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: Michael Hutchinson

Date March 21, 2013

Action Desired Applicant requests a 100' variance to allow for a 200' Front Yard Setback for a proposed house at 10100 Shamus Lane. The property is located within the Strickler/Shamus Estates Subdivision and requires a 45'-100' Front Yard Setback.

Reason 30' Wide Public Drainage Easement exist at 100' Front Yard Setback

Town Code Reference:

Map Cover #3401 - Strickler/Shamus Estates Subdivision

PLEASE PRINT

Name Frank Rivett

Address 10100 Shamus Lane

Clarence, NY 14031

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

Phone 861-1046

Signed SIGNATURE ON FILE

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Initial Action

Approved ☐
Rejected ☐ **by** ..... **on** ..... **19** .....

Approved ☐
Rejected ☐ **by** ..... **on** ..... **19** .....

Published (Attach Clipping) **on** ..... **19** .....

Hearing Held by ..... **on** ..... **19** .....

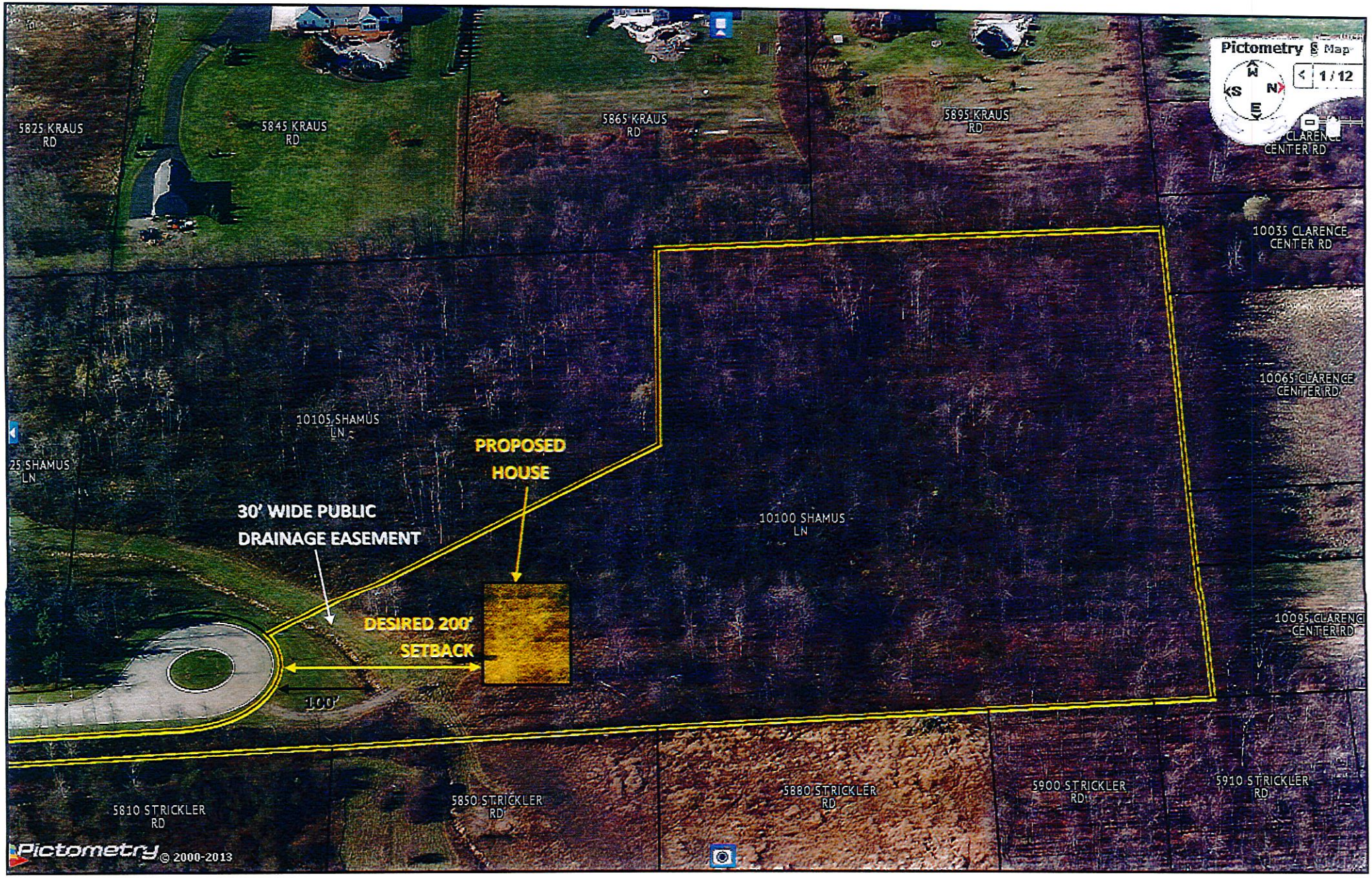
Final Action Taken

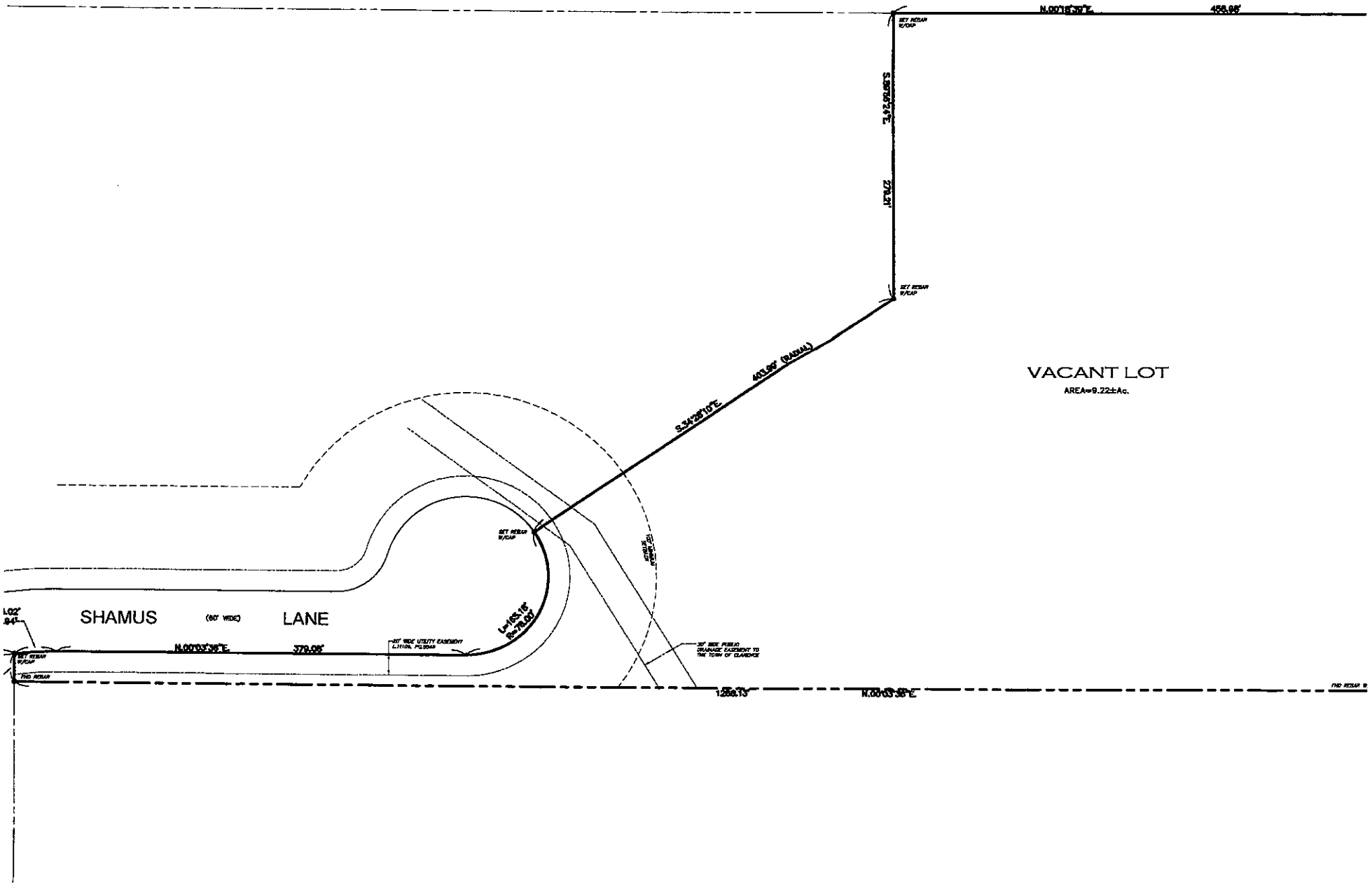
Approved ☐
Rejected ☐ **by** ..... **on** ..... **19** .....

Published (Attach Clipping) **on** ..... **19** .....

Filed with Town Clerk **on** ..... **19** .....

Filed with County Clerk **on** ..... **19** .....


