

**Design Review & Historic Preservation Board  
Agenda  
January 14, 2021**

**HISTORIC PRESERVATION DISCUSSION**

**RESIDENTIAL APPLICATION FOR REVIEW**

- **115 Ellingwood Drive**  
The Applicant is requesting design review for the second story bathroom addition. The addition will be approximately 45 square feet and located on the north side of the home.
- **331 Fairport Road**  
The Applicant is requesting design review for a 596 Sq. Ft. garage addition.

**RESIDENTIAL APPLICATION FOR REVIEW – NEW**

- **44 Coventry Ridge**  
The Applicant is requesting design review for the construction of a two story single family home. The home will have approximately 3009 square feet of living area and will be located in the Coventry Ridge Subdivision.
- **8 Ravenna Crescent**  
The Applicant is requesting design review for the construction of a two story single family home. The home will have approximately 2944 square feet of living area and will be located in the Coventry Ridge Subdivision.
- **4044B East Avenue**  
The Applicant is requesting design review for the construction of a one story single family home. The home will be approximately 2959 Sq. Ft. with a 264 Sq. Ft. sunroom. The home will be located on a subdivided lot on a private drive.

**OTHER – REVIEW OF 12/10/2020 MINUTES**

How to view the meeting:

1. Zoom

- In your web browser, go to <https://townofpittsford.zoom.us/j/82843450890?pwd=RW9WdXR2SmdpYXM2bWpldIN2c3RBQT09>
- You will be connected to the meeting.

2. Telephone

- You can access the meeting by phone. Use any of the phone numbers below, then enter the meeting ID when prompted. The Meeting ID is **828 4345 0890**. No password is necessary.

(929) 205-6099

(312) 626-6799

(253) 215-8782

(301) 715-8592

(346) 248-7799

(669) 900-6833

**Draft**  
**Design Review and Historic Preservation Board**  
**Minutes**  
**December 10, 2020**

**PRESENT**

Paul Whitbeck, Bonnie Salem, John Mitchell, Leticia Fornataro, Dave Wigg, Kathleen Cristman

**ALSO PRESENT**

Kevin Beckford, Town Board liaison; Robert Koegel, Town Attorney; Allen Reitz, Assistant Building Inspector; Susan Donnelly, Secretary to the Board

**ABSENT**

Dirk Schneider, Chairman

Proceedings of a regular meeting of the Pittsford Design Review and Historic Preservation Board were held on Thursday, December 10 at 6:00 P.M. local time. The meeting took place with Board members and applicants participating remotely using Zoom.

David Wigg, Vice Chairman opened the meeting at 6:00 pm.

**HISTORIC PRESERVATION DISCUSSION**

It was announced that the banners for the historic district have been delivered to the Town. They will be displayed at the boundaries and throughout the district. A roll out celebration will be planned to coincide with their installation.

Bonnie Salem reported that there has been no response on the letters sent to the interested homeowners of inventoried homes. She also indicated that Matt O' Connor of 25 Briar Patch Drive is doing extensive research on his home in order to apply for landmark designation. Bonnie also that the application for historic designation of the East Street Burying Ground has been passed to the Town Supervisor for his approval as the Town is the owner of the property.

**RESIDENTIAL APPLICATION FOR REVIEW**

• **3765 East Avenue**

The Applicant is returning for design review to amend an application previously approved at the 8/27/2020 meeting. The change to the design will be to the garage addition that will now be stepped back 4 feet. The change to the design still meets the Zoning Board approval for a side setback variance on August 17, 2020.

The homeowner, Glenn Paynter, was present to discuss the application with the Board.

Robert Koegel confirmed that since this application is a change from a previous approval on 8/27/20 it does require a new review and approval for changes submitted on 11/4/2020. The new submission includes a step back of the garage.

John Mitchell commented that this design is an improvement as it minimizes the garage mass and lowers the roofline.

There was still concern amongst some Board members that despite the fact that the design is improved the garage is still too massive a design for the house.

John Mitchell moved to approve the amended application with revised plans submitted on 11/4/20.

Kathleen Cristman seconded.

Since some Board members dissented, a roll call was taken.

Whitbeck – Nay  
Wigg – Aye  
Cristman – Aye  
Salem – Nay  
Mitchell – Aye  
Fornataro – Aye

The application was approved.

- **11 Old Landmark Drive**

The Applicant is requesting design review for the addition of a screened porch. The screened porch will be approximately 225 square feet and will be located to the rear of the property.

Mike Heiler of Homes by Design was present to discuss the application with the Board. He indicated that the brick and trim on the addition would match what is on the existing home.

Several Board members were concerned with the lack of information on the presentation. They felt it was difficult to visualize how the new construction would blend with the existing structure given the drawings and pictures they were presented with. The Board felt the detailing and dimensions on the presentation were incomplete and this hampers their ability to make a decision on the project. Additionally a request was made for a current picture of the back of the dwelling where the addition is proposed was requested for any future submission.

The decision was made to hold this application open in order to allow the applicant to provide more details.

## **RESIDENTIAL APPLICATION FOR REVIEW – NEW**

- **94 Coventry Ridge**

The Applicant is requesting design review for the construction of a two story single family home. The home will be approximately 3354 square feet of living area and will be located in the Coventry Ridge Subdivision.

Jim Connaughton of Coventry Ridge Building Corporation was present. This is a sold home but the color palette has not yet been decided and the homeowners are still working out details.

The Board commented that this design is busier looking than surrounding properties with the three textures. It was suggested that the bump out on the garage with the stone detailing be eliminated to present a cleaner look.

Leticia Fornataro moved to accept the application as submitted with the recommendation of the elimination of the bump out on the garage.

John Mitchell seconded.

All Ayes.

- **22 Hawkstone Way**

The Applicant is requesting design review for the construction of a one story single family home. The home will be approximately 1994 square feet and will be located in the cottages at Malvern Subdivision.

Charlie Kenton of Ketmar Development Corporation was present.

David Wigg inquired if the post would be wrapped in Azek trim and Mr. Kenton indicated that they would.

There was no other comment from the Board.

David Wigg moved to approve the application as submitted.

Paul Whitbeck seconded.

All Ayes.

- **20 Escena Rise**

The Applicant is requesting design review for the construction of a two story single family home. The home will have approximately 3311 square feet of living space and will be located in the Wilshire Hills Subdivision.

Jeff Brokaw of Morrell Builders was present to discuss the application.

The use of three textures on the front elevation was discussed again. Board members were split on their approval or not of the application of multiple elements on this structure.

The garage doors were discussed. They will be 18 ft. and 9 ft. respectively.

Comments were made on the lack of fenestration of the left side elevation that presents with a blank wall on the upper floor. Jeff Brokaw indicated he could support the addition of 24" x 14" rectangular windows in the owner's suite. He was unclear as to whether the homeowner would be supportive of adding windows to the children's room on this elevation. It was suggested that these windows should have grids.

Leticia Fornataro moved to accept the application with the recommendation of the addition of two windows in the owner's suite and the second bedroom.

Kathleen Cristman seconded.

All Ayes.

#### **COMMERCIAL APPLICATION FOR REVIEW**

- **3349 Monroe Avenue – Body Fuel**

The Applicant is requesting design review for the addition of a business identification sign. The sign will be located in Pittsford Plaza and will identify the business "Body Fuel". The sign will be illuminated with white LED flush mounted letters.

Jim Columbo of Skylight Signs was present to discuss the application.

Mr. Columbo described the sign as a 27 ft. illuminated sign with a flush mount to the wall.

Dave Wigg moved to accept the application as submitted.

John Mitchell seconded.

All Ayes.

- **3400 Monroe Avenue – Ace Hardware**

The Applicant is requesting design review for the addition of a business Identification sign. The sign will be located in the Pittsford Colony Plaza and will identify "Ace Hardware". The sign will be 72 sq. ft.

Mike Mammano with Clinton Signs was present to present the application to the Board.

The sign will be located on the building at the back of the Pittsford Colony Plaza. The logo is the standard "Ace Hardware" logo.

John Mitchell moved to accept the application as submitted.

Kathleen Cristman seconded.

All Ayes.

### **INFORMAL REVIEW - Kilbourn Place**

- **Wright House**

The Applicant is requesting an informal review of the "Wright" House on the Kilbourn Place property.

David Riedman and Jerry Watkins of Riedman of Riedman Development and David Hanlon and Jarrad Coon of Hanlon Architects were present.

The proposed plan for the Wright home on the Kilbourn Place property was discussed. The front façade will be repaired and restored and the porch detailing retained. The windows will be replaced with new which will have a wood trim. The siding will be a Hardi plank siding painted white. The existing porch will remain and a handicapped accessible ramp will be added to the rear of the structure. The roof will be an architectural black asphalt shingle with a black standing seam metal roof as accent on the porch. The porch decking will be a Trex material.

There was discussion as to the lattice on the bottom of the porch between the brick piers is appropriate to the time period of the original construction. Bonnie Salem also noted that to be historically accurate the shutter hardware should be authentic and placed on the molding to represent shutters that would actually close.

Bonnie Salem indicated that the restorative changes (not replacement) are positive particularly for the porch details and railings. David Wigg commented that the true divided lites in the windows are appropriate and that he hopes that detail is retained in the restoration.

A discussion was held about the shutters. If the shutters are retained they may be replaced with a fiberglass material for maintenance free upkeep. The shutters will be a dense material to mimic wood materials. It was suggested that the shutters might not be historically accurate features of the original construction of the home. Kathleen Cristman indicated it would be worth researching if retaining the shutters are appropriate of a home that is estimated to be built around the time period of 1860-1870. John Mitchell agreed to research the design to determine this. David Hanlon indicated he would be agreeable to eliminating the shutters if the Board deems that appropriate.

Overall, the Board was very pleased to see the structure will be restored and the Italianate features of the porch and railings retained.

Questions were posed about the landscaping plan. A plan will be shared with the Board in a future presentation.

**OTHER – REVIEW OF 11/12/2020 MINUTES**

David Wigg moved to accept the minutes of November 12, 2020 with one correction.

Bonnie Salem seconded.

All Ayes.

**ADJOURNMENT**

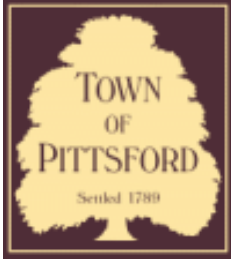
David Wigg moved to close the meeting at 7:45 pm.

All Ayes.

Respectfully submitted,

Susan Donnelly  
Secretary to the Design Review and Historic Preservation Board

DRAFT



## Town of Pittsford

Department of Public Works  
11 South Main Street  
Pittsford, New York 14534

Permit #  
**B20-000226**

Phone: 585-248-6250  
FAX: 585-248-6262

### DESIGN REVIEW AND HISTORIC PRESERVATION BOARD REFERRAL OF APPLICATION

**Property Address:** 115 Ellingwood Drive ROCHESTER, NY 14618

**Tax ID Number:** 138.18-1-54

**Zoning District:** RN Residential Neighborhood

**Owner:** Howe, Eric S

**Applicant:** A Frank and Co. LLC

#### Application Type:

- |   |   |
|---|---|
| <input checked="" type="checkbox"/> Residential Design Review<br>§185-205 (B) | <input type="checkbox"/> Build to Line Adjustment<br>§185-17 (B) (2)            |
| <input type="checkbox"/> Commercial Design Review<br>§185-205 (B)             | <input type="checkbox"/> Building Height Above 30 Feet<br>§185-17 (M)           |
| <input type="checkbox"/> Signage<br>§185-205 (C)                              | <input type="checkbox"/> Corner Lot Orientation<br>§185-17 (K) (3)              |
| <input type="checkbox"/> Certificate of Appropriateness<br>§185-197           | <input type="checkbox"/> Flag Lot Building Line Location<br>§185-17 (L) (1) (c) |
| <input type="checkbox"/> Landmark Designation<br>§185-195 (2)                 | <input type="checkbox"/> Undeveloped Flag Lot Requirements<br>§185-17 (L) (2)   |
| <input type="checkbox"/> Informal Review                                      |   |

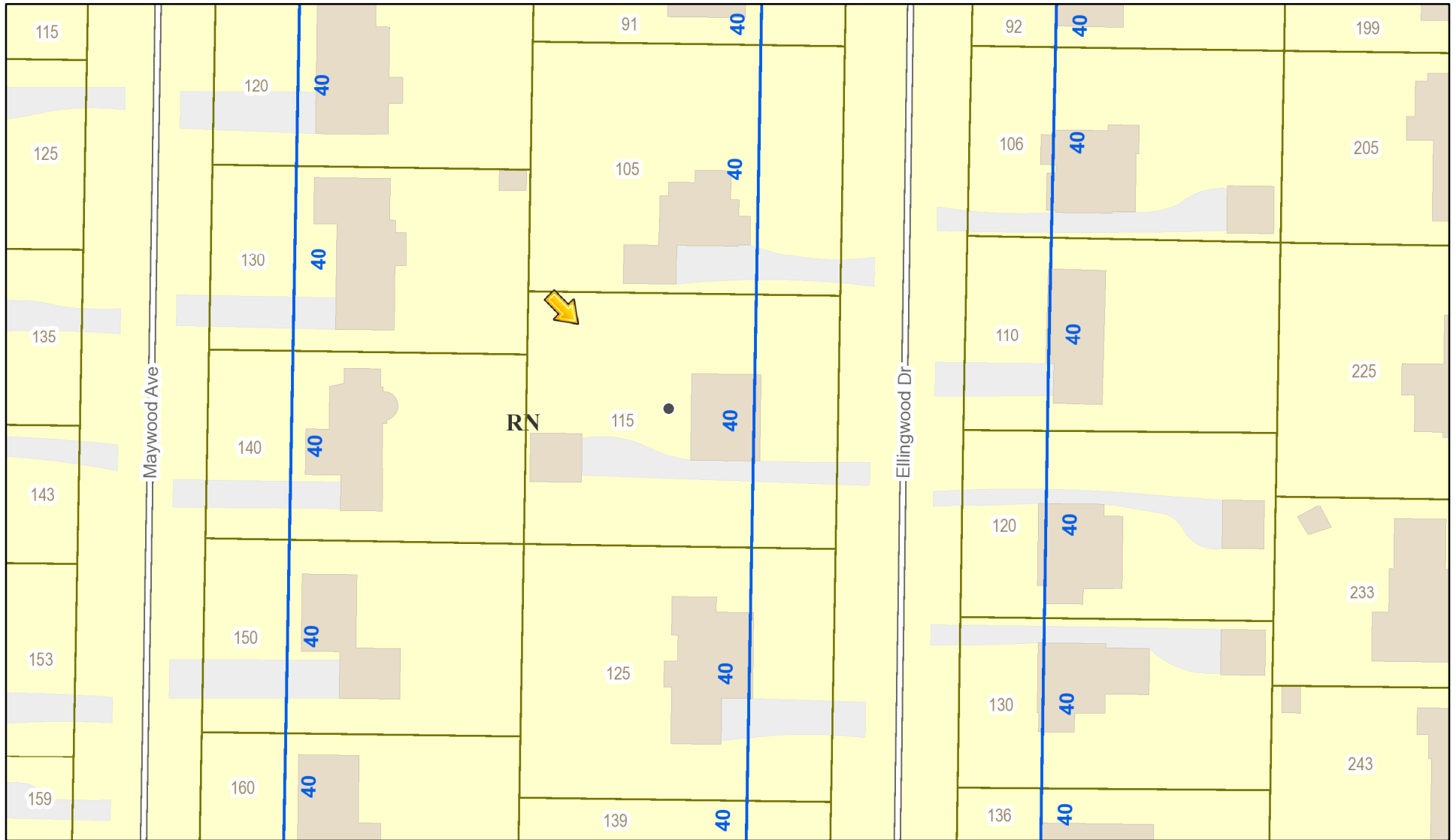
**Project Description:** Applicant is requesting design review for the second story bathroom addition. The addition will be approximately 45 square feet and located on the north side of the home. This application will be on the February 15th Zoning Board meeting for a front setback variance.

**Meeting Date:** January 14, 2021

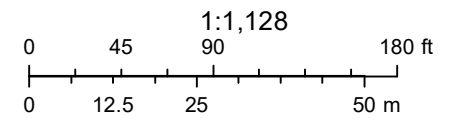




# RN Residential Neighborhood Zoning

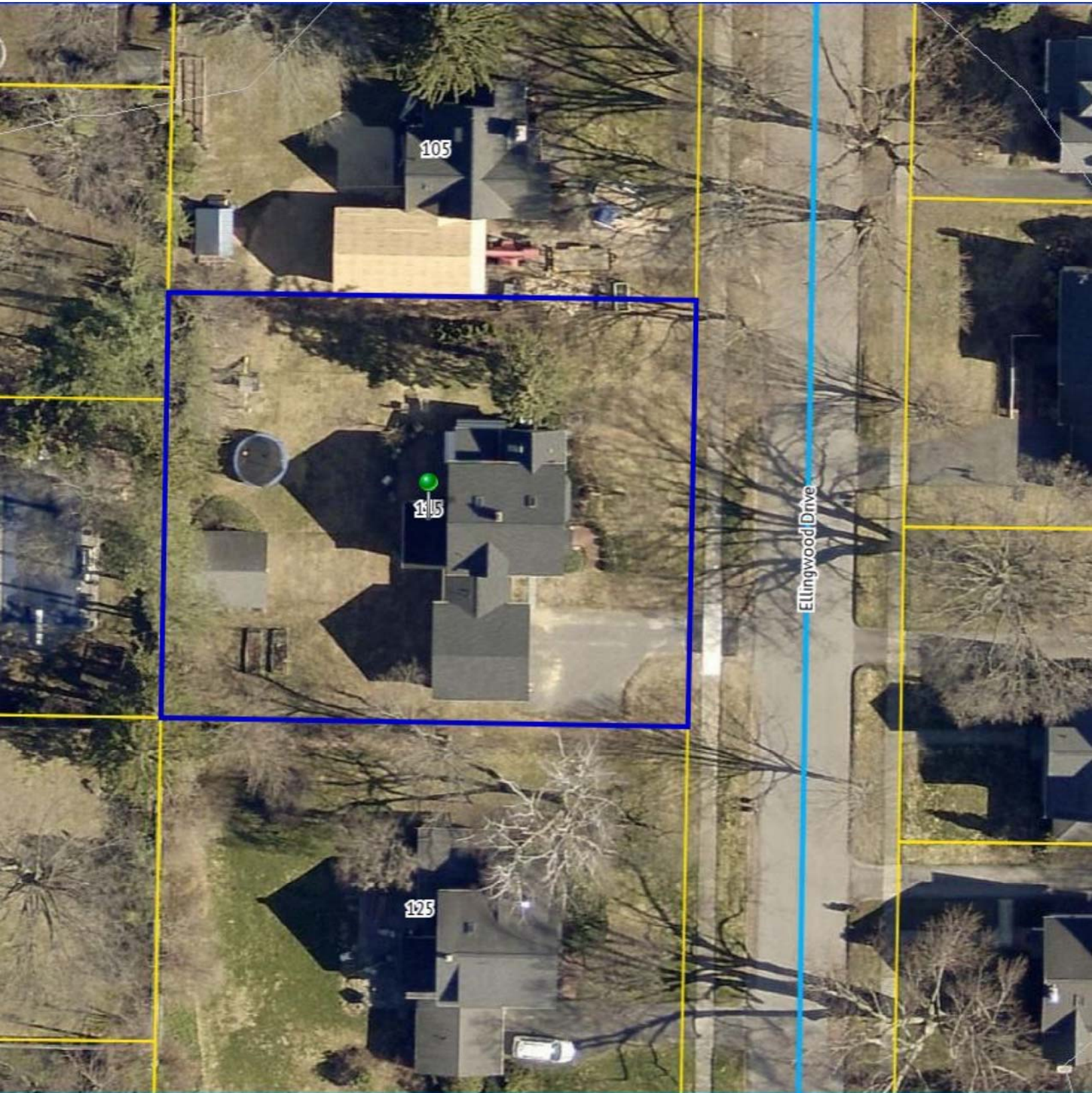


Printed January 7, 2021



Town of Pittsford GIS

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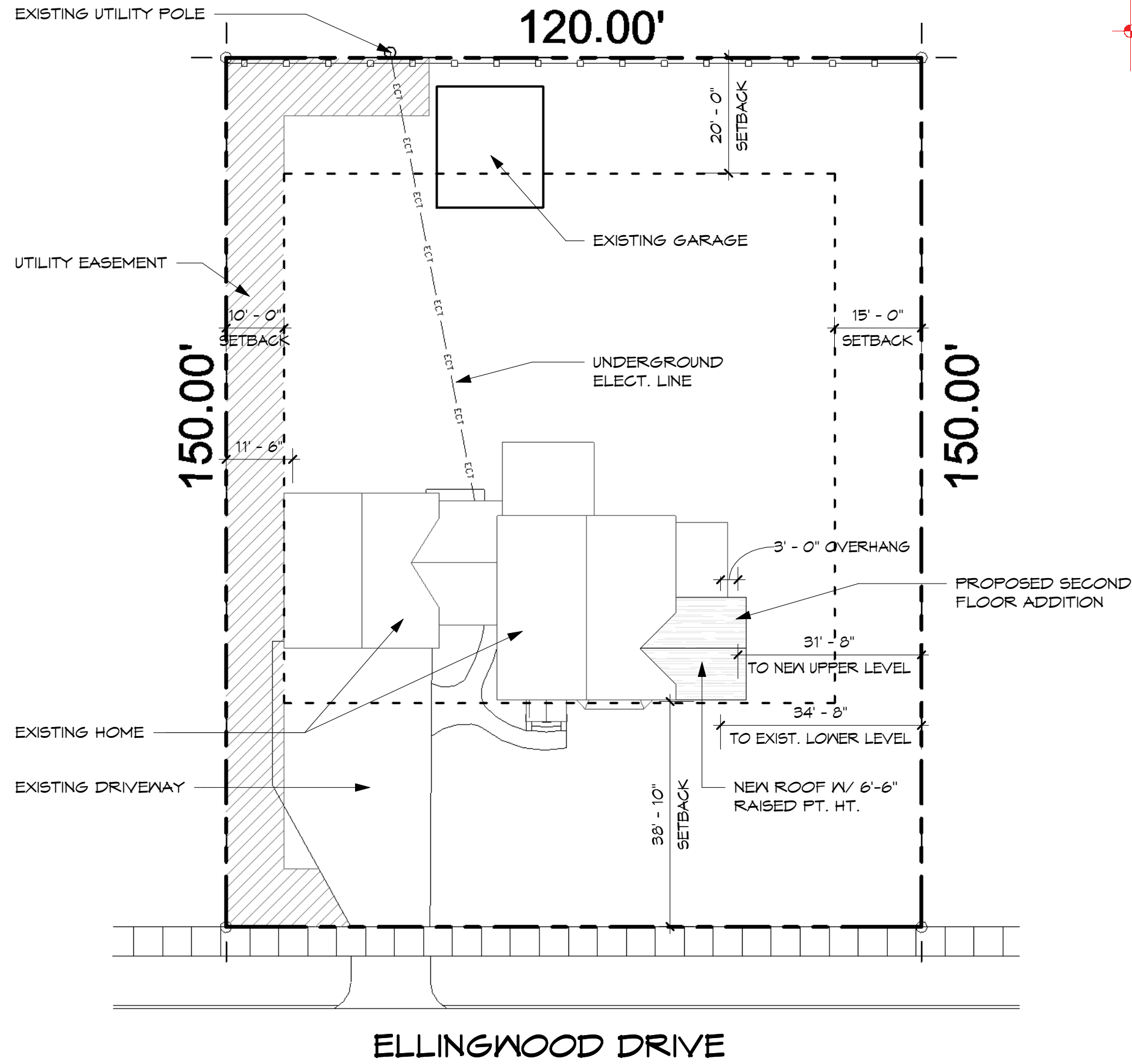


105

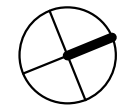
115

125

Eltingwood Drive



ELLINGWOOD DRIVE



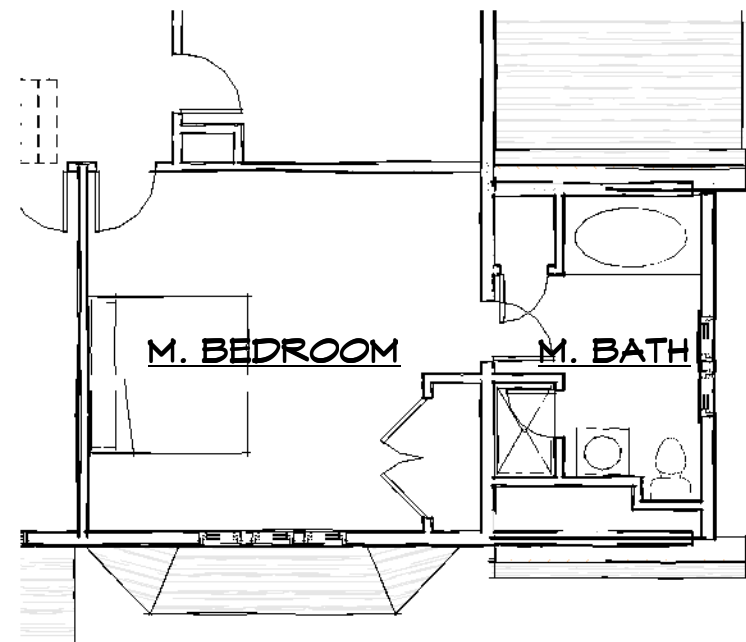
Howe Addition  
11/30/20

# Conceptual Site Plan

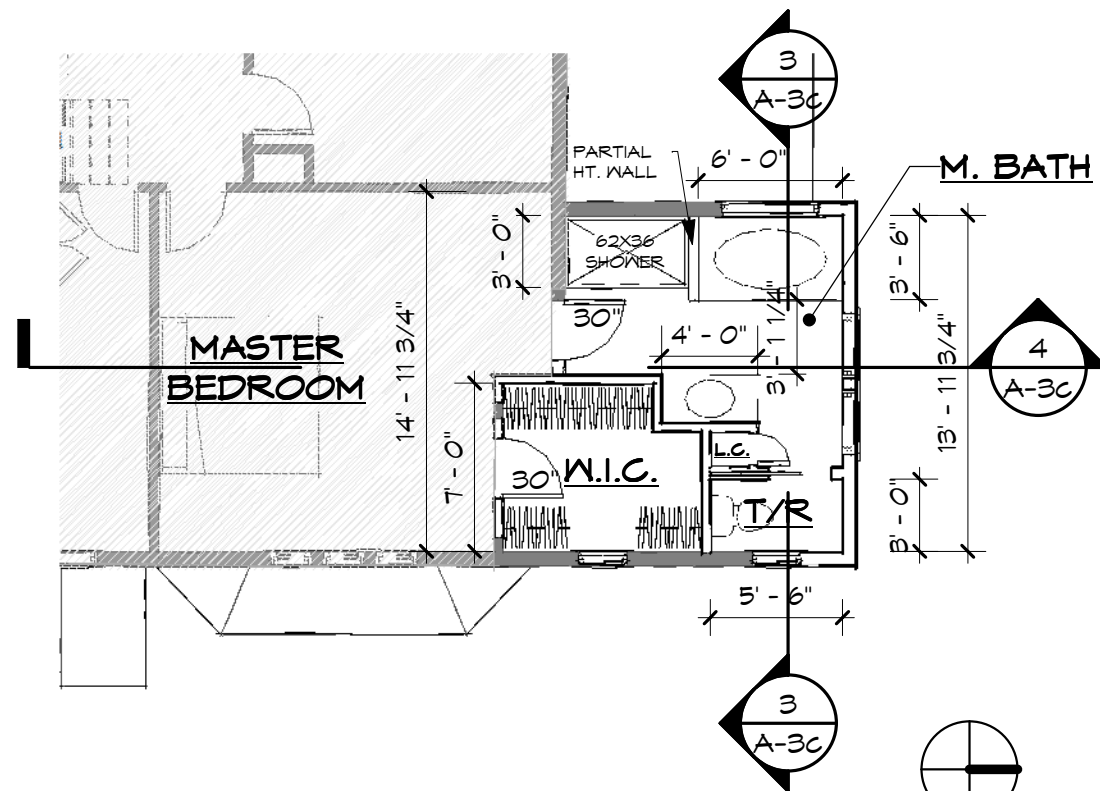
Scale: 1" = 20'-0"

115 Ellingwood Dr., Pittsford, NY

Karen & Eric

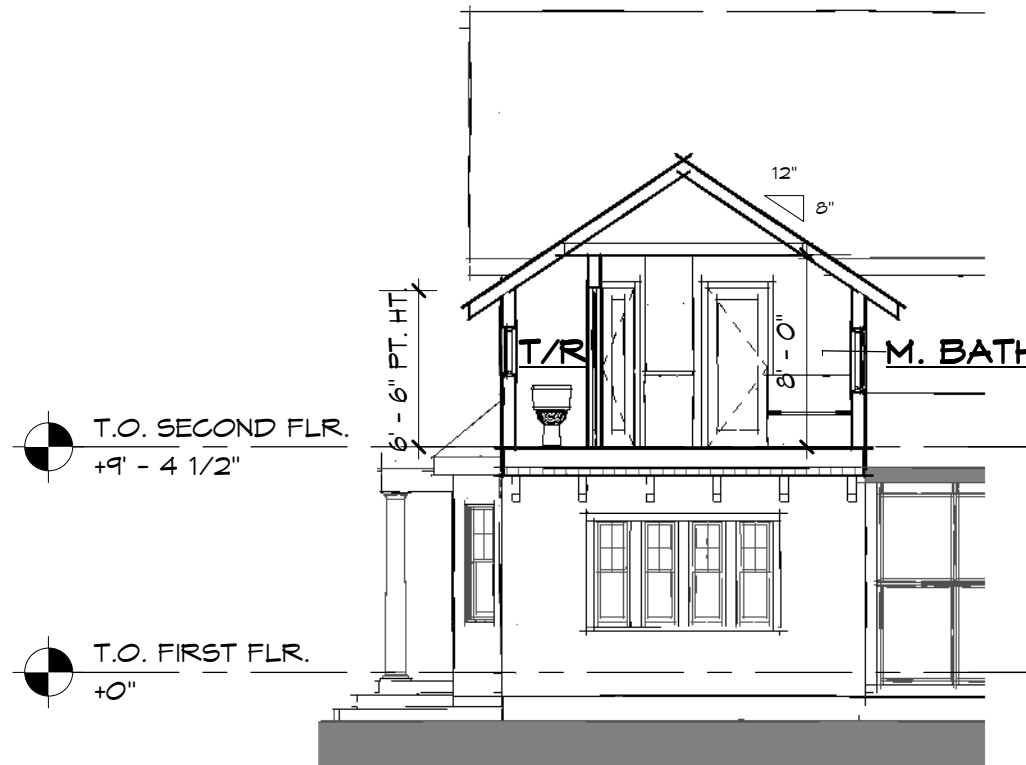


**1 Existing 2nd Flr.**  
A-3c 1/8" = 1'-0"

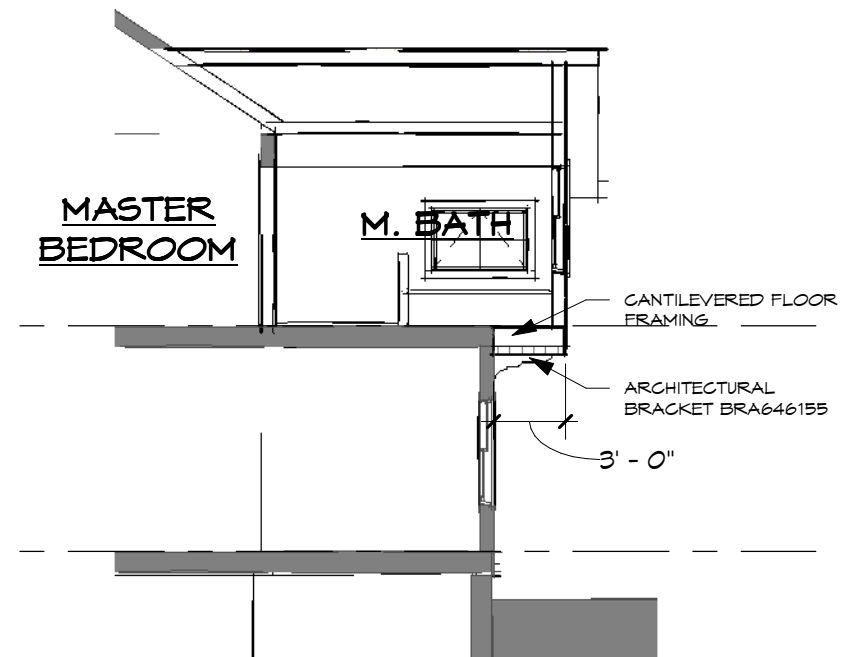


**2 New 2nd Flr.**  
A-3c 1/8" = 1'-0"

Howe Addition  
11/30/20



**3 Section A**  
A-3c 1/8" = 1'-0"



**4 Section B**  
A-3c 1/8" = 1'-0"

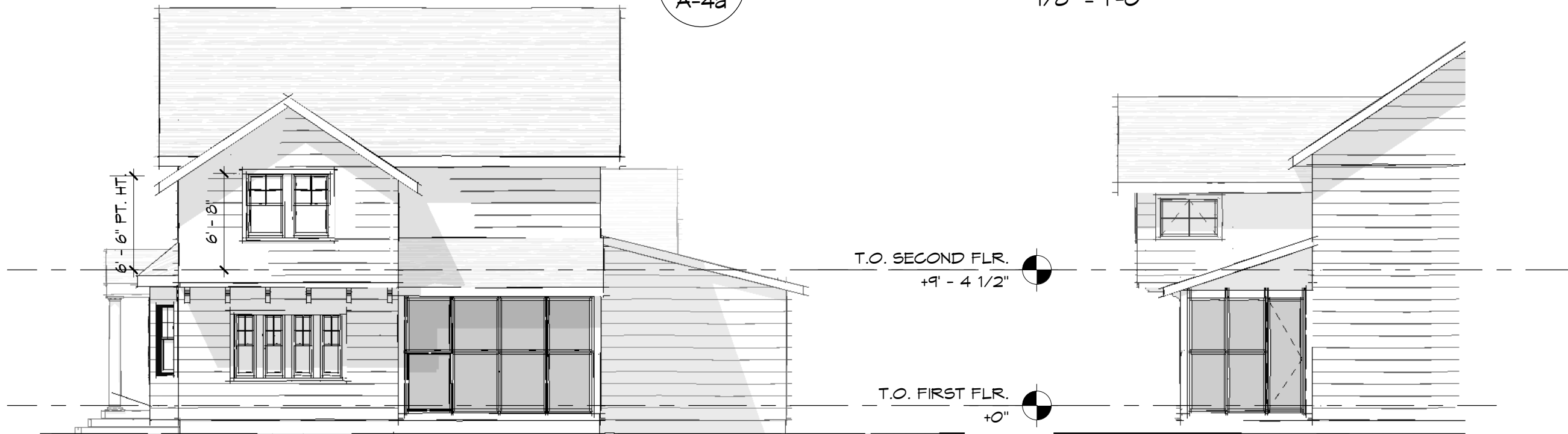
**Second Floor Plan**

Scale: 1/8" = 1'-0"

Karen & Eric  
115 Ellingwood Dr., Pittsford, NY



**1 East Elevation**  
A-4a  
1/8" = 1'-0"



**2 North Elevation**  
A-4a  
1/8" = 1'-0"

**3 West Elevation**  
A-4a  
1/8" = 1'-0"

Howe Addition  
11/30/20

**Elevations**

Scale: 1/8" = 1'-0"

