

PLEASE TYPE OR PRINT (LEGIBLY)

For Office Use Only:	Application Number: V- <u>19 - 03</u>
Tax map Section: <u>047</u> - Block: <u>02</u> - Lot: <u>15.0</u>	Zoning District: <u>RB</u>

1. Address of subject property: 1537-39 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 - 3 family dwelling

Proposed use and occupancy of property:

Residential - 4 family dwelling.

Current number of onsite (off-street) parking spaces: 4

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

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 3 family dwelling into a 4 unit 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.

Existing parking area provides 4 spaces, but goes over property line. Current configuration provides no snow storage space, and excess snow is pushed over the property line.

Large paved area reduces amount of green space for outdoor use by tenants/children.

Waiver requested to provide three parking spaces, less than the required four spaces so snow storage area is provided which will also allow snow to melt/disperse within the property lines. and increase green space for additional storm water drainage and play area for tenants.

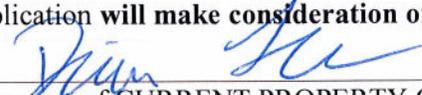
A waiver for the density requirements is being sought as the lot is a non-conforming width that provides 6,869 sq. feet and is less than the 10,000 sq. feet required.

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

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

DENIAL OF PERMIT

REFERENCE ADDRESS 1537 Genesee St East

Syracuse NY 13202 WARD NO. 16

OWNER Housing Port folio Unlimited Inc

OWNER'S ADDRESS \_\_\_\_\_

Contact - Liz Dierbinski TELEPHONE (315) 472-3820

APPLICATION FOR PERMIT TO:

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

Rehabilitation of an existing structure

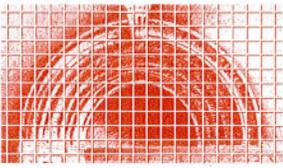
DENIED UNDER ARTICLE (s) \_\_\_\_\_

\_\_\_\_\_ 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 11/27/18 SIGNATURE Brian J. Fogarty



HOLMES • KING • KALLQUIST  
& Associates, Architects

575 NORTH SALINA STREET  
SYRACUSE, NEW YORK 13208

315 / 476-8371  
FAX 315 / 476-5420

WWW.HKKARCHITECTS.COM

23 October 2018

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

Re: **1537-39 E. Genesee Street - Area Variance**

To Whom It May Concern,

We are seeking an area variance to waive the required density and parking requirements for open space for an existing multi-family dwelling located at 1537-39 East 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 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 reduced to remove a bay window. This will provide more room for the driveway located between 1539 and 1531 E. Genesee Street. We understand an easement agreement will be necessary to maintain the current driveway, as our driveway does encroach upon the adjacent property line.

The existing layout provides three dwellings with a total of 11 bedrooms; a four-bedroom dwelling on the first floor, a four-bedroom dwelling on the second floor and a three-bedroom dwelling on the third floor.

The new configuration provides a total of 8 bedrooms. There are two, 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 decreases the original bedroom count. This reduces the total number of allowable occupants from

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

22 persons to 16. The non-conforming corner lot has a front yard width of 37 feet. The overall lot size is 6,869 square feet, which is short of the required 10,000 square feet of space required for a four family dwelling.

We are seeking an area variance to waive the required density requirements for open space for an existing multi-family dwelling located at 1460 E. Genesee Street. We believe the increase in the number of dwellings is acceptable as the total occupant count has been reduced 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 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 four parking space be provided. The existing non-conforming parking area currently provides spaces for four vehicles. We are requesting a waiver of the required four parking spaces and approval for providing three parking spaces. The existing parking area provides four legal parking spaces, but does so by encroaching over the rear property line, and the majority of the rear yard is covered in asphalt. Excess snow is pushed over the property for storage purposes, and snow melt and storm water drain onto the neighboring properties due to the large expanse of pavement. The reduced number of parking spaces will provide adequate snow storage and allow snow melt and storm water run-off to occur within the property lines. Areas previously paved will be removed in their entirety and replaced with topsoil and then seeded or sodded. This will also increase the amount of green space for tenants and their children for outdoor activities.

The apartments are part of a low-income housing project funded by the New York State Department of Housing and Community Renewal. Tenants of the three proposed dwellings generally do not 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 the character of the neighborhood.

Very truly yours,



Michael C. Malda  
Project Manager

1537-39 E. Genesee Street: Existing Conditions Photographs

Photograph #1: Front /E. Genesee Street Elevation



Photograph #2: Side /Rear Elevation



1537-39 E. Genesee Street: Existing Conditions Photographs

Photograph #3: Existing driveway between buildings.



Photograph #4: Existing parking area.



1537-39 E. Genesee Street: Existing Conditions Photographs

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



# CONSTRUCTION DRAWINGS FOR WINSTON GASKIN HOMES SUBSTANTIAL REHABILITATION 1539 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  
PHONE: (315) 476-8371  
FAX: (315) 476-5420  
WEBSITE: www.hkkarchitects.com

**HVAC/MEP/FIRE PROTECTION**

ARGUS ENGINEERING, PLLC  
200 BOSS ROAD  
SYRACUSE, NY 13210  
PHONE: (315) 475 6061

**LANDSCAPE ARCHITECT**

PASERO ASSOCIATES  
242 WEST MAIN STREET  
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 26  
SYRACUSE, NEW YORK 13210  
PHONE: (315) 472-3820

**CONSTRUCTION**

HOUSING VISIONS CONSTRUCTION CO., INC.  
1201 EAST FAYETTE STREET  
SUITE 26  
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 BUILDING CODE OF NEW YORK STATE AND THE ENERGY CONSERVATION CONSTRUCTION CODE OF NEW YORK STATE.

ISSUE DATE OCT 2018

BID SET No.

REV NO.	DATE	DRAWN BY	DESCRIPTION

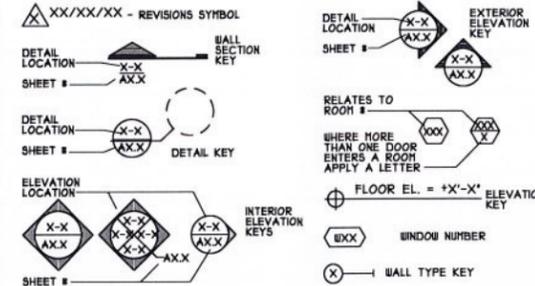
ALL DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF THE ARCHITECT, AND SHALL BE USED ONLY ON THE JOB DESIGNATED. COPYRIGHT © THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AT THE SITE AND PROMPTLY NOTIFY THE ARCHITECT IN WRITING OF ANY DISCREPANCIES.

JOB NO: 14040  
SHARES NO: XXXXXXXX  
DATE: 26 OCT 2018  
TYPE: VARIANCE  
DRAWN BY: 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
AFF : ABOVE FINISHED FLOOR	EST : ESTIMATE	LTG : LIGHTING	RO : ROUGH OPENING
AIA : AMERICAN INSTITUTE OF ARCHITECTS	EQUIP : EQUIPMENT	LTL : LINTEL	ROB : RIGHT OF BAY
ALLOW : ALLOWANCE	EW : ELECTRIC WATER COOLER	LVL : LAMINATED VENEER LUMBER	RUB : RUBBER
ALT : ALTERNATE	EXH : EXHAUST	LVR : LOUVER	SCHED : SCHEDULE
ALUM : ALUMINUM	EXIST : EXISTING	MAS : MASONRY	SEC : SECTION
ANOD : ANODIZED	EXT : EXTERIOR	MAT : MATERIAL	SLT : SEALANT
APPROX : APPROXIMATELY	FD : FLOOR DRAIN	HAX : HAZARD	SLR : SEALER
ARCH : ARCHITECTURAL	FDN : FOUNDATION	HDF : HIGH DENSITY FIBERBOARD	SF : SQUARE FOOT
ASF : ABOVE SUB FLOOR	FE : FIRE EXTINGUISHER	HDO : HIGH DENSITY OVERLAY	SHT : SHEET
AVG : AVERAGE	FEC : FIRE EXTINGUISHER CABINET	MECH : MECHANICAL	SIM : SIMILAR
B/F : BOTTOM OF FOOTING	FF : FACE OF FINISH	REZZ : REZZANNE	SPEC : SPECIFICATIONS
BIT : BITUMINOUS	FIN : FINISH	MAN : MANUFACTURER	SPR : SPRINKLER
BLDG : BUILDING	FIN FLR : FINISHED FLOOR	MIN : MINIMUM	SS : SQUARE
BLKG : BLOCKING	FIXT : FIXTURE	MISC : MISCELLANEOUS	SS : STAINLESS STEEL
BH : BEAM/BENCHMARK	FLR : FLOOR	NO : NOT APPLICABLE	STC : SOUND TRANSMISSION CLASS
B/O : BOTTOM OF BOARD	FM : FACTORY MUTUAL	NO : NOT APPLICABLE	STD : STANDARD
BRD : BRICK	F/O : FACE OF	RETAL : RETAIL	STL : STEEL
BRK : BRICK SHIELD	FR : FIRE PROOFING	NA : NOT APPLICABLE	STM : STAIN
BSHT : BASEMENT	FRG : FRAMING	NAT : NATURAL	STRUCT : STRUCTURAL
BTUN : BETWEEN	FT : FOOT/FEET	NC : NOT IN CONTRACT	SURF : SURFACE
BUR : BUILT-UP ROOF	FTG : FOOTING	NO, OR : NUMBER	SUSP : SUSPENDED
CABT : CABINET	FRTRD : FIRE TREATED	NOM : NOMINAL	SY : SQUARE YARD
CEH : CEILING/CEMENTitious	FUR : FURNITURE	NTS : NOT TO SCALE	SYH : SYMMETRICAL
CF : CUBIC FOOT/FEET	GA : GAUGE	OA : OVERALL	T : TREAD
CJ : CONTROL JOINT	GAL : GALLON	OC : ON CENTER	TEL : TELEPHONE
CL : CENTERLINE	GALV : GALVANIZED	OD : OUTSIDE DIAMETER	TEMP : TEMPORARY
CLG : CEILING	GC : GENERAL CONTRACTOR	OH : OVERHEAD	TER : TERRAZZO
CLD : CLEAR	GEN : GENERAL	OPNG : OPENING	THK : THICK
CMU : CONCRETE MASONRY UNIT	GL : GLASS/GLAZING	OPP : OPPOSITE	THRESH : THRESHOLD
COL : COLUMN/COLOR	GR : GROUND	OPSH : OPPOSITE HAND	TLT : TONGUE & GROOVE
CONC : CONCRETE	GT : GLAZED TILE	OSB : ORIENTED STRAND BOARD	T/O : TOP OF
CONST : CONSTRUCTION	GWB : GYPSUM WALL BOARD	OZ : OUNCE	T/S : TOP OF STEEL
CONT : CONTINUOUS	GYP : GYPSUM	PART : PARTITION	TTL : TOTAL
CONTR : CONTRACTOR	H : HIGH	PBRD : PARTICLE BOARD	TV : TELEVISION
COORD : COORDINATE	H/C : HANDICAPPED ACCESSIBLE	PC : COMPUTER	TYP : TYPICAL
CORR : CORRUGATED	HDBD : HARDWOOD	PERF : PERFORATED	UL : UNDERWRITER'S LABORATORY
CORRUG : CORRUGATED	HDBR : HARDWARE	PL : PLATE	UNO : UNLESS NOTED OTHERWISE
CFT : CURB	HGT : HEIGHT	PLAM : PLASTER	UR : URINAL
CRS : COURSE(S)	HORIZ : HORIZONTAL	PLAS : PLASTER	VAR : VARIATION
CT : CERAMIC TILE	HR : HORIZONTAL	PLBG : PLUMBING	VARN : VARNISH
CY : CUBIC YARD	HVAC : HEATING, VENTILATING & AIR COND.	PLYD : PLYWOOD	VBR : VAPOR BARRIER
CONTR : CONTRACTOR	ID : INSIDE DIAMETER	PNT : PANEL	VCT : VINYL COMPOSITION TILE
COORD : COORDINATE	IN : INCH	PREFAB : PREFABRICATED	VERT : VERTICAL
DIAM : DIAMETER	INCL : INCLUDED, INCLUDING	PREFIN : PREFINISHED	VEST : VESTIBULE
DIAG : DIAGONAL	INSUL : INSULATION	PSF : POUNDS PER SQUARE FOOT	VF : VENT IN FIELD
DIM : DIMENSION	INT : INTERIOR	PSI : POUNDS PER SQUARE INCH	VNR : VENEER
DL : DEAD LOAD	INVT : INVERT	PT : PRESSURE TREATED	VTR : VENT THROUGH ROOF
DN : DOWN	JAN : JANITORY	PTD : PAINTED	VWC : VINTYL BALL COVERING
DOOR : DOOR	JNT : JOINT	PVC : POLYVINYL CHLORIDE	W : WITH
DTL : DETAIL	JT : JOINT	PVHT : PAVEMENT	W/O : WITHOUT
DWG : DRAWING	LAM : LAMINATE(D)	QT : QUARRY TILE	W : WATER CLOSET/BALL COVERING
EA : EACH	LAV : LAVATORY	QTY : QUANTITY	WD : WOOD
EFS : EXTERIOR INSULATION FINISH SYSTEM	LF : LINEAR FEET	R : RISER/RADIUS	WF : WIDE FLANGE
EJ : EXPANSION JOINT	LG : LIGHT GAUGE	RC : RESILIENT CHANNEL	WN : WINDOW
EL : ELEVATION	LL : LIVE LOAD	RD : ROOF DRAIN	W/O : WITHOUT
ELEC : ELECTRICAL	LLH : LONG LEG HORIZONTAL	RECT : RECTANGULAR	WP : WORK POINT
ELEV : ELEVATOR		REF : REFERENCE	WR : WATER RESISTANT
		REG : REGULAR	WT : WEIGHT
		REINP : REINFORCED	W/F : WELDED WIRE FABRIC
		REGO : REQUIRED	
		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	1531 EAST GENESEE STREET: 6,847.1 S.F. / .151 ACRES
NATURE OF WORK	SUBSTANTIAL REHABILITATION
CONSTRUCTION TYPE	V B
FIRE AREA LIMITS	3 STORY/2,000 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	40 MINUTES
APARTMENT TO APARTMENT STAIR ENCLOSURES	30 MINUTES
FLOOR TO FLOOR	40 MINUTES
FIRE PROTECTION SYSTEMS	REQUIRED - NFPA 13R
AUTOMATIC SPRINKLER	PER NYS FIRE CODE/NFPA 13R
STAND PIPE SYSTEM	REQUIRED

