REQUEST FOR ACTION BY:
TOWN OF CLARENCE, N.Y.

- ☑ Appeal Board
- ☐ Planning Board
- ☐ Town Board

- ☑ Appeal
- ☐ Rezone
- ☐ Revise Ordinance
- ☐ Subdivision
- ☐ Limited Use Permit
- ☐ Other

Rec'd. by: Planning & Zoning

Date February 18, 2016

Action Desired Applicant requests a variance of 5' to allow for a 5' side yard setback of a proposed detached accessory structure located at 9200 Martin Road in the Agricultural-Rural Residential zone.

Reason §229-44(F)(2)

PLEASE PRINT

Name Randall & Deborah Bolt

Address 9200 Martin Road

Clarence Center, NY 14032

Town/City **State** **Zip**

Phone 807-6674

Signed SIGNATURE ON FILE

Requests for action on zoning should be filled out completely in above spaces if practicable; otherwise give brief description and refer to attached papers. The complete request with all necessary plans, maps, signatures, should be filed with the Secretary of the Planning Board. Requests (except appeals) may be filed with the Town Clerk or Town Board, but will generally be referred to Planning Board with subsequent loss of time.

Initial Action

Approved ☐
Rejected ☐ by ..... on ..... 20 .....

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Published (Attach Clipping) on ..... 20 .....

Hearing Held by ..... on ..... 20 .....

Final Action Taken

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Rejected ☐ by ..... on ..... 20 .....

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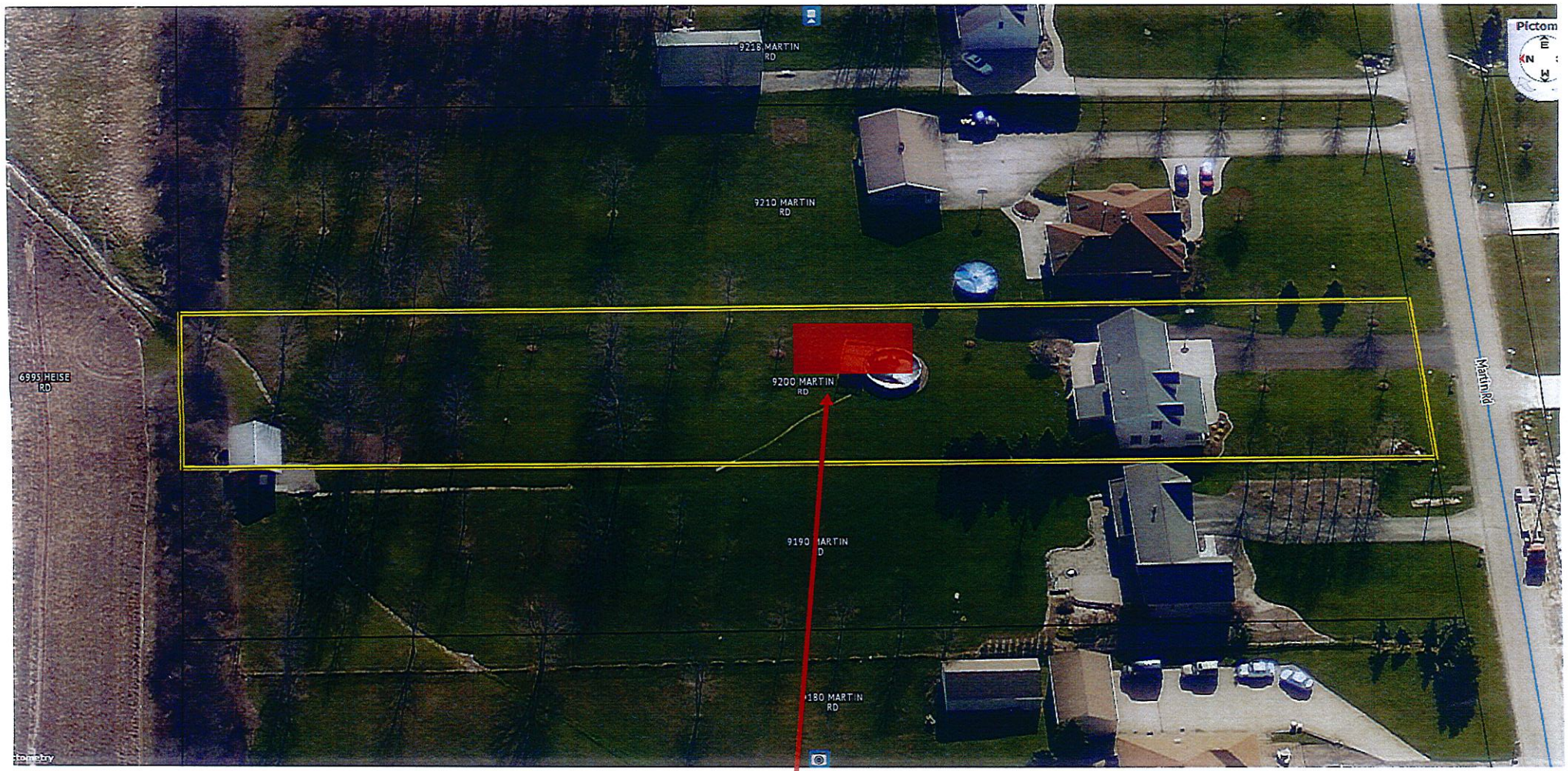
Filed with Town Clerk on ..... 20 .....

Filed with County Clerk on ..... 20 .....



* note the parcel lines displayed are approximate

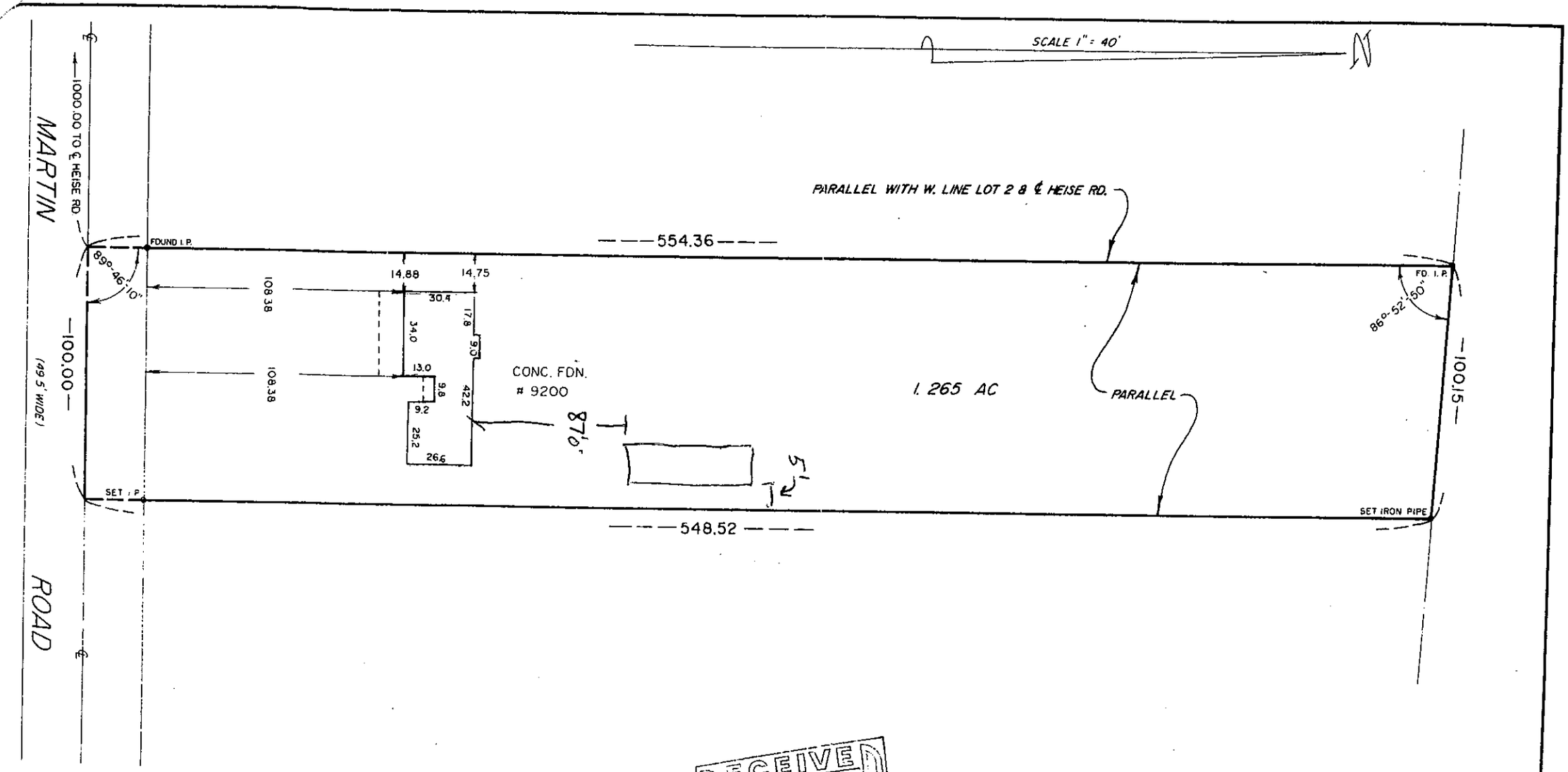
9200 Martin Road

N

Proposed accessory structure located 5' from the side lot line

Estimated size of 24x48' = 1,152 sqft

*note that the above ground pool has been removed



RECEIVED
JUN 5 1997

PART OF LOT 2 SEC. 12
TWP. 12 RGE. 6
VILLAGE OF
TOWN OF CLARENCE
COUNTY OF ERIE N.Y.

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

Only copies from the original of this survey map marked with an original surveyor's embossed seal and signature shall be considered to be valid true copies.

Elmer J. Ottney

FOUNDATION ADDED 5-30-97
JOB# 11669 A

ottney & miller, L.S.P.C.
25 BUFFALO STREET - AKRON, NEW YORK 14001
PHONE: (716) 542-5764 FAX: (716) 542-5208
DATE 4-29-96 REVISED
FB # 35-17E JOB # 11669
SEE 3407

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- ☐ Other

Rec'd. by: Planning & Zoning

Date February 24, 2016

Action Desired Applicant requests of a variance of 95' to allow a 140' front yard setback for a proposed single family home located at 10920 Stage Road in the Residential Single-Family zone.

