

City of Syracuse Zoning Administration

Application for PROJECT SITE REVIEW SITE PLAN REVIEW-LAKEFRONT DISTRICT

City Hall Commons * Room 101 * 201 E. Washington Street * Syracuse, NY 13202-1426 * 315-448-8640

For Office Use: Filing Date: Case Number: Zoning District:

LIST ALL PROPERTIES INVOLVED IN YOUR PROJECT:

600 E. Willow St.; 610 E. Willow St. (rear); 316 N. Townsend St.; 501-519 James St. & N. Townsend St.

TAX MAP SECTION, BLOCK, and LOT information from Assessment Department (call 448-8280)

Section: <input type="text" value="17"/>	Block: <input type="text" value="20"/>	Lot: <input type="text" value="01"/>
Section: <input type="text" value="17"/>	Block: <input type="text" value="20"/>	Lot: <input type="text" value="08"/>
Section: <input type="text" value="17"/>	Block: <input type="text" value="20"/>	Lot: <input type="text" value="10"/>
17	20	11

PROJECT INFORMATION: Existing Use Proposed Use

- New Construction new 1-story steel + brick structure
- New Addition _____
- Exterior Alteration _____
- Demolition 1-story brick garage

PLEASE DESCRIBE ALL ASPECTS OF YOUR PROJECT IN DETAIL:

Demolish old 1-story brick structure (in poor condition) - most recently used as a base for a local taxi company. Build on same site a new 1-story steel and brick structure to serve as buildings and grounds department for St. Joseph's Hospital complex. Involves a companion re-subdivision request to adjust lot lines with adjacent former church property at 501-519 James St. & N. Townsend St. to add parking area to new bldgs. & grounds project site. Construct drainage facility at SE corner of N. Townsend St. and E. Willow St.

OWNER INFORMATION:

Name(s): St. Joseph's Health Center Properties, Inc. (Keegan Bolan)

Mailing Address: 301 Prospect Ave., Syracuse, N.Y.

Zip: 13202 Daytime phone: (315) 448-5111 Home phone: N/A

E-mail: Keegan.Bolan@sjhsyr.org

APPLICANT INFORMATION:

(Copy of contract to purchase must be included with application)

Contract Purchaser(s) Tenant Co-Applicant Other (please state): _____

Name(s): _____

Mailing Address: _____

Zip: _____ Home phone: _____ Day Phone: _____

E-mail: _____

REPRESENTATIVE INFORMATION:

(Only if involved in this application)

Attorney Architect Contractor Other Kevin M. Gilligan

Name(s): Kevin M. Gilligan, Esq., Costello, Cooney & Fearon, PLLC

Mailing Address: 500 Plum Street, Syracuse, N.Y. 13

Zip: 13204 Telephone: (315) 491-9039 E-mail: kgilligan@ccf-law.com

SIGNAGE INFORMATION:

Size and location of all existing AND proposed signage (use additional sheet if necessary)

A sign plan is required, see attachment.

(Wall, Ground, Projecting, Window)

Size 3' x 18" Location SE Corner N. Townsend / Wilbur Type Ground (on fence)

Size _____ Location _____ Type _____

Size _____ Location _____ Type _____

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.

[Handwritten Signature]

Signature of CURRENT PROPERTY OWNER
(or owner's LEGAL representative)

4-20-20
Date

Leslie Paul Luky, President / CEO, St. Joseph's Health Center Properties, Inc.
PRINT NAME OF PROPERTY OWNER

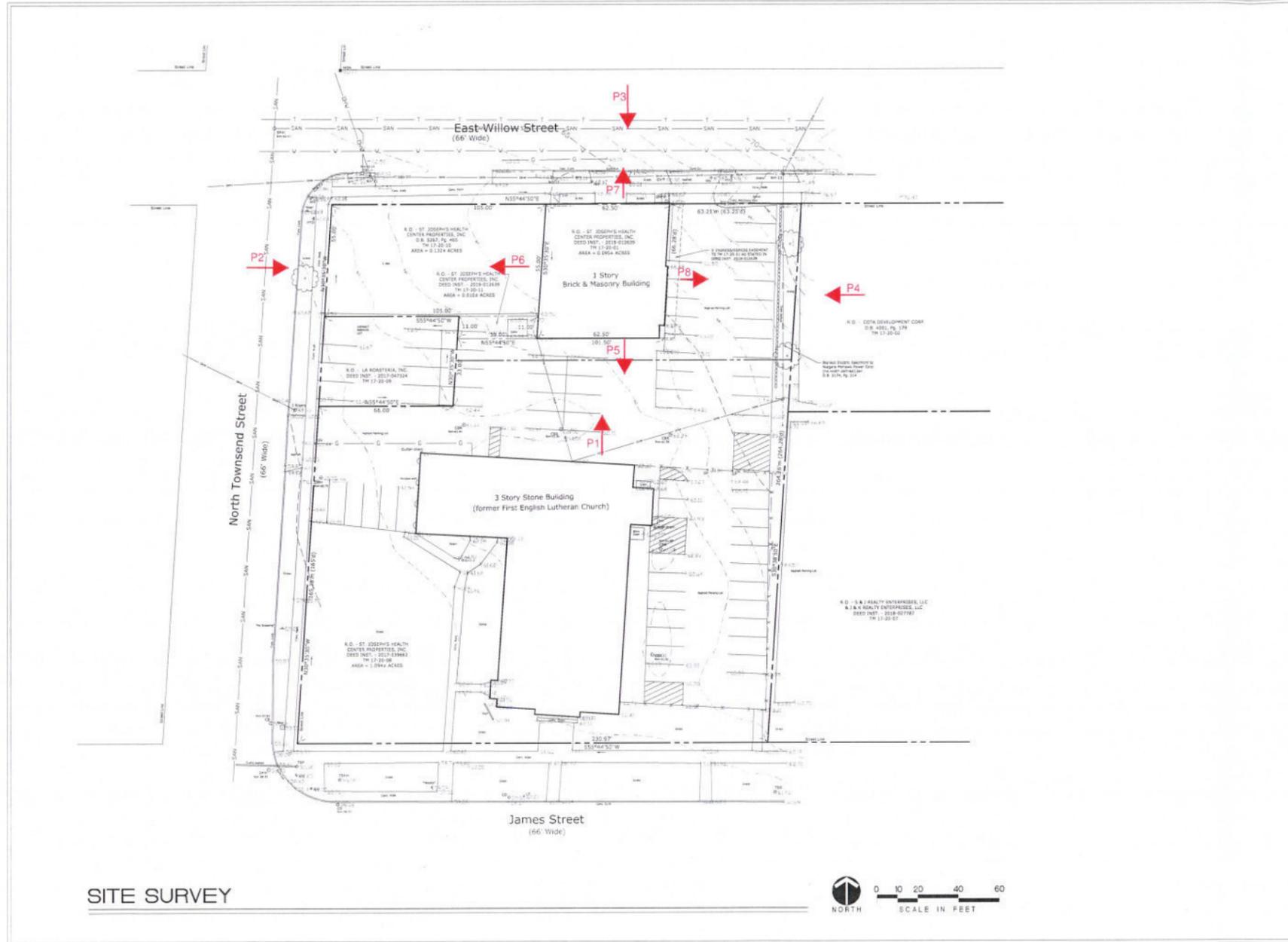
*Please note that if referrals are necessary for this application, additional copies of all required materials will be requested.

FOR STAFF USE ONLY

REFERRAL NEEDED

ONONDAGA COUNTY PLANNING BOARD SYRACUSE LANDMARK PRESERVATION BOARD (This project is located within _____ Historic District; is listed individually in the National Register of Historic Places; is Eligible for inclusion in the National Register of Historic Places; or is architecturally significant) OTHER CITY/COUNTY/STATE AGENCY OR DEPARTMENT(S) _____

Key



SITE SURVEY



PROGRESS PRINT
NOT FOR
CONSTRUCTION
DATED: 3-3-2020

REV	DATE	BY	DESCRIPTION

ALL DIMENSIONS AND SPECIFICATIONS ARE THE PROPERTY OF THE ARCHITECT AND SHALL BE THE ONLY ONE TO BE USED FOR CONSTRUCTION. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AT THE SITE AND NOTIFY THE ARCHITECT IMMEDIATELY IN WRITING OF ANY DISCREPANCIES.

JOB NO.
DATE
DRAWN BY: A.E.
SCALE: AS NOTED

ST. JOSEPH'S HOSPITAL HEALTH CENTER
FACILITIES GARAGE — 610 E. WILLOW STREET
SYRACUSE, NEW YORK

HOLMES • KING • KALLQUIST
& ASSOCIATES, ARCHITECTS - LLP
575 North State Street, Syracuse, NY 13208
P: (315) 476-5400 F: (315) 476-5071

L100

SITE SURVEY



South Ekaterin

P-1



West Elevation

P2



South Elevation
North

P3



East
~~West~~ Elevation

P4



View South
(Church)
P5



View West
P6



View North

P7



View EAST

P8

ST. JOSEPH'S HOSPITAL GROUNDS BUILDING-LOT 1A

618 EAST WILLOW STREET
SYRACUSE, NY 13203

PARCEL AREA: 0.451 ACRES, (19,301 SF)
BUILDING AREA: 3,920 GSF

ZONE: OB (OFFICE DISTRICT/CLASS B)
40% MAXIMUM LOT COVERAGE: 19.6% ACTUAL
80% MAXIMUM PARKING AREA COVERAGE: 45.5% ACTUAL
15% MINIMUM OPEN SPACE, EXCLUDING PAVEMENT: 24.2% ACTUAL
OFF-STREET PARKING (1 SPACE/400 GSF): 10 SPACES REQUIRED, 12 ACTUAL, (7 OUTSIDE + 5 INSIDE=12 SPACES)

SETBACKS:
FRONT YARD: NOT LESS THAN 20 FEET, ACTUAL: 31 FEET
SIDE YARD: 4 FEET MINIMUM, 33 FEET ACTUAL
REAR YARD: 5 FEET MINIMUM, 5 FEET ACTUAL

CHURCH PARCEL-LOT 1B

PARCEL AREA: 0.814 ACRES, (35,072 SF)
BUILDING AREA: 19,600 GSF
OFF-STREET PARKING (1 SPACE/400 GSF): 47 SPACES REQUIRED, 47 ACTUAL

Lot 1A St. Joseph's Hospital Grounds Building
7 parking spaces + 5 spaces inside:
12 spaces total.
New asphalt paved parking
and concrete curb cut aprons