**LIST OF DRAWINGS :**

	ARCHITECTURAL
T1.1 TITLE SHEET	D1.1 EXISTING FLOORPLANS/DEMOLITION
T1.2 CODES, STANDARDS AND REFERENCES	D1.2 EXISTING FLOORPLANS/DEMOLITION
C101 WINSTON GASKIN SITE LOCATION MAP	A1.1 FLOOR PLANS
NM1 NORTH SIDE NEIGHBORHOOD MAP	A1.2 FLOOR PLANS
NM2 EAST GENESEE STREET NEIGHBORHOOD MAP	A2.1 EXTERIOR ELEVATIONS
SITE PLANS	A2.2 EXTERIOR ELEVATIONS
--- EXISTING SURVEY - DATED SEPTEMBER 2014	A2.3 EXTERIOR ELEVATIONS
C107 SCHEMATIC SITE PLAN	A3.1 TYPICAL WALL SECTION

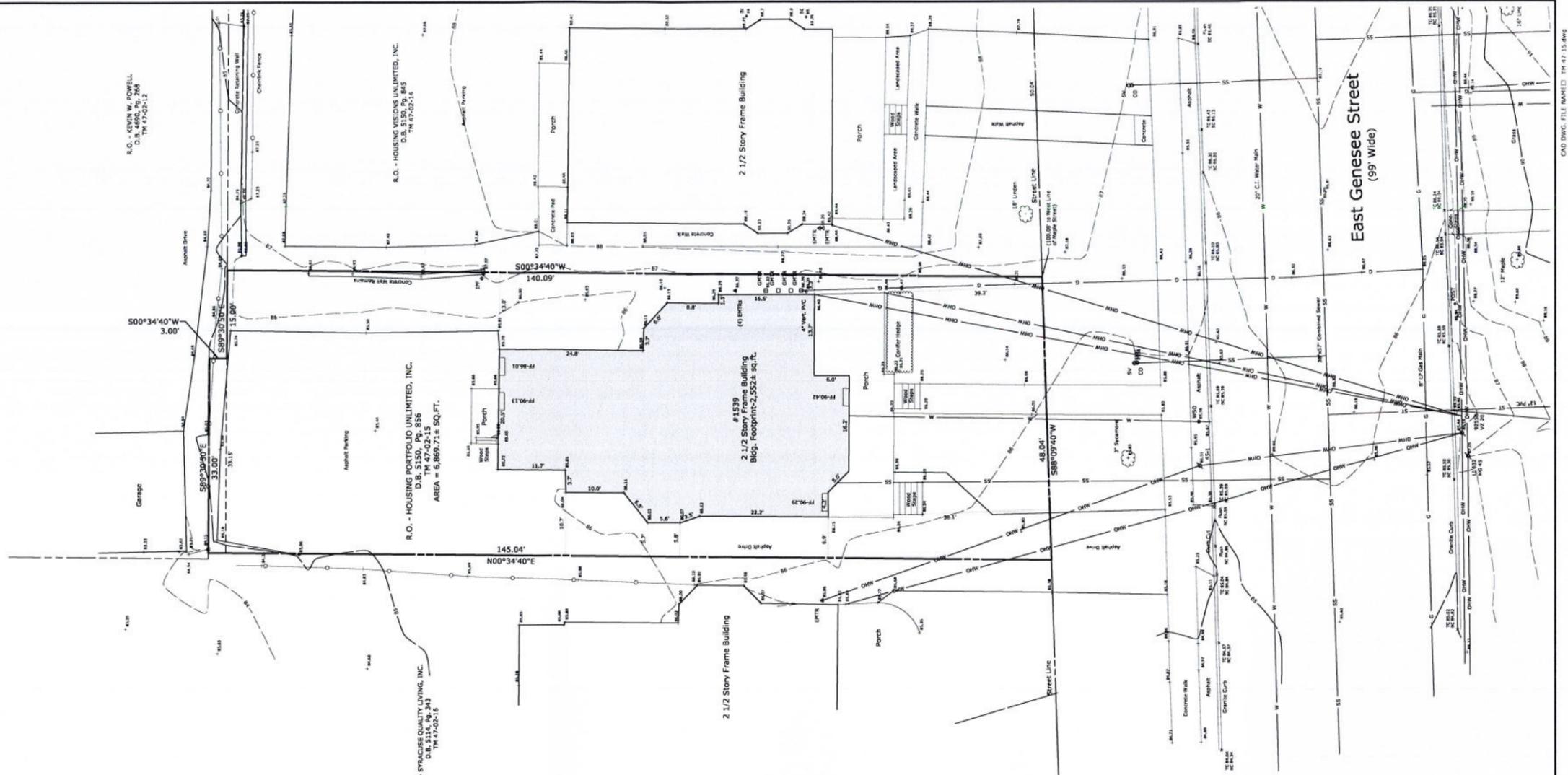
**BUILDING DATA:**

GENERAL UNIT DATA	
GROSS BUILDING SQUARE FOOTAGE:	1,381/1,473 S.F.
GROSS RESIDENTIAL SPACE:	457/4,884 S.F.
GROSS RESIDENTIAL SHARED SPACE:	171/84 S.F.
GROSS NON-RESIDENTIAL SHARED SPACE:	145/1,853 S.F.
(1) APARTMENTS TOTAL	
(2) ONE-BEDROOM UNIT	
(3) THREE-BEDROOM UNIT	
(4) ACCESSIBLE UNITS	
(5) HEARING/VISION UNITS	
(6) VISITABLE UNITS	
UNIT DATA	
UNIT	AREA/S.F. SHOWN AS INT/EXT
UNIT A	734/771 1ST FLOOR/1 BEDROOM
UNIT B	717/751 1ST FLOOR/1 BEDROOM
UNIT C	1,716/1,834 2ND FLOOR TOWNHOUSE/3 BEDROOM
UNIT D	1,402/1,522 2ND FLOOR TOWNHOUSE/3 BEDROOM
TOTAL RESIDENTIAL	4,574/4,884

SCHEMATIC DESIGN DRAWINGS FOR WINSTON GASKIN HOMES:  
 SUBSTANTIAL REHABILITATION  
 1539 EAST GENESEE STREET  
 SYRACUSE, NEW YORK  
 HOLMES ■ KING ■ KALLQUIST  
 & ASSOCIATES, ARCHITECTS, LLP.  
 575 NORTH SALINA STREET • SYRACUSE, NY 13208  
 PH (315) 476-8371  
 FX (315) 476-5420 • WWW.HKKARCHITECTS.COM

TITLE SHEET

T1.1



R.O. - KEVIN W. POWELL  
D.B. 4692, Pg. 268  
TM 47-02-12

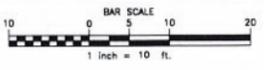
R.O. - HOUSING VISIONS UNLIMITED, INC.  
D.B. 5150, Pg. 845  
TM 47-02-14

R.O. - HOUSING PORTFOLIO UNLIMITED, INC.  
D.B. 5150, Pg. 858  
TM 47-02-15  
AREA = 6,869.71 ± SQ.FT.