Karen & Eric  
115 Ellingwood Dr., Pittsford, NY



Howe Addition  
11/30/20

Northeast View

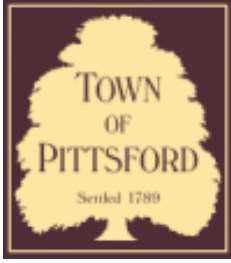
Scale:

Karen & Eric  
115 Ellingwood Dr., Pittsford, NY









## Town of Pittsford

Department of Public Works  
11 South Main Street  
Pittsford, New York 14534

Permit #  
**B21-000009**

Phone: 585-248-6250  
FAX: 585-248-6262

### DESIGN REVIEW AND HISTORIC PRESERVATION BOARD REFERRAL OF APPLICATION

**Property Address:** 331 Fairport Road EAST ROCHESTER, NY 14445

**Tax ID Number:** 152.09-1-3

**Zoning District:** RN Residential Neighborhood

**Owner:** Houlihan, Peter

**Applicant:** Houlihan, Peter

#### Application Type:

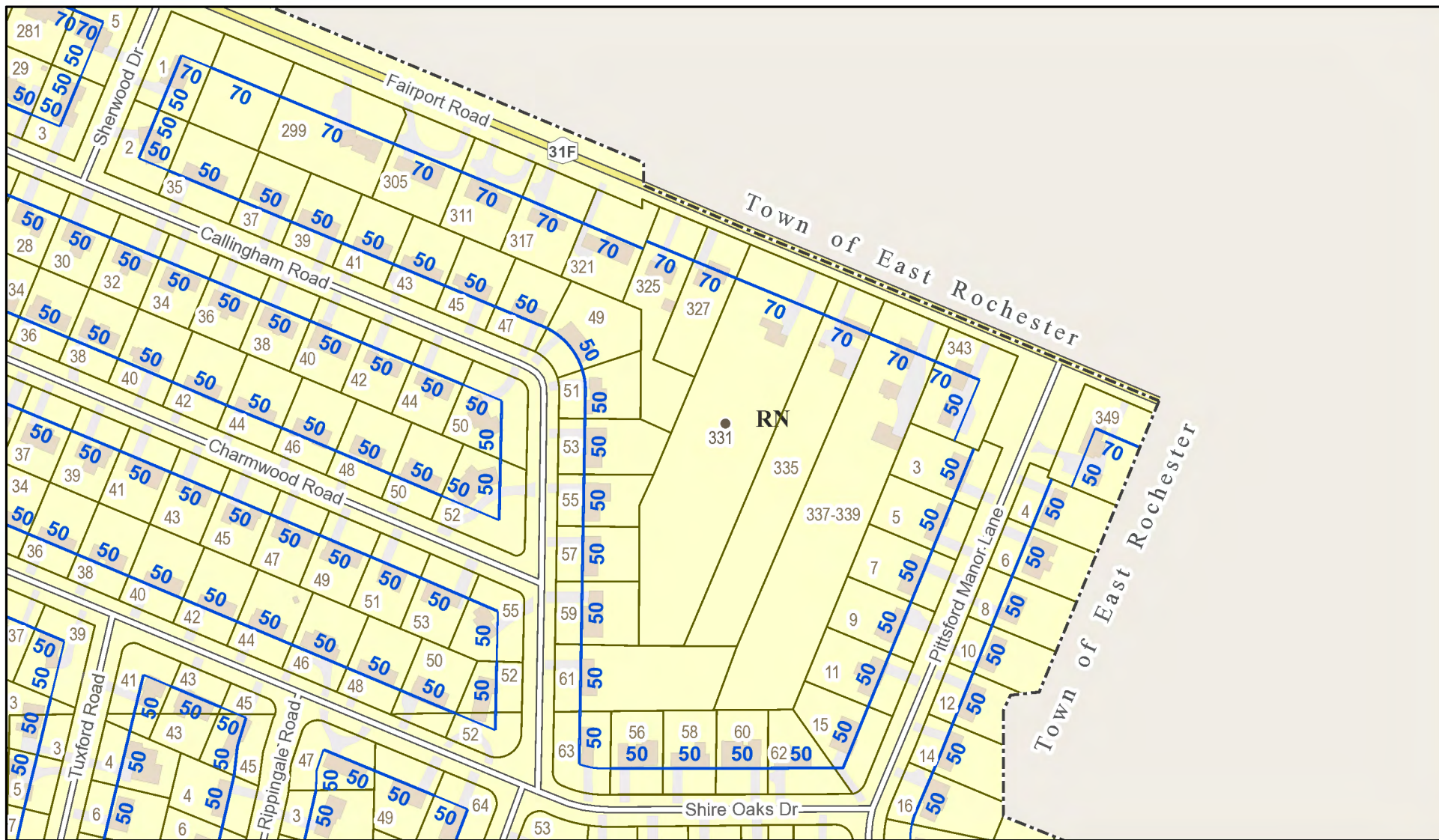
- |   |   |
|---|---|
| <input checked="" type="checkbox"/> Residential Design Review<br>§185-205 (B) | <input type="checkbox"/> Build to Line Adjustment<br>§185-17 (B) (2)            |
| <input type="checkbox"/> Commercial Design Review<br>§185-205 (B)             | <input type="checkbox"/> Building Height Above 30 Feet<br>§185-17 (M)           |
| <input type="checkbox"/> Signage<br>§185-205 (C)                              | <input type="checkbox"/> Corner Lot Orientation<br>§185-17 (K) (3)              |
| <input type="checkbox"/> Certificate of Appropriateness<br>§185-197           | <input type="checkbox"/> Flag Lot Building Line Location<br>§185-17 (L) (1) (c) |
| <input type="checkbox"/> Landmark Designation<br>§185-195 (2)                 | <input type="checkbox"/> Undeveloped Flag Lot Requirements<br>§185-17 (L) (2)   |
| <input type="checkbox"/> Informal Review                                      |   |

**Project Description:** Applicant is requesting design review for a 596 Sq. Ft. garage addition. The garage addition was previously approved by the Architectural Review Board and the applicant was given a permit in 1998. The project never was completed and the owner is now ready to move forward. Since 1998 zoning has changed and the project had to apply for a variance based on the Town's current code. The Zoning Board did approve a variance for this project on December 21st 2020.

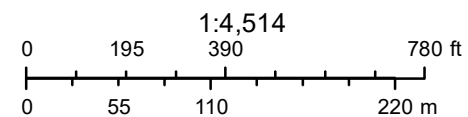
**Meeting Date:** January 14, 2021



# RN Residential Neighborhood Zoning

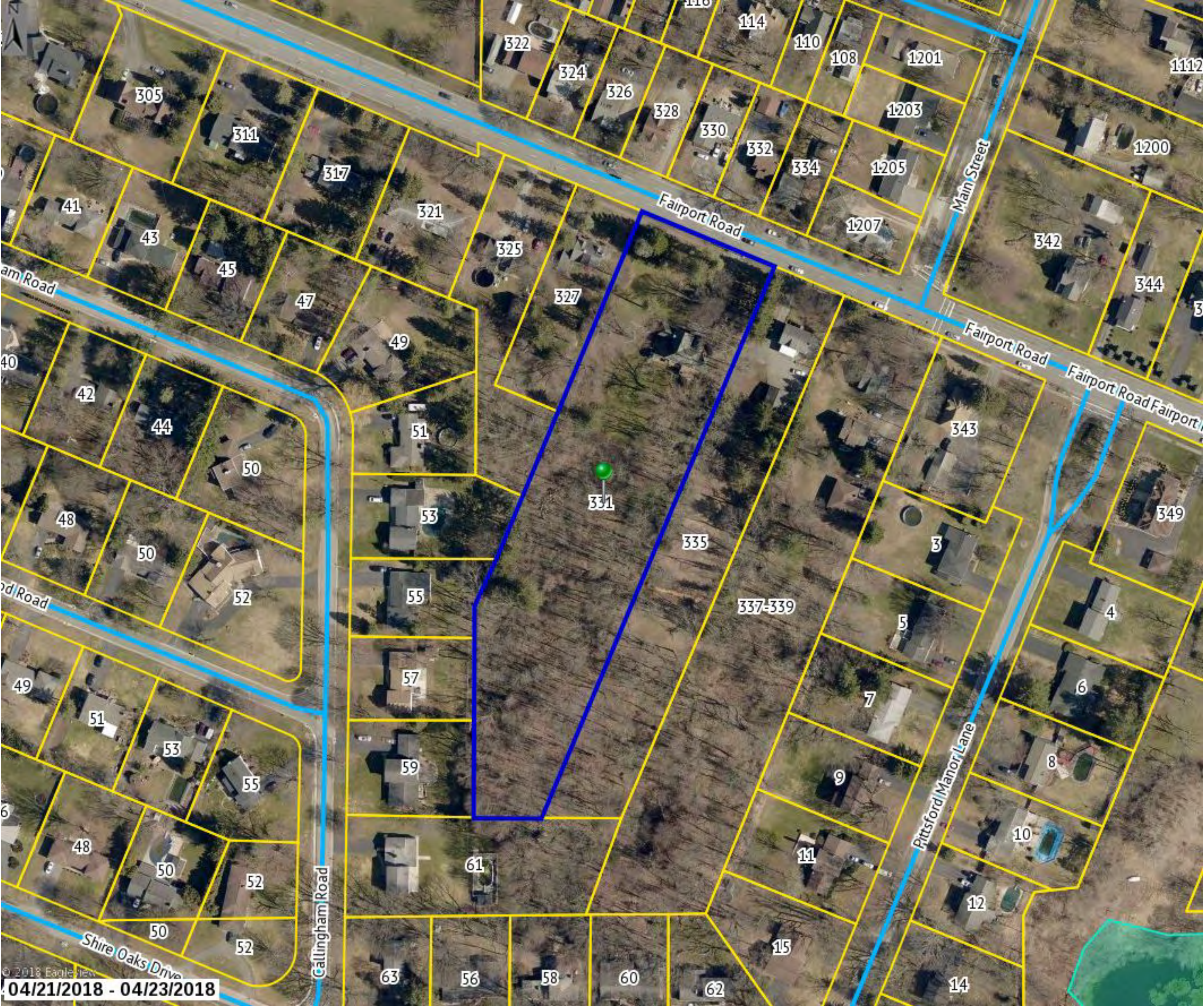


Printed December 8, 2020



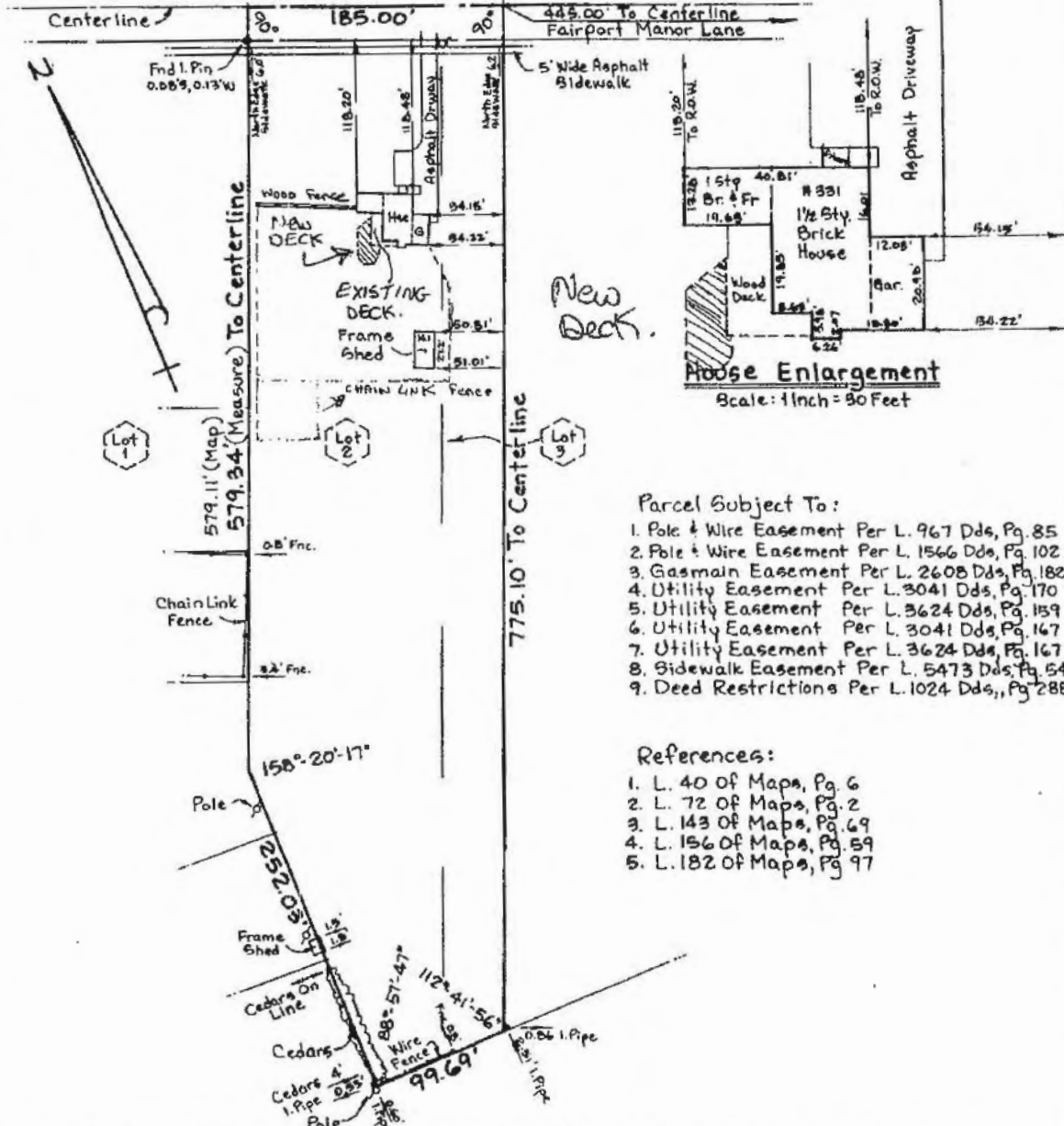
Town of Pittsford GIS

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© 2018 EagleView  
04/21/2018 - 04/23/2018

# FAIRPORT ROAD - N.Y.S. Rte 31F (49.5' R.O.W.)



- Parcel Subject To:
1. Pole & Wire Easement Per L. 967 Dds, Pg. 85
  2. Pole & Wire Easement Per L. 1566 Dds, Pg. 102
  3. Gasmain Easement Per L. 2608 Dds, Pg. 182
  4. Utility Easement Per L. 3041 Dds, Pg. 170
  5. Utility Easement Per L. 3624 Dds, Pg. 159
  6. Utility Easement Per L. 3041 Dds, Pg. 167
  7. Utility Easement Per L. 3624 Dds, Pg. 167
  8. Sidewalk Easement Per L. 5473 Dds, Pg. 54
  9. Deed Restrictions Per L. 1024 Dds, Pg. 288

- References:
1. L. 40 of Maps, Pg. 6
  2. L. 72 of Maps, Pg. 2
  3. L. 143 of Maps, Pg. 69
  4. L. 156 of Maps, Pg. 59
  5. L. 182 of Maps, Pg. 97

I hereby certify to the parties listed hereunder that this map was made using the reference material listed hereon and the notes of an instrument survey, performed in accordance with the current standards of the New York State Association of Professional Land Surveyors, completed on July 5, 1991\*

1. Power Funding Group, Inc., Their Successors And/or Assigns
2. Chamberlain, D'Amanda, et al
3. Lois J. Houlihan
4. The Title Insurance Company Insuring The Mortgage
5. William M. Higgins, Esq.

*James R. Zerkel*  
James R. Zerkel, N.Y.S. P.L.S. 49796

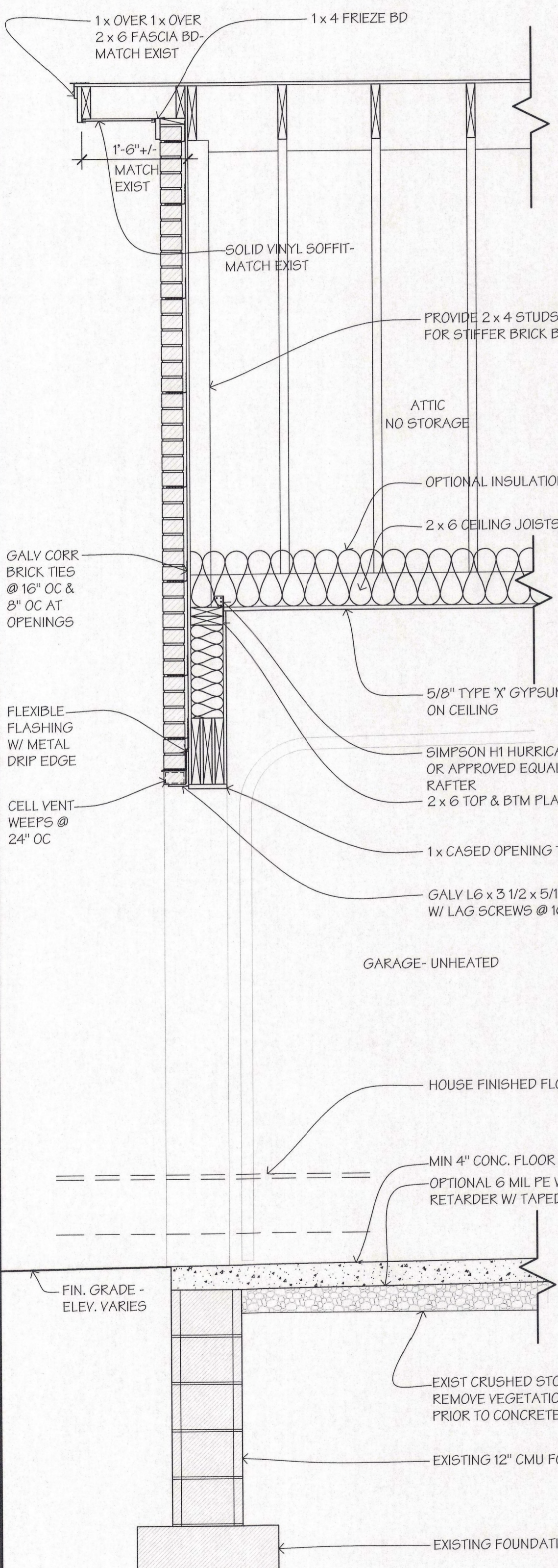
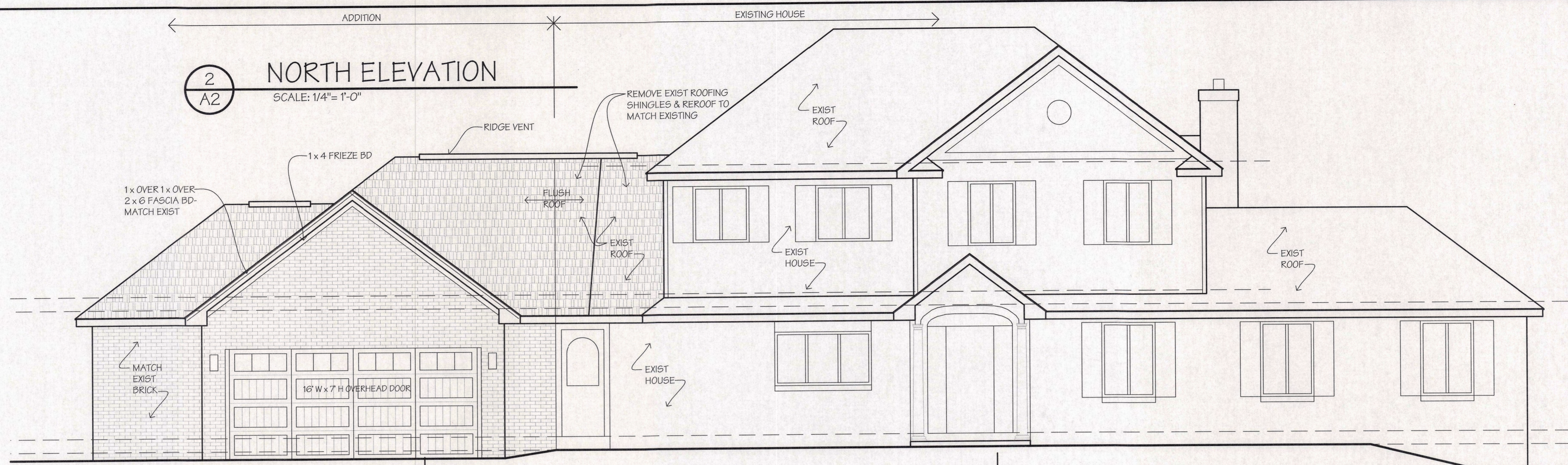
\* Field Inspected And Redated Sept 15, 1994  
Revision - Deck Added

Note: 1) Field work to obtain this was performed at a 1:10,000 or better precision. 2) Unauthorized alteration or addition to a survey map bearing a licensed land surveyor's seal is a violation of section 2209, sub-division 2, of the New York State Education Law. 3) Only copies from the original of this survey marked with an original of the land surveyor's embossed seal shall be considered to be valid true copies. 4) Certifications indicated hereon shall run only to the person for whom the survey is prepared, and on his behalf to the title company, governmental agency and lending institution listed hereon, and to the assignees of the lending institution. Certifications are not transferable to additional institutions or subsequent owners.

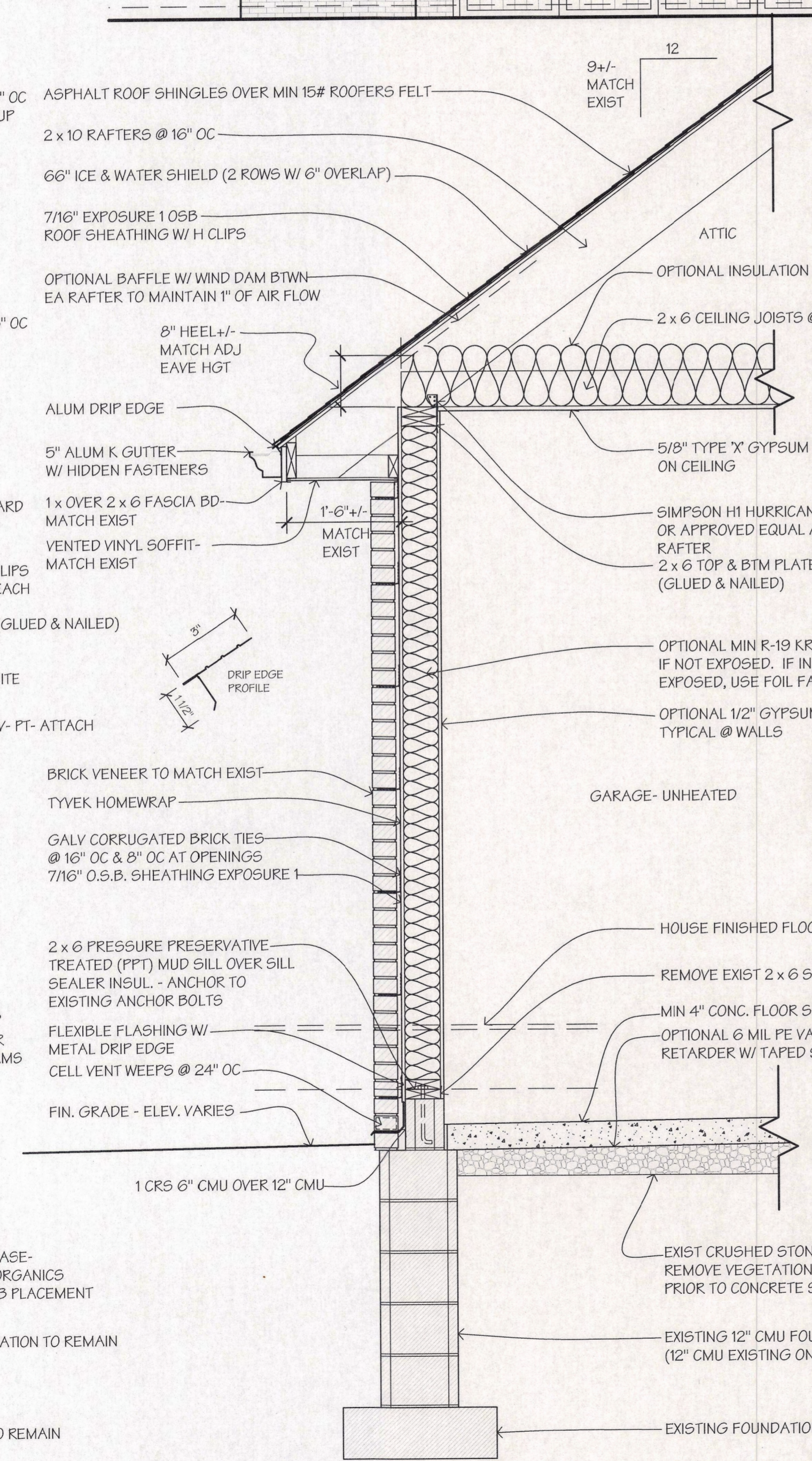
<b>ZERKEL LAND SURVEYORS</b>  537 AVERILL AVENUE ROCHESTER, NY 14607  (716) 442-4033	<h2>INSTRUMENT SURVEY MAP</h2>	
	Address <b>331 Fairport Road</b> Town <b>Pittsford</b>	
County <b>Monroe</b> Township _____ Range _____ Lot _____		
Part of Lot No. <b>2 &amp; 3</b> Subdivision <b>Ransom - No. 3</b>		
Reference Data Liber <b>40</b> of Maps, Page <b>6</b> Liber <b>8294</b> of Deeds, Page <b>359</b>		
Date <b>September 20, 1994</b> Abstract by <b>Four Corners Abstract Corp. No. 72925, Aug 24, 94</b>		
Scale <b>1 Inch = 100 Feet</b> by <b>Mark B.</b> Client <b>Andrew J. Cohen</b> Job No. <b>152.090-01-003</b>		

CONTACT SUPPLY 072277

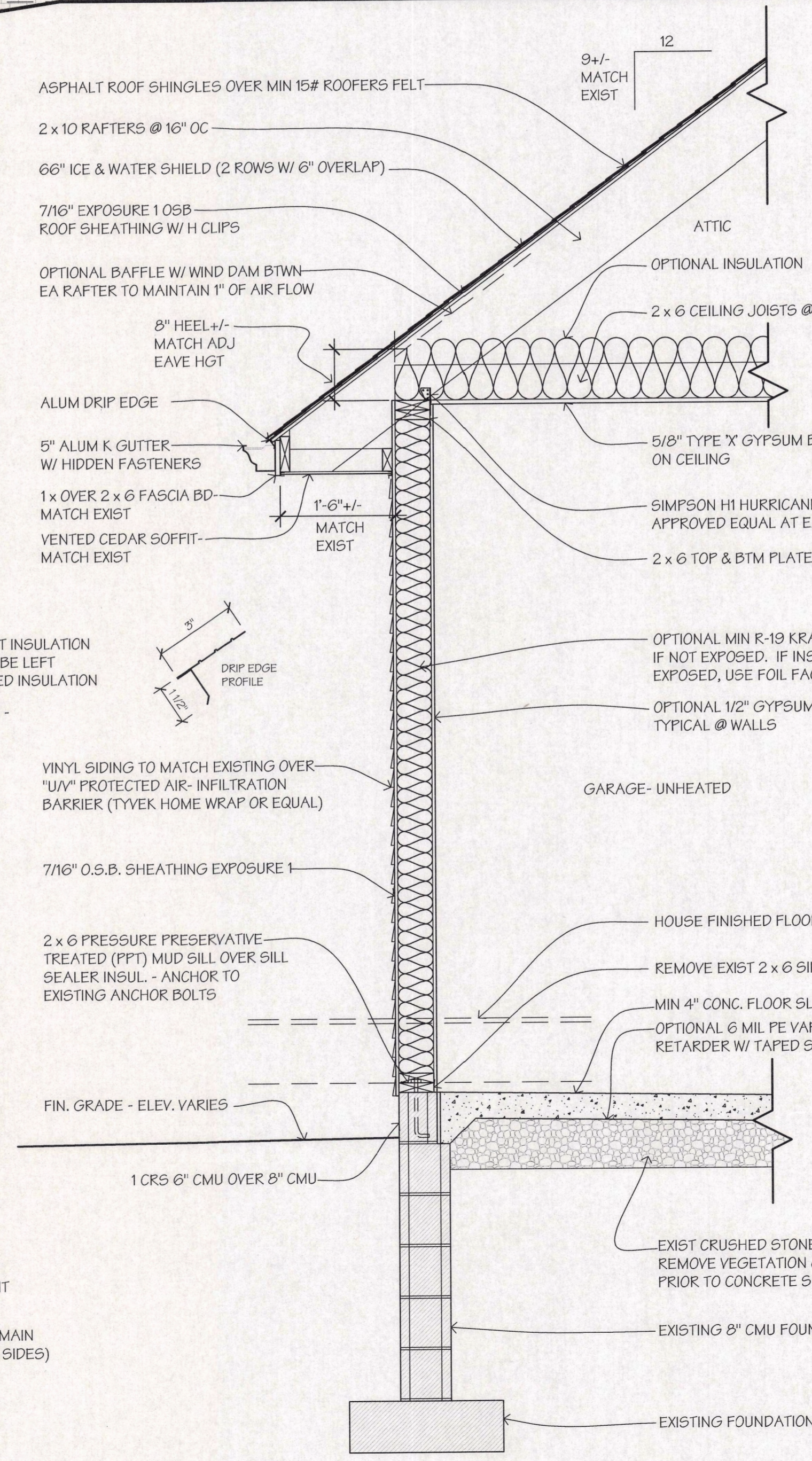
2 NORTH ELEVATION  
SCALE: 1/4" = 1'-0"



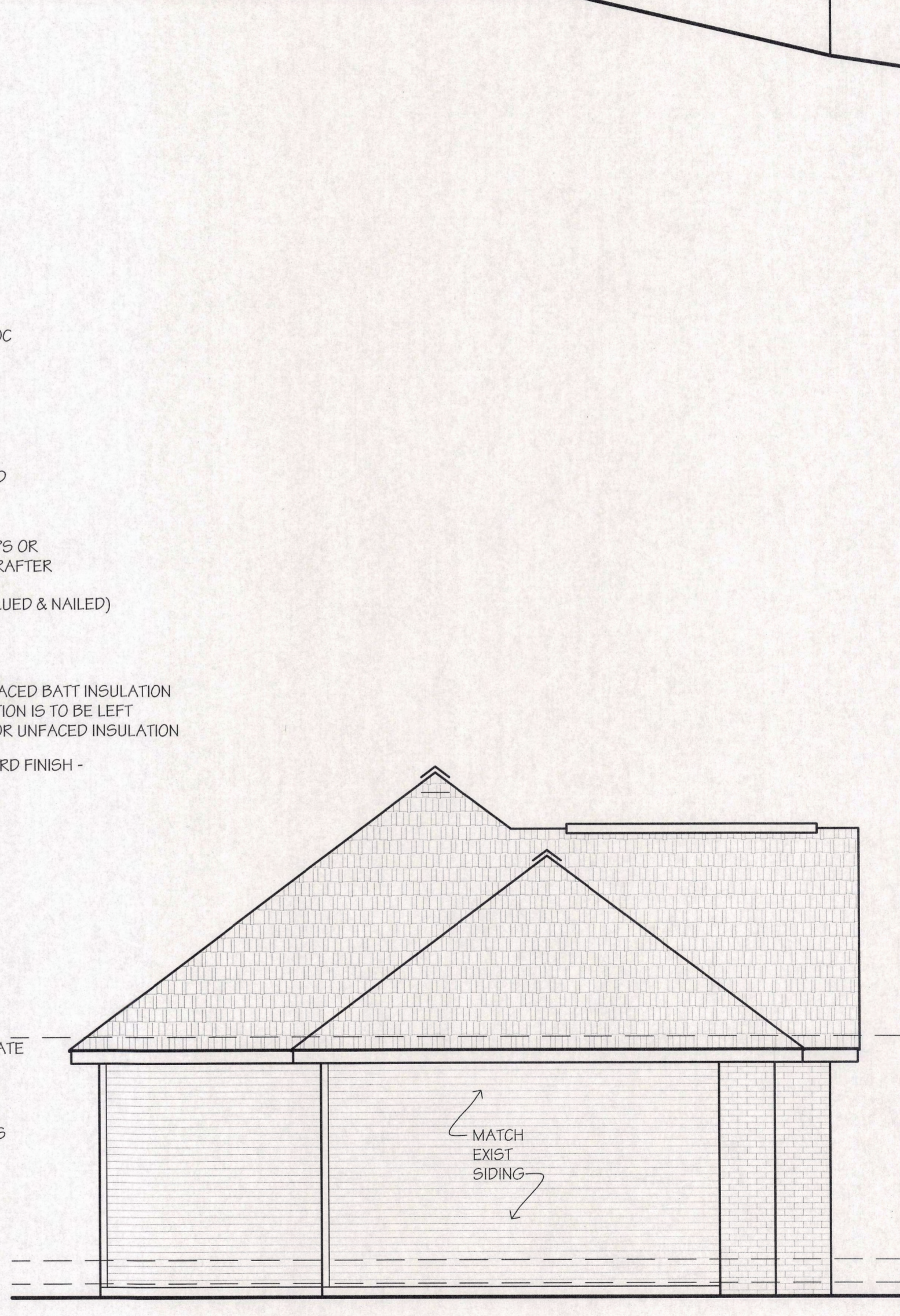
5 WALL SECTION  
SCALE: 3/4" = 1'-0"



4 WALL SECTION  
SCALE: 3/4" = 1'-0"



3 WALL SECTION  
SCALE: 3/4" = 1'-0"



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

TIMOTHY N. ZIGAROWICZ, AIA-ARCHITECT  
10 SHENANDOAH EAST, SPENCERPORT, NY 14559  
PHONE: 865.747.5625  
GARAGE ADDITION  
TO EXISTING RESIDENCE  
MR. & MRS. PETER HOULIHAN  
331 PARK DRIVE, WESTPORT, NEW YORK  
TOWN OF FITZGERALD



REV.	DESCRIPTION	BY	DATE

ELEVATIONS & SECTIONS  
WRITTEN DIMENSIONS TAKE PREFERENCE OVER SCALED DIMENSIONS AND SHALL BE VERIFIED ON THE JOB SITE. ANY DISCREPANCY SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO THE COMMENCEMENT OF ANY WORK.

