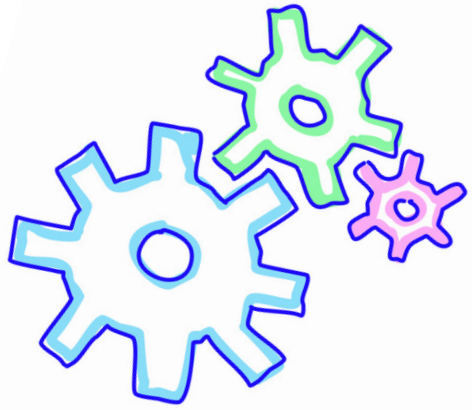
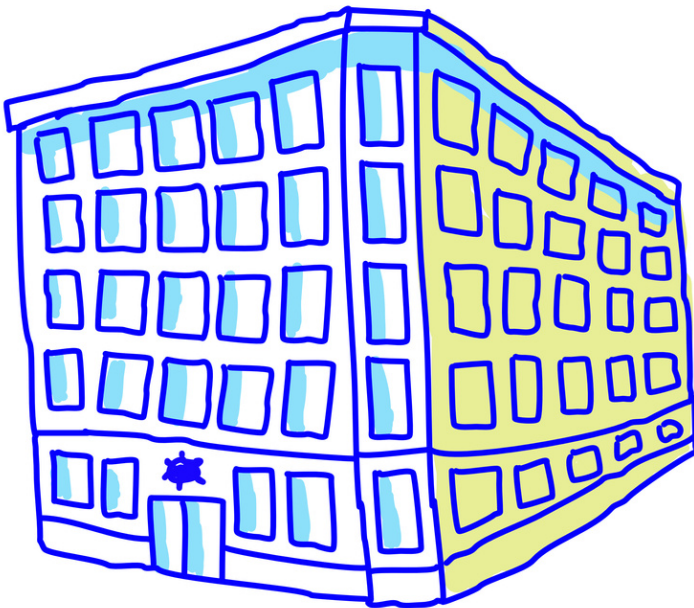


THE GEAR



FACTORY:

An Introduction and Guide



illustrated by Ian Saunders

WELCOME to



DEAR CREATIVE HUMAN,

CONGRATULATIONS, YOU HAVE MADE THE DECISION TO LIVE IN THIS UNIQUE PLACE AND THUS HAVE EMBARKED ON A NEW ADVENTURE! THIS IS CERTAINLY NOT LIKE ANY ORDINARY APARTMENT OR EVEN ART STUDIO....

WE WANT YOU TO HAVE THE BEST POSSIBLE EXPERIENCE DURING YOUR TIME HERE. AND WE WANT THINGS TO GO SMOOTHLY BETWEEN YOU AND THE OTHER TENANTS AND YOUR LANDLORD, RICK. SO HERE'S A COLLECTION OF INFORMATION COMPILED TO HELP YOU GET TO KNOW THE CONTEXT, VISION, AND DO'S AND DON'T OF THIS PLACE!

