

February 20, 2023

Gregory Keyser
Planner/Zoning Enforcement Officer
Town of Ellicottville & Village of Ellicottville

RE: 29 Elizabeth planning board approval and

Dear Greg:

I have attached 6 sets of revised drawings for our proposed addition at 29 Elizabeth for review by Planning and Zoning boards. I would like to bring the following to your attention.

- 1) Reference drawing A2 we are increasing the existing square footage of house with the addition by total of 722 square feet
- 2) I have included a colored rendering of the proposed new house colors. Midnight shadow for the main part of the house and snowscape white for the entrance
- 3) Reference Drawing A6 elevation of the existing house. Note the following.
 - a. We received approval to raise the height of the existing house by 1'-4" as originally shown on the drawings,
 - b. After we field verified existing conditions, and the architect completed the elevations we would like to ask if this can be increased by an additional 1'-8" or total of 3'
 - i. The existing 2nd floor of the house has really low ceilings and we would like to increase the height to 7'-6"+/-

Please let me know if you have any question of concerns. I can be reached by e-mail at Jeff@hayesbuild.com or on my cell at 716-955-9273

Best Regards

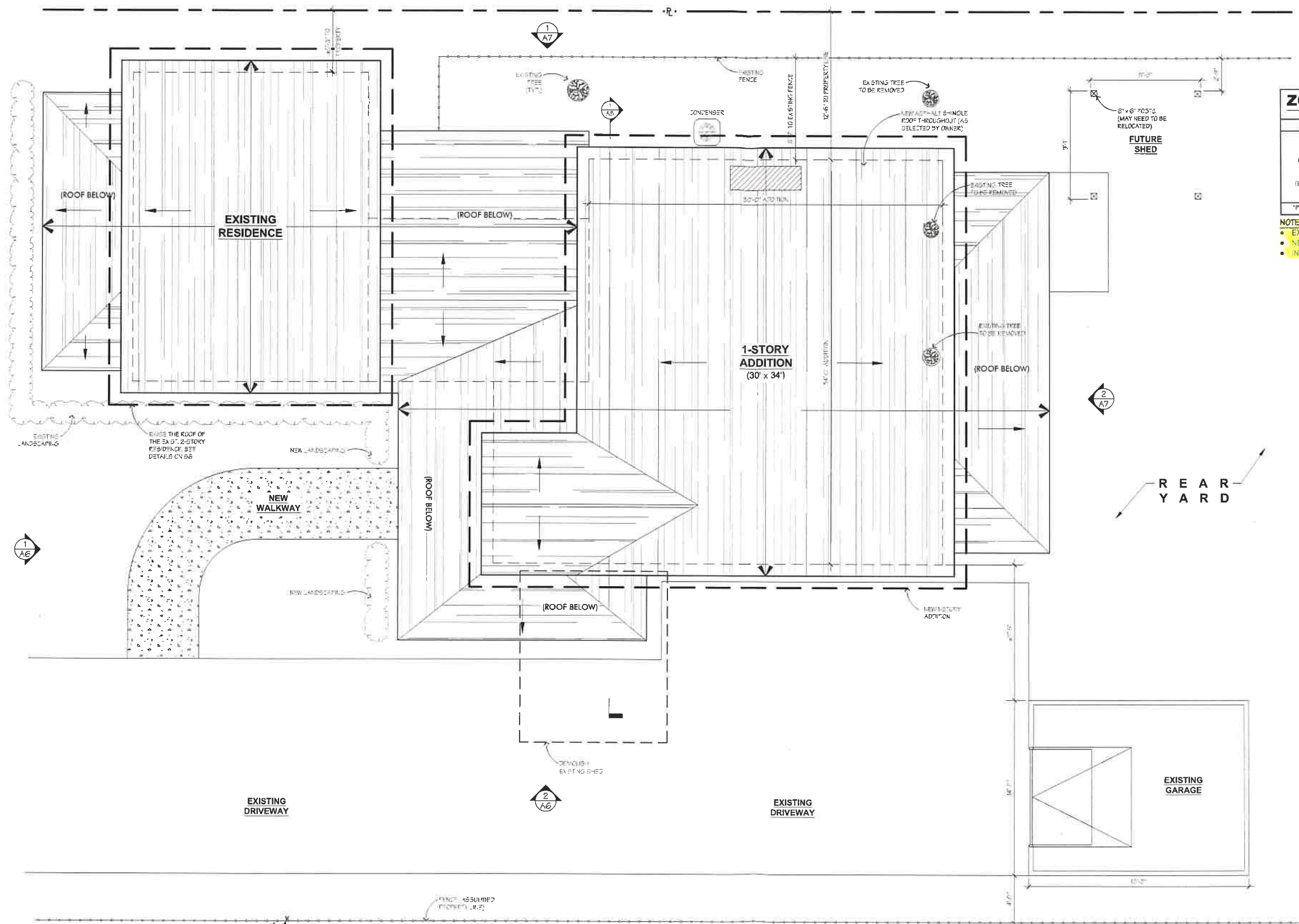


Jeff Hayes

GENERAL NOTES:

- THIS ADDITION IS DESIGNED TO CONFORM WITH APPLICABLE REGULATIONS SET FORTH IN THE 2020 RESIDENTIAL CODE OF NEW YORK STATE, CONTRACTOR TO COMPLY WITH ALL APPLICABLE BUILDING AND LOCAL LAWS, CODES IN NEW YORK STATE, AND ANY OTHERS AS APPLICABLE TO THE CONSTRUCTION OF THIS WORK OR VILLAGE.
- RESIDENCE DATA ADDITION TO TWO STORY RESIDENCE.
- TERMINAL DATA PER IES TABLE RAC2. 2. ISOLATION AND PENETRATION REQUIREMENTS BY COMPONENT.
- ALL ELECTRICAL HEATING AND PLUMBING DESIGN BY OTHERS AND COMPLYING TO THE RESIDENTIAL CODE OF NYS AND ALL REFERENCED CODES.
- CONTRACTOR (AND HIS SUBCONTRACTORS) SHALL BE LICENSED BY THE STATE IN WHICH THE PROJECT IS LOCATED AND APPROVED IN ADVANCE BY THE OWNER.
- OWNER SHALL FILE ALL APPLICATIONS, PERMITS FOR ALL NECESSARY PERMITS.
- VISIT SITE TO VERIFY EXISTING CONDITIONS, EXISTING CONDITIONS AND CONNECTIONS ARE BASED UPON INFORMATION TAKEN FROM LIMITED FIELD INVESTIGATIONS. CONTRACTOR SHALL MAKE NECESSARY ADJUSTMENTS TO SYSTEM COMPONENTS AS NECESSARY TO OWNER OR ARCHITECT REPORT ANY DISCREPANCIES BETWEEN IT DRAWINGS AND ACTUAL FIELD CONDITIONS TO THE ARCHITECT BEFORE CONSTRUCTION BEGINS.
- FIELD VERIFY ALL EXISTING CONDITIONS, INCLUDING COMPONENTS, DIMENSIONS PRIOR TO START OF CONSTRUCTION, NOTIFY OWNER/ARCHITECT OF ALL DISCREPANCIES PRIOR TO START OF CONSTRUCTION.
- OWNER AND/OR CONTRACTOR TO VERIFY THE LOCATIONS OF ALL UTILITIES PRIOR TO START OF ALL EXCAVATIONS, IF REQUIRED AND USE METAL DETECTORS AS REQUIRED TO LOCATE ALL UTILITIES.
- CONTRACTOR TO COORDINATE MATERIAL STORAGE AREAS AND REPAIR AND ALL LAWN, LANDSCAPING, ASPHALT DRIVEWAYS, BRICK ROADS, PATIOS, ETC. IF DAMAGED.
- ALL WORK IS TO BE COORDINATED WITH THE OWNER, THE CONTRACTOR SHALL MEET WITH THE OWNER PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR WILL PRESENT THE BUILDING PERMIT AND INSURANCE CERTIFICATES TO THE OWNER PRIOR TO STARTING CONSTRUCTION.
- CONTRACTOR SHALL PROVIDE ANY NECESSARY MEASURES TO PROTECT THE WORKERS AND OTHER PERSONS DURING CONSTRUCTION.
- CHECK WITH THE OWNER FOR COORDINATION OF THE WORK UNDER THIS CONTRACT WITH WORK OF OTHER TRADES. OWNER'S REGULATIONS GOVERN ALL ASPECTS OF OUTSIDE CONTRACTORS WORKING ON THIS PROPERTY.
- CONTRACTOR SHALL KEEP THE JOB FREE OF DEBRIS AND MAKE FINAL CLEANUP TO THE SATISFACTION OF THE OWNER. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF ALL CONSTRUCTION DEBRIS FROM PROJECT SITE AND SHALL PROVIDE CURBSIDE PICK-UP, RECYCLE ALL DEBRIS ON A DAILY BASIS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF EXISTING BUILDING AND OTHER INSTALLATIONS THAT ARE TO REMAIN INTACT WHILE PERFORMING THE SPECIFIED WORK. PROVIDE AND MAINTAIN PROPER EXISTING JOB-FRONT PROTECTION DURING CONSTRUCTION.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL REQUIREMENTS AND ALL REQUIRED SHOOTINGS.
- UNLESS NOTED OTHERWISE, ALL MATERIALS, FINISHES AND WORKMANSHIP SHALL BE NEW, UNLESS AND OF QUALITY STANDARDS TO THE INDUSTRY FOR THE TYPE OF MATERIALS AND CHARACTERISTICS. INSTALL ALL MATERIALS TO THE MANUFACTURER'S RECOMMENDATIONS AND BEST STANDARDS OF THE TRADES INVOLVED.
- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE COMMERCIAL CODES OF NEW YORK STATE AND IN ACCORDANCE WITH AMERICAN FOREST AND PAPER ASSOCIATION (AIA) PRACTICE AND ALL APPLICABLE QUESTIONS REGARDING EXECUTION PRIOR TO START OF CONSTRUCTION. DESIGN VALUES FOR 2" x 4" LUMBER, 2" x 6" LUMBER, 2" x 8" LUMBER, 2" x 10" LUMBER, 2" x 12" LUMBER, 2" x 14" LUMBER, 2" x 16" LUMBER, 2" x 18" LUMBER, 2" x 20" LUMBER, 2" x 22" LUMBER, 2" x 24" LUMBER, 2" x 26" LUMBER, 2" x 28" LUMBER, 2" x 30" LUMBER, 2" x 32" LUMBER, 2" x 34" LUMBER, 2" x 36" LUMBER, 2" x 38" LUMBER, 2" x 40" LUMBER, 2" x 42" LUMBER, 2" x 44" LUMBER, 2" x 46" LUMBER, 2" x 48" LUMBER, 2" x 50" LUMBER, 2" x 52" LUMBER, 2" x 54" LUMBER, 2" x 56" LUMBER, 2" x 58" LUMBER, 2" x 60" LUMBER, 2" x 62" LUMBER, 2" x 64" LUMBER, 2" x 66" LUMBER, 2" x 68" LUMBER, 2" x 70" LUMBER, 2" x 72" LUMBER, 2" x 74" LUMBER, 2" x 76" LUMBER, 2" x 78" LUMBER, 2" x 80" LUMBER, 2" x 82" LUMBER, 2" x 84" LUMBER, 2" x 86" LUMBER, 2" x 88" LUMBER, 2" x 90" LUMBER, 2" x 92" LUMBER, 2" x 94" LUMBER, 2" x 96" LUMBER, 2" x 98" LUMBER, 2" x 100" LUMBER, 2" x 102" LUMBER, 2" x 104" LUMBER, 2" x 106" LUMBER, 2" x 108" LUMBER, 2" x 110" LUMBER, 2" x 112" LUMBER, 2" x 114" LUMBER, 2" x 116" LUMBER, 2" x 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ELIZABETH STREET



ZONING REQUIREMENTS		
ORDINANCE	REQUIRED	PROVIDED
SIDE YARD	10 FEET	12.5 FEET
REAR YARD	35 FEET	92.5 FEET
OPEN SPACE	50%	73%
HEIGHT (EXIST. HOUSE)	25 FEET MAX	27'-0"
(ADDITION)		20'-0"

*PROPERTY IS ZONED (1)R VILAGE RESIDENTIAL

NOTE:
 • EXISTING SQ.FT. (MINUS PORCHES) = ±1,213 SQ.FT.
 • NEW SQ.FT. (MINUS PORCHES) = ±1,935 SQ.FT.
 • INCREASE OF ±722 SQ.FT.

SITE PLAN

1



LYDON ARCHITECTURAL SERVICES, P.C.

