

PLEASE TYPE OR PRINT (LEGIBLY)

For Office Use Only: Tax map Section: <u>017-</u> Block: <u>18-</u> Lot: <u>15</u> Application Number: V- <u>19-04</u> Zoning District: <u>RA</u>
---

1. Address of subject property: 506 North McBride Street

2. Year property was purchased by current owner: 2011

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 - Multi-family. 4 unit dwelling

Proposed use and occupancy of property:

Residential - Multi-family. 3 unit dwelling.

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

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 reduce unit count from 4 dwelling units to 3 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.

Request a use variance to allow a multi-family 3 unit dwelling occupancy in a RA district. The existing four-family dwelling has been in use as such without formal approval in an area zoned for single family dwellings (RA).

A waiver of the parking/driveway requirements is being sought to maintain the existing parking area. It is non-conforming with a curb cut over 12 feet and only provides 2 parking spaces for a three family dwelling, short one required parking space.

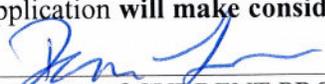
A waiver of the density requirements is being sought as existing parcel provides 7,244 sq. feet of open space, short of the 7,500 sq. feet required for a three family dwelling.

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

DENIAL OF PERMIT

REFERENCE ADDRESS 506 McBude St North

WARD NO. 09

OWNER Housing Portfolio Unlimited Inc

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

Contact - Luz Wiestowski 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 [Signature]

# Short Environmental Assessment Form

## Part 1 - Project Information

### Instructions for Completing

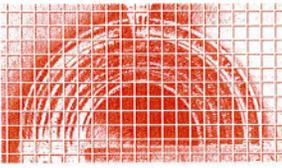
**Part 1 - Project Information.** The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

<b>Part 1 - Project and Sponsor Information</b>			
Name of Action or Project: Winston Gaskin Homes			
Project Location (describe, and attach a location map): 506 N McBride St. Syracuse, NY 13203			
Brief Description of Proposed Action: Housing Visions Unlimited, Inc. proposes Winston Gaskin Homes. A scattered site neighborhood preservation project that will rehabilitate 20 buildings containing 64 units of quality affordable housing.  Property List: 1433, 1460, 1500, 1510, 1513, 1518, 1521, 1527, 1539, 1541, 1545 & 1603 E. Genesee St., 314 S. Beech St., 601 & 607 Catherine St., 511, 617 & 701 Hickory St., 305 Lexington Ave. & 506 N. McBride St. Syracuse, NY.			
Name of Applicant or Sponsor: Housing Visions Unlimited, Inc.		Telephone: 315-472-3820	
		E-Mail: djakimoski@housingvisions.org	
Address: 1201 E. Fayette St.			
City/PO: Syracuse		State: NY	Zip Code: 13210
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input checked="" type="checkbox"/>
			YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval: Funding approval required from NYS HHAC & NYS HCR.			NO <input type="checkbox"/>
			YES <input checked="" type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		_____ 3.517 acres	
b. Total acreage to be physically disturbed?		_____ 3.517 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		_____ 3.517 acres	
4. Check all land uses that occur on, adjoining and near the proposed action. <input checked="" type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____ <input type="checkbox"/> Parkland			



<p>18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)?</p> <p>If Yes, explain purpose and size: _____</p> <p>_____</p>	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?</p> <p>If Yes, describe: _____</p> <p>_____</p>	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?</p> <p>If Yes, describe: _____</p> <p>_____</p>	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p><b>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b></p>		
<p>Applicant/sponsor name: <u>Diana Jakimovski</u></p>	<p>Date: <u>11/24/17</u></p>	
<p>Signature: <u>[Signature]</u></p>		



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: **506 North McBride Street - Area and Use Variances**

To Whom It May Concern,

We are seeking an area variance to waive the required parking to maintain the existing parking area and density requirements for open space for an existing multi-family dwelling located at 506 N. McBride Street.

We are also seeking a use variance to allow a multi-family three unit dwelling in a RA district. The existing building was converted into a four family dwelling and there are no records on file approving the construction of a four family dwelling in the district zoned RA – single family dwellings.

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 four family dwelling into a three 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 four family dwelling will be reduced to a three family dwelling. These changes will be internal; the existing building foot print will not be modified. The reduction in the total number of dwellings will bring the building closer to conforming to the open space requirements. The lot size is 7,244 square feet, which is 256 square feet short of the required 7,500 square feet of space required.

The reduction in the overall number of dwellings reduces the required parking spaces from four spaces to three spaces. The existing non-conforming parking area provides space for two vehicles. We are requesting a waiver to provide two of the three required parking spaces and no screening devices. The parcel is located at the intersection of Hickory and North McBride Streets and we wish to maintain the

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 HAFTKA-MARSHALL, AIA  
ASSOCIATE

existing parking area located off Hickory Street. As a corner lot, the location of the current parking area is prominently. Typically parking areas adjacent to the street include low shrubs and plantings to screen the parking from the street. We believe additional screening will create additional hazards as it will impede a driver's ability to see oncoming traffic or pedestrians; this includes drivers using the parking area and oncoming traffic. Enlarging the parking area to provide three spaces will increase the visibility of the parking area for neighboring properties. It will also require a larger curb cut for vehicle access. This lot is already non-conforming, with an existing curb cut greater than twelve feet. We believe enlarging the parking area and curb cut will negatively affect the view of the adjacent properties. It is important to note that Hickory Street is steeply sloped at this location and vehicles accessing the parking area need to back out of the parking spaces, raising the potential for accidents.

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.

We are requesting a use variance at the request of the City of Syracuse Zoning Department. The existing multi-family building is located within a RA zoning district. The building has successfully functioned as a four family dwelling for some time. The current city tax information for this property lists it as a four unit dwelling. Our variance request is to provide formal documentation approving a multi-family dwelling within a single family zoned district. This is an unusual circumstance, which we do not believe was self-created. Returning the property to a single family dwelling will have repercussions on my client's funding approvals as it is based on the assumed income generated by the number of dwellings. We have reconfigured the existing building layout to reduce the number of dwelling units to better comply with the adjacent single family homes. As the building has operated as multi-family housing for an extended period of time, we do not believe reducing the number of apartments will alter the essential character of the neighborhood.

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

506 N. McBride Street: Existing Conditions Photographs

Photograph #1: Front /N. McBride Street Elevation



Photograph #2: Side /Hickory Street Elevation



506 N. McBride Street: Existing Conditions Photographs

Photograph #3: Aerial View



Photograph #4: View looking from Hickory Street up to N. McBride



506 N. McBride Street: Existing Conditions Photographs

Photograph #4: View looking from Hickory Street up to N. McBride



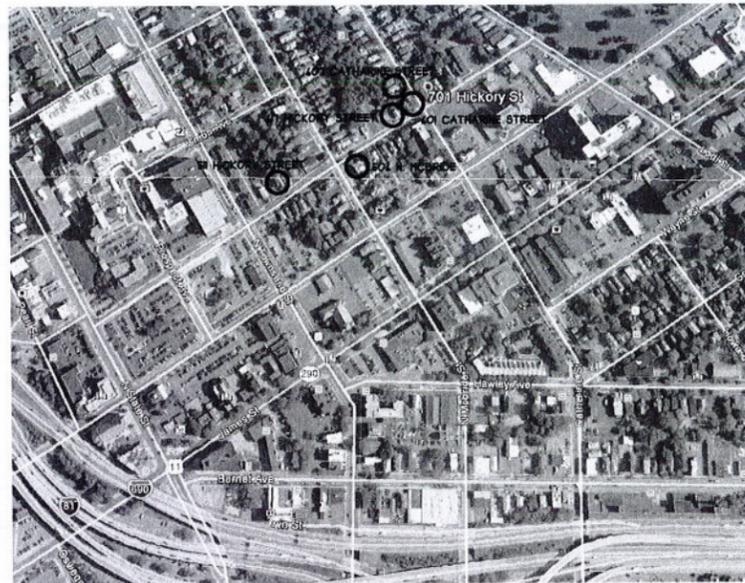
Photograph #5: View looking from intersection



