

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: 4/10/20 Case Number: SP-88-16M3 Zoning District: BA

NEW SPECIAL PERMIT MODIFICATION OF EXISTING SPECIAL PERMIT

LIST ALL ADDRESSES INVOLVED IN YOUR PROJECT:
100 S LOWELL AVE., SYRACUSE, NY 13204

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

Section:	<u>110</u>	Block:	<u>10</u>	Lot:	<u>26</u>
Section:	<input type="text"/>	Block:	<input type="text"/>	Lot:	<input type="text"/>
Section:	<input type="text"/>	Block:	<input type="text"/>	Lot:	<input type="text"/>

- 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:

The project scope of work consists of an addition on the east side of the building for the first floor level on South Lowell Ave., as well as exterior patio space on Tompkins street. The first-floor addition is 567 sq.ft. of space.

PROPERTY OWNER INFORMATION:

Name(s): PETER COLEMAN & DENNIS COLEMAN

Mailing Address: 100 S Lowell St., Syracuse, NY

Zip: 13204 Daytime phone: 315-476-1933 Home phone: 315-345-4268

E-mail: dcolemans@yahoo.com

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): Daniel Manning Architects - PLLC, Dan Manning

Mailing Address: 225 Wilkinson Street, Suite 106, Syracuse, New York 13204

Zip: 13204 Telephone: 1-315-424-0141 E-mail: danmanning@dma-llc.com

DESCRIPTION OF OPERATION:

Days of week open: 7 days a week

Hours of operation: From 11:30am to 2am

Maximum number of employees on premises at one time: 15

Number of off-street parking available (site plan required to indicate location): 74

Other uses currently on the property: FIRST FLOOR: N/A

SECOND FLOOR: N/A OTHER FLOORS: N/A

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

N/A

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 Existing Signage Location Existing Signage Type Existing Signage

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

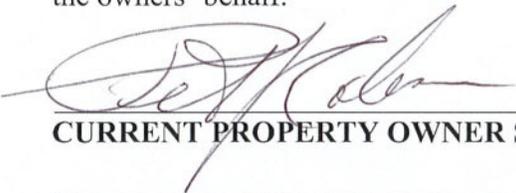
DECLARATION:

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.



CURRENT PROPERTY OWNER SIGNATURE

DATE

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 (Must be current and drawn to scale and signed by a licensed surveyor) **We cannot accept a survey that has been reduced, faxed or scanned.**
- SITE PLAN** (Does not have to be drawn by a licensed architect but needs to be labeled, dated, and scaled)
 - 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

- a) Customer areas
- b) Employee areas
- c) Storage areas and restrooms
- d) Office space
- e) Counters/tables/chairs/booths
- f) Stages/Dance Floors/DJ Booths
- g) Shelving/display areas
- h) All kitchen equipment
- i) Coolers/freezers/etc.
- j) Vending machines/amusement games/etc.

Residential Layouts

- a) Bedrooms
- b) Common areas (living room, kitchen, dining room)
- c) Bathrooms, hallways and closets

- 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.

11/2017

PLANS REVIEW FORM

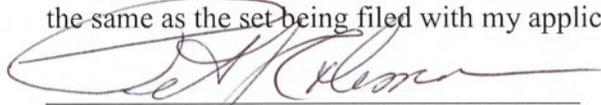
This form is to be signed by the person who reviews the submitted plans at the Division of Code Enforcement, 201 E. Washington Street. Room 101. This signed form must accompany any applications for variances, special permits, site plan reviews, or other similar zoning reviews that are to be filed by 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.

5/2013

Short Environmental Assessment Form

Part 1 - Project Information

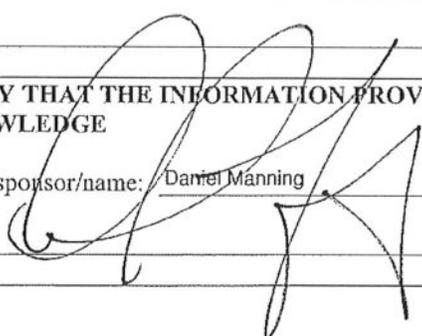
Instructions for Completing

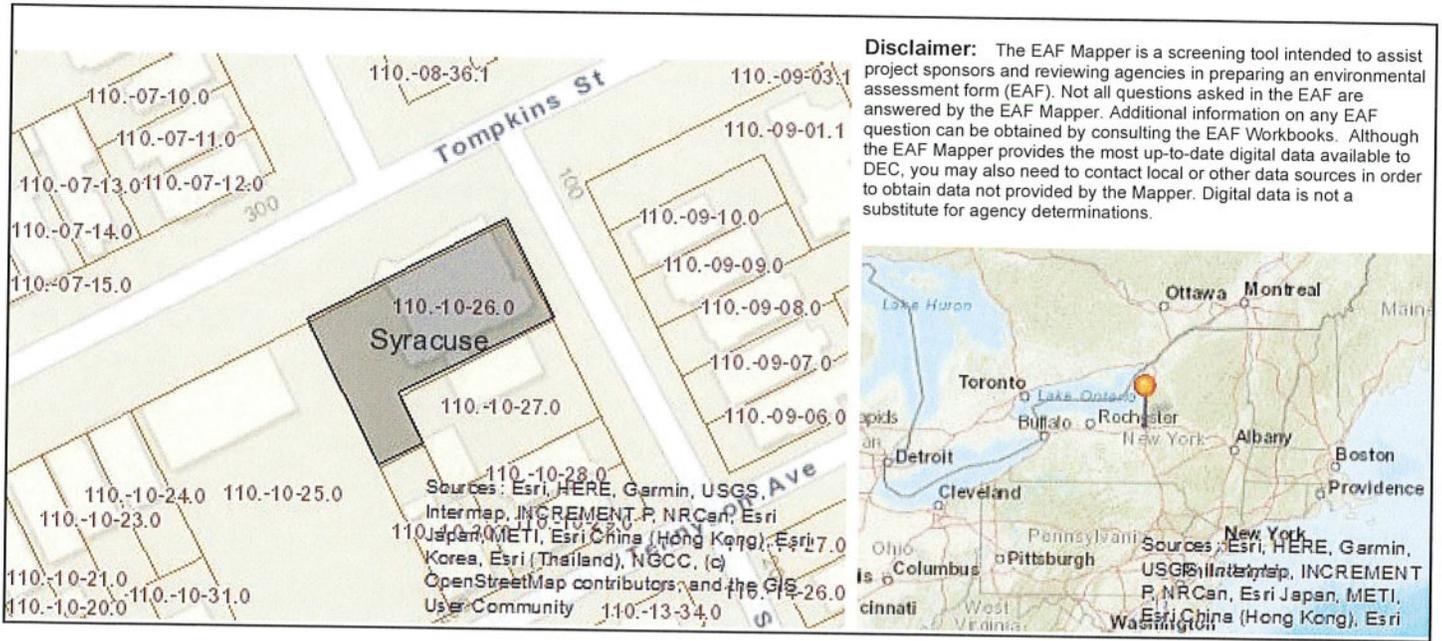
Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. 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: Coleman's Pub - Front Addition & Outdoor Side Patio			
Project Location (describe, and attach a location map): 100 S Lowell Ave, Syracuse, NY 13204			
Brief Description of Proposed Action: THE PROJECT SCOPE OF WORK CONSISTS OF AN ADDITION ON THE EAST SIDE OF THE BUILDING FOR THE FIRST LEVEL ON SOUTH LOWELL AVE., AS WELL AS EXTERIOR PATIO SPACE ON TOMPKINS STREET. THE FIRST FLOOR ADDITION IS 494 sq.ft. OF SPACE.			
Name of Applicant or Sponsor: Daniel Manning		Telephone: 315-424-0141	
		E-Mail: dmanning@dam-pllc.com	
Address: 225 Wilkinson St., Suite 106			
City/PO: Syracuse		State: NY	Zip Code: 13204
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 <input type="checkbox"/>
			YES <input 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: City of Syracuse Zoning			NO <input type="checkbox"/>
			YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		_____ .268 acres	
b. Total acreage to be physically disturbed?		_____ .032 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		_____ 1.117 acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input checked="" type="checkbox"/> Other(Specify): Parking			
<input type="checkbox"/> Parkland			

		NO	YES	N/A
5. Is the proposed action,	a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?		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"/>	
		<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 type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/> Urban <input checked="" 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? If Yes,	NO	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 checked="" type="checkbox"/>	<input type="checkbox"/>
If Yes, briefly describe: _____ _____		
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)? If Yes, explain the purpose and size of the impoundment: _____ _____	NO	YES
	<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? If Yes, describe: _____ _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____ _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor/name: <u>Daniel Manning</u> Date: <u>04/07/20</u> Signature:  Title: <u>Architect</u>		



Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	Yes
Part 1 / Question 12b [Archeological Sites]	No
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	No
Part 1 / Question 15 [Threatened or Endangered Animal]	No
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	No



DANIEL MANNING-ARCHITECT PLLC

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315.424.0141

April 7, 2020

City of Syracuse – Board of Zoning Appeals
201 East Washington St., Room 101
Syracuse, NY 13202
(315) 448-8640

Attn: City of Syracuse – Board of Zoning Appeals

Re: Coleman’s Pub – East Side Addition and Exterior North Side Patio – Letter of Justification
for Signage Waiver

DMA#: 19-042

Dear City of Syracuse – Board of Zoning Appeals,

Please see attached drawings for Coleman’s Pub. Refer to page G2.1 for the signage on the exterior of the building and property. Signs A, F, G, and M are the business signs, signs B, C, D, E, J, and L are heritage signs, and signs H and I are neon beer signs. The reasons for signs A, F, G are to market and advertise the main business of Coleman’s Pub. Signs B, C, D, E, J, and L are heritage signs for Coleman’s to represent the heritage and culture of the Ireland as well as Coleman’s Pub. Signs H and I are neon beers signs to advertise beer on tap at Coleman’s Pub. Refer to sheet G2.1 for all sign sizes, areas, and total signage area.

Respectfully submitted,
Daniel Manning – Architect, PLLC

Daniel J. Manning, AIA
LEED Certified Professional

DANIEL MANNING – ARCHITECT, PLLC
LEED ACCREDITED PROFESSIONAL

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March 31, 2020

City of Syracuse – Syracuse Planning Commission
201 East Washington St., Room 101
Syracuse, NY 13202
(315) 448-8640

Attn: Syracuse Planning Commission

Re: Coleman's Pub – East Side Addition and North Side Patio – Justification of Waivers
DMA#: 19-042

Dear Syracuse Planning Commission,

Coleman's Pub received a Special Permit Modification (SPM) for the use of the 12 feet x 24 feet patio on the east side of the building (South Lowell Street), for patron dining on May 17, 1988. According to the 1988 Special Permit Modification, the increased customer area required ten (10) additional off-street parking spaces.

Coleman's currently want to construct a new addition at this east side patio area of 494 square feet. Based upon the current Special Permit Parking Requirements; 17 additional, off-street parking spaces are required. Since the 1988 SPM required 10 off-street parking spaces, the new building addition would only require an additional 7 off-street parking spaces.

The current property operates with only 93 parking spaces with a current customer area of 4,417sq.ft. The new addition totaling 494 square feet & requiring 7 off-street, parking spaces would bring the required parking total to 156. This new addition provides 27 actual seats within the new addition space.

Peter Coleman asked me to incorporate his personal reasoning for the parking space waiver:

"When requesting a waiver, it may seem difficult to plead "hardship" in the traditional sense of the word in the case of Coleman's, because we have run a successful business on the corner of South Lowell & Tompkins for 87 years. We must have room for growth to thrive & in order to do that we must make the best use of our footprint. These changes we are proposing have several benefits.

The current patio space is underutilized. While our plan calls for some outdoor dining, the space currently set aside for the patio is not the best & highest use of the space.

DANIEL MANNING – ARCHITECT, PLLC
LEED ACCREDITED PROFESSIONAL

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315.424.0141

Our weekend entertainment draws the biggest crowds to Coleman's. For many years, we have recognized that customers would be more comfortable & would enjoy the experience more if there was more space available between the entertainment & the bar. We'll be able to offer private first floor space for small social gatherings more easily. Coleman's hosts many funeral luncheons. First floor space will be more accessible for elderly guests.

Here's a few facts about Coleman's:

- 1. Coleman's employs 70 people & has for 40 years.*
- 2. Coleman's average utility bill is \$4,000 a month year-round.*
- 3. Coleman's has a payroll of \$17,000 a week; nearly \$900,000 per year.*
- 4. Coleman's pays \$19,500 in real estate taxes on Coleman's; \$147,239 total on all properties owned by Celtic Reality, owned by the Coleman's.*
- 5. Coleman's invests in our community continuously with property improvements by Celtic Reality. Coleman-owned properties has set the standard for Tipperary Hill renovations.*
- 6. Coleman's generated sales tax revenue of nearly \$200,000 in 2019.*

The proposed addition calls for us to increase occupancy by 27 patrons, but we do not anticipate an impact on parking. Since the advent of Uber & other services, it has been documented many times that Coleman's is in the top 5 drop-off/pick-up locations in the City.

