THE CONTRACTOR SHALL INSTALL THE STABILIZED CONSTRUCTION ENTRANCE AT THE LOCATION SHOWN ON THE PLAN AND ANY OTHER LOCATIONS THE CONTRACTOR INTENDS TO ENTER THE SITE FROM THE ADJACENT ROADWAYS.
- ANY EXISTING DRAINAGE FACILITIES DISRUPTED BY CONSTRUCTION OR IMPACTED BY INSTALLATION OF EROSION CONTROL MEASURES SHALL BE REPLACED TO MATCH EXISTING CONDITIONS OR BETTER.
- TEMPORARY EROSION AND SEDIMENTATION CONTROL FACILITIES - AS SEDIMENT ACCUMULATES TO THE DEPTH OF THE STORMWATER BASIN, SEDIMENT SHALL BE REMOVED AS OUTLINED IN THE NYS GUIDELINES FOR URBAN EROSION AND SEDIMENT CONTROL.
- DIRECT ACCESS SHALL BE PROVIDED TO ALL BASIN AREAS FOR MAINTENANCE AND REPAIRS.
- ALL DESIGN AND MAINTENANCE MEASURES OUTLINED IN THE SUPPLY PREPARED FOR THIS PROJECT SHALL BE IMPLEMENTED AND CARRIED OUT BY THE PARTIES DEEMED RESPONSIBLE FOR THOSE DUTIES.
- THE PERMITEE & ITS SUBCONTRACTORS ARE RESPONSIBLE FOR MEANS & METHODS OF EROSION CONTROL FACILITIES DURING CONSTRUCTION. IT SHOULD BE NOTED THAT FACILITIES ON THIS DRAWING ARE CONSIDERED MINIMUM & ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED AS CONSTRUCTION PROGRESSES. THE PERMITEE & ITS SUBCONTRACTORS ARE RESPONSIBLE FOR ANY ADDITIONAL MEASURES DEEMED NECESSARY BY THE ENGINEER, VILLAGE OR NYSDEC.
- PROVIDE EROSION CONTROL MEASURES AS NOTED ON THE PLANS AND AS OTHERWISE REQUIRED TO PREVENT EROSION AND SEDIMENTATION ONTO ADJOINING PROPERTY, STREETS, WATERWAYS, AND ON SITE BEYOND THE LIMITS OF WORK. COMPLY WITH THE LATEST ISSUE OF NEW YORK GUIDELINES FOR URBAN EROSION AND SEDIMENT CONTROL, AND THE NYSDEC'S "REDUCING THE IMPACTS OF STORMWATER RUNOFF FROM NEW DEVELOPMENT".
- MAINTENANCE - THE CONTRACTOR SHALL INSPECT ALL DRAINAGE STRUCTURES AND EROSION CONTROLS ON A WEEKLY BASIS AND AFTER ALL STORMS (IF RAINFALL OR GREATER INCLUDING BUT NOT LIMITED TO THE FOLLOWING: RECENT DRAINAGE OR SITED IN EROSION CONTROL, CLEANING OUT STRUCTURES AND STABILIZING ERODED OR WASHED OUT BLOWED AREAS.
- CONTRACTOR SHALL MAINTAIN EROSION CONTROL MEASURES UNTIL CONSTRUCTION IS COMPLETE. LAJNS HAVE BECOME ESTABLISHED AND ALL SOURCES OF EROSION HAVE BEEN PERMANENTLY STABILIZED.
- CONTRACTOR SHALL PROVIDE DUST CONTROL IN ACCORDANCE WITH THE LATEST ISSUE OF NEW YORK GUIDELINES FOR URBAN EROSION AND SEDIMENT CONTROL.

EROSION CONTROL and CONSTRUCTION SEQUENCE
 THE PROJECT WILL CREATE A TOTAL SITE DISTURBANCE OF APPROXIMATELY 38 ACRES. THE SITE DISTURBANCE WILL BE PHASED TO LIMIT THE POTENTIAL FOR EROSION AND SEDIMENTATION ISSUES DURING THE CONSTRUCTION PROCESS. BELOW IS A LISTING OF THE ANTICIPATED PHASING.

- THE SEQUENCE OF CONSTRUCTION FOR EACH AREA SHALL BE:
- PRIOR TO ANY SITE DISTURBANCE, CONSTRUCT A STABILIZED CONSTRUCTION ENTRANCE AT THE PROPOSED SITE ENTRANCE LOCATION AS SHOWN ON THE DRAWING.
 - SILT FENCE - INSTALL PERIMETER SILT FENCE AS SHOWN ON PLAN PRIOR TO EARTHWORK. SILT FENCE SHALL BE UTILIZED ONLY AS A TEMPORARY MEASURE. DISTURBED AREAS SHALL BE SEEDED IMMEDIATELY FOLLOWING THE COMPLETION OF ANY EARTHWORK PHASE.
 - CLEARING AND GRUBBING - REMOVE ALL TREES, STUMPS AND BRUSH PRIOR TO EARTHWORK.
 - STORMWATER BASIN TO BE USED AS A TEMPORARY SEDIMENT TRAP, INCLUDING OUTLET PIPING AS SHOWN ON THE DRAWING. PROVIDE 500 LB BARS STONE PROTECTION APRONS AT OUTLET LOCATIONS AS SHOWN ON THE DRAWING. FINE GRADE, SEED AND MULCH WITHIN SEVEN (7) DAYS OF DISTURBANCE. MAINTAIN ALL DISTURBED SOIL AREAS AND DRAINAGE FACILITIES UNTIL COMPLETELY STABILIZED AND VEGETATION IS ACHIEVED.
 - PROVIDE ALL DRAINAGE CHANNELS AND INSTALL EROSION CONTROL MEASURES WITHIN DRAINAGEWAYS. INSTALL CHECK DAMS WHERE INDICATED ON THE PLANS.
 - STRIP AND STOCKPILE TOPSOIL IN AREA SHOWN ON PLAN AND / OR AGREED UPON LOCATION WITH OWNER. ENCLOSE TOPSOIL STOCKPILE AREAS WITH SILT FENCE.
 - PROVIDE DRAINAGE STRUCTURES AND PIPING, INCLUDING DRAINAGE INLET PROTECTION AS SHOWN ON THE DRAWING. (DO NOT INSTALL BASIN PIPING)
 - PREPARE BUILDING PAD AREA, DRIVEWAYS AND PARKING AREA SUBGRADE.
 - EXCAVATE AND FILL REST OF SITE AREAS. FINE GRADE, SEED AND MULCH ALL DISTURBED AREAS WITHIN SEVEN (7) DAYS OF DISTURBANCE. AREAS TO RECEIVE ASPHALT PAVEMENT SHOULD BE PAVED WITH AT LEAST THE ASPHALT BINDER COURSE WITHIN SEVEN (7) DAYS OF PLACEMENT OF THE SUBGRADE COURSE. MAINTAIN ALL DISTURBED SOIL AREAS AND DRAINAGE FACILITIES UNTIL AREAS ARE COMPLETELY STABILIZED AND VEGETATION IS ACHIEVED.
 - REMOVE TEMPORARY CONSTRUCTION ENTRANCE AFTER ASPHALT BINDER COURSE IS PLACED.
 - CLEAN STORMWATER BASIN AND AERATE SOILS AFTER ALL UPSTREAM CONTRIBUTORY DRAINAGE AREAS ARE COMPLETELY STABILIZED AND VEGETATION IS ACHIEVED.
 - INSTALL BASIN INFILTRATION PIPING AND TRENCHING AFTER LOT STABILIZATION IS ACHIEVED. ADD SILT FENCING/SILTATION SOCK AROUND INFILTRATION TRENCH UNTIL BASIN VEGETATION IS ESTABLISHED.
 - FINE GRADE AND SEED STORMWATER BASIN AS NOTED ON THE PLANTING PLAN AND ON THE DETAILS.
 - REMOVE TEMPORARY SILT FENCING AND ROCK CHECK DAMS AFTER SITE IS COMPLETELY STABILIZED AND VEGETATION IS ACHIEVED. PROVIDE UNDERDRAIN WITHIN DETENTION BASIN PER PLANS.
- FINAL CLEAN UP & PREVENTATIVE MAINTENANCE
- REMOVE AND/OR MAINTAIN STOCKPILE AREAS.
 - REMOVE EROSION CONTROL MEASURES FROM STABILIZED AREAS.
 - FINAL CLEAN UP - REMOVE EROSION CONTROL MEASURES AND CLEAN OUT ALL DRAINAGE STRUCTURES AND PIPING AFTER LAWN IS WELL ESTABLISHED. OWNER IS RESPONSIBLE FOR MAINTAINING SITE UPON PROJECT CLOSURE.
 - CONTRACTOR ARCHITECT AND OWNER TO REVIEW SITE FOR COMPLETION. CONTRACTOR TO ADDRESS FINAL COMMENTS ON PUNCH LIST FROM ARCHITECT AND SUPPLY INSPECTION REPORTS.

