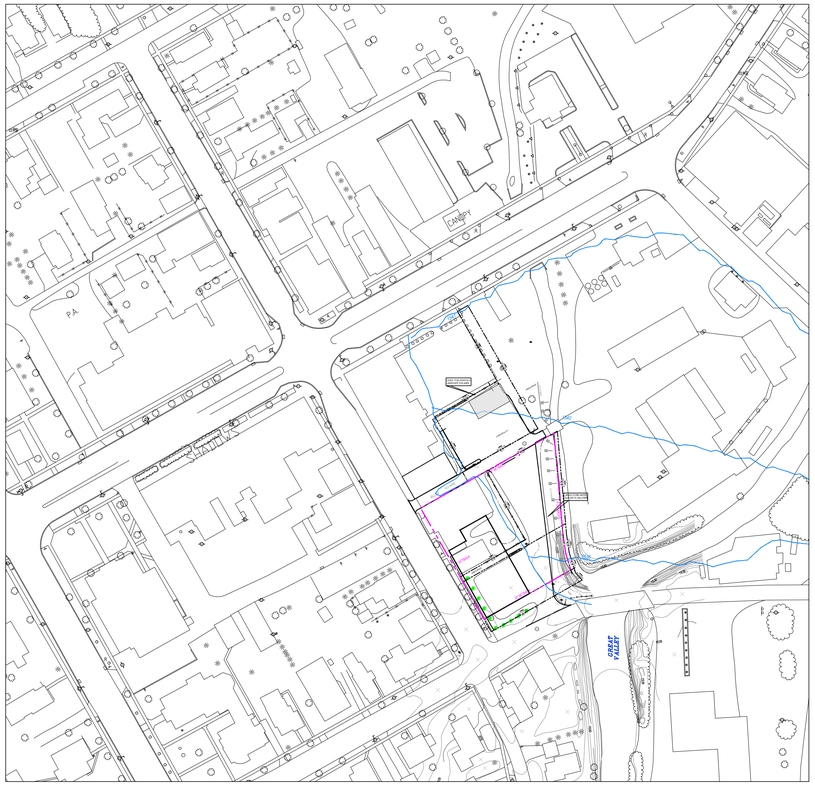
KREINHEDER PROPERIES, LLC
TAX PACEL 55.035-6-13.1

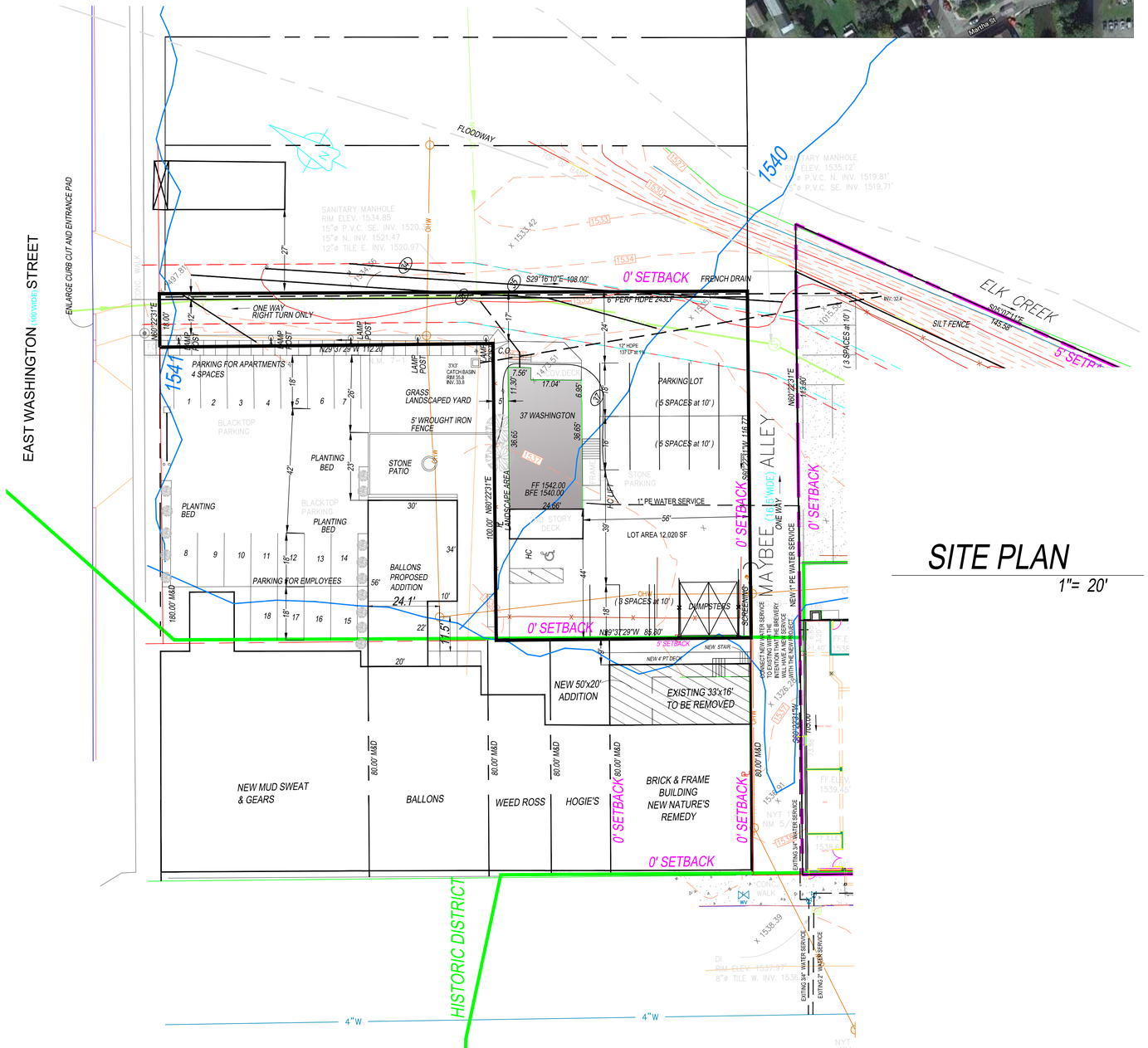


LOCATOR MAP
1"= 100'

