

# GRACI RESIDENCE 2024 NEW HOME

MILL STREET  
ELLCOTTVILLE, NEW YORK 14731



LOCATION

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

NEW  
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  
**GRACI  
RESIDENCE**  
MILL STREET  
ELLCOTTVILLE, NEW YORK 14731

## LEGEND

### MATERIAL DESIGNATIONS:

ELEVATION	
	CONCRETE/PLASTER
	CERAMIC TILE
	GLAZING
	BRICK
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
	RUNNING BOND MASONRY
	STACK BOND MASONRY
	STONE
	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		EXTERIOR ELEVATION: ELEVATION LETTER SHEET NUMBER
	DETAIL: DETAIL NUMBER SHEET NUMBER		INTERIOR ELEVATION: ELEVATION LETTER SHEET NUMBER
	DOOR NUMBER		ROOM NUMBER
	WINDOW TYPE		ELEVATION TAG
	COLUMN GRID		SPOT ELEVATION
	CENTER LINE		REVISION
	EXISTING CONTOUR LINE		PROPERTY LINE
	NEW CONTOUR LINE		NORTH DESIGNATION
	GRAPHIC SCALE		FIRE EXTINGUISHER
	ROOF SLOPE INDICATION		EMERGENCY LIGHT WALL MOUNTED
	BRACING		CARBON MONOXIDE DETECTOR SHALL BE WIRED INTO 110v CIRCUIT.
	EXIT LIGHT GRILLE		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
A101	FIRST FLOOR PLAN
A102	SECOND FLOOR PLAN
A201	ELEVATIONS
A202	ELEVATIONS
A301	CROSS SECTION
A302	CROSS SECTION
S101	FOUNDATION PLAN

### DOCUMENT STATUS

DATE: 12-19-2023

NOT FOR CONSTRUCTION

PROGRESS SET

PRELIMINARY

FINAL

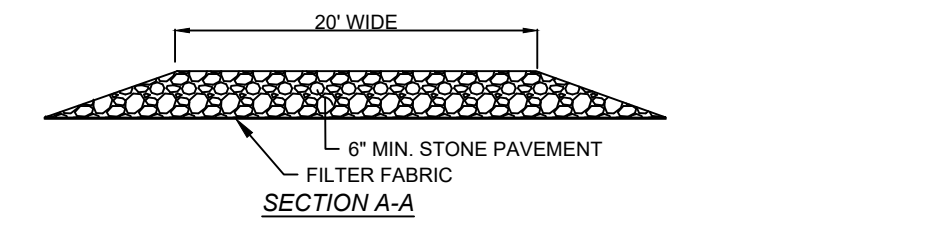
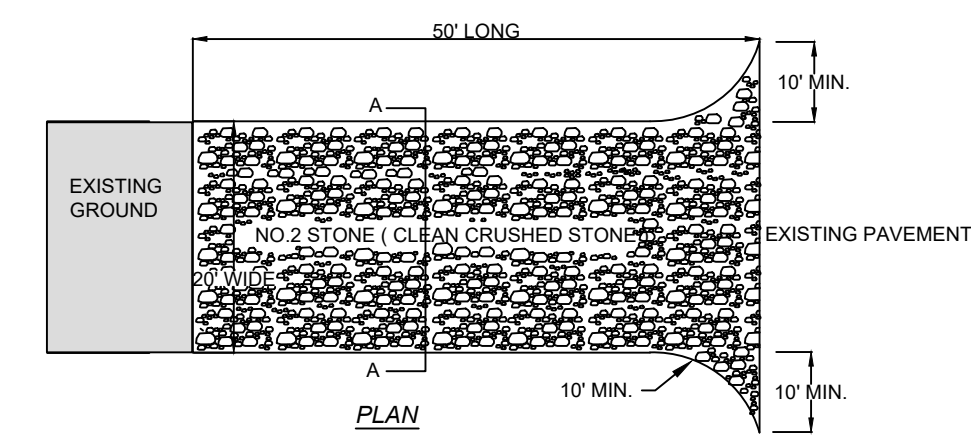
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REVISION DATE: DRAWN BY: ABT

DATE: 12-19-2023 REVIEWED BY:

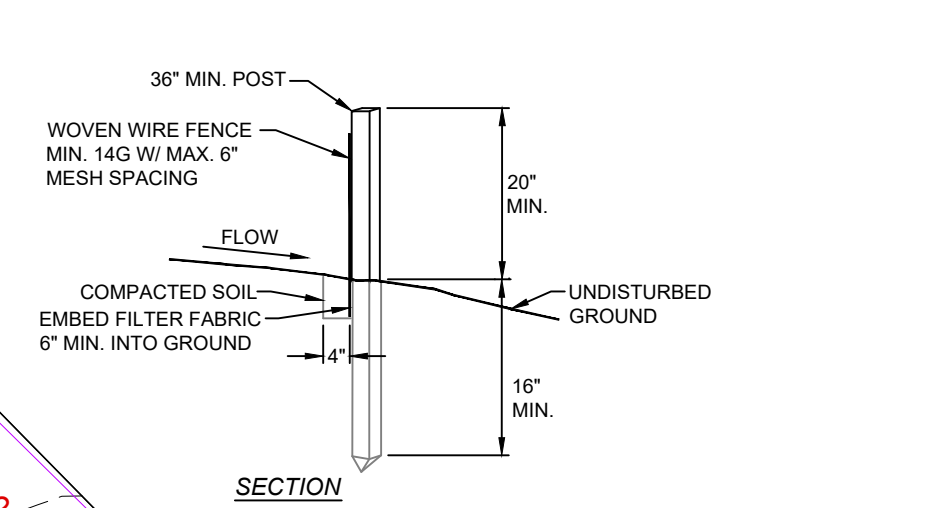
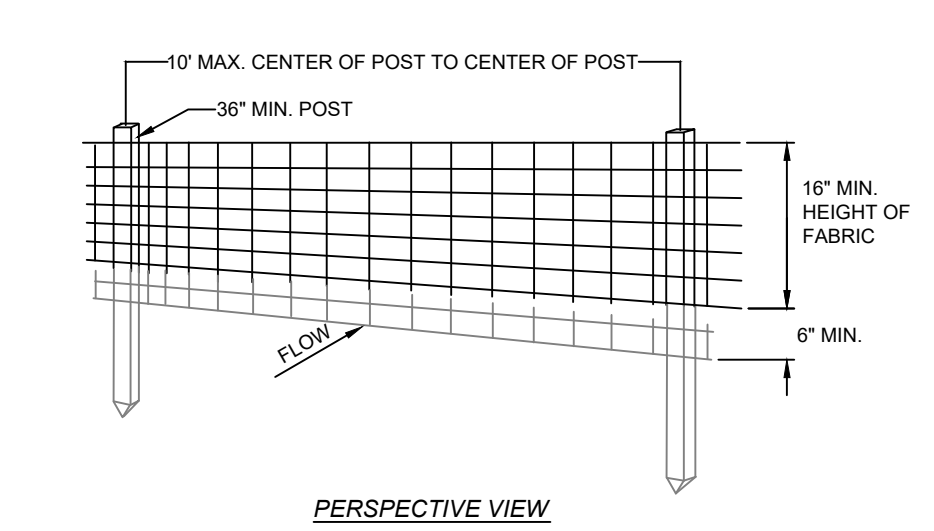
DRAWING NO: CS

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- 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 RAIN STORM.

**STABILIZED CONSTRUCTION ENTRANCE**  
N.T.S.



**SILT FENCE DETAIL**  
N.T.S.  
BY SITEWORK CONTRACTOR SW#6

**PROPOSED SITE PLAN**

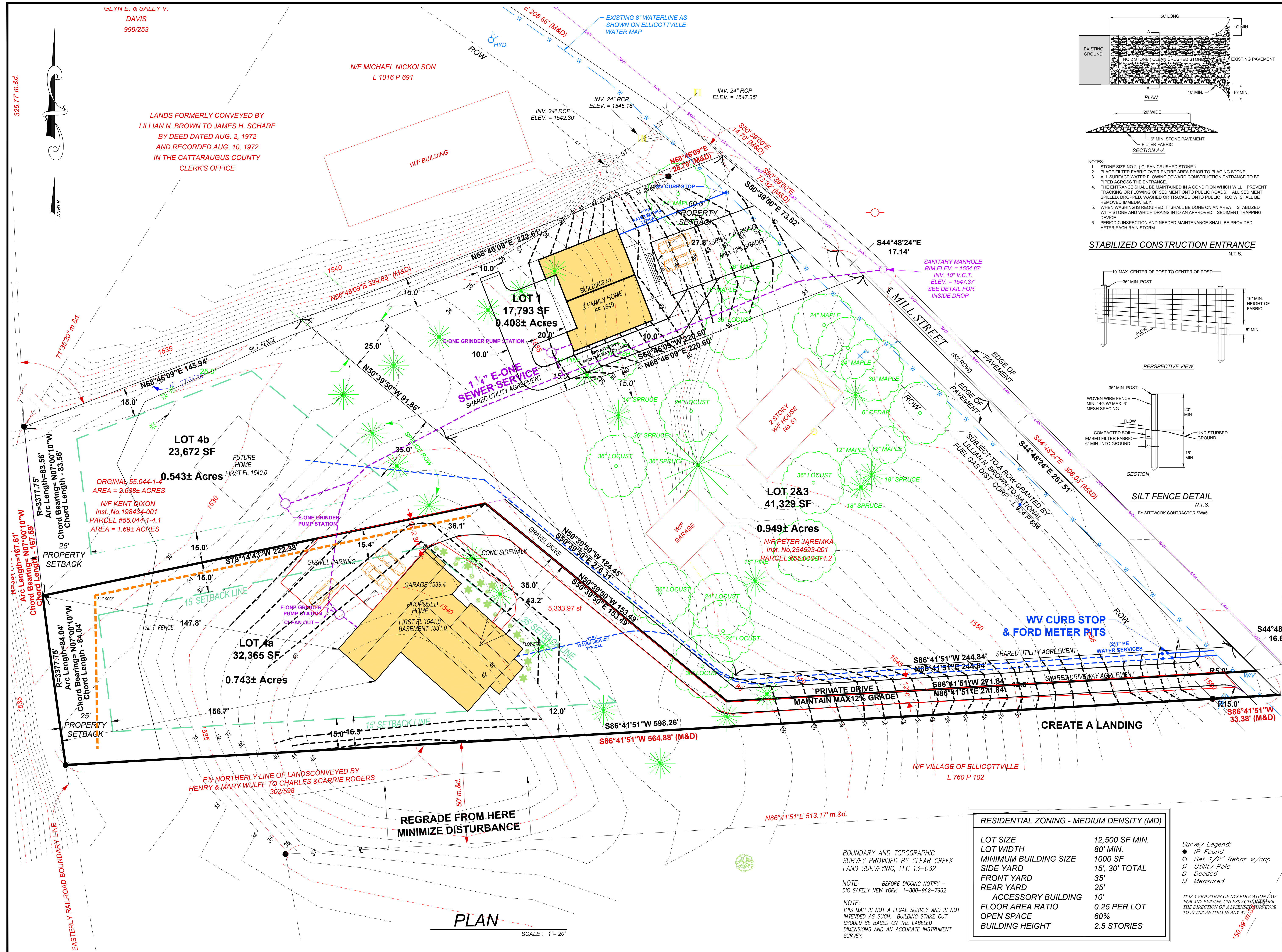
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REVISION DATE: DRAWN BY:

12-19-2023 REVIEWED BY:

DRAWING NO: **C101**



GLYN E. & SALLY V. DAVIS  
 999/253

N/F MICHAEL NICKOLSON  
 L 1016 P 691

LANDS FORMERLY CONVEYED BY  
 LILLIAN N. BROWN TO JAMES H. SCHARF  
 BY DEED DATED AUG. 2, 1972  
 AND RECORDED AUG. 10, 1972  
 IN THE CATTARAUGUS COUNTY  
 CLERK'S OFFICE

325.77' m.&d.

71'35"20" m.&d.

R=3377.75'  
 Arc Length=83.56'  
 Chord Bearing=N07°00'10"W  
 Chord Length=83.56'

R=3377.75'  
 Arc Length=167.61'  
 Chord Bearing=N07°00'10"W  
 Chord Length=167.59'

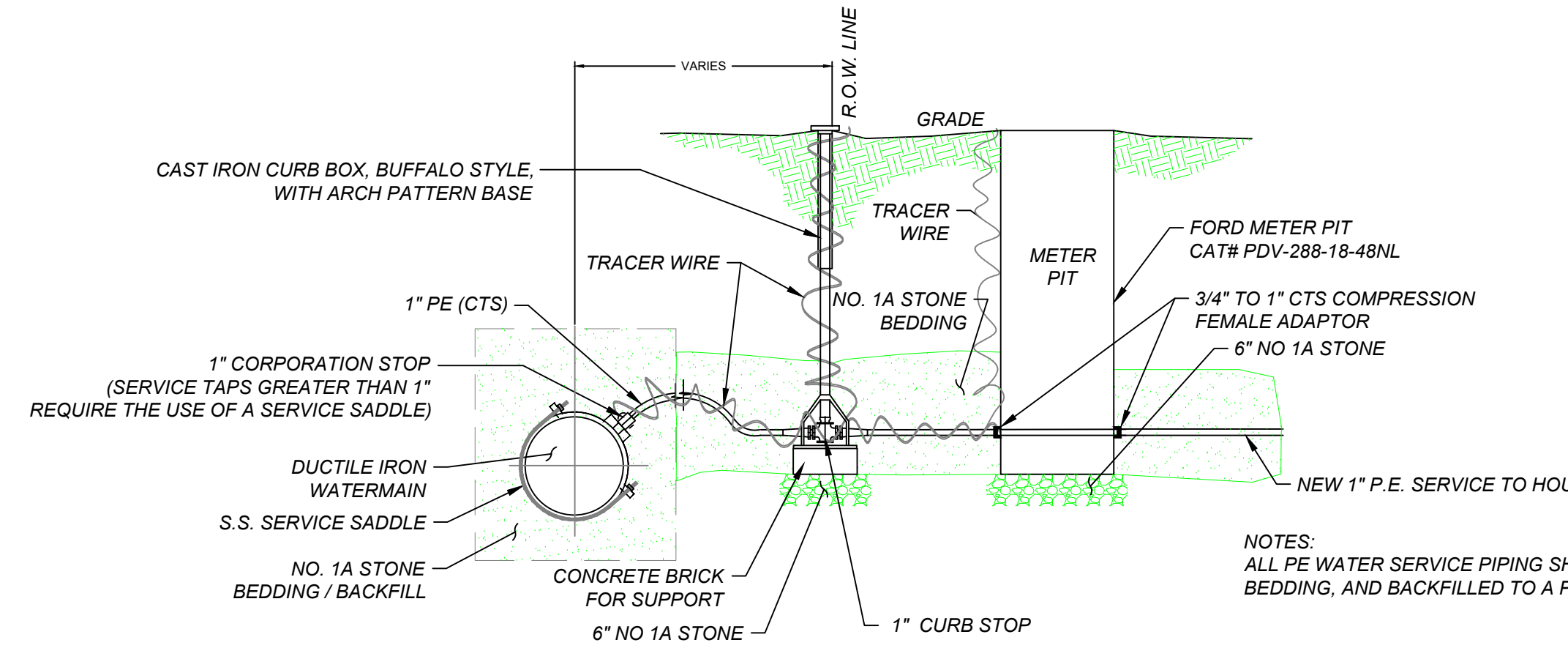
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 Arc Length=84.04'  
 Chord Bearing=N07°00'10"W  
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 Chord Bearing=N07°00'10"W  
 Chord Length=84.04'