PROJECT NO.:	HOULIHAN
DRAWN BY:	TNZ
ISSUE DATE:	11-4-2020
SHEET	

A2

FAIRPORT ROAD  
49.5' ROW

FAIRPORT ROAD  
49.5' ROW

70'-0" NEIGHBORHOOD AVERAGE

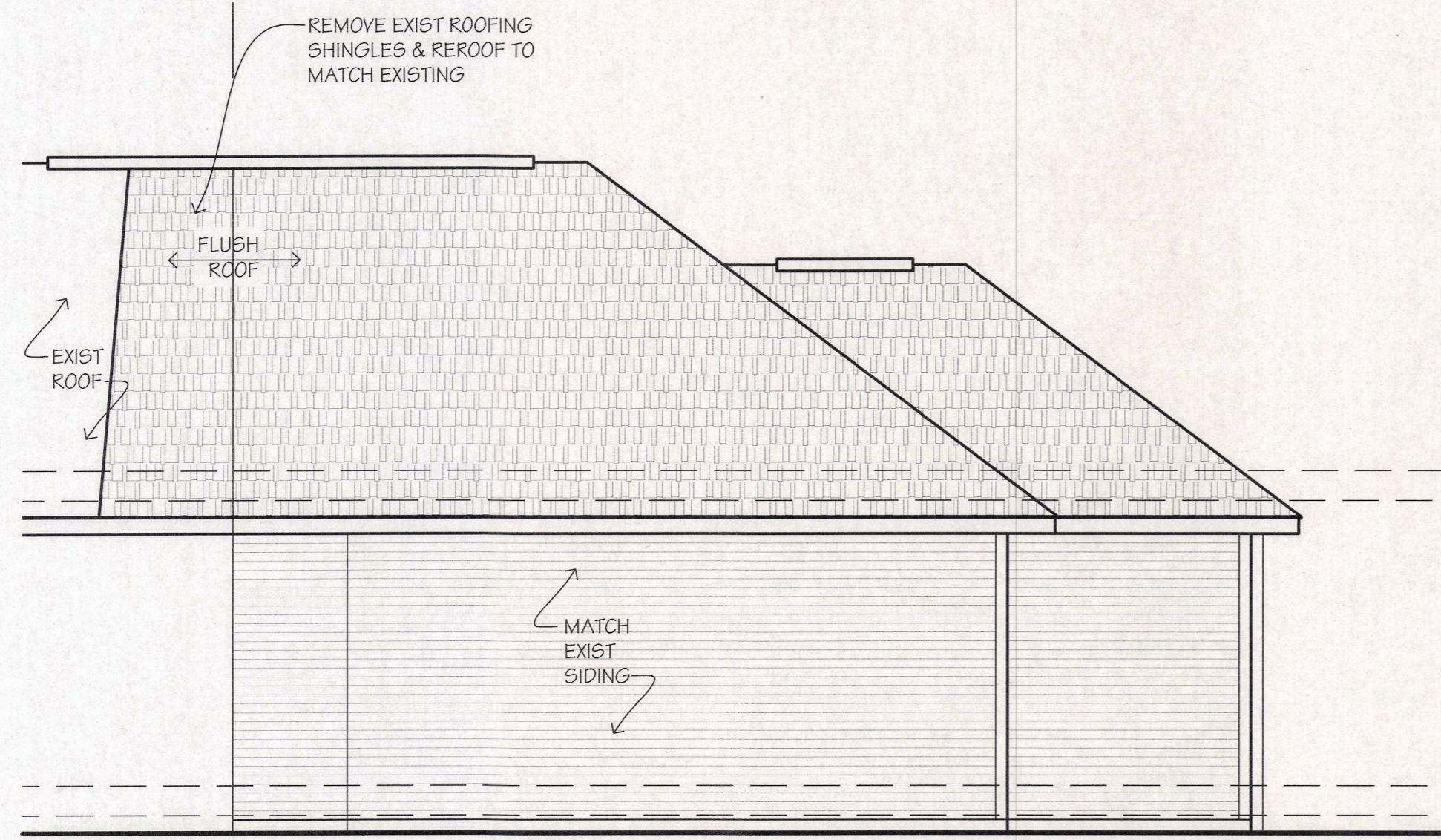
70'-0" NEIGHBORHOOD AVERAGE

CHAPTER 185-17 RN RESIDENTIAL  
NEIGHBORHOOD DISTRICT  
70' FRONT SETBACK (NEIGHBORHOOD AVG)  
15' SIDE SETBACK TO WEST  
25' SIDE SETBACK TO WEST  
20' REAR BUFFER  
2% MAX LOT COVERAGE  
CURRENT BLDG FOOTPRINT: 1,548 SF  
CURRENT SHED: 384 SF  
PROPOSED ADDITION: 660 SF  
PROPOSED FOOTPRINT: 2,938 SF  
CURRENT LOT COVERAGE: 1.40%  
PROPOSED LOT COVERAGE: 1.88%  
EXIST LOT SIZE: 137,822 SF  
MIN LOT WIDTH: 100' AVG  
EXIST LOT WIDTH: 185'  
MAX ADDITION HEIGHT: 30'  
PROPOSED HGT: 19'

Received on 11/13/2020  
Town of Pittsford  
Zoning Board

3 SITE PLAN BLOW UP  
A1 SCALE: 1"= 20'-0"

THIS SITE PLAN WAS GENERATED USING AN OWNER FURNISHED INSTRUMENT SURVEY MAP PREPARED BY JAMES R. ZERKEL PROFESSIONAL LAND SURVEYOR ON SEPTEMBER 20, 1994.



3 SOUTH ELEVATION  
A2 SCALE: 1/4"= 1'-0"

GENERAL NOTES:

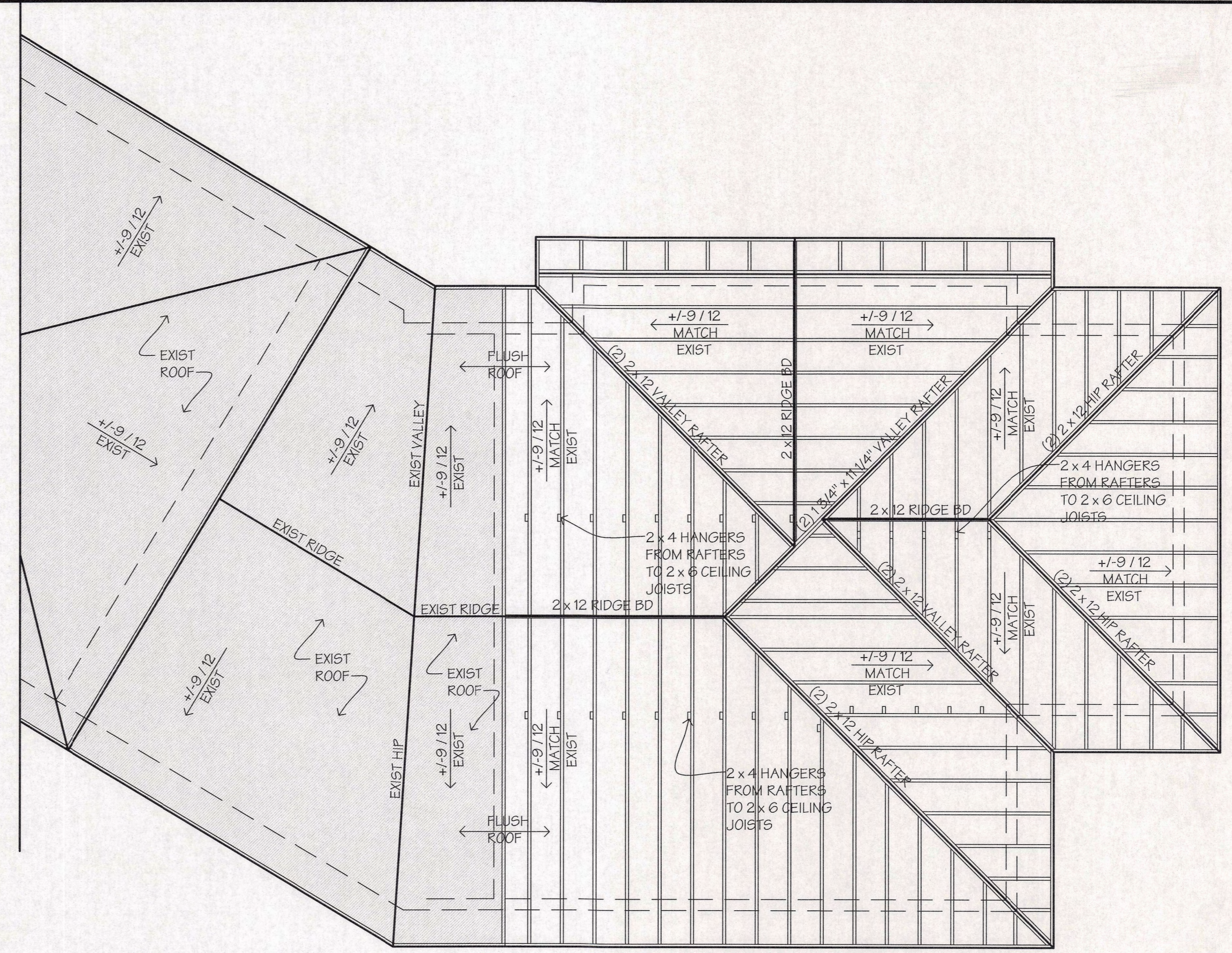
1. REMOVE TOPSOIL AT NEW WORK AREAS. ALL FOOTINGS TO REST ON UNDISTURBED (ORIGINAL) SOIL. ASSUMED MINIMUM SOIL-BEARING PRESSURE TO BE 1500 p.s.f. CONTRACTOR TO BE RESPONSIBLE FOR ALL SUB GRADE CONDITIONS.
2. USE MINIMUM HEM FIR #2 (OR BETTER) FOR ALL DIMENSION LUMBER USED FOR JOISTS, HEADERS AND BEAMS UNLESS NOTED AND ALL LVL MATERIAL, MIN. "E"-2.0 (OR BETTER).
3. CONTRACTOR TO VERIFY ALL NOTES AND DIMENSIONS BEFORE STARTING CONSTRUCTION AND BE RESPONSIBLE FOR ERRORS AND/OR OMISSIONS.
4. CONTRACTOR TO BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCE OR PROCEDURES, AND SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK.
5. THE CONTRACTOR SHALL INDEMNIFY THE OWNER AND THEIR AGENTS THROUGH ADEQUATE INSURANCE COVERAGE AGAINST ANY CLAIMS ARISING FROM INJURIES DURING CONSTRUCTION, EXCAVATION OF DEMOLITION, OR FAILURE TO MAINTAIN SAFE CONDITIONS ON THE CONSTRUCTION SITE.
6. NO MECHANICAL, PLUMBING OR ELECTRICAL DESIGN IS INCLUDED WITH THESE DRAWINGS. THESE SYSTEMS ARE TO BE DESIGNED & INSTALLED TO MEET OR EXCEED APPLICABLE CODES. VERIFY EXISTING HOT WATER HEATER CAN ADEQUATELY SUPPLY NEW BATHROOMS.
7. WINDOWS TO BE SELECTED BY OWNER AND CONTRACTOR UNLESS OTHERWISE DETERMINED BY OWNER.

FRAMING NOTES:

1. FRAMER WILL VERIFY ALL NOTES AND DIMENSIONS CONCERNING ALL WOOD FRAMING AND ANY RELATED WORK TO BE PERFORMED IN THIS CONTRACT, PRIOR TO STARTING THE WORK.
2. FRAMER WILL VERIFY OVERLAP OF CRITICAL DIMENSIONS W/ THE MASON CONTRACTOR.
3. FRAMER WILL VERIFY ALL ROUGH OPENINGS FOR FINISHED ITEMS TO BE INSTALLED IN WOOD FRAMED WALLS, FLOORS, CEILINGS AND ROOFS, WITH MANUFACTURER'S DATA, TO BE FURNISHED BY THE GENERAL CONTRACTOR, MATERIALS SUPPLIER AND/OR OWNER.
4. USE 2x6 WOOD STUDS @ 24" O/C AT ALL INSTALLED EXTERIOR WALLS AROUND HEATED SPACE, UNLESS OTHERWISE NOTED.
5. USE 2x4 WOOD STUDS @ 24" O/C AT ALL INTERIOR WALLS AND PARTITIONS, UNLESS OTHERWISE NOTED OR SHOWN.
6. USE PRESSURE TREATED LUMBER WHEREVER IN DIRECT CONTACT WITH CONCRETE OR WITHIN 6" OF GRADE, AND TO CONSTRUCT ANY EXTERIOR STAIR AND RAILING SYSTEMS, UNLESS OTHERWISE NOTED.
7. ALL WALL AND FLOOR SYSTEMS ARE TO BE FIRE-STOPPED PER APPLICABLE CODE.
8. DIMENSIONS SHOWN ON FLOOR PLAN ARE TO ROUGH FRAMING UON. DIMENSIONS SHOWN ON FLOOR PLAN FOR DOORS & WINDOWS ARE TO OPENING CENTERLINE.
9. USE 2 JACK STUDS AT HEADERS SUPPORTING GREATER THAN 6' SPAN UON

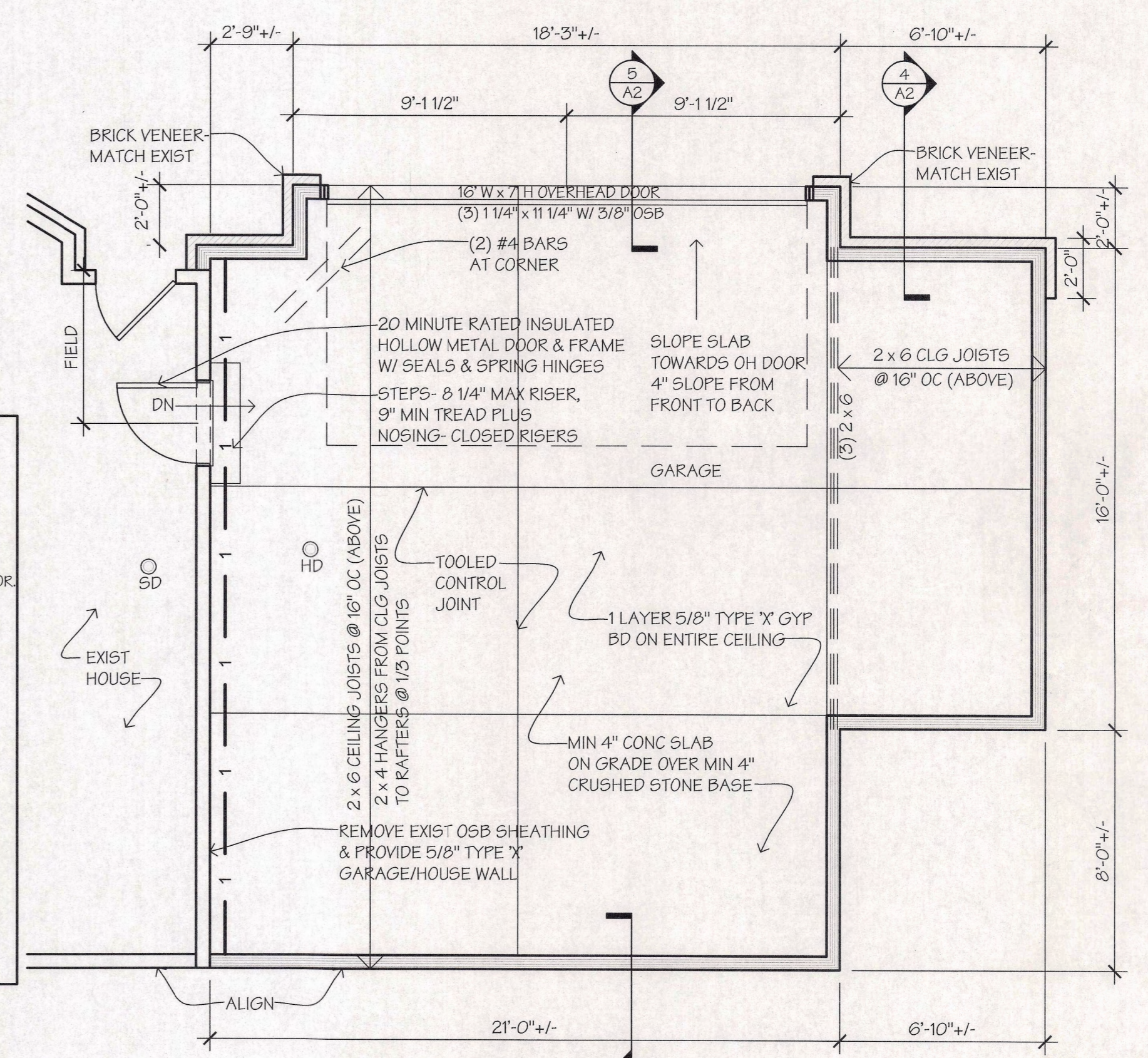
CLIMATIC AND GEOGRAPHIC DESIGN DATA

GROUND SNOW LOAD	WIND SPEED	SEISMIC DESIGN CATEGORY	SUBJECT TO DAMAGE FROM				WINTER DESIGN TEMP	ICE SHIELD UNDERLAYMENT REQ'D	FLOOD HAZARDS	AIR FREEZING INDEX	CLIMATE ZONE
			WEATHERING	FROST LINE DEPTH	TERMITE	DECAY					
40 PSF	115 MPH & EXPOSURE B	B	SEVERE	MIN 3'-6"	SLIGHT TO MODERATE	NONE TO SLIGHT	1	YES	NO	1195	5



2 ROOF PLAN  
A1 SCALE: 1/4"= 1'-0"

OWNER TO DETERMINE GUTTERS & DOWNSPOUT LOCATIONS



1 FLOOR PLAN  
A1 SCALE: 1/4"= 1'-0"

HEAT DETECTOR ON 110V CIRCUIT INTERCONNECTED TO NEW SD DEVICE  
SMOKE DETECTOR ON 110V CIRCUIT INTERCONNECTED TO NEW HEAT DETECTOR

TIMOTHY N. ZIGAROWICZ, AIA- ARCHITECT  
10 SHENANDOAH EAST, SPENCERPORT, NY 14559  
PHONE: 865.747.5625  
GARAGE ADDITION  
TO EXISTING RESIDENCE  
MR. & MRS. PETER HOULIHAN  
331 FAIRPORT ROAD  
TOWN OF PITTSFORD, NEW YORK



REV.	DESCRIPTION	BY	DATE

FLOOR PLAN, ROOF PLAN, SITE PLANS & MISC NOTES  
WRITTEN DIMENSIONS TAKE PREFERENCE OVER SCALED DIMENSIONS AND SHALL BE VERIFIED ON THE JOB SITE. ANY DISCREPANCY SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO THE COMMENCEMENT OF ANY WORK.

PROJECT NO.: HOULIHAN  
DRAWN BY: TNZ  
ISSUE DATE: 11-4-2020

SHEET  
**A1**

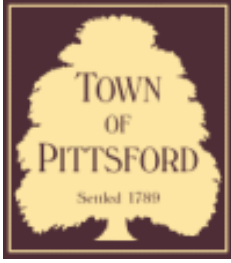








535



## Town of Pittsford

Department of Public Works  
11 South Main Street  
Pittsford, New York 14534

Permit #  
**B21-000012**

Phone: 585-248-6250  
FAX: 585-248-6262

### DESIGN REVIEW AND HISTORIC PRESERVATION BOARD REFERRAL OF APPLICATION

**Property Address:** 44 Coventry Ridge PITTSFORD, NY 14534

**Tax ID Number:** 177.03-5-33

**Zoning District:** IZ Incentive Zoning

**Owner:** Clover Street Development

**Applicant:** Clover Street Development

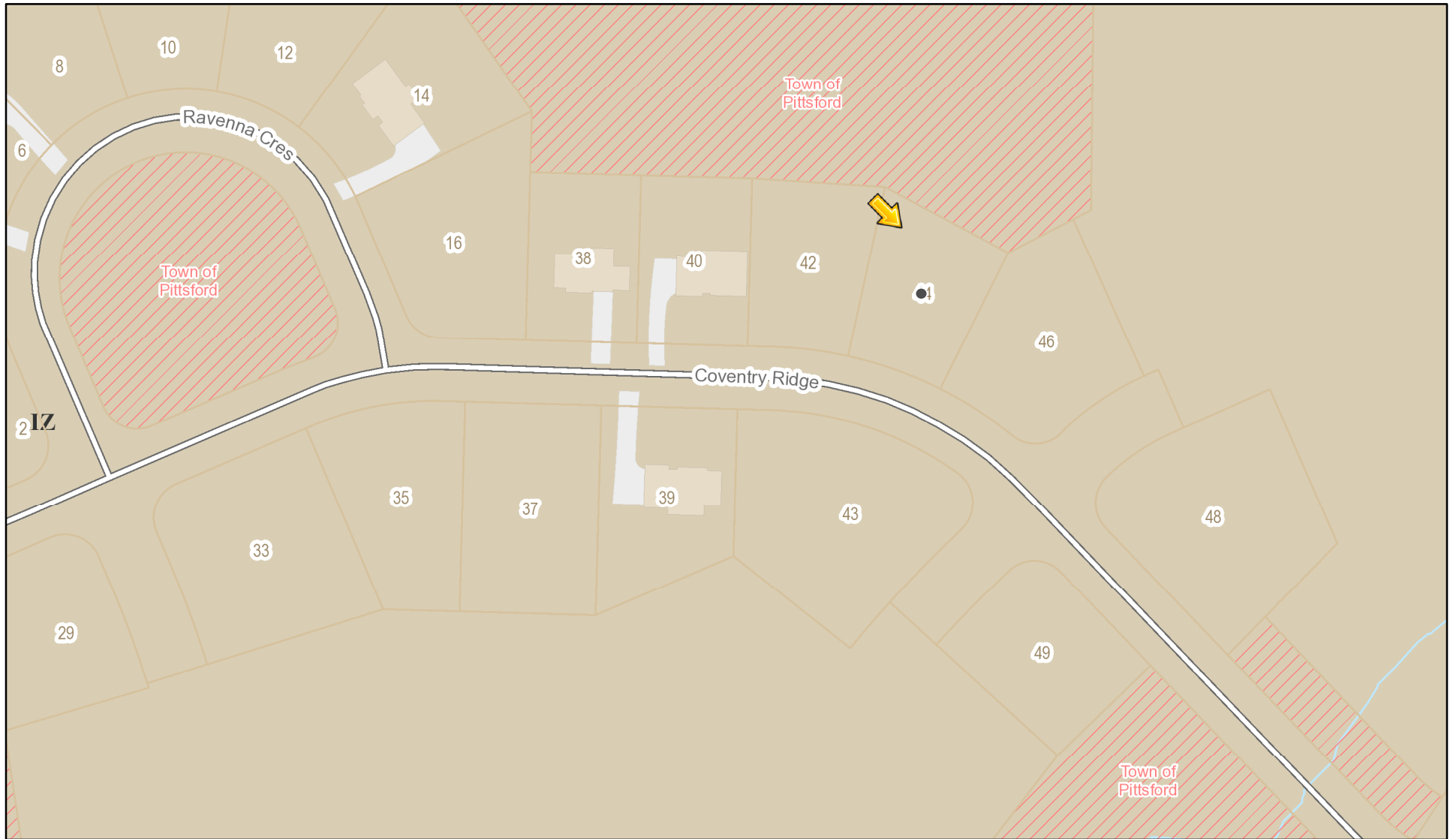
#### Application Type:

- |   |   |
|---|---|
| <input checked="" type="checkbox"/> Residential Design Review<br>§185-205 (B) | <input type="checkbox"/> Build to Line Adjustment<br>§185-17 (B) (2)            |
| <input type="checkbox"/> Commercial Design Review<br>§185-205 (B)             | <input type="checkbox"/> Building Height Above 30 Feet<br>§185-17 (M)           |
| <input type="checkbox"/> Signage<br>§185-205 (C)                              | <input type="checkbox"/> Corner Lot Orientation<br>§185-17 (K) (3)              |
| <input type="checkbox"/> Certificate of Appropriateness<br>§185-197           | <input type="checkbox"/> Flag Lot Building Line Location<br>§185-17 (L) (1) (c) |
| <input type="checkbox"/> Landmark Designation<br>§185-195 (2)                 | <input type="checkbox"/> Undeveloped Flag Lot Requirements<br>§185-17 (L) (2)   |
| <input type="checkbox"/> Informal Review                                      |   |

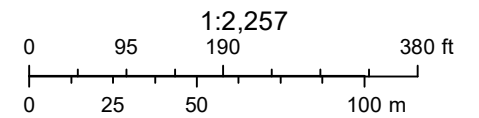
**Project Description:** Applicant is requesting design review for the construction of a two story single family home. The home will have approximately 3009 square feet of living area and will be located in the Coventry Ridge Subdivision.

**Meeting Date:** January 14, 2021

# RN Residential Neighborhood Zoning

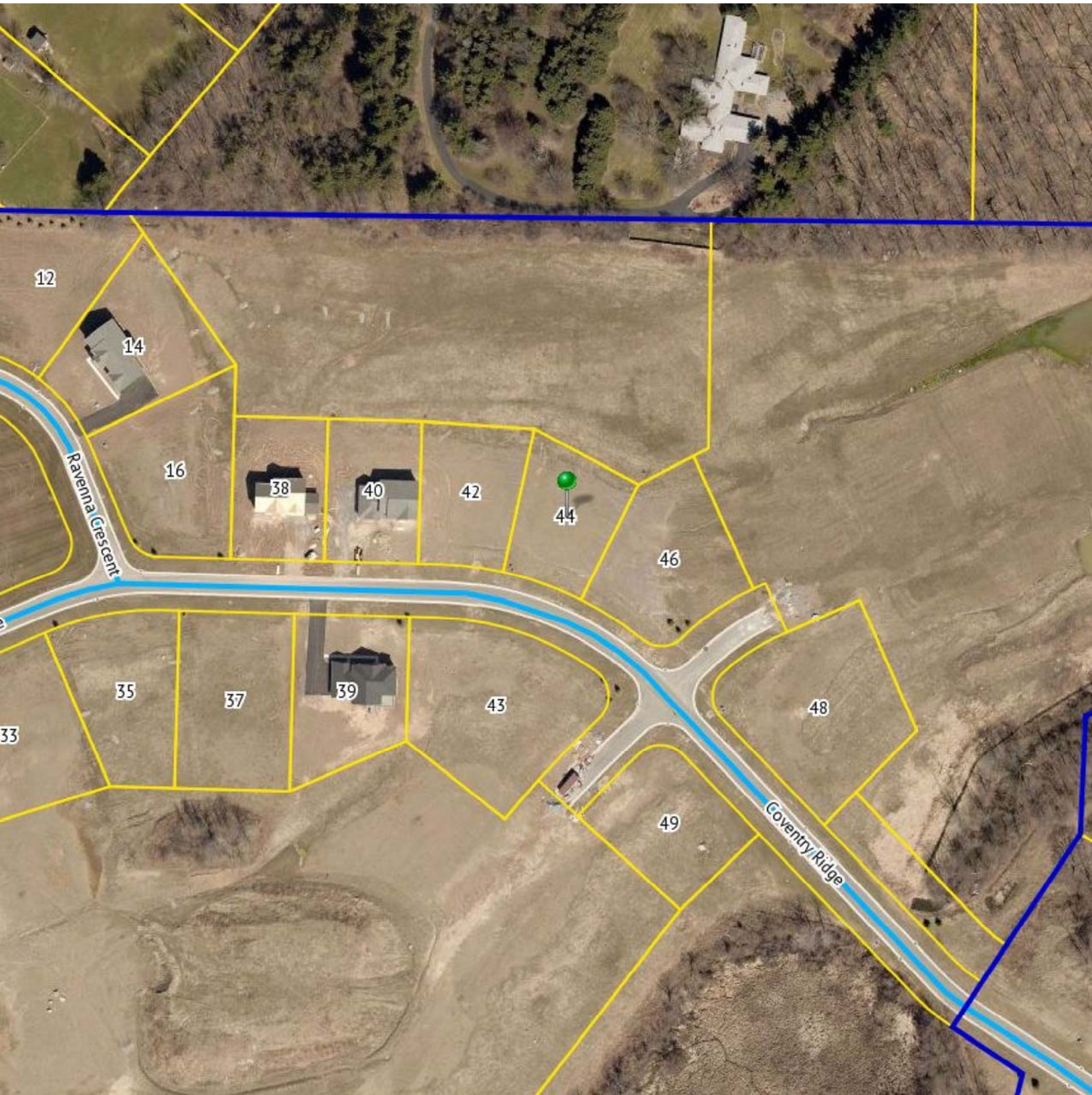


Printed January 7, 2021

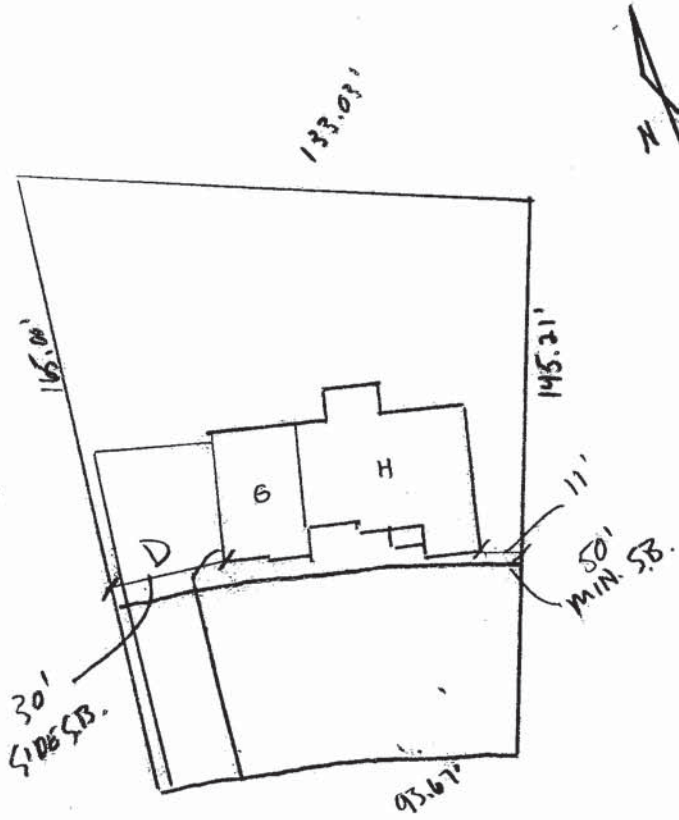


Town of Pittsford GIS

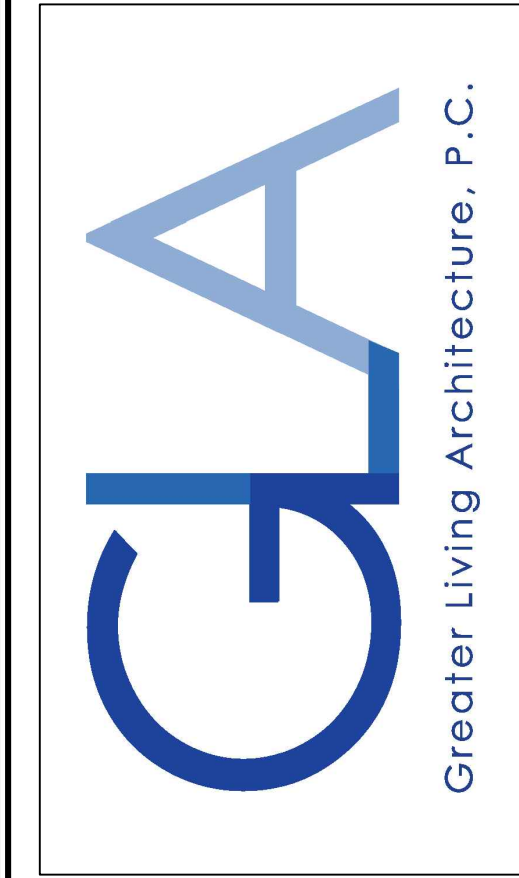
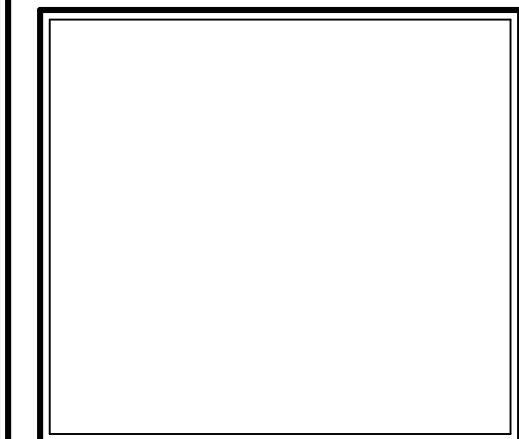
The information depicted on this map is representational and should be used for general reference purposes only. No warranties, expressed or implied, are provided for the data or its use or interpretation.



LOT 33  
1" = 50'  
17,126 SQ FT



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3033 BRIGHTON-HENRIETTA  
 TOWNLINE RD  
 ROCHESTER, NY 14623  
 CALL: (585) 272-9170  
 FAX: (585) 292-1262  
 www.greatliving.com

REVISIONS:		
DATE	BY	DESCRIPTION

**CLIENT/LOCATION:**

LOT 33  
 COVENTRY RIDGE  
 PITTSFORD, NY

**BUILDER:**

COVENTRY RIDGE  
 BUILDING CORP.

**COVER PAGE**

**GLA PLAN 3009**

<b>drawn:</b> CDK	<b>checked:</b> CSB
<b>scale:</b> AS NOTED	<b>date:</b> 1 / 21
<b>PROJECT:</b> 15428	<b>sheet:</b> C 1

# SPEC HOUSE

## LOT 33 COVENTRY RIDGE PITTSFORD, NY COVENTRY RIDGE BUILDING CORP. PLAN 3009 / PROJECT 15428

### SHEET INDEX

- C-1 COVER SHEET
- 1/5 ELEVATIONS
- 2/5 FOUNDATION PLAN
- 3/5 FIRST FLOOR PLAN
- 4/5 SECOND FLOOR & ROOF PLAN
- 5/5 SECTIONS
- N-1 DETAILS
- N-2 REINFORCING NOTES



### GENERAL NOTES:

THESE PLANS COMPLY WITH THE 2020 RESIDENTIAL CODE OF NEW YORK STATE ( RCNYS) AND THE 2020 ENERGY CONSERVATION CONSTRUCTION CODE OF NEW YORK STATE ( ECCCNYS ).  
 COMPLIANCE METHOD: RESCHECK CERTIFICATE OR PRESCRIPTIVE

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UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS PLAN IS A VIOLATION OF THE NEW YORK STATE EDUCATION LAW, ARTICLE 145, SECTION 7209.  
 IT IS THE RESPONSIBILITY OF THE CONTRACTOR, BUILDER OR OWNER OF THIS BUILDING TO NOTIFY GREATER LIVING ARCHITECTURE OF ANY DEVIATION FROM THESE DRAUINGS.

CONTRACTOR TO BE RESPONSIBLE FOR COMPLIANCE WITH ALL APPLICABLE BUILDING/ ELECTRICAL/ MECHANICAL/ SANITARY AND ENERGY CONSERVATION CODES - STATE AND OR LOCAL.

CONTRACTOR TO LOCAL BUILDING DEPARTMENT AND THAT DEPARTMENT'S INTERPRETATION OF THE BUILDING CODE SHOULD IT DIFFER FROM THESE PLANS.

CONTRACTOR TO BE RESPONSIBLE THAT BRAND NAME OF WINDOWS AND DOORS INSTALLED MEET NEW YORK STATE EXIT REQUIREMENTS.

IN THE EVENT OF ANY DISCREPANCIES BETWEEN PLANS, ELEVATIONS, AND/OR DETAILS, THE CONTRACTOR / SUB-CONTRACTOR SHALL CONTACT GREATER LIVING ARCHITECTURE BEFORE CONSTRUCTION FOR CLARIFICATION. IF GREATER LIVING ARCHITECTURE IS NOT CONTACTED, THE CONTRACTOR / SUB-CONTRACTOR WILL ASSUME FULL RESPONSIBILITY.

CONTRACTOR TO BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, PROCEDURES AND SAFETY PRECAUTIONS/ PROGRAMS IN CONNECTION WITH THE WORK.

THESE DRAWINGS ARE NOT TO BE SCALED FOR DIMENSIONS - USE DIMENSIONS GIVEN.

THE CONTRACTOR/ OWNER SHALL REQUEST LOCATION OF ALL UTILITIES PRIOR TO ANY DIGGING.

THE CONTRACTOR SHALL INDEMNIFY THE OWNER AND OWNER'S AGENTS THROUGH ADEQUATE INSURANCE COVERAGE AGAINST ANY CLAIMS ARISING FROM INJURIES DURING CONSTRUCTION, OR FAILURE TO MAINTAIN SAFE CONDITIONS ON THE SITE.

THESE DRAWINGS HAVE BEEN PREPARED FOR STRUCTURAL REFERENCE ONLY. ELECTRICAL, MECHANICAL AND OTHER BUILDING SYSTEMS, IF REQUIRED, ARE TO BE DONE BY OTHERS

R806.2 MINIMUM VENT AREA. THE MINIMUM NET FREE VENTILATION AREA SHALL BE 1/30 OF THE AREA OF THE VENTED SPACE.

