City of Syracuse Zoning Administration
Application for SPECIAL PERMIT Review by the Planning Commission
City Hall Commons * Room 101 * 201 E. Washington Street * Syracuse, NY 13202-1426 * 315-448-8640

For Office Use: Filing Date: _____ **Case Number:** SP- **Zoning District:** _____

☐ **NEW SPECIAL PERMIT** ☒ **MODIFICATION OF EXISTING SPECIAL PERMIT**

LIST ALL ADDRESSES INVOLVED IN YOUR PROJECT:

600 North Franklin Street

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

Section: 118	**Block:** 06	**Lot:** 08
Section:	**Block:**	**Lot:**
Section:	**Block:**	**Lot:**

This APPLICATION is for a:

- ☐ Restaurant (this also includes uses such as Bars, Taverns, Coffee Shops, Night Clubs)
- ☐ Gasoline Service Station
- ☐ Car Wash Facility
- ☐ Care Home
- ☐ Parking Lot or Parking Garage
- ☐ Transitional Parking Area
- ☐ Offices of Religious and Educational Institutions
- ☐ Bed and Breakfast
- ☒ Other Special Permit Uses (describe) Convert Ex. Warehouse Space to Apartments

PLEASE DESCRIBE ALL ASPECTS OF YOUR PROJECT IN DETAIL:

Historic Masonry Factory built between 1904 & 1951 for food processing
The property is currently occupied by business offices, rock climbing
gym & Warehouse with shipping and receiving. The project involves
historic restoration of the exterior in accordance with the National
Parks Service Guidelines. The proposed rehabilitation work has N.P.S.,
S.H.P.O. Part 2 Approval. The three story warehouse on the north side
will be renovated into 41 apartments

PROPERTY OWNER INFORMATION:

Name(s): Kemper Matt Jr.

Mailing Address: 6761 Thompson Road, Syracuse, New York

Zip: 13211 Daytime phone: 315 234 7241 Home phone:

E-mail: kemper@duplionline.com

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

[X] Contract Purchaser(s) [ ] Tenant [ ] Co-Applicant [ ] Other (please state):

Name(s): Mark Lane

Mailing Address: 113 Court Street, Binghamton, New York

Zip: 13901 Home phone: Day Phone 607 775 0600

E-mail: mlane@whlane.com

REPRESENTATIVE INFORMATION:
(Only if involved in this application)

[ ] Attorney [X] Architect [ ] Contractor [ ] Other

Name(s): Bruce Macknight

Mailing Address: 212 North Franklin Street

Zip: 13202 Telephone: 315 424 0018 E-mail: bruce@macknightarchitects.com

DESCRIPTION OF OPERATION:

Days of week open: N/A - Living Units

Hours of operation: N/A - Living Units

Maximum number of employees on premises at one time: 1

Number of off-street parking available (site plan required to indicate location): 112 & 5 ADA

Other uses currently on the property: FIRST FLOOR: Bus. Office, Rock Gym, Warehouse

SECOND FLOOR Warehouse, Bus. Office OTHER FLOORS: Bus. Office, Warehse.

Indicate types and uses of other structures on the property if any (i.e. garage, storage building, etc.):

3 Bay Garage Brick Maintenance Building

SIGNAGE INFORMATION:

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

A sign plan is required, see attachment (Wall, Ground, Projecting, Window)

Size None Location None Type None

Size Location Type

Size Location Type

SPECIAL PERMIT FUNCTIONS: (Check all that apply)

[ ] Dining room [ ] Bar Service [ ] Drive-thru
[ ] Entertainment [ ] Stage [ ] DJ Booth
[ ] Light Duty auto repair [ ] Heavy Duty auto repair
[ ] Car Wash Facility [ ] New Auto Sales [ ] Used Auto Sales

Has owner obtained or applied for a Certificate of Use: [X] Yes [ ] No

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.

CURRENT PROPERTY OWNER SIGNATURE

As listed on the City of Syracuse Tax Assessment Roll. If not listed as the owner on the current rolls, please include a proof of ownership, for example, a copy of the deed. Attorney's signing on behalf of the owner must include a one page letter describing the legal representative arrangement. Architects, engineers, contractors, tenants, etc. cannot sign on behalf of the property owner. If property owner is a Corporation or an Organization, then the person signing must provide verification they are a member of such, and can sign on the owners' behalf.

J. Kemper Matt Jr. 8/5/2020

CURRENT PROPERTY OWNER SIGNATURE **DATE**

J. KEMPER MATT JR.

Please legibly PRINT SIGNATURE NAME and TITLE

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

FOR STAFF USE ONLY

****

REFERRAL NEEDED

☐ ONONDAGA COUNTY PLANNING BOARD

☐ SYRACUSE LANDMARK PRESERVATION BOARD (This project is located within _____ Historic District; is listed individually in the National Register of Historic Places; is Eligible for inclusion in the National Register of Historic Places; or is architecturally significant).

☐ OTHER CITY/COUNTY/STATE AGENCY OR DEPARTMENT(S) _____

City of Syracuse

Zoning Office and Central Permit Office

SIGN SUBMISSION FORM

SIGN TABLE

Please provide the following information for all proposed and existing signage for the business/tenant.

Street Name: Not Applicable **Linear building or tenant space frontage (feet):** _____

Street Name: No Signs will be **Linear building or tenant space frontage (feet):** _____

Street Name: Installed **Linear building or tenant space frontage (feet):** _____

Street Name: _____ **Linear building or tenant space frontage (feet):** _____

Sign Number / Key	Proposed or Existing	Type (Wall, Projecting, Window, Ground)	Sign Height (Ground to Sign Top)	Sign Face Height	Sign Face Width	Sign Face Area	Sign Illumination

REQUIRED SUBMITTALS

Please fill out and submit **ONE (1) COPY** of this Sign Submission Form.

Please submit **THREE (3) FULL-SIZE AND TO-SCALE SETS** for review purposes, and **ONE (1) SET REDUCED SET** (11x17, or smaller) for copying purposes of the following:

☐ **SIGN DESIGN PLAN** illustrating the type of sign (wall, projecting, window, ground, roof) with the sign face height and width dimensions of outer-most sign boundary shown and noted.

☐ **SIGN PLACEMENT PLAN** illustrating building signage on the building façade(s) (signage superimposed on photographs can be used) with the distance from the ground to the top of the sign shown and noted.

☐ **SIGN LOCATION PLAN**

- illustrating the location of all building signage keyed to the application sign table; and/or
- a full-size, to-scale **PROPERTY SURVEY** or **SITE PLAN, stamped by a license surveyor**, illustrating sign locations with the distance from the sign to the property line (not the sidewalk) shown and noted.

GENERAL SIGN ALLOWANCES – *See the Zoning Ordinance for further requirements and details.*

Zoning District	Types	Locations	Ground Sign Height	Area	Number
RESIDENTIAL	Wall or Ground	First story or front yard	6 feet	15 square feet maximum	1 per property
OFFICE	Wall or Ground	First story or behind front yard	6 feet	15 square feet maximum	1 per property
CENTRAL BUSINESS	Wall, Ground, Projecting	First story		1 square foot per 1 linear foot	1 per business/tenant per street
SPECIAL PERMITS	Wall, Ground		30 feet	40 square feet maximum	1 wall and 1 ground per business/tenant
LOCAL BUSINESS, COMMERCIAL, & INDUSTRIAL	Wall, Ground, Projecting		30 feet	1 square foot per 1 linear foot	2 per business/tenant per street

Short Environmental Assessment Form
Part 1 - Project Information

Instructions for Completing

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

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

Part 1 - Project and Sponsor Information

Name of Action or Project:
Central Rock Gym - Syracuse

Project Location (describe, and attach a location map):
600 Franklin St N To Solar St

Brief Description of Proposed Action:
Central Rock Gym is going to occupy roughly 15,000 sq ft of vacant space in the Dupli Building. The space will be home to an indoor rock climbing center. There will be no exterior renovations done, only interior build out. This project will bring life to a vacant warehouse, attracting people from Central New York and beyond.

Name of Applicant or Sponsor:	Telephone: 315-952-8572
Kemper Matt Jr.	E-Mail: kemper@duplionline.com

Address:
6761 Thompson Rd,

City/PO:	State:	Zip Code:
Syracuse	NY	13211

	NO	YES
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.	☑	☐
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval: Syracuse Zoning (special permit for recreational use), Permit Office	☐	☑

3.a. Total acreage of the site of the proposed action? 1.0 acres
b. Total acreage to be physically disturbed? 0 acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 1.0 acres

4. Check all land uses that occur on, adjoining and near the proposed action.
☑ Urban ☐ Rural (non-agriculture) ☐ Industrial ☑ Commercial ☐ Residential (suburban)
☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other (specify): _____
☑ Parkland

	NO	YES	N/A
5. Is the proposed action,			
a. A permitted use under the zoning regulations?	☐	☑	☐
b. Consistent with the adopted comprehensive plan?	☐	☑	☐

	NO	YES
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	☐	☑
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify:	☑	☐
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	☑	☐
b. Are public transportation service(s) available at or near the site of the proposed action?	☐	☑
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	☐	☑
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: They will meet requirements.	☐	☑
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water:	☐	☑
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment:	☐	☑
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	☑	☐
b. Is the proposed action located in an archeological sensitive area?	☑	☐
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	☑	☐
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres:	☑	☐

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:
☐ Shoreline ☐ Forest ☐ Agricultural/grasslands ☐ Early mid-successional
☐ Wetland ☑ Urban ☐ Suburban

	NO	YES
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	☑	☐
16. Is the project site located in the 100 year flood plain?	☑	☐
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? ☐ NO ☐ YES	☑	☐
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: ☐ NO ☐ YES		

	NO	YES
18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size:	✓	
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe:	✓	
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe:	✓	

I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

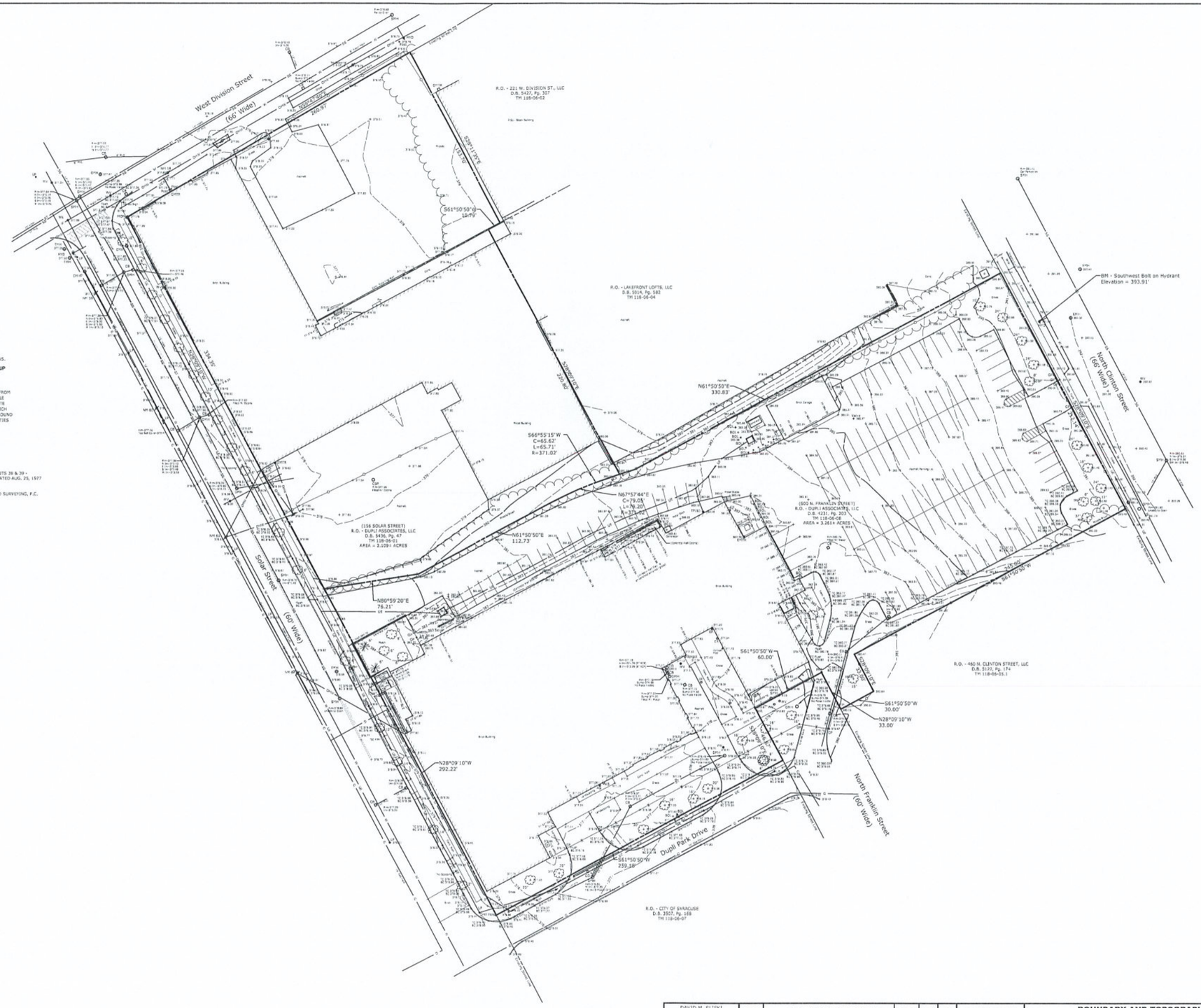
Applicant/sponsor name: Kemper Matt Jr. Date: 7/30/2020

Signature:

PRINT FORM

XREFS: NONE

PROJECT NUMBER: 20.0354



MAP NOTES

1.) NORTH ORIENTATION IS BASED ON CITY OF SYRACUSE ROW PLAT NORTH.

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 28-APRIL 1, 2020.

MAP REFERENCES

1.) SURVEY MAP LOTS 26, 28, 30, 32, 34, 36 IN BLOCK 461 AND PART OF MARSH LOTS 38 & 39 - ONONDAGA SALT SPRINGS RESERV. PREPARED BY JACK. W. COTTRELL, P.L.S. DATED AUG. 25, 1977 LAST REVISED AUG. 7, 1985.

2.) BOUNDARY MAP LANDS OF BORDEN, INC. PREPARED BY JANUZI & ROMANS LAND SURVEYING, P.C. DATED MARCH 24, 2007.

LEGEND

- GP ------ GATE POST
- SIGN ------
- BOL ------ BOLLARD
- SMH ------ SANITARY MANHOLE
- SV ------ SERVICE VALVE
- CO ------ CLEAN OUT
- CBR ------ ROUND CATCH BASIN
- CB ------ SQUARE CATCH BASIN
- DMH ------ DRAINAGE MANHOLE
- IV ------ IRRIGATION VALVE
- AS ------ AUTO SPRINKLER
- WV ------ WATER VALVE
- HYD ------ HYDRANT
- TMH ------ TELEPHONE MANHOLE
- TPED ------ TELEPHONE PEDESTAL
- GMH ------ GAS METER
- GV ------ GAS VALVE
- EMTR ------ ELECTRIC METER
- EMH ------ ELECTRIC MANHOLE
- UTILITY POLE ------
- EF ------ ELECTRIC FIBER
- GUY WIRE ------
- LP ------ LIGHT POLE
- EBOX ------ ELECTRIC BOX
- TRANS ------ TRANSFORMER
- MON ------ CONCRETE MONUMENT
- CONIFEROUS TREE ------
- DECIDUOUS TREE ------
- CHAINLINK FENCE ------
- WROUGHT IRON FENCE ------
- OVERHEAD WIRES ------
- GAS LINE ------
- WATER LINE ------
- ELECTRIC LINE ------
- TELEPHONE LINE ------
- UG TV ------ UNDERGROUND CABLE TV LINE
- STORM SEWER LINE ------
- SANITARY SEWER LINE ------

BAR SCALE

30 0 15 30 60

1 inch = 30 ft.

"ONLY COPIES OF THIS MAP SIGNED IN RED INK AND EMBOSSED WITH THE SEAL OF AN OFFICER OF C.T. MALE ASSOCIATES, OR A DESIGNATED REPRESENTATIVE SHALL BE CONSIDERED TO BE A VALID TRUE COPY".

I CERTIFY THAT THIS SURVEY WAS PREPARED FROM AN ACTUAL FIELD SURVEY AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND HAS BEEN PREPARED IN ACCORDANCE WITH THE EXISTING CODE OF PRACTICE OF THE N.Y.S. ASSOCIATION OF PROFESSIONAL LAND SURVEYORS.

06/30/2020

DAVID M. SLISKI PLS # 50105 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.
06/30/20	△	Add Additional Location	dms	dms	dms
	△				
	△				
	△				
	△				
	△				
	△				
	△				

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C.T. MALE ASSOCIATES

APPROVED:

DRAFTED : JAD

CHECKED : DMS

PROJ. NO : 20.0354

SCALE : 1" = 30 FT

DATE : JUNE 15, 2020

BOUNDARY AND TOPOGRAPHIC SURVEY MAP

FOR THE LANDS NOW OR FORMERLY OF

DUPLI ASSOCIATES, LLC

1 DUPLI PARK DRIVE / 156 SOLAR STREET / 600 NORTH FRANKLIN STREET

PART OF MARCH LOT 39

CITY OF SYRACUSE — ONONDAGA COUNTY, NEW YORK

C.T. MALE ASSOCIATES

Engineering, Surveying, Architecture, Landscape Architecture, & Geology, D.P.C.