# DRAWINGS FOR WINSTON GASKIN HOMES SUBSTANTIAL REHABILITATION 506 NORTH MCBRIDE STREET

SYRACUSE, NEW YORK

HOLMES KING KALLQUIST PROJECT #14040



LOCATION MAP



**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**  
GHD  
ONE REMINGTON PARK DRIVE  
CAZENOVIA, NEW YORK 13035  
PHONE: (315) 679-6800

**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 13207  
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.:

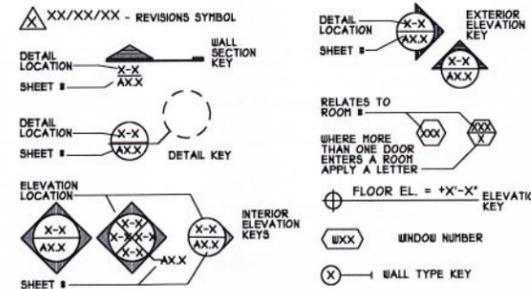
REV: DATE: DRAWN BY: DESCRIPTION:  
ALL DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF THE ARCHITECT, AND SHALL BE USED ONLY ON THE JOB DESIGNATED. COPYRIGHT © THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AT THE SITE AND PROMPTLY NOTIFY THE ARCHITECT IN WRITING OF ANY DISCREPANCIES.

JOB NO: 14040  
SHARES NO: 20000000  
DATE: 23 OCT 2018  
TYPE: VARIANCE A  
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	RI : ROOF
AFF : ABOVE FINISHED FLOOR	EST : ESTIMATE	LTG : LIGHTING	RO : ROUGH OPENING
AIA : AMERICAN INSTITUTE OF ARCHITECTS	EQUIP : EQUIPMENT	LTL : LINTEL	ROW : RIGHT OF WAY
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	SLNT : SEALANT
APPROX : APPROXIMATELY	FD : FLOOR DRAIN	MAX : MAXIMUM	SLR : SEALER
ARCH : ARCHITECTURAL	FDN : FOUNDATION	MDF : MEDIUM DENSITY FIBERBOARD	SF : SQUARE FOOT
ASFB : ABOVE SUB FLOOR	FE : FIRE EXTINGUISHER	MDO : MEDIUM DENSITY OVERLAY	SHT : SHEET
AVG : AVERAGE	FEC : FIRE EXTINGUISHER CABINET	MECH : MECHANICAL	SH : SIMILAR
BIT : BITUMINOUS	F/F : FACE OF FINISH	MEZ : MEZZANINE	SPEC : SPECIFICATIONS
BLDG : BUILDING	FIN : FINISH	MFR : MANUFACTURER	SPR : SPRINKLER
BLKG : BLOCKING	FIN FLR : FINISHED FLOOR	MIN : MINIMUM	SQ : SQUARE
BH : BEAM/BENCHMARK	FIX : FIXTURE	MISC : MISCELLANEOUS	SS : STAINLESS STEEL
B/O : BOTTOM OF	FLR : FLOOR	NO : NOT TO SCALE	STC : SOUND TRANSMISSION CLASS
BRD : BOARD	FM : FACTORY MUTUAL	NL : NETAL	STD : STANDARD
BRK : BRICK	F/O : FACE OF	NA : NOT APPLICABLE	STL : STEEL
BS : BRICK SHELF	FP : FIRE PROOFING	NAT : NATURAL	STN : STAIN
BSHT : BASEMENT	FR : FIRE RESISTIVE	NO. OR # : NUMBER	STRUC : STRUCTURAL
BTWN : BETWEEN	FRMG : FRAMING	NOM : NOMINAL	SURF : SURFACE
BUR : BUILT-UP ROOF	FT : FOOT/FEET	NTS : NOT TO SCALE	SUSP : SUSPENDED
CABT : CABINET	FTGD : FIRE TREATED	OC : ON CENTER	SY : SQUARE YARD
CEH : CEMENT/CEMENTITIOUS	FUR : FURRING	OD : OUTSIDE DIAMETER	SYH : SYMMETRICAL
CF : CUBIC FOOT/FEET	FURN : FURNITURE	OH : OVERHEAD	TEL : TREAD
CJ : CONTROL JOINT	GA : GAUGE	OPNG : OPENING	TEMP : TEMPORARY
CL : CENTERLINE	GAL : GALLON	OPP : OPPOSITE	TERR : TERRAZZO
CLO : CLOSET	GALV : GALVANIZED	OSB : ORIENTED STRAND BOARD	THK : THICK
CLR : CLEAR	GENC : GENERAL CONTRACTOR	OSB : ORIENTED STRAND BOARD	THRESH : THRESHOLD
CRU : CONCRETE MASONRY UNIT	GL : GLASS/GLAZING	PART : PARTITION	TIG : TONGUE I GROOVE
COL : COLUMN/COLOR	GR : GRADE	PBRD : PARTICLE BOARD	T/O : TOP OF
COMP : COMPOSITE	GND : GROUND	PC : COMPUTER	TOP OF ST
CONC : CONCRETE	GT : GLAZED TILE	PERF : PERFORATED	TTL : TOTAL
CONST : CONSTRUCTION	GYP : GYPSUM BALL BOARD	PL : PLATE	TV : TELEVISION
CONT : CONTINUOUS	H : HIGH	PLM : PLASTIC LAMINATE	TYP : TYPICAL
CONTR : CONTRACTOR	H/C : HANDICAPPED ACCESSIBLE	PLAS : PLASTER	UNDRWRITER'S LABORATORY
COORD : COORDINATE	HDRD : HARDWOOD	PLB : PLASTER TREATED	UNO : UNLESS NOTED OTHERWISE
CORR : CORRIDOR	HDR : HARDWARE	PLYD : PLYWOOD	URNAL : URINAL
CORRUG : CORRUGATED	HGT : HEIGHT	PNL : PANEL	VAR : VARIES/VARIABLE
CRS : COURSE(S)	HM : HOLLOW METAL	PNT : PAINT	VAP : VAPOR BARRIER
CT : CERAMIC TILE	HORIZ : HORIZONTAL	PREFAB : PREFABRICATED	VCT : VINYL COMPOSITION TILE
CY : CUBIC YARD	HR : HOUR	PREFIN : PREFINISHED	VERT : VERTICAL
D : DEPTH	HVAC : HEATING, VENTILATING I AIR COND.	PSF : POUNDS PER SQUARE FOOT	VEST : VESTIBULE
DF : DRINKING FOUNTAIN	ID : INSIDE DIAMETER	PSI : POUNDS PER SQUARE INCH	VIF : VERIFY IN FIELD
DIA : DIAMETER	INCH : INCH	PTH : PRESSURE TREATED	VNR : VENEER
DIAG : DIAGONAL	INCL : INCLUDED, INCLUDING	PTD : PAINTED	VTR : VENT THROUGH ROOF
DIM : DIMENSION	INSUL : INSULATION	PVC : POLYVINYL CHLORIDE	VVC : VINYL WALL COVERING
DL : DEAD LOAD	INT : INTERIOR	PVT : PAVEMENT	W : WITH
DN : DOWN	INV : INVERT	QTY : QUANTITY	W/ : WATER CLOSET/WALL COVERING
DO : DOOR	JAN : JANITOR	R : RISER/RADIUS	WOD : WOOD
DR : DOOR	JT : JOINT	RC : RESILIENT CHANNEL	WF : WIDE FLANGE
DTL : DETAIL	L : LENGTH	RD : ROOF DRAIN	WIN : WINDOW
DWG : DRAWING	LAV : LAVATORY	RECT : RECTANGULAR	W/O : WITHOUT
EA : EACH	LB : POUND	REF : REFERENCE	WP : WORK POINT
EIFS : EXTERIOR INSULATION FINISH SYSTEM	LG : LINEAR FEET	REG : REGULAR	WR : WATER RESISTANT
EJ : EXPANSION JOINT	LF : LIGHT GAUGE	REINP : REINFORCED	WT : WEIGHT
EL : ELEVATION	LL : LIVE LOAD	REDD : REQUIRED	WRF : WELDED WIRE FABRIC
ELEC : ELECTRICAL	LLH : LONG LEG HORIZONTAL	RET : RETURN	
ELEV : ELEVATOR			

