

PLEASE TYPE OR PRINT (LEGIBLY)

For Office Use Only:	Application Number: V- 19 - 07
Tax map Section: 046 Block: 06 Lot: 09.0 Zoning District: BA (1927)	

1. Address of subject property: 534-544 Westcott St., Syracuse, NY13210

2. Year property was purchased by current owner: 1990

3. Applicant/contact information:

a. Owner(s) (current titleholder):

Name(s): Sam Property Holding, LLC; Konstantinos Petkopoulous, Managing Member

Mailing Address: 4502 Southwood Heights Dr., Jamesville, NY

Zip: 13078 Daytime phone number: 315-559-9276 home phone number:

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

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): Fastbreakknights, LLC; Zack Bloomer, Partner

Mailing Address: 466 Westcott St. # 2, Syracuse, NY

Zip: 13210 Home phone number: Day Phone: 315-460-5435

E-mail (alternate contact for additional information request): fastbreakknights@gmail.com

c. Representative: Attorney , Architect , Contractor , Other

(Only if involved in this application)

Name(s): Echo Architects; Brendan Rose

Mailing Address: 466 Westcott St. # 2, Syracuse, NY

Zip: 13210 Telephone number: 315-882-3561

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

Proposed use and occupancy of property:

Mixed Use Bldg: Retail- 1st Floor, Office and Residential - 2nd Floor, Residential above.

Current number of onsite (off-street) parking spaces: 14

Proposed number of onsite (off-street) parking spaces: 0

Days and hours of operation (for any business uses): 7 days a week;
Sunday-Saturday 8am-10:0pm - retail. Sunday-Saturday 11am-2:00am -restaurants.
Explain in detail what (if any) new additions or construction is proposed on the site:
Deconstruction of exiting structure and new construction of new mixed use building: 36,000 S.F.

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.

Westcott Remix is a proposed redevelopment of 534-44 Westcott Street, currently Dorian's Pizza, in Syracuse, NY. The existing 10,560 sqft property consists of an asphalt parking lot with a 1,800 sqft pizzeria set back at the rear of the property. This condition is at odds with the urban character of Westcott Street's business district. Under this proposed development, the existing structure will be deconstructed, and a new mixed-use building will be constructed consisting of 10,000 sqft of new commercial space, 1,000 sqft of office space, and 25,000 sqft of new apartment space. The current zoning regulations are not in alignment with current neighborhood characteristics and not conducive to development that responds to city strategic planning and vision. Please refer to the Developer's section in the accompanying document: specifically pages 7-9 "Justification of Waivers" which describe hardships, and our solutions to them, in detail.

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.).

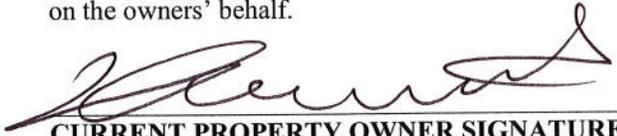
DECLARATION

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**.

CURRENT PROPERTY OWNER SIGNATURE

As listed on the City of Syracuse Tax Assessment Roll. If not listed as the owner on the current rolls, please include a proof of ownership, for example, a copy of the deed. Attorney's signing on behalf of the owner must include a one page letter describing the legal representative arrangement. Architects, engineers, contractors, tenants, etc. cannot sign on behalf of the property owner. If property owner is a Corporation or an Organization, then the person signing must provide verification they are a member of such, and can sign on the owners' behalf.



12-24-18
DATE

CURRENT PROPERTY OWNER SIGNATURE

Konstantinos Petkopoulous, Managing member
Please legibly PRINT SIGNATURE NAME and TITLE

SYRACUSE BOARD OF ZONING APPEALS
CITY HALL COMMONS, ROOM 101
201 EAST WASHINGTON STREET
SYRACUSE, NY 13202
(315) 448-8640

Board of Zoning Appeals application Procedures

Variance applications involve public hearings with the Board of Zoning Appeals. A variance application will not be considered complete on the applicant's part until all required submittals have been received and have been through a preliminary review by Zoning Office staff (and possibly other departments), including an evaluation of the application under the New York State Environmental Quality Review Act (SEQR).

Once an application has been determined to be ready for a public hearing with the Board of Zoning Appeals, it will be scheduled for the **next available** hearing date (allowing the necessary time from for the Board's authorization, newspaper publication, mailing schedules, etc.). A "Public Notice" regarding the hearing date will then be mailed to the applicant (and representative, if any), approximately ten (10) days prior to the hearing date.

The public notice is also published in the Syracuse Post Standard newspaper ten (10) days prior to the hearing date. Public notices are also sent to property owners contiguous to any property subject to a public hearing, and to other city departments and neighborhood organizations.

The application, and its contents, will then be open for inspection at the Syracuse Office of Zoning Administration during regular office hours.

Unless otherwise notified, all meetings at which public hearings are to be held will begin at 1:00 p.m. in the Common Council Chambers on the third floor of City Hall.

The applicant or his or her representative **must attend** the public hearing to explain the case request to the Board of Zoning Appeals. (The rules of the Board of Zoning Appeals **do not permit postponements** due to the absences of applicants or their representatives.) A variance decision is not final until a written resolution is adopted by the Board of Zoning Appeals and filed with the secretary to the Board. Depending upon the situation, the resolution may possibly not be adopted until a later meeting. A copy of the resolution will be mailed to the applicant.

Depending upon the type and complexity of the application, additional necessary reviews, and the hearing schedule, the entire variance application process from the submission of the application to the release of the resolution may take approximately two months.

Please sign that you have read and understand the above information and return this page with the application.

Signed: Date:

This application may be mailed or delivered in person to the Syracuse Office of Zoning Administration, located in Room 101 at City Hall Commons, 201 East Washington Street, Syracuse, NY 13202-1426. If you wish to discuss the application with a member of our staff, please call ahead for an appointment (448-8640).

NOTE: After receipt of the application, it may be necessary to require additional information from the applicant. *An application must be complete before a public hearing can be scheduled.*

Items that are submitted with the application will not be returned so it is important that the applicant must make any copies of items they need prior to submitting the application. **Copies will not be made by staff to the Board of Zoning Appeals.**

APPLICANT PLEASE NOTE: Approval of your application by the Board of Zoning Appeals does not relieve you or your agent from compliance with any other regulatory or licensing provisions additionally required by other Federal, State, County, or City authorities. You are still required to pursue and obtain permits from the Division of Code Enforcement.

AREA VARIANCE
REQUIRED SUBMITTAL SHEET FOR
INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

DENIAL OF PERMIT form from DOCE, Permit Office - Room 101. (Required even if a Notice of Violation has been issued)

STANDARDS OF PROOF (for Area Variance): If requesting an area variance, that is, permission to build in an otherwise restricted portion of the property (such as in the required front, side, or rear yards, or above the required building height, or in excess of the lot coverage regulations), then State law requires the applicant to show that the benefit the applicant stands to receive from the variance will outweigh any burden to health, safety, and welfare that may be suffered by the community. State law requires the BZA to take the following factors into consideration in making its determination:

- a. whether the benefit sought by the applicant can be achieved by some method which will be feasible for the applicant to pursue but would not require a variance;
- b. whether the requested area variance is substantial;
- c. whether the proposed variance will have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district; and
- d. whether an alleged difficulty is self-created.

DETAILED LETTER EXPLAINING the details of the proposal, for example: the hours of operation, number of employees on premise at one time, items to be sold, how many dwelling units, etc.

See cover letter + Developer's section of accompanying document

PHOTOS Labeled photos of property(ies).

All parts of the application form must be completed. Any blank sections will result in the application being returned and a delay in scheduling a public hearing.

FEE of \$25.00 MADE PAYABLE BY CHECK OR MONEY ORDER ONLY, to the COMMISSIONER OF FINANCE. **THIS FEE IS NON-REFUNDABLE.**

Four (4) full sized and one (1) no larger than 11"x17" of **all** of the plans listed below:

PROPERTY SURVEY – Drawn by a licensed land surveyor.

SITE PLAN – (Must be drawn to scale and labeled with dimensions). Must show all walkways, driveways, screening devices, signage and any new construction

FLOOR PLANS FOR AREA VARIANCE - No formal floor plans are necessary, but because the Board of Zoning Appeals looks at the property as a whole, it will be necessary to **provide a list of all rooms, by floor, in the structure.**

- If the area variance is related to a new addition on the property, such as an extra room, porch, etc., **floor plans will be necessary (all rooms within the structure must be labeled with their use and dimensions).**

ELEVATIONS for all new construction or any changes to the existing structure (Must be drawn to scale and labeled with dimensions).

Fastbreak Knights^{LLC}

466 Westcott Street #2
Syracuse, NY 13210
fastbreakknights@gmail.com

December 24, 2018

To:

Office of Zoning Administration
City Hall Commons
201 E Washington St
Syracuse NY 13202-1426

Dear Zoning and Permitting Officers,

Attached is the Variance Application for Westcott Remix, a development proposed for the property at 534-544 Westcott St. The project is requesting area variances due to existing site conditions that present design challenges for development of the proposed building.

The viability of this project hinges on the acquisition of waivers for zoning requirements in the following three areas: Parking, Density and Setbacks, as outlined in this application. Only once the variances requiring waivers are secured, can the project proceed with full design and engineering for construction permitting.

If possible, we would appreciate the chance to present this project for review by the Board of Zoning Appeals and the Planning Commission meetings taking place in late January. Our study period on the property purchase contract ends at the end of January, so it's important that we understand the viability of this proposal by then.

Thank you for the support you have already provided this project through the pre-development phase. We look forward to continuing to working together.

Sincerely,

Zack, Damian & Brendan
Project Development Team

DENIAL OF PERMIT

REFERENCE ADDRESS 534-544 Westcott St.