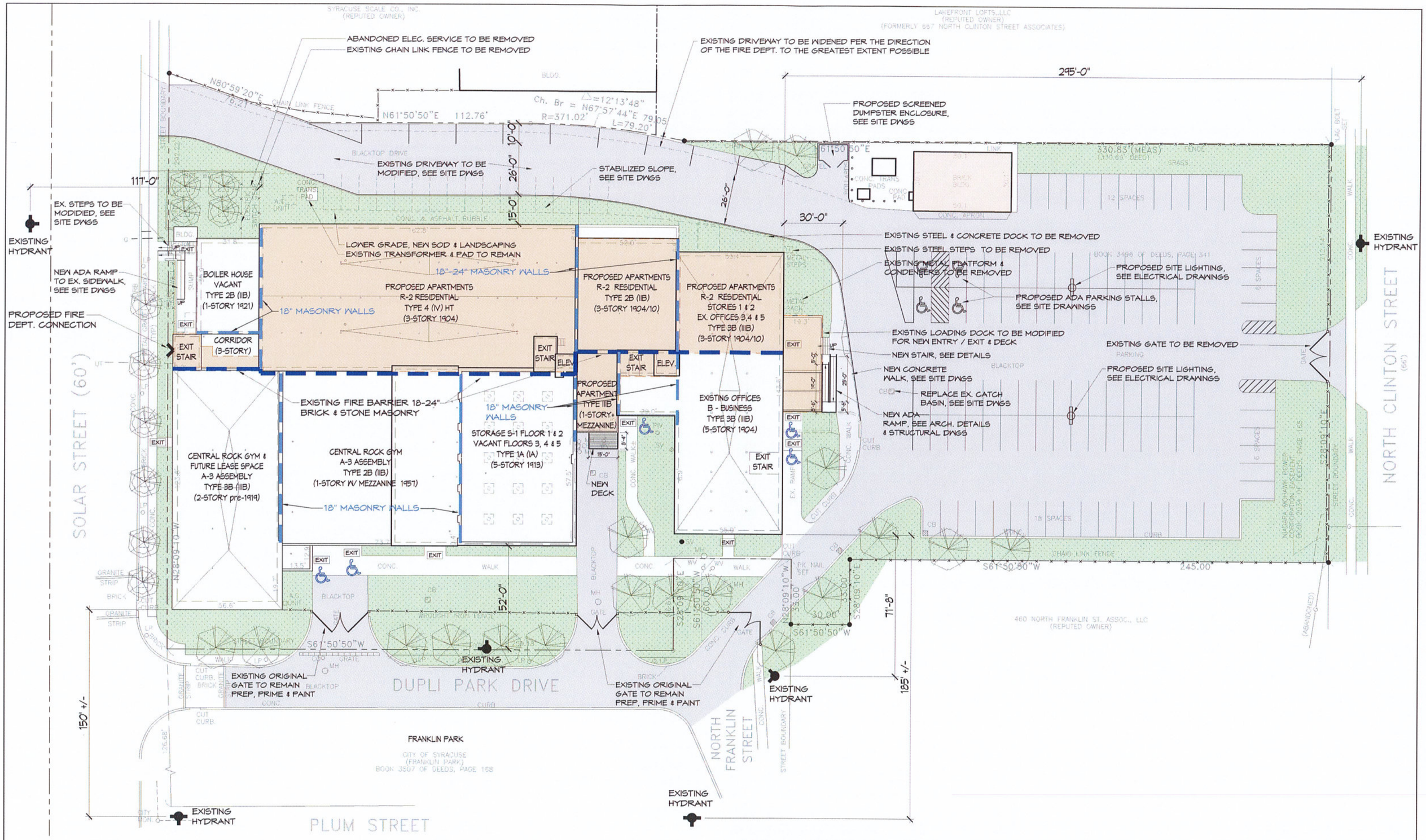
220 GREENPARK DRIVE, SUITE 1, P.O. BOX 5248
SYRACUSE, N.Y. 13220-5248
315-458-8450 • FAX 315-458-9127

SHEET 1 OF 1

DWG. NO: 20-0341

CAD DWG. FILE NAME: C:\Users\dms\Desktop\20.0354 Dupli\Dupli Survey.dwg

CAD DWG. FILE NAME: Dupli Survey.dwg



10 SITE PLAN
SCALE: 1"=20'-0"

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212 north franklin st
syracuse, new york 13202
p. 315.424.0016
macknightarchitects.com

REGISTERED ARCHITECT BRUCE MACKNIGHT STATE OF NEW YORK

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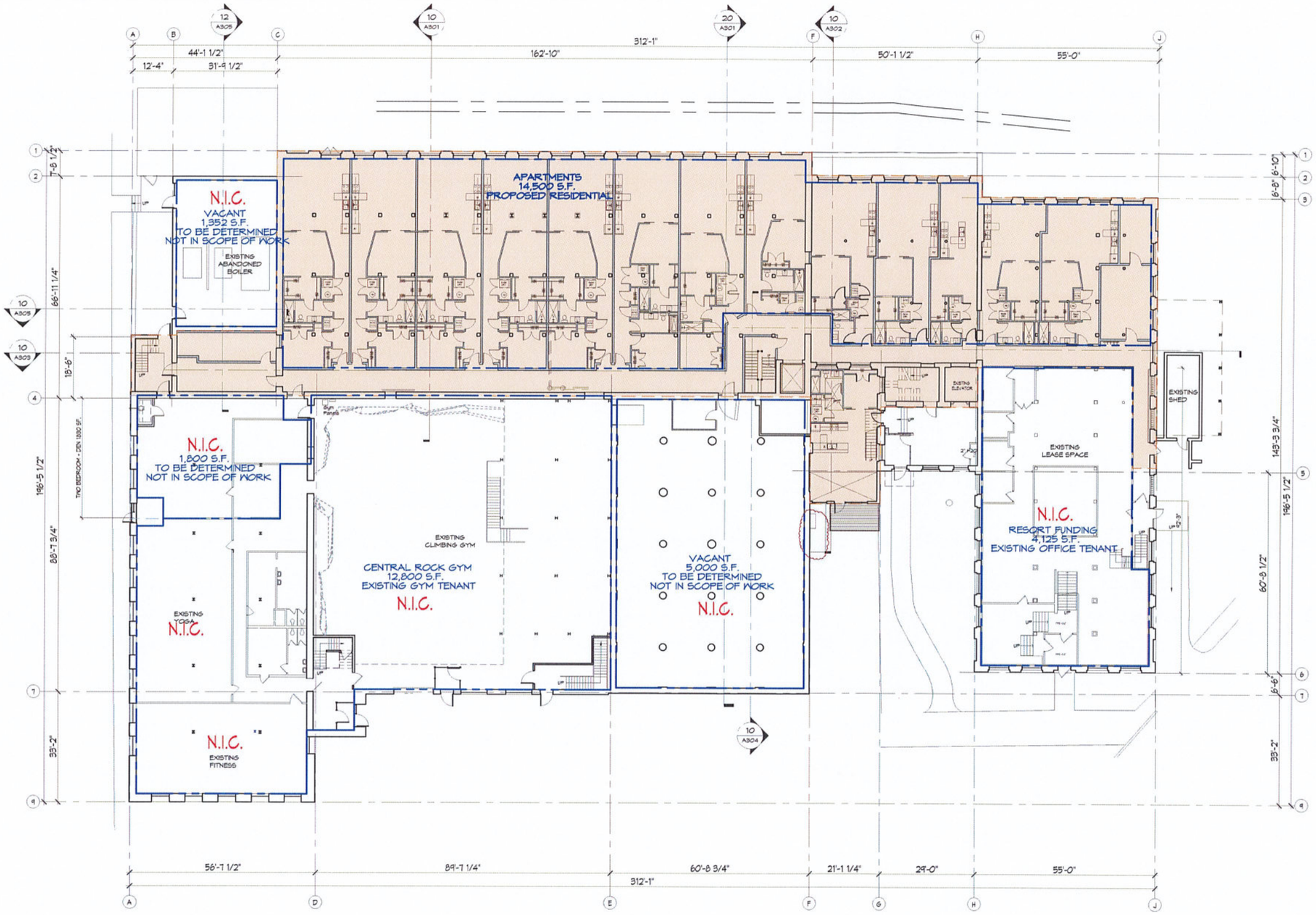
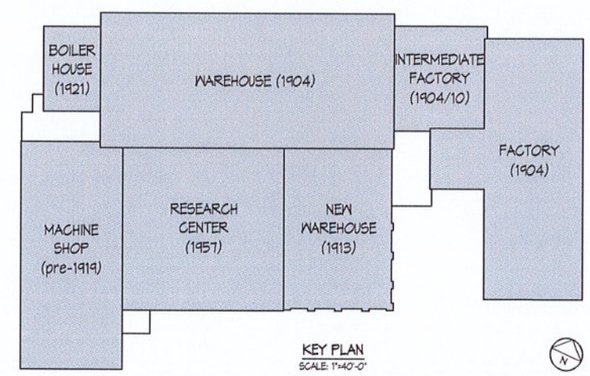
REVISIONS			DATE	7/20/20
NO.	DATE	BY	DRAWN	JFA
			SITE PLAN	
			ST-100	



10 OVERALL FIRST FLOOR PLAN & EXIT DIAGRAM
SCALE: 1/16"=1'-0"



KEY PLAN
SCALE: 1"=40'-0"

0' 20' 40' 60'

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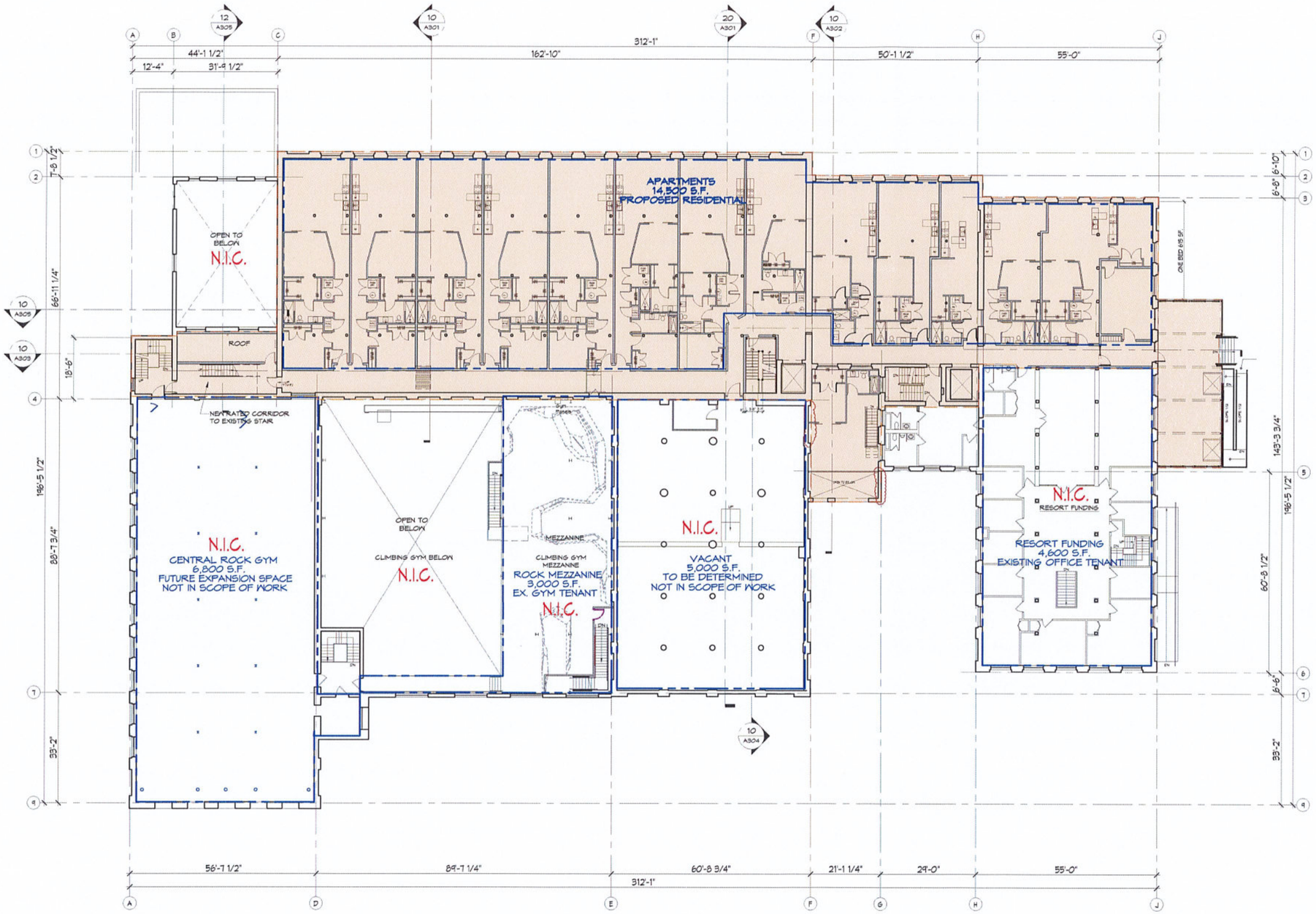
REVISIONS			DATE 7/20/20
NO.	DATE	BY	DRAWN JFA
			FIRST FLOOR PLAN
			A-101



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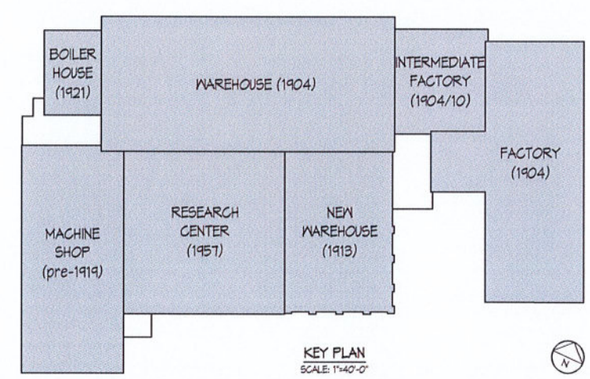

KEY PLAN
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0' 20' 40' 60'

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NO.	DATE	BY	

DATE 7/20/20
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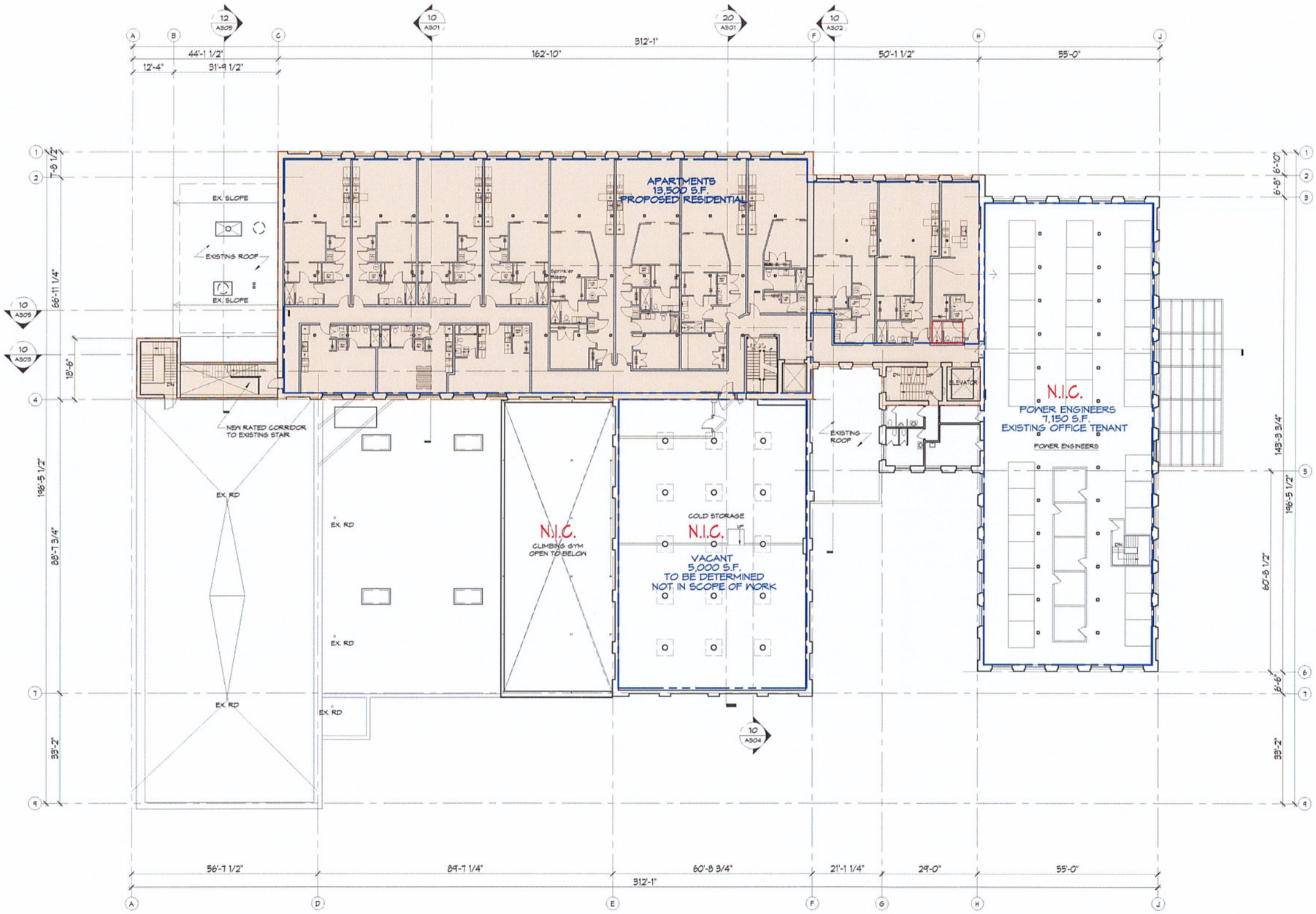
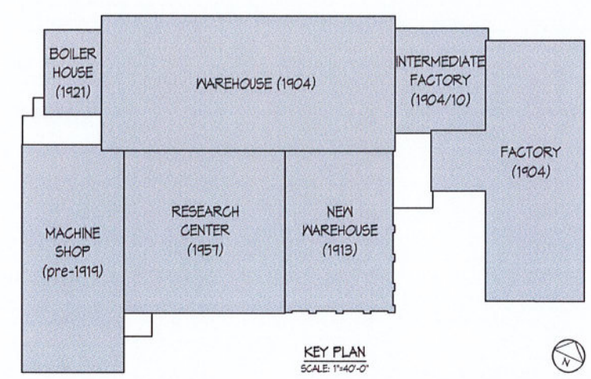
SECOND FLOOR PLAN

A-102





KEY PLAN
SCALE: 1"=40'-0"

10 OVERALL THIRD FLOOR PLAN & EXIT DIAGRAM
SCALE: 1/16"=1'-0"

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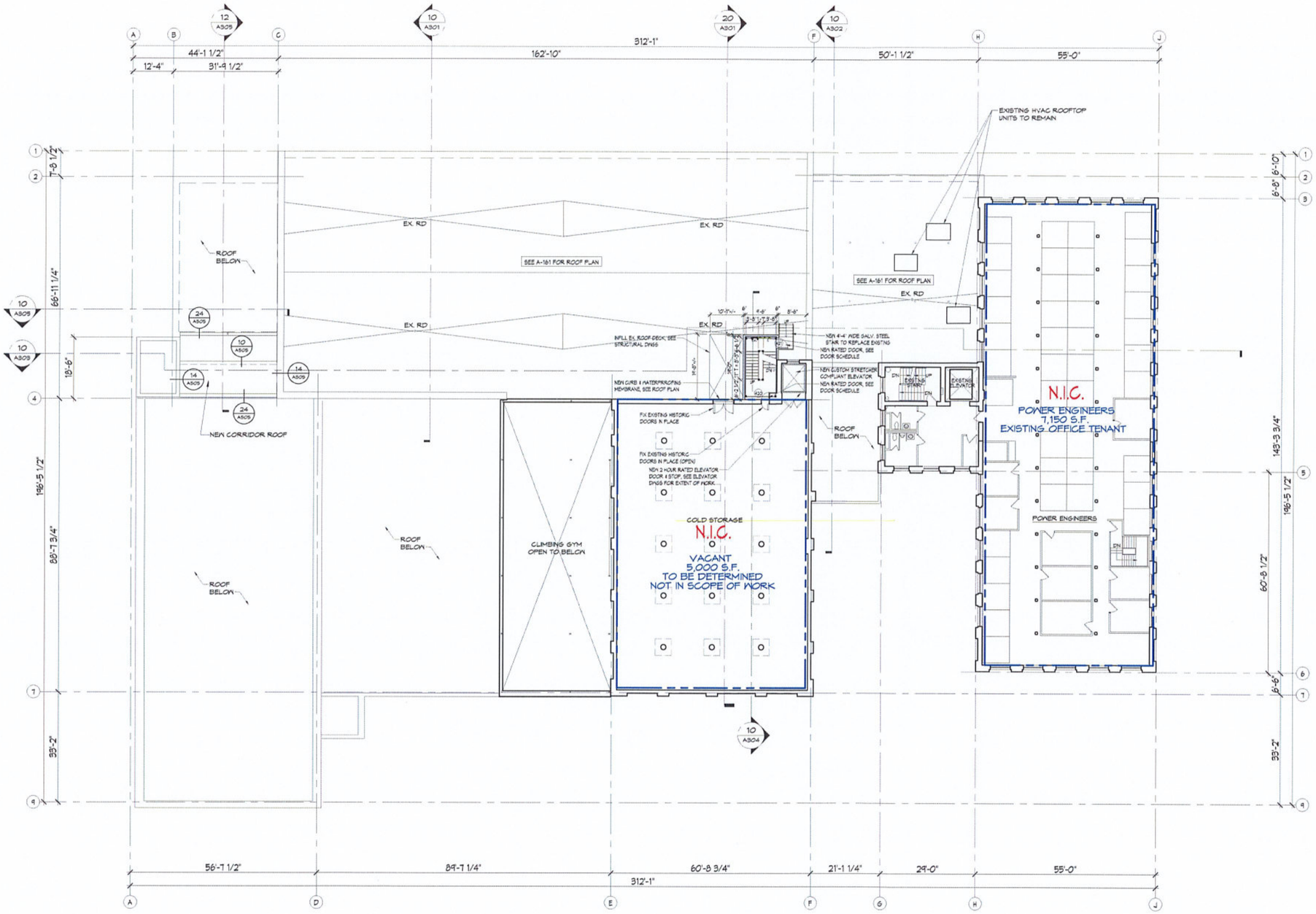
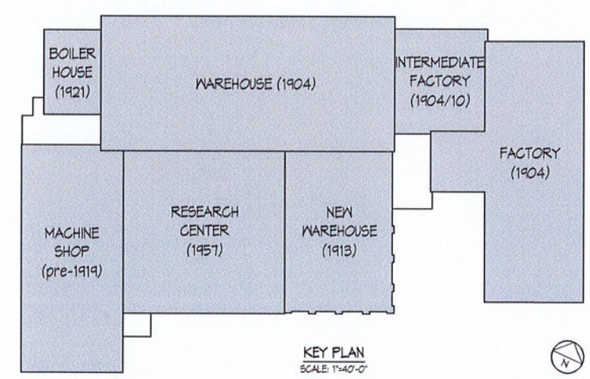
REVISIONS		
NO.	DATE	BY

