

# PURITY ICE CREAM RENOVATION

700 Cascadilla Street  
Ithaca, NY 14850

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## DRAWING INDEX

G100	COVER SHEET
AS101	SITE PLAN 700 CASCADILLA STREET
A101	FIRST AND SECOND FLOOR PLAN
A102	NORTH FACADE RENDERING
A103	ROOF TERRACE RENDERING
A104	FULTON STREET RENDERING
A105	SOUTH FACADE RENDERING
A106	NORTH FACADE AT NIGHT RENDERING
C122	SITE PLAN 621 CASCADILLA STREET

# BUILDING CODE ANALYSIS

## APPLICABLE CODES

BUILDING CODE OF NEW YORK STATE  
EXISTING BUILDING CODE OF NEW YORK STATE  
MECHANICAL BUILDING CODE OF NEW YORK STATE  
ELECTRICAL BUILDING CODE OF NEW YORK STATE  
PLUMBING BUILDING CODE OF NEW YORK STATE  
ENERGY CONSERVATION CODE OF NEW YORK STATE  
NATIONAL ELECTRICAL CODE / NFPA 70  
LIFE SAFETY NFPA 101  
ELECTRICAL ASHRAE 90.1, 2007  
ENERGY ASHRAE 90.1, 2007  
ACCESSIBILITY ICC/ANSI A117.1

## BUILDING AREA

Area	Allowable	Actual
First Floor	24,000 SF	7,504 SF
Second Floor	24,000 SF	4,118 SF

ALLOWABLE HEIGHT 5 Stories (504.2)

## USE AND OCCUPANCY CLASSIFICATION

Occupancy **B - Business**  
**M - Mercantile**  
**A-2 Restaurant**  
**R-2 Residential**

	Required	Actual
Travel Distance	300	86 feet
Exits	2 req'd	> than 2
Corridor Width	44"	60"
Allowable Floor Area	24,000SF	7,434 Sf
Dead Ends	20 feet	15 feet
Door Width	36 inches	36 inches
Common Path of Travel	300 feet	54 feet

## FIRE RESISTANT REQUIREMENTS

Construction Classification: IIB (Existing Building)  
IIA (New Building)

Structural Frame	0 - Hour
Floor Construction	0 - Hour
Bearing Walls (Interior/ Exterior)	0 - Hour
Roof Construction	0 - Hour
Nonbearing Interior Walls/ Partitions	0 - Hour
Nonbearing Exterior Walls	0 - Hour
Separation Between R-2 and A-2 Occupancy	0 - Hour

## SEISMIC DESIGN

Seismic Design Category	"B"
Seismic Importance Factor	1.5
<b>Seismic Component Importance Factor</b>	
Life Safety Elements	1.5

## FIRE PROTECTION

Refer to Drawings

**ZONING ANALYSIS** - 700 Cascadilla Street, WEDZ - 1A  
621 Cascadilla Street, WEDZ - 1B

## PROPOSED USE

BUSINESS (B)	Business Professional Offices Parking Lot
MERCANTILE (M)	Retail, Parking Lot
ASSEMBLY (A-2)	Restaurant, Parking Lot

## PERMITTED PRIMARY USES - WEDZ-1A

- Parking Lot
- Recreational or Cultural Facility
- Public Recreation
- Boatel
- Sales or Storage of Marine Related Equipment
- Light Manufacture of Marine Related Equipment
- Gasoline Station
- Parking Garages
- Motor Vehicle Sales and Service
- Printing, Heating, Welding, Air Conditioning
- Plumbing or Similar Shop
- Retail Store or Commercial Facility
- Restaurant, Fast Food Establishment, Tavern, Club Location or Private Social Center
- Confectionary, Millinery, Dress Making and other Activities involving light hand fabrication
- Theater, Bowling Alley, Auditorium or Similar place of Public Assembly
- Hotel, Motel
- Funeral Home or Mortuary
- Business or Professional Offices
- Bank or Monetary Institution
- Office of Government
- Public, Private or Parochial School
- One Family Detached, Semi Detached or Attached Dwelling or Two Family Dwelling
- Multiple Dwelling Unit
- Room or Boarding House
- Cooperative Household
- Fraternity, Sorority or Group House
- Townhouse or Garden Apartment Housing
- Nursery School, Nursing Convalescent or Rest Home
- One Family Detached or Semi-Detached Dwelling Occupied by Individual Family or Functional Family plus not more than two unrelated occupants.
- Two Family Dwelling each unit of which may be occupied by an individual or family plus not more than two unrelated occupants per unit.
- One Family Detached Dwelling occupied by one family or owner occupied plus not more than two unrelated occupants.
- Church and Related Buildings
- Public Park or Playground
- Library
- Fire Station

