

## Site Plan Review Application



<b>For Office Use Only</b>	
Zoning District: _____	_____
Application Number: S- _____ - _____	_____
Date: _____	_____

Office of Zoning Administration  
 201 East Washington St.  
 Syracuse, NY 13202  
 Phone: (315) 448-8640  
 Email: zoning@syr.gov.net

### Site Plan Review Application

*This application may be mailed or delivered in person to the Syracuse Office of Zoning Administration. Do not bind application materials. Faxed or emailed submissions will not be processed. If you wish to discuss the application with a member of our staff, please call ahead for an appointment.*

#### General Project Information

Business/project name: <b>Maria Regina Apartments</b>		
Street address (as listed in the Syracuse Department of Tax Assessment property tax records): <b>1024-1124 Court St &amp; Grant Blvd</b>		
Lot numbers: <b>15D</b>	Block number: <b>101</b>	Lot size (sq. ft.) <b>323,300 sf</b>
Current use of property: <b>Professional Building</b>		Proposed: <b>Residential</b>
Current number of dwelling units (if applicable): <b>0</b>		Proposed: <b>185</b>
Current onsite parking (if applicable): <b>112</b>		Proposed: <b>96</b>
Zoning (base and any overlay) of property: <b>MX-2 - Neighborhood Center</b>		
Companion zoning applications (if applicable, list any related zoning applications):		
Type of Site Plan: <input checked="" type="checkbox"/> Major <input type="checkbox"/> Minor		
Project construction (check all that apply): <input checked="" type="checkbox"/> Demolition (full or partial) <input checked="" type="checkbox"/> New construction <input checked="" type="checkbox"/> Exterior alterations <input checked="" type="checkbox"/> Site changes		
All existing and proposed signs (sign plan may be required. Attach additional pages if necessary):		
Size: <b>12"x18"</b>	Type: <b>ADA signage</b>	Location: <b>VariouS</b>
Size: <b>12"x18", 30"x30"</b>	Type: <b>Traffic control</b>	Location: <b>VariouS</b>
Nature and extent of Site Plan requested (attach additional pages if necessary):  <b>Basis of the project is to subdivide the existing parcel into two and all associated site work required for the change of use of the existing buildings into residential.</b>		

#### Owner/Owner's Agent Certification

<i>By signing this application below, I, as the owner of, or the agent of the owner, of the property under review give my endorsement of this application.</i>	
Print owner name: <b>Wynberry AS GRANT BLVD LLC</b>	
Signature: <b>Mark Cangel</b>	Date: <b>07/07/23</b>
Mailing address: <b>4 Clinton Sq. Suite 102, Syracuse, NY 13202</b>	
The names, addresses, and signatures of all owners of the property are required. Please attach additional sheets as needed. If a legal representative signs for a property owner, please attach an executed power of attorney. Faxed or photocopied signatures will not be accepted.	

NOT FOR CONSTRUCTION

It is a violation of New York Education Law Article 145 Sec.7209, for any person, unless acting under the direction of a licensed architect, professional engineer, or land surveyor, to alter an item in any way. If an item bearing the seal of an architect, engineer, or land surveyor is altered, the altering architect, engineer, or land surveyor shall affix to the item their seal and notation "altered by" followed by their signature and date of such alteration, and a specific description of the alteration.

© 2022 LaBella Associates

**HOME LEASING**  
75 SOUTH CLINTON AVE, SUITE 700  
ROCHESTER, NY 14604

**HOME LEASING**  
DEVELOPMENT | CONSTRUCTION | MANAGEMENT

**MARIA REGINA APARTMENTS**  
2500 GRANT STREET  
SYRACUSE, NY 13208

NO.	DATE	DESCRIPTION
Revisions		

PROJECT NUMBER: 2212978

DRAWN BY:

REVIEWED BY:

ISSUED FOR: REVIEW

DATE: AUGUST 2023

DRAWING NAME:

**SITE PLAN**

DRAWING NUMBER:

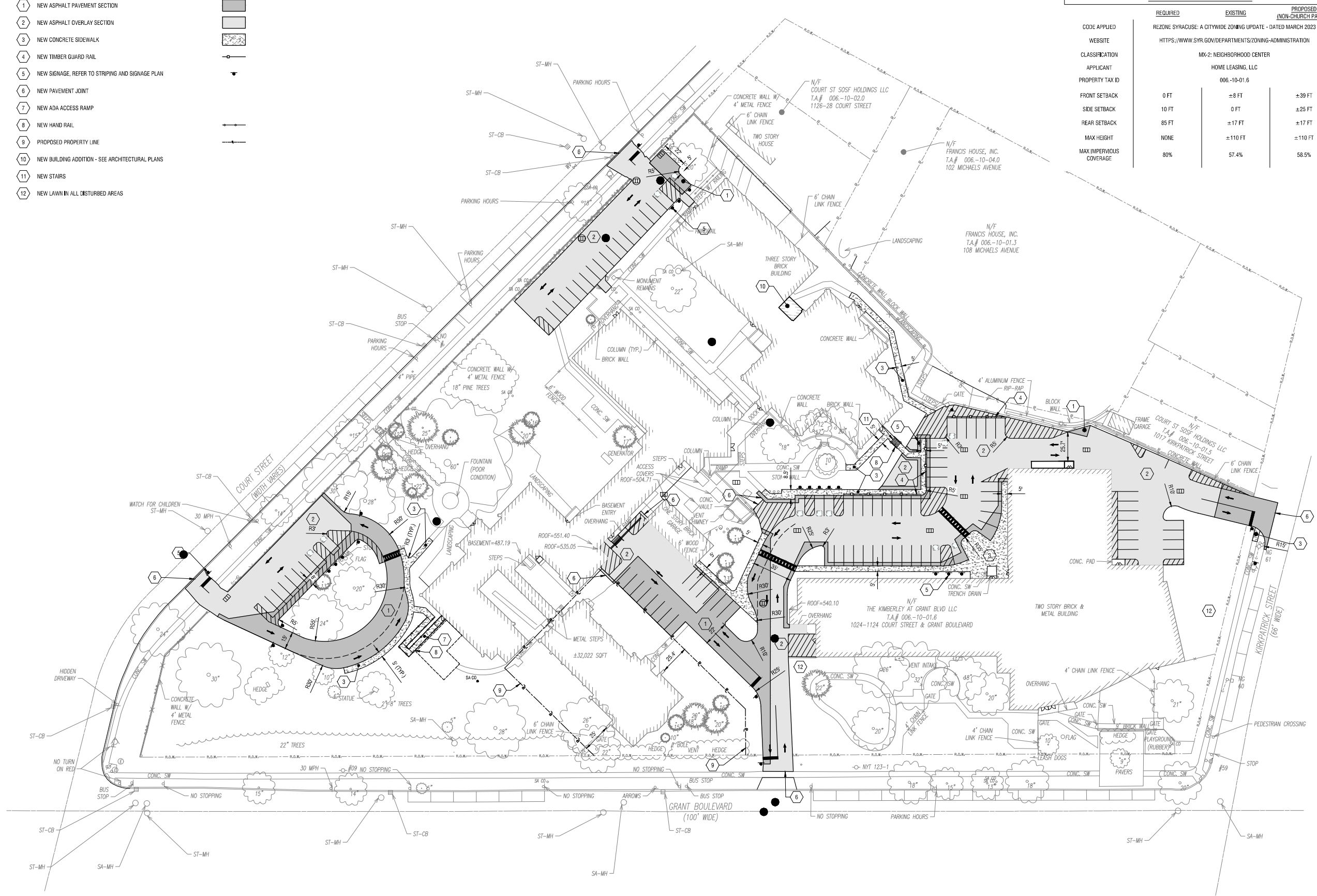
**C201**

**ZONING INFORMATION**

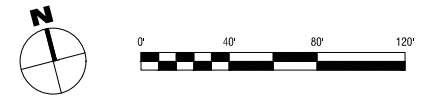
CODE APPLIED	REQUIRED	EXISTING	PROPOSED (NON-CHURCH PARCEL)
	REZONE SYRACUSE: A CITYWIDE ZONING UPDATE - DATED MARCH 2023		
WEBSITE	HTTPS://WWW.SYR.GOV/DEPARTMENTS/ZONING-ADMINISTRATION		
CLASSIFICATION	MX-2: NEIGHBORHOOD CENTER		
APPLICANT	HOME LEASING, LLC		
PROPERTY TAX ID	006-10-01.6		
FRONT SETBACK	0 FT	±8 FT	±39 FT
SIDE SETBACK	10 FT	0 FT	±25 FT
REAR SETBACK	85 FT	±17 FT	±17 FT
MAX HEIGHT	NONE	±110 FT	±110 FT
MAX IMPERVIOUS COVERAGE	80%	57.4%	58.5%