Reason §229-52(A)(2)

*established front yard setback line of 45'

*existing home proposed for demolition has 30.4' front yard setback

PLEASE PRINT

Name John Grieco

Address 10920 Stage Road

Clarence, NY 14031

Town/City **State** **Zip**

Phone 523-8010

Signed SIGNATURE ON FILE

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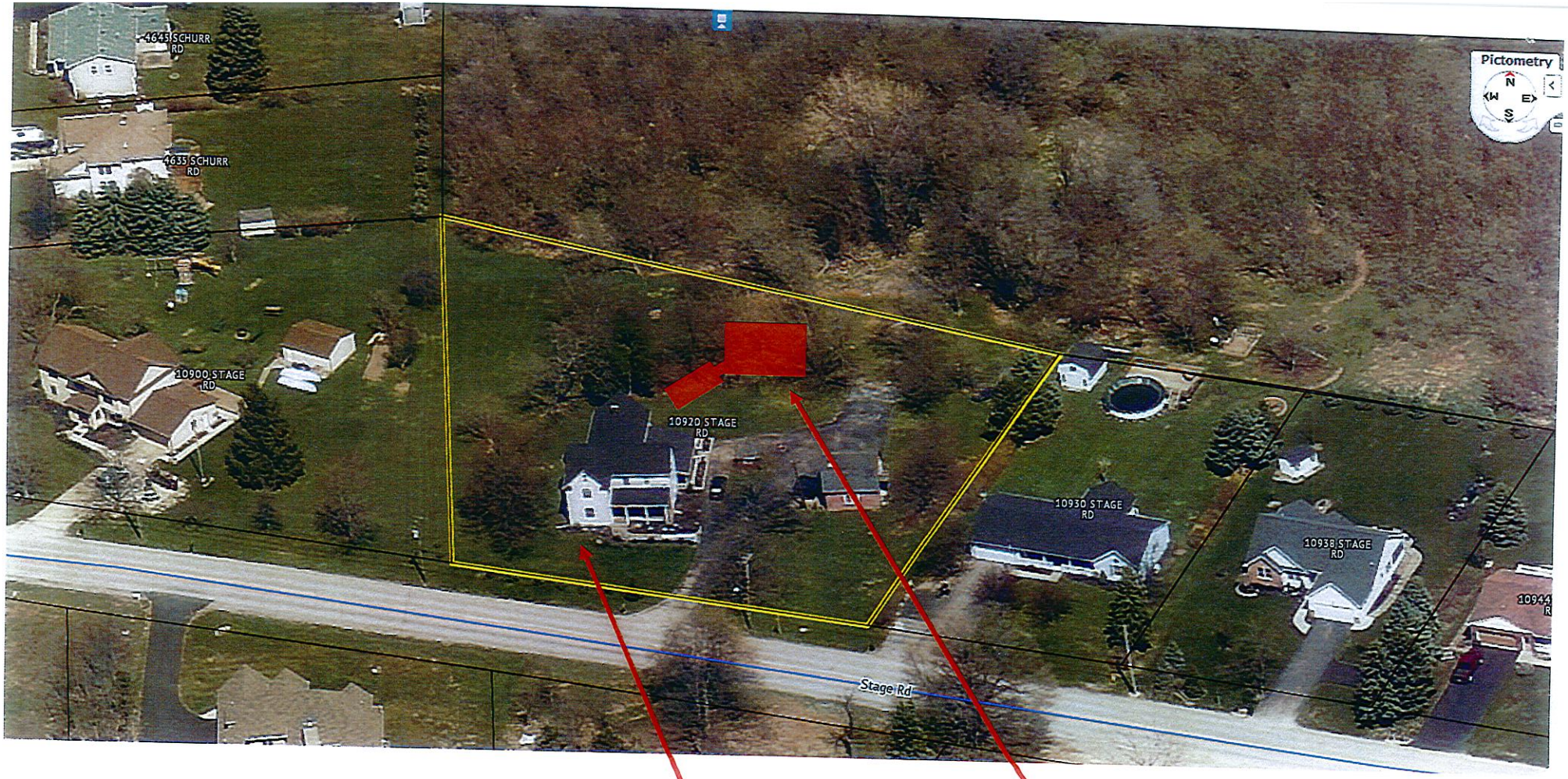


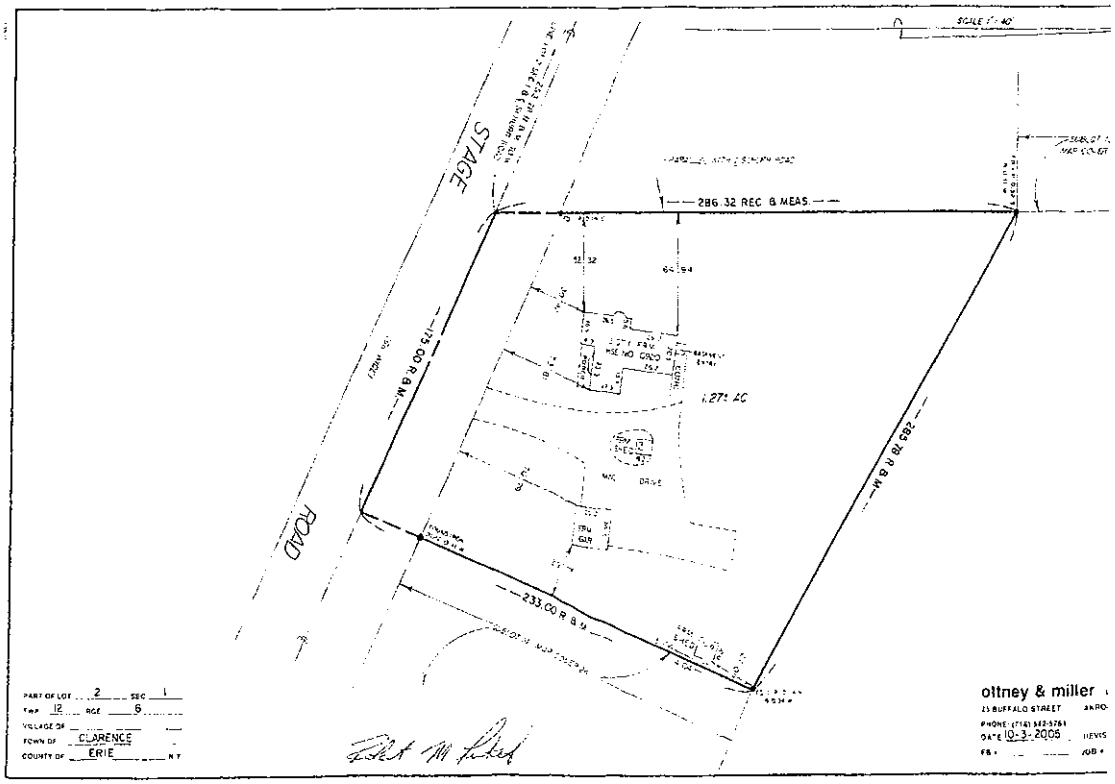
* note the parcel lines displayed are approximate

10920 Stage Road

Existing home proposed for demolition.
*30' front yard setback

Proposed 140' front yard setback.
*established setback of 45'

