



① BUILDING A - FAYETTE STREET PERSPECTIVE

EXTERIOR MATERIAL LEGEND:



BR-1
BRICK - RED
OLD WILLIAMSBURG



FC-1
FIBER CEMENT LAP/PANEL - DARK GREY
PEPPERCORN



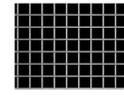
FC-3
VERTICAL FIBER CEMENT - TAN
ANONYMOUS



BR-2
BRICK - DARK GREY
MIDNIGHT MIST



FC-2
FIBER CEMENT PANEL - LIGHT GREY
GRAY CLOUDS



SCR-1
OPEN WIRE MESH
STAINLESS STEEL



4 NORTH ELEVATION
0' 4' 8' 16' 32'
1/16" = 1'-0"



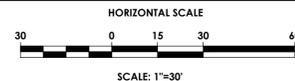
3 WEST ELEVATION
0' 4' 8' 16' 32'
1/16" = 1'-0"



2 SOUTH ELEVATION
0' 4' 8' 16' 32'
1/16" = 1'-0"

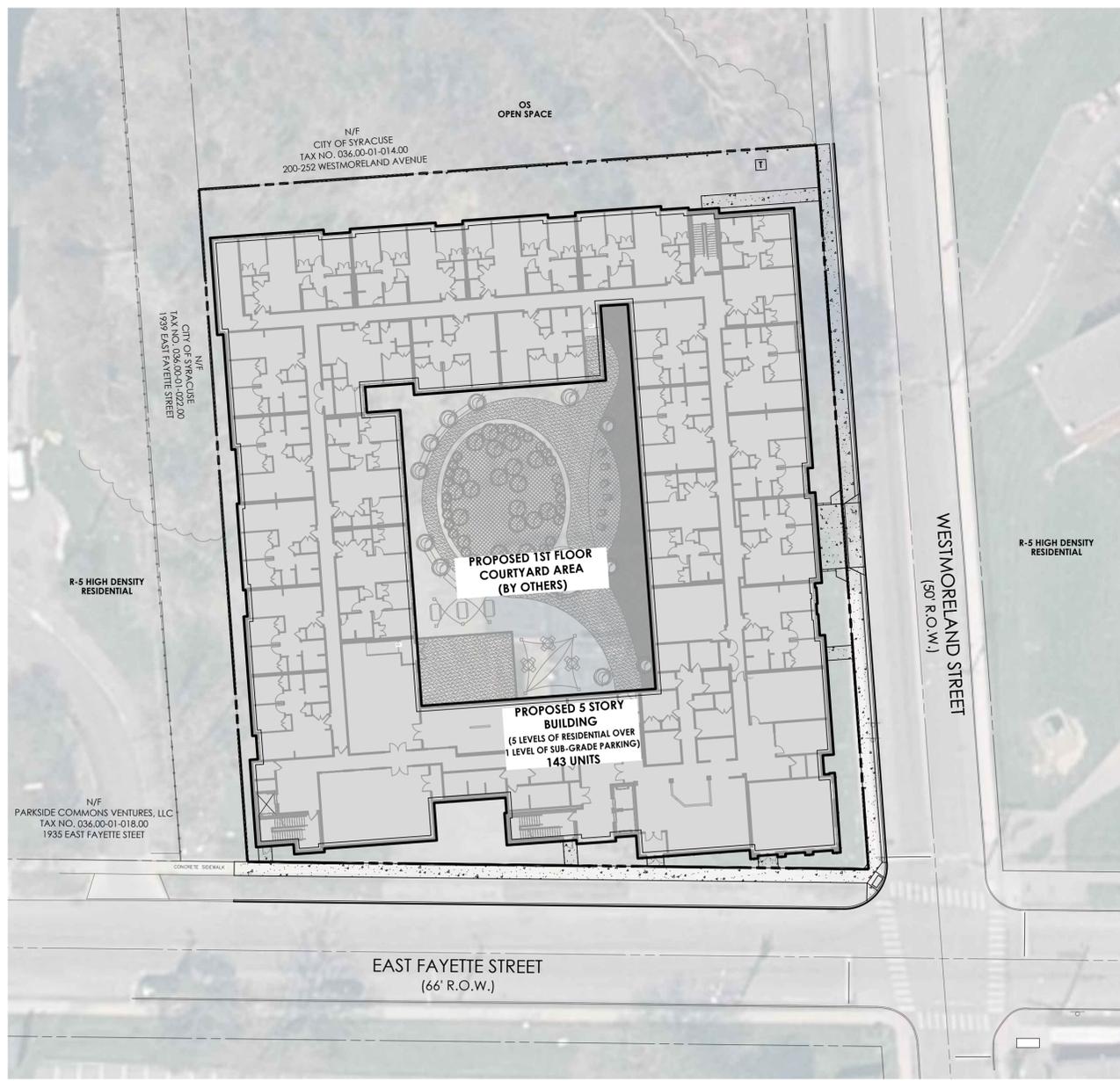


1 EAST ELEVATION
0' 4' 8' 16' 32'
1/16" = 1'-0"



PARKSIDE COMMONS BUILDING A

SITE DEVELOPMENT PLANS
CITY OF SYRACUSE | ONONDAGA COUNTY | NEW YORK
PN: 20243922.0003



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- C 107 LANDSCAPING PLAN
- C 201 - 203 DETAILS



CITY OF SYRACUSE
LOCATION SKETCH
N.T.S.

STAMP:

CLIENT:
SAA / EVI
1 SENECA ST. SUITE 2952, 29th FLR
BUFFALO, NY 14203

BFC PARTNERS
150 MYRTLE AVENUE
BROOKLYN, NY 11201

Passero Associates
242 WEST MAIN ST., SUITE 100 (585) 325-1000
ROCHESTER, NY 14614 FAX: (585) 325-1691

PROJECT MANAGER: Andrew Burns, PE
PROJECT ENGINEER: Andrew Burns, PE
DESIGNER: Carole Harvey

NO.	DATE	BY	DESCRIPTION

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COVER

PARKSIDE COMMONS BUILDING A

TOWN/CITY: SYRACUSE
COUNTY: ONONDAGA STATE: NY
PROJECT NO.:
20243922.0003

DRAWING NO.:
C-101

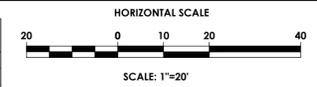
DATE:
OCTOBER 10, 2025

DESIGN DEVELOPMENT

LEGEND

- PROPERTY LINE
- SETBACK LINE
- EXISTING FENCE LINE
- R.O.W.
- EXISTING CENTERLINE
- EXISTING CURB
- PROPOSED CURB
- PROPOSED CONCRETE
- CONCRETE SIDEWALK
- EXISTING CONCRETE
- PROPOSED BUILDING
- PROPOSED ACCESS RAMP
- PROPOSED TREE LINE
- EXISTING TREE LINE

BUILDING A UNIT COUNT	1BR	2BR	3BR	4BR	TOTAL
LEVEL 5	1	18	11	1	31
LEVEL 4	1	18	11	1	31
LEVEL 3	0	18	11	1	30
LEVEL 2	0	18	10	1	29
LEVEL 1	0	14	8	0	22
TOTALS	2	86	51	4	143



PASSERO
architecture engineering

SITE DATA BUILDING A	
TAX ACCOUNT NUMBER:	036-01-15.0, 036-01-23.0, 036-01-17.0, 036-01-16.2, 036-01-16.1
PARCEL ADDRESS:	256 WESTMORELAND AVE. 1951 FAYETTE ST E & IVES ST, 1953 FAYETTE ST E REAR, 1961 FAYETTE ST E, 1965 FAYETTE ST E
MUNICIPALITY:	CITY OF SYRACUSE
COUNTY:	ONONDAGA COUNTY
TOTAL PARCEL AREA:	1.38 ACRES, 60,286 SF
AREA OF DISTURBANCE:	TBD
EXISTING ZONING:	MX-2 NEIGHBORHOOD CENTER DISTRICT
PROPOSED ZONING:	NO CHANGE
EXISTING USE:	VACANT
PROPOSED USE:	MULTIFAMILY RESIDENTIAL

ZONING DATA	REQUIRED	PROPOSED
ZONING DISTRICT: MX-2		
LOT		
WIDTH	50'	
AREA	SEE DENSITY REQ BELOW	
IMPERVIOUS COVERAGE	80% MAX 90% IF MIXED INCOME	83.70%
BUILDING		
SETBACK - FRONT	0'	3'
SETBACK - SIDE	0'	2.9'
SETBACK - SIDE, CORNER LOT	10'	10'
SETBACK - REAR	20' OR 15% LOT DEPTH	18.3' (OS ZONE)
HEIGHT (MIN/MAX)	2-STY/3-STY (4-STY IF MIXED INCOME)	5 STORY
DENSITY (MIXED USE)	N/A	N/A
UNIT QTY	86 MAX	143 UNITS
PARKING		
STALLS QTY	.5/DU=72	79
REDUCTION - MIXED INCOME DEV	50%	
REDUCTION - 1000' TO TRANSIT	30%	
REDUCTION - 1500+ BIKE PARK REQ.	15%	
STALL SIZE - PERPENDICULAR	8.5' X 18'	9' X 18'
STALL SIZE - PARALLEL	8' X 22'	N/A
STALL SIZE - COMPACT (UP TO 20%)	8'X16' 18' AISLES	N/A
DRIVE AISLE WIDTH - 90/60/45/30"	24/18/13/12	
BIKE PARKING SIZE	1.5 X 5'	
BIKE PARKING QTY (MUST BE COVERED IF OVER 30K GSF)	30	

