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: 1/17/20 **Case Number:** SP-20-05 **Zoning District:** BA

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

LIST ALL ADDRESSES INVOLVED IN YOUR PROJECT:

900 North McBride Street

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

Section: 008.-	**Block:** 14-	**Lot:** 16.2
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

X Other Special Permit Uses (describe) **Women's only fitness center.**

PLEASE DESCRIBE ALL ASPECTS OF YOUR PROJECT IN DETAIL:

Interior built out of vacant commerical space in a existing building completed in 2016. Usage to be for a women's only wellness center for exercise/nutrition/health support. Does not include exams of any type. Build out will provide exercise areas, lounge, locker room, showers, reception desk, managers office for YMCA staff. Child day care room provided to allow women with children to exercise, children will leave when parent/ guardian leaves, not to be used as a all day care center. Building includes fire alarm, sprinkler system throughout. Systems to be altered for new space configuration. Gas, water, sanitary, electric services in place, need only to connect to new sinks/drains/toilets to existing lines. No curb/street cuts required. Existing ground level air handler to be replaced with larger unit; will require new concrete pad, relocation of existing sidewalks at rear of building. Door at rear of building to be infilled, new brick to match existing. Exterior work not visible from street

PROPERTY OWNER INFORMATION:

Name(s): Salina Crossing Commercial Enterprises, LLC

Mailing Address: 1201 East Fayette Street, Syracuse

Zip: 13210 Daytime phone: 3154723820 Home phone:

E-mail: blockwood@housingvisions.org

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

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

Name(s): Cheryl Pusztai / YMCA of CNY

Mailing Address: 340 Montgomery Street, Syracuse

Zip: 13202 Home phone: 3154746851 Day Phone

E-mail: cpusztai@ymcacny.org

REPRESENTATIVE INFORMATION:
(Only if involved in this application)

☐ Attorney X Architect ☐ Contractor ☐ Other

Name(s): Bruce King/Michael Malda Holmes King Kallquist & Assoc.

Mailing Address: 575 N. Salina Street

Zip: 13208 Telephone: 3154768371 E-mail: bck@hkkarchitects.com

DESCRIPTION OF OPERATION:

Days of week open: Sunday through Saturday

Hours of operation: 5:30 am to 9 pm

Maximum number of employees on premises at one time: 10

Number of off-street parking available (site plan required to indicate location): 17

Other uses currently on the property: FIRST FLOOR: Residential entry/storage for apts. above

SECOND FLOOR 10 apartments OTHER FLOORS: 3rd Floor: 10 apartments.

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

Not applicable

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 2'-8" x 6'-0" Location Windows Type Graphic window film

Size 6'-6" x 6'-0" Location Windows Type Graphic window film

Size 6'-11" x 6'-0" Location Windows Type Graphic window film

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 X Other: Women's only fitness center

Has owner obtained or applied for a Certificate of Use: ☐ Yes X 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.

B Lowd _____ _____

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

Benjamin P. Lockwood

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) _____

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:

Northside Women's Wellness Center

Project Location (describe, and attach a location map):

900 N. McBride Street.

Brief Description of Proposed Action:

Interior build out of a vacant commercial space in a existing building completed in 2016. Usage to be for a women's wellness center for exercise/ nutrition/health support as part of a YMCA satellite office. Site work limited to removal of concrete sidewalk and air handler unit pad, for installation of larger pad and new sidewalk in same location. Existing storm area drain to remain in place, with silt fence protection during active site work.

Name of Applicant or Sponsor:	Telephone: 315 474 6851
Cheryl Pusztai / YMCA of CNY	E-Mail: cpusztai@ymcacny

Address:

340 Montgomery Street

City/PO:	State:	Zip Code:
Syracuse	NY	13202

	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 government Agency? If Yes, list agency(s) name and permit or approval: Syracuse Permit Office, Office of Zoning for variance approval.	☐	☑

3. a. Total acreage of the site of the proposed action? .584 acres
   b. Total acreage to be physically disturbed? .016 acres
   c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? .584 acres

4. Check all land uses that occur on, are adjoining or near the proposed action:

5. ☑ 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?		✔

	NO	YES
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
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	✔	
b. Are public transportation services available at or near the site of the proposed action?		✔
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?		✔

	NO	YES
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
10. Will the proposed action connect to an existing public/private water supply?		
If No, describe method for providing potable water: _____		✔

	NO	YES
11. Will the proposed action connect to existing wastewater utilities?		
If No, describe method for providing wastewater treatment: _____		✔

	NO	YES
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	✔	
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	✔	

	NO	YES
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 plan?	☑	☐
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?	☐	☐
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	☐	☐
If Yes, briefly describe: _____		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment: _____	☑	☐
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 CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

Applicant/sponsor/name: Cheryl Ruszta Date: 11/19/19

Signature: Cyl Ruszta Title: District Vice President

PRINT FORM

PLANS REVIEW FORM

This form is to be signed by the person who reviews the submitted plans at the Division of Code Enforcement, 201 E. Washington Street. Room 101. This signed form must accompany any applications for variances, special permits, site plan reviews, or other similar zoning reviews that are to be filed by the applicant with the Syracuse Zoning Office, City Hall Commons, Room 211, 201 East Washington Street., Syracuse, NY 13202.

We, the Division of Code Enforcement, have received two sets of plans from Michael Malda (applicant) on 1-17-2020 (date):

Cheryl Pustaing

one set which we have reviewed, and one set for transmittal to the Fire Prevention Bureau for its review.

Gail L Swistak
(Division of Code Enforcement Signature)

I, the applicant, certify that the plans submitted to the Division of Code Enforcement are the same as the set being filed with my application.

Cheryl Pustaing
(applicant's signature)

APPLICANT PLEASE NOTE: Approval of your application by the Board of Zoning Appeals, the City Planning Commission, or the Common Council does not relieve you or your agents from compliance with any other regulatory or licensing provisions applicable thereto by the properly constituted federal, state, county, or city authorities, including the issuance of permits by the Division of Code Enforcement.

5/2013

HOLMES, KING & KALLQUIST & ASSOCIATES ARCHITECTS
RECEIVED
NOV 25 2019

RECEIVED
NOV 19 2019

PARTIAL ASSIGNMENT AND ASSUMPTION OF SUBLEASE AND CONSENT TO PARTIAL ASSIGNMENT OF SUBLEASE

THIS PARTIAL ASSIGNMENT AND ASSUMPTION OF SUBLEASE AND CONSENT TO PARTIAL ASSIGNMENT OF SUBLEASE ("Agreement") is entered into effective December 1, 2019 ("**Effective Date**"), by and between ONONDAGA COMMUNITY COLLEGE, a college of the State University of New York system, whose address is 4585 West Seneca Turnpike, Syracuse, New York 13125 ("**Assignor**" or "**Onondaga**"), THE YMCA OF CENTRAL NEW YORK, INC., a New York State not-for-profit corporation, having an address at 340 Montgomery Street, Syracuse, NY 13202 ("**Assignee**"), and. **HOUSING VISIONS CONSULTANTS, INC.**, a New York not-for-profit corporation, having an address of 1201 East Fayette Street, Syracuse, New York 13210 ("**Landlord**" or "**Housing Visions**").

BACKGROUND

A. Onondaga currently subleases from Housing Visions Consultants a certain premises containing 4,695 gross sf (the "**Premises**"), pursuant to a "SubLease" dated November 14, 2014 originally between Housing Visions as Sublessor and St. Joseph's Health Center Properties, Inc. ("St. Joe's") as Sublessee, and which SubLease was assigned by St. Joe's to Onondaga pursuant to the terms of a certain Assignment and Assumption of Sublease and Consent to Assignment of Sublease entered into effective July 1, 2018 by and between St. Joseph's Health Center Properties, Inc., Onondaga Community College and Housing Visions Consultants, Inc. (the "**Lease**"). A true and correct copy of the SubLease and the Assignment are attached hereto as Exhibit A and Exhibit B respectively and made part hereof.

B. Assignor has designated Assignee as its designee for purposes of assuming the SubLease as "tenant" and assuming all of the rights, duties, and obligations of the "tenant" arising under the SubLease as of the Effective Date and through the Assignment Term (defined below).

C. Assignor, Assignee, and Landlord desire to confirm the assignment of the SubLease and the Landlord's consent to such assignment by executing this Agreement.

NOW, THEREFORE, in consideration of the foregoing and for other good and valuable consideration, the receipt and sufficiency of which is acknowledged, Assignor, Assignee, and Landlord hereby agree as follows:

AGREEMENT

1. Assignment. Assignor hereby conveys, transfers, assigns, and sets over unto Assignee all of Assignor's right, title, interest, and privilege as a party to the SubLease as of the Effective Date through the Assignment Term.

2. The "Assignment Term" shall be for a period of forty (40) calendar months commencing on the Effective Date (December 1, 2019 – March 31, 2023), with Assignee having the option to extend the Assignment Term an additional forty (40) months (April 1, 2023 – July 31, 2026), which option to so extend shall be exercised by Assignee by delivery of written notice to Assignor at least three (3) months prior to the then expiration of the Assignment Term.

3. The parties hereto acknowledge and agree that the current term of the SubLease expires on July 31, 2026 and that the rental payments are as follows:

TERM	MONTHLY RENT
12~~0~~/1/2019 – 7/31/2021	$3,912.50
8/1/2021 – 7/31/2022	$4,108.00
8/1/2022 – 7/31/2023	$4,304.00
8/1/2023 – 7/31/2024	$4,499.00
8/1/2024 – 7/31/2025	$4,695.00
8/1/2025 – 7/31/2026	$4,891.00

4. Assumption. Assignee hereby accepts the foregoing assignment of the SubLease from Assignor, and Assignee assumes all of the liabilities and obligations of the Assignor under the SubLease accruing on and after the Effective Date through the Assignment Term. Assignee agrees to keep, perform, and observe all of the obligations and conditions of the SubLease on the part of the Assignor accruing and applicable to the Assignment Term.

