



CITY OF SYRACUSE, MAYOR BEN WALSH
300 South State Street, Suite 700 Syracuse, NY 13202

Department of Neighborhood and Business Development
 Jake Dishaw, Zoning Administrator
 Office of Zoning Administration – P: (315)448-8640 E: Zoning@syr.gov

<i>MaSPR-24-37</i>	<i>Staff Report –December 18, 2024</i>
<i>Application Type:</i>	Major Site Plan Review
<i>Project Address:</i>	101-239 North Salina St. (Tax Map ID: 104.-08-01.0)
<i>Summary of Proposed Action:</i>	<p>This Major Site Plan Review is to renovate the Post Standard building by adding 72 residential units on the existing four floors (ground floor, second floor, floor-2.4, third floor). The Plans include landscaped buffers on the eastern side of the building. Currently, there are 131 off-street parking spaces on the site.</p> <p>The dwelling unit distribution is as follows:</p> <ul style="list-style-type: none"> • the ground floor will contain 23, one-bedroom units and 2, two-bedroom units; • The second floor will have 27, one-bedroom units and 2, two-bedroom units; • Floor 2.4 will have 8, one-bedroom units and 1, two-bedroom unit; • The third floor will include 8, one-bedroom units and 1, two-bedroom unit.
<i>Owner/Applicant</i>	David C. Nutting (Owner) Vincent E. Ryan (Applicant)
<i>Existing Zone District:</i>	Central Business District (MX-5) Zone District
<i>Surrounding Zone Districts:</i>	The neighboring property to the south is within the Open Space (OS) Zone District (Clinton Square). To the north, east, and west, the neighboring properties are within the Central Business District (MX-5) Zone District.
<i>Companion Application(s)</i>	V-24-18 Use Variance for relief from ground Floor Unit regulations that prohibit Ground-Floor Residential Units in the Central Business District (MX-5).
<i>Scope of Work:</i>	The scope of work includes: 1) construction of 25 ground-floor dwelling units along North Salina Street, 29 units on the second floor, 9 units on floor-2.4, and 9 units on the third floor; 2) cutting holes in the concrete façade and installing new windows with insulated metal panel and curtainwall framing along the facade along the North Salina Street elevation; 3) replace City sidewalk along North Salina Street.; 4) install landscaping in between the building façade and right-of-way; 5) replace the existing access stair on the east elevation; and 6) replace 6 exterior lights on the eastern building façade with 4 new wall mounted lights.
<i>Staff Analysis:</i>	<p>Factors:</p> <ul style="list-style-type: none"> - The proposed ground floor dwelling units conform to the Ground-Floor Residential Units provision (ReZone, Art. 4, Sec. 4.6D(2)). They have done this because Ground-Floor Residential Units are prohibited in the MX-5 Zone District but obtained a use variance to allow the un-permitted use prior to site plan review. - Brick-and-mortar stores are largely impacted by e-commerce, especially in the post-covid period. More and more customers prefer online shopping rather than shopping in the physical stores. Ground-Floor Commercial and retail stores in Syracuse are struggling to compete with suburban big-box retail stores, Destiny USA, and online sales. Therefore, it’s harder to market commercial space in the MX-5 Zone District as opposed to marketing the ground floor in the Post Standard building for Residential Units. - The subject property is located at the edge of the MX-5 Zone District where there is lower market potential to support ground floor retail stores. The ground floor space at the Post Standard building has been vacant for more than 2 years due to

the struggling retail market in Syracuse.

- Allowing Ground-Floor Residential Units in the MX-5 Zone District will help activate the existing vacant space and provide “eyes on the street”, which makes nearby streets livelier and safer. Within the Ground-Floor Residential Units in the subject building will increase the number of pedestrians thereby pushing the N Salina Street corridor closer to critical mass.
- The proposed Ground-Floor Residential Units in the MX-5 Zone District will have a small impact on traffic because of the increased daily traffic flows from the adjacent parking lots and added population density.
- The windows along the eastern side of the building will be constructed at least 1.5 feet above grade due to the unique feature of the existing curb on the building façade, providing residential privacy from the pedestrian view.
- The North Salina building façade where the ground-floor residential units that are being proposed are 8 feet away from the property line. There is space between the building façade and the property line for the applicant to install either landscaping, or other screening methods, to buffer the Ground-Floor Residential Units from the sidewalks and street
- The proposed landscaping land would provide plants with heights of 1 foot to 12 feet, making aesthetic buffer between ground residential unit and sidewalk. The ground floor residents will be better off in privacy protection from people's view on N Salina S by planting 10 feet – 12 feet high “American Hornbeam rising fire tree” in front of their windows.
- This project is consistent with the purpose of MX-5 Zone District, which is to provide highest-density, transit-supportive residential development, maximum building heights, minimal parking, and the greatest range and mix of uses.
- This project proposes to provide 8 affordable dwelling units for households at or below 80% AMI pursuant to ReZone Art3, Sec3.3 A(2) b.1(i).

Recommended conditions if approved:

- The applicant shall comply with the general conditions for approval on Site Plan Review application. (See the attached sheet “General Conditions for Site Plan Review, Special Use Permit and Project Plan Review Approval).
- In addition to the General Conditions, Staff recommends of the following specific conditions:
 1. Applicant shall commit to the provision of 10% affordable units for the proposed 72 apartment units. The required number of affordable units may vary if there is a change to the total number of apartment units; any such changes require recertification with the Department of Neighborhood & Business Development.
 2. All affordable units will have the same structural, fixtures, appliances, and materials as the market rate apartments.
 3. Affordable units must be evenly distributed among the different types (# bedrooms) of units.
 4. The affordable dwelling units shall be available to qualifying households that fall within 80% Area Median Income of the Syracuse Metropolitan Statistical Area.
 5. The applicant shall verify the income of qualified households every year with the Department of Neighborhood and Business Development.
 6. The affordability requirement shall be in perpetuity and shall not expire.
 7. The applicant shall apply the regulations applicable to residential ground floor units required in the MX-2, MX-3, and MX-4 Zone Districts, specifically:

	<p>ReZone, Art. 2, Sec. 2.18A.(3); ReZone, Art. 3, Sec. 3.3A(2); ReZone, Art. 4, Sec. 4.6D. Transparency shall be equal to or greater than 40%, the finished floor elevation shall be greater than or equal to 3 feet and less than or equal to 5 feet or the setback of the exterior wall will be at least 8 feet or some combination in between.</p> <ol style="list-style-type: none"> 8. The applicant shall implement and incorporate into the design all recommendations made by reviewing City departments. 9. Short-term (exterior) bike parking is required using staple-style racks (no wave style) in a conspicuous and well-lit area near the new proposed tenant entrance plaza along Salina Street N. via 5X or greater staple racks. 10. All remaining perimeter sidewalks and streetscape updates must be completed as part of the project. 11. Any other use type change from multiple residential units in Ground-Floor will render the approved use variance V-24-18 null and void and require a new site plan review application. 12. Ground-Floor Residential Unit are only permitted through the approved use variance V-24-18 on the eastern and northern facades of the building; there shall be no ground floor units on the western façade or facing the James Street frontage. 13. All approval conditions of Use Variance V-24-18 shall be imposed into the Major Site Plan MaSPR-24-37 's approval
<p>Zoning Procedural History:</p>	<ul style="list-style-type: none"> - V-24-18 9/19/2024 Use Variance to allow installation of ground-floor dwelling units on the ground floor fronting Salina Street within the existing Post Standard building Approved - PR-14-16 5/12/2014 Project Site Review to alter building façade Approved - PR-21-12 6/11/2021 Project Site Review to change building façade and site Approved - AS-22-04 3/16/2022 Sign waiver to waive sign height, area and number requirement for VIP, Chase Design and The Post Building Approved - PR-21-12M1 9/19/2022 Project Site Review to modify building elevation Approved - AS-22-04M1 3/7/2023 Sign Waiver to modify approved sign for NBT Bank Approved
<p>Summary of Zoning History:</p>	<p>The existing former Post Standard building was built in 1980 for the press industry. After the press tenant moved out, the building was converted to house multiple commercial uses. The existing building has been through several façade and sign alterations from 2014 to 2022. While southern and western sides of the building retain commercial tenant spaces, the eastern and northern sides of the building remain vacant.</p>
<p>Code Enforcement History:</p>	<p>See attached code enforcement history.</p>
<p>Summary of Changes:</p>	<p>This is not a continued application.</p>
<p>Property Characteristics:</p>	<p>Existing property characteristics: The lot is rectangle lot compassed by four streets, and the width is 274.16 feet (double frontage on Herald Place and James Street), and the lot depth is 655.29 feet (double frontage on North Salina Street and North Clinton Street; the total lot size: 4.12 Acres (179,654.3SF).</p> <p>There will be no changes to the property line</p>

	The existing building is 105572 SF covering 59% of the lot size; the parking surface area is 52445 SF covering 29.1%; the sidewalk on site is 8262 SF covering 4.6% of the lot size
SEQR Determination:	Pursuant to 6 NYCRR §617.2(al), the proposal is an Unlisted Action.
Onondaga County Planning Board Referral:	Pursuant to GML §239-l, m and n, the companion application V-24-18 was reviewed by the Onondaga County Planning Board with no opposition date on 9/11/2024

Application Submittals: The application submitted the following in support of the proposed project:

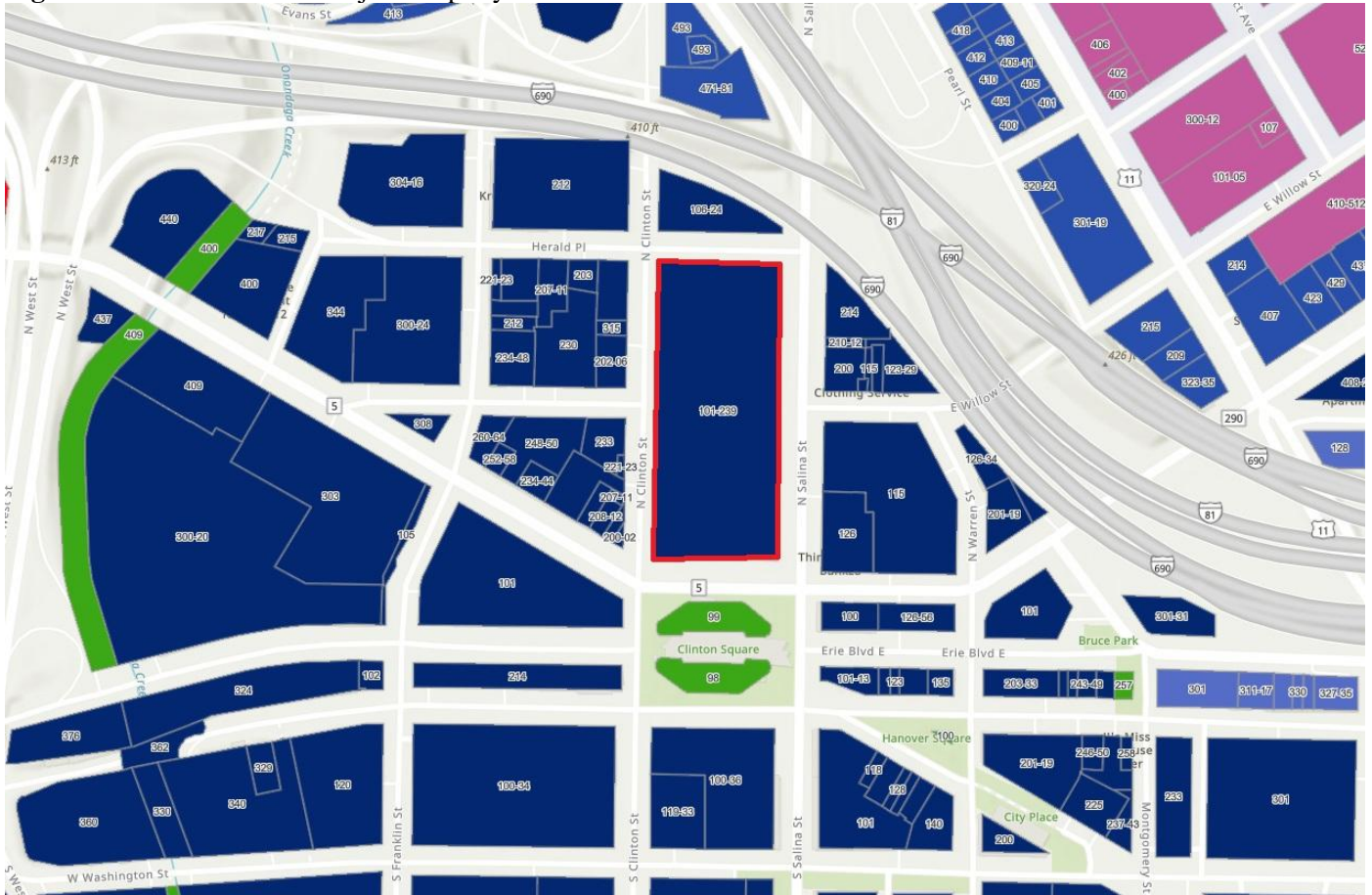
- Major Site Plan application
- Short Environmental Assessment Form Part 1
- Boundary, Topographic and Utility Survey Map For Post Standard and North Salina Street Update 101-239 North Salina Street; Block J, Block 81 & Part of Block 77; Lots 1-4, Block 23 of E.F . Wallace Subd.: Lots 1-4 & part of Lot 5, Block 78; Lot 7 & 8, Part of Lots 6 & 13-16; Block 67 and Lot 16 & part of Lot 7, 8 & 15, Block 232, City of Syracuse, Onondaga County, New York State Of New York; Licensed Land Surveyor: DAVID J. UHRINEC; C.T. MALE SSOOCIATES; Scale: 1''= 20'; Dated: 12/5/2022
- Site Plan (Sheet L-100) : The POST 101 North Salina Street Syracuse, New York Residential Renovation; VIP Development; State of New York Registered Landscape Architect: Scott Lee Freeman, VIP Architecture, One Websters Landing Syracuse, New York 13202. Scale: 1''=10'Date: 11/27/2024
- Site Preparation Plan (Sheet L-101) : The POST 101 North Salina Street Syracuse, New York Residential Renovation; VIP Development; State of New York Registered Landscape Architect: Scott Lee Freeman, VIP Architecture, One Websters Landing Syracuse, New York 13202. Scale: 1''=10'Date: 11/27/2024.
- Preliminary Master Plan sheet L-001 The post 101 North Salina Street Syracuse, New York: Phrase 2 Development; State of New York Registered Landscape Architect: Scott Lee Freeman, VIP Architecture, One Websters Landing Syracuse, New York 13202
- Floor Plan sheet (G-101-3, AE 101-103, A-141-143, A-161-166, A-210-211, A-320-322, A-480-485, A-701, A-322, A-210 Extr-elevation): The Post Apartments VIP Development; State of New York Registered Landscape Architect: Scott Lee Freeman, VIP Architecture, One Websters Landing Syracuse, New York 13202. Date: 6/28/2024, revised : 10/29/2024; Scale: As note

Attachments:

- | | |
|---|------------------------------------|
| Major Site Plan Application | OCPB Comments |
| Short Environmental Assessment Form Part 2 & Part 3 | IPS Comments from City Departments |
| Code Enforcement History | |

Context Maps:

Figure 1: Zone District of Subject Property



Description: Figure 1 shows the current Zone District of the subject property.

Image Source: City of Syracuse Neighborhood and Business Development, ReZone Syracuse Zoning Map.

Figure 2: Aerial Imagery of Subject Property



Description: Figure 2 shows satellite imagery of the former Post standard building.
Image Source: ConnectExplorer™, Eagle View Technology Corporation



For Office Use Only	
Zone District:	_____
Application Number:	_____ - _____ - _____
Date:	_____

Office of Zoning Administration
 300 S State St, Suite 700
 Syracuse, NY 13202
 Phone: (315) 448-8640
 Email: zoning@syr.gov.net

Site Plan Review Application

*This application may be emailed, or mailed, or delivered in person to the Syracuse Office of Zoning Administration. Do not bind application materials. Faxed submissions will not be processed. **Email submissions must be packaged together in a single PDF with all applicable materials, please call if you want to discuss another electronic delivery method.** If you wish to discuss the application with a member of our staff, please call ahead for an appointment.*

General Project Information

Business/project name: The Post - Apartment Renovation	
Street address (as listed in the Syracuse Department of Tax Assessment property tax records): 101 N. Salina St.	
Tax Map ID#: 104.-08.-01.0	Lot size (sq. ft.): 4.13 ac
Current use of property: Commercial/ Industrial	Proposed: Residential
Current number of dwelling units (if applicable): 0	Proposed: 72
Current number of affordable dwelling units (if applicable): 0	Proposed: 8
Current onsite parking (if applicable): 131	Proposed: 131
Zone District (base and any overlay) of property: MX-5 - Central Business District	
Companion zoning applications (if applicable, list any related zoning applications): V-24-18, PR-21-12	
Type of Site Plan: <input type="checkbox"/> Major <input checked="" type="checkbox"/> Minor	
Project construction (check all that apply): <input type="checkbox"/> Demolition (full or partial) <input checked="" type="checkbox"/> New construction <input checked="" type="checkbox"/> Exterior alterations <input checked="" type="checkbox"/> Site changes	
Detailed description of the project (required): <p>This property is zoned MX-5: Central Business District Zone District. The existing building conforms to zoning lot coverage and setbacks. The site was previously altered under PR-21-12 and approved with conditions. The property was approved with upper floors of residential and office/ commercial uses. The developer proposes to add four new partial floors for apartments in the unusable high bay spaces of the rear building, totaling 28,500 square feet, bringing the new building area total to 315,900 square feet. The new separated residential development, with seventy-one apartment units, utilizes 68,400 square feet, or 21.65% of the building's total area.</p>	



Site Plan Review Application

Office of Zoning Administration
300 S State St, Suite 700
Syracuse, NY 13202
Phone: (315) 448-8640
Email: zoning@syr.gov.net

Owner/Owner's Agent Certification

By signing this application below, I, as the owner of the property under review give my endorsement of this application.

Print owner's name: 101 North Salina St LLC -

Signature:

Date: 10/28/24

Mailing address: 101 North Salina St. Syracuse NY 13202

Phone: 315-471-5338

Email: chuck.wallace@vipstructures.com

Print authorized agent's name: Vincent E. Ryan

Date: 10/28/24

Signature:

[Handwritten signature of Vincent E. Ryan]

Vincent E. Ryan

Mailing address: 6320 Fly Rd. Suite 109 E. Syracuse NY 13057

Phone: 315-445-7980

Email: vr@keplingerfreeman.com

The names, addresses, and signatures of all owners of the property are required. Please attach additional sheets as needed. If a property owner designates an authorized agent as a legal representative to apply on their behalf or to present the project at the City Planning Commission, please attach an executed power of attorney. Faxed or photocopied signatures will not be accepted.

Required Submittal Sheet

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

Please submit one copy of each of the following:

- APPLICATION - filled out completely, dated, and signed by property owner as instructed
STATE ENVIRONMENTAL QUALITY REVIEW ACT (SEQR) - Short Environmental Assessment Form (SEAF) Part One filled out to the best of your ability, dated, and signed
PHOTOGRAPHS (COLOR) of the PROJECT SITE - keyed to a property survey or site plan
PHOTOGRAPHS (COLOR) of the STREETScape - including properties adjacent to and across the street from the project site, labeled with addresses and keyed to a property survey or site plan
APPLICATION FEE - \$0

Please submit PDFs of plans into one PDF package containing all applicable submittal requirements detailed below. For projects with multiple sites, separate site plan review applications must be submitted for each project site. Hard copies of plans may be submitted in person. All plans must include a title block with author, date, scale, and the Property Tax Assessment address, and must be an accurate graphic representation of all pertinent information that can be correctly interpreted by any person without additional explanation.

- AS BUILT PROPERTY SURVEY(S) of all involved properties illustrating boundaries and current conditions including structures, fencing, parking surface, and retaining walls (signed and stamped by a licensed surveyor)
SITE PLAN(S) illustrating site alterations and post project conditions that are/will be different from the as built property survey including:

Short Environmental Assessment Form

Part 1 - Project Information

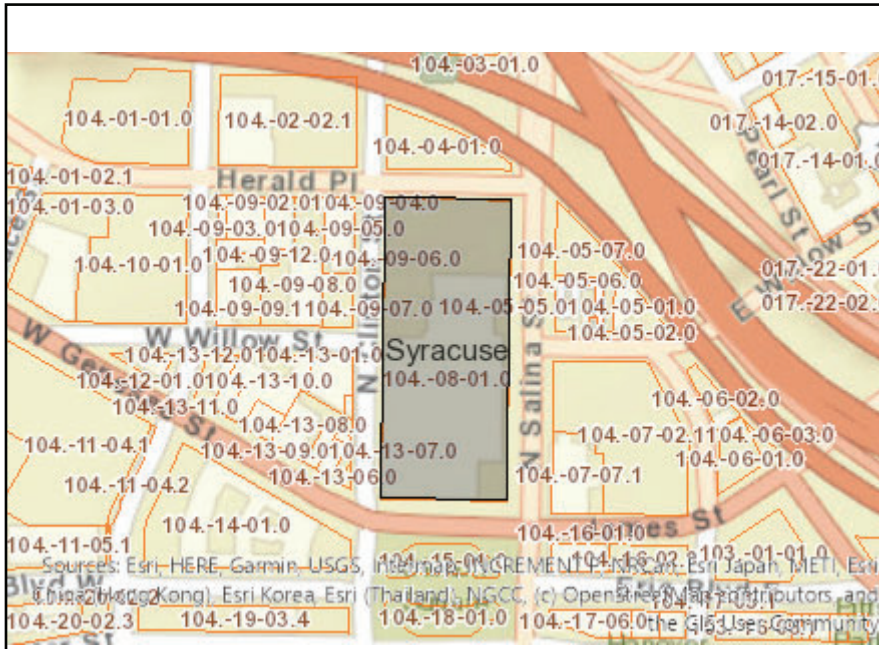
Instructions for Completing

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.

Part 1 – Project and Sponsor Information			
Name of Action or Project: The Post - Apartments			
Project Location (describe, and attach a location map): 101 N. Salina St. (Tax Map 104-.08-01.0)			
Brief Description of Proposed Action: Applicant is to construct residential units on the ground floor of the existing 101 North Salina building formerly the Post Standard building. Applicant seeking construction of 70+ apartments which several will exist along first floor on N Salina St. Site Improvements include revised planting along N Salina St. Facade to screen new residences.			
Name of Applicant or Sponsor: 101 North Salina St, LLC		Telephone: 315-445-7980 E-Mail: vr@keplingerfreeman.com	
Address: 101 North salina St			
City/PO: Syracuse		State: NY	Zip Code: 13202
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 type="checkbox"/>
			YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval:			NO <input type="checkbox"/>
			YES <input type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		4.13 acres	
b. Total acreage to be physically disturbed?		0 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		4.13 acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <input checked="" type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input checked="" type="checkbox"/> Industrial <input 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			

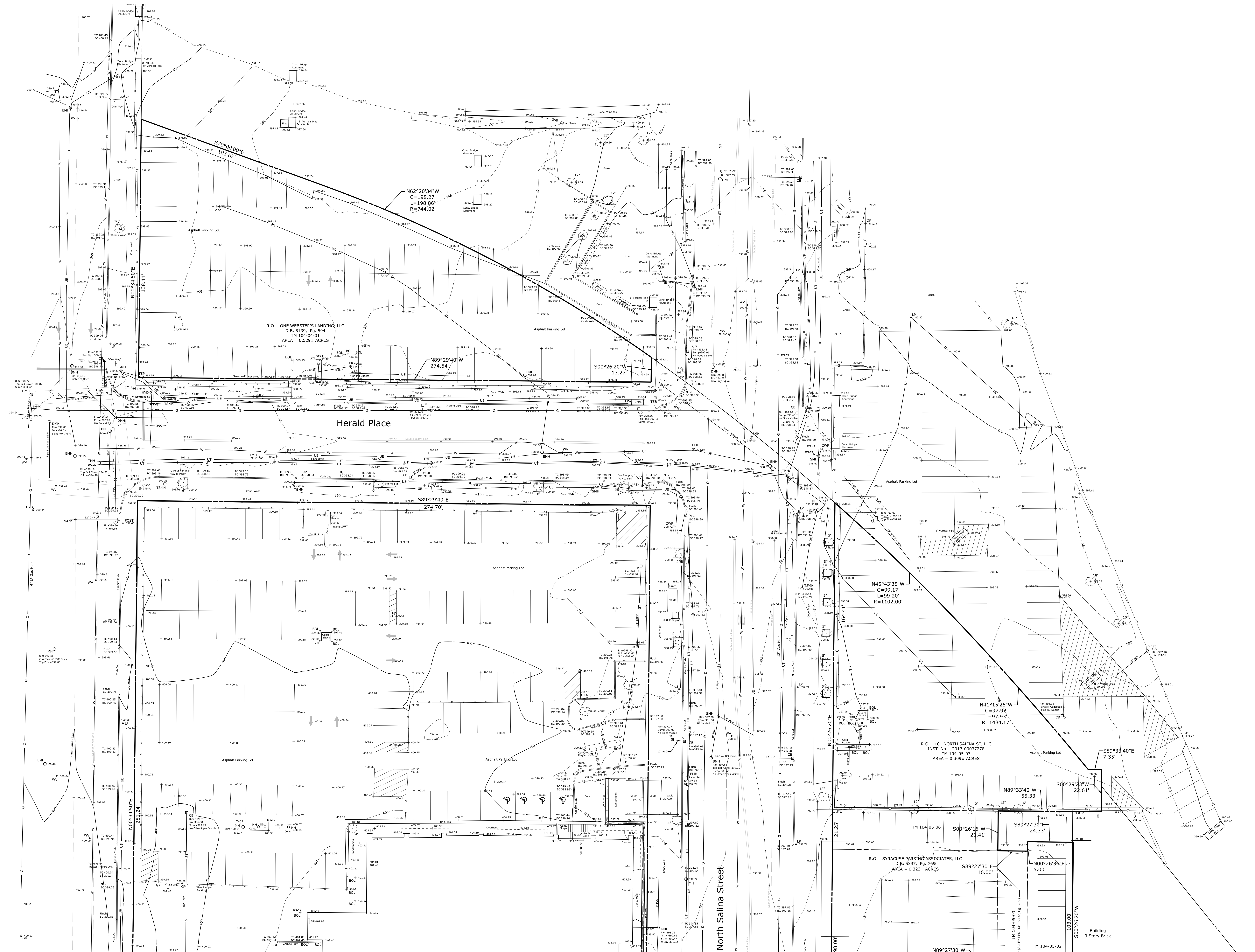
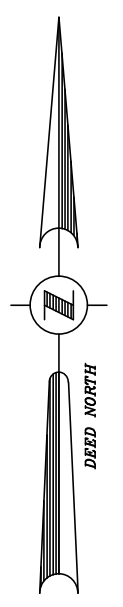
5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
b. Are public transportation services available at or near the site of the proposed action?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____ _____	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ _____	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ _____	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	NO <input type="checkbox"/> <input type="checkbox"/>	YES <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency? b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____	NO <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	YES <input type="checkbox"/> <input type="checkbox"/>	



Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources in order to obtain data not provided by the Mapper. Digital data is not a substitute for agency determinations.



Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	Yes
Part 1 / Question 12b [Archeological Sites]	Yes
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	No
Part 1 / Question 15 [Threatened or Endangered Animal]	Yes
Part 1 / Question 15 [Threatened or Endangered Animal - Name]	Peregrine Falcon
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	Yes



LEGEND

- SIGN
- GATE POST
- BOLLARD
- ROAD POLE
- TRAFFIC SIGNAL MANHOLE
- TRAFFIC SIGNAL BOX
- TRAFFIC SIGNAL POLE
- CROSS WALK POLE
- GAS VALVE
- SANTARY MANHOLE
- SEWER VENT
- CLEANOUT
- DRAINAGE MANHOLE
- SQUARE CATCH BASIN
- AUTO SPRINKLER
- WATER VALVE
- HYDRANT
- POST INDICATOR VALVE
- HAND HOLE
- ELECTRIC RISER
- ELECTRIC MANHOLE
- ELECTRIC METER
- TELEPHONE MANHOLE
- IRON ROD FOUND
- MONUMENT
- DECIDUOUS TREE
- GUARD RAIL
- WROUGHT IRON FENCE
- CHAIN LINK FENCE
- GAS LINE
- WATER LINE
- ELECTRIC LINE
- TELEPHONE LINE
- STORM SEWER LINE
- SANTARY SEWER LINE

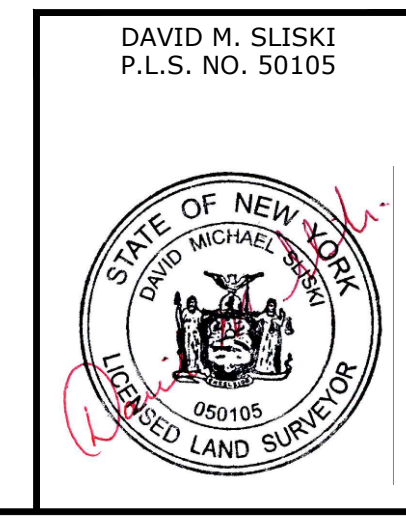
- MAP NOTES**
- 1.) NORTH ORIENTATION IS BASED ON DEED NORTH PER INSTRUMENT NO. 2017-00037278.
 - 2.) VERTICAL DATUM IS BASED ON NAVD 1988 DATUM FROM RTK GPS OBSERVATIONS.
 - 3.) THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OR UP TO DATE TITLE REPORT AND IS THEREFORE SUBJECT TO ANY EASEMENTS, RESTRICTIONS, COVENANTS OR ANY STATEMENT OF FACTS THAT SUCH DOCUMENTS MAY DISCLOSE.
 - 4.) UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM DATA OBTAINED BY FIELD SURVEY, PREVIOUS MAPS AND RECORDS, (AND PAROLE 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.
 - 5.) FIELD WORK PERFORMED BETWEEN APRIL 11-MAY 3, 2018.
 - 6.) SUBJECT TO AN ALLEY PER D.B. 5397, PG. 769 BEING ALL OF TM 104-05-03.

CAD DWG FILE NAME: Site_survey.dwg



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. Salski 05/14/2018
 DAVID M. SALSKI PLS # 50105 DATE



DATE	REVISIONS RECORD/DESCRIPTION	DRAFTER	CHECK	APPR.