**SYMBOLS :**



**LIST OF DRAWINGS :**

TL1 : TITLE SHEET	ARCHITECTURAL
TL2 : CODES, STANDARDS AND REFERENCES	D1.1 : EXISTING FLOORPLANS/DEMOLITION
C101 : WINSTON GASKIN SITE LOCATION MAP	D1.2 : EXISTING FLOORPLANS/DEMOLITION
NM1 : NORTH SIDE NEIGHBORHOOD MAP	A1.1 : FLOOR PLANS
NM2 : EAST GENESEE STREET NEIGHBORHOOD MAP	A1.2 : FLOOR PLANS
	A1.3 : ROOF PLAN
	A2.1 : EXTERIOR ELEVATIONS
	A3.1 : TYPICAL WALL SECTION
C107 : SCHEMATIC SITE PLAN	

**CODE REVIEW :**

<b>GENERAL BUILDING CODE COMPLIANCE DATA</b>	
OCCUPANCY CLASSIFICATION	R-2 - MULTI-FAMILY DWELLING
ZONING CLASSIFICATION	R2 - RESIDENTIAL CLASS B APARTMENT BUILDINGS ALLOWED
SITE AREA	SOL NORTH MCBRIDE STREET 1224.34 S.F. / .164 ACRES
NATURE OF WORK	SUBSTANTIAL REHABILITATION
CONSTRUCTION TYPE	III A
FIRE AREA LIMITS	4 STORY/24,000 SF
FIRE AREA INCREASE	NOT REQUIRED
HEIGHT LIMITS	EXISTING THREE STORY BUILDING
FRONT YARD SETBACK	EXISTING
REAR YARD SET BACK	EXISTING
SIDE YARD SETBACK	EXISTING
RATED SEPARATIONS	
APARTMENT TO APARTMENT	40 MINUTES
STAIR ENCLOSURES	30 MINUTES
FLOOR TO FLOOR	40 MINUTES
FIRE PROTECTION SYSTEMS	
AUTOMATIC SPRINKLER	REQUIRED - NFPA 13R
STAND PIPE SYSTEM	PER NYS FIRE CODE/NFPA 13R

**BUILDING DATA:**

<b>GENERAL UNIT DATA</b>		
GROSS BUILDING SQUARE FOOTAGE: 5207 / 5108 S.F.		
GROSS RESIDENTIAL SPACE: 36W / 3,962 S.F.		
GROSS RESIDENTIAL SHARED SPACE: 84 / 90 S.F.		
GROSS NON-RESIDENTIAL SHARED SPACE: 1436 / 1444 S.F.		
(3) APARTMENTS TOTAL		
(1) ONE-BEDROOM UNITS		
(2) THREE-BEDROOM UNITS		
(0) FOUR-BEDROOM UNITS		
(0) FIVE-BEDROOM UNITS		
(0) ACCESSIBLE UNITS		
(0) HEARING/VISION UNITS		
(0) VISITABLE UNITS		
<b>UNIT DATA</b>		
UNIT	AREA/S.F. SHOWN AS INT/EXT	
UNIT A	1322/1424	4 BEDROOM TOWNHOUSE
UNIT B	148/86	2 BEDROOM UNIT
UNIT C	140/113	5 BEDROOM TOWNHOUSE
TOTAL RESIDENTIAL	3,617/3,962	

DRAWINGS FOR WINSTON GASKIN HOMES  
SUBSTANTIAL REHABILITATION  
506 NORTH MCBRIDE STREET  
SYRACUSE, NEW YORK

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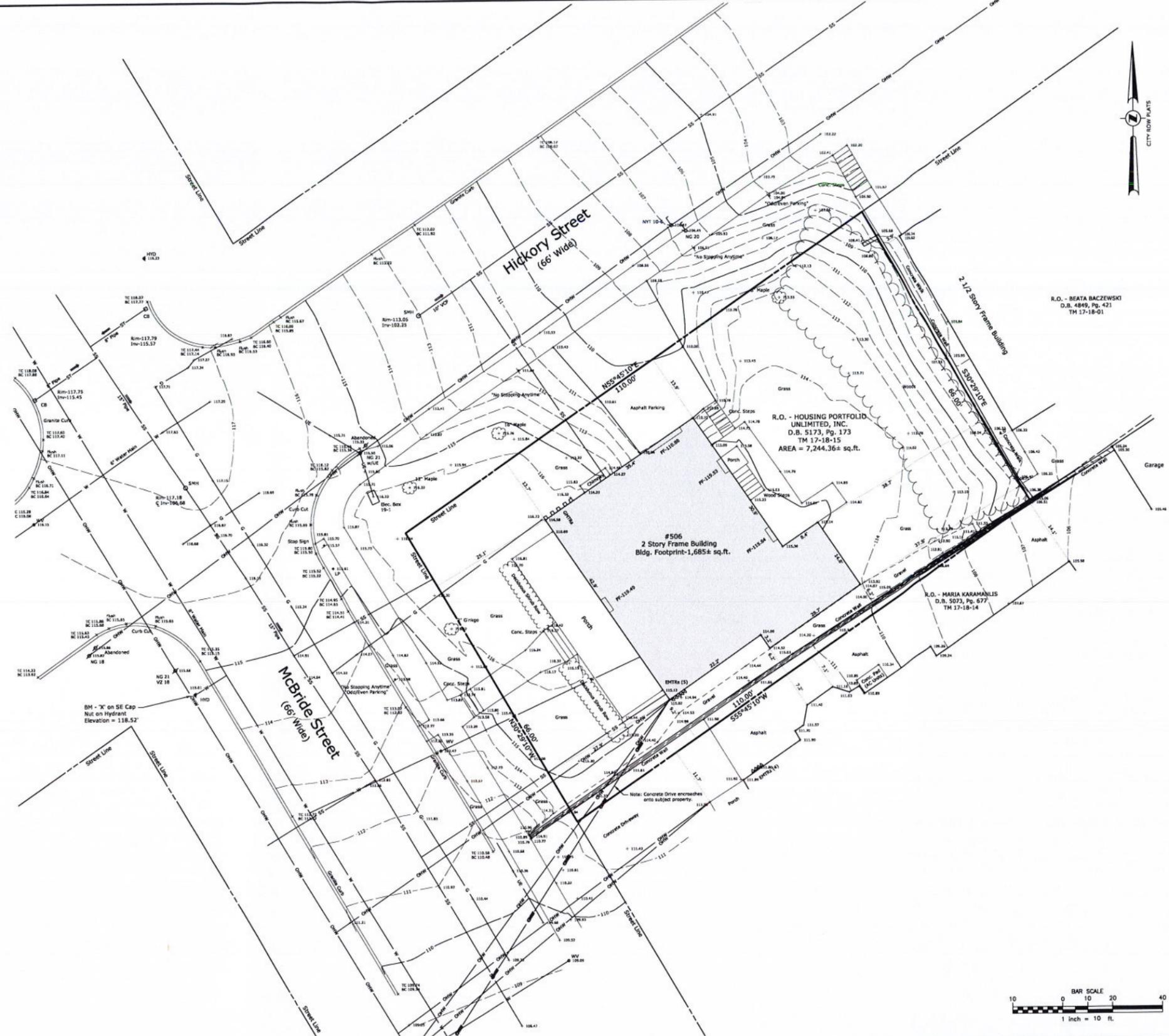
**TITLE SHEET**