Syracuse NY 13210 WARD NO. _____

OWNER Sam Property Holding, LLC Konstantinos Pelkopoulos

OWNER'S ADDRESS 4502 Southwood Heights Dr

Jamesville NY 13078

TELEPHONE 315-559-9276

APPLICATION FOR PERMIT TO:

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

Variance for set backs

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. _____

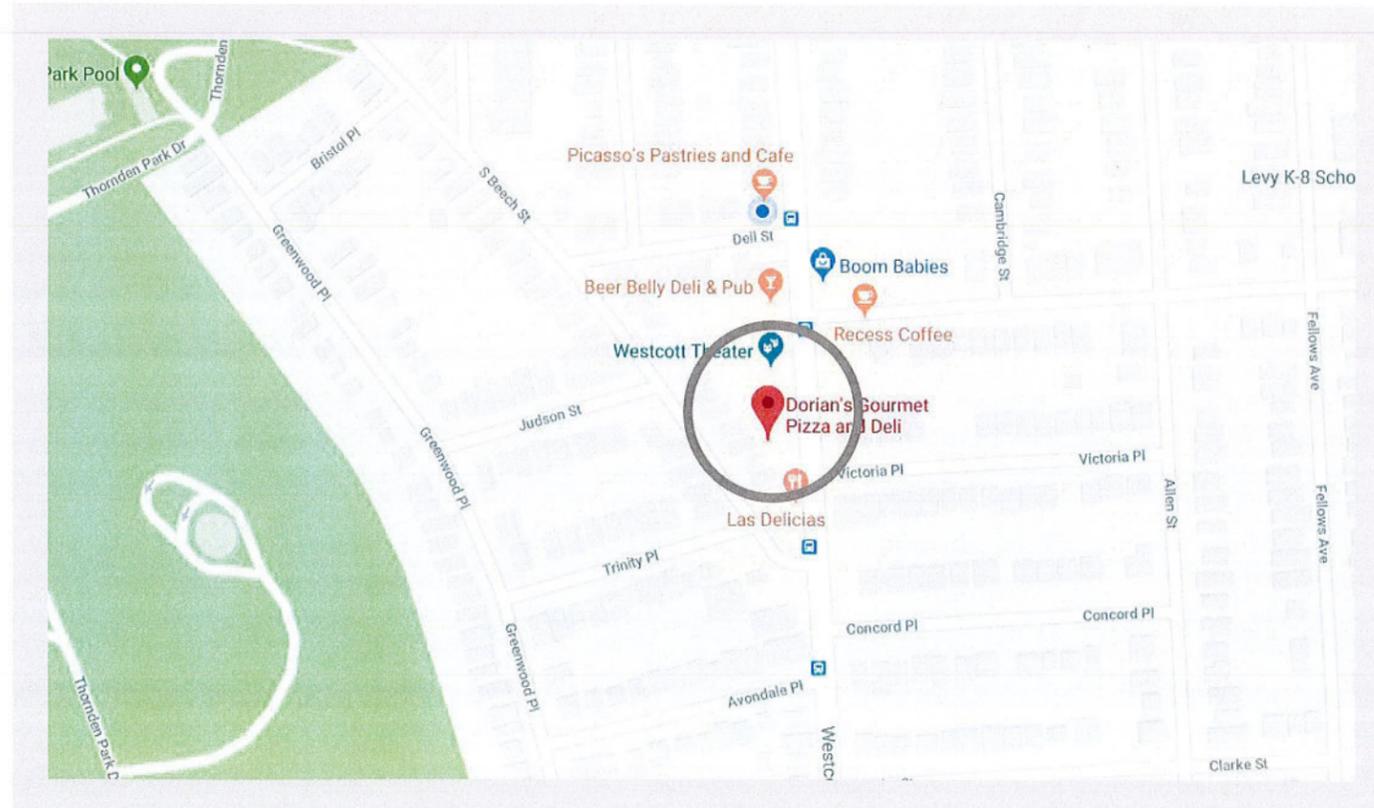
DATE 12-24-2018 SIGNATURE Gail L. Swistak

WESTCOTT REMIX

534-44 WESTCOTT STREET

Westcott Remix is a proposed redevelopment of 534-44 Westcott Street, currently Dorian's Pizza, in Syracuse, NY. The property, as it stands today, is a private, asphalt parking lot, with a small pizzeria set back at the rear of the property. This condition is at odds with the urban character of Westcott Street's business district. Under this proposed development, the existing structure will be deconstructed, and a new mixed-use building will be constructed consisting of 10,000 SF of new commercial space, 1,000 SF of office space, and 25,000 SF of new apartment space. The estimated cost is of the project is: \$7-8 million. This location is currently Property Zoning Designation: Zone BA, "Local Business District, Class A".

PROJECT LOCATION



DEVELOPERS SECTION

TABLE OF CONTENTS

1. Cover Page
2. Developer Vision
3. Existing Conditions
4. Project Rendering
5. Rental Unit Plans
6. Zoning & Site Challenges
7. Justification of Waivers - *Parking*
8. Justification of Waivers - *Density*
9. Justification of Waivers - *Setbacks*

Fastbreak Knights^{LLC}

DEVELOPMENT TEAM

Zack Bloomer

Architect, Builder

zack@echomakes.com

Brendan Rose

Architect, Fabricator, Sculptor

brendan@echomakes.com

Damian Vallelonga

Graphic Designer,
Marketing Consultant

damian@echomakes.com

OUR VISION

We have a shared vision for our city's future: Neighborhoods that continue to build on their historic character, and increase quality of life by prioritizing urban design, sustainability, and the local economy.

We see the Westcott Business District as the neighborhood's downtown- it includes a mix of uses, a bus-line, pedestrian-friendly streets- all within walking distance of thousands of residents. This infill project will restore the property to its original position at the sidewalk, and return the property to a more useful and productive place.

At the heart of this project is the transformation of a highly-underutilized property at the core of one of Syracuse's most important business districts. In addition to restoring a more pedestrian friendly environment, Remix will also provide a mix of commercial and apartment rental options that are currently lacking in the immediate market. It will also provide some of the only disabled accessible and "age-in-place" appropriate living units in the neighborhood. This diversity in choices will make a positive contribution to the economic health and overall vibrancy of the neighborhood.

With an eye to the future, and to smart growth, this project is rooted in traditional neighborhood development principles. The goal is to realize a district that supports and encourages all modes of transportation, not solely automobile traffic. The addition of new storefront business activity, increased residential density, public and private bicycle parking, and proximity to Centro bus stops, will make this an appealing option to many people seeking an urban lifestyle.

Finally, the Remix will be constructed using sustainable design techniques. It will have an energy-efficient exterior shell that will reduce the natural resources required for supporting the living units. Plus, the project is targeting the use of onsite energy production, in the form of rooftop solar collectors, to further mitigate the impact of resource use on the natural environment.