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

© 2018
 C.T. MALE ASSOCIATES
 PREPARED:
 DRAFTED: JAD
 CHECKED: DMS
 PROJ. NO: 18.8197
 SCALE: 1" = 20 FT.
 DATE: MAY 14, 2018

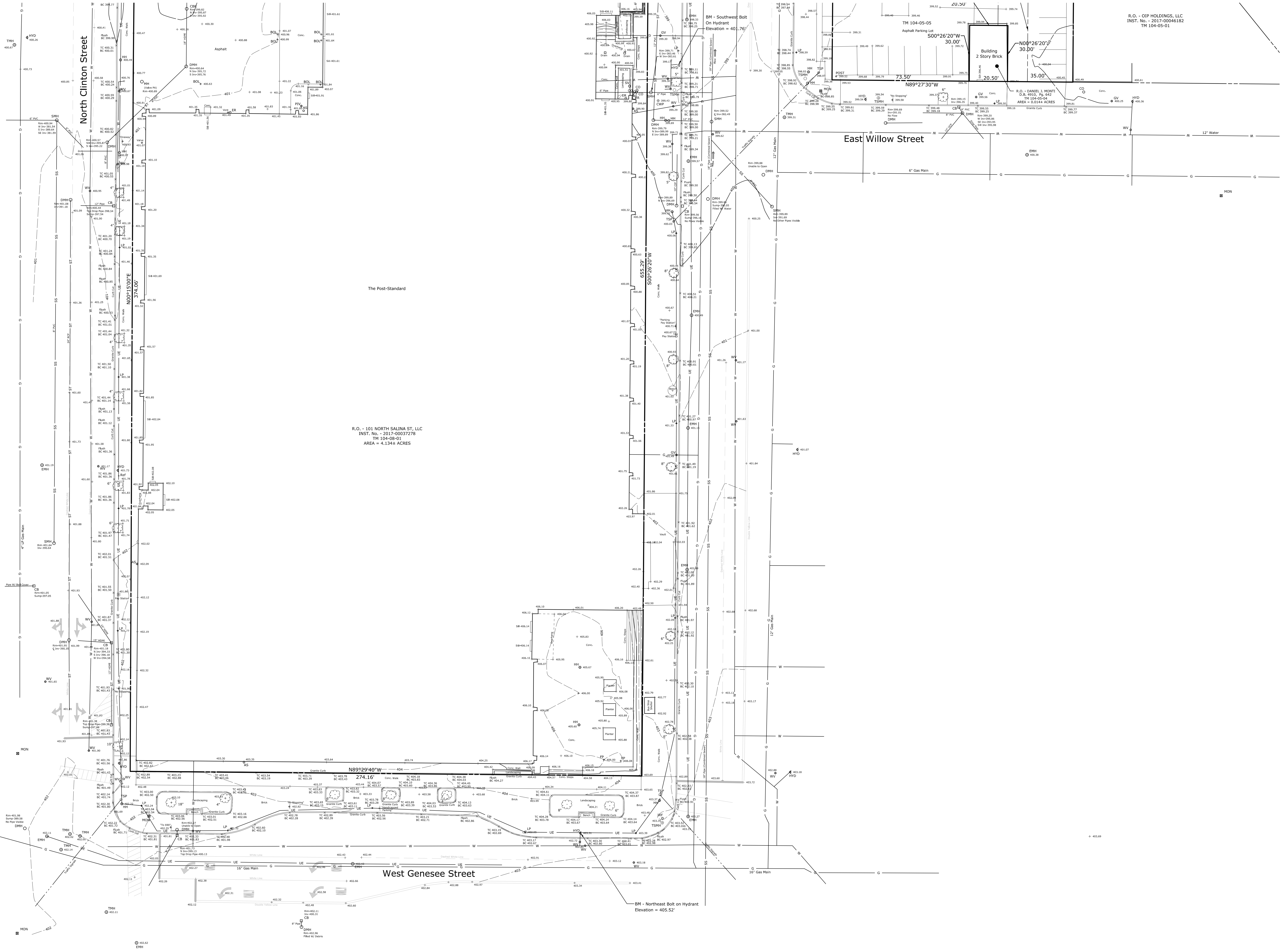
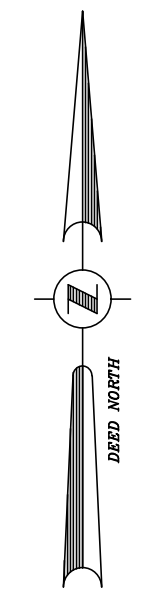
BOUNDARY, TOPOGRAPHIC AND UTILITY SURVEY MAP
 FOR
POST STANDARD BUILDING AND PARKING LOTS
 101-230 NORTH SALINA STREET

BLOCK J, BLOCK 81 & PART OF BLOCK 77; LOTS 1-4, BLOCK 23 OF E.F. WALLACE SUBD.; LOTS 1-4 & PART OF LOT 5, BLOCK 78; LOTS 7 & 8, PART OF LOTS 6 & 13-16, BLOCK 67 and LOT 16 & PART OF LOTS 7, 8 & 15, BLOCK 232
 CITY OF SYRACUSE ONONDAGA COUNTY, NEW YORK

C.T. MALE ASSOCIATES
 Engineering, Surveying, Architecture & Landscape Architecture, D.P.C.

200 GATEWAY PARK DRIVE, SUITE C, P.O. BOX 3246
 SYRACUSE, NY 13226-3246
 315-458-6498 • FAX 315-458-4427

SHEET 1 OF 2
 DWG. NO: 18-0250



LEGEND

- SIGN
- GP --- GATE POST
- BO --- BOLLARD
- FP --- FLAG POLE
- TSRM --- TRAFFIC SIGNAL MANHOLE
- TSB --- TRAFFIC SIGNAL BOX
- TSP --- TRAFFIC SIGNAL POLE
- CWP --- CROSS WALK POLE
- GV --- GAS VALVE
- SMH --- SANITARY MANHOLE
- SV --- SEWER VENT
- CO --- CLEANOUT
- DMH --- DRAINAGE MANHOLE
- CB --- SQUARE CATCH BASIN
- AS --- AUTO SPRINKLER
- WV --- WATER VALVE
- HYD --- HYDRANT
- PIV --- POST INDICATOR VALVE
- LP --- LIGHT POLE
- HR --- HAND HOLE
- ER --- ELECTRIC RISER
- EMH --- ELECTRIC MANHOLE
- EMR --- ELECTRIC METER
- THM --- TELEPHONE MANHOLE
- IRF --- IRON ROD FOUND
- MON --- MONUMENT
- DT --- DECIDUOUS TREE
- GR --- GUARD RAIL
- WIF --- WROUGHT IRON FENCE
- CLF --- CHAIN LINK FENCE
- GL --- GAS LINE
- WL --- WATER LINE
- EL --- ELECTRIC LINE
- TL --- TELEPHONE LINE
- SL --- STORM SEWER LINE
- SSL --- SANITARY SEWER LINE

- MAP NOTES**
- NORTH ORIENTATION IS BASED ON DEED NORTH PER INSTRUMENT NO. 2017-00037278.
 - VERTICAL DATUM IS BASED ON NAVD 1988 DATUM FROM RTK GPS OBSERVATIONS.
 - 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.
 - UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM DATA OBTAINED BY FIELD SURVEY, PREVIOUS MAPS AND RECORDS, (AND PAROLE 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.
 - FIELD WORK PERFORMED BETWEEN APRIL 11-MAY 3, 2018.
 - SUBJECT TO AN ALLEY PER D.B. 5397, Pg. 769 BEING ALL OF TM 104-05-03.

CAD DWG FILE NAME: 18-19-SubareaProjects\188197\Survey\Site.survey.dwg

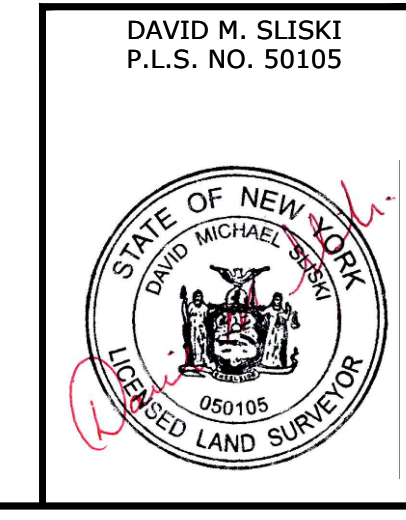


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I CERTIFY THAT THIS SURVEY WAS PREPARED FROM AN ACTUAL FIELD SURVEY AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND HAS BEEN PREPARED IN ACCORDANCE WITH THE EXISTING CODE OF PRACTICE OF THE N.Y.S. ASSOCIATION OF PROFESSIONAL LAND SURVEYORS.

David M. Sliski 05/14/2018

DAVID M. SLISKI PLS # 50105 DATE



DATE	REVISIONS RECORD/DESCRIPTION	DRAFTER	CHECK	APPR.	UNAUTHORIZED ALTERATION OR ADDITION TO THIS DOCUMENT IS A VIOLATION OF THE NEW YORK STATE EDUCATION LAW.
					© 2018 C.T. MALE ASSOCIATES
					DRAFTED: JAD
					CHECKED: DMS
					PROJ. NO.: 18.8197
					SCALE: 1" = 20 FT.
					DATE: MAY 14, 2018

BOUNDARY, TOPOGRAPHIC AND UTILITY SURVEY MAP

FOR
POST STANDARD BUILDING AND PARKING LOTS
101-238 NORTH SALINA STREET

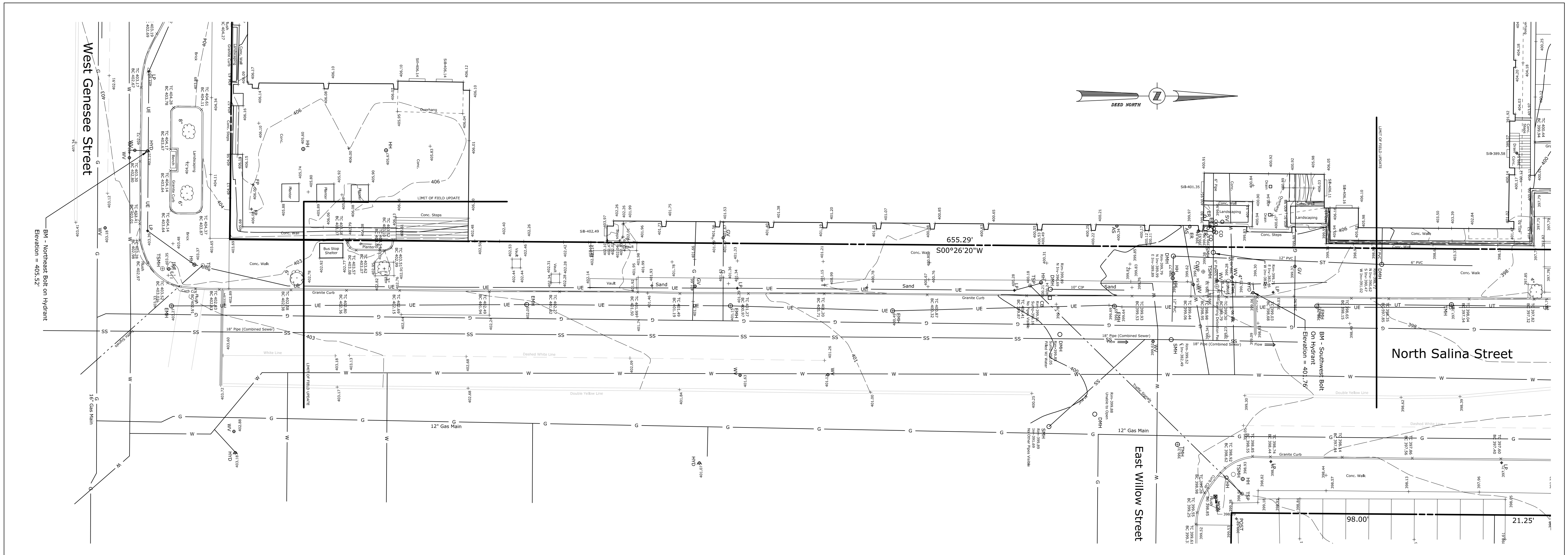
BLOCK 1, BLOCK 81 & PART OF BLOCK 77; LOTS 1-4, BLOCK 23 OF E.F. WALLACE SUBD.; LOTS 1-4 & PART OF LOT 5, BLOCK 78; LOTS 7 & 8, PART OF LOTS 6 & 13-16, BLOCK 67 AND LOT 16 & PART OF LOTS 7, 8 & 15, BLOCK 232

CITY OF SYRACUSE ONONDAGA COUNTY, NEW YORK

C.T. MALE ASSOCIATES
Engineering, Surveying, Architecture & Landscape Architecture, D.P.C.

200 GATEWAY PARK DRIVE, BLDG. C, P.O. BOX 3246
SYRACUSE, NY 13220-3246
315-458-6988 • FAX 315-658-4427

SHEET 2 OF 2
DWG. NO: 18-0250

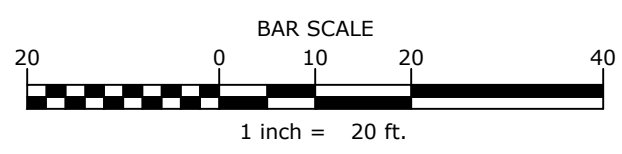


LEGEND

- SIGN
- GP o GATE POST
- BOL o BOLLARD
- FP o FLAG POLE
- TSMH o TRAFFIC SIGNAL MANHOLE
- TSB o TRAFFIC SIGNAL BOX
- TSP o TRAFFIC SIGNAL POLE
- CWP o CROSS WALK POLE
- GV o GAS VALVE
- SMH o SANITARY MANHOLE
- SV o SEWER VENT
- CO o CLEANOUT
- DMH o DRAINAGE MANHOLE
- CB o SQUARE CATCH BASIN
- AS o AUTO SPRINKLER
- WF o WATER VALVE
- HYD o HYDRANT
- PIV o POST INDICATOR VALVE
- LP o LIGHT POLE
- HR o HAND HOLE
- ER o ELECTRIC RISER
- EMH o ELECTRIC MANHOLE
- EMTR o ELECTRIC METER
- TMH o TELEPHONE MANHOLE
- IR o IRON ROD FOUND
- MON o MONUMENT
- DECIDUOUS TREE
- GUARD RAIL
- WROUGHT IRON FENCE
- CHAIN LINK FENCE
- GAS LINE
- WATER LINE
- ELECTRIC LINE
- TELEPHONE LINE
- STORM SEWER LINE
- SANITARY SEWER LINE

MAP NOTES

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- 5.) ORIGINAL FIELD WORK PERFORMED BETWEEN APRIL 11-MAY 3, 2018. PARTIAL UPDATE ON 12/05/2022.
- 6.) SUBJECT TO AN ALLEY PER D.B. 5397, Pg. 769 BEING ALL OF TM 104-05-03.



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David M. Sliski 12/07/2022
 DAVID M. SLISKI PLS # 50105 DATE

DAVID M. SLISKI P.L.S. NO. 050105 	DATE	REVISIONS RECORD/DESCRIPTION	DRAFTER	CHECK	APPR.	UNAUTHORIZED ALTERATION OR ADDITION TO THIS DOCUMENT IS A VIOLATION OF THE NEW YORK STATE EDUCATION LAW. © 2022 C.T. MALE ASSOCIATES APPROVED: DRAFTED : DMS CHECKED : DMS PROJ. NO : 22.2785 SCALE : 1" = 20 FT. DATE : DEC. 5, 2022	BOUNDARY, TOPOGRAPHIC AND UTILITY SURVEY MAP FOR POST STANDARD AND NORTH SALINA STREET UPDATE 101-239 NORTH SALINA STREET BLOCK 3, BLOCK 81 & PART OF BLOCK 77; LOTS 1-4, BLOCK 23 OF E.F. WALLACE SUBD.; LOTS 1-4 & PART OF LOT 5, BLOCK 78; LOTS 7 & 8, PART OF LOTS 6 & 13-16, BLOCK 67 and LOT 16 & PART OF LOTS 7, 8 & 15, BLOCK 232 CITY OF SYRACUSE ONONDAGA COUNTY, NEW YORK
	UNAUTHORIZED ALTERATION OR ADDITION TO THIS DOCUMENT IS A VIOLATION OF THE NEW YORK STATE EDUCATION LAW. © 2022 C.T. MALE ASSOCIATES APPROVED: DRAFTED : DMS CHECKED : DMS PROJ. NO : 22.2785 SCALE : 1" = 20 FT. DATE : DEC. 5, 2022						
C.T. MALE ASSOCIATES Engineering, Surveying, Architecture, Landscape Architecture & Geology, D.P.C. 50 CENTURY HILL DRIVE, LATHAM, NY 12110 PH 518-786-7400 COBLESKILL, NY • GLENS FALLS, NY • POUGHKEEPSIE, NY JOHNSTOWN, NY • RED HOOK, NY • SYRACUSE, NY 						SHEET 1 OF 1 DWG. NO: 22-0703	



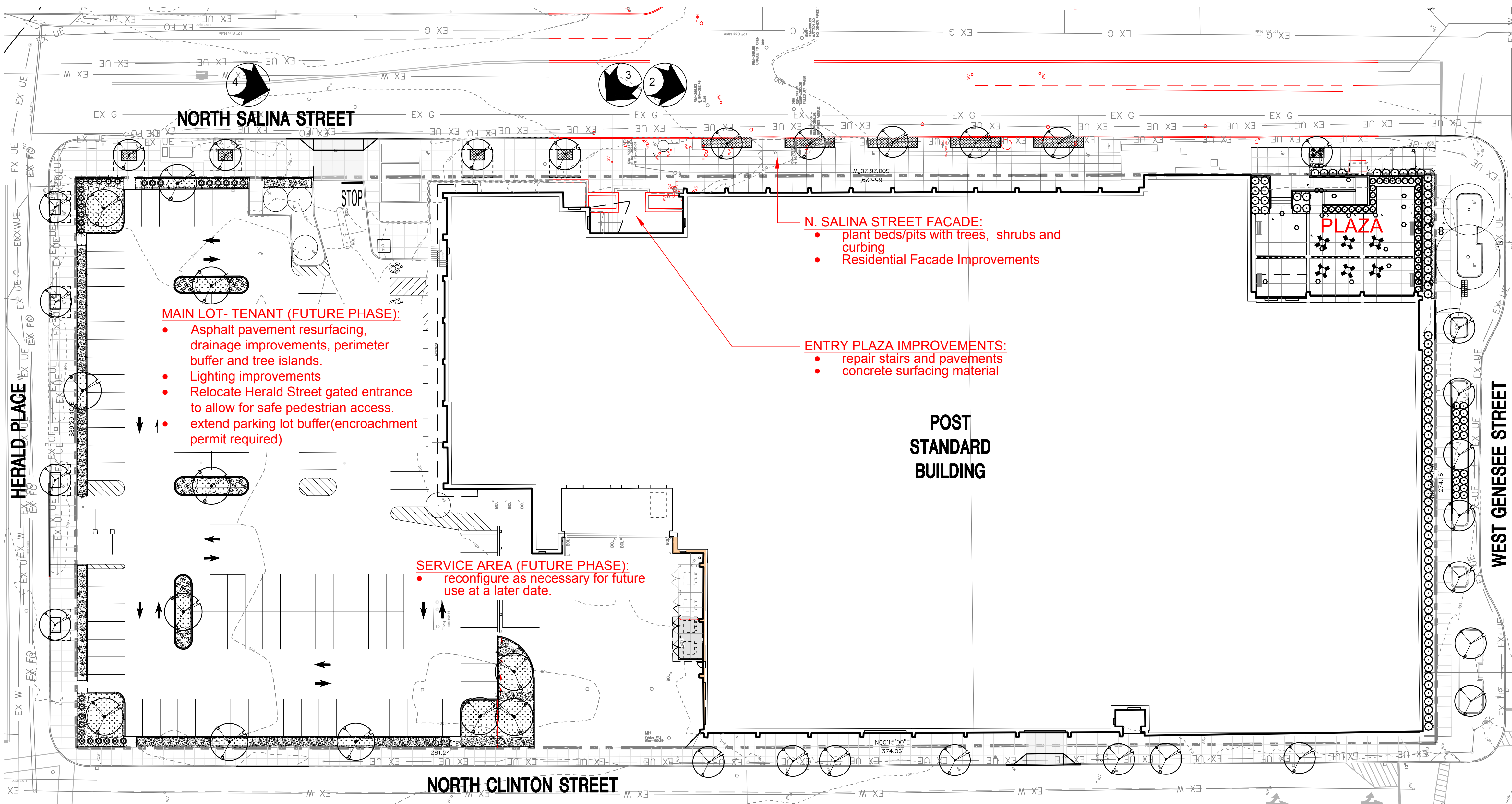
2 SALINA FACADE - LOOKING SOUTH
L-001



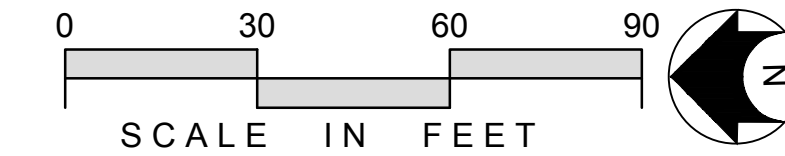
3 RESIDENTIAL ENTRANCE - LOOKING NORTH
L-001



4 BLOCK 3 - LOOKING SOUTH
L-001



1 MASTER PLAN - THE POST
L-001



ARCHITECTURE

ONE WEBSTERS LANDING
SYRACUSE, NEW YORK 13202
315.471.5338



LANDSCAPE ARCHITECTURE & LAND PLANNING
6320 FLY ROAD, SUITE 109 EAST SYRACUSE, NEW YORK 13057
PHONE: (315) 445-7980 FAX: (315) 445-7981

101 North Salina St, LLC

The Post

101 North Salina Street
Syracuse, New York

RESIDENTIAL RENOVATION

NO.	DATE	DESCRIPTION
0	05.28.2024	CPC SUBMISSION

SHEET ISSUES	
VIP PROJECT NO.	DESCRIPTION
44094	
VER	
SLF	

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PRELIMINARY
MASTER PLAN

SHEET NUMBER
L-001

APARTMENT AREAS:

Name	#Bedrooms	Area EA	Count	Area
FLOOR 01				
APT - Type B DU				
APT A1a	1-Bedroom	790.78 SF	1	790.78 SF
APT A1b	1-Bedroom	769.91 SF	1	769.91 SF
APT A1L	1-Bedroom	790.78 SF	2	1,581.56 SF
APT A1R	1-Bedroom	790.78 SF	3	2,372.34 SF
APT B1aL	1-Bedroom	768.99 SF	1	768.99 SF
APT B1aR	1-Bedroom	768.99 SF	1	768.99 SF
APT B1L	1-Bedroom	790.78 SF	2	1,581.56 SF
APT B1R	1-Bedroom	790.78 SF	2	1,581.56 SF
APT C1a	1-Bedroom	665.00 SF	1	665.00 SF
APT C1b	1-Bedroom	594.71 SF	1	594.71 SF
APT C1c	1-Bedroom	530.16 SF	1	530.16 SF
APT C1d	1-Bedroom	623.74 SF	1	623.74 SF
APT C1L	1-Bedroom	670.61 SF	1	670.61 SF
APT C1R	1-Bedroom	693.28 SF	2	1,386.56 SF
APT C1R	1-Bedroom	663.28 SF	1	663.28 SF
APT D1	2-Bedroom	924.37 SF	1	924.37 SF
APT E1	2-Bedroom	1,054.37 SF	1	1,054.37 SF
APT F1a	1-Bedroom	668.82 SF	1	668.82 SF
APT F1b	1-Bedroom	534.37 SF	1	534.37 SF
APT - Type B DU: 25			25	18,531.72 SF
OTHER RES				
BIKE STORAGE		314.47 SF	1	314.47 SF
ELEC		164.51 SF	1	164.51 SF
ELEC		131.86 SF	1	131.86 SF
FITNESS CTR		884.79 SF	1	884.79 SF
JAN		45.74 SF	1	45.74 SF
MAIL/PACKAGE		525.75 SF	1	525.75 SF
REFUSE		549.82 SF	1	549.82 SF
RES CIRC		4,063.13 SF	1	4,063.13 SF
STORAGE		1,165.52 SF	1	1,165.52 SF
OTHER RES: 9			9	7,845.59 SF
FLOOR 01: 34			34	26,377.31 SF

Name	#Bedrooms	Area EA	Count	Area
FLOOR 02				
APT				
APT A2a	1-Bedroom	784.16 SF	1	784.16 SF
APT A2L	1-Bedroom	790.78 SF	2	1,581.56 SF
APT A2R	1-Bedroom	790.78 SF	2	1,581.56 SF
APT B2aL	1-Bedroom	768.99 SF	1	768.99 SF
APT B2aR	1-Bedroom	768.99 SF	1	768.99 SF
APT B2b	1-Bedroom	772.62 SF	1	772.62 SF
APT B2L	1-Bedroom	790.78 SF	1	790.78 SF
APT B2R	1-Bedroom	790.78 SF	1	790.78 SF
APT C2	1-Bedroom	613.98 SF	4	2,455.90 SF
APT C2a	1-Bedroom	706.03 SF	1	706.03 SF
APT C2b	1-Bedroom	665.54 SF	1	665.54 SF
APT C2c	1-Bedroom	584.94 SF	1	584.94 SF
APT C2d	1-Bedroom	584.94 SF	1	584.94 SF
APT D2	1-Bedroom	803.21 SF	1	803.21 SF
APT G2	1-Bedroom	599.13 SF	1	599.13 SF
APT G2	1-Bedroom	588.43 SF	1	588.43 SF
APT H2	2-Bedroom	1,044.99 SF	1	1,044.99 SF
APT: 22			22	15,872.55 SF
APT - Type B DU				
APT J2	1-Bedroom	784.00 SF	2	1,568.00 SF
APT J2a	1-Bedroom	790.45 SF	1	790.45 SF
APT K2	1-Bedroom	785.60 SF	1	785.60 SF
APT K2a	1-Bedroom	849.74 SF	1	849.74 SF
APT L2	1-Bedroom	576.55 SF	1	576.55 SF
APT M2	2-Bedroom	947.39 SF	1	947.39 SF
APT - Type B DU: 7			7	5,517.74 SF
OTHER RES				
BUSINESS CTR		327.39 SF	1	327.39 SF
CORRIDOR		422.81 SF	1	422.81 SF
DOG WASH		144.48 SF	1	144.48 SF
ELEC		163.60 SF	1	163.60 SF
JAN		43.44 SF	1	43.44 SF
LOUNGE		847.25 SF	1	847.25 SF
MECH		213.40 SF	1	213.40 SF
RES CIRC		4,641.65 SF	1	4,641.65 SF
STORAGE		33.48 SF	1	33.48 SF
OTHER RES: 9			9	6,837.49 SF
FLOOR 02: 38			38	28,227.78 SF

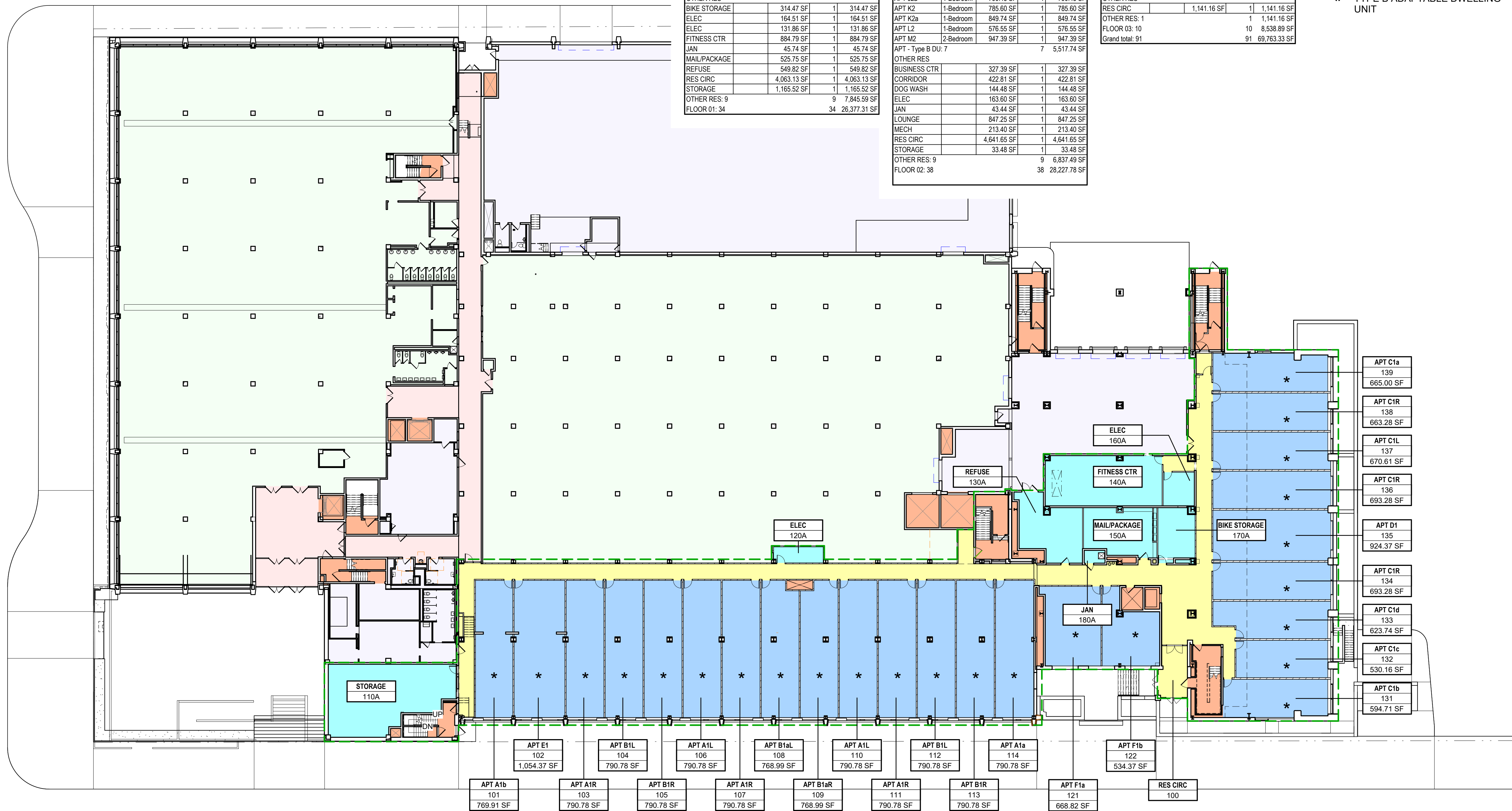
Name	#Bedrooms	Area EA	Count	Area
FLOOR 2.4N				
APT				
APT C3	1-Bedroom	701.04 SF	1	701.04 SF
APT C3	1-Bedroom	700.96 SF	3	2,102.87 SF
APT C3a	1-Bedroom	797.25 SF	1	797.25 SF
APT C3b	1-Bedroom	753.07 SF	1	753.07 SF
APT C3c	1-Bedroom	605.32 SF	1	605.32 SF
APT C3d	1-Bedroom	699.26 SF	1	699.26 SF
APT D3	2-Bedroom	960.55 SF	1	960.55 SF
APT: 9			9	6,619.35 SF
FLOOR 2.4N: 9			9	6,619.35 SF
FLOOR 03				
APT				
APT C4a	1-Bedroom	901.74 SF	1	901.74 SF
APT C4b	1-Bedroom	833.99 SF	1	833.99 SF
APT C4c	1-Bedroom	663.51 SF	1	663.51 SF
APT C4d	1-Bedroom	749.76 SF	1	749.76 SF
APT C4L	1-Bedroom	796.63 SF	1	796.63 SF
APT C4R	1-Bedroom	796.63 SF	3	2,389.90 SF
APT D4	2-Bedroom	1,062.18 SF	1	1,062.18 SF
APT: 9			9	7,397.72 SF
OTHER RES				
RES CIRC		1,141.16 SF	1	1,141.16 SF
OTHER RES: 1			1	1,141.16 SF
FLOOR 03: 10			10	8,538.89 SF
Grand total: 91			91	69,763.33 SF

