

PLEASE TYPE OR PRINT (LEGIBLY)

For Office Use Only:	Application Number: V- <u>19-02</u>
Tax map Section: <u>047</u> Block: <u>17</u> Lot: <u>12.0</u> Zoning District: <u>RB</u>	

(1460-1462)

1. Address of subject property: 1460 East Genesee Street

2. Year property was purchased by current owner: 2015

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 X, 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 - Multi-family. 3 unit dwelling

Proposed use and occupancy of property:

Residential - Multi-family. 4 unit dwelling.

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

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: Reconfigure floor plan to increase unit count from 3 dwelling units to 4 dwelling units.

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 density requirements is being sought as the lot is a non-conforming irregular shaped lot with a front yard width of 37 feet, and less than the 10,00 sq. feet for a four family dwelling.

A waiver of the parking/driveway requirements is being sought because the existing parking lot is non conforming with a curb cut over 12 feet and requires cars to park in a manner that partially blocks the public sidewalk and highly visible from the street, located in a prominent side yard.

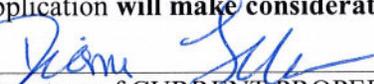
The parking was reduced at the request of the zoning department in a design meeting to review the nonconforming nature of the parking area. The new parking area provides a turn around area so cars can face the street when leaving the site and the parking spaces are located behind the existing house, further from, and less visible from the street. Asphalt as former parking area 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) 11/2/18
Date

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

DENIAL OF PERMIT

REFERENCE ADDRESS 1460 Genesee St E

WARD NO. _____

OWNER Housing Portfolio Unlmtal Inc

OWNER'S ADDRESS 1201 E. Fayette St

TELEPHONE _____

APPLICATION FOR PERMIT TO:

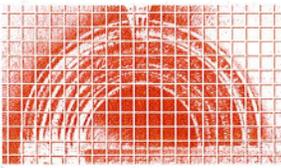
erect () convert () maintain () operate ()

DENIED UNDER ARTICLE (s) _____

_____ of the zoning ordinance for the following reasons: _____

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

DATE 11-26-2018 SIGNATURE Mai F. Sawistak



HOLMES • KING • KALLQUIST
& Associates, Architects

575 NORTH SALINA STREET
SYRACUSE, NEW YORK 13208

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FAX 315 / 476-5420

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23 October 2018

Syracuse Board of Zoning Appeals
City Hall Commons, Room 101
201 E. Washington Street, Room 612
Syracuse, NY 13202

Re: **1460 East Genesee Street - Area Variance**

To Whom It May Concern,

We are seeking an area variance to waive the required parking and density requirements for open space for an existing multi-family dwelling located at 1460 E. Genesee Street.

We believe our requests will outweigh any burden to the health, safety and welfare that may be suffered by the community, and will in fact, improve the existing conditions.

The improvements include the following:

- Substantial rehabilitation of an existing three family dwelling into a four family dwelling.
- Exterior improvements include door, window, siding and roof replacement.
- Site improvements include a new driveway and parking area, new landscaping, repaving of the existing parking area, sidewalk repairs to private sidewalks to the house and public side walk repairs to replace damaged sidewalk areas per the City of Syracuse sidewalk design standards.

The existing three family dwelling will be increased to a four family dwelling. The majority of the changes will be internal; the existing building foot print will be modified to include a new entry porch to access two of the dwellings. The existing layout provides the dwellings with a total of 8 bedrooms; a three-bedroom dwelling on the first floor, a three-bedroom dwelling on the second floor and a two-bedroom dwelling on the third floor. The new configuration provides 2 one-bedroom dwellings on the first floor and two three-bedroom dwellings that share the second and third floors. The increase in the dwelling count maximizes the efficiency of the existing building as it takes advantage of oversized existing units, but maintains the original bedroom count so the total number of allowable occupants remains the same. The non-conforming corner lot is irregular in shape with steeply slope front and sideyards and a front yard width of 37 feet. The lot size is 5,920 square feet, which is short of the required 10,000 square feet of space required.

We believe the increase in the number of dwellings is acceptable as the existing occupant count has been maintained and the parcel was able to provide adequate open space for previous tenants. The increase in the residential density also is in line with current sustainable guidelines for compact development. This project is

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

seeking certification for the Enterprise Green Communities certification which emphasizes well designed affordable housing that promotes utilizing existing housing stock to its maximum ability in an effort to reduce energy and natural resource consumption and efficient use of existing developed sites.

The increase in dwelling units requires an increase in the existing required parking from three spaces to four spaces. The existing non-conforming parking area provides spaces for three vehicles. We are requesting a waiver of the required four parking spaces and approval for providing two parking spaces. The parcel is located at the intersection of South Beech Street and East Genesee Street. As a corner lot, the location of the current parking area is prominently displayed with little ability to provide additional screening. The existing parking area includes a curb cut over twelve feet wide and requires cars to park in a manner that partially blocks pedestrian passage of the public sidewalk when snow removal is delayed or the sloped parking is too slippery to maneuver. The number of parking spaces was reduced as the request of the City of Syracuse Zoning Department to improve the overall safety of parking area for tenants and pedestrians. The new parking area is located directly behind the existing building with space for two vehicles. This location decreases its visibility from the street and neighboring properties. It also provides a turning area to allow cars to turn around and face the street and sidewalk when leaving the property without backing into the pedestrian sidewalk. The new layout also allows the non-conforming curb cut to be reduced to a conforming twelve foot width. Areas previously paved will be removed in their entirety and replaced with topsoil and then seeded or sodded.

As illustrated in the site plans, the new turning area is connected to a second driveway that provides parking access to other properties. The turning area can also be used by drivers utilizing an existing driveway access to avoid backing into South Beech Street when leaving. It is understood that an easement agreement will be needed. Housing Visions owns all properties that access the second drive as well as the property at 1460 E. Genesee Street.

The apartments at 1460 E. Genesee Street are part of a low-income housing project funded by the New York State Department of Housing and Community Renewal. Tenants of the four proposed dwellings generally do not all own cars and rely heavily on public transportation. We believe the reduction in parking will not create additional hardship to the future tenants or place an unreasonable demand for the available on-street parking.

In summary, we believe the approval of the use and area variances will maintain the existing non-conforming conditions and will not the safety and welfare of the neighboring properties or alter the character of the neighborhood.

Very truly yours,



Michael C. Malda

1460 E. Genesee Street: Existing Conditions Photographs

Photograph #1: Front /E. Genesee Street Elevation



Photograph #2: Side /South Beech Street Elevation



1460 E. Genesee Street: Existing Conditions Photographs

Photograph #3: Rear Elevation



Photograph #4: Side Elevation



1460 E. Genesee Street: Existing Conditions Photographs

Photograph #5: View looking from East Genesee Street up South Beech Street



Photograph #6: View including access drive to adjacent properties



DRAWINGS FOR WINSTON GASKIN HOMES SUBSTANTIAL REHABILITATION 1460 EAST GENESEE STREET

SYRACUSE, NEW YORK

HOLMES KING KALLQUIST PROJECT #14040



BUILDING LOCATION

LOCATION MAP



ARCHITECT:

HOLMES • KING • KALLQUIST
& ASSOCIATES L.L.P.
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WEBSITE: www.hkkarchitects.com

HVAC/MEP/FIRE PROTECTION

ARGUS ENGINEERING, PLLC
200 BOSS ROAD
SYRACUSE, NY 13211
PHONE: (315) 475-6061

LANDSCAPE ARCHITECT

PASERO ASSOCIATES
242 WEST MAIN STREET
ROCHESTER, NEW YORK 14614
PHONE: (585) 326-1000

STRUCTURAL ENGINEER

KLEPPER, HAHN & HYATT
STRUCTURAL ENGINEERING
5710 COMMON PARK DRIVE
EAST SYRACUSE, NEW YORK 13057
PHONE: (315) 448-9201

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 BY DESCRIPTION

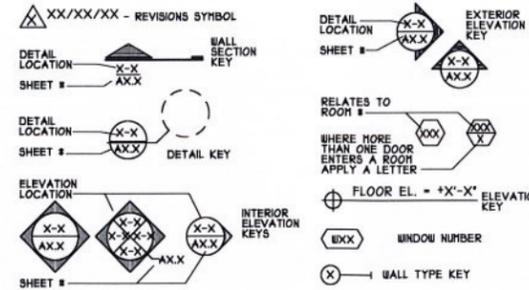
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JOB NO: 14040
SHARES NO: 20178059
DATE: 28 OCT 2018
TYPE: PERMIT SET
DRAWN BY: MCM/LAH
SCALE: AS NOTED

ABBREVIATIONS :

ACT : ACOUSTIC CEILING TILE	ENTR : ENTRANCE	LLV : LONG LEG VERTICAL	REV : REVISED/REVISION
ADJ : ADJACENT	EQ : EQUAL	LOC : LOCATION	RM : ROOM
AF : ABOVE FINISHED FLOOR	EST : ESTIMATE	LTG : LIGHTING	RO : ROUGH OPENING
AIA : AMERICAN INSTITUTE OF ARCHITECTS	EQUIP : EQUIPMENT	LTL : LINTEL	ROB : RIGHT OF WAY
ALLOW : ALLOWANCE	EWC : ELECTRIC WATER COOLER	LVL : LAMINATED VENEER LUMBER	RUB : RUBBER
ALT : ALTERNATE	EXH : EXHAUST	LVR : LOWER	SCHED : SCHEDULE
ALUM : ALUMINUM	EXIST : EXISTING	MAS : MASONRY	SEC : SECTION
ANOD : ANODIZED	EXT : EXTERIOR	MAT : MATERIAL	SLNT : SEALANT
APPROX : APPROXIMATELY	FD : FLOOR DRAIN	MAX : MAXIMUM	SLR : SEALER
ARCH : ARCHITECTURAL	FD : FLOOR DRAIN	MDO : MEDIUM DENSITY FIBERBOARD	SF : SQUARE FOOT
AS : ABOVE SUB FLOOR	FE : FIRE EXTINGUISHER	MDO : MEDIUM DENSITY OVERLAY	SHT : SHEET
AVG : AVERAGE	FEC : FIRE EXTINGUISHER CABINET	MECH : MECHANICAL	SH : SIMILAR
BT : BOTTOM OF FOOTING	FF : FACE OF FINISH	MEZ : MEZZANINE	SPR : SPRINKLER
BTU : BITUMINOUS	FIN : FINISH	SS : STAINLESS STEEL	SQ : SQUARE
BLDG : BUILDING	FIN FLR : FINISHED FLOOR	SS : SOUND TRANSMISSION CLASS	STL : STANDARD
BLKG : BLOCKING	FLT : FLOOR	STD : STANDARD	STL : STEEL
BH : BEAM/BENCHMARK	FLR : FLOOR	STL : STANDARD	STN : STAINLESS
B/O : BOTTOM OF	FN : FACTORY FINISH	STL : STEEL	STRUC : STRUCTURAL
BRD : BOARD	F/O : FACE OF	STL : STEEL	SURF : SURFACE
BRK : BRICK	FP : FIRE PROOFING	STL : STEEL	SUSP : SUSPENDED
BS : BRICK SHELF	FR : FIRE RESISTIVE	STL : STEEL	SY : SQUARE YARD
BSMT : BASEMENT	FRMG : FRAMING	STL : STEEL	SYM : SYMMETRICAL
BWIN : BETWEEN	FT : FOOT/FEET	STL : STEEL	T : TREAD
BUR : BUILT-UP ROOF	FTG : FOOTING	STL : STEEL	TEL : TELEPHONE
CABT : CABINET	FTRTD : FIRE TREATED	STL : STEEL	TEMP : TEMPORARY
CEN : CEMENT/CEMENTITIOUS	FUR : FURNITURE	STL : STEEL	TERR : TERRAZZO
CF : CUBIC FOOT/FEET	GA : GAUGE	STL : STEEL	THK : THICK
CJ : CONTROL JOINT	GAL : GALLON	STL : STEEL	THRESH : THRESHOLD
CL : CENTERLINE	GALV : GALVANIZED	STL : STEEL	TIG : TONGUE & GROOVE
CLG : CEILING	GC : GENERAL CONTRACTOR	STL : STEEL	T/O : TOP OF
CLO : CLOSET	GEN : GENERAL	STL : STEEL	T/O : TOP OF STEEL
CLR : CLEAR	GL : GLASS/GLAZING	STL : STEEL	T/P : PARTITION
CMU : CONCRETE MASONRY UNIT	GRD : GRADE	STL : STEEL	PBRD : PARTICLE BOARD
COL : COLUMN/COLOR	GRND : GROUND	STL : STEEL	PC : COMPUTER
COMP : COMPOSITE	GT : GLAZED TILE	STL : STEEL	PERF : PERFORATED
CONC : CONCRETE	GAB : GYPSUM WALL BOARD	STL : STEEL	PLATE : PLATE
CONST : CONSTRUCTION	GYP : GYPSUM	STL : STEEL	UL : UNDERWRITER'S LABORATORY
CONT : CONTINUOUS	H : HIGH	STL : STEEL	UNO : UNLESS NOTED OTHERWISE
CONTR : CONTRACTOR	H/C : HANDICAPPED ACCESSIBLE	STL : STEEL	URNAL : URINAL
COORD : COORDINATE	HDDOR : HARDWOOD	STL : STEEL	VAR : VARIES/VARIABLE
CORR : CORRIDOR	HDR : HARDWARE	STL : STEEL	VARN : VARNISH
CORRUG : CORRUGATED	HGT : HEIGHT	STL : STEEL	VBS : VAPOR BARRIER
CRT : CURTAIN	HM : HOLLOW METAL	STL : STEEL	VCT : VINYL COMPOSITION TILE
CRS : COURSE(S)	HORIZ : HORIZONTAL	STL : STEEL	VERT : VERTICAL
CT : CERAMIC TILE	HR : HOUR	STL : STEEL	VEST : VESTIBULE
CY : CUBIC YARD	HVAC : HEATING, VENTILATING & AIR COND.	STL : STEEL	VIB : VIBRATION ISOLATION
CR : CURB	ID : INSIDE DIAMETER	STL : STEEL	VNR : VENEER
DF : DRINKING FOUNTAIN	IN : INCH	STL : STEEL	PSI : POUNDS PER SQUARE INCH
DIA : DIAMETER	INCL : INCLUDED, INCLUDING	STL : STEEL	PT : PRESSURE TREATED
DIAG : DIAGONAL	INSUL : INSULATION	STL : STEEL	PTD : PAINTED
DN : DOWN	INT : INTERIOR	STL : STEEL	PVC : POLYVINYL CHLORIDE
DO : DITCH	INV : INVERT	STL : STEEL	PVHT : PAVEMENT
DR : DOOR	JAN : JANITOR	STL : STEEL	QT : QUARRY TILE
DTL : DETAIL	JNT : JOINT	STL : STEEL	QTY : QUANTITY
DWG : DRAWING	JT : JOINT	STL : STEEL	R : RISER/RADIUS
EA : EACH	LAM : LAMINATED	STL : STEEL	RC : RESILIENT CHANNEL
EIV : EXTERIOR INSULATION FINISH SYSTEM	LAV : LAVATORY	STL : STEEL	RD : ROOF DRAIN
EJ : EXPANSION JOINT	LB : LBS	STL : STEEL	RECT : RECTANGULAR
EL : ELEVATION	LD : LINEAL FEET	STL : STEEL	REF : REFERENCE
ELEC : ELECTRICAL	LG : LIGHT GAUGE	STL : STEEL	REG : REGULAR
ELEV : ELEVATOR	LL : LIVE LOAD	STL : STEEL	REINP : REINFORCED
	LLH : LONG LEG HORIZONTAL	STL : STEEL	REQD : REQUIRED
		STL : STEEL	RET : RETURN