PAST



PRESENT



FUTURE



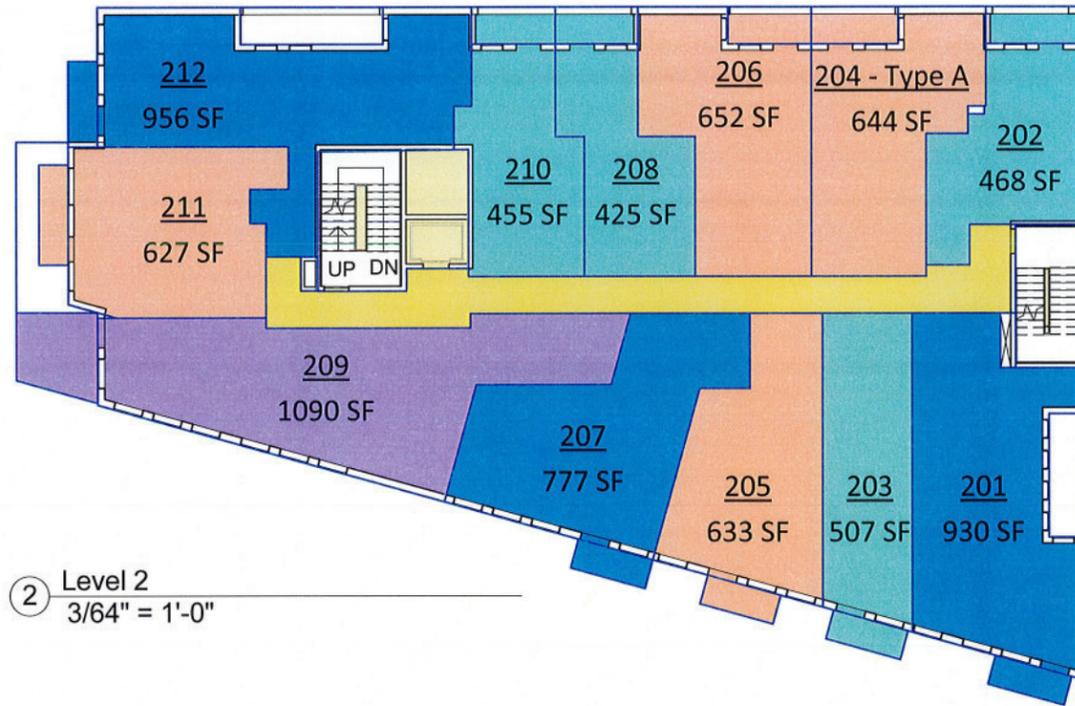
EXISTING CONDITIONS



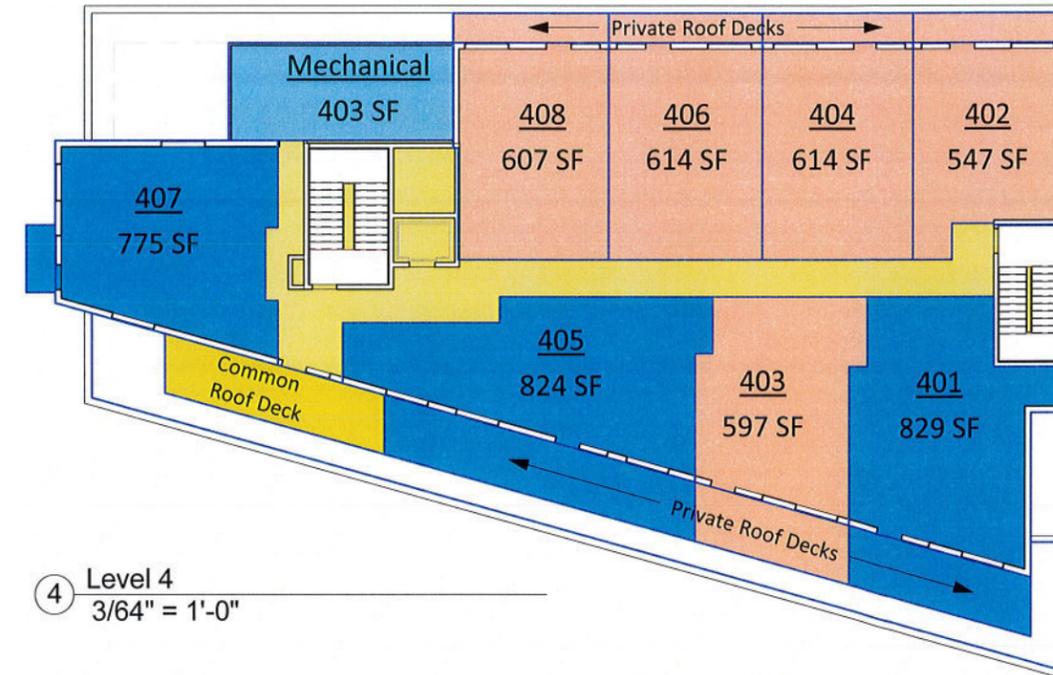
STREET-VIEW RENDERING



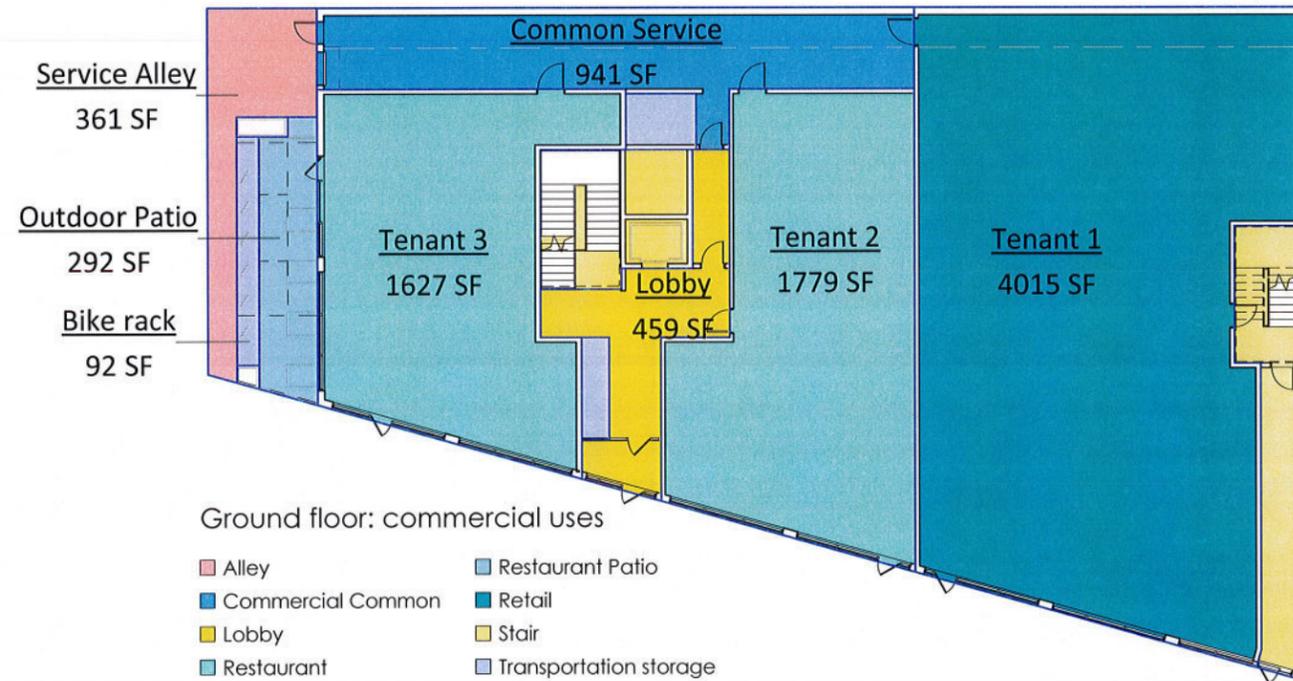
RENTAL UNIT PLANS



② Level 2
3/64" = 1'-0"



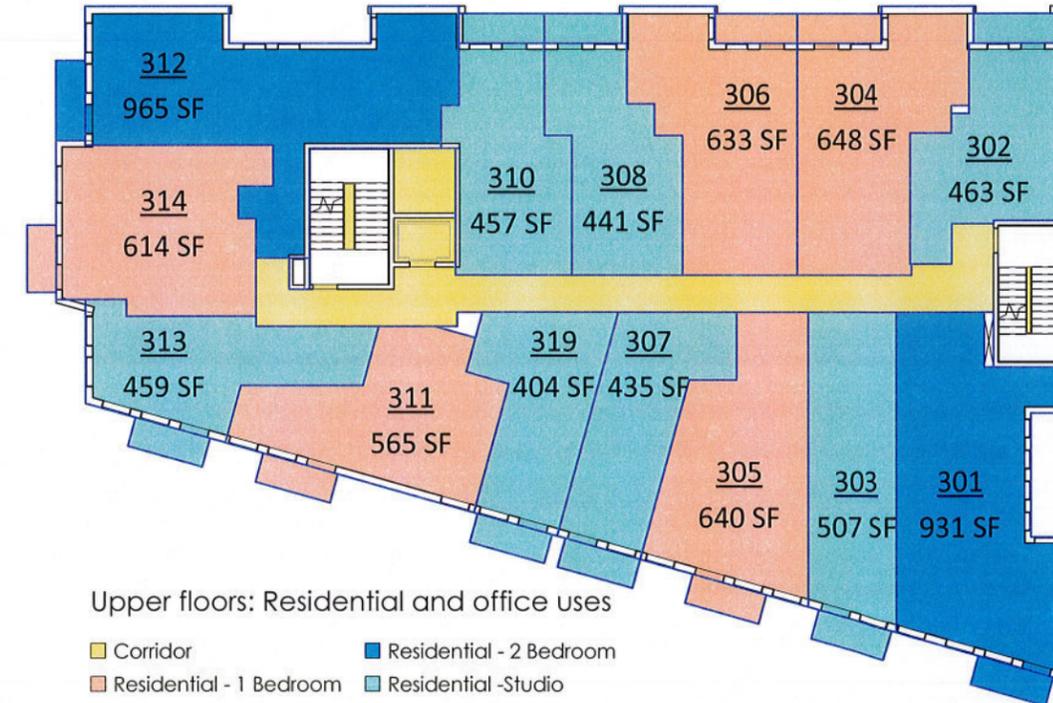
④ Level 4
3/64" = 1'-0"



Ground floor: commercial uses

- Alley
- Commercial Common
- Lobby
- Restaurant
- Restaurant Patio
- Retail
- Stair
- Transportation storage

① Level 1
3/64" = 1'-0"



Upper floors: Residential and office uses

- Corridor
- Residential - 2 Bedroom
- Residential - 1 Bedroom
- Residential - Studio

③ Level 3
3/64" = 1'-0"

ZONING & SITE CHALLENGES

EXISTING CONDITIONS

The Remix property is designated Zone: BA, "Local Business District, Class A". The zoning requirements of this BA designation don't align with the majority of existing buildings on the same block. These buildings occupy most, if not all, of their property footprint, typically with no setbacks. Because of this site-footprint-maximization, the majority of the properties also don't include onsite parking. This proposed development will be most cohesive with the existing, effective building pattern if it is allowed to deviate from existing zoning parameters and occupy the site with modified setbacks and no parking.



The primary commercial block on Westcott Street consists primarily of buildings that fill (or close to fill) their lot footprints. Of the three properties that include parking and exterior trash storage, two of them provide access to those services off of Beech St. The third property is currently in redevelopment planning to restore its streetfront presence on Westcott St.

- FULL LOT BUILD-OUT, NO PARKING
- FULL LOT BUILD-OUT, PARKING ACCESS FROM BEECH ST.
- ONLY PROPERTY, OTHER THAN 534-544, WITH WESTCOTT ST. PARKING ACCESS, SLATED FOR RE-DEVELOPMENT



NORTH LOTLINE ADJACENT PROPERTY- WESTCOTT THEATHER

PROPOSED VARIANCES

PARKING

In the development of this project, our team explored a variety of design options to be able to provide off-street parking alongside a new building. These options included surface parking on the south half of the lot and underground parking accessed from Westcott or Beach streets. In all options explored, the provision of parking on-site proved detrimental to the pedestrian and storefront quality of the development, as well as compromising the financial viability of the project.

Instead of providing off-street parking, Remix will focus on being supportive of pedestrians, bicyclists, and public transportation riders. The project location is within 100 feet of a high-traffic Centro bus stop, and will include off-street, public bike parking and private indoor bike parking.

There are numerous businesses on the block that currently operate successfully without off-street parking, including restaurants and retail stores. To achieve financial viability and in accordance with Smart Growth development principles, this project will request a waiver from zoning parking requirements.

DENSITY

With a lot area of 10,650 square feet, the BA, "Local Business District, Class A", zoning would allow a maximum of 10 living/dwelling units: "lot area of at least one thousand (1000) square feet for each family or dwelling unit". These units could each have up to 4 bedrooms, possibly equaling 40 bedrooms total among the 10 units.

Our market analysis indicates that the neighborhood is in need of 1 and 2 bedroom apartments, not 3 or 4 bedroom units. The proposed development would include a mix of (5) 2 bdrms and (30) 1 bdrm units. This would result in a total of 40 bedrooms (sleeping units), which is the density equivalent of what could be developed under the existing model, based on the 10 units x 4 bedrooms = 40 bedrooms calculation. In order to appropriately respond to housing market needs, this project aims to receive a zoning variance to allow for this change.

SETBACKS

The BA, "Local Business District, Class A", zoning requires no setbacks, on any side, for commercial uses up to two stories, but residential uses are required to setback 4 feet on the sides, and 20 feet at the rear. The north side of the lot abuts the Westcott Theatre, which is 3 stories tall for the back two-thirds of the lot. The south side abuts the Westcott Florist, which is partial one-story, partial two-story. The west side abuts three-story residential properties.