AREA TYPES:

- ACCESSORY STOR/MECH/EQPM
- APARTMENTS
- RES COMMON
- BUSINESS (GROUP B)
- RES CIRCULATION
- COMMERCIAL TENANT
- BUILDING COMMON AREA
- SHARED CIRCULATION
- MAJOR VERTICAL PENETRATION
- FLOOR 02 - COMM - NO WORK

AREA PLAN LEGEND:

- (PROJECT) WORK AREA
- * TYPE B ADAPTABLE DWELLING UNIT



101 NORTH SALINA STREET - SUITE 100
SYRACUSE, NEW YORK 13202
315.471.5338

THE POST APARTMENTS
VIP DEVELOPMENT

101 N SALINA ST
SYRACUSE
NEW YORK

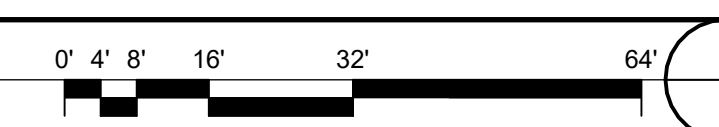
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C	09.06.24	SD SUBMISSION SET - REV1
B	08.16.24	SD SUBMISSION SET
A	06.28.24	PREDESIGN SUBMISSION SET

VP	PROJECT NO.	16-1289
FILE NAME	1289_Model_ARCH_R23.rvt	
DRAWN BY	Author	
CHECKED BY	KS	

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GENERAL & CODE SHEET TITLE
AREA PLAN APARTMENTS FLOOR 01

SHEET NUMBER
G-101



APARTMENT AREAS:

Name	#Bedrooms	Area EA	Count	Area
FLOOR 01				
APT - Type B DU				
APT A1a	1-Bedroom	790.78 SF	1	790.78 SF
APT A1b	1-Bedroom	769.91 SF	1	769.91 SF
APT A1L	1-Bedroom	790.78 SF	2	1,581.56 SF
APT A1R	1-Bedroom	790.78 SF	3	2,372.34 SF
APT B1aL	1-Bedroom	768.99 SF	1	768.99 SF
APT B1aR	1-Bedroom	768.99 SF	1	768.99 SF
APT B1L	1-Bedroom	790.78 SF	2	1,581.56 SF
APT B1R	1-Bedroom	790.78 SF	2	1,581.56 SF
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APT C1c	1-Bedroom	530.16 SF	1	530.16 SF
APT C1d	1-Bedroom	623.74 SF	1	623.74 SF
APT C1L	1-Bedroom	670.61 SF	1	670.61 SF
APT C1R	1-Bedroom	693.28 SF	2	1,386.56 SF
APT C1R	1-Bedroom	663.28 SF	1	663.28 SF
APT D1	2-Bedroom	924.37 SF	1	924.37 SF
APT E1	2-Bedroom	1,054.37 SF	1	1,054.37 SF
APT F1a	1-Bedroom	668.82 SF	1	668.82 SF
APT F1b	1-Bedroom	534.37 SF	1	534.37 SF
APT - Type B DU: 25			25	18,531.72 SF
OTHER RES				
BIKE STORAGE		314.47 SF	1	314.47 SF
ELEC		164.51 SF	1	164.51 SF
ELEC		131.86 SF	1	131.86 SF
FITNESS CTR		884.79 SF	1	884.79 SF
JAN		45.74 SF	1	45.74 SF
MAIL/PACKAGE		525.75 SF	1	525.75 SF
REFUSE		549.82 SF	1	549.82 SF
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STORAGE		1,165.52 SF	1	1,165.52 SF
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Name	#Bedrooms	Area EA	Count	Area
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APT B2aR	1-Bedroom	768.99 SF	1	768.99 SF
APT B2b	1-Bedroom	772.62 SF	1	772.62 SF
APT B2L	1-Bedroom	790.78 SF	1	790.78 SF
APT B2R	1-Bedroom	790.78 SF	1	790.78 SF
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APT C2a	1-Bedroom	706.03 SF	1	706.03 SF
APT C2b	1-Bedroom	665.54 SF	1	665.54 SF
APT C2c	1-Bedroom	584.94 SF	1	584.94 SF
APT C2d	1-Bedroom	584.94 SF	1	584.94 SF
APT D2	1-Bedroom	803.21 SF	1	803.21 SF
APT G2	1-Bedroom	599.13 SF	1	599.13 SF
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APT H2	2-Bedroom	1,044.99 SF	1	1,044.99 SF
APT: 22			22	15,872.55 SF
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APT M2	2-Bedroom	947.39 SF	1	947.39 SF
APT - Type B DU: 7			7	5,517.74 SF
OTHER RES				
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JAN		43.44 SF	1	43.44 SF
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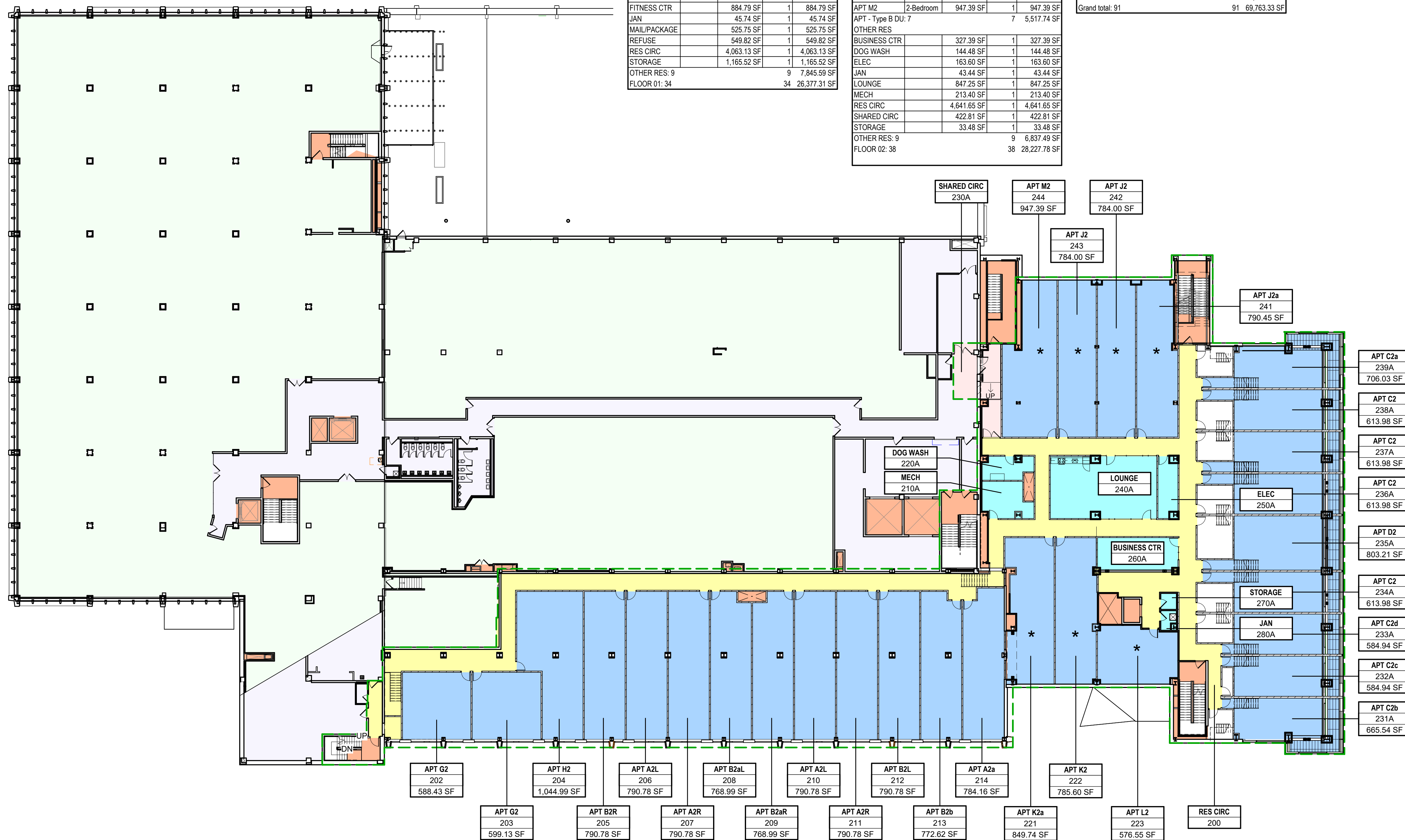
Name	#Bedrooms	Area EA	Count	Area
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APT				
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APT: 9			9	6,619.35 SF
FLOOR 2.4N: 9			9	6,619.35 SF
FLOOR 03				
APT				
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APT C4b	1-Bedroom	833.99 SF	1	833.99 SF
APT C4c	1-Bedroom	663.51 SF	1	663.51 SF
APT C4d	1-Bedroom	749.76 SF	1	749.76 SF
APT C4L	1-Bedroom	796.63 SF	1	796.63 SF
APT C4R	1-Bedroom	796.63 SF	3	2,389.90 SF
APT D4	2-Bedroom	1,062.18 SF	1	1,062.18 SF
APT: 9			9	7,397.72 SF
OTHER RES				
RES CIRC		1,141.16 SF	1	1,141.16 SF
OTHER RES: 1			1	1,141.16 SF
FLOOR 03: 10			10	8,538.89 SF
Grand total: 91			91	69,763.33 SF

AREA TYPES:

- ACCESSORY STOR/MECH/EQPM
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- RES COMMON
- BUSINESS (GROUP B)
- RES CIRCULATION
- COMMERCIAL TENANT
- BUILDING COMMON AREA
- SHARED CIRCULATION
- MAJOR VERTICAL PENETRATION
- FLOOR 02 - COMM - NO WORK

AREA PLAN LEGEND:

- (PROJECT) WORK AREA
- * TYPE B ADAPTABLE DWELLING UNIT



REV	DATE	DESCRIPTION
D	10.28.24	LPB SUBMISSION SET
C	09.06.24	SD SUBMISSION SET - REV1
B	08.16.24	SD SUBMISSION SET
A	06.28.24	PREDESIGN SUBMISSION SET

MK	DATE	DESCRIPTION

SHEET ISSUES	
VIP PROJECT NO.	16-1289
FILE NAME	1289_Model_ARCH_R23.rvt
DRAWN BY	Author
CHECKED BY	KS

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GENERAL & CODE SHEET TITLE

APARTMENT AREAS:

Name	#Bedrooms	Area EA	Count	Area
FLOOR 01				
APT - Type B DU				
APT A1a	1-Bedroom	790.78 SF	1	790.78 SF
APT A1b	1-Bedroom	769.91 SF	1	769.91 SF
APT A1L	1-Bedroom	790.78 SF	2	1,581.56 SF
APT A1R	1-Bedroom	790.78 SF	3	2,372.34 SF
APT B1aL	1-Bedroom	768.99 SF	1	768.99 SF
APT B1aR	1-Bedroom	768.99 SF	1	768.99 SF
APT B1L	1-Bedroom	790.78 SF	2	1,581.56 SF
APT B1R	1-Bedroom	790.78 SF	2	1,581.56 SF
APT C1a	1-Bedroom	665.00 SF	1	665.00 SF
APT C1b	1-Bedroom	594.71 SF	1	594.71 SF
APT C1c	1-Bedroom	530.16 SF	1	530.16 SF
APT C1d	1-Bedroom	623.74 SF	1	623.74 SF
APT C1L	1-Bedroom	670.61 SF	1	670.61 SF
APT C1R	1-Bedroom	693.28 SF	2	1,386.56 SF
APT C1R	1-Bedroom	663.28 SF	1	663.28 SF
APT D1	2-Bedroom	924.37 SF	1	924.37 SF
APT E1	2-Bedroom	1,054.37 SF	1	1,054.37 SF
APT F1a	1-Bedroom	668.82 SF	1	668.82 SF
APT F1b	1-Bedroom	534.37 SF	1	534.37 SF
APT - Type B DU: 25			25	18,531.72 SF
OTHER RES				
BIKE STORAGE		314.47 SF	1	314.47 SF
ELEC		164.51 SF	1	164.51 SF
ELEC		131.86 SF	1	131.86 SF
FITNESS CTR		884.79 SF	1	884.79 SF
JAN		45.74 SF	1	45.74 SF
MAIL/PACKAGE		525.75 SF	1	525.75 SF
REFUSE		549.82 SF	1	549.82 SF
RES CIRC		4,063.13 SF	1	4,063.13 SF
STORAGE		1,165.52 SF	1	1,165.52 SF
OTHER RES: 9			9	7,845.59 SF
FLOOR 01: 34			34	26,377.31 SF

Name	#Bedrooms	Area EA	Count	Area
FLOOR 02				
APT				
APT A2a	1-Bedroom	784.16 SF	1	784.16 SF
APT A2L	1-Bedroom	790.78 SF	2	1,581.56 SF
APT A2R	1-Bedroom	790.78 SF	2	1,581.56 SF
APT B2aL	1-Bedroom	768.99 SF	1	768.99 SF
APT B2aR	1-Bedroom	768.99 SF	1	768.99 SF
APT B2b	1-Bedroom	772.62 SF	1	772.62 SF
APT B2L	1-Bedroom	790.78 SF	1	790.78 SF
APT B2R	1-Bedroom	790.78 SF	1	790.78 SF
APT C2	1-Bedroom	613.98 SF	4	2,455.90 SF
APT C2a	1-Bedroom	706.03 SF	1	706.03 SF
APT C2b	1-Bedroom	665.54 SF	1	665.54 SF
APT C2c	1-Bedroom	584.94 SF	1	584.94 SF
APT C2d	1-Bedroom	584.94 SF	1	584.94 SF
APT D2	1-Bedroom	803.21 SF	1	803.21 SF
APT G2	1-Bedroom	599.13 SF	1	599.13 SF
APT G2	1-Bedroom	588.43 SF	1	588.43 SF
APT H2	2-Bedroom	1,044.99 SF	1	1,044.99 SF
APT: 22			22	15,872.55 SF
APT - Type B DU				
APT J2	1-Bedroom	784.00 SF	2	1,568.00 SF
APT J2a	1-Bedroom	790.45 SF	1	790.45 SF
APT K2	1-Bedroom	785.60 SF	1	785.60 SF
APT K2a	1-Bedroom	849.74 SF	1	849.74 SF
APT L2	1-Bedroom	576.55 SF	1	576.55 SF
APT M2	2-Bedroom	947.39 SF	1	947.39 SF
APT - Type B DU: 7			7	5,517.74 SF
OTHER RES				
BUSINESS CTR		327.39 SF	1	327.39 SF
CORRIDOR		422.81 SF	1	422.81 SF
DOG WASH		144.48 SF	1	144.48 SF
ELEC		163.60 SF	1	163.60 SF
JAN		43.44 SF	1	43.44 SF
LOUNGE		847.25 SF	1	847.25 SF
MECH		213.40 SF	1	213.40 SF
RES CIRC		4,641.65 SF	1	4,641.65 SF
STORAGE		33.48 SF	1	33.48 SF
OTHER RES: 9			9	6,837.49 SF
FLOOR 02: 38			38	28,227.78 SF

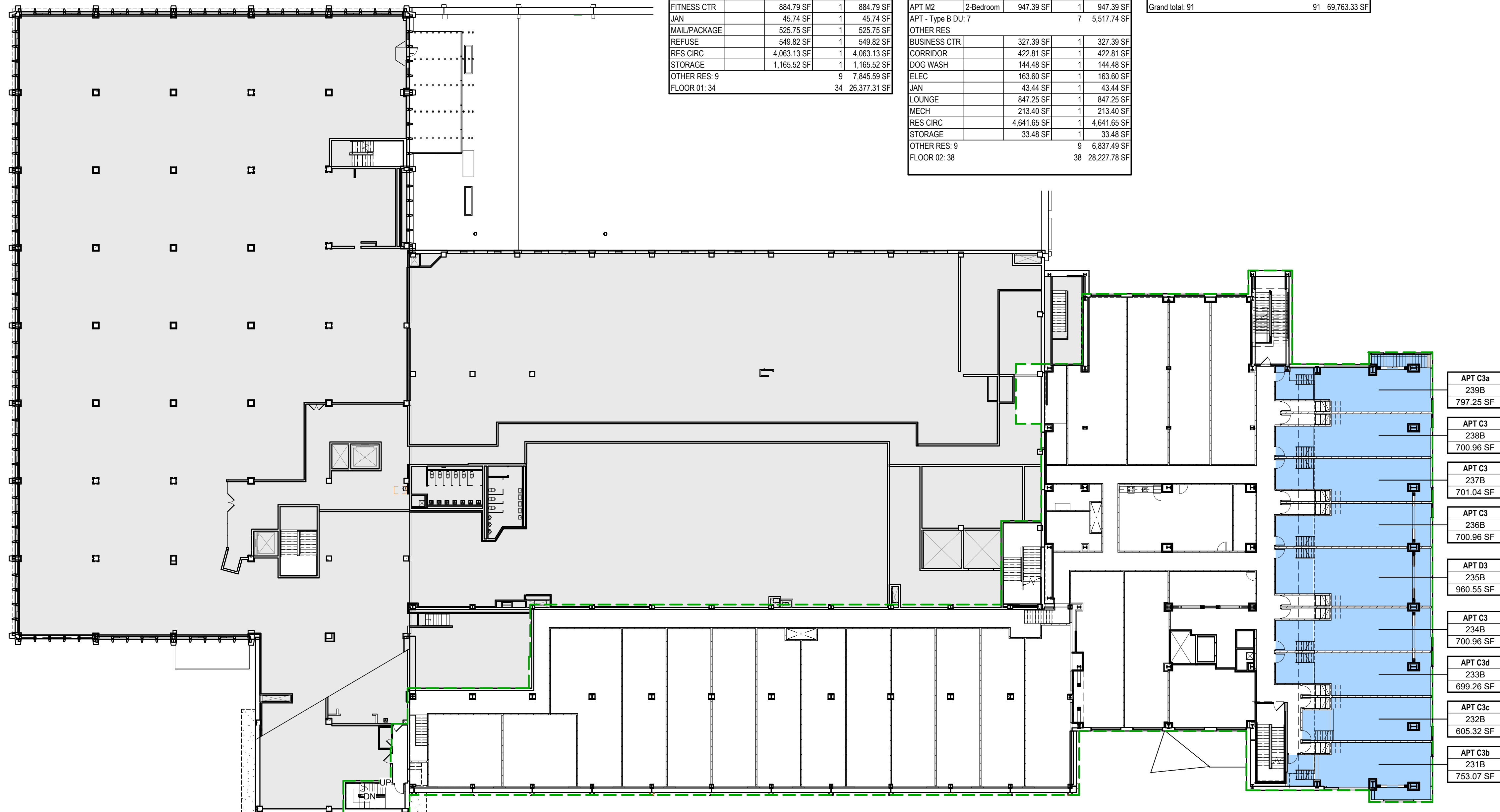
Name	#Bedrooms	Area EA	Count	Area
FLOOR 2.4N				
APT				
APT C3	1-Bedroom	701.04 SF	1	701.04 SF
APT C3	1-Bedroom	700.96 SF	3	2,102.87 SF
APT C3a	1-Bedroom	797.25 SF	1	797.25 SF
APT C3b	1-Bedroom	753.07 SF	1	753.07 SF
APT C3c	1-Bedroom	605.32 SF	1	605.32 SF
APT C3d	1-Bedroom	699.26 SF	1	699.26 SF
APT D3	2-Bedroom	960.55 SF	1	960.55 SF
APT: 9			9	6,619.35 SF
FLOOR 2.4N: 9			9	6,619.35 SF
FLOOR 03				
APT				
APT C4a	1-Bedroom	901.74 SF	1	901.74 SF
APT C4b	1-Bedroom	833.99 SF	1	833.99 SF
APT C4c	1-Bedroom	663.51 SF	1	663.51 SF
APT C4d	1-Bedroom	749.76 SF	1	749.76 SF
APT C4L	1-Bedroom	796.63 SF	1	796.63 SF
APT C4R	1-Bedroom	796.63 SF	3	2,389.90 SF
APT D4	2-Bedroom	1,062.18 SF	1	1,062.18 SF
APT: 9			9	7,397.72 SF
OTHER RES				
RES CIRC		1,141.16 SF	1	1,141.16 SF
OTHER RES: 1			1	1,141.16 SF
FLOOR 03: 10			10	8,538.89 SF
Grand total: 91			91	69,763.33 SF

AREA TYPES:

- ACCESSORY STOR/MECH/EQPM
- APARTMENTS
- RES COMMON
- BUSINESS (GROUP B)
- RES CIRCULATION
- COMMERCIAL TENANT
- BUILDING COMMON AREA
- SHARED CIRCULATION
- MAJOR VERTICAL PENETRATION
- FLOOR 02 - COMM - NO WORK

AREA PLAN LEGEND:

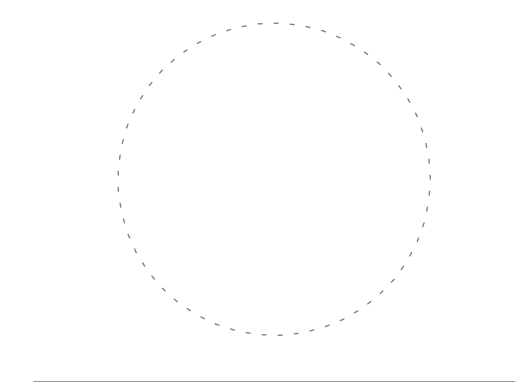
- (PROJECT) WORK AREA
- * TYPE B ADAPTABLE DWELLING UNIT



- APT C3a
238B
797.25 SF
- APT C3
238B
700.96 SF
- APT C3
237B
701.04 SF
- APT C3
236B
700.96 SF
- APT D3
235B
960.55 SF
- APT C3
234B
700.96 SF
- APT C3d
233B
699.26 SF
- APT C3c
232B
605.32 SF
- APT C3b
231B
753.07 SF



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SYRACUSE, NEW YORK 13202
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REV	DATE	DESCRIPTION
D	10.28.24	LPB SUBMISSION SET
C	09.06.24	SD SUBMISSION SET - REV1
B	08.16.24	SD SUBMISSION SET
A	06.28.24	PREDESIGN SUBMISSION SET

MK	DATE	DESCRIPTION

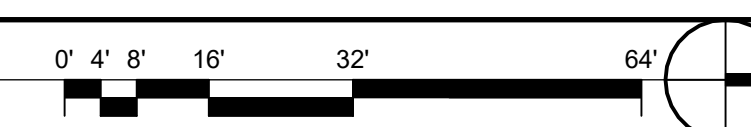
SHEET ISSUES	
VIP PROJECT NO.	16-1289
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GENERAL & CODE SHEET TITLE
AREA PLAN APARTMENTS FLOOR 02.4

SHEET NUMBER
G-102.4

1 AREA PLAN - APARTMENTS - FLOOR 2.4
G-102.4 3/64" = 1'-0"



APARTMENT AREAS:

Name	#Bedrooms	Area EA	Count	Area
FLOOR 01				
APT - Type B DU				
APT A1a	1-Bedroom	790.78 SF	1	790.78 SF
APT A1b	1-Bedroom	769.91 SF	1	769.91 SF
APT A1L	1-Bedroom	790.78 SF	2	1,581.56 SF
APT A1R	1-Bedroom	790.78 SF	3	2,372.34 SF
APT B1aL	1-Bedroom	768.99 SF	1	768.99 SF
APT B1aR	1-Bedroom	768.99 SF	1	768.99 SF
APT B1L	1-Bedroom	790.78 SF	2	1,581.56 SF
APT B1R	1-Bedroom	790.78 SF	2	1,581.56 SF
APT C1a	1-Bedroom	665.00 SF	1	665.00 SF
APT C1b	1-Bedroom	594.71 SF	1	594.71 SF
APT C1c	1-Bedroom	530.16 SF	1	530.16 SF
APT C1d	1-Bedroom	623.74 SF	1	623.74 SF
APT C1L	1-Bedroom	670.61 SF	1	670.61 SF
APT C1R	1-Bedroom	693.28 SF	2	1,386.56 SF
APT C1R	1-Bedroom	663.28 SF	1	663.28 SF
APT D1	2-Bedroom	924.37 SF	1	924.37 SF
APT E1	2-Bedroom	1,054.37 SF	1	1,054.37 SF
APT F1a	1-Bedroom	668.82 SF	1	668.82 SF
APT F1b	1-Bedroom	534.37 SF	1	534.37 SF
APT - Type B DU: 25			25	18,531.72 SF
OTHER RES				
BIKE STORAGE		314.47 SF	1	314.47 SF
ELEC		164.51 SF	1	164.51 SF
ELEC		131.86 SF	1	131.86 SF
FITNESS CTR		884.79 SF	1	884.79 SF
JAN		45.74 SF	1	45.74 SF
MAIL/PACKAGE		525.75 SF	1	525.75 SF
REFUSE		549.82 SF	1	549.82 SF
RES CIRC		4,063.13 SF	1	4,063.13 SF
STORAGE		1,165.52 SF	1	1,165.52 SF
OTHER RES: 9			9	7,845.59 SF
FLOOR 01: 34			34	26,377.31 SF

Name	#Bedrooms	Area EA	Count	Area
FLOOR 02				
APT				
APT A2a	1-Bedroom	784.16 SF	1	784.16 SF
APT A2L	1-Bedroom	790.78 SF	2	1,581.56 SF
APT A2R	1-Bedroom	790.78 SF	2	1,581.56 SF
APT B2aL	1-Bedroom	768.99 SF	1	768.99 SF
APT B2aR	1-Bedroom	768.99 SF	1	768.99 SF
APT B2b	1-Bedroom	772.62 SF	1	772.62 SF
APT B2L	1-Bedroom	790.78 SF	1	790.78 SF
APT B2R	1-Bedroom	790.78 SF	1	790.78 SF
APT C2	1-Bedroom	613.98 SF	4	2,455.90 SF
APT C2a	1-Bedroom	706.03 SF	1	706.03 SF
APT C2b	1-Bedroom	665.54 SF	1	665.54 SF
APT C2c	1-Bedroom	584.94 SF	1	584.94 SF
APT C2d	1-Bedroom	584.94 SF	1	584.94 SF
APT D2	1-Bedroom	803.21 SF	1	803.21 SF
APT G2	1-Bedroom	599.13 SF	1	599.13 SF
APT G2	1-Bedroom	588.43 SF	1	588.43 SF
APT H2	2-Bedroom	1,044.99 SF	1	1,044.99 SF
APT: 22			22	15,872.55 SF
APT - Type B DU				
APT J2	1-Bedroom	784.00 SF	2	1,568.00 SF
APT J2a	1-Bedroom	790.45 SF	1	790.45 SF
APT K2	1-Bedroom	785.60 SF	1	785.60 SF
APT K2a	1-Bedroom	849.74 SF	1	849.74 SF
APT L2	1-Bedroom	576.55 SF	1	576.55 SF
APT M2	2-Bedroom	947.39 SF	1	947.39 SF
APT - Type B DU: 7			7	5,517.74 SF
OTHER RES				
BUSINESS CTR		327.39 SF	1	327.39 SF
CORRIDOR		422.81 SF	1	422.81 SF
DOG WASH		144.48 SF	1	144.48 SF
ELEC		163.60 SF	1	163.60 SF
JAN		43.44 SF	1	43.44 SF
LOUNGE		847.25 SF	1	847.25 SF
MECH		213.40 SF	1	213.40 SF
RES CIRC		4,641.65 SF	1	4,641.65 SF
STORAGE		33.48 SF	1	33.48 SF
OTHER RES: 9			9	6,837.49 SF
FLOOR 02: 38			38	28,227.78 SF

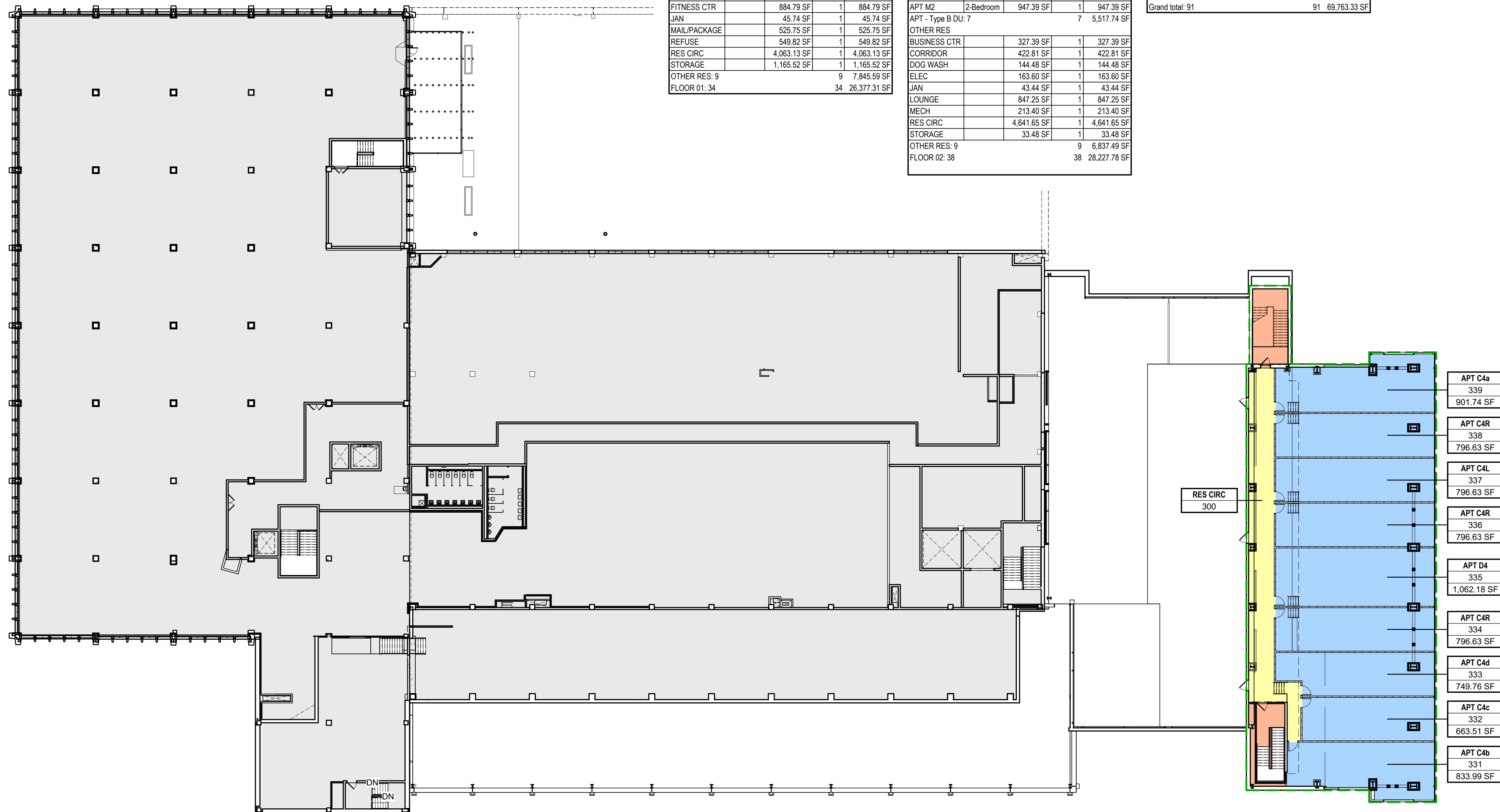
Name	#Bedrooms	Area EA	Count	Area
FLOOR 2.4N				
APT				
APT C3	1-Bedroom	701.04 SF	1	701.04 SF
APT C3	1-Bedroom	700.96 SF	3	2,102.87 SF
APT C3a	1-Bedroom	797.25 SF	1	797.25 SF
APT C3b	1-Bedroom	753.07 SF	1	753.07 SF
APT C3c	1-Bedroom	605.32 SF	1	605.32 SF
APT C3d	1-Bedroom	699.26 SF	1	699.26 SF
APT D3	2-Bedroom	960.55 SF	1	960.55 SF
APT: 9			9	6,619.35 SF
FLOOR 2.4N: 9			9	6,619.35 SF
FLOOR 03				
APT				
APT C4a	1-Bedroom	901.74 SF	1	901.74 SF
APT C4b	1-Bedroom	833.99 SF	1	833.99 SF
APT C4c	1-Bedroom	663.51 SF	1	663.51 SF
APT C4d	1-Bedroom	749.76 SF	1	749.76 SF
APT C4L	1-Bedroom	796.63 SF	1	796.63 SF
APT C4R	1-Bedroom	796.63 SF	3	2,389.90 SF
APT D4	2-Bedroom	1,062.18 SF	1	1,062.18 SF
APT: 9			9	7,397.72 SF
OTHER RES				
RES CIRC		1,141.16 SF	1	1,141.16 SF
OTHER RES: 1			1	1,141.16 SF
FLOOR 03: 10			10	8,538.89 SF
Grand total: 91			91	69,763.33 SF