SYMBOLS :



CODE REVIEW :

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	140 EAST GENESEE STREET: 5,120.24 S.F. / .135 ACRES
NATURE OF WORK	SUBSTANTIAL REHABILITATION LEVEL II REFER TO EXISTING BUILDING CODE (IEBC)
CONSTRUCTION TYPE	V - A
FIRE AREA LIMITS	3 STORY/12,000 SF PER FLOOR
FIRE AREA INCREASE	NOT REQUIRED
HEIGHT LIMITS	EXISTING THREE STORY BUILDING
FRONT YARD SETBACK	EXISTING
REAR YARD SETBACK	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	REQUIRED - NFPA 13R
STAND PIPE SYSTEM	PER NYS FIRE CODE/NFPA 13R

LIST OF DRAWINGS :

T1.1	TITLE SHEET
T1.2	CODES, STANDARDS AND REFERENCES
T1.3	CODES, STANDARDS AND REFERENCES
A411	ENERGY SEALING DETAILS
A412	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	
A1.0	FLOOR PLANS - BASEMENT
A1.1	FLOOR PLANS - FIRST FLOOR
A1.2	FLOOR PLANS - SECOND FLOOR
A1.3	FLOOR PLANS - THIRD FLOOR
A1.4	FLOOR PLANS - ROOF
A2.1	EXTERIOR ELEVATIONS
A2.2	EXTERIOR ELEVATIONS
A3.1	TYPICAL WALL SECTION
A3.2	NEW PORCH SECTION
A3.3	EXISTING PORCH SECTION

ARCHITECTURAL	
A4.1	ENLARGED PLANS AND INTERIOR ELEVATIONS
A4.2	ENLARGED PLANS AND INTERIOR ELEVATIONS
A5.1	WINDOW AND DOOR SCHEDULE AND DETAILS
A7.1	ROOM FINISH SCHEDULE
A7.2	ROOM FINISH SCHEDULE
FIRE PROTECTION	
FP0.1	LEGEND, GENERAL NOTES, DETAILS AND SCHEDULES
FP0.2	SPECIFICATIONS
FP1.0	FLOOR PLANS - BASEMENT AND FIRST FLOOR
FP1.1	FLOOR PLANS - SECOND AND THIRD FLOOR
PLUMBING	
P.01	LEGEND, GENERAL NOTES AND SPECIFICATIONS
P1.0	FLOOR PLANS - BASEMENT AND FIRST FLOOR
P1.1	FLOOR PLANS - SECOND AND THIRD FLOOR
P1.2	ROOF PLAN
P2.0	DETAILS
P2.1	SCHEMATICS
P4.0	SCHEDULES

MECHANICAL	
H0.1	LEGEND, GENERAL NOTES AND SCHEDULES
H0.2	SPECIFICATIONS
H1.0	FLOOR PLANS - BASEMENT AND FIRST FLOOR
H1.1	FLOOR PLANS - SECOND AND THIRD FLOOR
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 AND THIRD FLOOR
E1.2	ROOF PLAN
E2.0	LOAD CENTER SCHEDULES AND ELECTRIC ONE-LINE DIAGRAM

DRAWINGS FOR WINSTON GASKIN HOMES
SUBSTANTIAL REHABILITATION
1460 EAST GENESEE STREET
SYRACUSE, NEW YORK

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TITLE SHEET

T1.1

10/24/2018 5:00 PM W:\01\14040\14040 - Winston Gaskin Homes\Condo\1460 E. Genesee\1460 E. Genesee - T1.dwg

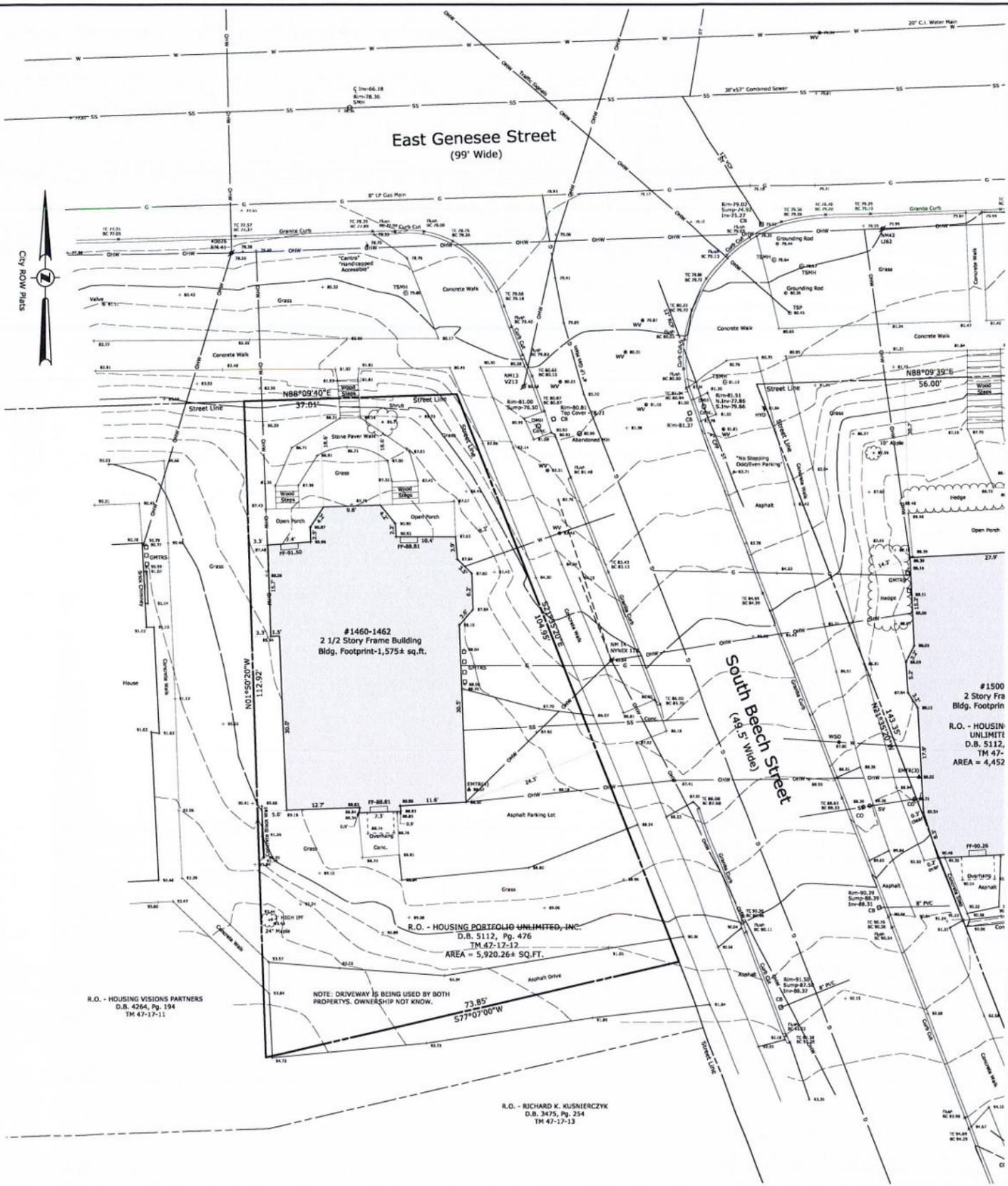
Miscellaneous Notes

- 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 360595 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: OSTROM HEIGHTS SUBDIVISION OF BLOCK 365 DATED FEB. 25, 1930, PREPARED BY DEAN WATKEYS, C.E. FILED MAP 1057 1/2.

1460 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 being part of lot 8 in Block 365 of "Ostrom Heights" according to a map filed November 18, 1901, bounded and described as follows:

BEGINNING at the southwest corner of said lot at the intersection of East Genesee Street and South Beech Street, running thence South 21° 35' 20" East along the westerly line of South Beech Street, 104.95 ft. to a point; thence South 77° 7' 00" a distance of 73.85 feet to a point; thence North 1° 50' 20" along the westerly line of said Number 8, 112.92 feet to the south line of East Genesee Street; thence North 88° 11' 00" East along the southerly line of East Genesee Street 37 feet to the westerly line of South Beech St. and the point and place of beginning.



LEGEND

HYD	—	HYDRANT
CR	—	SEWER
CB	—	SQUARE CATCH BASIN
CBR	—	ROUND CATCH BASIN
SMH	—	SANITARY MANHOLE
U	—	UTILITY POLE
SV	—	SEWER VALVE
RF	—	IRON ROD FOUND
GM	—	GAS METER
EMH	—	ELECTRIC MANHOLE
DT	—	DECIDUOUS TREE
—	—	SANITARY SEWER LINE
—	—	STORM SEWER LINE
—	—	OVERHEAD WIRES
—	—	WATER LINE
—	—	GAS LINE
—	—	CLEANOUT
—	—	WATER VALVE
—	—	SEWER
—	—	GAS VALVE



CAD DWG FILE NAME: 1460 Genesee.dwg

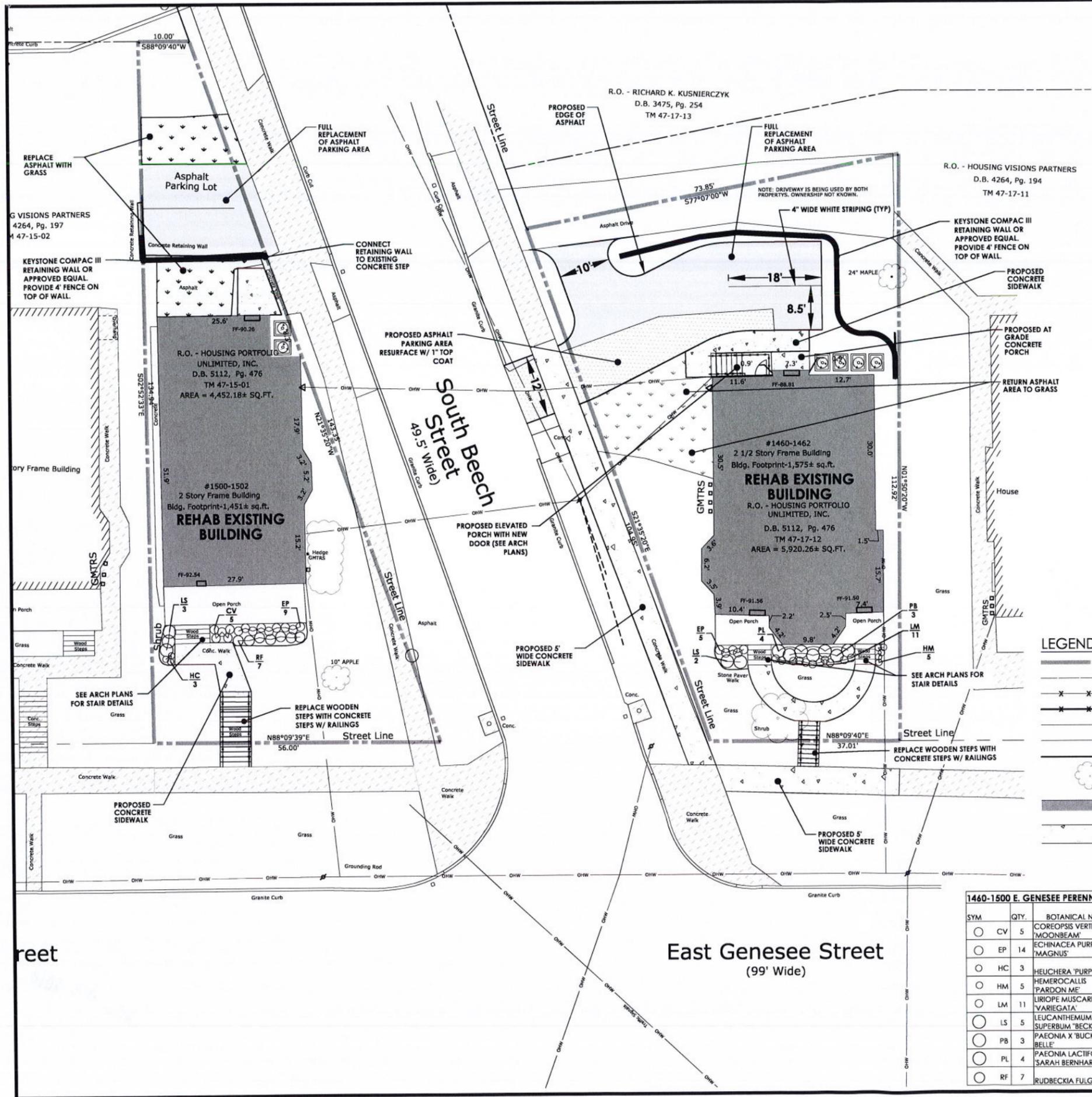
"ONLY COPIES OF THIS MAP SIGNED IN RED INK AND EMBOSSED WITH THE SEAL OF AN OFFICER OF C. T. MALE ASSOCIATES OR A DESIGNATED REPRESENTATIVE SHALL BE CONSIDERED TO BE A VALID TRUE COPY"