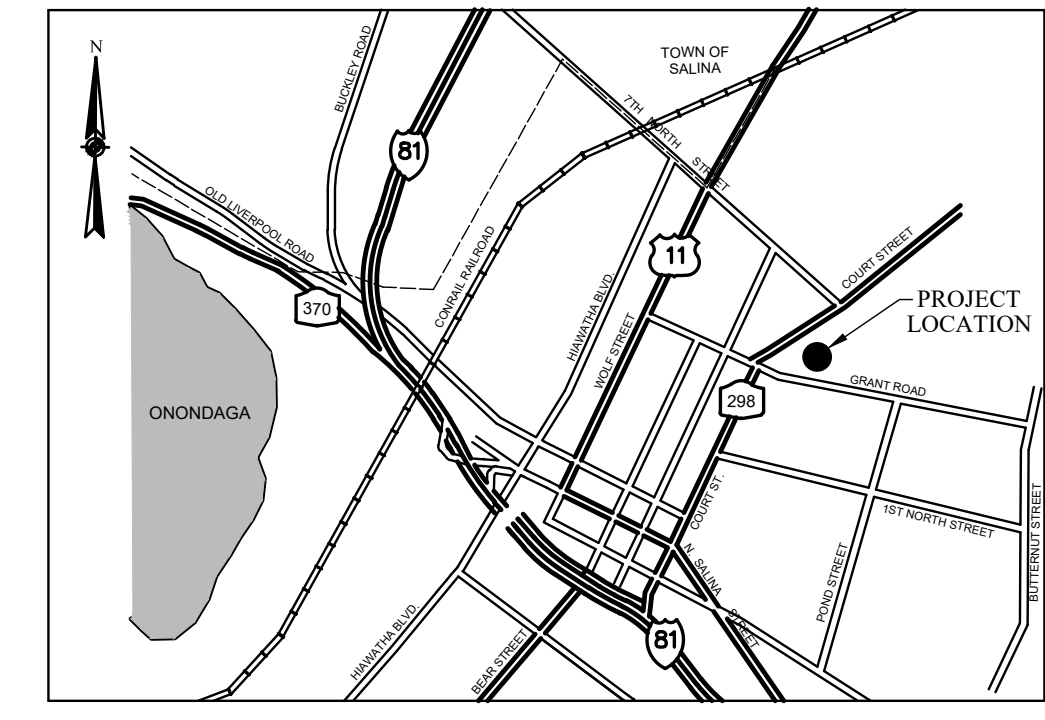
**SITE KEY NOTES**

- 1 NEW ASPHALT PAVEMENT SECTION
- 2 NEW ASPHALT OVERLAY SECTION
- 3 NEW CONCRETE SIDEWALK
- 4 NEW TIMBER GUARD RAIL
- 5 NEW SIGNAGE, REFER TO STRIPING AND SIGNAGE PLAN
- 6 NEW PAVEMENT JOINT
- 7 NEW ADA ACCESS RAMP
- 8 NEW HAND RAIL
- 9 PROPOSED PROPERTY LINE
- 10 NEW BUILDING ADDITION - SEE ARCHITECTURAL PLANS
- 11 NEW STAIRS
- 12 NEW LAWN IN ALL DISTURBED AREAS

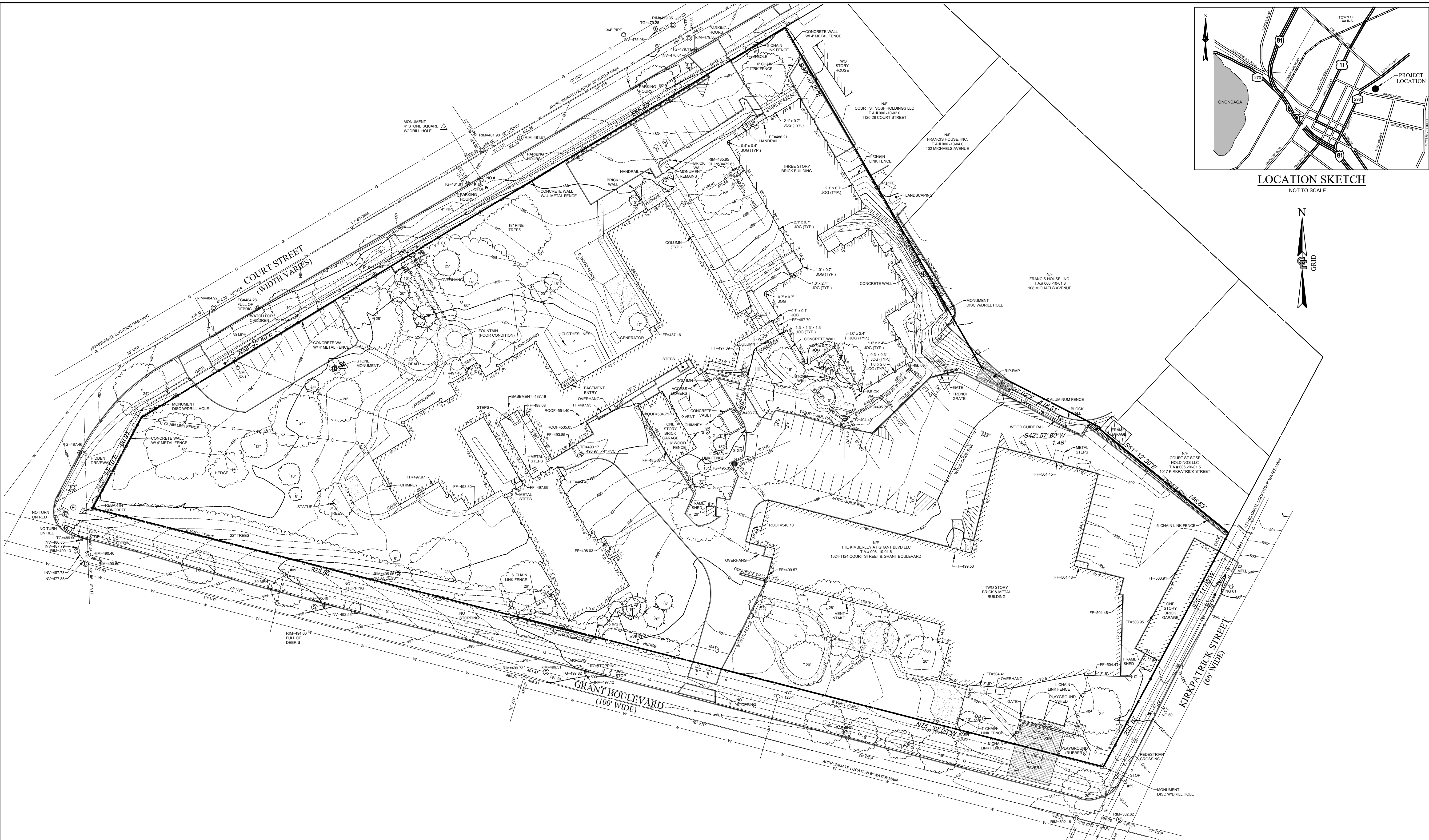
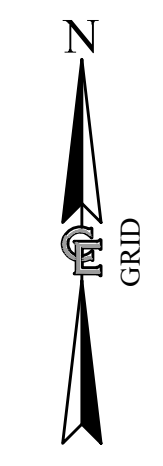


**1 SITE PLAN**  
C201 SCALE: 1" = 40'

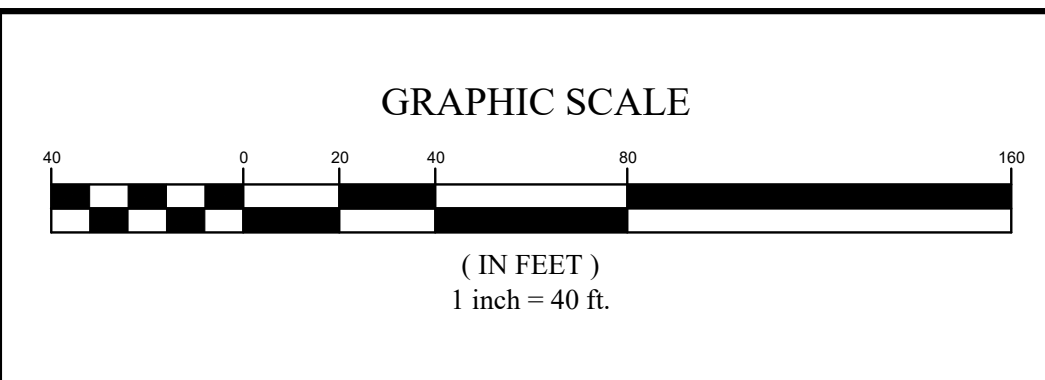




LOCATION SKETCH  
NOT TO SCALE



EXISTING UTILITIES (LOCATION, SIZES AND INVERTS) SHOWN ON THE PLANS ARE APPROXIMATE AND ARE NOT CERTIFIED AS TO THE ACCURACY OF THEIR LOCATION OR COMPLETENESS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATIONS AND DEPTHS OF ALL UTILITIES AND STRUCTURES IN THE PATH OF, OR CLOSELY PARALLEL TO, OR UNDER, THE PROPOSED CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DELAYS OR DAMAGES OCCURRING AS A RESULT OF INCORRECTLY LOCATED UTILITIES. IT IS THE CONTRACTORS RESPONSIBILITY TO NOTIFY THE VARIOUS UTILITY OWNERS IN AMPLI TIME FOR THEM TO LOCATE AND MARK THEIR FACILITIES. THE CONTRACTOR SHALL ALSO NOTIFY UNDERGROUND UTILITY LOCATION SERVICE AT LEAST 48 HOURS IN ADVANCE OF COMMENCING ANY WORK.