AREA TYPES:

- ACCESSORY STOR/MECH/EQPM
- APARTMENTS
- RES COMMON
- BUSINESS (GROUP B)
- RES CIRCULATION
- COMMERCIAL TENANT
- BUILDING COMMON AREA
- SHARED CIRCULATION
- MAJOR VERTICAL PENETRATION
- FLOOR 02 - COMM - NO WORK

AREA PLAN LEGEND:

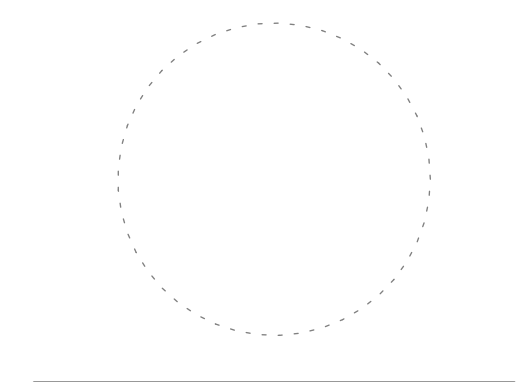
- (PROJECT) WORK AREA
- * TYPE B ADAPTABLE DWELLING UNIT



APT C4a	339	901.74 SF
APT C4R	338	796.63 SF
APT C4L	337	796.63 SF
APT C4R	336	796.63 SF
APT D4	335	1,062.18 SF
APT C4R	334	796.63 SF
APT C4d	333	749.76 SF
APT C4c	332	663.51 SF
APT C4b	331	833.99 SF



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REV	DATE	DESCRIPTION
D	10.28.24	LPB SUBMISSION SET
C	09.06.24	SD SUBMISSION SET - REV1
B	08.16.24	SD SUBMISSION SET
A	06.28.24	PREDESIGN SUBMISSION SET

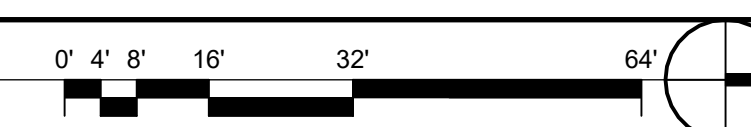
MK	DATE	DESCRIPTION

SHEET ISSUES	
VIP PROJECT NO.	16-1289
FILE NAME	1289_Model_ARCH_R23.rvt
DRAWN BY	Author
CHECKED BY	KS

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GENERAL & CODE SHEET TITLE
AREA PLAN APARTMENTS FLOOR 03

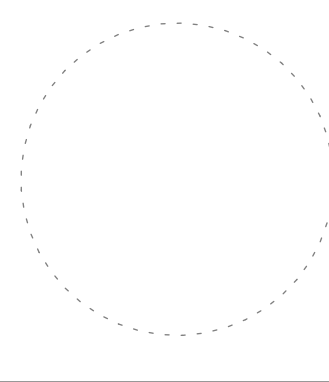
SHEET NUMBER
G-103





ARCHITECTURE

101 NORTH SALINA STREET - SUITE 100
SYRACUSE, NEW YORK 13202
315.471.5338



THE POST APARTMENTS

VIP DEVELOPMENT

101 N SALINA ST
SYRACUSE
NEW YORK

APARTMENT AREAS by Number of Bedrooms:

APT Number	APT Name	#Bedrooms	Level	Area
1-Bedroom				
APT - Type B DU				
101	APT A1b	1-Bedroom	FLOOR 01	769.91 SF
103	APT A1R	1-Bedroom	FLOOR 01	790.78 SF
104	APT B1L	1-Bedroom	FLOOR 01	790.78 SF
105	APT B1R	1-Bedroom	FLOOR 01	790.78 SF
106	APT A1L	1-Bedroom	FLOOR 01	790.78 SF
107	APT A1R	1-Bedroom	FLOOR 01	790.78 SF
108	APT B1aL	1-Bedroom	FLOOR 01	768.99 SF
109	APT B1aR	1-Bedroom	FLOOR 01	768.99 SF
110	APT A1L	1-Bedroom	FLOOR 01	790.78 SF
111	APT A1R	1-Bedroom	FLOOR 01	790.78 SF
112	APT B1L	1-Bedroom	FLOOR 01	790.78 SF
113	APT B1R	1-Bedroom	FLOOR 01	790.78 SF
114	APT A1a	1-Bedroom	FLOOR 01	790.78 SF
121	APT F1a	1-Bedroom	FLOOR 01	668.82 SF
122	APT F1b	1-Bedroom	FLOOR 01	534.37 SF
131	APT C1b	1-Bedroom	FLOOR 01	594.71 SF
132	APT C1c	1-Bedroom	FLOOR 01	530.16 SF
133	APT C1d	1-Bedroom	FLOOR 01	623.74 SF
134	APT C1R	1-Bedroom	FLOOR 01	693.28 SF
136	APT C1R	1-Bedroom	FLOOR 01	693.28 SF
137	APT C1L	1-Bedroom	FLOOR 01	670.61 SF
138	APT C1R	1-Bedroom	FLOOR 01	663.28 SF
139	APT C1R	1-Bedroom	FLOOR 01	663.28 SF
221	APT K2a	1-Bedroom	FLOOR 02	849.74 SF
222	APT K2	1-Bedroom	FLOOR 02	785.60 SF
223	APT L2	1-Bedroom	FLOOR 02	576.55 SF
241	APT J2a	1-Bedroom	FLOOR 02	790.45 SF
242	APT J2	1-Bedroom	FLOOR 02	784.00 SF
243	APT J2	1-Bedroom	FLOOR 02	784.00 SF
APT - Type B DU: 29				21,123.32 SF
APT				
202	APT G2	1-Bedroom	FLOOR 02	588.43 SF
203	APT G2	1-Bedroom	FLOOR 02	599.13 SF
205	APT B2R	1-Bedroom	FLOOR 02	790.78 SF
206	APT A2L	1-Bedroom	FLOOR 02	790.78 SF
207	APT A2R	1-Bedroom	FLOOR 02	790.78 SF
208	APT B2aL	1-Bedroom	FLOOR 02	768.99 SF
209	APT B2aR	1-Bedroom	FLOOR 02	768.99 SF
210	APT A2L	1-Bedroom	FLOOR 02	790.78 SF
211	APT A2R	1-Bedroom	FLOOR 02	790.78 SF
212	APT B2L	1-Bedroom	FLOOR 02	790.78 SF
213	APT B2b	1-Bedroom	FLOOR 02	772.62 SF
214	APT A2a	1-Bedroom	FLOOR 02	784.16 SF
221	APT K2a	1-Bedroom	FLOOR 02	849.74 SF
222	APT K2	1-Bedroom	FLOOR 02	785.60 SF
223	APT L2	1-Bedroom	FLOOR 02	576.55 SF
231A	APT C2b	1-Bedroom	FLOOR 02	665.54 SF
232A	APT C2c	1-Bedroom	FLOOR 02	584.94 SF
233A	APT C2d	1-Bedroom	FLOOR 02	584.94 SF
234A	APT C2	1-Bedroom	FLOOR 02	613.98 SF
235A	APT C2a	1-Bedroom	FLOOR 02	706.03 SF
236A	APT C2	1-Bedroom	FLOOR 02	613.98 SF
237A	APT C2	1-Bedroom	FLOOR 02	613.98 SF
238A	APT C2	1-Bedroom	FLOOR 02	613.98 SF
239A	APT C2a	1-Bedroom	FLOOR 02	706.03 SF
239B	APT C3a	1-Bedroom	FLOOR 02	797.25 SF
331	APT C4b	1-Bedroom	FLOOR 03	833.99 SF
332	APT C4c	1-Bedroom	FLOOR 03	663.51 SF
333	APT C4d	1-Bedroom	FLOOR 03	749.76 SF
334	APT C4R	1-Bedroom	FLOOR 03	796.63 SF
335	APT D4	2-Bedroom	FLOOR 03	1,062.18 SF
336	APT C4R	1-Bedroom	FLOOR 03	796.63 SF
337	APT C4L	1-Bedroom	FLOOR 03	796.63 SF
338	APT C4R	1-Bedroom	FLOOR 03	796.63 SF
339	APT C4a	1-Bedroom	FLOOR 03	901.74 SF
APT: 37				26,821.91 SF
1-Bedroom: 66				47,945.23 SF
2-Bedroom				
APT - Type B DU				
102	APT E1	2-Bedroom	FLOOR 01	1,054.37 SF
135	APT D1	2-Bedroom	FLOOR 01	924.37 SF
244	APT M2	2-Bedroom	FLOOR 02	947.39 SF
APT - Type B DU: 3				2,926.14 SF
APT				
204	APT H2	2-Bedroom	FLOOR 02	1,044.99 SF
235B	APT D3	2-Bedroom	FLOOR 2.4N	960.55 SF
335	APT D4	2-Bedroom	FLOOR 03	1,062.18 SF
APT: 3				3,067.72 SF
2-Bedroom: 6				5,993.86 SF
Grand total: 72				53,939.09 SF

APARTMENT AREAS by Instance:

APT Number	APT Name	#Bedrooms	Comments	Area
FLOOR 01				
101	APT A1b	1-Bedroom	APT - Type B DU	769.91 SF
102	APT E1	2-Bedroom	APT - Type B DU	1,054.37 SF
103	APT A1R	1-Bedroom	APT - Type B DU	790.78 SF
104	APT B1L	1-Bedroom	APT - Type B DU	790.78 SF
105	APT B1R	1-Bedroom	APT - Type B DU	790.78 SF
106	APT A1L	1-Bedroom	APT - Type B DU	790.78 SF
107	APT A1R	1-Bedroom	APT - Type B DU	790.78 SF
108	APT B1aL	1-Bedroom	APT - Type B DU	768.99 SF
109	APT B1aR	1-Bedroom	APT - Type B DU	768.99 SF
110	APT A1L	1-Bedroom	APT - Type B DU	790.78 SF
111	APT A1R	1-Bedroom	APT - Type B DU	790.78 SF
112	APT B1L	1-Bedroom	APT - Type B DU	790.78 SF
113	APT B1R	1-Bedroom	APT - Type B DU	790.78 SF
114	APT A1a	1-Bedroom	APT - Type B DU	790.78 SF
121	APT F1a	1-Bedroom	APT - Type B DU	668.82 SF
122	APT F1b	1-Bedroom	APT - Type B DU	534.37 SF
131	APT C1b	1-Bedroom	APT - Type B DU	594.71 SF
132	APT C1c	1-Bedroom	APT - Type B DU	530.16 SF
133	APT C1d	1-Bedroom	APT - Type B DU	623.74 SF
134	APT C1R	1-Bedroom	APT - Type B DU	693.28 SF
135	APT D1	2-Bedroom	APT - Type B DU	924.37 SF
136	APT C1R	1-Bedroom	APT - Type B DU	693.28 SF
137	APT C1L	1-Bedroom	APT - Type B DU	670.61 SF
138	APT C1R	1-Bedroom	APT - Type B DU	663.28 SF
139	APT C1a	1-Bedroom	APT - Type B DU	665.00 SF
FLOOR 01: 25				18,531.72 SF
FLOOR 02				
202	APT G2	1-Bedroom	APT	588.43 SF
203	APT G2	1-Bedroom	APT	599.13 SF
204	APT H2	2-Bedroom	APT	1,044.99 SF
205	APT B2R	1-Bedroom	APT	790.78 SF
206	APT A2L	1-Bedroom	APT	790.78 SF
207	APT A2R	1-Bedroom	APT	790.78 SF
208	APT B2aL	1-Bedroom	APT	768.99 SF
209	APT B2aR	1-Bedroom	APT	768.99 SF
210	APT A2L	1-Bedroom	APT	790.78 SF
211	APT A2R	1-Bedroom	APT	790.78 SF
212	APT B2L	1-Bedroom	APT	790.78 SF
213	APT B2b	1-Bedroom	APT	772.62 SF
214	APT A2a	1-Bedroom	APT	784.16 SF
221	APT K2a	1-Bedroom	APT - Type B DU	849.74 SF
222	APT K2	1-Bedroom	APT - Type B DU	785.60 SF
223	APT L2	1-Bedroom	APT - Type B DU	576.55 SF
231A	APT C2b	1-Bedroom	APT	665.54 SF
232A	APT C2c	1-Bedroom	APT	584.94 SF
233A	APT C2d	1-Bedroom	APT	584.94 SF
234A	APT C2	1-Bedroom	APT	613.98 SF
235A	APT D2	1-Bedroom	APT	803.21 SF
236A	APT C2	1-Bedroom	APT	613.98 SF
237A	APT C2	1-Bedroom	APT	613.98 SF
238A	APT C2	1-Bedroom	APT	613.98 SF
239A	APT C2a	1-Bedroom	APT	706.03 SF
241	APT J2a	1-Bedroom	APT - Type B DU	790.45 SF
242	APT J2	1-Bedroom	APT - Type B DU	784.00 SF
243	APT J2	1-Bedroom	APT - Type B DU	784.00 SF
244	APT M2	2-Bedroom	APT - Type B DU	947.39 SF
FLOOR 02: 29				21,390.29 SF
FLOOR 2.4N				
231B	APT C3b	1-Bedroom	APT	753.07 SF
232B	APT C3c	1-Bedroom	APT	605.32 SF
233B	APT C3d	1-Bedroom	APT	699.26 SF
234B	APT C3	1-Bedroom	APT	700.96 SF
235B	APT D3	2-Bedroom	APT	960.55 SF
236B	APT C3	1-Bedroom	APT	700.96 SF
237B	APT C3	1-Bedroom	APT	701.04 SF
238B	APT C3	1-Bedroom	APT	700.96 SF
239B	APT C3a	1-Bedroom	APT	797.25 SF
FLOOR 2.4N: 9				6,619.35 SF
FLOOR 03				
331	APT C4b	1-Bedroom	APT	833.99 SF
332	APT C4c	1-Bedroom	APT	663.51 SF
333	APT C4d	1-Bedroom	APT	749.76 SF
334	APT C4R	1-Bedroom	APT	796.63 SF
335	APT D4	2-Bedroom	APT	1,062.18 SF
336	APT C4R	1-Bedroom	APT	796.63 SF
337	APT C4L	1-Bedroom	APT	796.63 SF
338	APT C4R	1-Bedroom	APT	796.63 SF
339	APT C4a	1-Bedroom	APT	901.74 SF
FLOOR 03: 9				7,397.72 SF
Grand total: 72				53,939.09 SF

APARTMENT AREAS:

Name	#Bedrooms	Area EA	Count	Area
FLOOR 01				
APT - Type B DU				
APT A1a	1-Bedroom	790.78 SF	1	790.78 SF
APT A1b	1-Bedroom	769.91 SF	1	769.91 SF
APT A1L	1-Bedroom	790.78 SF	2	1,581.56 SF
APT A1R	1-Bedroom	790.78 SF	3	2,372.34 SF
APT B1aL	1-Bedroom	768.99 SF	1	768.99 SF
APT B1aR	1-Bedroom	768.99 SF	1	768.99 SF
APT B1L	1-Bedroom	790.78 SF	2	1,581.56 SF
APT B1R	1-Bedroom	790.78 SF	2	1,581.56 SF
APT C1a	1-Bedroom	665.00 SF	1	665.00 SF
APT C1b	1-Bedroom	594.71 SF	1	594.71 SF
APT C1c	1-Bedroom	530.16 SF	1	530.16 SF
APT C1d	1-Bedroom	623.74 SF	1	623.74 SF
APT C1R	1-Bedroom	693.28 SF	2	1,386.56 SF
APT C1R	1-Bedroom	663.28 SF	1	663.28 SF
APT D1	2-Bedroom	924.37 SF	1	924.37 SF
APT E1	2-Bedroom	1,054.37 SF	1	1,054.37 SF
APT F1a	1-Bedroom	668.82 SF	1	668.82 SF
APT F1b	1-Bedroom	534.37 SF	1	534.37 SF
APT - Type B DU: 25				25 18,531.72 SF
OTHER RES				
BIKE STORAGE		314.47 SF	1	314.47 SF
ELEC		164.51 SF	1	164.51 SF
ELEC		131.86 SF	1	131.86 SF
FITNESS CTR		884.79 SF	1	884.79 SF
JAN		45.74 SF	1	45.74 SF
MAIL/PACKAGE		525.75 SF	1	525.75 SF
REFUSE		549.82 SF	1	549.82 SF
RES CIRC		4,063.13 SF	1	4,063.13 SF
STORAGE		1,165.52 SF	1	1,165.52 SF
OTHER RES: 9				9 7,845.59 SF
FLOOR 01: 34				34 26,377.31 SF
FLOOR 02				
APT - Type B DU				
APT J2	1-Bedroom	784.00 SF	2	1,568.00 SF
APT J2a	1-Bedroom	790.45 SF	1	790.45 SF
APT K2	1-Bedroom	785.60 SF	1	785.60 SF
APT K2a	1-Bedroom	849.74 SF	1	849.74 SF
APT L2	1-Bedroom	576.55 SF	1	576.55 SF
APT M2	2-Bedroom	947.39 SF	1	947.39 SF
APT - Type B DU: 7				7 5,517.74 SF
OTHER RES				
BUSINESS CTR		327.39 SF	1	327.39 SF
CORRIDOR		422.81 SF	1	422.81 SF
DOG WASH		144.48 SF	1	144.48 SF
ELEC		163.60 SF	1	163.60 SF
JAN		43.44 SF	1	43.44 SF
LOUNGE		847.25 SF	1	847.25 SF
MECH		213.40 SF	1	213.40 SF
RES CIRC		4,641.65 SF	1	4,641.65 SF
STORAGE		33.48 SF	1	33.48 SF
OTHER RES: 9				9 6,637.49 SF
FLOOR 02: 38				38 28,227.78 SF
FLOOR 2.4N				
APT				
APT C3	1-Bedroom	701.04 SF	1	701.04 SF
APT C3	1-Bedroom	700.96 SF	3	2,102.87 SF
APT C3a	1-Bedroom	797.25 SF	1	797.25 SF
APT C3b	1-Bedroom	753.07 SF	1	753.07 SF
APT C3c	1-Bedroom	605.32 SF	1	605.32 SF
APT C3d	1-Bedroom	699.26 SF	1	699.26 SF
APT D3	2-Bedroom	960.55 SF	1	960.55 SF
APT: 9				9 6,619.35 SF
FLOOR 2.4N: 9				9 6,619.35 SF
FLOOR 03				
APT				
APT C4a	1-Bedroom	901.74 SF	1	901.74 SF
APT C4b	1-Bedroom	833.99 SF	1	833.99 SF
APT C4c	1-Bedroom	663.51 SF	1	663.51 SF
APT C4d	1-Bedroom	749.76 SF	1	749.76 SF
APT C4L	1-Bedroom	796.63 SF	1	796.63 SF
APT C4R	1-Bedroom	796.63 SF	3	2,389.90 SF
APT D4	2-Bedroom	1,062.18 SF	1	1,062.18 SF
APT: 9				9 7,397.72 SF
OTHER RES				
RES CIRC		1,141.16 SF	1	1,141.16 SF
OTHER RES: 1				1 1,141.16 SF
FLOOR 03: 10				10 8,538.88 SF
Grand total: 91				91 69,763.33 SF

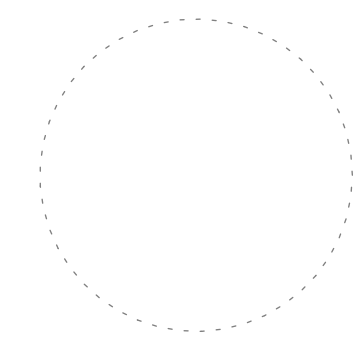
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09/06/24 SD SUBMISSION SET - REV1
08/16/24 SD SUBMISSION SET

MK	DATE	DESCRIPTION
SHEET ISSUES		
VIP PROJECT NO.	16-1289	
FILE NAME	1289_Model_ARCH_R23.rvt	



ARCHITECTURE

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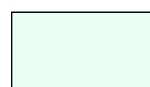
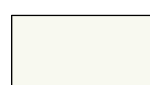
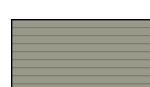

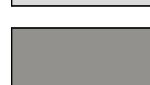









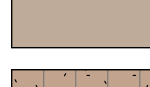


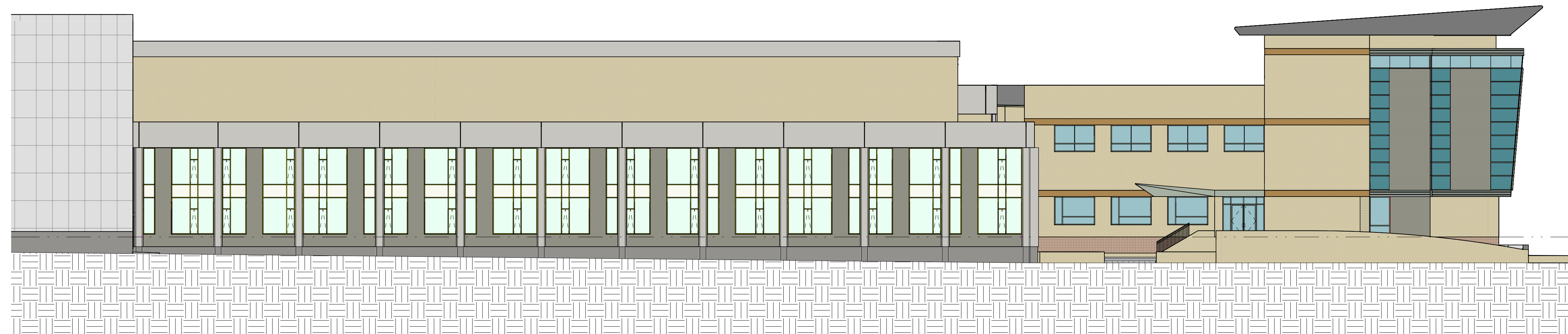
THE POST APARTMENTS

VIP DEVELOPMENT

101 N SALINA ST
SYRACUSE
NEW YORK

MATERIALS LEGEND:

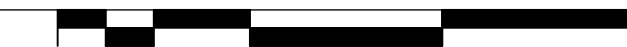
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-  BLOCK 2 - 1" INSULATED SPANDRAL GLASS (TYPE 2)
-  BLOCK 2/3 - INSULATED METAL PANEL
-  BLOCK 1/2/3 - (EXG) CAST-IN-PLACE CONCRETE
-  BLOCK 2 - (EXG) GRANITIE
-  BLOCK 2 - (EXG) BRICK
-  BLOCK 3 - (EXG) BRICK
-  BLOCK 3 - (EXG) ACCENT BRICK
-  BLOCK 3 - (EXG) CURTAIN WALL PAINT (SHERWIN WILLIAMS) SW 2250
-  BLOCK 3 - (EXG) CURTAIN WALL PAINT (SHERWIN WILLIAMS) SW 2240
-  BLOCK 3 - (EXG) FRITTED GLASS (TYPE 3)
-  BLOCK 3 - (EXG) CLEAR GLASS (TYPE 4)
-  BLOCK 3 - (EXG) EIFS
-  BLOCK 3 - EIFS TO MATCH EXISTING
-  BLOCK 3 - (EXG) 8X8 SCORED CMU BLOCK



1 EAST ELEVATION

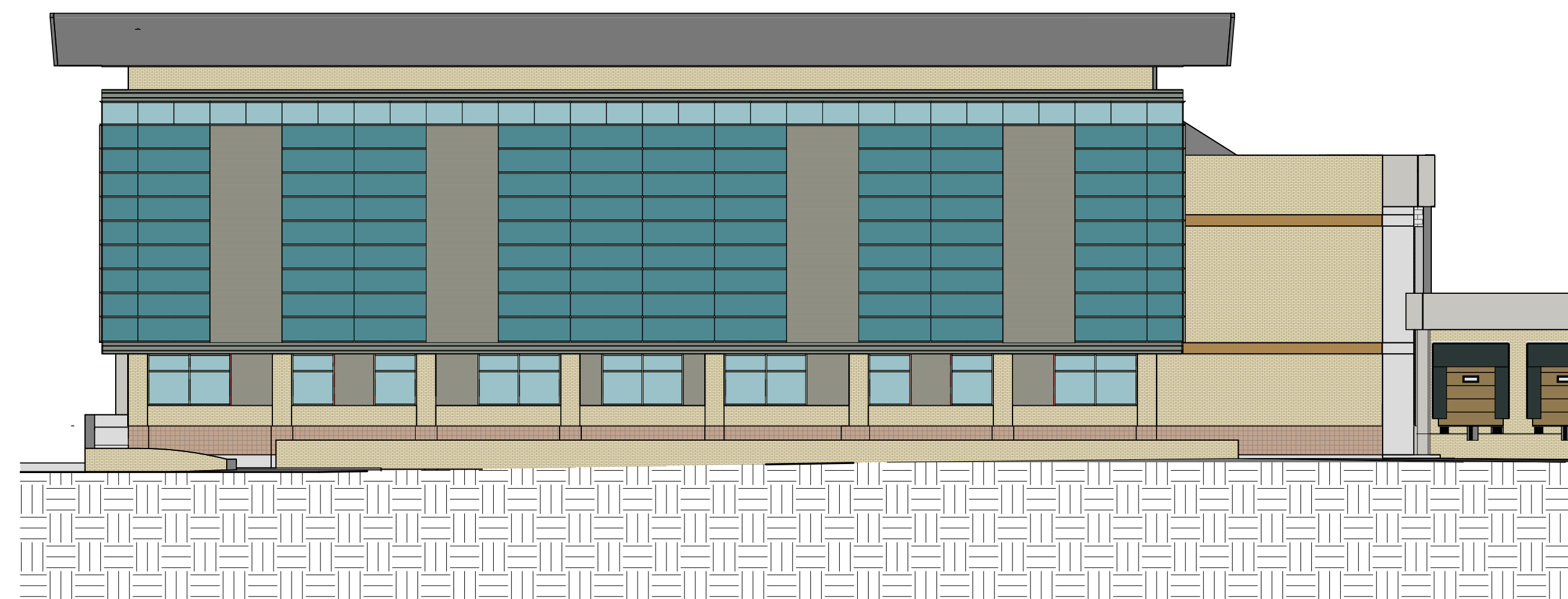
A-200 1/16" = 1'-0"

0' 4' 8' 16' 32' 48'



ELEVATION GENERAL NOTES:

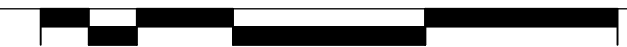
ELEVATION KEYNOTES:



2 NORTH ELEVATION

A-200 1/16" = 1'-0"

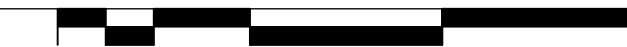
0' 4' 8' 16' 32' 48'



3 WEST ELEVATION

A-200 1/16" = 1'-0"

0' 4' 8' 16' 32' 48'



4 LEGEND & KEYNOTES

A-200 1/4" = 1'-0"

PRELIMINARY

NO.	DATE	DESCRIPTION
A	10.29.24	LPB SUBMISSION SET
MK		

SHEET ISSUES	
VIP PROJECT NO.	16-1289
FILE NAME	1289_Model_ARCH_R23.rvt
DRAWN BY	Author
CHECKED BY	KS

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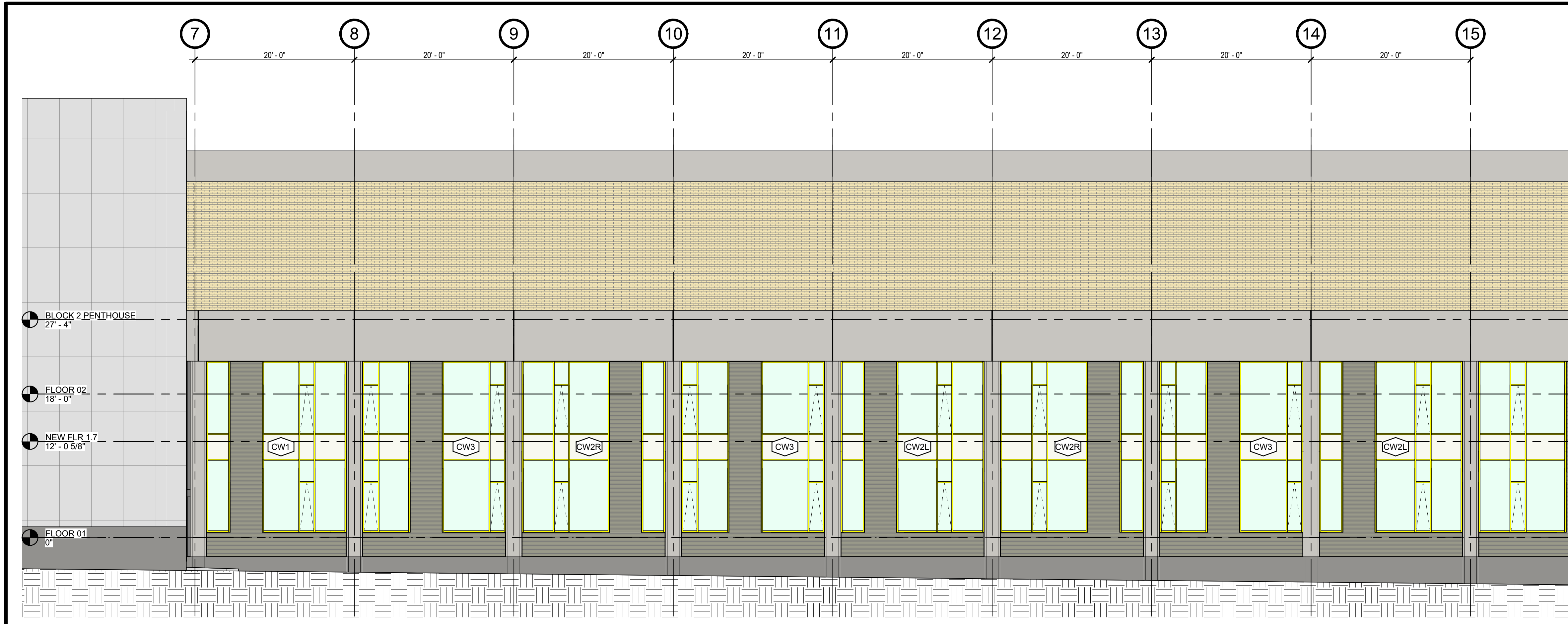
ARCHITECTURE SHEET TITLE