N

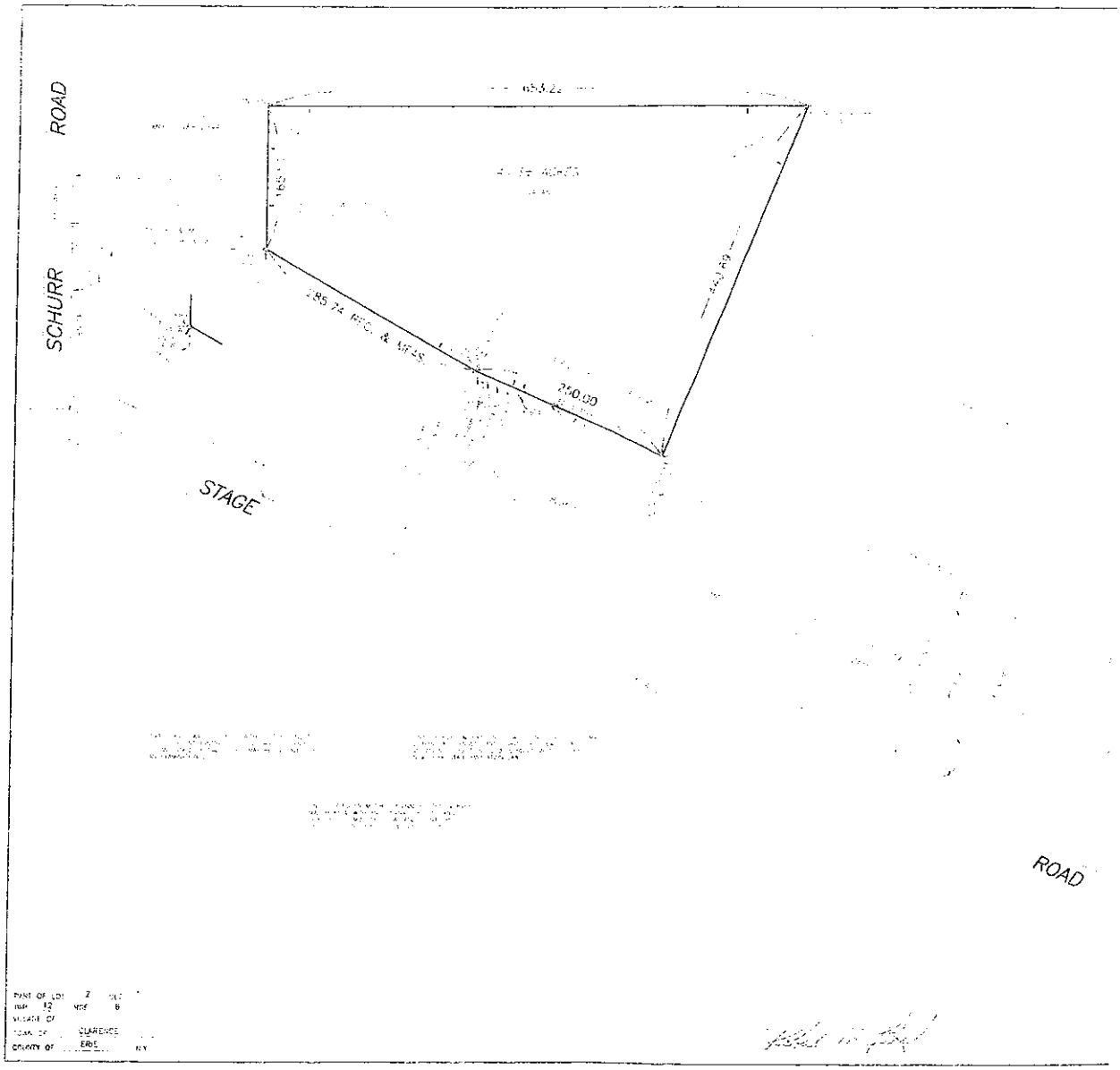


Grieco Residence

10920 Stage Road
Clarence, NY 14031

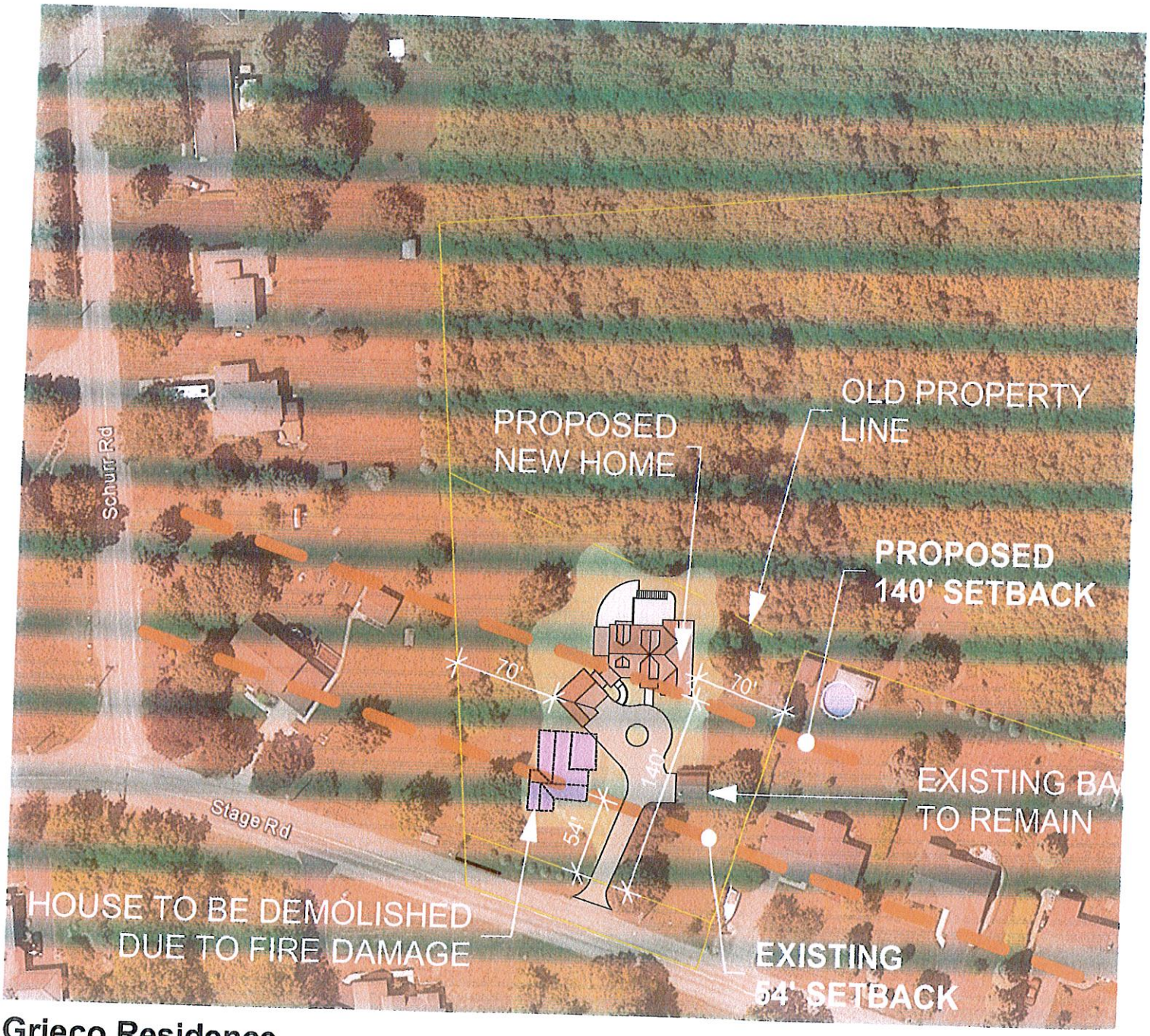
SURVEY

LOT 1



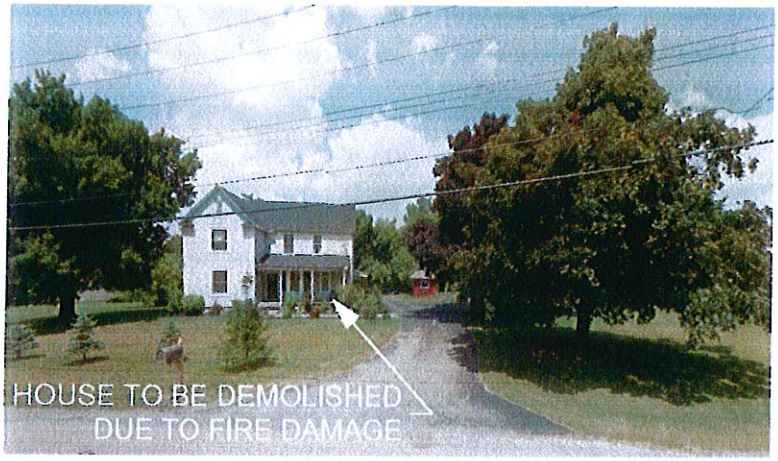
Grieco Residence
10920 Stage Road
Clarence, NY 14031

SURVEY
LOT 2



Grieco Residence
10920 Stage Road
Clarence, NY 14031

PROPOSED
SITE PLAN



Grieco Residence
10920 Stage Road
Clarence, NY 14031

VIEW F

Grieco Residence

10920 Stage Road
Clarence, NY 14031

VIEW F

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Rec'd. by: Jonathan Bleuer

Date February 25, 2016

Action Desired Applicant requests of a variance 460 sq. ft. to allow a 660 sq. ft. detached accessory structure located at 10097 Greiner Road in the Residential Single-Family zone.

Reason §229-55(H)

PLEASE PRINT

Name Greg & Theresa Fry

Address 10097 Greiner Road

Clarence, NY 14031

Town/City **State** **Zip**

Phone

Signed SIGNATURE ON FILE

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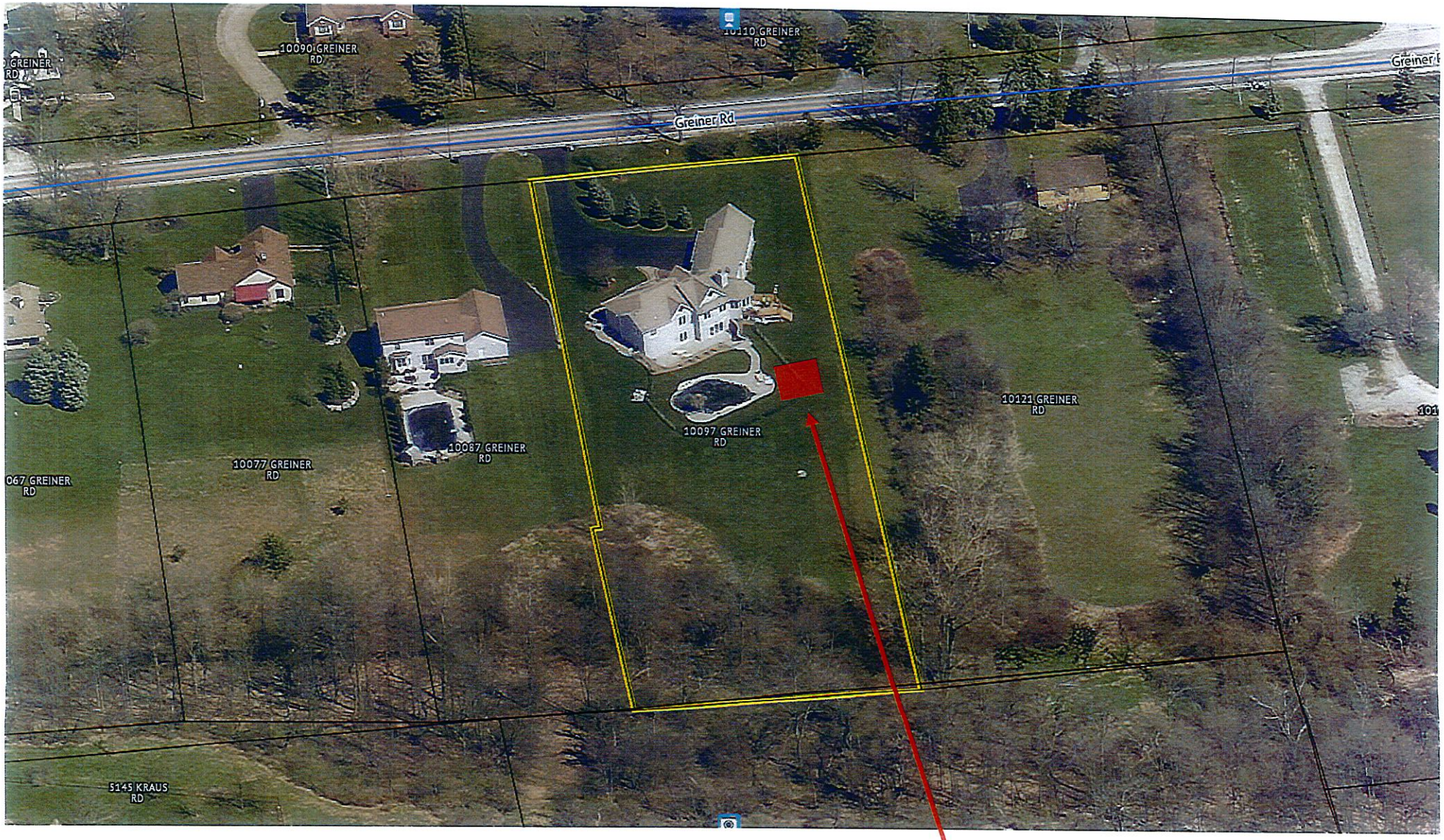
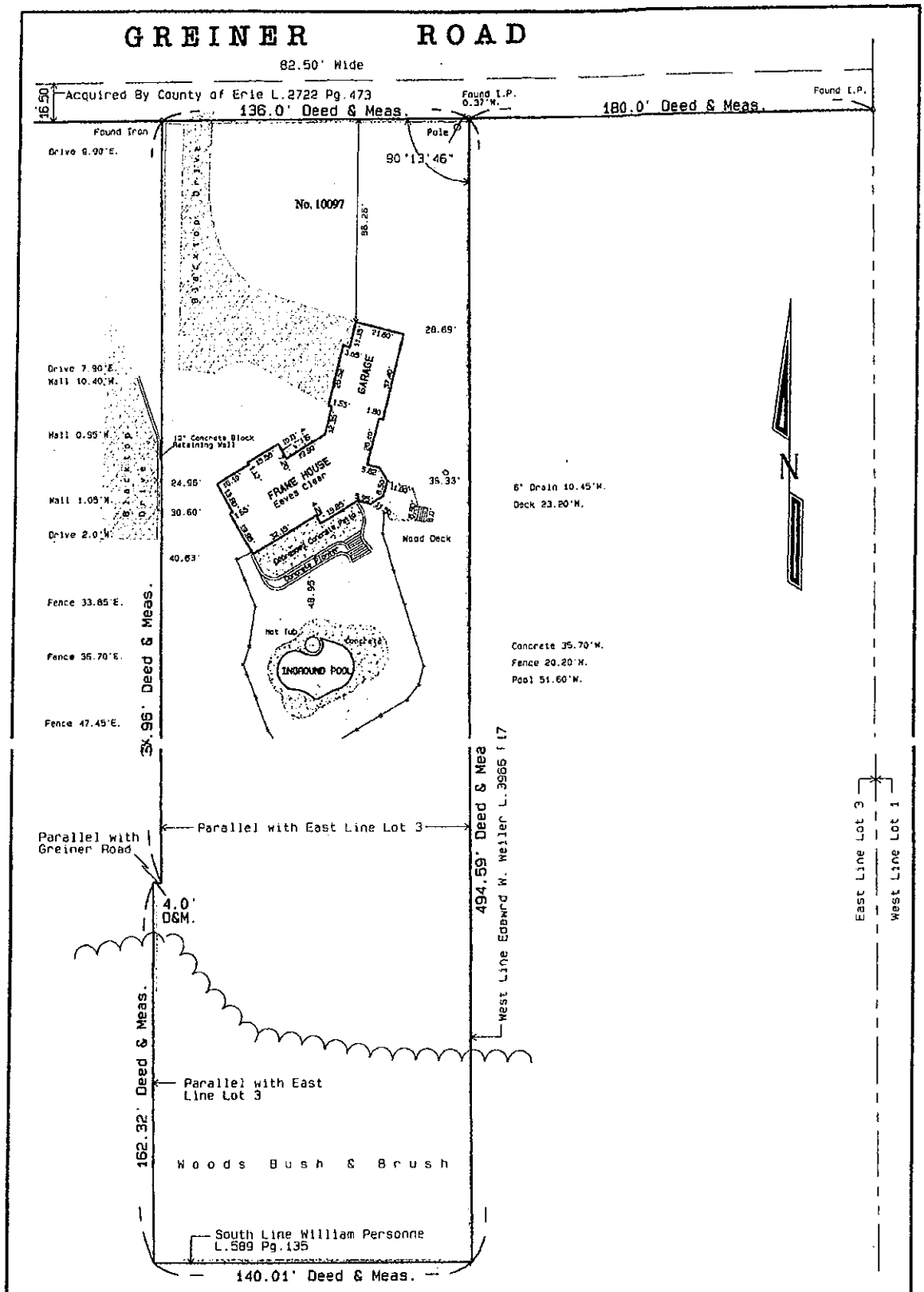