R.O. - SYRACUSE QUALITY LIVING, INC.  
D.B. 5114, Pg. 343  
TM 47-02-16

**LEGEND**

HYD	HYDRANT
BS	BURN
CB	SQUARE CATCH BASIN
CR	ROUND CATCH BASIN
SM	SANITARY MANHOLE
UP	UTILITY POLE
SV	SEWER VENT
IRP	IRON ROD FOUND
GMTR	GAS METER
EMH	ELECTRIC MANHOLE
DT	DECIDUOUS TREE
SS	SANITARY SEWER LINE
ST	STORM SEWER LINE
OW	OVERHEAD WIRE
WL	WATER LINE
GL	GAS LINE
CO	CLEANOUT
WV	WATER VALVE
EMTR	EMTR
GV	GAS VALVE



**1539 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, known and described as follows: Being Lot "C" in Block 225, of Syracuse, as shown on a map made by B. Griffin, C.E., and filed in the Office of the Clerk of the County of Onondaga, April 11, 1891, being 48.04 feet front on East Genesee Street, 48 feet in rear and 142.11 feet on the west side and 140.19 feet on the east side.

Also, All that tract or parcel of land, situate in the City of Syracuse, Onondaga County, State of New York, known and distinguished as part of Block 225 and described as follows: Beginning at a point on a line parallel with East Fayette Street 116 feet west from a point 260 feet on Maple Street south from the intersection of the west line of Maple Street and north line of Block 225 as shown on F. J. Schnuber's Map of said Block, filed June 24, 1915, in Onondaga County Clerk's Office west parallel to East Fayette Street about 33 feet thence south parallel to Maple Street 3 feet thence east parallel to East Fayette Street 33 feet to the place of beginning.

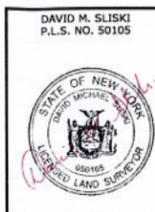
**Miscellaneous Notes**

- 1.) NORTH ORIENTATION IS BASED ON CITY OF SYRACUSE ROW PLATS 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 365995 D04E 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 ZONED PARKING SPACES ON THE SUBJECT PARCEL.
- 8.) THIS PARCEL IS ZONED AS "RB" DISTRICT (RESIDENTIAL DISTRICT) USE WITHIN THE CITY OF SYRACUSE.
- 9.) REFERENCE MAP: MAP OF WESTON & PORTER IN BLOCK 225 DATED FEB. 11, 1916, PREPARED BY F. J. SCHNAUBER, C.E. FILED MAP 1571. REFERENCE MAP: BLOCK 225 IN THE 8TH WARD, DATED DEC. 29, 1930 PREPARED BY DEAN WATKEYS, C.E. FILED MAP 680. REFERENCE MAP: MAP OF PART OF LOT A OF BLOCK NO. 225 KNOWN AS 1545-1547 EAST GENESEE STREET AND 1543 1/2 EAST GENESEE STREET DATED 1/25/2010 PREPARED BY COLIN M. KRAFT, L.S. REFERENCE MAP: LOT G OF BLOCK NO. 225 KNOWN AS 1513 EAST GENESEE STREET DATED 1/25/2010 PREPARED BY COLIN M. KRAFT, L.S. REFERENCE MAP: LOT E OF BLOCK NO. 225 KNOWN AS 1527 EAST GENESEE STREET DATED 1/25/2010 PREPARED BY COLIN M. KRAFT, L.S. REFERENCE MAP: LOT F AND PART OF LOT E MAP OF BLOCK NO. 225 KNOWN AS 1521 EAST GENESEE STREET DATED 1/25/2010 PREPARED BY COLIN M. KRAFT, L.S.

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.
9/29/14	△ Add Record Description	dms	dms	dms	© 2014 C.T. MALE ASSOCIATES
					APPROVED <input type="checkbox"/>
					DRAFTED <input type="checkbox"/> AD
					CHECKED <input type="checkbox"/> DMS
					PROJ. NO. 14.4517
					SCALE 1" = 10 FT.
					DATE 09/28, 2014

**BOUNDARY AND TOPOGRAPHIC SURVEY MAP**  
OF  
**1537-1539 EAST GENESEE STREET**  
PREPARED FOR  
**HOUSING VISIONS**  
LOT 'C' AND PART OF LOT TWO IN CITY BLOCK 225

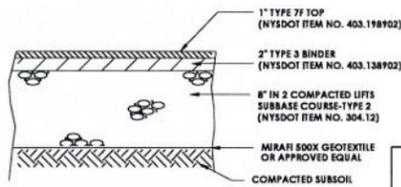
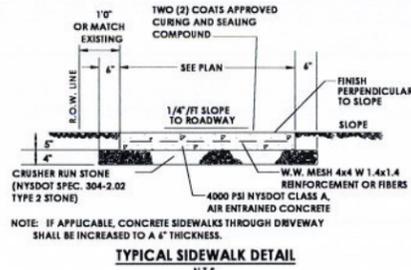
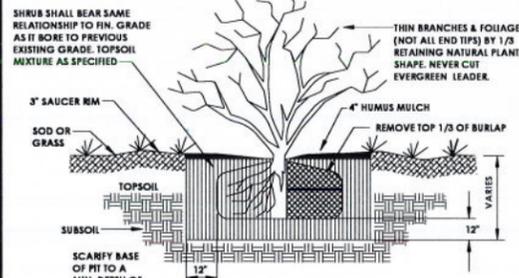
CITY OF SYRACUSE ONONDAGA COUNTY, NEW YORK

**C.T. MALE ASSOCIATES**  
Engineering, Surveying, Architecture & Landscape Architecture, D.P.C.  
200 GATEWAY PARK DRIVE, BLDG. C, P.O. BOX 3246  
SYRACUSE, NY 13209-3246  
315.458.6498 FAX 315.458.4427

SHEET 1 OF 1  
DWG. NO. 14-0471

SYM	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION	Height	Width	Decid/ Ever	Color/Bloom	Invasive Species	Drought Tolerant
○ PF 10		POTENTILLA FRUTICOSA 'DAKOTA SUNRISE'	SHRUBBY CINQUEFOIL	#3	CONT.	2'-4"	2'-4"	D	YELLOW/APRIL-JUNE	N	Y
● AM 9		ARONIA MELANOCARPA	BLACK CHOKEBERRY	#3	CONT.	3'-6"	3'-6"	D	WHITE/SPRING	N	Y
● IV 6		ITEA VIRGINICA 'LITTLE HENRY'	VIRGINIA SWEETSPICE	#3	CONT.	2'-3"	2'-3"	D	WHITE/ MAY-JUNE	N	Y

NOTE: SEE DETAIL SHEET FOR TREE AND SHRUB PLANTING DETAILS.



NOTE: ALL DEPTHS ARE COMPACTED THICKNESSES  
N.T.S.



LEGEND

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

**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 AND SHALL COORDINATE WITH THE CITY OF SYRACUSE AND THE OWNER.
- CONTRACTOR IS RESPONSIBLE TO REMOVE NON-CONCRETE/MASONRY 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.
- ANY ABANDONMENT OF EXISTING ELECTRICAL, NATURAL GAS FACILITIES OR OTHER UTILITY SHALL BE COORDINATED WITH A REPRESENTATIVE FROM THE UTILITY COMPANY.
- ALL FILL AREAS SHALL BE COMPACTED TO 95% ORIGINAL DENSITY PER STANDARD PROCTOR TEST. THIS SHALL BE CERTIFIED TO ENGINEER IN ALL AREAS OF FILL BY A LICENSED TESTING COMPANY.

**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.  
 PERMANENT SEEDING:  
 65% KENTUCKY BLUEGRASS BLEND @ 85LBS. PER AC. OR 2.0-2.6 LBS. PER 1000 SF.  
 20% PERENNIAL RYEGRASS @ 24-35 LBS. PER AC. OR 0.4-0.8 LBS. PER 1000 SF.  
 15% FINE FESCUE @ 19-24 LBS. PER ACRE OR 0.4-0.6 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 SODDED. AFTER THE ENTIRE SITE IS STABILIZED, THE ACCUMULATED SEDIMENT WILL BE REMOVED FROM THE SEDIMENT BASIN(S).

**UTILITY NOTES:**

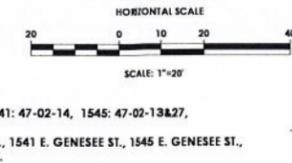
- THE CONTRACTOR IS RESPONSIBLE TO COORDINATE ALL UTILITY CONNECTIONS WITH MECHANICAL/ARCHITECTURAL DRAWINGS FOR LOCATION, PENETRATION, AND SIZES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL COORDINATE WITH ALL SUBCONTRACTORS FOR PROPER UTILITY CONNECTION LOCATIONS. ANY DISCREPANCIES SHALL BE IMMEDIATELY DESCRIBED TO ENGINEER AND ARCHITECT.
- 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.
- 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.
- 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.

**EROSION CONTROL NOTE:**

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



**SITE DATA:**

- TAX ACCT. NUMBER: 1539: 47-02-15, 1541: 47-02-14, 1545: 47-02-13&27, 1603: 47-03-12
- PARCEL ADDRESS: 1539 E. GENESEE ST., 1541 E. GENESEE ST., 1545 E. GENESEE ST., 1603 E. GENESEE ST.
- TOTAL PARCEL AREA:  
 1539: 6,849± S.F. OR .157 ACRES  
 1541: 6,953± S.F. OR .159 ACRES  
 1545: 6,851± S.F. OR .157 ACRES  
 1603: 7,182± S.F. OR .165 ACRES  
 TOTAL PROJECT AREA = .638 ACRES
- EXISTING ZONING: RB (RESIDENTIAL DISTRICT CLASS B - MULTI FAMILY)
- PROPOSED USE: MULTI FAMILY RESIDENTIAL
- EXISTING USE: MULTI FAMILY RESIDENTIAL
- ZONING AREA REQUIREMENTS:

#1539 E. GENESEE ST. (4 UNITS)	REQUIRED	PROPOSED
PARKING:	1 SPACE PER UNIT (3)	3
STALL SIZE:	8.5'x18'	8.5'x18'
LOT WIDTH:	40'	48.04'
LOT AREA:	4,000 S.F.	6,849 S.F.
BUILDING HEIGHT:	N/A	2.5 STORIES
FRONT YARD:	10' or AVERAGE (10')	26'
REAR YARD:	20' OR 15% OF LOT DEPTH (22')	45'
SIDE YARD:	4'	3.3'
MAX STRUCTURAL COVERAGE	40% (MULTIFAMILY)	37%
MAX PARKING COVERAGE	40%	31.2%
MAX DENSITY	1,000 SF/UNIT	1,717 SF/UNIT