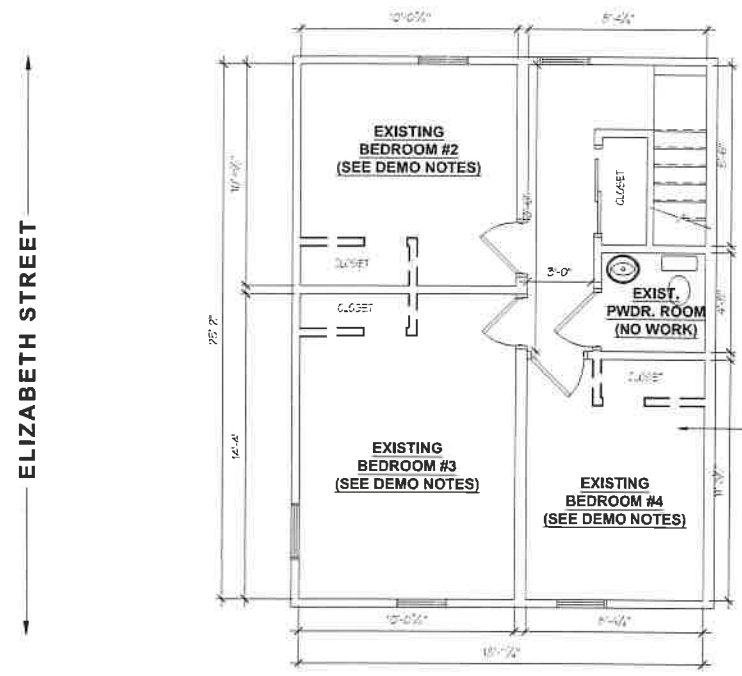
PLANNING BOARD 2/17/2023

SITE PLAN
ALTERATIONS LEVEL 2 & ADDITION
 JEFF & MINDY HAYES, 29 ELIZABETH ST., ELLICOTTVILLE, NEW YORK 14731



A2
 22JHS1

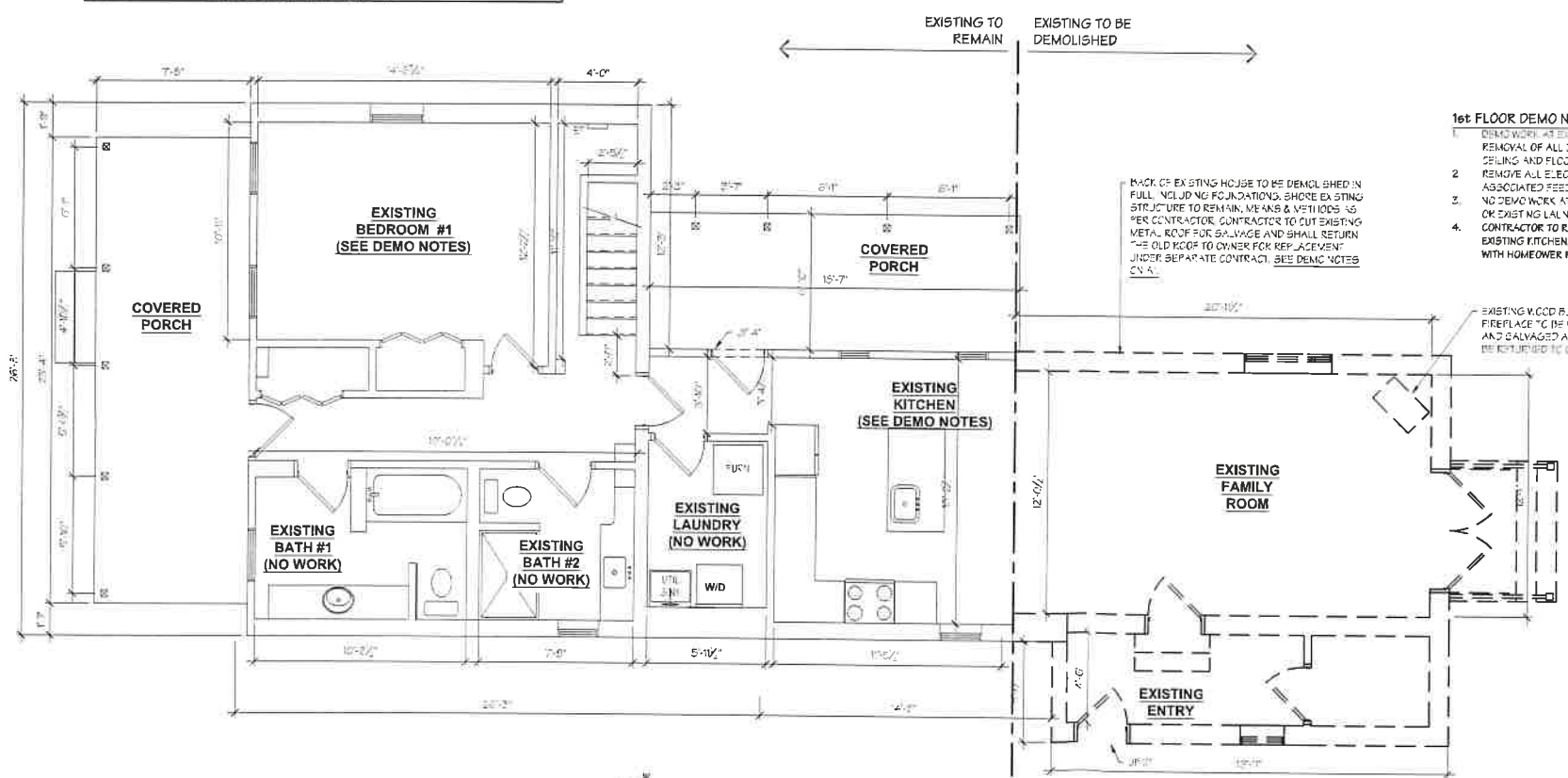
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- 2nd FLOOR DEMO NOTES:**
- NO DEMO WORK AT EXISTING POWDER ROOM
 - REMOVE ALL CARPETING AT EXISTING HALLWAY AND ALL EXISTING BEDROOMS
 - REMOVE ALL DRYWALL AND PANELING AT EXISTING BEDROOMS AND HALLWAY DOWN TO THE STUDS
 - REMOVE ALL EXISTING WINDOWS AT THE SECOND FLOOR TO ALLOW FOR ACCESS AND THE REMOVAL OF DEBRID
 - REMOVE ALL EXISTING CLOSETS INCLUDING WOOD STUDS

EXISTING ROOF AT THIS AREA TO BE REMOVED & NEW ROOF TO BE CONSTRUCTED. SEE DEMO NOTES ON A1 & DETAILS FOR NEW ROOF DRAWING ON C4 & C5

EXISTING 2ND FLOOR PLAN 1

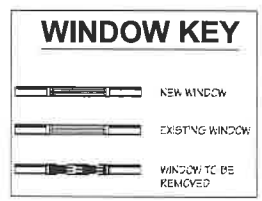
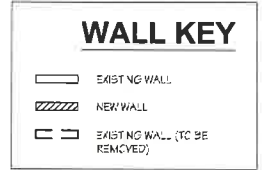
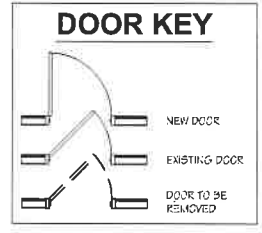


- 1st FLOOR DEMO NOTES:**
- DEMOWORK AT EXISTING BEDROOM #1 TO INCLUDE THE REMOVAL OF ALL DRYWALL AND PANELING ON WALLS, CEILING AND FLOORING TO REMAIN
 - REMOVE ALL ELECTRIC BASEBOARD HEATERS AND ASSOCIATED FEEDERS (TOTAL OF 2)
 - NO DEMO WORK AT EXISTING BATH #1, EXISTING BATH #2 OR EXISTING LAL VORRY ROOM.
 - CONTRACTOR TO REMOVE ALL EXISTING CABINETRY AT EXISTING KITCHEN. VERIFY SCOPE OF KITCHEN DEMO WITH HOMEOWNER PRIOR TO START OF WORK.

BACK OF EXISTING HOUSE TO BE DEMOLISHED IN FULL, INCLUDING FOUNDATIONS. SHORE EXISTING STRUCTURE TO REMAIN. MEANS & METHODS AS PER CONTRACTOR. CONTRACTOR TO CUT EXISTING METAL ROOF FOR SALVAGE AND SHALL RETURN THE OLD ROOF TO OWNER FOR RE-USEMENT UNDER SEPARATE CONTRACT. SEE DEMO NOTES ON A4.

EXISTING WOOD BURNING FIREPLACE TO BE REVISED AND SALVAGED AND SHALL BE RESTORED BY OWNER.

EXISTING 1ST FLOOR PLAN 2



SYMBOL KEY

EXISTING UNLESS OTHERWISE NOTED ON DRAWINGS

⊕	LIGHT SWITCH
⊕ S	3-WAY LIGHT SWITCH
⊕	STANDARD RECEPTACLE OUTLET W/ ARC FAULT INTERRUPTER AT BEDROOM AND ALL LIVING AREAS (RESIDENTIAL)
⊕	STANDARD RECEPTACLE OUTLET
⊕ QUAD	4 GANG STANDARD RECEPTACLE OUTLET
⊕ GFI	GROUND FAULT INTERRUPTER, WEATHER-PROOF C/PLET, ALL NEW OUTLETS IN EXISTING COMM. BLDGS.
⊕ 220	STANDARD 220V OUTLET
⊗	CEILING LIGHT
⊙	RECESSED LIGHT
⊙	WALL MOUNTED LIGHT
E.F.	EXHAUST FAN LIGHT
⊗	CEILING FAN LIGHT
---	WIRING CIRCUIT
EP	ELECTRICAL PANEL
⊕ D	SMOKE DETECTOR (NITEC-CONNECTING WIRELESS)
⊕ C	CARBON MONOXIDE DETECTOR

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GENERAL FLASHING NOTES:

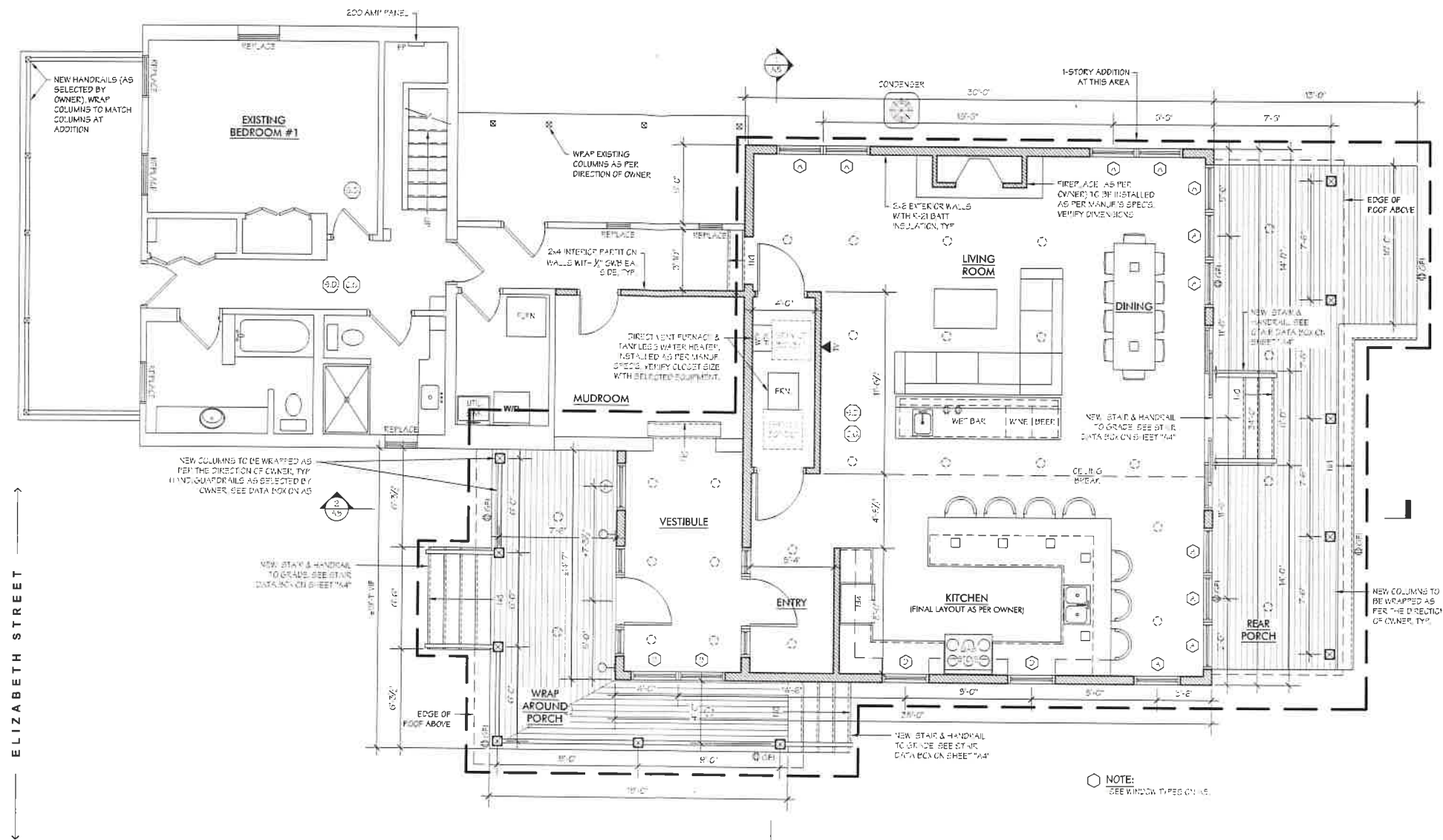
- FLASHING SHALL BE LOCATED BENEATH THE FIRST COURSE OF MASONRY ABOVE FINISHED GRADE LEVEL, ABOVE THE FOUNDATION WALL OF SLAB AND AT OTHER POINTS OF CONTACT, INCLUDING STRUCTURAL FLOORS, SHELF ANGLES AND LIMBS AND UNDER SILLS.
- APPROVED COPINGS AND TYPE FLASHING SHALL BE PROVIDED IN THE EXTERIOR WALL ENVELOPE IN SUCH A MANNER AS TO PREVENT ENTRY OF WATER INTO THE WALL, Cavity OR PENETRATION OF WATER TO THE BUILDING STRUCTURAL FRAMING COMPONENTS. THE FLASHING SHALL EXTEND TO THE SURFACE OF THE EXTERIOR WALL FINISH AND SHALL BE INSTALLED TO PREVENT WATER FROM PENETRATING THE EXTERIOR WALL ENVELOPE. APPROVED COPINGS RESISTANT FLASHINGS SHALL BE INSTALLED AT ALL OF THE FOLLOWING LOCATIONS:
 - AT TOP OF ALL EXTERIOR WINDOWS AND DOOR OPENINGS IN SUCH A MANNER AS TO BE LEAK PROOF.
 - AT THE INTERSECTION OF CHIMNEYS OR OTHER MASONRY CONSTRUCTION WITH FRAME AND STRUCTURAL WALLS WITH PROJECTING LIMBS ON BOTH SIDES UNDER STUDDED COPINGS.
 - UNDER AND AT THE ENDS OF MASONRY, WOOD OR METAL COPINGS AND SILLS.
 - CONTINUOUSLY ABOVE ALL PROJECTING WOOD TRIM.
 - WHERE EXTERIOR PORCHES, DECKS OR STAIRS ATTACH TO A WALL OR FLOOR ASSEMBLY OF WOOD FRAME CONSTRUCTION.
 - AT WALL AND ROOF INTERSECTIONS.
- FLASHINGS SHALL BE INSTALLED IN SUCH A MANNER AS TO PREVENT MOISTURE PENETRATING THE WALL AND ROOF THROUGH JOINTS IN COPINGS, THROUGH MOISTURE PENETRABLE MATERIALS AND AT INTERSECTIONS WITH PARAPET WALLS AND OTHER PENETRATIONS THROUGH THE ROOF PLANE.
- FLASHINGS SHALL BE INSTALLED AT WALL AND ROOF INTERSECTIONS; WHENEVER THERE IS A CHANGE IN ROOF SLOPE OR DIRECTION; ALL AROUND ROOF OPENINGS; WHENEVER FLASHING IS OF METAL, THE METAL SHALL BE CORROSION RESISTANT WITH A THICKNESS OF NOT LESS THAN 0.016 INCH (NO. 26 GALVANIZED SHEET METAL).

GENERAL ROOF NOTES:

- DOWNSTAIRS SHALL HAVE CROSS SECTION OF APPROX. 7 SQ. IN.
- ASPHALT SHINGLES ON SHEET PAPER ON 5/8" PLYWOOD SHEATHING.
- 2" X 4" ICE SHIELD ON ALL SLOPES.
- "S" STANDS FOR STATIC ROOF VENTS, EACH ONE SHALL HAVE A NET FREE AREA OF 51 SQ. IN. THE MIN. NUMBER OF ROOF VENTS ARE SHOWN. CONSULT ARCHITECT PRIOR TO ALTERING NUMBER OF VENTS.
- CONTINUOUS ROOF VENTS, WHERE INDICATED, SHALL PROVIDE NET FREE VENTILATING AREA OF 131 SQ. IN PER 1000 SQ. FT.
- VALLEY LININGS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S INSTALLATION INSTRUCTIONS BEFORE APPLYING SHINGLES. VALLEY LINING OF ONE PLY OF 5/8" GULF-ROLL ROOFING COMPLYING WITH ASTM D 224 TYPE II, OR TYPE II AND AT LEAST 36" WIDE. SPECIALTY UNDERLAYMENT COMPLYING WITH ASTM D 1970 MAY BE USED IN LIEU OF THE LINING MATERIAL.