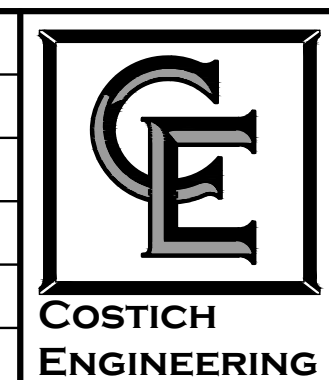


NO.	DATE	REVISION	BY	CHKD.	APVLS.

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IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, LAND SURVEYOR, ARCHITECT OR LANDSCAPE ARCHITECT, TO ALTER ANY ITEM ON THIS DOCUMENT IN ANY WAY. ANY LICENSEE WHO ALTERS THIS DOCUMENT IS REQUIRED BY LAW TO AFFIX HIS/HER SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS/HER SIGNATURE AND SPECIFIC DESCRIPTION OF THE ALTERATION, TO THE DOCUMENT.



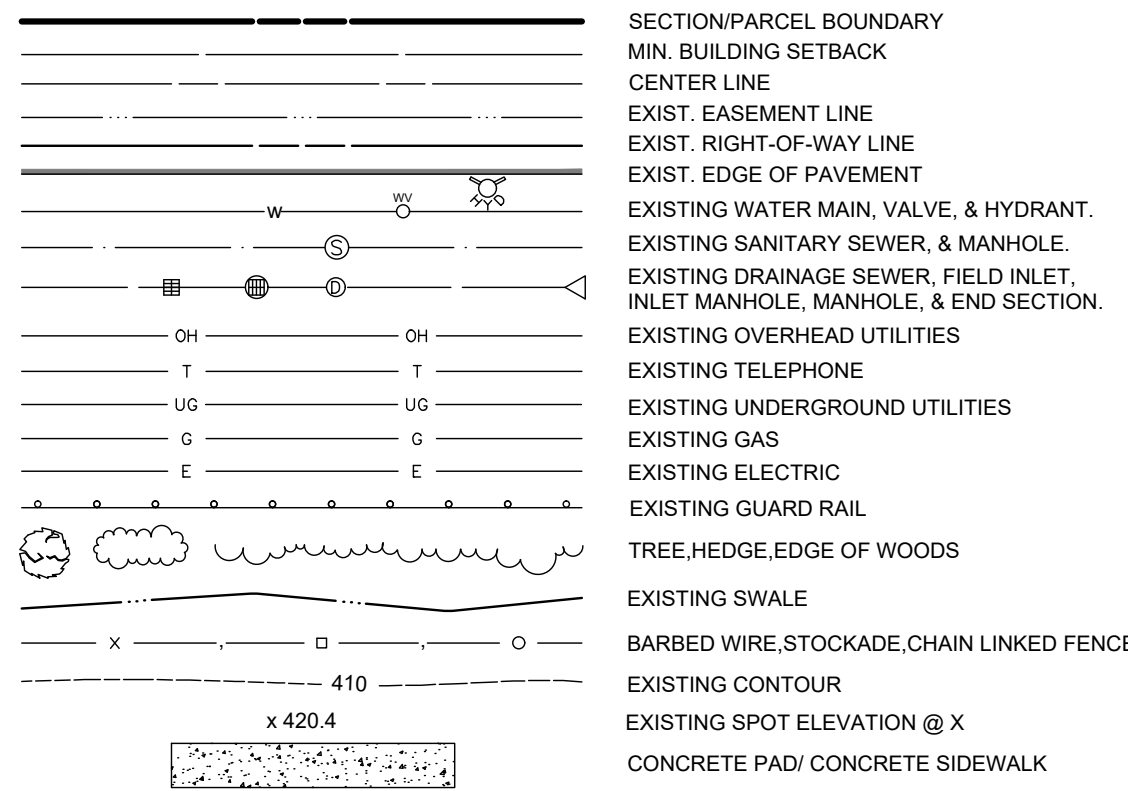
PROJECT MANAGER: D.T.H.  
DRAWN BY: G.M.S.  
BOUNDARY: D.T.H.  
TOPBASE: G.L.R.  
DATE: 9/23/2022  
SCALE: 1"=40'



- CIVIL ENGINEERING
  - LAND SURVEYING
  - LANDSCAPE ARCHITECTURE
- 217 LAKE AVENUE  
ROCHESTER, NY 14608  
(585) 458-3020

TITLE OF PROJECT: 1024-1124 COURT STREET & GRANT BOULEVARD  
TITLE OF DRAWING: ALTA/NSPS LAND TITLE SURVEY  
LOCATION OF PROJECT: TAX PARCEL NO. 006-10-01.6  
CITY OF SYRACUSE, COUNTY OF ONONDAGA, STATE OF NEW YORK  
CLIENT: LABELLA ASSOCIATES  
300 STATE STREET - SUITE 201  
ROCHESTER, NEW YORK 14614  
DWG. # 8740  
VT100  
SHEET 1 OF 2

LINE LEGEND



SYMBOL LEGEND

Table mapping symbols to utility types: Drainage Manhole, Inlet Drainage Manhole, Catch Basin, End Section, End of Pipe, Manhole, Sanitary Manhole, Clean Out, Gas Valve, Gas Service, Gas Meter, Water Valve, Water Service, Hydrant, Water Meter, Cable TV Pedestal, Signal Pole, Utility Pole, GUY WIRE, Pull Box, Electric Pull Box, Telephone Pull Box, Traffic Pull Box, Transformer, Electric Manhole, Electric Meter, Telephone Manhole, Telephone Pedestal, Pedestrian Pole, Traffic Control Cabinet, Lamp Post, Light Pole, Utility Pole with Light, Flag Pole, Mailbox, Bollard, Post, Sign, Turning Arrow, Handicap, Stop Bar, Tree Deciduous, Tree Coniferous, Bush, Air Conditioning Unit.

PARCEL DESCRIPTION

PER ABSTRACT
ALL THAT TRACT OR PARCEL OF LAND, SITUATE IN THE CITY OF SYRACUSE, COUNTY OF ONONDAGA, AND STATE OF NEW YORK, BEING PART OF LOT 15C OF THE MICHAELS TRACT AS SHOWN ON A RE-SUBDIVISION PLAN FILED ON DECEMBER 2, 1998 AS MAP #8717 IN THE ONONDAGA CLERK'S OFFICE...

EASEMENT NOTES

PER REF. #2
EASEMENT TO TIME WARNER ENTERTAINMENT FILED IN LIBER 4530 PAGE 230. EASEMENT IS BLANKET AND NATURE FOR AN EASEMENT AND RIGHT-OF-WAY THROUGH ALL THAT TRACT OR PARCEL OF LAND AS IS INDICATED IN LIBER 2501 ON PAGE 1039.

GENERAL NOTES

- 1. AT THE TIME OF SURVEY THERE WAS NO EVIDENCE OF EARTHWORK, BUILDING CONSTRUCTION OR ADDITIONS.
2. AT THE TIME OF SURVEY THERE WAS NO SIDEWALK CONSTRUCTION OR EVIDENCE OF STREET WIDENING.
3. AT THE TIME OF SURVEY THERE WAS NO EVIDENCE THAT THE SITE IS OR WAS USED AS A SOLID WASTE DUMP OR SANITARY LANDFILL.

UTILITY INFORMATION

Table with columns: Utility Name, Contact Number, Status. Includes City of Syracuse WTR, Gas Secure Integration LLC, National Grid / Central / Electric, National Grid / Central / Gas, Onondaga County Water Authority, Verizon Syracuse.

SITE DATA

Table with columns: Requirement, Value. Includes Existing Zoning (RC-Residential), Bulk Requirements (None), Min. Lot Area (N/A), Max Lot Coverage (25%), Min. Lot Width (40-50), Max. Building Height (36), etc.

REFERENCES

- 1. MAP ENTITLED "SUBDIVISION OF LOT 15C MICHAELS TRACT", PREPARED BY C.T. MALE ASSOCIATES, HAVING PROJECT NO. 12.2594, DATED 2/4/15, AND IS ON FILE AT THE ONONDAGA COUNTY CLERK'S OFFICE AS MAP NO. 12039.
2. ABSTRACT BY CHICAGO TITLE INSURANCE COMPANY, ABSTRACT NO. 1517-00029, DATED JULY 8, 2015.
3. ABSTRACT BY STEWART TITLE INSURANCE COMPANY, CERTIFICATE NO. 81169013, DATED JULY 28, 2021.

SURVEY NOTES

- 1. TOPOGRAPHY SHOWN FROM A FIELD SURVEY BY COSTICH ENGINEERING ON 8/29/2022 VERTICAL DATA OBTAINED THROUGH NYS DOT CORS NETWORK REFERENCED TO THE FOLLOWING MONUMENT
NORTH SYRACUSE CORS STATION
-LATITUDE: 43-07-07.74858 (N) NAD 83 (CORS)
-LONGITUDE: 076-08-29.77296 (W)
-ELLIP HEIGHT: 98.589 METERS NAVD 88 (CORS)
2. HORIZONTAL DATA PER REFERENCE NO. 1.

