

**City of Syracuse Zoning Administration**

**Application for SPECIAL PERMIT Review by the Planning Commission**

City Hall Commons \* Room 101 \* 201 E. Washington Street \* Syracuse, NY 13202-1426 \* 315-448-8640

For Office Use: Filing Date:  Case Number:  Zoning District:

NEW SPECIAL PERMIT  MODIFICATION OF EXISTING SPECIAL PERMIT

**LIST ALL ADDRESSES INVOLVED IN YOUR PROJECT:**

**TAX MAP SECTION, BLOCK, and LOT information from Assessment Department (call 448-8280)**

Section:  Block:  Lot:   
Section:  Block:  Lot:   
Section:  Block:  Lot:

**This APPLICATION is for a:**

- Restaurant (this also includes uses such as Bars, Taverns, Coffee Shops, Night Clubs)
- Gasoline Service Station
- Car Wash Facility
- Care Home
- Parking Lot or Parking Garage
- Transitional Parking Area
- Offices of Religious and Educational Institutions
- Bed and Breakfast
- Other Special Permit Uses (describe)

**PLEASE DESCRIBE ALL ASPECTS OF YOUR PROJECT IN DETAIL:**

**PROPERTY OWNER INFORMATION:**

Name(s):   
Mailing Address:   
Zip:  Daytime phone:  Home phone:   
E-mail:

**APPLICANT INFORMATION:**

**(Copy of contract to purchase must be included with application)**

Contract Purchaser(s)  Tenant  Co-Applicant  Other (please state):

Name(s):

Mailing Address:

Zip:  Home phone:  Day Phone:

E-mail:

**REPRESENTATIVE INFORMATION:**

**(Only if involved in this application)**

Attorney  Architect  Contractor  Other

Name(s):

Mailing Address:

Zip:  Telephone:  E-mail:

**DESCRIPTION OF OPERATION:**

Days of week open:

Hours of operation:

Maximum number of employees on premises at one time:

Number of off-street parking available (site plan required to indicate location):

Other uses currently on the property: FIRST FLOOR:

SECOND FLOOR:  OTHER FLOORS:

Indicate types and uses of other structures on the property if any (i.e. garage, storage building, etc.):

**SIGNAGE INFORMATION:**

Size and location of all **existing AND proposed** signage (use additional sheet if necessary)

A sign plan is required, see attachment

Size	<input 18"="" type="text" value="12' - 0" x=""/>	Location	<input type="text" value="North Facade"/>	Type	<input type="text" value="Wall"/>
Size	<input 12"="" type="text" value="4' - 3" x=""/>	Location	<input type="text" value="West, above entrance"/>	Type	<input type="text" value="Projecting"/>
Size	<input type="text"/>	Location	<input type="text"/>	Type	<input type="text"/>

**SPECIAL PERMIT FUNCTIONS:** (Check all that apply)

- Dining room  Bar Service  Drive-thru
- Entertainment  Stage  DJ Booth
- Light Duty auto repair  Heavy Duty auto repair
- Car Wash Facility  New Auto Sales  Used Auto Sales

Has owner obtained or applied for a Certificate of Use:  Yes  No

**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.

*Kevin P. [Signature], CEO*      *10/25/18*  
\_\_\_\_\_  
Signature of CURRENT PROPERTY OWNER *HOME*      Date  
(or owner's LEGAL representative)      *HEADQUARTERS*

**PRINT NAME OF PROPERTY OWNER**

**\*Please note that if referrals are necessary for this application, additional copies of all required materials will be requested.**

**FOR STAFF USE ONLY**

\*\*\*\*\*

**REFERRAL NEEDED**

- ONONDAGA COUNTY PLANNING BOARD
- SYRACUSE LANDMARK PRESERVATION BOARD (This project is located within \_\_\_\_\_ Historic District; is listed individually in the National Register of Historic Places; is Eligible for inclusion in the National Register of Historic Places; or is architecturally significant).
- OTHER CITY/COUNTY/STATE AGENCY OR DEPARTMENT(S) \_\_\_\_\_



Required submittals for  
a Special Permit Review

(Before an application can be considered complete, the following must be provided)

**A title block with author, date, scale, and address of subject property must be on ALL plans listed below.**

**Three (3) full sized, and one (1) no larger than 11x17 copy of ALL plans must be submitted with application.**

When submitting the necessary plans listed below, the applicant must show with graphic representation, all information, drawn to scale and in a manner that can be correctly interpreted to any person viewing the case file without additional staff explanation.

- Please see Part C, Section IV, Articles 1 and 2 for the applicable regulations pertaining to each Special Permit use prior to submitting an application.
- JUSTIFICATION OF WAIVERS – In a short summary, note why waivers are requested in this special permit application. For example: Additional signage (more than allowed), parking requirements (less than required) etc.
- APPLICATION (completed, dated, and signed by property owner)
- PROPERTY SURVEY(s) of all properties involved in the project (**Must be current**, drawn to scale, and signed by a licensed surveyor) Survey that have been reduced, faxed or scanned will not be accepted.
- SITE PLAN (Must be DRAWN TO SCALE, labeled, and dated)
  - a) Location of existing or proposed building
  - b) Location and dimensioned areas to be used for parking, including type of parking surface, curb cuts and all driveways
  - c) Location and dimensioned areas of landscaping indicating type, height, and number of plantings
  - d) Location of dumpsters and/or trash receptacles indicating type of screening to be installed
  - e) Proposed overall site screening and landscaping
  - f) Location, type, and height of fencing
  - g) Proposed lighting location, height, and wattage of luminaries
  - h) Location of loading dock/areas
  - i) Location and dimensioned areas to be used by delivery vehicles
  - j) Location of all signage
- FLOOR PLANS (Must be DRAWN TO SCALE, labeled, and dated and include the following:)
  - Commercial Layouts**
    - a) Customer areas
    - b) Employee areas
    - c) Storage areas and restrooms
    - d) Office space
    - e) Counters/tables/chairs/booths
    - f) Stages/Dance Floors/DJ Booths
    - g) Shelving/display areas
    - h) All kitchen equipment
    - i) Coolers/freezers/etc.
    - j) Vending machines/amusement games/etc.
  - Residential Layouts**
    - a) Bedrooms
    - b) Common areas (living room, kitchen, dining room)
    - c) Bathrooms, hallways and closets