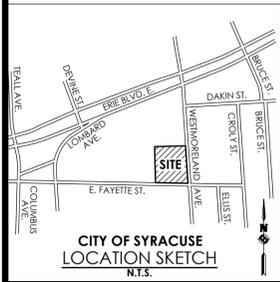
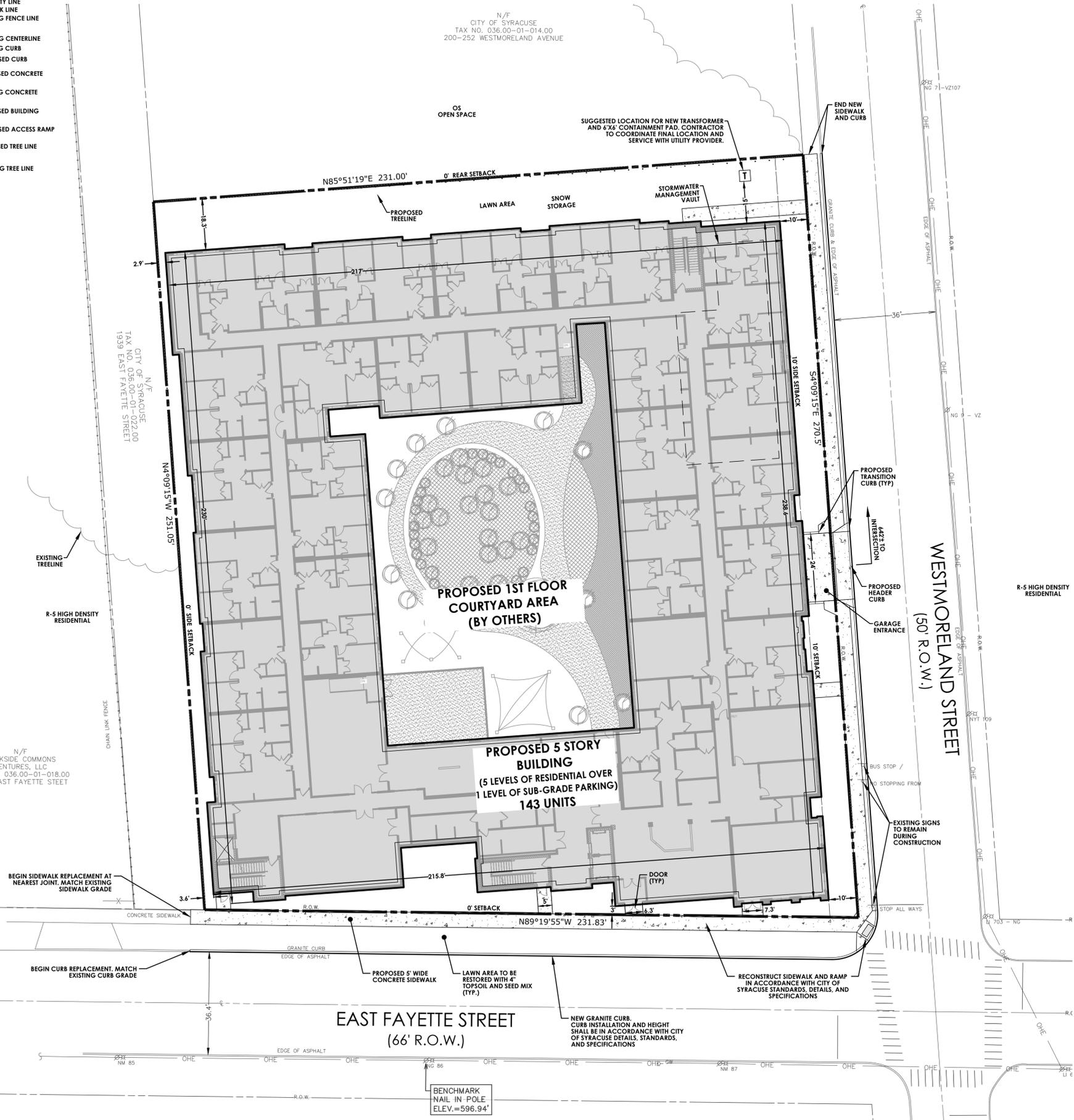
ENVIRONMENTAL DATA	NO	YES
STATE REGULATED WETLANDS (NYSDEC ERM):	X	
FEDERALLY REGULATED WETLANDS (USFWS NWI):	X	
FLOOD PLAIN (FEMA NFHL): FIRM PANEL: 36047C0236F DATED: 11/3/2016	X	
ENDANGERED SPECIES (NYSDEC ERM):		X BATS

UTILITIES DATA	
PUBLIC WATER PROVIDED BY:	CITY OF SYRACUSE
ELECTRIC SERVICE PROVIDED BY:	NYSEG
GAS SERVICE SUPPLIED BY:	
SANITARY SEWER PROVIDED BY:	CITY OF SYRACUSE
STORM SEWER & DRAINAGE WILL BE: (MAINTAINED BY THE OWNER)	PRIVATE
ALL IMPROVEMENTS SHALL BE MADE IN ACCORDANCE WITH THE CURRENT DEVELOPMENT STANDARDS AND SPECIFICATIONS OF THE MUNICIPALITY	

GENERAL NOTES:

- CONTRACTOR IS RESPONSIBLE TO CALL CENTRAL STAKE-OUT @ 1-800-962-7962 PRIOR TO BEGINNING DEMOLITION.
- CONTRACTOR TO KEEP ROAD CLEAR & CLEAN DURING DEMOLITION AND SHALL COORDINATE WITH THE CITY OF SYRACUSE AND THE OWNER.
- CONTRACTOR IS RESPONSIBLE TO REMOVE NON- CONCRETE/MASONRY MATERIALS FROM THE PROJECT SITE.
- CONTRACTOR IS RESPONSIBLE TO PROTECT ALL UTILITIES AND CONDUITS ON SITE DURING CONSTRUCTION.
- ANY EXISTING UTILITIES OR CONDUITS THAT ARE TO BE ABANDONED AND ARE NOT LOCATED IN THE AREA OF PROPOSED IMPROVEMENTS MAY BE CUT, CAPPED AND/OR FILLED.
- ANY ABANDONMENT OF EXISTING ELECTRICAL, NATURAL GAS FACILITIES OR OTHER UTILITY SHALL BE COORDINATED WITH A REPRESENTATIVE FROM THE UTILITY COMPANY.
- THE CITY RIGHT OF WAY SHALL NOT BE USED AS A STAGING AREA BY THE CONTRACTOR, UNLESS APPROVAL RECEIVED FROM THE CITY OF SYRACUSE. IF APPROVAL GRANTED, ALL SURFACES SHALL BE RESTORED TO A CONDITION DETERMINED BY THE CITY, WITHOUT EXCEPTION.
- ALL PROPOSED SIGNS SHALL BE IN ACCORDANCE WITH MUTCD, LATEST EDITION.
- ALL FILL AREAS SHALL BE COMPACTED TO 95% ORIGINAL DENSITY PER STANDARD PROCTOR TEST.
- ALL DEMOLISHED BUILDING AND PAVEMENT AREAS (ASPHALT OR CONCRETE) NOT COVERED BY NEW CONSTRUCTION ARE TO BE RETURNED TO GRASS. SEE TOPSOIL AND SEEDING NOTES ON THIS SHEET.
- CONTRACTOR TO OBTAIN R.O.W. WORK PERMIT AND ROAD CUT PERMIT PRIOR TO CONSTRUCTION.

DESIGN DEVELOPMENT



CITY OF SYRACUSE
LOCATION SKETCH
N.T.S.

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PROJECT ENGINEER: Andrew Burns, PE
DESIGNER: Carole Harvey

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SITE PLAN

PARKSIDE COMMONS BUILDING A
TOWN/CITY: SYRACUSE STATE: NY
COUNTY: ONONDAGA
PROJECT NO.: 20243922.0003
DRAWING NO.: C-102
DATE: OCTOBER 10, 2025

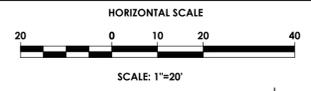
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Y:\PROJECTS-NEW\2024\3922\20243922\0003\01_CAD-BIM-MODELS\CIVIL\A_20243922\0003_SITE.DWG 10/10/2025 2:13 PM Andrew Burns

N/F
CITY OF SYRACUSE
TAX NO. 036.00-01-014.00
200-252 WESTMORELAND AVENUE

N/F
CITY OF SYRACUSE
TAX NO. 036.00-01-022.00
1939 EAST FAYETTE STREET

N/F
PARKSIDE COMMONS
VENTURES, LLC
TAX NO. 036.00-01-018.00
1935 EAST FAYETTE STREET



LEGEND

	PROPERTY LINE
	SETBACK LINE
	EXISTING FENCE LINE
	R.O.W.
	EXISTING CENTERLINE
	EXISTING CURB
	PROPOSED CURB
	PROPOSED CONCRETE
	CONCRETE SIDEWALK
	EXISTING CONCRETE
	PROPOSED BUILDING
	PROPOSED ACCESS RAMP
	PROPOSED TREE LINE
	EXISTING TREE LINE



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architecture engineering



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SITE PLAN
PARKING LEVEL

PARKSIDE COMMONS BUILDING A

TOWN/CITY: SYRACUSE
COUNTY: ONONDAGA STATE: NY

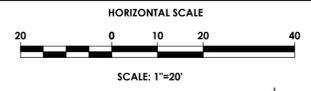
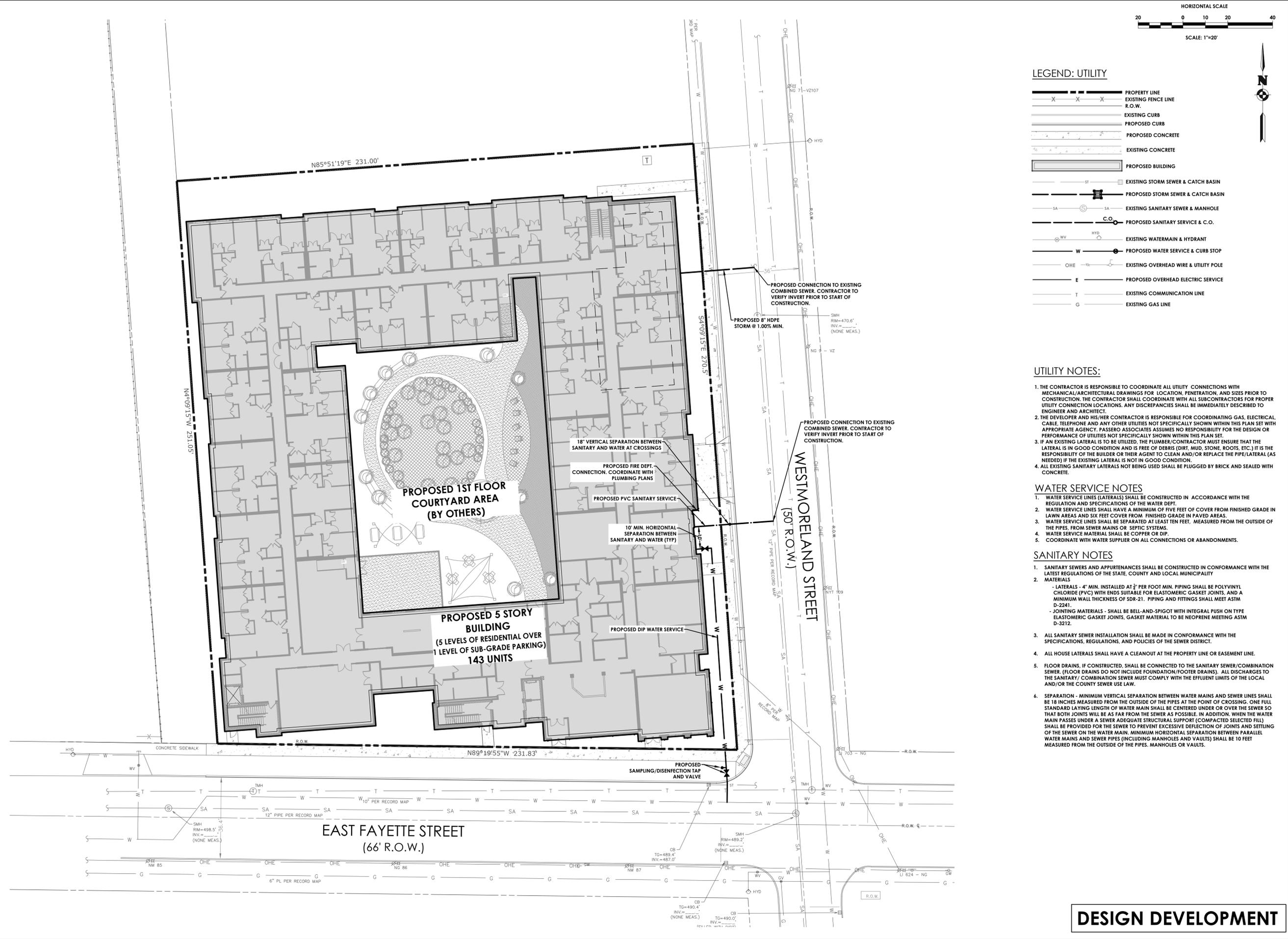
PROJECT NO.:
20243922.0003

