



**TOWN AND VILLAGE OF ELLICOTTVILLE  
BUILDING / CODE ENFORCEMENT  
DIVISION**

17 MILL ST. ELLICOTTVILLE, NY 14731

Code Enforcement Officer: Kelly Fredrickson, (716) 699-4773

E-MAIL: [kelly.fredrickson@evlengineering.com](mailto:kelly.fredrickson@evlengineering.com)

Planner: Gary Palumbo, (716) 923-1325, E-MAIL: [gary.palumbo@aecom.com](mailto:gary.palumbo@aecom.com)

## ZONING BOARD OF APPEALS APPLICATION

Property is in:  TOWN  VILLAGE App. # 2023-172

**APPLICANT INFORMATION:**

Applicant's name: Drew McGowen Date: 3-16-2023

Mailing address: 15 Adams St Ellicottville, NY 14731

Cell Phone Number: 416-704-7700 E-Mail: dmcgowen7@gmail.com

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

Applicant's Engineer or representative: Aaron Tiller

Address: 5 Pine Street Allegany, NY 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: \_\_\_\_\_

**TYPE OF APPEAL:**

Area Variance  Use Variance  Interpretation of Zoning Law text or map

Section of Zoning Law from which variance is requested: Section 3A.7E

Describe the requested variance: size of garage in an accessory building

I don't see where it states it

Is this appeal from a decision of the Town/Village of Ellicottville Building Official?  YES  NO

If yes, what as the type of decision or permit? zoning permit

Date of decision: 5/9/2023

A previous appeal  has  has not been made with respect to this decision or with respect to the property. If a previous appeal was made, provide the Appeal # \_\_\_\_\_ and Date of Appeal \_\_\_\_\_

Reasons Supporting Your Appeal

Please reply to the questions below for the type of appeal that you are making. These are the criteria that the Zoning Board of Appeals will use to evaluate your appeal. Provide as much detail as possible. Feel free to attach an additional statement.

AREA VARIANCE

In making its determination on an area variance, the Zoning Board of Appeals shall take into consideration the benefit to the applicant if the variance were granted, as weighed against the detriment to the health, safety and welfare of the neighborhood or community by such grant. In making that determination, the ZBA will consider these five questions.

1. Will an undesirable change be produced in the character of the neighborhood or will a detriment to nearby properties be created by the granting of the area variance?  
No the building is existing and the exterior is not changing  
\_\_\_\_\_  
\_\_\_\_\_
2. Can the benefit sought by the applicant be achieved by some method, feasible for the applicant to pursue, other than an area variance?  
yes the garage size could not be changed  
\_\_\_\_\_  
\_\_\_\_\_
3. Is the requested area variance substantial?  
No, it is interior to the building  
\_\_\_\_\_  
\_\_\_\_\_
4. Will the proposed variance have a adverse effect or impact on the physical or environmental conditions in the neighborhood or district?  
No, it is improving the existing lot and garage  
\_\_\_\_\_  
\_\_\_\_\_
5. Is the alleged difficulty self-created, which consideration shall be relevant to the decision of the board, but shall not necessarily preclude the granting of the area variance.  
yes  
\_\_\_\_\_  
\_\_\_\_\_

USE VARIANCE

In order for the Zoning Board of Appeals to grant a use variance, the applicant shall show that the applicable zoning regulations and restrictions have caused unnecessary hardship. In order to prove unnecessary hardship, the applicant shall demonstrate to the Zoning Board of Appeals that for each and every permitted use under the zoning regulations for the particular district where the property is located:

1. The applicant cannot realize a reasonable return, provided that lack of return is substantial, as demonstrated by competent financial evidence; and  
\_\_\_\_\_  
\_\_\_\_\_
2. The alleged hardship relating to the property in question is unique and does not apply to a substantial portion of the district or neighborhood; and  
\_\_\_\_\_  
\_\_\_\_\_
3. That the requested use variance, if granted, will not alter the essential character of the neighborhood; and  
\_\_\_\_\_  
\_\_\_\_\_

4. That the alleged hardship has not been self-created

Provide a statement that discusses each of these points, demonstrating that the zoning regulations have caused unnecessary hardship.

**INTERPRETATION OF ZONING LAW**

Provide a statement that describes what the Building Official determined, what you believe should be the interpretation, and why.

Attach additional statement.

**PROPERTY / FACILITY NAME**

Address: 15-17 Adams Street

Property tax map #: 55.035-2-12

Current use of property: Residential VR

Description of Proposed Project/Use (attach additional pages, survey and plans):  
renovate the interior of existing garage/apartment

Zoning Requirements from Town/Village Zoning Law.

Front yard setback: 25, Rear yard setback: 10, Side yard setback: 15,

Combined side: 30, Minimum lot size: as plotted, Width: as plotted,

Height: 28, Floor area ratio: na (Village)

Usable Open space: 60 %

Site Information

Size of site: 31941 Sq. Ft. Size of area to be developed: 0 Sq. Ft.

Main Structure:

Construction type: wood frame Front yard setback: existing feet

Height: 2 stories, \_\_\_\_\_ feet Side yard setback: existing feet

# of family units: 1 Total of both side yard setbacks: \_\_\_\_\_ feet

Size of lot: 31941 Sq. Ft. Rear yard setback: existing feet

Usable Open space: existing % Floor area ratio: na (Village)

Corner or interior lot? interior Other: \_\_\_\_\_

Accessory Building:

Description: existing garage/apartment

Percentage of yard: \_\_\_\_\_ Height: 22'-9" feet.

Setback from rear lot line: 143 feet. Setback from side lot line: 12.4 feet.

Floodplain:

FIRM Zone ae BFE out of Flood zone

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).

Additional Fees may be charged for: pre-application meetings, SEQR review, and additional legal/consulting/engineering labor. Permit Fees are NON-REFUNDABLE

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: 3/16/23

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

Applicant Name: <sup>Print</sup> Drew McGowen

Property Owner’s Signature (if different than applicant) \_\_\_\_\_ Date: \_\_\_\_\_

Property Owner’s Name: <sup>Print</sup> \_\_\_\_\_

<u>Office use only:</u>	
Application Fee(s)	<u>\$275</u>
Received by:	<u>[Signature]</u> on <u>5/9/2023</u> (Date)
Project Number(s):	_____

# 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.

<b>Part 1 – Project and Sponsor Information</b>			
Name of Action or Project: McGown Garage/apartment renovation			
Project Location (describe, and attach a location map): 15 Adams St Ellicottville, NY 14731			
Brief Description of Proposed Action: renovate the interior of existing garage/apartment			
Name of Applicant or Sponsor: Aaron Tiller		Telephone: 716-307-3684	
		E-Mail: aarontiller@gmail.com	
Address: 5 Pine Street			
City/PO: Allegany		State: NY	Zip Code: 14706
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.			NO <input type="checkbox"/>
			YES <input type="checkbox"/>
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 building and Zoning			NO <input type="checkbox"/>
			YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		0.73 acres	
b. Total acreage to be physically disturbed?		0 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		0.73 acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify):			
<input type="checkbox"/> Parkland			

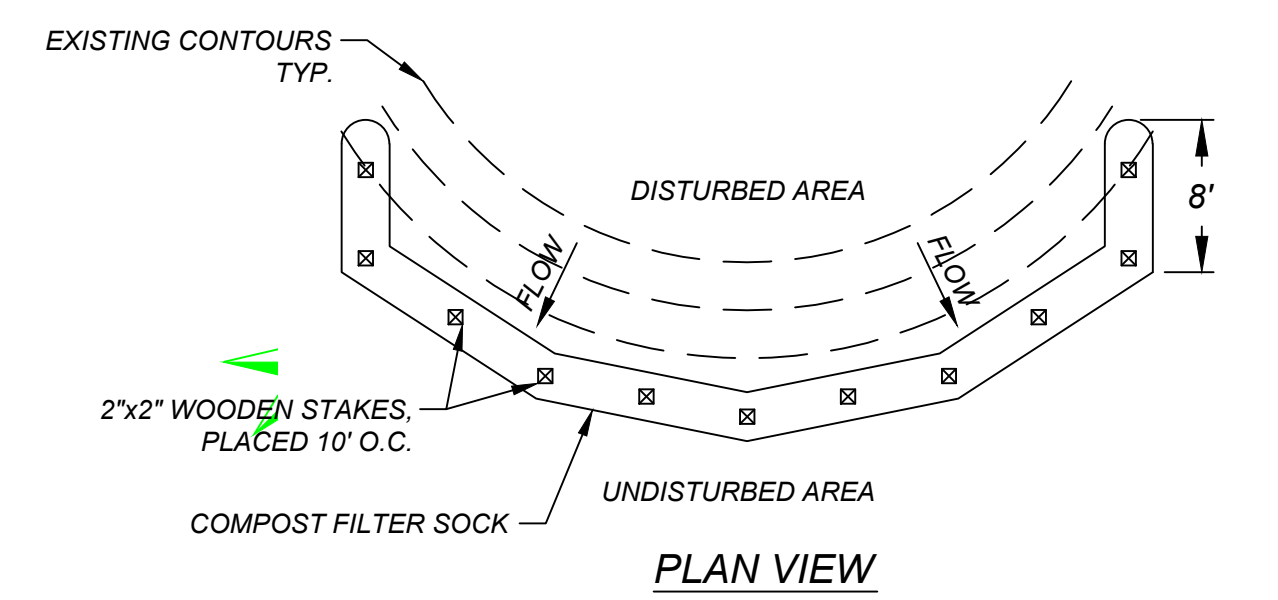
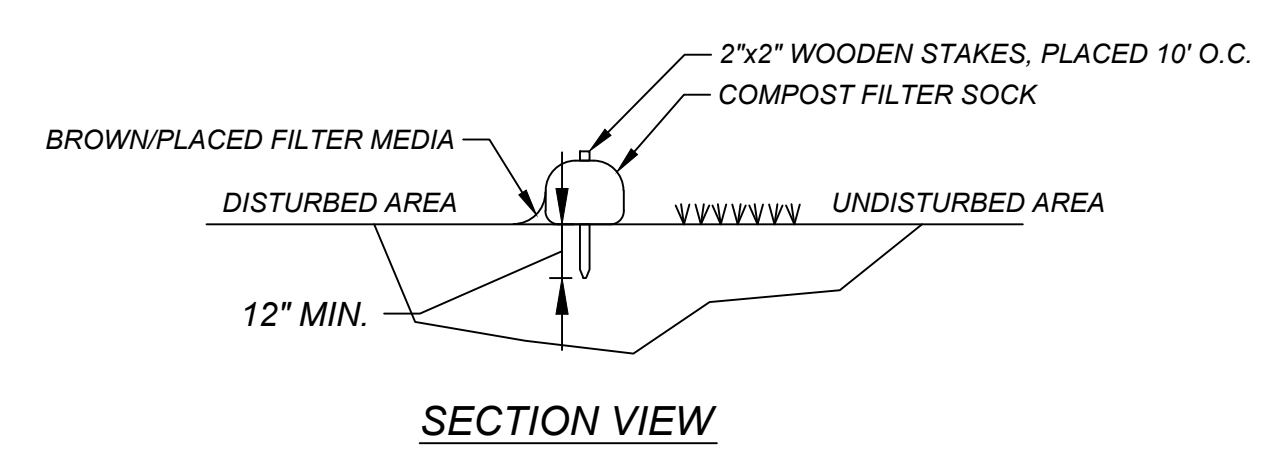
5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
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 <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>	YES <input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/>	
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 <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ _____	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ _____	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
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 <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	YES <input type="checkbox"/> <input type="checkbox"/>	
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: _____ _____ _____	NO <input checked="" type="checkbox"/> <input type="checkbox"/>	YES <input type="checkbox"/> <input type="checkbox"/>	