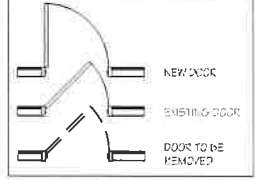
RESIDENTIAL STAIR DATA:

- STAIR RISERS & TREADS**
- ALL RISERS TO BE 31" MAX AND TREADS TO BE 9" MIN.
 - AT SPIRAL STAIRS, THE TREADS TO BE A MINIMUM OF 9" 3/4" WIDE AT WALL LINE, AND THE RISERS SHALL BE NOT MORE THAN 7 1/2".
 - WIDTH TO BE LESS THAN 20" IN CLEAR WIDTH AT ALL POINTS ABOVE THE PERMITTED HANDRAIL HEIGHT AND BELOW THE REQUIRED HEADROOM HEIGHT. THE MINIMUM CLEAR WIDTH OF THE STAIRWAY AT AND BELOW THE HANDRAIL HEIGHT, INCLUDING TREADS AND LANDINGS, SHALL NOT BE LESS THAN 2' 0". WHERE A HANDRAIL IS INSTALLED ON ONE SIDE OF STAIRS, THE CLEAR WIDTH SHALL BE 2' 0".
 - A RISE OF STAIRS NOT TO EXCEED 12" OF VERTICAL RISE TO FLOOR OR LANDING.
 - THE RADII OF THE CURVATURE AT THE LEADING EDGE OF THE TREAD SHALL BE NO GREATER THAN 36".
 - LANDING NET, LESS THAN 2' 0", BUT NOT MORE THAN 1' 0" SHALL BE PROVIDED ON STAIRWAYS WITH SOLID RISERS.
 - HEAD ROOM: THE MINIMUM HEADROOM IN ALL PARTS OF THE STAIRWAY SHALL NOT BE LESS THAN 6' 8" MEASURED VERTICALLY FROM THE SLOPED PLANE ADJOINING THE TREAD NOSING OR FROM THE FLOOR SURFACE OF THE LANDING OR PLATFORM.
 - THE GREATEST RISE HEIGHT WITHIN ANY FLIGHT SHALL NOT EXCEED THE SMALLEST OF THE FOLLOWING: 1) THE GREATEST TREAD DEPTH WITHIN ANY FLIGHT SHALL NOT EXCEED THE SMALLEST OF MORE THAN 2 1/2".
- HANDRAILS & GUARDRAILS**
- A HANDRAIL SHALL BE PROVIDED ON AT LEAST ONE SIDE OF ANY STAIR WITH FOUR OR MORE RISERS.
 - HANDRAILS SHALL NOT PROJECT MORE THAN 4" ON EITHER SIDE OF THE STAIRWAY.
 - HANDRAILS: HANDRAILS: MINIMUM AND MAXIMUM HEIGHT OF 34" AND 38" RESPECTIVELY, MEASURED VERTICALLY FROM THE NOSING OF THE TREAD, SHALL BE PROVIDED ON AT LEAST ONE SIDE OF STAIRWAY WITH FOUR OR MORE RISERS.
 - ALL HANDRAILS SHALL BE CONTINUOUS THE FULL LENGTH OF THE STAIRWAY WITH NEWEL POSTS AT TURN.
 - STAIRS SHALL BE RETURNED OR SHALL TERMINATE IN NEWEL POSTS OR SAFETY TERMINALS.
 - HANDRAILS ADJACENT TO A WALL SHALL HAVE A SPACE OF NOT LESS THAN 1/2 INCHES BETWEEN THE WALL AND THE HANDRAIL.
 - HANDRAIL LOCKS:
 - HANDRAILS WITH A CIRCULAR CROSS SECTION SHALL HAVE AN OUTSIDE DIAMETER OF AT LEAST 1 1/4" AND NOT GREATER THAN 2". IF THE HANDRAIL IS NOT CIRCULAR, IT SHALL HAVE A 1/4" RADIUS DIMENSION OF AT LEAST 1 1/4" AND NOT GREATER THAN 2".
 - HANDRAILS WITH A PERIMETER GREATER THAN 4" SHALL PROVIDE A GRASPABLE FINGER GRASP AREA ON BOTH SIDES OF THE PROFILE. THE FINGER GRASP SHALL BEGIN WITHIN A DISTANCE OF 2" MEASURED VERTICALLY FROM THE THINNEST PORTION OF THE PROFILE AND END FIVE (5) INCHES AT LEAST 5" FROM THE THINNEST PORTION OF THE PROFILE. THIS REQUIRED DISTANCE SHALL CONTINUE FOR AT LEAST 2' 0" LEVEL THAT IS NOT LESS THAN 2' 0" FROM THE THINNEST PORTION OF THE PROFILE. THE MINIMUM WIDTH OF THE HANDRAIL AT THE THINNEST PORTION SHALL BE 1 1/4" TO A MAX OF 2 1/4".
 - KNICKED, CHAUNED, SPINDS OR RAISED FLOOR SURFACES LOCATED MORE THAN 20" ABOVE THE FLOOR OR GRASS SHALL HAVE GUARDS NOT LESS THAN 2' 0" IN HEIGHT.
 - GUARDRAILS: GUARDRAILS: MINIMUM AND MAXIMUM HEIGHT SHALL NOT BE LOWER THAN 36" OR GREATER THAN 42". GUARDRAILS SHALL NOT BE LOWER THAN 36" OR GREATER THAN 42".
 - HORIZONTAL SPACING BETWEEN THE VERTICAL MEMBERS IS REQUIRED TO BE 36" TO 42" SHALL BE A MAXIMUM OF 4 INCHES AT THE NEAREST POINT BETWEEN THE MEMBERS.

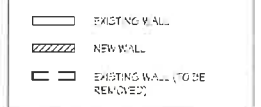


1st FLOOR PLAN

DOOR KEY



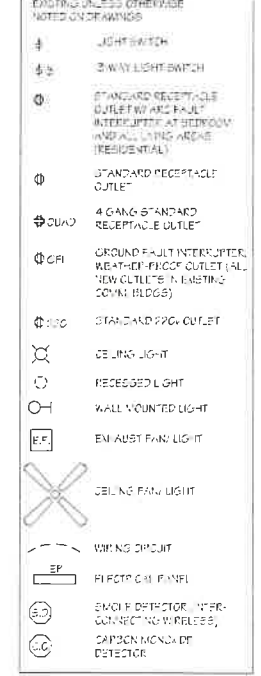
WALL KEY



WINDOW KEY



SYMBOL KEY



NOTE: SEE WINDOW TYPES ON 105.

