

Village of Lancaster



Municipal Building
5423 Broadway
Lancaster, NY 14086
Telephone: (716) 683-2105
Facsimile: (716) 684-4830
www.lancastervillage.org

MEMORANDUM

TO: Zoning Board of Appeals
D. Blakeley, N. Kaul, J. Volpe, J. Smith, C. Adolf

FROM: Michael E. Stegmeier, Village Clerk & Treasurer

DATE: November 7, 2022

RE: Variance Application – 68 Lombardy, Lancaster, NY

Petitioner and homeowner, Donald Anstett, is seeking relief from the following Village codes with respect to the height requirements of an accessory building.

§ 350-31 Height requirements; exceptions.

Maximum height of buildings shall be as follows:

C. For accessory buildings:

(1) In R Districts, 14 feet.

Petitioner is seeking relief from the Village Code for an addition onto the second floor of an accessory building. The height of the proposed addition would make the garage seventeen feet, six inches (17'-6") tall and does not meet the maximum requirements of fourteen feet (14') for an accessory building in an R district per Village Code. A variance of three feet, six inches (3'-6") of relief is requested.

The hearing has been scheduled for **Thursday, December 1, 2022, at 7:15 P.M.** in Council Chambers at 5423 Broadway.

Enc. petition, public notice and survey.

c: Arthur A. Herdzyk, Village Attorney
Matt Fischione, Town Building Department
Shawn Marshall, Village Code Enforcement Officer
Donald Anstett, petitioner & homeowner

PLEASE NOTE: It is recommended that the petitioner/property owner be present at the hearing to answer any questions or concerns of the Zoning Board.

**Village of Lancaster
Zoning Board of Appeals
68 Lombardy St.**

Please take notice that the Zoning Board of Appeals of the Village of Lancaster, New York will hold a public hearing in the Council Chambers of the Municipal Building at 5423 Broadway, Lancaster, New York, on Thursday, December 1, 2022, at 7:15 p.m.

The purpose of this hearing is to consider the request from petitioner and homeowner, Donald Anstett, of 68 Lombardy St., Lancaster, NY 14086. The petitioner is seeking relief from the following Village codes with respect to the height of an accessory building:

§ 350-31 Height requirements; exceptions.

Maximum height of buildings shall be as follows:

C. For accessory buildings:

(1) In R Districts, 14 feet.

Petitioner is seeking relief from the Village Code for an addition onto the second floor of an accessory building. The height of the proposed addition would make the garage seventeen feet, six inches (17'-6") tall and does not meet the maximum requirements of fourteen feet (14') for an accessory building in an R district per Village Code. A variance of three feet, six inches (3'-6") of relief is requested.

At said hearing, all persons so desiring shall have the opportunity to be heard.

Michael E. Stegmeier
Village Clerk

VILLAGE OF LANCASTER

PETITION FOR VARIANCE

Property Location: 68 Lombardy St. SBL # 115.35-2-15

Owner's Name: DONALD ANSTETT Tele: 716-572-4542

Address: 68 Lombardy St.

City/State: LANCASTER NY Zip: 14086

Petitioner's Name: SAME Tele:

Address:

City/State: Zip:

Survey: Attach a copy of the most current property survey, showing complete property as it presently exists. On this copy draw to scale the proposed work to be done, indicate dimensions of work and dimensions to property lines.

Lot Description: On lot 100 feet wide and 124 feet deep, area 12,400 square feet. Lot is on N E S W side of street and is 150 feet N E S W of PARSONS AVE St.

Present Property Zoning: R-1 Present Use of Premises: Single Family Residence

Proposed Property Zoning: R-1 Proposed Use of Premises: Single Family Residence

Pursuant to Article VIII of Chapter 350 "Zoning", of the Code of the Village of Lancaster, the undersigned petitioner hereby makes application for a variance from:

Table with 2 columns: Section(s), Entitled. Row 1: 350-31C(1), HEIGHT REQUIREMENTS; EXCEPTIONS

Petitioner is requesting relief from above mentioned section(s) to allow:

A- 17'-6" TALL ACCESSORY BUILDING. 3'-6" RELIEF IS REQUESTED

Building Dept Auth M7

Petitioner's Signature X [Signature] Date 11-2-22

STATE OF NEW YORK: COUNTY OF ERIE: On this 2ND day of November 20 22, (name) Donald Anstett who resides at 68 Lombardy St, LANCASTER, NY 14086 personally appeared before me as the petitioner, to me well known to be the same person described in and who signed and executed the foregoing petition and who duly acknowledged to me the execution of the same for the purpose therein mentioned.

Notary Public X [Signature]

MICHAEL E. STEGMEIER NOTARY PUBLIC, STATE OF NEW YORK REGISTRATION No. 01ST6155616 QUALIFIED IN ERIE COUNTY My Commission Expires November 13, 2026

\$175.00 filing fee due at the Village Clerk's Office

paid 11-2-22 CK# 386 AD

STAIR DATA:

1. THE RADIUS OF THE CURVATURE AT THE LEADING EDGE OF THE TREAD SHALL BE NO GREATER THAN 3/16"
2. A NOSING IS NOT REQUIRED WHERE THE TREAD DEPTH IS A MINIMUM OF 11 INCHES.
3. THE MINIMUM HEADROOM IN ALL PARTS OF THE STAIRWAY SHALL NOT BE LESS THAN 6'-6" MEASURED VERTICALLY FROM THE STUOPED PLANE ADJOINING THE TREAD NOSING OR FROM THE STUOPED SURFACE OF THE LANDING OR PLATFORM.
4. HANDRAILS/HANDRAILS HAVING 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 STAIRWAYS OF FOUR OR MORE RISERS.
5. ALL REQUIRED HANDRAILS SHALL BE CONTINUOUS THE FULL LENGTH OF THE STAIR, EXCEPT AT NEWEL POSTS AT A TURN. ENDS SHALL BE RETURNED OR SHALL TERMINATE IN NEWEL POSTS OR SAFETY TERMINALS.
6. HANDRAILS ADJACENT TO A WALL SHALL HAVE A SPACE OF NOT LESS THAN 1 1/2 INCHES BETWEEN THE WALL AND THE HANDRAIL. HANDRAIL GRIP SIZE: THE HANDGRIP PORTION OF THE HANDRAIL SHALL NOT BE MORE THAN 2 3/8 INCHES IN CROSS SECTIONAL DIMENSION, OR THE SHAPE SHALL PROVIDE AN EQUIVALENT GRIPPING SURFACE.
7. RAILINGS AT LANDINGS SHALL BE NOT LESS THAN 36 INCHES IN HEIGHT.
8. GUARDRAIL OPENING LIMITATIONS: ORNAMENTAL CLOSURES OR RAILS SHALL NOT ALLOW A PASSAGE OF AN OBJECT 4 INCHES OR MORE IN DIAMETER.
9. HORIZONTAL SPACING BETWEEN THE VERTICAL MEMBERS IN NEAREST POINT BETWEEN THE MEMBERS.
10. ALL RISERS TO BE 6/17" ± 1/16" MAX (94.34" TOTAL RISE ±) CAN RANGE FROM 70 TO 77.5 - EXAMPLER: 71.2 ± 2 - VERIFY STAIRS TO GRADE IN FIELD.