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:		
<input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban		
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?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources?	NO	YES
If Yes,	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. Will storm water discharges flow to adjacent properties?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
If Yes, briefly describe: _____		
existing building _____		
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)?	NO	YES
If Yes, explain the purpose and size of the impoundment: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
_____		
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?	NO	YES
If Yes, describe: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
_____		
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?	NO	YES
If Yes, describe: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
_____		
<b>I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b>		
Applicant/sponsor/name: <u>Aaron Tiller</u> Date: <u>5/9/2023</u>		
Signature: <u></u> Title: <u>Engineer</u>		

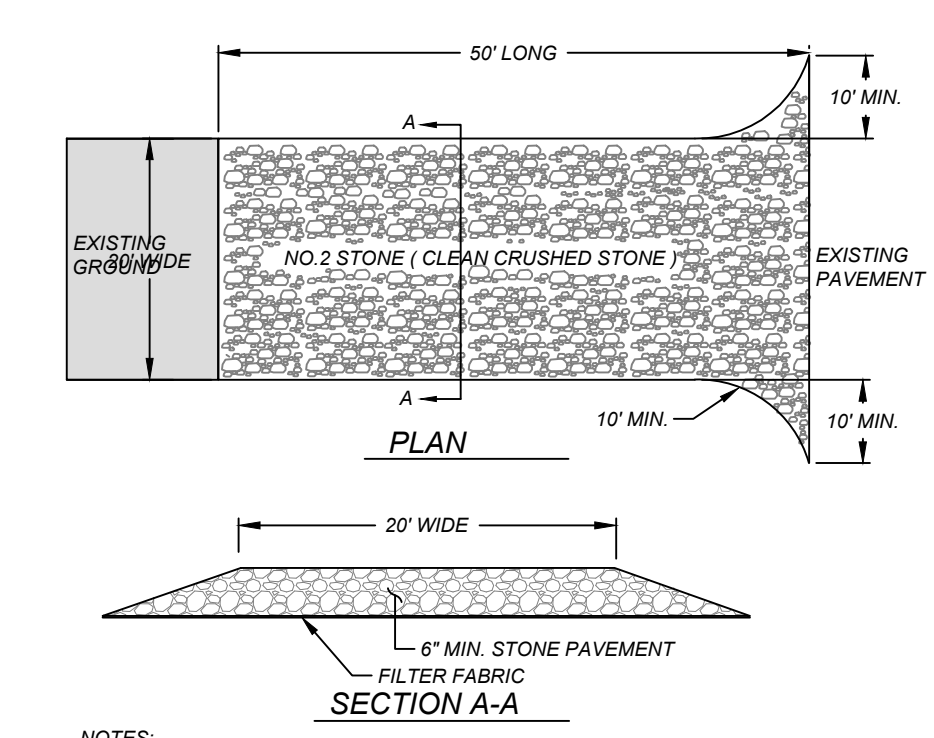




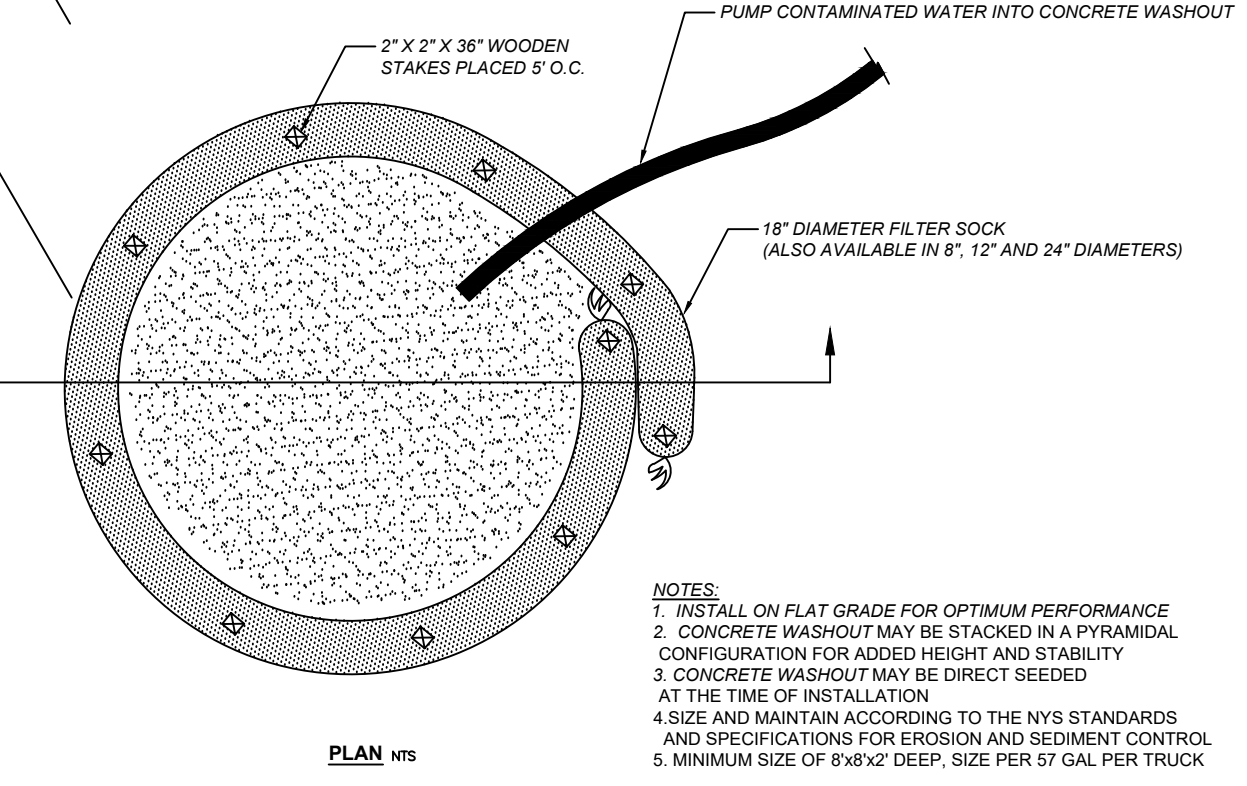
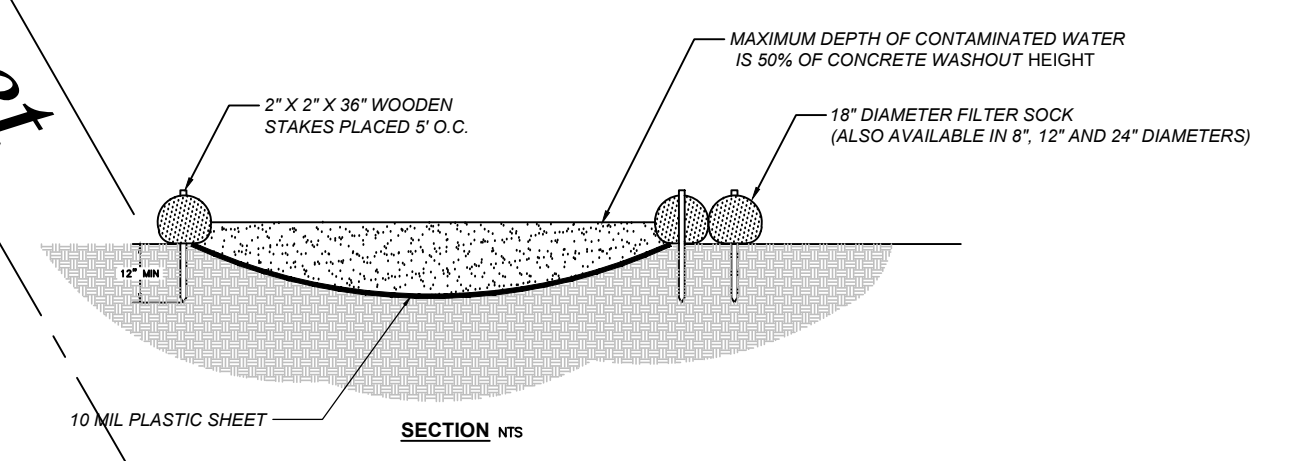
VILLAGE RESIDENTIAL ZONING - (VR)		
LOT SIZE	AS PLATTED	
MINIMUM BUILDING SIZE	1000 SF	
SIDE YARD	10',30 TOTAL	
FRONT YARD	25'	
REAR YARD	35', 1' ACCESSORY BLDG	
OPEN SPACE	40%	
BUILDING HEIGHT	28', min 1.5 STORIES	
ACCESSORY BUILDING		
HEIGHT	70% OF PRINCIPLE BLDG	
MAX SIZE	60% OF PRINCIPLE	
	OR 1,320 SF MIN	
MIN APARTMENT SIZE	550 SF	



**COMPOST FILTER SOCK (SILT SOCK)**  
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. IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE
  5. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN STORM



**CONCRETE WASHOUT**  
N.T.S.

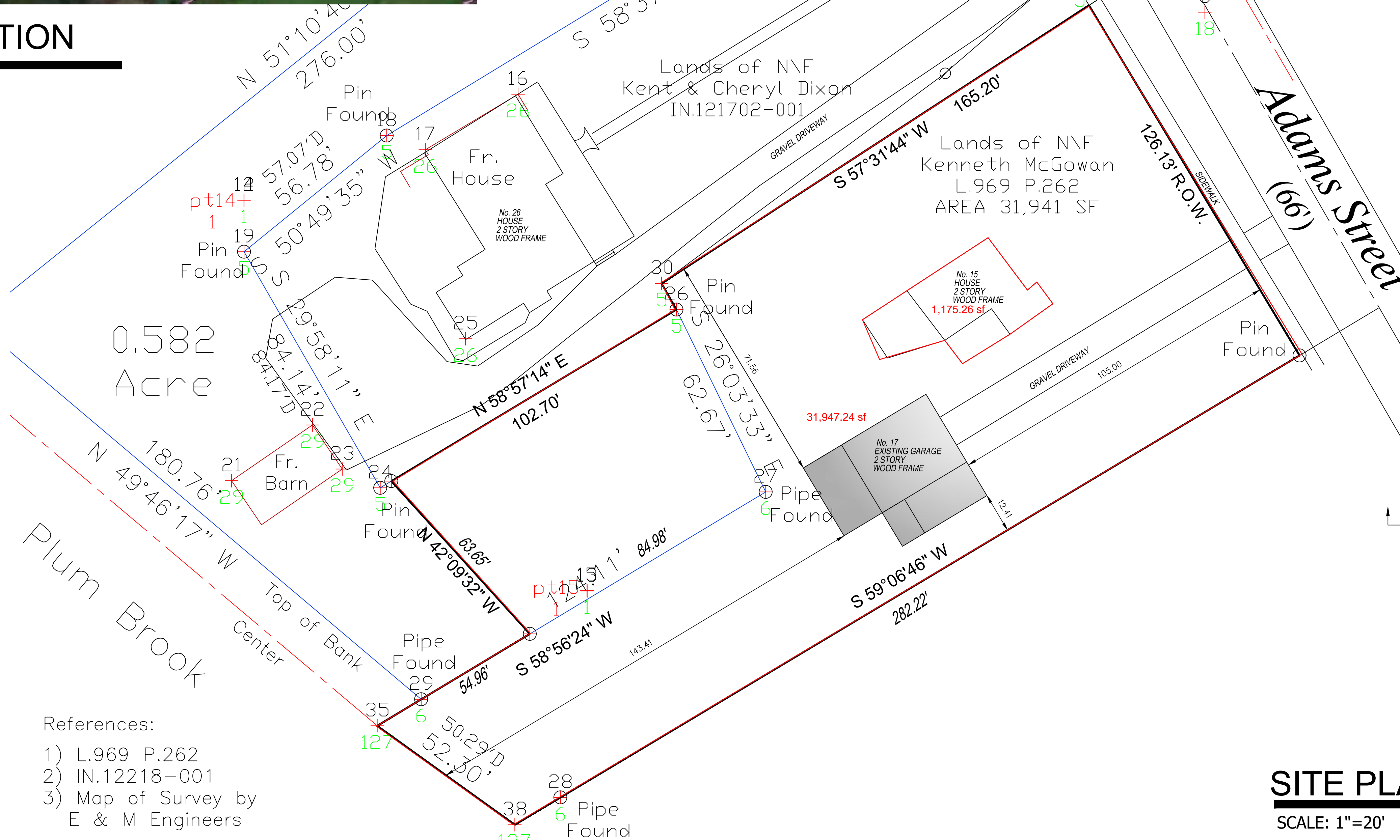
BOUNDARY SURVEY BY JAMES BROWN

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.