Coleman's has been responsible for the production & installation of four (4) monuments on Tipperary Hill:

- A. The Stonethrower's Park & monument.*
- B. Celtic Cross, brought here from Mullingar, Ireland.*
- C. Taras Shevchenko Statue in front of the St. John's Ukrainian Church.*
- D. Jerry Wilson statue outside Coleman's.*

The bottom line is, if Coleman's continues to be successful, the neighborhood will continue to thrive because Coleman's continually pours its profits back into the neighborhood & supports events by the Tipp Hill Neighborhood Association. Why? It's good for the neighborhood & it's good for business.

Coleman's has been in the same family for 87 years; with 3 generations of Coleman's at the helm. My son, Dennis, has done an excellent job running Coleman's for the last several years as General Manager. We've been blessed with 15 grandchildren, so I anticipate there will be many more generations of Coleman's at the helm."

Thank you for your consideration,

DANIEL MANNING – ARCHITECT, PLLC

LEED ACCREDITED PROFESSIONAL

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Peter J. Coleman
Publican

The Coleman's are asking for a waiver of the new additional parking spaces as well as the use of outside patio space at the north side of Coleman's Pub on Tompkins Street. Please let me know if I can provide further clarification.

Respectfully submitted,
Daniel Manning – Architect, PLLC

Daniel J. Manning, AIA
LEED Certified Professional

DANIEL MANNING – ARCHITECT, PLLC
LEED ACCREDITED PROFESSIONAL

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SMALL ADDITION AND EXTERIOR UPGRADES:

100 SOUTH LOWELL AVE.,

Syracuse, NY 13204

PROJECT SITE REVIEW



DANIEL MANNING-ARCHITECT PLLC

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JANUARY 31, 2020

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Section 2 – Proposed Material Selections / Specifications

MAR 12 2020

Section 1 – Site Photo Key & Existing Photographs

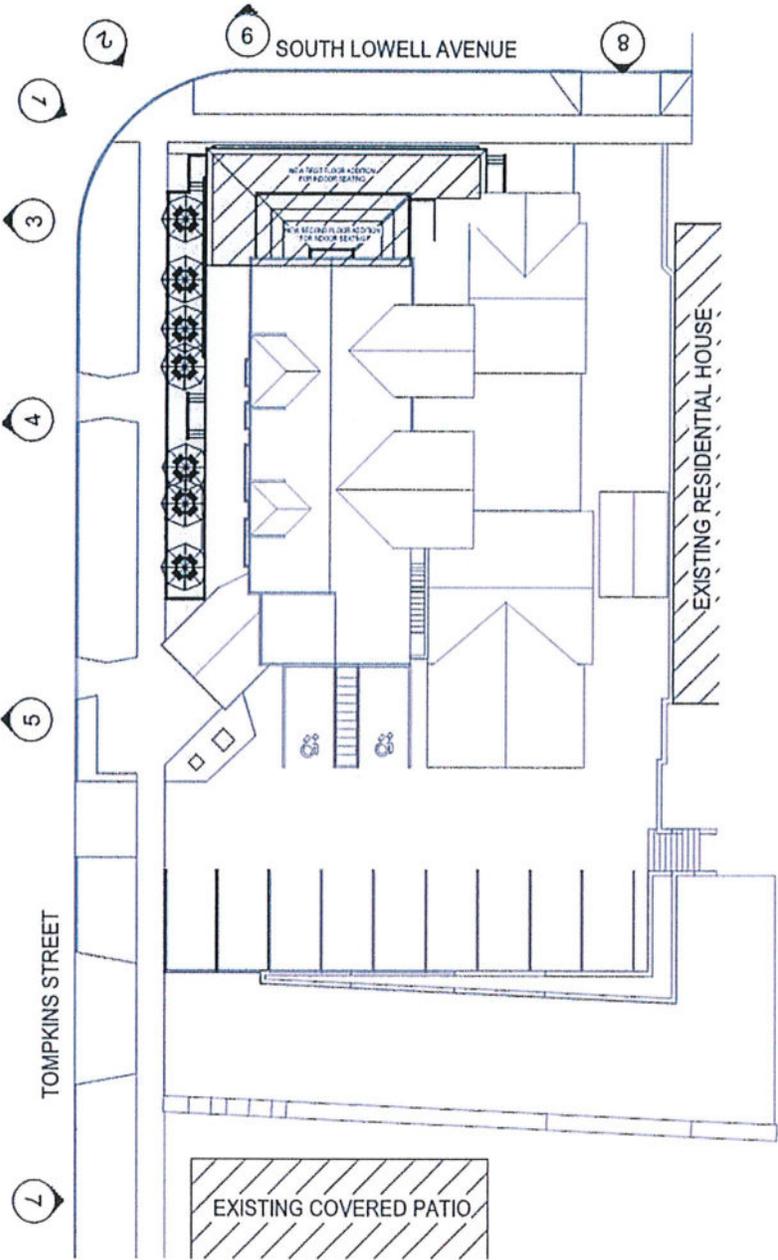




IMAGE-1



IMAGE-2

100 SOUTH LOWELL AVE.,
Syracuse, NY 13204



IMAGE-3



IMAGE-4

100 SOUTH LOWELL AVE.,
Syracuse, NY 13204



IMAGE-5



IMAGE-6

100 SOUTH LOWELL AVE.,
Syracuse, NY 13204

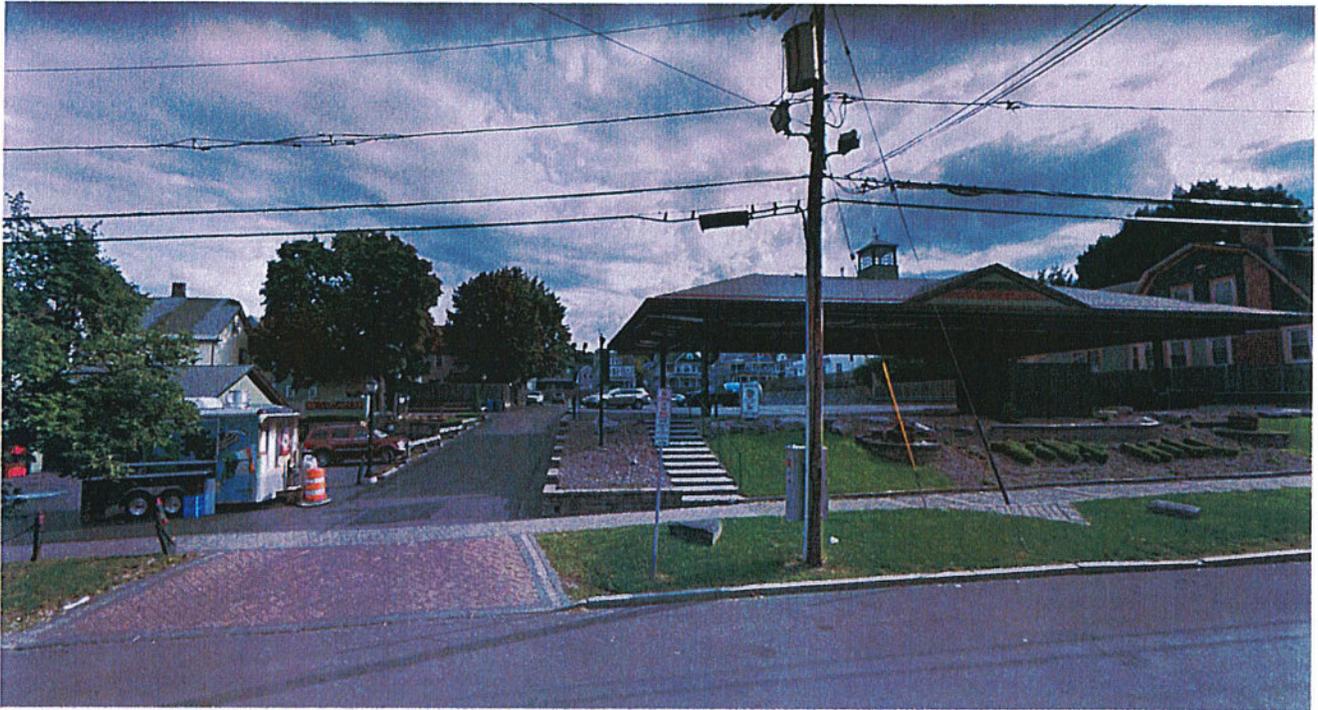


IMAGE-7



IMAGE-8

100 SOUTH LOWELL AVE.,
Syracuse, NY 13204

Section 2 - Proposed Materials and Specifications

MAR 12 2020

Proposed Materials – Match Existing

Below is a list of materials that will match the existing conditions within the new addition design intent.

- Siding
- Trim
- Shingle Roofing
- Paint Color
- Awnings

Proposed Fencing

Product: Ameristar (Assa Abloy) – Echelon Aluminum Fence

MAR 12 2020



Fence Products X

Montage

Montage Plus

Montage Commercial

Montage II

Aegis Plus

Aegis II

Aegis II Xtreme

Echelon

Echelon Plus

Echelon II

Stalwart

Stalwart Optima

Stalwart IS

Stalwart II

Impasse II

Matrix

Matrix Alpha

WireWorks Plus

WireWorks Anti-Climb

Gate Products +

Echelon



Residential Aluminum Fence

Our Echelon line of residential decorative aluminum fence is best known for its outstanding strength, derived from a unique ForeRunner rail design. The ForeRunner rail allows this aluminum fence to follow changes in elevation while maintaining a secure distance under the fence. The Echelon rail also has an internal reinforcing web that allows the fence to take more abuse than conventional ornamental aluminum fences.

Features

- Internal Locking System
- Reinforced Webbed Rail

1/10/2020

Echelon - Ameristar Fence Products

Related Materials +

Bollards & Barriers

- Fully Rakeable Panels
- Maintenance Free Coating
- Good Neighbor Profile
- Limited Lifetime Warranty



Specification Quick Look

+

Downloads

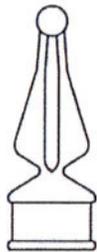
+

Product Options

+

Finials & Adornments

x



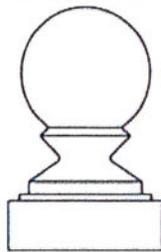
Quad Flare



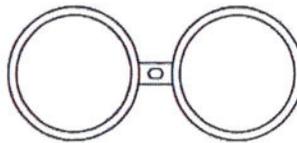
Triad



Royalty



Ball Cap



Double Rings



Butterfly Scroll

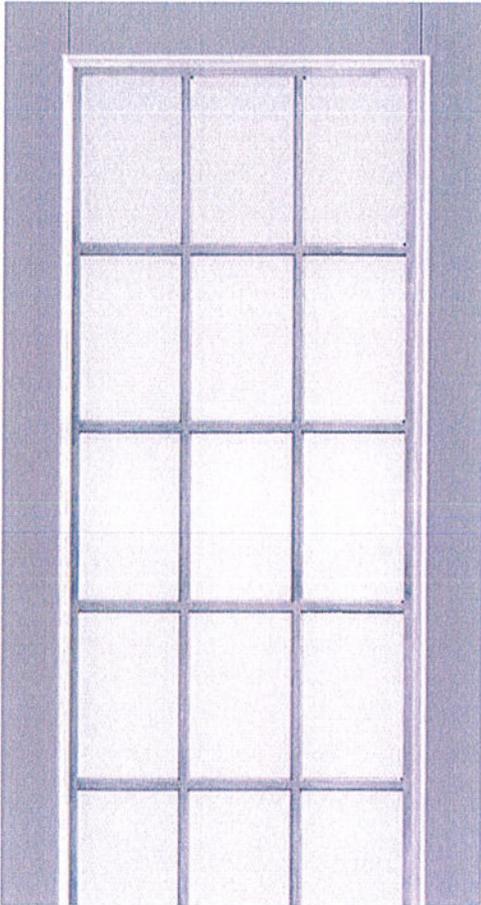
Proposed Door Option

Product: Therma Tru – Classic-Craft Canvas Collection



Classic-Craft® Canvas Collection® 
Full Lite W/ Stile Lines | Style No. CCV10015-RG 

 (0) [Write a review](#)



1 Available Size
3'0" x 6'8"

>

THERMA-TRU VIBRANT PAINT OPTIONS

 **Alpine** ▼

Want to see other finishing options? Visit our [finishing page](#) to view all paint and stain options available through Therma-Tru.