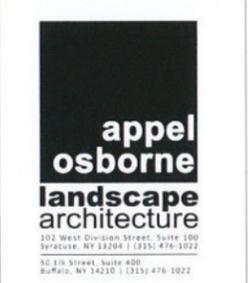
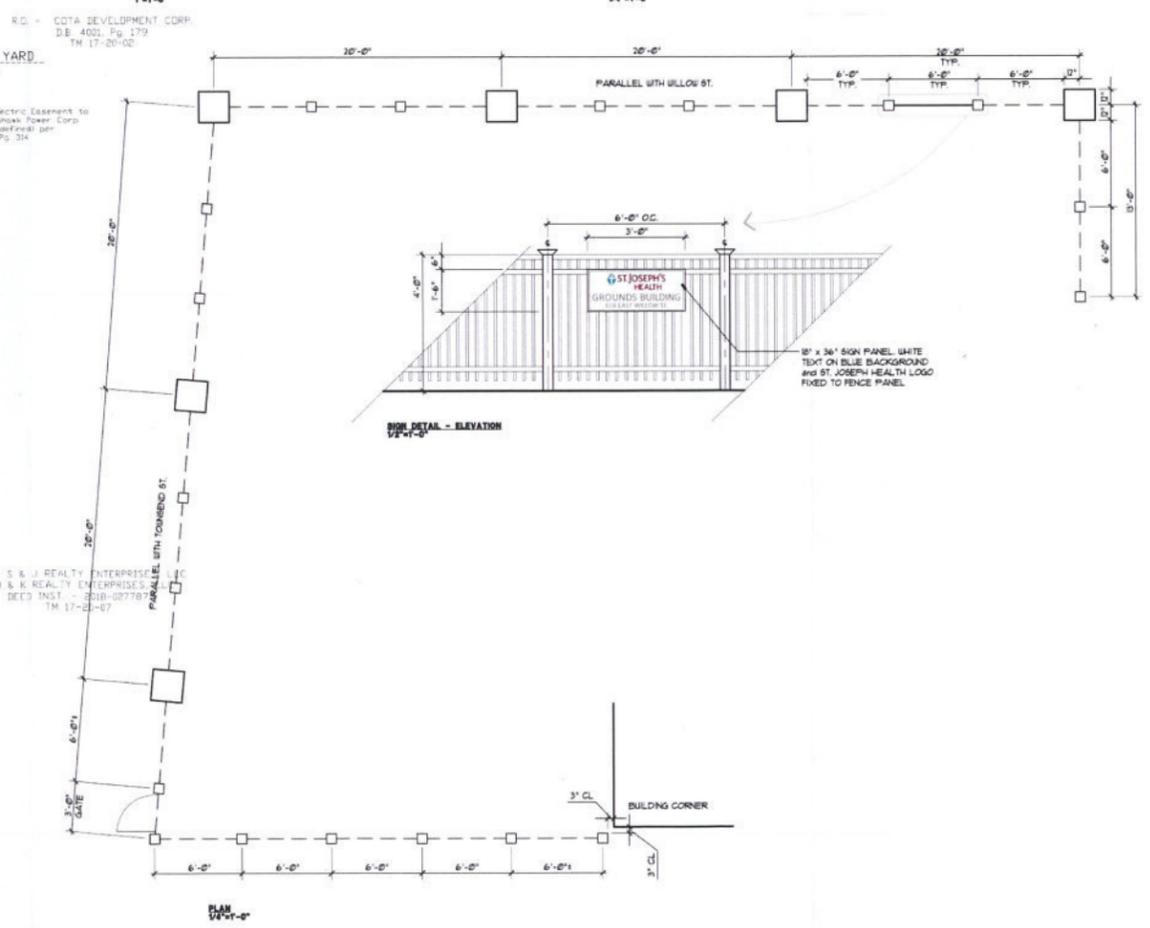
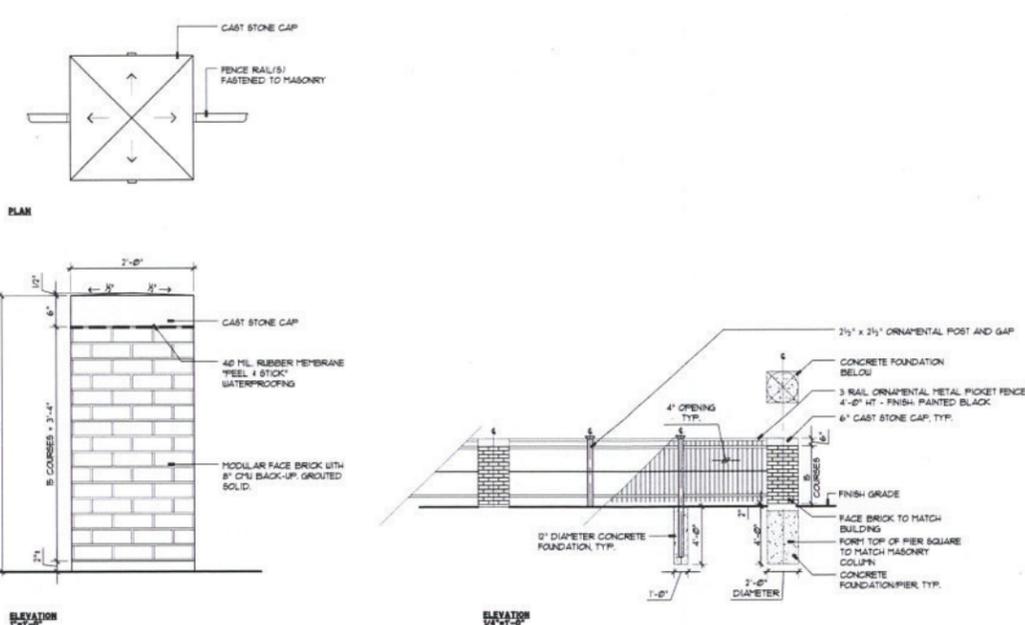
Dumpster enclosure:
8-foot height wood
fence

Screen hedgerow,
Typical

Storm water
management area:
Infiltration basin, 3,000
cubic feet of on-site
storage and plantings.
4-foot height ornamental
fence w/ masonry piers

Separate parcel:
La Roasteria, Inc.

Lot 1B (former First
English Lutheran
Church)
47 parking spaces



PROGRESS PRINT
NOT FOR
CONSTRUCTION
DATED: 3-30-2020

SITE REVIEW SET

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JOB NO:	
DATE:	3-31-2020
DRAWN BY:	AG/EB
SCALE:	AS NOTED

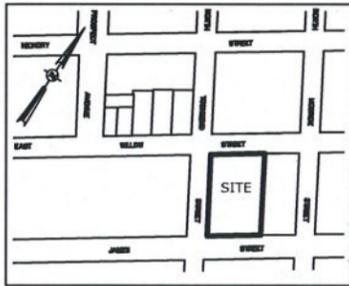
ST. JOSEPH'S HOSPITAL HEALTH CENTER
FACILITIES GARAGE - 610 E. WILLOW STREET
SYRACUSE, NEW YORK

HOLMES & KING & KALLQUIST & Associates, Architects - LLP.
575 NORTH SALINA STREET • SYRACUSE, NY 13208
Ph (315) 476-5420 • Ph (315) 476-0371
www.hkkaarchitects.com

SITE GRAPHIC

L-001

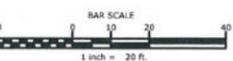
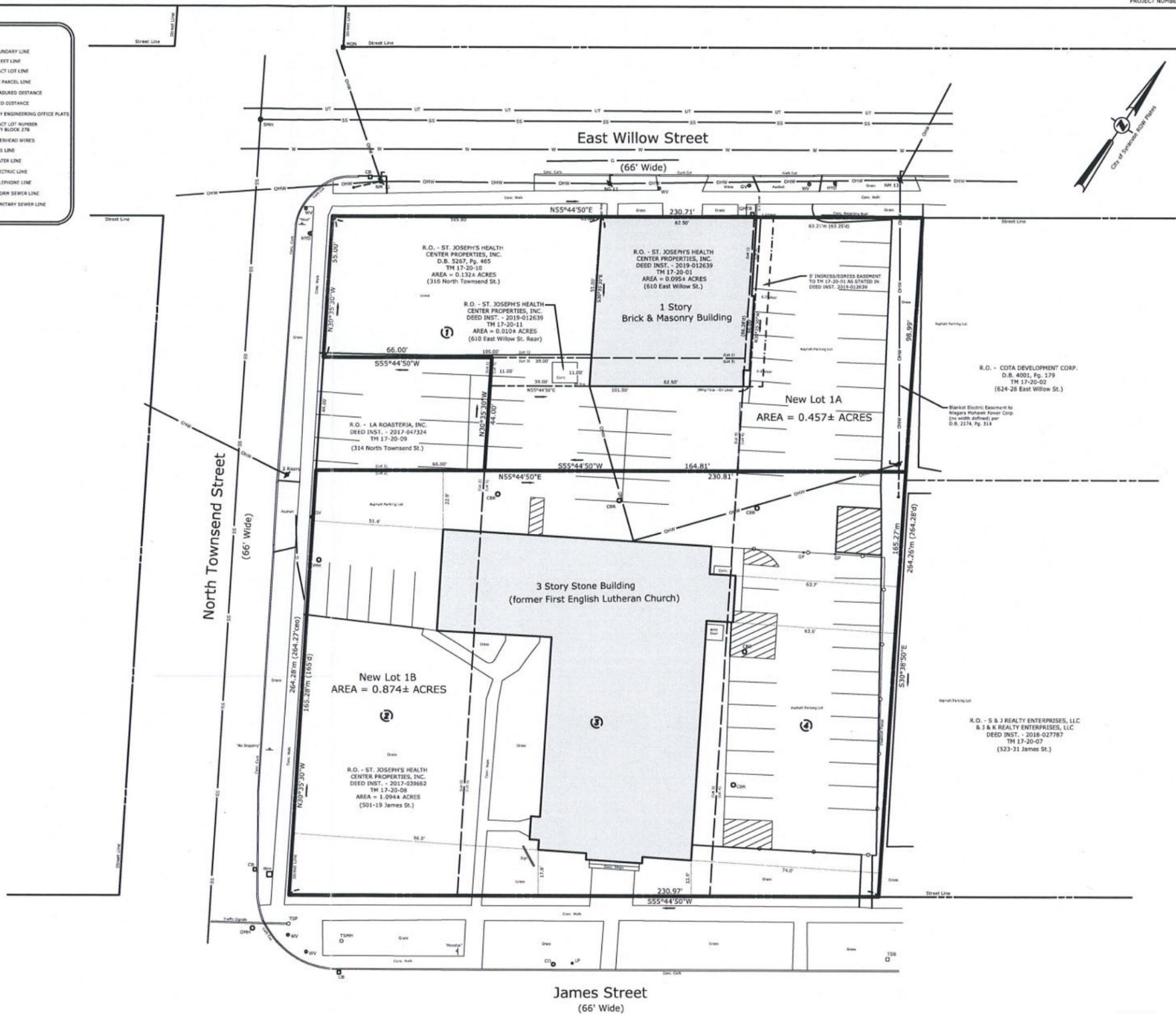
XREFS: NONE



Location Map (N.T.S.)



