

PLEASE TYPE OR PRINT (LEGIBLY)

For Office Use Only:	Application Number: V- <u>19 - 01</u>
Tax map Section: <u>047</u> Block: <u>15</u> Lot: <u>01-0</u> Zoning District: <u>RB</u>	

1. Address of subject property: 1500 E. Genesee Street

2. Year property was purchased by current owner: 2010

3. Applicant/contact information:

a. Owner(s) (current titleholder):

Name(s): Diana Jakimoski - Housing Portfolio Unlimited, Inc.

Mailing Address: 1201 E. Fayette Street

Zip: 13210 Daytime phone number: 3154723820 home phone number: \_\_\_\_\_

E-mail (alternate contact for additional information request): djakimoski@housingvisions.org

b. Contract purchaser(s) , Lessee , or Co-applicant  (if applicable)

**\*note: Copy of contract to purchase must be included with application if this contract purchaser or lessee applies.**

Name(s): \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Zip: \_\_\_\_\_ Home phone number: \_\_\_\_\_ Day Phone: \_\_\_\_\_

E-mail (alternate contact for additional information request): \_\_\_\_\_

c. Representative: Attorney , Architect , Contractor , Other

**(Only if involved in this application)**

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

Mailing Address: 575 N. Salina Street

Zip: 13208 Telephone number: 315 476-8371

4. Current use of property: (i.e., 1 family, 2 family, grocery store, etc.): \_\_\_\_\_

Residential - 2 family dwelling

Proposed use and occupancy of property: \_\_\_\_\_

Residential - 2 family dwelling.

Current number of onsite (off-street) parking spaces: 3

Proposed number of onsite (off-street) parking spaces: 2

Days and hours of operation (for any business uses):

Explain in detail what (if any) new additions or construction is proposed on the site: Substantial  
rehabilitation of existing 2 family dwelling

**Reason for request:**

The courts have distinguished between use variances (for uses which are not permitted) and area variance (for excess lot coverage, additions into required yards, etc.). Be aware that *the standards of proof for a use variance are much more demanding* than for an area variance and that *the burden is on the applicant* to provide such proof in arguing their case. (See Standard of Proof requirements on required submittal page.)

Use additional sheets of paper to present proof if necessary.

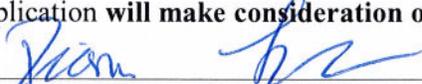
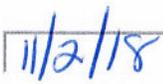
A waiver of the parking/driveway requirements is being sought as the existing parking area is non-conforming with a curb cut over 12 feet. Propose to maintain two of the existing spaces and remove a third parking space that is not necessary to meet the parking requirements for a two family dwelling. The asphalt for the third parking space will be removed and replaced with topsoil and seeded/sodded.

The following affirmation must be signed and dated by the CURRENT PROPERTY OWNER or the owner's LEGAL representative (attorney, power of attorney, partner in the business, etc.).

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 make consideration of this application null and void**.

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

Diana Sakimashi  
Printed or typed name of person whose signature is above (if legal representative, also state relationship to owner).

### DENIAL OF PERMIT

REFERENCE ADDRESS 1500-02 Genesee St E

WARD NO. \_\_\_\_\_

OWNER Up Housing Visions Unlimited

OWNER'S ADDRESS 1201 E. Fayette St

TELEPHONE \_\_\_\_\_

**APPLICATION FOR PERMIT TO:**

erect ( )    convert ( )    maintain (  )    operate ( )

DENIED UNDER ARTICLE (s) B-I-7

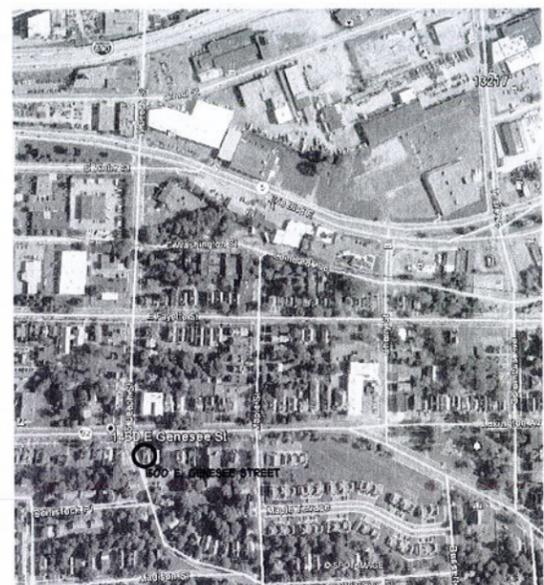
\_\_\_\_\_ of the zoning ordinance for the following reasons: \_\_\_\_\_

- PLANS ATTACHED, APPROVED BY \_\_\_\_\_ LOCATION OF REFERENCE ADDRESS: ASSESSOR'S ATLAS
- SURVEY ATTACHED \_\_\_\_\_ BOOK (S) NO. \_\_\_\_\_
- ZONING REVIEWED BY \_\_\_\_\_ PLATE (S) NO. \_\_\_\_\_
- PARCEL (S) NO. \_\_\_\_\_

DATE 11-26-2018 SIGNATURE Matt Swistak

# CONSTRUCTION DRAWINGS FOR WINSTON GASKIN HOMES SUBSTANTIAL REHABILITATION 1500 EAST GENESEE STREET

SYRACUSE, NEW YORK



HOLMES KING KALLQUIST PROJECT #14040



**ARCHITECT:**  
HOLMES ■ KING ■ KALLQUIST  
& ASSOCIATES L.L.P.  
575 NORTH SALINA STREET  
SYRACUSE, NEW YORK 13208  
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**HVAC/MEP/FIRE PROTECTION**  
ARGUS ENGINEERING, PLLC  
200 BOSS ROAD  
SYRACUSE, NY 13211  
PHONE: (315) 475-6061

**LANDSCAPE ARCHITECT**  
PASERO ASSOCIATES  
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ROCHESTER, NEW YORK 14614  
PHONE: (585) 325-1000

**STRUCTURAL ENGINEER**  
KLEPPER, HAHN & HYATT  
STRUCTURAL ENGINEERING  
5710 COMMON PARK DRIVE  
EAST SYRACUSE, NEW YORK 13057  
PHONE: (315) 446-9201

**OWNER**  
HOUSING VISIONS CONSULTANTS, INC.  
1201 EAST FAYETTE STREET  
SUITE 28  
SYRACUSE, NEW YORK 13210  
PHONE: (315) 472-3820

**CONSTRUCTION**  
HOUSING VISIONS CONSTRUCTION CO., INC.  
1201 EAST FAYETTE STREET  
SUITE 28  
SYRACUSE, NEW YORK 13210  
PHONE: (315) 472-3820

I, THE UNDERSIGNED ARCHITECT, CERTIFY THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THE PLANS AND SPECIFICATIONS ARE IN ACCORDANCE WITH APPLICABLE REQUIREMENTS OF THE INTERNATIONAL EXISTING BUILDING CODE AS ADOPTED BY NEW YORK STATE AND THE INTERNATIONAL ENERGY CONSERVATION CODE AS ADOPTED BY NEW YORK STATE.

ISSUE DATE: OCT 2018  
BID SET No.

REV. NO.	DATE	DRAWN BY	DESCRIPTION

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JOB NO.: 14040  
SHEET NO.: 20178055  
DATE: 28 OCT 2018  
TYPE: VARIANCE APP  
DRAWN BY: LAH  
SCALE: AS NOTED

ABBREVIATIONS :		
ACT : ACOUSTIC CEILING TILE	ENTR : ENTRANCE	LLV : LONG LEG VERTICAL
ADJ : ADJACENT	EQ : EQUAL	LOC : LOCATION
AFB : ABOVE FINISHED FLOOR	EST : ESTIMATE	LTG : LIGHTING
AIA : AMERICAN INSTITUTE OF ARCHITECTS	EQUIP : EQUIPMENT	LTL : LINTEL
ALLOW : ALLOTTANCE	EWC : ELECTRIC WATER COOLER	LVL : LAMINATED VENEER LUMBER
ALT : ALTERNATE	EXH : EXHAUST	LVR : LOUVER
ALUM : ALUMINUM	EXST : EXISTING	MAS : MASONRY
AND : AND/OR	EXT : EXTERIOR	MAT : MATERIAL
APPROX : APPROXIMATELY	FD : FLOOR DRAIN	MAX : MAXIMUM
ARCH : ARCHITECTURAL	FDN : FOUNDATION	MDP : MEDIUM DENSITY FIBERBOARD
ASF : ABOVE SUB FLOOR	FE : FIRE EXTINGUISHER	MDO : MEDIUM DENSITY OVERLAY
AVG : AVERAGE	FEC : FIRE EXTINGUISHER CABINET	MECH : MECHANICAL
B/F : BOTTOM OF FOOTING	F/F : FACE OF FINISH	MEZZ : MEZZANINE
BIT : BITUMINOUS	FIN : FINISH	MFR : MANUFACTURER
BLDG : BUILDING	FIN FLR : FINISHED FLOOR	MIS : MISCELLANEOUS
BLKG : BLOCKING	FIKT : FIXTURE	NO : NOT IN CONTRACT
BM : BEAM/BENCHMARK	FLR : FLOOR	NTS : NOT TO SCALE
B/O : BOTTOM OF	PH : FACTORY MUTUAL	OA : OVERALL
BRD : BOARD	P/O : FACE OF	OC : ON CENTER
BRK : BRICK	FP : FIRE PROOFING	OD : OUTSIDE DIAMETER
BS : BRICK SHELF	FR : FIRE RESISTIVE	OH : OPENING
BSMT : BASEMENT	FRMG : FRAMING	OPP : OPPOSITE
BTWN : BETWEEN	FT : FOOT/FEET	OPPH : OPPOSITE HAND
BUR : BUILT-UP ROOF	FTG : FOOTING	OSB : ORIENTED STRAND BOARD
CABT : CABINET	FTRTD : FIRE TREATED	OZ : OUNCE
CEN : CENTERLINE	FUR : FURRING	PART : PARTITION
CF : CUBIC FOOT/FEET	FURN : FURNITURE	PBRD : PARTICLE BOARD
CL : CENTERLINE	GA : GAUGE	PC : COMPUTER
CLG : CEILING	GAL : GALLON	PERF : PERFORATED
CLR : CLEAR	GALV : GALVANIZED	PL : PLATE
CHU : CONCRETE MASONRY UNIT	GC : GENERAL CONTRACTOR	PLA : PLASTIC LAMINATE
COL : COLUMN/COLOR	GEN : GENERAL	PLAS : PLASTER
COMP : COMPOSITE	GL : GLASS/GLAZING	PLBG : PLUMBING
CONC : CONCRETE	GR : GRADE	PLYD : PLYWOOD
CONST : CONSTRUCTION	GRND : GROUND	PNT : PAINT
CONT : CONTINUOUS	GRN : GREEN	PNT : PAINT
CONTR : CONTRACTOR	GT : GYPSUM WALL BOARD	PREFAB : PREFABRICATED
COORD : COORDINATE	GYP : GYPSUM	PREFIN : PREFINISHED
CORR : CORRIDOR	H : HIGH	PSF : POUNDS PER SQUARE FOOT
CORRUG : CORRUGATED	H/C : HANDICAPPED ACCESSIBLE	PSI : POUNDS PER SQUARE INCH
CPT : CARPET	H/W : HARDWOOD	PT : PRESSURE TREATED
CRS : CURS/SEIS	HDR : HARDWARE	PTD : PAINTED
CT : CERAMIC TILE	HGT : HEIGHT	PVC : POLYVINYL CHLORIDE
CY : CUBIC YARD	HOL : HOLLOW METAL	PVT : PAVEMENT
D : DEPTH	HORIZ : HORIZONTAL	QT : QUARRY TILE
DF : DRINKING FOUNTAIN	HR : HOUR	QTY : QUANTITY
DI : DIAMETER	HVAC : HEATING, VENTILATING & AIR COND.	R : RISER/RADIUS
DIAG : DIAGONAL	ID : INSIDE DIAMETER	RC : RESILIENT CHANNEL
DM : DIMENSION	IN : INCH	RD : ROOF DRAIN
DL : DEAD LOAD	INCL : INCLUDED, INCLUDING	RECT : RECTANGULAR
DN : DOWN	INSUL : INSULATION	REF : REFERENCE
DO : DOOR	INT : INTERIOR	REG : REGULAR
DOOR : DOOR	INTV : INVERT	REIN : REINFORCED
DTL : DETAIL	JAN : JANITOR	REQD : REQUIRED
DRG : DRAWING	JT : JOINT	RET : RETURN
EA : EACH	LEN : LENGTH	
EFS : EXTERIOR INSULATION FINISH SYSTEM	LAM : LAMINATE(D)	
EJ : EXPANSION JOINT	LAV : LAVATORY	
EL : ELEVATION	LB : POUND	
ELEC : ELECTRICAL	LF : LINEAR FEET	
ELEV : ELEVATOR	LG : LIGHT GAUGE	
	LL : LIVE LOAD	
	LH : LONG LEG HORIZONTAL	

