PLANNING BOARD APPLICATION
ELLICOTTVILLE, NEW YORK

Applicant Information

Applicant Name: Thomas & Muffett George   Property Owner: ☑ Yes ☐No

Company or Trade Name (if any):

Mailing Address: 11494 Meahl Road, Akron NY 14001

Phone Number: 716-481-2069   Email: tomgeorgepe@gmail.com

Applicant's Engineer or Representative Name: Aaron Tiller

Mailing Address: 5 pine Street Allegany, NY 14706

Phone Number: 716-307-3684   Email: aarontiller@gmail.com

Site Information

Address (or location): 74 Elizabeth Street, Ellicottvlle, NY 14731

Tax Parcel Number: 55.035-3-2   ☐ Town of Ellicottville ☑ Village of Ellicottville

Parcel Size (acres or s.f.): 13,068 sf   Size of the site to be developed (acres or s.f.): 650 sf

Briefly describe the current use of the property here:
Single Family Home

Project Description

Project Name (if any):

Briefly describe the proposed use of the property here or attach additional pages if necessary:
New 22x30= 618 sf garage

Planning Board Approvals (check all that apply):
☐ Special Use Permit ☐ Site Plan Review ☐ Historic District Review ☑ Architectural/Landscape Design Review
☐ Conceptual Master Planned Development ☐ Final Master Planned Development

I have read and am familiar with the applicable zoning regulations for the above noted Planning Board Approvals under the Village of Ellicottville Zoning Law or the Town of Ellicottville Zoning Law.

Thomas George   7-17-2024

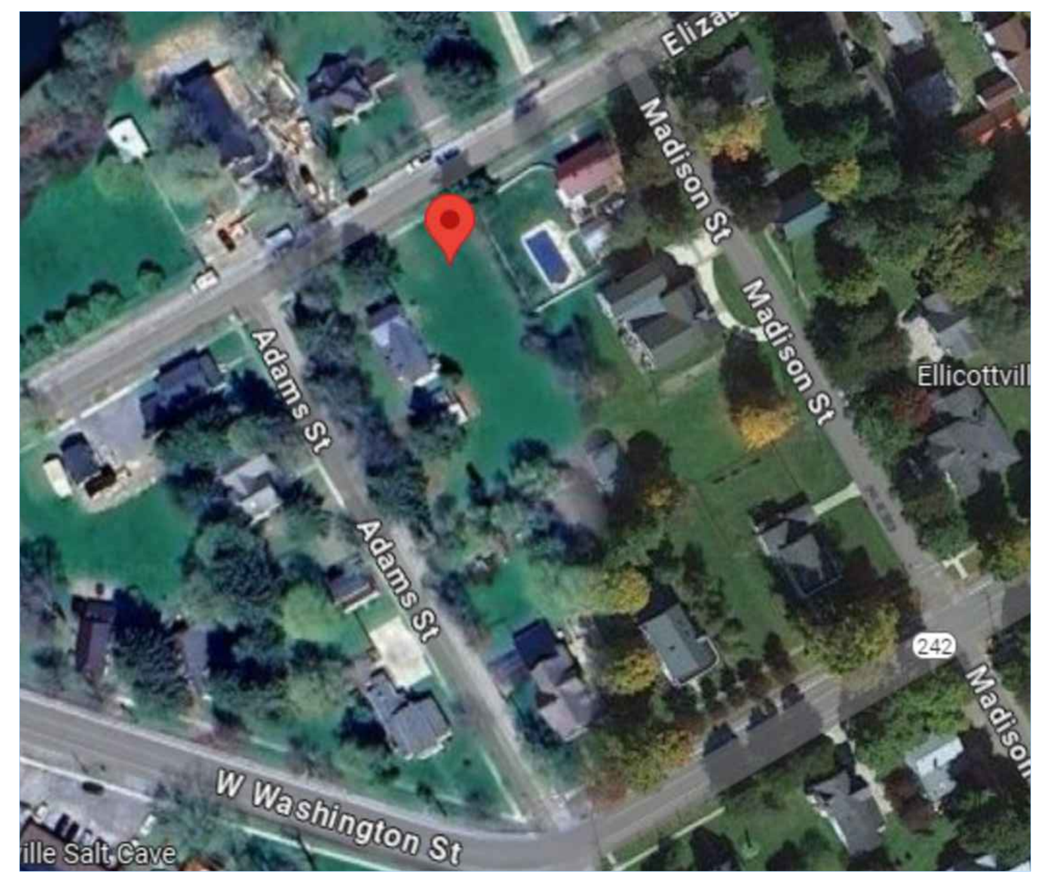
Signature of Applicant   Date

For Official Use Only:
Date Received: 7/17/24   File Number: ZP-24-53 (from zoning permit application)
Application Fee: $250   Rec'd By: ______ on ______ (Date)

Updated: 6/1/2024.

GEORGE RESIDENCE
2024 NEW GARAGE

74 ELIZABETH STREET
ELLICOTTVILLE, NY 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

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FLOOR PLAN

DOCUMENT STATUS

DATE: 7-16-2024

- ☐ NOT FOR CONSTRUCTION
- ☐ PROGRESS SET
- ■ PRELIMINARY
- ☐ FINAL

ISSUED BY: ABT

RESIDENTIAL DESIGN FOR
GEORGE NEW GARAGE
74 ELIZABETH STREET ELLICOTTVILLE, NEW YORK 14731

REVISION DATE:	DRAWN BY: ABT
DATE: 7/16/2024	REVIEWED BY:
DRAWING NO: CS	

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)	40 PSF
ROOF (L.L. + D.L.)	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 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 = .31
	ENTRY DOOR CLASS (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 = .55

6. NA

7. NA

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. NA

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. NA

13. NA

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. NA

16. NA

17. NA

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 OFFICAILS PRIOR TO INSTALLATION/SUBSTITUTION.

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	\" CDX PLY, 32/16
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 = 285

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

10. NAILING SCHEDULE:

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

SPAN TABLES

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

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

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:

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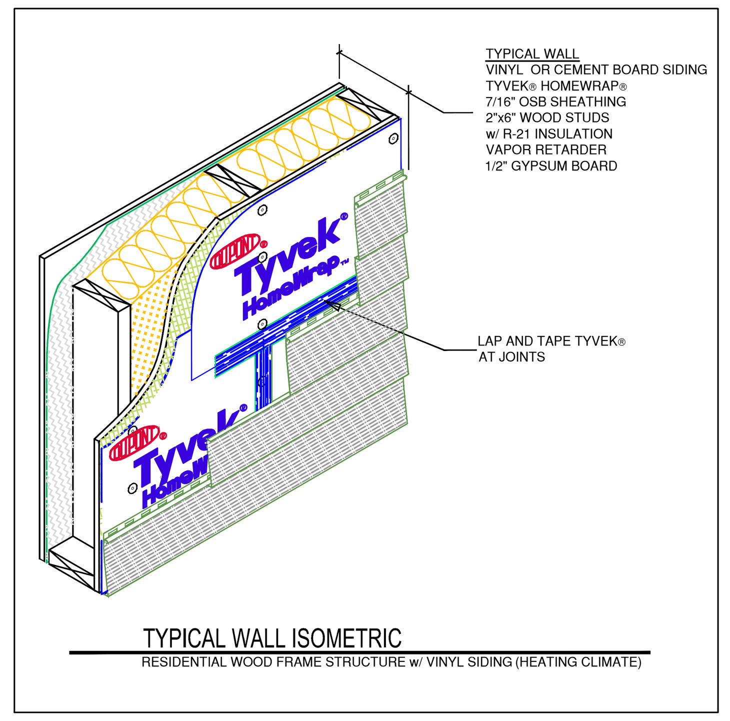
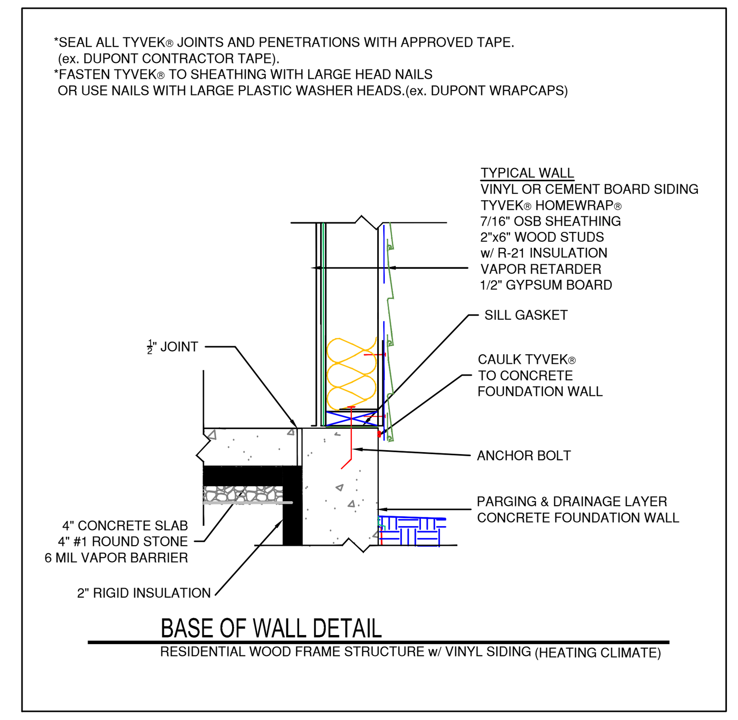
CONNECTORS & FASTENERS

