

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: Zoning District:

NEW SPECIAL PERMIT MODIFICATION OF EXISTING SPECIAL PERMIT

LIST ALL ADDRESSES INVOLVED IN YOUR PROJECT:

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

Section: Block: Lot:
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)

PLEASE DESCRIBE ALL ASPECTS OF YOUR PROJECT IN DETAIL:

Montreal Construction Co. Inc. proposes to renovate an existing building and site located at 871 Van Rensselaer in the City of Syracuse, Onondaga County, NY. Currently existing on the parcel is a building of 13,360± sf footprint currently vacant and existing gravel/asphalt drives and associated parking areas of 26,823± sf. Montreal Construction Co. Inc. proposes to develop the site by renovating the existing building into a fitness center with associated parking and landscape and providing a new parking lot with a total area of 16,057± sf. Therefore, the proposed site will result in an overall impervious coverage decrease of 40%. There is an existing entrance to the site that will be relocated as part of the proposed project. The disturbed area of the site is 0.80± acre. Therefore, no NYSDEC permitting is required. Per City of Syracuse, a full SWPPP has been prepared with supporting documentation and calculations for a stormwater design. This site is located within the City of Syracuse's Lakefront Zoning District. Therefore, any mandates regarding stormwater design have been addressed in the proposed stormwater design.

PROPERTY OWNER INFORMATION:

Name(s):
Mailing Address:
Zip: Daytime phone: Home phone:
E-mail:

APPLICANT INFORMATION:

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

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

Name(s):

Mailing Address:

Zip: Home phone: Day Phone:
E-mail:

REPRESENTATIVE INFORMATION:

(Only if involved in this application)

Attorney Architect Contractor Other

Name(s):

Mailing Address:

Zip: Telephone: E-mail:

DESCRIPTION OF OPERATION:

Days of week open:

Hours of operation:

Maximum number of employees on premises at one time:

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

Other uses currently on the property: FIRST FLOOR:

SECOND FLOOR: OTHER FLOORS:

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

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 Location Type

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: 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.

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

5/8/19
Date

Leonard M Montreal, Member Salt City Enterprises, LLC
PRINT NAME OF PROPERTY OWNER

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

FOR STAFF USE ONLY

REFERRAL NEEDED

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



MARSH

LOT 42
ONONDAGA (FORMER LOCATION)

VAN RENSSELAER STREET

CREEK (FORMER LOCATION)

LANDS NOW OR FORMERLY ALBANY LADDER COMPANY, INC. BOOK 4229 PAGE 128 TAX MAP PARCEL 115-03-03

LANDS NOW OR FORMERLY SALT CITY ENTERPRISES, LLC PARCEL 1 BOOK 5380 PAGE 387 TAX MAP PARCEL 115-03-04 #881 VAN RENSSELAER ST.

LANDS NOW OR FORMERLY SALT CITY ENTERPRISES, LLC BOOK 5380 PAGE 387 LOT 2 SCE SUBDIVISION FILED MAP #12601 #871 VAN RENSSELAER STREET AREA = 448,660 Sq. Ft. / 41.117 ACRES

LANDS NOW OR FORMERLY ANOPLATE CORPORATION BOOK 3741 PAGE 149 TAX MAP PARCEL 115-03-02.1

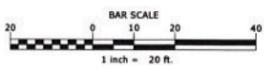
ONE STORY METAL BUILDING

ONE STORY METAL BUILDING

- MAP NOTES
- 1.) NORTH ORIENTATION IS BASED ON BOOK 5380 PAGE 387.
 - 2.) 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 OF ANY STATEMENT OF FACTS THAT SUCH DOCUMENTS MAY DISCLOSE.
 - 3.) UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM DATA OBTAINED BY FIELD SURVEY, PREVIOUS MAPS AND RECORDS, (AND PAROL 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.
 - 4.) SURVEY BASED ON FIELDWORK CONDUCTED DURING SURVEY OF MAP REFERENCE NO. 1 RE-SURVEYED ON 11/02/17, AND UPDATED 11/21/18.
 - 5.) VERTICAL DATUM BASED ON NAVD 1988.

- MAP REFERENCES
1. MAP ENTITLED "BOUNDARY SURVEY LANDS NOW OR FORMERLY OF JOHN WOZNICZKA, JR. AND J.P.W. ERECTORS, INC. PREPARED FOR MISTY SHORE, INC." PREPARED BY C.T. MALE ASSOCIATES, P.C. DATED AUG. 23, 1994, PROJECT NUMBER #13094, BEARING DRAWING NUMBER 89-454E AND MAP REFERENCES THEREIN.
 2. MAP ENTITLED "RESUBDIVISION LANDS NOW OR FORMERLY SALT CITY ENTERPRISES, LLC, PART OF MARSH LOT 42, INTO LOT 2 SCE SUBDIVISION" PREPARED BY C.T. MALE ASSOCIATES, D.P.C. DATED MARCH 7, 2018 AND FILED IN THE ONONDAGA COUNTY CLERK'S OFFICE AS MAP NUMBER 12601.

- LEGEND
- DRH O DRAINAGE HANHOLE
 - CB □ CATCH BASIN
 - HFD C FIRE HYDRANT
 - WV C WATER VALVE
 - W — WATER LINE
 - ST — STORM DRAIN
 - SS — COMBINED SEWER OUTFALL
 - SMH O SANITARY HANHOLE
 - CL — CHAIN LINK FENCE
 - UT — UTILITY POLE
 - OHW — OVERHEAD WIRES
 - GUY WIRE
 - GAS METER
 - TOP / BOTTOM CURB ELEVATIONS



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.

DAVID J. UHRENEC PLS # 50052 11/26/18 DATE



DATE	REVISIONS RECORD/DESCRIPTION	DRAFTER	CHECK	APPR.

BOUNDARY AND TOPOGRAPHIC SURVEY
LANDS NOW OR FORMERLY
SALT CITY ENTERPRISES, LLC

LOT 2 SCE SUBDIVISION

CITY OF SYRACUSE ONONDAGA COUNTY, NEW YORK

C.T. MALE ASSOCIATES
Engineering, Surveying, Architecture & Landscape Architecture, D.P.C.
200 GATEWAY PARK DRIVE, BLDG. C, P.O. BOX 3246
SYRACUSE, NY 13220-3246
315.458.6488 • FAX 315.458.4437

UNAUTHORIZED ALTERATION OR ADDITION TO THIS DOCUMENT IS A VIOLATION OF THE NEW YORK STATE EDUCATION LAW.
© 2018 C.T. MALE ASSOCIATES
APPROVED: dju
DRAFTED: dju
CHECKED: dju
PROJ. NO: 17.7657
SCALE: 1"=20'
DATE: 11/26/18

SHEET 1 OF 1
DWG. NO: 18-0562

GENERAL NOTES

- NOTES:
- BOUNDARY SURVEY AND TOPOGRAPHIC INFORMATION SHOWN WAS OBTAINED FROM A SURVEY BY C.T. MALE ASSOCIATE'S DATED 1/26/18.
 - C.T. MALE ASSOCIATE'S 200 GATEWAY PARK DRIVE BUILDING C P.O. BOX 3746 SYRACUSE, NY 13226 PHONE: (315) 456-6458
 - SURVEY SUBJECT TO ANY STATE OF FACTS AN ACCURATE AND UP TO DATE ABSTRACT OF TITLE WOULD SHOW OWNER AND ARCHITECT DO NOT CONFIRM THE COMPLETENESS OR ACCURACY OF SUCH INFORMATION. CONTRACTOR IS RESPONSIBLE FOR THOROUGH EXAMINATION AND VERIFICATION OF ALL EXISTING SURFACE AND SUBSURFACE CONDITIONS AFFECTING THE NATURE, SCOPE, COMPLEXITY AND COST OF THE CONTRACT WORK. ADDITIONAL INFORMATION ON EXISTING CONDITIONS HAS BEEN ADDED TO THE DRAWINGS BASED ON THE ENGINEER'S OBSERVATIONS BUT IS NOT INTENDED TO AND DOES NOT ALTER THE SURVEY INFORMATION REFER TO SURVEY NOTES FOR ADDITIONAL INFORMATION.
 - THE LOCATION OF UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS ARE NOT ALWAYS KNOWN AND OFTEN MUST BE ESTIMATED. IF ANY UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS EXIST OR ARE NOT SHOWN, THE IMPROVEMENTS OR ENCROACHMENTS ARE NOT COVERED BY THIS DRAWING. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT DIG SAFELY NEW YORK, AT 1-800-967-1962 BEFORE ANY EXCAVATION OCCURS FOR LOCATION VERIFICATION OF UNDERGROUND UTILITIES.
 - SAW CUT FOR PAVING REMOVALS. EXTEND REMOVAL LINES TO INCLUDE ANY ADJOINING BROKEN OR DETERIORATING PAVING CAREFULLY REMOVE STOCKPILE AND PROTECT ANY ITEMS NOTED FOR SALVAGE. ALL DEMOLITION RUBBLE, DEBRIS AND EXCESS SOILS TO BE PROMPTLY REMOVED FROM SITE. COORDINATE REMOVAL WITH OWNER. STRIP AND STOCKPILE SUFFICIENT EXISTING ORGANIC TOPSOILS FOR RESPREADING AS REQUIRED ON DISTURBED AND REGRADED AREAS TO BE ESTABLISHED IN LAWN AND FOR REPAIR OF DISTURBED EXISTING LAWNS TO REMAIN. STOCKPILE ALL MATERIALS IN APPROVED LOCATIONS WITHOUT INTERFERING WITH OTHER CONTRACTOR WORK, BUSINESS TRAFFIC OR DRAINAGE.
 - ALL FILL/BACKFILL OF EXCAVATIONS AND VOIDS RESULTING FROM REMOVALS AND RELATED WORK UNDER NEW OR REPLACEMENT PAVING AREAS SHALL ONLY BE COARSE AGGREGATE FILL OR SUBBASE COURSE MATERIAL THOROUGHLY COMPACTED.
 - PROTECT ALL FACILITIES AND IMPROVEMENTS ON AND ADJOINING THE PROPERTY WHICH ARE NOT SPECIFICALLY IDENTIFIED FOR REMOVAL. VERIFY LOCATIONS AND DEPTHS OF ALL SUBSURFACE UTILITIES TO REMAIN PRIOR TO ANY ADJACENT REMOVAL AND EXCAVATION WORK.
 - ALL EXISTING FEATURES ARE TO REMAIN UNLESS OTHERWISE NOTED. IF THE CONTRACTOR DAMAGES ANY OF THE EXISTING ON-SITE FACILITIES TO REMAIN (TREES, PAVEMENTS, UNDERGROUND UTILITIES, STRUCTURES, ETC.) WHETHER SHOWN ON THE PLANS OR NOT, THE CONTRACTOR SHALL REPAIR AND/OR REPLACE SUCH ITEMS AT HIS OWN EXPENSE AND ASSUME ALL RESPONSIBILITY FOR SUCH DAMAGE WITHOUT ANY ADDITIONAL COST TO THE OWNER. REPLACEMENT MATERIAL SHALL BE SAME QUALITY AND QUANTITY AS ORIGINAL.
 - THE CONTRACTOR SHALL CONFIRM EXISTING GRADES AND LOCATIONS OF ALL EXISTING FEATURES WITHIN THE CONTRACT LIMIT AREA. THE CONTRACTOR SHALL CONTACT THE ENGINEER IMMEDIATELY SHOULD ANY DISCREPANCIES BE FOUND AT (315) 432-1089.
 - ADJUST RIMS OF UTILITY STRUCTURES TO REMAIN WITHIN AREAS OF GRADE CHANGES TO MEET NEW LINES AND GRADES.
 - ALL NON-PAVED AREAS ARE TO BE LAWN UNLESS OTHERWISE NOTED.
 - CONTRACTOR SHALL BLEND NEW WORK SMOOTHLY AND EVENLY WITH EXISTING LINES AND GRADES.
 - CONTRACTOR SHALL CONFINE AS CLOSELY AS PRACTICAL HIS OPERATIONS TO AREAS WITHIN THE GRADING LIMITS OF THIS PROJECT.
 - AS-BUILTS OF ALL STORMWATER MANAGEMENT FACILITIES SHALL BE PROVIDED TO ENGINEER + OWNER PRIOR TO PROJECT CLOSE-OUT

SOIL PROFILE DATA

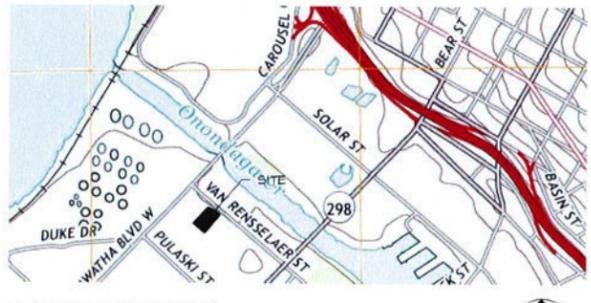
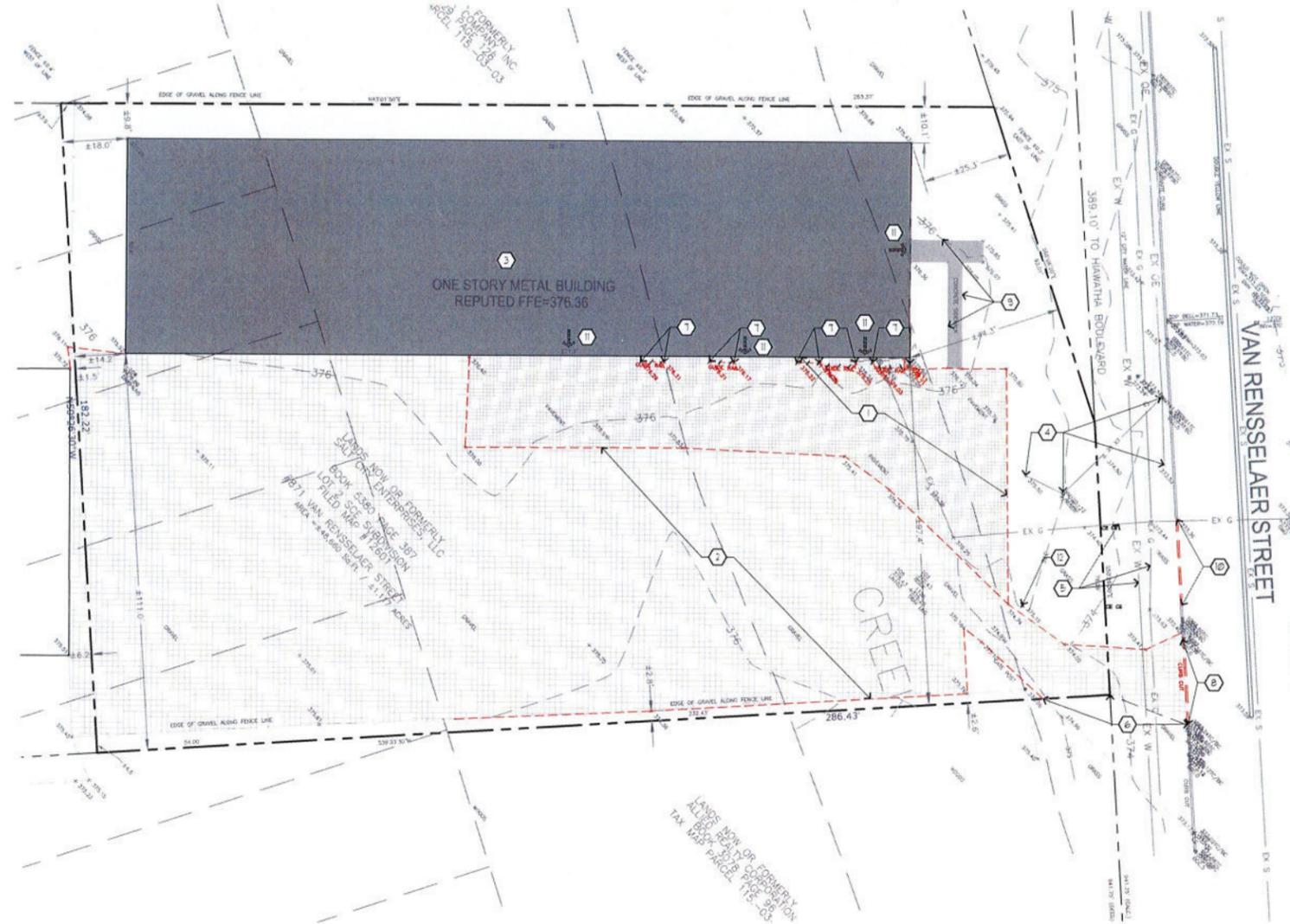
DEEP HOLE TESTING - 01/15/19			
NUMBER	SOIL DEPTH	SOIL TYPES	LAYER DESCRIPTIONS
DH-1 42" HOLE	0'-42"	GRAVELLY LOAMY FILL W/ CONSTRUCTION DEBRIS	GROUNDWATER WAS WITNESSED AT 42" NO MOTTLING WAS WITNESSED NO BEDROCK WITNESSED
PERCOLATION TESTING - 01/15/19			
NUMBER	SOIL DEPTH	LAYER DESCRIPTIONS	PERCOLATION RESULTS
PT-1 18" HOLE	0'-18"	GRAVEL LOAM NO GROUNDWATER MOTTLING OR IMPERMEABLE LAYER WAS WITNESSED	16 MINUTES/INCH
PT-1 22" HOLE	0'-22"	GRAVELLY LOAM NO GROUNDWATER MOTTLING OR IMPERMEABLE LAYER WAS WITNESSED	19 MINUTES/INCH

SITE REMOVAL / CONSTRUCTION NOTES

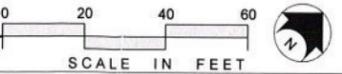
- REMOVE EXISTING CURB AND ASPHALT PAVEMENT, INCLUDING BASE MATERIAL. COORDINATE WITH SITE LAYOUT PLAN AND ARCHITECTURAL DRAWINGS.
- REMOVE EXISTING GRAVEL COVER.
- PROTECT EXISTING BUILDING MAINTAIN ALL ENTRANCES AND FFES. COORDINATE WITH ARCHITECTURAL DRAWINGS.
- PROTECT EXISTING UTILITY POLE AND GUY-WIRE.
- PROTECT EXISTING UTILITIES.
- PROPOSED SAWCUT/PAVEMENT REMOVAL LIMITS.
- REMOVE EXISTING GUIDE RAILS.
- REMOVE EXISTING CURB CUT, COORDINATE WITH CITY OF SYRACUSE AND PERMITTING DOCUMENTATION.
- PROTECT EXISTING SIDEWALK.
- PROPOSED CURB CUT, COORDINATE WITH CITY OF SYRACUSE AND PERMITTING DOCUMENTATION.
- REPUTED EXISTING ENTRANCE DOOR. COORDINATE WITH ARCHITECTURALS TO MAINTAIN EXISTING ACCESS LOCATIONS AS NECESSARY.
- REMOVE EXISTING FENCE POST, COORDINATE WITH OWNER.