GLASS OPTIONS

 **Clear** ▼

 **Colonial 15 Lite 3Wx5H Removable Wood Grilles** ▼

Be Inspired by Our Community



Overview ▼

Features

- Architecturally correct design – up to 25% wider panels
- Solid hardwood square edges
- Realistic wood grain
- Deeper panel embossments – handcrafted details
- More than 10% wider glass, in a wide range of styles
- Enhanced weather resistance
- Excellent security and durability
- High energy-efficiency R-values
- Edge-to-edge moisture protection



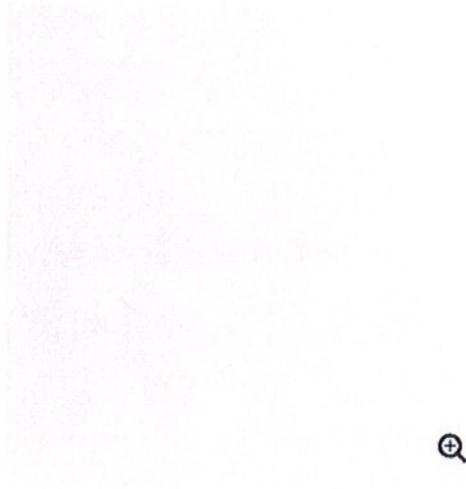
A *Consumers Digest* Best Buy repeat winner. "... the least expensive fiberglass entry door that we found to combine a high-quality replication of the look of real wood with a lifetime warranty." – *Consumers Digest*

Literature

- [Brochure](#)
- [Full-Line Catalog](#)
- [Warranty](#)
- [PrismaGuard Stain Warranty](#)
- [Same-Day Stain Warranty](#)
- [Tru-Defense Warranty](#)
- [Door System Brochure](#)
- [Technical Manuals](#)
- [Building Codes](#)
- [Door Specifications and Data](#)

- [3 Part Spec](#)
- [Easy Spec](#)
- [ENERGY Star](#)

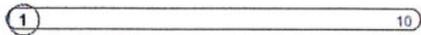
Glass Details



Clear

Clear Glass is fully transparent, delivering an unobstructed view.

Glass Privacy Rating



Proposed Windows

Product: Marvin - Ultra Picture Narrow Frame



MARVIN > SIGNATURE COLLECTION > MARVIN SIGNATURE™ ULTIMATE > ULTIMATE PICTURE NARROW FRAME

ULTIMATE PICTURE NARROW FRAME

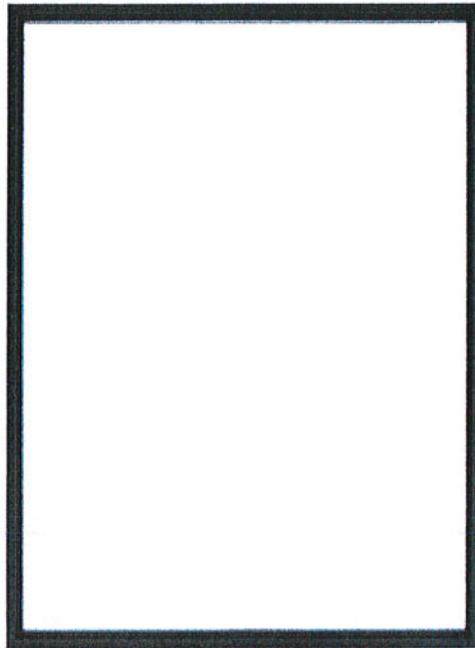


The Marvin Signature™ Ultimate Picture Narrow Frame window offers a classic style in a non-operable window. It's perfect for bringing expansive views and natural light into a room, and the window's narrow frame allows for window replacement without disturbing existing interior or exterior trim. Durable and energy-efficient, it can be sized to match accompanying operable windows for a

<https://www.marvin.com/products/collections/signature/ultimate/picture-narrow-frame>

1/8

streamlined design with flexible design options like wood species and stains to create a custom look.



Features of the Ultimate Picture Narrow Frame Window

- Available in a large range of size options
- Uninterrupted expanses of glass frame views where operable windows aren't necessary
- Suits new construction, remodeling, or full-frame replacement
- Coastal/hurricane certification of IZ3
- CE certification

<https://www.marvin.com/products/collections/signature/ultimate/picture-narrow-frame>

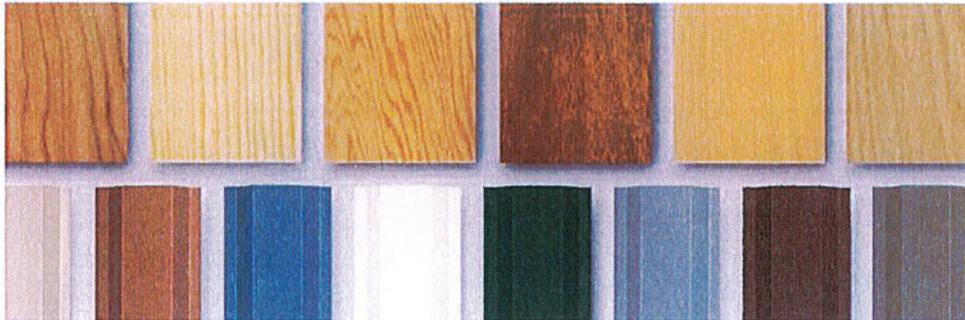
2/8

SIGNATURE COLLECTION

Marvin Signature Ultimate

Our broadest range of product types, sizes, configurations and design options.

[> LEARN ABOUT SIGNATURE ULTIMATE](#)



Materials

Low-maintenance extruded aluminum exteriors with your choice of rich wood interior, or wood throughout.

[> LEARN ABOUT MATERIALS](#)

Proposed Siding

Product: ½" x 6" x 72" length – New England Pine Bevel Siding

2/18/2020

1/2 in. x 6 in. x 72 in. New England Pine Bevel Siding-143 - The Home Depot

[Home](#) / [Lumber & Composites](#) / [Boards, Planks & Panels](#) / [Appearance Boards & Planks](#)

Internet #202691717 Model # 143 Store SKU #867308



[Save to Favorites](#)

1/2 in. x 6 in. x 72 in. New England Pine Bevel Siding

★★★★☆ (4) [Write a Review](#)

\$23⁵⁸

Save up to \$100* on your qualifying purchase.
[Apply for a Home Depot Consumer Card](#)

Quantity

Pick Up In Store Today

Aisle 24, Bay 015 [Text to Me](#)

10 in stock at Camillus

[Add to Cart](#)

[Check Nearby Stores](#)

or

<https://www.homedepot.com/p/1-2-in-x-6-in-x-72-in-New-England-Pine-Bevel-Siding-143/202691717>

1/3

We'll Deliver It to You

Schedule **Express Delivery** to your location on the day of your convenience

[How It Works](#)

Get it as soon as today

[Add to Cart](#)

Your local store: Camillus
[Store Details & Services](#)

Or buy now with

Easy returns in store and online
[Learn about our return policy](#)

Product Overview >

Inexpensive and time tested
Natural beauty of real wood
Decay resistant White Pine

Model #: 143
Sku #: 867308
Internet #: 202691717

New England Bevel Siding is made with premium grade eastern white pine. The product is locally grown and manufactured in New England. This siding has been on homes in the north east since pilgrim times. It is a very good value compared with more expensive alternatives. The natural beauty of the pine makes it a perfect choice when stain is used as a top coat. Also, consider that it is no problem to later change the color, unlike some of the alternatives.

- Easily takes stain showing natural beauty of the wood
- Locally grown and manufactured
- Great value

MAR 12 2020

2/18/2020

1/2 in. x 6 in. x 72 in. New England Pine Bevel Siding-143 - The Home Depot

- Proven product for 300-years in New England
- Note: product may vary by store
- [Click to learn how to select the right lumber for your project](#)
- California residents see [Prop 65 WARNINGS](#)

Get Everything You Need



+2 More items

Specifications



Proposed Roof Shingles

Product: Timberline Natural Charcoal Lifetime Architectural Shingles

2/18/2020

GAF Timberline Natural Shadow Charcoal Lifetime Architectural Shingles (33.3 sq. ft. per Bundle)-0601180 - The Home Depot

[Home](#) / [Building Materials](#) / [Roofing & Gutters](#) / [Roofing](#) / [Roof Shingles](#)

Internet #100658149 Model # 0601180 Store SKU #175276



Save to Favorites

Best Seller

GAF [View the Collection](#)

Timberline Natural Shadow Charcoal Lifetime Architectural Shingles (33.3 sq. ft. per Bundle)

★★★★★ (254) [Write a Review](#)

\$34⁰⁰ /bundle
Buy 36 or more **\$27.20** /bundle

Save up to \$100* on your qualifying purchase.
Apply for a Home Depot Consumer Card

Color/Finish: Charcoal



Quantity

Pick Up In Store Today

Aisle 22, Bay 005 [Text to Me](#)

135 in stock at Camillus

[Add to Cart](#)

[Check Nearby Stores](#)

or

We'll Deliver It to You

Schedule **Express Delivery** to your location on the day of your convenience

[How It Works](#)

Get it as soon as today

[Add to Cart](#)

Your local store: **Camillus**
[Store Details & Services](#)

Or buy now with

<https://www.homedepot.com/p/GAF-Timberline-Natural-Shadow-Charcoal-Lifetime-Architectural-Shingles-33-3-sq-ft-per-Bundle-0601180/100658149>

1/4

Easy returns in store and online
Learn about our return policy

Product Overview

Architectural asphalt shingles covered by Lifetime Ltd. Warranty
Classic Natural Shadow® effect provides look of even-toned wood
Class A fire rating & 130 mph wind warranty provide peace of mind

Model #: 0601180
Sku #: 775276
Internet #: 100658149

Professional installers have long preferred the rugged, dependable performance that only a Timberline roof can offer. But performance is only half the story. Since your roof can represent up to 40% of your home's curb appeal, you can improve its resale value with Timberline Natural Shadow Shingles from GAF. They'll give you the upscale look you want.

- Home Depot supplies full roofing jobs – Get your complete project checklist here!
- Architectural style that's practically priced
- Features a classic shadow effect that lends any home a subtle, even-tone with the warm look of wood in an asphalt shingle
- Highest roofing fire rating: UL class A, listed to ANSI/UL 790
- Advanced protection shingles technology reduces the use of natural resources while providing excellent protection for your home
- Dura Grip adhesive seals each shingle tightly to roof reducing the risk of shingle blow-off; shingles warranted to withstand winds up to 130 MPH (Wind speed coverage requires special installation, see GAF shingle and accessory lld warranty for details)
- Lifetime lld transferable warranty with smart choice protection (non-prorated material and installation labor coverage) for the first 10 years; see GAF shingle and accessory lld warranty for complete coverage and restrictions
- Request a quote for installation.

GAF HOME DEPOT SUPPLIES FULL ROOFING JOBS
Get Your Complete Project Checklist ✓

Get Checklist ✓

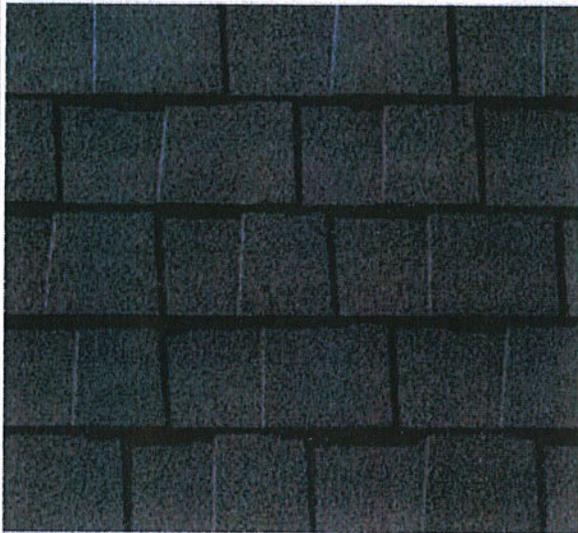
- Shop all GAF Shingles here
- California residents see Prop 65 WARNINGS

Info & Guides

- Instructions / Assembly
- Pre-Delivery/Install Checklist
- Product Brochure
- Warranty

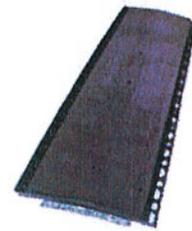
MAR 12 2020

[Shop This Collection from GAF](#)



+9 More items

[Get Everything You Need](#)



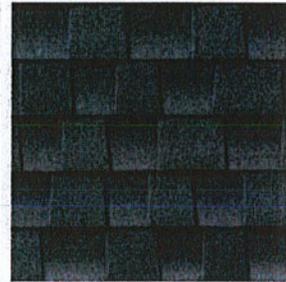
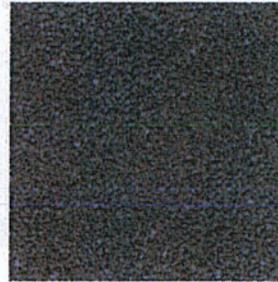
2/18/2020

GAF Timberline Natural Shadow Charcoal Lifetime Architectural Shingles (33.3 sq. ft. per Bundle)-0601180 - The Home Depot



+3 More items

Coordinating Items



Specifications

MAR 12 2020

Proposed Paint Colors

Product: Benjamin Moore

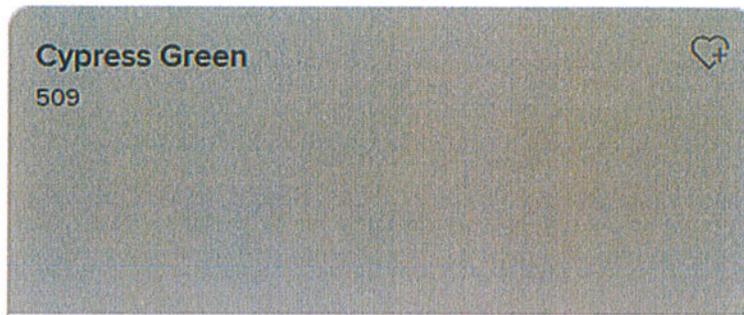
Colemans Pub Paint Colors

NOTE: All colors on new addition are to match existing building colors.