SYMBOLS :	
XX/XX/XX - REVISIONS SYMBOL	EXTERIOR ELEVATION KEY
DETAIL LOCATION SHEET #	WALL SECTION KEY
DETAIL LOCATION SHEET #	DETAIL KEY
ELEVATION LOCATION SHEET #	INTERIOR ELEVATION KEYS
	FLOOR EL. = +X'-X"
	ELEVATION KEY
	WINDOW NUMBER
	WALL TYPE KEY

LIST OF DRAWINGS :	
T1.1	TITLE SHEET
T1.2	CODES, STANDARDS AND REFERENCES
A4.1	ENERGY SEALING DETAILS
A4.2	ENERGY SEALING DETAILS
SITE PLANS	
---	EXISTING SURVEY - DATED SEPTEMBER 2014
C101	SCHEMATIC SITE PLAN
C102	EXISTING DEMO PLAN
C103	UTILITY/GRADING PLAN
C201 DETAILS	
ARCHITECTURAL	
D1.1	DEMOLITION PLAN - BASEMENT AND FIRST FLOOR
D1.2	DEMOLITION PLAN - SECOND AND ROOF
A1.1	FLOOR PLANS - BASEMENT AND FIRST FLOOR PLANS - SECOND AND ROOF
A2.1	EXTERIOR ELEVATIONS
A2.2	EXTERIOR ELEVATIONS

ARCHITECTURAL CONT	
A3.1	TYPICAL WALL SECTION
A3.2	NOT USED
A3.3	EXISTING PORCH SECTION AND DETAILS
A4.1	ENLARGED PLANS AND INTERIOR ELEVATIONS
A5.1	WINDOW AND DOOR SCHEDULE AND DETAILS
PLUMBING	
P0.1	LEGEND, GENERAL NOTES AND SCHEDULES
P1.0	FLOOR PLANS - BASEMENT AND FIRST FLOOR
P1.1	FLOOR PLANS - SECOND FLOOR AND ROOF
P2.0	DETAILS AND SCHEMATICS
P4.0	SCHEDULES
HVAC	
H0.1	LEGEND, GENERAL NOTES AND SCHEDULES
H0.2	SPECIFICATIONS
H1.0	FLOOR PLANS - BASEMENT AND FIRST FLOOR
H1.1	FLOOR PLANS - SECOND FLOOR AND ROOF
H2.0	DETAILS
ELECTRICAL	
E0.1	LEGEND, GENERAL NOTES AND SCHEDULES
E0.2	SPECIFICATIONS
E1.0	FLOOR PLANS - BASEMENT AND FIRST FLOOR
E1.1	FLOOR PLANS - SECOND FLOOR AND ROOF
E2.0	LOAD CENTER SCHEDULES AND ONE-LINE DIAGRAM

GENERAL BUILDING CODE COMPLIANCE DATA	
OCCUPANCY CLASSIFICATION	R-2 - MULTI-FAMILY DWELLING
ZONING CLASSIFICATION	RB - RESIDENTIAL CLASS B MULTI-FAMILY DWELLINGS AND APARTMENT BUILDINGS ALLOWED
SITE AREA	1500 EAST GENESEE STREET; 4,452.8 SF. / .102 ACRES
NATURE OF WORK	SUBSTANTIAL REHABILITATION LEVEL II REFER TO EXISTING BUILDING CODE (EBC)
CONSTRUCTION TYPE	V B
FIRE AREA LIMITS	2 1/2 STORY/12,000 SF PER FLOOR
FIRE AREA INCREASE	NOT REQUIRED
HEIGHT LIMITS	EXISTING 2 1/2 STORY BUILDING
FRONT YARD SETBACK	EXISTING
REAR YARD SET BACK	EXISTING
SIDE YARD SETBACK	EXISTING
RATED SEPARATIONS	
APARTMENT TO APARTMENT	40 MINUTES
STAIR ENCLOSURES	30 MINUTES
FLOOR TO FLOOR	40 MINUTES
FIRE PROTECTION SYSTEMS	
AUTOMATIC SPRINKLER	NOT REQUIRED
STAND PIPE SYSTEM	NOT REQUIRED

BUILDING DATA:	
GENERAL UNIT DATA	
GROSS BUILDING SQUARE FOOTAGE	3,814/4,014 S.F.
GROSS RESIDENTIAL SPACE	7,412/55 S.F.
GROSS RESIDENTIAL SHARED SPACE	14/14 S.F.
GROSS NON-RESIDENTIAL SHARED SPACE	124/1353 S.F.
(2) APARTMENTS TOTAL	
(2) FOUR-BEDROOM UNITS	
(0) ACCESSIBLE UNITS	
(0) HEARING/VISION UNITS	
(0) VISITABLE UNITS	
UNIT DATA	
UNIT	AREA/S.F. SHOWN AS INT/EXT
UNIT A	1081/1232 1ST FLOOR/4 BEDROOM
UNIT B	1245/1303 2ND FLOOR/4 BEDROOM
TOTAL RESIDENTIAL	2,416/2,535

CONSTRUCTION DRAWINGS FOR WINSTON GASKIN HOMES:  
SUBSTANTIAL REHABILITATION  
1500 EAST GENESEE STREET  
SYRACUSE, NEW YORK

HOLMES ■ KING ■ KALLQUIST  
& ASSOCIATES, ARCHITECTS, L.L.P.  
575 NORTH SALINA STREET • SYRACUSE, NY 13208  
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TITLE SHEET

# T1.1

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 WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OR UP TO DATE TITLE REPORT AND IS THEREFORE SUBJECT TO ANY EASEMENTS, RESTRICTIONS, COVENANTS OR ANY STATEMENT OF FACTS THAT SUCH DOCUMENTS MAY DISCLOSE.
4.) PARCEL LIES IN ZONE C (AREAS OF MINIMAL FLOODING) AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) COMMUNITY PANEL 36055 004E MAP REVISED MAY 15, 1986.
5.) SURVEY WAS PERFORMED IN THE FIELD BETWEEN SEPTEMBER 8-15, 2014.
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 NO STRIPED PARKING SPACES ON THE SUBJECT PARCEL.
8.) THIS PARCEL IS ZONED AS "R8" DISTRICT (RESIDENTIAL DISTRICT) USE WITHIN THE CITY OF SYRACUSE.
9.) REFERENCE MAP: REVISED MAP OF PART OF BLOCK NO. 372 IN THE 17TH WARD OF SYRACUSE, N.Y. DATED MAY 19, 1930, PREPARED BY DEAN WATKEYS, C.E. FILED MAP 1112.
REFERENCE MAP: PART OF LOT 1 OF BLOCK NO. 372 WILLIAM E. ABBOTT TRACT KNOWN AS 1500-1502 EAST GENESEE STREET DATED 2/01/2010 PREPARED BY COLIN M. KRAFT, L.S.
REFERENCE MAP: PART OF BLOCK NO. 372 KNOWN AS 1518 EAST GENESEE STREET DATED 2/01/2010 PREPARED BY COLIN M. KRAFT, L.S.
REFERENCE MAP: PART OF LOT 1 OF BLOCK NO. 372 WILLIAM E. ABBOTT TRACT KNOWN AS 1518-1512 EAST GENESEE STREET DATED 2/01/2010 PREPARED BY COLIN M. KRAFT, L.S.
REFERENCE MAP: WILLIAM E. ABBOTT TRACT - FILED MAP 849.

1500-1502 EAST GENESEE STREET - Record Description

ALL THAT TRACT OR PARCEL OF LAND situate in the City of Syracuse, County of Onondaga and State of New York and being part of lot No. 1, Block No. 372 of the William E. Abbott Tract according to a map by R. Griffen, C.E. and filed in the Onondaga County Clerk's Office January 21, 1895 and being more particularly described as follows:

Beginning at the intersection of the present southerly line of East Genesee Street with the present easterly line of South Beech Street; thence N 55 deg. 09' 40" E, along said southerly line of East Genesee Street a distance of 56.00 feet to a point; thence southerly a distance of 135.00 feet to a point 10.00 feet distant easterly of said easterly line of South Beech Street; thence westerly a distance of 10.00 feet to its intersection with said easterly line of South Beech Street; thence N 21 deg. 35' 20" W, along said easterly line of South Beech Street a distance of 143.95 feet to the point of beginning. Containing 0.103 Acres of land more or less.

LEGEND table with symbols for HYD, CR, CBR, BPH, SV, JPT, GMR, EMH, and GV, corresponding to various utility and structural elements like hydrant, sign, square catch basin, etc.



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.

Signature of David M. Sliski, dated 9/29/14.