LEGEND

EXISTING	PROPOSED	DESCRIPTION	EXISTING	PROPOSED	DESCRIPTION
---	---	CONTOUR	○	○	YARD DRAIN
---	---	SPOT ELEVATION	○	○	SANITARY MANHOLE
---	---	CURB TAPE/END	---	---	ASPHALT DRIVE PAVEMENT
---	---	TOP/BOTTOM OF CURB	---	---	ASPHALT PARKING PAVEMENT
---	---	HIGH / LOW POINT	---	---	CONCRETE PAVEMENT
---	---	TEST PIT	---	---	SAFETY SURFACING
---	---	BORING (SEE SPECIFICATIONS FOR BORING INFO)	---	---	MAINTENANCE STRIP
---	---	GUIDERAIL	---	---	STONE SHOULDER
---	---	FENCE	---	---	OUTLET PROTECTION
---	---	UTILITY POLE	---	---	FLARED END SECTION
---	---	WATER LINE	---	---	OUTLET PROTECTION FOR 6" PIPE OR LESS
---	---	FIRE HYDRANT	---	---	OUTLET PROTECTION FOR 8" - 12" PIPE
---	---	WATER VALVE	---	---	OUTLET PROTECTION FOR 15" PIPE, DIMENSIONS PER PLANS
---	---	FORCE MAIN SANITARY LINE	---	---	TRAFFIC SIGN
---	---	STORM PIPE	---	---	TRAFFIC SIGN - SET IN BOLLARD
---	---	UNDERDRAIN	---	---	TRAFFIC SIGN - MOVABLE
---	---	SANITARY PIPE	---	---	LIGHT POLE (SEE ELECTRICAL PLANS FOR WIRING)
---	---	OVERHEAD ELECTRIC	---	---	CURB END
---	---	UNDERGROUND ELECTRIC	---	---	CURB
---	---	TELEPHONE	---	---	CURB FLUSH (1" REVEAL UNLESS OTHERWISE NOTED)
---	---	GAS	---	---	SILT FENCE
---	---	FORCE MAIN MANHOLE	---	---	SODDED LAWN
---	---	STORM MANHOLE	---	---	TREE
---	---	DRYWELL	---	---	SHRUB
---	---	STORM INLET	---	---	VEGETATION
---	---	CATCH BASIN	---	---	PLANT KEY
---	---	CLEAN OUT	---	---	



SITE DEMOLITION PLAN
SCALE 1" = 20'



RZ Engineering, PLLC
6320 FLY ROAD, SUITE 109
EAST SYRACUSE, NY 13057
PH (315) 432-1089
FAX (315) 445-7981

ENGINEERING SEAL

PARALLAX GYM
871 VAN RENSSELAER STREET
CITY OF SYRACUSE
ONONDAGA COUNTY, NY
TAX ID #115-03-06.1

REVISIONS	
1	PRELIM ENG DEPT COMMENTS - 02/20/19 HJM

Drawn By: H.J.M.
Checked By: R.L.Z.
Proj. No.: 18064
Date: 01/21/2019
Scale: AS NOTED

SITE DEMOLITION PLAN

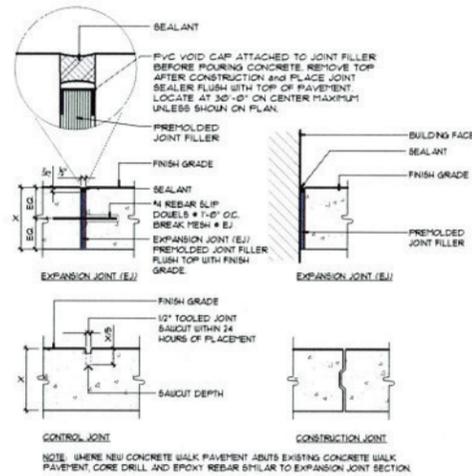
C-1

GRADING, DRAINAGE & UTILITY GENERAL NOTES

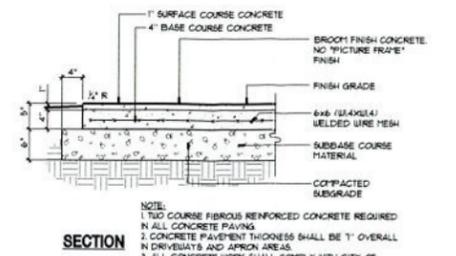
1. ANY/FILL REQUIRED BELOW PAVING SUBGRADE SHALL ONLY BE COARSE AGGREGATE FILL OR SUBBASE COURSE MATERIALS PER DETAIL.
2. WHEREVER EXISTING STORM STRUCTURES ARE TO BE ABANDONED AND REMOVED, CUT AND PLUG CONNECTING PIPES AND/OR REMOVE PORTIONS OF PIPES WHICH MAY INTERFERE WITH OTHER WORK.
3. ANY LOCATION WHERE EXISTING STREET CUT REPAIR IS REQUIRED SHALL MATCH CITY OF SYRACUSE STANDARDS, SEE DETAIL 5/C-3.
4. CONTRACTOR TO VERIFY EXISTING SANITARY LATERAL FROM STREET. EXISTING LATERAL TO BE VIDEO INSPECTED, FLUSHED AND CLEANED PRIOR TO ANY OCCUPANCY. SHOULD NO CONNECTION BE PRESENT, A NEW SANITARY LATERAL SHALL BE PROVIDED AND CONTRACTOR TO NOTIFY ENGINEER IMMEDIATELY AND A LICENSED PLUMBER SHALL BE USED TO MAKE ANY PLUMBING CONNECTIONS TO BUILDING.
5. NEW ROOF DRAINS TO TIE INTO NEAREST CATCH BASIN AS NECESSARY.
6. MAINTAIN SEPARATION FROM ALL EXISTING AND PROPOSED UTILITIES PER DETAIL 7/C-2.

GRADING, DRAINAGE & UTILITY NOTES

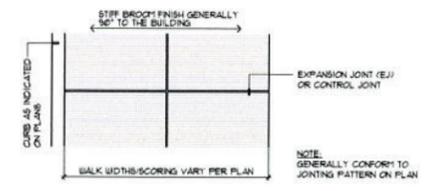
1. MEET EXISTING LINE AND GRADE
2. VERIFY ALL ENTRANCES AND FEES WITH ARCHITECTURAL PLANS.
3. COORDINATE STORM LATERAL INSTALLATION WITH CITY OF SYRACUSE, SEE DETAIL 5/C-2.



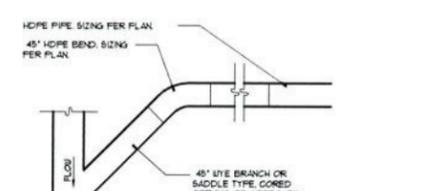
SECTION 12 CONCRETE JOINT DETAILS
C-2 NOT TO SCALE 82-1918-04



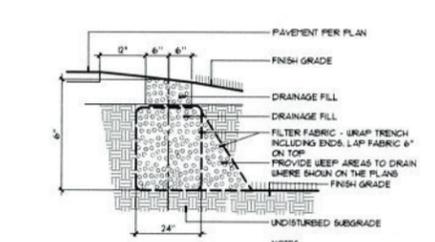
SECTION 11 CONCRETE PAVEMENT - 2 POUR
C-2 NOT TO SCALE 82-1918-02A



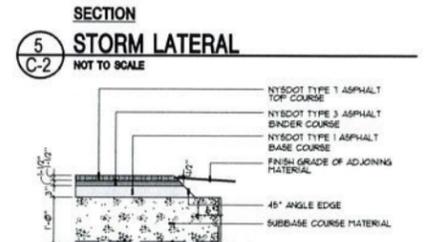
PLAN 9 CONCRETE FINISH (NO FRAME)
C-2 NOT TO SCALE 82-1918-03B



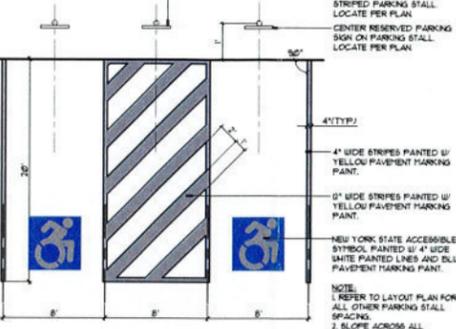
SECTION 5 STORM LATERAL
C-2 NOT TO SCALE



SECTION 8 PEA GRAVEL DIAPHRAGM
C-2 NOT TO SCALE 83-4000-07



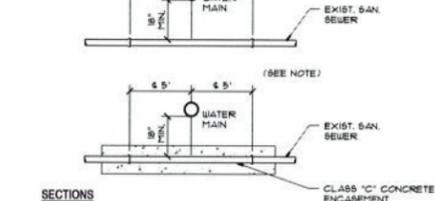
SECTION 4 ASPHALT PAVEMENT - DRIVE
C-2 NOT TO SCALE 82-1918-03



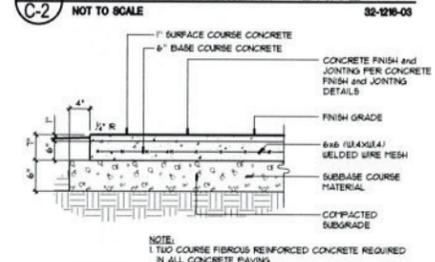
PLAN 10 RESERVED PARKING STALL
C-2 NOT TO SCALE 82-1723-01



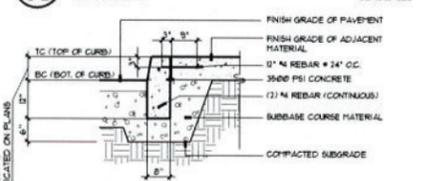
PLAN SANITARY SEWER & WATER MAIN CROSSING



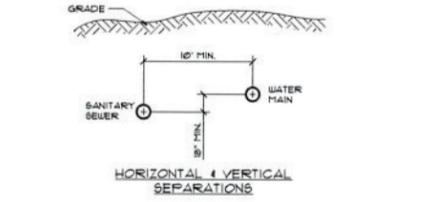
SECTIONS HORIZONTAL & VERTICAL SEPARATIONS



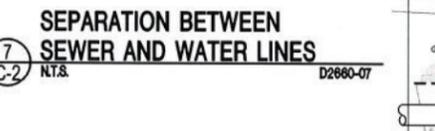
SECTION 3 CONCRETE PAVEMENT - 2 POUR HEAVY DUTY (7)
C-2 NOT TO SCALE 82-1918-02b



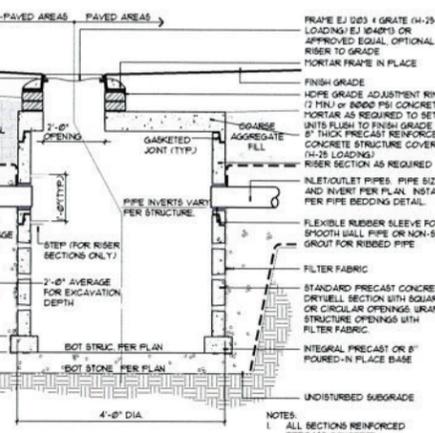
SECTION 2 CONCRETE CURB and PAVEMENT
C-2 NOT TO SCALE 82-1918-04A



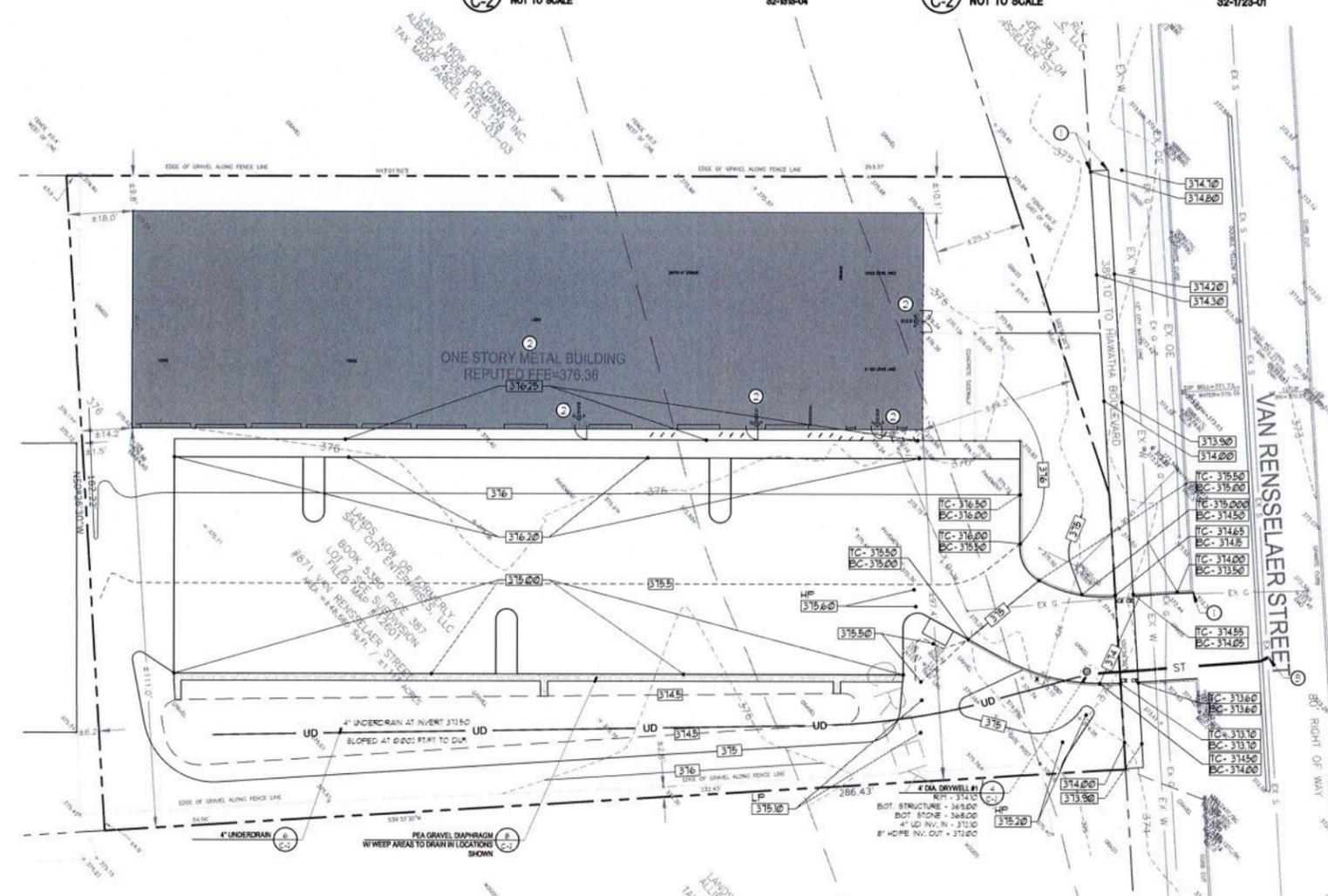
PARALLEL SANITARY SEWER & WATER MAIN SEPARATION BETWEEN SEWER AND WATER LINES
D2680-07



SECTION 7 PERFORATED STORM PIPE OR UNDERDRAIN (UD)
C-2 NOT TO SCALE 83-4000-01



SECTION 1 DRYWELL (DW)
C-2 NOT TO SCALE 83-4000-05



SITE GRADING, DRAINAGE & UTILITY PLAN
SCALE 1:20

SCALE IN FEET

RZ Engineering, PLLC
 6320 FLY ROAD, SUITE 109
 EAST SYRACUSE, NY 13057
 PH (315) 432-1089
 FAX (315) 445-7981

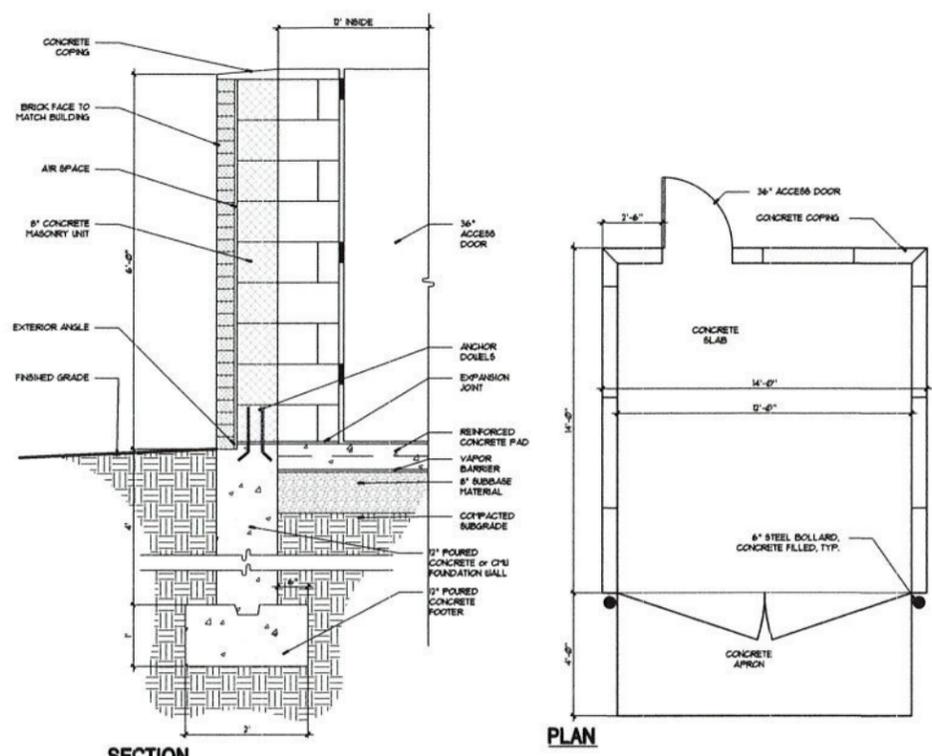
PARALLAX GYM
 871 VAN RENSSELAER STREET
 CITY OF SYRACUSE ONONDAGA COUNTY, NY
 TAX ID # 115.-03-06.1

REVISIONS	
1	PRELIM ENG'D COMMENTS - 02/20/19 MB

Drawn By: H.J.M.
 Checked By: R.L.Z.
 Proj. No.: 18064
 Date: 01/21/2019
 Scale: AS NOTED

