

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: 12/16/19 Case Number: SP-20-03 Zoning District: 1A

NEW SPECIAL PERMIT MODIFICATION OF EXISTING SPECIAL PERMIT

LIST ALL ADDRESSES INVOLVED IN YOUR PROJECT:

1706 ERIE BLVD EAST

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

Section: 031 Block: 10 Lot: 02.1

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:

WILL IMPROVE AN EXISTING SINGLE STORY MASONRY, NON COMBUSTIBLE BUILDING. WILL PURCHASE AND INSTALL FOOD SERVICE EQUIPMENT WILL ALTER HVAC, PLUMBING AND ELECTRICAL WILL RESTORE LANDSCAPING ON COLUMBUS AVENUE WILL SCREEN TRASH WITH GATES

PROPERTY OWNER INFORMATION:

Name(s): I Too Realty INC
Mailing Address: 1142 N GlenCove Rd Syracuse
Zip: 13206 Daytime phone: 315-378-5779 Home phone: 315-378-5779
E-mail: zhonghk@me.com

APPLICANT INFORMATION:

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

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

Name(s): MR TORRES LDP RES WILL LEASE THE ENTIRE PROPERTY

Mailing Address: 5672 THOMPSON ROAD SYRACUSE NY 13214

Zip: _____ Home phone: 315-558-0968 Day Phone: _____

E-mail: _____

REPRESENTATIVE INFORMATION:

(Only if involved in this application)

Attorney Architect Contractor Other _____

Name(s): ALLEN KOSOFF

Mailing Address: 209 BERKELEY DR, SYRACUSE NY

Zip: 13210 Telephone: 315-472-3711 E-mail: AKOSOFF@VERIZON.NET

DESCRIPTION OF OPERATION:

Days of week open: 7

Hours of operation: 7 AM TO 11 PM

Maximum number of employees on premises at one time: 4

Number of off-street parking available (site plan required to indicate location): 17

Other uses currently on the property: FIRST FLOOR: VACANT

SECOND FLOOR: NONE OTHER FLOORS: NONE

Indicate types and uses of other structures on the property if any (i.e. garage, storage building, etc.):
NONE

SIGNAGE INFORMATION:

Size and location of all **existing AND proposed** signage (use additional sheet if necessary)
A sign plan is required, see attachment (Wall, Ground, Projecting, Window)

Size	<u>2'-6" x 8'-0"</u>	Location	<u>WEST WALL</u>	Type	<u>WALL</u>
Size	_____	Location	_____	Type	_____
Size	_____	Location	_____	Type	_____

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

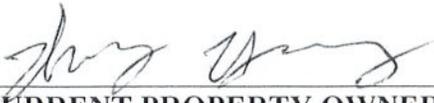
DECLARATION:

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.

CURRENT PROPERTY OWNER SIGNATURE

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

	11/26/19
CURRENT PROPERTY OWNER SIGNATURE	DATE
ZHONG YANG	11/26/19

Please legibly PRINT SIGNATURE NAME and TITLE

***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) _____

.....

REC'D + 012

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

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

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

Part 1 – Project and Sponsor Information			
Name of Action or Project: ESTABLISH A FOOD SERVICE DELI IN A VACANT STORE			
Project Location (describe, and attach a location map): 1706 ERIE BLVD EAST, AT COLUMBUS AVENUE			
Brief Description of Proposed Action: 1. CREATE A NEW ENTRANCE IN THE WEST WALL, 2. ALTER INTERIOR AND REMODEL NORTH STORE FRONT 3. EIFS (INSULATION AND STUCCO ON WEST WALL 4. PAINT EXTERIOR 5. SEAL AND STRIPE PAVED PARKING AREA			
Name of Applicant or Sponsor: ESAD TORRES LOPES		Telephone: 315-558-0968	
		E-Mail:	
Address: 5672 THOMPSON ROAD			
City/PO: SYRACUSE		State: NY	Zip Code: 13214
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? CITY PLANNING COMMISSION If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input type="checkbox"/>
			YES <input checked="" type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval:			NO <input type="checkbox"/>
			YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action? 104 x 130 = 13,520 SF acres .3 ACRE			
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, are adjoining or near the proposed action:			
5. <input checked="" type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input checked="" type="checkbox"/> Industrial <input 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			

5. Is the proposed action,	NO	YES	N/A
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?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?	NO	YES	
If Yes, identify: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
b. Are public transportation services available at or near the site of the proposed action?	<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"/>	
9. Does the proposed action meet or exceed the state energy code requirements?	NO	YES	
If the proposed action will exceed requirements, describe design features and technologies: _____ _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply?	NO	YES	
If No, describe method for providing potable water: _____ _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: _____ _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	NO	YES	
	<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 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?	NO	YES	
	<input checked="" 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"/>	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____			

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:		
<input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input 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?	NO	YES
If Yes,	<input checked="" type="checkbox"/>	<input 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: <u>TO A BURIED PIPE SYSTEM</u>		
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)?	NO	YES
If Yes, explain the purpose and size of the impoundment:	<input checked="" type="checkbox"/>	<input 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?	NO	YES
If Yes, describe:	<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?	NO	YES
If Yes, describe: <u>THERE WAS AN AMOCO GAS STATION ON THE VACANT PORTION OF THE SITE, REMEDIATION IS DONE.</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor/name: <u>ALLEN KOSOFF ARCHITECT</u>	Date: <u>11/25/2019</u>	
Signature: <u>Allen Kosoff</u>	Title: <u>APPLICANT</u>	

1706 ERIE BLVD EAST

INDEX: PROPOSED FOOD SERVICE "DELI"

TENANT: ESAU TORRES LOPES 315-558-0968

5672 THOMPSON ROAD SYRACUSE NEW YORK 13214

LOCATION MAP

APPLICATION TO PLANNING COMMISSION FOR A SPECIAL PERMIT

SHORT ENVIRONMENTAL STATEMENT

SURVEY BY PHILLIPS ASSOC. OBTAINED FROM IANUZZI AND ROMANS

PROPOSED SITE PLAN

PHOTOGRAPHS

ARCHITECTURAL DRAWINGS

1. EXISTING CONDITIONS AND MEASUREMENTS
2. PROPOSED FLOOR PLAN AND WEST ELEVATION
3. SECTION AND DEMOLITION PLAN
4. PROPOSED FOOD PREP FLOOR PLAN
5. NORTH ELEVATION AND WALL DETAILS
6. PROPOSED EXTERIOR COLORS
7. SIGN DESIGN

ALLEN KOSOFF ARCHITECT
209 BERKELEY DRIVE
SYRACUSE NEW YORK 13210
315-472-3711
akosoff@verizon.net

RE: PROPOSED FOOD SERVICE ESTABLISHMENT AT 1706 ERIE BLVD EAST
SYRACUSE NEW YORK
NOVEMBER 25, 2019

See architectural drawings, survey and Site plan attached to this document

Description: The proposal is to create a food service Deli within an abandoned building, formerly used as an Asian Grocery Store. The functions of the spaces will include a food preparation area (for code identification as a kitchen), an existing walk in cooler and freezer, a Dining area without fixed seats, a new entrance vestibule and an interior area for display and sales of Hispanic artisans' craft items. The location and character is clearly urban and it is assumed that approximately 20% of the customers will be walk-in and about 80% vehicular

Building Construction: Type IIA non-combustible. Masonry exterior bearing walls with metal roof structure and roof deck

It is assumed that customers will take out prepared and displayed salads, sandwiches, deserts and drinks. Some hot food items will be available. A few customers might sit at tables for a short time. Entertainment is not anticipated. Craft items will be displayed on hangers and tables.

The net area of the public area portion will be 987 square feet
Circulation space 150 SF
Sales area 300 SF
Food display, counter and cash 120 SF
Vestibule 80 SF

Kitchen 425 SF
Toilet Rooms and Corridor 200 SF
Total interior space= 29x78=2262 SF

The existing zoning is INDUSTRIAL 1A which permits Restaurants (the definition includes fast food service establishments such as a DELI).

The following is a request to base the floor area of customer use space to determine the quantity of vehicle parking spaces as per PART C Section 4 Special Permits due to the change in use from grocery store to Restaurant.

8.1 d.1. The customer seating area with mobile tables and chairs is 852 square feet. The seating plan indicates 34 seats. One parking space is required for every two customers. 17 spaces would represent the maximum anticipated quantity of vehicles. The Site plan shows 17 parking spaces, which is deemed to be adequate by the tenant.

8.1.d (5) and (7) Open Areas: Two areas on the West (Columbus Avenue) portion of the site are now overgrown with weeds and small trees. All vegetation and roots will be removed when weather permits and new planting will be installed as per the enclosed drawing. Most of the storm drainage is channeled through the Northwest corner of the site to two catch basins and this channel will remain. No other parts of this urban site provide opportunities for landscaping. This is a request to waive all other requirements which might apply to more suburban types of open space.

8.1.d (9) The trash receptacle area on the South of the building will be screened with hinged gates. No additional screening is required.

