TOWN AND VILLAGE OF
ELLICOTTVILLE BUILDING & PLANNNG
DEPARTMENT

PO BOX 600, ELLICOTTVILLE, NY 14731

Planner: Greg Keyser, (716) 801-3016, E-MAIL: greg.keyser@evlengineering.com

Code Officer: Kelly Fredrickson, (716) 699-4773, E-MAIL: kelly.fredrickson@evlengineering.com

COMBINED APPLICATION

Jurisdiction: ☐ TOWN ☑ VILLAGE App. # _____

- ☐ PRE-APPLICATION CONFERENCE
- ☐ INTENT TO SUBDIVIDE
- ☐ HISTORIC DISTRICT REVIEW
- ☑ SITE PLAN REVIEW
- ☐ ZONING ORDINANCE AMENDMENT
- ☐ SPECIAL USE PERMIT
- ☐ MASTER PLANNED DEVELOPMENT
- ☑ ARCHITECTURAL DESIGN REVIEW
- ☐ AMENDMENT TO SITE PLAN
- ☐ ZONING MAP AMENDMENT

APPLICANT INFORMATION:

Applicant's name: Robert & Beth Stephens Date: 7/19/2022

Mailing address: 1275 New Road Amherst, NY 14228

Cell Phone Number: 716-444-7968 E-Mail: stephensplumbingny4@gmail.com

Applicant must be (check all that apply): ☑ Owner ☐ Operator ☐ Lessee

Applicant's Engineer or representative: Aaron Tiller

Address: 5 Pine Street, Allegany, New York 14706

Phone #: 716-307-3684 E-Mail: aarontiller@gmail.com

PROPERTY OWNER INFORMATION (if different than Applicant)

Name: _____

Mailing Address: _____

Cell Phone Number: _____ E-Mail: _____

PROPERTY / FACILITY NAME

Stephens Residence

Address: 11 Parkside Drive Ellicottville NY 14731

Property tax map #: 55.027-2-38.3

Current use of property:
vacant land

Description of Proposed Project/Use (attach additional pages, survey and plans):
New 2 story single family home

Zoning Requirements from Town/Village Zoning Law

Front yard setback: 35' Rear yard setback: 25'

Side yard setback: 15' Combined side: 30

Minimum lot size: 12,500 sf Width: 80'

Height: 2.5 stories Floor area ratio: na (Village)

Usable Open space: 60

Site Information

Size of site: 19546 Sq. Ft. Size of area to be developed: 7200 Sq. Ft.

Number of proposed lots: one

Proposed method of Sanitary Sewage disposal: village sanitary

Proposed method of Water Supply: village water

If public utilities are proposed, are they available to site?

Sanitary Sewer: ☑ Yes ☐ No Water: ☑ Yes ☐ No

Will the project require the formation or extension of a Water and/or Sanitary Sewer District?

Sanitary Sewer: ☐ Yes ☑ No Water: ☐ Yes ☑ No

Main Structure:

Construction type: wood frame Front yard setback: 44.43' feet

Height: two stories, 24'-3" feet Side yard setback: 15', 15' feet

# of family units: one Total of both side yard setbacks: 30' feet

Size of lot: 19,546 Sq. Ft. Rear yard setback: 26.13' feet

Usable Open Space: 64 % Floor area ratio: na (village)

Corner or interior lot? interior Other: _____

Accessory Building:

Description:
none

Percentage of yard: _____ Height: _____ feet

Setback from rear lot line: _____ feet Setback from side lot line: _____ feet

Floodplain:

FIRM Zone AE BFE 1543.8'

Flood Plain Development Permit Required? ☑ YES ☐ NO

ATTACHMENTS

Attach all relevant items listed in the Town/Village of Ellicottville Zoning Law for type of application(s) being submitted. Additional copies of all plans, documents and other application materials may be required. See attached list of required forms and information needed for type of application being submitted. Deadline for submittal is three (3) weeks prior to regularly scheduled meeting date. Meeting dates are subject to change by the Board Chair.

SIGNATURES

Applicant and Owner (if different) must sign the application.

I hereby certify that I have examined this application and know the same to be true and correct. All provisions of laws and ordinances covering this type of work will be complied with whether specified herein or not. The acceptance or approval of this application does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction, land use or the performance of construction. I have read and am familiar with the Town/Village of Ellicottville zoning law that is relevant to this application(s).

Permission to inspect – I hereby consent to Town/Village of Ellicottville Staff inspection of the project site and adjacent property areas. Town/Village staff may enter the property without notice. Inspection may occur without the owner, applicant or agent present, If the property is posted with "keep out" signs or fenced with an unlocked gate, staff may still enter the property. Agency staff may take measurements, analyze site physical characteristics, take soil and vegetation samples, sketch and photograph the site.

Applicant Signature: _____ Date: 7/19/2022

Applicant must be (check all that apply): Owner Operator Lessee

Applicant Name:[Print] Robert & Beth Stephens

Property Owner's Signature (if different than applicant)

_____ Date: _____

Property Owner's Name:[Print] _____

Office use only:

Application Fee(s) _____

Received by: _____ on _____ (Date)

Project Number(s): _____

TOWN AND VILLAGE OF ELLICOTTVILLE
BUILDING & PLANNING DEPARTMENT
PO BOX 600, ELLICOTTVILLE, NY 14731

PROCEDURES AND APPLICATION CHECK LISTS FOR VILLAGE PLANNING BOARD

The Planning Board holds a work session the 1st Tuesday of the month at 4:30 PM in Town Hall (1 West Washington St. Ellicottville, NY). At the work session the Planning Board reviews the agenda items to determine if the applications are complete (or if supplemental information is necessary for the Planning Board meeting or public hearing.

The regular Planning Board meeting is held the 2nd Tuesday of the month at 5:30 PM in the Town Hall. The deadline for submittals for the Planning Board and ZBA is 3 weeks prior to the regular meeting. NOTE: hard copies (8 sets) of the required application materials are to be provided to Kelly Fredrickson, CEO at the DPW Building, 9 Mill Street, Ellicottville, NY 14731 by 3:00 PM. In addition to hard copies, electronic copies in .pdf format should be e-mailed to kelly.fredrickson@evlengineering.com and gary.palumbo@evlengineering.com . This will facilitate a timely review and provide electronic files for future reference.

Once an application is submitted for a given monthly meeting – the Village Planner and CEO will not accept revisions after the submittal deadline. The Village Planner and CEO will review the application and determine if it is ready to be put on the Planning Board's agenda for their regular meeting (2nd Tuesday). Plans should be considered "frozen" until after review or action by the Planning Board. Unless requested and agreed to at the work session (1st Tuesday), revised plans will not be accepted in hard copy the night of the regular meeting or public hearing (2nd Tuesday). When agreed to by the Planning Board, late submissions must be preceded by electronic submission.

When their application is on the agenda the applicant and/or their design representative should attend meetings of the Planning Board in order to a) explain the project/application to the Board and b) to address the Board's questions. During the regular meeting (2nd Tuesday), the Planning Board will determine if the application is complete and sufficient for a meaningful public review. If so, they will set a public hearing for the next regular Planning Board meeting the following month.

Occasionally it is beneficial to request a Pre-application Conference with the Planning Board in order to a) describe the project intent, b) discuss the applicable review/approval process, and c) to come to consensus on the expected application content (or exemptions to the required materials/information). A Pre-application Conference with the Planning Board can be held during their scheduled meetings (1st or 2nd Tuesday). Or a Pre-application Conference may be requested with the Building, Planning and Engineering staff.

TOWN AND VILLAGE OF ELLICOTTVILLE
BUILDING & PLANNING DEPARTMENT
PO BOX 600, ELLICOTTVILLE, NY 14731

The following materials shall be submitted for an application to be reviewed for completeness and processed by the CEO and Planner. Application forms are available from the Code Enforcement Officer, or on the Town/Village website: http://www.evlengineering.com/building-and-code-enforcement/.

MINIMUM APPLICATION CONTENT FOR ZONING PERMIT:

- ☐ Combined Application Form with all applicable sections filled out and with applicable signatures.
- ☐ Plot plan depicting existing and proposed construction with property lines and distances (minimum)
- ☐ Site Plan and/or Survey to scale (if available)
- ☐ Elevation Plans of proposed buildings

MINIMUM APPLICATION CONTENT FOR SPECIAL USE PERMIT:

The following is only a summary of application content outlined in Article 5 of the Zoning Local Law - Section 5-4:

- ☐ Application form for Zoning Permit and Site Plan Review and Special Use Permit
- ☐ Stormwater Management Plan (SWPPP)
- ☐ Floodplain application in accordance with Local Law 1-1994 (Flood Damage Prevention)
- ☐ written statement, which shall contain the following information:
  - o map of the site showing the existing conditions, site boundaries, proposed project/site changes, adjoining public streets and the neighborhood (Location map and Site Plan per Section 6-5)
  - o tax map number and the name of the owner of record
  - o general description of the project, and anticipated hours of operation
  - o if a multi-family dwelling is proposed, a description of the proposed ownership
  - o encumbrances, covenants, easements on the property
  - o development schedule indicating phased development
- ☐ If the applicant is not the owner of the property, the applicant shall submit a statement from the property owner that gives his/her permission for the application to be submitted
- ☐ Environmental Assessment Form - Part 1
- ☐ All required fees
- ☐ Any other information that the Planning Board determines is necessary for meaningful review of the application, based on the nature of the project or the site.

The Planning Board may waive any submission requirement(s) it determines unnecessary to review a project.