EXTR ELEVATIONS

SHEET NUMBER

A-200

10/29/2024 8:17:57 AM



1 EXTR ELEVATION - EAST - SOUTH END

A-220 1/8" = 1'-0"

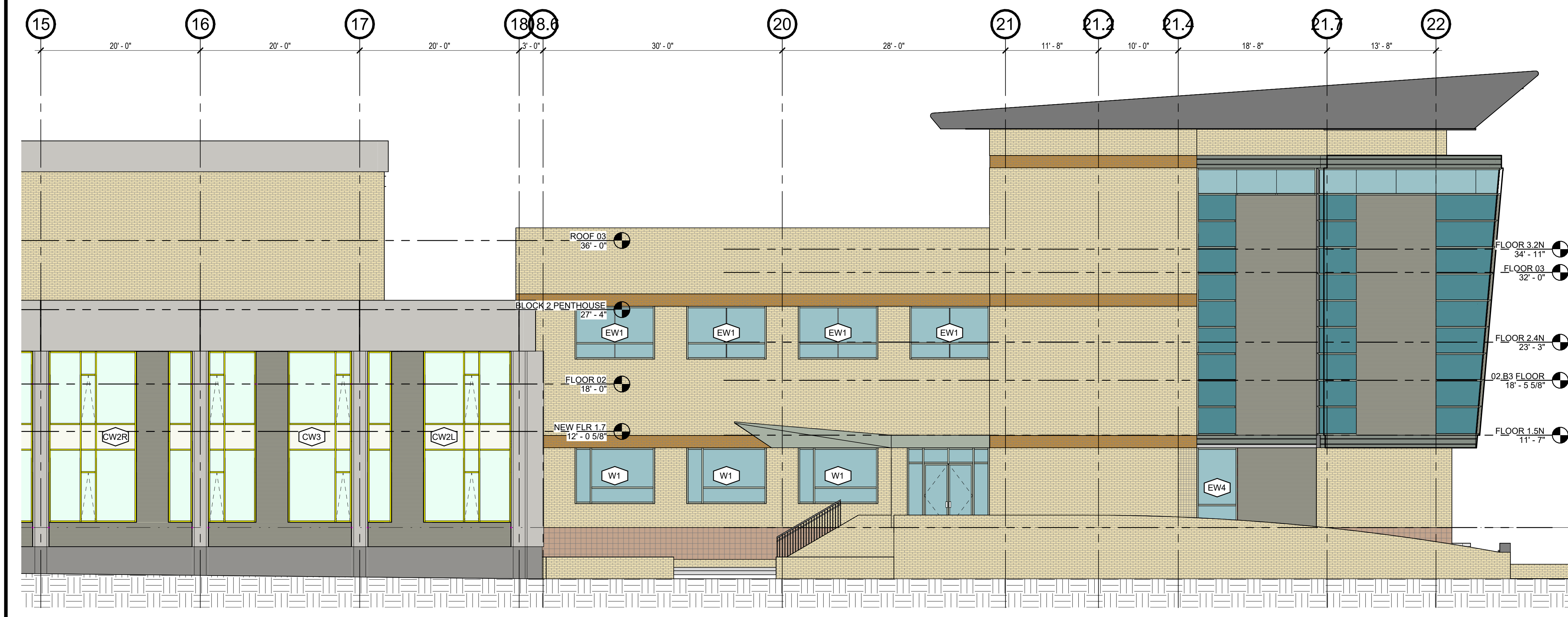


MATERIALS LEGEND:

- BLOCK 2 - 1" CLEAR LOW-E INSULATED GLASS (TYPE 1)
- BLOCK 2 - 1" INSULATED SPANDRAL GLASS (TYPE 2)
- BLOCK 2/3 - INSULATED METAL PANEL
- BLOCK 1/2/3 - (EXG) CAST-IN-PLACE CONCRETE
- BLOCK 2 - (EXG) GRANITE
- BLOCK 2 - (EXG) BRICK
- BLOCK 3 - (EXG) BRICK
- BLOCK 3 - (EXG) ACCENT BRICK
- BLOCK 3 - (EXG) CURTAIN WALL PAINT (SHERWIN WILLIAMS) SW 2250
- BLOCK 3 - (EXG) CURTAIN WALL PAINT (SHERWIN WILLIAMS) SW 2240
- BLOCK 3 - (EXG) FRITTED GLASS (TYPE 3)
- BLOCK 3 - (EXG) CLEAR GLASS (TYPE 4)
- BLOCK 3 - (EXG) EIFS
- BLOCK 3 - EIFS TO MATCH EXISTING
- BLOCK 3 - (EXG) 8X8 SCORED CMU BLOCK

ELEVATION GENERAL NOTES:

ELEVATION KEYNOTES:




2 EXTR ELEVATION - EAST - NORTH END

A-220 1/8" = 1'-0"



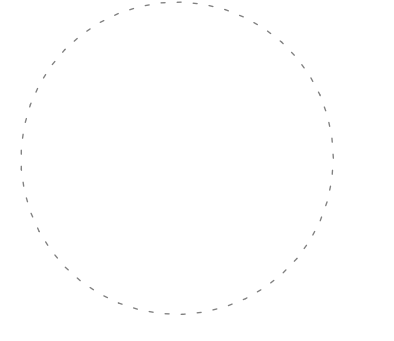
3 LEGEND & KEYNOTES

A-220 1/4" = 1'-0"



VIP ARCHITECTURE

101 NORTH SALINA STREET - SUITE 100
SYRACUSE, NEW YORK 13202
315.471.5338



THE POST APARTMENTS

VIP DEVELOPMENT

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NEW YORK

SHEET ISSUES		
MK	DATE	DESCRIPTION
D	10.28.24	LPB SUBMISSION SET
E	09.06.24	SD SUBMISSION SET - REV1
B	08.16.24	SD SUBMISSION SET
A	06.28.24	PREDESIGN SUBMISSION SET

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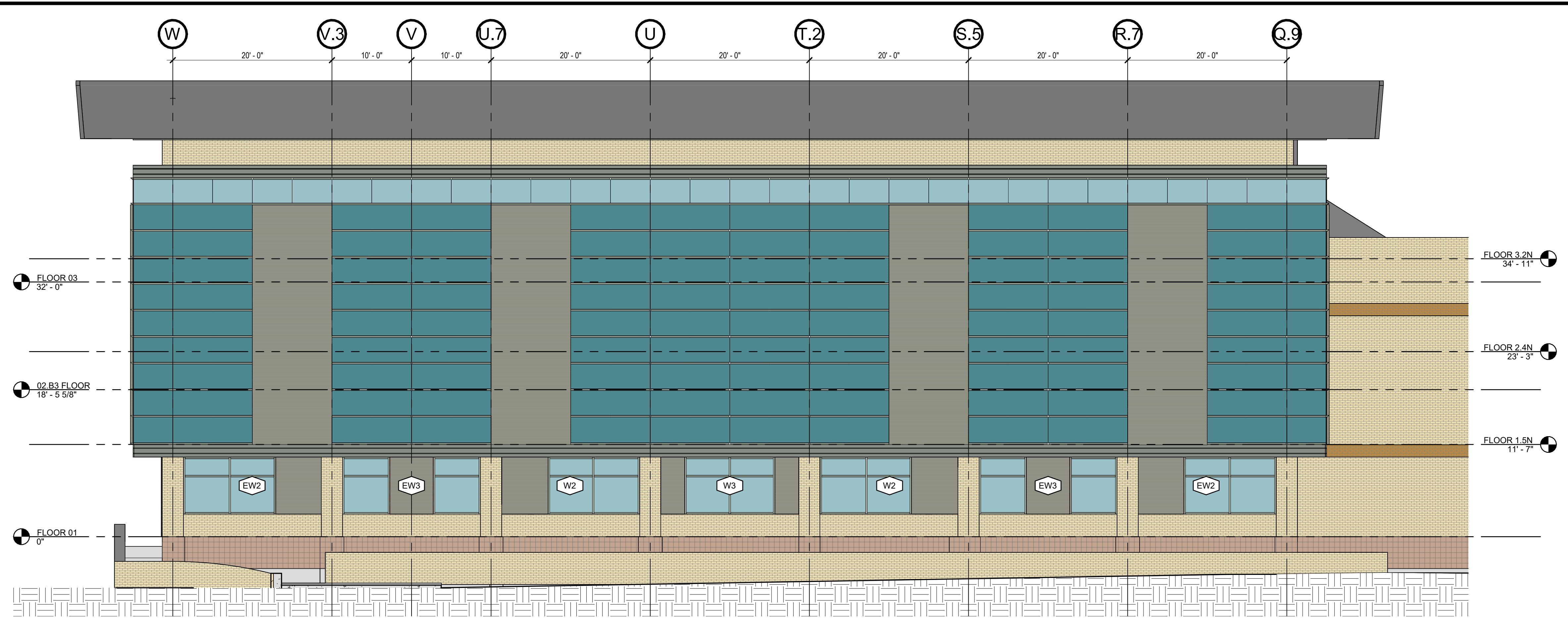
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EXTR ELEVATIONS EAST

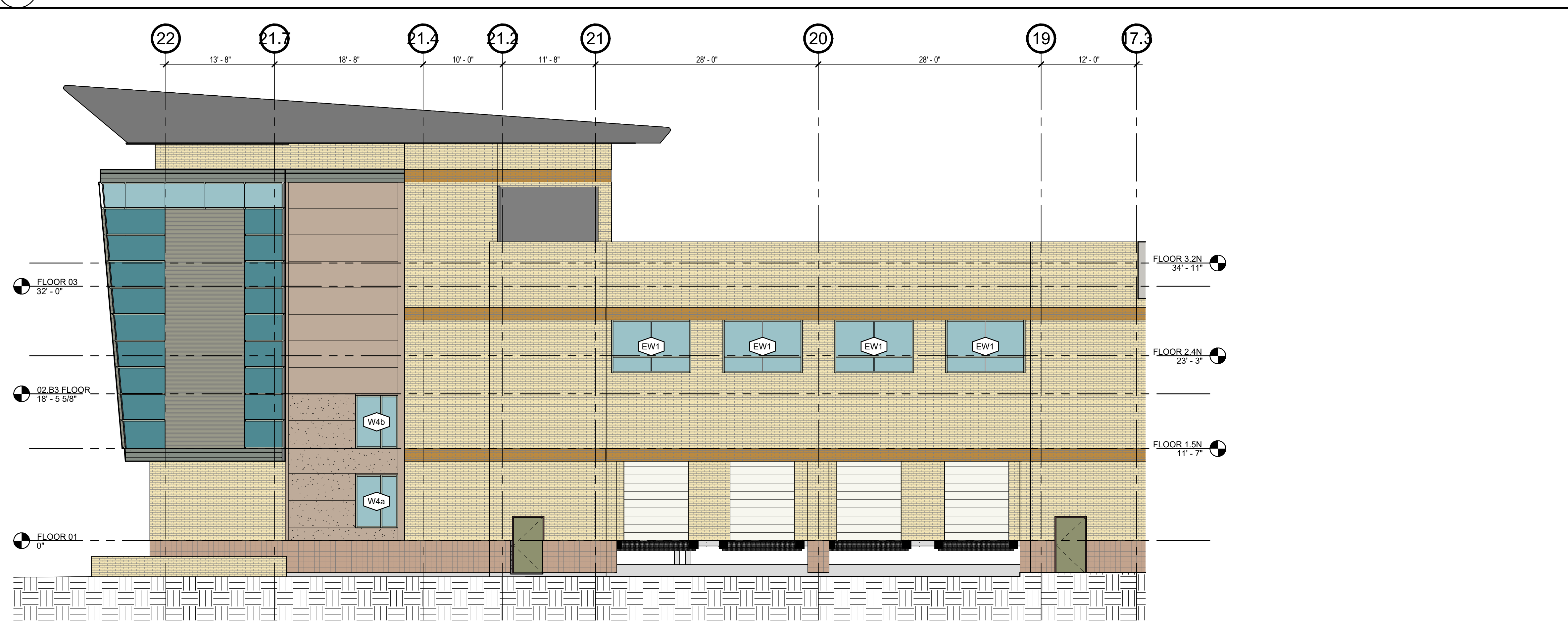
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A-220

02/28/2024 8:18:05 AM



1 EXTR ELEVATION - NORTH
 A-221 1/8" = 1'-0" 0' 2' 4' 8' 16' 24'



2 EXTR ELEVATION - WEST
 A-221 1/8" = 1'-0" 0' 2' 4' 8' 16' 24'

MATERIALS LEGEND:

- BLOCK 2 - 1" CLEAR LOW-E INSULATED GLASS (TYPE 1)
- BLOCK 2 - 1" INSULATED SPANDRAL GLASS (TYPE 2)
- BLOCK 2/3 - INSULATED METAL PANEL
- BLOCK 1/2/3 - (EXG) CAST-IN-PLACE CONCRETE
- BLOCK 2 - (EXG) GRANITIE
- BLOCK 2 - (EXG) BRICK
- BLOCK 3 - (EXG) BRICK
- BLOCK 3 - (EXG) ACCENT BRICK
- BLOCK 3 - (EXG) CURTAIN WALL PAINT (SHERWIN WILLIAMS) SW 2250
- BLOCK 3 - (EXG) CURTAIN WALL PAINT (SHERWIN WILLIAMS) SW 2240
- BLOCK 3 - (EXG) FRITTED GLASS (TYPE 3)
- BLOCK 3 - (EXG) CLEAR GLASS (TYPE 4)
- BLOCK 3 - (EXG) EIFS
- BLOCK 3 - EIFS TO MATCH EXISTING
- BLOCK 3 - (EXG) 8X8 SCORED CMU BLOCK

ELEVATION GENERAL NOTES:

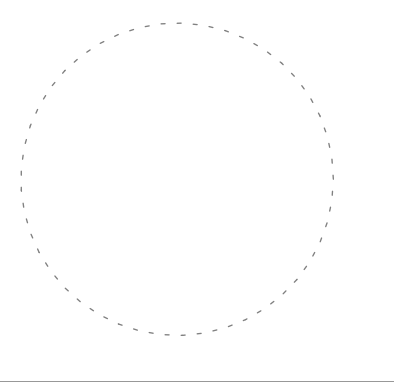
ELEVATION KEYNOTES:

3 LEGEND & KEYNOTES
 A-221 1/4" = 1'-0"



ARCHITECTURE

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 SYRACUSE, NEW YORK 13202
 315.471.5338



THE POST APARTMENTS

VIP DEVELOPMENT

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 SYRACUSE
 NEW YORK

SHEET ISSUES		
MK	DATE	DESCRIPTION
D	10.28.24	LPB SUBMISSION SET
E	09.06.24	SD SUBMISSION SET - REV1
B	08.16.24	SD SUBMISSION SET
A	06.28.24	PREDESIGN SUBMISSION SET

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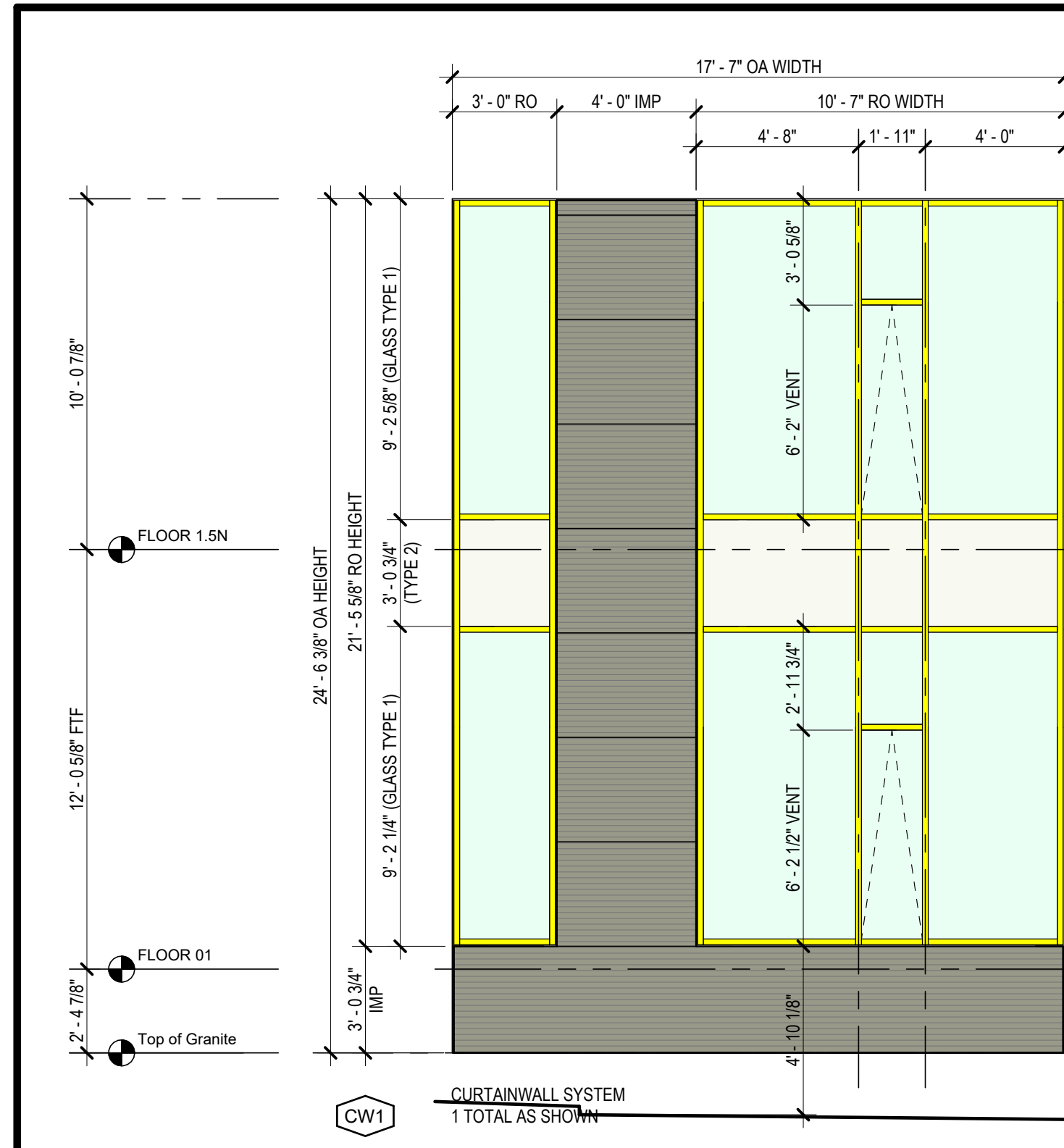
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EXTR ELEVATIONS NORTH & WEST

SHEET NUMBER

A-221

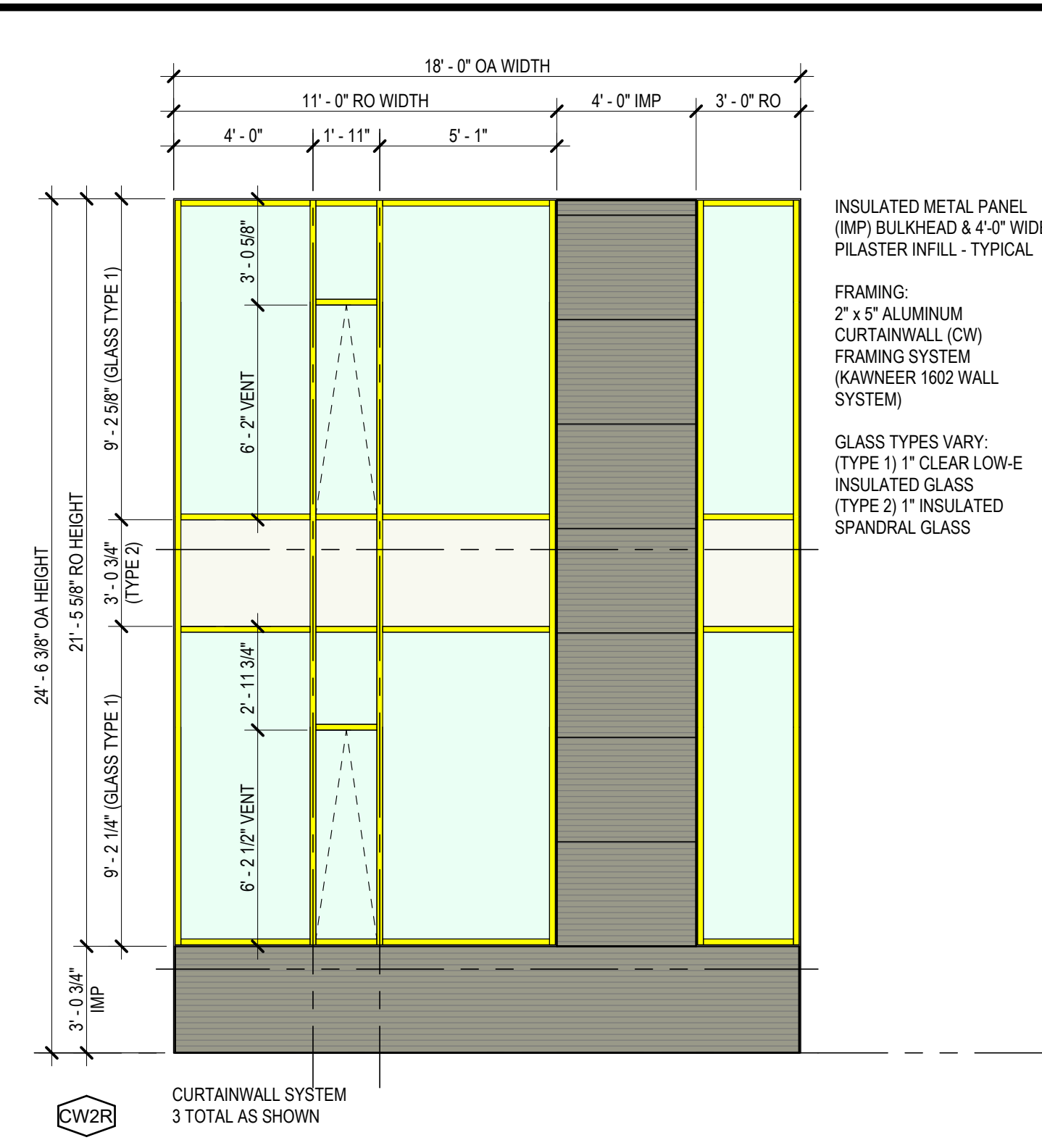
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INSULATED METAL PANEL (IMP) BULKHEAD & 4'-0" WIDE PILASTER INFILL - TYPICAL

FRAMING:
2' x 5' ALUMINUM CURTAINWALL (CW)
FRAMING SYSTEM (KAWNEER 1602 WALL SYSTEM)

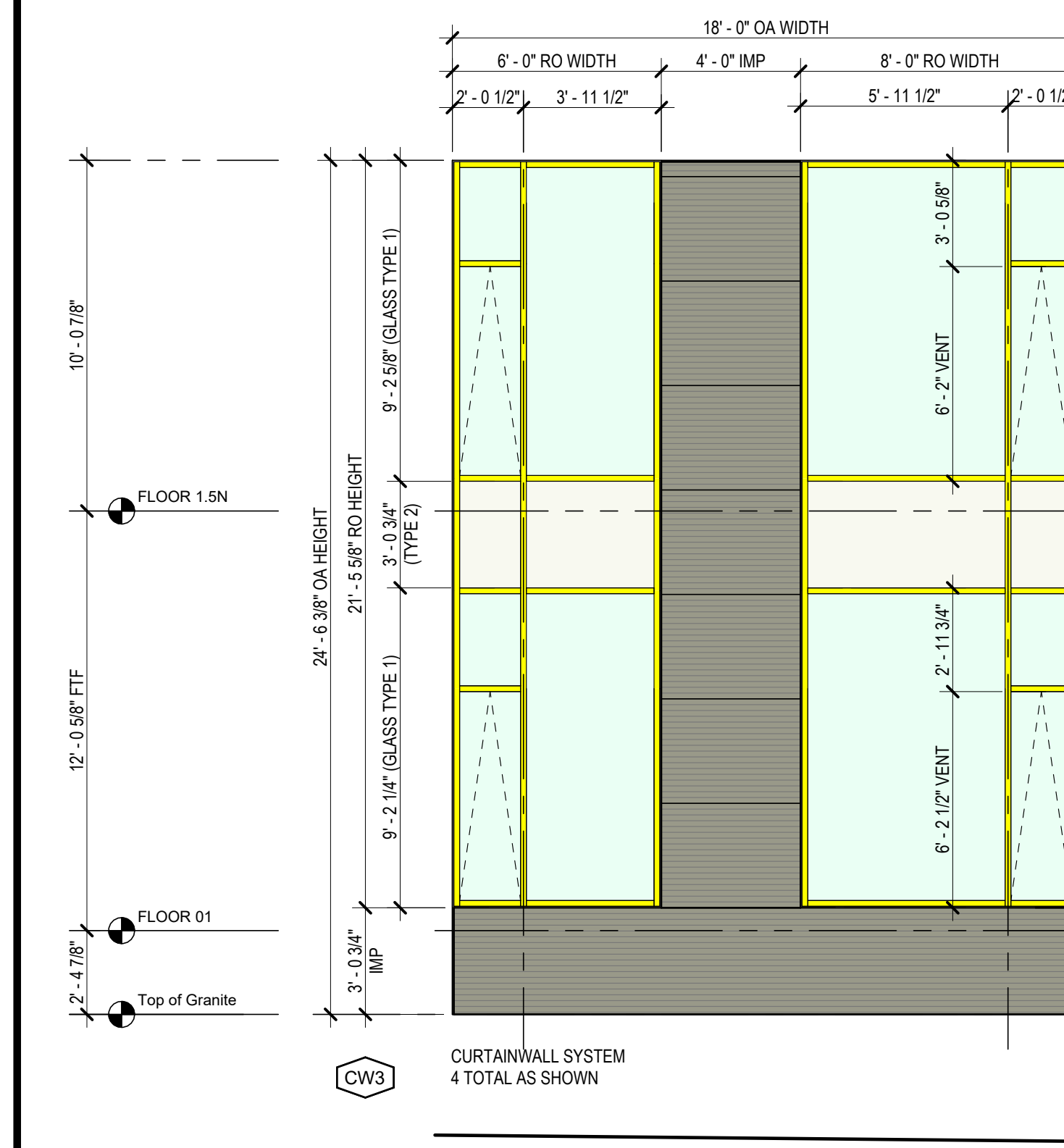
GLASS TYPES VARY:
(TYPE 1) 1" CLEAR LOW-E INSULATED GLASS
(TYPE 2) 1" INSULATED SPANDRAL GLASS



INSULATED METAL PANEL (IMP) BULKHEAD & 4'-0" WIDE PILASTER INFILL - TYPICAL

FRAMING:
2' x 5' ALUMINUM CURTAINWALL (CW)
FRAMING SYSTEM (KAWNEER 1602 WALL SYSTEM)

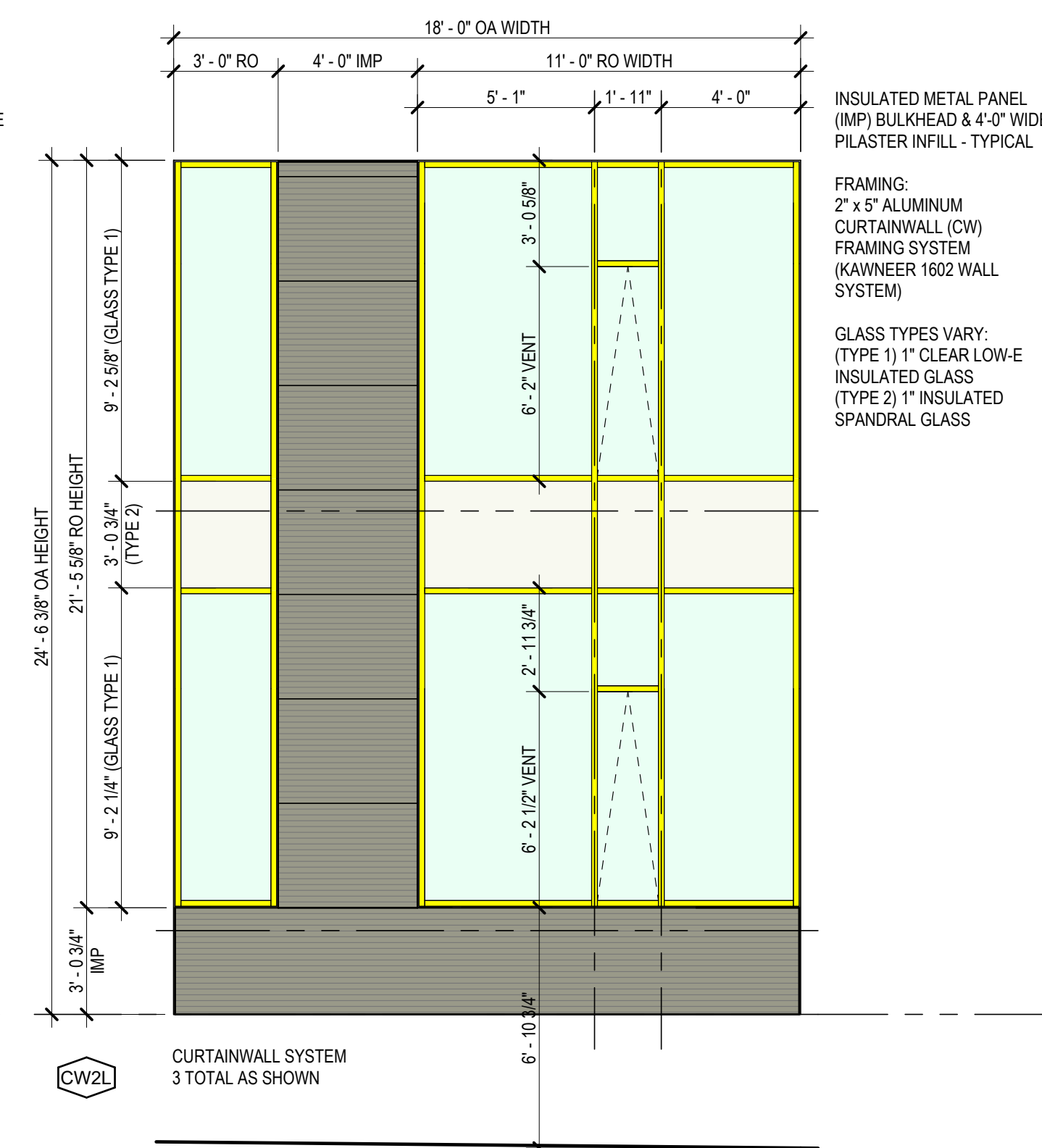
GLASS TYPES VARY:
(TYPE 1) 1" CLEAR LOW-E INSULATED GLASS
(TYPE 2) 1" INSULATED SPANDRAL GLASS



