

City of Syracuse Zoning Office

Application for  PROJECT SITE REVIEW  SITE PLAN REVIEW-LAKEFRONT DISTRICT  
City Hall Commons - Room 500 \* 201 E. Washington Street \* Syracuse, NY 13202-1426 \* 315-448-8640

**For Office Use**    **Filing Date:** \_\_\_\_\_    **Case Number:** \_\_\_\_\_    **Zoning District:** \_\_\_\_\_

**PROPERTY TAX ASSESSMENT ADDRESS(ES)**

*(See Tax Assessment Roll at [syrgov.net/Assessment.aspx](http://syrgov.net/Assessment.aspx), or 315-448-8280)*

**TAX ID/SBL**

*(000.-00-00.0)*

151-99 Corner of Solar and Division Streets

118-02-13.1

**PROJECT TYPE** *(please check all that apply and briefly describe)*

- Demolition *(full and partial)*: \_\_\_\_\_
- New Construction: New 3 story mixed use building
- Exterior Alterations: \_\_\_\_\_
- Site Changes: New plant material, paving and curb cuts per attached plans

**PROJECT DESCRIPTION**

This 3 story, 54,480 sf (plus a basement of 9,525 sf) project is a new mixed use building consisting

of 32 market rate apartments and 18,160 sf of first level office commercial for the owner/ user. The building will be a sprinklered, protected steel frame structure, with concrete floors and light gage steel framing.

The facade will consist of brick, stone, simulated historic double hung and steel sash windows, and aluminum storefronts.

**ZONING USE / BUILDING OCCUPANCY** *(existing, proposed, changes)*

This building falls in the T5 district;- specically the T5(2) Franklin Square sub district overlay

0207 0 2020

|   |                  |            |  |                             |
|---|------------------|------------|--|-----------------------------|
| <b>PROPERTY OWNER</b> <i>(required)</i>   |                  |            |  |                             |
| <i>As listed on the Tax Assessment Roll available at <a href="http://syrgov.net/Assessment.aspx">syrgov.net/Assessment.aspx</a> or 315-448-8280</i> |                  |            |  |                             |
| <i>First Name</i>   | <i>Last Name</i> |            | <i>Title</i>                               |                             |
|   |                  |            | <i>Company</i> 400 W. Division Street, LLC |                             |
| <i>Address</i>  |                  |            | <i>Address</i>                             |                             |
| 400 W. Division Street  |                  |            |  |                             |
| <i>City</i>   | <i>State</i>     | <i>Zip</i> | <i>Phone</i>                               | <i>email</i>                |
| Syracuse  | NY               | 13204      | 315-422-7709                               | david.pida@rrms.com         |
| <b>APPLICANT</b> <i>(if applicable)</i>   |                  |            |  |                             |
| <i>First Name</i>   | <i>Last Name</i> |            | <i>Title</i>                               |                             |
| David   | Pida             |            | CFO  |                             |
| <i>Address</i>  |                  |            | <i>Address</i>                             |                             |
| 400 West Division St  |                  |            |  |                             |
| <i>City</i>   | <i>State</i>     | <i>Zip</i> | <i>Phone</i>                               | <i>email</i>                |
| Syracuse  | NY               | 13204      | 315-422-7709                               | david.pida@rrms.com         |
| <b>REPRESENTATIVE</b> <i>(architect, engineer, attorney, sign company, other, if applicable)</i>  |                  |            |  |                             |
| <i>First Name</i>   | <i>Last Name</i> |            | <i>Title</i>                               |                             |
| Steve   | MacKnight        |            | Partner                                    |                             |
| <i>Address</i>  |                  |            | <i>Address</i>                             |                             |
| 212 North franklin Street   |                  |            |  |                             |
| <i>City</i>   | <i>State</i>     | <i>Zip</i> | <i>Phone</i>                               | <i>email</i>                |
| Syracuse  | NY               | 13202      | 315 424 0018                               | steve@macknightarchitects.c |

**DECLARATION**

I understand that false statements made herein are punishable as a Class A Misdemeanor, pursuant to section 210.45 of the Penal Law of the State of New York. I declare that, subject to the penalties of perjury, any statements made on this application and any attachments are the truth and to the best of my knowledge correct. I also understand that any false statements and/or attachments presented knowingly in connection with this application will be considered null and void.

**PROPERTY OWNER SIGNATURE** *(required)*

**As listed on the Syracuse Tax Assessment Roll available at [syrgov.net/Assessment.aspx](http://syrgov.net/Assessment.aspx), or 315-448-8280.** If not listed as the current owner, please include a proof of ownership, e.g., a copy of the deed. **Attorney's** signing on behalf of the owner must include a one page letter describing the legal representative arrangement. If the property owner is a Corporation or Organization, the person signing must provide verification they are a member. **Contract purchasers, tenants, architects, engineers, contractors, etc. CANNOT sign on behalf of the owner.**

|                   |   |                |                           |
|-------------------|---|----------------|---------------------------|
| <i>Signature</i>  |  | <i>Date</i>    | 8.13.2020                 |
| <i>Print Name</i> | David Pida  | <i>Title</i>   | CFO                       |
|                   |   | <i>Company</i> | Rapid Response Monitoring |

**Project Site Review and Site Plan Review Application**  
**INSTRUCTIONS AND REQUIRED SUBMITTALS**

**Incomplete applications will not be processed.**

Applications together with the required submittals listed below must be submitted in **HARD COPY** to the Syracuse Zoning Office, City Hall Commons – Room 500, 201 East Washington St., Syracuse, NY 13202-1426. Faxed or emailed submissions will not be processed.

Please submit **ONE (1) COPY** of the following:

- APPLICATION** – filled out completely, dated, and **signed by property owner**.
- STATE ENVIRONMENTAL QUALITY REVIEW ACT (SEQR) Short Environmental Assessment Form (SEAF) - Part One** - filled out to the best of your ability, dated, and signed.
- MATERIAL AND COLOR SPECIFICATIONS** - catalog cuts / product brochures for all materials and colors. Life size samples or real materials cannot be accepted.
- 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.
- SIGN SUBMISSION FORM** – required for Site Plan Review approvals. Project Site Review entails a preliminary signage review only.
- APPLICATION FEE** – \$0.

Please submit **THREE (3) FULL-SIZE AND TO-SCALE SETS** for review purposes, and **ONE (1) SET REDUCED SET** (11X17, or smaller), for copying purposes, of the items listed below. All plans must include a title block with author, date, scale, and 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. Plans do not need to be stamped by a licensed professional unless noted below.

- PROPERTY SURVEY(S)** of all involved properties (**signed and stamped by a licensed surveyor**)
- FLOOR PLANS** for new construction, additions, and change of zoning use/building occupancies.
- SITE PLANS**
  1. **Zoning** (setback, lot coverage, etc.) and **parking** (Zoning use and required parking) requirement notes
  2. **demolitions** and **post demolition** conditions
  3. **structures**
  4. **parking areas** including surface type, dimensioned spaces, number of spaces, traffic patterns
  5. **loading** dock and delivery areas
  6. **dumpsters** and/or trash receptacles
  7. **landscaping** including type, height, and number of plantings
  8. **screening** including parking, dumpsters, and site
  9. **fencing** including type and height
  10. **lighting** including structure heights and luminaries wattage
  11. **ground signs**
  12. **street right-of-way** conditions, existing and proposed, including curb cuts, driveways, sidewalks, and plantings
  13. **ENROACHMENTS**, existing or proposed, into the City right-of-way including stairs, signs, and awnings
- EXTERIOR BUILDING ELEVATIONS** with all dimensions, materials, and colors clearly illustrated and noted. (Schematics or color renderings can be submitted in addition to elevation drawings (plans), if available.)

# Short Environmental Assessment Form

## Part 1 - Project Information

### Instructions for Completing

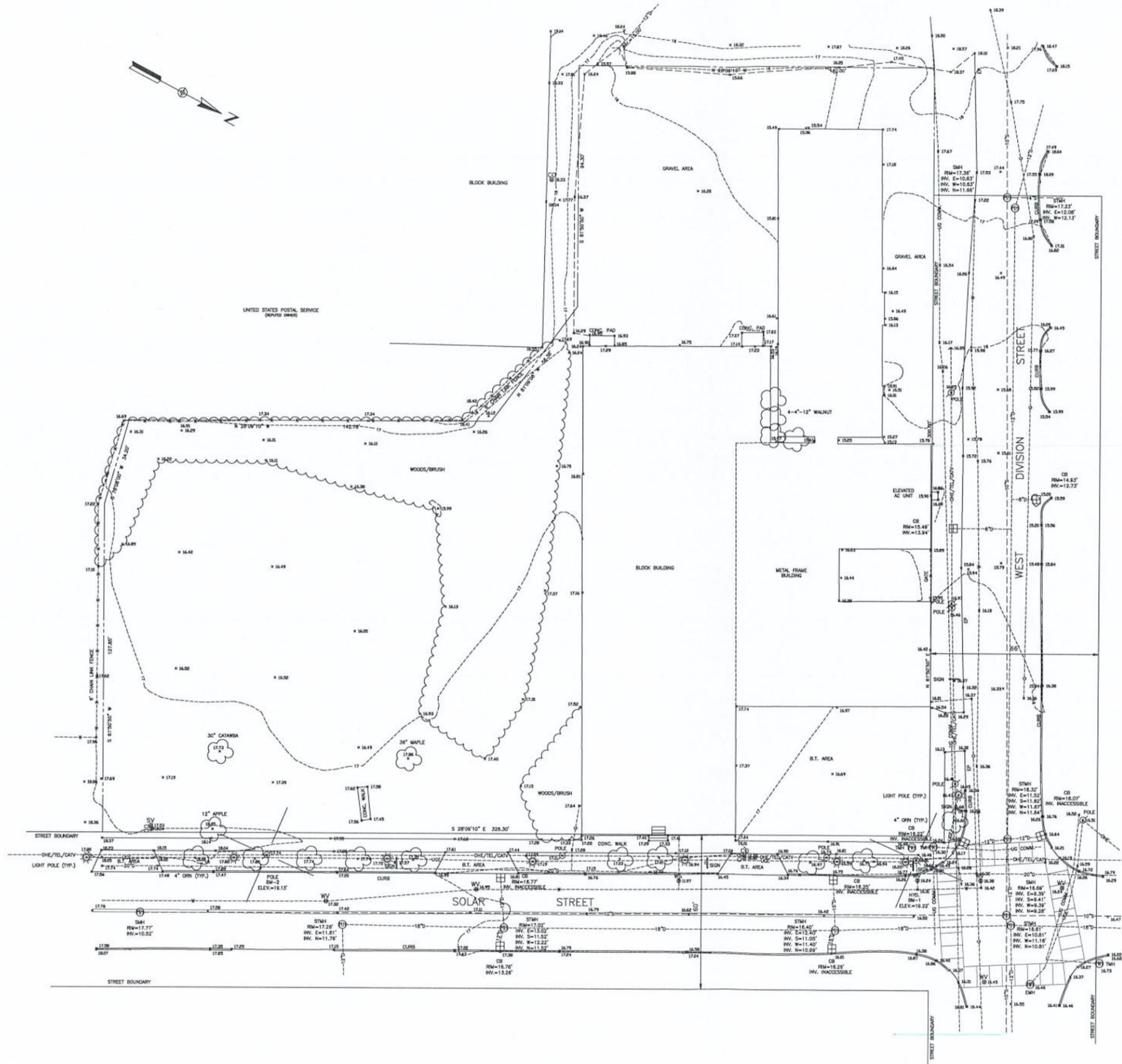
**Part 1 – Project Information.** The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available.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

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

| <b>Part 1 – Project and Sponsor Information</b>  |  |   |  |
|--|--|---|--|
| Name of Action or Project:<br>Solar Street Commercial Development  |  |   |  |
| Project Location (describe, and attach a location map):<br>151-99 Solar St. & W. Division St. (Tax ID 118-02-13.1)   |  |   |  |
| Brief Description of Proposed Action:<br>Construction of a new (3) story brick faced commercial building. Site improvements include but not limited to parking, utilities, storm water, and lighting. Right of way improvements will also be made in accordance with City of Syracuse standards.   |  |   |  |
| Name of Applicant or Sponsor:<br>Dave Pida / Rapid Response Monitoring Service Inc.  |  | Telephone: 315-440-0400<br>E-Mail: dpida@rrms.com |  |
| Address:<br>400 West Division Street   |  |   |  |
| City/PO:<br>Syracuse   |  | State:<br>NY                                      | Zip Code:<br>13204                         |
| 1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation?<br>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<br><input type="checkbox"/>             |
|  |  |   | YES<br><input type="checkbox"/>            |
| 2. Does the proposed action require a permit, approval or funding from any other government Agency?<br>If Yes, list agency(s) name and permit or approval: NYSDEC  |  |   | NO<br><input type="checkbox"/>             |
|  |  |   | YES<br><input checked="" type="checkbox"/> |
| 3. a. Total acreage of the site of the proposed action?  |  | _____ 1.66 acres                                  |  |
| b. Total acreage to be physically disturbed?   |  | _____ 1.66 acres                                  |  |
| c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?   |  | _____ XXX acres                                   |  |
| 4. Check all land uses that occur on, are adjoining or near the proposed action:   |  |   |  |
| <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input checked="" type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban)  |  |   |  |
| <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify):   |  |   |  |
| <input type="checkbox"/> Parkland  |  |   |  |

|  | NO                                  | YES                                 | N/A                      |
|--|-------------------------------------|-------------------------------------|--------------------------|
| 5. Is the proposed action,   |                                     |                                     |                          |
| a. A permitted use under the zoning regulations?   | <input type="checkbox"/>            | <input checked="" 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?  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?<br>If Yes, identify: _____  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> |
| 8. a. Will the proposed action result in a substantial increase in traffic above present levels?   | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <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"/> | <input 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"/> | <input type="checkbox"/> |
| 9. Does the proposed action meet or exceed the state energy code requirements?<br>If the proposed action will exceed requirements, describe design features and technologies:<br>_____<br>_____  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 10. Will the proposed action connect to an existing public/private water supply?<br>If No, describe method for providing potable water: _____<br>_____   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 11. Will the proposed action connect to existing wastewater utilities?<br>If No, describe method for providing wastewater treatment: _____<br>_____  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input 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? | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 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?  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input 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?   | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> |
| b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> |
| If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____<br>_____<br>_____   |                                     |                                     |                          |

|   |                                     |                                     |
|---|-------------------------------------|-------------------------------------|
| 14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:<br><input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional<br><input type="checkbox"/> Wetland <input checked="" type="checkbox"/> Urban <input type="checkbox"/> Suburban |                                     |                                     |
| 15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?  | NO                                  | YES                                 |
|   | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| 16. Is the project site located in the 100-year flood plan?   | NO                                  | YES                                 |
|   | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| 17. Will the proposed action create storm water discharge, either from point or non-point sources?<br>If Yes,   | NO                                  | YES                                 |
|   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| a. Will storm water discharges flow to adjacent properties?   | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| If Yes, briefly describe:<br>_____<br>Stormwater will be directed towards best management practices.<br>_____   |                                     |                                     |
| 18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)?<br>If Yes, explain the purpose and size of the impoundment: _____<br>Wet pond construction for stormwater management.<br>_____  | NO                                  | YES                                 |
|   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| 19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?<br>If Yes, describe: _____<br>_____  | NO                                  | YES                                 |
|   | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| 20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?<br>If Yes, describe: _____<br>Several sites around proposed site<br>_____  | NO                                  | YES                                 |
|   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| <b>I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b><br>Applicant/sponsor/name: <u>DAVID J. PION</u> Date: <u>8.13.2020</u><br>Signature: <u>[Signature]</u> Title: <u>CFO</u>   |                                     |                                     |