A. ALL NAILING AND FASTENING SHALL COMPLY WITH THE APPLICABLE CODE'S AND NAIL FASTENING SCHEDULE (UBC TABLE [25-Q]), BOCA APPENDIX E.

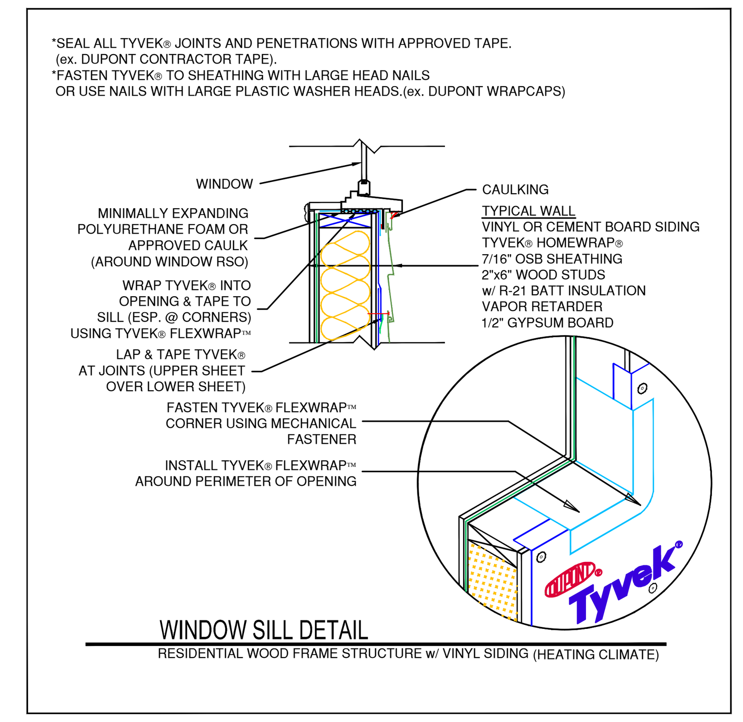
B. ALL FLUSH BEAMS AND GIRDERS SHALL USE JOIST HANGERS TO SUPPORT ABUTTING JOISTS AND RAFTERS.



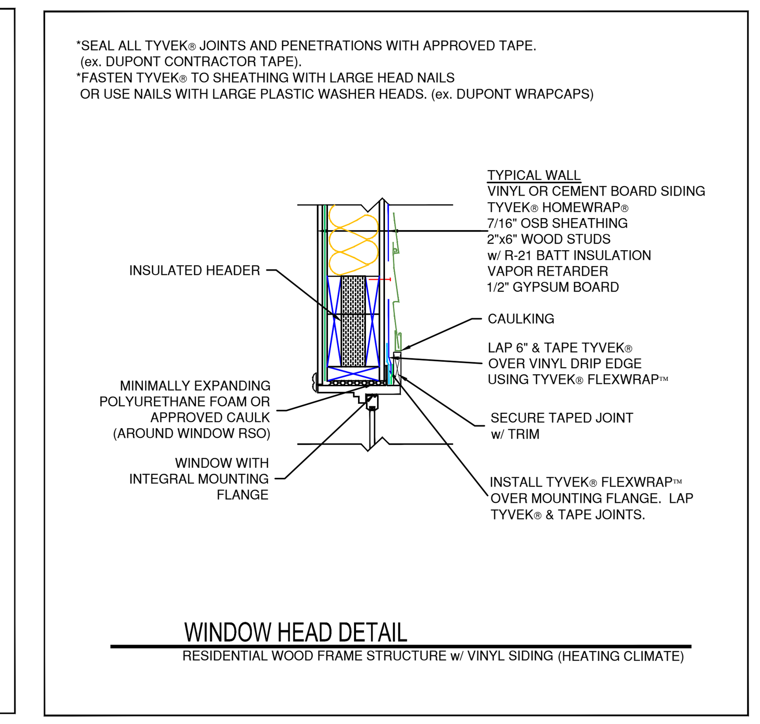
TYPICAL WALL ISOMETRIC
RESIDENTIAL WOOD FRAME STRUCTURE w/ VINYL SIDING (HEATING CLIMATE)



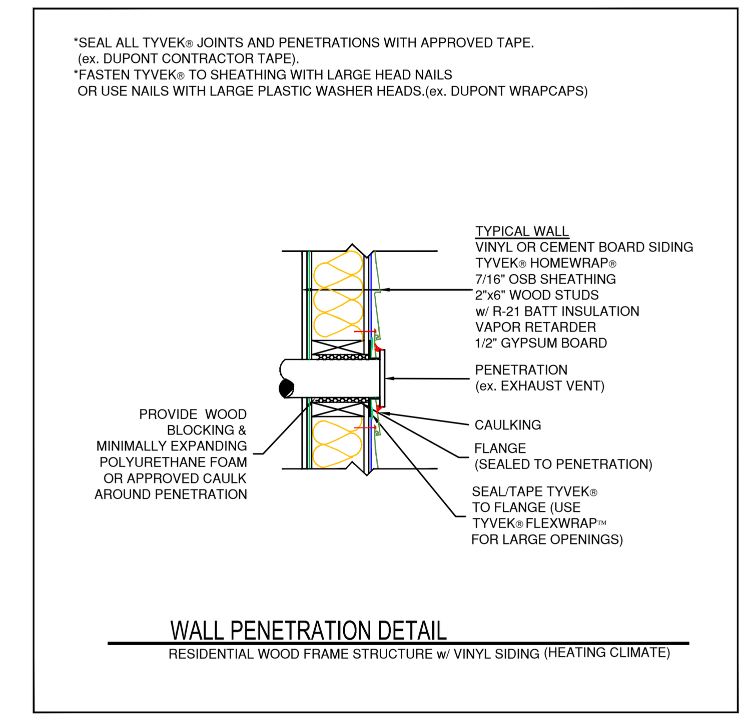
BASE OF WALL DETAIL
RESIDENTIAL WOOD FRAME STRUCTURE w/ VINYL SIDING (HEATING CLIMATE)



