

**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: 1/30/20 Case Number: SP-20-06 Zoning District: BA

NEW SPECIAL PERMIT  MODIFICATION OF EXISTING SPECIAL PERMIT

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

721-729 S. Crouse Ave

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

Section: 049 Block: 08 Lot: 14.1  
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:**

Proposed project includes a tenant fitout of previously designated retail space on the first floor of "The Marshall" building. The tenant (Kung Fu Tea) will occupy ~ 1,187 SF where Retail C was previously designated on approved Marshall plans. The space will be modified per attached floor plans. No other external or site modifications are planned with this project with the exception of signage.

**OWNER INFORMATION:**

Name(s): The Marshall 727 LLC  
Mailing Address: 669 River Dr. Suite 402, Elmwood, NJ  
Zip: 07407 Daytime phone: 646-736-0641 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): Xue Fang Jiang

Mailing Address: 4750 Woodward way Liverpool, NY

Zip: 13088 Home phone: \_\_\_\_\_ Day Phone: 646-575-8568

E-mail: snowingpink@gmail.com

**REPRESENTATIVE INFORMATION:**

(Only if involved in this application)

Attorney  Architect  Contractor  Other Engineer

Name(s): CHA Consulting Inc. ( c/o James Trasher)

Mailing Address: 300 S. State Street, Syracuse, NY

Zip: 13202 Telephone: 315-471-3920 E-mail: JTrasher@chacompanies.com

**DESCRIPTION OF OPERATION:**

Days of week open: 7

Hours of operation: 9:30 am - 12:30 am

Maximum number of employees on premises at one time: 6

Number of off-street parking available (site plan required to indicate location): 0

Other uses currently on the property: FIRST FLOOR: Restaurant/Res. Lobby/offices/Vacant Retail

SECOND FLOOR: Residential OTHER FLOORS: Floors 3-8 Residential

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	Location	Type
<u>2.5' x 10'</u>	<u>South Facade</u>	<u>Wall</u>
_____	_____	_____
_____	_____	_____

**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

JAN 29 2020

**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.

*B*

*1-24-20*

\_\_\_\_\_  
**CURRENT PROPERTY OWNER SIGNATURE**

\_\_\_\_\_  
**DATE**

*DANIEL KALEW - AUTHORIZED SIGNATURE*

\_\_\_\_\_  
**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) \_\_\_\_\_

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# Short Environmental Assessment Form

## Part 1 - Project Information

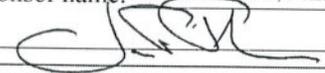
### Instructions for Completing

**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: Special Use Permit for Kung Fu Tea @ The Marshall			
Project Location (describe, and attach a location map): The Marshall Building - 727 S. Crouse Ave			
Brief Description of Proposed Action: Project includes a tenant fitout of ~ 1,187 SF 1st floor retail space at above referenced building to allow for the Kung Fu Tea restaurant to occupy the space. Only interior modifications are proposed under this project.			
Name of Applicant or Sponsor: CHA Consulting, Inc. (C/o James Trasher, P.E. - Project Engineer)		Telephone: 315-471-3920	
		E-Mail: jtrasher@chacompanies.com	
Address: 300 S. State Street, Suite 600			
City/PO: Syracuse		State: NY	Zip Code: 13202
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.		<b>NO</b>	<b>YES</b>
		<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:		<b>NO</b>	<b>YES</b>
		<input checked="" type="checkbox"/>	<input type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		_____ 0.66 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?		_____ 0.66 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 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			



<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)?</p> <p>If Yes, explain purpose and size: _____</p> <p>_____</p> <p>_____</p>	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<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?</p> <p>If Yes, describe: _____</p> <p>_____</p> <p>_____</p>	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?</p> <p>If Yes, describe: _____</p> <p>_____</p> <p>_____</p>	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<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: James Trasher, P.E. (CHA Consulting, Inc.)</p>	<p>Date: 1/16/20</p>	
<p>Signature: </p>		



January 27, 2020

Syracuse Zoning Administration  
City Hall Commons  
201 East Washington Street  
Syracuse, New York 13202

**Re: Special Permit & Parking Waiver – Kung Fu Tea (Tenant)**  
**The Marshall**  
**727 S. Crouse Ave**  
**CHA Project No.: 32263**

Dear Syracuse Zoning Administration:

CHA, on behalf of the applicant, is pleased to submit the following Special Use permit for the above referenced project. The proposed restaurant will occupy the previously designated Retail C space of “The Marshall” building. Kung Fu Tea will contain approximately 1,187 SF of previously proposed 1<sup>st</sup> floor retail space. Internal renovations of the tenant space will be constructed for the new restaurant but no external or site modifications are proposed under this permit. Signage will conform to the previously approved signage area for “Retail C” having a 30” x 10 ft wall sign totaling 25 SF.

In addition to the Kung Fu Tea special permit, the owner of the property is requesting a modification to the existing parking waiver. As approved under PC-2-6-17, the project required approximately 223 parking spaces for the dwelling units and commercial space constructed. The existing waiver was granted for zero on-site parking spaces while the owner secured leases for up to 231 parking spaces off-site in close proximity to the project. Given the project’s immediate adjacency to the University area, as well as other competitive and available parking lots or garages, the project simply does not require any parking spaces. Students do not get a parking space contained within their lease agreement for an apartment, and therefore do not always require a parking space dependent on their personal needs. Each student has the individual responsibility to source a parking space that is suitable to their need and desire based on expense, locale, and frequency of use.