NOTES:  
 ELEVATIONS REFER TO THE CITY OF SYRACUSE VERTICAL DATUM.  
 CONTOUR INTERVAL = 1'  
 LOCATION OF UNDERGROUND UTILITIES AND OTHER UNDERGROUND STRUCTURES OBTAINED BY FIELD MEASUREMENTS WHERE POSSIBLE, OTHERWISE OBTAINED FROM OTHER SOURCES AND MAY BE APPROXIMATE ONLY. OTHER UNDERGROUND UTILITIES MAY EXIST, THE LOCATION OF WHICH ARE PRESENTLY UNKNOWN.  
 NOTIFY DIG SAFELY-NEW YORK AT (800) 962-7962 PRIOR TO ANY EXCAVATION  
 BENCHMARKS:  
 BM-1  
 POINT OF ANGLE ON A HYDRANT LOCATED ON THE SOUTHWEST CORNER OF SOLAR STREET AND WEST DIVISION STREET.  
 ELEV.=19.22'  
 BM-2  
 NAIL IN UTILITY POLE #VZ-2/NM-61 LOCATED ON THE WEST SIDE OF SOLAR STREET AND 290'± SOUTH OF WEST DIVISION STREET.  
 ELEV.=19.13'

- LEGEND:
- GAS LINE WITH GAS VALVE
  - WATER LINE WITH WATER VALVE & HYDRANT
  - UTILITY POLE WITH OVERHEAD ELECTRIC, TELEPHONE AND CABLE TV
  - SANITARY SEWER LINE WITH SIZE, MANHOLE & CLEANOUT
  - STORM LINE WITH SIZE, CATCH BASIN & MANHOLE
  - UNDERGROUND ELECTRIC LINE
  - UNDERGROUND COMMUNICATION LINE

L-0

ALTERATIONS OR ADDITIONS TO THIS SURVEY MAP ARE PROHIBITED, EXCEPT AS PROVIDED IN SECTION 7209, SUBDIVISION 2, OF NEW YORK STATE EDUCATION LAW.

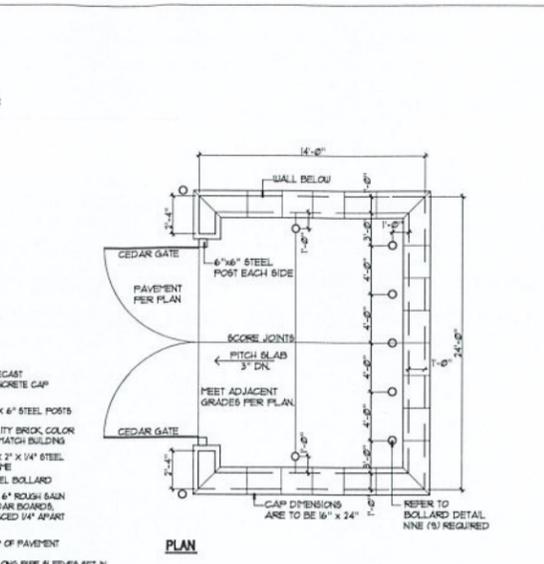
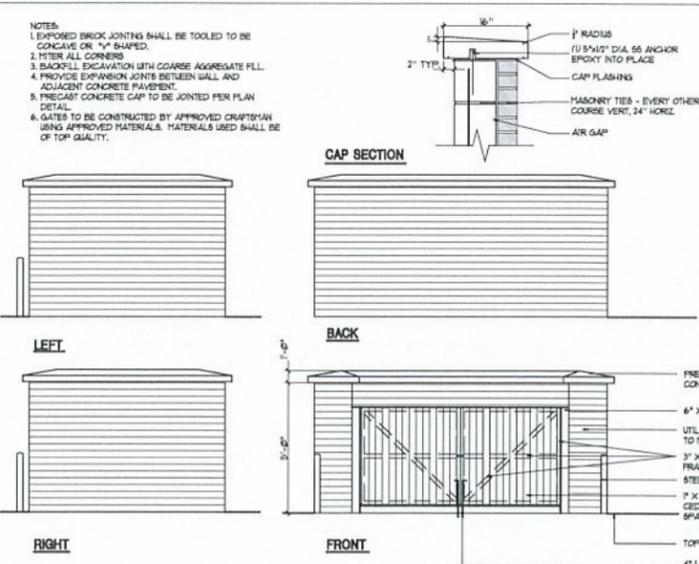
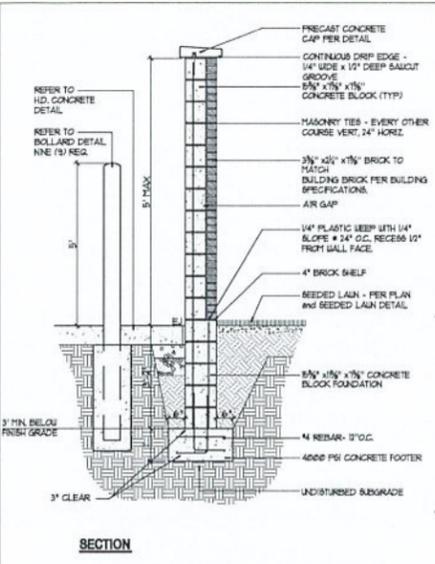
BOUNDARY & TOPOGRAPHIC SURVEY  
 LANDS OF  
 400 W. DIVISION ST., L.L.C.  
 PART OF S.M.L. 38



THE UNDERSIGNED HEREBY CERTIFIES THAT THIS IS A CORRECT MAP MADE FROM AN ACTUAL SURVEY.  
 JOSEPH I. PHILLIPS  
 LICENSED LAND SURVEYOR NO. 25911

|                                      |                     |                    |
|--------------------------------------|---------------------|--------------------|
| CITY OF SYRACUSE                     | ONONDAGA COUNTY, NY | DATE: JUNE 9, 2015 |
| PHILLIPS & ASSOCIATES SURVEYORS P.C. | SCALE: 1"=20'       | FILE NO.: 2784.003 |
| REVISION                             |                     |                    |



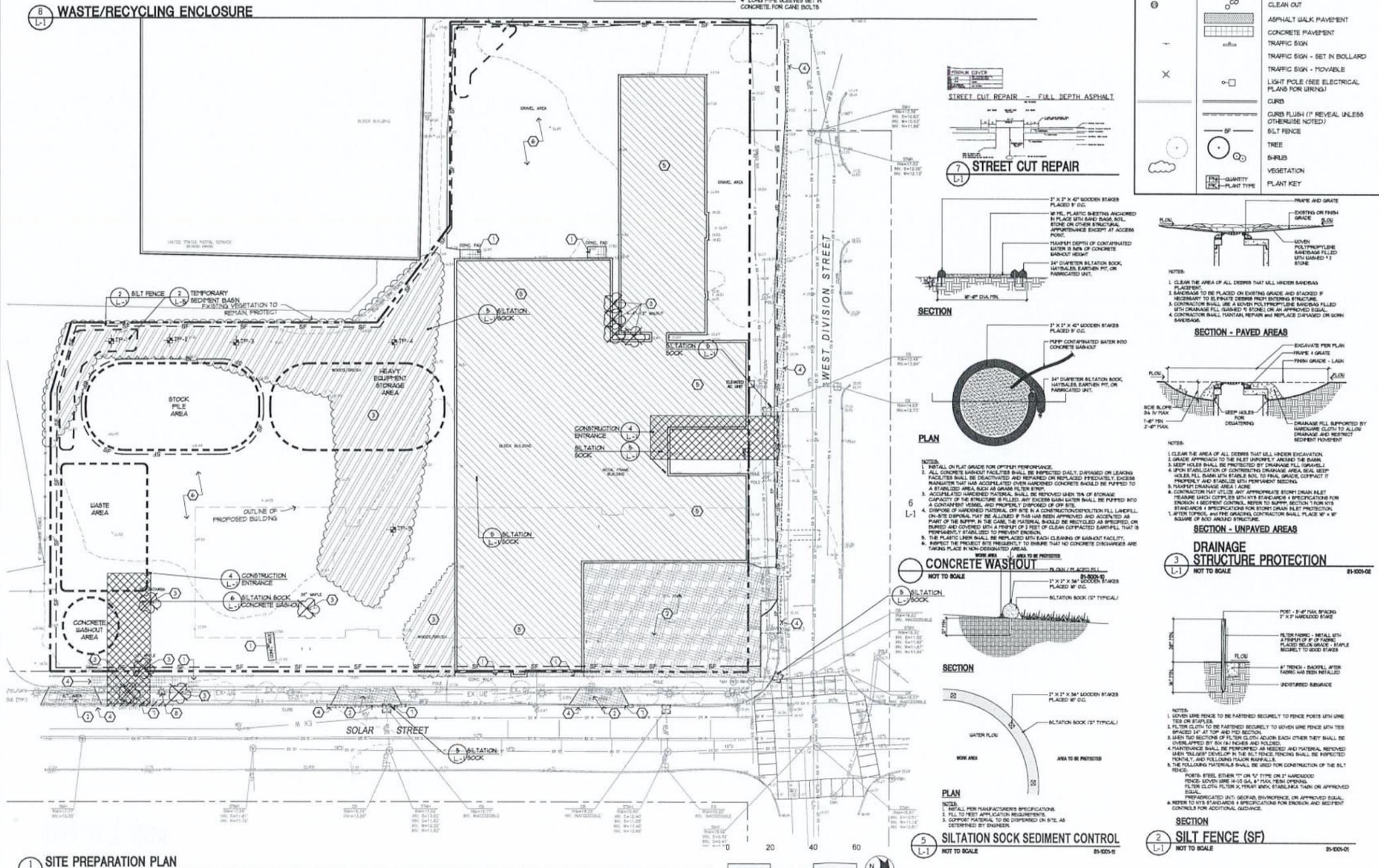


| EXISTING | PROPOSED | DESCRIPTION                                   |
|----------|----------|---|
| ---      | ---      | CONTOUR                                       |
| ---      | ---      | SPOT ELEVATION                                |
| ---      | ---      | CURB TAPEREND                                 |
| ---      | ---      | TOP/BOTTOM OF CURB                            |
| ---      | ---      | HIGH / LOW POINT                              |
| ---      | ---      | TEST PIT                                      |
| ---      | ---      | BORING (SEE SPECIFICATIONS FOR BORING INFO)   |
| ---      | ---      | GUIDELINE                                     |
| ---      | ---      | FENCE   |
| ---      | ---      | UTILITY POLE                                  |
| ---      | ---      | WATER LINE                                    |
| ---      | ---      | FIRE HYDRANT                                  |
| ---      | ---      | WATER VALVE                                   |
| ---      | ---      | FORCE MAIN SANITARY LINE                      |
| ---      | ---      | STORM PIPE                                    |
| ---      | ---      | UNDERDRAIN                                    |
| ---      | ---      | SANITARY PIPE                                 |
| ---      | ---      | OVERHEAD ELECTRIC                             |
| ---      | ---      | UNDERGROUND ELECTRIC                          |
| ---      | ---      | TELEPHONE                                     |
| ---      | ---      | GAS   |
| ---      | ---      | STORM MAN-HOLE                                |
| ---      | ---      | DRYWELL                                       |
| ---      | ---      | STORM INLET                                   |
| ---      | ---      | CATCH BASIN                                   |
| ---      | ---      | CLEAN OUT                                     |
| ---      | ---      | ASPHALT WALK PAVEMENT                         |
| ---      | ---      | CONCRETE PAVEMENT                             |
| ---      | ---      | TRAFFIC SIGN                                  |
| ---      | ---      | TRAFFIC SIGN - SET IN BOLLARD                 |
| ---      | ---      | TRAFFIC SIGN - MOVABLE                        |
| ---      | ---      | LIGHT POLE (SEE ELECTRICAL PLANS FOR WIRING)  |
| ---      | ---      | CURBS   |
| ---      | ---      | CURB FLUSH (1" REVEAL UNLESS OTHERWISE NOTED) |
| ---      | ---      | TREE  |
| ---      | ---      | SHRUB   |
| ---      | ---      | VEGETATION                                    |
| ---      | ---      | PLANT KEY                                     |

| PERCOLATION TEST RESULTS |            |                  |                      |
|--------------------------|------------|------------------|----------------------|
| LOCATION NUMBER          | SOIL DEPTH | SOIL TYPES       | RATE OF INFILTRATION |
| PT-1                     | 0'-14"     | GRAVELLY TOPSOIL | ABD. - INFLOW        |
| PT-2                     | 0'-24"     | GRAVELLY TOPSOIL | ABD. - INFLOW        |
| PT-3                     | 0'-27"     | GRAVELLY TOPSOIL | 28 MINUTES           |
| PT-4                     | 0'-24"     | GRAVELLY TOPSOIL | 2 MINUTES            |
| PT-5                     | 0'-24"     | GRAVELLY TOPSOIL | ABD. - DE-FIN        |

- EXISTING CONDITIONS & SITE PREPARATION NOTES**
- REMOVE EXISTING PAVEMENTS - SEE NOTES 1 & 2 BELOW
  - REMOVE EXISTING ASPHALT PAVEMENT
  - REMOVE EXISTING VEGETATION IN ITS ENTIRETY, INCLUDING ROOTS AND STEMS AND DISPOSE OF OFF SITE
  - SAUCUT ASPHALT OR CONCRETE PAVEMENT SAUCUT ASPHALT IN NEAT STRAIGHT LINE AND SAUCUT CONCRETE PAVEMENT AT NEAREST SCORE JOINT
  - REMOVE EXISTING BUILDING PER ARCHITECTURAL DRAWINGS
  - 6" TOPSOIL AND STOCKPILE FOR REUSE
  - REMOVE EXISTING GRANITE CURBING
  - REMOVE EXISTING LIGHT POLE

- GENERAL NOTES**
- TOPOGRAPHIC AND BOUNDARY SURVEY PREPARED BY PHILLIPS & ASSOCIATES SURVEYORS, P.C. LIVERPOOL, NY, DATED SEPTEMBER 26, 2022.
  - OWNER AND ARCHITECT DO NOT CONFIRM THE COMPLETENESS OR ACCURACY OF SUCH INFORMATION. CONTRACTOR IS RESPONSIBLE FOR THOROUGH EXAMINATION AND SUBSISTANCE 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.
  - SAUCUT 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 DEPOSITION RUBBLE, DEBRIS AND EXCESS SOILS TO BE PROMPTLY REMOVED FROM SITE. STRIP AND STOCKPILE SUFFICIENT EXISTING ORGANIC TOPSOILS FOR REUSE/REGRADING AS REQUIRED ON DISTURBED AND REGRADED AREAS TO BE ESTABLISHED AS LAIN AND FOR REPAIR OF DISTURBED EXISTING LAINS TO REMAIN. STOCKPILE ALL MATERIALS IN APPROVED LOCATIONS WITHOUT INTERFERING WITH OTHER CONTRACTOR WORK, SCHOOL, TRAFFIC OR DRAINAGE.
  - 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.
  - 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.
  - 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.
  - 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) 468-7800.
  - ADJUST RIMS OF UTILITY STRUCTURES TO REMAIN WITHIN AREAS OF GRADE CHANGES TO MEET PROPOSED LINES AND GRADES.
  - ALL NON-PAVED AREAS ARE TO BE LAIN UNLESS OTHERWISE NOTED.
  - CONTRACTOR SHALL BLEND NEW WORK SMOOTHLY AND EVENLY WITH EXISTING LINES AND GRADES.
  - CONTRACTOR SHALL BE RESPONSIBLE FOR LAIN MAINTENANCE WITHIN THE CONTRACT LIMIT LINE. EXISTING LAINS SHALL BE MOVED AS MUCH AS PRACTICAL TO KEEP AREA FROM LOOKING UNSIGHTLY. ALL TRASH AND DEBRIS SHALL BE PICKED UP AND DISPOSED OF PROPERLY.