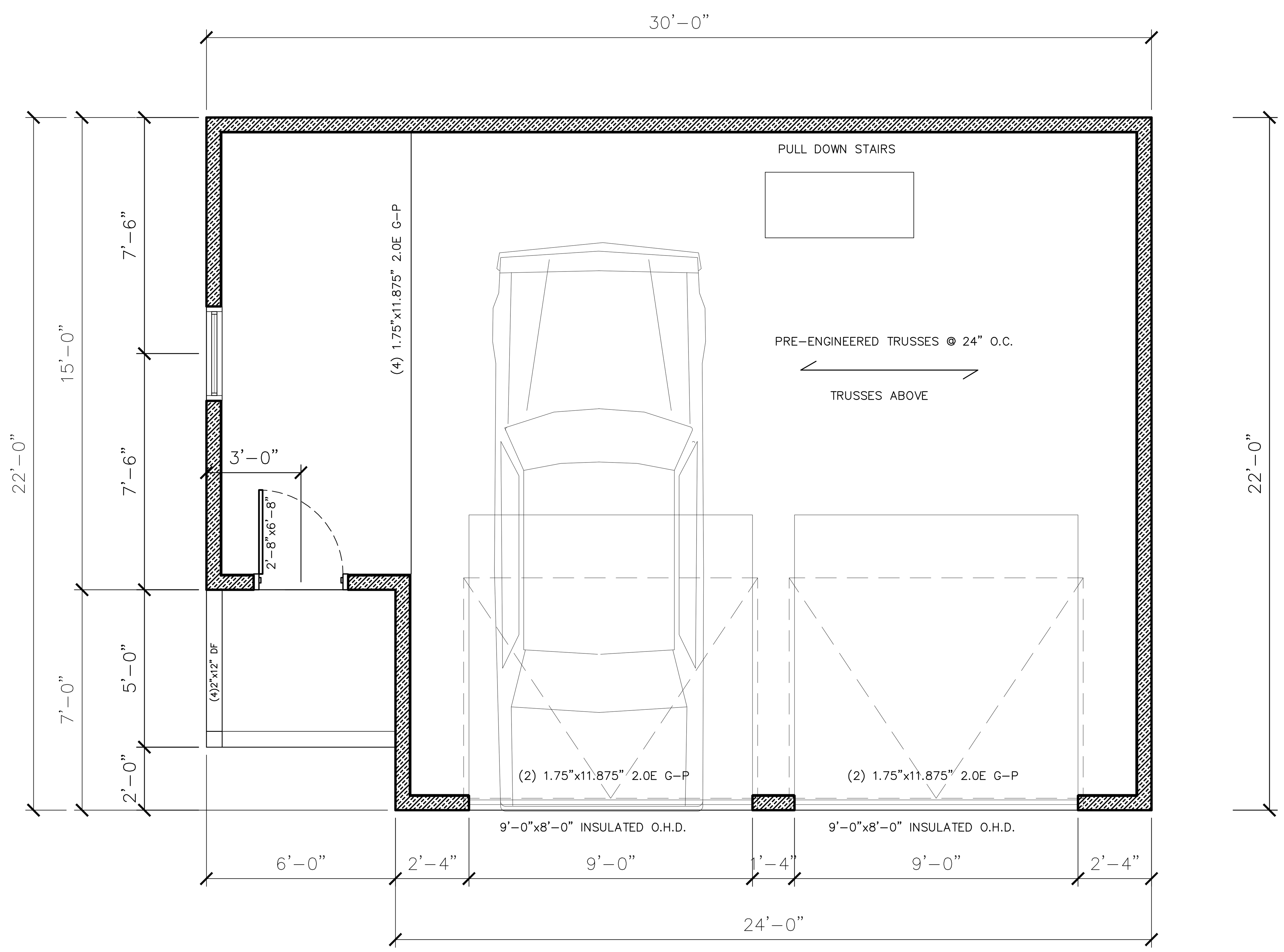
WINDOW SILL DETAIL
RESIDENTIAL WOOD FRAME STRUCTURE w/ VINYL SIDING (HEATING CLIMATE)



WINDOW HEAD DETAIL
RESIDENTIAL WOOD FRAME STRUCTURE w/ VINYL SIDING (HEATING CLIMATE)



WALL PENETRATION DETAIL
RESIDENTIAL WOOD FRAME STRUCTURE w/ VINYL SIDING (HEATING CLIMATE)



GARAGE FLOOR PLAN

SCALE: 3/8"=1'-0"
AREA FIRST FLOOR 618 SF

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FLOOR PLAN

DOCUMENT STATUS
DATE: 7-16-2024
- [ ] NOT FOR CONSTRUCTION
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- [ ] FINAL

ISSUED BY: ABT

RESIDENTIAL DESIGN FOR
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ELLICOTTVILLE, NEW YORK 14731

REVISION DATE:	DRAWN BY: ABT
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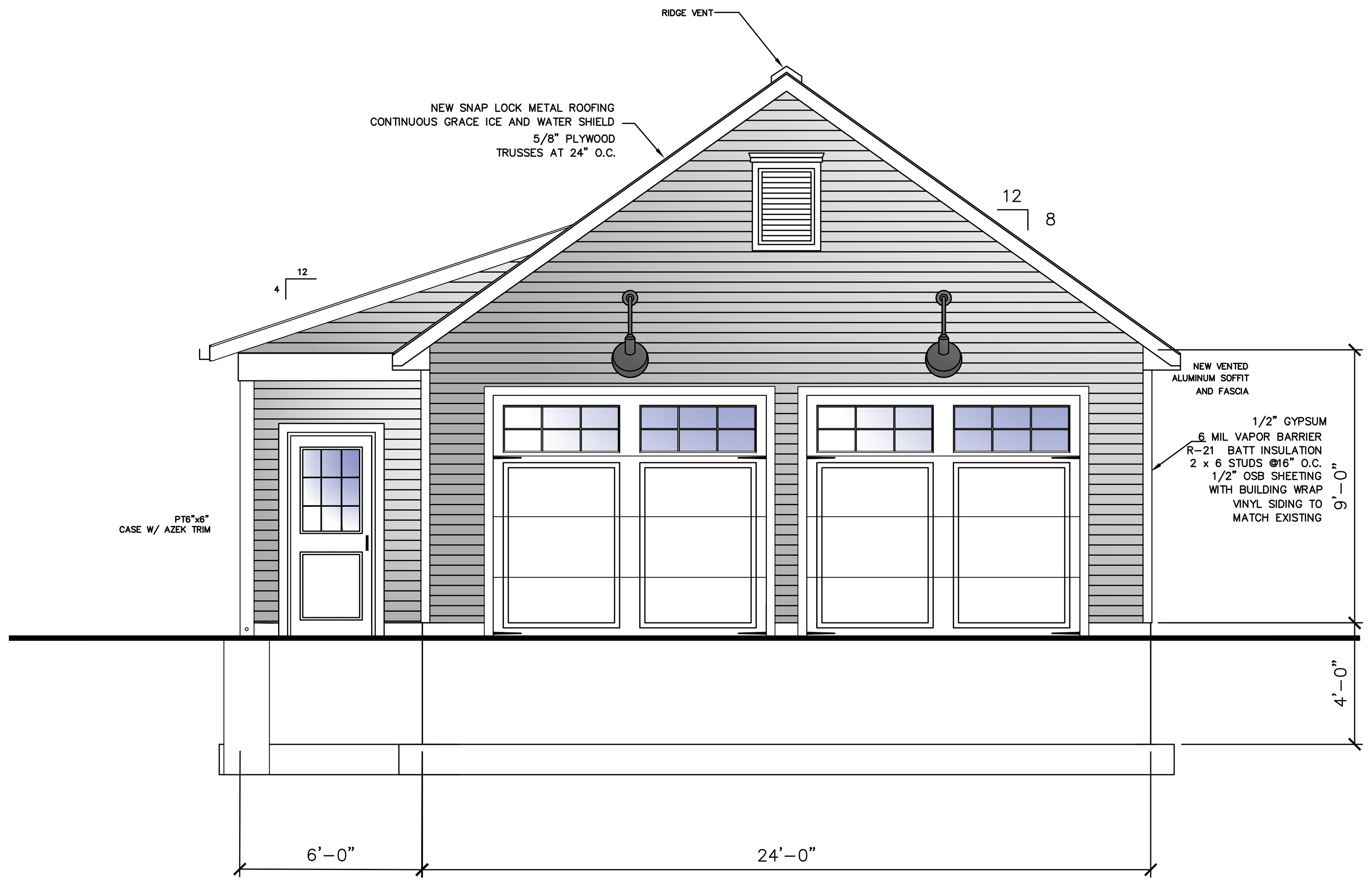
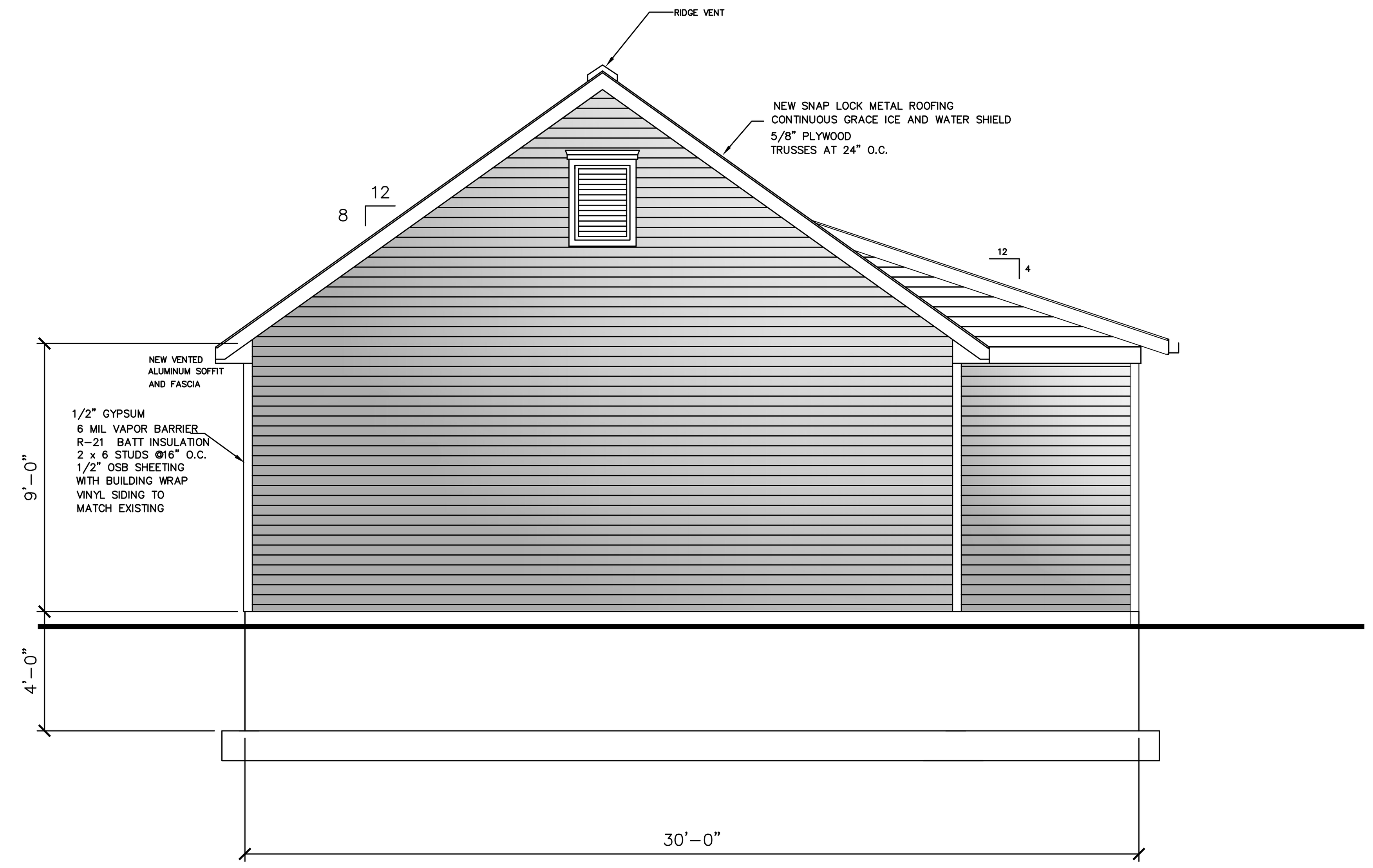
DRAWING NO: A101	