*for all spaces*

*(# of Units must be indicated)*

# Short Environmental Assessment Form

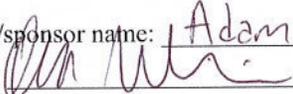
## Part 1 - Project Information

### 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: Recess Coffee Tenant Build-out							
Project Location (describe, and attach a location map): 429 Ulster Street / 122 Milton Ave							
Brief Description of Proposed Action: RENOVATION OF A CORNER RETAIL SPACE WITHIN AN EXISTING TWO-STORY MIXED USE BUILDING INTO A COFFEE SHOP THAT WILL ALSO SERVE FOOD AND ALCOHOL. THE AREA BEING RENOVATED WAS PREVIOUSLY A COFFEE SHOP AS WELL, SO THERE IS TO BE NO CHANGE OF OCCUPANCY. THE SPACE IS VACANT AND LARGELY WIDE OPEN, SO LITTLE DEMOLITION WORK IS REQUIRED. THE EXTERIOR WORK INCLUDES SOME REPLACEMENT WINDOWS AND COSMETIC MATERIAL AND SIGNAGE ATTACHED TO THE EXISTING FACADE. NO OTHER WORK IS TO TAKE PLACE OUTSIDE OF THE TENANT AREA AS PART OF THIS PROJECT.							
Name of Applicant or Sponsor: Recess Coffee and Kitchen LLC		Telephone: 315-395-0640 E-Mail: jesse@recesscoffee.com					
Address: 114 Boss Rd							
City/PO: Syracuse		State: NY	Zip Code: 13211				
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.			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 50%;">NO</th> <th style="width: 50%;">YES</th> </tr> <tr> <td style="text-align: center;"><input checked="" type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> </table>	NO	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>
NO	YES						
<input checked="" type="checkbox"/>	<input type="checkbox"/>						
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval: City of Syracuse Special Permit			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 50%;">NO</th> <th style="width: 50%;">YES</th> </tr> <tr> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input checked="" type="checkbox"/></td> </tr> </table>	NO	YES	<input type="checkbox"/>	<input checked="" type="checkbox"/>
NO	YES						
<input type="checkbox"/>	<input checked="" type="checkbox"/>						
3.a. Total acreage of the site of the proposed action? _____ 0 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? _____ 0 acres							
4. Check all land uses that occur on, adjoining and near the proposed action. <input checked="" type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____ <input type="checkbox"/> Parkland							

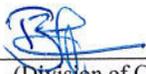
<p>18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)?          If Yes, explain purpose and size: _____          _____          _____</p>	<p><b>NO</b></p> <p><input checked="" type="checkbox"/></p>	<p><b>YES</b></p> <p><input type="checkbox"/></p>
<p>19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?          If Yes, describe: _____          _____          _____</p>	<p><b>NO</b></p> <p><input checked="" type="checkbox"/></p>	<p><b>YES</b></p> <p><input type="checkbox"/></p>
<p>20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?          If Yes, describe: _____          _____          _____</p>	<p><b>NO</b></p> <p><input checked="" type="checkbox"/></p>	<p><b>YES</b></p> <p><input type="checkbox"/></p>
<p><b>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b></p> <p>Applicant/sponsor name: <u>Adam Williams</u> Date: <u>10-25-18</u></p> <p>Signature: <u></u></p>		

PLANS REVIEW FORM

This form is to be signed by the person who reviews the submitted plans at the Division of Code Enforcement, 201 E. Washington Street. Room 101. This signed form must accompany any applications for variances, special permits, site plan reviews, or other similar zoning reviews that are to be filed by the applicant with the Syracuse Zoning Office, City Hall Commons, Room 211, 201 East Washington Street., Syracuse, NY 13202.

We, the Division of Code Enforcement, have received two sets of plans from Natalie Evans (Hansen) on 11/08/18 :  
(applicant) (date)

one set which we have reviewed, and one set for transmittal to the Fire Prevention Bureau for its review.



(Division of Code Enforcement Signature)

- CHECK ACCESSIBILITY FOR SERVICE COUNTERTOP; DRAINAGE AREAS.
- VERIFY HOOD EXHAUST DISCHARGE LOCATIONS.

I, the applicant, certify that the plans submitted to the Division of Code Enforcement are the same as the set being filed with my application.

Natalie A. Evans  
(applicant's signature)

**APPLICANT PLEASE NOTE:** Approval of your application by the Board of Zoning Appeals, the City Planning Commission, or the Common Council does not relieve you or your agents from compliance with any other regulatory or licensing provisions applicable thereto by the properly constituted federal, state, county, or city authorities, including the issuance of permits by the Division of Code Enforcement.

## 122 MILTON AVE – RECESS COFFEE TIPPERARY HILL – JUSTIFICATION OF WAIVER

A parking waiver is being requested for this project as it will not be possible to provide any off-street parking to service the café (Recess Coffee) space. The building owner plans to remove the existing asphalt that covers nearly the entire site and restore much of the site to a more neighborhood-friendly mix of grass and sidewalk. Although there will be some off-street parking spaces retained onsite upon completion of the building owner's sitework, they will not be designated for sole use by the café. Due to the location of the café in the middle of the dense, walkable Tipperary Hill neighborhood, and with ample off-street parking in the vicinity, we feel that the café will thrive without need for any off-street parking.



December 5, 2018

Heather Lamendola  
Zoning Administrator  
City of Syracuse  
201 E. Washington Street, Suite 500  
Syracuse, NY 13202

**Re: Special Permit application for 429-431 Ulster Street**

Hi Heather,

I hope this letter finds you well. You may remember shortly before Thanksgiving we discussed the above-referenced special permit application to allow Recess Coffee to move forward on the buildout of a commercial storefront owned by Home HeadQuarters, Inc. You highlighted (image included) some deficiencies in that application to which we are responding through this correspondence.

- Floor plans – The original application contained a floor plan for only the portion of the building which Recess is planning to occupy. You required a floor plan for the entire ground floor. Enclosed please find an amended floor plan that shows the entirety of all four first-floor commercial spaces.
- Exterior signage drawings & Exterior elevations – The type, size and location of the three proposed signs are now included in a new exterior elevation drawing included in this submission.
- Specifications – These were part of the original application, but you may have questions as to the many specification components that were included. Please let us know if have questions or concerns about any of the content of these specifications.

A final point is that the site plan design included in the original application has been updated to reflect the wishes of the City's Transportation Planner and Department of Engineering per an on-site meeting we had with them last month. A new site plan reflecting these changes are included in this submission.

Thank you for your attention to this matter and please let me know if you have any questions about any aspect of the application. We look forward to appearing before the Planning Commission or, better yet, your administrative approval of this request. Thanks very much.