5. Consideration for the Assignment.

a. In consideration for Assignee entering into the Agreement, Landlord agrees to a rent abatement as specified in Paragraph 5(b), for the benefit of Assignee.

b. Landlord agrees that Assignee shall be released of all rental payments due Landlord, on a monthly basis, commencing on the Effective Date and during the Assignment term until such released rental payments equal $10,000.00.

6. Release. Landlord and Assignor acknowledge that this Agreement shall fully release Assignor from any and all obligations under the SubLease with respect to the Premises accruing during and applicable to the Assignment Term. However, upon expiration of the Assignment Term, the rights and obligations of the Subtenant under the SubLease shall revert and once again become the rights and obligations of Assignor and Assignor hereby accepts and assumes those rights and obligations.

7. Consent to Assignment. Landlord hereby consents to the assignment of the SubLease by Assignor to Assignee pursuant hereto and agrees and acknowledges that Assignee shall be entitled to exercise any and all rights of Assignor under the SubLease. In addition, upon full performance of obligations under the Sublease accruing to the Subtenant during and applicable to the Assignment Term, Assignee shall be fully released from all obligations as Subtenant and Assignee under the Sublease.

8. Notices. All notices required or desired to be given under the SubLease to the Tenant shall be given as provided in the notice provisions contained in the SubLease and shall be given to Assignee at the address provided below:

To Assignor:

Onondaga Community College.
4585 West Seneca Turnpike
Syracuse, New York 13125
ATTN: Mark R. Manning

To Assignee:
The YMCA of Central New York, Inc.
340 Montgomery Street
Syracuse, NY 13202
Attn: Cheryl Pusztai

9. Further Assurances. Each party hereto shall cooperate and take such action as may be reasonably requested by any other party in order to carry out the terms and purposes of this Agreement and the transactions described herein.

10. Miscellaneous. This Agreement:

(a) contains the entire agreement between the parties hereto with respect to the subject matter hereof and may only be amended by an instrument in writing signed by the parties hereto;

(b) shall be binding upon and inure to the benefit of the parties hereto and their respective heirs, executors, administrators, successors, and assigns;

(c) shall be governed by and construed in accordance with the laws of the State of New York; and

(d) may be executed in multiple counterparts, each of which may be delivered by facsimile or other electronic transmission, each of which shall be an original, and all of which together shall constitute one and the same instrument.

(e) Capitalized terms not otherwise defined herein shall have the same definition as the corresponding terms in the Sublease and/or the Master Lease, as the case may be.

(f) If any party seeks judicial enforcement of the covenants, obligations and/or agreements of another party under this Agreement, the prevailing party shall be entitled to recover all costs, expenses and reasonable attorney's fees that may be thereby incurred or paid, regardless of whether the action or proceeding is prosecuted to judgment.

[The remainder of this page is intentionally blank and signatures are on the next page.]

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed and delivered by their duly authorized officers effective as of the date first written above.

Assignee:

THE YMCA OF CENTRAL NEW YORK, INC.

By: _____

Name: Mike Brown

Title: President/CEO

Assignor:

ONONDAGA COMMUNITY COLLEGE

By: _____

Name: Casey Crabill

Title: President

Landlord:

HOUSING VISIONS CONSULTANTS, INC.

By: _____

Name: Rebecca Newman

Title: Executive Vice President and COO

HOLMES • KING • KALLQUIST
& Associates, Architects

575 North Salina Street
Syracuse, NewYork 13208

315 / 476-8371
Fax 315 / 476-5420

WWW.HKKARCHITECTS.COM

10 December 2019

Ms. Heather Lamendola
Office of Zoning Administration
City of Syracuse
201 East Washington Street
Syracuse, New York 13202

Re: **Northside Women's Wellness Center**
900 N. McBride Street

Dear Heather,

The proposed use for the vacant commercial space requires a special permit review as its intended use does not conform to the approved uses and requires waivers for signage and required parking.

This project is a build out of a vacant commercial space located on the first floor of an existing building completed in 2016. It will be used as a women's wellness center and provide exercise space, lounge area, locker and shower rooms, reception desk and office space for staff. This location was chosen based on the history and demographics in the Northside neighborhood. This space will provide the opportunity to centrally service health and wellness needs for the women in the neighborhood. The majority of these women are Muslim and adhere to a modest dress code based in Islamic tradition. This tradition includes covering their bodies when in public and in front of any man that is not a member of their family. These dress requirements are not necessary when in the company of other women. This form of dress can include concealing their hair, face, the body from the neck to the ankles, or hybrid interpretations of these modesty rules.

This form of dress does not enable physical activity necessary for a healthy lifestyle as it inhibits free movement. The ability to exercise in a mixed gender facility is difficult at best. There is one gym within a reasonable walking distance, and several located on Centro but routes, but all of these fitness centers are open to men and women. Included with this letter is a map of the nearest fitness center for reference.

The proposed wellness center will be a satellite branch and directly managed by the YMCA of Central New York. All employees will be YMCA staff and female. Membership to this YMCA facility will be required, but unlike similar YMCA facilities, membership will be limited to only women. This will allow women to wear more revealing clothing appropriate for physical activity as men will not be present.

As part of this special use permit, we also request a waiver to allow window signage that exceeds the allowed standard. To maintain modesty as the women exercise, graphic window films are proposed on all street facing windows within the space. The windows are large, and in close proximity to the public sidewalk. Male pedestrians would be able to see into the building and this would violate modesty requirements.

Carlton H. Holmes, AIA, LEED AP
PRINCIPAL

Bruce C. King, AIA, NCARB
PRINCIPAL

Leif G. Kallquist, AIA
PRINCIPAL

C. Jeffrey Taw, AIA
SENIOR ASSOCIATE

James F. Williams, AIA, LEED AP
SENIOR ASSOCIATE

Dean A. Biancavilla, AIA, LEED AP
ASSOCIATE

Julia Hafftka-Marshall, AIA
ASSOCIATE

Window films were selected over alternative measures like shades, blinds or shutters to provide a consistent level of privacy. These alternate forms of window coverings can be operated by anyone within the space, at any time. As the facility is open to all women, some members may not be Muslim and may not recognize the need for other members to prevent being viewed by men. This would discourage a large portion of the target demographic from taking advantage of the facility.

Shades, blinds and shutters are also methods that largely block light from entering the space. One of the objectives of the design was to provide a light, airy, and safe space for all. While translucent shades and blinds are available, they are operable as noted above. These methods also prevent any signs of activity within the building from being seen. We recognize the need to provide an active building that is located on a well-traveled intersection. The window films will be translucent, allowing light to enter and leave the space. This allows pedestrians and members to see movement within and outside of the building while maintaining privacy. The transmittance of light from within will also provide a more lively and approachable building during early morning and evening hours of operation.

We also request a waiver for required parking. Housing Visions had designated 9 on-site parking spaces to this Tenant space in the original approval process. Per the special uses parking requirements, we need to provide 24 spaces. The existing parking area for the building provides a total of 29 parking spaces. Of these spaces, 20 are reserved for residential tenant use only; however, only 5 spaces are registered with Housing Visions for legal tenant use. The remaining 15 spaces are unassigned and are consistently unused. The twenty apartments are available only to low income families. The tenant population consistently relies on public transportation and has done so since the building was completed in 2016. The building owner has provided a letter stating the parking usage and is agreeable to allowing the YMCA use of the 15 empty spaces, providing a total of 24.

We also believe that the need for parking will likely be less than 24 spaces. This location was chosen to provide a women's center in a neighborhood where the majority of women do not drive or do not have access to a vehicle because it is used by other family members to travel to work. Based on public design meetings and additional input from local organizations and community leaders, public transportation and walking are the primary methods of travel for women in the neighborhood. The lack of private transportation available to the neighborhood women was an important factor in choosing the final location of the women's center.

Very truly yours,

Michael Malda

Michael C. Malda
Project Manager

Attachment: November 21, 2019 letter from Rebecca Newman, Housing Visions

900 North McBride Street
Special Use Permit Photographs

Butternut Street/South Elevation

N. McBride Street/West Elevation

Parking Lot/East Elevations

Rear/North Elevation

Door at left in foreground is to be removed and infilled with matching brick. Concrete walk area to be removed in part due to walkway relocation for enlarged air handler unit pad. New walk way to be built. The bollard light shown will be relocated in similar fashion to the new walkway.

The door to be infilled is on the right (small portion of frame visible). The walk way and air handler unit will be removed. A larger concrete pad will be poured to support the new, larger air handler. A new walkway will be poured to connect to the walkway in the background adjacent to the parking area. The area storm drain will remain in its current location. New fencing will be installed like fencing shown.

HOUSINGVISIONS
Real Plans. Real People. Real Progress.

November 21, 2019

Ms. Heather Lamendola, Zoning Administrator
Office of Zoning Administration
City Hall Commons, Room 512
201 E. Washington Street
Syracuse, NY 13202-1426