**SITE GRADING
 DRAINAGE & UTILITY
 PLAN**

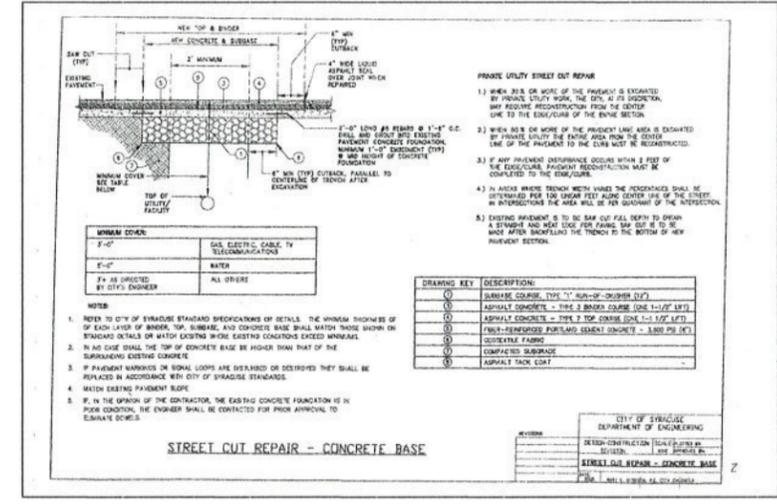
C-2



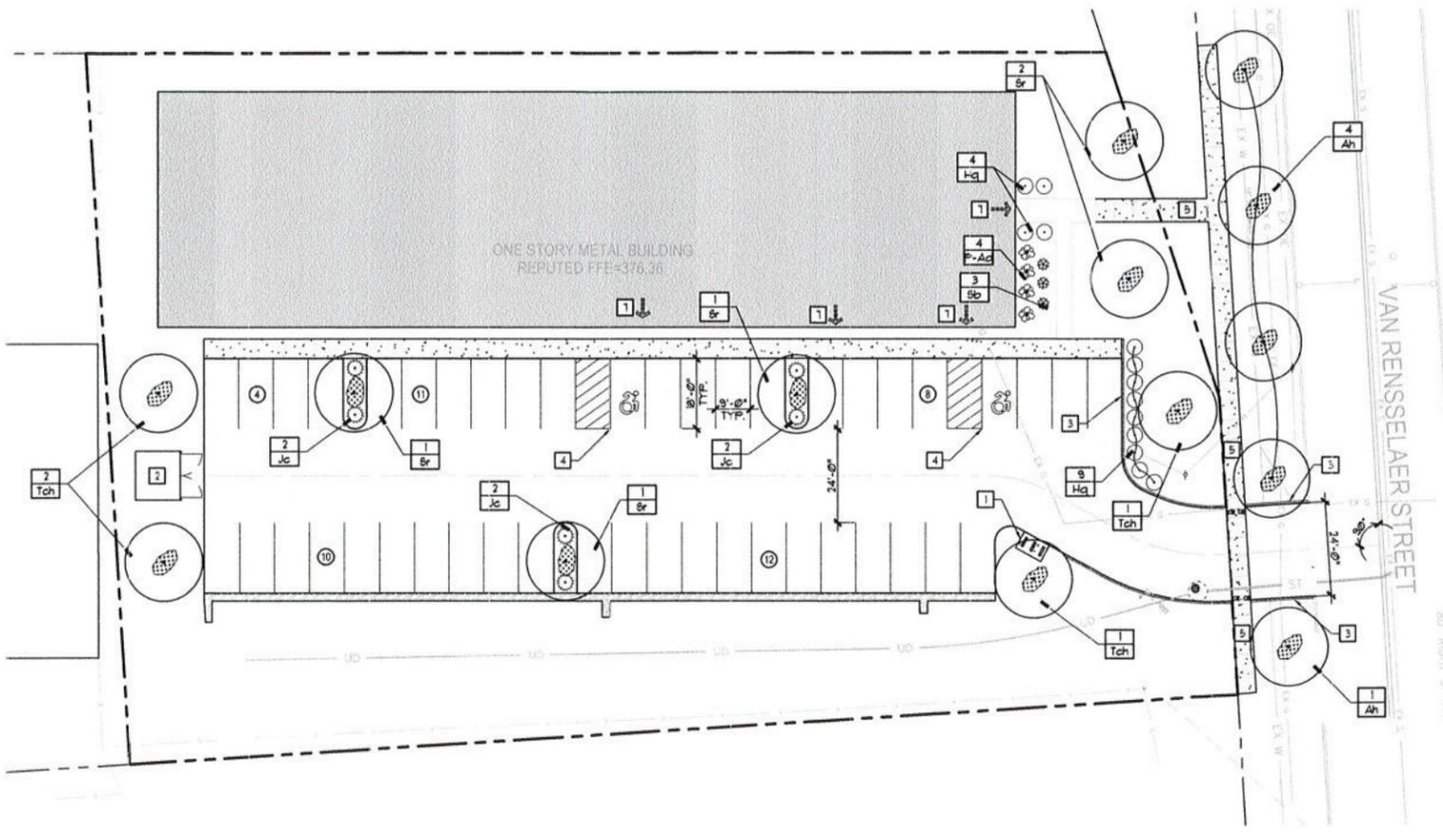
6
C-3
BRICK WASTE ENCLOSURE
 NOT TO SCALE

- LAYOUT NOTES**
- ASPHALT PAVEMENT PER DETAIL 4/C-2
 - CONCRETE WALK PER NOTE 5
 - NUMBER OF PARKING SPACES
 - SPACES REQUIRED:
 - FITNESS CENTER -
- KEY NOTES**
- 1 NEW STAPLE-STYLE BIKE RACK(S), TYP PER CITY OF SYRACUSE STANDARDS. SURFACE MOUNT PER MANUFACTURERS RECOMMENDATIONS.
 - 2 PROVIDE WASTE ENCLOSURE PER DETAIL 6/C-3.
 - 3 PROVIDE/REPLACE EXISTING GRANITE CURB WITH NEW GRANITE CURB IN THE ROW PER CITY OF SYRACUSE DETAIL 2/C-3. ALL ON-SITE CURB SURROUNDING PARKING AREAS TO BE CONCRETE CURB PER DETAIL 2/C-2.
 - 4 PROVIDE RESERVED STALL PER DETAIL 10/C-3.
 - 5 PROVIDE CITY OF SYRACUSE 2-POUR CONCRETE SIDEWALK PER DETAILS II 4 12/C-2. WHERE SIDEWALK INTERSECTS DRIVEWAYS, PROVIDE CONCRETE WALK SECTION PER DETAIL 2/C-2.
 - 6 GROUND COVER PLANTING PER DETAIL 4/C-3.
 - 7 COORDINATE EXISTING/PROPOSED ENTRANCES WITH ARCHITECTURAL DRAWINGS, TYP.

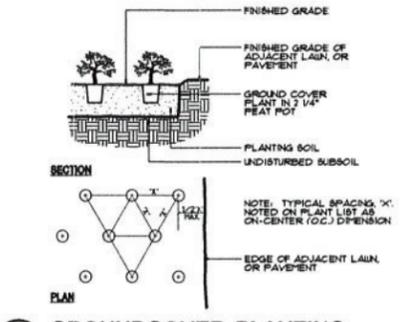
KEY	COMMON NAME	BOTANICAL NAME	GALIFER	TREE HT.	BRANCH HT.	CONDITION
TREES						
Tch	LITTLELEAF LINDEN	TILIA CORDATA 'WALKA'	4"	15'-20'	6'	B4B
Ah	AMERICAN HORNBEECH	CARPINUS CAROLINIANA	4"	15'-20'	6'	B4B
Br	JAPANESE TREE LILAC	SYRINGA RETICULATA 'IVORY SILK'	4"	15'-20'	6'	B4B
SHRUBS						
Ea	GOLED EUCONYMUS	EUCONYMUS ALATUS 'COMPACTUS'	--	4'-5'	-	--
Hq	SNOW QUEEN OAKLEAF HYDRANGEA	HYDRANGEA QUERCIFOLIA 'SNOW QUEEN'	--	2'-3'	-	--
Jc	SEA GREEN JUNIPER	JUNIPERUS CHINENSIS 'SEA GREEN'	--	-	-	2 GAL
Sb	GOLD FLAME SPIREA	SPIREA BUMALDA 'GOLD FLAME'	-	18"-24"	-	2 GAL
Sp	MISS KIM LILAC	SYRINGA PATULA 'MISS KIM'	-	24"-30"	-	2
Tc	PYRAMIDAL YEW	TAXUS CUSPIDATA 'CAPITATA'	-	18"-24"	-	2
Rg	GRO-LOW FRAGRANT SUMAC	Rhus AROMATICA 'GRO-LOW'	-	-	-	2
PERENNIAL						
P-Ad	DEUTSCHLAND ASTILBE	ASTILBE DEUTSCHLAND	--	-	-	1 GAL
P-Hb	'STELLA D'ORO' DAYLILY	HEMEROCALLIS 'STELLA DE ORO'	--	-	-	1 GAL



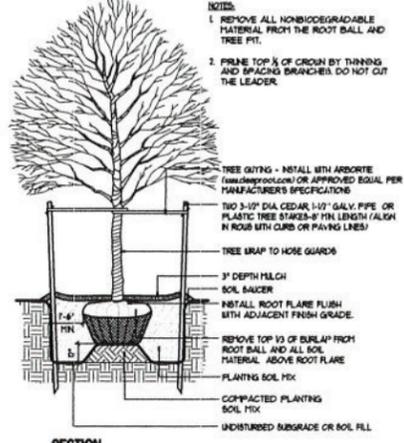
5
C-3
CITY OF SYRACUSE STREET CUT REPAIR - CONCRETE BASE
 NOT TO SCALE



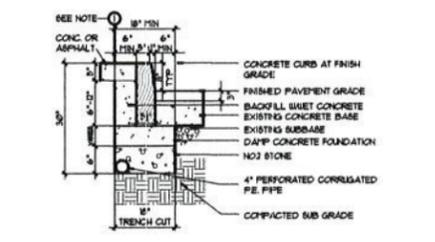
LAYOUT AND PLANTING PLAN
 SCALE 1:20



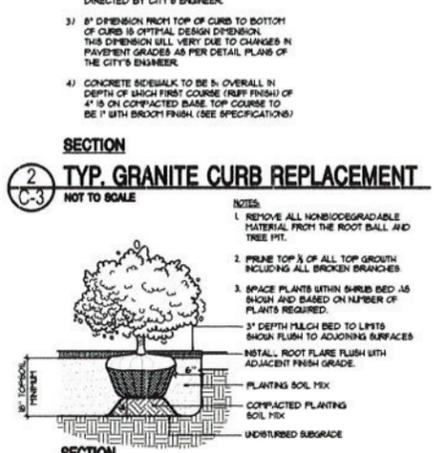
4
C-3
GROUND COVER PLANTING
 NOT TO SCALE



3
C-3
TREE PLANTING
 NOT TO SCALE



2
C-3
TYP. GRANITE CURB REPLACEMENT
 NOT TO SCALE



1
C-3
SHRUB PLANTING
 NOT TO SCALE

PARALLAX GYM
 871 VAN RENSSELAER STREET
 CITY OF SYRACUSE ONONDAGA COUNTY, NY
 TAX ID #115-03-06.1

REVISIONS	
1.	PRELIM ENG DEPT COMMENTS - 10/25/2019 MR
2.	CONTRACT COMMENTS - 5/9/2019 HAN

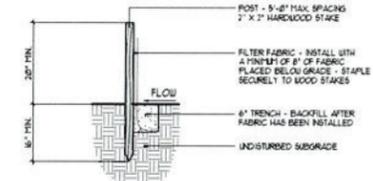
Drawn By: H.J.M.
 Checked By: R.L.Z.
 Proj No.: 18064
 Date: 01/21/2019
 Scale: AS NOTED

SITE LAYOUT AND PLANTING PLAN

C-3

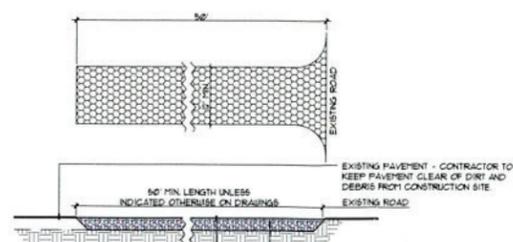
SITE EROSION AND SEDIMENTATION CONTROL NOTES

- ALL NON-PAVED AREAS ARE TO BE SEEDED LAWN PER DETAIL 2/C-4.
- CONSTRUCTION ENTRANCE TO BE PROVIDED AT EXISTING ACCESS LOCATION UNTIL TIME OF NEW ENTRANCE INSTALLATION.
- AREA TO SERVE AS TEMPORARY SEDIMENT TRAP DURING CONSTRUCTION.



- NOTES:
- WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES.
 - FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED 24" AT TOP AND MID SECTION.
 - WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY SIX (6) INCHES AND FOLDED.
 - MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN TALLOW DEVELOPS IN THE SILT FENCE. FENCING SHALL BE INSPECTED MONTHLY, AND FOLLOWING MAJOR RAINFALLS.
 - THE FOLLOWING MATERIALS SHALL BE USED FOR CONSTRUCTION OF THE SILT FENCE:

- POSTS: STEEL EITHER 1" OR 1 1/2" TYPE OR 2" HARDWOOD FENCE: WOVEN WIRE 14-1/2 GAL. 8" MAX. MESH OPENING. FILTER CLOTH: FILTER X: HIRARI INDY. STABILINKA TH4N OR APPROVED EQUAL. PREBAGRICATED UNIT: GEORAB. ENVIRONMENT OR APPROVED EQUAL.
6. REFER TO SUPPLY SECTION 1 FOR NYS STANDARDS & SPECIFICATIONS FOR SILT FENCE.



- NOTES: UNLESS OTHERWISE INDICATED ON THE DRAWINGS, INSTALL IN AREAS WHERE FREQUENT ON-SITE/OFF-SITE TRAFFIC OCCURS.
- WIDTH: TWELVE (12) FOOT MINIMUM; BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS TWENTY-FOUR (24) FOOT IF SINGLE ENTRANCE TO SITE.
 - FILTER CLOTH WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
 - SURFACE WATER: ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE IF PIPING IS IMPRACTICAL, A MOUNTABLE BERRY WITH 5:1 SLOPES WILL BE PERMITTED.
 - MAINTENANCE: THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAY.
 - WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
 - PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.
 - REFER TO SUPPLY SECTION 1 FOR NYS STANDARDS AND SPECIFICATIONS FOR STABILIZED CONSTRUCTION ENTRANCE.
 - CONTRACTOR TO MODIFY LOCATION AS NECESSARY TO COMPLY WITH NYS DEC REQUIREMENTS.

EROSION CONTROL NOTES and EROSION CONTROL SEQUENCING

- EROSION AND SEDIMENT CONTROL NOTES**
- PRIOR TO THE START OF CONSTRUCTION AND UNTIL ALL DISTURBED AREAS ARE STABILIZED, ALL EROSION AND SEDIMENT CONTROL MEASURES AS SHOWN ON THE SITE PLAN AND AS OTHERWISE REQUIRED, SHALL BE INSTALLED AND MAINTAINED BY THE CONTRACTOR AND SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE NEW YORK STATE GUIDELINES FOR URBAN EROSION AND SEDIMENTATION CONTROL, AND THE SUPPLY PREPARED FOR THE PROJECT PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. IN ADDITION, THE CONTRACTOR WILL BE REQUIRED TO SUBMIT EROSION CONTROL INSPECTOR QUALIFICATIONS TO THE TOWN ENGINEER PRIOR TO CONSTRUCTION.
 - BASE SOILS SHALL BE MULCHED WITH STRAW AT A RATE OF TWO TONS PER ACRE WITHIN 14 DAYS OF EXPOSURE. F CONSTRUCTION ON A DISTURBED AREA IS SUSPENDED, THE AREA SHALL BE SEEDED IMMEDIATELY.
 - SITE PREPARATION SHALL INCLUDE:
 - SEEDED PREPARATION - SCARIFY & COMPACTED, REMOVE DEBRIS AND OBSTACLES SUCH AS ROOTS OR STUMPS.
 - SOIL AMENDMENTS:
 - LIME TO PH 6.0
 - FERTILIZE WITH 400 LBS OF 5-10-10 OR EQUIVALENT PER ACRE (4 LBS/1000 SQ FT).
 - SEED MIXTURES:
 - TEMPORARY SEEDINGS:
 - RYEGRASS (ANNUAL OR PERENNIAL) * 30 LBS/ACRE (8.1 LBS/1000 SQ FT)
 - CERTIFIED "HARDWOOD" UNDER RYE (GENERAL RYE) * 100 LBS/ACRE (25 LBS/1000 SQ FT)
 - PERMANENT SEEDINGS:

ROSH OR OCCASIONALLY MOIST AREAS:	LBS/ACRE	LBS/1000 SQ FT
SPRINKLE BIRD-SHOOT (TREES OR COPPIN)	8	0.20
WHITE CLOVER PLUS	8	0.20
TALL FESCUE PLUS	2	0.05
NECOTY	2	0.05
RYEGRASS (PERENNIAL)	5	0.10
 - METHOD OF SEEDING: BROADCASTING, DRILLING WITH CULTIPACK TYPE SEEDER OR HYDROSEEDING ARE ACCEPTABLE.
 - DISTURBED AREAS SHALL BE SEEDED AS NOTED ABOVE AND MULCHED WITH CLEAN STRAW AS OUTLINED IN THE NEW YORK STATE GUIDELINES FOR URBAN EROSION AND SEDIMENTATION CONTROL. ON SLOPES GREATER THAN 3:1 SEEDED AREAS SHALL BE STAKED WITH WIRE FENCE OR SODDED.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING THE STREET PAVEMENT AREAS CLEAN OF DIRT AND DEBRIS AT ALL TIMES.
 - ACCESS TO DISTURBED AREAS SHALL BE LIMITED TO THE AREAS SHOWN ON THE PLAN. THE CONTRACTOR SHALL INSTALL THE STABILIZED CONSTRUCTION ENTRANCE AT THE LOCATION SHOWN ON THE PLAN AND ANY OTHER LOCATIONS THE CONTRACTOR INTENDS TO ENTER THE SITE FROM THE ADJACENT ROADWAYS. THE ONLY LOCATION OF INGRESS AND EGRESS DURING CONSTRUCTION SHALL BE THE LOCATION OF THE CONSTRUCTION ENTRANCE.
 - ANY EXISTING DRAINAGE FACILITIES DISRUPTED BY CONSTRUCTION OR IMPACTED BY INSTALLATION OF EROSION CONTROL MEASURES SHALL BE REPLACED TO MATCH EXISTING CONDITIONS OR BETTER.
 - ALL DESIGN AND MAINTENANCE MEASURES OUTLINED IN THE SUPPLY PREPARED FOR THIS PROJECT SHALL BE IMPLEMENTED AND CARRIED OUT BY THE PARTIES DEEMED RESPONSIBLE FOR THOSE DUTIES.
 - THE PERMITTEE & ITS SUBCONTRACTORS ARE RESPONSIBLE FOR MEANS & METHODS OF EROSION CONTROL FACILITIES DURING CONSTRUCTION. IT SHOULD BE NOTED THAT FACILITIES ON THIS DRAWING ARE CONSIDERED MINIMUM & ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED AS CONSTRUCTION PROGRESSES. THE PERMITTEE & ITS SUBCONTRACTORS ARE RESPONSIBLE FOR ANY ADDITIONAL MEASURES DEEMED NECESSARY BY THE ENGINEER, TOWN OR NYSDEC.
 - PROVIDE EROSION CONTROL MEASURES AS NOTED ON THE PLANS AND AS OTHERWISE REQUIRED TO PREVENT EROSION AND SEDIMENTATION ONTO ADJACENT PROPERTY, STREETS, WATERWAYS, AND ON SITE IMPROVEMENTS BEYOND THE LIMITS OF WORK. COMPLY WITH THE LATEST ISSUE OF "NEW YORK STATE GUIDELINES FOR URBAN EROSION AND SEDIMENT CONTROL," AND THE NYSDEC'S "REDUCING THE IMPACTS OF STORMWATER RUNOFF FROM NEW DEVELOPMENT."
 - MAINTENANCE - THE CONTRACTOR SHALL INSPECT ALL DRAINAGE STRUCTURES AND EROSION CONTROLS ON A WEEKLY BASIS AND AFTER ALL STORMS (1" RAINFALL OR GREATER) INCLUDING BUT NOT LIMITED TO THE FOLLOWING: REPLACING DAMAGED OR SILTED IN EROSION CONTROLS; CLEANING OUT STRUCTURES; AND STABILIZING ERODED OR WASHED OUT SLOPED AREAS.

