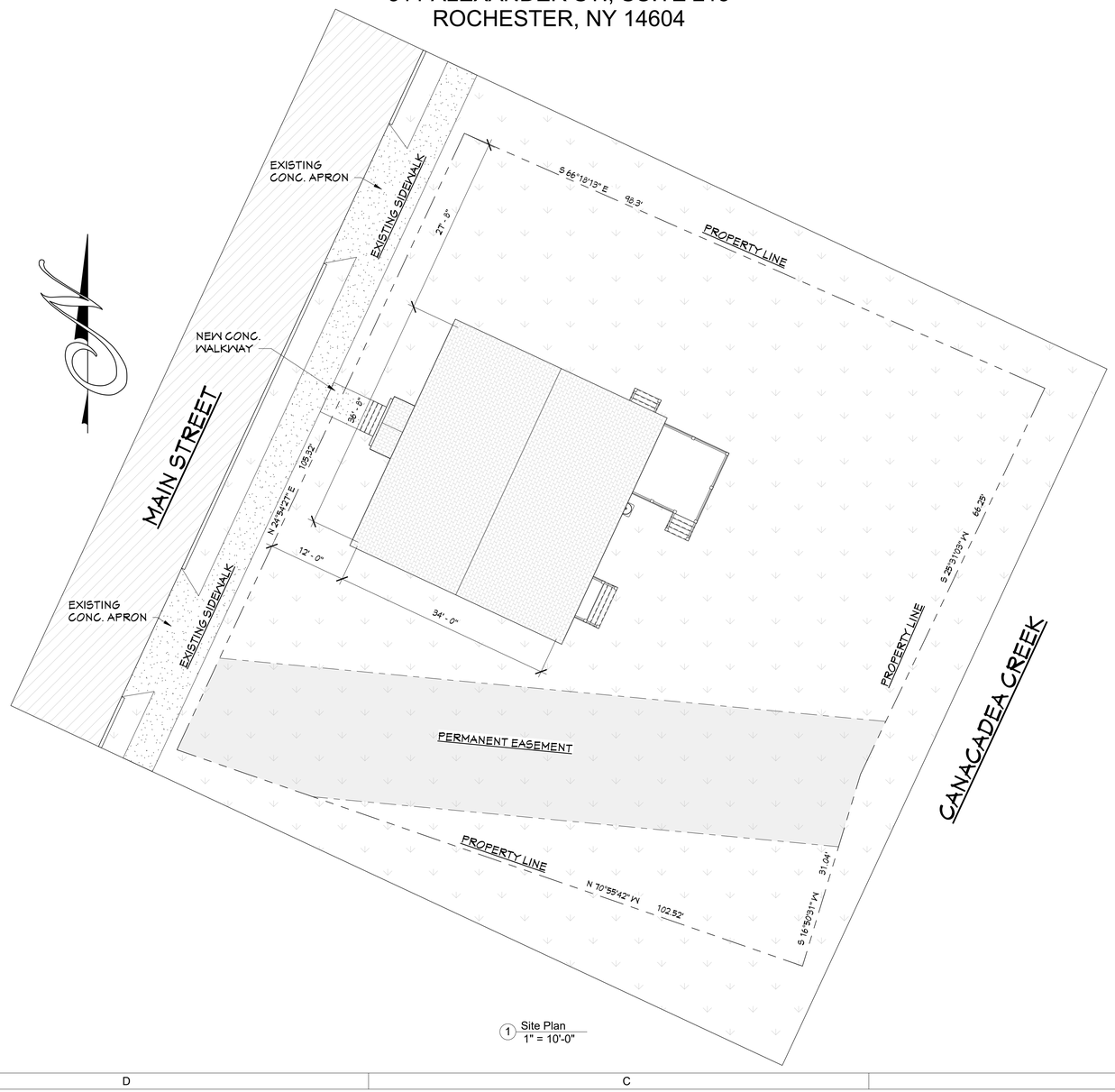
NEW HOME DESIGN FOR
ALLEGANY COUNTY LAND BANK CORPORATION

26 MAIN ST.
ALMOND, NY 14804

ARCHITECT: PETER L. MORSE & ASSOCIATES
311 ALEXANDER ST., SUITE 215
ROCHESTER, NY 14604



1 Site Plan
1" = 10'-0"

LIST OF ABBREVIATIONS

ADD	ADDITIONAL	DTL/DET	DETAIL	LAV	LAVATORY	REV	REVISION
AFF	ABOVE FIN. FL.	ELEC	ELECTRIC	LAM	LAMINATED	RD	ROOF DRAIN
ACOUS	ACOUSTICAL	ELEV	ELEVATION	MAS	MASONRY	RM	ROOM
ADJ	ADJACENT	EQUIP	EQUIPMENT	MO	MASONRY OPENING	RO	ROUGH OPENING
A/C	AIR CONDITIONING	EXH	EXHAUST	MAX	MAXIMUM	RVT	RESILIENT VINYL TILE
ALT	ALTERNATE	EQ	EQUAL	MEMB	MEMBRANE		
ALUM	ALUMINUM	EA	EACH	MIN	MINIMUM	SCH	SCHEDULE
APPROX	APPROXIMATE	EXT	EXTERIOR	MR	MOP RECEPTOR	SIM	SIMILAR
ANOD	ANODIZED	EXIST	EXISTING	MANUF	MANUFACTURED	SC	SOLID CORE
				MTD	MOUNTED	SPK	SPEAKER
BRNG	BEARING	FIX	FIXTURE	MTL/MET	METAL	SPEC	SPECIFICATION
BD	BOARD	FIN	FINISHED			SQ	SQUARE
BM	BENCH MARK	FEC	FIRE EXTINGUISH. CAB	NAT	NATURAL	SS	STAINLESS STEEL
BLDG	BUILDING	FL	FLOOR	NIC	NOT IN CONTRACT	STR	STRUCTURAL
BLKG	BLOCKING	FD	FLOOR DRAIN	NOM	NOMINAL	STL	STEEL
BOT	BOTTOM	FOUND	FOUNDATION	NTS	NOT TO SCALE	SUSP	SUSPEND
BRK	BRICK	FTG	FOOTING	N	NATURAL		
B. O.	BOTTOM OF					TKBD	TACKBOARD
		GA	GAUGE	OC	ON CENTER	TKS	TACKSTRIP
CPT	CARPET	GALV	GALVANIZED	OD	OUTSIDE DIAMETER	THK	THICK(NESS)
CLG	CEILING	GC	GENERAL CONTRACTOR	OPG	OPENING	T&G	TONGUE AND GROOVE
CEM PLAS	CEMENT PLASTER	GL	GLASS	OPP	OPPOSITE	T&B	TOP & BOTTOM
CER T	CERAMIC TILE	GCMU	GLAZED CMU	O.H.	OPPOSITE HAND	TOS	TOP OF STEEL
CB	CATCH BASIN	GST	GLAZES STRUCT. TILE			TYP	TYPICAL
CL	CENTER LINE	GYP BD	GYPSUM BOARD	PLAS	PLASTER	THOLD	THRESHOLD
COL	COLUMN			PT/P	PAINT		
CONC	CONCRETE	HDWR	HARDWARE	PBD	PARTICLE BOARD	UR	URINAL
CMU	CONC. MASONRY UNIT	HTG	HEATING	PART	PARTITION		
COND	CONDUCTOR	HVAC	HTG/VENTING/A/C	PVMT	PAVEMENT	VB	VAPOR BARRIER
CONN	CONNECTION	HGT	HEIGHT	PERT	PERFORATED	VAR	VARNISH
CONST	CONSTRUCTION	HC	HOLLOW CORE	PLAM	PLASTIC LAMINATE	VERT	VERTICAL
CONT	CONTINUOUS	HM	HOLLOW METAL	PL	PLATE	VIF	VERIFY IN FIELD
CONTR	CONTRACTOR	HORIZ	HORIZONTAL	PWD	PLYWOOD	VG	VERTICAL GRAIN
CJ	CONTROL JOINT	H'CAP	HANDICAPPED	PSF	POUNDS PER SQUARE FT.	VIN	VINYL
CORR	CORRUGATED			PSI	POUNDS PER SQUARE IN.	VAT	VINYL ASBESTOS TILE
CU FT	CUBIC FEET	INCL	INCLUDE	PTD	PAPER TOWEL DISPENSER	VWC	VINYL WALL COVERING
CU YD	CUBIC YARDS	ID	INSIDE DIAMETER				
CRS	COURSE(S)	INT	INTERIOR	QT	QUARRY TILE	W/	WITH
		INV	INVERT			W/O	WITHOUT
DR	DOOR	IPS	INSIDE PIPE SIZE	REF	REFRIGERATOR	WC	WATER CLOSET
DIA	DIAMETER	INSUL	INSULATION	RAD	RADIUS	WWF	WELDED WIRE FABRIC
DO	DITTO			REF	REFERENCE	WWM	WELDED WIRE MESH
DS	DOWN SPOUT	JC	JANITOR'S CLOSET	REG	REGISTER	WGL	WIRED GLASS
DWG	DRAWING	JT	JOINT	REINF	REINFORCEMENT	WP	WATERPROOFING
DF	DRINKING FOUNTAIN			RES	RESILIENT	WR	WASTE RECEPTACLE
DECOR	DECORATIVE					WD	WOOD

MATERIAL SYMBOLS

CONCRETE	INSULATION (BATT)	GRAVEL/CRUSHED STONE
MASONRY (CONCRETE)	INSULATION (RIGID)	PLYWOOD
MASONRY (BRICK)	INSULATION (SPRAY FOAM)	GYPSUM/PLASTER
WOOD GRAIN	PLASTIC PRODUCTS	CEMENT/MORTAR
DIMENSIONAL LUMBER	EARTH	ASPHALT SHINGLES

