

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: SP- 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:

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	Location	Type	(Wall, Ground, Projecting, Window)
<input type="text" value="6'-2" x4'-6"=""/>	<input type="text" value="South Facade"/>	<input type="text" value="Double sided Projecting (Chuck"/>	
<input type="text" value="2'-6" x16'-0"=""/>	<input type="text" value="South Facade"/>	<input type="text" value="Wall (Kung Fu Tea)"/>	
<input dia"="" type="text" value="2'-6"/>	<input type="text" value="South Facade"/>	<input type="text" value="Double sided Projecting (Kung"/>	

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.

B

1-29-20

CURRENT PROPERTY OWNER SIGNATURE

DATE

DANA KOEN - 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) _____



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 including property surveys. Three full sized and one 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.

- APPLICATION** (completed, dated, and signed by property owner)
- PROPERTY SURVEY**(s) of all properties involved in the project (Drawn to scale and signed by a licensed surveyor) **We cannot accept a survey that has been reduced, faxed or scanned.**
- SITE PLAN (3 Full Size Copies** drawn to scale)
 - 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** (Plans do not have to be drawn by a licensed architect but need to be drawn to scale and labeled with dimensions.) **If any floor plans are not drawn to scale and/or do not include the following they WILL NOT be accepted.**

Commercial Layouts <ul style="list-style-type: none">a) Customer areasb) Employee areasc) Storage areas and restroomsd) Office spacee) Counters/tables/chairs/boothsf) Stages/Dance Floors/DJ Boothsg) Shelving/display areash) All kitchen equipmenti) Coolers/freezers/etc.j) Vending machines/amusement games/etc.	Residential Layouts <ul style="list-style-type: none">a) Bedroomsb) Common areas (living room, kitchen, dining room)c) Bathrooms, hallways and closets
---	---
- STATE ENVIRONMENTAL QUALITY REVIEW ACT ASSESSMENT FORM** –Part one filled out completely and signed by Applicant or Owner.

- PLANS REVIEW FORM** – Must be submitted to, and signed by Department of Code Enforcement – City Hall Commons, Permit Desk, Room 101 (see attached form).
- EXTERIOR ELEVATIONS** -Must be drawn to scale, labeled with dimensions, and include material notes on the elevations). **Schematic, photo shop, or color renderings will NOT be accepted.**
 - a) Exterior Elevations with all dimensions clearly indicated for all exterior elements
 - b) Building materials and colors. Please include **THREE** sets of color catalogue cuts or manufacturer’s reference that can be photocopied (**not life size samples or real materials**). Elevation drawings must indicate materials, color, and location of each.
- EXTERIOR SIGNAGE DRAWINGS** (Photos may be used to show location)
 - a) Type (ground/wall/window/projecting)
 - b) Size (exact dimensions including height from grade to top of sign example)
 - c) Location(s) – (see attached sign plan sample)
 - i. Exact placement must be included for ground signs – measurements from structure to sign location and distance from sign to property line. (not sidewalk)
 - ii. For wall signs, the distance from the top of sign to roofline , from ground to bottom of sign and measurement from side of building to the side of the sign– see attached
- SPECIFICATIONS** (include specs for exterior surface materials, awnings, windows, doors, etc.)
- PHOTOGRAPHS** - (COLOR 35mm or digital) of existing structures and project site. (MUST BE LABELED WITH ADDRESS OF SUBJECT SITE.)
- 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 needed) etc.
- Please see Part C, Section IV, Articles 1 and 2 for the applicable regulations pertaining to each Special Permit use.
- Special Permit Reviews by the City Planning Commission may require additional action by the Syracuse Common Council.

05/2014

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 _____ on _____:
(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)

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.

(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.



May 5, 2020

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

**Re: Special Permit & Parking Waiver – Hungry Chucks (Tenant) & 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 restaurants will occupy previously designated retail spaces within “The Marshall” building. Hungry Chucks will contain approximately 4,490 SF of total floor area. Kung Fu Tea will contain approximately 1,187 SF of total floor area. Internal renovations of the tenant spaces will be constructed for the new restaurant but no external or site modifications are proposed under this permit.

Hungry Chucks proposes to construct a double-sided blade sign (projecting) having an area of 27.75 SF per side as shown on the enclosed signage details. Kung Fu Tea proposed to construct a 25 SF wall sign. The sign waiver is justified given the storefront locations that are set back from the public road.

The applicant is requesting a parking waiver for the increase in required parking associated with the new restaurant spaces. The restaurants, given their close proximity to the University area, would be more frequented by pedestrians or local residents. There would be no orderly manner to direct restaurant patrons to designated off site parking. There are adjacent parking garages, on street parking, and public lots available for temporary patrons.

It is our request that the Planning Commission waive the increase in parking associated with the proposed restaurant uses, while maintaining the existing off site parking requirements established in the project approvals (PC-2-17).

The following materials are provided in this submission:

- Special Use Permit Application (Hungry Chucks & Kung Fu Tea)
- One (1) copy - Short EAF
- Site Plan
- Floor Plans – Overall Building
- Restaurant Floor Plan – Hungry Chucks
- Restaurant Floor Plan – Kung Fu Tea
- Survey

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,

A handwritten signature in black ink, appearing to read "Brian F. Bouchard". The signature is fluid and cursive, with the first name "Brian" being the most prominent.

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

Enclosures

Cc:

V:\Projects\ANY\K4\32263\Corres\Applications_TENANT APPLICATIONS\Hungry Chucks & Kung Fu Tea_Combined Special Permit-5-5-20\0 - Hungry Chucks & Kung Fu Tea Cover Letter-5-5-20.docx

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: Special Use Permit for Hungry Chucks & 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 two (2) tenant fitouts within the existing building for the proposed restaurants. Hungry Chucks will occupy ~ 4,490 SF 1st floor space and Kung Fu Tea will occupy ~1,187 SF 1st floor 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.		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:		NO	YES
		<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)? If Yes, explain purpose and size: _____ _____ _____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</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>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</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>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</p> <p>Applicant/sponsor name: James Trasher, P.E. (CHA Consulting, Inc.) Date: 5-5-20</p> <p>Signature: </p>		

ZONING REGULATIONS FOR DEVELOPMENT

ZONING: LOCAL BUSINESS DISTRICT, CLASS A (BA)