- EROSION CONTROL and CONSTRUCTION SEQUENCING**
- PRIOR TO ANY SITE DISTURBANCE, CONTRACTOR SHALL MAINTAIN A STABILIZED CONSTRUCTION ENTRANCE OF 6" THICKNESS STONE AGGREGATE UNDERLAIN WITH FILTER FABRIC AT EXISTING/PROPOSED SITE ENTRANCE LOCATION AS SHOWN ON THE DRAWING.
 - SILT FENCE - INSTALL PERIMETER SILT FENCE AS SHOWN ON PLAN PRIOR TO EARTHWORK. SILT FENCE SHALL BE UTILIZED ONLY AS A TEMPORARY MEASURE. DISTURBED AREAS SHALL BE SEEDED IMMEDIATELY FOLLOWING THE COMPLETION OF ANY EARTHWORK PHASE.
 - CLEARING AND GRUBBING - REMOVE ALL TREES, STUMPS AND BRUSH PRIOR TO EARTHWORK.
 - STRIP AND STOCKPILE TOPSOIL IN AREA SHOWN ON PLAN AND / OR AGREED UPON LOCATION WITH OWNER. ENCLOSE TOPSOIL, STOCKPILE AREAS WITH SILT FENCE.
 - INSTALL DIRTWELL AND DRAINAGE STRUCTURE MEASURES, INSTALLING OUTLET PIPES AS SHOWN ON THE DRAWINGS. FINE GRADE, SEED AND MULCH WITHIN SEVEN (7) DAYS OF DISTURBANCE. MAINTAIN ALL DISTURBED SOIL AREAS AND DRAINAGE FACILITIES UNTIL COMPLETELY STABILIZED AND VEGETATION IS ACHIEVED.
 - PREPARE PARKING AREA SUBGRADE.
 - EXCAVATE AND FILL REST OF SITE AREAS. FINE GRADE, SEED AND MULCH ALL DISTURBED AREAS WITHIN FOURTEEN (14) DAYS OF DISTURBANCE. AREAS TO RECEIVE ASPHALT PAVEMENT SHALL BE PAVED WITH AT LEAST THE ASPHALT BINDER COURSE WITHIN FOURTEEN (14) DAYS OF PLACEMENT OF THE SUBGRADE COURSE. MAINTAIN ALL DISTURBED SOIL AREAS AND DRAINAGE FACILITIES UNTIL AREAS ARE COMPLETELY STABILIZED AND VEGETATION IS ACHIEVED.
 - REMOVE TEMPORARY CONSTRUCTION ENTRANCE AFTER ASPHALT BINDER COURSE IS PLACED.
 - FINE GRADE SEED AND PLANT DISTURBED AREAS AS NOTED ON THE PLANNING PLAN AND ON THE DETAILS.
 - REMOVE TEMPORARY SILT FENCING AND AFTER SITE IS COMPLETELY STABILIZED AND VEGETATION IS ACHIEVED AT 80% VIGOROUS GRASS GROWTH.
- FINAL CLEAN UP & PREVENTATIVE MAINTENANCE**
- REMOVE AND/OR MAINTAIN STOCKPILE AREAS IF REQUIRED.
 - REMOVE EROSION CONTROL MEASURES FROM STABILIZED AREAS UPON 80% VIGOROUS GRASS GROWTH.
 - FINAL CLEAN UP - REMOVE EROSION CONTROL MEASURES AND CLEAN OUT ALL DRAINAGE STRUCTURES AND PIPES AFTER LAWN IS WELL ESTABLISHED UPON 80% VIGOROUS GRASS GROWTH. OWNER IS RESPONSIBLE FOR MAINTAINING SITE UPON PROJECT CLOSURE.
 - CONTRACTOR, ARCHITECT, AND OWNER TO REVIEW SITE FOR COMPLETION. CONTRACTOR TO ADDRESS FINAL COMMENTS ON PUNCH LIST FROM ARCHITECT AND SUPPLY INSPECTION REPORTS.

RZ Engineering, PLLC
 6320 FLY ROAD, SUITE 109
 EAST SYRACUSE, NY 13057
 PH (315) 432-1089
 FAX (315) 445-7981



5 SILTATION SOCK CONCRETE WASHOUT
NOT TO SCALE 81-3001-10

4 SILT FENCE (SF)
NOT TO SCALE 81-3001-01

3 CONSTRUCTION ENTRANCE (MUDRACK)
NOT TO SCALE 81-3001-04

2 SEEDED LAWN
NOT TO SCALE 82-9200-01A

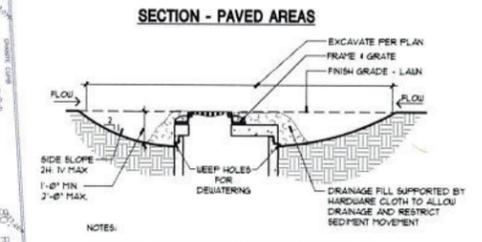
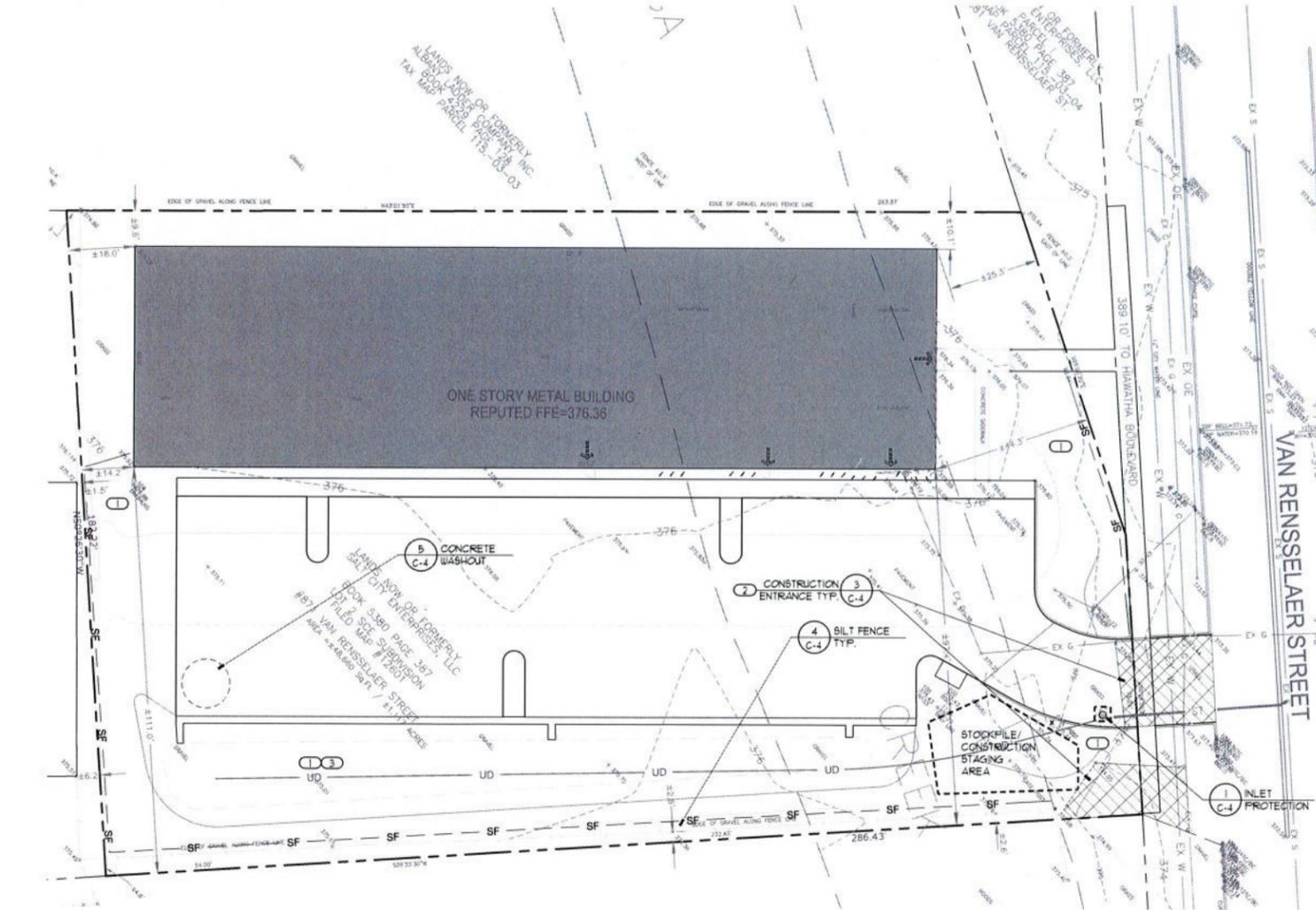
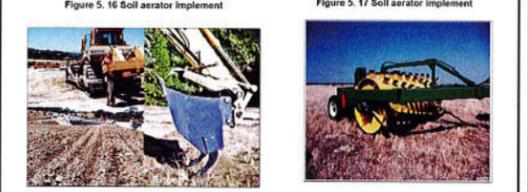
SOIL RESTORATION NOTES

- ACCORDING TO SECTION 5 OF THE NYS STORMWATER DESIGN MANUAL, SOIL RESTORATION PRACTICES MUST BE APPLIED ACROSS THE SITE IN AREAS OF SOIL DISTURBANCE.
 - SOIL RESTORATION REQUIREMENTS:**

TYPE OF SOIL DISTURBANCE	SOIL RESTORATION REQUIREMENT
NO SOIL DISTURBANCE	RESTORATION NOT PERMITTED
MINIMAL SOIL DISTURBANCE	RESTORATION NOT REQUIRED
AREAS WHERE TOPSOIL IS STRIPPED ONLY - NO CHANGE IN GRADE	H50 A/B - APPLY 6 INCHES OF TOPSOIL H50 C/D - AERATE AND APPLY 4 INCHES OF TOPSOIL
AREAS OF CUT OR FILL	H50 A/B - AERATE AND APPLY 4 INCHES OF TOPSOIL H50 C/D - APPLY FULL SOIL RESTORATION
HEAVY TRAFFIC AREAS ON SITE (ESPECIALLY IN ZONE 5-75 FEET AROUND BUILDINGS BUT NOT WITHIN A 5 FOOT PERIMETER AROUND FOUNDATION WALLS)	APPLY FULL SOIL RESTORATION (DECOMPACTION AND COMPOST ENHANCEMENT)
AREAS WHERE RUNOFF REDUCTION AND/OR INFILTRATION PRACTICES ARE APPLIED	RESTORATION NOT REQUIRED, BUT MAY BE APPLIED TO ENHANCE THE INFILTRATION SPECIFIED FOR APPROPRIATE PRACTICES.
REDEVELOPMENT PROJECTS	SOIL RESTORATION IS REQUIRED ON REDEVELOPMENT PROJECTS IN AREAS WHERE EXISTING IMPERVIOUS AREA WILL BE CONVERTED TO PERVIOUS AREA.
 - SOIL RESTORATION PRACTICE IMPLEMENTATION:**

DURING PERIODS OF RELATIVELY LOW TO MODERATE SUBSOIL MOISTURE, THE DISTURBED SUBSOILS ARE RETURNED TO ROUGH GRADE AND THE FOLLOWING SOIL RESTORATION STEPS APPLIED:

 - APPLY 3 INCHES OF COMPOST OVER SUBSOIL.
 - TILL COMPOST INTO SUBSOIL TO A DEPTH OF AT LEAST 12 INCHES USING A CAT-MOUNTED RIPPER, TRACTORMOUNTED DISC OR TILLAGE TINES, AND CIRCULATING AIR AND COMPOST INTO SUBSOILS.
 - ROCK-PICK UNTIL UNPLANTED STONE/ROCK MATERIALS OF FOUR INCHES AND LARGER SIZE ARE CLEARED OFF THE SITE.
 - APPLY TOPSOIL TO A DEPTH OF 6 INCHES.
 - VEGETATE AS REQUIRED BY APPROVED PLAN.
 - COMPOST SHALL BE AGED PROOF PLANT DERIVED MATERIALS FREE OF VISIBLE SEED BEEDS, HAVE NO VISIBLE FREE WATER OR DUST PRODUCED WHEN HANDLING, PASS THROUGH A HALF INCH SCREEN AND HAVE A pH SUITABLE TO GROW DESIRED PLANTS.
 - AT THE END OF THE PROJECT AN INSPECTOR SHOULD BE ABLE TO PUSH A 3/8" METAL BAR 12 INCHES INTO THE SOIL JUST WITH BODY WEIGHT.
 - THE CONTRACTOR MUST KEEP THE SITE FREE OF VEHICULAR AND FOOT TRAFFIC OR OTHER HEAVY LOADS. CONSIDER PEDESTRIAN FOOTPATHS (SOMETIMES IT MAY BE NECESSARY TO DE-TATCH THE TIRE EVERY FEW YEARS).
 - ALL SOIL RESTORATION SHALL BE IN ACCORDANCE WITH NYSDEC REGULATIONS AND THE APPROVED SUPPLY FOR THE PROJECT.
- FIGURES 5.16 SOIL AERATOR IMPLEMENT
 FIGURE 5.17 SOIL AERATOR IMPLEMENT



1 DRAINAGE STRUCTURE PROTECTION
NOT TO SCALE 81-3001-02

PARALLAX GYM
 871 VAN RENSSELAER STREET
 CITY OF SYRACUSE ONONDAGA COUNTY, NY
 TAX ID # 115-03-06.1

REVISIONS

1. PRELIM ENG'DPT COMMENTS - 02/20/2019	HJM
	RLZ
	18064
Date: 01/21/2019	
Scale: AS NOTED	

Drawn By: HJM
 Checked By: RLZ
 Proj. No.: 18064
 Date: 01/21/2019
 Scale: AS NOTED

EROSION CONTROL PLAN

C-4

OWNER

MONTREAL CONSTRUCTION
 621 HIAWATHA BLVD
 SYRACUSE, NY 13208
 (315) 474-0108 (phone)
 CONTACT: LEN MONTREAL
 E-MAIL: MONTREAL@CNYMAIL.COM

ARCHITECT

IN-ARCHITECTS, LLC
 239 EAST WATER STREET
 SYRACUSE, NY 13202
 (315) 427-6363 (phone)
 CONTACT: JOE PIRAINO
 E-MAIL: JPIRAINO@IN-ARCHITECTS.COM

PARALLAX GYM

871 VAN RENSSELAER
 SYRACUSE, NEW YORK

PROJECT #19019



ARCHITECTS

239 E. Water Street - 2nd Fl.
 Syracuse, New York 13202

www.in-ARCHITECTS.com

IT IS THE VIOLATION OF THE LAW FOR ANY PERSON UNLESS ACTING UNDER THE DIRECTION OF A LICENSED ARCHITECT TO ALTER AN ITEM IN ANY WAY IF AN ITEM BEARING THE SEAL OF AN ARCHITECT IS ALTERED. THE ALTERING ARCHITECT SHALL AFFIX TO HIS ITEM THE SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS SIGNATURE AND THE DATE OF SUCH ALTERATION AND A SPECIFIC DESCRIPTION OF THE ALTERATION.

PARALLAX GYM
 871 VAN RENSSELAER
 SYRACUSE, NEW YORK

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

REVISIONS		
NO.	DESCRIPTION	DATE

COVER SHEET

Project Status: BID SET
 Date: 03/07/2019
 Project Number: 19019
 Drawn By: KDS
 Checked By: JRP

A001

SYMBOL LEGEND			
	TRUE NORTH ARROW		ELEVATION MARKER
	EXISTING COLUMN GRID MARKER		SPOT ELEVATION TAG
	NEW COLUMN GRID MARKER	ROOM NAME	ROOM IDENTIFICATION TAG
	BUILDING SECTION	####	DOOR IDENTIFICATION TAG
	WALL SECTION	101	WINDOW IDENTIFICATION TAG
	DETAIL SECTION	X	WALL IDENTIFICATION TAG
	ENLARGED DETAIL	X	KEYNOTE - DEMOLITION
		X	KEYNOTE - NEW CONSTRUCTION
		1	REVISION

DRAWING LEGEND			
	EXISTING PARTITION		EXISTING DOOR
	DEMOLISHED PARTITION		NEW DOOR
	NEW PARTITION		

GENERAL NOTES:

- THE CONTRACTOR IS RESPONSIBLE TO CHECK PLANS AND IS TO NOTIFY THE ARCHITECT OF ANY ERRORS OR OMISSIONS PRIOR TO THE START OF CONSTRUCTION.
- WRITTEN DIMENSIONS HAVE PRECEDENCE OVER SCALED DIMENSIONS. DO NOT SCALE THE DRAWINGS.
- ALL DEMOLITION SHALL BE PERFORMED TO ACCOMMODATE NEW CONSTRUCTION. THE DEMOLITION CONTRACTOR SHALL COORDINATE ALL DEMOLITION WITH PLUMBING, MECHANICAL, ELECTRICAL, AND FIRE ALARM SYSTEMS AND TO MAINTAIN FULL OPERATION AND FUNCTIONAL CAPACITY.
- CONTRACTOR SHALL DISPOSE ALL MATERIALS IN A LAWFUL AND LEGAL MANNER.