**LOCATION**

SCALE: NTS



- References:
- 1) L.969 P.262
  - 2) IN.12218-001
  - 3) Map of Survey by E & M Engineers

**SITE PLAN**

SCALE: 1"=20'

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

**SITE PLAN**

**DOCUMENT STATUS**

- DATE: 11-28-2022
- NOT FOR CONSTRUCTION
- PROGRESS SET
- PRELIMINARY
- FINAL
- ISSUED BY: ABT

RESIDENTIAL DESIGN FOR  
**McGOWEN RESIDENCE**  
17 ADAMS STREET  
ELLCOTTVILLE NEW YORK 14731

REVISION DATE:	DRAWN BY:
DATE: 11-28-2022	REVIEWED BY:
DRAWING NO:	<b>C101</b>



**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 (L.L. + D.L.) (SHAKE/COMP)	48 PSF
FLOOR (L.L. + D.L.)	50 PSF
STAIRS (L.L. + D.L.)	100 PSF
GARAGE FLOOR (L.L.) (2,000# POINT)	50 PSF
DECKS (L.L. + D.L.)	50 PSF
BALCONIES (EXT.) (L.L. + D.L.)	70 PSF
ATTIC STORAGE (CLG. JST.) (L.L. + 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 2010 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-30
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-9
MAXIMUM WINDOW AREA	NO LIMIT
WINDOW CLASS	U = .35
MINIMUM WINDOW HEIGHTS (MAX 28 SQ. FT.)	U = .50
FULL LIGHT GLASS DOOR CLASS	U = .40
OTHER DOORS (EQV. MAX GLAZING) (2)	U = .20
SKYLIGHT CLASS (MAX 24" 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 NF112.
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, WHIRLPOLS, SAUNAS, STEAM ROOMS, BATHUBS & SHOWERS, AND IN ANY PART OF A BUILDING WALL ENCLINGING 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 ACTIVATION OF ONE ALARM WILL ACTIVATE 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 LANDINGS OF STAIRS. 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 BEHAVIORAL, TIMER OR SIMILAR MEANS OF AUTOMATIC CONTROL. DRYER & RANGE HOODS ARE ALSO TO BE VENTED TO EXTERIOR.
18. SPECIFIC MANUFACTURERS 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 10x 4 1-1/2" WALLS ARE ALLOWED WITH THESE TYPE OF HANGERS UNLESS NOTED ON THE PLANS. SEE NAIL CONNECTION 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 BARRIERS 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. HIPPS, VALLEYS 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.

LUMBER SPECIES:	
A. POSTS, BEAMS, HEADERS	NO. 2 DOUGLAS FIR
JOISTS AND RAFTERS	NO. 2 DOUGLAS FIR
B. SHELS, PARTS, BLOCKING BRIDGING ETC.	NO. 3 DOUGLAS FIR
C. STUDS	STUD GRADE S.P.F.
D. STUDS OVER 10' HIGH	F. OR BETTER D.F.
E. POST & BEAM DECKING	UTILITY GRADE D.F.
F. PLYWOOD SHEATHING	CDX OR BLY. 32/44
G. GLU-LAM BEAMS (EXT. ADH. @ EXT. CONDITIONS)	Fb=2400, DRY ADH.
H. PSL MATERIALS + LVL MATERIALS +	Fb = 2900 E = 2.0 Fv = 290 Fb = 2600 E = 1.8 Fv = 265
* PSL INDICATES PARALLEL STRAND LUMBER	
** LVL INDICATES LAMINATED VENEER LUMBER	
I. METAL HANGERS & FASTENERS USED WITH P.F.L. LUMBER TO BE STAINLESS STEEL OR HOT DIPPED GALVANIZED.	

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.	3-16d	TOE NAIL
2-16d		
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	
CLG. JST. LAP OVER PL.	3-10d	FACE NAIL
SOLE. JST. TO RAFTER	3-10d	FACE NAIL
RAFTER TO TOP PL.	2-16d	TOE NAIL
PLYWOOD SUBFLOOR	3-10d (MIN. 0.1)	FACE NAIL
BUILT-UP CORNER STUDS	10d @ 24" o.c.	FACE NAIL
1" X 6 SPACED SHEATHING	6d @ 8" o.c.	EDGE NAIL
SOLID BLOCKING @ SHEATHING	3-8d	TOE NAIL
PLY WALL & ROOF SHEATHING	8d @ 8" o.c.	EDGE NAIL
1" X 6 SPACED SHEATHING	6d @ 12" o.c.	EDGE NAIL
STAPLED ROOF SHEATHING	3" o.c.	EDGE NAIL
16 ga. 7/16" CROWN 1" MIN.	8d @ 12" o.c.	FIELD NAIL
TOP PL. AT INTERSECTIONS	2-10d	FACE NAIL
MULTIPLE JOISTS (UP TO 3)	16d @ 15" w/w	STAGGERED
MULTIPLE JOISTS (OVER 3)	1" w/ 6d L'S W/WASHERS	STAGGERED @ 24" o.c.
1" X 6 SPACED SHEATHING	2-8d	FACE NAIL
RAFTERS TO HIPPS, VALLEY	4-16d	TOE NAIL
OR RIDGES/EAVES	3-16d	FACE NAIL
RAFTER LEDGERS	3-20d	EACH STUD

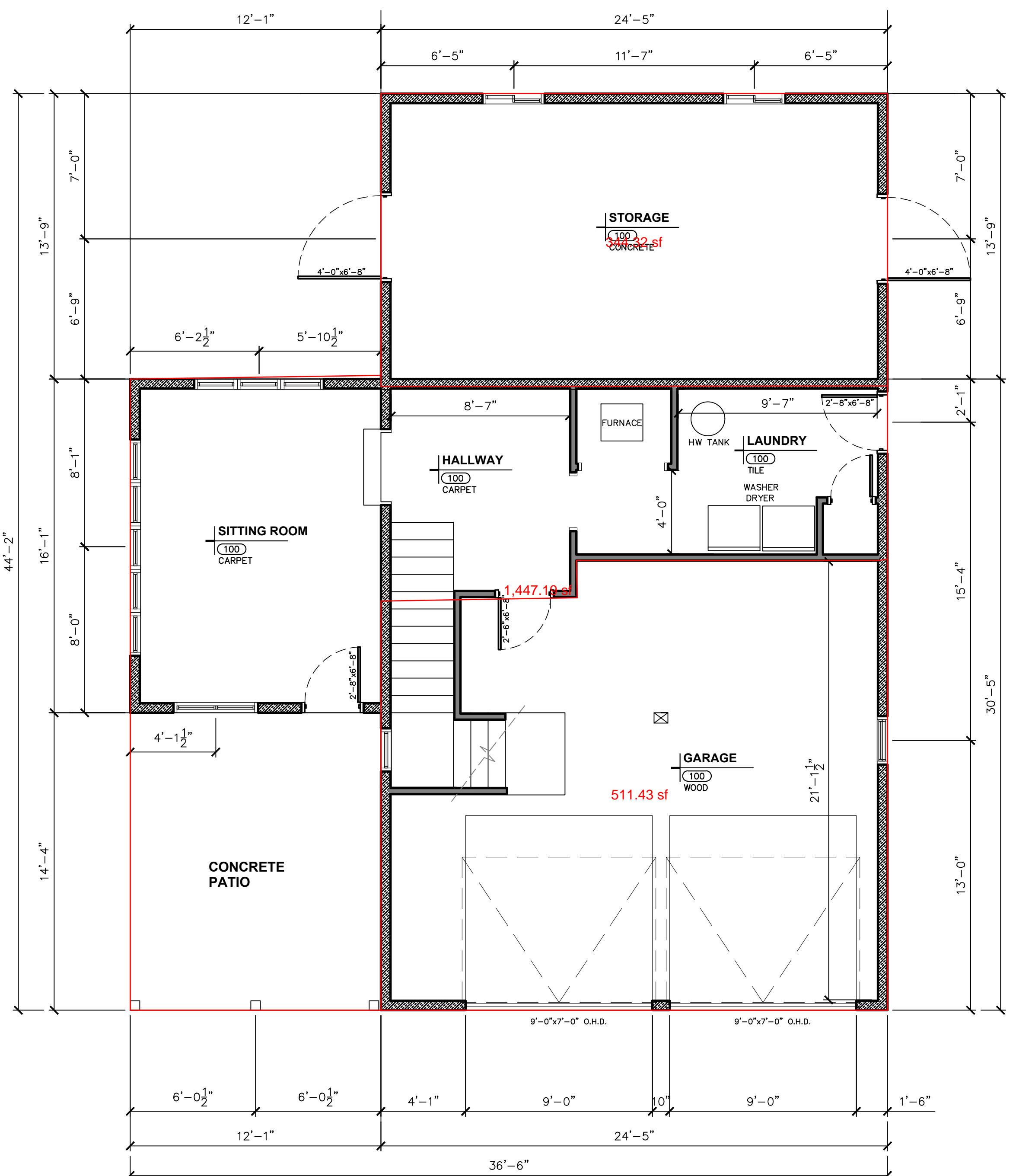
SPAN TABLES

BASED ON W.F.P.A. 4th EDITION (SIMPLE UNIFORM LOADING)

NO. OF JOISTS	SPAN (19# D.L.)	FLOOR (19# D.L.)		CEILING (19# D.L.)		RAFTERS (19# D.L.)		TILE (19# D.L.)		COMP. / SHAKE (19# D.L.)	
		MAX. SPAN	MAX. SPAN	MAX. SPAN	MAX. SPAN	MAX. SPAN	MAX. SPAN	MAX. SPAN	MAX. SPAN	MAX. SPAN	MAX. SPAN
2 X 6	12'	10'-9"	14'-10"	12'-10"	2 X 6	12'	11'-7"	15'-5"	11'-11"		
	16'	8'-1"	10'-5"	10'-5"		16'	10'-2"	11'-11"			
	24'	8'-1"	10'-5"	10'-5"		24'	8'-2"	9'-8"			
2 X 8	12'	14'-2"	16'-6"	16'-6"	2 X 8	12'	14'-1"	17'-2"	12'-2"		
	16'	10'-3"	13'-5"	13'-5"		16'	10'-2"	15'-0"			
	24'	10'-3"	13'-5"	13'-5"		24'	10'-2"	12'-2"			
2 X 10	12'	17'-9"	22'-11"	22'-11"	2 X 10	12'	17'-11"	21'-2"	17'-11"		
	16'	15'-5"	19'-10"	19'-10"		16'	15'-8"	18'-5"			
	24'	12'-7"	16'-2"	16'-2"		24'	12'-5"	15'-0"			
2 X 12	12'	20'-7"	26'-11"	26'-11"	2 X 12	12'	20'-0"	24'-8"	20'-0"		
	16'	17'-10"	23'-0"	23'-0"		16'	18'-0"	21'-4"			
	24'	14'-7"	18'-10"	18'-10"		24'	14'-8"	17'-8"			