**REVISIONS**

| NO. | DATE    | BY  |
|-----|---------|-----|
| 1.  | 8-14-20 | KFA |

DATE: 08-14-20  
SCALE: 1"=20'  
DRAWN: CWF  
PROJECT: 35036  
TITLE: SITE PREPARATION PLAN  
**L1.0**

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syracuse, new york 13202  
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**REGISTERED PROFESSIONAL ENGINEER**  
STATE OF NEW YORK  
NO. 10854  
EXPIRES 12/31/2024

**REGISTERED PROFESSIONAL ARCHITECT**  
STATE OF NEW YORK  
NO. 10854  
EXPIRES 12/31/2024

**PIDA MULTI-USE PROJECT**  
151-99 SOLAR ST.  
SYRACUSE, NY 13204

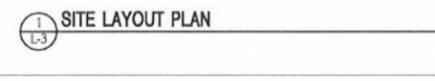
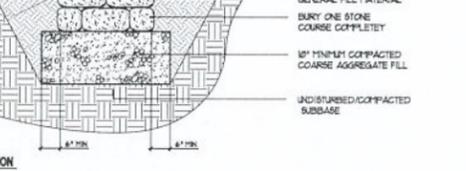
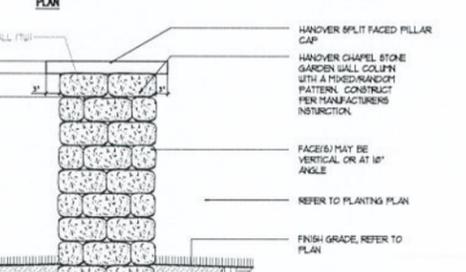
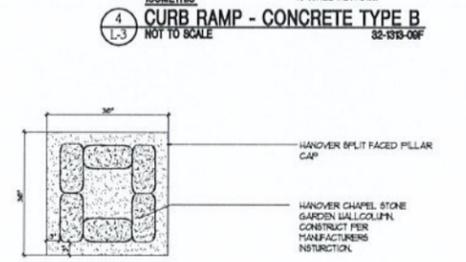
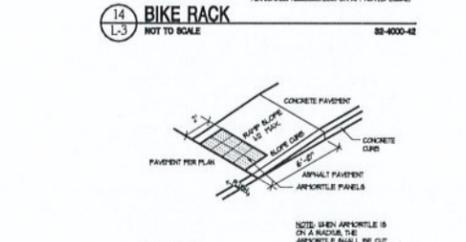
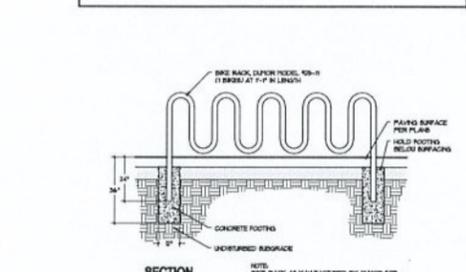
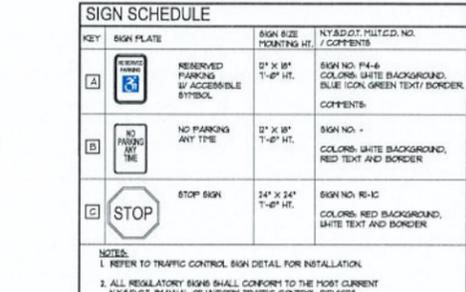
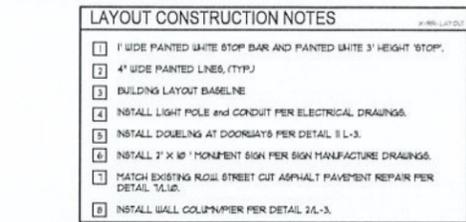
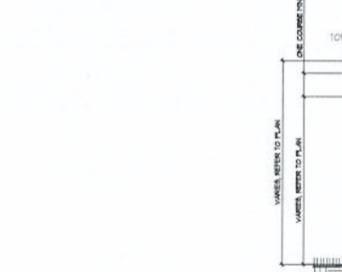
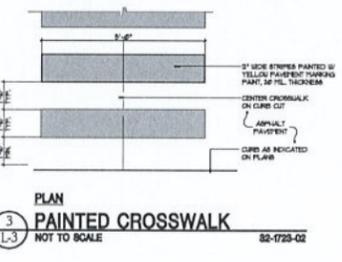
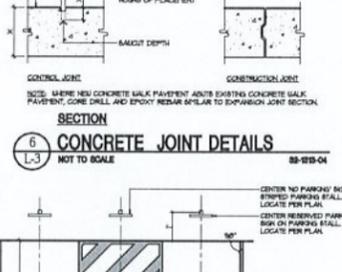
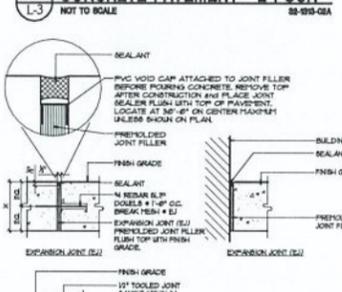
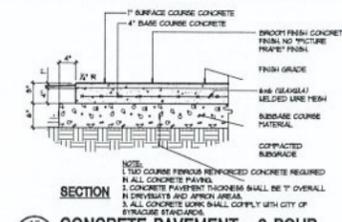
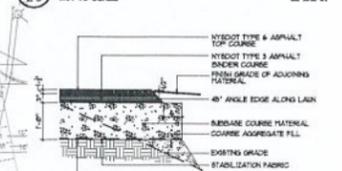
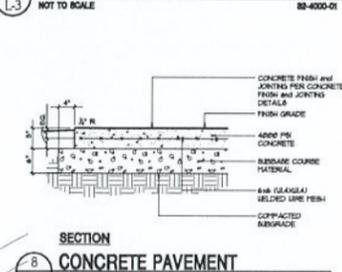
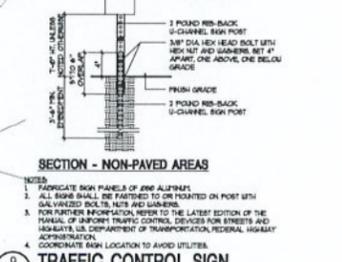
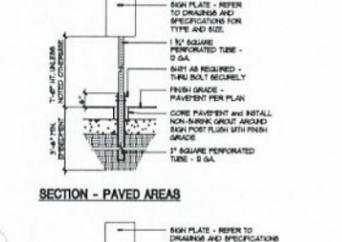
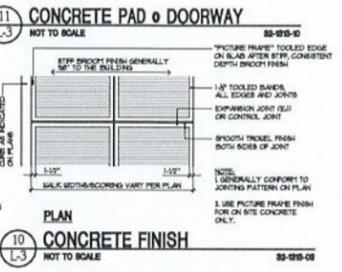
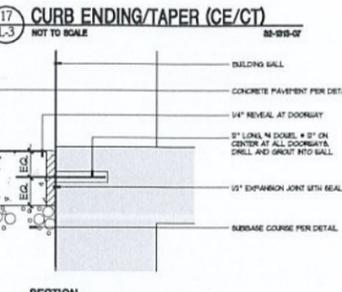
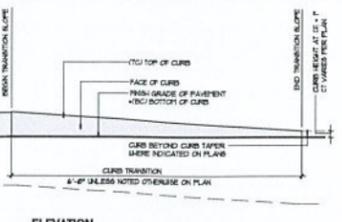
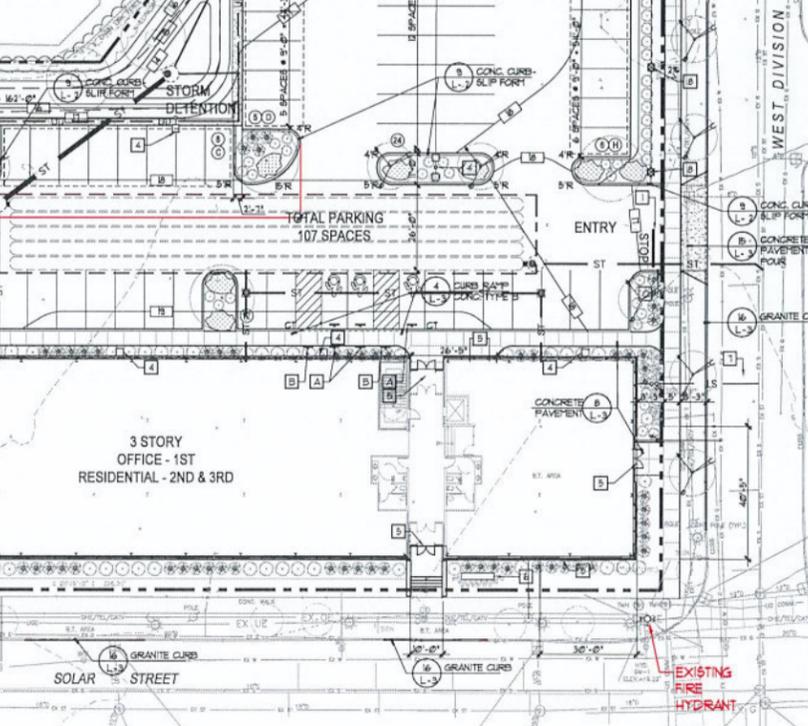
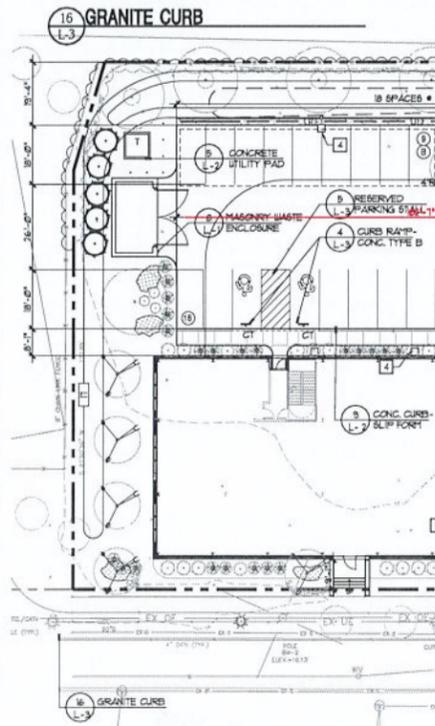
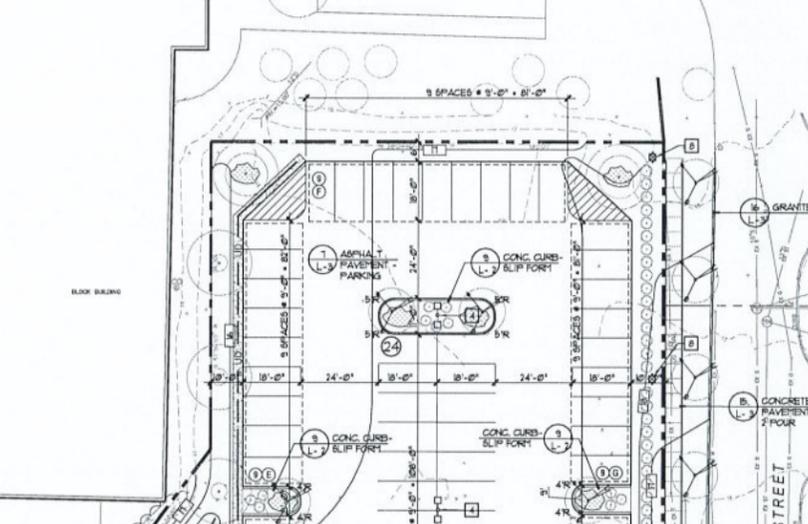
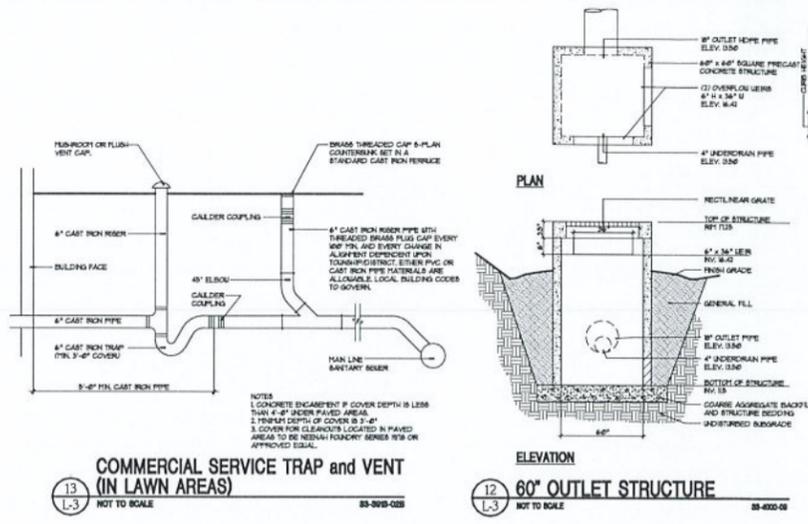
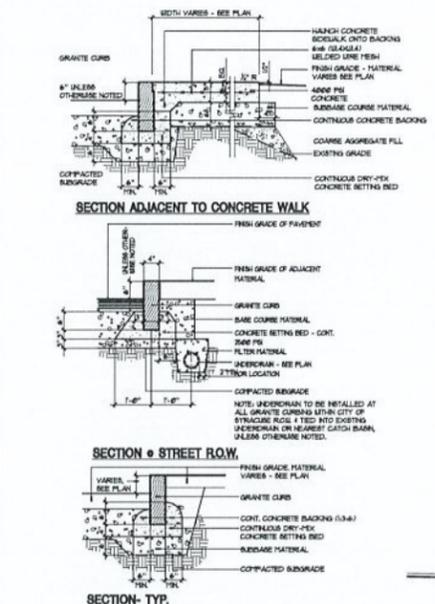