GRAPHIC SYMBOLS

DETAILS
0 DETAIL NO.
A-1 SHEET WHERE LOCATED

ELEVATIONS
0 / A-1 ELEVATION NO. / SHEET WHERE LOCATED

DRAWING NOTATION
DRAWING NAME
SCALE 1'-0" = 1'-0"
X DOOR NO. X
X WINDOW TYPE X
101 ROOM NO. 101
X REVISION NO. X

SECTIONS
0 / A-1 SECTION NO. / SHEET WHERE LOCATED

0 / A-1 DETAIL NO. / SHEET WHERE LOCATED

LIST OF DRAWINGS

SHEET #	SHEET NAME
T-1	Title Sheet
G-1	Energy Code Compliance
S-1	Foundation & Framing Plans
S-2	Deck Framing Plan & Section
A-1	Floor Plans
A-2	Exterior Elevations
A-3	Interior Elevations
A-4	Interior Elevations
A-5	Building Section
A-6	Sections & Details
A-7	Door & Window Elevations
E-1	Electrical Plans

Peter L. Morse & Associates
ARCHITECTS A. I. A.
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Phone 585-530-2230
Fax 585-530-3302

REGISTERED ARCHITECT PETER LOREN MORSE NO 015010 STATE OF NEW YORK

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REVISIONS

no.	description	date
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NEW HOME DESIGN FOR ALLEGANY COUNTY LAND BANK CORPORATION
26 MAIN ST.
ALMOND, NY 14804

DRAWING TITLE
Title Sheet

DRAWING NO.
T-1

drawn by	JDB
checked	PLM
proj. capt.	PLM
date	05/22/25
proj. no.	44-25

ISSUE DATE
07/14/25

D C B A

Generated by RES*check*-*Web* Software

Compliance Certificate

Project 26 Main St, Almond

Energy Code:	**2018 IECC**
Location:	**Almond, New York**
Construction Type:	**Single-family**
Project Type:	**New Construction**
Project SubType:	**None**
Conditioned Floor Area:	**2,354 ft2**
Glazing Area	**17%**
Climate Zone:	**6 (7484 HDD)**
Permit Date:	
Permit Number:	
All Electric	**false**
Is Renewable	**false**
Has Charger	**false**
Has Battery:	**false**
Has Heat Pump:	**false**

Construction Site:
26 Main St
Almond, NY 14804

Owner/Agent:
Allegany County Land Bank Corporation
7 Court St
Belmont, NY 14813

Designer/Contractor:
Peter Morse
Peter L. Morse & Associates
311 Alexander St
Rochester, NY 14604

Compliance: Passes using UA trade-off

Compliance: **4.7% Better Than Code** Maximum UA: **316** Your UA: **301**

The % Better or Worse Than Code Index reflects how close to compliance the house is based on code trade-off rules.
It DOES NOT provide an estimate of energy use or cost relative to a minimum-code home.

Slab-on-grade tradeoffs are no longer considered in the UA or performance compliance path in REScheck. Each slab-on-grade assembly in the specified climate zone must meet the minimum energy code insulation R-value and depth requirements.

Envelope Assemblies

Assembly	Gross Area or Perimeter	Cavity R-Value	Cont. R-Value	Prop. U-Factor	Req. U-Factor	Prop. UA	Req. UA
Ceiling: Flat Ceiling or Scissor Truss	1,177	49.0	0.0	0.026	0.026	31	31
West Wall: Wood Frame, 16" o.c.	606	22.0	3.0	0.047	0.045	22	22
Door 1: Solid Door (under 50% glazing)	20			0.230	0.300	5	6
Window Type C: Vinyl Frame	10			0.290	0.300	3	3
Window Type B: Vinyl Frame	12			0.290	0.300	3	4
Window Type B: Vinyl Frame	12			0.290	0.300	3	4
Window Type B: Vinyl Frame	12			0.290	0.300	3	4
Window Type B: Vinyl Frame	12			0.290	0.300	3	4
Window Type B: Vinyl Frame	12			0.290	0.300	3	4

Assembly	Gross Area or Perimeter	Cavity R-Value	Cont. R-Value	Prop. U-Factor	Req. U-Factor	Prop. UA	Req. UA
Window Type B: Vinyl Frame	12			0.290	0.300	3	4
Window Type B: Vinyl Frame	12			0.290	0.300	3	4
Window Type B: Vinyl Frame	12			0.290	0.300	3	4
Window Type E: Vinyl Frame	4			0.290	0.300	1	1
East Wall: Wood Frame, 16" o.c.	606	22.0	3.0	0.047	0.045	22	21
Door Type 3: Glass Door (over 50% glazing)	40			0.320	0.300	13	12
Door Type 3: Glass Door (over 50% glazing)	40			0.320	0.300	13	12
Window Type B: Vinyl Frame	12			0.290	0.300	3	4
Window Type B: Vinyl Frame	12			0.290	0.300	3	4
Window Type B: Vinyl Frame	12			0.290	0.300	3	4
Window Type B: Vinyl Frame	12			0.290	0.300	3	4
Window Type B: Vinyl Frame	12			0.290	0.300	3	4
North Wall: Wood Frame, 16" o.c.	561	22.0	3.0	0.047	0.045	23	22
Door Type 2: Solid Door (under 50% glazing)	20			0.230	0.300	5	6
Window Type B: Vinyl Frame	12			0.290	0.300	3	4
Window Type B: Vinyl Frame	12			0.290	0.300	3	4
Window Type B: Vinyl Frame	12			0.290	0.300	3	4
Window Type D: Vinyl Frame	6			0.290	0.300	2	2
Window Type D: Vinyl Frame	6			0.290	0.300	2	2
South Wall: Wood Frame, 16" o.c.	561	22.0	3.0	0.047	0.045	23	22
Window Type B: Vinyl Frame	12			0.290	0.300	3	4
Window Type B: Vinyl Frame	12			0.290	0.300	3	4
Window Type B: Vinyl Frame	12			0.290	0.300	3	4
Window Type B: Vinyl Frame	12			0.290	0.300	3	4
Window Type B: Vinyl Frame	12			0.290	0.300	3	4
Window Type B: Vinyl Frame	12			0.290	0.300	3	4
West Basement Wall: Solid Concrete or Masonry Wall height: 7.8' Depth below grade: 6.3' Insulation depth: 7.8'	273	0.0	13.0	0.053	0.050	14	13
Window Type A: Vinyl Frame	5			0.290	0.300	2	2
Window Type A: Vinyl Frame	5			0.290	0.300	2	2
East Basement Wall: Solid Concrete or Masonry Wall height: 7.8' Depth below grade: 6.3' Insulation depth: 7.8'	273	0.0	13.0	0.053	0.050	14	13
Window Type A: Vinyl Frame	5			0.290	0.300	2	2
Window Type A: Vinyl Frame	5			0.290	0.300	2	2
North Basement Wall: Solid Concrete or Masonry Wall height: 7.8' Depth below grade: 6.3' Insulation depth: 7.8'	252	0.0	13.0	0.053	0.050	13	12
Window Type A: Vinyl Frame	5			0.290	0.300	2	2
Window Type A: Vinyl Frame	5			0.290	0.300	2	2

Assembly	Gross Area or Perimeter	Cavity R-Value	Cont. R-Value	Prop. U-Factor	Req. U-Factor	Prop. UA	Req. UA
South Basement Wall: Solid Concrete or Masonry Wall height: 7.8' Depth below grade: 6.3' Insulation depth: 7.8'	252	0.0	13.0	0.053	0.050	13	12
Window Type A: Vinyl Frame	5			0.290	0.300	2	2
Window Type A: Vinyl Frame	5			0.290	0.300	2	2

Compliance Statement: The proposed building design described here is consistent with the building plans, specifications, and other calculations submitted with the permit application. The proposed building has been designed to meet the 2018 IECC requirements in RES*check* Version : REScheck-Web and to comply with the mandatory requirements listed in the RES*check* Inspection Checklist.

Peter L. Morse, AIA - Architect — Name - Title
Signature
07/14/25 — Date

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26 MAIN ST.
ALMOND, NY 14804

DRAWING TITLE

Energy Code Compliance

DRAWING NO.