DATE 7/20/20
DRAWN JFA

THIRD FLOOR PLAN

A-103





KEY PLAN
SCALE: 1"=40'-0"

10 OVERALL FOURTH FLOOR PLAN & EXIT DIAGRAM
SCALE: 1/16"=1'-0"

0' 20' 40' 60'

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REVISIONS			
NO.	DATE	BY	

DATE 7/20/20
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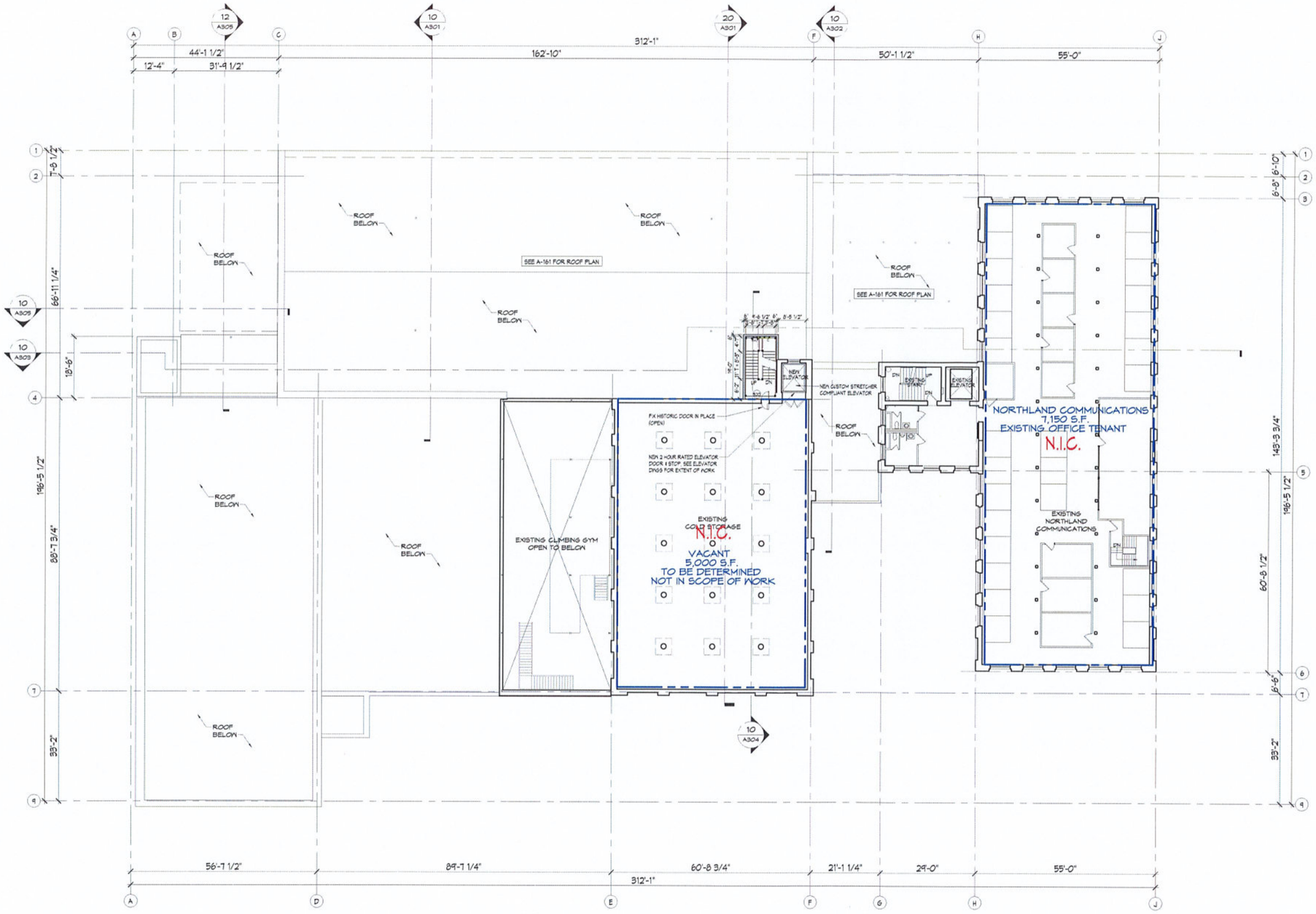
FOURTH FLOOR PLAN

A-104



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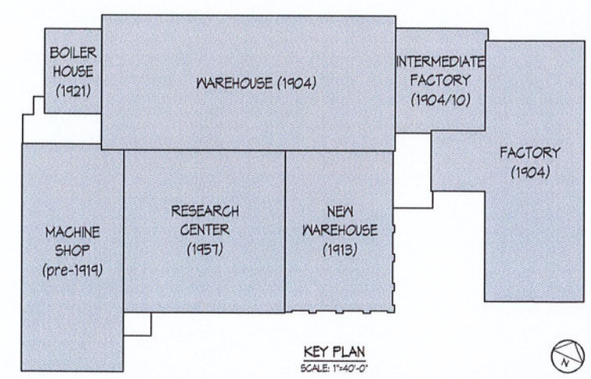

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0' 20' 40' 60'

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REVISIONS			DATE 7/20/20
NO.	DATE	BY	DRAWN JFA
			FIFTH FLOOR PLAN
			A-105

LEGEND

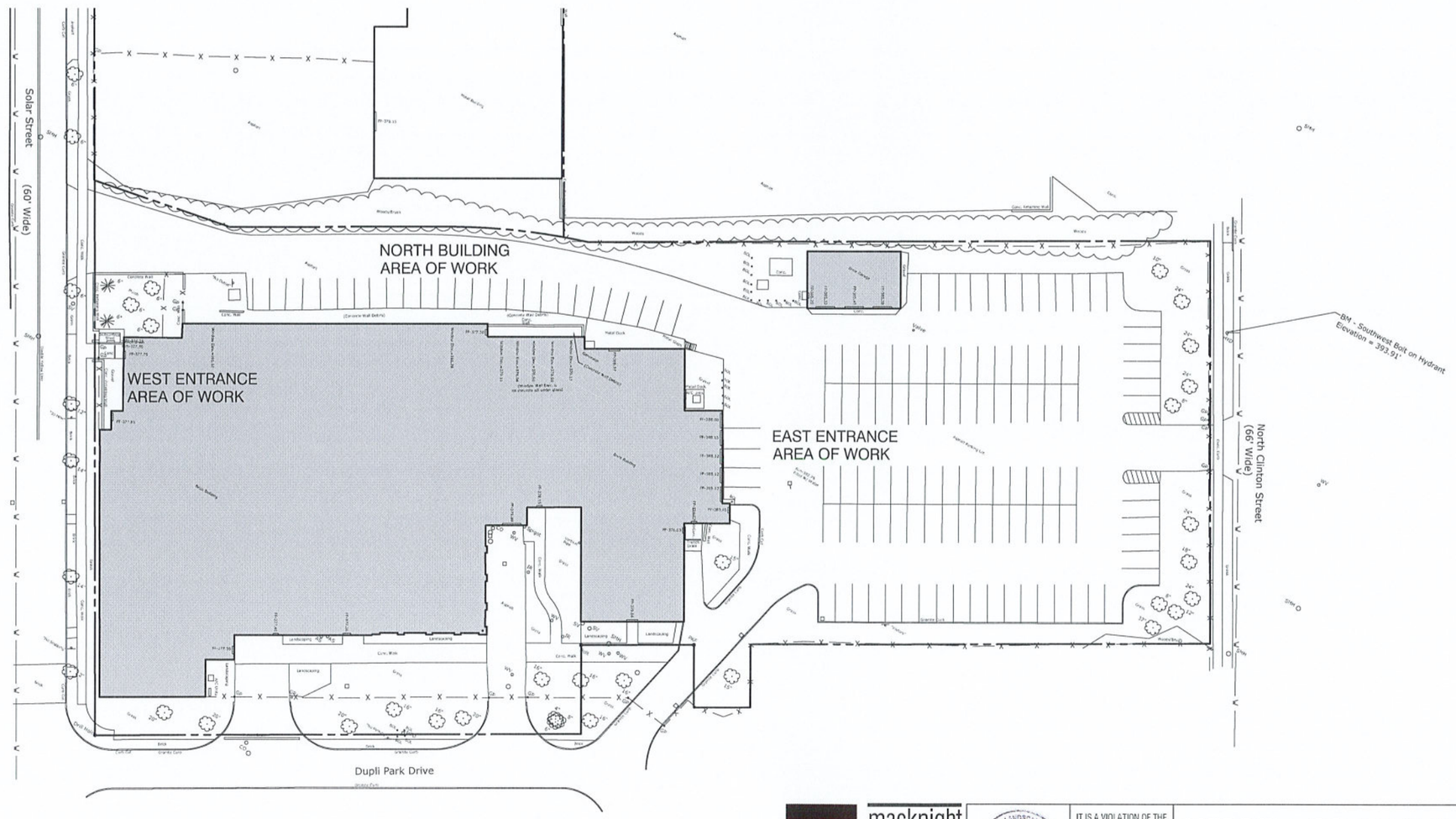
PROPOSED	DESCRIPTION	PROPOSED	DESCRIPTION
380	PROPOSED CONTOUR		REMOVE EXISTING PAVEMENT
	CURB		REMOVE ASPHALT TO EX. STONE SUBBASE
	PAVEMENT EDGE	MDA-MOD	3½" ASPHALT ON EX. COMPACTED SUBBASE
	CURB/WALL REMOVAL	MDA	MEDIUM DUTY ASPHALT
	SAWCUT LINE		CITY OF SYRACUSE STANDARD CONCRETE WITH SCORING
6" ST	STORM SEWER - SIZE / TYPE	HDC	HEAVY DUTY CONCRETE WITH SCORING
4" SMT	STORMWATER MANAGEMENT TRENCH		LAWN - 4" TOPSOIL AND SEED
	TRAFFIC SIGN ON BOLLARD		GROUNDCOVER PLANTINGS
CB	STORM CATCH BASIN		No. 2 WASHED STONE
380.50	SPOT GRADE		
F.V.	FIELD VERIFY		
TYP	TYPICAL		
	PLANTINGS		

DISTURBANCE SUMMARY

AREA OF WORK	DISTURBANCE (SF)	CHANGE IN IMPERVIOUS (SF)
NORTH BUILDING	7,078	- 483
EAST ENTRANCE	2,042	-340
WEST ENTRANCE	787	+ 10
TOTAL	9,907 SF DISTURBANCE	- 813 SF REDUCTION

PARKING SUMMARY

LOT	EXISTING	PROPOSED	HC
NORTH PARKING LOT	25	9 (-16)	0
EAST PARKING LOT	103	103 (NO CHANGE)	5
TOTAL CAR PARKING	128	112 (-16 SPACES)	5



SITE KEY PLAN

NORTH

0 15 30 60 90
SCALE IN FEET

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DATE 7/17/20
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SITE KEY PLAN

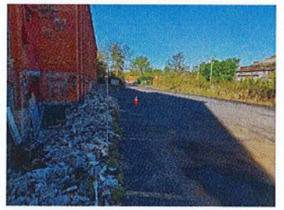
L-100

1
NE Building Corner
(Looking West)

2
NE Building Corner
(Looking South)

3
N Side of Building
(Looking West)

4
N Side of Building
(Looking West)

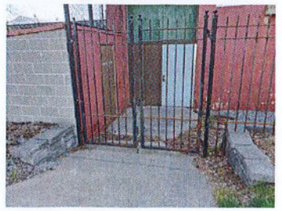


5
NW Building Corner
(Looking East)

6
NW Site at Solar St
(Looking East)

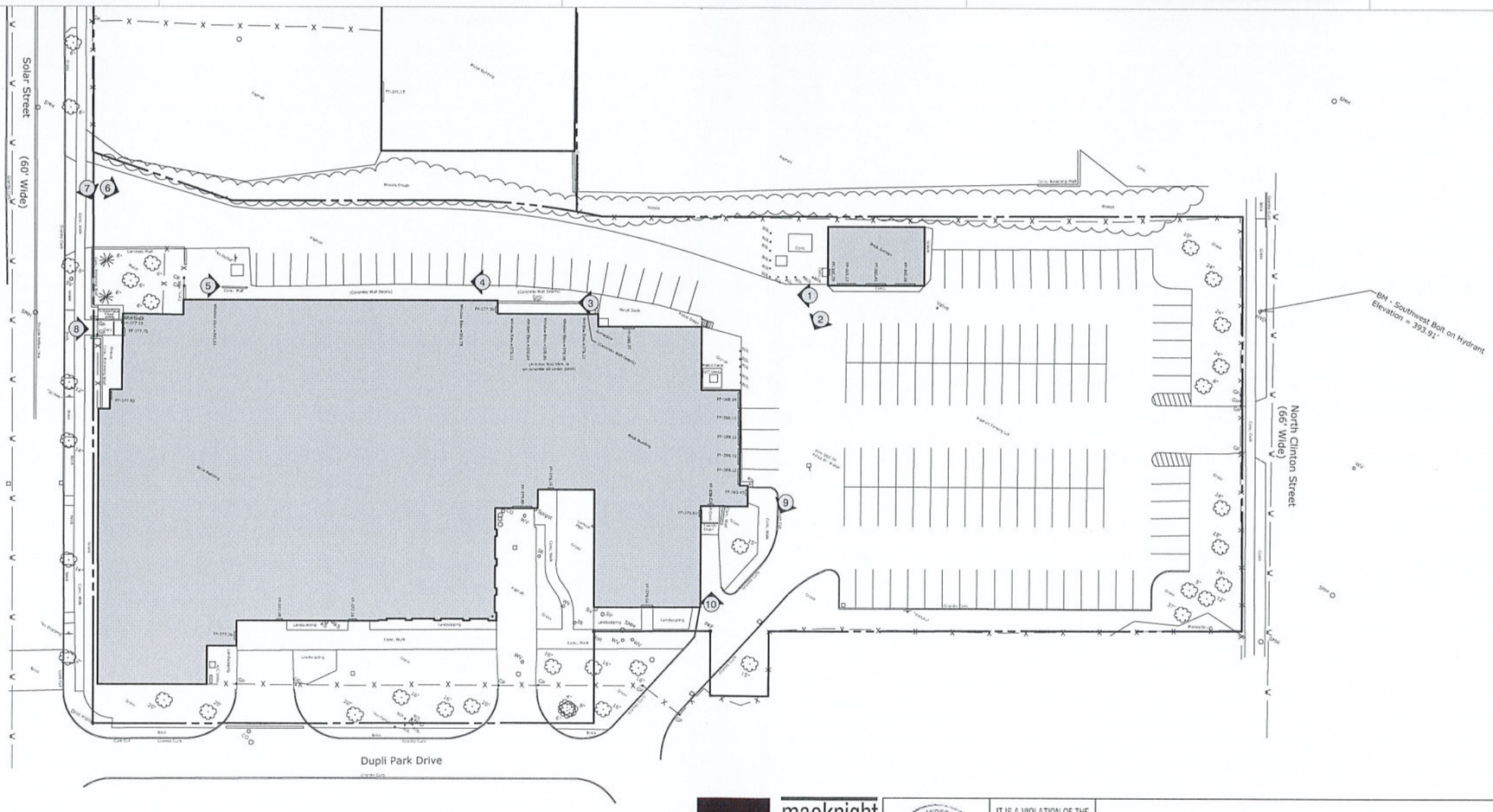
7
NW Site at Solar St
(Looking East)

8
West Side of Building
(Looking East)



9
SE Building Corner
(Looking South)

10
SE Building Corner
(Looking North)



PROJECT PHOTO PLAN

NORTH

0 15 30 60 90
SCALE IN FEET

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REGISTERED LANDSCAPE ARCHITECT
RICHARD ALAN BRAUNSTEIN
STATE OF NEW YORK

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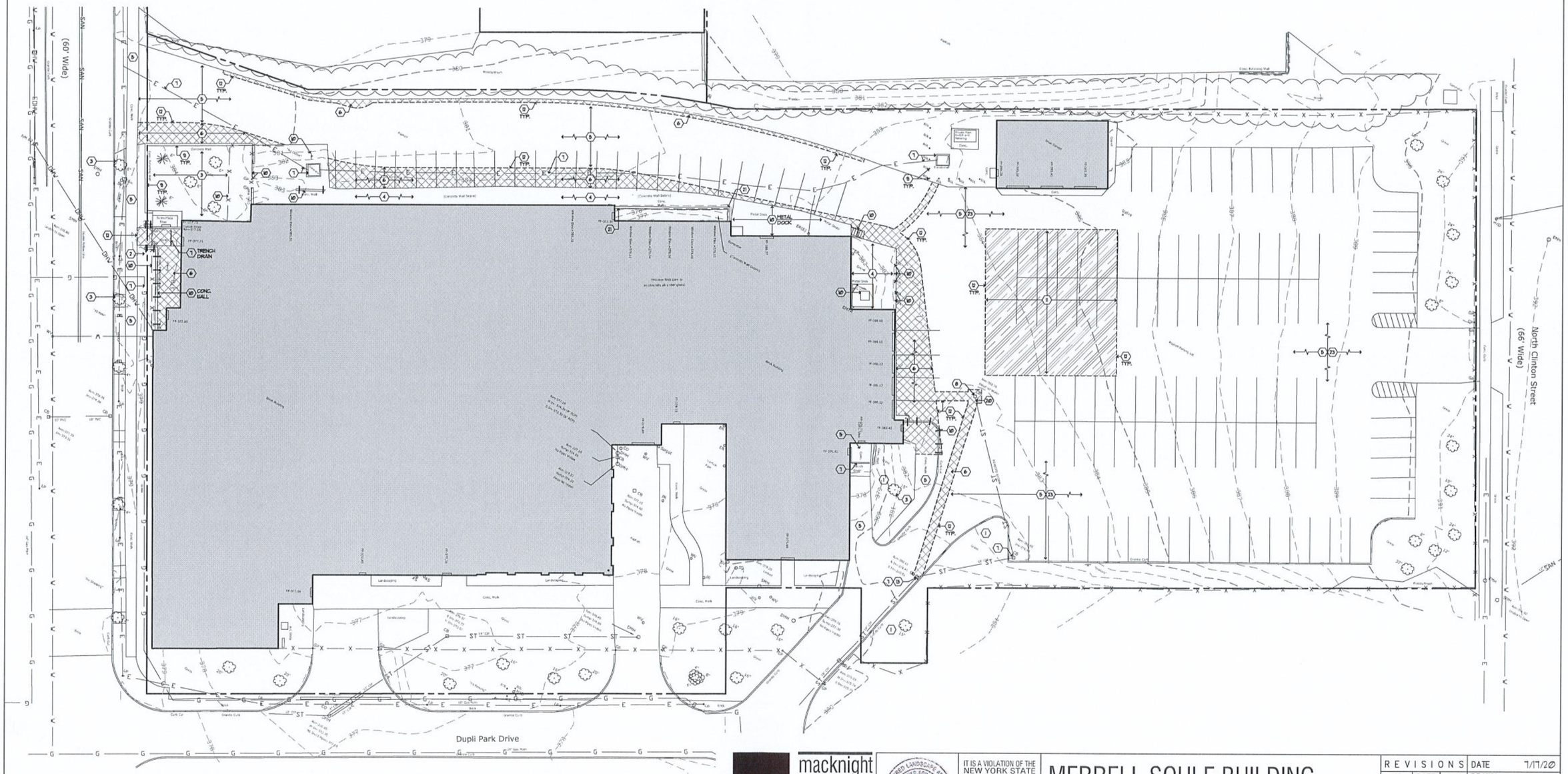
			PROJECT PHOTO PLAN
			L-101