MINIMUM APPLICATION CONTENT FOR SITE PLAN REVIEW:

The following is only a summary of application content outlined in Article 6 of the Zoning Local Law - Section 6-5:

- ☐ Application form for Zoning Permit and Site Plan Review
- ☐ A (location) map identifying the subject site in relation to adjoining public streets and the neighborhood

TOWN AND VILLAGE OF ELLICOTTVILLE
BUILDING & PLANNING DEPARTMENT
PO BOX 600, ELLICOTTVILLE, NY 14731

- ☐ A scaled map adequate to show site features, existing and proposed structures and any grading, including:
  - o boundaries
  - o easements
  - o Topography with contours shown at intervals of not more than five feet
  - o Vegetation type and location
  - o Soil type and properties
  - o One-hundred-year floodplain, high groundwater, springs/seeps, ponds, wetlands, and streams
  - o all existing roads, fences, and drainage facilities
  - o location of public utility facilities and easements
- ☐ Site Plan shall show:
  - o proposed buildings and structures
  - o all proposed site improvements
  - o driveways, parking areas, new and existing roads and any other circulation features
  - o new (or existing) utility services or relocated
  - o utility services, including easements, if necessary
  - o proposed drainage facilities
- ☐ Landscaping Plan and planting schedule
- ☐ Floor plans and elevations of proposed buildings and structures (See Article 10 and Article 11).
- ☐ Lighting Plan (See Article 16 Section 14)
- ☐ Signage Plan(See Article 12)
- ☐ Stormwater Management Plan (including SWPPP as applicable)
- ☐ Grading plan showing existing and finished contours
- ☐ Floodplain application in accordance with Local Law 1-1994 (Flood Damage Prevention)
- ☐ temporary and permanent erosion control measures.
- ☐ designations of proposed ownership of areas as part of common areas or dedicated open space
- ☐ written statement, which shall contain the following information:
  - o tax map number and the name of the owner of record
  - o general description of the project, and anticipated hours of operation.
  - o if a multi-family dwelling is proposed, a description of the proposed ownership
  - o encumbrances, covenants, easements on the property.
  - o development schedule indicating phased development,
- ☐ If the applicant is not the owner of the property, the applicant shall submit a statement from the property owner that gives his/her permission for the application to be submitted.
- ☐ Environmental Assessment Form - Part 1
- ☐ All required fees
- ☐ Any other information that the Planning Board determines is necessary for meaningful review of the application, based on the nature of the project or the site.

The Planning Board may waive any submission requirement(s) it determines unnecessary to review a project.

Short Environmental Assessment Form
Part 1 - Project Information

Instructions for Completing

Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information

Name of Action or Project:
Stephens Residence

Project Location (describe, and attach a location map):
11 Parkside Drive Ellicottville, NY 14731

Brief Description of Proposed Action:
Construction of a new 2 story single family home

Name of Applicant or Sponsor:	Telephone: 716-307-3684
Aaron B. Tiller	E-Mail: aarontiller@gmail.com

Address:
5 Pine Street

City/PO:	State:	Zip Code:
Allegany	NY	14706

	NO	YES
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.	☑	☐
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: Village of Ellicottville , site plan, architectural, building permit	☐	☑

3. a. Total acreage of the site of the proposed action? 0.45 acres
   b. Total acreage to be physically disturbed? 0.18 acres
   c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 0.45 acres

4. Check all land uses that occur on, are adjoining or near the proposed action:

5. ☐ Urban ☐ Rural (non-agriculture) ☐ Industrial ☑ Commercial ☑ Residential (suburban)
   ☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other(Specify):
   ☑ Parkland

	NO	YES	N/A
5. Is the proposed action,			
a. A permitted use under the zoning regulations?	☐	☑	☐
b. Consistent with the adopted comprehensive plan?	☐	☑	☐

	NO	YES
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	☐	☑

	NO	YES
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?		
If Yes, identify: _____	☑	☐

	NO	YES
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	☑	☐
b. Are public transportation services available at or near the site of the proposed action?	☐	☑
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	☐	☑

	NO	YES
9. Does the proposed action meet or exceed the state energy code requirements?		
If the proposed action will exceed requirements, describe design features and technologies: _____ _____	☐	☑

	NO	YES
10. Will the proposed action connect to an existing public/private water supply?		
If No, describe method for providing potable water: _____ _____	☐	☑

	NO	YES
11. Will the proposed action connect to existing wastewater utilities?		
If No, describe method for providing wastewater treatment: _____ _____	☐	☑

	NO	YES
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	☑	☐
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	☐	☑

	NO	YES
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	☐	☑
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	☑	☐
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____		

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:

☐ Shoreline ☐ Forest ☐ Agricultural/grasslands ☐ Early mid-successional

☐ Wetland ☐ Urban ☑ Suburban

	NO	YES
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	☑	☐
16. Is the project site located in the 100-year flood plan?	☐	☑
17. Will the proposed action create storm water discharge, either from point or non-point sources?	☐	☑
If Yes,		
a. Will storm water discharges flow to adjacent properties?	☑	☐
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	☑	☐
If Yes, briefly describe: _____		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)?	☑	☐
If Yes, explain the purpose and size of the impoundment: _____		
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?	☑	☐
If Yes, describe: _____		
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?	☑	☐
If Yes, describe: _____		

I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

Applicant/sponsor/name: Aaron B. Tiller Date: 7/19/2022

Signature: Aaron Tiller Title: Engineer

PRINT FORM

EAF Mapper Summary Report

Wednesday, July 20, 2022 10:52 AM

Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources in order to obtain data not provided by the Mapper. Digital data is not a substitute for agency determinations.

Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	No
Part 1 / Question 12b [Archeological Sites]	Yes
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	No
Part 1 / Question 16 [100 Year Flood Plain]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
Part 1 / Question 20 [Remediation Site]	No

STEPHENS RESIDENCE
2022 NEW HOME

19 PARKSIDE DRIVE LOT 17
ELLICOTTVILLE NEW YORK 14731

LOCATION

LEGEND

MATERIAL DESIGNATIONS:

ELEVATION

- CONCRETE/PLASTER
- CERAMIC TILE
- GLAZING
- BRICK
- RUNNING BOND MASONRY
- STACK BOND MASONRY
- STONE

PLAN/SECTION

- EARTH FILL
- ROCK
- GRANULAR FILL
- LIGHTWEIGHT CONCRETE
- STRUCTURAL CONCRETE
- BRICK
- CONCRETE BLOCK
- CUT STONE
- TILE ON CONCRETE
- MARBLE
- TERRAZZO
- CERAMIC/QUARRY TILE
- BOARD/RIGID INSULATION
- WOOD BLOCKING
- FINISHED WOOD
- PLYWOOD – LARGE SCALE
- PLYWOOD – SMALL SCALE
- METAL – LARGE SCALE
- METAL – SMALL SCALE
- SHEATHING
- GYP. BD./PLASTER BD.
- ACOUSTICAL CEILING TILE
- CARPET
- METAL STUDS
- LOOSE FILL/BATT INSULATION

ARCHITECTURAL SYMBOLS

- SECTION: SECTION LETTER / SHEET NUMBER
- DETAIL: DETAIL NUMBER / SHEET NUMBER
- D1 — DOOR NUMBER
- W1 — WINDOW TYPE
- COLUMN GRID
- CENTER LINE
- 421 — EXISTING CONTOUR LINE
- XX — GRAPHIC SCALE
- 12 / 5 — ROOF SLOPE INDICATION
- BRACING
- EXIT LIGHT GRILLE
- EXTERIOR ELEVATION: ELEVATION LETTER / SHEET NUMBER
- INTERIOR ELEVATION: ELEVATION LETTER / SHEET NUMBER
- 100 — ROOM NUMBER
- ELEVATION TAG
- 102.5' — SPOT ELEVATION
- REVISION
- PROPERTY LINE
- 421 — NEW CONTOUR LINE
- NORTH DESIGNATION
- FIRE EXTINGUISHER
- EMERGENCY LIGHT WALL MOUNTED
- CO — CARBON MONOXIDE DETECTOR SHALL BE WIRED INTO 110v CIRCUIT.
- SD — SMOKE DETECTOR SHALL BE WIRED INTO 110v CIRCUIT. AND IN ADDITION TO THESE SHOWN ATLEAST ONE IS REQUIRED ON EVERY FLOOR.
- MECHANICAL VENTILATION REQUIRED.

INDEX OF SHEETS

SHEET NO.	DESCRIPTION
CS	COVER SHEET
C101	SITE PLAN
A101	FIRST FLOOR PLAN
A102	SECOND FLOOR PLAN
A201	ELEVATIONS
A202	ELEVATIONS
A301	CROSS SECTION
A302	CROSS SECTION
A303	CROSS SECTION