The proposed Remix building would setback on the south side to create a restaurant patio and service entrance entry, and will be able to access to southern sunlight over the single-story front

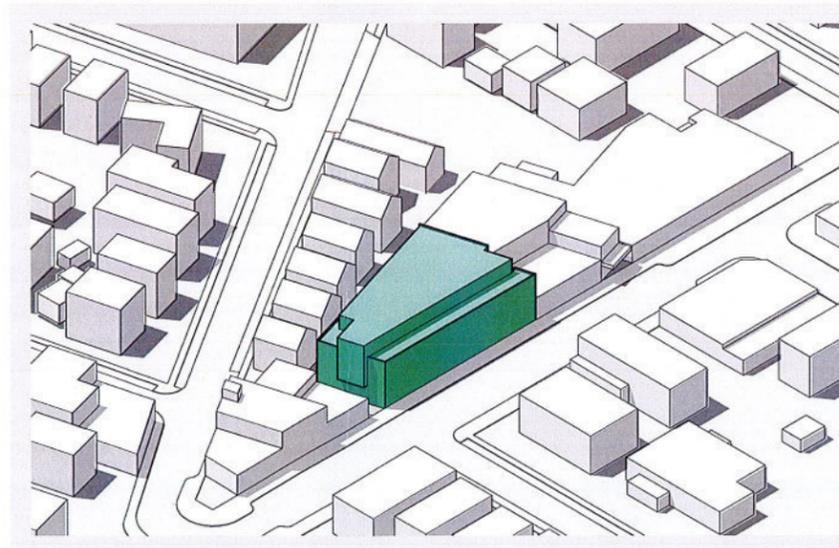
PROPOSED SETBACKS

Front: none on first three floors, 12' at fourth floor

South Side: 15' at ground floor, 11' at upper floors

North Side: 6"

Rear: none on first three floors, 5' at fourth floor



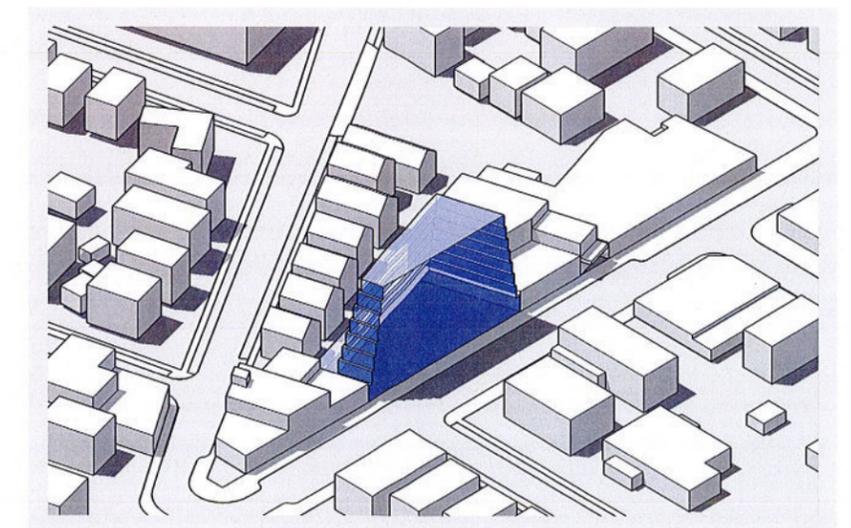
of the adjacent florist shop. Along the east and west lot lines, the building will step back at the top floor, minimizing the street presence on the east side and the shadow line on the adjacent west properties. The west facade will include setback sections that will provide light and air access to the apartments, and also break up the mass of that building face. On the north side the building would not step back (other than a small window alcove toward the street), matching up with the large Theatre wall. The project will request setback variances to allow the residential component of the building to align with the commercial component, and to respond to existing site conditions.

ZONING SETBACK PARAMETERS

Front: no setback.

Side Yard: for Commercial uses - no yard requirements; for Apartments - 4' side setbacks, plus an additional 2' for every story above the 2nd story.

Rear: for Commercial uses: two stories no setback; for Apartments: 20' plus an additional 2' for every story above the 2nd story.



JUSTIFICATION OF WAIVERS

PARKING

In the development of this project, our team explored a variety of design options to be able to provide off-street parking alongside a new building. These options included surface parking on the south half of the lot and underground parking accessed from Westcott or Beach streets. In all options explored, the provision of parking on-site proved detrimental to the pedestrian and storefront quality of the development, as well as compromising the financial viability of the project.

Instead of providing off-street parking, Remix will focus on being supportive of pedestrians, bicyclists, and public transportation riders. The project location is within 100 feet of two, high-traffic Centro bus stops, and will include 45 spots for off-street, public bike parking and indoor bike parking. There are numerous businesses on the block that currently operate successfully without off-street parking, including restaurants and retail stores. To achieve financial viability and in accordance with Smart Growth development principles, this project will request a waiver from zoning parking requirements.

OFF-STREET PARKING REQUIREMENTS UNDER CURRENT ZONING:

The existing pizzeria contains 1,200 sf of dining/outdoor seating area, and would be required to provide 40 spaces; the existing condition provides only 15 spaces.

The proposed development would require: **138 spaces**

- Retail (3,765 sf): 1 per 300 sf = **14 spaces**
- Restaurants (2,540 sf of dining area + outdoor seating): 1 per 30 sqft of dining area + outdoor seating) = **85 spaces**
- Office (1,200 sf): 1 per 200 sqft = **6 spaces**
- Apartments (33 units): 1 per unit = **33 spaces**

To provide 138 parking spaces, it would require an area the size of all of the other commercial properties on the block.



EXISTING ZONING WOULD REQUIRE A PARKING AREA THE SIZE OF ALL OTHER COMMERCIAL PROPERTIES ON THE BLOCK

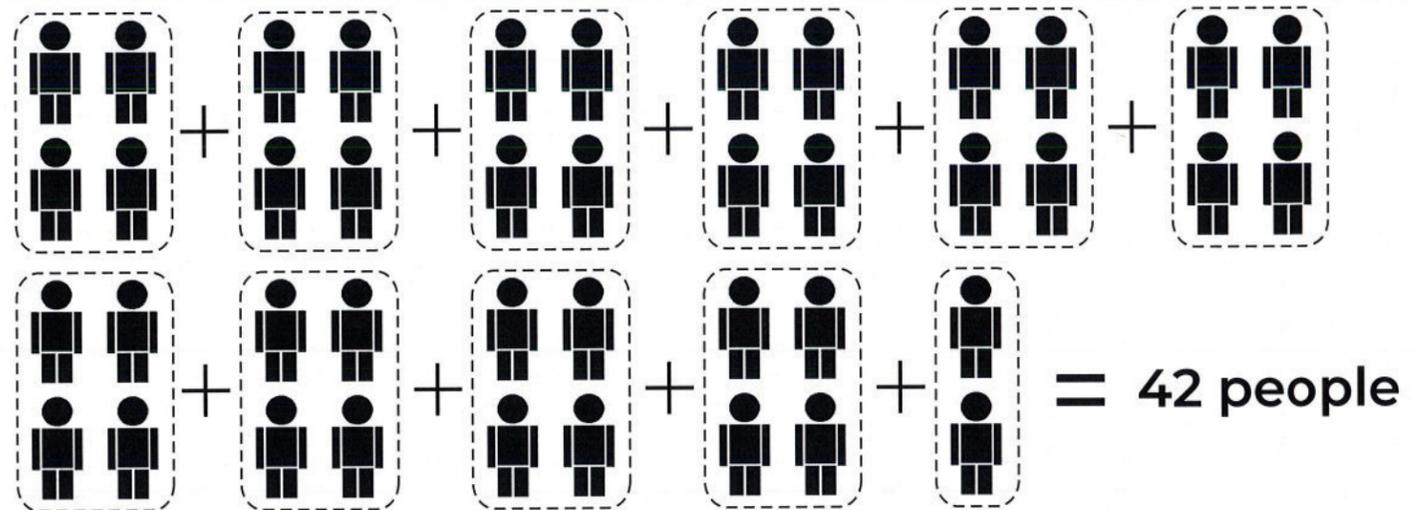
JUSTIFICATION OF WAIVERS

DENSITY

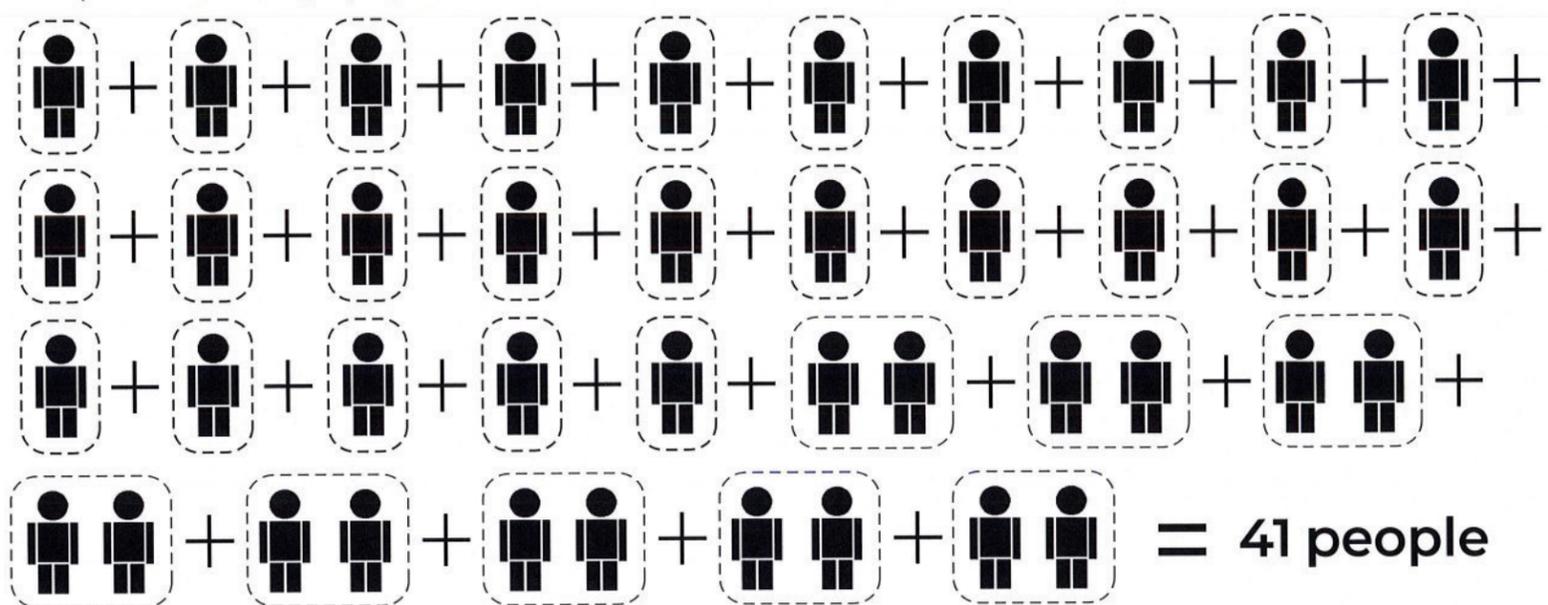
With a lot area of 10,650 square feet, the BA, "Local Business District, Class A", zoning would allow a maximum of 10.5 living/dwelling units: "lot area of at least one thousand (1000) square feet for each family or dwelling unit". These units could each have up to 4 bedrooms, possibly equaling 42 bedrooms total among the 10.5 units.

Our market analysis indicates that the neighborhood is in need of 1 and 2 bedroom apartments, not 3 or 4 bedroom units. The proposed development would include a mix of (8) 2 bdrms and (25) 1 bdrm units. This would result in a total of 41 bedrooms (sleeping units), which is the density equivalent of what could be developed under the existing model, based on the 10.5 units x 4 bedrooms = 42 bedrooms calculation. In order to appropriately respond to housing market needs, this project aims to receive a zoning waiver to allow for this change.