The remaining 1<sup>st</sup> floor space will remain as vacant retail until a tenant is determined. The following materials are provided in this submission:

- Special Use Permit Application
- One (1) copy - Short EAF
- Three (3) copies - Full Size Site Plan (Plus One (1) ½ Size)
- Three (3) copies – Full size Overall Floor Plans (Plus One (1) ½ Size)
- Three (3) copies – Restaurant Floor Plan (Plus One ½ Size)
- Three (3) copies - Full Size Survey (Plus One (1) ½ Size)

Should you have any questions related to the submission or require any additional copies, please do not hesitate to contact me at 315-228-0036 or BBouchard@chacompanies.com

Very truly yours,



Brian F. Bouchard, P.E.  
Project Engineer V

Enclosures

Cc:

V:\Projects\ANY\K4\32263\Corres\Applications\\_TENANT APPLICATIONS\Kung Fu Tea\1-17-20 - Special Use Permit\0 - Kung Fu Tea SP and Parking Waiver-1-27-20.docx

2020 02 11

**SCHEDULE A  
DESCRIPTION**

AS TO PARCEL 1:  
ALL that tract or parcel of land, situate in the City of Syracuse, County of Onondaga and State of New York, being part of Lot No. 18 of Block No. 369 in said City, being more particularly described as follows: BEGINNING at a point in the easterly boundary of South Crouse Avenue, said point being South 00 degrees 29' 30" West, along said easterly boundary of South Crouse Avenue, a distance of 132 feet from the intersection of the Southerly boundary of East Adams Street with said easterly boundary of South Crouse Avenue, said point also being the intersection of the division line between Lot No. 18 on the North and said Lot No. 18 on the South with the said easterly boundary of South Crouse Avenue; RUNNING THENCE South 00 degrees 29' 30" West, along said easterly boundary of South Crouse Avenue, a distance of 40.00 feet to its intersection with the division line between Lot No. 19 on the South and said Lot No. 18 on the North; THENCE South 89 degrees 54' 00" East, parallel with said Southerly boundary of East Adams Street and along said division line between Lots No. 18 and 19 a distance of 148.50 feet to a point therein; THENCE North 00 degrees 29' 30" East, parallel with said easterly boundary of South Crouse Avenue a distance of 40.0 feet to a point in the division line between Lots Nos. 12, 13 and 16 on the North and said Lot No. 18 on the South; THENCE North 89 degrees 54' 00" West, parallel with said Southerly boundary of East Adams Street and along said division line between Lots No. 12, 13 and 16 and Lot No. 18, a distance of 148.50 feet to the point of BEGINNING.

AS TO PARCEL 2:  
ALL that tract or parcel of land, situate in the City of Syracuse, County of Onondaga and State of New York, being a part of Block No. 369 of said City, being bounded and described as follows: Commencing at a point in the easterly line of South Crouse Avenue that is 172 feet South from Adams Street as measured along the easterly line of South Crouse Avenue; RUNNING THENCE South 00 degrees 29' 30" West, along said easterly line of South Crouse Avenue a distance of 47.5 feet to a point; THENCE South 89 degrees 54' 00" East, along the southerly line of premises conveyed to Hugh C. Gregg by deed dated July 1, 1953 and recorded on that day in the Onondaga County Clerk's Office in Book 1635 of deeds, Page 218 & C, a distance of 239.99 feet to the easterly line of farm Lot 201; THENCE continuing South 89 degrees 54' 00" East, a distance of 90.00 feet to the easterly line of premises conveyed to Hugh C. Gregg by Shattuck realty corporation by deed dated December 21, 1945, and recorded in the Onondaga County Clerk's Office December 27, 1945, in Book 1182 of deeds, Page 444 & C; THENCE North 3 degrees 39' 20" West, along the easterly line of the premises described in said deed from Shattuck realty corporation, a distance of 42.52 feet to the Northeast corner of said parcel conveyed to Gregg by the aforesaid deed; THENCE North 89 degrees 54' 00" West, along the northerly line of the premises conveyed by Shattuck realty corporation to Gregg, 4.83 feet to a point, which is the Southeast corner of premises conveyed to Hugh Carleton Gregg by Leona M. Barnes, by deed dated June 20, 1946 and recorded in the Onondaga County Clerk's Office June 21, 1946, in Book 1214 of deeds, Page 552 & C; THENCE North 0 degrees 29' 30" East, along the easterly line of said parcel described in said deed from Leona M. Barnes to Gregg, 45.1 feet to the Northeast corner thereof; THENCE South 89 degrees 54' 00" West, along the northerly line of said parcel conveyed by said Leona M. Barnes to said Gregg, a distance of 88.43 feet to the West line of farm Lot 200; THENCE continuing South 89 degrees 54' 00" West, along the northerly line of premises conveyed to Hugh C. Gregg by Burton H. Brookins, by deed dated July 1, 1953 and recorded on that day in the Onondaga County Clerk's Office in Book 1635 of deeds, Page 218 & C, a distance of 85.14 feet to a point; THENCE South 0 degrees 29' 30" West, a distance of 40 feet along the boundary of the premises described in the last mentioned deed to a point; THENCE North 89 degrees 54' 00" West, along the northerly line of premises conveyed to Hugh C. Gregg by Burton H. Brookins by deed dated October 20, 1950 and recorded in the Onondaga County Clerk's Office on that day in Book 1474 of deeds, Page 104, a distance of 148.5 feet to the point of BEGINNING.

OVERALL DESCRIPTION:  
ALL that certain plot, piece or parcel of land, situate, lying and being in the City of Syracuse, County of Onondaga and State of New York being bounded and described as follows: BEGINNING at a point on the easterly side of South Crouse Avenue distant 132 feet southerly from the intersection of the easterly side of South Crouse Avenue with the southerly side of Adams Street; RUNNING THENCE South 00 degrees 29 minutes 30 seconds West, along the easterly side of South Crouse Avenue a distance of 87.5 feet; THENCE South 89 degrees 54 minutes 00 seconds East a distance of 329.99 feet; THENCE North 03 degrees 39 minutes 20 seconds West a distance of 42.52 feet; THENCE North 89 degrees 54 minutes 00 seconds West a distance of 4.83 feet; THENCE North 00 degrees 29 minutes 30 seconds East a distance of 45.1; THENCE North 89 degrees 54 minutes 00 seconds West a distance of 322.08 feet to the easterly side of South Crouse Avenue at the point or place of BEGINNING.

**NOTES:**

The premises shown hereon is within Zone "X" (Areas determined to be outside the 0.2% annual chance floodplain.) according to Federal Emergency Management Agency National Flood Insurance Program Flood Insurance Rate Map Community Panel No. 36067C0217F, effective date: November 4, 2016.