Main Color:



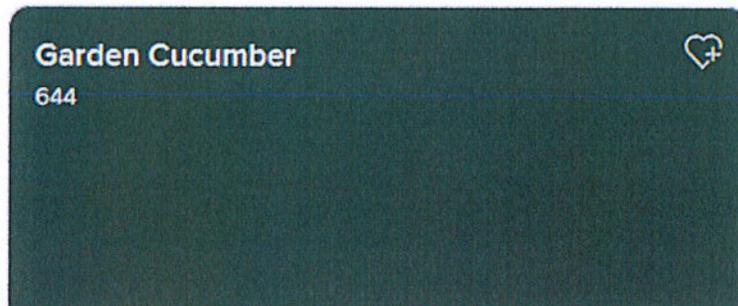
Cypress Green 509



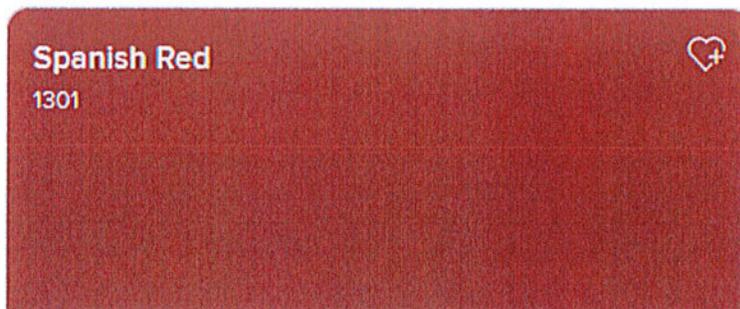
Trim Color:



Garden Cucumber 644



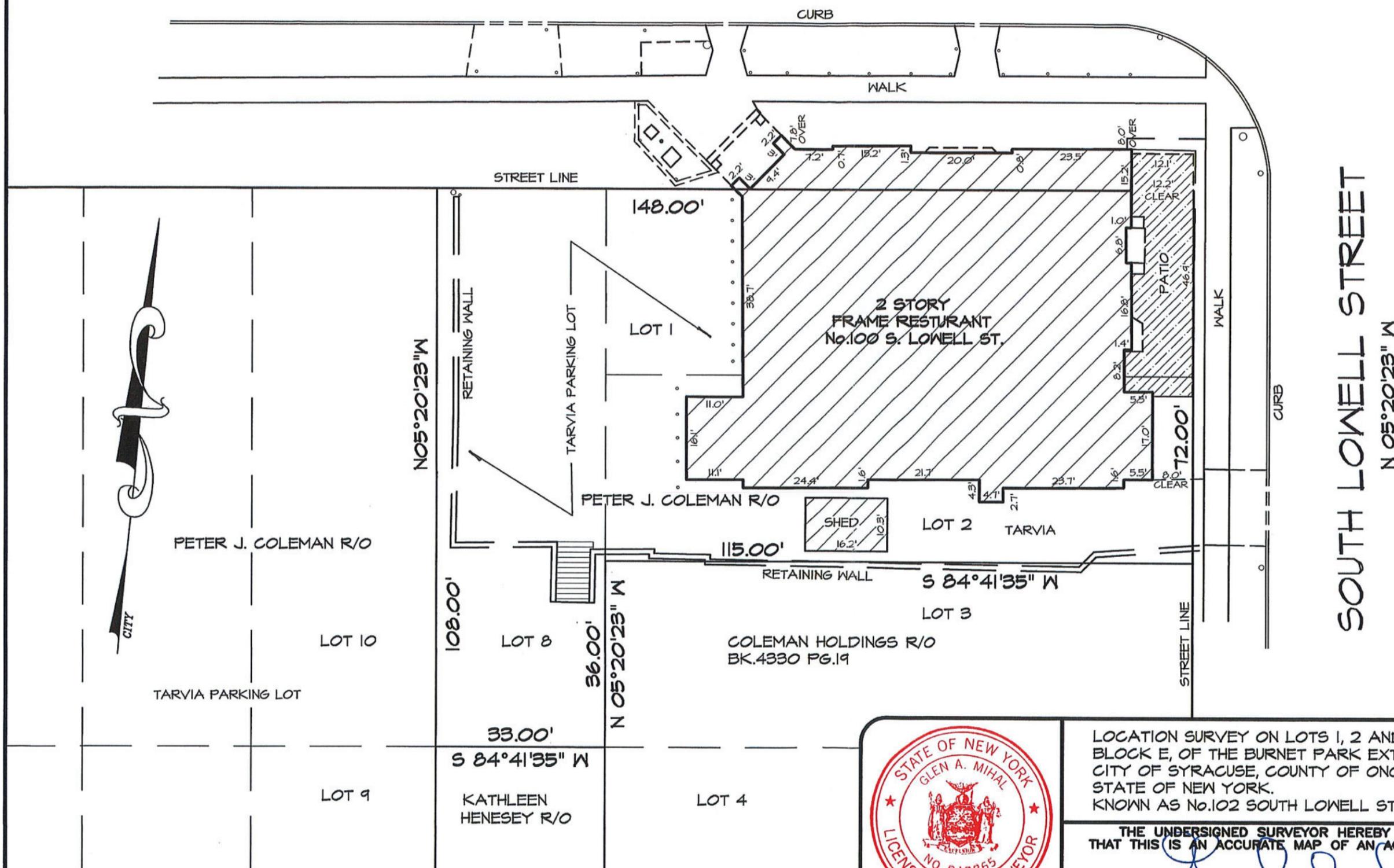
Spanish Red 1301



TOMPKINS STREET

584°41'35"W

NOTE: ORDINANCE GRANTING PERMISSION TO ENCR OACH INTO TOMPKINS STREET ORDINANCE No.479 SEPT.26, 1983
ORDINANCE GRANTING PERMISSION TO ENCR OACH INTO TOMPKINS STREET ORDINANCE No.56 FEB. 19, 1985



UNAUTHORIZED ALTERATION OR ADDITION TO THIS DRAWING IS A VIOLATION OF THE NEW YORK STATE EDUCATION LAW ARTICLE 145, SECTION 7209



LOCATION SURVEY ON LOTS 1, 2 AND 8, BLOCK E, OF THE BURNET PARK EXTENSION, CITY OF SYRACUSE, COUNTY OF ONONDAGA, STATE OF NEW YORK. KNOWN AS No.102 SOUTH LOWELL STREET

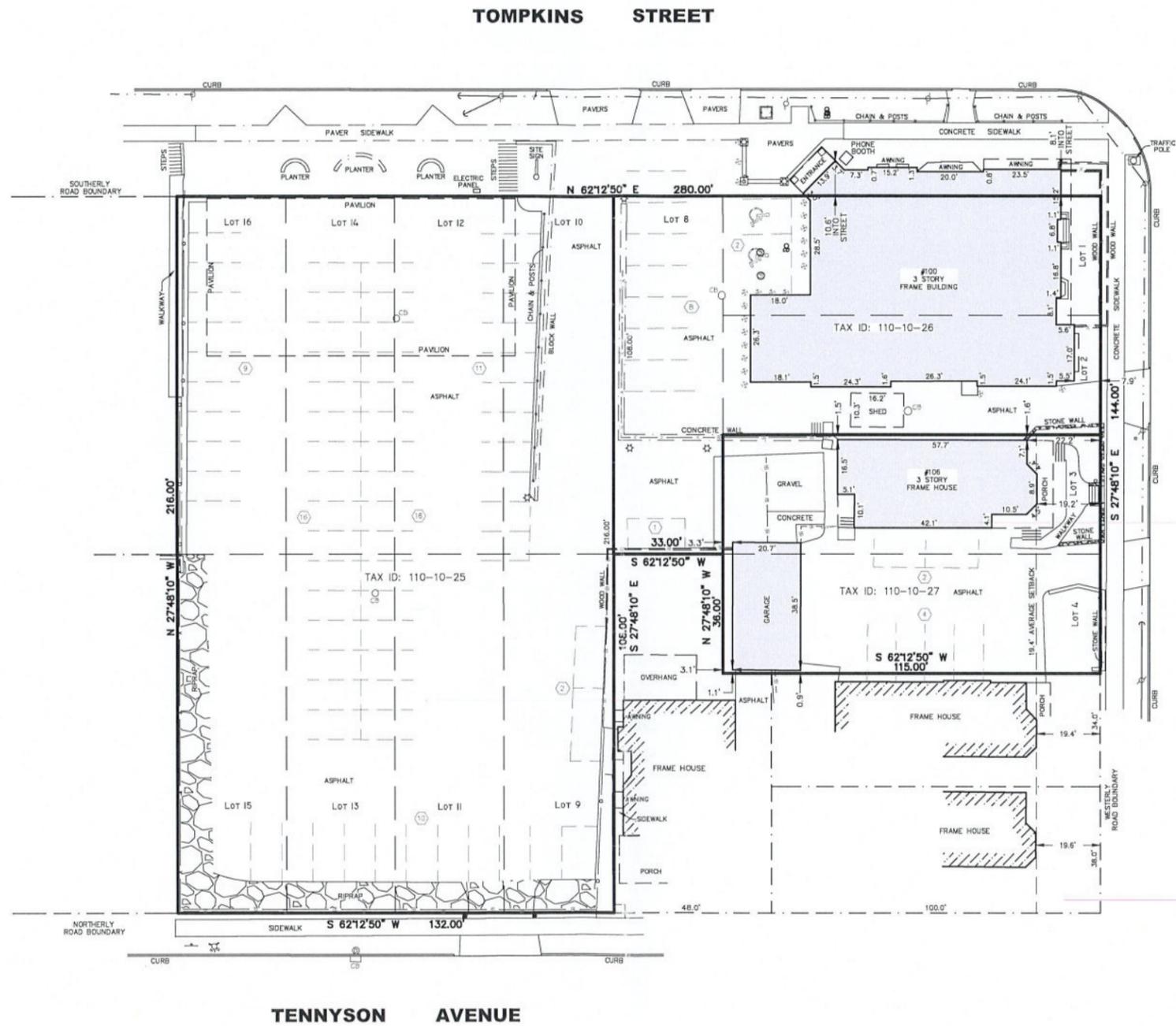
THE UNDERSIGNED SURVEYOR HEREBY CERTIFIES THAT THIS IS AN ACCURATE MAP OF AN ACTUAL SURVEY

Glen A. Mihal
GLEN A. MIHAL, L.S.#049865
LICENSED LAND SURVEYOR SYRACUSE, NEW YORK

DATE	4/30/14
SCALE	1"=20'
REVISED	
LAND SURVEYING	



- LEGEND:**
- ⊕ - UTILITY POLE
 - - GUY WIRE
 - ⊙ - LIGHT POLE
 - ⊙ - CATCH BASIN
 - ⊙ - SIGN
 - ⊙ - SEWER MANHOLE
 - ⊙ - CLEAN OUT
 - ⊙ - BOLLARD
 - - CHAIN LINK FENCE
 - - STOCKADE FENCE
 - - WIRE FENCE
 - - OVERHEAD WIRES
 - ⊕ - FLAG POLE
 - ⊕ - DRAINAGE MANHOLE
 - ⊕ - FIRE HYDRANT
 - ⊕ - HANDICAP PARKING
 - ⊕ - PARKING COUNT
 - ⊕ - GATE



NOTES:

Only survey maps with the Land Surveyor's embossed seal are genuine true and correct copies of the surveyor's original work and opinion.

Unauthorized alteration or addition to a survey map bearing a licensed land surveyor's seal is a violation of section 7209, subdivision 2, of the New York State Education Law.

Certifications indicated hereon shall apply only to the persons for whom this survey was performed and on their behalf to the title insurance company governing agency and lending institution and to the assignees of the lending institution and/or subsequent owners.

This map may not be used in connection with a "Survey Affidavit" or similar document, statement or mechanism to obtain insurance for any subsequent or future grantees.

Survey prepared without the benefit of an abstract.

Location surveys do not include the staking of the property corners except as shown.

No building construction and/or improvements can be performed until the correct applications have been submitted for approval.

The total number of parking spaces on the subject property is 81, including 2 designated handicap spaces and 14 within the Pavilion.

LANDS OF
PETER J. COLEMAN
 TAX PARCEL #110-10-25, 26 AND 27

No.	DATE	DESCRIPTION	BY

LEHR
 LAND SURVEYORS D.P.C.

116 SALINA STREET - SUITE 6
 LIVERPOOL, NEW YORK 13085
 315-451-3333
 info@lehrsurveys.com

I HEREBY CERTIFY THAT THIS IS AN ACCURATE MAP MADE FROM AN ACTUAL SURVEY.