EXISTING LOT INFORMATION:
 721-23 S. CROUSE -TAX MAP # 49-8-14 5169 ± ACRES
 727-23 S. CROUSE -TAX MAP # 49-8-15 1364 ± ACRES

-RESUBDIVISION UNDER SEPARATE APPLICATION

LOT COVERAGE	CODE	APPROVED	PROVIDED
STRUCTURAL (21,857 SF)	100%		77%
PARKING	100%		NA
HEIGHT	NONE		8 STORIES
MINIMUM YARDS:			
-FRONT	10'	0.0'	1.51'
-SIDE(NORTH)	16'	0.0'	0.8'
-SIDE(SOUTH)	16'		18.47'
-REAR	61.5'	2.87'	3.03'
DENSITY REQUIREMENTS (147 UNITS):			
	1,000 SF / UNIT		193 SF/UNIT *
PARKING			
PARKING SPACE SIZE:	8.5' X 18'		NA
REQUIRED PARKING			
RESIDENTIAL			
-1 SP. PER UNIT (147 UNITS) =	147		147
RETAIL			
-1 SP. PER 300 SF G.F.A (14,000 SF) =	47		47
TOTAL		194	194 (OFF SITE)

* DENOTES APPROVED WAIVER



450 SOUTH SALINA STREET
 SUITE 500 PO BOX 29
 SYRACUSE, NY 13201-0029



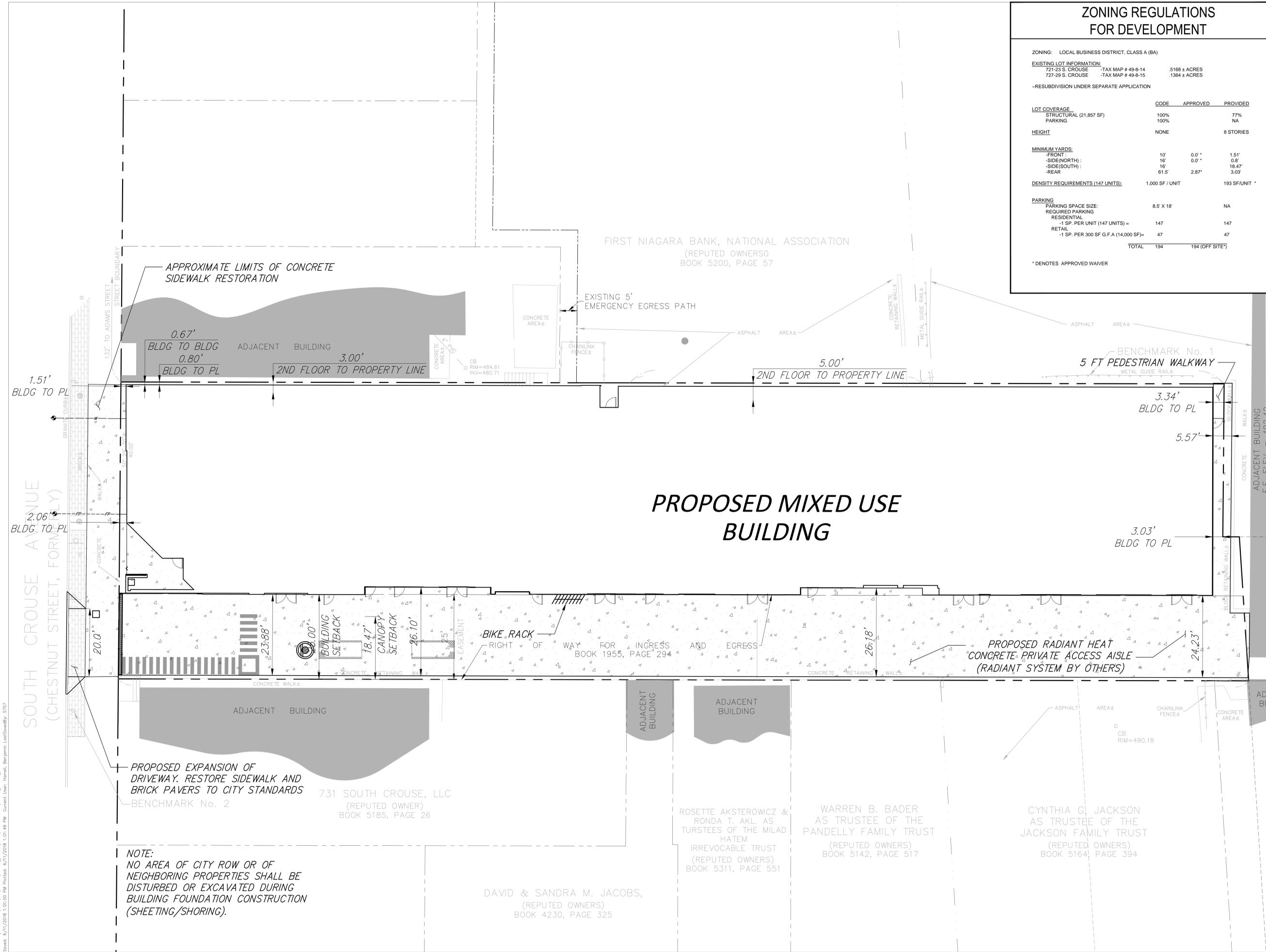
FILE A WAIVER OF THE LIMITS FOR ANY PERSON UNLESS ACTING UNDER THE DIRECTION OF A LICENSED ARCHITECT TO ALTER THE DOCUMENT IN ANY WAY. IF ALTERED, THE ALTERING ARCHITECT SHALL AFFIX THEIR SEAL AND THE NOTATION ACCEPTED BY FOLLOWED BY THEIR SIGNATURE AND THE DATE OF SUCH ALTERATION AND A SPECIFIC DESCRIPTION OF THE ALTERATION.

Drawing Copyright © 2017



300 South State Street, Suite 600
 Syracuse, NY 13202
 315.471.8800 • www.chadesign.com

PROPOSED MIXED USE BUILDING

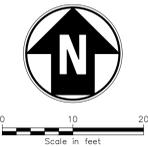


PROPOSED EXPANSION OF DRIVEWAY. RESTORE SIDEWALK AND BRICK PAVERS TO CITY STANDARDS
 BENCHMARK No. 2

NOTE:
 NO AREA OF CITY ROW OR OF NEIGHBORING PROPERTIES SHALL BE DISTURBED OR EXCAVATED DURING BUILDING FOUNDATION CONSTRUCTION (SHEETING/SHORING).