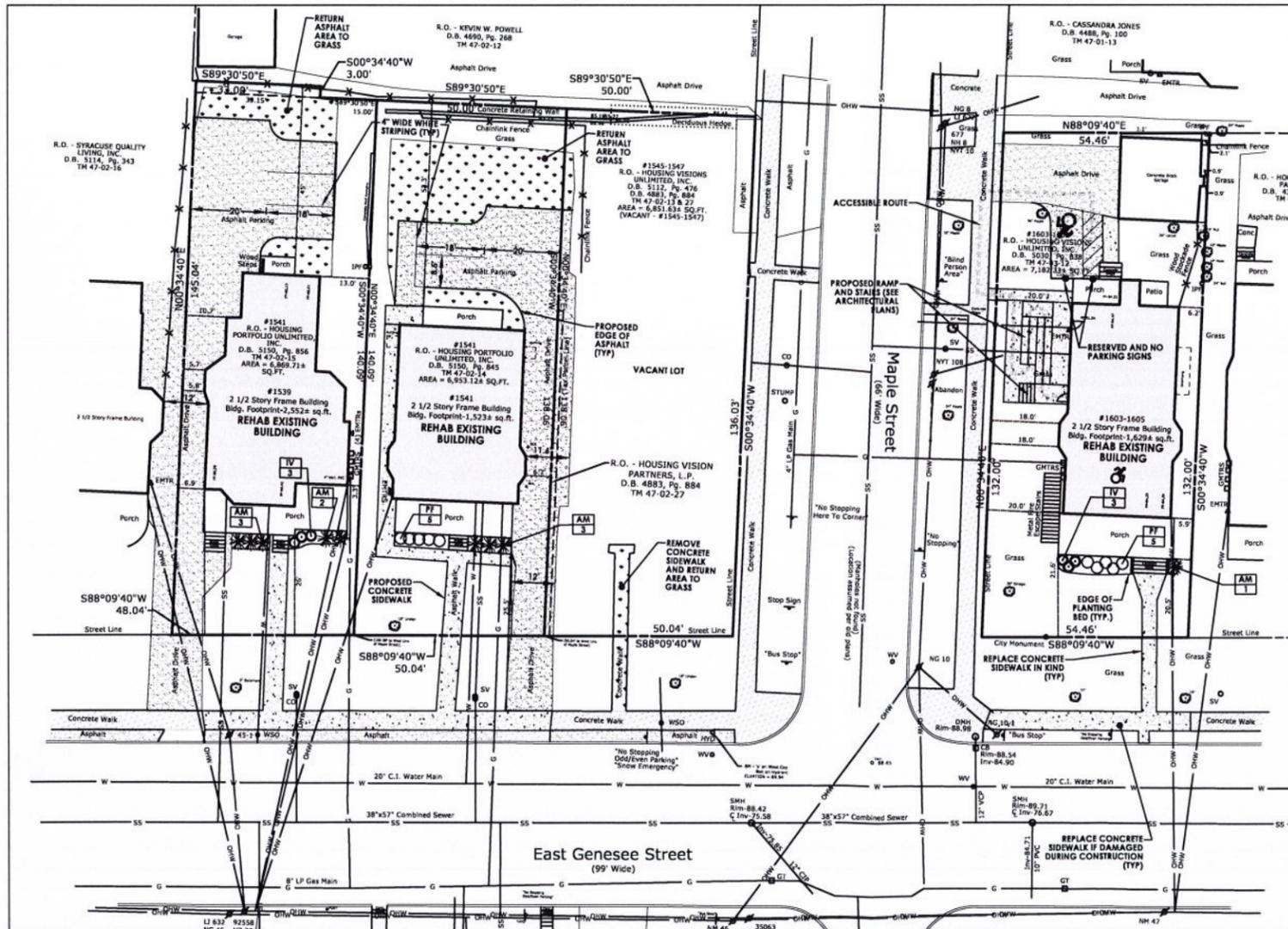
#1541 E. GENESEE ST. (2 UNITS)	REQUIRED	PROPOSED
PARKING:	1 SPACE PER UNIT (2)	2
STALL SIZE:	8.5'x18'	8.5'x18'
LOT WIDTH:	40'	50.04'
LOT AREA:	4,000 S.F.	6,953 S.F.
BUILDING HEIGHT:	N/A	2.5 STORIES
FRONT YARD:	10' or AVERAGE (10') SETBACK ON STREET	25.5'
REAR YARD:	20' OR 15% OF LOT DEPTH (21')	53.3'
SIDE YARD:	4'	6.7'
MAX STRUCTURAL COVERAGE	30%	21.9%
MAX PARKING COVERAGE	40%	24.1%
MAX DENSITY	3,000 SF/UNIT	3,474 SF/UNIT

#1545 E. GENESEE ST. (VACANT)	REQUIRED	PROPOSED
PARKING:	1 SPACE PER UNIT	N/A
STALL SIZE:	8.5'x18'	8.5'x18'
LOT WIDTH:	40'	50.04'
LOT AREA:	4,000 S.F.	6,851 S.F.
BUILDING HEIGHT:	N/A	0 STORIES
FRONT YARD:	10' or AVERAGE (10') SETBACK ON STREET	N/A
REAR YARD:	20' OR 15% OF LOT DEPTH (21')	N/A
SIDE YARD:	4'	N/A
MAX STRUCTURAL COVERAGE	30%	0%
MAX PARKING COVERAGE	40%	0%
MAX DENSITY	1,000 SF/UNIT	N/A

#1603 E. GENESEE ST. (4 UNITS)	REQUIRED	PROPOSED
PARKING:	1 SPACE PER UNIT (4)	4
STALL SIZE:	8.5'x18'	8.5'x18'
LOT WIDTH:	40', 50' MULTIFAMILY (50')	54.4'
LOT AREA:	4,000 S.F.	7,182 S.F.
BUILDING HEIGHT:	N/A	2.5 STORIES
FRONT YARD:	10' or AVERAGE (10') SETBACK ON STREET	20.5'
REAR YARD:	20' OR 15% OF LOT DEPTH (20')	1.1' (GARAGE) 0.9' (GARAGE)
SIDE YARD:	4'	7%
MAX STRUCTURAL COVERAGE	40% (MULTIFAMILY)	22.7%
MAX PARKING COVERAGE	40%	7%
MAX DENSITY	1,000 SF/UNIT	1,795 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 # 36067C0236F, 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.



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

**PASSERO ASSOCIATES**  
 242 West Main Street Suite 100  
 Rochester, New York 14614  
 (585) 235-1000  
 Fax: (585) 235-1091  
 Principal-in-Charge: John F. Caruso, P.E.  
 Project Manager: David L. Cox, P.E.  
 Designed by: Carole G. Harvey