Re: 900 N. McBride Street

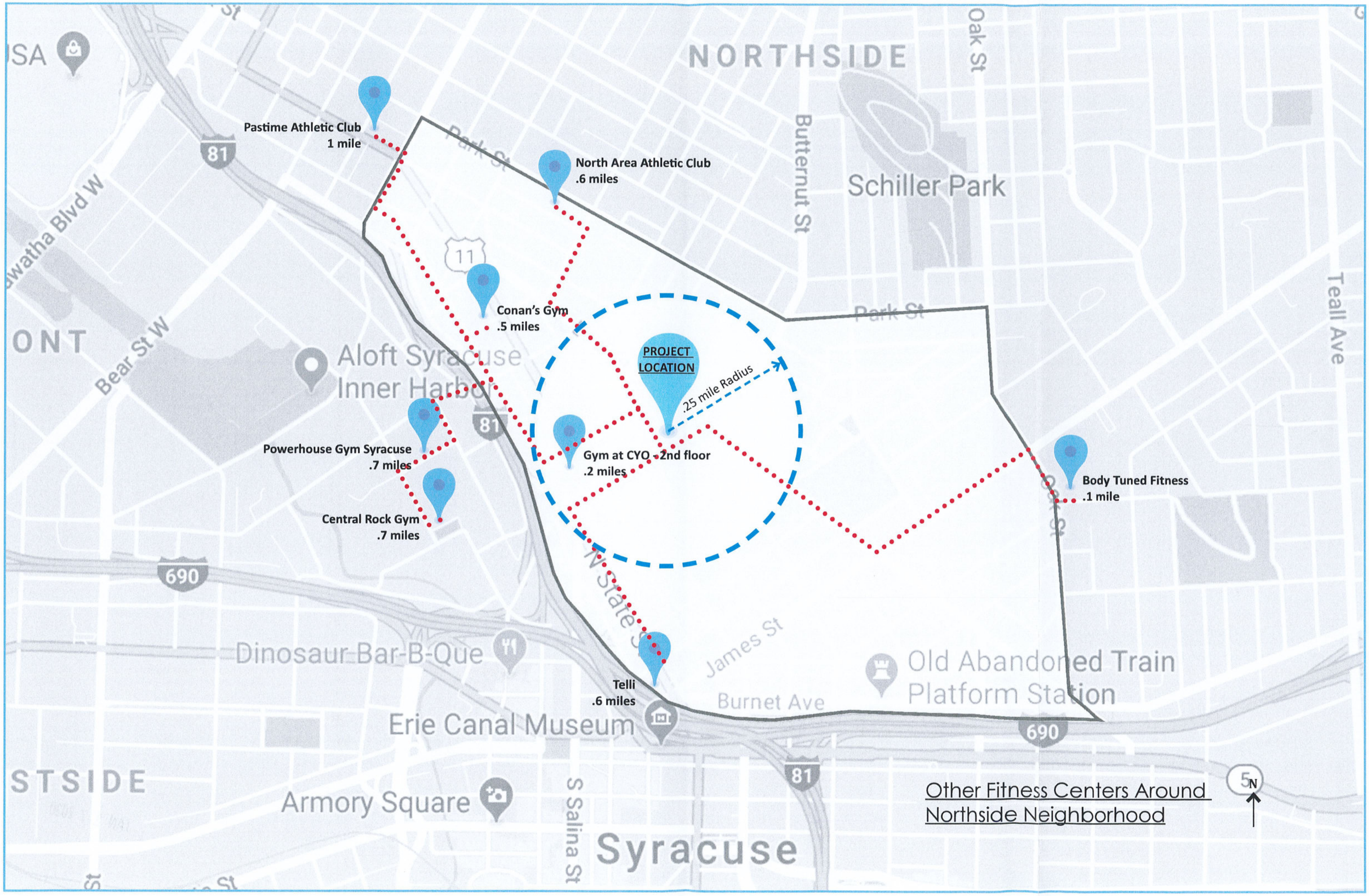
Dear Heather,

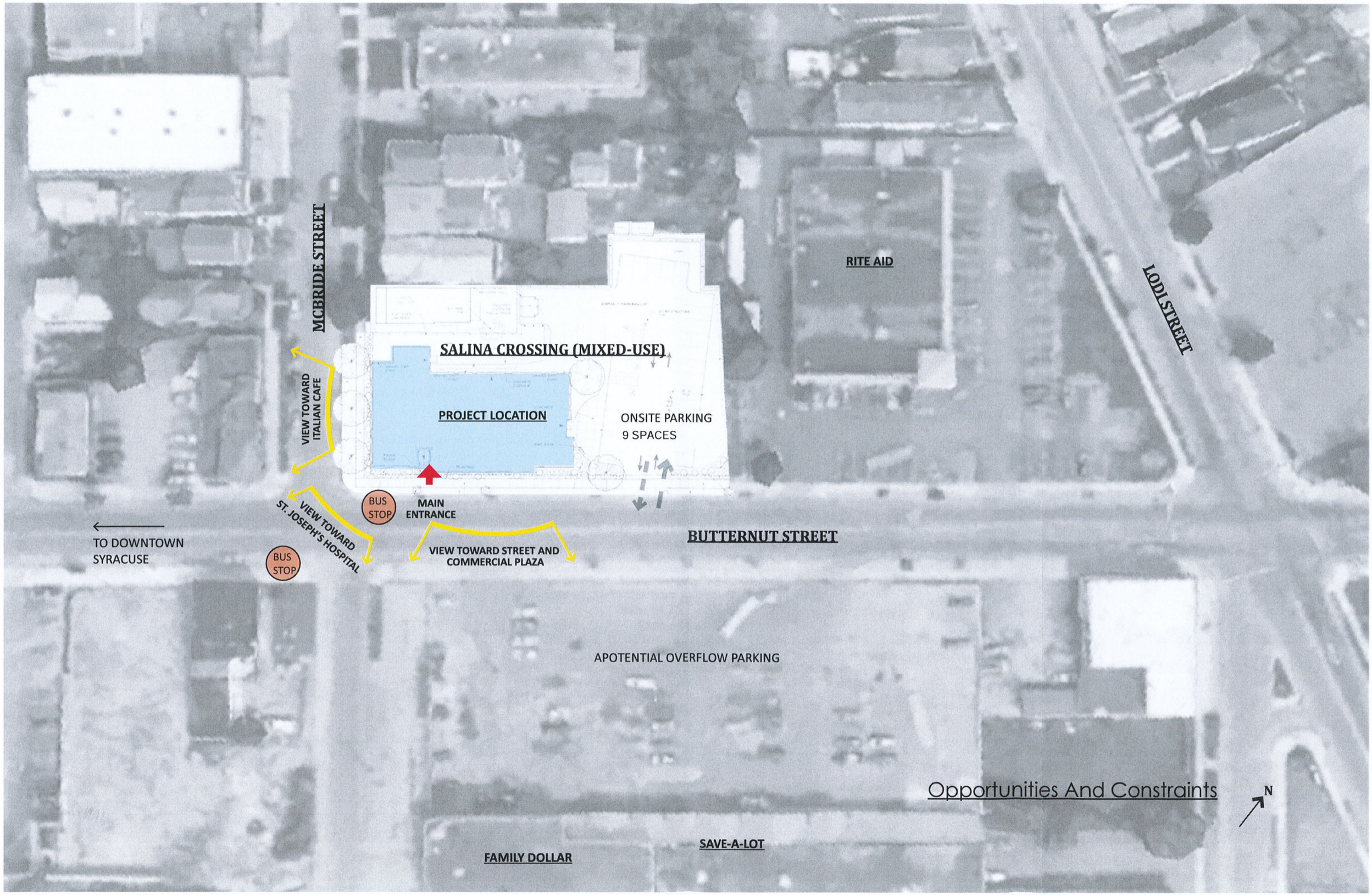
This letter is to confirm the building provides a total of 29 parking spaces. Of the 20 parking spaces reserved for tenant use only, only 5 spaces are registered within our system for legal tenant use. The remaining 15 spaces are unassigned and are consistently unused. Our tenant population consistently relies on public transportation and has done so since the building was completed in 2016. We would welcome the additional use and activity in our neighborhood. To encourage this activity, we agree to allow the YMCA of CNY to use the vacant spaces during their regular business hours.

Sincerely,

Rebecca Newman
Executive Vice President & COO

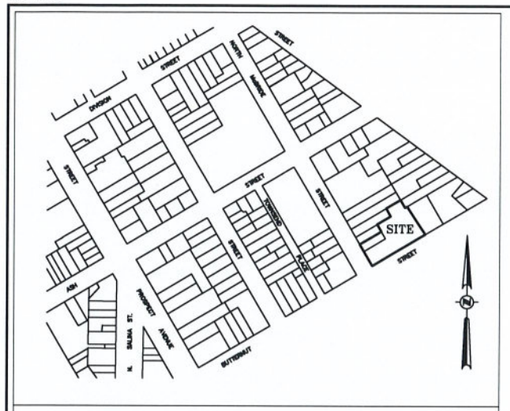
1201 East Fayette Street, Syracuse, NY 13210
Office: (315) 472-3820 • Fax: (315) 471-3921
www.housingvisions.org


Other Fitness Centers Around Northside Neighborhood
PROJECT LOCATION
.25 mile Radius
Pastime Athletic Club
1 mile
North Area Athletic Club
.6 miles
Conan's Gym
.5 miles
Powerhouse Gym Syracuse
.7 miles
Central Rock Gym
.7 miles
Gym at CYO - 2nd floor
.2 miles
Body Tuned Fitness
.1 mile
Telli
.6 miles
NORTHSIDE
Schiller Park
Aloft Syracuse Inner Harbor
Dinosaur Bar-B-Que
Erie Canal Museum
Armory Square
Old Abandoned Train Platform Station
Syracuse
Park St
Butternut St
Oak St
Teall Ave
Bear St W
N State St
James St
Burnet Ave
S Salina St
81
11
690
N


MCBRIDE STREET
RITE AID
LODI STREET
SALINA CROSSING (MIXED-USE)
PROJECT LOCATION
ONSITE PARKING
9 SPACES
VIEW TOWARD ITALIAN CAFE
VIEW TOWARD ST. JOSEPH'S HOSPITAL
BUS STOP
MAIN ENTRANCE
VIEW TOWARD STREET AND COMMERCIAL PLAZA
BUTTERNUT STREET
TO DOWNTOWN SYRACUSE
BUS STOP
APOTENTIAL OVERFLOW PARKING
Opportunities And Constraints
N
SAVE-A-LOT
FAMILY DOLLAR

XREFS: NONE

PROJECT NUMBER: 13.3572



LOCATION MAP N.T.S.

The subject property lies within Flood Zone "C" as plotted on FEMA Flood Rate Map - Map Index - Community-Panel Numbers 360595-0001-0020; Map revised dated May 15, 1986 and, based thereon except as specially noted on the survey, no part of the subject property lies within any area designated as "flood prone area," "special flood hazard area" or 100-year flood plain by the Federal Emergency Management Agency, the United States Army Corps of Engineers, the U.S. Department of Housing and Urban Development, the State of New York, City of Syracuse and County of Onondaga or any other governmental agency or authority having jurisdiction over the subject property nor is any portion of the subject property located within any lake or any creek, stream, river or other watercourse required to be undisturbed by an appropriate governmental agency or authority.