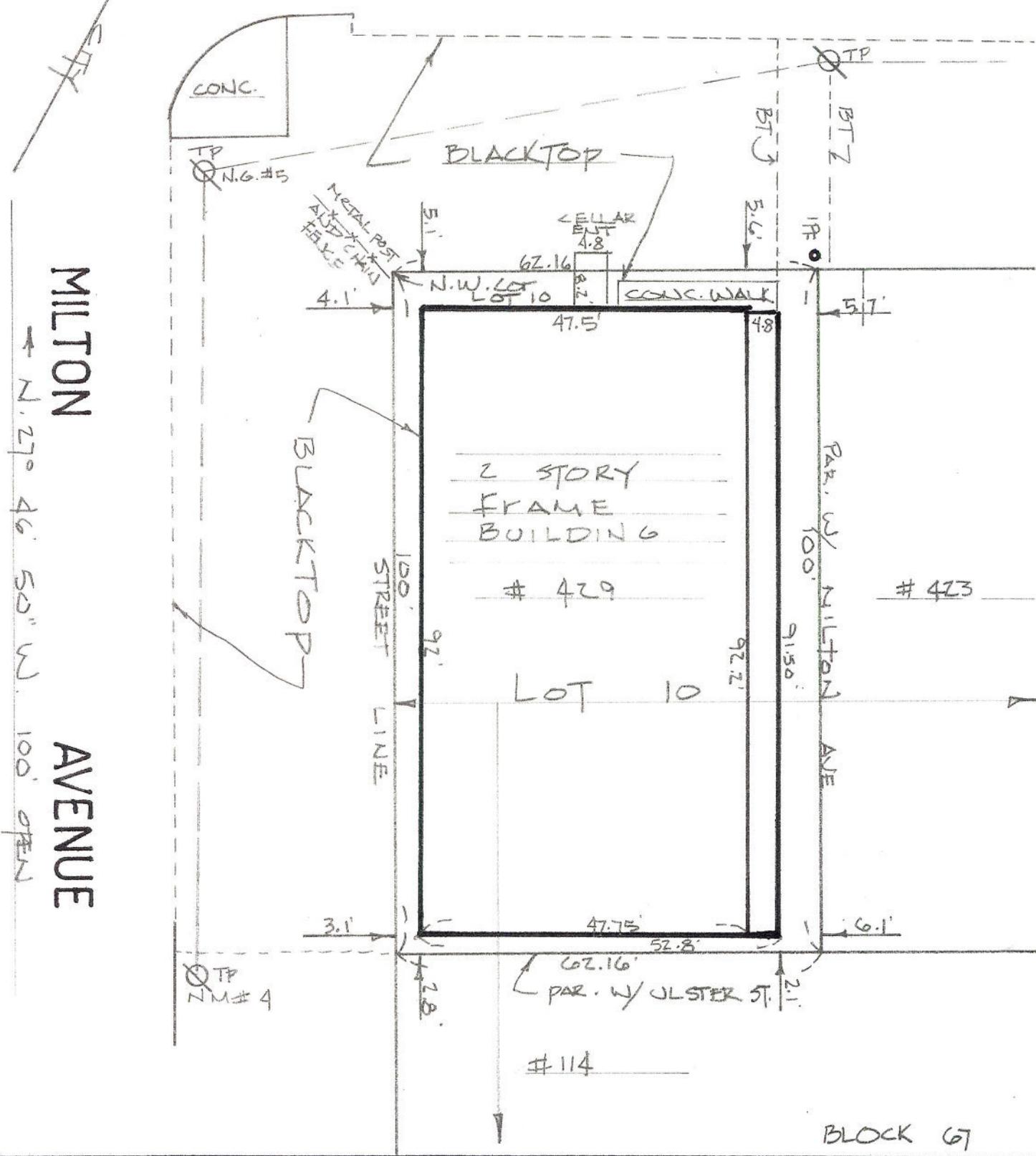
Sincerely,

Paul Driscoll  
Home HeadQuarters, Inc.

Encs.

# ULSTER STREET

N. 62° 12' 10" E. 100' OPEN



MILTON

AVENUE

N. 27° 46' 50" W. 100' OPEN

BLOCK 67



Location Survey on part of Lot #10, Block #67, former Village of Geddes, now City of Syracuse, County of Onondaga, State of New York.  
Known as #429 Ulster Street.

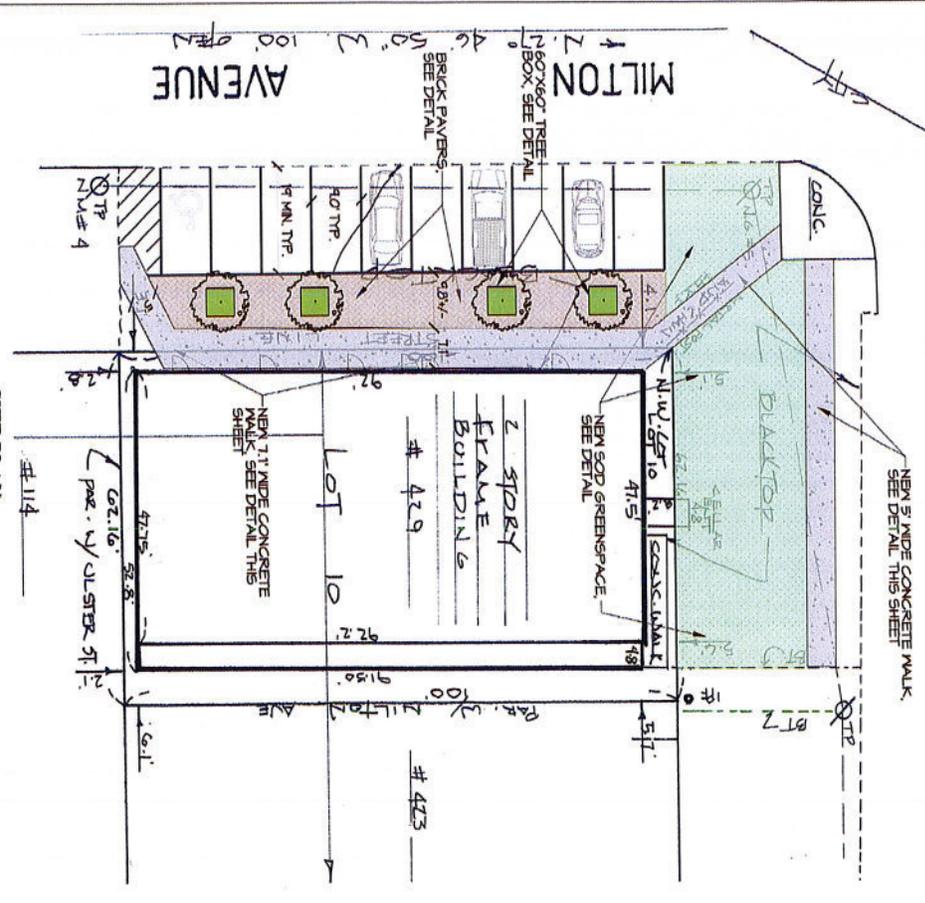
THE UNDERSIGNED SURVEYOR HEREBY CERTIFIES THAT THIS IS AN ACCURATE MAP OF AN ACTUAL SURVEY

*Martin E. Davis*  
**MARTIN E. DAVIS**  
409 RIDGEWOOD DRIVE  
LICENSED LAND SURVEYOR SYRACUSE, NEW YORK

DRAWN BY:	MD
DATE:	05/19/18
SCALE:	1"=20'
REVISIONS:	