INSULATED METAL PANEL (IMP) BULKHEAD & 4'-0" WIDE PILASTER INFILL - TYPICAL

FRAMING:
2' x 5' ALUMINUM CURTAINWALL (CW)
FRAMING SYSTEM (KAWNEER 1602 WALL SYSTEM)

GLASS TYPES VARY:
(TYPE 1) 1" CLEAR LOW-E INSULATED GLASS
(TYPE 2) 1" INSULATED SPANDRAL GLASS



INSULATED METAL PANEL (IMP) BULKHEAD & 4'-0" WIDE PILASTER INFILL - TYPICAL

FRAMING:
2' x 5' ALUMINUM CURTAINWALL (CW)
FRAMING SYSTEM (KAWNEER 1602 WALL SYSTEM)

GLASS TYPES VARY:
(TYPE 1) 1" CLEAR LOW-E INSULATED GLASS
(TYPE 2) 1" INSULATED SPANDRAL GLASS

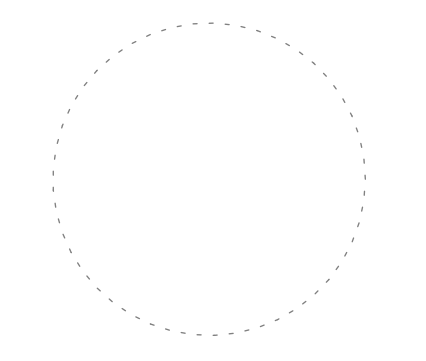
MATERIALS LEGEND:

- BLOCK 2 - 1" CLEAR LOW-E INSULATED GLASS (TYPE 1)
- BLOCK 2 - 1" INSULATED SPANDRAL GLASS (TYPE 2)
- BLOCK 2/3 - INSULATED METAL PANEL
- BLOCK 1/2/3 - (EXG) CAST-IN-PLACE CONCRETE
- BLOCK 2 - (EXG) GRANITIE
- BLOCK 2 - (EXG) BRICK
- BLOCK 3 - (EXG) BRICK
- BLOCK 3 - (EXG) ACCENT BRICK
- BLOCK 3 - (EXG) CURTAIN WALL PAINT (SHERWIN WILLIAMS) SW 2250
- BLOCK 3 - (EXG) CURTAIN WALL PAINT (SHERWIN WILLIAMS) SW 2240
- BLOCK 3 - (EXG) FRITTED GLASS (TYPE 3)
- BLOCK 3 - (EXG) CLEAR GLASS (TYPE 4)
- BLOCK 3 - (EXG) EIFS
- BLOCK 3 - EIFS TO MATCH EXISTING
- BLOCK 3 - (EXG) 8X8 SCORED CMU BLOCK



ARCHITECTURE

101 NORTH SALINA STREET - SUITE 100
SYRACUSE, NEW YORK 13202
315.471.5338



THE POST APARTMENTS

VIP DEVELOPMENT

101 N SALINA ST
SYRACUSE
NEW YORK

PRELIMINARY

NO	DATE	DESCRIPTION
A	10.29.24	LPB SUBMISSION SET
MK		

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ARCHITECTURE SHEET TITLE

WINDOW & CURTAINWALL TYPES

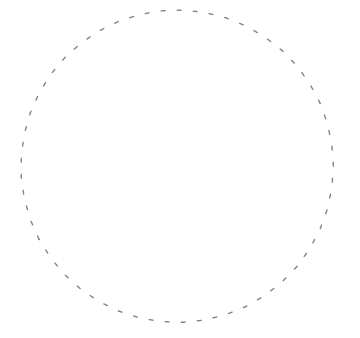
SHEET NUMBER

A-620



ARCHITECTURE

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SYRACUSE, NEW YORK 13202
315.471.5338

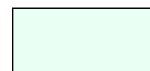
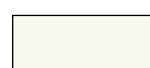
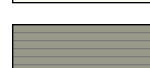
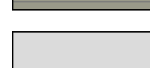













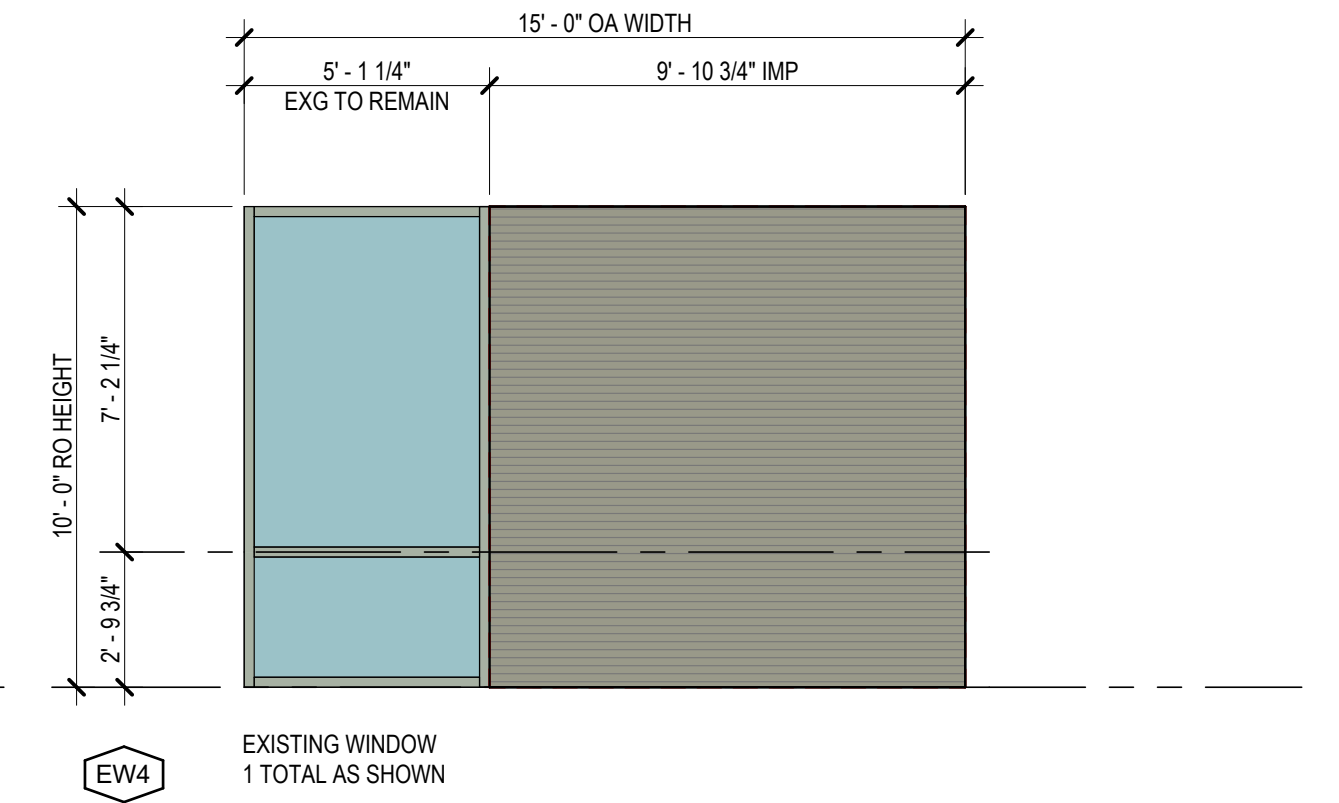
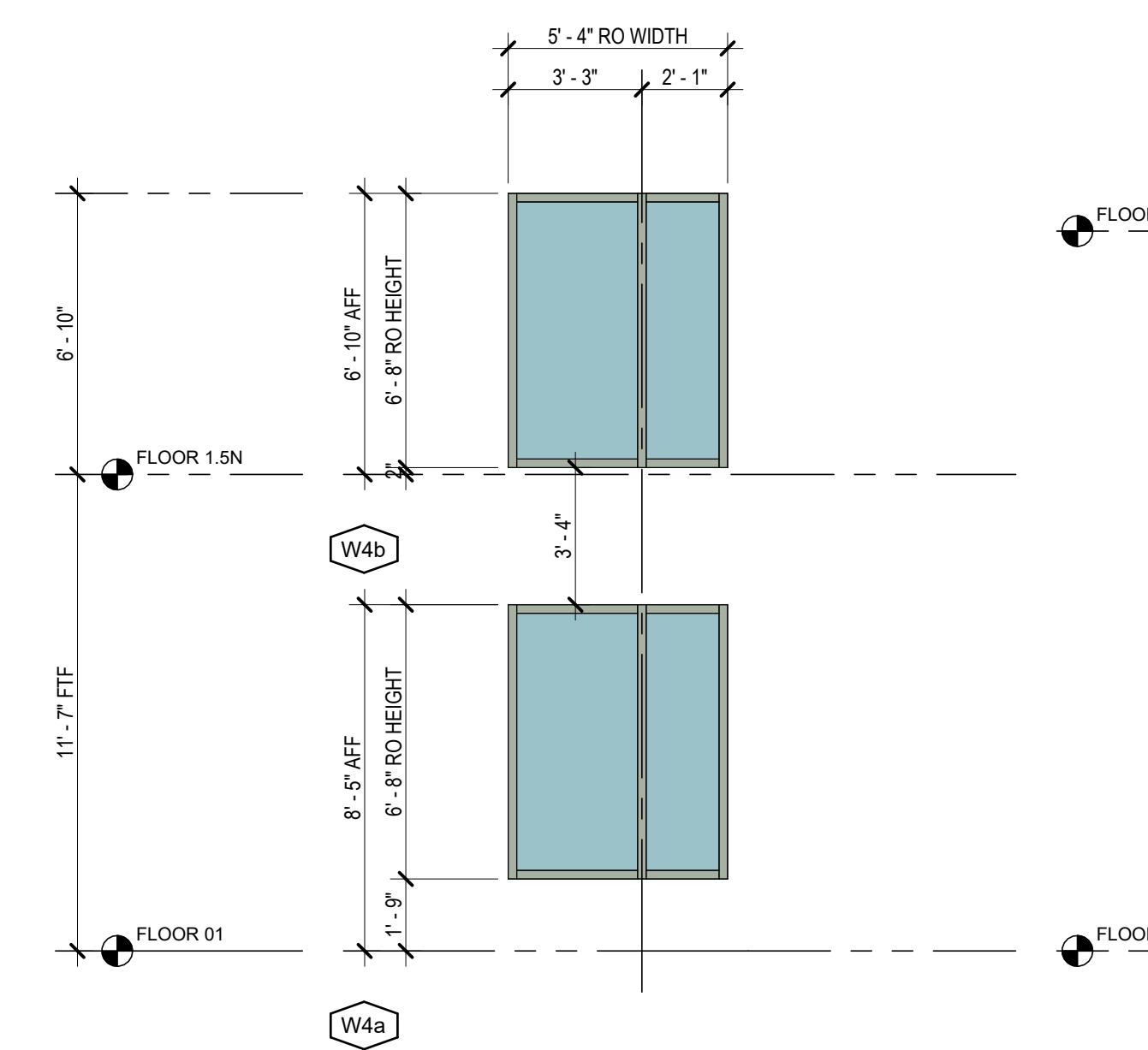
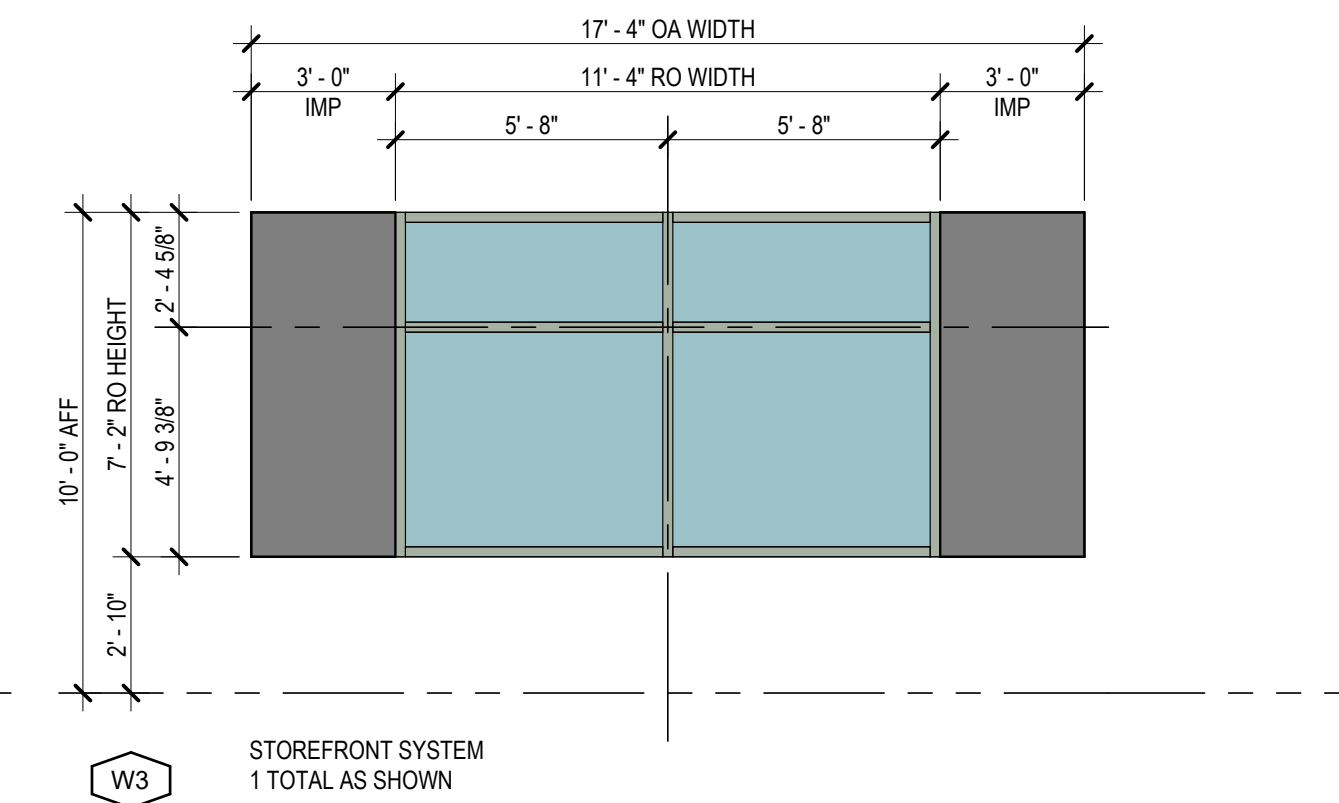
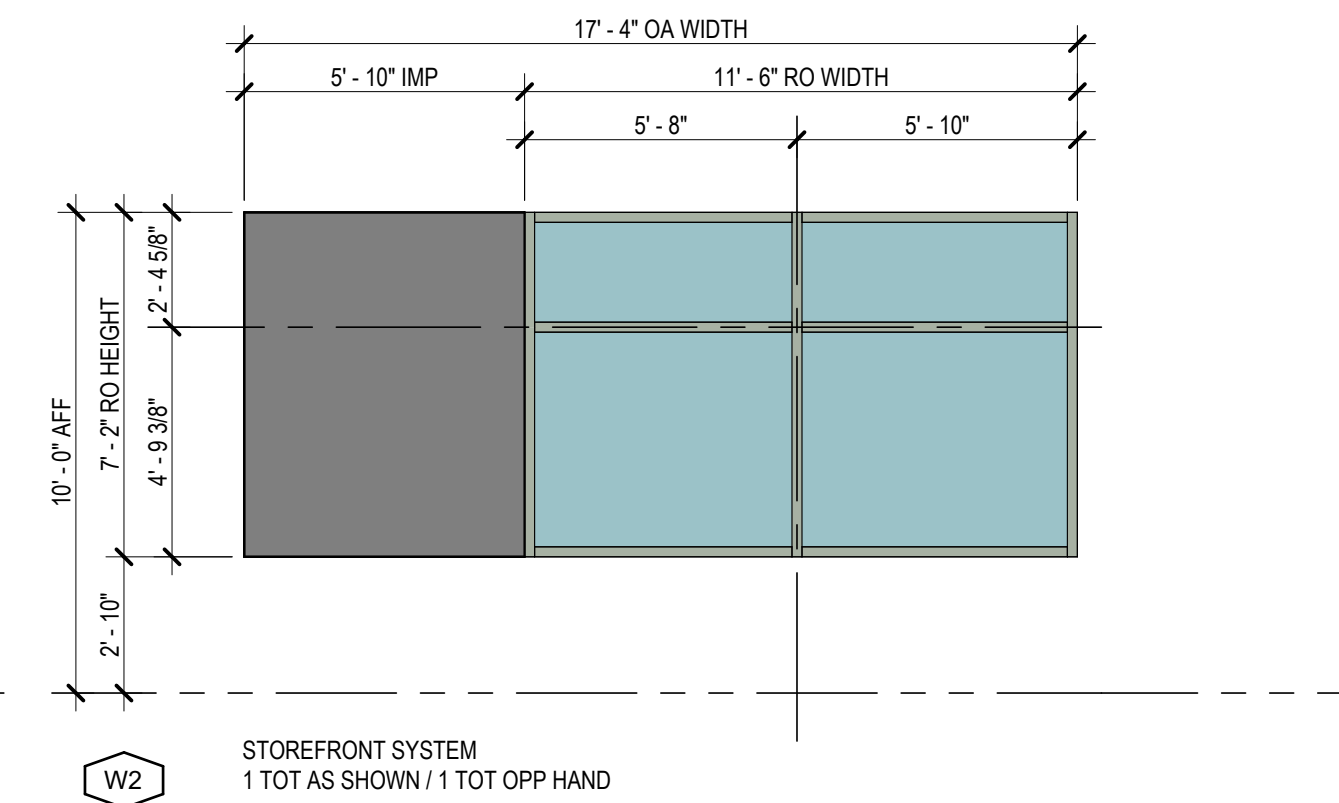
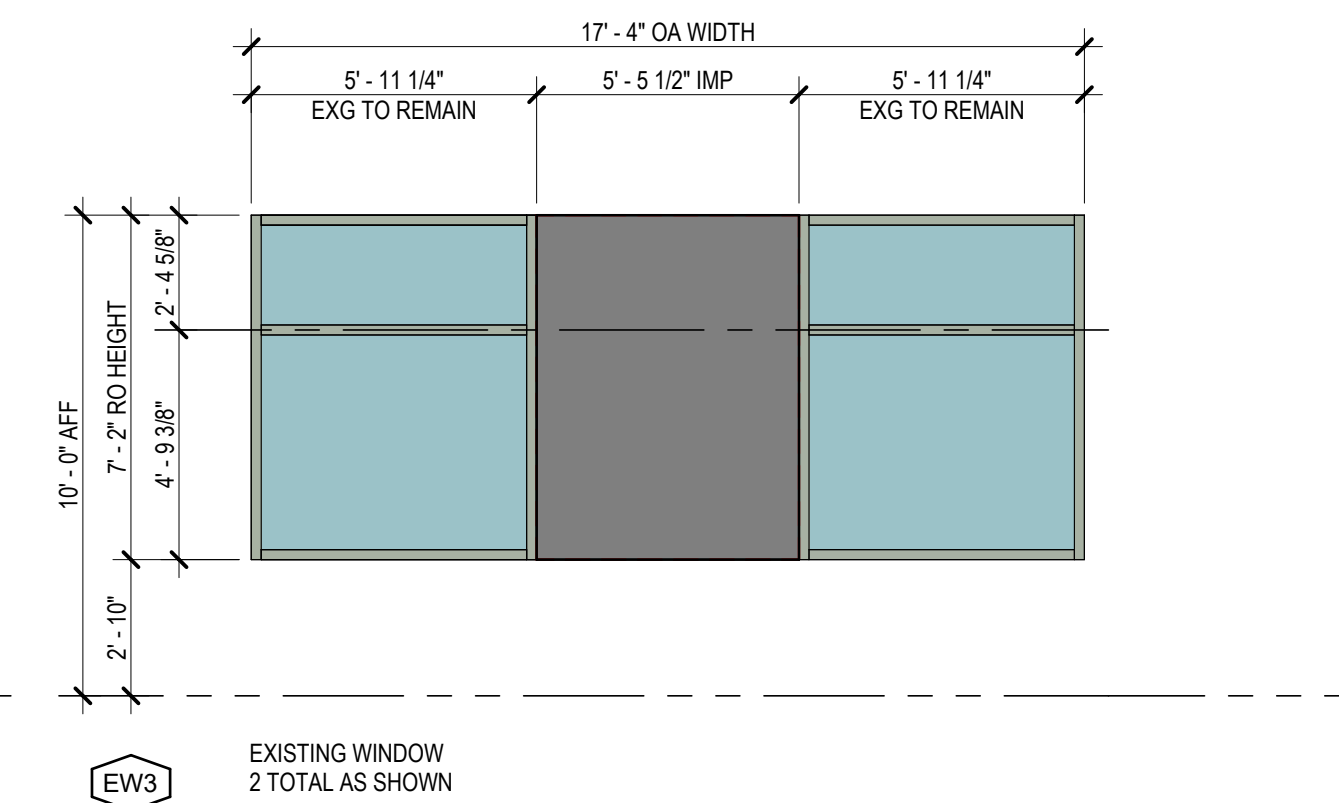
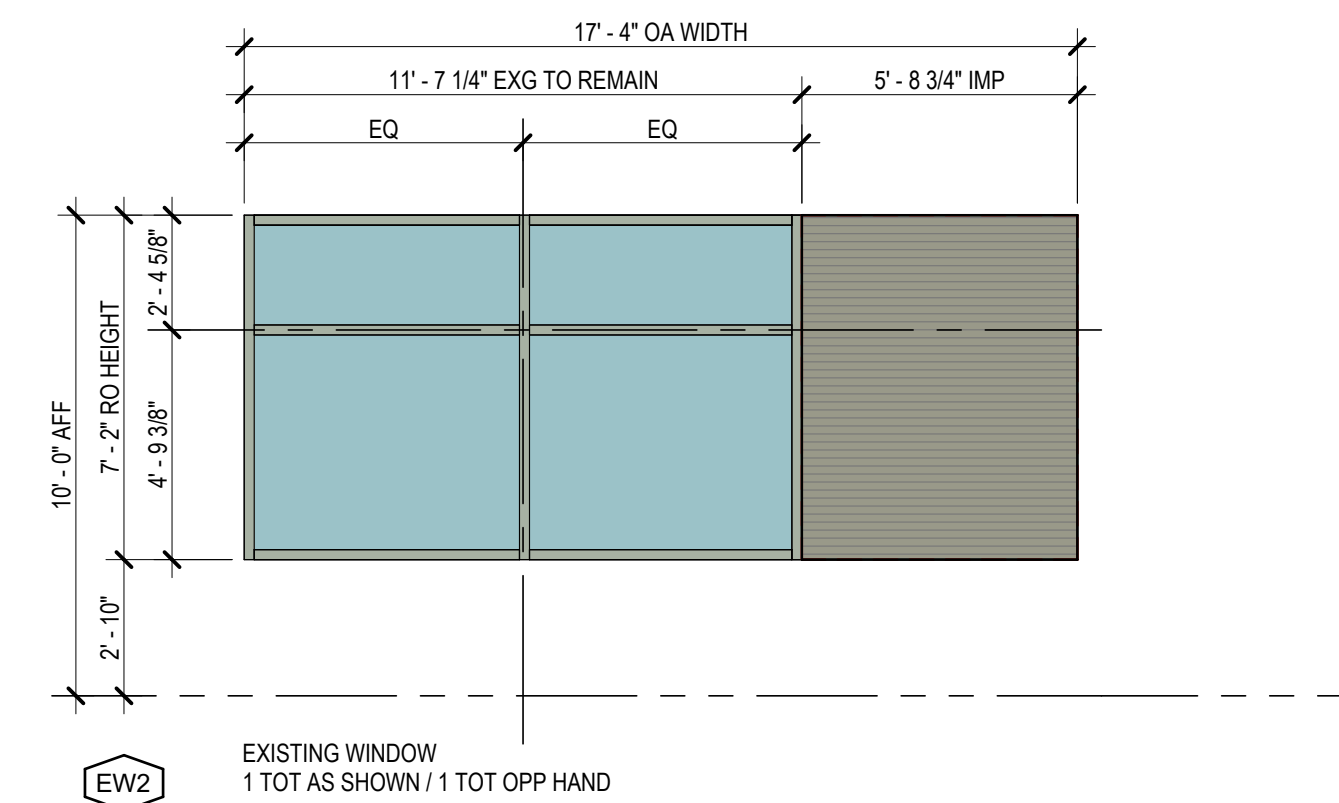
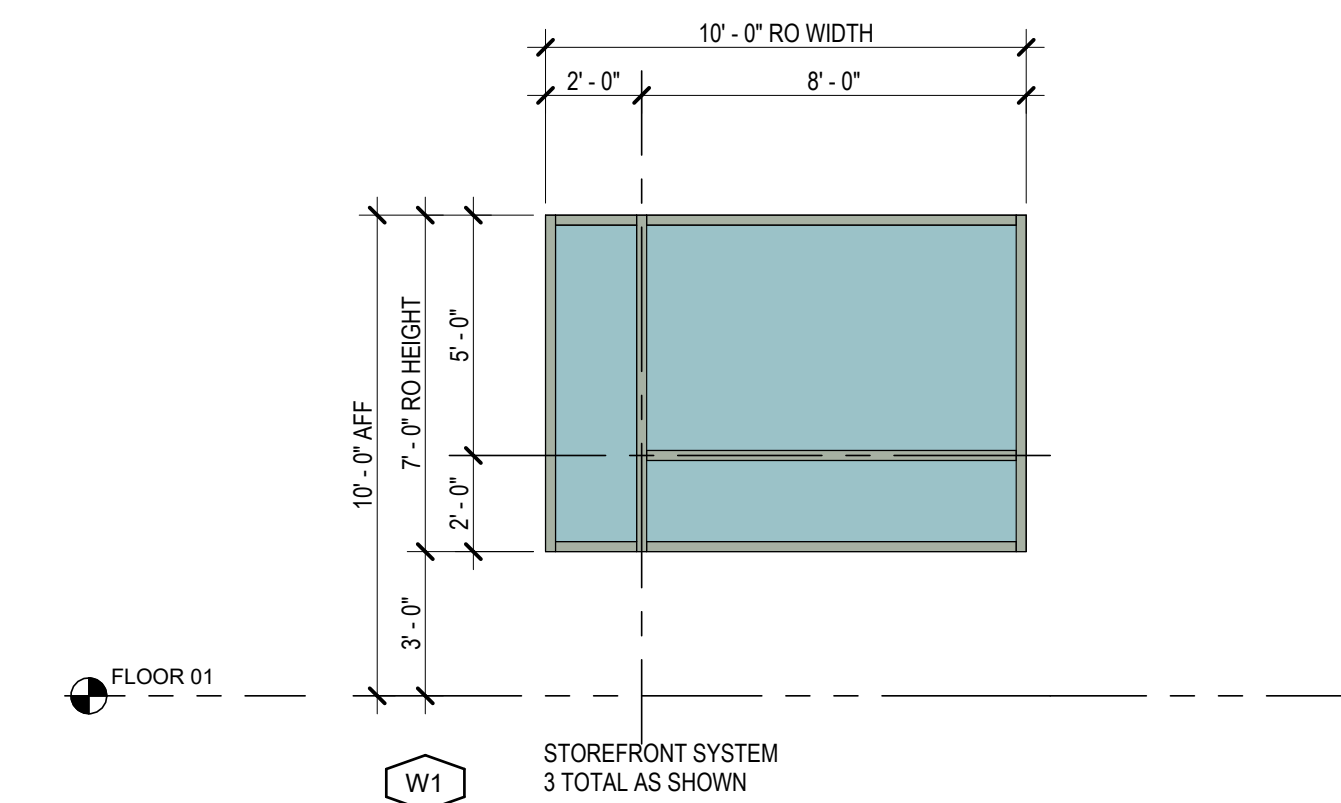
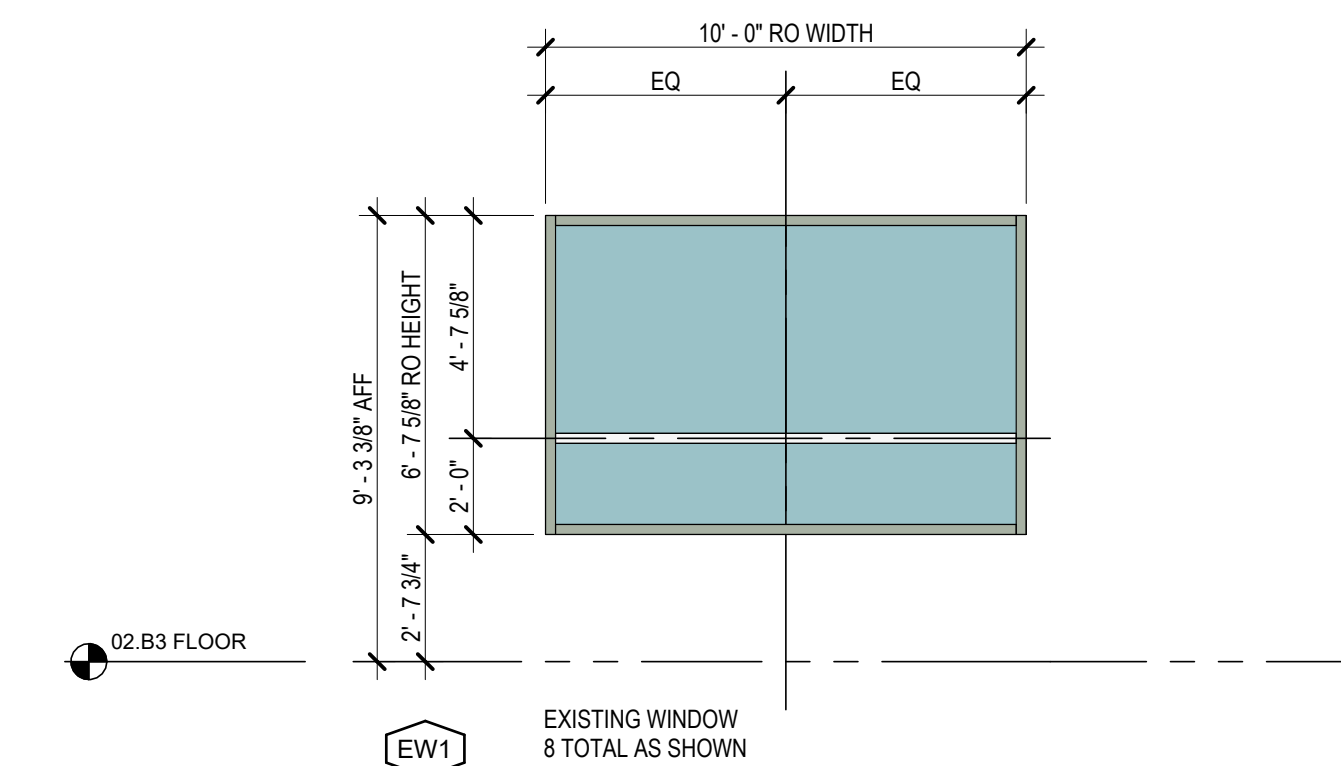
THE POST
APARTMENTS

VIP DEVELOPMENT

101 N SALINA ST
SYRACUSE
NEW YORK

MATERIALS LEGEND:

-  BLOCK 2 - 1" CLEAR LOW-E INSULATED GLASS (TYPE 1)
-  BLOCK 2 - 1" INSULATED SPANDRAL GLASS (TYPE 2)
-  BLOCK 2/3 - INSULATED METAL PANEL
-  BLOCK 1/2/3 - (EXG) CAST-IN-PLACE CONCRETE
-  BLOCK 2 - (EXG) GRANITIE
-  BLOCK 2 - (EXG) BRICK
-  BLOCK 3 - (EXG) BRICK
-  BLOCK 3 - (EXG) ACCENT BRICK
-  BLOCK 3 - (EXG) CURTAIN WALL PAINT (SHERWIN WILLIAMS) SW 2250
-  BLOCK 3 - (EXG) CURTAIN WALL PAINT (SHERWIN WILLIAMS) SW 2240
-  BLOCK 3 - (EXG) FRITTED GLASS (TYPE 3)
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-  BLOCK 3 - (EXG) EIFS
-  BLOCK 3 - EIFS TO MATCH EXISTING
-  BLOCK 3 - (EXG) 8X8 SCORED CMU BLOCK



1 WINDOW TYPES - BLOCK 3

A-621 1/4" = 1'-0"

2 MATERIALS LEGEND

A-621 1/4" = 1'-0"

PRELIMINARY

NO.	DATE	DESCRIPTION
A	10.29.24	LPB SUBMISSION SET
MK		

SHEET ISSUES

VIP PROJECT NO.	16-1289
FILE NAME	1289_Model_ARCH_R23.rvt
DRAWN BY	Author
CHECKED BY	KS

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ARCHITECTURE SHEET TITLE

WINDOW TYPES
BLOCK 3

SHEET NUMBER

A-621

10/29/2024 8:18:37 AM



ARCHITECTURE

ONE WEBSTERS LANDING
SYRACUSE, NEW YORK 13202
315.471.5338



LANDSCAPE ARCHITECTURE & LAND PLANNING
6320 FLY ROAD, SUITE 109 EAST SYRACUSE, NEW YORK 13057
PHONE: (315) 445-7980 FAX: (315) 445-7981

101 North Salina St, LLC

The Post

101 North Salina Street
Syracuse, New York

RESIDENTIAL RENOVATION

- ### LAYOUT CONSTRUCTION NOTES
- MEET EXISTING LINE AND GRADE.
 - INSTALL STAIRS PER ARCHITECTURAL DETAILS AND PER ELEVATIONS SHOWN ON GRADING PLAN.
 - INSTALL CONCRETE PAVEMENT PER DETAIL 2/L-100.
 - INSTALL CONCRETE PAVEMENT IN COORDINATION WITH ARCHITECTURAL DETAILS AT BUILDING.
 - ALL CONCRETE PAVEMENT SHALL HAVE A 2% CROSS SLOPE AND MEET CITY OF SYRACUSE GUIDELINES FOR CONCRETE IN ROW. CONTACT CITY PRIOR TO CONCRETE POURING.
 - INSTALL MINIMUM 3'-0" DEPTH CITY OF SYRACUSE PLANTING SOIL PER SPECIFICATION.
 - INSTALL WALL MOUNTED LIGHTS PER ARCHITECTURAL AND PHOTOMETRIC PLAN.
 - REINSTALL FLOURED IN PLACE RUBBER PLANTING BED PER CITY SPECIFICATION.