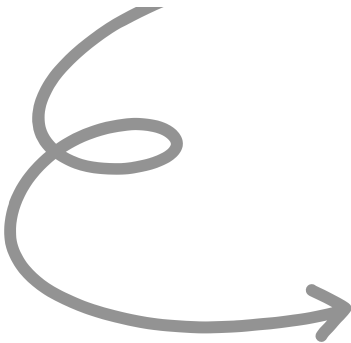
CHEERS,

The Gear Factory

The Big Picture

GOAL: Make Syracuse a better place to live

PREMISE: If the creative community thrives, it will uplift the rest of Syracuse



***So, let's
facilitate the
success of
creatives in
Syracuse!***

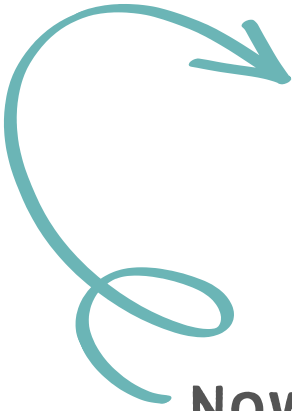
6 UNIQUE FLOORS

1 BIG COMMUNITY

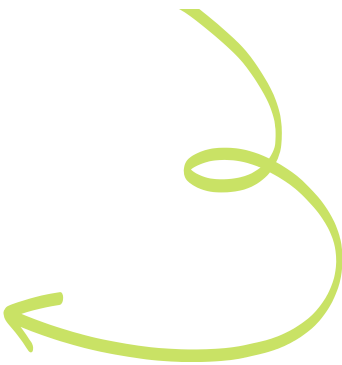


You are not *just entering into another studio*
or *just another apartment*.
You are embarking on a
special **experience**,
opening doors to **opportunity**
& joining **a community!**





**NOW LET'S LAY SOME
GROUNDWORK TO GIVE YOU A
STRONG FOUNDATION
TO LIVE AND WORK FROM!**

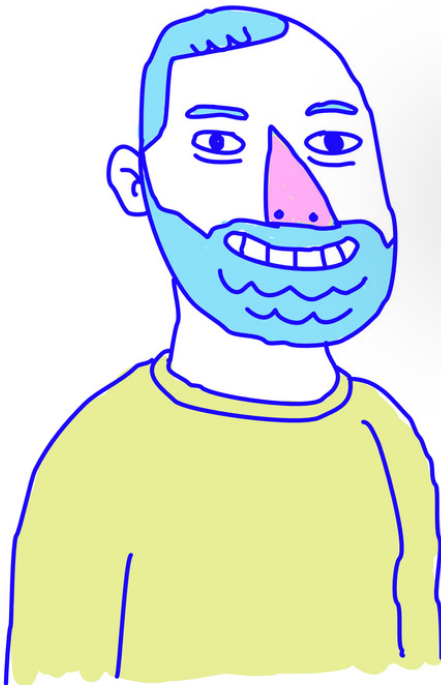


RICK DESTITO

Yes, he is your landlord,
but he's not a regular landlord, he's a **cool**
landlord!

Yes, he wants rent to be paid on time and the
building to be taken care of, but he also wants
you to have fun and make stuff!

Rick is always open to questions, comments, and
requests and just a good chat!



HELLO

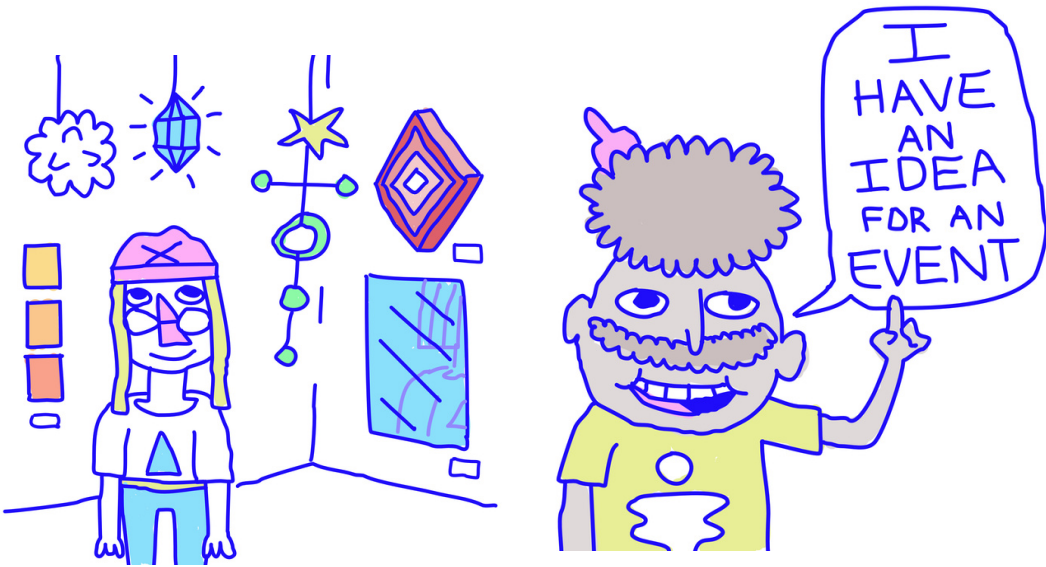
**What is having a
live/work studio
supposed to be like??**

Think of it like an artist residency...
that is for a finite period of time you enter
an environment intended to facilitate your
creative development. Like with a
residency, there will be resources and
opportunities offered to support you!