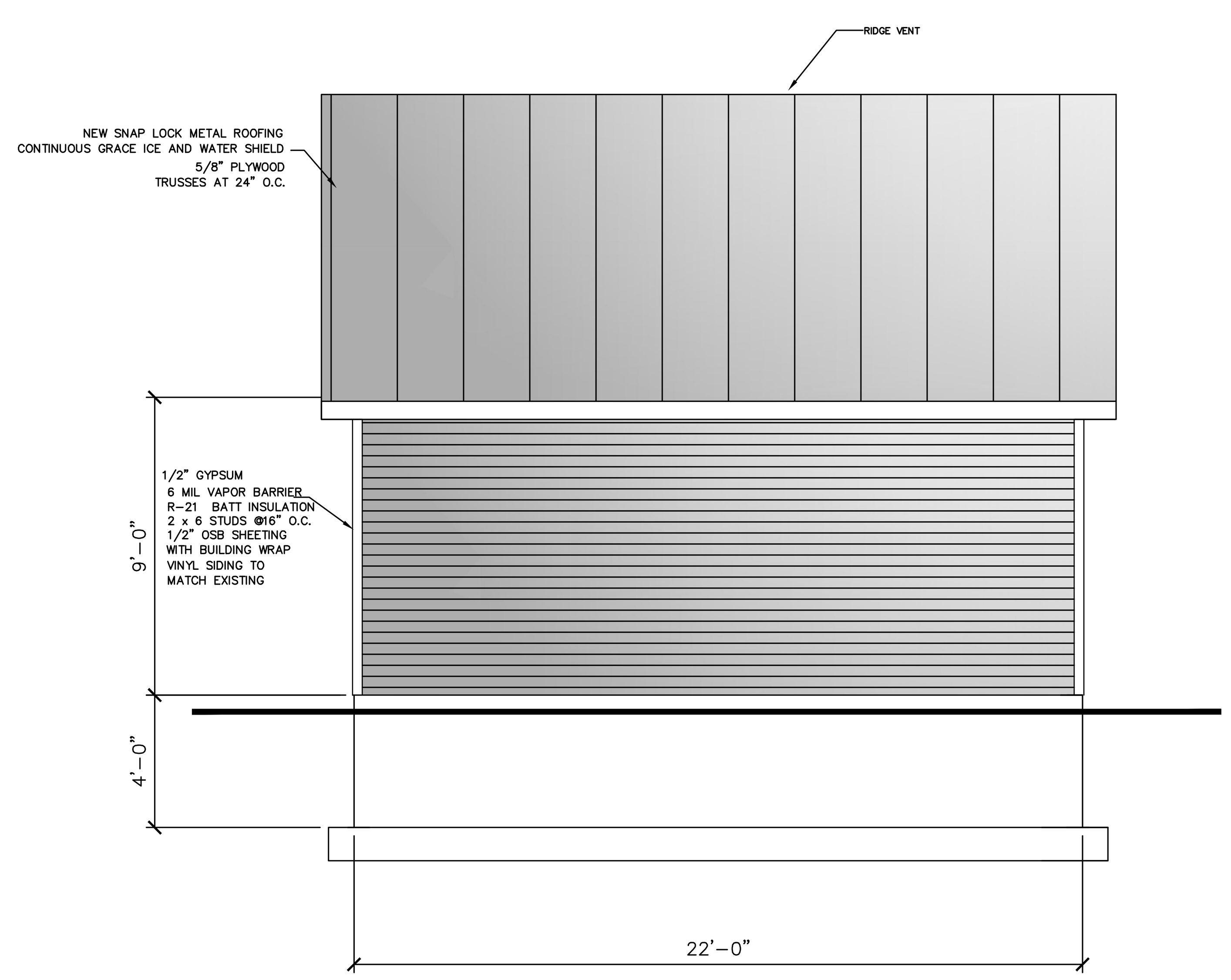
FRONT ELEVATION

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



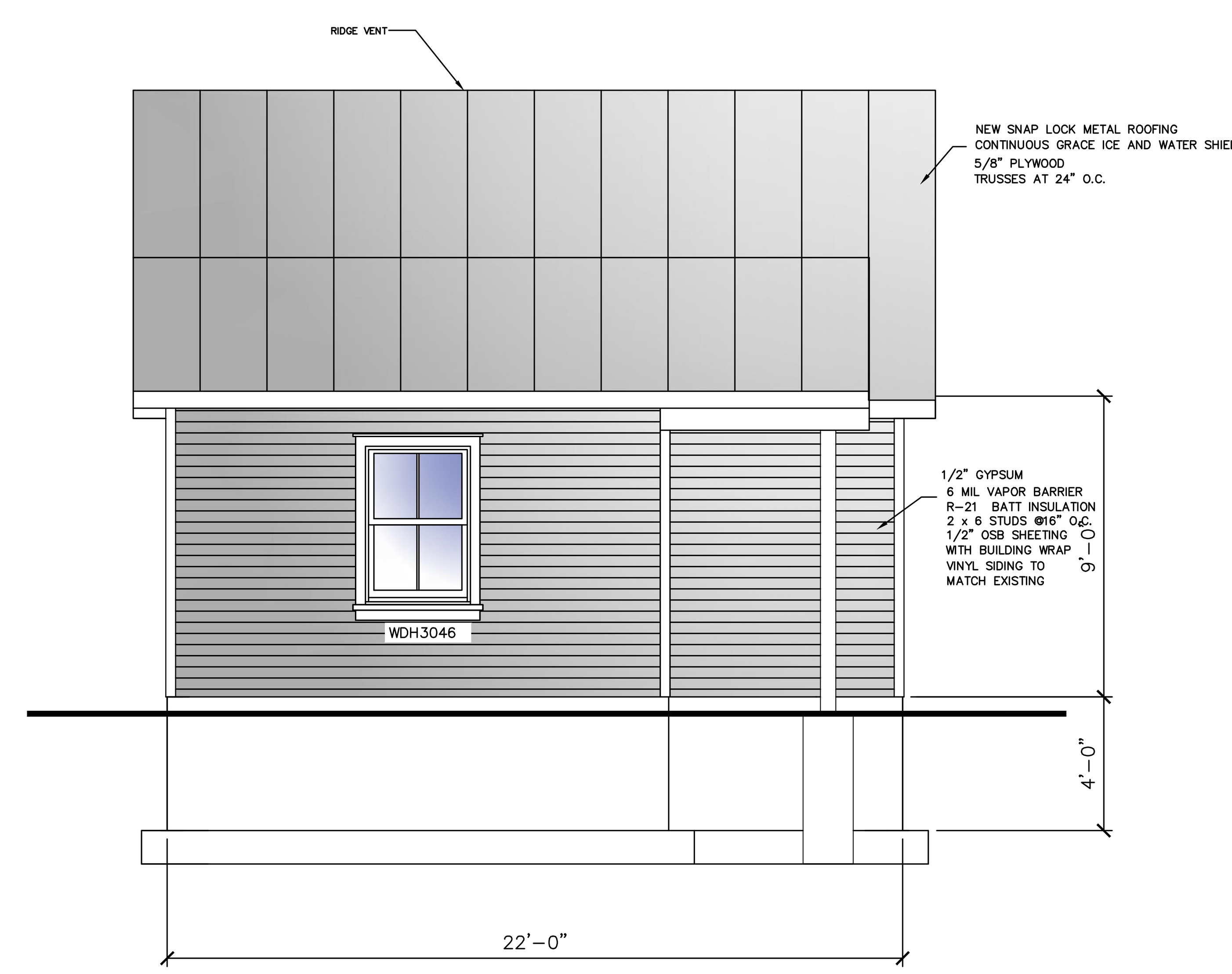
REAR ELEVATION

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



RIGHT ELEVATION

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



LEFT ELEVATION

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

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ELEVATIONS

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RESIDENTIAL DESIGN FOR

GEORGE NEW GARAGE

74 ELIZABETH STREET
ELLICOTTVILLE, NEW YORK 14731

REVISION DATE:	DRAWN BY: ABT
DATE: 7/16/2024	REVIEWED BY:
DRAWING NO: A201	

