KENNEDY RESIDENCE

Jeanine & Sean Kennedy

1457 Taughannock Blvd.
Ithaca, NY 14850

ARCHITECT:
Brandon Ebel
[redacted]

C1 VICINITY MAP — NORTH

GENERAL PROJECT NOTES

1	Drawings and specifications, as instruments of service, remain the property of Architect and are protected under common law copyright provisions. They are not to be reused except by written agreement and with the agreed compensation to the architect. If reused without permission, the architect shall be indemnified and held harmless from all liability, legal exposure, claims, damages, losses and expenses.
2	Unauthorized alterations or additions to a drawing bearing a licensed architect's seal is a violation of NYS Education Law, Article 147, and Commissioner's Regulations Part 69.
3	Drawings are drawn to scale for the convenience of all parties, but do not scale drawings. Written dimension shall govern.
4	Notes on one drawing, section or detail apply to all similar drawings, sections or details.
5	Install all products in accordance with the manufacturer's written instructions and recommendations, and the standards of recognized agencies and associations.
6	All electrical work shall be carried out by a licensed electrician, as required by the local Authority Having Jurisdiction. All work, materials and equipment shall conform to the provisions of the relevant building codes, latest edition.
7	All plumbing work shall be carried out by a licensed plumber, as required by the local Authority Having Jurisdiction. All work, materials and equipment shall conform to the provisions of the relevant building codes, latest edition.
8	Contractors shall not install any materials containing asbestos, lead, mercury or PCB.
9	Notify architect of any discrepancies in the drawings or specifications prior to start of construction.

DRAWING LIST

DRAWING NUMBER	DRAWING NAME
01 - GENERAL	
A000	COVER SHEET
A001	NOTES & SYMBOLS
04 - LANDSCAPE	
L100	SITE PLAN
05 - STRUCTURAL	
S102	FRAMING PLANS
06 - ARCHITECTURAL	
A101	FLOOR PLANS
A102	FLOOR PLANS
A103	FLOOR PLANS
A104	ROOF PLAN
A105	REFLECTED CEILING PLAN
A201	ELEVATIONS
A202	ELEVATIONS
A203	ELEVATIONS
A204	ELEVATIONS
A205	PERSPECTIVES
A301	BUILDING SECTION
A302	BUILDING SECTION
A303	BUILDING SECTION
A304	BUILDING SECTION
A501	DETAILS
A601	SCHEDULES
11 - ELECTRICAL	
E101	ELECTRICAL PLAN

DEVELOPMENT INFORMATION

CONSTRUCTION:	VB
ZONING:	LAKE SHORE ZONE
OCCUPANCY:	R3
EXISTING LAND USE:	SINGLE FAMILY RESIDENCE
PROPOSED LAND USE:	SINGLE FAMILY RESIDENCE
SPRINKLERED:	NON-SPRINKLERED
LOT SIZE:	204,732 SF (4.7 ACRES)
LOT COVERAGE:	5% MAX.
EXISTING LOT COVERAGE:	EXISTING / LOT AREA 0.82% : 1,684 SF / 204,732 SF
PROPOSED LOT COVERAGE:	EXISTING + NEW HOME + GARAGE / LOT AREA 2.65% : 1,028 SF + 2,918 SF + 1,492 SF / 204,732 SF
SETBACKS:	
FRONT YARD	50'-0" MAX.
SIDE YARD	15'-0" MIN.
REAR YARD	50'-0" MIN.
HEIGHT MAX.:	32 FEET

CONSTRUCTION (NEW):

BASEMENT	1,837 SF
FIRST FLOOR	1,776 SF
SECOND FLOOR	941 SF
TOTAL	4,554 SF

BUILDING CODES:

NEW YORK STATE RESIDENTIAL BUILDING CODE 2025

BRANDON EBEL
ARCHITECTURE & DESIGN

REGISTERED ARCHITECT
BRANDON J. EBEL
045310
STATE OF NEW YORK

KENNEDY RESIDENCE
Jeanine & Sean Kennedy
1457 Taughannock Blvd.
Ithaca, NY 14850

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REVISIONS

Δ	DESCRIPTION	DATE

Project #	2025.02
Date	03/31/26
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COVER SHEET