MODIFIED WITH DFW SUGGESTED MODIFICATIONS

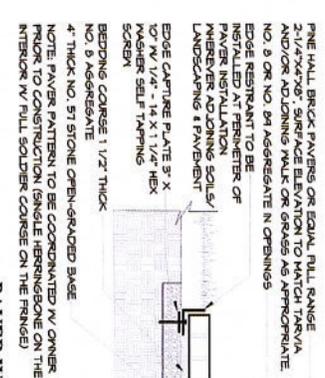


**SITE PLAN**  
SCALE: 1"=10'-0"

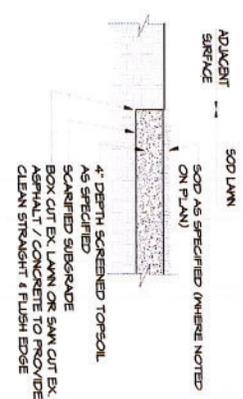
**ULSTER STREET**  
N. 47.5' 12' 10" E. 100' OPEN

**LEGEND**

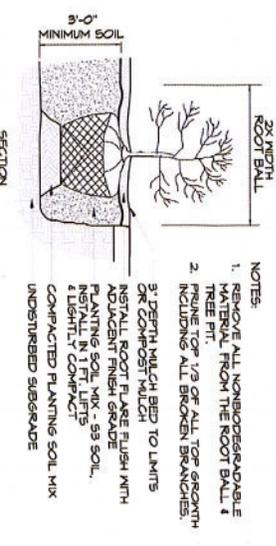
	NEW CONCRETE SIDEWALK SEE DETAIL
	NEW SOD GREENSPACE (SOD) APPROX. 1,960 SQ. FT.
	PAVER WALK 660 SF. +/- TOTAL



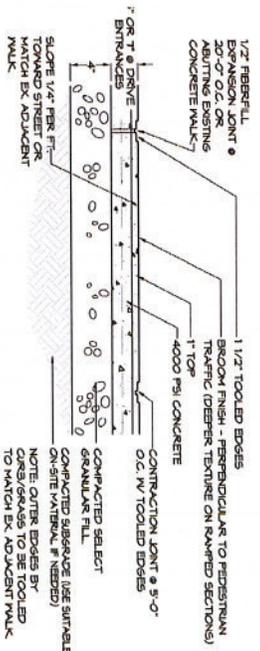
**PAVER WALK DETAIL**  
SCALE: NONE



**ADDED GREENSPACE DETAIL**  
SCALE: NONE



**TREE BOX DETAIL**  
SCALE: NONE



**CONCRETE SIDEWALK DETAIL**  
SCALE: NONE

**GENERAL NOTES:**  
1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODES (IBC) AND ALL APPLICABLE CODES.  
2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL MECHANICAL AND ELECTRICAL CODES (IMC/MEC) AND ALL APPLICABLE CODES.  
3. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL PLUMBING AND MECHANICAL CODES (IPM/C) AND ALL APPLICABLE CODES.  
4. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL FIRE AND ALARM CODES (IFAC) AND ALL APPLICABLE CODES.  
5. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL SAFETY CODES (ISC) AND ALL APPLICABLE CODES.  
6. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL HEALTH AND SAFETY CODES (IHSC) AND ALL APPLICABLE CODES.  
7. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL ENVIRONMENTAL CODES (IEC) AND ALL APPLICABLE CODES.  
8. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL QUALITY AND QUALITY ASSURANCE CODES (IQQA) AND ALL APPLICABLE CODES.  
9. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL SUSTAINABILITY CODES (ISC) AND ALL APPLICABLE CODES.  
10. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL WELL-BEING CODES (IWC) AND ALL APPLICABLE CODES.