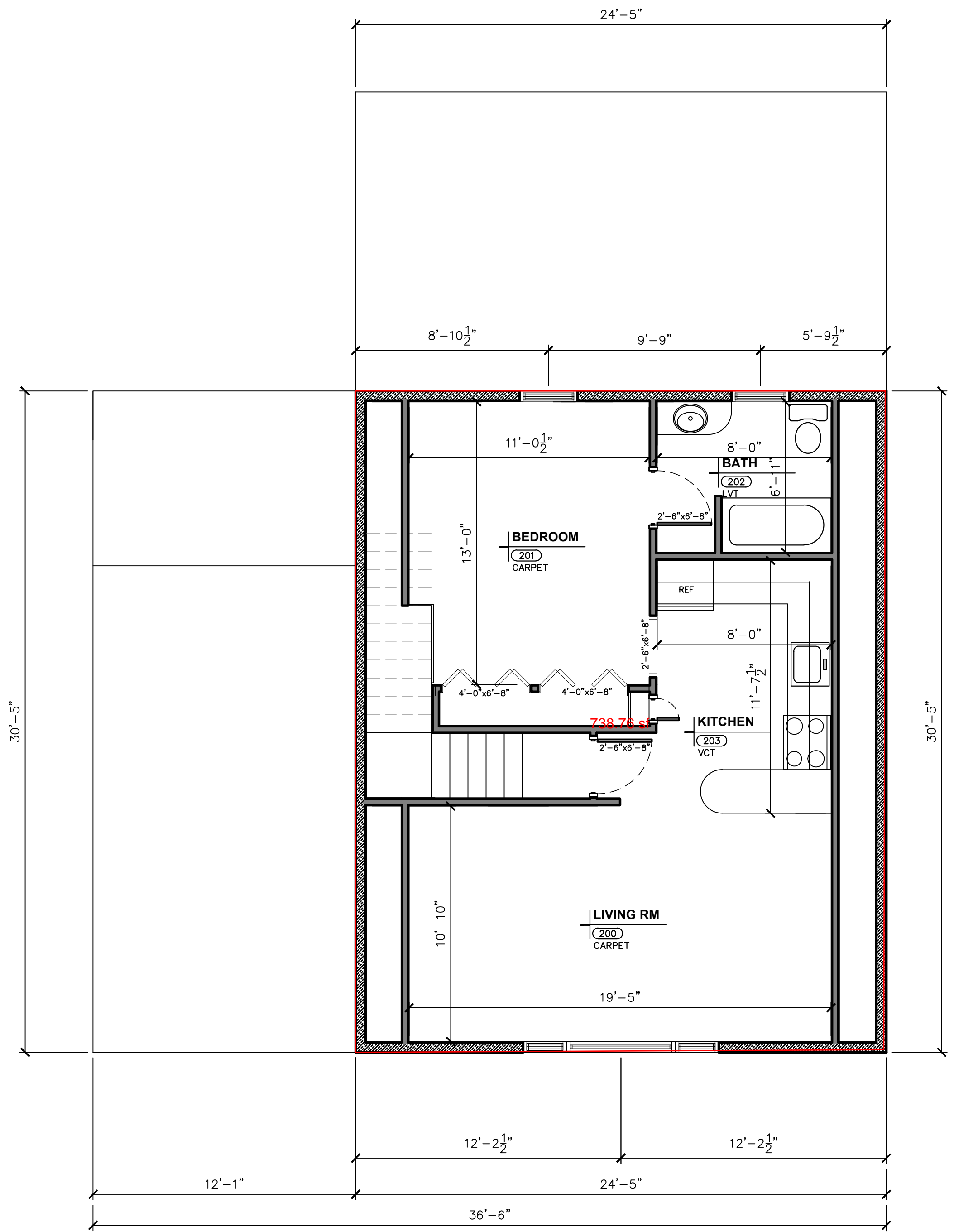
**ENERGY CONSERVATION CODE:**

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 CATTARAUGUS 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-VALUE
  - F. FLOOR 30 R-VALUE
  - G. BASEMENT WALL 15/19 R-VALUE
  - H. SLAB 10 R-VALUE TO 4" R-VALUE
  - 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/NOMA/CSA 101/1.5.2/AMMO BY AN ACCREDITED, INDEPENDENT LABORATORY AND LISTED AND LABELED BY THE MANUFACTURER.
9. BUILDING CAVITIES SHALL NOT BE USED AS DUCTS OR PLENUMS.
10. A SHOWER OR BATHUB ON AN EXTERIOR WALL LEAVING 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)



**EXISTING GARAGE FLOOR PLAN**

SCALE: 1/4" = 1'-0"  
AREA FIRST FLOOR 1272 SF



**EXISTING SECOND FLOOR PLAN**

SCALE: 1/4" = 1'-0"  
AREA SECOND FLOOR 613 SF

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

**EXISTING FLOOR PLAN**

**DOCUMENT STATUS**  
DATE: 11-28-2022  
 NOT FOR CONSTRUCTION  
 PROGRESS SET  
 PRELIMINARY  
 FINAL  
ISSUED BY: ABT

RESIDENTIAL DESIGN FOR  
**McGOWEN RESIDENCE**  
17 ADAMS STREET  
ELLCOTTVILLE, NEW YORK 14731

REVISION DATE: \_\_\_\_\_ DRAWN BY: ABT  
DATE: 11/28/2022 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 BE BUILT IN 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 (L.L. + D.L.) (SHAKE/COMP)	48 PSF
ROOF (L.L. + D.L.)	50 PSF
1ST FLOOR (L.L. + D.L.)	100 PSF
GARAGE FLOOR (L.L.) (2,000 POINT)	50 PSF
BALCONIES (EXT.) (L.L. + D.L.)	70 PSF
ATTIC STORAGE (CLG. JST.) (L.L. + 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 2010 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)	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
	SHOWER DOOR GLASS (MAX. 28 SQ. FT.)	U = .50
	FULL LIGHT GLASS DOOR CLASS	U = .40
	OTHER DOORS (EQ. MAX. GLAZING) (3)	U = .20
	SKYLIGHT CLASS (MAX. 24" 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 NF112.
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, BATHUBS & SHOWERS, AND IN ANY PART OF A BUILDING WALL ENCLOSED 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 ACTIVATION OF ONE ALARM WILL ACTIVATE 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 LANDINGS 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 DEHUMIDIFIER, TIMER OR SIMILAR MEANS OF AUTOMATIC CONTROL. DRYER & RANGE HOODS ARE ALSO TO BE VENTED TO EXTERIOR.
18. SPECIFIC MANUFACTURERS 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.D. JOISTS HUNG ON FLUSH BEAMS TO BE ATTACHED WITH U210 OR EQUIVALENT. MULTIPLE JOISTS USE U210-2/U210-3 AS REQUIRED. USE OF 10x 4-1/2" WALLS ARE ALLOWED WITH THESE TYPE OF HANGERS UNLESS NOTED ON THE PLANS. SEE NAIL CONNECTION 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 BARRIERS 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. HIPPS, VALLEYS 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" DPH SERIES BASES. U.N.D. AND INTERIOR GARAGE POSTS REQUIRE "SIMPSON" CB SERIES BASES.