LICENSED LAND SURVEYOR
DOUGLAS R. LEHR NYSLS 49223

LOCATION SURVEY ON LOTS 1, 2, 3, 4, 8, 9, 10, 11, 12, 13, 14, 15 AND 16, BLOCK "E" OF THE BURNET PARK TRACT, FILED MAP #672			
KNOWN AS No.100 SOUTH LOWELL AVENUE, CITY OF SYRACUSE, COUNTY OF ONONDAGA, NEW YORK			
FIELD DATE: 3-9-2020	MAP DATE: 3-10-2020	SCALE: 1"=20'	DRAWN BY: WJH
REVISIONS:	DRAWING No. 20-B-51		

PROJECT:

RENOVATIONS TO:

COLEMAN'S PUB

100 S Lowell Ave,
Syracuse, NY 13204

DRAWING INDEX:

DRAWING LIST	
G1.1	COVERSHEET
G2.1	SIGNAGE
L1.0	EXISTING SITE PLAN
L1.1	NEW SITE PLAN
AE.1	EXISTING FIRST & SECOND FLOOR PLAN
A2.0	NEW FLOOR PLAN
A3.0	ELEVATIONS
A3.1	ELEVATIONS

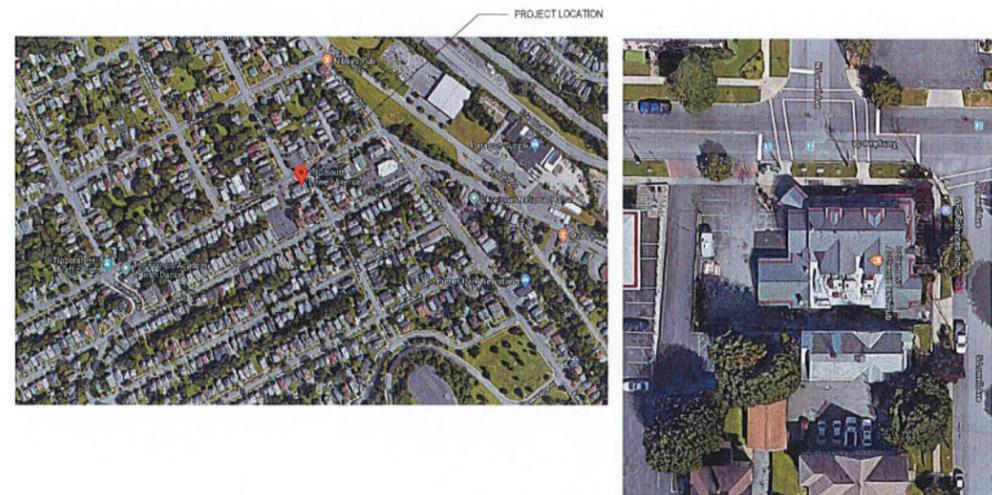
PROJECT TEAM:

OWNER:
PETER COLEMAN
100 S LOWELL AVE
SYRACUSE, NY 13204

ARCHITECT:

DANIEL MANNING-ARCHITECT PLLC
The Syracuse Business Center
225 Wilkinson Street - Suite 106 - Syracuse, NY 13204
www.danielmanning-architect.com
315.424.0141

LOCATION MAP:



DRAWING ISSUE LOG:

ZONING SUBMISSION	1/31/2020
ZONING RE-SUBMISSION	3/11/2020
ZONING RE-SUBMISSION	4/8/2020

PROJECT:
RENOVATIONS TO:
COLEMAN'S PUB
100 S Lowell Ave, Syracuse, NY 13204

ARCHITECT:
DANIEL MANNING-ARCHITECT PLLC
The Syracuse Business Center
225 Wilkinson Street - Suite 106 - Syracuse, NY 13204
www.danielmanning-architect.com
315.424.0141

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PROJECT NORTH

Revision	
No	Date

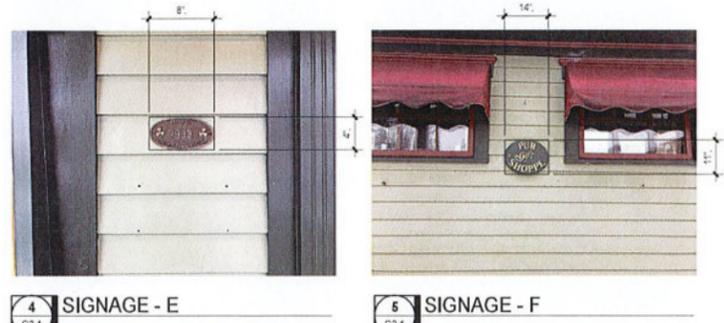
DATE 4/8/2020	SCALE
DRAWN BY TJM	JOB No. 18-042

DRAWING DESCRIPTION
COVERSHEET

SHEET NUMBER
G1.1



3 SIGNAGE - A, B, C, D, & E
G2.1



4 SIGNAGE - E
G2.1

5 SIGNAGE - F
G2.1



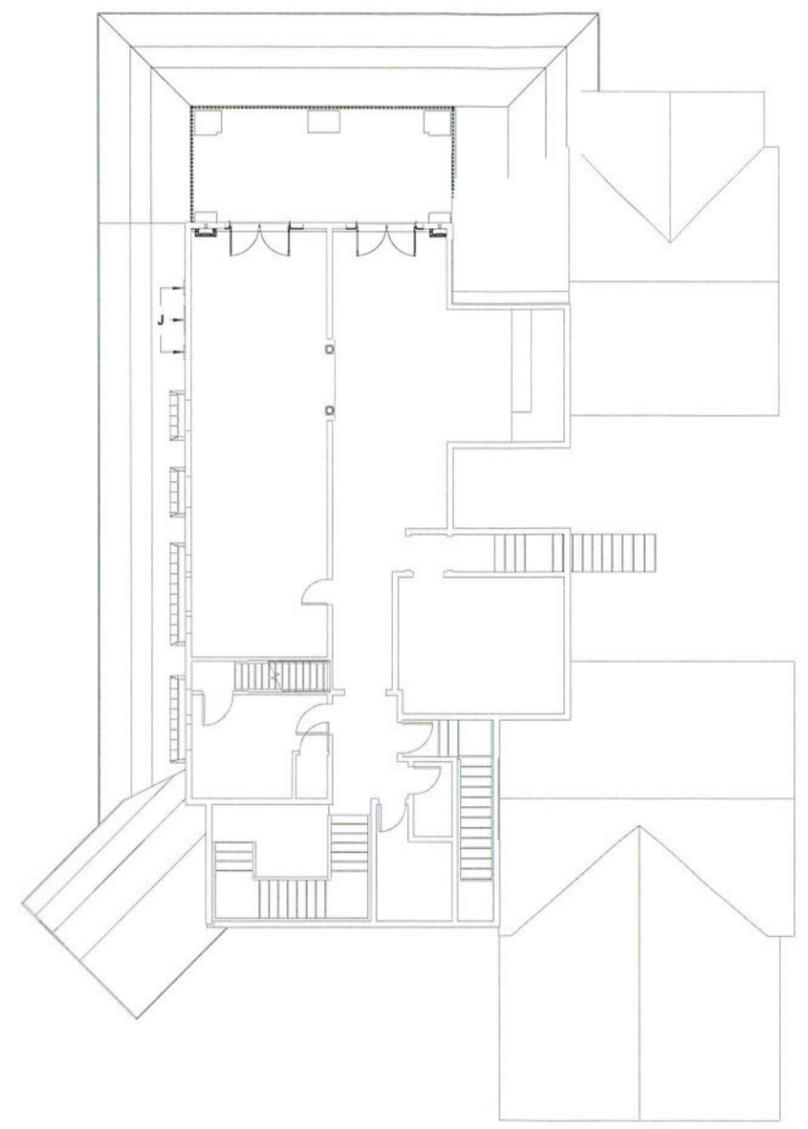
6 SIGNAGE - G
G2.1

7 SIGNAGE - H
G2.1

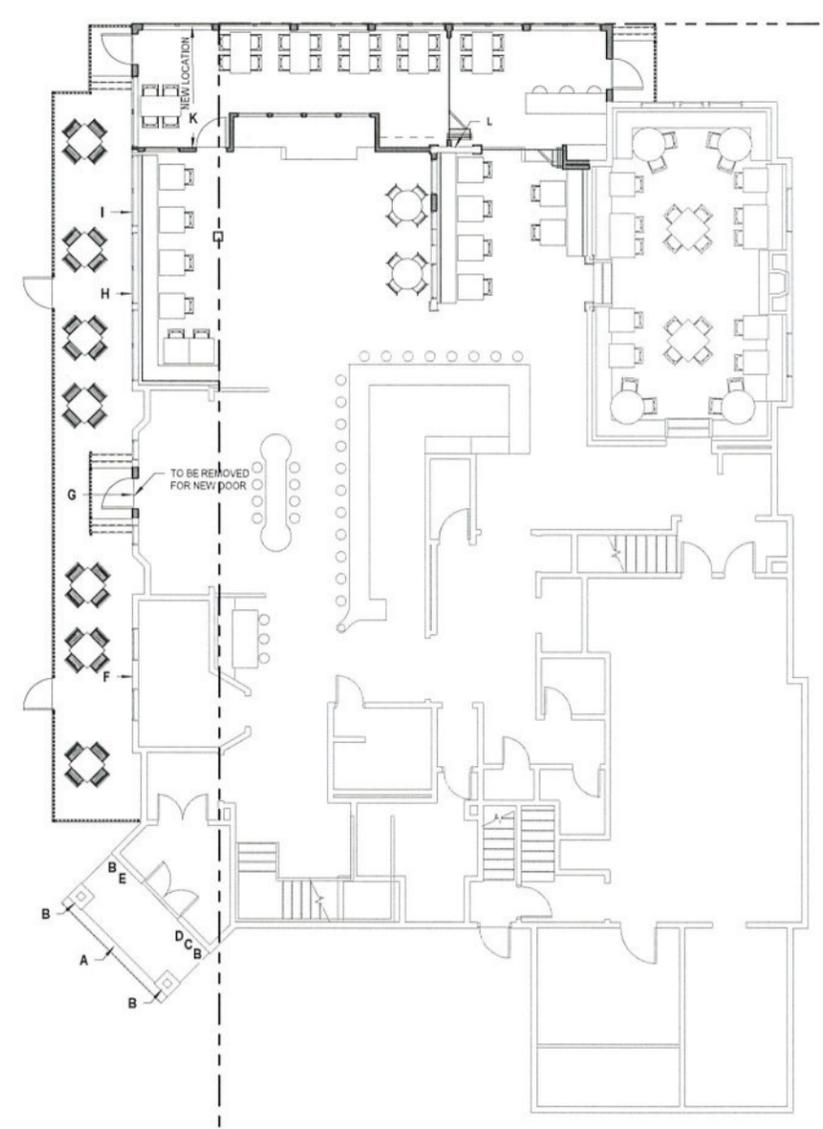


8 SIGNAGE - I
G2.1

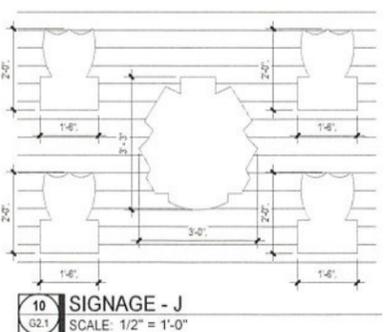
9 SIGNAGE - J
G2.1



2 SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"



1 FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"



10 SIGNAGE - J
SCALE: 1/2" = 1'-0"



11 SIGNAGE - K
G2.1



12 SIGNAGE - L
G2.1



13 SIGNAGE - M
G2.1

TOTAL SIGNAGE AREA CHART		
SIGNAGE DESIGNATION	DIMENSIONS	AREA
SIGNAGE A	7'-0" x 3'-0"	10.5 sq.ft.
SIGNAGE B (4 TOTAL)	(4) 7" x 14"	68 (4) = 2.72 sq.ft.
SIGNAGE C	10" x 12"	.83 sq.ft.
SIGNAGE D	4" x 10"	.28 sq.ft.
SIGNAGE E	4" x 8"	.16 sq.ft.
SIGNAGE F	11" x 14"	1 sq.ft.
SIGNAGE G	20" x 30"	4.17 sq.ft.
SIGNAGE H	17" x 29"	3.42 sq.ft.
SIGNAGE I	17" x 29"	3.42 sq.ft.
SIGNAGE J (4 +1 TOTAL)	(4) 1'-6" x 2'-0" (1) 3'-0" x 3'-0"	(4) 3 = 12 sq.ft. (1) 9.75 sq.ft.
SIGNAGE K	29" x 33 1/2"	6.05 sq.ft.
SIGNAGE L	13" x 20"	1.80 sq.ft.
SIGNAGE M	42" x 61"	17.8 sq.ft.
TOTAL SIGNAGE AREA		73.92 sq.ft.