GENERAL NOTES:

- A. THIS RESIDENCE IS DESIGNED TO CONFORM WITH APPLICABLE REGULATIONS SET FORTH IN RESIDENTIAL CODE OF NEW YORK STATE, DEPARTMENT OF STATE, CONTRACTOR TO COMPLY WITH ALL APPLICABLE BUILDING AND LOCAL ZONING CODES IN NEW CONSTRUCTION AND/OR ADDITIONAL ADDITION DATA. THIS ADDITION IS DESIGNED AS A DOMMER THERMAL DATA: REF. THERMAL DATA INFORMATION.
- B. ALL ELECTRICAL DESIGN BY OTHERS AND COMPLYING TO THE RESIDENTIAL CODE OF NYS AND ALL REFERENCED CODES. ALL WOOD FRAMING METHODS SHALL CONFORM WITH THE RESIDENTIAL CODE OF NEW YORK STATE AND IN ACCORDANCE WITH AMERICAN FOREST AND PAPER ASSOCIATION (APFA) ARCHITECT OF ANY AND ALL CONSTRUCTION.
- C. ALL JOINTS AND OPENINGS IN BUILDING ENVELOPE SYSTEM INCLUDING THOSE AROUND WINDOW AND DOOR FRAMES, BETWEEN DISSIMILAR MATERIALS SHALL BE CALKED, GASKETED, WEATHER STRIPPED OR OTHERWISE SEALED. OWNER AND/OR CONTRACTOR TO VERIFY THE LOCATIONS OF ALL UTILITIES PRIOR TO START OF ALL EXCAVATIONS, IF REQ. HAND DIG AND USE METAL DETECTORS AS REQUIRED TO LOCATE ALL UTILITIES.
- D. ALL PRODUCTS SPECIFIED, ASSEMBLIES, SYSTEMS AND/OR RECOMMENDATIONS, PRODUCTS INDICATED BY THESE DOCUMENTS ARE INTENDED TO BE COMPLETE WHETHER OR

BEAM AND JOIST NOTES:

1. FIELD VERIFY ALL LENGTHS IN FIELD.
2. 20' EMBROIDERY WITH UNCO. TYPICAL AS MANUFACTURED BY TRUSJOIST, WETHERSUSSEY, 800.623.3997.
3. PROVIDE AND INSTALL GALVANIZED JOIST HANGERS, TOP NAILFAST HANGERS AT ROUGE BEAMS, COLUMN CAPS AS MANUFACTURED BY SIMPSON STRONG TIES, TYPICAL. INSTALL PER MANUFACTURERS REQUIREMENTS AND RECOMMENDATIONS. (JOIST TO BEAM, BEAM TO BEAM TO COLUMN, UP/LIFT STRAPPING, PROTECT LVLS FROM DIRECT CONTACT WITH CONCRETE.)
4. INSTALL STRAIGHT METAL STRAPPING ALONG BEAM BOTTOM FASTENED TO BOTTOM OF EXISTING JOISTS ON EACH SIDE OF THE BEAM TO THE EXISTING STRUCTURE/BEAM TOGETHER IF NOTED LATERAL SUPPORT ALL BEAMS AND JOISTS AS REQUIRED, ALL BEARING FOR JOISTS AND BEAMS TO THE WIDTH OF THE WALL MINIMUM, FULLY SUPPORTED WITH STUDS AS NOTED. REFER TO BEAM DETAILS FOR ADDITIONAL INFORMATION. DO IT OR WALL LVL TOGETHER AS PER MANUFACTURE REQUIREMENTS, (2 LVLS WALL 2" FROM EDGE W/ 2 ROWS 12@ AT 12" O.C., -3 LVLS WALL EACH SIDE 2" FROM EDGE W/ 2 ROWS 12@ AT 12" O.C., -4 LVLS THRU BOLT 2" FROM EDGE W/ 2 ROWS 1/2" DIA. BOLTS AT 24" O.C. - VERIFY WITH MFR.)
5. PROVIDE AND INSTALL FULL BLOCKING BETWEEN JOISTS AT SUPPORTING WALL FOR ALL CANTILEVERS, MAX CANTILEVER 2'-0" AS PER MANUFACTURERS RECOMMENDATIONS AND REQUIREMENTS. INSTALL PROPER COLUMNS AND BLOCKING TO DIRECT ALL LOADS TO FOUNDATIONS AND/OR FOOTINGS. PROVIDE MANUFACTURERS RAIL BOARDS AND LATERAL FULL SUPPORT ALL BEAMS AND JOISTS. PROVIDE AND INSTALL FULL BLOCKING BETWEEN JOISTS WHERE BEARING PARTITIONS ARE SUPPORTED. PROVIDE BLOCKING PER MANUFACTURERS RECOMMENDATIONS AND REQUIREMENTS. REFER TO TRUSJOIST INSTALLATION MANUAL.

STRUCTURAL LUMBER NOTES:

1. FRAMING LUMBER SPECIFIED ON THE STRUCTURAL DRAWINGS SHALL BE #2 S.P.F. (KILN DRIED MC=19%) OR EQUAL, UNLESS NOTED OTHERWISE ON DRAWINGS.
2. WOOD FRAMING SHALL CONFORM TO ALL LOCAL BUILDING CODES AS A MINIMUM STANDARD. TOE AND END NAILING MAY BE ALLOWED FOR BEARING TYPE CONNECTIONS UNLESS NOTED OTHERWISE ON DRAWINGS. ALL OTHER CONNECTIONS SHALL BE MADE USING METAL CONNECTORS.
3. PROVIDE BRIDGING AT 8'-0" O.C. MAXIMUM SPACING. LOAD BEARING STUD WALLS SHALL HAVE HORIZONTAL BRACING AT 6'-0" O.C. MAX. SPACING. STUDS AND JOISTS SHALL NOT BE CUT TO INSTALL PLUMBING OR WIRING WITHOUT ADDING METAL OR WOOD SIDE PIECES TO STRENGTHEN THE MEMBER TO ITS ORIGINAL CAPACITY.
4. JOISTS SHALL BE CUT TO HAVE HORIZONTAL CONTRACT FOR THE FULL WIDTH OF THE SUPPORTING MEMBER OR 3 1/2" MIN AS SHOWN. NAIL MULTIPLE MEMBER BEAMS TOGETHER WITH 16D NAILS AT 12" O.C. STAGGERED.

GENERAL FRAMING NOTES:

1. DOUBLE FLOOR JOISTS UNDER ALL PARALLEL PARTITIONS AND ALL TUB AREAS.
2. PROVIDE 1 X 3 SOLID OR METAL CROSS BRIDGING AT MAX. 6'-0" O.C.
3. PROVIDE SOLID BRACING AT MID HEIGHT AT ALL WALLS.
4. ALL JOISTS AND TRUSSES SHALL BE ALIGNED WITH STUDS BELOW.
5. ALL MEMBERS IN CONTACT WITH CONCRETE SHALL BE PRESSURE TREATED OR PLASTIC LUMBER.
6. PROVIDE CONTINUOUS EAVE VENT FOR ATTIC VENTILATION.
7. ALL WOOD COLUMNS/POSTS SHOWN ON ANY OF THE FRAMING PLANS SHOULD EXTEND DOWN THRU THE LEVELS BELOW AND TERMINATE AT A BEAM OR SOLID MEMBER. (BLOCK BETWEEN JOISTS AS RECD)

HEADER SCHEDULE:

ALL HEADERS TO BE #1 OR 2 O. FIR, LARCH OR HEM FIR WITH 1/2" PLYWOOD SPACER, GULLED & NAILED @ 12" O.C.

2X6 EXTERIOR WALLS:	2X4 WALLS:
UP TO 4' OPENING = 3-2x8s	0' TO 4' OPENING = 2-2x8s
4' TO 6' OPENING = 3-2x8s	4' TO 6' OPENING = 2-2x10s
6' TO 8' OPENING = 3-2x10s	6' TO 8' OPENING = 2-2x12s
8' TO 10' OPENING = 3-2x12s	

CONTRACTOR IS RESPONSIBLE FOR JOB SCHEDULING AND ALL REQUIRED SHORING, ESPECIALLY AT NEW HEADER INSTALLATIONS.