G-1

drawn by	JDB
checked	PLM
proj. capt.	PLM
date	05/22/25
proj. no.	44-25

ISSUE DATE

07/14/25

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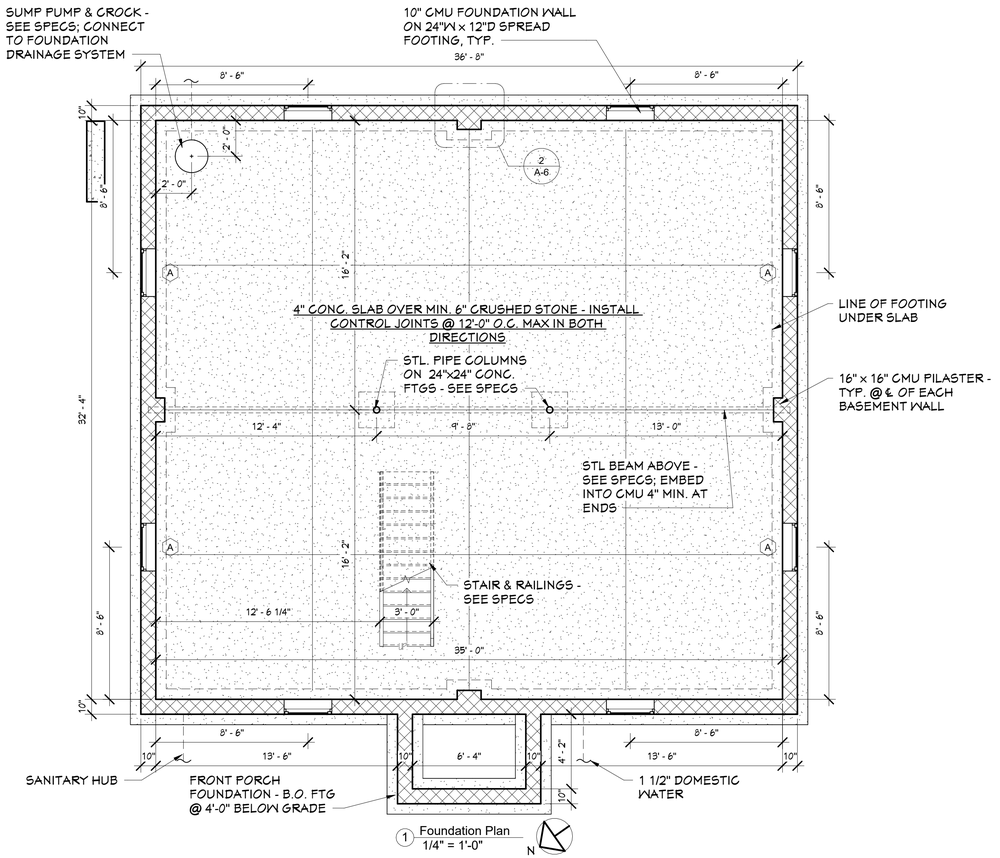
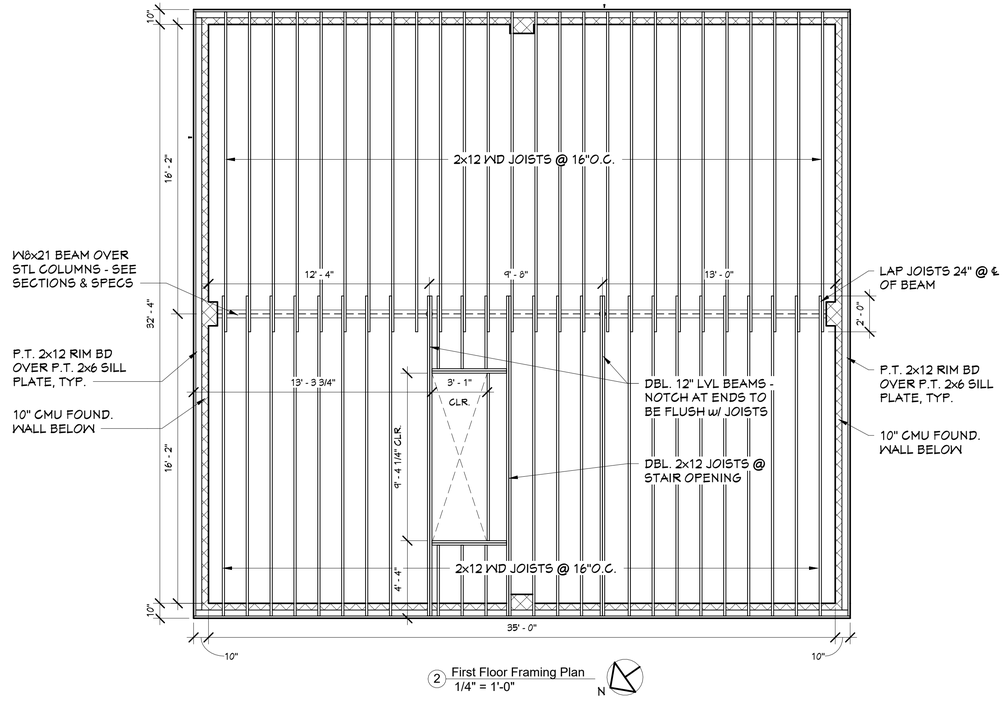
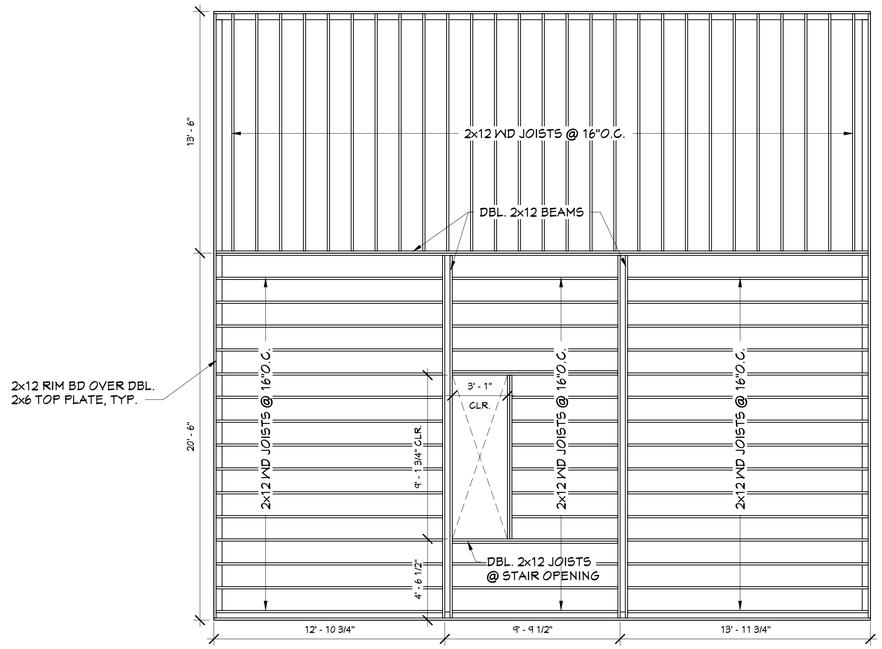


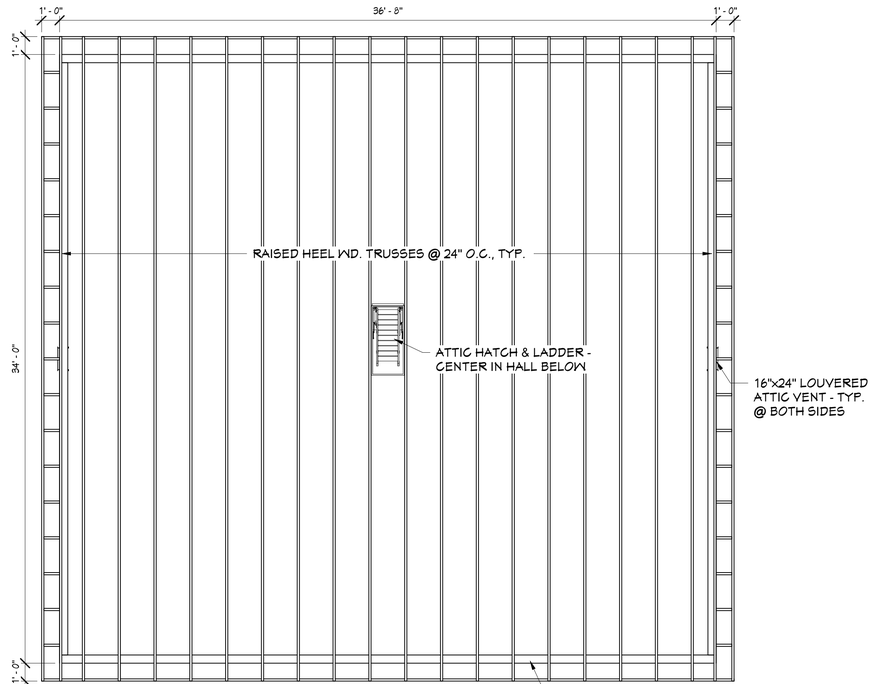
1 Foundation Plan
1/4" = 1'-0"



2 First Floor Framing Plan
1/4" = 1'-0"



3 Second Floor Framing Plan
1/4" = 1'-0"



4 Roof Framing plan
1/4" = 1'-0"

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STATE OF NEW YORK

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26 MAIN ST.
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DRAWING TITLE

Foundation & Framing Plans

DRAWING NO.		
S-1	drawn by	JDB
	checked	PLM
	proj. capt.	PLM
	date	05/22/25
	proj. no.	44-25