Density allowed base on lot area: (10.5) four-person dwelling units



Proposed density: (25) studio & one-bedroom and (8) two-bedroom units



0805 8 1 090

JUSTIFICATION OF WAIVERS

SETBACKS

The BA, "Local Business District, Class A", zoning requires no setbacks, on any side, for commercial uses up to two stories, but residential uses are required to setback 4 feet on the sides, and 20 feet at the rear. The north side of the lot abuts the Westcott Theatre, which is 3 stories tall for the back two-thirds of the lot. The south side abuts the Westcott Florist, which is partial one-story, partial two-story. The west side abuts three-story residential properties.

The proposed Remix building would setback on the south side to create a restaurant patio and service entrance entry, and will be able to access to southern sunlight over the single-story front of the adjacent florist shop. Along the east and west lot lines, the building will step back at the top floor, minimizing the street presence on the east side and the shadow line on the adjacent west properties. The west facade will include setback sections that will provide light and air access to the apartments, and also break up the mass of that building face. On the north side the building would not step back (other than a small window alcove toward the street), matching up with the large Theatre wall. The project will request a setback waiver to allow the residential component of the building to align with the commercial component, and to respond to existing site conditions.

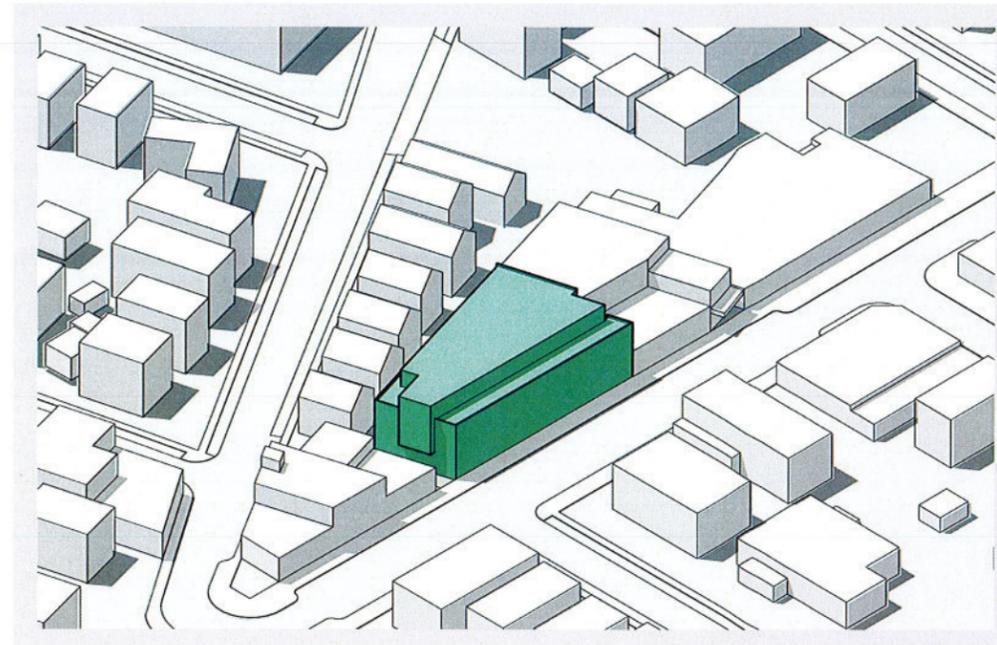
PROPOSED SETBACKS

Front: none on first three floors, 12' at fourth floor

South Side: 15' at ground floor, 11' at upper floors

North Side: 6"

Rear: none on first three floors, 5' at fourth floor

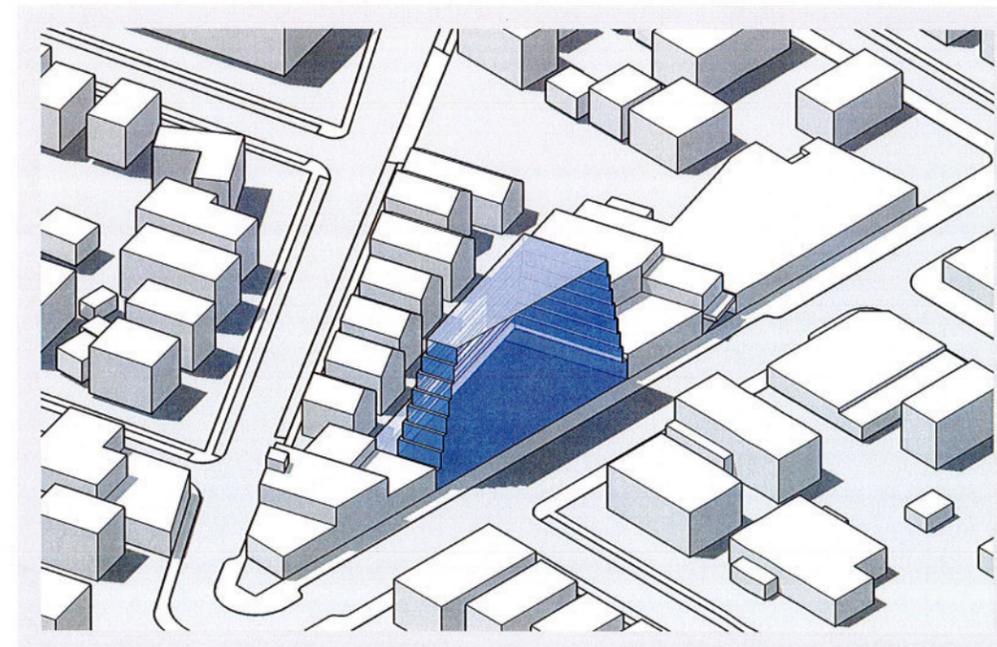


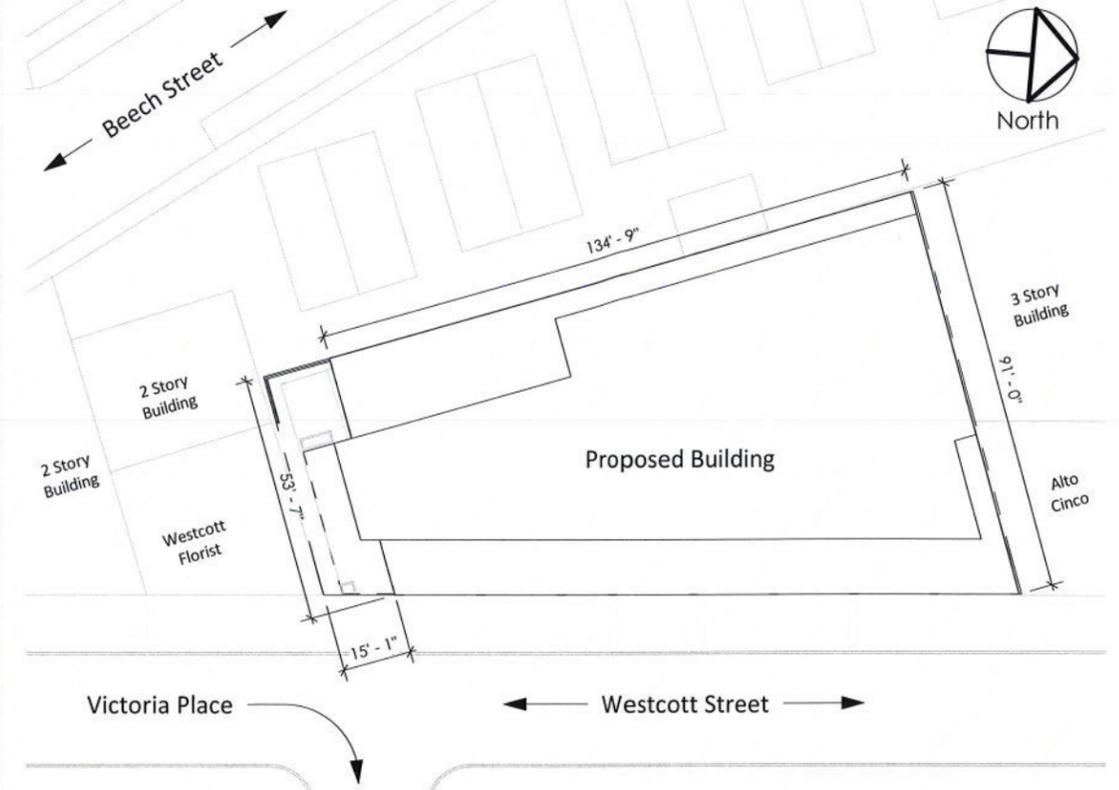
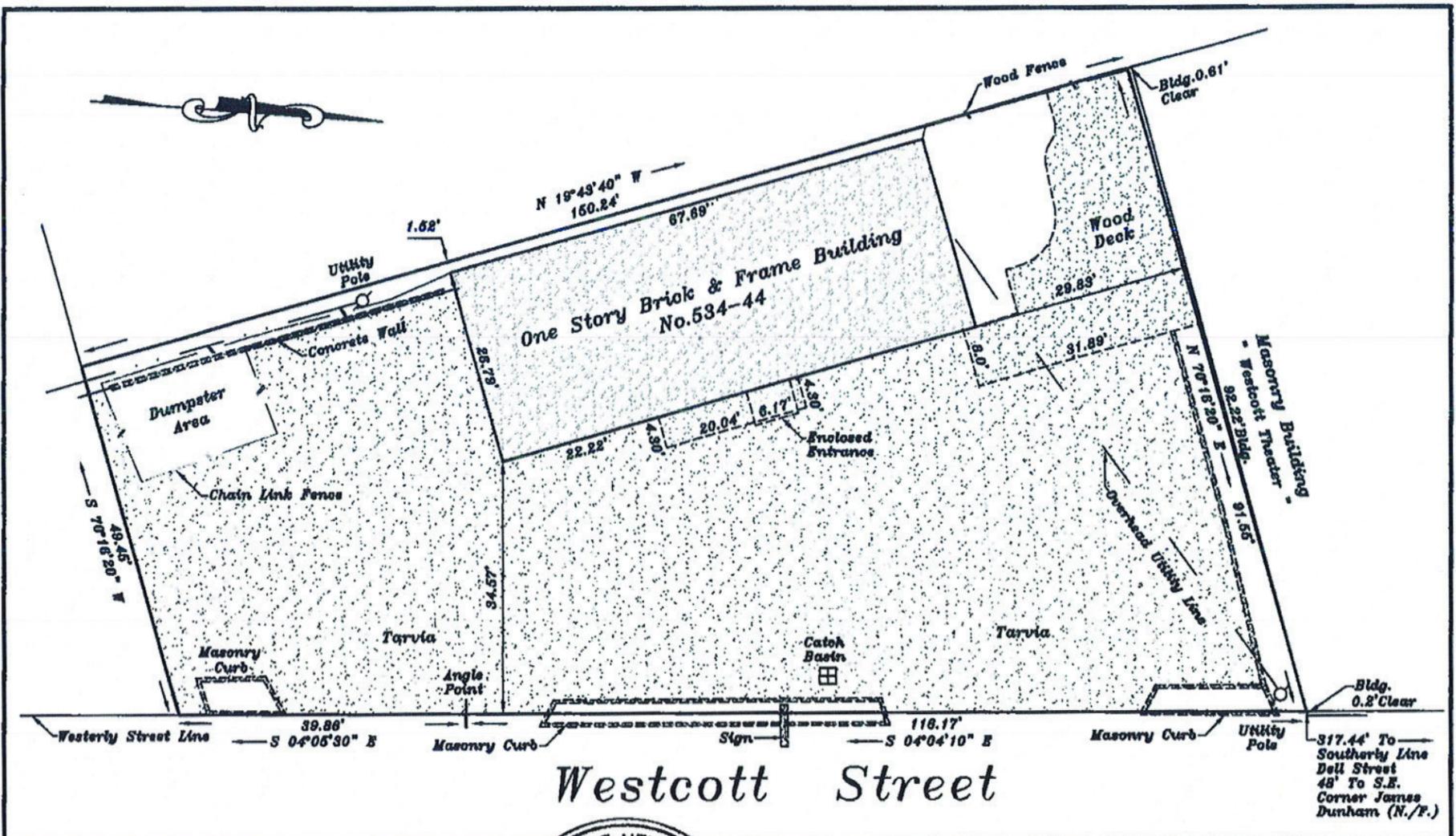
ZONING SETBACK PARAMETERS

Front: no setback.