Zoning Information

DISTRICT	LOCAL BUSINESS A (BA) DISTRICT
ITEM	REQUIRED
MINIMUM SETBACKS: FRONT	10 ft.
SIDE	4 ft.
REAR	20 ft. or 15% of Lot Depth
MAXIMUM BUILDING HEIGHT	(N/A)
MAXIMUM LOT COVERAGE	GENERALLY – 100% MULTI FAMILY – 40% PARKING SURFACE – 100% (If Residential then at least 20% must be open space)
PARKING: REGULAR	1 SPACES PER FAMILY OR DWELLING UNIT

Encroachments (A)

A. CONCRETE WALL ON LINE – OWNERSHIP NOT KNOWN.

Notes to Title Commitment No. MTI-13429

20.) As to PARCEL IX - 900-906 North McBride Street

(b) Stormwater Control Facility Maintenance Agreement between City of Syracuse and Salina Crossing LLC dated August 21, 2014 and recorded August 22, 2014 in Book 5293 of Deeds at Page 408. (Affects Subject Parcel, but not plottable)

(c) Access Easement from Salina Crossing, LLC to City of Syracuse to maintain Stormwater Control Facility, dated August 21, 2014 and recorded August 22, 2014 in Book 5293 of Deeds at Page 419. (Affects Subject Parcel, but not plottable)

(d) Subject to the Declaration of Condominium recorded October 30, 2014, in Book 5302 of Deeds at Page 221. (Document not Provided)

Miscellaneous Notes

1.) NORTH ORIENTATION IS BASED ON CITY OF SYRACUSE ROW PLATES LOCATED IN THE OFFICE OF THE CITY OF SYRACUSE ENGINEERING DEPARTMENT.

2.) VERTICAL DATUM BASED ON CITY OF SYRACUSE DATUM.

3.) THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY C. T. MALE ASSOCIATES, D.P.C., TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS OF WAY, AND TITLE, REFERENCE IS MADE TO A TITLE COMMITMENT BY SALT CITY TITLE ABSTRACT CORP. FILE No. MTI-13429, DATED JUNE 23, 2016.
THIS SURVEY IS SUBJECT TO ALL EASEMENTS, COVENANTS, AND RESTRICTIONS AS RECITED THEREIN AND IS FURTHER SUBJECT TO ANY FINDINGS OR TRANSACTIONS REVEALED OR CONDUCTED FROM THE DATE OF SAID CONTINUATION TO THE PRESENT.

4.) PARCEL LIES IN FLOOD ZONE "C" AS SHOWN ON FEMA FLOOD RATE MAP – MAP INDEX – COMMUNITY-PANEL NUMBERS 360595-0001-0020; MAP REVISED DATED MAY 15, 1986.

5.) ORIGINAL SURVEY WAS PERFORMED IN THE FIELD ON OCTOBER 24, 2013 AND LAST UPDATED IN THE FIELD ON JUNE 30, 2017.

6.) 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.

7.) THERE ARE 29 STRIPED PARKING SPACES ON THE SUBJECT PARCEL. (26 REG. & 3 HANDICAP SPACES)

8.) THIS PARCEL IS ZONED AS LOCAL BUSINESS A (BA) DISTRICT – USE WITHIN THE CITY OF SYRACUSE.

9.) NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR ADDITIONS WERE FOUND.

10.) NO EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL WAS NOTED.

11.) NO PROPOSED CHANGES TO STREET RIGHT OF WAY OR RECENT REPAIRS TO STREET WERE FOUND. NORTH McBRIDE STREET AND BUTTERNUT STREET ARE PUBLIC HIGHWAYS.

12.) NO WETLAND AREAS WERE OBSERVED IN FIELD AND NO WETLAND DELINEATION WAS FOUND IN FIELD.

13.) LOT IS VACANT.

Map References

1.) RESUBDIVISION MAP ON PART OF LOTS 5 & 7 BLOCK 281, SYRACUSE TO BE NEW LOTS 7A, 7B & 7C BY R.J. LIGHTON, L.S., P.C. DATED 7-14-1988 AND FILED AS MAP No. 6930.

2.) SURVEY MAP PART OF BLOCK 281 OF THE MAP CITY OF SYRACUSE, COUNTY OF ONONDAGA, STATE OF NEW YORK KNOWN AS 900 NORTH McBRIDE STREET BY LAND LINES SURVEYING, P.C. DATED 8/27/2012.

3.) SURVEY MAP PART OF BLOCK 281 OF THE MAP CITY OF SYRACUSE, COUNTY OF ONONDAGA, STATE OF NEW YORK KNOWN AS 906 NORTH McBRIDE STREET BY LAND LINES SURVEYING, P.C. DATED 8/28/2012.

4.) RESUBDIVISION MAP FOR PART OF CITY BLOCK 281 – RESUBDIVISION LOTS 7A & 7C INTO LOT 7D, CITY BLOCK 281 TO BE KNOW AS 900 NORTH McBRIDE STREET PREPARED BY C.T. MALE ASSOCIATES DATED AUGUST 25, 2014 AND FILED AS MAP NO. 11925.

Schedule "A" – Legal Description

(Commitment MTI-13429)

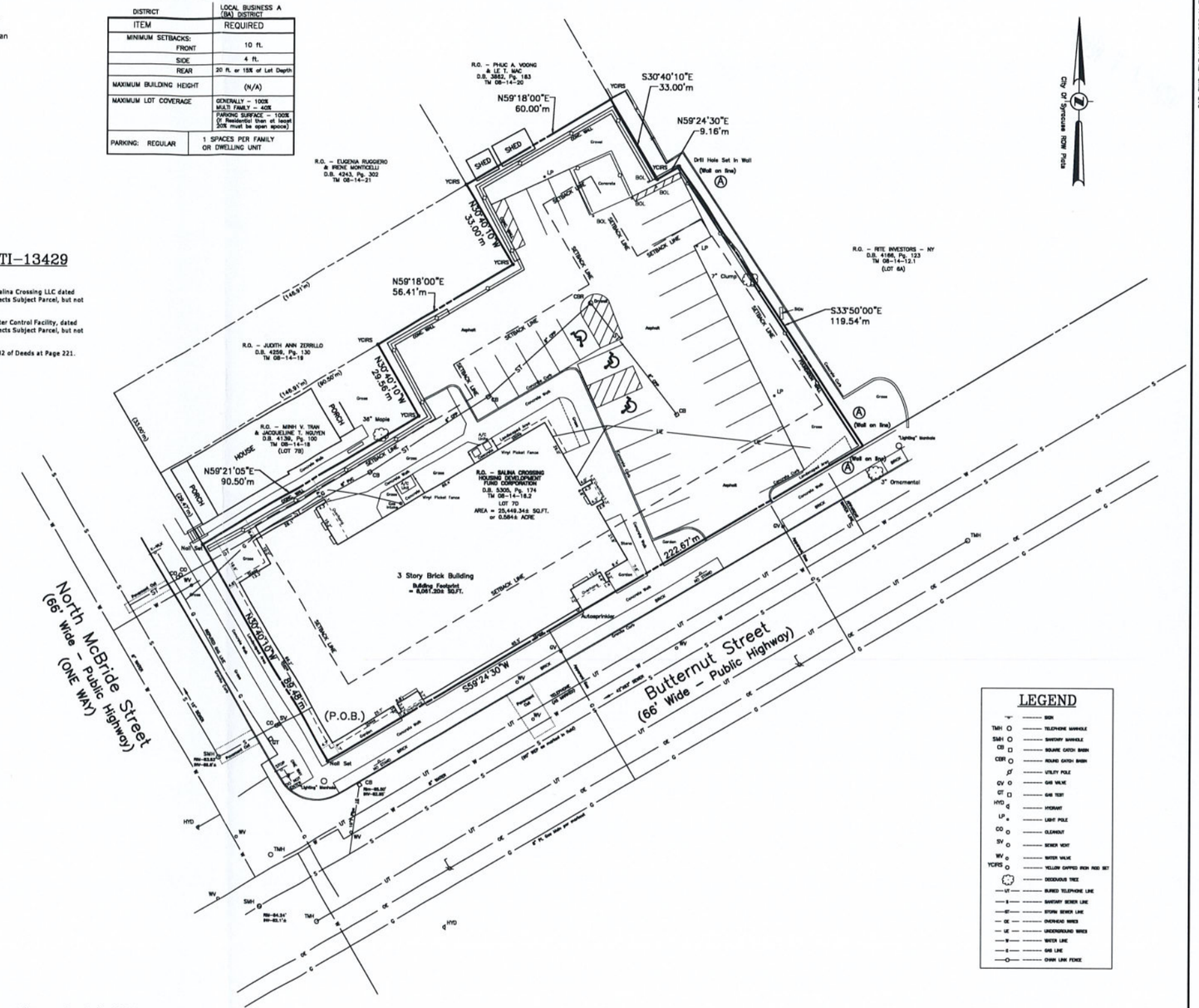
PARCEL IX - 900-906 North McBride Street, Syracuse

The Unit designated as Unit No. 2 in the Declaration comprising SALINA CROSSING CONDOMINIUM No. 1 located in the City of Syracuse, County of Onondaga, New York, (hereinafter called the "Property"), made by Housing Visions Consultants, Inc. under the Condominium Act of the State of New York, as amended (Article 9-B of the Real Property Law of the State of New York), dated October 29, 2014, and recorded in the office of the County Clerk of Onondaga County on the 30th day of October, 2014 in Liber 5302 of Deeds at page 221 (hereinafter called the "Declaration,") which Unit is also designated as Unit 2, on page A1.2 of the Construction Drawings for Salina Crossings 900-906 North McBride Street, Syracuse as certified and prepared by Holmes King Kallquist & Associates, Architects, and filed simultaneously with said Declaration in the Office of the County Clerk of Onondaga County (hereinafter called the "Unit"), together with others with the use of the Common Elements, as defined in said Declaration. The appurtenant interests of Unit 2 in the Common Elements is 80%. The land area of the Property is described as follows:

ALL THAT TRACT OR PARCEL OF LAND, situate in the City of Syracuse, County of Onondaga, and State of New York, known and distinguished as part of Block 281, Syracuse, and being more particularly described as follows:

Beginning at the intersection of the easterly line of North McBride Street and the northerly line of Butternut Street which point is also the southwest corner of said Block 281, and running thence along the easterly line of North McBride Street a distance of 89.48 feet to a point; proceeding thence north 59° 21' 05" E a distance of 90.50 feet to a point; thence north 30° 40' 10" W a distance of 29.56 feet to a point; thence north 59° 18' 00" E a distance of 56.41 feet to a point; thence north 30° 40' 10" W a distance of 33.00 feet to a point; thence north 59° 18' 00" E a distance of 60.00 feet to a point; thence south 30° 40' 10" E a distance of 33.00 feet to a point; thence N 59° 24' 30" E a distance of 9.16 feet to a point; thence south 33° 50' 00" W a distance of 119.54 feet to a point on the northerly line of Butternut Street; thence south 59° 24' 30" W along the northerly line of Butternut Street a distance of 222.67 feet to the point and place of beginning.