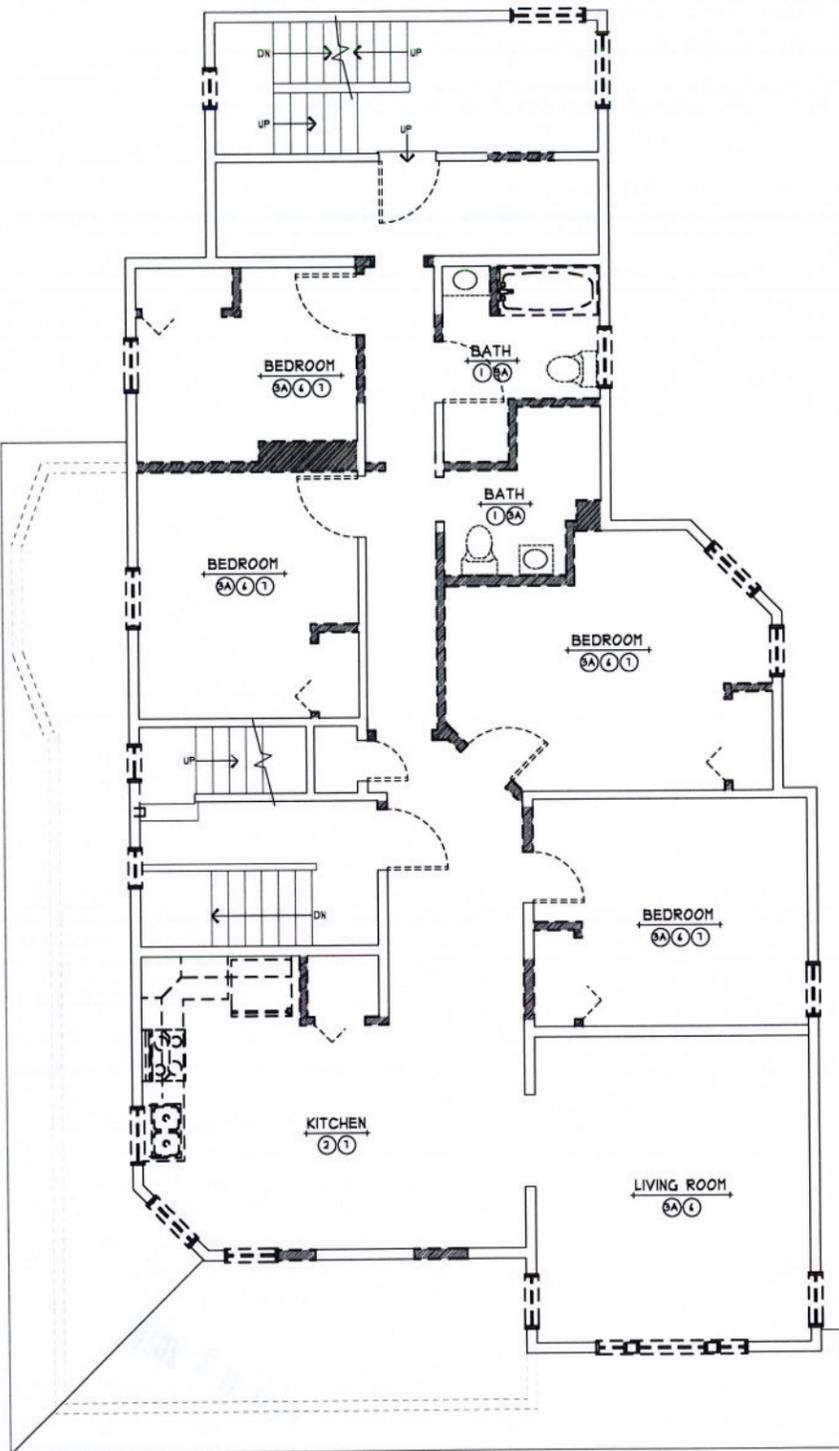


Revisions			
No.	Date	By	Description
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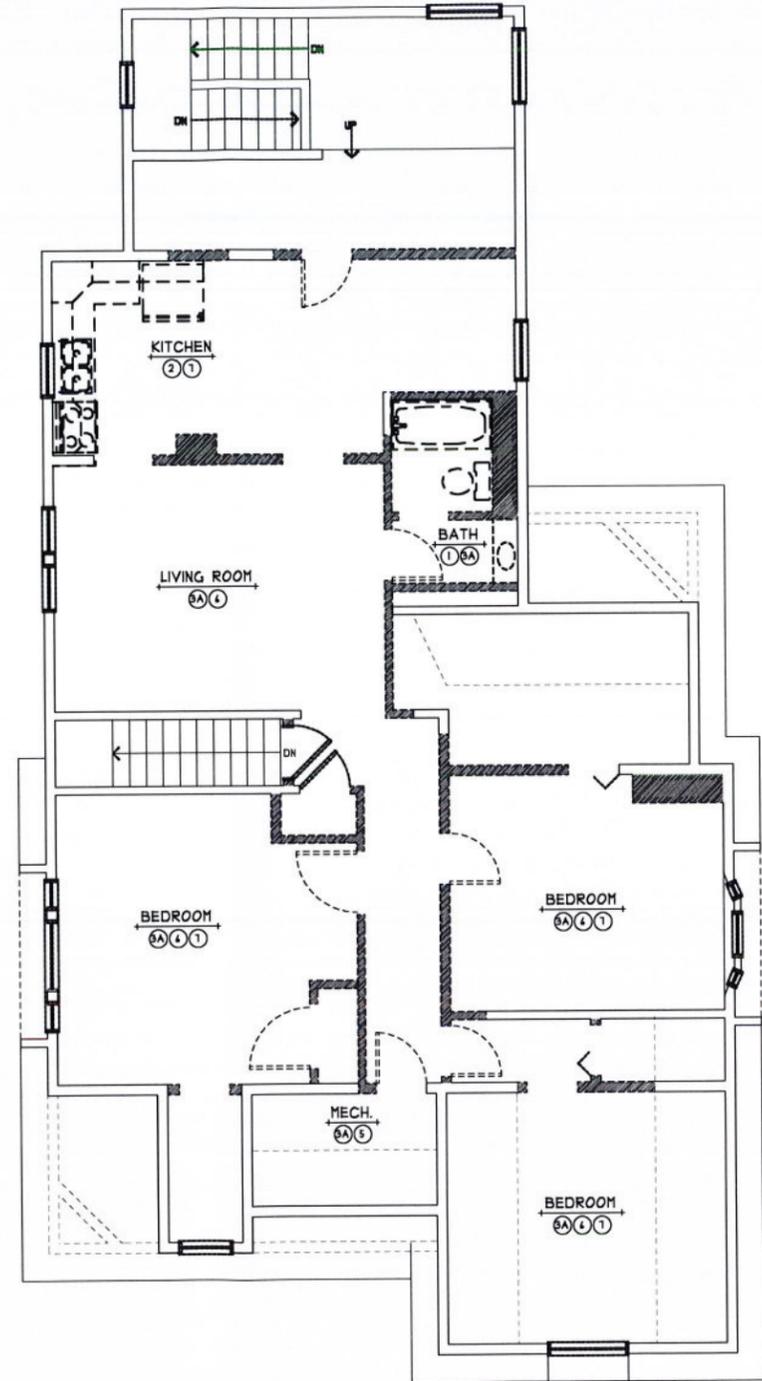
**WINSTON GASKIN**  
**HOUSING VISIONS**  
 SYRACUSE  
 1539, 1541, 1545 & 1603 E. GENESEE STREET  
 SYRACUSE, NY 13210  
 Town/City: SYRACUSE  
 County: ONONDAGA State: NEW YORK  
 Project No.  
**20162315.0001**  
 Drawing No. Sheet No.  
**C 101 1**  
 Scale: 1" = 20'  
 Date  
**DECEMBER 2017**



10/24/2018 8: \D01 NUMBER\2018\14040 - Winston Gaskin Holmes\Gaskin\2018 - Genseese SA\101\14040 - D1 - 2.rvt



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



THIRD FLOOR DEMOLITION PLAN (A-1) SCALE: 1/4" = 1'-0" AU

GENERAL DEMOLITION NOTES:

- REMOVE ALL DEBRIS, REFUSE AND PERSONAL ITEMS.
- EXISTING FURNACES AND WATER HEATERS TO BE REMOVED BY OTHERS. ALL EXPOSED COPPER PIPING TO BE REMOVED BY OTHERS. REMOVE ANY AND ALL REMAINING MECHANICALS, INCLUDING PIPING, WIRING, DUCT WORK, PLUMBING, EQUIPMENT AND FIXTURES.
- ANY AND ALL ASBESTOS OR ASBESTOS CONTAINING FRESH 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.
- SHORE ALL FRAMING, RESTING ON BEARING WALLS/COLUMNS PRIOR TO REMOVAL OF SUPPORT AND INSTALLATION OF NEW PARTITIONS.
- INFORM OWNER AND ARCHITECT OF DAMAGED OR DETERIORATED SUBSTRATE OR STRUCTURE DESIGNATED TO REMAIN.
- REMOVE ANY AND ALL WALL OR CEILING INSULATION. REMOVE ALL GYP/PLASTER/LATHE AT WALLS AND CEILINGS. REMOVE EXISTING HOOKS/NAILS/SCREWS FROM WALLS AND/OR CEILINGS.
- REMOVE EXISTING BASEMENT STAIRS AND WALLS IN THEIR ENTIRETY.
- CLEAN ALL DEBRIS OUT OF EXISTING STUD WALL CAVITIES EXPOSED BY CONSTRUCTION SERVICES.
- CONTRACTOR TO PROVIDE ALL NECESSARY PROTECTION TO EXISTING AREAS FROM DAMAGE.
- CONTRACTOR TO COORDINATE REMOVALS OF ALL LOOSE FURNITURE/FIXTURES/EQUIPMENT WITH OWNER UNLESS INDICATED OTHERWISE.
- INFORM OWNER AND ARCHITECT OF DAMAGED OR DETERIORATED SUBSTRATE OR ANY REASON, NEW SUB-FLOORING WILL BE PROVIDED AND INSTALLED. INSPECT WOOD SUB-FLOORING AND WOOD FRAMING MATERIALS FOR WATER DAMAGE, ROT, OR MOLD WHERE SINKS, TOILETS AND BATHTUBS HAVE BEEN REMOVED. REPORT ANY MOLD GROWTH OWNER AND ARCHITECT. MOLD TO BE ABATED AS REQUIRED.
- AT WALL REMOVAL AREAS: AFTER REMOVAL OF DRYWALL AND PLASTER OR LATHE, BUT PRIOR TO REMOVAL OF FRAMING, INSPECT AND VERIFY EXISTING STRUCTURAL ELEMENTS TO DETERMINE WHAT IS STRUCTURAL, NON-STRUCTURAL AND IF REINFORCEMENT OR SHORING IS REQUIRED. SHORE ALL FRAMING RESTING ON BEARING WALLS PRIOR TO THE REMOVAL OF SUPPORT FRAMING AND INSTALLATION OF NEW PARTITIONS OR STRUCTURAL SYSTEMS. REMOVE ANY AND ALL INSULATION AND DEBRIS WITHIN WALL CAVITIES AT REMOVAL AREAS.

RECYCLE AND SALVAGE:

HVCC TO RECYCLE ALL COPPER, NON FERROUS METALS, WINDOW GLASS, WOOD FRAMING, CONCRETE, ASPHALT, ROOFING MATERIALS, BRICK AND INSULATION.

DRAWING LEGEND

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

KEYED DEMOLITION NOTES

- 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 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 AND BASE TRIM. REMOVE EXISTING DOOR, HARDWARE, AND FRAME. DISCARD ALL.
- REMOVE EXISTING 3'-0" X 4'-8" APARTMENT ENTRY DOOR. REPLACE WITH NEW INSULATED FIBERGLASS DOOR. PROVIDE NEW HARDWARE AND DOOR VEEWER. EXTERIOR ENTRY DOORS TO PROVIDE 2 LITES. APARTMENT ENTRY DOORS TO HAVE NO LITES. NOT USED.
- AT STORAGE ROOM: REMOVE EXISTING SHEET VINYL OR VCT FLOORING AND BASE TRIM.
- REMOVE EXISTING WOOD FLOORING AND BASE TRIM IN ITS ENTIRETY.
- REMOVE EXISTING VINYL DOUBLE HUNG WINDOW IN ITS ENTIRETY. DISCARD WINDOW AND WOOD TRIM.
- NOT USED.
- 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 STRINGERS TO BE SALVAGED AND STORED FOR RE-USE.
- STAIR #2: REMOVE ALL FINISHED FLOORING AND TRIM. REMOVE STAIRS IN THEIR ENTIRETY, INCLUDING TREADS, RISERS AND STRUCTURAL FRAMING. STAIRS ARE NOT CODE COMPLIANT, WITH DIFFERENT TREAD AND RISER DIMENSIONS WITHIN THE SAME RUN.

REV. NO.	DATE	DRAWN BY	DESCRIPTION

<p>ALL DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF THE ARCHITECT, AND SHALL BE USED ONLY ON THE JOB DESIGNATED. COPYRIGHT ©</p> <p>THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AT THE SITE AND PROMPTLY NOTIFY THE ARCHITECT IN WRITING OF ANY DISCREPANCIES.</p>	<p>JOB NO: 14040          SHARS NO: XXXXXXXX          DATE: 28 OCT 2018          DRAWN BY: MCM          SCALE: AS NOTED</p>
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CONSTRUCTION DRAWINGS FOR WINSTON GASKIN HOMES:  
**1539 EAST GENESEE STREET**  
 SYRACUSE, NEW YORK

**HOLMES & KING - KALLQUIST & ASSOCIATES, ARCHITECTS, LLP.**  
 575 NORTH SALINA STREET • SYRACUSE, NY 13208  
 P: (315) 478-5420 • F: (315) 478-8871  
 www.hkarcbitects.com

**DEMOLITION PLANS**

**D1.2**

10/24/2016 5:08 AM: \\s:\projects\10400 - Winston Gaskin Homes\Condor\1039 - G. Condor - S1\1\1\1039 - A1.1.rvt

UNIT DATA		
UNIT	AREA/S.F. SHOWN AS INT/EXT	
UNIT A	734/111	1ST FLOOR/1 BEDROOM
UNIT B	111/151	1ST FLOOR/1 BEDROOM
UNIT C	174/1834	2ND FLOOR TOWNHOUSE/3 BEDROOM
UNIT D	140/1522	2ND FLOOR TOWNHOUSE/3 BEDROOM
TOTAL	4574/4884	

**GENERAL CONSTRUCTION NOTES:**

ALL DIMENSIONS SHOWN ON DRAWINGS ARE FROM FACE OF GAB TO FACE OF GAB OR FACE OF MASONRY UNLESS NOTED OTHERWISE.

ALL WINDOWS TO BE REPLACED. INSTALL NEW WOOD TRIM AT INTERIOR. ROUGH OPENING OF WINDOWS TO BE VERIFIED WITH WINDOW SUPPLIER PRIOR TO COMMENCEMENT OF WORK.

INSTALL NEW WOOD STUD PARTITIONS AS SHOWN. USE PRESSURE TREATED WOOD IN LOCATIONS WHERE WOOD IS IN CONTACT WITH CONCRETE, BRICK, STONE OR OTHER FORM OF MASONRY MATERIAL. INSTALL NEW GAB ON ALL WALLS AND CEILING. NOTE FIRE RATED WALL LOCATIONS BETWEEN UNITS AND STAIRS TO BE MIN 1 HOUR RATED. FINISH TO A LEVEL (4).