**NATURAL SYSTEMS ENGINEERING**

101 E. CANTON ST., SUITE 200, NEW YORK, NY 10014

PROJECT NO.	14-014
DATE	11-23-18
SCALE	1"=10'-0"
DESIGNER	ST-1

REVISIONS

DATE

BY

DESCRIPTION

1. 11/23/18

2. 11/23/18

3. 11/23/18

4. 11/23/18

5. 11/23/18

# RENOVATIONS TO STOREFRONT AT 112 MILTON AVE, SYRACUSE, NY FOR RECESS COFFEE



THIS DRAWING IS TO CONVEY THE GENERAL CONCEPT AND IS NOT TO BE USED FOR CONSTRUCTION

- A-0 COVER
- A-1 CODE SUMMARY
- A-2 FLOOR PLAN
- A-3 EXTERIOR ELEVATIONS
- A-4 DETAILS

## PERMIT SET

WESTCOTT COFFEE COMPANY  
114 BOSS RD  
SYRACUSE, NY 13211

RECESS COFFEE - TIPPERARY HILL

112 MILTON AVE  
SYRACUSE, NY 13204

COVER

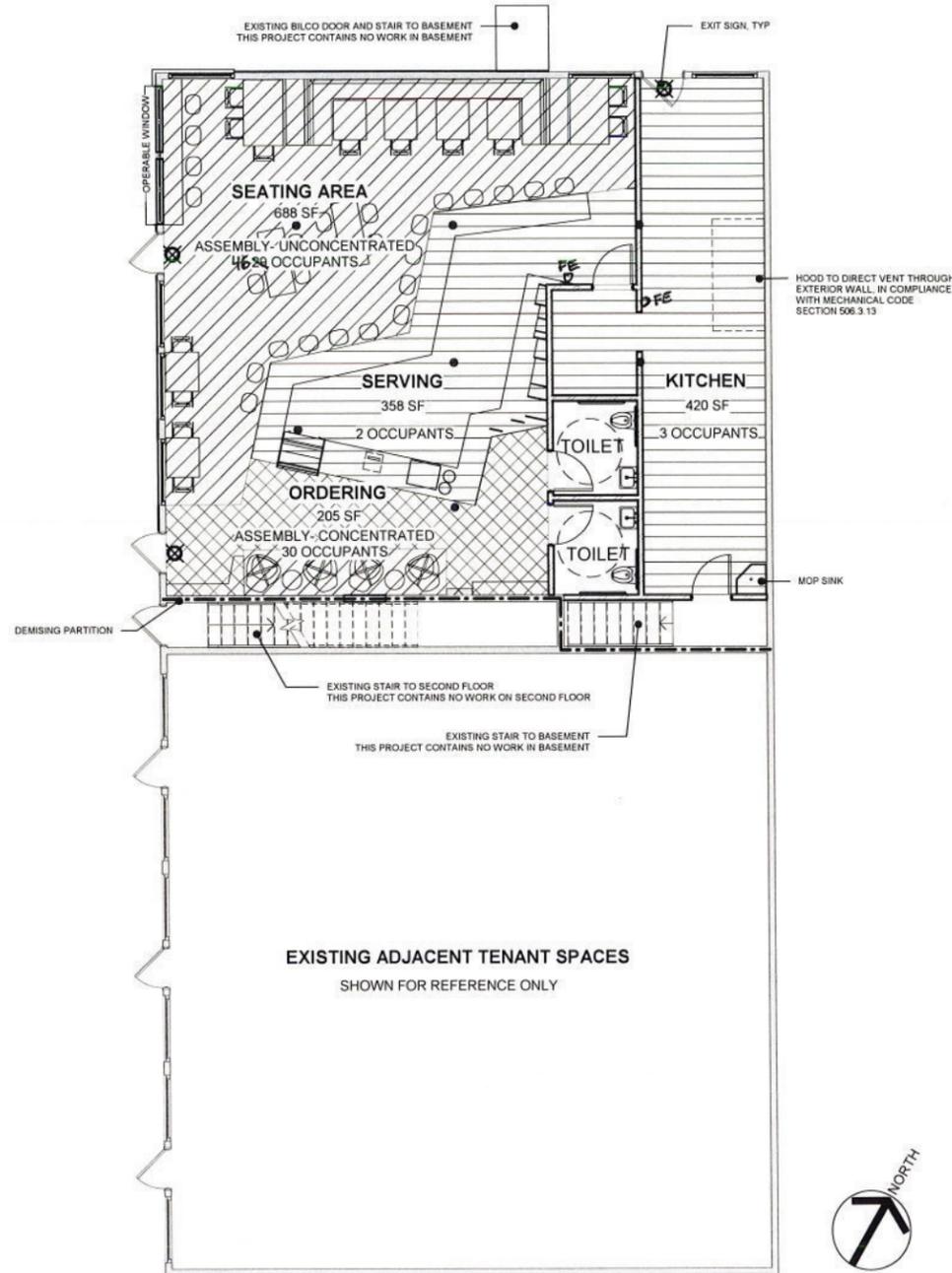
DATE ISSUED:  
10/29/2018

DATES  
REVISED:

**A-0**

**SCOPE OF WORK**

WORK INCLUDES THE RENOVATION OF A CORNER RETAIL SPACE WITHIN AN EXISTING TWO-STORY MIXED USE BUILDING INTO A COFFEE SHOP THAT WILL ALSO SERVE FOOD AND ALCOHOL. THE AREA BEING RENOVATED WAS PREVIOUSLY A COFFEE SHOP AS WELL, SO THERE IS TO BE NO CHANGE OF OCCUPANCY. THE SPACE IS VACANT AND LARGELY WIDE OPEN, SO LITTLE DEMOLITION WORK IS REQUIRED. THE EXTERIOR WORK INCLUDES SOME REPLACEMENT WINDOWS AND COSMETIC MATERIAL AND SIGNAGE ATTACHED TO THE EXISTING FACADE. NO OTHER WORK IS TO TAKE PLACE OUTSIDE OF THE TENANT AREA AS PART OF THIS PROJECT.



**1** RECESS COFFEE TENANT SPACE CODE PLAN  
1/8" = 1'-0"

**ZONING**

CURRENTLY ZONED LOCAL BUSINESS DISTRICT, CLASS A (BA) A RESTAURANT IS A PERMITTED USE WITHIN THIS ZONING, REQUIRING A SPECIAL PERMIT.

**PARKING**

PER CITY ORDINANCE, ONE (1) OFF-STREET PARKING SPACE SHALL BE PROVIDED FOR EACH TWO (2) PERSONS AT MAXIMUM CAPACITY. THIS WOULD REQUIRE 41 OFF-STREET PARKING SPACES FOR THE PROJECT. AS THIS IS AN EXISTING PROPERTY IN A DENSE RESIDENTIAL NEIGHBORHOOD, NO OFF-STREET PARKING SPACES ARE PROVIDED FOR COMMERCIAL TENANTS AND THEIR CUSTOMERS. AS SUCH A PARKING WAIVER IS BEING REQUESTED.

REQUIRED PARKING SPACES: 41  
PROVIDED PARKING SPACES: 0 (WAIVER REQUIRED)

**BUILDING CODES**

2015 INTERNATIONAL EXISTING BUILDING CODE  
2015 INTERNATIONAL BUILDING CODE  
2015 INTERNATIONAL PLUMBING CODE  
2015 INTERNATIONAL FIRE CODE  
2015 INTERNATIONAL MECHANICAL CODE

**RECESS TENANT OCCUPANCY CLASSIFICATION**

A-2 - RESTAURANT  
UNCHANGED FROM PREVIOUS OCCUPANCY  
ALTERATION LEVEL 2

**FIRE PROTECTION**

BUILDING IS NOT SPRINKLERED  
FIRE ALARM HAS BEEN UPGRADED  
KITCHEN HOOD TO BE TIED INTO BUILDING FIRE ALARM  
FIRE EXTINGUISHERS TO BE PROVIDED AS SHOWN ON PLAN  
NEW SMOKE DETECTORS PROVIDED WITHIN TENANT SPACE  
EXISTING 1 HR FIRE RATING BETWEEN FIRST FLOOR OCCUPANCY AND UPPER FLOORS

**RECESS TENANT AREA CALCULATIONS**

ASSEMBLY - CONCENTRATED: 205 / 7 = 30 OCCUPANTS  
ASSEMBLY - UNCONCENTRATED: 688 / 15 = 46 OCCUPANTS  
SERVING: 358 / 200 = 2 OCCUPANTS  
KITCHEN: 420 / 200 = 3 OCCUPANTS

**TOTAL OCCUPANCY: 81 OCCUPANTS**

**PLUMBING FIXTURE COUNTS**

A-2 REQUIRES: 1 WC PER 75 OCCUPANTS  
1 LAV PER 200 OCCUPANTS  
TENANT SPACE: 81 OCCUPANTS  
(40 M, 41 F)  
PROVIDED FACILITIES: 1 MALE WC  
1 MALE LAV  
1 FEMALE WC  
1 FEMALE LAV