The described property is the same property described in Salt City Abstract Corp.'s Commitment for Title Insurance File Number: MTI-13429, with an effective date of June 23, 2016.



LEGEND

	SIGN
TMH	TELEPHONE MANHOLE
SMH	SANITARY MANHOLE
CB	SQUARE CATCH BASIN
CBR	ROUND CATCH BASIN
	UTILITY POLE
GV	GAS VALVE
GT	GAS TEST
HYD	HYDRANT
LP	LIGHT POLE
CO	CLEANOUT
SV	SEWER VENT
WV	WATER VALVE
YCRS	YELLOW CAPPED IRON ROD SET
	DECIDUOUS TREE
UT	BURIED TELEPHONE LINE
S	SANITARY SEWER LINE
ST	STORM SEWER LINE
OK	OVERHEAD WIRES
UE	UNDERGROUND WIRES
W	WATER LINE
G	GAS LINE
O	CHAIN LINK FENCE

BAR SCALE
20 0 10 20 40
1 inch = 20 ft.

To: NEF Assignment Corporation, as nominee, its beneficiaries, successors and/or assigns; National Equity Fund, Inc.; KeyBank National Association, its successors and/or assigns; Chicago Title Insurance Company; Salina Crossing, LLC; HV Consultants Holding Co, LLC; Bousquet Holstein PLLC; Old Republic National Title Insurance Company; Salt City Abstract Corp.; Salina Crossing Housing Development Fund Corporation; Salina Crossing Commercial Enterprises, LLC and City of Syracuse Industrial Development Agency:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the "Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys," jointly established and adopted by ALTA and NSPS in 2016 and includes Item 1, 2, 3, 4, 6(a), 7(a),7(b)(1), 8, 9, 11, 12, 13, 14, 16, 17, 18, 19, & 20 in Table A thereof. The field work was completed on October 24, 2013 and last updated in the field on June 30, 2017.

DATE OF MAP: June 30, 2017

SIGNED: David M. Sliski

DAVID M. SLISKI, P.L.S. #50105

DAVID M. SLISKI, P.L.S.
50105

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

DATE		REVISIONS RECORD/DESCRIPTION	DRAFTER	CHECK	APPR.
11/10/14	1	Revise per new Title Report and Comments	dms	dms	dms
12/26/16	2	Asbuilt Survey	jad	dms	dms
6/30/17	3	Field update	dms	dms	dms
	4				
	5				
	6				
	7				
	8				
	9				

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

© 2017
C.T. MALE ASSOCIATES

APPROVED:
DRAFTED : DMS
CHECKED : DMS
PROJ. NO: 13.3572
SCALE : 1" = 20 FT.
DATE : OCT. 24, 2014

ALTA/NSPS LAND TITLE SURVEY

FOR FORMER 900 & 906 NORTH McBRIDE STREET NOW KNOWN AS

900 NORTH McBRIDE STREET

PREPARED FOR

HOUSING VISIONS

LOT 7D OF CITY BLOCK 281

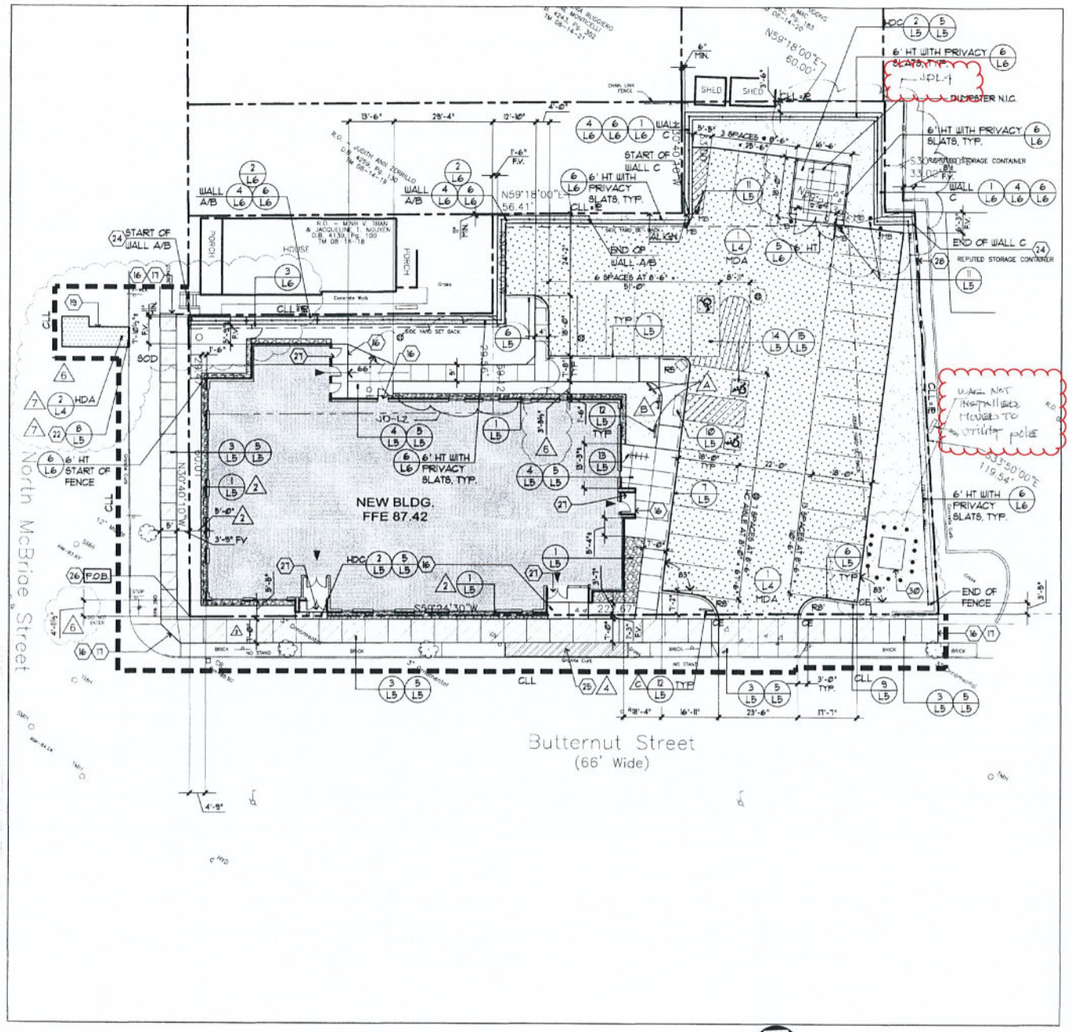
CITY OF SYRACUSE — ONONDAGA COUNTY, NEW YORK

C.T. MALE ASSOCIATES
Engineering, Surveying, Architecture & Landscaping Architecture, D.P.C.
200 GATEWAY PARK DRIVE, BLDG. C, P.O. BOX 3246
SYRACUSE, NY 13220-3246
315.458.8468 • FAX 315.458.4427

SHEET 1 OF 1
DWG. NO: 14-0541

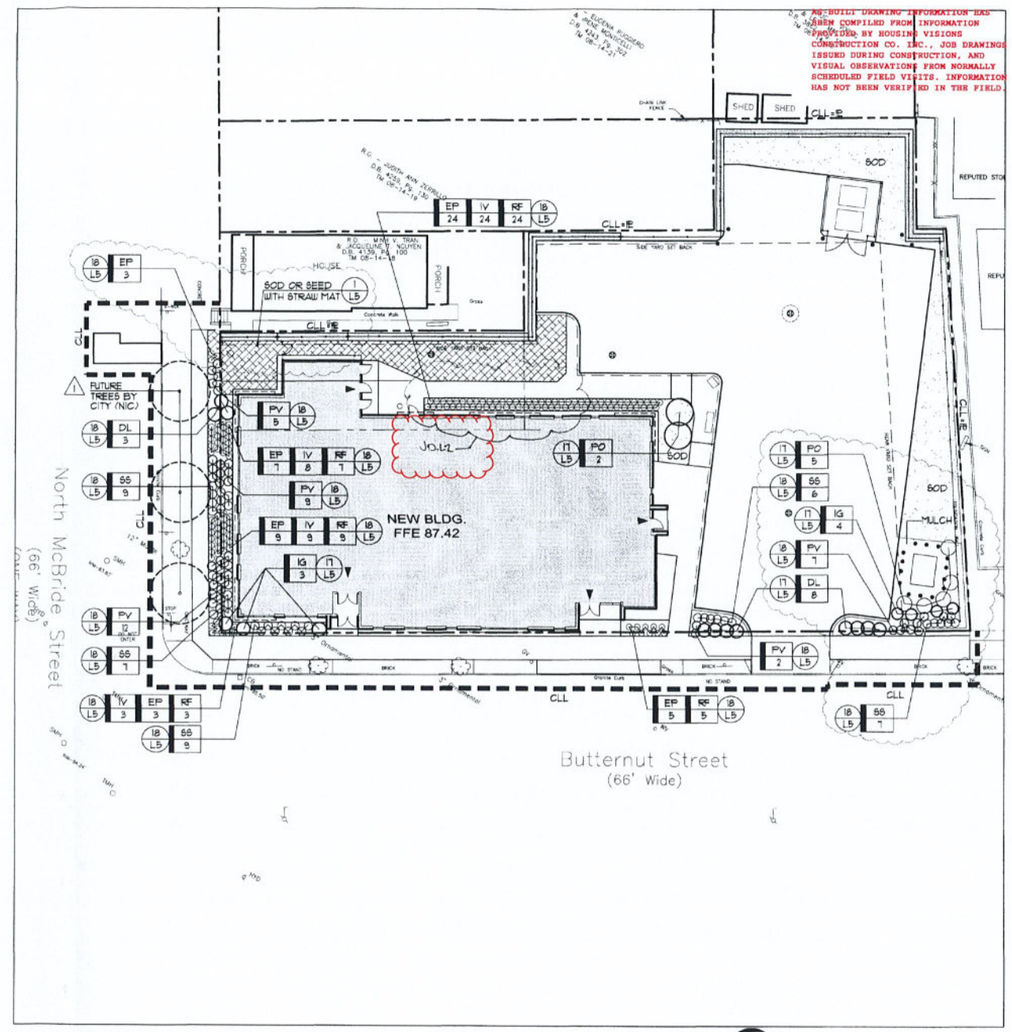
"ONLY COPIES OF THIS MAP SIGNED IN RED INK AND EMBOSSED WITH THE SEAL OF AN OFFICER OF C.T. MALE ASSOCIATES OR A DESIGNATED REPRESENTATIVE SHALL BE CONSIDERED TO BE A VALID TRUE COPY".

