City of Syracuse Zoning Office

Application for ☑ PROJECT SITE REVIEW ☐ SITE PLAN REVIEW-LAKEFRONT DISTRICT

City Hall Commons - Room 500 * 201 E. Washington Street * Syracuse, NY 13202-1426 * 315-448-8640

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

PROPERTY TAX ASSESSMENT ADDRESS(ES) *(See Tax Assessment Roll at syrgov.net/Assessment.aspx, or 315-448-8280)*	**TAX ID/SBL** *(000.-00-00.0)*
1714 Salina St N & Exchange St	002.-03-05.0

PROJECT TYPE *(please check all that apply and briefly describe)*

☑ Demolition *(full and partial)*: Partially or Completely Demolishing 4 of the 8 buildings on the site

☑ New Construction: New interior renovations to the remaining buildings

☑ Exterior Alterations: No significant exterior alterations - Just repointing of brick and a new main entrance. Mostly Repair Work

☑ Site Changes: Installing a new 80 car parking area, adding parking on Exchange and Park St, new courtyard on interior of property

PROJECT DESCRIPTION

See attached.

ZONING USE / BUILDING OCCUPANCY *(existing, proposed, changes)*

See attached.

PROPERTY OWNER *(required)* *As listed on the Tax Assessment Roll available at syrgov.net/Assessment.aspx or 315-448-8280*				
First Name G&K Trucking	*Last Name* LLC		*Title* *Company* G&K Trucking LLC	
Address PO Box 373			*Address* 200 Chester Avenue	
City Moorestown	*State* NJ	*Zip* 08057	*Phone* 5703358392	*email* rKyria@gmail.com

APPLICANT *(if applicable)*				
First Name Ryan	*Last Name* Benz		*Title* Member *Company* ADHV Redev, LLC	
Address 115 E. Jefferson Street			*Address* Suite 300	
City Syracuse	*State* NY	*Zip* 13202	*Phone* 3153919654	*email* ryan.c.benz@gmail.com

REPRESENTATIVE *(architect, engineer, attorney, sign company, other, if applicable)*				
First Name	*Last Name*		*Title* *Company*	
Address			*Address*	
City	*State*	*Zip*	*Phone*	*email*

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.

PROPERTY OWNER SIGNATURE *(required)*

As listed on the Syracuse Tax Assessment Roll available at syrgov.net/Assessment.aspx, or 315-448-8280. If not listed as the current owner, please include a proof of ownership, e.g., a copy of the deed. **Attorney's** signing on behalf of the owner must include a one page letter describing the legal representative arrangement. If the property owner is a Corporation or Organization, the person signing must provide verification they are a member. **Contract purchasers, tenants, architects, engineers, contractors, etc. CANNOT sign on behalf of the owner.**

Signature Rachel Licausi		*Date* 7/15/20
Print Name Rachel Licausi	*Title* Administrator	*Company* G&K Trucking LLC

Project Summary

Housing Visions Consultants, Inc. (HVC), a 501(c)(3) not-for-profit organization, and Redev CNY LLC, a joint venture between Steve Case and Ryan Benz are proposing to construct and manage Moyer Carriage Lofts, a quality, affordable, rental housing development. The project is an adaptive redevelopment of the historical Moyer Carriage and Car Factory (located in an eligible Historic District) into an integrated supportive housing development. This project represents an ideal strategy to encourage the residential stabilization called for in the Hiawatha-Lodi Brownfield Opportunity Area Plan.

The Moyer Carriage Lofts project will create 128 quality, affordable housing units while preserving and rehabilitating five of the existing historic buildings. Preliminary plans call for 90 one-bedroom and 38 two-bedroom rental units. Six of the units will be fully accessible and adapted for person(s) who have mobility impairment, and 3 units will be adapted for person(s) who have hearing and/or vision impairment. Additionally, the final project will include both commercial space and planned community space along Wolf Street, where feedback is currently being solicited from local leaders on how to best program.

Although there will be a range of income and rent levels for the workforce housing units, all the units will be affordable to individual and/or families whose income is at or below 90% of Area Median Income (AMI). All of the residential units, when averaged, will be offered below 60% AMI. Residents will have access to an on-site laundry facility, community gathering rooms and other amenities, including off-street parking.

By rehabilitating this site into residential rental units, Moyer Lofts will address unmet residential demand, and improve the quality of life for residents and neighbors. Housing Visions and Redev CNY believe that everyone deserves safe, quality, energy-efficient affordable housing and are proposing 50 of the 128 units be set-aside for supportive housing. Catholic Charities has received an ESSHI award for 12 units for Survivors of Domestic Violence and 38 units for persons with Serious Mental Illness. Catholic Charities will be offering case management services from within their space in the complex, as well as offering 24-hour, awake and alert security and emergency response personnel. All of the support services offered by Catholic Charities will be exclusive to the Tenants of the building.

All units will be constructed using green building practices and incorporating energy efficiency measures that adhere to the multifamily High Rise Program and Enterprise Green Communities.
Carmina Woods Morris will be the project architect and KTA Preservation Specialists will be the Historic Consultant. Sustainable Comfort, Inc. will serve as the Green Consultant/HERS Rater for the project. C&S Companies will be the Environmental/Brownfield Consultant and Bousquet Holstein will serve as legal counsel for the project. Hueber-Breuer Construction Company will act as the General Contractor.

Total project costs are estimated at approximately $50 Million and will primarily utilize the following funding sources: Federal Low Income Housing Tax Credits (LIHTC), Federal and New York State Historic Tax Credits, Brownfield Tax Credits, Tax Exempt Bonds issued through New York State Housing Finance Agency (HFA), Supportive Housing Opportunity Program (SHOP) Funds, Community Investment Fund (CIF), NYS Office of Mental Health PDG Grant, and General Partner equity.

Housing Visions has a successful track record of being awarded funding by NYS Homes & Community Renewal for 30+ projects over a 20-year period using Housing Visions' urban infill, block-by-block approach to sustaining neighborhoods. Housing Visions' mission is "sustaining and revitalizing neighborhoods through a comprehensive approach that improves the quality of life."

Zoning Use/Building Occupancy (existing, proposed, changes)

The property currently splits two zoning districts, IA and BA. We are proposing to consolidate the entire property into the BA zoning district under our site plan review application.

Each of the eight buildings that currently make up the complex are vacant and former manufacturing buildings.

Due to seven of the eight buildings currently being combined by deeds and real property, but without the formal consolidation of the tax parcels, ADHV Redev, LLC is proposing, under our separate resubdivision application, the formal resubdivision of the complex to correctly consolidate the complex under one tax parcel, with the exception of building 4 which for code and egress reasons, will remain a separate building/parcel. That building/parcel is still in the BA zoning district.

Below is an itemized breakdown by building showing the current zoning/use along with the proposed zoning use by building and floor.

Current Uses

Building Number & Year	Address	Current Zoning	Proposed Zoning	Existing Fl 1	Existing Fl 2	Existing Fl 3	Existing Fl 4	Existing Fl 5
B 1 (Penfield Building) (1888)	1710 N Salina Street	IA	BA	Manufacturing/ Vacant	Manufacturing/ Vacant	Manufacturing/ Vacant	Manufacturing/ Vacant	Manufacturing/ Vacant
B 2 (Moyer Add-on) (1883)	1917 Park Street	IA	BA	Manufacturing/ Vacant	Manufacturing/ Vacant	Manufacturing/ Vacant	Manufacturing/ Vacant	X
B 3 (Moyer Carriage Building) (1881)	245-259 Wolf Street	BA	BA	Manufacturing/ Vacant	Manufacturing/ Vacant	Manufacturing/ Vacant	X	X
B 4 (Moyer Add-on) (1890)	241 Wolf Street	BA	BA	Manufacturing/ Vacant	Manufacturing/ Vacant	Manufacturing/ Vacant	X	X
B 5 (mid 1900's)	Constructed to fill in interior courtyard	IA	BA (To be demolished)	Manufacturing/ Vacant	X	X	X	X
B 6 (mid 1900's)	Added to exterior of West façade of Building 2	IA	BA (To be demolished)	Manufacturing/ Vacant	Manufacturing/ Vacant	X	X	X
B 7 (mid 1900's)	Added to exterior of West façade of Building 2	IA	BA (To be demolished)	Manufacturing/ Vacant	X	X	X	X
B 8 (mid 1900's)	Constructed to fill in interior courtyard	IA	BA (To be partially demolished)	Manufacturing/ Vacant	Manufacturing/ Vacant	X	X	X

Proposed Uses

Building Number & Year	Address	Current Zoning	Proposed Zoning	Proposed Fl 1	Proposed Fl 2	Proposed Fl 3	Proposed Fl 4	Proposed Fl 5
B 1 (Penfield Building) (1888)	1710 N Salina Street	IA	BA	Residential/ Office	Residential	Residential	Residential	Residential
B 2 (Moyer Add-on) (1883)	1917 Park Street	IA	BA	Residential	Residential	Residential	Residential	X
B 3 (Moyer Carriage Building) (1881)	245-259 Wolf Street	BA	BA	Residential/ Vacant Commercial	Residential	Residential	X	X
B 4 (Moyer Add-on) (1890)	241 Wolf Street	BA	BA	Vacant Commercial/ Property Mgmt	Residential	Residential	X	X
B 5 (mid 1900's)	Constructed to fill in interior courtyard	IA	BA	Demolished	X	X	X	X
B 6 (mid 1900's)	Added to exterior of West façade of Building 2	IA	BA	Demolished	Demolished	X	X	X
B 7 (mid 1900's)	Added to exterior of West façade of Building 2	IA	BA	Demolished	X	X	X	X
B 8 (mid 1900's)	Constructed to fill in interior courtyard	IA	BA	Lobby/Offices	Residential	X	X	X

Full Environmental Assessment Form
Part 1 - Project and Setting

Instructions for Completing Part 1

Part 1 is to be completed by the applicant or project sponsor. 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; indicate whether missing information does not exist, or is not reasonably available to the sponsor; and, when possible, generally describe work or studies which would be necessary to update or fully develop that information.

Applicants/sponsors must complete all items in Sections A & B. In Sections C, D & E, most items contain an initial question that must be answered either "Yes" or "No". If the answer to the initial question is "Yes", complete the sub-questions that follow. If the answer to the initial question is "No", proceed to the next question. Section F allows the project sponsor to identify and attach any additional information. Section G requires the name and signature of the applicant or project sponsor to verify that the information contained in Part 1is accurate and complete.

A. Project and Applicant/Sponsor Information.

Name of Action or Project: The Moyer Carriage Lofts - Sponsored by ADHV Redev LLC		
Project Location (describe, and attach a general location map): 1714 N Salina Street, Syracuse, NY 13208		
Brief Description of Proposed Action (include purpose or need): ADHV Redev, LLC is proposing to redevelop the Penfield/Moyer Carriage Complex into 128 mixed-income residential units along with office and tenant amenity spaces, and site plan upgrades to include a new parking lot large enough for 75-80 parking spaces. The site is currently made up of eight legacy buildings that all currently ingress/egress into and out of each other. Our plan is to demo all or some of four of the eight buildings leaving the four historic buildings on the site while clearing way for the parking area and private courtyard on the interior of the complex.		
Name of Applicant/Sponsor: ADHV Redev, LLC - Ryan Benz, Member	Telephone: 315-391-9654 E-Mail: ryan.c.benz@gmail.com	
Address: 115 E. Jefferson Street, Suite 300		
City/PO: Syracuse	State: NY	Zip Code: 13202
Project Contact (if not same as sponsor; give name and title/role):	Telephone: E-Mail:	
Address:		
City/PO:	State:	Zip Code:
Property Owner (if not same as sponsor): G&K Trucking, LLC	Telephone: 570-335-8392 E-Mail: Rkyria@gmail.com	
Address: PO Box 373, 200 Chester Avenue		
City/PO: Moorsetown	State: NJ	Zip Code: 08057

B. Government Approvals

B. Government Approvals, Funding, or Sponsorship. ("Funding" includes grants, loans, tax relief, and any other forms of financial assistance.)

Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Counsel, Town Board, or Village Board of Trustees ☑Yes☐No	City Counsel - Resub App & Site Plan Review	Projected Submittal 7.15.2020
b. City, Town or Village Planning Board or Commission ☑Yes☐No	City of Syracuse: Building Permit, Landmark Preservation Board: Historic Approval	Projected Submittal 9.1.2020
c. City, Town or Village Zoning Board of Appeals ☐Yes☑No	NA - Covered under City Counsel	
d. Other local agencies ☐Yes☑No		
e. County agencies ☐Yes☑No		
f. Regional agencies ☐Yes☑No		
g. State agencies ☑Yes☐No	NYS HFA - for 4% tax bond deal; NYS DEC - Brownfield Program	
h. Federal agencies ☑Yes☐No	NPS - Historic Taxes	

i. Coastal Resources.

i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway? ☐Yes☑No

ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program? ☐Yes☑No

iii. Is the project site within a Coastal Erosion Hazard Area? ☐Yes☑No

C. Planning and Zoning

C.1. Planning and zoning actions.

Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule or regulation be the only approval(s) which must be granted to enable the proposed action to proceed? ☐Yes☑No

- **If Yes,** complete sections C, F and G.
- **If No,** proceed to question C.2 and complete all remaining sections and questions in Part 1

C.2. Adopted land use plans.

a. Do any municipally- adopted (city, town, village or county) comprehensive land use plan(s) include the site where the proposed action would be located? ☐Yes☑No

If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located? ☐Yes☐No

b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway; Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other?) ☑Yes☐No

If Yes, identify the plan(s):

The Site is within the Hiawatha-Lodi Brownfield Opportunity Area

c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan, or an adopted municipal farmland protection plan? ☐Yes☑No

If Yes, identify the plan(s):

C.3. Zoning

a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance. ☑ Yes ☐ No

If Yes, what is the zoning classification(s) including any applicable overlay district?

The Site is split between zones IA and BA. In our Resub application submitted in tandem with this app, we are requesting for the full site to be considered a BA zoning use which will allow residential.

b. Is the use permitted or allowed by a special or conditional use permit? ☑ Yes ☐ No

c. Is a zoning change requested as part of the proposed action? ☑ Yes ☐ No

If Yes,

i. What is the proposed new zoning for the site? The new zoning is proposed to be BA

C.4. Existing community services.

a. In what school district is the project site located? City of Syracuse

b. What police or other public protection forces serve the project site?

City of Syracuse

c. Which fire protection and emergency medical services serve the project site?

Syracuse Fire Department

d. What parks serve the project site?

Washington Square Park is one block away.

D. Project Details

D.1. Proposed and Potential Development

a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)? Residential is the primary use with ancillary offices included. There will also be a small commercial component along Wolf Street.

b. a. Total acreage of the site of the proposed action? 2.121 acres

b. Total acreage to be physically disturbed? 2.121 acres

c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 2.121 acres

c. Is the proposed action an expansion of an existing project or use? ☐ Yes ☑ No

i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % _____ Units: _____

d. Is the proposed action a subdivision, or does it include a subdivision? ☐ Yes ☑ No

If Yes,

i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types)

ii. Is a cluster/conservation layout proposed? ☐ Yes ☑ No

iii. Number of lots proposed? _____

iv. Minimum and maximum proposed lot sizes? Minimum _____ Maximum _____

e. Will the proposed action be constructed in multiple phases? ☐ Yes ☑ No

i. If No, anticipated period of construction: 18 months

ii. If Yes:

- Total number of phases anticipated _____
- Anticipated commencement date of phase 1 (including demolition) _____ month _____ year
- Anticipated completion date of final phase _____ month _____ year
- Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: _____

f. Does the project include new residential uses? ☑ Yes ☐ No

If Yes, show numbers of units proposed.

	One Family	Two Family	Three Family	Multiple Family (four or more)
Initial Phase	128			
At completion of all phases	128			

g. Does the proposed action include new non-residential construction (including expansions)? ☐ Yes ☑ No

If Yes,

i. Total number of structures _____

ii. Dimensions (in feet) of largest proposed structure: _____ height; _____ width; and _____ length

iii. Approximate extent of building space to be heated or cooled: _____ square feet

h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage? ☐ Yes ☑ No

If Yes,

i. Purpose of the impoundment: _____

ii. If a water impoundment, the principal source of the water: ☐ Ground water ☐ Surface water streams ☐ Other specify: _____

iii. If other than water, identify the type of impounded/contained liquids and their source. _____

iv. Approximate size of the proposed impoundment. Volume: _____ million gallons; surface area: _____ acres

v. Dimensions of the proposed dam or impounding structure: _____ height; _____ length

vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete): _____

D.2. Project Operations

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? (Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite) ☐ Yes ☑ No

If Yes:

i. What is the purpose of the excavation or dredging? _____

ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?

- Volume (specify tons or cubic yards): _____
- Over what duration of time? _____

iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them. _____

iv. Will there be onsite dewatering or processing of excavated materials? ☐ Yes ☐ No

If yes, describe. _____

v. What is the total area to be dredged or excavated? _____ acres

vi. What is the maximum area to be worked at any one time? _____ acres

vii. What would be the maximum depth of excavation or dredging? _____ feet

viii. Will the excavation require blasting? ☐ Yes ☐ No

ix. Summarize site reclamation goals and plan: _____

b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area? ☐ Yes ☐ No

If Yes:

i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): _____

ii. Describe how the proposed action would affect that waterbody or wetland, e.g. excavation, fill, placement of structures, or alteration of channels, banks and shorelines. Indicate extent of activities, alterations and additions in square feet or acres:

iii. Will the proposed action cause or result in disturbance to bottom sediments? ☐Yes ☐No
If Yes, describe:

iv. Will the proposed action cause or result in the destruction or removal of aquatic vegetation? ☐Yes ☐No
If Yes:

- acres of aquatic vegetation proposed to be removed:
- expected acreage of aquatic vegetation remaining after project completion:
- purpose of proposed removal (e.g. beach clearing, invasive species control, boat access):
- proposed method of plant removal:
- if chemical/herbicide treatment will be used, specify product(s):

v. Describe any proposed reclamation/mitigation following disturbance:

c. Will the proposed action use, or create a new demand for water? ☑Yes ☐No
If Yes:

i. Total anticipated water usage/demand per day: 14,720 gallons/day

ii. Will the proposed action obtain water from an existing public water supply? ☑Yes ☐No
If Yes:

- Name of district or service area: City of Syracuse
- Does the existing public water supply have capacity to serve the proposal? ☑Yes ☐No
- Is the project site in the existing district? ☑Yes ☐No
- Is expansion of the district needed? ☐Yes ☑No
- Do existing lines serve the project site? ☑Yes ☐No

iii. Will line extension within an existing district be necessary to supply the project? ☐Yes ☑No
If Yes:

- Describe extensions or capacity expansions proposed to serve this project:
- Source(s) of supply for the district:

iv. Is a new water supply district or service area proposed to be formed to serve the project site? ☐ Yes ☑No
If, Yes:

- Applicant/sponsor for new district:
- Date application submitted or anticipated:
- Proposed source(s) of supply for new district:

v. If a public water supply will not be used, describe plans to provide water supply for the project:
NA

vi. If water supply will be from wells (public or private), what is the maximum pumping capacity: NA gallons/minute.

d. Will the proposed action generate liquid wastes? ☑Yes ☐No
If Yes:

i. Total anticipated liquid waste generation per day: 13720 gallons/day

ii. Nature of liquid wastes to be generated (e.g., sanitary wastewater, industrial; if combination, describe all components and approximate volumes or proportions of each):
Sanitary Wastewater

iii. Will the proposed action use any existing public wastewater treatment facilities? ☑Yes ☐No
If Yes:

- Name of wastewater treatment plant to be used: The Metropolitan Syracuse Wastewater Treatment Plant
- Name of district: City of Syracuse
- Does the existing wastewater treatment plant have capacity to serve the project? ☑Yes ☐No
- Is the project site in the existing district? ☑Yes ☐No
- Is expansion of the district needed? ☐Yes ☑No

- Do existing sewer lines serve the project site? ☑ Yes ☐ No
- Will a line extension within an existing district be necessary to serve the project? ☐ Yes ☑ No

  If Yes:
  - Describe extensions or capacity expansions proposed to serve this project: _____

iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? ☐ Yes ☑ No

If Yes:
- Applicant/sponsor for new district: _____
- Date application submitted or anticipated: _____
- What is the receiving water for the wastewater discharge? _____

v. If public facilities will not be used, describe plans to provide wastewater treatment for the project, including specifying proposed receiving water (name and classification if surface discharge or describe subsurface disposal plans):

NA

vi. Describe any plans or designs to capture, recycle or reuse liquid waste: _____

NA

e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e. sheet flow) during construction or post construction? ☐ Yes ☑ No

If Yes:

i. How much impervious surface will the project create in relation to total size of project parcel?

_____ Square feet or _____ acres (impervious surface)

_____ Square feet or _____ acres (parcel size)

ii. Describe types of new point sources. _____

iii. Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water or off-site surface waters)?

- If to surface waters, identify receiving water bodies or wetlands: _____
- Will stormwater runoff flow to adjacent properties? ☐ Yes ☐ No

iv. Does the proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater? ☐ Yes ☐ No

f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations? ☐ Yes ☑ No

If Yes, identify:

i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles)

ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers)

iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation)

g. Will any air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Permit, or Federal Clean Air Act Title IV or Title V Permit? ☐ Yes ☑ No

If Yes:

i. Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year) ☐ Yes ☐ No

ii. In addition to emissions as calculated in the application, the project will generate:
- _____ Tons/year (short tons) of Carbon Dioxide (CO_2)
- _____ Tons/year (short tons) of Nitrous Oxide (N_2O)
- _____ Tons/year (short tons) of Perfluorocarbons (PFCs)
- _____ Tons/year (short tons) of Sulfur Hexafluoride (SF_6)
- _____ Tons/year (short tons) of Carbon Dioxide equivalent of Hydroflourocarbons (HFCs)
- _____ Tons/year (short tons) of Hazardous Air Pollutants (HAPs)

h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)? ☐Yes ☑No

If Yes:

i. Estimate methane generation in tons/year (metric): _____

ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): _____

i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations? ☐Yes ☑No

If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust):

j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services? ☐Yes ☑No

If Yes:

i. When is the peak traffic expected (Check all that apply): ☐ Morning ☐ Evening ☐Weekend ☐ Randomly between hours of _____ to _____.

ii. For commercial activities only, projected number of truck trips/day and type (e.g., semi trailers and dump trucks): _____

iii. Parking spaces: Existing _____ Proposed _____ Net increase/decrease _____

iv. Does the proposed action include any shared use parking? ☐Yes ☐No

v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe:

vi. Are public/private transportation service(s) or facilities available within ½ mile of the proposed site? ☐Yes ☐No

vii Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? ☐Yes ☐No

viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? ☐Yes ☐No

k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy? ☐Yes ☑No

If Yes:

i. Estimate annual electricity demand during operation of the proposed action: _____

ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other):

iii. Will the proposed action require a new, or an upgrade, to an existing substation? ☐Yes ☐No

l. Hours of operation. Answer all items which apply.

i. During Construction:

- Monday - Friday: 7am - 7pm
- Saturday: 7am - 7pm
- Sunday: 7am - 7pm
- Holidays: _____

ii. During Operations:

- Monday - Friday: 24/7
- Saturday: 24/7
- Sunday: 24/7
- Holidays: 24/7

m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? ☑ Yes ☐ No

If yes:

i. Provide details including sources, time of day and duration:

During construction, it is assumed the noise level will be increased as compared to existing ambient noise levels. This will happen sporadically and mostly during exterior site work. The bulk of the work will occur indoors where there will be no or very limited sounds heard outside.

ii. Will the proposed action remove existing natural barriers that could act as a noise barrier or screen? ☐ Yes ☑ No

Describe: _____

n. Will the proposed action have outdoor lighting? ☑ Yes ☐ No

If yes:

i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:

Downward casting lighting will be included in the new parking lot as well as on the interior courtyard. The building will also (likely) have downward exterior lights adjacent to entrances and exits.

ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? ☐ Yes ☑ No

Describe: _____

o. Does the proposed action have the potential to produce odors for more than one hour per day? ☐ Yes ☑ No

If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures: _____

p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage? ☐ Yes ☑ No

If Yes:

i. Product(s) to be stored _____

ii. Volume(s) _____ per unit time _____ (e.g., month, year)

iii. Generally, describe the proposed storage facilities: _____

q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation? ☐ Yes ☑ No

If Yes:

i. Describe proposed treatment(s):

ii. Will the proposed action use Integrated Pest Management Practices? ☐ Yes ☐ No

r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? ☑ Yes ☐ No

If Yes:

i. Describe any solid waste(s) to be generated during construction or operation of the facility:

- Construction: 6.5 tons per month (unit of time)
- Operation : 1.37 tons per month (unit of time)

ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:

- Construction: We will be recycling the majority of construction materials where possible including metal studs and wood.
- Operation: We will be having both garbage chutes and recycling chutes.

iii. Proposed disposal methods/facilities for solid waste generated on-site:

- Construction: Various garbage receptacles around the site as well as specific receptacles to sort the metals and woods for recycling
- Operation: We will have trash compactors on site to address operational waste.

s. Does the proposed action include construction or modification of a solid waste management facility? ☐ Yes ☑ No

If Yes:

i. Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities): _____

ii. Anticipated rate of disposal/processing:

- _____ Tons/month, if transfer or other non-combustion/thermal treatment, or
- _____ Tons/hour, if combustion or thermal treatment

iii. If landfill, anticipated site life: _____ years

t. Will the proposed action at the site involve the commercial generation, treatment, storage, or disposal of hazardous waste? ☑ Yes ☐ No

If Yes:

i. Name(s) of all hazardous wastes or constituents to be generated, handled or managed at facility:
The expected hazardous materials that will be disposed include asbestos and lead based paints.

ii. Generally describe processes or activities involving hazardous wastes or constituents:
Our General Contractor and their subcontractors will be responsible for properly disposing any hazardous materials.

iii. Specify amount to be handled or generated unknow tons/month

iv. Describe any proposals for on-site minimization, recycling or reuse of hazardous constituents:
This will be in place by our certified asbestos remediation consultants. All TBD once those consultants are formally on board

v. Will any hazardous wastes be disposed at an existing offsite hazardous waste facility? ☑ Yes ☐ No

If Yes: provide name and location of facility:
TBD once the subconsultants are in place.

If No: describe proposed management of any hazardous wastes which will not be sent to a hazardous waste facility:

E. Site and Setting of Proposed Action

E.1. Land uses on and surrounding the project site

a. Existing land uses.

i. Check all uses that occur on, adjoining and near the project site.

☐ Urban ☑ Industrial ☑ Commercial ☑ Residential (suburban) ☐ Rural (non-farm)
☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other (specify): _____

ii. If mix of uses, generally describe:
Wolf Street is home to various commercial businesses including a construction company across the street, residences, a fire house and other retail

b. Land uses and covertypes on the project site.

Land use or Covertype	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	2.121	1.721	0
• Forested	0	0	0
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	0	.4	0
• Agricultural (includes active orchards, field, greenhouse etc.)	0	0	0
• Surface water features (lakes, ponds, streams, rivers, etc.)	0	0	0
• Wetlands (freshwater or tidal)	0	0	0
• Non-vegetated (bare rock, earth or fill)	0	0	0
• Other Describe: _____	0	0	0

c. Is the project site presently used by members of the community for public recreation? ☐ Yes ☑ No

i. If Yes: explain: _____

d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) within 1500 feet of the project site? ☐ Yes ☑ No

If Yes,

i. Identify Facilities:

_____

_____

e. Does the project site contain an existing dam? ☐ Yes ☑ No

If Yes:

i. Dimensions of the dam and impoundment:

- Dam height: _____ feet
- Dam length: _____ feet
- Surface area: _____ acres
- Volume impounded: _____ gallons OR acre-feet

ii. Dam's existing hazard classification: _____

iii. Provide date and summarize results of last inspection:

_____

_____

f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property which is now, or was at one time, used as a solid waste management facility? ☐ Yes ☑ No

If Yes:

i. Has the facility been formally closed? ☐ Yes ☐ No

- If yes, cite sources/documentation: _____

ii. Describe the location of the project site relative to the boundaries of the solid waste management facility:

_____

_____

iii. Describe any development constraints due to the prior solid waste activities: _____

_____

g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste? ☐ Yes ☑ No

If Yes:

i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred:

_____

_____

h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site? ☐ Yes ☑ No

If Yes:

i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply: ☐ Yes ☑ No

☐ Yes – Spills Incidents database Provide DEC ID number(s): _____

☐ Yes – Environmental Site Remediation database Provide DEC ID number(s): _____

☐ Neither database

ii. If site has been subject of RCRA corrective activities, describe control measures: _____

_____

_____

iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database? ☐ Yes ☑ No

If yes, provide DEC ID number(s): _____

iv. If yes to (i), (ii) or (iii) above, describe current status of site(s):

_____

_____

v. Is the project site subject to an institutional control limiting property uses? ☐ Yes ☑ No

- If yes, DEC site ID number: _____
- Describe the type of institutional control (e.g., deed restriction or easement): _____
- Describe any use limitations: _____
- Describe any engineering controls: _____
- Will the project affect the institutional or engineering controls in place? ☐ Yes ☑ No
- Explain: _____

E.2. Natural Resources On or Near Project Site

a. What is the average depth to bedrock on the project site? > 6.56 feet

b. Are there bedrock outcroppings on the project site? ☐ Yes ☑ No
If Yes, what proportion of the site is comprised of bedrock outcroppings? _____ %

c. Predominant soil type(s) present on project site: Ub (Urban Land) 100 %

d. What is the average depth to the water table on the project site? Average: > 6.56 feet

e. Drainage status of project site soils:
☑ Well Drained: 100 % of site
☐ Moderately Well Drained: ____ % of site
☐ Poorly Drained ____ % of site

f. Approximate proportion of proposed action site with slopes:
☑ 0-10%: ____ % of site
☐ 10-15%: ____ % of site
☐ 15% or greater: ____ % of site

g. Are there any unique geologic features on the project site? ☐ Yes ☑ No
If Yes, describe: _____

h. Surface water features.

i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)? ☐ Yes ☑ No

ii. Do any wetlands or other waterbodies adjoin the project site? ☐ Yes ☑ No

If Yes to either *i* or *ii*, continue. If No, skip to E.2.i.

iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency? ☐ Yes ☑ No

iv. For each identified regulated wetland and waterbody on the project site, provide the following information:

- Streams: Name _____ Classification _____
- Lakes or Ponds: Name _____ Classification _____
- Wetlands: Name _____ Approximate Size _____
- Wetland No. (if regulated by DEC) _____

v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies? ☐ Yes ☐ No
If yes, name of impaired water body/bodies and basis for listing as impaired: _____

i. Is the project site in a designated Floodway? ☐ Yes ☑ No

j. Is the project site in the 100-year Floodplain? ☐ Yes ☑ No

k. Is the project site in the 500-year Floodplain? ☐ Yes ☑ No

l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer? ☐ Yes ☑ No
If Yes:
i. Name of aquifer: _____

m. Identify the predominant wildlife species that occupy or use the project site: _____
None _____ _____ _____
_____ _____ _____

n. Does the project site contain a designated significant natural community? ☐Yes ☑No
If Yes:
i. Describe the habitat/community (composition, function, and basis for designation): _____
ii. Source(s) of description or evaluation: _____
iii. Extent of community/habitat:
- Currently: _____ acres
- Following completion of project as proposed: _____ acres
- Gain or loss (indicate + or -): _____ acres

o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? ☐Yes ☑No
If Yes:
i. Species and listing (endangered or threatened): _____

p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? ☐Yes ☑No
If Yes:
i. Species and listing: _____

q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? ☐Yes ☑No
If yes, give a brief description of how the proposed action may affect that use: _____

E.3. Designated Public Resources On or Near Project Site

a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? ☐Yes ☑No
If Yes, provide county plus district name/number: _____

b. Are agricultural lands consisting of highly productive soils present? ☐Yes ☑No
i. If Yes: acreage(s) on project site? _____
ii. Source(s) of soil rating(s): _____

c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? ☐Yes ☑No
If Yes:
i. Nature of the natural landmark: ☐ Biological Community ☐ Geological Feature
ii. Provide brief description of landmark, including values behind designation and approximate size/extent: _____

d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? ☐Yes ☑No
If Yes:
i. CEA name: _____
ii. Basis for designation: _____
iii. Designating agency and date: _____

e. 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? ☑ Yes ☐ No

If Yes:

i. Nature of historic/archaeological resource: ☐ Archaeological Site ☑ Historic Building or District

ii. Name: The Moyer Carriage Company Building

iii. Brief description of attributes on which listing is based:

Designed by Ward Wellington Ward, the factories produced carriages in the late 1800's and then automobiles in the early 1900's

f. 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? ☐ Yes ☑ No

g. Have additional archaeological or historic site(s) or resources been identified on the project site? ☐ Yes ☑ No

If Yes:

i. Describe possible resource(s): _____

ii. Basis for identification: _____

h. Is the project site within fives miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource? ☑ Yes ☐ No

If Yes:

i. Identify resource: Onondaga Lake Parkway, Onondaga Lake Park

ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): Scenic Byway and County Park

iii. Distance between project and resource: 1.14 miles.

i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666? ☐ Yes ☑ No

If Yes:

i. Identify the name of the river and its designation: _____

ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666? ☐ Yes ☐ No

F. Additional Information

Attach any additional information which may be needed to clarify your project.

If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

G. Verification

I certify that the information provided is true to the best of my knowledge.