5825 KRAUS RD
5845 KRAUS RD
5865 KRAUS RD
5895 KRAUS RD
10035 CLARENCE CENTER RD
10065 CLARENCE CENTER RD
10095 CLARENCE CENTER RD
10105 SHAMUS LN
25 SHAMUS LN
10100 SHAMUS LN
PROPOSED HOUSE
30' WIDE PUBLIC DRAINAGE EASEMENT
DESIRED 200' SETBACK
100'
5810 STRICKLER RD
5850 STRICKLER RD
5880 STRICKLER RD
5900 STRICKLER RD
5910 STRICKLER RD
Pictometry © 2000-2013



DESIGNED BY	
DRAWN BY:	FLN
CHECKED BY	GCW
DATE	08/10/2012

TOWN OF CLARENCE
COUNTY OF ERIE, STATE OF NEW YORK
PART OF LOT3, SECTION 7, TOWNSHIP 12, RANGE 6
HOLLAND LAND COMPANY'S SURVEY

SETBACK INFORMATION

FRONT YARD SETBACK – 45 (MINIMUM) – 100 FEET (MAXIMUM)
REAR YARD SETBACK – 25 FEET (MINIMUM)
SIDE YARD SETBACK – 10 FEET (MINIMUM)

S.89°54'08"E. 1299.82'

200.00'

200.00'

200.00'

250.00'

NORTH LINE OF LANDS CONVEYED TO 5700 STRICKLER ROAD, LC, L.10964, PG.161

RESERVED FOR THE ERIE COUNTY HEALTH DEPARTMENT

THIS IS NOT A REALTY SUBDIVISION UNDER NEW YORK STATE REALTY SUBDIVISION LAW (ARTICLE 11, TITLE 2 PUBLIC HEALTH LAW) AND IS BEING DEVELOPED UNDER THE "4 LO EVERY 3 YEARS" EXCEPTION AS DIRECTED B THE ERIE COUNTY DEPARTMENT OF HEALTH

RESERVED FOR THE ERIE COUNTY TREASURERS STAMP

IE ERIE COUNTY CLERKS
)ER MAP COVER
NO. 3401
DATE 7-25-06

REQUEST FOR ACTION BY:

TOWN OF CLARENCE, N.Y.

- ☑ Appeal Board
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- ☐ Limited Use Permit
- ☐ Other

Rec'd. by: Michael Hutchinson

Date April 26, 2013

Action Desired Applicant requests a 5' variance to allow for a 10' Side Yard Setback the north side of a proposed house at 4200 Gunnville Road. The property is located within the Agricultural Rural Residential Zoning District.

Reason

Town Code Reference:

Section 229-41

PLEASE PRINT

Name Tim Hammer

Address 4190 Gunnville Road

Clarence, NY 14031

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

Phone 759-8147

Signed SIGNATURE ON FILE

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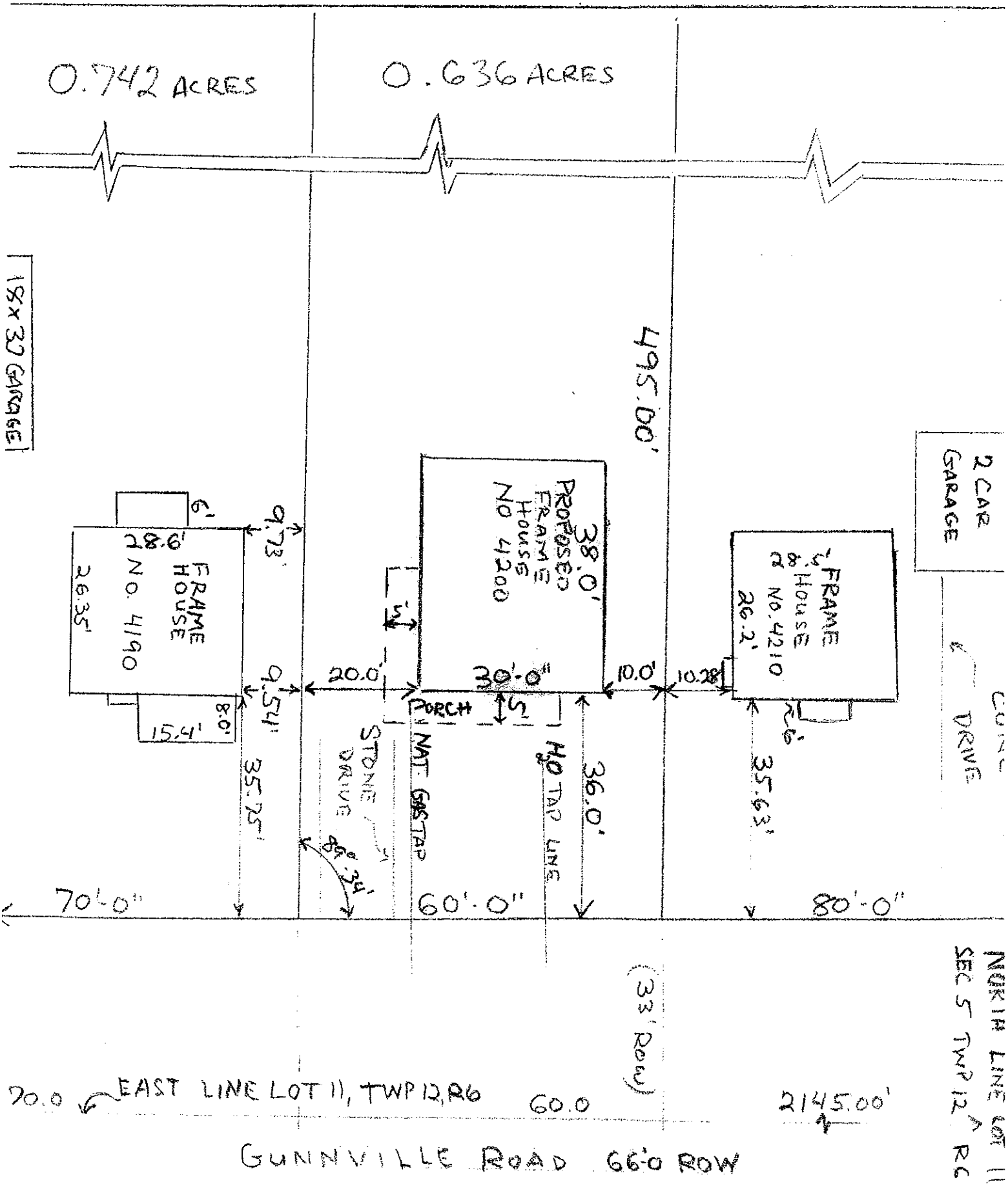
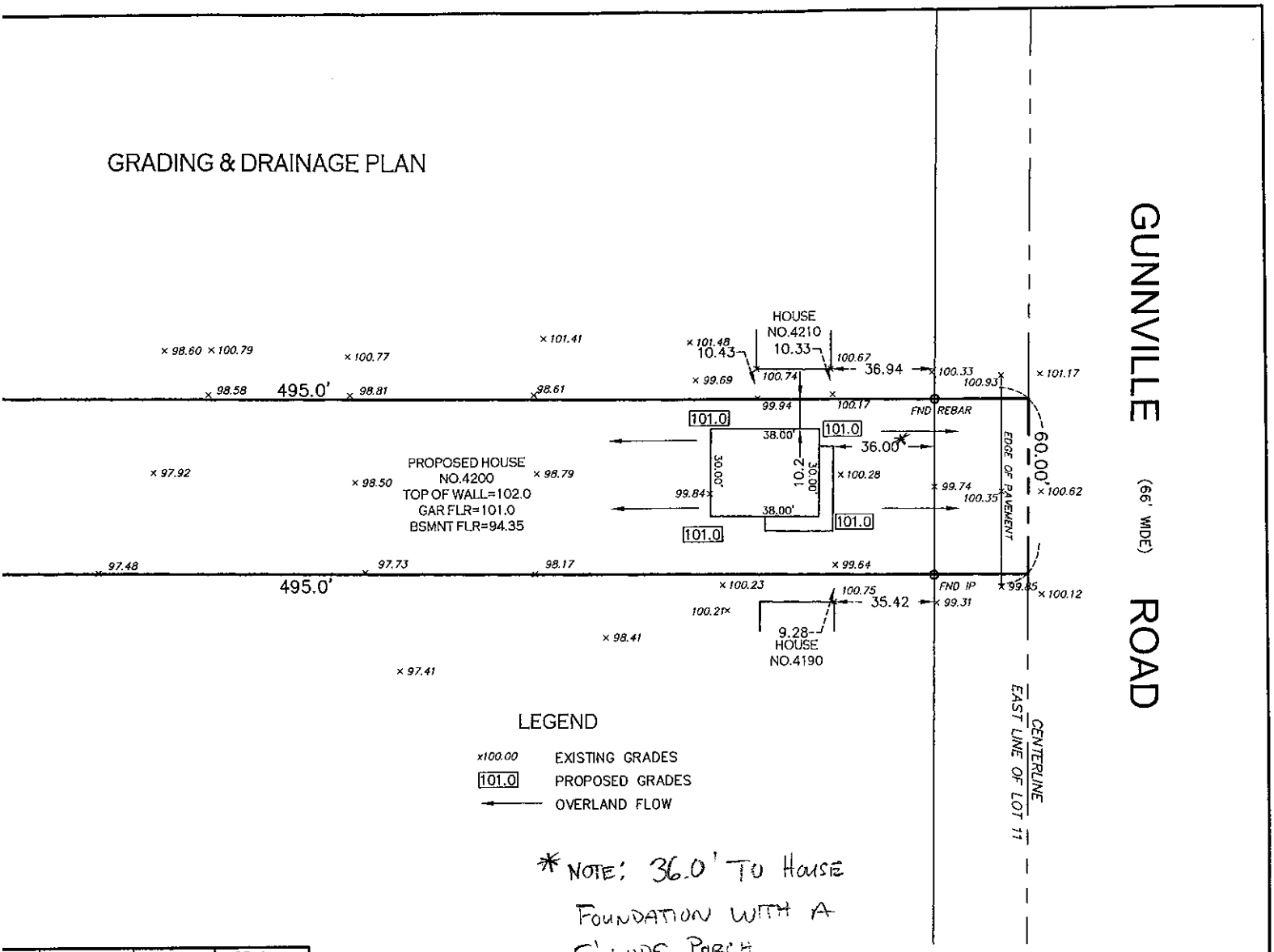
Filed with County Clerk **on** ..... **19** .....