- A. NOT INDICATED, AND SHALL CONTAIN ALL NECESSARY ELEMENTS, PIECES, PARTS, ACCESSORIES AND APPURTENANCES TO FUNCTION PROPERLY AS A WHOLE. NOTE: ANY PROPOSED CHANGES OR IDEAS BY THE CONTRACTOR TO BE REVIEWED BY THE OWNER AND DOCUMENTED.
- B. IF SPECIFIED - ALL BEAMS, MICRO-PIAM LVLS, INSTALL AND FASTEN BEAMS PER MANUFACTURERS RECOMMENDATIONS AND REQUIREMENTS, AS MANUFACTURED BY TRUSJOIST, WETHERSUSSEY AND SIMPSON STRONG TIES. REFER TO BEAM SCHEDULE FOR ADDITIONAL INFORMATION. CONTRACTOR TO COORDINATE MATERIAL STAGING AREAS AND BEAR IN KIND ALL LAWN, LANDSCAPING, DRIVEWAYS, BUILDING ELEMENTS/COMPONENTS, ETC. IF DAMAGED OR MISSING.
- C. MA - PROVIDE HARD WIRE C.G. AND SMOKE DETECTORS (SD) W/ BATTERY BACKUP ON A DEDICATED, NON SWITCHED CIRCUIT AT EACH FLOOR AT ALL BEDROOMS, ALL HALLS AND BASEMENTS. ALL ALARMS CONNECTED TO SOUND ANY ALARM. PROVIDE CARBON MONOXIDE ALARMS AT ALL OUTSIDE OF SLEEPING AREAS. (PER NYS)SD.
- D. FIELD VERIFY ALL EXISTING CONDITIONS, BUILDING COMPONENTS, DIMENSIONS PRIOR TO START OF CONSTRUCTION. NOTIFY OWNER/ARCHITECT OF ALL DISCREPANCIES PRIOR START OF CONSTRUCTION.
- E. ROOF DESIGN DATA: 50 POUNDS GROUND SNOW LOAD (5@5 PLAT SNOW LOAD AND 15 LBS/ SF DEAD LOAD)
- F. 90 LBS/ SF WIND LOAD AT WALLS (3 SECOND GUST) 15 LBS/ SF AND

- A. EVES 30 LBS/ SF
- B. 30 LBS/ SF ROOF WIND LOAD - DOWNWARD = 5 LBS/ SF - UPWARD = 14 LBS/ SF
- C. ALL CALCULATED DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS
- D. LOAD BEARING VALUES OF SOILS SUPPORTING FOUNDATIONS ARE ASSUMED TO BE 1800 POUNDS PER SQUARE FOOT. OWNER/CONTRACTOR TO VERIFY THE UNDISTURBED BEARING OF SOILS MEETS OR EXCEEDS THIS VALUE BY THE SAMPLING OR BORING PROCEDURE IN ACCORDANCE WITH GENERALLY ACCEPTED STANDARDS. NOTIFY ARCHITECT OF ALL SUSPECT CONDITIONS PRIOR TO PLACING FOUNDATIONS. SOIL DATA: 3000-2000 P.S.I. SOILS: SANDY GRAVEL, GRAVEL (GN/GP) SAND SILTY SAND, CLAYEY SAND, SILTY GRAVEL, CLAYEY GRAVEL (SW, SP, SM, SC, GM, GC, ML, THE FOLLOWING SOILS ARE RATED AT 1800 P.S.I.: CLAY, SANDY CLAY, SILTY CLAY, CLAYEY SILT, SILT OR SANDY SILT (CLMH, OR CH) NOTIFY ARCHITECT IF UNSTABLE SOIL TYPES ARE PRESENT.
- E. CONTRACTOR TO PROVIDE FIRE BLOCKING AT ALL VERT JUNCTIONS CONCEALED DRAFT SPACES, STAIRS, CHIMNEYS, VENTS, PIPES, DUCTS, SOFFITS, DROPPED AND COVE CLGS. - STUD WALLS
- F. PROVIDE EXTERIOR LIGHTS AT EXTERIOR DOORS.
- G. PROVIDE METAL FLASHING AT ALL DOORS AND WINDOWS. ALL DIMENSIONS ARE TAKEN TO THE FACE OF DRYWALL OR EXTERIOR WOOD.
- H. ARCHITECT IS NOT RESPONSIBLE FOR ANY JOB SUPERVISION.



ANSTETT BELTZ
RESIDENCE
12139 COMOPARK BOULEVARD
LAWDARVILLE, NY 12110
(518) 746-9043

CLIENT:
DON ANSTETT
ELEN BELTZ
12139 COMOPARK BOULEVARD
LAWDARVILLE, NY 12110
(518) 746-9043

CREATIONS:
9/26/22 ISSUED FOR PERMIT

12/26/22
DESIGNED BY: **ERM**
CHECKED BY: **BAR**
PROJECT NO.: **22-071**

A1.0

INSULATION REQUIREMENTS:

BELOW ARE THE MIN. R & U VALUES. THIS IS A 3 SEASON ROOM AND INSULATION IS NOT REQUIRED. OWNER HAS OPTED TO ADD INSULATION FOR COMFORT.

RESCRIPTIVE ENVELOPE - INSULATION / WINDOW / DOOR

REQUIREMENTS BY COMPONENT CRITERIA - TABLE 402.1(1) FOR 6/747 HEATING DEGREE DAYS - ZONE 5 (NON-ELECTRIC) THIS METHOD IS FOR ADDITIONS AND WINDOW REPLACEMENTS

AND NEW BUILDS. NOTE: HIGHER R VALUES NOTED ON DRAWINGS AND SECTIONS TAKE PRECEDENCE OVER THESE MINIMUMS.

FENESTRATION U-FACTOR (WINDOW/DOORS)

0.25 FENESTRATION U-FACTOR (SKYLIGHTS)

0.80 CEILING R VALUE R-49

WALL R VALUE R-21

FLOOR R VALUE R-30

BASEMENT WALL R VALUE CONT. R-10" OR R19"

CAVITY SLAB PERIMETER R VALUE/DEPTH CONT. R-15

BOTH W/ VAPOR RETARDER CONT. R-10"

*TO GRADE THEN 4" HORIZ OR 4" VERT. LOW GRADE DUCTWORK SUPPLY/RETURN R-8

RESIDENCE MUST HAVE PROGRAMMABLE THERMOSTAT

THERMALLY ISOLATED SUNROOM FENESTRATIONS = U FACTOR 0.50

SKYLIGHTS = U OF 0.75 - HEATED SPACES PER ABOVE. THERMALLY ISOLATED SUNROOMS AND 500 SF ADDITIONS MAX.

REQ. R-24 CLG. AND R13 WALLS - HEATED SPACES PER ABOVE.