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

David M. Sliski 9/29/14

DAVID M. SLISKI PLS # 50105 DATE

	DATE	REVISIONS RECORD/DESCRIPTION	DRAFTER	CHECK	APPR.	UNAUTHORIZED ALTERATION OR ADDITION TO THIS DOCUMENT IS A VIOLATION OF THE NEW YORK STATE EDUCATION LAW. © 2014 C. T. MALE ASSOCIATES	BOUNDARY AND TOPOGRAPHIC SURVEY MAP OF 1460-1462 EAST GENESEE STREET PREPARED FOR HOUSING VISIONS PART OF LOT 8 IN CITY BLOCK 365 - OSTROM HEIGHTS ONONDAGA COUNTY, NEW YORK
	9/29/14	△ Add Record Description	dms	dms	dms		
R.O. - HOUSING VISIONS PARTNERS D.B. 4264, Pg. 194 TM 47-37-11						C.T. MALE ASSOCIATES Engineering, Surveying, Architecture & Landscape Architecture, P.C. 200 GATEWAY PARK DRIVE, BLDG. C, P.O. BOX 3046 SYRACUSE, NY 13220-3046 315.459.5418 FAX: 315.458.4427	
R.O. - HOUSING PORTFOLIO UNLIMITED, INC. D.B. 5112, Pg. 476 TM 47-17-12 AREA = 5,920.26± SQ.FT.						SHEET 1 OF 1 DWG. NO: 14-0464	



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')	18.6'
REAR YARD:	20' OR 15% OF LOT DEPTH (20')	34.8'
SIDE YARD:	4'	3.3"
MAX STRUCTURAL COVERAGE:	40% (MULTIFAMILY)	26.6%
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')	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*

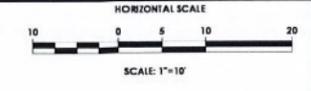
- * PRE-EXISTING NON-CONFORMING
- THERE ARE NO FEDERALLY REGULATED WETLANDS ON THIS PARCEL ACCORDING TO USACOE FEDERAL WETLAND INVENTORY.
 - THERE ARE NO STATE REGULATED WETLANDS ON THIS PARCEL ACCORDING TO NYSDEC WETLAND INVENTORY.
 - THE PROJECT IS NOT LOCATED IN FLOOD A ZONE PER FIRM COMMUNITY PANEL # 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

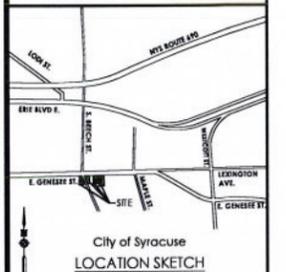
	PROPERTY LINE		EXISTING CONCRETE SIDEWALK
	SETBACK LINE		RESURFACED ASPHALT
	EXISTING FENCE LINE		NEW ASPHALT
	PROPOSED FENCE LINE		RESTORE AREA TO LAWN
	R.O.W.		ACCESSIBLE ROUTE
	EDGE OF PAVEMENT		PROPOSED SIGN
	PROPOSED PAVEMENT		PROPOSED PAINTED HC SYMBOL
	EXISTING TREE AND SHRUB		
	BUILDING TO BE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



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



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

PASSERO ASSOCIATES
343 West High Street Suite 100
Syracuse, New York 13214
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			

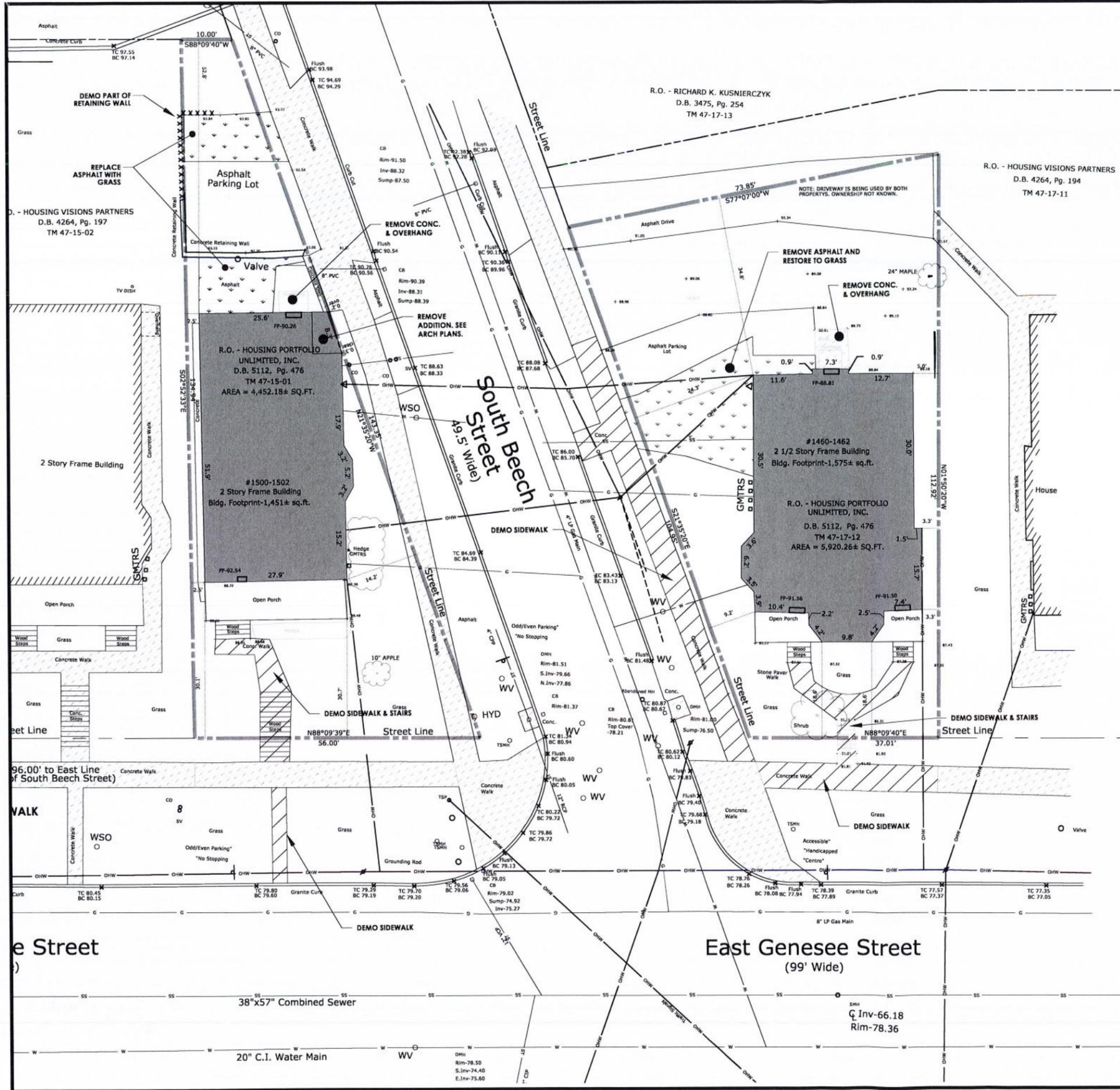
WINSTON GASKIN
SITE PLAN
HOUSING VISIONS
SYRACUSE
1460 & 1500 E. GENESEE STREET
SYRACUSE, NY 13210
Town/City: SYRACUSE
County: ONONDAGA State: NEW YORK

Project No. **20162315.0001**

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

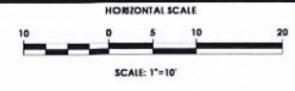
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Date: **AUGUST 2018**

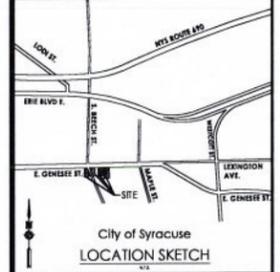


LEGEND

- HYD ----- HYDRANT
- SIGN ----- SIGN
- CB ----- SQUARE CATCH BASIN
- CRB ----- ROUND CATCH BASIN
- SMH ----- SANITARY MANHOLE
- UP ----- UTILITY POLE
- SV ----- SEWER VENT
- IRF ----- IRON ROD FOUND
- GMTR ----- GAS METER
- EMH ----- ELECTRIC MANHOLE
- DT ----- DECIDUOUS TREE
- SS ----- SANITARY SEWER LINE
- ST ----- STORM SEWER LINE
- OW ----- OVERHEAD WIRES
- W ----- WATER LINE
- G ----- GAS LINE
- CO ----- CLEANOUT
- WV ----- WATER VALVE
- EMTR ----- EMTR
- GV ----- GAS VALVE
- EC ----- EXISTING CONCRETE
- PC ----- PROPOSED CONCRETE
- GA ----- PROPOSED GRASS AREA
- PA ----- PROPOSED ASPHALT



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New York
1-800-962-7962
Website: www.DigSafelyNewYork.com



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 10-0-0 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: 6 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 OF HARD/SHEEP
20% INTRIGUE CHEWINGS FESCUE
20% QUATRO 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 16 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.
- HYDRO APPLICATION: APPLY APPROVED MULCH IN ACCORDANCE WITH THE MANUFACTURER'S WRITTEN INSTRUCTIONS AND RECOMMENDED RATES OF APPLICATION. APPLY SEEDING MATERIALS WITH AN APPROVED HYDRO SEEDER.
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. (2500 GALLONS PER ACRE). THE OWNER AND PROJECT REPRESENTATIVE MAY ORDER THE AMOUNT OF WATER INCREASED IF DISTRIBUTION OF SEEDING MATERIALS IS NOT UNIFORM.

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

PASSERO ASSOCIATES
243 West Math 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



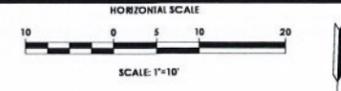
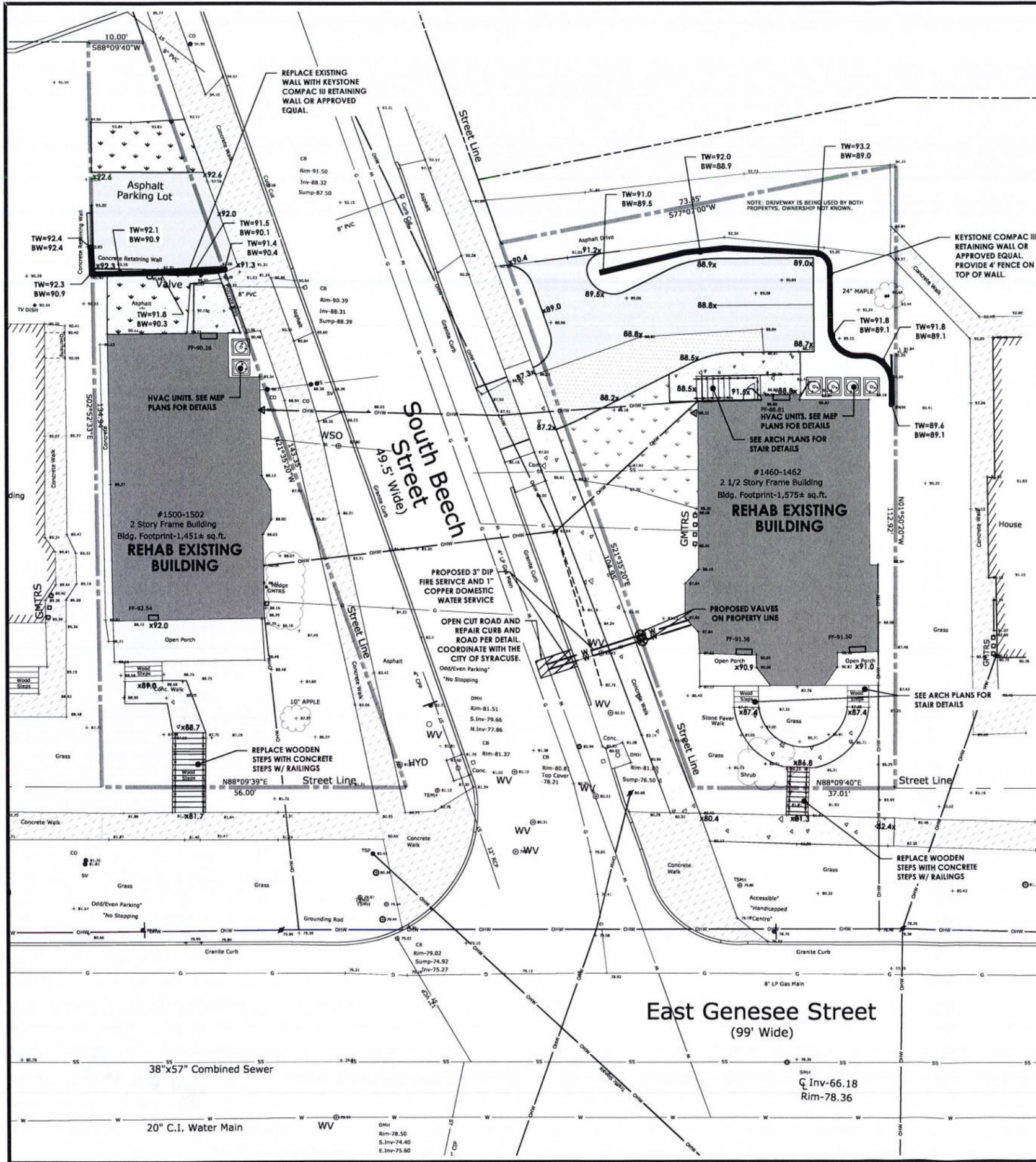
Revisions