ISSUE DATE

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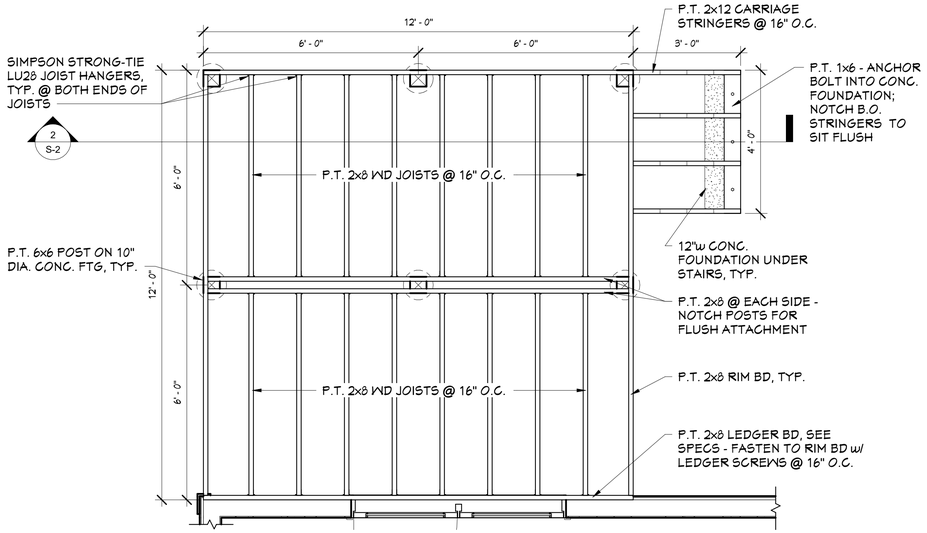
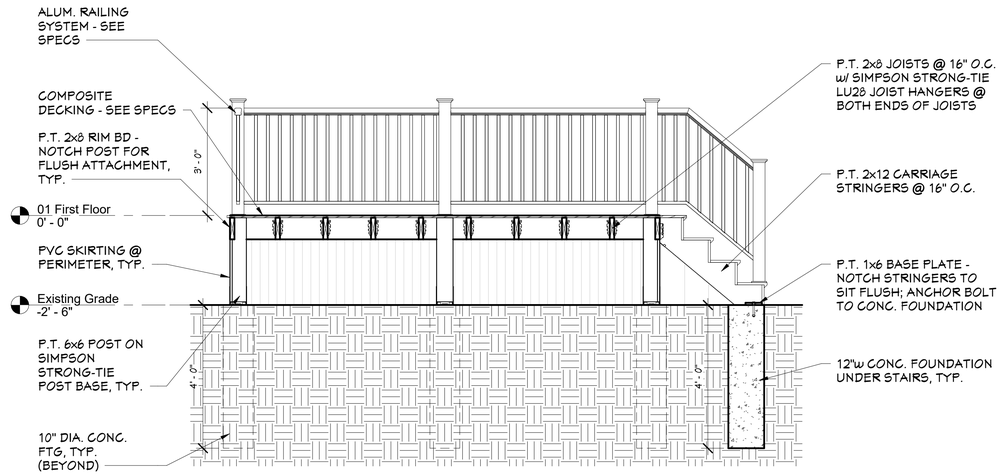


1 Deck Framing Plan
1/2" = 1'-0"



2 Deck Section
1/2" = 1'-0"

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NEW HOME DESIGN FOR ALLEGANY COUNTY LAND BANK CORPORATION

26 MAIN ST.
ALMOND, NY 14804

DRAWING TITLE

Deck Framing Plan & Section

DRAWING NO.

S-2

drawn by	JDB
checked	PLM
proj. capt.	PLM
date	05/22/25
proj. no.	44-25

ISSUE DATE

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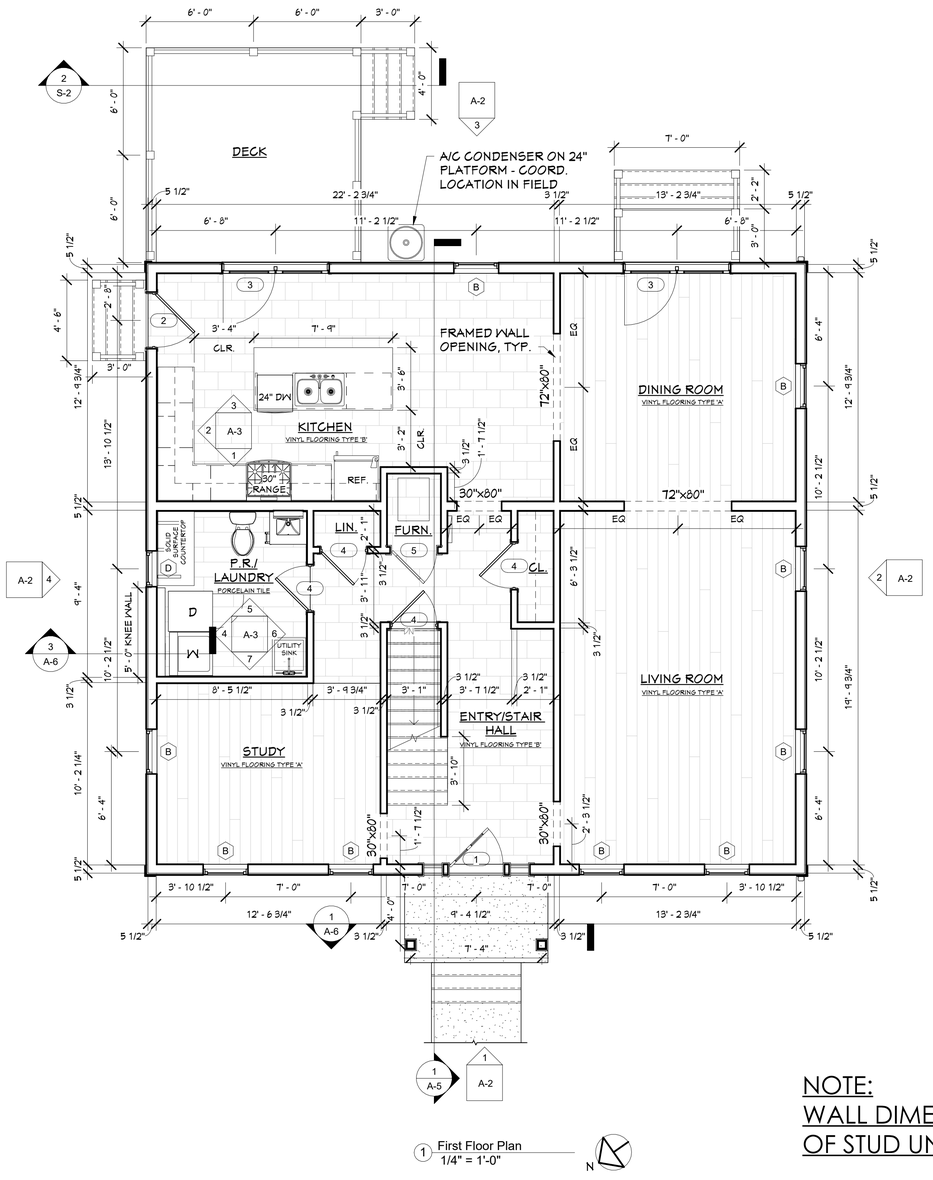
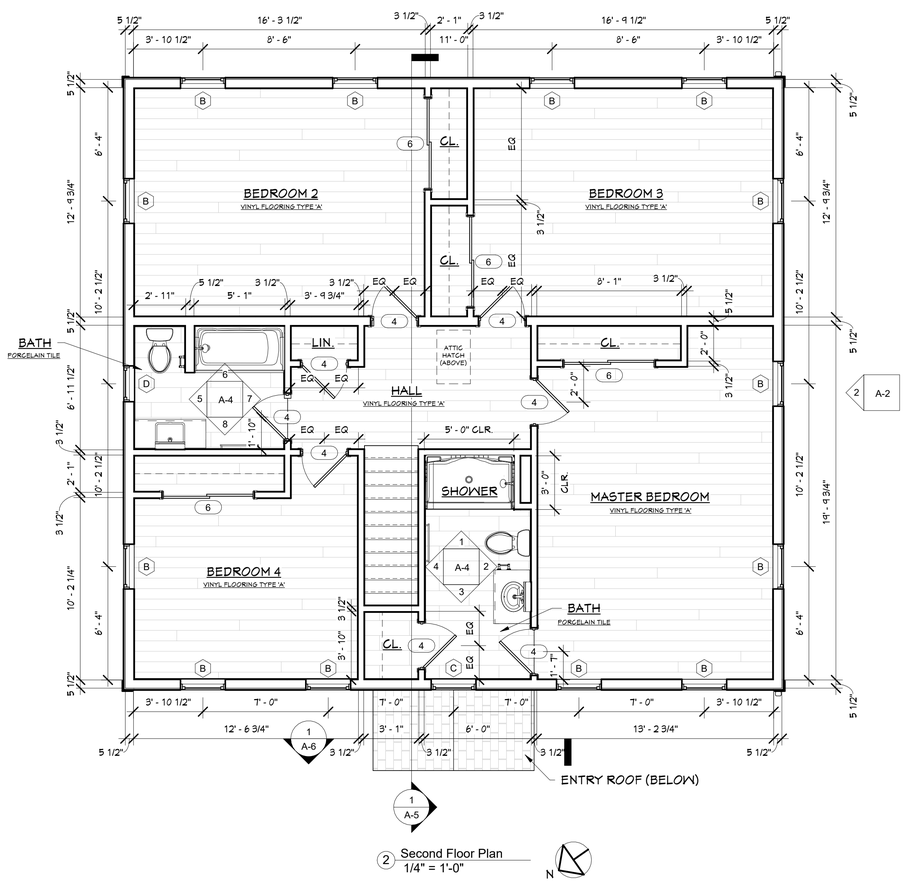