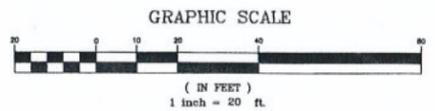
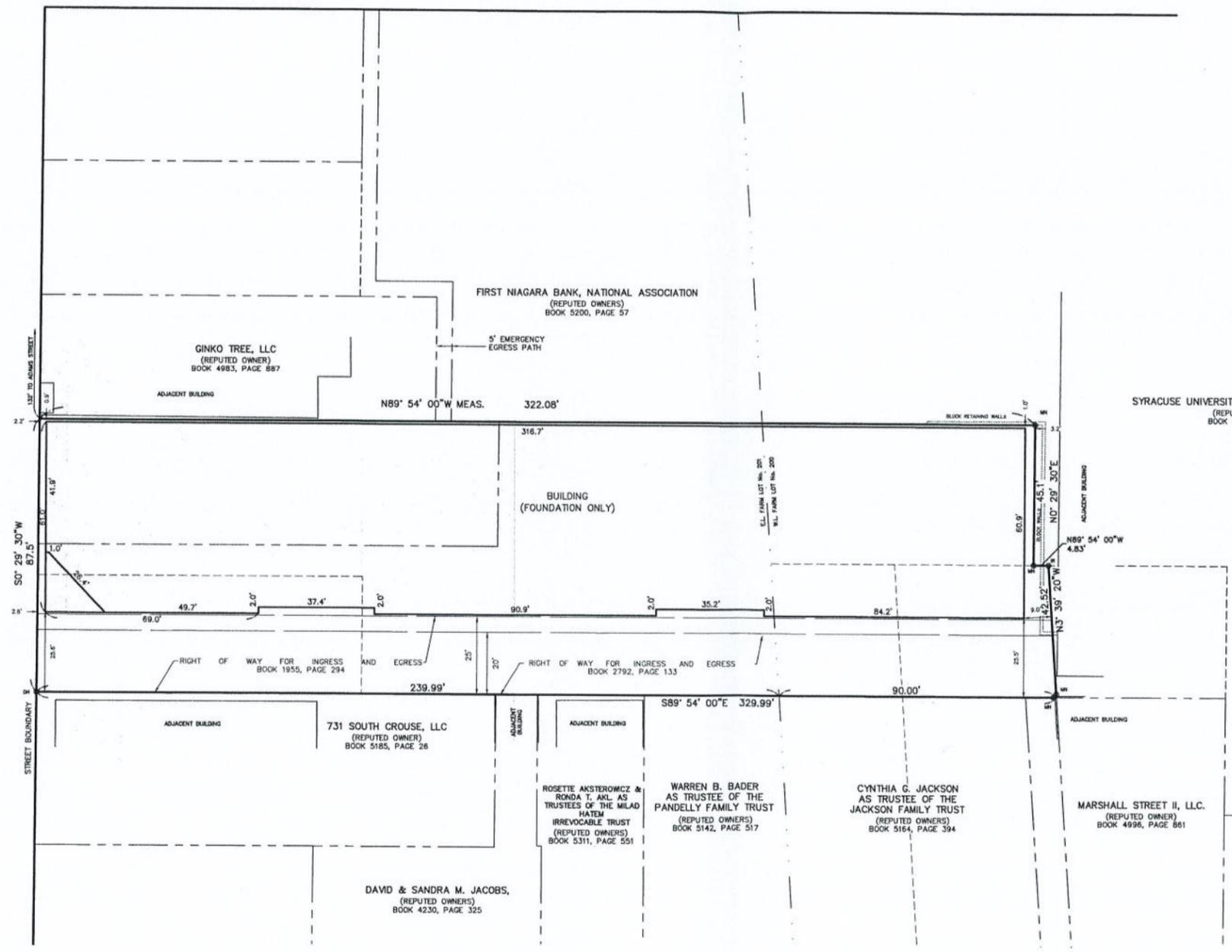
To: Bank of America N.A., Syracuse 727 LLC, a New York LLC.  
First American Title Insurance Company.  
THE UNDERSIGNED HEREBY CERTIFIES  
THAT THIS IS A CORRECT MAP MADE  
FROM AN ACTUAL SURVEY.

*[Signature]*  
N.Y.S. Licensed Land Surveyor

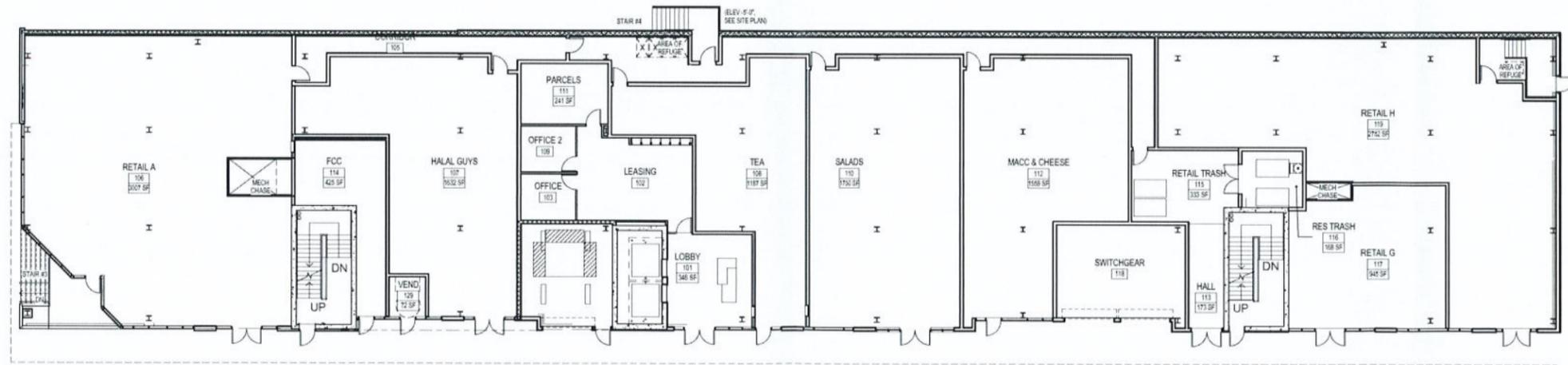
Subject to any statement of facts on accurate and up to date abstract of title will show.  
Unauthorized alteration or addition to a survey map bearing a licensed land surveyor's seal is a violation of section 7206, sub-division 2, of the New York State Education Law.