A000
1/4" = 1'-0"

1 SITE PLAN - NEW
1" = 40'-0"

2 SITE PLAN - EXISTING
1" = 60'-0"

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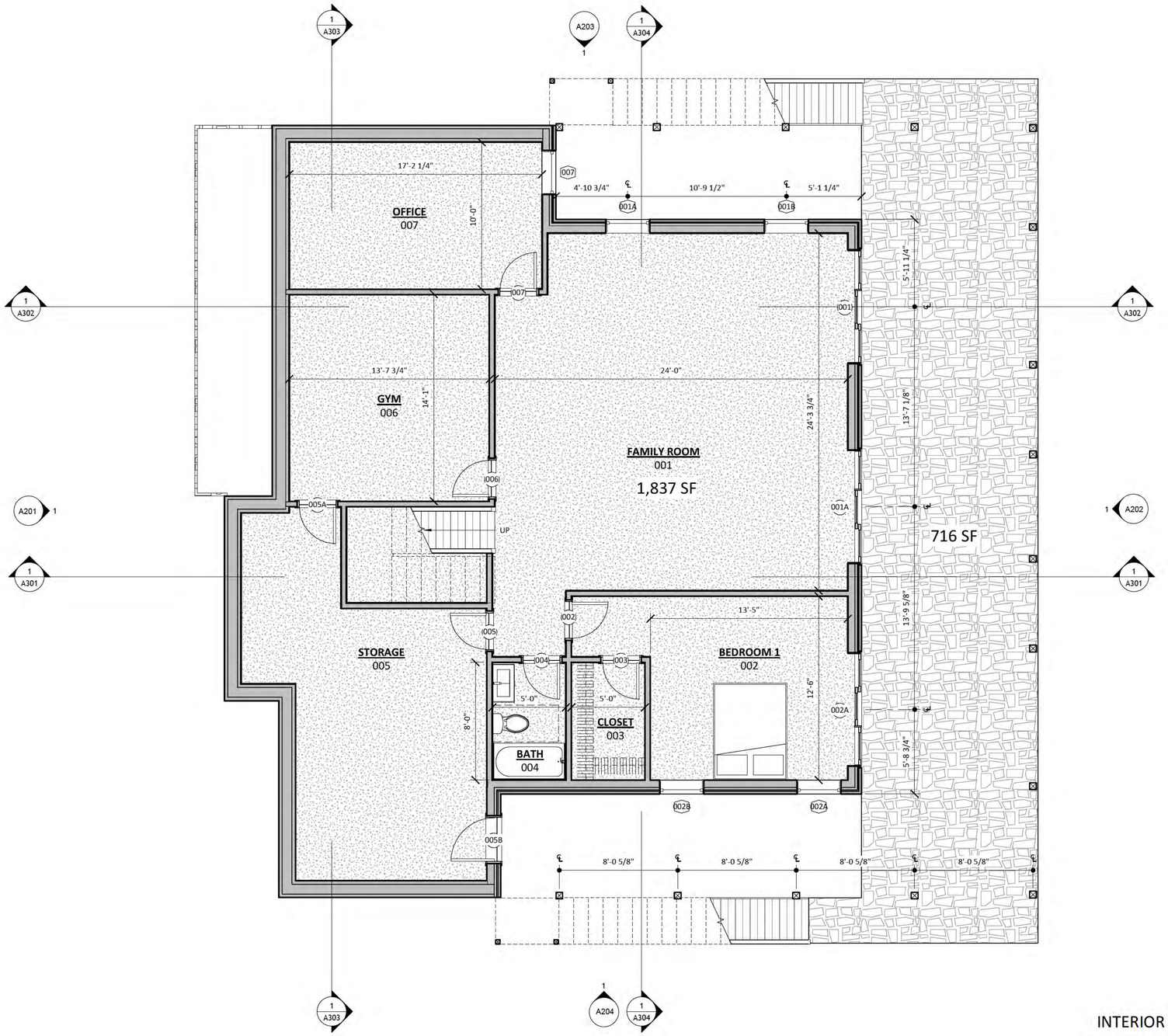
SITE PLAN