Applicant/Sponsor Name Ryan Benz Date July 22, 2020

Signature _____ Title Member, ADHV Redev, LLC

PRINT FORM

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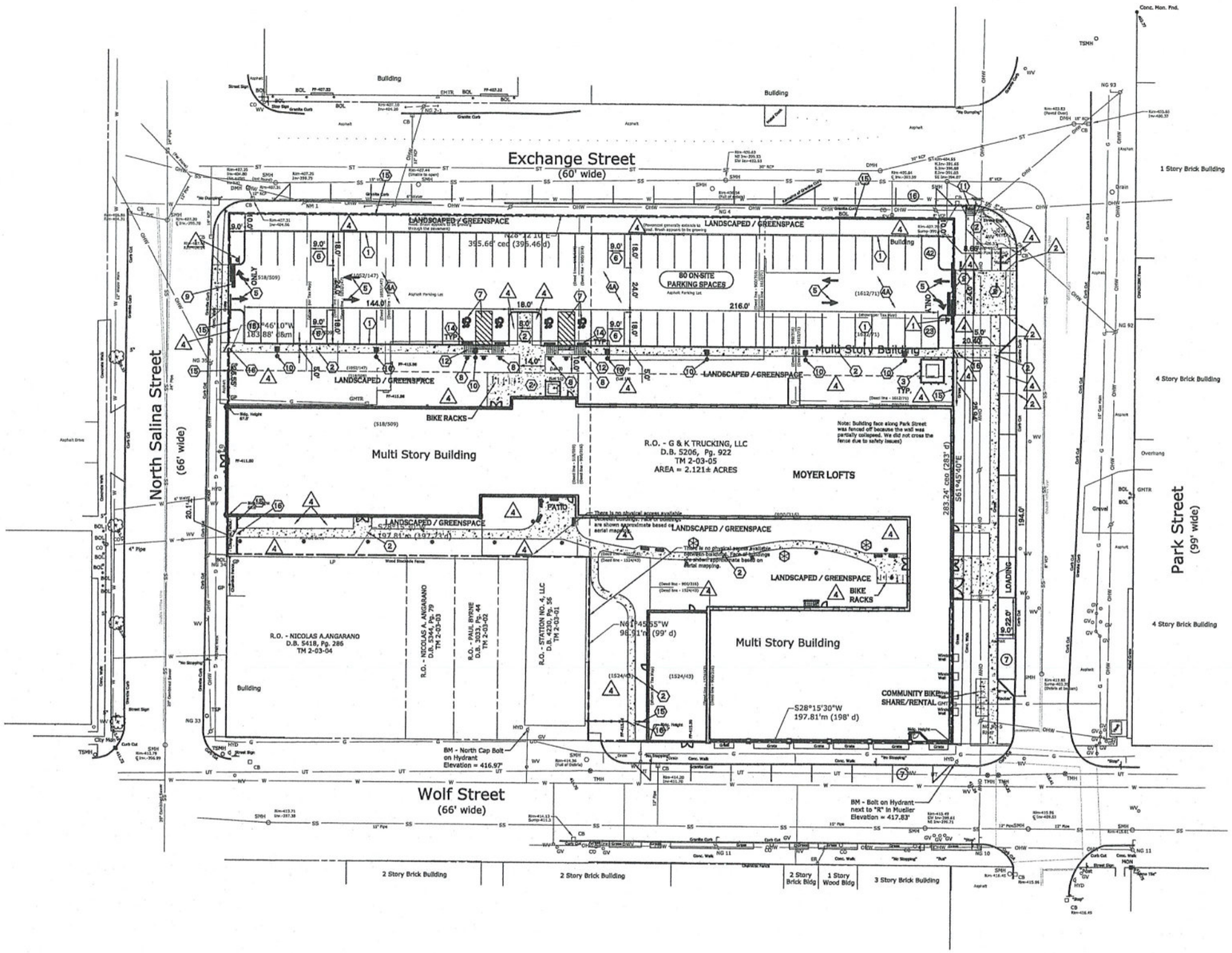


SITE DATA

		PROVIDED:	ALLOWED:
AREA:	2.121± ACRES (92,390± SF)		
ZONED:	BA (LOCAL BUSINESS DISTRICT, CLASS A)		
BUILDING USES:	MULTIPLE DWELLING UNITS = 128 UNITS (90 1-BDRM, 38 2-BDRM) COMMERCIAL = 3,272 SF BUSINESS SPACE = 2,618 SF		
BUILDING COVERAGE:	0.85± ACRES (36,813± SF)		
100% MAX IF NOT SOLELY OCCUPIED BY RESIDENTIAL		39.8%	100%
GREENSPACE:	0.68± ACRES (29,606± SF)	32.1%	N/A
PARKING SURFACE:			
100% IF MIXED USE	0.52± ACRES (22,790± SF)	24.7%	100%
80% IF USED SOLELY AS RESIDENTIAL		N/A	80%
MINIMUM LOT WIDTH:	(183.88' MIN. ON N. SALINA)	183.88 FT	50 FT

	PROVIDED:	REQUIRED:
DENSITY: MULTI-FAMILY - 128 UNITS		
REQUIRED 1,000 SF PER DWELLING UNIT	92,390 SF	128,000 SF
YARD REQUIREMENTS:		
FRONT YARD MIN.	0 FT (EX BLDG)	10 FT
SIDE YARD (15% OF 198' WOLF ST)	32± FT	29.7 FT
REAR YARD	N/A	N/A

REQUIRED PARKING CALCULATIONS:

RESIDENTIAL - MULTIPLE DWELLINGS: 128 UNITS
REQ'D PARKING: 1 SPACE PER DWELLING UNIT
128 UNITS x 1 SPACE / UNIT = 128 SPACES

COMMERCIAL/RETAIL STORES: 3,272 SQUARE FEET
REQ'D PARKING: 1 SPACE PER 300 SF FLOOR AREA
3,272 SF x 1 SPACE / 300 SF = 11 SPACES

OFFICE SPACE: 2,618 SQUARE FEET
REQ'D PARKING: 1 SPACE PER 500 SF NET FLOOR AREA
2,618 GSF x .85 = 2,279 NSF x 1 SPACE / 500 = 5 SPACES

TOTAL SITE REQUIRED PARKING = 144 SPACES

Carmina Wood Morris DPC
487 Main Street Suite 500
Buffalo, New York 14203
P 716.842.3165
F 716.842.0263

GENERAL NOTES:

1. INSTALL ALL MATERIALS TO MANUFACTURER'S RECOMMENDATIONS AND BEST STANDARDS OF TRADE INVOLVED.
2. SUBSTITUTIONS SHALL BE MADE ONLY WITH OWNER'S APPROVAL AND BE OF EQUIVALENT QUALITY TO WHAT IS SPECIFIED.
3. WORK SHALL BE COMPLETED IN STRICT ACCORDANCE WITH ALL LOCAL CODES AND OSHA SAFETY RULES AND REGULATIONS.
4. VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS AT THE SITE. NOTIFY OWNER & ENGINEER OF DISCREPANCIES IN CONDITIONS SHOWN ON DRAWINGS PRIOR TO PROCEEDING WITH THE WORK.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTION OF ANY EXISTING STRUCTURES TO REMAIN AND ANY FINISH MATERIAL INSTALLED WHILE WORKING ON OTHER COMPONENTS.
6. CONTRACTOR SHALL KEEP JOB FREE OF DEBRIS AND MAKE FINAL CLEANUP TO SATISFACTION OF OWNER.
7. CONTRACTOR SHALL ASCERTAIN THE LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION SO THAT THIS WORK WILL NOT DISTURB EXISTING LINES AND/OR INSTALLATIONS. COORDINATE ALL WORK WITH THE APPLICABLE UTILITY COMPANIES.
8. CONTRACTOR SHALL OBTAIN AND PAY FOR ALL REQUIRED PERMITS NECESSARY TO PERFORM THE WORK.

NOTES:

1. ALL RADII SHALL BE 3'-0" UNLESS OTHERWISE NOTED.
2. ALL DISTURBED AREAS: SHALL HAVE 4" MIN. OF TOPSOIL AND SEED.
3. ALL DIMENSIONS FROM PROPERTY LINES SHALL BE MEASURED PERPENDICULAR TO THE PROPERTY LINE.
4. CENTER ENTRANCE SIDEWALKS ON DOOR OPENINGS.
5. BUILDING DIMENSIONS ARE APPROXIMATE, REFER TO ARCHITECTURAL DRAWINGS FOR LAYOUT DIMENSIONS.
6. ALL HANDICAPPED RAMPS OR SIDEWALKS THAT ARE FLUSH SHALL HAVE ADA COMPLIANT TACTILE WARNING STRIPS WHERE ENTERING PARKING AREAS/DRIVEWAYS.

N

SITE PLAN

SCALE: 1"=30'

DETAIL LEGEND SEE NYS DETAIL SHEET

1. TYPE "A" CONCRETE CURB
2. CONCRETE SIDEWALK
3. PIPE BOLLARD
4A. STANDARD DUTY ASPHALT
4B. EXTERIOR CONCRETE SLAB ON GRADE
5. PAINTED TRAFFIC ARROWS
6. 90° PARKING STALL
7. HANDICAPPED PAVEMENT MARKINGS
8. HANDICAPPED PARKING SIGN
9. STOP BAR
10. LIGHT POLE FOUNDATION
11. SIDEWALK CURB RAMP
12. HANDICAPPED PAVEMENT RAMP
13. DUMPSTER ENCLOSURE
14. PRECAST CONCRETE PARKING BUMPER
15. 6' BLACK ALUMINUM FENCE
16. INSTALL SECURITY LOCKS TO GATED ENTRANCES, COORDINATE WITH OWNER

NOTE LEGEND

1. INSTALL STOP SIGN - M.U.T.C.D. SIGN NO. R1-1B
2. RUNOUT CURB IN 2' OR MATCH EXISTING CURB
3. INSTALL "NO PARKING" SIGN, M.U.T.C.D. SIGN NO. P1-1C
4. LANDSCAPED AREA - SEE LANDSCAPE PLAN, 1' NO PLANTINGS, INSTALL TOPSOIL & SEED
5. TREE PIT - 8' X 8', USE CITY SPECIFICATIONS
6. GRANITE CURB, USE CITY SPECIFICATIONS

SITE LEGEND

- PROPERTY LINE
- PROPOSED CURB
- PROPOSED SIDEWALK / CONCRETE PAD
- NUMBER OF PARKING SPACES (27)
- PROPOSED SIGN
- PROPOSED LIGHT POLE W/ SINGLE FIXTURE
- PROPOSED LIGHT POLE - PATHWAY LIGHT

NOTE: BOUNDARY AND TOPOGRAPHIC INFORMATION PROVIDED BY OTHERS, CARMINA WOOD MORRIS, D.P.C. ASSUMES NO RESPONSIBILITY FOR ITS ACCURACY.

30' 30 0 30 60FL.

REVISIONS:

No.	Description	Date

PROJECT NAME:

Design Development
The Moyer Carriage Lofts
1710 North Salina Street
Syracuse, NY 13208

Issued for Construction: xx.xx.xx
Municipality Submission: 5/2020
Drawn by: jlp
Scale: 1:30

DRAWING NAME:

Site Plan

DRAWING NO.

C-100

Project no.: 20.063

XREFS: NONE

PROJECT NUMBER: 20.0320

LOCATION PLAN - SYRACUSE WEST QUADRANGLE Not To Scale

MAP NOTES

1.) NORTH ORIENTATION IS BASED ON DEED NORTH PER BOOK 5206 OF DEEDS, PAGE 922.

2.)VERTICAL DATUM IS BASED ON NAVD 1988 DATUM FROM RTK GPS OBSERVATIONS.

3.) THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OR UP TO DATE TITLE REPORT AND IS THEREFORE SUBJECT TO ANY EASEMENTS, RESTRICTIONS, COVENANTS OR ANY STATEMENT OF FACTS THAT SUCH DOCUMENTS MAY DISCLOSE.

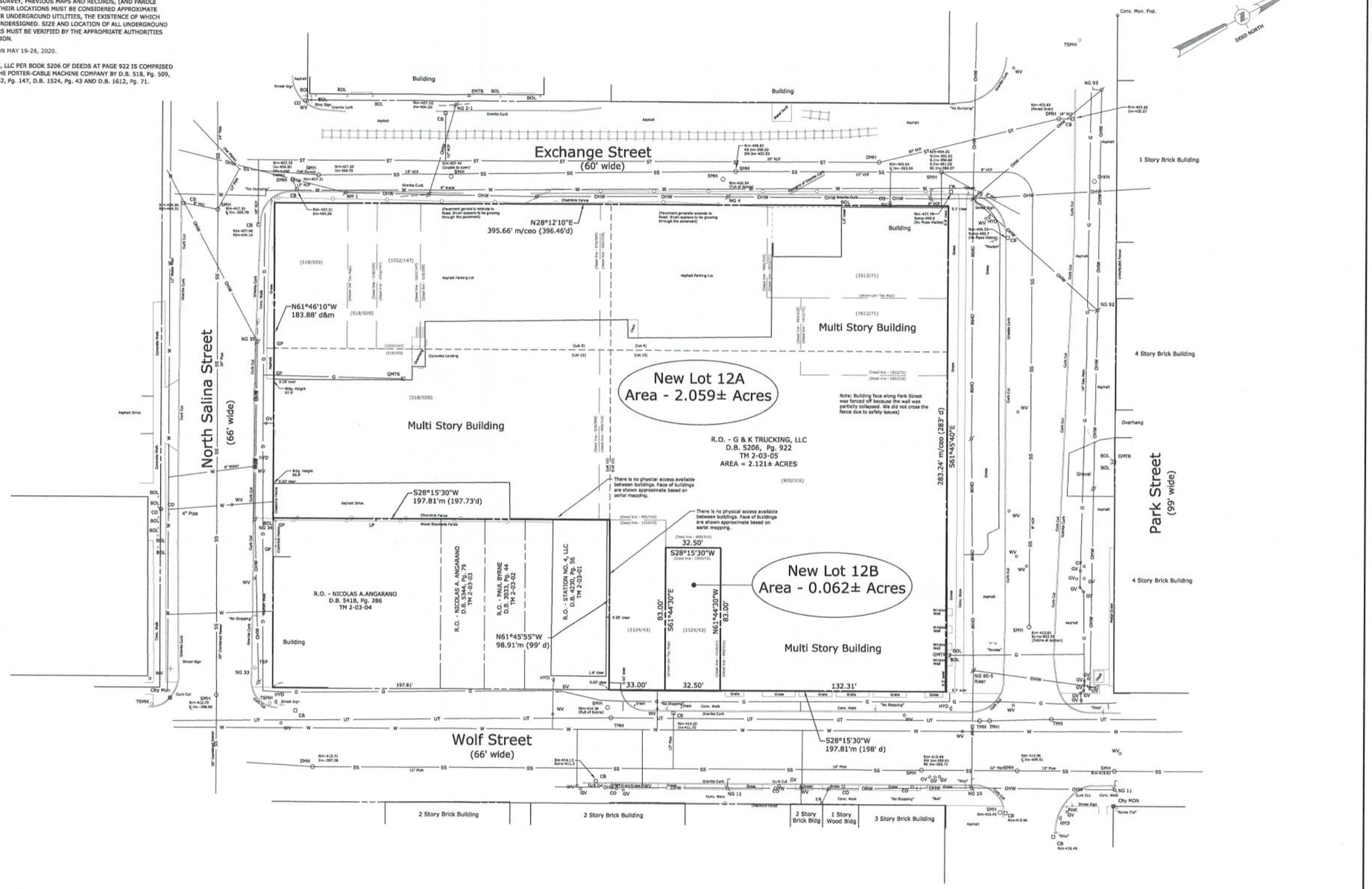
4.) UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM DATA OBTAINED BY FIELD SURVEY, PREVIOUS MAPS AND RECORDS, (AND PAROLE TESTIMONY). THEREFORE THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. THERE MAY BE OTHER UNDERGROUND UTILITIES, THE EXISTENCE OF WHICH ARE NOT KNOWN TO THE UNDERSIGNED. SIZE AND LOCATION OF ALL UNDERGROUND UTILITIES AND STRUCTURES MUST BE VERIFIED BY THE APPROPRIATE AUTHORITIES PRIOR TO ANY CONSTRUCTION.

5.) FIELD WORK PERFORMED ON MAY 19-26, 2020.

6.) LANDS OF G & K TRUCKING, LLC PER BOOK 5206 OF DEEDS AT PAGE 922 IS COMPRISED OF LANDS CONVEYED TO THE PORTER-CABLE MACHINE COMPANY BY D.B. 518, Pg. 509, D.B. 900, Pg. 316, D.B. 1052, Pg. 147, D.B. 1524, Pg. 43 AND D.B. 1612, Pg. 71.

LEGEND

GMTR	GAS METER
GP	GATE POST
TSP	TRAFFIC SIGNAL POLE
TSMH	TRAFFIC SIGNAL MANHOLE
	SIGN
BOL	BOLLARD
SMH	SANITARY MANHOLE
CO	CLEAN OUT
CBR	ROUND CATCH BASIN
CB	SQUARE CATCH BASIN
DMH	DRAINAGE MANHOLE
WV	WATER VALVE
HYD	HYDRANT
GV	GAS VALVE
	UTILITY POLE W/ LIGHT
	UTILITY POLE
ER	ELECTRIC RISER
	GUY WIRE
LP	LIGHT POLE
TMH	TELEPHONE MANHOLE
MON	CONCRETE MONUMENT
	CHAINLINK FENCE
OHW	OVERHEAD WIRES
G	GAS LINE
W	WATER LINE
UE	ELECTRIC LINE
UT	TELEPHONE LINE
ST	STORM SEWER LINE
SS	SANITARY SEWER LINE
CEO	CITY ENGINEERING OFFICE



BAR SCALE
30 0 15 30 60
1 inch = 30 ft.

I HEREBY CERTIFY THAT THIS SUBDIVISION PLAT WAS PREPARED BY ME AND WAS MADE FROM AN ACTUAL FIELD SURVEY COMPLETED BY US ON JUNE 3, 2020.

DAVID M. SLISKI, P.L.S. #50105 — JUNE 17, 2020 — DATE

DAVID M. SLISKI
P.L.S. NO. 50105

STATE OF NEW YORK · DAVID MICHAEL SLISKI · 050105 · LICENSED LAND SURVEYOR

DATE		REVISIONS RECORD/DESCRIPTION	DRAFTER	CHECK	APPR.
06/17/20	1	Add Lot 12B, revise size of Lot 12A	dms	dms	dms
	2				
	3				
	4				
	5				
	6				
	7				
	8				
	9				

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

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C.T. MALE ASSOCIATES

APPROVED:
DRAFTED : DMS
CHECKED : DMS
PROJ. NO : 20.0320
SCALE : 1" = 30 FT
DATE : JUNE 9, 2020

RESUBDIVISION PLAT

LOT 12 AND PART OF LOTS 3, 4 & 11 OF CITY BLOCK 13
INTO NEW LOT 12A & 12B OF CITY BLOCK 13
TO BE KNOWN AS #1714 NORTH SALINA STREET

CITY OF SYRACUSE — ONONDAGA COUNTY, NEW YORK

C.T. MALE ASSOCIATES
Engineering, Surveying, Architecture, Landscape Architecture & Geology, D.P.C.
50 CENTURY HILL DRIVE, LATHAM, NY 518.786.7400
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LITTLE FALLS, NY · RED HOOK, NY · SYRACUSE, NY
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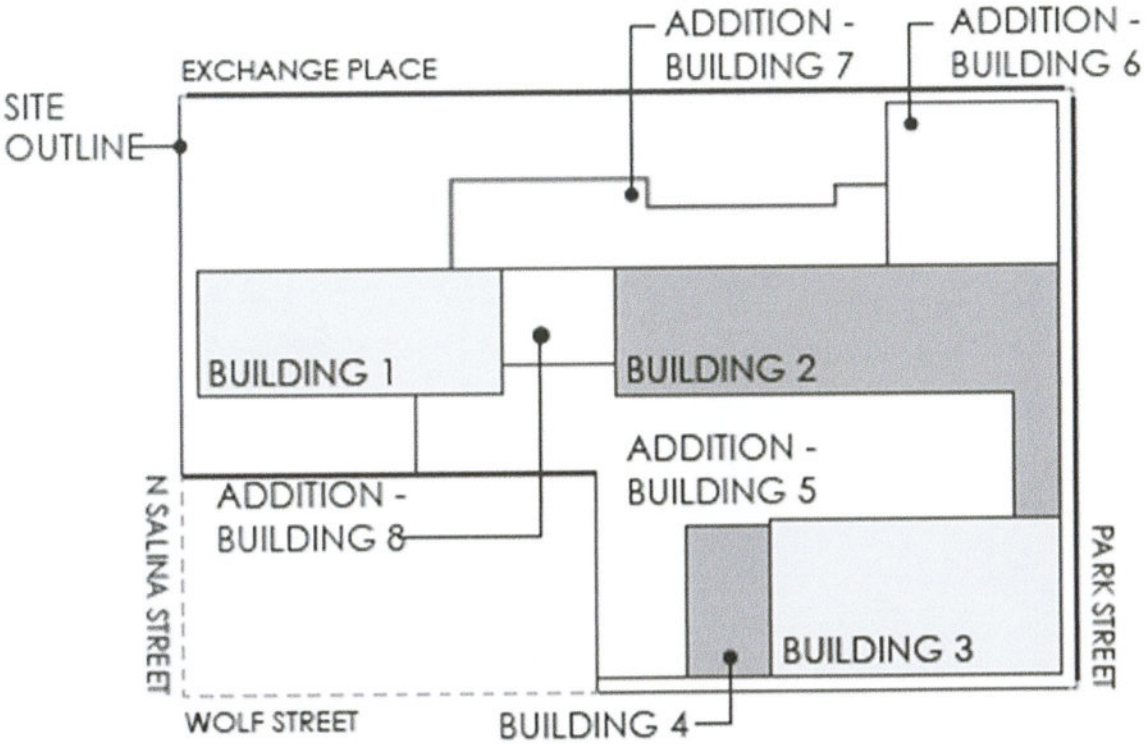
SHEET 1 OF 1
DWG. NO: 20-0320

CAD DWG. FILE NAME: Resub Plat Penfield Bldg.dwg

CAD DWG. FILE NAME: C:\Users\dsveri\Desktop\20.0320 N Salina St\Resub Plat Penfield Bldg.dwg


ADDITION - BUILDING 7
ADDITION - BUILDING 6
EXCHANGE PLACE
SITE OUTLINE
BUILDING 1
BUILDING 2
ADDITION - BUILDING 5
ADDITION - BUILDING 8
N SALINA STREET
PARK STREET
BUILDING 3
WOLF STREET
BUILDING 4

ADD. BLDG 6
BLDG 2
BLDG 3
ADD. BLDG 8
BLDG 1
BLDG 4
ADD. BLDG 5

Building 1 – Southwest Corner

Building 1 – Northwest Corner

Building 2 – Northeast Corner

Building 2 – East Facade

Building 2 – Internal West Facade

Building 2 – West Bridge

Building 2 – East Façade – Masonry Degradation

Building 3 – Southeast Corner

Building 3 – South Façade

Building 3 – East Facade

Building 4 – South Facade

Building 4 – West Facade

Building 4 – West Façade Roof Angle

Building 5 – South Facade

Building 5 – Interior Courtyard Fill Roof

Building 5 – Interior Courtyard Roof

Building 6 – Northeast Corner

Building 6 – Northwest Corner

Building 6 - Masonry

Building 7 – North Facade

Building 7 – Boiler House

Concealed Façade of Building 8 – East Façade

Building 8 – Roof Line

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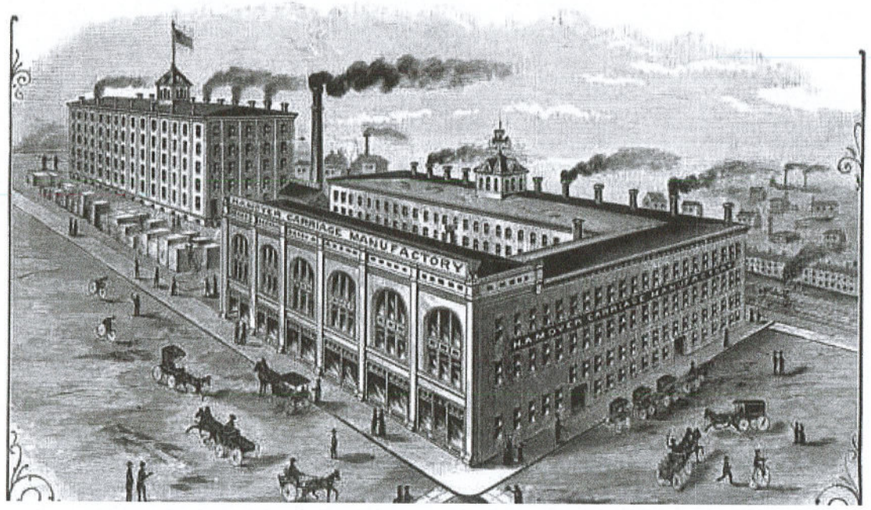
Design Development

The Moyer Carriage Lofts

1710 N Salina Street
Syracuse, New York 13208



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Date Issued:

The Moyer Carriage Lofts Project No: 20.063

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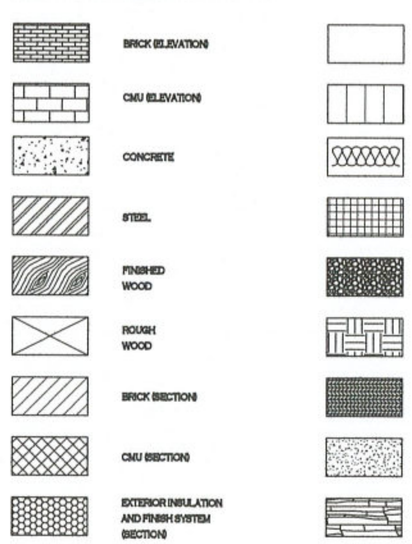
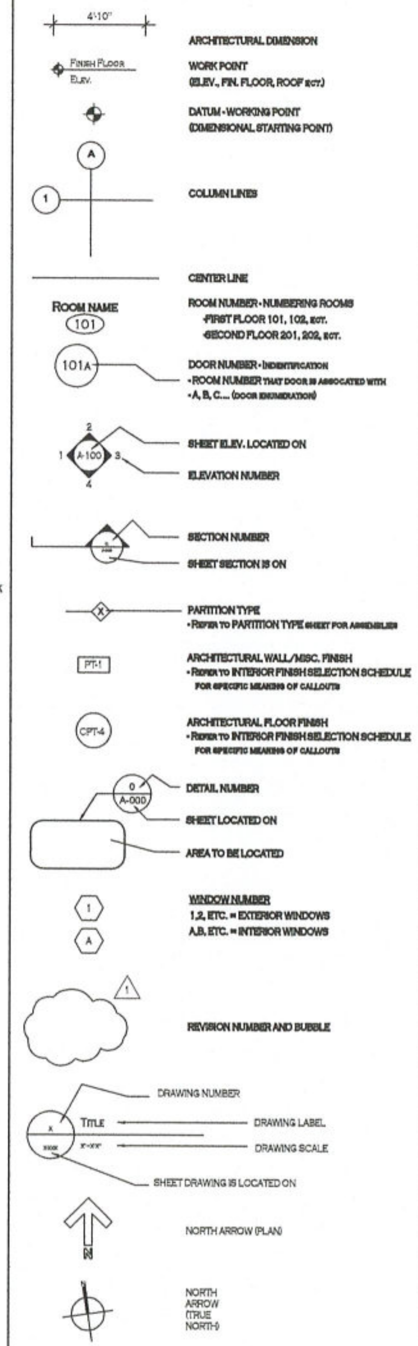
ARCHITECTURAL ABBREVIATIONS

A B	ANCHOR BOLT	L H R B	LEFT HAND REVERSE BEVEL
ADD'L	ADDITIONAL	LLV	LONG LEG VERTICAL
A F F	ABOVE FINISH FLOOR	LLH	LONG LEG HORIZONTAL
AGG	AGGREGATE	LT WT	LIGHT WEIGHT
ALT	ALTERNATE	MA	MASONRY
AL ALUM	ALUMINUM	MAT	MASONRY TEE
APPROX	APPROXIMATE	MANUF	MANUFACTURER
AVG	AVERAGE	MAX	MAXIMUM
B C	BLOCK COURSES	MECH RM	MECHANICAL ROOM
BD	BOARD	MIN	MINIMUM
BET	BETWEEN	MC	MISC CHANNEL
BEW	BOTTOM EACH WAY	MECH	MECHANICAL
BLDG	BUILDING	MET MTL	METAL
BM	BEAM	MIN	MINIMUM
BNT	BENT	M O	MASONRY OPENING
B O F	BOTTOM OF FOOTING	N	NORTH
BOT	BOTTOM	N I C	NOT IN CONTRACT
BSM	BASEMENT	NO	NUMBER
CEIL	CEILING	NOM	NOMINAL
C.J.	CONTROL JOINT	N R	NON-RATED
℄	CENTER LINE	N & S	NORTH AND SOUTH
CLR.	CLEAR	O C	ON CENTER
C M U	CONCRETE MASONRY UNIT	O D	OUTSIDE DIAMETER
COL	COLUMN	O H	OVERHEAD
CONN	CONNECTION	OPNG	OPENING
CONC	CONCRETE	OPP HAND	OPPOSITE HAND
CONT	CONTINUED - CONTINUOUS	PBAM	PROVIDED BY ARCH MANUF.
CONST.	CONSTRUCTION	P F	PRE-FINISH
CRS	COURSE(S)	℔	PLATE
DIA	DIAMETER	PNEU	PNEUMATIC
DET	DETAIL	PR	PAIR
DRWG	DRAWING	PREFIN	PREFINISHED
EA	EACH	PSF	POUNDS PER SQUARE FOOT
E F	EACH FACE	PSI	POUNDS PER SQUARE INCH
E J	EXPANSION JOINT	PT	PAINT
ELEC	ELECTRICAL	PVC	POLY VINYL CHLORIDE
ELEV EL	ELEVATION	R	RISER
EMBED	EMBEDMENT	R/CMU	REINFORCED CONCRETE BLOCK
E W	EACH WAY	REG	REGULAR
E W E F	EACH WAY EACH FACE	REINF	REINFORCEMENT
EXT	EXTERIOR	REQ	REQUIRED
EXST.	EXISTING	R H	RIGHT HAND
FABRIC	FABRICATION	R H R B	RIGHT HAND REVERSE BEVEL
FDN	FOUNDATION	RM	ROOM
F F FIN FLR	FINISH FLOOR	S	SOUTH
FAST	FASTENER	SC	SHEAR CONNECTOR
F G	FULL GLASS	SCHED	SCHEDULE
FIN	FINISH	SECT	SECTION
FLASH	FLASHING	SHT.	SHEET
FL	FLOOR	SIM	SIMILAR
F O B	FACE OF BLOCK	SPECS	SPECIFICATION
F O C	FACE OF CONCRETE	STD	STANDARD
FOUND FDN	FOUNDATION	STIFF	STIFFENER
F P	FIRE PROTECTION	STL	STEEL
FTG	FOOTING	STRUCT	STRUCTURAL
GA	GAUGE	TEMP	TEMPERATURE
GALV	GALVANIZED	THK	THICK
GWB	GYPSUM WALLBOARD	T O	TOP OF
HD	HEAD	T O B	TOP OF BLOCK
H M	HOLLOW METAL	T O C	TOP OF CONCRETE
HORIZ	HORIZONTAL	T O F	TOP OF FOOTER
HR	HOUR	T O S	TOP OF STEEL
H T	HIGH TEMPERATURE	TYP	TYPICAL
HT	HEIGHT	U N O	UNLESS NOTED OTHERWISE
HYD	HYDRAULIC	U O N	UNLESS OTHERWISE NOTED
ID	INSIDE DIAMETER	VERT	VERTICAL
INFO	INFORMATION	W	WIDE
INSUL	INSULATION	W/	WITH
JT	JOINT	WD	WOOD
LG	LONG	WF	WIDE FLANGE
KB	KNEE BRACE	W/R	WATER RESISTANT
L H	LEFT HAND	W W F	WELDED WIRE FABRIC
		W W M	WELDED WIRE MESH

ARCHITECTURAL MATERIAL SYMBOLS



ARCHITECTURAL DRAWING SYMBOLS



NOTE: FOR ALL OTHER LEGENDS NOT LISTED HERE, REFER TO DESIRED SHEETS FOR ADDITIONAL LEGENDS AND DRAWING INFORMATION.