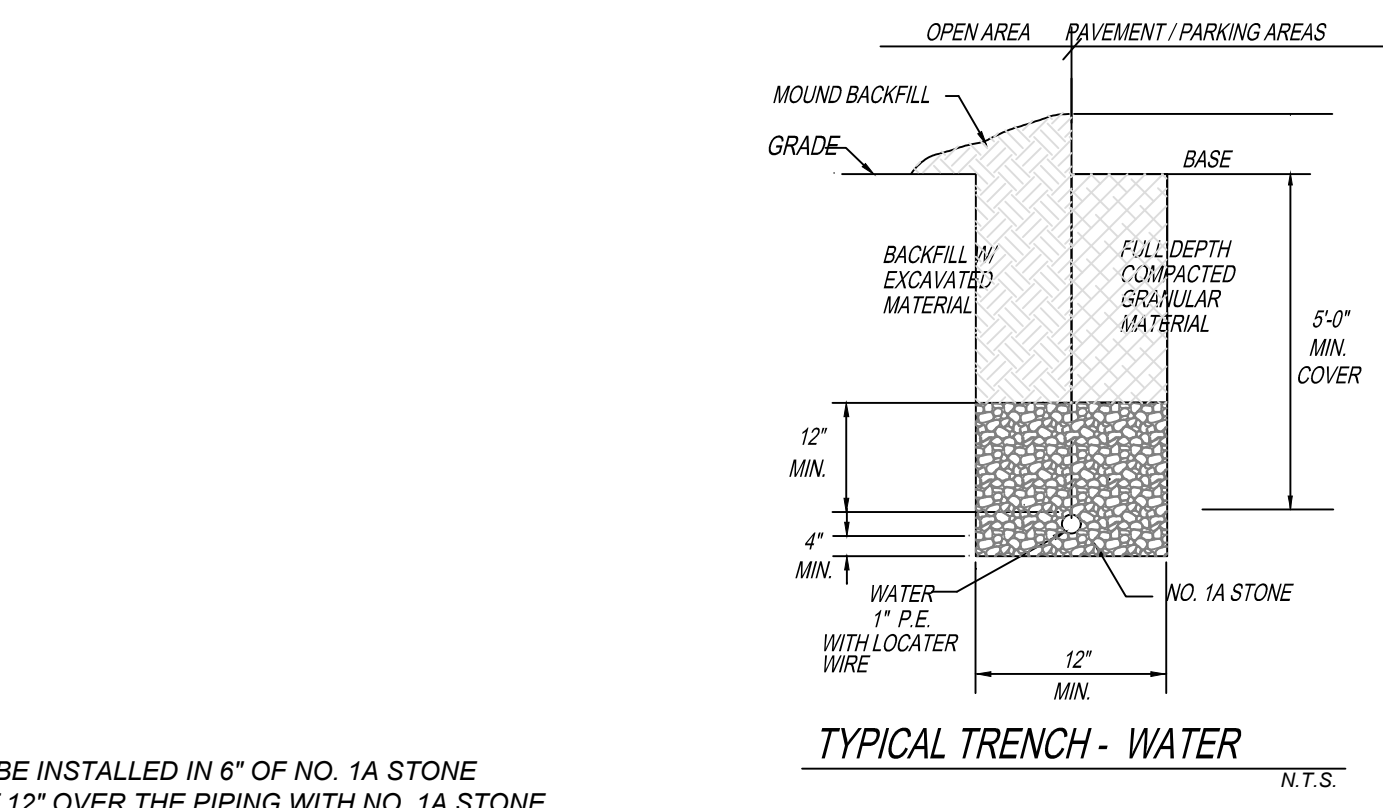
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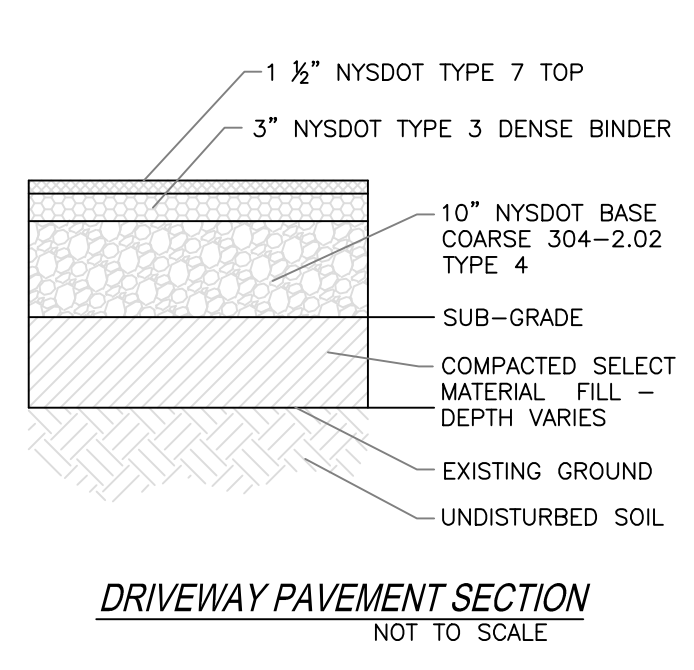
150.39' m.&d.



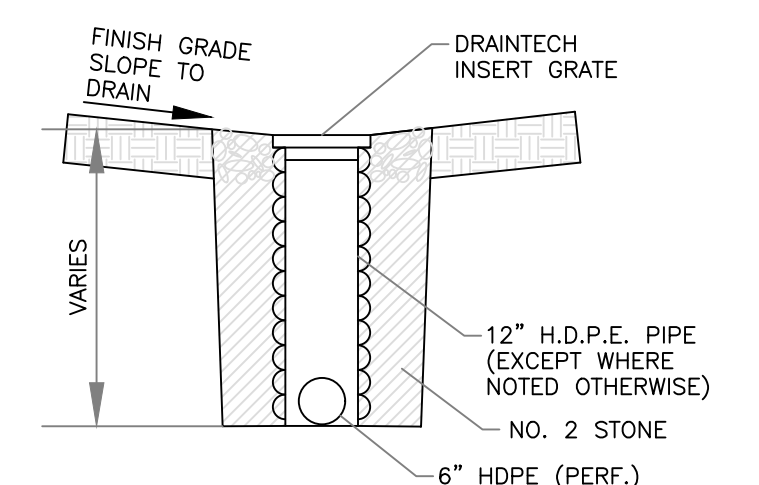
**TYPICAL NEW WATER SERVICE**  
 (D.I. WATERMAIN) N.T.S.



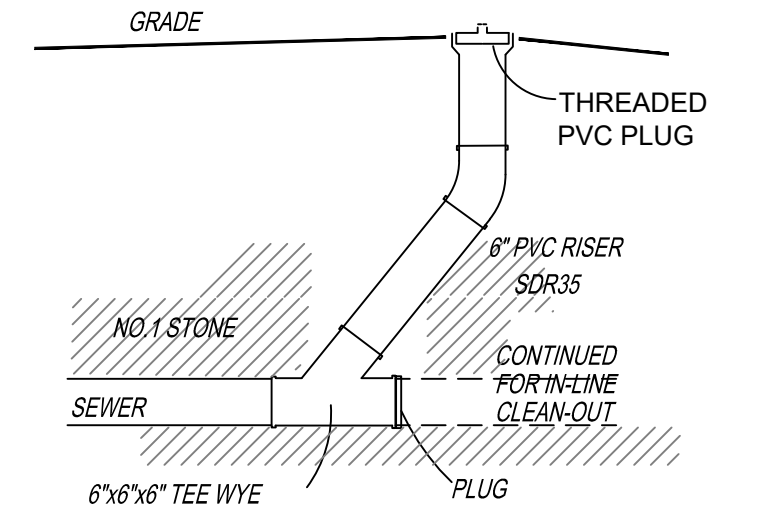
**TYPICAL TRENCH - WATER**  
 N.T.S.



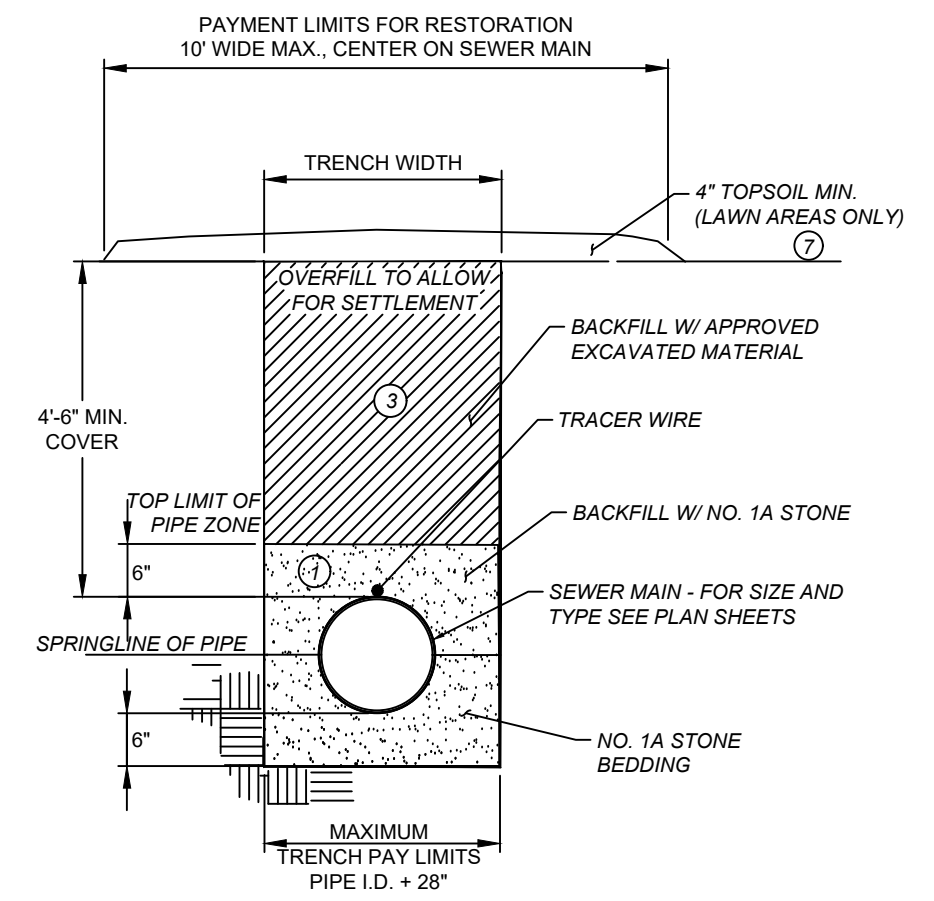
**DRIVEWAY PAVEMENT SECTION**  
 NOT TO SCALE



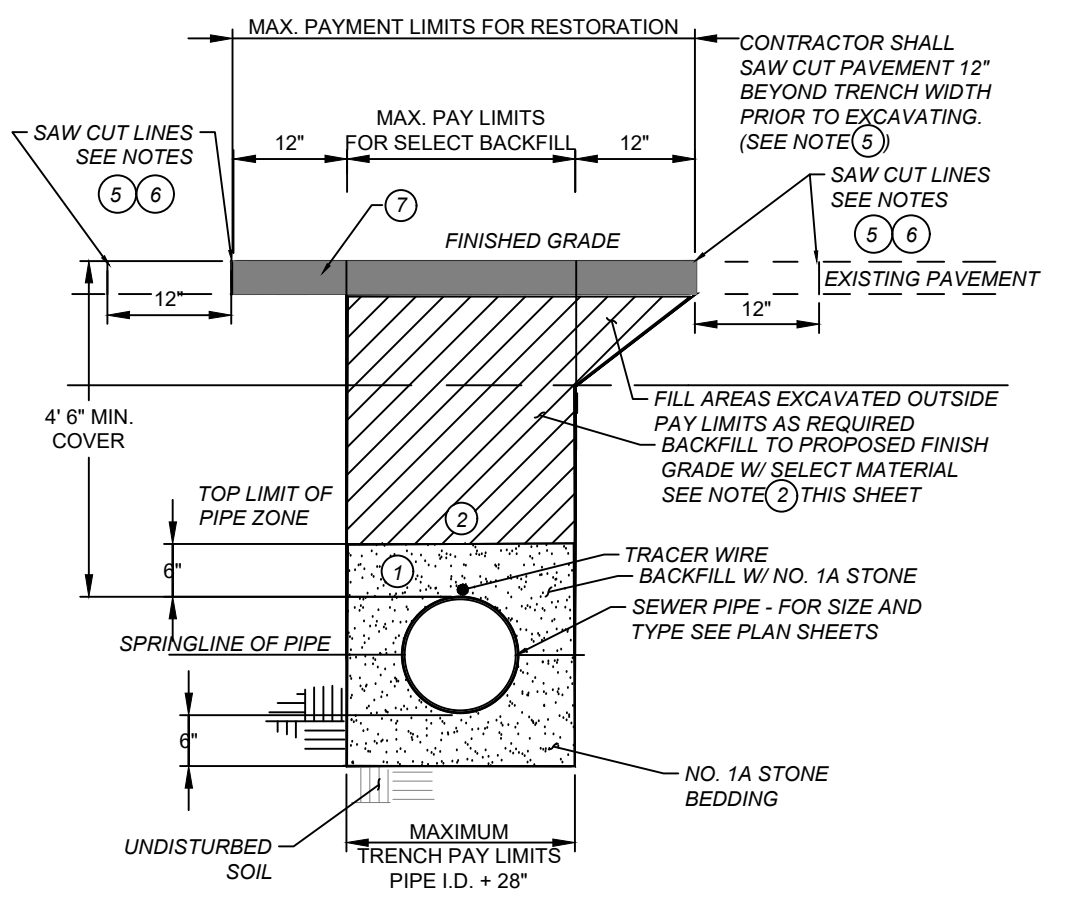
**CLEAN-OUT / LAWN DRAIN**  
 NOT TO SCALE



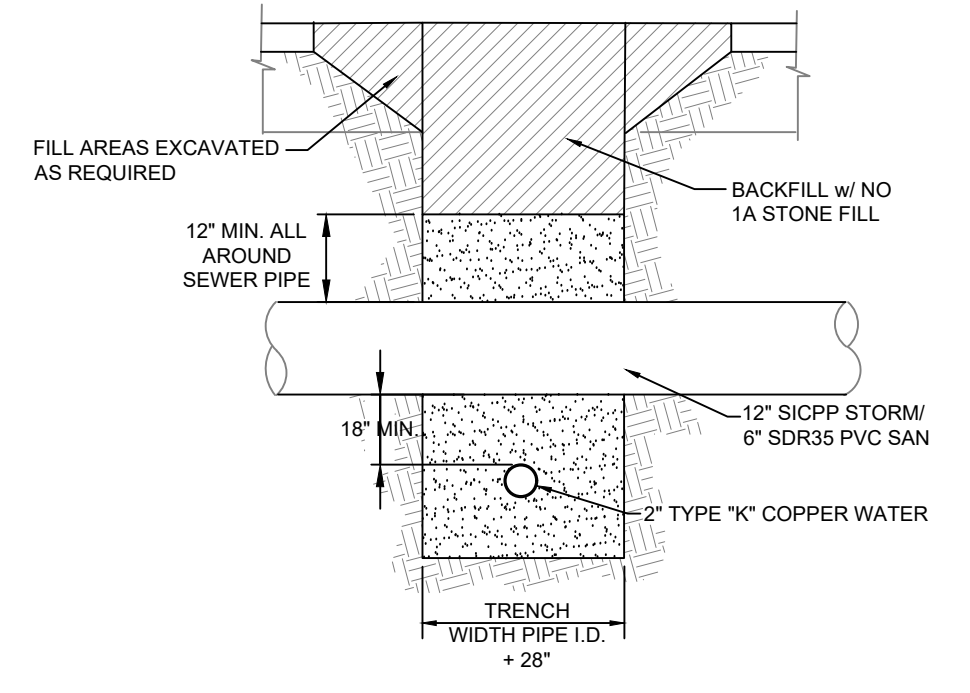
**STORM CLEAN-OUT**  
 N.T.S.