Tim Hammer
4190 Gunnville Rd.
Clarence, NY 14031-1909



GRADING & DRAINAGE PLAN



LEGEND

×100.00	EXISTING GRADES
101.0	PROPOSED GRADES
←	OVERLAND FLOW

* NOTE: 36.0' TO HOUSE FOUNDATION WITH A 5' WIDE PORCH

	SECT: 5	TWP: 12	RGE: 6
			BLK:

E OF NEW YORK

ED LAND
V YORK
CIATES
3066-01

WM SCHUTT ASSOCIATES
37 CENTRAL AVE.
LANCASTER, NY 14086-2143
PH. 716-683-5961
FAX 716-683-0169
WWW.WMSCHUTT.COM

ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MAP MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S EMBOSSED SEAL AND SIGNATURE SHALL BE CONSIDERED TO BE VALID TRUE COPIES.

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN UP-TO-DATE ABSTRACT OF TITLE AND IS SUBJECT TO ANY STATE OF FACTS THAT MAY BE REVEALED BY AN EXAMINATION OF SUCH.

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- ☐ Other

Rec'd. by: Michael Hutchinson

Date April 26, 2013

Action Desired Applicant requests a 500 square foot variance to allow for the construction of a 700 square foot pool house. The proposed pool house is to be constructed in the rear yard of the principle building. The property is located in the Residential Single Family Zoning District.

Reason

Town Code Reference:

Section 229-55

PLEASE PRINT

Name Lynn Aronica

Address 9042 Shannon Court

Clarence Center, NY 14032

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

Phone

Norm Abraham

572-1140

Signed SIGNATURE ON FILE

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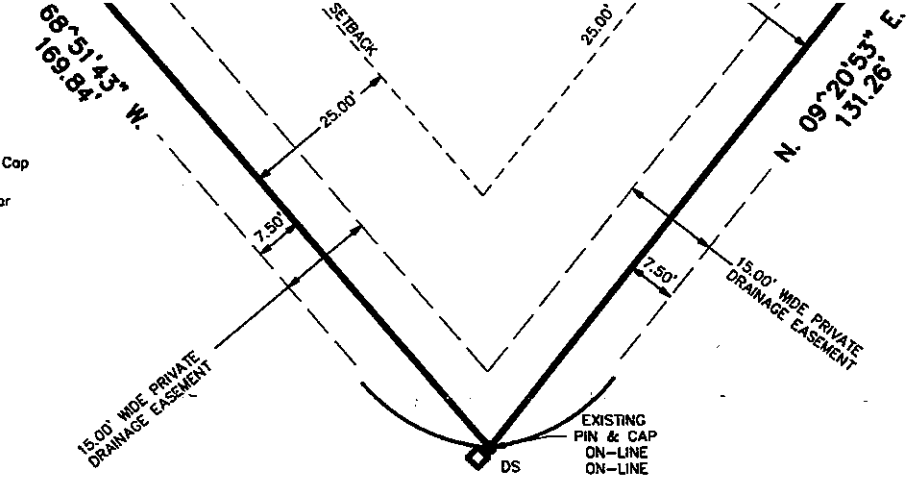
Filed with County Clerk **on** ..... **19** .....

9024 SHANNON CT
9029 SHANNON CT
9030 SHANNON CT
9035 SHANNON CT
9036 SHANNON CT
9041 SHANNON CT
9048 SHANNON CT
9042 SHANNON CT
5938 CORINNE LN
WICKLOW MNR
12.6'
32'
PROPOSED
700SF POOLHOUSE
Pictometry
N
E
S
W
Pictometry © 2000-2013



LEGEND

- ○ = Set Metal Rod & Cap
- ● = Existing Iron Pipe or Existing Rebar
- —□— = Fence
- —p— = Utility Lines
- ⌀ = Utility Pole
- = Concrete

TABLE OF EQUIVALENTS

Feet		Inches
0.08	=	1 Inch
0.17	=	2 Inches
0.25	=	3 "
0.33	=	4 "
0.42	=	5 "
0.50	=	6 "
0.58	=	7 "
0.67	=	8 "
0.73	=	9 "
0.83	=	10 "
0.92	=	11 "
1.00	=	12 "

NOTES:

"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."

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

SURVEY FOR

MICHAEL CUMMINGS AND LYNEE-MARIEARONICA

NOTES:

"This survey was prepared without the benefit of a current Abstract of Title and is subject to any state of facts that may be revealed by an examination of such."

"This survey is subject to easements and right of way of record."

"Measurements made to the siding or stucco brick exterior"

PART OF THE HOLLAND LAND COMPANY SURVEY,
LOT 3, SEC. 11, TWP. 12, RANGE 6,
TOWN OF CLARENCE
ERIE COUNTY, NEW YORK
TAX MAP NO.: 44.17-4-47

MAP COVER: 3247
S.L.: 167
DRAWN: SMG

STATE OF NEW YORK
TRAIAN TARAS CAINARU
No. 050093
LICENSED LAND SURVEYOR

TRAIAN CAINARU, L.S.
N.Y.S. LICENSE NO. 050093

CLIMAX DEVELOPMENT OF WNY, LLC
140 WEST MAPLEMERE ROAD
WILLIAMSVILLE, NEW YORK 14221
PHONE: 716-548-2894
SCALE 1" = 30'
AREA = 30202.65 +/- S.F OR 0.6933+/- ACRE
DATE: JANUARY 20, 2013
JOB NO. 13-005
RESURVEY
HOUSE LOCATION