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PROFESSIONAL SEAL

REVISIONS:

No.	Description	Date

PROJECT NAME:
Design Development
The Moyer Carriage Lofts
1710 N Salina Street
Syracuse, New York 13208

Issued for Construction:	
Municipality Submission:	05/07/2020
Drawn By:	Author
Checked By:	Checker

DRAWING NAME:
General Notes, Symbols & Drawings Index

DRAWING NO.
G-100

Project No: 20.063

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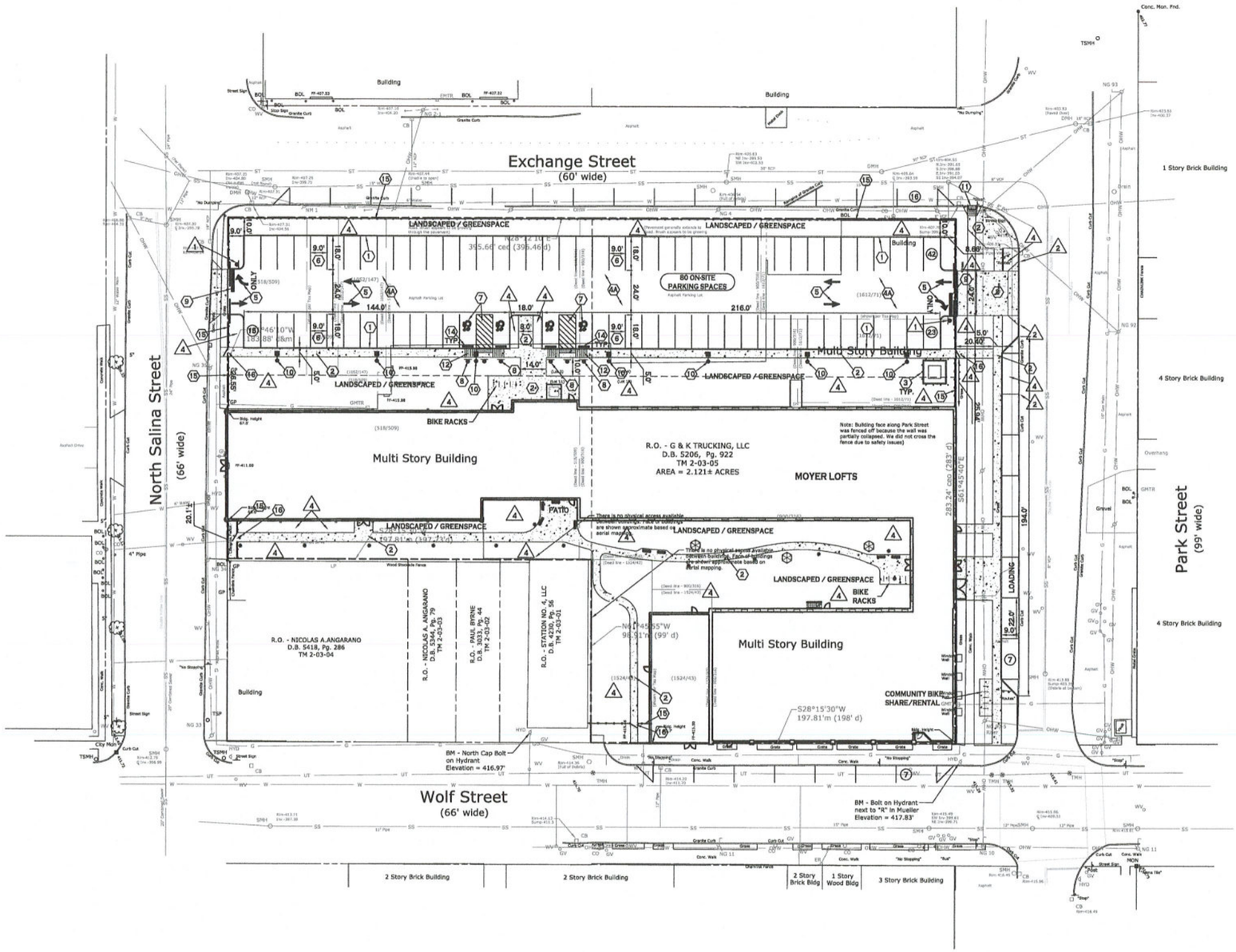

SITE DATA

AREA:	2.121± ACRES (92,390± SF)		
ZONED:	BA (LOCAL BUSINESS DISTRICT, CLASS A)		
BUILDING USES:	MULTIPLE DWELLING UNITS = 128 UNITS (90 1-BDRM, 38 2-BDRM)		
	COMMERCIAL = 3,272 SF		
	BUSINESS SPACE = 2,618 SF		
		PROVIDED:	ALLOWED:
BUILDING COVERAGE:	0.85± ACRES (36,813± SF)		
100% MAX IF NOT SOLELY OCCUPIED BY RESIDENTIAL		39.8%	100%
GREENSPACE:	0.68± ACRES (29,606± SF)	32.1%	N/A
PARKING SURFACE:			
100% IF MIXED USE	0.52± ACRES (22,790± SF)	24.7%	100%
80% IF USED SOLELY AS RESIDENTIAL		N/A	80%
MINIMUM LOT WIDTH:	(183.88' MIN. ON N. SALINA)	183.88 FT	50 FT
		PROVIDED:	REQUIRED:
DENSITY: MULTI-FAMILY - 128 UNITS			
REQUIRED 1,000 SF PER DWELLING UNIT		92,390 SF	128,000 SF
YARD REQUIREMENTS:			
FRONT YARD MIN.		0 FT (EX BLDG)	10 FT
SIDE YARD (15% OF 198' WOLF ST)		32± FT	29.7 FT
REAR YARD		N/A	N/A

REQUIRED PARKING CALCULATIONS:

RESIDENTIAL - MULTIPLE DWELLINGS: 128 UNITS
REQ'D PARKING: 1 SPACE PER DWELLING UNIT
128 UNITS x 1 SPACE / UNIT = 128 SPACES

COMMERCIAL/RETAIL STORES: 3,272 SQUARE FEET
REQ'D PARKING: 1 SPACE PER 300 SF FLOOR AREA
3,272 SF x 1 SPACE / 300 SF = 11 SPACES

OFFICE SPACE: 2,618 SQUARE FEET
REQ'D PARKING: 1 SPACE PER 500 SF NET FLOOR AREA
2,618 GSF x .85 = 2,279 NSF x 1 SPACE / 500 = 5 SPACES

TOTAL SITE REQUIRED PARKING = 144 SPACES

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REVISIONS:

No.	Description	Date

GENERAL NOTES:

1. INSTALL ALL MATERIALS TO MANUFACTURER'S RECOMMENDATIONS AND BEST STANDARDS OF TRADE INVOLVED.
2. SUBSTITUTIONS SHALL BE MADE ONLY WITH OWNER'S APPROVAL AND BE OF EQUIVALENT QUALITY TO WHAT IS SPECIFIED.
3. WORK SHALL BE COMPLETED IN STRICT ACCORDANCE WITH ALL LOCAL CODES AND OSHA SAFETY RULES AND REGULATIONS.
4. VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS AT THE SITE. NOTIFY OWNER & ENGINEER OF DISCREPANCIES IN CONDITIONS SHOWN ON DRAWINGS PRIOR TO PROCEEDING WITH THE WORK.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTION OF ANY EXISTING STRUCTURES TO REMAIN AND ANY FINISH MATERIAL INSTALLED WHILE WORKING ON OTHER COMPONENTS.
6. CONTRACTOR SHALL KEEP JOB FREE OF DEBRIS AND MAKE FINAL CLEANUP TO SATISFACTION OF OWNER.
7. CONTRACTOR SHALL ASCERTAIN THE LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION SO THAT THIS WORK WILL NOT DISTURB EXISTING LINES AND/OR INSTALLATIONS. COORDINATE ALL WORK WITH THE APPLICABLE UTILITY COMPANIES.
8. CONTRACTOR SHALL OBTAIN AND PAY FOR ALL REQUIRED PERMITS NECESSARY TO PERFORM THE WORK.

NOTES:

1. ALL RADII SHALL BE 3'-0" UNLESS OTHERWISE NOTED.
2. ALL DISTURBED AREAS: SHALL HAVE 4" MIN. OF TOPSOIL AND SEED.
3. ALL DIMENSIONS FROM PROPERTY LINES SHALL BE MEASURED PERPENDICULAR TO THE PROPERTY LINE.
4. CENTER ENTRANCE SIDEWALKS ON DOOR OPENINGS.
5. BUILDING DIMENSIONS ARE APPROXIMATE, REFER TO ARCHITECTURAL DRAWINGS FOR LAYOUT DIMENSIONS.
6. ALL HANDICAPPED RAMPS OR SIDEWALKS THAT ARE FLUSH SHALL HAVE ADA COMPLIANT TACTILE WARNING STRIPS WHERE ENTERING PARKING AREAS/DRIVEWAYS.

N

SITE PLAN

SCALE: 1"=30'

DETAIL LEGEND SEE SITE DETAIL SHEET

1. TYPE "A" CONCRETE CURB
2. CONCRETE SIDEWALK
3. PIPE BOLLARD
4A. STANDARD DUTY ASPHALT
4B. EXTERIOR CONCRETE SLAB ON GRADE
5. PAINTED TRAFFIC ARROWS
6. 90° PARKING STALL
7. HANDICAPPED PAVEMENT MARKINGS
8. HANDICAPPED PARKING SIGN
9. STOP BAR
10. LIGHT POLE FOUNDATION
11. SIDEWALK CURB RAMP
12. HANDICAPPED PAVEMENT RAMP
13. DUMPSTER ENCLOSURE
14. PRECAST CONCRETE PARKING BUMPER
15. 6' BLACK ALUMINUM FENCE
16. INSTALL SECURITY LOCKS TO GATED ENTRANCES, COORDINATE WITH OWNER

NOTE LEGEND

1. INSTALL STOP SIGN - M.U.T.C.D. SIGN NO. R1-1B
2. RUNOUT CURB IN 2' OR MATCH EXISTING CURB
3. INSTALL "NO PARKING" SIGN, M.U.T.C.D. SIGN NO. P1-1C
4. LANDSCAPED AREA - SEE LANDSCAPE PLAN, IF NO PLANTINGS, INSTALL TOPSOIL & SEED
5. TREE PIT - 5' X 8', USE CITY SPECIFICATIONS
6. GRANITE CURB, USE CITY SPECIFICATIONS

SITE LEGEND

- PROPERTY LINE
- PROPOSED CURB
- PROPOSED SIDEWALK / CONCRETE PAD
- NUMBER OF PARKING SPACES (27)
- PROPOSED SIGN
- PROPOSED LIGHT POLE W/ SINGLE FIXTURE
- PROPOSED LIGHT POLE - PATHWAY LIGHT

NOTE: BOUNDARY AND TOPOGRAPHIC INFORMATION PROVIDED BY OTHERS, CARMINA WOOD MORRIS, D.P.C. ASSUMES NO RESPONSIBILITY FOR ITS ACCURACY.

30' 30 0 30 60Fl.

PROJECT NAME:

Design Development

The Moyer Carriage Lofts

1710 North Salina Street
Syracuse, NY 13208

Issued for Construction: XX.XX.XX
Municipality Submission: 5/2020
Drawn by: jlp
Scale: 1:30

DRAWING NAME:

Site Plan

DRAWING NO.

C-100

Project no.: 20.063

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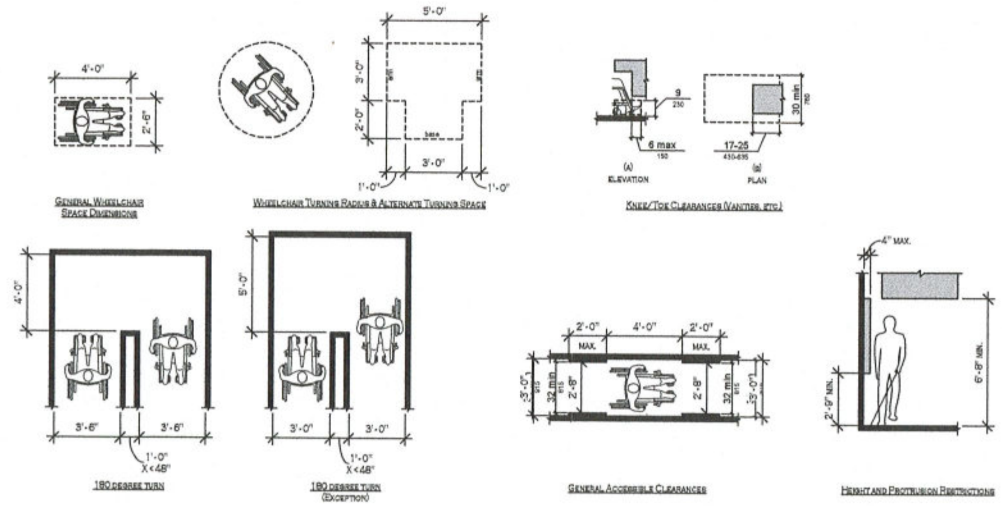
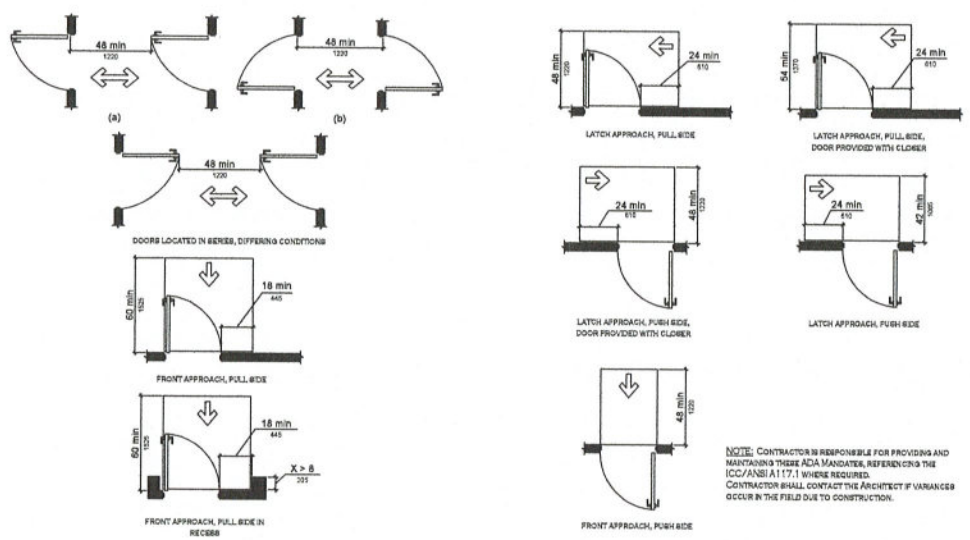


1 CC-001 ADA CLEARANCES
1/4" = 1'-0"



NOTE: Contractor is responsible for providing and maintaining these ADA Mandates, referencing the ICC/ANSI A117.1 where required.
Contractor shall contact the Architect if variances occur in the field due to construction.

2 CC-001 ADA DOOR CLEARANCES
1/4" = 1'-0"

LIFE SAFETY | BUILDING CODE SUMMARY

This summary is meant to be used in conjunction with the full Code Review Form Prepared by Carmina Wood Morris, DPC.

Building #2 (Complex Buildings #2, 3, & Link)

Applicable Codes:

1. INTERNATIONAL BUILDING CODE (IBC - 2015)
2. INTERNATIONAL EXISTING BUILDING CODE (IEBC - 2015)
   A. Alteration Level 3, Change of Occupancy, Historic, Addition.
3. ADA - ICC/ANSI A117.1 - current edition ACCESSIBLE AND USEABLE BUILDINGS AND FACILITIES
4. 504 (UFAS) Uniform Federal Accessibility Standards | 2010 ADA
5. 2000 NFPA LIFE SAFETY CODE (NFPA 101)
6. National Electric Code (NEC) Current Edition

Construction Classification:

Building Type IIIB (Combustible Construction):

• Exterior Wall Construction (Masonry/ Wood - Load Bearing)	2-hour
• Structural Frame (Existing Heavy Timber Beams and Columns, Steel)	0-hour
• Floor Construction (Concrete SOG, Wood Joists)	0-hour
• Roof Construction (Wood - Framing)	0-hour

S13R - Type 13R Sprinkler System (Four Stories Above Grade)

Use and Occupancy Classification:

R2 - Residential (Change of Occupancy)

Height and Area Limitations:

Numbers in these tables are reflective of calculations made from Tables 504.3, 504.4, & 506.2, and related modifications:

Allowable Values:		Actual Values:	
Max. Building Ht:	60' (with S13R - sprinker)	Building Ht:	46'
Max. Stories:	4 (with S13R - sprinkler)	Stories:	4 plus basement
Max. Floor Area:	16,000 (with S13R - sprinkler)	Floor Area:	23,630 gsf (Complex buildings 2, 3, & link)
Frontage Increase:	61% (9,760gsf) = 25,760	Total Building Area:	XX,XXX
Max. Building Area:	77,280 gsf		

Summary of Areas -

Basement:	X,XXX
1st Floor:	23,630
2nd Floor:	XX,XXX
3rd Floor:	XX,XXX
4th Floor:	XX,XXX
Total Building Area: (NIC basement)	XX,XXX g.s.f.

Occupant Load:

Numbers in these tables are reflective of calculations made from Table1004.1.2, actual occupancy loads will most likely be less. However, the numbers below are used for the code review requirements.
(Residential = 1 occupant per 200 g.s.f.)
(Community Room is an Assembly space for the sole use of the residential tenants (Accessory Space) - Unconcentrated Tables and Chairs = 1 occupant per 15 net s.f.)

Code Building - 2 (Residential)

• Basement:	30 Accessory / Incidental Occupants
• First Floor:	72 Apartment Occupants
•	101 Accessory / Incidental Occupants
• Second Floor:	96 Apartment Occupants
	3 Accessory / Incidental Occupants
• Third Floor:	96 Apartment Occupants
	3 Accessory / Incidental Occupants
• Fourth Floor:	55 Apartment Occupants
• Total Occupant Load:	456

Fire Rated Construction:

- **Fire Protection Systems:** The Building is Fully Automatic Sprinklered (Type NPFA13 or 903.3.1.1)
- **Fire Barriers** - Required for Vertical Exit Enclosures and exit passageways.
  - Stairwell enclosures: Connecting more than 4 Stories, 2hr fire barrier required.
  - Shaft enclosures: Connecting more than 4 Stories, 2hr fire barrier required.
  - Incidental use areas: Fully Automtaic Sprinklered Building, 0hr fire barrier required.
  - Separation of Occupancies: 1/2 hr fire barreir required. (Sprinkler reduction from 1 hour taken)
- **Fire Partitions**
  - Corridors: R2 Occupancy - 1/2 hr. - Fully Sprinklered
  - Dwelling Unit Seperation Walls - 1hr. Type 13R Sprinkler System
- **Horizontal Assemblies**
  - Floor/Ceiling: 1 hr - Type 13R Sprinkler System
- **Opening Protectives -**
  - B-label at 2 hr. walls, C-label at 1 hr. walls, 20 min. doors at 30min Walls.
  - Not required at all Exterior Walls locations due to setback distances.

Means of Egress:

- **Egress Width,** Stairs = 0.2" per Occupant but not less than 44"
- **Egress Width,** Corridors = 0.15" per Occupant but not less than 44"
- **Number of Exits:**
  - FIRST FLOOR: Min. 2 Required, 4 Provided.
  - SECOND FLOOR: Min. 2 Required, 2 Provided
  - THIRD FLOOR: Min. 2 Required, 2 Provided
  - FOURTH FLOOR: Min. 2 Required, 2 Provided
- **Exit Access:**
  - Common Path of Egress Travel: 125' Max. (R-2 sprinklered)
  - Travel Distance for Exit Access: 200' Max. (R Occ. sprinklered)
  - Dead End Corridors: 20' Max. (new/sprinklered)
  - Dead End Corridors: 35' Max. (Existing buildings)
  - Corridor Width: 44" Min.

Fire Detection/Protection:

- **Smoke & CO Detectors:** Provided Hardwired & Battery Back up.
- **Fire Extinguishers:** One (2.5lb) Type ABC has been provided in each Apartment. (Kitchen - Under Sink). Cabinets & (5lb) Type ABC have been provided in Corridors Max Travel 75'-0"

Accessibility:

- **Accessible Routes & Entrances :** All units contain accessible routes & entrances.
- **Fully Accessible Units :**
  - (4) units are designated as fully adapted/accessible move in ready for the mobility impaired as shown on plan with accessible symbol
  - (2) units are designated as fully adapted/accessible move in ready for the mobility and hearing/ vision impaired as shown on plan with accessible symbol.

LIFE SAFETY | BUILDING CODE SUMMARY

This summary is meant to be used in conjunction with the full Code Review Form Prepared by Carmina Wood Morris, DPC.

Code Building #1 (Complex Building #1 ONLY)

Applicable Codes:

1. INTERNATIONAL BUILDING CODE (IBC - 2015)
2. INTERNATIONAL EXISTING BUILDING CODE (IEBC - 2015)
   A. Alteration Level 3, Change of Occupancy, Historic
3. ADA - ICC/ANSI A117.1 - current edition ACCESSIBLE AND USEABLE BUILDINGS AND FACILITIES
4. 504 (UFAS) Uniform Federal Accessibility Standards | 2010 ADA
5. 2000 NFPA LIFE SAFETY CODE (NFPA 101)
6. National Electric Code (NEC) Current Edition

Construction Classification:

Building Type IIIB (Combustible Construction):

• Exterior Wall Construction (Masonry/ Wood - Load Bearing)	2-hour
• Structural Frame (Existing Heavy Timber Beams and Columns, Steel)	0-hour
• Floor Construction (Concrete SOG, Wood Joists)	0-hour
• Roof Construction (Wood - Framing)	0-hour

SM - Type 13 Sprinkler System (Five Stories Above Grade)

Use and Occupancy Classification:

R2 - Residential (Change of Occupancy)

Height and Area Limitations:

Numbers in these tables are reflective of calculations made from Tables 504.3, 504.4, & 506.2, and related modifications:

Allowable Values:		Actual Values:
Max. Building Ht:	75' (with S - sprinker)	Building Ht: 65' (Existing Building 1 Roof) / 95' (Existing Penthouse Roof)
Max. Stories:	5 (with S - sprinkler)	Stories: 5 plus basement & 2 story existing elevator penthouse.
Max. Floor Area:	48,000 (with SM - sprinkler)	Floor Area: 8,306 gsf
Max. Building Area:	144,000	

Summary of Areas -

Basement:	8,306
1st Floor:	8,306
2nd Floor:	8,306
3rd Floor:	8,306
4th Floor:	8,306
5th Floor:	8,306
Elevator Penthouse first:	480
Elevator Penthouse second:	480
Total Building Area: (NIC basement or Penthouse)	41,530 g.s.f.

Occupant Load:

Numbers in these tables are reflective of calculations made from Table1004.1.2, actual occupancy loads will most likely be less. However, the numbers below are used for the code review requirements.
(Residential = 1 occupant per 200 g.s.f.)
(Community Room is an Assembly space for the sole use of the residential tenants (Accessory Space) - Unconcentrated Tables and Chairs = 1 occupant per 15 net s.f.)

Building - 1 (Residential)

• Basement:	27 Accessory / Incidental Occupants
• First Floor:	37 Apartment Occupants
• Second Floor:	37 Apartment Occupants
• Third Floor:	37 Apartment Occupants
• Fourth Floor:	37 Apartment Occupants
• Fifth Floor:	35 Apartment Occupants
	2 Accessory / Incidental Occupants
• Total Occupant Load:	212

Fire Rated Construction:

- **Fire Protection Systems:** The Building is Fully Automatic Sprinklered (Type NPFA13 or 903.3.1.1)
- **Fire Barriers** - Required for Vertical Exit Enclosures and exit passageways.
  - Stairwell enclosures: Connecting more than 4 Stories, 2hr fire barrier required.
  - Shaft enclosures: Connecting more than 4 Stories, 2hr fire barrier required.
  - Incidental use areas: Fully Automtaic Sprinklered Building, 0hr fire barrier required.
  - Separation of Occupancies: 1/2 hr fire barreir required. (Sprinkler reduction from 1 hour taken)
- **Fire Partitions**
  - Corridors: R2 Occupancy - 1/2 hr. - Fully Sprinklered
  - Dwelling Unit Seperation Walls - 1/2hr. Type 13 Sprinkler System
- **Horizontal Assemblies**
  - Floor/Ceiling: 1/2 hr - Type 13 Sprinkler System
- **Opening Protectives -**
  - B-label at 2 hr. walls, C-label at 1 hr. walls, 20 min. doors at 30min Walls.
  - Not required at all Exterior Walls locations due to setback distances.

Means of Egress:

- **Egress Width,** Stairs = 0.2" per Occupant but not less than 44"
- **Egress Width,** Corridors = 0.15" per Occupant but not less than 44"
- **Number of Exits:**
  - FIRST FLOOR: Min. 2 Required, 2 Provided.
  - SECOND FLOOR: Min. 2 Required, 2 Provided
  - THIRD FLOOR: Min. 2 Required, 2 Provided
  - FOURTH FLOOR: Min. 2 Required, 2 Provided
  - FIFTH FLOOR: Min. 2 Required, 2 Provided.
- **Exit Access:**
  - Common Path of Egress Travel: 125' Max. (R-2 sprinklered)
  - Travel Distance for Exit Access: 200' Max. (R Occ. sprinklered)
  - Dead End Corridors: 20' Max. (new/sprinklered)
  - Dead End Corridors: 35' Max (existing buildings)
  - Corridor Width: 44" Min.

Fire Detection/Protection:

- **Smoke & CO Detectors:** Provided Hardwired & Battery Back up.
- **Fire Extinguishers:** One (2.5lb) Type ABC has been provided in each Apartment. (Kitchen - Under Sink). Cabinets & (5lb) Type ABC have been provided in Corridors Max Travel 75'-0"

Accessibility:

- **Accessible Routes & Entrances :** All units contain accessible routes & entrances.
- **Fully Accessible Units :**
  - (2) units are designated as fully adapted/accessible move in ready for the mobility impaired as shown on plan with accessible symbol
  - (1) units are designated as fully adapted/accessible move in ready for the mobility and hearing/ vision impaired as shown on plan with accessible symbol.

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PROFESSIONAL SEAL

REVISIONS:

No.	Description	Date

PROJECT NAME:
Design Development
The Moyer Carriage Lofts
1710 N Salina Street
Syracuse, New York 13208

Issued for Construction:	
Municipality Submission:	05/07/2020
Drawn By:	Author
Checked By:	Checker

DRAWING NAME:
Code Compliance Summary

DRAWING NO.
CC-001

Project No: 20.063

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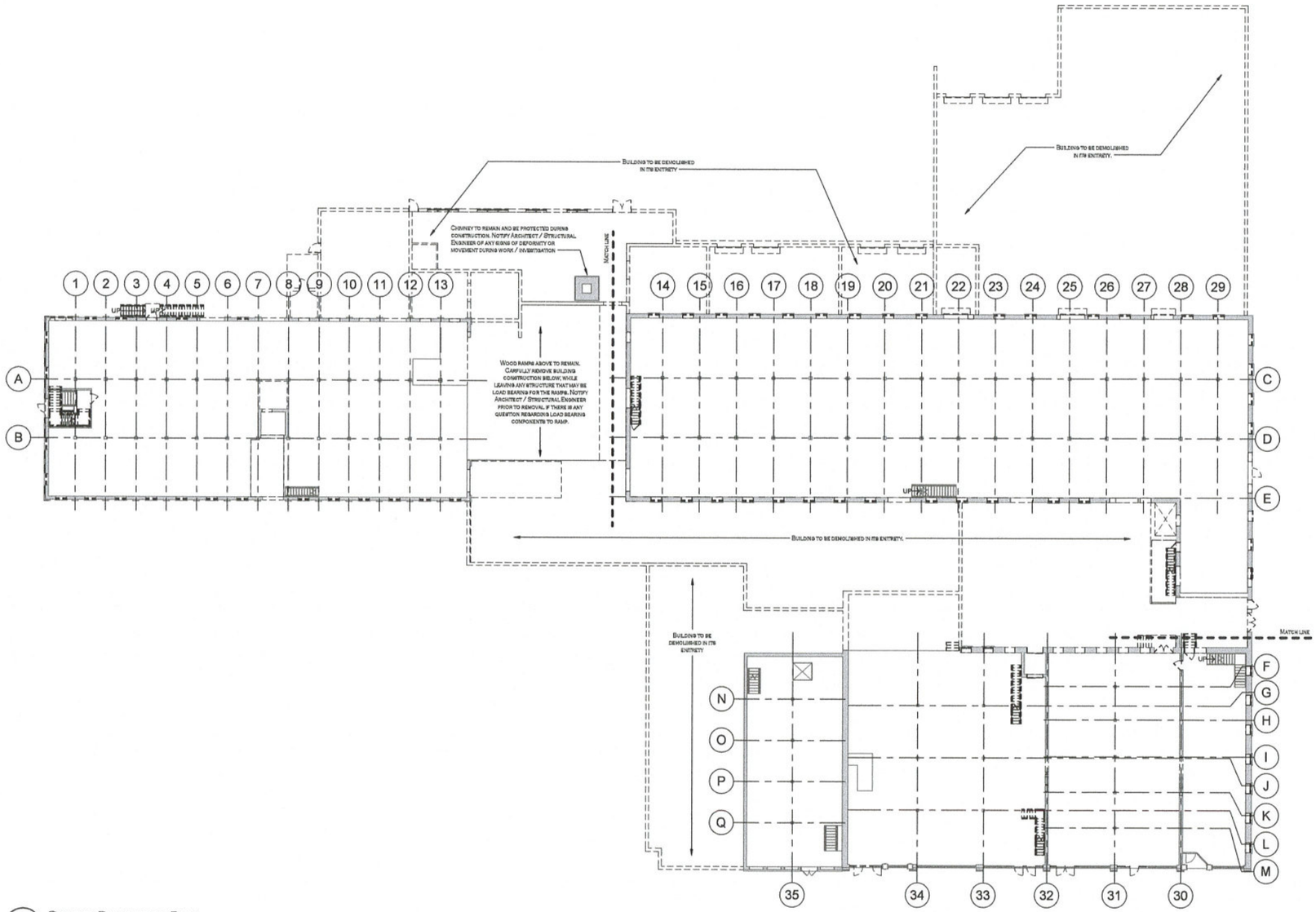


1 DA-10 COMPEX DEMOLITION PLAN
1/16" = 1'-0"

5/6/2020 2:28:24 PM

DEMOLITION PLAN LEGEND

- EXISTING WALL TO BE REMOVED FOLLOW INSTRUCTION FOR REMOVAL AS OUTLINED IN THE DEMOLITION NOTES.
- EXISTING DOOR TO BE REMOVED FOLLOW INSTRUCTION FOR REMOVAL AS OUTLINED IN THE DEMOLITION NOTES.
- EXISTING WINDOW TO BE REMOVED FOLLOW INSTRUCTION FOR REMOVAL AS OUTLINED IN THE DEMOLITION NOTES.
- EXISTING WALL TO REMAIN
- EXISTING DOOR TO REMAIN

GENERAL DEMOLITION NOTES

THESE GENERAL DEMOLITION NOTES APPLY TO ALL DEMOLITION DWGS IN THE SET OF DOCUMENTS:

A. CARE **MUST** BE TAKEN DURING DEMOLITION TO PROTECT ELEMENTS TO REMAIN AND TO EXPOSE THE STRUCTURE. NOTIFY ARCHITECT AND STRUCTURAL ENGINEER OF ANY SUSPECT/UNSAFE CONDITIONS AS THEY ARE DISCOVERED.

B. DO NOT SCALE DWGS. IF THERE IS A DIMENSION THAT IS NOT SHOWN ON THE CONSTRUCTION DOCUMENTS THAT REQUIRES CLARIFICATION, REQUEST THAT CLARIFICATION OF THE ARCHITECT.

C. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD & IN THESE CONSTRUCTION DOCUMENTS & IMMEDIATELY REPORT ANY DISCREPANCIES TO THE ARCHITECT.

D. ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF ALL LOCAL, STATE & FEDERAL CODES. LOCAL, STATE & FEDERAL CODES ARE TO TAKE PRECEDENCE OVER THE DWGS & SPECIFICATIONS. IF DISCREPANCY IS NOTED, INFORM THE ARCHITECT IMMEDIATELY & BEFORE PROCEEDING W/ THE WORK.

E. ALL DIMENSIONS ARE TO FACE OF BAID CONSTRUCTION, UNLESS OTHERWISE NOTED.

F. CONTRACTOR IS TO DISPOSE OF DEMOLITION REFUSE DAILY & ANYTHING THAT CANNOT BE REMOVED DAILY IS TO BE STORED IN AN SECURE AREA ON SITE. THE WORK SITE IS TO BE BROOM CLEANED AT THE END OF EACH DAY.

G. ALL REMOVAL FEES & RELATED DEMOLITION PERMITS ARE THE RESPONSIBILITY OF THE DEMOLITION CONTRACTOR

H. ALL FLOORING FINISHES TO BE REMOVED TO BUS FLOOR UNLESS OTHER WISE NOTED.

I. THE DEMOLITION CONTRACTOR SHALL MAKE EVERY EFFORT TO PROTECT EXISTING ITEMS TO REMAIN DURING DEMOLITION; ANY DAMAGE CAUSED TO ITEMS THAT ARE TO REMAIN SHALL BE REPAIRED TO THE ORIGINAL CONDITION OR BETTER AT NO ADDITIONAL COST TO OWNER.

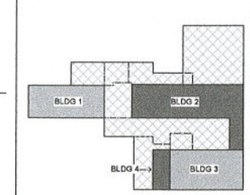
J. THE ENTIRE BUILDING IS TO BE CLEANED OF ALL REFUSE/DEBRIS INCLUDING THE PROPER REMOVAL OF DEAD BIRDS, MOSS, & AVIAN DROPPINGS. COORDINATE W/ ASBESTOS ABATEMENT SURVEY & ASSOCIATED DWGS.

K. FOLLOWING DEMOLITION, REMAINING EXPOSED WALLS, CEILINGS, FLOORS, & COLUMNS SHALL BE PATCHED TO MATCH EXISTING ADJACENT SURFACES.

L. IN PLAN AREAS OF DEMOLITION, ALL EXISTING LIGHTING, PLUMBING, SPRINKLERS, RADIATORS, DUCTWORK, AND ASSOCIATED WIRING, PIPING, ETC. TO BE REMOVED BACK TO MAIN CONNECTION POINTS.

M. IN PLAN AREAS OF DEMOLITION, ALL EXISTING FOUNDATIONS SHALL ALSO BE REMOVED WHERE STRUCTURE IS BEING REMOVED. IN AREAS OF NEW CONSTRUCTION THE FOUNDATIONS SHALL BE REMOVED ENTIRELY TO PROVIDE AREA FOR NEW CONSTRUCTION, ANY INCIDENTAL AREAS OUTSIDE OF CONSTRUCTION AREA SHALL BE REMOVED DOWN TO 2'-0" BELOW GRADE.

N. NON-CONTRIBUTING BUILDINGS TO BE REMOVED SHALL BE DEMOLISHED IN THIER ENTIRETY, INCLUDING FOUNDATIONS. WHERE NEW CONSTRUCTION IS PROPOSED, DOWN TO 5'-0" BELOW GRADE. WHERE OPEN SPACE IS PROPOSED, COORDINATE WITH CIVIL AND ARCHITECTURE DRAWINGS.