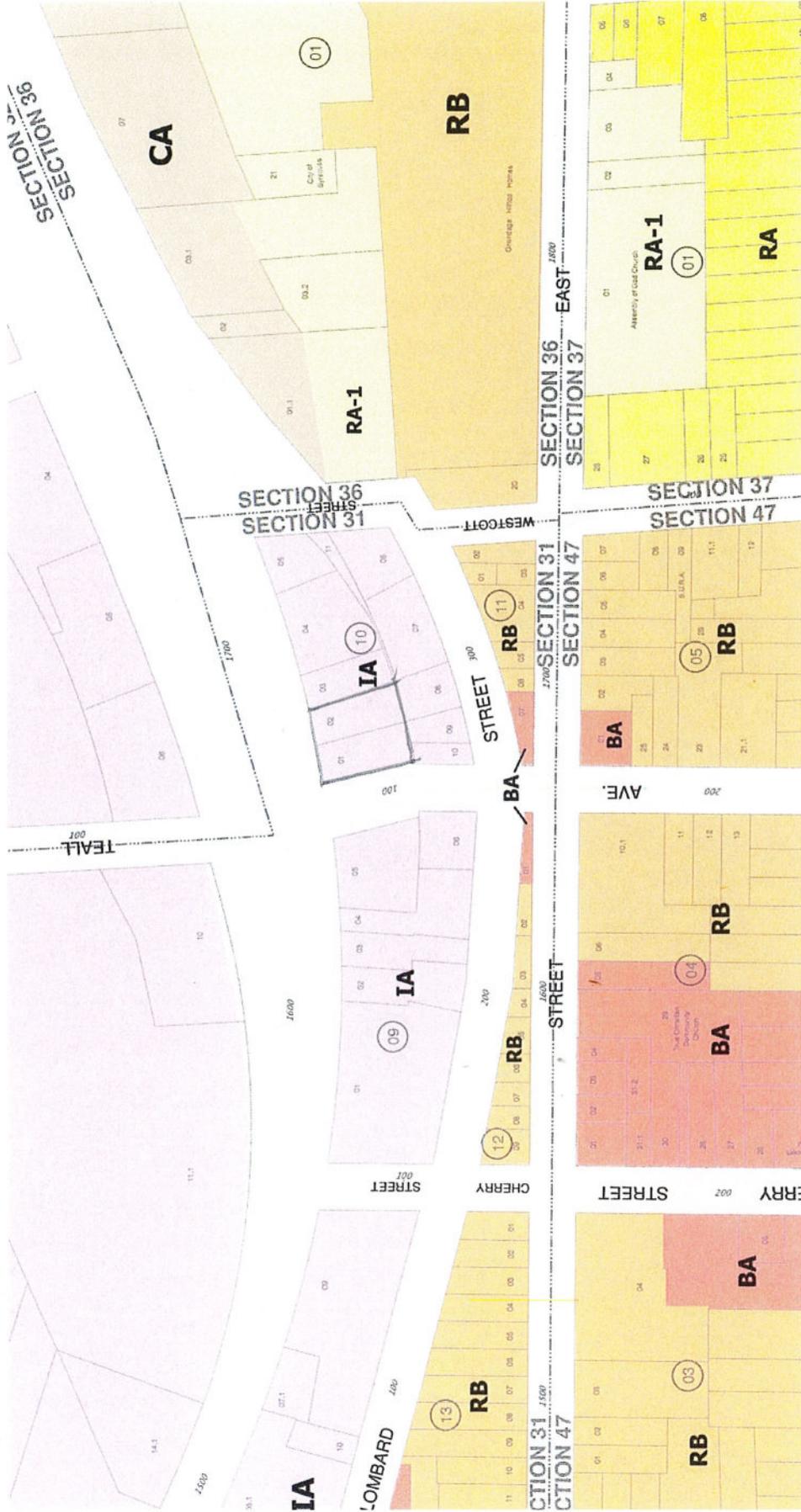
This is a request to the City Planning Commission to approve the use of 1706 Erie Blvd East for the food service entity described herein together with the accompanying drawings.

APPLICANT, on behalf of Esau Terre Lopes, tenant and 1700 REALTY INC Owner

Allen Kosoff, Architect (preparer and submitter)

Allen Kosoff Date 12/9/2019





1626002301 031.-10-02.1
address: 1700-08 ERIE BLVD E & COLUMBUS AV
Owner: 1700 REALTY INC

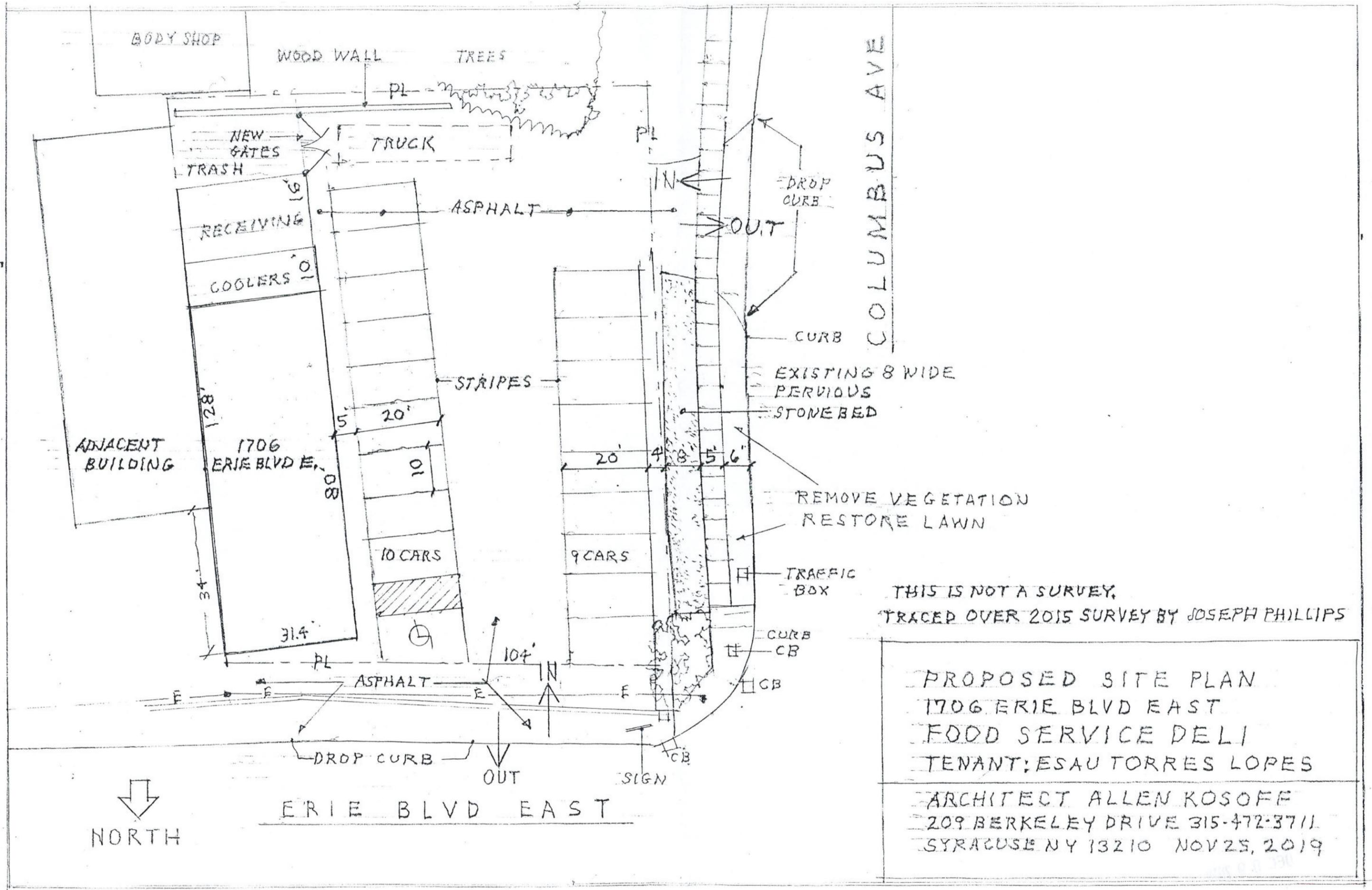
2020/2021

12/05/19
15:30:27

mailing address: C/O ATTN: ZHONG YANG
1142 N GLENCOVE RD
SYRACUSE NY 13206

Description: CANAL LANDS ADJ TO BL 218
Dimension: 103.89X132 BR&MAS BLDG
Census Tr: 35.00 Roll Section: 1 BPP: 12 109 0145 Field Page: 75
Sewer Units: State Code: 484 1 OCCUPANT SM STRUCTURE
Septic Tank:
Land Value: 114,000 Full Value 200,000 *
Type Amount %
EXEMPTIONS

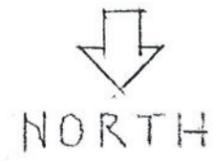
Taxable CITY 200,000 SCHOOL: 200,000 COUNTY: 200,000
Taxable STAR 200,000 STAR: 200,000
F1-End of Program F2-View Special Charges ENTER-to continue