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

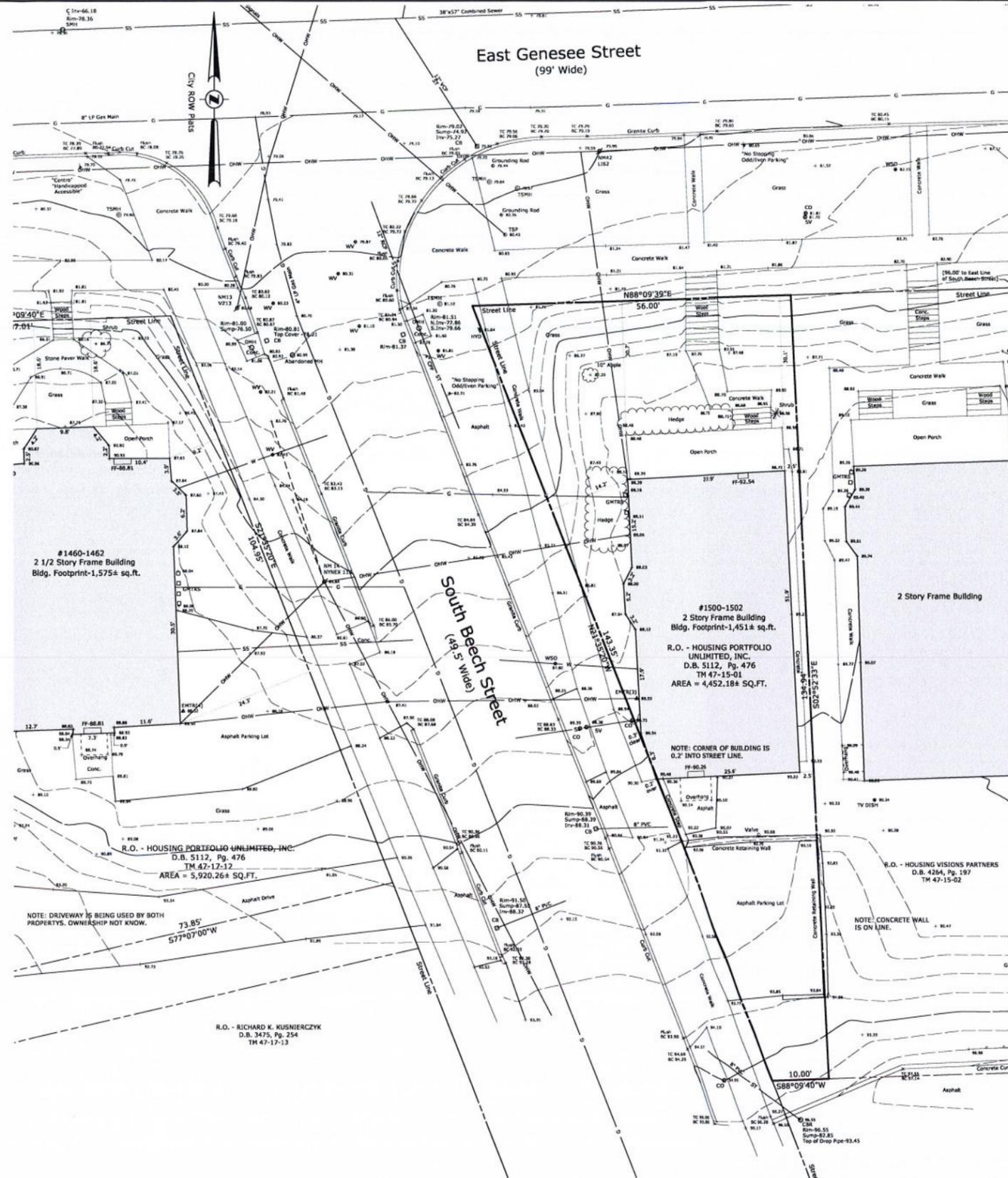
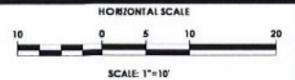
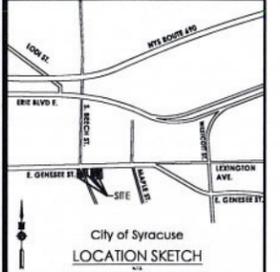


Table with columns: DATE, REVISIONS RECORD/DESCRIPTION, DRAFTER, CHECK, APPR. Includes a revision record for 9/29/14 and a signature block for David M. Sliski.

BOUNDARY AND TOPOGRAPHIC SURVEY MAP OF 1500-1502 EAST GENESEE STREET. HOUSING VISIONS. PART OF LOT 1 IN CITY BLOCK 372 - WILLIAM E. ABBOTT TRACT. ONONDAGA COUNTY, NEW YORK. C.T. MALE ASSOCIATES Engineering, Surveying, Architecture & Landscape Architecture, D.P.C. SHEET 1 OF 1 DWG. NO: 14-0465



If you excavate anywhere in New York State, except NYC or Long Island, call  
**Dig Safely. New York**  
1-800-962-7962  
i-Notice = www.DigSafelyNewYork.com



Client:  
**HKK ARCHITECTS**  
575 NORTH SALINA STREET  
SYRACUSE, NY 13208

**PASSERO ASSOCIATES**  
312 West Mohr Street Suite 100  
Syracuse, New York 14214  
Principal-In-Charge: John F. Caruso, P.E.  
Project Manager: David L. Cox, P.E.  
Designed by: Carole G. Harvey



No.	Date	By	Description
1			

UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS DRAWING IS IN VIOLATION OF STATE EDUCATION LAW ARTICLE 143 SECTION 7208 AND ARTICLE 147 SECTION 2907. THESE PLANS ARE COPYRIGHT PROTECTED ©

**WINSTON GASKIN**  
SITE PLAN  
HOUSING VISIONS  
SYRACUSE  
1460 & 1500 E. GENESEE STREET  
SYRACUSE, NY 13210  
Town/City: SYRACUSE  
County: ONONDAGA State: NEW YORK

Project No.  
**20162315.0001**

Drawing No. **C 101** Sheet No. **1**

Scale: **1" = 10'**

Date: **AUGUST 2018**

**SITE DATA:**

- TAX ACCT. NUMBER: 1460-47-17-12, 1500-47-15-01
- PARCEL ADDRESS: 1460 E. GENESEE ST., 1500 E. GENESEE ST.
- TOTAL PARCEL AREA:  
1460: 5,920± S.F. OR .136 ACRES  
1500: 4,452± S.F. OR .102 ACRES  
TOTAL PROJECT AREA = .238 ACRES
- EXISTING ZONING: RB (RESIDENTIAL DISTRICT CLASS B - MULTIFAMILY)
- PROPOSED USE: MULTI FAMILY RESIDENTIAL
- EXISTING USE: MULTI FAMILY RESIDENTIAL
- ZONING AREA REQUIREMENTS:  
#1460 E. GENESEE ST. (4 UNITS)

TOTAL DISTURBANCE: 9,111 SF

	REQUIRED	PROPOSED
PARKING:	1 SPACE PER UNIT (4)	3
STALL SIZE:	8.5'x18'	8.5'x18'
LOT WIDTH:	40', 50' (MULTIFAMILY) (50')	37.01'
LOT AREA:	4,000 S.F.	5,920 S.F.
BUILDING HEIGHT:	N/A	2.5 STORIES
FRONT YARD:	10' or AVERAGE (10') SETBACK ON STREET	18.6'
REAR YARD:	20' OR 15% OF LOT DEPTH (20')	34.8'
SIDE YARD:	4'	3.3'
MAX STRUCTURAL COVERAGE	40% (MULTIFAMILY)	26.4%
MAX PARKING COVERAGE	40%	10.1%
MAX DENSITY	1,000 SF/UNIT	1,973 SF/UNIT

#1500 E. GENESEE ST. (2 UNITS)

	REQUIRED	PROPOSED
PARKING:	1 SPACE PER UNIT (2)	3
STALL SIZE:	8.5'x18'	8.5'x18'
LOT WIDTH:	40'	56'
LOT AREA:	4,000 S.F.	4,452 S.F.
BUILDING HEIGHT:	N/A	2 STORIES
FRONT YARD:	10' or AVERAGE (28') SETBACK ON STREET	0.2' OVER*
REAR YARD:	20' OR 15% OF LOT DEPTH (20')	52.8'
SIDE YARD:	4'	2.5'
MAX STRUCTURAL COVERAGE	30%	32.6%*
MAX PARKING COVERAGE	35%	11.4%
MAX DENSITY	3,000 SF/UNIT	2,226 SF/UNIT*

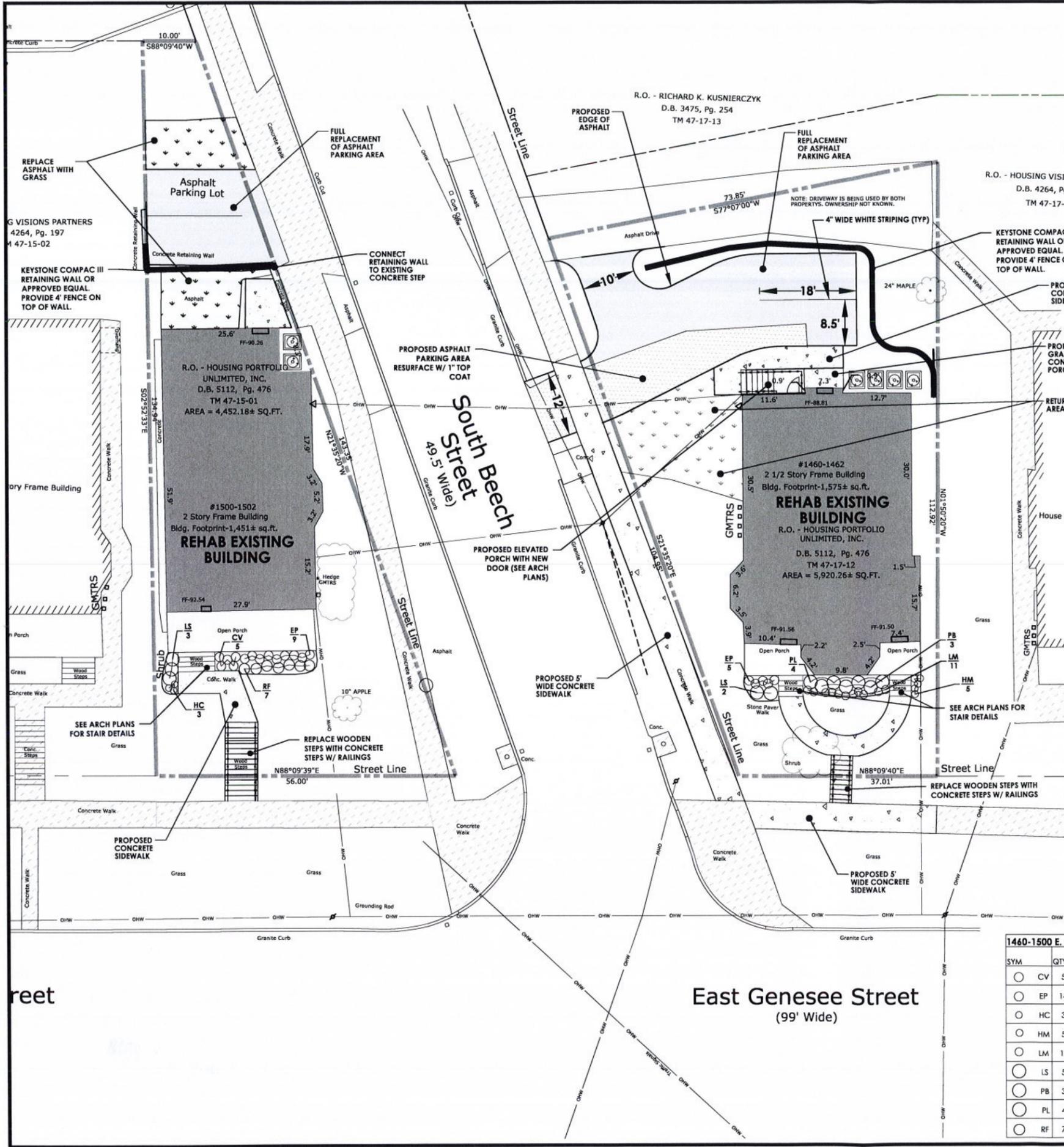
- \* PRE-EXISTING NON-CONFORMING
- THERE ARE NO FEDERALLY REGULATED WETLANDS ON THIS PARCEL ACCORDING TO USACE FEDERAL WETLAND INVENTORY.
- THERE ARE NO STATE REGULATED WETLANDS ON THIS PARCEL ACCORDING TO NYSDEC WETLAND INVENTORY.
- THE PROJECT IS NOT LOCATED IN FLOOD A ZONE PER FIRM COMMUNITY PANEL # 34067C0236F, DATED NOVEMBER 4, 2016.
- PUBLIC WATER WILL BE PROVIDED BY THE CITY OF SYRACUSE.
- PUBLIC SANITARY SEWER WILL BE PROVIDED BY THE CITY OF SYRACUSE.
- STORM SEWER AND DRAINAGE FACILITIES WILL BE PRIVATE AND MAINTAINED BY THE OWNER OF THE PROPERTY.
- GAS AND ELECTRIC WILL BE PROVIDED BY NYSEG.
- ALL IMPROVEMENTS SHALL BE MADE IN ACCORDANCE WITH THE CURRENT DEVELOPMENT STANDARDS AND SPECIFICATIONS OF THE CITY OF SYRACUSE.