PROJECT: RENOVATIONS TO:
COLEMAN'S PUB
100 S Lowell Ave, Syracuse, NY 13204

ARCHITECT: **DANIEL MANNING-ARCHITECT PLLC**
The Syracuse Business Center
225 West Washington Street, Syracuse, NY 13204
www.danielmanning-architect.com
315.424.0141

PROJECT NORTH

Revision
No Date

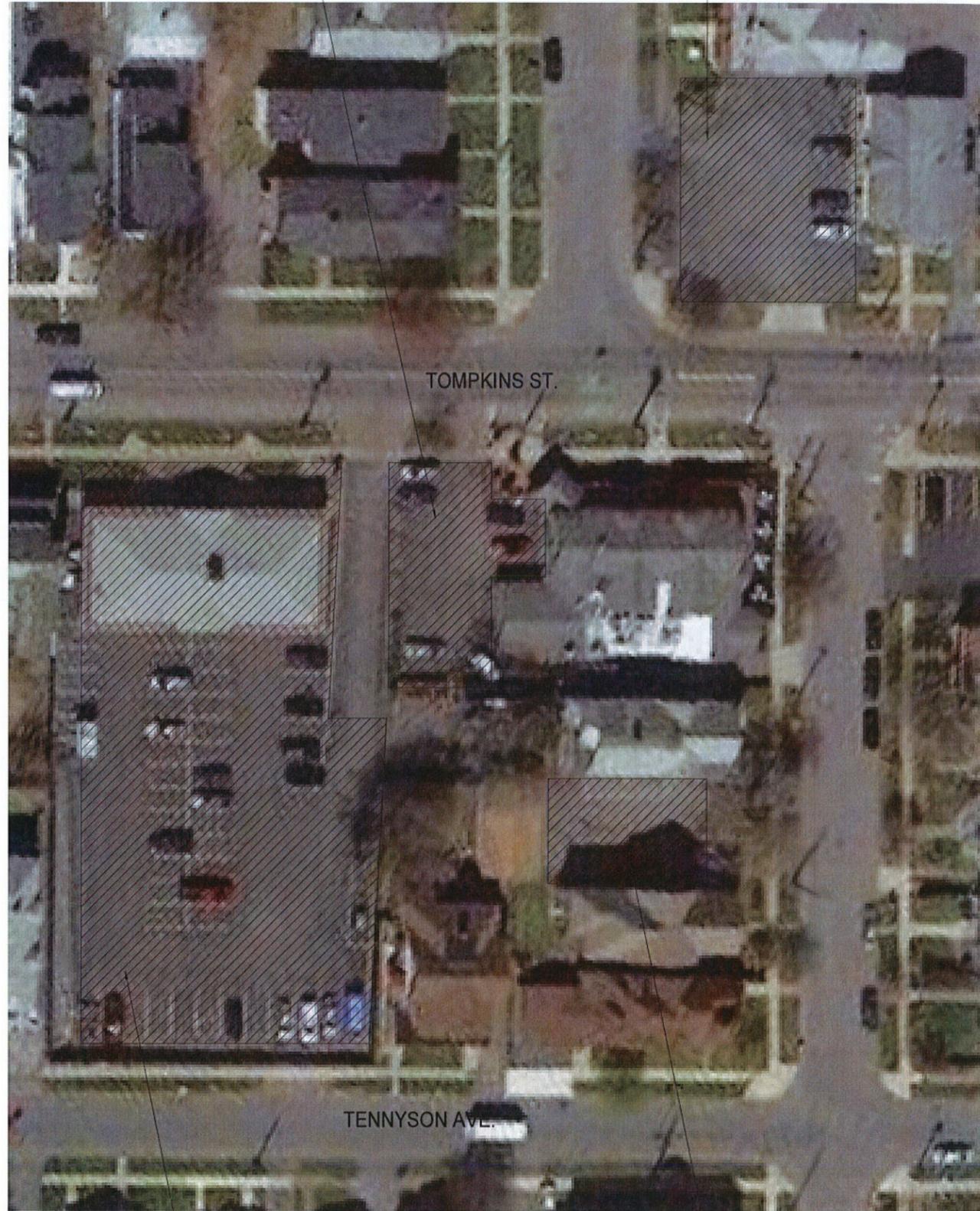
DATE: 4/8/2020 SCALE: As indicated
DRAWN BY: TJM JOB No.: 19-042

DRAWING DESCRIPTION
SIGNAGE

SHEET NUMBER
G2.1

PROPERTY PARKING LOT (11 PARKING SPACES IN TOTAL, 2 OF THE 11 ARE HANDICAP SPACES)

PROPERTY PARKING LOT. 13 PARKING SPACES IN TOTAL.



TOMPKINS ST.

TENNYSON AVE.

ADJACENT PROPERTY PARKING LOT. PROPERTY OWNED BY COLEMAN'S OWNER. (63 PARKING SPACES IN TOTAL)

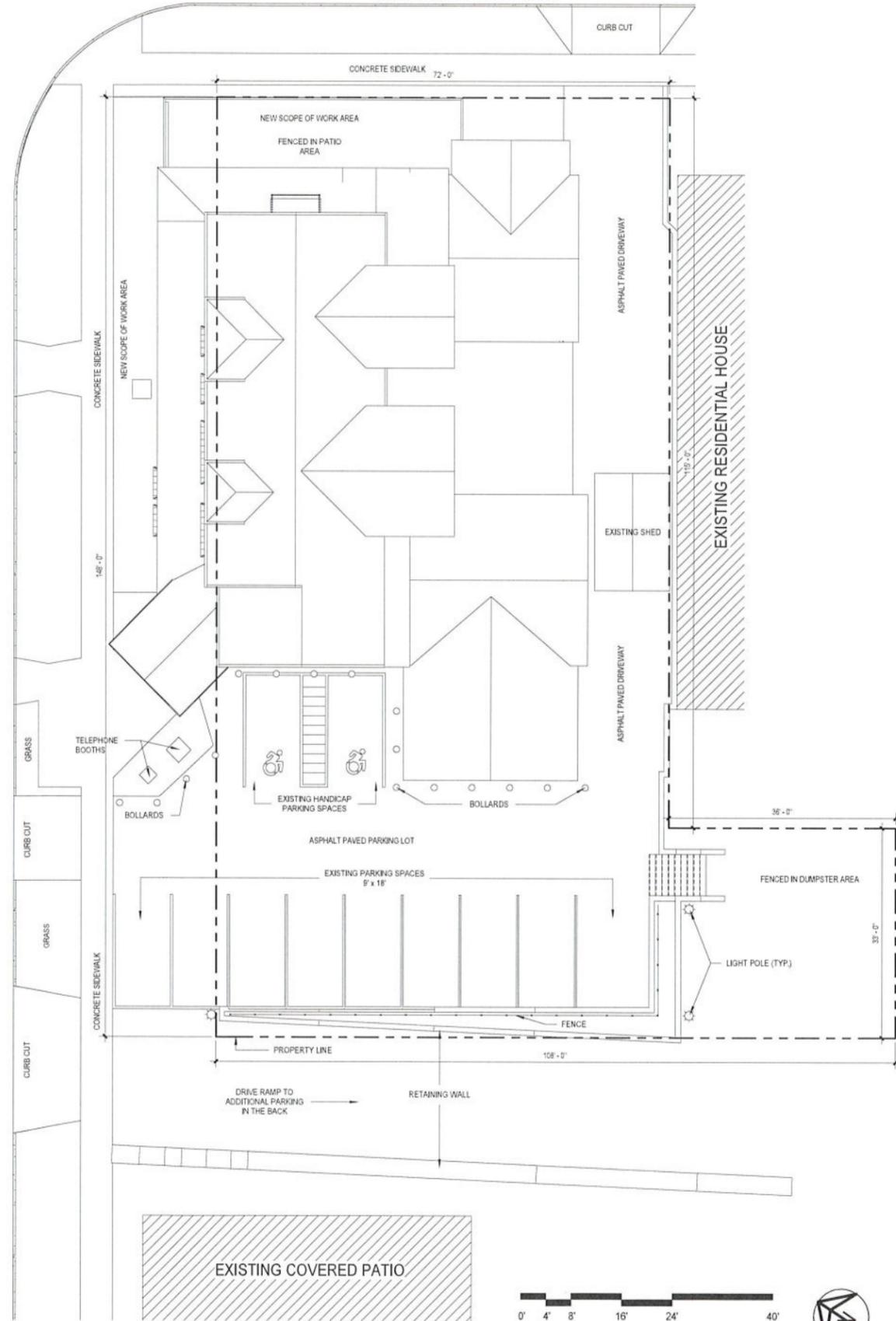
ADJACENT PROPERTY PARKING LOT. PROPERTY OWNED BY COLEMAN'S OWNER. (6 PARKING SPACES IN TOTAL)

2 OVERALL SITE PLAN
SCALE: 1" = 20'-0"

SOUTH LOWELL AVENUE

SOUTH LOWELL ST.

TOMPKINS STREET



1 EXISTING SITE
SCALE: 1" = 10'-0"

PROJECT:
RENOVATIONS TO:
COLEMAN'S PUB
100 S Lowell Ave, Syracuse, NY 13204

ARCHITECT:
DANIEL MANNING-ARCHITECT PLLC
The Syracuse Business Center, Syracuse, NY 13204
225 Westcott Street, Syracuse, NY 13204
www.danielmanning-architect.com
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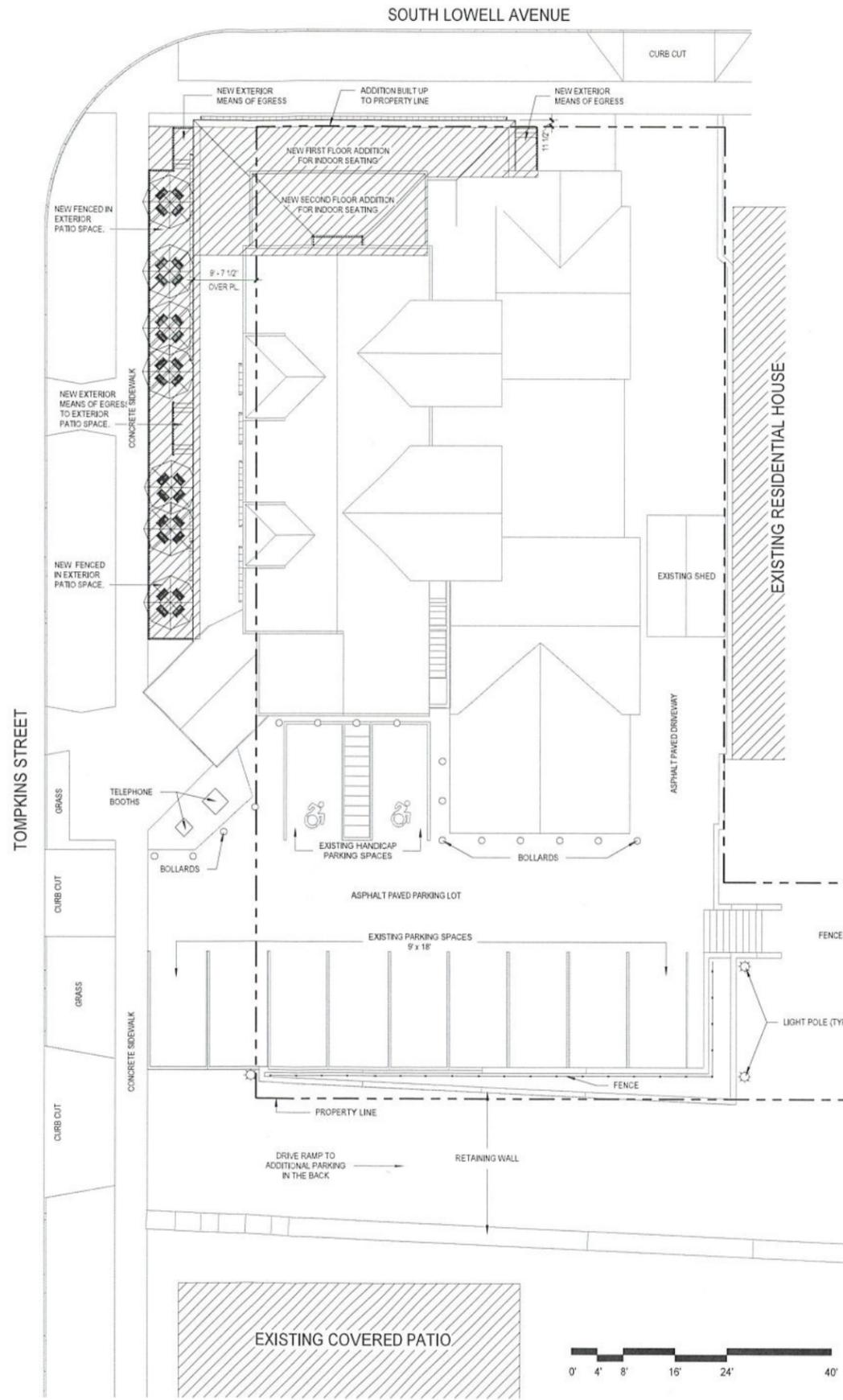
PROJECT NORTH