# T1.1

10/23/2018 8:10:08 AM NUMBRK\2014\14040 Winsto Gaskin Homes\Comdec\506 N McBride St\plan\506 T1.1.rvt

### 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 ON FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) COMMUNITY PANEL 36055500020 SHOWN AS NOT PRINTED WHICH INDICATES NO SPECIAL FLOOD HAZARD AREA.
- 5.) SURVEY WAS PERFORMED IN THE FIELD BETWEEN SEPTEMBER 4-5, 2014.
- 6.) UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM DATA OBTAINED BY FIELD SURVEY, PREVIOUS MAPS AND RECORDS, (AND PARCEL 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 "RA" DISTRICT (RESIDENTIAL DISTRICT) USE WITHIN THE CITY OF SYRACUSE.



R.O. - BEATA BACZEWSKI  
D.B. 4849, Pg. 421  
TM 17-18-01

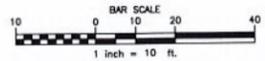
R.O. - HOUSING PORTFOLIO  
UNLIMITED, INC.  
D.B. 5173, Pg. 173  
TM 17-18-15  
AREA = 7,244.36± sq.ft.

R.O. - MARIA KARAMANLIS  
D.B. 5073, Pg. 677  
TM 17-18-14

LEGEND	
HYD	HYDRANT
CR	SEWER
CB	SQUARE CATCH BASIN
CB	ROUND CATCH BASIN
SMH	SANITARY MANHOLE
U	UTILITY POLE
UW	UTILITY POLE WEIGHT
RT	ROCK KOD FOUND
GM	GAS METER
TMH	TELEPHONE MANHOLE
T	DECIDUOUS TREE
S	SANITARY SEWER LINE
SW	STORM SEWER LINE
OW	OVERHEAD WIRES
W	WATER LINE
G	GAS LINE
CO	CLEANOUT
WV	WATER VALVE
EMR	EMERGENCY

506 NORTH MCBRIDE STREET - Record Description

ALL THAT TRACT OR PARCEL OF LAND situate in the City of Syracuse, County of Onondaga County and State of New York, being part of lot No 9 in Block 272, according to a map No. 643, made by John B. Barden, C.E., and filed in Onondaga County Clerk's Office August 20th, 1890 and more particularly described as that portion of said lot No. 9, lying west of a line drawn through said lot parallel to the east line of McBride Street, in said City and 110 feet east thereof, said premises being about 110 feet on Hickory Street and 66 feet on McBride Street. The foregoing property being that portion of the premises described in a deed from Mary T. Leavenworth to George O'Hara and Olive O'Hara, his wife, dated December 21, 1909 and recorded in the Onondaga County Clerk's Office December 31, 1909 in Book of Deeds 393 at page 390, which was not conveyed by said George O'Hara and Olive O'Hara, his wife, to August M. Schumann by deed dated February 1, 1911 and recorded in the Onondaga County Clerk's office February 1, 1911 in Book of Deeds 408 at page 29.



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*  
DAVID M. SLISKI PLS # 50105 DATE 9/29/14

DATE	REVISIONS RECORD/DESCRIPTION	DRAFTER	CHECK	APPR.
9/18/14	Add Bldg dim		dms	dms
9/29/14	Add Record Description		dms	dms

**BOUNDARY AND TOPOGRAPHIC SURVEY**  
FOR  
**506 MCBRIDE STREET**  
PREPARED FOR  
**HOUSING VISIONS**  
PART OF LOT 9 OF CITY BLOCK 272 PROSPECT HILL TRACT  
ONONDAGA COUNTY, NEW YORK

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

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C.T. MALE ASSOCIATES

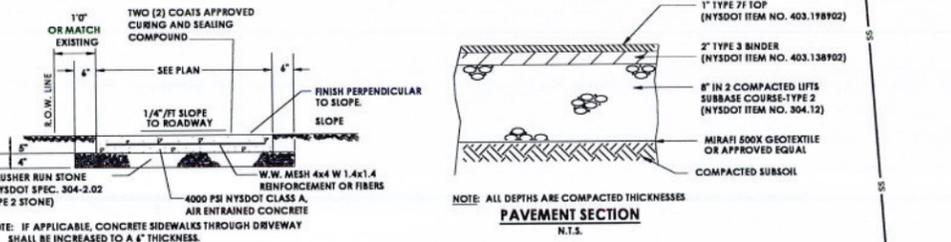
APPROVED:  
DRAFTED : DMS  
CHECKED : DMS  
PROJ. NO : 14.4517  
SCALE : 1" = 10 FT.  
DATE : SEPT. 10, 2014

**C.T. MALE ASSOCIATES**  
Engineering, Surveying, Architecture & Landscape Architecture, D.P.C.  
300 GATEWAY PARK DRIVE, BLDG. C, P.O. BOX 3248  
SYRACUSE, NY 13220-3248  
315.458.8448 FAX 315.458.4427

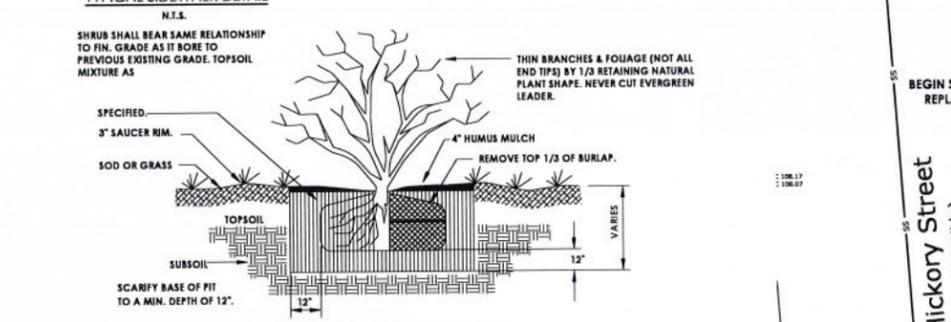
SHEET 1 OF 1  
DWG. NO: 14-0441

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

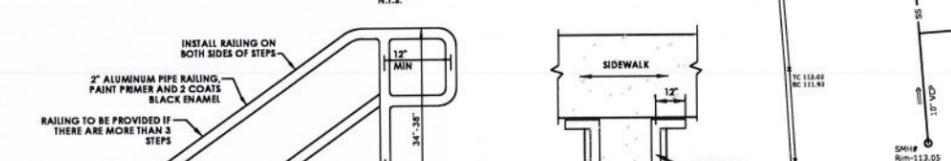
NOTE: SEE DETAIL SHEET FOR TREE AND SHRUB PLANTING DETAILS.