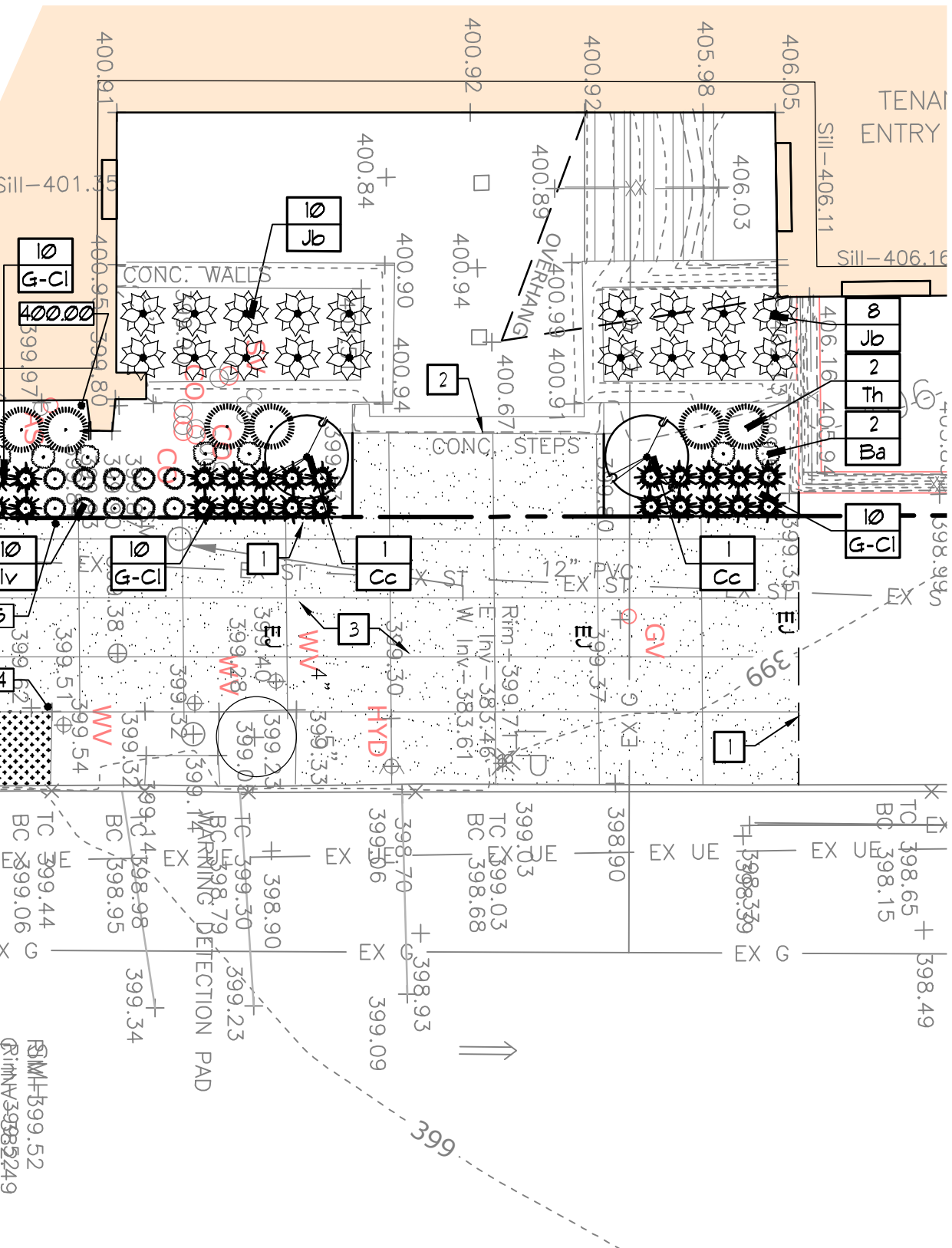
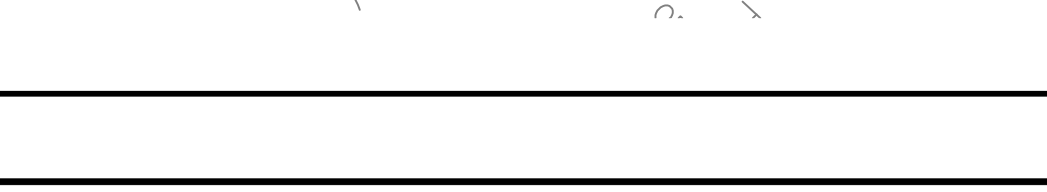
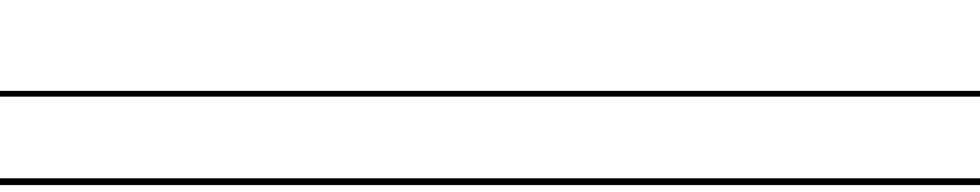
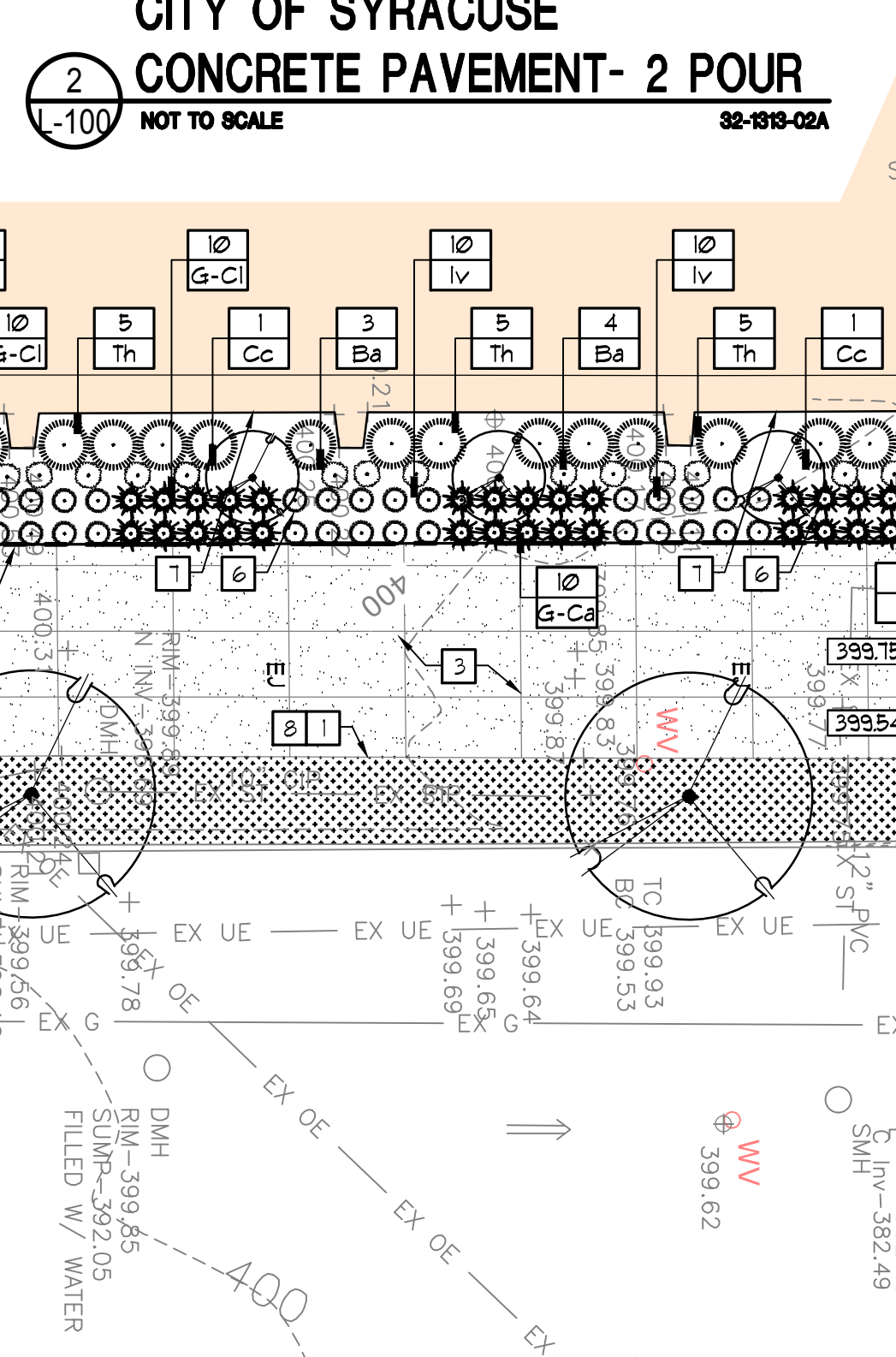
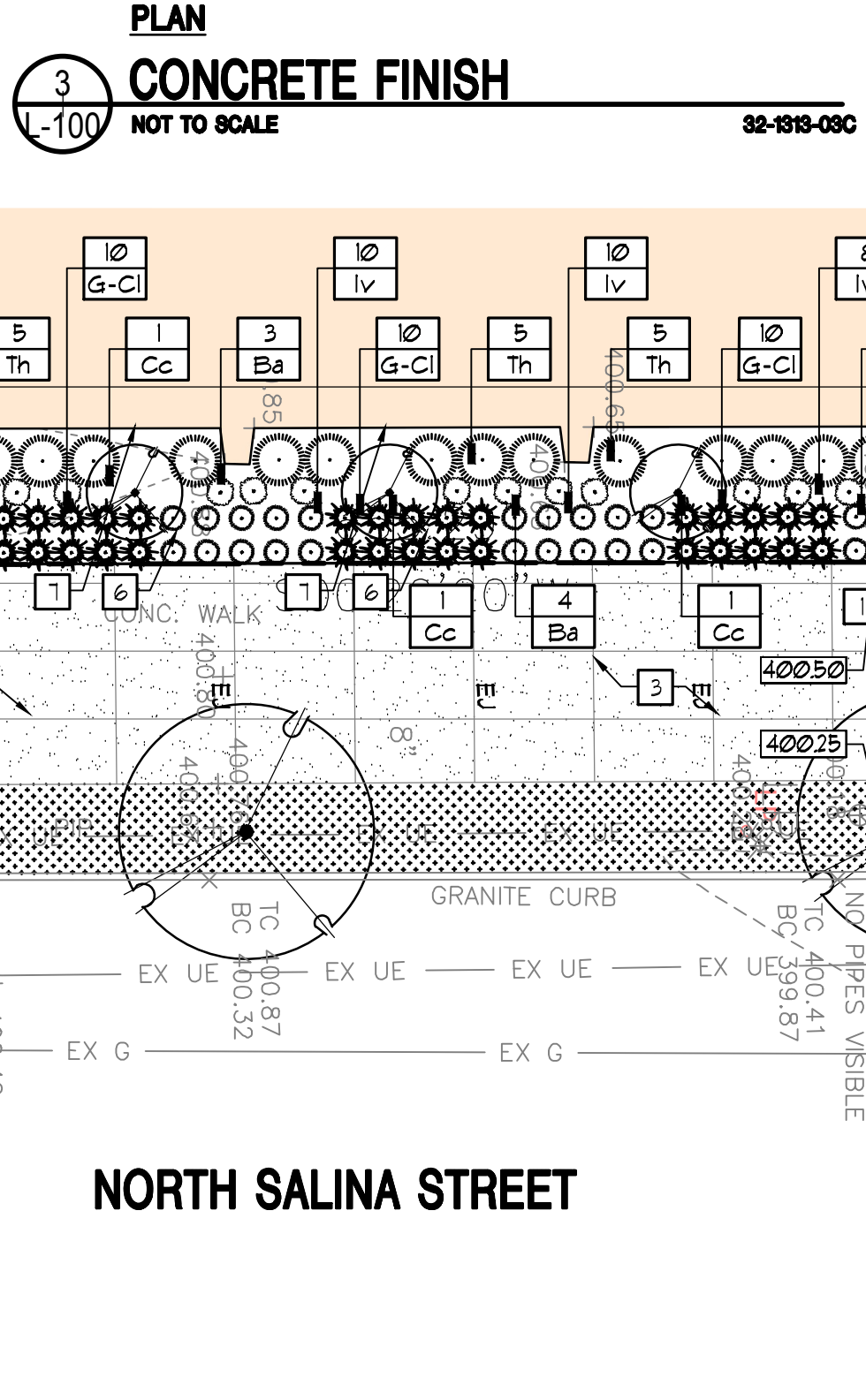
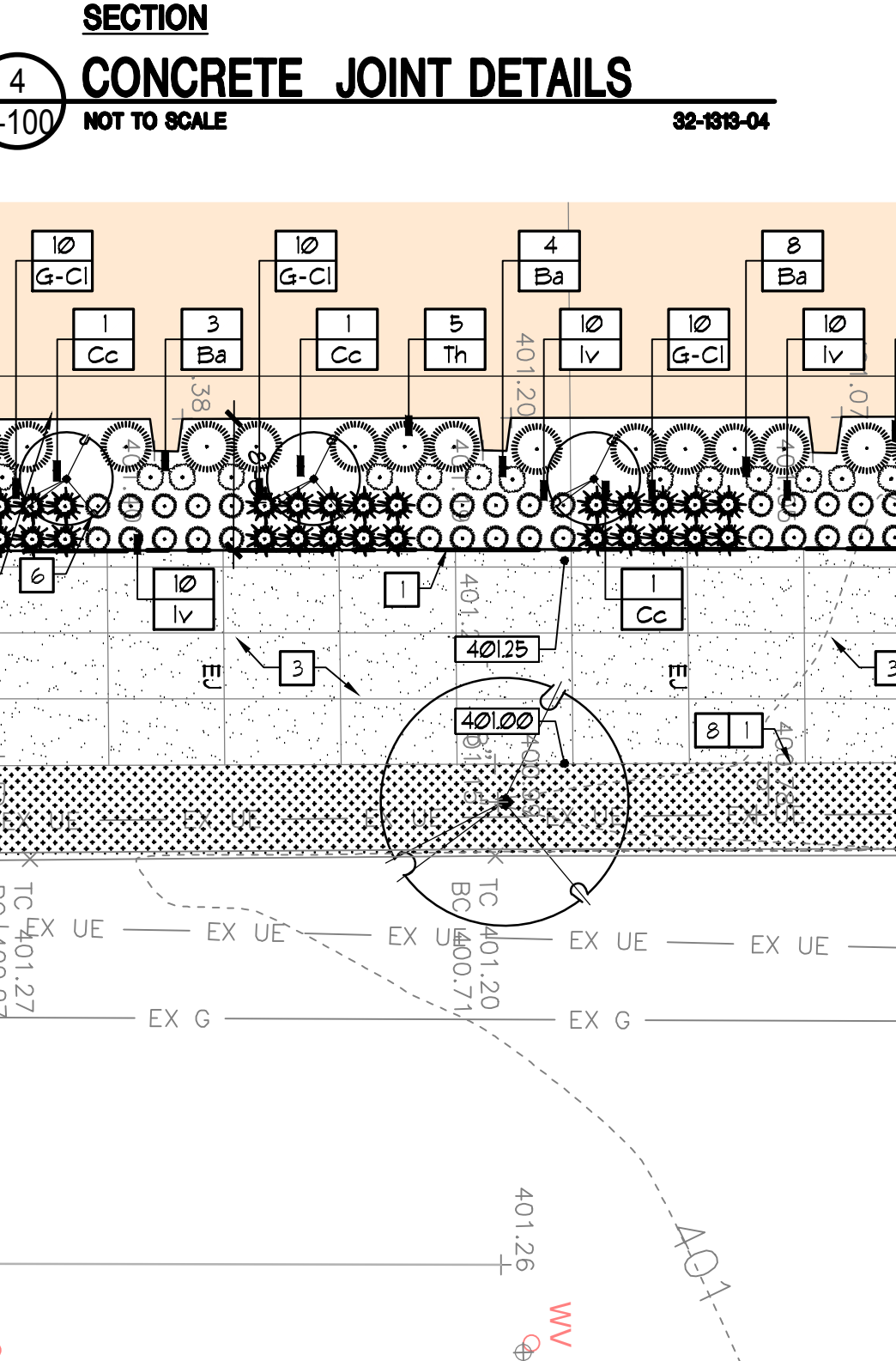
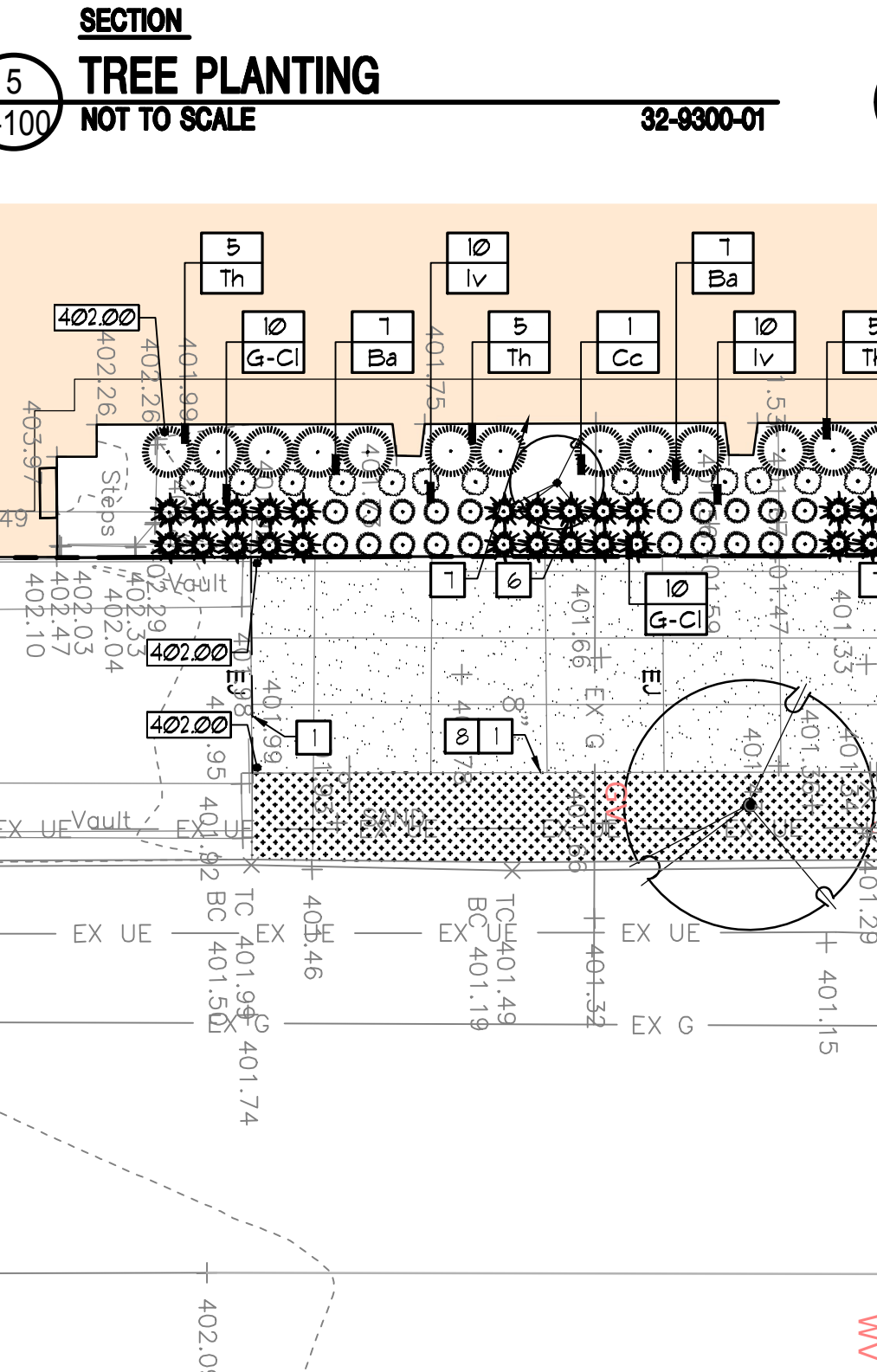
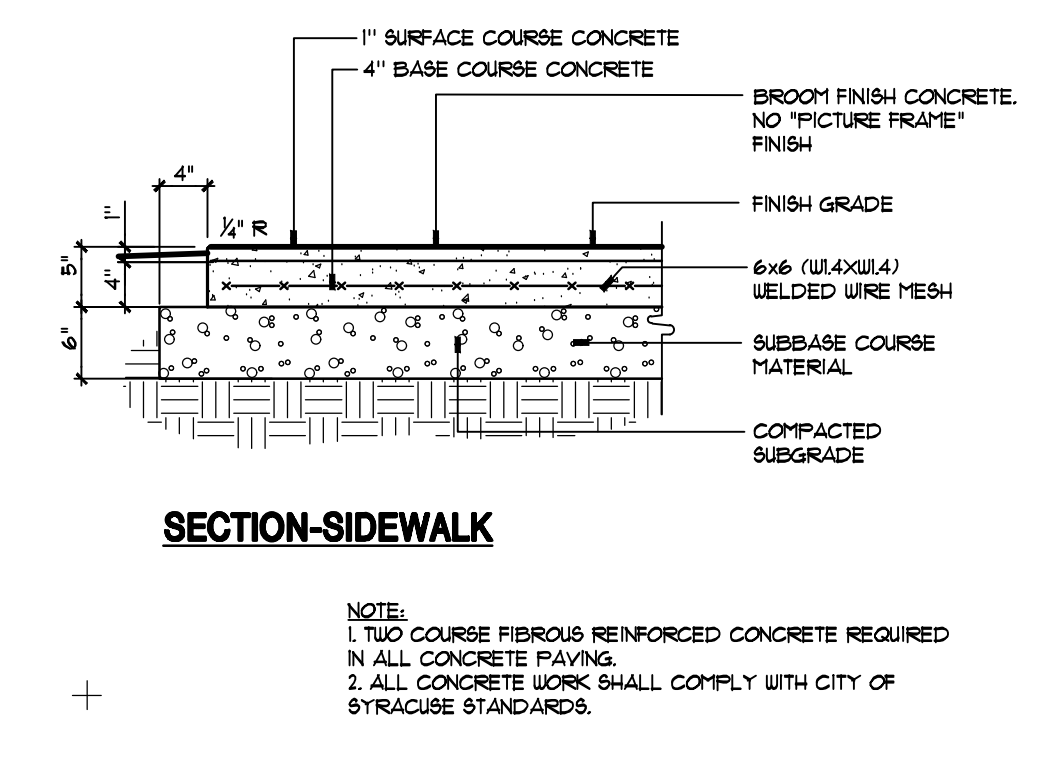
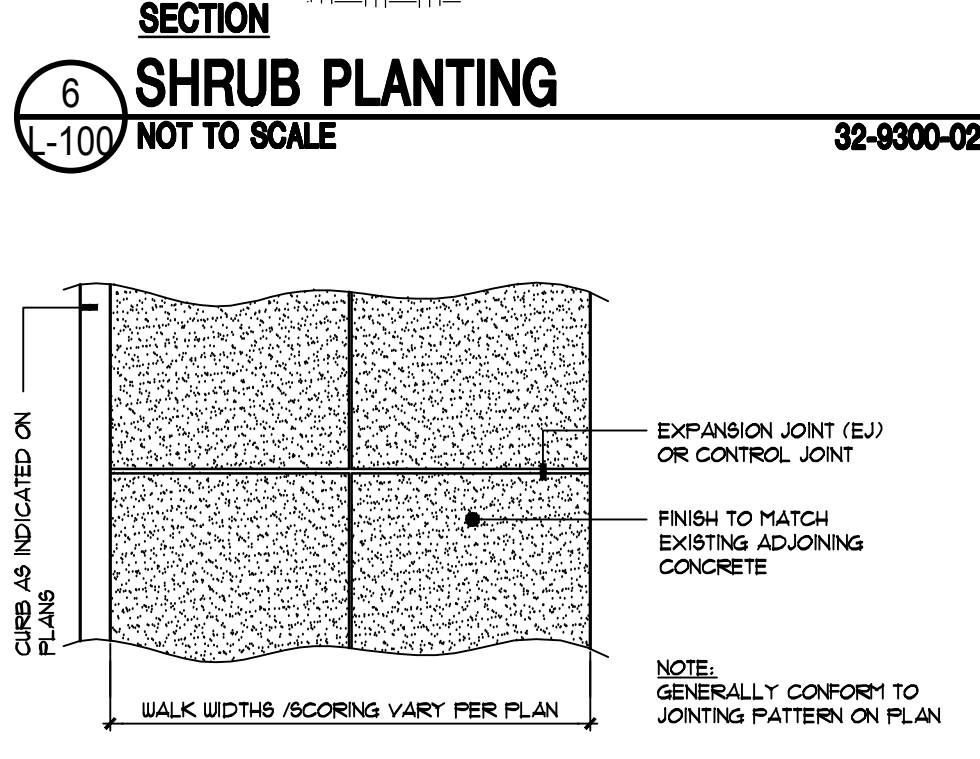
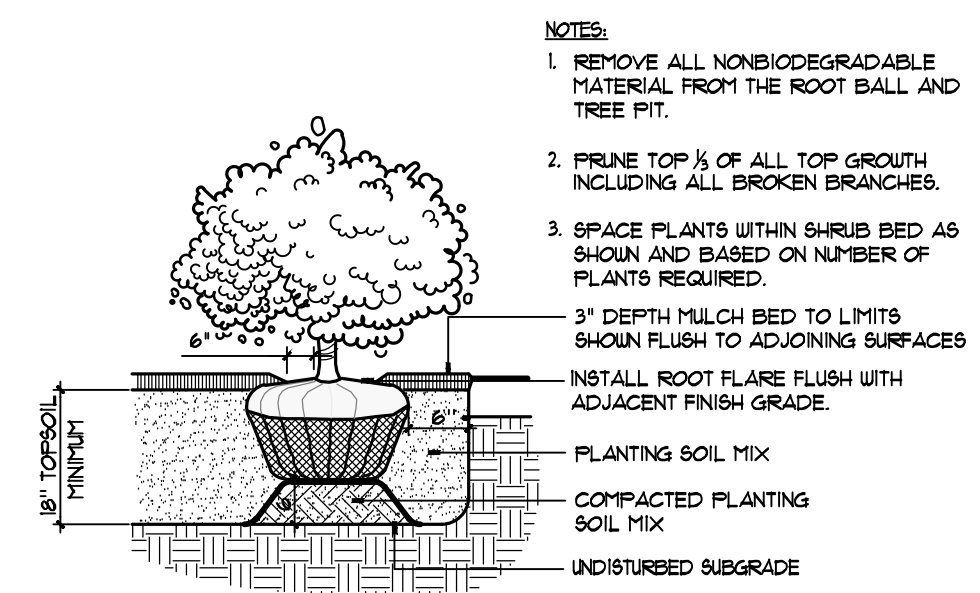
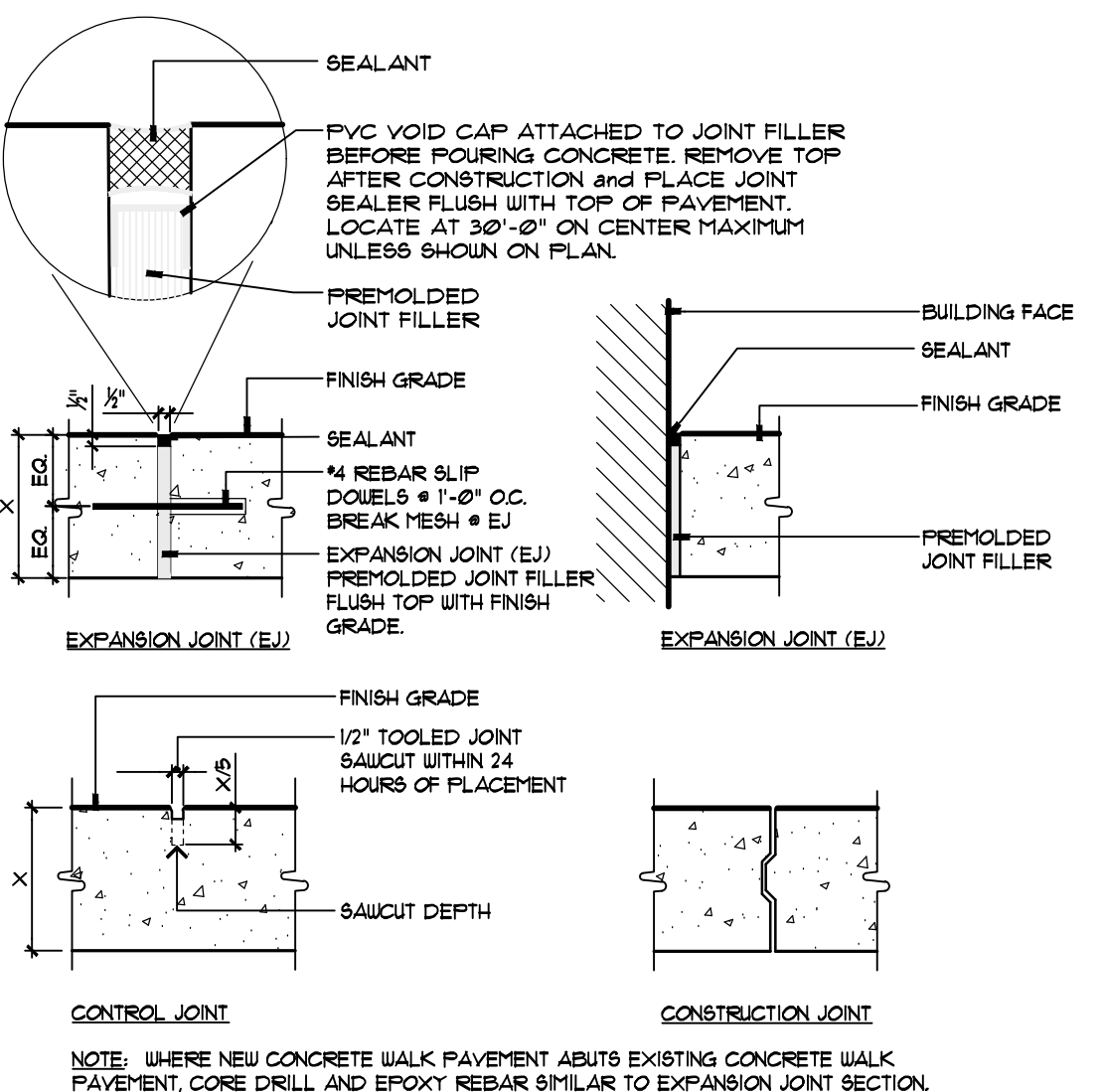
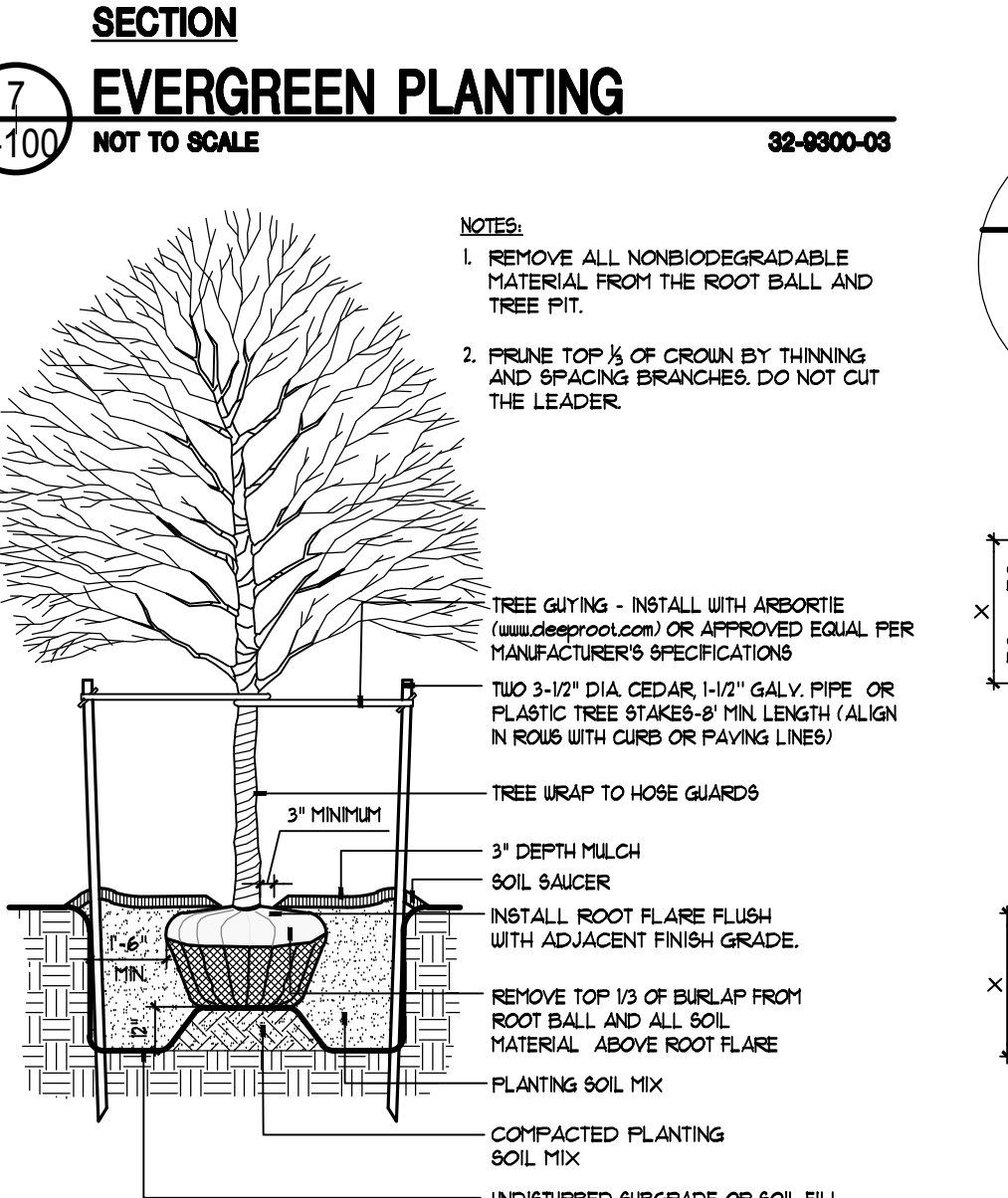
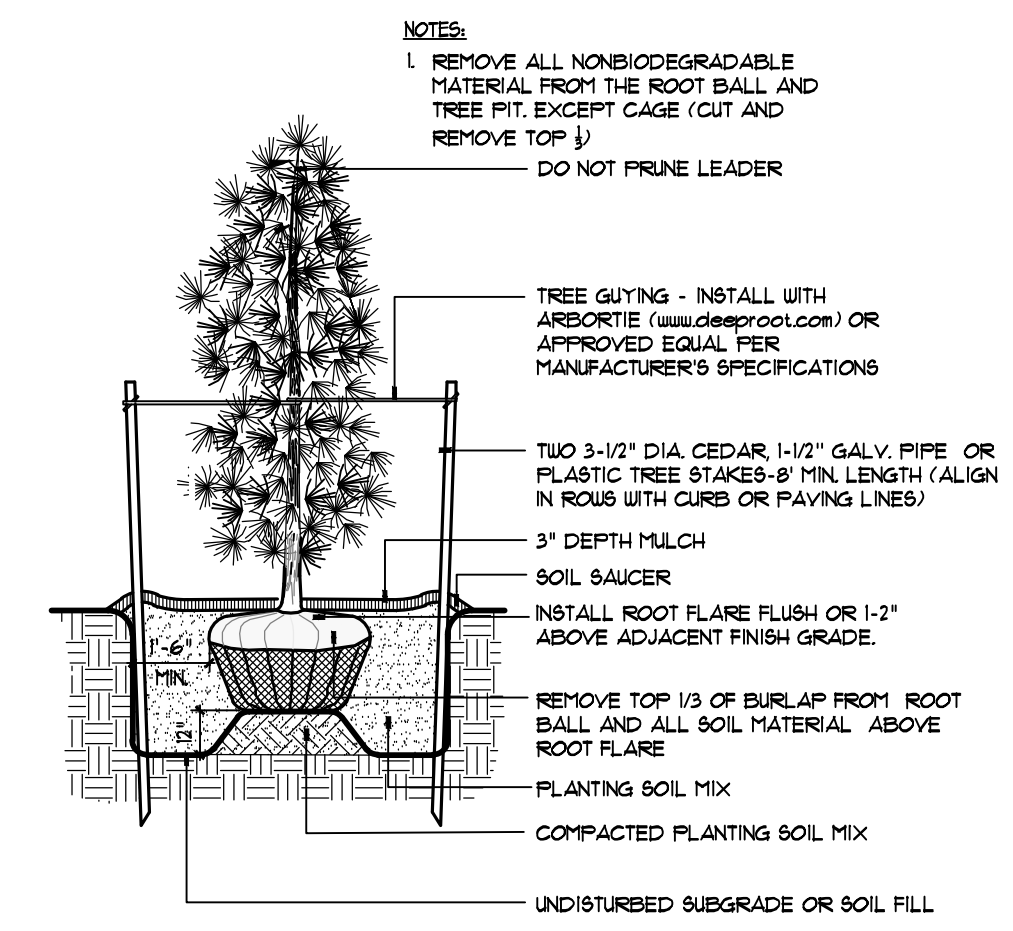
PLANT LIST - SALINA ST RESIDENTIAL DEVELOPMENT