Revision
No Date

DATE 4/8/2020 SCALE As indicated
DRAWN BY T.J.M. JOB No. 19-042

DRAWING DESCRIPTION
EXISTING SITE PLAN

SHEET NUMBER
L1.0



PROJECT ZONING SUMMARY		
PROJECT LOCATION: 100 S LOWELL AVE., SYRACUSE, NY 13204		
TAX MAP/PARCEL ID NUMBER: 110-10-26.0		
GENERAL PROJECT DESCRIPTION: THE PROJECT SCOPE OF WORK CONSISTS OF AN ADDITION ON THE FRONT OF THE BUILDING FOR THE FIRST AND SECOND LEVEL ON NORTH LOWELL AVE., AS WELL AS EXTERIOR PATIO SPACE ON TOMPKINS STREET. THE FIRST FLOOR ADDITION IS 567 sq. ft. OF SPACE WHILE THE SECOND FLOOR OUTDOOR COVERED PATIO IS 312 sq. ft.		
ZONING DISTRICT: LOCAL BUSINESS DISTRICT, CLASS A (BA)		
BUILDING USE:	PERMITTED <input type="checkbox"/> NOT PERMITTED <input type="checkbox"/>	
SPECIAL USE PERMIT REQUIRED	YES <input type="checkbox"/> NO <input type="checkbox"/>	
EXISTING NON-CONFORMING LOT		
ZONING ITEMS		
	ALLOWED	PROVIDED
LOT COVERAGE REQUIREMENTS:		
MINIMUM LOT SIZE (SQ.FT.)	0 SQ.FT.	11844 SQ.FT.
MINIMUM FRONTAGE (FT)	0' - 0"	0' - 0"
MINIMUM LOT WIDTH (FT)	50' - 0"	72' - 0"
BUILDING AREA (FOOTPRINT)		5716 SQ.FT.
MAXIMUM LOT COVERAGE (%)	100%	48.260723%
BUILDING HEIGHT AND STORY REQUIREMENTS:		
BUILDING MAXIMUM HEIGHT	0' - 0"	0' - 0"
BUILDING MAXIMUM # OF STORIES	0 STORIES	0 STORIES
LOT SETBACK REQUIREMENTS:		
FRONT YARD SETBACK	10' - 0"	0' - 0"
SIDE YARD SETBACK	4' - 0"	-7' - 8"
BACK YARD SETBACK	22' - 2"	42' - 9"
PARKING REQUIREMENTS:		
	23 SPACES	11 SPACES
RESTAURANTS / TAVERNS: FOR EVERY 30sq.ft. OF SPACE USED FOR CONSUMPTION OF FOOD AND/OR BEVERAGES A PARKING SPACE SHALL BE PROVIDED. TOTAL AREA OF FOOD CONSUMPTION AND/OR BEVERAGE: 5,322 sq.ft. / 30 sq.ft. = 178 PARKING SPACES REQUIRED. REFER TO L1.0 FOR PARKING AREAS AND COUNT. TOTAL CURRENT PARKING IS 93 PARKING SPACES.		
LANDSCAPING REQUIREMENTS:		
GENERAL COMMENTS: EXISTING BUILDING EXTENDS OVER THE NORTH PROPERTY LINE BY 8'-6". OUR ADDITION TOWARDS THE FRONT RUNS IN LINE WITH THE EXISTING BUILDING EXTERIOR WALL AND THEN PROTRUDES OUT FROM THE FRONT UP TO THE PROPERTY LINE.		
USE VARIANCE NEEDED	NO	AREA VARIANCE NEEDED YES
REQUIREMENTS MET		
REQUIREMENTS NOT MET, AREA OR USE VARIANCE REQUIRED		
ZONING SUMMARY COMPLETION DATE		1/8/2020

CURRENT CUSTOMER SQ.FT. & PARKING		
LEVEL	SQ.FT.	PARKING REQ.
1ST LEVEL	3,333 SQ.FT.	112 SPACES
2ND LEVEL	1,084 SQ.FT.	37 SPACES
TOTAL AREA	4,417 SQ.FT.	149 SPACES
CURRENT PARKING PROVIDED		93 SPACES

NEW CUSTOMER SQ.FT. & PARKING		
LEVEL	SQ.FT.	PARKING REQ.
1ST LEVEL	3,354 SQ.FT.	113 SPACES
OUTDOOR PATIO (TOMPKINS)	574 SQ.FT.	20 SPACES
2ND LEVEL	1,084 SQ.FT.	37 SPACES
OUTDOOR PATIO (2ND LEVEL)	300 SQ.FT.	30 SPACES
TOTAL AREA	5,322 SQ.FT.	178 SPACES
CURRENT PARKING PROVIDED		100 SPACES

1 NEW SITE PLAN - LOT #
SCALE: 1" = 10'-0"



PROJECT:
RENOVATIONS TO:
COLEMAN'S PUB
100 S Lowell Ave, Syracuse, NY 13204

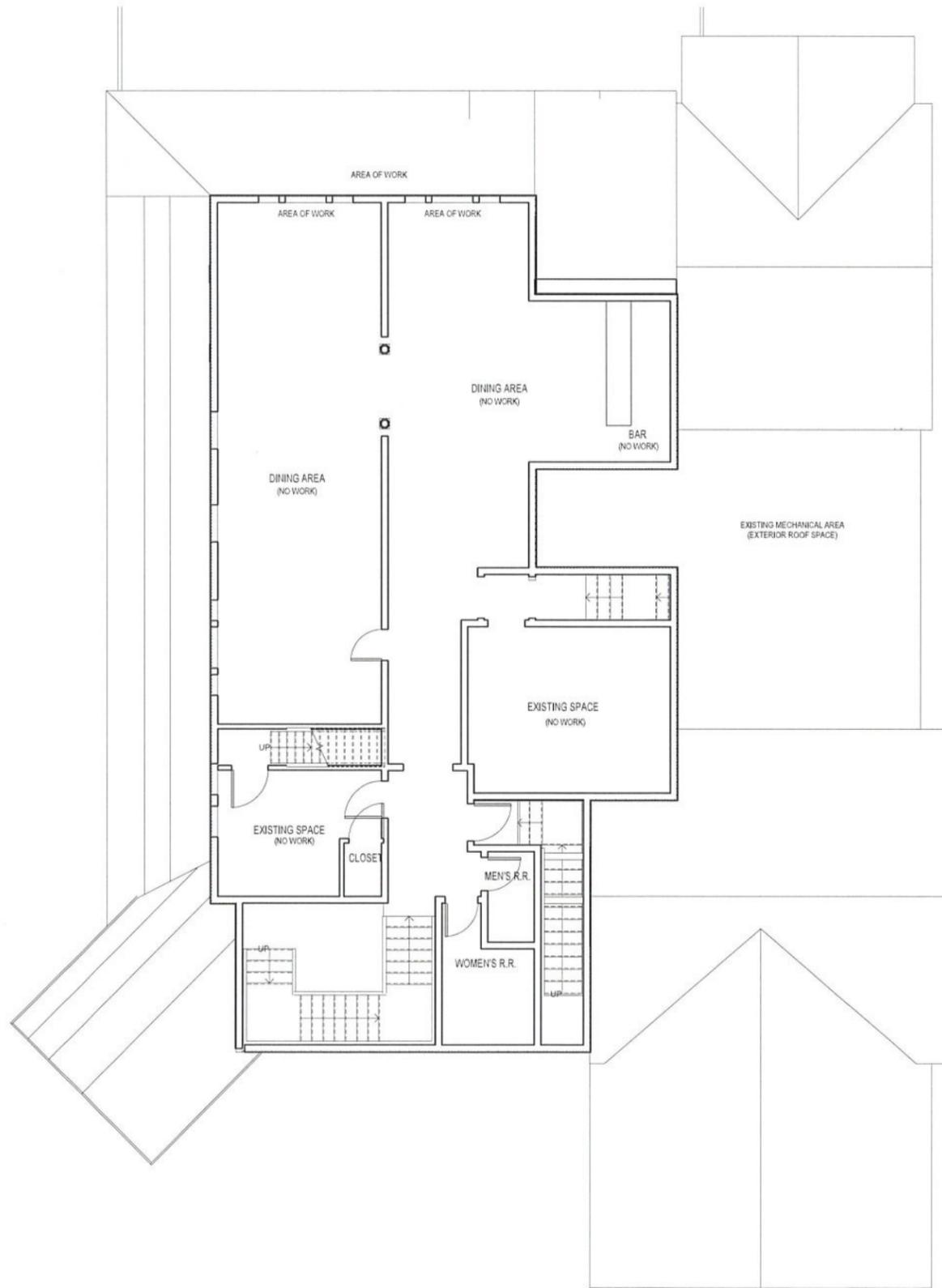
ARCHITECT:
DANIEL MANNING-ARCHITECT PLLC
The Syracuse Business Center
225 Wilkesbar Street - Suite 105 - Syracuse, NY 13204
www.danmanning-architect.com
315.423.0141

PROJECT NORTH

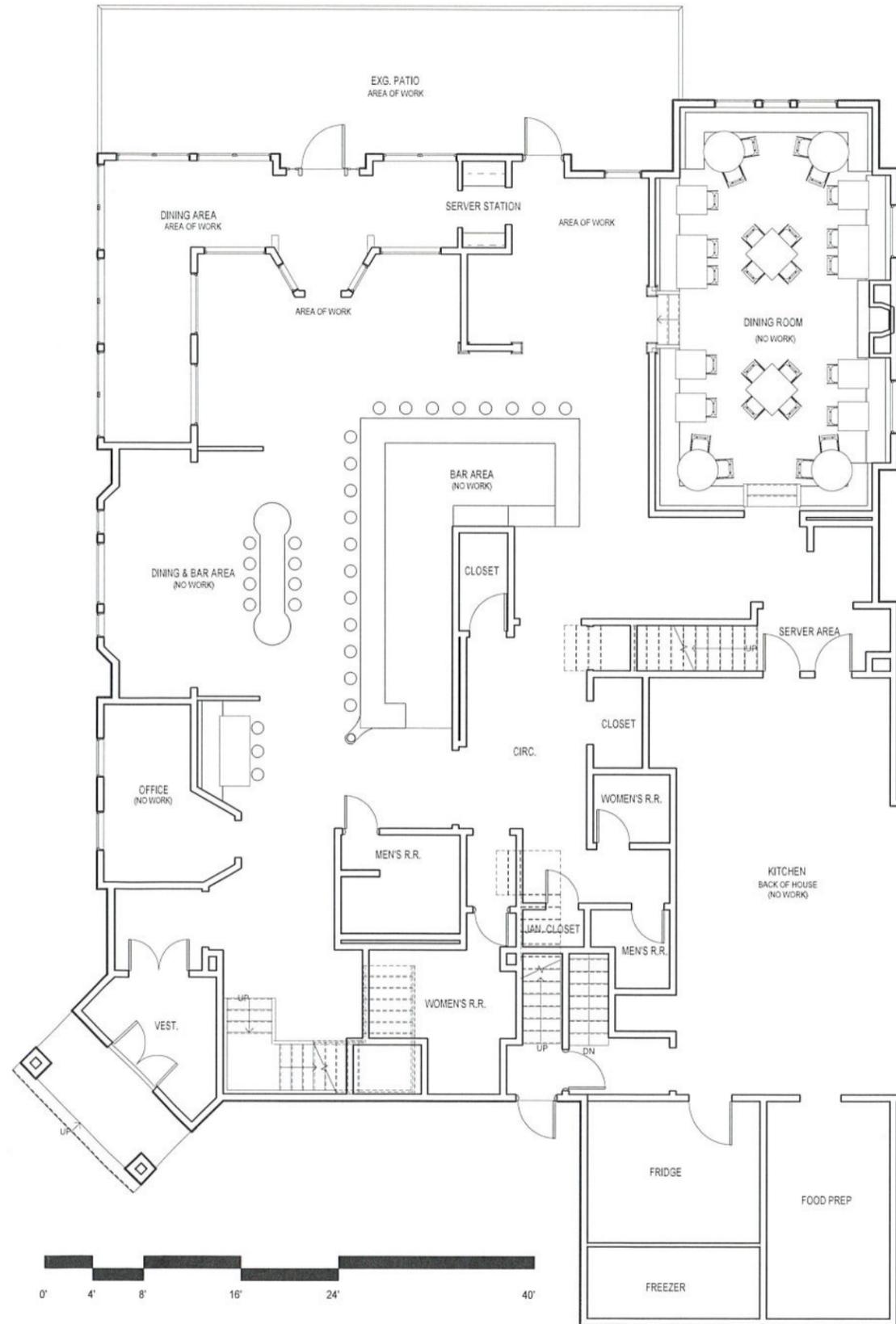
Revision	
No	Date
DATE	SCALE
4/8/2020	1" = 10'-0"
DRAWN BY	JOB No.
TJM	19-042