1 First Floor Plan
1/4" = 1'-0"



2 Second Floor Plan
1/4" = 1'-0"

NOTE:
WALL DIMENSIONS ARE TO FACE OF STUD UNLESS OTHERWISE NOTED

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DRAWING TITLE
Floor Plans

DRAWING NO.
A-1

drawn by	JDB
checked	PLM
proj. capt.	PLM
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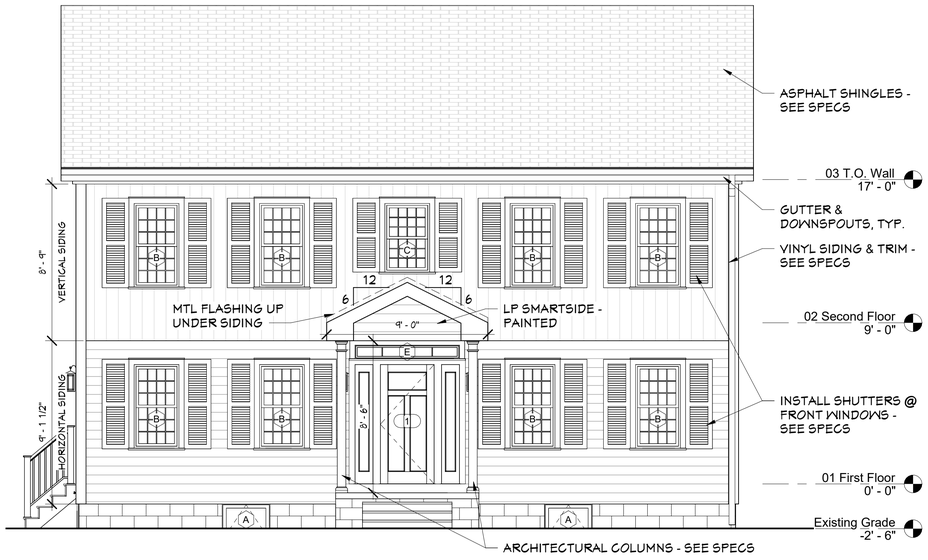
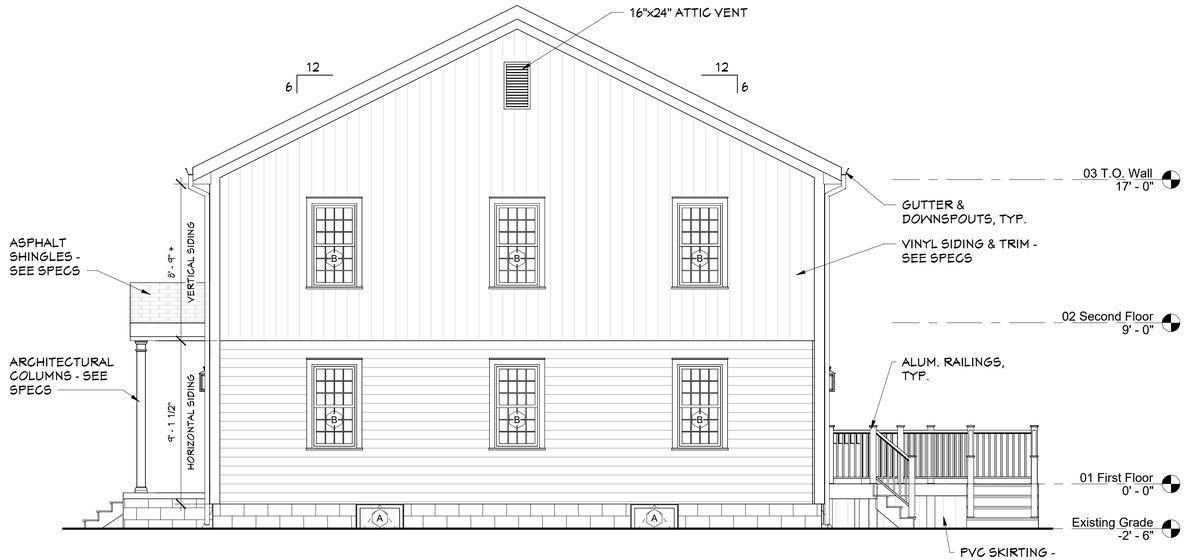
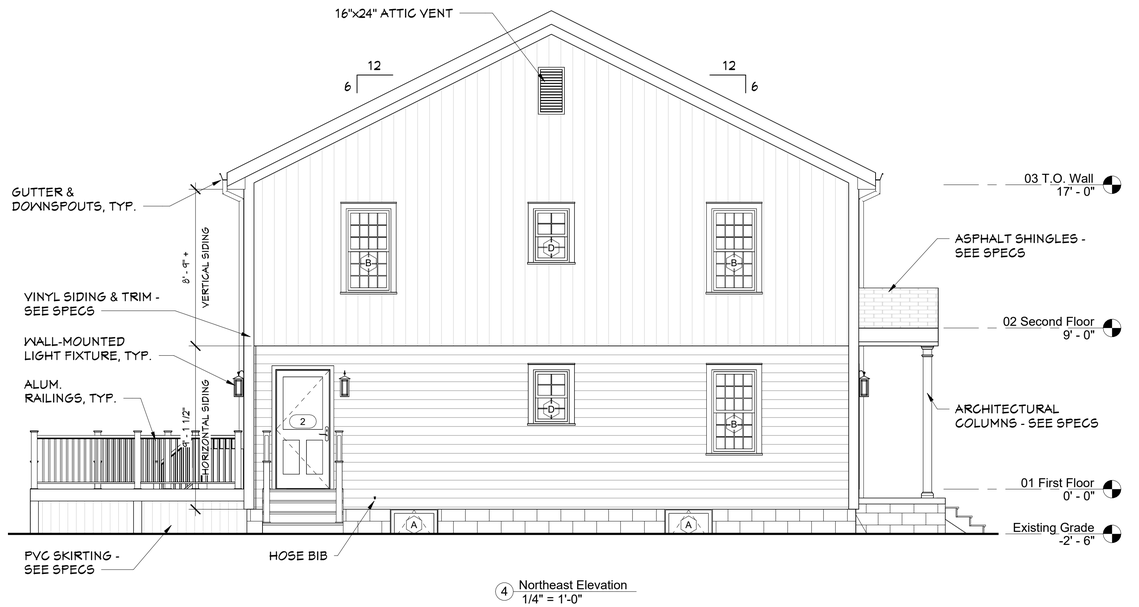


1 Northwest Elevation
1/4" = 1'-0"



2 Southwest Elevation
1/4" = 1'-0"

3 Southeast Elevation
1/4" = 1'-0"



4 Northeast Elevation
1/4" = 1'-0"

Peter L. Morse & Associates
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Fax 585-530-3302

REGISTERED ARCHITECT
PETER LOREN MORSE
NO 015010
STATE OF NEW YORK

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REVISIONS

no.	description	date
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NEW HOME DESIGN FOR ALLEGANY COUNTY LAND BANK CORPORATION

26 MAIN ST.
ALMOND, NY 14804

DRAWING TITLE

Exterior Elevations

DRAWING NO.

A-2

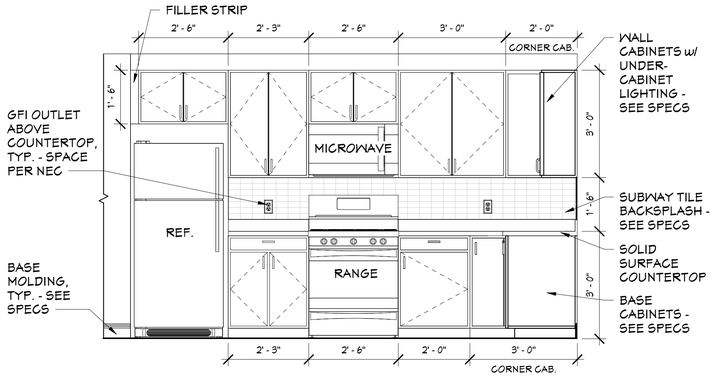
drawn by	JDB
checked	PLM
proj. capt.	PLM
date	05/22/25
proj. no.	44-25

ISSUE DATE

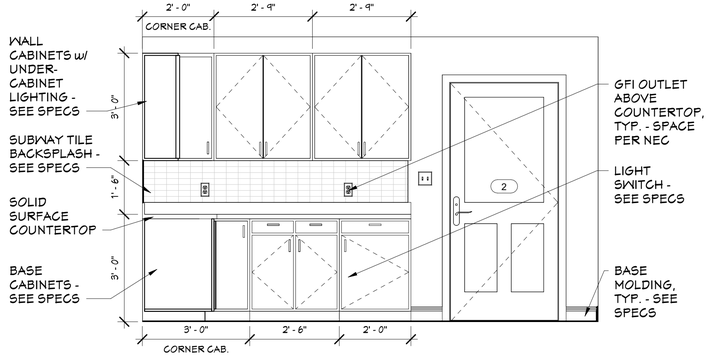
07/14/25

D C B A

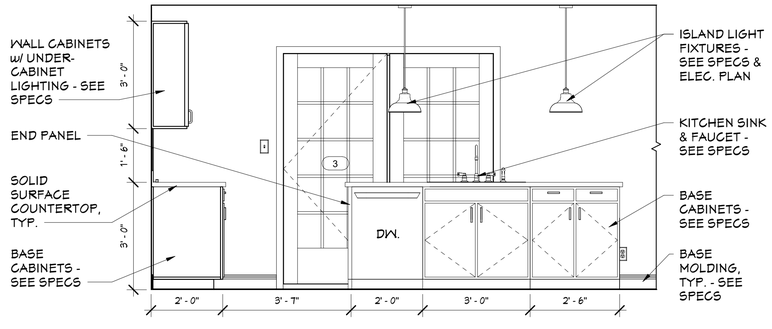
3 2 1



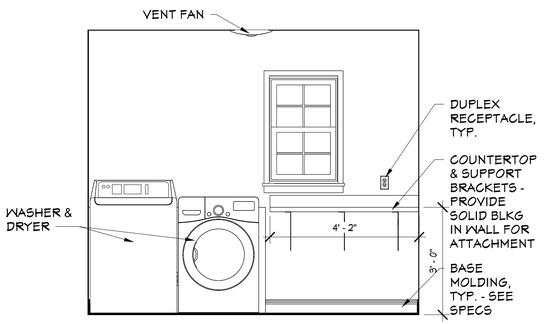
1 Kitchen Elevation
1/2" = 1'-0"