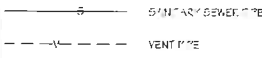
FIRST FLOOR ELECTRICAL NOTES:

- POWER:**
 - RELEASING BARS TO BE USED PER NEC STANDARDS. ENSURE POWER FOR GARAGE IS PROVIDED AT GARAGE.
 - RELEASE REPT. DEVIATORS AT WET BAR/BUSING CONVENIENCE RECEPTACLES AT WET BAR/BUSING.
 - POWER TO FRONT AND REAR PORCHES.
 - RECEPTACLES AT THE HOUSE.
 - RECEPTACLES AT THE OUTSIDE OF THE PORCH FOR GARDEN LIGHTING.
 - RECEPTACLES AT THE BACK PORCH, OUTSIDE OF FUTURE TRAILER LOCATION TO BE REVIEWED WITH OWNER.
 - INSTALL HANDHELD SMOKE DETECTOR AT W. FLOOR BEDROOM AND HORN/RED COMBINATION SMOKE AND CARBON MONOXIDE DETECTOR AT HALLWAY OUTSIDE OF BEDROOM.
- LIGHTING:**
 - RELEASING BARS TO BE USED PER NEC STANDARDS. ENSURE POWER FOR GARAGE IS PROVIDED AT GARAGE.
 - LOW VOLTAGE LIGHTING TO BE INSTALLED BY OTHER WITH OWNER FOR INSTALLATION AT GARAGE.
 - LOW VOLTAGE LIGHTING AT GARAGE, OWNER TO PURCHASE FUTURE LIGHTING TO BE ON SEPARATE SWITCH.
 - ALLOW FOR LIGHT BODIES AT DINING ROOM TABLE (OWNER TO PURCHASE FUTURE LIGHTING TO BE ON SEPARATE SWITCH).
 - ALLOW FOR UNDERCOUNTER LIGHTING AT KITCHEN.
 - ALLOW FOR TROPICAL LIGHTING AT WET BAR/BUSING.
 - RELEASING BARS TO BE USED PER NEC STANDARDS.

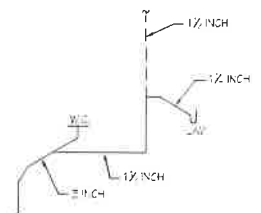


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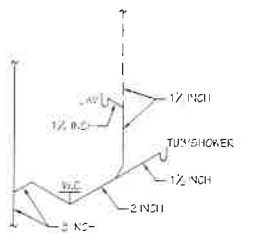
PLUMBING SYMBOL KEY



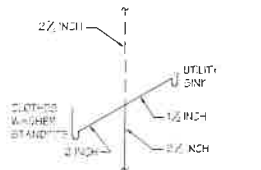
NOTE: SEE PLUMBING DATA SHEETS THIS SHEET FOR PIPE SIZING



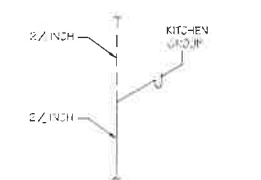
TYPICAL POWDER ROOM



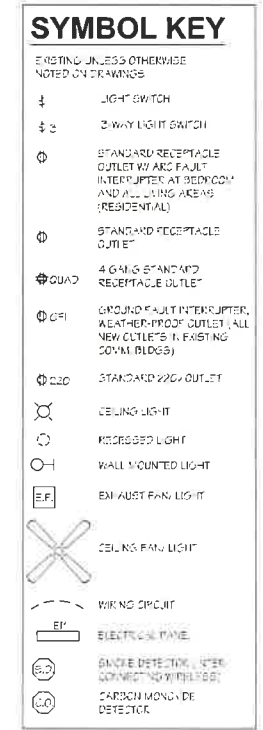
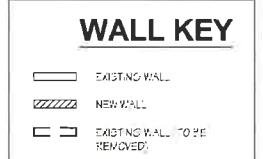
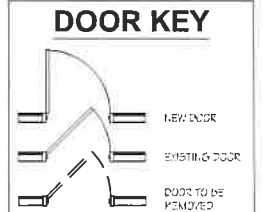
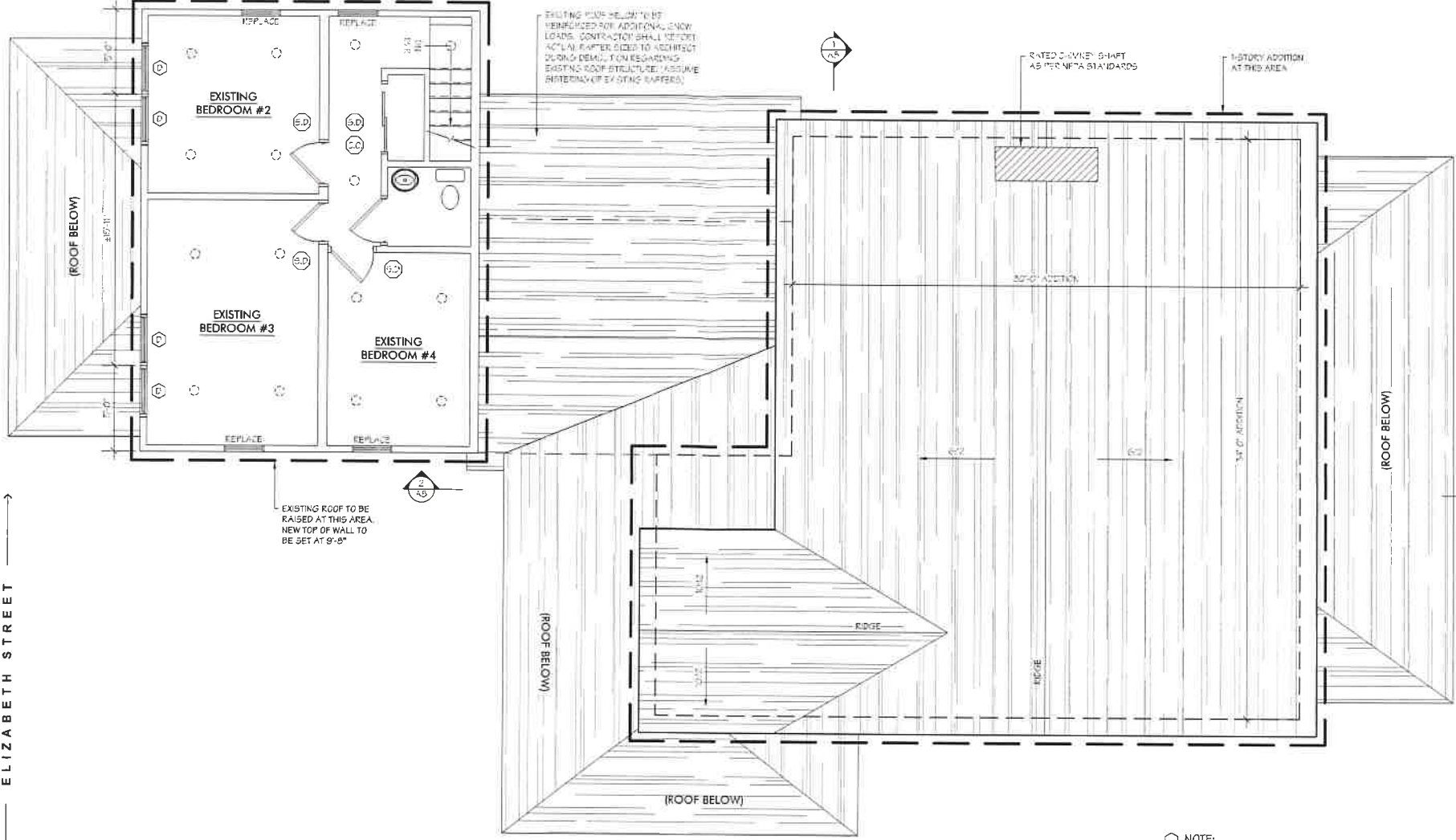
TYPICAL SINGLE-BATH



TYPICAL LAUNDRY RM.