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. NA

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. NA

B. NA

C. NA

D. NA

E. SMOKE DETECTORS SHALL BE CONNECTED TO HOUSE POWER AND ALL DETECTORS SHALL BE INTERCONNECTED.

F. NA

G. NA

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.

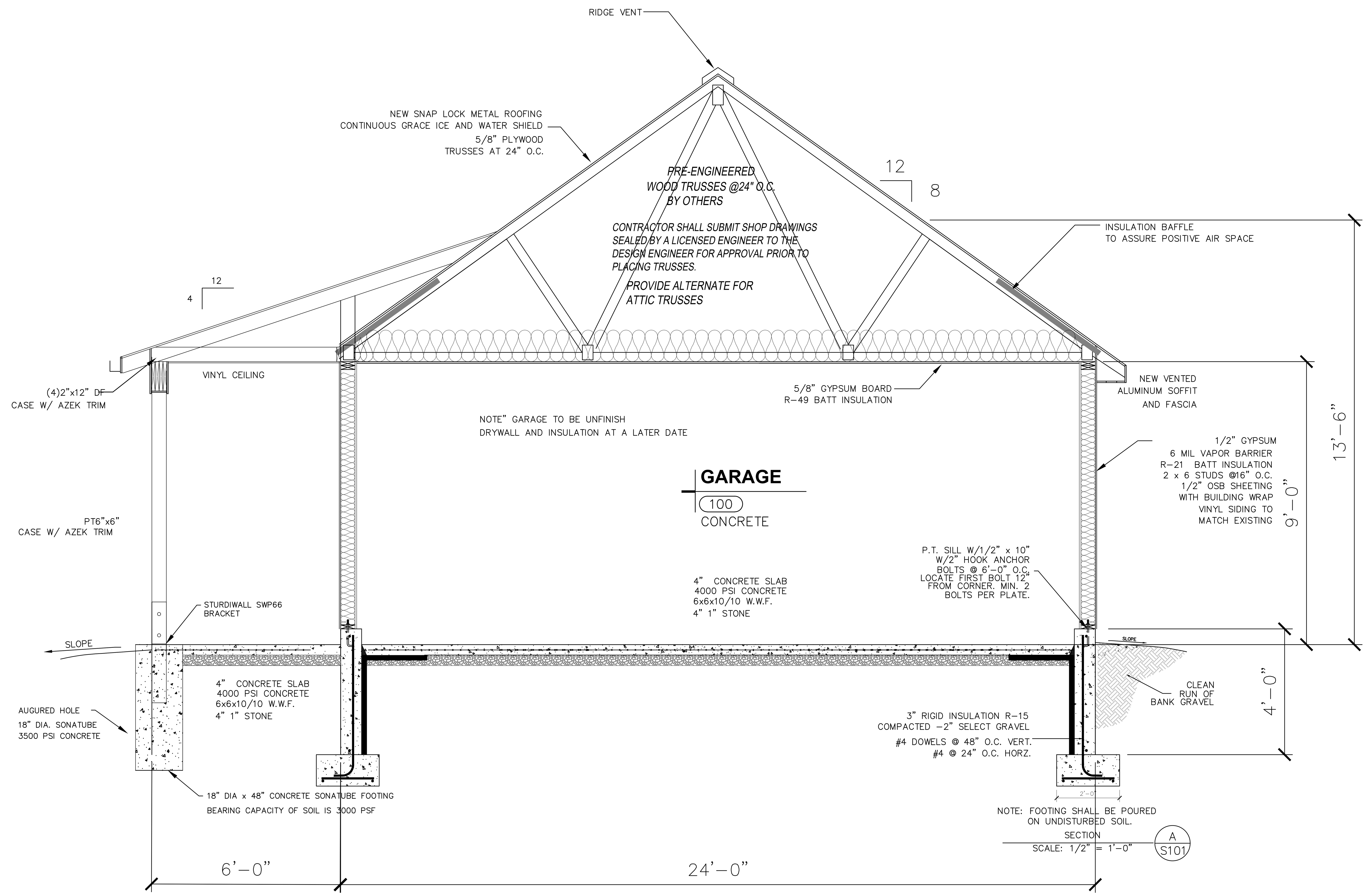
B. DESIGN AND FABRICATION SHALL CONFORM TO AISC SPECIFICATIONS. EXPOSED WELDS SHALL BE GROUND SMOOTH AND FLUSH. REINFORCEMENT SHALL BE BENT COLD AND SHALL NOT BE WELDED. ALL ITEMS EXCEPT THOSE TO BE ENCASED IN CONCRETE, SHALL BE SHOP PAINTED W/ RUST INHIBITING PRIMER. ERECTION SHALL CONFORM TO AISC SPECS.