THERE WILL BE OPPORTUNITIES

- TO SHOW AND SHARE YOUR WORK
- TO NETWORK AND MAKE FRIENDS
- TO BRING YOUR OWN IDEAS TO LIFE



WE HOPE YOU WILL PARTICIPATE!

Whether it's a potluck, an art night, a (R)Evolution show, a Little Room event or something else, it started with a tenant having an idea! And it was made awesome by other tenants who helped and participated!

WOOD SHOP, METAL SHOP AND OTHER DESIGNATED WORK SPACES

There is a designated wood shop space and metal shop space currently on the 2nd floor as well as some additional work space for spray painting and other loud or toxic processes. If this is somewhere you would like to work, or you need help with a task related to these skills/mediums, please touch base with Rick and we will get you on board with how the system works down there.



use shop machinery at your own risk*

Shared Spaces/ Cohabiting

Please take a moment to consider that **you will be cohabiting with people in a way you probably have not experienced before**. In order for this to go as smoothly as possible depends on everyone upholding **a level of consideration** for each other and the spaces you share.

**A GOOD GENERAL RULE IS:
"LEAVE NO TRACE"**

But, gold stars for you if you go a step further and leave the place better than you found it each time!

**"LEAVE THE PLACE BETTER THAN
YOU FOUND IT!"**

This kind of commitment to caring for your space will be positive for everyone's mental health and experience!



Shared Spaces: Bathrooms

Carry it in, Carry it out!

Why? Leaving personal items in the bathrooms leaves them cluttered and more difficult to clean ...both of which lead to the bathrooms becoming unpleasant!



...pro tip: get a shower caddy to make your life easier!

Shower Curtains :

Please leave curtain in 'closed position' after showering so it will not get so moldy! Please replace shower curtain as needed, additional ones are provided

Toilet Paper

Please replace the roll on the roller when it's empty, and replenish the TP holder when its empty (bulk TP is provided and can be found above trash & recycling area.)

****Sharing bathrooms is not particularly desirable, but lets not make them a scary place... give extra care in cleaning up especially if you are shaving, dying your hair, or a BM that left tracks...

Shared Spaces: Kitchens

**Again, carry it
in, carry it out!**

Dishes - just - do - them
and if you're not going to do them right away ...DO NOT
JUST LEAVE THEM OUT. This attracts flies and also
makes it seem okay to do this and other people will
follow suit with the bad habit!

We know that it is sometimes not possible or desirable to
do your dishes immediately after eating every time - so a
great solution is to **buy a plastic dish bucket** to keep in
your room, and then you have a place to leave a dish to
wash later when you're in a pinch!

Other Expectations:

- **clean out sink
strainer!**
- **sweep scraps if
they land on the
floor!**
- **clean/wipe down
stove after each use!**

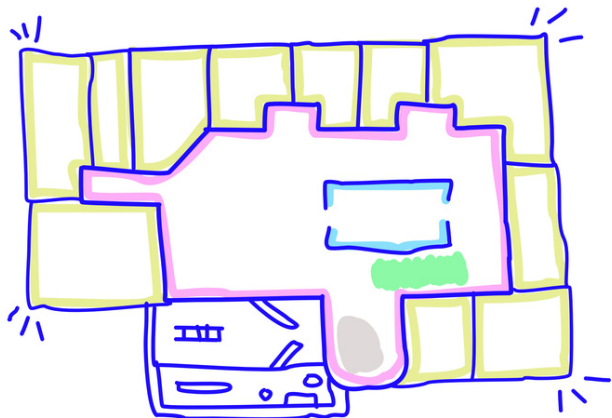


Shared Spaces: Again, carry it in, carry it out! **Common Space**

The common space is meant to be functional for all tenants to spend time; working, eating or relaxing and socializing. Please be considerate, especially of the fact that some people will be using the space to work. So if you are socializing and "partying" in the space, it is evermore important that you "leave no trace."