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 1970 West Fayette Street
 SYRACUSE, NY

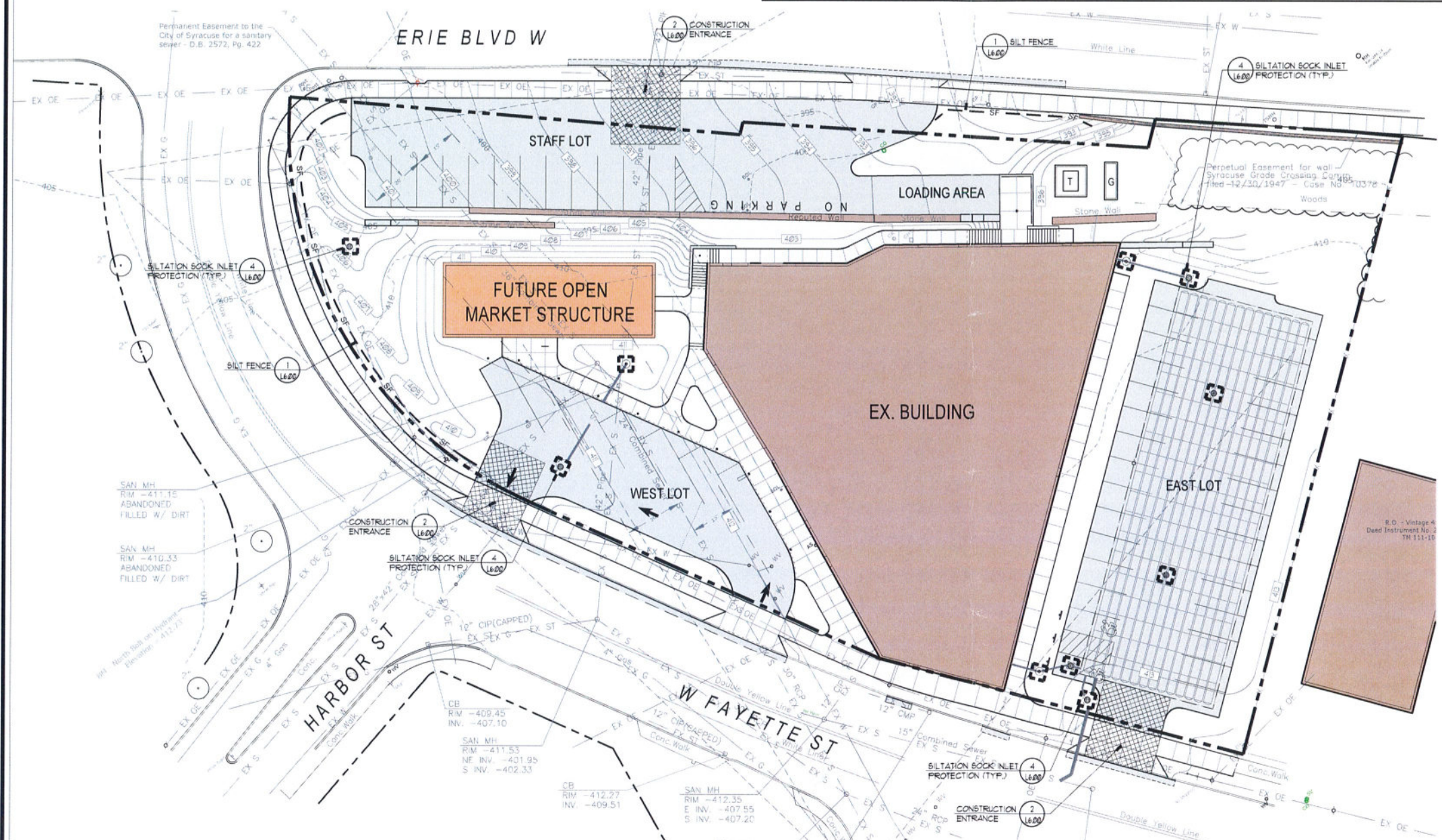
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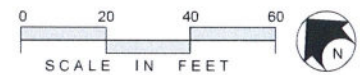
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Task:
EROSION AND SEDIMENT CONTROL PLAN

L5.00



1 SITE PLAN
 L5.00



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 1970 West Fayette Street
 SYRACUSE, NY