SITE PREPARATION and CONSTRUCTION NOTES

1. EXISTING LAWN AREA REMAINS. PROTECT.
2. STRIP EXISTING TOPSOIL AND STOCK PILE FOR REUSE ONSITE.
3. EXISTING VEGETATION REMAINS. PROTECT AT ALL TIMES AS SHOWN ON THE PLANS AND AS SPECIFIED. DO NOT PARK VEHICLES/EQUIPMENT OR STORE MATERIALS WITHIN DRIP LINES OF TREES.
4. REMOVE ALL EXISTING LOOSE CONCRETE, GRAVEL AND/OR DEBRIS. HAUL OFFSITE.
5. EXISTING PAVEMENT REMAINS. PROTECT. REPLACE ANY PAVEMENT DAMAGED DURING CONSTRUCTION
6. REMOVE EXISTING PAVEMENT SURFACE AND HAUL OFF SITE. REMOVE GRANULAR BASE COURSE AND HAUL OFF SITE.
7. EXISTING SITE UTILITY REMAINS. PROTECT.
8. REMOVE EXISTING SITE UTILITY DISPOSE OFF SITE AND BACK FILL VOID WITH IMPORTED CRUSHER RUN LIMESTONE BACKFILL, COMPACTED TO MINIMUM 95% OF IN PLACE DRY DENSITY.
9. EXISTING SITE FEATURE REMAINS. PROTECT.
10. REMOVE EXISTING SITE FEATURE AND DISPOSE OFF SITE, INCLUDING ANY ASSOCIATED FOOTINGS OR UNDERDRAINS. BACKFILL VOID WITH IMPORTED CRUSHER RUN LIMESTONE BACKFILL COMPACTED TO 95% OF IN PLACE DRY DENSITY.
11. REMOVE ASPHALT AND 2" EXISTING BASE STONE AND HAUL OFF SITE. FINE GRADE AND TOP DRESS EXISTING STONE SUBBASE WITH MINIMUM 2" NEW IMPORTED BASE STONE TO MEET PROPOSED GRADES PER PLAN. COMPACT TO 95% IN PLACE DRY DENSITY AND INSTALL 2" BINDER ASPHALT AND 1½" TOP COURSE ASPHALT AS SHOWN ON THE DETAILS.
12. SAW CUT NEAT, STRAIGHT EDGE. PRIOR TO PAVING. AT SIDEWALKS REMOVE AT NEAREST SCORE JOINT.
13. VERIFY LOCATION, ELEVATION, INVERT AND TYPE OF EXISTING PIPE PRIOR TO CONSTRUCTION. NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCY IMMEDIATELY.
14. ADJUST UTILITY TO FINISHED GRADE. FURNISH ALL LABOR AND MATERIAL TO ACCOMPLISH.
15. MEET EXISTING LINE AND GRADE.
16. SLIP DOWEL NEW CONCRETE WALK INTO EXISTING CONCRETE WALK OR BUILDING FOUNDATION WALL WITH No. 4 SLIP DOWEL, 18" LONG, 12" O.C., 2" CLEAR MINIMUM FROM SURFACE. INSERT DOWELS EQUAL LENGTH INTO EXISTING AND NEW CONCRETE. PROVIDE EXPANSION JOINT AND SEALANT.
17. ALIGN NEW EDGE WITH EXISTING.
18. CAP END SILT TIGHT.
19. PROVIDE HOT TAR ASPHALT CRACK SEALER BETWEEN EXISTING AND NEW ASPHALT JOINT.
20. CUT AND CAP EXISTING STORM PIPE SILT TIGHT AND FILL WITH FLOWABLE FILL. ABANDON IN PLACE.
21. CLEAR OFF LOOSE CONCRETE FROM TOP OF RETAINING WALL. REMOVE ANY TOPSOIL, WEEDS, OR OTHER DEBRIS FROM AREA TO RECEIVE NEW CONCRETE EDGE. PROVIDE TEMPORARY PROTECTIONS AS SPECIFIED DURING CONSTRUCTION.
22. CORE INTO EXISTING STRUCTURE TO ALLOW INSTALLATION OF PROPOSED PIPE. MORTAR VOID BETWEEN OUTSIDE OF PIPE WALL TO STRUCTURE EDGE WATER TIGHT. CLEAN EXISTING STRUCTURE OF ANY DEBRIS PRIOR TO INSTALLATION OF NEW PIPE.
23. CLEAN EXISTING ASPHALT OF ALL SOIL, DIRT, DEBRIS, VEGETATION, OILS AND GREASE PRIOR TO ASPHALT SEALER INSTALLATION.



SITE PREPARATION PLAN

NORTH

0 10 20 40 60
SCALE IN FEET

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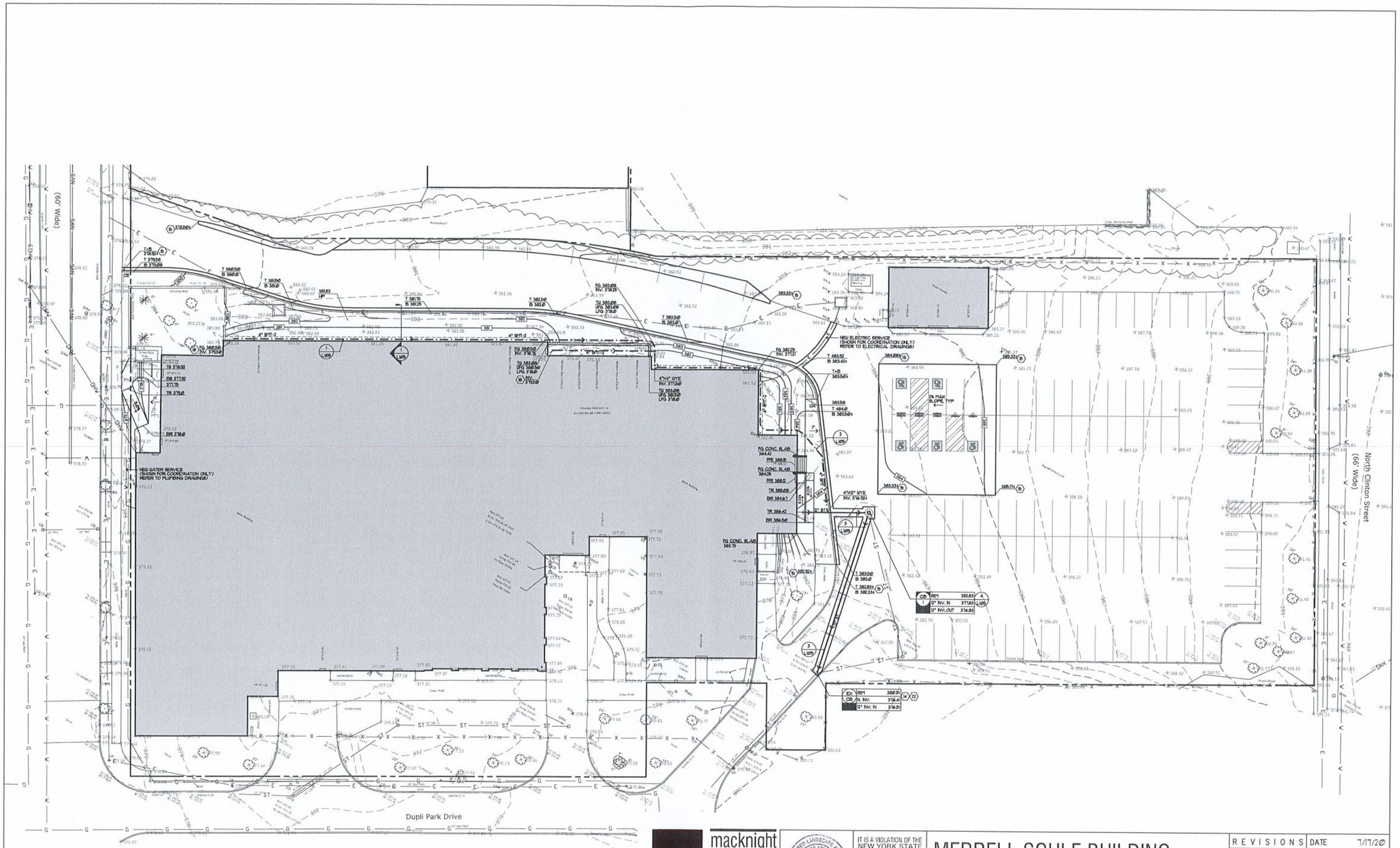
			SITE PREPARATION PLAN
			L-102



GRADING, DRAINAGE and UTILITIES PLAN

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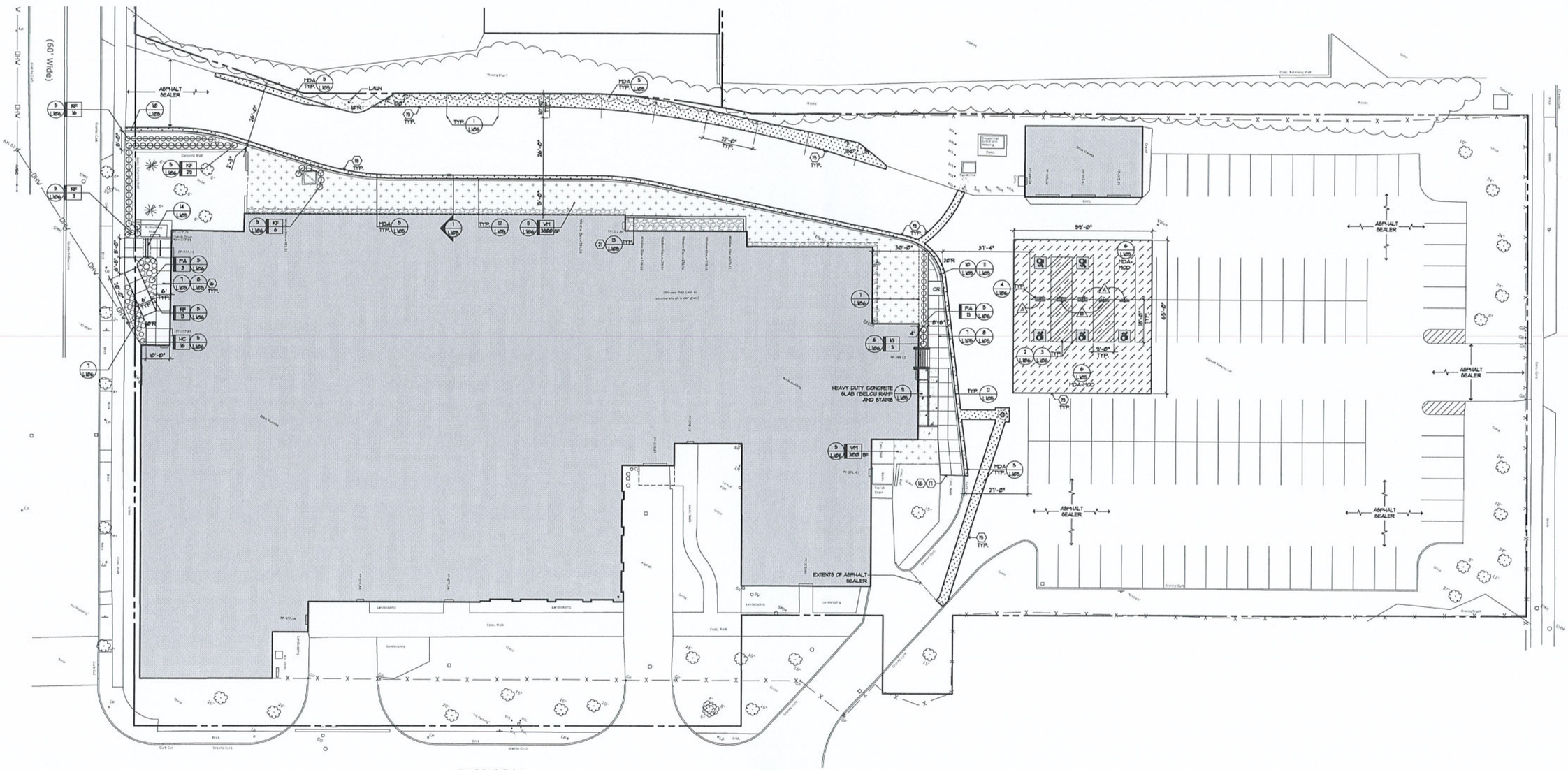
GRADING, DRAINAGE and UTILITIES PLAN
L-103

PLANT LIST

KEY	BOTANICAL NAME	COMMON NAME	QTY.	ROOT & SIZE ##	SPACING	NOTES
KF	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	FEATHER REED GRASS	35	No. 3 CONT.	AS SHOWN	
VM	VINCA MINOR	PERIWINKLE	4000 SF	FLAT	18" O.C.	
IG	ILEX GLABRA 'COMPACTA'	COMPACT INKBERRY HOLLY	3	No. 3 CONT.	AS SHOWN	
PA	PENNISETUM ALOPECUROIDES 'HAMELN'	DWARF FOUNTAIN GRASS	16	No. 3 CONT.	AS SHOWN	
RF	RUDBECKIA FULGIDA VAR. SULLIVANTII 'GOLDSTURM'	GOLDSTRUM BLACK EYED SUSAN	32	No. 2 CONT.	AS SHOWN	
HC	HEMEROCALLIS X 'STELLA DE ORO'	STELLA DE ORO DWARF DAYLILY	16	No. 2 CONT.	AS SHOWN	

PLANTS TO BE BALLED AND BURLAPPED UNLESS NOTED OTHERWISE
NOTE: FINAL PLACEMENT OF PLANTS TO BE FIELD DIRECTED BY ARCHITECT



SITE LAYOUT PLAN

NORTH

0 10 20 40 60
SCALE IN FEET

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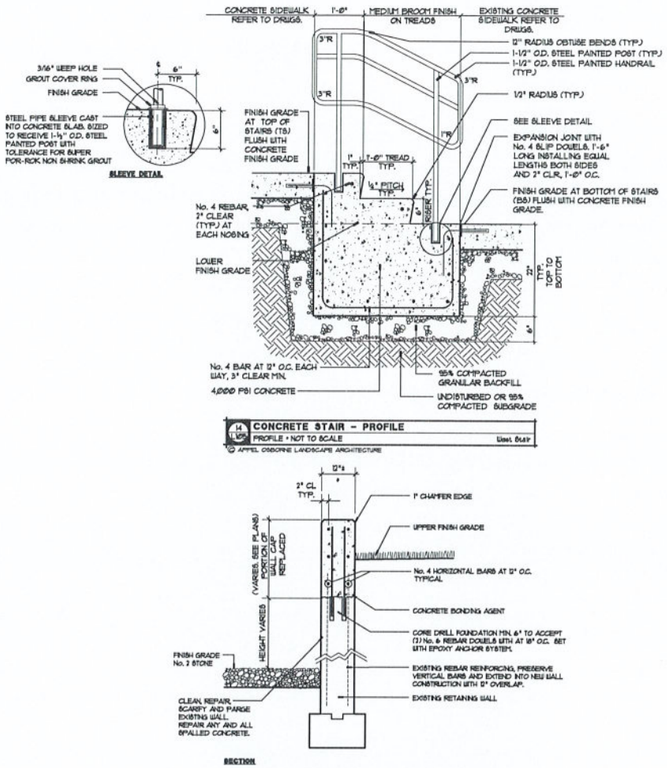
SITE LAYOUT PLAN

L-104



14 L105 CONCRETE STAIR - PROFILE
PROFILE • NOT TO SCALE 1bs1.8ls1
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NOTE: CONTRACTOR SHALL VERIFY WIDTH OF EXISTING WALL AND MATCH REPAIR CAP TO EXISTING WIDTH AT NO ADDITIONAL COST.

13 L105 WALL RESTORATION CAP
NOT TO SCALE wallrestoration
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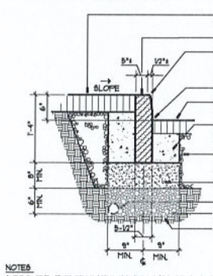

NOTES:
1. PROVIDE 4" PERFORATED UNDERDRAIN WHEN REPLACING EXISTING OR NEW CURB. CAP WATER TIGHT NEW UNDERDRAIN AT BOTH ENDS IF NO ADJACENT UNDERDRAINS EXIST.
2. SIDEWALK OR DRIVEWAY WITH CONCRETE OR ASPHALT SURFACE SHALL BE SAWCUT MIN. 11" BACK FROM FACE OF CURB.
3. REMOVAL AND RESTORATION OF EXISTING AND NEW MATERIAL RESPECTIVELY SHALL BE AS DIRECTED BY CITY'S ENGINEER.