CAMPUS PLAZA
 SYRACUSE 727 LLC
 270 SYLVAN AVE, SUITE 164
 ENGLEWOOD CLIFFS, NJ 07632

727 SOUTH CROUSE
 SYRACUSE, NY
 PROJECT STATUS
 CONSTRUCTION SET



REV	DATE	REVISION
17	4/8/18	Revised Water Main
16	3/3/18	Revised Fire Alarm Control
15	3/30/18	Revised Water Main
14	12/4/17	Foundation Drain Pump
13	11/28/17	Water Main Plan & Prof
12	10/11/17	Revised Subsoil Venting
11	10/4/17	Subsoil Venting
10	8/24/17	Revised City Sewer

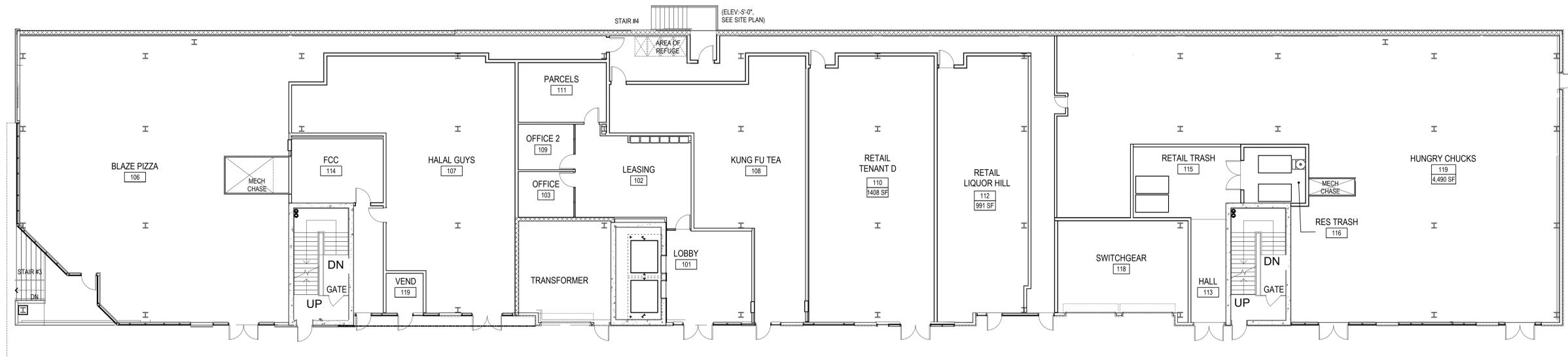
PROJECT NUMBER
 32263
 DATE
 03/17/2017
 SHEET TITLE

SITE LAYOUT PLAN

C-101

File: V:\PROJECTS\WYNYKA\32263\CADD\ACAD\DWG\17\17018 10:14:49 PM - Current User: Harold_Berjinn_LotSewerBy - 8737
 Sheet: 6/17/2018 10:10:00 PM Printed: 6/17/2018 10:14:49 PM

IT IS A VIOLATION OF THE LAW FOR ANY PERSON, UNLESS AS ORDERED UNDER THE SUPERVISION OF A LICENSED ARCHITECT, TO ALTER THE CONDITIONS IN ANY WAY THAT ALTERS THE ALTERNATE ARCHITECT SHALL AFFIX THEIR SEAL AND THE WORDS "ALTERED BY FOLLOWED BY THEIR SIGNATURE AND THE DATE OF SUCH ALTERATION AND A SPECIFIC DESCRIPTION OF THE ALTERATION.



File: I:\PROJECTS\NY\4\32263\4300\1\5\1\001\MODELS\FILES\1\001\PLAN\20200324 - APPT001E SYRACUSE LEVEL 1 BACKGROUND.DWG
Date: 3/25/2020 12:24:35 PM Plotted: 3/25/2020 4:35:41 PM Current User: bmcneaney, Brian, bmcneaney, 379