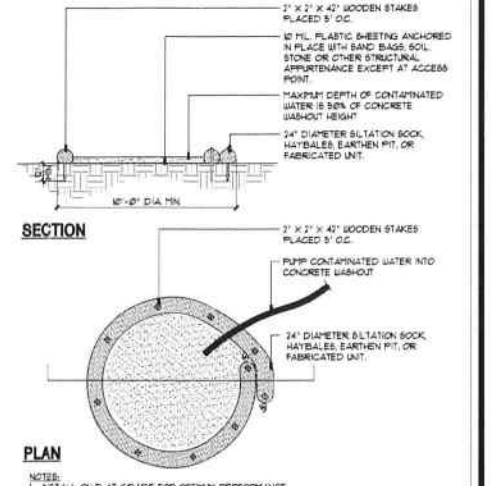
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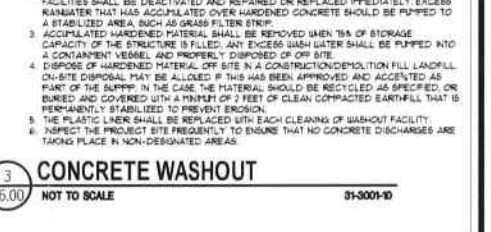
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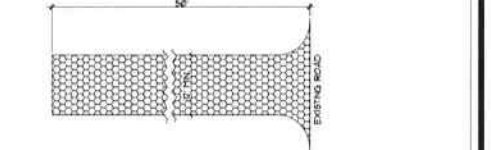
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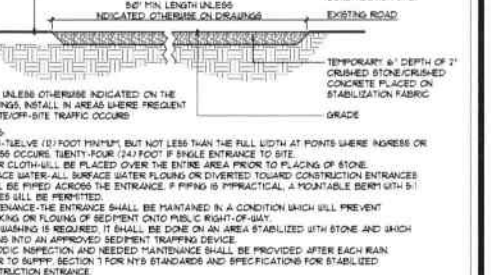
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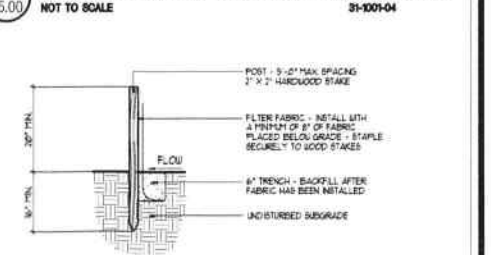
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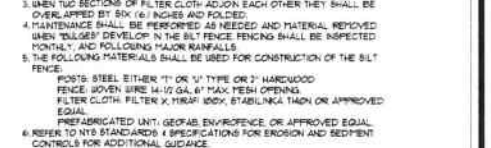
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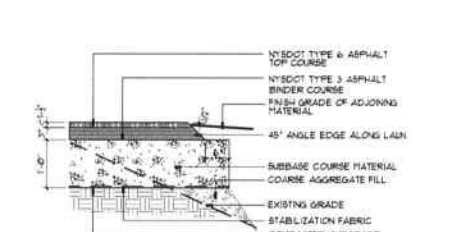
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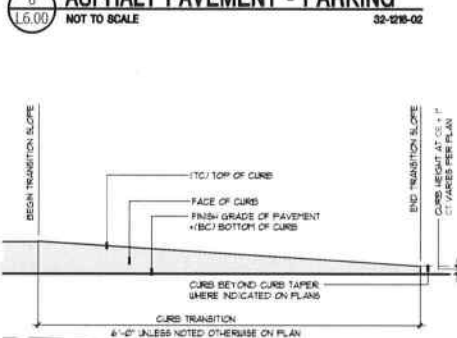
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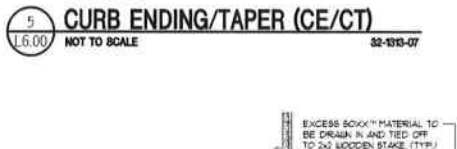
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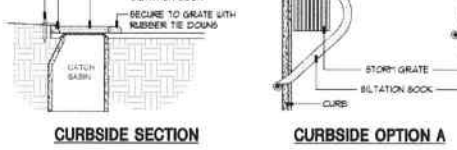
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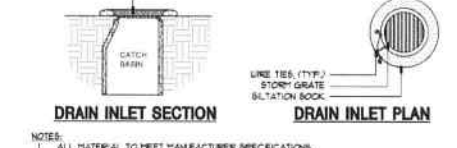
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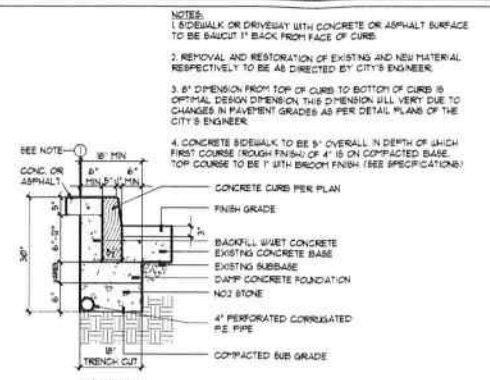
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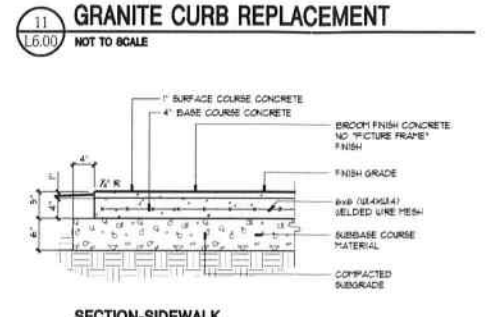
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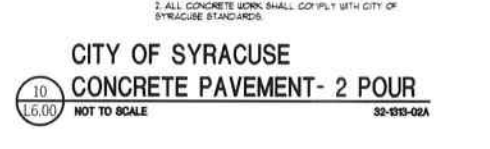
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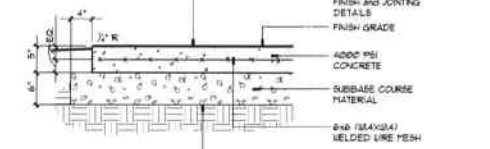
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14 CONCRETE CURB and FLUSH SIDEWALK
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13 CONCRETE PAVEMENT W/ DOWEL & CONCRETE THRESHOLD
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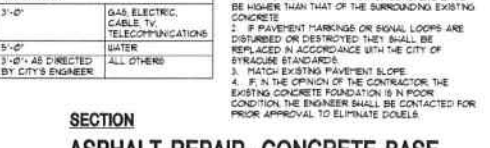
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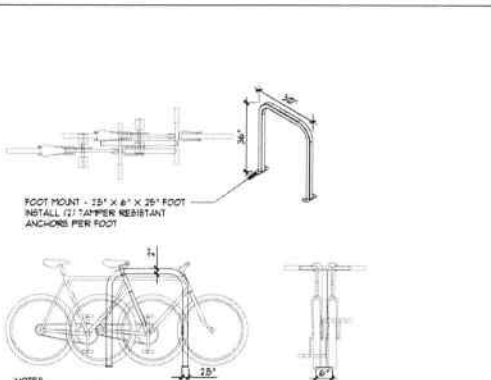
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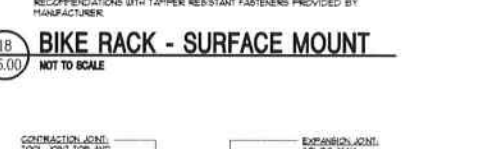
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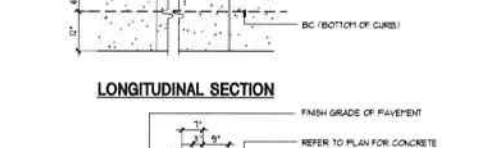
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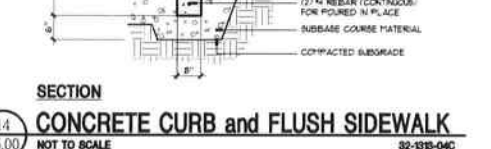
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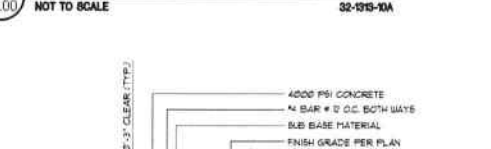
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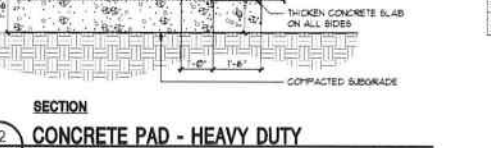
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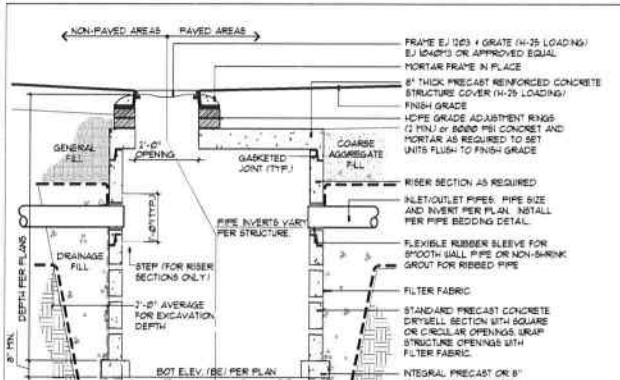
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11 GRANITE CURB REPLACEMENT
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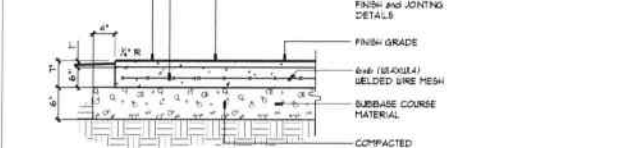
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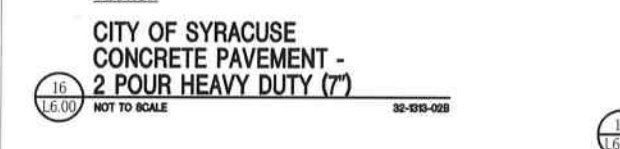
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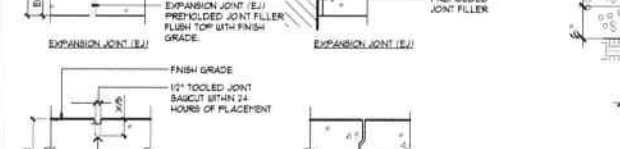
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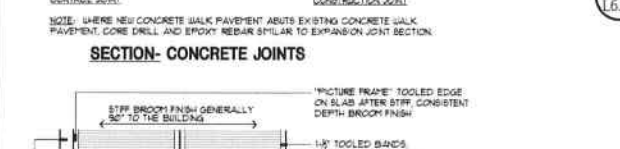
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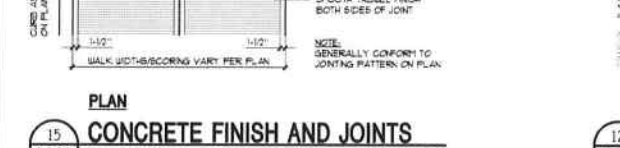
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12 CONCRETE PAD - HEAVY DUTY
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11 GRANITE CURB REPLACEMENT
 NOT TO SCALE