TYPICAL SIDEWALK DETAIL

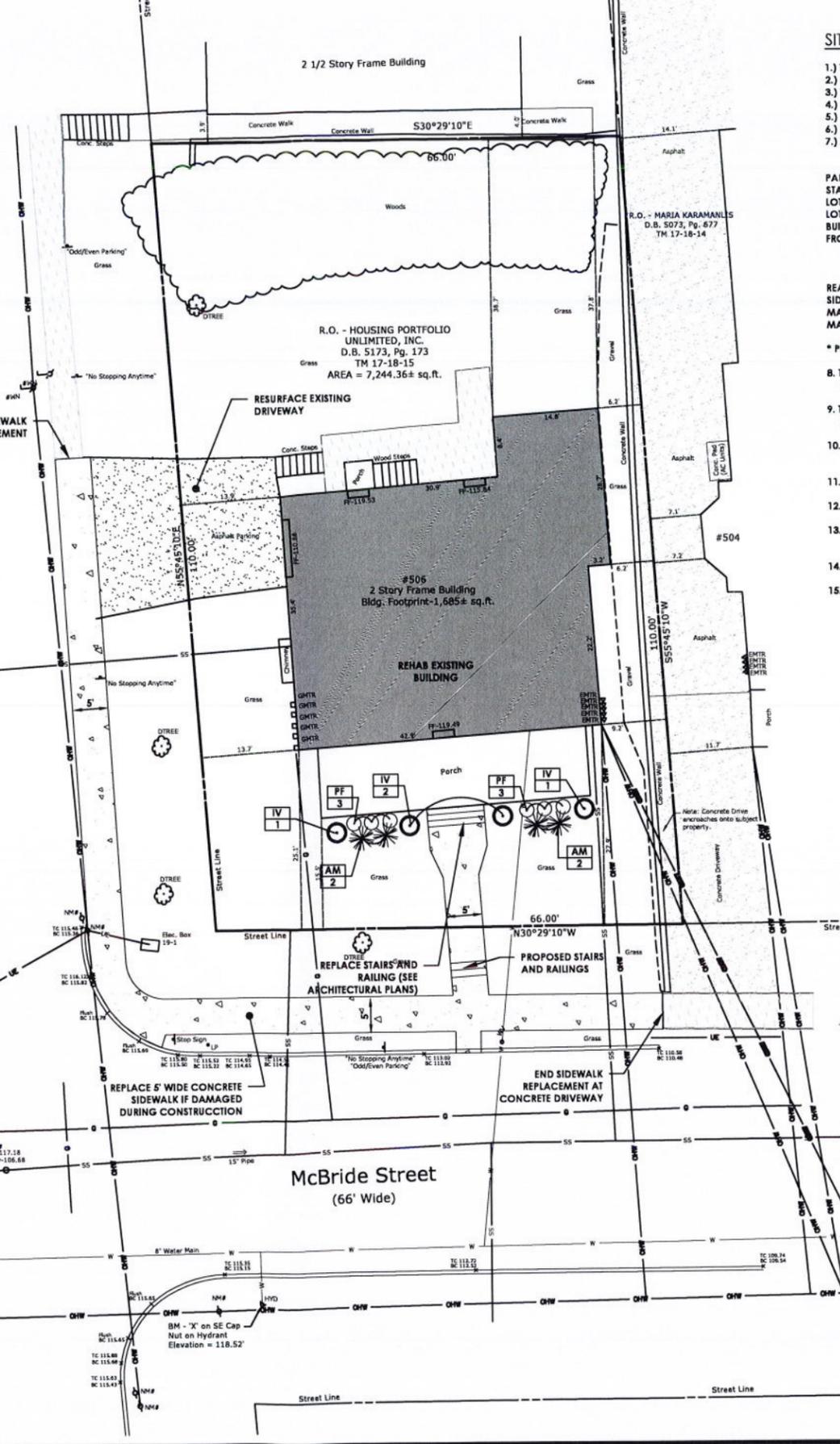


TYPICAL SIDEWALK STEPS AND RAILING diagram showing cross-section of a sidewalk step with railing.



GENERAL NOTES:

- CONTRACTOR IS RESPONSIBLE TO CALL CENTRAL STAKE-OUT @ 1-800-942-7962 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 BY ENGINEER IN ALL AREAS OF FILL BY A LICENSED TESTING COMPANY.



SITE DATA:

- TAX ACCT. NUMBER: 17-18-15
- PARCEL ADDRESS: 506 N. McBRIDE STREET
- TOTAL PARCEL AREA: 7,244.42 S.F. OR .166 ACRES
- EXISTING ZONING: RA (RESIDENTIAL DISTRICT CLASS A - ONE & TWO FAMILY)
- PROPOSED USE: 3 FAMILY RESIDENTIAL
- EXISTING USE: 4 FAMILY RESIDENTIAL
- ZONING AREA REQUIREMENTS:

	REQUIRED	PROPOSED
PARKING:	1 SPACE PER UNIT (3)	2"
STALL SIZE:	8.5'X18'	8.5'X18'
LOT WIDTH:	40'	110'
LOT AREA:	4,000 S.F.	7,244 S.F.
BUILDING HEIGHT:	N/A	2 STORIES
FRONT YARD:	30' or AVERAGE SETBACK ON STREET (24.7' FOR N. McBRIDE & (5.4') FOR HICKORY	25.1' (N. McBRIDE) 13.7' (HICKORY)
REAR YARD:	20' or 15% of LOT DEPTH (20')	N/A
SIDE YARD:	4'	6.2'
MAX STRUCTURAL COVERAGE:	30%	23.3%
MAX PARKING COVERAGE:	35%	7.5%

- \* PRE-EXISTING NON-CONFORMING
- 8. THERE ARE NO FEDERALLY REGULATED WETLANDS ON THIS PARCEL ACCORDING TO USACE FEDERAL WETLAND INVENTORY.
- 9. THERE ARE NO STATE REGULATED WETLANDS ON THIS PARCEL ACCORDING TO NYSDEC WETLAND INVENTORY.
- 10. THE PROJECT IS NOT LOCATED IN FLOOD A ZONE PER FIRM COMMUNITY PANEL # 36067C0217F, DATED NOVEMBER 4, 2016.
- 11. PUBLIC WATER WILL BE PROVIDED BY THE CITY OF SYRACUSE.
- 12. PUBLIC SANITARY SEWER WILL BE PROVIDED BY THE CITY OF SYRACUSE.
- 13. STORM SEWER AND DRAINAGE FACILITIES WILL BE PRIVATE AND MAINTAINED BY THE OWNER OF THE PROPERTY.
- 14. GAS AND ELECTRIC WILL BE PROVIDED BY NYSEG.
- 15. ALL IMPROVEMENTS SHALL BE MADE IN ACCORDANCE WITH THE CURRENT DEVELOPMENT STANDARDS AND SPECIFICATIONS OF THE CITY OF SYRACUSE.