Side Yard: for Commercial uses - no yard requirements; for Apartments - 4' side setbacks, plus an additional 2' for every story above the 2nd story.

Rear: for Commercial uses: two stories no setback; for Apartments: 20' plus an additional 2' for every story above the 2nd story.





3 Site Plan
1" = 40'-0"

	886 R. J. LIGHTON SR. LAND SURVEYING 886 E. Brighton Ave., Syracuse, New York, 13205	Location Survey on Lot 79 & Part of Farm Lot No.196 - City of Syracuse
	I hereby certify that this map was made from an actual survey and same is correct.	Known as No.534-44 Westcott Street, City of Syracuse, County of Onondaga, State of New York.
R.J. Lighton Sr. 5317 NYSLLS 45373	Drawn by: JRL Scale: 1"= 20' Date:07-17-18	Revisions:
<small>Unauthorized alteration or addition to a survey map bearing a licensed land surveyor's seal is a violation of Section 7209, Subdivision 2 of the New York State Education Law. Only copies from the original of this survey marked with an original of the land surveyor's inked seal or his embossed seal shall be considered to be valid true copies. Certifications shall run only to the person or entities for whom the survey is prepared and are not transferable to subsequent persons or entities. Copyright 2018, R.J. Lighton Sr. Land Surveying, all rights reserved.</small>		

Existing Survey

Project Team

OWNER
 Fastbreak Knights, LLC
 East Side
 Syracuse, NY 13210
 fastbreakknights@gmail.com

ARCHITECT
 Echo Architects
 466 Westcott St. # 2
 Syracuse, NY 13210
 www.echomakes.com

Scope of Work

Demolition of existing structure and construction of new Mixed Use building.

Drawing List

- C-1: Cover Sheet
- A-100: Basement Plan
- A-101: Ground Floor Plan
- A-102: Second Floor Plan
- A-103: Third Floor Plan
- A-104: Fourth Floor Plan
- A-200: East Elevation
- A-201: West Elevation
- A-202: South Elevation
- A-203: North Elevation
- A-301: Signage Diagram
- A-401: East Facade Materials Diagram
- A-402: Materials Specification Outline



Site Location



www.echomakes.com

Project:
Westcott Remix
 534- 544 Westcott St.
 Syracuse, NY 13210

Client:

Fastbreak Knights LLC

Submital:
 Special Permit Review

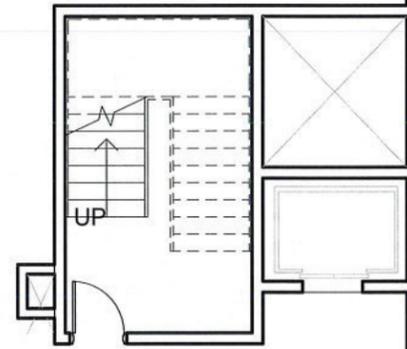
Date: 12-11-2018

Cover Sheet

C-1

51' - 3"

83' - 6"



Basement
0
2316 SF

9' - 8"

-10' - 0"

Bicycle
Storage

← Unexcavated/ S.O.G. over grade beams →

① Basement
3/32" = 1'-0"



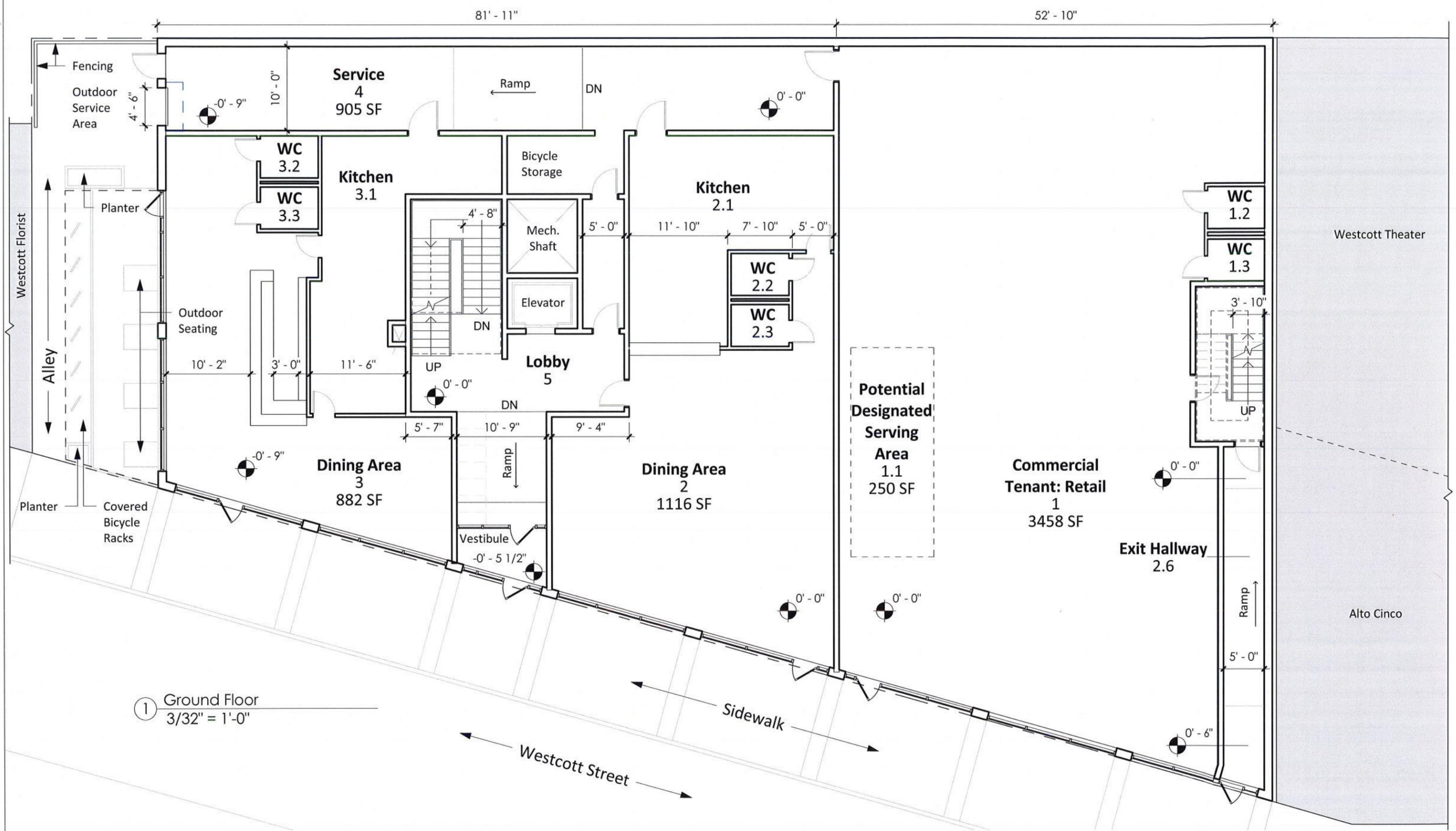
Project:
Westcott Remix
534- 544 Westcott St.
Syracuse, NY 13210

Client:
Fastbreak Knights LLC

Submital:
Special Permit
Review
Date: 12-11-2018

Floor Plans - Basement

A-100



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Syracuse, NY 13210

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Submital:
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Review
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Floor Plans - 1st Floor

A-101



① Level 2
 3/32" = 1'-0"