CODE SUMMARY

PROJECT:
 FITNESS CENTER @ 871 VAN RENSSELAER

TENANT AREA:
 12,272 SF

GOVERNING CODES:
 EXISTING BUILDING CODE (EBC 2015) W/ NYS 2017 UNIFORM CODE SUPPLEMENT
 BUILDING CODE (IBC 2015) W/ NYS 2017 UNIFORM CODE SUPPLEMENT
 MECHANICAL CODE (IMC 2015) W/ NYS 2017 UNIFORM CODE SUPPLEMENT
 FUEL GAS CODE (FCG 2015) W/ NYS 2017 UNIFORM CODE SUPPLEMENT
 PLUMBING CODE (IPC 2015) W/ NYS 2017 UNIFORM CODE SUPPLEMENT
 FIRE CODE (IFC 2015) W/ NYS 2017 UNIFORM CODE SUPPLEMENT
REFERENCE CODES:
 ICC A117.1 2009
 NFPA 13-2013 STANDARD FOR THE INSTALLATION OF SPRINKLER SYSTEMS
 NFPA 72-2013 NATIONAL FIRE ALARM CODE
 NFPA 101-2015 LIFE SAFETY CODE

USE AND OCCUPANCY:
 ASSEMBLY A-3

CONSTRUCTION CLASSIFICATION:
 TYPE IIB, FULLY SPRINKLERED

OCCUPANT LOAD:

TRAVEL DISTANCE:

DRAWING LIST				
SHEET NUMBER	SHEET NAME	ISSUED DATE	REVISION #	REVISION DATE
GENERAL INFORMATION				
A001	COVER SHEET			
ARCHITECTURAL				
A101	DEMOLITION PLAN			
A201	FLOOR PLAN			
A202	ENLARGED PLAN & SCHEDULE			
A301	EXTERIOR ELEVATIONS			



ARCHITECTS

239 E. Water Street - 2nd Fl.
Syracuse, New York 13202

www.in-ARCHITECTS.com

IT IS THE VIOLATION OF THE LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED ARCHITECT, TO ALTER AN ITEM IN ANY WAY IF AN ITEM BEARING THE SEAL OF AN ARCHITECT IS ALTERED. THE ALTERING ARCHITECT SHALL AFFIX TO HIS ITEM THE SEAL, AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS SIGNATURE AND THE DATE OF SUCH ALTERATION AND A SPECIFIC DESCRIPTION OF THE ALTERATION.

PARALLAX GYM
871 VAN RENSSELAER
SYRACUSE, NEW YORK

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

REVISIONS		
NO.	DESCRIPTION	DATE

DEMOLITION PLAN

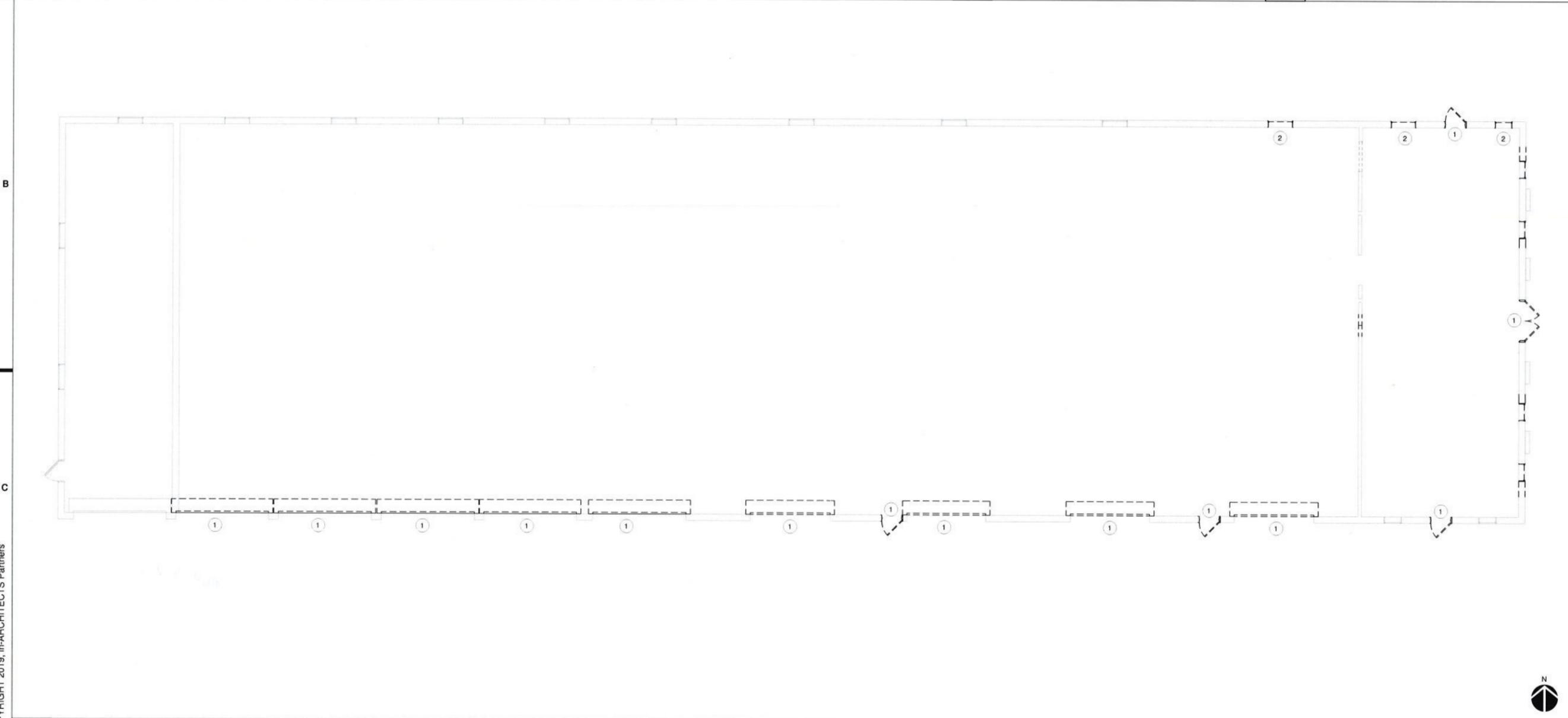
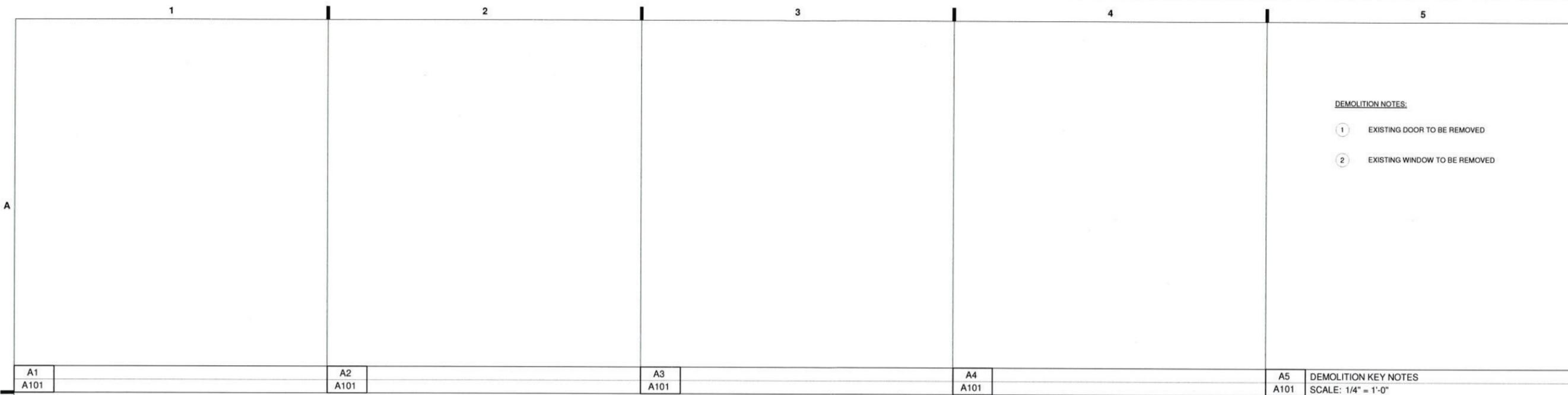
Project Status	BID SET
Date	03/07/2019
Project Number	19019
Drawn By	KDS
Checked By	JRP

A101

DEMOLITION NOTES:

- ① EXISTING DOOR TO BE REMOVED
- ② EXISTING WINDOW TO BE REMOVED

DEMOLITION KEY NOTES
SCALE: 1/4" = 1'-0"



C1 DEMOLITION PLAN
A101 SCALE: 1/8" = 1'-0"

3/7/2019 9:22:45 AM
© COPYRIGHT 2019, in-ARCHITECTS Partners



ARCHITECTS

239 E. Water Street - 2nd Fl.
Syracuse, New York 13202

www.in-ARCHITECTS.com

IT IS THE VIOLATION OF THE LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED ARCHITECT TO ALTER AN ITEM IN ANY WAY IF AN ITEM BEARING THE SEAL OF AN ARCHITECT IS ALTERED. THE ALTERING ARCHITECT SHALL AFFIX TO HIS ITEM THE SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS SIGNATURE AND THE DATE OF SUCH ALTERATION AND A SPECIFIC DESCRIPTION OF THE ALTERATION.

PARALLAX GYM
871 VAN RENSSELAER
SYRACUSE, NEW YORK

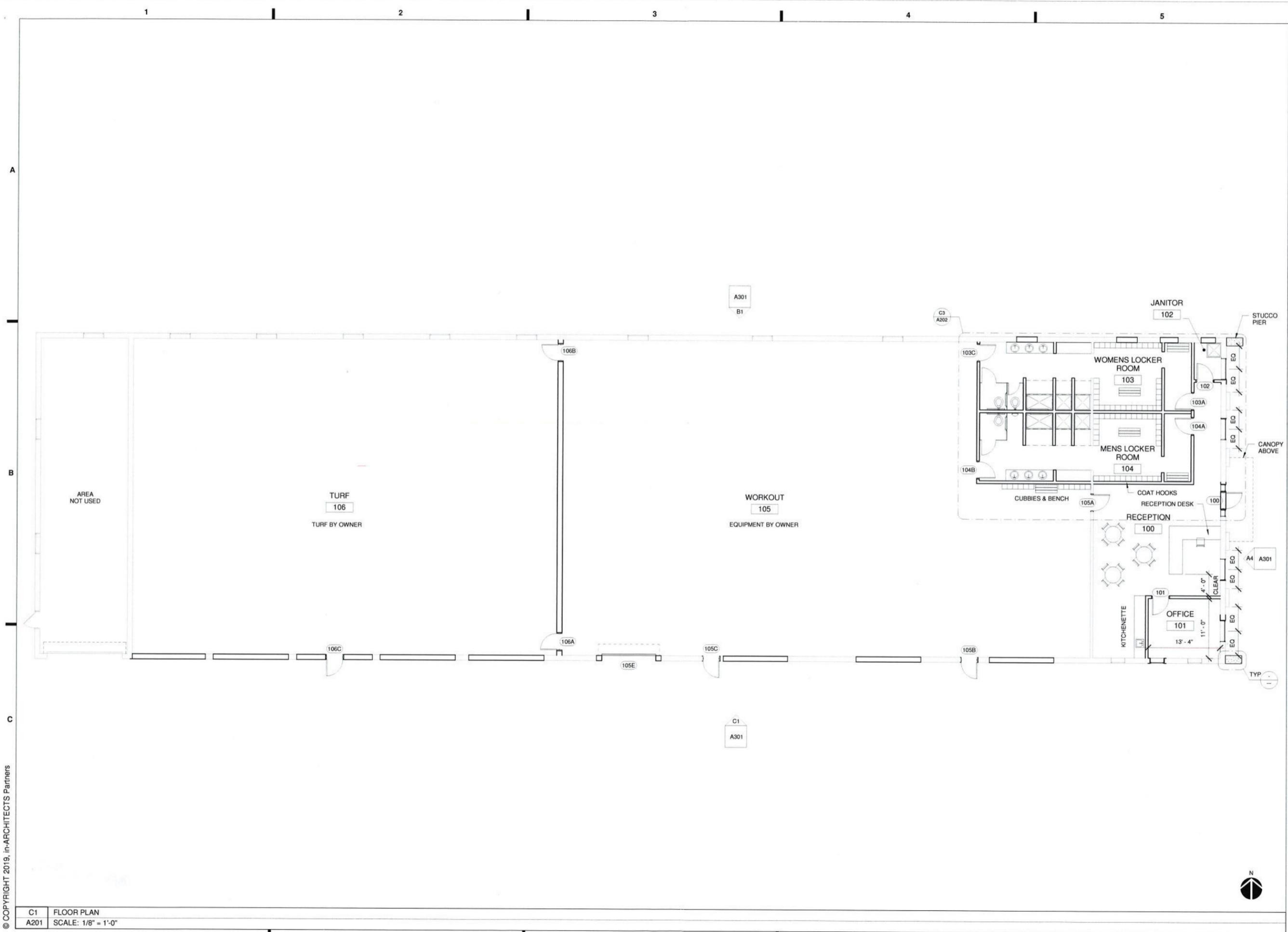
THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AT THE SITE AND PROMPTLY NOTIFY THE ARCHITECT IN WRITING OF ANY DISCREPANCIES.

REVISIONS		
NO.	DESCRIPTION	DATE

FLOOR PLAN

Project Status	BID SET
Date	03/07/2019
Project Number	19019
Drawn By	KDS
Checked By	JRP

A201



3/7/2019 9:22:46 AM
© COPYRIGHT 2019, in-ARCHITECTS Partners

C1 FLOOR PLAN
A201 SCALE: 1/8" = 1'-0"

DOOR HARDWARE SET NO. 1:

QTY	ITEM	FINISH
1 1/2 PAIR	HINGES - BUILDING STANDARD	
1	PASSAGE SET - BUILDING STANDARD	
1	WALL STOP - BUILDING STANDARD	

DOOR HARDWARE SET NO. 2:

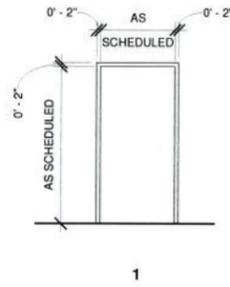
QTY	ITEM	FINISH
1 1/2 PAIR	HINGES - BUILDING STANDARD	
1	PRIVACY SET - BUILDING STANDARD	
1	WALL STOP	
1	CLOSER	

DOOR HARDWARE SET NO. 3:

QTY	ITEM	FINISH
1 1/2 PAIR	HINGES - BUILDING STANDARD	
1	CLASSROOM/ STORAGE SET - BUILDING STORAGE	
1	WALL STOP	
1	CLOSER	

DOOR HARDWARE SET NO. 4:

QTY	ITEM	FINISH
1 1/2 PAIR	HINGES - BUILDING STANDARD	
1	LOCKSET	

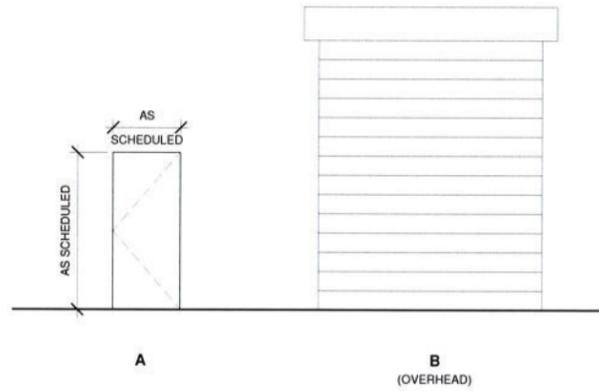


DOOR SCHEDULE										
Mark	Width	Height	Door Type	Door Material	Door Finish	Hardware	Frame Type	Frame Material	Frame Finish	Comments
Level 1										
100	3'-0"	7'-0"	A	HM	PT		1	HM	PT	
101A	3'-0"	7'-0"	A	HM	PT		1	HM	PT	
102	3'-0"	7'-0"	A	HM	PT		1	HM	PT	
103C	3'-0"	7'-0"	A	HM	PT		1	HM	PT	
104A	3'-0"	7'-0"	A	HM	PT		1	HM	PT	
104B	3'-0"	7'-0"	A	HM	PT		1	HM	PT	
105A	3'-0"	7'-0"	A	HM	PT		1	HM	PT	
105B	3'-0"	7'-0"	A	HM	PT		1	HM	PT	
105C	3'-0"	7'-0"	A	HM	PT		1	HM	PT	
105E	10'-0"	12'-0"	B	HM	PT		1	HM	PT	
106A	3'-0"	7'-0"	A	HM	PT		1	HM	PT	
106B	3'-0"	7'-0"	A	HM	PT		1	HM	PT	
106C	3'-0"	7'-0"	A	HM	PT		1	HM	PT	

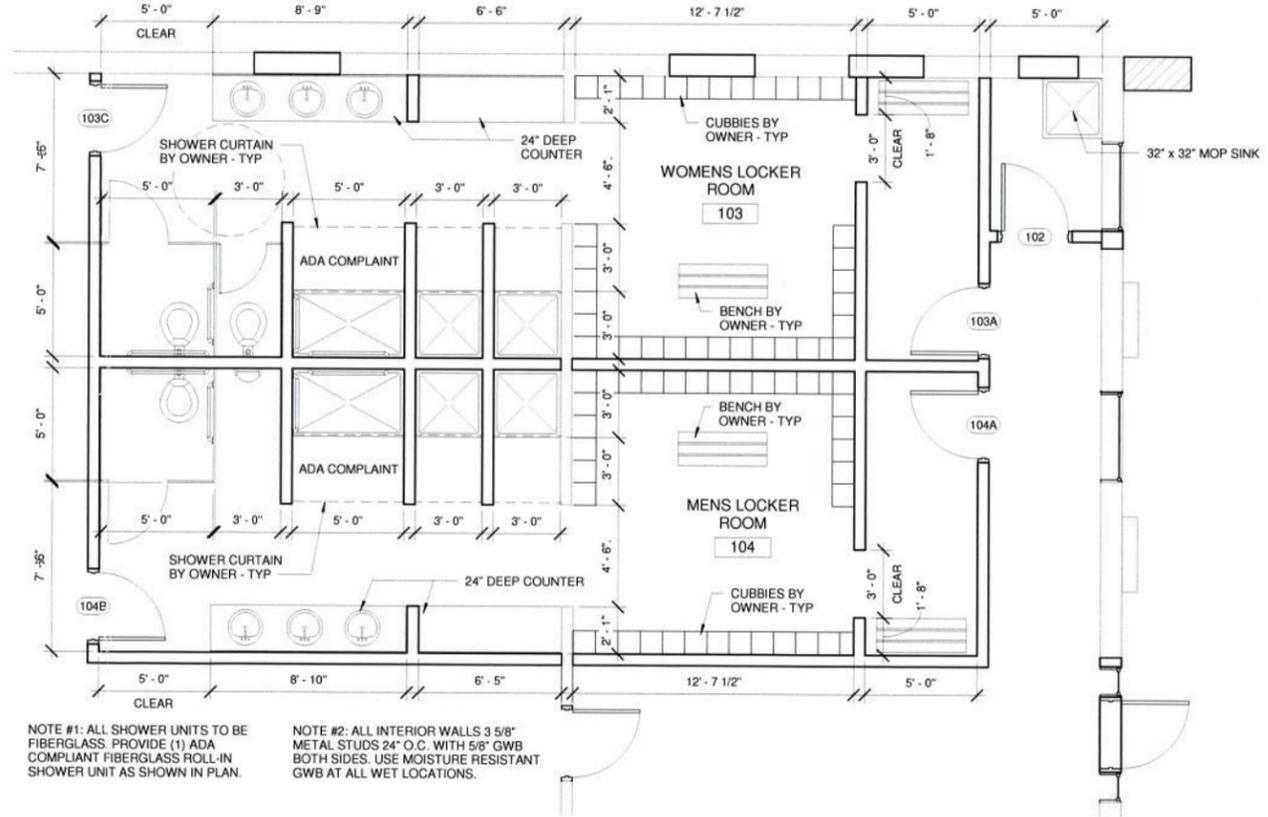
A1 DOOR HARDWARE
A202 SCALE: 1/4" = 1'-0"

A2 DOOR FRAME TYPE
A202 SCALE: 1/4" = 1'-0"

C1 DOOR SCHEDULE
A201 SCALE: NO SCALE



B1 DOOR TYPES
A202 SCALE: 1/4" = 1'-0"



NOTE #1: ALL SHOWER UNITS TO BE FIBERGLASS PROVIDE (1) ADA COMPLIANT FIBERGLASS ROLL-IN SHOWER UNIT AS SHOWN IN PLAN.