CITY  
SOUTH CROUSE AVENUE  
(CHESTNUT STREET, FORMERLY)

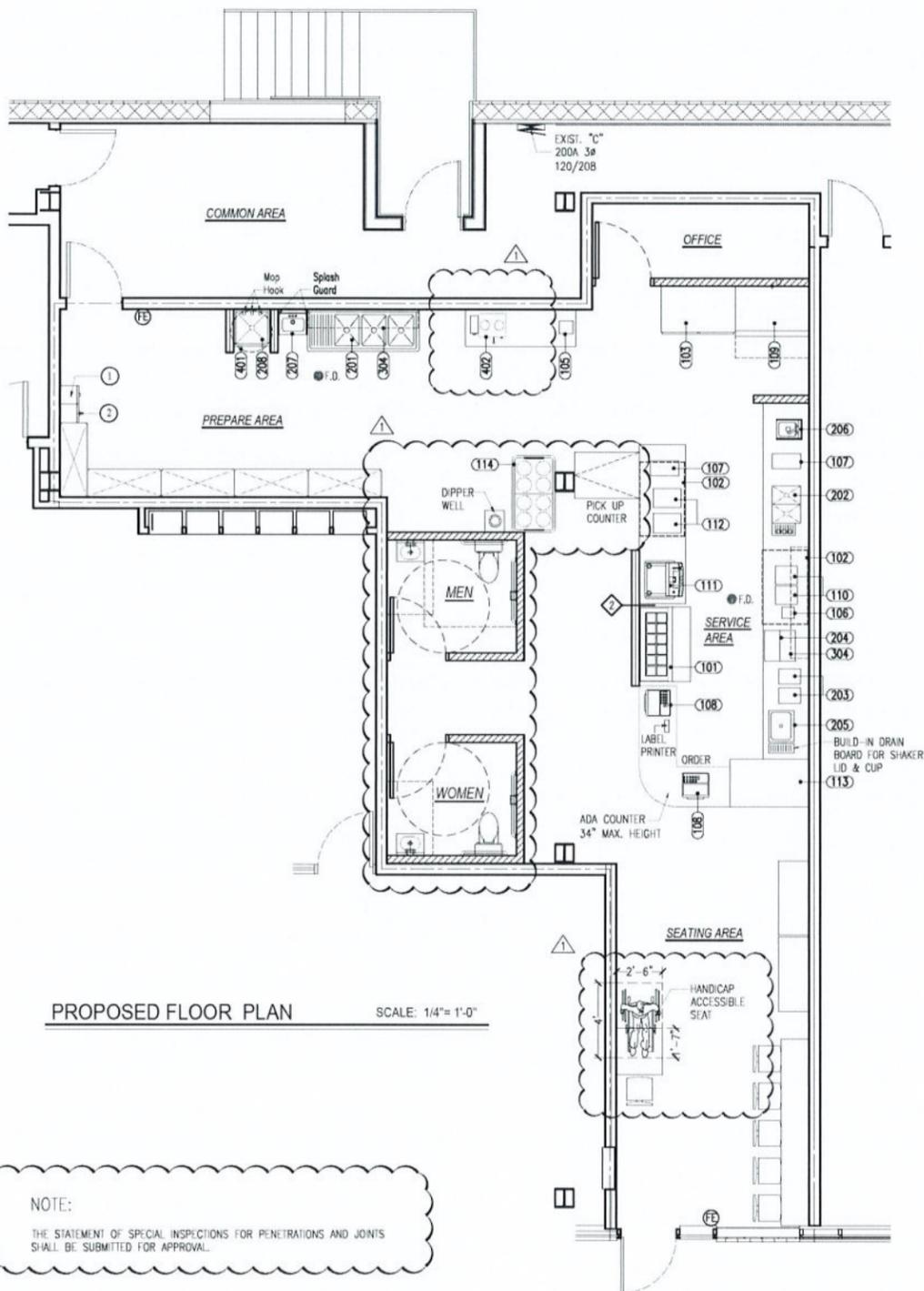
ADAMS STREET



REVISIONS	FOUNDATION LOCATION		
	NEW LOT 1A		
	No. 727 SOUTH CROUSE AVENUE		
	PART OF BLOCK No. 369		
CITY OF SYRACUSE			
ONONDAGA COUNTY, NEW YORK			
IANUZI & ROMANS LAND SURVEYING, P.C. 5251 WITZ DRIVE NORTH SYRACUSE, NY 13212 PHONE: (315) 457-7200 FAX: (315) 457-9251			
DATE: DECEMBER 5, 2017		SCALE: 1" = 20'	SHEET NO.
FILE NO.: 454.044		F.B. NO. 1652	



1 FIRST FLOOR - PROPOSED LAYOUT  
SCALE: 3/32" = 1'-0"



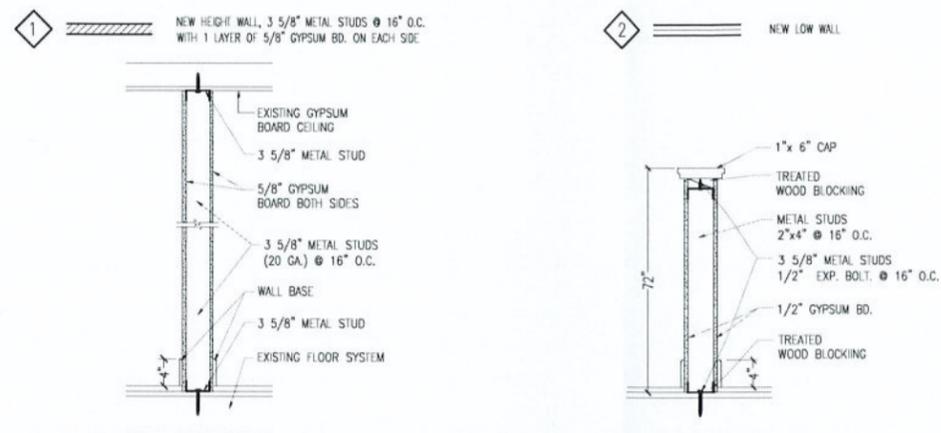
PROPOSED FLOOR PLAN SCALE: 1/4" = 1'-0"

NOTE:  
THE STATEMENT OF SPECIAL INSPECTIONS FOR PENETRATIONS AND JOINTS SHALL BE SUBMITTED FOR APPROVAL.