INSPECT ALL SUBFLOOR AREAS FOR WATER DAMAGE OR ROT AT SINKS AND TOILETS. INSTALL NEW PLYWOOD SUBFLOOR AT ALL EXISTING BATHROOM AREAS. REPAIR FRAMING, ASSURING 25% REPLACEMENT REQUIRED.

MECHANICAL SYSTEMS: ALL APARTMENTS TO HAVE INDIVIDUAL FURNACES AND NEW DUCTWORK. DUCTWORK TO BE SEALED AT ALL JUNCTIONS/CONNECTIONS/PENETRATIONS. ALL UNITS TO RECEIVE NEW ENERGY STAR DIGITAL SET BACK THERMOSTATS. BATHROOM FANS TO BE ENERGY STAR COMBINED CEILING/POINTED EXHAUST FAN/LIGHT FIXTURE WITH TIMER TO PROVIDE FRESH AIR AT REGULAR INTERVALS AND CONTROL HUMIDITY LEVELS.

PLUMBING SYSTEMS: ALL PLUMBING TO BE NEW EACH APARTMENT TO BE SEPARATELY METERED. INSTALL COPPER PIPING TO MANIFOLD LOCATED IN APARTMENT. ALL COPPER PIPING TO BE INSULATED. INSTALL PEX PLUMBING AFTER MANIFOLD TO ALL FIXTURES. ALL FIXTURES/FAUCETS TO BE LOW FLOW WATER EFFICIENT MODELS.

ELECTRIC SYSTEMS: INSTALL NEW PANEL BOXES. ALL WIRING TO BE NEW. ALL OUTLETS, SWITCHES, JUNCTION BOXES TO BE NEW. INSTALL NEW COVER PLATES AT SWITCHES AND OUTLETS. PROVIDE GFCI OUTLETS AT BATHROOMS AND KITCHENS. INSTALL NEW ENERGY STAR LABELED LIGHT FIXTURES.

FIRE PROTECTION SYSTEM: INSTALL A NFPA SPRINKLER SYSTEM IN ALL AREAS. INSTALL NEW COMBINED SMOKE/CO DETECTORS PER NYS BUILDING AND FIRE CODES. ALL APARTMENTS TO HAVE ONE FIRE EXTINGUISHER.

**CONSTRUCTION NOTES**

HEARING/VISION ADAPTED UNITS - ALL APARTMENTS TO RECEIVE WIRING/JUNCTION BOXES FOR FUTURE INSTALLATION OF HEARING/VISION STOBES/ALARMS.

ALL KITCHENS: INSTALL NEW KITCHEN CABINETS AND PLASTIC LAMINATE COUNTERTOPS. INSTALL NEW ENERGY STAR RANGE AND OVERHEAD EXHAUST HOOD, AND REFRIGERATOR. INSTALL NEW DOUBLE SINK WITH LOW-FLOW WATER EFFICIENT FAUCET. INSTALL NEW TILE FLOORING WITH NEW LUGAN SUBFLOOR AND TILE BASE. ALL WALLS AND CEILING TO BE PAINTED.

ALL BATHROOMS: INSTALL NEW ONE-PIECE FIBERGLASS TUB. INSTALL NEW VANITY CABINET WITH DROP IN LAVATORY. INSTALL NEW WALL MOUNTED HIRKOR MEDICINE CABINET. INSTALL NEW ENERGY STAR CEILING MOUNTED COORDINATION LIGHT FIXTURE/EXHAUST FAN. FAN TO EXHAUST TO EXTERIOR. INSTALL NEW TOILET, TOILET FAUCET, SHOWER HEAD, ALL TO BE LOW FLOW WATER EFFICIENT MODELS. INSTALL NEW ANTI-SCALD SHOWER VALVE. NEW ACCESSORIES TO INCLUDE (1) TOILET PAPER HOLDER, (2) TOWEL BARS, (3) ROBE HOOK, (4) TOOTH BRUSH HOLDER, (5) SOAP DISH. INSTALL NEW TILE FLOORING AND WALL BASE. ALL WALLS AND CEILING TO BE PAINTED.

LIVING ROOM, DINING ROOM, BEDROOMS, AND HALLS: INSTALL NEW FLOORING AND WOOD BASE TRIM. ALL WALLS AND CEILING TO BE PAINTED.

ALL STORAGE CLOSETS (BEDROOM ENTRY) TO HAVE VINYL COATED WIRE SHELVING AND HANGING ROD. ALL LINEN AND PANTRY CLOSETS TO HAVE VINYL COATED SHELVING ONLY.

ALL BULK STORAGE ROOMS TO HAVE TILE FLOORING AND BASE. STAIRS, CORRIDORS AND ENTRY AREAS: INSTALL NEW WOOD HANDRAILS AT STAIRS. ALL STAIRS AND CORRIDORS TO RECEIVE NEW TILE FLOORING AND RUBBER BASE. ALL WALLS AND CEILING TO BE PAINTED.

INSTALL NEW FIBERGLASS WINDOWS SEAL ALL GAPS WITH FOAM INSULATION. INTERIOR AND EXTERIOR PERIMETER JOINTS TO BE CAULKED. INSTALL NEW WOOD TRIM, SILLS AND APRONS. ALL BATHROOM WINDOWS TO RECEIVE PRIVACY GLASS. PROVIDE NEW VINYL BLINDS AT EACH WINDOW UNLESS NOTED OTHERWISE.

ALL EXTERIOR DOORS TO BE NEW INSULATED FIBER GLASS DOORS WITH TWO LITES. PROVIDE NEW HARDWARE INCLUDING SELF CLOSING HINGES.

ALL APARTMENT ENTRY DOORS TO BE NEW INSULATED FIBER GLASS DOORS WITH NO LITES AND MINIMUM 1 HOUR RATED. PROVIDE NEW HARDWARE INCLUDING SELF CLOSING HINGES.

ALL INTERIOR DOORS TO BE NEW HOLLOW CORE WOOD DOORS WITH NEW HARDWARE. BATHROOMS AND BEDROOMS TO BE PROVIDED WITH PRIVACY LOCKSETS. CLOSETS WITH DOUBLE DOORS TO HAVE BALL CATCHES.

**NEW CONSTRUCTION LEGEND**

- NEW VINYL DOUBLE HUNG WINDOW TO BE INSTALLED
- NEW WALL TO BE CONSTRUCTED
- NEW SINGLE DOOR TO BE INSTALLED
- NEW PAIR OF DOORS TO BE INSTALLED

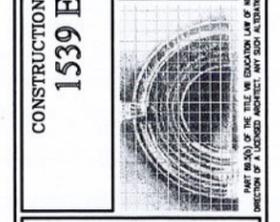
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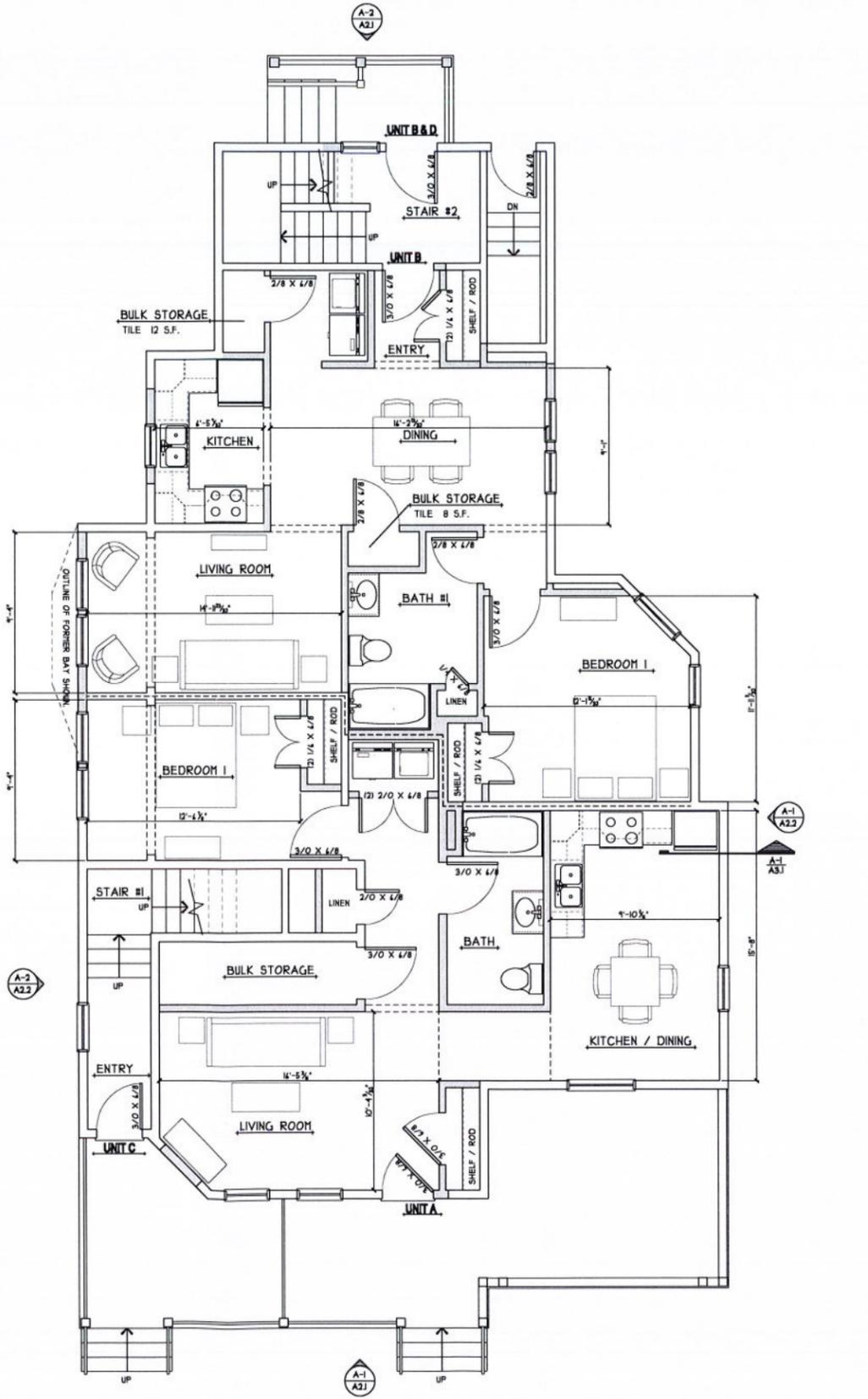
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**1539 EAST GENESEE STREET**  
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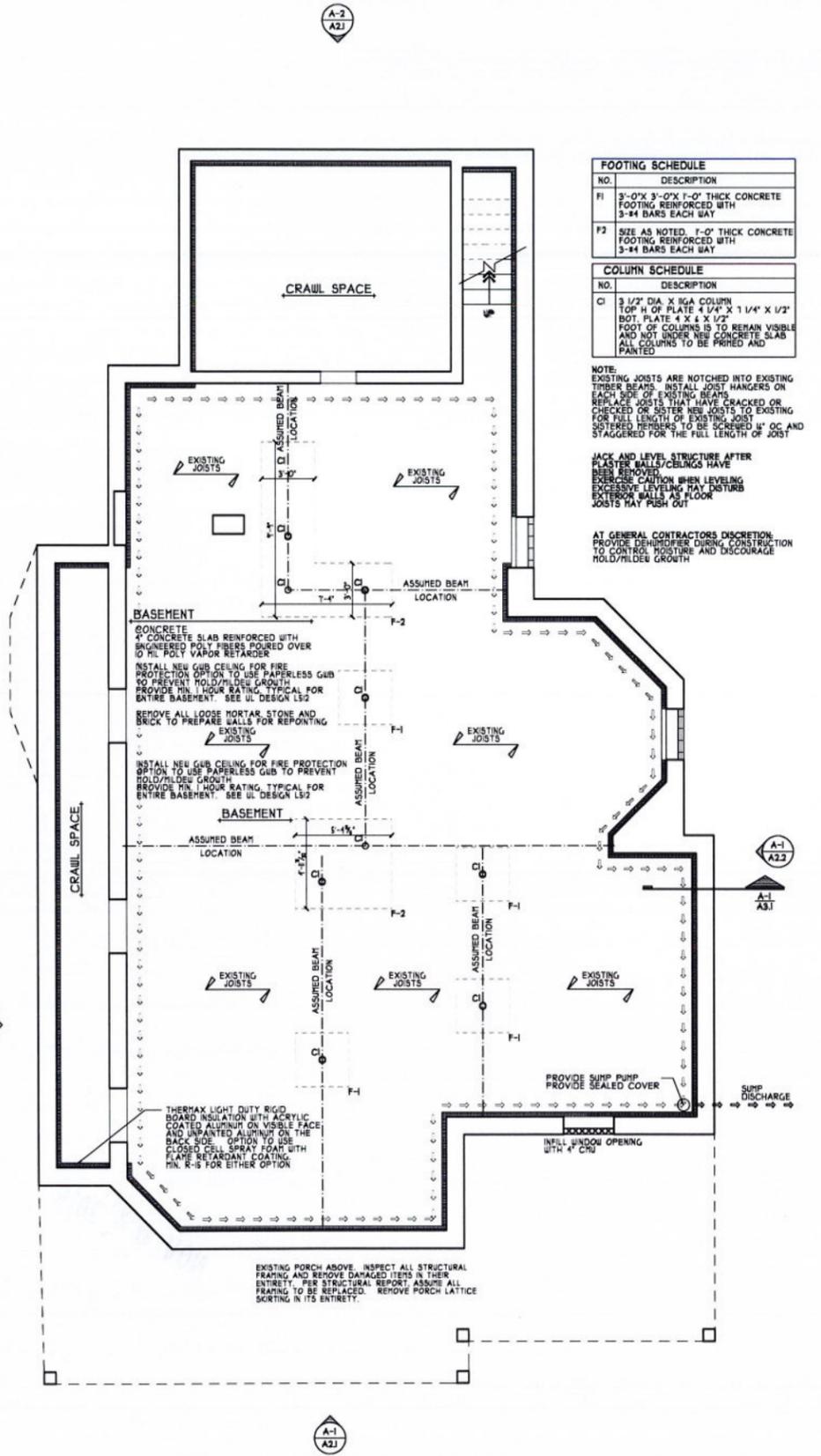