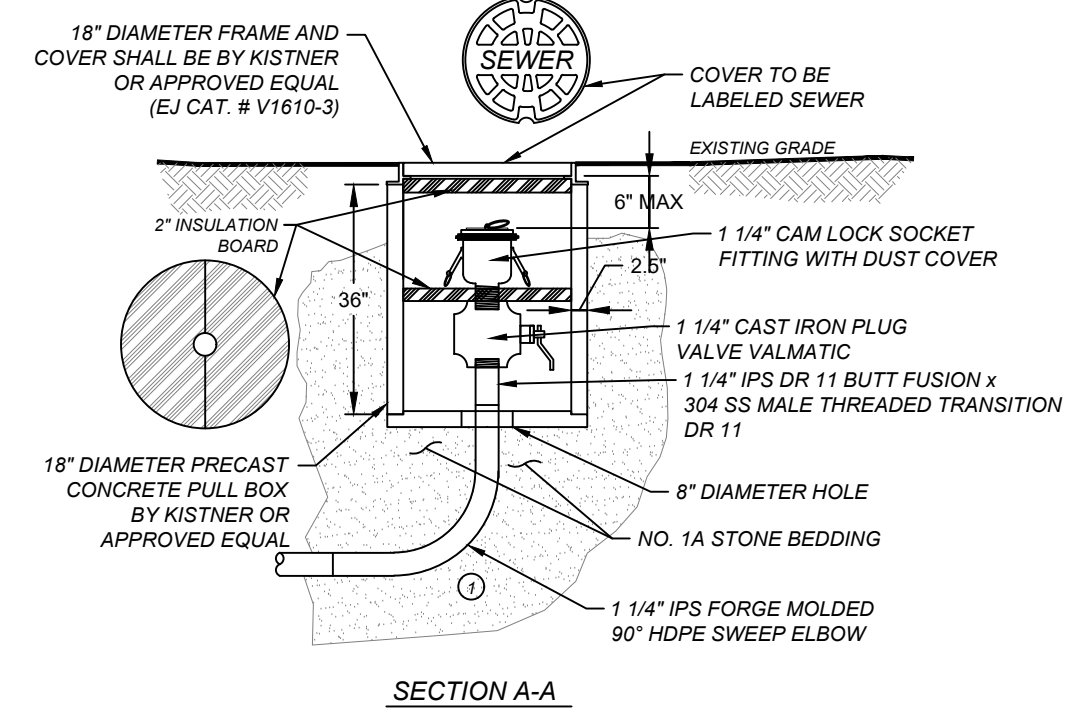
**TYPICAL OPEN CUT TRENCH - SEWER**  
 (H.D.P.E. SEWER MAIN) N.T.S.



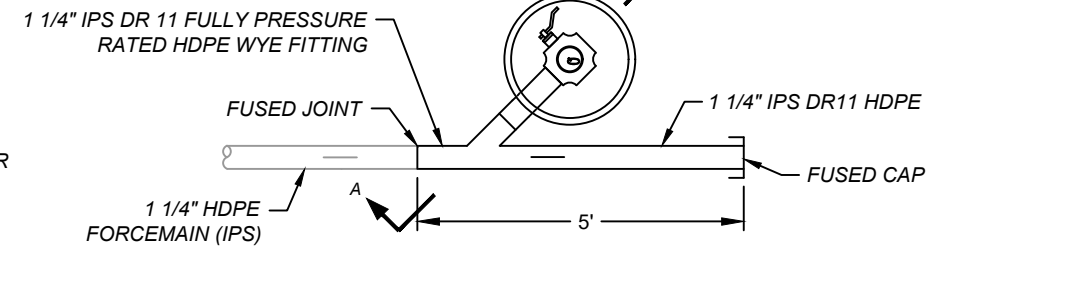
**TYPICAL OPEN CUT TRENCH - SEWER**  
 (H.D.P.E. SEWER MAIN) N.T.S.



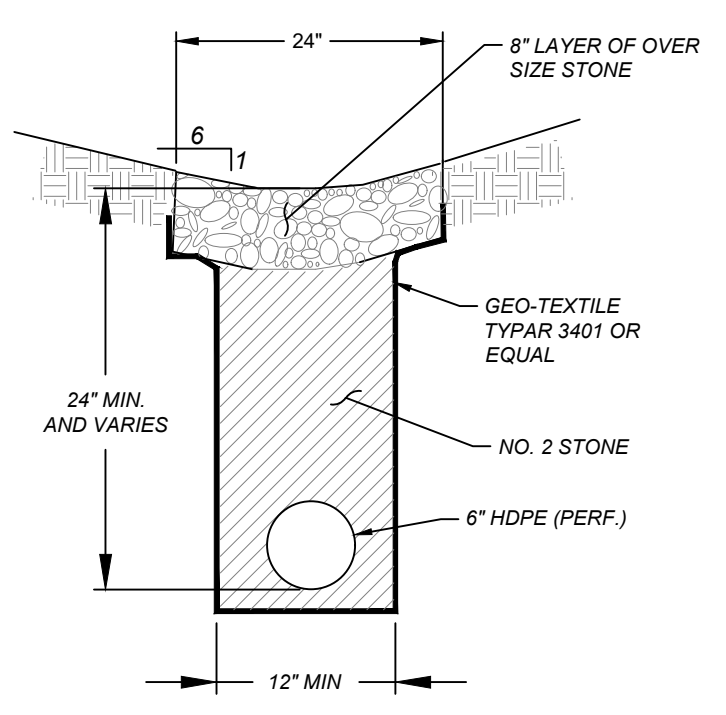
**TYPICAL SEWER / WATER CROSSING**  
 N.T.S.



**SECTION A-A**  
 N.T.S.



**1 1/4" CLEANOUT ASSEMBLY DETAIL**  
 N.T.S.



**FRENCH DRAIN DETAIL**  
 N.T.S.

**GENERAL NOTES**

- PIPE BEDDING MATERIAL**  
 NO. 1 CRUSHED STONE, CRUSHED GRAVEL OR SCREENED GRAVEL, CONFORMING WITH NYSDOT STANDARD SPECIFICATION 605.02 AND 705.02. THE BEDDING MATERIAL SHALL BE WELL GRADED WITH NO PARTICLES LARGER THAN 1/2 INCH AND HAVING A MAXIMUM GRADATION MEETING THE LIMITS AS SHOWN IN THE FOLLOWING TABLE. THE BEDDING SHALL BE COMPACTED IN 4-INCH LIFTS WITH EQUIPMENT ACCEPTABLE TO THE ENGINEER. IN ADDITION TO THESE NOTES, THE CONTRACTOR SHALL REFER TO TECHNICAL SPECIFICATIONS SECTION 605.01 FOR BEDDING MATERIAL.

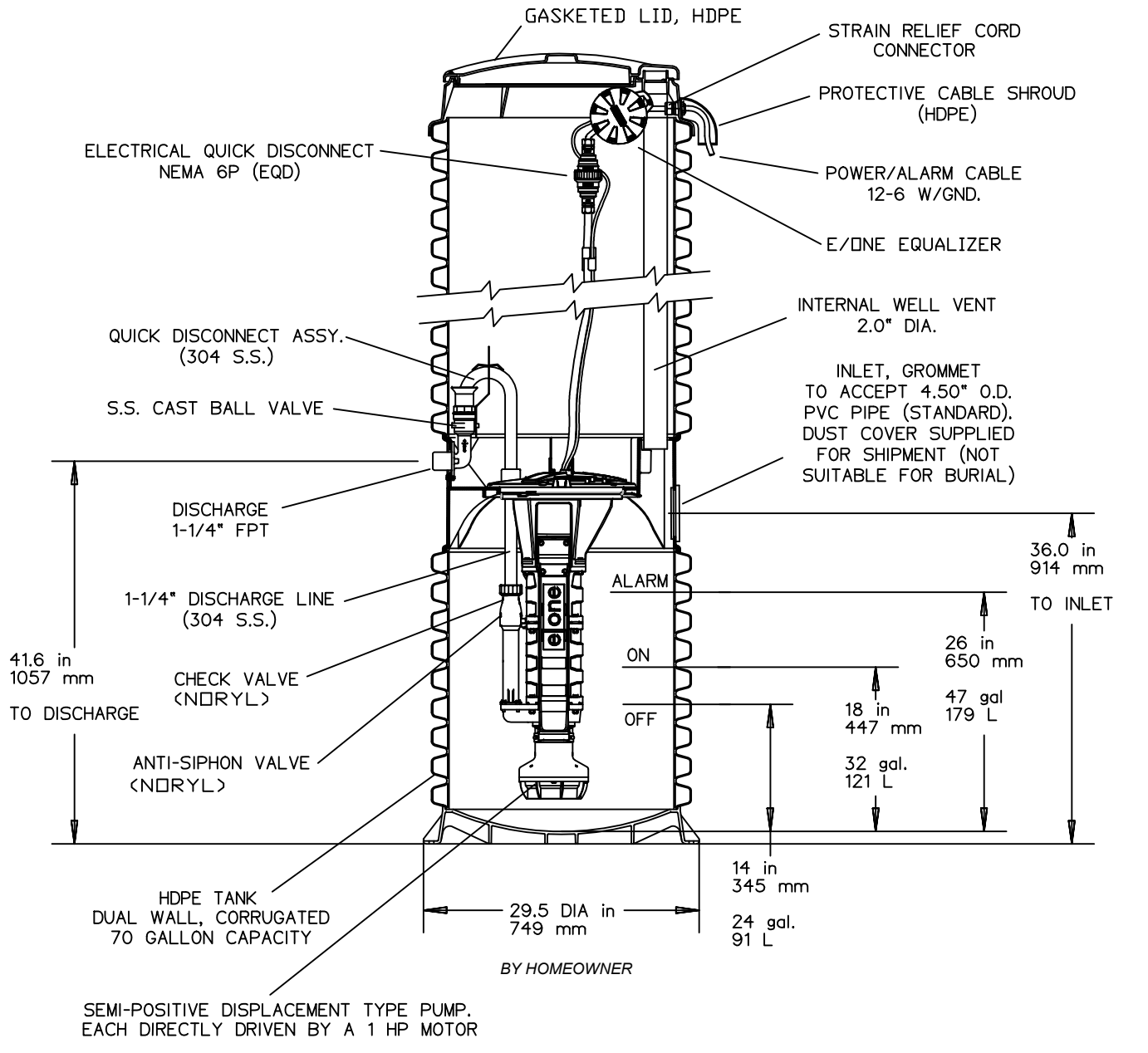
PIPE SIZE	PERCENT PASSED BY SIEVE
1 INCH	100
12 INCH	80-90
18 INCH	91.9
NO. 200	0-1.0

- SELECT MATERIAL BACKFILL**  
 SELECT BACKFILL MATERIAL SHALL BE CRUSHED STONE, CRUSHED GRAVEL, OR SCREENED GRAVEL, CONFORMING WITH THE NYSDOT STANDARD SPECIFICATION 304-2.02, TYPE 4 AND MEETING THE GRADATION REQUIREMENTS IN THE FOLLOWING TABLE. BACKFILL MATERIAL SHALL BE COMPACTED IN 4-INCH LIFTS TO 98% PROCTOR DENSITY. NO SLACK SHALL BE ALLOWED. IN ADDITION TO THESE NOTES, THE CONTRACTOR SHALL REFER TO TECHNICAL SPECIFICATIONS SECTION 302.01 FOR SELECT BACKFILL MATERIAL.

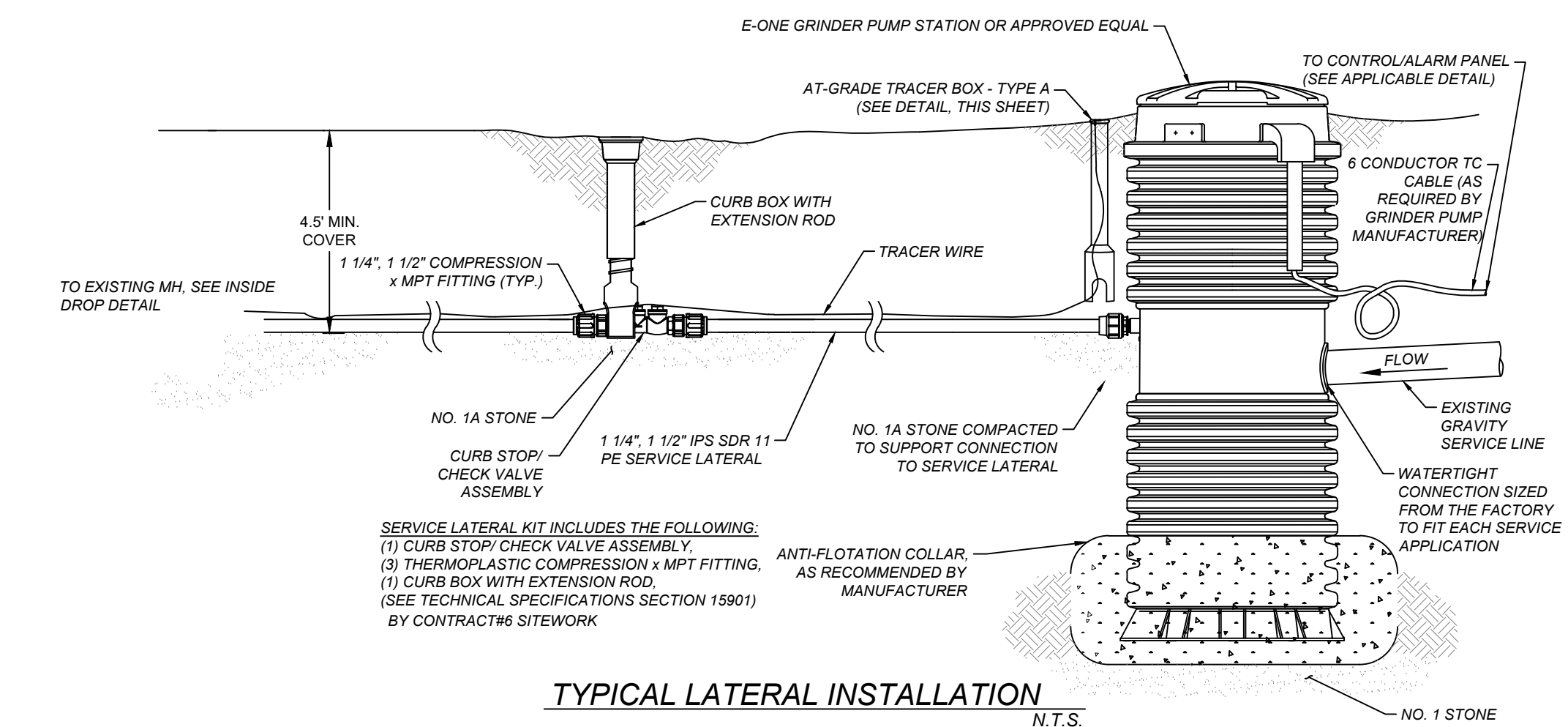
PIPE SIZE	PERCENT PASSED BY SIEVE
2 INCH	100
18 INCH	84.8
NO. 40	0-4.0
NO. 200	0-0.5