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**



UTILITY NOTES:

1. THE CONTRACTOR IS RESPONSIBLE TO COORDINATE ALL UTILITY CONNECTIONS WITH MECHANICAL/ARCHITECTURAL DRAWINGS FOR LOCATION, PENETRATION, AND SIZES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL COORDINATE WITH ALL SUBCONTRACTORS FOR PROPER UTILITY CONNECTION LOCATIONS. ANY DISCREPANCIES SHALL BE IMMEDIATELY DESCRIBED TO ENGINEER AND ARCHITECT.
2. THE DEVELOPER AND HIS/HER CONTRACTOR IS RESPONSIBLE FOR COORDINATING GAS, ELECTRICAL, CABLE, TELEPHONE AND ANY OTHER UTILITIES NOT SPECIFICALLY SHOWN WITHIN THIS PLAN SET WITH APPROPRIATE AGENCY. PASSERO ASSOCIATES ASSUMES NO RESPONSIBILITY FOR THE DESIGN OR PERFORMANCE OF UTILITIES NOT SPECIFICALLY SHOWN WITHIN THIS PLAN SET.
3. IF AN EXISTING LATERAL IS TO BE UTILIZED, THE PLUMBER/CONTRACTOR MUST ENSURE THAT THE LATERAL IS IN GOOD CONDITION AND IS FREE OF DEBRIS (DIRT, MUD, STONE, ROOTS, ETC.) IT IS THE RESPONSIBILITY OF THE BUILDER OR THEIR AGENT TO CLEAN AND/OR REPLACE THE PIPE/LATERAL (AS NEEDED) IF THE EXISTING LATERAL IS NOT IN GOOD CONDITION.
4. ALL EXISTING SANITARY LATERALS NOT BEING USED SHALL BE PLUGGED BY BRICK AND SEALED WITH CONCRETE.

SEWER USE LAW:

FLOOR DRAINS, IF CONSTRUCTED, SHALL BE CONNECTED TO THE SANITARY/COMBINATION SEWER. FLOOR DRAINS DO NOT INCLUDE FOUNDATION/FOOTER DRAINS.

NOTE: ALL DISCHARGES TO THE SANITARY/COMBINATION SEWER MUST COMPLY WITH THE EFFLUENT LIMITS OF THE LOCAL AND OR ONONDAGA COUNTY SEWER USE LAW.

CONSTRUCTION SEQUENCE FOR GRADING AND EROSION CONTROL:

1. INSTALL EROSION CONTROL MEASURES, INCLUDING SILT FENCE
2. CLEAR AND GRUB THE PROJECT IMPROVEMENTS AREAS.
3. STRIP TOPSOIL AND STOCKPILE FOR LATER USE.
4. GRADE IMPROVEMENTS AREAS WITHIN THE PROJECT SITE. AREAS WHERE CONSTRUCTION ACTIVITY TEMPORARILY CEASES FOR MORE THAN 7 DAYS WILL BE STABILIZED WITH A TEMPORARY SEED AND MULCH WITHIN 7 DAYS OF THE LAST DISTURBANCE.
5. REPLACE TOPSOIL AND FINE GRADE.
6. SEED ALL DISTURBED AREAS WITHIN 10 DAYS AFTER FINAL GRADING. CONTRACTOR IS RESPONSIBLE TO RESEED IF GRADING IS UNSATISFACTORY.
7. UPON APPROVAL OF THE CITY, REMOVE ALL TEMPORARY SILTATION CONTROLS.
8. SLOPES SHALL NOT EXCEED 1' VERTICAL TO 3' HORIZONTAL MAX. MAINTAIN 1:4 WHERE POSSIBLE.
9. MINIMUM OF 4" OF TOPSOIL IS TO BE PLACED ON ALL GRASS AREAS.
10. ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED BASED UPON ACTUAL FIELD CONDITIONS AOB. CONTRACTOR SHALL PROVIDE FOR THIS COST IN HIS CONTRACT.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SILTATION AND EROSION CONTROL MEASURES FROM INSTALLATION THROUGH MAINTENANCE AND REMOVAL AFTER REVEGETATION HAS BEEN ESTABLISHED.
12. ALL EROSION AND SEDIMENT CONTROL METHODS WILL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH THE LATEST EDITION OF THE NEW YORK STATE STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL.

EROSION CONTROL NOTE:

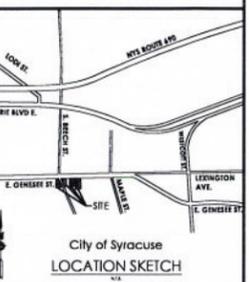
AT THE VERY MINIMUM, EROSION CONTROL SHALL BE AS SHOWN ON THIS PLAN. EROSION CONTROL MAY CONSIST OF SEDIMENT TRAPS AND/OR ENVIRONMENTAL FENCES. THE CONTRACTOR AND THE DEVELOPER SHALL BE RESPONSIBLE FOR THE INTEGRITY, MAINTENANCE AND REMOVAL OF EROSION CONTROL MEASURES UNTIL NO LONGER DEEMED NECESSARY BY THE CITY OR ITS REPRESENTATIVE.

TEMPORARY SEEDING NOTE

PROVIDE THE FOLLOWING SEED MIXTURES DURING CONSTRUCTION (WEATHER DEPENDENT):
TEMPORARY SEEDING:
RYEGRASS (ANNUAL OR PERENNIAL) @ 30LBS. PER AC. OR 0.7 LBS. PER 1000 SF.

AREAS WHERE CONSTRUCTION ACTIVITY TEMPORARILY CEASES FOR MORE THAN 7 DAYS WILL BE STABILIZED WITH A TEMPORARY SEED AND MULCH WITHIN 7 DAYS OF THE LAST DISTURBANCE. ONCE CONSTRUCTION ACTIVITY CEASES PERMANENTLY IN AN AREA, THAT AREA WILL BE STABILIZED WITH PERMANENT SEED AND MULCH OR SODED. AFTER THE ENTIRE SITE IS STABILIZED, THE ACCUMULATED SEDIMENT WILL BE REMOVED FROM THE SEDIMENT BASIN(S).

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1-800-962-7962
E-Notice: www.DigSafelyNewYork.com



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575 NORTH SALINA STREET
SYRACUSE, NY 13208

PASSERO ASSOCIATES
242 West Main 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



Revisions			
No.	Date	By	Description
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WINSTON GASKIN
UTILITY/GRADING PLAN
HOUSING VISIONS
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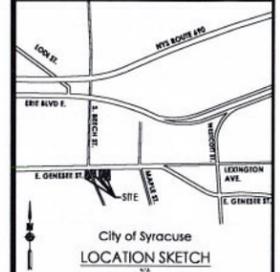
Project No. **20162315.0001**

Drawing No. **C 103** Sheet No. **3**

Scale: **1" = 10'**

Date: **AUGUST 2018**

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Revisions			
No.	Date	By	Description
1			

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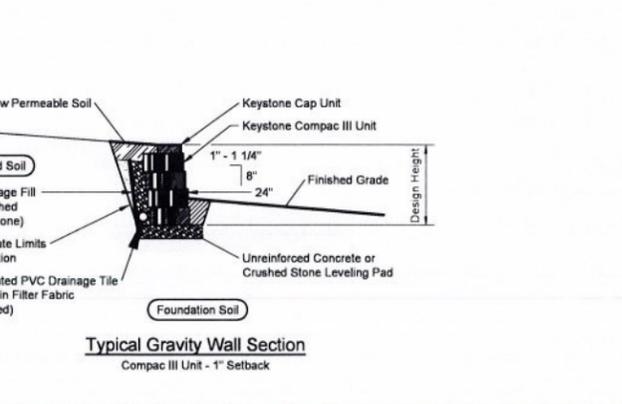
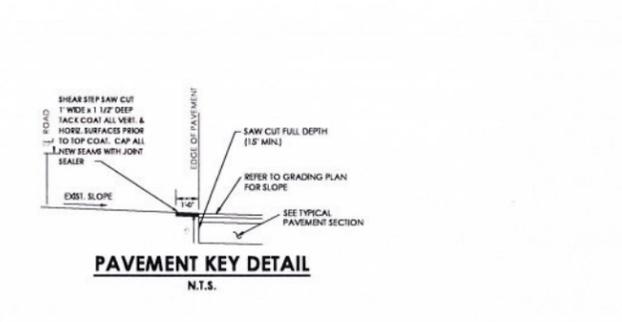
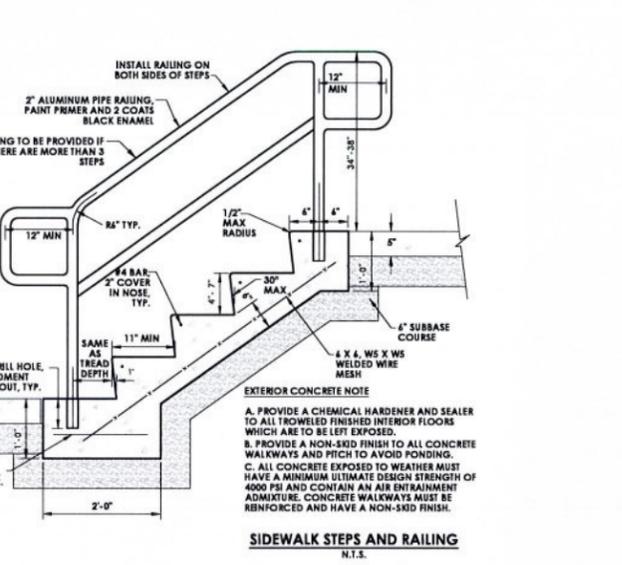
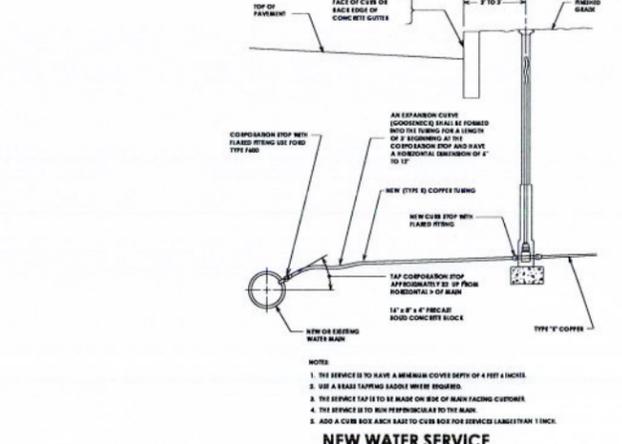
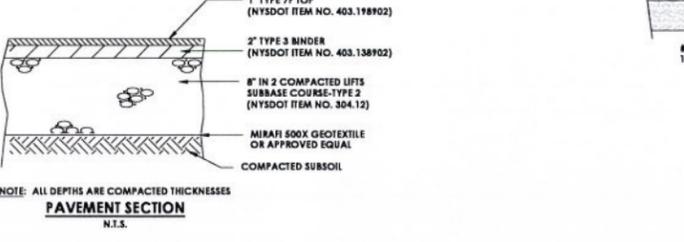
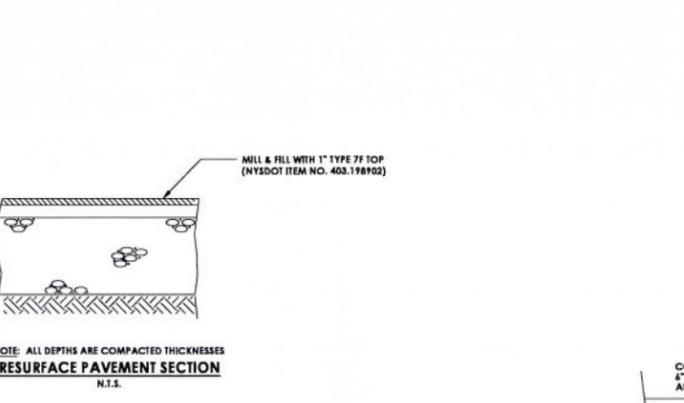
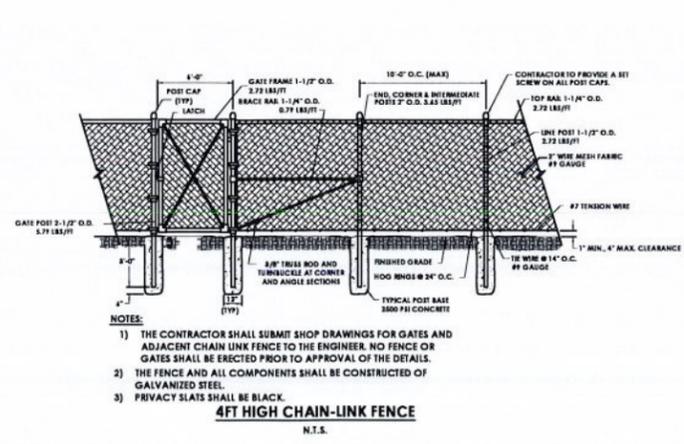
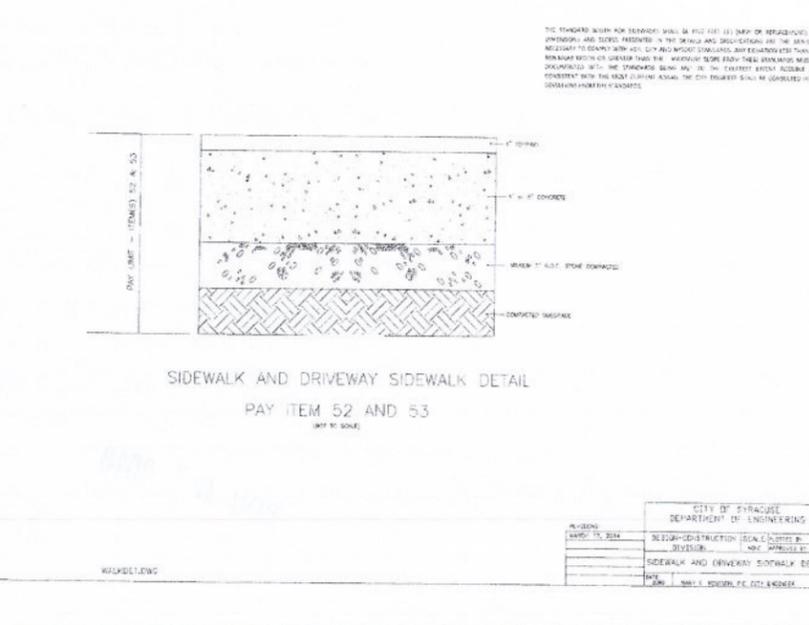
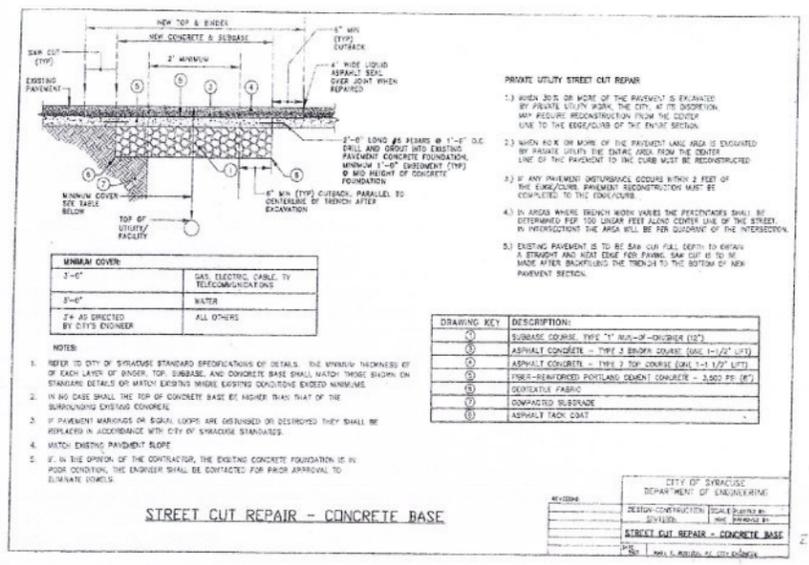
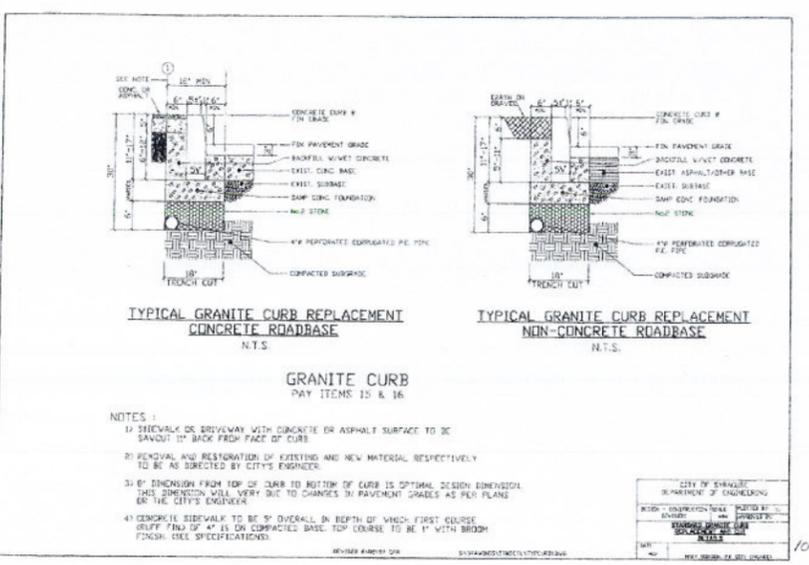
WINSTON GASKIN
DETAILS
HOUSING VISIONS
SYRACUSE
1460 & 1500 E. GENESEE STREET
SYRACUSE, NY 13210
Town/City: SYRACUSE
County: ONONDAGA State: NEW YORK