10 CONCRETE PAVEMENT - 2 POUR HEAVY DUTY
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1970 WEST FAYETTE ST.
1970 West Fayette Street
SYRACUSE, NY

CLIENT:
Scott Dumas

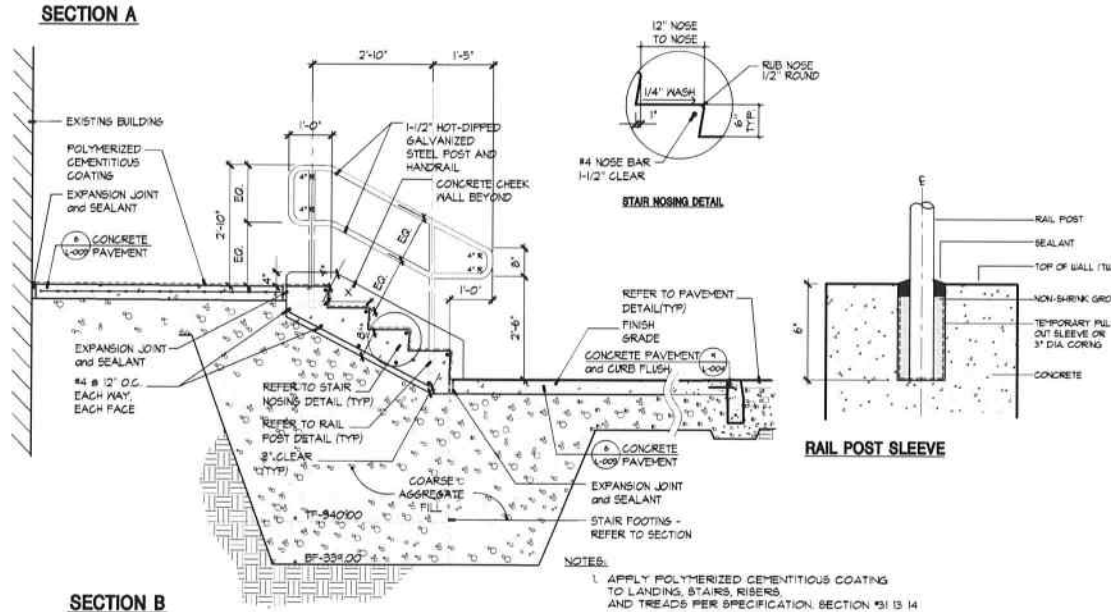
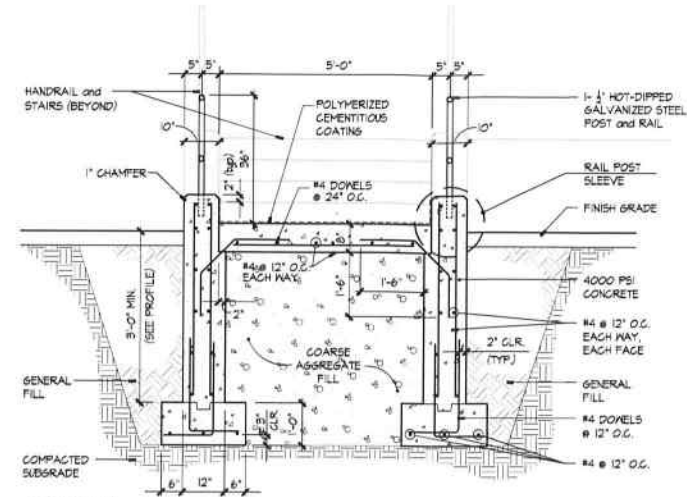
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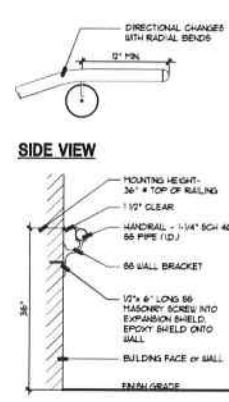
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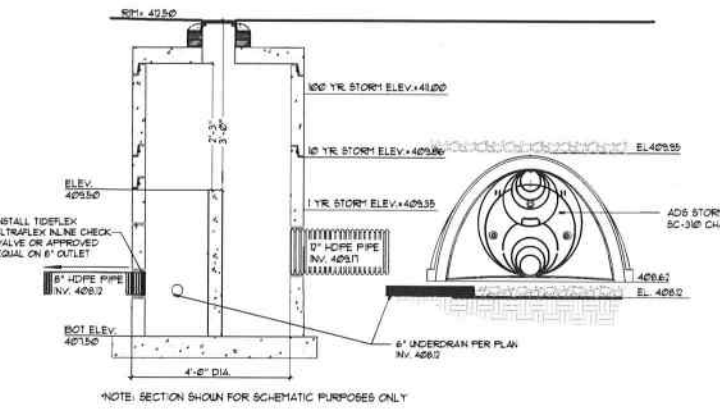
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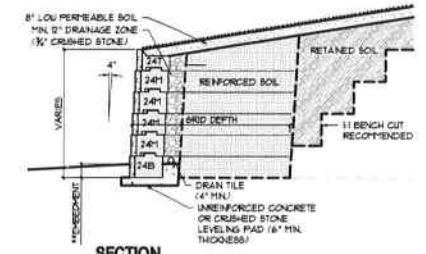