| ZONING DATA CHART                  |            | SOLAR ZONING DATA              |  |
|------------------------------------|------------|--------------------------------|--|
| ZONING - LAKEFRONT DISTRICT (L3-1) | REQUIRED   | PROPOSED                       |  |
| LOT WIDTH                          | 33'-5"     | 336'                           |  |
| FRONT YARD SETBACK                 | 0'-2 FT    | 1'-6" (NORTH)<br>9'-7" (EAST)  |  |
| SIDE YARD SETBACK                  | 0'         | 25'-0" (SOUTH)                 |  |
| REAR YARD SETBACK                  | 0'         | 230'-8" (WEST)<br>9'-4" (WEST) |  |
| BUILDING HEIGHT                    | 3-6 STORES | 3 STORES                       |  |

| PARKING DATA CHART   |           | SOLAR PARKING DATA |  |
|--|-----------|--------------------|--|
| PARKING SPACES SIZE: 9' X 18'                                | REQUIRED  | PROVIDED           |  |
| PROFESSIONAL OFFICE - 1 SPACE PER 1000 SF                    |           |                    |  |
| RESIDENTIAL (MULTIPLE DWELLINGS) - 1 SPACE PER DWELLING UNIT |           |                    |  |
| OFFICE - 16,640 TOTAL SF                                     | 38 SPACES | 75 SPACES          |  |
| RESIDENTIAL - 16 UNITS (2ND FLR)                             | 16 SPACES | 16 SPACES          |  |
| RESIDENTIAL - 16 UNITS (3RD FLR)                             | 16 SPACES | 16 SPACES          |  |
| TOTAL SPACES   | 70 SPACES | 107 SPACES         |  |

NOTE:  
1. SOME PARKING AREAS WILL BE COVERED WITH EITHER A STRUCTURE OR SOLAR STRUCTURE. SOLAR STRUCTURES WILL BE STRUCTURES D, E, G, H. ALL OTHERS WILL BE COVERED PARKING. REFER TO SKETCH FOR CONCEPTUAL SOLAR ARRAY.



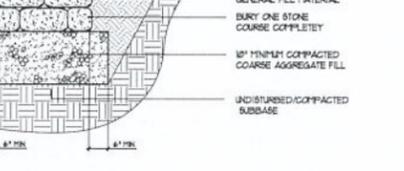
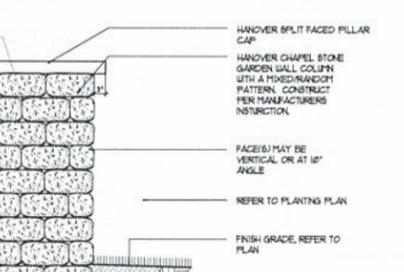
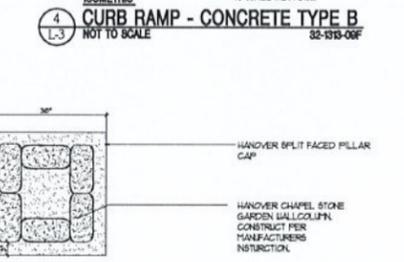
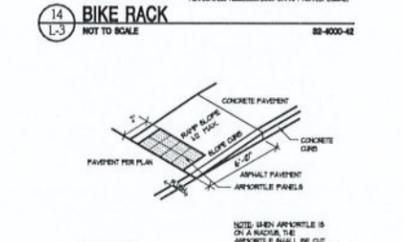
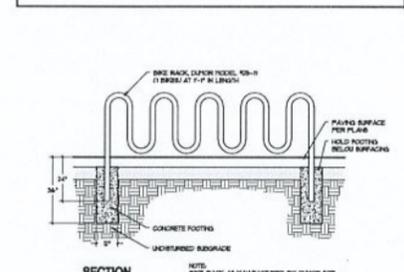
**LAYOUT CONSTRUCTION NOTES**

- 1" WIDE PAINTED WHITE STOP BAR AND PAINTED WHITE 3" HEIGHT 'STOP'.
- 4" WIDE PAINTED LINES, (TYP.)
- BUILDING LAYOUT BASELINE
- INSTALL LIGHT POLE AND CONDUIT PER ELECTRICAL DRAWINGS.
- INSTALL DOUBLING AT DOORWAYS PER DETAIL 11-L-3.
- INSTALL 2" X 1/2" MONUMENT SIGN PER SIGN MANUFACTURE DRAWINGS.
- MATCH EXISTING ROAD STREET CUT ASPHALT PAVEMENT REPAIR PER DETAIL 2A-L-3.
- INSTALL WALL COLUMN/PIER PER DETAIL 2A-L-3.

**SIGN SCHEDULE**

| KEY | SIGN PLATE                            | SIGN SIZE | MONUMENT HT. | NY&DJ.T. PLAT.C.D. NO. / COMMENTS                                      |
|-----|---------------------------------------|-----------|--------------|--|
| A   | RESERVED PARKING BY ACCESSIBLE SYMBOL | 24" X 18" | 7'-0" HT.    | SIGN NO. P4-6. COLORS: WHITE BACKGROUND, BLUE (OR. GREEN TEXT) BORDER. |
| B   | NO PARKING ANY TIME                   | 24" X 18" | 7'-0" HT.    | SIGN NO. - COLORS: WHITE BACKGROUND, RED TEXT AND BORDER.              |
| C   | STOP SIGN                             | 24" X 24" | 7'-0" HT.    | SIGN NO. R6-10. COLORS: RED BACKGROUND, WHITE TEXT AND BORDER.         |

NOTES:  
 1. REFER TO TRAFFIC CONTROL SIGN DETAIL FOR INSTALLATION.  
 2. ALL REGULATORY SIGNS SHALL CONFORM TO THE MOST CURRENT NY&DJ.T. MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.



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**REGISTERED PROFESSIONAL ENGINEER**  
 STATE OF NEW YORK  
 LICENSE NO. 10574

**PIDA MULTI-USE PROJECT**  
 151-99 SOLAR ST.  
 SYRACUSE, NY 13204

**REVISIONS**

| NO. | DATE     | BY  |
|-----|----------|-----|
| 1.  | 08-14-20 | KFA |

DATE: 08-14-20  
 SCALE: 1"=20'  
 DRAWN: GKF  
 PROJ.: 08056

TITLE: SITE LAYOUT PLAN  
**L3.0**



**EROSION CONTROL NOTES  
and EROSION CONTROL SEQUENCING**

**EROSION AND SEDIMENT CONTROL NOTES**

1. PRIOR TO THE START OF CONSTRUCTION AND UNTIL ALL DISTURBED AREAS ARE STABILIZED, ALL EROSION AND SEDIMENT CONTROL MEASURES AS SHOWN ON THE SITE PLAN SHALL BE INSTALLED AND MAINTAINED BY THE CONTRACTOR AND SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE NEW YORK STATE GUIDELINES FOR URBAN EROSION AND SEDIMENTATION CONTROL, AND THE SUPPLY PREPARED FOR THE PROJECT, PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
2. BARE SOILS SHALL BE SEEDED WITHIN 14 DAYS OF EXPOSURE, UNLESS CONSTRUCTION WILL BEGIN WITHIN 30 DAYS, AS SECTIONS ARE COMPLETED, OR IF CONSTRUCTION ON AN AREA IS SUSPENDED, THE AREA SHALL BE SEEDED IMMEDIATELY.
3. SITE PREPARATION SHALL INCLUDE:
  - A. REDEVELOPMENT PREPARATION - SCARIFY & COMPACT, REMOVE DEBRIS AND OBSTACLES SUCH AS ROOTS OR STUMPS.
  - B. SOIL AMENDMENTS
    1. LIME TO pH 6.0
    2. FERTILIZER WITH 400 LBS OF 5-10-10 OR EQUIVALENT PER ACRE (14 LBS/1000 SQ FT).
  - C. SEED MIXTURES
    1. TEMPORARY SEEDINGS
      - A. REVEGETATION (ANNUAL OR PERENNIAL) \* 30 LBS/ACRE (6.7 LBS/1000 SQ FT)
      - B. CERTIFIED YARROWOOD UNDER RYTE (GENERAL RYTE) \* 100 LBS/ACRE (23 LBS/1000 SQ FT)
    2. PERMANENT SEEDINGS
      - A. SOUGH OR OCCASIONALLY MOIST AREAS
 

|  |                |      |
|--|----------------|------|
| LBS/ACRE   | LBS/1000 SQ FT | 0.70 |
| SPRING BIRDFOOT TREFOL OR COFFIN WASTE CLOVER PLUS TALL RESCUE PLUS REDTOP | 8              | 0.2  |
| RYEGRASS (PERENNIAL)   | 2              | 0.05 |
|  |                | 0.10 |

4. DISTURBED AREAS SHALL BE SEED AS NOTED ABOVE AND MULCHED WITH CLEAN STRAW AS OUTLINED IN THE NEW YORK STATE GUIDELINES FOR URBAN EROSION AND SEDIMENTATION CONTROL.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING THE STREET PAVEMENT AREAS CLEAN OF DIRT AND DEBRIS.
6. ACCESS TO DISTURBED AREAS SHALL BE LIMITED TO THE AREAS SHOWN ON THE PLAN. THE CONTRACTOR SHALL INSTALL THE STABILIZED CONSTRUCTION ENTRANCE AT THE LOCATIONS SHOWN ON THE PLAN AND ANY OTHER LOCATIONS THE CONTRACTOR INTENDS TO ENTER THE SITE FROM THE ADJACENT ROADWAYS.
7. ANY EXISTING DRAINAGE FACILITIES DISRUPTED BY CONSTRUCTION OR IMPACTED BY INSTALLATION OF EROSION CONTROL MEASURES SHALL BE REPLACED TO MATCH EXISTING CONDITIONS OR BETTER.
  - A. SEE DRAWING L-1 FOR LEGEND.
8. TEMPORARY EROSION AND SEDIMENTATION CONTROL FACILITIES - AS SEDIMENT ACCUMULATES TO THE DEPTH OF THE FOREBAY OR BASIN, SEDIMENT SHALL BE REMOVED AS OUTLINED IN THE NYS GUIDELINES FOR URBAN EROSION AND SEDIMENTATION CONTROL.
9. DIRECT ACCESS SHALL BE PROVIDED TO ALL BASIN AREAS FOR MAINTENANCE AND REHABILITATION.
10. ALL DESIGN AND MAINTENANCE MEASURES OUTLINED IN THE SUPPLY PREPARED FOR THIS PROJECT SHALL BE IMPLEMENTED AND CARRIED OUT BY THE PARTIES DEEPEST RESPONSIBLE FOR THOSE DUTIES.

11. THE PERMITEE & ITS SUBCONTRACTORS ARE RESPONSIBLE FOR MEANS & METHODS OF EROSION CONTROL FACILITIES DURING CONSTRUCTION. IT SHOULD BE NOTED THAT FACILITIES ON THIS DRAWING ARE CONSIDERED PRELIMINARY. ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED AS CONSTRUCTION PROGRESSES. THE PERMITEE & ITS SUBCONTRACTORS ARE RESPONSIBLE FOR ANY ADDITIONAL MEASURES DEEMED NECESSARY BY THE LANDSCAPE ARCHITECT, SUPPLY INSPECTOR OR NYSDOC.
12. PROVIDE EROSION CONTROL MEASURES AS NOTED ON THE PLAN AND AS OTHERWISE REQUIRED TO PREVENT EROSION AND SEDIMENTATION ONTO ADJOINING PROPERTY, STREETS, HIGHWAYS, AND ON SITE IMPROVEMENTS BEYOND THE LIMITS OF WORK. COMPLY WITH THE LATEST ISSUE OF NEW YORK GUIDELINES FOR URBAN EROSION AND SEDIMENTATION CONTROL, AND THE NYSDOC'S REDUCING THE IMPACTS OF STORMWATER RUNOFF FROM NEW DEVELOPMENT.
13. MAINTENANCE - THE CONTRACTOR SHALL INSPECT ALL DRAINAGE STRUCTURES AND EROSION CONTROLS ON A WEEKLY BASIS AND AFTER ALL STORMS (IF MAINWALL OR GREATER) INCLUDING BUT NOT LIMITED TO THE FOLLOWING: REPLACING DAMAGED OR SLOTTED IN EROSION CONTROL, CLEANING OUT STRUCTURES, AND STABILIZING EROSION ON SLOTTED OUT SLOPED AREAS.
14. CONTRACTOR SHALL MAINTAIN EROSION CONTROL MEASURES UNTIL CONSTRUCTION IS COMPLETE. LAWS HAVE ESCAPE ESTABLISHED AND ALL SOURCES OF EROSION HAVE BEEN PERMANENTLY STABILIZED.
15. CONTRACTOR SHALL PROVIDE DUST CONTROL IN ACCORDANCE WITH THE LATEST ISSUE OF NEW YORK GUIDELINES FOR URBAN EROSION AND SEDIMENT CONTROL.