DRAWING DESCRIPTION
NEW SITE PLAN

SHEET NUMBER
L1.1



2 EXISTING SECOND FLOOR PLAN
 AE.1 SCALE: 3/16" = 1'-0"



1 EXISTING FIRST FLOOR PLAN
 AE.1 SCALE: 3/16" = 1'-0"



PROJECT:
 RENOVATIONS TO:
COLEMAN'S PUB
 100 S Lowell Ave, Syracuse, NY 13204

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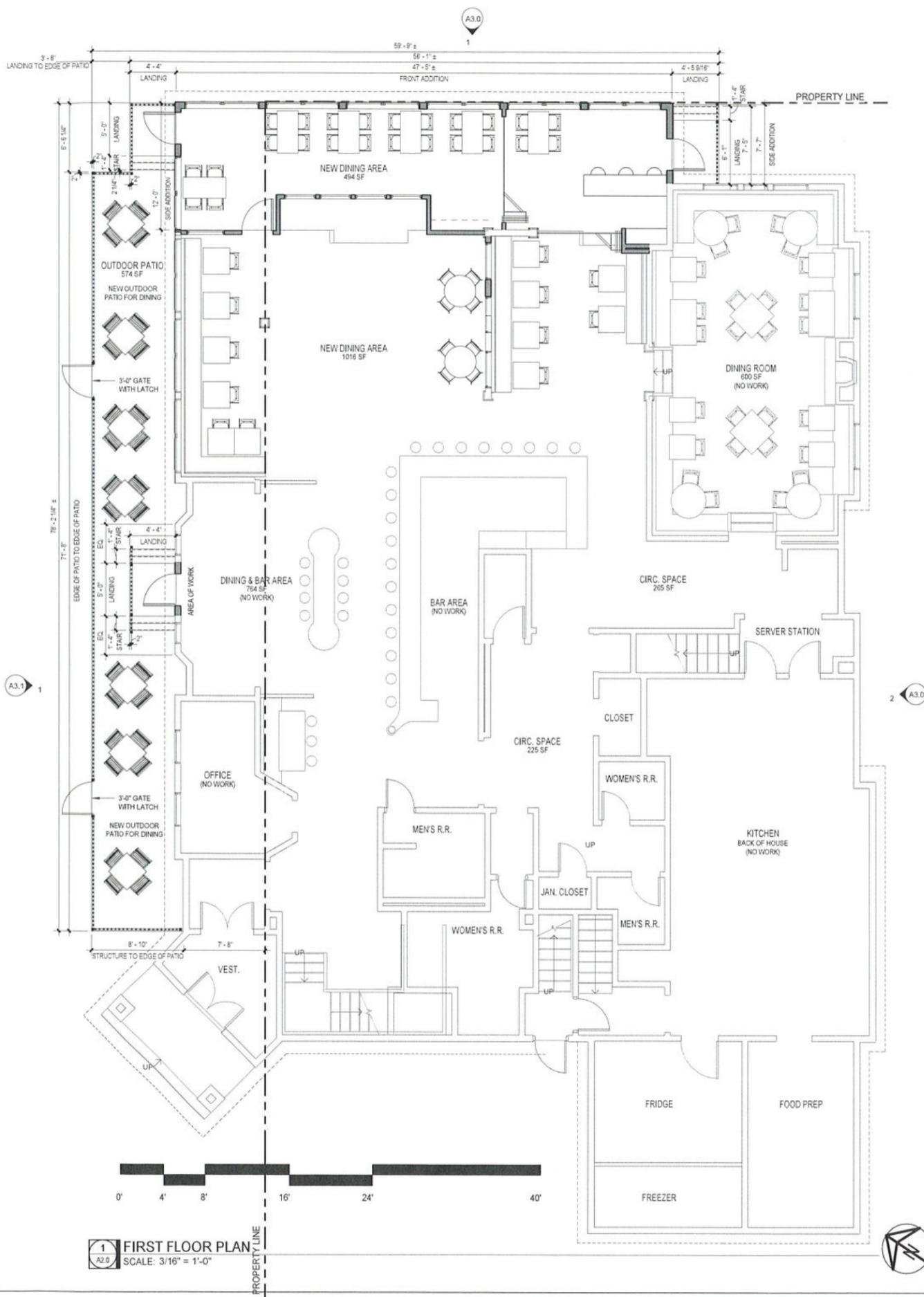
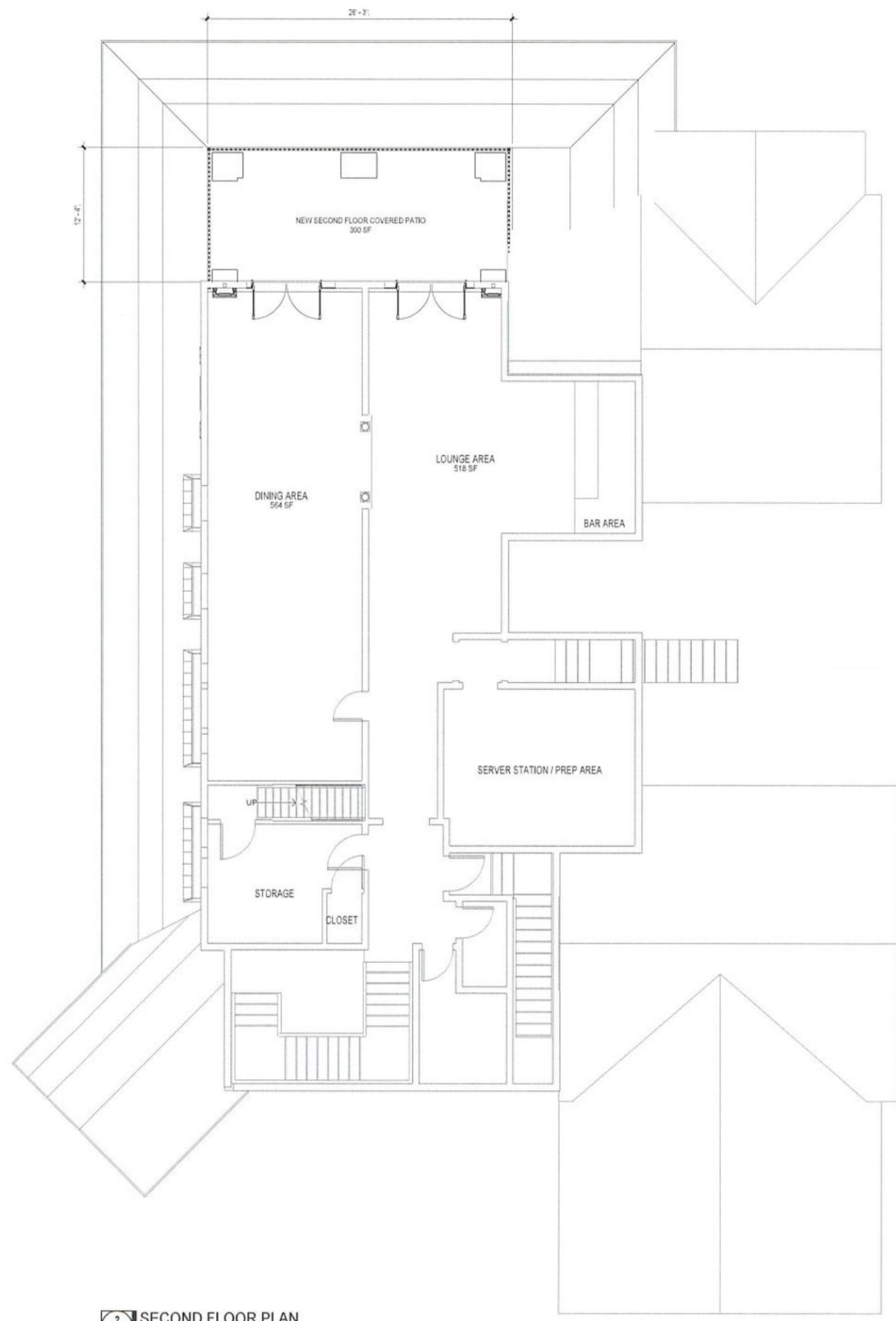
PROJECT NORTH

Revision	
No	Date

DATE 4/8/2020	SCALE 3/16" = 1'-0"
DRAWN BY TJM	JOB No. 19-042

DRAWING DESCRIPTION
EXISTING FIRST & SECOND FLOOR PLAN

SHEET NUMBER
AE.1



PROJECT:
RENOVATIONS TO:
COLEMAN'S PUB
100 S Lowell Ave, Syracuse, NY 13204

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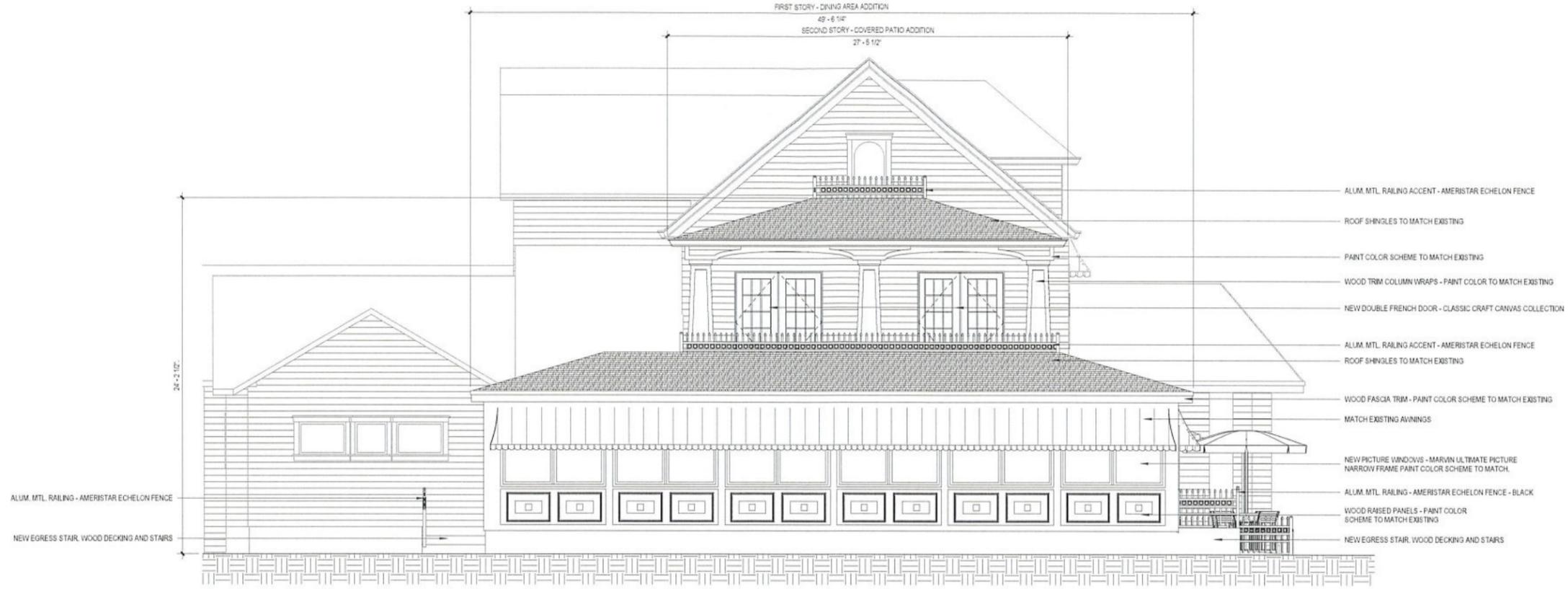
PROJECT NORTH

Revision	
No	Date

DATE: 4/8/2020
SCALE: 3/16" = 1'-0"
DRAWN BY: TJM
JOB No.: 19-042

DRAWING DESCRIPTION
NEW FLOOR PLAN

SHEET NUMBER
A2.0



1 EAST ELEVATION
 A3.0 SCALE: 1/4" = 1'-0"



2 SOUTH ELEVATION
 A3.0 SCALE: 1/4" = 1'-0"

- ALUM. MTL. RAILING ACCENT - AMERISTAR ECHELON FENCE
- ROOF SHINGLES TO MATCH EXISTING
- PAINT COLOR SCHEME TO MATCH EXISTING
- WOOD TRIM COLUMN WRAPS - PAINT COLOR TO MATCH EXISTING
- NEW DOUBLE FRENCH DOOR - CLASSIC CRAFT CANVAS COLLECTION
- ALUM. MTL. RAILING ACCENT - AMERISTAR ECHELON FENCE
- ROOF SHINGLES TO MATCH EXISTING
- WOOD FASCIA TRIM - PAINT COLOR SCHEME TO MATCH EXISTING
- MATCH EXISTING AWNINGS
- NEW PICTURE WINDOWS - MARVIN ULTIMATE PICTURE NARROW FRAME PAINT COLOR SCHEME TO MATCH
- ALUM. MTL. RAILING - AMERISTAR ECHELON FENCE - BLACK
- WOOD RAISED PANELS - PAINT COLOR SCHEME TO MATCH EXISTING
- NEW EGRESS STAIR, WOOD DECKING AND STAIRS

- ALUM. MTL. RAILING ACCENT - AMERISTAR ECHELON FENCE - BLACK
- ROOF SHINGLES TO MATCH EXISTING
- WOOD TRIM COLUMN WRAPS - PAINT COLOR TO MATCH EXISTING
- ROOF SHINGLES TO MATCH EXISTING
- WOOD FASCIA TRIM - PAINT COLOR SCHEME TO MATCH EXISTING
- CLAP BOARD SIDING - PAINT COLOR SCHEME TO MATCH EXISTING
- MATCH EXISTING AWNINGS
- RELOCATION AND REUSE OF EXISTING DOOR
- ALUM. MTL. RAILING - AMERISTAR ECHELON FENCE - BLACK
- NEW EGRESS STAIR, WOOD DECKING AND STAIRS

PROJECT:
 RENOVATIONS TO:
COLEMAN'S PUB
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PROJECT NORTH

Revision	
No	Date

DATE 4/8/2020	SCALE 1/4" = 1'-0"
DRAWN BY TJM	JOB No. 19-042

DRAWING DESCRIPTION
ELEVATIONS

SHEET NUMBER
A3.0



PROJECT:
 RENOVATIONS TO:
COLEMAN'S PUB
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PROJECT NORTH

Revision	
No	Date

DATE: 4/6/2020
 DRAWN BY: TJM

SCALE: 1/4" = 1'-0"
 JOB No.: 19-042

DRAWING DESCRIPTION
ELEVATIONS

SHEET NUMBER
A3.1