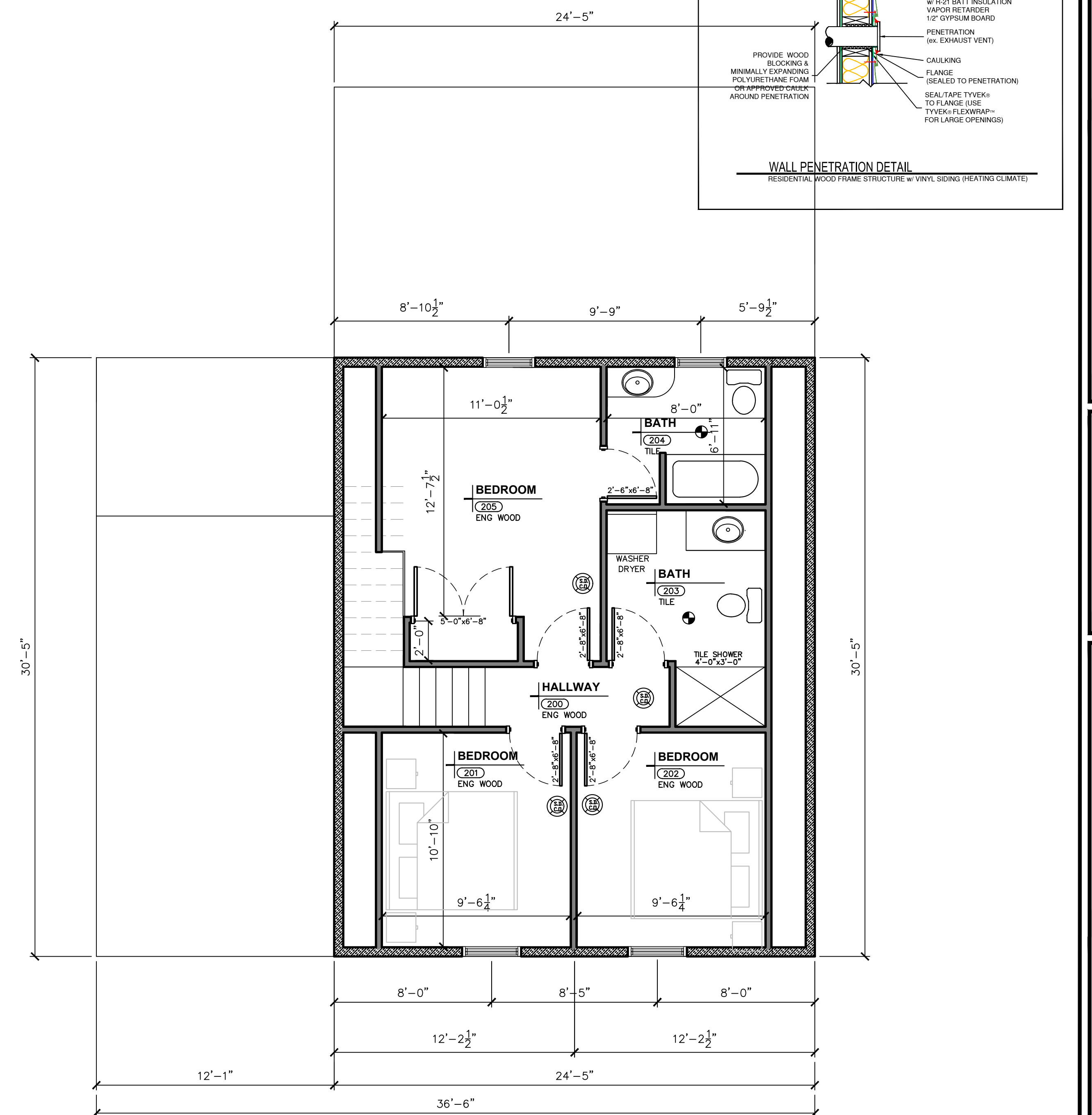
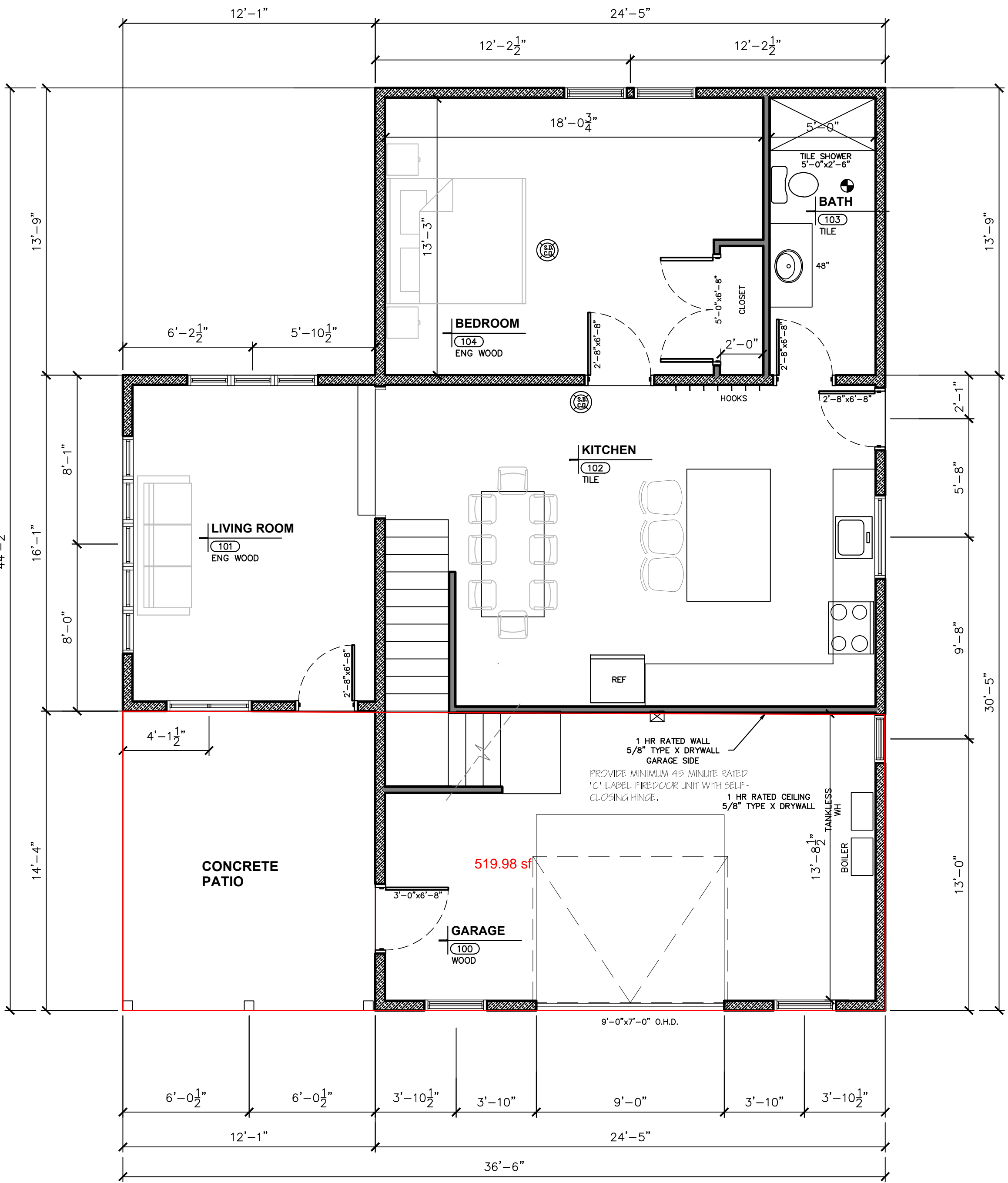
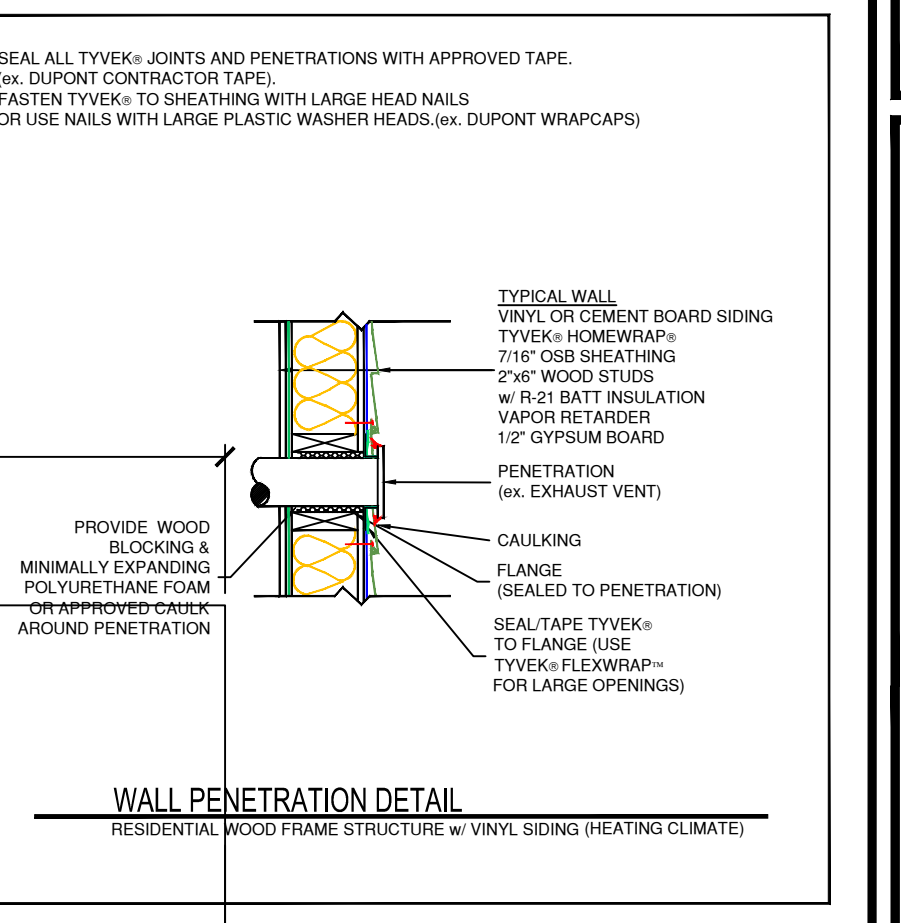
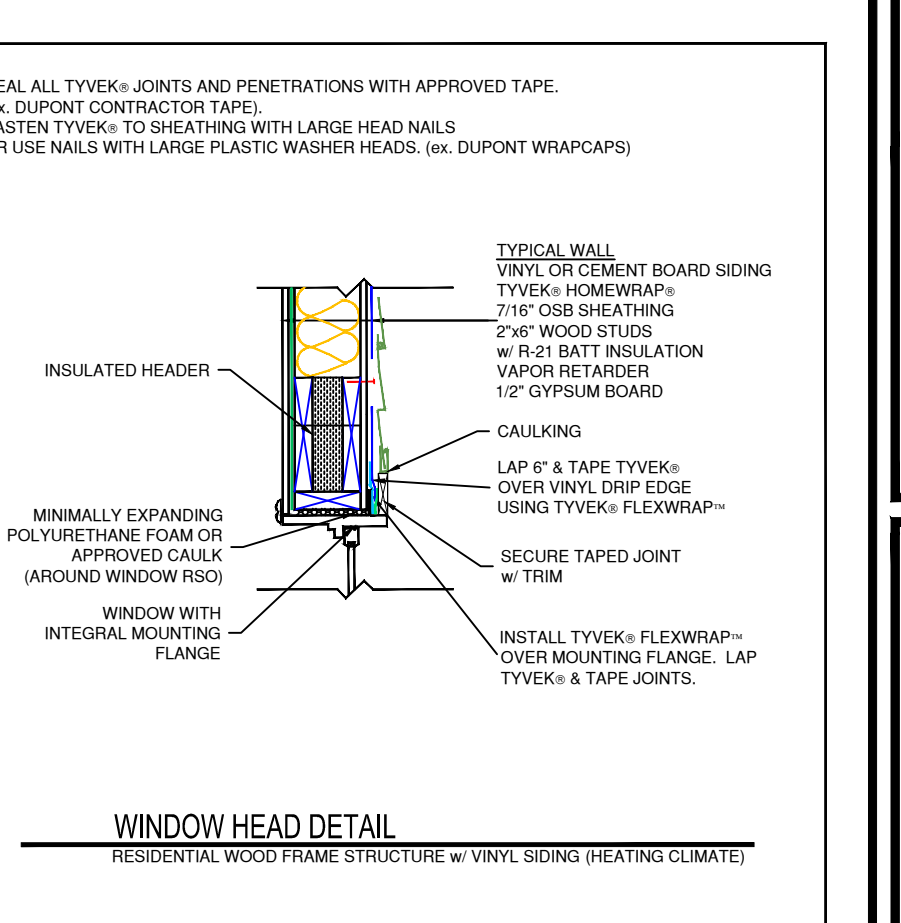
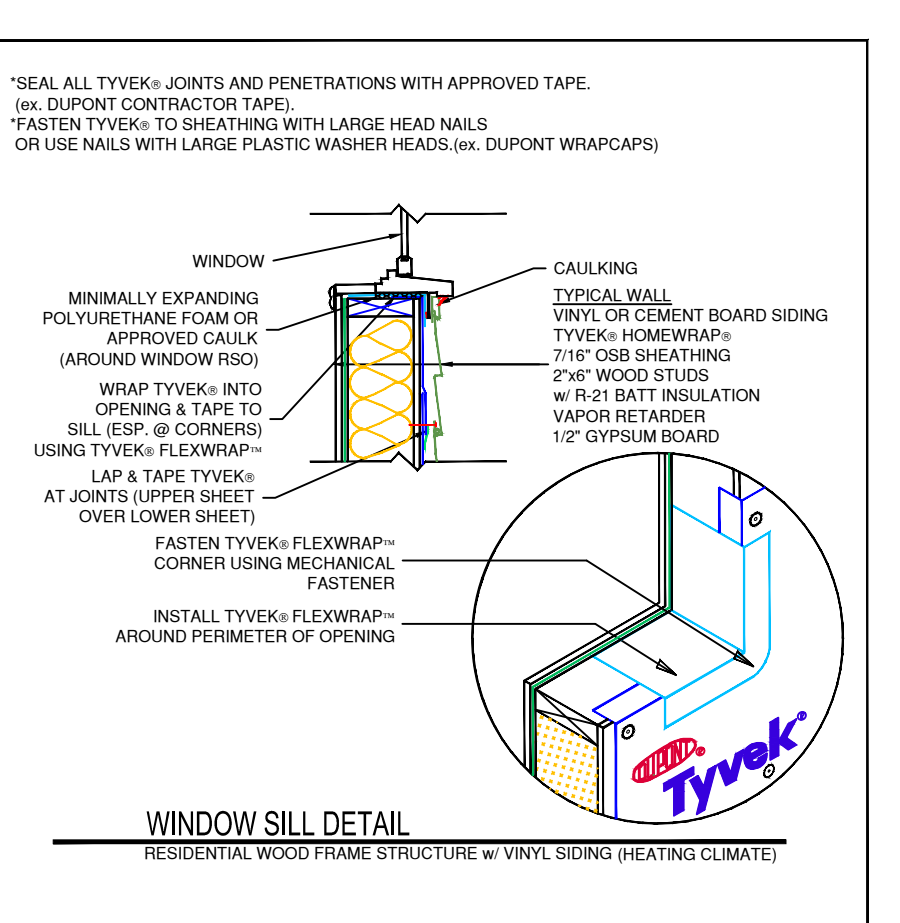
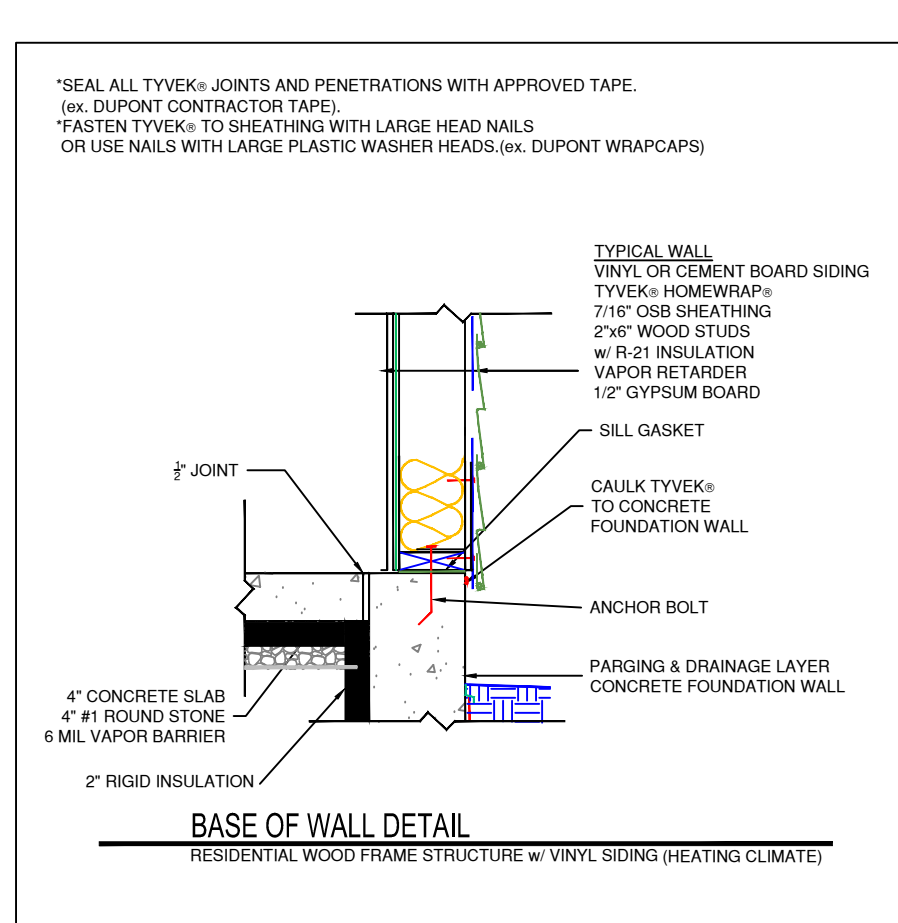
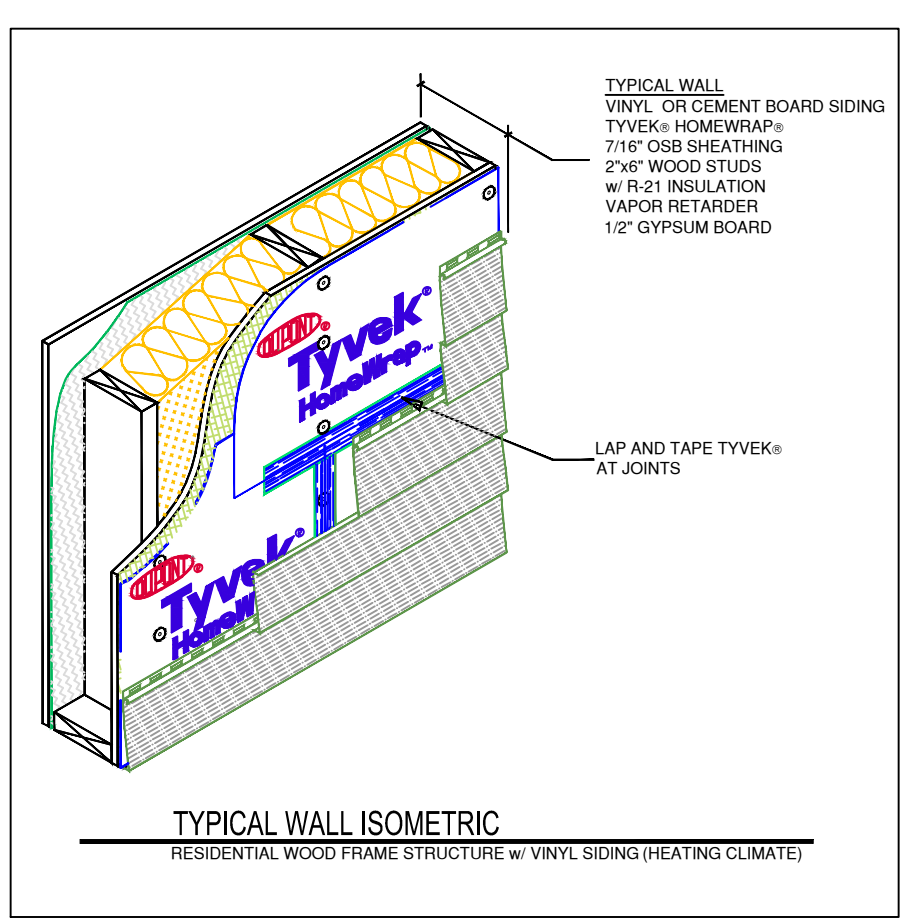
LUMBER SPECIES:	
A. POSTS: BEAMS, HEADERS	NO. 2 DOUGLAS FIR
JOISTS AND RAFTERS	NO. 3 DOUGLAS FIR
B. SHELS, PARTS, BLOCKING BRIDGING ETC.	NO. 3 DOUGLAS FIR
C. STUDS	STUD GRADE S.D.F.
D. POST & BEAM DECKING	UTILITY GRADE D.F.
E. FLOORWOOD SHEATHING	EX. 100, 120, 32/4K
G. GLU-LAM BEAMS (EXT. ADH. & EXL. CONDITIONS)	Fb=2400, DRY ADH.
H. PSL MATERIALS	Fb = 2900 E = 2.0 Fv = 290
LVL MATERIALS	Fb = 2600 E = 1.8 Fv = 265
* PSL INDICATES PARALLEL STRAND LUMBER	
** LVL INDICATES LAMINATED VENEER LUMBER	
I. METAL HANGERS & FASTENERS USED WITH P.L. LUMBER TO BE STAINLESS STEEL OR HOT DIPPED GALVANIZED.	