DOCUMENT STATUS

DATE: 7-19-2022

- ■ *PLANNING BOARD APPROVAL*
- ☐ *PROGRESS SET*
- ☐ *PRELIMINARY*
- ☐ *FINAL*

ISSUED BY: ABT

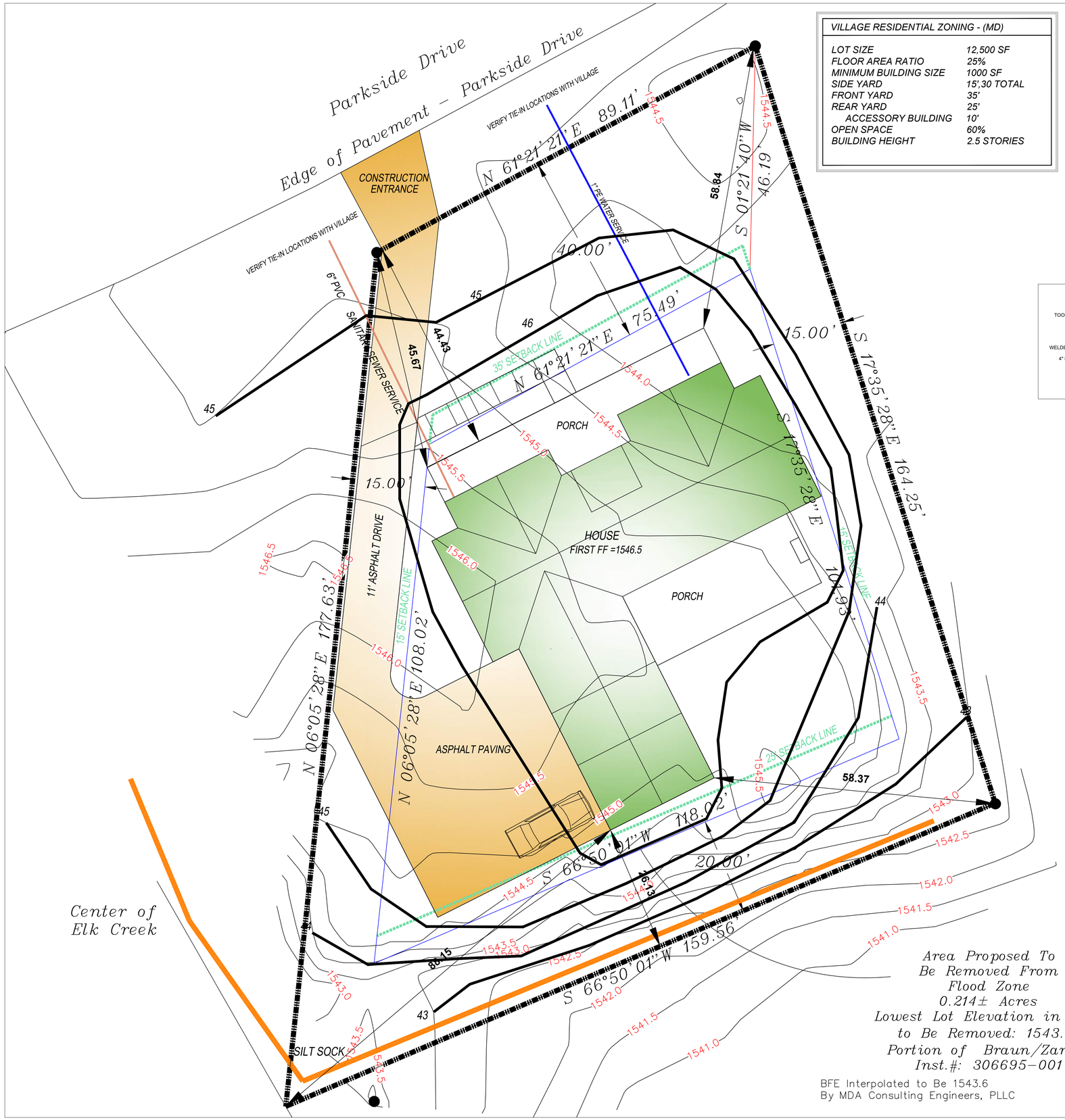
COVER SHEET

AARON B. TILLER
COMMERCIAL, INDUSTRIAL, RESIDENTIAL CAD SERVICES
5 PINE STREET
ALLEGANY, NEW YORK 14706
716-307-3684
AARONTILLER@GMAIL.COM

RESIDENTIAL DESIGN FOR
STEPHENS RESIDENCE
11 PARKSIDE DRIVE LOT 17 ELLICOTTVILLE, NEW YORK 14731

REVISION DATE:	DRAWN BY: ABT
DATE: 7-19-2022	REVIEWED BY:

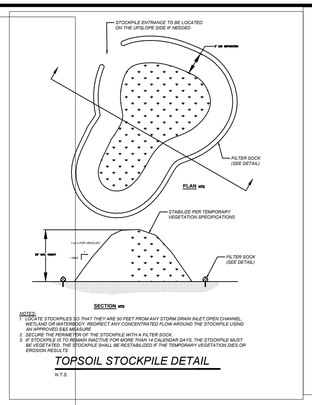
DRAWING NO: CS



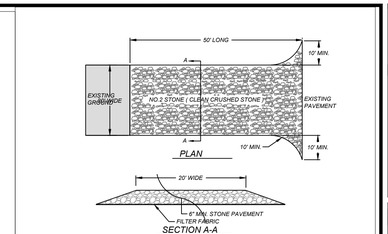
VILLAGE RESIDENTIAL ZONING - (MD)	
LOT SIZE	12,500 SF
FLOOR AREA RATIO	25%
MINIMUM BUILDING SIZE	1000 SF
SIDE YARD	15',30 TOTAL
FRONT YARD	35'
REAR YARD	25'
ACCESSORY BUILDING	10'
OPEN SPACE	60%
BUILDING HEIGHT	2.5 STORIES

Area Proposed To Be Removed From Flood Zone
0.214± Acres
Lowest Lot Elevation in Area to Be Removed: 1543.8'
Portion of Braun/Zankel Inst.#: 306695-001

BFE Interpolated to Be 1543.6
By MDA Consulting Engineers, PLLC

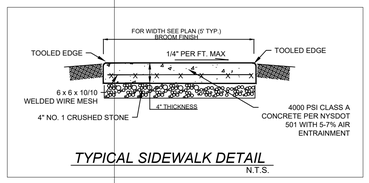


TOPSOIL STOCKPILE DETAIL
N.T.S.

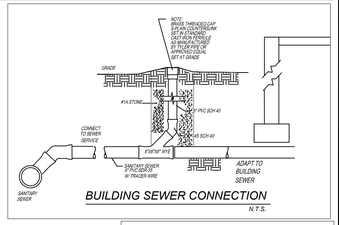


NOTES:
1. STONE SIZE NO.2 (CLEAN CRUSHED STONE)
2. PLACE FILTER FABRIC OVER ENTIRE AREA PRIOR TO PLACING STONE
3. ALL SURFACE WATER FLOWING TOWARD CONSTRUCTION ENTRANCE TO BE PIPED ACROSS THE ENTRANCE.
4. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC ROADS. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC R O.W. SHALL BE REMOVED IMMEDIATELY
5. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
6. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH MAIN STORM.

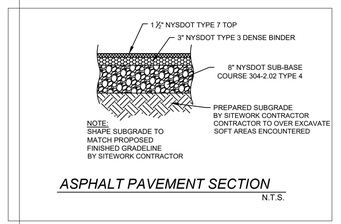
STABILIZED CONSTRUCTION ENTRANCE DETAIL
N.T.S.



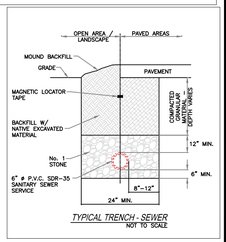
TYPICAL SIDEWALK DETAIL
N.T.S.



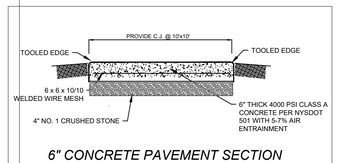
BUILDING SEWER CONNECTION
N.T.S.



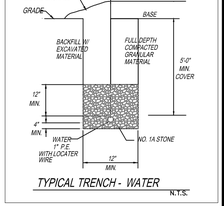
ASPHALT PAVEMENT SECTION
N.T.S.



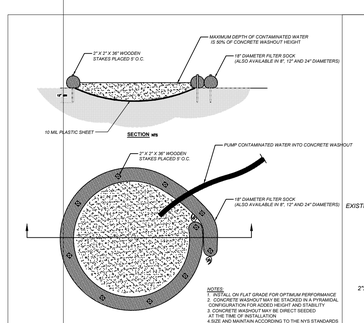
TYPICAL TRENCH - SEWER
NOT TO SCALE



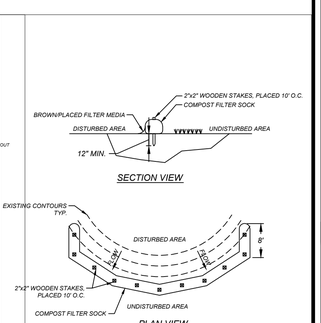
6" CONCRETE PAVEMENT SECTION
N.T.S.



TYPICAL TRENCH - WATER
N.T.S.



CONCRETE WASHOUT
N.T.S.



COMPOST FILTER SOCK (SILT SOCK)
N.T.S.

NOTE: BEFORE DIGGING NOTIFY – DIG SAFELY NEW YORK 1-800-962-7962

NOTE: THIS MAP IS NOT A LEGAL SURVEY AND IS NOT INTENDED AS SUCH. BUILDING STAKE OUT SHOULD BE BASED ON THE LABELED DIMENSIONS AND AN ACCURATE INSTRUMENT SURVEY.

NOTE: BEFORE DIGGING NOTIFY – DIG SAFELY NEW YORK 1-800-962-7962

NOTE: THIS MAP IS NOT A LEGAL SURVEY AND IS NOT INTENDED AS SUCH. BUILDING STAKE OUT SHOULD BE BASED ON THE LABELED DIMENSIONS AND AN ACCURATE INSTRUMENT SURVEY.

BOUNDARY & TOPOGRAPHIC SURVEY PROVIDED BY CLEAR CREEK LAND SURVEYING

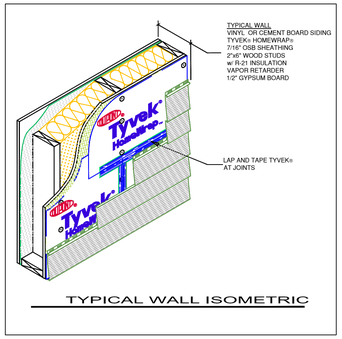
PROPOSED SITE PLAN

AARON B. TILLER
COMMERCIAL, INDUSTRIAL, RESIDENTIAL CAD SERVICES
5 PINE STREET
ALLEGANY, NEW YORK 14706
716-307-3684
AARONTILLER@GMAIL.COM

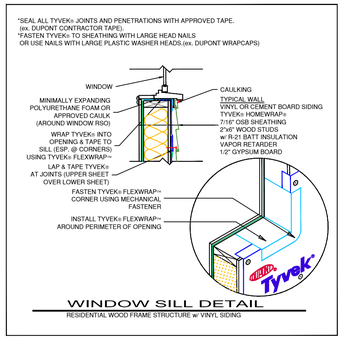
RESIDENTIAL DESIGN FOR
STEPHENS RESIDENCE
11 PARKSIDE DRIVE LOT 17
ELLICOTTVILLE, NEW YORK 14731

REVISION DATE:	DRAWN BY:
DATE: 7-19-2022	REVIEWED BY:

DRAWING NO: C101



TYPICAL WALL ISOMETRIC

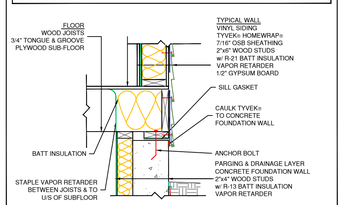


WINDOW SILL DETAIL

RESIDENTIAL WOOD FRAME STRUCTURE w/ VINYL SIDING

GENERAL NOTES

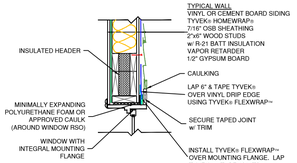
*SEAL ALL TYVEK® JOINTS AND PENETRATIONS WITH APPROVED TAPE.
(ex. DUPONT CONTRACTOR TAPE).
*FASTEN TYVEK® TO SHEATHING WITH LARGE HEAD NAILS
OR USE NAILS WITH LARGE PLASTIC WASHER HEADS.(ex. DUPONT WRAPCAPS)



BASE OF WALL DETAIL

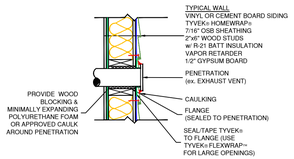
(HEATING CLIMATE)

*SEAL ALL TYVEK® JOINTS AND PENETRATIONS WITH APPROVED TAPE.
(ex. DUPONT CONTRACTOR TAPE).
*FASTEN TYVEK® TO SHEATHING WITH LARGE HEAD NAILS
OR USE NAILS WITH LARGE PLASTIC WASHER HEADS. (ex. DUPONT WRAPCAPS)

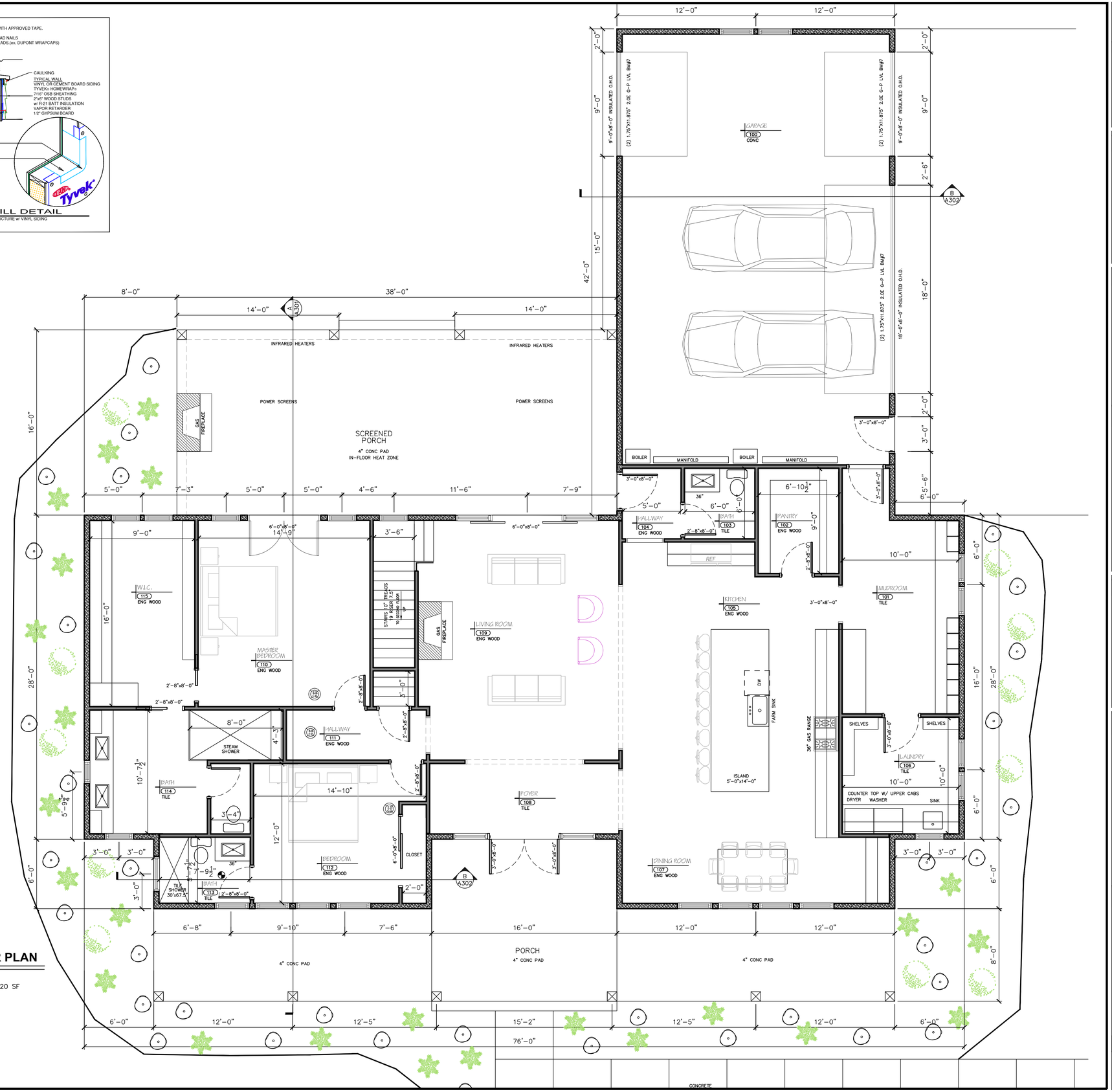


WINDOW HEAD DETAIL

*SEAL ALL TYVEK® JOINTS AND PENETRATIONS WITH APPROVED TAPE.
(ex. DUPONT CONTRACTOR TAPE).
*FASTEN TYVEK® TO SHEATHING WITH LARGE HEAD NAILS
OR USE NAILS WITH LARGE PLASTIC WASHER HEADS.(ex. DUPONT WRAPCAPS)



WALL PENETRATION DETAIL



FIRST FLOOR PLAN

SCALE: 1/4"=1'-0"
FIRST FLOOR AREA=2,520 SF
GARAGE AREA=903 SF

TO THE BEST OF THE KNOWLEGGE, BELIEF, AND PROFESSIONAL JUDGEMENT OF THE UNDERSIGNED CARL R. CALARCO, P.E.,THE PLANS AND SPECIFICATIONS DEPICTED ON THESE DRAWINGS ARE IN COMPLIAMCE WITH THE APPLICABLE PROVISIONS OF THE NEW YORK STATE UNIFORM FIRE PREVENTION AND BUILDING CODE AND THE NEW YORK STATE ENERGY CONSERVATION CODE, AS CURRENTLY IN EFFECT

PROPOSED FIRST FLOOR PLAN

AARON B. TILLER
COMMERCIAL, INDUSTRIAL, RESIDENTIAL CAD SERVICES
5 PINE STREET
ALLEGANY, NEW YORK 14706
716-307-3684
AARONTILLER@GMAIL.COM

RESIDENTIAL DESIGN FOR

STEPHENS RESIDENCE

11 PARKSIDE DRIVE LOT 17
ELLICOTTVILLE, NEW YORK 14731

REVISION DATE:	DRAWN BY:
DATE: 7-19-2022	REVIEWED BY:

DRAWING NO: A101

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
FLOOR (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 (50% 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
E. 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. 6d @ 12" o.c.	EDGE NAIL FIELD NAIL
SOLID BLOCKING @ BEARING	3-8d	TOE NAIL
PLY WALL & ROOF SHEATHING	8d @ 6" o.c. 8d @ 12" o.c.	EDGE NAIL FIELD NAIL
STAPLED ROOF SHEATHING 16 ga. 7/16" CROWN 1¼" MIN.	3" o.c. 6" o.c.	EDGE NAIL FIELD NAIL
TOP PL. AT INTERSECTIONS	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.	
1/2" 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.)

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

RAFTERS (50# L.L.) (L/240 L.L.)

NO. #2 MBR	SPAC'G O.C.	MAX. SPAN
2 X 6	12"	11'-7"
	16"	10'-0"
	24"	8'-2"
2 X 8	12"	14'-7"
	16"	12'-7"
	24"	10'-2"
2 X 10	12"	17'-11"
	16"	15'-6"
	24"	12'-8"
2 X 12	12"	20'-9"
	16"	18'-0"
	24"	14'-8"

TILE (19# D.L.)