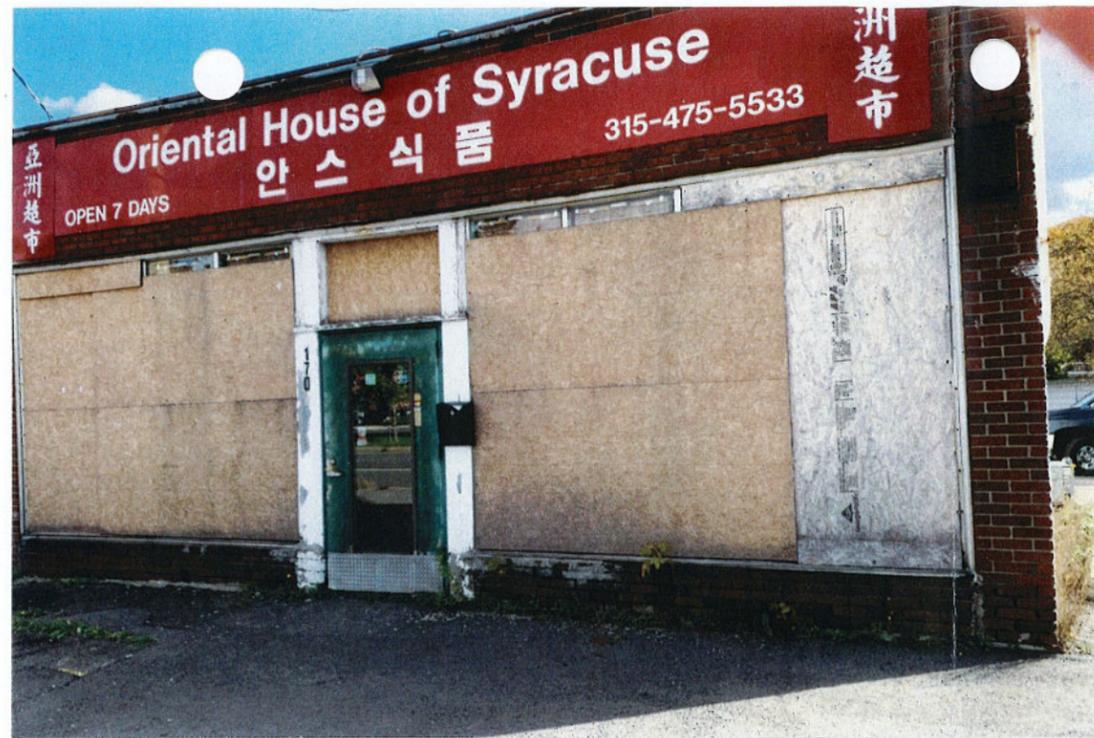


THIS IS NOT A SURVEY,
 TRACED OVER 2015 SURVEY BY JOSEPH PHILLIPS

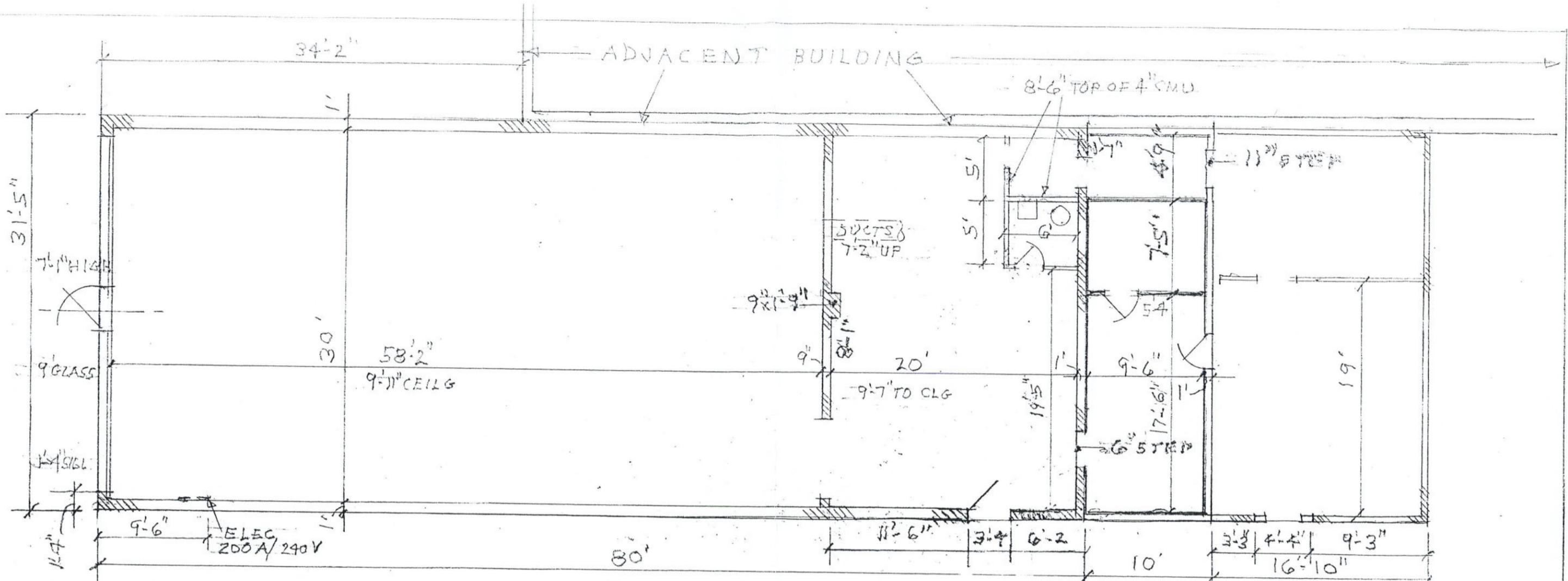
PROPOSED SITE PLAN
 1706 ERIE BLVD EAST
 FOOD SERVICE DELI
 TENANT: ESAU TORRES LOPES

ARCHITECT ALLEN KOSOFF
 209 BERKELEY DRIVE 315-472-3711
 SYRACUSE NY 13210 NOV 25, 2019

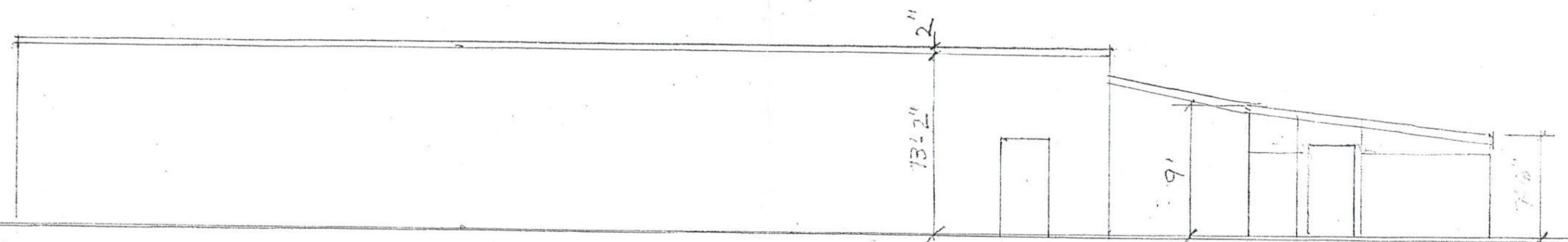




REC'D 9 2016

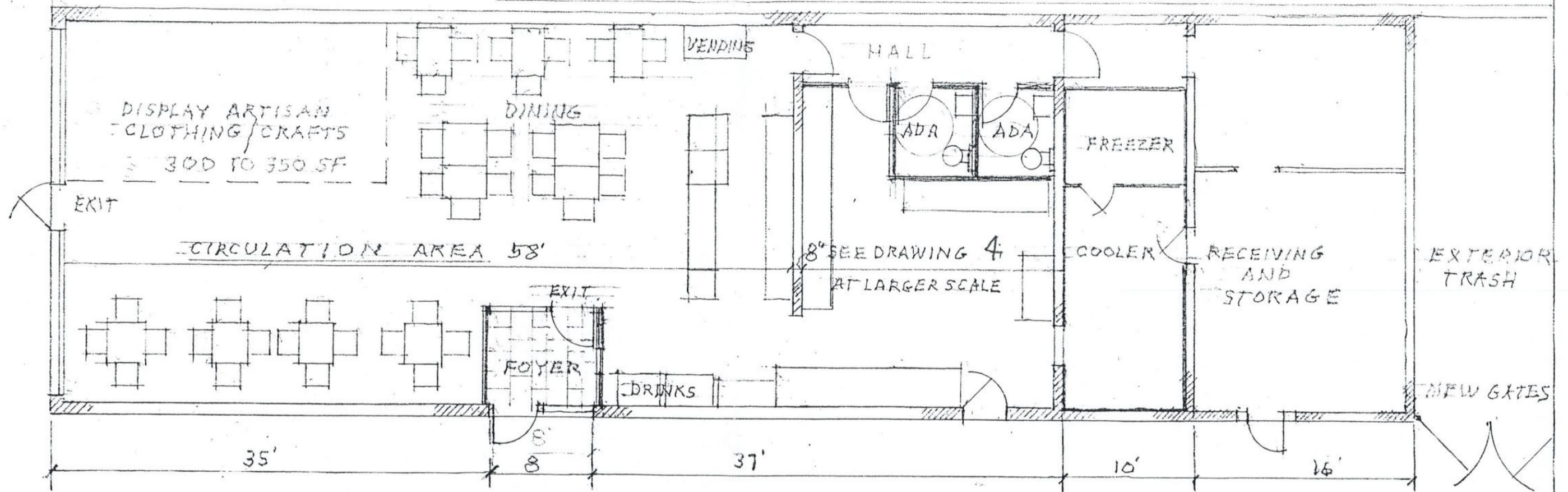


EXISTING FLOOR PLAN 1/8" = 1'