### ENERGY EFFICIENCY:

R401.3 CERTIFICATE ( MANDATORY ) A PERMANENT CERTIFICATE COMPLETED BY OUR FIRM AND INCLUDED AS THE LAST PAGE OF THE RESCHECK SHALL BE POSTED ON A WALL IN THE SPACE WHERE THE FURNACE IS LOCATED, A UTILITY ROOM OR AN APPROVED LOCATION INSIDE THE BUILDING.

R402.2.4 ATTIC ACCESS SHALL BE INSULATED WITH THE SAME R- VALUE AS THE ATTIC, WEATHER STRIPPED & LATCHED

R402.4 AIR LEAKAGE. THE BUILDING THERMAL ENVELOPE SHALL BE CONSTRUCTED TO LIMIT AIR LEAKAGE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTIONS R402.4.1 THROUGH R402.4.5.

R402.4.1 BUILDING THERMAL ENVELOPE. THE BUILDING THERMAL ENVELOPE SHALL COMPLY WITH SECTIONS R402.4.1.1 AND R402.4.1.2. THE SEALING METHODS BETWEEN DISSIMILAR MATERIALS SHALL ALLOW FOR DIFFERENTIAL EXPANSION AND CONTRACTION.

R402.4.1.1 INSTALLATION. THE COMPONENTS OF THE BUILDING THERMAL ENVELOPE AS LISTED IN TABLE 402.4.1.1 SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS AND THE CRITERIA LISTED IN TABLE 402.4.1.1. AS APPLICABLE TO THE METHOD OF CONSTRUCTION, WHERE REQUIRED BY THE CODE OFFICIAL, AN APPROVED THIRD PARTY SHALL INSPECT ALL COMPONENTS AND VERIFY COMPLIANCE. SEE PAGE N-2 FOR TABLE.

R402.4.1.2 TESTING. THE BUILDING OR DWELLING UNIT SHALL BE TESTED AND VERIFIED AS HAVING AN AIR LEAKAGE RATE NOT EXCEEDING THREE AIR CHANGES PER HOUR. TESTING SHALL BE CONDUCTED IN ACCORDANCE WITH RESNET/ACC 380, ASTM E779, OR ASTM E1827 AND REPORTED AT A PRESSURE OF 0.2 INCH w.g. (50 PASCALS). TESTING SHALL BE PERFORMED AT ANY TIME AFTER CREATION OF ALL PENETRATIONS OF THE BUILDING THERMAL ENVELOPE. DURING TESTING:

- EXTERIOR WINDOWS AND DOORS, FIREPLACES AND STOVE DOORS SHALL BE CLOSED, BUT NOT SEALED, BEYOND THE INTENDED WEATHERSTRIPPING OR OTHER INFILTRATION CONTROL MEASURES.
- DAMPERS INCLUDING EXHAUST, INTAKE, MAKEUP AIR, BACKDRAFT AND FLUE DAMPERS SHALL BE CLOSED, BUT NOT SEALED BEYOND INTENDED INFILTRATION CONTROL MEASURES.
- INTERIOR DOORS, IF INSTALLED AT THE TIME OF THE TEST, SHALL BE OPEN.
- EXTERIOR DOORS FOR CONTINUOUS VENTILATION SYSTEMS AND HEAT RECOVERY VENTILATORS SHALL BE CLOSED AND SEALED.
- HEATING AND COOLING SYSTEMS, IF INSTALLED AT THE TIME OF TEST, SHALL BE TURNED OFF.
- SUPPLY AND RETURN REGISTERS, IF INSTALLED AT THE TIME OF REST, SHALL BE FULLY OPEN.

R402.4.5 RECESSED LIGHTING. RECESSED LUMINAIRES INSTALLED IN THE BUILDING THERMAL ENVELOPE SHALL BE SEALED TO LIMIT AIR LEAKAGE BETWEEN CONDITIONED AND UNCONDITIONED SPACES. RECESSED LUMINAIRES SHALL BE IC-RATED AND LABELED AS HAVING AN AIR LEAKAGE RATE OF NOT GREATER THAN 2.0 c.f.m (0.944 L/s) WHEN TESTED IN ACCORDANCE WITH ASTM E283 AT A PRESSURE DIFFERENTIAL OF 1.57 p.s.f. (75 Pa.). RECESSED LUMINAIRES SHALL BE SEALED WITH A GASKET OR CAULKED BETWEEN THE HOUSING AND THE INTERIOR WALL OR CEILIN COVERING.

R402.5 MAXIMUM FENESTRATION U-FACTOR & SHGC (MANDATORY). THE AREA-WEIGHTED AVERAGE MAXIMUM FENESTRATION U-FACTOR PERMITTED USING TRADEOFFS FROM SECT. R402.1.5 OR R405 SHALL BE .48 IN CLIMATE ZONES 4 & 5 AND 0.40 IN CLIMATE ZONES 6-8 FOR VERTICAL FENESTRATION, & 0.75 IN CLIMATE ZONES 4-8 FOR SKYLIGHTS. THE AREA-WEIGHTED AVERAGE MAXIMUM FENESTRATION SHGC PERMITTED USING TRADEOFFS FROM SECTION R405 IN CLIMATE ZONES 1-3 SHALL BE 0.50

R403.1.1 PROGRAMMABLE THERMOSTAT. THE THERMOSTAT CONTROLLING THE PRIMARY HEATING AND COOLING SYSTEM SHALL BE CAPABLE OF CONTROLLING THE HEATING AND COOLING SYSTEM ON A DAILY SCHEDULE TO MAINTAIN DIFFERENT TEMPERATURE SET POINTS AT DIFFERENT TIMES OF THE DAY. THIS THERMOSTAT SHALL INC. THE CAPABILITY TO SET BACK OR TEMP. OPERATE THE SYSTEM TO MAINTAIN ZONE TEMPERATURES DOWN TO 55 DEG OR UP TO 85 DEG.. THE THERMOSTAT SHALL INITIALLY BE PROGRAMMED BY THE MANF. WITH A HEATING TEMP. SET POINT NO HIGHER THAN 70 DEG. & A COOLING TEMP. SET POINT NO LOWER THAN 78 DEG.

R403.1.2 HEAT PUMP SUPPLEMENTARY HEAT (MANDATORY). HEAT PUMPS HAVING SUPPLEMENTARY ELECTRIC- RESISTANCE HEAT SHALL HAVE CONTROLS THAT, EXCEPT DURING DEFROST, PREVENT SUPPLEMENTAL HEAT OPERATION WHEN THE HEAT PUMP COMPRESSOR CAN MEET THE HEATING LOAD.

R403.3.1 INSULATION (PRESCRIPTIVE) SUPPLY & RETURN DUCTS IN ATTICS SHALL BE INSULATED TO A MIN. OF R-8. WITH THE EXCEPTION OF DUCTS OR PORTIONS THEREOF LOCATED COMPLETELY INSIDE THE BUILDING THERMAL ENVELOPE.

R403.3.2 SEALING (MANDATORY). DUCTS, AIR HANDLERS AND FILTER BOXES SHALL BE SEALED. JOINTS AND SEAMS SHALL COMPLY WITH EITHER THE MECHANICAL CODE OF NEW YORK STATE ( MCONYS) OR RCNYS, AS APPLICABLE.

R403.3.3 DUCT TESTING (MANDATORY). DUCTS SHALL BE PRESSURE TESTED TO DETERMINE AIR LEAKAGE BY ONE OF THE FOLLOWING METHODS:

- ROUGH IN TEST. TOTAL LEAKAGE SHALL BE MEASURED WITH A PRESSURE DIFFERENTIAL OF 0.1 INCH w.g. (25 Pa) ACROSS THE SYSTEM, INCLUDING THE MANUFACTURER'S AIR HANDLER ENCLOSURE IF INSTALLED AT THE TIME OF THE TEST. ALL REGISTERS SHALL BE TAPED OR OTHERWISE SEALED DURING THE TEST.
- POST-CONSTRUCTION TEST. TOTAL LEAKAGE SHALL BE MEASURED WITH A PRESSURE DIFFERENTIAL OF 0.1 INCH w.g. (25 Pa) ACROSS THE SYSTEM, INCLUDING THE MANUFACTURER'S AIR HANDLER ENCLOSURE. ALL REGISTERS SHALL BE TAPED OR OTHERWISE SEALED DURING THE TEST.

R403.3.5 BUILDING CAVITIES (MANDATORY). BUILDING FRAMING CAVITIES SHALL NOT BE USED AS DUCTS OR PLENUMS.

R403.4 MECHANICAL SYSTEM PIPING CAPABLE OF CARRYING FLUIDS ABOVE 105 DEGREES F OR BELOW 55 DEGREES F SHALL BE INSULATED TO A MINIMUM OF R-3.

R403.5.1 HEATED WATER CIRCULATION & TEMPERATURE MAINTENANCE SYSTEMS (MANDATORY). HEATED WATER CIRCULATION SYSTEMS SHALL BE IN ACCORDANCE WITH SECTION R403.5.1.1. HEAT TRACE TEMPERATURE MAINTENANCE SYSTEMS SHALL BE IN ACCORDANCE WITH SECTION R403.5.1.2. AUTOMATIC CONTROLS, TEMPERATURE SENSORS & PUMPS SHALL BE ACCESSIBLE. MANUAL CONTROLS SHALL BE READILY ACCESSIBLE.

R403.5.3 HOT WATER PIPE INSULATION (PRESCRIPTIVE). INSULATION FOR HOT WATER PIPE WITH A MIN. R-3 SHALL BE APPLIED TO THE FOLLOWING:

- PIPING 3/4" AND LARGER IN NOMINAL DIAMETER.
- PIPING SERVING MORE THAN ONE DWELLING UNIT.
- PIPING LOCATED OUTSIDE THE CONDITIONED SPACE.
- PIPING FROM THE WATER HEATER TO A DISTRIBUTION MANIFOLD.
- PIPING LOCATED UNDER A FLOOR SLAB.
- BURIED IN PIPING.
- SUPPLY & RETURN PIPING IN RECIRCULATION SYSTEMS OTHER THAN DEMAND RECIRCULATION SYSTEMS

R403.6 MECHANICAL VENTILATION (MANDATORY). THE BUILDING SHALL BE PROVIDED WITH VENTILATION THAT MEETS THE REQUIREMENTS OF THE IRC OR IMC, AS APPLICABLE, OR WITH OTHER APPROVED MEANS OF VENTILATION. OUTDOOR AIR INTAKES AND EXHAUSTS SHALL HAVE AUTOMATIC OR GRAVITY DAMPERS THAT CLOSE WHEN THE VENTILATION SYSTEM IS NOT OPERATING

R403.6.1 WHOLE-HOUSE MECHANICAL VENTILATION SYSTEM FAN EFFICACY. MECHANICAL VENTILATION SYSTEM FANS SHALL MEET THE EFFICACY REQUIREMENTS OF TABLE R403.6.1.

R403.7 EQUIPMENT SIZING & EFFICIENCY RATING ( MANDATORY ). HEATING & COOLING EQUIPMENT SHALL BE SIZED IN ACCORDANCE W/ ACCA MANUAL 5 BASED ON BUILDING LOADS CALCULATED IN ACCORDANCE W/ ACCA MANUAL J OR OTHER APPROVED HEATING & COOLING CALCULATION METHODOLOGIES. NEW OR REPLACEMENT HEATING & COOLING EQUIPMENT SHALL HAVE A EFFICIENCY RATING EQUAL TO OR GREATER THAN THE MINIMUM REQUIRED BY FEDERAL LAW FOR THE GEOGRAPHIC LOCATION WHERE THE EQUIPMENT IS INSTALLED.

R404.1 LIGHTING EQUIPMENT ( MANDATORY ) A MINIMUM OF 90% OF THE LAMPS IN PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL BE HIGH-EFFICACY LAMPS.

### SITE WORK:

THESE PLANS HAVE BEEN PREPARED ACCORDING TO THE 2020 RCNYS AND IECC REQUIREMENTS TO SUIT A GENERAL RANGE OF CONDITIONS THAT MAY BE AFFECTED BY A PARTICULAR BUILDING SITE OR BUILDER/ OWNER CONTRACTUAL AGREEMENT. CONTRACTOR TO BE RESPONSIBLE TO ADAPT THESE PLANS TO SUIT THE NEEDS OF THE BUILDING ON SITE AS REQUIRED, PROVIDED THAT SUCH ADJUSTMENTS DO NOT VIOLATE THE CODE OR ALTER THE STRUCTURAL INTEGRITY OF THE BUILDING.

CONTRACTOR/ OWNER SHALL PERFORM EXPLORATORY EXCAVATION TO DETERMINE ACTUAL FIELD CONDITIONS AND NOTIFY THIS OFFICE OF THE FINDINGS TO ALLOW FOR DESIGN CHANGES PRIOR TO ACTUAL CONSTRUCTION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR/ OWNER TO DEVELOP THE NECESSARY FOUNDATION SOIL TO SUSTAIN THE LOAD DESIGNS OF 2500 P.S.F. AND TO HIRE, IF NECESSARY, A SOILS ENGINEER TO INSPECT AND VERIFY SOIL CONDITIONS PRIOR TO POURING OF FOUNDATIONS.

THE CONTRACTOR, BUILDER OR OWNER SHALL NOTIFY GREATER LIVING ARCHITECTURE OF ANY UNUSUAL SITE CONDITIONS WHICH MAY AFFECT THE FOUNDATION, DRAINAGE OR STRUCTURAL MEMBERS INCLUDING REQUIREMENTS FOR ADDITIONAL DEPTH OF FOOTINGS, UNSTABLE SOIL CONDITIONS AND HIGH GROUND WATER TABLE.

NO SITE INSPECTIONS ARE TO BE MADE BY THIS OFFICE. CONTRACTOR TO BE RESPONSIBLE FOR MATERIALS AND WORKMANSHIP. SUBSTITUTIONS FOR MATERIALS SPECIFIED TO BE MADE WITH THE PERMISSION OF THE LOCAL BUILDING DEPT.

### FOUNDATION:

ALL FOOTINGS TO REST ON ( ORIGINAL ) UNDISTURBED SOIL, ASSUMED MINIMUM SOIL BEARING PRESSURE TO BE 2500 P.S.F. CONTRACTOR TO BE RESPONSIBLE FOR ALL SUBGRADE CONDITIONS.

BASEMENT/CELLAR WALLS AND FOOTING DESIGNS ASSUMED PARTIALLY SATURATED SOIL CONDITIONS TO TO THE FULL WALL DEPTH. SHOULD SATURATED CONDITIONS BE ENCOUNTERED, OUR OFFICE SHOULD BE CONTACTED FOR REVIEW AND POSSIBLE REVISIONS TO THE PLANS.

CONTRACTOR ASSUMES FULL RESPONSIBILITY FOR PROVIDING PROPER DRAINAGE SHOULD INTERMITTENT SPRINGS OR PERCHED WATER BE ENCOUNTERED.

POSITIVE DRAINAGE SHALL BE PROVIDED SO THAT FINISHED GRADE SLOPES AWAY FROM PERIMETER WALLS & FOOTINGS.

CONTINUOUS 4" DIAM. PERFORATED DRAIN PIPE SHALL BE PLACED ALONG THE PERIMETER OF THE BASEMENT WALLS WHICH DRAINS TO THE SUMP PUMP. A MINIMUM OF 6" GRANULAR BASE SHALL BE PLACED OVER THE DRAIN TILE AND MINIMUM OF 2" UNDER THE TILE.

CONCRETE AND MASONRY FOUNDATION WALLS SHALL BE CONSTRUCTED AS SET FORTH AS PER TABLES ON N-2.

### FIREPLACES:

DIRECT VENT GAS FIREPLACE UNIT TO BE SELECTED BY OWNER AND INSTALLED ACCORDING TO MANUFACTURER'S SPECIFICATIONS.

NEW WOOD-BURNING FIREPLACES SHALL HAVE TIGHT-FITTING FLUE DAMPERS OR DOORS, AND OUTDOOR COMBUSTION AIR. WHERE USING TIGHT-FITTING DOORS ON FACTORY BUILT FIREPLACES LISTED AND LABELED IN ACCORDANCE WITH UL 127, THE DOORS SHALL BE TESTED AND LISTED FOR THE FIREPLACE. WHERE USING TIGHT FITTING DOORS ON MASONRY FIREPLACES, THE DOORS SHALL BE LISTED AND LABELED IN ACCORDANCE WITH UL 907.

### FRAMING:

WOOD ROOF TRUSSES ARE TO BE METAL PLATE CONNECTED WOOD CHORD, WOOD WEB TRUSSES. TRUSS LAYOUT IS SCHEMATIC ONLY. TRUSS MANUFACTURER SHALL BE RESPONSIBLE FOR THE DESIGN (INCLUDING SPACING) OF ALL TRUSSES. TRUSSES TO BE DESIGNED AND CERTIFIED BY AN ENGINEER LICENSED IN THE GOVERNING STATE.

PROVIDE ALL TEMPORARY BRACING AND SHORING TO AVOID EXCESSIVE STRESSES AND HOLD STRUCTURAL ELEMENTS IN PLACE DURING CONSTRUCTION.

UNDER ALL CONCEALED WOOD BEARING POSTS, PROVIDE ADDITIONAL WOOD BLOCKING AS REQUIRED IN FLOOR JOIST SPACE UNDER POST, TO ENSURE SOLID BEARING FROM HEADER OR BEAM DOWN TO FOUNDATION WALL.

ALL WINDOWS AND DOORS ARE TO BE FRAMED WITH MINIMUM 3-2X6 OR 2-2X8 HEADER UNLESS NOTED OTHERWISE.

BUILDER ASSUMES FULL RESPONSIBILITY FOR MAINTAINING THE STRUCTURAL INTEGRITY OF JOISTS, BEAMS OR STUDS WHICH ARE NOTCHED OR DRILLED TO ACCOMMODATE MECHANICAL OR ELECTRICAL LINES. SEE DETAILS ON PG. N-1 FOR ALLOWABLE DRILLING LOCATION ON BEAMS AND JOISTS.

ALL STRESS GRADE LUMBER CONSTRUCTION SHALL COMPLY WITH AITC TIMBER CONSTRUCTION STANDARDS LATEST EDITION. EACH PIECE SHALL BEAR THE STAMP OF A GRADING RULES AGENCY, APPROVED BY THE AMERICAN LUMBER STANDARDS COMMITTEE. GRADE LOSS RESULTING FROM EFFECTS OF WEATHER, HANDLING, STORAGE, RESAWING, OR DIVIDING LENGTHS WILL BE CAUSE FOR REJECTION.

### STAIRWAY GUARD REQUIREMENTS:

GUARDS SHALL BE LOCATED ALONG AN OPEN SIDED WALKING SURFACE, THAT ARE LOCATED MORE THAN 30 INCHES MEASURED VERTICALLY TO THE FLOOR OR GRADE BELOW AT ANY POINT WITHIN 36 INCHES HORIZONTALLY TO THE EDGE OF THE OPEN SIDE. AS PER SECTION 312.1.1 OF THE 2020 RCNYS.

REQUIRED GUARDS SHALL NOT BE LESS THAN 36 INCHES IN HEIGHT AS MEASURED VERTICALLY ABOVE THE ADJACENT WALKING SURFACE. AS PER SECTION 312.1.2 OF THE 2020 RCNYS.

GUARDS ON THE OPEN SIDES OF STAIRS SHALL HAVE A HEIGHT NOT LESS THAN 34 INCHES. AS PER SECTION 312.1.2 OF THE 2020 RCNYS.

WHERE THE TOP OF THE GUARD SERVES AS A HANDRAIL ON THE OPEN SIDES OF THE STAIRS, THE TOP OF THE GUARD SHALL BE NO LOESS THAN 34 INCHES AND NOT MORE THAN 38 INCHES. AS PER SECTION 312.1.2 OF THE 2020 RCNYS.

REQUIRED GUARDS SHALL NOT HAVE OPENINGS FROM THE WALKING SURFACE TO THE REQUIRED GUARD HEIGHT THAT ALLOW THE PASSAGE OF A SPHERE 4 INCHES IN DIAMETER. AS PER SECTION 312.1.3 OF THE 2020 RCNYS.

### GARAGE FIREPROOFING:

3/4 HOUR FIRE RESISTANCE RATING REQUIRED BETWEEN HOUSE & GARAGE CAN BE ACHIEVED WITH ONE LAYER 5/8" TYPE X DRYWALL ON GARAGE SIDE AND ONE LAYER 1/2" TYPE X DRYWALL ON THE HOUSE SIDE.

IF HORIZONTAL CONSTRUCTION IS USED TO SEPARATE THE GARAGE FROM LIVING AREA OR BONUS AREAS ABOVE, THEN ONE LAYER OF 5/8" TYPE X DRYWALL ON THE CEILING IS REQUIRED, WHERE THE HORIZONTAL CONSTRUCTION IS A FLOOR-CEILING ASSEMBLY, THE STRUCTURE SUPPORTING THE SEPARATION SHALL ALSO PROTECTED BY 5/8" TYPE X DRYWALL.

### STRUCTURAL MATERIAL SPECIFICATIONS:

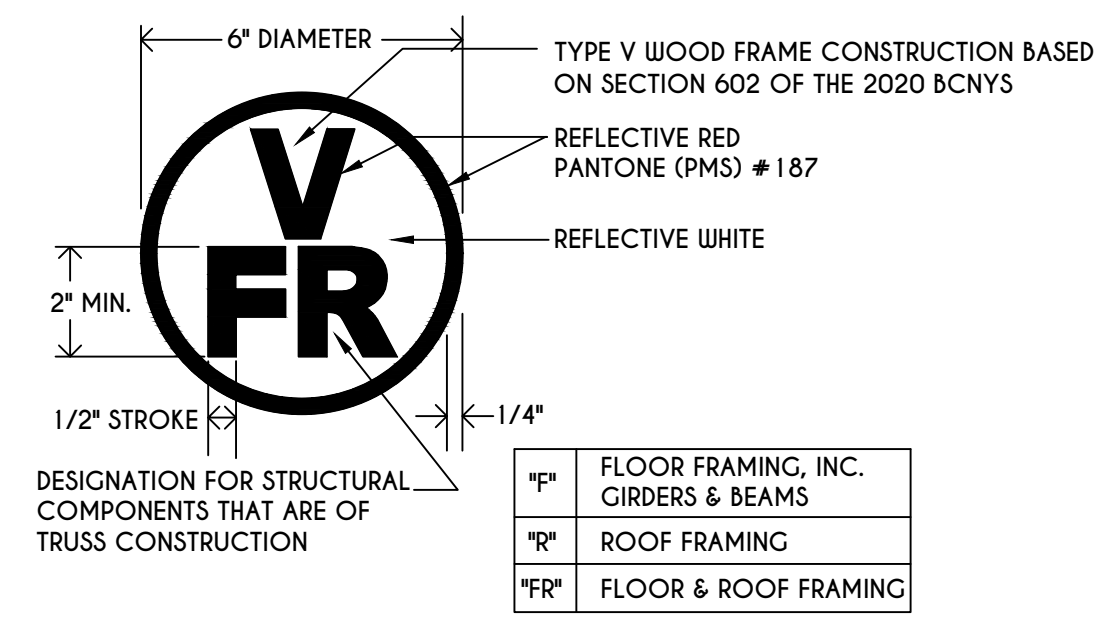
STRUCTURAL STEEL	ASTM A-36, Fy = 36 ksi
REINFORCED STEEL	ASTM A-615, Fy = 40 ksi
WIRE MESH	ASTM A-185, 6 x 6 - 10/10 W.W.M.
LUMBER	ALL STRUCTURAL MEMBERS, JOISTS, RAFTERS, ETC. TO BE #2 GRADE LUMBER ( DOUGLAS FIR-LARCH, HEM-FIR, SOUTHERN PINE OR SPRUCE PINE-FIR ) WITH A MIN. FIBER STRESS OF 850 P.S.I. UNLESS NOTED OTHERWISE
PLYWOOD	CDX, PANEL INDEX
LVL, PSL, LSL	Fb = 2600 Fv = 285 E x 10 <sup>3</sup> = 1.9 Fc' = 750
MASONRY	ASTM C90, GRADE N-1, Fm = 1350 PSI
MORTAR	ASTM C270, TYPE S
GROUT	Fc = 2000 PSI ASTM C 476
CONCRETE	Fc = 2500 PSI MIN. ( FOOTINGS, BASEMENT SLAB) Fc = 3500 PSI MIN. ( GARAGE SLAB, PORCH SLAB, & POURED FOUNDATION WALLS)
BOLTS	ASTM A307, Fy - 33 KSI

### DESIGN CRITERIA: ( FOR GREATER ROCHESTER AREA & ADJACENT COUNTIES )

LOCAL JURISDICTION DESIGN CRITERIA MAY VARY AND SHALL BE STRICTLY ADHERED TO	
1ST FLOOR LIVING AREA LIVE LOAD	40 P.S.F.
2ND FLOOR LIVING AREA LIVE LOAD	30 P.S.F.
1ST & 2ND FLOOR DEAD LOAD	15 P.S.F.
GROUND SNOU LOAD	40 P.S.F.
ROOF DEAD LOAD	10 P.S.F.
ALLOWABLE SOIL BEARING	2500 P.S.F. AT MINIMUM 42" BELOW FINISHED GRADE
WIND SPEED	115 MPH, EXPOSURE B
SEISMIC DESIGN	CATEGORY B
WEATHERING	SEVERE
FROST LINE DEPTH	42 INCHES
TERMITE DAMAGE	SLIGHT TO MODERATE
DECAY DAMAGE	NONE TO SLIGHT
WINTER DESIGN TEMPERATURE	1 DEGREE
ICE SHIELD UNDERLAYMENT	REQUIRED 24" INSIDE OF EXTERIOR WALL LINE
FLOOD HAZARD	FIRM - 2008
ROOF TIE DOWN REQUIREMENTS	R802.11, BASED UPON SPECIFIC ROOF DESIGN

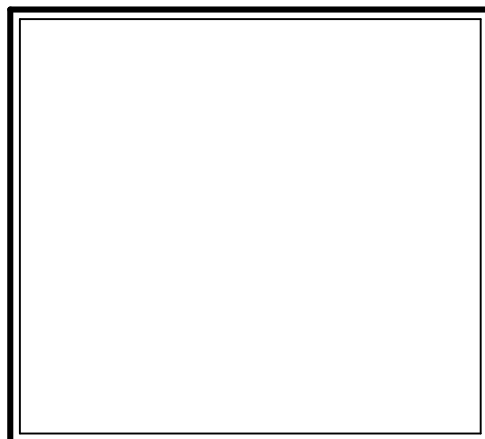
### TRUSS IDENTIFICATION:

IDENTIFICATION OF FLOOR AND ROOF TRUSS CONSTRUCTION SHALL BE PROVIDED BY SIGN OR SYMBOL & SHALL BE AFFIXED TO THE EXTERIOR WALL OF THE RESIDENTIAL STRUCTURE IN COMPLIANCE WITH 19 NYCRR PART 1264 & 1265. RESIDENTIAL STRUCTURES WITH TRUSS TYPE CONSTRUCTION, PRE-ENGINEERED WOOD CONSTRUCTION AND / OR TIMBER CONSTRUCTION.





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DATE	BY	DESCRIPTION

**CLIENT/LOCATION:**

LOT 33  
 COVENTRY RIDGE  
 PITTSFORD, NY

**BUILDER:**

COVENTRY RIDGE  
 BUILDING CORP.

**ELEVATIONS**

GLA PLAN 3009

drawn: CDK	checked: CSB
scale: AS NOTED	date: 1 / 21
PROJECT: 15428	sheet: 1 / 5

**TABLE M1505.4.3 (1)**  
 CONTINUOUS WHOLE-HOUSE MECHANICAL VENTILATION SYSTEM AIRFLOW RATE REQUIREMENTS

DWELLING UNIT FLOOR AREA (square feet)	NUMBER OF BEDROOMS				
	0-1	2-3	4-5	6-7	> 7
< 1,500	30	45	60	75	90
1,501-3,000	45	60	75	90	105
3,001-4,500	60	75	90	105	120
4,501-6,000	75	90	105	120	135
6,001-7,500	90	105	120	135	150
> 7,500	105	120	135	150	165

FOR SI: 1 square foot=0.0929 m<sup>2</sup>. 1 cubic foot per min=0.00047 19 m<sup>3</sup>/s

**TABLE M1505.4.3 (2)**  
 INTERMITTENT WHOLE-HOUSE MECHANICAL VENTILATION RATE FACTORS<sup>a, b</sup>

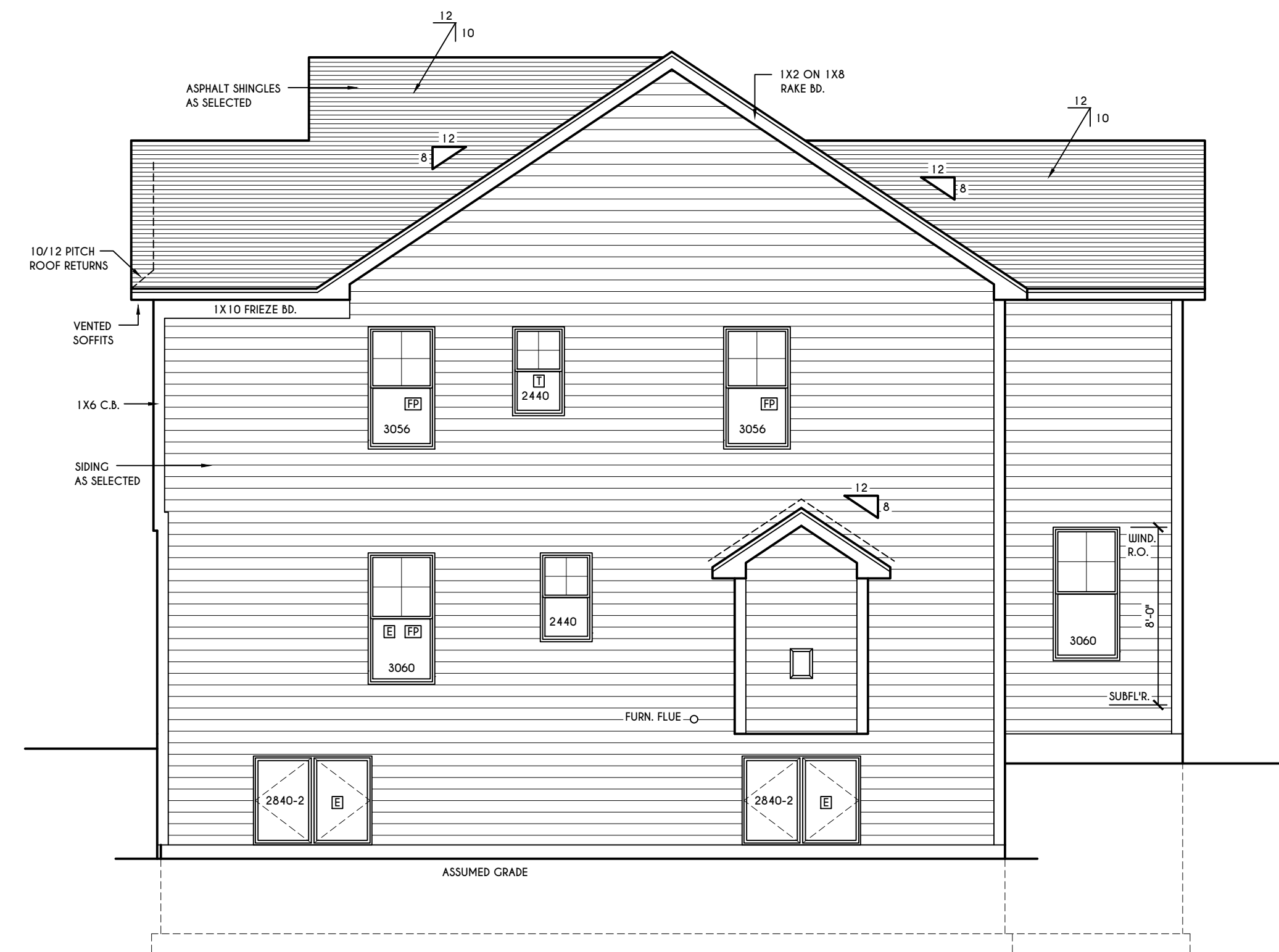
RUN-TIME PERCENTAGE IN EA. 4-HOUR SEGMENT	25%	33%	50%	66%	75%	100%
FACTOR <sup>a</sup>	4	3	2	1.5	1.3	1.0

a. For ventilation system run time values between those given, the factors are permitted to be determined by interpolation.  
 b. Extrapolation beyond the table is prohibited.