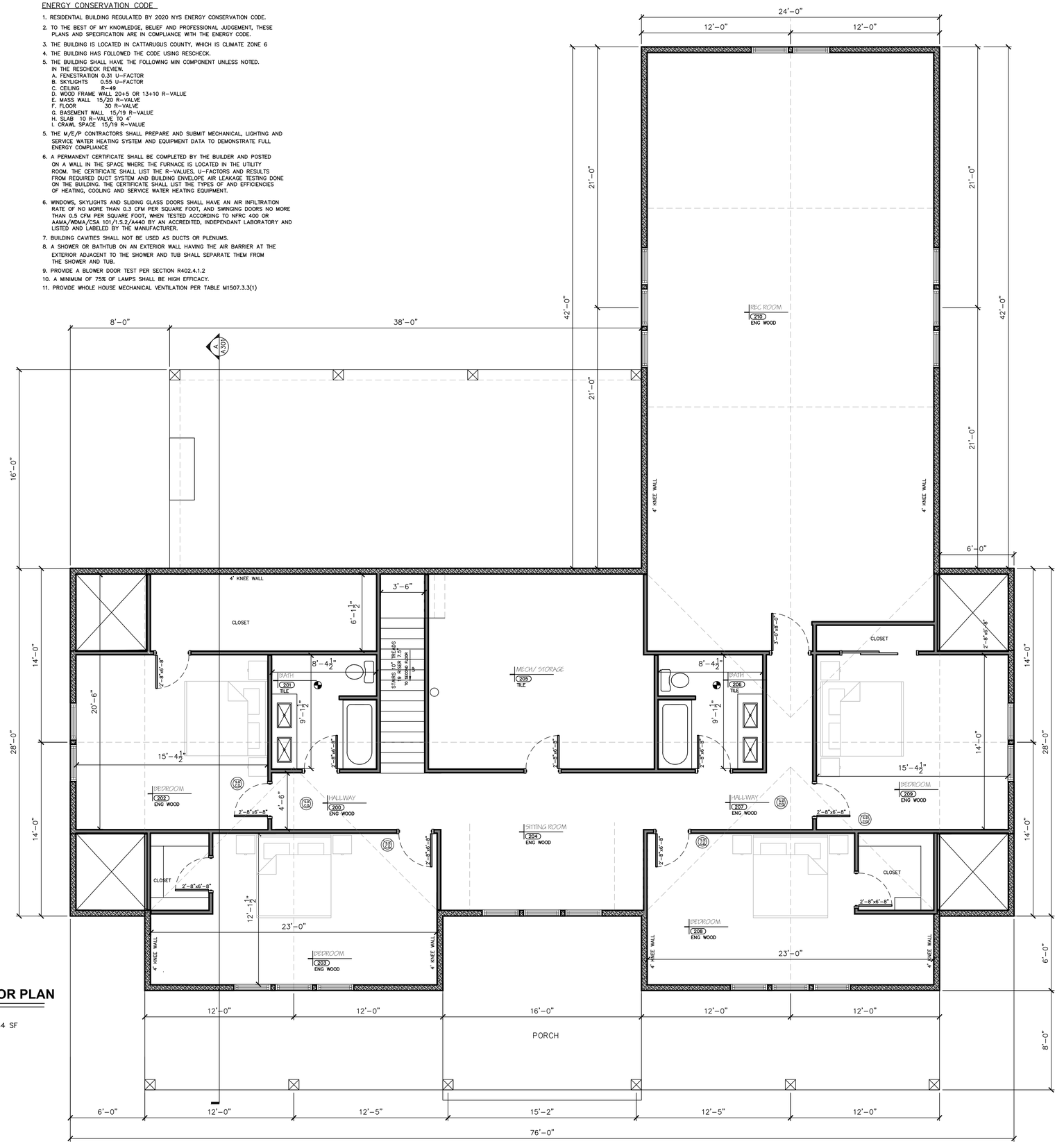
SPAC'G O.C.	MAX. SPAN
12"	13'-5"
16"	11'-11"
24"	9'-8"
12"	17'-2"
16"	15'-0"
24"	12'-3"
12"	21'-2"
16"	18'-5"
24"	15'-0"
12"	24'-8"
16"	21'-4"
24"	17'-5"

COMP./ SHAKE (10# D.L.)

SPAC'G O.C.	MAX. SPAN
12"	13'-5"
16"	11'-11"
24"	9'-8"
12"	17'-2"
16"	15'-0"
24"	12'-3"
12"	21'-2"
16"	18'-5"
24"	15'-0"
12"	24'-8"
16"	21'-4"
24"	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 CATTARUGUS 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
6. 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.
6. 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.
7. BUILDING CAVITIES SHALL NOT BE USED AS DUCTS OR PLENUMS.
8. 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.
9. PROVIDE A BLOWER DOOR TEST PER SECTION R402.4.1.2
10. A MINIMUM OF 75% OF LAMPS SHALL BE HIGH EFFICACY.
11. PROVIDE WHOLE HOUSE MECHANICAL VENTILATION PER TABLE M1507.3.3(1)



SECOND FLOOR PLAN

SCALE: 1/4"=1'-0"
FIRST FLOOR AREA=3,264 SF

TO THE BEST OF THE KNOWLEGGE, BELIEF, AND PROFESSIONAL JUDGEMENT OF THE UNDERSIGNED CARL R. CALARCO, P.E.,THE PLANS AND SPECIFICATIONS DEPICTED ON THESE DRAWINGS ARE IN COMPLIANCE WITH THE APPLICABLE PROVISIONS OF THE NEW YORK STATE UNIFORM FIRE PREVENTION AND BUILDING CODE AND THE NEW YORK STATE ENERGY CONSERVATION CODE, AS CURRENTLY IN EFFECT

CARL R. CALARCO, P.E.
NYS LIC # 088460
P.O. BOX 693
ELLICOTTVILLE, NEW YORK 14731
716-244-8313
CRCALARCO@VERIZON.NET

PROPOSED SECOND FLOOR PLAN

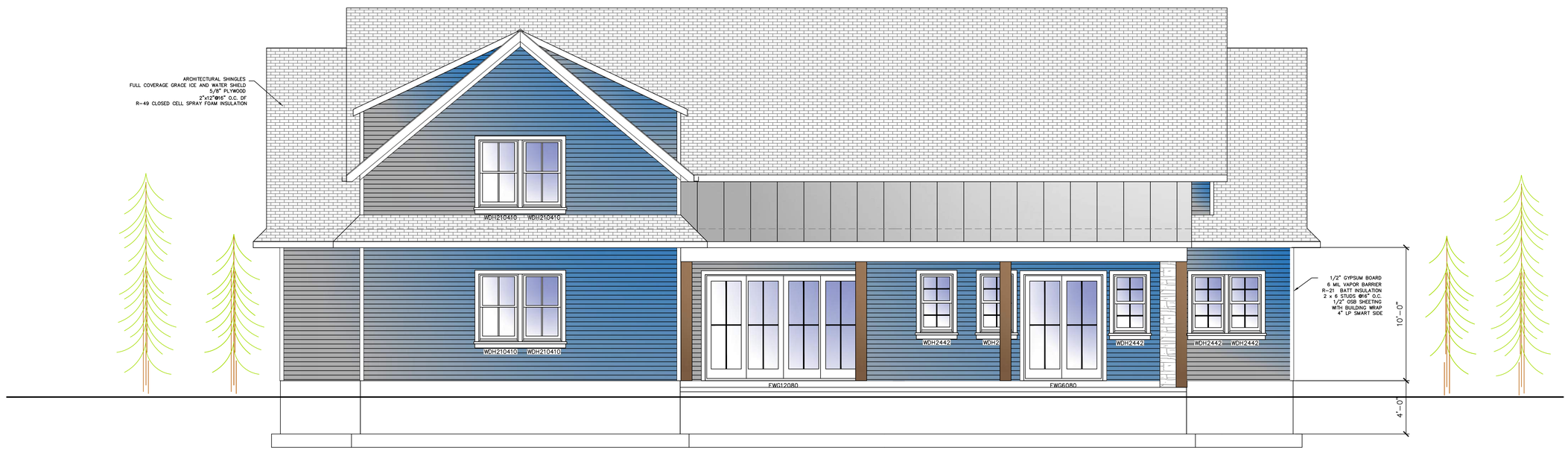
AARON B. TILLER
COMMERCIAL, INDUSTRIAL, RESIDENTIAL CAD SERVICES
5 PINE STREET
ALLEGANY, NEW YORK 14706
716-307-3684
AARONTILLER@GMAIL.COM

RESIDENTIAL DESIGN FOR
STEPHENS RESIDENCE
11 PARKSIDE DRIVE LOT 17
ELLICOTTVILLE, NEW YORK 14731

REVISION DATE:	DRAWN BY:
DATE: 7-19-2022	REVIEWED BY:
DRAWING NO: A102	

FRONT ELEVATION

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



REAR ELEVATION

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

TO THE BEST OF THE KNOWLEGGE, BELIEF, AND PROFESSIONAL JUDGEMENT OF THE UNDERSIGNED CARL R. CALARCO, P.E.,THE PLANS AND SPECIFICATIONS DEPICTED ON THESE DRAWINGS ARE IN COMPLIAMCE WITH THE APPLICABLE PROVISIONS OF THE NEW YORK STATE UNIFORM FIRE PREVENTION AND BUILDING CODE AND THE NEW YORK STATE ENERGY CONSERVATION CODE, AS CURRENTLY IN EFFECT

CARL R. CALARCO, P.E.
NYS LIC # 088460
P.O. BOX 693
ELLICOTTVILLE, NEW YORK 14731
716-244-8313
CRCALARCO@VERIZON.NET

PROPOSED ELEVATIONS

AARON B. TILLER
COMMERCIAL, INDUSTRIAL, RESIDENTIAL CAD SERVICES
5 PINE STREET
ALLEGANY, NEW YORK 14706
716-307-3684
AARONTILLER@GMAIL.COM

RESIDENTIAL DESIGN FOR

STEPHENS RESIDENCE

11 PARKSIDE DRIVE LOT 17
ELLICOTTVILLE, NEW YORK 14731

REVISION DATE:	DRAWN BY:
DATE: 7-19-2022	REVIEWED BY:

DRAWING NO: A201

LEFT ELEVATION

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

RIGHT ELEVATION

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

TO THE BEST OF THE KNOWLEGGE, BELIEF, AND PROFESSIONAL JUDGEMENT OF THE UNDERSIGNED CARL R. CALARCO, P.E.,THE PLANS AND SPECIFICATIONS DEPICTED ON THESE DRAWINGS ARE IN COMPLIAMCE WITH THE APPLICABLE PROVISIONS OF THE NEW YORK STATE UNIFORM FIRE PREVENTION AND BUILDING CODE AND THE NEW YORK STATE ENERGY CONSERVATION CODE, AS CURRENTLY IN EFFECT

CARL R. CALARCO, P.E.
NYS LIC # 088460
P.O. BOX 693
ELLICOTTVILLE, NEW YORK 14731
716-244-8313
CRCALARCO@VERIZON.NET

PROPOSED ELEVATIONS

AARON B. TILLER
COMMERCIAL, INDUSTRIAL, RESIDENTIAL CAD SERVICES
5 PINE STREET
ALLEGANY, NEW YORK 14706
716-307-3684
AARONTILLER@GMAIL.COM