Project No.
20162315.0001

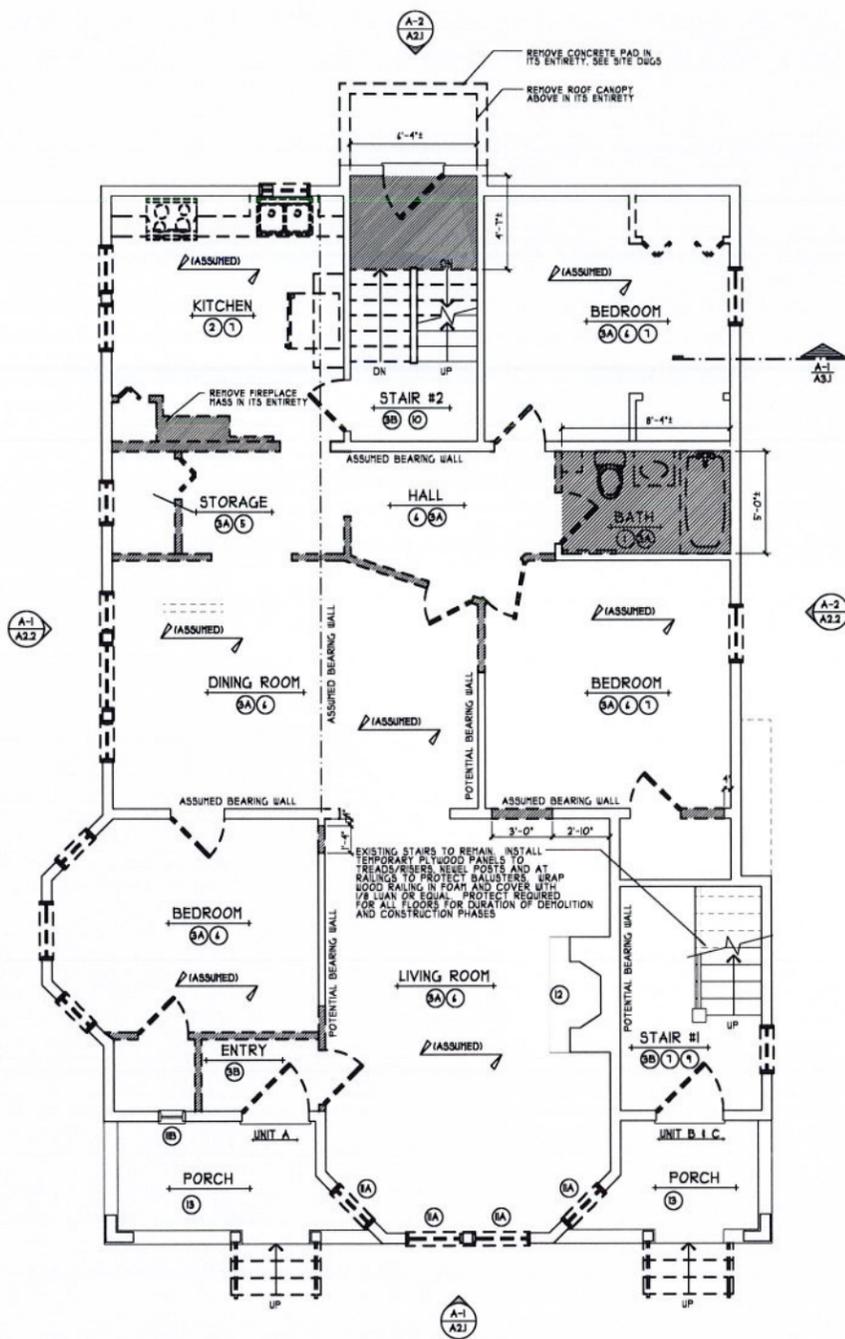
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Scale: **N.T.S.**

Date: **AUGUST 2018**



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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 AT STORAGE ROOM: REMOVE EXISTING SHEET VINYL OR VCT FLOORING AND BASE TRIM.
- 6 REMOVE EXISTING WOOD FLOORING AND BASE TRIM IN ITS ENTIRETY.
- 7 REMOVE EXISTING VINYL DOUBLE HUNG WINDOW IN ITS ENTIRETY. DISCARD WINDOW AND WOOD TRIM.
- 8 NOT USED.
- 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 STAIR STRINGS 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. REMOVE 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.
- 11A AT TRANSOM WINDOWS: REMOVE INTERIOR TRIM AND DISCARD. REMOVE VINYL DOUBLE HUNG WINDOW AND DISCARD. TRANSOM WINDOWS ARE TO REMAIN. PROTECT DURING THE COURSE OF DEMOLITION AND CONSTRUCTION PHASES ON BOTH SIDES (INTERIOR/EXTERIOR).
- 11B AT STAINED GLASS WINDOW: REMOVE INTERIOR AND EXTERIOR TRIM AND SALVAGE FOR REUSE. CAREFULLY REMOVE AND PROTECT WINDOW FOR REPAIRS.
- 12 AT FIREPLACE: EXISTING FIREPLACE TO REMAIN. PROTECT BRICK, WOOD TRIM AND MANTEL DURING THE COURSE OF DEMOLITION AND CONSTRUCTION PHASES ON BOTH SIDES (INTERIOR/EXTERIOR). HEARTH TILE TO REMAIN.
- 13 FRONT PORCH: REMOVE EXISTING PORCH DECKING IN ITS ENTIRETY. REMOVE WALL FINISH AT INSIDE FACE OF PORCH WALLS DOWN TO SHEATHING. REMOVE PORCH CEILING IN ITS ENTIRETY. REMOVE EXISTING WOOD WALL CAPS AT PARTIAL HEIGHT WALLS. INSPECT ALL PORCH FRAMING AT FLOOR CEILING AND WALLS, AND BEATS. REMOVE DAMAGED FRAMING IN ITS ENTIRETY. ASSUME 10% OF FRAMING MEMBERS TO REQUIRE REPLACEMENT.

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

GENERAL DEMOLITION NOTES:

1. SEE GENERAL DEMOLITION NOTES ON DRAWING T12
2. REMOVE ALL DEBRIS, REFUSE AND PERSONAL ITEMS.
3. ANY AND ALL ASBESTOS OR ASBESTOS CONTAINING FINISH MATERIALS INCLUDING BUT NOT LIMITED TO FLOOR COVERINGS DIST. COVERS, 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.
4. SHORE ALL FRAMING RESTING ON BEARING WALLS PRIOR TO REMOVAL OF SUPPORT AND INSTALLATION OF NEW PARTITIONS.
5. INFORM OWNER AND ARCHITECT OF DAMAGED OR DETERIORATED SUBSTRATE OR STRUCTURE DESIGNATED TO REMAIN.
6. REMOVE ANY AND ALL WALL OR CEILING INSULATION.
7. REMOVE EXISTING HOOKS/NAILS/SCREWS FROM WALLS AND/OR CEILINGS.
8. CLEAN ALL DEBRIS OUT OF EXISTING STUD WALL CAVITIES EXPOSED BY CONSTRUCTION SERVICES.
9. CONTRACTOR TO COORDINATE REMOVALS OF ALL LOOSE FURNITURE/FIXTURES/EQUIPMENT WITH OWNER UNLESS INDICATED OTHERWISE.

DRAWING LEGEND

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

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 GAB AT BASEMENTS.
 6. REPLACE ALL EXISTING STAIR HANDRAILS WITH NEW WOOD HANDRAILS.
 7. SEE AIR SEALING DRAWINGS A-11 AND A-12
 8. PLUMBING MANIFOLDS TO BE WITHIN WALL CAVITY. PROVIDE DOOR WITH HASP.
 9. INSTALL MOISTURE RESISTANT GAB IN ALL BATHROOMS, 1/2 BATHS, AND LAUNDRY CLOSETS.
- 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 DRGS.
 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 ALL GAPS WITH FOAM INSULATION. PROVIDE COMPRESSIBLE SEALERS AT MATERIAL CHANGES. FOAM SEAL ALL PENETRATIONS AT FLOORS, WALLS, CEILINGS.
 3. THIRD FLOOR INCLUDES OCCUPIED SPACES. ENTIRE ROOF TO RECEIVE CLOSED CELL FOAM INSULATION, R-41.

GENERAL FIRE PROTECTION NOTES: AUTOMATIC SPRINKLER REQUIRED - SEE FF DRAWINGS

1. PROVIDE 1 LAYER TYPE "X" 5/8" GAB EACH SIDE OF SHARED WALLS FROM EXTERIOR WALL TO EXTERIOR WALL PROVIDE R1, 1 HR RATING. SEE TYPICAL WALL SECTION FOR RATED FLOOR DESIGN INFORMATION, R1 1 HR RATING.
2. ALL PENETRATIONS THROUGH FLOORS AND FULL HEIGHT WALLS TO BE FIRE STOPPED AS REQUIRED BY SECTION 108 - FIRE PARTITIONS OF THE 2015 INTERNATIONAL BUILDING CODE AND 2015 NYS AMENDMENTS. ALL GAPS AND JOINTS AT RATED FLOORS, ROOFS, WALLS AND INTERSECTIONS OF WALLS TO BE PREFIRESTOPPED. 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 FORM 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 DRILLING UNITS. SEPARATION AS PER AS REQUIRED BY THE 2015 INTERNATIONAL BUILDING CODE AND NYS AMENDMENTS.
4. PROVIDE FIREBLOCKING IN CONCEALED SPACES AS REQUIRED BY THE 2015 INTERNATIONAL BUILDING CODE AND NYS AMENDMENTS.
5. PROVIDE FIRE EXTINGUISHERS IN COMPLIANCE WITH NYS FIRE CODE SECTION 10.1.
6. SEE WALL TYPES ON DRAWING T12 FOR FIRE RATED WALL CONSTRUCTION.