10. NAILING SCHEDULE:

JUST 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.	END NAIL
STUD TO STUD	3-8d DR	TOE NAIL
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 RAFTER	3-8d	TOE NAIL
CLG. JST. LAP OVER PL.	3-10d	FACE NAIL
RAFTER TO TOP PL.	2-16d	TOE NAIL
CORNER JOIST (EA. END)	3-10d (U.N.D.)	FACE NAIL
BUILT-UP CORNER STUDS	10d @ 24" o.c.	FACE NAIL
FLOORWOOD SUBFLOOR	6d @ 6" o.c.	EDGE NAIL
6d @ 12" o.c.	FIELD NAIL	
SOLID BLOCKING @ SHEATHING	3-8d	TOE NAIL
PLY WALL & ROOF SHEATHING	8d @ 6" o.c.	EDGE NAIL
8d @ 12" o.c.	FIELD NAIL	
STAPLED ROOF SHEATHING	3" o.c.	EDGE NAIL
16 ga. 7/16" CROWN 1/2" MIN.	6" o.c.	FIELD NAIL
TOP PL. AT INTERSECTIONS	2-10d	FACE NAIL
MULTIPLE JOISTS (UP TO 3)	16d @ 15" o.c.	STAGGERED
MULTIPLE JOISTS (OVER 3)	1/2" SOLS W/ WASHERS	
1 X 6 SPACED SHEATHING	3-8d	FACE NAIL
RAFTERS TO HIPPS, VALLEY	4-16d	TOE NAIL
OR RIDGES/SCALES	3-16d	FACE NAIL
RAFTER LEDGERS	3-20d	EACH STUD

SPAN TABLES

NO. OF JOISTS	FLOOR (ON W.P.A., 4th EDITION, SIMPLE UNIFORM LOADING)		RAFTERS (ON L.L.) (U/240 LL)	TILE (19# D.L.)	COMP. / SHAP. (10# D.L.)		
	BASED ON W.P.A., 4th EDITION, SIMPLE UNIFORM LOADING	CEILING (U/240 LL)					
NO. OF MEMBERS	SPAC'G O.C.	MAX. SPAN	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"	8'-8"	12'-10"		16"	10'-0"	11'-11"
	24"	8'-1"	10'-5"		24"	8'-2"	9'-8"
2 X 8	12"	14'-2"	18'-6"	2 X 8	12"	11'-7"	13'-5"
	16"	11'-9"	15'-2"		16"	10'-0"	11'-11"
	24"	10'-3"	13'-5"		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'-8"	18'-5"
	24"	12'-7"	16'-2"		24"	12'-5"	15'-0"
2 X 12	12"	20'-7"	26'-7"	2 X 12	12"	20'-0"	24'-6"
	16"	17'-10"	23'-0"		16"	18'-0"	21'-4"
	24"	14'-7"	18'-10"		24"	14'-8"	17'-5"



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

**PROPOSED FLOOR PLAN**

**DOCUMENT STATUS**

- DATE: 3-16-2023
- NOT FOR CONSTRUCTION
  - PROGRESS SET
  - PRELIMINARY
  - FINAL
- ISSUED BY: ABT

RESIDENTIAL DESIGN FOR  
**McGOWEN RESIDENCE**  
17 ADAMS STREET  
ELLCOTTVILLE, NEW YORK 14731

REVISION DATE:	DRAWN BY:
DATE:	ABT
3/16/2023	REVIEWED BY:

DRAWING NO: **A102**

TO THE BEST OF THE KNOWLEDGE, BELIEF, AND PROFESSIONAL JUDGEMENT OF THE UNDERSIGNED AARON B. TILLER, 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