16. SILT FENCE - INSTALL PERIMETER SILT FENCE AS SHOWN ON PLAN PRIOR TO EARTHWORK. SILT FENCE SHALL BE UTILIZED ONLY AS A TEMPORARY MEASURE. DISTURBED AREAS SHALL BE SEED IMMEDIATELY FOLLOWING THE COMPLETION OF ANY EARTHWORK PHASE.
17. CLEARING AND GRUBBING - REMOVE ALL TREES, STUMPS AND BRUSH PRIOR TO EARTHWORK.
18. STRIP AND STOCKPILE TOPSOIL IN AREA SHOWN ON PLAN AND / OR AGREED UPON LOCATION WITH OWNER. ENCLOSE TOPSOIL AREAS WITH SILT FENCE.
19. GRADE WATER QUALITY / DETENTION BASIN INCLUDING OUTLET PIPES & STRUCTURES AS SHOWN ON THE DRAWINGS. PROVIDE RIP RAP STONE PROTECTION APPROX. AT OUTLET LOCATIONS AS SHOWN ON THE DRAWINGS. FINE GRADE, SEED AND MULCH WITHIN SEVEN (7) DAYS OF DISTURBANCE. MAINTAIN ALL DISTURBED SOIL AREAS AND DRAINAGE FACILITIES UNTIL COMPLETELY STABILIZED AND VEGETATION IS ACHIEVED.
20. PROVIDE DRAINAGE STRUCTURES AND PIPING, INCLUDING DRAINAGE INLET PROTECTION AS SHOWN ON THE DRAWINGS.
  1. REMOVE DRAINAGE CHANNELS AND INSTALL EROSION CONTROL MEASURES WITHIN DRAINAGEWAYS.
  2. MAKE ALL CONNECTIONS TO EXISTING STORM SYSTEM FACILITIES.
  3. COORDINATE GAS, ELECTRIC & UTILITIES (PHONE, CABLE, ETC.) INSTALLATION WITH APPROPRIATE AGENCIES. CONTRACTOR TO TEMPORARILY SEED ALL AREAS DISTURBED BY UTILITY CONTRACTORS 4 OTHERS WITHIN 1 DAY.
  4. EXCAVATE, FILL GRADED AREAS AS SHOWN ON THE DRAWINGS. FINE GRADE, SEED AND MULCH ALL DISTURBED AREAS WITHIN SEVEN (7) DAYS OF DISTURBANCE. AREAS TO RECEIVE ASPHALT PAVEMENT SHOULD BE PAVED WITH AT LEAST THE ASPHALT BINDER COURSE WITHIN SEVEN (7) DAYS OF PLACEMENT OF THE SUBBASE COURSE.

21. REMOVE TEMPORARY CONSTRUCTION ENTRANCE AFTER ASPHALT BINDER COURSE IS PLACED.
  22. MAINTAIN ALL DISTURBED SOIL AREAS AND DRAINAGE FACILITIES UNTIL AREAS ARE COMPLETELY STABILIZED AND VEGETATION IS ACHIEVED.
  23. CLEAN WATER QUALITY / DETENTION BASIN AFTER ALL UPSTREAM CONTRIBUTORY DRAINAGE AREAS ARE COMPLETELY STABILIZED AND VEGETATION IS ACHIEVED.
  24. REMOVE TEMPORARY SILT FENCING, TRANSVERSE DITCH CONTROL MEASURES AND ROCK CHECK DAMS AFTER SITE IS COMPLETELY STABILIZED AND VEGETATION IS ACHIEVED. PROVIDE RIP RAP WITHIN DIVERSION DRAINAGE CHANNEL ALONG PROPERTY LINE AS SHOWN ON THE DRAWINGS.
- FINAL CLEAN UP**
1. REMOVE AND/OR MAINTAIN STOCKPILE AREAS.
  2. REMOVE EROSION CONTROL MEASURES FROM STABILIZED AREAS.
  3. FINAL CLEAN UP - REMOVE EROSION CONTROL MEASURES AND CLEAN OUT ALL DRAINAGE STRUCTURES AND PIPES AFTER LAWN IS WELL ESTABLISHED. OWNER RESPONSIBLE FOR MAINTAINING SITE UPON PROJECT CLOSURE.
  4. CONTRACTOR, ARCHITECT, AND OWNER TO REVIEW SITE FOR COMPLETION. CONTRACTOR TO ADDRESS FINAL COMMENTS ON PUNCH LIST FROM ARCHITECT AND SUPPLY INSPECTION REPORTS.
  5. SUBMIT NOTICE OF TERMINATION UPON FULL STABILIZATION OF SITE.

**EROSION CONTROL AND CONSTRUCTION SEQUENCE  
PHASE 1 - SITE AND PREPARATION**

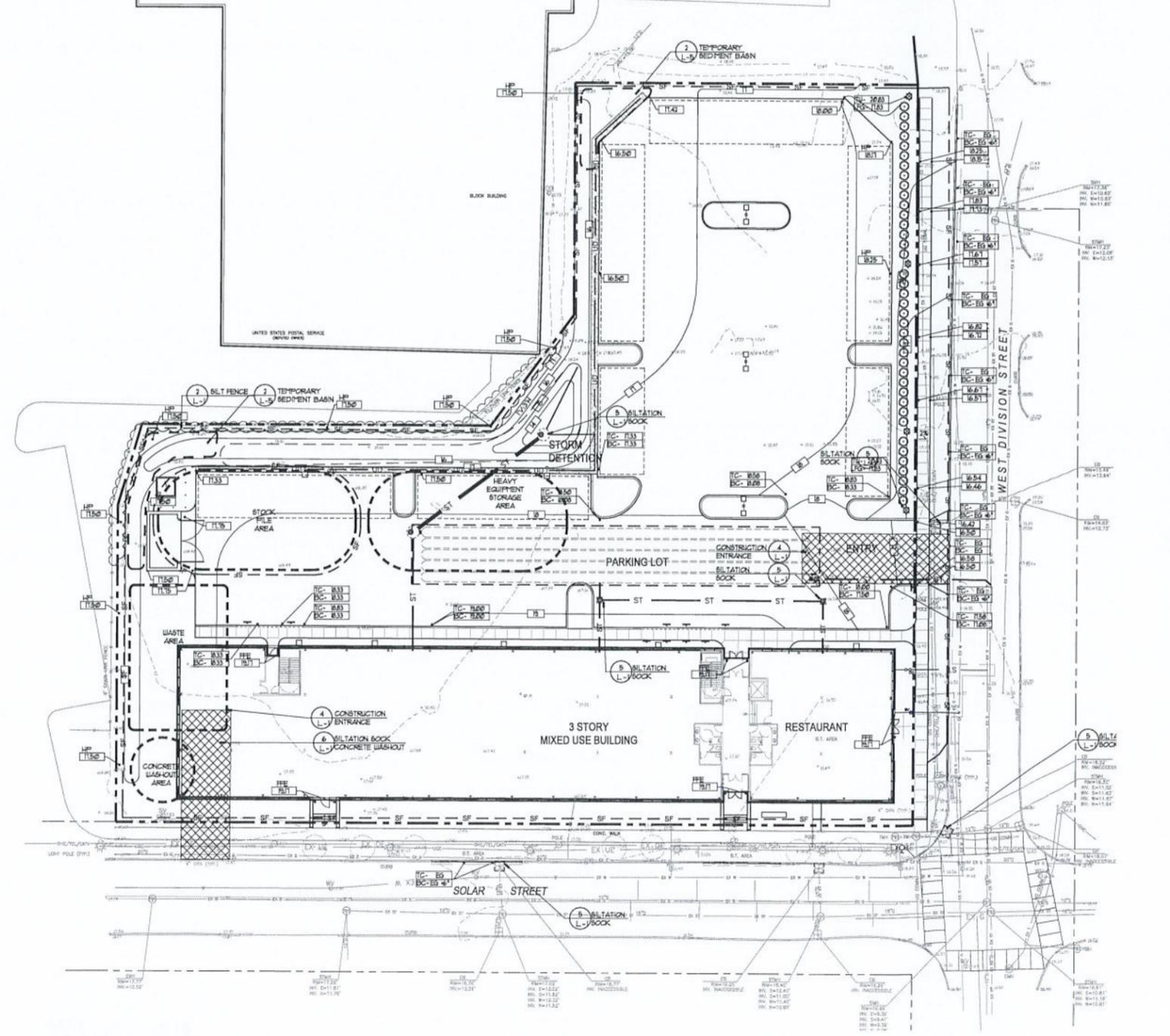
1. PRIOR TO SITE DISTURBANCE, CONSTRUCT 18" x 18" STABILIZED CONSTRUCTION ENTRANCES OF 6" MINIMUM STONE AGGREGATE UNDERLAIN WITH FILTER FABRIC AT PROPOSED SITE ENTRANCE LOCATIONS AS SHOWN ON THE DRAWINGS.

**SOIL RESTORATION NOTES**

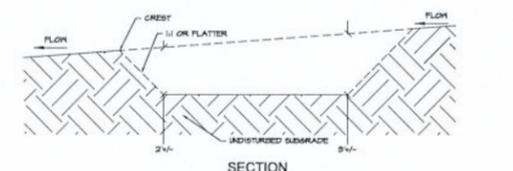
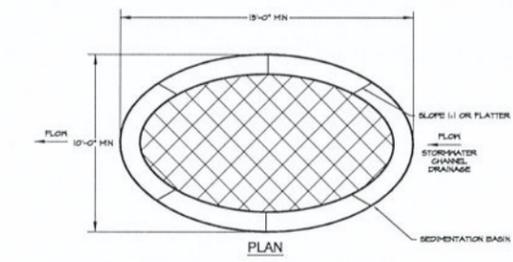
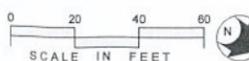
1. ACCORDING TO SECTION 5 OF THE NYS STORMWATER DESIGN MANUAL, SOIL RESTORATION PRACTICES MUST BE APPLIED ACROSS THE SITE IN AREAS OF SOIL DISTURBANCE.
2. NO SOIL DISTURBANCE RESTORATION NOT PERMITTED.
3. MINOR SOIL DISTURBANCE RESTORATION NOT PERMITTED.
4. AREAS WHERE TOPSOIL IS STRIPPED ONLY - NO CHANGE IN GRADE:
  1. HIG A-B - APPLY 3 INCHES OF TOPSOIL.
  2. HIG C-D - APPLY 4 INCHES OF TOPSOIL.
5. AREAS OF CUT OR FILL:
  1. HIG A-B - AERATE AND APPLY 4 INCHES OF TOPSOIL.
  2. HIG C-D - APPLY FULL SOIL RESTORATION.
6. HEAVY TRAFFIC AREAS ON SITE (ESPECIALLY IN AREAS 5-20 FEET FROM BUILDING) BUT NOT WITHIN A 5 FOOT PERIMETER AROUND FOUNDATION WALLS:
  1. APPLY FULL SOIL RESTORATION DECOMPOSITION AND CORROSION ENHANCERS.
7. AREAS WHERE RUNOFF REDUCTION AND/OR MULTIFUNCTION PRACTICES ARE APPLIED:
  1. RESTORATION NOT REQUIRED, BUT MAY BE APPLIED TO ENHANCE THE RESTORATION SPECIFIED FOR APPROPRIATE PRACTICES.
8. REDEVELOPMENT PRODUCTS:
  1. RESTORATION NOT REQUIRED, BUT MAY BE APPLIED TO ENHANCE THE RESTORATION SPECIFIED FOR APPROPRIATE PRACTICES.
9. VEGETATION INCLUDES THE USE OF MACHINES SUCH AS TRACTOR-DRIVEN IMPLEMENTS WITH COLLARS MAKING A HARBOR IN THE SOIL, A RIBBLE WITH MANY SPACES MAKING INDENTATIONS IN THE SOIL, OR FROM A EACH FUNCTION LIKE A FRI-AND-SOILER.
10. \*IFER \*DEEP \*RIPPING AND DE-CORROSION \*DISC \*BERRY.
11. 3. SOIL RESTORATION PRACTICES IMPLEMENTATION:
  - DURING PERIODS OF RELATIVELY LOW TO MODERATE RAINFALL, THE DISTURBED AREAS ARE REQUIRED TO BE RESEED AND THE FOLLOWING SOIL RESTORATION STEPS APPLIED:
    1. APPLY 3 INCHES OF COPPOUT OVER SUBSOIL.
    2. TILL COPPOUT INTO SUBSOIL TO A DEPTH OF AT LEAST 3 INCHES USING A CAT-DRIVEN REPPIN, TRACTOR-DRIVEN DISC OR TILLAGE TOOL, AND CIRCULATING AIR AND COPPOUT INTO AREAS.
    3. ROCK-PICK UNTIL UNLIFTED STONE/ROCK MATERIALS OF FOUR INCHES AND LARGER SIZE ARE CLEARED OFF THE SITE.
    4. APPLY TOPSOIL TO A DEPTH OF 4 INCHES.
    5. VERIFY AS REQUIRED BY APPROVED PLAN.
    6. COPPOUT SHALL BE AGED FROM PLANT DERIVED MATERIALS FREE OF VIABLE SEED REEDS, HAVE NO VIABLE FREE SEEDS OR DIRT PRODUCED BURN UNLESS PAID THROUGH A HALF RUP SCREEN AND HAVE A pH SUITABLE TO GRADE DERIVED PLANTS.
  - FIGURES 5.16 AND 5.17 TO THE REG. MAN. SHOW TWO ATTACHMENTS USED FOR SOIL DECOMPOSITION, TILLING FROM 18" ABOVE SHOULD NOT BE PERFORMED WITHIN THE CRIP LINE OF ANY EXISTING TREES OR OVER UTILITY INSTALLATION THAT ARE WITHIN 14 INCHES OF THE SURFACE.
12. AT THE END OF THE PROJECT AN INSPECTOR SHOULD BE ABLE TO PUSH A 3/4" METAL BAR 8 INCHES INTO THE SOIL WITH BODY EASILY.
13. THE CONTRACTOR MUST KEEP THE SITE FREE OF VEHICLES AND FOOT TRAFFIC ON OTHER BEIGHT LOADS CONSIDER PEDESTRIAN FOOTPATHS (SOFT) IF IT IS NECESSARY TO DE-STITCH THE TARP EVERY 700 YEARS.
14. ALL SOIL RESTORATION SHALL BE IN ACCORDANCE WITH NYSDOC REGULATIONS AND THE APPROVED SUPPLY FOR THE PROJECT.