**BASEMENT AND FIRST FLOOR PLAN**

**A1.1**



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



FOOTING SCHEDULE	
NO.	DESCRIPTION
F1	3'-0" X 3'-0" X 1'-0" THICK CONCRETE FOOTING REINFORCED WITH 3-#4 BARS EACH WAY
F2	SIZE AS NOTED. 1'-0" THICK CONCRETE FOOTING REINFORCED WITH 3-#4 BARS EACH WAY

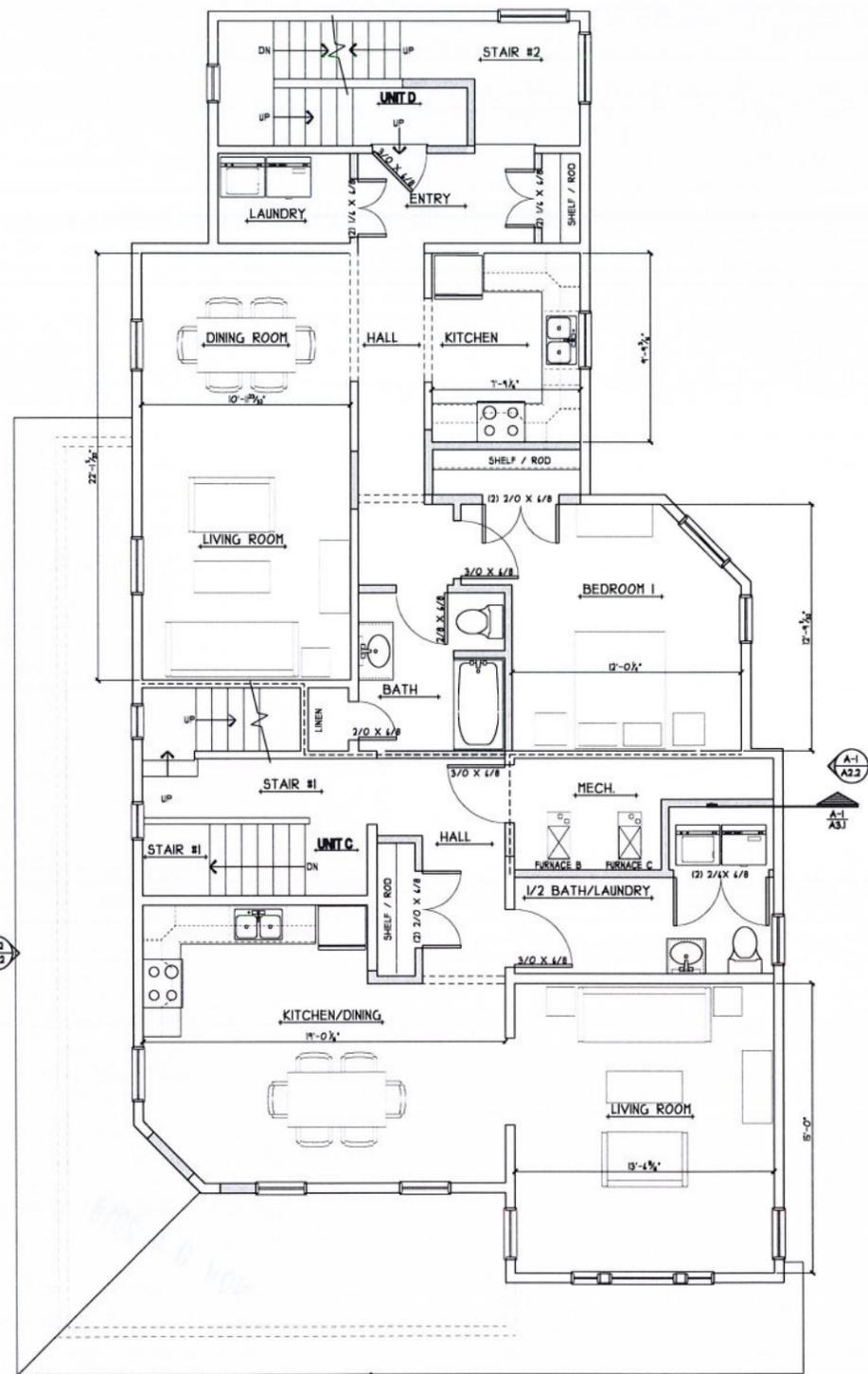
**NOTE:** EXISTING JOISTS ARE NOTCHED INTO EXISTING TRIMMER BEAMS. INSTALL JOIST HANGERS ON EACH SIDE OF EXISTING BEAMS. REPAIR JOISTS THAT HAVE CRACKED OR CHECKED OR SISTER NEW JOISTS TO EXISTING FOR FULL LENGTH OF EXISTING JOIST. SISTER MEMBERS TO BE SPACED 1' OC AND STAGGERED FOR THE FULL LENGTH OF JOIST.

**JACK AND LEVEL STRUCTURE AFTER PLASTER WALLS/CEILING HAVE BEEN APPLIED. EXERCISE CAUTION WHEN LEVELING EXCESSIVE LEVELING MAY DISTURB EXTERIOR WALLS AS EXTERIOR JOISTS MAY PUSH OUT.**

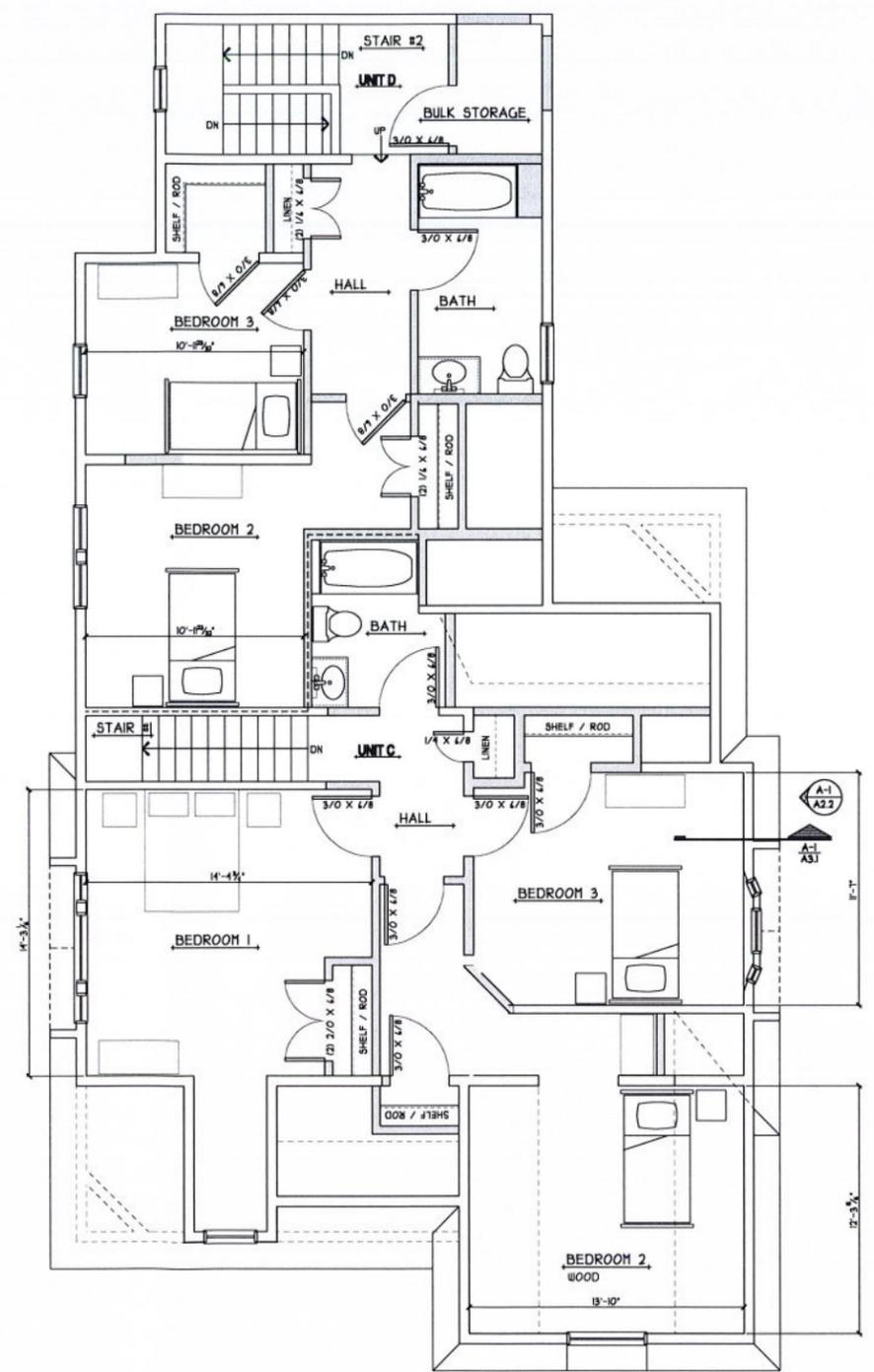
**AT GENERAL CONTRACTORS DISCRETION PROVIDE DEHUMIDIFIER DURING CONSTRUCTION TO CONTROL MOISTURE AND DISCOURAGE HOLD/HILDER GROWTH.**