DRAWING NO.:
C-103

DATE:
OCTOBER 10, 2025

DESIGN DEVELOPMENT

Y:\PROJECTS-NEW\2024\20243922\CIVIL\A_20243922_0003_UTILITY.DWG 10/10/2025 2:13 PM Andrew Burns



LEGEND: UTILITY

- X X X --- PROPERTY LINE
- X X X --- EXISTING FENCE LINE
- R.O.W. --- R.O.W.
- --- EXISTING CURB
- --- PROPOSED CURB
- --- PROPOSED CONCRETE
- --- EXISTING CONCRETE
- --- PROPOSED BUILDING
- ST --- EXISTING STORM SEWER & CATCH BASIN
- --- PROPOSED STORM SEWER & CATCH BASIN
- SA --- EXISTING SANITARY SEWER & MANHOLE
- C.O. --- PROPOSED SANITARY SERVICE & C.O.
- WV --- EXISTING WATERMAIN & HYDRANT
- W --- PROPOSED WATER SERVICE & CURB STOP
- OHE --- EXISTING OVERHEAD WIRE & UTILITY POLE
- E --- PROPOSED OVERHEAD ELECTRIC SERVICE
- T --- EXISTING COMMUNICATION LINE
- G --- EXISTING GAS LINE

UTILITY NOTES:

- THE CONTRACTOR IS RESPONSIBLE TO COORDINATE ALL UTILITY CONNECTIONS WITH MECHANICAL/ARCHITECTURAL DRAWINGS FOR LOCATION, PENETRATION, AND SIZES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL COORDINATE WITH ALL SUB-CONTRACTORS FOR PROPER UTILITY CONNECTION LOCATIONS. ANY DISCREPANCIES SHALL BE IMMEDIATELY DESCRIBED TO ENGINEER AND ARCHITECT.
- THE DEVELOPER AND HIS/HER CONTRACTOR IS RESPONSIBLE FOR COORDINATING GAS, ELECTRICAL, CABLE, TELEPHONE AND ANY OTHER UTILITIES NOT SPECIFICALLY SHOWN WITHIN THIS PLAN SET WITH APPROPRIATE AGENCY. PASSERO ASSOCIATES ASSUMES NO RESPONSIBILITY FOR THE DESIGN OR PERFORMANCE OF UTILITIES NOT SPECIFICALLY SHOWN WITHIN THIS PLAN SET.
- IF AN EXISTING LATERAL IS TO BE UTILIZED, THE PLUMBER/CONTRACTOR MUST ENSURE THAT THE LATERAL IS IN GOOD CONDITION AND IS FREE OF DEBRIS (DIRT, MUD, STONE, ROOTS, ETC.) IT IS THE RESPONSIBILITY OF THE BUILDER OR THEIR AGENT TO CLEAN AND/OR REPLACE THE PIPE/LATERAL (AS NEEDED) IF THE EXISTING LATERAL IS NOT IN GOOD CONDITION.
- ALL EXISTING SANITARY LATERALS NOT BEING USED SHALL BE PLUGGED BY BRICK AND SEALED WITH CONCRETE.

WATER SERVICE NOTES

- WATER SERVICE LINES (LATERALS) SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE REGULATION AND SPECIFICATIONS OF THE WATER DEPT.
- WATER SERVICE LINES SHALL HAVE A MINIMUM OF FIVE FEET OF COVER FROM FINISHED GRADE IN LAWN AREAS AND SIX FEET COVER FROM FINISHED GRADE IN PAVED AREAS.
- WATER SERVICE LINES SHALL BE SEPARATED AT LEAST TEN FEET, MEASURED FROM THE OUTSIDE OF THE PIPES, FROM SEWER MAINS OR SEPTIC SYSTEMS.
- WATER SERVICE MATERIAL SHALL BE COPPER OR DIP.
- COORDINATE WITH WATER SUPPLIER ON ALL CONNECTIONS OR ABANDONMENTS.

SANITARY NOTES

- SANITARY SEWERS AND APPURTENANCES SHALL BE CONSTRUCTED IN CONFORMANCE WITH THE LATEST REGULATIONS OF THE STATE, COUNTY AND LOCAL MUNICIPALITY
- MATERIALS
 - LATERALS - 4" MIN. INSTALLED AT 1/8" PER FOOT MIN. PIPING SHALL BE POLYVINYL CHLORIDE (PVC) WITH ENDS SUITABLE FOR ELASTOMERIC GASKET JOINTS, AND A MINIMUM WALL THICKNESS OF SDR-21. PIPING AND FITTINGS SHALL MEET ASTM D-2241.
 - JOINTING MATERIALS - SHALL BE BELL-AND-SPIGOT WITH INTEGRAL PUSH ON TYPE ELASTOMERIC GASKET JOINTS, GASKET MATERIAL TO BE NEOPRENE MEETING ASTM D-3212.
- ALL SANITARY SEWER INSTALLATION SHALL BE MADE IN CONFORMANCE WITH THE SPECIFICATIONS, REGULATIONS, AND POLICIES OF THE SEWER DISTRICT.
- ALL HOUSE LATERALS SHALL HAVE A CLEANOUT AT THE PROPERTY LINE OR EASEMENT LINE.
- FLOOR DRAINS, IF CONSTRUCTED, SHALL BE CONNECTED TO THE SANITARY SEWER/COMBINATION SEWER. (FLOOR DRAINS DO NOT INCLUDE FOUNDATION/FOOTER DRAINS). ALL DISCHARGES TO THE SANITARY/ COMBINATION SEWER MUST COMPLY WITH THE EFFLUENT LIMITS OF THE LOCAL AND/OR THE COUNTY SEWER USE LAW.
- SEPARATION - MINIMUM VERTICAL SEPARATION BETWEEN WATER MAINS AND SEWER LINES SHALL BE 18 INCHES MEASURED FROM THE OUTSIDE OF THE PIPES AT THE POINT OF CROSSING. ONE FULL STANDARD LAYING LENGTH OF WATER MAIN SHALL BE CENTERED UNDER OR OVER THE SEWER SO THAT BOTH JOINTS WILL BE AS FAR FROM THE SEWER AS POSSIBLE. IN ADDITION, WHEN THE WATER MAIN PASSES UNDER A SEWER ADEQUATE STRUCTURAL SUPPORT (COMPACTED SELECTED FILL) SHALL BE PROVIDED FOR THE SEWER TO PREVENT EXCESSIVE DEFLECTION OF JOINTS AND SETTling OF THE SEWER ON THE WATER MAIN. MINIMUM HORIZONTAL SEPARATION BETWEEN PARALLEL WATER MAINS AND SEWER PIPES (INCLUDING MANHOLES AND VAULTS) SHALL BE 10 FEET MEASURED FROM THE OUTSIDE OF THE PIPES, MANHOLES OR VAULTS.

If you excavate anywhere in New York State, except NYC or Long Island, call
Dig Safely. New York
1-800-962-7962
i-Notice = www.DigSafelyNewYork.com



STAMP:

1. THE CONTRACTOR IS RESPONSIBLE TO COORDINATE ALL UTILITY CONNECTIONS WITH MECHANICAL/ARCHITECTURAL DRAWINGS FOR LOCATION, PENETRATION, AND SIZES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL COORDINATE WITH ALL SUB-CONTRACTORS FOR PROPER UTILITY CONNECTION LOCATIONS. ANY DISCREPANCIES SHALL BE IMMEDIATELY DESCRIBED TO ENGINEER AND ARCHITECT.

2. THE DEVELOPER AND HIS/HER CONTRACTOR IS RESPONSIBLE FOR COORDINATING GAS, ELECTRICAL, CABLE, TELEPHONE AND ANY OTHER UTILITIES NOT SPECIFICALLY SHOWN WITHIN THIS PLAN SET WITH APPROPRIATE AGENCY. PASSERO ASSOCIATES ASSUMES NO RESPONSIBILITY FOR THE DESIGN OR PERFORMANCE OF UTILITIES NOT SPECIFICALLY SHOWN WITHIN THIS PLAN SET.

3. IF AN EXISTING LATERAL IS TO BE UTILIZED, THE PLUMBER/CONTRACTOR MUST ENSURE THAT THE LATERAL IS IN GOOD CONDITION AND IS FREE OF DEBRIS (DIRT, MUD, STONE, ROOTS, ETC.) IT IS THE RESPONSIBILITY OF THE BUILDER OR THEIR AGENT TO CLEAN AND/OR REPLACE THE PIPE/LATERAL (AS NEEDED) IF THE EXISTING LATERAL IS NOT IN GOOD CONDITION.