LIST OF ABBREVIATIONS

A	AB	ANCHOR BOLT
	ABC	AGGREGATE BASE COURSE
	AC	ASPHALTIC CONCRETE
	A/C	AIR CONDITIONING
	ACR	ACRYLIC
	ACT	ACOUSTIC CEILING TILE
	ADH	ADHESIVE
	ADJ	ADJUSTABLE
	ADTN	ADDITION
	AFF	ABOVE FINISH FLOOR
	AGGR	AGGREGATE
	AHU	AIR HANDELING UNIT
	ALT	ALTERNATE
	ALUM	ALUMINUM
	ANOD	ANODIZED
	ANSI	AMERICAN NATIONAL STANDARDS INSTITUTE
	AP	ACCESS PANEL
	APPL	APPLICABLE
	APPROX.	APPROXIMATE
	ARCH	ARCHITECTURAL
	ASPH	ASPHALT
	AUTO	AUTOMATIC
	A/V	AUDIO/VISUAL
	AWNG	AWNING
B	BATH	BATHROOM
	BB	BALL BEARING
	BD	BOARD
	BKFST	BREAKFAST ROOM
	BFF	BELOW FINISH FLOOR
	BFP	BACK FLOW PREVENTOR
	BLDG	BUILDING
	BLK	BLOCK
	BLKG	BLOCKING
	BM	BEAM
	BOT	BOTTOM
	BOC	BOTTOM OF CURB
	BOS	BOTTOM OF STEEL
	BR	BEDROOM
	BRDG	BRIDGING
	BRG	BEARING
	BRK	BRICK
	BRZ	BRONZE
	BSMT	BASEMENT
	BTWN	BETWEEN
	BU	BUILT UP
C	CAB	CABINET
	CB	CATCH BASIN
	CEM	CEMENT
	CF	CUBIC FOOT
	CFM	CUBIC FEET PER MINUTE
	CFMF	COLD FORMED METAL FRAMING
	CI	CAST IRON
	CIP	CAST IN PLACE
	CIR	CIRCLE
	CIRC	CIRCUMFERENCE
	CJ	CONTROL JOINT
	CL	CENTER LINE
	CLG	CEILING
	CLK	CAULKING
	CLR	CLEAR(ANCE)
	CLST	CLOSET
	CMU	CONCRETE MASONRY UNIT
	CNTR	COUNTER
	CO	CLEAN OUT
	COL	COLUMN
	CONC	CONCRETE
	COND	CONDENSATE
	CONF	CONFERENCE
	CONN	CONNECTION
	CONST	CONSTRUCTION
	CONT	CONTINUOUS
	CONTR	CONTRACTOR)
	COORD.	COORDINATE
	CORR	CORRIDOR
	CPT	CARPET(ED)
	CRS	COURSING
	CSMNT	CASEMENT
	CT	CERAMIC TILE
	CTR	CENTER
	CUH	CABINET UNIT HEATER
	CW	COLD WATER
	CY	CUBIC YARD
D	DBL	DOUBLE
	DET	DETAIL
	DEG	DEGREE
	DF	DRINKING FOUNTAIN
	DFIR	DOUGLAS FIR
	DH	DOUBLE HUNG
	DIA	DIAMETER
	DIFF	DIFFUSER
	DIM	DIMENSION
	DIN. RM.	DINING ROOM
	DISP	DISPENSER
	DL	DEAD LOAD
	DN	DOWN
	DPR	DAMPER
	DR	DOOR
	DS	DOWN SPOUT
	DW	DISHWASHER
	DWG	DRAWING
	DWH	DOMESTIC WATER HEATER
	DWR	DRAWER
E	E	EAST
	EA	EACH
	EC	ELECTRICAL CONTRACTOR
	EF	EXHAUST FAN
	EIFS	EXTERIOR INSULATION & FINISH SYSTEM
	EJ	EXPANSION JOINT
	EL	ELEVATOR
	ELEC	ELECTRIC(AL)
	ELEV	ELEVATION
	EMER	EMERGENCY
	ENCL	ENCLOS(URE)
	ENGR	ENGINEER
	ENT	ENTRANCE
	EP	ELECTRICAL PANEL
	EPY	EPOXY PAINT
	EQ	EQUAL
	EQUIP	EQUIPMENT
	ESC	ESCALATOR
	ETR	EXISTING TO REMAIN
	EW	EACH WAY
	EWC	ELECTRIC WATER COOLER
	EXH	EXHAUST
	EXIST	EXISTING
	EXP	EXPANSION
	EXT	EXTERIOR
F	F	FOYER
	FA	FIRE ALARM
	FBD	FIBERBOARD
	FBO	FURNISHED BY OTHERS
	FCO	FLOOR CLEAN OUT
	FD	FLOOR DRAIN
	FDAMP	FIRE DAMPER
	FE	FIRE EXTINGUISHER
	FF	FINISHED FLOOR
	FIN	FINISH
	FLASH	FLASHING
	FLR	FLOOR
	FNDN	FOUNDATION
	FOC	FACE OF CONCRETE
	FOF	FACE OF FINISH
	FOM	FACE OF MASONRY
	FOS	FACE OF STUD
	FP	FIREPLACE
	FPM	FEET PER MINUTE
	FPS	FEET PER SECOND
	FT	FOOT (FEET)
	FTG	FOOTING
	FTR	FIRE-TREATED
	FURR	FURRING
G	GA	GAGE (GAUGE)
	GAL	GALLONS
	GALV	GALVNTIZED
	GAR	GARAGE
	GB	GRAB BAR
	GC	GENERAL CONTRACTOR
	GD	GRADE
	GFI	GROUND FAULT INTERRUPTER
	GL	GLASS
	GLB	GLUE LAMINATED BEAM
	GND	GROUND
	GPDW	GYPSUM DRYWALL
	GPM	GALLONS PER MINUTE
	GR	GREATROOM
H	H	HIGH
	HB	HOSE BIBB
	HC	HOLLOW CORE
	HCP	HANDICAP(PED)
	HD	HEAT DETECTOR
	HDR	HEADER
	HD RL	HAND RAIL
	HDW	HARDWARE
	HFTR	HEM FIR
	HM	HOLLOW METAL
	HOR	HORIZONTAL
	HP	HORSE POWER
	HR	HOUR
	HT	HEIGHT
	HTG	HEATING
	HVAC	HEATING/VENTILATING/ AIR CONDITIONING
	HW	HOT WATER
	HWD	HARDWOOD
	HWH	HOT WATER HEATER
	HWS	HOT WATER SUPPLY
	HWR	HOT WATER RETURN
	HWSD	HARDWIRED SMOKE DETECTOR
I	HYD	HYDRANT
	ID	INSIDE DIAMETER
	IN	INCH
	INSUL	INSULATION
	INT	INTERIOR
	INV	INVERT
J	JAN	JANITOR'S CLOSET
	JBOX	JUNCTION BOX
	JST	JOIST
	JT	JOINT
K	KIT	KITCHEN
	KO	KNOCKOUT
	KP	KICK PLATE
	KW	KILOWATTS
L	LAB	LABORATORY
	LAM	LAMINATED
	LAV	LAVATORY
	LB	POUND(S)
	LC	LINEN CLOSET
	LGMF	LIGHT GAGE MTL. FRAMING
	LH	LEFT HAND
	LKR	LOCKERS
	LL	LIVE LOAD
	LLH	LONG LEG HORIZONTAL
	LLV	LONG LEG VERTICAL
	LND	LAUNDRY
	LR	LIVING ROOM
	LT	LIGHT
	LTL	LINTEL
	LV	LOUVER
	LW	LIGHTWEIGHT
M	MAS	MASONRY
	MAT	MATERIAL
	MAX	MAXIMUM
	MBA	MASTER BATHROOM
	MBR	MASTER BEDROOM
	MC	MECHANICAL CONTRACTOR
	MECH	MECHANICAL
	MED	MEDIUM
	MEMB	MEMBRANE
	MFR	MANUFACTURE(ER)
	MH	MANHOLE
	MIN	MINIMUM
	MISC	MISCELLANEOUS
	MO	MASONRY OPENING
	MOD	MODULAR
	MR	MOISTURE RESISTANT
	MTD	MOUNTED
	MTG	MOUNTING
	MTL	METAL
	MUL	MULLION
N	N	NORTH
	NAT	NATURAL
	NEC	NECESSARY
	NG	NATURAL GAS
	NIC	NOT IN CONTRACT
	No.	NUMBER
	NOM	NOMINAL
	NTS	NOT TO SCALE
O	OA	OUTSIDE AIR
	OC	ON CENTER
	OD	OUTSIDE DIAMETER
	OFF.	OFFICE
	OH	OVERHEAD
	OHD	OVERHEAD DOOR
	OPNG	OPENING
	OPP	OPPOSITE
	OSB	ORIENTED STRAND BOARD
	OVRA	OVERALL
	OVRHG	OVERHANG
	OZ	OUNCE
P	PAR	PARALLEL
	PART	PARTITION
	PBD	PARTICLE BOARD
	PC	PRE-CAST
	PCF	POUNDS PER CUBIC FOOT
	PKT	POCKET
	PL	PROPERTY LINE
	PLAM	PLASTIC LAMINATE(D)
	PLAS	PLASTER
	PLBG	PLUMBING
	PLF	POUNDS PER LINEAL FOOT
	PLYWD	PLYWOOD
	PNT	PAINT
	PP	POWER POLE
	PR	PAIR
	PREFAB	PREFABRICATED
	PRV	PRESSURE REDUCING VALVE
	PS	PEDISTAL SINK
	PSF	POUNDS PER SQUARE FOOT
	PSI	POUNDS PER SQUARE INCH
	PTD	PAPER TOWEL DISPENSER
	PTM	PATCH TO MATCH
	PTR	PAPER TOWEL RECEPTOR
	PT WD.	PRESSURE TREATED WOOD
	PVC	POLYVINYL CHLORIDE
	PVMT	PAVEMENT
	PWR	POWDER ROOM
Q	QT	QUARRY TILE
R	R	RISER
	RA	RETURN AIR
	RAD	RADIUS
	RAG	RETURN AIR GRILLE
	RB	RUBBER BASE
	RCP	REFLECTED CEILING PLAN
	RD	ROOF DRAIN
	REF	REFERENCE
	REG	REGISTER
	REINF	REINFORCING
	REQD	REQUIRED
	REQMT	REQUIREMENT
	REV	REVISED (REVISION)
	RFG	REFRIGERATOR
	RFTR	RAFTER
	RH	RIGHT HAND
	RL	ROOF LEADER
	RM	ROOM
	RO	ROUGH OPENING
	ROOFG	ROOFING
	ROW	RIGHT OF WAY
	RPZ	REDUCED PRESSURE ZONE
	RS	ROUGH SAWN
	RTU	ROOF TOP UNIT
S	S	SOUTH
	SA	SUPPLY AIR
	SAG	SUPPLY AIR GRILL
	SAN	SANITARY
	SBT	SOLID BEARING TO
	SHC	SHIM & CAULK
	SC	SOLID CORE
	SCHED	SCHEDULE
	SD	SMOKE DETECTOR
	S DRN.	STORM DRAIN
	SEC	SECTION
	SF	SQUARE FEET
	SHR	SHOWER
	SHT	SHEET
	SHTG	SHEATHING
	SIM	SIMILAR
	SOG	SLAB-ON-GRADE
	SOV	SUT OFF VALVE
	SPEC	SPECIFICATION
	SPF	SPRUCE/PINE/FIR
	SQ.	SQUARE
	SS	STAINLESS STEEL
	STAT	THERMOSTAT
	STD	STANDARD
	STL	STEEL
	STOR	STORAGE
	STRUCT	STRUCTURAL
	STV	STOVE
	SUP	SUPPLY
	SUS	SUSPENDED
	SW	SWITCH
	SYM	SYMMETRICAL
	SYP	SOUTHERN YELLOW PINE
	SYS	SYSTEM
T	T	TREAD
	T&B	TOP & BOTTOM
	T&G	TONGUE & GROOVE
	TBAR	TOWEL BAR
	TEL	TELEPHONE
	TEMP	TEMPERED
	THK	THICK(NESS)
	THR	THREAD
	TOB	TOP OF BEAM
	TOC	TOP OF CURB
	TOM	TOP OF MASONRY
	TOPL	TOP OF PLATE
	TOS	TOP OF STEEL
	TOSL	TOP OF SLAB
	TOW	TOP OF WALL
	TRZ	TERRAZZO
	TV	TELEVISION
	TYP	TYPICAL
U	U.L.	UNDERWRITER'S LABORATORY
	UH	UNIT HEATER
	UNF	UNFINISHED
	UNO	UNLESS NOTED OTHERWISE
V	VAN	VANITY
	VAP B.	VAPOR BARRIER
	VB	VINYL BASE
	VCP	VITRIFIED CLAY PIPE
	VCT	VINYL COMPOSITION TILE
	VD	VOLUME DAMPER
	VERT	VERTICAL
	VEST	VESTIBULE
	VIF	VERIFY IN FIELD
	VIN	VINYL
	VOL	VOLUME
	VSD	VARIABLE SPEED DAMPER
	VT	VINYL TILE
	VTR	VENT THROUGH ROOF
	VWC	VINYL WALL COVERING
W	W	WEST
	W/	WITH
	WB	WOOD BASE
	WC	WATER CLOSET
	WCO	WALL CLEAN OUT
	WD	WOOD
	WG	WIRE GLASS
	WH	WATER HEATER
	WHD	WALL HYDRANT
	WI	WROUGHT IRON
	WIC	WALK-IN CLOSET
	WIN	WINDOW
	W/O	WITHOUT
	WP	WATERPROOF
	WPT	WORK POINT
	WRPL	WHIRLPOOL (TUB)
	WSCT	WAINSCOT
	WT	WEIGHT
	WWF	WELDED WIRE FABRIC
Y	YD	YARD