L100
As indicated



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

0' 2' 4'

NORTH

INTERIOR SF: 4,554 SF
DECKS: 1,133 SF
PATIO: 716 SF

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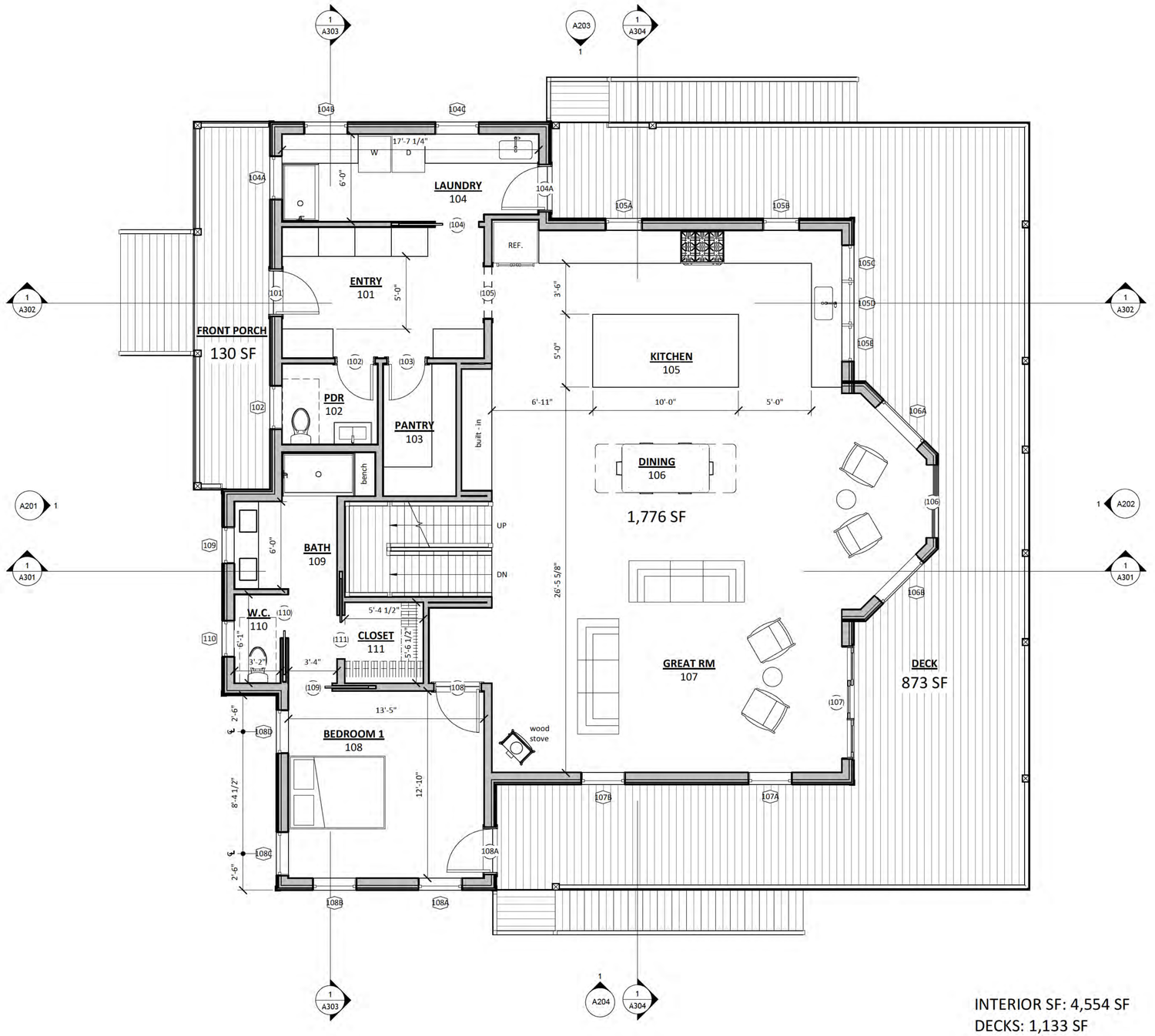
FLOOR PLANS