GENERAL NOTE:

VERIFY ALL EXISTING OPENINGS PRIOR TO ORDERING WINDOWS. SEE B-2(A) FOR ASSUMED WINDOW SIZES. NOTIFY ARCHITECT OF ANY DISCREPANCIES.

KEYED CONSTRUCTION NOTES

- 1 STAIR#1: REINSTALL SALVAGED WOOD TRIM AT EXTERIOR WALLS AND STAIR STRINGERS. REPLACE DAMAGED RISERS AND TREADS. ASSUME 2% REPLACEMENT. REPLACE DAMAGED OR MISSING BALUSTERS, TREADS/RISERS/BALUSTERS TO MATCH EXISTING IN STYLE AND WOOD TYPE. REPLACE MISSING NEWEL CAPS WITH NEW TO MATCH EXISTING. 2 MISSING AT TIME OF INSPECTION ALL TO RECEIVE NEW STAINED FINISH. INSTALL RUBBER TREADS/PAINT RISERS PER FINISH SCHEDULE.
- 2 STAIR #2: INSTALL NEW 2X12 STRINGERS AT THIRD POINTS AT STAIRS TO BASEMENT AND STAIRS FROM EXTERIOR DOOR LANDING TO FIRST FLOOR. TREADS TO BE EQUAL DEPTH. RISERS TO BE EQUAL HEIGHT. ALL TO ACCOMMODATE SPAN BETWEEN EXISTING LANDINGS. INSTALL NEW WOOD HANDRAILS WITH 12" EXTENSIONS BEYOND FIRST/LAST TREAD 3" AFF. REPLACE DAMAGED RISERS AND TREADS AT REMAINING STAIRS. ASSUME 2% REPLACEMENT. INSTALL RUBBER TREADS/RISERS PER FINISH SCHEDULE.
- 3 FRONT PORCH: REPLACE DAMAGED FRAMING MEMBERS. ASSUME 10%. INSTALL COMPOSITE DECKING IN ALL VINYL CEILING. INSTALL COMPOSITE BEADBOARD PANELS AT INTERIOR FACE OF PARTIAL HEIGHT PORCH WALLS.
- 4 INSULATE ALL FLOOR CAVITIES OVER UNCONDITIONED EXTERIOR LOCATION. AT FRONT PORCH AND SECOND FLOOR OVERHANG WITH CLOSED CELL FOAM INSULATION, MINIMUM R-38
- 5 INSULATE ALL ROOF CAVITIES ADJACENT BAY WINDOW LOCATIONS WITH CLOSED CELL FOAM INSULATION, MINIMUM R-41
- 6 INFILL OPENING AT FORMER DORMER LOCATION. MATCH EXISTING FRAMING. PROVIDE MINIMUM 2 INTERMEDIATE 2X FRAMING MEMBERS WITHIN OPENING SPAN OR AT 24" OC. INSTALL PLYWOOD SHEATHING. MATCH EXISTING ROOF SHEATHING THICKNESS.



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

NEW CONSTRUCTION LEGEND

- ▬ NEW WALL TO BE CONSTRUCTED
- ▨ LOCATION OF KNOWN SUBFLOOR REPLACEMENT. CONTACT ARCHITECT OF ANY OTHER SUBFLOOR LOCATIONS THAT MAY NEED REPLACING

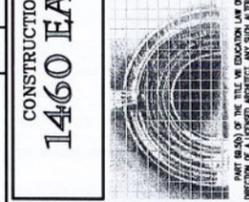
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SHARES NO: 20176096
DATE: 28 OCT 2018
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SCALE: AS NOTED

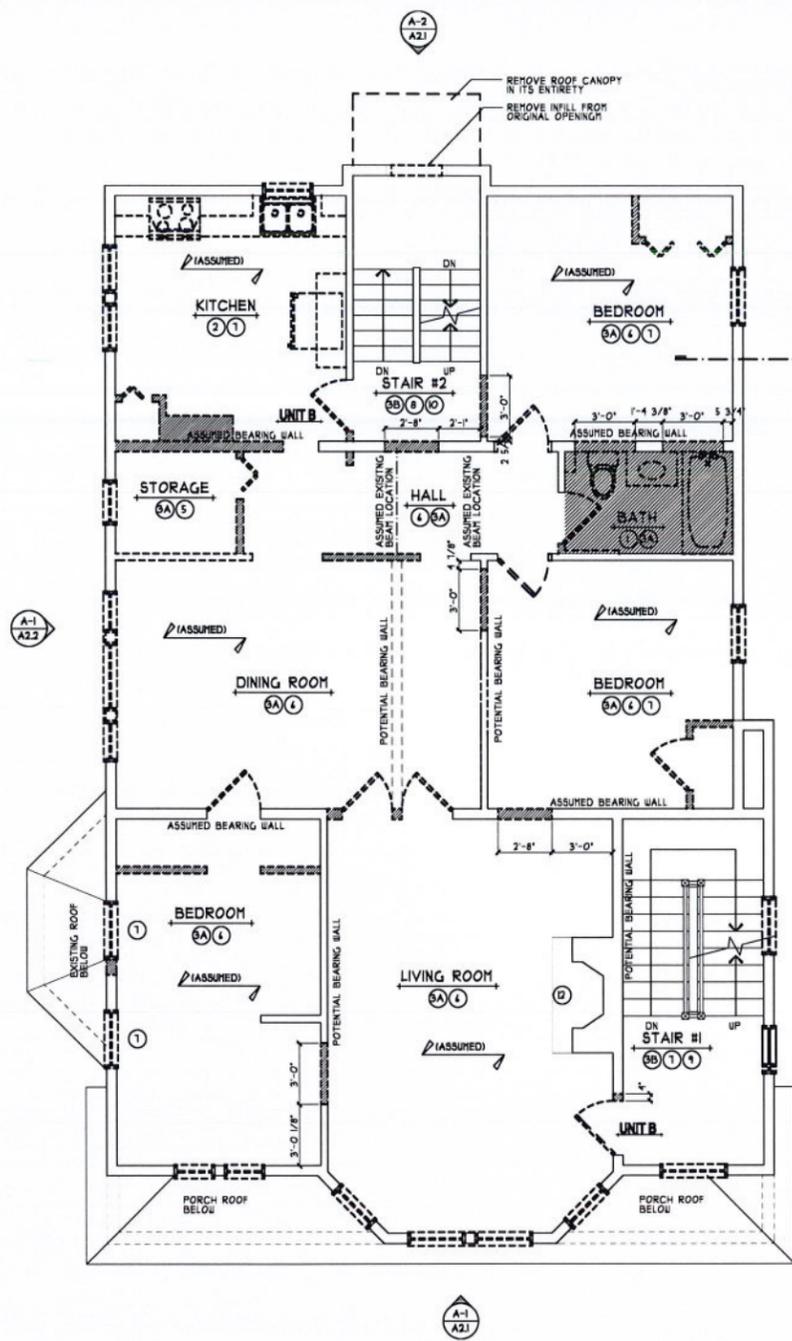
CONSTRUCTION DRAWINGS FOR WINSTON GASKIN HOMES:
1460 EAST GENESEE STREET
SYRACUSE, NEW YORK

HOLMES ■ KING ■ KALLQUIST & ASSOCIATES ARCHITECTS, LLP.
575 NORTH SALINA STREET • SYRACUSE, NY 13208
P: (315) 476-6420 • F: (315) 476-6871
www.hkkaarchitects.com



FLOOR PLANS: FIRST FLOOR

A1.1



KEYED DEMOLITION NOTES

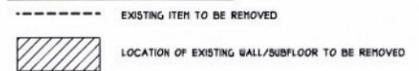
1. BATHROOMS: REMOVE BATHTUB AND SURROUND, TOILET, SINK, AND VANITY CABINET. REMOVE ALL BATHROOM ACCESSORIES - TOWEL BARS SOAP DISH, TOOTHBRUSH HOLDER, TOILET PAPER HOLDER, AND MEDICINE CABINET. REMOVE WALL AND CEILING MOUNTED LIGHT FIXTURES. DISCARD ALL. REMOVE FINISHED FLOORING - VCT OR SHEET VINYL 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. REMOVAL 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. AT STORAGE ROOM: REMOVE EXISTING SHEET VINYL OR VCT FLOORING AND BASE TRIM.
6. REMOVE EXISTING WOOD FLOORING AND BASE TRIM IN ITS ENTIRETY.
7. REMOVE EXISTING VINYL DOUBLE HUNG WINDOW IN ITS ENTIRETY. DISCARD WINDOW AND WOOD TRIM.
8. NOT USED.
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 STAIR STRINGS 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.
- 11A. AT TRANSOM WINDOWS: REMOVE INTERIOR TRIM AND DISCARD. REMOVE VINYL DOUBLE HUNG WINDOW AND DISCARD. TRANSOM WINDOWS ARE TO REMAIN. PROTECT DURING THE COURSE OF DEMOLITION AND CONSTRUCTION PHASES ON BOTH SIDES (INTERIOR/EXTERIOR).
- 11B. AT STAINED GLASS WINDOW: REMOVE INTERIOR AND EXTERIOR TRIM AND SALVAGE FOR REUSE. CAREFULLY REMOVE AND PROTECT WINDOW FOR REPAIRS.
12. AT FIREPLACE: EXISTING FIREPLACE TO REMAIN. PROTECT BRICK, WOOD TRIM AND MANTEL. DURING THE COURSE OF DEMOLITION AND CONSTRUCTION PHASES ON BOTH SIDES (INTERIOR/EXTERIOR). HEARTH TILE TO REMAIN.
13. FRONT PORCH: REMOVE EXISTING PORCH DECKING IN ITS ENTIRETY. REMOVE WALL FINISH AT INSIDE FACE OF PORCH WALLS DOWN TO SHEATHING. REMOVE PORCH CEILING IN ITS ENTIRETY. REMOVE EXISTING WOOD WALL CAPS AT PARTIAL HEIGHT WALLS. INSPECT ALL PORCH FRAMING AT FLOOR CEILING AND WALLS, AND BEAMS. REMOVED DAMAGED FRAMING IN ITS ENTIRETY. ASSUME 10% OF FRAMING MEMBERS TO REQUIRE REPLACEMENT.

SECOND FLOOR REMOVAL PLAN (A-1/A12) SCALE: 1/4" = 1'-0"

GENERAL DEMOLITION NOTES:

1. SEE GENERAL DEMOLITION NOTES ON DRAWING T12
2. REMOVE ALL DEBRIS, REFUSE AND PERSONAL ITEMS.
3. ANY AND ALL ASBESTOS, OR ASBESTOS CONTAINING FINISH MATERIALS - INCLUDING BUT NOT LIMITED TO PIPE COVERINGS, DIST. 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.
4. SHORE ALL FRAMING RESTING ON BEARING WALLS PRIOR TO REMOVAL OF SUPPORT AND INSTALLATION OF NEW PARTITIONS.
5. INFORM OWNER AND ARCHITECT OF DAMAGED OR DETERIORATED SUBSTRATE OR STRUCTURE DESIGNATED TO REMAIN.
6. REMOVE ANY AND ALL WALL OR CEILING INSULATION.
7. REMOVE EXISTING HOOKS/NAILS/SCREWS FROM WALLS AND/OR CEILINGS.
8. CLEAN ALL DEBRIS OUT OF EXISTING STUD WALL CAVITIES EXPOSED BY CONSTRUCTION SERVICES.
9. CONTRACTOR TO COORDINATE REMOVALS OF ALL LOOSE FURNITURE/FIXTURES/EQUIPMENT WITH OWNER UNLESS INDICATED OTHERWISE.

DRAWING LEGEND



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 GUMB AT BASEMENTS.
 6. REPLACE ALL EXISTING STAIR HANDRAILS WITH NEW WOOD HANDRAILS.
 7. SEE AIR SEALING DRAWINGS A-1E AND A-1G
 8. PLUMBING MANIFOLDS TO BE WITHIN WALL CAVITY. PROVIDE DOOR WITH HASP.
 9. INSTALL MOISTURE RESISTANT GUMB IN ALL BATHROOMS, 1/2 BATHS, AND LAUNDRY CLOSETS.
- 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 DINGS.
 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 ALL GAPS WITH FOAM INSULATION. PROVIDE COMPRESSIBLE SEALERS AT MATERIAL CHANGES. FOAM SEAL ALL PENETRATIONS AT FLOORS, WALLS, CEILINGS.
 3. THIRD FLOOR INCLUDES OCCUPIED SPACES. ENTIRE ROOF TO RECEIVE CLOSED CELL FOAM INSULATION, R19 R-41.

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

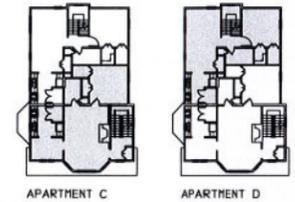
1. PROVIDE LAYER TYPE 'X' 5/8" GMB EACH SIDE OF SHARED WALLS FROM EXTERIOR WALL TO EXTERIOR WALL. PROVIDE R19 RATING. SEE TYPICAL WALL SECTION FOR RATED FLOOR DESIGN INFORMATION. R19 RATING.
2. ALL PENETRATIONS THROUGH FLOORS AND FILL HEIGHT WALLS TO BE FIRE STOPPED AS REQUIRED BY SECTION 108 - FIRE PARTITIONS OF THE 2018 INTERNATIONAL BUILDING CODE AND 2015 NYS AMENDMENTS. ALL GAPS AND JOINTS AT RATED FLOORS, ROOFS, WALLS AND INTERSECTIONS OF WALLS TO BE FIRESTOPPED. 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 FORM 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 DRILLING UNITS. SEPARATION AS PER AS REQUIRED BY THE 2018 INTERNATIONAL BUILDING CODE AND NYS AMENDMENTS.
4. PROVIDE FIREBLOCKING IN CONCEALED SPACES AS REQUIRED BY THE 2018 INTERNATIONAL BUILDING CODE AND NYS AMENDMENTS.
5. PROVIDE FIRE EXTINGUISHERS IN COMPLIANCE WITH NYS FIRE CODE SECTION 904.
6. SEE WALL TYPES ON DRAWING T12 FOR FIRE RATED WALL CONSTRUCTION.