4. ALL EXISTING SANITARY LATERALS NOT BEING USED SHALL BE PLUGGED BY BRICK AND SEALED WITH CONCRETE.

CLIENT:
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PROJECT ENGINEER Andrew Burns, PE
DESIGNER Corale Harvey

NO.	DATE	BY	DESCRIPTION

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UTILITY PLAN

PARKSIDE COMMONS BUILDING A

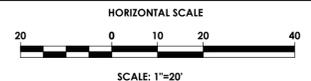
TOWN/CITY: SYRACUSE
COUNTY: ONONDAGA STATE: NY

PROJECT NO.:
20243922.0003

DRAWING NO.:
C-105

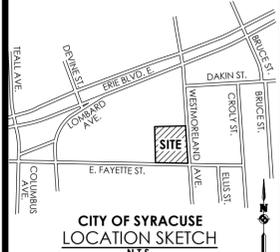
DATE:
OCTOBER 10, 2025

DESIGN DEVELOPMENT



LEGEND: GRADING

- PROPERTY LINE
- EXISTING FENCE LINE
- R.O.W.
- EXISTING CURB
- PROPOSED CURB
- PROPOSED CONCRETE
- EXISTING CONCRETE
- PROPOSED BUILDING
- PROPOSED SILT FENCE AND INLET PROTECTION
- 399 EXISTING MINOR CONTOUR
- 400 EXISTING MAJOR CONTOUR
- 399 PROPOSED MINOR CONTOUR
- 400 PROPOSED MAJOR CONTOUR
- 400.6 + EXISTING SPOT ELEVATION
- 401.60 X PROPOSED SPOT ELEVATION



CONSTRUCTION SEQUENCE FOR GRADING AND EROSION CONTROL:

1. INSTALL EROSION CONTROL MEASURES, INCLUDING SILT FENCE
2. CLEAR AND GRUB THE PROJECT IMPROVEMENTS AREAS.
3. STRIP TOPSOIL AND STOCKPILE FOR LATER USE.
4. GRADE IMPROVEMENTS AREAS WITHIN THE PROJECT SITE. AREAS WHERE CONSTRUCTION ACTIVITY TEMPORARILY CEASES FOR MORE THAN 7 DAYS WILL BE STABILIZED WITH A TEMPORARY SEED AND MULCH WITHIN 7 DAYS OF THE LAST DISTURBANCE.
5. REPLACE TOPSOIL AND FINE GRADE.
6. SEED ALL DISTURBED AREAS WITHIN 10 DAYS AFTER FINAL GRADING. CONTRACTOR IS RESPONSIBLE TO RESEED IF GRADING IS UNSATISFACTORY.
7. UPON APPROVAL OF THE CITY, REMOVE ALL TEMPORARY SILTATION CONTROLS.
8. SLOPES SHALL NOT EXCEED 1' VERTICAL TO 3' HORIZONTAL MAX. MAINTAIN 1:4 WHERE POSSIBLE.
9. MINIMUM OF 4" OF TOPSOIL IS TO BE PLACED ON ALL GRASS AREAS.
10. ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED BASED UPON ACTUAL FIELD CONDITIONS ABOVE. CONTRACTOR SHALL PROVIDE FOR THIS COST IN HIS CONTRACT.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SILTATION AND EROSION CONTROL MEASURES FROM INSTALLATION THROUGH MAINTENANCE AND REMOVAL AFTER REVEGETATION HAS BEEN ESTABLISHED.
12. ALL EROSION AND SEDIMENT CONTROL METHODS WILL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH THE LATEST EDITION OF THE NEW YORK STATE STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL
13. GRADE ALL AREAS AROUND BUILDING TO CREATE POSITIVE DRAINAGE FLOW AWAY FROM THE FOUNDATION AT A MINIMUM OF 2%.

EROSION CONTROL NOTE:

AT THE VERY MINIMUM, EROSION CONTROL SHALL BE AS SHOWN ON THIS PLAN. EROSION CONTROL MAY CONSIST OF SEDIMENT TRAPS AND/OR ENVIRONMENTAL FENCES. THE CONTRACTOR AND THE DEVELOPER SHALL BE RESPONSIBLE FOR THE INTEGRITY, MAINTENANCE AND REMOVAL OF EROSION CONTROL MEASURES UNTIL NO LONGER DEEMED NECESSARY BY THE CITY OR ITS REPRESENTATIVE.

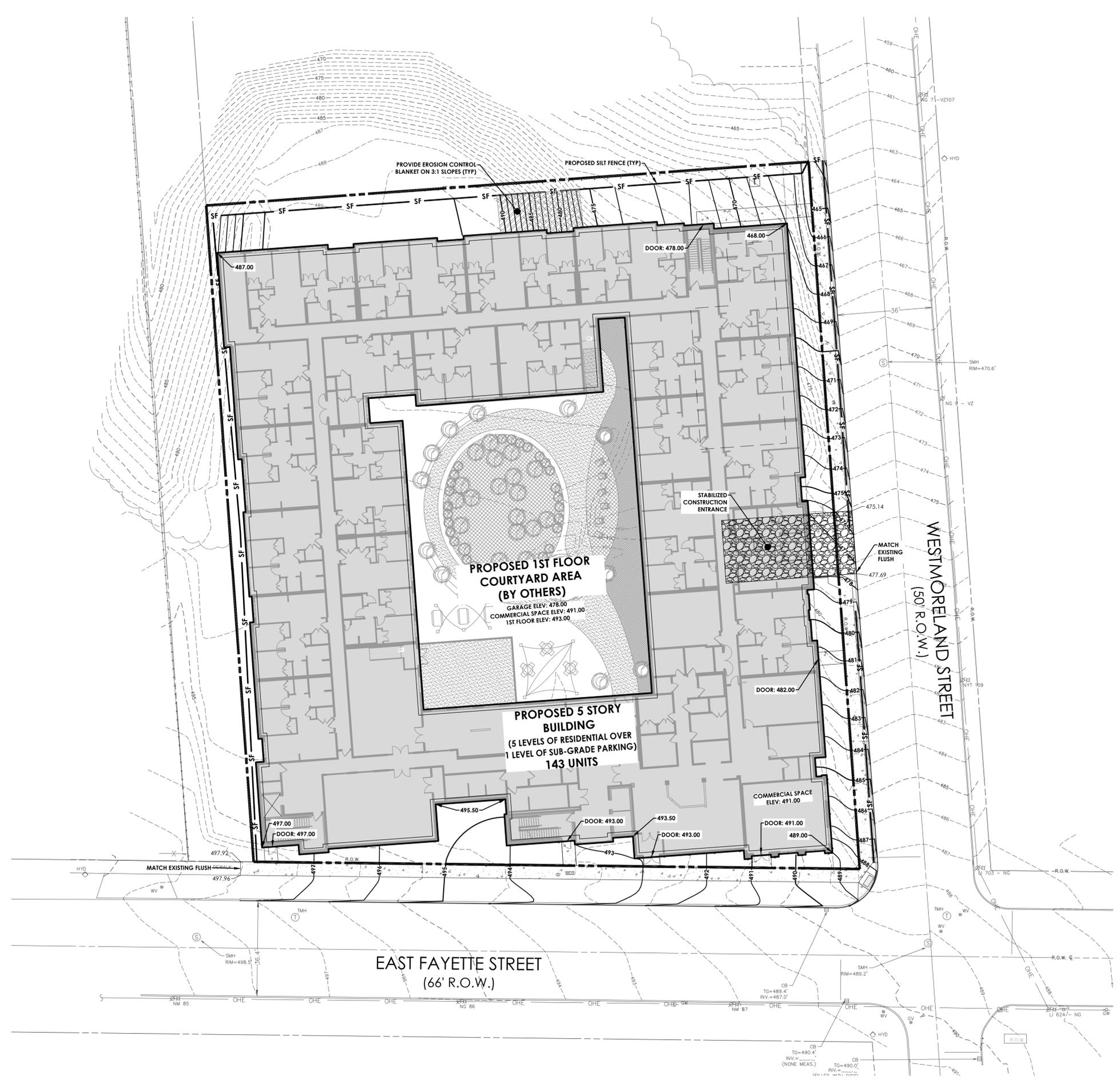
TEMPORARY SEEDING NOTE

PROVIDE THE FOLLOWING SEED MIXTURES DURING CONSTRUCTION (WEATHER DEPENDENT):
 TEMPORARY SEEDING: RYEGRASS (ANNUAL OR PERENNIAL) @ 30LBS. PER AC. OR 0.7 LBS. PER 1000 SF.

AREAS WHERE CONSTRUCTION ACTIVITY TEMPORARILY CEASES FOR MORE THAN 7 DAYS WILL BE STABILIZED WITH A TEMPORARY SEED AND MULCH WITHIN 7 DAYS OF THE LAST DISTURBANCE. ONCE CONSTRUCTION ACTIVITY CEASES PERMANENTLY IN AN AREA, THAT AREA WILL BE STABILIZED WITH PERMANENT SEED AND MULCH OR SODDED. AFTER THE ENTIRE SITE IS STABILIZED, THE ACCUMULATED SEDIMENT WILL BE REMOVED FROM THE SEDIMENT BASIN(S).

GRADING NOTE

GRADE ALL AREAS AROUND BUILDING TO CREATE POSITIVE DRAINAGE FLOW AWAY FROM THE FOUNDATION AT A MINIMUM OF 2%.



Y:\PROJECTS-NEW\2024\20243922\CIVIL\A_20243922\0003_01_CAD-BIM-MODELS\CIVIL_A_20243922\0003_GRADING & EC.DWG 10/10/2025 2:13 PM Andrew Burns

STAMP:

CLIENT:
SAA / EVI
 1 SENECA ST. SUITE 2952, 29th FLR
 BUFFALO, NY 14203

BFC PARTNERS
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 PROJECT MANAGER: Andrew Burns, PE
 PROJECT ENGINEER: Andrew Burns, PE
 DESIGNER: Corale Starvo

NO.	DATE	BY	DESCRIPTION

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GRADING & EROSION CONTROL PLAN

PARKSIDE COMMONS BUILDING A

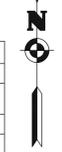
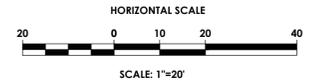
TOWN/CITY: SYRACUSE
 COUNTY: ONONDAGA STATE: NY

PROJECT NO.: **20243922.0003**

DRAWING NO.: **C-106**

DATE: **OCTOBER 10, 2025**

DESIGN DEVELOPMENT



KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	SPACING / SPREAD	REMARKS	MATURE HEIGHT
DECIDUOUS TREES								
LS	10	Liquidambar styraciflua "Slender Silhouette"	Columnar Sweetgum	1 1/2"-2"	B&B	5-6'	Fall Planting Hazard	45-50'
FLOWERING AND ORNAMENTAL TREES (UNDER POWER LINES)								
CCI	2	Crataegus crusgalli var. "Inermis"	Thornless Cockspur Hawthorn	1 1/2"-2"	B&B	15-20'	Fall Planting Hazard	15-20'
SHRUBS								
CC	10	Caryopteris x clandonensis "Korbali"	Blue Balloon Bluebeard	15-18"	#3 Cont.	2-3'		2-3'
CA	6	Clethra alnifolia "Hummingbird"	Hummingbird Summersweet	30-36"	#5 Cont.	3-4'		3-4'
DR	12	Diervilla rivularis "Kodiak"	Kodiak Black Diervilla	18-24"	#3 Cont.	3-4'		3-4'
EJ	40	Euonymus japonicus "Green Spire"	Green Spire Euonymus	4-5"	#5 Cont.	3-4'		6-8'
HP	15	Hydrangea paniculata "Little Quick Fire"	Panicle Hydrangea	3-4"	#5 Cont.	4-5'		3-5'
PA	10	Pennisetum alopecuroides "Little Bunny"	Little Bunny Dwarf Fountain Grass	15-18"	#2 Cont.	2-3'		1-1.5'
SJ	9	Spiraea japonica "Candy Corn"	Candy Corn Spirea	12-15"	#3 Cont.	18-24"		18-30"
SP	5	Syringa patula "Miss Kim"	Miss Kim Dwarf Lilac	4-5"	#5 Cont.	6-8'		6-8'