CAMPUS PLAZA

SYRACUSE 727 LLC
270 SYLVAN AVE, SUITE 164
ENGLEWOOD CLIFFS, NJ 07632

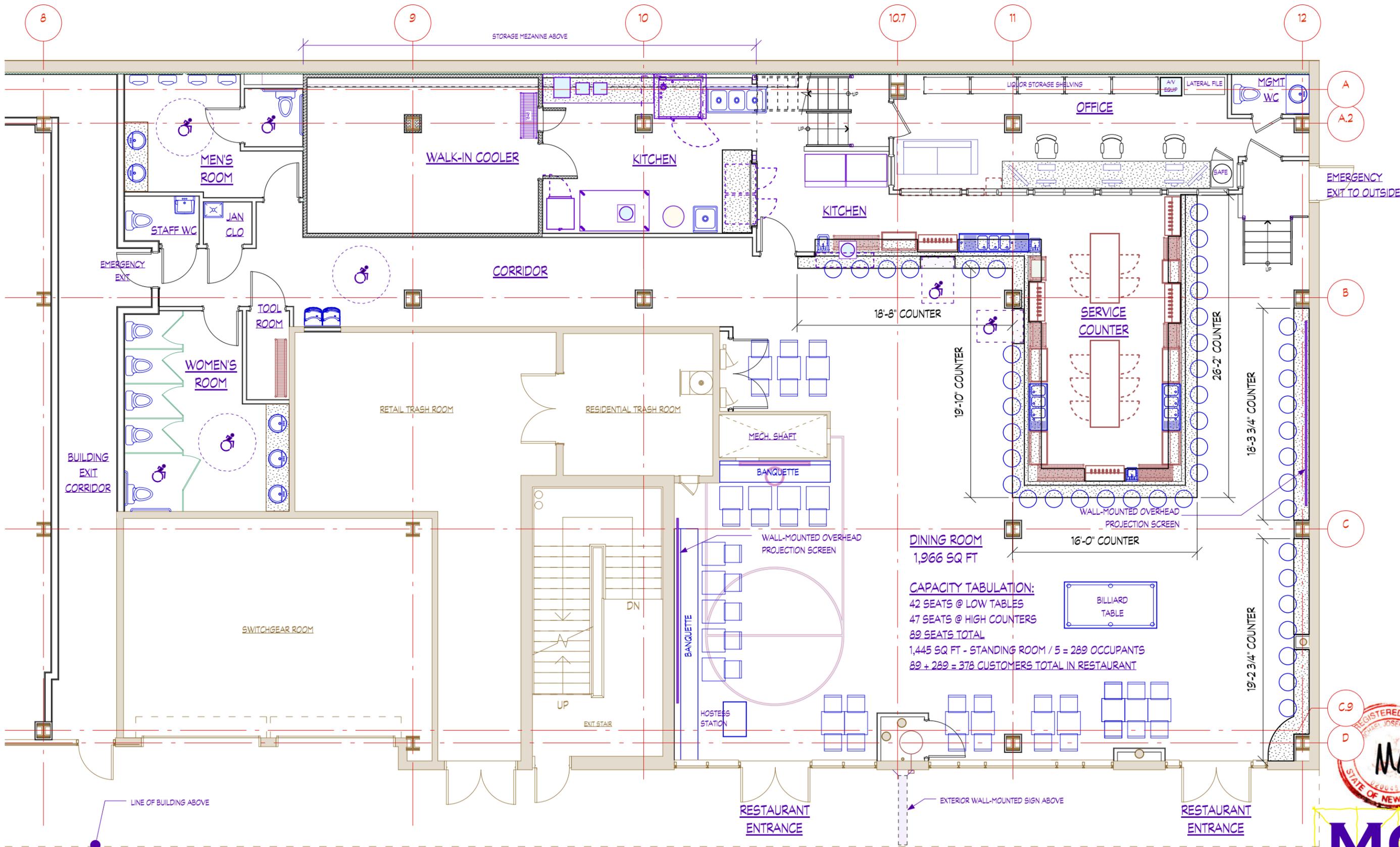
**727 SOUTH CROUSE
SYRACUSE, NY**
PROJECT STATUS
CONSTRUCTION SET



REVISIONS		
#	Date	Revision

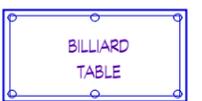
PROJECT NUMBER
32263
DATE
3/25/2020
SHEET TITLE
FIRST FLOOR PLAN

A-101



DINING ROOM
1,966 SQ FT

CAPACITY TABULATION:
 42 SEATS @ LOW TABLES
 47 SEATS @ HIGH COUNTERS
 89 SEATS TOTAL
 1,445 SQ FT - STANDING ROOM / 5 = 289 OCCUPANTS
 89 + 289 = 378 CUSTOMERS TOTAL IN RESTAURANT



FLOOR PLAN

SCALE: 1/8" = 1'-0"