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No.	Description	Date

PROJECT NAME:
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The Moyer Carriage Lofts
1710 N Salina Street
Syracuse, New York 13208

Issued for Construction:
Municipality Submission: 05/07/2020
Drawn By: Author
Checked By: Checker

DRAWING NAME:
Complex Demolition Plan

DRAWING NO.
DA-10

Project No: 20.063

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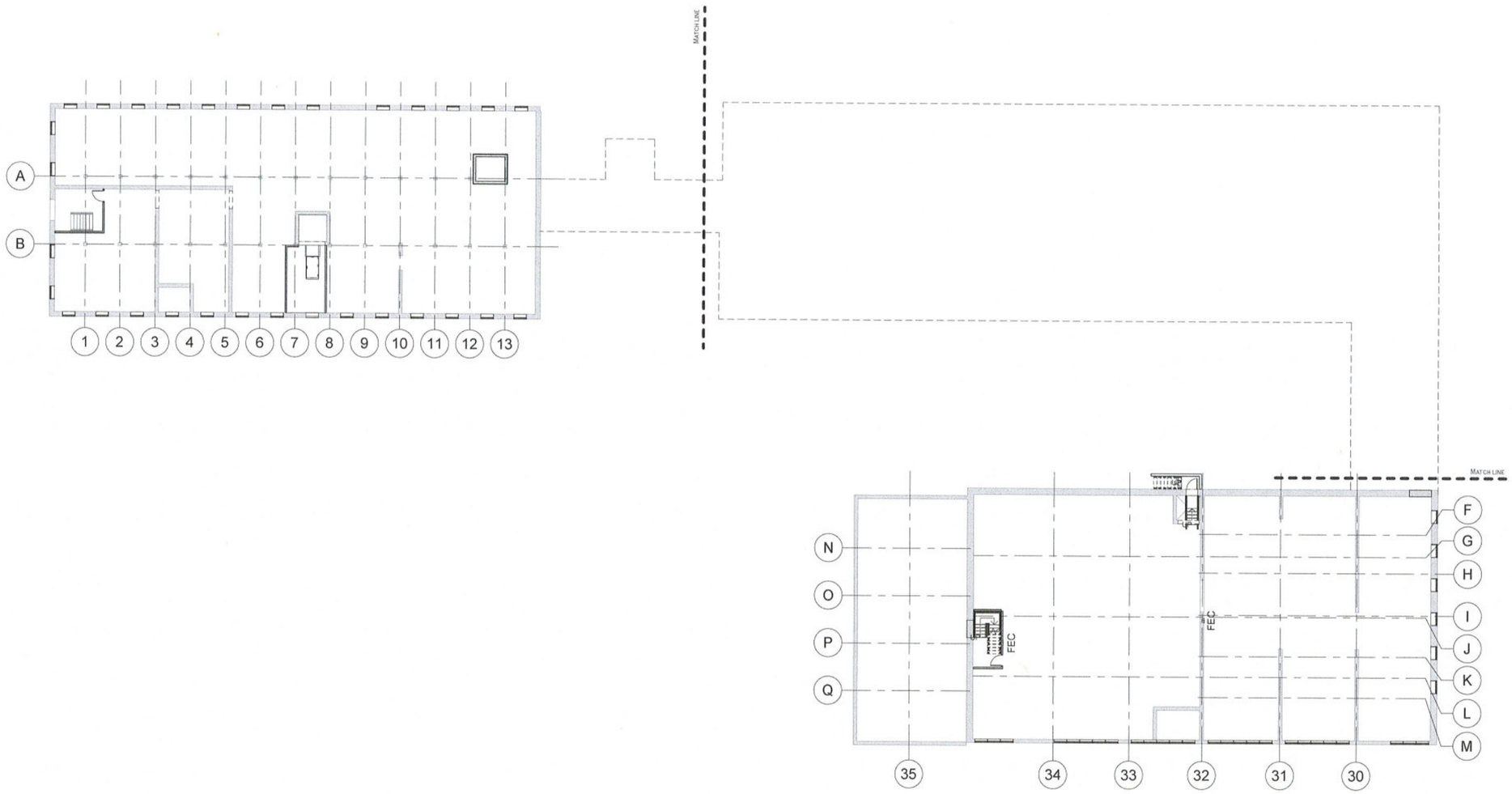
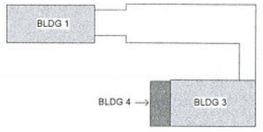


1 / A-10 BASMENT LEVEL
1/16" = 1'-0"



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PROJECT NAME:
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The Moyer Carriage Lofts
1710 N Salina Street
Syracuse, New York 13208

Issued for Construction:
Municipality Submission: 05/07/2020
Drawn By: Author
Checked By: Checker

DRAWING NAME:
Basement Complex Plan

DRAWING NO.
A-10

Project No: 20.063

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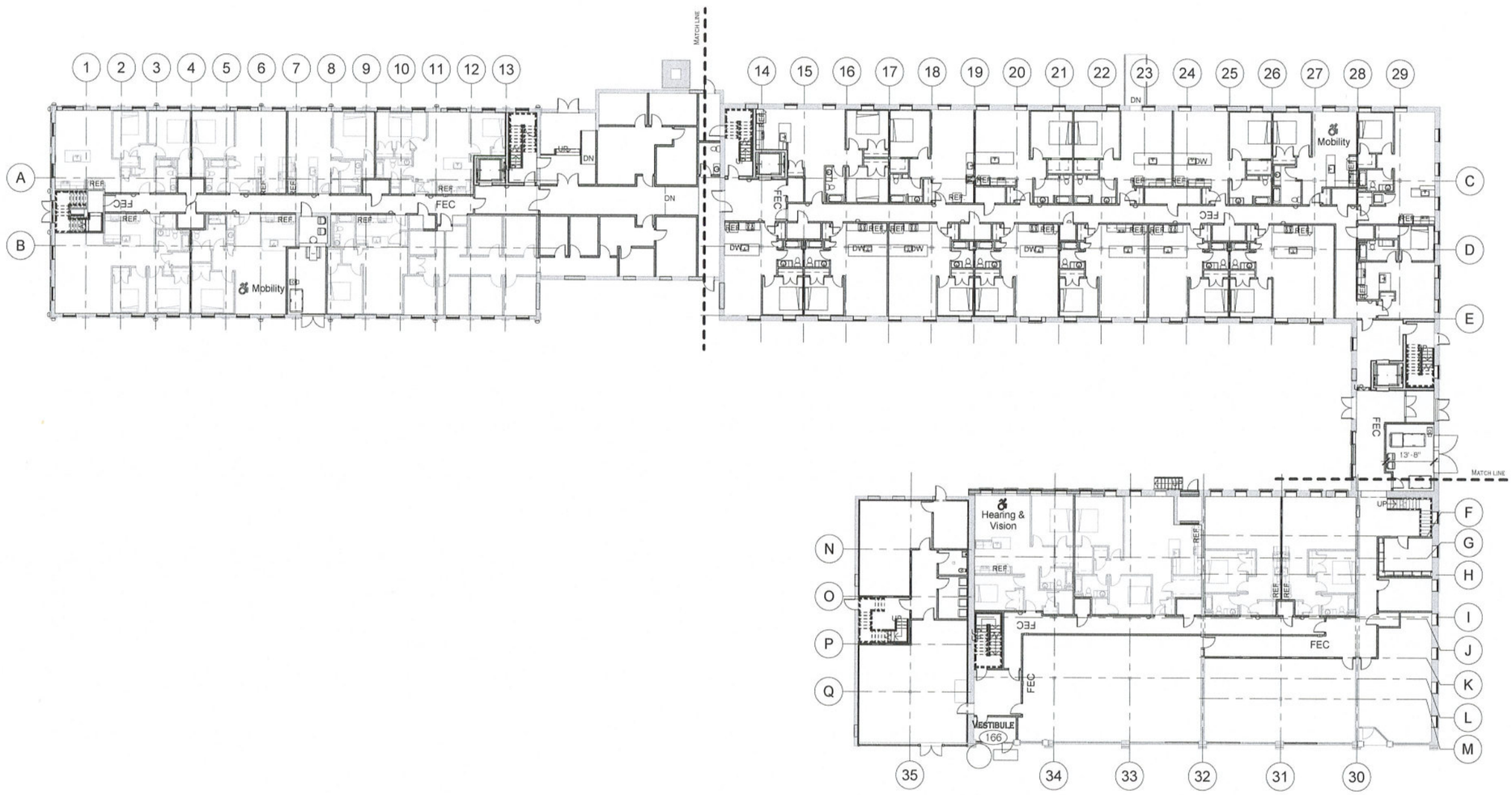
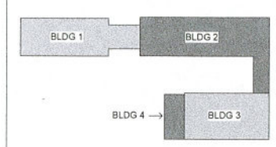


1 / A-11 LEVEL 1 COMPEX PLAN

1/16" = 1'-0"

COMPLEX UNIT COUNTS

LEVEL 1	
ONE BEDROOM	20
TWO BEDROOM	6
LEVEL 2	
ONE BEDROOM	26
TWO BEDROOM	11
LEVEL 3	
ONE BEDROOM	26
TWO BEDROOM	9
LEVEL 4	
ONE BEDROOM	17
TWO BEDROOM	6
LEVEL 5	
ONE BEDROOM	1
TWO BEDROOM	6
GRAND TOTALS	
ONE BEDROOM	**90**
TWO BEDROOM	**38**
TOTAL NUMBER OF UNITS	**128 UNITS**



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1710 N Salina Street
Syracuse, New York 13208

Issued for Construction:
Municipality Submission: 05/07/2020
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DRAWING NAME:
Level 1 Complex Plan

DRAWING NO.
A-11

Project No: 20.063

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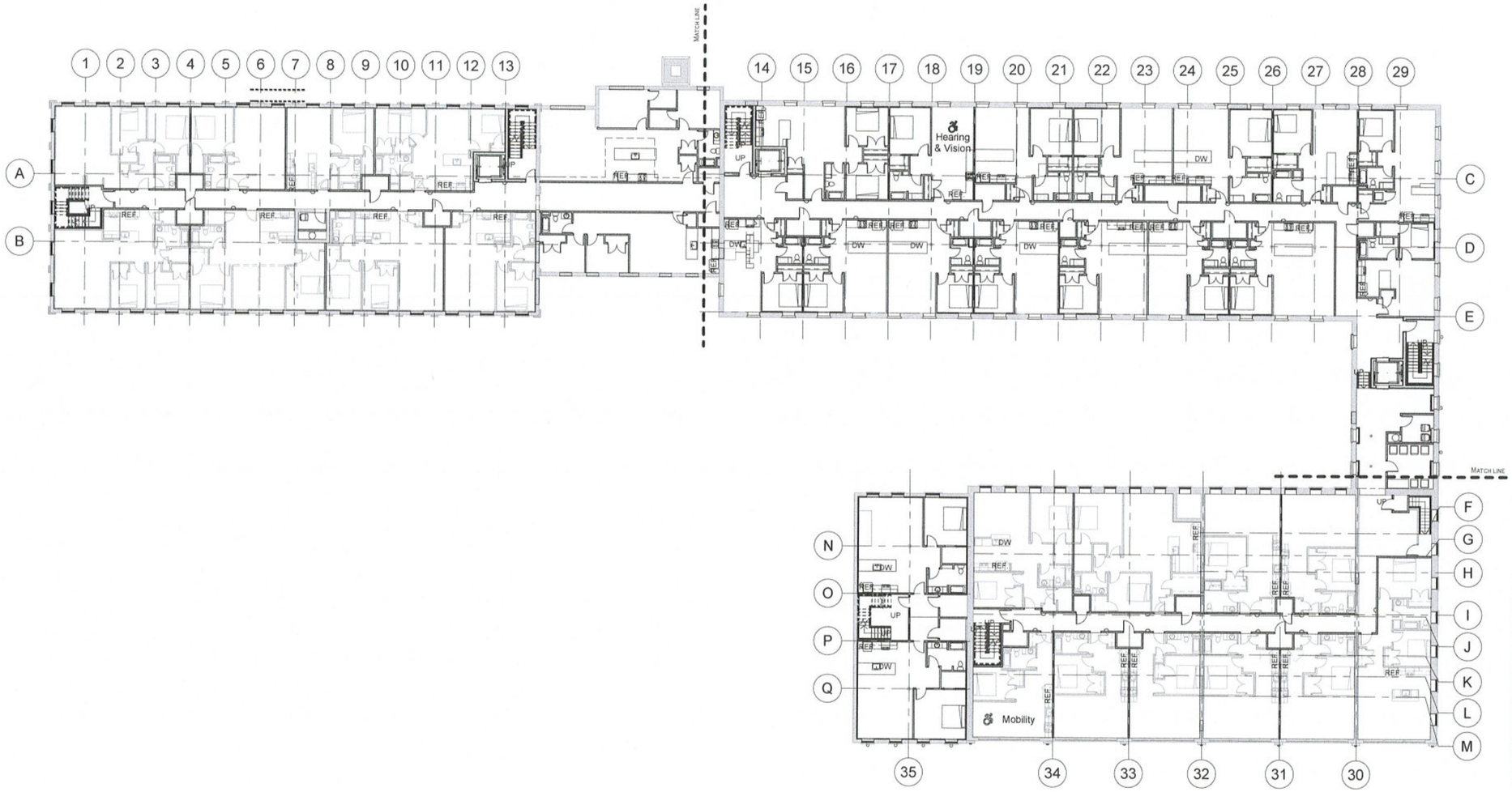
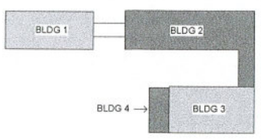


1 A-12 LEVEL 2 COMPLEX PLAN

1/16" = 1'-0"

COMPLEX UNIT COUNTS

LEVEL 1	
ONE BEDROOM	20
TWO BEDROOM	6
LEVEL 2	
ONE BEDROOM	26
TWO BEDROOM	11
LEVEL 3	
ONE BEDROOM	26
TWO BEDROOM	9
LEVEL 4	
ONE BEDROOM	17
TWO BEDROOM	6
LEVEL 5	
ONE BEDROOM	1
TWO BEDROOM	6
GRAND TOTALS	
ONE BEDROOM	**90**
TWO BEDROOM	**38**
TOTAL NUMBER OF UNITS	**128 UNITS**



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The Moyer Carriage Lofts
1710 N Salina Street
Syracuse, New York 13208

Issued for Construction:	
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DRAWING NAME:
Level 2 Complex Plan

DRAWING NO.
A-12

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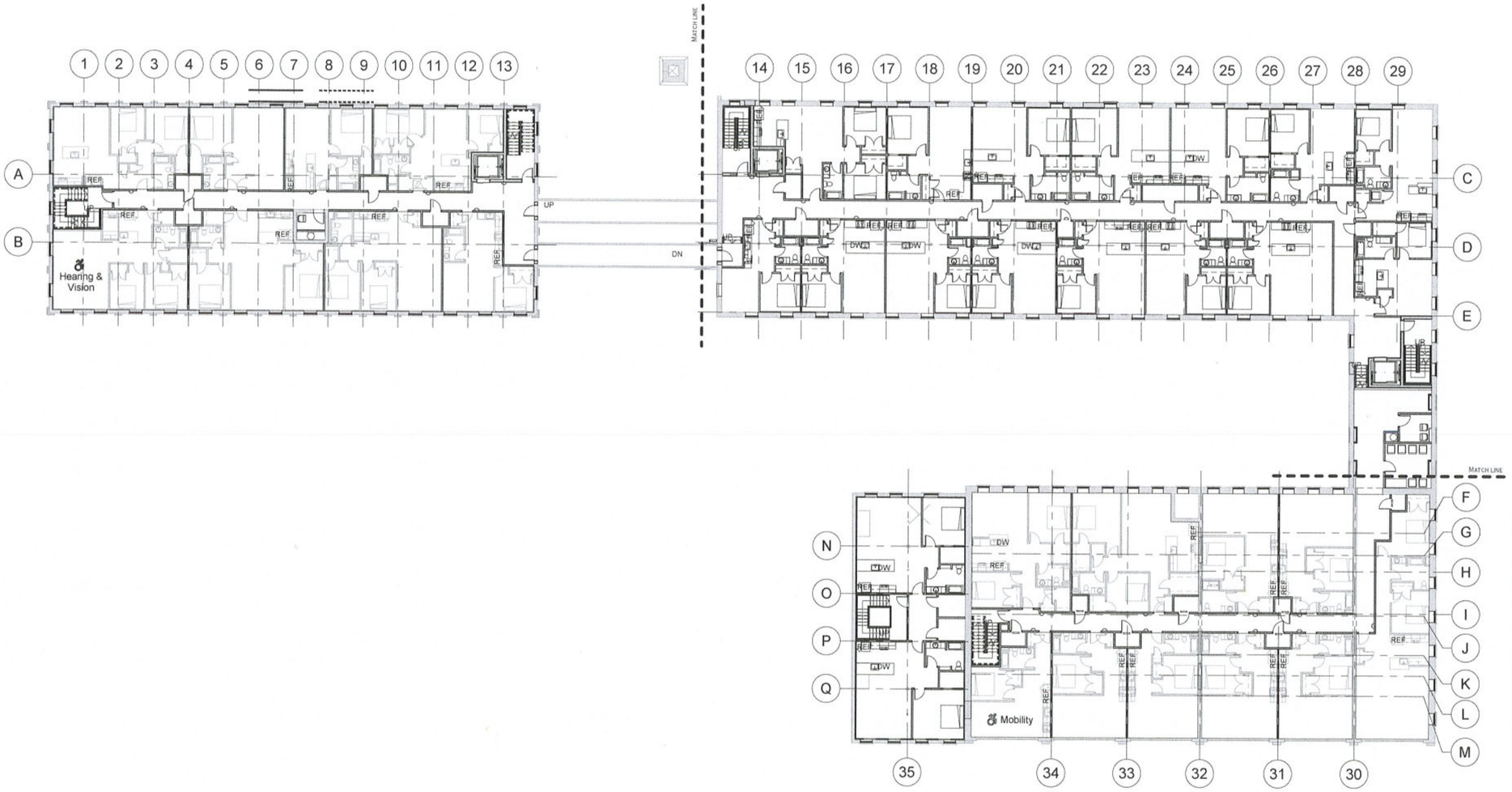
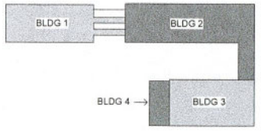


1 A-13 LEVEL 3 COMPLEX PLAN
1/16" = 1'-0"

COMPLEX UNIT COUNTS

LEVEL 1	
ONE BEDROOM	20
TWO BEDROOM	6
LEVEL 2	
ONE BEDROOM	26
TWO BEDROOM	11
LEVEL 3	
ONE BEDROOM	26
TWO BEDROOM	9
LEVEL 4	
ONE BEDROOM	17
TWO BEDROOM	6
LEVEL 5	
ONE BEDROOM	1
TWO BEDROOM	6
GRAND TOTALS	
ONE BEDROOM	90
TWO BEDROOM	38
TOTAL NUMBER OF UNITS	128 UNITS



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REVISIONS:

No.	Description	Date

PROJECT NAME:
Design Development
The Moyer Carriage Lofts
1710 N Salina Street
Syracuse, New York 13208

Issued for Construction:
Municipality Submission: 05/07/2020
Drawn By: Author
Checked By: Checker

DRAWING NAME:
Level 3 Complex Plan

DRAWING NO.
A-13

Project No: 20.063

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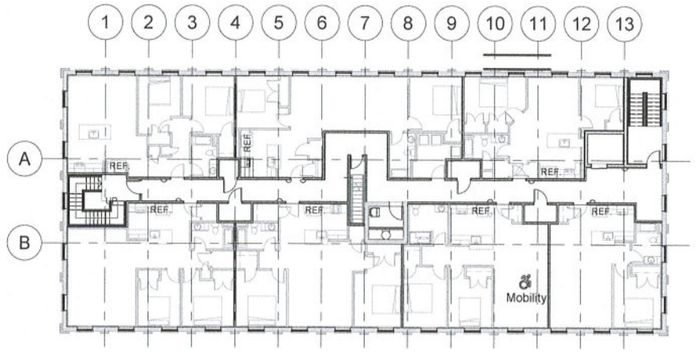
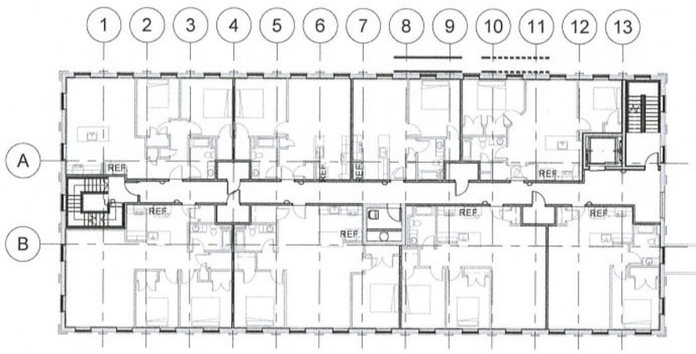
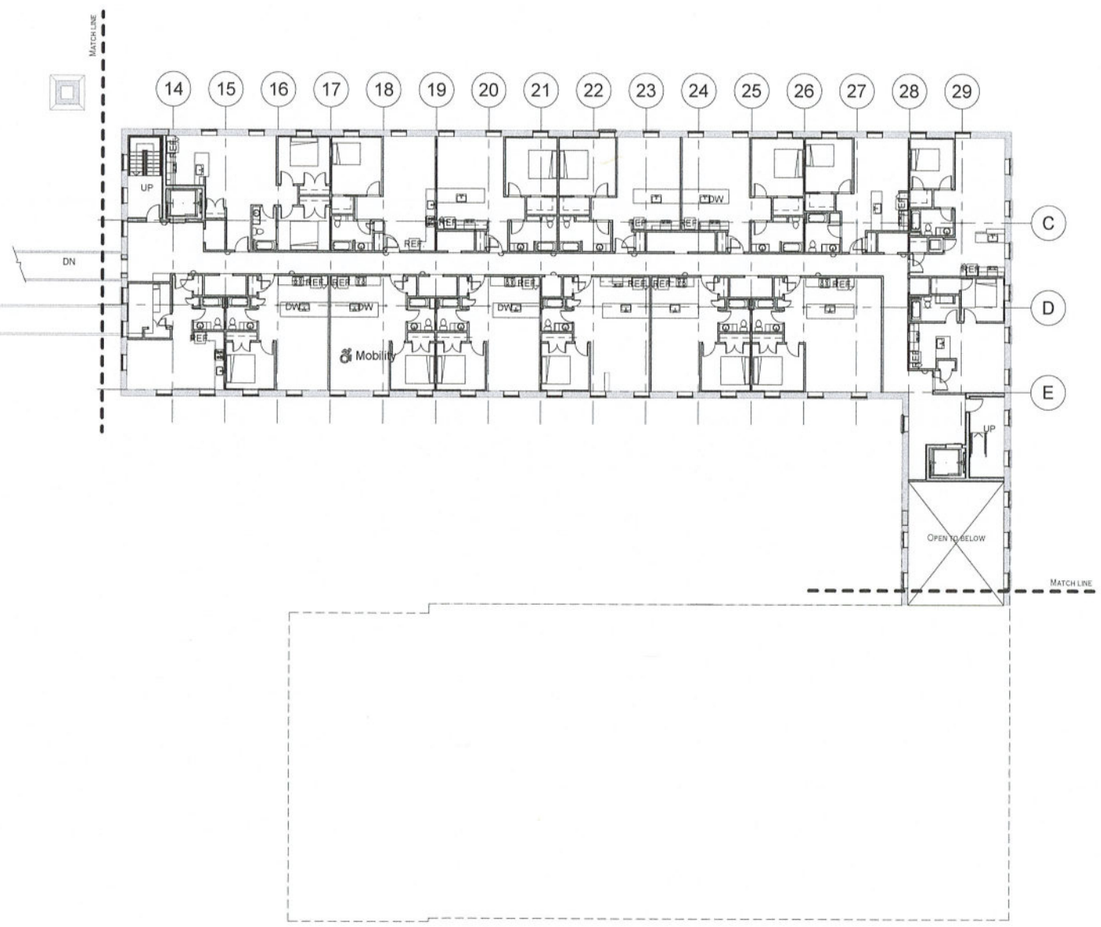


1 / A-14 LEVEL 5 COMPLEX PLAN
1/16" = 1'-0"

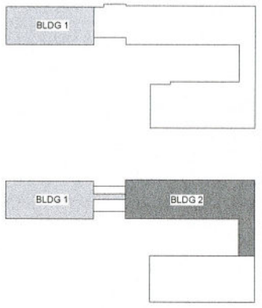




2 / A-14 LEVEL 4 COMPLEX PLAN
1/16" = 1'-0"

COMPLEX UNIT COUNTS

LEVEL 1	
ONE BEDROOM	20
TWO BEDROOM	6
LEVEL 2	
ONE BEDROOM	26
TWO BEDROOM	11
LEVEL 3	
ONE BEDROOM	26
TWO BEDROOM	9
LEVEL 4	
ONE BEDROOM	17
TWO BEDROOM	6
LEVEL 5	
ONE BEDROOM	1
TWO BEDROOM	6
GRAND TOTALS	
ONE BEDROOM	**90**
TWO BEDROOM	**38**
TOTAL NUMBER OF UNITS	**128 UNITS**



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REVISIONS:

No.	Description	Date

PROJECT NAME:
Design Development
The Moyer Carriage Lofts
1710 N Salina Street
Syracuse, New York 13208

Issued for Construction:	
Municipality Submission:	05/07/2020
Drawn By:	Author
Checked By:	Checker

DRAWING NAME:
Level 4 & 5
Complex Plans

DRAWING NO.
A-14

Project No: 20.063

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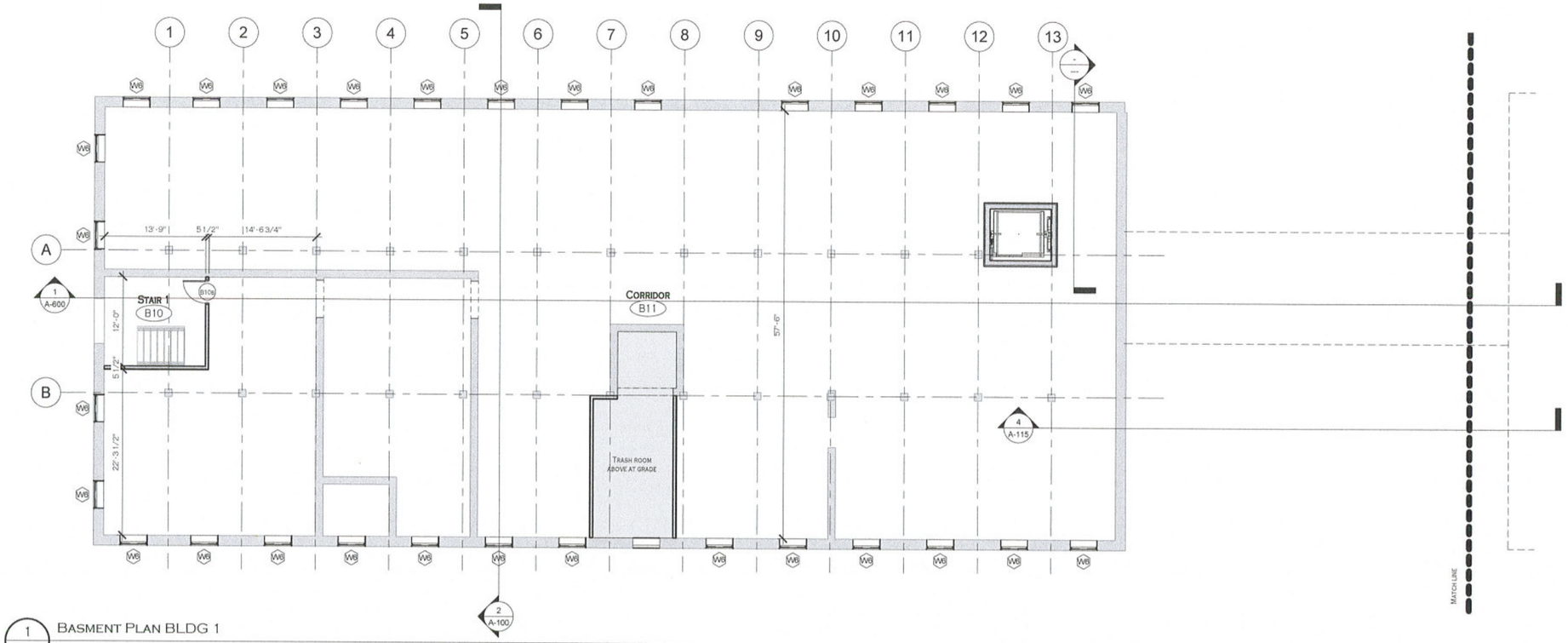
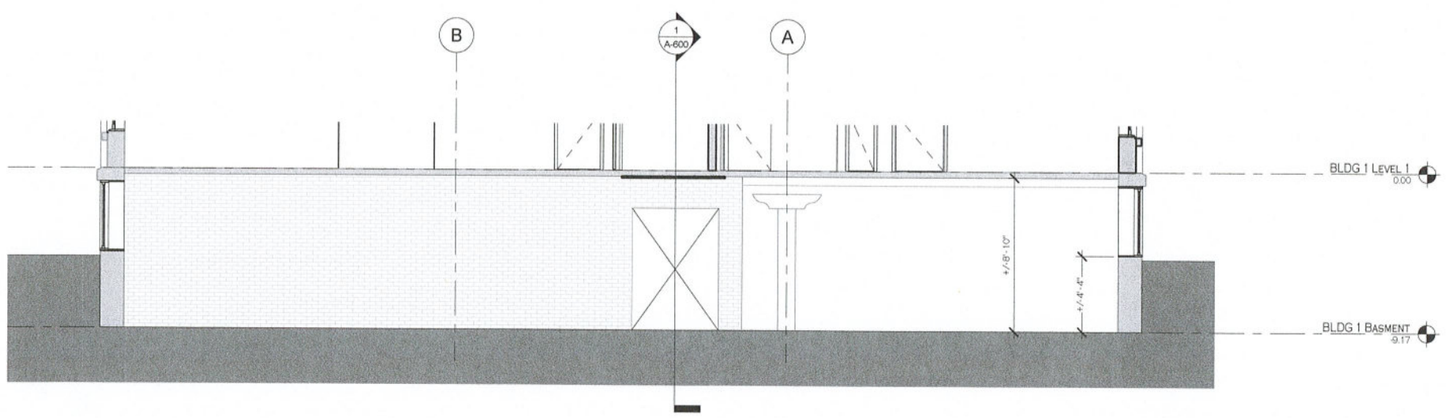


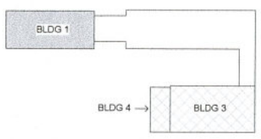
1 A-100 BASMENT PLAN BLDG 1
1/8" = 1'-0"



2 A-100 BUILDING #1 BASEMENT SECTION
1/4" = 1'-0"

COMPLEX UNIT COUNTS

LEVEL 1		
	ONE BEDROOM	20
	TWO BEDROOM	6
LEVEL 2		
	ONE BEDROOM	26
	TWO BEDROOM	11
LEVEL 3		
	ONE BEDROOM	26
	TWO BEDROOM	9
LEVEL 4		
	ONE BEDROOM	17
	TWO BEDROOM	6
LEVEL 5		
	ONE BEDROOM	1
	TWO BEDROOM	6
GRAND TOTALS		
	ONE BEDROOM	90
	TWO BEDROOM	38
TOTAL NUMBER OF UNITS		128 UNITS



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PROFESSIONAL SEAL

REVISIONS:

No.	Description	Date

PROJECT NAME:
Design Development
The Moyer Carriage Lofts
1710 N Salina Street
Syracuse, New York 13208

Issued for Construction:
Municipality Submission: 05/07/2020
Drawn By: Author
Checked By: Checker

DRAWING NAME:
Basment Plan
BLDG 1

DRAWING NO.
A-100

Project No: 20.063

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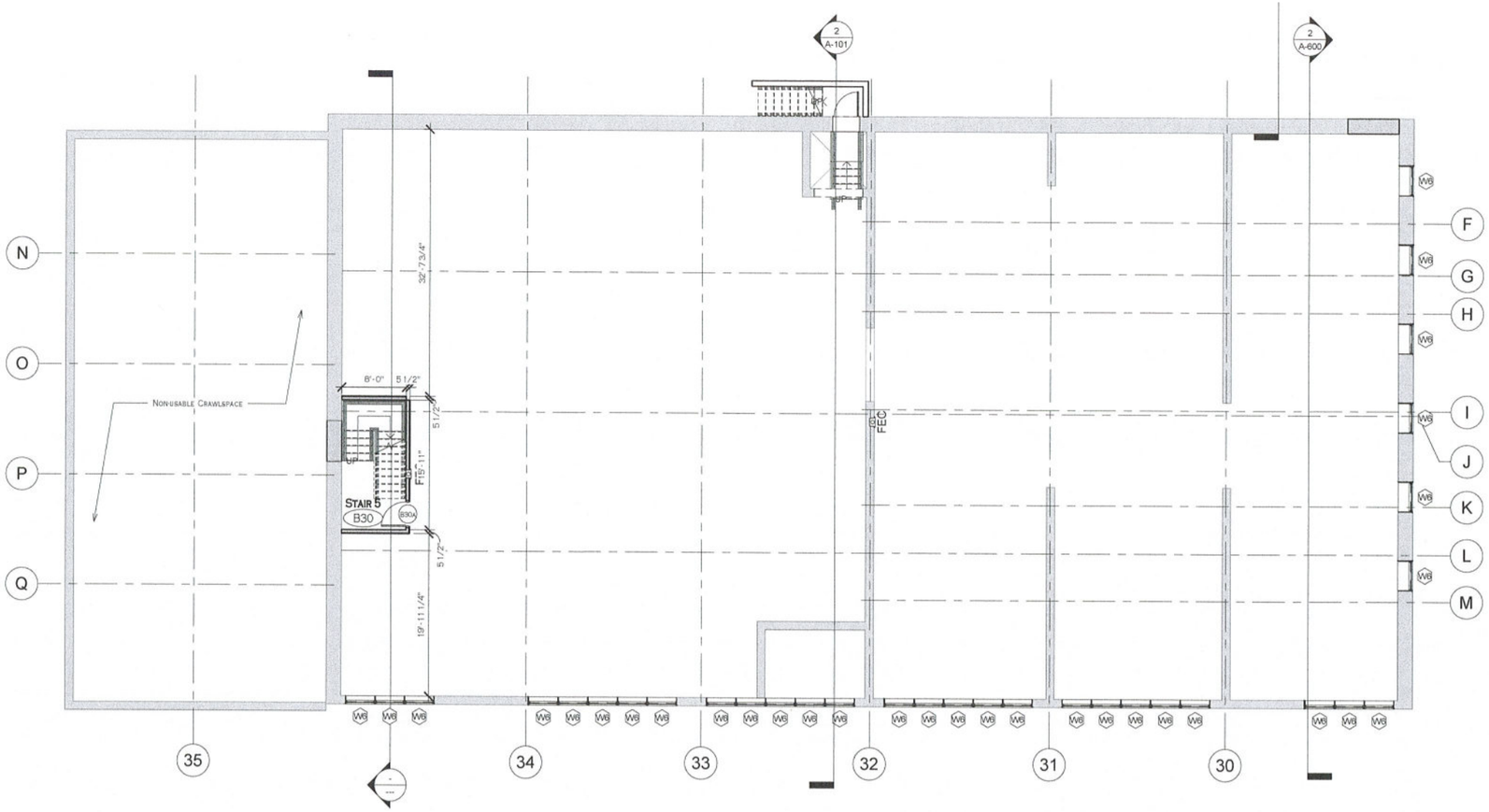
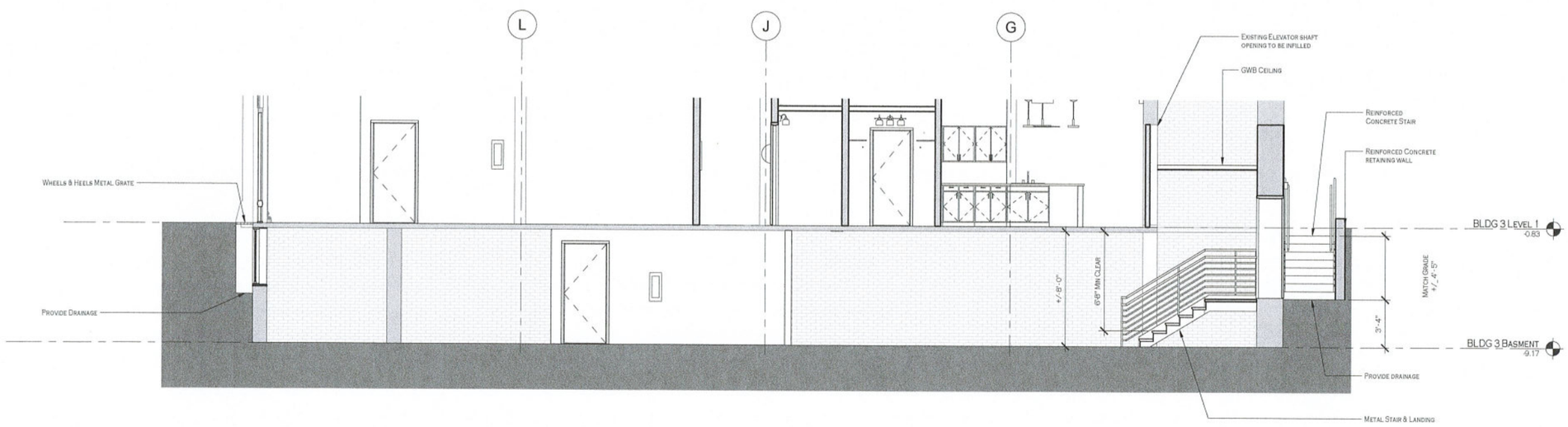


1 A-101 Basment Plan BLDG 3 & 4

1/8" = 1'-0"

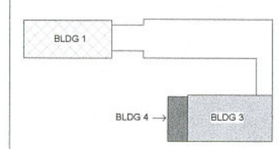


2 A-101 Building 3 Basment Section

1/4" = 1'-0"

Complex Unit Counts

Level 1	
One Bedroom	20
Two Bedroom	6
Level 2	
One Bedroom	26
Two Bedroom	11
Level 3	
One Bedroom	26
Two Bedroom	9
Level 4	
One Bedroom	17
Two Bedroom	6
Level 5	
One Bedroom	1
Two Bedroom	6
Grand Totals	
One Bedroom	**90**
Two Bedroom	**38**
Total Number of Units	**128 units**



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No.	Description	Date

PROJECT NAME:

Design Development
The Moyer Carriage Lofts
1710 N Salina Street
Syracuse, New York 13208

Issued for Construction:	
Municipality Submission:	05/07/2020
Drawn By:	Author
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DRAWING NAME:

Basment Plan
BLDG 3 & 4

DRAWING NO.