A101
1/4" = 1'-0"



INTERIOR SF: 4,554 SF
DECKS: 1,133 SF
PATIO: 716 SF

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

NORTH

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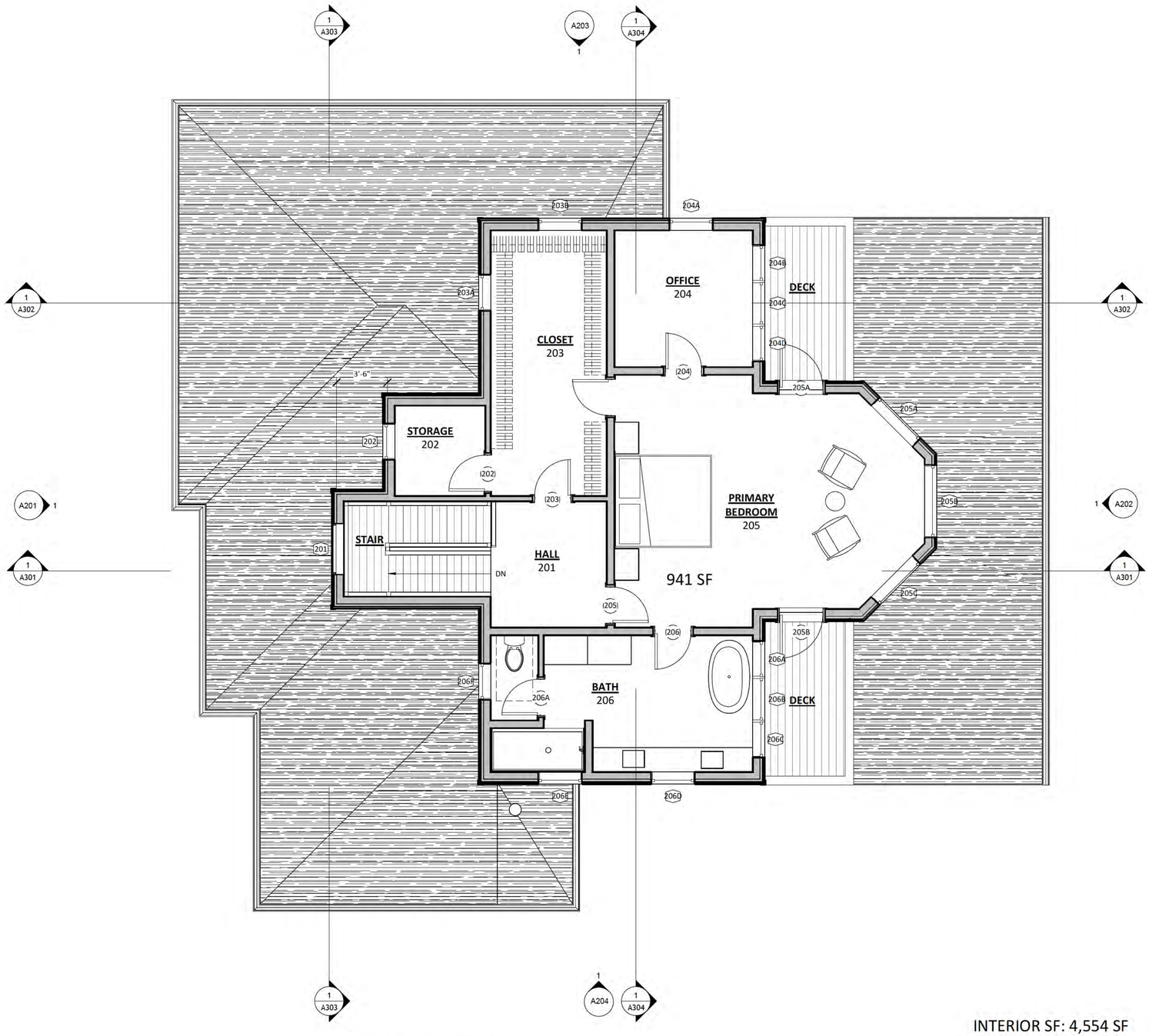
FLOOR PLANS