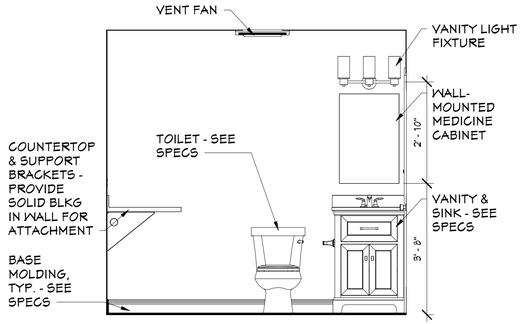
2 Kitchen Elevation
1/2" = 1'-0"



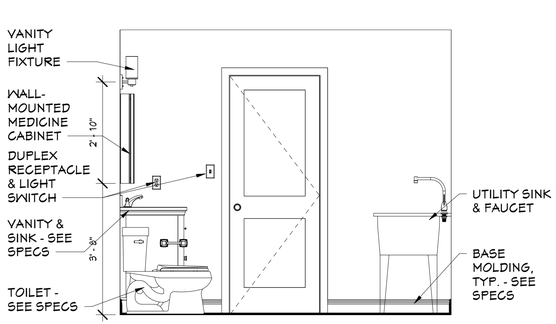
3 Kitchen Elevation
1/2" = 1'-0"



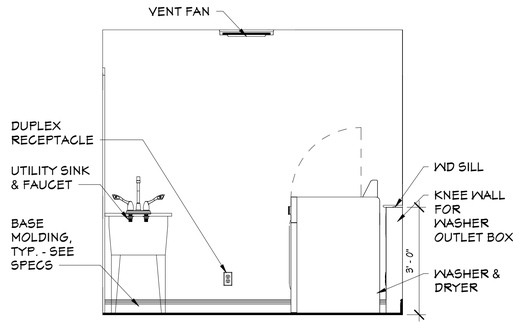
4 Laundry Room Elevation
1/2" = 1'-0"



5 Laundry Room Elevation
1/2" = 1'-0"



6 Laundry Room Elevation
1/2" = 1'-0"



7 Laundry Room Elevation
1/2" = 1'-0"

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NEW HOME DESIGN FOR ALLEGANY COUNTY LAND BANK CORPORATION

26 MAIN ST.
ALMOND, NY 14804

DRAWING TITLE

Interior Elevations

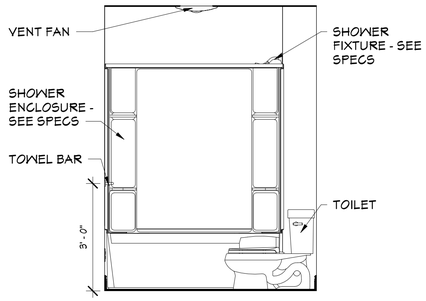
DRAWING NO. A-3

drawn by	JDB
checked	PLM
proj. capt.	PLM
date	05/22/25
proj. no.	44-25

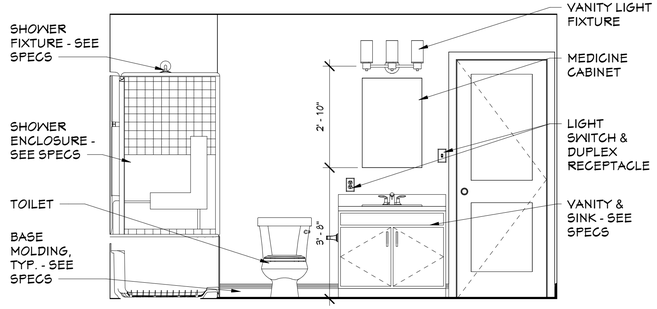
ISSUE DATE

07/14/25

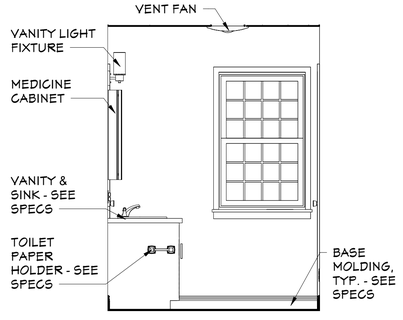
D C B A



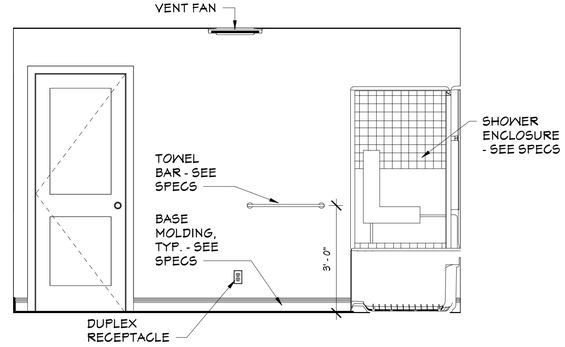
1 Bathroom Elevation
1/2" = 1'-0"



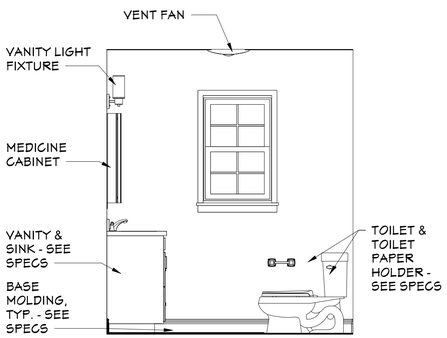
2 Bathroom Elevation
1/2" = 1'-0"



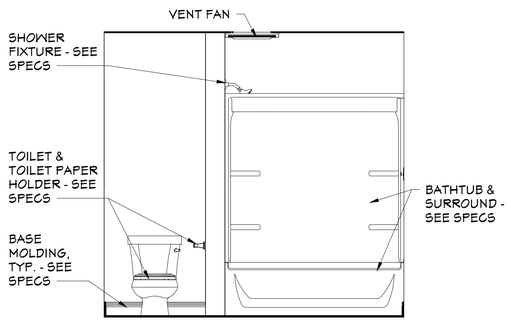
3 Bathroom Elevation
1/2" = 1'-0"



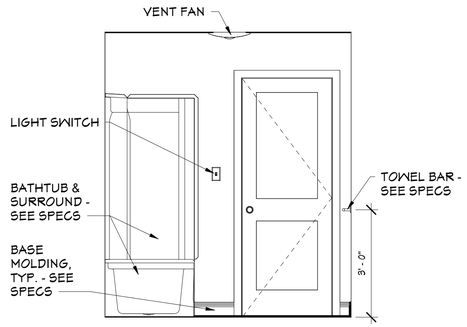
4 Bathroom Elevation
1/2" = 1'-0"



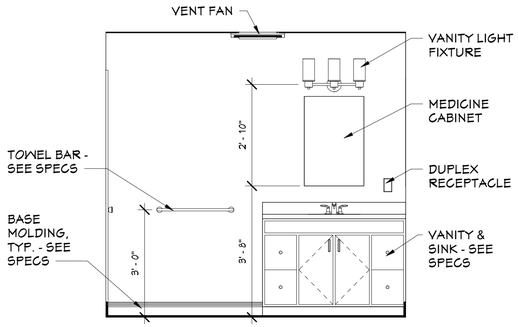
5 Bathroom Elevation
1/2" = 1'-0"



6 Bathroom Elevation
1/2" = 1'-0"



7 Bathroom Elevation
1/2" = 1'-0"



8 Bathroom Elevation
1/2" = 1'-0"

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REGISTERED ARCHITECT
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STATE OF NEW YORK