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 AN 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.

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

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.

SEEDING NOTE

PROVIDE THE FOLLOWING SEED MIXTURES DURING CONSTRUCTION (WEATHER DEPENDENT):

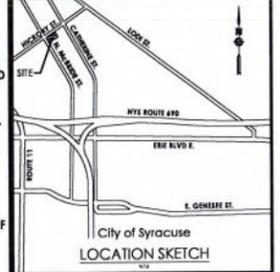
TEMPORARY SEEDING:  
RYEGRASS (ANNUAL OR PERENNIAL) @ 30LBS. PER AC. OR 0.7 LBS. PER 1000 SF.

PERMANENT SEEDING:  
65% KENTUCKY BLUEGRASS BLEND @ 85LBS. PER AC. OR 2.0-2.6 LBS. PER 1000 SF.  
20% PERENNIAL RYEGRASS @ 26-35 LBS. PER AC. OR 0.6-0.8 LBS. PER 1000 SF.  
15% FINE FESCUE @ 19-26 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 SODED. AFTER THE ENTIRE SITE IS STABILIZED, THE ACCUMULATED SEDIMENT WILL BE REMOVED FROM THE SEDIMENT BASIN(S).

**PA**  
PASSERO ASSOCIATES  
engineering architecture

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HKK ARCHITECTS  
575 NORTH SALINA STREET  
SYRACUSE, NY 13208

PASSERO ASSOCIATES  
242 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



No.	Date	By	Description
1			

WINSTON GASKIN  
HOUSING VISIONS  
SYRACUSE  
506 N. McBRIDE STREET  
SYRACUSE, NY 13210  
Town/City: SYRACUSE  
County: ONONDAGA State: NEW YORK

Project No. <b>20162315.0001</b>	Sheet No. <b>1</b>
Drawing No. <b>C 101</b>	Scale: <b>1" = 10'</b>
Date: <b>DECEMBER 2017</b>	

**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 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.
- 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 GIB/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 FRAMING DESIGNATED TO REMAIN. IF EXISTING WOOD SUB-FLOORING IS REMOVED FOR ANY REASON, NEW SUB-FLOORING WILL BE PROVIDED AND INSTALLED. INSPECT WOOD SUB-FLOOR 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, AN 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:**

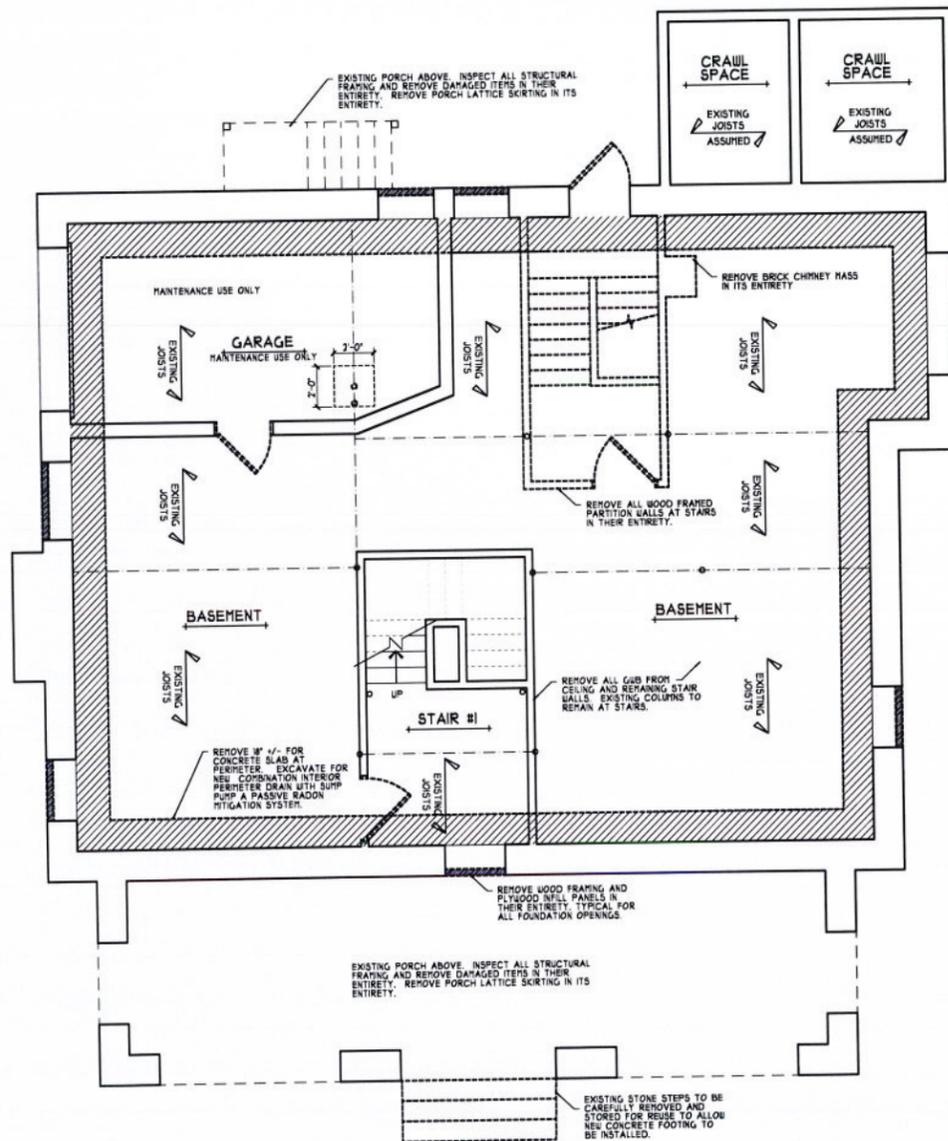
INVC TO RECYCLE ALL COPPER, NON FERROUS METALS, WINDOW GLASS, WOOD FRAMING, CONCRETE, ASPHALT, ROOFING MATERIALS, BRICK AND INSULATION.