* note the parcel lines displayed are approximate

10097 Greiner Road

N

Proposed 660 sq. ft. detached accessory structure (pool house)



This map void unless EMBOSSED with the New York State Licensed Land Surveyors Seal No. 49191.

Altering any item on this map is in violation of the law, excepting as provided in Section 7209 of the New York State Education Law.

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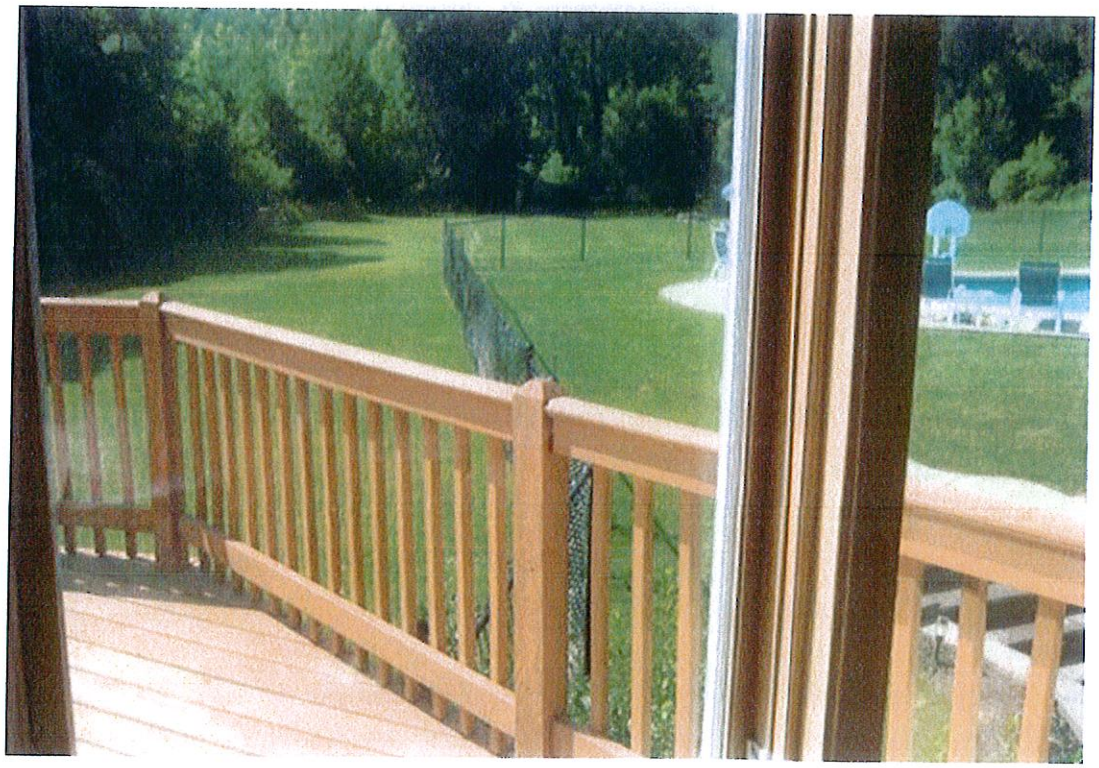
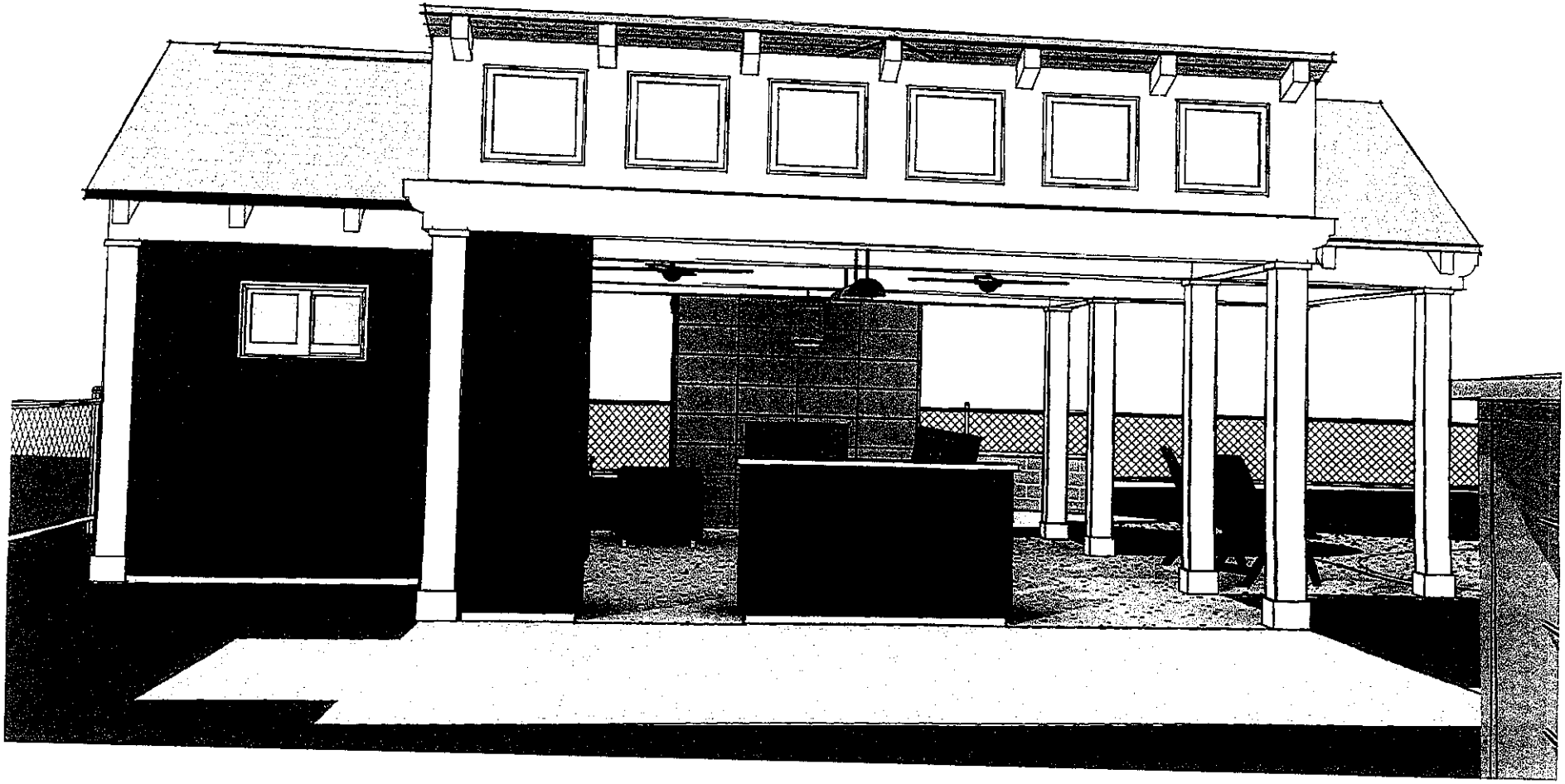
Part of Lot 3, Sect-6, T-12, R-6, H.L.C.S. Town of Clarence, Erie Co. N.Y.

Without benefit of Abstract of Title

Richard W. Siepel
Professional Land Surveyor
610 Englewood Ave.
Buffalo, N. Y. 14223
Phone/Fax (716) 838-3344
Lic. No. 49191
Successor to William C. Siepel

Kind	Date-Field	Requested by	Scale
Survey Not Staked	6-17-14	Shaw & Shaw, PC	1" = 40'
			SBL
			Job No.
			14150





FRY RESIDENCE - POOL HOUSE

10097 GREINER ROAD
CLARENCE ROAD, NY 14031

ABBREVIATIONS:

AB	ANCHOR BOLT	L	LENGTH
ABV	ABOVE	LAM	LAMINATE
AC	AIR CONDITIONING	LAV	LAVATORY
ACT	ACOUSTICAL TILE	LB	POUND
ADD	ADDENDUM	LF	LINEAR FEET
ADJ	ADJUSTABLE/ADJACENT	LIN	LINEAR
AFF	ABOVE FINISHED FLOOR	LOC	LOCATE/LOCATION
ALT	ALTERNATE/ALTERNATIVE	LT	LIGHT
ALUM	ALUMINUM	LVR	LOUVER
AMT	AMOUNT		
ARCH	ARCHITECT/ARCHITECTURAL	MATL	MATERIAL
ASSY	ASSEMBLY	MAX	MAXIMUM
AVG	AVERAGE	MECH	MECHANICAL
		MED	MEDIUM
BD	BOARD	MFR	MANUFACTURER
BKSPL	BACKSPLASH	MIN	MINIMUM
BLDG	BUILDING	MISC	MISCELLANEOUS
BLK	BLOCK	MO	MASONRY OPENING
BLKG	BLOCKING	MR	MOISTURE RESISTANT
BM	BEAM/BENCH MARK	MTL	METAL
BRK	BRICK	MLDG	MOULDING
BS	BOTH SIDES		
BSMT	BASEMENT	N	NORTH
BTWN	BETWEEN	NA	NOT APPLICABLE
BTM	BOTTOM	NIC	NOT IN CONTRACT
BW	BOTH WAYS	NO	NUMBER
		NOM	NOMINAL
C	CHANNEL	NTS	NOT TO SCALE
CABT	CABINET		
CJ	CONTROL JOINT	OC	ON CENTER
CL	CENTER LINE	OD	OUTSIDE DIAMETER
CLG	CEILING	OFCI	OWNER FURNISHED-CONTRACTOR INSTALLED
CLR	CLEAR		
CLST	CLOSET	OH	OVERHEAD/OPPOSITE HAND
CMU	CONCRETE MASONRY UNIT	OPG	OPENING
COL	COLUMN	OPP	OPPOSITE
CONC	CONCRETE	OSB	ORIENTED STRAND BOARD
CONST	CONSTRUCTION		
CONT	CONTINUOUS	PB	PARTICLE BOARD
CONTR	CONTRACTOR	PC	PIECE
COORD	COORDINATE	PCF	POUNDS PER CUBIC FOOT
CPT	CARPET	PERF	PERFORATED
CRS	MASONRY COURSES	PL	PLATE
CT	CERAMIC TILE	PLAM	PLASTIC LAMINATE
CW	COLD WATER	PLYWD	PLYWOOD
		PNT	PAINT/PAINTED
D	DEEP/DEPTH	PR	PAIR (DOORS)
DBL	DOUBLE	PREFAB	PREFABRICATED
DEMO	DEMOLISH/DEMOLITION	PSF	POUNDS PER SQUARE FOOT
DET	DETAIL	PSI	POUNDS PER SQUARE INCH
DH	DOUBLE HUNG	PT	PRESSURE TREATED
DIA	DIAMETER	PVC	POLYVINYL CHLORIDE
DIAG	DIAGONAL		
DIM	DIMENSION	QT	QUARRY TILE
DN	DOWN	QTY	QUANTITY
DO	DITTO		
DR	DOOR	R	RADIUS/RISER
DS	DOWN SPOUT	RA	RETURN AIR
DW	DRYWALL	RCP	REFLECTED CEILING PLAN
DWG	DRAWING	REC	RECESSED
DWR	DRAWER	REF	REFERENCE
		REFR	REFRIGERATOR
E	EAST	REINF	REINFORCING
EA	EACH	REQD	REQUIRED
EF	EXHAUST FAN/EACH FACE	REV	REVISED/REVISION
EJ	EXPANSION JOINT	RFG	ROOFING
EL	ELEVATION	RM	ROOM
ELEC	ELECTRICAL	RO	ROUGH OPENING
ELEV	ELEVATOR	RV	ROOF VENT
EP	ELECTRICAL PANEL		
EQ	EQUAL	S	SOUTH
EQUIP	EQUIPMENT	SA	SUPPLY AIR
EW	EACH WAY	SAN	SANITARY DRAINAGE LINE
EX	EXISTING	SCHED	SCHEDULE
EXC	EXCAVATE/EXCAVATION	SCWD	SOLID CORE WOOD
EXP	EXPANSION	SECT	SECTION
EXPD	EXPOSED	SF	SQUARE FOOT/SQUARE FEET
EXT	EXTERIOR	SHT	SHEET
		SHTG	SHEATHING
FDN	FOUNDATION	SHVG	SHELVING
FIN	FINISH	SHWR	SHOWER
FL	FLASHING	SIM	SIMILAR
FLR	FLOOR	SLNT	SEALANT
FR	FRAME	SPECS	SPECIFICATIONS
FT	FEET/FOOT, FIRE TREATED	SQ	SQUARE
FTG	FOOTING	SS	STAINLESS STEEL
FURR	FURRING	ST	STORM DRAINAGE LINE
		STD	STANDARD
GA	GAUGE	STL	STEEL
GALV	GALVANIZED	STRUCT	STRUCTURAL
GB	GRAB BAR/GRADE BEAM	SUSP	SUSPENDED
GC	GENERAL CONTRACTOR	S&V	STAIN AND VARNISH
GL	GLASS	SYM	SYMMETRICAL
GR	GRADE		
GWB	GYPSUM WALL BOARD	T	TREAD
GYP	GYPSUM	T&B	TOP AND BOTTOM
		T&G	TONGUE & GROOVE
H	HIGH	THK	THICK
HB	HOSE BIBB	TYP	TYPICAL
HC	HANDICAPPED		
HCWD	HOLLOW CORE WOOD	UC	UNDERCUT
HDW	HARDWARE	UG	UNDERGROUND
HDWD	HARDWOOD	UNFIN	UNFINISHED
HM	HOLLOW METAL	UNO	UNLESS NOTED OTHERWISE
HORIZ	HORIZONTAL	UTIL	UTILITY
HT	HEIGHT		
HVAC	HEATING, VENTILATING, AIR CONDITIONING	VERT	VERTICAL
		VEST	VESTIBULE
HVY	HEAVY	VTR	VENT THROUGH ROOF
ICF	INSULATED CONCRETE FORM	W	WEST/WIDE FLANGE
		WI	WITH
IN	INCH	WIO	WITHOUT
INCL	INCLUDING/INCLUDED	WS	WOOD BASE
IND	INDICATED	WD	WOOD
INSUL	INSULATION/INSULATED	WDW	WINDOW
INT	INTERIOR	WP	WATERPROOF
		WS	WEATHER STRIPPING
JT	JOINT	WSCT	WAINSCOT
JST	JOIST	WT	WEIGHT
		WWF	WELDED WIRE FABRIC
KIT	KITCHEN		

GENERAL NOTES:

1. PRE-CONSTRUCTION

A. APPLICABLE CODE REQUIREMENTS MAY VARY ALONG WITH CONSTRUCTION STANDARDS AND TECHNIQUES. VERIFY ALL SETBACKS AND GRADE ELEVATIONS WITH BUILDING INSPECTOR AND LICENSED LAND SURVEYOR BEFORE BEGINNING ANY WORK. NOTIFY ARCHITECT OF ALL DISCREPANCIES. CONTRACTOR TO VERIFY ALL DIMENSIONS BEFORE BEGINNING ANY WORK. NOTIFY ARCHITECT OF ANY PROBLEMS BEFORE BEGINNING ANY WORK.

B. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE WITH ALL APPLICABLE BUILDING/ ELECTRICAL/ MECHANICAL/ SANITARY AND ENERGY CODES STATE OR LOCAL. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE WITH THE ENERGY CONSERVATION CODE FOR ALL HVAC EQUIPMENT, HVAC CONTROLS, WATER HEATING EQUIPMENT, PIPE AND DUCT INSULATION, AND FLUORESCENT LAMPS AND BALLASTS.

C. THE CONTRACTOR SHALL BE RESPONSIBLE SO THAT BRANDS OF WINDOWS AND DOORS INSTALLED MEET THE NEW YORK STATE ENERGY CONSERVATION CODE REQUIREMENTS. WINDOWS AND / OR DOORS SHOWN ARE INDICATED FOR SIZING ONLY.

D. CONTRACTOR SHALL VERIFY ALL NOTES AND DIMENSIONS PRIOR TO CONSTRUCTION. THESE DRAWINGS ARE NOT TO BE SCALED - USE DIMENSIONS GIVEN. ALL WORK, MATERIALS, METHODS, EQUIPMENT, ETC. SHALL BE IN STRICT ACCORDANCE WITH THE CONTRACT DOCUMENTS. ALL MATERIALS SHALL BE NEW, UNLESS NOTED OTHERWISE. WORK SEQUENCE AND SCHEDULE SHALL BE MUTUALLY AGREED UPON BY BOTH THE OWNER AND THE CONTRACTOR.

E. IT IS ASSUMED THAT THE SUBSURFACE CONDITIONS WILL BE EARTH OR SOIL. IF BEDROCK IS ENCOUNTERED, REMOVAL WILL BE CONSIDERED AN ADDITION TO CONTRACT.

F. ANY DEMOLITION WORK SHALL BE DONE CAREFULLY. ALL DISTURBED SURFACES TO BE REPAIRED APPROPRIATELY. ALL SALVAGEABLE ITEMS SHALL BE TURNED OVER TO THE OWNER.

G. EXAMINATION OF THE SITE SHOULD BE MADE BY ALL CONTRACTORS CONCERNED TO FULLY CONSIDER ALL SITE CONDITIONS WHICH MAY HAVE A BEARING ON THE WORK OF THE ENTIRE PROJECT. SUBMISSION OF A BID IS PRESUMPTIVE EVIDENCE THAT THE BIDDER IS CONVERSANT WITH LOCAL JURISDICTIONS AND HAS MADE DUE ALLOWANCES IN HIS BID FOR ALL CONTINGENCIES. THE OWNER RESERVES THE RIGHT TO REJECT ANY OR ALL BIDS.

H. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE ARCHITECT IN CASE OF ANY OR ALL DEVIATIONS FROM THESE DRAWINGS. THE ARCHITECT SHALL BE HELD HARMLESS AS A RESULT OF ANY UNAUTHORIZED CHANGES TO THESE PLANS. ADDITIONAL FEES MAY OCCUR FOR "AS BUILT" DOCUMENTATION DUE TO CIRCUMSTANCES BEYOND THE ARCHITECT'S CONTROL, OR OWNER / CONTRACTOR CHANGES TO THESE DRAWINGS.

I. THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS AND APPROVALS REQUIRED BY THE LOCAL ZONING AND BUILDING DEPARTMENTS AND ANY OTHER GOVERNMENTAL AGENCY HAVING JURISDICTION OVER THE WORK. ALL APPLICABLE REGULATIONS SHALL BE ADHERED TO AND CARRIED OUT BY ALL INDIVIDUALS UNDER THIS CONTRACT.

J. THE CONTRACTOR SHALL FURNISH A CERTIFICATE OF INSURANCE INDICATING THE TYPE AND AMOUNTS OF COVERAGE AS REQUIRED BY NEW YORK STATE AND THE LOCAL MUNICIPALITY.

K. THE CONTRACTOR SHALL REMOVE ALL RUBBISH AND LEAVE THE COMPLETED PROJECT IN A CLEAN STATE, SATISFACTORY TO THE OWNER.

L. THE CONTRACTOR SHALL GUARANTEE HIS WORK AND HIS SUBCONTRACTOR'S WORK AGAINST FAULTY MATERIALS AND WORKMANSHIP IN ACCORDANCE WITH NEW YORK STATE GENERAL BUSINESS LAW.

M. ONLY COPIES FROM THE ORIGINALS OF THESE DRAWINGS MARKED WITH AN ORIGINAL OF THE ARCHITECT'S SEAL IN RED INK SHALL BE CONSIDERED TO BE VALID TRUE COPIES.

2. DESIGN LOADS

THE FOLLOWING DESIGN LOADS HAVE BEEN USED IN THE STRUCTURE'S DESIGN IN ACCORDANCE WITH THE PRINTED SPAN TABLES IN THE RESIDENTIAL CODE OF N.Y.S.:

ROOF:	50 psf LIVE LOAD	10 psf DEAD LOAD
FIRST FLOOR:	40 psf LIVE LOAD	12 psf DEAD LOAD
SECOND FLOOR	30 psf LIVE LOAD	12 psf DEAD LOAD
EXTERIOR DECKS:	40/50 psf LIVE LOAD (same as occupancy served)	12 psf DEAD LOAD
SOIL PRESSURE:	2000 psf*	

*ASSUMED. IF REQUIRED, OWNER TO PROVIDE GEOTECHNICAL REPORT TO ARCHITECT WITH GEOTECHNICAL RECOMMENDATIONS INCLUDING AN ALLOWABLE SOIL BEARING PRESSURE AND A SEISMIC SITE CLASS PER NYS BUILDING CODE.