**LEGEND**

	PROPERTY LINE		EXISTING CONCRETE SIDEWALK
	SETBACK LINE		RESURFACED ASPHALT
	EXISTING FENCE LINE		NEW ASPHALT
	PROPOSED FENCE LINE		RESTORE AREA TO LAWN
	R.O.W.		ACCESSIBLE ROUTE
	EDGE OF PAVEMENT		PROPOSED SIGN
	PROPOSED PAVEMENT		PROPOSED PAINTED HC SYMBOL
	EXISTING TREE AND SHRUB		
	BUILDING TO BE REHABILITATED		
	NEW CONCRETE SIDEWALK		

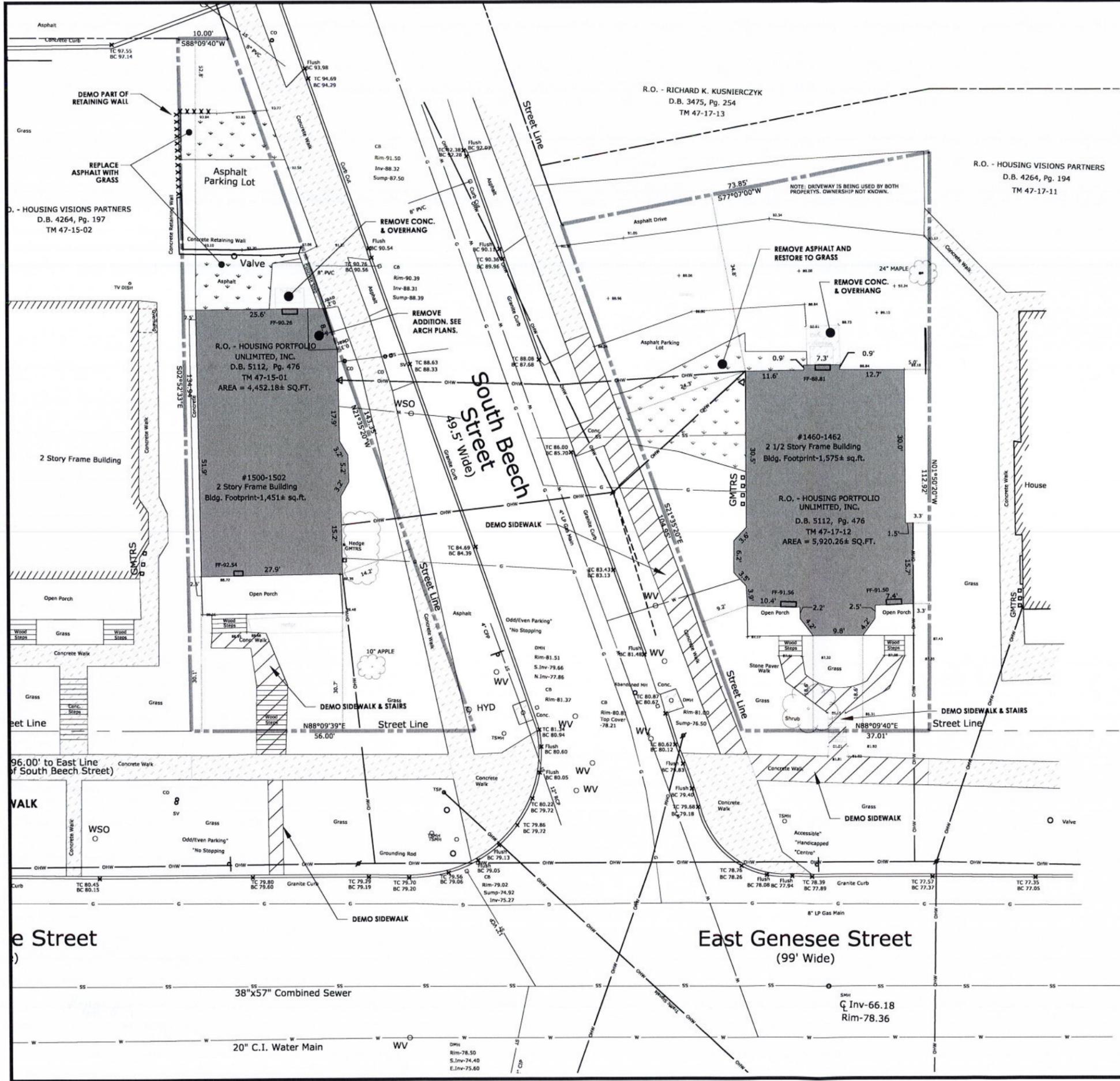
**1460-1500 E. GENESEE PERENNIAL PLANTING SCHEDULE**

SYM	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION	Height	Width	PERENNIAL	Color/Bloom	Invasive Species	Drought Tolerant
CV	5	COREOPSIS VERTICILLATA MOONBEAM	THREADLEAF COREOPSIS	#2	CONT.	1.5-2'	1.5-2'	P	YELLOW / JUNE-AUG	N	Y
EP	14	ECHINACEA PURPUREA 'MAGNUS'	PURPLE CONEFLOWER	#1	CONT.	2-4'	1.5-2'	P	PURPLE / JUNE-AUG	N	Y
HC	3	HEUCHERA 'PURPLE SAILS'	CORAL BELLS	#1	CONT.	1-2'	1.5-2'	P	PINK / MAY	N	Y
HM	5	HEMEROCALLIS 'PARDON ME'	DAYLILY	#1	CONT.	1-1.5'	1-1.5'	P	CRANBERRY / JUNE-AUG	N	Y
LM	11	LIRIOPE MUSCARI 'VARIEGATA'	LILYTURF	#1	CONT.	1-1.5'	1-2'	P	PURPLE / AUGUST	N	Y
LS	5	LEUCANTHEMUM X SUPERBUM 'BECKY'	SHASTA DAISY	#2	CONT.	2-3'	2-3'	P	WHITE / JULY-SEPT	N	Y
PB	3	PAEONIA X 'BUCKEYE BELLE'	BUCKEYE BELLE PEONY	#3	CONT.	1.5-2'	2-3'	P	DEEP RED / APRIL-MAY	N	Y
PL	4	PAEONIA LACTIFOLIA 'SARAH BERNHARDT'	SARAH BERNHARDT PEONY	-	BULB	2.5-3'	2.5-3'	P	PINK / MAY	N	Y
RF	7	RUDBECKIA FULGIDA	ORANGE CONEFLOWER	#1	CONT.	2-3'	2-2.5'	P	YELLOW / JUNE-OCT	N	Y



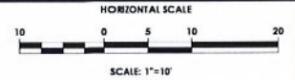
East Genesee Street  
(99' Wide)

Street

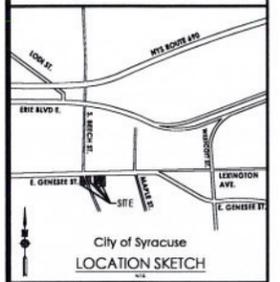


**LEGEND**

- HYDRANT
- SIGN
- SQUARE CATCH BASIN
- ROUND CATCH BASIN
- SANITARY MANHOLE
- UTILITY POLE
- SEWER VENT
- IRON ROD FOUND
- GAS METER
- ELECTRIC MANHOLE
- DECIDUOUS TREE
- SANITARY SEWER LINE
- STORM SEWER LINE
- OVERHEAD WIRES
- WATER LINE
- GAS LINE
- CLEANOUT
- WATER VALVE
- EMTR
- GAS VALVE
- EXISTING CONCRETE
- PROPOSED CONCRETE
- PROPOSED GRASS AREA
- PROPOSED ASPHALT



If you excavate anywhere in New York State, except NYC or Long Island, call  
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1-Notice = www.DigSafelyNewYork.com



Client:  
**HKK ARCHITECTS**  
575 NORTH SALINA STREET  
SYRACUSE, NY 13208

**PASSERO ASSOCIATES**  
242 West Mohr Street Suite 100  
Rochester, New York 14614  
Principal-In-Charge: John F. Caruso, P.E.  
Project Manager: David L. Cox, P.E.  
Designed by: Carole G. Harvey



No.	Date	By	Description
1			

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**WINSTON GASKIN**  
EXISTING/DEMO PLAN  
HOUSING VISIONS  
SYRACUSE  
1460 & 1500 E. GENESEE STREET  
SYRACUSE, NY 13210  
Town/City: SYRACUSE  
County: ONONDAGA State: NEW YORK

Project No:  
**20162315.0001**

Drawing No. **C 102** Sheet No. **2**

Scale: **1" = 10'**

Date: **AUGUST 2018**

**GENERAL NOTES:**

- CONTRACTOR IS RESPONSIBLE TO CALL CENTRAL STAKE-OUT @ 1-800-962-7962 PRIOR TO BEGINNING DEMOLITION.
- CONTRACTOR TO KEEP ROAD CLEAR & CLEAN DURING DEMOLITION.
- CONTRACTOR IS RESPONSIBLE TO REMOVE ALL DEMOLITION MATERIALS FROM THE PROJECT SITE.
- CONTRACTOR IS RESPONSIBLE TO PROTECT ALL UTILITIES AND CONDUITS ON SITE DURING CONSTRUCTION.
- ANY EXISTING UTILITIES OR CONDUITS THAT ARE TO BE ABANDONED AND ARE NOT LOCATED IN THE AREA OF PROPOSED IMPROVEMENTS MAY BE CUT, CAPPED AND/OR FILLED. EXISTING WATER SERVICE TO BE ABANDONED AT THE MAIN. SEWER LATERALS NOT TO BE REUSED ARE TO BE PLUGGED BY BRICK AND SEALED BY CONCRETE. CONTRACTOR TO COORDINATE WITH THE CITY OF SYRACUSE.
- ANY ABANDONMENT OF EXISTING ELECTRICAL AND NATURAL GAS FACILITIES SHALL BE COORDINATED WITH A REPRESENTATIVE FROM THE UTILITY COMPANY.
- ALL FILL AREAS SHALL BE COMPACTED TO 95% ORIGINAL DENSITY PER STANDARD PROCTOR TEST.
- ALL DEMOLISHED BUILDING AND PAVEMENT AREAS (ASPHALT OR CONCRETE) NOT COVERED BY NEW CONSTRUCTION ARE TO BE RETURNED TO GRASS. SEE TOPSOIL AND SEEDING NOTES ON THIS SHEET.

**TOPSOIL AND SEEDING NOTES:**

- THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR FINE GRADING AND PREPARATION OF ALL LAWN AND LANDSCAPE AREAS.
- APPLY MINIMUM OF SIX (6) INCHES OF CLEAN TOPSOIL (IMPORTED OR SCREEN ON-SITE) AND FINE GRADE, LEAVING TOPSOIL IN A LOOSE AND FRABLE CONDITION FOR SEEDING.
- LIME SOIL OR ADD OTHER ORGANIC AMENDMENTS AS NECESSARY TO ACHIEVE A SOIL pH BETWEEN 5.5 - 7.0.
- LANDSCAPE CONTRACTOR SHALL WORK OVER LAWN AREAS THAT HAVE REMAINED PARTIALLY INTACT, TOP DRESSING WITH SOIL, SCARIFYING, AND SEEDING TO FORM A SMOOTH, FULL, EVEN LAWN, FREE OF BARE SPOTS, INDENTATIONS, AND WEEDS.
- SEEDING SHOULD BEGIN IMMEDIATELY UPON COMPLETION OF FINE GRADING. SEED SHOULD BE PRESSED INTO THE SOIL TO CREATE GOOD SEED-TO-SOIL CONTACT, NO DEEPER THAN THE THICKNESS OF THE SEED.
- FERTILIZING, APPLY 10-0-10 FERTILIZER EVENLY AT THE RATE OF 20 POUNDS PER 1000 SQ. FT. NO FERTILIZER CONTAINING PHOSPHORUS IS PERMITTED ON SITE.
- SEED SHOULD BE APPLIED EITHER BY HAND BROADCASTING OR HYDRO SEEDING. TWO PASSES SHALL BE MADE IN PERPENDICULAR DIRECTIONS TO INSURE PROPER COVERAGE.
- LAWN SEED MIX  
MIX A: SEEDING RATE: 4 LBS./1,000 SQ. FT.  
LOW MAINTENANCE FESCUE LAWN  
PREFERRED SEED: LOW MAINTENANCE GRASS SEED MIX OR APPROVED EQUAL  
  
25% FIREFLY HARD FESCUE  
25% BIG HORN QT HARD/SHEEP  
20% INTRIGUE CHEWINGS FESCUE  
20% QUARRO SHEEP FESCUE  
10% MINOTAUR HARD FESCUE
- DRY APPLICATION MULCH  
A. STRAW MULCH SHOULD BE APPLIED TO NEWLY SEEDED AREAS WITHIN 12 HOURS IF HYDRO MULCH IS NOT UTILIZED.  
B. DRY APPLICATION, STRAW: STALKS OF OATS, WHEAT, RYE OR OTHER APPROVED CROPS WHICH ARE FREE OF NOXIOUS WEEDS. WEIGHT SHALL BE BASED ON A 15 PERCENT MOISTURE CONTENT.  
C. DRY APPLICATION: WITHIN ONE DAY AFTER SEEDING, COVER THE SEEDED AREAS WITH A UNIFORM BLANKET OF STRAW MULCH AT THE RATE OF 100 POUNDS PER 1000 SQ. FT. OF SEEDED AREA.  
  