**WASTE DISPOSAL / SPILL PREVENTION NOTES**

1. COLLECT AND STORE ALL WASTE MATERIALS AND DEBRIS IN DUMPSTERS OR OTHER ACCEPTABLE WASTE FACILITIES. ALL COLLECTED WASTE MATERIALS SHALL BE LEGALLY REMOVED AND DISPOSED OF OFF SITE. DUMPSTERS SHALL BE EMPTIED ON A PERIODIC BASIS DEPENDING ON GENERATION OF WASTE MATERIAL. NO BURNING OR DUMPING OF WASTE MATERIALS SHALL BE ALLOWED.
2. STORE, HANDLE AND DISPOSE OF ALL HAZARDOUS MATERIALS AS SPECIFIED BY LOCAL OR STATE LAWS.
3. SPILL PREVENTION NOTES:
  1. CONCRETE TRUCKS WILL NOT BE ALLOWED TO WASH OUT EXCESS CONCRETE ON DIRT WASH WATER EXCEPT FOR AT DESIGNATED CONCRETE WASHOUT AREAS.
  2. ALL ON-SITE WASHING OF EQUIPMENT AND VEHICLES SHALL BE CONDUCTED PER NYSDOC GUIDELINES FOR PETROLEUM BULK STORAGE.
  3. MONITOR ALL CONSTRUCTION VEHICLES AND EQUIPMENT FOR LEAKS.
  4. ALL PETROLEUM AND LUBRICANTS USED FOR THE OPERATION OF VEHICLES AND EQUIPMENT SHALL BE STORED IN TIGHTLY SEALED CONTAINERS WHICH ARE CLEARLY LABELED. WHEN POSSIBLE, STORE THESE PRODUCTS IN APPROPRIATE CONTAINERS OR UNDER COVERED FACILITIES.



1 SWPPP and EROSION CONTROL PLAN



1. THE SEDIMENT TRAP SHALL BE SIZED TO PROVIDE A MINIMUM STORAGE OF 3600 CUBIC FEET PER EACH ACRE OF DRAINAGE AREA.
2. SEDIMENT SHALL BE REMOVED AND TRAP RESTORED TO ITS ORIGINAL DIMENSIONS WHEN SEDIMENT HAS ACCUMULATED TO THE DESIGN DEPTH OF THE TRAP. REMOVED SEDIMENT SHALL BE DEPOSITED IN A SUITABLE AREA AND IN SUCH A MANNER THAT IT WILL NOT DROVE.
3. THE STRUCTURE SHALL BE INSPECTED AFTER EACH RAIN AND REPAIRS MADE AS NECESSARY.
4. CONSTRUCTION OPERATIONS SHALL BE CARRIED OUT IN SUCH A MANNER THAT EROSION AND WATER POLLUTION SHALL BE MINIMIZED.
5. THE SEDIMENT TRAP SHALL BE REMOVED AND AREA STABILIZED WHEN THE CONTRIBUTORY DRAINAGE AREA HAS BEEN PROPERLY STABILIZED.
6. THE SHALE SEDIMENT TRAP WILL BE PROPERLY BACKFILLED AND THE SHALE OR DITCH RECONSTRUCTED.
7. MAXIMUM DRAINAGE AREA: 2 ACRES.

SECTION  
1 TEMPORARY SEDIMENT BASIN  
NOT TO SCALE

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**RZ Engineering, PLLC**  
REGISTERED PROFESSIONAL ENGINEERS  
100 EAST STATE STREET  
SYRACUSE, NY 13202  
PH: 315.424.0018



IT IS A VALIDATION OF THESE NOTES AND DRAWINGS THAT THE DESIGNER HAS REVIEWED THE PROJECT AND FOUND IT TO BE IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS AND STANDARDS.

**PIDA MULTI-USE PROJECT**  
151-99 SOLAR ST.  
SYRACUSE, NY 13204

REVISIONS

| NO. | DATE    | BY  |
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| 1.  | 8-14-20 | KFA |

DATE: 08-14-20  
SCALE: 1"=20'  
DRAWN: CRP

PROJ.: 35056  
TITLE: SWPPP and EROSION CONTROL PLAN

**L5.0**



1 BACK GRAVEL LOT (LOOKING NORTH WEST)



3 BACK LOT ENTRY DRIVE (LOOKING NORTH EAST)



5 FRONT GRAVEL LOT (LOOKING EAST)



7 FRONT GRAVEL LOT (LOOKING SOUTH)



9 CORNER ASPHALT LOT (LOOKING SOUTH)



16 VACANT PARCEL (LOOKING NORTH)



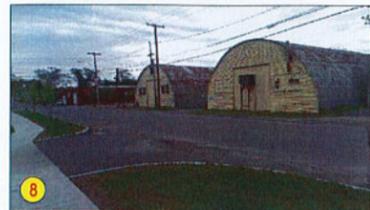
2 BACK GRAVEL LOT (LOOKING NORTH)



4 LOT CORNER - W DIVISION STREET (LOOKING WEST)



6 306 W DIVISION STREET (LOOKING NORTH)



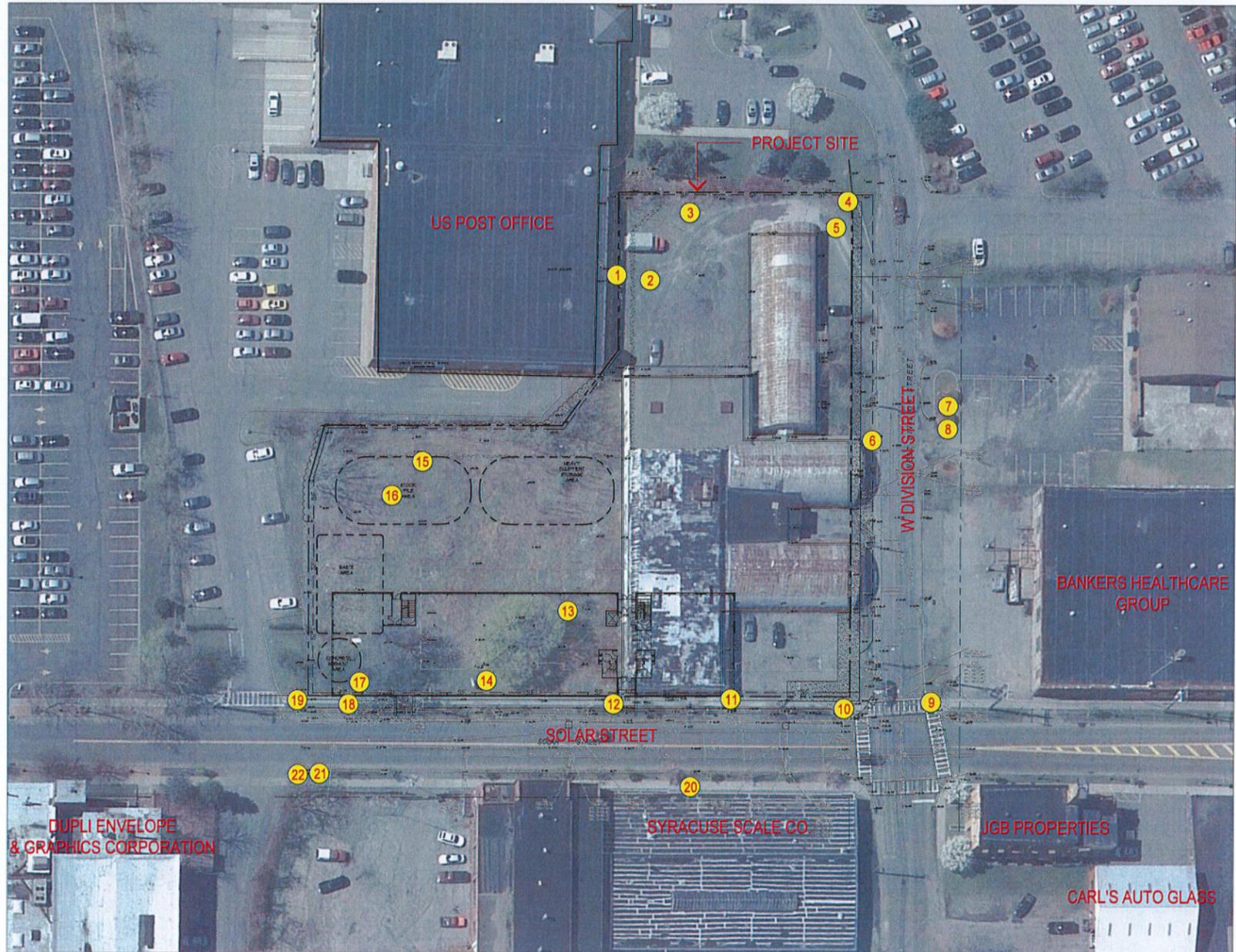
8 W DIVISION STREET (LOOKING EAST)



10 238 W DIVISION ST (LOOKING NORTH)



17 VACANT PARCEL (LOOKING NORTH WEST)



11 SOLAR STREET (LOOKING SOUTH EAST)



18 SOLAR STREET (LOOKING NORTH EAST)



12 VACANT PARCEL (LOOKING SOUTH)



19 SOLAR STREET (LOOKING SOUTH EAST)



13 VACANT PARCEL (LOOKING SOUTH WEST)



20 CORNER OF W DIVISION and SOLAR STREET (LOOKING NORTH WEST)



14 POST OFFICE and VACANT PARCEL (LOOKING WEST)



21 SOLAR STREET (LOOKING WEST)



15 POST OFFICE LOT and VACANT PARCEL (LOOKING SOUTH)



22 SOLAR STREET (LOOKING SOUTH WEST)

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RZ Engineering, PLLC  
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EXPIRES 12/31/2024



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IN THE ENGINEERING LAW.

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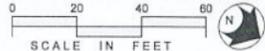
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PROJ: 35056

TITLE: PROJECT SITE MAP

L6.0

PROJECT SITE MAP







**PRELIMINARY CODE REVIEW**

Proposed Solar Street Mixed-Use Project

Applicable Codes:  
2020 BUILDING CODE OF NEW YORK STATE  
2020 FIRE CODE OF NEW YORK STATE  
2020 ENERGY CODE OF NEW YORK STATE

Basic Building Data:

Building square footage: 54,480 sf w/o basement; 9,525 sf/ floor  
Number of stories: 3 stories  
Building Height: 56 ft +/-  
Construction Type: Steel frame unprotected Type 2A  
Occupancies: Commercial Group B  
Residential R-2 (13 Market rate apartments)  
Storage Group S-2 (low)  
Sprinkler: Fully sprinkled NFPA 13

Fire Alarm/ Smoke Alarm: Will Provide  
Carbon Monoxide Detection Will provide  
Standpipes: Will Provide standpipes in Stairwells  
Egress: 2 provided  
Shaft enclosures Provide 2 hour rating  
Fire Separations 2 hour between R and B occupancies  
Atrium There is no atrium provided  
Occupancy Load Business --- residential ---; total load---occupants  
Apartment units All units to be HC adaptable Type B

707.3.10 Ratings between Occupancies  
B/ R-2 2 hours  
S-2/ B-1 2 hours

2020 BUILDING CODE OF NEW YORK STATE

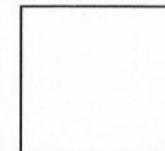
Table 602 Exterior wall rating 0 hour (greater than 30ft)  
713.4 Shaft enclosure shall be 2 hours  
Table 802 Interior finishes  
R-2 corridors and stairways Class "C"  
B corridor and Stairway Class "C"  
903.3.1.2 Sprinkler NFPA 13  
905.3 (exception 1) Class 1 standpipe  
905.4 Class 1 standpipe and Hose connections at each stairwell  
906.1 Provide portable fire extinguishers  
907.2 Provide fire alarm box  
907.2.2 Provide smoke alarm  
909.2.1 Pressurized Elevator shaft can be used in lieu of enclosed elevator lobby  
910 Smoke and heat removal systems not required  
911.1 Fire command center  
915 Carbon Monoxide detection per FC of NYS  
Table 1006.2.1 Common path of travel  
B 100 ft  
R 125 ft  
Table 1006.3.2 2 exits required  
1009.3.3(5) Area of refuge / not required  
Table 1020.1 Corridor rating R= 1 hour  
B= 0 hour  
Table 1020.2 Minimum Corridor W Corridor width 44"  
Table 1020.4 Dead End Corridor 50' max when equipped with sprinkler. B and R-2 Occupancy  
Table 1060.1 Accessible Parking 4 stalls  
1107.2.1 All Apartment Units shall be type B / adaptable  
1202.5.1 Natural ventilation shall be 4% of floor area  
1204.2 Natural light shall be 8% of floor area  
1206.2 Sound transmission shall greater than stc 50 at walls  
1206.3 Sound transmission between floors iic 50

2020 FIRE CODE OF NEW YORK STATE

907.2.9.1 Will provide manual fire alarm  
907.2.10.2 Will provide single or multiple station smoke alarms  
907.2.10.7 Will provide smoke detectors in accordance with UL 268

D105.1 Aerial Fire Apparatus Access Roads. Not required in building Type IIA Construction and equip with an automatic sprinkler and standpipe. NOT REQUIRED.