- EXCAVATED MATERIAL BACKFILL**  
 IF THE NATIVE EXCAVATED MATERIAL IS DEEMED TO BE SUITABLE PLACE AND COMPACT BY APPROVED MECHANICAL MEANS IN 8" LIFTS TO ACHIEVE 90% PROCTOR DENSITY. REMOVE ANY DEBRIS, FROZEN MATERIAL, LARGE CLODS OR STONES, AND ORGANIC MATTER WITHIN 2 FEET OF THE TOP OF PIPE.
- STONE FILL**  
 NYSDOT LIGHT, MEDIUM OR HEAVY STONE FILL (NYSDOT ITEM NO. 620.03, 620.04, OR 620.05) CONFORMING TO HYDROT SECTION 620.02 WITH GEOTEXTILE FABRIC.
- SAW CUTS**  
 SAW CUTS BY THE CONTRACTOR SHALL BE MADE WITH A SAW, PNEUMATIC SPADE OR OTHER MEANS APPROVED BY THE ENGINEER, PRIOR TO EXCAVATION. THE USE OF A "PIZZA CUTTER" OR SIMILAR DEVICE WILL BE PROHIBITED.
- ADDITIONAL SAW CUTS**  
 THE CONTRACTOR SHALL BE RESPONSIBLE TO SAW CUT AN ADDITIONAL 12" ON EACH SIDE OF THE DISTURBED TRENCH AREA, BEYOND THE ORIGINAL SAW CUT, SO AS TO PROVIDE A SHARPENED STRAIGHT EDGE. IF THE ORIGINAL EDGE HAS BEEN DAMAGED OR BROKEN OFF, NO ADDITIONAL COMPENSATION SHALL BE PROVIDED FOR THIS WORK WHEN REQUIRED.
- FINAL RESTORATION**  
 THE CONTRACTOR SHALL REFER TO THE FOLLOWING TABLE AND TO THE APPLICABLE TECHNICAL SPECIFICATION SECTIONS FOR FINAL RESTORATION OF ALL TYPES.

TYPE OF RESTORATION	TECHNICAL SPECIFICATION	NOTES
LAWN RESTORATION	0200	1" OF TOPSOIL, 100 LBS PER ACRE
FIELD RESTORATION	0200	1" OF TOPSOIL, 100 LBS PER ACRE
CONCRETE DRIVEWAY RESTORATION	0210	SEE CONCRETE WORKMAN DETAIL, THIS SHEET
CONCRETE RESTORATION (SHOULDER)	0210	SEE SHOULDER SECTION, THIS SHEET
ASPHALT RESTORATION (DRIVEWAY)	0220	SEE PAVEMENT SECTION, THIS SHEET
SHOULDER RESTORATION	0230	SEE SHOULDER SECTION, THIS SHEET

**E-ONE GRINDER PUMP**  
 N.T.S.

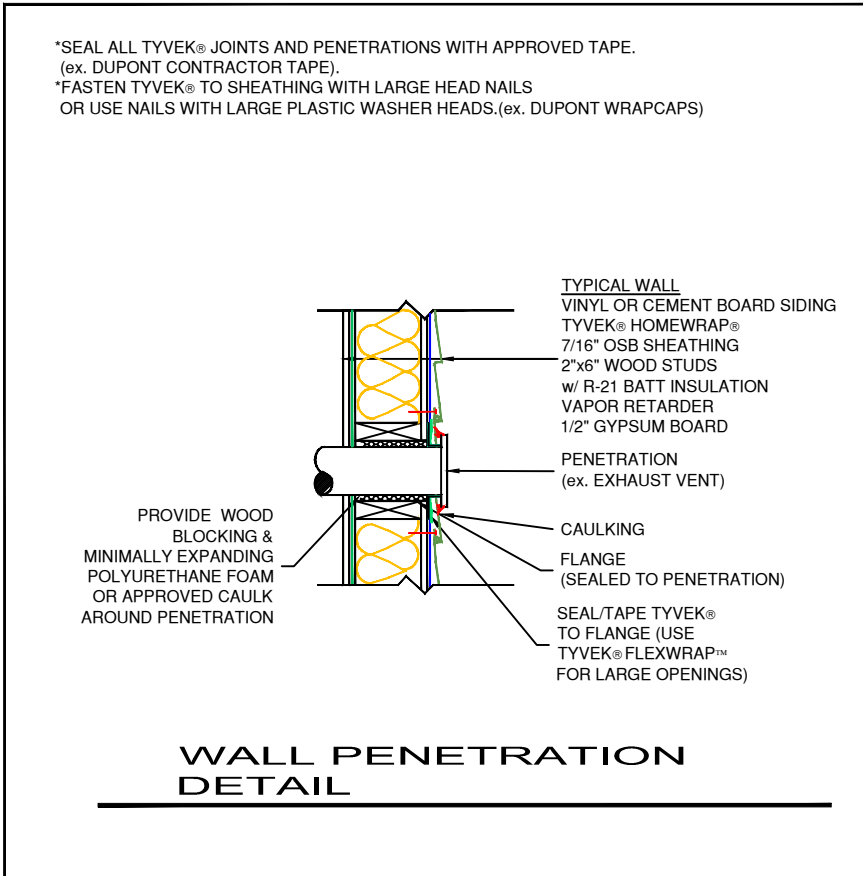
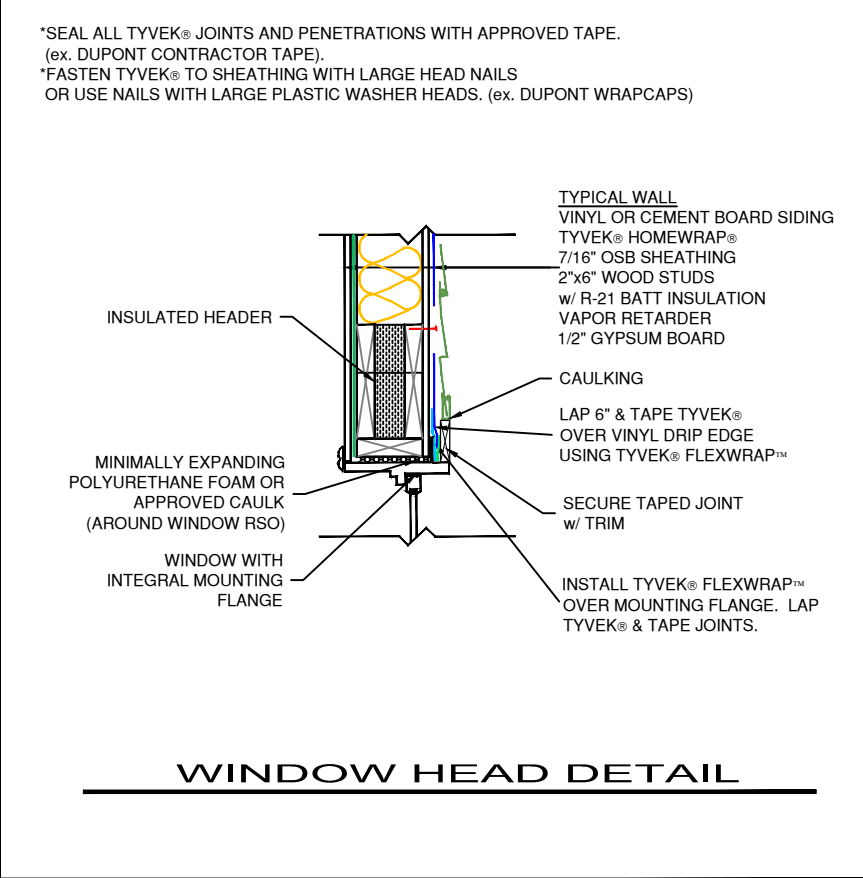
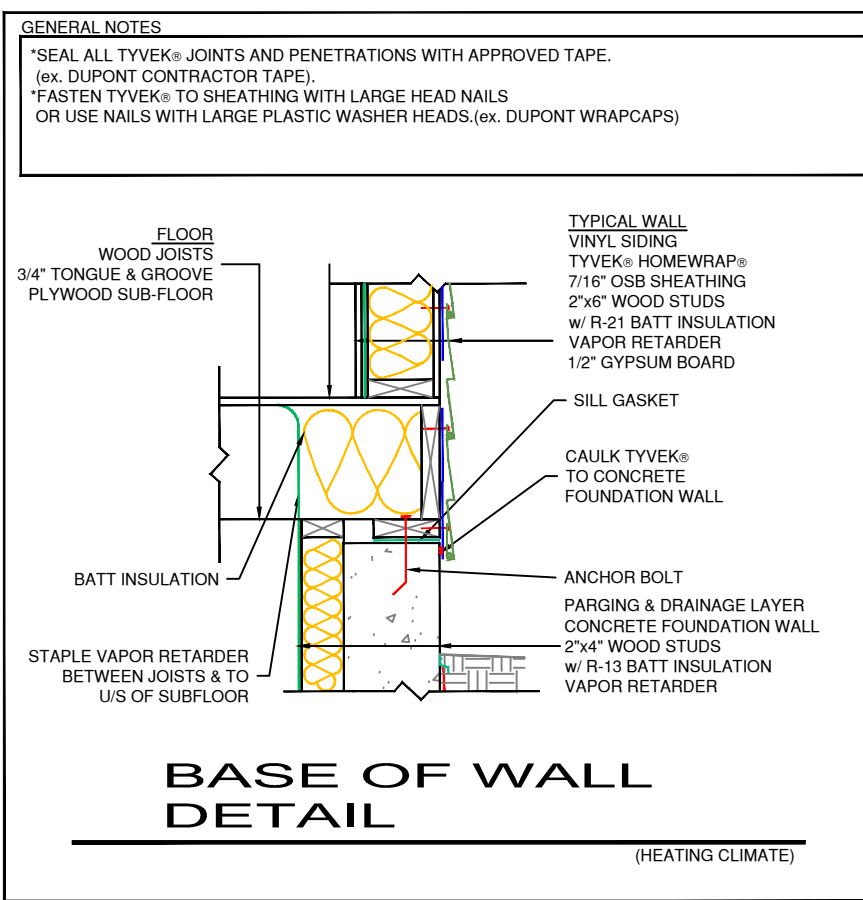
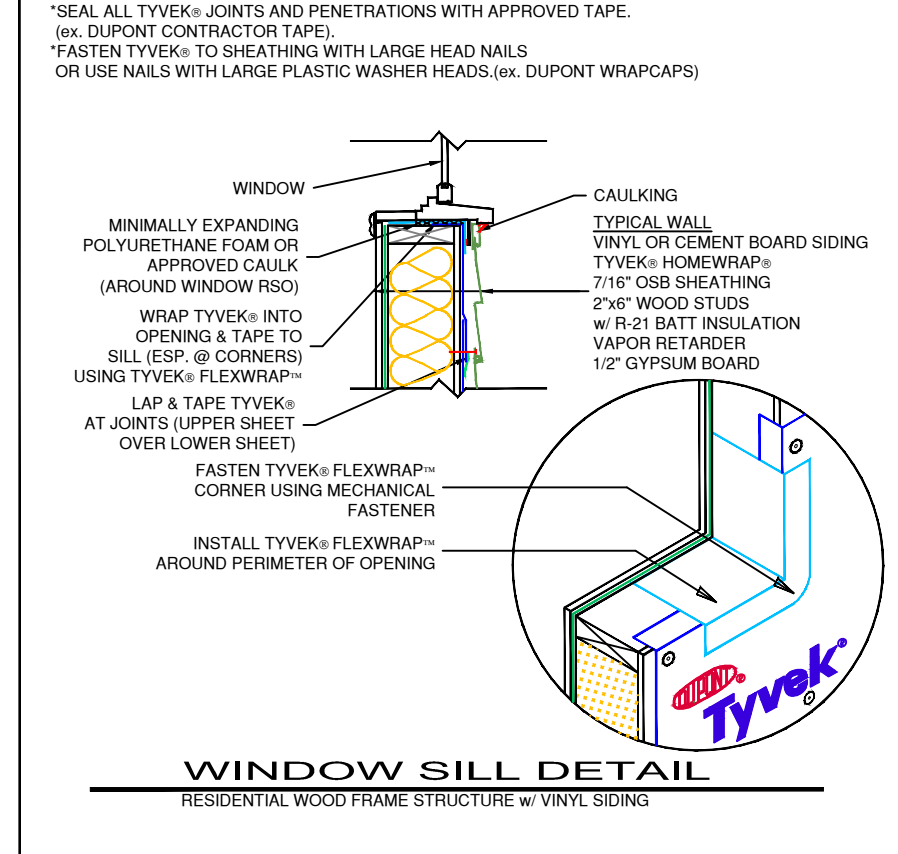
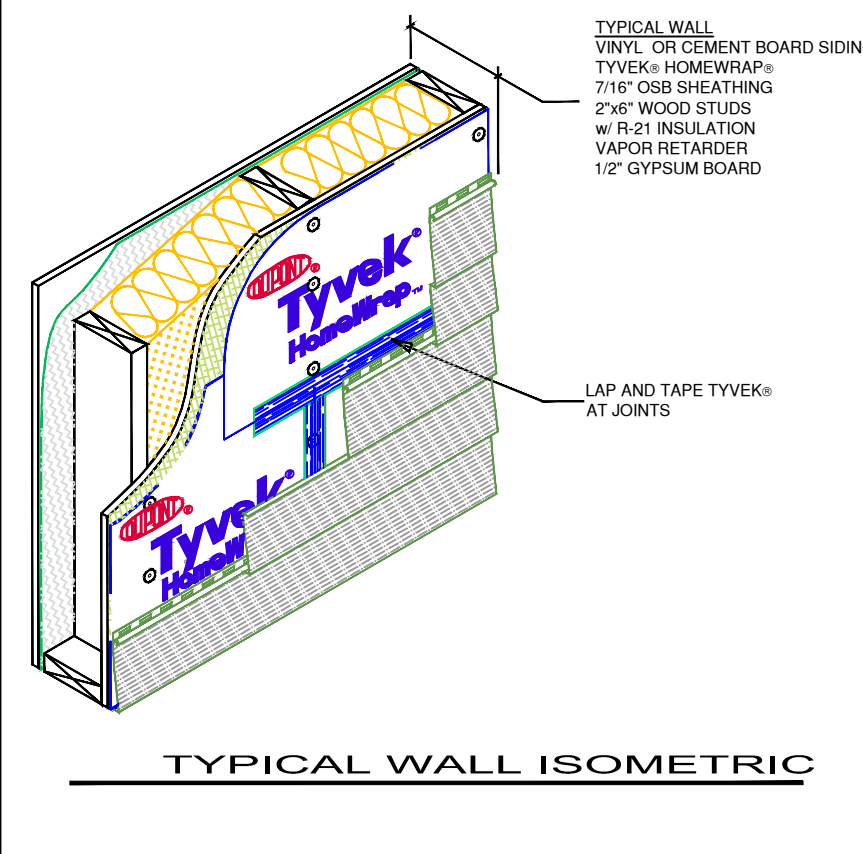