A-101

Project No: 20.063

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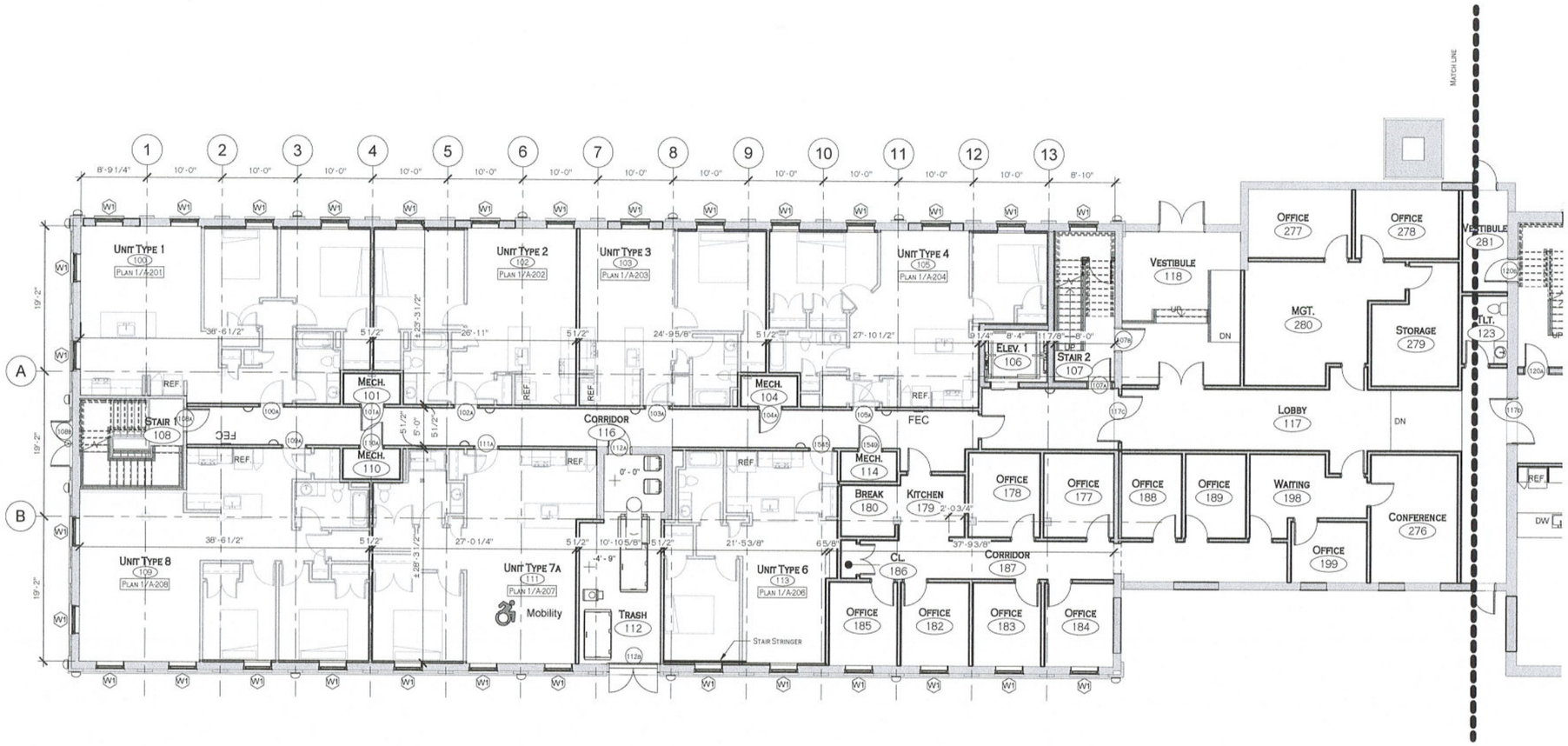


1 / A-102 LEVEL 1 PLAN BLDG 1

1/8" = 1'-0"

Complex Unit Counts

Level 1	
One Bedroom	20
Two Bedroom	6
Level 2	
One Bedroom	26
Two Bedroom	11
Level 3	
One Bedroom	26
Two Bedroom	9
Level 4	
One Bedroom	17
Two Bedroom	6
Level 5	
One Bedroom	1
Two Bedroom	6
Grand Totals	
One Bedroom	**90**
Two Bedroom	**38**
Total Number of Units	**128 units**

Exterior Wall Furring

In order to provide the affordable utilities to the residence in compliance with the utility subsidy, the exterior walls within all residential units except for ten (10) will be furred using wall type "0B" to provide thermal comfort and protection against air infiltration.

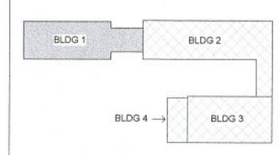
The ten (10) units that will not have furred exterior walls are being left exposed to maintain and express the historic integrity of the trim and plaster detailing.

The non-furred units are all within building 3 and as follows: Units XXX, XXX, XXX, XXX, XXX, XXX, XXX, XXX, XXX, XXX, XXX & XXX.

Furred walls that occur exposed brick walls will have a drywall return "picture frame" 4" around existing masonry opening to expose the original materials/condition.

All public corridors, common spaces, and commercial spaces, not subject to the utility subsidy will remain non-furred with exposed brick/plaster.

See A001 for partition types and notes.
Refer to HF-100s for trim directions.



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REVISIONS:

No.	Description	Date

PROJECT NAME:
Design Development
The Moyer Carriage Lofts
1710 N Salina Street
Syracuse, New York 13208

Issued for Construction:
Municipality Submission: 05/07/2020
Drawn By: Author
Checked By: Checker

DRAWING NAME:
Level 1 Plan
BLDG 1

DRAWING NO.
A-102

Project No: 20.063

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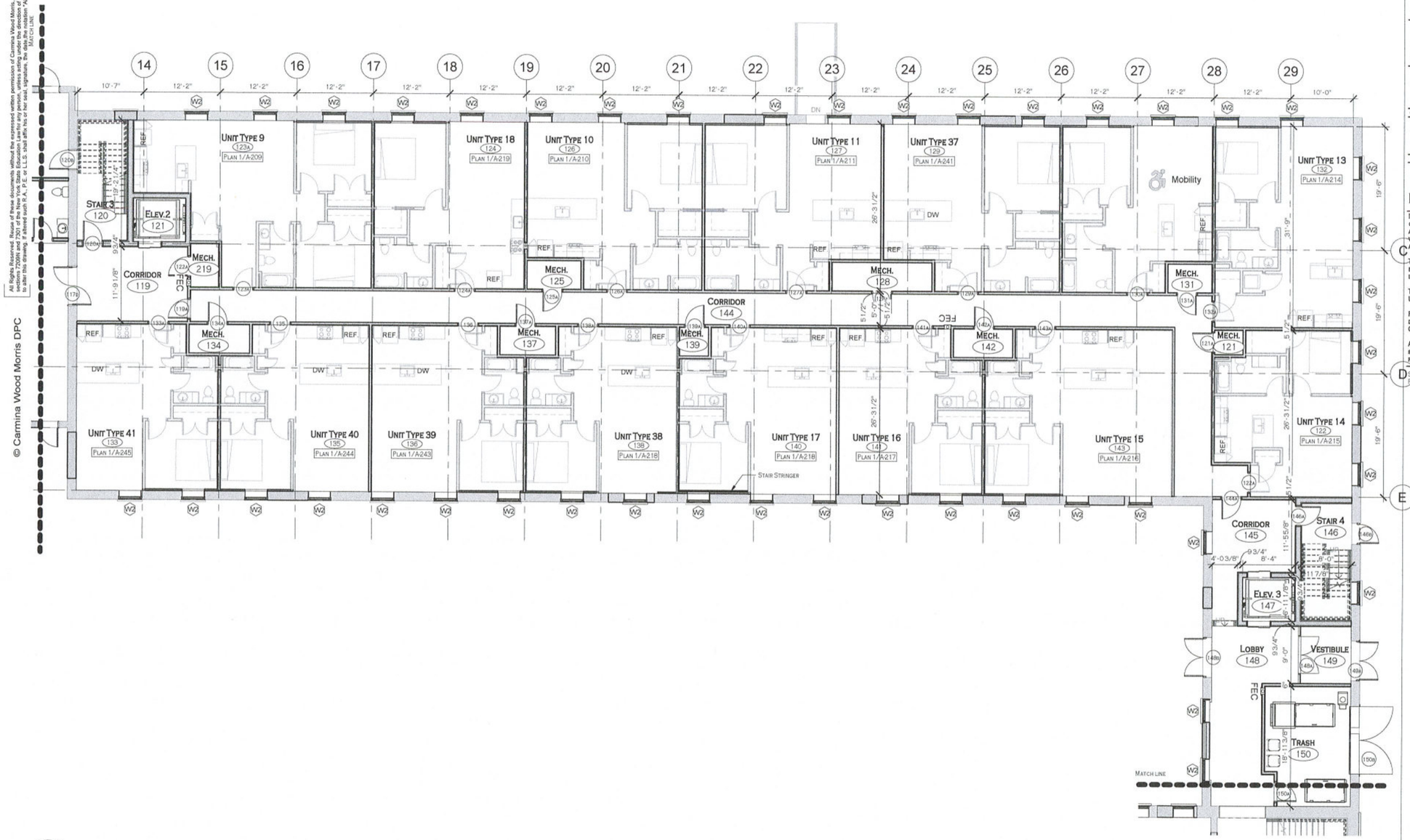
MATCH LINE



1 A-103 LEVEL 1 PLAN BLDG 2
1/8" = 1'-0"

COMPLEX UNIT COUNTS

LEVEL 1		
	ONE BEDROOM	20
	TWO BEDROOM	6
LEVEL 2		
	ONE BEDROOM	26
	TWO BEDROOM	11
LEVEL 3		
	ONE BEDROOM	26
	TWO BEDROOM	9
LEVEL 4		
	ONE BEDROOM	17
	TWO BEDROOM	6
LEVEL 5		
	ONE BEDROOM	1
	TWO BEDROOM	6
GRAND TOTALS		
	ONE BEDROOM	90
	TWO BEDROOM	38
TOTAL NUMBER OF UNITS		128 UNITS

EXTERIOR WALL FURRING

IN ORDER TO PROVIDE THE AFFORDABLE UTILITIES TO THE RESIDENCE IN COMPLIANCE WITH THE UTILITY SUBSIDY, THE EXTERIOR WALLS WITHIN ALL RESIDENTIAL UNITS EXCEPT FOR TEN (10) WILL BE FURRED USING WALL TYPE "OB" TO PROVIDE THERMAL COMFORT AND PROTECTION AGAINST AIR INFILTRATION.

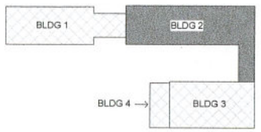
THE TEN (10) UNITS THAT WILL NOT HAVE FURRED EXTERIOR WALLS ARE BEING LEFT EXPOSED TO MAINTAIN AND EXPRESS THE HISTORIC INTEGRITY OF THE TRIM AND PLASTER DETAILING.

THE NON-FURRED UNITS ARE ALL WITHIN BUILDING 3 AND AS FOLLOWS: UNITS XXX, XXX, XXX, XXX, XXX, XXX, XXX, XXX, XXX, & XXX.

FURRED WALLS THAT OCCUR EXPOSED BRICK WALLS WILL HAVE A DRYWALL RETURN "PICTURE FRAME" 4" AROUND EXISTING MASONRY OPENING TO EXPOSE THE ORIGINAL MATERIALS/CONDITION.

ALL PUBLIC CORRIDORS, COMMON SPACES, AND COMMERCIAL SPACES, NIT SUBJECT TO THE UTILITY SUBSIDY WILL REMAIN NON-FURRED WITH EXPOSED BRICK/PLASTER.

SEE A-001 FOR PARTITION TYPES AND NOTES.
REFER TO HF-100s FOR TRIM DIRECTIONS.



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No.	Description	Date

PROJECT NAME:
Design Development
The Moyer Carriage Lofts
1710 N Salina Street
Syracuse, New York 13208

Issued for Construction:
Municipality Submission: 05/07/2020
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DRAWING NAME:
Level 1 Plan
BLDG 2

DRAWING NO.
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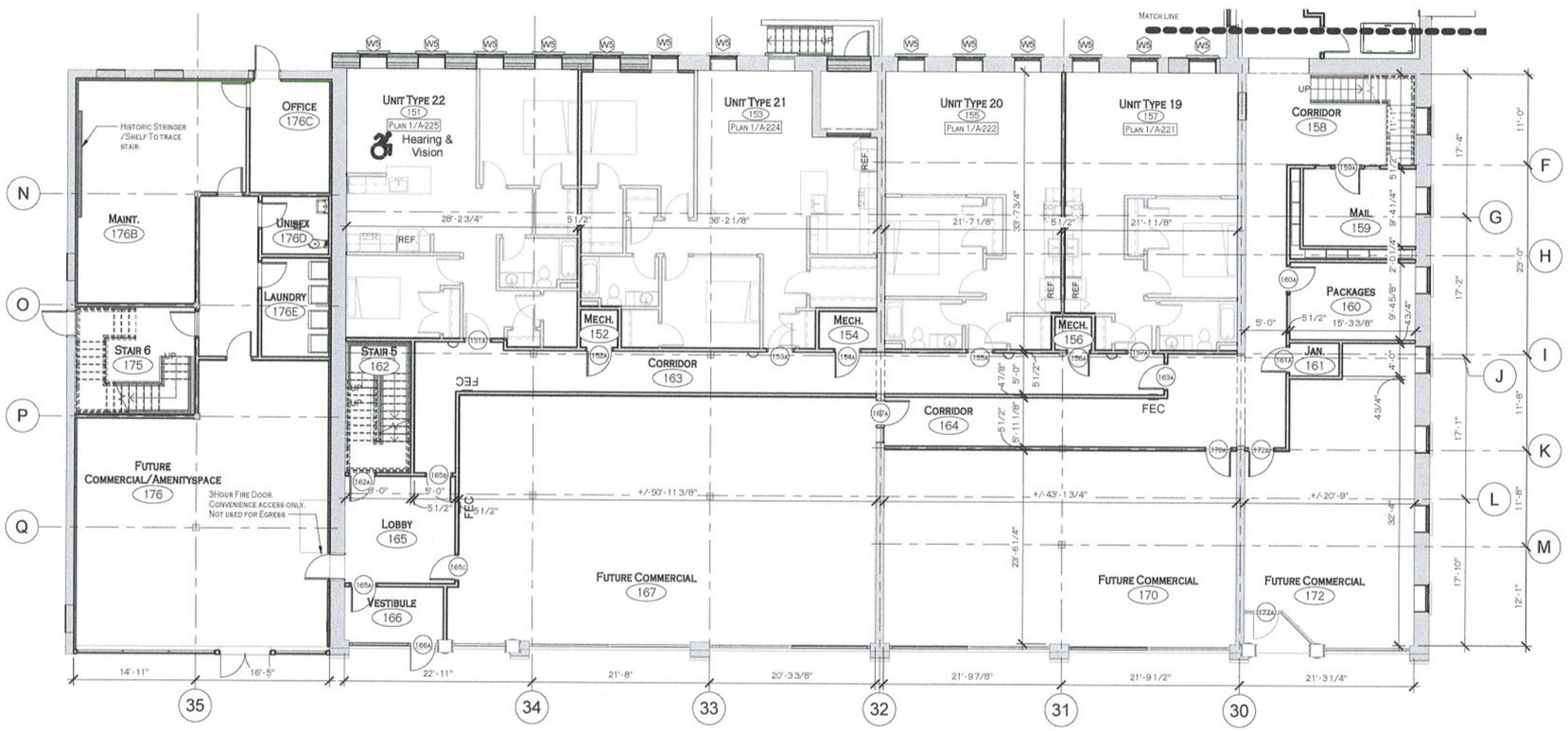

1 A-104 LEVEL 1 PLAN BLDG 3 & 4

1/8" = 1'-0"

Complex Unit Counts

Level 1	
One Bedroom	20
Two Bedroom	6
Level 2	
One Bedroom	26
Two Bedroom	11
Level 3	
One Bedroom	26
Two Bedroom	9
Level 4	
One Bedroom	17
Two Bedroom	6
Level 5	
One Bedroom	1
Two Bedroom	6
Grand Totals	
One Bedroom	**90**
Two Bedroom	**38**
Total Number of Units	**128 units**

Exterior Wall Furring

In order to provide the affordable utilities to the residence in compliance with the utility subsidy, the exterior walls within all residential units except for ten (10) will be furred using wall type "C5" to provide thermal comfort and protection against air infiltration.

The ten (10) units that will not have furred exterior walls are being left exposed to maintain and express the historic integrity of the trim and plaster detailing.

The non-furred units are all within building 3 and as follows: Units XXX, XXX, XXX, XXX, XXX, XXX, XXX, XXX, XXX, XXX & XXX.

Furred walls that occur exposed brick walls will have a drywall return "picture frame" 4" around existing masonry opening to expose the original materials/condition.

All public corridors, common spaces, and commercial spaces, nit subject to the utility subsidy will remain non-furred with exposed brick/plaster.

See A-001 for partition types and notes.
Refer to HF-100s for trim directions.

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Syracuse, New York 13208

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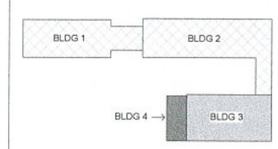
Municipality Submission:	05/07/2020
Drawn By:	Author
Checked By:	Checker

DRAWING NAME:
Level 1 Plan
BLDG 3 & 4



DRAWING NO.
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Project No: 20.063

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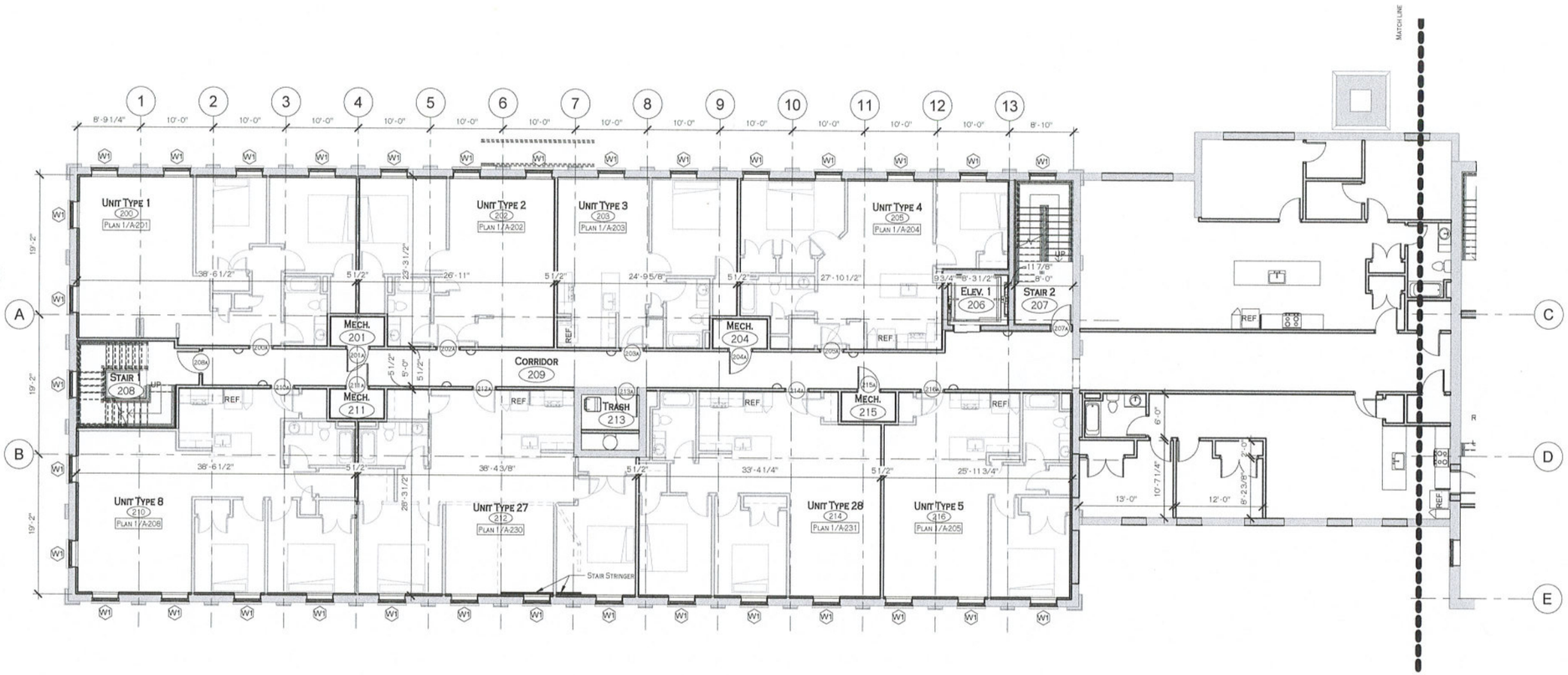


1 A-105 LEVEL 2 PLAN BLDG 1

1/8" = 1'-0"

Complex Unit Counts

Level 1	
One Bedroom	20
Two Bedroom	6
Level 2	
One Bedroom	26
Two Bedroom	11
Level 3	
One Bedroom	26
Two Bedroom	9
Level 4	
One Bedroom	17
Two Bedroom	6
Level 5	
One Bedroom	1
Two Bedroom	6
Grand Totals	
One Bedroom	**90**
Two Bedroom	**38**
Total Number of Units	**128 units**

Exterior Wall Furring

In order to provide the affordable utilities to the residence in compliance with the utility subsidy, the exterior walls within all residential units except for ten (10) will be furred using wall type "0B" to provide thermal comfort and protection against air infiltration.

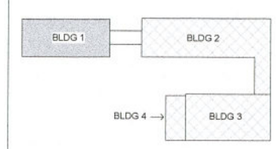
The ten (10) units that will not have furred exterior walls are being left exposed to maintain and express the historic integrity of the trim and plaster detailing.

The non-furred units are all within building 3 and as follows: Units xxx, xxx, xxx, xxx, xxx, xxx, xxx, xxx, xxx, xxx, xxx, & xxx.

Furred walls that occur exposed brick walls will have a drywall return "Picture frame" 4" around existing masonry opening to expose the original materials/condition.

All public corridors, common spaces, and commercial spaces, nit subject to the utility subsidy will remain non-furred with exposed brick/plaster.

See A-001 for partition types and notes.
Refer to HF-100s for trim directions.



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Design Development
The Moyer Carriage Lofts
1710 N Salina Street
Syracuse, New York 13208

Issued for Construction:	
Municipality Submission:	05/07/2020
Drawn By:	Author
Checked By:	Checker

DRAWING NAME:
Level 2 Plan
BLDG 1

DRAWING NO.
A-105

Project No: 20.063

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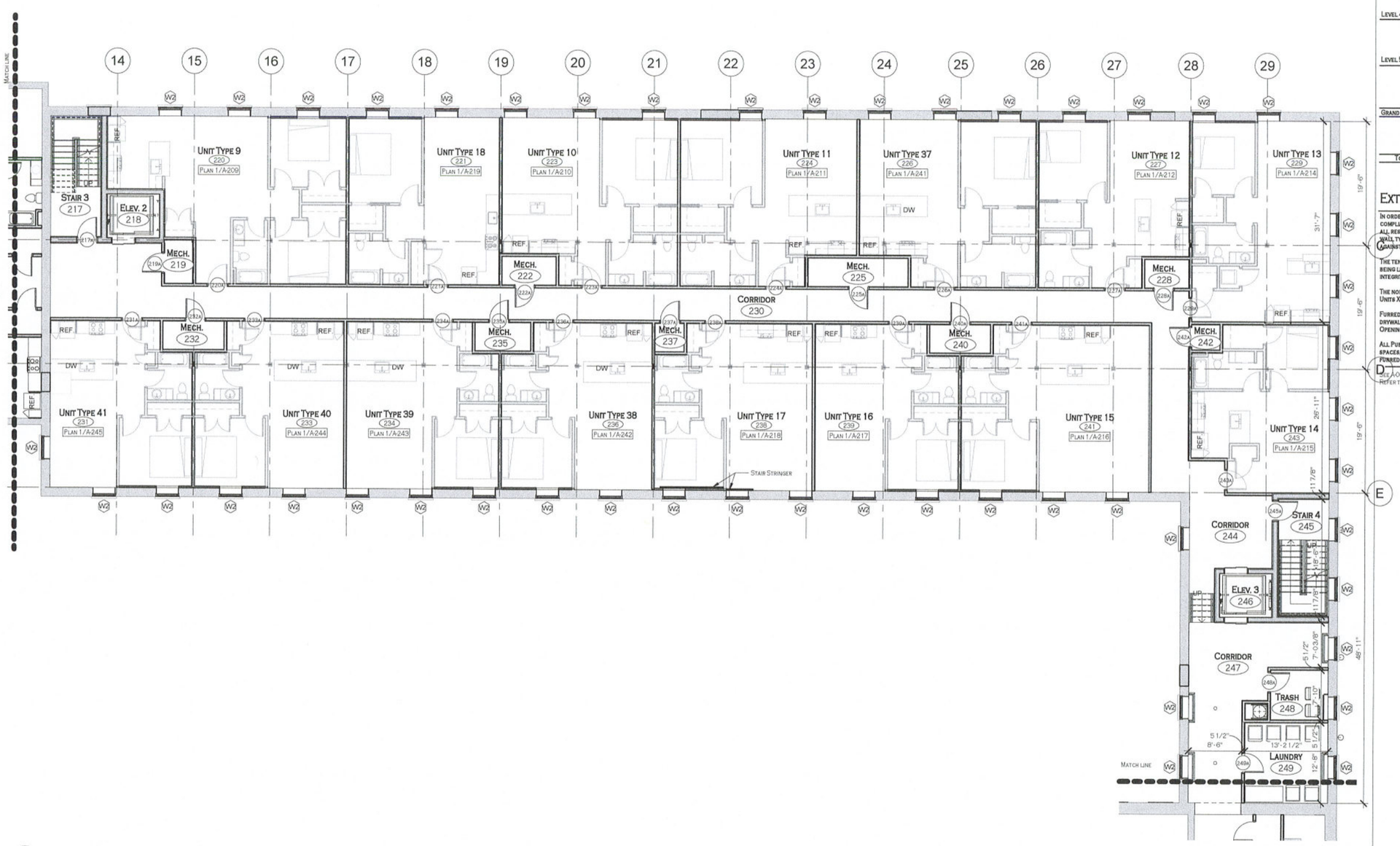


1 A-106 LEVEL 2 PLAN BLDG 2

1/8" = 1'-0"

COMPLEX UNIT COUNTS

LEVEL 1	
ONE BEDROOM	20
TWO BEDROOM	6
LEVEL 2	
ONE BEDROOM	26
TWO BEDROOM	11
LEVEL 3	
ONE BEDROOM	26
TWO BEDROOM	9
LEVEL 4	
ONE BEDROOM	17
TWO BEDROOM	6
LEVEL 5	
ONE BEDROOM	1
TWO BEDROOM	6
GRAND TOTALS	
ONE BEDROOM	90
TWO BEDROOM	38
TOTAL NUMBER OF UNITS	128 UNITS

EXTERIOR WALL FURRING

IN ORDER TO PROVIDE THE AFFORDABLE UTILITIES TO THE RESIDENCE IN COMPLIANCE WITH THE UTILITY SUBSIDY, THE EXTERIOR WALLS WITHIN ALL RESIDENTIAL UNITS EXCEPT FOR TEN (10) WILL BE FURRED USING WALL TYPE "OB" TO PROVIDE THERMAL COMFORT AND PROTECTION AGAINST AIR INFILTRATION.

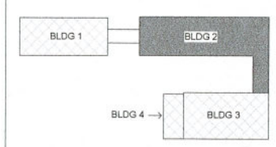
THE TEN (10) UNITS THAT WILL NOT HAVE FURRED EXTERIOR WALLS ARE BEING LEFT EXPOSED TO MAINTAIN AND EXPRESS THE HISTORIC INTEGRITY OF THE TRIM AND PLASTER DETAILING.

THE NON-FURRED UNITS ARE ALL WITHIN BUILDING 3 AND AS FOLLOWS: UNITS XXX, XXX, XXX, XXX, XXX, XXX, XXX, XXX, XXX, XXX, & XXX.

FURRED WALLS THAT OCCUR EXPOSED BRICK WALLS WILL HAVE A DRYWALL RETURN "PICTURE FRAME" 4" AROUND EXISTING MASONRY OPENING TO EXPOSE THE ORIGINAL MATERIALS/CONDITION.

ALL PUBLIC CORRIDORS, COMMON SPACES, AND COMMERCIAL SPACES, NIT SUBJECT TO THE UTILITY SUBSIDY WILL REMAIN NON-FURRED WITH EXPOSED BRICK/PLASTER.

SEE A001 FOR PARTITION TYPES AND NOTES.
REFER TO HF-100s FOR TRIM DIRECTIONS.



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REVISIONS:

No.	Description	Date

PROJECT NAME:
Design Development
The Moyer Carriage Lofts
1710 N Salina Street
Syracuse, New York 13208

Issued for Construction:	
Municipality Submission:	05/07/2020
Drawn By:	Author
Checked By:	Checker

DRAWING NAME:
Level 2 Plan
BLDG 2

DRAWING NO.
A-106

Project No: 20.063

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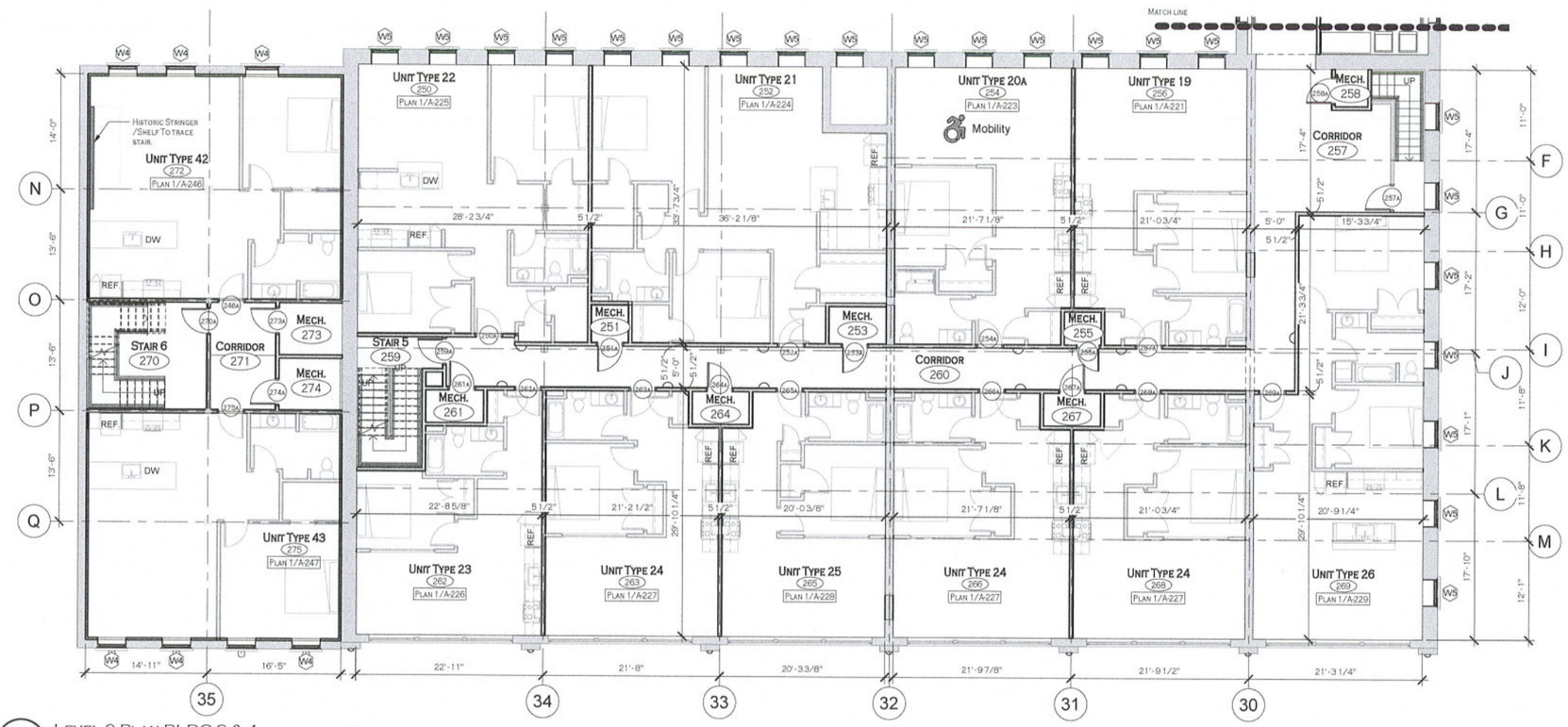


1 A-107 LEVEL 2 PLAN BLDG 3 & 4

1/8" = 1'-0"

Complex Unit Counts

Level 1	
One Bedroom	20
Two Bedroom	6
Level 2	
One Bedroom	26
Two Bedroom	11
Level 3	
One Bedroom	26
Two Bedroom	9
Level 4	
One Bedroom	17
Two Bedroom	6
Level 5	
One Bedroom	1
Two Bedroom	6
Grand Totals	
One Bedroom	**90**
Two Bedroom	**38**
Total Number of Units	**128 units**

Exterior Wall Furring

In order to provide the affordable utilities to the residence in compliance with the utility subsidy, the exterior walls within all residential units except for ten (10) will be furred using wall type "G5" to provide thermal comfort and protection against air infiltration.