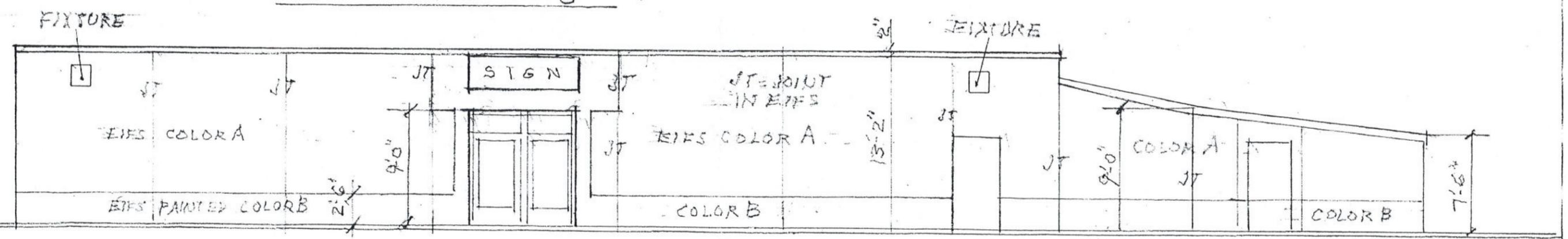


WEST ELEVATION 1/8" = 1'

1706 ERIE BLVD EAST 1
 SYRACUSE NEW YORK
 ALLEN KOSOFF ARCHITECT
 209 BERKELEY DRIVE 315 472 3711
 SYRACUSE NY 13210 NOV 16, 2019



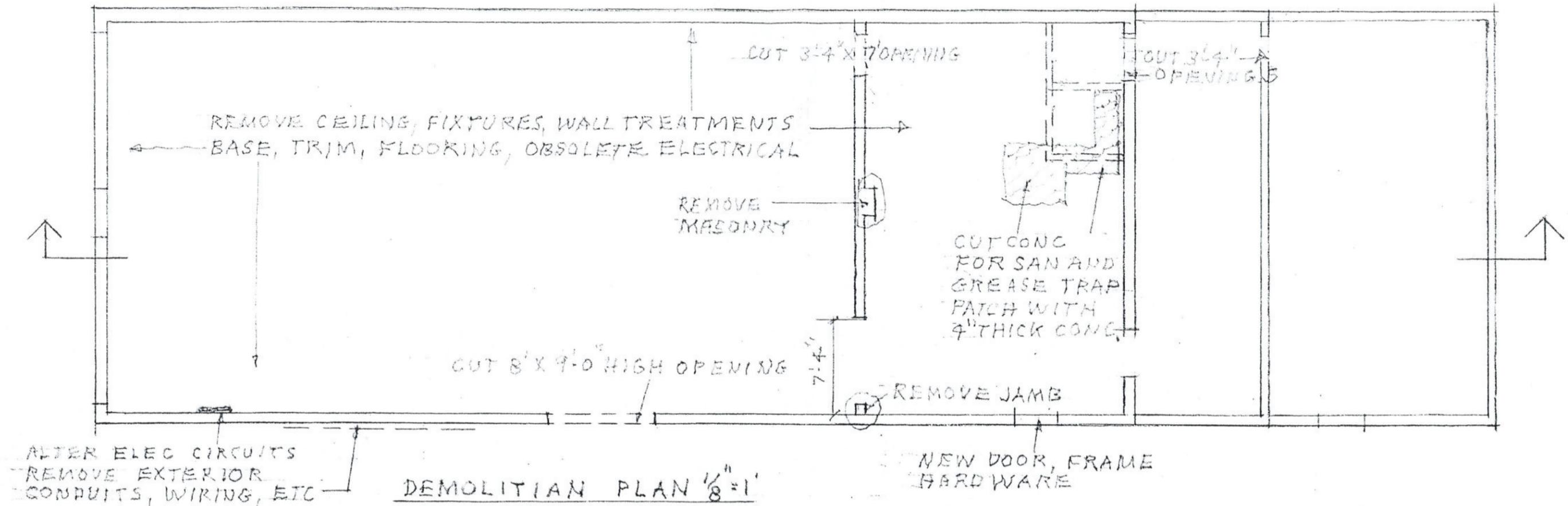
FLOOR PLAN $\frac{1}{8}'' = 1'$



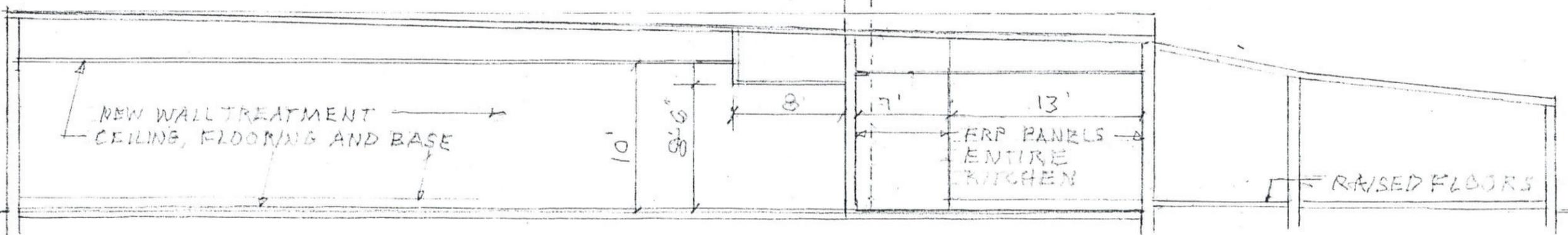
WEST ELEVATION $\frac{1}{8}'' = 1'$

1706 ERIE BLVD EAST
 SYRACUSE NEW YORK
 PROPOSED PLAN AND ELEVATION
 ALLEN KOSOFF ARCHITECT
 209 BERKELEY DRIVE 315-472-3711
 SYRACUSE NEW YORK NOV 25, 2019