**TYPICAL LATERAL INSTALLATION**  
 N.T.S.

**PROPOSED  
 DETAILS**

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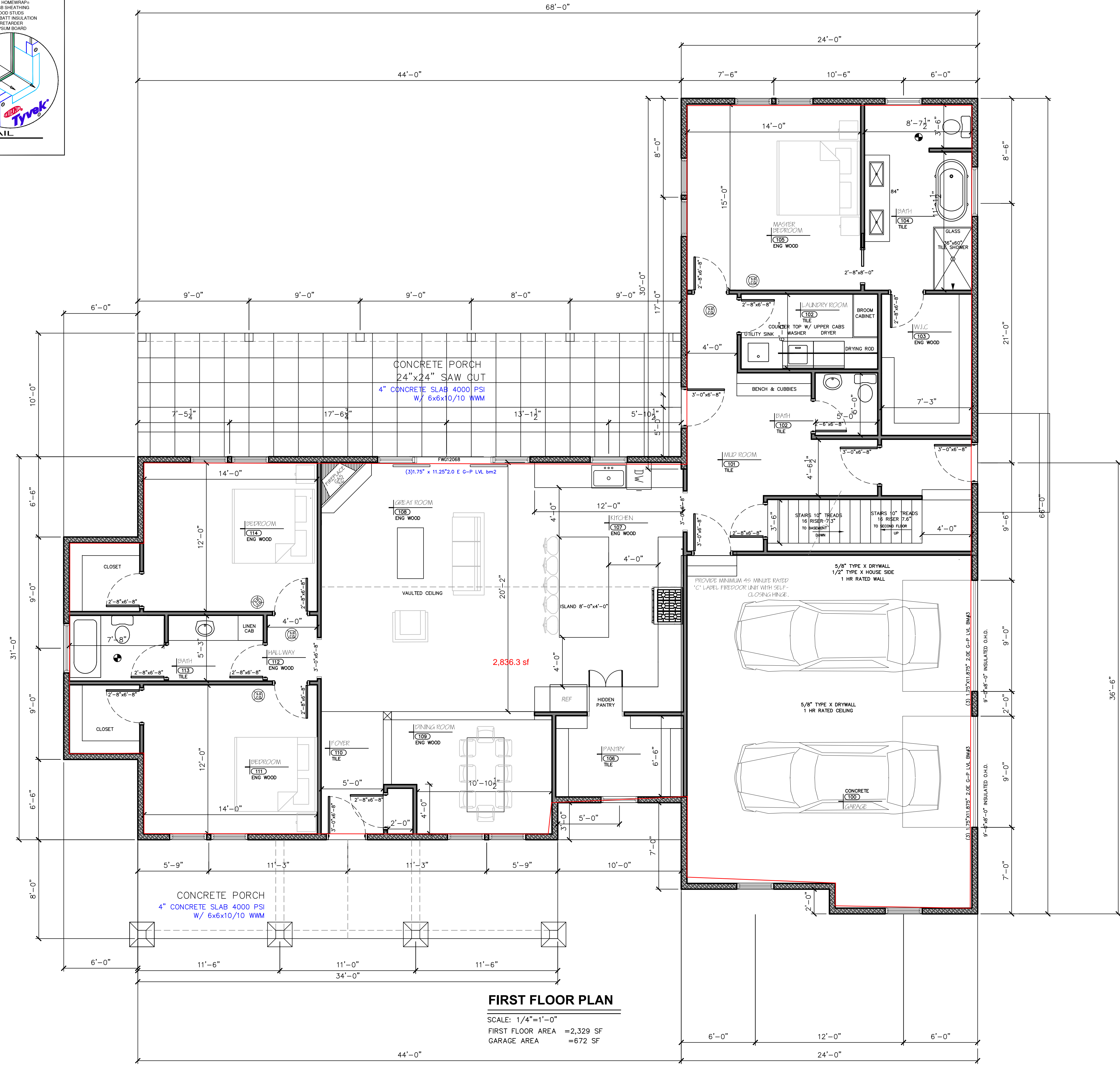


\*SEAL ALL TYVEK® JOINTS AND PENETRATIONS WITH APPROVED TAPE.  
(EX. DUPONT CONTRACTOR TAPE)  
\*FASTEN TYVEK® TO SHEATHING WITH LARGE HEAD NAILS  
OR USE NAILS WITH LARGE PLASTIC WASHER HEADS (EX. DUPONT WRAPCAPS)

GENERAL NOTES  
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**PROPOSED  
FIRST FLOOR PLAN**

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REVISION DATE: \_\_\_\_\_ DRAWN BY: \_\_\_\_\_  
DATE: 12-19-2023 REVIEWED BY: \_\_\_\_\_  
DRAWING NO: **A101**

**GENERAL NOTES:**

- 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.
- 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.
- WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. DO NOT SCALE THE DRAWINGS.
- DESIGN LOADS:
 

ROOF (L.L.)	33 PSF
ROOF (L.L. + D.L.) (SHAKE/COMP)	40 PSF
ROOF (L.L. + D.L.)	48 PSF
STAIRS (L.L. + D.L.)	100 PSF
WALKWAY DECK (2000# POINT)	80 PSF
DECKS (L.L. + D.L.)	50 PSF
BALCONY (L.L. + D.L.)	70 PSF
ATLIC STORAGE (CLG JST) (L.L. + D.L.)	50 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
GLAZING: MAXIMUM WINDOW AREA	NO LIMIT
WINDOW GLASS	U = .35
ENTRY DOOR GLASS (MAX 28 SQ. FT.)	U = .34
FULL LIGHT GLASS DOOR CLASS	U = .40
OTHER DOORS (MAX 20 SQ. FT.)	U = .38
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 TO EXCEED 0.12 WATTS PER SQUARE CENTIMETER.

7. INSULATE ALL ACCESS DOOR/HATCHES TO GROUND/SLABS 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 LINT SKYLIGHTS. LINT 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 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 ACTIVATION OF ONE ALARM WILL ACTIVATE ALL THE ALARMS AND WILL BE AUDIBLE IN ALL SLEEPING AREAS OVER BACKGROUND NOISE LEVELS WITH ALL INTERVENEING DOORS CLOSED.

14. ELECTRICAL RECEPTACLES IN BATHROOMS, KITCHENS, EXTERIOR LOCATIONS AND GARAGES SHALL BE G.F.I. OR G.F.C.E. 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 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 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.

**ENERGY CONSERVATION CODE**

- RESIDENTIAL BUILDING REGULATED BY 2020 NYS ENERGY CONSERVATION CODE.
- TO THE BEST OF MY KNOWLEDGE, BELIEF AND PROFESSIONAL JUDGEMENT, THESE PLANS AND SPECIFICATION ARE IN COMPLIANCE WITH THE ENERGY CODE.
- THE BUILDING IS LOCATED IN CATTARUGUS COUNTY, WHICH IS CLIMATE ZONE 6
- THE BUILDING HAS FOLLOWED THE CODE USING RESCHECK.
- THE BUILDING SHALL HAVE THE FOLLOWING MIN COMPONENT UNLESS NOTED. IN THE RESCHECK REVIEW.
  - FENESTRATION 0.31 U-FACTOR
  - SKYLIGHTS 0.55 U-FACTOR
  - CEILING R-49
  - WOOD FRAME WALL 20+5 OR 13+10 R-VALUE
  - MASS WALL 15/20 R-VALUE
  - FLOOR 30 R-VALUE
  - BASEMENT WALL 15/19 R-VALUE
  - SLAB 10 R-VALUE TO 4"
  - CRAWL SPACE 15/19 R-VALUE
- THE M/E/P CONTRACTORS SHALL PREPARE AND SUBMIT MECHANICAL, LIGHTING AND SERVICE WATER HEATING SYSTEM AND EQUIPMENT DATA TO DEMONSTRATE FULL ENERGY COMPLIANCE
- 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.
- 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 101/1.5.2/A440 BY AN ACCREDITED, INDEPENDANT LABORATORY AND LISTED AND LABELED BY THE MANUFACTURER.
- BUILDING CAVITIES SHALL NOT BE USED AS DUCTS OR PLENUMS.
- 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.
- PROVIDE A BLOWER DOOR TEST PER SECTION R402.4.1.2
- A MINIMUM OF 75% OF LAMPS SHALL BE HIGH EFFICACY.
- PROVIDE WHOLE HOUSE MECHANICAL VENTILATION PER TABLE M1507.3.3(1)

**FRAMING NOTES:**

- ALL EXTERIOR WALL OPENINGS & BEARING WALL OPENINGS TO HAVE (2) 2 X 10 HEADERS UNLESS OTHERWISE INDICATED.
- 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.
- ALL METAL CONNECTORS TO BE "SIMPSON" OR EQUIVALENT, U.N.O. JOISTS HINGED ON FLUSH BEAMS TO BE ATTACHED WITH U210 OR EQUIVALENT. MULTIPLE JOISTS USE U210-2/U210-3 AS REQUIRED. USE OF 18d 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.
- 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.
- PROVIDE POSITIVE VENTILATION AT EACH END OF EACH RAFTER SPACE AT VAULTED OLS AREAS. AND INSULATION BATTLES AT EAVE VENTS BETWEEN RAFTERS. RAFTER VENTILATION IS ALSO REQUIRED AT BLOCKING LOCATIONS ABOVE THE PLATE.
- PROVIDE FIRE BLOCKING, DRAFT STOPS, & FIRE STOPS AS PER NYS RESIDENTIAL CODE.
- HIPS, VALLEYS AND RIDGES SHALL NOT BE LESS IN DEPTH THAN THE END OUT OF THE RAFTER.
- UNLESS NOTED OTHERWISE, POST TO BEAM CONNECTIONS REQUIRE "SIMPSON" BC SERIES CAP/BASE (OR APPROVED EQUAL) CONNECTORS. EXTERIOR APPLICATIONS REQUIRE "SIMPSON" EPIC SERIES BASES U.N.O. AND INTERIOR GARAGE POSTS REQUIRE "SIMPSON" CB SERIES BASES.

9. LUMBER SPECIES:

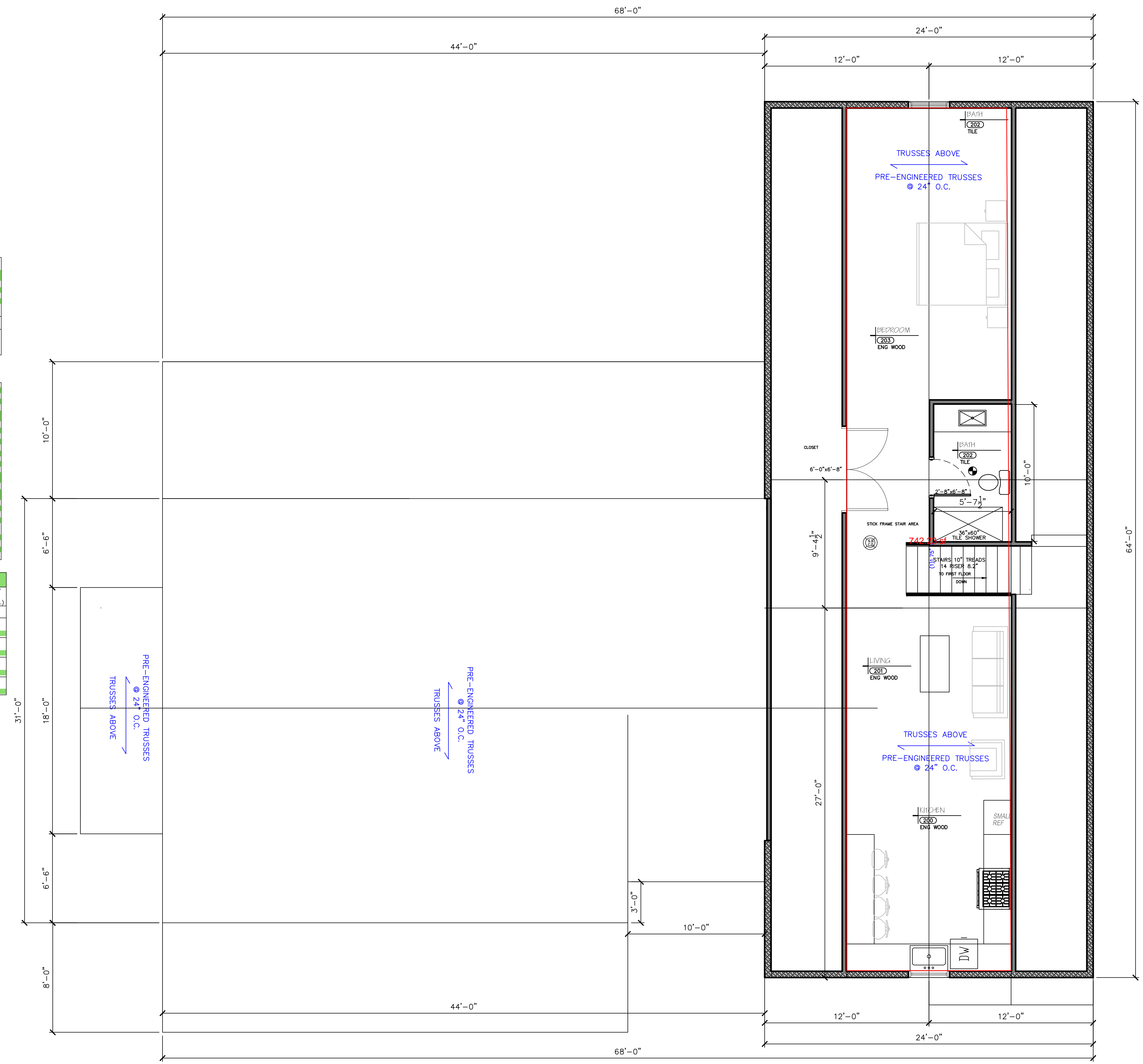
A. POSTS, BEAMS, HEADERS	NO. 2 DOUGLAS FIR
B. JOISTS AND RAFTERS	NO. 2 DOUGLAS FIR
C. STUDS	STUD GRADE S.P.F.
D. STUDS OVER 10' HIGH	NO. 2 OR BETTER D/F
E. POST & BEAM DECKING	UTILITY GRADE D.F.
F. G-IRON SHEATHING	NO. 16 GALV. STEEL
G. G-IRON LAM BEAMS	Fb=2400, DRY ADH. (EXT. ADH. & EXT. CONDITIONS)
H. PSL MATERIALS	Fb = 2900 E = 2.0 Fv = 280 Fb = 2600 E = 1.8 Fv = 285
* PSL INDICATES PARALLEL STRAND LUMBER	
** LVL INDICATES LAMINATED VENEER LUMBER	
1. METAL HANGERS & FASTENERS USED WITH P.L. LUMBER TO BE STAINLESS STEEL OR HOT DIPPED GALVANIZED.	