3. CONCRETE

ALL FOOTINGS SHALL REST ON UNDISTURBED VIRGIN SOIL. THE FOOTING/FOUNDATION DESIGN ASSUMES MINIMUM SOIL BEARING PRESSURE TO BE 2000 PSF. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SUBGRADE CONDITIONS. IF REQUIRED, THE OWNER AND/ OR CONTRACTOR SHALL BE RESPONSIBLE FOR CONSULTING WITH A SOILS ENGINEER TO VERIFY SUBGRADE CONDITIONS AND SUBSTANTIATE ACTUAL BEARING CAPACITY.

MINIMUM CONCRETE COMPRESSIVE STRENGTH:
2500 PSI FOOTINGS
3000 PSI SLABS - INTERIOR
3500 PSI SLABS - GARAGE OR EXPOSED TO WEATHER

A. UNLESS OTHERWISE NOTED, ALL SLABS ON GRADE SHALL BE MIN. PSI STRENGTH CONCRETE AS LISTED ABOVE ON 6" CRUSHED GRAVEL MINIMUM WITH 6 ml W1.4xW1.4 WWM REINFORCING. INTERIOR SLABS SHALL BE PLACED ON MIN. 6 mil THICK POLYETHYLENE VAPOR BARRIER OVER A SUB-BASE OF MINIMUM 4" OF COMPACTED POROUS FILL.

B. PROVIDE 1/2" EXPANSION JOINT MATERIAL BETWEEN ALL CONCRETE SLABS AND ABUTTING CONCRETE OR MASONRY WALLS OCCURRING IN EXTERIOR OR UNHEATED INTERIOR AREAS.

C. PLACE 1/2" DIAMETER x 12" SILL PLATE ANCHOR BOLTS AT EACH VERTICAL REBAR (WHERE OCCURRING) OR AT 4'-0" ON CENTER AND AT EACH CORNER AND BOTH EDGES OF OPENINGS.

D. CONTRACTOR TO BE RESPONSIBLE FOR SIZE, LOCATION, AND INSTALLATION OF REQUIRED STEEL REINFORCING IN FOOTINGS AND WALL PER LOCAL CODES OR SPECIFIC SOIL CONDITIONS, WHICHEVER IS MORE.

E. FOOTING SIZES SHOWN ARE ONLY TYPICAL FOR STATED SOIL PRESSURES AND CONSISTENT COMPACTION, WHICHEVER IS MORE RESTRICTIVE.

F. CONTRACTOR TO VERIFY FOOTINGS WITH LOCAL FROST REQUIREMENTS OR EXISTING SOIL CONDITIONS, WHICHEVER IS MORE RESTRICTIVE.

G. PROVIDE TERMITE PROTECTION AS REQUIRED BY LOCAL CODES.

H. PROVIDE DEEP SCORE CONTROL JOINTS AT MID POINTS OF ALL SLABS BOTH DIRECTIONS.

4. MASONRY

CONCRETE BLOCK SHALL CONFORM TO ASTM C90 N-1, WALL REINFORCING - ASTM A82. ALL MORTAR SHALL CONFORM TO ASTM C270, TYPE S - 1 PART PORTLAND CEMENT, 1/4 PART LIME, 3 PARTS SAND.

A. MASONRY VENEER MUST BE ANCHORED TO BACK-UP CONSTRUCTION WITH GALVANIZED METAL TIES SPACED 24" ON CENTER HORIZONTALLY AND 18" ON CENTER VERTICALLY.

B. INSTALL CONTINUOUS APPROVED FLASHING AND COTTON CORD WEEPS AT 48" ON CENTER WITHIN FIRST EXPOSED COURSE ABOVE GRADE.

5. CARPENTRY

A. UNLESS NOTED OTHERWISE, MINIMUM FRAMING LUMBER SHALL BE DOUGLAS FIR CONSTRUCTION GRADE. BEAMS, HEADERS, AND FLOOR JOISTS SHALL HAVE AN ALLOWABLE BENDING STRESS OF 1200psi.

B. ALL HEADERS SHALL BE FREE FROM ALL SPLITS, CHECKS, OR SHALES.

C. UNLESS NOTED OTHERWISE PROVIDE:
1. DOUBLE HEADER JOIST AND TRIMMER AT ALL FLOOR OPENINGS.
2. DOUBLE JOISTS UNDER ALL PARALLEL PARTITIONS.
3. TWO ROWS OF 1x3 CROSS BRIDGING OR METAL BRIDGING PER JOIST SPAN.
4. FLOOR CONSTRUCTION: 3/4" CDX PLYWOOD OR ADVANTECH SUB-FLOOR, TONGUE AND GROOVE.

D. STAIR CONSTRUCTION SHALL CONSIST OF (2) 2x12 STRINGERS, 5/4 OR 2X THICK TREAD AND 3/4" THICK RISER – OR FABRICATED BY COMPONENT MANUFACTURER.

E. UNLESS NOTED OTHERWISE, RAFTERS, CEILING JOISTS, COLLAR TIES, AND PURLINS TO BE SIZED AS PRESCRIBED BY THE BUILDING CODE.

F. ROOF AND FLOOR TRUSSES LAYOUT IS SCHEMATIC ONLY. TRUSS DESIGN INCLUDING SPACING SHALL BE DETERMINED BY TRUSS MANUFACTURER/ENGINEER.

G. "MICRO LAM" IS MANUFACTURED BY WEYERHAEUSER, FEDERAL WAY, WASHINGTON. BENDING STRESS fb=2600psi. THIS PRODUCT IS MANUFACTURED GLUE LAMINATED WOOD PRODUCT WITH SMALL LAMINATION SIMILAR TO PLYWOOD. PARALLAM, TIMBERSTRAND, AND TJI JOISTS ALSO MANUFACTURED BY WEYERHAEUSER. CONTRACTOR SHALL STRICTLY ADHERE TO MANUFACTURER'S WRITTEN DIRECTIONS FOR CUTTING, DRILLING, NOTCHING, JOINING AND GENERAL INSTALLATION OF THESE PRODUCTS. NO SUBSTITUTIONS ARE PERMITTED WITHOUT THE ARCHITECT'S WRITTEN APPROVAL. ANY SUBSTITUTIONS SUBMITTED BY THE OWNER OR CONTRACTOR SHALL BE ACCOMPANIED BY A WRITTEN REPORT SHOWING STRUCTURAL LAYOUT AND PLACEMENT OF BEAMS, JOISTS, HEADERS, COLUMNS, ETC., ALONG WITH CALCULATIONS AND INSTALLATION INSTRUCTIONS AND REQUIREMENTS.

H. SPECIAL UPLIFT CONNECTORS AS INDICATED AT CANTILEVERED JOISTS SHALL BE "SIMPSON STRONG TIE" ANCHORS (OR EQUAL).

I. EXTERIOR FLASHING TO BE CORRECTLY INSTALLED AT ALL CONNECTIONS BETWEEN ROOFS, WALLS, FIREPLACE, AND PROJECTIONS OR PENETRATIONS.

J. MINIMUM FIBER STRESS IN BENDING (FB) FOR ALL FRAMING LUMBER TO BE 1150 PSI #2 HEM FIR OR BETTER. PROVIDE DOUBLE FRAMING MEMBERS UNDER PARTITIONS RUNNING IN PARALLEL DIRECTION.

K. PLYWOOD SHALL CONFORM TO U.S. PRODUCT STANDARD PS-1, THICKNESS AS SHOWN, APA RATED SHEATHING EXP-1. NAILING AND SPACING PER APA RECOMMENDATIONS FOR LOCATIONS INTENDED, AND AS REQUIRED BY THE BUILDING CODE.

L. ALL WOOD STRUCTURAL, FRAMING, FURRING, AND SHEATHING ELEMENTS AND COMPONENTS IN CONTACT WITH CONCRETE/MASONRY, OR CLOSER TO THE EXPOSED GROUND OR CRAWL SPACES OR UNEXCAVATED AREAS THAN ALLOWED BY CODE SHALL BE FULLY WOOD PRESERVATIVE-TREATED IN ACCORDANCE WITH SECTION R319 - PROTECTION AGAINST DECAY (RCNYS).

M. OPENINGS IN THE BUILDING ENVELOPE (DOORS, WINDOWS/UTILITIES) TO BE CAULKED, WEATHER-STRIPPED, OR OTHERWISE SEALED.

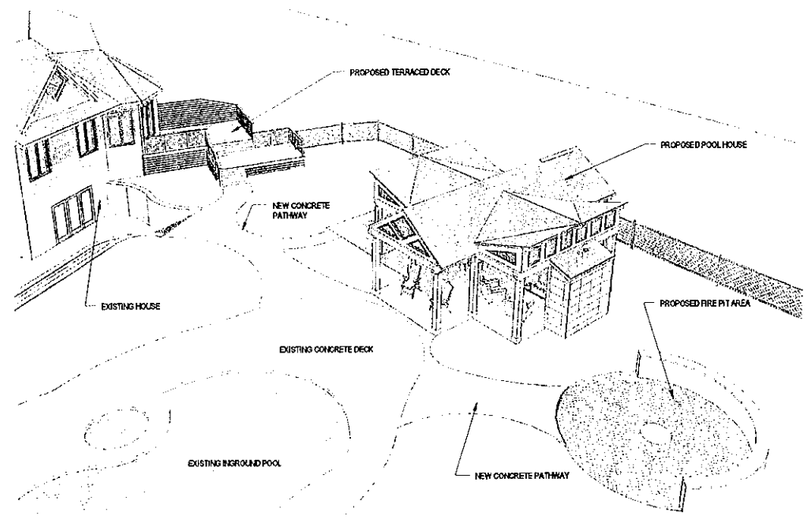
N. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND SAFETY PRECAUTIONS IN CONNECTION WITH THE WORK.

GENERAL NOTES (CONTINUED):

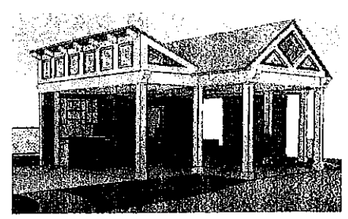
7. INSULATION, GYPSUM BOARD, AND FINISHES:
MINIMUM REQUIRED THERMAL PERFORMANCE PER TABLE 402.1.1 ECCONYS (CLIMATE ZONE 5).