DEMOLISH TOILET ROOM
CEILING, FLOORING, BASE



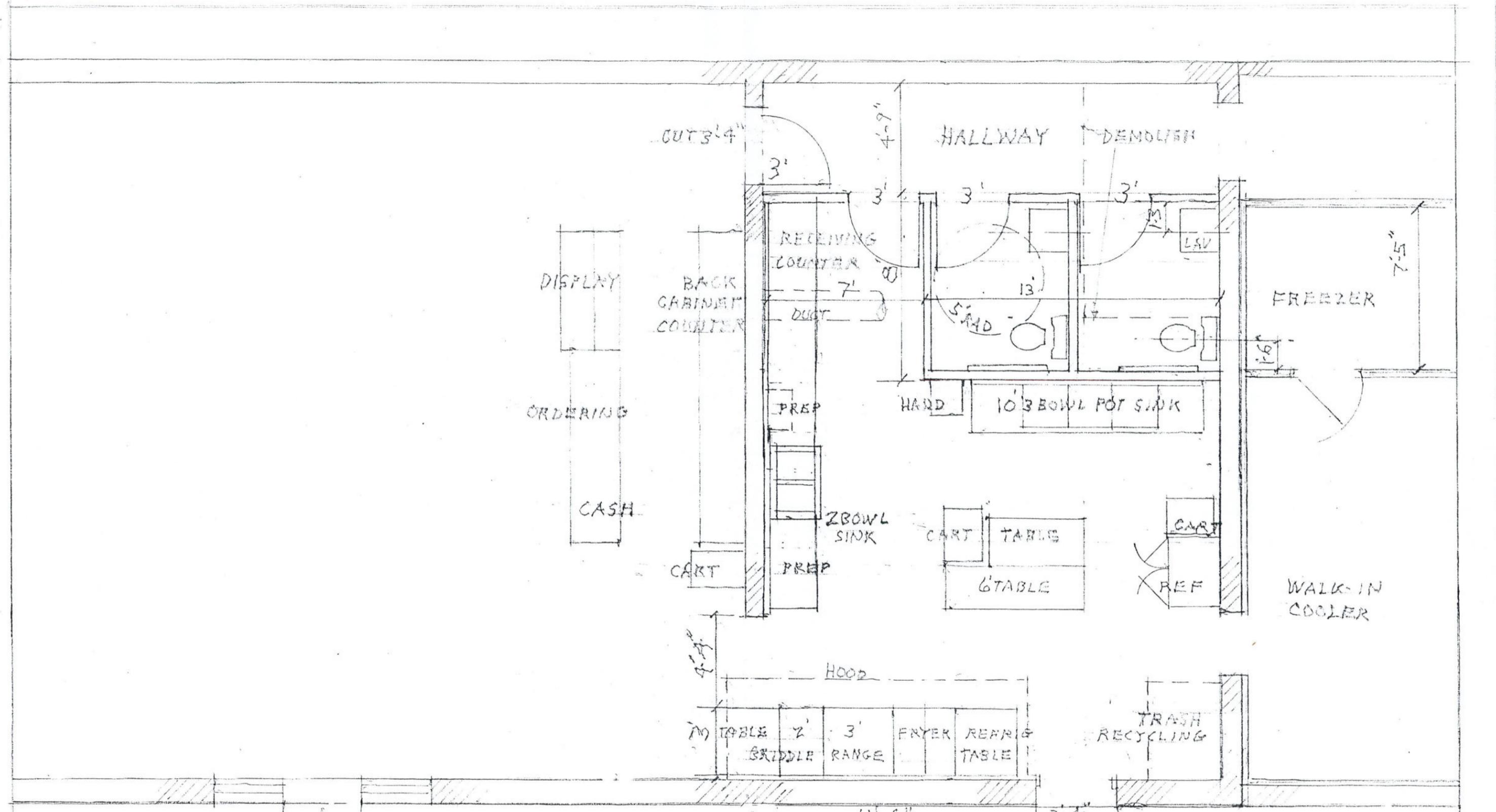
REMOVE OR SUPPORT CHIMNEY



SECTION A-A

CERAMIC FLOOR
SAND BASE

1706 ERIE BLVD EAST 3
 SYRACUSE NEW YORK
 ALLEN KOSOFF ARCHITECT
 209 BERKELEY DRIVE 315-472-3711
 SYRACUSE NY 13210 NOV 25, 2019