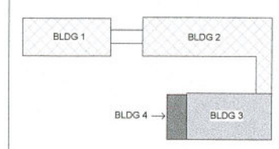
The ten (10) units that will not have furred exterior walls are being left exposed to maintain and express the historic integrity of the trim and plaster detailing.

The non-furred units are all within building 3 and as follows: Units xxx, xxx, xxx, xxx, xxx, xxx, xxx, xxx, xxx, & xxx.

Furred walls that occur exposed brick walls will have a drywall return "Picture frame" 4" around existing masonry opening to expose the original materials/condition.

All public corridors, common spaces, and commercial spaces, nit subject to the utility subsidy will remain non-furred with exposed brick/plaster.

See A001 for partition types and notes.
Refer to HF-100s for trim directions.



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PROFESSIONAL SEAL

REVISIONS:

No.	Description	Date

PROJECT NAME:
Design Development
The Moyer Carriage Lofts
1710 N Salina Street
Syracuse, New York 13208

Issued for Construction:	
Municipality Submission:	05/07/2020
Drawn By:	Author
Checked By:	Checker

DRAWING NAME:
Level 2 Plan
BLDG 3 & 4

DRAWING NO.
A-107

Project No: 20.063

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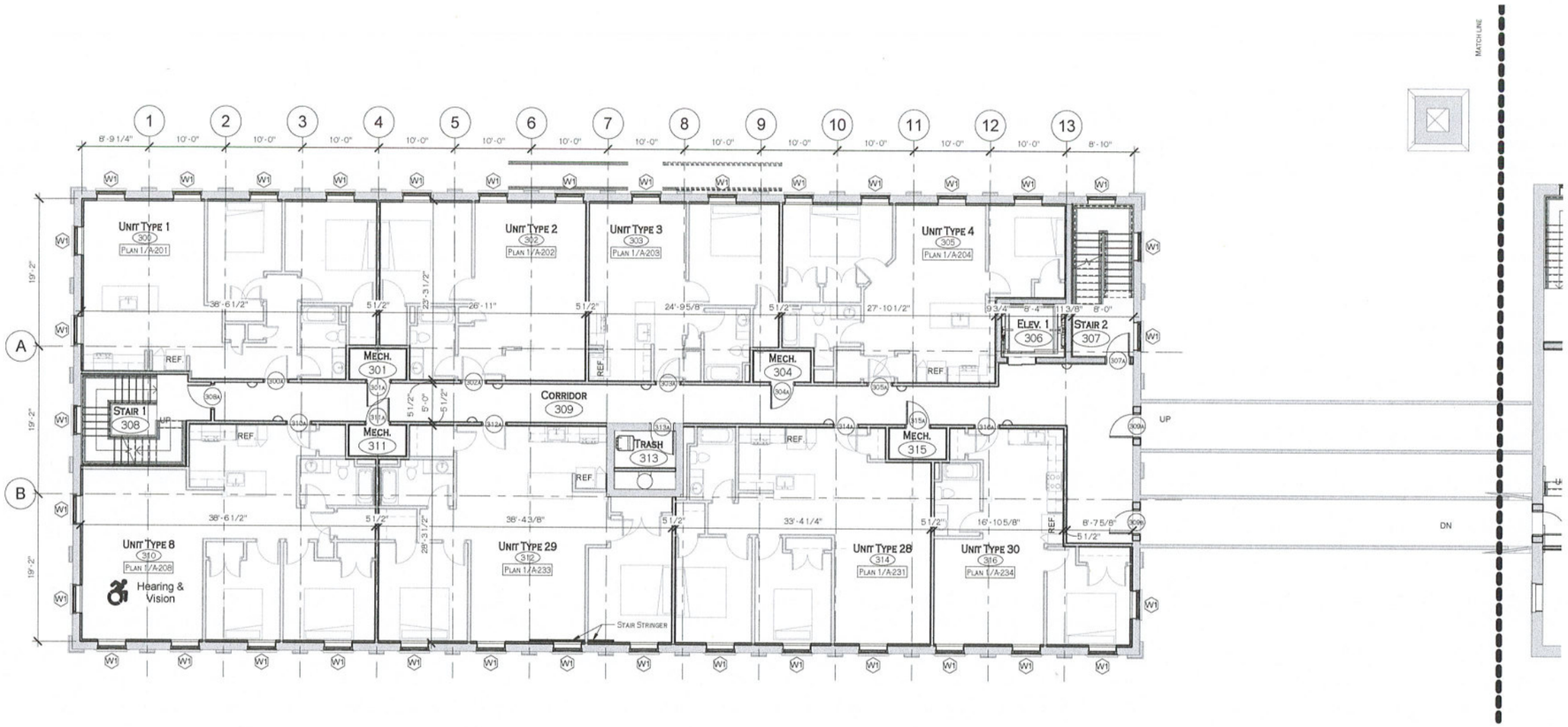


1 A-108 LEVEL 3 PLAN BLDG 1

1/8" = 1'-0"

COMPLEX UNIT COUNTS

LEVEL 1	
ONE BEDROOM	20
TWO BEDROOM	6
LEVEL 2	
ONE BEDROOM	26
TWO BEDROOM	11
LEVEL 3	
ONE BEDROOM	26
TWO BEDROOM	9
LEVEL 4	
ONE BEDROOM	17
TWO BEDROOM	6
LEVEL 5	
ONE BEDROOM	1
TWO BEDROOM	6
GRAND TOTALS	
ONE BEDROOM	90
TWO BEDROOM	38
TOTAL NUMBER OF UNITS	128 UNITS

EXTERIOR WALL FURRING

IN ORDER TO PROVIDE THE AFFORDABLE UTILITIES TO THE RESIDENCE IN COMPLIANCE WITH THE UTILITY SUBSIDY, THE EXTERIOR WALLS WITHIN ALL RESIDENTIAL UNITS EXCEPT FOR TEN (10) WILL BE FURRED USING WALL TYPE "OB" TO PROVIDE THERMAL COMFORT AND PROTECTION AGAINST AIR INFILTRATION.

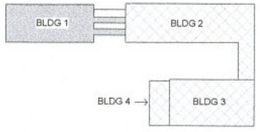
THE TEN (10) UNITS THAT WILL NOT HAVE FURRED EXTERIOR WALLS ARE BEING LEFT EXPOSED TO MAINTAIN AND EXPRESS THE HISTORIC INTEGRITY OF THE TRIM AND PLASTER DETAILING.

THE NON-FURRED UNITS ARE ALL WITHIN BUILDING 3 AND AS FOLLOWS: UNITS XXX, XXX, XXX, XXX, XXX, XXX, XXX, XXX, XXX, XXX, XXX & XXX.

FURRED WALLS THAT OCCUR EXPOSED BRICK WALLS WILL HAVE A DRYWALL RETURN "PICTURE FRAME" 4" AROUND EXISTING MASONRY OPENING TO EXPOSE THE ORIGINAL MATERIALS/CONDITION.

ALL PUBLIC CORRIDORS, COMMON SPACES, AND COMMERCIAL SPACES, NIT SUBJECT TO THE UTILITY SUBSIDY WILL REMAIN NON-FURRED WITH EXPOSED BRICK/PLASTER.

SEE A001 FOR PARTITION TYPES AND NOTES.
REFER TO HF-100s FOR TRIM DIRECTIONS.



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PROFESSIONAL SEAL

REVISIONS:

No.	Description	Date

PROJECT NAME:
Design Development
The Moyer Carriage Lofts
1710 N Salina Street
Syracuse, New York 13208

Issued for Construction:
Municipality Submission: 05/07/2020
Drawn By: Author
Checked By: Checker

DRAWING NAME:
Level 3 Plan
BLDG 1

DRAWING NO.
A-108

Project No: 20.063

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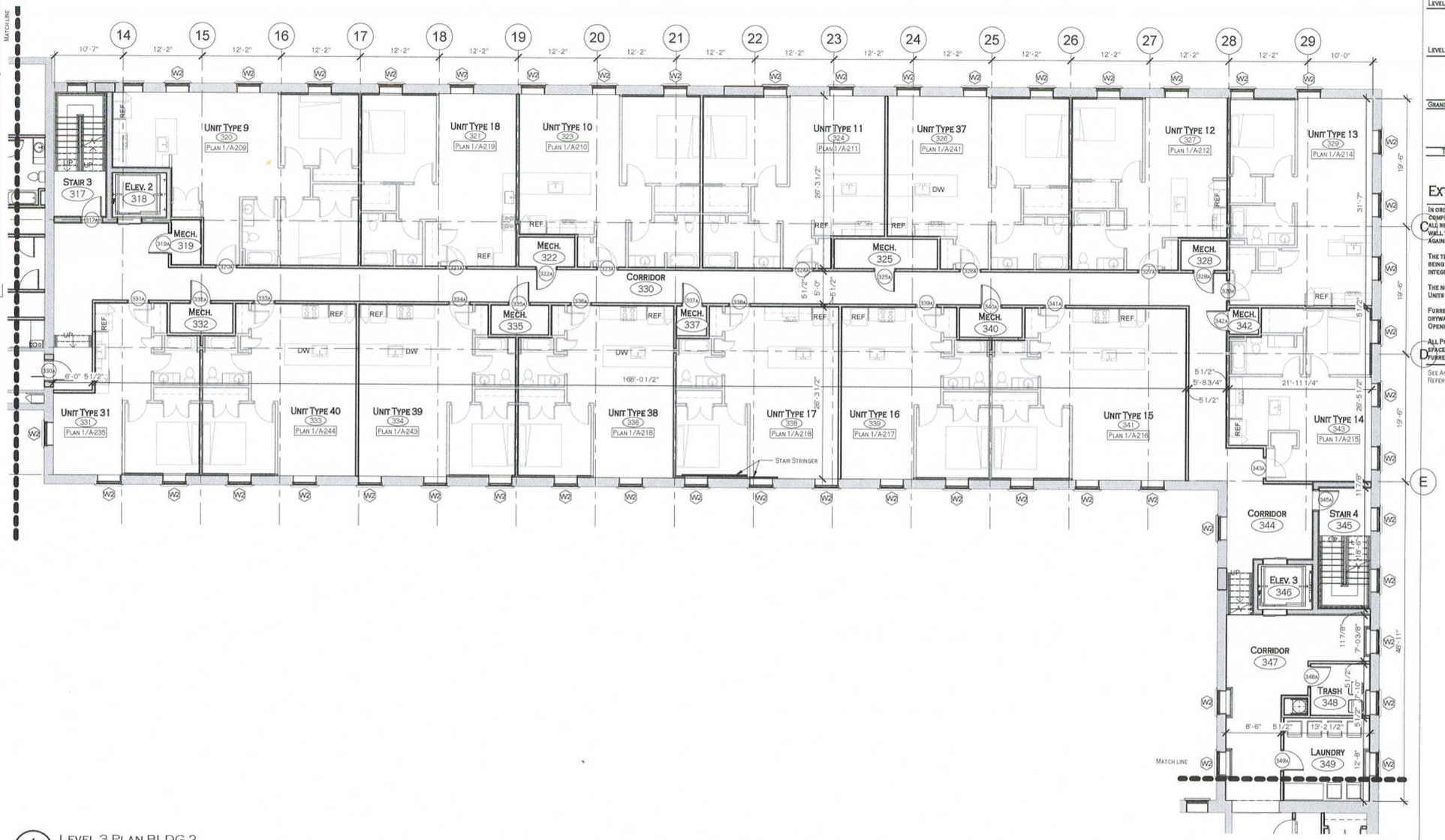

1 / A-109 LEVEL 3 PLAN BLDG 2

1/8" = 1'-0"

COMPLEX UNIT COUNTS

LEVEL 1	
ONE BEDROOM	20
TWO BEDROOM	6
LEVEL 2	
ONE BEDROOM	26
TWO BEDROOM	11
LEVEL 3	
ONE BEDROOM	26
TWO BEDROOM	9
LEVEL 4	
ONE BEDROOM	17
TWO BEDROOM	6
LEVEL 5	
ONE BEDROOM	1
TWO BEDROOM	6
GRAND TOTALS	
ONE BEDROOM	90
TWO BEDROOM	38
TOTAL NUMBER OF UNITS	128 UNITS

EXTERIOR WALL FURRING

IN ORDER TO PROVIDE THE AFFORDABLE UTILITIES TO THE RESIDENCE IN COMPLIANCE WITH THE UTILITY SUBSIDY, THE EXTERIOR WALLS WITHIN ALL RESIDENTIAL UNITS EXCEPT FOR TEN (10) WILL BE FURRED USING WALL TYPE "08" TO PROVIDE THERMAL COMFORT AND PROTECTION AGAINST AIR INFILTRATION.

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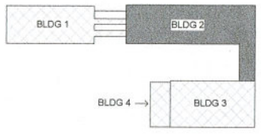
SEE A-001 FOR PARTITION TYPES AND NOTES.
REFER TO HF-100s FOR TRIM DIRECTIONS.



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REVISIONS:

No.	Description	Date

PROJECT NAME:
Design Development
The Moyer Carriage Lofts
1710 N Salina Street
Syracuse, New York 13208

Issued for Construction:	
Municipality Submission:	05/07/2020
Drawn By:	Author
Checked By:	Checker

DRAWING NAME:
Level 3 Plan
BLDG 2

DRAWING NO.
A-109

Project No: 20.063

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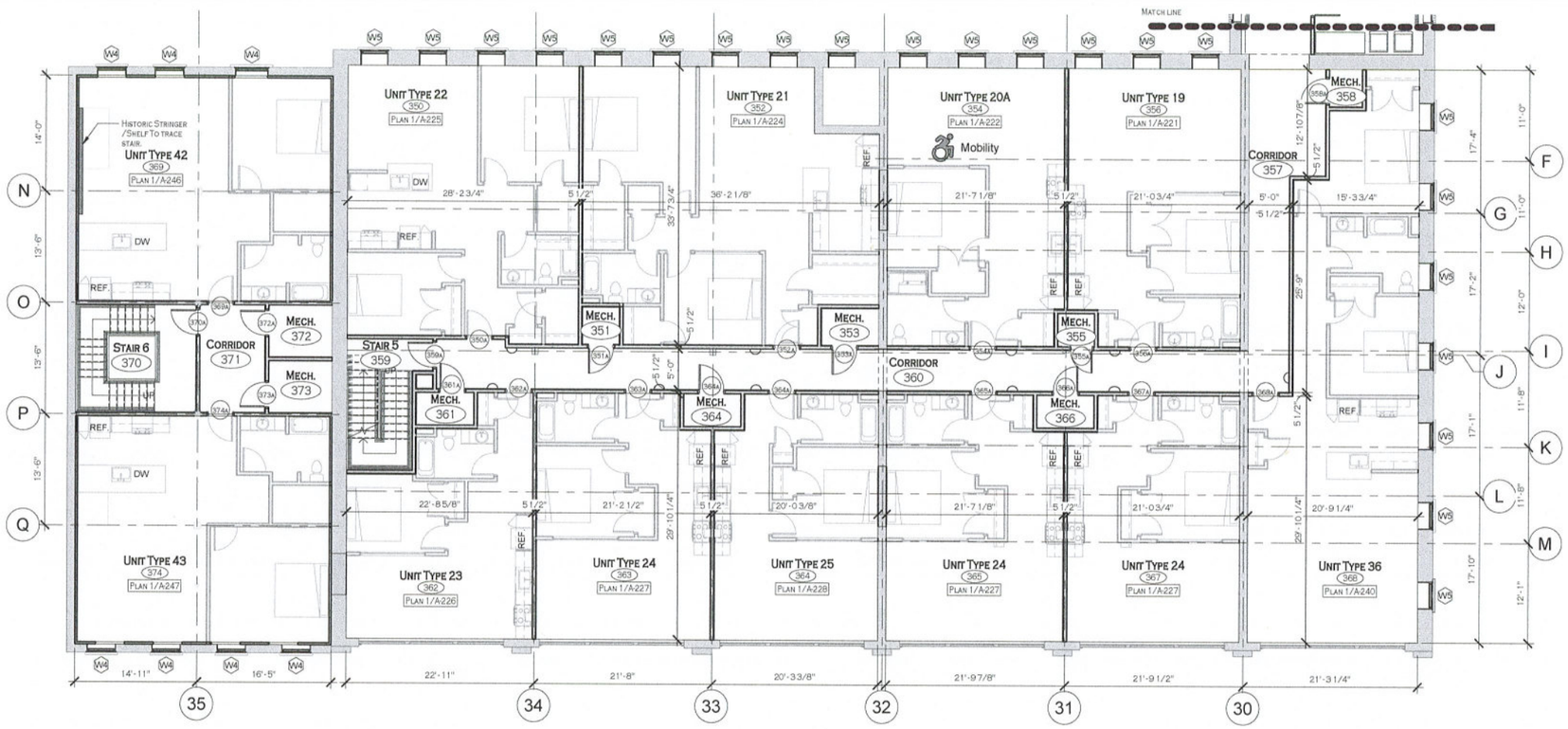

1 A-110 LEVEL 3 PLAN BLDG 3 & 4
1/8" = 1'-0"

COMPLEX UNIT COUNTS

LEVEL 1		
	ONE BEDROOM	20
	TWO BEDROOM	6
LEVEL 2		
	ONE BEDROOM	26
	TWO BEDROOM	11
LEVEL 3		
	ONE BEDROOM	26
	TWO BEDROOM	9
LEVEL 4		
	ONE BEDROOM	17
	TWO BEDROOM	6
LEVEL 5		
	ONE BEDROOM	1
	TWO BEDROOM	6
GRAND TOTALS		
	ONE BEDROOM	90
	TWO BEDROOM	38
TOTAL NUMBER OF UNITS		128 UNITS

EXTERIOR WALL FURRING

IN ORDER TO PROVIDE THE AFFORDABLE UTILITIES TO THE RESIDENCE IN COMPLIANCE WITH THE UTILITY SUBSIDY, THE EXTERIOR WALLS WITHIN ALL RESIDENTIAL UNITS EXCEPT FOR TEN (10) WILL BE FURRED USING WALL TYPE "OB" TO PROVIDE THERMAL COMFORT AND PROTECTION AGAINST AIR INFILTRATION.

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SEE A-001 FOR PARTITION TYPES AND NOTES.
REFER TO HF-100s FOR TRIM DIRECTIONS.

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PROFESSIONAL SEAL

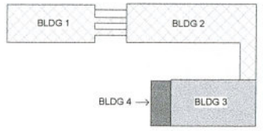
REVISIONS:

No.	Description	Date

PROJECT NAME:
Design Development
The Moyer Carriage Lofts
1710 N Salina Street
Syracuse, New York 13208

Issued for Construction:
Municipality Submission: 05/07/2020
Drawn By: Author
Checked By: Checker

DRAWING NAME:
Level 3 Plan
BLDG 3 & 4



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Project No: 20.063

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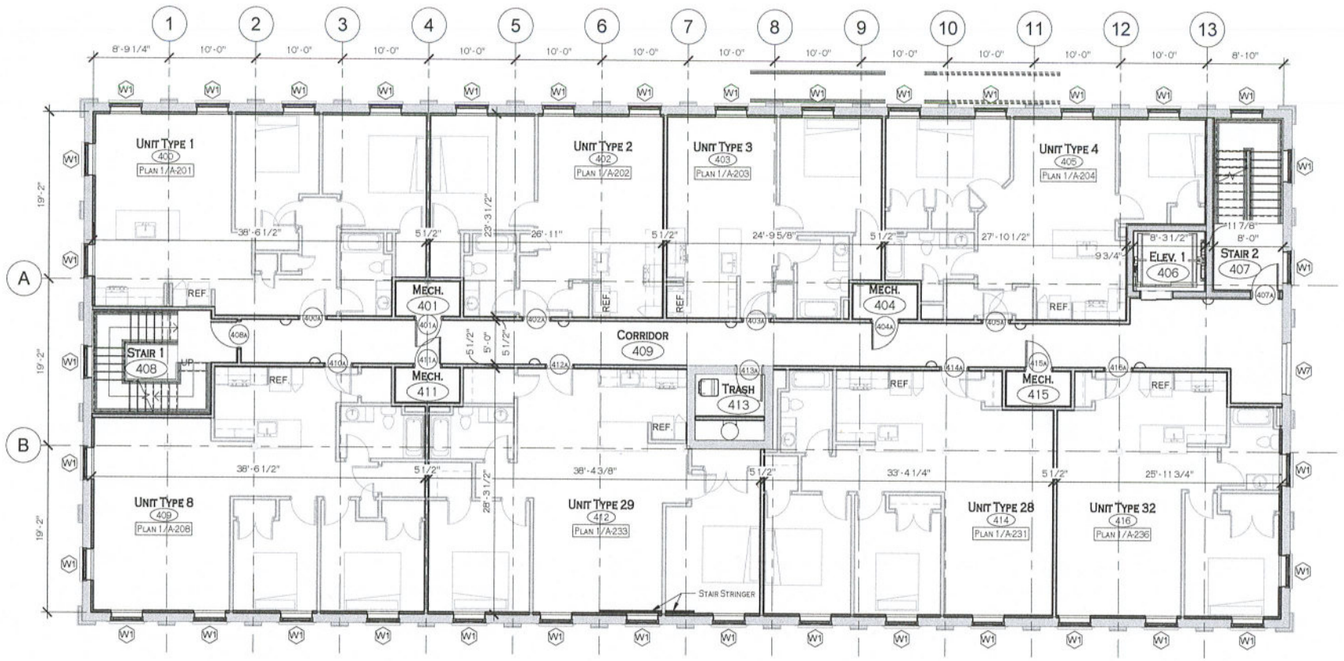
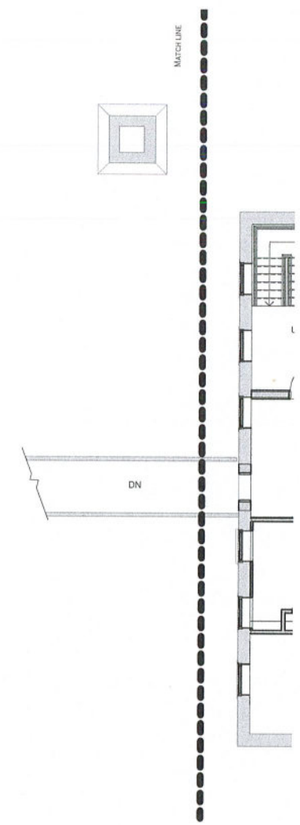


1 / A-111 LEVEL 4 PLAN BLDG 1

1/8" = 1'-0"



COMPLEX UNIT COUNTS

LEVEL 1	
ONE BEDROOM	20
TWO BEDROOM	6
LEVEL 2	
ONE BEDROOM	26
TWO BEDROOM	11
LEVEL 3	
ONE BEDROOM	26
TWO BEDROOM	9
LEVEL 4	
ONE BEDROOM	17
TWO BEDROOM	6
LEVEL 5	
ONE BEDROOM	1
TWO BEDROOM	6
GRAND TOTALS	
ONE BEDROOM	90
TWO BEDROOM	38
TOTAL NUMBER OF UNITS	128 UNITS

EXTERIOR WALL FURRING

IN ORDER TO PROVIDE THE AFFORDABLE UTILITIES TO THE RESIDENCE IN COMPLIANCE WITH THE UTILITY SUBSIDY, THE EXTERIOR WALLS WITHIN ALL RESIDENTIAL UNITS EXCEPT FOR TEN (10) WILL BE FURRED USING WALL TYPE "OB" TO PROVIDE THERMAL COMFORT AND PROTECTION AGAINST AIR INFILTRATION.

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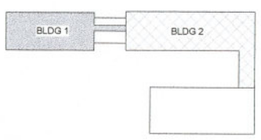
SEE A-001 FOR PARTITION TYPES AND NOTES.
REFER TO HF-100s FOR TRIM DIRECTIONS.



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PROFESSIONAL SEAL

REVISIONS:

No.	Description	Date

PROJECT NAME:
Design Development
The Moyer Carriage Lofts
1710 N Salina Street
Syracuse, New York 13208

Issued for Construction:	
Municipality Submission:	05/07/2020
Drawn By:	Author
Checked By:	Checker

DRAWING NAME:
Level 4 Plan
BLDG 1

DRAWING NO.
A-111

Project No: 20.063

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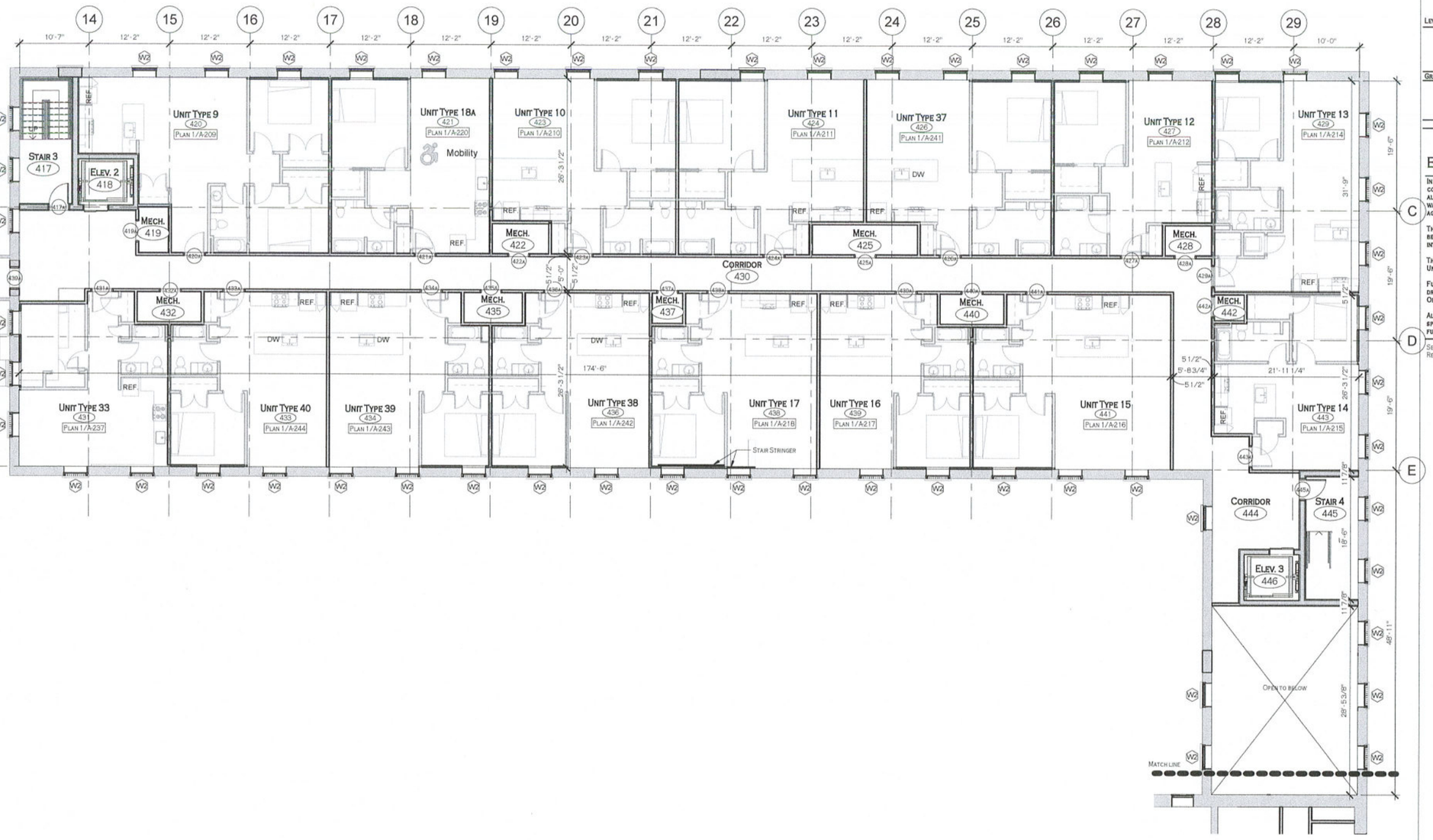


1 A-112 LEVEL 4 PLAN BLDG 2

1/8" = 1'-0"

Complex Unit Counts

Level 1	
One Bedroom	20
Two Bedroom	6
Level 2	
One Bedroom	26
Two Bedroom	11
Level 3	
One Bedroom	26
Two Bedroom	9
Level 4	
One Bedroom	17
Two Bedroom	6
Level 5	
One Bedroom	1
Two Bedroom	6
Grand Totals	
One Bedroom	90
Two Bedroom	38
Total Number of Units	128 units

Exterior Wall Furring

In order to provide the affordable utilities to the residence in compliance with the utility subsidy, the exterior walls within all residential units except for ten (10) will be furred using wall type "C8" to provide thermal comfort and protection against air infiltration.

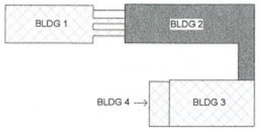
The ten (10) units that will not have furred exterior walls are being left exposed to maintain and express the historic integrity of the trim and plaster detailing.

The non-furred units are all within building 3 and as follows: Units XXX, XXX, XXX, XXX, XXX, XXX, XXX, XXX, XXX, XXX. & XXX.

Furred walls that occur exposed brick walls will have a drywall return "picture frame" 4" around existing masonry opening to expose the original materials/condition.

All public corridors, common spaces, and commercial spaces, nit subject to the utility subsidy will remain non-furred with exposed brick/plaster.

See A-001 for partition types and notes.
Refer to HF-100s for trim directions.



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No.	Description	Date

PROJECT NAME:
Design Development
The Moyer Carriage Lofts
1710 N Salina Street
Syracuse, New York 13208

Issued for Construction:	
Municipality Submission:	05/07/2020
Drawn By:	Author
Checked By:	Checker

DRAWING NAME:
Level 4 Plan
BLDG 2

DRAWING NO.
A-112

Project No: 20.063

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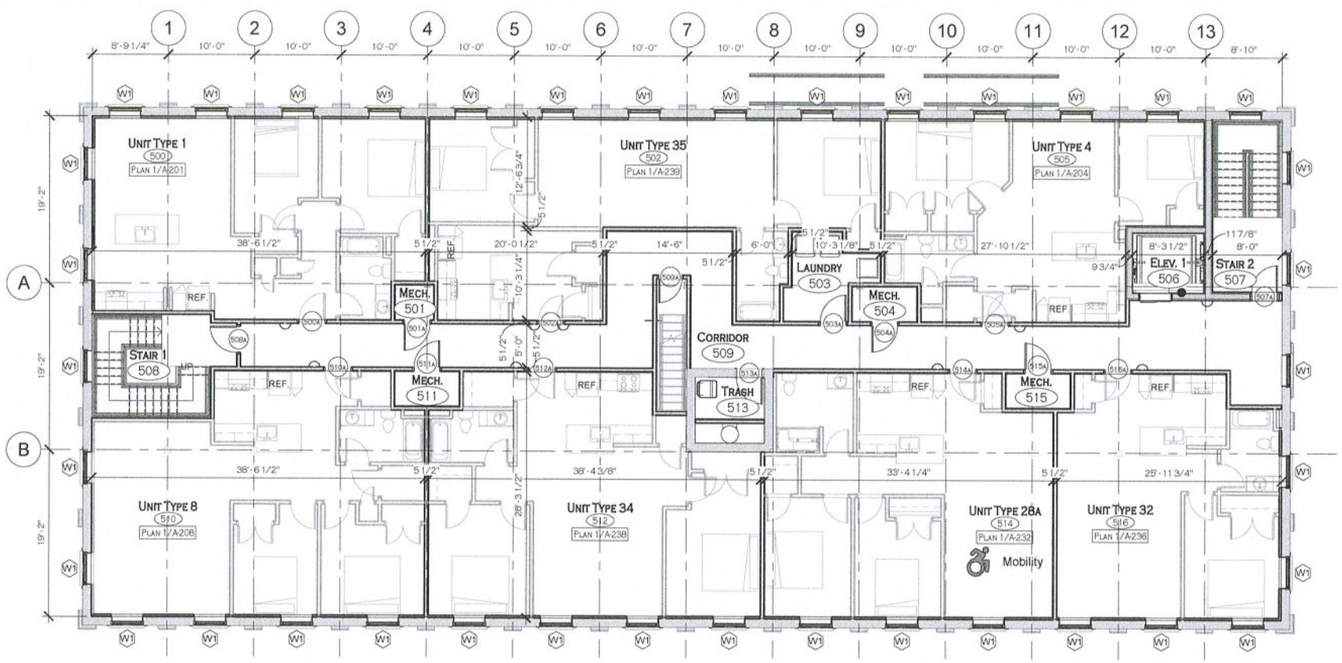

1 / A-113 LEVEL 5 PLAN BLDG 1

1/8" = 1'-0"

COMPLEX UNIT COUNTS

LEVEL 1	
ONE BEDROOM	20
TWO BEDROOM	6
LEVEL 2	
ONE BEDROOM	26
TWO BEDROOM	11
LEVEL 3	
ONE BEDROOM	26
TWO BEDROOM	9
LEVEL 4	
ONE BEDROOM	17
TWO BEDROOM	6
LEVEL 5	
ONE BEDROOM	1
TWO BEDROOM	6
GRAND TOTALS	
ONE BEDROOM	**90**
TWO BEDROOM	**38**
TOTAL NUMBER OF UNITS	**128 UNITS**

EXTERIOR WALL FURRING

IN ORDER TO PROVIDE THE AFFORDABLE UTILITIES TO THE RESIDENCE IN COMPLIANCE WITH THE UTILITY SUBSIDY, THE EXTERIOR WALLS WITHIN ALL RESIDENTIAL UNITS EXCEPT FOR TEN (10) WILL BE FURRED USING WALL TYPE "OB" TO PROVIDE THERMAL COMFORT AND PROTECTION AGAINST AIR INFILTRATION.