GREASE INTERCEPTOR TO BE PROVIDED PER SECTION 1003 OF THE NYS PLUMBING CODE

RECESS COFFEE - TIPPERARY HILL

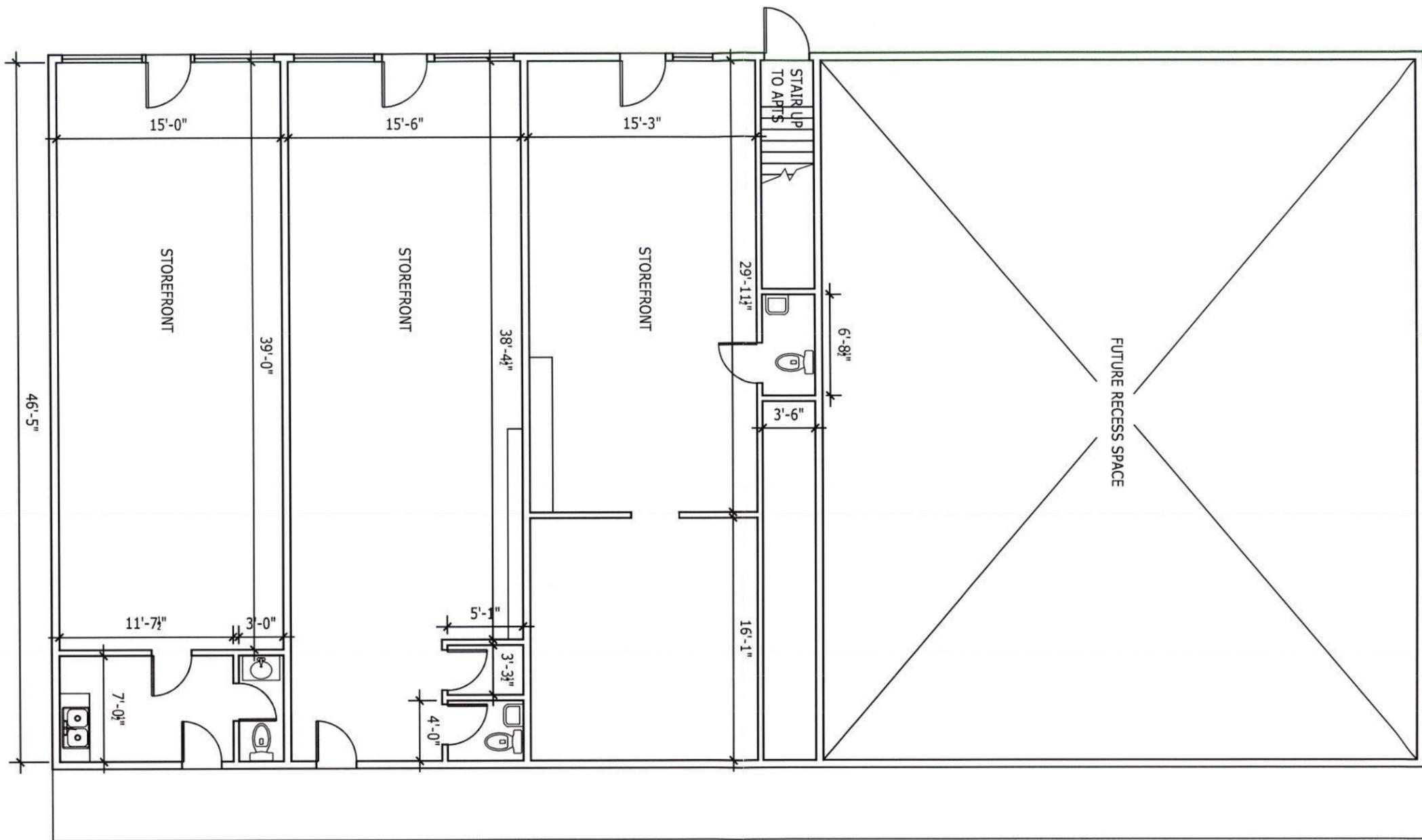
112 MILTON AVE  
SYRACUSE, NY 13204

**CODE SUMMARY DRAWINGS**

DATE ISSUED:  
10/29/2018

DATES REVISED:

**A-1**



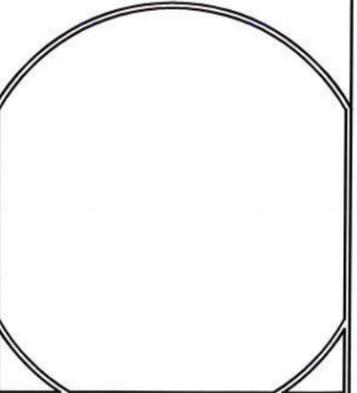
architect	Hilary LM Donohue
architect phone	978-761-0571
architect email	hilarylmdonohue@gmail.com

architect address	408 Otisco Street Syracuse, NY 13204
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drawing	Existing First Floor Plan
client	Home HeadQuarters, Inc.

property	429 Ulster St Syracuse, NY 13205
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sheet	EX - 1
date	12.4.2018
scale	1/8" = 1' - 0"







**1** EXTERIOR ELEVATION - WEST  
1/4" = 1'-0"

**ALLOWABLE SIGNAGE:**  
PER CITY ORDINANCE IN THIS ZONING TYPE, 2 SF OF SIGNAGE IS PERMITTED PER LINEAR FOOT OF FRONTAGE

TOTAL FRONTAGE: APPROXIMATELY 85 LINEAR FEET  
TOTAL ALLOWABLE: 170 SQUARE FEET

**PROPOSED SIGNAGE:**  
PROJECTED CANOPY SIGNAGE: 4 SF  
CIRCULAR BLADE SIGN: 3 SF  
WOOD ETCHED BRANDING: 25 SF  
TOTAL PROPOSED SIGNAGE: 32 SF

HOOD EXHAUST TERMINATION LOCATION, MINIMUM 10' ABOVE ADJACENT GRADE, MINIMUM 10' AWAY FROM ADJACENT PROPERTY LINE, MINIMUM 3' FROM ANY ADJACENT EXTERIOR OPENINGS/WINDOWS REFER TO MECHANICAL CODE SECTION 506.3.13