## PERMITTED PRIMARY USES - WEDZ-1B

- One family detached, semi-detached, or attached dwelling, or two-family dwelling
- Churches and related buildings
- Public park or playground
- Library, fire station
- Multiple dwelling
- Rooming or boarding houses
- Cooperative household
- Fraternity, sorority, or group house
- Dormitory
- Townhouse or garden apartment housing
- Nursery school, child day care center, group Adult Day Care
- Nursing, convalescent, or rest home
- Funeral home or mortuary
- Business or professional office
- Bank or monetary institution
- Office of government
- Retail store or service commercial facility
- Restaurant, fast food establishment, tavern
- Club, lodge, or private social center
- Confectionary, millinery, dressmaking, and other activities involving light hand work as well as sales
- Theater, bowling alley, auditorium or other similar place of public assembly
- Hotel, motel

OFF STREET PARKING REQUIREMENTS: None

OFF STREET LOADING REQUIREMENTS: None

**MINIMUM LOT SIZE:** 700 Cascadilla St.  
Allowable: 30,000 SF  
Actual 21,000 SF

**WIDTH IN FEET AT STREET LINE:**  
Allowable: 30' Minimum  
Actual 225'

**MAXIMUM BUILDING HEIGHT:**  
5 Stories 5 Stories

**MAXIMUM LOT COVERAGE:**  
Allowable: 90%  
Actual 35%

SETBACKS	Allowable	Actual
Front	None	
One Side:	None	
Other Side:	None	
Rear:	10' Minimum	131 feet



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## Purity Ice Cream Renovation

700 Cascadilla St.  
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Issue For Planning Board Review  
OCTOBER 10, 2013

Cover Sheet

JSA PROJ # 4401B

# G100

## Project Description

### Purity Project – 700 Cascadilla Street and 621 Cascadilla Street Parking Lot - City of Ithaca

#### Modified Site Narrative:

Due to market conditions we are revising the previous project in which we received final site plan approval on July 23, 2013. The modified project involves the interior renovations of the existing concrete masonry unit and steel framed building on the existing Purity Ice Cream site located at 700 Cascadilla Street.

The existing site will be repaved to include asphaltic and gravel base parking lot with selected areas of granite curbing. The existing curb cut into the site from Meadow Street will be retained and no new work will be performed from the present 51-foot wide approach. Existing street parking along Meadow Street will remain unchanged. The existing exit and entrance drive from Fulton Street will also remain unchanged. We will be removing sections of the existing pavement along Fulton Street and providing a planted area.

We are also providing a wood rail system to protect Purity from cars accidentally ending up in the purity Parking lot from Fulton Street. We are providing a protective enclosure around the trash dumpster which will be located at the northernmost edge of the site.

As part of this project we are redeveloping the adjacent accessory use parking lot located at 621 Cascadilla Street to provide additional parking for the business uses for the project. The property at 555 Fulton Street will not be developed as part of this project. However given the recommendations and parking deficiency that our transportation engineer (SRF Associates) has analyzed, we are very concerned that we might not have enough parking to fully support this project.

#### Construction Phasing and Staging:

The project will be constructed in a 10-12 month timeframe. We anticipate starting construction starting in January 2014 pending favorable financing. The Purity Site will be closed for approximately three weeks when the existing parking lot is repaved. Contractors and material delivery vehicles for the project will need to make use of the property at 555 Fulton Street. We are planning on installing construction fencing and protective barriers as needed to separate Purity customers from the construction area. During construction the sidewalk along Cascadilla Street will be closed for pedestrians.

#### Architectural Narrative:

The project involves the addition of a second story terrace level along with an elevator and additional office area over top of the existing building. The roof terrace will be directly accessed from the interior of the Purity Space through an interconnecting stair. We will be renovating the existing building to contain a 1,600 square foot retail space on the first floor, 2,200 square foot office space on the second floor along with a smaller 400 square foot office space accessed from the roof terrace level. The Purity Ice Cream retail store will maintain 3,430 square feet in the renovated iconic front portion of the building along with existing interior spaces. This expanded area will be used for additional seating and queuing areas and new counter area. The project will also include a 1,000 square foot commercial kitchen for Purity.

We are also providing an outside seating area located along Cascadilla Street. We will be replacing and improving the sidewalk along this area as indicated on the drawings.

We are planning on providing a detailed and complex landscaping plan for the Cascadilla Street side to match planned additional “Ithaca Low Line” landscaping of 803 Cascadilla and 621 Cascadilla streetscapes. The Ithaca Lowline will provide a wonderful pedestrian connection from the neighborhood east of Meadow Street to the waterfront area. The project will include a historical information panel (similar in concept to those used on the Waterfront Trail) exploring historical uses of the area. The Panel is currently in development in coordination with the History Center, along with a panel planned for 803 Cascadilla.