SYMBOL LEGEND

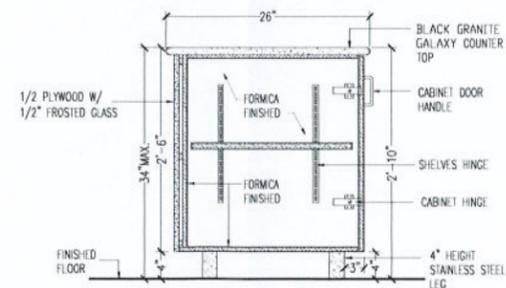
- ◊ WALL TYPE (REFER SHEET A-1 FOR WALL DETAIL)
- ⊗ EQUIPMENT TAG (REFER TO SHEET A-1 FOR DOOR SCHEDULE)
- ⊙ DOOR TAG (REFER TO SHEET A-2 FOR DOOR SCHEDULE)
- ⊕ 2A10 "BC" FIRE EXTINGUISHER (INSTALL MAX. 40" AFF. TO THE TOP OF THE HANDLE)
- ⊖ CABINET FOR THE STORAGE OF DETERGENTS, AND CLEANING COMPOUNDS USED IN THE DAILY OPERATION
- ⊗ CABINET FOR EMPLOYEE'S BELONGINGS

WALL DETAIL



ADA COUNTER DETAIL

SERVICE COUNTER  
ORDER COUNTER LENGTH: 8'-0"  
PICK UP COUNTER LENGTH: 3'-0"  
TOTAL ADA HEIGHT: 34"  
TOTAL WIDTH: 26"  
MATERIAL: 1" THICK PLYWOOD W/ FRP COATING



EQUIPMENT SCHEDULE

\* ALL APPLIANCES AND FIXTURES SHALL BE LISTED, LABELED AND INSTALLED ACCORDING TO THE MANUFACTURER'S INSTALLATION INSTRUCTIONS OR THE ADOPTED CODES WHICH EVER IS MOST RESTRICTIVE.

NO.	QTY.	DESCRIPTION	MANUFACTURE	MODEL	N.S.F.	ELECTRICAL				GAS		WATER		WASTE	
						VOLT.	PHS.	HP.	KW.	SIZE	BTUH	C.W.	H.W.	DR.	IND.
1-01	1	SANDWICH UNIT	BEVERAGE-AIR	SPE48C-18M	N.S.F.	115	1	1/6	0.23						
1-02	2	UNDER COUNTER REF.	BEVERAGE-AIR	UCR-48A	N.S.F.	115	1	1/4	0.4						
1-03	1	BEACH-IN REF.	BEVERAGE-AIR	RB49-1S	N.S.F.	115	1	1/3	1.056						
1-04		NOT IN USE													
1-05	1	CITRUS JUICER	FLEETWOOD	JUICER EXTRACTOR EX	N.S.F.	115	1		0.36						
1-06	1	BLENDER	VITAMIX	36019	N.S.F.	115	1		1.8						
1-07	2	CUPS SEALER	SHENTOP SEMI	SF-ET-AB	N.S.F.	115	1		0.48						
1-08	2	POS SYSTEM	REVEL		N.S.F.	115	1		0.72						
1-09	1	ICE MAKER	HOSHIZAKI	KM-1340WH-1	N.S.F.	208	1		2.4		1/2"		3"		
1-10	2	SHAKER MACHINE	LEJIE	YY120-2	N.S.F.	115	1		0.12						
1-11	1	ESPRESSO COFFEE MACHINE	FAEMA	BARCODE C&S MILK PS11	N.S.F.	208	1		2.3		1/2"		3"		
1-12	2	EGGETTES	NEWIRY	FY-6	N.S.F.	110	1		1.4						
1-13	1	OPEN-AIR MERCHANDISER	BEVERAGE-AIR	VM18-1-B	N.S.F.	115	1	2/3	1.92						
1-14	1	ICE CREAM CABINET	ADVANCE TABCO	ADC-BF-HC	N.S.F.	115	1	2/5	0.46						
2-01	1	3-COMP. SINK	ADVANCE TABCO	94-3-54-18RL	N.S.F.						3/4"	3/4"	3"		
2-02	1	BUILT-IN 2-COMP. SINK	ADVANCE TABCO	SI-B-22C	N.S.F.						1/2"	1/2"	3"		
2-03	2	FRUCTOSE DISPENSER			N.S.F.										
2-04	1	BUILT-IN ICE BIN	EAGLE	B21C-18	N.S.F.									3"	
2-05	1	BUILT-IN 1-COMP. SINK	ADVANCE TABCO	D-1-208	N.S.F.						3/4"	3/4"	3"		
2-06	1	DROP-IN HAND SINK	ADVANCE TABCO	7-PS-22	N.S.F.						1/2"	1/2"	2"		
2-07	1	HAND SINK	EAGLE	HSA-10-F-LRS	N.S.F.						1/2"	1/2"	2"		
2-08	1	MOP SINK	EAGLE	F1916	N.S.F.						1/2"	1/2"	3"		
3-01	1	STAINLESS STEEL WORK TABLE 24X48	ADVANCE TABCO	ELAG-244	N.S.F.										
3-02	1	STAINLESS STEEL WORK TABLE 24X36	ADVANCE TABCO	ELAG-243	N.S.F.										
3-03	1	STAINLESS STEEL WORK TABLE 24X36	ADVANCE TABCO	ECC-1448	N.S.F.										
3-04	1	WALL MOUNT SHELVING	ADVANCE TABCO	WS-12-72-16	N.S.F.										
3-05	1	WIRE SHELVING	ADVANCE TABCO	EGG-1848	N.S.F.										
4-01	1	WATER HEATER	R.D. SMITH	DSE-50	N.S.F.	208	3		9.0		1/2"				
4-02	1	HOT WATER DISPENSER	CEILWARE	HWD3	N.S.F.	208	1		2.3		1/2"		3"		