FENESTRATION	U-0.35
CEILINGS	R-38
EXTERIOR WOOD FRAME WALLS	R-20 (ALT.: R-13 BATTS + R-5 RIGID FOAM PANEL)
FLOORS	R-30
BASEMENT AND CRAWL SPACE WALLS INTERIOR SHEATHING)	R-10 (WITH CONTINUOUS INSULATED EXTERIOR OR R-13 (WITH CONTINUOUS CAVITY INSULATION AT INTERIOR)
SLABS (UNHEATED)	R-13 (AT 2'-0" PER METER DEPTH HORIZONTAL OR VERTICAL)
SLABS (HEATED)	R-15 (AT 2'-0" PER METER DEPTH HORIZONTAL OR VERTICAL)

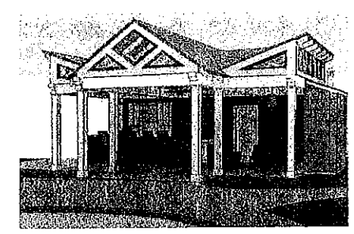
A. ALL MATERIALS USED IN THIS PROJECT SHALL BE NON-ASBESTOS AND NON-LEAD CONTAINING.
B. INSTALL SIDE WALL AND CEILING INSULATION IN CONTINUOUS BLANKETS WITHOUT HOLES FOR ELECTRICAL BOXES AND LIGHT FIXTURES OR HEATING DUCTWORK. CAULK ALL OPENINGS IN EXTERIOR WALL CONSTRUCTION.
C. INSTALL MIN. 6mil POLYETHYLENE VAPOR BARRIERS AGAINST ALL INSULATION. LAP JOINTS 18" MIN., TAPE IF LESS.
D. EXTERIOR WALL SHEATHING TO BE 1/2" CDX PLYWOOD (ACCEPTABLE ALTERNATIVE: 1/2" OSB).
E. ALL INTERIOR WALLS ARE TO BE COVERED WITH 1/2" GYPSUM WALL BOARD; USE 5/8" GYPSUM BOARD ON CEILINGS WITH JOISTS, RAFTERS OR TRUSSES AT 24" O.C. SPACING (OPTIONAL USE AT 19" O.C. CEILING MEMBER SPACING). FINISH WITH METAL CORNER REINFORCING, TAPE FLOAT AND SAND (3 COATS).
F. GARAGE WALLS AND CEILINGS COMMON TO THE HOUSE ARE TO BE COVERED WITH ONE LAYER 5/8" TYPE 'X' GYPSUM BOARD. COVER HOUSE WALLS COMMON TO GARAGE W/ ONE LAYER 1/2" TYPE 'X' GW.B.
G. USE WATER RESISTANT GYPSUM BOARD FOR WALLS AND CEILINGS IN ALL BATH AND TOILET AREAS.



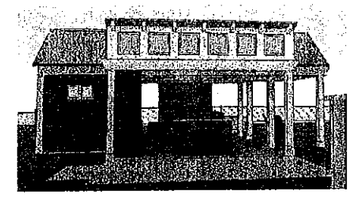
1 AERIAL PERSPECTIVE



2 POOL HOUSE - EXTERIOR PERSPECTIVE - 1



3 POOL HOUSE - EXTERIOR PERSPECTIVE - 2



4 POOL HOUSE - EXTERIOR PERSPECTIVE - 3

DRAWING INDEX

Sheet Number	Sheet Name
CVR	COVER/ SITE PLAN
A-2.0	SITE PLAN
A-1.1	POOL HOUSE ELEVATIONS
A-2.1	POOL HOUSE FOUNDATION PLAN
A-2.1a	WOOD DECK PLAN & DETAILS
A-2.1b	DECK ELEVATIONS & PERSPECTIVES
A-2.2	POOL HOUSE FLOOR PLAN
A-2.3	REFLECTED CEILING PLAN
A-3.1	ENLARGED PLANS
A-4.1	ROOF PLAN
A-5.1	SECTIONS
A-5.2	SECTIONS
A-8.1	INTERIOR ELEVATIONS
A-8.2	INTERIOR ELEVATIONS
A-7.1	PERSPECTIVES
Grand total: 15	

REVISION/ISSUE LOG:

ISSUE/REVISION #	ISSUE DATE:	AFFECTED SHEETS:	REMARKS:
PERMIT SET	01/21/2016	ENTIRE SET, SEE SHEET INDEX	O, C, P

LEGEND: O=OWNER C=CONTRACTOR
V=VENDOR P=PERMITS(BUILDING AND HEALTH DEPARTMENTS)

BASIC DESIGN CRITERIA:

CORRELATING SECTIONS OF THE RESIDENTIAL CODE OF NEW YORK STATE (RCNYS) 2010 ARE INDICATED BELOW BY THE LETTER 'R' FOLLOWED BY THE APPROPRIATE SECTION NUMBER.

GROUND SNOW LOAD	R301.2(5)	50 PSF
WIND SPEED	R301.2(4)	90 MPH, EXP B
SEISMIC DESIGN CATEGORY	R301.2(2)	A
WEATHERING	R301.2(3)	SEVERE
FROST LINE DEPTH		42"
TERMITE DAMAGE	R301.2(6)	SLIGHT TO MODERATE
DECAY DAMAGE	R301.2(7)	NONE TO SLIGHT
WINTER DESIGN TEMPERATURE		1 DEGREE F
ICE & WATER SHIELD UNDERLAYMENT REQUIRED	R301.2(1)	YES
FLOOD HAZARD		FIRM - 1992
ROOF TIE DOWN REQUIREMENTS	R802.11.1	
AIR FREEZING INDEX	R403.3(1)	
ENERGY COMPLIANCE DETAILS AND PATH		N/A

smart DESIGN architecture, llc
68 harvester avenue, batavia, new york 14020
www.smartDESIGNarchitecture.com
t. 585.345.4087 f. 585.345.4089

> design team
> civil consultant:
> structural consultant:
> MEP consultant:

> project information
> owner/ agency
Owner

> project
FRY RESIDENCE - POOL HOUSE
10097 GREINER ROAD
CLARENCE ROAD, NY 14031

revision schedule		
no.	description	date

> drawing information
project #: 15-041R
date: 01/21/2016
drawn by: JPB
checked by: EES
scale: 1/4" = 1'-0"

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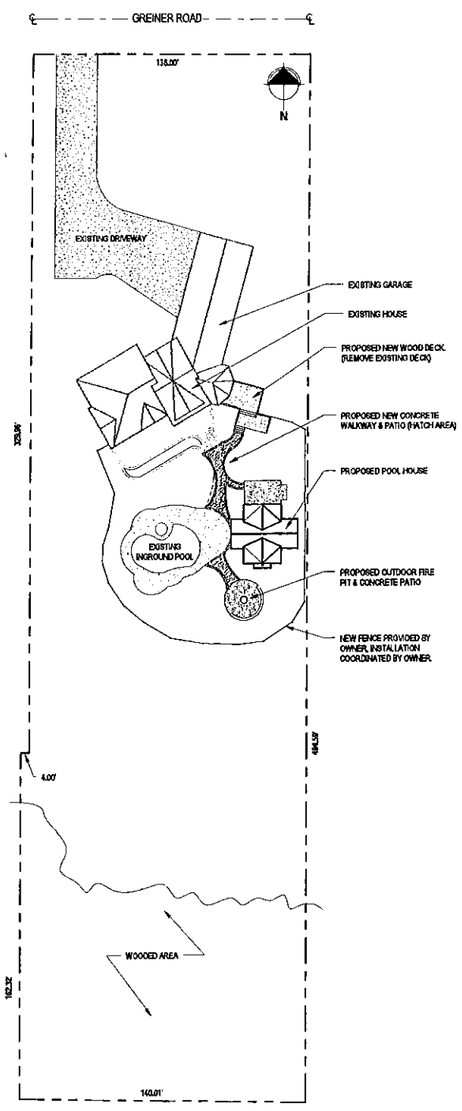
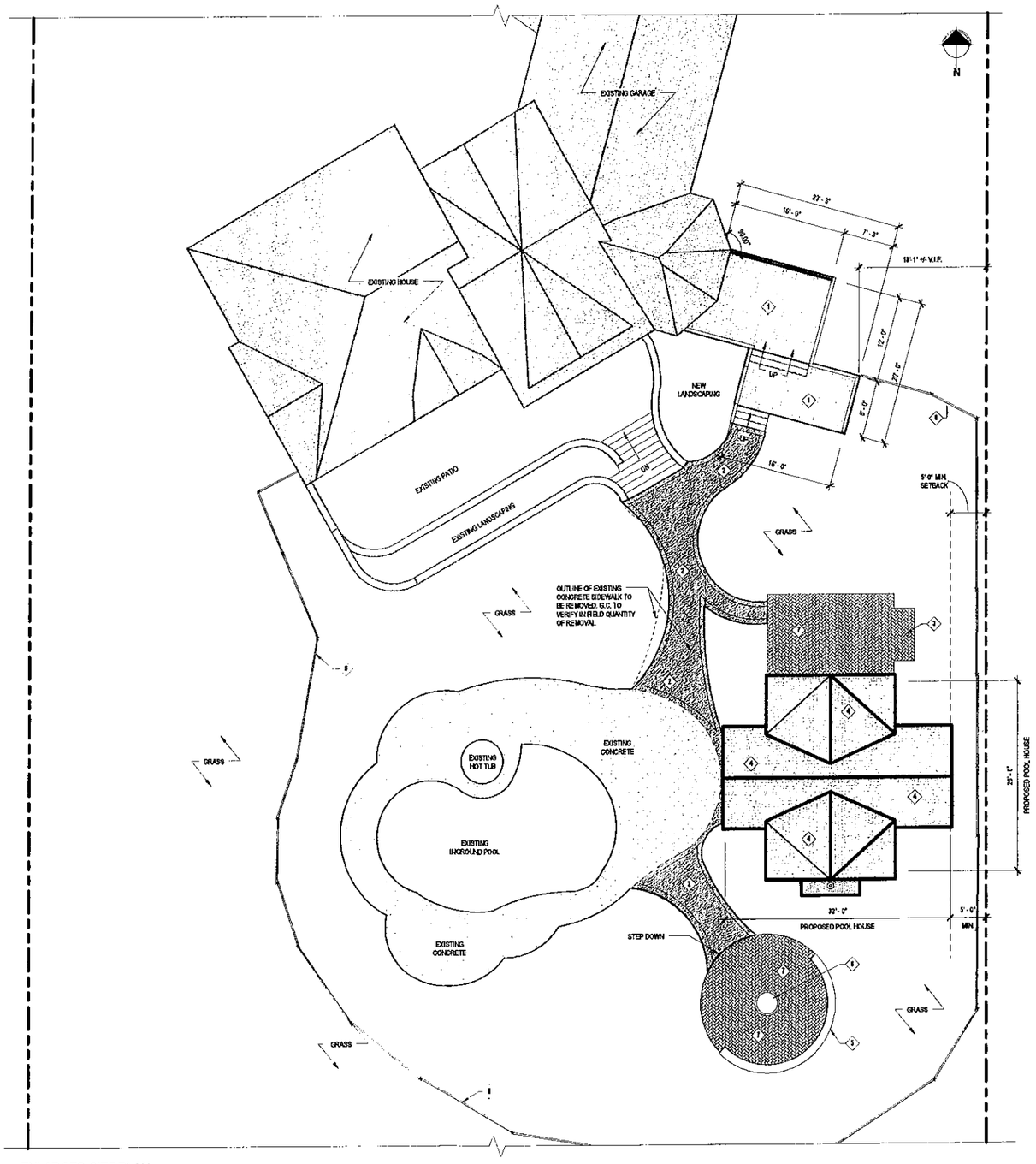
> sheet name
COVER/ SITE PLAN