OPTION: R-38 CLG & R-43 WALLS W/ 90% GAS FURNACE - 82% BOILER, OIL OR GAS BOILER OR OIL FURNACE AND 8.5 HEAT PUMP

TYPICAL CONSTRUCTION NOTES:

11 - TYPICAL ROOF CONSTRUCTION
2 x 8s @ 1'-4" O.C. - SEE ROOF PLAN FOR LOCATIONS
1/2" EXTERIOR GRADE PLYWOOD AT ROOF
(OR SPAN RATED OSB (OPTIONAL))
ROOF WRAP

GRADE ICE AND WATER SHIELD, AT EAVES 3' FROM EXT. WALL FACE, VALLEYS, CHIMNEY ARCHITECTURAL ASPHALT SHINGLES. AS SELECTED BY THE OWNER

2 x 6 NOMINAL ALUMINUM CLAD FASCIA BOARD
3/32" ALUMINUM GUTTERS AND DOWN SPOUTS
3/4" VINYL OR PYPON SOFFITS (NON VENTED TYPE)
R-49 CLOSED CELL FOAM IN PLACE INSULATION

12 - TYPICAL SUPPORT COLUMNS
SUPPORT POSTS SHALL BE STANDARD 2 X 6 BUILT UP 2 JACK AND 2 KING AT NEW RIDGE BEAM. REFER TO STRUCTURAL DRAWINGS FOR ALL POST REQUIREMENTS.

13 - TYPICAL NEW EXTERIOR WALL CONSTRUCTION
2 x 6s AT 1'-4" O.C. W/ 1 SILL PLATE AND 2 TOP PLATES
1/2" EXTERIOR GRADE PLYWOOD (OR SPAN RATED OSB (OPTIONAL))

1/2" DRYWALL TAPPED AND SANDED
PRIMER WITH TWO FINISH COATS OF PAINT
BATT INSULATION - R21 W/ VAPOR BARRIER, CLASS A HOUSE WRAP - AIR INFILTRATION BARRIER
SIDING AS SELECTED BY OWNER W/ 4" CORNER TRIMS (& LONG WALL BREAKS)
OR 2" STONE VENEER AS INDICATED ON THE EXT. ELEV.
PYPON TRIM BOARDS AND EAVE MOLDINGS.

14 - TYPICAL INTERIOR WALL FINISHES
1/2" DRYWALL TAPPED AND SANDED
PRIMER WITH 2 FINISHED COATS OF PAINT

15 - FOUNDATION / FLOOR CONSTRUCTION: 8" X 16" WIDE CONCRETE FOOTER 2#4 BAR AT BOT.
8" FOUNDATION WALL (1) #4 BAR TOP AND BOT. (1) #4 BAR VERT. 36" O.C. AS DETAILED. DOWEL INTO EXISTING FOUNDATION WITH #5 BAR AND 12" O.C. VERT. MIN 8" EMBEDMENT.
R-40 RIGID INSULATION BLANKET

16 - FLOOR: MIN 4" CONCRETE SLAB ON GRADE WITH W 6 X 8 X 1.2 X 1.2 W/W.M. REINF., OVER 100L VAPOR BARRIER MIN 8" COMPACTED STONE BASE COURSE.

17 - FRAMED FLOOR: 2 X 10S @ 16" O.C. WITH 1" T & G PLYWOOD SUBFLOOR GLUED AND SCREWED.

ALL RAFTERS AND/OR JOISTS TO BE #2 HEAL-FR OR SPRUCE/PINE/FIR OR DOUG FIR AS REQUIRED FOR SPANS UNLESS NOTED OTHERWISE.
PRESSURE TREATED LUMBER TO BE WATERBORNE PRESERVATIVE SOUTHERN PINE



2336 COMPO PARK BOULEVARD
LANCASTER, NEW YORK
(1) 766.905.3039

PROJECT:
04R485.0008888

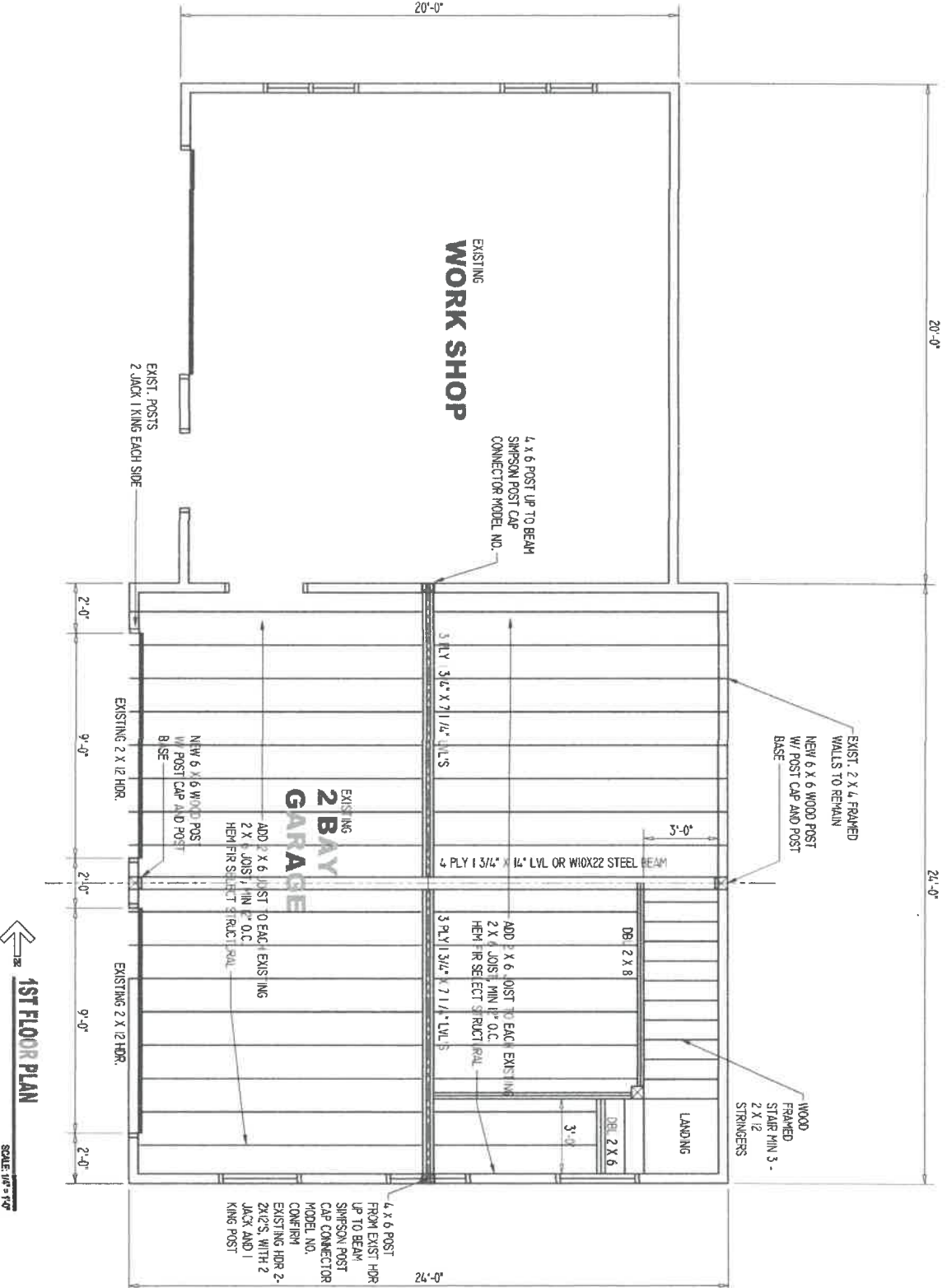
ANSJETTY BELTZ
RESIDENCE
42 LORRAINE AV.
LANCASTER, NY
14090

CLIENT:
DON ANSJETTY
ELLEN BELTZ
42 LORRAINE AV.
LANCASTER, NY
14090

ISSUANCE:
8/20/22 ISSUED FOR PERMIT

ISSUED: 08/20/22
DRAWN: ERM
CHECKED: BAR
PROJECT NO.: 22-071

SHEET NO. **A1.1**



1ST FLOOR PLAN

SCALE: 1/8" = 1'-0"