MILETO ARCHITECTURAL ASSOCIATE, D. P. C.  
34 ALLEN STREET, NEW YORK, NY 10002  
Tel: (212) 966-9882 Fax: (212) 732-9145  
Email: MiletoPC@gmail.com



KUNG FU TEA  
727 SOUTH CROUSE AVE., SUITE 108  
SYRACUSE, NY 13210



REVISIONS

DATED:

07/15/2019  
Plan Review

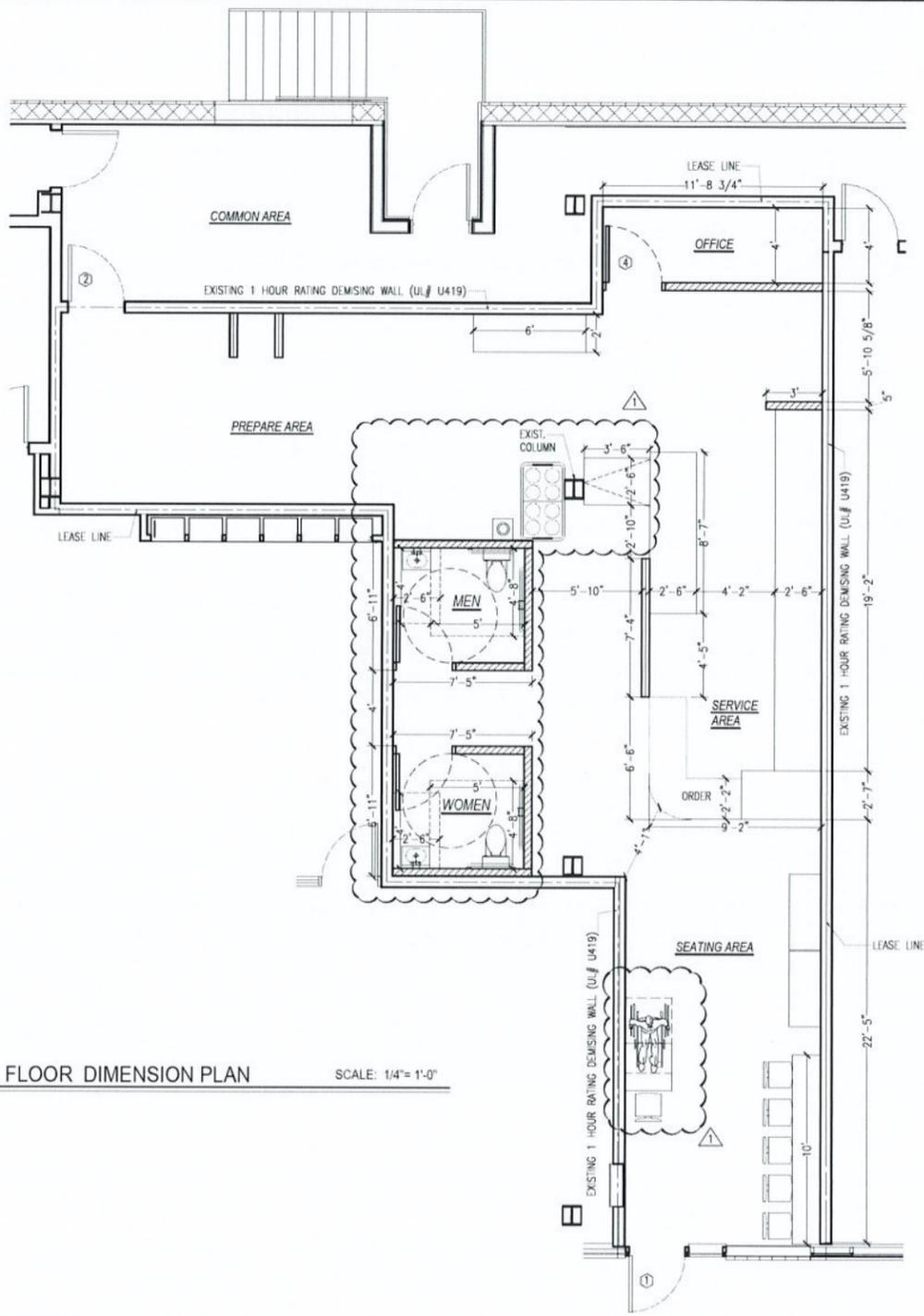
DATE: 05/10/2019

SCALE: 1/4" = 1'-0"