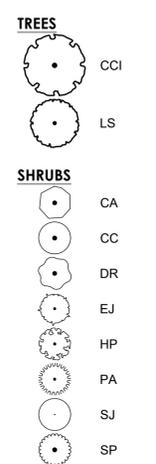
LANDSCAPING NOTES:

- CONTRACTOR SHALL OBTAIN ALL NECESSARY STATE AND LOCAL PERMITS REQUIRED. ALL CONSTRUCTION SHALL CONFORM TO APPLICABLE CITY AND STATE DESIGN STANDARDS AND CODES.
- IT IS THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY TO VISIT THE SITE PRIOR TO BID SUBMITTAL, TO BECOME FAMILIAR WITH EXISTING CONDITIONS AT THE SITE.
- STANDARDS SET FORTH IN THE "AMERICAN STANDARD FOR NURSERY STOCK", ANSI Z60.1 (LATEST EDITION) REPRESENT GUIDELINE SPECIFICATIONS ONLY AND SHALL CONSTITUTE THE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIALS DELIVERED AND INSTALLED ON THIS PROJECT.
- ALL PLANTS MUST BE HEALTHY, VIGOROUS AND FREE OF PESTS AND DISEASE.
- ALL PLANTS MUST BE HARDY UNDER CLIMATE CONDITIONS THAT EXIST AT THE PROJECT SITE AND GROWN AT A NURSERY IN THE SAME HARDINESS ZONE AS THE PROJECT LOCATION.
- ALL PLANTS MUST BE CONTAINER GROWN OR BALLED AND BURLAPPED AN MEET SIZE REQUIREMENTS AS INDICATED ON THE PLANT LIST.
- ALL TREES MUST BE STRAIGHT-TRUNKED, INJURY FREE, HAVE A FULL SYMMETRICAL CROWN (HEAD) AND MEET ALL REQUIREMENTS SPECIFIED (E.G. SINGLE STEM, MULTI-STEM, HEAVY BRANCHED, ETC.).
- ANY PROPOSED DEVIATION TO THE LANDSCAPE PLAN MUST FIRST BE REVIEWED AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO THE INSTALLATION OF THE PROPOSED LANDSCAPING CHANGES.
- THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON THESE PLANS. THE BID PRICE SUBMITTED WILL ASSUME THAT ALL PLANT MATERIALS DELINEATED WILL BE SUPPLIED AND INSTALLED. ANY DISCREPANCIES IN THE QUANTITIES SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER AND/OR DESIGN LANDSCAPE ARCHITECT (OWNER'S REPRESENTATIVE) PRIOR TO COMPLETING A BID PRICE.
- ALL GRADING AND UTILITY WORK SHALL BE COMPLETED PRIOR TO INSTALLATION OF PLANT MATERIAL AND LANDSCAPE MULCH.
- THE FINAL LOCATION OF TREES AND OTHER LANDSCAPING SHALL BE DETERMINED IN THE FIELD BASED ON UTILITY STAKEOUT AND SHALL NOT CONFLICT WITH TRAFFIC SIGNS AND/OR UTILITIES. STAKE OUT SHALL BE APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO BEGINNING WORK.
- ANY CONCERNS RELATED TO SITE CONDITIONS AND/OR PLANT LOCATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
- PLANTING BACKFILL MIXTURE: 4 PARTS TOPSOIL (ON-SITE OR IMPORTED), 1 PART PEAT MOSS, 1/2 PART WELL ROTTED MANURE AND 10 LBS. 5-0-5 PLANTING FERTILIZER, MIXED THOROUGHLY PER CUBIC YARD.
- MULCH ALL PLANT BEDS, AND INDIVIDUAL TREES IN PLANT AREAS WITH SHREDED HARDWOOD BARK MULCH TO A DEPTH OF THREE (3) INCHES UNLESS OTHERWISE SPECIFIED ON PLANTING DETAILS, OR AS DIRECTED BY THE LANDSCAPE ARCHITECT DUE TO SITE CONDITIONS.
- ANY PLANT WHICH TURNS BROWN, DEFOLIATES OR DIES PRIOR TO FINAL ACCEPTANCE BY THE OWNER OR DESIGN LANDSCAPE ARCHITECT, SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH THE SAME PLANT (SPECIES, VARIETY AND SIZE) AS SPECIFIED ON THE PLANT SCHEDULE (LIST).
- THE CONTRACTOR SHALL MAINTAIN ALL PLANT MATERIALS AND LAWN AREAS UNTIL THE PROJECT HAS RECEIVED FINAL ACCEPTANCE BY THE OWNER OR OWNER'S REPRESENTATIVE. MAINTENANCE SHALL INCLUDE, BUT NOT BE LIMITED TO: WATERING, MULCHING, FERTILIZING, SPRAYING (FUNGICIDE, PESTICIDE, ANTI-DESICANT), AS WELL AS RAISING PLANTS THAT HAVE SETTLED TOO DEEP OR REQUIRE STRAIGHTENING.
- UPON COMPLETION AND ACCEPTANCE OF THE LANDSCAPING, THE LANDSCAPE MATERIALS SHALL BE GUARANTEED FOR TWO (2) YEARS. THE GUARANTEE SHALL BE INCLUSIVE OF ALL MATERIAL AND LABOR COSTS. AT THE END OF THE GUARANTEE PERIOD THE OWNERS REPRESENTATIVE WILL INSPECT ALL PLANT MATERIALS. THE CONTRACTOR SHALL PROMPTLY MAKE ALL REQUIRED REPLACEMENTS WITH PLANT MATERIALS MEETING THE SPECIFICATIONS (E.G. SPECIES, SIZE AND CHARACTER).
- ALL AREAS DISTURBED BY SITE GRADING AND/OR UTILITY INSTALLATION SHALL RECEIVE APPROVED TOPSOIL (BASED ON APPROVED SAMPLES SUBMITTED BY THE CONTRACTOR) AND SPREAD TO A DEPTH NOT LESS THAN SIX (6) INCHES AFTER COMPACTION. TOPSOIL PLACED FOR LAWNS SHALL BE FINE GRADED, SEED, MULCHED AND WATERED UNTIL A HEALTHY STAND OF GRASS IS ESTABLISHED. THIS IS EXCLUDING FOUNDATION PLANT BEDS, AND ENTRANCE AREAS.
- LOCATIONS OF EXISTING BURIED UTILITIES SHOWN ON THE SITE PLAN ARE BASED UPON THE BEST AVAILABLE INFORMATION AND ARE TO BE CONSIDERED APPROXIMATE. THE CONTRACTOR IS RESPONSIBLE TO CALL FOR A UTILITY STAKEOUT PRIOR TO COMMENCING PLANT INSTALLATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING ANY AND ALL DAMAGE TO UTILITIES, STRUCTURES, AND SITE APPURTENANCES WHICH OCCURS AS A RESULT OF LANDSCAPE INSTALLATION OPERATIONS.
- EXISTING TREES INDICATED TO BE REMOVED SHALL OCCUR UNDER THE SITE CONTRACT FOR THIS PROJECT. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR NEW PLANTINGS OR RESTORATION OF THE DISTURBED AREA (LAWNS, PLANT BEDS, ISLANDS).
- PRE-EMERGENT HERBICIDE SHALL BE USED UNDER MULCH IN ALL TREE AND PLANT BED AREAS.
- ALL SHRUB BEDS ADJACENT TO LAWN AREAS SHALL HAVE A SPADED EDGE BORDER, UNLESS METAL EDGE, CONCRETE, OR OTHER BORDER IS SPECIFIED.

TOPSOIL AND SEEDING NOTES:

- THE EARTHWORK CONTRACTOR IS RESPONSIBLE FOR ROUGH GRADING AND RE-SPREADING TOPSOIL IN ALL TURF AND LANDSCAPE AREAS (BEDS AND ISLANDS).
- THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR FINE GRADING AND PREPARATION OF ALL LAWN AND LANDSCAPE AREAS.
- REMOVE ALL EXISTING VEGETATION DURING GRADING PROCESS.
- APPLY MINIMUM OF FOUR (4) INCHES OF CLEAN TOPSOIL (IMPORTED OR SCREEN ON-SITE) AND FINE GRADE, LEAVING TOPSOIL IN A LOOSE AND FRIABLE CONDITION FOR SEEDING.
- LIME SOIL OR ADD OTHER ORGANIC AMENDMENTS AS NECESSARY TO ACHIEVE A SOIL PH BETWEEN 5.5 - 7.0.
- LANDSCAPE CONTRACTOR SHALL WORK OVER LAWN AREAS THAT HAVE REMAINED PARTIALLY INTACT, TOP DRESSING WITH SOIL, SCALDIFYING, AND SEEDING TO FORM A SMOOTH, FULL, EVEN LAWN, FREE OF BARE SPOTS, IDENTATIONS, AND WEEDS.
- SEEDING SHOULD BEGIN IMMEDIATELY UPON COMPLETION OF FINE GRADING. SEED SHOULD BE PRESSED INTO THE SOIL TO CREATE GOOD SEED-TO-SOIL CONTACT, NO DEEPER THAN THE THICKNESS OF THE SEED.
- FERTILIZING, APPLY 10-0-10 FERTILIZER EVENLY AT THE RATE OF 20 POUNDS PER 1000 SQ FT. NO FERTILIZER CONTAINING PHOSPHORUS IS PERMITTED ON SITE.
- SEED SHOULD BE APPLIED EITHER BY HAND BROADCASTING OR HYDRO SEEDING. TWO PASSES SHALL BE MADE IN PERPENDICULAR DIRECTIONS TO INSURE PROPER COVERAGE.
- LAWN SEED MIX
MIX A: SEEDING RATE: 4 LBS./1,000 SQ FT
LOW MAINTENANCE FESCUE LAWN
PREFERRED SEED: LOW MAINTENANCE GRASS SEED MIX OR APPROVED EQUAL
25% FIRELY HARD FESCUE
25% BIG HORN GT HARD/SHEEP
20% INTRIGUE CHEWINGS FESCUE
20% QUATRO SHEEP FESCUE
10% MINOTAUR HARD FESCUE
- DRY APPLICATION MULCH
A. STRAW MULCH SHOULD BE APPLIED TO NEWLY SEEDED AREAS WITHIN 12 HOURS IF HYDRO MULCH IS NOT UTILIZED.
B. DRY APPLICATION, STRAW: STALKS OF OATS, WHEAT, RYE OR OTHER APPROVED CROPS WHICH ARE FREE OF NOXIOUS WEEDS. WEIGHT SHALL BE BASED ON A 15 PERCENT MOISTURE CONTENT.
C. DRY APPLICATION: WITHIN ONE DAY AFTER SEEDING, COVER THE SEEDED AREAS WITH A UNIFORM BLANKET OF STRAW MULCH AT THE RATE OF 100 POUNDS PER 1000 SQ FT OF SEEDED AREA.
- HYDRO APPLICATION: APPLY APPROVED MULCH IN ACCORDANCE WITH THE MANUFACTURER'S WRITTEN INSTRUCTIONS AND RECOMMENDED RATES OF APPLICATION. APPLY SEEDING MATERIALS WITH AN APPROVED HYDRO SEEDER.
A. COLORED WOOD CELLULOSE FIBER PRODUCT SPECIFICALLY DESIGNED FOR USE AS A HYDRO-MECHANICAL APPLIED MULCH. ACCEPTABLE PRODUCT: CONWED HYDRO MULCH, CONWED FIBERS, 231 4TH STREET SW, HICKORY, NC
- FILL TANK WITH WATER AND AGITATE WHILE ADDING SEEDING MATERIALS. USE SUFFICIENT FERTILIZER, MULCH, AND SEED TO OBTAIN THE SPECIFIED APPLICATION RATE. ADD SEED TO THE TANK AFTER THE FERTILIZER AND MULCH HAVE BEEN ADDED. MAINTAIN CONSTANT AGITATION TO KEEP CONTENTS IN HOMOGENEOUS SUSPENSION. PROLONGED DELAYS IN APPLICATION OR AGITATION THAT MAY BE INJURIOUS TO THE SEED WILL BE THE BASIS OF REJECTION OF MATERIAL REMAINING IN TANK.
- DISTRIBUTE UNIFORMLY A SLURRY MIXTURE OF WATER, SEED, FERTILIZER, AND MULCH AT A MINIMUM RATE OF 57 GALLONS PER 1000 SQ FT (2500 GALLONS PER ACRE). THE OWNER AND PROJECT REPRESENTATIVE MAY ORDER THE AMOUNT OF WATER INCREASED IF DISTRIBUTION OF SEEDING MATERIALS IS NOT UNIFORM.