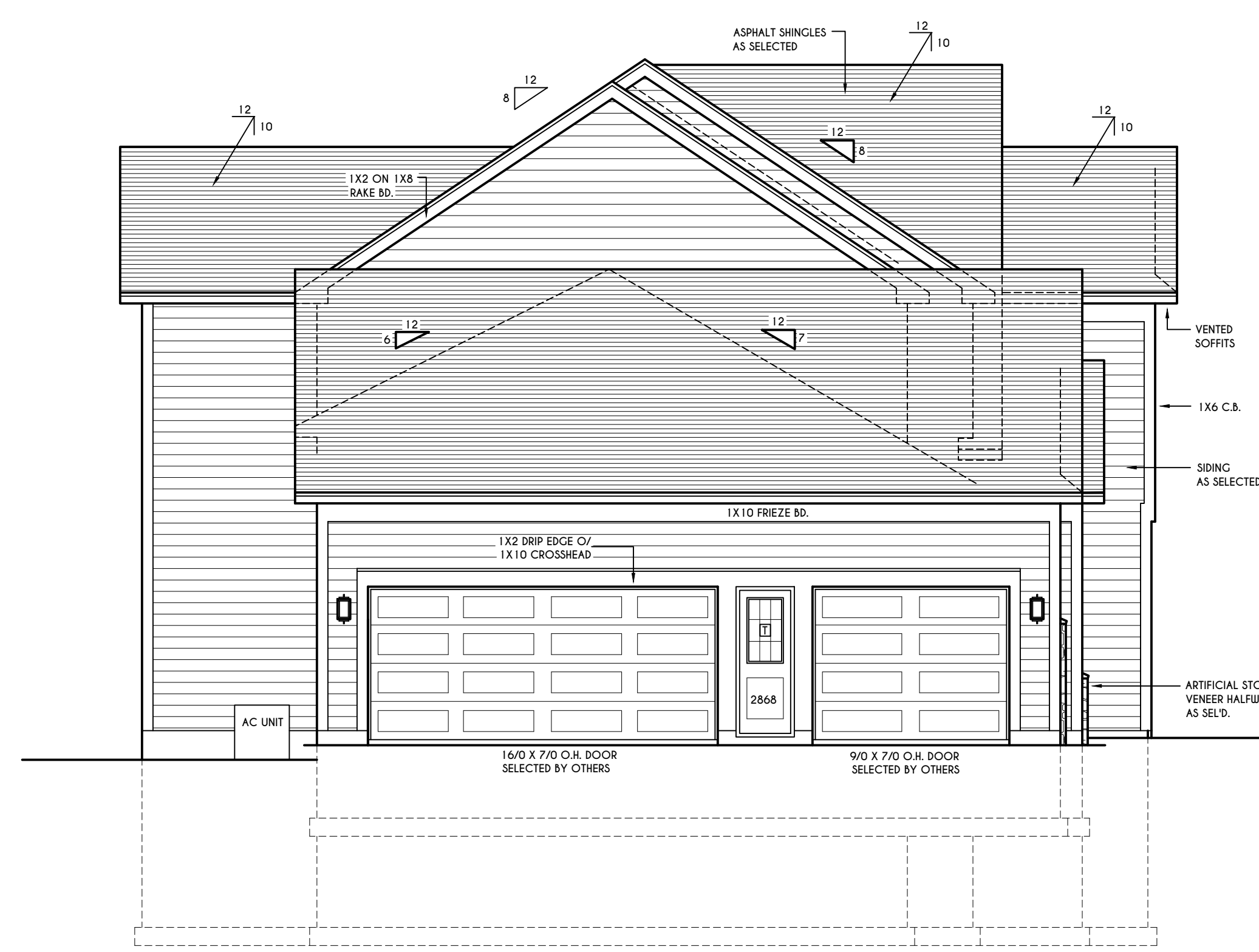
**TABLE M1505.4.4**  
 MINIMUM REQUIRED LOCAL EXHAUST RATES FOR ONE AND TWO-FAMILY DWELLINGS

AREA TO BE EXHAUSTED	EXHAUST RATES
KITCHENS	100 cfm INTERMITTENT OR 25 cfm CONTINUOUS
BATHROOMS-TOILET ROOMS	MECHANICAL EXHAUST CAPACITY OF 50 cfm INTERMITTENT OR 20 cfm CONTINUOUS

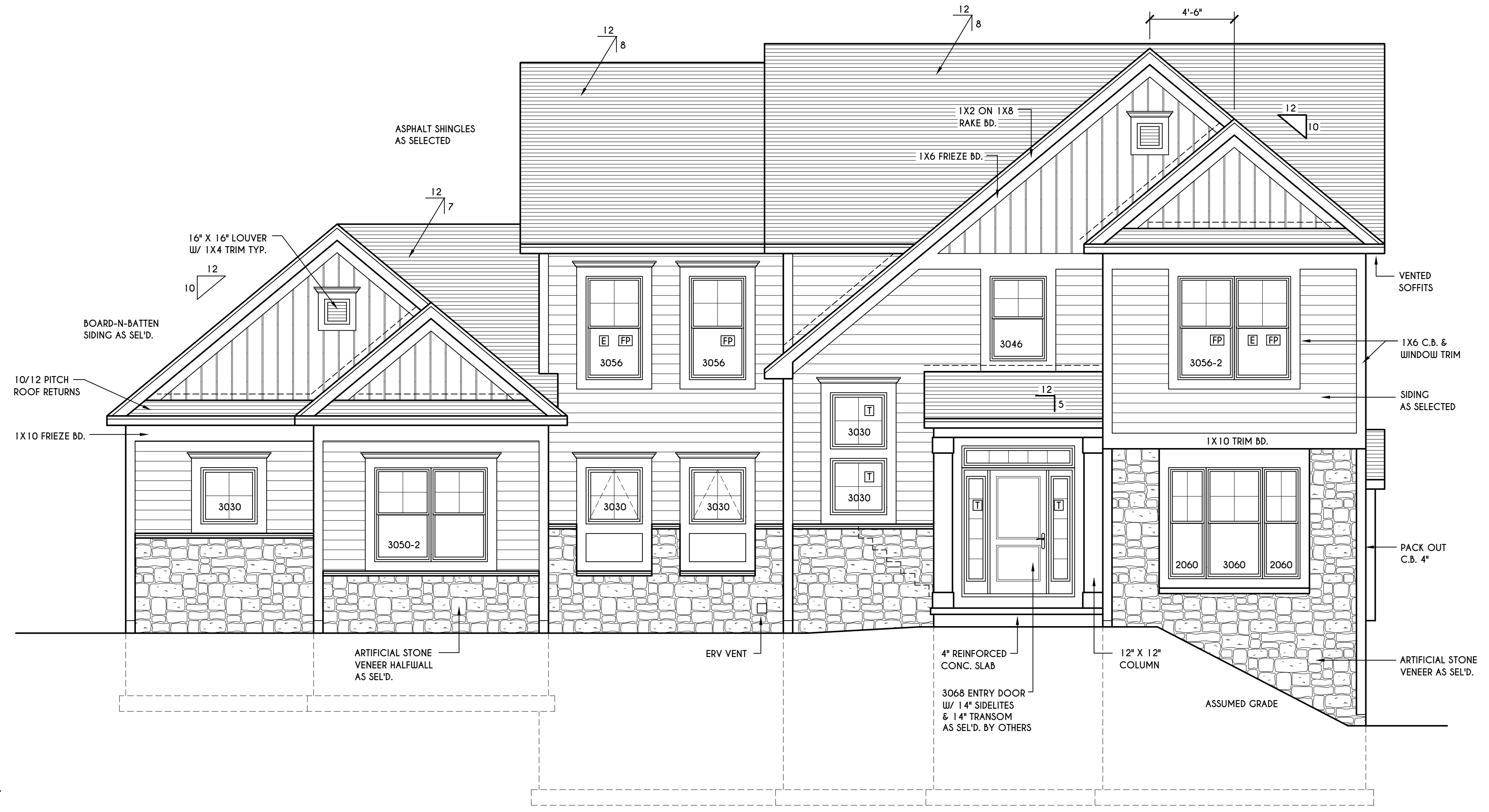
FOR SI: 1 CUBIC FT. PER MINUTE = 0.00047 19 m<sup>3</sup>/s.



**RIGHT ELEVATION**  
 SCALE: 3/16" = 1'-0"



**LEFT ELEVATION**  
 SCALE: 3/16" = 1'-0"



**FRONT ELEVATION**  
 SCALE: 1/4" = 1'-0"

FIRST FLOOR LIVING AREA = 1505 SQ.FT.  
 SECOND FLOOR LIVING AREA = 1504 SQ.FT.  
 TOTAL LIVING AREA = 3009 SQ.FT.  
 TOTAL CONDITIONED VOLUME = 41,168 CU.FT.

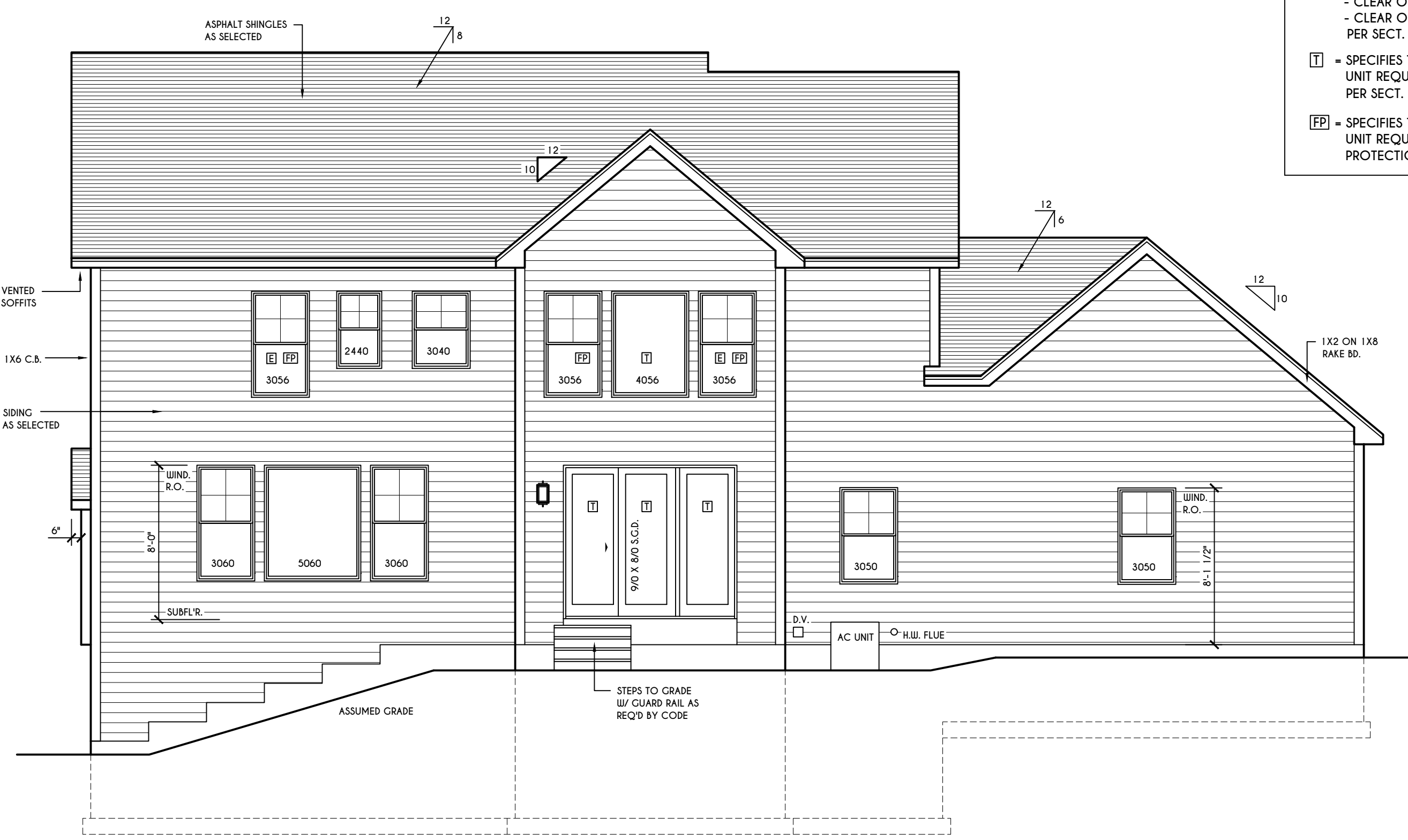
**WINDOWS:** VUUD SOLARBAN GLASS W/ ARGON  
 U-FACTOR ..... 0.28  
 SHGC ..... 0.31

**DOORS:** SELECTION BY OWNER

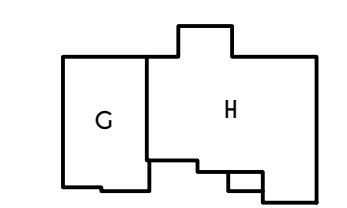
**WINDOW / DOOR LEGEND:**  
 [E] - MEETS OR EXCEEDS EGRESS REQUIREMENTS  
 - CLEAR OPENING AREA OF 5.7 SQ.FT.  
 - CLEAR OPENING WIDTH OF 20"  
 - CLEAR OPENING HEIGHT OF 24" PER SECT. R310.1 OF 2020 RCNYS  
 [T] - SPECIFIES THAT THIS FIXED OR OPERABLE UNIT REQUIRES SAFETY GLAZING PER SECT. R308.4 OF 2020 RCNYS  
 [FP] - SPECIFIES THAT THIS OPERABLE WINDOW UNIT REQUIRES FACTORY APPLIED FALL PROTECTION PER SECT. R312.2 OF 2020 RCNYS

**GENERAL NOTES:**  
 ALL RAKES & OVERHANGS ARE TO BE 1'-4" UNLESS NOTED OTHERWISE  
 BUILDER TO PROVIDE ROOF OR RICE VENTS AS PER CODE- THE MINIMUM NET FREE VENTILATION AREA SHALL BE 1/150 OF THE AREA OF THE VENTED SPACE (SECT. R806.2)  
 CONTRACTOR TO CONTACT THIS OFFICE PRIOR TO CONSTRUCTION IF THE ASSUMED GRADE DEPICTED IS INACCURATE AND / OR WILL ALTER THE DESIGN AND / OR STRUCTURE NOTED.

**MECHANICAL VENTILATION RATE:**  
 THIS PLAN AS DESIGNED REQUIRES (MIN) 1 CONTINUOUSLY RUN EXHAUST FAN CAPABLE OF (MIN) 90 cfm, WITH A MANUAL OVERRIDE SWITCH AS PER SECTION M1505.4.2 OF 2020 RCNYS SEE TABLES M1505.4.3(1) & M1505.4.3(2) & M1505.4.4 (PAGE 1)

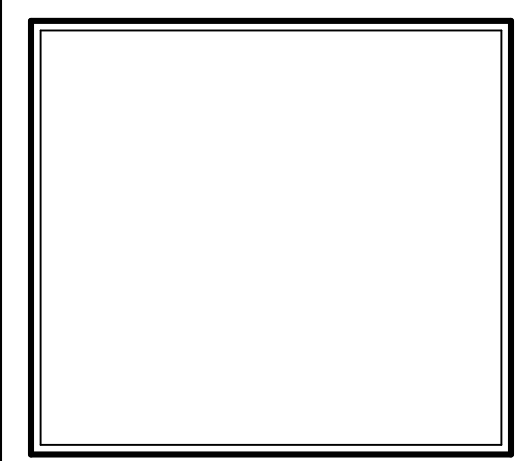


**REAR ELEVATION**  
 SCALE: 3/16" = 1'-0"



**HOUSE FOOTPRINT**  
 SCALE: 1" = 50'-0"

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LOT 33  
 COVENTRY RIDGE  
 PITTSFORD, NY

**BUILDER:**

COVENTRY RIDGE  
 BUILDING CORP.

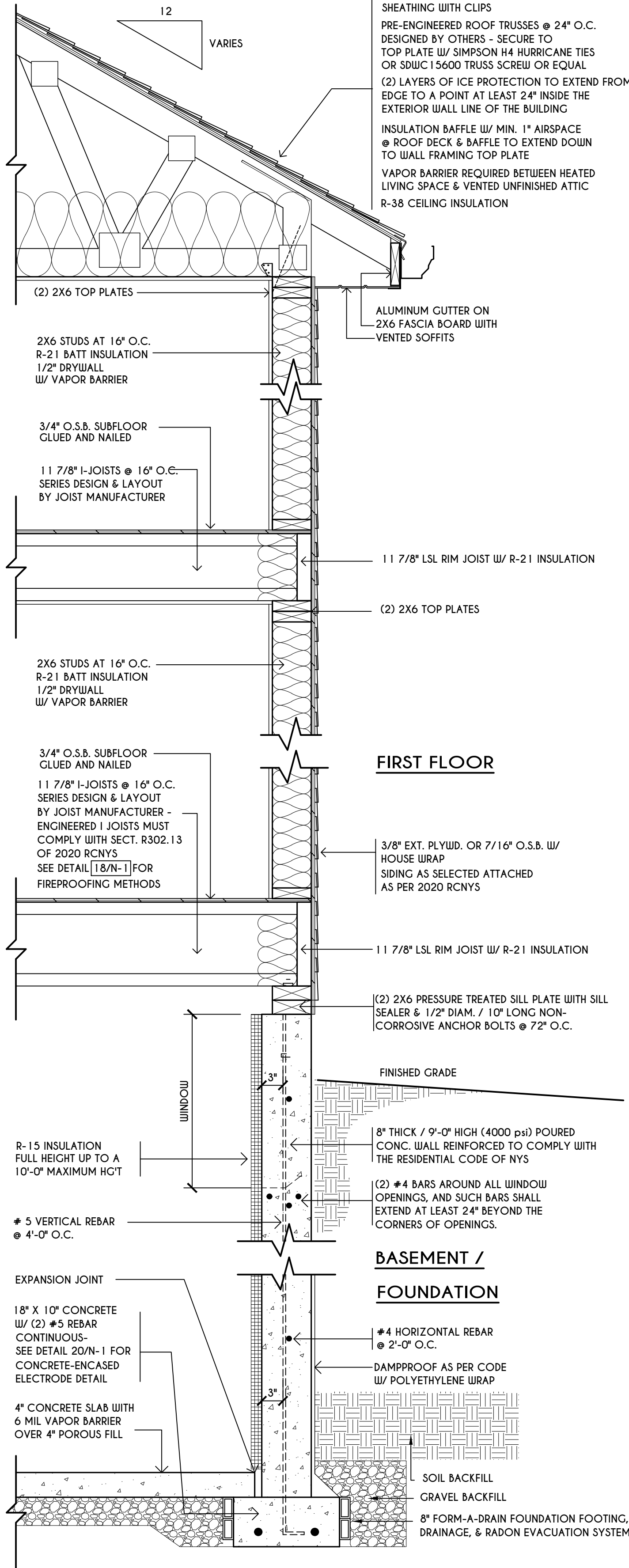
**FOUNDATION PLAN**

GLA PLAN 3009

drawn: CDK	checked: CSB
scale: AS NOTED	date: 1 / 21
PROJECT: 15428	sheet: 2 / 5

**TRUSS EAVE CONSTRUCTION**

ASPHALT SHINGLES ON 15# FELT ON 5/8" EXTERIOR SHEATHING OR 7/16" SHEATHING WITH CLIPS  
 PRE-ENGINEERED ROOF TRUSSES @ 24" O.C. DESIGNED BY OTHERS - SECURE TO TOP PLATE W/ SIMPSON H4 HURRICANE TIES OR SDIUC 15600 TRUSS SCREW OR EQUAL  
 (2) LAYERS OF ICE PROTECTION TO EXTEND FROM THE EAVE'S EDGE TO A POINT AT LEAST 24" INSIDE THE EXTERIOR WALL LINE OF THE BUILDING  
 INSULATION BAFFLE W/ MIN. 1" AIRSPACE @ ROOF DECK & BAFFLE TO EXTEND DOWN TO WALL FRAMING TOP PLATE  
 VAPOR BARRIER REQUIRED BETWEEN HEATED LIVING SPACE & VENTED UNFINISHED ATTIC  
 R-38 CEILING INSULATION



**TYPICAL WALL SECTION**

SCALE: 1" = 1'-0"

**ENGINEERED FL'R JOIST NOTE:**

ALL ENGINEERED FLOOR JOISTS TO BE DESIGNED BY & LAYOUT TO BE DONE BY MANUFACTURER TO THE SPECS BELOW:  
 ALL LIVING AREA JOISTS TO BE DESIGNED FOR 55 P.S.F. TOTAL LOAD  
 ALL SLEEPING AREA JOISTS TO BE DESIGNED FOR 45 P.S.F. TOTAL LOAD  
 ENGINEERED I JOISTS MUST COMPLY WITH SECT. R302.13 OF 2020 RCNYS SEE DETAIL [18/N-1] FOR FIREPROOFING METHODS

**FRAMING LEGEND:**

- PROVIDE SOLID POSTING- GLUED & NAILED, EQUAL TO THE # OF HEADERS TO BE SUPPORTED- UNLESS NOTED OTHERWISE
- DROPPED HEADER
- FLUSH HEADER
- 2X4 STUDS @ 16" O.C.
- 2X6 STUDS @ 16" O.C.

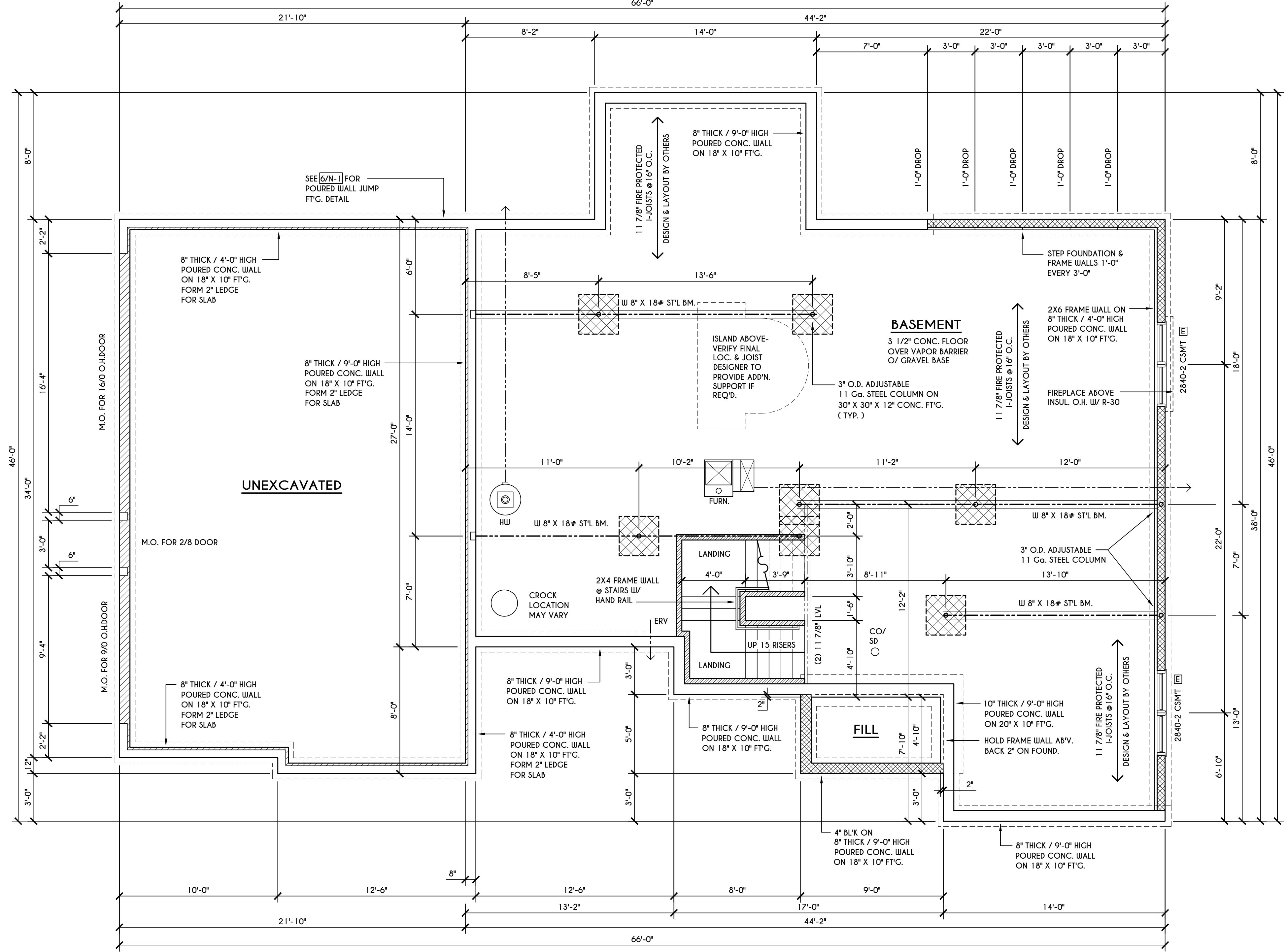
**BASEMENT & FOUNDATION PLAN**

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

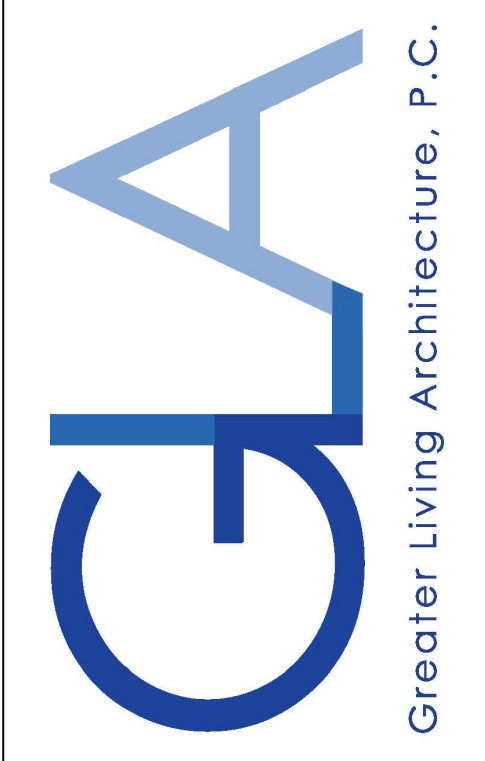
**NOTES:** CONTRACTOR TO CONTACT THIS OFFICE PRIOR TO CONSTRUCTION IF THE ASSUMED GRADE DEPICTED IS INACCURATE AND / OR WILL ALTER THE FOUNDATION DESIGN AND / OR STRUCTURE NOTED  
 ALL WINDOW R.O. HGTS TO BE 6'-10 1/2" U.N.O.  
 WHERE EMERGENCY ESCAPE & RESCUE OPENINGS ARE PROVIDED THEY SHALL HAVE A SILL HEIGHT OF NOT MORE THAN 44" ABOVE FLOOR. THE MIN. HORIZONTAL AREA OF THE WINDOW WELL SHALL BE 9 SQ. FT. WITH A MINIMUM HORIZONTAL PROJECTION & WIDTH OF 36"  
 PROVIDE SOLID BLOCKING UNDER ALL BEARING POINTS DOWN TO FOUNDATION WALL AND / OR BEAMS PROVIDE DBL JACK STUDS EA. SIDE OF LOAD BEARING OPENINGS > / - 4'-0"  
 ALL ANGLES TO BE 45 DEG. U.N.O.  
 ALL EXTERIOR WINDOW & DOOR HEADERS TO HAVE MIN. R-5 INSUL. & TO BE MIN. (2)2X8'S OR (3)2X6'S ( U.N.O. )  
 ALL APPLIANCES SHOWN TO BE BY OWNER OR AS PER CONTRACT BY BUILDER  
 SMOKE (SD) & HEAT DETECTOR (HD), SHALL BE INSTALLED AS PER SECT. R314 OF 2020 RCNYS  
 CARBON MONOXIDE ALARMS SHALL BE INSTALLED AS PER SECT. 915.33 FCNYS & BE WITHIN 10' OF ALL SLEEPING AREAS  
 REINFORCE FOUNDATION WALLS AS PER 2020 RCNYS. SEE PG. N-2 FOR REINFORCING CHARTS  
 SEE CONCRETE-ENCASED ELECTRODE DETAIL 19/N-1

**WINDOW / DOOR LEGEND:**

- MEETS OR EXCEEDS EGRESS REQUIREMENTS  
 - CLEAR OPENING AREA OF 5.7 SQ.FT.  
 - CLEAR OPENING WIDTH OF 20"  
 - CLEAR OPENING HEIGHT OF 24" PER SECT. R310.2.1 OF 2020 RCNYS
- SPECIFIES THAT THIS FIXED OR OPERABLE UNIT REQUIRES SAFETY GLAZING PER SECT. R308.4 OF 2020 RCNYS
- SPECIFIES THAT THIS OPERABLE WINDOW UNIT REQUIRES FACTORY APPLIED FALL PROTECTION PER SECT. R312.2 OF 2020 RCNYS



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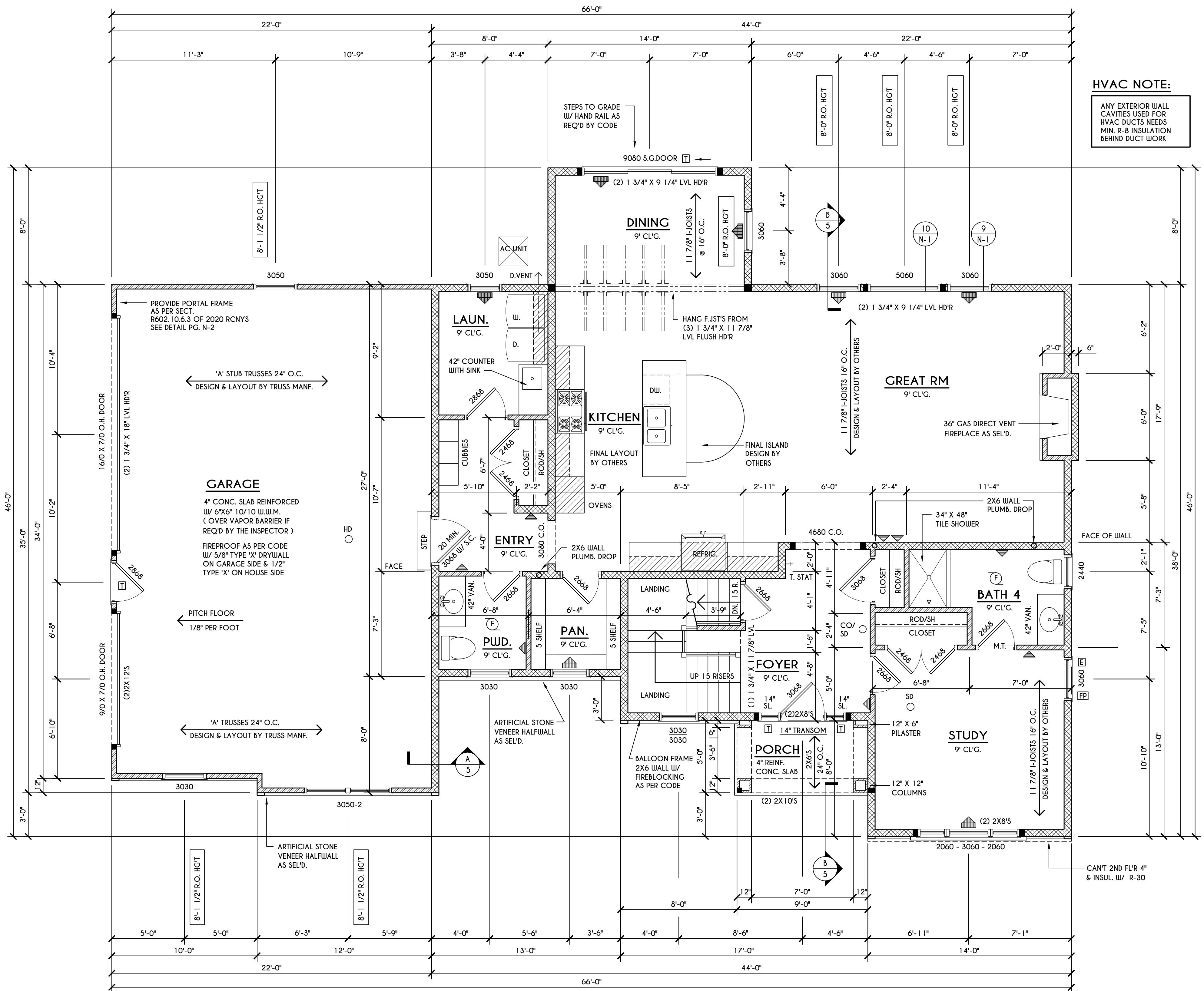
**BUILDER:**

COVENTRY RIDGE  
 BUILDING CORP.

**FIRST FLOOR PLAN**

GLA PLAN 3009

<b>drawn:</b> CDK	<b>checked:</b> CSB
<b>scale:</b> AS NOTED	<b>date:</b> 1 / 21
<b>PROJECT:</b> 15428	<b>sheet:</b> 3 / 5



**HVAC NOTE:**  
 ANY EXTERIOR WALL CAVITIES USED FOR HVAC DUCTS NEEDS MIN. R-8 INSULATION BEHIND DUCT WORK

**FIRST FLOOR PLAN**

1505 SQ. FT.

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

**FRAMING LEGEND:**

- PROVIDE SOLID POSTING- GLUED & NAILED, EQUAL TO THE # OF HEADERS TO BE SUPPORTED- UNLESS NOTED OTHERWISE
- DROPPED HEADER
- FLUSH HEADER
- 2X4 STUDS @ 16" O.C.
- 2X6 STUDS @ 16" O.C.

**ENGINEERED FLOOR JOIST NOTE:**

ALL ENGINEERED FLOOR JOISTS TO BE DESIGNED BY & LAYOUT TO BE DONE BY MANUFACTURER TO THE SPECS BELOW.  
 ALL LIVING AREA JOISTS TO BE DESIGNED FOR 55 P.S.F. TOTAL LOAD  
 ALL SLEEPING AREA JOISTS TO BE DESIGNED FOR 45 P.S.F. TOTAL LOAD

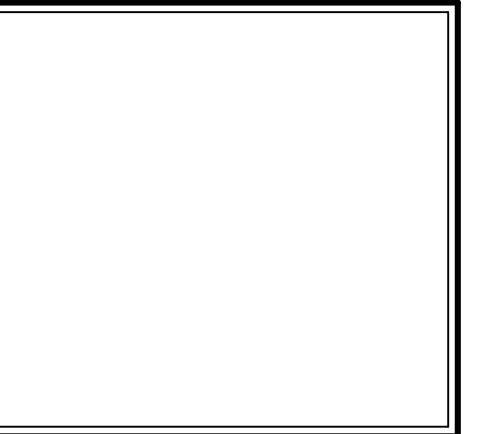
**NOTES:**

FIRST FLOOR PLATE HGT TO BE 9'-1 1/8" ( UNLESS NOTED OTHERWISE )  
 ALL WINDOW R.O. HGT'S TO BE 6'-10 1/2" U.N.O.  
 PROVIDE SOLID BLOCKING UNDER ALL BEARING POINTS DOWN TO FOUNDATION WALL  
 PROVIDE DBL JACK STUDS EA. SIDE OF LOAD BEARING OPENINGS > 7'-4" O.  
 ALL ANGLES TO BE 45 DEG. U.N.O.  
 ALL EXTERIOR WINDOW & DOOR HEADERS TO HAVE MIN. R-5 INSUL. & TO BE MIN. (2)2X8'S ( U.N.O. )  
 ALL APPLIANCES SHOWN TO BE BY OWNER OR AS PER CONTRACT BY BUILDER  
 SMOKE (SD) & HEAT DETECTOR (HD), SHALL BE INSTALLED AS PER SECT. R314 OF 2020 RCNYS  
 CARBON MONOXIDE ALARMS SHALL BE INSTALLED AS PER SECT. 915.33 FCNYS & BE WITHIN 10' OF ALL SLEEPING AREAS  
 IF AN AUTOMATIC GARAGE DOOR OPENER IS PROVIDED, IT SHALL BE LISTED IN ACCORDANCE W/ UL 325  
 THE AIR BARRIER INSTALLED AT EXTERIOR WALLS ADJACENT TO SHOWERS AND TUBS SHALL SEPARATE THEM FROM THE SHOWER OR TUBS.

**WINDOW / DOOR LEGEND:**

- MEETS OR EXCEEDS EGRESS REQUIREMENTS  
 - CLEAR OPENING AREA OF 5.7 SQ.FT.  
 - CLEAR OPENING WIDTH OF 20"  
 - CLEAR OPENING HEIGHT OF 24" PER SECT. R310.2.1 OF 2020 RCNYS
- SPECIFIES THAT THIS FIXED OR OPERABLE UNIT REQUIRES SAFETY GLAZING PER SECT. R308.4 OF 2020 RCNYS
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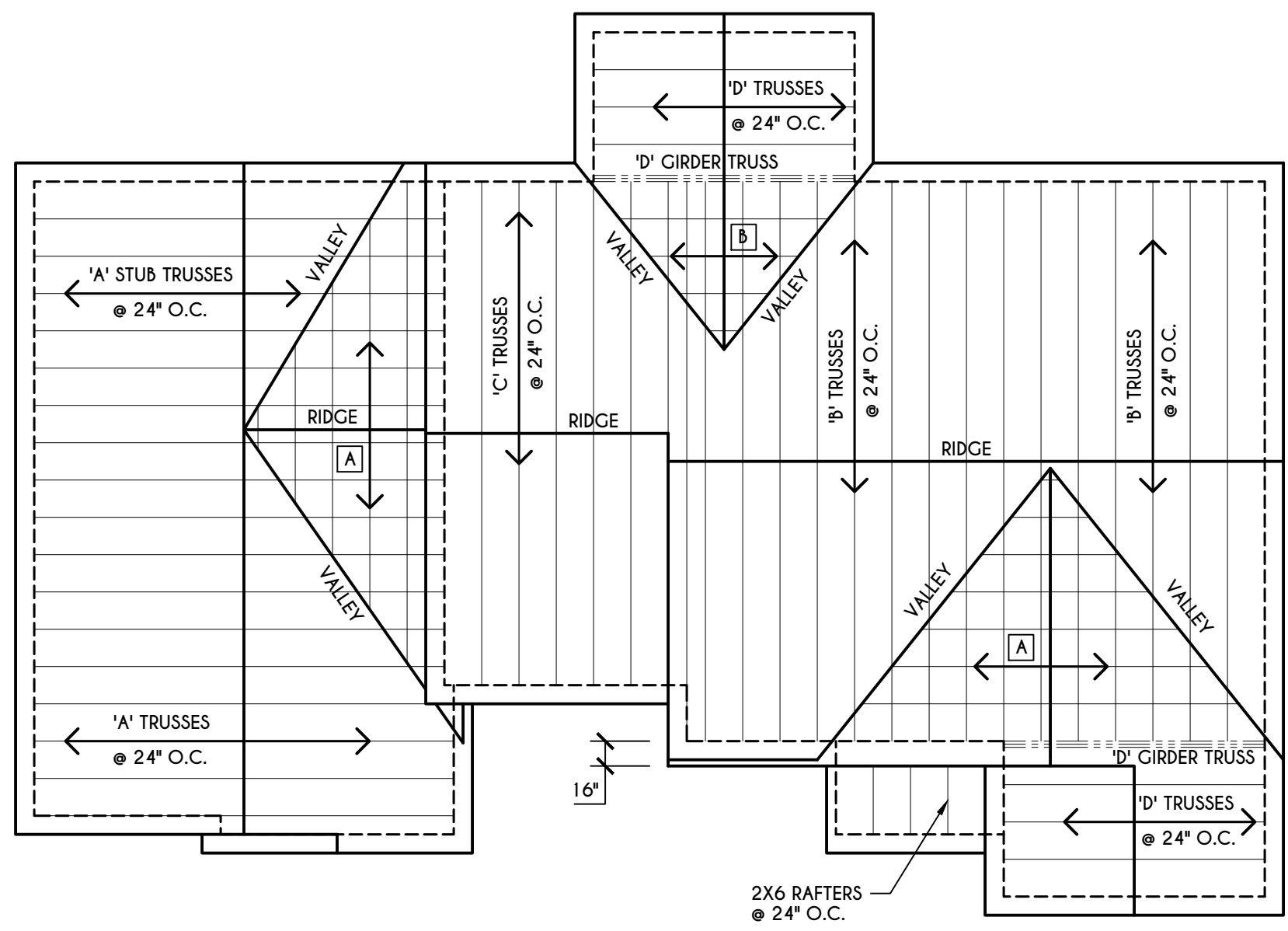
**BUILDER:**

COVENTRY RIDGE  
 BUILDING CORP.