CAD DWG. FILE NAME: 608_N_TOWNSEND.DWG



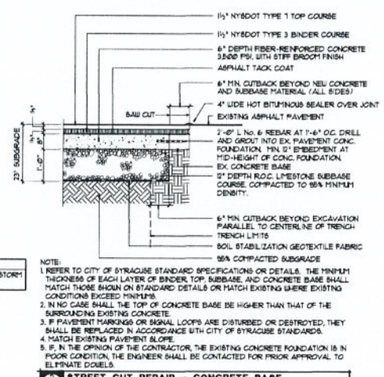
LAYOUT PLAN

NORTH — 0 10 20 40 60 SCALE IN FEET



PLANTING PLAN

NORTH — 0 10 20 40 60 SCALE IN FEET

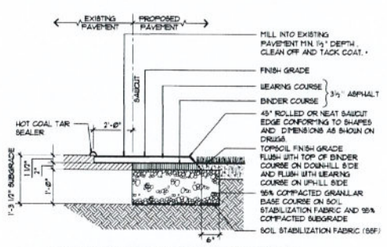


MINIMUM COVER	
3" - AS DIRECTED BY CITY ENGINEER	6TOR1

NOTE:
1. REFER TO CITY OF SYRACUSE STANDARD SPECIFICATIONS OR DETAILS. THE MINIMUM THICKNESS OF EACH LAYER OF BINDER, TOP, SUBBASE, AND CONCRETE BASE SHALL MATCH THOSE SHOWN ON STANDARD DETAILS OR MATCH EXISTING WHERE EXISTING CONDITIONS EXCEED MINIMUMS.
2. IN NO CASE SHALL THE TOP OF CONCRETE BASE BE HIGHER THAN THAT OF THE SURROUNDING EXISTING CONCRETE.
3. IF PAVEMENT MARKINGS OR SIGNAL LOOPS ARE DISTURBED OR DESTROYED, THEY SHALL BE REPLACED IN ACCORDANCE WITH CITY OF SYRACUSE STANDARDS.
4. MATCH EXISTING PAVEMENT SLOPE.
5. IF, IN THE OPINION OF THE CONTRACTOR, THE EXISTING CONCRETE FOUNDATION IS IN POOR CONDITION, THE ENGINEER SHALL BE CONTACTED FOR PRIOR APPROVAL TO ELIMINATE DOWELS.

STREET CUT REPAIR - CONCRETE BASE
SECTION • NOT TO SCALE — 7610-DOIC-CITY-ROAD-REV

© APPEL OSBORNE LANDSCAPE ARCHITECTURE



* OVERLAPPING OF JOINTS BETWEEN ASPHALT COURSES IS REQUIRED.

MEDIUM DUTY ASPHALT PAVEMENT = MDA
SECTION • NOT TO SCALE — 322-DOTB

© APPEL OSBORNE LANDSCAPE ARCHITECTURE

PLANT LIST

KEY	BOTANICAL NAME	COMMON NAME	QTY.	ROOT & SIZE **	SPACING	NOTES
IG	ILEX GLABRA COMPACTA	COMPACT INKBERRY	7	No. 3 CONT.	4' O.C. OR AS DIRECTED BY L.A.	
DL	DIERVILLA LONICERA 'COPPER'	COPPER BUSH HONEYSUCKLE	11	No. 3 CONT.	4' O.C. OR AS DIRECTED BY L.A.	
PO	PHYSOCARPUS OPULIFOLIUS 'NANUS'	DWARF NINEBARK	7	No. 3 CONT.	AS SHOWN	
PV	PANICUM VIRGATUM 'SHENANDOAH'	SHENANDOAH SWITCHGRASS	35	No. 1 CONT.	24" O.C. OR AS DIRECTED BY L.A.	
SS	SCHIZACHYRIUM SCOPARIUM	LITTLE BLUESTEM	36	No. 1 CONT.	24" O.C. OR AS DIRECTED BY L.A.	
EP	ECHINACEA PURPUREA	PURPLE CONEFLOWER	51	No. 1 CONT.	18" O.C. OR AS DIRECTED BY L.A.	
IV	IRIS VERSICOLOR	BLUE FLAG IRIS	44	No. 1 CONT.	18" O.C. OR AS DIRECTED BY L.A.	
RF	RUDBECKIA FULGIDA 'GOLDSTURM'	GOLDSTURM BLACK EYED SUSAN	48	No. 1 CONT.	18" O.C. OR AS DIRECTED BY L.A.	

* PROVIDE VARIETY NOTED, DO NOT SUBSTITUTE WITH SPECIES
** PLANTS TO BE BALLED AND BURLAPPED UNLESS NOTED OTHERWISE
NOTE: FINAL PLACEMENT OF PLANTS TO BE FIELD DIRECTED BY ARCHITECT

As Built Drawing Set
2/16/2017

appel osborne
landscape architecture
Suite 400 102 West Onondaga St. Syracuse, NY 13204
Telephone 315.476.5321 Telefax 315.476.7573

REGISTERED LANDSCAPE ARCHITECT — PETER STEVEN OSBORNE — 001184 — STATE OF NEW YORK

REV. No.:	DATE:	DRAWN BY:	DESCRIPTION:
	8-15-14	JK	PERMIT SET
1	10-15-2014	PA/JK	CITY COMMENTS
2	10-27-2014	PA/JK	CITY COMMENTS
3			NOT USED
4	11-03-2014	JK	CITY COMMENTS
	12-15-2014	JK	BID SET
5	4-29-15	JK	HCR COMMENTS
6	6-24-15	JK	R.O.W. CLARIFICATION
7	4-11-16	JK	CITY/COUNTY REVISIONS

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JOB NO:	12035
DATE:	AUG. 15 2014
DRAWN BY:	JK
SCALE:	AS NOTED

NEW CONSTRUCTION AT:
900 – 906 N. McBride Street
900 N. MCBRIDE STREET SYRACUSE, NEW YORK 13208

HOLMES • KING • KALLQUIST & ASSOCIATES ARCHITECTS – LLP.
575 North Salina Street • Syracuse, NY 13208
Ph (315) 476-5420 • Fx (315) 476-8371
WWW.HKKARCHITECTS.COM

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REVISED LAYOUT and PLANTING PLANS

L4.0

JD-L1.3 B

RETAINING WALL TO REMAIN

EXISTING STORM INLET TO REMAIN. INSTALL SILT FENCING OR OTHER MEANS OF PREVENTING SOIL/DEBRIS FROM ENTERING STORM SYSTEM. SEE SILT FENCE DETAIL ON A-3/AS3

BOLLARD LIGHT TO BE DISCONNECTED AND SALVAGED FOR REUSE. SEE ELECTRICAL DRAWINGS.

EXISTING CONCRETE WALK. SHADED AREAS TO BE REMOVED. REMOVAL INCLUDES STONE BASE IF WALK AREA TO BE REPLACED WITH GRASS.

BOLLARD LIGHT TO BE DISCONNECTED AND SALVAGED FOR REUSE. SEE ELECTRICAL DRAWINGS.

NO WORK IN THIS AREA (NIC).

REMOVE AND DISCARD COMPOSITE FENCING IN ITS ENTIRETY. DISCONNECT EXISTING AIR HANDLING UNIT (AHU) AND RETURN TO OWNER. REMOVE CONCRETE SLAB IN ITS ENTIRETY. SEE MECHANICAL DEMOLITION DRAWING.

LINE OF BAY ABOVE

REMOVE DOOR, FRAME AND THRESHOLD. OPENING TO BE INFILLED.

REMOVE LGMF AND GWB SOFFIT IN ITS ENTIRETY.

REMOVE 5/8" GWB MINIMUM 8'-0" AFF FOR INSTALLATION OF PLUMBING AND MOISTURE RESISTANT GWB AT SHOWER ROOMS.

ENLARGE OPENINGS FOR NEW DUCTWORK. REMOVE BRICK STEEL LINTELS AND WOOD HEADERS FOR NEW DUCTWORK. SEE MECHANICAL DRAWINGS.

REMOVE 5/8" GWB MINIMUM 8'-0" AFF FOR INSTALLATION OF PLUMBING AND MOISTURE RESISTANT GWB AT SHOWER ROOMS. REMOVE EXISTING OPEN CELL FOAM INSULATION TO CEILING. (FOAM INSULATION TO CEILING TO BE REMOVED)

HK4 BELOW - TYPICAL

HK3 BELOW

HK2 BELOW

APPROX. EDGE OF FLANGE BELOW

VERIFY LOCATION OF STEEL FRAMING BELOW. LOCATIONS SHOWN FOR PLUMBING LAYOUT PURPOSES ARE APPROXIMATE. PLUMBING FIXTURES SHOWN ARE NEW/TO BE INSTALLED. SEE PLUMBING DRAWINGS.