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SEE A-001 FOR PARTITION TYPES AND NOTES.
REFER TO HF-100s FOR TRIM DIRECTIONS.

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PROFESSIONAL SEAL

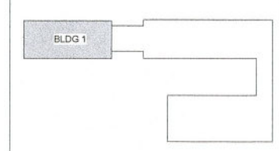
REVISIONS:

No.	Description	Date

PROJECT NAME:
Design Development
The Moyer Carriage Lofts
1710 N Salina Street
Syracuse, New York 13208

Issued for Construction:	
Municipality Submission:	05/07/2020
Drawn By:	Author
Checked By:	Checker

DRAWING NAME:
Level 5 Plan
BLDG 1



DRAWING NO.
A-113

Project No: 20.063

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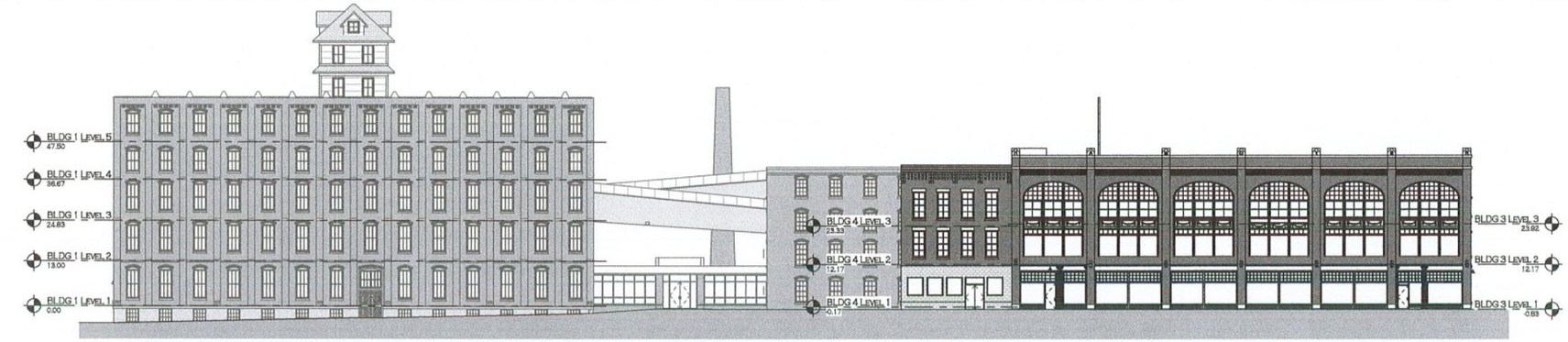
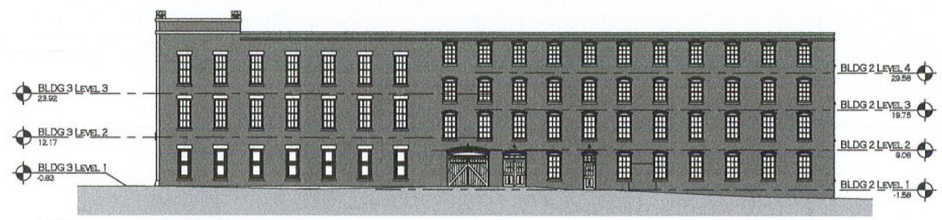
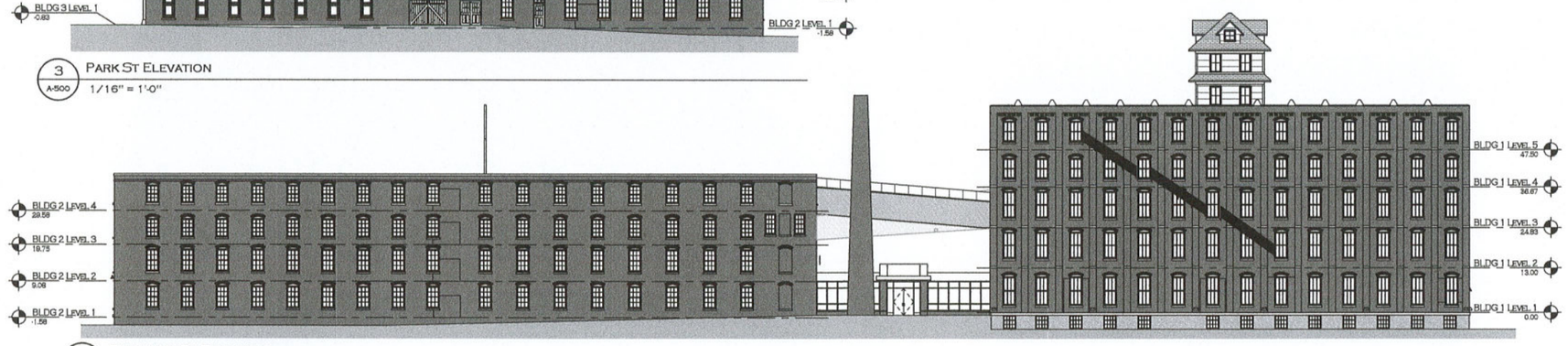


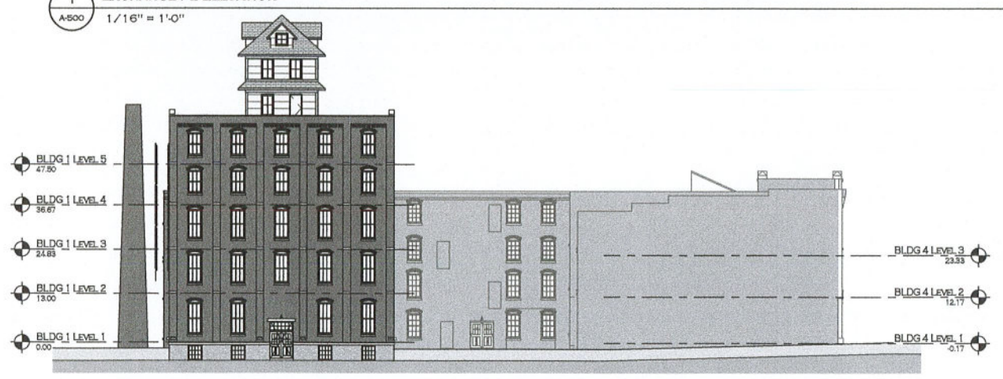
4 A-500 WOLF ST ELEVATION
1/16" = 1'-0"



3 A-500 PARK ST ELEVATION
1/16" = 1'-0"



1 A-500 EXCHANGE PL ELEVATION
1/16" = 1'-0"



2 A-500 N SALINA ST ELEVATION
1/16" = 1'-0"

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PROFESSIONAL SEAL

REVISIONS:

No.	Description	Date

PROJECT NAME:
Design Development
The Moyer Carriage Lofts
1710 N Salina Street
Syracuse, New York 13208

Issued for Construction:
Municipality Submission: 05/07/2020
Drawn By: Author
Checked By: Checker

DRAWING NAME:
Complex Exterior Elevations

DRAWING NO.
A-500

Project No: 20.063

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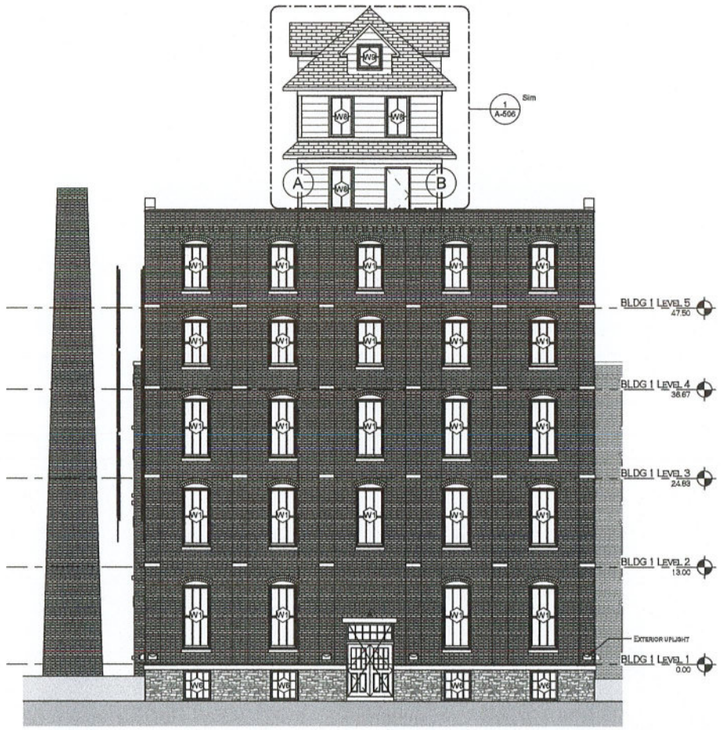
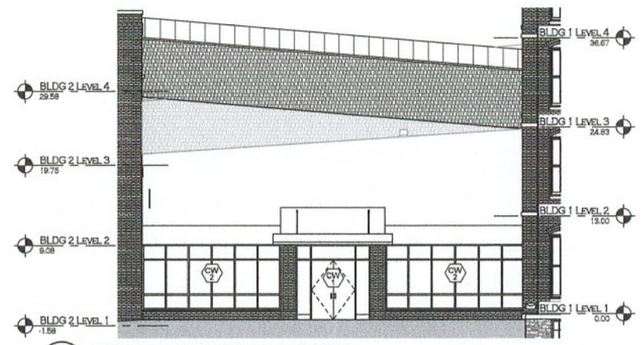
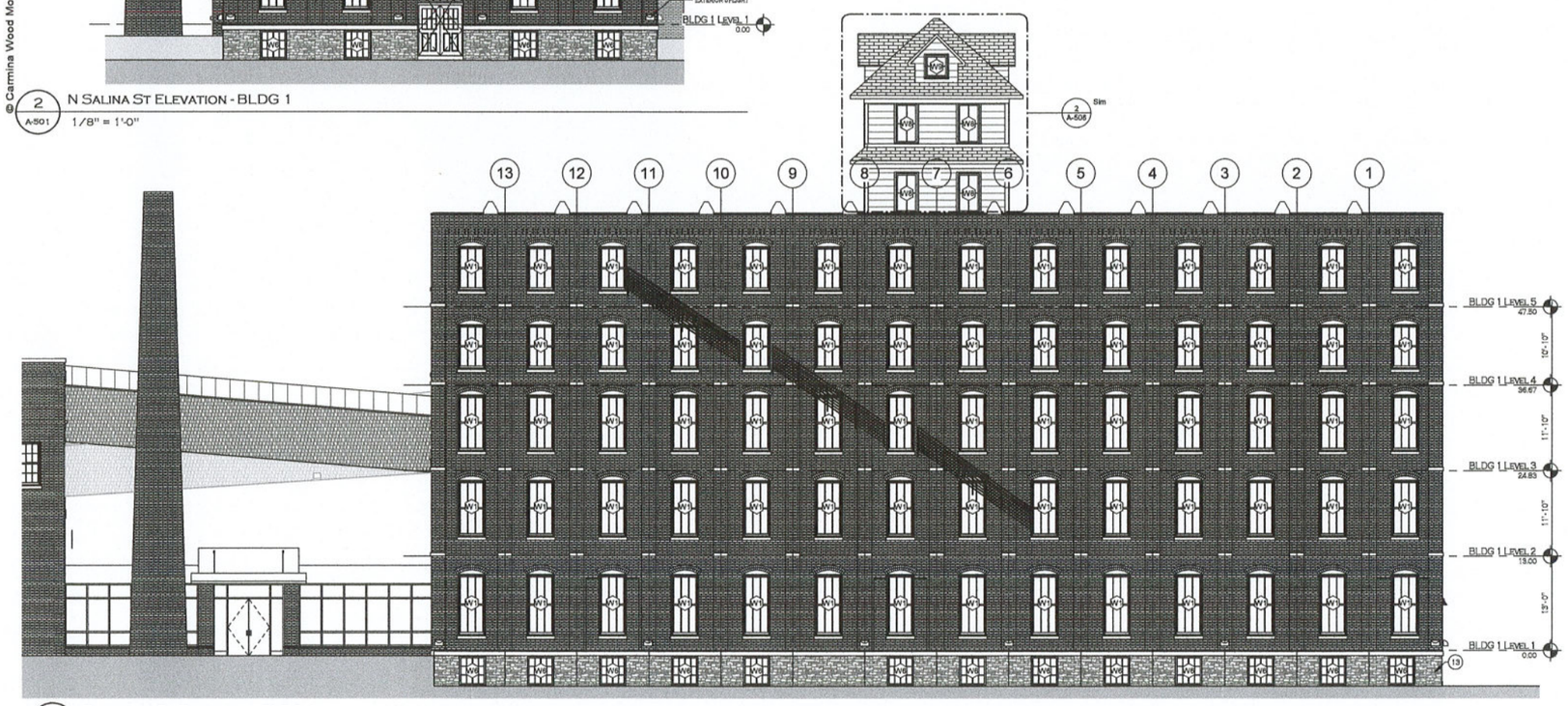


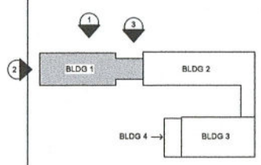
2 A-501 N SALINA ST ELEVATION - BLDG 1
1/8" = 1'-0"



3 A-501 EXCHANGE PL ENTRANCE ELEVATION
1/8" = 1'-0"



1 A-501 EXCHANGE PL ELEVATION - BLDG 1
1/8" = 1'-0"



GENERAL ELEVATION NOTES

1. REMOVE PAINT FROM EXTERIOR CONCRETE AND BRICK. A MOCK UP MUST BE PROVIDED TO DETERMINE LEVEL OF PAINT REMOVAL REQUIRED. FOR PRICING PURPOSES ASSUME ALL PAINT IS TO BE REMOVED.
2. REMOVE ALL LOOSE/CHIPPING/FLAKING PAINT.
3. CLEAN EXISTING BRICK PER DEPARTMENT OF INTERIOR STANDARDS.
4. CLEAN EXISTING CONCRETE PER DEPARTMENT OF INTERIORS STANDARDS.
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6. EXISTING OPENINGS WITH ARE DOCUMENTING THAT PLYWOOD IS CURRENTLY INSTALLED OVER THE OPENING. THESE ITEMS SHALL BE REMOVED AND ANY HOLES FROM ANCHORAGE SHALL BE REPAIRED. IF THE PLYWOOD IS IN GOOD CONDITION, IT MAY BE REUSED FOR THE TEMPORARY ENCLOSURE.
7. EXISTING OPENINGS WITH ARE DOCUMENTING THAT GRATES ARE CURRENTLY INSTALLED OVER THE OPENINGS. THESE ITEMS SHALL BE REMOVED AND ANY HOLES FROM ANCHORAGE SHALL BE REPAIRED.

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PROFESSIONAL SEAL

REVISIONS:

No.	Description	Date

PROJECT NAME:
Design Development
The Moyer Carriage Lofts
1710 N Salina Street
Syracuse, New York 13208

Issued for Construction:
Municipality Submission: 05/07/2020
Drawn By: Author
Checked By: Checker

DRAWING NAME:
Enlarged Completed Elevations

DRAWING NO.
A-501

Project No: 20.063

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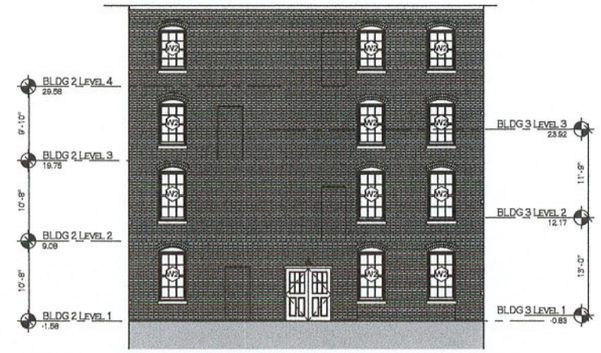
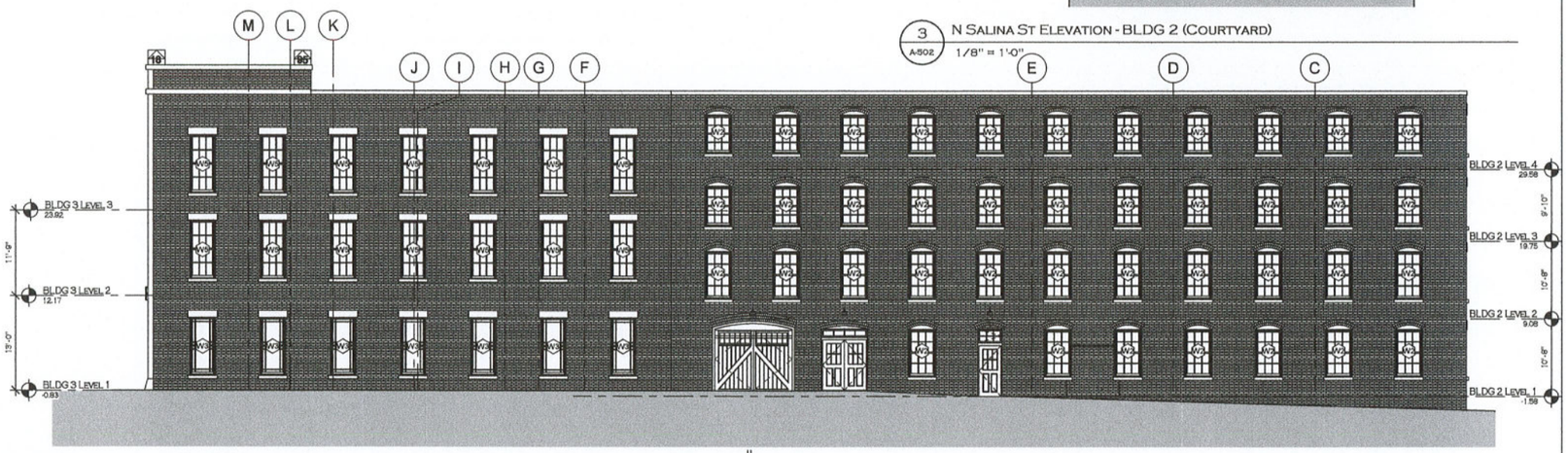
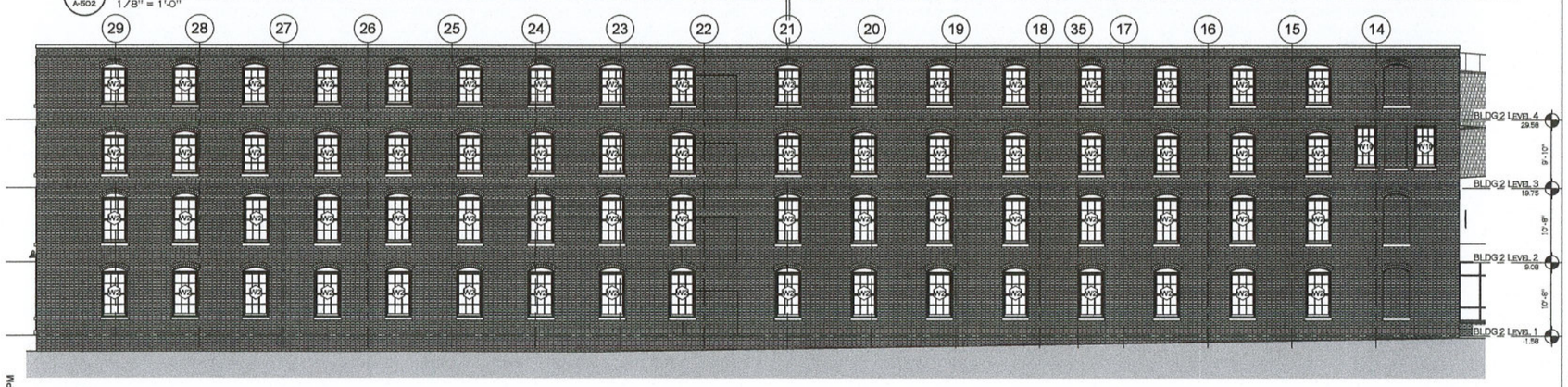


3 A-502 N SALINA ST ELEVATION - BLDG 2 (COURTYARD)
1/8" = 1'-0"



2 A-502 PARK ST ELEVATION - BLDG 2 & 3
1/8" = 1'-0"



1 A-502 EXCHANGE PL ELEVATION - BLDG 2
1/8" = 1'-0"

GENERAL ELEVATION NOTES

1. REMOVE PAINT FROM EXTERIOR CONCRETE AND BRICK. A MOCK UP MUST BE PROVIDED TO DETERMINE LEVEL OF PAINT REMOVAL REQUIRED. FOR PRICING PURPOSES ASSUME ALL PAINT IS TO BE REMOVED.
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4. CLEAN EXISTING CONCRETE PER DEPARTMENT OF INTERIOR STANDARDS.
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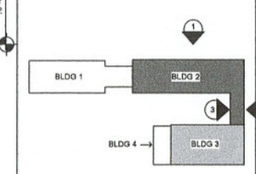
7. EXISTING OPENINGS WITH ARE DOCUMENTING THAT GRATES ARE CURRENTLY INSTALLED OVER THE OPENINGS. THESE ITEMS SHALL BE REMOVED AND ANY HOLES FROM ANCHORAGE SHALL BE REPAIRED.



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PROFESSIONAL SEAL

REVISIONS:

No.	Description	Date

PROJECT NAME:
Design Development
The Moyer Carriage Lofts
1710 N Salina Street
Syracuse, New York 13208

Issued for Construction:	
Municipality Submission:	05/07/2020
Drawn By:	Author
Checked By:	Checker

DRAWING NAME:
Enlarged Completed Elevations

DRAWING NO.
A-502

Project No: 20.063

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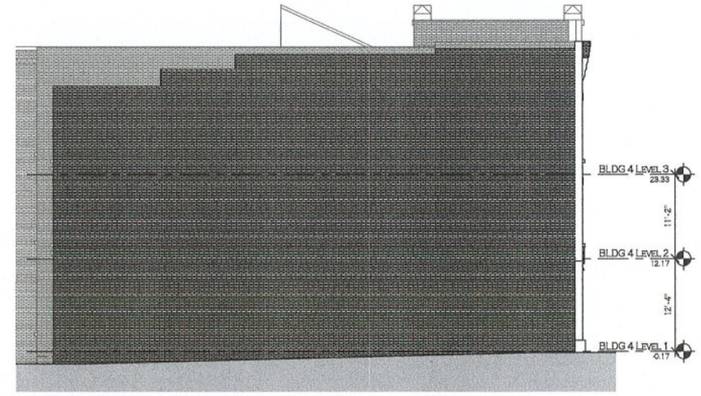
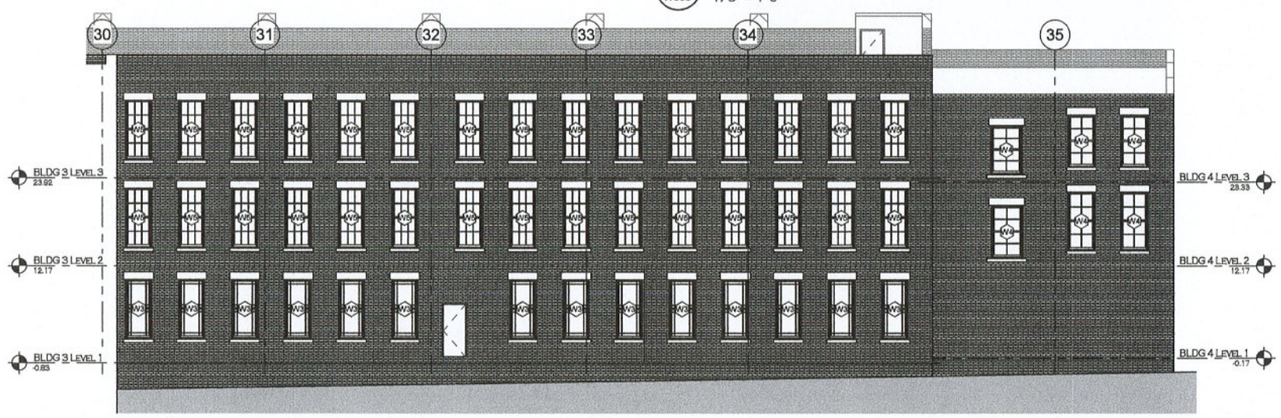
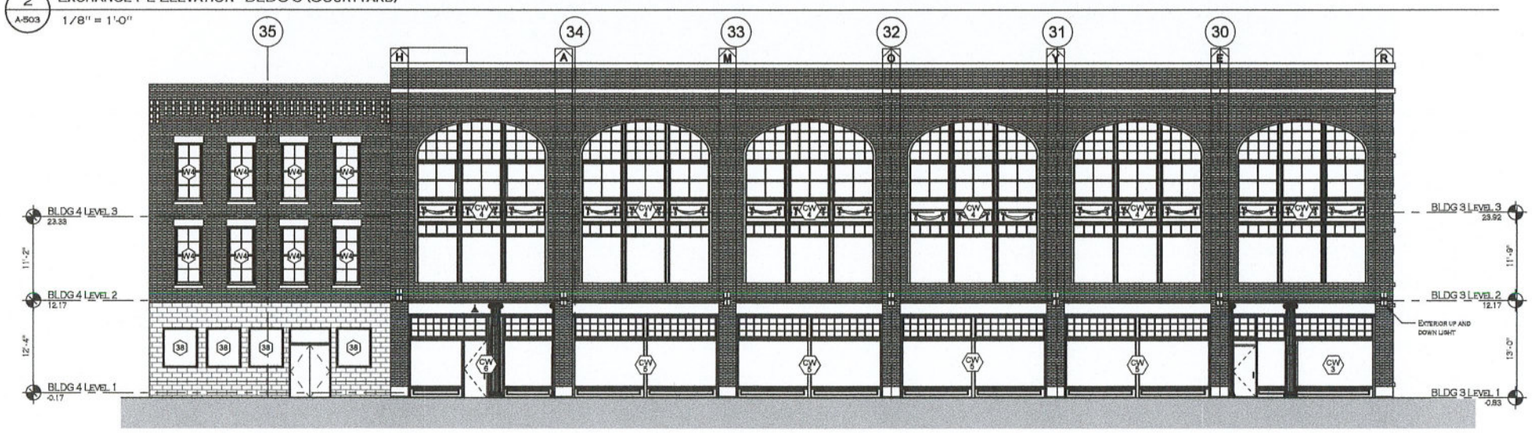


3 A-503 N SALINA ST ELEVATION - BLDG 4 (ALLYWAY)
1/8" = 1'-0"



2 A-503 EXCHANGE PL ELEVATION - BLDG 3 (COURTYARD)
1/8" = 1'-0"



1 A-503 WOLF ST ELEVATION - BLDG 3 & 4
1/8" = 1'-0"

GENERAL ELEVATION NOTES

1. REMOVE PAINT FROM EXTERIOR CONCRETE AND BRICK. A MOCK UP MUST BE PROVIDED TO DETERMINE LEVEL OF PAINT REMOVAL REQUIRED. FOR PRICING PURPOSES ASSUME ALL PAINT IS TO BE REMOVED.
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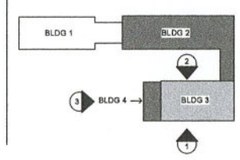
7. EXISTING OPENINGS WITH ARE DOCUMENTING THAT GRATES ARE CURRENTLY INSTALLED OVER THE OPENINGS. THESE ITEMS SHALL BE REMOVED AND ANY HOLES FROM ANCHORAGE SHALL BE REPAIRED.



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PROFESSIONAL SEAL

REVISIONS:

No.	Description	Date

PROJECT NAME:
Design Development
The Moyer Carriage Lofts
1710 N Salina Street
Syracuse, New York 13208

Issued for Construction:
Municipality Submission: 05/07/2020
Drawn By: Author
Checked By: Checker

DRAWING NAME:
Enlarged Completed Elevations

DRAWING NO.
A-503

Project No: 20.063

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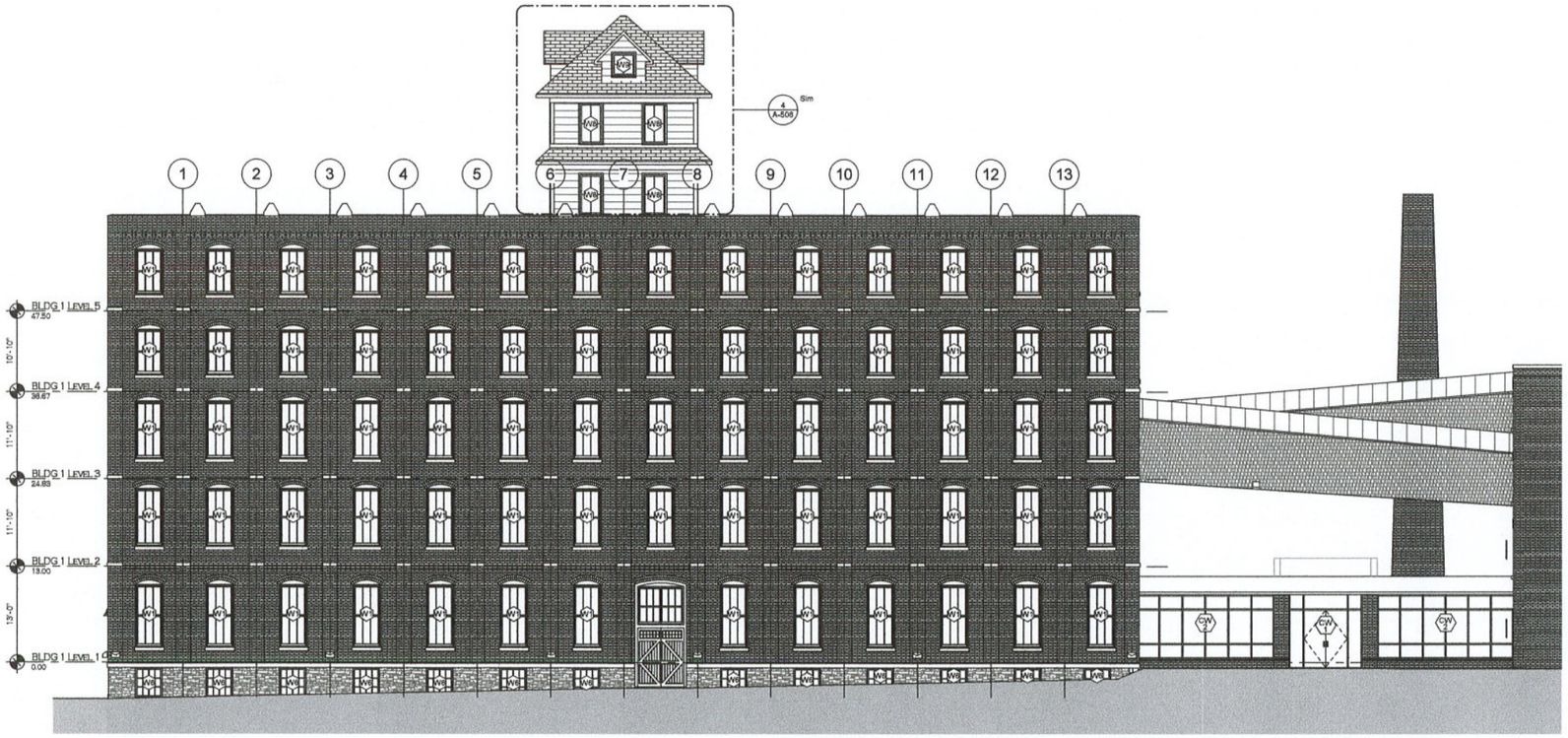
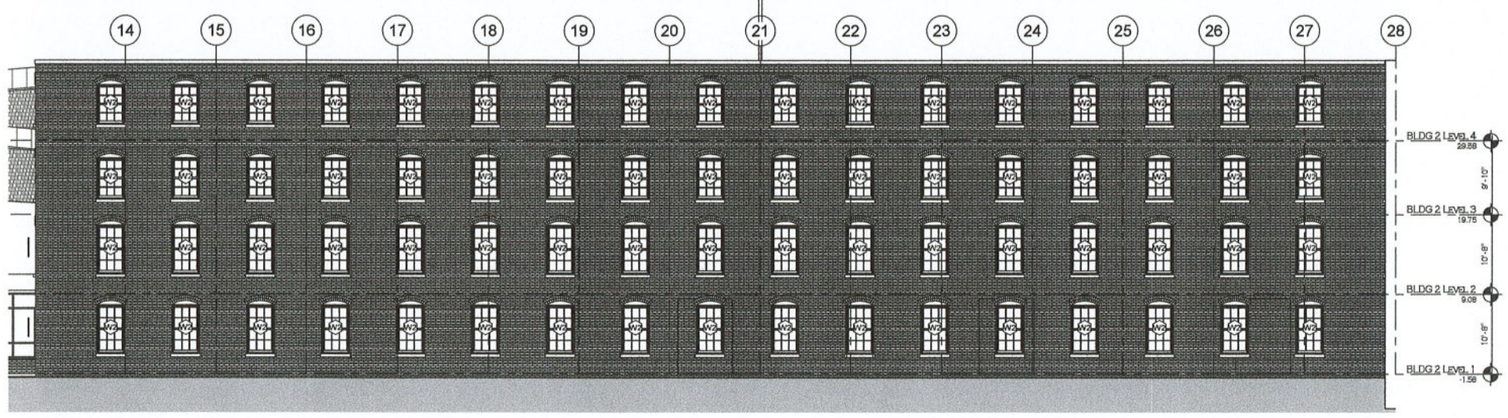


2 A-504 WOLF ST ELEVATION - BLDG 1 (COURTYARD)
1/8" = 1'-0"



1 A-504 WOLF ST ELEVATION - BLDG 2 (COURTYARD)
1/8" = 1'-0"

GENERAL ELEVATION NOTES

1. REMOVE PAINT FROM EXTERIOR CONCRETE AND BRICK. A MOCK UP MUST BE PROVIDED TO DETERMINE LEVEL OF PAINT REMOVAL REQUIRED. FOR PRICING PURPOSES ASSUME ALL PAINT IS TO BE REMOVED.
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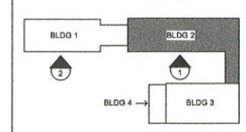