TYPICAL KITCHEN



2nd FLOOR PLAN 1

EXHAUST DATA:
 1804.2 OF THE 2020 RESIDENTIAL CODE OF NYS
 AIR EXHAUST OPENINGS SHALL TERMINATE AS FOLLOWS:
 1. NOT LESS THAN 3 FEET FROM PROPERTY LINES
 2. NOT LESS THAN 4 FEET FROM QUALITY AIR INTAKE OPENINGS, OPERABLE WINDOWS AND DOORS
 3. NOT LESS THAN 10 FEET FROM MECHANICAL AIR INTAKE OPENINGS FACILITY WHERE THE EXHAUST OPENING IS LOCATED NOT LESS THAN 3 FEET ABOVE THE AIR INTAKE OPENING. OPENINGS SHALL COMPLY WITH SECTION 2003.4 AND 2002.4
 MINIMUM REQUIRED LOCAL EXHAUST RATE PER TABLE M2004.4
 BATHROOM-TOILET ROOMS - 1/3 GPM-MIN. EXHAUST CAPACITY OF 20 CFM INTERMITTENT OR 20 CFM CONTINUOUS

FIXTURE CLEARANCES
TOILET
 MIN. 21" AT FRONT
 6'-0" HEIGHT
SHOWER
 20" x 20" x 20"
 MIN. 30" x 20" DEEP AT FRONT
SINK
 MIN. 30" AT FRONT
 CONTRACTOR TO VERIFY FIGURED CLEARANCES IN THE FIELD

PLUMBING SUPPLY KEY
 1. 1/2" COLD WATER TO TOILET
 2. 1/2" COLD WATER TO BATHROOM SINK
 3. 1/2" HOT WATER TO BATHROOM SINK
 4. 1/2" COLD WATER TO KITCHEN SINK
 5. 1/2" HOT WATER TO KITCHEN SINK
 6. 1/2" COLD WATER TO REFRIGERATOR

PLUMBING SANITARY/ VENT KEY
 A. 2" WASTE FROM H.C. TOILET
 B. 2" WASTE FROM H.C. TOILET
 C. 2" WASTE FROM BATHROOM SINK
 D. 2" VENT FROM BATHROOM SINK
 E. 2" WASTE FROM KITCHEN SINK
 F. 2" VENT FROM KITCHEN SINK

SECOND FLOOR ELECTRICAL NOTES:
 1. POWER
 1.1. ALL LOCATIONS TO BE REVIEWED WITH OWNER
 2. LIGHTING
 2.1. 20 RECESSED LIGHT FIXTURES TO BE FINELY SPACED PERVIEW WITH OWNER FOR INSTALLATION PLACEMENT
 2.2. 2 FAN CEILING FIXTURES. CEILING FAN WILL BE PURCHASED BY OWNER AND INSTALLED BY ELECTRICIAN
 2.3. 2 EXHAUST FANS WITH SEPARATE SWITCHES AT BATHROOMS
 2.4. ALLOW FOR 1 WALL SCONCE # EACH BATHROOM
 2.5. ALLOW FOR 4 RECESSED LIGHT FIXTURES (EACH) AT EXISTING BEDROOMS #2, #3 AND #4
 2.6. ALLOW FOR 2 RECESSED LIGHT FIXTURES AT SECOND FLOOR HALLWAY
 2.7. INSTALL HARDWIRED SMOKE DETECTOR AT ALL SECOND FLOOR BEDROOMS AND PROVIDE HARDWIRED CARBON MONOXIDE AND CARBON MONOXIDE DETECTOR AT ALL HALLWAYS OTHER THAN BEDROOMS

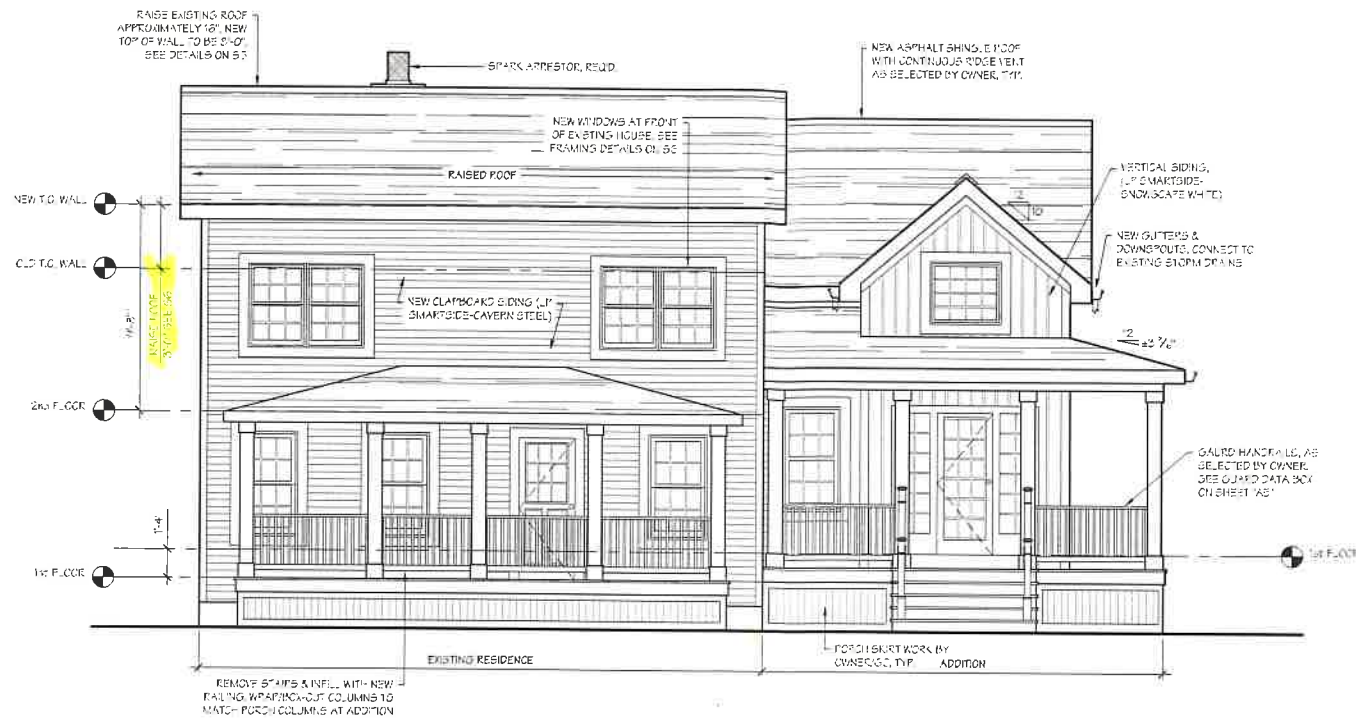
W W W L Y D O N A R C H I T E C T U R E . C O . C O M
 255 GREAT ARROW AVE SUITE 202, BUFFALO, NEW YORK 14207 (716) 551-0146 (FAX 768-0396)