REQUIRED
ZONING-VC-1
SIDE YARD SETBACK-0', 20' ON CORNER LOT
REAR YARD SETBACK- 5'
FRONT YARD SETBACK- 0'
BLDG. HEIGHT 40'-3 STORIES
FLOOR AREA RATIO 1.5 PER LOT
OPEN SPACE-20%

BUILDING IS EXISTING
CHANGE OF USE IS REQUESTED

37 WASHINGTON RENTAL BUILDING
3 BEDROOMS -3 PARKING SPACES REQUIRED
PROVIDED -14 PARKING SPACES



SITE PLAN
1"= 20'

SITE PLAN

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DOCUMENT STATUS
DATE: 7-16-2021
- ☐ *NOT FOR CONSTRUCTION*
- ☐ *PROGRESS SET*
- ■ *PRELIMINARY*
- ☐ *FINAL*

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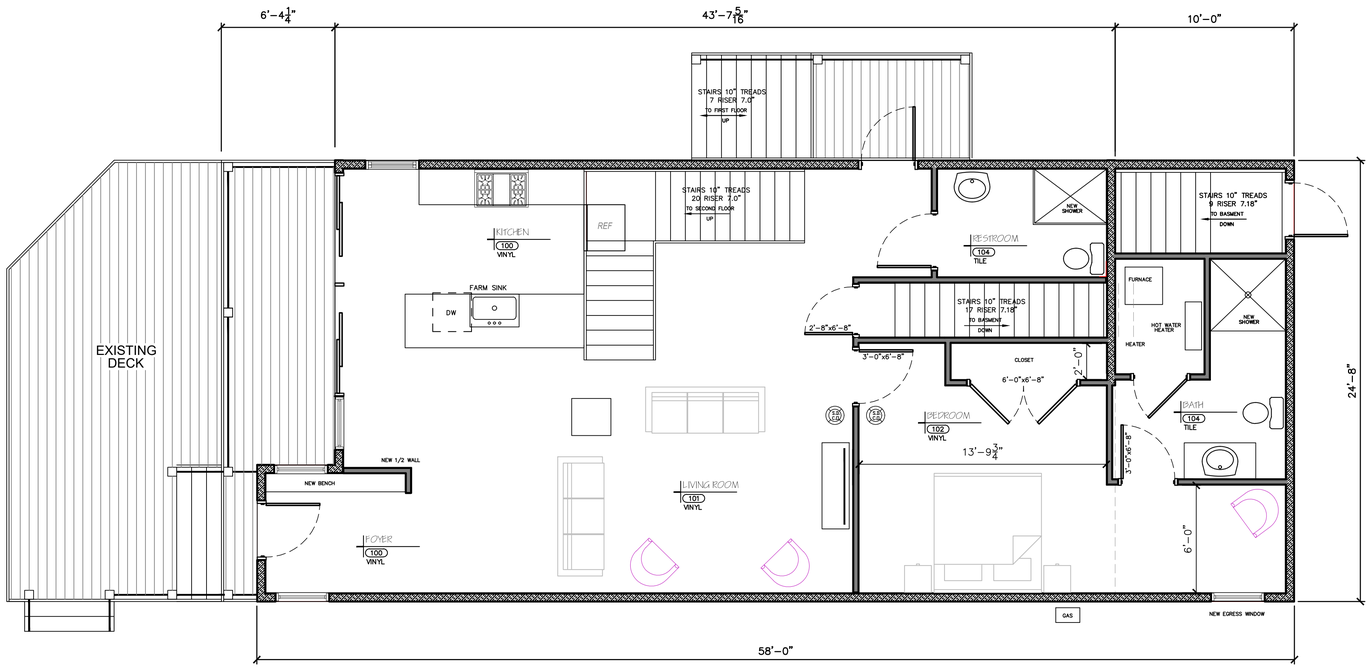
RESIDENTIAL DESIGN FOR
KREINHEDER PROPERTIES, LLC
37 WASHINGTON STREET
ELLICOTTVILLE, NEW YORK 14731

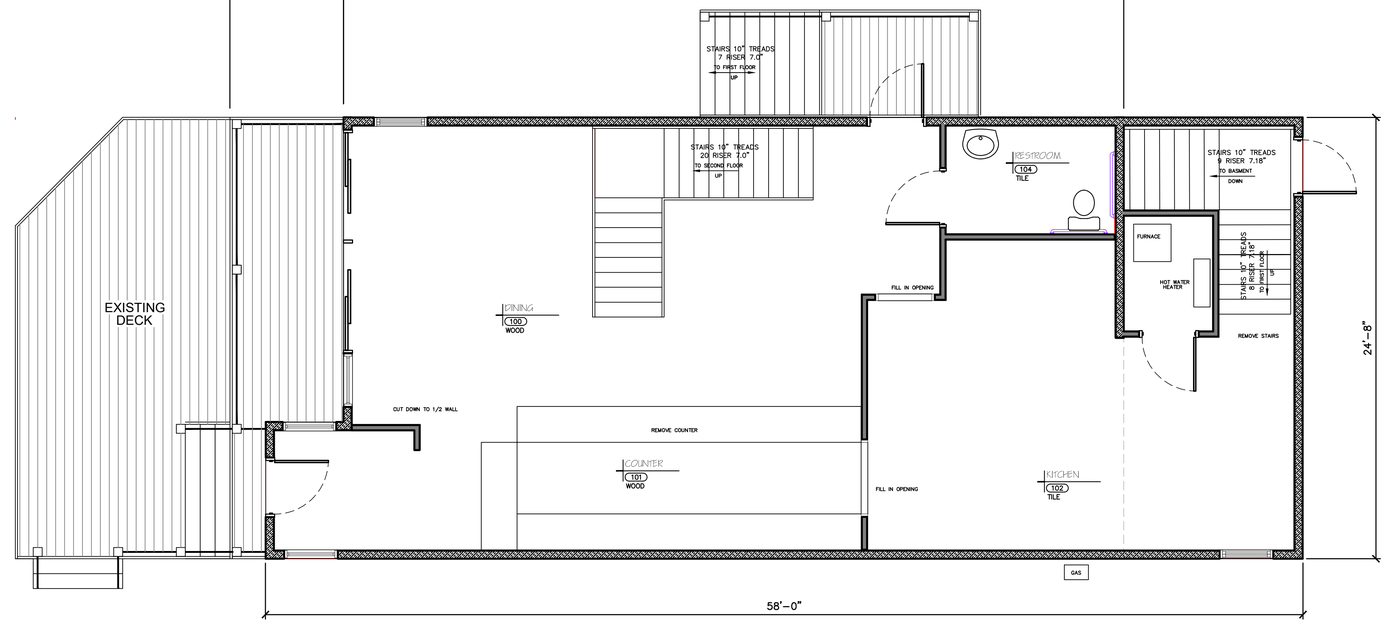
REVISION DATE:	DRAWN BY:
DATE: 7-16-2021	REVIEWED BY:

DRAWING NO: C101



PROPOSED FIRST FLOOR PLAN

SCALE: 1/4"=1'-0"
FIRST FLOOR AREA=1,354 SF



EXISTING FIRST FLOOR PLAN

SCALE: 1/4"=1'-0"
FIRST FLOOR AREA=1,354 SF

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FIRST FLOOR PLAN

DOCUMENT STATUS

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GENERAL NOTES:

1. ALL WORK IS TO COMPLY WITH THE LATEST ADOPTED VERSION OF THE NEW YORK STATE RESIDENTIAL CODE AND/OR ANY APPLICABLE COUNTY OR LOCAL JURISDICTION.

2. THE CONTRACTOR IS RESPONSIBLE TO CHECK THE PLANS AND IS TO NOTIFY THE DESIGNER OF ANY ERRORS OR OMISSIONS PRIOR TO THE START OF CONSTRUCTION. OWNER/CONTRACTOR SHALL VERIFY WITH LOCAL BLDG. DEPT. WHICH CLIMATE ZONE THE PROJECT WILL BE BUILT IN.

3. WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. DO NOT SCALE THE DRAWINGS.

4. DESIGN LOADS:

ROOF (L.L.)	33 PSF
ROOF (LL. + D.L.) (SHAKE/COMP)	40 PSF
ROOF (LL. + D.L.)	48 PSF
FLOORS (LL. + D.L.)	50 PSF
STAIRS (LL. + D.L.)	100 PSF
GARAGE FLOOR (LL.) (2,000# POINT)	50 PSF
DECKS (LL. + D.L.)	50 PSF
BALCONIES (EXT.) (LL. + D.L.)	70 PSF
ATTIC STORAGE (CLG JST) (LL. + D.L.)	30 PSF

(IF YOUR LOCAL AREA REQUIRES DIFFERENT DESIGN LOADS CONSULT WITH A LOCAL QUALIFIED PROFESSIONAL TO DETERMINE THE APPROPRIATE REVISIONS.)

5. THIS PLAN IS DESIGNED TO MEET 2020 NYS RESIDENTIAL ENERGY CODE UNDER PRESCRIPTIVE ENVELOPE REQUIREMENTS FOR RESIDENTIAL BLDGS. IN ADDITION TO PRESCRIPTIVE ENVELOPE REQUIREMENTS AN ADDITIONAL MEASURE MUST BE SELECTED. SEE ADDITIONAL MEASURE BELOW.

PRESCRIPTIVE ENVELOPE REQUIREMENTS

INSULATION:	ROOF (VAULTED CEILING)	R-49
	ROOF (FLAT CEILING)	R-38
	EXTERIOR WALLS	R-21
	UNDERFLOOR INSULATION	R-30
	WALLS BELOW GRADE	R-15
	SLAB EDGES @ HEATED AREAS	R-15
	FORCED AIR DUCT (AT UNHEATED AREA)	R-8
GLAZING/ DOORS	MAXIMUM WINDOW AREA	NO LIMIT
	WINDOW CLASS	U = .35
	ENTRY DOOR GLASS (MAX 28 SQ. FT.)	U = .54
	FULL LIGHT GLASS DOOR CLASS	U = .40
	OTHER DOORS (DOR MAX GLAZING) (*)	U = .20
	SKYLIGHT CLASS (MAX. 2% OF HEATED SPACE)	U = .60

6. ALL EXPOSED INSULATION IS TO HAVE A FLAME SPREAD RATING NOT TO EXCEED 25. A SMOKE-DEVELOPED INDEX NOT TO EXCEED 450, WHEN TESTED IN ACCORDANCE WITH ASTM E 84, AND CRITICAL RADIANT FLUX NOT LESS THAN 0.12 WATTS PER SQUARE CENTIMETER.

7. INSULATE ALL ACCESS DOOR/HATCHES TO CRAWLSPACES AND ATTICS TO THE EQUIVALENT RATING OF THE WALL, FLOOR, OR CEILING THROUGH WHICH THEY PENETRATE.

8. ALL WINDOWS WITHIN 24" OF ANY DOOR (REGARDLESS OF WALL PLANE), AND WHOSE BOTTOM EDGE IS LESS THAN 60" ABOVE FLOOR OR WALKING SURFACE SHALL HAVE TEMPERED GLAZING.

9. SKYLIGHTS ARE ASSUMED TO BE PRE-MANUFACTURED UNIT SKYLIGHTS. UNIT SKYLIGHTS SHALL BE COMPLIANT WITH THE REQUIREMENTS OF O.R.S.C. SECTION NF1112.

10. ALL EXTERIOR WINDOWS ARE TO BE DOUBLE GLAZED AND ALL EXTERIOR DOORS ARE TO BE SOLID CORE WITH WEATHERSTRIPPING. PROVIDE 1/2" IN. DEAD BOLT LOCKS ON ALL EXTERIOR DOORS, AND LOCKING DEVICES ON ALL DOORS AND WINDOWS WITHIN 10' FT. (VERTICAL) OF GRADE.

11. GLAZING IN DOORS AND ENCLOSURES FOR HOT TUBS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS & SHOWERS, AND IN ANY PART OF A BUILDING WALL ENCLOSING THESE COMPARTMENTS, WHERE BOTTOM EDGE OF GLAZING IS LESS THAN 60" MEASURED VERTICALLY ABOVE ANY STANDING OR WALKING SURFACE, TO BE TEMPERED GLAZING.