- MAP NOTES**
- 1.) NORTH ORIENTATION IS BASED ON CITY OF SYRACUSE ROW PLATES.
 - 2.) FIELD WORK PERFORMED ON SEPTEMBER 4, 2019.
 - 3.) THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY C. T. MALE ASSOCIATES ENGINEERING, SURVEYING ARCHITECTURE, LANDSCAPE ARCHITECTURE & GEOLOGY, D.P.C., TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS OF WAY, AND TITLE, REFERENCE IS MADE TO ABSTRACT PREPARED BY INDEPENDENT TITLE AGENCY, LLC; ABSTRACT No. CCF-17-1043; EFFECTIVE DATE OF MAY 13, 2017 & ABSTRACT PREPARED BY SALINA ABSTRACT & TITLE AGENCY, INC; ABSTRACT No. 14; EFFECTIVE DATE OF JANUARY 23, 2019. THIS SURVEY IS SUBJECT TO ALL EASEMENTS, COVENANTS, AND RESTRICTIONS AS RECITED THEREIN AND IS FURTHER SUBJECT TO ANY FINDINGS OR TRANSACTIONS REVEALED OR CONDUCTED FROM THE DATE OF SAID CONTINUATION TO THE PRESENT.
 - 4.) UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM DATA OBTAINED BY FIELD SURVEY, PREVIOUS MAPS AND RECORDS, (AND PAROLE TESTIMONY), THEREFORE THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. THERE MAY BE OTHER UNDERGROUND UTILITIES, THE EXISTENCE OF WHICH ARE NOT KNOWN TO THE UNDERSIGNED. SIZE AND LOCATION OF ALL UNDERGROUND UTILITIES AND STRUCTURES MUST BE VERIFIED BY THE APPROPRIATE AUTHORITIES PRIOR TO ANY CONSTRUCTION.
 - 5.) TOGETHER WITH THE RIGHT OF INGRESS & EGRESS OVER THE CHURCH LANDS IMMEDIATELY EAST OF THE PROPERTY AS STARTED IN DEED INST. 2019-012639.
 - 6.) SUBJECT TO BLANKET ELECTRIC EASEMENT TO NIAGARA MOHAWK POWER CORP. (NO WIDTH DEFINED) PER D.B. 2174, PG. 314.



I HEREBY CERTIFY THAT THIS SUBDIVISION PLAT WAS PREPARED BY ME AND WAS MADE FROM AN ACTUAL FIELD SURVEY ORIGINALLY COMPLETED BY US ON SEPTEMBER 4, 2019.

David M. Sluski
DAVID M. SLUSKI, P.L.S. #50105
SEPTEMBER 28, 2019
DATE

DATE	REVISIONS RECORD/DESCRIPTION	DRAFTER	CHECK	APPR.
09-26-19	Revise distance on property line	dms	dms	dms

RESUBDIVISION PLAT
TO COMBINE LOTS 2-4 & A PORTION OF LOT 1 OF CITY BLOCK 30
INTO
NEW LOTS 1A & 1B OF CITY BLOCK 30

UNAUTHORIZED ALTERATION OR ADDITION TO THIS DOCUMENT IS A VIOLATION OF THE NEW YORK STATE EDUCATION LAW.

2019
C.T. MALE ASSOCIATES

APPROVED:
DRAFTED : JAD, DMS
CHECKED : DMS
PROJ. NO : 19.9502
SCALE : 1" = 20 FT.
DATE : SEPT. 24, 2019

CITY OF SYRACUSE
ONONDAGA COUNTY, NEW YORK

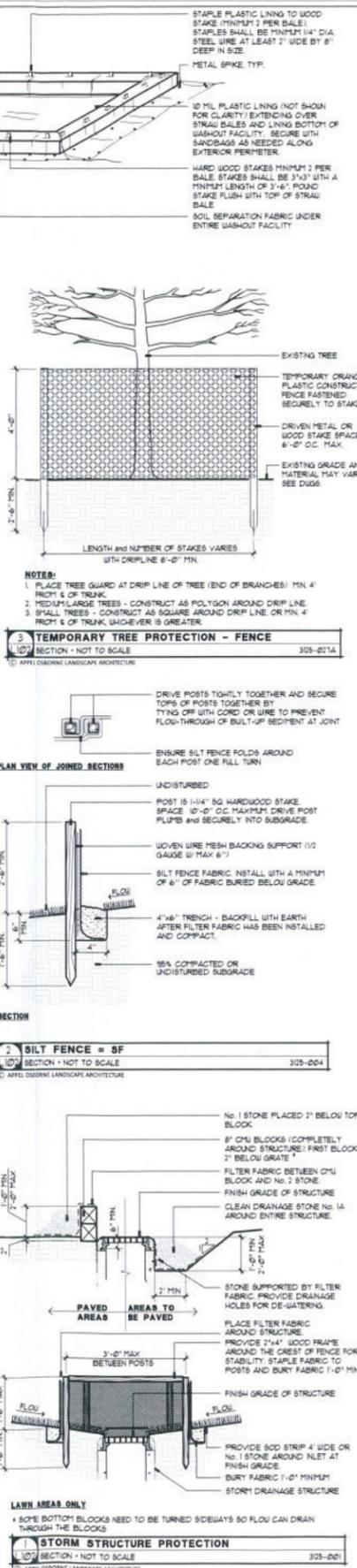
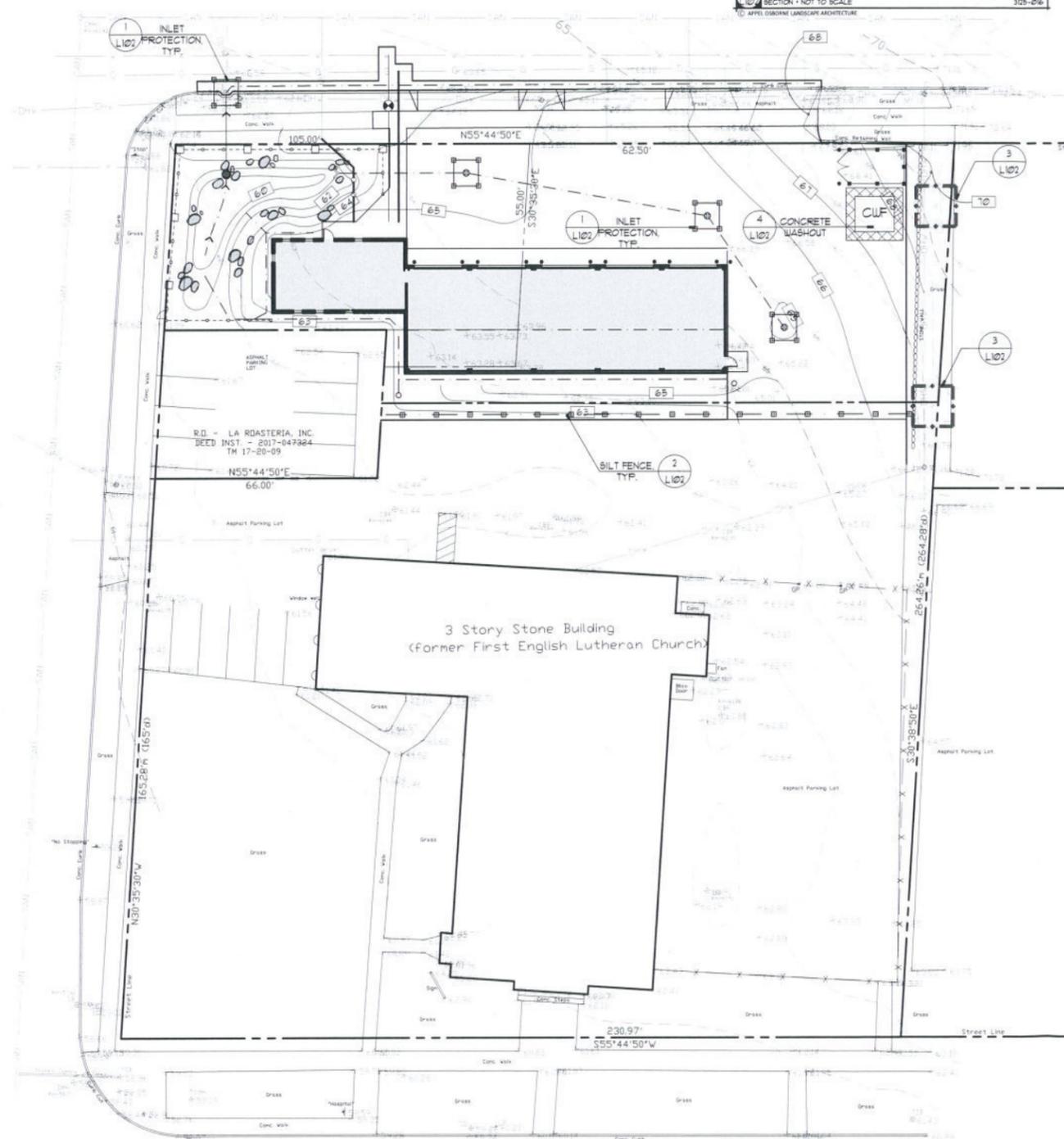
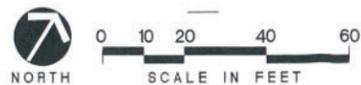
C.T. MALE ASSOCIATES
Engineering, Surveying, Architecture, Landscape Architecture, & Geology, D.P.C.
200 GATEWAY PARK DRIVE, BLDG. C, P.O. BOX 3246
SYRACUSE, NY 13220-3046
315.458.6458 • FAX 315.458.8427

SHEET 1 OF 1
DWG. NO: 19-0561

CAD DWG FILE NAME: K:\Projects\199502\Survey\Remb - 11417.dwg

CAD DWG FILE NAME: Remb - 11417.dwg

STORMWATER POLLUTION PREVENTION PLAN



STORMWATER POLLUTION PREVENTION PLAN NOTES

OBJECTIVE
PREVENTION OF EROSION AND POLLUTION FROM STORMWATER RUNOFF FOR THE DURATION OF THIS PROJECT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. ALL STORMWATER POLLUTION PREVENTION CONTROL WORK INDICATED ON THE DRAWINGS AND/OR SPECIFICATIONS SHALL BE INCLUDED IN THE GENERAL CONTRACTOR BASE BID. DAMAGES RESULTING FROM BUT NOT LIMITED TO NEGLIGENCE, IMPROPER MAINTENANCE OR GENERAL DISREGARD FOR EROSION CONTROL MEASURES SHALL BE IMMEDIATELY CORRECTED BY THE GENERAL CONTRACTOR TO THE SATISFACTION OF THE LANDSCAPE ARCHITECT, ENGINEER OR CERTIFIED EROSION CONTROL SPECIALIST HIRED BY THE OWNER FOR THE SWPPP INSPECTIONS AS REQUIRED BY THE CITY OF SYRACUSE. DAMAGES RESULTING FROM OTHER CONTRACTORS SHALL BE REPAIRED BY THE GENERAL CONTRACTOR ON A TIME AND MATERIAL BASIS AND BE BACK CHARGED TO THE RESPONSIBLE PARTY. ANY FINES LEVIED ON THE OWNER BY GOVERNING AUTHORITIES FOR SWPPP VIOLATIONS SHALL BE BACK CHARGED TO THE RESPONSIBLE PARTY.