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NEW HOME DESIGN FOR ALLEGANY COUNTY LAND BANK CORPORATION

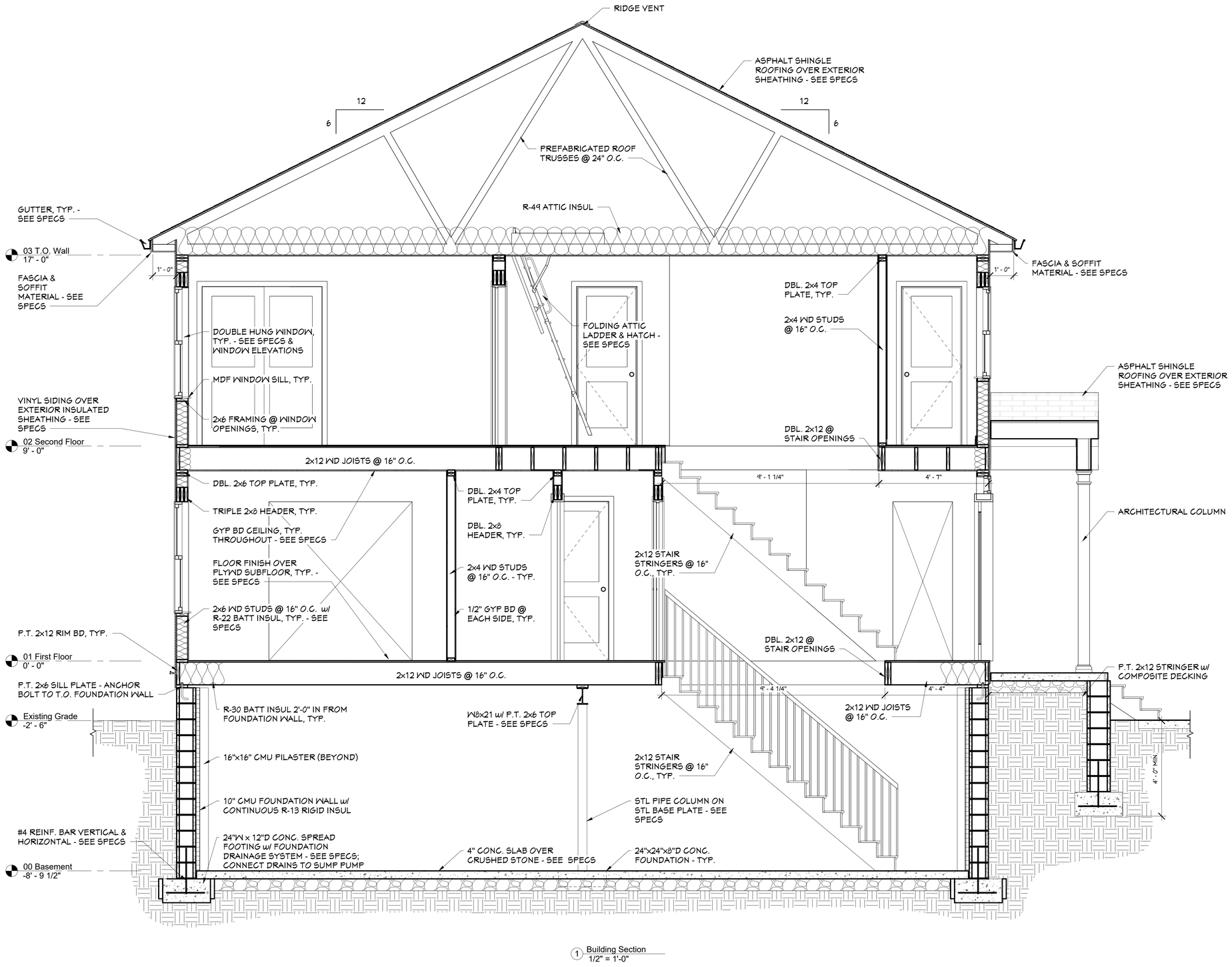
26 MAIN ST.
ALMOND, NY 14804

DRAWING TITLE
Interior Elevations

DRAWING NO.		
A-4	drawn by	JDB
	checked	PLM
	proj. capt.	PLM
	date	05/22/25
	proj. no.	44-25

ISSUE DATE
07/14/25

D C B A
3 2 1



1 Building Section
1/2" = 1'-0"

PLMA Peter L. Morse & Associates
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NEW HOME DESIGN FOR ALLEGANY COUNTY LAND BANK CORPORATION

26 MAIN ST.
ALMOND, NY 14804

DRAWING TITLE

Building Section

DRAWING NO.

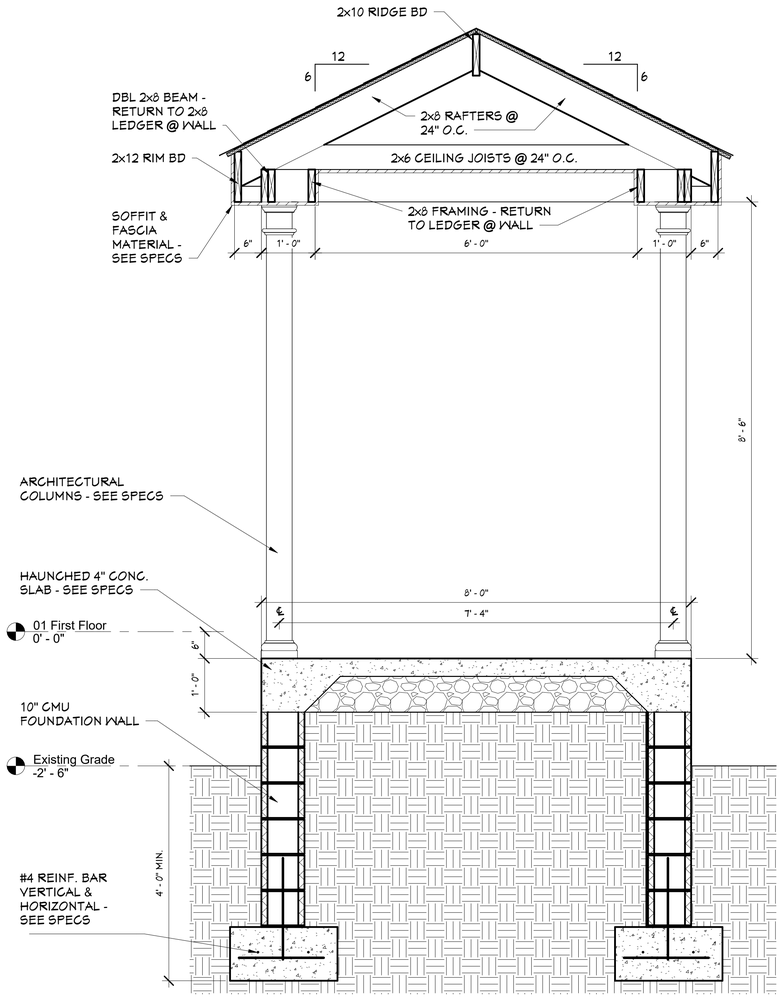
A-5

drawn by	JDB
checked	PLM
proj. capt.	PLM
date	05/22/25
proj. no.	44-25

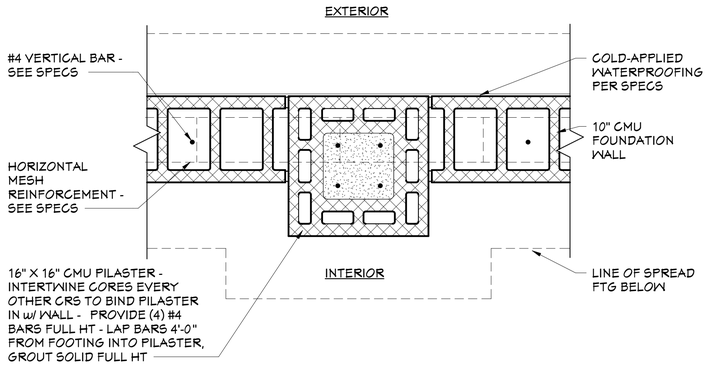
ISSUE DATE

07/14/25

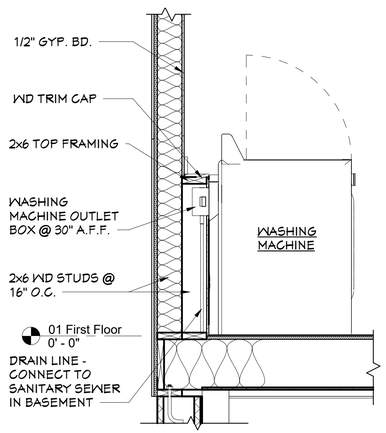
D C B A



1 Front Porch Section
3/4" = 1'-0"



2 Pilaster Detail
1 1/2" = 1'-0"



3 Laundry Detail
3/4" = 1'-0"

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NEW HOME DESIGN FOR ALLEGANY COUNTY LAND BANK CORPORATION

26 MAIN ST.
ALMOND, NY 14804

DRAWING TITLE

Sections & Details

DRAWING NO.

A-6

drawn by	JDB
checked	PLM
proj. capt.	PLM
date	05/22/25
proj. no.	44-25

ISSUE DATE

07/14/25

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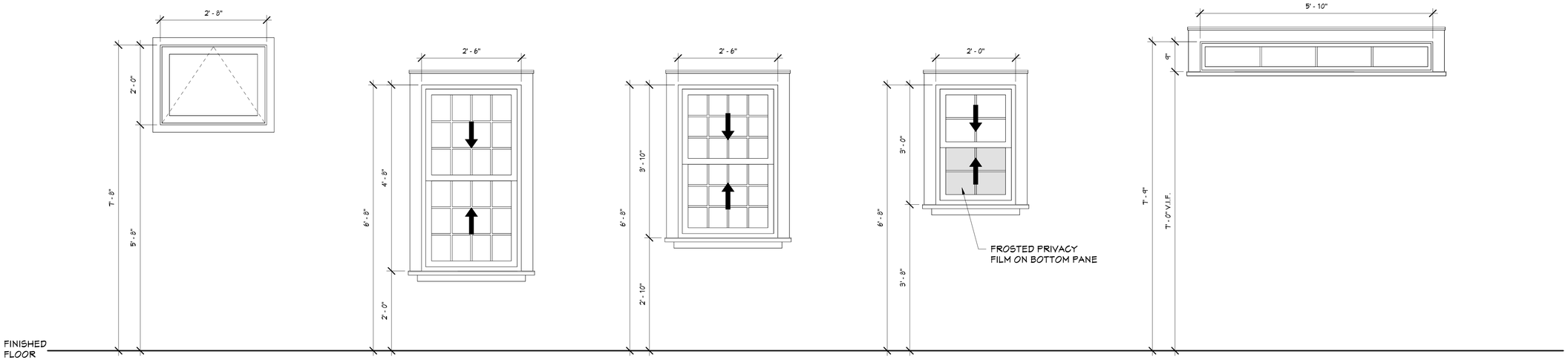