SYMBOL CODE



STAMP:

NO.	DATE	BY	DESCRIPTION

CLIENT:
SAA / EVI
1 SENECA ST. SUITE 2952, 29th FLR
BUFFALO, NY 14203

BFC PARTNERS
150 MYRTLE AVENUE
BROOKLYN, NY 11201

Passero Associates
242 WEST MAIN ST., SUITE 100
ROCHESTER, NY 14614
(585) 325-1000
FAX: (585) 325-1691

PROJECT MANAGER: Andrew Burns, PE
PROJECT ENGINEER: Andrew Burns, PE
DESIGNER: Cecile Harvey

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LANDSCAPING PLAN

PARKSIDE COMMONS BUILDING A

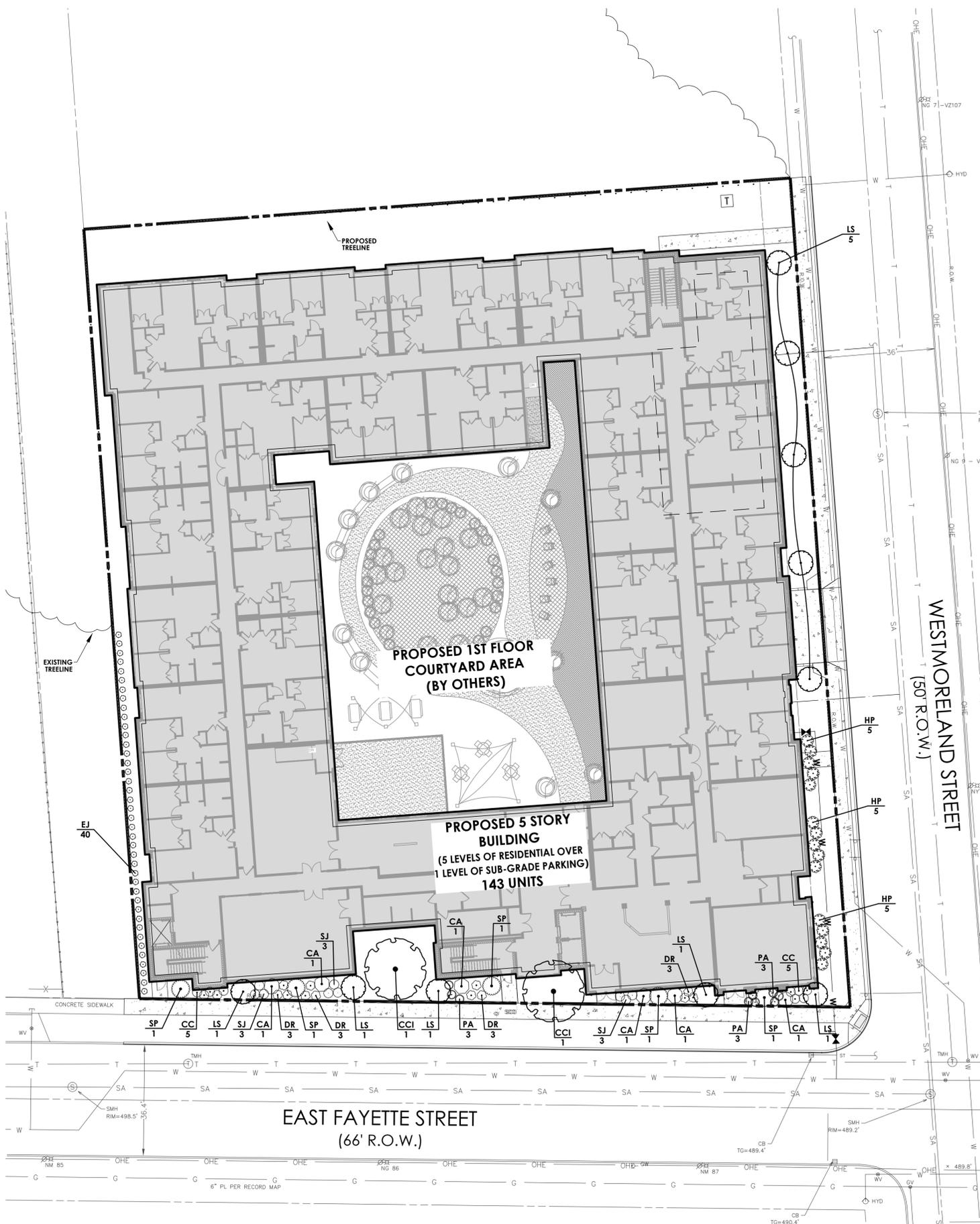
TOWN/CITY: SYRACUSE
COUNTY: ONONDAGA STATE: NY

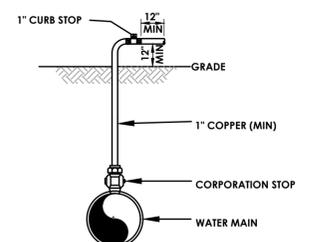
20243922.0003

DRAWING NO.: **C-107**

DATE: **OCTOBER 10, 2025**

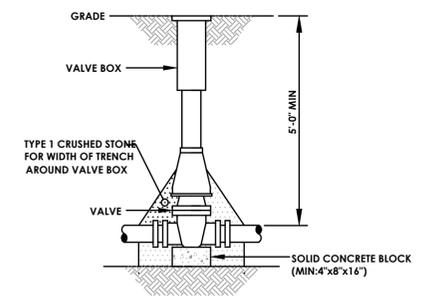
DESIGN DEVELOPMENT





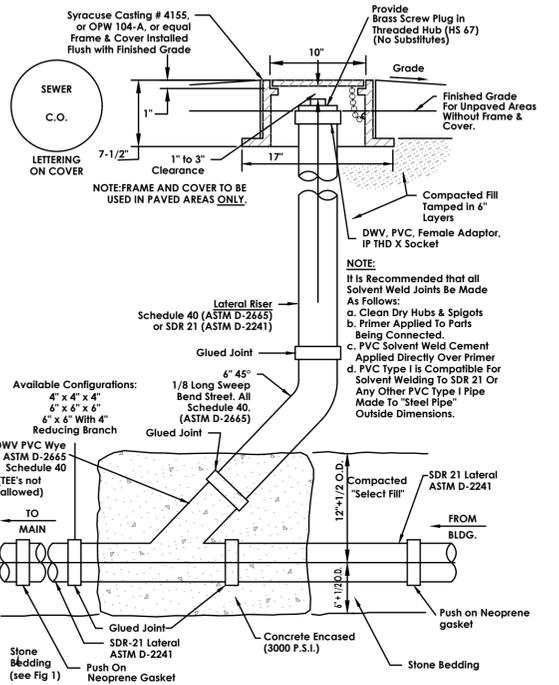
NOTE:
IMMEDIATELY PRIOR TO THE AUTHORITY PLACING WATER MAIN IN SERVICE CONTRACTOR SHALL REMOVE ALL CORPORATIONS ASSOCIATED WITH TEMPORARY FACILITIES (I.E. SAMPLING TAPS, ETC.) AND REPLACE WITH THREADED BRASS PLUGS. PLACEMENT OF THREADED BRASS PLUG MUST BE WITNESSED BY A CITY OF SYRACUSE WATER DEPARTMENT OFFICIAL.

DISINFECTION / BLOW-OFF / SAMPLING TAP
N.T.S.

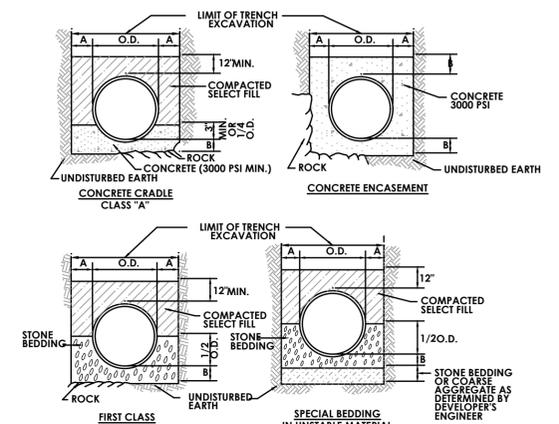


NOTE:
1. VALVE BOX SHALL BE CENTERED ON VALVE AND SET ON COMPACTED BACKFILL.
2. VALVE SHALL NOT SUPPORT VALVE BOX.
3. ALL BODY AND BONNET BOLTS SHALL BE STAINLESS STEEL.
4. ALL VALVES SHALL BE OPEN LEFT EXCEPT VALVES 12" AND SMALLER

WATER VALVE
N.T.S.