A102
1/4" = 1'-0"



1 FLOOR PLAN - 2ND FLOOR
1/4" = 1'-0"

NORTH

INTERIOR SF: 4,554 SF
DECKS: 1,133 SF
PATIO: 716 SF

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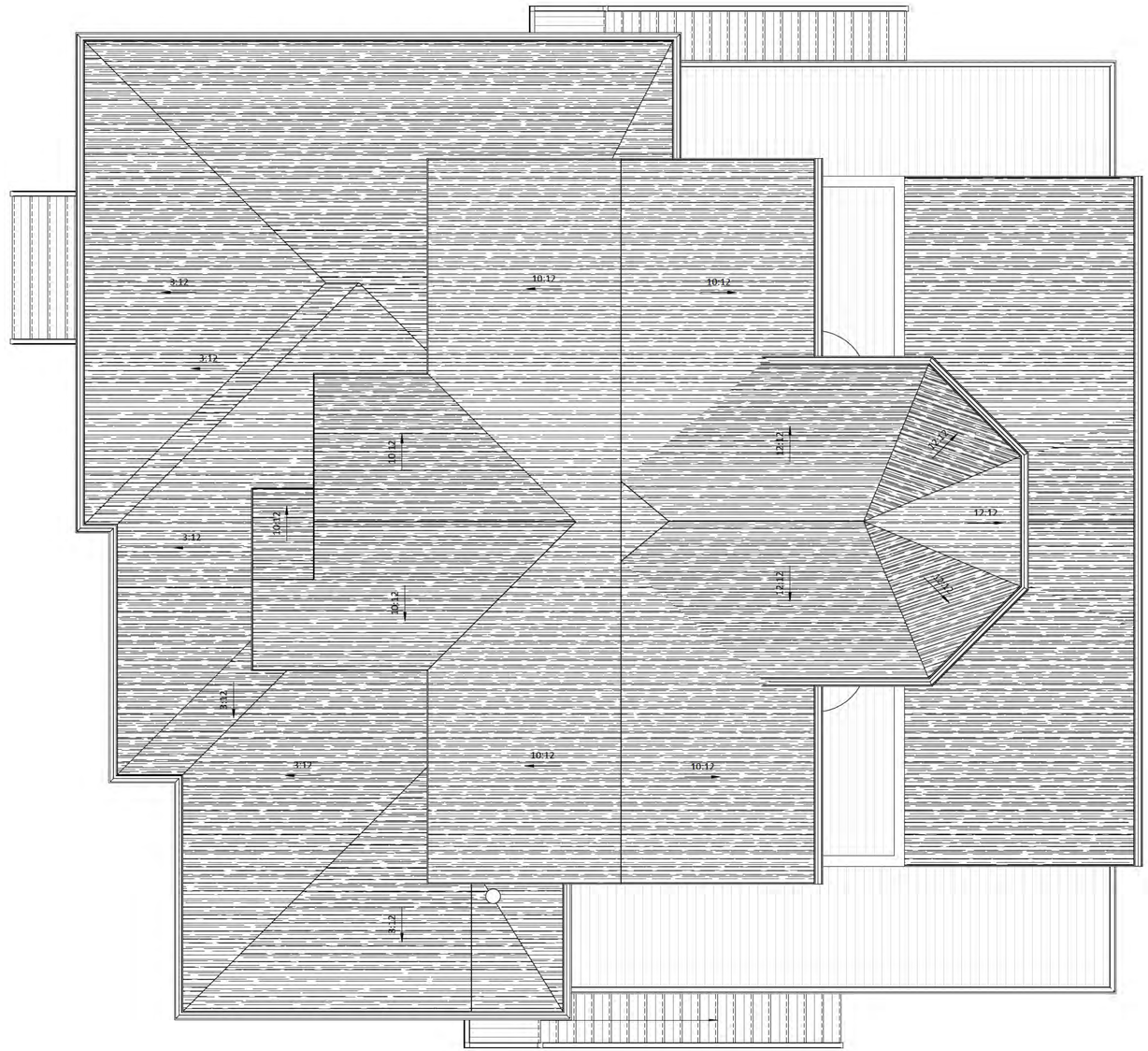
FLOOR PLANS