**KEYED DEMOLITION NOTES**

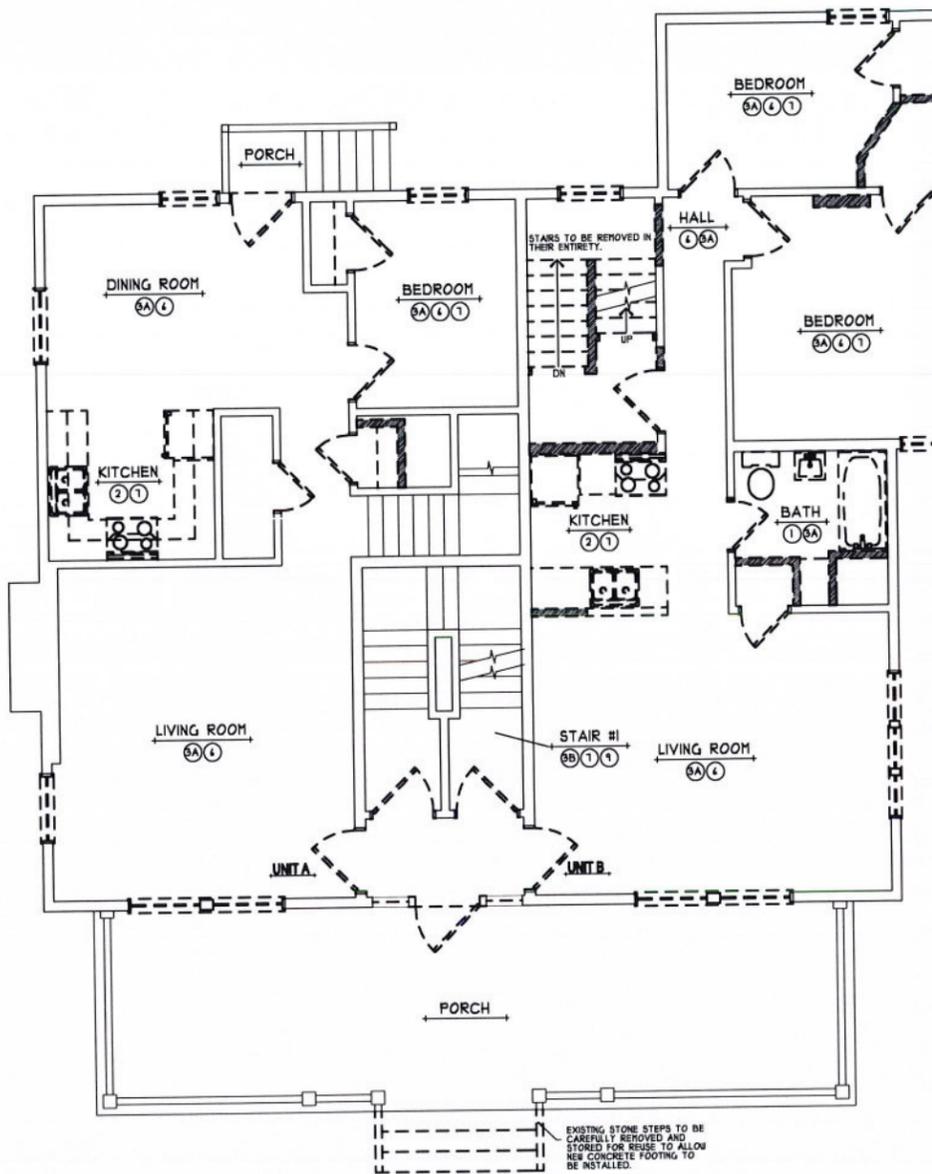
- REMOVE BATHTUB AND SURROUND, TOILET SINK, AND VANITY CABINET. REMOVE ALL BATHROOM ACCESSORIES - TOWEL BARS SOAP DISH, TOOTHBRUSH HOLDER, TOILET PAPER HOLDER, AND MEDICINE CABINET. REMOVE WALL AND CEILING MOUNTED LIGHT FIXTURES. DISCARD ALL. REMOVE FINISHED FLOORING - VCT OR SHEET VINYL AND BASE TRIM 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 1'-8" APARTMENT ENTRY DOOR. REPLACE WITH NEW INSULATED FIBERGLASS DOOR. PROVIDE NEW HARDWARE AND DOOR VIEWER. 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 STAR STRINGS 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.

**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



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



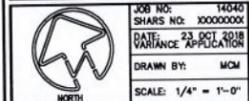
FIRST FLOOR PLAN SCALE: 1/4" = 1'-0" (A-3) DU

REV. NO.	DATE	DRAWN BY	DESCRIPTION

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

JOB NO: 14040  
 SHARS NO: 000000000  
 DATE: 23 OCT 2018  
 VARIANCE APPLICATION  
 DRAWN BY: MCM  
 SCALE: 1/4" = 1'-0"



SCHEMATIC DESIGN DRAWINGS FOR WINSTON GASKIN HOMES:  
**506 NORTH MCBRIDE**  
 SYRACUSE, NEW YORK

**HOLMES • KING • KALLQUIST & ASSOCIATES, ARCHITECTS, LLP.**  
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 www.hkkarchitects.com

**DEMOLITION PLANS**

**D1.1**

10/22/2018 10:08 AM \\s01\p01\1040\Winston Gaskin\Homes\Comps\506 N Mcbride\_N\1\1\1\006 - D1.1.rvt  
 10/22/2018 10:08 AM \\s01\p01\1040\Winston Gaskin\Homes\Comps\506 N Mcbride\_N\1\1\1\006 - D1.1.rvt