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PROFESSIONAL SEAL

REVISIONS:

No.	Description	Date

PROJECT NAME:
Design Development
The Moyer Carriage Lofts
1710 N Salina Street
Syracuse, New York 13208

Issued for Construction:
Municipality Submission: 05/07/2020
Drawn By: Author
Checked By: Checker

DRAWING NAME:
Enlarged Completed Elevations

DRAWING NO.
A-504

Project No: 20.063

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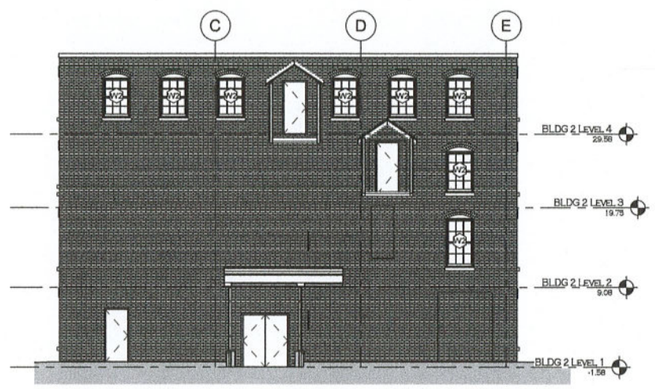
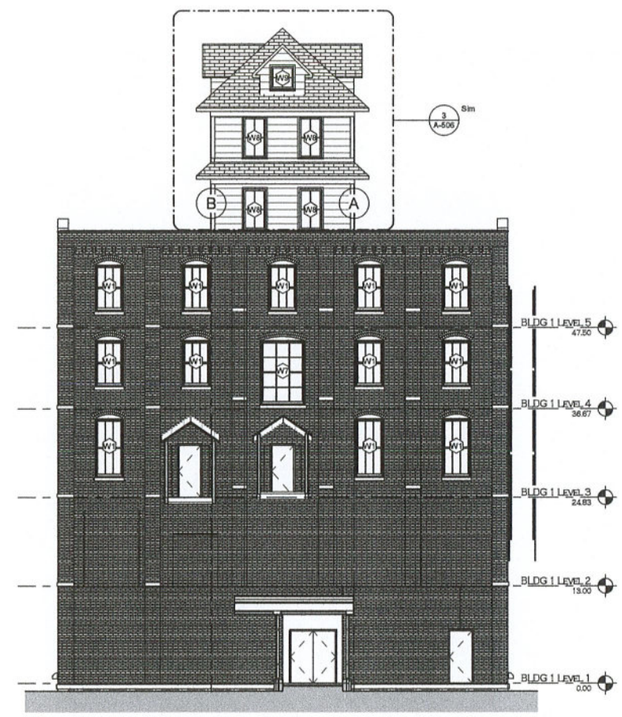


2 A-505 N SALINA ST ELEVATION - BLDG 2
1/8" = 1'-0"



1 A-505 PARK ST ELEVATION - BLDG 1
1/8" = 1'-0"

GENERAL ELEVATION NOTES

1. REMOVE PAINT FROM EXTERIOR CONCRETE AND BRICK. A MOCK UP MUST BE PROVIDED TO DETERMINE LEVEL OF PAINT REMOVAL REQUIRED. FOR PRICING PURPOSES ASSUME ALL PAINT IS TO BE REMOVED.
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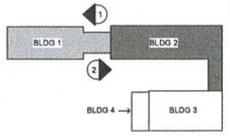

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REVISIONS:

No.	Description	Date

PROJECT NAME:
Design Development
The Moyer Carriage Lofts
1710 N Salina Street
Syracuse, New York 13208

Issued for Construction:
Municipality Submission: 05/07/2020
Drawn By: Author
Checked By: Checker

DRAWING NAME:
Enlarged Completed Elevations

DRAWING NO.
A-505

Project No: 20.063

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4 A-506 WOLF ST ROOF HOUSE ELEVATION
1/4" = 1'-0"

3 A-506 PARK ST ROOF HOUSE ELEVATION
1/4" = 1'-0"

2 A-506 EXCHANGE PL ROOF HOUSE ELEVATION
1/4" = 1'-0"

1 A-506 N SALINA ST ROOF HOUSE ELEVATION
1/4" = 1'-0"

GENERAL ELEVATION NOTES

1. REMOVE PAINT FROM EXTERIOR CONCRETE AND BRICK. A MOCK-UP MUST BE PROVIDED TO DETERMINE LEVEL OF PAINT REMOVAL REQUIRED. FOR PRICING PURPOSES ASSUME ALL PAINT IS TO BE REMOVED.
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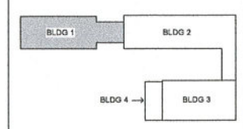

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PROFESSIONAL SEAL

REVISIONS:

No.	Description	Date

PROJECT NAME:
Design Development
The Moyer Carriage Lofts
1710 N Salina Street
Syracuse, New York 13208

Issued for Construction:
Municipality Submission: 05/07/2020
Drawn By: Author
Checked By: Checker

DRAWING NAME:
Roof House Enlarged Elevations

DRAWING NO.
A-506

Project No: 20.063

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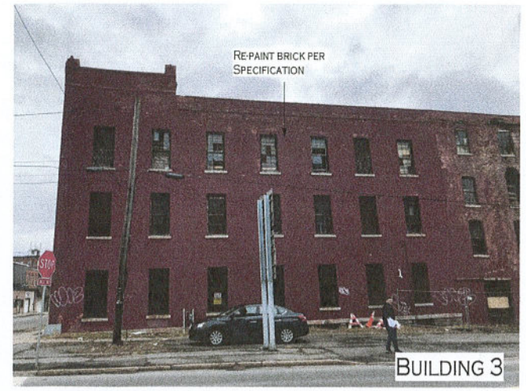

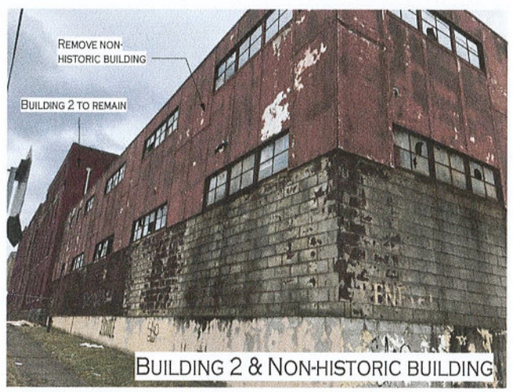

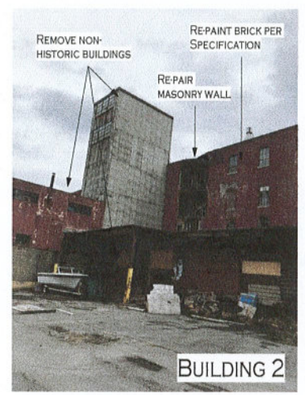

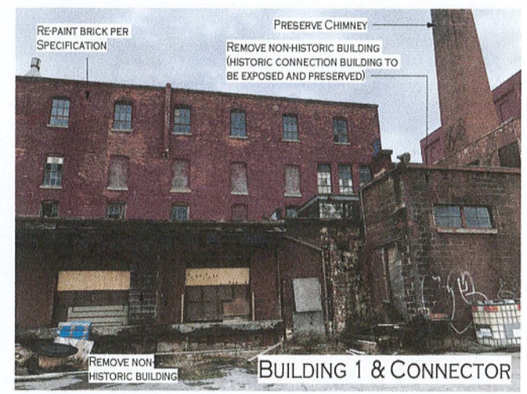

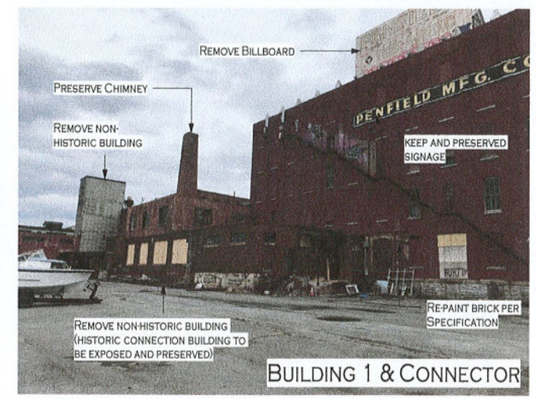

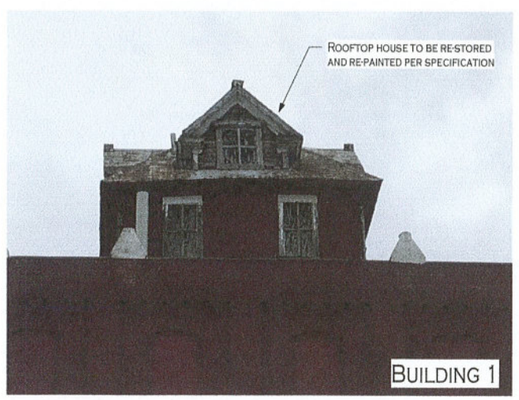

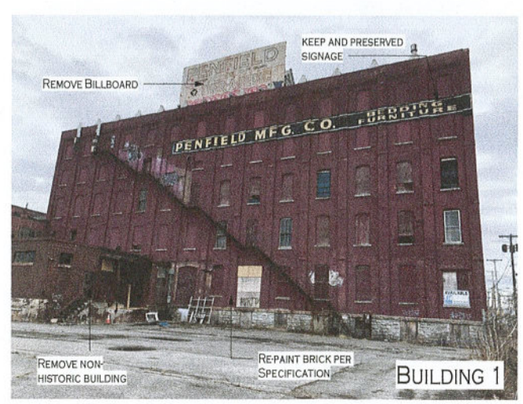

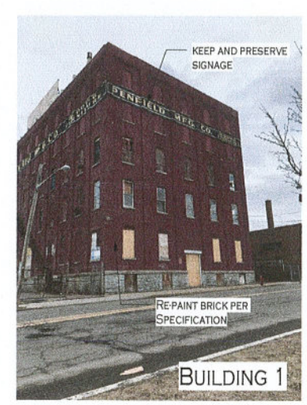

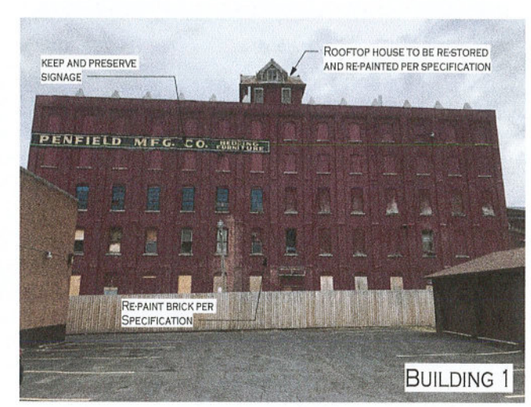

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PROFESSIONAL SEAL

REVISIONS:

No.	Description	Date

PROJECT NAME:
Design Development
The Moyer Carriage Lofts
1710 N Salina Street
Syracuse, New York 13208

Issued for Construction:	
Municipality Submission:	08/04/20
Drawn By:	Author
Checked By:	Checker

DRAWING NAME:
Exterior Elevation Pictures

DRAWING NO.
A-507

Project No: 20.063

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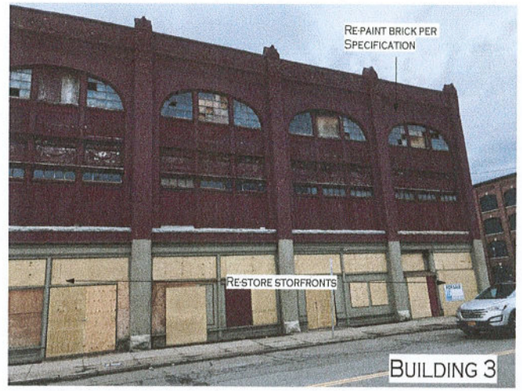

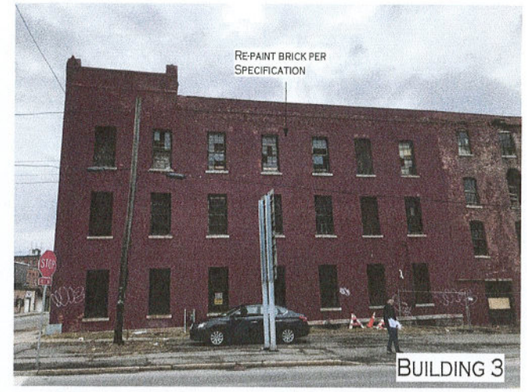

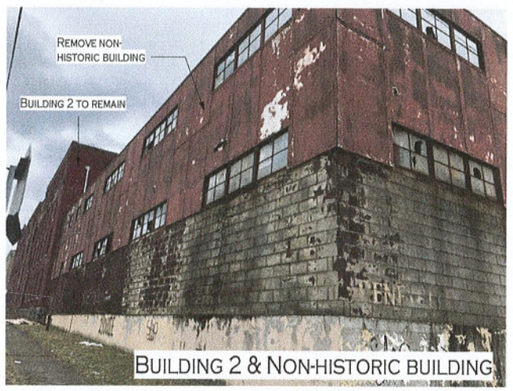

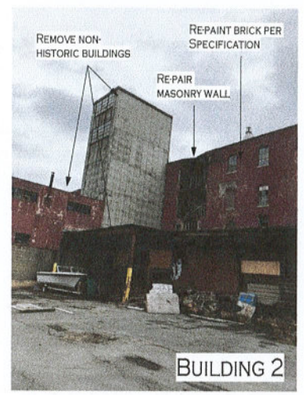

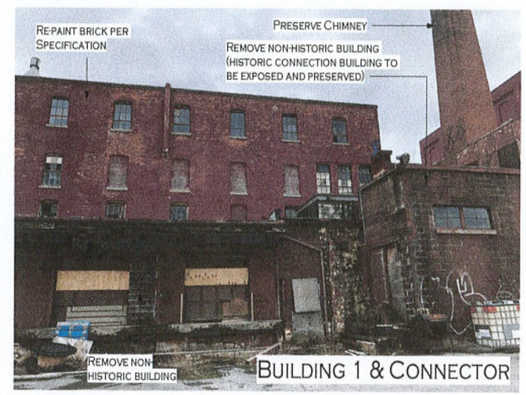

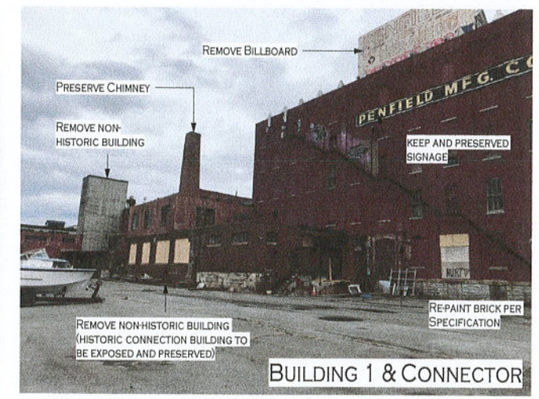

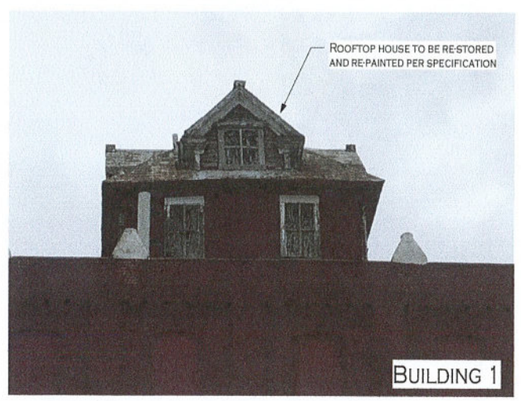

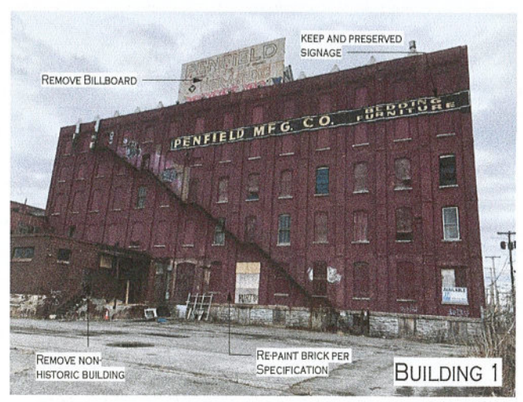

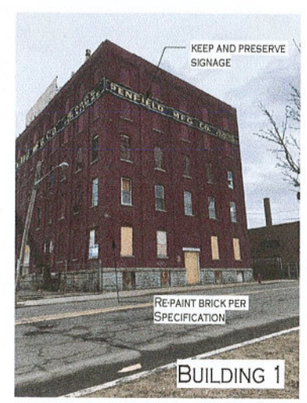

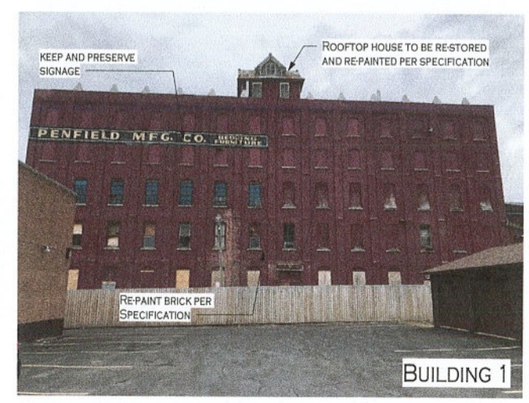

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PROFESSIONAL SEAL

REVISIONS:

No.	Description	Date

PROJECT NAME:
Design Development
The Moyer Carriage Lofts
1710 N Salina Street
Syracuse, New York 13208

Issued for Construction:	
Municipality Submission:	08/04/20
Drawn By:	Author
Checked By:	Checker

DRAWING NAME:
Exterior Elevation Pictures

DRAWING NO.
A-507

Project No: 20.063

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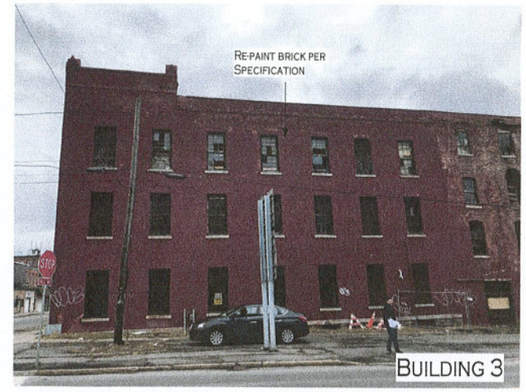

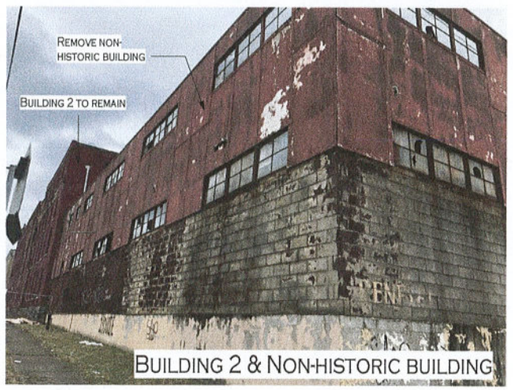

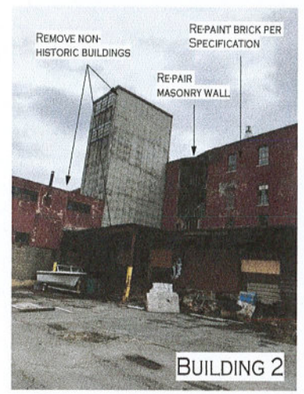

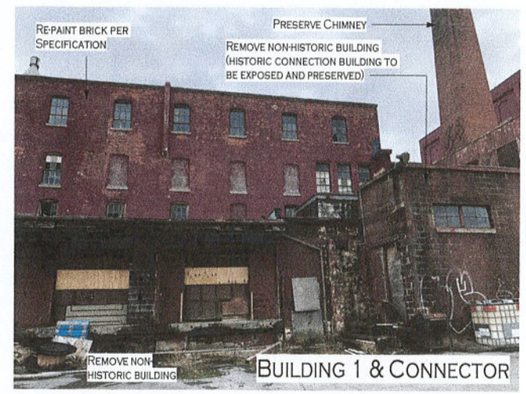

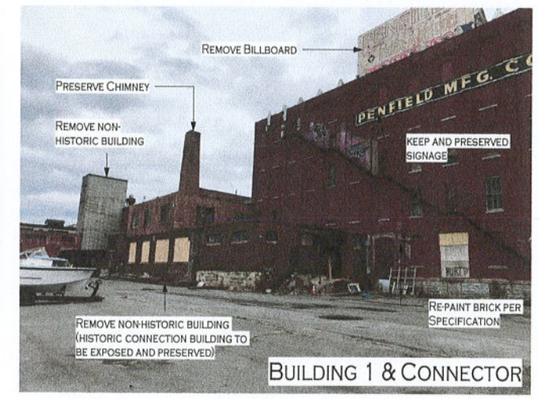

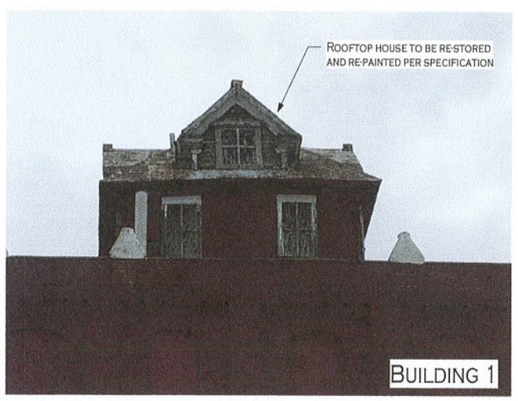

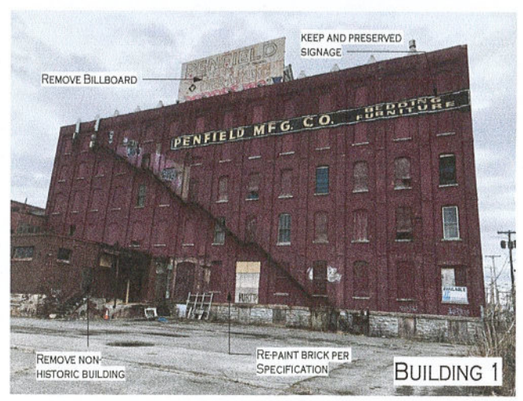

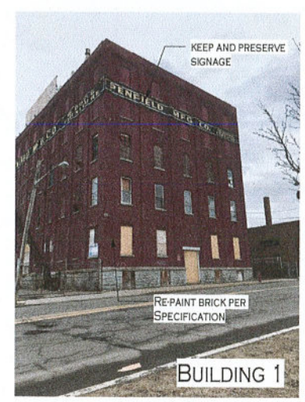

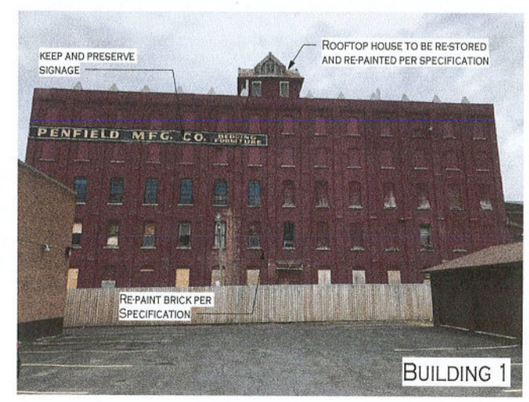

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CARLISLE SYNTEC SYSTEMS

Sure-Seal® EPDM
SAT™ Non-Reinforced Membrane

Overview

Carlisle's Sure-Seal EPDM SAT (Self-Adhering Technology) Non-Reinforced Membrane offers excellent weatherability and hail resistance, provides significant labor savings, and qualifies as a Low-VOC option with no solvent-related odors. Sure-Seal SAT is a nominal 60-mil non-reinforced EPDM membrane laminated to a 100%-solid pressure-sensitive adhesive and is available in 10' x 100' (3m x 30m) rolls. The release liner is silicon-coated on one side for consistent release from the adhesive.

Sure-Seal SAT membrane is formulated with fire retardants to inhibit the spread of flame and meets or exceeds UL Class A requirements.

Features and Benefits

- Carlisle EPDM has over 50 years of proven performance
- Industry-leading resistance to outdoor weathering
- 3" Factory-Applied Tape™ Seam Technology and full line of Pressure-Sensitive accessories enhance workmanship quality
- Dark-colored EPDM is the smart choice in colder climates
  - Reduces heating costs, which are generally 3 to 5 times greater than air conditioning costs
  - Reduces carbon footprint by lowering heating costs
  - Reduces safety hazards from snow and ice accumulation
  - Reduces hazardous conditions from frost, dew, or ice that are difficult to see on white membranes
  - Reduces potential for condensation problems
- Life Cycle Assessment using EPA's TRACI model analyzed EPDM, TPO, PVC, and Modified Bitumen
  - EPDM had the lowest global warming potential
  - EPDM had the lowest acid rain impact
  - EPDM had the lowest contribution to smog
- Numerous studies confirm that EPDM's elongation and weathering resistance result in superior hail damage resistance
- EPDM is the most dimensionally stable, heat-resistant membrane and stays flexible even in very cold temperatures
- Extruded manufacturing technology produces seamless sheets that are UL-Approved
- Eligible for up to 20-year warranties

Productivity Boosting Features and Benefits:

- Up to 80% productivity increase compared to traditional bonding adhesive
- Eliminates loading, stirring, application and disposal of bonding adhesive
- Pre-cleaned sheet allows roller application of the primer
- Factory-Applied Tape saves time on the seaming process

Carlisle's Factory-Applied Tape Seam Technology

With Carlisle's patented Factory-Applied Tape seam technology, most of the labor to create seams between membrane panels is completed in a quality-controlled, state-of-the-art environment. This process results in reliable seams with greater peel and shear strengths and with no entrapped air bubbles. Consistent placement of the Factory-Applied Tape also maximizes the splice area and results in a high-quality seam.

CARLISLE SYNTEC SYSTEMS

Sure-Seal EPDM
SAT Non-Reinforced Membrane

Installation

Sure-Seal SAT membrane is approved for application to DensDeck® Prime, SECUROCK®, SecurShield® HD, SecurShield HD Plus, SecurShield, InsulBase® Polyiso Insulation and clean concrete. Cover boards or insulation is adhered or mechanically attached to the roof deck with SecurFast™ or AccuTrac® Insulation Fastening Plates. Acceptable wall substrates include standard plywood, OSB, masonry block, and brick. **Walls must be primed with CAV-GRIP III or bonding adhesive and allowed to flash-off.**

Sure-Seal SAT membrane may only be installed when the ambient temperature is 40°F (4°C) and rising.

The surface to which the membrane will be applied must be very clean and dry. Prior to membrane placement, the surface of the insulation or underlayment board must be cleaned of dust and other foreign matter using a fine push broom or blower. **Unroll membrane and allow to relax for 30 minutes. The membrane temperature must be 50°F (10°C) or higher prior to installing.**

Option 1

1. Remove the release liner on one half of the sheet, starting from the split in the liner at the middle of the sheet. The liner should be removed at an angle to reduce splitting or tearing.
2. Pull the membrane onto the substrate at an angle, avoiding wrinkles. When installing Sure-Seal SAT membrane, it is recommended to maintain a large curve (radius) on the leading edge of the membrane. This will help eliminate creases and bubbles that cannot be removed after the sheet is in place.
3. Broom the membrane in place, starting from the middle of the 10'-wide sheet and working toward the outer edge.
4. Fold back the remaining half of the sheet and repeat the above process.

Option 2 (preferred method in cooler conditions)

1. Pull both release liners off simultaneously from underneath the membrane at a low angle, similarly to removing the release film from splice tape.
2. Push a broom lengthwise down the middle of the sheet to tack it in place. Continue brooming to push air out from the middle of the sheet towards the edges.

After brooming, roll the membrane with a segmented roller to ensure full contact with the substrate. Roller must weigh at least 50 lbs. (22 kg) per linear foot.

To complete seams between two adjoining membrane panels, apply primer to the splice area in conjunction with Carlisle's Factory-Applied Tape. Strip-in end laps with 6" Pressure-Sensitive Overlayment Strip or Pressure-Sensitive Cured Cover Strip per detail SAT-2. See details SAT-12A, C or D for perimeter securement options.

Review Carlisle specifications and details for complete installation information.

Precautions

- Use proper stacking procedures to avoid point loading and to keep rolls above the water line.
- Exercise caution when walking on a wet membrane. Membranes are slippery when wet.
- Membranes with Factory-Applied Tape should not be exposed to prolonged jobsite storage temperatures in excess of 90°F (32°C), otherwise the shelf life of the tape may be affected.
- When membranes with Factory-Applied Tape are used in warm, sunny weather, shade the tape end of the rolls until ready to use.
- Factory-Applied Tape has a shelf life of 1 year.
- **Walls must be primed with CAV-GRIP III or bonding adhesive.**
- **SAT membrane must be allowed to relax and expand reaching a temperature of 50°F (10°C) or above prior to installing.**

LEED® Information	
Pre-consumer Recycled Content	5%
Post-consumer Recycled Content	0%
Manufacturing Location	Carlisle PA
Solar Reflectance Index	9

CARLISLE SYNTEC SYSTEMS

Sure-Seal EPDM
SAT Non-Reinforced Membrane

Typical Properties and Characteristics

Physical Property	Test Method	SPEC. (PASS)
Tolerance on Nominal Thickness, %	ASTM D412	±10
Weight, lbs/ft² (kg/m²) 60-mil		0.41 (2.00 Kg/m²)
Tensile Strength, min, psi (MPa)	ASTM D412	1305 (9)
Elongation, Ultimate, min, %	ASTM D412	300
Tear Strength, min, lbf/in (kN/m)	ASTM D624 (Die C)	150 (26.3)
Factory Seam Strength, min	Modified ASTM D816	Membrane Rupture
Resistance to Heat Aging* Properties after 28 days @ 240°F (116°C) Tensile Strength, min, psi (MPa) Elongation, Ultimate, min, % Tear Strength, min, lbf/in (kN/m) Linear Dimensional Change, max, %	ASTM D573 ASTM D412 ASTM D412 ASTM D624 ASTM D1204	 1205 (8.3) 200 125 (21.9) ±1.0
Ozone Resistance* Condition after exposure to 100 pphm Ozone in air for 168 hours @ 104°F (40°C) Specimen is at 50% strain	ASTM D1149	No Cracks
Brittleness Temp., max, °F (°C)*	ASTM D746	-49 (-45)
Resistance to Water Absorption* After 7 days immersion @ 158°F (70°C) Change in mass, max, %	ASTM D471	+8, -2
Water Vapor Permeance* Max, perms	ASTM E 96 (Proc. B or BW)	0.10
Resistance to Outdoor (Ultraviolet) Weathering* Xenon-Arc, total radiant exposure at 0.70 W/m² irradiance, 80°C black panel temperature	ASTM G155	No Cracks No Crazing 7,560 kJ/m² 3,000 hrs
At 0.35 W/m² irradiance, 80°C black panel temperature		6,000 hrs

*Not a quality control test due to the time required for the test or the complexity of the test. However, all tests are run on a statistical basis to ensure overall long-term performance of the sheeting.

Typical properties and characteristics are based on samples tested and are not guaranteed for all samples of this product. This data and information is intended as a guide and does not reflect the specification range for any particular property of this product.

Note: Sure-Seal SAT Non-Reinforced EPDM Membrane meets or exceeds the minimum requirements set forth by ASTM D4637 for Type I non-reinforced EPDM single-ply roofing membranes.

800-479-6832 | P.O. Box 7000 | Carlisle, PA 17013 | Fax: 717-245-7053 | www.carlislesyntec.com

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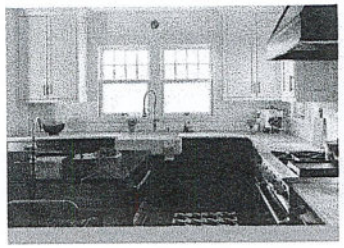
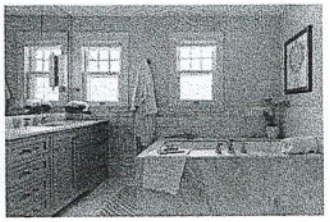
MARVIN

Responding to COVID-19. Learn More.

ULTIMATE SINGLE HUNG G2

Previously known as Clad Ultimate Single Hung-Next Generation





A contemporary classic, the Marvin Signature™ Ultimate Single Hung G2 window blends traditional beauty and state-of-the-art performance. With the top sash stationary and the bottom sash operable, a single hung style is often preferred in a cottage-style window with a small top sash that doesn't need to open. Reliable and energy efficient, the Ultimate Single Hung G2 window offers auto-lock feature for convenient security, durable hardware for smooth operation and Marvin's unique wash mode for easy cleaning. Customize your design with round top styles or optional Lift Lock, Marvin's exclusive bottom rail locking mechanism for easier operation in hard-to-reach areas.

Features of the Ultimate Single Hung G2 Window

- Available in heights up to 10.5 feet or widths up to 5.5 feet
- Also available with both sashes stationary, to replicate historic aesthetics in commercial projects when non-operating windows are preferred.
- Marvin's exclusive auto-lock activates when sashes are closed for convenient security
- Unique wash mode allows cleaning of both sides of glass from indoors

- Narrow checkrail maximizes view, while maintaining historical accuracy
- Retractable screen option is nearly invisible when the screen is not in use
- Additional configurations include round top, stationary transom or picture window
- Hidden Lock Status Sensor option connects with your smart home to indicate when windows are closed and locked
- Available with IZ3 coastal/hurricane certification
- Available with Commercial Windows Performance certification
- CE certified

SIGNATURE
COLLECTION

Marvin Signature Ultimate

Our broadest range of product types, sizes, configurations and design options.

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Materials

Low-maintenance extruded aluminum exteriors with your choice of rich wood interior, or wood throughout.

LEARN ABOUT MATERIALS

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Options that help achieve long-term performance and cost savings, in any climate.

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Window Opening Control Devices +

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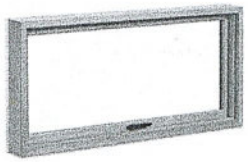
Ultimate Awning

Ultimate Awning Narrow Frame



Ultimate Awning Push Out

Find technical documents for this product, including installation instructions, sizes and elevations, 3D drawings, architectural detail manuals and more.

VIEW TOOLS AND DOCUMENTS

Marvin experts are experienced in working with architects, builders and homeowners to ensure your vision becomes a reality.

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