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 A-A301

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

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CROSS SECTION

DOCUMENT STATUS

DATE: 7-16-2024

☐ NOT FOR CONSTRUCTION

☐ PROGRESS SET

■ PRELIMINARY

☐ FINAL

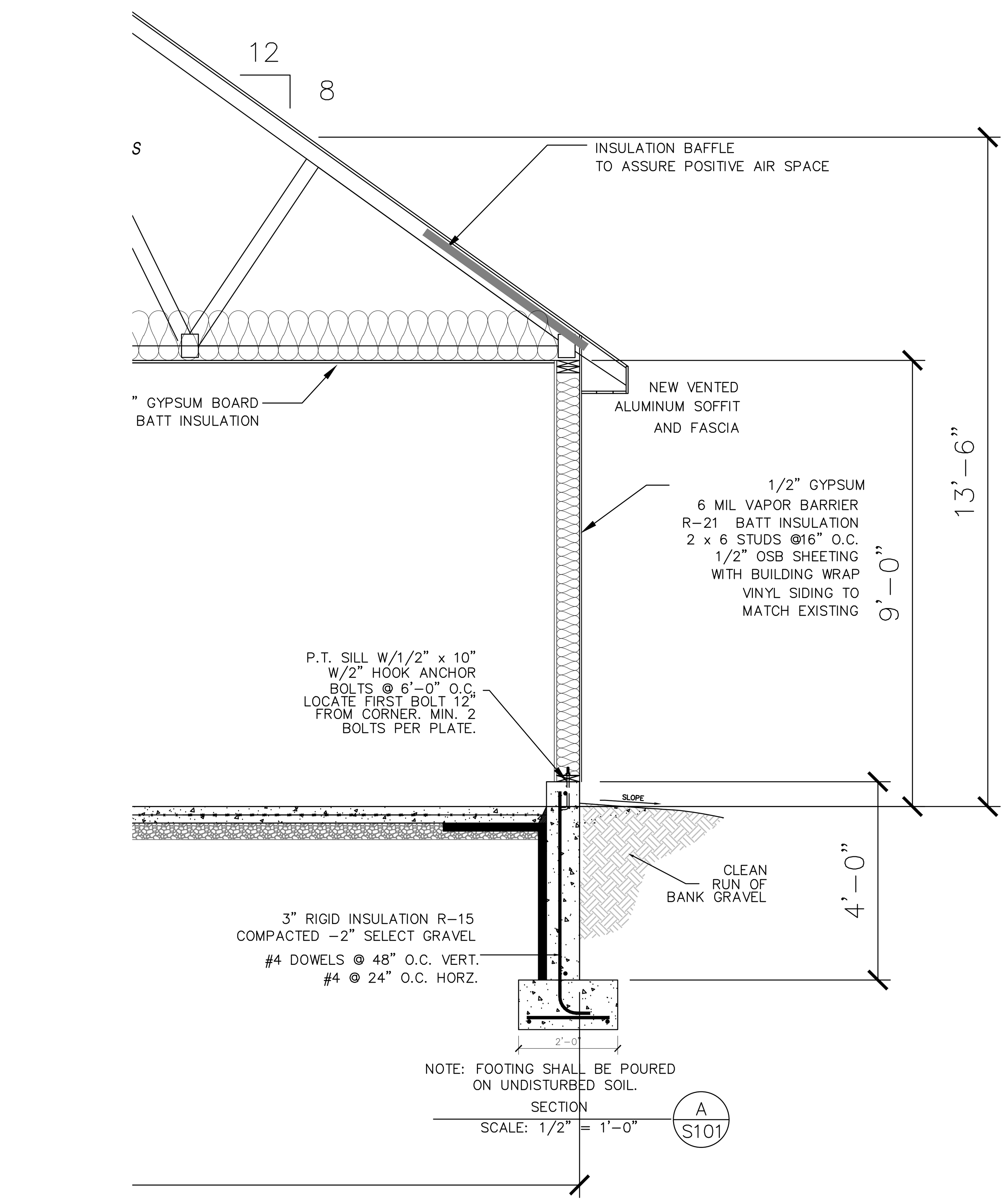
ISSUED BY: ABT

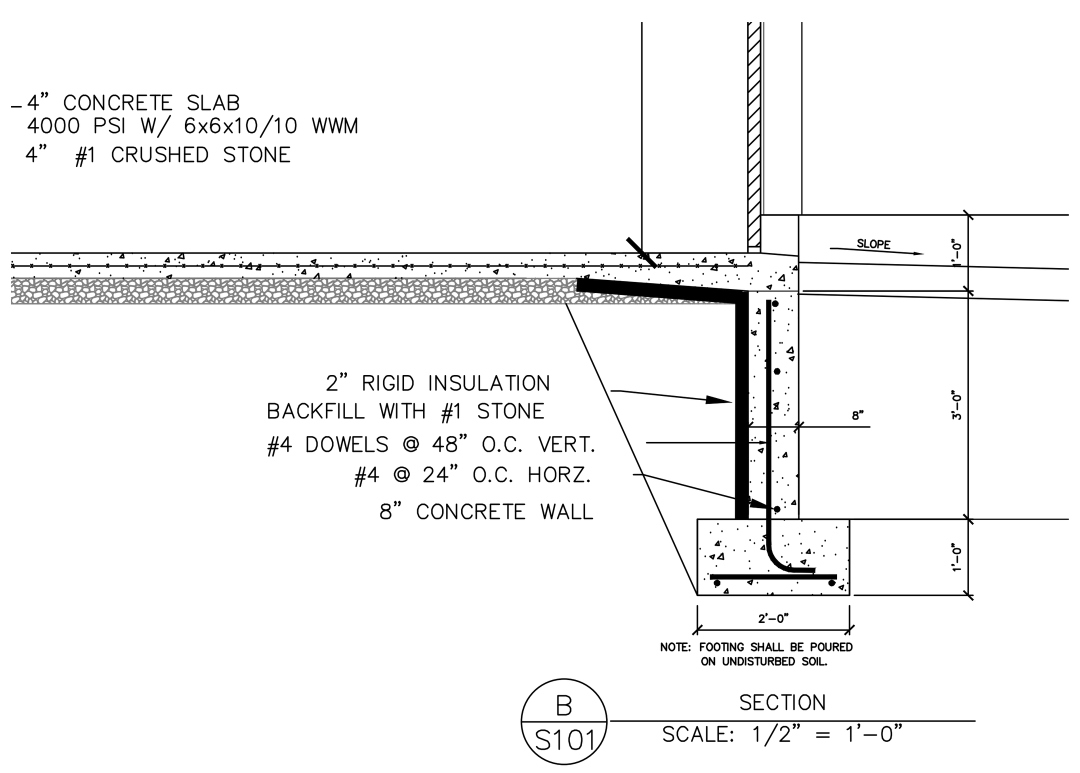
RESIDENTIAL DESIGN FOR

GEORGE NEW GARAGE

74 ELIZABETH STREET
ELLICOTTVILLE, NEW YORK 14731

REVISION DATE:	DRAWN BY: ABT
DATE: 7/16/2024	REVIEWED BY:
DRAWING NO: A301	





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. CONFIRM PRIOR TO CONSTRUCTION