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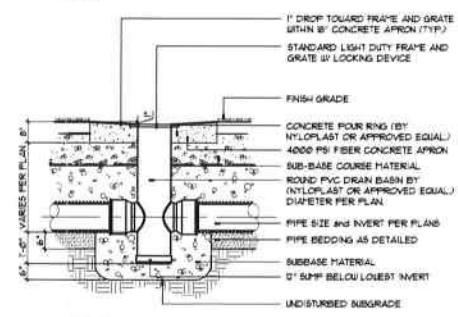
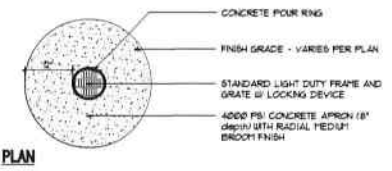


4 OUTLET CONTROL/OVERFLOW STRUCTURE - SCHEMATIC
NOT TO SCALE

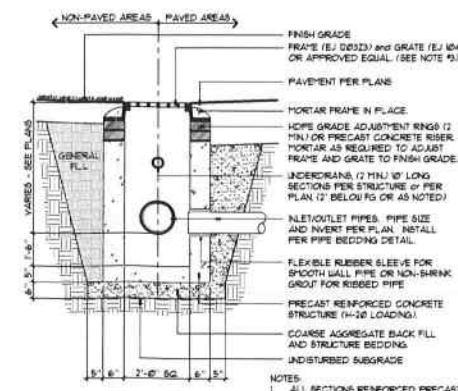
- NOTES:
- ADHERE ALL UNITS WITH BLOCK ADHESIVE - ALLIANCE GATOR BLOCK BOND OR APPROVED EQUAL.
 - REFER TO WALL PROFILE AND PLANS FOR TIE BAR AND LOWER FINISH GRADE ELEVATIONS.
 - EMBEDMENT SHOULD BE THE GREATER OF 6" OR 1/2 D FOR WALLS WITH LEVEL GRADE AT THE TOE. REFER TO RECORD EMBEDMENT RECOMMENDATION DOCUMENT FOR ADDITIONAL INFORMATION FOR WALLS WITH A TOE SLOPE CONDITION.
 - FINISHED GRADE AT TOP OF WALL SHALL BE DESIGNED FOR PROPER DRAINAGE TO PREVENT PONDING.
 - STAFFED DRAWINGS TO BE PROVIDED BY A LICENSED ENGINEER PRIOR TO CONSTRUCTION. REFER TO SPECIFICATION SECTION 32.323 FOR SPECIFIC QUALIFICATIONS.