CERTIFICATION

WE, COSTICH ENGINEERING, D.P.C., HEREBY CERTIFY TO:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 5, 6a, 7a, 8, 9, 11a, 13, 14, 16, 17, AND 18 OF TABLE A HEREOF.
THIS MAP WAS PREPARED FROM NOTES OF AN INSTRUMENT SURVEY COMPLETED ON SEPTEMBER 16, 2022 AND FROM THE REFERENCE(S) LISTED HEREON. NO SEARCH OF RECORDS, OTHER THAN THOSE REFERENCED, WAS MADE FOR EASEMENTS OR ENCUMBRANCES AFFECTING THIS PARCEL.

By: Daniel T. Hickok, N.Y.S. L.S. No. 050449 Date: 11/21/2022

FLOOD NOTE:
By graphic plotting only, this property is in Zone X of the Flood Insurance Rate Map No. 36067C0209F, Community Panel No. 360595, City of Syracuse, which bears an effective date of 11/4/2016. No field surveying was performed to determine this zone and an elevation certificate may be needed to verify this determination or apply for a variance from the Federal Emergency Management Agency.



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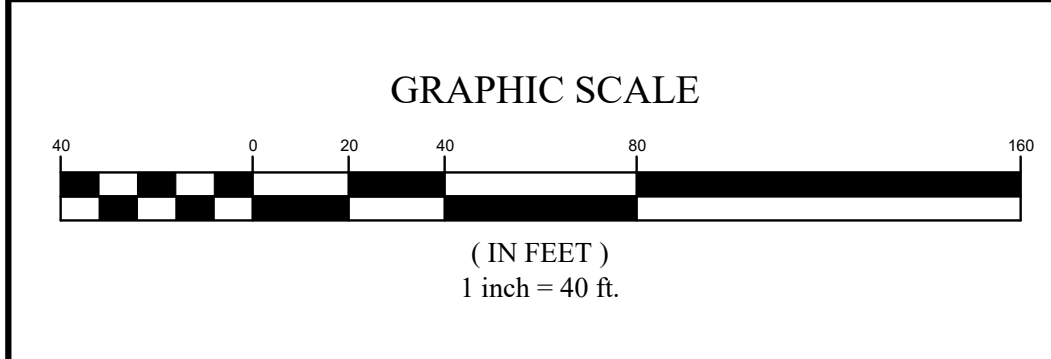
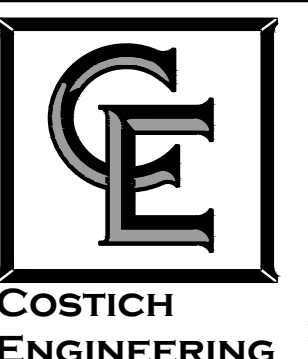


Table with columns: NO., DATE, REVISION, BY, CHD., APVLS.

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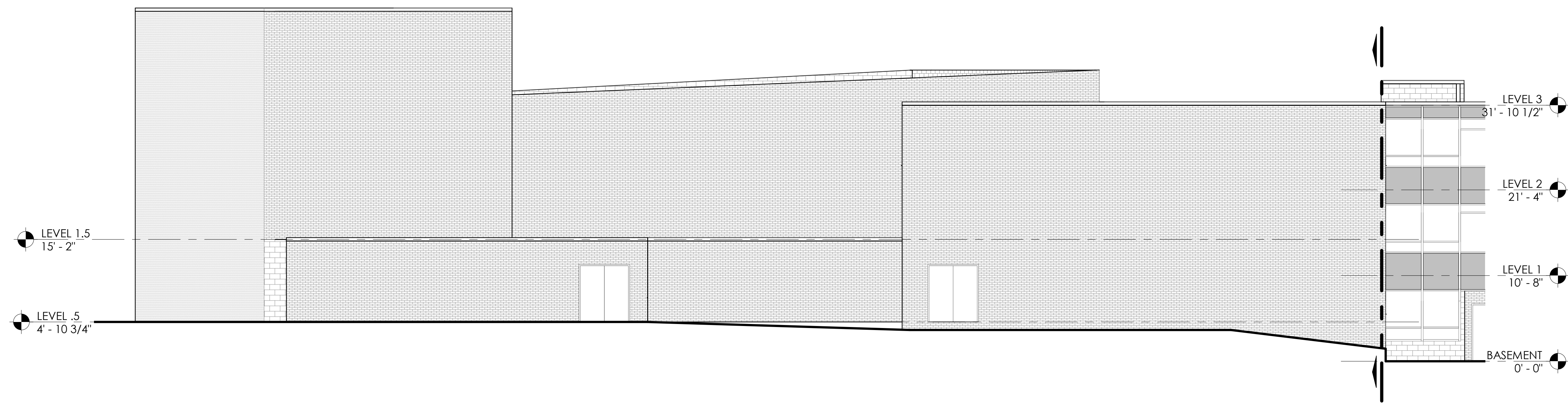
Table with columns: PROJECT MANAGER (D.T.H.), DRAWN BY (G.M.S.), BOUNDARY (D.T.H.), TOPOBASE (G.L.R.), DATE (9/23/2022), SCALE (1"=40')



CIVIL ENGINEERING
LAND SURVEYING
LANDSCAPE ARCHITECTURE
217 LAKE AVENUE
ROCHESTER, NY 14608
(585) 458-3020

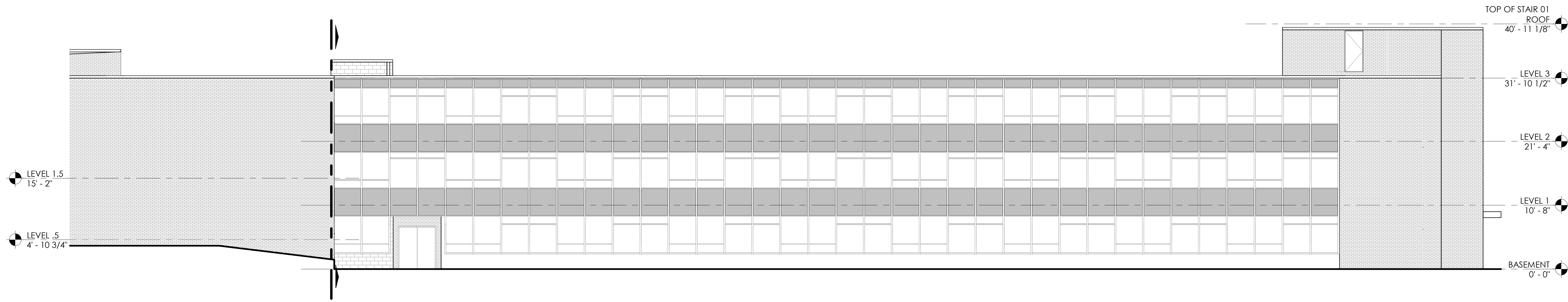
TITLE OF PROJECT: 1024-1124 COURT STREET & GRANT BOULEVARD
TITLE OF DRAWING: ALTA/NSPS LAND TITLE SURVEY
LOCATION OF PROJECT: TAX PARCEL NO. 006-10-01.6 PART OF BLOCK 101, CITY OF SYRACUSE, COUNTY OF ONONDAGA, STATE OF NEW YORK
CLIENT: LABELLA ASSOCIATES, 300 STATE STREET - SUITE 201, ROCHESTER, NEW YORK 14614
DWG # 8740, VT100, SHEET 2 OF 2





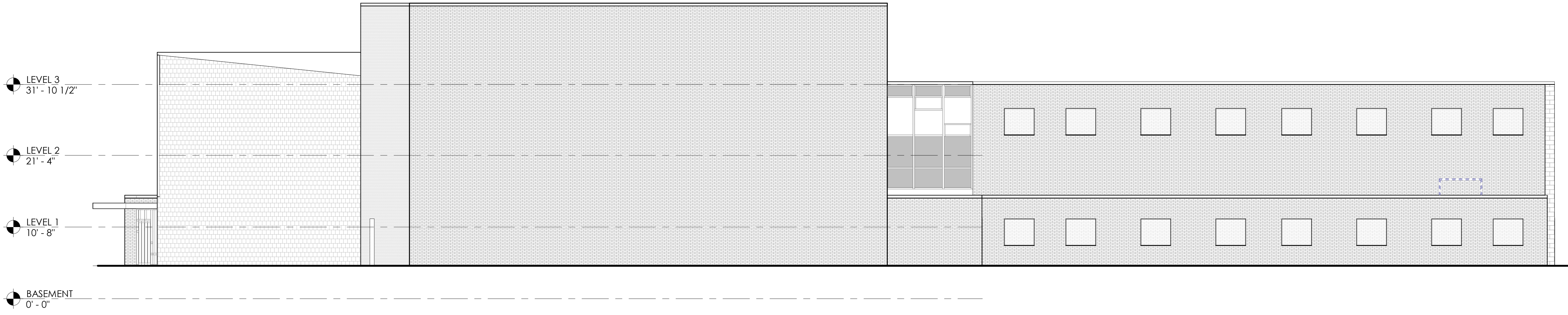
1 NORTH ELEVATION - EAST WING

A101 A200 1/8" = 1'-0"