**AARON B. TILLER**

COMMERCIAL, INDUSTRIAL, RESIDENTIAL  
CAD SERVICES

5 PINE STREET  
ALLEGANY, NEW YORK 14706  
716-307-3684  
AARONTILLER@GMAIL.COM

**PROPOSED  
ELEVATIONS**

*DOCUMENT STATUS*

DATE: 11-14-2022

- NOT FOR CONSTRUCTION
- PROGRESS SET
- PRELIMINARY
- FINAL

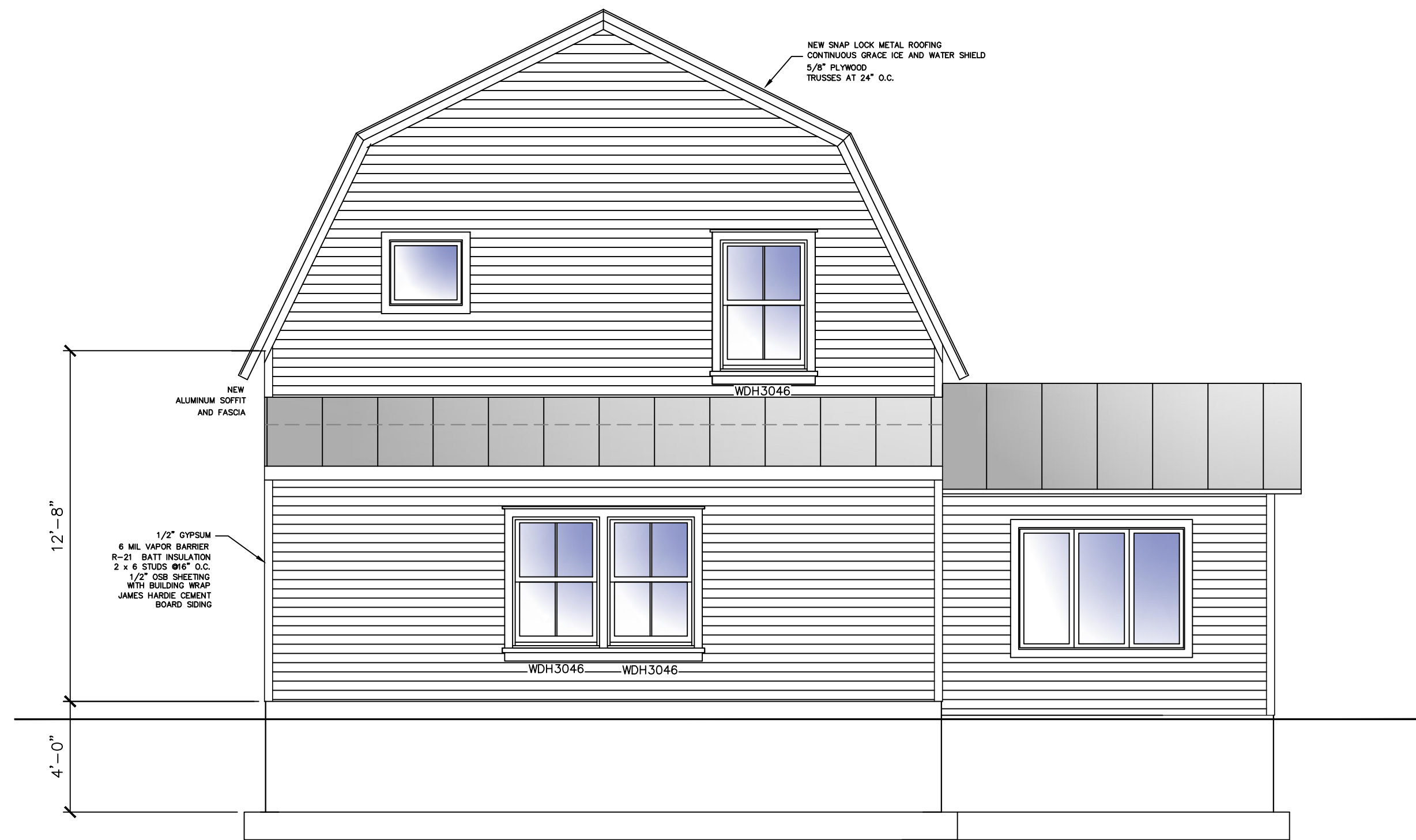
ISSUED BY: ABT

RESIDENTIAL DESIGN  
FOR  
**McGOWEN  
RESIDENCE**  
17 ADAMS STREET  
ELLCOTTVILLE, NEW YORK 14731

REVISION DATE: \_\_\_\_\_ DRAWN BY: ABT

DATE: 11/14/2022 REVIEWED BY: \_\_\_\_\_

DRAWING NO: **A201**



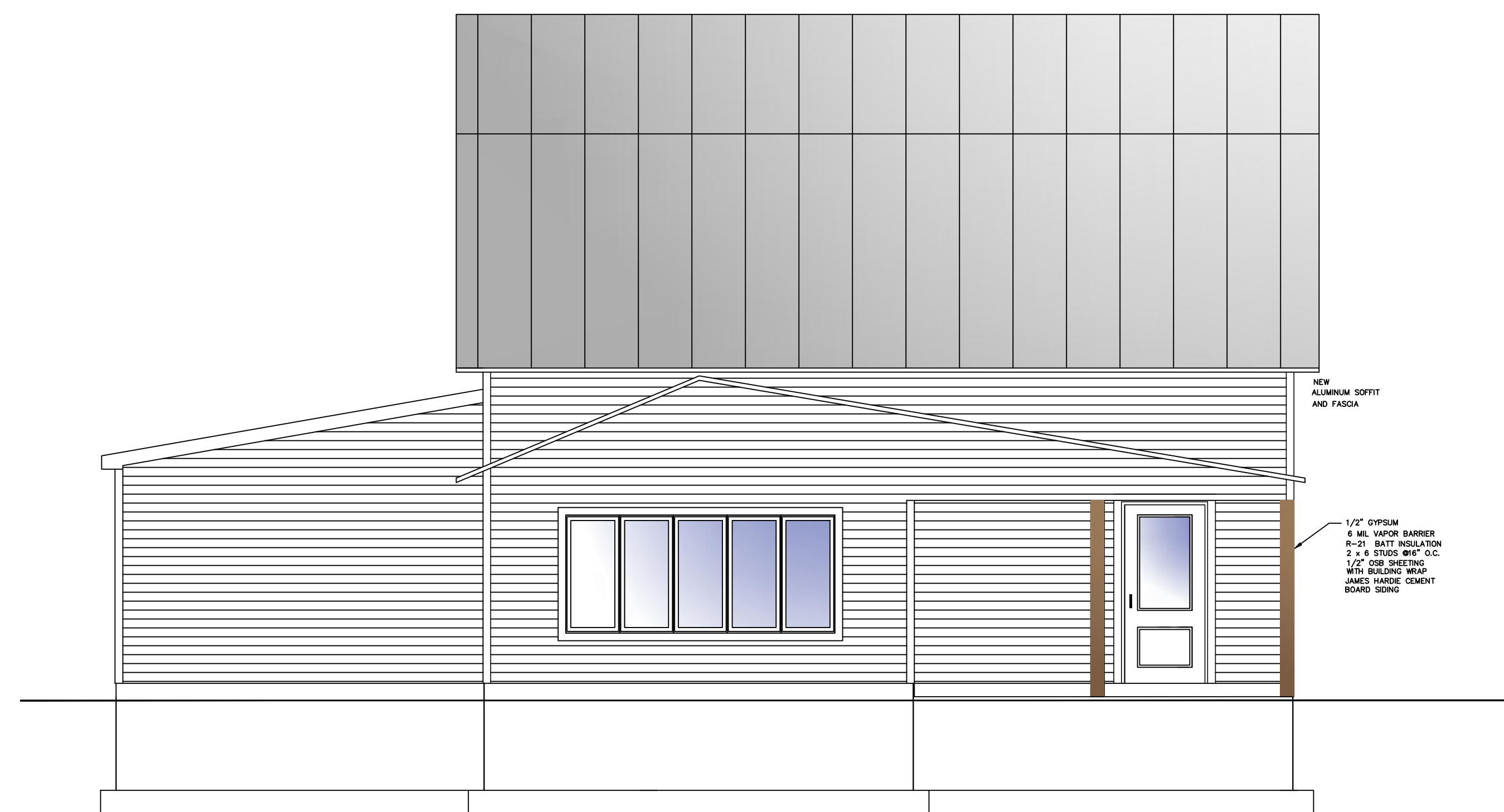
**REAR ELEVATION**

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



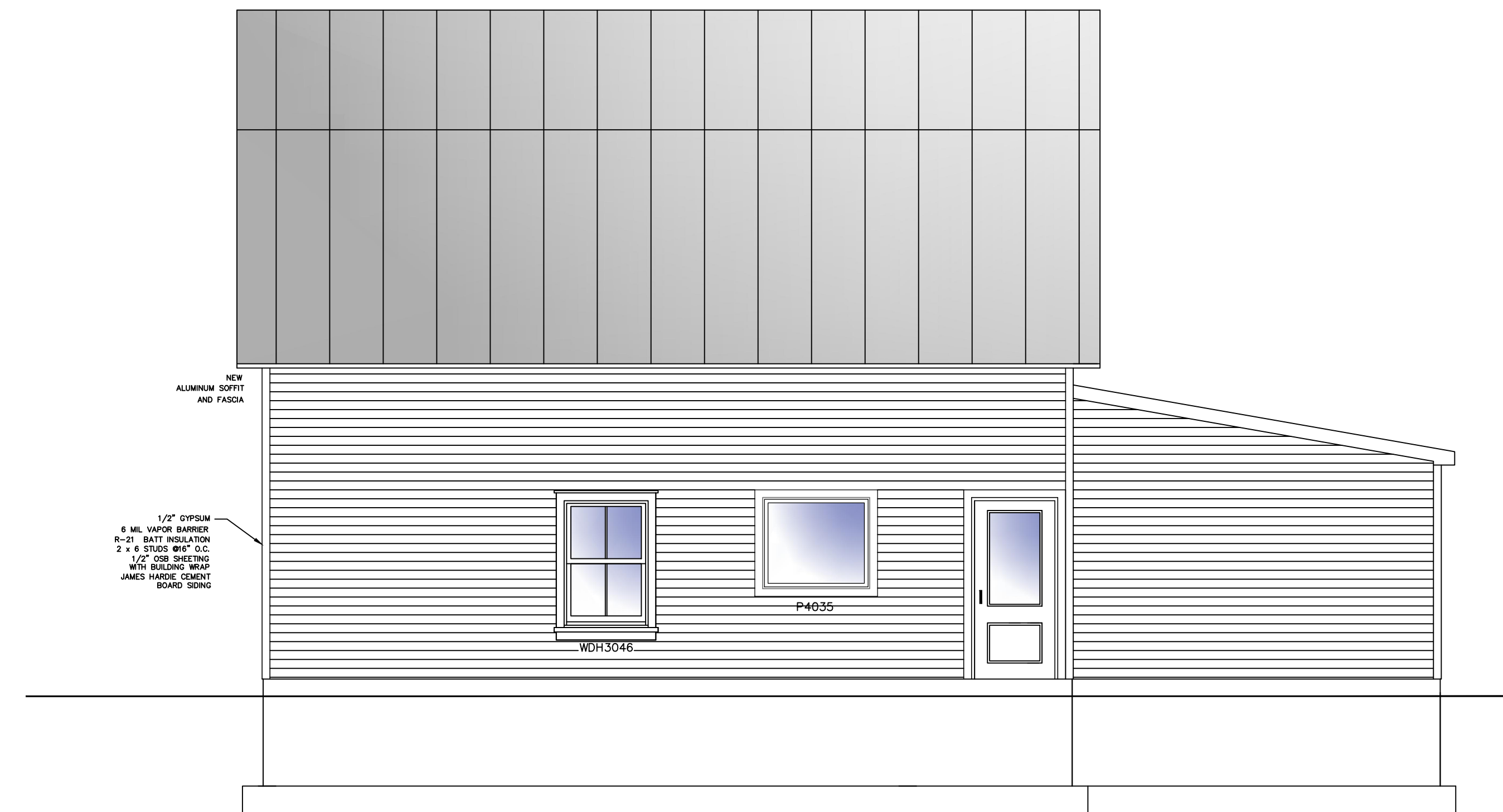
**FRONT ELEVATION**

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



**LEFT ELEVATION**

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



**RIGHT ELEVATION**

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

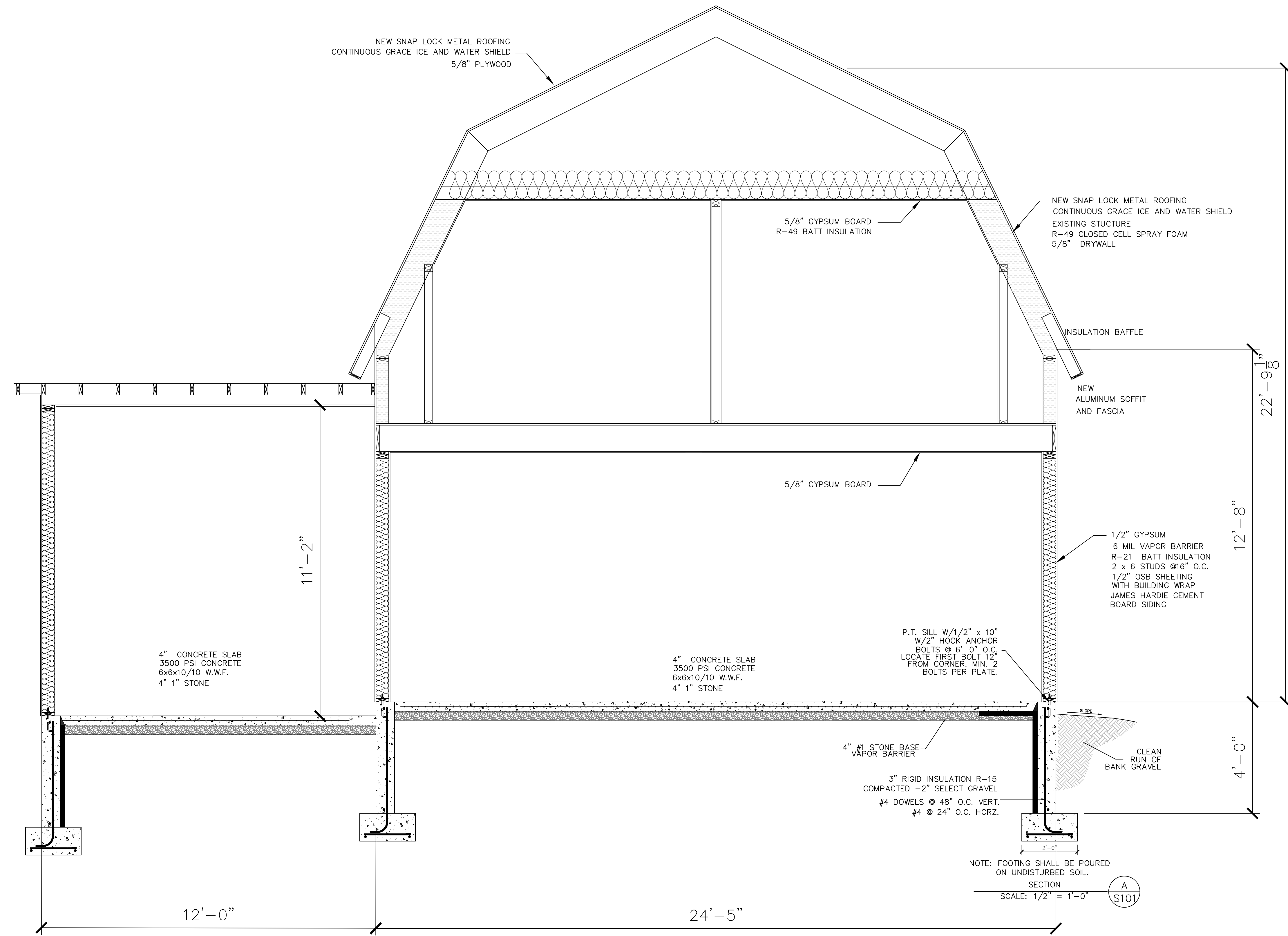
TO THE BEST OF THE KNOWLEDGE, BELIEF, AND PROFESSIONAL JUDGEMENT OF THE UNDERSIGNED  
AARON B. TILLER, THE PLANS AND SPECIFICATIONS DEPICTED ON THESE DRAWINGS ARE IN  
COMPLIANCE WITH THE APPLICABLE PROVISIONS OF THE NEW YORK STATE UNIFORM FIRE PREVENTION  
AND BUILDING CODE AND THE NEW YORK STATE ENERGY CONSERVATION CODE, AS CURRENTLY IN EFFECT