MISC.

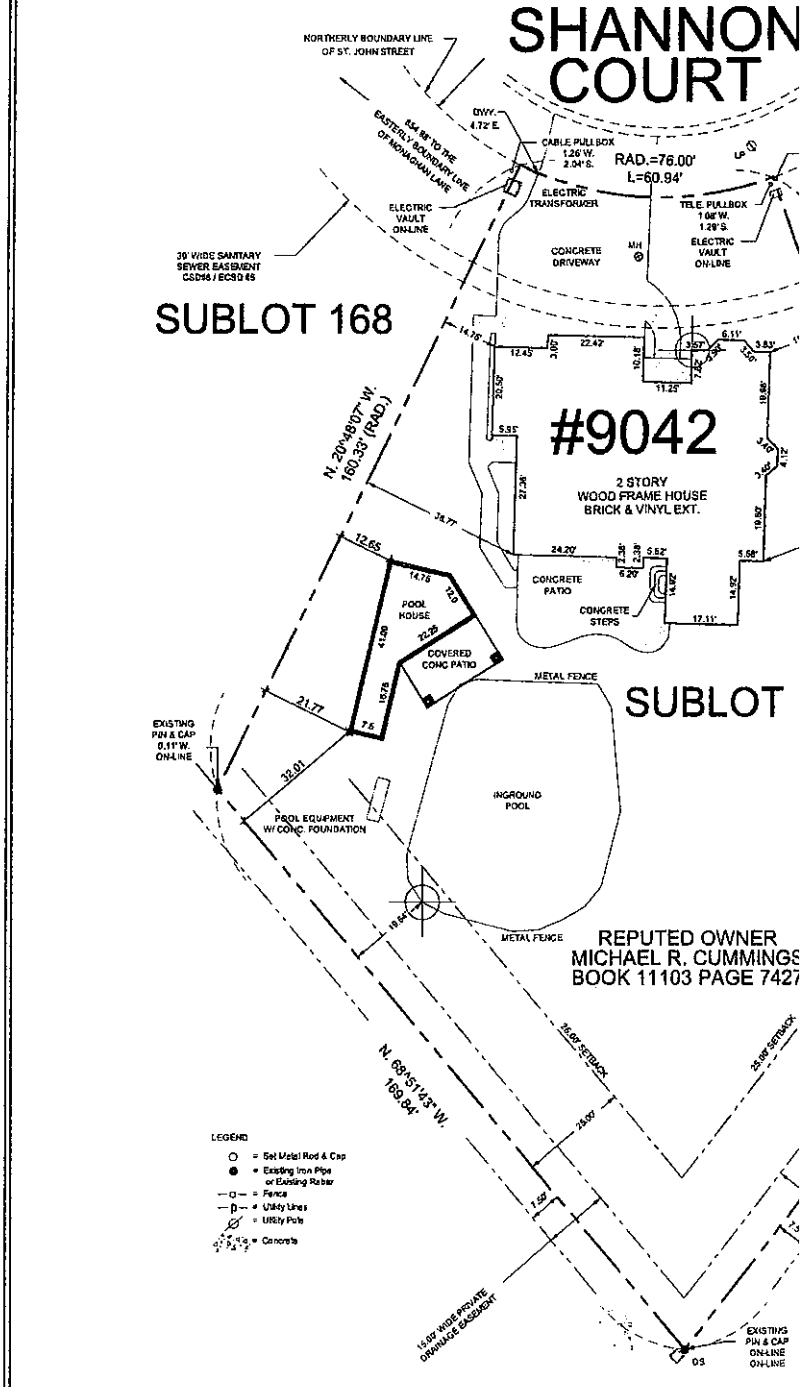
∠	ANGLE
@	AT
℄	CENTERLINE
°	DEGREES
⌀	DIAMETER
#	NUMBER
▷	PLATE
±	PLUS OR MINUS
#	POUNDS
⊳	PROPERTY LINE