2 NORTH ELEVATION - ACADEMIC WING

A101 A200 1/8" = 1'-0"



3 EAST ELEVATION

A101 A200 1/8" = 1'-0"

NOTES

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

PRELIMINARY NOT FOR CONSTRUCTION

REVISED:

PRELIMINARY NOT FOR CONSTRUCTION

CONSULTANT:

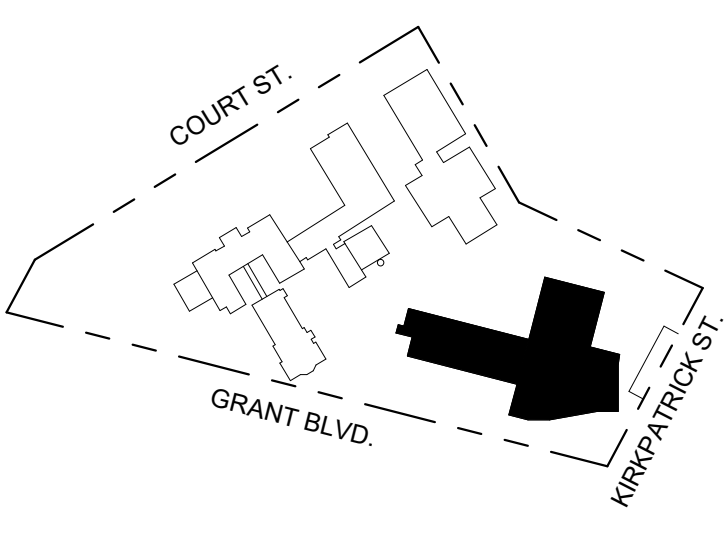
**ARCHITECTTEAM**  
 614 James St. Suite 200  
 Syracuse, NY 13203  
 p 315.474.1007  
 www.architectteam.com

PROJECT NAME:

**HOME LEASING  
 MARIA REGINA GARDENS**

2500 GRANT BOULEVARD  
 SYRACUSE, NY 13208

SITE KEY PLAN:



DRAWING:

**FRANCISCAN ACADEMY  
 BUILDING ELEVATIONS**

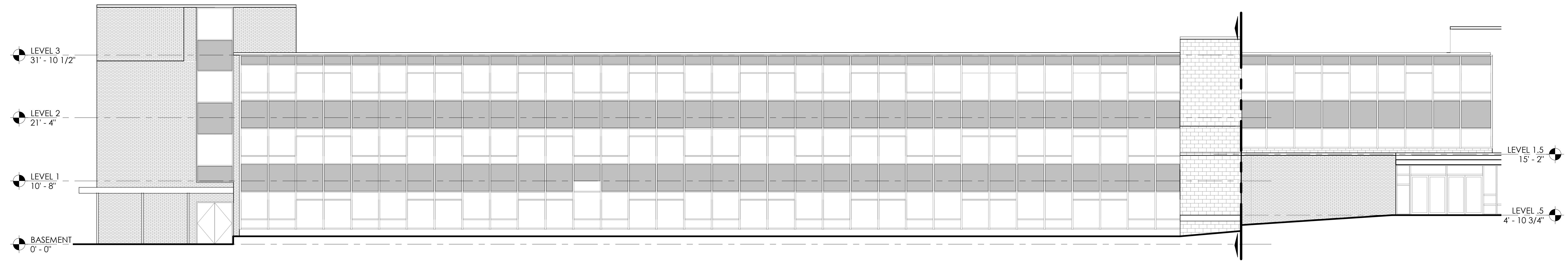
PROJECT NO.  
 2021-13  
 HL JOB #

SHEET NO.

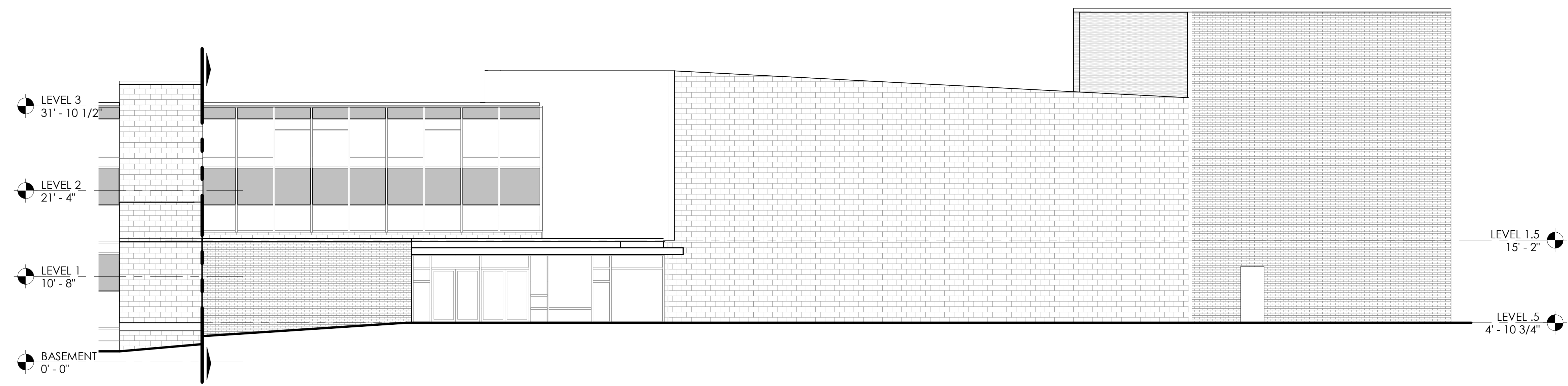
SCALE:  
 1/8" = 1'-0"

**A200**

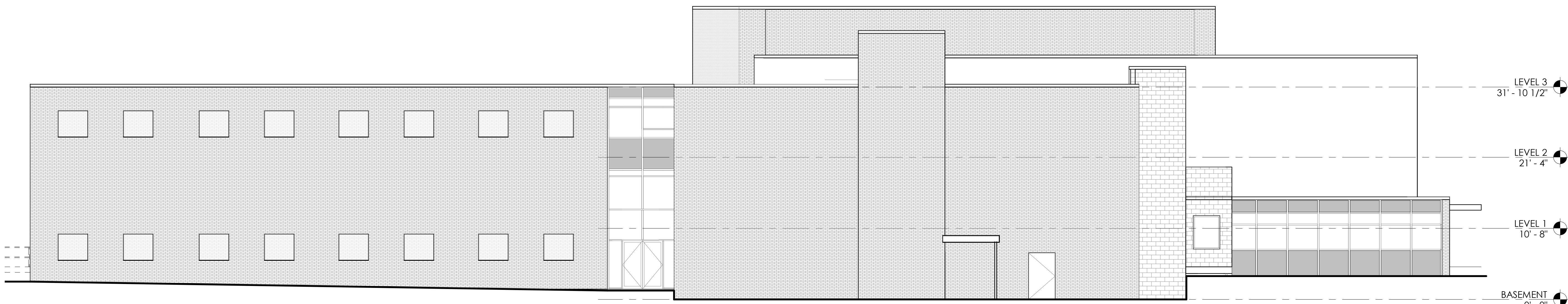
DATE:  
 JUNE 19, 2023



1 SOUTH ELEVATION - ACADEMIC WING  
A101 A201 1/8" = 1'-0"



2 SOUTH ELEVATION - EAST WING  
A101 A201 1/8" = 1'-0"



3 WEST ELEVATION  
A101 A201 1/8" = 1'-0"

NOTES:  
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PRELIMINARY NOT FOR CONSTRUCTION

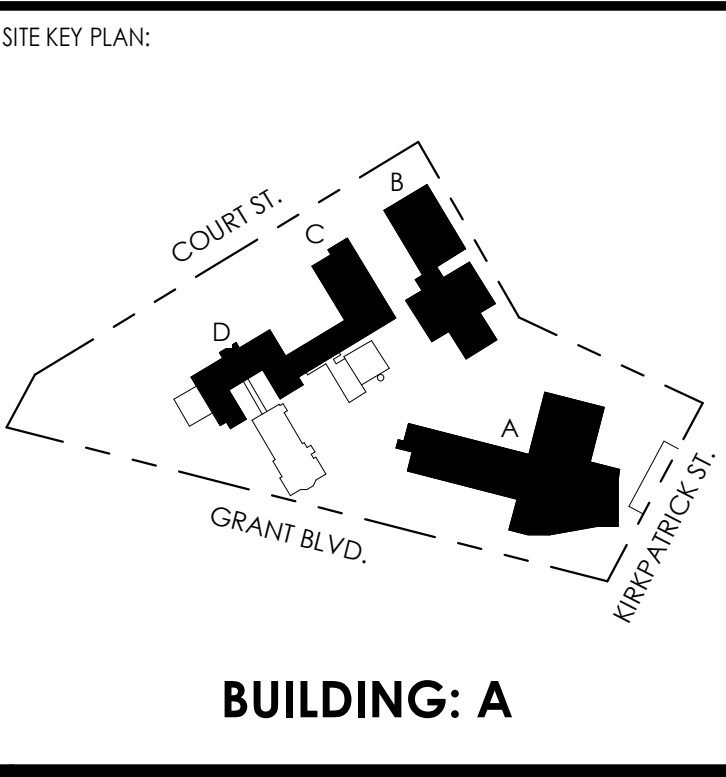
REVISED:

STAMP:  
PRELIMINARY NOT FOR CONSTRUCTION

CONSULTANT:

**ARCHITECTTEAM**  
614 James St. Suite 200  
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www.architectteam.com

PROJECT NAME:  
**HOME LEASING  
MARIA REGINA GARDENS**  
2500 GRANT BOULEVARD  
SYRACUSE, NY 13208



DRAWING:  
**FRANCISCAN ACADEMY  
BUILDING ELEVATIONS**

PROJECT NO. 2021-13 HL JOB #	SHEET NO. <b>A A201</b>
SCALE: 1/8" = 1'-0"	
DATE: JUNE 19, 2023	

NOTES

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PRELIMINARY NOT FOR CONSTRUCTION

REVISED:

PRELIMINARY NOT FOR CONSTRUCTION

CONSULTANT:

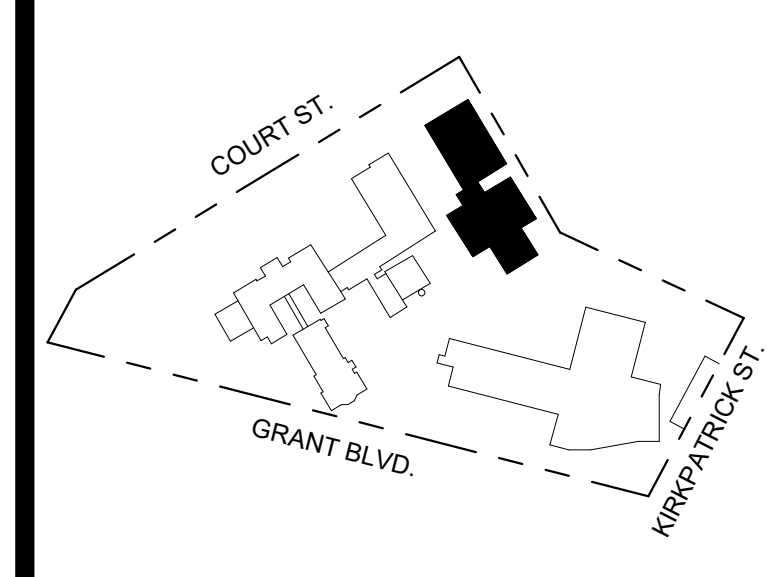
**ARCHITECTTEAM**  
 614 James St. Suite 200  
 Syracuse, NY 13203  
 p 315.474.1007  
 www.architectteam.com

PROJECT NAME:

**COLLEGE & LIBRARY GINGERBREAD CAMPUS**

2500 GRANT BLVD  
 SYRACUSE, NY 13208

SITE KEY PLAN:



DRAWING:  
**CONVENT SCHOOL AND LIBRARY ELEVATIONS**

PROJECT NO.  
**GBC**

SHEET NO.

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

**A220**

DATE:  
 DEC 23, 2022



4 SOUTH ELEVATION  
 A130 A220 1/8" = 1'-0"



1 EAST ELEVATION  
 A121 A220 1/8" = 1'-0"



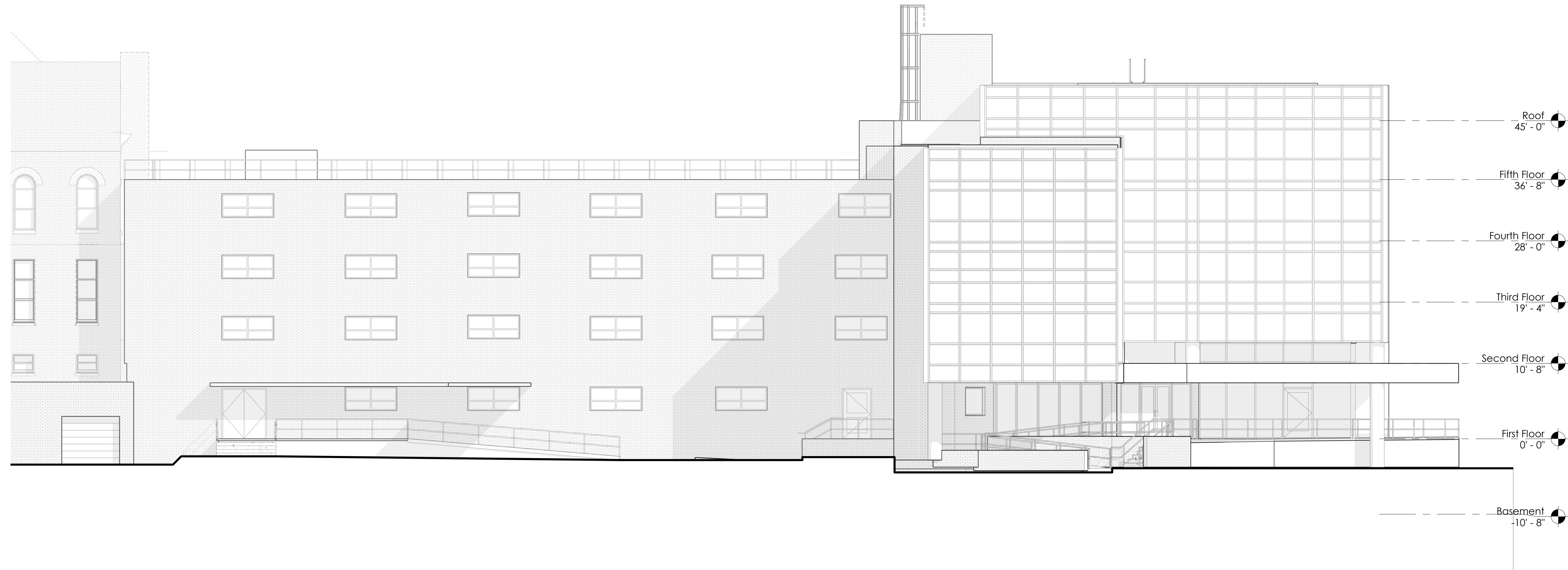
2 WEST ELEVATION  
 A120 A220 1/8" = 1'-0"



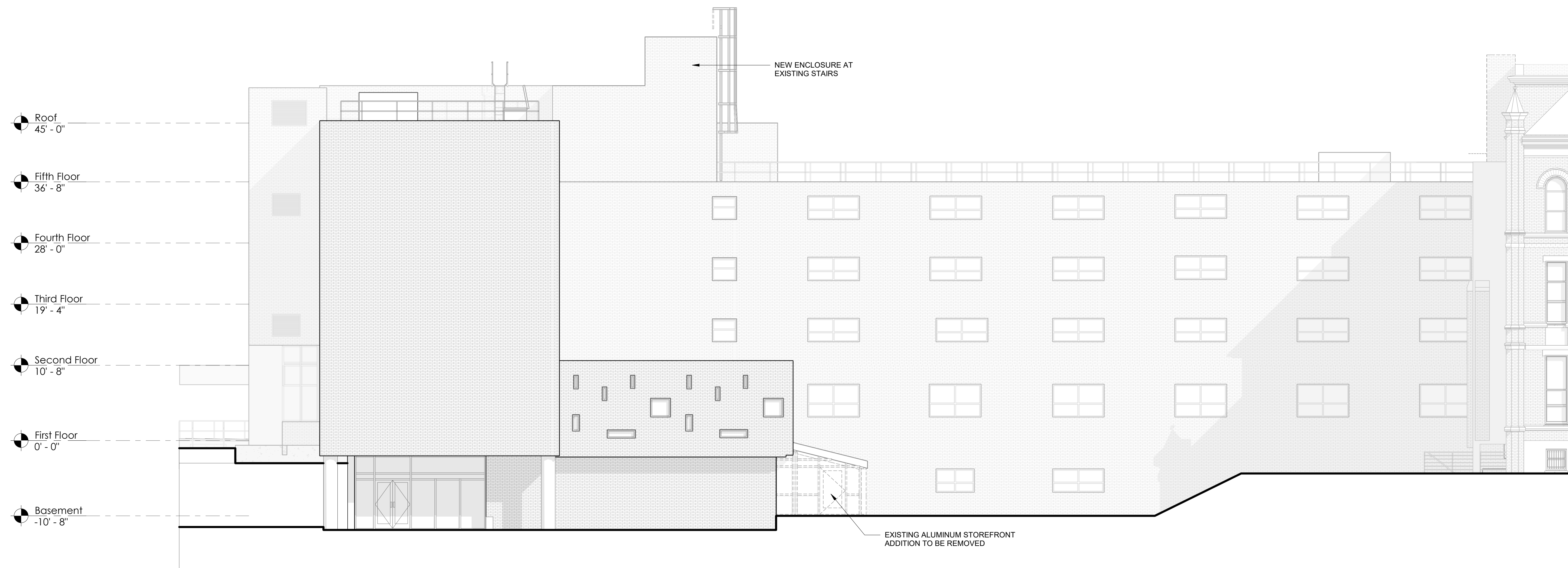
3 NORTH ELEVATION  
 A130 A220 1/8" = 1'-0"