9 L105 GRANITE CURB - 5-1/2"" x 16" - CITY OF SYRACUSE
SECTION • NOT TO SCALE 3216-0106
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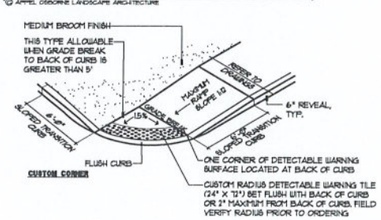

1 L105 CURB RAMP WITH DETECTABLE WARNING SYSTEM
AXONOMETRIC • NOT TO SCALE 3213-0101
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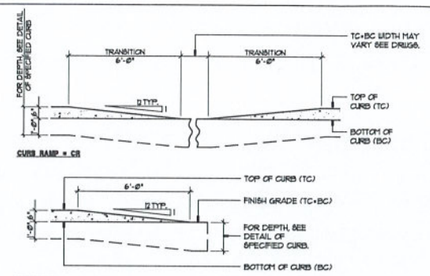

10 L105 CURB RAMP AND CURB ENDING = CR/CE
SECTION • NOT TO SCALE 3213-0103
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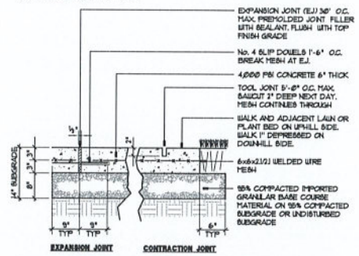

8 L105 CONCRETE WALK - HEAVY DUTY = HDC
SECTION • NOT TO SCALE 3213-3213
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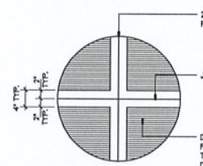

6 L105 CONCRETE WALK AND FINISHED PAD
SECTION • NOT TO SCALE 3213-3211
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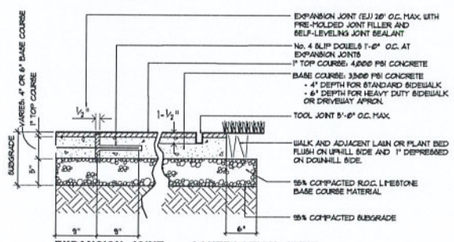

NOTE: 2-COURSE PROFILE: REFER TO CITY OF SYRACUSE STANDARD SPECIFICATIONS AND DETAILS. SIDEWALK THROUGH DRIVEWAY SHALL MEET NYSDOT HDM 18.12.1

7 L105 CONCRETE WALK - CITY OF SYRACUSE STANDARD
SECTION • NOT TO SCALE 3213-2210CITY-WALK-REV
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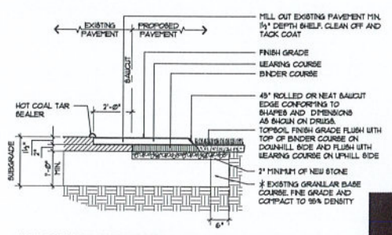

* NOTE: CONTRACTOR TO KEEP REMAINING EXISTING STONE BASE IN PLACE AND PROVIDE OR REMOVE ADDITIONAL STONE SUB-BASE AS NEEDED TO MEET GRADES SHOWN ON PLANS. COMPACT TO 95% DENSITY.

5 L105 MEDIUM DUTY ASPHALT MODIFIED = MDA-2
SECTION • NOT TO SCALE 3212-0107
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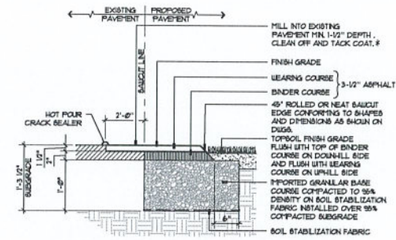

* OVERLAPPING OF JOINTS BETWEEN ASPHALT COURSES IS REQUIRED.

4 L105 MEDIUM DUTY ASPHALT PAVEMENT = MDA
SECTION • NOT TO SCALE 3212-0102
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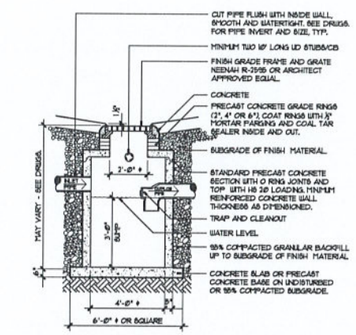

4 L105 CATCH BASIN = CB
SECTION • NOT TO SCALE 3340-2010A
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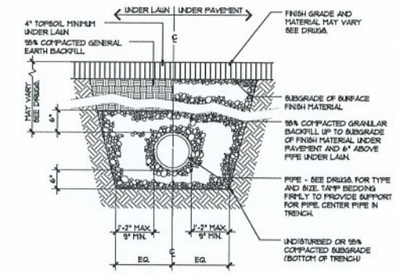

3 L105 PIPE BEDDING WITH GRANULAR BACKFILL
SECTION • NOT TO SCALE 3340-1019A
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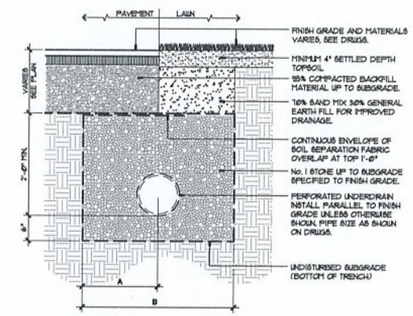

PIPE SIZE	A	B	NOTES
4"	6"	1'-0"	FLEXIBLE

2 L105 STORMWATER MGMT TRENCH = SMT
SECTION • NOT TO SCALE 3340-1012
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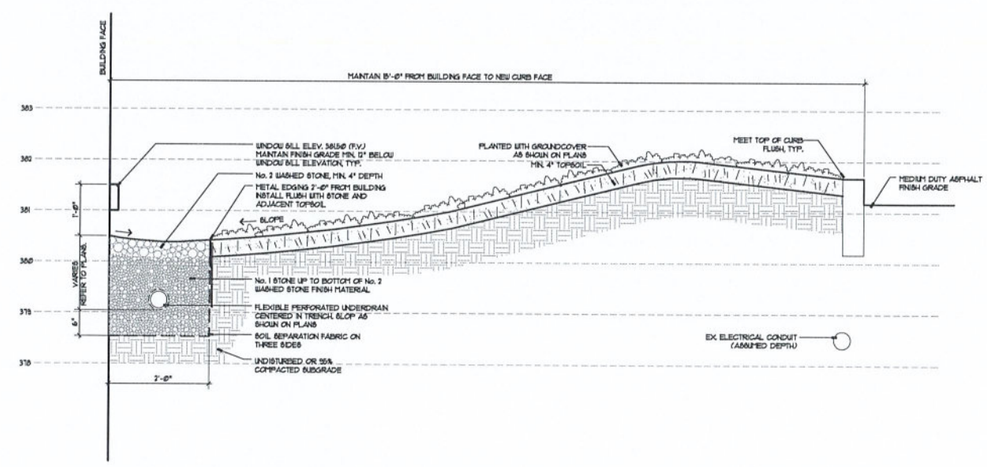

1 L105 SMT-2 AT WINDOWS
SECTION • NOT TO SCALE SMT-2 Hillside
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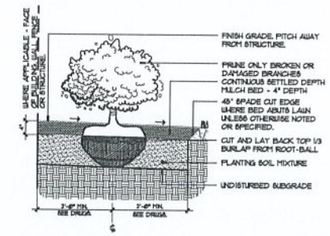
			SITE DETAILS
			L-105



SHRUB PLANTING
SECTION • NOT TO SCALE 7130-001
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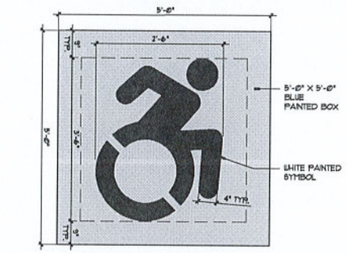

PAINTED RESERVE PARKING SYMBOL
PLAN • NOT TO SCALE 3230-006A
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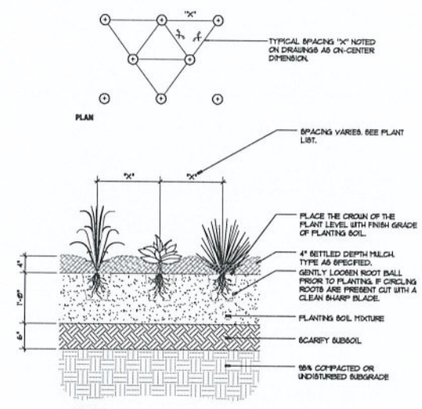

NOTE: PLANT BULBS IN TRENCHES AND BOUQUET PLANTING GROUPS.

GROUNDCOVER PLANT SPACING
SECTION • NOT TO SCALE 7130-010
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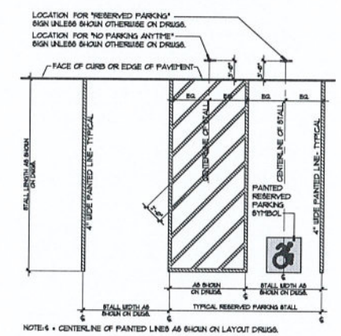

NOTES: • CENTERLINE OF PAINTED LINES AS SHOWN ON LAYOUT DRWGS.

PARKING STALL MARKING-TYPICAL
SECTION • NOT TO SCALE 3230-005A
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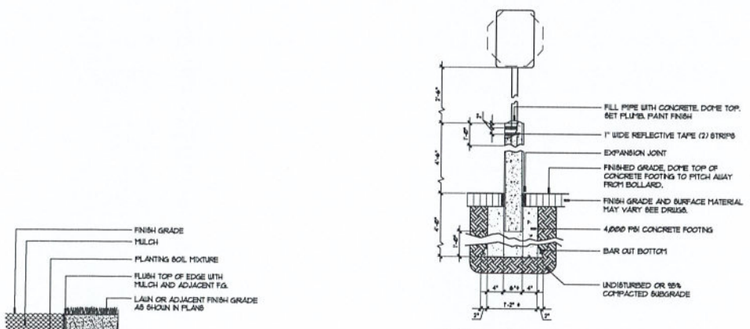

SIGN SCHEDULE	MOUNTING HEIGHT*	QTY.
RESERVED HANDICAPPED PARKING	7'-0"	5
NO PARKING ANYTIME	7'-0"	3

*=ALL DIMENSIONS ARE TO BOTTOM OF SIGN PLATE.

TRAFFIC SIGN WITH METAL BOLLARD-TMB
SECTION • NOT TO SCALE 3230-003C
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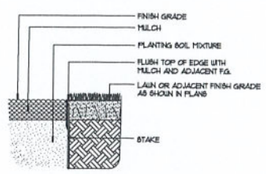

METAL EDGING AT PLANT BED AND LAWN
SECTION • NOT TO SCALE 7130-008
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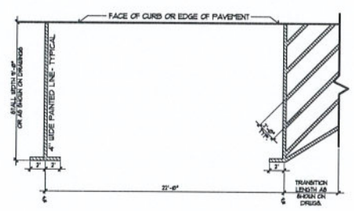

NOTES: • CENTERLINE OF PAINTED LINES AS SHOWN ON LAYOUT DRWGS.

PARALLEL PARKING STALL MARKING-TYPICAL
SECTION • NOT TO SCALE 3230-005B
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appel osborne landscape architecture
LTD. 1001 Erie Blvd. West, Suite 102 Syracuse, NY 13204 T. (315) 475-1123 F. (315) 475-1137

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212 north franklin st
syracuse, new york 13202
p. 315.424.0018
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REGISTERED LANDSCAPE ARCHITECT — DAVID J. BONAPARTE — 001852-1 — STATE OF NEW YORK

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NO.	DATE	BY

DATE 7/17/20
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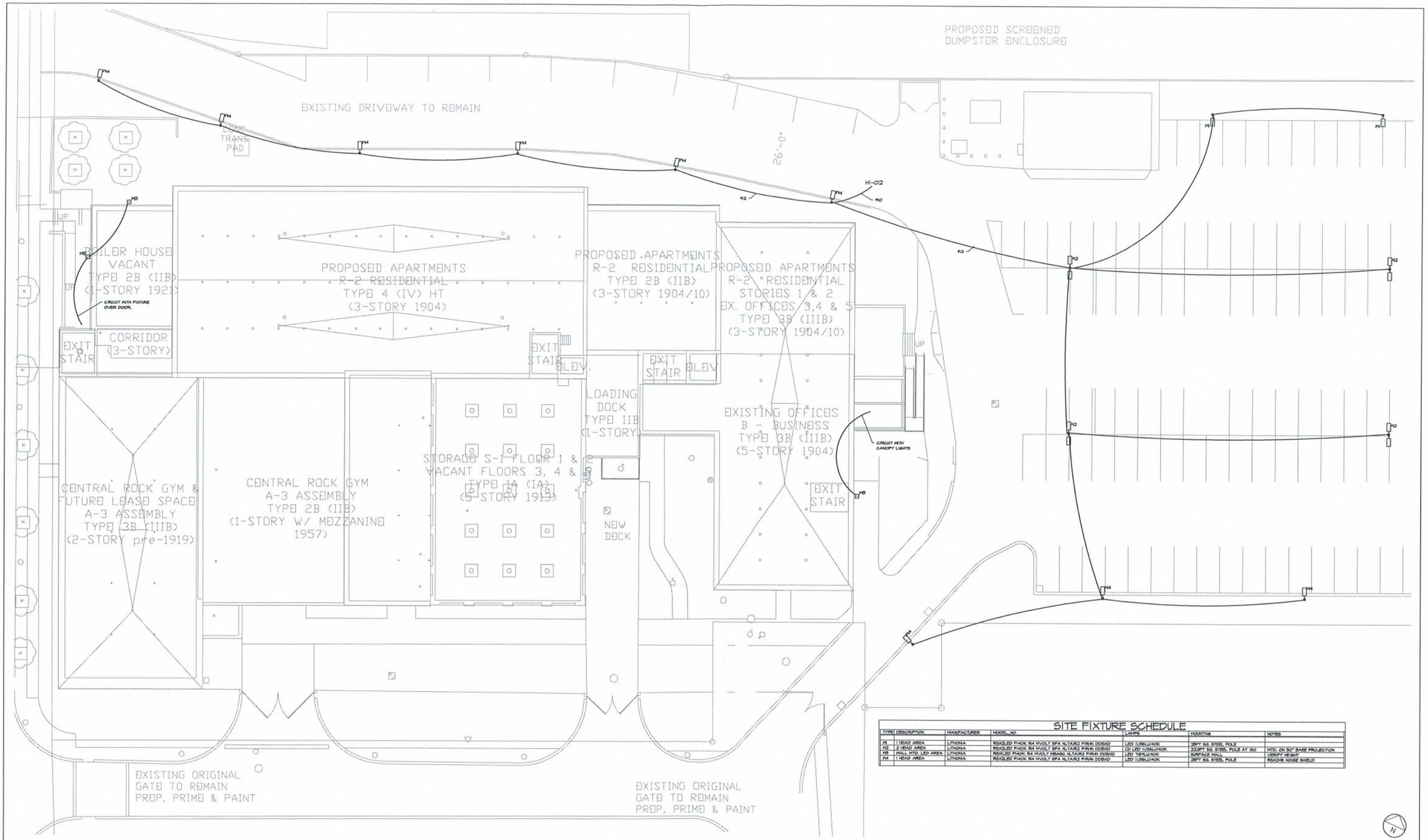
SITE DETAILS

L-106



SITE FIXTURE SCHEDULE

TYPE	DESCRIPTION	MANUFACTURER	MODEL NO.	LAMPS	MOUNTING	NOTES
H1	1 HEAD AREA	LITHONIA	RSX2LED P140K R4 MVOLT SPA NLTAIR2 FIRHN DDBXD	LED 11/36LU/40K	25FT SQ. STEEL POLE	
H2	2 HEAD AREA	LITHONIA	RSX2LED P140K R4 MVOLT SPA NLTAIR2 FIRHN DDBXD	(2) LED 11/36LU/40K	22.5FT SQ. STEEL POLE AT 180	MTD. ON 90° BASE PROJECTION
H3	WALL MTD. LED AREA	LITHONIA	RSX1LED P140K R4 MVOLT WBASC NLTAIR2 FIRHN DDBXD	LED 7/64LU/40K	SURFACE WALL	VERIFY HEIGHT
H4	1 HEAD AREA	LITHONIA	RSX2LED P140K R4 MVOLT SPA NLTAIR2 FIRHN DDBXD	LED 11/36LU/40K	25FT SQ. STEEL POLE	RSX2HS HOUSE SHIELD

1 / E92 PARTIAL SITE - ELECTRICAL PLAN

SCALE: 1/16" = 1' - 0"

BUILDING ENERGY SOLUTIONS llc
136 Kinnyon Drive, Nedrow, New York 13120
315-432-2445

INTEGRATED DESIGN
P.O. BOX 216, SYRACUSE, NEW YORK 13214
315-559-9775

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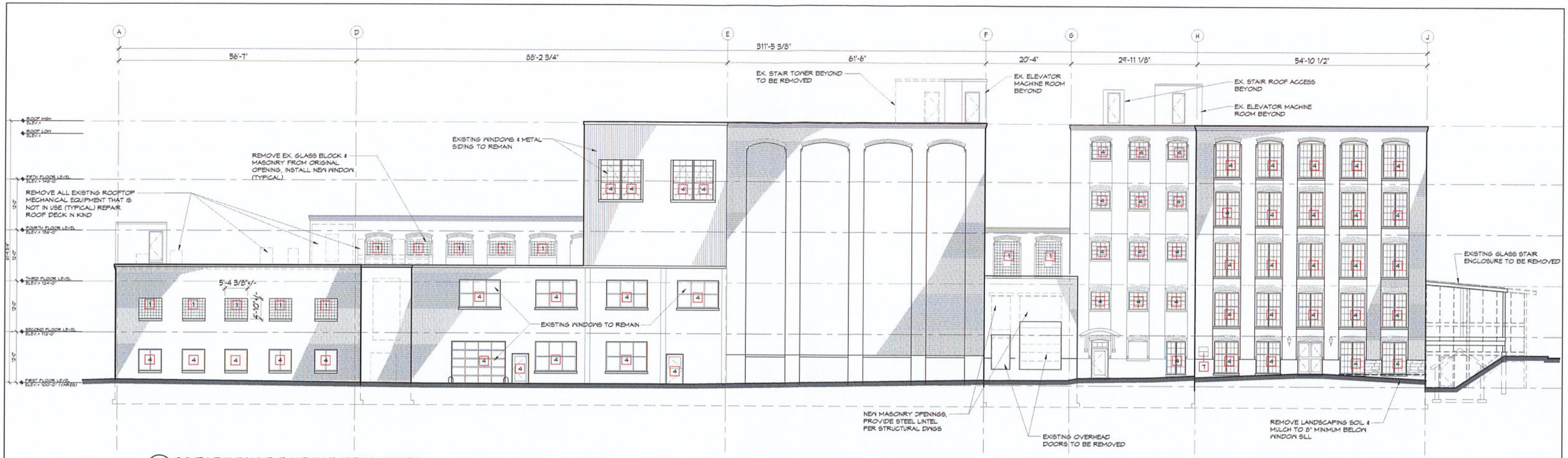
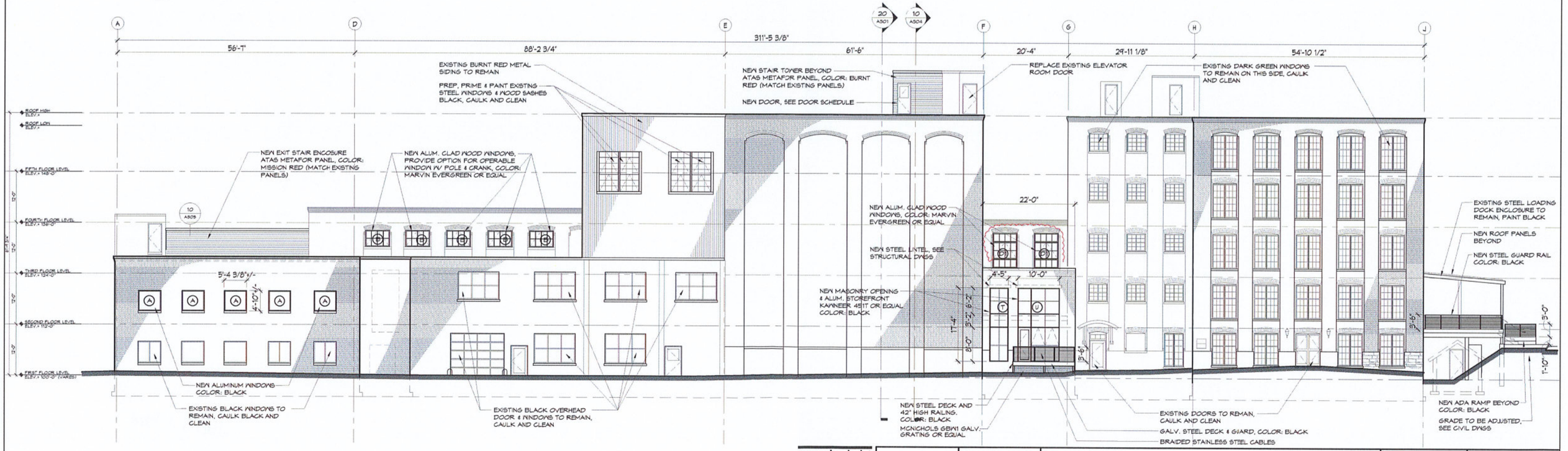
			ELECTRICAL SITE CIRCUITRY
			E-9.2