3 SEGEMENTAL RETAINING WALL - TYP
NOT TO SCALE



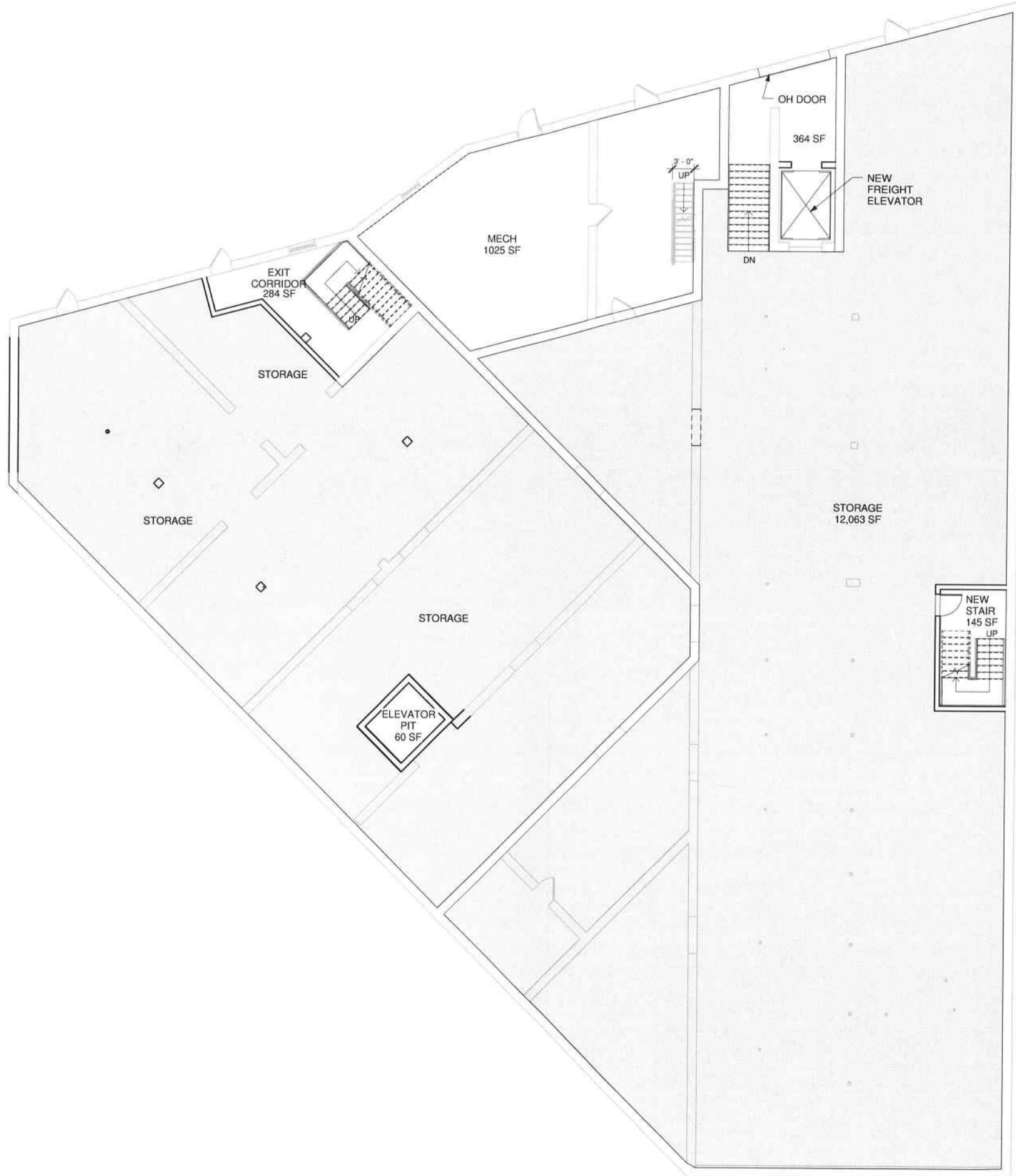
2 DRAIN BASIN- LIGHT DUTY (DB-LD)
NOT TO SCALE



1 STORM INLET (SI)
NOT TO SCALE

KEY LEGEND

- COMMON AREA
- STORAGE



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THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AT THE SITE AND PROMPTLY NOTIFY THE ARCHITECT IN WRITING OF ANY DISCREPANCIES.

REVISIONS		
NO.	DESCRIPTION	DATE

FLOOR PLAN - BASEMENT

Project Status	PROGRESS
Date	07/27/2020
Project Number	20046
Drawn By	MAA
Checked By	JRK

A201

KEY LEGEND

- MARKET
- TENANT
- STOCK
- COMMON AREA
- RESTROOMS



WE THE ARCHITECTS OF THE UNIVERSITY CITY AREA
 ARCHITECTS, PLLC
 239 E. WATER STREET - 2ND FL
 SYRACUSE, NY 13202
 TEL: 315.442.1111
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 SIGNED AND SEALED BY THE ARCHITECT AND
 THE CONTRACTOR.

REVISIONS		
NO.	DESCRIPTION	DATE

**FLOOR PLAN -
 FIRST FLOOR**

Project Status	PROGRESS
Date	07/27/2020
Project Number	20046
Drawn By	MAA
Checked By	JRK

A202

10/15/2021 3:07:35 PM
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C1 FIRST FLOOR PLAN
 A202 SCALE: 1/8" = 1'-0"

KEY LEGEND

- TENANT
- COMMON AREA
- RESTROOMS
- OFFICE



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REVISIONS		
NO.	DESCRIPTION	DATE

FLOOR PLAN - SECOND FLOOR

Project Status: **PROGRESS**
 Date: 07/27/2020
 Project Number: 20046
 Drawn By: MAA
 Checked By: JRK

A203

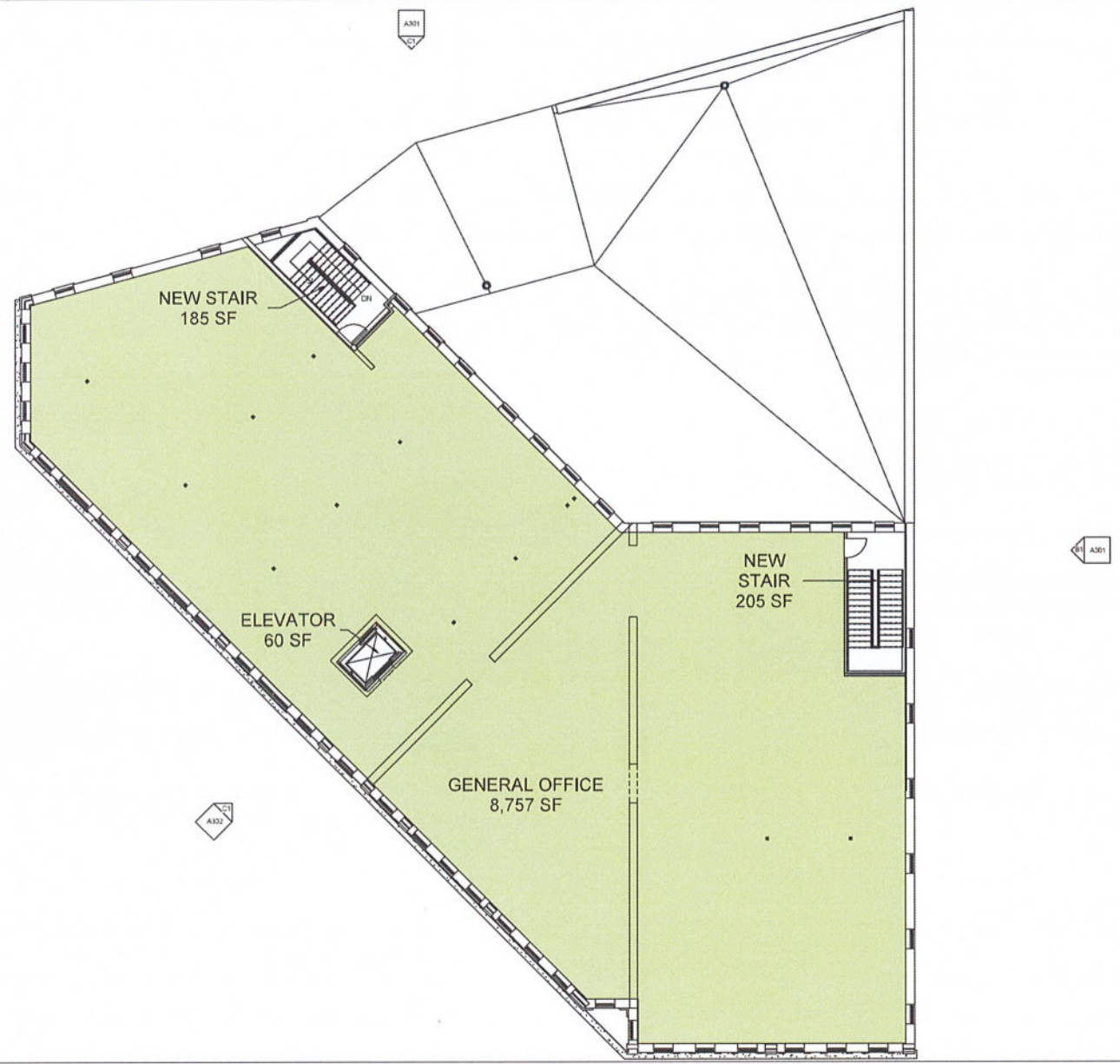
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C1 SECOND FLOOR PLAN
 A203 SCALE: 1/8" = 1'-0"