A. COLORED WOOD CELLULOSE FIBER PRODUCT SPECIFICALLY DESIGNED FOR USE AS A HYDRO-MECHANICAL APPLIED MULCH. ACCEPTABLE PRODUCT: CONWED HYDRO MULCH, CONWED FIBERS, 231 4TH STREET SW, HICKORY, NC
- FILL TANK WITH WATER AND AGITATE WHILE ADDING SEEDING MATERIALS. USE SUFFICIENT FERTILIZER, MULCH, AND SEED TO OBTAIN THE SPECIFIED APPLICATION RATE. ADD SEED TO THE TANK AFTER THE FERTILIZER AND MULCH HAVE BEEN ADDED. MAINTAIN CONSTANT AGITATION TO KEEP CONTENTS IN HOMOGENEOUS SUSPENSION. PROLONGED DELAYS IN APPLICATION OR AGITATION THAT MAY BE INJURIOUS TO THE SEED WILL BE THE BASIS OF REJECTION OF MATERIAL REMAINING IN TANK.
- DISTRIBUTE UNIFORMLY A SLURRY MIXTURE OF WATER, SEED, FERTILIZER, AND MULCH AT A MINIMUM RATE OF 57 GALLONS PER 1000 SQ. FT. (2800 GALLONS PER ACRE). THE OWNER AND PROJECT REPRESENTATIVE MAY ORDER THE AMOUNT OF WATER INCREASED IF DISTRIBUTION OF SEEDING MATERIALS IS NOT UNIFORM.



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Client:  
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575 NORTH SALINA STREET  