10 SOUTH BUILDING ELEVATION EXISTING / PREP
SCALE: 3/32"=1'-0"



20 SOUTH BUILDING ELEVATION - REHABILITATION
SCALE: 3/32"=1'-0"

0' 10' 20' 30'

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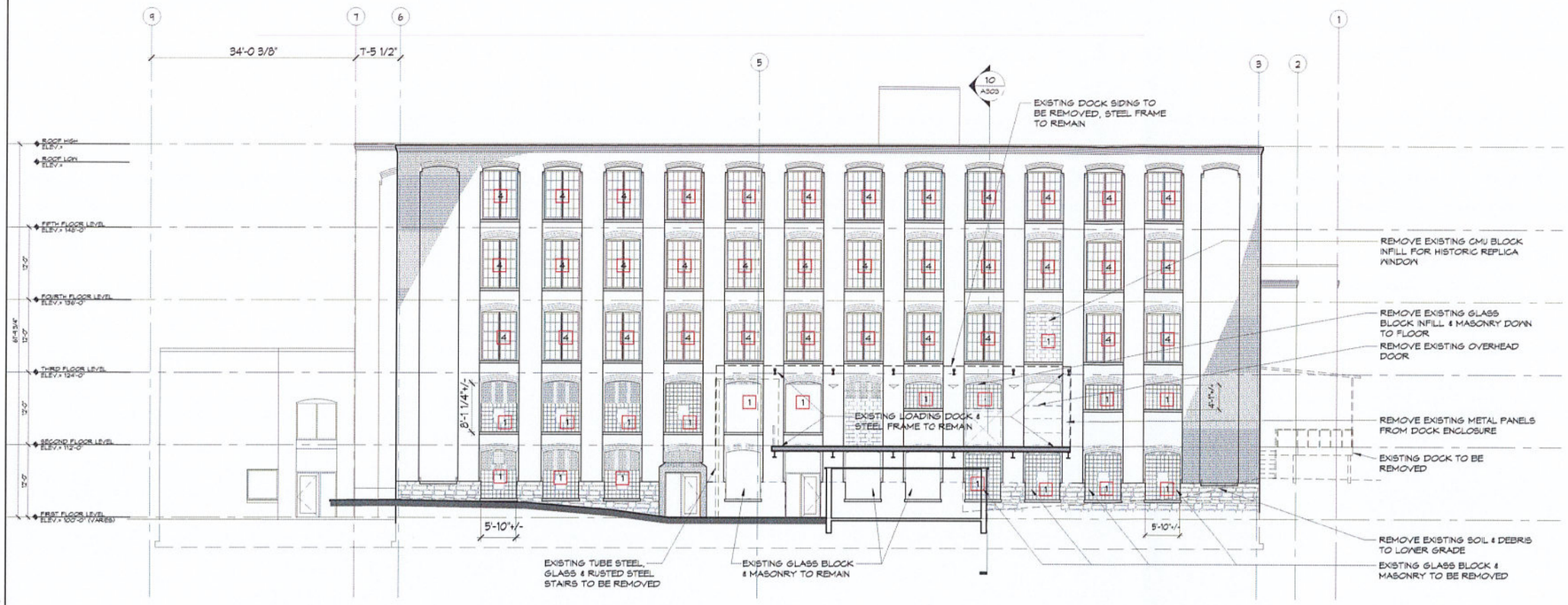
			BUILDING ELEVATIONS
			A-201



10 EAST BUILDING ELEVATION
SCALE: 3/32"=1'-0"

SYMBOLS:

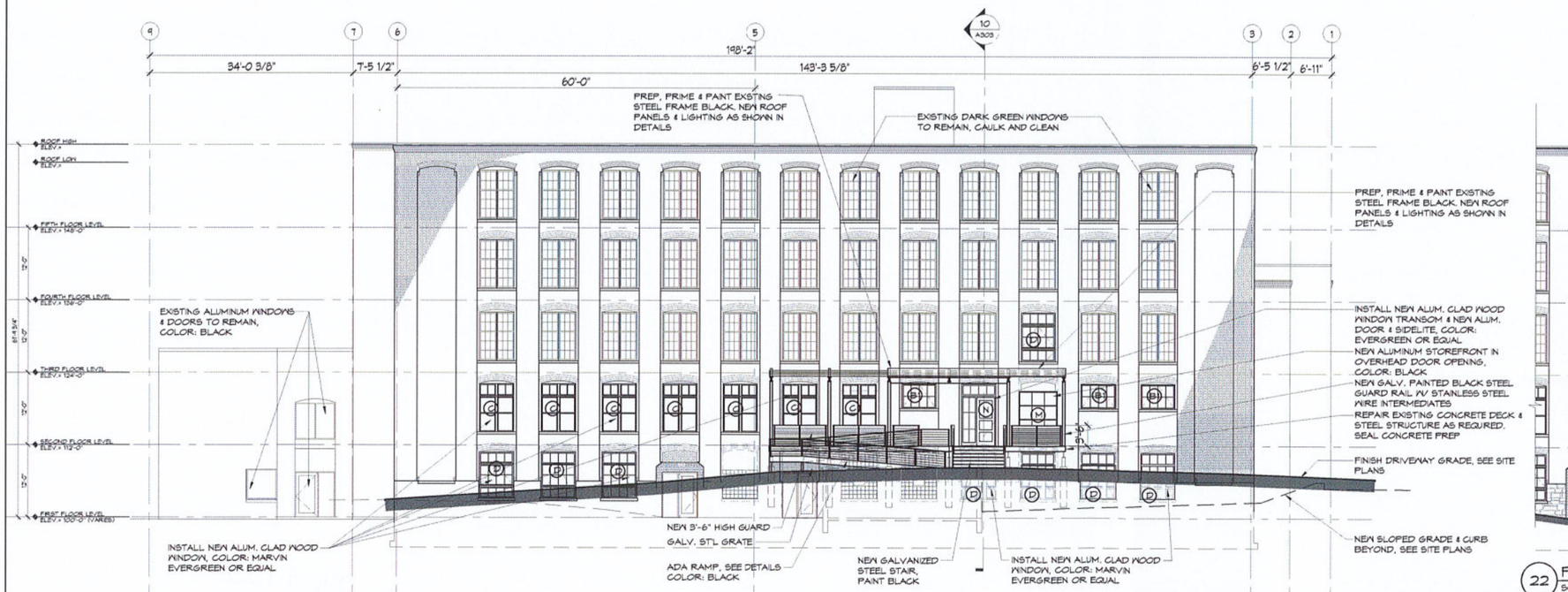
PHOTO KEY #

NOTE TAG #

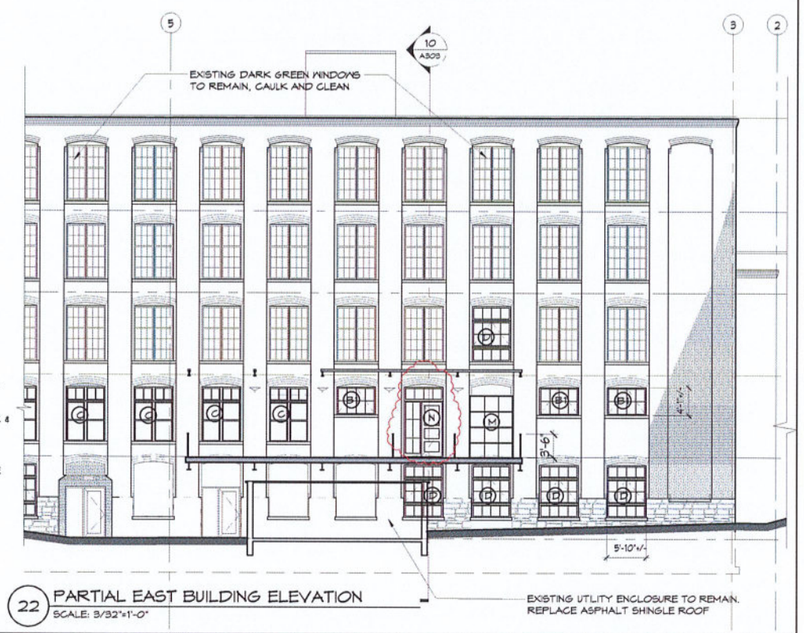
KEYNOTES:

(REFER TO A400 SERIES FOR NEW WINDOW DETAILS)

MARK	DESCRIPTION OF WORK:
1	REMOVE EXISTING BLOCK, BRICK &/OR GLASS BLOCK INFILL, REPAIR EX. MASONRY WINDOW SILL, RE-POINT BRICK & INSTALL NEW WINDOW/DOOR SYSTEM AS SCHEDULED
2	REMOVE EXISTING MASONRY INFILL, REPAIR MASONRY & INSTALL NEW ALUMINUM DOOR SYSTEM
3	REMOVE EXISTING GLASS BLOCK, MASONRY &/OR BRICK INFILL. REMOVE EXISTING MASONRY SILL. LOWER MASONRY OPENING FOR NEW WINDOW/DOOR AS SCHEDULED. INSTALL NEW MASONRY SILL & TOOTH IN ORIGINAL BRICK AT NEW JAMBS
4	EXISTING WINDOW OR DOOR TO REMAIN. CAULK & CLEAN RE-POINT MASONRY SILL & JAMBS WHERE NEEDED
5	SELECTIVELY REPOINT MASONRY WHERE MORTAR IS LOOSE OR MISSING (TYPICAL) MATCH ORIGINAL MORTAR TYPE, SEE SPEC
6	NEW MASONRY OPENING IN EXISTING WALL. SAVE ALL BRICKS FOR RE-USE.
7	EXISTING SIGNAGE TO REMAIN
8	REMOVE EXISTING NON BEARING WALLS
9	REMOVE EXISTING DOOR (NOT FOR REUSE)
10	REMOVE EXISTING CONDUIT, PIPE, HVAC EQUIPMENT, WALL FIXTURE, ETC.
11	PROTECT- REPAIR, PREP & PAINT WOOD DOORS & ADJACENT TRIM, SECURE IN PLACE PER DETAIL. INSTALL NEW WOOD WINDOW SYSTEM
12	REMOVE EXISTING OVERHEAD DOOR & MAINTAIN EXISTING BRICK MASONRY OPENING.
13	NEW MASONRY OPENING TO REPLICATE ORIGINAL WINDOW OPENING ABOVE. TOOTH IN JAMBS W/ ORIGINAL BRICK SAVED FROM REMOVALS. PREP FOR NEW WINDOW AS SCHEDULED
	REPAIR OR REPLACE EXISTING CONCRETE SILL, MATCH ORIGINAL CONSTRUCTION
M	EXISTING EXTERIOR BRICK TO BE REPAIRED AND / OR REPLACED. MATCH EXISTING BRICK & MORTAR TYPE & COLOR.
	NEW MASONRY WINDOW SILLS THAT ARE IN NEED OF REPAIR AFTER EXISTING WINDOW REMOVALS OR AT NEW OPENINGS



20 EAST BUILDING ELEVATION
SCALE: 3/32"=1'-0"



22 PARTIAL EAST BUILDING ELEVATION
SCALE: 3/32"=1'-0"

0' 10' 20' 30'

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NO.	DATE	BY	DRAWN	JFA
			BUILDING ELEVATIONS	
			A-203	

KEYNOTES: (REFER TO A400 SERIES FOR NEW WINDOW DETAILS)

MARK	DESCRIPTION OF WORK:
1	REMOVE EXISTING BLOCK, BRICK &/OR GLASS BLOCK INFILL, REPAIR EX. MASONRY WINDOW SILL, RE-POINT BRICK & INSTALL NEW WINDOW/DOOR SYSTEM AS SCHEDULED
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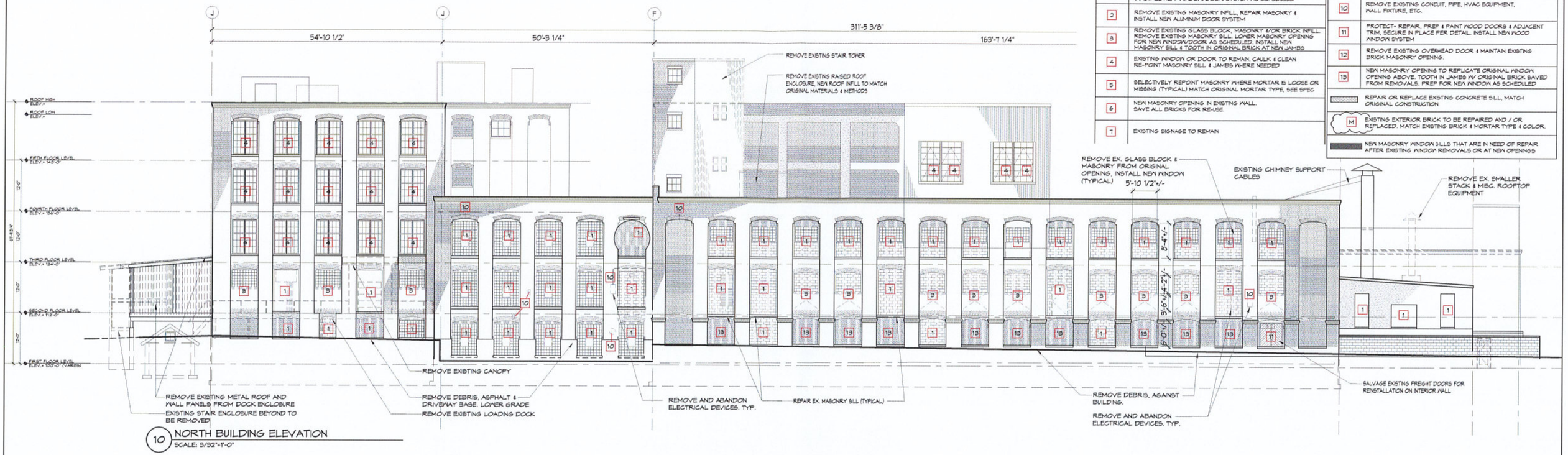
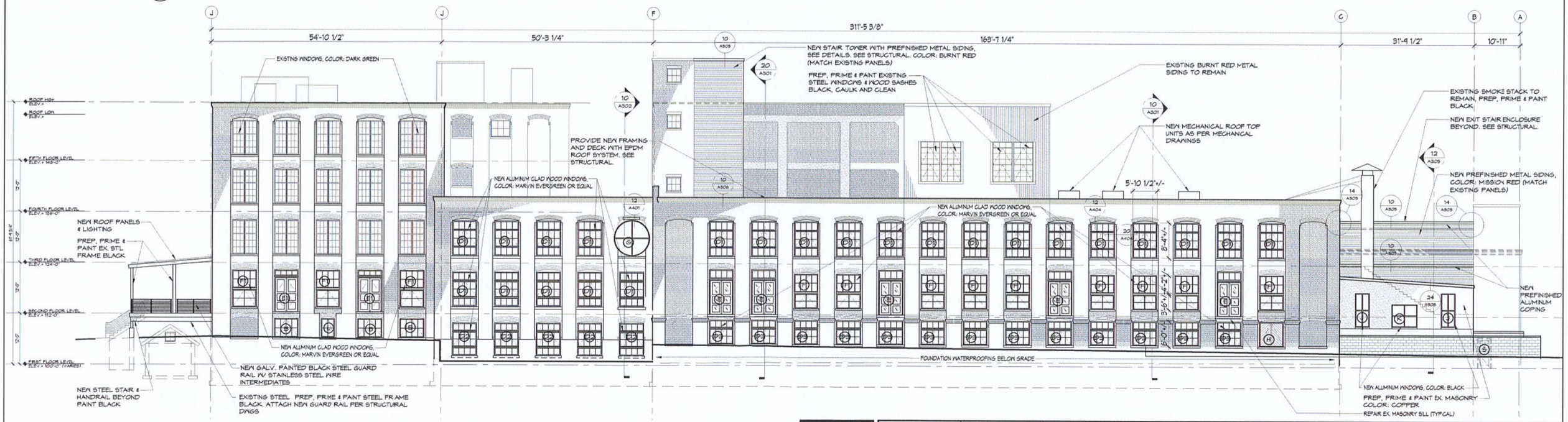
	NEW MASONRY WINDOW SILLS THAT ARE IN NEED OF REPAIR AFTER EXISTING WINDOW REMOVALS OR AT NEW OPENINGS



10 NORTH BUILDING ELEVATION
SCALE: 3/32"=1'-0"



20 NORTH BUILDING ELEVATION
SCALE: 3/32"=1'-0"

0' 10' 20' 30'