The major structural system will be a hollow core concrete plank flooring system resting on a steel frame with concrete foundations for the new structure. The existing building will be renovated and a new exterior skin of masonry applied to the existing construction.

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**A1** Site  
3/32" = 1'-0"

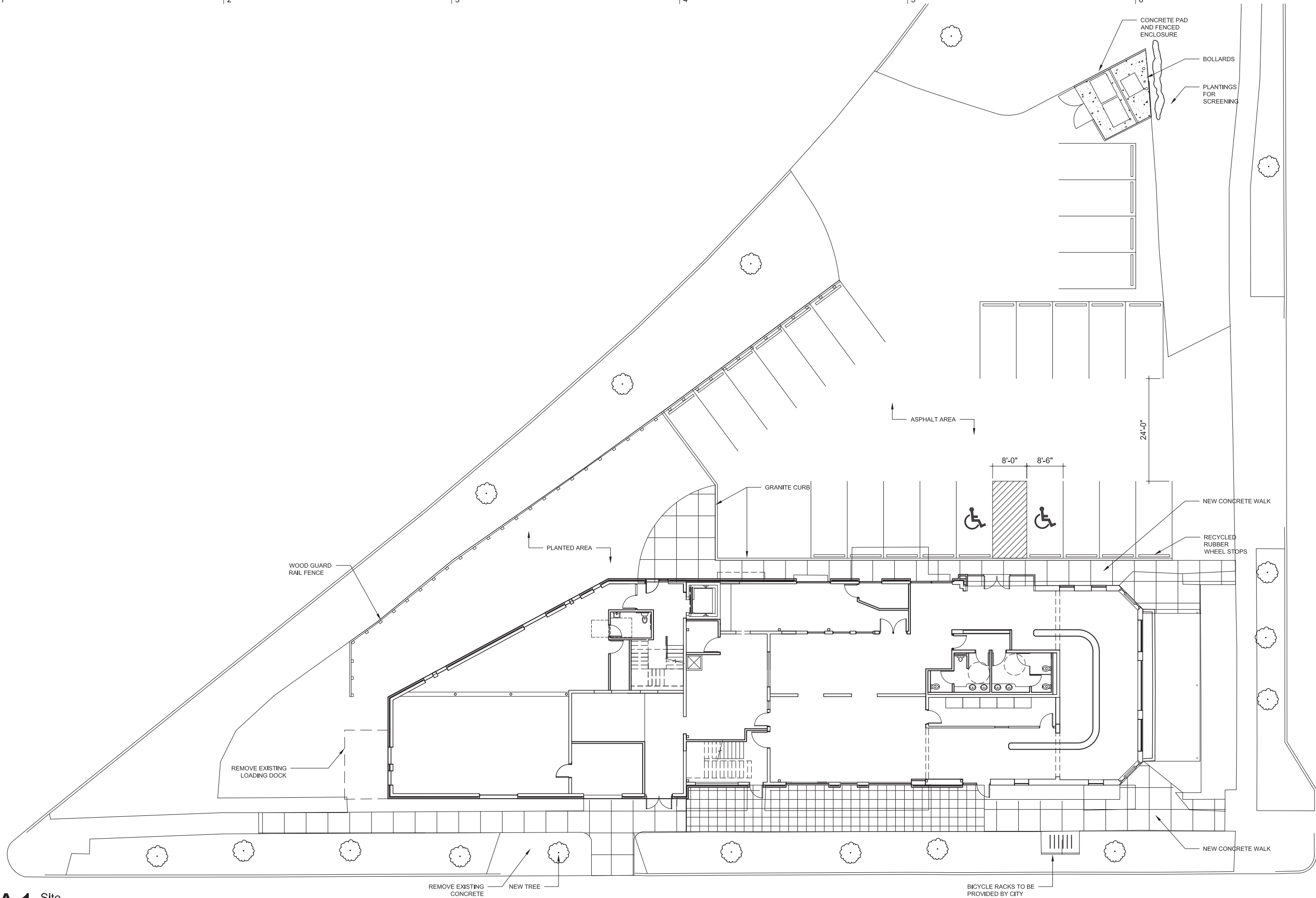
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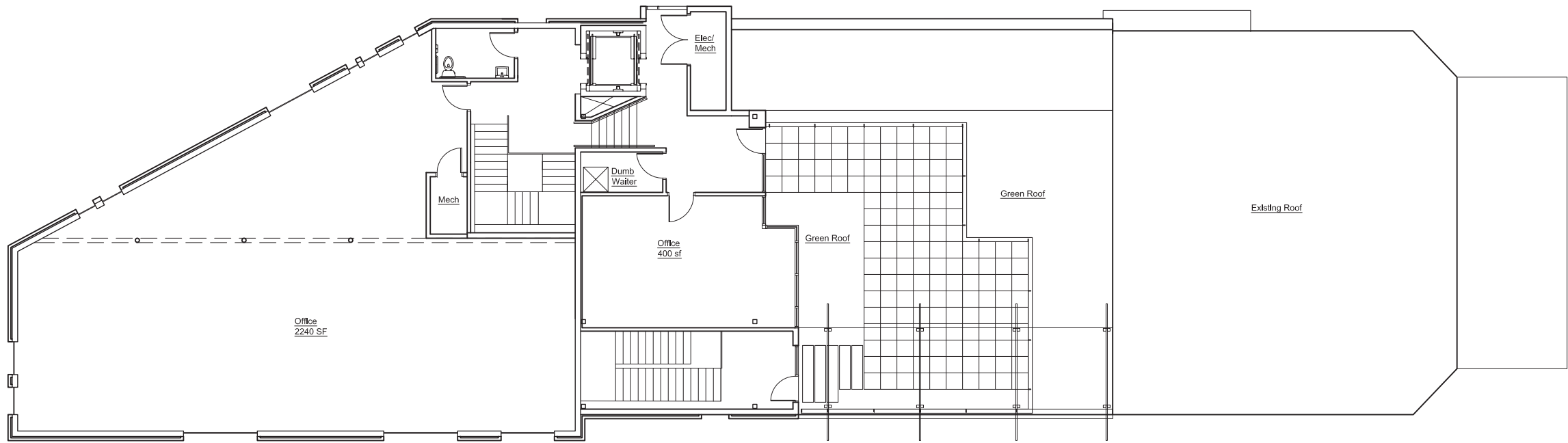
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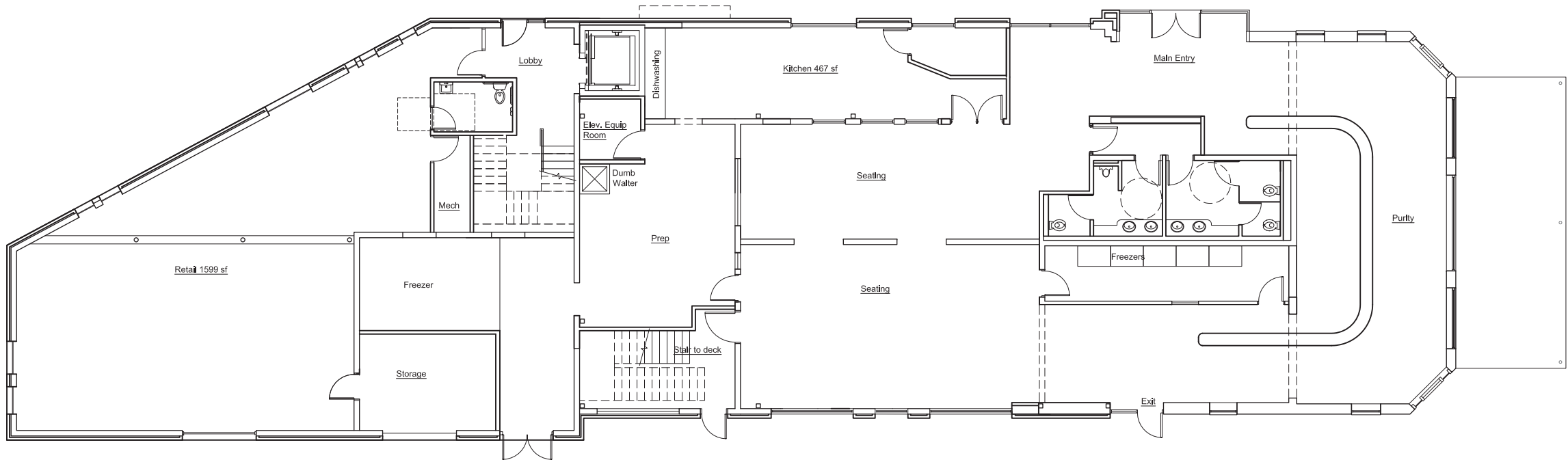
Site Plan  
700 Cascadilla Street

JSA PROJ # 4401B

**AS101**



**C1** Second Floor Plan  
1/8" = 1'-0"



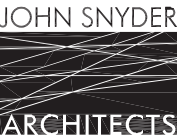
**A1** First Floor Plan  
1/8" = 1'-0"





NORTH FACADE

View from North Meadow Street



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## ROOF TERRACE

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JOHN SNYDER



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# A103



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## FULTON STREET - NORTH FACADE

View from North Fulton Street

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SOUTH FACADE

View from Cascadilla Street

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A105





NORTH FACADE - AT NIGHT

View from North Meadow Street



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