RESIDENTIAL DESIGN FOR

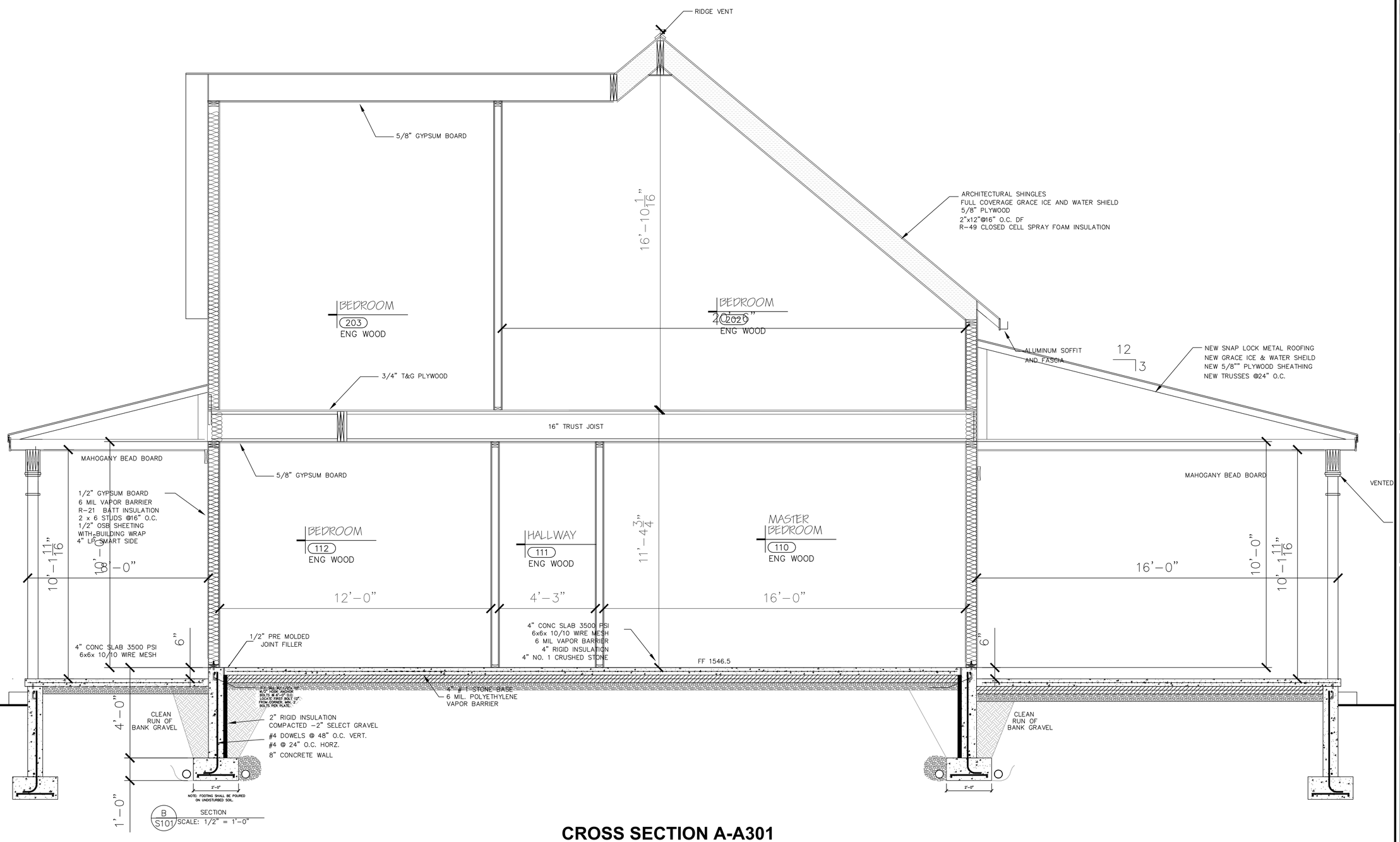
STEPHENS RESIDENCE

11 PARKSIDE DRIVE LOT 17
ELLICOTTVILLE, NEW YORK 14731

REVISION DATE:	DRAWN BY:
DATE: 7-19-2022	REVIEWED BY:

DRAWING NO: A202

TO THE BEST OF THE KNOWLEGGE, BELIEF, AND PROFESSIONAL JUDGEMENT OF THE UNDERSIGNED CARL R. CALARCO, P.E.,THE PLANS AND SPECIFICATIONS DEPICTED ON THESE DRAWINGS ARE IN COMPLIAMCE WITH THE APPLICABLE PROVISIONS OF THE NEW YORK STATE UNIFORM FIRE PREVENTION AND BUILDING CODE AND THE NEW YORK STATE ENERGY CONSERVATION CODE, AS CURRENTLY IN EFFECT



CROSS SECTION A-A301

SCALE: 1/2"=1'-0"

CARL R. CALARCO, P.E.
NYS LIC # 088460
P.O. BOX 693
ELLICOTTVILLE, NEW YORK 14731
716-244-8313
CRCALARCO@VERIZON.NET

PROPOSED CROSS SECTION

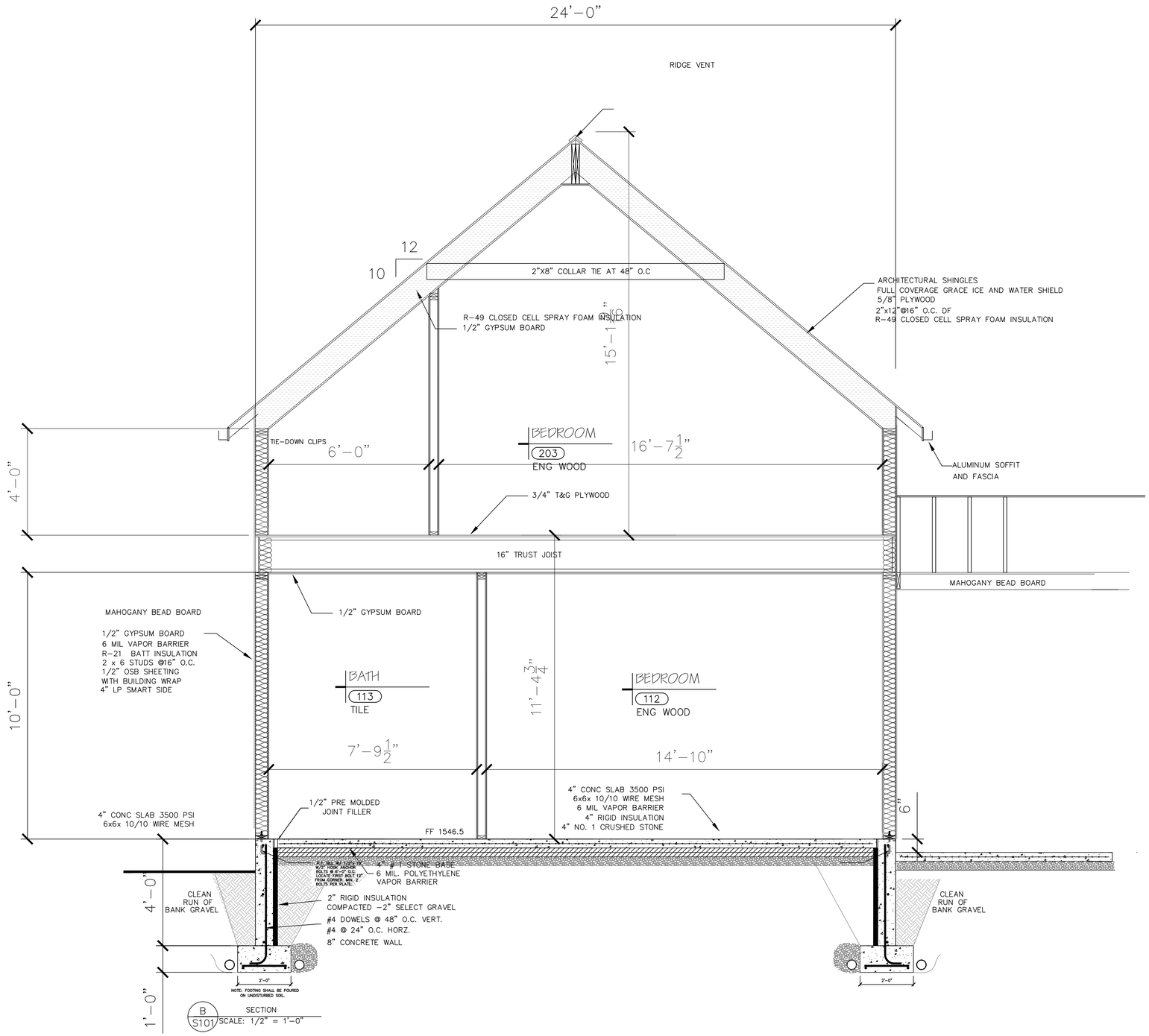
AARON B. TILLER
COMMERCIAL, INDUSTRIAL, RESIDENTIAL CAD SERVICES
5 PINE STREET
ALLEGANY, NEW YORK 14706
716-307-3684
AARONTILLER@GMAIL.COM

RESIDENTIAL DESIGN FOR
STEPHENS RESIDENCE
11 PARKSIDE DRIVE LOT 17
ELLICOTTVILLE, NEW YORK 14731

REVISION DATE:	DRAWN BY:
DATE: 7-19-2022	REVIEWED BY:

DRAWING NO: A301

TO THE BEST OF THE KNOWLEGGE, BELIEF, AND PROFESSIONAL JUDGEMENT OF THE UNDERSIGNED CARL R. CALARCO, P.E.,THE PLANS AND SPECIFICATIONS DEPICTED ON THESE DRAWINGS ARE IN COMPLIAMCE WITH THE APPLICABLE PROVISIONS OF THE NEW YORK STATE UNIFORM FIRE PREVENTION AND BUILDING CODE AND THE NEW YORK STATE ENERGY CONSERVATION CODE, AS CURRENTLY IN EFFECT



CROSS SECTION B- A302

SCALE: 1/2"=1'-0"