Please, do not just abandon something you do not want anymore in the common space, including leaving it by the elevator.

Quiet Hours: start 9 pm on weekdays and 10 pm on weekends. If you need to be noisy, please go to the common space on the 1st floor, just clean up after yourself!



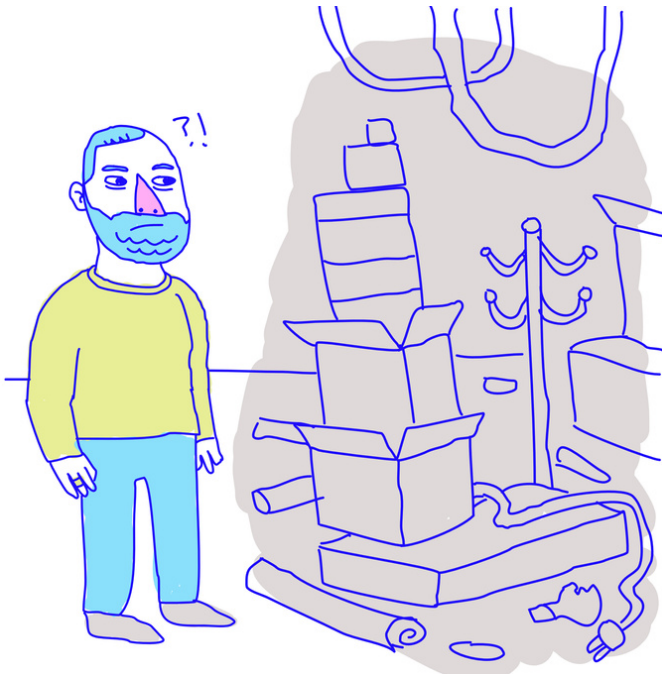
Shared Spaces

The Space outside Your Door:

REMEMBER THIS SPACE IS PART OF THE COMMON SPACE!

This space meant to act as an opportunity to **display projects** or keep parts of ACTIVE projects you are using on a daily basis, and maybe the shoes you wore that day!

Be considerate that whatever is outside your view is in everyone else's daily view. **Please do not use this to "Store" anything you are not actively using or displaying.**



TRASH

Your personal trash from your studio is your responsibility. Do not throw it into the trash and recycling outside the kitchen. Bring all trash downstairs and dispose of it **in dumpsters in the alley.**

There is a rotating schedule on your floor for community trash duty. Intermittently, you will have to take out the large trash and recycling bin outside the kitchen. If the bins are particularly dirty, please use power washer in basement or hose outside red door to clean bins.

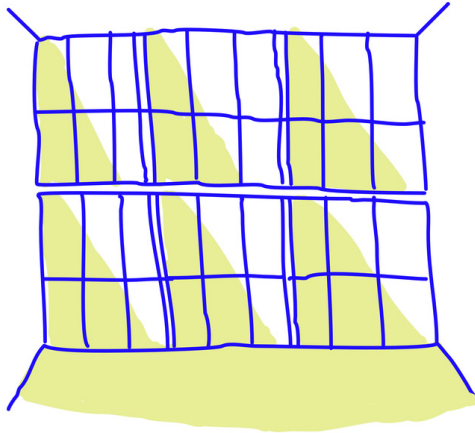


Let's stay on top of the trash and keep flies and fruit flies out!

Your Studio

This is your own blank slate.

A little bit of planning will go a long way in terms of how to make this space **most functional and rejuvenating for you.**



Lofts - as mandated by the fire department, all lofts must be freestanding. In other words, imagine a bunk bed.

Walls - your walls are comprised of a single layer of dry wall and metal studs. You may screw or nail into the walls to hang basic things like framed art.