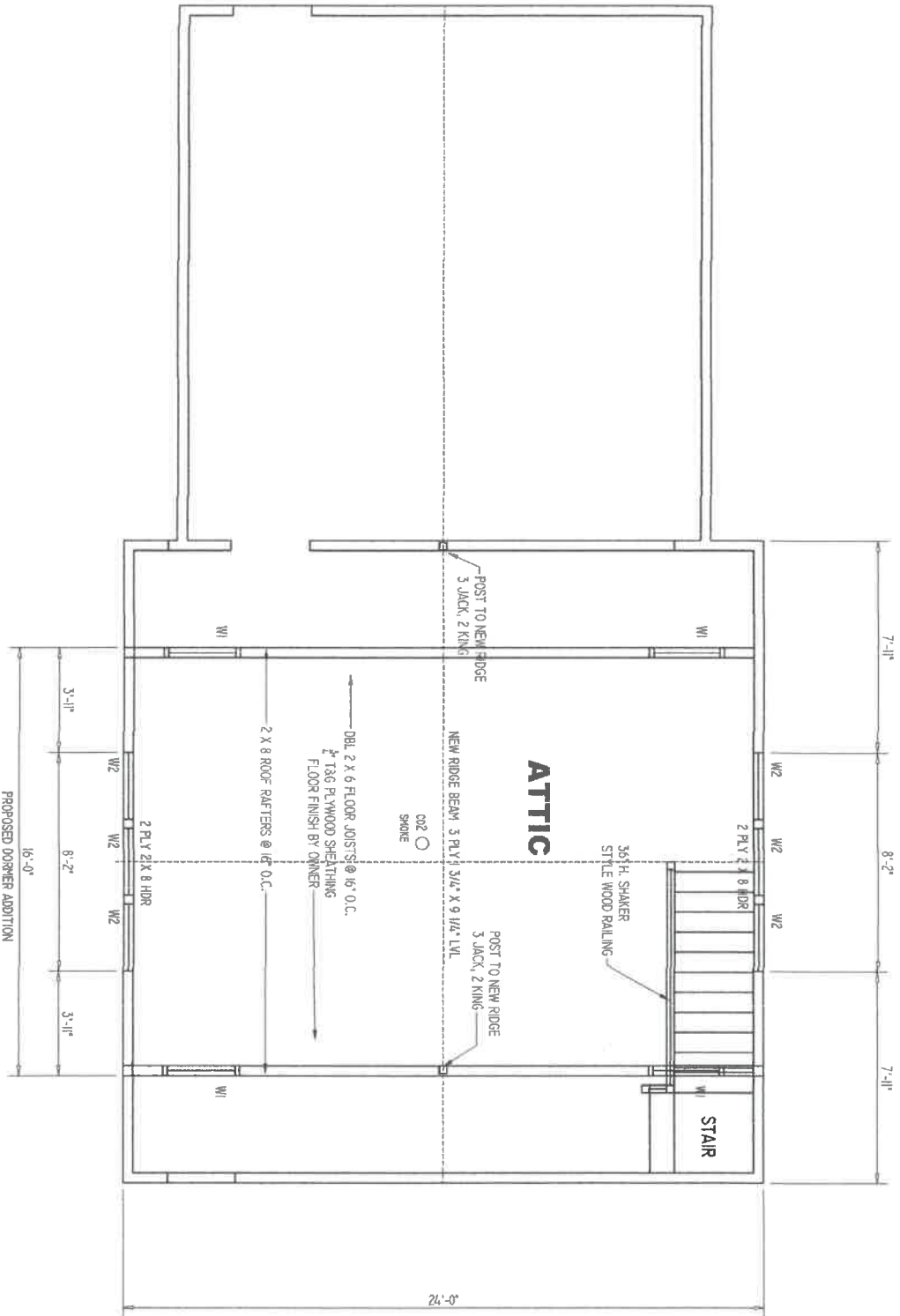
ISSUED: 09/20/22
 DRAWN: ERM
 CHECKED: RAN
 PROJ. NO.: 22-071
 SHEET NO.: **A.2.1**

REVISIONS:
 9/20/22 ISSUED FOR PERMIT

CLIENT:
DON ANSTETT
ELEEN BELTZ
 LANDSCAPE ARCHITECTS
 1400 E. 10TH ST.
 ANN ARBOR, MI 48106

PROJECT:
 GARAGE ADDITION
ANSTETT BELTZ
RESIDENCE
 2239 COMOPARK BOULEVARD
 LANCASTER, PA 17638
 (717) 746-9041, 3029





2ND FLOOR PLAN

SCALE 1/8" = 1'-0"



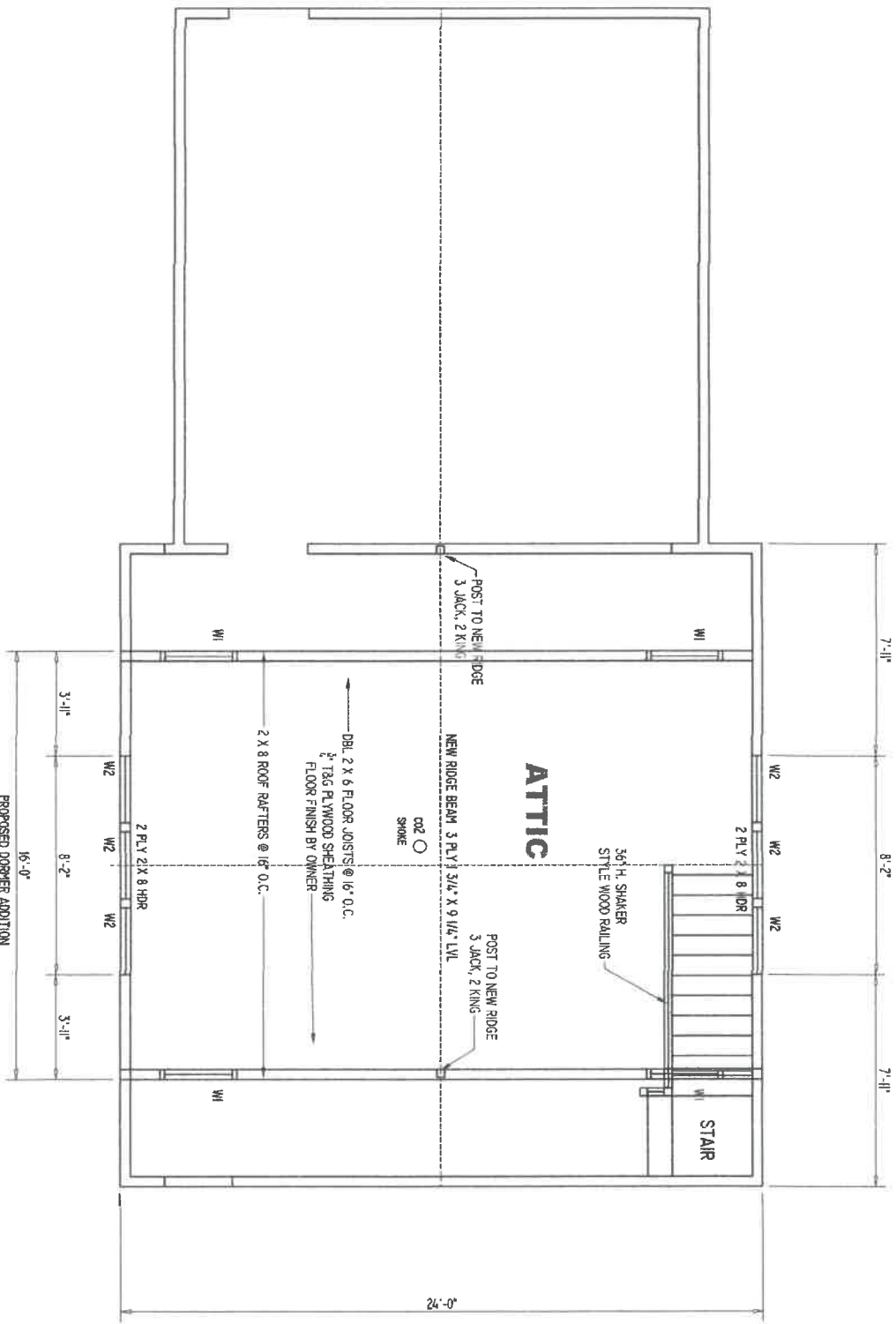
2225 COMOPARK BOULEVARD
LANCASTER, PA 17601
(717) 991-3039