KEY LEGEND

□ COMMON AREA

■ AVAILABLE




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REVISIONS		
NO.	DESCRIPTION	DATE

**FLOOR PLAN -
 THIRD FLOOR**

Project Status: PROGRESS
 Date: 07/27/2020
 Project Number: 20046
 Drawn By: MAA
 Checked By: JRK

A204

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C1 THIRD FLOOR PLAN
 A204 SCALE: 1/8" = 1'-0"



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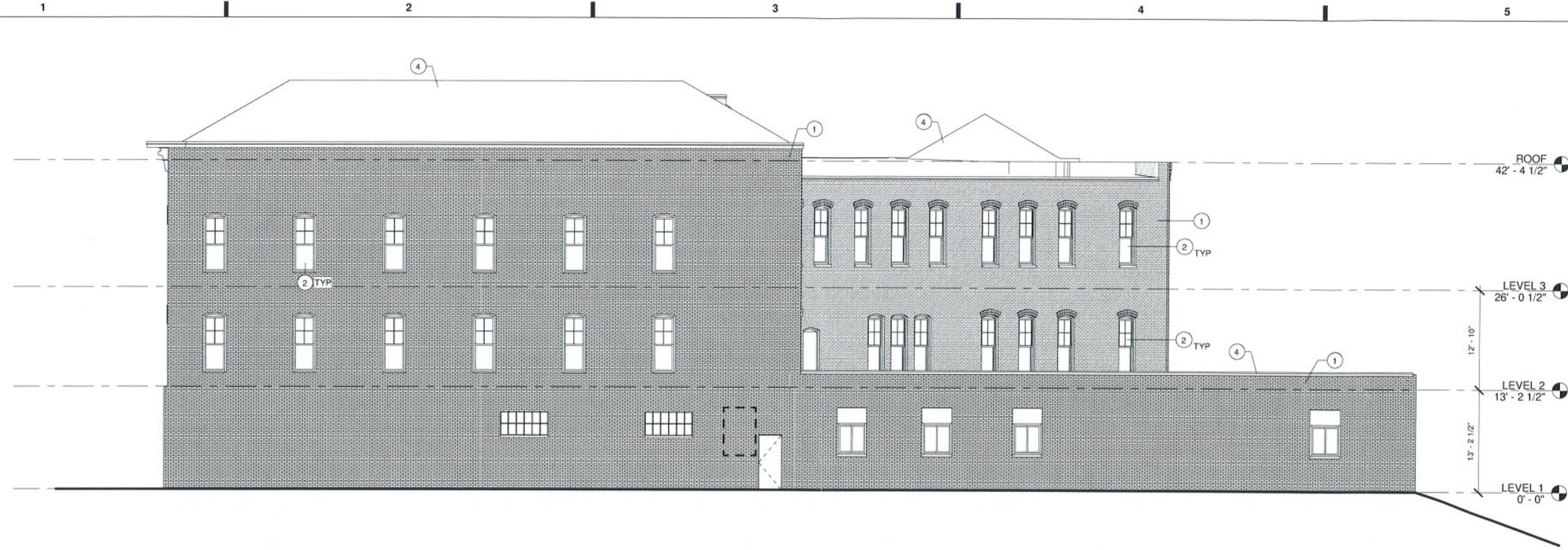
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REVISIONS		
NO.	DESCRIPTION	DATE

EXTERIOR ELEVATIONS

Project Status	PROGRESS
Date	07/27/2020
Project Number	20046
Drawn By	MAA
Checked By	JRK

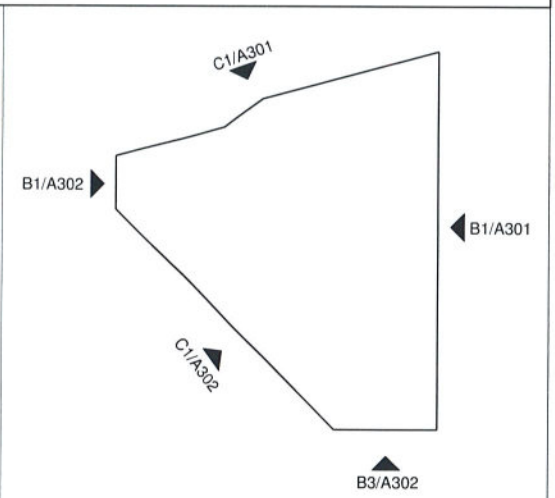
A301



B1 EAST ELEVATION
A301 SCALE: 1/8" = 1'-0"



C1 NORTH ELEVATION
A301 SCALE: 1/8" = 1'-0"



KEY PLAN

EXTERIOR NOTES:

- ① EXISTING BRICKWORK TO BE REPAIRED AND/OR REPOINTED AS NECESSARY TO RESTORE TO ORIGINAL APPEARANCE. ALL BRICK TO BE CLEANED AND PREPARED FOR REPAINTING.
- ② NEW WINDOWS TO BE ALUMINUM CLAD WOOD DOUBLE HUNG UNITS. ONE OVER ONE, OR 4 OVER 1 CONFIGURATIONS.
- ③ NEW ALUMINUM STOREFRONT SYSTEMS.
- ④ NEW MEMBRANE ROOF SYSTEM AND NEW METAL COPINGS.

C5 EXTERIOR NOTES
A301 SCALE: 1" = 40'-0"

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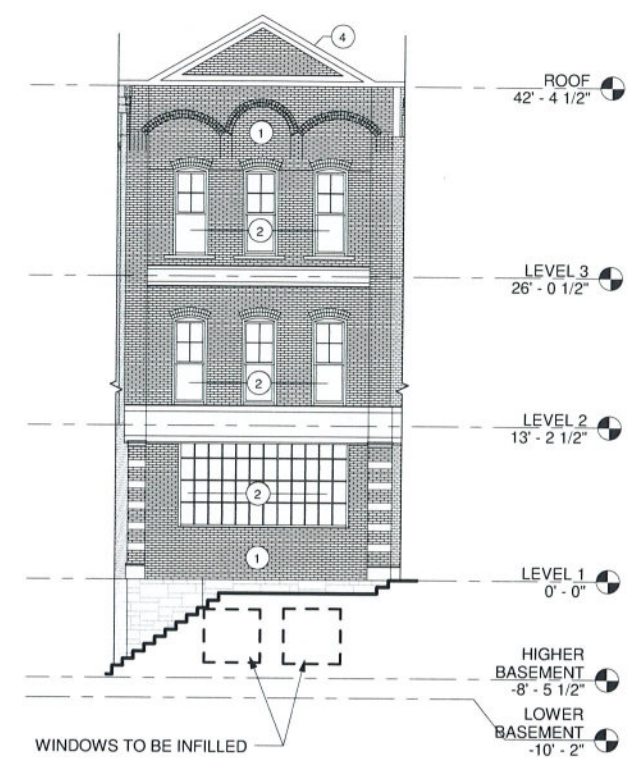
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REVISIONS		
NO.	DESCRIPTION	DATE