SYRACUSE, NY 13208

**PASSERO ASSOCIATES**  
342 West Mohr Street Suite 100  
Syracuse, New York 14414  
Phone: (315) 435-1000  
Fax: (315) 435-1411  
Principal-in-Charge: John F. Caruso, P.E.  
Project Manager: David L. Cox, P.E.  
Designed by: Carole G. Harvey



Revisions			
No.	Date	By	Description
1			

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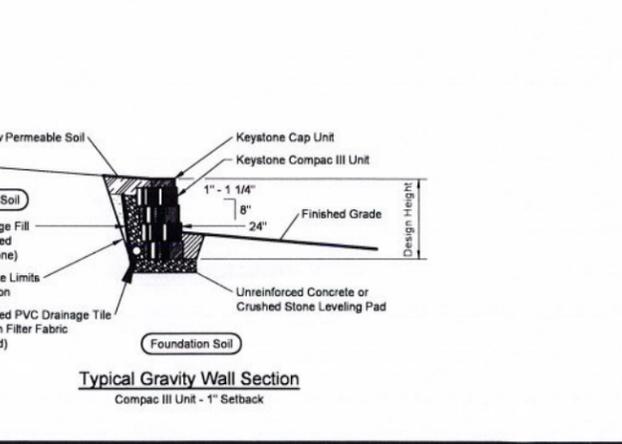
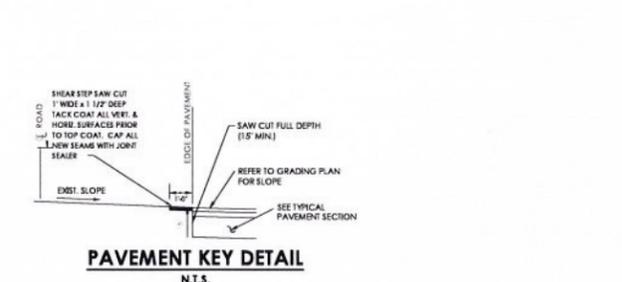
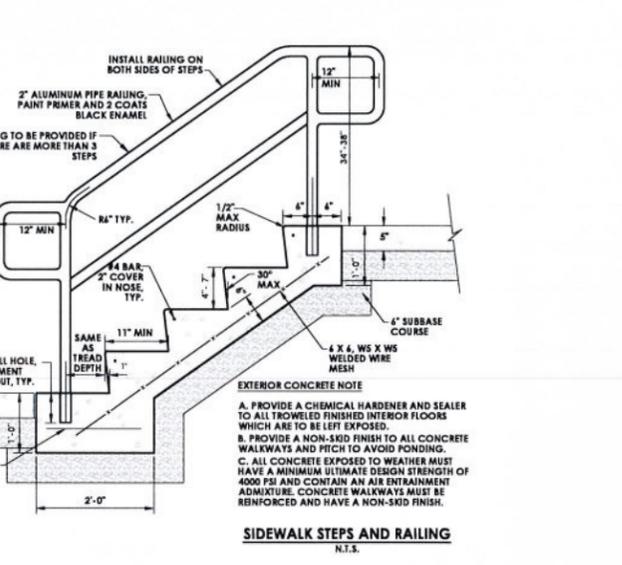
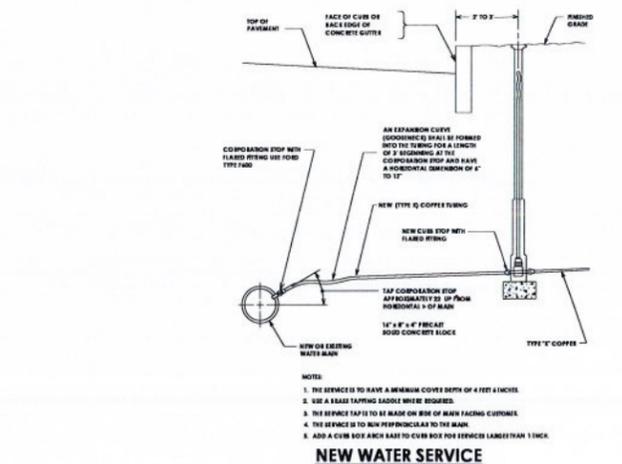
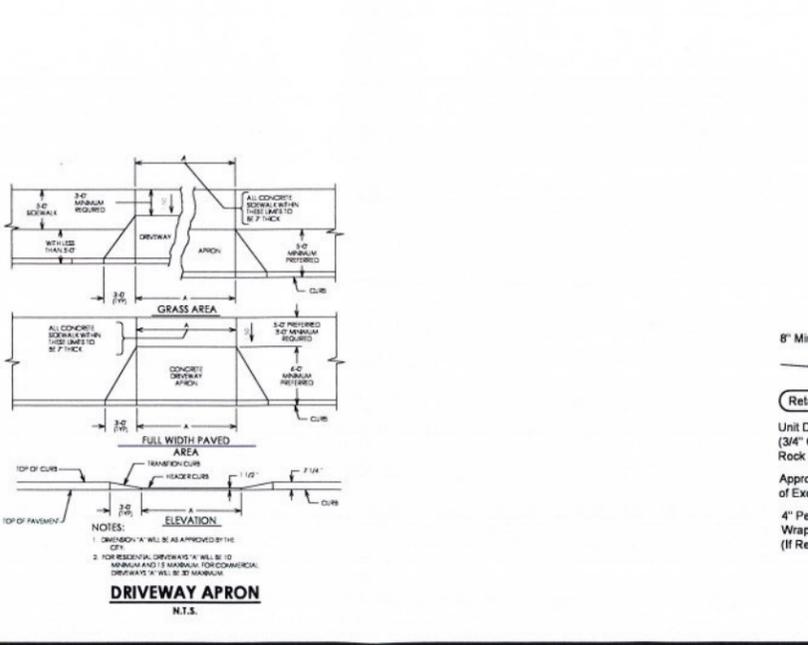
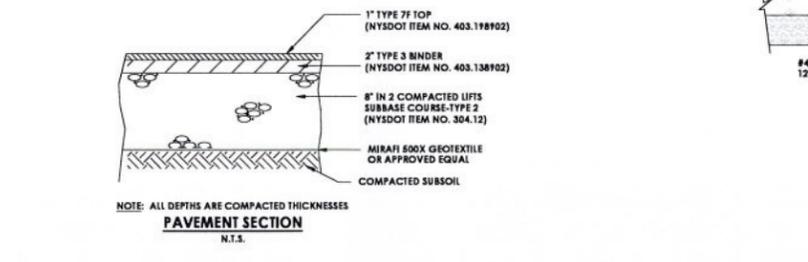
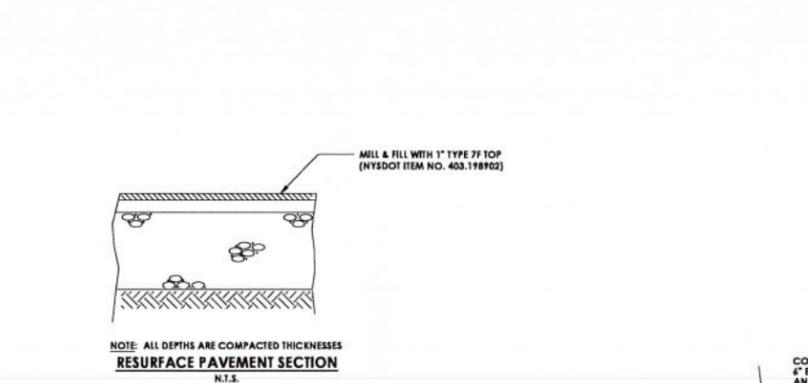
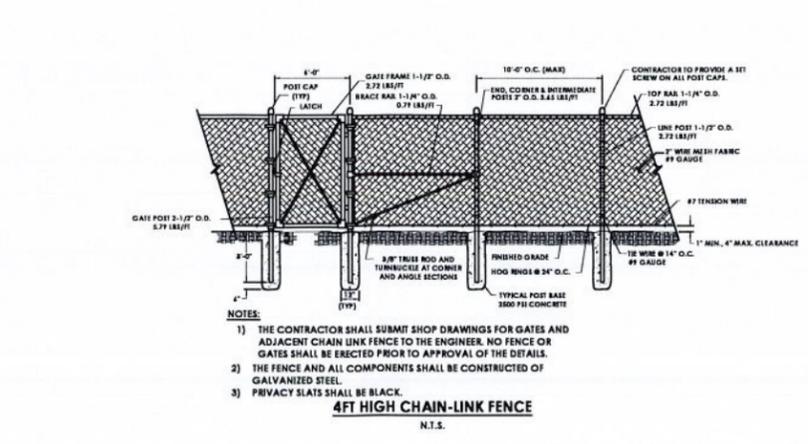
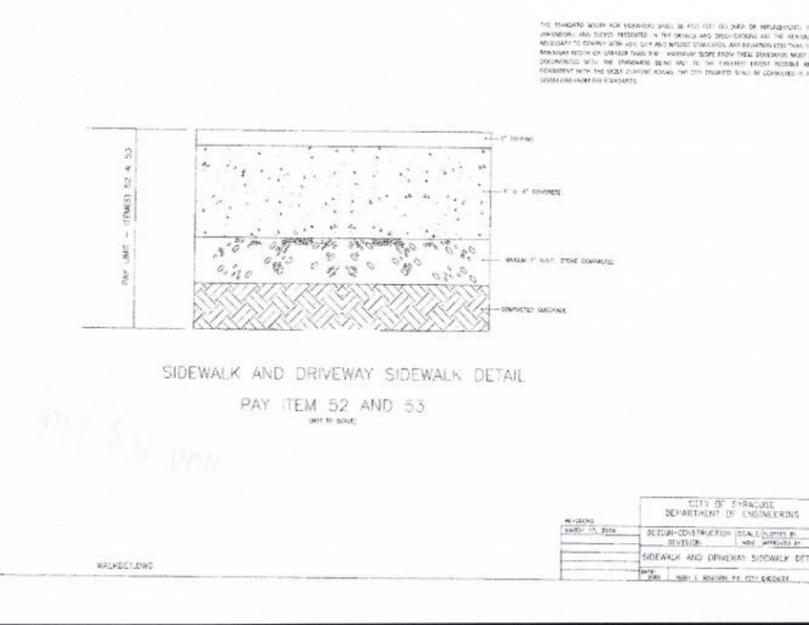
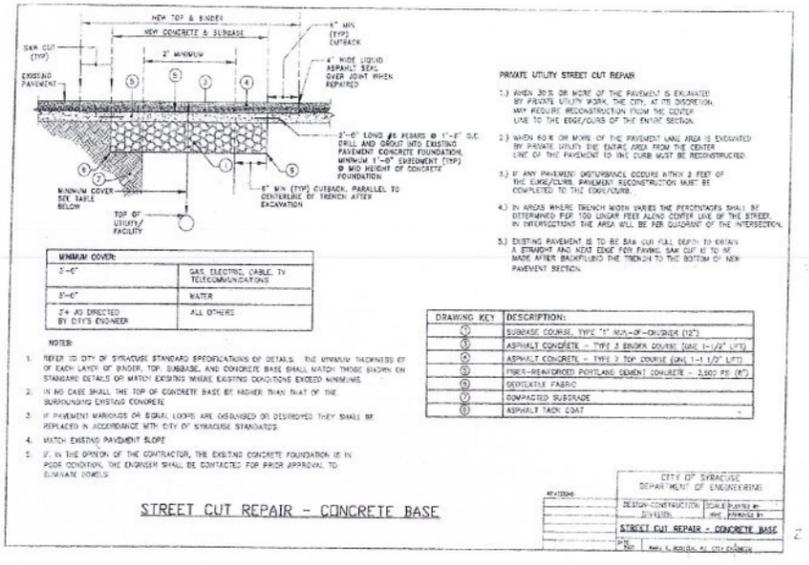
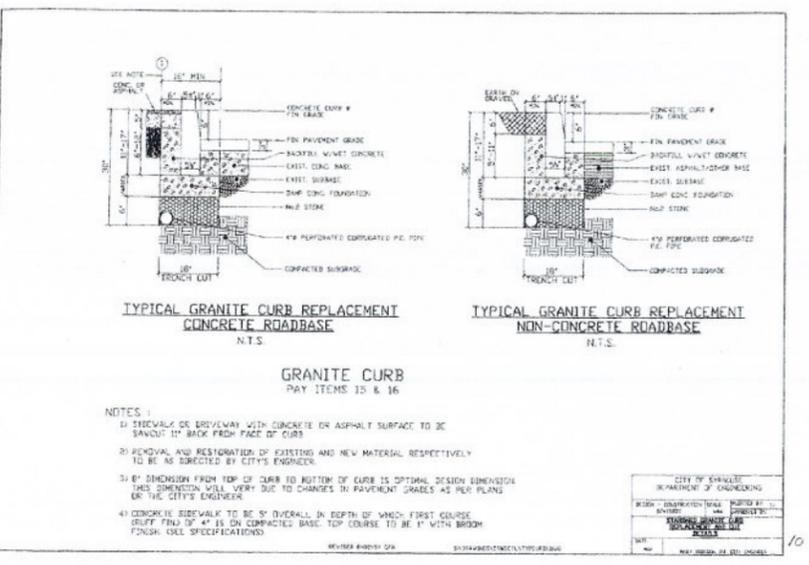
**WINSTON GASKIN**  
DETAILS  
HOUSING VISIONS  
SYRACUSE  
1460 & 1500 E. GENESEE STREET  
SYRACUSE, NY 13210  
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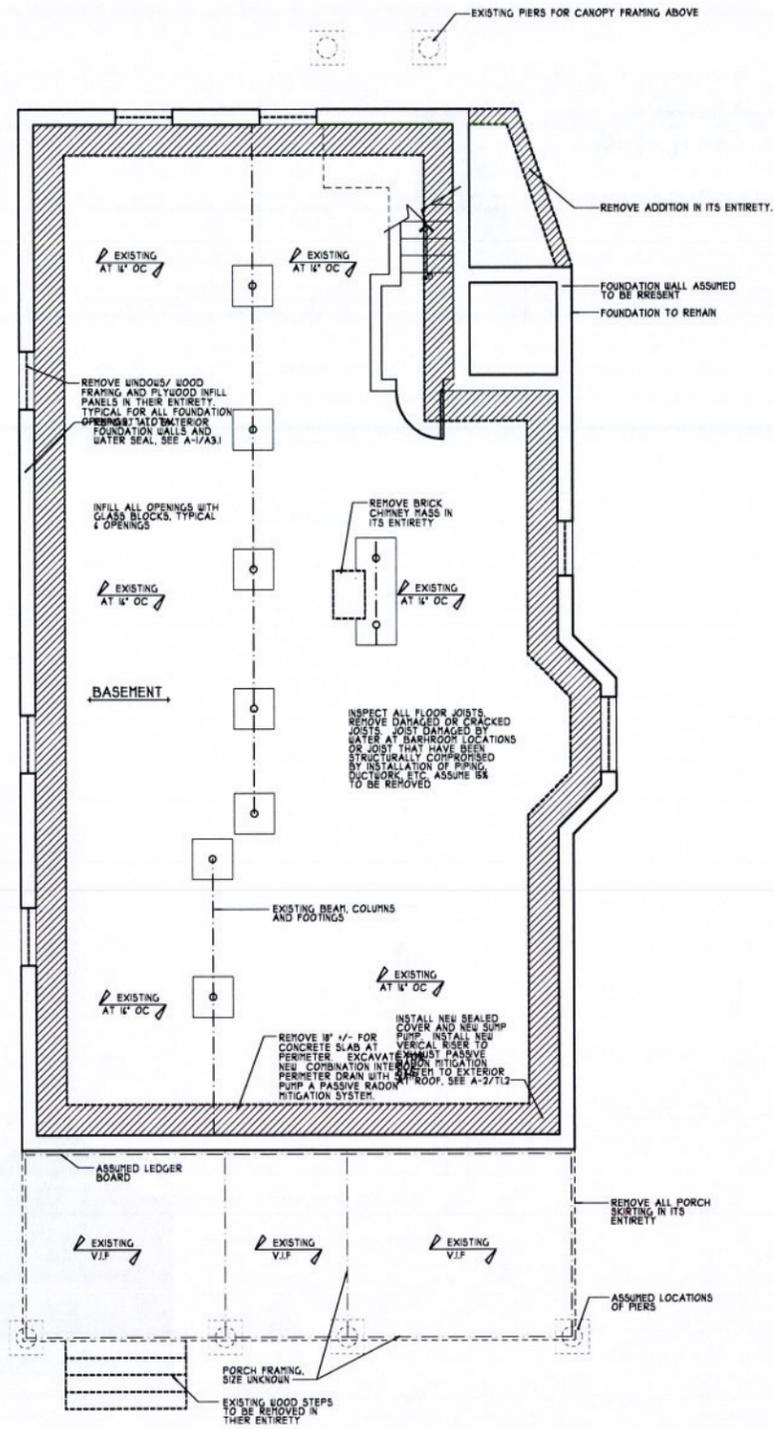
Project No. **20162315.0001**