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

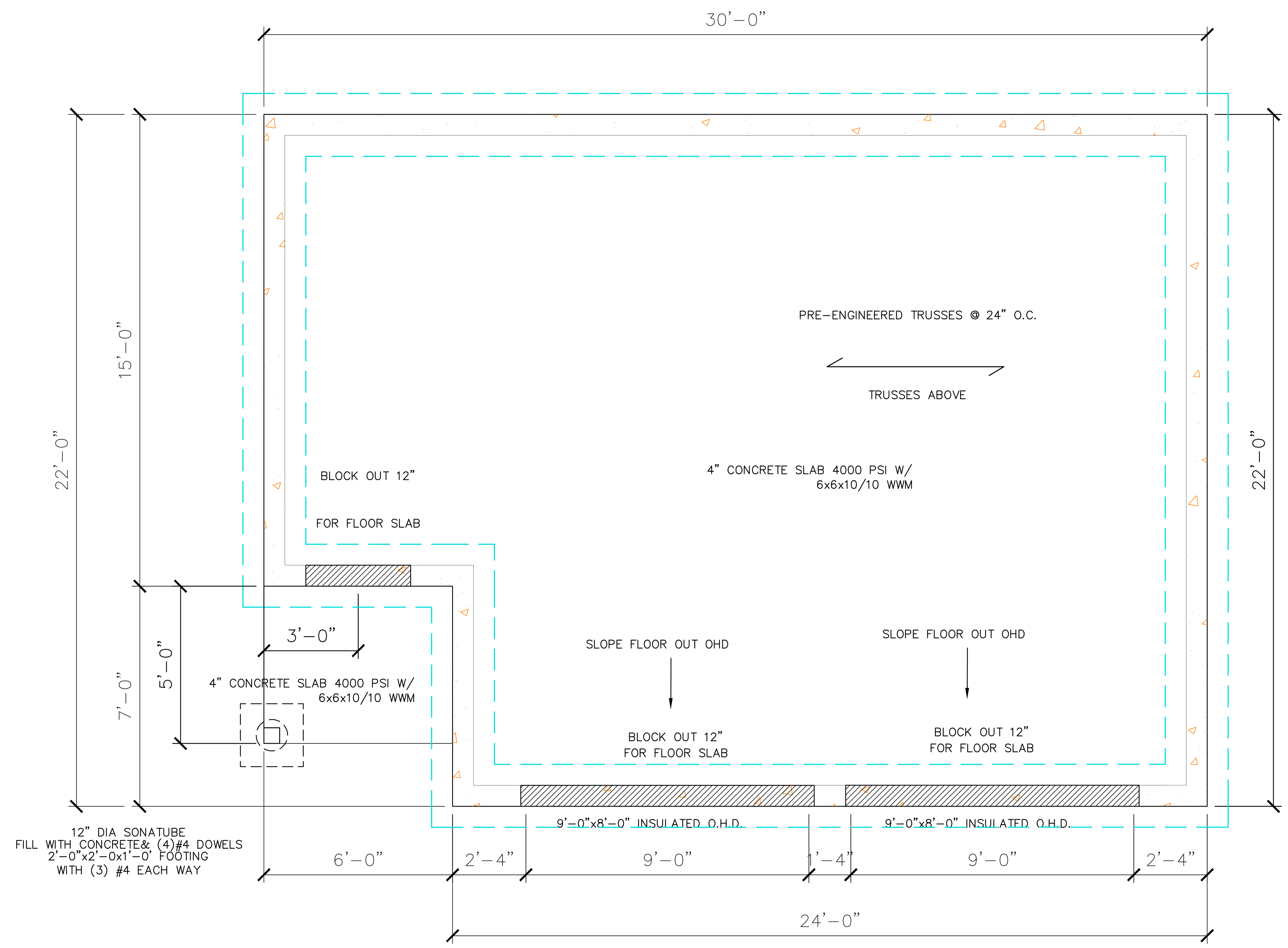
11. BEAM POCKETS IN CONCRETE TO HAVE 1/2" IN. AIRSPACE AT SIDES AND ENDS WITH A MIN. BEARING OF 4" IN.

12. WATERPROOF BASEMENT WALLS BEFORE BACKFILLING. PROVIDING A 4" IN. DIA. PERFORATED DRAIN TILE BELOW THE TOP OF THE FOOTING (SEE BUILDING SECTIONS).

CONCRETE

1. CONCRETE FORMS, SHORING AND POURING METHODS SHALL CONFORM TO ALL CURRENT PRACTICES ENDORSED BY THE AMERICAN CONCRETE INSTITUTION.

2. BACK FILL SHALL NOT BE PLACED AGAINST BASEMENT FOUNDATION WALLS UNTIL:
   A. CONCRETE OR MASONRY GROUT HAS REACHED 28 DAY STRENGTH, AND
   B. STRUCTURAL FIRST FLOOR FRAMING, INCLUDING SUB-FLOOR, REQUIRED TO STABILIZE FOUNDATION WALLS IS COMPLETE.
   C. FOUNDATION WALLS HAVE BEEN PROPERLY SHORED
   D. BASEMENT SLAB HAS BEEN POURED



FOUNDATION PLAN

SCALE: 3/8"=1'-0"

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

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FOUNDATION PLAN

DOCUMENT STATUS
DATE: 7-16-2024
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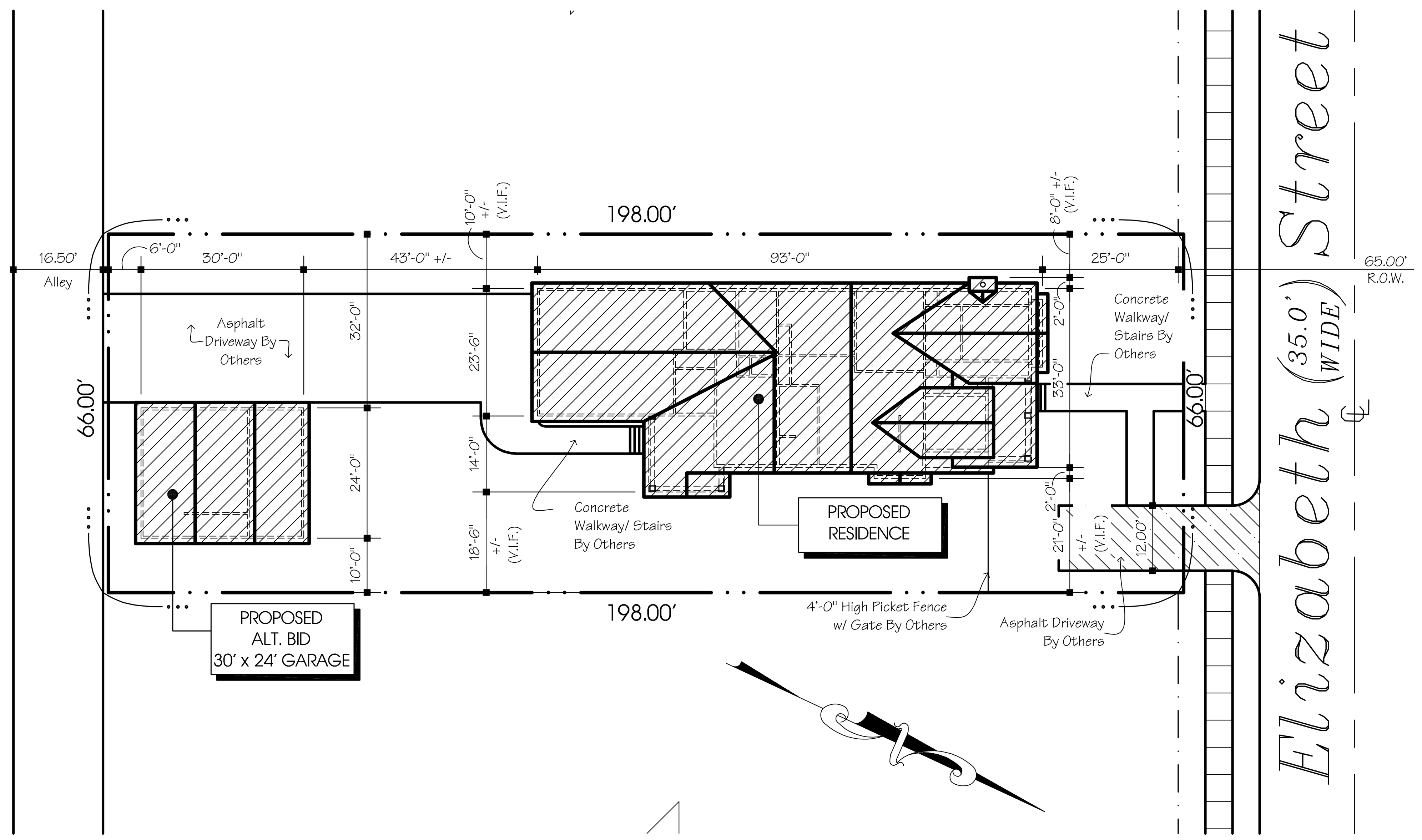
☐ FINAL
ISSUED BY: ABT