DRAWN: JG

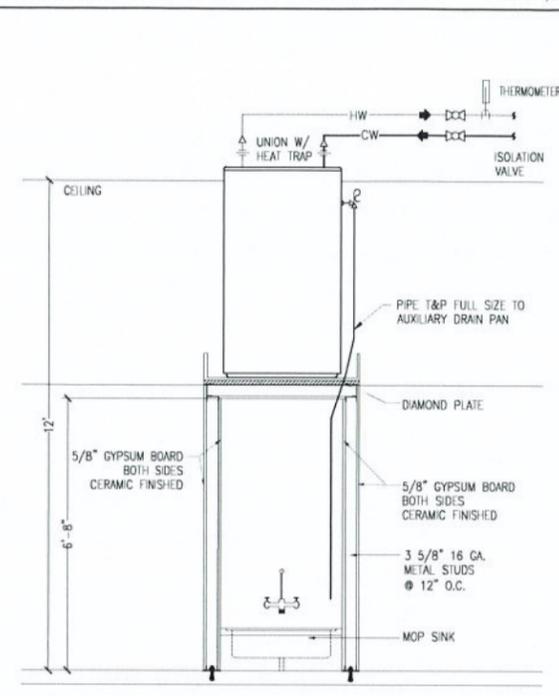
JOB No. B18-073

A-1

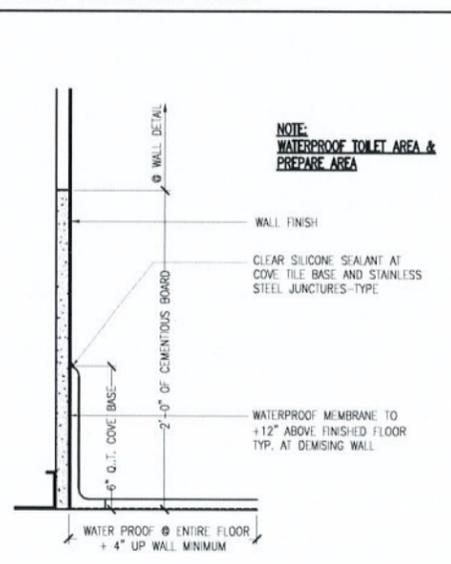


FLOOR DIMENSION PLAN SCALE: 1/4"=1'-0"

WATER HEATER DETAIL SCALE: 1/2"=1'-0"



WALL & FLOOR WATERPROOF DETAIL



NOTE: WATERPROOF TOILET AREA & PREPARE AREA

**UL ONLINE CERTIFICATIONS DIRECTORY**

**XHEZ.W-L-1001 Through-penetration Firestop Systems**

Page Bottom

See General Information for Through-penetration Firestop Systems

**System No. W-L-1001**

June 15, 2005

**F Ratings — 1, 2, 3 and 4 Hr (See Items 2 and 3)**

**T Ratings — 0, 1, 2, 3, and 4 Hr (See Item 3)**

**L Rating At Ambient — less than 1 CFM/sq ft**

**L Rating At 400 F — less than 1 CFM/sq ft**

**1. Wall Assembly** — The 1, 2, 3 or 4 hr fire-rated gypsum wallboard/stud wall assembly shall be constructed of the materials and in the manner described in the individual U000 or U400 Series Wall or Partition Designs in the UL Fire Resistance Directory and shall include the following construction features:

- A. Studs** — Wall framing may consist of either wood studs (max 2 hr fire rated assemblies) or steel channel studs. Wood studs to consist of nominal 2 by 4 in. (51 by 102 mm) lumber spaced 16 in. (406 mm) OC with nominal 2 by 4 in. (51 by 102 mm) lumber end plates and cross bracing. Steel studs to be min 3-1/8 in. (82 mm) wide by 1-5/8 in. (39 mm) deep channels spaced max 24 in. (610 mm) OC.
- B. Gypsum Board** — Nom 1/2 or 5/8 in. (13 or 16 mm) thick, 4 ft. (122 cm) wide with square or tapered edges. The gypsum wallboard spec, thickness, number of layers, fastener type and sheet orientation shall be as specified in the individual U000 or U400 Series Design in the UL Fire Resistance Directory. Max diam of opening is 26 in. (660 mm).

**2. Through-Penetration** — One metallic pipe, conduit or tubing installed either concentrically or eccentrically within the firestop system. The annular space between pipe, conduit or tubing and perimeter of opening shall be min of 0 in. (0 mm), jointed contact to max 2 in. (51 mm). Pipe, conduit or tubing to be rigidly supported on both sides of wall assembly. The following hole and size of metallic pipes, conduits or tubing may be used:

- A. Steel Pipe** — Nom 24 in. (610 mm) diam (or smaller) Schedule 10 (or heavier) steel pipe.
- B. Iron Pipe** — Nom 24 in. (610 mm) diam (or smaller) service weight (or heavier) cast iron soil pipe, nom 12 in. (305 mm) diam (or smaller) or Class 50 (or heavier) ductile iron pressure pipe.
- C. Conduit** — Nom 6 in. (152 mm) diam (or smaller) steel conduit or nom 4 in. (102 mm) diam (or smaller) steel electrical metallic tubing.
- D. Copper Tubing** — Nom 6 in. (152 mm) diam (or smaller) Type L (or heavier) copper tubing.
- E. Copper Pipe** — Nom 6 in. (152 mm) diam (or smaller) Regular (or heavier) copper pipe.
- F. Through Penetrating Product\*** — Flexible Metal Piping. The following types of steel flexible metal gas piping may be used:
  - 1. Nom 2 in. (51 mm) diam (or smaller) steel flexible metal gas piping. Plastic covering on piping may or may not be removed on both sides of floor or wall assembly.

**OMEGA FLEX INC**

- 2. Nom 1 in. (25 mm) diam (or smaller) steel flexible metal gas piping. Plastic covering on piping may or may not be removed on both sides of floor or wall assembly.

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- 3. Nom 1 in. (25 mm) diam (or smaller) steel flexible metal gas piping. Plastic covering on piping may or may not be removed on both sides of floor or wall assembly.

**WARD HFG INC**

**2. Fill, Void or Cavity Material** — **Caulk or Sealant** — Min 5/8 in. 1-1/4/1-7/8 and 2-1/2 in. (16, 32, 48 and 64 mm) thickness of caulk for 1, 2, 3 and 4 hr rated assemblies, respectively, applied within annulus, flush with both surfaces of wall. Min 1/4 in. (6 mm) diam bead of caulk applied to gypsum board/partition interface at joint contact location on non sides of wall. The hourly F Rating of the firestop system is dependent upon the hourly fire rating of the wall assembly in which it is installed, as shown in the following table. The hourly T Rating of the firestop system is dependent upon the type or size of the pipe or conduit and the hourly fire rating of the wall assembly in which it is installed, as tabulated below:

Max Pipe or Conduit Diam In (mm)	F Rating Hr	T Rating Hr
1 (25)	1 or 2	0, 1 or 2
1 (25)	3 or 4	3 or 4
4 (102)	1 or 2	0
6 (152)	3 or 4	0
12 (305)	1 or 2	0

\*With copper pipe is used, T Rating is 0.

**3M COMPANY** — CP 25WB or FR-3000 WT.

\*Bearing the UL Classification Mark.