**AARON B. TILLER**

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

**PROPOSED  
CROSS SECTION**



**CROSS SECTION A301**

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

**DOCUMENT STATUS**

DATE: 11-28-2022  
 NOT FOR CONSTRUCTION  
 PROGRESS SET  
 PRELIMINARY  
 FINAL  
 ISSUED BY: ABT

RESIDENTIAL DESIGN  
FOR  
**McGOWEN  
RESIDENCE**  
17 ADAMS STREET  
ELLCOTTVILLE, NEW YORK 14731

REVISION DATE:	DRAWN BY: ABT
DATE: 11/28/2022	REVIEWED BY:

DRAWING NO:  
**A301**

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**FOUNDATION NOTES:**

- 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.
  - SOIL BEARING PRESSURE ASSUMED TO BE 1500 PSF.
  - MAXIMUM SLOPE OF CUTS AND FILLS TO BE TWO (2) HORIZONTAL TO ONE (1) VERTICAL FOR BUILDINGS, STRUCTURES, FOUNDATIONS AND RETAINING WALLS.
  - ANY FILL UNDER GRADE SUPPORTED SLABS TO BE A MIN. OF 4" IN. GRANULAR MATERIAL COMPACTED TO 95%.
  - 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.
- 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.
  - CONCRETE SIDEWALKS TO HAVE 3/4" IN. TOOLED JOINTS AT 5' FT. (MIN.) O.C.
  - REINFORCING STEEL TO BE A-615 GRADE 60. WELDED OPTIONAL WIRE MESH TO BE A-185.
  - COVER ENTIRE CRAWL SPACE WITH 6 MIL POLYETHYLENE FILM AND EXTEND UP FOUNDATION WALLS TO F.T. MIDSPAN.
  - ALL WOOD IN CONTACT WITH CONCRETE TO BE PRESSURE TREATED.
  - BEAM POCKETS IN CONCRETE TO HAVE 1/2" IN. AIRSPACE AT SIDES AND ENDS WITH A MIN. BEARING OF 4" IN.
  - WATERPROOF BASEMENT WALLS BEFORE BACKFILLING. PROVIDING A 4" IN. DIA. PERFORATED DRAIN TILE BELOW THE TOP OF THE FOOTING (SEE BUILDING SECTIONS).

**PROPOSED  
FOUNDATION PLAN**

**DOCUMENT STATUS**

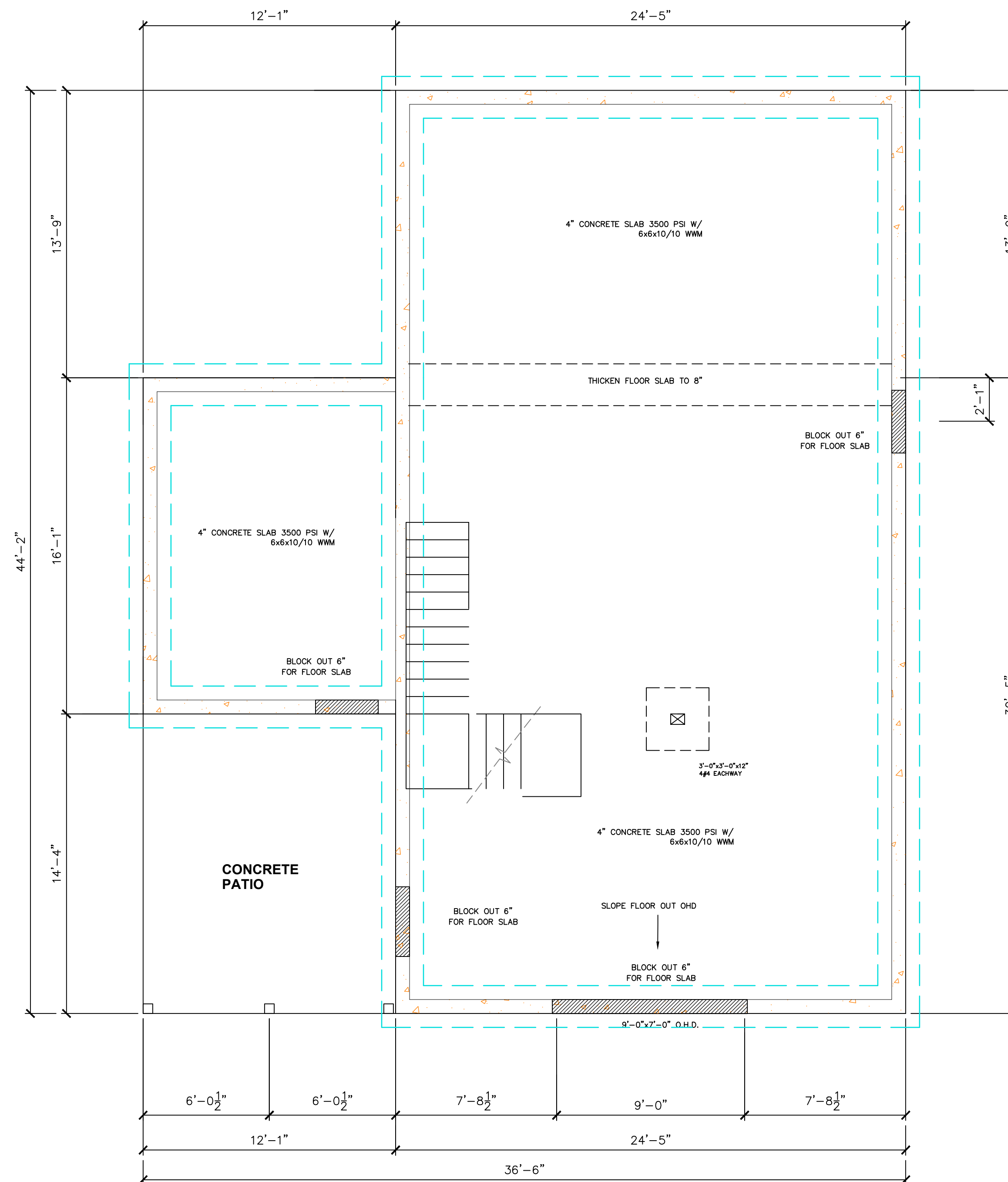
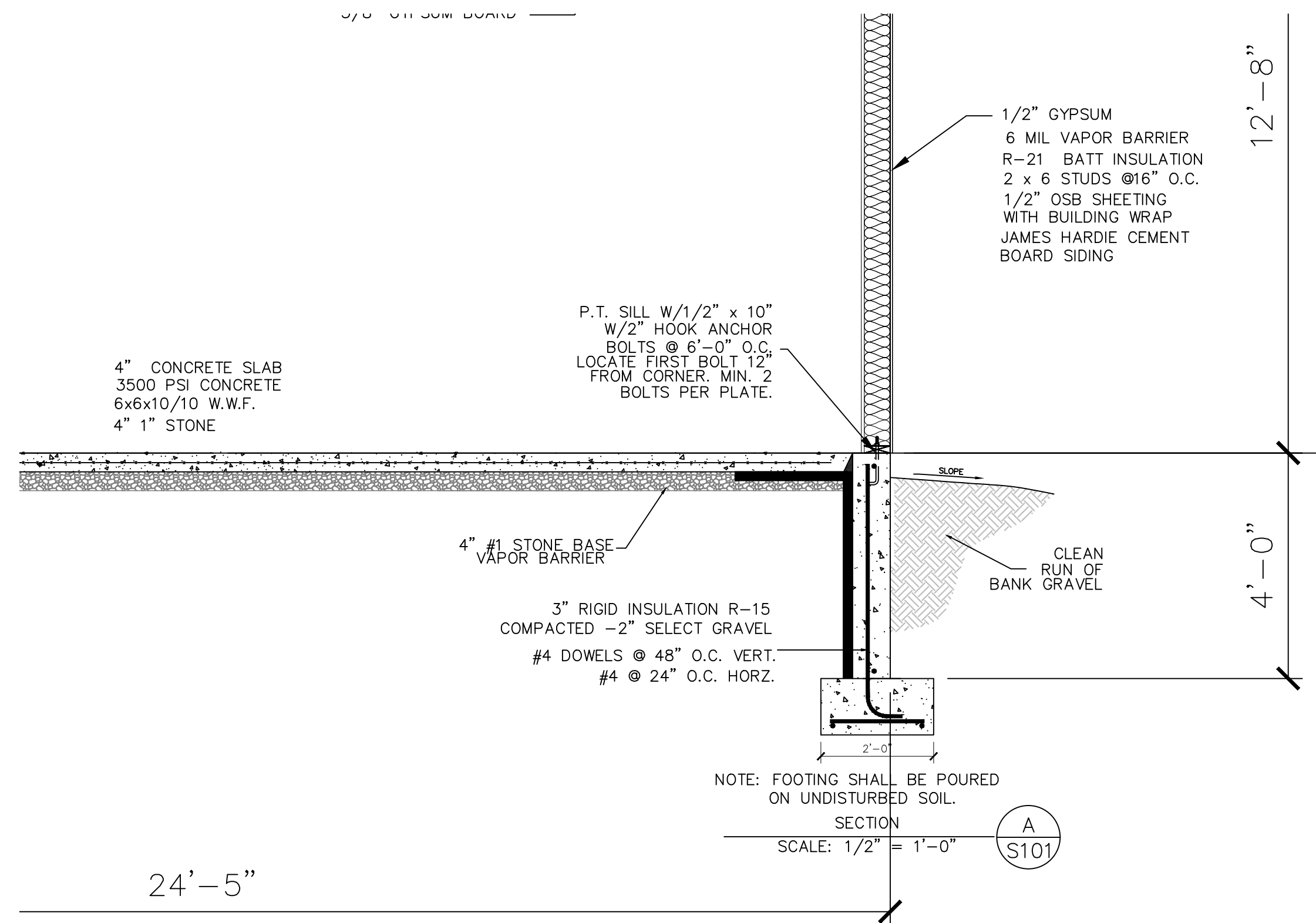
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ABT

DATE: 11/28/2022 REVIEWED BY:

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**S101**



**PROPOSED  
GARAGE FLOOR PLAN**

SCALE: 1/4" = 1'-0"  
AREA FIRST FLOOR 1272 SF

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