12. BASEMENTS AND EVERY SLEEPING ROOM TO HAVE MIN. WINDOW OPENING OF 5.7 SQ. FT. WITH A MIN. WIDTH OF 20" IN. AND A SILL HGT. NOT MORE THAN 44" IN. ABOVE FIN. FLOOR.

13. SMOKE DETECTORS SHALL BE INSTALLED IN EA. SLEEPING ROOM, OUTSIDE THE IMMEDIATE VICINITY OF EACH SLEEPING AREA AND ON EACH STORY OF THE DWELLING. ALL DETECTORS SHALL BE INTERCONNECTED SUCH THAT THE ACTUATION OF ONE ALARM WILL ACTUATE ALL THE ALARMS AND WILL BE AUDIBLE IN ALL SLEEPING AREAS OVER BACKGROUND NOISE LEVELS WITH ALL INTERVENING DOORS CLOSED.

14. ELECTRICAL RECEPTACLES IN BATHROOMS, KITCHENS, EXTERIOR LOCATIONS AND GARAGES SHALL BE G.F.I. OR G.F.I.C. PER NATIONAL ELECTRICAL CODE (N.E.C.) REQUIREMENTS.

15. INTERIOR & EXTERIOR STAIRS SHALL HAVE A MEANS TO ILLUMINATE THE STAIRS, INCLUDING LANDINGS & TREADS. INTERIOR STAIRS OF 6 STEPS OR MORE SHALL HAVE THE REQUIRED LIGHTING IN THE IMMEDIATE VICINITY OF THE TOP & BOTTOM OF THE STAIRS. EXTERIOR STAIRWAYS SHALL BE PROVIDED WITH AN ARTIFICIAL LIGHT SOURCE LOCATED IN THE IMMEDIATE VICINITY OF THE TOP LANDING OF STAIR. EXTERIOR STAIRS LEADING FROM GRADE TO BASEMENT SHALL HAVE AN ARTIFICIAL LIGHT SOURCE IN THE IMMEDIATE VICINITY OF THE BOTTOM LANDING OF STAIRS. LIGHTING FOR INTERIOR STAIRS SHALL BE CONTROLLED FROM TOP & BOTTOM OF EA. STAIR.

16. PROVIDE COMBUSTION AIR VENTS (W/ SCREEN AND BACK DAMPER) FOR FIREPLACES, WOOD STOVES, AND ANY APPLIANCES WITH AN OPEN FLAME.

17. BATHROOMS AND UTILITY ROOMS ARE TO BE VENTED TO THE OUTSIDE WITH A FAN CAPABLE OF PRODUCING A MIN. 80 cfm INTERMITTENT, ROOMS W/ BATHING OR SPA FACILITIES SHALL BE CONTROLLED BY A DEHUMIDISTAT, TIMER OR SIMILAR MEANS OF AUTOMATIC CONTROL. DRYER & RANGE HOODS ARE ALSO TO BE VENTED TO EXTERIOR

18. SPECIFIC MANUFACTURES AND MATERIALS DEPICTED ON THESE PLANS ARE AN INDICATION OF QUALITY AND STRENGTH. VERIFY ALL CONSTRUCTION MATERIAL SUBSTITUTIONS WITH CURRENT APPLICABLE BUILDING CODES AND LOCAL BUILDING OFFICIALS PRIOR TO INSTALLATION/SUBSTITUTION.

FRAMING NOTES:

1. ALL EXTERIOR WALL OPENINGS & BEARING WALL OPENINGS TO HAVE (2)2 X 10 HEADERS UNLESS OTHERWISE INDICATED.

2. ALL EXTERIOR WALLS TO BE BUILT OF 2 X 6 STUDS @ 16" O.C. TYPICALLY UNLESS NOTED OTHERWISE. ALL INTERIOR WALLS ARE TO BE BUILT OF 2 X 4 STUDS @ 16" O.C. TYPICALLY UNLESS NOTED OTHERWISE; ALL INTERIOR WALLS SUPPORTING TWO OR MORE FLOORS AND 1 OR MORE ROOF/CEILING ASSEMBLIES SHALL BE 2 X 6 STUDS @ 16" O.C.

3. ALL METAL CONNECTORS TO BE "SIMPSON" OR EQUIVALENT. U.N.O. JOISTS HUNG ON FLUSH BEAMS TO BE ATTACHED WITH U210 OR EQUIVALENT. MULTIPLE JOISTS USE U210-2/U210-3 AS REQUIRED. USE OF 10d X 1-1/2" NAILS ARE ALLOWED WITH THESE TYPE OF HANGERS UNLESS NOTED ON THE PLANS. SEE NAIL CONVERSION CHART FROM CURRENT SIMPSON CATALOG FOR OTHER NOTES AND RESTRICTIONS THAT MAY APPLY.

4. PROVIDE MIN DOUBLE JOISTS UNDER ALL BEARING WALLS ABOVE, RUNNING PARALLEL TO JOISTS AND SOLID BLOCKING BELOW ALL BEARING WALLS RUNNING PERPENDICULAR TO FLOOR JOISTS.

5. PROVIDE POSITIVE VENTILATION AT EACH END OF EACH RAFTER SPACE AT VAULTED CLG AREAS, AND INSULATION BAFFLES AT EAVE VENTS BETWEEN RAFTERS. RAFTER VENTILATION IS ALSO REQUIRED AT BLOCKING LOCATIONS ABOVE THE PLATE.

6. PROVIDE FIRE BLOCKING, DRAFT STOPS, & FIRE STOPS AS PER NYS RESIDENTIAL CODE

7. HIPS, VALLEY'S AND RIDGES SHALL NOT BE LESS IN DEPTH THAN THE END CUT OF THE RAFTER.

8. UNLESS NOTED OTHERWISE, POST TO BEAM CONNECTIONS REQUIRE "SIMPSON" BC SERIES CAP/BASE (OR APPROVED EQUAL) CONNECTORS. EXTERIOR APPLICATIONS REQUIRE "SIMPSON" EPB SERIES BASES U.N.O. AND INTERIOR GARAGE POSTS REQUIRE "SIMPSON" CB SERIES BASES.