BUILDING OWNER TO REMOVE STORAGE UNIT ENCLOSURE PRIOR TO TENANT WORK COMMENCING



**2** EXTERIOR ELEVATION - NORTH  
1/4" = 1'-0"

RECESS COFFEE - TIPPERARY HILL

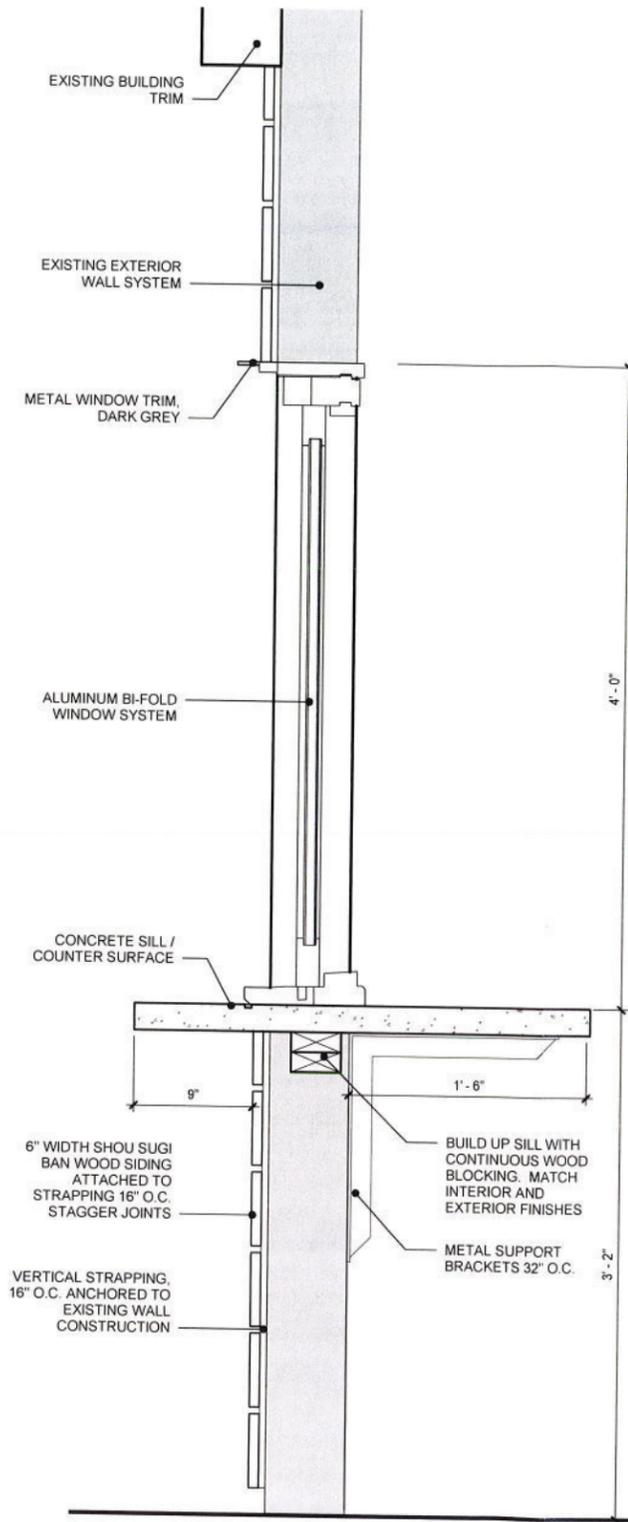
112 MILTON AVE  
SYRACUSE, NY 13204

BUILDING ELEVATIONS

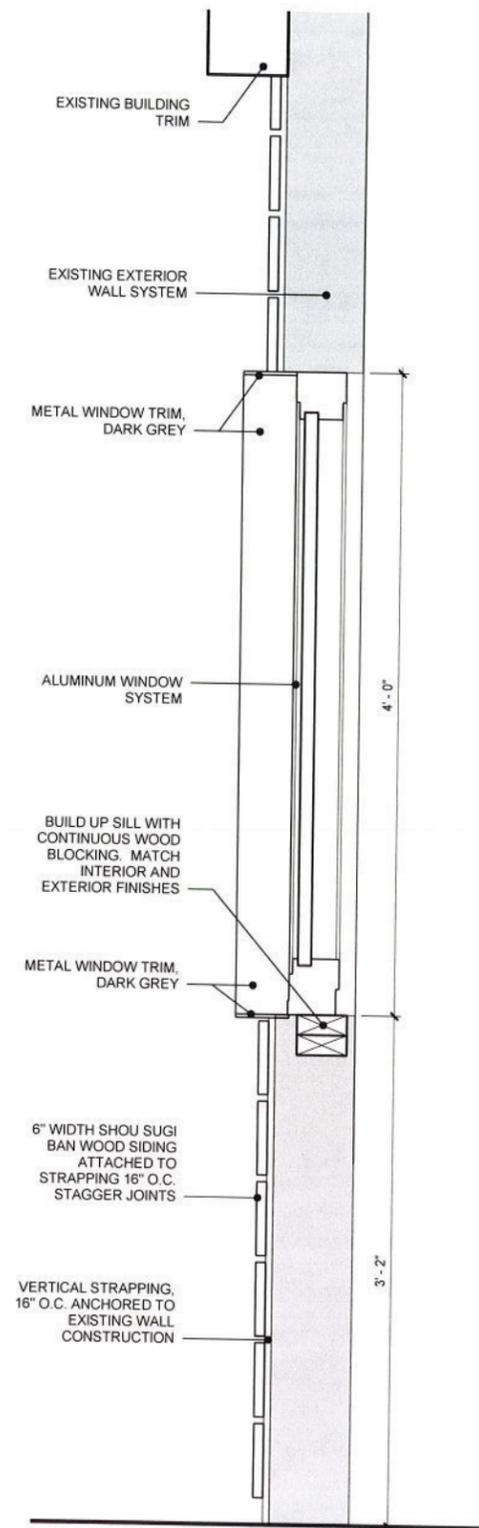
DATE ISSUED: 10/29/2018

DATES REVISED: 12/4/2018 - SIGNAGE

A-3



1 SECTION AT BI-FOLD WINDOW SYSTEM  
1 1/2" = 1'-0"



2 SECTION AT FIXED WINDOW SYSTEM  
1 1/2" = 1'-0"

RECESS COFFEE - TIPPERARY HILL

112 MILTON AVE  
SYRACUSE, NY 13204

DETAILS

DATE ISSUED:  
10/29/2018

DATES  
REVISED:

A-4



112 MILTON AVE - VIEW FROM MILTON AVE



112 MILTON AVE - VIEW FROM ULSTER ST

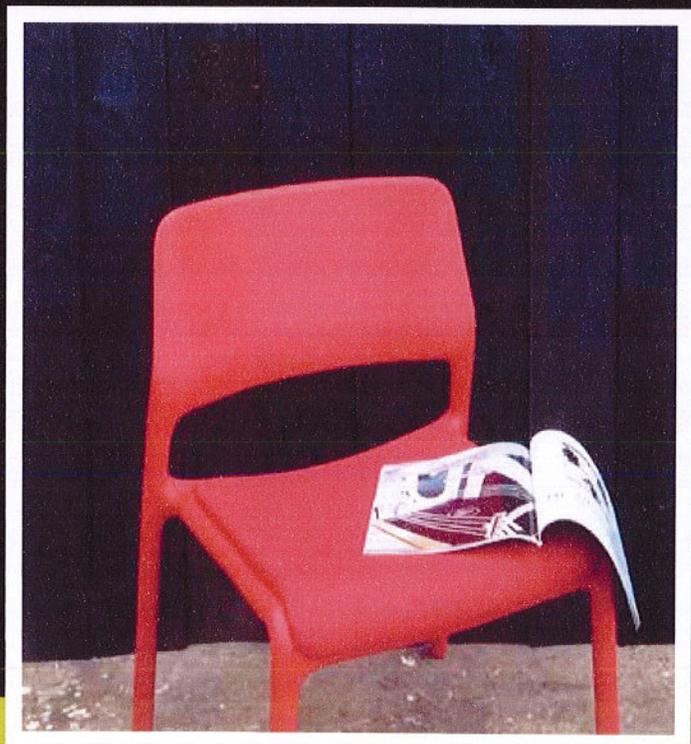
# Shou Sugi Ban—Deep Char



Shou Sugi Ban is an ancient Japanese technique of burning wood as a preservative treatment for exterior siding. Deep Char, as the name teases, gives our sustainably harvested Larch a dark, slightly iridescent look with an “alligator skin” texture.