HUNGRY CHUCK'S RESTAURANT

THE MARSHALL BUILDING
 727 S CROUSE AVE • SYRACUSE, NY 13210
 12 MARCH 2020

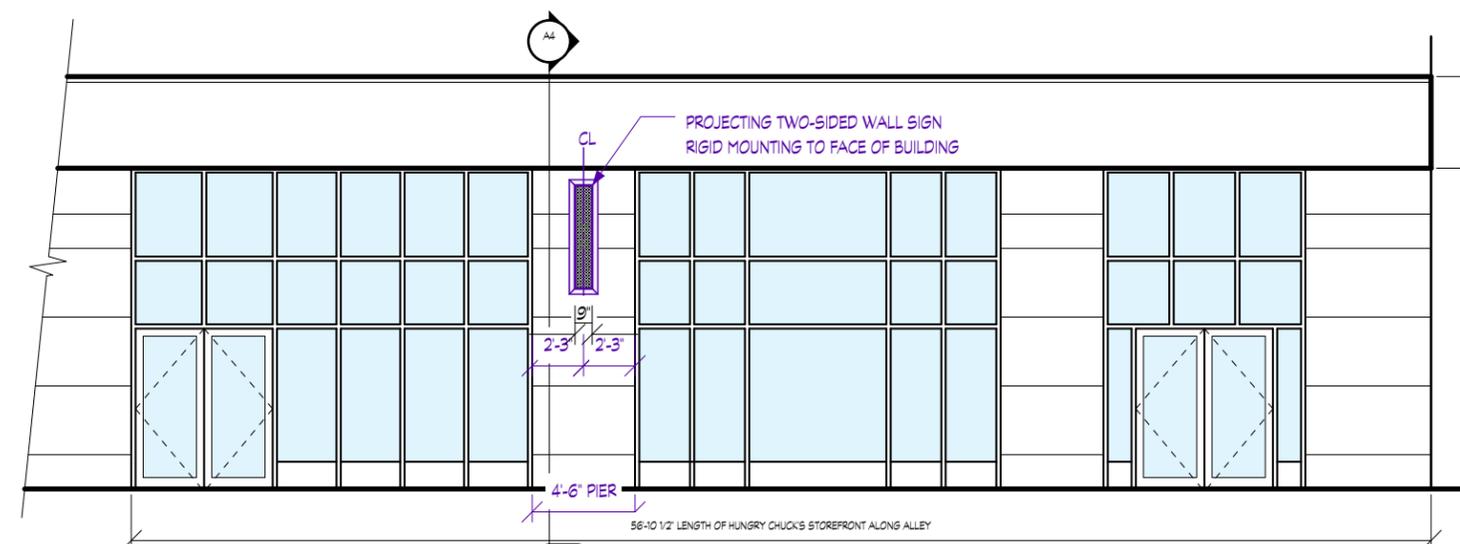


MG ARCHITECTS
 124 HERTFORD STREET
 SYRACUSE, NY 13210
 TEL: 315.423.3707
 WWW.MGARCHITECTS.NET

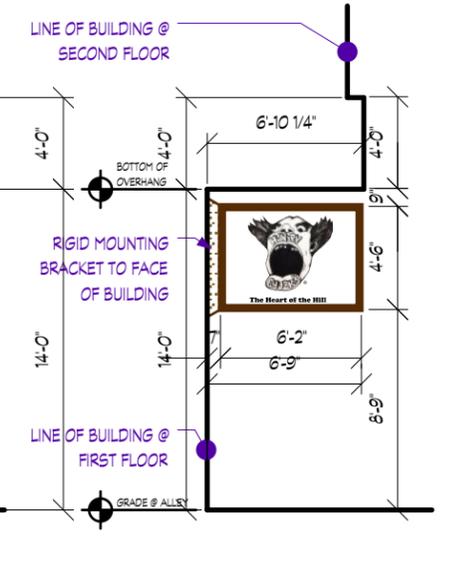


C1 SOUTH BUILDING ELEVATION
NOT TO SCALE

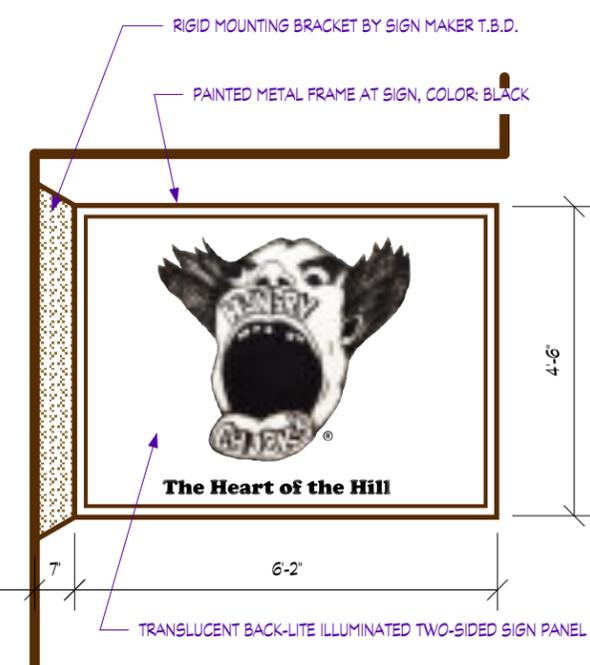
HUNGRY CHUCK'S BUILDING FRONTAGE



A1 HUNGRY CHUCK'S STOREFRONT ELEVATION
SCALE: 1/8" = 1'-0"



A4 SECTION DIAGRAM @ STOREFRONT
SCALE: 1/8" = 1'-0"



A6 DETAIL ELEVATION @ SIGN PANEL
SCALE: 3/8" = 1'-0"

SIGN PANEL AREA CALCULATION		
LENGTH OF STOREFRONT	56.83	LF
ALLOWABLE MULTIPLIER PER ZONING REGULATIONS	2	
ALLOWABLE SIGN AREA	113.66	SF
ACTUAL PROPOSED SIGN PANEL	27.92	SF @ EACH FACE
	55.84	SF BOTH FACES OF SGN

HUNGRY CHUCK'S RESTAURANT
THE MARSHALL BUILDING
727 S CROUSE AVE • SYRACUSE, NY 13210
12 MARCH 2020



MG ARCHITECTS
124 HERTFORD STREET
SYRACUSE, NY 13210
TEL: 315.423.3707
WWW.MGARCHITECTS.NET



MILETO ARCHITECTURAL
ASSOCIATE, D. P. C.



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

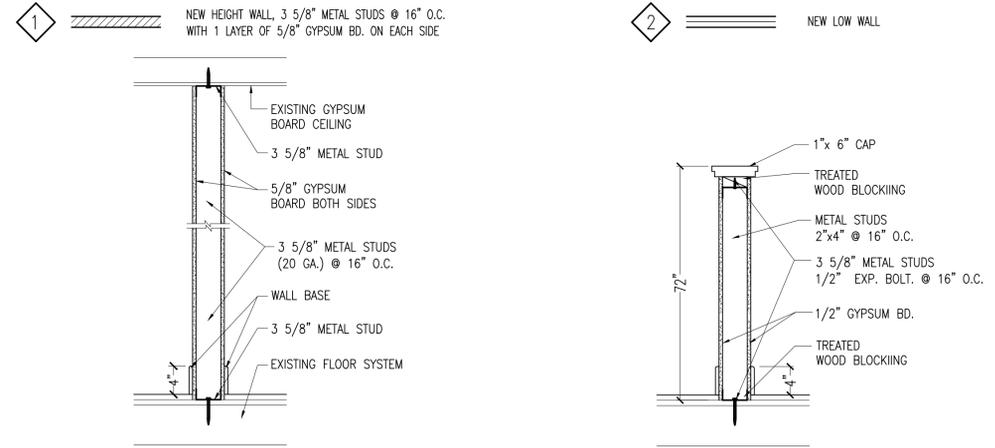
JOB No. B18-073

A-1

SYMBOL LEGEND

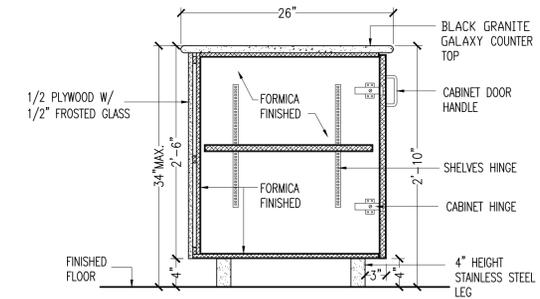
- XX WALL TYPE (REFER SHEET A-1 FOR WALL DETAIL)
- XXX EQUIPMENT TAG (REFER SHEET A-1 FOR DOOR SCHEDULE)
- X DOOR TAG (REFER SHEET A-2 FOR DOOR SCHEDULE)
- FE 2410 "BC" FIRE EXTINGUISHER (INSTALL MAX. 40" AFF. TO THE TOP OF THE HANDLE)
- 1 CABINET FOR THE STORAGE OF DETERGENTS, AND CLEANING COMPOUNDS USED IN THE DAILY OPERATION
- 2 CABINET FOR EMPLOYEE'S BELONGINGS