9. LUMBER SPECIES:

A. POSTS, BEAMS, HEADERS JOISTS AND RAFTERS	NO. 2 DOUGLAS FIR
B. SILLS, PLATES, BLOCKING BRIDGING ETC.	NO. 3 DOUGLAS FIR
C. STUDS	STUD GRADE S.P.F
D. STUDS OVER 10' HIGH	NO. 2 OR BETTER D/F
F. POST & BEAM DECKING	UTILITY GRADE D.F.
F. PLYWOOD SHEATHING	½" CDX PLY, 32/16
G. GLU-LAM BEAMS (EXT. ADH @ EXT. CONDITIONS)	Fb-2400, DRY ADH.
H. PSL MATERIALS *	Fb = 2900 E = 2.0 Fv = 290
LVL MATERIALS **	Fb = 2600 E = 1.8 Fv = 285

* PSL INDICATES PARALLEL STRAND LUMBER
** LVL INDICATES LAMINATED VENEER LUMBER
I. METAL HANGERS & FASTENERS USED WITH P.T. LUMBER TO BE STAINLESS STEEL OR HOT DIPPED GALVINIZED.

10. NAILING SCHEDULE:

JOIST TO SILL OR GIRDER	3-8d	TOE NAIL
BRIDGING TO JOIST	3-8d	TOE NAIL
2" SUBFLOOR TO GIRDER	2-16d	BLIND & FACE
SOLE PL. TO JOIST	16d @ 16"o.c.	FACE NAIL
TOP PL. TO STUDS	2-16d	END NAIL
STUD TO SOLE PL.	3-8d OR 2-16d	TOE NAIL
DOUBLE STUDS	10d @ 24"o.c.	FACE NAIL
DOUBLE TOP PL.	10d @ 24"o.c.	FACE NAIL
CONTINUOUS HEADER (2 PC.)	16d @ 16"o.c.	EDGE NAIL
CLG. JST. TO PL.	3-8d	TOE NAIL
CLG. JST. LAP OVER PL.	3-10d	FACE NAIL
CLG. JST. TO RAFTER	3-10d	FACE NAIL
RAFTER TO TOP PL.	2-16d	TOE NAIL
COLLAR TIES (EA. END)	3-10d (U.N.O.)	FACE NAIL
BUILT-UP CORNER STUDS	10d @ 24"o.c.	FACE NAIL
PLYWOOD SUBFLOOR	6d @ 6" o.c. EDGE 6d @ 12" o.c. FIELD	NAIL NAIL
SOLID BLOCKING @ BEARING	3-8d	TOE NAIL
PLY WALL & ROOF SHEATHING	8d @ 6" o.c. EDGE 8d @ 12" o.c. FIELD	NAIL NAIL
STAPLED ROOF SHEATHING 16 ga. 7/16" CROWN 1" MIN.	3" o.c. EDGE 6" o.c. FIELD	NAIL NAIL
TOP PL. AT INTERSECTIONS	2-10d	FACE NAIL
MULTIPLE JOISTS (UP TO 3)	16d @ 15" o.c. STAGGERED	
MULTIPLE JOISTS (OVER 3)	½" BOLTS W/WASHERS STAGGERED @ 24" o.c.	
½" R SPACED SHEATHING	2-8d	FACE NAIL
RAFTERS TO HIPS, VALLEY OR RIDGES	4-16d 3-16d	TOE NAIL FACE NAIL
RAFTER LEDGERS	3-20d	EACH STUD

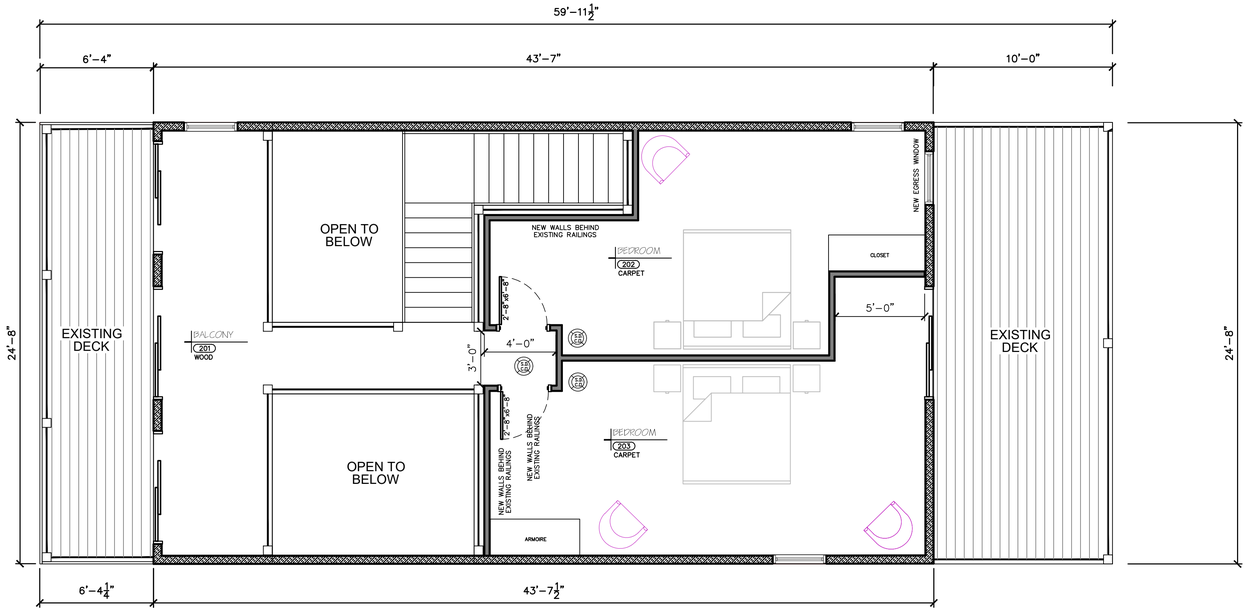
SPAN TABLES

BASED ON WMFA, 4th EDITION (SIMPLE UNIFORM LOADING)