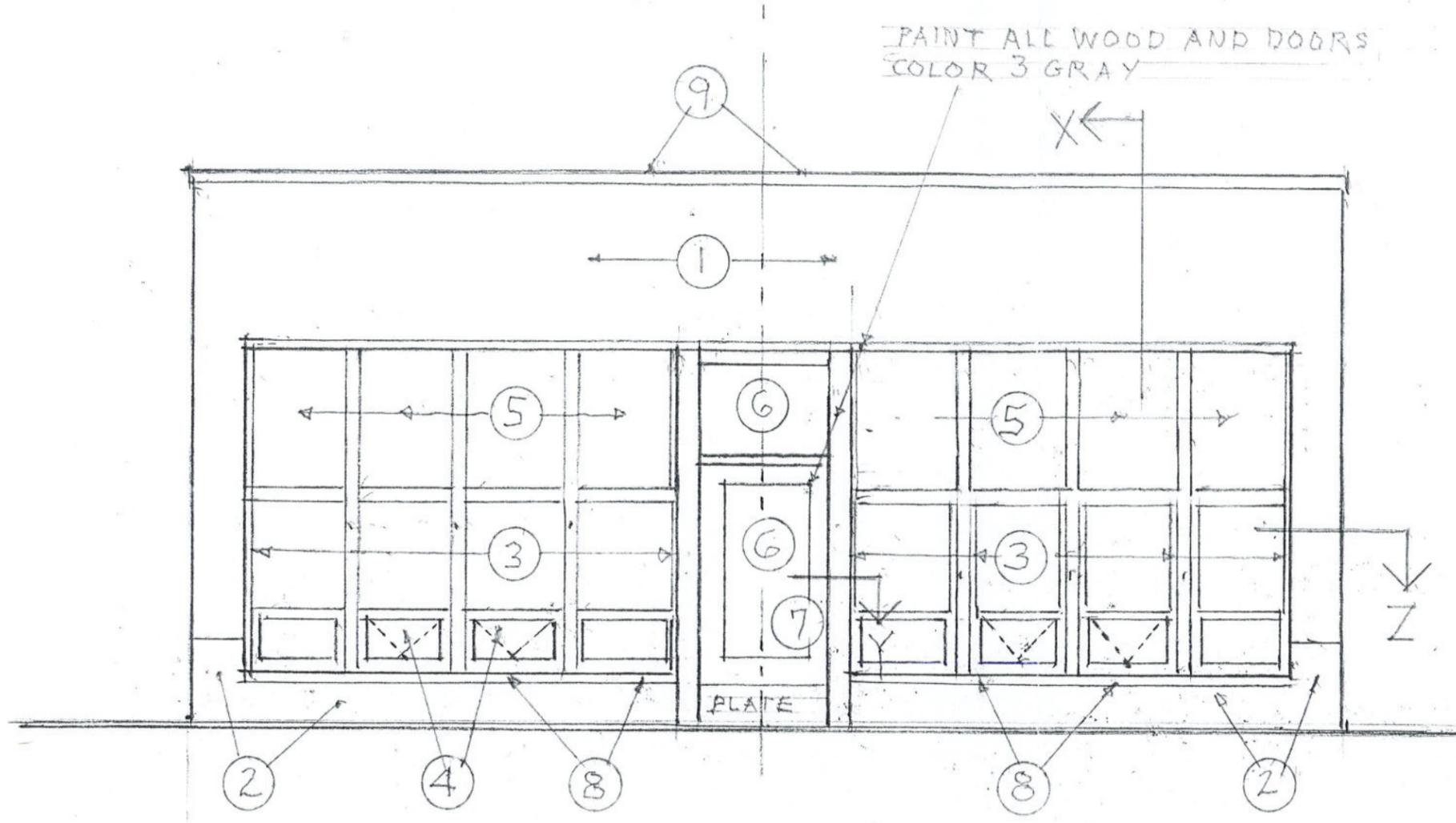
8' TO 10' CUT

1706 ERIE BLVD EAST
 PROPOSED FOOD PREP FLOOR PLAN
 ALLEN KOSOFF ARCHITECT
 315-472-3711

NOV 25, 2019

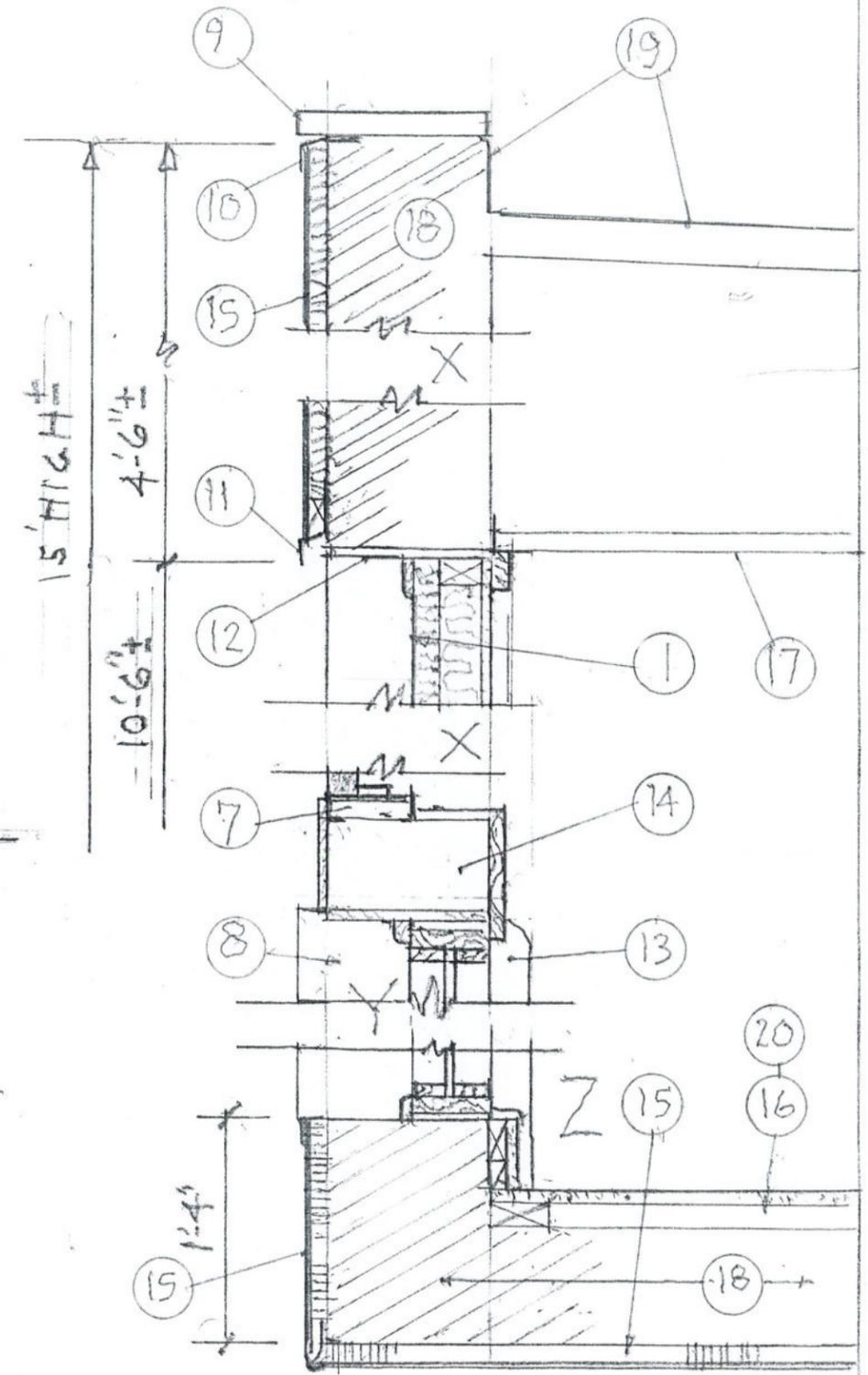
4

PAINT ALL WOOD AND DOORS
COLOR 3 GRAY

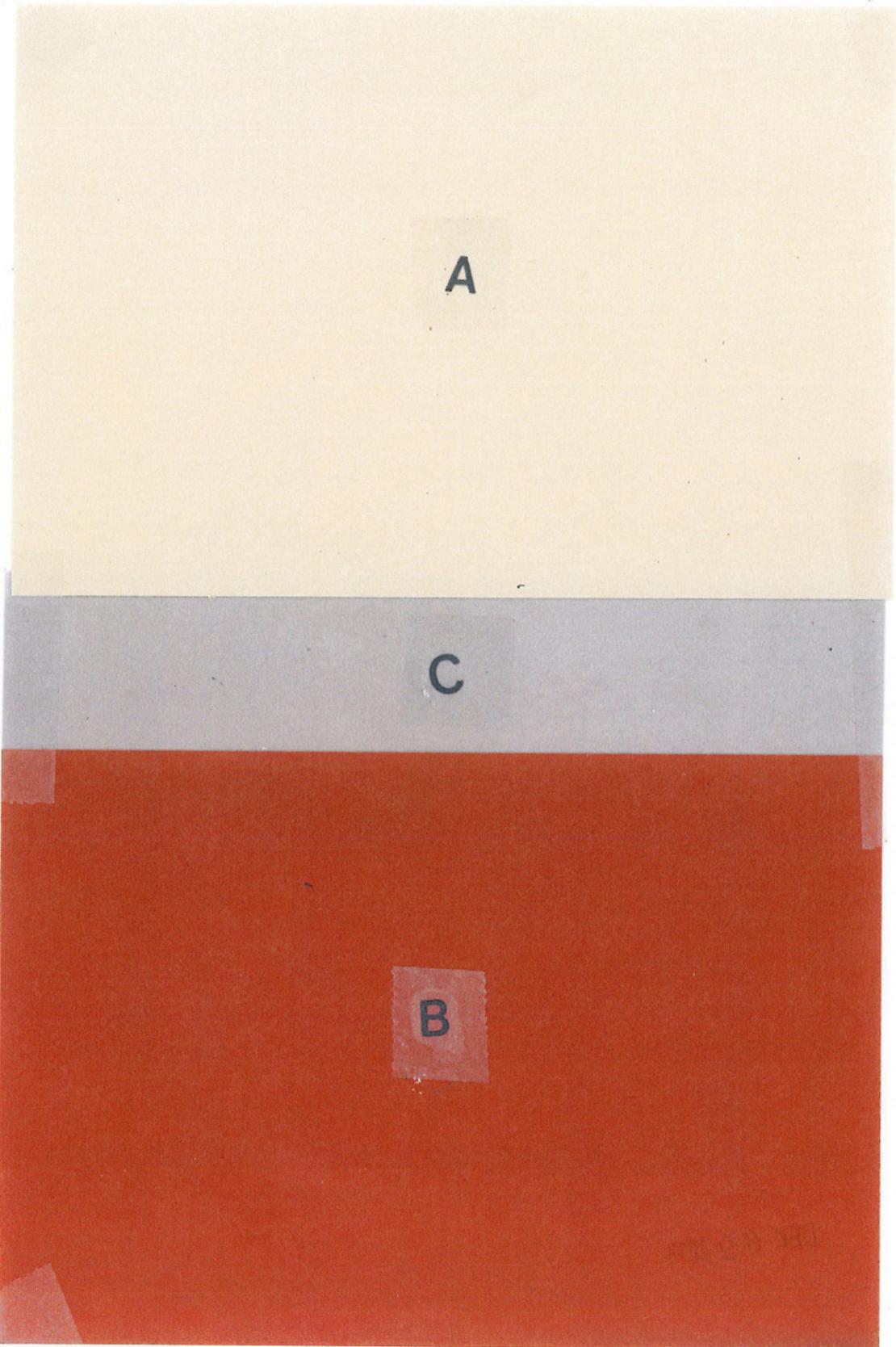


NORTH ELEVATION

- | | |
|--------------------------|--------------------------------------|
| 1. EIFS COLOR A | 11. METAL DRIP CAP |
| 2. EIFS COLOR B | 12. EXISTING STEEL LINTEL |
| 3. WOOD WINDOWS AND TRIM | 13. WOOD WINDOW STOOL |
| 4. OPERATING WINDOWS | 14. COVER EXISTING COLUMN WITH WOOD |
| 5. EIFS PANELS COLOR A | 15. EIFS SYSTEM (DRYVIT) |
| 6. GLASS | 16. GWB ON FURRING STRIPS |
| 7. METAL DOOR AND FRAME | 17. NEW SUSPENDED ACOUSTICAL CEILING |
| 8. METAL WINDOW SILL | 18. EXISTING BRICK, UNCHANGED |
| 9. EXISTING MASONRY CAP | 19. ROOFING AND PARAPET UNCHANGED |
| 10. METAL FLASHING | 20. CONCEAL WIRING WITHIN FURRING |



1706 ERIE BLVD EAST
 SYRACUSE NEW YORK
 ALLEN KOSOFF ARCHITECT
 209 BERKELEY DRIVE 315-472-3711
 SYRACUSE NY 13210 NOV 16, 2019



A

C

B

1706 ERIE BLVD EAST

INDEX: PROPOSED FOOD SERVICE "DELI"

TENANT: ESAU TORRES LOPES 315-558-0968

5672 THOMPSON ROAD SYRACUSE NEW YORK 13214

SUPPLEMENTARY PRODUCT SPECS 12/12/2019

Allen 315-472-3711 email: akosoff@verizon.net

<u>Ordered</u>	<u>Shipped</u>	<u>Product Description</u>	<u>Carton #</u>
1	1	319665 - DLF SGL F 14 WH 4 534 3470 A60 KD 4HS LH (345U; ASA; ANCHOR_EMA_TAPCON; CLOSER_REIN_PA; T&B)	
1	1	319666 - DLF HMD L 18 4 3470 F A60 STY RHR (345U; 61L; C; IP; TCS)	
3	3	50 - Hinges TA2314 4 1/2 X 4 1/2 NRP 32D	
1	1	139 - Crash Stop CS115-25 US26D	
1	1	2304 - Lockset AU 5305LN GA KWy 626	
1	1	6662 - Door Viewer 622 CRM	
1	1	1380 - Door Bottom 315 CN 48"	
1	1	36 - Weatherstrip 305 CR 1 x 48" 2 x 84"	
1	1	15 - Threshold 272 A 48"	
1	1	18449 - Kick Down Stop 461L US26D	
1	1	1798 - Field Service ADD INSULATED GLASS IN UPPER HALF	

TWO HOLLOW METAL 3'-4"
DOORS, FRAMES,
HARDWARE

DRYVIT SYSTEMS, INC.
MANUFACTURER'S SPECIFICATION
CSI MASTERFORMAT SECTION 07 24 19
OUTSULATION® X™ SYSTEM
EXTERIOR INSULATION AND FINISH SYSTEM

PART I - GENERAL**1.01 SUMMARY:**

- A. This document is intended to be used in preparing specifications for projects utilizing the Dryvit Outsulation X System Exterior Insulation and Finish System (EIFS) with moisture drainage provisions. For complete product description and usage refer to:
1. Dryvit Outsulation X System Application Instructions, DS836
 2. Dryvit Outsulation X System Installation Details, DS837
- B. Related Sections
1. Unit Masonry – Section 04 20 00
 2. Concrete – Sections 03 30 00 and 03 40 00
 3. Cold-Formed Steel Framing – Section 05 40 00
 4. Wood Framing – Section 06 11 00
 5. Joint Protection – Section 07 90 00
 6. Flashing – Section 07 60 00
 7. Water-Resistive Barriers – Section 07 25 00
 8. Vapor Retarders – 07 26 13
 9. Air Barriers – 07 27 26