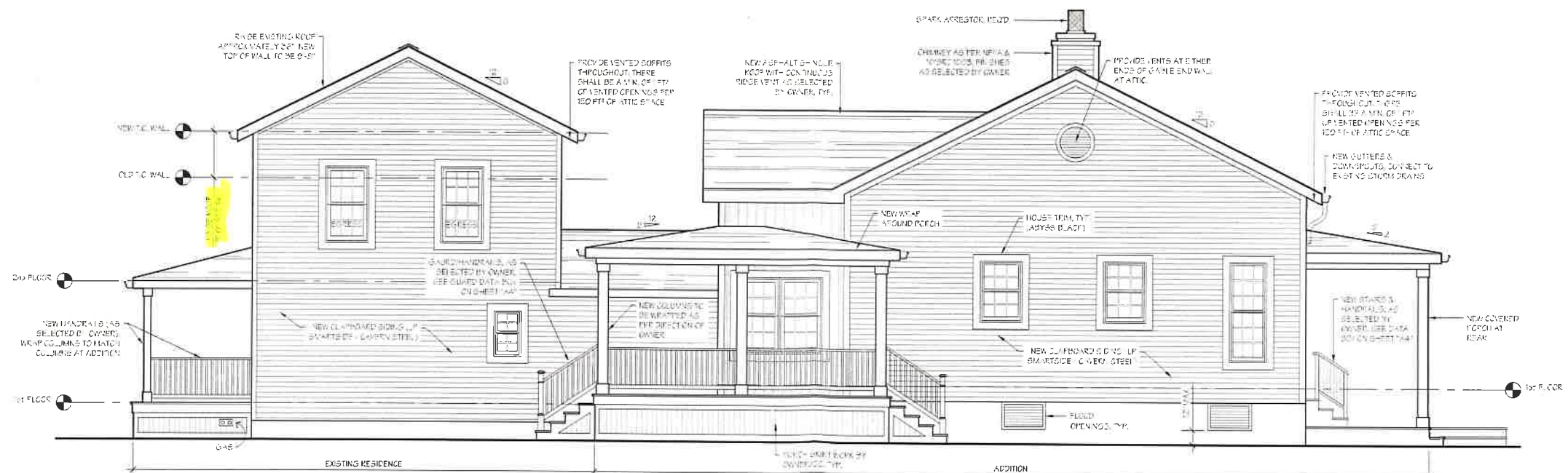


Applied Products

Sample	Surface	Product Name	Brand	Color
	Roof			
	Upper Left	LP® SmartSide® 6" Cedar Texture Lap	LP® SmartSide®	
	Upper Left	Midnight Shadow	LP® SmartSide®	
	Entry	LP® SmartSide® 6" Cedar Texture Lap	LP® SmartSide®	
	Entry	Midnight Shadow	LP® SmartSide®	
	Lower Entry	LP® SmartSide® 6" Cedar Texture Lap	LP® SmartSide®	
	Lower Entry	Midnight Shadow	LP® SmartSide®	
	Upper Right	LP® SmartSide® Grooved 4" On Center Cedar Texture Panel	LP® SmartSide®	
	Upper Right	Snowscape White	LP® SmartSide®	



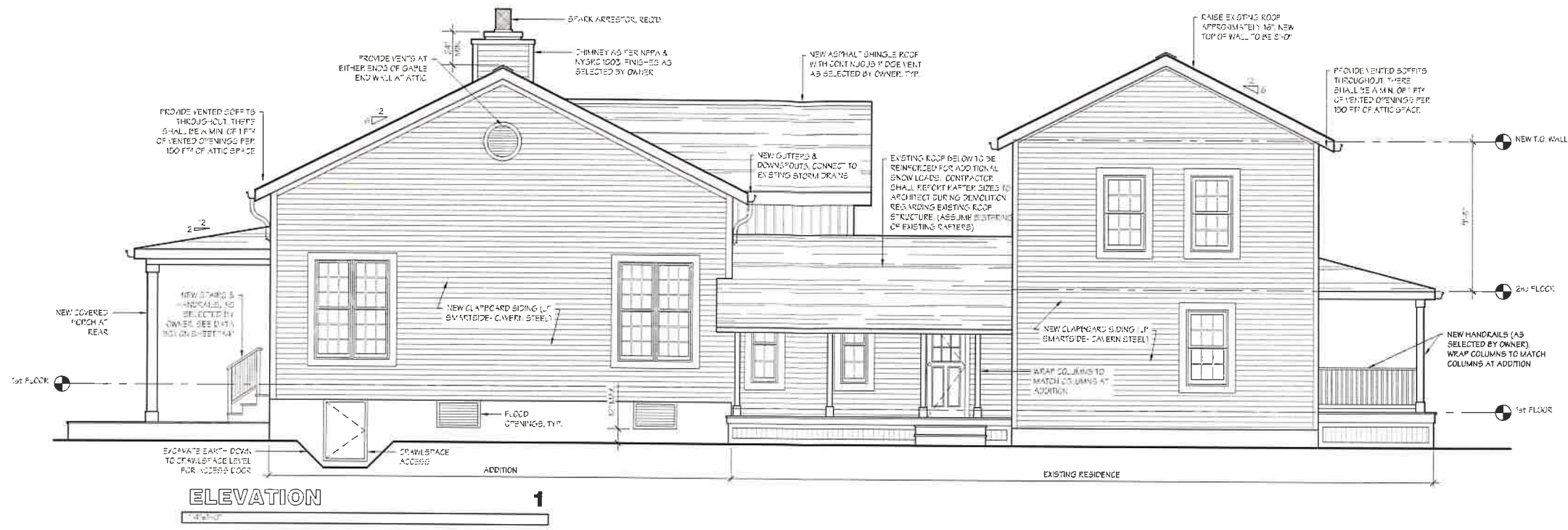
ELEVATION 1



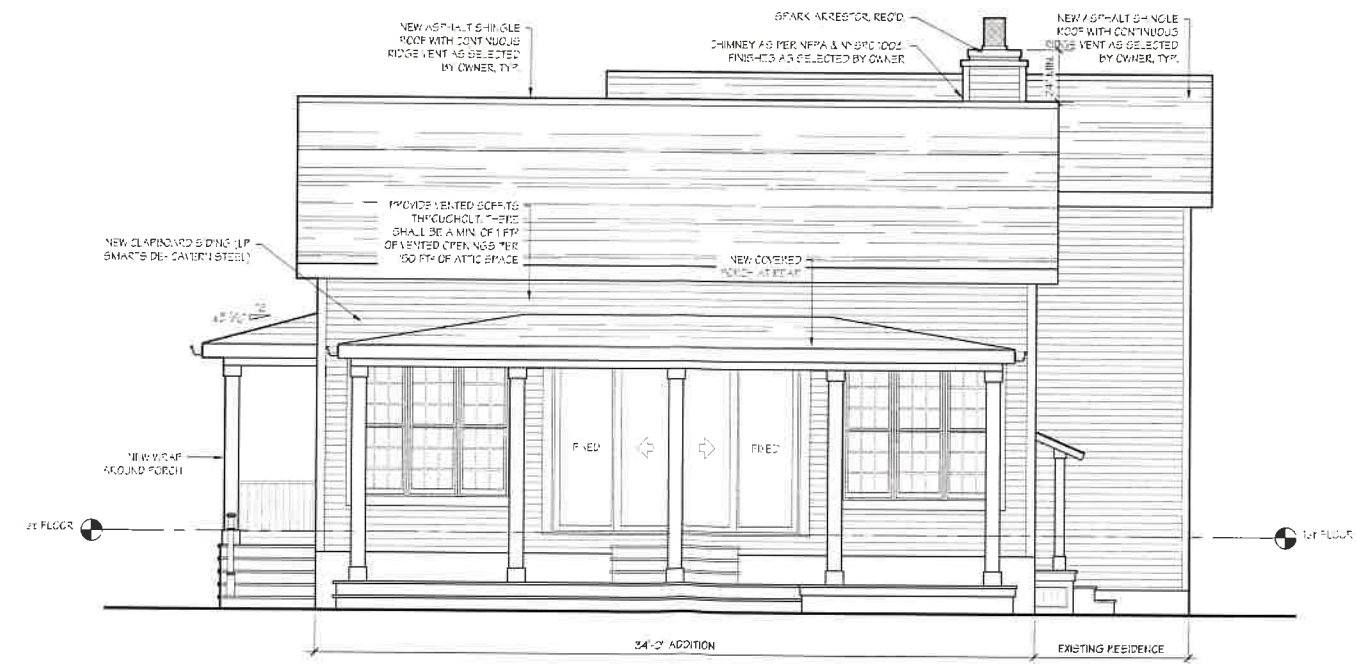
ELEVATION 2



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ELEVATION 1



ELEVATION 2

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