FOOTING SCHEDULE	
NO.	DESCRIPTION
F1	2'-0" X 2'-0" 1'-0" THICK CONCRETE FOOTING REINFORCED WITH 3-#4 BARS EACH WAY

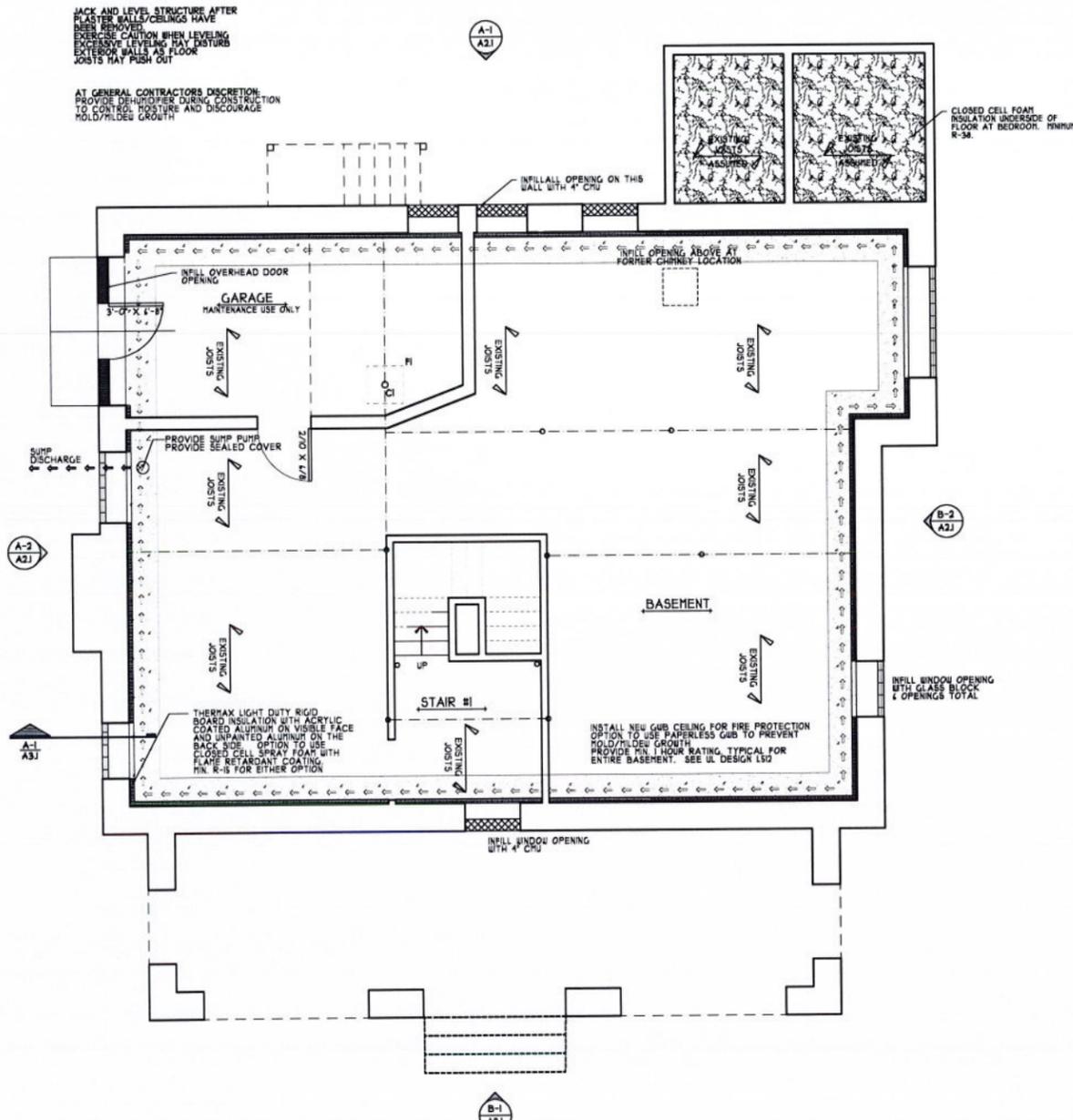
  

COLUMN SCHEDULE	
NO.	DESCRIPTION
C1	3 1/2" DIA. X IGA COLUMN TOP H OF PLATE 4 1/4" X 1 1/4" X 1/2" BOT. PLATE 4" X 4" X 1/2" FOOT OF COLUMN IS TO REMAIN VISIBLE AND NOT UNDER NEW CONCRETE SLAB ALL COLUMNS TO BE PAINTED AND PAINTED

NOTE:  
EXISTING JOISTS MAY BE NOTCHED INTO EXISTING TRUSS BEAMS. INSTALL JOIST HANGERS ON EACH SIDE OF EXISTING BEAM.  
REPLACE JOISTS THAT HAVE CRACKED OR CHECKED OR SISTER NEW JOISTS TO EXISTING FOR FULL LENGTH OR EXISTING JOIST SISTERED MEMBERS TO BE SCREWED 1" OC AND STAGGERED FOR THE FULL LENGTH OF JOIST

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

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



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

A-1  
AU

**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 2X8 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 TIRER 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 BRNG/JUNCTION BOXES FOR FUTURE INSTALLATION OF HEARING/VISION STORES/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 LIJAN 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 MIRROR/RESICNE CABINET. INSTALL NEW ENERGY STAR CEILING MOUNTED COMBINATION 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 SILL 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.

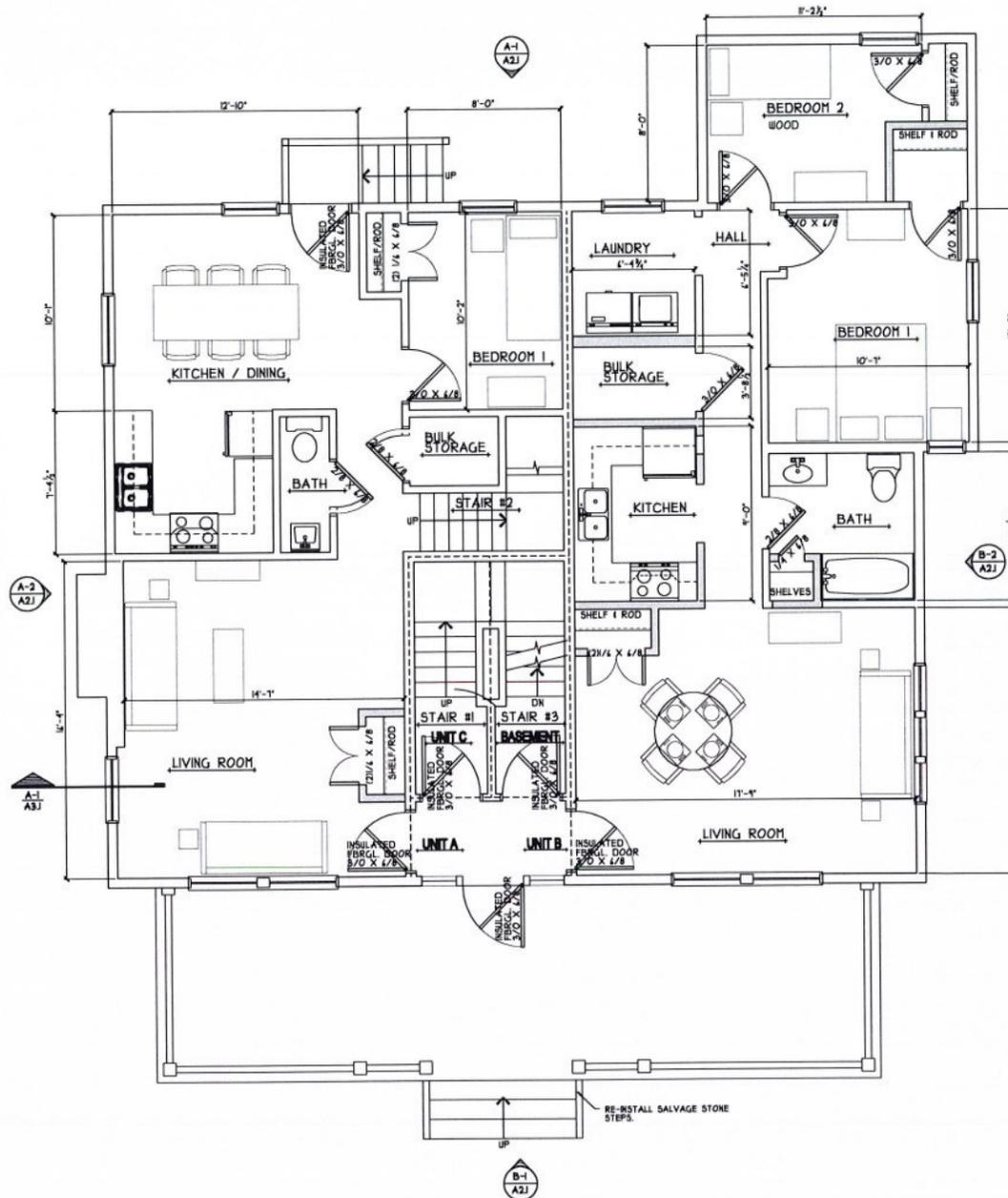
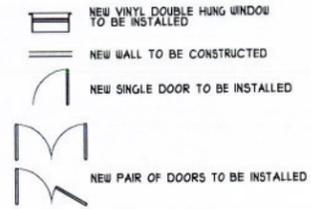
ALL APARTMENT ENTRY DOORS TO BE NEW INSULATED FIBER GLASS DOORS WITH NO LITES AND MINIMUM 1 HOUR RATED. PROVIDE NEW HARDWARE, INCLUDING SELF CLOSING HINGES.

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.

**UNIT DATA**

UNIT	AREA/S.F. SHOWN AS INT/EXT	1	2	3
UNIT A	1,322/1,424	1	1	1
UNIT B	1,687/85	2	2	2
UNIT C	1,401/1,113	3	3	3
TOTAL RESIDENTIAL	3,411/3,962			

**NEW CONSTRUCTION LEGEND**



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

A-3  
AU

REV. NO.	DATE	DRAWN BY	DESCRIPTION

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JOB NO. 14040  
SHARES NO. XXXXXXXX  
DATE: 23 OCT 2018  
DRAWN BY: MCM  
SCALE: AS NOTED

**SCHEMATIC DESIGN DRAWINGS FOR WINSTON GASKIN HOMES:**  
**506 NORTH MCBRIDE**  
SYRACUSE, NEW YORK

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**FLOOR PLANS**

**A1.1**