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

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



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



THIRD FLOOR PLAN SCALE: 1/4" = 1'-0" A-2 A12

UNIT DATA		
UNIT	AREA/S.F. SHOWN AS INT/EXT	
UNIT A	134/171	1ST FLOOR/1 BEDROOM
UNIT B	171/181	1ST FLOOR/1 BEDROOM
UNIT C	176/183	2ND FLOOR TOWNHOUSE/3 BEDROOM
UNIT D	140/152	2ND FLOOR TOWNHOUSE/3 BEDROOM
TOTAL	457/488	

GENERAL CONSTRUCTION NOTES:

ALL DIMENSIONS SHOWN ON DRAWINGS ARE FROM FACE OF GAB TO FACE OF GAB OR FACE OF MASONRY UNLESS NOTED OTHERWISE.

ALL WINDOWS ARE TO BE REPLACED. INSTALL NEW WOOD TRIM AT INTERIOR. ROUGH OPENING OF WINDOWS TO BE VERIFIED WITH WINDOW SUPPLIER PRIOR TO COMMENCEMENT OF WORK.

INSTALL NEW WOOD STUD PARTITIONS AS SHOWN. USE PRESSURE TREATED WOOD IN LOCATIONS WHERE WOOD IS IN CONTACT WITH CONCRETE, BRICK, STONE OR OTHER FORM OF MASONRY MATERIAL. INSTALL NEW GAB ON ALL WALLS AND CEILINGS. NOTE FIRE RATED WALL LOCATIONS BETWEEN UNITS AND STAIRS TO BE MIN. 1 HOUR RATED. FINISH TO A LEVEL (4).

INSPECT ALL SUBFLOOR AREAS FOR WATER DAMAGE OR ROT AT SINKS AND TOILETS. INSTALL NEW PLYWOOD SUBFLOOR AT ALL EXISTING BATHROOM AREAS. REPAIR FLOORING, ASSURING 25% REPLACEMENT REQUIRED.

MECHANICAL SYSTEMS: ALL APARTMENTS TO HAVE INDIVIDUAL FURNACES AND NEW DUCTWORK. DUCTWORK TO BE SEALED AT ALL JOINTS/CONNECTIONS/PENETRATIONS. ALL UNITS TO RECEIVE NEW ENERGY STAR DIGITAL SET BACK THERMOSTATS. BATHROOM FANS TO BE ENERGY STAR COMBINED CEILING MOUNTED EXHAUST FAN/LIGHT FIXTURE WITH TIMER TO PROVIDE FRESH AIR AT REGULAR INTERVALS AND CONTROL HUMIDITY LEVELS.

PLUMBING SYSTEMS: ALL PLUMBING TO BE NEW. EACH APARTMENT TO BE SEPARATELY METERED. INSTALL COPPER PIPING TO MANHOLE LOCATED IN APARTMENT. ALL COPPER PIPING TO BE INSULATED. INSTALL PEX PLUMBING AFTER MANHOLE TO ALL FIXTURES. ALL FIXTURES/FAUCETS TO BE LOW FLOW WATER EFFICIENT MODELS.

ELECTRIC SYSTEMS: INSTALL NEW PANEL BOXES. ALL WIRING TO BE NEW. ALL OUTLETS, SWITCHES, JUNCTION BOXES TO BE NEW. INSTALL NEW COVER PLATES AT SWITCHES AND OUTLETS. PROVIDE GFCI OUTLETS AT BATHROOMS AND KITCHENS. INSTALL NEW ENERGY STAR LABELED LIGHT FIXTURES.

FIRE PROTECTION SYSTEM: INSTALL A NFPA DR SPRINKLER SYSTEM IN ALL AREAS. INSTALL NEW COMBINED SMOKE/CO DETECTORS PER NYS BUILDING AND FIRE CODES. ALL APARTMENTS TO HAVE ONE FIRE EXTINGUISHER.

CONSTRUCTION NOTES

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NEW CONSTRUCTION LEGEND

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- NEW WALL TO BE CONSTRUCTED
- NEW SINGLE DOOR TO BE INSTALLED
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REV. No.	DATE	DRAWN BY	DESCRIPTION

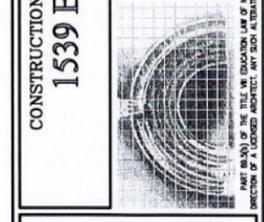
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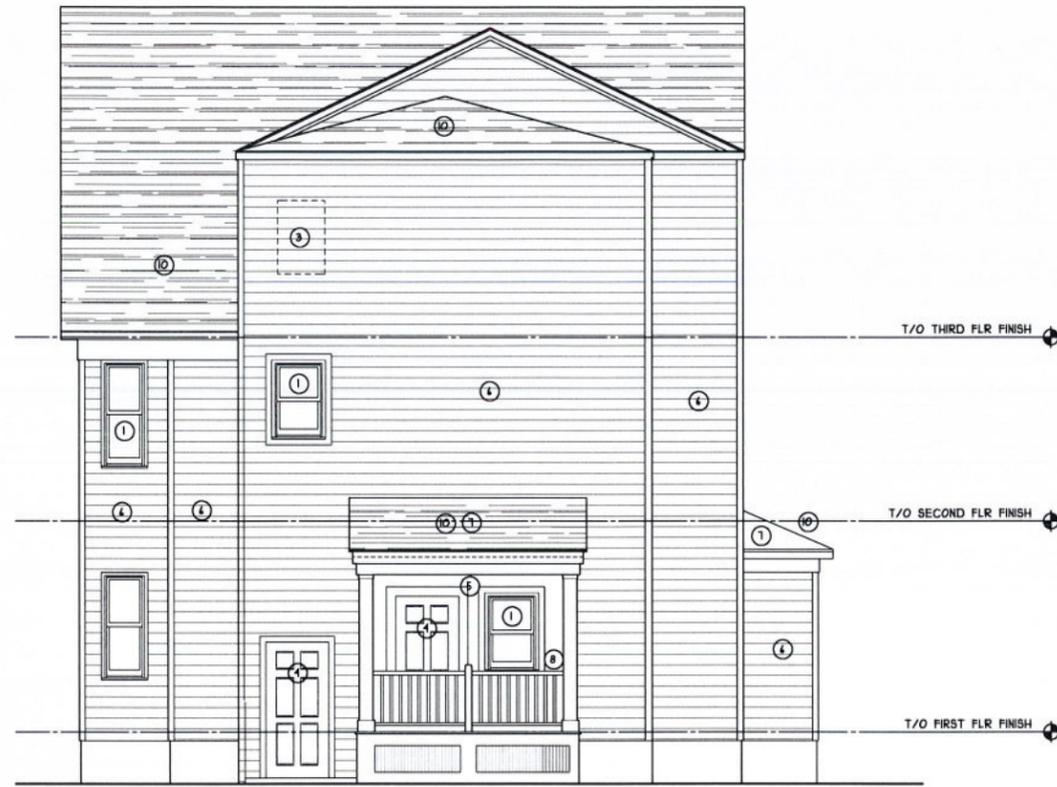
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**SECOND FLOOR PLAN**  
**THIRD FLOOR PLAN**

**A12**

10/24/2018 5:10:00 AM N:\Projects\2018\1539 R. Gennaro - S1\Plot\1539 A2.1.rvt



SOUTH ELEVATION  
SCALE: 1/4" = 1'-0"  
A-2  
A21



NORTH ELEVATION  
SCALE: 1/4" = 1'-0"  
A-1  
A21

- 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 EXTRANEOUS 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/CRU BLOCK, BLOCKS OR BRICKS WITH DEEP CRACKS OR SPALLING DAMAGE OF 20% OR MORE OF THE EXPOSED FACE TO BE REPLACED WITH NEW CRU.  
 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 ROBERT AND CORROSION PROOF SCREEN (STAINLESS STEEL MESH) FOR LARGE OPENINGS.  
**DOORS AND WINDOW KEYED NOTES:**  
 ① INSTALL NEW 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.  
 ② REMOVE EXISTING WINDOW AT BASEMENT WINDOW AND REPLACE WITH GLASS BLOCK.  
 ③ EXISTING WINDOW OPENING TO BE FILLED.  
 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/WOOD 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 NEW 5/4" TONGUE AND GROOVE DECKING AND ICE AND WATERSHIELD OVER ENTIRE ROOF AREA. ICE AND WATER SHIELD TO WRAP UP WALL MIN. 18". INSTALL NEW METAL FLASHING, MINIMUM 8" HIGH AT ROOF/WALL INTERSECTIONS. INSTALL NEW 30 YEAR ARCHITECTURAL ASPHALT SHINGLES.  
 ⑧ 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.  
 ⑨ 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.  
 ⑩ REPLACE EXISTING ASPHALT SHINGLE ROOF WITH NEW ASPHALT SHINGLE ROOF. INSTALL ICE AND WATERSHIELD AS SHOWN ON DRAWING A1.4. INSTALL GUTTERS AS SHOWN ON DRAWING A1.4.

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**EXTERIOR ELEVATIONS**

**A21**

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WEST ELEVATION (A-2)  
SCALE: 3/16" = 1'-0"



EAST ELEVATION (A-1)  
SCALE: 3/16" = 1'-0"

- GENERAL AND KEYED NOTES:**  
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**GENERAL NOTES:**  
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**DOORS AND WINDOW KEYED NOTES:**  
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 3 EXISTING WINDOW OPENING TO BE INFILLED.  
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**EXTERIOR ELEVATIONS**

**A22**