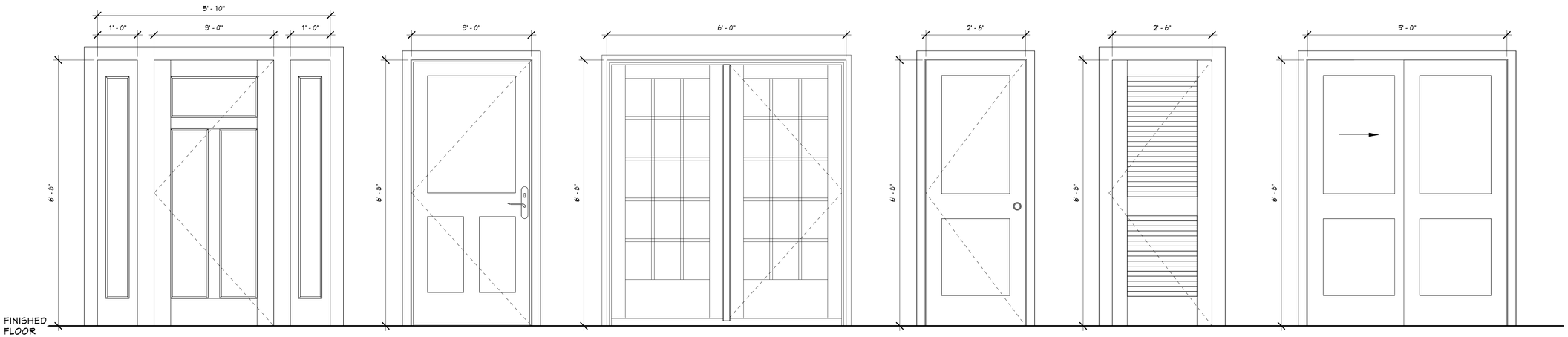
WINDOW TYPE A
QUANTITY: 8

WINDOW TYPE B
QUANTITY: 22

WINDOW TYPE C
QUANTITY: 1

WINDOW TYPE D
QUANTITY: 2

WINDOW TYPE E
QUANTITY: 1



DOOR TYPE 1
QUANTITY: 1

DOOR TYPE 2
QUANTITY: 1

DOOR TYPE 3
QUANTITY: 2

DOOR TYPE 4
QUANTITY: 12

DOOR TYPE 5
QUANTITY: 1

DOOR TYPE 6
QUANTITY: 4

Door & Window Elevations
3/4" = 1'-0"

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NEW HOME DESIGN FOR ALLEGANY COUNTY LAND BANK CORPORATION

26 MAIN ST.
ALMOND, NY 14804

DRAWING TITLE

Door & Window Elevations

DRAWING NO.

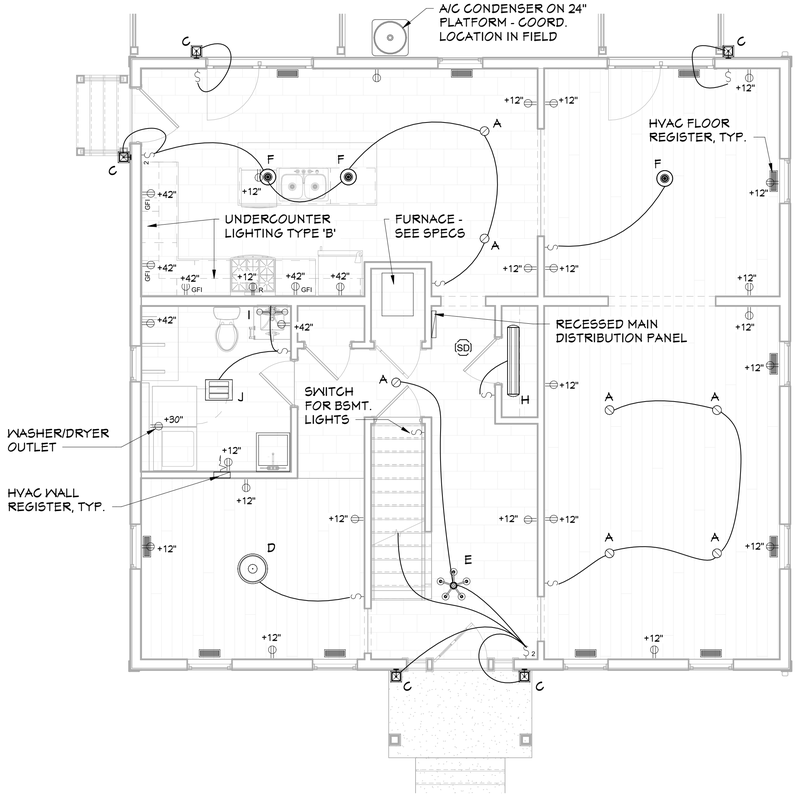
A-7

drawn by	JDB
checked	PLM
proj. capt.	PLM
date	05/22/25
proj. no.	44-25

ISSUE DATE

07/14/25

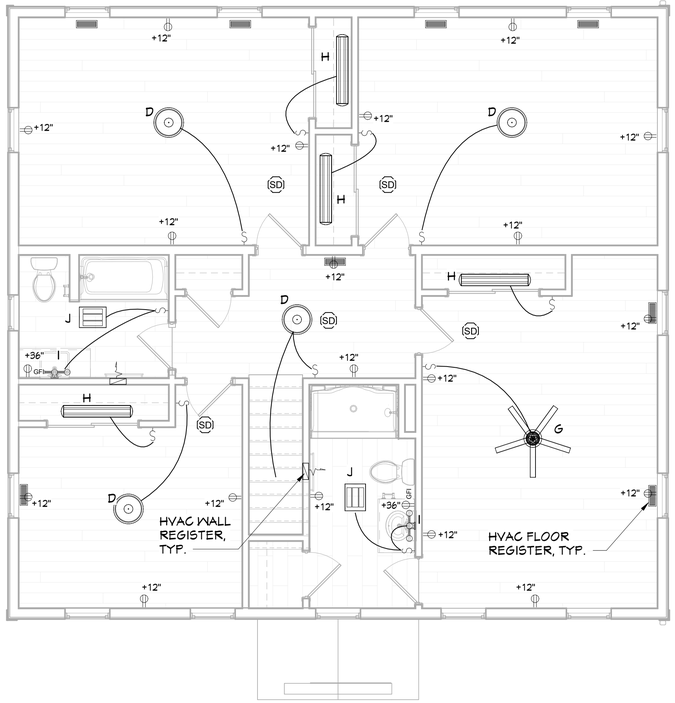
D C B A



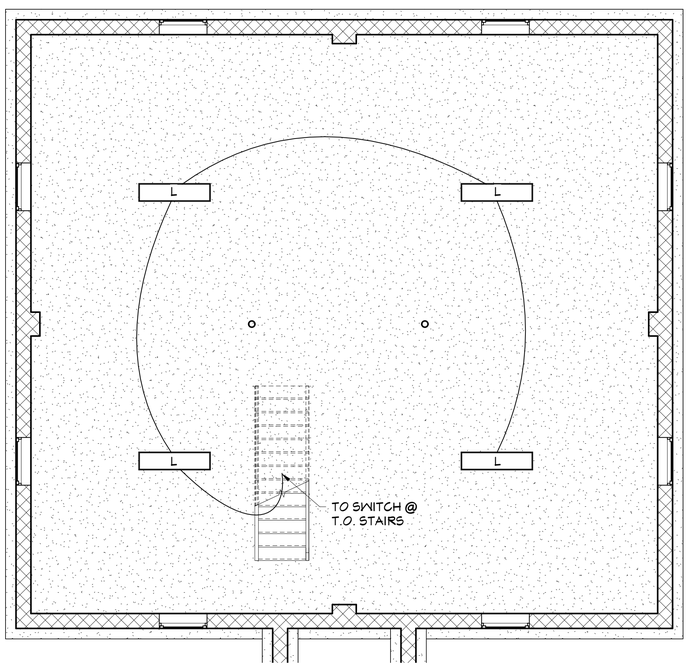
1 First Floor Electrical Plan
1/4" = 1'-0"

ELECTRICAL LEGEND	
	DUPLEX RECEPTACLE - HEIGHT AS NOTED
GFI	GFI RECEPTACLE - LOCATED ABOVE COUNTERTOPS
R	220V RANGE/OVEN RECEPTACLE
	SINGLE POLE LIGHT SWITCH
2	DOUBLE POLE LIGHT SWITCH
SDI	SMOKE & CARBON MONOXIDE DETECTOR

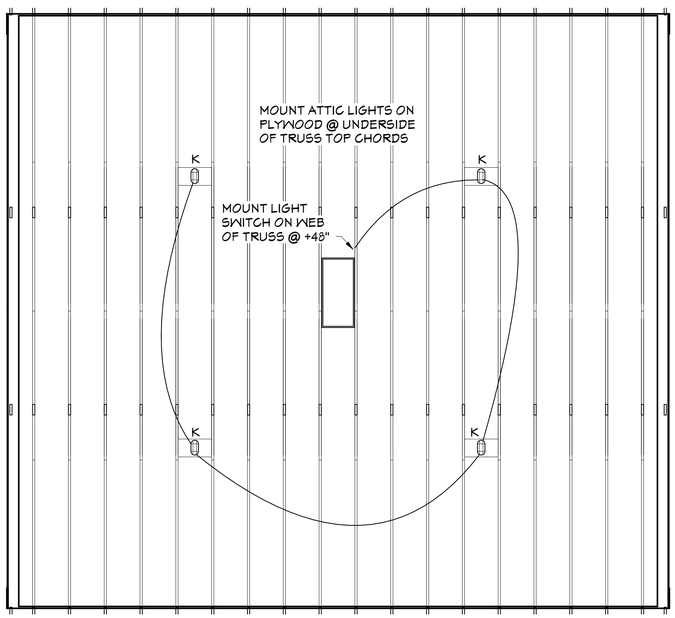
NOTE:
LIGHT FIXTURE SCHEDULE CAN BE FOUND IN THE PROJECT MANUAL



2 Second Floor Electrical Plan
1/4" = 1'-0"



3 Basement Lighting Plan
1/4" = 1'-0"



4 Attic Lighting Plan
1/4" = 1'-0"

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REGISTERED ARCHITECT PETER LOREN MORSE NO 015010 STATE OF NEW YORK

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REVISIONS		
no.	description	date
1		
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NEW HOME DESIGN FOR ALLEGANY COUNTY LAND BANK CORPORATION

26 MAIN ST.
ALMOND, NY 14804

DRAWING TITLE
Electrical Plans

DRAWING NO.
E-1

drawn by	JDB
checked	PLM
proj. capt.	PLM
date	05/22/25
proj. no.	44-25

ISSUE DATE
07/14/25

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