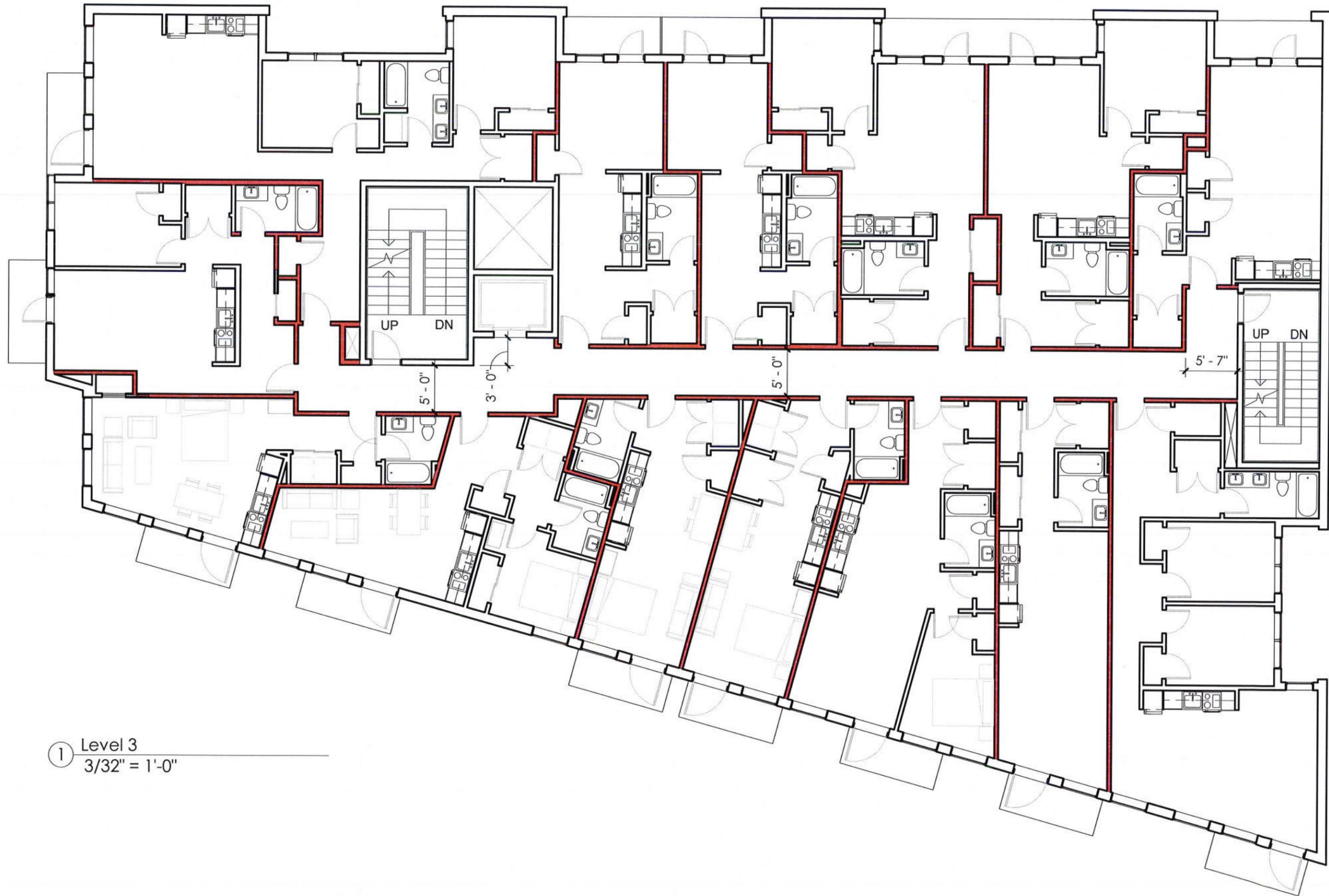
Project:
Westcott Remix
 534- 544 Westcott St.
 Syracuse, NY 13210

Client:
Fastbreak Knights LLC

Submittal:
 Special Permit
 Review
 Date: 12-11-2018

Floor Plans - 2nd Floor

A-102



① Level 3
 3/32" = 1'-0"



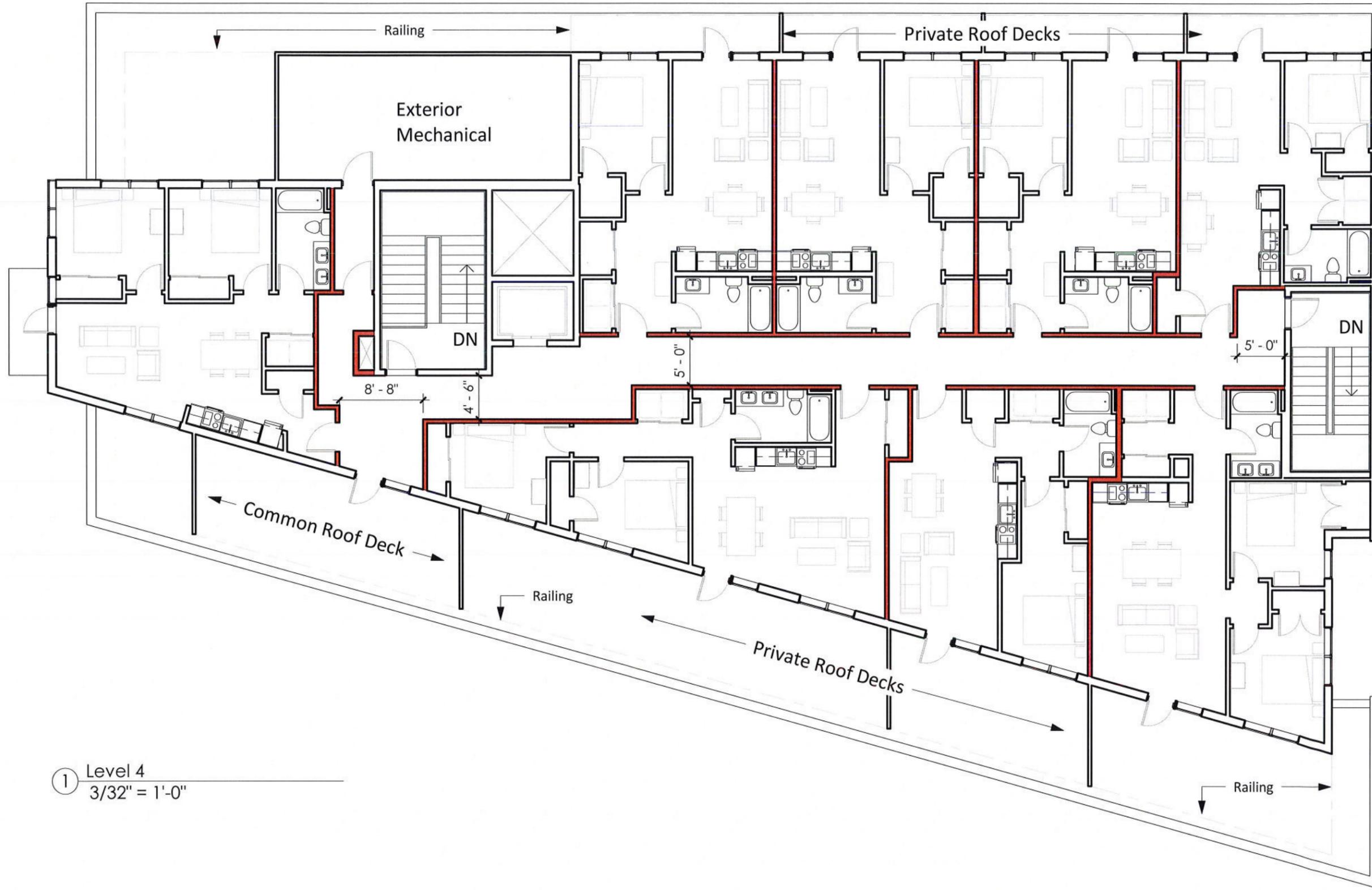
Project:
Westcott Remix
 534- 544 Westcott St.
 Syracuse, NY 13210

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Submittal:
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 Review
 Date: 12-11-2018

Floor Plans - 3rd Floor

A-103



① Level 4
 3/32" = 1'-0"



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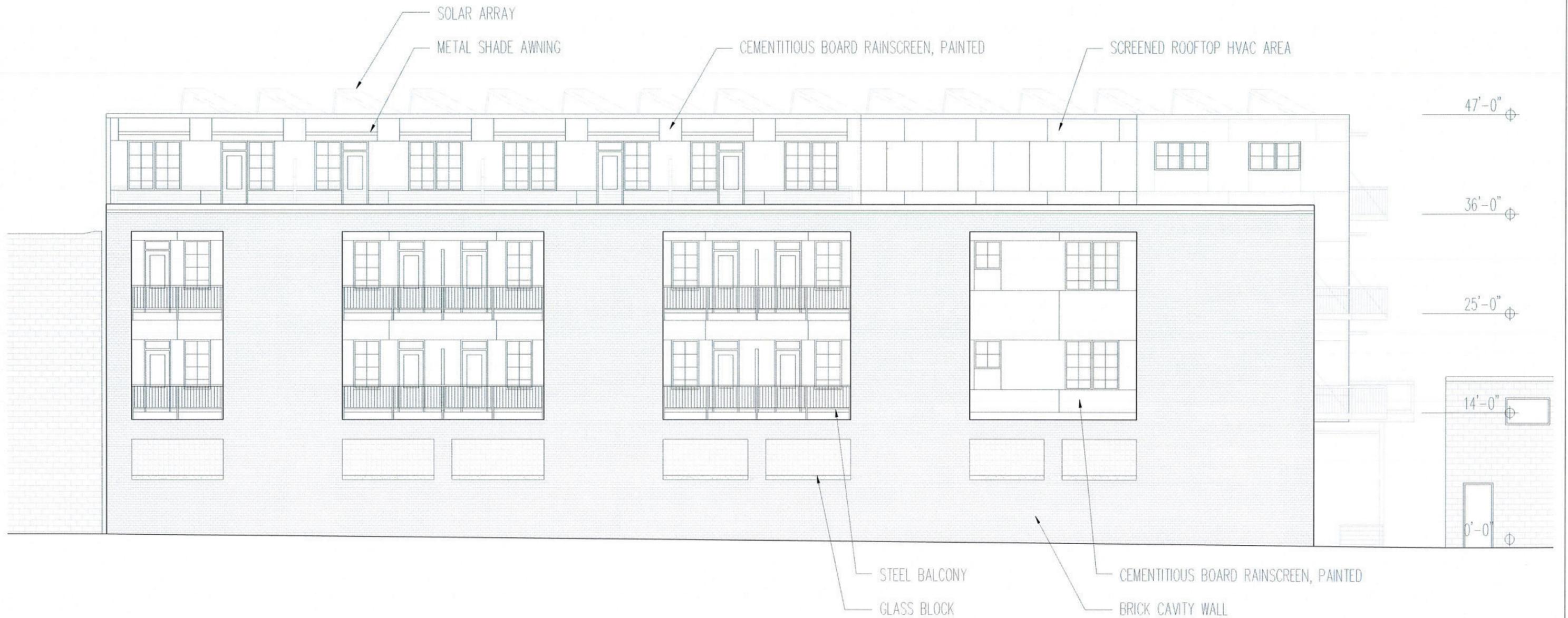
Submittal:
 Special Permit
 Review
 Date: 12-11-2018

Floor Plans - 4th Floor

A-104



① East Elevation
3/32" = 1'-0"



① West Elevation
 3/32" = 1'-0"



① South Elevation
 3/32" = 1'-0"