Last Updated on 2005-06-15

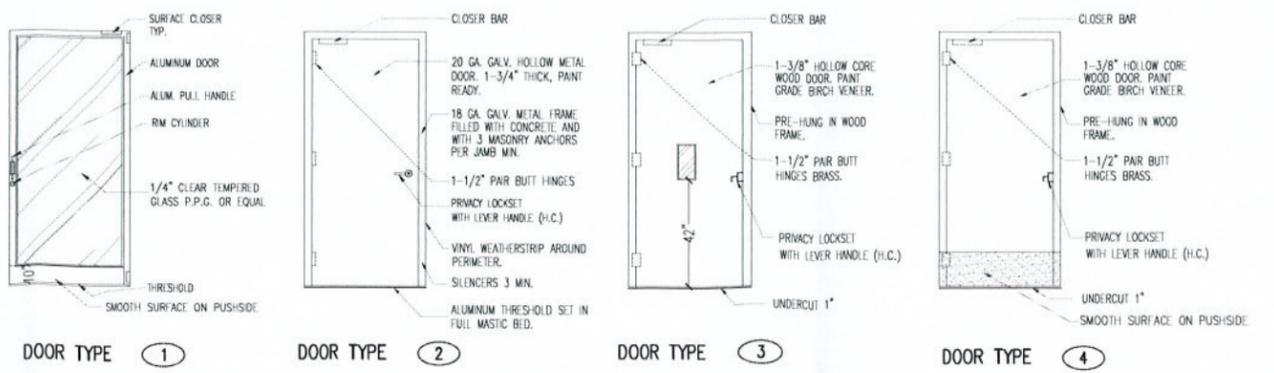
DOOR SCHEDULE

MARK	TYPE	SIZE	MATERIAL	FRAME	FINISH	RATING	REMARKS
①	STORE FRONT (MAIN EXIT)	3'-0" x 7'-0" x 1 3/4"	EXISTING ALUMINUM & TEMPERED GLASS	ALUM	CLEAR	—	DOOR HEAD AND JAMB BY STOREFRONT MANUFACTURER
②	REAR EXIT	3'-0" x 7'-0" x 1 3/4"	EXISTING HOLLOW CORE WOOD	HM	CLEAR	1 HR	DOOR HEAD AND JAMB BY STOREFRONT MANUFACTURER
③	PREP. AREA	3'-0" x 7'-0" x 1 3/8"	NEW HOLLOW CORE WOOD	WOOD	PAINT	—	
④	OFFICE	3'-0" x 7'-0" x 1 3/8"	NEW HOLLOW CORE WOOD	WOOD	PAINT	—	
⑤	TOILET	3'-0" x 6'-8" x 1 3/8"	NEW HOLLOW CORE WOOD	WOOD	PAINT	—	ADA COMPLIANT "MEN" & "WOMEN" SIGN MOUNTING HEIGHT @ 48" AFF

- DOOR NOTES:**
- LATCH SIDE CLEARANCES AT ALL DOORWAYS SHALL BE IN ACCORDANCE WITH ICC/ANSI A117.1-2009, SECTION 404.2.3.1.
  - ALL EXITS TO BE LABELED.
  - INTERIOR DOORS TO BE LABELED AS TO INTENDED USE.
  - ALL EXIT DOORS SHALL PROVIDED PANIC HARDWARE.
  - THE OPERATING DEVICE ON ALL DOORS SHALL BE CAPABLE OF OPERATION WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, TIGHT PINCHING OR TWISTING OF THE WRIST TO OPERATE. THE INTERIOR HINGED DOOR SHALL BE 5.0 POUNDS (22.2 N) MAXIMUM PER ANS I A117.1-2009, SECTION 404.2.8.
  - ALL DOORS TO BE LEVER TYPE WITH DOOR CLOSERS AND 1/2" THRESHOLD.
  - LANDING SHALL BE PROVIDED AT EVERY REQUIRED EXIT AND THEY SHALL BE A MINIMUM OF 36 INCHES IN WIDTH AND 44 INCHES LONG IN THE DIRECTION OF TRAVEL.

- HARDWARE NOTES:**
- ADJUST ALL CLOSERS TO A 5 LB. MAX. OPENING FORCE.
  - CONTRACTOR TO SUBMIT TYPE WRITTEN SHOP DRAWINGS AND PRODUCT LITERATURE FOR ALL DOORS AND HARDWARE SPECIFIED, PREPARED BY A LICENSED AND CERTIFIED CONSULTANT.
  - ALL EXTERIOR HOLLOW CORE METAL DOORS ARE TO BE INSULATED, DOOR AND FRAME TO BE SHOP PRIMED AND PAINTED.
  - ALL LOCK AND PASSAGE SETS TO BE SCHLAGE GRADE OR BETTER, SUBMIT OTHERS FOR APPROVAL. LOCKS NEED TO BE REKEYABLE.
  - DOOR DETEX SYSTEMS MUST BE IN COMPLIANCE WITH SPECIAL EGRESS CONTROL DEVICES LISTED IN LOCAL CODES.
  - SUBMIT DETAILED HARDWARE SCHEDULE FOR ARCHITECT'S APPROVAL.
  - ALL DOORS AND HARDWARE TO COMPLY WITH N.F.P.A. 101-5-2.1.5.
  - ALL DOORS AND HARDWARE TO COMPLY WITH A.D.A. AND CODE OF FEDERAL REGULATION, UTILIZING A LEVER LATCH OR LOCKSET.

Section 1108.1.9.3 (2.2)  
A readily visible durable sign is posted on the egress side on or adjacent to the door stating:  
**THIS DOOR TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED.**  
The sign shall be in letters 1 inch (25 mm) high on a contrasting background.



**MILETO ARCHITECTURAL ASSOCIATE, D. P. C.**

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**KUNG FU TEA**

727 SOUTH CROUSE AVE., SUITE 108  
SYRACUSE, NY 13210

**REVISIONS**

DATED: 07/15/2019  
Plan Review

DATE: 05/10/2019  
SCALE: 1/4"=1'-0"  
DRAWN: JG  
JOB No. B18-073

A-2