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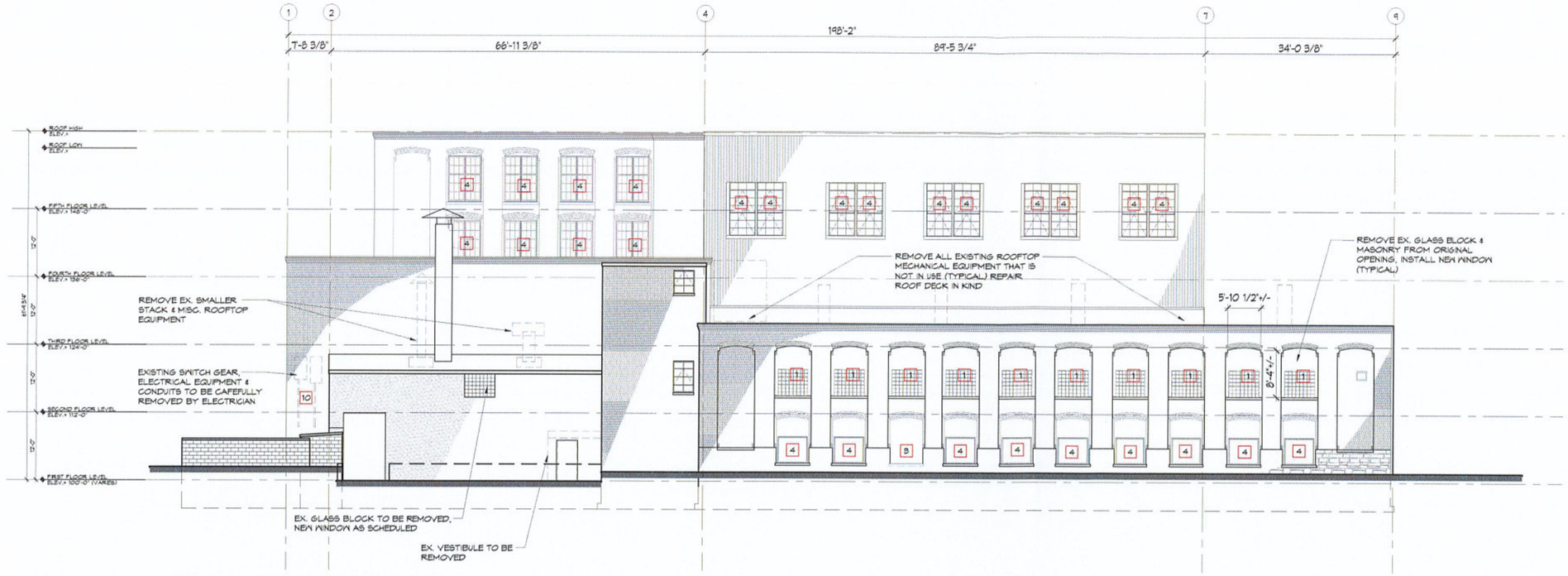
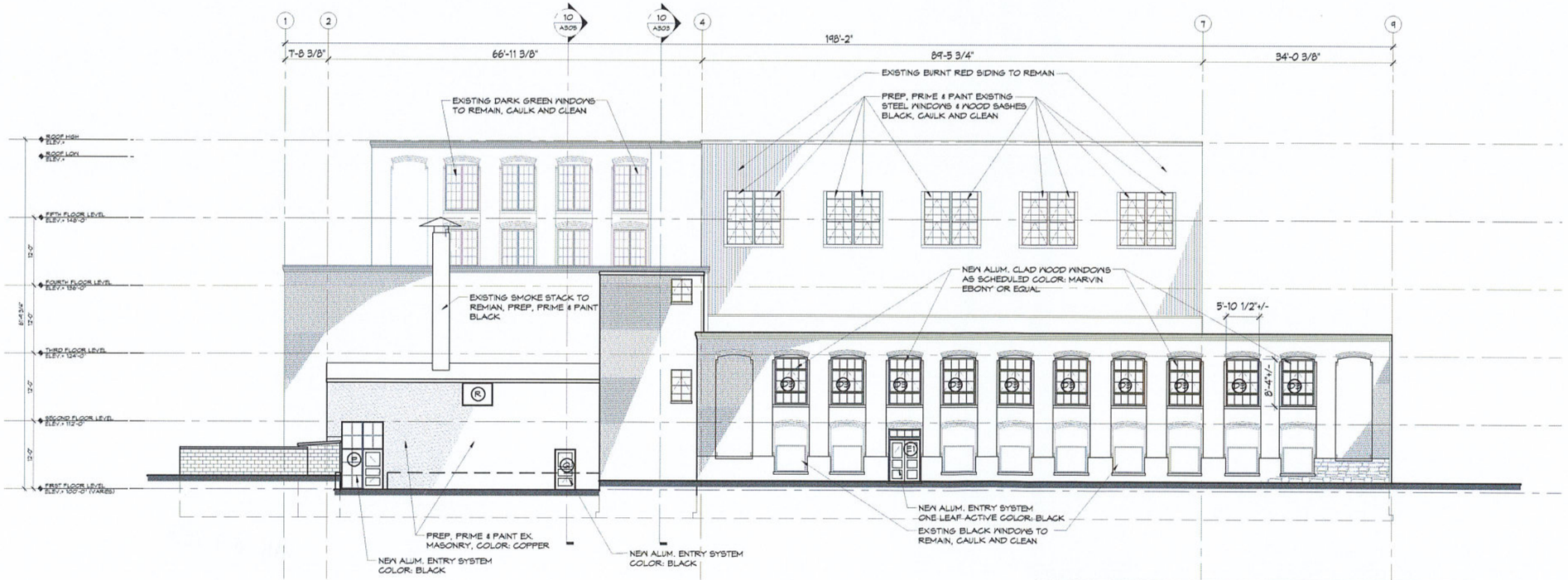
			EXISTING BUILDING ELEVATIONS
			A-204



10 WEST BUILDING ELEVATION
SCALE: 3/32"=1'-0"



20 WEST BUILDING ELEVATION
SCALE: 3/32"=1'-0"

0' 10' 20' 30'

SYMBOLS:

PHOTO KEY #

NOTE TAG #

KEYNOTES:

(REFER TO A400 SERIES FOR NEW WINDOW DETAILS)

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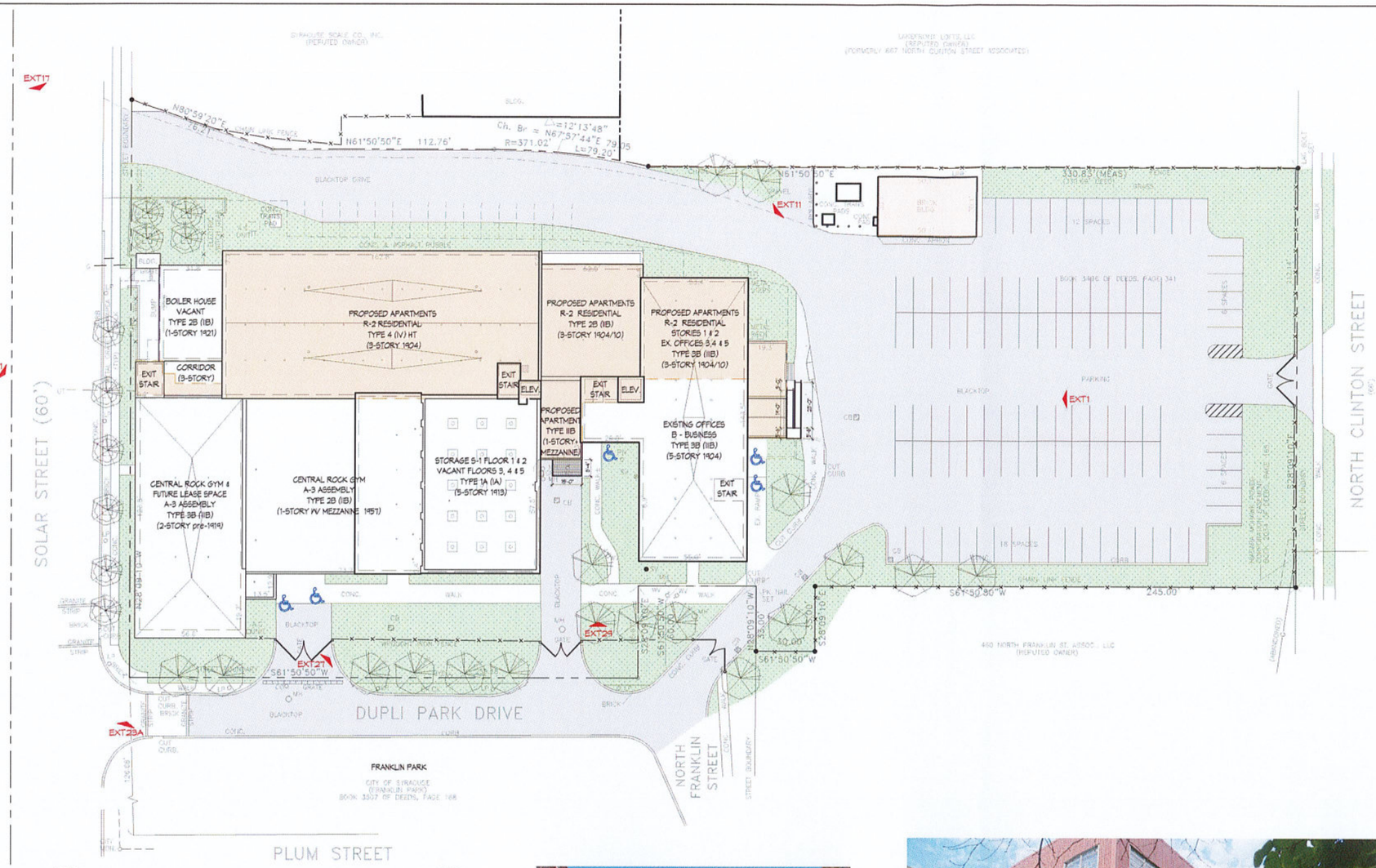
			BUILDING ELEVATIONS
			A-205



10 SITE PLAN
SCALE: NONE

1 EXTERIOR PHOTO
SCALE: NONE

11 EXTERIOR PHOTO
SCALE: NONE

21 EXTERIOR PHOTO
SCALE: NONE

23A EXTERIOR PHOTO
SCALE: NONE

29 EXTERIOR PHOTO
SCALE: NONE

27 EXTERIOR PHOTO
SCALE: NONE

17 EXTERIOR PHOTO
SCALE: NONE

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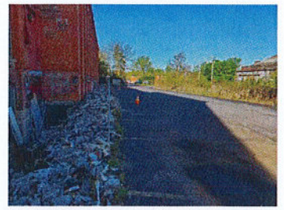
			SITE PLAN
			ST-1

1
NE Building Corner
(Looking West)

2
NE Building Corner
(Looking South)

3
N Side of Building
(Looking West)

4
N Side of Building
(Looking West)



5
NW Building Corner
(Looking East)

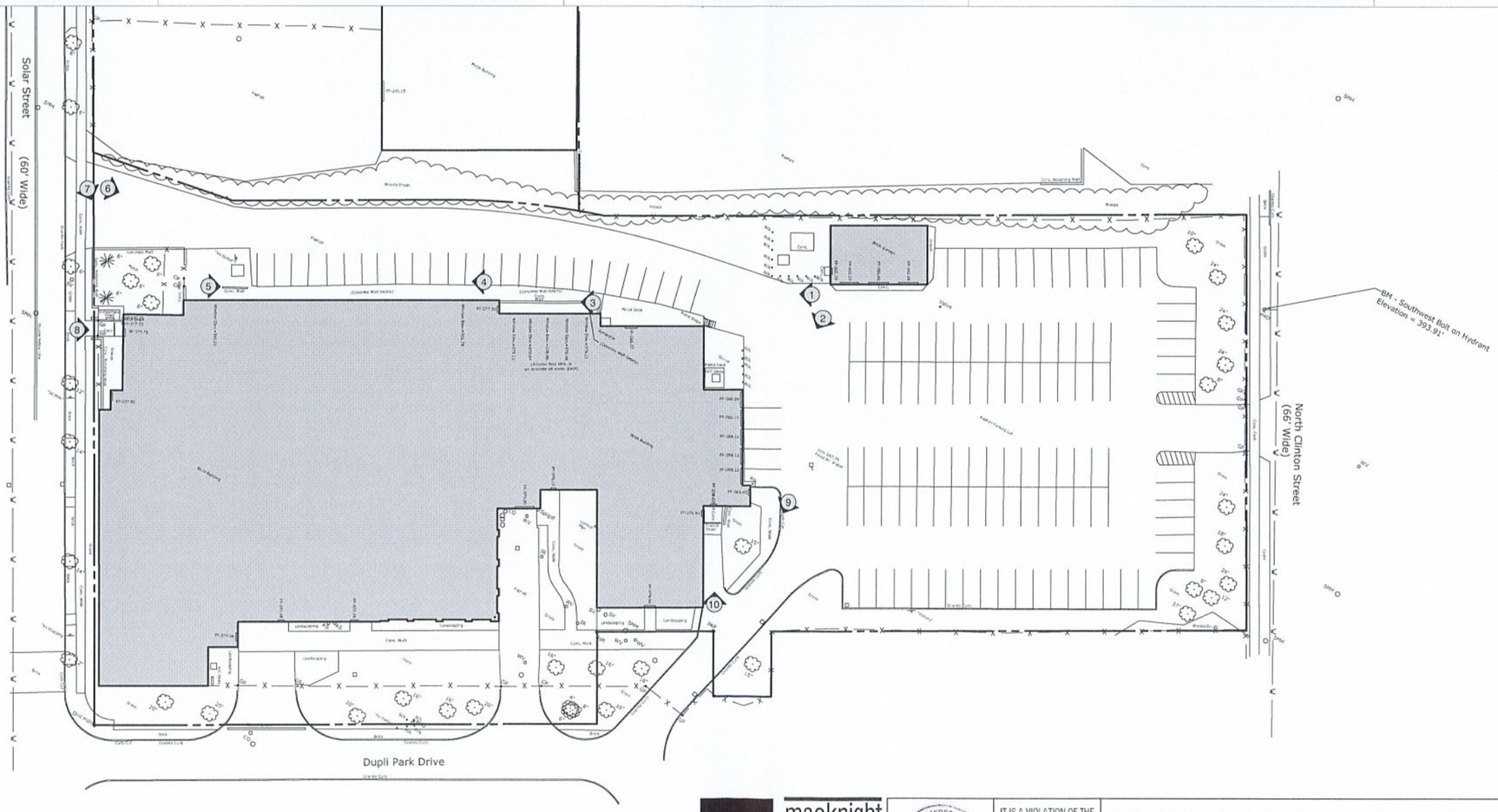
6
NW Site at Solar St
(Looking East)

7
NW Site at Solar St
(Looking East)

8
West Side of Building
(Looking East)

9
SE Building Corner
(Looking South)

10
SE Building Corner
(Looking North)



PROJECT PHOTO PLAN

NORTH

0 15 30 60 90
SCALE IN FEET

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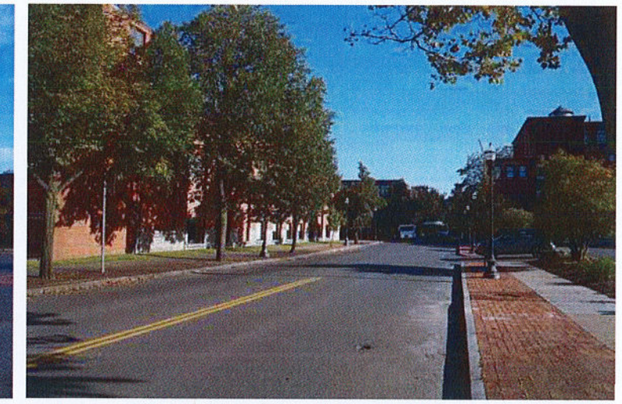
			PROJECT PHOTO PLAN
			L-101

east elevation

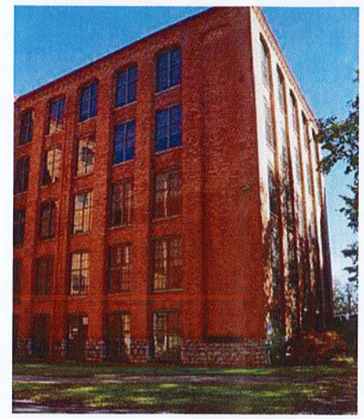
west elevation north end

west elevation along solar st.



view south along solar st.

south elevation looking west

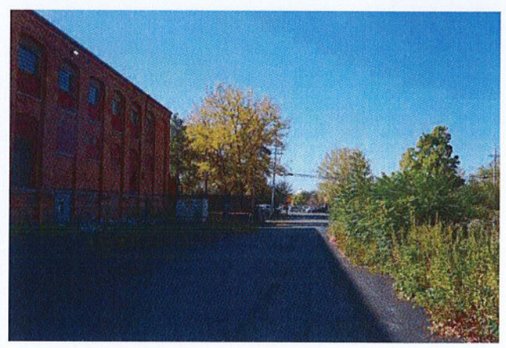


south elevation

franklin park looking south

view south solar st

north elevation

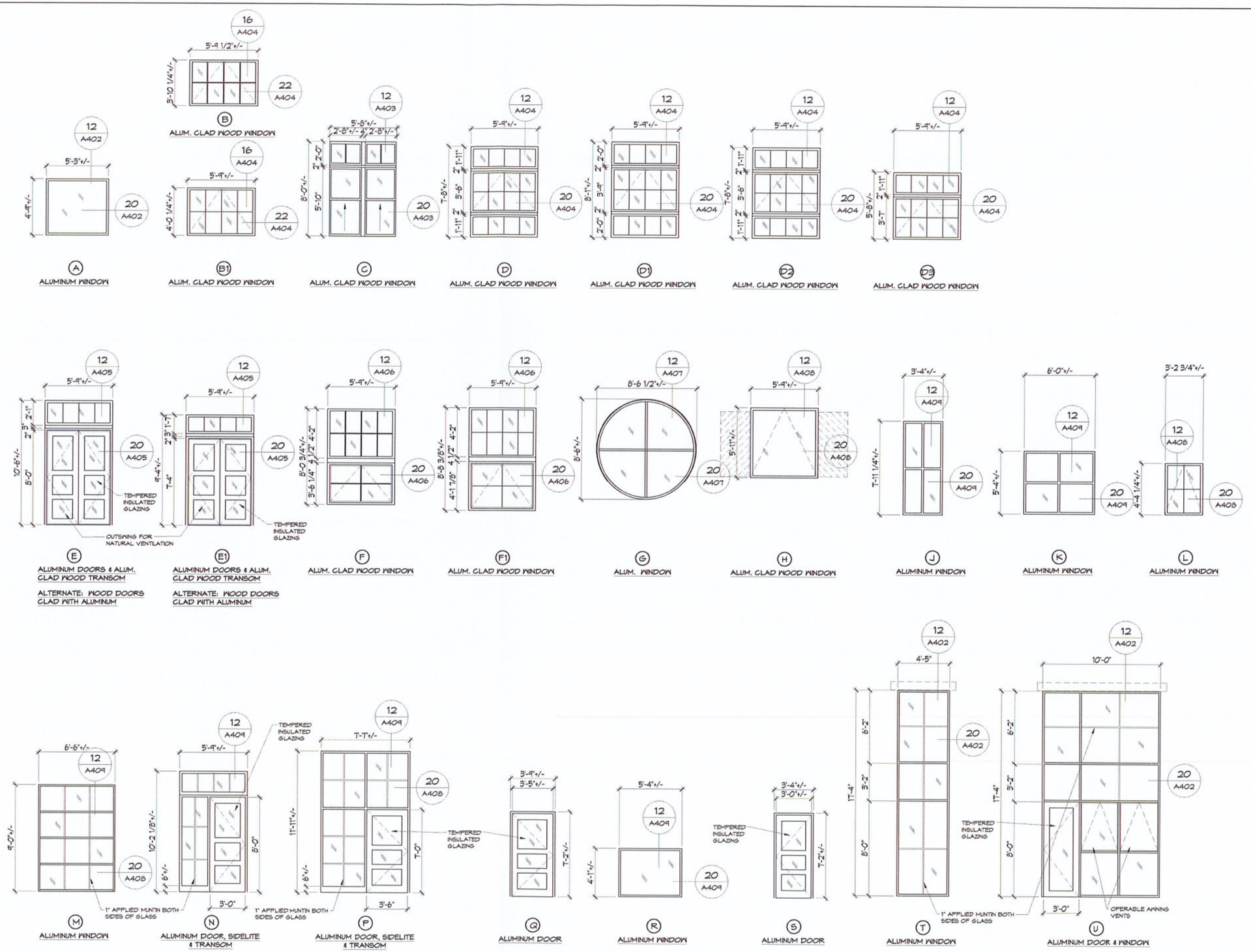


north elevation looking west

lofts building looking west on solar st.

syracuse scale bldg. view north on solar st

Dupli Building



**WINDOW SIZES ARE APPROXIMATE, FOR ESTIMATING PURPOSES ONLY. CONTRACTOR TO FILED VERIFY ALL OPENINGS BEFORE FABRICATION.