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Syracuse, New York

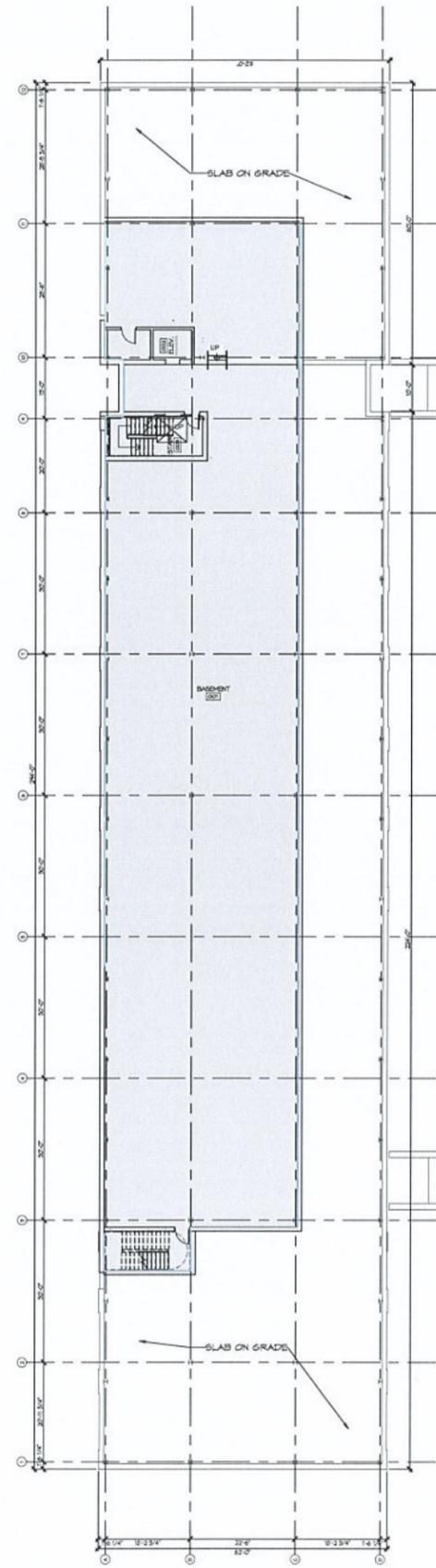
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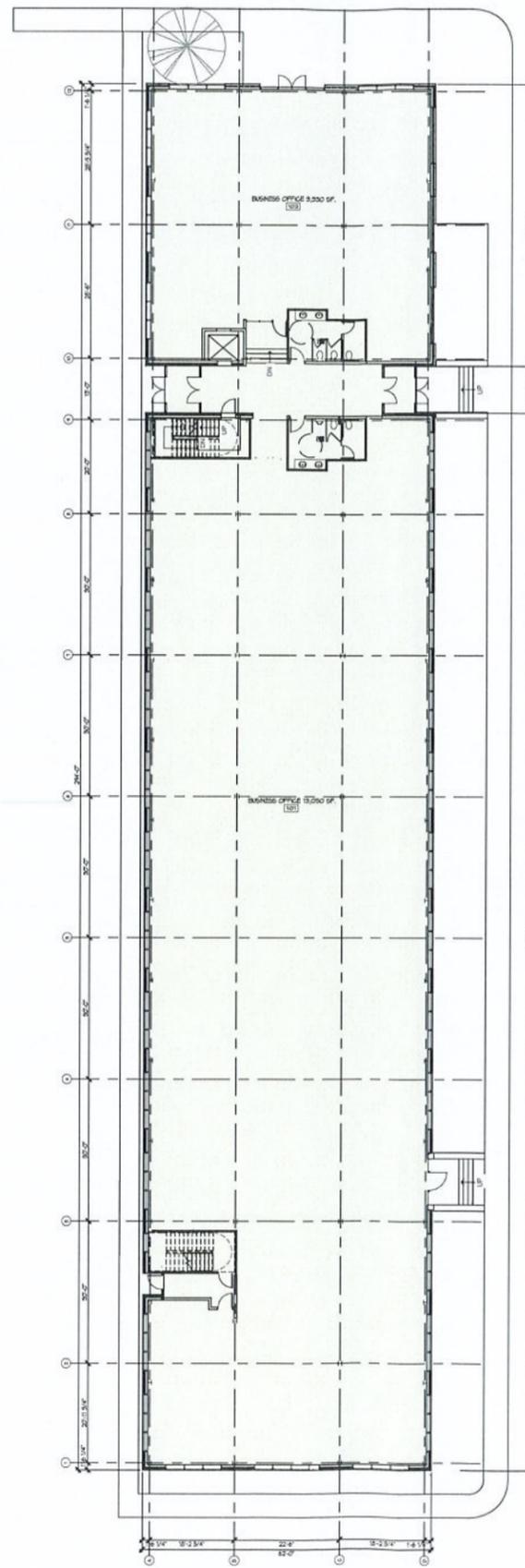
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PRELIMINARY  
CODE REVIEW

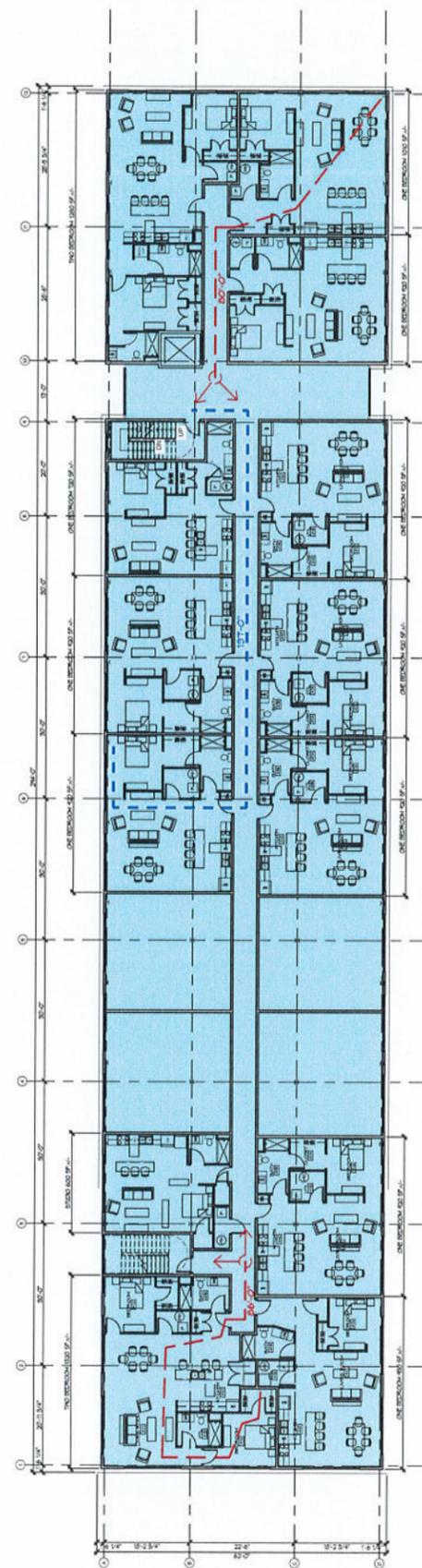
**T2**



10 LOWER LEVEL FLOOR PLAN  
SCALE: 1/16"=1'-0"  
9,525 SF +/-



20 FIRST FLOOR PLAN  
SCALE: 1/16"=1'-0"  
18,160 SF +/-



30 SECOND & THIRD FLOOR PLANS  
SCALE: 1/16"=1'-0"  
18,160 SF +/-

--- COMMON PATH OF TRAVEL  
125' MAX R-2 RESIDENTIAL  
100' MAX B BUSINESS  
(2020 NYS BUILDING CODE  
TABLE 1006.2.1, OCCUPANCY WITH  
SPRINKLER SYSTEM.)

- - - EXIT ACCESS  
B BUSINESS 300' MAX  
R-2 Residential = 250' MAX  
(2020 NYS BUILDING CODE  
TABLE 1011.2, OCCUPANCY  
WITH SPRINKLER SYSTEM.)

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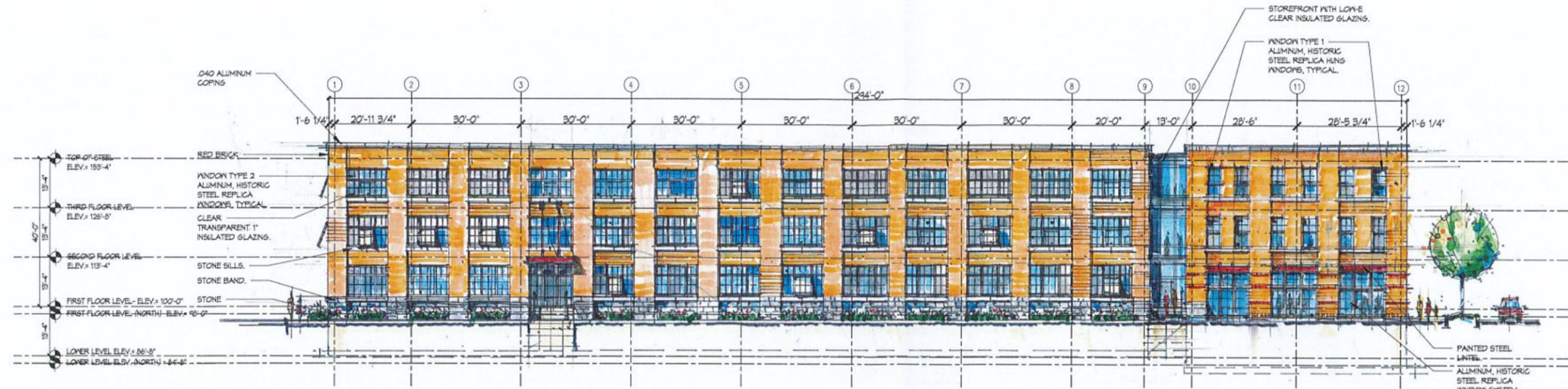
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SCALE 1/16"=1'-0"  
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FLOOR PLANS  
**A-101**

REFER TO SHEET A202 FOR MATERIAL SELECTIONS



10 EAST ELEVATION  
SCALE = 1/16"=1'-0"



20 WEST ELEVATION  
SCALE = 1/16"=1'-0"

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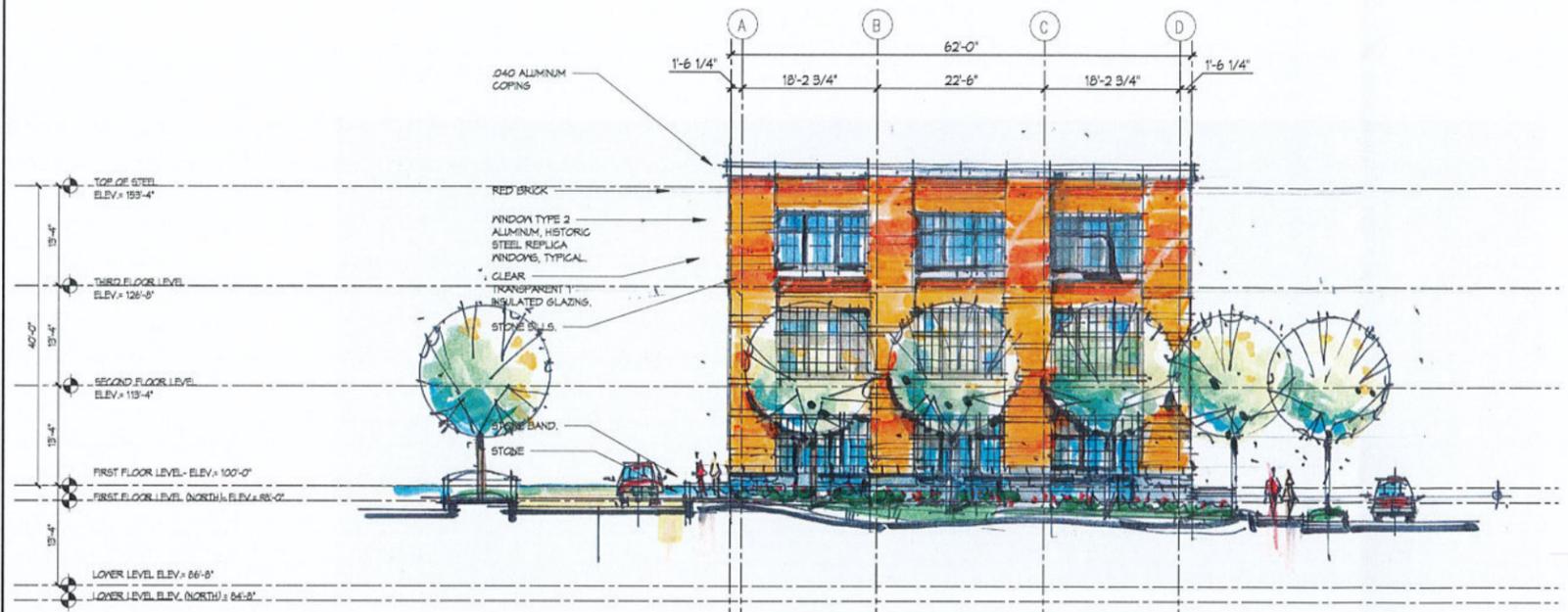
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EAST ELEVATION

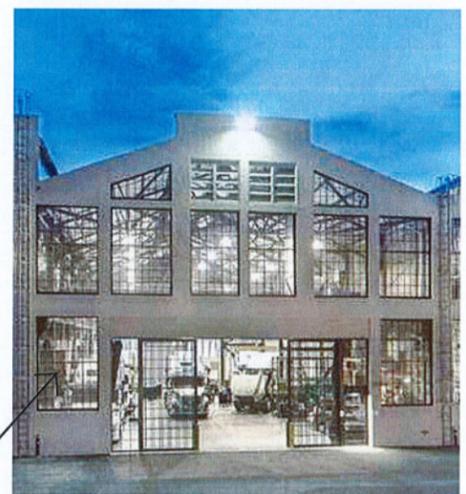
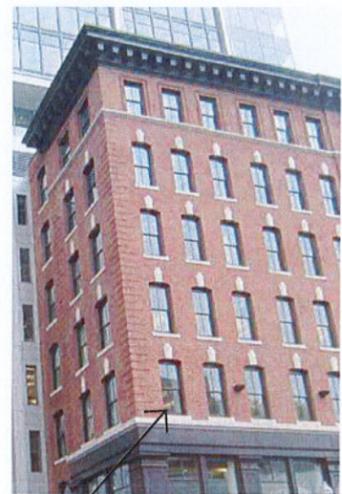
**A-201**



10 SOUTH ELEVATION  
SCALE: 3/32" = 1'-0"



20 NORTH ELEVATION  
SCALE: 3/32" = 1'-0"



PROPOSED WINDOWS  
(WINDOW TYPE 1) ALUMINUM, SIMULATED HISTORIC STEEL SASH  
Manufacturer: Penco, or EQUAL  
Series: 3250, 3.25" steel replica  
Color: Black  
(WINDOW TYPE 2) ALUMINUM, SIMULATED HISTORIC STEEL SASH  
HUNG WINDOW  
Manufacturer: Penco, or EQUAL  
Series: 1450-HR-6R HUNG REPLICA  
Color: Black

PROPOSED MASONRY MATERIALS (OR EQUAL):  
BRICK:  
MANUFACTURER- Glensery, Hamar,  
TYPE- Facebrick  
SERIES: Red  
FINISH: Mat  
STONE:  
MANUFACTURER- Rolling Rock Building Stone  
TYPE- Real Stone veneer  
SERIES: Real Stone Platinum Series  
Color: Seneca Limestone Gray Ashlar



PROPOSED MASONRY MATERIALS SHOWN AT BUILDING ACROSS THE STREET (DUPLI GRAPHICS)



PROPOSED BRICK COLOR SHOWN AGAINST DUPLI GRAPHICS BUILDING ACROSS THE STREET FROM THIS SITE



Seneca Limestone® gray ashlar

PROPOSED LIMESTONE VENEER

01 PROPOSED MATERIALS

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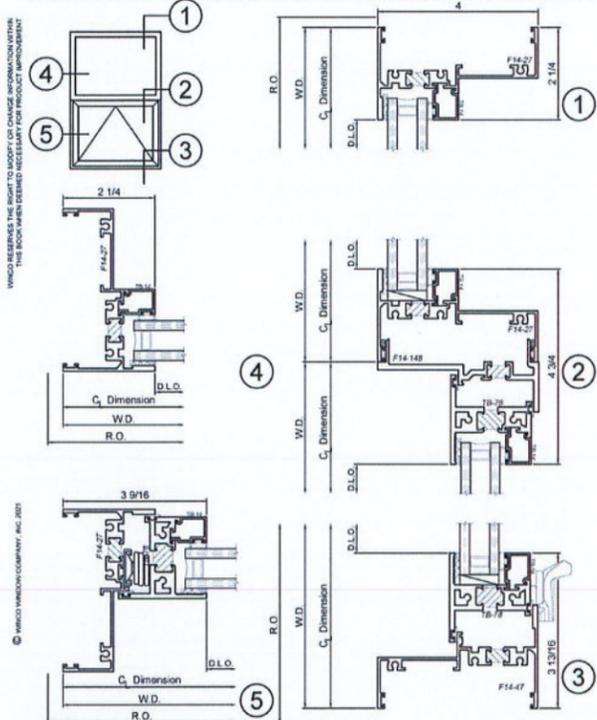
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TITLE