GENERAL NOTE:

VERIFY ALL EXISTING OPENINGS PRIOR TO ORDERING WINDOWS. SEE B-2(A1) FOR ASSUMED WINDOW SIZES. NOTIFY ARCHITECT OF ANY DISCREPANCIES.

KEYED CONSTRUCTION NOTES

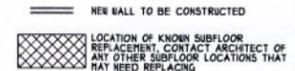
1. STAIR#1: REINSTALL SALVAGED WOOD TRIM AT EXTERIOR WALLS AND STAIR STRINGERS. REPLACE DAMAGED RISERS AND TREADS. ASSUME 2% REPLACEMENT. REPLACE DAMAGED OR MISSING BALUSTERS, TREADS/RISERS/BALUSTERS TO MATCH EXISTING IN STYLE AND WOOD TYPE. REPLACE MISSING NEWEL CAPS WITH NEW TO MATCH EXISTING. 2 MISSING AT TIME OF INSPECTION. ALL TO RECEIVE NEW STAINED FINISH. INSTALL RUBBER TREADS/PAINT RISERS PER FINISH SCHEDULE.
2. STAIR #2: INSTALL NEW 2X12 STRINGERS AT THIRD POINTS AT STAIRS TO BASEMENT AND STAIRS FROM EXTERIOR DOOR LANDING TO FIRST FLOOR. TREADS TO BE EQUAL DEPTH. RISERS TO BE EQUAL HEIGHT. ALL TO ACCOMMODATE SPAN BETWEEN EXISTING LANDINGS. INSTALL NEW SUBFLOOR AT ENTRY LANDING. INSTALL NEW WOOD HANDRAILS WITH 12" EXTENSIONS BEYOND FIRST/LAST TREAD 34" AFF. REPLACE DAMAGED RISERS AND TREADS AT REMAINING STAIRS. ASSUME 2% REPLACEMENT. INSTALL RUBBER TREADS/RISERS PER FINISH SCHEDULE.
3. FRONT PORCH: REPLACE DAMAGED FRAMING MEMBERS. ASSUME 10%. INSTALL COMPOSITE DECKING. INSTALL VINYL CEILING. INSTALL COMPOSITE BEADBOARD PANELS AT INTERIOR FACE OF PARTIAL HEIGHT PORCH WALLS.
4. INSULATE ALL FLOOR CAVITIES OVER UNCONDITIONED EXTERIOR LOCATION. AT FRONT PORCH AND SECOND FLOOR OVERHANG WITH CLOSED CELL FOAM INSULATION. MINIMUM R-38
5. INSULATE ALL ROOF CAVITIES ADJACENT BAY WINDOW LOCATIONS WITH CLOSED CELL FOAM INSULATION. MINIMUM R-49
6. INFILL OPENING AT FORMER DORMER LOCATION. MATCH EXISTING FRAMING. PROVIDE MINIMUM 2 INTERMEDIATE 2X FRAMING MEMBERS WITHIN OPENING SPAN OR AT 24" OC. INSTALL PLYWOOD SHEATHING. MATCH EXISTING ROOF SHEATHING THICKNESS.



APARTMENT C APARTMENT D

SECOND FLOOR PLAN (A-1/A12) SCALE: 1/4" = 1'-0"

NEW CONSTRUCTION LEGEND



CONSTRUCTION DRAWINGS FOR WINSTON GASKIN HOMES:
1460 EAST GENESEE STREET
 SYRACUSE, NEW YORK

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 575 NORTH SALINA STREET • SYRACUSE, NY 13208
 P: (315) 476-5420 • F: (315) 476-8871
 www.hkkarchitects.com

FLOOR PLANS: SECOND FLOOR

A1.2

REV. NO.	DATE	DRAWN BY	DESCRIPTION

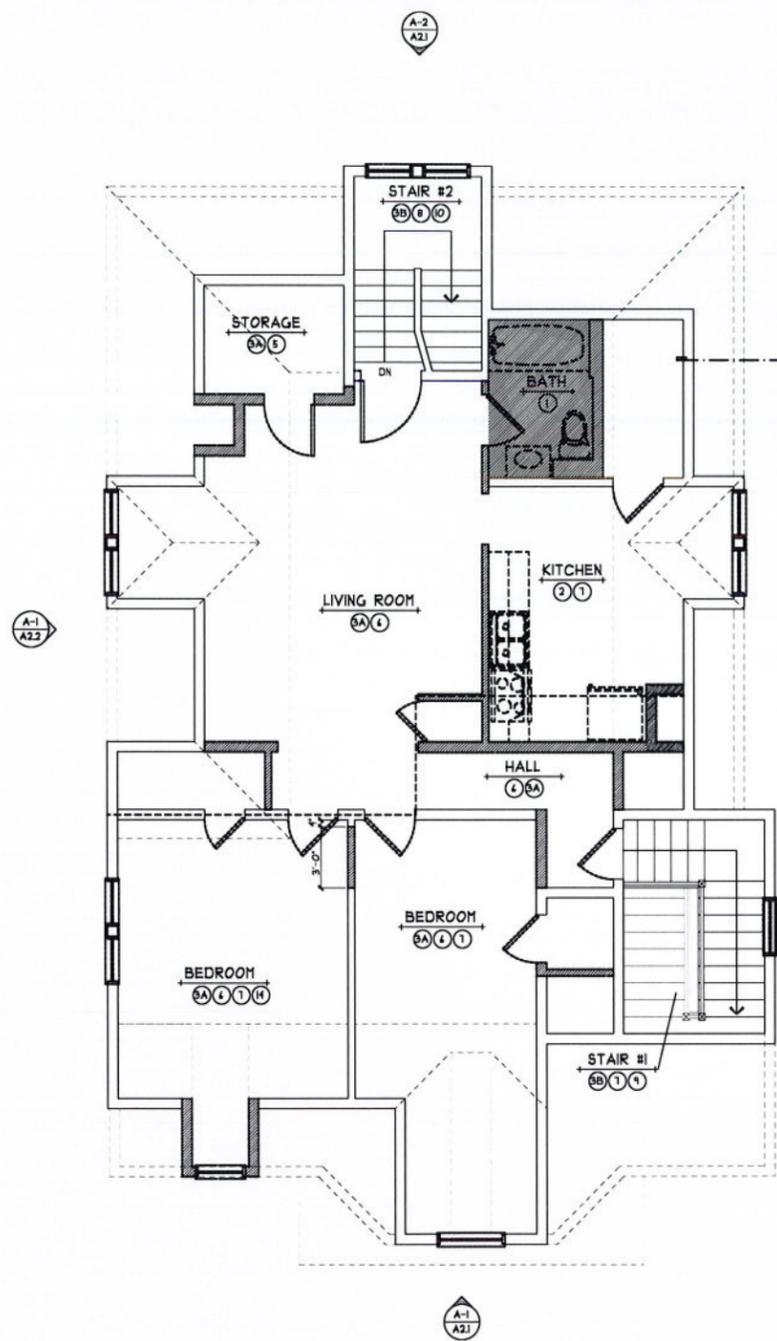
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 SHARS NO: 20176056
 DATE: 28 OCT 2018
 TYPE: PERMIT SET
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 SCALE: AS NOTED

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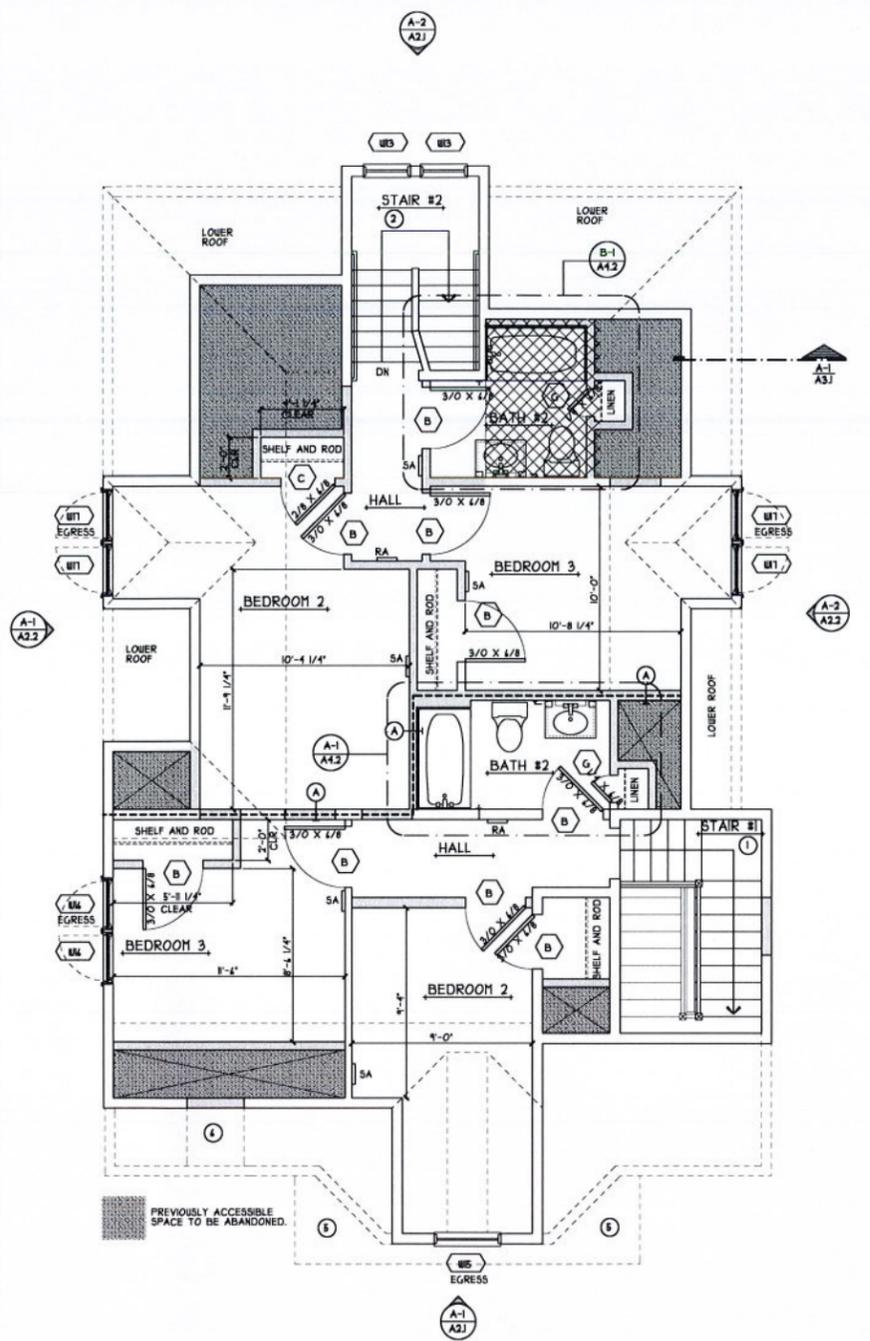
KEYED DEMOLITION NOTES

- 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 3% 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 AT STORAGE ROOM: REMOVE EXISTING SHEET VINYL OR VCT FLOORING AND BASE TRIM.
- 6 REMOVE EXISTING WOOD FLOORING AND BASE TRIM IN ITS ENTIRETY.
- 7 REMOVE EXISTING VINYL DOUBLE HUNG WINDOW IN ITS ENTIRETY. DISCARD WINDOW AND WOOD TRIM.
- 8 NOT USED.
- 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 STAIR STRINGS 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.
- 11A AT TRANSOM WINDOWS: REMOVE INTERIOR TRIM AND DISCARD. REMOVE VINYL DOUBLE HUNG WINDOW AND DISCARD. TRANSOM WINDOWS ARE TO REMAIN. PROTECT DURING THE COURSE OF DEMOLITION AND CONSTRUCTION PHASES ON BOTH SIDES (INTERIOR/EXTERIOR).
- 11B AT STAINED GLASS WINDOW: REMOVE INTERIOR AND EXTERIOR TRIM AND SALVAGE FOR REUSE. CAREFULLY REMOVE AND PROTECT WINDOW FOR REPAIRS.
- 12 AT FIREPLACE: EXISTING FIREPLACE TO REMAIN. PROTECT BRICK, WOOD TRIM AND MANTEL DURING THE COURSE OF DEMOLITION AND CONSTRUCTION PHASES ON BOTH SIDES (INTERIOR/EXTERIOR). HEARTH TILE TO REMAIN.
- 13 FRONT PORCH: REMOVE EXISTING PORCH DECKING IN ITS ENTIRETY. REMOVE WALL FINISH AT INSIDE FACE OF PORCH WALLS DOWN TO SHEATHING. REMOVE PORCH CEILING IN ITS ENTIRETY. REMOVE EXISTING WOOD WALL CAPS AT PARTIAL HEIGHT WALLS. INSPECT ALL PORCH FRAMING AT FLOOR CEILING AND WALLS, AND BEAMS. REMOVED DAMAGED FRAMING IN ITS ENTIRETY. ASSUME 10% OF FRAMING MEMBERS TO REQUIRE REPLACEMENT.