NOTE #2: ALL INTERIOR WALLS 3 5/8" METAL STUDS 24" O.C. WITH 5/8" GWB BOTH SIDES. USE MOISTURE RESISTANT GWB AT ALL WET LOCATIONS.

C1
A202

C2
A202

C3 ENLARGED PLAN - LOCKER ROOMS
A202 SCALE: 1/4" = 1'-0"



ARCHITECTS

239 E. Water Street - 2nd Fl.
Syracuse, New York 13202

www.in-ARCHITECTS.com

IT IS THE VIOLATION OF THE LAW FOR ANY PERSON UNLESS ACTING UNDER THE DIRECTION OF A LICENSED ARCHITECT TO ALTER AN ITEM IN ANY WAY IF AN ITEM BEARING THE SEAL OF AN ARCHITECT IS ALTERED. THE ALTERING ARCHITECT SHALL AFFIX TO HIS ITEM THE SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS SIGNATURE AND THE DATE OF SUCH ALTERATION AND A SPECIFIC DESCRIPTION OF THE ALTERATION.

PARALLAX GYM
871 VAN RENSSELAER
SYRACUSE, NEW YORK

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

REVISIONS		
NO.	DESCRIPTION	DATE

ENLARGED PLAN & SCHEDULE

Project Status	BID SET
Date	03/07/2019
Project Number	19019
Drawn By	Author
Checked By	Checker

A202



ARCHITECTS

239 E. Water Street - 2nd Fl.
Syracuse, New York 13202

www.in-ARCHITECTS.com

IT IS THE VIOLATION OF THE LAW FOR ANY PERSON UNLESS ACTING UNDER THE DIRECTION OF A LICENSED ARCHITECT TO ALTER IN ANY MANNER OR BY ANY MEANS THE SEAL AND NOTATION ALTERED BY FOLLOWING HIS SIGNATURE AND THE DATE OF SUCH ALTERATION AND A SPECIFIC DESCRIPTION OF THE ALTERATION.

PARALLAX GYM
871 VAN RENSSELAER
SYRACUSE, NEW YORK

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

REVISIONS		
NO.	DESCRIPTION	DATE

EXTERIOR ELEVATIONS

Project Status: BID SET

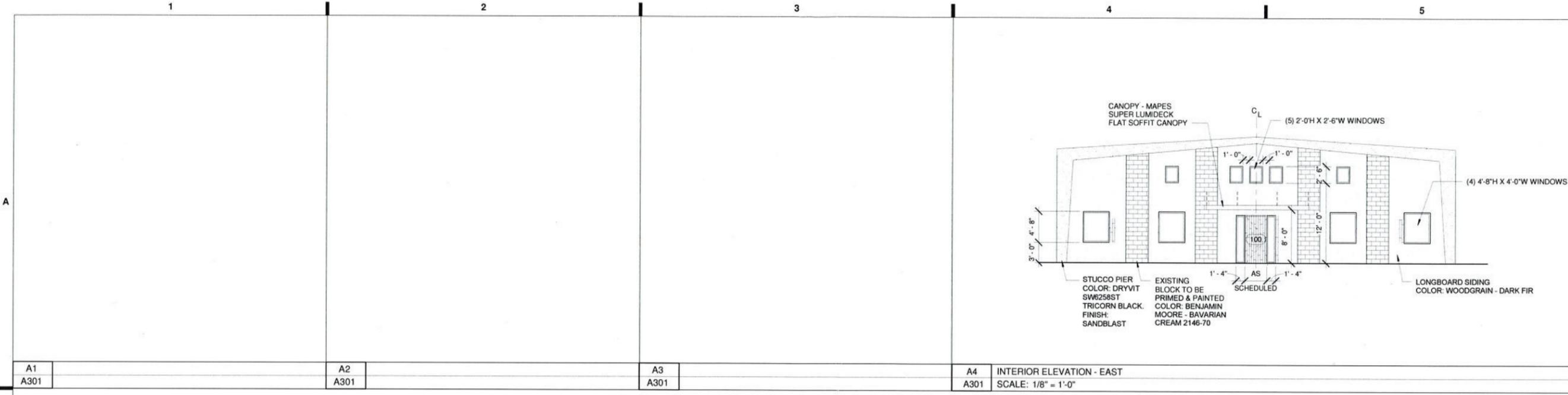
Date: 03/07/2019

Project Number: 19019

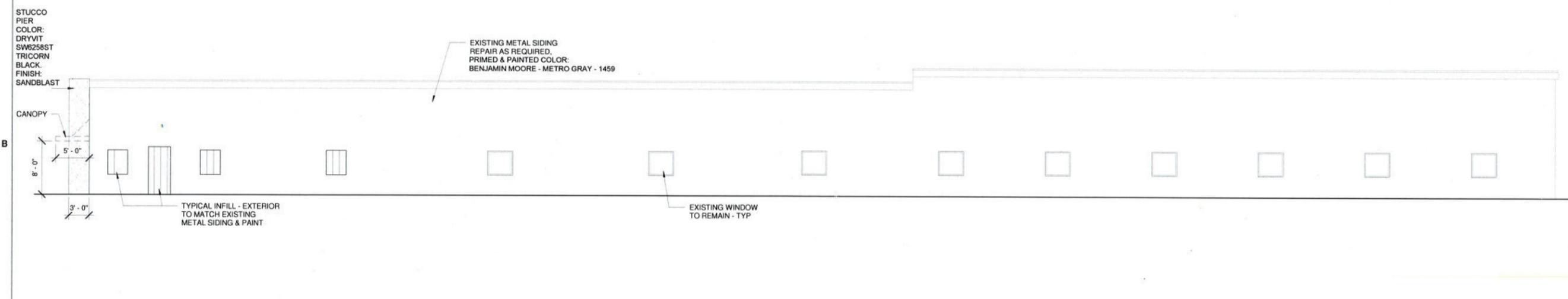
Drawn By: KDS

Checked By: JRP

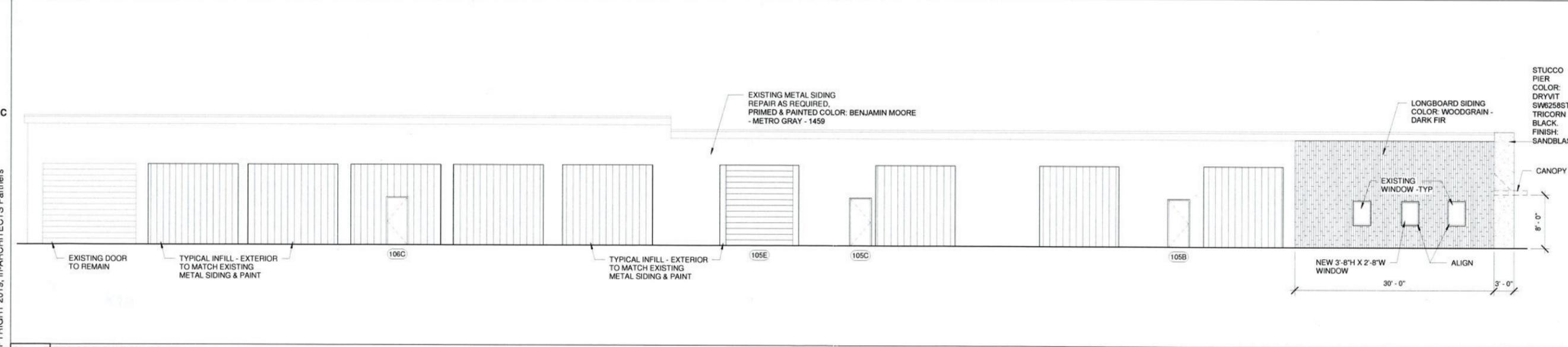
A301



A4 A301 INTERIOR ELEVATION - EAST
SCALE: 1/8" = 1'-0"



B1 A301 EXTERIOR ELEVATION - NORTH
SCALE: 1/8" = 1'-0"



C1 A301 EXTERIOR ELEVATION - SOUTH
SCALE: 1/8" = 1'-0"

3/7/2019 9:22:47 AM
© COPYRIGHT 2019, in-ARCHITECTS Partners



Ross Dress for Less, Hyattsville, MD

SUPER LUMIDECK FLAT SOFFIT HANGER ROD CANOPIES

An All Extruded Hanger Rod Canopy Solution

The Super Lumideck Flat Soffit hanger rod canopy is an all extruded pre-engineered canopy designed for high load architectural applications. The Flat Soffit deck style provides an aesthetic ceiling look and achieves a clean and minimalistic design for any canopy application. Deck profiles can be combined with differing fascias to complement any design emphasis or building requirement. Mapes aluminum non-rusting finish will have a much longer life span as compared to the typical field painted finishes used on structural steel canopies. The all extruded design provides a solution for both high snow drift loads and hurricane force winds.

888-273-1132 www.mapescanopies.com

APPLICATIONS

- Retail Branding
- Shopping Centers
- Storefronts
- Parking Garages
- Historical Renovation

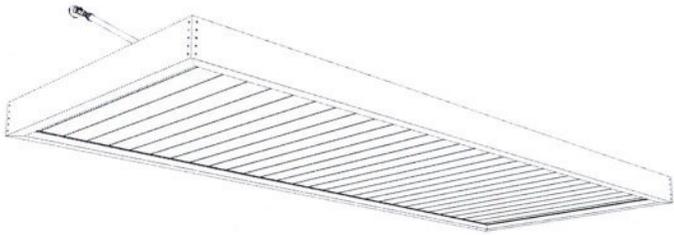
FEATURES

- Flat Soffit Decking
- High Load Capacity
- Pre-engineered
- All Aluminum Canopy
- All Extruded Canopy
- Custom Details
- Custom Colors

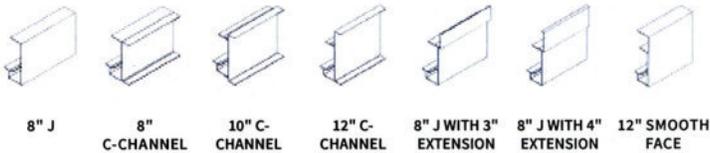


SUPER LUMIDECK FLAT SOFFIT

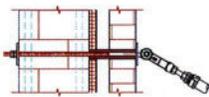
CANOPY DETAILS



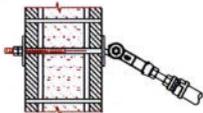
FASCIA OPTIONS



WALL MOUNT DETAILS



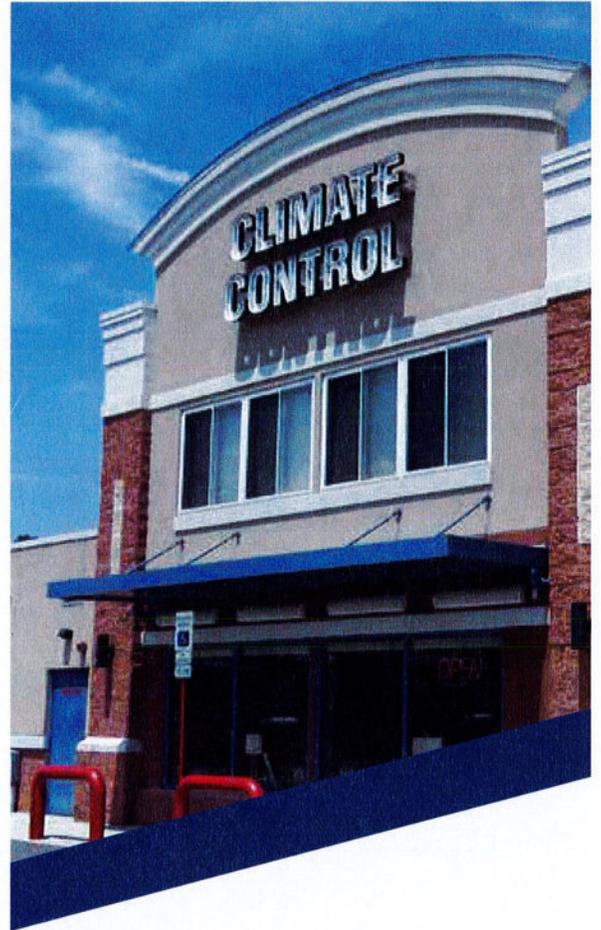
BRICK/BLOCK WITH THRU BOLT AND COMPRESSION SLEEVE



CMU WITH THRU BOLT



METAL BUILDING



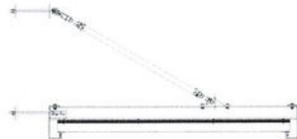
Joppatown Storage, Joppa, MD

DECK OPTIONS

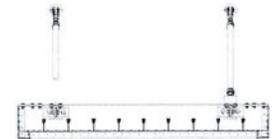


FLAT SOFFIT

SECTION DETAIL



END



FRONT



PLAN



mapes
ARCHITECTURAL CANOPIES

Mapes Canopies, LLC

7748 North 56th Street / Lincoln, NE 68514

888-273-1132 / 877-455-6572 fax

canopy@mapes.com / www.mapescanopies.com



Siding Installation Guidelines

email info@longboardproducts.com

web longboardproducts.com

phone 1.800.604.0343

07 46 16 Longboard® Siding 4" V-Groove Planks

Product Specification Information:
 07 46 16 Aluminum Siding
 07 42 93 Linear Metal Soffits
 09 54 23 Linear Metal Ceilings
 07 00 00 Thermally Broken Sub-structure



I INTRODUCTION

INSTALLATION GUIDELINES

NOTE: These instructions are prepared for persons experienced in the field of soffit and siding installation and assume a foundational working knowledge of the tools and application process. Longboard is a rear ventilated rain screen (RVRS) cladding system which meets the requirements of Part 9 of the building code, when installed according to these instructions. Typically Longboard® does not require traditional rainscreen, please check with the Authority Having Jurisdiction to verify local rainscreen requirements. It is highly recommended that Longboard be installed by an experienced professional.

This manual must be read in conjunction with project drawings and specifications, applicable building codes, and relevant compliance documents. The details in this manual provide guidance on how to comply with Longboard®'s installation requirements and need to be reviewed by all parties who are responsible for installing Longboard® products on a project. This manual is subject to periodic re-examination and revision. For information on the current status of these documents please check the Longboard® website, www.longboardproducts.com. The reader is responsible for ensuring that they are using the most up-to-date information.

BEST PRACTICES:

- Use appropriate PPE (personal protective equipment). The cutting of metal increases the risk of eye injury and hearing loss. **USE EYE AND HEARING PROTECTION.**
- Plan your install for best yield/finish appearance.
- With Longboard® woodgrains, understand the repeating pattern to ensure a satisfactory install.
- Do not install over pressure treated material without adequate barrier protection.
- Keep courses straight and level, and in line with adjacent walls. Throughout installation, check the panels' horizontal alignment every few rows to ensure the siding is installed straight and level on the wall and for panel alignment around corners and above doors and windows.
- Siding is only as straight and stable as its substrate. In re-siding: strapping or removal of original cladding may be necessary. Only install over a flat substrate or a suitable cladding sub-structure.
- A proper amount of care, as with any prefinished product, will result in a premium quality installation and a lifetime of maintenance free enjoyment.

KEEPING IT STRAIGHT AND LEVEL

- Keep in mind, siding is only as straight and stable as what lies under it.
- Throughout installation, check the panels' horizontal alignment every few rows to make sure the siding is hanging straight and level on the wall. Also check for panel alignment around corner posts and above doors and windows.



ATTENTION

UPON DELIVERY:

Check the delivery is complete and all materials have arrived in good condition. Inspect product prior to installation. Longboard® is not responsible for the installation of blemished or damaged product.

WATER-RESISTIVE BARRIER

WATER-RESISTIVE BARRIER

Prior to siding, make sure the water-resistive barrier is properly installed according to the manufacturers' instructions.