**SECOND FLOOR PLAN**

GLA PLAN 3009

drawn: CDK	checked: CSB
scale: AS NOTED	date: 1 / 21
PROJECT: 15428	sheet: 4 / 5



**ROOF PLAN**

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

ALL RAKES & OVERHANGS ARE TO BE 1'-0" UNLESS NOTED OTHERWISE

ALL NON-STRUCTURAL VALLEYS TO HAVE 2X12 SLEEPER ATTACHED TO PLYWOOD ROOF SHEATHING

THIS FRAMING DIAGRAM IS INTENDED TO BE SCHEMATIC AND POSITION OF MEMBERS MAY BE ALTERED TO SUIT ACTUAL FIELD CONDITIONS

- A 2X8 LAYOVER RAFTERS 24" O.C.
- B 2X6 LAYOVER RAFTERS 24" O.C.

**FRAMING LEGEND:**

- PROVIDE SOLID POSTING- GLUED & NAILED, EQUAL TO THE # OF HEADERS TO BE SUPPORTED- UNLESS NOTED OTHERWISE
- DROPPED HEADER
- FLUSH HEADER
- 2X4 STUDS @ 16" O.C.
- 2X6 STUDS @ 16" O.C.

**SECOND FLOOR PLAN**

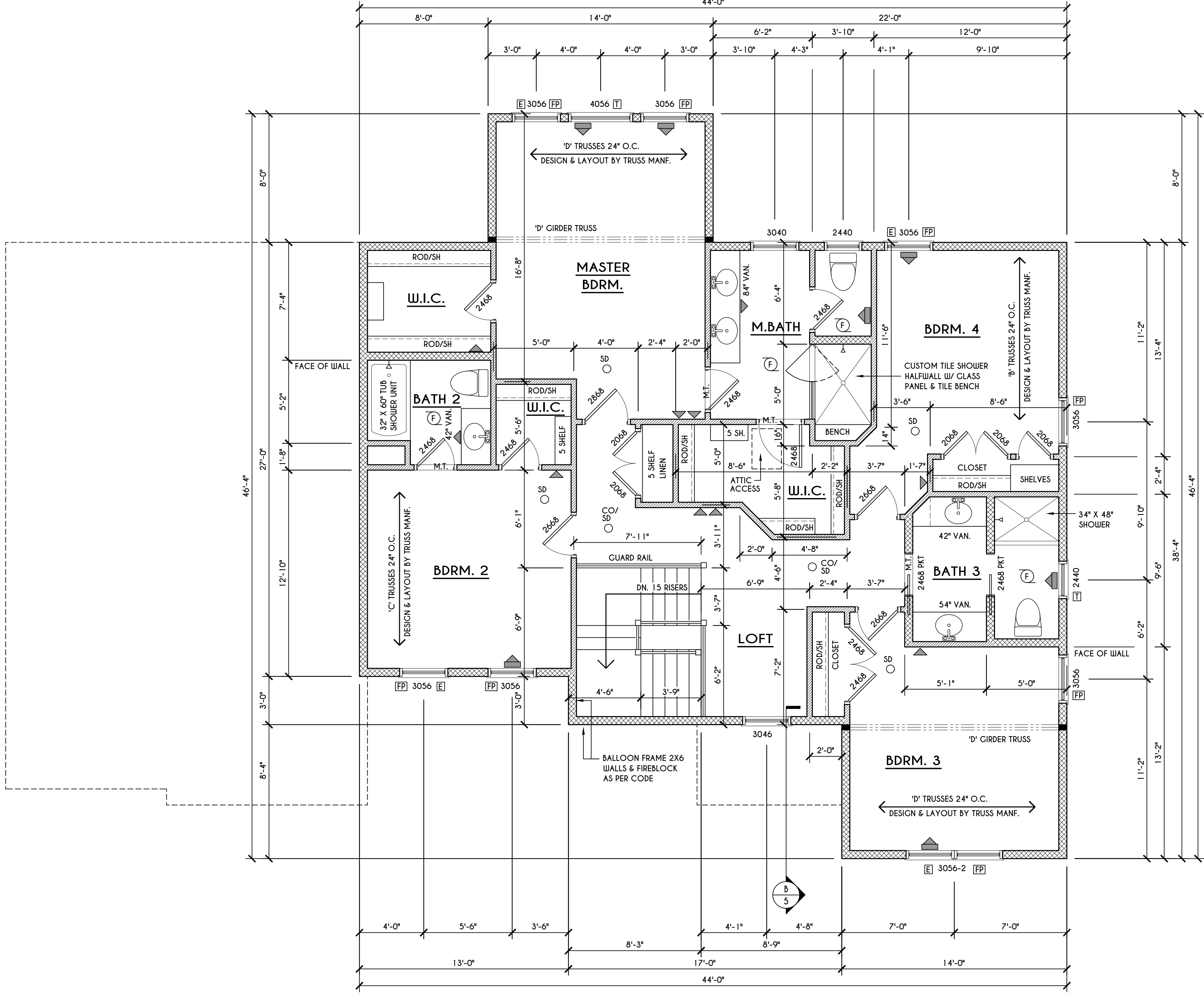
1504 SQ.FT.

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

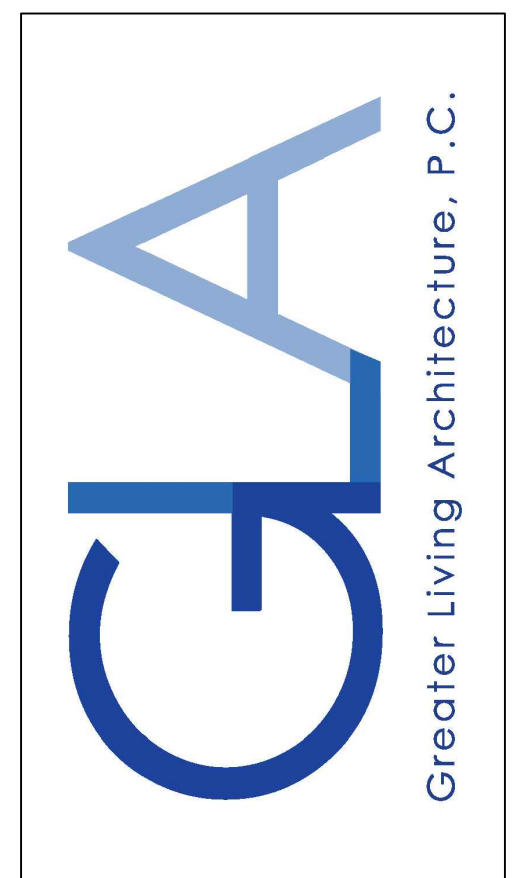
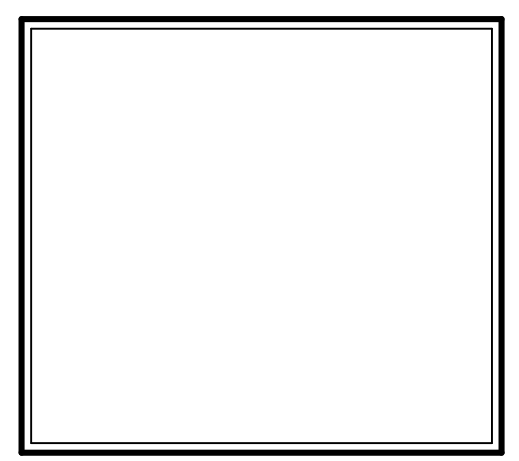
**NOTES:** SECOND FLOOR PLATE HGT TO BE 8'-1 1/8" ( UNLESS NOTED OTHERWISE )  
 ALL WINDOW R.O. HGT'S TO BE 6'-10 1/2" U.N.O.  
 PROVIDE SOLID BLOCKING UNDER ALL BEARING POINTS DOWN TO FOUNDATION WALL  
 PROVIDE DB'L JACK STUDS EA. SIDE OF LOAD BEARING OPENINGS - / - 4'-0"  
 ALL ANGLES TO BE 45 DEG. U.N.O.  
 ALL EXTERIOR WINDOW/ & DOOR HEADERS TO HAVE MIN. R-5 INSUL. & TO BE MIN. (2)2X8'S OR (3)2X6'S ( U.N.O. )  
 ALL APPLIANCES SHOWN TO BE BY OWNER OR AS PER CONTRACT BY BUILDER  
 SMOKE (SD) & HEAT DETECTOR (HD), SHALL BE INSTALLED AS PER SECT. R314 OF 2020 RCNYS  
 CARBON MONOXIDE ALARMS SHALL BE INSTALLED AS PER SECT. 915.33 FCNYS & BE WITHIN 10' OF ALL SLEEPING AREAS  
 THE AIR BARRIER INSTALLED AT EXTERIOR WALLS ADJACENT TO SHOWERS AND TUBS SHALL SEPARATE THEM FROM THE SHOWER OR TUBS.

**WINDOW / DOOR LEGEND:**

- E = MEETS OR EXCEEDS EGRESS REQUIREMENTS  
 - CLEAR OPENING AREA OF 5.7 SQ.FT.  
 - CLEAR OPENING WIDTH OF 20"  
 - CLEAR OPENING HEIGHT OF 24" PER SECT. R310.2.1 OF 2020 RCNYS
- T = SPECIFIES THAT THIS FIXED OR OPERABLE UNIT REQUIRES SAFETY GLAZING PER SECT. R308.4 OF 2020 RCNYS
- FP = SPECIFIES THAT THIS OPERABLE WINDOW UNIT REQUIRES FACTORY APPLIED FALL PROTECTION PER SECT. R312.2 OF 2020 RCNYS



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**REVISIONS:**

DATE	BY	DESCRIPTION

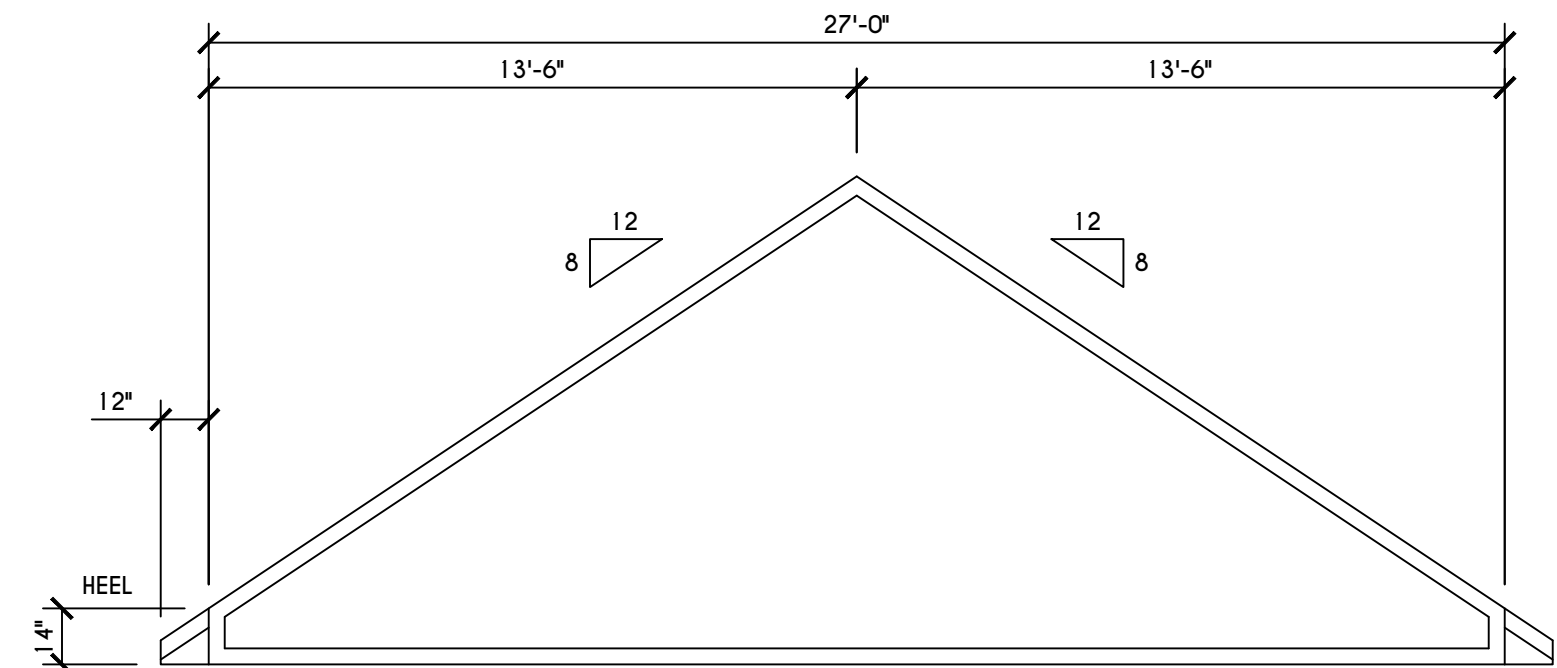
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 LOT 33  
 COVENTRY RIDGE  
 PITTSFORD, NY

**BUILDER:**  
 COVENTRY RIDGE  
 BUILDING CORP.

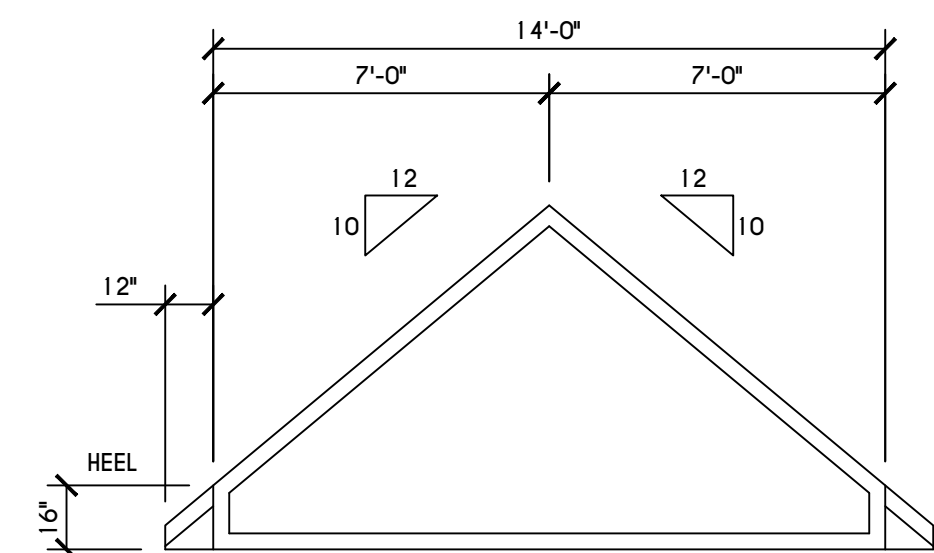
**SECTIONS**

GLA PLAN 3009

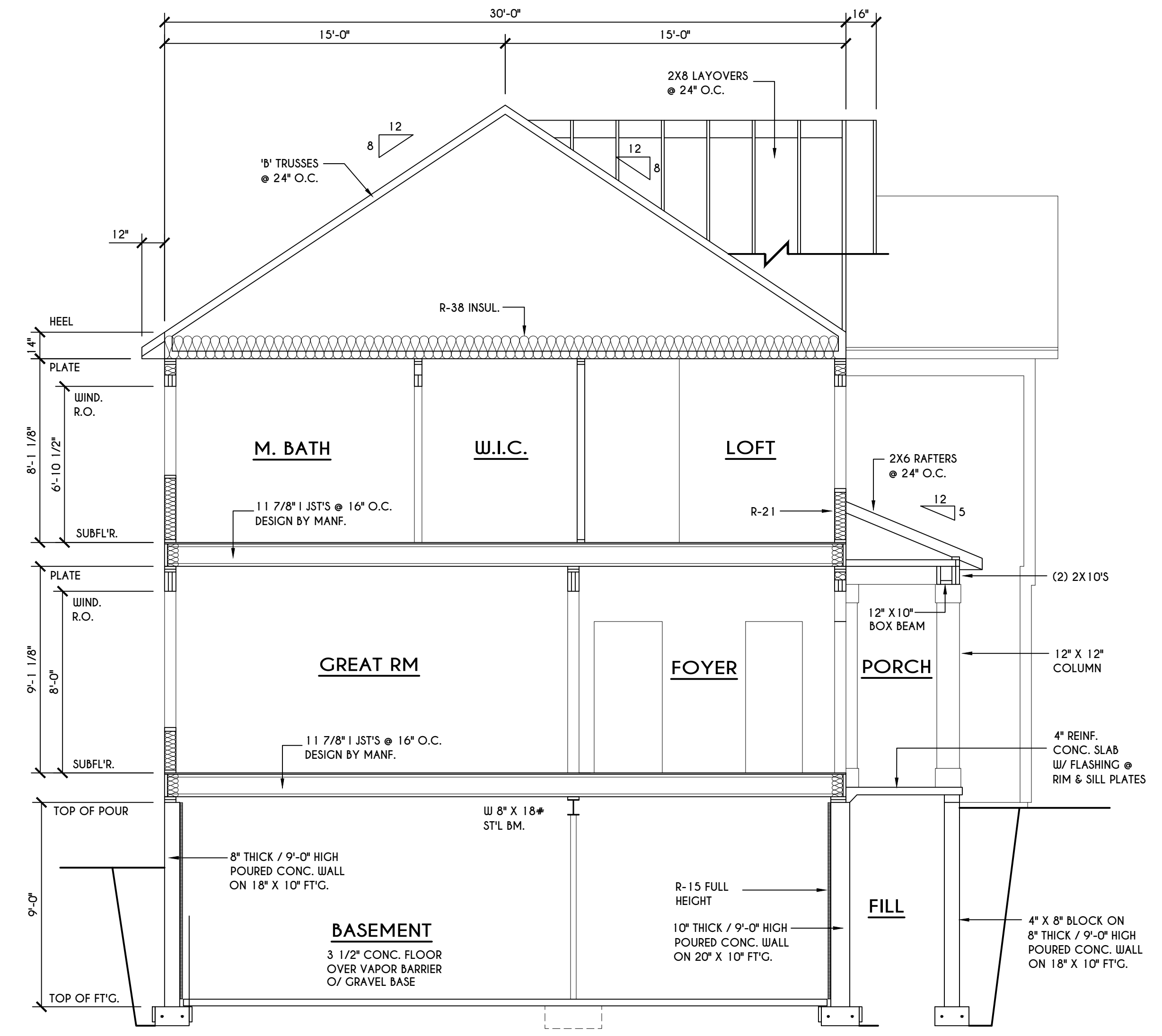
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scale: AS NOTED	date: 1 / 21
PROJECT: 15428	sheet: 5



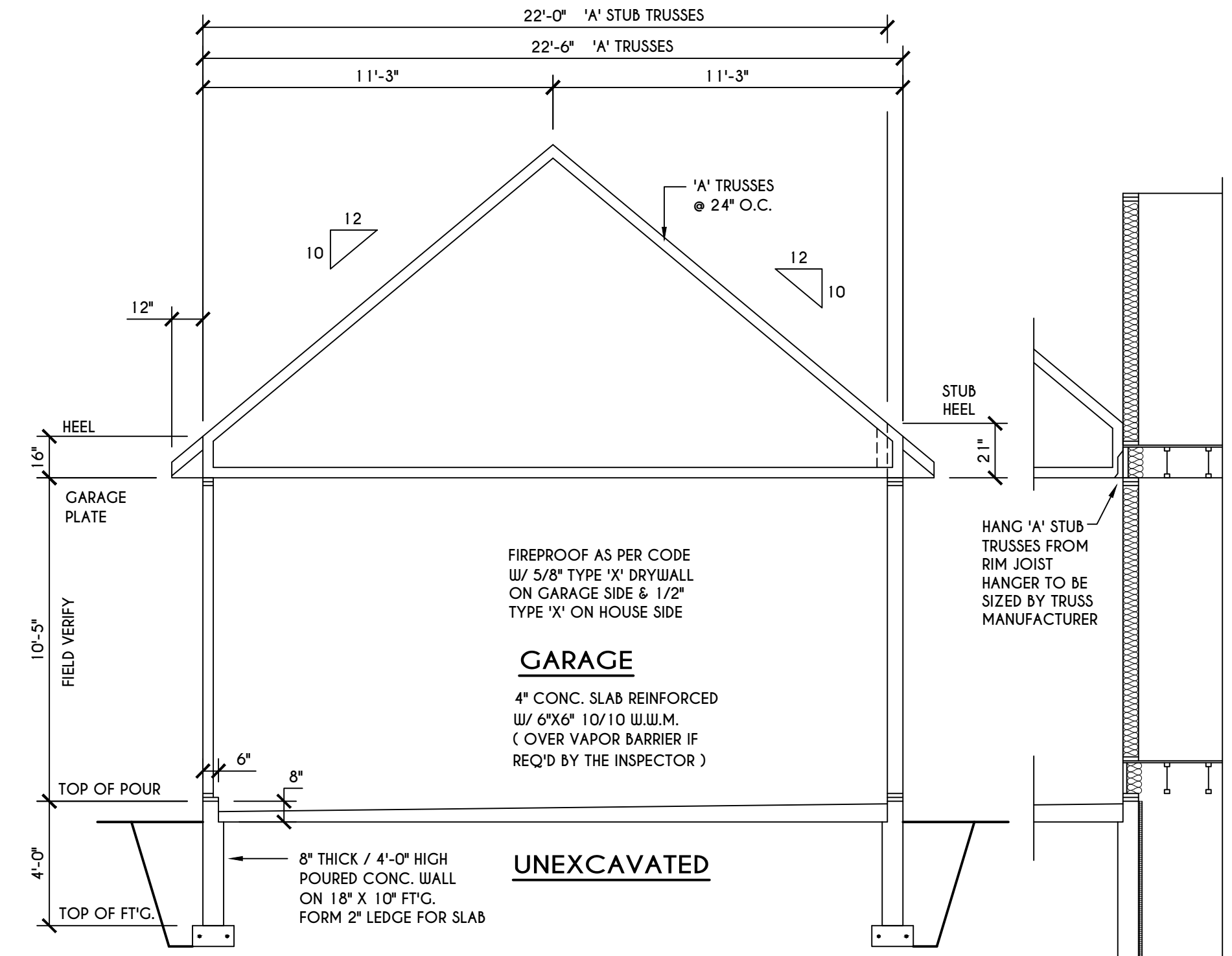
**'C' TRUSS PROFILE**  
 SCALE: 1/4" = 1'-0"



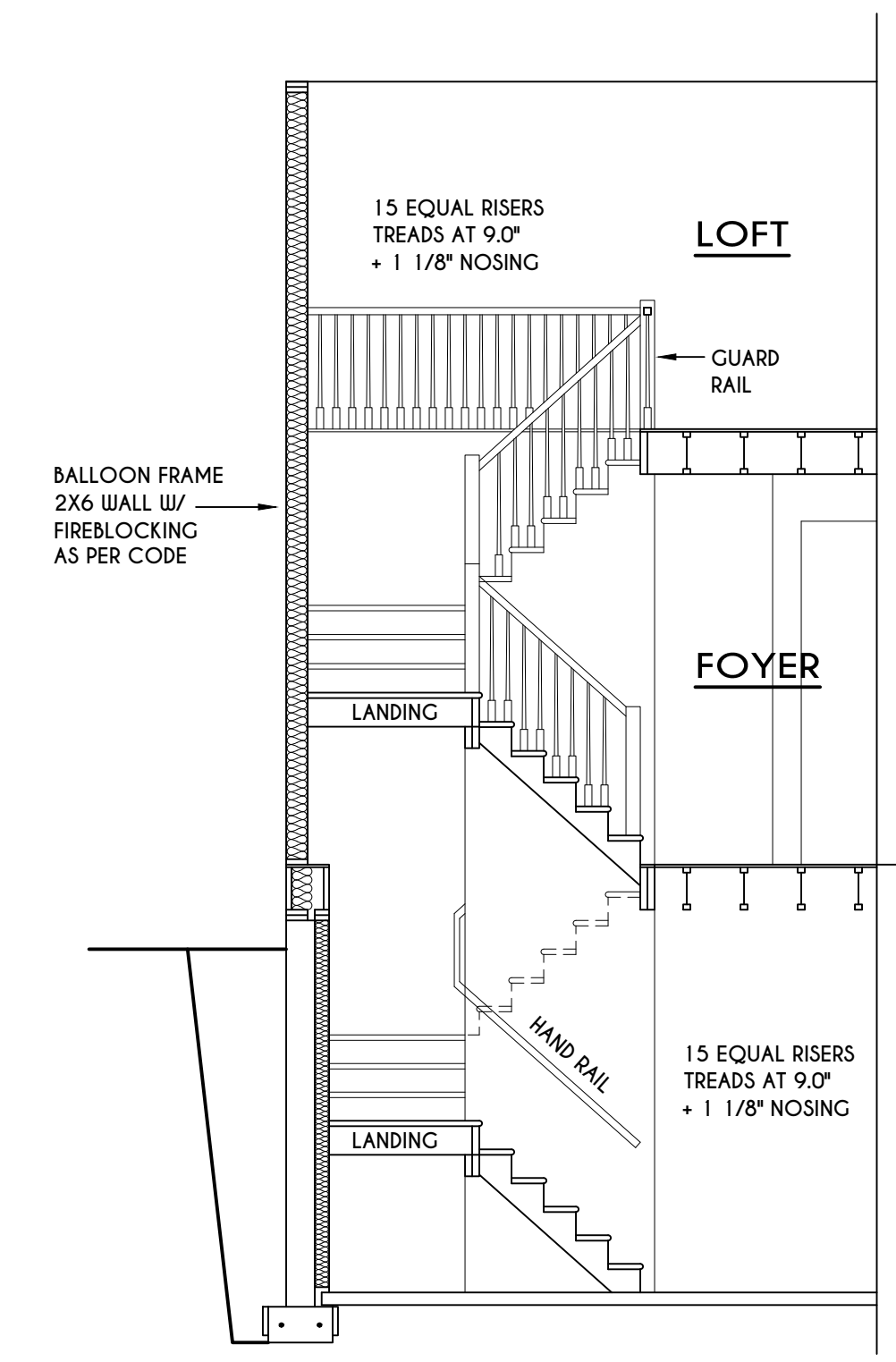
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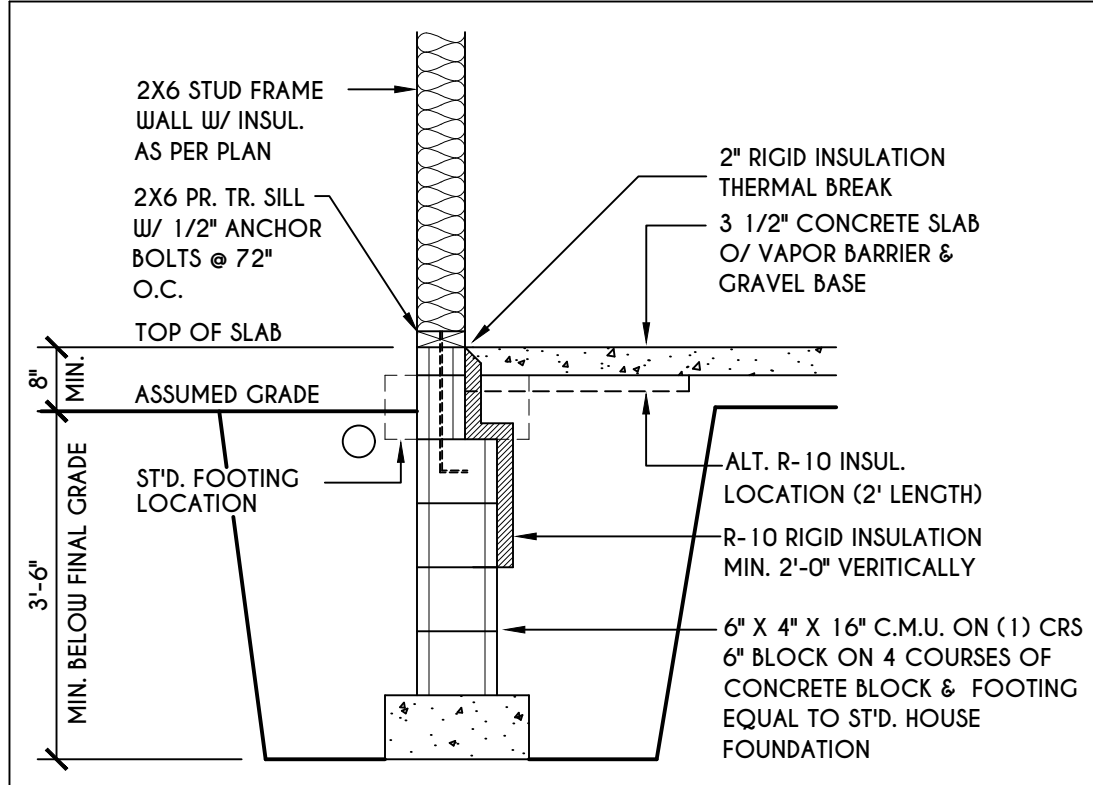
**B BUILDING SECTION**  
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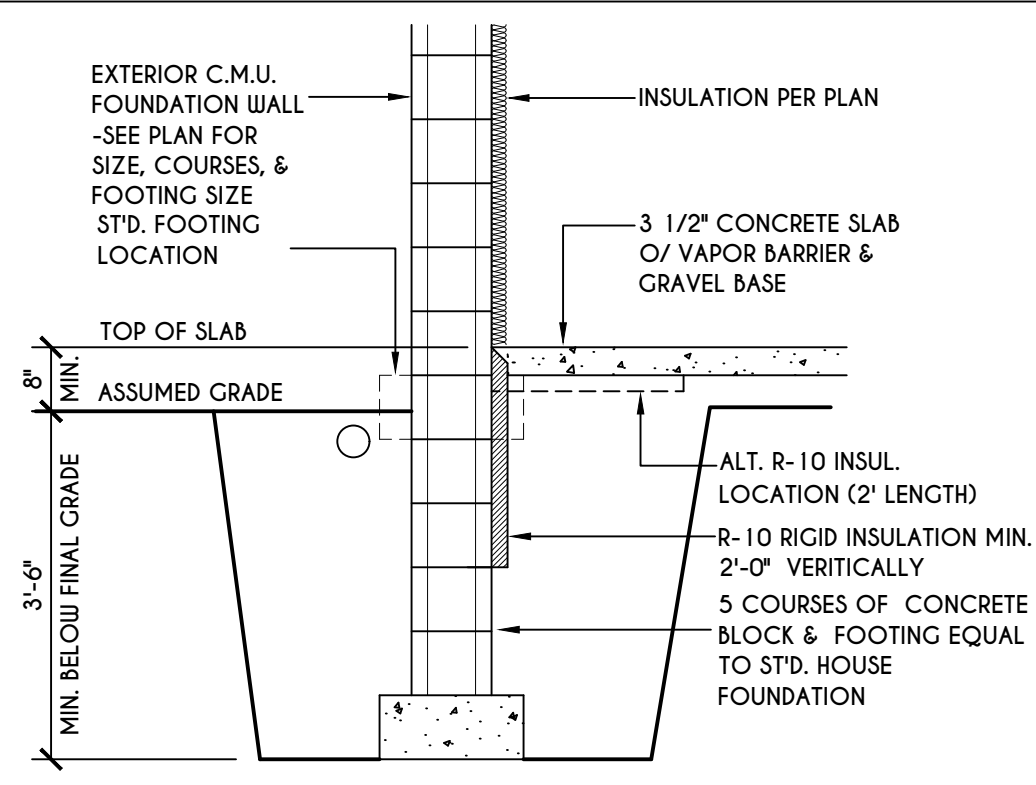
**A BUILDING SECTION**  
 SCALE: 1/4" = 1'-0"



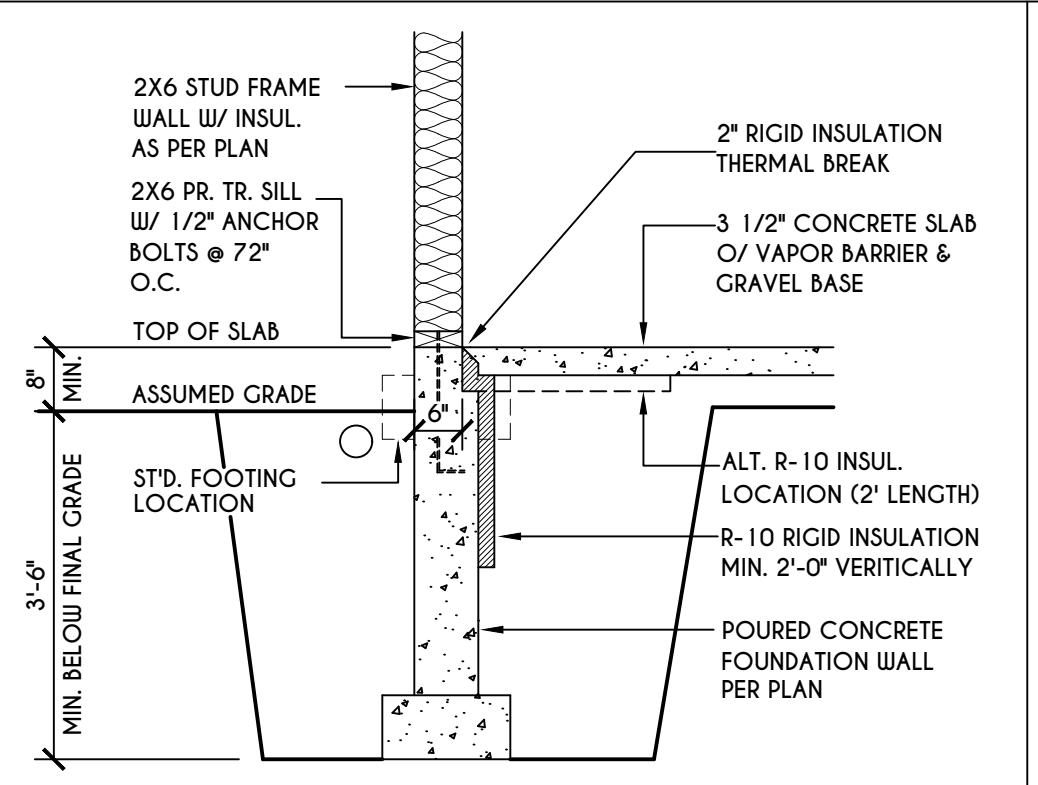
**STAIR SECTION**  
 SCALE: 1/4" = 1'-0"