1.02 REFERENCES

- A. Section Includes
1. ASTM B 117 (Federal Test Standard 141A Method 6061) Standard Practice for Operating Salt Spray (Fog) Apparatus
 2. ASTM C 67 Standard Test Methods for Sampling and Testing Brick and Structural Clay Tile
 3. ASTM C 150 Standard Specification for Portland Cement
 4. ASTM C 203 Standard Test Methods for Breaking Load and Flexural Properties of Block-Type Thermal Insulation
 5. ASTM C 272 Standard Test Method for Water Absorption of Core Materials for Structural Sandwich Constructions
 6. ASTM C 273 Standard Test Method for Shear Properties of Sandwich Core Materials
 7. ASTM C 297 Standard Test Method for Flatwise Tensile Strength of Sandwich Constructions
 8. ASTM C 518 Standard Test Method for Steady-State Thermal Transmission Properties by Means of the Heat Flow Meter Apparatus
 9. ASTM C 1177 Standard Specification for Glass Mat Gypsum Substrate for Use as Sheathing
 10. ASTM D 968 (Federal Test Standard 141A Method 6191) Standard Test Methods for Abrasion Resistance of Organic Coatings by Falling Abrasive
 11. ASTM D 1621 Standard Test Method for Compressive Properties Of Rigid Cellular Plastics
 12. ASTM D 1622 Standard Test Method for Apparent Density of Rigid Cellular Plastics
 13. ASTM D 1623 Standard Test Method for Tensile and Tensile Adhesion Properties of Rigid Cellular Plastics
 14. ASTM D 1970 Standard Specification for Self-Adhering Polymer Modified Bituminous Sheet Materials Used as Steep Roofing Underlayment for Ice Dam Protection
 15. ASTM D 2247 (Federal Test Standard 141A Method 6201) Standard Practice for Testing Water Resistance of Coatings in 100% Relative Humidity
 16. ASTM D 2863 Standard Test Method for Measuring the Minimum Oxygen Concentration to Support Candle-Like Combustion of Plastics (Oxygen Index)
 17. ASTM D 2898 Standard Test Method for Accelerated Weathering of Fire-Retardant-Treated Wood for Fire Testing
 18. ASTM D 3273 Standard Test Method for Resistance to Growth of Mold on the Surface of Interior Coatings in an Environmental Chamber
 19. ASTM D 4060 Standard Test Method for Abrasion Resistance of Organic Coatings by the Taber Abraser
 20. ASTM E 72 Standard Test Methods of Conducting Strength Tests of Panels for Building Construction

21. ASTM E 84 Standard Test Method for Surface Burning Characteristics of Building Materials
22. ASTM E 96 Standard Test Methods for Water Vapor Transmission of Materials
23. ASTM E 283 Standard Test Method for Determining Rate of Air Leakage Through Exterior Windows, Curtain Walls and Doors Under Specified Pressure Differences Across the Specimen
24. ASTM E 330 Test Method for Structural Performance of Exterior Windows, Doors and Curtain Walls by Uniform Static Air Pressure Difference
25. ASTM E 331 Test Method for Water Penetration of Exterior Windows, Skylights, Doors and Curtain Walls by Uniform Static Air Pressure Difference
26. ASTM E 1233 Standard Test Method for Structural Performance of Exterior Windows, Doors, Skylights, and Curtain Walls by Cyclic Air Pressure Differential
27. ASTM E 2098 Test Method for Determining the Tensile Breaking Strength of Glass Fiber Reinforcing Mesh for use in Class PB Exterior Insulation and Finish Systems (EIFS), after Exposure to Sodium Hydroxide Solution
28. ASTM E 2134 Test Method for Evaluating the Tensile-Adhesion Performance of Exterior Insulation and Finish Systems (EIFS)
29. ASTM E 2178 Standard Test Method for Air Permeance of Building Materials
30. ASTM E 2273 Test Method for Determining the Drainage Efficiency of Exterior Insulation and Finish Systems (EIFS) Clad Wall Assemblies
31. ASTM E 2357 Standard Test Method for Determining Air Leakage of Air Barrier Assemblies
32. ASTM E 2485 (formerly EIMA Std. 101.01) Standard Test Method for Freeze-Thaw Resistance of Exterior Insulation and Finish Systems (EIFS) and Water-Resistive Barrier Coatings
33. ASTM E 2486 (formerly EIMA Std. 101.86) Standard Test Method for Impact Resistance of Class PB and PI Exterior Insulation and Finish Systems (EIFS)
34. ASTM E 2570 Standard Test Methods for Evaluating Water-Resistive Barrier (WRB) Coatings Used under Exterior Insulation and Finish Systems (EIFS) or EIFS with Drainage
35. ASTM G 154 Standard Practice for Operating Fluorescent Light Apparatus for UV Exposure of Nonmetallic Materials
36. ASTM G 155 (Federal Test Standard 141A Method 6151) Standard Practice for Operating-Xenon Arc Light Apparatus for Exposure of Nonmetallic Materials
37. DS151, Custom Brick™ Polymer System Specifications for Use On Vertical Walls
38. DS152, Dryvit Cleaning and Recoating
39. DS153, Dryvit Expansion Joints and Sealants
40. DS159, Dryvit Water Vapor Transmission
41. DS455, Backstop® NT™
42. DS494, Dryvit AquaFlash® System
43. NFPA 268 Standard Test Method for Determining Ignitibility of Exterior Wall Assemblies Using a Radiant Heat Energy Source.
44. NFPA 285 Standard Method of Test for the Evaluation of Flammability Characteristics of Exterior Non-Load-Bearing Wall Assemblies Containing Combustible Components Using the Intermediate-Scale, Multistory Test Apparatus
45. AATCC 127 Water Resistance: Hydrostatic Pressure Test
46. M.O.A.T 22 UEAtc Directives for Assessment of External Insulation systems for Walls (Expanded Polystyrene Insulation Faced with a Thin Rendering)

1.03 DEFINITIONS

- A. Base Coat: Material used to encapsulate one or more layers of reinforcing mesh fully embedded that is applied to the outside surface of the Dow® XNERGY™ Rigid Insulation Board.
- B. Building Expansion Joint: A joint through the entire building structure designed to accommodate structural movement.
- C. Contractor: The contractor that installs the Outsulation X System to the substrate.
- D. Dryvit: Dryvit Systems, Inc., the manufacturer of certain components of the Outsulation X System, a Rhode Island corporation.
- E. Expansion Joint: A structural discontinuity in the Outsulation X System.
- F. Finish: An acrylic-based coating, available in a variety of textures and colors that is applied over the base coat.
- G. Insulation Board: Dow XNERGY Rigid Insulation Board with factory planed surfaces which is affixed to the substrate and creates a layer of continuous insulation.
- H. Panel Erector: The contractor who installs the panelized Outsulation X System.
- I. Panel Fabricator: The contractor who fabricates the panelized Outsulation X System.
- J. Reinforcing Mesh: Glass fiber mesh(es) used to reinforce the base coat and to provide impact resistance.
- K. Sheathing: A substrate in sheet form.

- L. Substrate: The material to which the Outsulation X System is affixed.
- M. Substrate System: The total wall assembly including the attached substrate to which the Outsulation X System is affixed.

1.04 SYSTEM DESCRIPTION

- A. General: The Dryvit Outsulation X System is an Exterior Insulation and Finish System (EIFS), consisting of an air/water-resistive barrier coating, an adhesive, extruded polystyrene insulation board, mechanical fasteners, fiber reinforced polymer modified base coat with reinforcing mesh(es) and finish.
- B. Methods of Installation:
1. Field Applied: The Outsulation X System is applied to the substrate system in place.
 2. Panelized: The Outsulation X System is shop-applied to the prefabricated wall panels.
- C. Design Requirements:
1. Acceptable substrates for the Outsulation X System shall be:
 - a. Exterior grade gypsum sheathing having a water-resistant core with fiberglass mat facers meeting ASTM C 1177 at the time of application of the Outsulation X System.
 - b. Exterior fiber reinforced cement or calcium silicate boards.
 - c. APA Exterior or Exposure 1 Rated Plywood, Grade C-D or better, nominal 1/2 in (12.7 mm), minimum, installed with C face out.
 - d. Unglazed brick, cement plaster, concrete, or masonry.
 - e. APA Exposure 1 rated Oriented Strand Board (OSB), nominal 1/2 in (12.7 mm). **Note: Applications over OSB sheathing requires a minimum of 2 coats of Backstop NT – Smooth or Spray. Backstop NT – Texture is not recommended for the field of wall application over OSB.**
 - f. Galvanized expanded metal lath 2.5 or 3.4 lbs/yd² (1.4 or 1.8 kg/m²) installed over a solid substrate.
 2. Deflection of substrate systems shall not exceed 1/240 times the span.
 3. The substrate shall be flat within 1/4 in (6.4 mm) in a 4 ft (1.2 m) radius.
 4. The slope of inclined surfaces shall not be less than 6 in 12 (27°), and the length shall not exceed 12 in (305 mm).
 5. At horizontal sealant joints and window sills projecting 4 in or less (102 mm), the slope shall not be less than 3:12.
 6. All areas requiring an impact resistance classification higher than "Medium", as defined by ASTM E 2486 (formerly EIMA Standard 101.86), shall be as detailed in the drawings and described in the contract documents. Refer to Section 1.04.D.1.d of this specification.
 7. Expansion joints:
 - a) Design and location is the responsibility of the designer. As a minimum, expansion joints are required at the following locations:
 - 1) Where expansion joints occur in the substrate system.
 - 2) Where building expansion joints occur.
 - 3) At floor lines in wood frame construction.
 - 4) Where the Outsulation X System abuts dissimilar materials.
 - 5) Where the substrate type changes.
 - 6) In continuous elevations at intervals not exceeding 50 ft (15 m).
 - 7) Where significant structural movement occurs such as changes in roof line, building shape or structural system.
 - 8) At floor lines of non-wood framed buildings where significant movement is expected.
 - 9) Where prefabricated panels abut one another.
 8. Terminations
 - a. Prior to applying the Dryvit Outsulation X System, wall openings shall be treated with Dryvit AquaFlash System or Flashing Tape. Refer to Dryvit Outsulation X Installation Details DS837.
 - b. The Outsulation X System shall be held back from adjoining materials around openings and penetrations such as windows, doors, and mechanical equipment a minimum of 3/4 in (19 mm) for sealant application. See Dryvit's Outsulation X System Installation Details DS837.
 - c. The system shall be terminated a minimum of 8 in (203 mm) above finished grade or 3/4 in (19 mm) above curbing and walkways.
 9. Sealants
 - a. Shall be manufactured and supplied by others.
 - b. Shall be compatible with the Outsulation X System materials. Refer to current Dryvit Publication DS153 for listing of sealants tested by sealant manufacturer for compatibility.
 - c. The sealant backer rod shall be closed cell.