SITE DESCRIPTION
PROJECT NAME AND LOCATION: ST. JOSEPH'S HOSPITAL GROUNDS BUILDING 610 EAST WILLOW STREET SYRACUSE, NY 13203
OWNER NAME AND ADDRESS: ST. JOSEPH'S HOSPITAL HEALTH CARE 601 PROSPECT AVE. SYRACUSE, NY 13203

SEQUENCE OF MAJOR ACTIVITIES:
1. FIELD VERIFY SURVEY CONDITIONS AND LOCATED UNDERGROUND UTILITIES WITH UTILITY LOCATION SERVICE.
2. STRIP AND STOCKPILE TOPSOIL FOR REUSE SURROUND TOPSOIL STOCKPILE WITH SILT FENCE.
3. INSTALL SILT FENCE AND OTHER TEMPORARY EROSION CONTROL DEVICES.
4. CONSTRUCT DETENTION BASIN AND OVERTFLOW OUTLET.
5. PROCEED WITH SITE REMOVALS.
6. CONDUCT SITE WORK CUTS AND FILLS, INCLUDING BUILDING EXCAVATION.
7. INSTALL DRAINAGE SYSTEM PROTECT STORM INLETS AS DETAILED.
8. INSTALL SITE UTILITIES.
9. INSTALL PAVEMENT BASE COURSE.
10. COMPLETE NEW PAVEMENTS.
11. INSTALL TOPSOIL AND COMPLETE PLANTINGS AND LAWN RESTORATION.
12. MAINTAIN PLANTINGS AND LAWN UNTIL SUBSTANTIAL COMPLETION OR PRODUCTS BY OWNER.
13. REMOVE ALL TEMPORARY EROSION CONTROL DEVICES.

NAME OF RECEIVING WATERS:
THE RUNOFF FROM THE SITE FLOWS INTO THE EXISTING MUNICIPAL DRAINAGE SYSTEM WITHIN THE ONONDAGA LAKE WATERSHED.

CONTROLS
STABILIZATION PRACTICES
TEMPORARY STABILIZATION: STABILIZE TOPSOIL STOCKPILES AND DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY TEMPORARILY CEASES FOR MORE THAN 1 DAY WITH TEMPORARY SEED AND MULCH. REFER TO SEEDING SPECIFICATIONS. AREAS OF THE SITE WHICH ARE TO BE PAVED SHALL BE TEMPORARILY STABILIZED BY APPLYING GEOTEXTILE AND STONE SUB-BASE UNTIL BITUMINOUS PAVEMENT CAN BE APPLIED.
PERMANENT STABILIZATION: STABILIZE DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES PERMANENTLY CEASES WITH PERMANENT SEED NO LATER THAN 12 DAYS AFTER THE LAST CONSTRUCTION ACTIVITY. REFER TO SEEDING SPECIFICATIONS.

STORM WATER MANAGEMENT
STORMWATER DRAINAGE SHALL BE PROVIDED BY STORMWATER MANAGEMENT TRENCHES AND AN ON-SITE STORMWATER DETENTION BASIN.

WASTE DISPOSAL
WASTE MATERIALS: COLLECT AND STORE ALL SITE RELATED WASTE MATERIALS. THE DUMPSTERS SHALL MEET ALL LOCAL AND STATE SOLID WASTE MANAGEMENT REGULATIONS. ALL TRASH AND CONSTRUCTION DEBRIS FROM THE SITE SHALL BE DEPOSITED IN THE DUMPSTER. THE DUMPSTER SHALL BE EMPTIED A MINIMUM OF TWICE PER WEEK OR MORE OFTEN IF NECESSARY. NO BUILDING CONSTRUCTION WASTE MATERIALS SHALL BE BURIED ON-SITE.
HAZARDOUS MATERIALS: DISPOSE ALL SITE RELATED HAZARDOUS WASTE MATERIALS IN THE MANNER SPECIFIED BY LOCAL OR STATE REGULATION OR BY THE MANUFACTURER.

SANITARY WASTE DISPOSE ALL SANITARY WASTE FROM PORTABLE UNITS A MINIMUM OF THREE TIMES PER WEEK OR AS REQUIRED BY LOCAL REGULATION.

OFF SITE VEHICLE TRACKING
PROVIDE STABILIZED CONSTRUCTION ENTRANCE TO HELP REDUCE VEHICLE TRACKING OF SEDIMENTS. SWEEP THE PAVED STREET ADJACENT TO THE SITE ENTRANCE DAILY TO REMOVE ANY EXCESS MUD, DIRT OR ROCK TRACKED FROM THE SITE. DUMP TRUCKS HAULING MATERIAL FROM THE CONSTRUCTION SITE SHALL BE COVERED WITH A TARPULIN, REPAIR OR REPLACE OFF SITE TRACKING STONE AS MUD OR DEBRIS IS ACCUMULATED.

TIMING OF CONTROLS / MEASURES
AS INDICATED IN THE SEQUENCE OF MAJOR ACTIVITIES THE TEMPORARY EROSION AND SEDIMENT CONTROLS STABILIZED CONSTRUCTION ENTRANCES AND STAGING AREA SHALL BE CONSTRUCTED PRIOR TO CLEARING OR GRADING OF ANY OTHER PORTIONS OF THE SITE. AREAS WHERE CONSTRUCTION ACTIVITY TEMPORARILY CEASES FOR MORE THAN 1 DAY SHALL BE STABILIZED WITH A TEMPORARY SEED AND MULCH. ONCE CONSTRUCTION ACTIVITY CEASES PERMANENTLY IN AN AREA THAT AREA SHALL BE STABILIZED WITH PERMANENT LAWN. AFTER THE SITE IS STABILIZED, ANY ACCUMULATED SEDIMENT AND THE TEMPORARY CONTROLS SHALL BE REMOVED.

MAINTENANCE / INSPECTION PROCEDURES
INSPECTION ON EROSION CONTROLS SHALL BE PERFORMED BY THE ARCHITECT AND SITE CONTRACTOR WITH DEC CERTIFICATION!
1. INSPECT ALL CONTROL MEASURES AT LEAST ONCE EACH WEEK AND FOLLOWING ANY STORM EVENT OF 0.5 INCHES OR GREATER.
2. MAINTAIN ALL MEASURES IN GOOD WORKING ORDER. IF A REPAIR IS NECESSARY, SITE CONTRACTOR SHALL INITIATE WITHIN 24 HOURS OF REPORT.
3. REMOVE BUILT UP SEDIMENT FROM SILT FENCE WHEN IT HAS REACHED ONE-THIRD THE HEIGHT OF THE FENCE.
4. INSPECT SILT FENCE FOR DEPTH OF SEDIMENT. TEARS TO SEE IF THE FABRIC IS SECURELY ATTACHED TO THE FENCE POSTS AND TO SEE THAT THE FENCE POSTS ARE FIRMLY IN THE GROUND.
5. INSPECT TEMPORARY DIVERSION DIKE/ AND OR DITCHES AND REPAIR ANY BREACHES PROMPTLY.
6. INSPECT TEMPORARY AND PERMANENT SEEDING AND PLANTING FOR BARE SPOTS, WASHOUT, AND HEALTHY GROWTH.
7. PREPARE A MAINTENANCE INSPECTION REPORT AFTER EACH INSPECTION.
8. THE OWNER'S PERSONNEL, SELECTED FOR INSPECTION AND MAINTENANCE RESPONSIBILITIES SHALL RECEIVE TRAINING FROM THE ARCHITECT AND CONTRACTOR. THEY SHALL BE TRAINED IN ALL THE INSPECTION AND MAINTENANCE PRACTICES NECESSARY FOR KEEPING THE EROSION AND SEDIMENT AND WATER QUANTITY AND QUALITY SYSTEMS CONTROLS USED ON-SITE IN GOOD WORKING ORDER, POST CONSTRUCTION.

SPILL PREVENTION
THE FOLLOWING GOOD HOUSEKEEPING PRACTICES SHALL BE FOLLOWED ON-SITE DURING THE CONSTRUCTION PROJECT:
- STORE ONLY ENOUGH PRODUCT REQUIRED TO DO THE JOB.
- STORE ALL MATERIALS STORED ON-SITE IN A NEAT, ORDERLY MANNER IN THEIR APPROPRIATE CONTAINERS AND IF POSSIBLE UNDER A ROOF OR OTHER ENCLOSURE.
- KEEP PRODUCTS IN THEIR ORIGINAL CONTAINERS WITH THE ORIGINAL MANUFACTURER'S LABEL.
- UNNECESSARILY USE UP ALL OF A PRODUCT BEFORE DISPOSING OF THE CONTAINER.
- FOLLOW MANUFACTURER'S RECOMMENDATIONS FOR PROPER USE AND DISPOSAL.
- INSPECT DAILY TO ENSURE PROPER USE AND DISPOSAL OF MATERIALS ON-SITE.
2. THESE PRACTICES ARE USED TO REDUCE THE RISKS ASSOCIATED WITH HAZARDOUS MATERIALS:
- KEEP PRODUCTS IN ORIGINAL CONTAINERS UNLESS THEY ARE NOT RESEALABLE.
- RETAIN ORIGINAL LABELS AND MATERIAL SAFETY DATA THEY CONTAIN IMPORTANT PRODUCT INFORMATION.
- IF SURPLUS PRODUCT MUST BE DISPOSED OF FOLLOW MANUFACTURER'S OR LOCAL AND STATE RECOMMENDED METHODS FOR PROPER DISPOSAL.
3. MONITOR ALL ON-SITE VEHICLES FOR LEAKS AND RECEIVE REGULAR PREVENTIVE MAINTENANCE TO REDUCE THE CHANCE OF LEAKAGE. PETROLEUM PRODUCTS SHALL BE STORED IN TIGHTLY SEALED OSHA APPROVED CONTAINERS WHICH ARE CLEARLY LABELED. ANY ASPHALT SUBSTANCES USED ON-SITE SHALL BE APPLIED ACCORDING TO THE MANUFACTURER'S AND ARCHITECT'S RECOMMENDATIONS.
4. APPLY FERTILIZERS USED ONLY IN THE MINIMUM AMOUNTS RECOMMENDED BY THE MANUFACTURER AND ARCHITECT. ONCE APPLIED FERTILIZER SHALL BE WORKED INTO THE SOIL TO LIMIT EXPOSURE TO STORMWATER. STORAGE SHALL BE IN COVERED STORAGE. THE CONTENTS OF ANY PARTIALLY USED BAGS OF FERTILIZER SHALL BE TRANSFERRED TO A SEALABLE PLASTIC BIN TO AVOID SPILLS.
5. SEAL AND STORE ALL PAINT CONTAINERS TIGHTLY WHEN NOT REQUIRED FOR USE. EXCESS PAINT SHALL NOT BE DISCHARGED TO THE STORM SEWER SYSTEM BUT BE DISPOSED OF ACCORDING TO MANUFACTURER'S INSTRUCTIONS OR STATE AND LOCAL REGULATIONS.
6. CONCRETE AND ASPHALT TRUCKS SHALL NOT BE ALLOWED TO WASH OUT OR DISCHARGE SURPLUS CONCRETE OR DRIFT WASH WATER ON THE SITE.