6" P.V.C. CLEANOUT DETAIL FOR LATERAL CONNECTION
N.T.S.

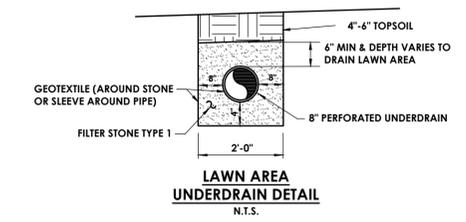


NOTE:
IT IS RECOMMENDED THAT ALL SOLVENT WELD JOINTS BE MADE AS FOLLOWS:
a. Clean Dry Hubs & Spigots
b. Primer Applied To Parts Being Connected.
c. PVC Solvent Weld Cement Applied Directly Over Primer
d. PVC Type I is Compatible For Solvent Welding To SDR 21 Or Any Other PVC Type I Pipe Made To "Steel Pipe" Outside Dimensions.

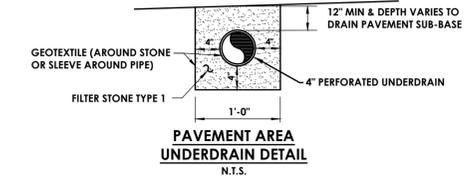
NOTE:
1. TRENCH BACKFILL SHALL BE AS REQUIRED BY THE HIGHWAY OWNER.
2. SELECT FILL SHALL BE SAND, GRAVEL AND SIMILAR MATERIAL WHICH SHALL BE FREE FROM CLAY, LOAM, ORGANIC MATERIAL, DEBRIS, FROZEN MATERIAL AND SHALL CONTAIN ONLY SMALL AMOUNTS OF STONE, PEBBLES OR LUMPS OVER ONE INCH IN GREATEST DIMENSION BUT NONE OVER TWO INCHES IN GREATEST DIMENSION.
3. STONE BEDDING SHALL MEAN APPROVED IMPORTED AGGREGATE MEETING THE REQUIREMENTS OF THE NEW YORK STATE DEPARTMENT OF TRANSPORTATION, STANDARD SPECIFICATION, JAN. 2, 1990 EDITION, AS REVISED, SUBSECTION 703-0201 "CRUSHED STONE". PRIMARY SIZE 1 OR A MIXTURE OF PRIMARY SIZES 1 AND 2.
4. COARSE AGGREGATE SHALL MEAN APPROVED IMPORTED AGGREGATE MEETING THE REQUIREMENTS OF THE NEW YORK STATE DEPARTMENT OF TRANSPORTATION, STANDARD SPECIFICATION, JAN. 2, 1990 EDITION, AS REVISED, SUBSECTION 703-0201 "CRUSHED STONE". PRIMARY SIZE 3 AND/OR 4
5. THIS FIGURE APPLIES TO SANITARY MAINLINE AND LATERAL PIPE INSTALLATION AS WELL AS FORCE MAINS.

PIPE DIA.	DIM. A	DIM. B
UP TO 18"	1.0'	6"
21" TO 36"	1.5'	9"
OVER 36"	1.5'	12"

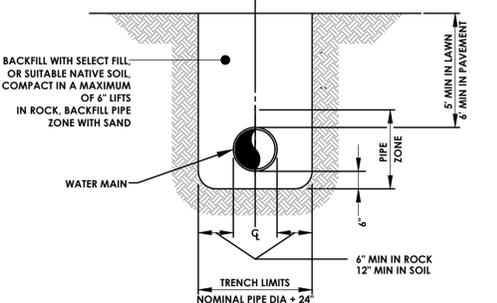
STORM SEWER/SANITARY SEWER BEDDING
N.T.S.



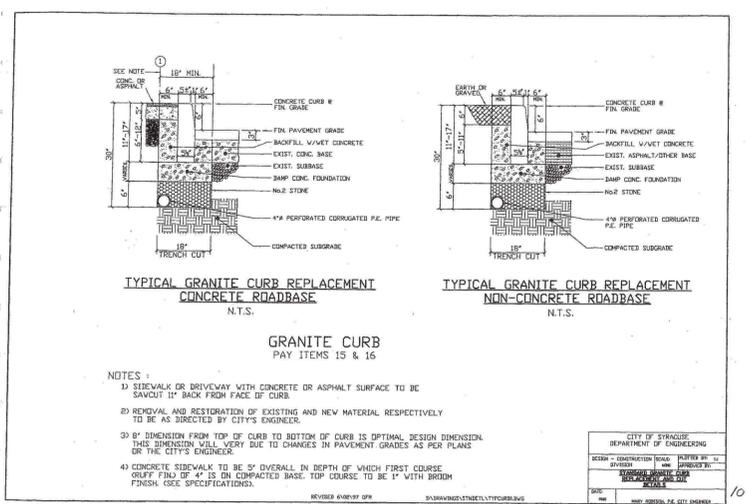
LAWN AREA UNDERDRAIN DETAIL
N.T.S.



PAVEMENT AREA UNDERDRAIN DETAIL
N.T.S.

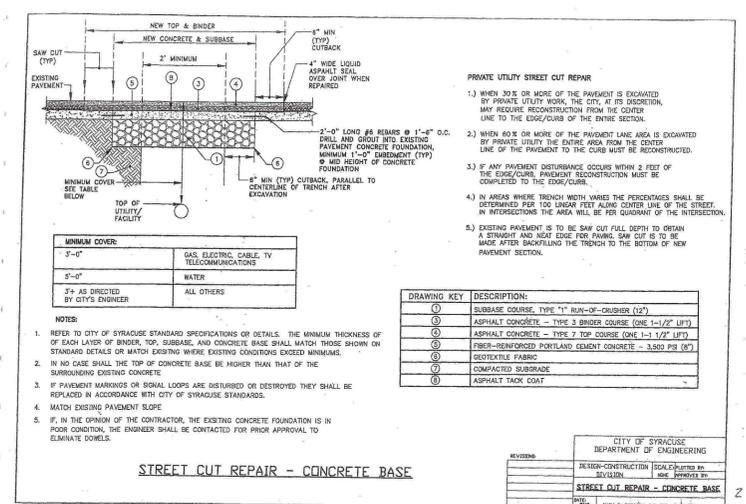


WATERMAIN TRENCH
N.T.S.

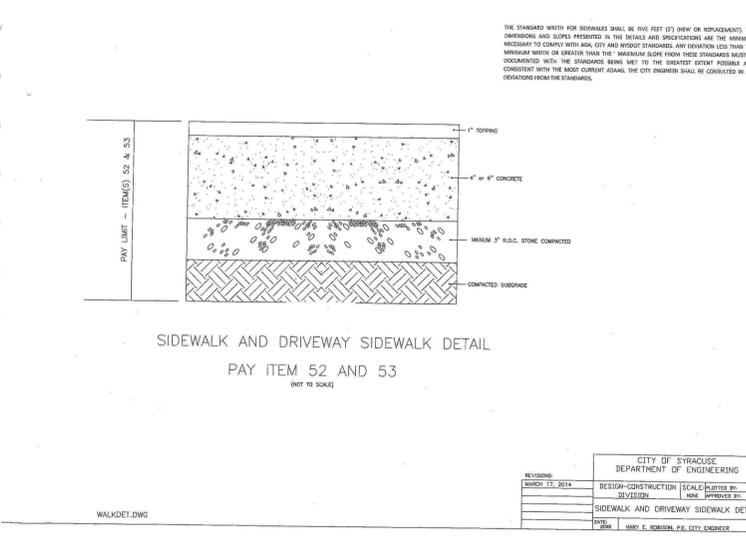


GRANITE CURB
PAY ITEMS 15 & 16
N.T.S.

NOTES:
1) SIDEWALK OR DRIVEWAY WITH CONCRETE OR ASPHALT SURFACE TO BE SAWCUT 12" BACK FROM FACE OF CURB.
2) REMOVAL AND RESTORATION OF EXISTING AND NEW MATERIAL RESPECTIVELY TO BE AS DIRECTED BY CITY'S ENGINEER.
3) 6" DIMENSION FROM TOP OF CURB TO BOTTOM OF CURB IS OPTIMAL DESIGN DIMENSION. THIS DIMENSION WILL VARY DUE TO CHANGES IN PAVEMENT GRADES AS PER PLANS OR THE CITY'S ENGINEER.
4) CONCRETE SIDEWALK TO BE 5' OVERLAP IN DEPTH OF WHICH FIRST COURSE ONLY FINISH OF 4" IS ON COMPACTED BASE. TOP COURSE TO BE 1" WITH BROOM FINISH. CHECK SPECIFICATIONS.



STREET CUT REPAIR - CONCRETE BASE
N.T.S.



SIDEWALK AND DRIVEWAY SIDEWALK DETAIL
PAY ITEM 52 AND 53
(NOT TO SCALE)



CITY OF SYRACUSE
LOCATION SKETCH
N.T.S.

CLIENT:
SAA / EVI
1 SENECA ST. SUITE 2952, 29th FLR
BUFFALO, NY 14203

BFC PARTNERS
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BROOKLYN, NY 11201

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242 WEST MAIN ST., SUITE 100 (585) 325-1000
ROCHESTER, NY 14614 FAX: (585) 325-1691

PROJECT MANAGER: Andrew Burns, PE
DESIGNER: Andrew Burns, PE
Cecile Harvey

NO.	DATE	BY	DESCRIPTION

DETAILS

PARKSIDE COMMONS BUILDING A

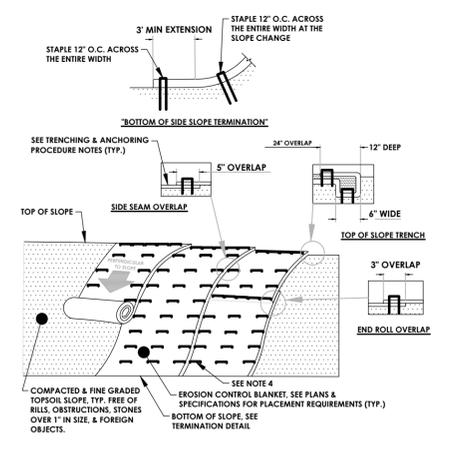
TOWN/CITY: SYRACUSE
COUNTY: ONONDAGA STATE: NY

PROJECT NO.: 20243922.0003

DRAWING NO.: C-202

DATE: OCTOBER 10, 2025

DESIGN DEVELOPMENT



NOTES:

1. PREPARE THE TOPSOIL (SEEDBED) FIRST BY RAKING, SHAPING, FINE GRADING, COMPACTING, SEEDING & FERTILIZING THE SLOPES.
2. USE THE TRENCHING & ANCHORING PROCEDURES DETAILED HEREIN TO SECURE ANY EXPOSED MATERIAL ENDS. SECURE ALL PRODUCT OVERLAPS OVERLAP IN THE DIRECTION OF WATER FLOW, PERPENDICULAR TO THE SLOPE.
3. KEEP EROSION CONTROL BLANKET IN SOLID CONTACT WITH THE TOPSOIL.
4. USE THE REQUIRED NUMBER OF STAPLES/STAKES TO SECURELY FASTEN THE EROSION CONTROL BLANKET TO THE SLOPE IN LOOSE SOIL CONDITIONS. THE USE OF STAPLES/STAKES LENGTHS GREATER THAN 6" MAY BE NECESSARY FOR PROPER SECURING. STAPLE PATTERNS & OVERLAPS ARE DEPENDENT ON SITE CONDITIONS & MANUFACTURER'S REQUIREMENTS. CONTRACTOR SHALL CONSULT WITH MANUFACTURER FOR ACTUAL SITE SPECIFIC REQUIREMENTS.