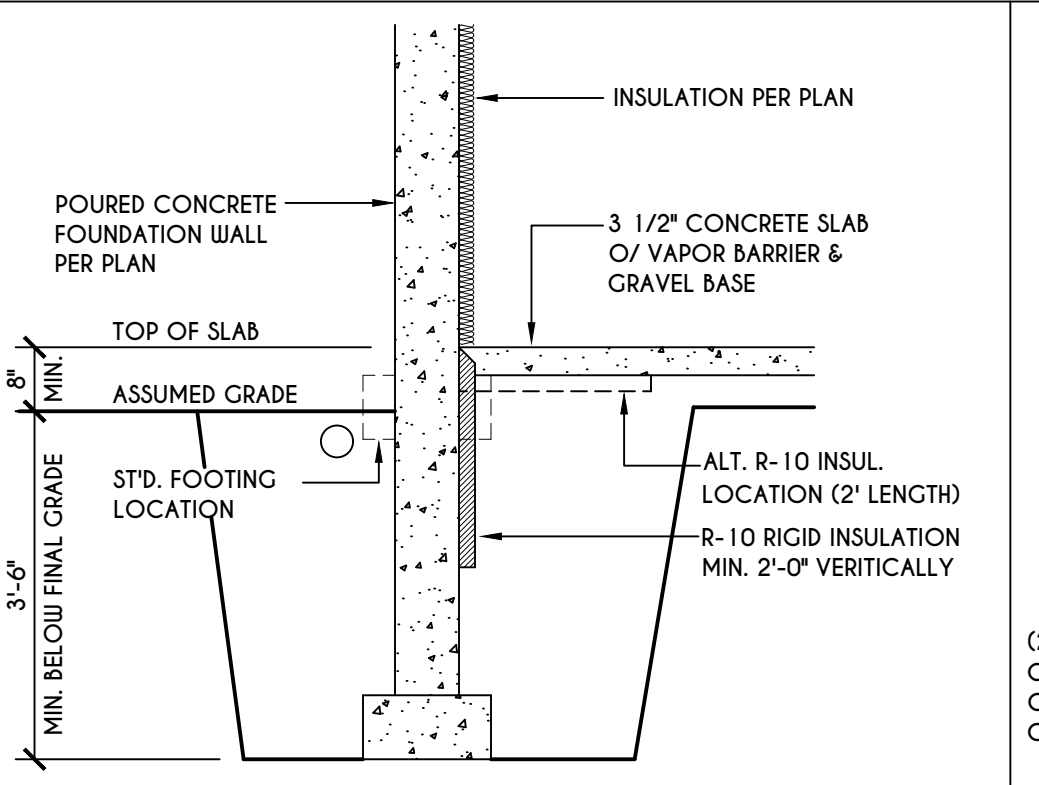
**1**  
**N-1**  
2X6 FRAME WALL ON C.M.U.  
WALK OUT DETAIL  
SCALE: 1/2" = 1'-0"



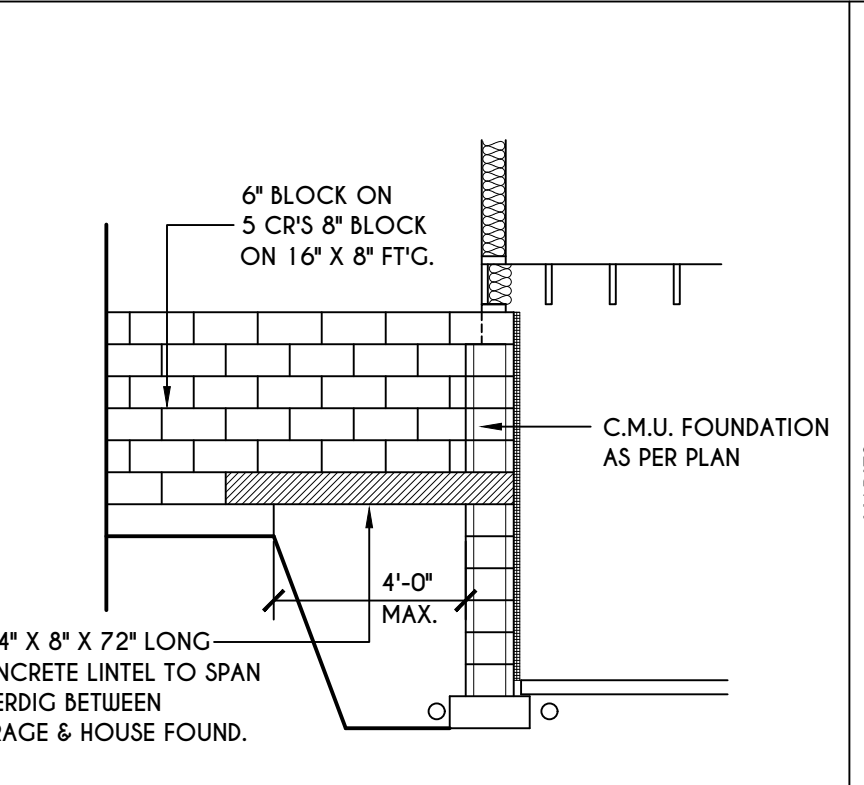
**2**  
**N-1**  
C.M.U.  
WALK OUT DETAIL  
SCALE: 1/2" = 1'-0"



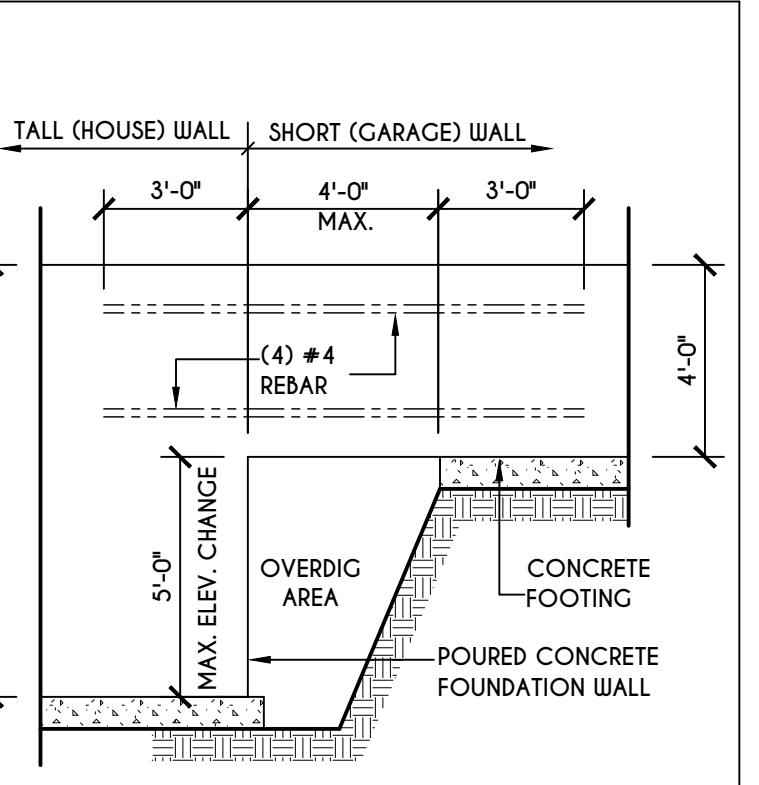
**3**  
**N-1**  
2X6 FRAME WALL ON POURED CONC.  
WALK OUT DETAIL  
SCALE: 1/2" = 1'-0"



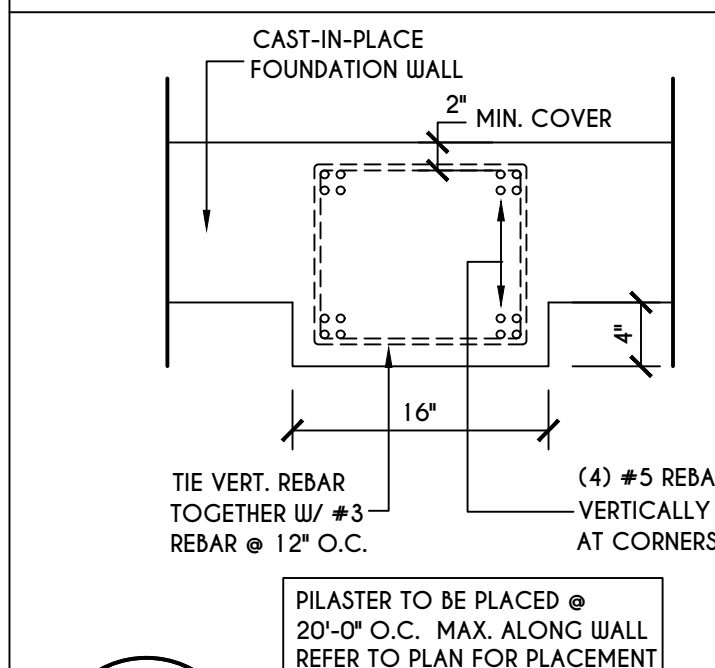
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POURED CONC.  
WALK OUT DETAIL  
SCALE: 1/2" = 1'-0"



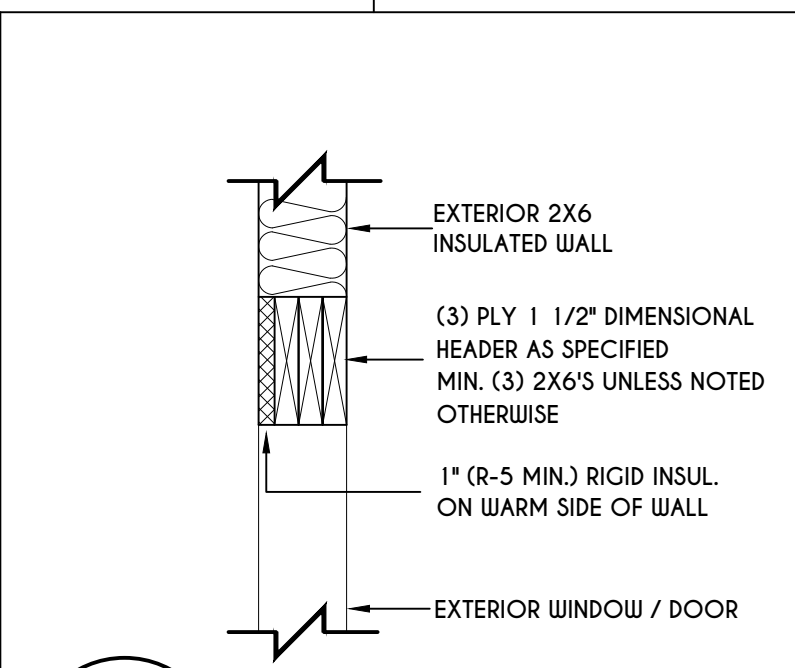
**5**  
**N-1**  
C.M.U. JUMP FOOTING DETAIL  
SCALE: 1/4" = 1'-0"



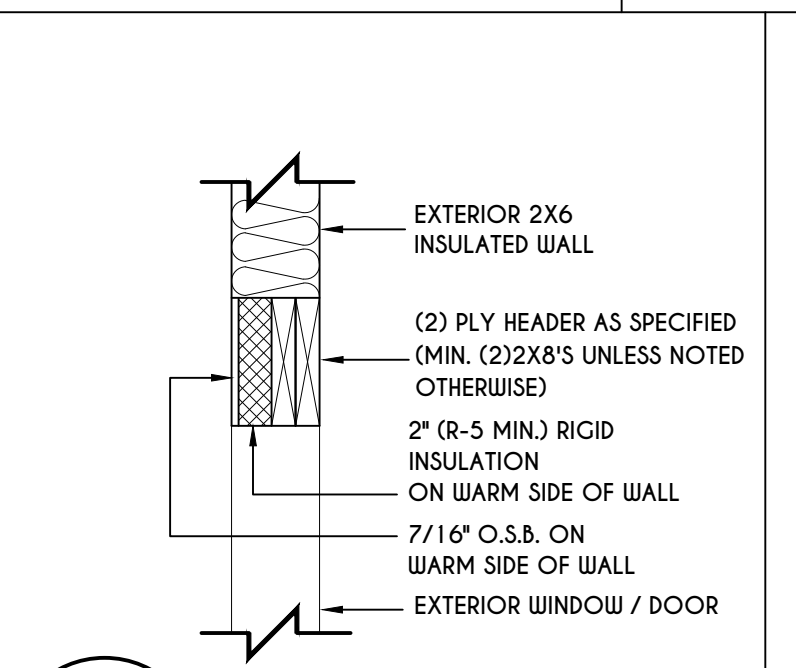
**6**  
**N-1**  
POURED WALL JUMP FOOTING DETAIL  
SCALE: 1/4" = 1'-0"



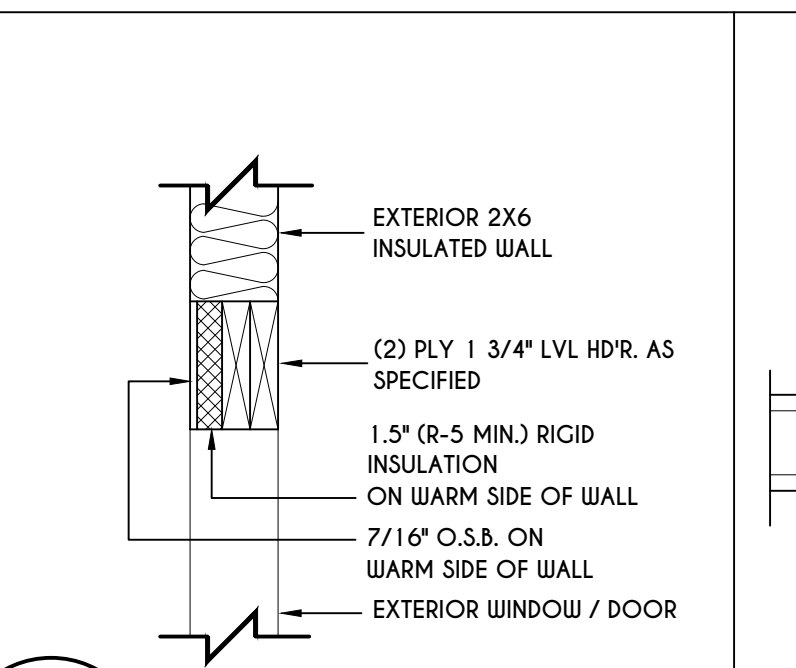
**7**  
**N-1**  
POURED WALL PILASTER DETAIL  
SCALE: 1" = 1'-0"



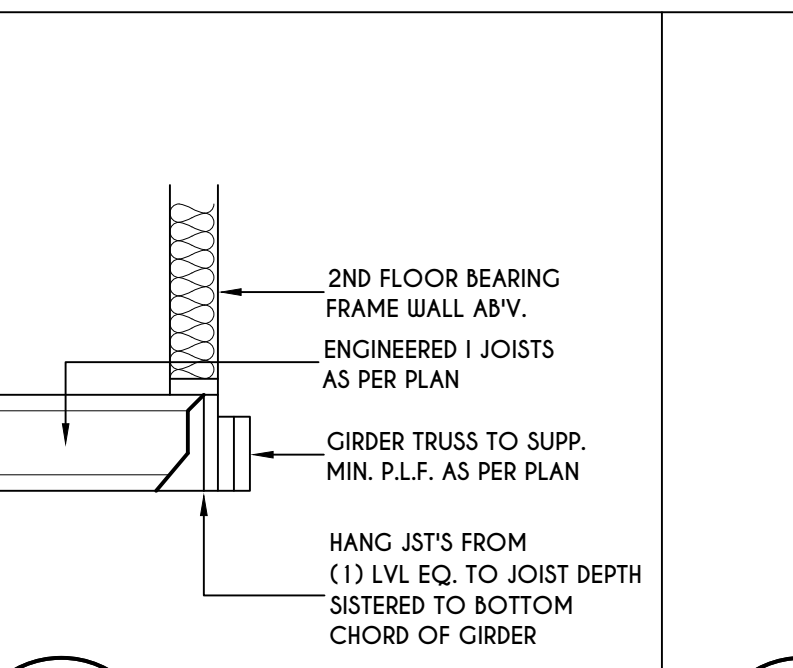
**8**  
**N-1**  
EXTERIOR INSULATED 3 PLY HEADER DETAIL  
SCALE: 1" = 1'-0"



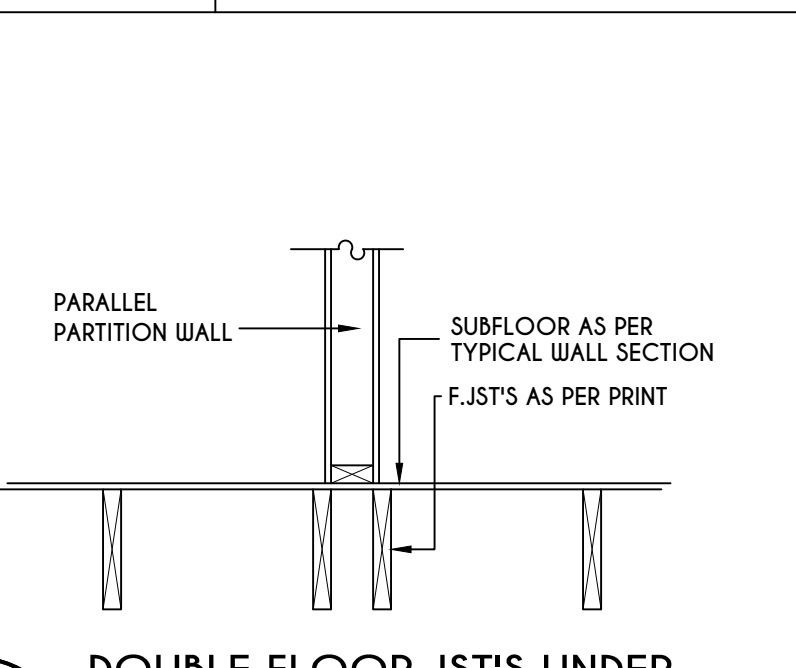
**9**  
**N-1**  
EXTERIOR INSULATED 2 PLY HEADER DETAIL  
SCALE: 1" = 1'-0"



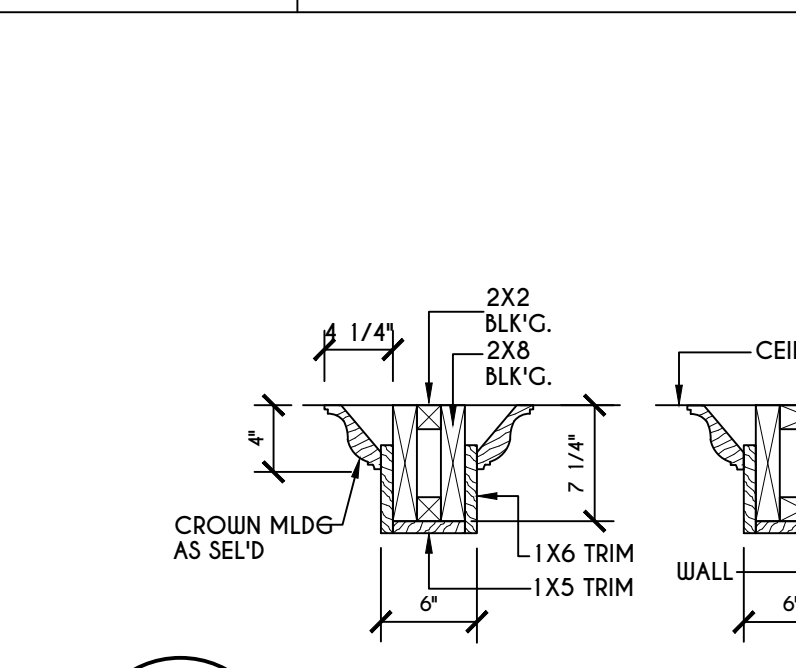
**10**  
**N-1**  
EXTERIOR INSULATED 2 PLY LVL HEADER DETAIL  
SCALE: 1" = 1'-0"



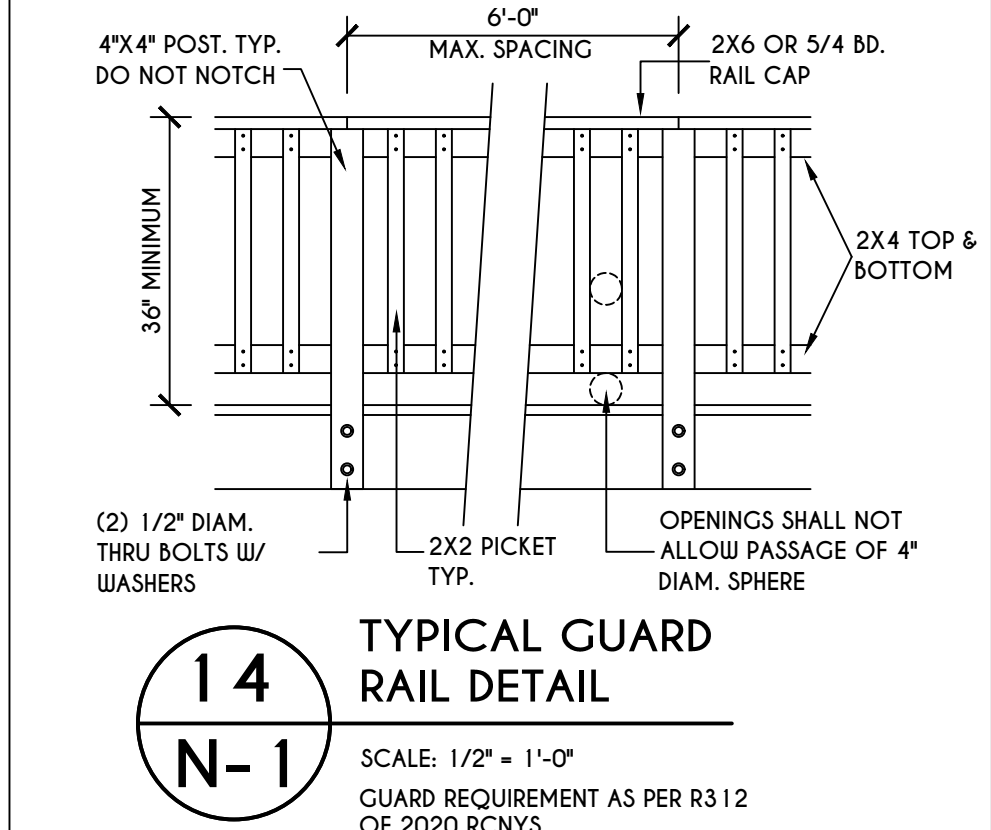
**11**  
**N-1**  
I JST / GIRDER DETAIL  
SCALE: 1/2" = 1'-0"



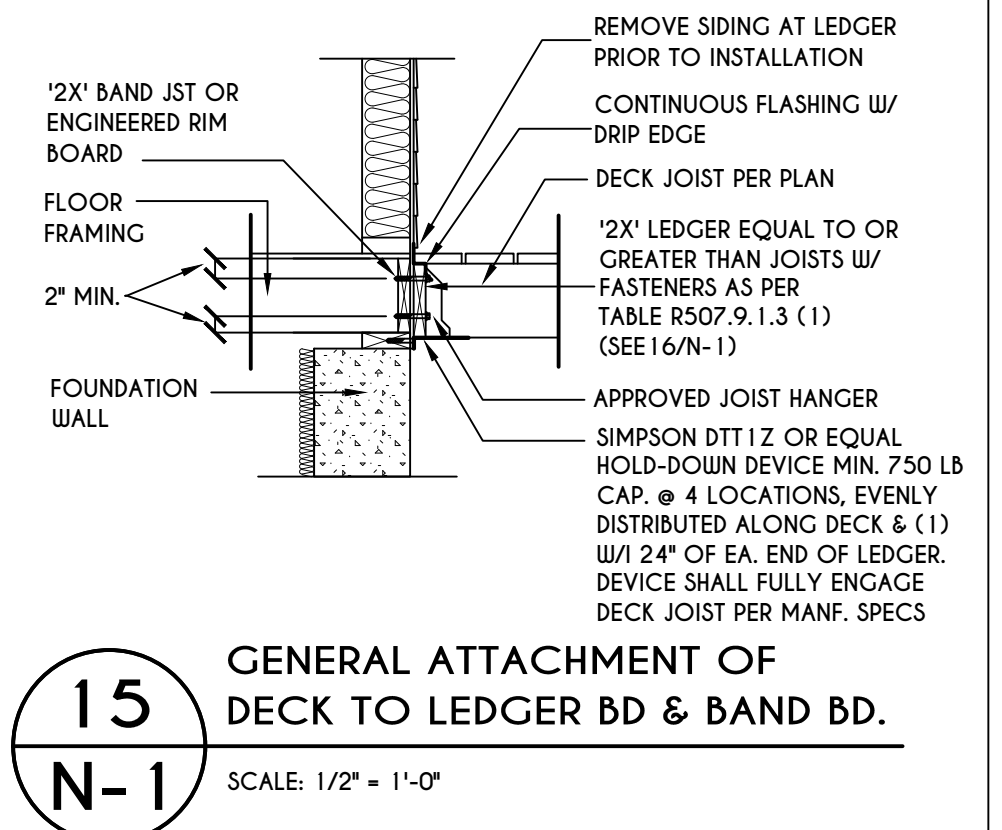
**12**  
**N-1**  
DOUBLE FLOOR JST'S UNDER PARALLEL PARTITION WALL DETAIL  
N.T.S.



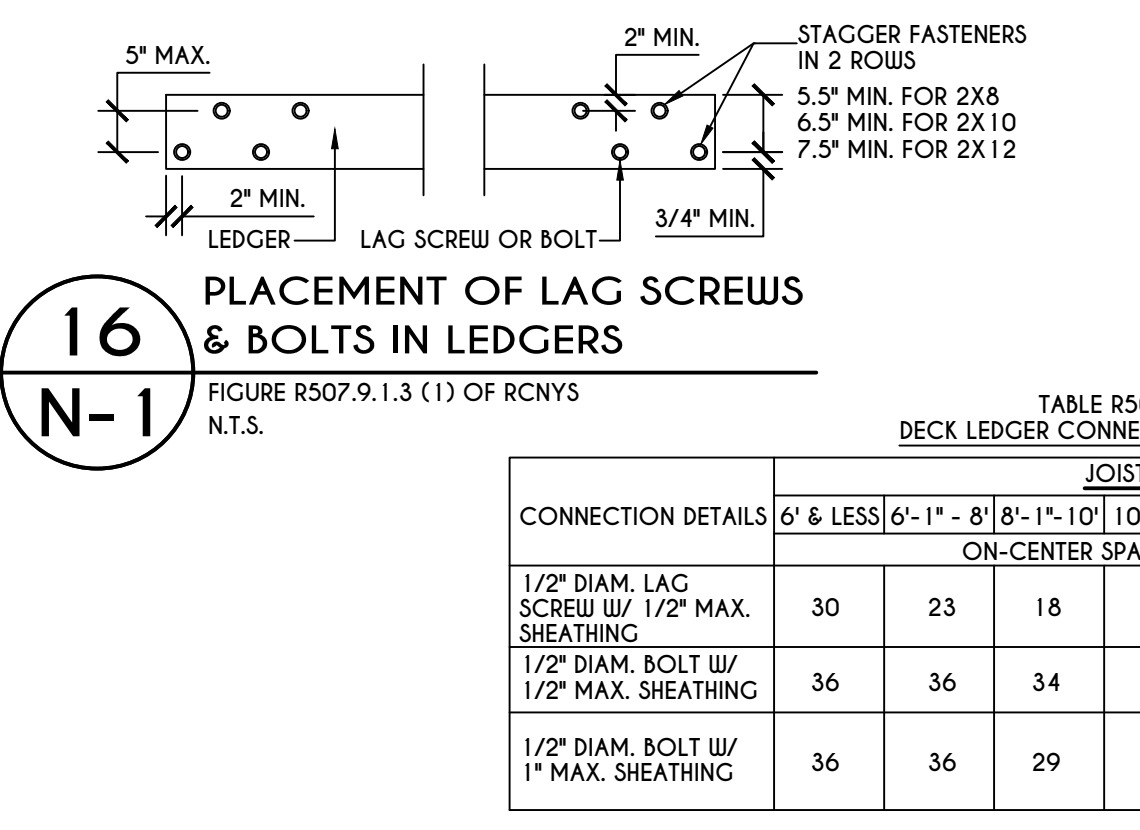
**13**  
**N-1**  
COFFERED BEAM DETAIL  
N.T.S.



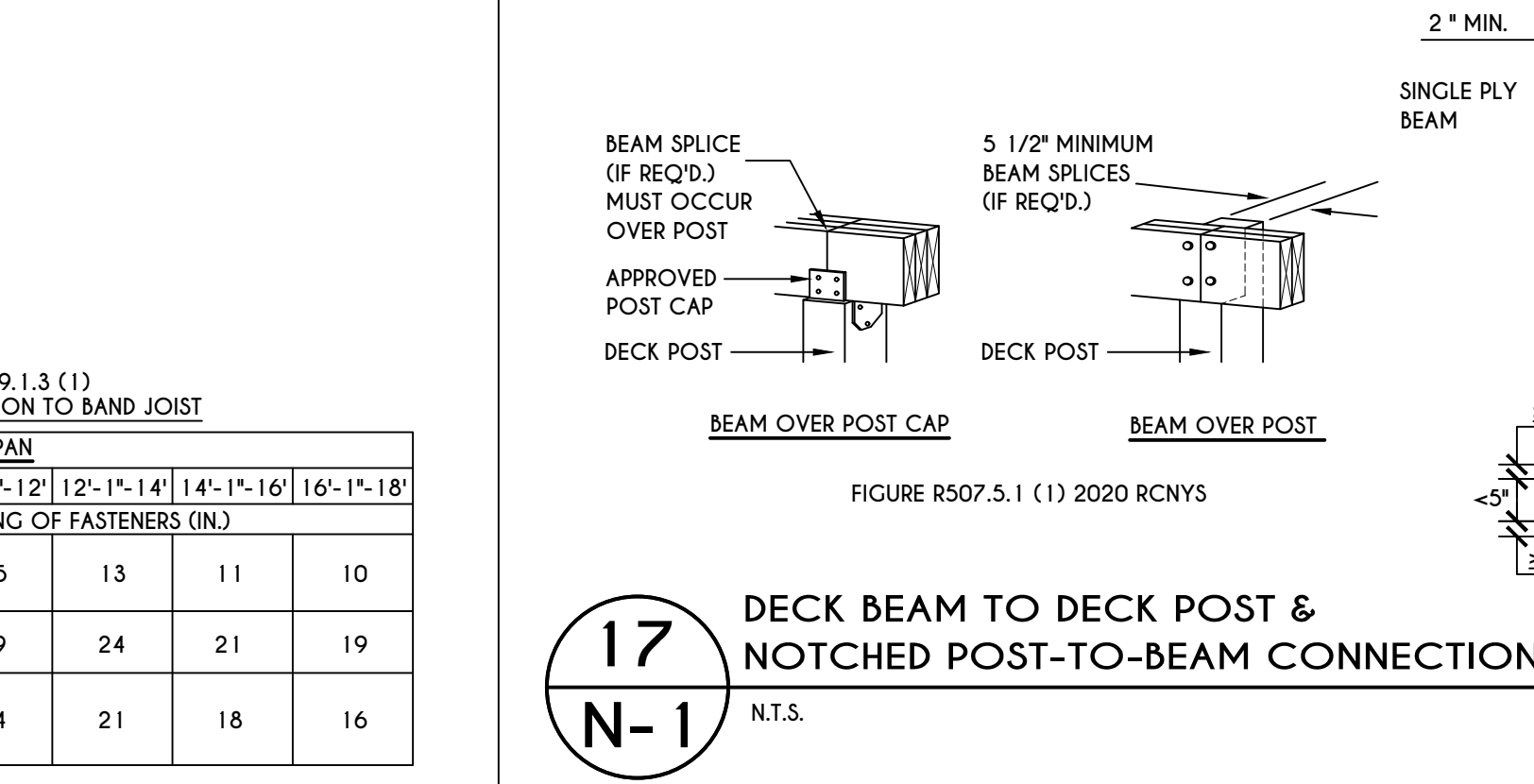
**14**  
**N-1**  
TYPICAL GUARD RAIL DETAIL  
SCALE: 1/2" = 1'-0"  
GUARD REQUIREMENT AS PER R3 12 OF 2020 RCNYS



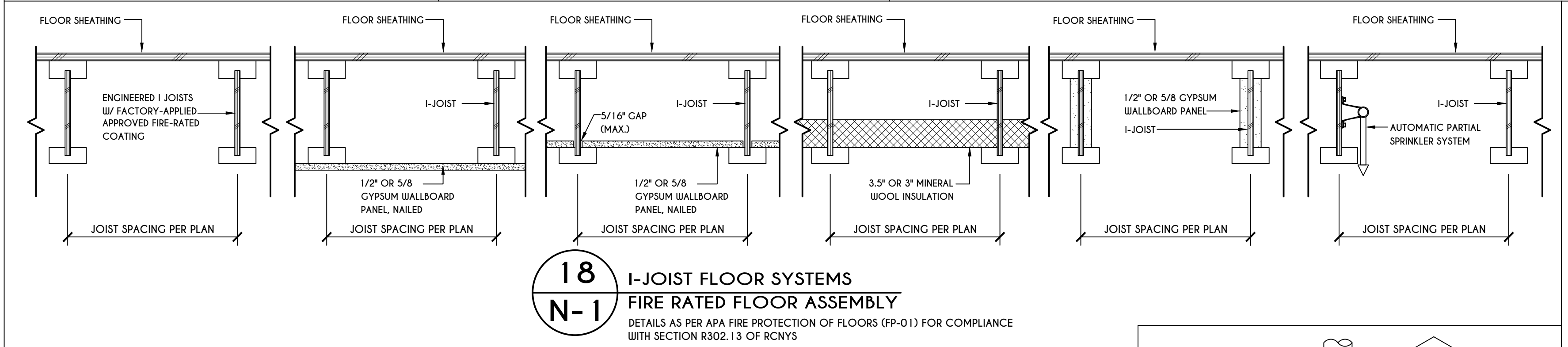
**15**  
**N-1**  
GENERAL ATTACHMENT OF DECK TO LEDGER BD & BAND BD.  
SCALE: 1/2" = 1'-0"