JOISTS (10# D.L.)		FLOOR (40# L.L.) (L/360 L.L.)	CEILING (20# L.L.) (L/240 L.L.)	RAFTERS (30# L.L.) (L/240 L.L.)		TILE (19# D.L.)	COMP./ SHAKE (10# D.L.)
NO. 2 D.F. MEMBER	SPAC'G O.C.	MAX. SPAN	MAX. SPAN	DF. #2 MBR	SPAC'G O.C.	MAX. SPAN	MAX. SPAN
2 X 6	12"	10'-9"	14'-10"	2 X 6	12"	11'-7"	13'-5"
	16"	9'-9"	12'-10"		16"	10'-0"	11'-11"
	24"	8'-1"	10'-5"		24"	9'-2"	9'-8"
2 X 8	12"	14'-2"	18'-8"	2 X 8	12"	14'-7"	17'-2"
	16"	12'-7"	16'-2"		16"	12'-7"	15'-0"
	24"	10'-3"	13'-2"		24"	10'-2"	12'-3"
2 X 10	12"	17'-9"	22'-11"	2 X 10	12"	17'-11"	21'-2"
	16"	15'-5"	19'-10"		16"	15'-6"	18'-5"
	24"	12'-7"	16'-2"		24"	12'-8"	15'-0"
2 X 12	12"	20'-7"	26'-7"	2 X 12	12"	20'-9"	24'-8"
	16"	17'-10"	23'-0"		16"	18'-0"	21'-4"
	24"	14'-7"	18'-10"		24"	14'-8"	17'-5"

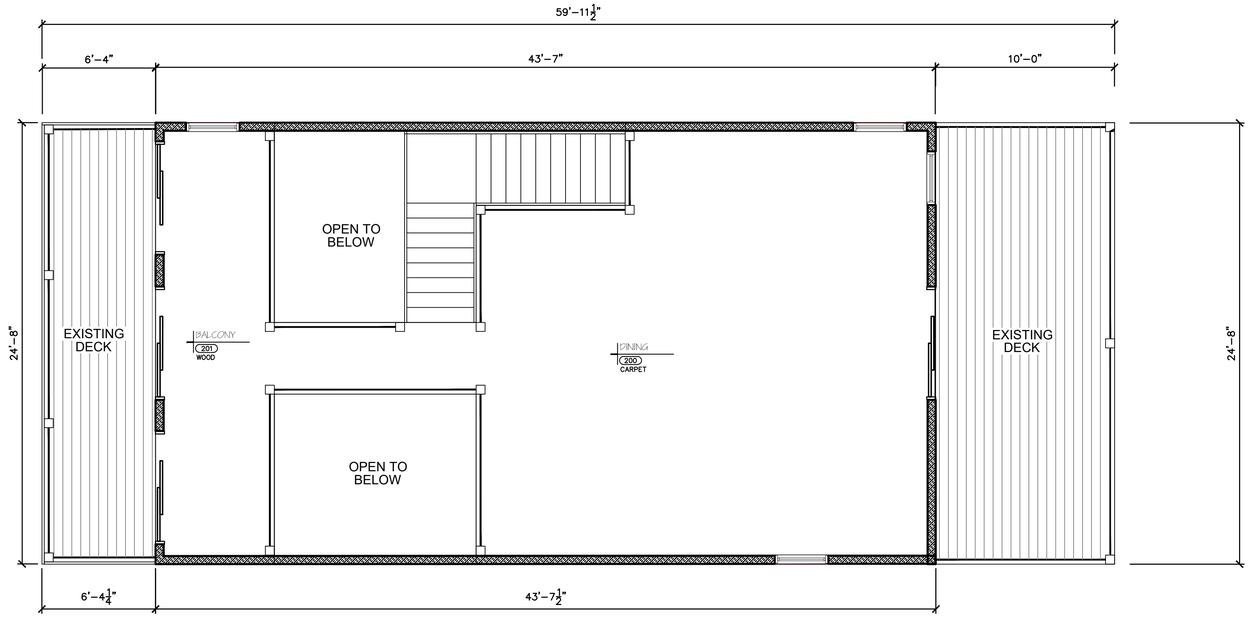
ENERGY CONSERVATION CODE

1. RESIDENTIAL BUILDING REGULATED BY 2020 NYS ENERGY CONSERVATION CODE.
2. TO THE BEST OF MY KNOWLEDGE, BELIEF AND PROFESSIONAL JUDGEMENT, THESE PLANS AND SPECIFICATION ARE IN COMPLIANCE WITH THE ENERGY CODE.
3. THE BUILDING IS LOCATED IN CATTARAGUS COUNTY, WHICH IS CLIMATE ZONE 6
4. THE BUILDING HAS FOLLOWED THE CODE USING RESCHECK.
5. THE BUILDING SHALL HAVE THE FOLLOWING MIN COMPONENT UNLESS NOTED. IN THE RESCHECK REVIEW.
   A. FENESTRATION 0.31 U-FACTOR
   B. SKYLIGHTS 0.55 U-FACTOR
   C. CEILING R-49
   D. WOOD FRAME WALL 20+5 OR 13+10 R-VALUE
   E. MASS WALL 15/20 R-VALVE
   F. FLOOR 30 R-VALVE
   G. BASEMENT WALL 15/19 R-VALUE
   H. SLAB 10 R-VALVE TO 4'
   I. CRAWL SPACE 15/19 R-VALUE
6. THE M/E/P CONTRACTORS SHALL PREPARE AND SUBMIT MECHANICAL, LIGHTING AND SERVICE WATER HEATING SYSTEM AND EQUIPMENT DATA TO DEMONSTRATE FULL ENERGY COMPLIANCE
7. A PERMANENT CERTIFICATE SHALL BE COMPLETED BY THE BUILDER AND POSTED ON A WALL IN THE SPACE WHERE THE FURNACE IS LOCATED IN THE UTILITY ROOM. THE CERTIFICATE SHALL LIST THE R-VALUES, U-FACTORS AND RESULTS FROM REQUIRED DUCT SYSTEM AND BUILDING ENVELOPE AIR LEAKAGE TESTING DONE ON THE BUILDING. THE CERTIFICATE SHALL LIST THE TYPES OF AND EFFICIENCIES OF HEATING, COOLING AND SERVICE WATER HEATING EQUIPMENT.
8. WINDOWS, SKYLIGHTS AND SLIDING GLASS DOORS SHALL HAVE AN AIR INFILTRATION RATE OF NO MORE THAN 0.3 CFM PER SQUARE FOOT, AND SWINGING DOORS NO MORE THAN 0.5 CFM PER SQUARE FOOT, WHEN TESTED ACCORDING TO NFRC 400 OR AAMA/WDMA/CSA 101/I.S.2/A440 BY AN ACCREDITED, INDEPENDANT LABORATORY AND LISTED AND LABELED BY THE MANUFACTURER.
9. BUILDING CAVITIES SHALL NOT BE USED AS DUCTS OR PLENUMS.
10. A SHOWER OR BATHTUB ON AN EXTERIOR WALL HAVING THE AIR BARRIER AT THE EXTERIOR ADJACENT TO THE SHOWER AND TUB SHALL SEPARATE THEM FROM THE SHOWER AND TUB.
11. PROVIDE A BLOWER DOOR TEST PER SECTION R402.4.1.2
12. A MINIMUM OF 75% OF LAMPS SHALL BE HIGH EFFICACY.
13. PROVIDE WHOLE HOUSE MECHANICAL VENTILATION PER TABLE M1507.3.3(1)