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1 North Elevation  
A222 1/8" = 1'-0"

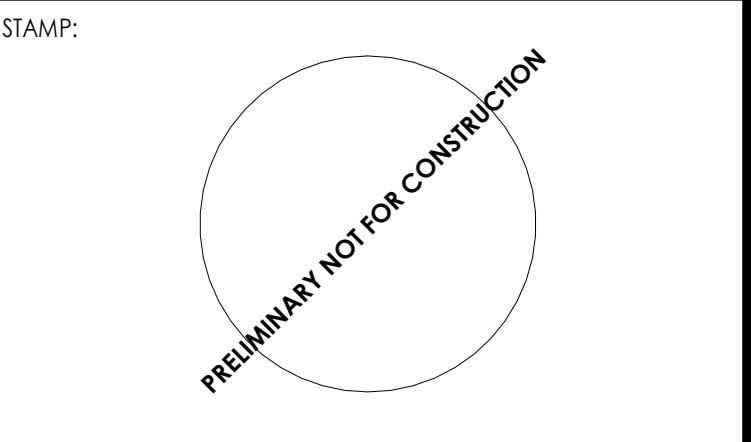


2 South Elevation  
A222 1/8" = 1'-0"

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

**PRELIMINARY NOT FOR CONSTRUCTION**

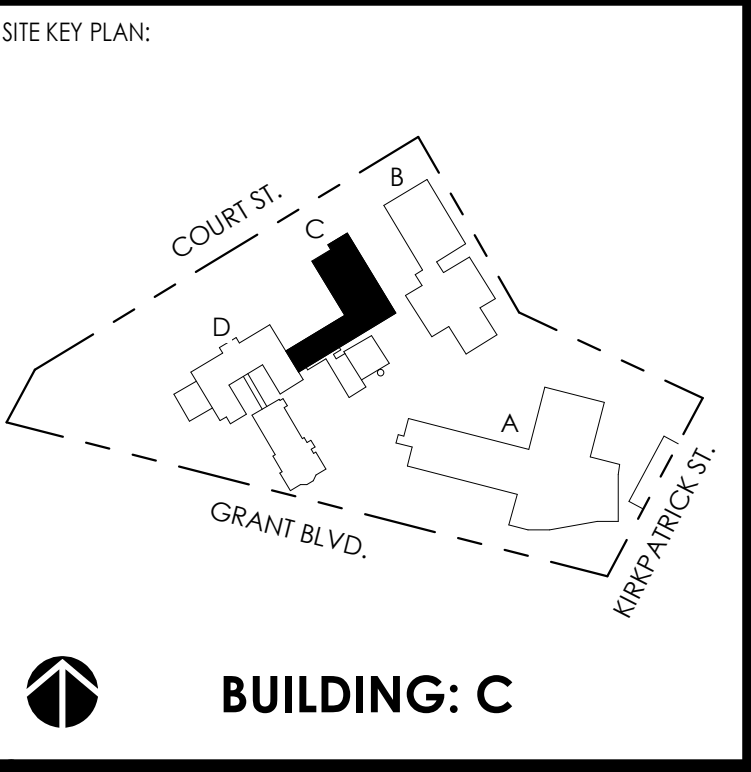
REVISED:



CONSULTANT:

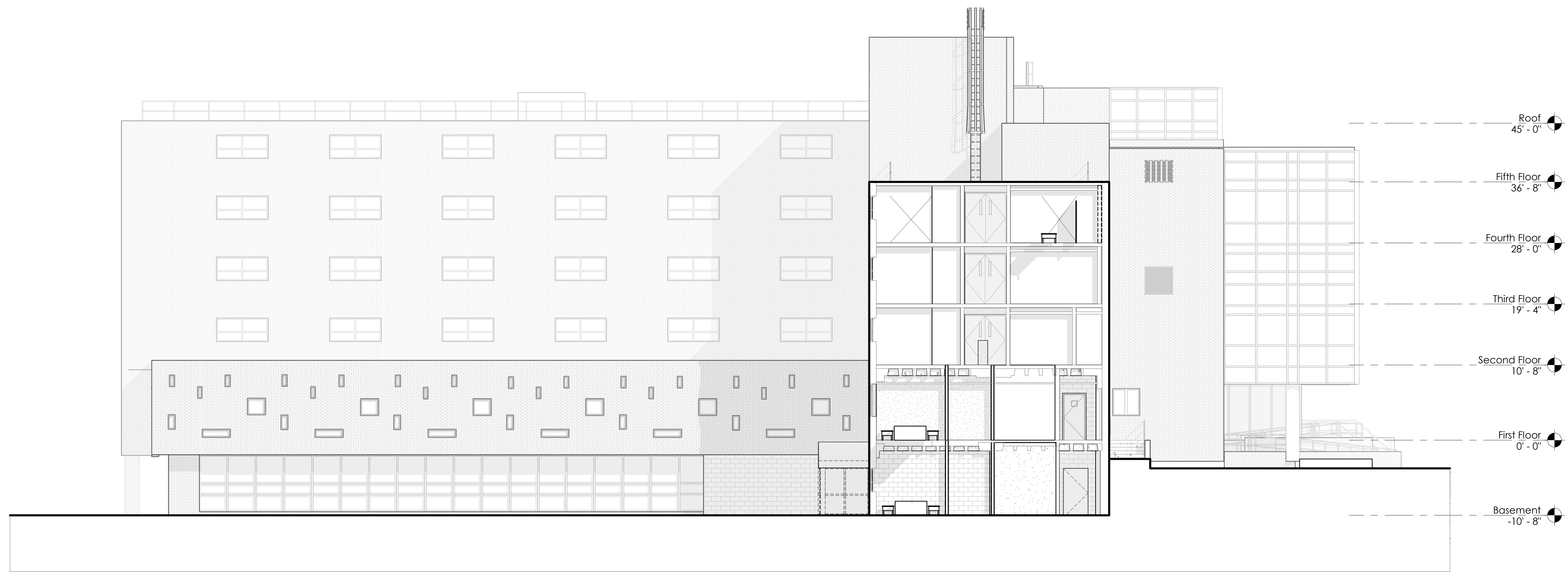
**ARCHITECTTEAM**  
614 James St. Suite 200  
Syracuse, NY 13203  
p 315.474.1007  
www.architecteam.com

PROJECT NAME:  
**HOME LEASING MARIA REGINA GARDENS**  
2500 GRANT BOULEVARD  
SYRACUSE, NY 13208



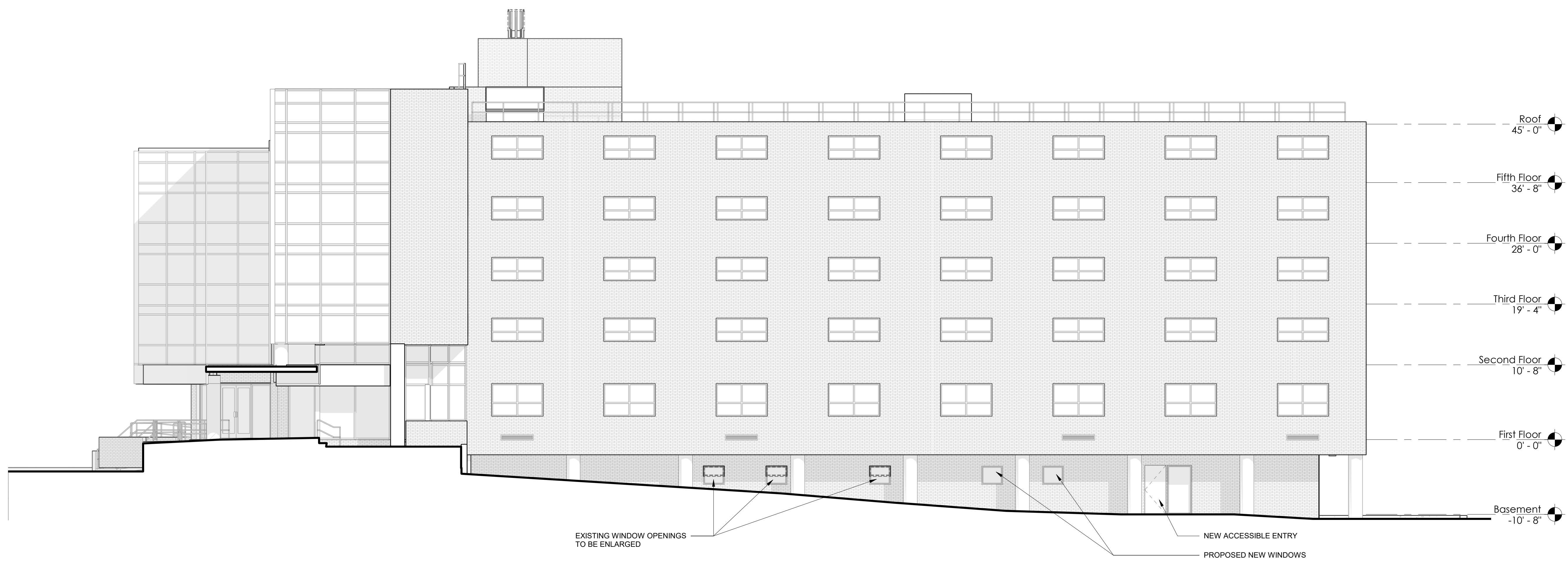
DRAWING:  
**SISTERS WING NORTH AND SOUTH ELEVATIONS**

PROJECT NO. 2021-13 HL JOB #	SHEET NO. <b>C</b> <b>A222</b>
SCALE: 1/8" = 1'-0"	
DATE: AUGUST 30, 2023	



2 East Elevation

A223 1/8" = 1'-0"