NOTE: THERE ARE NO REMAINING ORIGINAL WOOD WINDOWS ON THE NORTH, EAST, WEST & SOUTH ELEVATIONS. THE HISTORICAL PHOTO WAS USED TO DETERMINE THE WINDOW CONFIGURATION. REFER TO PHOTOS

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			WINDOW DETAILS
			A-401

STOCK COLORS (PVDF FINISH)

lack (02) | Forest Green (11) | Chocolate Brown (04) | Sierra Tan (09)

lassic Bronze (01) | Teal (19) | Boysenberry (25) | Rawhide (15)

edium Bronze (03) | Hemlock Green (30) | Redwood (07) | Concord Cream (05)

artford Green (27) | Patina Green (12) | Mission Red (08) | Almond (36)

MTL. PANEL

REMIUM (PVDF FINISH)

ntique Patina (24) | Champagne (31) | Coppertone (23) | Titanium (35)

latural Metals
quire for material availability

ear Anodized (70) | Dark Bronze Anodized (71) | Acrylic Coated Galvalume® (97)

pper (49) COPPER | Classic Stainless Steel (40) | Terne Coated Stainless Steel (41)

BOILER ROOM PAINT

ARTZ-ZINC (91) | ANTHRA-ZINC (92) | PIGMENTO Brown Zinc (89)

MENTO Blue Zinc (94) | PIGMENTO Red Zinc (95) | PIGMENTO Green Zinc (96)

Oxide Series
Inquire for material ava

Copper Brown (42) | Oxide Tan (43) | Carbon Red (44) | Sulfate Natural (45)

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For current SRI values and agency listings, or to order color chips,

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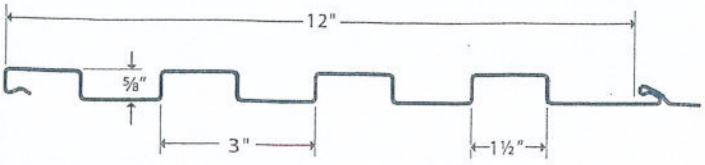
Metafor is a structural panel with a ribbed appearance and a concealed fastening system. The architectural ribbed panel has 4-up, 4-down ribs. The texture of the panel is either smooth or stucco embossed. Metafor may be installed horizontally or vertically. This panel is lightweight, but it also is strong. It can be applied directly to solid decking or open framing. Typical applications for this panel are walls, ceilings, fascias, mansards, equipment screens and soffits. It may also be used for walkways, balconies, entrances and vestibules.

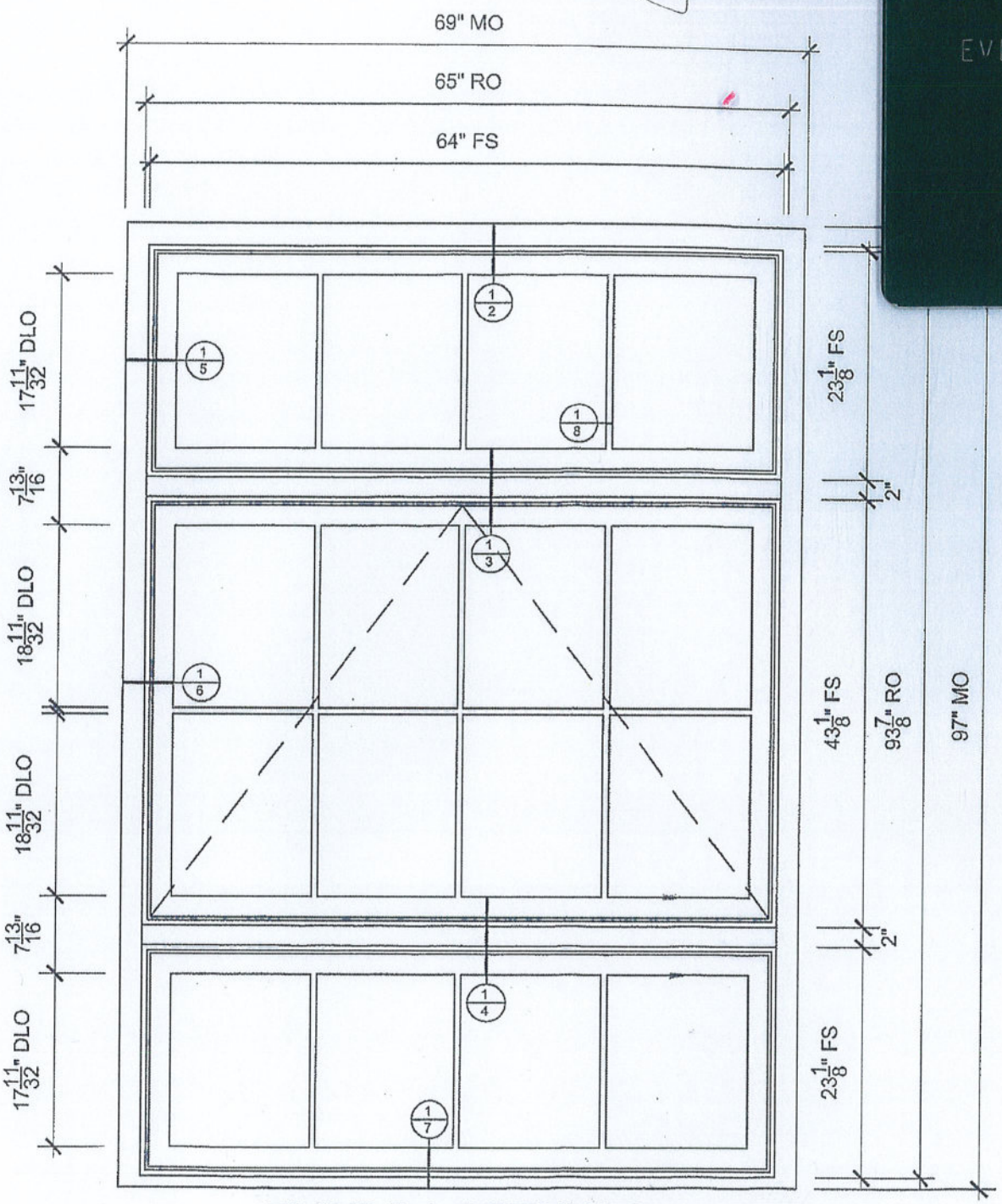
SKU:	MFP120
Material:	.032, .040, .050 aluminum 16, 20 oz. copper* .0197 classic & terne coated stainless steel*
Panel Coverage:	12"
Panel Length:	Cut to customer specifications with a minimum of 1'-6", maximum to transportation limitations and/or product and project design considerations
Panel Depth:	⅝"
Texture:	Embossed, Smooth
Perforations Available:	Yes
Finish:	Kynar 500® PVDF or Hylar 5000® PVDF
Colors:	Choice of over 30 stock colors Custom colors available*
Anodized:	Clear*, Dark Bronze*
Accessories:	A complete line of trims available in matching colors, gauge, and finish or as specified

*Subject to minimum quantities and extended lead time. Inquire for material and panel width availability.

TYPICAL METAL PANEL & BOILER ROOM PAINT COLOR



Color Evergreen



EVERGREEN

TYPE D1 OPTION 3

SCALE: 3/4" = 1'-0"

TYPICAL NEW WOOD WINDOW

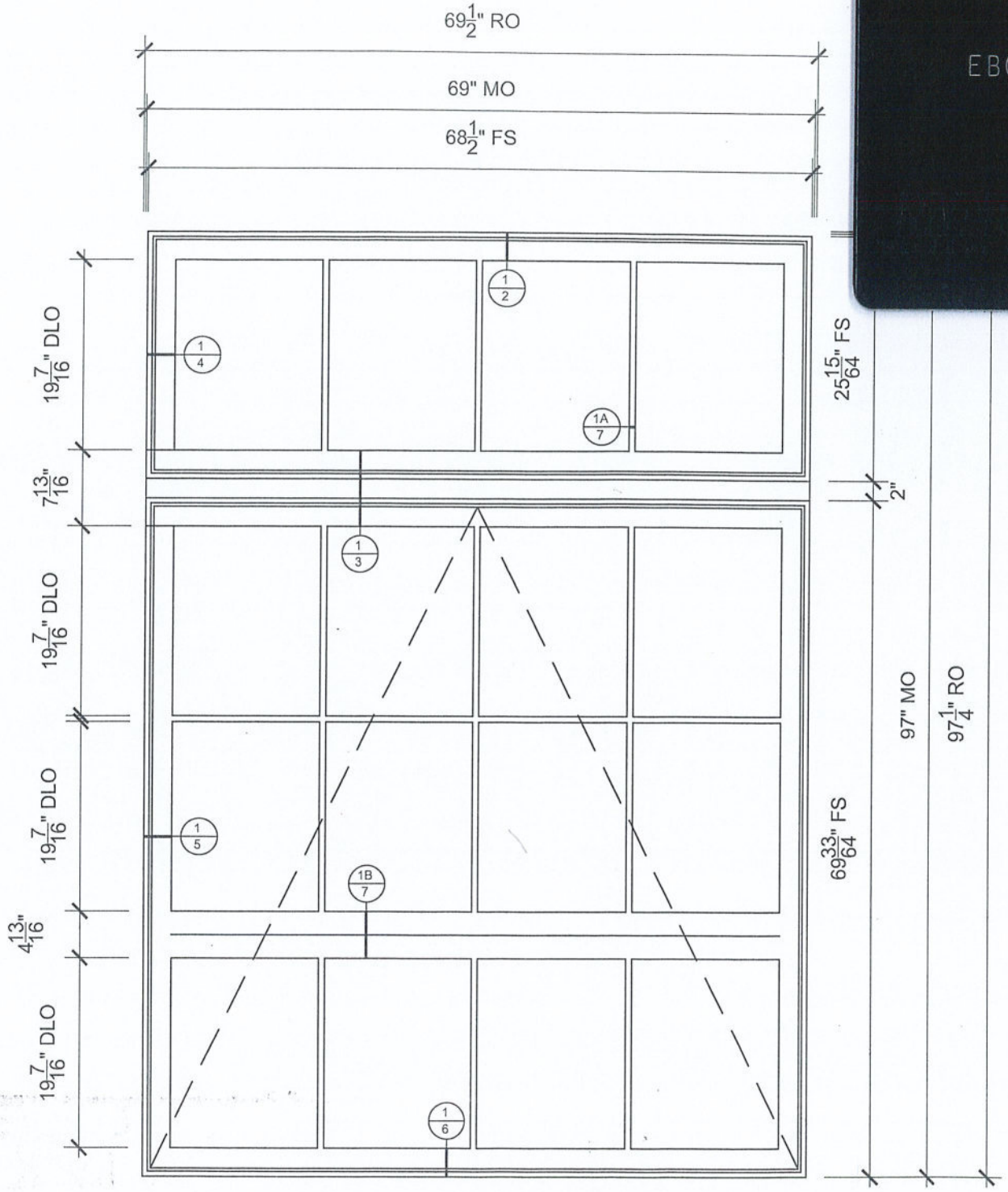
ALUMINUM CLAD

FOR DESIGN INTENT ONLY, NOT FOR MANUFACTURE.

MARVIN

PROJ/JOB: Merrell Soule / Drawing
DIST/DEALER: MARVIN WINDOWS AND DOORS
DRAWN: MIKE HOFFART
QUOTE#: CBANUWZ PK VER: 0003.03.00 CREATED:07/23/2020 REVISION:

SHEET 1 OF 8



EBONY

TYPE D1 OPTION 2

SCALE: 3/4" = 1'-0"

TYPICAL ALUM. CLAD WOOD WINDOW

FOR DESIGN INTENT ONLY, NOT FOR MANUFACTURE.

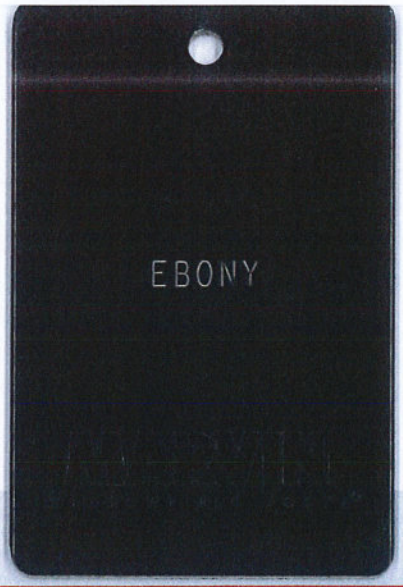
MARVIN

PROJ/JOB: Merrell Soule / Drawing
DIST/DEALER: MARVIN WINDOWS AND DOORS
DRAWN: MIKE HOFFART
QUOTE#: CBANUWZ PK VER: 0003.03.00 CREATED: 07/23/2020 REVISION:

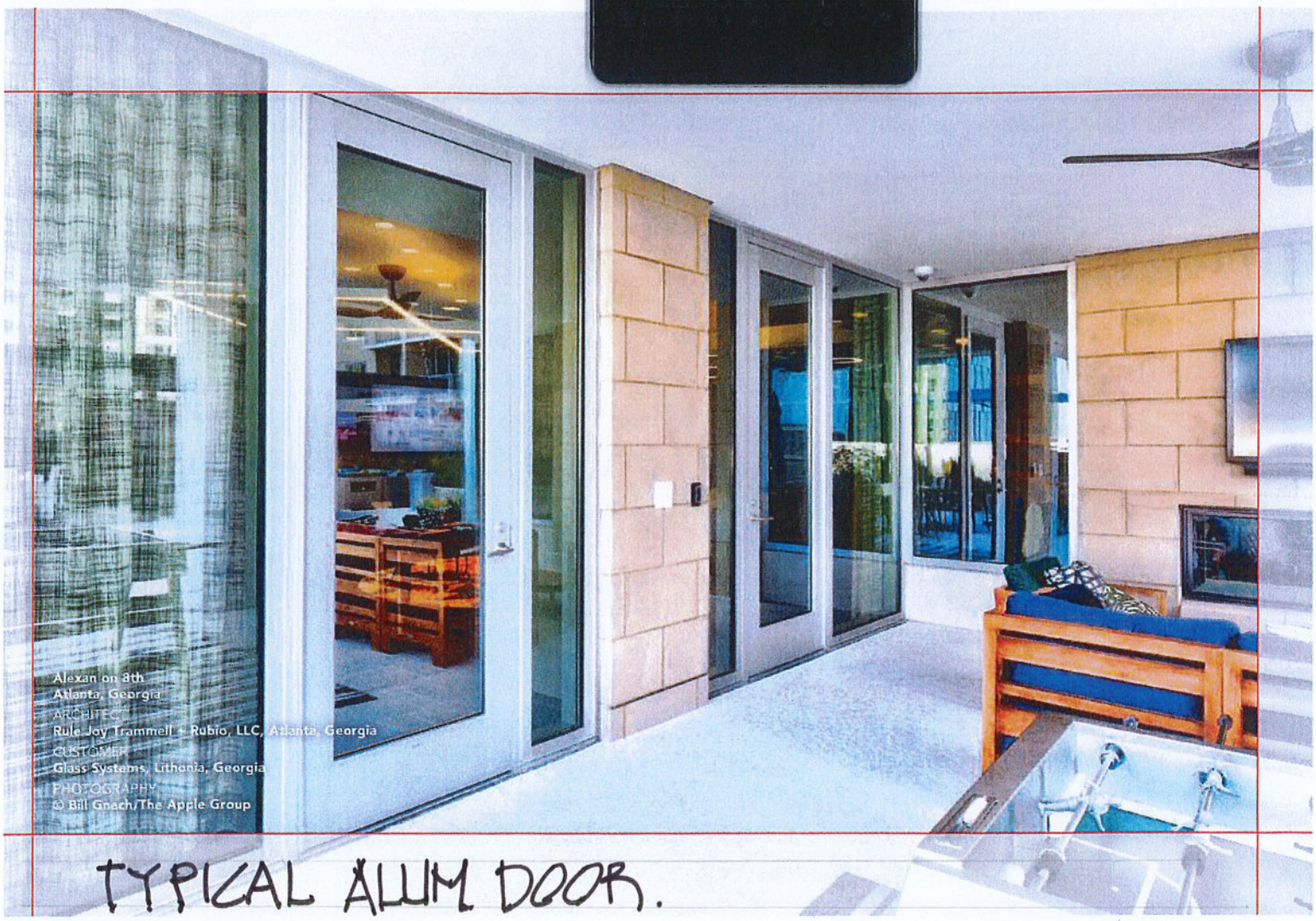
SHEET 1 OF 7

AA™250/425 THERMAL ENTRANCES

A New Kind of Thermal Roadblock



KAWNEER

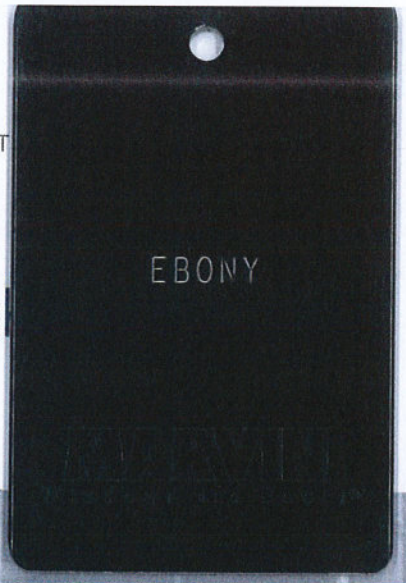


As architects and building owners look for ways to decrease a building's energy consumption and energy costs, the need for thermally efficient products has increased throughout North America. Kawneer continues to set the standard in thermal performance with its innovative AA™250/425 Thermal Entrances. In conjunction with Kawneer's high-performing frame, the doors offer improved thermal efficiency compared to a standard door. By combining critical elements within the product design, AA™250/425 Thermal Entrances create a superior thermal roadblock. The thermal roadblock formula includes thermal breaks in the door, door frame and threshold that isolate the interior metal components from the exterior metal components; a door rail and stile design with a double air cavity provides an added layer to the thermal barrier; and dual weathering around the perimeter of the door in conjunction with a low-conductance polymer door stop minimizes air infiltration.

The benefits of Kawneer's AA™250/425 Thermal Entrances extend beyond industry-leading thermal performance. The company has introduced design flexibility in hardware options and injected value to support virtually any budget. Advanced thermally broken systems allow building owners to take advantage of tax incentive programs and green building certifications such as Leadership in Energy and Environmental Design (LEED®). And, with its proven performance and welded corner construction, Kawneer's AA™250/425 Thermal Entrances are the ideal choice for any commercial or institutional application.

TRIFAB® VG (VERSAGLAZE®)
TRIFAB® VG 450, 451 & 451T (THERMAL) FRAMING SYST
TRIFAB® 451UT (ULTRA THERMAL) FRAMING SYSTEM

Design + Performance Versatility with Unmatc Fabrication Flexibility



Trifab® VersaGlaze® is built on the proven and successful Trifab® platform – with all the versatility its name implies. There are enough framing system choices, fabrication methods, design options and performance levels to please the most discerning building owner, architect and installer. The 4.5" depth Trifab® VersaGlaze® Framing System family is available with non-thermal, thermal and ultra-thermal performance levels. The ultra-thermal Trifab® 451UT Framing System, is designed for the most demanding thermal performance and employs a dual Isolock® thermal break.

AESTHETICS

Trifab® VersaGlaze® Framing Systems offer designers a choice of front-, center-, back- or multi-plane glass applications. Structural silicone glazing (SSG) and weatherseal glazing options further expand designers' choices, allowing for a greater range of possibilities for specific project requirements and architectural styles. All systems have a 4-1/2" frame depth; Trifab® VersaGlaze® 450 has 1-3/4" sightlines, while Trifab® VersaGlaze® 451/451T and Trifab® 451UT have 2" sightlines.

With seamless incorporation of Kawneer entrances or windows, including GLASSvent® visually frameless ventilators, Trifab® framing can be used on almost any project. These framing systems can also be packaged with Kawneer curtain walls and overhead glazing, thereby providing a full range of proven, and tested, quality products for the owner, architect and installer from a single-source supplier.