PROPOSED SECOND FLOOR PLAN

SCALE: 1/4"=1'-0"
FIRST FLOOR AREA=803 SF



EXISTING SECOND FLOOR PLAN

SCALE: 1/4"=1'-0"
FIRST FLOOR AREA=803 SF

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SECOND FLOOR PLAN

DOCUMENT STATUS

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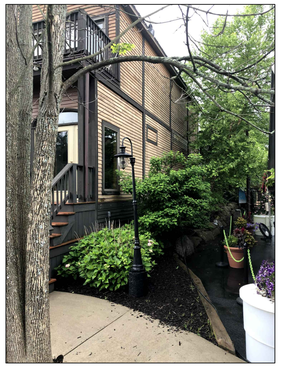
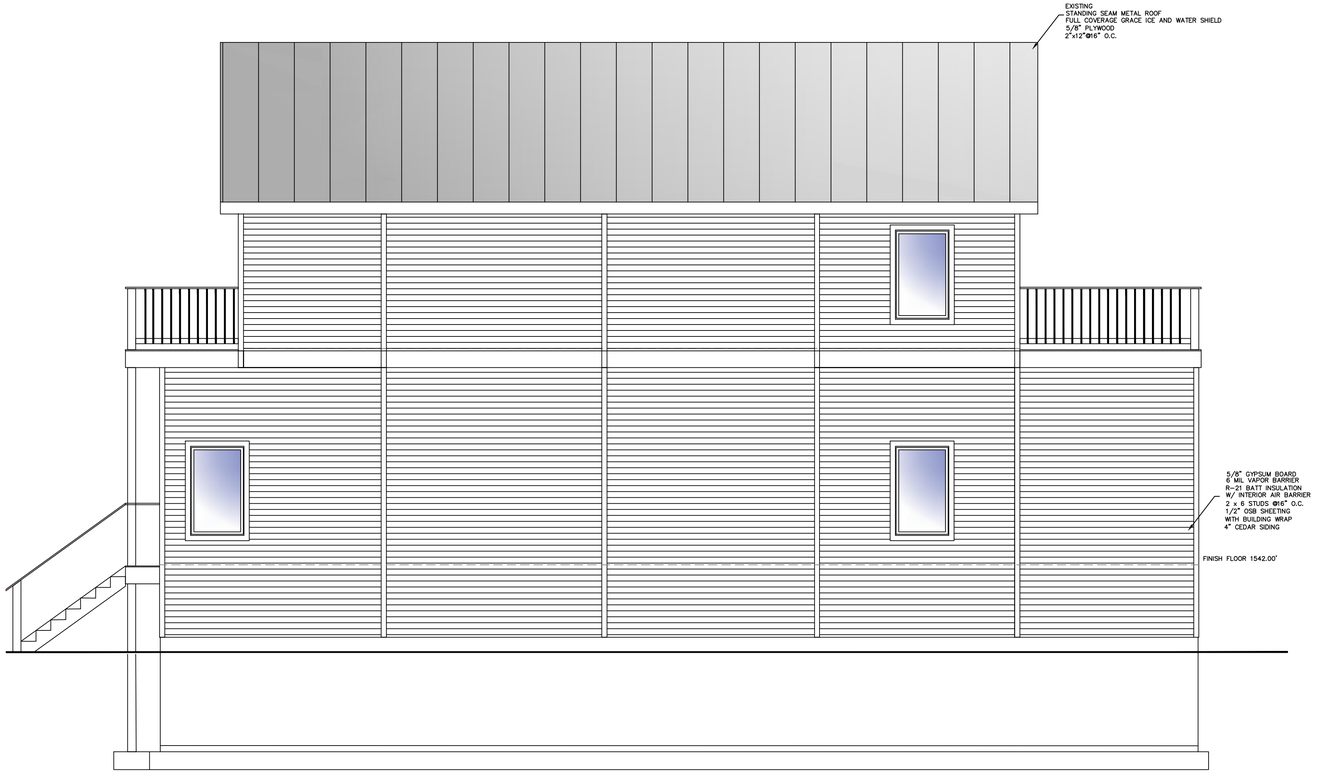
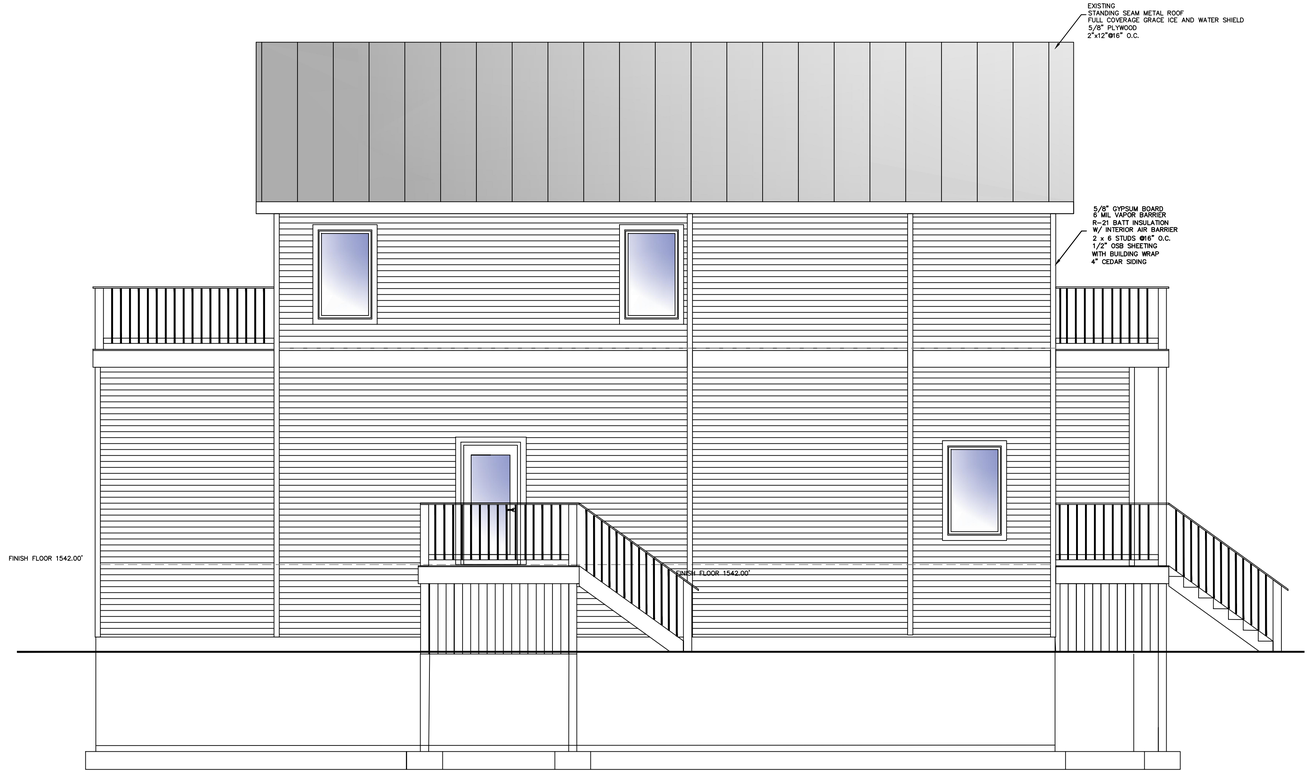