SWPPP LEGEND

SYMBOL	DESCRIPTION
	EXISTING CONTOUR
	PROPOSED CONTOUR
	SILT FENCE
	TEMPORARY FABRIC INLET PROTECTION
	CONCRETE WASHOUT FACILITY
	TREE PROTECTION

appel osborne landscape architecture
122 West Division Street, Suite 100
Syracuse, NY 13204 | (315) 476-1022
53 1/2 Street, Suite 400
Syracuse, NY 13203 | (315) 476-1022

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DATED: 3-30-2020

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ST. JOSEPH'S HOSPITAL HEALTH CENTER
FACILITIES GARAGE - 610 E. WILLOW STREET
SYRACUSE, NEW YORK

HOLMES & KING ■ KALLQUIST & Associates, Architects - LLP.
575 North Salina Street • Syracuse, NY 13208
Ph (315) 476-5420 • Ph (315) 476-8371
www.hkkaarchitects.com

STORMWATER POLLUTION PREVENTION PLAN

L102

ST. JOSEPH'S HOSPITAL GROUNDS BUILDING-LOT 1A

618 EAST WILLOW STREET
SYRACUSE, NY 13203

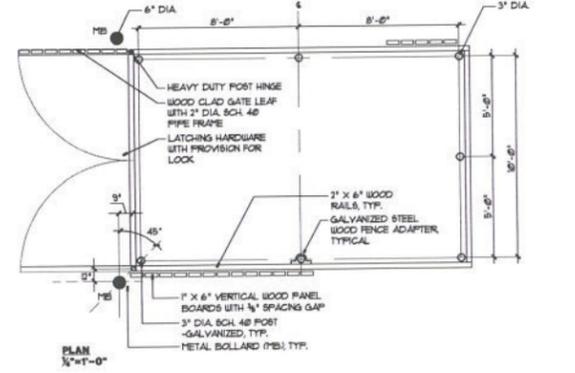
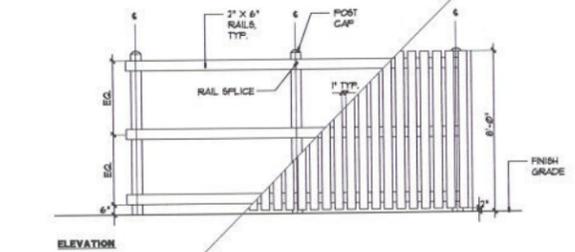
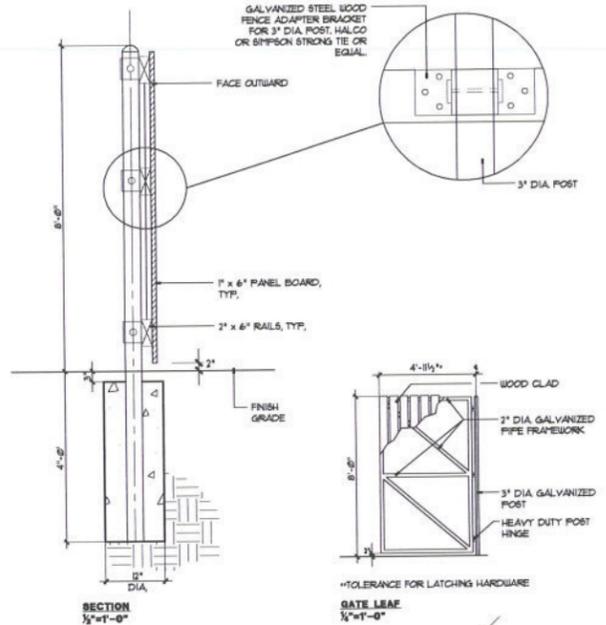
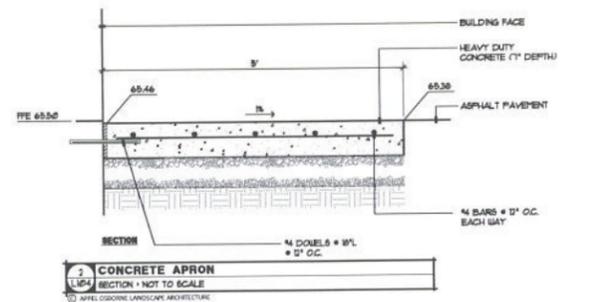
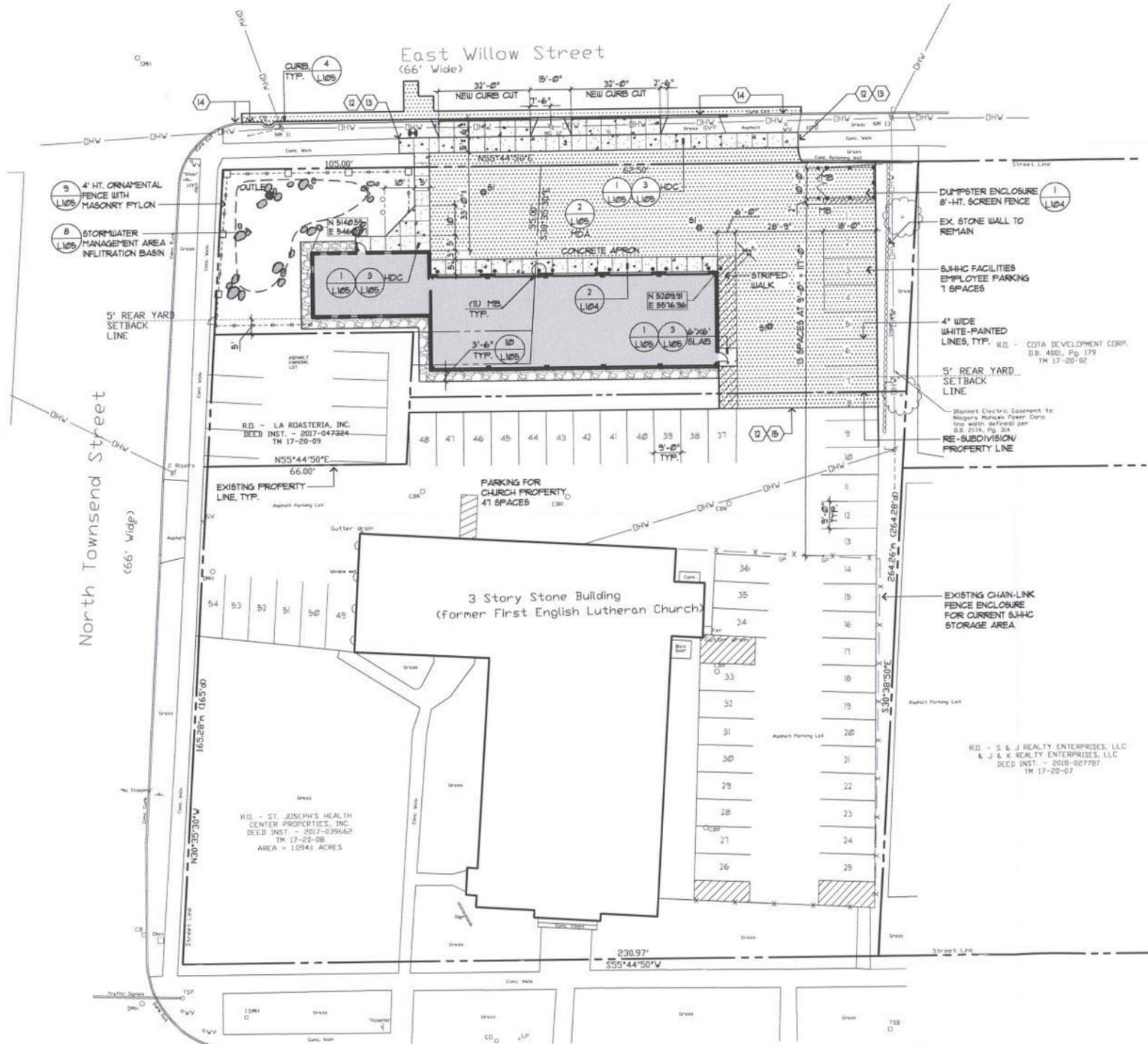
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OFF-STREET PARKING (1 SPACE/400 GSF): 10 SPACES REQUIRED,
12 ACTUAL, (7 OUTSIDE + 5 INSIDE/12 SPACES)

SETBACKS:
FRONT YARD: NOT LESS THAN 20 FEET; ACTUAL: 31 FEET
SIDE YARD: 4 FEET MINIMUM; 33 FEET ACTUAL
REAR YARD: 5 FEET MINIMUM; 5 FEET ACTUAL

CHURCH PARCEL-LOT 1B

PARCEL AREA: 0.814 ACRES, (35,072 SF)
BUILDING AREA: 18,600 GSF
OFF-STREET PARKING (1 SPACE/400 GSF): 47 SPACES REQUIRED, 47 ACTUAL



DUMPSTER ENCLOSURE / WOOD FENCE
SECTION - AS NOTED



PROGRESS PRINT
NOT FOR
CONSTRUCTION
DATED: 3-30-2020

SITE REVIEW SET

REV	DATE	DRAWN BY	DESCRIPTION

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JOB NO.:
DATE: 3-31-2020
DRAWN BY: AG/EB
SCALE: AS NOTED

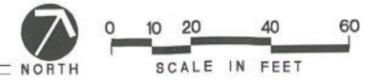
ST. JOSEPH'S HOSPITAL HEALTH CENTER
FACILITIES GARAGE - 610 E. WILLOW STREET
SYRACUSE, NEW YORK

HOLMES & KING & KALLQUIST & Associates, Architects - LLP.
575 NORTH SALINA STREET • SYRACUSE, NY 13208
FX (315) 476-5420 • Ph (315) 476-8371
www.hkkaarchitects.com

SITE LAYOUT PLAN

L104

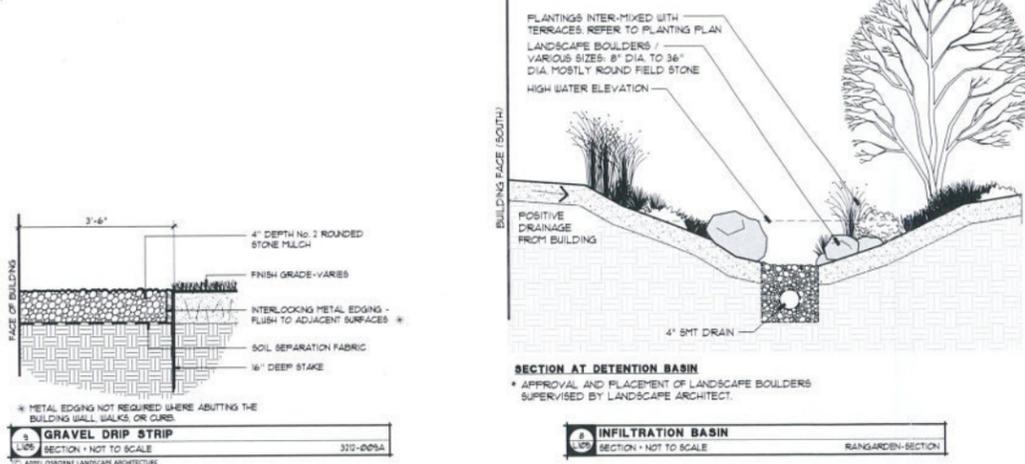
LAYOUT PLAN



PLANT LIST

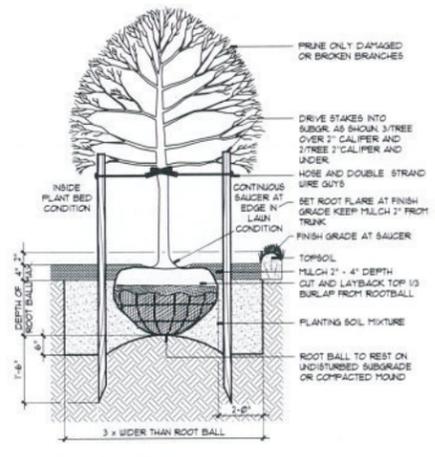
KEY	BOTANICAL NAME	COMMON NAME	QTY.	ROOT & SIZE #	SPACING	NOTES
BN	BETULA NIGRA	RIVER BIRCH	5	8' HT.	45 SHOLN	
CA	CORNUS ALBA SIBERICA	RED TWIG DOGWOOD	45	9' CONT.	4' O.C.	
R	RUBECOKIA	XXX	X	9' CONT.	30' O.C. (160 SF)	
C	CONIFLOUER	XXX	X	9' CONT.	30' O.C. (200 SF)	
DM	DWARF MAIDEN GRASS	XXX	X	9' CONT.	30' O.C. (3'0 SF)	
VC	VIBURNUM 'CARLESII'	KOREAN SPICE VIBURNUM	8	9' CONT.	4' O.C.	
VT	VIBURNUM TRILOBUM	AMERICAN CRANBERRY BIRBURNUM	10	9' CONT.	4' O.C.	
TO	THUJA OCCIDENTALIS 'ELEGANTISSIMA'	GOLD TIP ARBORVITAE	20	4' HT. B&B	5' O.C.	