- If you want to hang something more substantial, please talk to Rick

- If you want to paint, please talk to Rick

Rental Insurance: It is highly recommended you get this, it can be as little as \$10-\$15/month (be aware if you accidentally break a window it can cost upwards of \$3,000)

Your Studio

HEATING, COOLING

1. Air Conditioner/Heating Unit

- a. Each unit comes with a wall mounted heating and cooling unit. Utilities are included but please be reasonable with your energy usage!
 - i. Turn heat and AC down or off when not home.
 - ii. Do not keep windows open when heat or AC is on.
 1. If not for consideration of bills, do it for the planet!
- b. Units are connected! If one machine is off your neighbors machines will not work for cooling.
- c. There is a removable filter that must be cleaned approximately every 3-6 months to ensure best heating and cooling
 - i. Rick will do this 2-4 times per year

Your Studio

HEATING, COOLING



For AC to work in any of the apartments, all the apartments with corresponding system numbers on this map all have to have in room wall units must set to air-conditioning. Heating is the default, AC all has to be set consistent per connected heat pump system.

Your Studio

HEATING, COOLING, WINDOWS

1. Windows

- a. These are very expensive windows!!
 - i. Tenants have accidentally broken them in the past and replacing one can cost \$3,000
- b. High winds can slam the windows - this can damage them! If a storm is coming in please make sure you shut your windows. **Do not prop windows open. If they don't stay open on their own, Rick can adjust them, just ask!**

Communications

YOUR NUMBER WILL BE ADDED TO A TEXTING NOTIFICATION SYSTEM SO THAT RICK MAY SEND OUT TEXTS WITH RELEVANT AND TIMELY INFORMATION TO ALL TENANTS AT ONCE. THIS IS NOT A GROUP THREAD AND YOUR RESPONSES WILL ONLY GO TO RICK.

TENANTS CAN JOIN THE GEAR FACTORY "SLACK" CHANNEL TO COMMUNICATE WITH EACH OTHER - THIS IS A GOOD PLACE TO POST QUESTIONS, SHARE YOUR WORK OR UPCOMING EVENTS, AND OFFER ITEMS UP FOR SALE OR GIVE-AWAY

Rent Expectations

- Rent is due on the 1st of every month
- Ideal payment method is Venmo:
@TheGearFactorySyr
 - **Include your studio number and month you are paying for in payment message**
- \$40 late fee will be charged for payment received after the 4th, unless otherwise agreement has been made between tenant and Rick
- These units were designed with affordability in mind to help creatives to be able to pursue their goals with less financial red tape

Additional Roommates/Pets

- Currently no new pets are allowed. Talk to Rick if you have any questions
- If someone is going to move in with you and share a studio, an additional \$100 will be added to rent per month

Parking

Primary parking for residents is in the parking area on across Fayette. Overflow parking is in the lot behind the Gear Factory.

- **The parking spots in the alley are short-term spots for people moving a significant amount of things in and out - primarily musicians moving equipment**
- The parking spots parallel to the wall belong to City Hardware. **If you park there during business hours, you will be towed.**
- Diagonal spots can be used any time, but again these are meant to be short term spots

Building Access

The front doors are unlocked during business hours Monday-Friday approx. 8am-5pm.

The back door (red door) remains locked 24/7.

Please, PLEASE do not prop doors open then leave them unattended.

Essential Info

CALL OR TEXT RICK AT: (315)374-6487

**EMAIL RICK AT:
THEGEARFACTORYSYR@GMAIL.COM**

VENMO: @THEGEARFACTORYSYR

THEGEARFACTORYSYR.COM

Find building info, a tenant section (which will have a digital copy of this book), and artist and event spotlights, as well as the building directory.

BUILDING DIRECTORY

If you would like to be included in the directory scan the QR code and fill out the form



The background features several large, colorful gears in shades of purple, green, and blue. Scattered around the gears are several yellow stars, each with a simple blue smiley face drawn on it.

**Ultimately,
This Experience Will Be:**

**What
You Make
of it!**

**& MOST IMPORTANTLY,
ENJOY THE RIDE AND
GET CREATIVE!**



THANKS FOR READING!