10. NAILING SCHEDULE:

JOIST TO SILL OR GIRDER BRIDGING TO JOIST	3-8d TOE NAIL
2" SUBFLOOR TO GIRDER	3-8d TOE NAIL
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 TOE NAIL
DOUBLE STUDS	2-16d
DOUBLE TOP PL.	10d @ 24" o.c. FACE NAIL
CONTINUOUS HEADER (2 PC.)	16d @ 10" o.c. EDGE NAIL
CLG. JST. TO PC.	3-8d TOE NAIL
CLG. JST. LAP OVER PL.	3-10d FACE NAIL
CLG. JST. JO. RAFTER	3-10d FACE NAIL
RAFTER TO TOP PL.	2-16d TOE NAIL
COLLAR TIE (EA. END)	3-10d (U.N.O.) FACE NAIL
BUILT-UP CORNER STUDS	10d @ 24" o.c. FACE NAIL
PLY WOOD SUBFLOOR	8d @ 12" o.c. FIELD NAIL
SOLID BLOCKING @ BEARING	3-8d TOE NAIL
PLY WALL & ROOF SHEATHING	8d @ 8" o.c. EDGE NAIL
8d @ 12" o.c. FIELD NAIL	8d @ 12" o.c. FIELD NAIL
STAPLED ROOF SHEATHING	3" o.c. EDGE NAIL
18:30 Z/TYPE SPRING/18" MIN TOP PL. AT INTERSECTIONS	2-10d FACE NAIL
MULTIPLE JOISTS (OVER 3)	16d @ 18" o.c. STAGGERED
MULTIPLE JOISTS (OVER 3)	1" - BOLTS W/ WASHERS STAGGERED @ 24" o.c.
1 X 6 SPACED SHEATHING	2-8d FACE NAIL
RAFTERS TO HIPS, VALLEY	4-16d TOE NAIL
DE RIDGES	3-16d FACE NAIL
RAFTER LEDGERS	3-20d EACH STUD

SPAN TABLES

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



**SECOND FLOOR PLAN**  
SCALE: 1/4"=1'-0"  
APARTMENT AREA = 762 SF

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**PROPOSED SECOND FLOOR PLAN**

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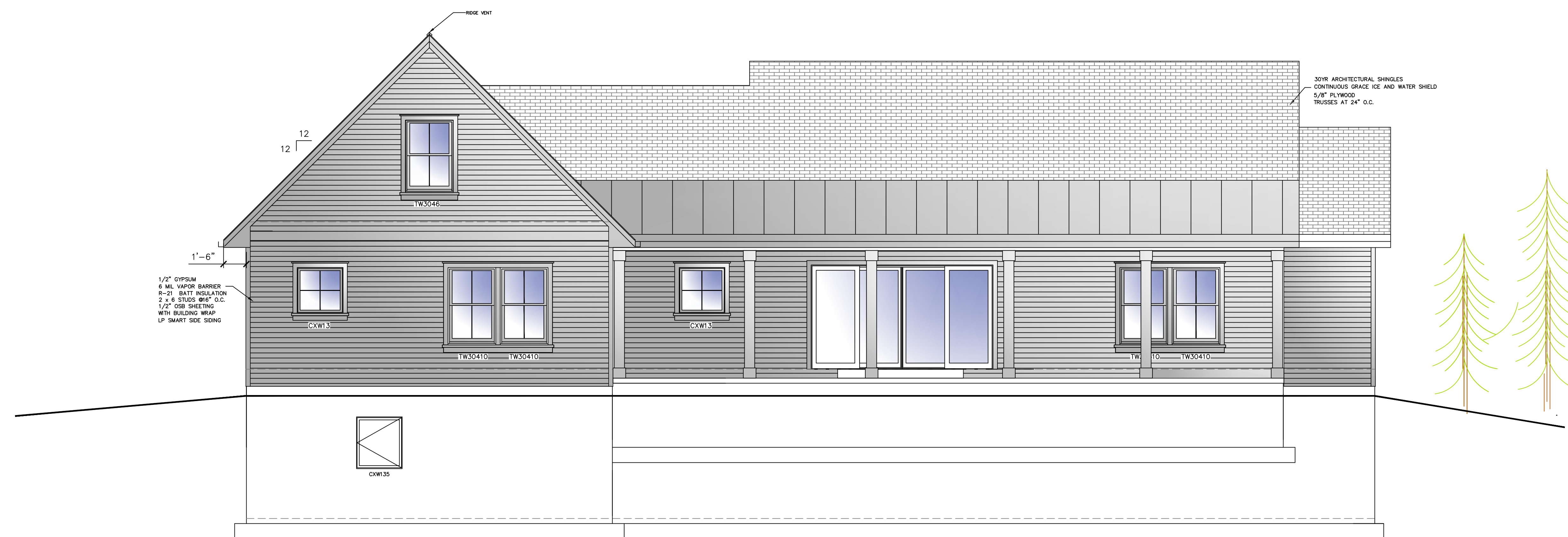
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**FRONT ELEVATION**

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



**REAR ELEVATION**

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

PROPOSED  
ELEVATIONS

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FOR

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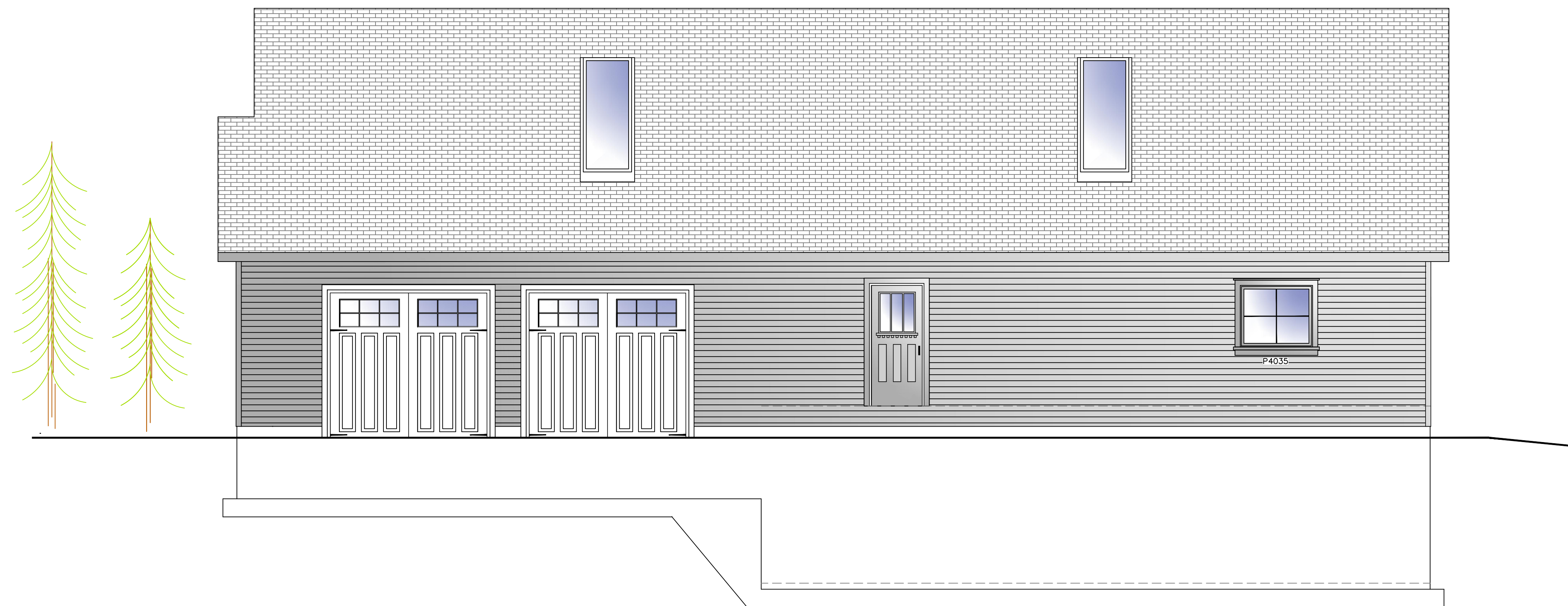
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DATE: 12-19-2023 REVIEWED BY:

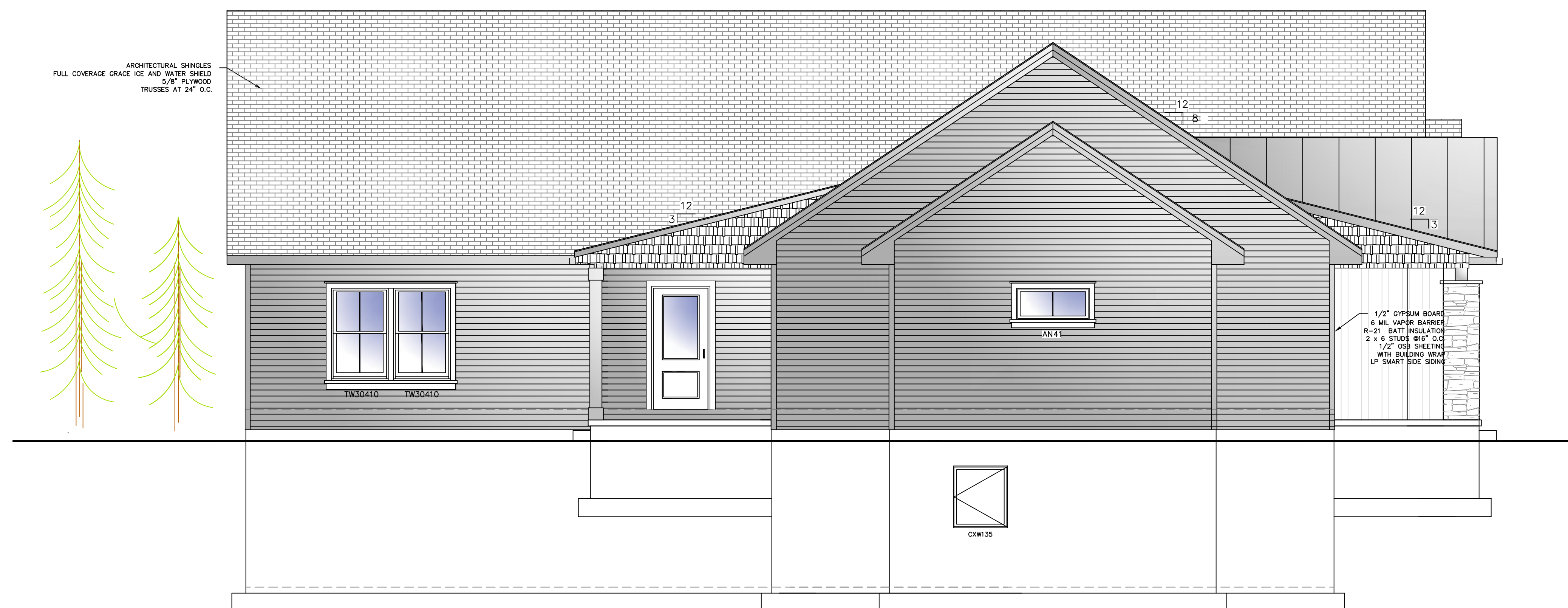
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A202



RIGHT ELEVATION

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



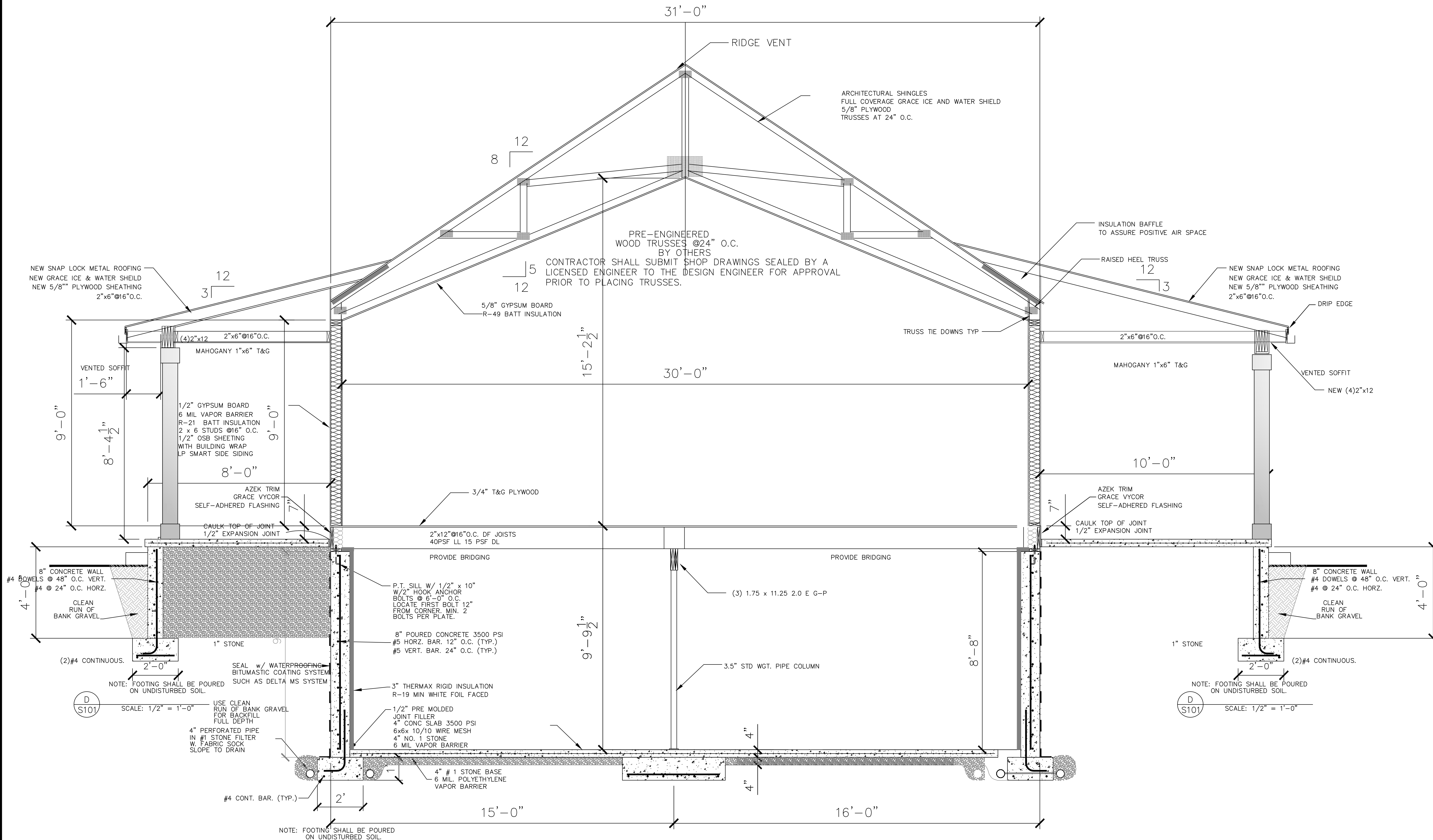
LEFT ELEVATION

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

PROPOSED  
 CROSS SECTION

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**CROSS SECTION A-A301**

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

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DRAWING NO:	<b>A301</b>



**FRAMING NOTES**

THE FOLLOWING IS A LIST OF PROCEDURES TO ACCOMPANY STANDARD BUILDING PRACTICES AND SHOULD BE FOLLOWED DURING THE FRAMING OF THE STRUCTURE:

- A. ALL FRAME WALLS SHALL HAVE STUD FRAMING PLACED AT 16" O.C. EXCEPT WHERE NOTED OTHERWISE.
- B. TOP PLATES SHALL BE DOUBLED ON ALL WALLS EXCEPT WHERE NOTED OTHERWISE.
- C. JACK STUDS UNDER ALL HEADERS SHALL BE CONTINUOUS TO SOLE PLATE.
- D. DOUBLE JOISTS UNDER ALL WALLS PARALLEL TO JOISTS UNLESS NOTED OTHERWISE, ALSO UNDER KITCHEN CABINETS AND BATHTUBS PARALLEL WITH JOISTS.
- E. BLOCK ALL STUD WALLS AS REQUIRED FOR SHEATHING.
- F. SOLID BLOCKING BETWEEN ALL JOISTS AND RAFTERS AT SUPPORTING WALLS AND BEAMS EXCEPT AT RIM JOISTS.
- G. DOUBLE RIM JOISTS AT ALL WALLS PARALLEL TO JOISTS.
- H. BEAMS, GIRDERS AND JOISTS SUPPORTING BEARING WALLS OR CONCENTRATED LOADS SHALL NOT BE NOTCHED OR DRILLED WITH HOLES LARGER THAN 1" DIA.
- I. ALL RAFTERS SHALL BE NOTCHED TO PROVIDE FULL BEARING AT SUPPORTS.
- J. THE ENDS OF ALL JOISTS SHALL BEAR ON NOT LESS THAN 1 1/2" WOOD OR METAL AND NOT LESS THAN 3" ON MASONRY. THE ENDS OF ALL BEAMS OR GIRDERS BEAR NOT LESS THAN 3".
- K. LAP JOISTS 3" MIN. (24" MAX.) AT ALL INTERIOR BEARING SUPPORTS.
- L. MUD SILLS AND LEDGER BOARDS AT CONCRETE WALLS SHALL HAVE ANCHOR BOLTS OF THE SIZE AND SHAPE SHOWN ON THE DRAWING. EACH BOARD SHALL BE SECURED WITH AT LEAST TWO BOLTS AND EACH BOARD SHALL HAVE A BOLT WITHIN 12" OF EACH END.
- M. PROVIDE DOUBLE FRAMING AT ALL ROOF AND FLOOR DIAPHRAGM PENETRATIONS, UNLESS OTHERWISE NOTED.
- N. CONTRACTOR SHALL PROVIDE ADEQUATE BRACING AT ALL PORTIONS OF THE STRUCTURE UNTIL ALL MEMBERS HAVE BEEN PERMANENTLY JOINED TOGETHER.
- O. ALL ROOF TRUSSES SHALL BE DESIGNED BY A REGISTERED ENGINEER FOR THE TRUSS MANUFACTURER. SUBMIT SEALED TRUSS ENGINEERING DRAWINGS TO THE LOCAL BUILDING DEPT. INDICATING BRACING, ETC. THAT MAY BE REQUIRED.
- P. ALL WOOD IN PERMANENT CONTACT WITH CONCRETE SHALL BE PRESSURE TREATED WITH A WATER BORNE PRESERVATIVE.
- Q. ALL MECHANICAL HOLES THROUGH ANY STRUCTURAL MEMBER SHALL BE AT THE CENTER LINE OF THE MEMBER IN COMPLIANCE WITH THE LATEST EDITION OF THE WOOD STRUCTURAL DESIGN DATA SPECS.

**WINDOW AND DOOR REQUIREMENTS**

- A. ALL WINDOWS ARE NOTED BY ANDERSEN CATALOG # IN PLAN AND ELEVATION, WITH SPECIFIC MANUFACTURER SELECTION BY OWNER AND/OR CONTRACTOR. CONTRACTOR MUST VERIFY ALL ROUGH FRAMING OPENINGS.
- B. BEDROOMS AND SLEEPING AREAS MUST HAVE AT LEAST ONE WINDOW W/ SILL HEIGHT NO MORE THAN 44" ABOVE THE FLOOR WHICH WILL MEET LOCAL CODE EMERGENCY EGRESS REQUIREMENTS. MINIMUM NET CLEAR OPENING OF 5.7 SF. GRADE FLOOR MIN= 5.0 SF, MIN OPENING WIDTH=20", MIN OPENING HEIGHT=24"
- C. ALL WINDOWS, DOORS, & PATIO DOORS W/ GLASS SHALL BE DOUBLE GLAZED, INSULATED UNITS WITH WOOD OR ALUMINUM FRAME AND SASH.
- D. EXTERIOR DOORS ARE TO BE FOAM CORE INSULATED STEEL DOORS UNLESS OTHERWISE NOTED.
- E. ALL DOORS BETWEEN GARAGE AND LIVING AREAS SHALL BE 3/4 HOUR FIRE RATED ASSEMBLIES W/ 1-3/4" SOLID WOOD CORE (OR CODE APPROVED EQUAL) WITH SELF CLOSING MECHANISM.

**MISCELLANEOUS**

- A. PLUMBING DIAGRAMS OR DRAWINGS SHALL BE PROVIDED BY THE PLUMBING CONTRACTOR.
- B. HEATING/COOLING DUCTS DRAWINGS SHALL BE PROVIDED BY THE H.V.A.C. CONTRACTOR.
- C. HEAT LOSS OR ENERGY USE CALCS. TO BE PROVIDED BY THE HVAC CONTRACTOR AS REQUIRED BY REGULATIONS.
- D. ALL FIREPLACES WILL BE U.L. APPROVED ZERO-CLEARANCE FIREPLACES WITH A TRIPLE WALL METAL FLUE, 0/1/ APPROVED SPARK ARRESTOR CHIMNEY CAP W/ RAIN CAP. ALL FIREPLACE OPENINGS SHALL BE PROVIDED WITH TEMPERED GLASS DOORS. PROVIDE OUTSIDE COMBUSTION AIR FOR FIREPLACES, WOOD STOVE, AND LIQUID FUEL HEATING APPLIANCES (U.B.C. 3707(1)) UNLESS OTHERWISE SPECIFIED. MASONRY FIREPLACES SHALL BE CONSTRUCTED PER R1001 AND R1003 OF NYS BUILDING CODE.
- E. SMOKE DETECTORS SHALL BE CONNECTED TO HOUSE POWER AND ALL DETECTORS SHALL BE INTERCONNECTED.
- F. TUB AND TUB/SHOWER ENCLOSURES ARE TO HAVE 1/2" WATER RESISTANT GYP. BOARD AND A HARD, MOISTURE RESISTANT SURFACE 6'-0" MIN. ABOVE THE FLOOR.
- G. ALL EXHAUST FANS, RANGE HOODS, AND DRYERS SHALL VENT TO OUTSIDE THROUGH SHEET METAL DUCTS. CAULK AROUND ALL PENETRATIONS THROUGH EXT. ENVELOPE.
- H. PROVIDE 5/8" TYPE "X" FIRE RATED, GYPSUM BOARD BETWEEN GARAGE AND LIVING AREAS INCLUDING GARAGE CEILING AND UNDER STAIRS WHERE STORAGE SPACE IS PROVIDED.
- I. CONTRACTOR IS RESPONSIBLE FOR SITE LOCATION OF ALL FOUNDATION AND SLAB PENETRATIONS.
- J. STAIR TREADS AND RISERS SHALL BE WITHIN CODE REQUIRED DIMENSIONS.
- K. ALL STAIRS W/ 3+ RISERS MUST HAVE HANDRAIL.
- L. A VAPOR-PERMEABLE AIR INFILTRATION BARRIER, SUCH AS TYVEK, IS TO BE INSTALLED BETWEEN WALL SHEATHING AND SIDING.
- M. BEFORE STARTING CONSTRUCTION, THE USER OF THESE PLANS MUST VERIFY THE AVAILABILITY OF THE PRODUCTS SUGGESTED OR SPECIFIED, HEREIN.
- N. ALL MANUFACTURED ARTICLES, MATERIALS, AND EQUIPMENT SHALL BE APPLIED, INSTALLED, CONNECTED, ERECTED, USED, CLEANED, ETC., IN ACCORDANCE W/ MANUF. REPRESENTATIVES IN WRITING.
- O. STRUCTURE IS DESIGNED TO CARRY THE LOAD OF COMPOSITION ROOF SHINGLES OR SHAKES. SHOULD SUBSTANTIALLY HEAVIER ROOF MATERIALS BE CONTEMPLATED, THE STRUCTURE WILL NEED TO BE REDESIGNED ACCORDINGLY.
- P. ALL GLASS WITHIN 12" OF A DOOR AND/OR 18" OF THE FLOOR SHALL HAVE TEMPERED GLAZING.
- Q. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING ADEQUATE BRACING OR TO OTHERWISE SUPPORT ALL PORTIONS OF THE STRUCTURE UNTIL THE MEMBERS HAVE BEEN PERMANENTLY JOINED.

**STRUCTURAL & MISC. METAL**

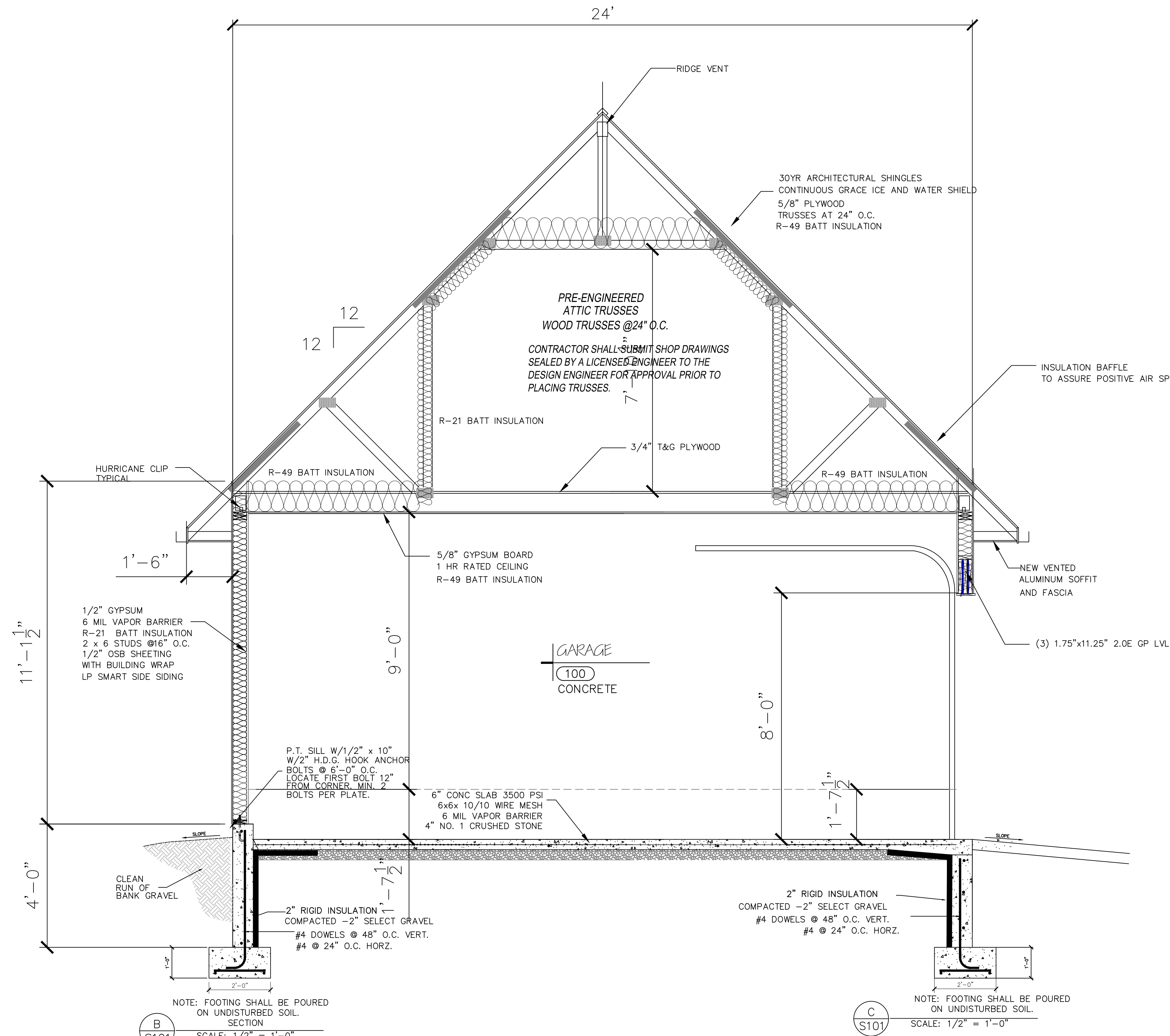
- A. STRUCTURAL SHAPES, BARS AND PLATES SHALL BE STEEL, MEETING ASTM STANDARD A36. PIPE COLUMNS SHALL BE STANDARD WEIGHT, MEETING ASTM A53, TYPE S, UNLESS OTHERWISE NOTED.
- B. DESIGN AND FABRICATION SHALL CONFORM TO AISC SPECIFICATIONS. EXPOSED WELDS SHALL BE GROUND SMOOTH AND FLUSH. REINFORCEMENT SHALL BE BENT COLD AND SHALL NOT BE WELDED. ALL ITEMS EXCEPT THOSE TO BE ENCASED IN CONCRETE, SHALL BE SHOP PAINTED W/ RUST INHIBITING PRIMER. ERECTION SHALL CONFORM TO AISC SPECS.

**FLASHING**

INSTALL FLASHING AND COUNTER-FLASHING OF 26 GAUGE GALVANIZED METAL OR ALUMINUM WHEREVER DISSIMILAR BUILDING MATERIALS JOIN OR INTERSECT AT THE ROOF OF THE STRUCTURE. THIS INCLUDES ALL INTERSECTIONS OF THE ROOF WITH VERTICAL WALLS, CHIMNEYS, AND DORMERS, AND AS OTHERWISE SHOWN ON THE DRAWINGS. FLASHING MUST ALSO BE INSTALLED ABOVE WINDOWS AND DOORS, AND AT ALL HORIZONTAL JOINTS IN SHEET SIDING.

**GUTTERS**

ALL GUTTERS SHALL BE CONTINUOUS WITHOUT SEAMS AND MADE OF ALUMINUM OR AS OTHERWISE SHOWN ON DRAWINGS. GUTTERS SHOULD BE SECURED A MIN. 4'-0" O.C. W/ APPROVED FASTENERS.