WALL DETAIL



ADA COUNTER DETAIL

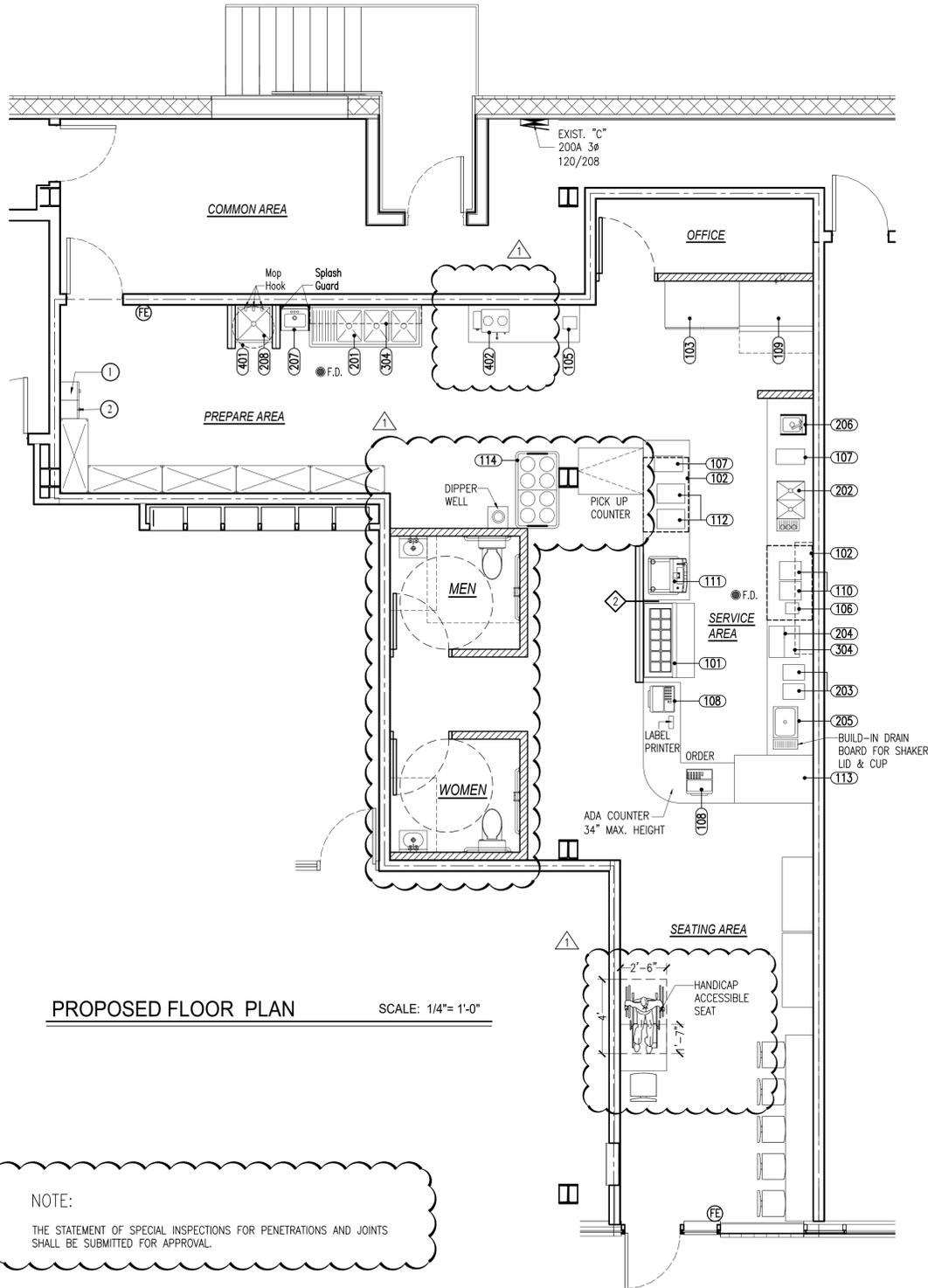
SERVICE COUNTER
ORDER COUNTER LENGTH: 8'-0"
PICK UP COUNTER LENGTH: 3'-0"
TOTAL ADA HEIGHT: 34"
TOTAL WIDTH: 26"
MATERIAL: 1" THICK PLYWOOD W/ FRP COATING



EQUIPMENT SCHEDULE

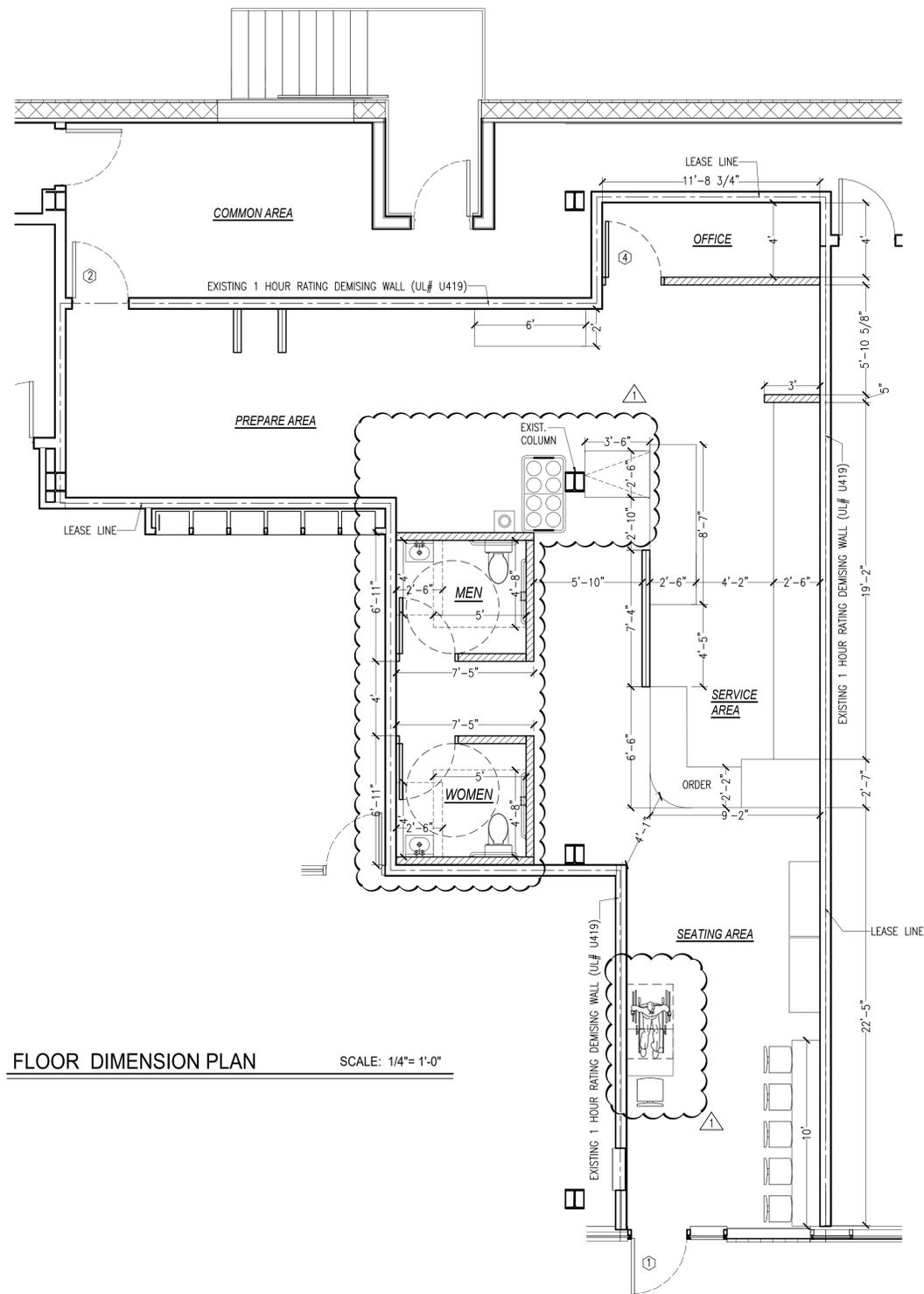
* ALL APPLIANCES AND FIXTURES SHALL BE LISTED, LABELED AND INSTALLED ACCORDING TO THE MANUFACTURER'S INSTALLATION INSTRUCTIONS OR THE ADOPTED CODES WHICH EVER IS MOST RESTRICTIVE.