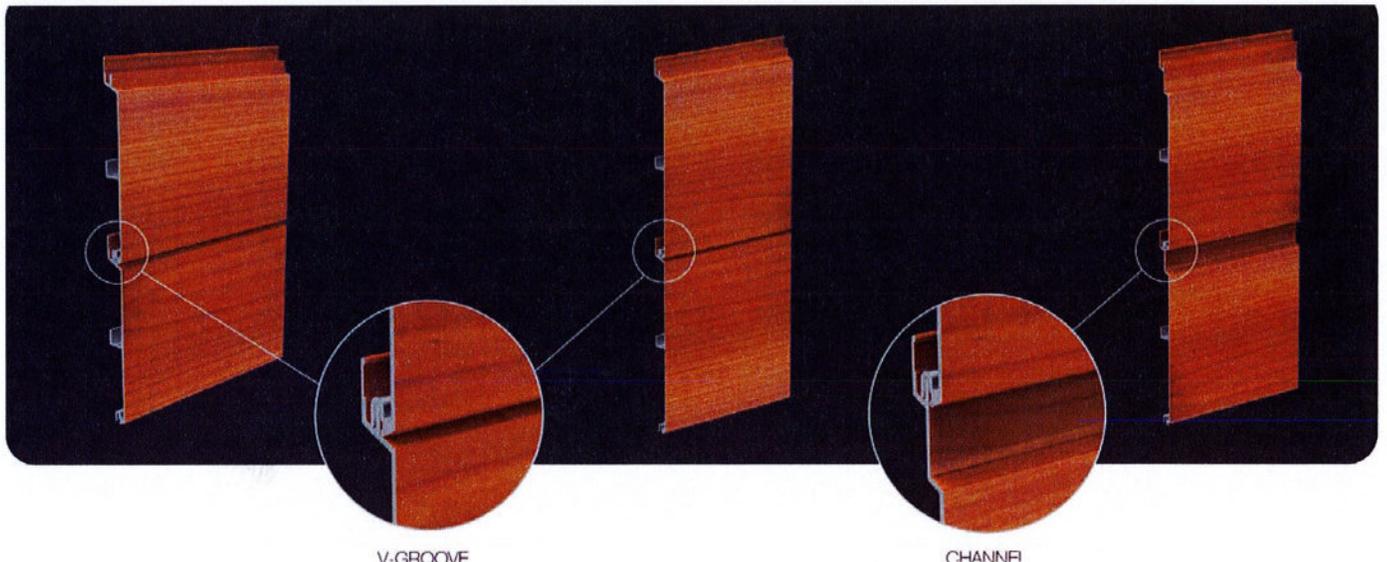
IBC Code Reference: "1403.2 Weather protection. Exterior walls shall provide the building with a weather resistant exterior wall envelope. The exterior wall envelope shall include flashing, as described in Section 1405.3. The exterior wall envelope shall be designed and constructed in such a manner as to prevent the accumulation of water within the wall assembly by providing a water-resistive barrier behind the exterior veneer, as described in Section 1404.2, and a means for draining water that enters the assembly to the exterior. Protection against condensation in the exterior wall assembly shall be provided in accordance with the International Energy Conservation Code.

Exceptions:

1. A weather-resistant exterior wall envelope shall not be required over concrete or masonry walls designed in accordance with Chapters 19 and 21, respectively.
2. Compliance with the requirements for a means of drainage, and the requirements of Sections 1404.2 and 1405.3, shall not be required for an exterior wall envelope that has been demonstrated through testing to resist wind-driven rain, including joints, penetrations and intersections with dissimilar materials, in accordance with ASTM E 331 under the following conditions..."

FLASHING

IBC Code Reference: "1405.3 Flashing. Flashing shall be installed in such a manner so as to prevent moisture from entering the wall or to redirect it to the exterior. Flashing shall be installed at the perimeters of exterior door and window assemblies, penetrations and terminations of exterior wall assemblies, exterior wall intersections with roofs, chimneys, porches, decks, balconies and similar projections and at built-in gutters and similar locations where moisture could enter the wall. Flashing with projecting flanges shall be installed on both sides and the ends of copings, under sills and continuously above projecting trim."

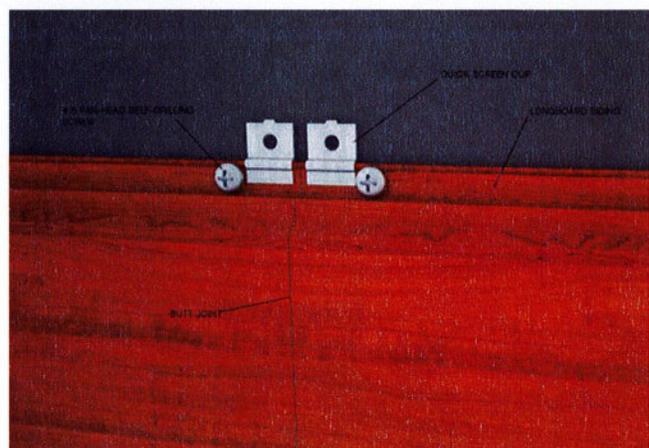
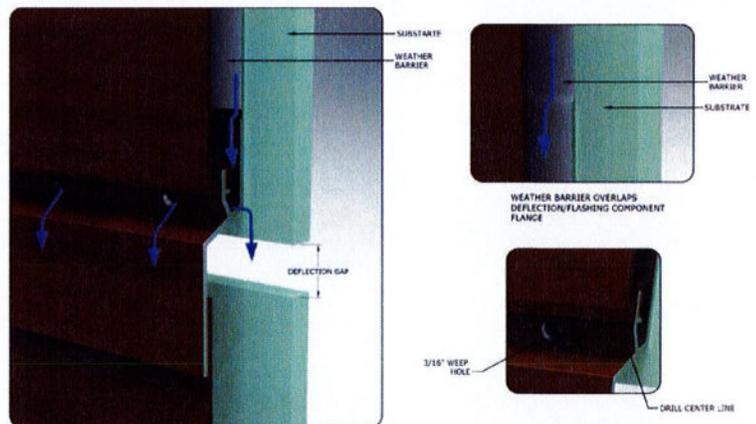


EXPANSION & CONTRACTION

EXPANSION/CONTRACTION & TRIMS:

- Longboard® is aluminum, and will expand and contract $\frac{1}{4}$ " every 24' in all directions when exposed to a temperature change of 30 degrees C (54 F).
- Lengthwise, each panel MUST terminate into a minimum of one trim.
- Typical trims used are: Starter Strip, J-Track around windows & doors, Corners, Finishing Cap/Finishing Base at the top of walls & underside of windows and Flat Cap/Base or U Cap/Base for expansion trims in the field.
- Install Longboard® 2 $\frac{1}{2}$ " Perforated Vent Strip where soffit venting is required, as per local code requirements.
- Longboard® perforated vent provides 84 inches of Net Vent Area per 12' stock length. 21 lineal ft. = 1 sq. ft. of NVA.
- It is imperative that Longboard® panels are cut to fit to the midpoint coverage of trim pieces. This will allow for both expansion and contraction without bottoming out or contracting out. Do not fasten Longboard panels and trims together as this will not allow for free movement.
- Perpendicular to the panels, Longboard® Siding & Soffit must be broken up using an expansion trim (Finishing Cap/Finishing Base or Flat Cap/Base or U Cap/Base) or through-wall flashing at every floor elevation or a maximum of 24' to accommodate expansion/contraction and floor compression.
- Horizontal/Compression Joints are required for multi-story installations locate joints at floor lines. Joints are flashed minimum $\frac{1}{2}$ " (12.7 mm) breaks. Do not caulk.
- Wood framed buildings of three or more floors require a compression joint or through-wall flashing at each floor.
- Steel framed buildings (including reinforced concrete core with LGMF exterior walls) of more than three floors (or 45 feet/14 m) require a compression joint every 25 feet (7.62) m at a floor line.
- Staggered butt-joints are acceptable, with only one butt-joint per row between two trims. Hard fasten each panel through the flange, with a self-tapping screw each side of the butt-joint. This will keep the butt-joint tight while allowing free movement of expansion/contraction via the Quick-Screen™ clips and into the pocket of the trims. Use touch-up pens (light & dark) to paint cut ends of exposed aluminum.

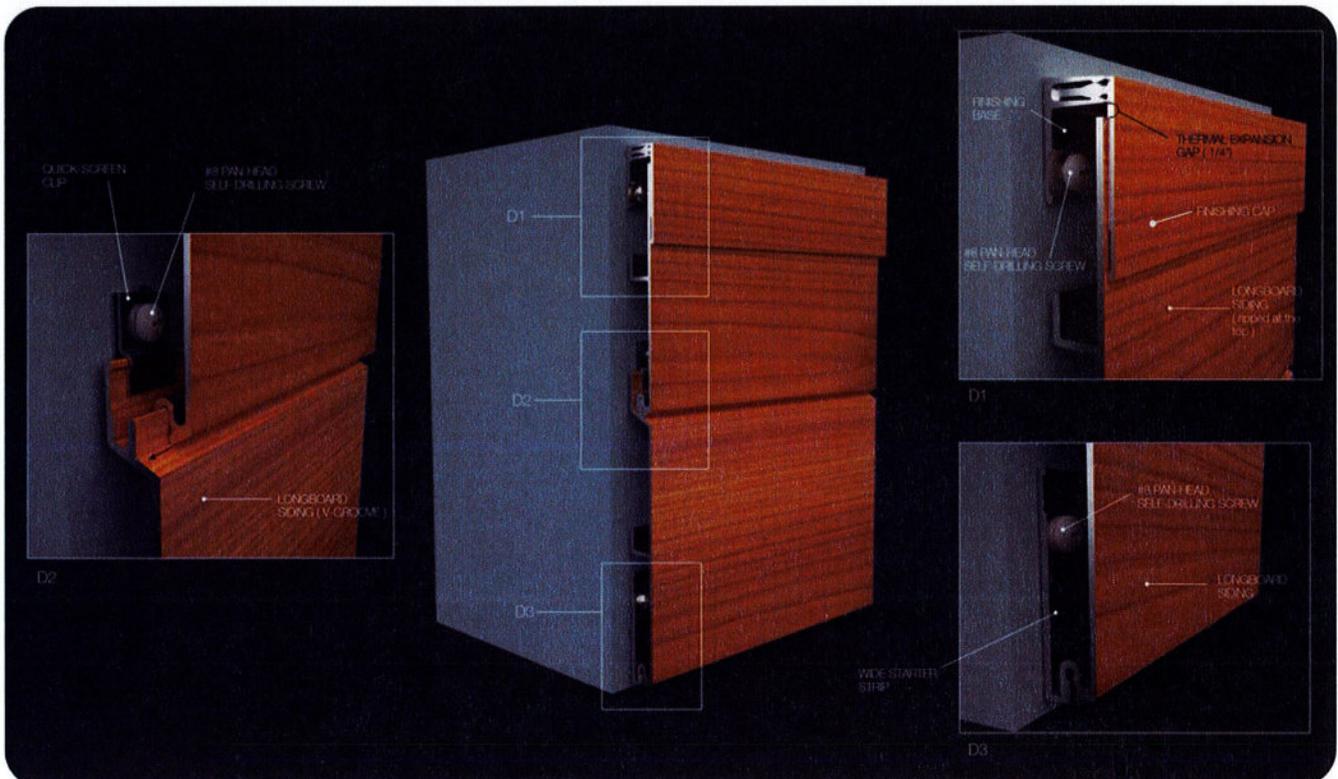
DEFLECTION/FLASHING COMPONENT - FLASHING FUNCTION

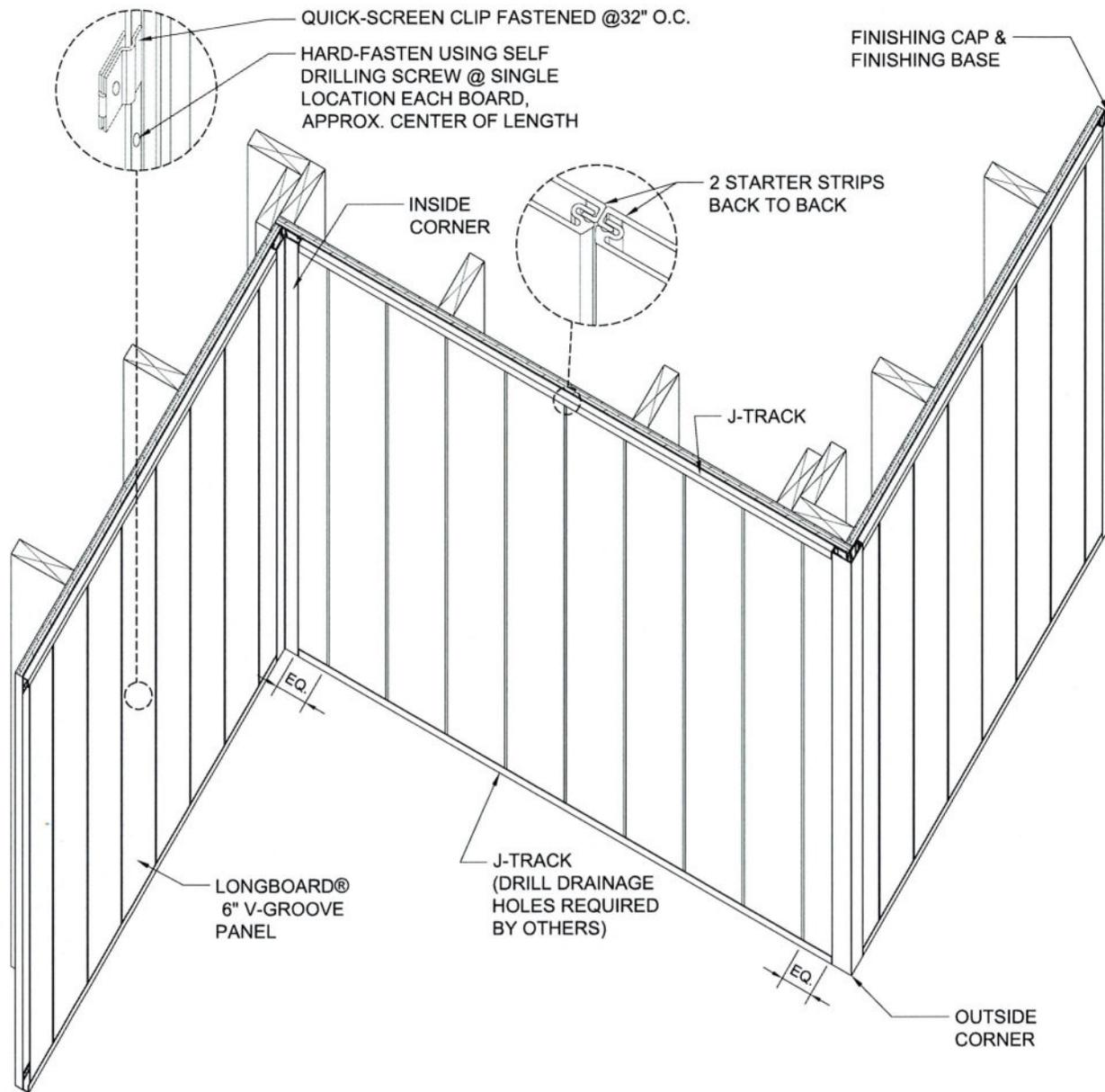


CUTTING

CUTTING & REPEAT PATTERNS:

- Cut Longboard® using standard wood cutting tools such as a miter saw & table saw with a carbide blade for non-ferrous metals. 60-80 tooth blades are recommended.
- Cut face up whenever possible: Longboard® is a prefinished material. A reasonable amount of care is critical to obtain the desired results and to prevent marring and scratching.
- All Longboard® Siding and Soffit panels & trims are produced a minimum of 1" longer than the spec'd length, allowing the trimming of taped ends on woodgrain colour installations. **Always cut off taped ends as trims will not cover the unfinished ends.**
- Use touch-up pens (light & dark) to paint cut ends of any visible aluminum.
- Longboard® woodgrains have a repeat pattern every 2'-4', depending on the species. Longboard® is delivered in boxes of 8 pcs of 6" profile or 12 pcs of 4" profile with sets of two pieces taped together at each end, for a total of 4 or 6 sets. Each set has a "piece A" and a "piece B" (from a wood pattern perspective) where these pieces are created from a different area of the pattern and are distinct from each other, however each will have the same repeat distance. To eliminate grain mirroring it is recommended to install a "piece A" then a "piece B" then an offset "piece A" then an offset "piece B" and continue mixing the pieces up the wall.





3D

These drawings are published as an information guide only. These CAD drawings are intended as templates to assist the designer, they do not contain the full detail required for construction and must be read in conjunction with the installation instructions on www.longboardproducts.com. You should obtain architectural, engineering or other technical advice to assess the suitability of these drawings to the requirements of your particular project. Mayne Coatings Corp. and Longboard products accepts no liability in respect to the use of these drawings.

For complete installation instructions refer to the appropriate documentation at www.longboardsuppliers.com/installation

DRAWING #:

D-055

DRAWING TITLE:

**V - GROOVE PANEL
VERTICAL INSTALLATION**

SCALE:

15:1

DRAWN BY:

AS

REVISED BY:



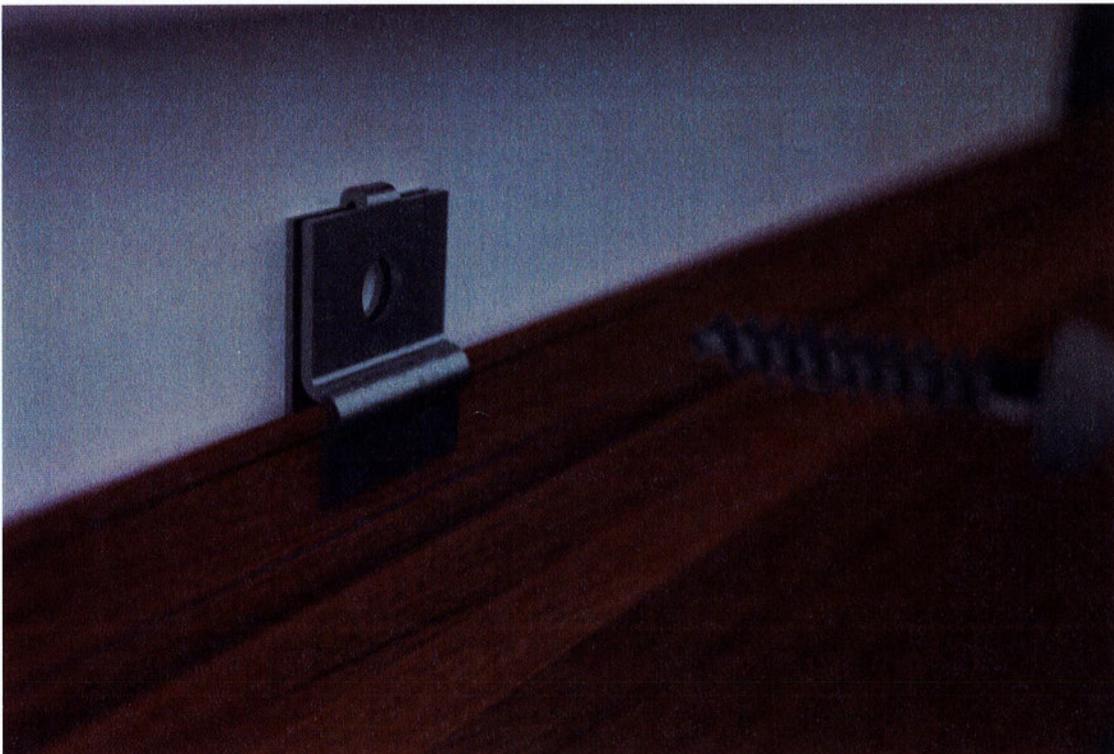
LONGBOARD®
INSPIRING FACADES

I FASTENING

INSTALLING & FASTENING

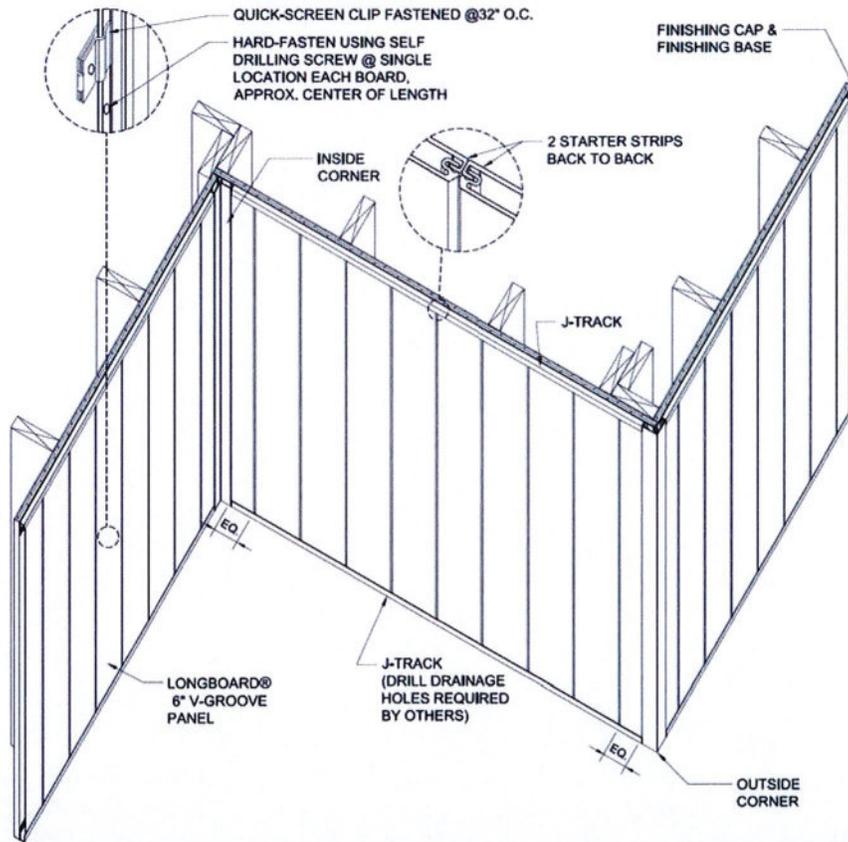
INSTALLING & FASTENING:

- Install trims first, hard fastening with #8 self-drilling corrosion resistant exterior screws (supplied by others) directly through the flange. Use included Quick-Screen™ clips for Starter Strip and Finishing Base or any horizontal trim, to maintain the rear ventilation plane, but still hard fasten for attachment.
- Longboard® panels are installed using Quick-Screen™ clips @ 32" o.c. (standard requirement), included with each siding/soffit order. The clips create the rear ventilation plane and allow for thermal expansion/contraction. Secure tight using appropriate length, #8 corrosion resistant exterior screws (supplied by others) suitable for the application and climate. Screws allow the installer to "back off" the screw and shim tight to address any substrate discrepancies. It is good practice to install one hard fastener at the midpoint of each panel, through the flange, to prevent migration of the cladding.
- 1 Box of 4" V Groove Includes: 135 Clips
- 1 box of 6" V Groove or Channel Includes: 90 Clips
- Each 12' length of Vent Strip Includes: 5 Clips
- If less than 32" spacing is required, additional clips can be purchased through your dealer.
- Hard fasten any butt-joints (see expansion/contraction).
- Snap in any Finishing Cap, Flat Cap and/or U Cap to complete installation.

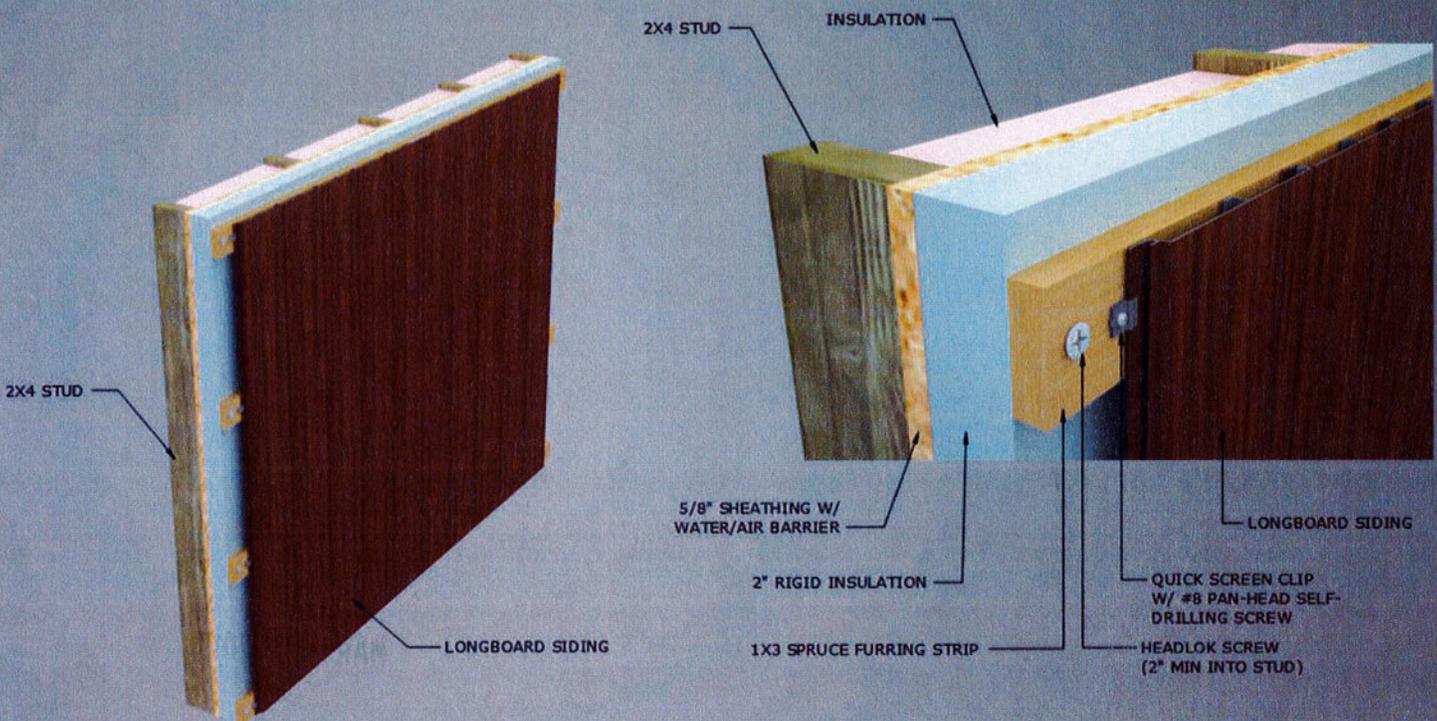


VERTICAL INSTALLATION

VERTICAL SIDING ORIENTATION



VERTICAL LONGBOARD SIDING INSTALLATION OVER RIGID INSULATION USING FURRING STRIPS



WOODGRAIN OPTIONS

Our woodgrain options are divided into four categories based on the consistency of the wood grain pattern.

CONSISTENT



DARK ACACIA



DARK BAMBOO



LIGHT BAMBOO



DARK FIR



LIGHT FIR



DARK KNOTTY PINE



LIGHT OAK



DARK WALNUT



ITALIAN ROSEWOOD



WHITE OAK



WOODGRAIN OPTIONS

Our woodgrain options are divided into four categories based on the consistency of the wood grain pattern.

MODERATE



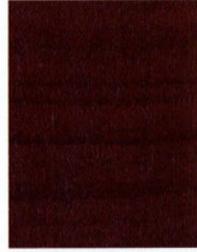
NATIONAL
MAHOAGANY



DARK CHERRY



LIGHT CHERRY



WESTERN CEDAR



DARK NATIONAL
WALNUT



LIGHT NATIONAL
WALNUT

CONSIDERABLE



TABLE WALNUT

INTERIOR



WEATHERED GREY



SAND DRIFT

COLOR OPTIONS

These are our standard colors. They are available with our standard lead time and are can be ordered as samples.

SOLID COLOR

ULTRA WHITE



CLASSIC BRONZE

BONE WHITE



DARK BROWN



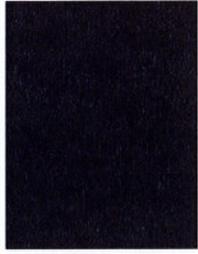
COMMON CHARCOAL

BLACK



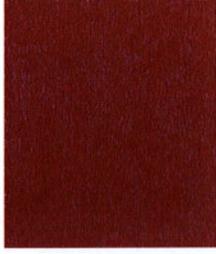
SLATE GREY

MEDIUM BLUE



CHARCOAL

BRICK RED





COLOR OPTIONS

These are our standard colors. They are available with our standard lead time and are can be ordered as samples.

SHIMMER



PLATINUM ICE



ANODIC ICE



VENUS



MOONSTONE

CUSTOM COLOR

With our Alluminate process we are able to color match any color to fit perfectly with your design. Email us today to inquire about our Alluminate process.







LONGBOARD®
INSPIRING FACADES



LUXURY APARTMENTS NOW LEASING

THE COMMONS
OF BALLARD

VISIT COMMONSATBALLARD.COM

WOODGRAIN OPTIONS

Our woodgrain options are divided into four categories based on the consistency of the wood grain pattern.

CONSISTENT



DARK ACACIA



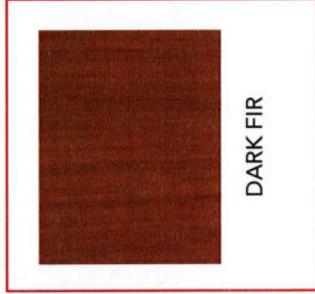
DARK BAMBOO



LIGHT BAMBOO



LIGHT FIR



DARK FIR



DARK KNOTTY PINE



LIGHT OAK



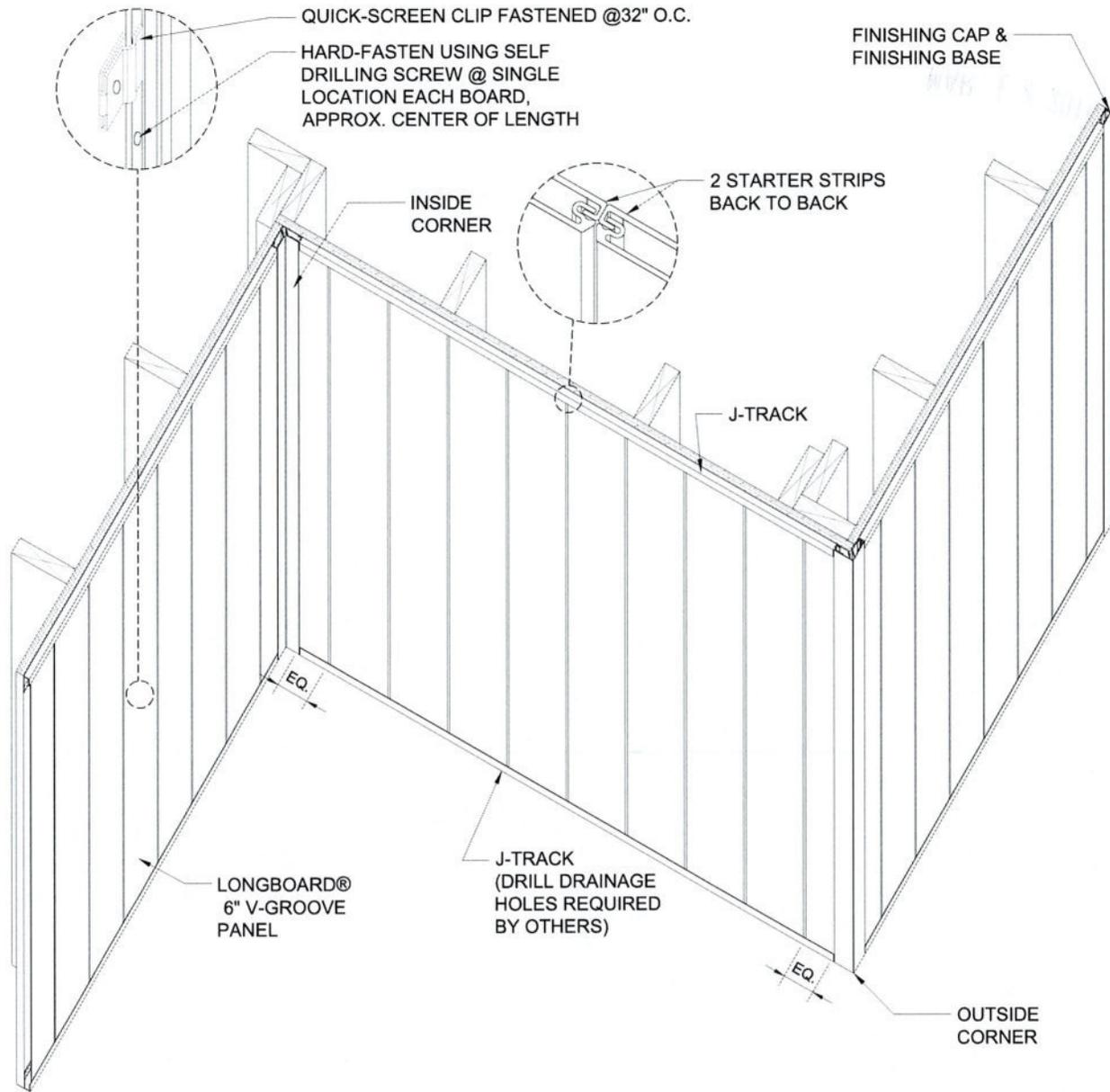
DARK WALNUT



ITALIAN ROSEWOOD



WHITE OAK



3D

These drawings are published as an information guide only. These CAD drawings are intended as templates to assist the designer, they do not contain the full detail required for construction and must be read in conjunction with the installation instructions on www.longboardproducts.com. You should obtain architectural, engineering or other technical advice to assess the suitability of these drawings to the requirements of your particular project. Mayne Coatings Corp. and Longboard products accepts no liability in respect to the use of these drawings.

For complete installation instructions refer to the appropriate documentation at www.longboardsuppliers.com/installation

DRAWING #: D-055		DRAWING TITLE: V - GROOVE PANEL VERTICAL INSTALLATION	 LONGBOARD® <small>INSPIRING FACADES</small>
SCALE: 15:1	DRAWN BY: AS		
	REVISED BY:		

**IRABLE SURFACE COLOR AND TEXTURE
ED OVER DRYVIT SYSTEMS, EXTERIOR MASONRY, STUCCO,
ECAST, CAST-IN-PLACE CONCRETE, OR INTERIOR WALL SURFACES
ANDARD AND CUSTOM COLORS AVAILABLE**

Disclaimer

The intent and purpose of this sample is to provide a representation of Dryvit Systems, Inc. finish textures and colors. It is offered only to guide in final color selection. This color sample shall not be used for final approval as color differences may occur. Actual approval should be made from 2'x4' samples of finish type, texture and color to be used on the project. Samples shall be prepared using the same methods and techniques proposed for the actual application by the applicator/contractor.

February 25, 2019	Rhode Island
SANDBLAST	
SW 6258ST TRICORN BLACK	
OPTIVA #102325	

617.20
Appendix B
Short Environmental Assessment Form

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			
Salt City Enterprises, LLC			
Name of Action or Project: Parallax Gym			
Project Location (describe, and attach a location map): 871 Van Rensselaer Street Syracuse, NY 13204			
Brief Description of Proposed Action: Montreal Construction Co. Inc. proposes to renovate an existing building and site located at 871 Van Rensselaer in the City of Syracuse, Onondaga County, NY. Currently existing on the parcel is a building of 13,360± sf footprint currently vacant and existing gravel/asphalt drives and associated parking areas of 26,823± sf. Montreal Construction Co. Inc. proposes to develop the site by renovating the existing building into a fitness center with associated parking and landscape and providing a new parking lot with a total area of 16,057± sf. Therefore, the proposed site will result in an overall impervious coverage decrease of 40%. There is an existing entrance to the site that will be relocated as part of the proposed project. The disturbed area of the site is 0.80± acre. Therefore, no NYSDEC permitting is required. Per City of Syracuse, a full SWPPP has been prepared with supporting documentation and calculations for a stormwater design. This site is located within the City of Syracuse's Lakefront Zoning District. Therefore, any mandates regarding stormwater design have been addressed in the proposed stormwater			
Name of Applicant or Sponsor: Salt City Enterprises, LLC		Telephone: 315-474-0108	
		E-Mail: peterb@cnymail.com	
Address: 621 Hiawatha Boulevard West			
City/PO: Syracuse		State: NY	Zip Code: 13204
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.		NO	YES
		<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:		NO	YES
		<input checked="" type="checkbox"/>	<input type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		_____ 1.12 acres	
b. Total acreage to be physically disturbed?		_____ 0.80 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		_____ 1.12 acres	
4. Check all land uses that occur on, adjoining and near the proposed action.			
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____ <input type="checkbox"/> Parkland			

5. Is the proposed action, a. A permitted use under the zoning regulations?	NO	YES	N/A
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	NO	YES	N/A
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____ _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels? b. Are public transportation 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?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____ _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
12. a. Does the 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?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency? b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input type="checkbox"/>	<input type="checkbox"/>	
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input checked="" type="checkbox"/> Urban <input type="checkbox"/> Suburban			
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
16. Is the project site located in the 100 year flood plain?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES <u>Storm water will discharge to City of Syracuse existing storm water conveyance.</u> _____ _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
	<input type="checkbox"/>	<input type="checkbox"/>	
	<input type="checkbox"/>	<input type="checkbox"/>	

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: _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor name: _____	Date: <u>3-12-19</u>	
Signature: <u>[Signature]</u>		

Part 2 - Impact Assessment. The Lead Agency is responsible for the completion of Part 2. Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	<input type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input type="checkbox"/>	<input type="checkbox"/>
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	<input type="checkbox"/>	<input type="checkbox"/>
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	<input type="checkbox"/>	<input type="checkbox"/>
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	<input type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing:	<input type="checkbox"/>	<input type="checkbox"/>
a. public / private water supplies?	<input type="checkbox"/>	<input type="checkbox"/>
b. public / private wastewater treatment utilities?	<input type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input type="checkbox"/>	<input type="checkbox"/>
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<input type="checkbox"/>	<input type="checkbox"/>

	No, or small impact may occur	Moderate to large impact may occur
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<input type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?	<input type="checkbox"/>	<input type="checkbox"/>

Part 3 - Determination of significance. The Lead Agency is responsible for the completion of Part 3. For every question in Part 2 that was answered “moderate to large impact may occur”, or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

<input type="checkbox"/>	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.
<input type="checkbox"/>	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.
_____	_____
Name of Lead Agency	Date
_____	_____
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
_____	_____
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)

PRINT