CVR
sheet number



2 OVERALL SITE PLAN
1/32" = 1'-0"



1 ENLARGED SITE PLAN
1/8" = 1'-0"

KEYED NOTES

1. PROPOSED NEW COMPOSITE DECK. REMOVE EXISTING DECK AND SUPPORTS IN IT'S ENTIRETY.
2. NEW 4" THICK CONCRETE ON 6" COMPACTED SUBBASE. PROVIDE 8" STAMPED BORDER.
3. FUTURE LOCATION OF OUTDOOR GAS GRILL PROVIDED BY OWNER. G.C. TO PROVIDE NEW UNDERGROUND GAS LINE WITH SHUT-OFF VALVE AND CAP.
4. PROPOSED POOL HOUSE. SEE DRAWINGS FOR FURTHER DETAILS.
5. MASONRY BENCH WITH TILE VENEER AND STONE CAP.
6. WOOD BURNING FIRE-PIT PROVIDED BY LANDSPACE COMPANY
7. STONE PAVERS, AS SELECTED BY OWNER/ARCHITECT.
8. FENCE BY OWNER, COORDINATION BY OWNER.

smart DESIGN
architecture, pllc
56 harvester avenue batavia, new york 14020
www.smartDESIGNarchitecture.com
t. 585.343.4097 f. 585.343.4098

> design team

> civil consultant:

> structural consultant:

> MEP consultant:

> project information

> owner agency

Owner

> project

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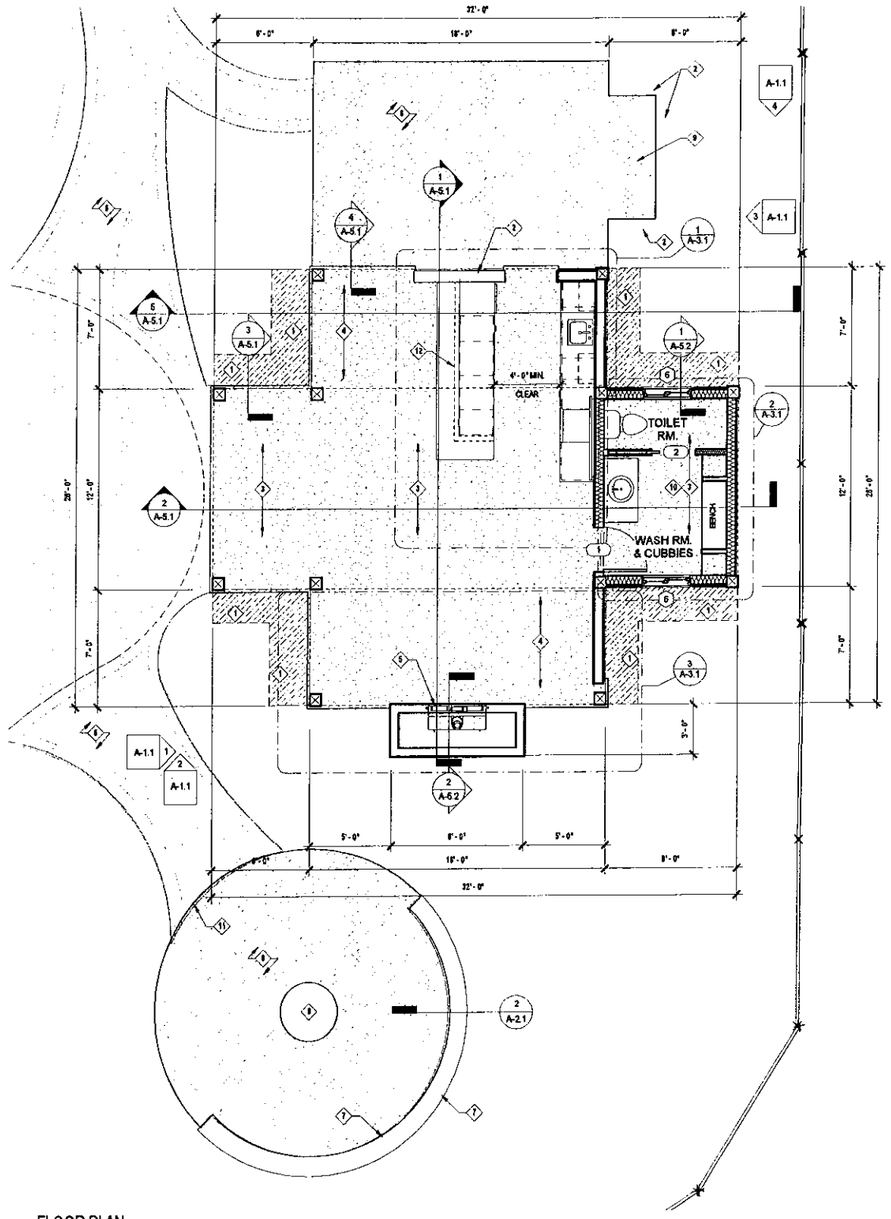
SITE PLAN

A-0.0
sheet number



1 FLOOR PLAN
1/4" = 1'-0"

LEGEND

	NEW 2x6 FRAME WALL
	NEW 2x6 FRAME WALL W/ R-19 BATT INSULATION
#	DOOR TAG
#	WINDOW TAG
#	KEYNOTE TAG
	8x8 TIMBER FRAME POST SUPPORT. POST-BEAM AND BEAM-TRUSS CONNECTIONS BY OTHERS.

HEADER SCHEDULE

UNLESS OTHERWISE NOTED		
OPENINGS	2X6 WALL	2X4 WALL
UP TO 4'-0"	(2) 2X8	(2) 2X8
5'-0"	(2) 2X8	(2) 2X8
6'-0"	(2) 2X10	(2) 2X10
7'-0"	(2) 2X10	(2) 2X12
8'-0"	(2) 2X12	(2) 2X12

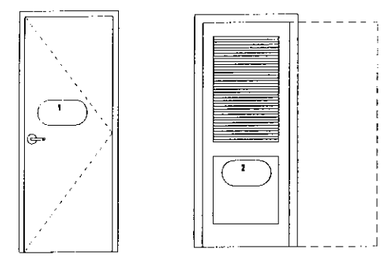
NOTE:
- PROVIDE (2) 1/2" PLY. W/D. GUSSETS - 2X6 WALL
- PROVIDE (1) 1/2" PLY. W/D. GUSSETS - 2X4 WALL
- GLUE AND NAIL ALL HEADERS

KEYED NOTES

1. DECORATIVE STONE LANDSCAPING (HATCHED AREA)
2. 42" HIGH WALL W/ STONE CAP.
3. EXPOSED WOOD TRUSS TYPE "A" ABOVE @ 3'0" O.C.
4. EXPOSED WOOD TRUSS TYPE "B" ABOVE @ 3'0" O.C.
5. OUTDOOR DIRECT VENT GAS FIREPLACE. INSTALL PER MANUFACTURER'S RECOMMENDATIONS.
6. STAMPED CONCRETE PATIO. COLOR AND STYLE TBD BY OWNER AND ARCHITECT.
7. INSTALL TILE / STONE VENEER ON CMU WALL AS PER MANUFACTURER'S RECOMMENDATIONS. STONE CAP PROVIDED BY OWNER.
8. WOOD BURNING FIRE PIT PROVIDED BY LANDSPACE COMPANY
9. FUTURE LOCATION OF OUTDOOR GAS GRILL PROVIDED BY OWNER. G.C. TO PROVIDE NEW UNDERGROUND GAS LINE WITH SHUT-OFF VALVE AND CAP.
10. 5/8" M.R. GWB ABV. OVER 2x4 CEILING JOISTS @ 16" O.C. WOOD TRUSS TYPE "A" ABOVE @ 3'0" O.C.
11. STEP DOWN. FIELD ADJUST AS REQUIRED PER GRADE.
12. 2x4 WOOD STUDS @ 16" O.C. BELOW COUNTER TOP. PROVIDE P.T. SILL ANCHORED TO CMU.

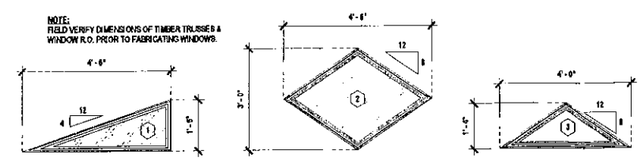
GENERAL NOTES:

1. KITCHEN LAYOUT IS SCHEMATIC ONLY. FINAL CABINET DESIGN TO BE DETERMINED BY OTHERS. INSTALLATION BY CONTRACTOR. KITCHEN APPLIANCES PROVIDED BY OWNER AND INSTALLED BY CONTRACTOR.
2. CONTRACTOR TO PROVIDE SOLID WOOD BLOCKING FOR ALL CABINETS, COUNTERS, SHELVING, ETC.
3. ALL PLUMBING TO BE UNDER GROUND.
4. TIMBER FRAME COLUMNS, TRUSSES, AND CONNECTIONS TO BE PROVIDED BY "DISCOVERY DREAM HOMES"
5. G.C. TO ASSEMBLE TIMBER FRAME STRUCTURE PER MANUFACTURER'S INSTRUCTIONS.



DOOR ELEVATIONS
1/2" = 1'-0"

NOTE:
FIELD VERIFY DIMENSIONS OF TIMBER TRUSSES & WINDOW R.O. PRIOR TO FABRICATING WINDOWS.



CUSTOM WINDOW ELEVATIONS
1/2" = 1'-0"

DOOR SCHEDULE

Door #	Count	Width	Height	Model/Type	Door Panel	Finish	Comments
1	1	2' - 8"	6' - 8"	SINGLE HINGED	MOLDED WOOD COMPOSITE	EXTERIOR PAINT- WHITE	
2	1	2' - 8"	6' - 8"	SINGLE POCKET	WOOD LOUVERED	EXTERIOR PAINT- WHITE	

WINDOW SCHEDULE

Window #	Count	Width	Height	URL	Model/Type	Size Code	Comments
1	4	4' - 6"	1' - 8"	Anderson Windows	Fiberframe(R) Window - 400 Right Triangle Unit	CUSTOM	
2	1	4' - 6"	3' - 0"	Anderson Windows	Fiberframe(R) Window - 400 Diamond Unit	CUSTOM	
4	2	4' - 0"	1' - 4"	Anderson Windows	Fiberframe(R) Window - 400 Isosceles Triangle Unit	CUSTOM	
5	12	2' - 0 1/8"	2' - 9 1/8"	Anderson Windows	400-Series Casement Picture	C12	
6	2	2' - 11 1/4"	1' - 10 1/4"	Anderson Windows	400-Series Gliding Window	G32	

WINDOW/DOOR GENERAL NOTES:

1. ALL FINAL WINDOW/DOOR SELECTIONS TO BE APPROVED BY OWNER & ARCHITECT
2. COORDINATE ALL FINAL WINDOW/DOOR HARDWARE SELECTIONS WITH OWNER.
3. FIELD VERIFY DIMENSIONS OF TIMBER TRUSSES PRIOR TO FABRICATING WINDOWS.

smartDESIGN architecture, plc
56 harvester avenue batavia, new york 14020
www.smartDESIGNarchitecture.com
t. 585_345_4067 f. 585_345_4068

> design team
> civil consultant:
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A-2.2
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