NO.	QTY.	DESCRIPTION	MANUFACTURE	MODEL	N.S.F.	ELECTRICAL				GAS		WATER		WASTE		
						VOLT	PHS.	HP.	KW.	SIZE	BTUH	C.W.	H.W.	DIR.	IND.	
1-01	1	SANDWICH UNIT	BEVERAGE-AIR	SPE4BHC-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	REACH-IN REF.	BEVERAGE-AIR	RB49-1S	N.S.F.	115	1	1/3	1.056							
1-04	1	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	ST-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-1340MAH	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	NEWTRY	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-8F-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	SLB-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	DI-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	A.O. SMITH	DSE-50	N.S.F.	208	3		9.0			3/4"				
4-02	1	HOT WATER DISPENSER	CECILWARE	HWD3	N.S.F.	208	1		2.3			1/2"			3"	



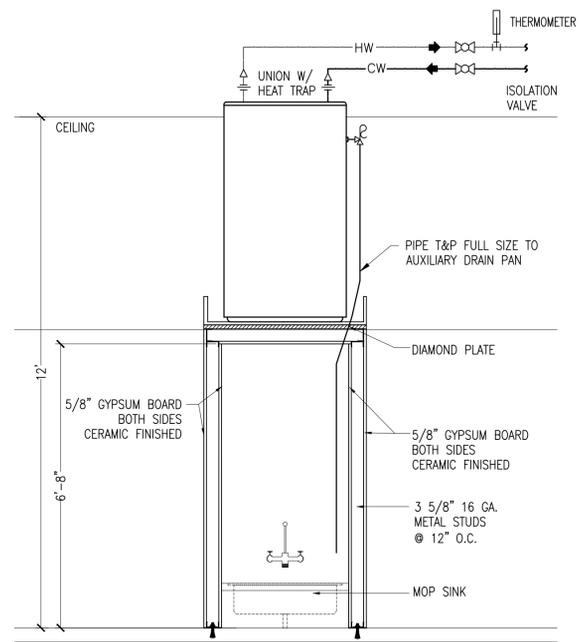
PROPOSED FLOOR PLAN SCALE: 1/4"= 1'-0"

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

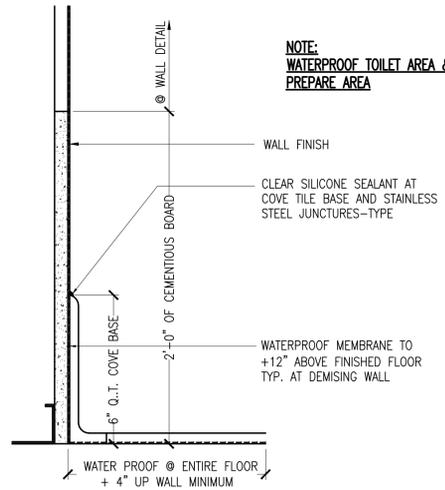


WATER HEATER DETAIL

SCALE: 1/2" = 1'-0"



WALL & FLOOR WATERPROOF DETAIL



UL ONLINE CERTIFICATIONS DIRECTORY

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

Page Bottom

Through-penetration Firestop Systems

See General Information for Through-penetration Firestop Systems

System No. W-L-1001

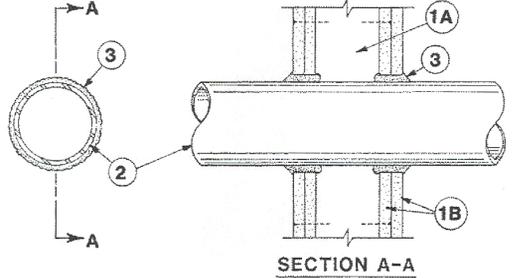
June 15, 2005

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 U300 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 h fire rated assemblies) or steel channel studs. Wood studs to consist of nom 2 by 4 in. (51 by 102 mm) lumber spaced 16 in. (406 mm) OC with nom 2 by 4 in. (51 by 102 mm) lumber end plates and cross braces. Steel studs to be min 3-5/8 in. (92 mm) wide by 1-3/8 in. (35 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 type, thickness, number of layers, fastener type and sheet orientation shall be as specified in the individual U300 or U400 Series Design in the UL Fire Resistance Directory. Max diam of opening is 24 in. (600 mm).

2. Through-Penetrant - One metallic pipe, conduit or tubing installed either concentrically or eccentrically within the firestop system. The annular space between pipe, conduit or tubing and periphery of opening shall be min of 0 in. (0 mm). (cont contact) to max 2 in. (51 mm) Pipe, conduit or tubing to be rigidly supported on both sides of wall assembly. The following types and sizes 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.
- GASTITE, DIV OF TITEXLEX
- 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 MFG INC

3. Fill, Void or Cavity Material - Caulk or Sealant - Min 5/8, 1-1/4, 1-7/8 and 2-1/2 in. (16, 32, 48 and 54 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/penetrant interface at point contact location on both 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

*When copper pipe is used, T Rating is 0 hr.

3M COMPANY - CP 25W6+ or FB-3000 WT.