RESIDENTIAL DESIGN FOR
GEORGE
NEW GARAGE
74 ELIZABETH STREET
ELLICOTTVILLE, NEW YORK 14731

REVISION DATE:	DRAWN BY: ABT
DATE: 7/16/2024	REVIEWED BY:
DRAWING NO: S101	

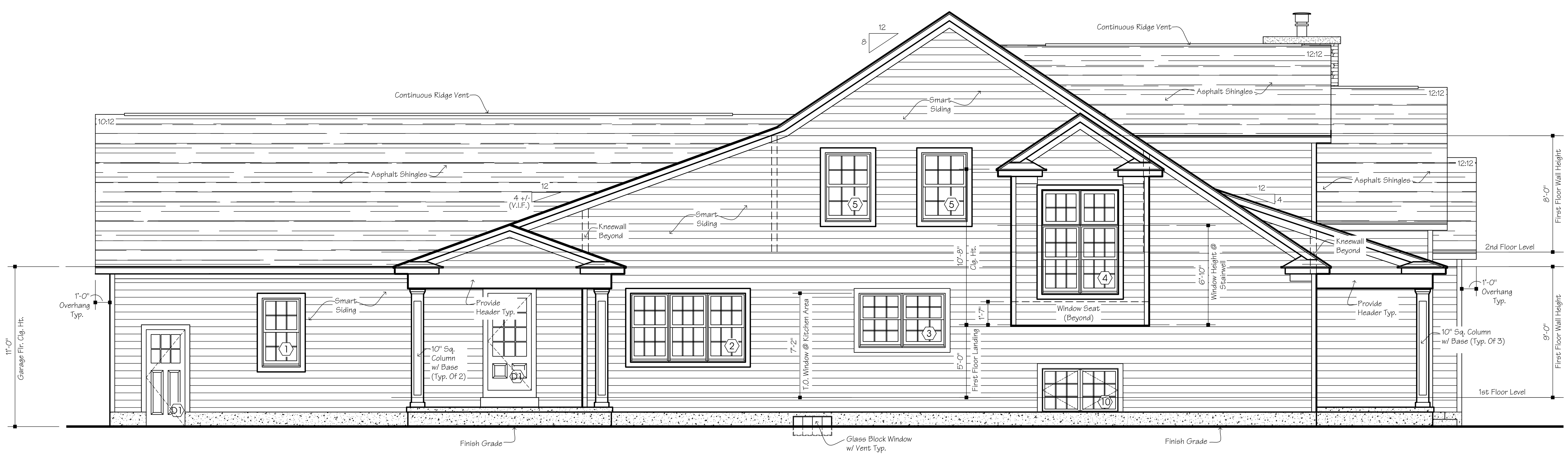


A3.3 Site Plan

1" = 20'-0"

A3.1 Front Elevation

1/4" = 1'-0"



A3.2 Left Elevation

1/4" = 1'-0"

SUTTON
architecture
"Design 2 Build"

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(Second Floor)
Williamsville, NY 14221
(716) 932-7156 Fax 932-7873

Job Number:
21-339

Proposed
Residence For:

Thomas
& Muffett
George

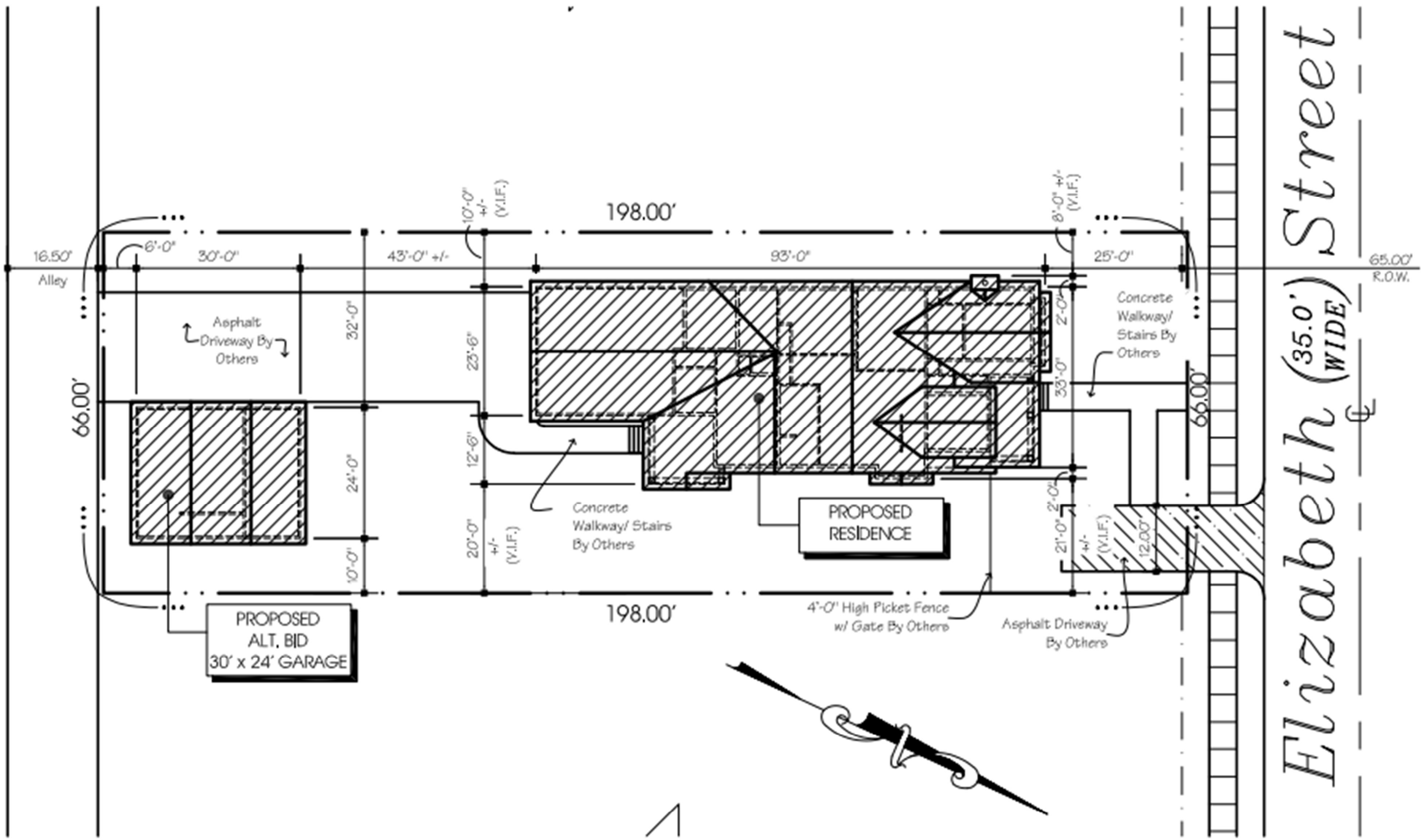
74 Elizabeth Street
Ellicottville, New York
14731

No.	Description	Date	By

WARNING:
It is a violation of Article 147, Section 7303 of the New York State Education Law for any person to alter an item, in any way, on this document, unless under the direction of a licensed Architect.

Title:
Elevations

Drawn By: D. Lotz
Date: 9-21-22
Checked: D. Sutton
Scale: As Noted
Sheet No.: **A-3**



A3.3 **Site Plan**

1" = 20'-0"

Proposed Residence For:

Thomas & Muffett George

74 Elizabeth Street
Ellicottville, New York
14731

- Landscaping Note: Landscaping plan to consist of foundation and area plantings to include shrubs, perennials, and annual plantings
- Utilities: Utility alignment and tapping locations to be established by contractor as directed by the Village of Ellicottville and utility company representatives as appropriate