Shou Sugi Ban—Deep Char is sold as interior paneling\* or exterior siding, the char level can change over time, depending on its exposure to the elements. We treat our Shou Sugi Ban Deep Char with an ebony tinted exterior oil to help even out wear. The evolving look suggests the Japanese aesthetic of wabi-sabi—a reminder of the transience and imperfection of all things.

*\*If used in interiors, the deep char is best in places where people or chairs won't bump or lean against it.*



# Pioneer Millworks Shou Sugi Ban—Deep Char

8/2018

## CUT AND PASTE SPECIFICATION INTO APPROPRIATE CSI DIVISION 06 42 00—Wood Paneling

### MANUFACTURER

Pioneer Millworks  
1180 Commercial Drive  
Farmington, NY 14425  
Phone: 800-951-9663

Pioneer Millworks  
2609 SE 6th Avenue  
Portland, OR 97202  
Phone: 503-719-4800

### MATERIALS

1. **Product Name:** Shou Sugi Ban Larch Deep Char
2. **Species/Description:** Domestic Larch, smooth planed
3. **Source:** Sustainably Harvested Forests
4. **Color:** Tone will be a consistent charcoal black
5. **Grade:** Deep Char
6. **Dimensions:**
  - Solid—Shiplap**  
TH—5/8"  
WD—5" nominal  
LG—24" to 144" random
  - Solid—R2ES1S**  
TH—1" nominal  
WD—5.5" nominal  
LG—24" to 144" random
  - Engineered**  
TH—N.A.  
WD—N.A.  
LG—N.A.
7. **Milling:** Ripped two edges (R2ES1S) or Shiplap with no reveal  
**Finish:** Face heavily burned and finished with an ebony tinted exterior oil unless otherwise specified—backside burned to prevent cupping.
8. **Hardness:** 830  
(Janka Ball Test ASTM D1037-96A, Natural wood products have no minimum hardness since hardness is a characteristic of species and cannot be controlled)
9. **FSC Claim:** None

### ADDITIONAL INFORMATION

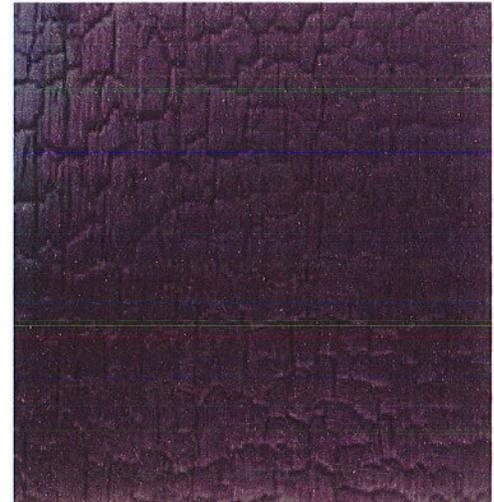
- Heartwood:** No restriction  
**Grain:** No restriction  
**Knots:** No limitations on sound knots, surface defects from chipped or open knots may be present.  
**Texture:** Surface should be heavily charred with an "alligator skin" texture.  
**Voids:** Occasional blown out knots up to 1" diameter may be present.  
**Discoloration:** No restriction  
**Checks:** No restriction  
**Moisture Content:** Kiln dried 6–9% prior to milling.

### LEED INFORMATION

MRc5: Regional Materials (call for details)

### RECOMMENDED OVERAGE

Recommend 7–12% additional material for on-site grading, trimming and installation factors.

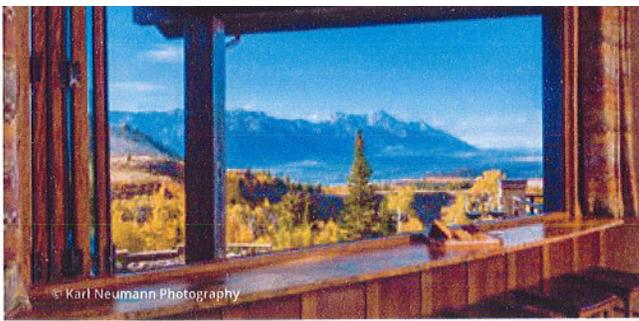


Information is deemed reliable but subject to change. All photos for representation only. Additional information available at our website or call our wood design experts.

## Folding Windows

Complementary folding windows offer expansive openings – perfect for entertaining indoors and out. With up to eight panels per side, folding windows are highly customizable with a number of different configurations available. Three-inch stiles and square interiors and exteriors provide an increased glass area. Add a pleated retractable screen to keep insects out and enjoy the view of any locale.





## Standard Features

- ▶ 6-9/16" minimum jamb width
- ▶ 3" wide stiles and rails
- ▶ Frame setup up to 177" wide x 77-1/8" tall; all others knocked down
- ▶ Constructed of pine with pine interior stops
- ▶ Exterior wood parts are treated
- ▶ Extruded aluminum exterior finished with 70% PVDF fluoropolymer coating (meets performance requirements of AAMA 2605)
- ▶ Energy efficient, insulating LoE<sup>2</sup>-270 glass
- ▶ Bronze weep sill with Oak interior threshold
- ▶ Grooved guide rollers with adjustable, ball-bearing wheels carry the folding panels
- ▶ Multi-point mortise latch with Dallas handle set on configurations with an access panel
- ▶ Face-mounted flush bolt locking hardware on folding panels
- ▶ Nailing fins with head drip caps

NOTE: All measurements are nominal.

## Options\* (custom options are also available)

- ▶ Stile and top rail options: 3" or 5"
- ▶ Bottom rail options: 5" or 10"
- ▶ 2-1/4" thick panels
- ▶ Recessed floor track sill, weep or non-weep in a Bronze anodized finish
- ▶ Weep sill in a Clear anodized finish
- ▶ Magnetic latch or panel stays to assist in keeping windows stationary while open
- ▶ Single point hardware for access panel
- ▶ Concealed shootbolt locking hardware with Uno or Aria handle sets
- ▶ Black pleated retractable screens (available on units with the frame setup)
- ▶ Accessory groove fillers and frame expanders for field application
- ▶ Extension jambs in a wide variety of sizes (shipped loose for field application if over 12")
- ▶ Galvanized steel installation clips

\* See pages 32-34 for wood species, interior & exterior finish, glass, and divided lite options available for all VistaLuxe Collection products.

## Hardware

Standard on the folding window is face-mounted flush bolt locking hardware. A matching finger pull is available in Matte Black and Satin Nickel, as well as matching hinge handles to help operate the panels. For a cleaner look, concealed shootbolt locking hardware is available with Uno or Aria handle sets in Matte Black or Dull/Brushed Chrome. Configurations with a swinging access panel include a Dallas handle set or Baldwin® Hardware's Santa Monica or Lakeshore handle set in Matte Black or Satin Nickel. To assist in keeping panels stationary while open, magnetic latches or panel stays are available.