1 West Elevation

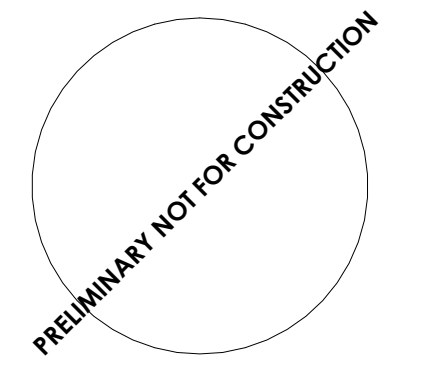
A223 1/8" = 1'-0"

NOTES:  
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PRELIMINARY NOT FOR CONSTRUCTION

REVISED:

STAMP:



CONSULTANT:

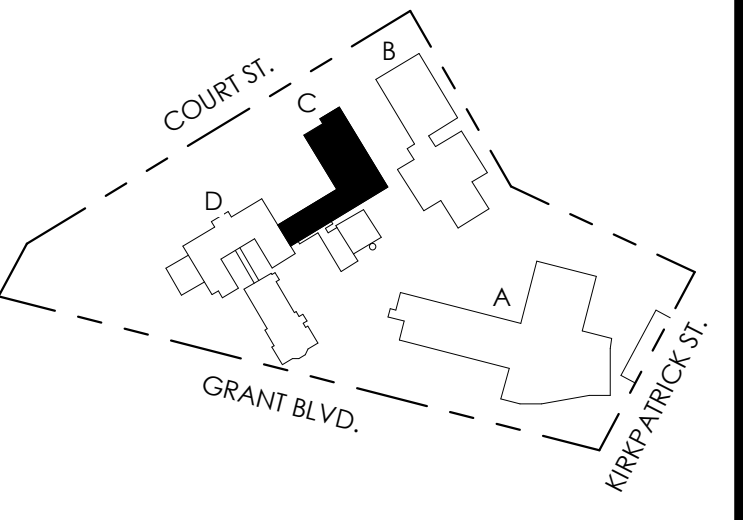
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PROJECT NAME:

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MARIA REGINA GARDENS**

2500 GRANT BOULEVARD  
SYRACUSE, NY 13208

SITE KEY PLAN:



**BUILDING: C**

DRAWING:  
**SISTERS WING  
EAST AND WEST BUILDING  
ELEVATIONS**

PROJECT NO. 2021-13  
HL JOB #

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

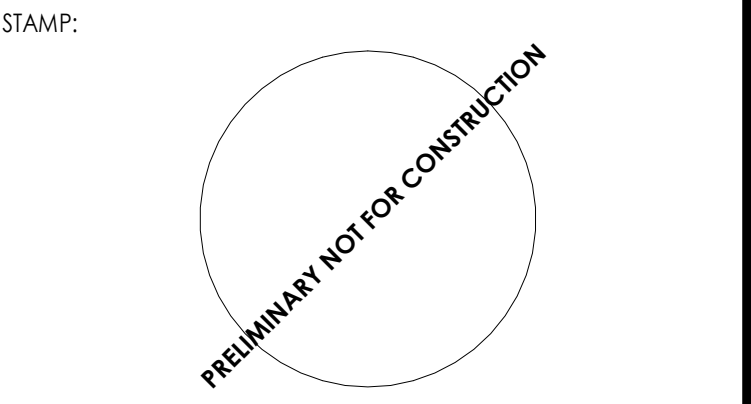
DATE: AUGUST 30, 2023

SHEET NO.  
**C  
A223**

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

PRELIMINARY NOT FOR CONSTRUCTION

REVISED:



CONSULTANT:

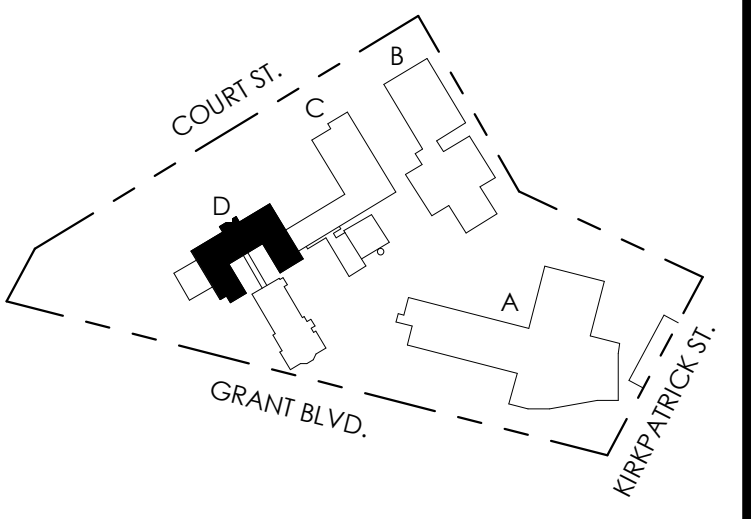
**ARCHITECTTEAM**  
 614 James St. Suite 200  
 Syracuse, NY 13203  
 p 315.474.1007  
 www.architectteam.com

PROJECT NAME:

**HOME LEASING  
 MARIA REGINA GARDENS**

2500 GRANT BOULEVARD  
 SYRACUSE, NY 13208

SITE KEY PLAN:



**BUILDING: D**

DRAWING:  
**MOTHERHOUSE  
 NORTH AND SOUTH BUILDING  
 ELEVATIONS**

PROJECT NO. 2021-13 HL JOB #	SHEET NO. <b>D</b>
SCALE: 1/8" = 1'-0"	<b>A224</b>
DATE: AUGUST 30, 2023	



1 North Elevation  
 A224 1/8" = 1'-0"



2 South Elevation  
 A224 1/8" = 1'-0"

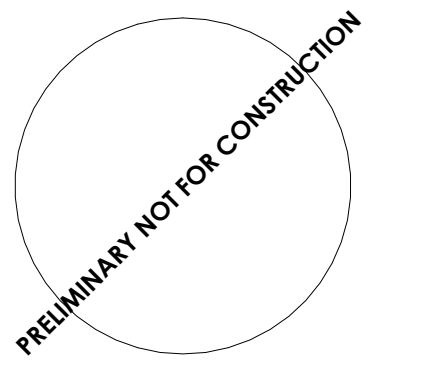
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NOTES:  
 1. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AT THE JOB SITE AND PROMPTLY NOTIFY THE ARCHITECT IN WRITING OF ANY DISCREPANCIES.

PRELIMINARY NOT FOR CONSTRUCTION

REVISED:

STAMP:



CONSULTANT:

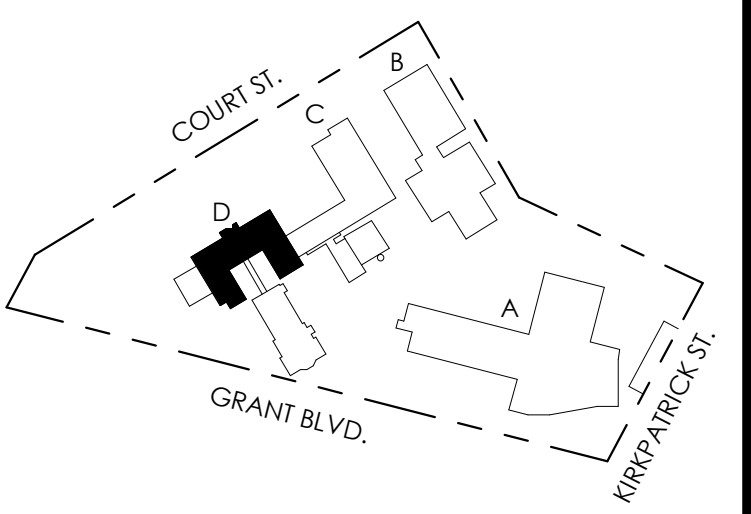
**ARCHITECTTEAM**  
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PROJECT NAME:

**HOME LEASING  
 MARIA REGINA GARDENS**

2500 GRANT BOULEVARD  
 SYRACUSE, NY 13208

SITE KEY PLAN:



**BUILDING: D**

DRAWING:

**MOTHERHOUSE  
 EAST AND WEST BUILDING  
 ELEVATIONS**

PROJECT NO.  
 2021-13  
 HL JOB #

SHEET NO.

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

DATE:  
 AUGUST 30, 2023

**D  
 A225**



1 East Elevation  
 A225 1/8" = 1'-0"



2 West Elevation  
 A225 1/8" = 1'-0"

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