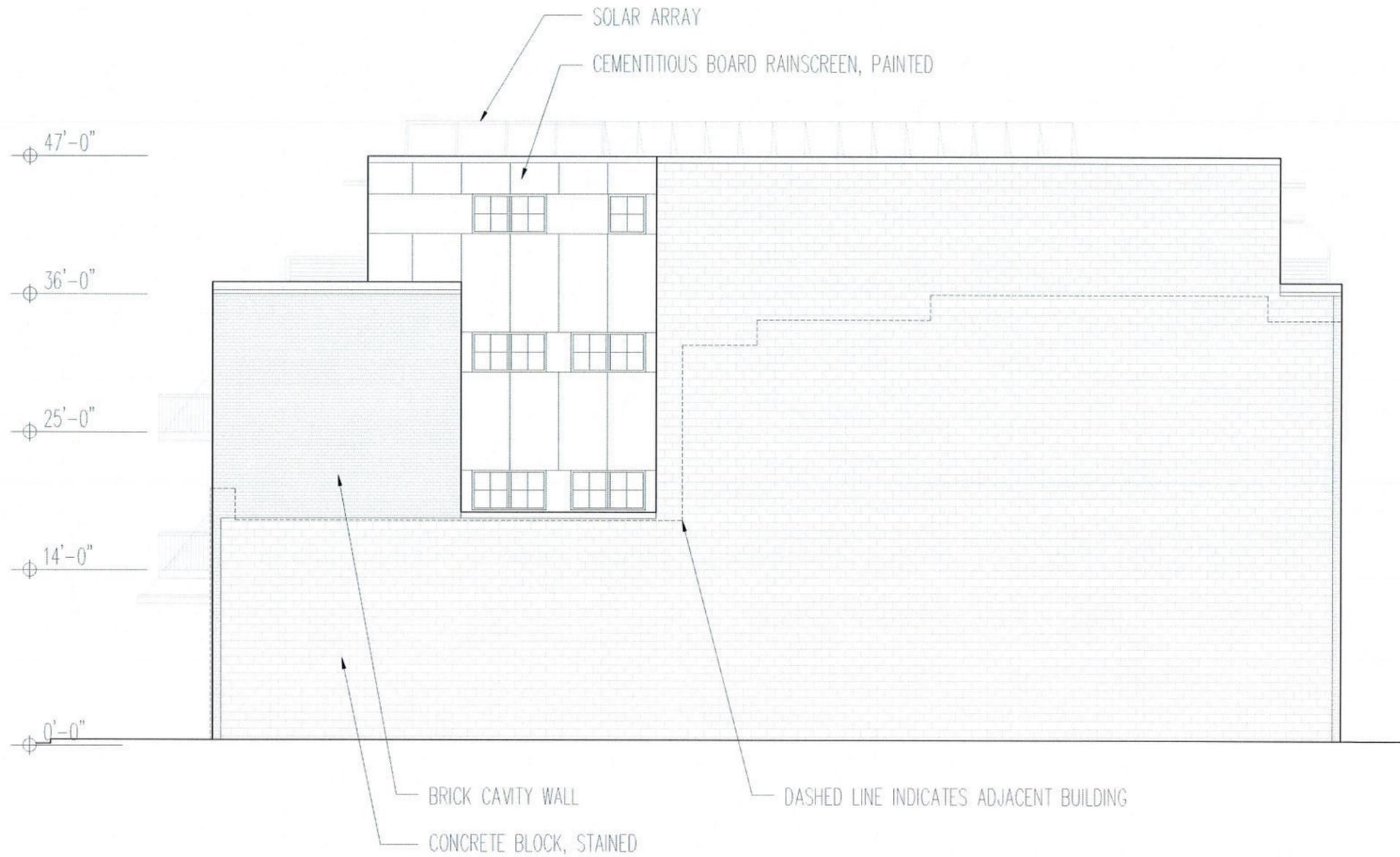
Project:
Westcott Remix
 534-544 Westcott St.
 Syracuse, NY 13210

Client:
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Submittal:
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 Date: 12-10-2018

South Elevation

A-202



① North Elevation
 3/32" = 1'-0"



Project:
Westcott Remix
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 Syracuse, NY 13210

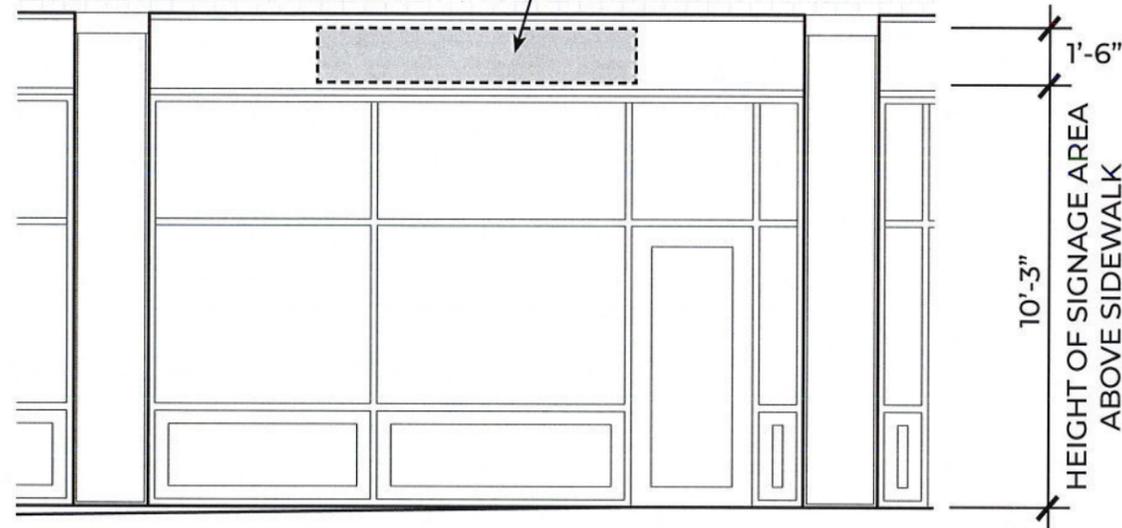
Client:
Fastbreak Knights LLC

Submittal:
 Special Permit
 Review
 Date: 12-10-2018

North Elevation

A-203

DESIGNATED WALL SIGN AREA, 1'-6" X 8',
TYPICAL OF THREE LOCATIONS



② Typical Signage Location
not-to-scale



① East Elevation - Signage Locations
not-to-scale

DESIGNATED WALL SIGN
LOCATION-1, RESTAURANT

DESIGNATED WALL SIGN
LOCATION-2, RESTAURANT

DESIGNATED WALL SIGN
LOCATION-3, RETAIL



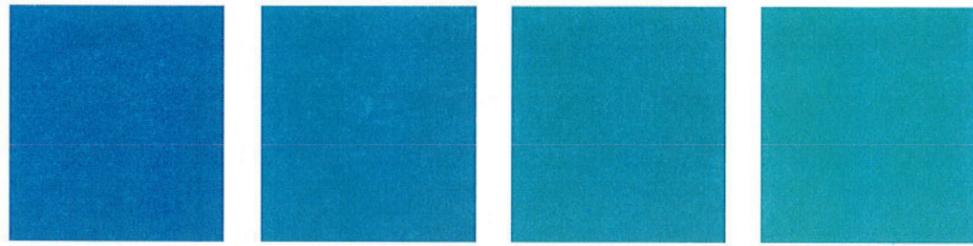
Project:
Westcott Remix
534-544 Westcott St.
Syracuse, NY 13210

Client:
Fastbreak Knights LLC

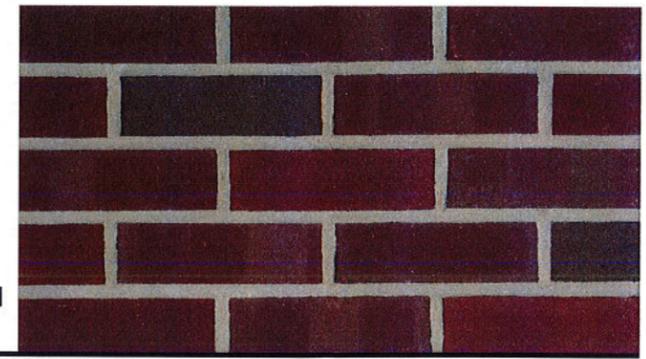
Submittal:
Special Permit
Review
Date: 12-10-2018

Signage Diagram

A-301



PAINTED CEMENT-BOARD RAINSCREEN-
PANELS PAINTED IN FOUR GRADIENT COLORS, SHIFTING FROM
SOUTH (BLUE) TO NORTH (TEAL)



MASONRY ELEMENTS-
BRICK CAVITY WALL WITH
LIMESTONE SILLS



① East Elevation - Materials Designation
not-to-scale

BLACK PAINTED METAL ELEMENTS-
ALUMINUM STOREFRONT & WINDOW
SYSTEMS, FORMED METAL TRIM, RAIL-
INGS, AND HUNG BALCONIES



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Facade Materials
Diagram

A-401

Materials Specification Outline

MASONRY:

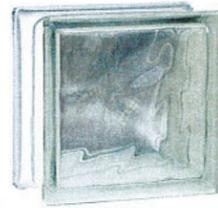
Brick Cavity Wall -
Mcavoy Brick, Full Range Downingtown,
Modular Size



Window Sills -
Limestone with rusticated edge



Glass Block (West Elevation) - 8" x 8" x 4", Wavy,
60-minute Fire-rated



STOREFRONT AND WINDOW SYSTEMS:

Aluminum Storefront -
2" x 4 1/2" Thermal Storefront with black finish,
Insulated ground level panel with black finish



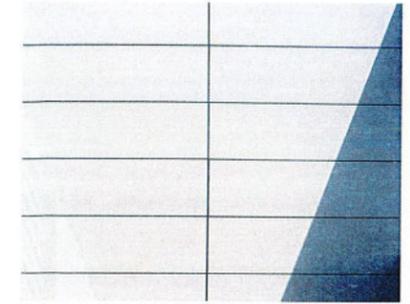
Aluminum Windows-
Single-Hung Side-Load Thermal windows with
muntins, black finish



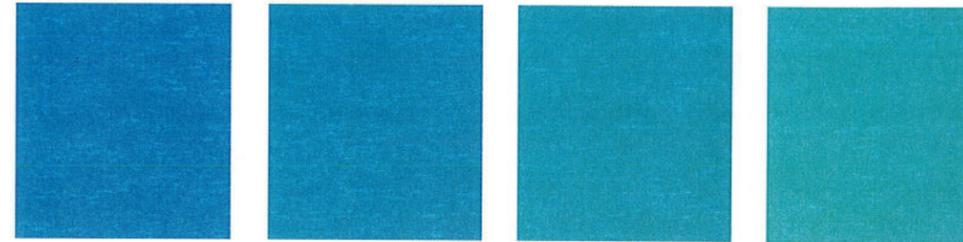
Aluminum Shade Awning -
Windows on the cementboard areas of the
exterior to be equip with wall-mounted
louvered sunshades

CEMENTBOARD RAINSCREEN

Cementboard -
Hardboard Smooth Siding Panels, finished with a
flat, waterborne acrylic paint



Paint Colors - Panels to be painted in four gradient
colors, transitioning from Blue, located on the
southern section, to Teal, along the norther section



BALCONY AND PATIO RAILINGS

Balcony Railings -
Metal railing with black finish, vertical rails



Roof Patio Railings -
Metal railing with black finish, horizontal rails