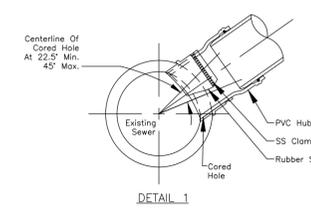
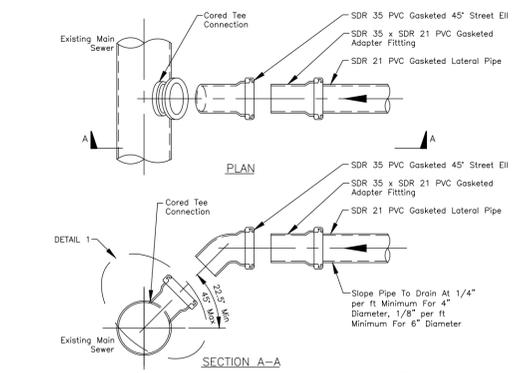
TRENCHING & ANCHORING PROCEDURE NOTES:

SIDE SEAM OVERLAP: THE EDGES OF PARALLEL BLANKETS SHALL BE STAPLED WITH A 5" OVERLAP.

TOP OF SLOPE TRENCH: BEGIN AT THE TOP OF SLOPE BY ANCHORING THE EROSION CONTROL BLANKET IN A 4" D X 4" W TRENCH WITH A 12" OVERLAP EXTENDED BEYOND THE UP-SLOPE PORTION OF THE TRENCH. ANCHOR WITH A ROW OF STAPLES/STAKES 12" O.C. IN THE BOTTOM OF THE TRENCH. BACKFILL & COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO THE COMPACTED SOIL & FOLD THE REMAINING 12" PORTION OF THE EROSION CONTROL BLANKET BACK OVER THE SEED & COMPACTED SOIL. SECURE THE EROSION CONTROL BLANKET BACK OVER THE SEED & COMPACTED SOIL WITH A ROW OF STAPLES/STAKES SPACED 12" O.C. ACROSS THE ENTIRE WIDTH.

END ROLL OVERLAP: CONSECUTIVE BLANKETS SPLICED DOWN THE SLOPE SHALL BE PLACED END OVER END (SINGLE-STYLE) WITH A 3" OVERLAP. STAPLE THROUGH OVERLAPPED AREAS, 12" APART ACROSS THE ENTIRE WIDTH.

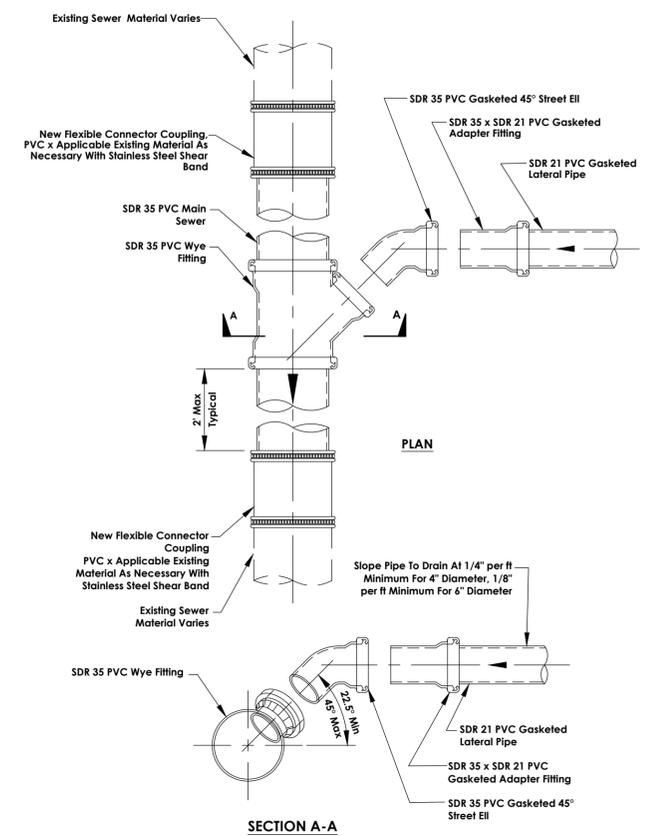
EROSION CONTROL BLANKET INSTALLATION DETAIL
N.T.S.



INSERTA TEE SIZE	HOLE DIAMETER
4" (100mm)	4-1/2" (112.5mm)
6" (150mm)	6-1/2" (162.5mm)
8" (200mm)	8-3/4" (218.8mm)
10" (250mm)	10-7/8" (271.9mm)
12" (300mm)	12-7/8" (321.8mm)
15" (375mm)	15-13/16" (395.3mm)

Required method of cutting hole is with hole saw for PVC and polyethylene, and diamond bit for concrete, clay, and ductile iron.

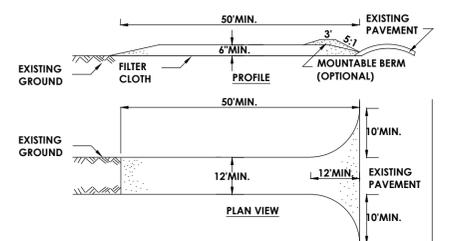
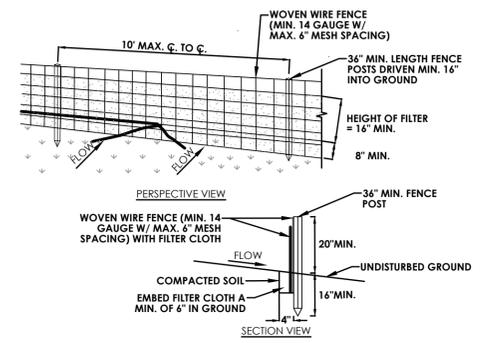
CORED TEE CONNECTION TO EXISTING SEWER
N.T.S.



NOTES:

1. Main sewer pipe, lateral pipe, wye and other fittings shall be gasketed type fittings. Solvent weld joints are not allowed, except at cleanouts, see Figures 4.01-4.07.
2. See Figure 1.01 for pipe bedding and backfill.
3. This detail does not apply to existing PVC sewers. See Figure 3.04 for connection to existing PVC Sewer.

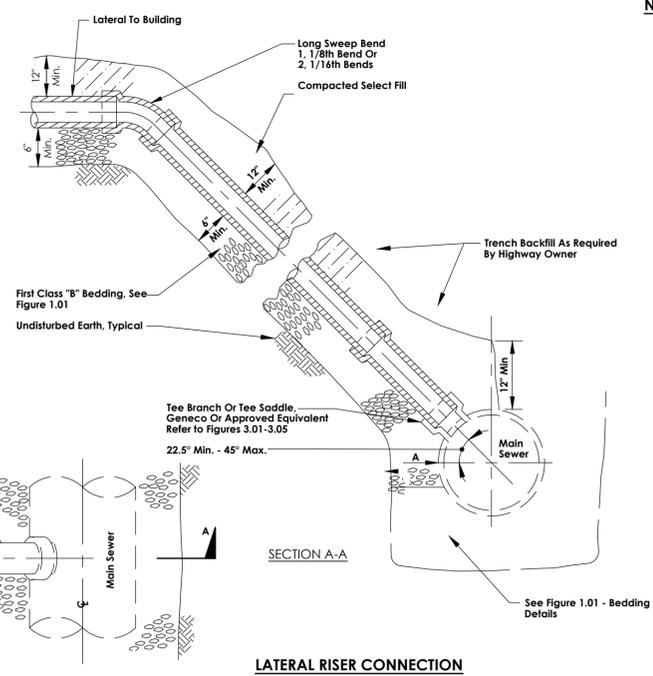
NEW LATERAL WYE CONNECTION TO EXISTING NON-PVC SEWER
N.T.S.



CONSTRUCTION SPECIFICATIONS

1. STONE SIZE - USE 2" STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
2. LENGTH - NOT LESS THAN 50 FEET (EXCEPT ON A SINGLE RESIDENCE LOT WHERE A 30 FOOT MINIMUM LENGTH WOULD APPLY).
3. THICKNESS - NOT LESS THAN SIX (6) INCHES.
4. WIDTH - TWELVE (12) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS. TWENTY-FOUR (24) FOOT IF SINGLE ENTRANCE TO SITE.
5. FILTER CLOTH - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
6. SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.
7. MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
8. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
9. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

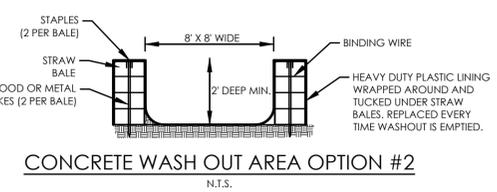
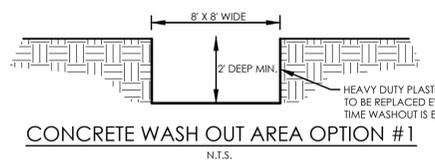
STABILIZED CONSTRUCTION ENTRANCE
N.T.S.



LATERAL RISER CONNECTION
N.T.S.

CONSTRUCTION SPECIFICATIONS

1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES. POSTS SHALL BE STEEL EITHER "T" OR "U" TYPE OR HARDWOOD.
2. FILTER CLOTH TO BE TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION. FENCE SHALL BE WOVEN WIRE, 14 GAUGE, 6" MAXIMUM MESH OPENING.
3. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY SIX INCHES AND FOLDED. FILTER CLOTH SHALL BE EITHER FILTER X, MIRA1 100, STABILINKA T140N, OR APPROVED EQUIVALENT.
4. PREFABRICATED UNITS SHALL BE GEOTAF, ENVIROFENCE, OR APPROVED EQUIVALENT.
5. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.



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PROJECT ENGINEER: Andrew Burns, PE
DESIGNER: Corale Harvey

NO.	DATE	BY	DESCRIPTION

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DETAILS

PARKSIDE COMMONS BUILDING A

TOWN/CITY: SYRACUSE
COUNTY: ONONDAGA STATE: NY

20243922.0003

DRAWING NO.:
C-203

DATE:
OCTOBER 10, 2025

DESIGN DEVELOPMENT