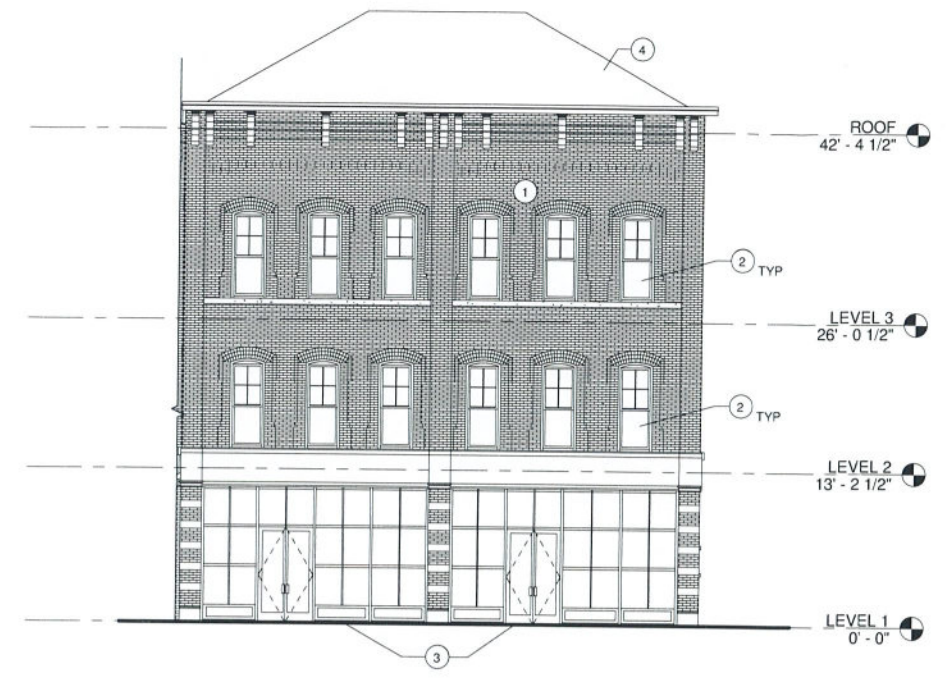
EXTERIOR ELEVATIONS

Project Status	PROGRESS
Date	07/27/2020
Project Number	20046
Drawn By	MAA
Checked By	JRK

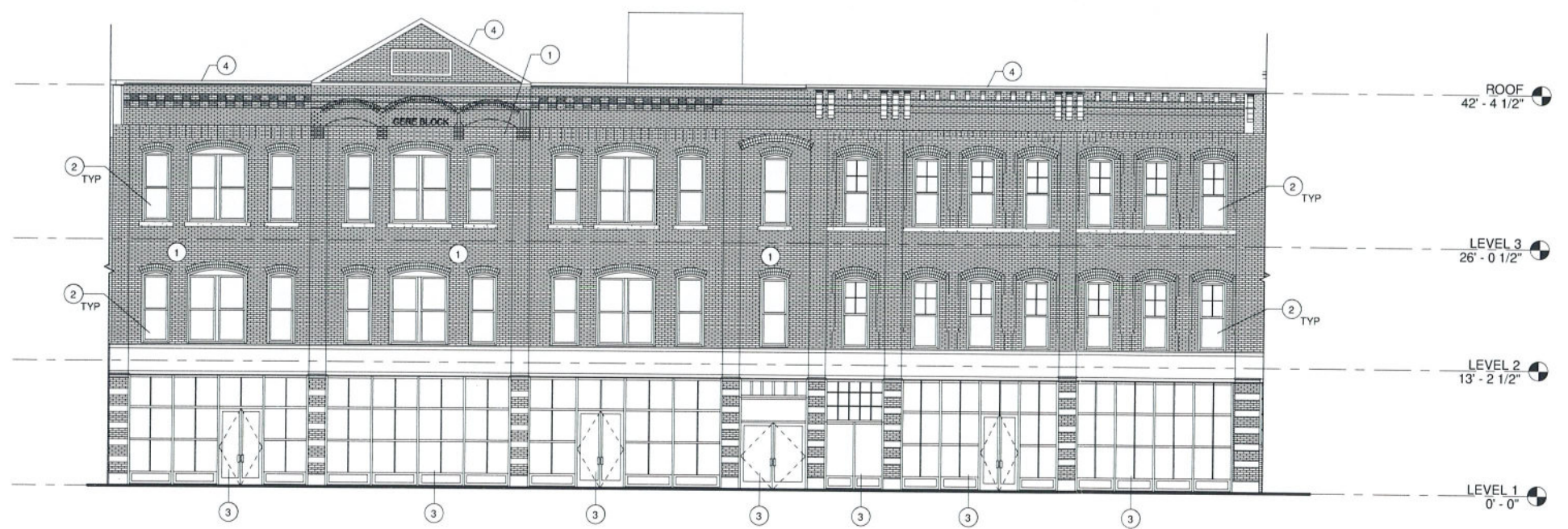
A302



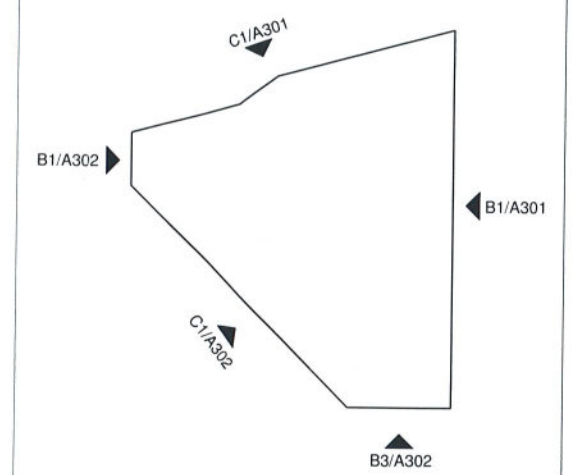
B1 WEST ELEVATION
A302 SCALE: 1/8" = 1'-0"



B3 SOUTH ELEVATION
A302 SCALE: 1/8" = 1'-0"



C1 SOUTH WEST ELEVATION
A302 SCALE: 1/8" = 1'-0"



KEY PLAN

EXTERIOR NOTES:

- ① EXISTING BRICKWORK TO BE REPAIRED AND/OR REPOINTED AS NECESSARY TO RESTORE TO ORIGINAL APPEARANCE. ALL BRICK TO BE CLEANED AND PREPARED FOR REPAINTING.
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C5 EXTERIOR NOTES
A302 SCALE: 1" = 40'-0"

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