*Bearing the UL Classification Mark

Last Updated on 2005-06-15

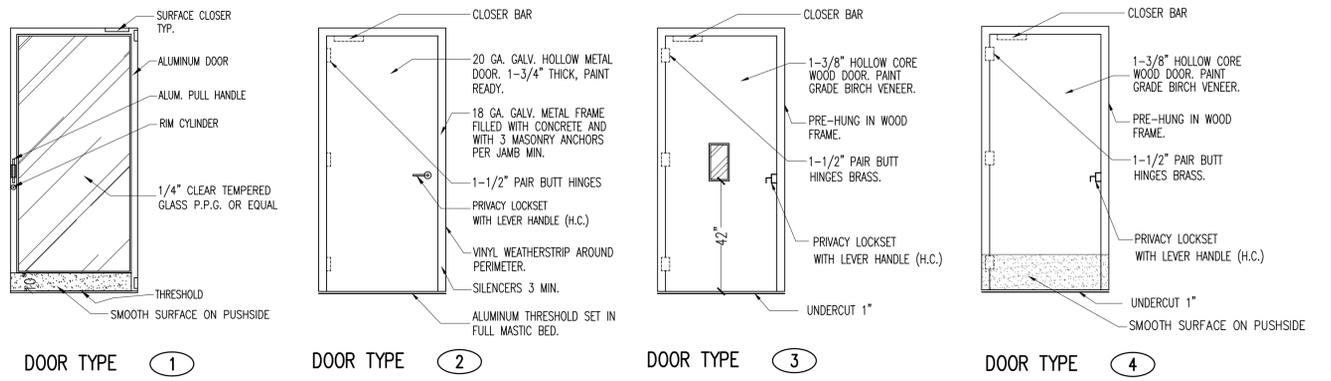
DOOR SCHEDULE

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

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.

- 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 ANSI 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.

- HAEDWARE 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.



MILETO ARCHITECTURAL ASSOCIATE, D. P. C.
34 ALLEN STREET, NEW YORK, NY 10002
Tel: (212) 966-9882 Fax: (212) 732-8145
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-2

**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; RUNNING THENCE South 00 degrees 29' 30" West, along said 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 to 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.

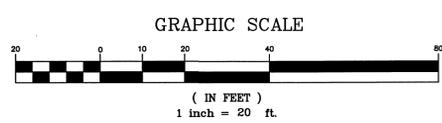
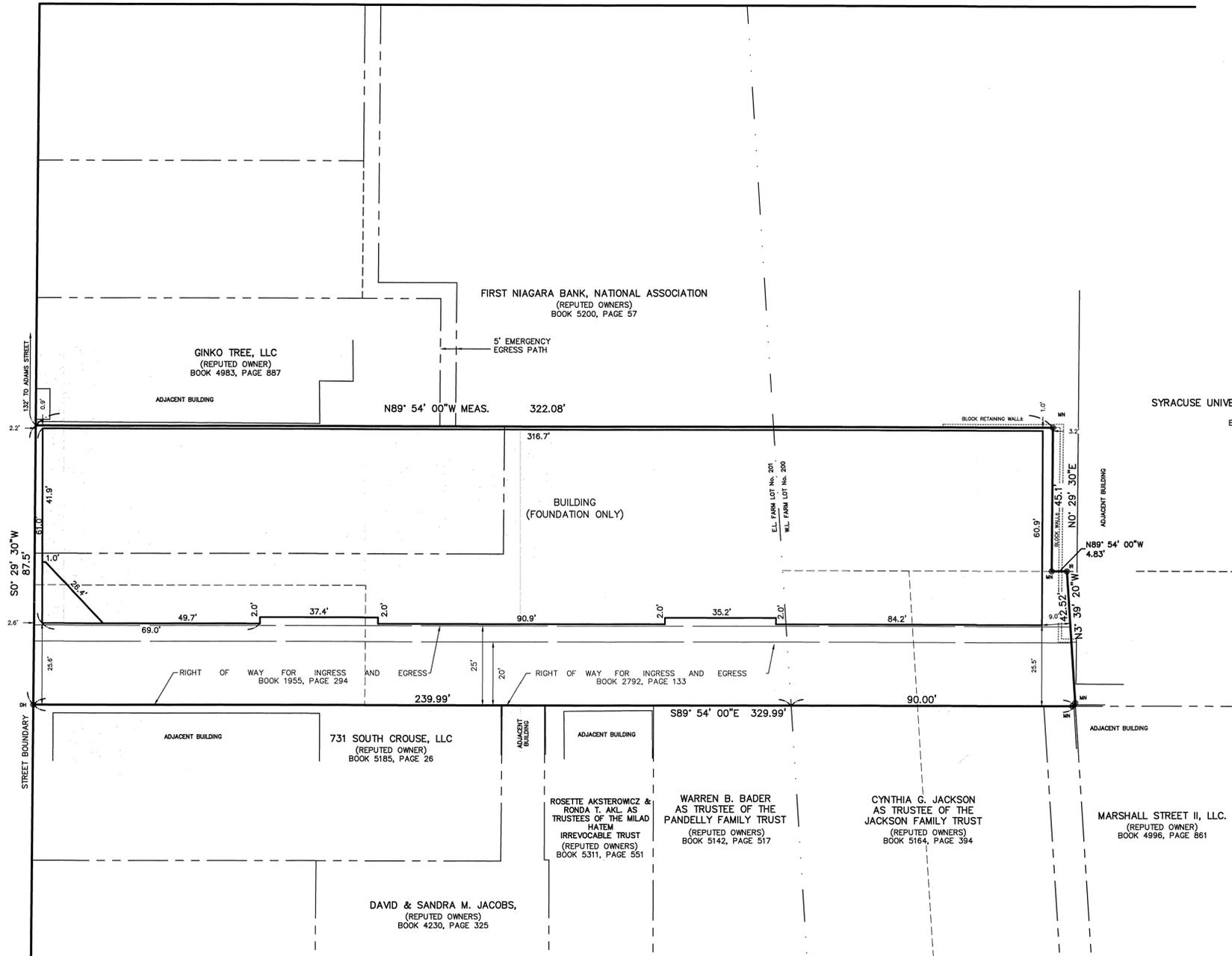
THE UNDERSIGNED HEREBY CERTIFIES THAT THIS IS A CORRECT MAP MADE FROM AN ACTUAL SURVEY.

[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 7209, sub-division 2, of the New York State Education Law.

SOUTH CROUSE AVENUE
(CHESTNUT STREET, FORMERLY)
CITY

ADAMS STREET



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