SHADED AREA NOT IN CONTRACT

REMOVE EXISTING SUSPENDED CEILING PANELS AND SUSPENSION SYSTEM. DISCARD ALL.

SEE MEP/FP DEMOLITION DRAWINGS FOR ADDITIONAL REMOVAL INFORMATION.

HATCHED AREA AND DIMENSIONS INDICATE APPROXIMATE LOCATION OF SUSPENDED GWB CEILING TO BE REMOVED TO ALLOW DUCT WORK REMOVAL PER DRAWING M-1. VERIFY LOCATION IN FIELD. DIMENSIONS

REMOVE EXISTING SUSPENDED CEILING PANELS AND SUSPENSION SYSTEM. DISCARD ALL.

REMOVE LGMF AND GWB SOFFIT IN ITS ENTIRETY.

CARPET TREAD INSERTS TO BE REMOVED AND REPLACE. REPAIR PAN TO BE WATERTIGHT.

REMOVE LGMF AND GWB SOFFIT IN ITS ENTIRETY.

ALL WINDOW TRIM/SILLS TO REMAIN. DO NOT REMOVE. TYPICAL FOR ALL WINDOWS.

TRIM TO REMAIN AT THIS WINDOW. SEE E-2/A4.1

REMOVE GWB AS NEEDED TO INSTALL POWER/DATA/PHONE RECEPTACLES AND BLOCKING FOR WALL MOUNTED TV.

PARTIAL FIRST FLOOR REMOVAL PLAN
SCALE 1/4"=1'-0" (A-1 / D1.1)

REV No.	DATE:	DRAWN BY:	DESCRIPTION:

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NORTH

JOB NO. 19006
DATE: 09/15/19
DRAWN BY: MCM
SCALE: 1/4" = 1'-0"

NEW CONSTRUCTION FOR THE :
NORTHSIDE WOMEN'S WELLNESS CENTER
900 NORTH MCBRIDE STREET, SYRACUSE, NY

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

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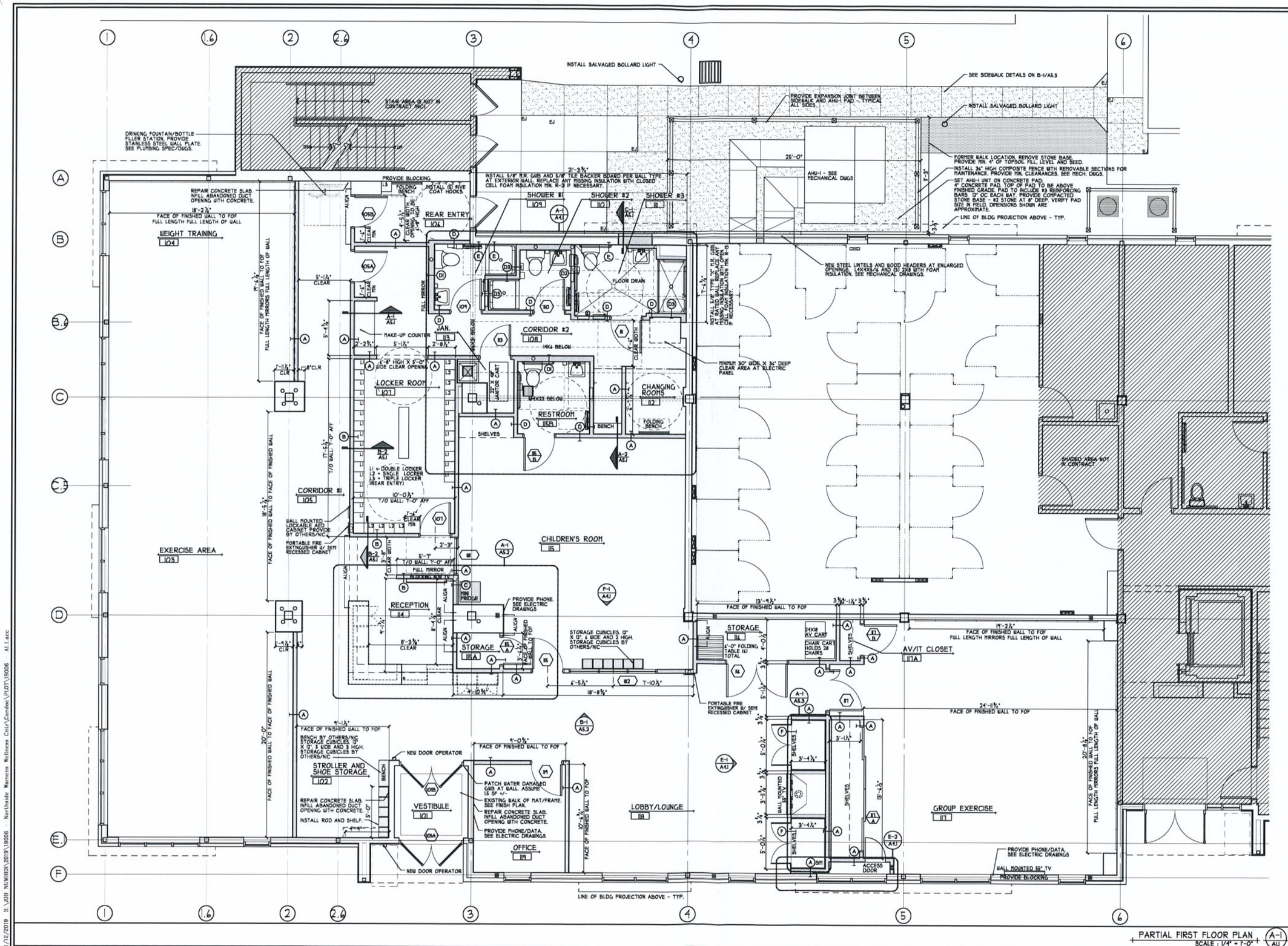
PARTIAL FIRST FLOOR REMOVAL PLAN

D1.1

11/12/2019 S:\JOB NUMBER\2019\19006 Northside Womens Wellness Cntr\Condoc\PLOT\19006 D1.1.aec



PARTIAL FIRST FLOOR PLAN
SCALE : 1/4" = 1'-0"

REV No:	DATE:	DRAWN BY:	DESCRIPTION:

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NORTH

JOB NO:	19006
DATE:	09/15/19
DRAWN BY:	MCM
SCALE:	1/4" = 1'-0"

NEW CONSTRUCTION FOR THE :
NORTHSIDE WOMEN'S WELLNESS CENTER
900 NORTH MCBRIDE STREET, SYRACUSE, NY

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

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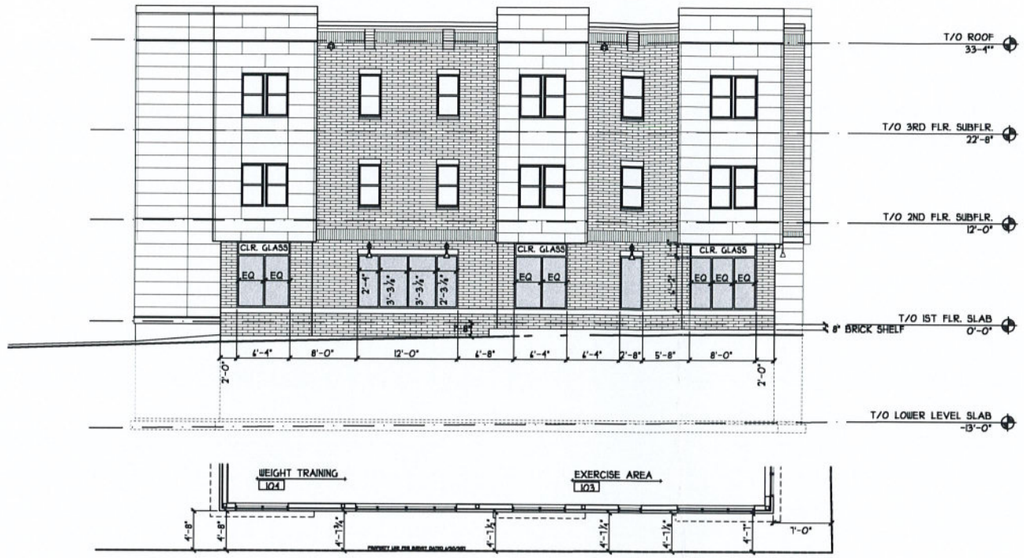
PARTIAL FIRST FLOOR PLAN

A1.1

11/12/2019 S:\JOB NUMBERS\2019\19006 Northside Womens Wellness Ctr\Cordoc\PLOT\19006 A1.1.dwg