NOTE: FINAL PLACEMENT OF PLANTS TO BE FIELD DIRECTED BY ARCHITECT

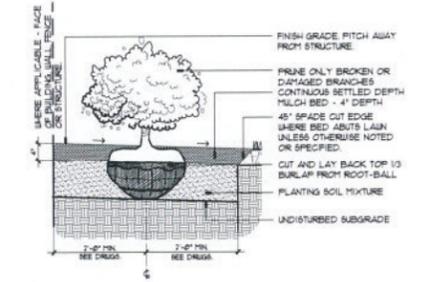


GRAVEL DRIP STRIP
SECTION - NOT TO SCALE
312-009A
© APPEL OSBORNE LANDSCAPE ARCHITECTURE

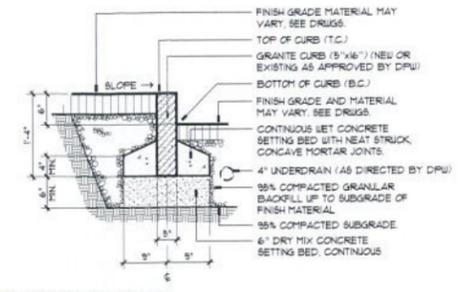
INFILTRATION BASIN
SECTION - NOT TO SCALE
RANGARDEN-SECTION
© APPEL OSBORNE LANDSCAPE ARCHITECTURE



DECIDUOUS TREE PLANTING - SINGLE STEM
SECTION - NOT TO SCALE
290-001
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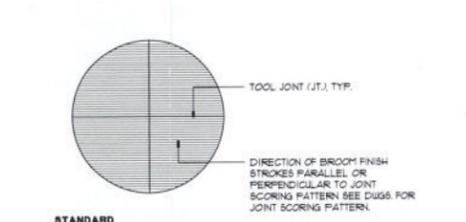


SHRUB PLANTING
SECTION - NOT TO SCALE
290-002
© APPEL OSBORNE LANDSCAPE ARCHITECTURE

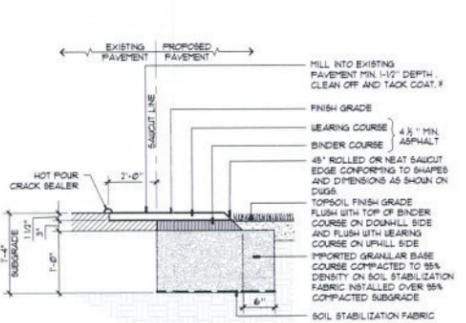


GRANITE CURB - 6\"/>

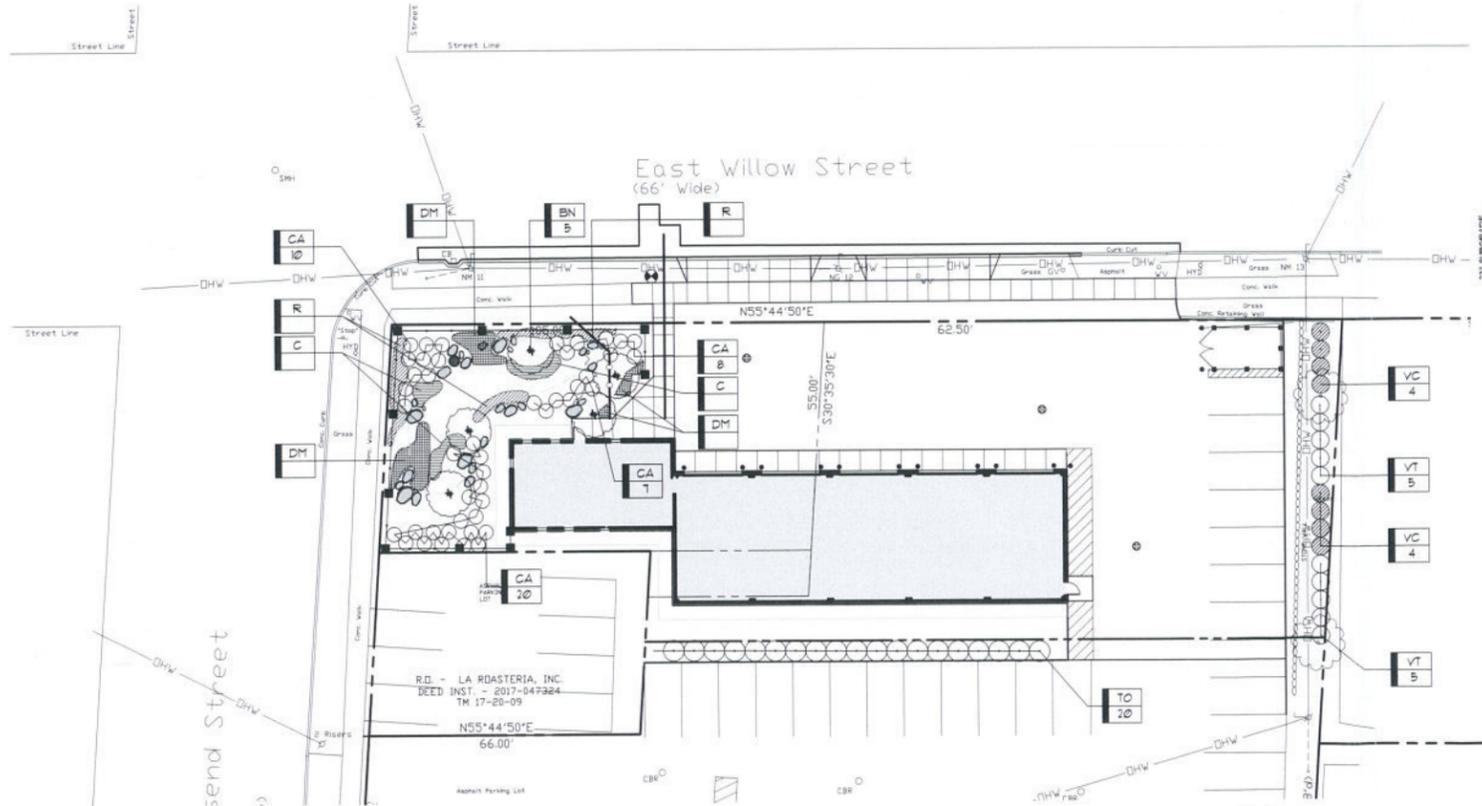
CONCRETE WALK AND FINISHED PAD
SECTION - NOT TO SCALE
313-001
© APPEL OSBORNE LANDSCAPE ARCHITECTURE



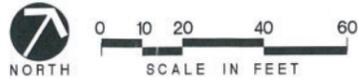
MEDIUM DUTY ASPHALT PAVEMENT - MDA
SECTION - NOT TO SCALE
312-005B
© APPEL OSBORNE LANDSCAPE ARCHITECTURE



CONCRETE WALK - CITY OF SYRACUSE STANDARD
SECTION - NOT TO SCALE
313-200CITY-WALK-REV
© APPEL OSBORNE LANDSCAPE ARCHITECTURE



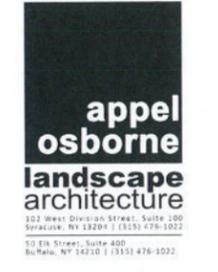
PLANTING PLAN



STREET CUT REPAIR - CONCRETE BASE
SECTION - NOT TO SCALE
313-001CITY-ROAD-REV
© APPEL OSBORNE LANDSCAPE ARCHITECTURE



CONCRETE WALK - CITY OF SYRACUSE STANDARD
SECTION - NOT TO SCALE
313-200CITY-WALK-REV
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JOB NO: _____
DATE: 3-31-2020
DRAWN BY: AG/EB
SCALE: AS NOTED

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FACILITIES GARAGE - 610 E. WILLOW STREET
SYRACUSE, NEW YORK

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PLANTING PLAN AND SITE DETAILS

L105



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CONSTRUCTION
DATED: 3-30-2020

SITE REVIEW SET

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JOB NO:
DATE: 3-31-2020
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SCALE: AS NOTED

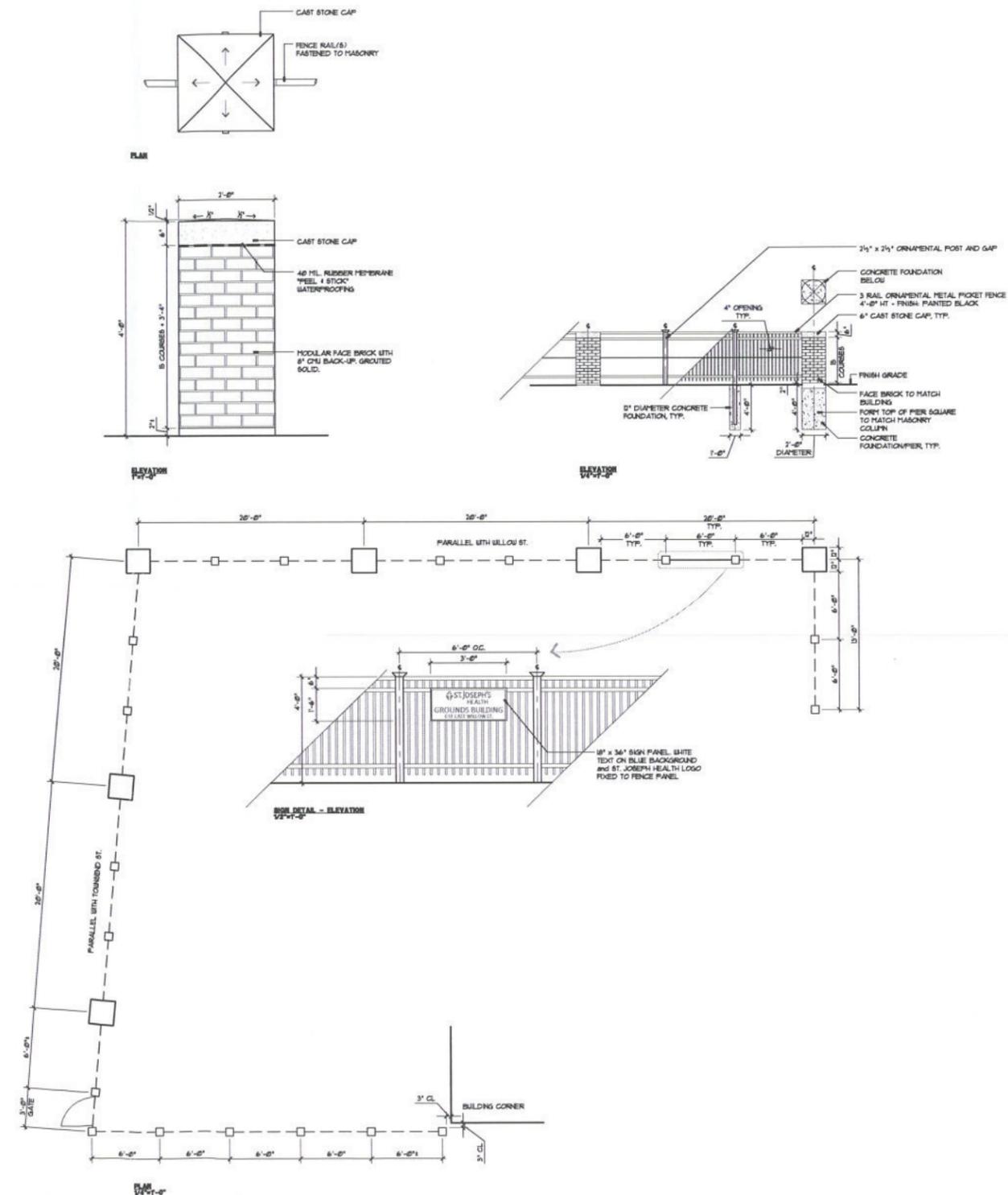
ST. JOSEPH'S HOSPITAL HEALTH CENTER
FACILITIES GARAGE - 610 E. WILLOW STREET
SYRACUSE, NEW YORK