PROJECT: GARAGE DORMER ADDITION

CLIENT: DON ANSTETT
ELLEN BELTZ
48 LOG HANNOY ST.
LANCASTER, PA 17601

REVISIONS: 9/20/22 ISSUED FOR PERMIT

ISSUED:	09/20/22
DRAWN:	GRW
CHECKED:	BAR
PROJ. NO.:	22-071
SHEET NO.:	A.2.2



← 2ND FLOOR PLAN

SCALE 1/4" = 1'-0"

ISSUED:	09/20/22
DRAWN:	ERM
CHECKED:	BAR
DATE:	22/07/21
SHEET NO.:	A.2.2

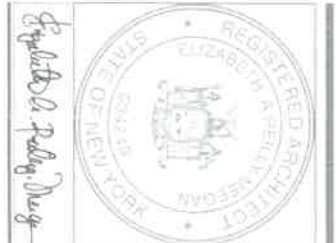
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GARAGE DOORWAY
ADDITION

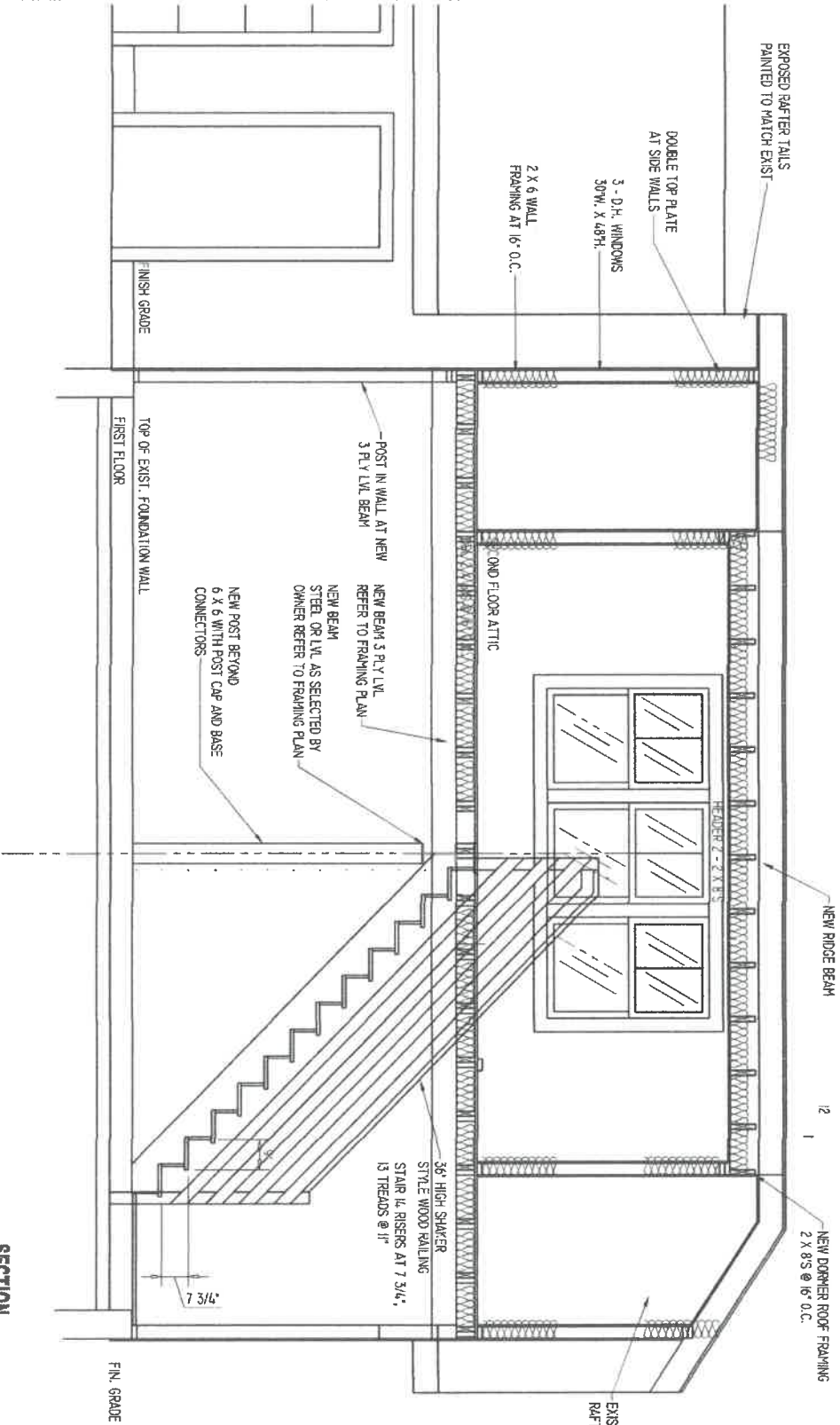
CLIENT:
**DON ANSTETT
ELEM BETTZ**
108 LOMBARDY ST.
LANCASTER, NY 13676

EXPIRES:
9/20/22 ISSUED FOR PERMIT

architect

233 EDMOND PARK BOULEVARD
LANCASTER, NEW YORK
14088
(315) 740-9023, 30239





SECTION

SCALE: 3/8" = 1'-0"