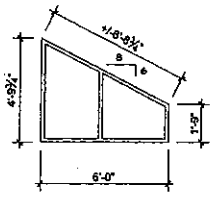
POOL HOUS

****

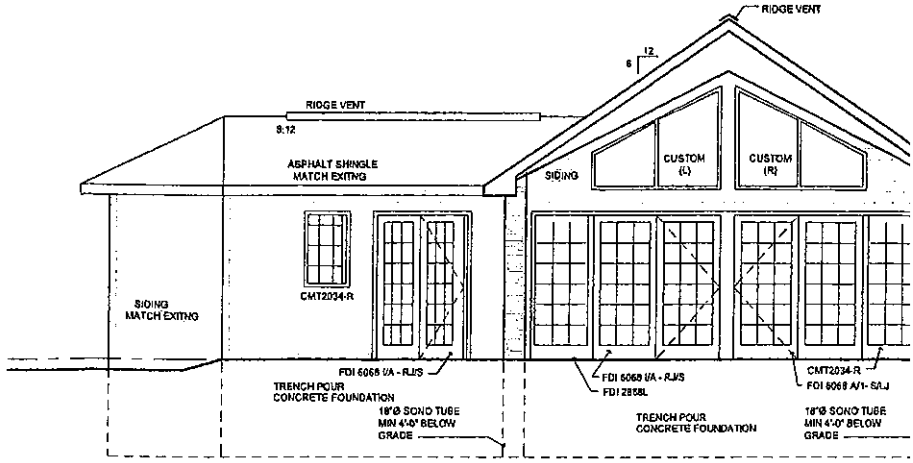
9042 SHANNON C
CLARENCE, NEW

SITE PLAN

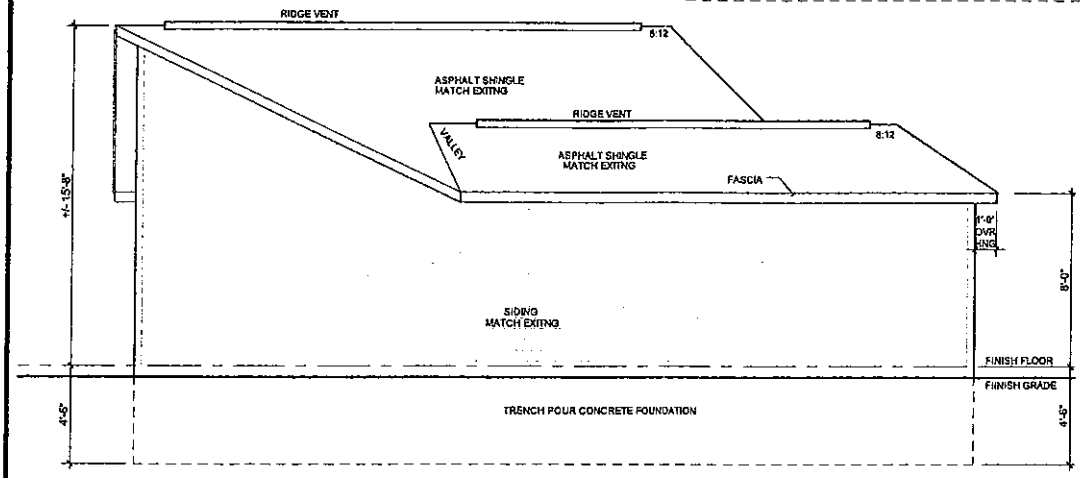




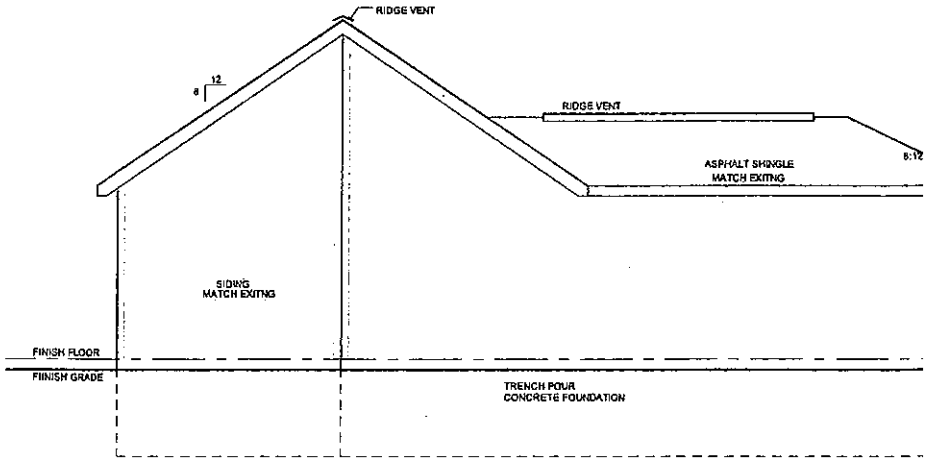
CUSTOM WINDOW



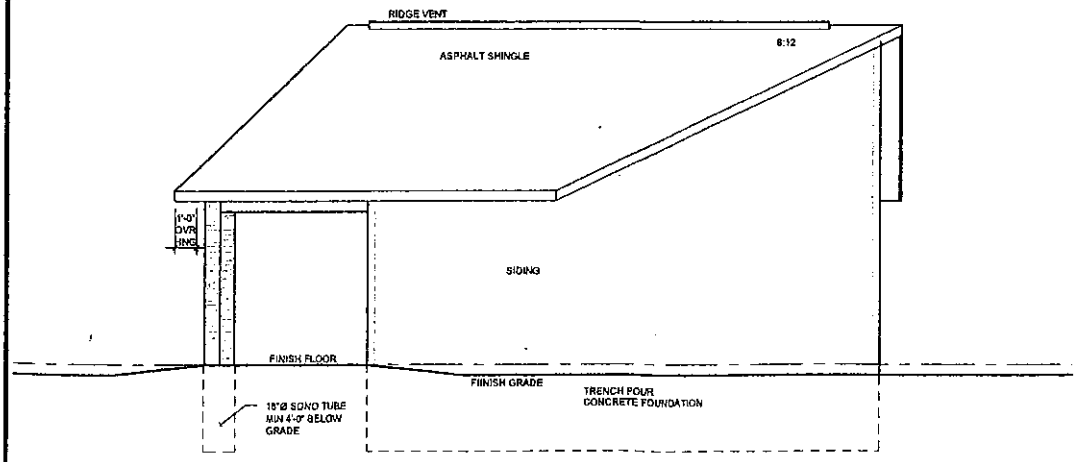
ELEVATION
SCALE: 1/4" = 1'-0" (2 A1



ELEVATION
SCALE: 1/4" = 1'-0" (4 A1.0)



ELEVATION
SCALE: 1/4" = 1'-0" (5 A1.0)



ELEVATION
SCALE: 1/4" = 1'-0" (6 A1.0)

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: Michael Hutchinson

Date May 3, 2013

Action Desired Applicant requests a 52 square foot variance to allow for a 252 square foot covered, detached patio at 9205 Beech Meadow Court. The property is located within the Residential Single Family Zoning District.

Reason

Town Code Reference:

Section 229-55

PLEASE PRINT

Name Taruna Verma

Address 9205 Beech Meadow Court

Clarence Center, NY 14032

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

Jeff Shrader

Phone

861-7785

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** ..... **19** .....

Approved ☐
Rejected ☐ **by** ..... **on** ..... **19** .....

Published (Attach Clipping) **on** ..... **19** .....

Hearing Held by ..... **on** ..... **19** .....

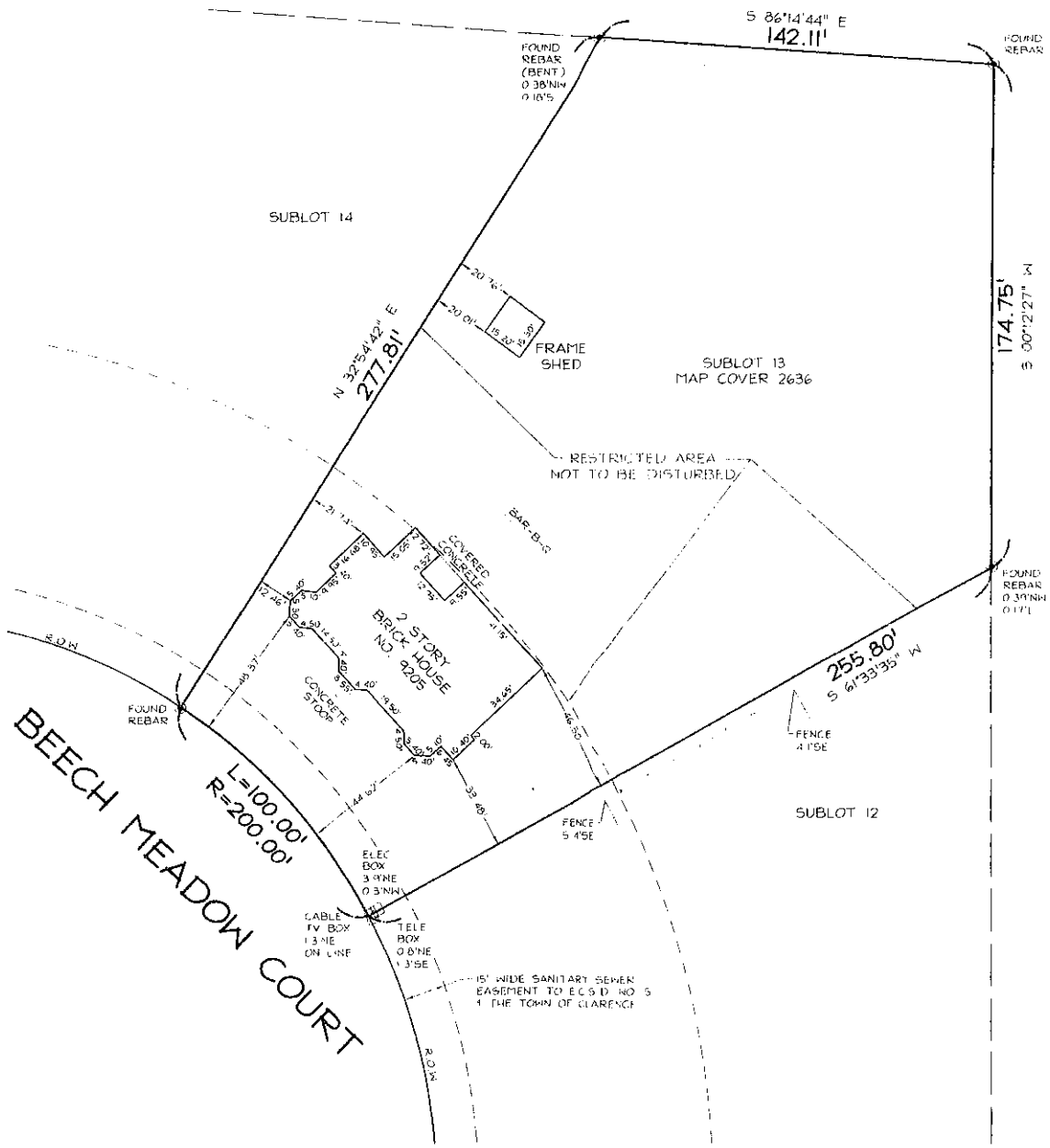
Final Action Taken

Approved ☐
Rejected ☐ **by** ..... **on** ..... **19** .....

Published (Attach Clipping) **on** ..... **19** .....

Filed with Town Clerk **on** ..... **19** .....

Filed with County Clerk **on** ..... **19** .....



NOTE PHYSICAL FEATURES AT GROUND LEVEL NOT CHECKED AND/OR LOCATED DUE TO THE PRESENCE OF EXCESSIVE SNOW AND/OR ICE

This survey was prepared without the benefit of an abstract of title and is subject to any state of facts that may be revealed by an examination of such.

Unauthorized alterations or additions to any survey, drawing, design, specification, plan or report is a violation of section 7209, provision 2 of the New York State Education Department.

PART OF LOT(S) : 1 SECTION : 12 TOWNSHIP : 12 RANGE : 6

LOCATION : TOWN OF CLARENCE COUNTY OF ERIE STATE OF NEW YORK SCALE: 1" = 40'

KIND	DATE	REQUESTED BY	JOB NO.
SURVEY	01/13/09	LAW OFFICE OF NANCY W. SAIA	09J2-0026

Nussbaumer & Clarke, Inc.
Engineers and Surveyors
3556 Lake Shore Road
Buffalo, New York 14219-1494
(716) 827-8000

NO IRONS SET OR FOUND AT PROPERTY CORNERS UNLESS NOTED HEREON

X:\09\09J2-0000\09J2-0026\09J2-0026.dwg 1/16/2009 8:59:16 AM COPYRIGHT © 2007, NUSSBAUMER & CLARKE, INC.