KEY	COMMON NAME	BOTANICAL NAME	TREE HT.	SIZE	NOTES
TREES					
Cc	AMERICAN HORNBEEAM 'RISING FIRE'	CARPINUS CAROLINIANA UXBRIDGE'	2' CALIPER	10'-12'	UPRIGHT
EVERGREEN					
Jb	CREeping JUNIPER	JUNIPERUS HORIZONTALIS	3 GAL	6'-1'	SHRUB
Th	HICKSII' YEW	TAXUS X MEDIA 'HICKSII'	3 GAL	2'-3'	HEDGE
SHRUBS					
Ba	FALSE INDIGO 'BLUEBERRY SUNDAE'	BAPTISIA HYD. DECADENCE 'BLUEBERRY SUNDAE'	2 GAL.	2'-3'	--
Iv	SWEETSPIRE 'LITTLE HENRY'	ITEA VIRGINICA 'LITTLE HENRY'	2 GAL.	1'-2'	--
ORNAMENTAL GRASSES & PERENNIALS					
G-Ca	NORTHERN SEA OATS	CHASMANTHIUM LATIFOLIUM	1 GAL.	1'-2'	--

- ### PLANT NOTES
- 3" DEPTH SHREDDED BARK MULCH WITH 18" OF SCREENED TOPSOIL.
 - INSTALL 3'-0" DEPTH SCREENED TOPSOIL.

GENERAL NOTE

- LANDSCAPE ARCHITECT TO REVIEW PLANT MATERIAL AT NURSERY OR HOLDING AREA PRIOR TO CONSTRUCTION.
- PLANT MATERIAL IS SUBJECT TO CHANGE DURING SOLAR PANEL REQUIREMENTS. TREES MAY NEED TO BE SUBBED FOR SMALLER SPECIES.



NO.	DATE	DESCRIPTION
0	11.27.2024	CPC SUBMISSION

SHEET ISSUES	
VIP PROJECT NO.	44094
FILE NAME	VER
DRAWN BY	SLF
CHECKED BY	SLF

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SITE PLAN
SHEET NUMBER
L-100

GENERAL NOTES

X-F8-GEN NOTES

1. TOPOGRAPHIC AND BOUNDARY SURVEY PREPARED BY C.T. MALE ASSOCIATES SURVEYORS, D.P.C. SYRACUSE, NY, DATED DECEMBER 5, 2022.

OWNER AND ARCHITECT DO NOT CONFIRM THE COMPLETENESS OR ACCURACY OF SUCH INFORMATION. CONTRACTOR IS RESPONSIBLE FOR THOROUGH EXAMINATION AND VERIFICATION OF ALL EXISTING SURFACE AND SUBSURFACE CONDITIONS AFFECTING THE NATURE, SCOPE, COMPLEXITY AND COST OF THE CONTRACT WORK. ADDITIONAL INFORMATION ON EXISTING CONDITIONS HAS BEEN ADDED TO THE DRAWINGS BASED ON THE LANDSCAPE ARCHITECT'S OBSERVATIONS BUT IS NOT INTENDED TO AND DOES NOT ALTER THE SURVEY INFORMATION. REFER TO SURVEY NOTES FOR ADDITIONAL INFORMATION.

2. COORDINATE REMOVALS WITH STAGING PLANS AND ARCHITECTURAL PLANS WHICH SHOW BUILDING DEMOLITION, RECONSTRUCTION, AND ADDITIONS. REFER TO STAGING PLANS WHICH WILL BE PROVIDED AT A LATER DATE.

3. SAW CUT FOR PAVING REMOVALS. EXTEND REMOVAL LINES TO INCLUDE ANY ADJOINING BROKEN OR DETERIORATING PAVING. CAREFULLY REMOVE, STOCKPILE AND PROTECT ANY ITEMS NOTED FOR SALVAGE. ALL DEMOLITION RUBBLE, DEBRIS AND EXCESS SOILS TO BE PROMPTLY REMOVED FROM SITE. STRIP AND STOCKPILE SUFFICIENT EXISTING ORGANIC TOPSOILS FOR RESEEDING AS REQUIRED ON DISTURBED AND REGRADED AREAS TO BE ESTABLISHED AS LAWN AND FOR REPAIR OF DISTURBED EXISTING LAWNS TO REMAIN. STOCKPILE ALL MATERIALS IN APPROVED LOCATIONS WITHOUT INTERFERING WITH OTHER CONTRACTOR WORK OR DRAINAGE.

4. ALL FILL/BACKFILL OF EXCAVATIONS AND VOIDS RESULTING FROM REMOVALS AND RELATED WORK UNDER PROPOSED OR REPLACEMENT PAVING AREAS SHALL ONLY BE COARSE AGGREGATE FILL OR SUBBASE COURSE MATERIAL THOROUGHLY COMPACTED.

5. PROTECT ALL FACILITIES AND IMPROVEMENTS ON AND ADJOINING THE PROPERTY WHICH ARE NOT SPECIFICALLY IDENTIFIED FOR REMOVAL. VERIFY LOCATIONS AND DEPTHS OF ALL SUBSURFACE UTILITIES TO REMAIN PRIOR TO ANY ADJACENT REMOVAL AND EXCAVATION WORK.

6. ALL EXISTING FEATURES SHALL REMAIN UNLESS OTHERWISE NOTED. IF THE CONTRACTOR DAMAGES ANY OF THE EXISTING ON-SITE FACILITIES TO REMAIN (TREES, PAVEMENTS, UNDERGROUND UTILITIES, STRUCTURES, ETC.) WHETHER SHOWN ON THE PLANS OR NOT, THE CONTRACTOR SHALL REPAIR AND/OR REPLACE SUCH ITEMS AT HIS OWN EXPENSE AND ASSUME ALL RESPONSIBILITY FOR SUCH DAMAGE WITHOUT ANY ADDITIONAL COST TO THE OWNER. REPLACEMENT MATERIAL SHALL BE SAME QUALITY AND QUANTITY AS ORIGINAL.

7. THE CONTRACTOR SHALL CONFIRM EXISTING GRADES AND LOCATIONS OF ALL EXISTING FEATURES WITHIN THE CONTRACT LIMIT LINE. THE CONTRACTOR SHALL CONTACT THE LANDSCAPE ARCHITECT IMMEDIATELY SHOULD ANY DISCREPANCIES BE FOUND AT (315) 445-7980.

8. ADJUST RIMS OF UTILITY STRUCTURES TO REMAIN WITHIN AREAS OF GRADE CHANGES TO MEET PROPOSED LINES AND GRADES.

9. CONTRACTOR SHALL BLEND NEW WORK SMOOTHLY AND EVENLY WITH EXISTING LINES AND GRADES.

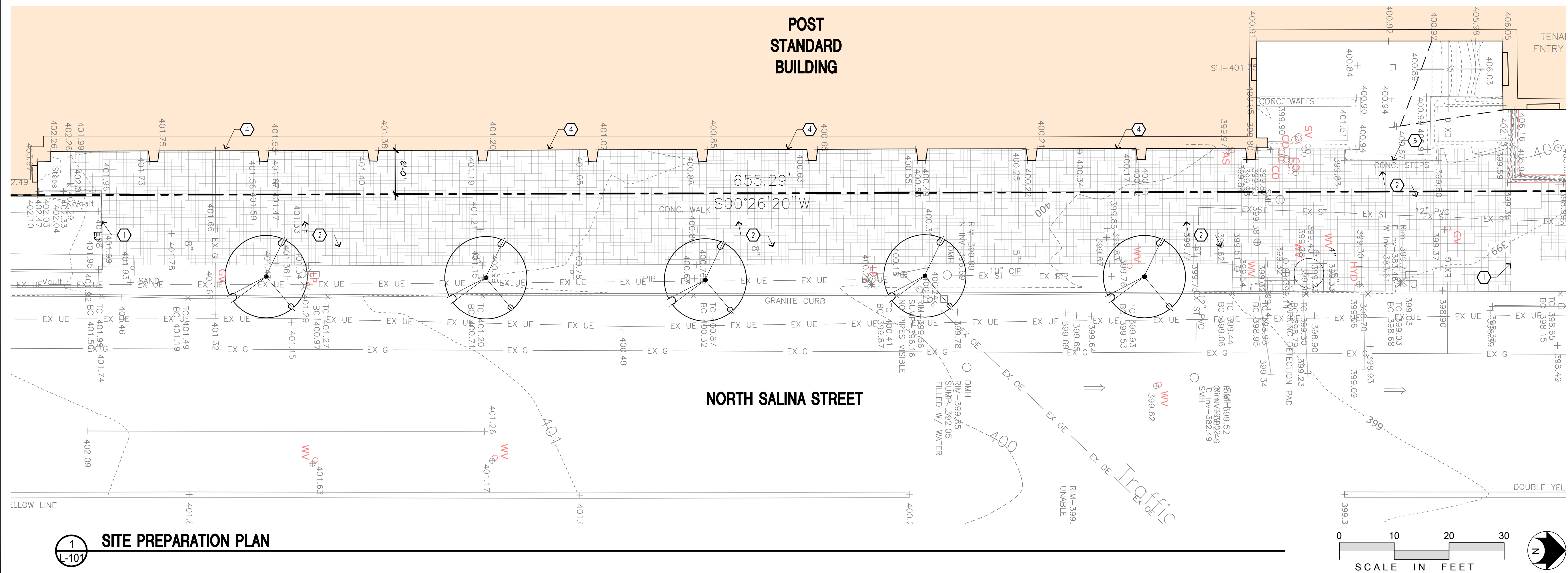
LEGEND

EXISTING	PROPOSED	DESCRIPTION	EXISTING	PROPOSED	DESCRIPTION
---	---	CONTOUR	○	⊙	ST 14" STORM STRUCTURE
+377.7	---	SPOT ELEVATION	○	⊞	D1 INLET
CT/CE	---	CURB TAPER/END	⊙	○	CATCH BASIN/MANHOLE
TC/BC	---	TOP/BOTTOM OF CURB	⊙	○	CLEAN OUT
TW/BW	---	TOP/BOTTOM OF WALL	⊙	○	SANITARY MANHOLE
HP/ALP	---	HIGH / LOW POINT	---	---	ASPHALT PAVEMENT-STREET REPAIR
---	---	POST AND CHAIN FENCE	---	---	ASPHALT PAVEMENT
---	---	UTILITY POLE	---	---	CONCRETE PAVEMENT
---	---	WATER LINE	---	---	TRAFFIC SIGN
---	---	FIRE HYDRANT	---	---	TRAFFIC SIGN - SET IN BOLLARD
EX ST	ST	STORM PIPE	---	---	LIGHT POLE (SEE ELECTRICAL PLANS FOR WIRING)
---	UD	UNDERDRAIN	---	---	CURB
EX SAN	---	SANITARY PIPE	---	---	CURB FLUSH (1" REVEAL UNLESS OTHERWISE NOTED)
E/T	---	OVERHEAD ELECTRIC	---	---	SILT FENCE
E	---	UNDERGROUND ELECTRIC	---	---	TREE
T	---	TELEPHONE	---	---	SHRUB

EXISTING CONDITIONS & SITE PREPARATION NOTES

PS-SITE-PREP-NOTES

- CONTRACT LIMIT LINE
- REMOVE EXISTING PAVEMENTS - SEE NOTES 2 BELOW
- 1 SAUCUT ASPHALT OR CONCRETE PAVEMENT. SAUCUT ASPHALT IN NEAT STRAIGHT LINE AND SAUCUT CONCRETE PAVEMENT AT NEAREST SCORE JOINT.
- 2 REMOVE EXISTING CONCRETE PAVEMENT IN ITS ENTIRETY. REPAIR OR REPLACEMENT AREAS NOT LIMITED TO APPROXIMATE REMOVALS LIMITS SHOWN.
- 3 REMOVE EXISTING STAIRS AND RAILINGS PER ARCHITECTURAL DRAWINGS.
- 4 REMOVE EXISTING BUILDING LIGHTING AND REPLACE PER PHOTOMETRIC PLAN.



ONE WEBSTERS LANDING
SYRACUSE, NEW YORK 13202
315.471.5338



LANDSCAPE ARCHITECTURE & LAND PLANNING
6320 FLY ROAD, SUITE 109 EAST SYRACUSE, NEW YORK 13057
PHONE: (315) 445-7980 FAX: (315) 445-7981

101 North Salina St, LLC

The Post

101 North Salina Street
Syracuse, New York

RESIDENTIAL RENOVATION

0	11.27.2024	CPC SUBMISSION
MK	DATE	DESCRIPTION
SHEET ISSUES		
VIP PROJECT NO.	44094	
FILE NAME	VER	
DRAWN BY	SLF	
CHECKED BY	SLF	

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SITE PREPARATION PLAN

SHEET NUMBER
L-101





















Onondaga County Planning Board

RESOLUTION OF THE

ONONDAGA COUNTY PLANNING BOARD

J. Ryan McMahon, II
COUNTY EXECUTIVE

Meeting Date: September 11, 2024

OCPB Case # Z-24-261

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a USE VARIANCE from the City of Syracuse Zoning Administration at the request of Vincent E. Ryan for the property located at 101 North Salina Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the granting of use or area variances and the site is located within 500 feet of Route 690 and Route 81, both state highways; and
- WHEREAS, the applicant is requesting a use variance to allow residential units on the first floor of a mixed-use building on a 4.14-acre parcel in a Central Business (MX-5) zoning district; and
- WHEREAS, the Onondaga County Department of Planning administratively reviewed and held No Position on a project site review referral (Z-22-277) for exterior renovations to an existing building; the Board previously offered No Position on project site review referrals (Z-21-208 and Z-14-138) to complete façade and site alterations and exterior improvements respectively; and
- WHEREAS, the site contains the 287,400 sf former Post Standard building which has been converted to house multiple commercial uses; the building is located on Clinton Square in downtown Syracuse and the building and 124-space parking lot encompass one City block; and
- WHEREAS, the applicant is proposing internal changes to the building to create 78 dwelling units, including ground-floor units, in addition to retaining commercial tenant spaces; the applicant requires a use variance to allow residential units on the ground floor in a Central Business zoning district (MX-5); per the referral materials, four partial floors will be added to an existing high-ceiling bay space to accommodate the dwelling units which will line the eastern and northern sides of the building; no exterior changes are proposed at this time; and
- WHEREAS, per the referral notice, the site is served by public drinking water and sewers and no changes to the existing infrastructure are proposed; the site is located in the Metropolitan Wastewater Treatment Plant service area; the proposed addition of 78 dwelling units is likely to result in an increase in demand/use;
ADVISORY NOTE: Capacity assurance approval from the Onondaga County Department of Water Environment Protection (OCDWEP) may be required due to an anticipated increase in use; additionally, unless it can be demonstrated that anticipated sanitary flows will not exceed previous flows in excess of one sewer unit over prior uses, the applicant must develop a 1 gallon to 1 gallon sanitary flow offset plan/project in coordination with the municipal engineer; the Capacity Assurance Form and approval process can now be found online:
<http://www.ongov.net/wep/CapacityAssuranceReviews.html>; and
- WHEREAS, the site may contain the Peregrine falcon, or its associated habitat, which has been listed by the state or federal government as a threatened or endangered animal species (per EAF Mapper); and

WHEREAS, the site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the NYS Historic Preservation Office archaeological site inventory (per EAF Mapper); and

NOW THEREFORE BE IT RESOLVED, that the Onondaga County Planning Board has determined that said referral will have no significant adverse inter-community or county-wide implications and may consequently be acted on solely by the referring board.

A handwritten signature in black ink, appearing to read 'Martin E. Voss', with a stylized flourish at the end.

Martin E. Voss, Chairman
Onondaga County Planning Board

Project	MaSPR-24-37
Date:	12/18/2024

**Short Environmental Assessment Form
Part 2 - Impact Assessment**

Part 2 is to be completed by the Lead Agency.

Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept “Have my responses been reasonable considering the scale and context of the proposed action?”

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing:		
a. public / private water supplies?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. public / private wastewater treatment utilities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Project:	MaSPR-24-37
Date:	12/18/2024

**Short Environmental Assessment Form
Part 3 Determination of Significance**

For every question in Part 2 that was answered “moderate to large impact may occur”, or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

<input type="checkbox"/>	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.
<input checked="" type="checkbox"/>	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.
City of Syracuse City Planning Commission	12/18/2024
Name of Lead Agency	Date
Steven Kulick	Chairperson
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)

City of Syracuse

Parcel History

01/01/1900 - 12/13/2024

Tax Map #: 104.-08-01.0

Owners: 101 North Salina St LLC

Zoning: MX-5

Address	Date	Transaction	Transaction Type	Status	Description
101-239 Salina St N To Clinton St	07/27/12	Inspection	Fire Inspector Notification	<None>	
101-239 Salina St N To Clinton St	05/16/23	Inspection	Final Inspection	<None>	
101-239 Salina St N To Clinton St	08/09/24	Inspection	Progress Inspection	<None>	
101-239 Salina St N To Clinton St	12/13/24	Inspection	Inspector Notification	<None>	



OFFICE OF ZONING ADMINISTRATION
Ben Walsh, Mayor

To: 101 North Salina St LLC
From: Zhitong Wu, Zoning Planner
Date: 12/13/2024 3:06:35 PM
Re: Major Site Plan Review MaSPR-24-37
101-239 Salina St N To Clinton St, Syracuse, 13202

The Departments and/or Boards below have reviewed your application and provided the following comments for your information and action as appropriate.

Please modify the proposal as necessary to address the comments/recommendations. Upon receipt of any revisions and/or written justification to the Office of Zoning Administration, a Public Hearing will be scheduled.

Please contact the Zoning Office at (315) 448-8640 or Zoning@syr.gov if you have any questions.

Approval	Status	Status Date	Reviewer	Comments
DPW - Sanitation & Sewers	Conditionally Approved	10/30/2024	Vinny Esposito	Before any work is started all utilities must be located and protected throughout construction. This includes the Weighlock Sewer that traverses the north parking lot and is not shown on the plan. Care MUST be taken when working over this 150 year old large brick sewer.
DPW - Transportation Planner	Conditionally Approved	11/18/2024	Neil Milcarek-Burke	- Short-term (exterior) bike parking is required using staple-style racks (no wave style) in a conspicuous and well-lit area near the new proposed tenant entrance plaza along Salina Street N. via 5X or greater staple racks - All remaining perimeter sidewalks and streetscape updates must be completed as part of this work. Phasing the improvements in over an unknown duration is not an acceptable approach as there are many areas in poor condition.
Zoning Planner	On Hold	12/13/2024	Haohui Pan	Planning Commission decision on 12/18
Parks - Forestry	Approved	11/15/2024	Jeff Romano	Provide CU soils along the 'tree lawn' and under the sidewalks along N. Salina. (10'x15'x3' of CU soils, minimum 4'x7' tree opening). Adjust tree location to be curb adjacent to match existing tree locations. Tree species selection; Celtis, Gymnocladus, Quercus
Planning Commission	Waiting on Board	12/13/2024	Haohui Pan	public hearing on 12/18
Eng. Design & Cons. - Zoning	Conditionally Approved	11/21/2024	Mirza Malkoc	<ul style="list-style-type: none">• No objection to the proposed development.• The Project is subject to Onondaga County's 1:1 offset. The City requires an offset plan & details for

review. Applicant shall submit sanitary flow data to the Engineering Department, the determined offset plan then most likely will require Common Council Approval.

- Onondaga County Plumbing Control shall review and approve the plans as well.
- Complete set of the stamped engineering site plans with specific details are required for future phase to complete a detailed project permit review. This is just a reminder that this review is based only on interior renovations and planting proposal along North Salina Street. Future site development phase will require site plan review.

City Engineer - Zoning	Pending	10/29/2024		
Eng. Mapping - Zoning	Conditionally Approved	11/08/2024	Ray Wills	No objection to the project as a whole or the interior work in general, however there are several ROW markers in the area along the ROW boundaries of this project that will require special care. Any sidewalk or excavation along or near ROW of the project areas must be UFPO'd and vetted to ensure the safety of these ROW monuments. These markers are protected by law and not to be disturbed under any circumstances.
Fire Prevention - Zoning	Conditionally Approved	11/21/2024	Elton Davis	Formal submission for site plan should include a turning diagram that demonstrates fire apparatus can enter and exit north end parking area. Fire department will provide apparatus specs and turning radii. All work must comply with applicable sections of the NYS Uniform Code.
DPW Traffic Control- Zoning	Approved	11/12/2024	Charles Gafrancesco	11.12.24 No concern with site plan review.