NORTH & SOUTH ELEVATIONS

4" Thermal Hung Replica and Slider Replica Windows  
Product Details - Fixed over PO [HR-5]



SCALE 6"=1'-0"  
www.wincowindow.com (800) 525-8089 HR-SR / D / 5

PROPOSED WINDOWS  
(WINDOW TYPE 1) ALUMINUM, SIMULATED HISTORIC STEEL SASH  
Manufacturer: Winco, or EQUAL  
Series: 3250, 3.25" steel replica  
Color: Black



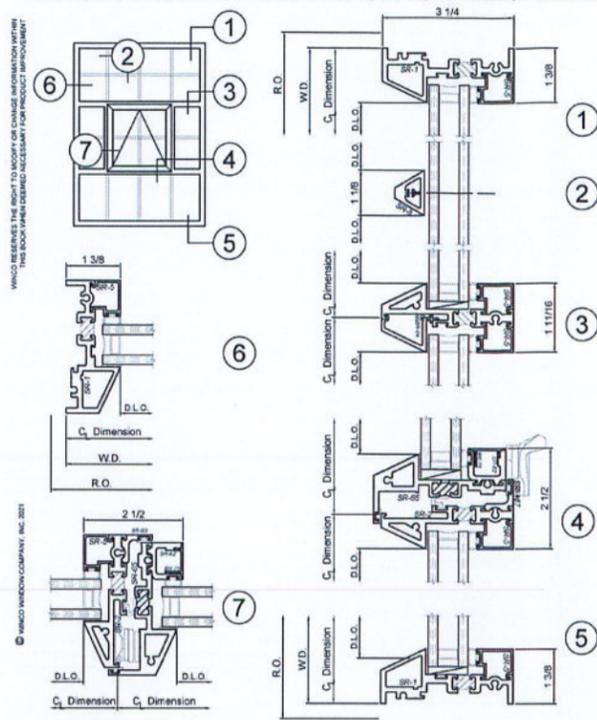
WINDOW FENESTRATION PATTERN  
(PLUM COURT, FRANKLIN SQUARE)



HISTORIC STEEL REPLICA WINDOWS WITH AWNING OPERATION, SHOWN IN BRICK FACADE  
(BINGHAMTON)

01 EXAMPLES IMAGES - FENESTRATIONS  
OPERABLE HISTORIC STEEL SASH REPLICA

3250 Series 3-1/4" Thermal Fixed, Casement & Projected Windows  
Product Details - Combination Window w/ suspended Vent



SCALE 6"=1'-0"  
www.wincowindow.com (800) 525-8089 3250 / D / 3

PROPOSED WINDOWS  
(WINDOW TYPE 2) ALUMINUM, SIMULATED HISTORIC STEEL SASH  
HUNG WINDOW  
Manufacturer: Winco, or EQUAL  
Series: 1450-HR-SR HUNG REPLICA  
Color: Black

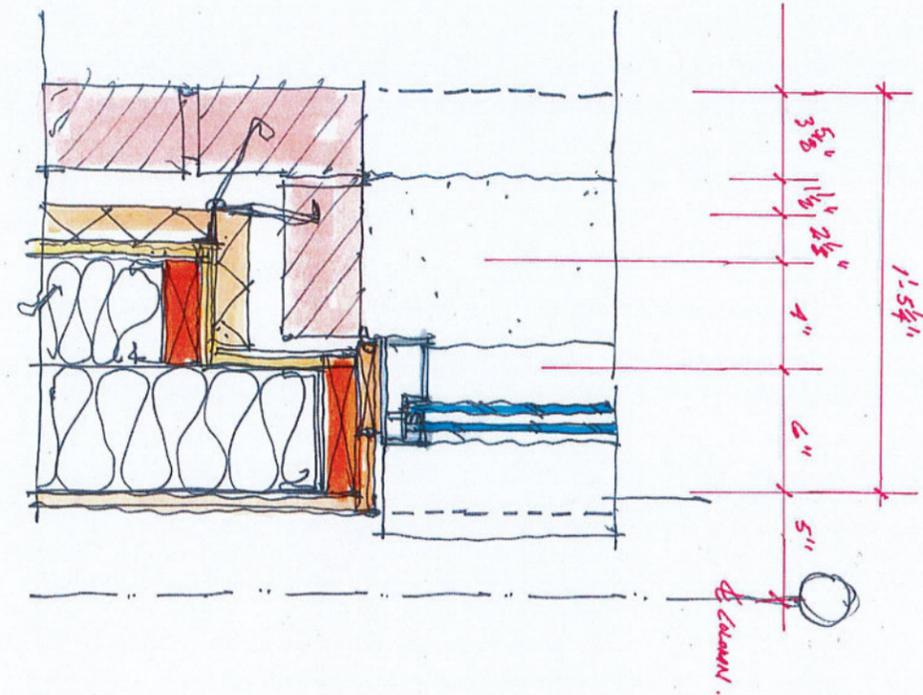


HISTORIC STEEL REPLICA WINDOWS WITH AWNING OPERATION, SHOWN IN BRICK FACADE  
(LOFTS, FRANKLIN SQUARE)

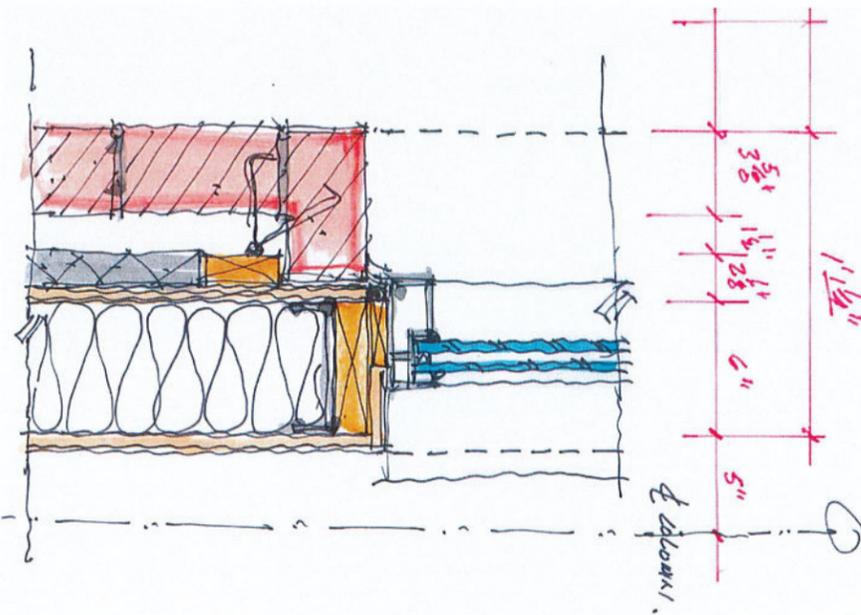


HISTORIC STEEL REPLICA WINDOWS WITH AWNING OPERATION, SHOWN IN BRICK FACADE  
(OAK KNITTING MILLS, FRANKLIN SQUARE)

02 EXAMPLES IMAGES - WINDOWS  
OPERABLE HISTORIC STEEL SASH REPLICA



03 TYPICAL WINDOW JAMB DETAIL @ BRICK PIER  
NTS



04 TYPICAL WINDOW JAMB DETAIL AT MASONRY  
(MIN. 4" SET BACK AS PER 19-2 ZONING REGULATIONS)

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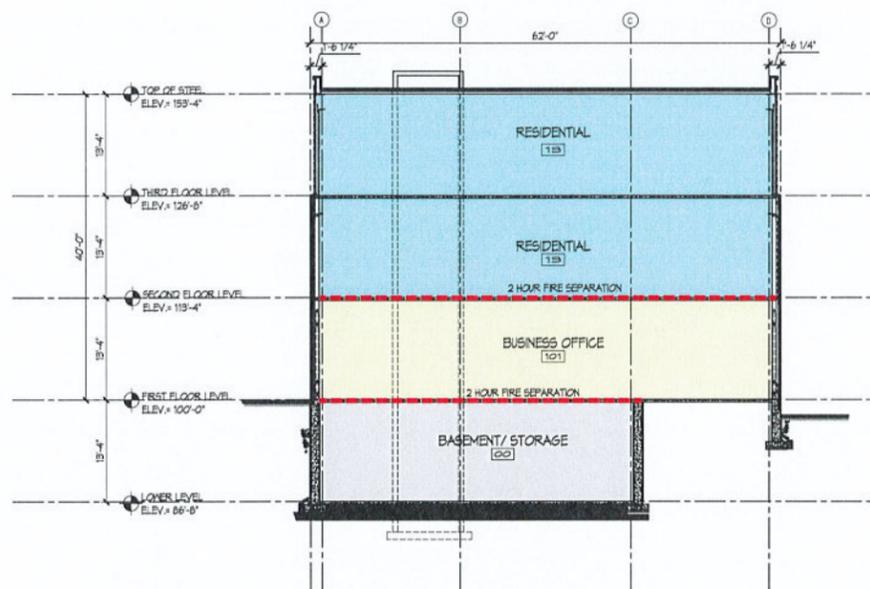
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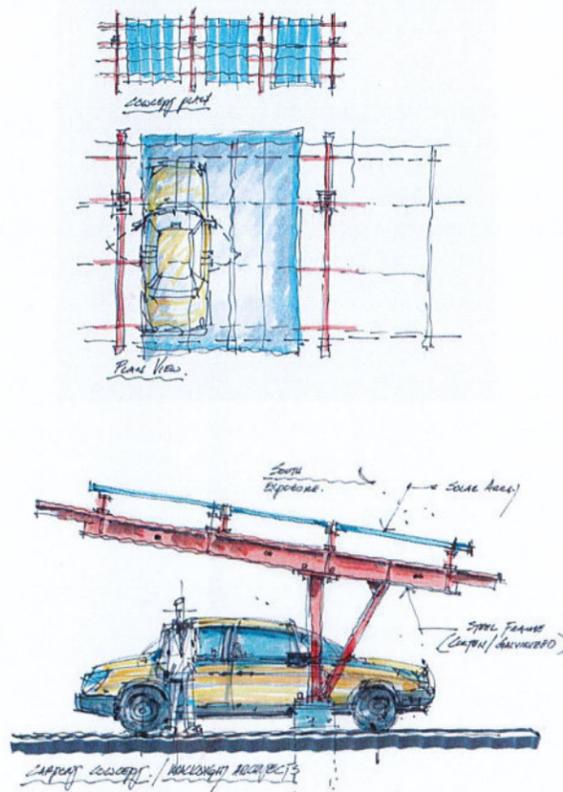
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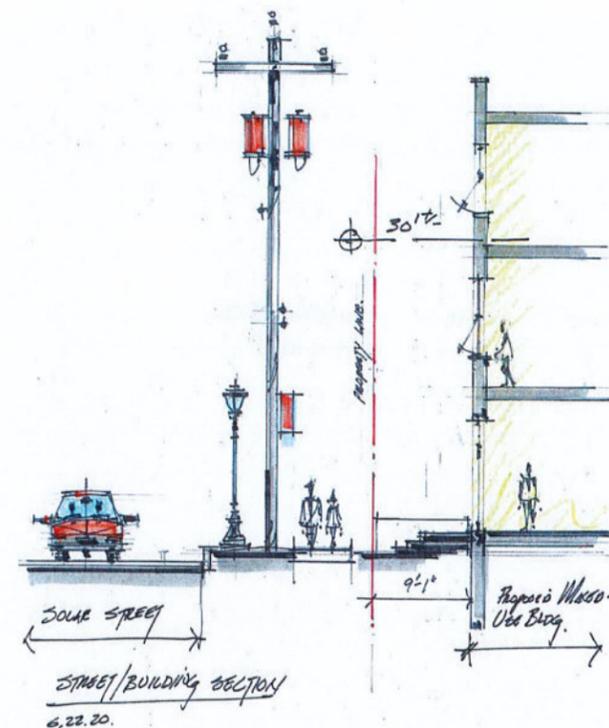
EXAMPLE IMAGES  
& WINDOWS  
A-203



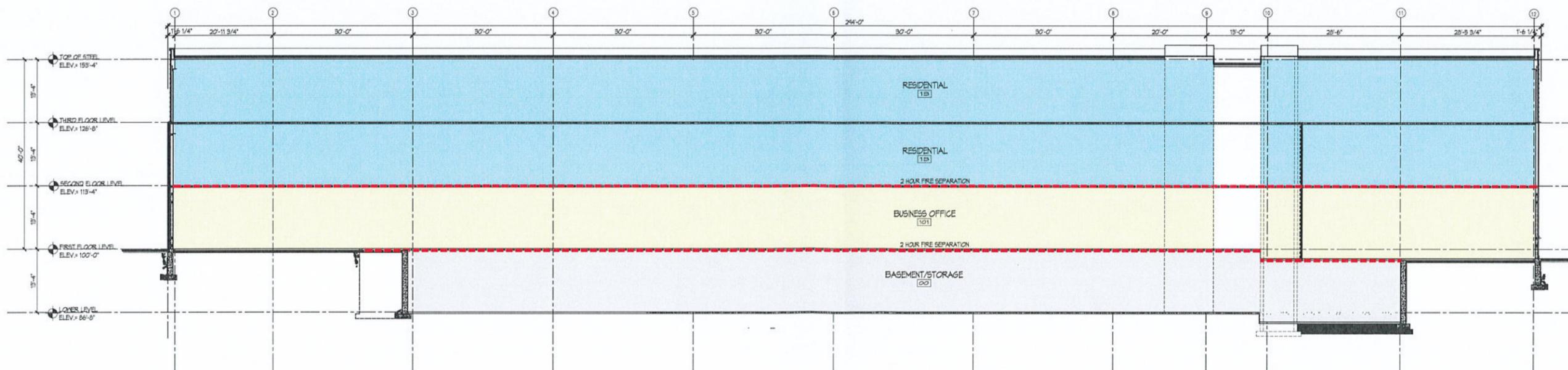
10 TRANSVERSE SECTION  
SCALE: 3/32"=1'-0"



15 PROPOSED CARPORT(S) ON SITE  
SCALE: N.T.S.



18 BUILDING SECTION AT SOLAR STREET  
SCALE: N.T.S.



20 LONGITUDINAL SECTION  
SCALE: 3/32"=1'-0"

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SCHEMATIC BUILDING SECTIONS

A-301