NORTH ELEVATION

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



SOUTH ELEVATION

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

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ELEVATIONS

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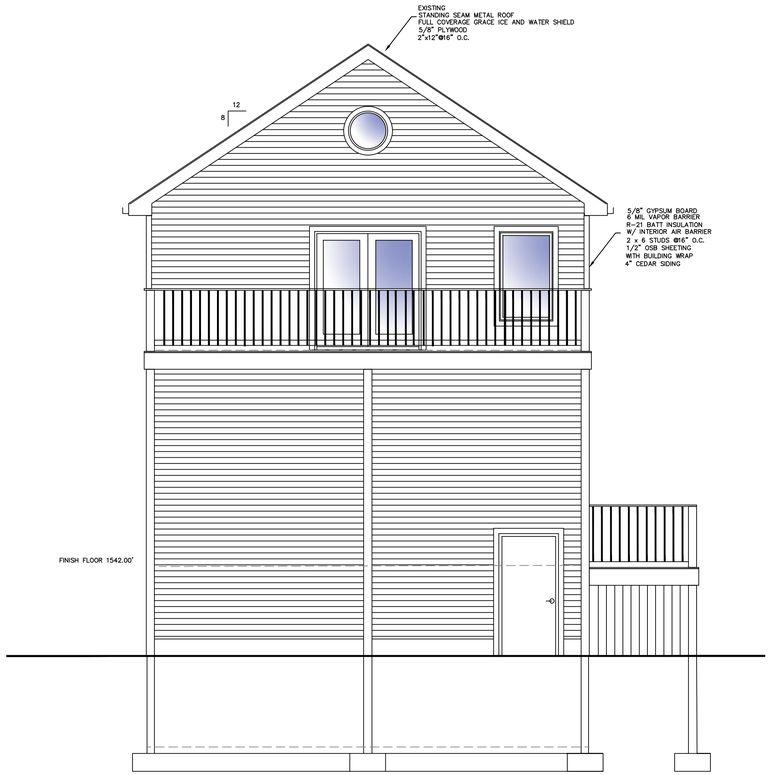
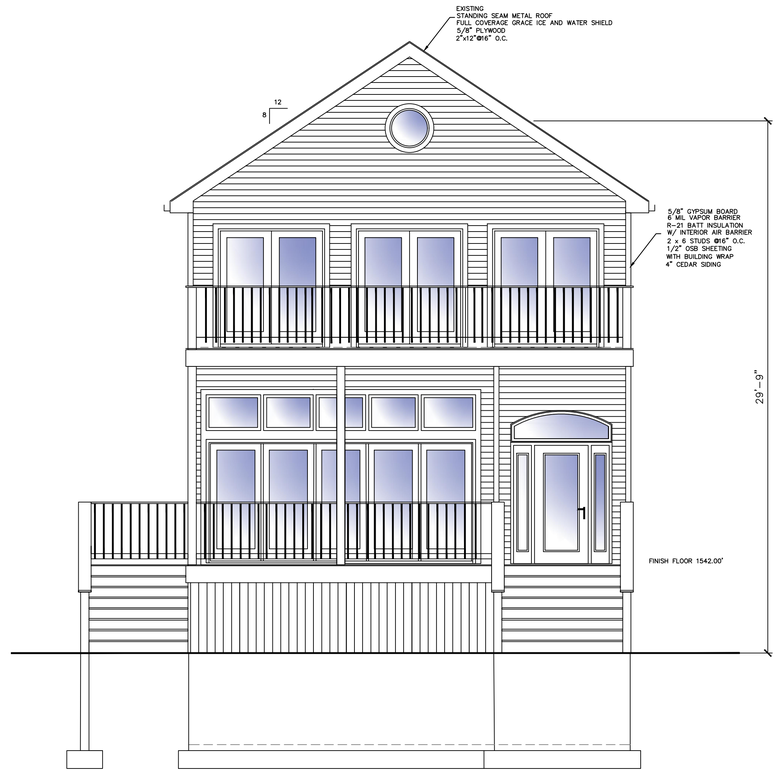


WEST ELEVATION

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



EAST ELEVATION

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

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