- B. Portland Cement: Shall be Type I or II, meeting ASTM C 150, white or gray in color, fresh and free of lumps.
- C. Water: Shall be clean and free of foreign matter.

2.03 COMPONENTS

- A. Air/Water-Resistive Barrier Components:
 - 1. Dryvit Backstop NT: A flexible, polymer-based noncementitious water-resistive and air barrier coating available in Texture, Smooth, and Spray.
 - 2. Dryvit Grid Tape™: An open weave fiberglass mesh tape with pressure sensitive adhesive available in rolls 4 in (102 mm) wide by 100 yds (91 m) long.
- B. Flashing Materials: Used to protect substrate edges at terminations.
 - 1. Liquid Applied: An extremely flexible water-based polymer material, ready for use.
 - a. Shall be AquaFlash and AquaFlash Mesh
 - 2. Sheet Type:
 - a. Shall be Flashing Tape and Surface Conditioner
 - 1) Dryvit Flashing Tape™: A high density polyethylene film backed with a rubberized asphalt adhesive available in rolls 4 in (102 mm), 6 in (152 mm) and 9 in (229 mm) wide by 75 ft (23 m) long.
 - 2) Dryvit Flashing Tape Surface Conditioner™: A water-based surface conditioner and adhesion promoter for the Dryvit Flashing Tape.
- C. Dryvit AP Adhesive™: A moisture cure, urethane-based adhesive used to adhere the Dryvit Drainage Strip.
- D. Dryvit Drainage Strip™: A corrugated plastic sheet material, which provides drainage.
- E. Adhesive: Used to adhere the insulation board to the air/water-resistive barrier: Shall be compatible with the air/water-resistive barrier and the insulation board.
 - 1. Shall be Genesis: A liquid polymer-based material, which is field mixed with Portland cement.
- F. Insulation Board: XENERGY Rigid Insulation Board manufactured by Dow Chemical USA.
 - 1. Thickness shall be minimum 1 in (25 mm) and maximum 4 in (102 mm). Installed board size: 2 ft x 4 ft (600 mm x 1200 mm).
 - 2. All insulation board faces shall be factory planed.
- G. Base Coat: Shall be compatible with the insulation board and reinforcing mesh(es).
 - 1. Shall be Genesis: A liquid polymer-based material, which is field mixed with Portland cement.
 - 2. Shall be Dryflex: A liquid polymer-based material, which is field mixed with Portland cement intended for high moisture areas.
- H. Reinforcing Mesh
 - 1. Shall be a balanced, open weave, glass fiber fabric treated for compatibility with other system materials.

Note: Reinforcing meshes are specified by weight as listed in the Table below:

Reinforcing Mesh/Weight oz/yd ² (g/m ²)
Standard Plus 6 (203)
Intermediate 12 (407)
Panzer® 15*** 15 (509)
Panzer 20*** 20.5 (695)
Detail Mesh® Short Rolls 4.3 (146)
Corner Mesh 7.2 (244)

- *** Shall be used in conjunction with Standard Plus as a minimum.
- 2. Shall be colored blue for product identification and bearing the Dryvit logo.
- I. Finish: Shall be the type, color and texture as selected by the architect/owner and shall be one or more of the following:
 - 1. Standard DPR (Dirt Pickup Resistance): Water-based, acrylic coating with integral color and texture and formulated with DPR chemistry:
 - a. Quarzputz® DPR: Open-texture
 - b. Sandblast® DPR: Medium texture
 - c. Freestyle® DPR: Fine texture
 - d. Sandpebble® DPR: Pebble texture
 - e. Sandpebble® Fine DPR: Fine pebble texture

3.02 PREPARATION

- A. The Outsulation X materials shall be protected by permanent or temporary means from inclement weather and other sources of damage prior to, during, and following application until completely dry.
- B. Protect adjoining work and property during Outsulation X installation.
- C. The substrate shall be prepared as to be free of foreign materials, such as oil, dust, dirt, form-release agents, efflorescence, paint, wax, water repellants, moisture, frost, and any other condition that may inhibit adhesion.

3.03 INSTALLATION

- A. The system shall be installed in accordance with the Dryvit Outsulation X System Application Instructions, DS836.
- B. The base coat shall be applied at the recommended coverage of 120 sf/pail (11.1 m²) and such that the mesh is fully embedded. The base coat shall be applied in two (2) passes.
- C. Sealant shall not be applied directly to textured finishes or base coat surfaces. Dryvit Outsulation X System surfaces in contact with sealant shall be coated with Demandit Smooth or Color Prime.
- D. High impact meshes shall be installed as specified at ground level, high traffic areas and other areas exposed to or susceptible to impact damage.

3.04 FIELD QUALITY CONTROL

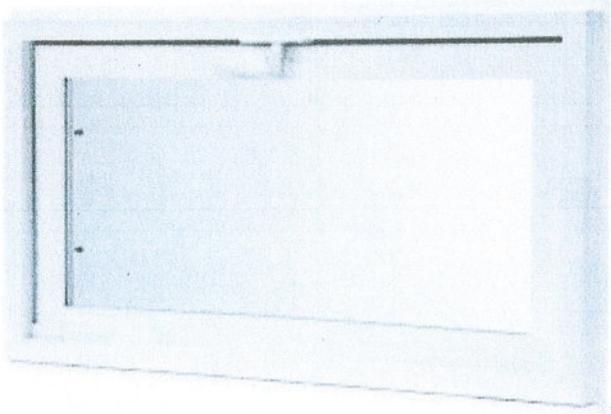
- A. The contractor shall be responsible for the proper application of the Outsulation X materials.
- B. Dryvit assumes no responsibility for on-site inspections or application of its products.
- C. If required, the contractor shall certify in writing the quality of work performed relative to the substrate system, details, installation procedures, workmanship and as to the specific products used.
- D. If required, the sealant contractor shall certify in writing that the sealant application is in accordance with the sealant manufacturer's and Dryvit's recommendations.

3.05 CLEANING

- A. All excess Outsulation X System materials shall be removed from the job site by the contractor in accordance with contract provisions and as required by applicable law.
- B. All surrounding areas, where the Dryvit Outsulation X System has been applied, shall be left free of debris and foreign substances resulting from the contractor's work.

3.06 PROTECTION

- A. The Outsulation X System shall be protected from inclement weather and other sources of damage until dry and permanent protection in the form of flashings, sealants, etc. are installed.



MODEL OP32X22 SHOWN
OTHER SIZES ARE AVAILABLE

Product Overview WOOD HOPPER VENT >

Insulated glass keeps cold air out and warm air in

The Tafco Hopper Window is manufactured with a heavy-duty, extruded welded vinyl sash and main window tilts inward for easy cleaning and operation. Insulated glass and durable wool pile seals keep ~~and~~ warm air in. Included is an easily removable full screen to keep insects out. The TAFCO hopper is the perfect choice for your new construction or remodeling needs. OPENS INWARD

Window tilts inward for easy cleaning and operation

VINYL CAN BE PAINTED

- Heavy duty vinyl frame and metal hinges
- Four-point welded assembly
- Welded sash and main frame
- Internal weeping system
- Heavy-duty lock
- 100% full screen coverage

Heavy-duty welded

ALLEN KOSOFF ARCHITECT
209 BERKELEY DRIVE
SYRACUSE NEW YORK 13210
315-472-3711
akosoff@verizon.net

RE: 1706 ERIE BLVD EAST FOR ESAU TORRES LOPES 12-12-2019
SPECIFICATIONS to furnish and install one ALUMINUM AND GLASS ENTRANCE
Comply with attached Drawing #2, dated Nov 16, 2019

Manufacturer: TUBELITE or equal

Medium stile 3'-4" wide x 7' high doors in 2' x 4' framing

Thermally broken

All products shall be ADA compliant

1" tempered insulated Argon glass Low E

3 butt hinges

4" midrail on door and sidelight.

Rim panic device with lockset

Closer with hold-open feature

Clear anodized aluminum

All hardware to be anodized or stainless steel.

Include sweep strips, weatherstripping, threshold

Submit shop drawings to the Architect for approval prior to manufacturing

Submit one year warranty prior to manufacturing

This contract includes installation to be level and plumb, with all components in working order upon completion.