CARL R. CALARCO, P.E.
NYS LIC # 088460
P.O. BOX 693
ELLICOTTVILLE, NEW YORK 14731
716-244-8313
CRCALARCO@VERIZON.NET

PROPOSED CROSS SECTION

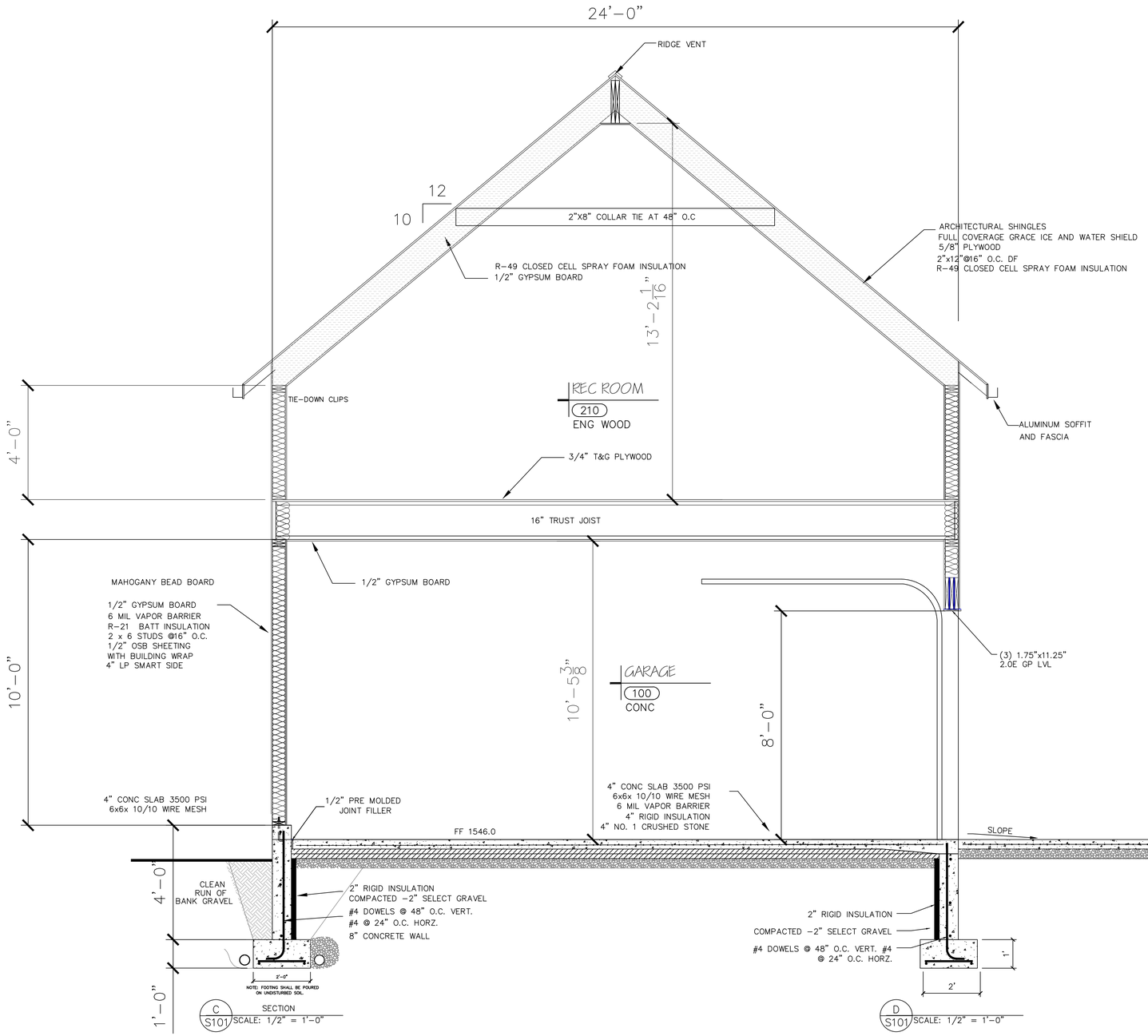
AARON B. TILLER
COMMERCIAL, INDUSTRIAL, RESIDENTIAL CAD SERVICES
5 PINE STREET
ALLEGANY, NEW YORK 14706
716-307-3684
AARONTILLER@GMAIL.COM

RESIDENTIAL DESIGN FOR
STEPHENS RESIDENCE
11 PARKSIDE DRIVE LOT 17
ELLICOTTVILLE, NEW YORK 14731

REVISION DATE:	DRAWN BY:
DATE: 7-19-2022	REVIEWED BY:

DRAWING NO: A302

TO THE BEST OF THE KNOWLEGGE, BELIEF, AND PROFESSIONAL JUDGEMENT OF THE UNDERSIGNED CARL R. CALARCO, P.E.,THE PLANS AND SPECIFICATIONS DEPICTED ON THESE DRAWINGS ARE IN COMPLIAMCE WITH THE APPLICABLE PROVISIONS OF THE NEW YORK STATE UNIFORM FIRE PREVENTION AND BUILDING CODE AND THE NEW YORK STATE ENERGY CONSERVATION CODE, AS CURRENTLY IN EFFECT



CROSS SECTION C- A303

SCALE: 1/2"=1'-0"

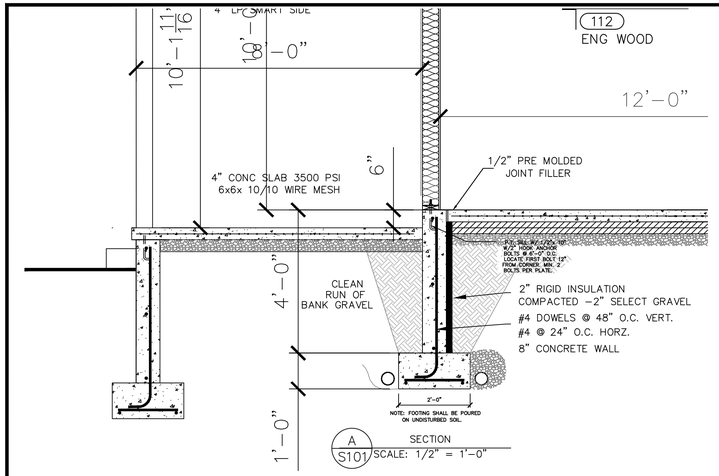
CARL R. CALARCO, P.E.
NYS LIC # 088460
P.O. BOX 693
ELLICOTTVILLE, NEW YORK 14731
716-244-8313
CRCALARCO@VERIZON.NET

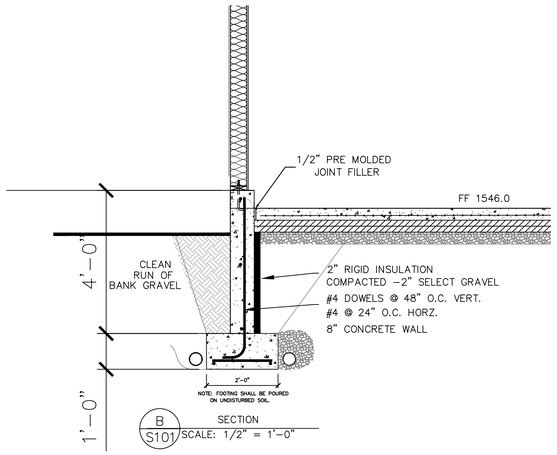
PROPOSED CROSS SECTION

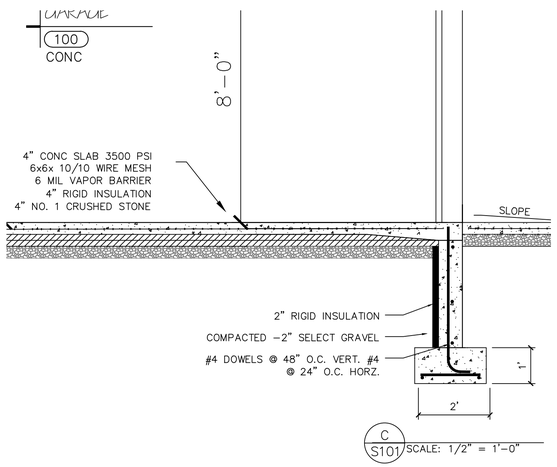
AARON B. TILLER
COMMERCIAL, INDUSTRIAL, RESIDENTIAL CAD SERVICES
5 PINE STREET
ALLEGANY, NEW YORK 14706
716-307-3684
AARONTILLER@GMAIL.COM