A.3.0

LEADER:	08/20/22
DRAWN:	ERM
CHECKED:	RAR
PROJ. NO.:	22-071
SHEET NO.:	A.3.0

REVISIONS:
8/20/22 ISSUED FOR PERMIT

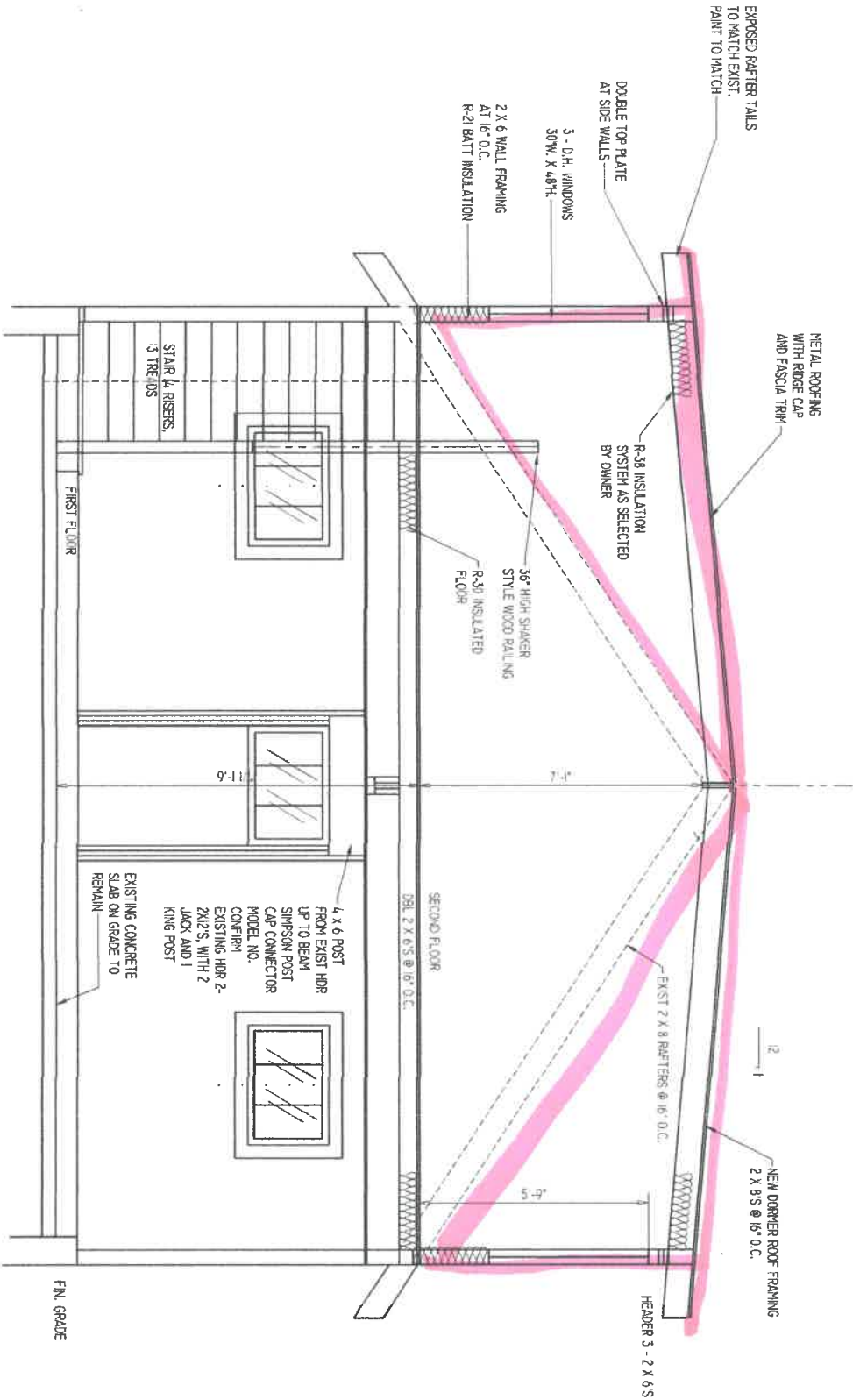
CLIENT:
DON ANSETT
ELEN BELTZ
14086
14086

PROJECT:
DORMER

ANSETT BELTZ
RESIDENCE
14086
14086

2125 CONOPASK BOULEVARD
LANCASTER, NEW YORK
14086
(716) 786-9013





SECTION

SCALE: 3/8" = 1'-0"



3336 COWPARK BOULEVARD
LANCASTER, PA 17631
(717) 298-9039

PROJECT: 081428 - OWNER 150911708

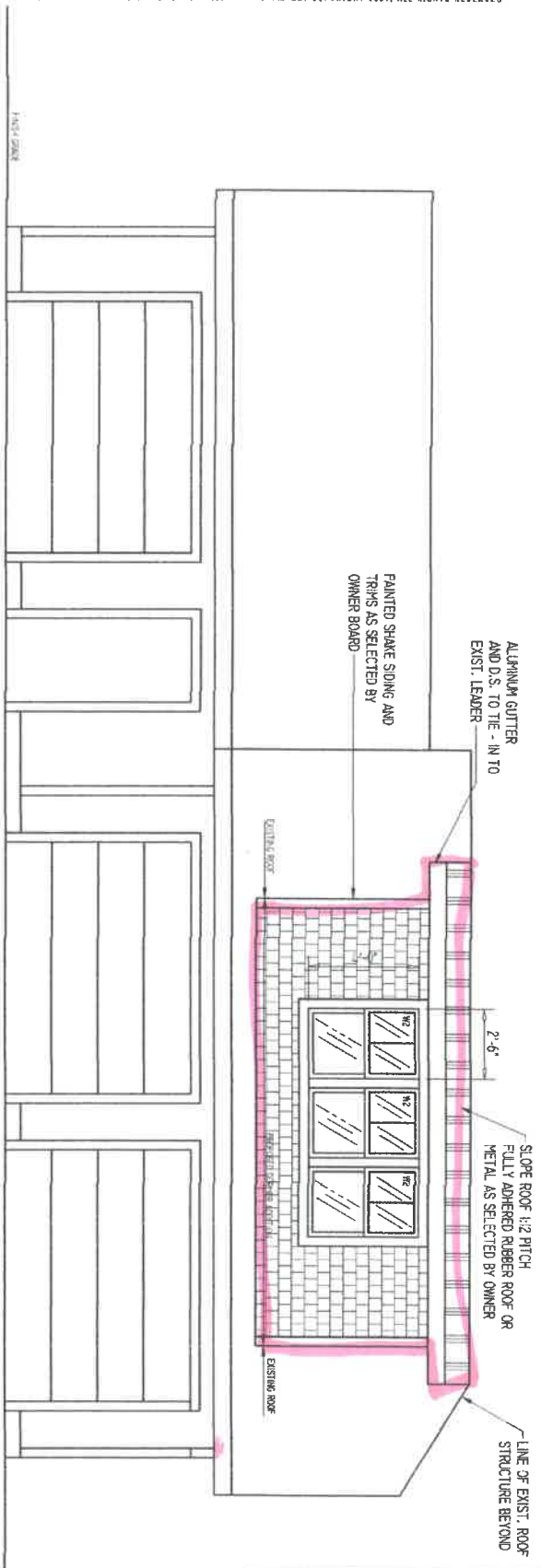
**ANSTETT BELTZ
RESIDENCE**
100 W. HANCOCK ST.
LANCASTER, PA 17602

CLIENT:
**DON ANSTETT
ELEN BELTZ**
100 W. HANCOCK ST.
LANCASTER, PA 17602

REVISIONS:
9/26/22 ISSUED FOR PERMIT

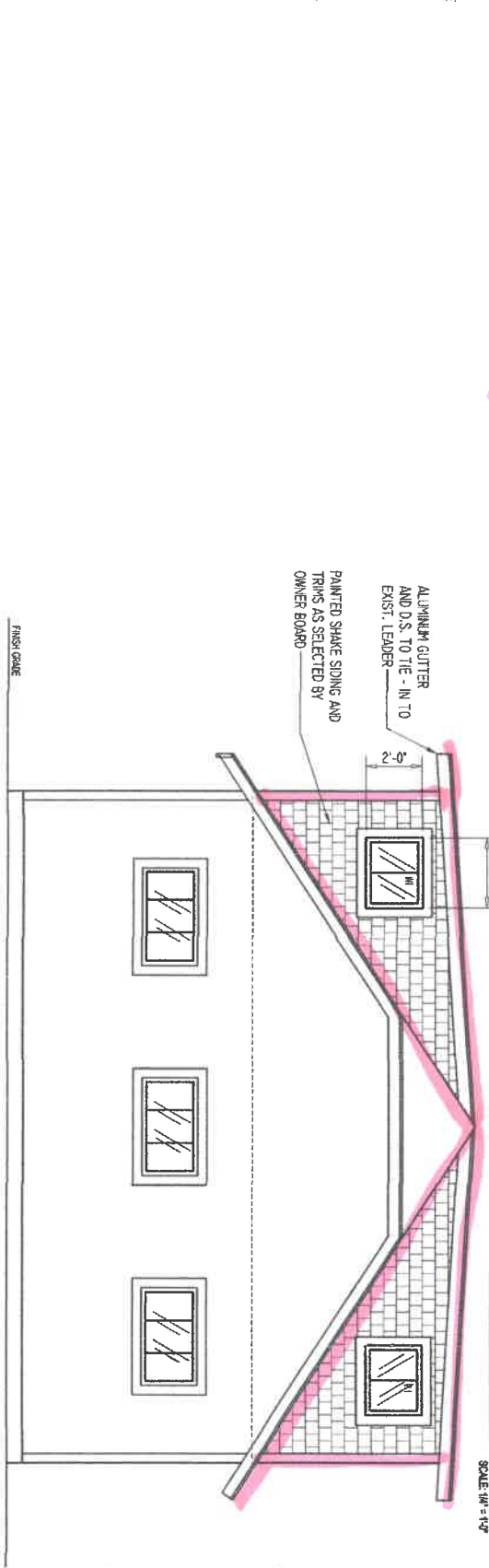
ISSUED:	09/20/22
DRAWN:	ERN
CHECKED:	RAB
PLOT NO.:	22-0711