DRAWING NO. 2636-13

GENERAL NOTES:

1. Do not scale drawings
2. These architectural drawings are for representational purposes only, and are subject to non-structural alterations by the local building authorities and/or the contractor. Such alterations may include aesthetic issues such as front elevations and door and window sizes provided they meet minimum light, vent, and egress requirements. Framing and structural changes must be approved by the Architect.
3. The lot layout will be determined by the local building authorities and/or the contractor.
4. Exact cabinetry layouts will be provided by the contractor.
5. Stair specifications will be provided by the contractor.
6. The location of items such as furnace, water heater, vents and flue, other mechanical systems, sump crocks, utility services and other items will be determined by the contractor.
7. Interior and Exterior finish items, trim items, and other non-structural items may vary. Building specifications and standards are controlling.
8. Optional items selected by the Owner may incur additional charges. Optional items shown on these drawings are controlled by builder's specifications and architectural drawings.
9. The contractor shall be responsible for obtaining all necessary permits and complying with applicable codes and ordinances, and for notifying governing bodies for appropriate inspections.
10. All concrete shall be 3500 psi. All steps in the Foundation wall conform to 406.1.5 in the Residential Bldg. Code of NYS. Provide 5.7% Air Entrainment for Exposed Concrete and Garage Slab as per Table R-402.2
11. The contractor shall verify all dimensions and details on these drawings prior to construction and immediately report any discrepancies to the Architect. The contractor shall verify all dimensions before proceeding with fabrication or construction.
12. All work shall conform to the requirements of all local, State and Federal codes. Local, State and Federal codes are to take precedence over plan drawings and specifications.
13. All dimensions, notes, headers and footers shown on typical floor plans, sections or details shall apply to all similar, symmetrical or opposite hand plans, sections or details.
14. All dimensions are to face of stud or actual face of masonry unless otherwise noted.
15. All HVAC and electrical work is not included in the set of documents and is to be designed by others. Electrical system shall conform to National Electrical Code.
16. Grading shown on these drawings is representational only. Exact site conditions may require adjustment to final grading or height of basement walls by the contractor. Proper drainage system must be provided.
17. Failure to show or mention minor details shall not be warrant for omission of necessary appurtenances for the normal, usual and proper completion of the work.
18. Install double structural members under all partitions and framed openings in walls, roofs, floor, and under both ends of beam.
19. Install required firestopping in floor joist at mid-span, and/or in each manner that the unbraced length does not exceed 8'-0". Firestop is not required between every joist space and may be impossible to install due to mechanical or structural interference. Firestopping shall be provided, as required, to conform to Section R602.8 in the Residential Bldg. Code of NYS.
20. All structural lumber over 14' shall be No. 2 Douglas fir-larch with a minimum extreme fiber in bending stress (Fb) of 1,450 lb/sq. in. And a minimum modulus of elasticity (E) of 1,600,000 psi.
21. Wood headers for interior first floor bearing walls shall be sized per the following chart, unless noted otherwise on plans (use #2 Douglas Fir-Larch):

SPAN	HEADER
0' to 2'-5"	(2) 2 x 6 w/ ½" plywood web
2'-6" to 3'-2"	(2) 2 x 8 w/ ½" plywood web
3'-3" to 3'-10"	(2) 2 x 10 w/ ½" plywood web
3'-11" to 4'-5"	(2) 2 x 12 w/ ½" plywood web

22. Wood headers for exterior first floor bearing walls shall be sized per the following chart, unless noted otherwise on plans (use Douglas Fir-Larch #2):

SPAN	HEADER
0' to 2'-10"	(2) 2 x 6 w/ ½" plywood web
2'-11" to 3'-9"	(2) 2 x 8 w/ ½" plywood web
3'-9" to 4'-5"	(2) 2 x 10 w/ ½" plywood web
4'-6" to 5'-2"	(2) 2 x 12 w/ ½" plywood web

Interior non-load bearing headers shall be 2-2x6

23. Wood ceiling joists with no attic storage shall be sized per the following chart, unless otherwise noted on plans. All dia. joists shall span in the same direction as roof rafters unless otherwise approved by the architect.

Douglas Fir-Larch

SPAN	JOINT
0'-0" to 11'-3"	2 x 4
11'-4" to 17'-0"	2 x 6
17'-1" to 23'-0"	2 x 8

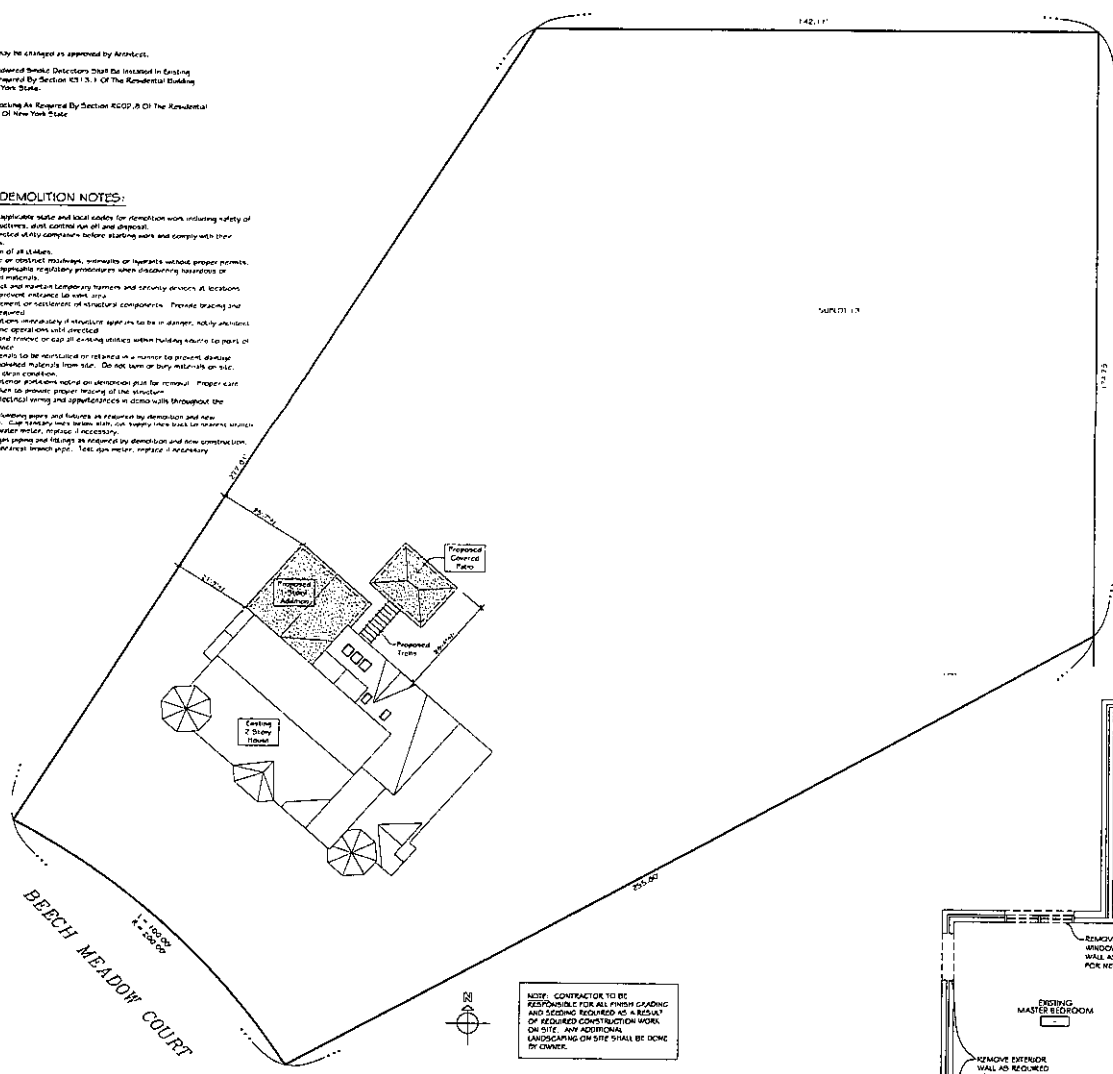
Hem

SPAN	JOINT
0' to 10'-5"	2 x 4
10'-10" to 16'-11"	2 x 6
17'-0" to 22'-4"	2 x 8

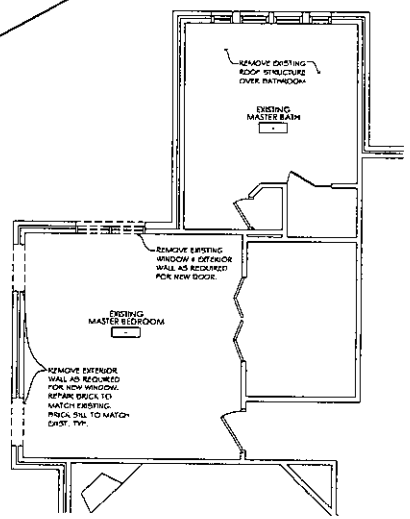
24. Provide solid bearing under all beams. Solid bearing shall be rock, from footer to underside of beams.
25. Furnace: Rating - special note +/-
26. Automatic setback thermostat- Heating 65-75 minimum
27. Domestic water heaters Meets ASHRA 90-75 Standard - Gas fired
28. Design Data:
    Outdoor - Heating degree days.....7,000
    Winter design dry bulb temp.....6
    Summer design dry bulb temp.....90
    Indoor - Winter design dry bulb temp.....72
    Design humidification.....30 max
29. Design Loads:
    First Floor live Load.....40 PSF
    Second Floor Lec Load.....30 PSF
    Roof Snow Load.....53 PSF
    Basic Wind Speed.....90 MPH
30. These notes may be changed as approved by Architect.
31. Additional Hardwired Smoke Detectors Shall Be Installed In Existing Dwelling As Required By Section R313.1 Of The Residential Building Code Of New York State.
32. Provide Fireblocking As Required By Section R602.8 Of The Residential Building Code Of New York State