RESIDENTIAL DESIGN FOR
STEPHENS RESIDENCE
11 PARKSIDE DRIVE LOT 17
ELLICOTTVILLE, NEW YORK 14731

REVISION DATE:	DRAWN BY:
DATE: 7-19-2022	REVIEWED BY:
DRAWING NO: A303	







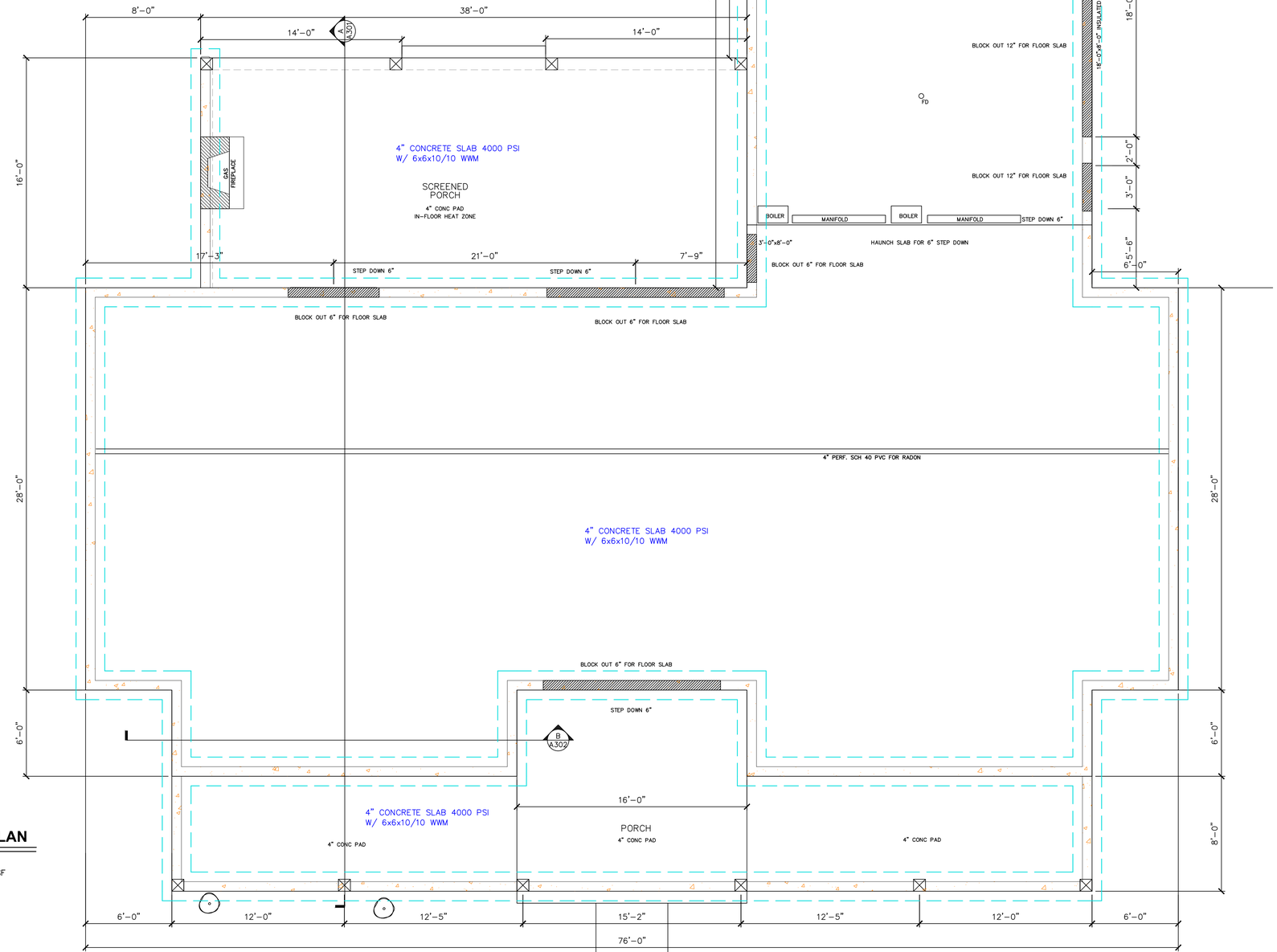
FOUNDATION NOTES:

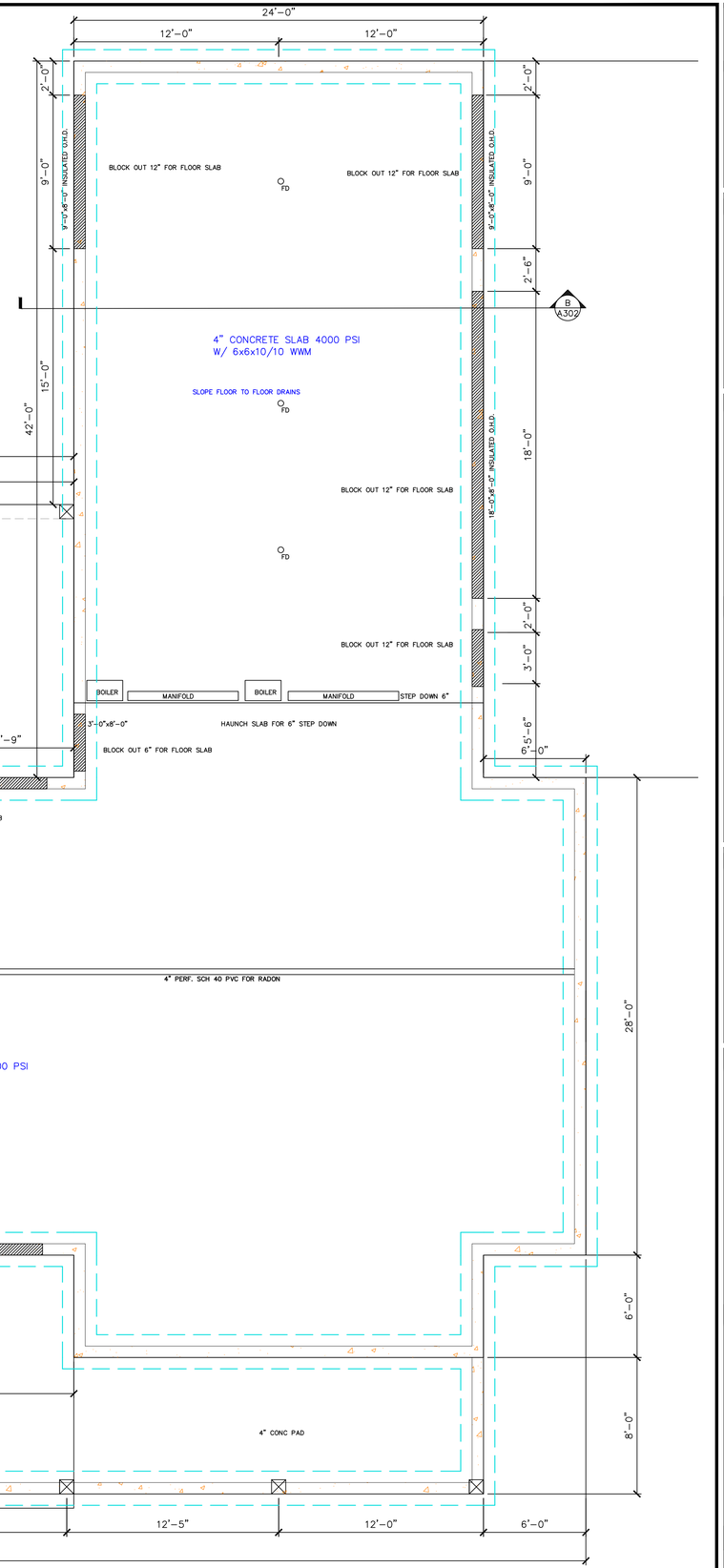
1. FOOTINGS ARE TO BEAR ON UNDISTURBED LEVEL SOIL DEVOID OF ANY ORGANIC MATERIAL AND STEPPED AS REQUIRED TO MAINTAIN THE REQUIRED DEPTH BELOW THE FINAL GRADE.
2. SOIL BEARING PRESSURE ASSUMED TO BE 1500 PSF.
3. MAXIMUM SLOPE OF CUTS AND FILLS TO BE TWO (2) HORIZONTAL TO ONE (1) VERTICAL FOR BUILDINGS, STRUCTURES, FOUNDATIONS AND RETAINING WALLS.
4. ANY FILL UNDER GRADE SUPPORTED SLABS TO BE A MIN. OF 4" IN. GRANULAR MATERIAL COMPACTED TO 95%.
5. CONCRETE: – MIX AND 28 DAY STRENGTH OF CONCRETE.

– BASEMENT WALLS & FOUNDATIONS NOT EXPOSED TO WEATHER:	3,500 PSI
– BASEMENT & INTERIOR SLABS ON GRADE:	3,000 PSI
– BASEMENT WALLS & FOUNDATIONS EXPOSED TO THE WEATHER:, AND GARAGE SLABS	4,000 PSI
– PORCHES, STEPS, & CARPORT SLABS EXPOSED TO WEATHER:	4,000 PSI

MORTAR & GROUT TO BE MIXED PER MFR. REQUIREMENTS.

6. GARAGE FLOORS TO SLOPE 1/8"/FT MIN. TOWARDS OPENING AS REQUIRED FOR DRAINAGE. CONCRETE SLABS TO HAVE CONTROL JOINTS AT 10' FT. (MAX.) INTERVALS EA. WAY.
7. CONCRETE SIDEWALKS TO HAVE 3/4" IN. TOOLED JOINTS AT 5' FT. (MIN.) O.C.
8. REINFORCING STEEL TO BE A-615 GRADE 60. WELDED OPTIONAL WIRE MESH TO BE A-185.
9. COVER ENTIRE CRAWL SPACE WITH 6 MIL POLYETHYLENE FILM AND EXTEND UP FOUNDATION WALLS TO P.T. MUDSILL.
10. ALL WOOD IN CONTACT WITH CONCRETE TO BE PRESSURE TREATED
11. BEAM POCKETS IN CONCRETE TO HAVE 1/2" IN. AIRSPACE AT SIDES AND ENDS WITH A MIN. BEARING OF 4" IN.
12. WATERPROOF BASEMENT WALLS BEFORE BACKFILLING. PROVIDING A 4" IN. DIA. PERFORATED DRAIN TILE BELOW THE TOP OF THE FOOTING (SEE BUILDING SECTIONS).





FOUNDATION PLAN

SCALE: 1/4"=1'-0"
FIRST FLOOR AREA=2,520 SF
GARAGE AREA=903 SF

TO THE BEST OF THE KNOWLEGGE, BELIEF, AND PROFESSIONAL JUDGEMENT OF THE UNDERSIGNED CARL R. CALARCO, P.E.,THE PLANS AND SPECIFICATIONS DEPICTED ON THESE DRAWINGS ARE IN COMPLIAMCE WITH THE APPLICABLE PROVISIONS OF THE NEW YORK STATE UNIFORM FIRE PREVENTION AND BUILDING CODE AND THE NEW YORK STATE ENERGY CONSERVATION CODE, AS CURRENTLY IN EFFECT

PROPOSED FOUNDATION PLAN

AARON B. TILLER
COMMERCIAL, INDUSTRIAL, RESIDENTIAL CAD SERVICES
5 PINE STREET
ALLEGANY, NEW YORK 14706
716-307-3684
AARONTILLER@GMAIL.COM

RESIDENTIAL DESIGN FOR
STEPHENS RESIDENCE
11 PARKSIDE DRIVE LOT 17
ELLICOTTVILLE, NEW YORK 14731

REVISION DATE:	DRAWN BY:
DATE: 7-19-2022	REVIEWED BY:
DRAWING NO: S101	