A3.1



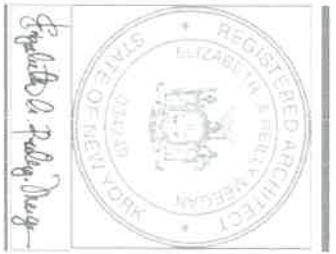
ELEVATION - NORTH

SCALE: 1/4" = 1'-0"



ELEVATION - WEST

SCALE: 1/4" = 1'-0"



2335 COMOPARK BOULEVARD
LANCASTER, NEW YORK
14086
(1) 746-963-3028

Project:

GARAGE DOOR
ADDITION

**ANSTETT BELTZ
RESIDENCE**

LANCASTER, NY

Client:

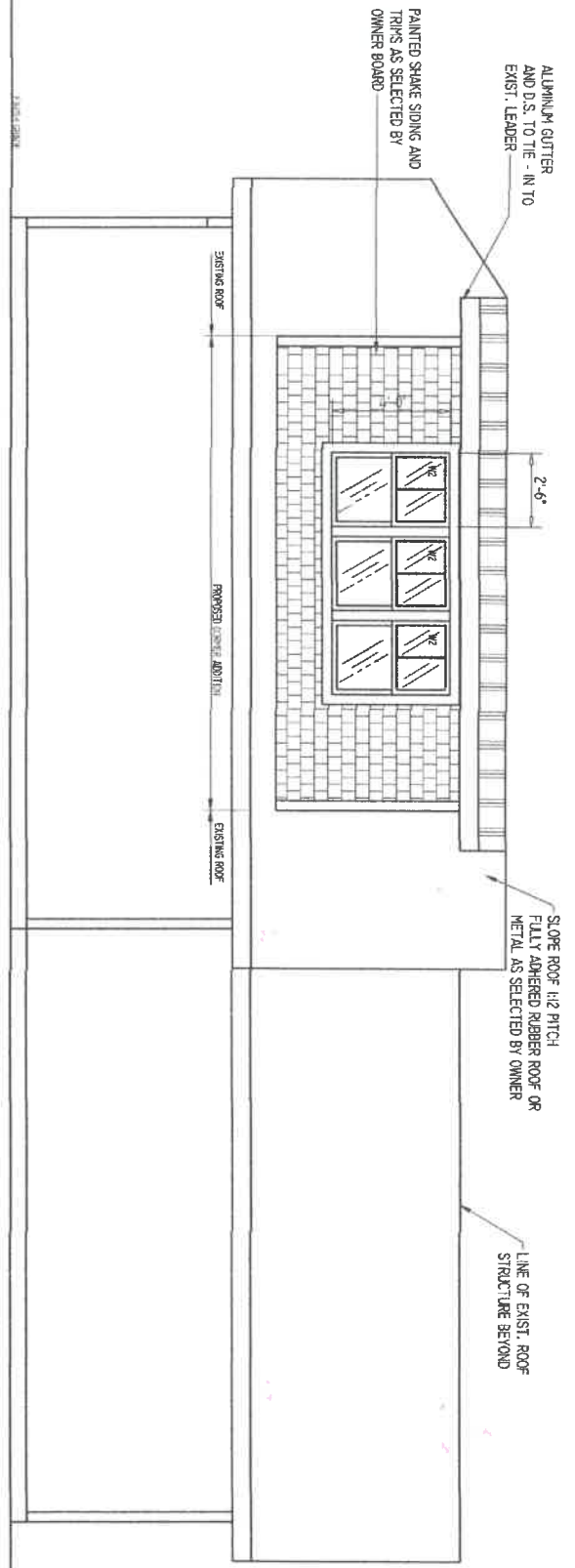
**DON ANSTETT
EILEEN BELTZ**
69 LONDONDERRY ST.
LANCASTER, NY
14086

Permitted:

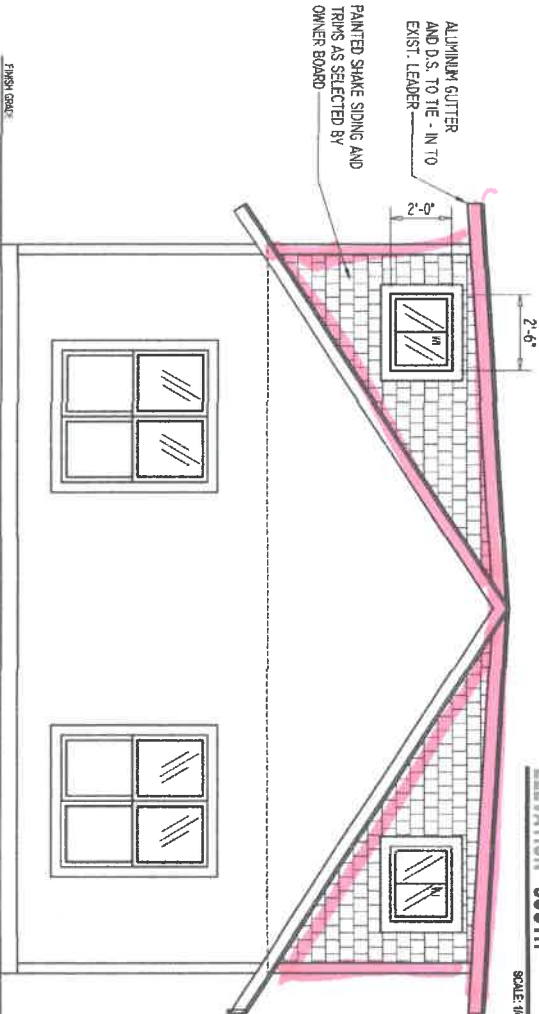
9/20/22 ISSUED FOR PERMIT

ISSUED:	09/20/22
DRAWN:	ERM
CHECKED:	BAR
PILOT NO.:	22-071

A 4.0



LINE OF FOUNDATION



ELEVATION - EAST

SCALE 1/4" = 1'-0"

ELEVATION - SOUTH

SCALE 1/4" = 1'-0"



2113 CONOPARK BOULEVARD
LANCASTER NEW YORK
14086
(t) 716.901.9099

PROJECT:

0484651000000
ANSTETT BELTZ
RESIDENCE
10 LOWMEADWAY ST.
LANCASTER, NY 14086

CLIENT:

DON ANSTETT
ELLEN BELTZ
10 LOWMEADWAY ST.
LANCASTER, NY 14086

REVISIONS:

01/20/12 ISSUED FOR PERMIT

ISSUED:	08/20/12
DRAWN:	ERM
CHECKED:	RAM
PROJ. NO.:	22-071

SHEET NO. **A4.0**