GENERAL DEMOLITION NOTES:

1. Conform to applicable state and local codes for demolition work including safety of adjacent structures, dust control and disposal.
2. Notify all affected utility companies before starting work and comply with their requirements.
3. Mark location of all stakes.
4. Do not close or obstruct roadways, sidewalks or hydrants without proper permits.
5. Conform to applicable regulatory procedures when discovering hazardous or contaminated materials.
6. Provide, erect and maintain temporary barriers and security devices at locations required to prevent entrance to work area.
7. Prevent movement or settlement of adjacent structures. Provide bracing and shoring as required.
8. Cease operations immediately if structure appears to be in danger. Notify architect. Do not resume operations until directed.
9. Disconnect and remove or cap all existing utilities within building prior to start of demolition period.
10. Remove materials to be reinstalled or retained in a manner to prevent damage.
11. Remove demolished materials from site. Do not burn or bury materials on site. Leave site in clean condition.
12. Remove all interior partitions noted on demolition plan for removal. Proper care should be taken to provide proper bracing of the structure.
13. Remove all electrical wiring and appurtenances in demo walls throughout the structure.
14. Remove all plumbing pipes and fixtures as required by demolition and new construction. Cap existing lines below slab, cut supply lines back to nearest riser/tee pipe. Test water meter, replace if necessary.
15. Remove all gas piping and fittings as required by demolition and new construction. Cut back to nearest branch pipe. Test gas meter, replace if necessary.



SITE PLAN
1/8" = 1'-0" (1)



DEMOLITION PLAN
1/8" = 1'-0" (2)

ARMITAGE ARCHITECTURE
www.armitagearchitecture.com
716.523.2313

VARMA RESIDENCE
9205 BEECH MEADOW CT.
CLARENCE CTR., NEW YORK 14032

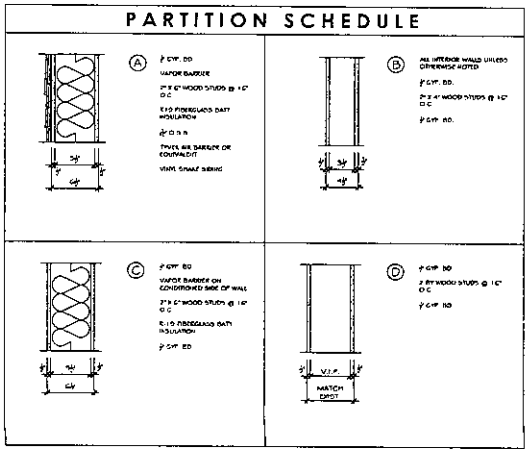
drawn	P.A.
scale	AS NOTED
date	APRIL 1, 2013
job #	13-209

REGISTERED ARCHITECT
STATE OF NEW YORK

SITE PLAN & DEMOLITION PLAN

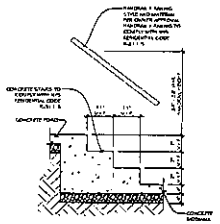
A100

PARTITION SCHEDULE

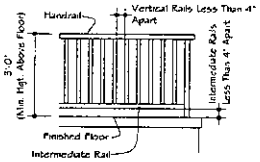


GENERAL NOTES:

1. ALL EXPOSED MASONRY TO RECEIVE TOOLED JOINTS.

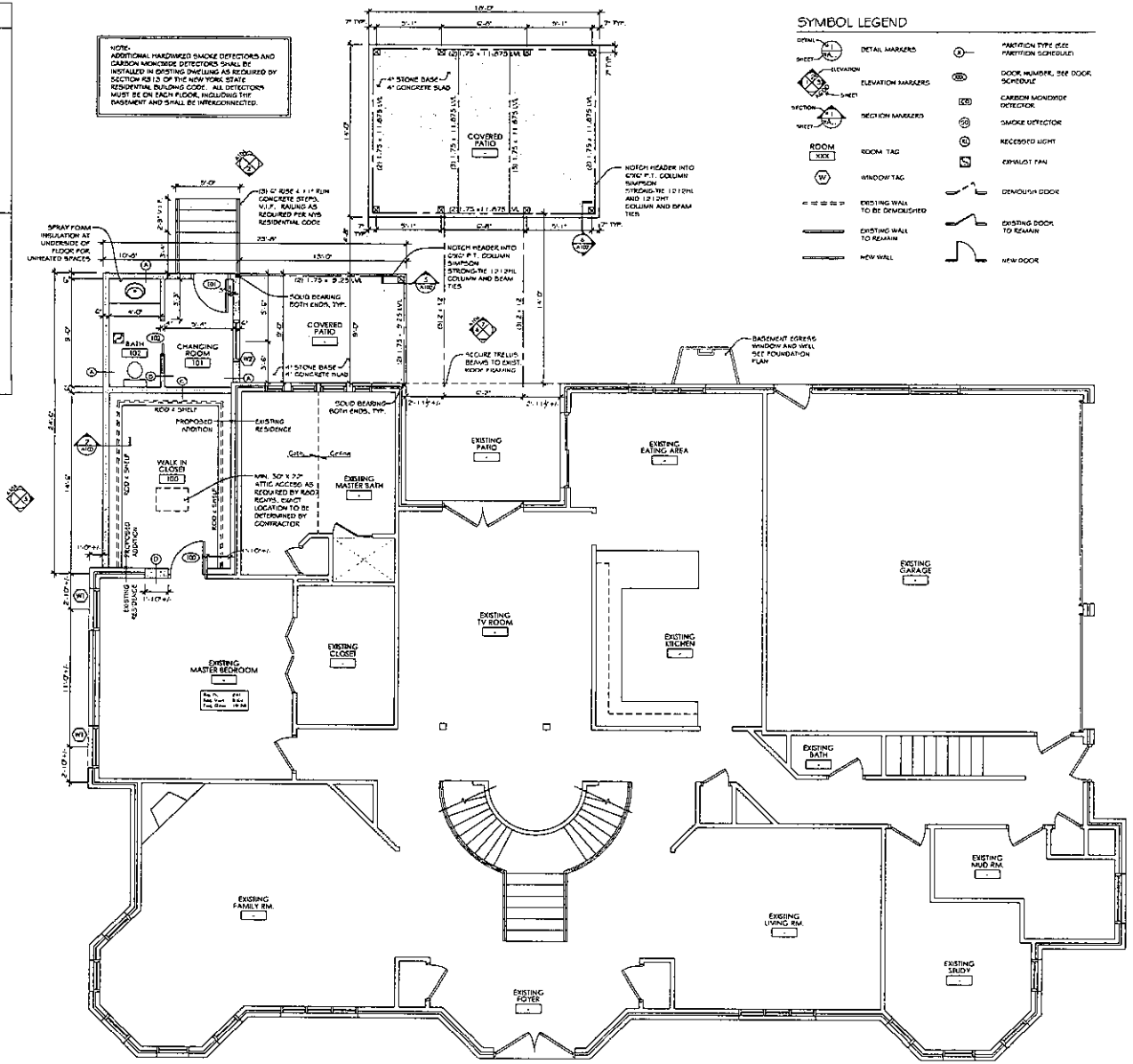


STAIR DETAIL 1



GUARDRAIL DETAIL 2

NOTE:
ADDITIONAL HARDWIRED SMOKE DETECTORS AND CARBON MONOXIDE DETECTORS SHALL BE INSTALLED IN EXISTING DWELLING AS REQUIRED BY SECTION R313 OF THE NEW YORK STATE RESIDENTIAL BUILDING CODE. ALL DETECTORS MUST BE ON EACH FLOOR, INCLUDING THE BASEMENT AND SHALL BE INTERCONNECTED.



FIRST FLOOR PLAN 3

SYMBOL LEGEND

ARMITAGE ARCHITECTURE
www.armitagearchitecture.com
716.523.3734

VARMA RESIDENCE
9205 BEECH MEADOW CT.
CLARENCE CTR., NEW YORK 14032

DRAWN P.A.
SCALE AS NOTED
DATE APRIL 1, 2013
JOB # 13-209

REGISTERED ARCHITECT JEFFREY E. ARMITAGE STATE OF NEW YORK

FLOOR PLANS

A101