HOLMES & KING ■ KALLQUIST
& Associates, Architects - LLP.
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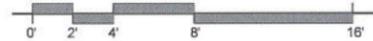
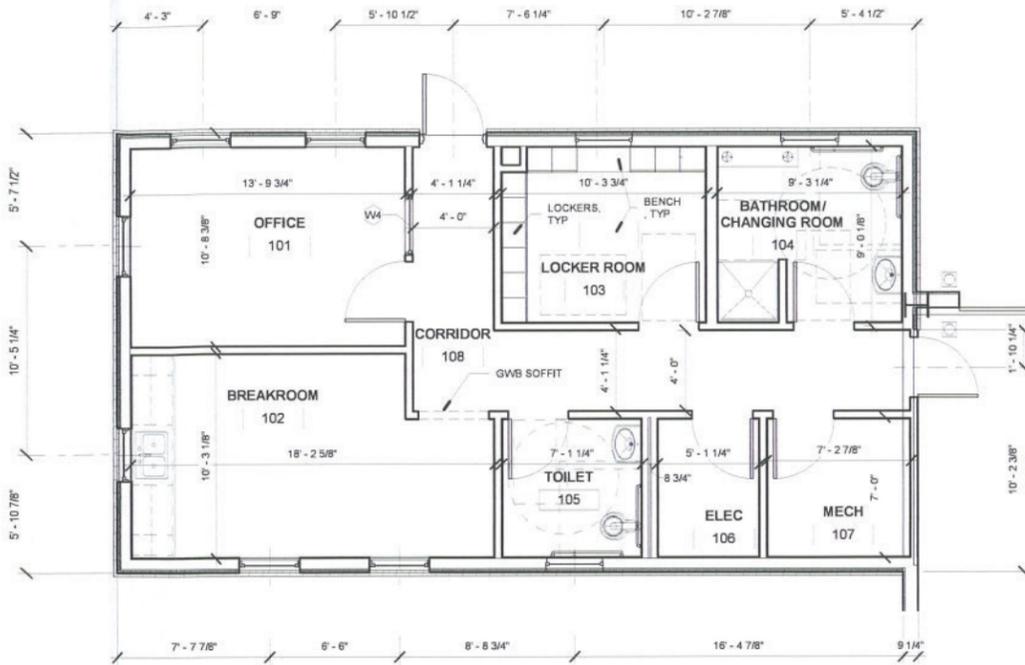
PRINT (SCALE) OF THIS SET IS THE EXACTING LINE OF WORK. THESE PRINTS ARE NOT TO BE USED FOR CONSTRUCTION. ALL DIMENSIONS TO THIS DRAWING OR DOCUMENT OF ANY KIND SHALL BE TAKEN FROM THE ORIGINAL DRAWING OR DOCUMENT. ANY DIMENSIONS SHOWN ON THESE PRINTS SHALL BE TAKEN FROM THE ORIGINAL DRAWING OR DOCUMENT. THE ARCHITECT'S OFFICE SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION ON THIS DRAWING.

SITE DETAILS

L106

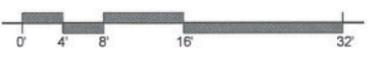
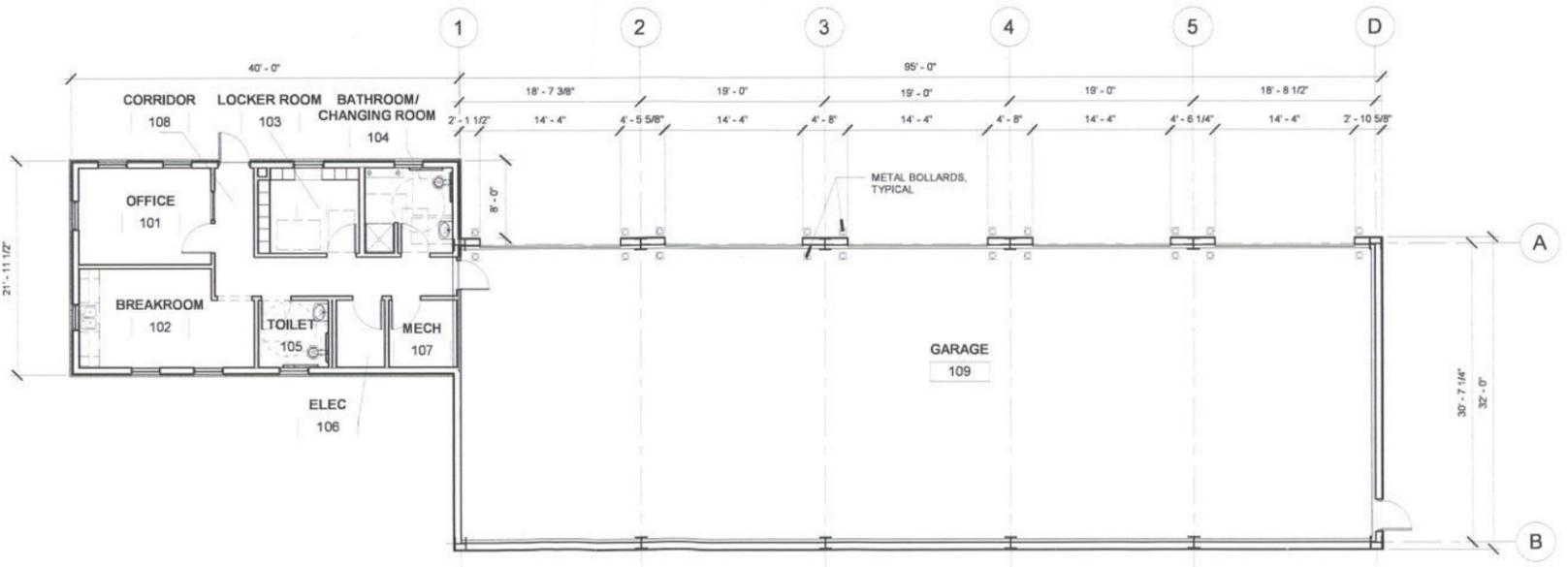


ORNAMENTAL FENCE WITH MASONRY COLUMN
SECTION - NOT TO SCALE
APPEL OSBORNE LANDSCAPE ARCHITECTURE



ENLARGED SCALE OFFICE PLAN
SCALE: 1/4" = 1'-0"

B-1
A1.1



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

A-1
A1.1

SITE REVIEW SET

REV. NO.	DATE	DRAWN BY	DESCRIPTION

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JOB NO:	20011
DATE:	04/08/2020
DRAWN BY:	TF
SCALE:	As indicated

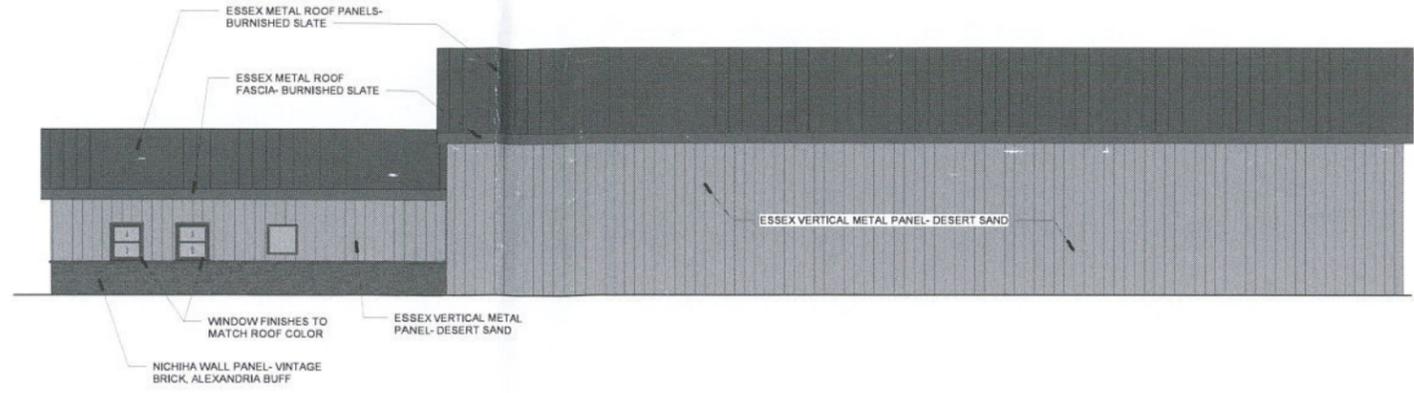
NEW BUILDING FOR:

ST. JOSEPH'S HOSPITAL GROUNDS BLDG
618 EAST WILLOW STREET, SYRACUSE NEW YORK

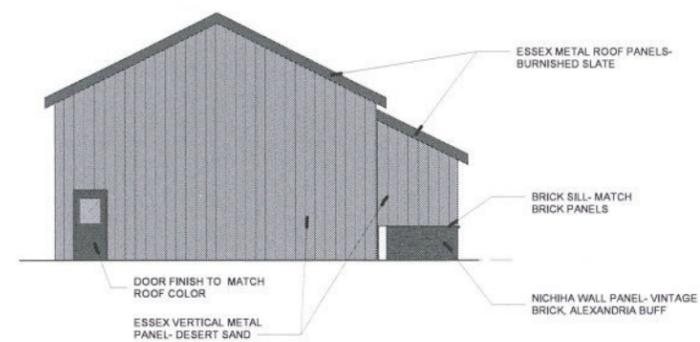
HOLMES ■ KING ■ KALLQUIST & Associates, Architects, LLP
575 North Salina Street, Syracuse, NY 13208
Ph: (315) 476-8371 Fax: (315) 476-5420
www.hkkarchitects.com