**CROSS SECTION B-302**

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

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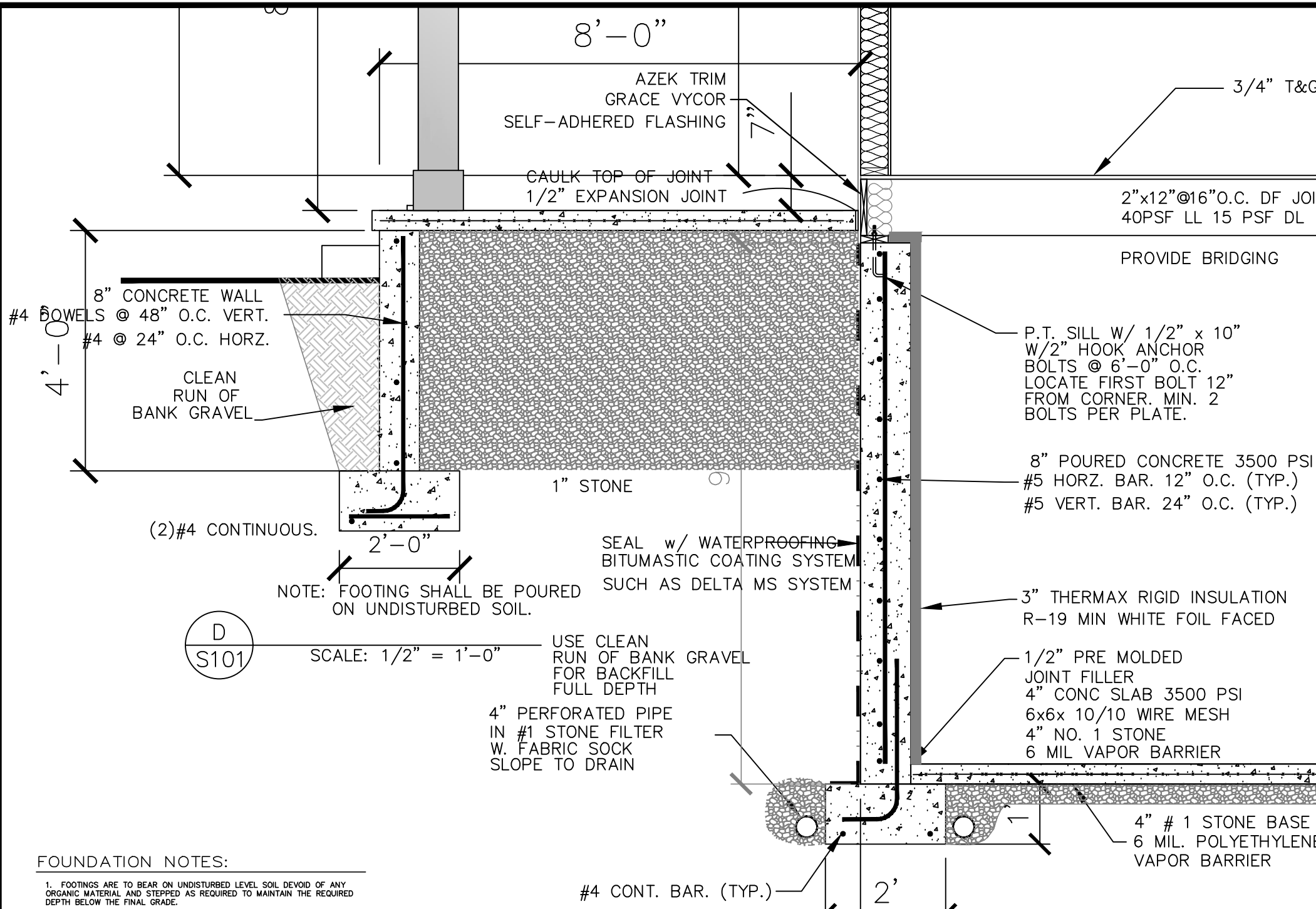
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**PROPOSED FOUNDATION PLAN**

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RESIDENTIAL DESIGN FOR  
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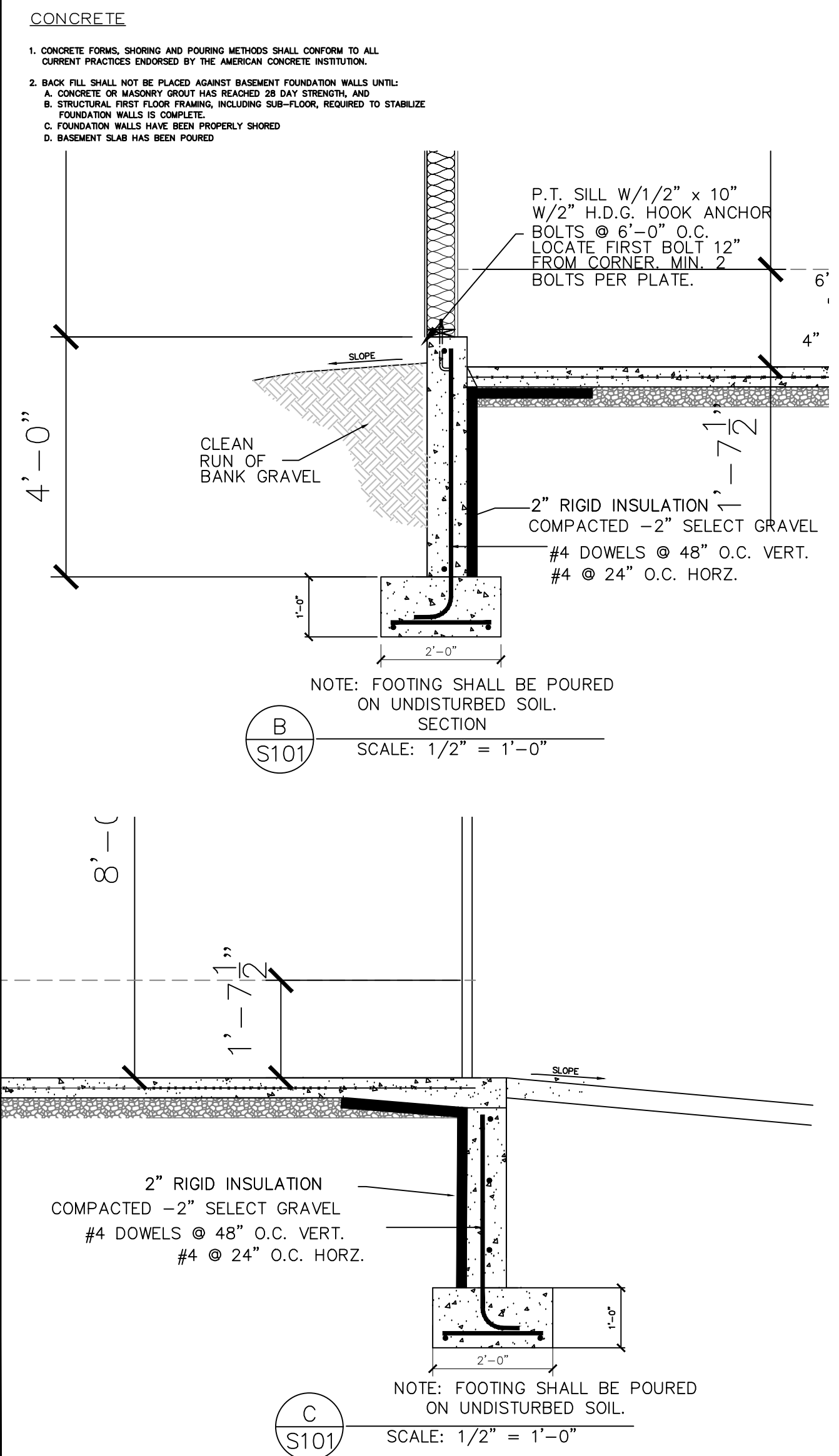
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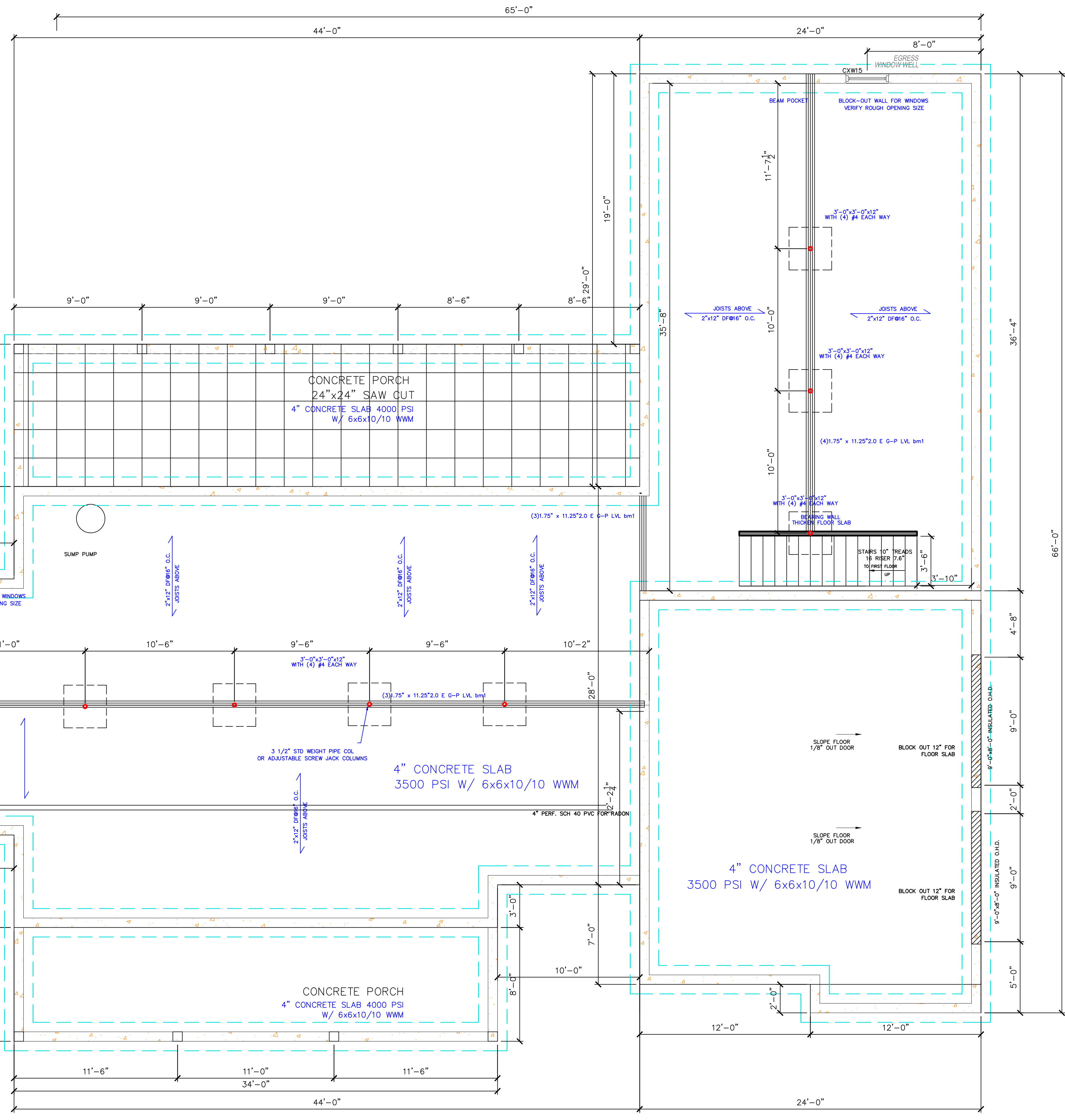
- FOUNDATION NOTES:**
- FOOTINGS ARE TO BEAR ON UNDISTURBED LEVEL SOIL DEVOID OF ANY ORGANIC MATERIAL AND TESTED AS REQUIRED TO MAINTAIN THE REQUIRED DEPTH BELOW THE FINAL GRADE.
  - SEE BEARING PRESSURE ASSUMED TO BE 1500 PSF. CONFIRM PRIOR TO CONSTRUCTION.
  - MAXIMUM SLOPE OF CUTS AND FILLS TO BE TWO (2) HORIZONTAL TO ONE (1) VERTICAL FOR BRACING STRUCTURES, FOUNDATIONS AND EROSION CONTROL.
  - ANY FILL UNDER GRADE SUPPORTED SLABS TO BE A MIN. OF 4" IN GRANULAR MATERIAL, COMPACTED TO 95%.
  - CONCRETE - MIX AND BE 28 DAY STRENGTH OF CONCRETE:
 

BASIMENT WALLS & FOUNDATIONS NOT EXPOSED TO WEATHER	3,500 PSI
BASIMENT & EXTERIOR SLABS ON GRADE	3,000 PSI
BASIMENT WALLS & FOUNDATIONS EXPOSED TO THE WEATHER AND GRADE LEVEL	4,000 PSI
FOUNDATIONS, STEPS & GARAGE SLABS EXPOSED TO WEATHER	4,000 PSI
  - MORTAR & GROUT TO BE MIXED PER MFR. REQUIREMENTS.
  - GARAGE FLOORS TO SLOPE 1/8" PER FT. MIN. TOWARDS OPENING AT REQUIRED FOR DRAINAGE. CONCRETE SLABS TO HAVE CONTR. JOINTS AT 10' FT. (MAX.) INTERVALS EA. WAY.
  - CONCRETE SIDEWALKS TO HAVE 3/4" IN. TOOLED JOINTS AT 5' FT. (MAX.) O.C.
  - REINFORCING STEEL TO BE A-615 GRADE 60. WELDED OPTIONAL WIRE NET TO BE A-108.
  - COVER ENTIRE EXTERIOR SPACE WITH A MIL. POLYETHYLENE FILM AND EXTEND UP FOUNDATION WALLS TO P.T. MODEL.
  - ALL WOOD IN CONTACT WITH CONCRETE TO BE PRESURE TREATED.
  - BEAM POCKETS IN CONCRETE TO HAVE 1/2" IN. AIRSPACE AT SIDES AND ENDS WITH A MIN. BEARING OF 4" IN.
  - WATERPROOF BASIMENT WALLS BEFORE BACKFILLING. PROVIDING A 4" DIA. PERFORATED DRAIN TILE BELOW THE TOP OF THE FOOTING (SEE BUILDING SECTIONS).

- CONCRETE**
- CONCRETE FORMS, SHORING AND POURING METHODS SHALL CONFORM TO ALL CURRENT PRACTICES ENDORSED BY THE AMERICAN CONCRETE INSTITUTION.
  - BACK FILL SHALL NOT BE PLACED AGAINST BASIMENT FOUNDATION WALLS UNTIL:
    - CONCRETE OR BACKFILL GROUT HAS REACHED 28 DAY STRENGTH AND
    - STRUCTURAL FIRST FLOOR FRAMING, INCLUDING SUB-FLOOR, REQUIRED TO STABILIZE FOUNDATION WALLS IS COMPLETE.
  - FOUNDATION WALLS HAVE BEEN PROPERLY SHORED
  - BACKFILL SLAB HAS BEEN POURED



- Foundations (footings) shall bear on suitable, undisturbed indigenous soil bearing grades, following the removal of any existing structures, oil fill soils, buried topsoil and/or any unsuitable indigenous soils, which may be present and extend below the proposed footing grades of the proposed building structure. Suitable indigenous soil bearing subgrades should be free from existing fill, buried topsoil, organics, soft, loose, wet, "mucky" or otherwise deleterious material. Evaluation of the bearing grades should be performed by a representative of a credited geotechnical engineering services company prior to the construction of any foundations.
- Foundations which are constructed on suitable indigenous soil bearing grades, which are properly placed over the suitable bearing subgrades, should be sized based on a maximum net allowable bearing pressure of 2,000 pounds per square foot (psf).
- Following site stripping and surface material removal, and any required excavation for the slab-on-grade construction, the exposed subgrades should be thoroughly compacted/densified, and then proof-rolled just prior to slab-on-grade construction. Any unsuitable soils present at the subgrade elevation, should be undercut, removed to a depth of at least 18-inches below the bottom of the stone layer, and replaced with approved structural fill material. Evaluation of the subgrade, proof-rolling and compaction should be done under the guidance of, and observed by, a representative of a credited geotechnical engineering services company.



**FOUNDATION PLAN**  
SCALE: 1/4"=1'-0"