A103
1/4" = 1'-0"



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

NORTH

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ROOF PLAN

A104
1/4" = 1'-0"

GENERAL SHEET NOTES - ELEVATIONS

1	Refer to Specifications, DIVISION 01, for additional information and requirements.
2	Coordinate exterior elevation work with floor plans, window schedule and door schedule.
3	See schedules for head heights - coordinate adjacent window and door rough openings to ensure alignment of head casings.
4	Coordinate location of safety glazing with Architect, prior to ordering doors or windows.
5	Coordinate quantity, location and type of Window Operation Control Devices (WOCD) with Architect, prior to ordering windows.
6	Coordinate exterior elevation work with MEP drawings. Unless noted otherwise, center light fixtures, louvers and similar items on door and window openings. Consult Architect prior to roughing in.
7	Floor elevation 0.00 is equivalent to elevation FFE on Site/Civil Plans.

1 WEST ELEVATION
1/4" = 1'-0"

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ELEVATIONS

A201
1/4" = 1'-0"

0' 2' 4'

1 EAST ELEVATION
1/4" = 1'-0"

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ELEVATIONS

A202
1/4" = 1'-0"

1 NORTH ELEVATION
1/4" = 1'-0"

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SCHEMATIC DESIGN

ELEVATIONS

A203
1/4" = 1'-0"

1 SOUTH ELEVATION
1/4" = 1'-0"

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045310
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1457 Taughannock Blvd.
Ithaca, NY 14850

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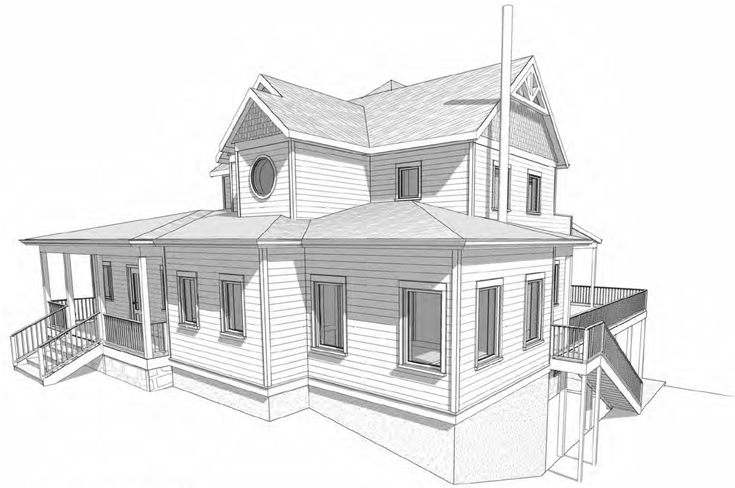
ELEVATIONS

A204
1/4" = 1'-0"

4 NORTHWEST



3 SOUTHWEST

2 SOUTHEAST

1 NORTHEAST

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PERSPECTIVES

A205

GENERAL SHEET NOTES - SECTIONS

1	Refer to Specifications, DIVISION 01, for additional information and requirements.
2	Notes on one drawing, section or detail apply to all similar drawings, sections or details.
3	Floor elevation 0.00 is equivalent to elevation FFE on Site/Civil Plans.

1 BUILDING SECTION 1
1/4" = 1'-0"

0' 2' 4'

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SCHEMATIC DESIGN	

BUILDING SECTION

A301
1/4" = 1'-0"

1 BUILDING SECTION 2
1/4" = 1'-0"

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BUILDING SECTION

A302
1/4" = 1'-0"

1 BUILDING SECTION 4
1/4" = 1'-0"

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BUILDING SECTION

A304
1/4" = 1'-0"

1 BUILDING SECTION 3
1/4" = 1'-0"

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BUILDING SECTION

A303
1/4" = 1'-0"