THIRD FLOOR REMOVAL PLAN SCALE: 1/8" = 1'-0" A-1/A13

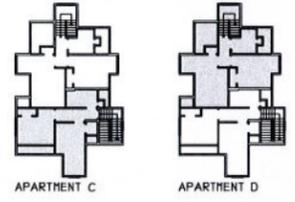
GENERAL DEMOLITION NOTES:

1. SEE GENERAL DEMOLITION NOTES ON DRAWING T12
2. REMOVE ALL DEBRIS, REFUSE AND PERSONAL ITEMS.
3. 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.
4. SHORE ALL FRAMING RESTING ON BEARING WALLS PRIOR TO REMOVAL OF SUPPORT AND INSTALLATION OF NEW PARTITIONS.
5. INFORM OWNER AND ARCHITECT OF DAMAGED OR DETERIORATED SUBSTRATE OR STRUCTURE DESIGNATED TO REMAIN.
6. REMOVE ANY AND ALL WALL OR CEILING INSULATION.
7. REMOVE EXISTING HOOKS/NAILS/SCREWS FROM WALLS AND/OR CEILINGS.
8. CLEAN ALL DEBRIS OUT OF EXISTING STUD WALL CAVITIES EXPOSED BY CONSTRUCTION SERVICES.
9. CONTRACTOR TO COORDINATE REMOVALS OF ALL LOOSE FURNITURE/FIXTURES/EQUIPMENT WITH OWNER UNLESS INDICATED OTHERWISE.



KEYED CONSTRUCTION NOTES

- 1 STAIR#1: REINSTALL SALVAGED WOOD TRIM AT EXTERIOR WALLS AND STAIR STRINGERS. REPLACE DAMAGED RISERS AND TREADS. ASSUME 2% REPLACEMENT. REPLACE DAMAGED OR MISSING BALUSTERS, TREADS/RISERS/BALUSTERS TO MATCH EXISTING IN STYLE AND WOOD TYPE. REPLACE MISSING NEEL CAPS WITH NEW TO MATCH EXISTING. 2 MISSING AT TIME OF INSPECTION. ALL TO RECEIVED NEW STAINED FINISH. INSTALL RUBBER TREADS/PAINT RISERS PER FINISH SCHEDULE.
- 2 STAIR #2: INSTALL NEW 2X12 STRINGERS AT THIRD POINTS AT STAIRS TO BASEMENT AND STAIRS FROM EXTERIOR DOOR LANDING TO FIRST FLOOR. TREADS TO BE EQUAL DEPTH. RISERS TO BE EQUAL HEIGHT. ALL TO ACCOMMODATE SPAN BETWEEN EXISTING LANDINGS. INSTALL NEW SUBFLOOR AT ENTRY LANDING. INSTALL NEW WOOD HANDRAILS WITH 2" EXTENSIONS BEYOND FIRST/LAST TREAD 3/4" AFF. REPLACE DAMAGED RISERS AND TREADS AT REMAINING STAIRS. ASSUME 2% REPLACEMENT. INSTALL RUBBER TREADS/RISERS PER FINISH SCHEDULE.
- 3 FRONT PORCH: REPLACE DAMAGED FRAMING MEMBERS. ASSUME 10%. INSTALL COMPOSITE DECKING. INSTALL VINYL CEILING. INSTALL COMPOSITE BEADBOARD PANELS AT INTERIOR FACE OF PARTIAL HEIGHT PORCH WALLS.
- 4 INSULATE ALL FLOOR CAVITIES OVER UNCONDITIONED EXTERIOR LOCATION AT FRONT PORCH AND SECOND FLOOR OVERHANG WITH CLOSED CELL FOAM INSULATION. MINIMUM R-38
- 5 INSULATE ALL ROOF CAVITIES ADJACENT BAY WINDOW LOCATIONS WITH CLOSED CELL FOAM INSULATION. MINIMUM R-49
- 6 INFILL OPENING AT FORMER DORMER LOCATION. MATCH EXISTING FRAMING. PROVIDE MINIMUM 2 INTERMEDIATE 2X FRAMING MEMBERS WITHIN OPENING SPAN OR AT 24" OC. INSTALL PLYWOOD SHEATHING. MATCH EXISTING ROOF SHEATHING THICKNESS.



THIRD FLOOR PLAN SCALE: 1/8" = 1'-0" A-2/A13

NEW CONSTRUCTION NOTES:

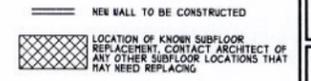
1. SEE CONSTRUCTION NOTES ON DRAWING T12.
 2. SEE RADON SYSTEM REQUIREMENTS ON DRAWING T12.
 3. SEE STRUCTURAL DRAWING S/O AND S/U
 4. USE PRESSURE TREATED WOOD IN LOCATIONS WOOD IS IN CONTACT WITH CONCRETE.
 5. OPTION TO USE PAPERLESS GUB AT BASEMENTS.
 6. REPLACE ALL EXISTING STAIR HANDRAILS WITH NEW 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.
- 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 DRGS.
 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 ALL GAPS WITH FOAM INSULATION. PROVIDE COMPRESSIBLE SEALERS AT MATERIAL CHANGES. FOAM SEAL ALL PENETRATIONS AT FLOORS, WALLS, CEILINGS.
 3. THIRD FLOOR INCLUDES OCCUPIED SPACES. ENTIRE ROOF TO RECEIVE CLOSED CELL FOAM INSULATION, R4-R-41.

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

1. PROVIDE LAYER TYPE "X" 5/8" GBS 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 108 - FIRE PARTITIONS OF THE 2015 INTERNATIONAL BUILDING CODE AND 2015 NYS AMENDMENTS. ALL GAPS AND JOINTS AT RATED FLOORS, ROOFS, WALLS AND INTERSECTIONS OF WALLS TO BE FIRESTOPPED. 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 FORT 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 2015 INTERNATIONAL BUILDING CODE AND NYS AMENDMENTS.
4. PROVIDE FIREBLOCKING IN CONCEALED SPACES AS REQUIRED BY THE 2015 INTERNATIONAL BUILDING CODE AND NYS AMENDMENTS.
5. PROVIDE FIRE EXTINGUISHERS IN COMPLIANCE WITH NYS FIRE CODE SECTION 104.
6. SEE WALL TYPES ON DRAWING T12 FOR FIRE RATED WALL CONSTRUCTION.

GENERAL NOTE:
VERIFY ALL EXISTING OPENINGS PRIOR TO ORDERING WINDOWS. SEE B-2/A1 FOR ASSUMED WINDOW SIZES. NOTIFY ARCHITECT OF ANY DISCREPANCIES

NEW CONSTRUCTION LEGEND



CONSTRUCTION DRAWINGS FOR WINSTON GASKIN HOMES:
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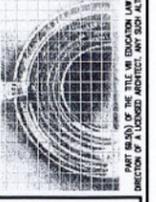
**FLOOR PLAN:
THIRD FLOOR**

A1.3

REV. NO.	DATE	DRAWN BY	DESCRIPTION

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JOB NO: 1460D
SHARES NO: 20176056
DATE: 26 OCT 2018
TYPE: PERMIT SET
DRAWN BY:
SCALE: AS NOTED





LEFT ELEVATION (A-1)
SCALE: 1/4" = 1'-0" (A2.2)



RIGHT ELEVATION (A-2)
SCALE: 1/4" = 1'-0" (A2.2)

- GENERAL AND KEYED NOTES:**
BRICK AND DECORATIVE FACED CONCRETE BLOCK FOUNDATION
GENERAL NOTES:
 ALL BRICK JOINTS WILL BE REPOINTED WHERE MORTAR IS DAMAGED, MISSING OR REMOVED FOR CRACK/BRICK REPAIRS. NEW MORTAR TO BE TYPE O, MATCH COLOR, TEXTURE AND TOOLING.
 ALL EXTRANEIOUS OR ABANDONED CABLE, WIRING, AND PIPING TO BE REMOVED. BRICKS WITH CRACKS, SCREW OR BOLT HOLES TO BE REPLACED WITH NEW TO MATCH EXISTING.
 REPLACE CRACKED OR BRICK/CMU BLOCKS OR BRICKS WITH DEEP CRACKS OR SPALLING DAMAGE OF 20% OR MORE OF THE EXPOSED FACE TO BE REPLACED WITH NEW CMU.
 SEAL ALL WALL AND JOINT PENETRATIONS TO PREVENT PEST ENTRY. PENETRATIONS INCLUDE BUT ARE NOT LIMITED TO REFRIGERANT LINES, CONDUIT, PENETRATIONS FOR EXTERIOR LIGHTING, WIRING, EXHAUST PIPING. PROVIDE RODENT AND CORROSION PROOF SCREEN (STAINLESS STEEL MESH) FOR LARGE OPENINGS.
DOORS AND WINDOW KEYED NOTES:
 1. INSTALL NEW DOUBLE HUNG VINYL REPLACEMENT WINDOW. ROUGH OPENING OF WINDOWS TO BE VERIFIED WITH WINDOW SUPPLIER PRIOR TO COMMENCEMENT OF WORK. SEAL ALL GAPS WITH FOAM INSULATION. INTERIOR AND EXTERIOR PERIMETER JOINTS TO BE CAULKED.
 10. INSTALL NEW VINYL CASEMENT WINDOW AT THIRD FLOOR BEDROOM FOR EMERGENCY EGRESS.
 2. REMOVE EXISTING WINDOW AT BASEMENT WINDOW AND REPLACE WITH GLASS BLOCK.
 3. TRANSOM WINDOW/STAINED GLASS WINDOW TO REMAIN. PROTECT DURING COURSE OF DEMOLITION AND CONSTRUCTION PHASES. INSTALL NEW EXTERIOR STORM WINDOWS ON ALL. SALVAGE INTERIOR AND EXTERIOR TRIM OF STAINED GLASS WINDOW AND STORE FOR RE-USE.
 4. REPLACE ALL EXISTING EXTERIOR DOORS WITH NEW FIBERGLASS INSULATED DOORS WITH TWO LITES. DOORS TO HAVE SELF-CLOSING HINGES, DOOR VIEWERS, AND DOOR BELLS.
EXTERIOR LIGHTING KEYED NOTES:
 5. INSTALL NEW FLUSH MOUNTED CEILING LED LIGHT FIXTURE AT EACH PORCH. FIXTURES TO BE OPERATED BY PHOTOCELL SENSOR - DAWN TO DUSK.
EXTERIOR CLADDING, ROOFING, PORCHES:
 4. ALL EXISTING WOOD TRIM AT DOORS AND WINDOWS TO BE REMOVED AND DISCARDED WITH EXCEPTION OF WINDOW TRIM FOR STAINED GLASS WINDOW. SEE KEY NOTE #3. ALL EXISTING CLAPBOARDS/ROOF SHINGLES TO BE REMOVED AND DISCARDED. REPLACE DAMAGED SHEATHING. INSTALL NEW WEATHER BARRIER. INSTALL NEW FIBER CEMENT BOARD CLAPBOARDS AND SHAKE PANELS. INSTALL COMPOSITE TRIM AT ALL WINDOWS (SEE NOTE #3). ALL TRIM AND DOORS TO BE PAINTED.
 1. LOWER SLOPED ROOF AREAS: INSTALL ICE AND WATER SHIELD OVER ENTIRE ROOF AREA. ICE AND WATER SHIELD TO WRAP UP BALL TRIM. IF - INSTALL NEW RETAIL FLASHING, MINIMUM 1" HIGH AT ROOF/WALL INTERSECTIONS. INSTALL NEW 30 YEAR ARCHITECTURAL ASPHALT SHINGLES.
 8. INSTALL GUTTERS AND DOWNSPOUTS TO LOW ROOF AREAS AS SHOWN ON ELEVATIONS. DRAINAGE DOWNSPOUTS TO HAVE SPLASH BLOCKS AND DRAIN WATER AWAY FROM BUILDING FOUNDATION.
 9. CONSTRUCT NEW REAR PORCH AS SHOWN. PORCH COLUMNS TO BE FIBERGLASS STRUCTURAL. ALL RAILINGS AND TRIM TO BE COMPOSITE MATERIALS. INSTALL MESH SCREEN BEHIND PORCH SCREENING TO DETER INSECTS FROM NESTING UNDER PORCH AREAS. ALL DECKING, TREADS AND RISERS AT STEPS TO BE COMPOSITE MATERIALS. DECKING TO BE LOUNGE AND GROOVE WITH INTEGRAL COLOR.
 10. FRONT PORCHES TO RECEIVE NEW COMPOSITE RAILING CAPS, TONGUE AND GROOVE COMPOSITE DECKING. REPLACE EXISTING STEPS IN THEIR ENTIRETY. NEW STEPS TO HAVE COMPOSITE TREADS AND RISERS, RAILINGS AND BALUSTERS.
 1. REMOVE FRONT DORMER IN ITS ENTIRETY. FILL ROOF WITH NEW RAFTERS AND SHEATHING TO MATCH EXISTING.
 12. AT REMAINING DORMERS, WRAP ICE AND WATER SHIELD UP WALLS MINIMUM 18" NEW FLASHING TO WRAP MINIMUM 8" UP WALLS. REPLACE ALL WOOD TRIM AND CLADDING WITH FIBER CEMENT SHAKE PANELS AND COMPOSITE TRIM.
 15. REPLACE EXISTING ASPHALT SHINGLE ROOF WITH NEW ASPHALT SHINGLE ROOF. INSTALL ICE AND WATER SHIELD AS SHOWN ON DRAWING A1.4. INSTALL GUTTERS AS SHOWN ON DRAWING A1.4.

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JOB NO: 14640
 SHEETS NO: 20176056
 DATE: 28 OCT 2018
 TYPE: PERMIT SET
 DRAWN BY:
 SCALE: AS NOTED

TRANSOM WILL REMAIN/STAINED GLASS WILL REMAIN
 PROVIDE NEW STORM WINDOW

CONSTRUCTION DRAWINGS FOR WINSTON GASKIN HOMES:
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EXTERIOR ELEVATIONS

A2.2