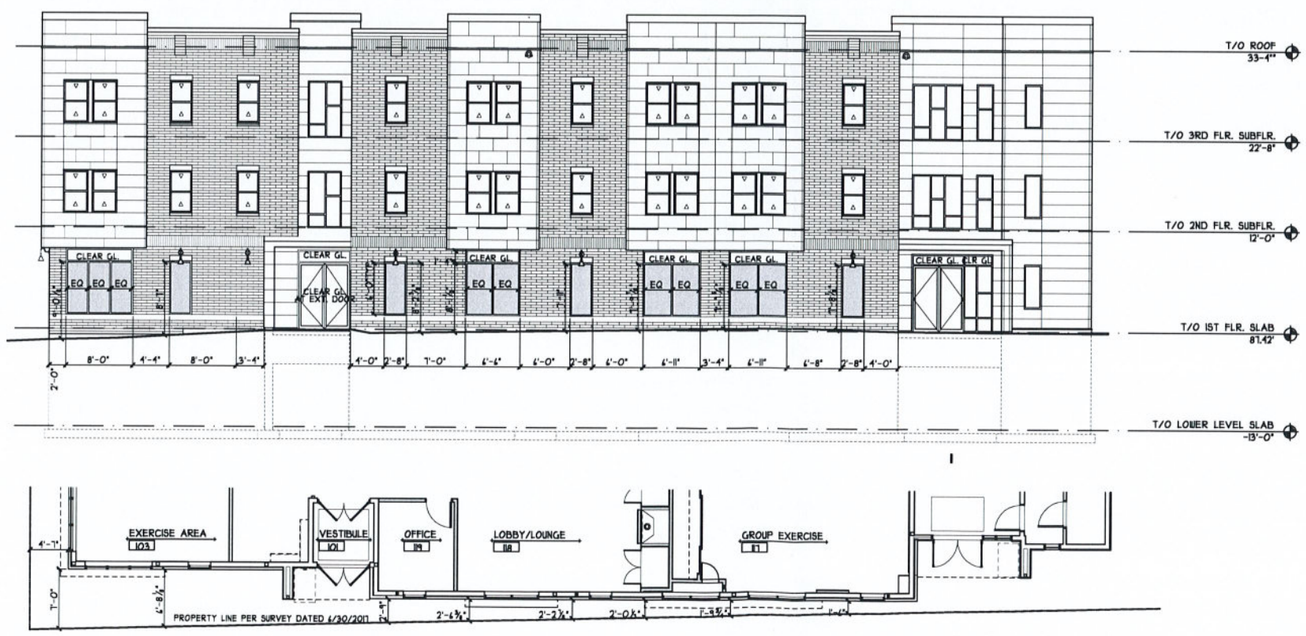


WINDOW TO RECEIVE GRAPHIC WINDOW FILM SIGNAGE

EXISTING BUILDING COMPLETED IN 2014. NO ADDITIONAL CHANGES TO EXTERIOR OR ITS FINISHES. NO WALL MOUNTED OR GROUND SIGNAGE WILL BE INSTALLED.

LIGHT FIXTURES SHOWN ABOVE WINDOWS IS EXISTING AND WILL REMAIN.

WEST ELEVATION (N. McBRIDE STREET) A-2 A2.1
SCALE : 1/8" = 1'-0"



WINDOW TO RECEIVE GRAPHIC WINDOW FILM SIGNAGE

EXISTING BUILDING COMPLETED IN 2014. NO ADDITIONAL CHANGES TO EXTERIOR OR ITS FINISHES. NO WALL MOUNTED OR GROUND SIGNAGE WILL BE INSTALLED.

LIGHT FIXTURES SHOWN ABOVE WINDOWS IS EXISTING AND WILL REMAIN.

SOUTH ELEVATION (BUTTERNUT STREET) A-1 A2.1
SCALE : 1/8" = 1'-0"

REV No:	DATE:	DRAWN BY:	DESCRIPTION:

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

JOB NO:	19006
DATE:	09/15/19
DRAWN BY:	XX
SCALE:	AS NOTED

NEW CONSTRUCTION FOR THE :
NORTHSIDE WOMEN'S WELLNESS CENTER
900 NORTH MCBRIDE STREET, SYRACUSE, NY

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

PART 88.50(b) OF THE TITLE VIII EDUCATION LAW OF NEW YORK PROHIBITS ANY AND ALL ALTERATIONS TO THIS DRAWING OR DOCUMENT BY ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED ARCHITECT. ANY SUCH ALTERATIONS SHALL BE NOTED, SEALED, AND SIGNED BY THE ALTERING ARCHITECT IN ACCORDANCE WITH THE REQUIREMENTS OF PART 88.50(b).

WINDOW SIGNAGE LOCATION DRAWING

A2.1

11/19/2019 S:\JOB NUMBER\2019\19006 - Northside Womens Wellness Cntr\Condoc\PLOT\19006 - A2.1 VARIANCE ONLY.acc

Invoice/Estimate# : 14206

☐ **Approve Proof As-Is**
☐ **Proof NOT Approved**

Signature_____
Date_____

(1) Double Sided 24" x 24" Cabinet Sign
Installed near main entrance.

Version 1SHS

Please Detail Changes (if any)

FASTSIGNS®
More than fast. More than signs.
2043 Erie Blvd East, Unit 2 **315-473-0444**
Syracuse, NY 13224 597@fastsigns.com

Invoice/Estimate# : 14206

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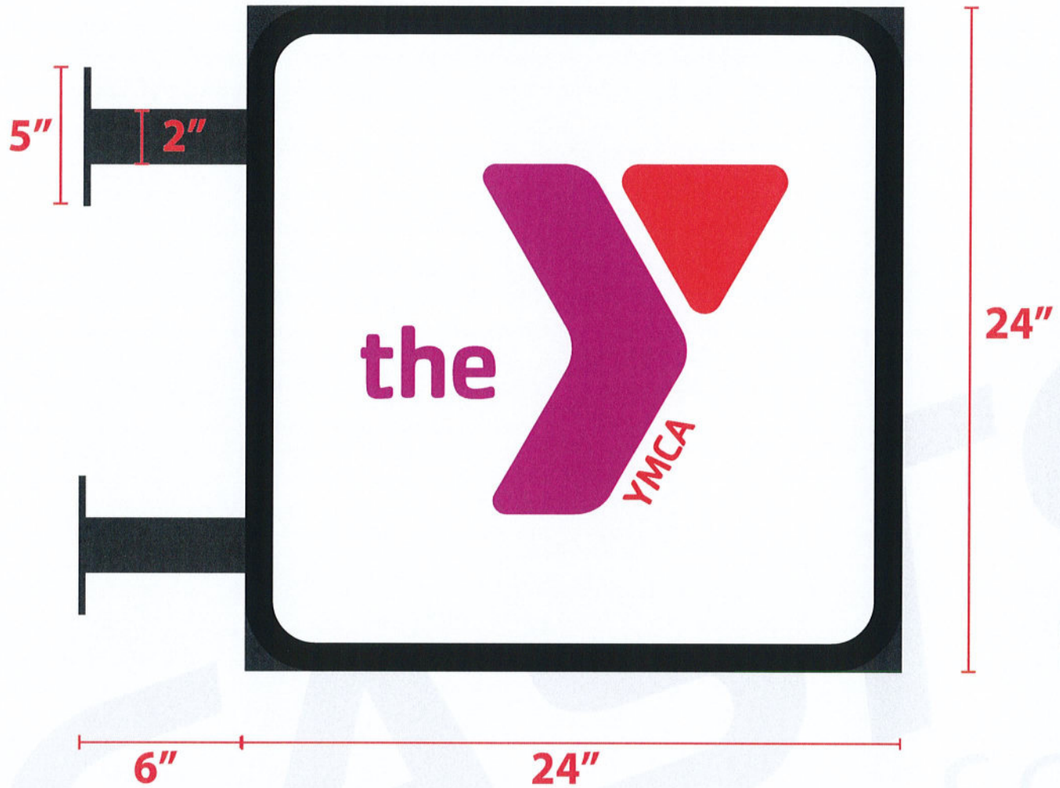
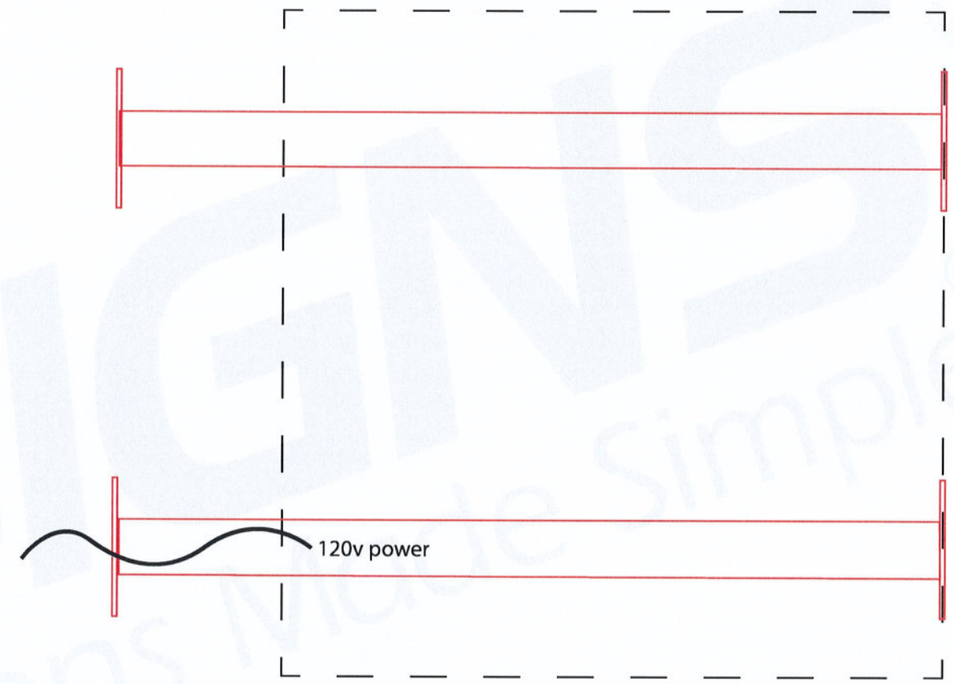
Signature_____
Date_____





Double Sided Cabinet: Dimensions Shown
1 ½" Retainer
(2) 3⁄16" Lexan Faces

Logo Size: 12.5" H X 15.5" W
Translucent Vinyl

illuminated with white LED's
120v Power Supply

(1) Double Sided 24" x 24" Cabinet Sign
Installed near main entrance.

Mounting Bracket (Shown In Red)
2" X 2" sq. tubing for sign support
Bolted to cabinet

Version 1SHS

Please Detail Changes (if any)

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☐ Approve Proof As-Is
☐ Proof NOT Approved

Signature_____

Date_____

(12) Various Sized
Printed frosted vinyl, second surface or applied to exterior

Version 1SHS

Please Detail Changes (if any)

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Invoice/Estimate# : 14206

☐ **Approve Proof As-Is**
☐ **Proof NOT Approved**

Signature_____
Date_____

(13) Various Sized
Printed frosted vinyl, second surface or applied to exterior
(2) Various Sized
White cut vinyl applied to front doors including logo, hours

Version 1SHS

Please Detail Changes (if any)

FASTSIGNS®
More than fast. More than signs.
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Syracuse, NY 13224 597@fastsigns.com