Drawing No. **C201** Sheet No. **4**

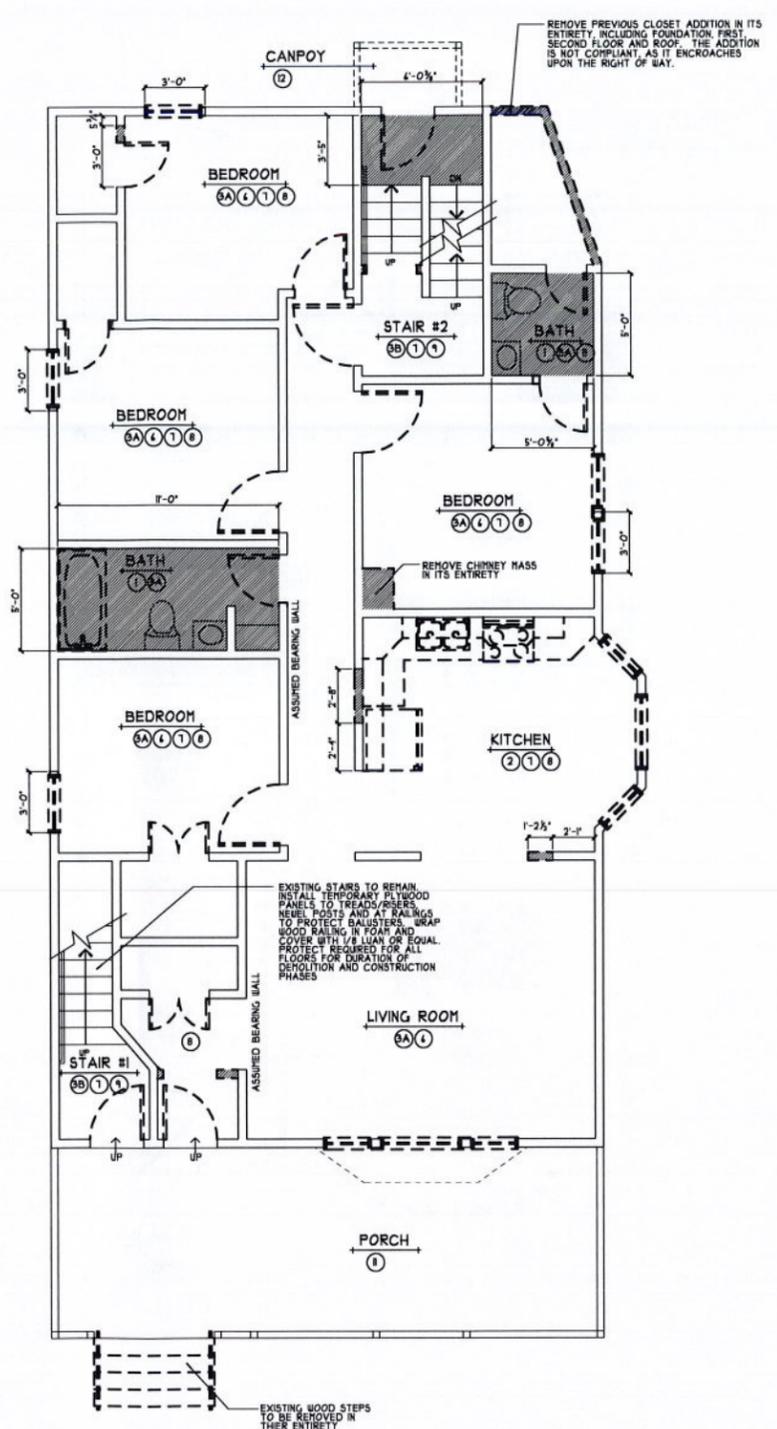
Scale: **N.T.S.**

Date: **AUGUST 2018**





**BASEMENT DEMOLITION PLAN (A-1)**  
SCALE: 1/4" = 1'-0"



**FIRST FLOOR DEMOLITION PLAN (A-2)**  
SCALE: 1/4" = 1'-0"

**KEYED DEMOLITION NOTES**

- 1 BATHROOMS: REMOVE BATHTUB AND SURROUND, TOILET, SINK, AND VANITY CABINET. REMOVE ALL BATHROOM ACCESSORIES: TOWEL BARS SOAP DISH, TOOTHBRUSH HOLDER, TOILET PAPER HOLDER, AND MEDICINE CABINET. REMOVE WALL AND CEILING MOUNTED LIGHT FIXTURES. DISCARD ALL. REMOVE FINISHED FLOORING - VCT OR SHEET VINYL, AND BASE TRIM IN ITS ENTIRETY. REMOVE SUBFLOOR IN ITS ENTIRETY. REMOVE DAMAGED JOISTS. ASSUME 5% REQUIRE REPLACEMENT IN EACH BATHROOM.
- 2 KITCHENS: REMOVE ALL BASE AND WALL CABINETS. REMOVE ALL COUNTER TOPS. REMOVE ALL APPLIANCES, INCLUDING BUT NOT LIMITED TO REFRIGERATORS, RANGES, AND RANGE HOOD EXHAUSTS FANS. REMOVE SINK AND FAUCETS. REMOVE VINYL SHEET FLOORING OR VCT DOWN TO SUBFLOOR. REMOVE ALL BASE TRIM.
- 3A REMOVE EXISTING EXTERIOR DOORS, HARDWARE AND FRAME. DISCARD ALL.
- 3B REMOVE ALL INTERIOR DOORS, ASSOCIATED FRAMES, HARDWARE AND TRIM. DISCARD ALL.
- 4 NOT USED.
- 5 NOT USED.
- 6 REMOVE EXISTING WOOD FLOORING AND BASE TRIM IN ITS ENTIRETY.
- 7 REMOVE EXISTING VINYL DOUBLE HUNG WINDOWS IN ITS ENTIRETY. DISCARD WINDOW AND WOOD TRIM. EXISTING WINDOWS AT EAST GENESEE TO REMAIN.
- 8 REMOVE ALL LAYERS OF FINISHED FLOORING DOWN TO SUBFLOOR.
- 9 STAIR #1: EXISTING STAIRS TO REMAIN. PROTECT WOOD TREADS, RISERS, RAILINGS AND BALUSTERS. REMOVE VCT FLOORING AND RUBBER BASE TRIM. ORIGINAL WOOD TRIM AT EXTERIOR WALLS AND ALONG STAR STRINGERS TO BE SALVAGED AND STORED FOR RE-USE.
- 10 STAIR #2: REMOVED FINISHED FLOORING AT ALL LANDINGS DOWN TO SUBFLOOR. REMOVE ANY RISER OR TREAD COVERS. REMOVED DAMAGED SUBFLOOR AT EXTERIOR DOOR LANDING IN ITS ENTIRETY. INSPECT LANDING AND REMOVE DAMAGED FRAMING IN ITS ENTIRETY. ALL LANDINGS TO REMAIN AT ALL FLOORS. CENTER WALL TO REMAIN. REMOVE ALL HANDRAILS, TREADS AND STRINGERS FROM BASEMENT TO EXTERIOR DOOR LANDING, AND FROM EXTERIOR DOOR LANDING TO FIRST FLOOR IN THEIR ENTIRETY. RISER HEIGHTS/TREAD DEPTHS VARY AND ARE NOT COMPLIANT AT THIS FLOOR.
- 11 PORCH RENOVATION: REMOVE ALL RAILINGS, DECKING AND CEILING. REMOVE ALL PORCH AND COLUMN TRIM. COLUMNS TO REMAIN. INSPECT ALL PORCH FRAMING FOR DAMAGE. ASSUME 25% REPLACEMENT OF FRAMING MEMBERS.
- 12 REAR CANOPY: REMOVE ALL ROOFING, TRIM AND CANOPY CEILING IF PRESENT. PORCH AND BRACING MEMBERS TO REMAIN.

**GENERAL DEMOLITION NOTES:**

1. SEE GENERAL DEMOLITION NOTES ON DRAWING T1.2
2. SEE STRUCTURAL DRAWING S1.0 AND S1.1
3. REMOVE ALL DEBRIS, REFUSE AND PERSONAL ITEMS.
4. ANY AND ALL ASBESTOS OR ASBESTOS CONTAINING FINISH MATERIALS - INCLUDING BUT NOT LIMITED TO PIPE COVERINGS, DUCT COVERINGS, BOILER JACKETS, FLOOR TILE, WALL TILE, CHIMNEY FLUES, EXTERIOR SIDING AND ROOFING MATERIALS - ARE TO BE REMOVED AND DISPOSED OF OFF SITE IN ACCORDANCE WITH ALL STATE, LOCAL AND NATIONAL REGULATIONS PRIOR TO THE START OF RENOVATION.
5. SHORE ALL FRAMING RESTING ON BEARING WALLS PRIOR TO REMOVAL OF SUPPORT AND INSTALLATION OF NEW PARTITIONS.
6. INFORM OWNER AND ARCHITECT OF DAMAGED OR DETERIORATED SUBSTRATE OR STRUCTURE DESIGNATED TO REMAIN.
7. REMOVE ANY AND ALL WALL OR CEILING INSULATION.
8. REMOVE EXISTING HOOKS/NAILS/SCREWS FROM WALLS AND/OR CEILINGS.
9. CLEAN ALL DEBRIS OUT OF EXISTING STUD WALL CAVITIES EXPOSED BY CONSTRUCTION SERVICES.
10. CONTRACTOR TO COORDINATE REMOVALS OF ALL LOOSE FURNITURE/FIXTURES/ EQUIPMENT WITH OWNER UNLESS INDICATED OTHERWISE.

**DRAWING LEGEND**

- EXISTING ITEM TO BE REMOVED
- ▨ LOCATION OF WALL/SUBFLOOR TO BE REMOVED
- EXISTING TO REMAIN

REV. NO.	DATE	DRAWN BY	DESCRIPTION

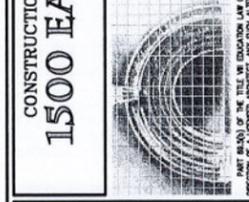
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THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AT THE SITE AND PROMPTLY NOTIFY THE ARCHITECT IN WRITING OF ANY DISCREPANCIES.

HKX JOB NO: 14040  
SHARS NO: 20176058  
DATE: 28 OCT 2018  
TYPE: VARIANCE APP  
DRAWN BY: MCM/RJA  
SCALE: AS NOTED

CONSTRUCTION DRAWINGS FOR WINSTON GASKIN HOMES:  
**1500 EAST GENESEE STREET**  
SYRACUSE, NEW YORK

**HOLMES ■ KING ■ KALLQUIST & Associates, Architects, LLP.**  
575 NORTH SALINA STREET • SYRACUSE, NY 13208  
P: (315) 476-5420 • F: (315) 476-8571  
WWW.HKARCHITECTS.COM



**DEMOLITION PLANS/  
BASEMENT AND  
FIRST**

**D1.1**

NOTE:  
EXISTING JOISTS MAY BE NOTCHED INTO EXISTING TIMBER BEAMS.  
RECALL JOIST HANGERS ON EACH SIDE OF EXISTING BEAMS.  
REPLACE JOISTS THAT HAVE CRACKED OR CHECKED OR RUSTY  
NEW JOISTS TO EXISTING FOR FULL LENGTH OF EXISTING JOIST  
EXISTING MEMBERS TO BE SPOURED W/ O.C. AND STAGGERED  
FOR THE FULL LENGTH OF JOIST

JACK AND LEVEL STRUCTURE AFTER  
PLASTER WALLS/Ceilings HAVE  
BEEN REMOVED.  
EXERCISE CAUTION WHEN LEVELING  
EXCESSIVE LEVELING MAY DISTURB  
EXTERIOR WALLS AS FLOOR  
JOISTS MAY PUSH OUT

AT GENERAL CONTRACTORS DISCRETION  
PROVIDE DEMONSTRATION DURING CONSTRUCTION  
TO CONTROL MOISTURE AND DISCOURAGE  
MOLD/MILDEW GROWTH

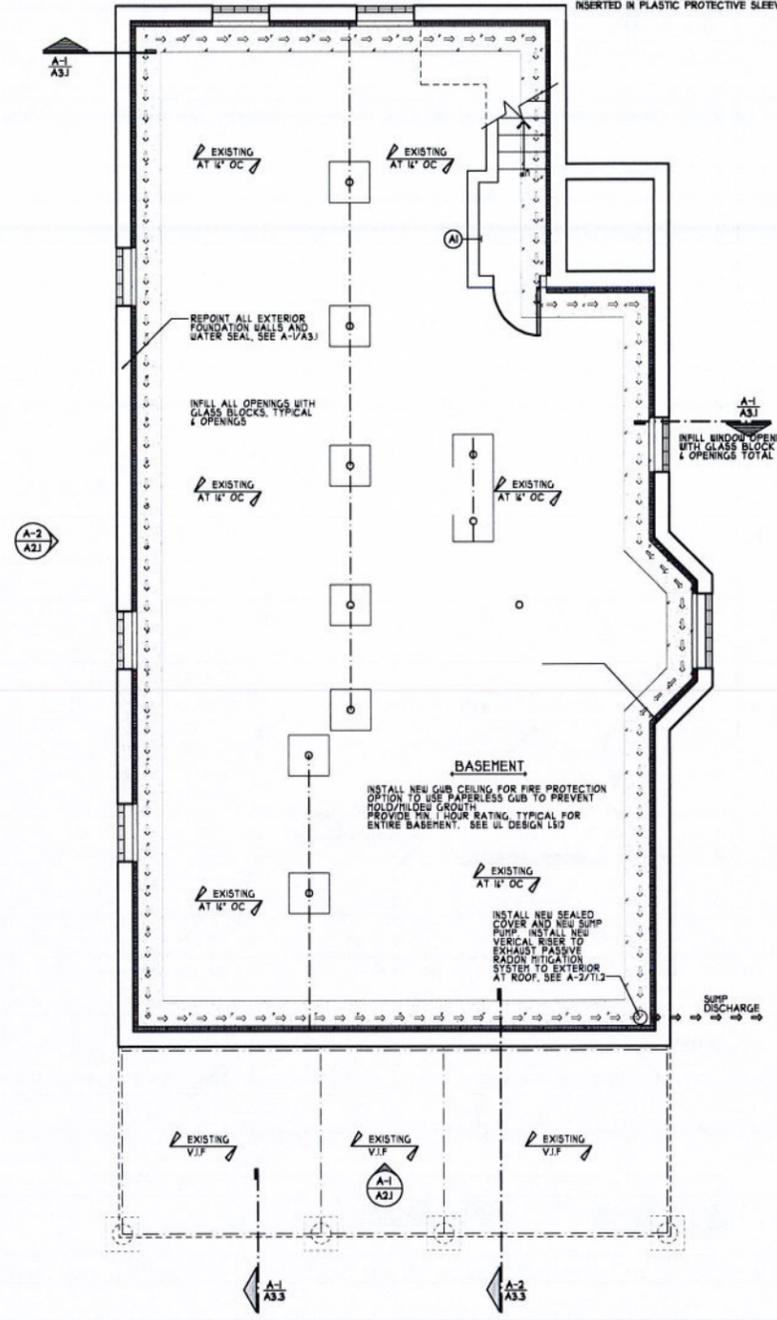
GENERAL CONTRACTOR TO INSTALL CERTIFICATE POSTING  
PREDOMINANT R-VALUES OF THE FOLLOWING:

ATTIC INSULATION  
WALL INSULATION EXTERIOR  
WALL INSULATION (SHARED WALLS)  
FLOOR CAVITIES  
ROOF CAVITIES (BAY WINDOW)

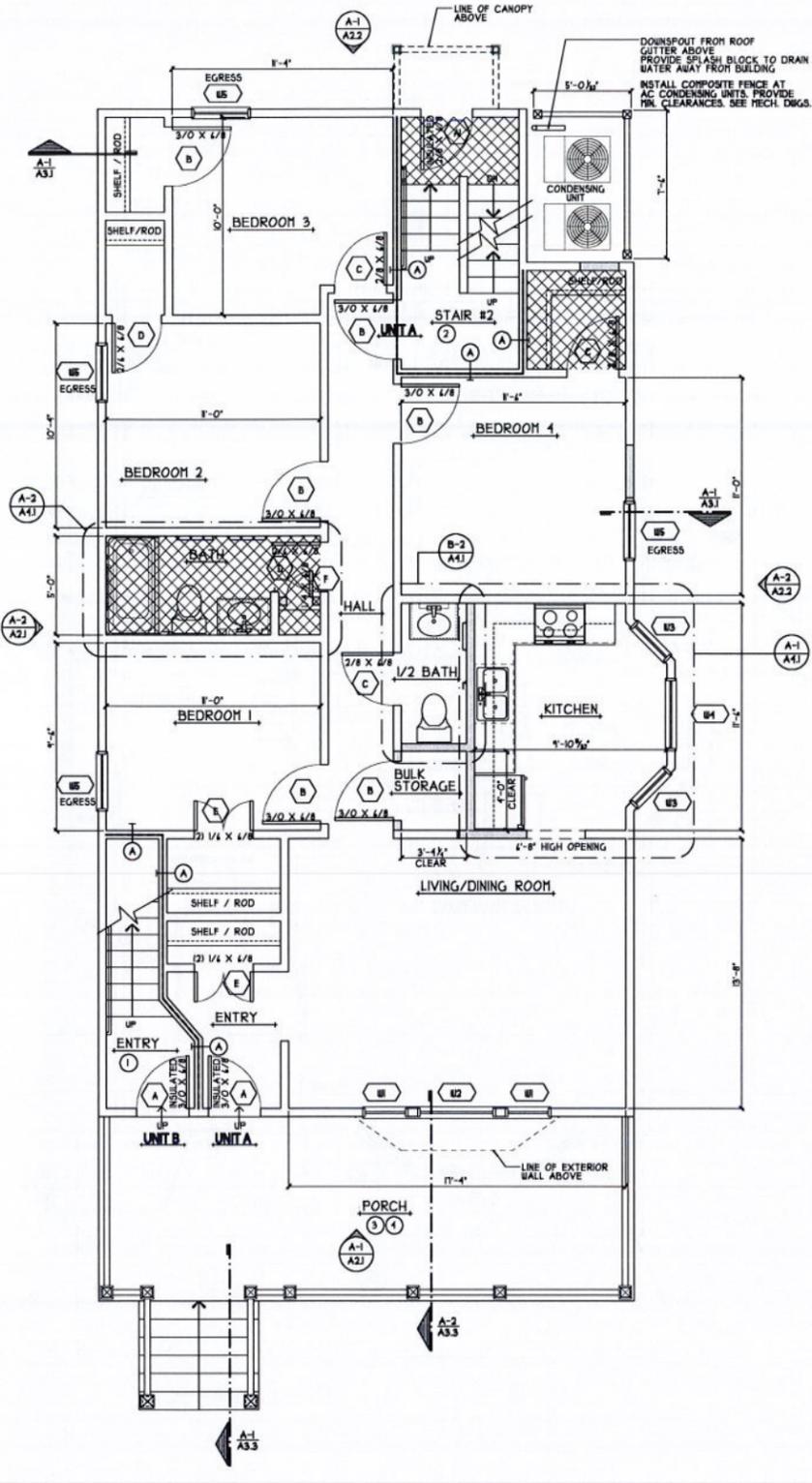
LIST U FACTOR FOR ALL WINDOWS  
LIST SOLAR HEAT GAIN COEFFICIENT (SHGC) FOR WINDOWS  
INCLUDE TESTING RESULTS FOR DUCTWORK AND BUILDING ENVELOPE  
AIR LEAKAGE TESTING (BLOWER DOOR TEST) FOR EACH APARTMENT  
WATER HEATER EQUIPMENT.

LIST TYPES AND EFFICIENCIES OF HEATING, COOLING AND SERVICE  
SEE R401S CERTIFICATE (MANDATORY) OF THE NYS RESIDENTIAL  
ENERGY CODE.

POST CERTIFICATE ON NEAREST WALL SURFACE ADJACENT TO  
FURNACE. PROVIDE ONE FOR EACH FURNACE. CERTIFICATE TO BE  
INSERTED IN PLASTIC PROTECTIVE SLEEVE.



**BASEMENT PLAN**  
SCALE: 1/4" = 1'-0"  
A-1  
AU



**FIRST FLOOR PLAN**  
SCALE: 1/4" = 1'-0"  
A-2  
AU

**KEYED CONSTRUCTION NOTES**

- 1 STAIR#1: REINSTALL SALVAGED WOOD TRIM AT EXTERIOR WALLS AND STAIR STRINGERS. REPLACE DAMAGED RISERS AND TREADS. ASSUME 2x REPLACEMENT. REPLACE DAMAGED OR MISSING BALUSTERS, TREADS/RISERS/BALUSTERS TO MATCH EXISTING IN STYLE AND WOOD TYPE. ALL TO RECEIVED NEW STAINED FINISH. INSTALL RUBBER TREADS/PAINT RISERS PER FINISH SCHEDULE.
- 2 STAIR #2: INSTALL NEW SUBFLOOR AT ENTRY LANDING. INSTALL NEW WOOD HANDRAILS WITH 12" EXTENSIONS BEYOND FIRST/LAST TREAD 3/4" AFF. REPLACE DAMAGED RISERS AND TREADS AT REMAINING STAIRS. ASSUME 2x REPLACEMENT. INSTALL RUBBER TREADS/RISERS PER FINISH SCHEDULE.
- 3 FRONT PORCH: REPLACE DAMAGED FRAMING MEMBERS. ASSUME 10x. INSTALL COMPOSITE DECKING. INSTALL VINYL CEILING. INSTALL 3/4" HIGH COMPOSITE RAILINGS AND BALUSTERS. WRAP EXISTING BEAMS AND PORCH POSTS IN COMPOSITE TRIM. REFRAME PORCH AREA WHERE SECOND FLOOR PORCH WAS REMOVED. INSTALL 2x4 RAFTERS 24" O.C. MATCH EXISTING PORCH ROOF PITCH. SEE ROOF PLAN ON A12.
- 4 INSULATE ALL FLOOR CAVITIES OVER UNCONDITIONED EXTERIOR LOCATION AT FRONT PORCH AND SECOND FLOOR OVERHANG WITH CLOSED CELL FOAM INSULATION MINIMUM R-38

**NEW CONSTRUCTION NOTES:**

1. SEE CONSTRUCTION NOTES ON DRAWING T12
2. SEE RADON SYSTEM REQUIREMENTS ON DRAWING T12
3. SEE STRUCTURAL DRAWING S10 AND S11
4. USE PRESSURE TREATED WOOD IN LOCATIONS WOOD IS IN CONTACT WITH CONCRETE
5. OPTION TO USE PAPERLESS GUB AT BASEMENTS.
6. REPLACE ALL EXISTING STAIR HANDRAILS WITH NEW WOOD HANDRAILS
7. SEE AIR SEALING DRAWINGS A-41 AND A-42
8. PLUMBING MANFOLDS TO BE WITHIN WALL CAVITY. PROVIDE DOOR WITH HASP
9. INSTALL MOISTURE RESISTANT GUB IN ALL BATHROOMS, 1/2 BATHS AND LAUNDRY CLOSETS.
10. VERIFY ALL EXISTING OPENINGS PRIOR TO ORDERING WINDOWS. SEE B-2/A31 FOR ASSUMED WINDOW SIZES. NOTIFY ARCHITECT OF ANY DISCREPANCIES

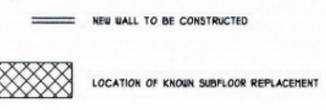
**INSULATION:**

1. INSULATE ALL EXPOSED COPPER PIPING LOCATED IN UNFINISHED BASEMENT AREAS IN ITS ENTIRETY. PIPING IN TENANT STORAGE AREA AND STAIR #1 TO BE CONCEALED. INSULATE ALL EXPOSED COPPER PIPING IN ITS ENTIRETY. SEE PLUMBING DWGS.
2. IT IS THE INTENTION OF THE DESIGN TO PROVIDE A COMPLETELY SEALED AND CONTINUOUS INSULATED ENVELOPE. FILL ALL CAVITIES TIGHTLY. LAP ALL FRAMING CONSTRUCTION INTERRUPTIONS. SEAL GAPS WITH FOAM INSULATION. PROVIDE COMPRESSIBLE SEALERS AT MATERIAL CHANGES. FOAM SEAL ALL PENETRATIONS AT FLOORS, WALLS AND CEILINGS.
3. THIRD FLOOR INCLUDES OCCUPIED SPACES. ENTIRE ROOF TO RECEIVE CLOSED CELL FOAM INSULATION, MIN R-40.

**GENERAL FIRE PROTECTION NOTES:** AUTOMATIC SPRINKLER REQUIRED - SEE FP DRAWINGS

1. PROVIDE 1 LAYER TYPE "X" 5/8" GUB EACH SIDE OF SHARED WALLS FROM EXTERIOR WALL TO EXTERIOR WALL. PROVIDE MIN. 1 HR. RATING. SEE TYPICAL WALL SECTION FOR RATED FLOOR DESIGN INFORMATION, MIN. 1 HR. RATING.
2. ALL PENETRATIONS THROUGH FLOORS AND FULL HEIGHT WALLS TO BE FIRE STOPPED AS REQUIRED BY SECTION 109 - FIRE PARTITIONS OF THE 2018 INTERNATIONAL BUILDING CODE AND 2018 NYS APENDENTS. ALL GAPS AND JOINTS AT RATED FLOORS, ROOFS, WALLS AND INTERSECTIONS OF WALLS TO BE PRESTOPPED. GAPS AND JOINTS INCLUDE (BUT ARE NOT LIMITED TO) TOP OF WALL TO FLOOR OR ROOF DECK, WALL TO BEAMS, AND CONTROL OR EXPANSION JOINTS. FIRE STOPPING INCLUDES BOTH FORTH OR PACKING MATERIAL AND THE FILL, VOID OR CAVITY MATERIAL.
3. PROVIDE DRAFTSTOPPING IN CONCEALED FLOOR/CEILING SPACES AND ATTIC SPACES ABOVE AND IN LINE WITH DWELLING UNITS. SEPARATION AS PER AS REQUIRED BY THE 2018 INTERNATIONAL BUILDING CODE AND NYS APENDENTS
4. PROVIDE FIREBLOCKING IN CONCEALED SPACES AS REQUIRED BY THE 2018 INTERNATIONAL BUILDING CODE AND NYS APENDENTS
5. PROVIDE FIRE EXTINGUISHERS IN COMPLIANCE WITH NYS FIRE CODE SECTION 101.
6. SEE WALL TYPES ON DRAWING T12 FOR FIRE RATED WALL CONSTRUCTION.

**NEW CONSTRUCTION LEGEND**



CONSTRUCTION DRAWINGS FOR WINSTON GASKIN HOMES:  
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**FLOOR PLANS/  
BASEMENT AND FIRST**

**A1.1**

REV. NO.	DATE	DRAWN BY	DESCRIPTION

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DRAWN BY: LH  
SCALE: AS NOTED