FLOOR PLAN AND ENLARGED OFFICE PLAN

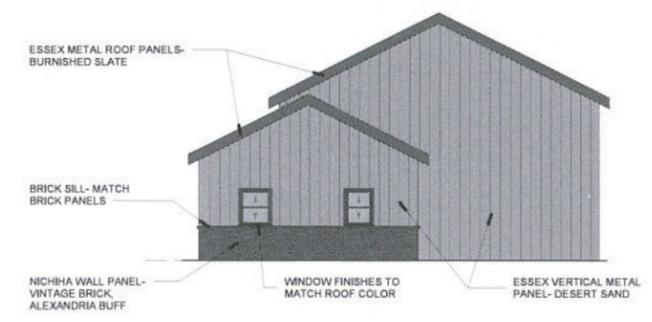
A1.1



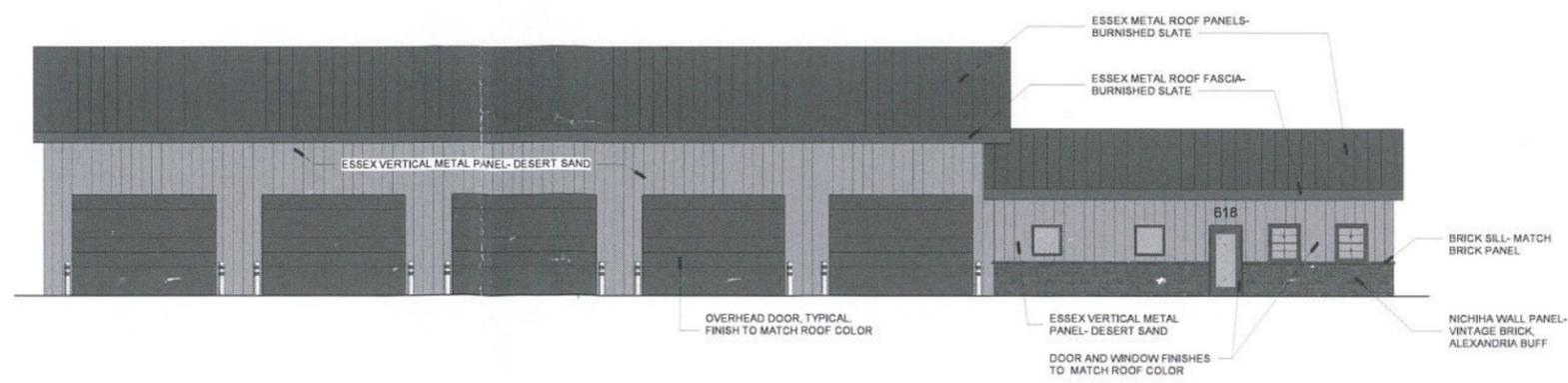
SOUTH ELEVATION- PRESENTATION
SCALE: 1/8" = 1'-0"
C-1
A2.2



EAST ELEVATION-PRESENTATION
SCALE: 1/8" = 1'-0"
B-2
A2.2



WEST ELEVATION- PRESENTATION
SCALE: 1/8" = 1'-0"
B-1
A2.2



NORTH ELEVATION- PRESENTATION
SCALE: 1/8" = 1'-0"
A-1
A2.2



SITE REVIEW SET

REV. NO.	DATE	DRAWN BY	DESCRIPTION

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JOB NO: 20011
DATE: 04/08/2020
DRAWN BY: TF
SCALE: 1/8" = 1'-0"
PROJECT NORTH

NEW BUILDING FOR:
ST. JOSEPH'S HOSPITAL GROUNDS BLDG
618 EAST WILLOW STREET, SYRACUSE NEW YORK

HOLMES ■ KING ■ KALLQUIST
& Associates, Architects, LLP
575 North Salina Street, Syracuse, NY 13208
Ph: (315) 476-6371 Fax: (315) 476-5420
www.hkkarchitects.com

EXTERIOR ELEVATIONS- PRESENTATION

A2.2

James Street View

Write a description for your map.

Legend

- 📍 519 James St
- 📏 Feature 1
- 🛒 Klean Food Market
- 🏠 Psychological and Family Services

519 James St

Google Earth

Image Landsat / Copernicus
Image NOAA
© 2019 Google





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: St. Joseph's Health Center Maintenance Facility			
Project Location (describe, and attach a location map): Southeast corner of East Willow Street and North Townsend Street			
Brief Description of Proposed Action: Demolition of existing structure to build a new maintenance facility			
Name of Applicant or Sponsor: St. Joseph's Health Center Properties, Inc.		Telephone: 315-448-5737	
Address: 301 Prospect Avenue		E-Mail: christlan.day@sjhsyr.org	
City/PO: Syracuse		State: N.Y.	Zip Code: 13203
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	YES
		<input checked="" type="checkbox"/>	<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:		NO	YES
		<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. a. Total acreage of the site of the proposed action? _____ 1.331 acres			
b. Total acreage to be physically disturbed? _____ 0.457 acres			
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ 1.331 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 type="checkbox"/> Industrial <input 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, a. A permitted use under the zoning regulations? b. Consistent with the adopted comprehensive plan?	NO	YES	N/A
	<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? b. Are public transportation services available at or near the site of the proposed action? c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
	<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"/>	
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 checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input 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
	<input checked="" type="checkbox"/>	<input 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? If Yes,	NO	YES
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: A storm water retention system will be installed on the site to capture any storm water runoff.		
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)? If Yes, explain the purpose and size of the impoundment:	NO	YES
	<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? If Yes, describe:	NO	YES
	<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? If Yes, describe: Existing structure has been remediated of hazardous materials. Log available upon request.	NO	YES
	<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: St. Joseph's Health Center Properties, Inc. / Christian Day Date: 12 th , March, 2020		
Signature: <i>Christina</i> Title: Manager, Design & Construction		



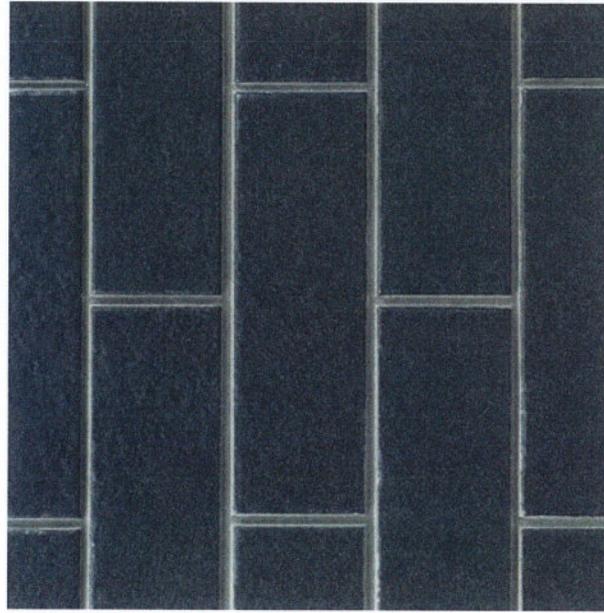
FILTER



Fiber Cement Siding Products & Colors

PRODUCTS

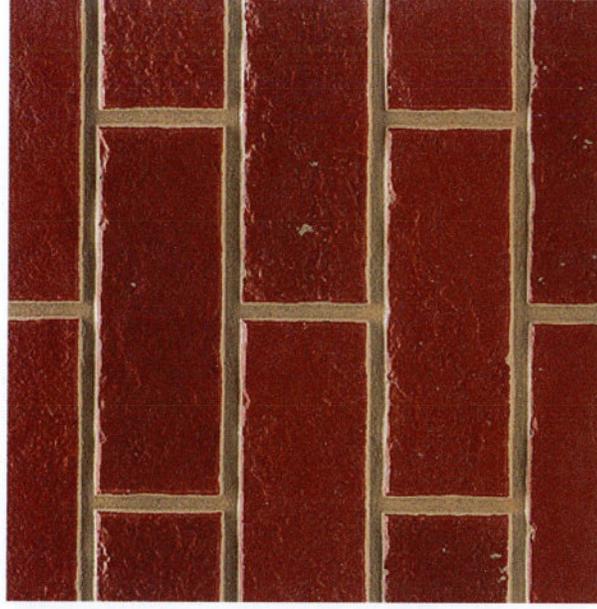
SORT BY



MODERNBRICK
Midnight



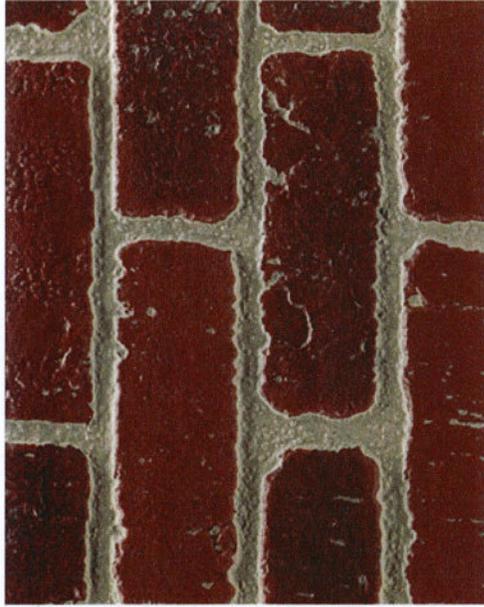
CANYONBRICK
Shale Brown



PLYMOUTHBRICK
Crimson



VINTAGEBRICK
White Wash



VINTAGEBRICK
Alexandria Buff

GET STARTED

Products

PRODUCTS

Architectural Wall Panels

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Final color selection should be made from actual color chips.

- For the most current information available, visit our website at www.mbc.com.
- See the product selection chart for gauge and finish availability.
- All products are available in smooth or embossed finish.
- Trim is available in all colors.
- Review the sample warranty for complete performance attributes and terms and conditions.

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26- AND 24-GAUGE MATERIAL

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Polar White is a Straight Polyester.

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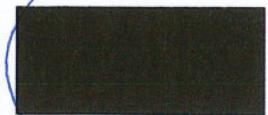
HAWAIIAN BLUE** *



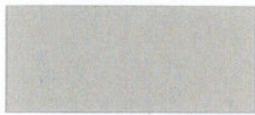
CRIMSON RED** *



FERN GREEN** *



BURNISHED SLATE** *



ASH GRAY *



SADDLE TAN *



DESERT SAND *



KOKO BROWN *



CHARCOAL GRAY** *



COBALT BLUE** *



RUSTIC RED *



LIGHT STONE *

POLAR WHITE* *

SOLAR WHITE** *

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* Also available in 24-gauge

** Minimum quantities and/or extended lead times required for 24-gauge. Please inquire.

† Minimum quantities and/or extended lead times required for all gauges. Please inquire.

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SNOW WHITE* *



SLATE GRAY** *



ALMOND* *



CLASSIC GREEN** *



BROWNSTONE* *



BRITE RED † *



HARBOR BLUE** *

BONE WHITE** *

COLOR CHART