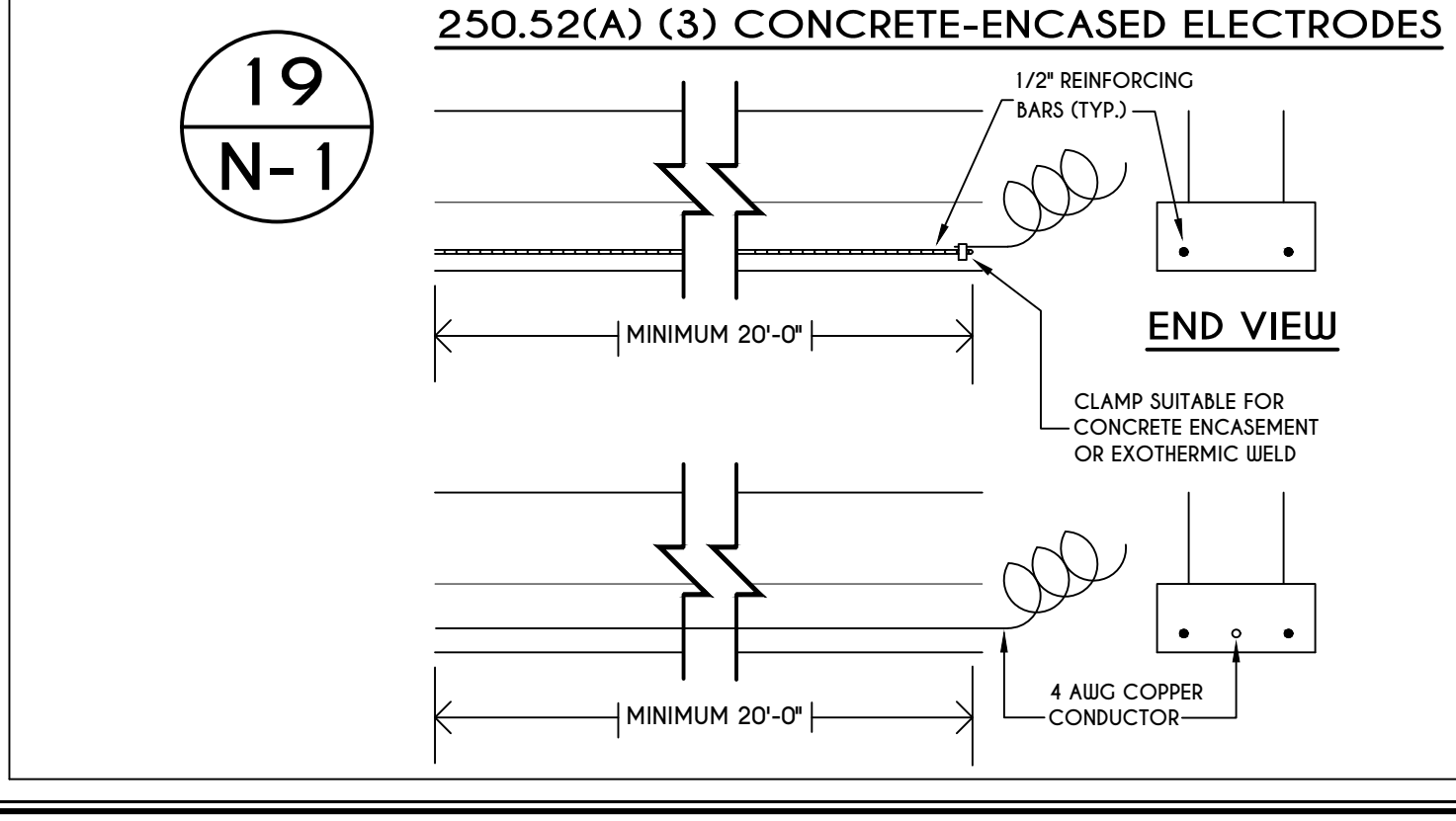
**16**  
**N-1**  
PLACEMENT OF LAG SCREWS & BOLTS IN LEDGERS  
SCALE: 1/2" = 1'-0"



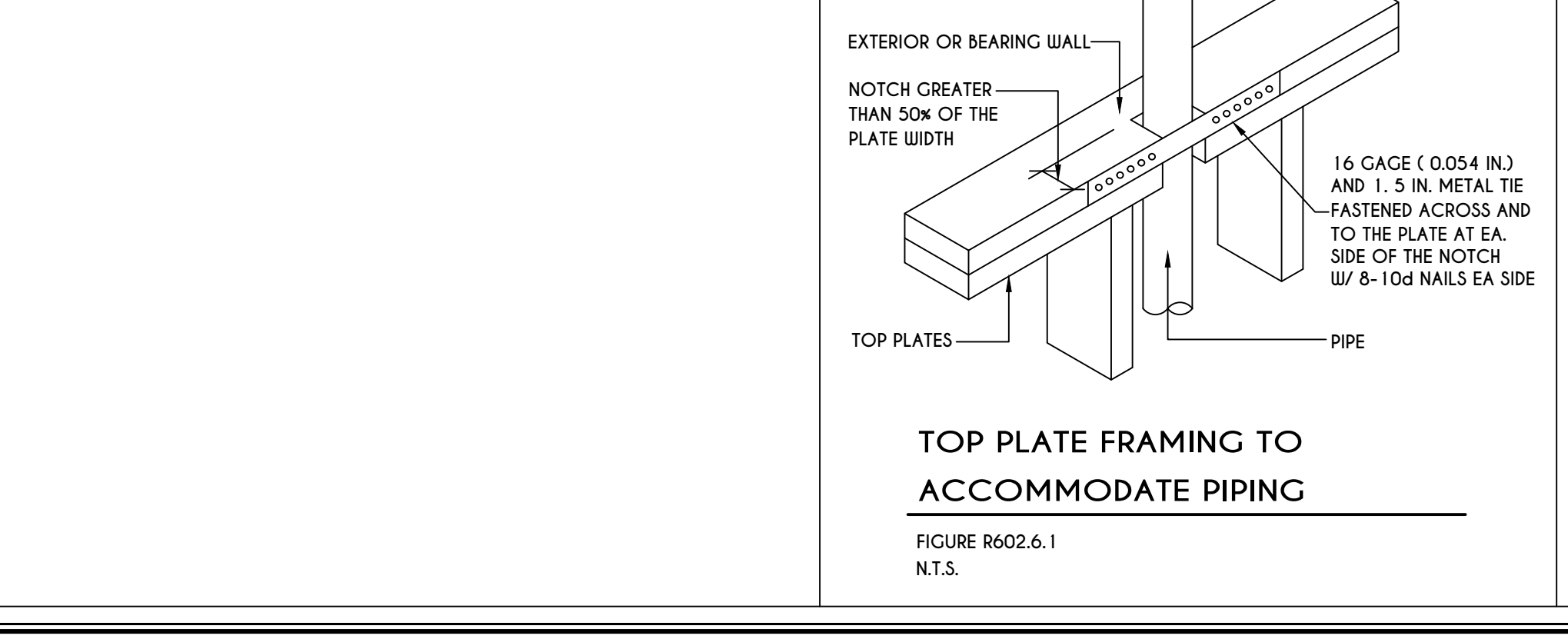
**17**  
**N-1**  
DECK BEAM TO DECK POST & NOTCHED POST-TO-BEAM CONNECTION  
SCALE: 1/2" = 1'-0"



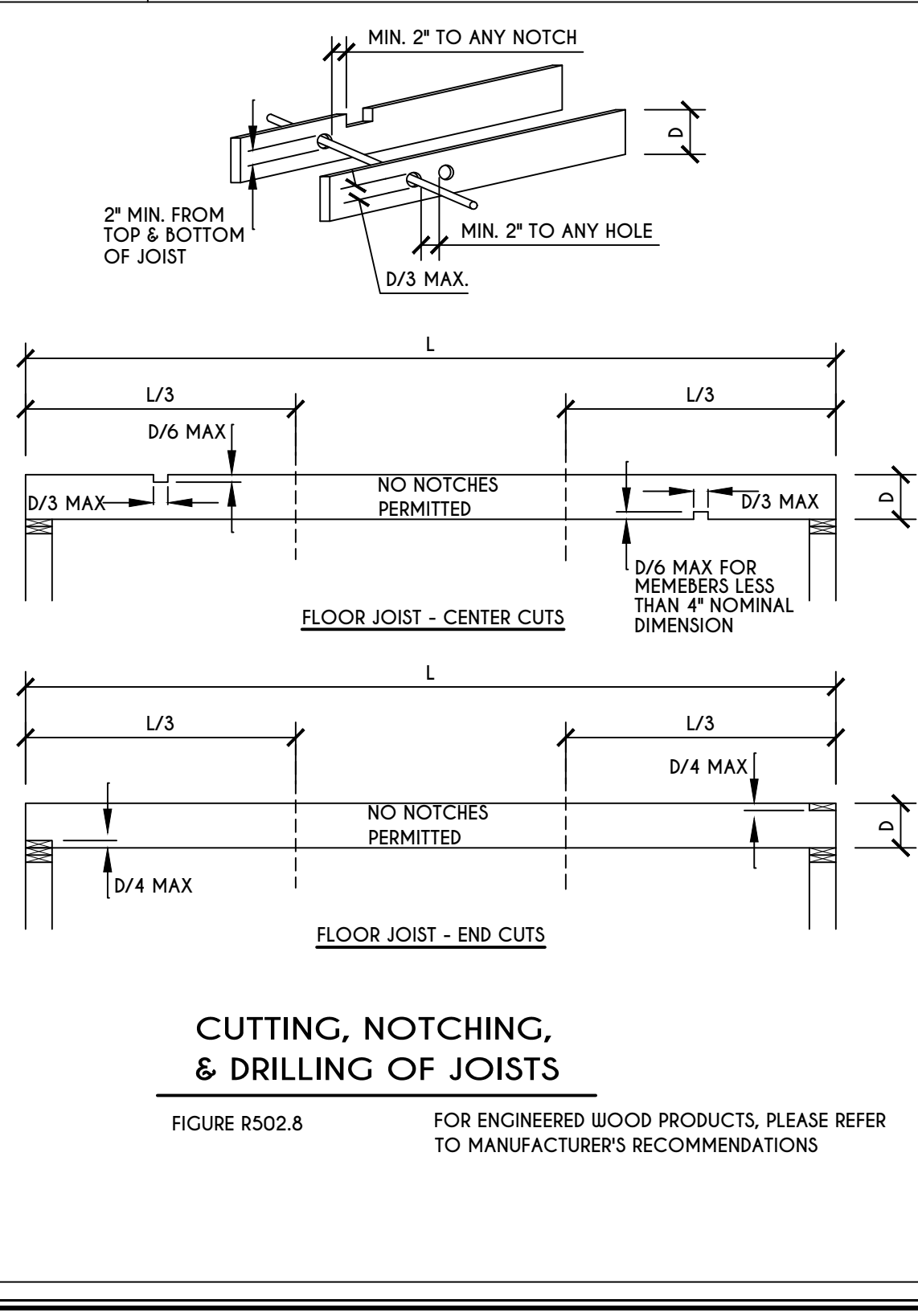
**18**  
**N-1**  
I-JOIST FLOOR SYSTEMS FIRE RATED FLOOR ASSEMBLY  
DETAILS AS PER APA FIRE PROTECTION OF FLOORS (FP-01) FOR COMPLIANCE WITH SECTION R302.13 OF RCNYS



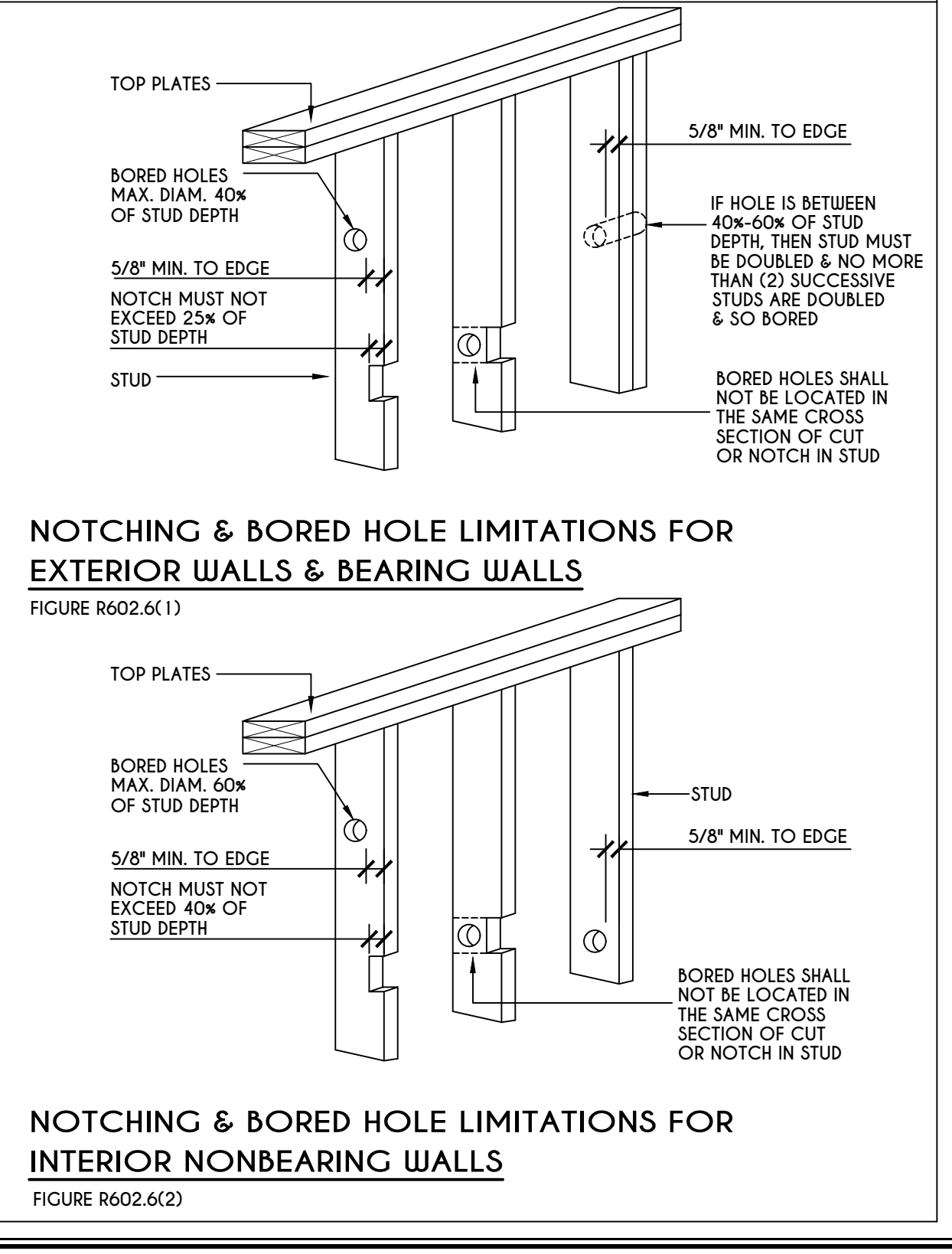
**19**  
**N-1**  
250.52(A) (3) CONCRETE-ENCASED ELECTRODES  
SCALE: 1/2" = 1'-0"



TOP PLATE FRAMING TO ACCOMMODATE PIPING  
FIGURE R602.6.1  
N.T.S.



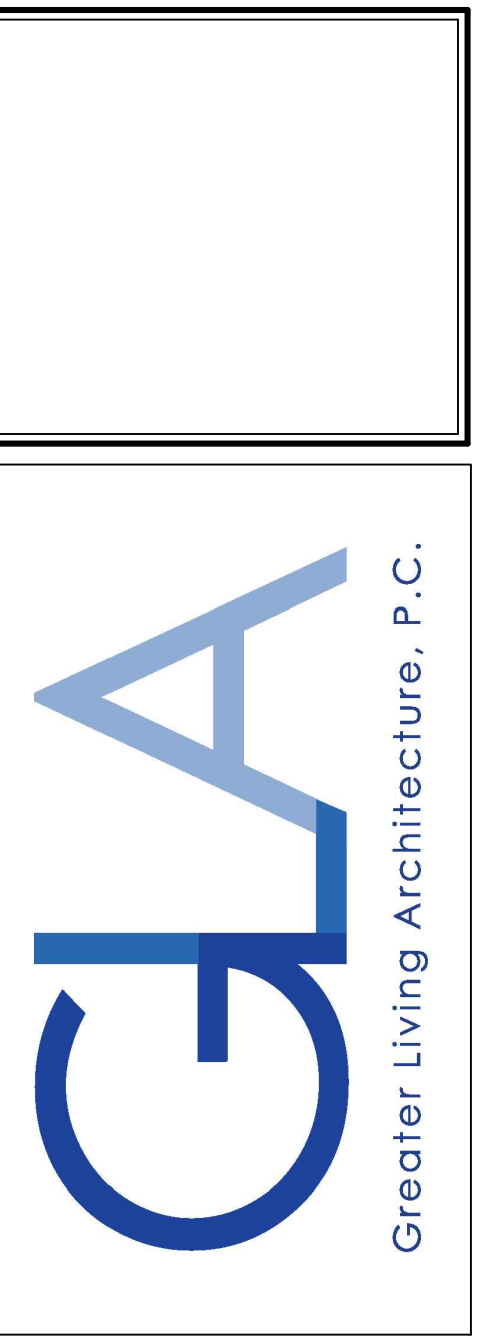
CUTTING, NOTCHING, & DRILLING OF JOISTS  
FIGURE R502.8 FOR ENGINEERED WOOD PRODUCTS, PLEASE REFER TO MANUFACTURER'S RECOMMENDATIONS



NOTCHING & BORED HOLE LIMITATIONS FOR EXTERIOR WALLS & BEARING WALLS  
FIGURE R602.6(1)

NOTCHING & BORED HOLE LIMITATIONS FOR INTERIOR NONBEARING WALLS  
FIGURE R602.6(2)

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DATE	BY	DESCRIPTION

**CLIENT/LOCATION:**  
  
LOT 33  
COVENTRY RIDGE  
PITTSFORD, NY

**BUILDER:**  
  
COVENTRY RIDGE  
BUILDING CORP.

**DETAILS**  
GLA PLAN 3009

drawn: CDK	checked: CSB
scale: AS NOTED	date: 1 / 21
PROJECT: 15428	sheet: N 1

TABLE R404.1.1(2)

8-INCH MASONRY FOUNDATION WALLS WITH REINFORCING WHERE  $d \geq 5$  INCHES <sup>a, c, f</sup>

WALL HEIGHT	HEIGHT OF UNBALANCED BACKFILL <sup>g</sup>	MINIMUM VERTICAL REINFORCEMENT AND SPACING (INCHES) <sup>b, c</sup>			
		SOIL CLASSES AND LATERAL SOIL LOAD <sup>d</sup> (psf PER FOOT BELOW GRADE)			
		GM, CP, SU, AND SP SOILS 30	GM, CS, SM-SC AND ML SOILS 45	SC, MK, ML-CL AND INORGANIC CL SOILS 60	
6'-8"	4' (OR LESS)	#4 @ 48" O.C.	#4 @ 48" O.C.	#4 @ 48" O.C.	
	5'	#4 @ 48" O.C.	#4 @ 48" O.C.	#4 @ 48" O.C.	
	6'-8"	#5 @ 48" O.C.	#5 @ 48" O.C.	#5 @ 48" O.C.	
7'-4"	4' (OR LESS)	#4 @ 48" O.C.	#4 @ 48" O.C.	#4 @ 48" O.C.	
	5'	#4 @ 48" O.C.	#4 @ 48" O.C.	#4 @ 48" O.C.	
	7'-4"	#5 @ 48" O.C.	#5 @ 48" O.C.	#5 @ 48" O.C.	
8'-0"	4' (OR LESS)	#4 @ 48" O.C.	#4 @ 48" O.C.	#4 @ 48" O.C.	
	5'	#4 @ 48" O.C.	#4 @ 48" O.C.	#4 @ 48" O.C.	
	6'	#4 @ 48" O.C.	#5 @ 48" O.C.	#5 @ 48" O.C.	
	8'-0"	#5 @ 48" O.C.	#5 @ 48" O.C.	#5 @ 32" O.C.	
8'-8"	4' (OR LESS)	#4 @ 48" O.C.	#4 @ 48" O.C.	#4 @ 48" O.C.	
	5'	#4 @ 48" O.C.	#4 @ 48" O.C.	#5 @ 48" O.C.	
	6'	#4 @ 48" O.C.	#5 @ 48" O.C.	#5 @ 48" O.C.	
	8'-8"	#5 @ 48" O.C.	#5 @ 32" O.C.	#5 @ 24" O.C.	
9'-4"	4' (OR LESS)	#4 @ 48" O.C.	#4 @ 48" O.C.	#4 @ 48" O.C.	
	5'	#4 @ 48" O.C.	#4 @ 48" O.C.	#5 @ 48" O.C.	
	6'	#4 @ 48" O.C.	#5 @ 48" O.C.	#5 @ 48" O.C.	
	9'-4"	#5 @ 48" O.C.	#5 @ 24" O.C.	#5 @ 16" O.C.	
10'-0"	4' (OR LESS)	#4 @ 48" O.C.	#4 @ 48" O.C.	#4 @ 48" O.C.	
	5'	#4 @ 48" O.C.	#4 @ 48" O.C.	#5 @ 48" O.C.	
	6'	#4 @ 48" O.C.	#5 @ 48" O.C.	#5 @ 48" O.C.	
	10'-0"	#5 @ 48" O.C.	#5 @ 32" O.C.	#5 @ 16" O.C.	

- a. MORTAR SHALL BE TYPE M OR S AND MASONRY SHALL BE LAID IN RUNNING BOND.  
b. ALTERNATIVE REINFORCING BAR SIZES AND SPACINGS SHALL HAVE AN EQUIVALENT CROSS-SECTIONAL AREA OF REINFORCEMENT PER LINEAL FOOT OF WALL SHALL BE PERMITTED PROVIDED THE SPACING OF THE REINFORCEMENT DOES NOT EXCEED 72" IN SEISMIC DESIGN CATEGORIES A, B AND C, AND 48 INCHES IN SEISMIC DESIGN CATEGORIES DD, D1 AND D2.  
c. VERTICAL REINFORCEMENT SHALL BE GRADE 60 MINIMUM. THE DISTANCE FROM THE FACE OF THE SOIL SIDE OF THE WALL TO THE CENTER OF VERTICAL REINFORCEMENT SHALL BE NOT LESS THAN 5 INCHES.  
d. SOIL CLASSES ARE IN ACCORDANCE WITH THE UNIFIED SOIL CLASSIFICATION SYSTEM AND DESIGN LATERAL SOIL LOADS ARE FOR MOIST CONDITIONS WITHOUT HYDROSTATIC PRESSURE. REFER TO TABLE R404.1.  
e. UNBALANCED BACKFILL HEIGHT IS THE DIFFERENCE IN HEIGHT BETWEEN THE EXTERIOR FINISH GROUND LEVEL AND THE LOWER OF THE TOP OF THE CONCRETE FOOTING THAT SUPPORTS THE FOUNDATION WALL OR THE INTERIOR FINISH GROUND LEVEL, WHERE AN INTERIOR CONCRETE SLAB-ON-GRADE IS PROVIDED AND IS IN CONTACT WITH THE INTERIOR SURFACE OF THE FOUNDATION WALL. MEASUREMENT OF THE UNBALANCED BACKFILL HEIGHT FROM THE EXTERIOR FINISH GROUND LEVEL TO THE TOP OF THE INTERIOR CONCRETE SLAB IS PERMITTED.  
f. THE USE OF THIS TABLE SHALL BE PROHIBITED FOR SOIL CLASSIFICATIONS NOT SHOWN.

TABLE R404.1.1(3)

10-INCH MASONRY FOUNDATION WALLS WITH REINFORCING WHERE  $d \geq 6.75$  INCHES <sup>a, c, f</sup>

WALL HEIGHT	HEIGHT OF UNBALANCED BACKFILL <sup>g</sup>	MINIMUM VERTICAL REINFORCEMENT AND SPACING (INCHES) <sup>b, c</sup>			
		SOIL CLASSES AND LATERAL SOIL LOAD <sup>d</sup> (psf PER FOOT BELOW GRADE)			
		GM, CP, SU, AND SP SOILS 30	GM, CS, SM-SC AND ML SOILS 45	SC, MK, ML-CL AND INORGANIC CL SOILS 60	
6'-8"	4' (OR LESS)	#4 @ 56" O.C.	#4 @ 56" O.C.	#4 @ 56" O.C.	
	5'	#4 @ 56" O.C.	#4 @ 56" O.C.	#4 @ 56" O.C.	
	6'-8"	#5 @ 56" O.C.	#5 @ 56" O.C.	#5 @ 56" O.C.	
7'-4"	4' (OR LESS)	#4 @ 56" O.C.	#4 @ 56" O.C.	#4 @ 56" O.C.	
	5'	#4 @ 56" O.C.	#4 @ 56" O.C.	#4 @ 56" O.C.	
	7'-4"	#5 @ 56" O.C.	#5 @ 56" O.C.	#5 @ 56" O.C.	
8'-0"	4' (OR LESS)	#4 @ 56" O.C.	#4 @ 56" O.C.	#4 @ 56" O.C.	
	5'	#4 @ 56" O.C.	#4 @ 56" O.C.	#4 @ 56" O.C.	
	6'	#4 @ 56" O.C.	#4 @ 56" O.C.	#5 @ 56" O.C.	
	8'-0"	#5 @ 56" O.C.	#5 @ 56" O.C.	#5 @ 32" O.C.	
8'-8"	4' (OR LESS)	#4 @ 56" O.C.	#4 @ 56" O.C.	#4 @ 56" O.C.	
	5'	#4 @ 56" O.C.	#4 @ 56" O.C.	#5 @ 56" O.C.	
	6'	#4 @ 56" O.C.	#5 @ 56" O.C.	#5 @ 56" O.C.	
	8'-8"	#5 @ 56" O.C.	#5 @ 32" O.C.	#5 @ 24" O.C.	
9'-4"	4' (OR LESS)	#4 @ 56" O.C.	#4 @ 56" O.C.	#4 @ 56" O.C.	
	5'	#4 @ 56" O.C.	#4 @ 56" O.C.	#5 @ 56" O.C.	
	6'	#4 @ 56" O.C.	#5 @ 56" O.C.	#5 @ 56" O.C.	
	9'-4"	#5 @ 56" O.C.	#5 @ 40" O.C.	#5 @ 24" O.C.	
10'-0"	4' (OR LESS)	#4 @ 56" O.C.	#4 @ 56" O.C.	#4 @ 56" O.C.	
	5'	#4 @ 56" O.C.	#4 @ 56" O.C.	#5 @ 56" O.C.	
	6'	#4 @ 56" O.C.	#5 @ 56" O.C.	#5 @ 56" O.C.	
	10'-0"	#5 @ 56" O.C.	#5 @ 48" O.C.	#5 @ 40" O.C.	

- a. MORTAR SHALL BE TYPE M OR S AND MASONRY SHALL BE LAID IN RUNNING BOND.  
b. ALTERNATIVE REINFORCING BAR SIZES AND SPACINGS SHALL HAVE AN EQUIVALENT CROSS-SECTIONAL AREA OF REINFORCEMENT PER LINEAL FOOT OF WALL SHALL BE PERMITTED PROVIDED THE SPACING OF THE REINFORCEMENT DOES NOT EXCEED 72" IN SEISMIC DESIGN CATEGORIES A, B AND C, AND 48 INCHES IN SEISMIC DESIGN CATEGORIES DD, D1 AND D2.  
c. VERTICAL REINFORCEMENT SHALL BE GRADE 60 MINIMUM. THE DISTANCE FROM THE FACE OF THE SOIL SIDE OF THE WALL TO THE CENTER OF VERTICAL REINFORCEMENT SHALL BE NOT LESS THAN 5 INCHES.  
d. SOIL CLASSES ARE IN ACCORDANCE WITH THE UNIFIED SOIL CLASSIFICATION SYSTEM AND DESIGN LATERAL SOIL LOADS ARE FOR MOIST CONDITIONS WITHOUT HYDROSTATIC PRESSURE. REFER TO TABLE R404.1.  
e. UNBALANCED BACKFILL HEIGHT IS THE DIFFERENCE IN HEIGHT BETWEEN THE EXTERIOR FINISH GROUND LEVEL AND THE LOWER OF THE TOP OF THE CONCRETE FOOTING THAT SUPPORTS THE FOUNDATION WALL OR THE INTERIOR FINISH GROUND LEVEL, WHERE AN INTERIOR CONCRETE SLAB-ON-GRADE IS PROVIDED AND IS IN CONTACT WITH THE INTERIOR SURFACE OF THE FOUNDATION WALL. MEASUREMENT OF THE UNBALANCED BACKFILL HEIGHT FROM THE EXTERIOR FINISH GROUND LEVEL TO THE TOP OF THE INTERIOR CONCRETE SLAB IS PERMITTED.  
f. THE USE OF THIS TABLE SHALL BE PROHIBITED FOR SOIL CLASSIFICATIONS NOT SHOWN.

TABLE R404.1.1(4)

12-INCH MASONRY FOUNDATION WALLS WITH REINFORCING WHERE  $d \geq 6.75$  INCHES <sup>a, c, f</sup>

WALL HEIGHT	HEIGHT OF UNBALANCED BACKFILL <sup>g</sup>	MINIMUM VERTICAL REINFORCEMENT AND SPACING (INCHES) <sup>b, c</sup>			
		SOIL CLASSES AND LATERAL SOIL LOAD <sup>d</sup> (psf PER FOOT BELOW GRADE)			
		GM, CP, SU, AND SP SOILS 30	GM, CS, SM-SC AND ML SOILS 45	SC, MK, ML-CL AND INORGANIC CL SOILS 60	
6'-8"	4' (OR LESS)	#4 @ 72" O.C.	#4 @ 72" O.C.	#4 @ 72" O.C.	
	5'	#4 @ 72" O.C.	#4 @ 72" O.C.	#4 @ 72" O.C.	
	6'-8"	#5 @ 72" O.C.	#5 @ 72" O.C.	#5 @ 72" O.C.	
7'-4"	4' (OR LESS)	#4 @ 72" O.C.	#4 @ 72" O.C.	#4 @ 72" O.C.	
	5'	#4 @ 72" O.C.	#4 @ 72" O.C.	#4 @ 72" O.C.	
	7'-4"	#5 @ 72" O.C.	#5 @ 72" O.C.	#5 @ 72" O.C.	
8'-0"	4' (OR LESS)	#4 @ 72" O.C.	#4 @ 72" O.C.	#4 @ 72" O.C.	
	5'	#4 @ 72" O.C.	#4 @ 72" O.C.	#4 @ 72" O.C.	
	6'	#4 @ 72" O.C.	#4 @ 72" O.C.	#5 @ 72" O.C.	
	8'-0"	#5 @ 72" O.C.	#5 @ 72" O.C.	#5 @ 64" O.C.	
8'-8"	4' (OR LESS)	#4 @ 72" O.C.	#4 @ 72" O.C.	#4 @ 72" O.C.	
	5'	#4 @ 72" O.C.	#4 @ 72" O.C.	#5 @ 72" O.C.	
	6'	#4 @ 72" O.C.	#5 @ 72" O.C.	#5 @ 72" O.C.	
	8'-8"	#5 @ 72" O.C.	#5 @ 72" O.C.	#5 @ 64" O.C.	
9'-4"	4' (OR LESS)	#4 @ 72" O.C.	#4 @ 72" O.C.	#4 @ 72" O.C.	
	5'	#4 @ 72" O.C.	#4 @ 72" O.C.	#5 @ 72" O.C.	
	6'	#4 @ 72" O.C.	#5 @ 72" O.C.	#5 @ 72" O.C.	
	9'-4"	#5 @ 72" O.C.	#5 @ 64" O.C.	#5 @ 48" O.C.	
10'-0"	4' (OR LESS)	#4 @ 72" O.C.	#4 @ 72" O.C.	#4 @ 72" O.C.	
	5'	#4 @ 72" O.C.	#4 @ 72" O.C.	#5 @ 72" O.C.	
	6'	#4 @ 72" O.C.	#5 @ 72" O.C.	#5 @ 72" O.C.	
	10'-0"	#5 @ 72" O.C.	#5 @ 72" O.C.	#5 @ 64" O.C.	

- a. MORTAR SHALL BE TYPE M OR S AND MASONRY SHALL BE LAID IN RUNNING BOND.  
b. ALTERNATIVE REINFORCING BAR SIZES AND SPACINGS SHALL HAVE AN EQUIVALENT CROSS-SECTIONAL AREA OF REINFORCEMENT PER LINEAL FOOT OF WALL SHALL BE PERMITTED PROVIDED THE SPACING OF THE REINFORCEMENT DOES NOT EXCEED 72" IN SEISMIC DESIGN CATEGORIES A, B AND C, AND 48 INCHES IN SEISMIC DESIGN CATEGORIES DD, D1 AND D2.  
c. VERTICAL REINFORCEMENT SHALL BE GRADE 60 MINIMUM. THE DISTANCE FROM THE FACE OF THE SOIL SIDE OF THE WALL TO THE CENTER OF VERTICAL REINFORCEMENT SHALL BE NOT LESS THAN 5 INCHES.  
d. SOIL CLASSES ARE IN ACCORDANCE WITH THE UNIFIED SOIL CLASSIFICATION SYSTEM AND DESIGN LATERAL SOIL LOADS ARE FOR MOIST CONDITIONS WITHOUT HYDROSTATIC PRESSURE. REFER TO TABLE R404.1.  
e. UNBALANCED BACKFILL HEIGHT IS THE DIFFERENCE IN HEIGHT BETWEEN THE EXTERIOR FINISH GROUND LEVEL AND THE LOWER OF THE TOP OF THE CONCRETE FOOTING THAT SUPPORTS THE FOUNDATION WALL OR THE INTERIOR FINISH GROUND LEVEL, WHERE AN INTERIOR CONCRETE SLAB-ON-GRADE IS PROVIDED AND IS IN CONTACT WITH THE INTERIOR SURFACE OF THE FOUNDATION WALL. MEASUREMENT OF THE UNBALANCED BACKFILL HEIGHT FROM THE EXTERIOR FINISH GROUND LEVEL TO THE TOP OF THE INTERIOR CONCRETE SLAB IS PERMITTED.  
f. THE USE OF THIS TABLE SHALL BE PROHIBITED FOR SOIL CLASSIFICATIONS NOT SHOWN.

TABLE R404.1.2(8)

MINIMUM VERTICAL REINFORCEMENT FOR 6-, 8-, 10- AND 12-INCH NOMINAL FLAT BASEMENT WALLS <sup>b, c, d, e, f, h, k, n, o</sup>

MAXIMUM WALL HEIGHT (FEET)	MAXIMUM UNBALANCED BACKFILL HEIGHT (FEET)	MINIMUM VERTICAL REINFORCEMENT-BAR SIZE & SPACING (INCHES)											
		SOIL CLASSES <sup>a</sup> AND DESIGN LATERAL SOIL LOAD <sup>d</sup> (psf PER FOOT OF DEPTH)											
		GM, CP, SU, AND SP SOILS 30				GM, CS, SM-SC AND ML SOILS 45				SC, MK, ML-CL AND INORGANIC CL SOILS 60			
5	4	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR
		NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR
6	5	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR
		NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR
7	6	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR
		NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR
8	7	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR
		NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR
9	8	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR
		NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR
10	9	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR
		NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR

- a. SOIL CLASSES ARE IN ACCORDANCE WITH THE UNIFIED SOIL CLASSIFICATION SYSTEM. REFER TO TABLE R404.1.  
b. TABLE VALUES ARE BASED ON REINFORCING BARS WITH A MINIMUM YIELD STRENGTH OF 60,000 PSI.  
c. VERTICAL REINFORCEMENT SHALL BE GRADE 60 MINIMUM. THE DISTANCE FROM THE FACE OF THE SOIL SIDE OF THE WALL TO THE CENTER OF VERTICAL REINFORCEMENT SHALL BE NOT LESS THAN 5 INCHES.  
d. NR INDICATES NO VERTICAL WALL REINFORCEMENT IS REQUIRED, EXCEPT FOR 6-INCH NOMINAL WALLS FORMED WITH STAY-IN-PLACE FORMING SYSTEMS IN WHICH CASE VERTICAL REINFORCEMENT SHALL BE NO. 4 @ 48 INCHES ON CENTER.  
e. ALLOWABLE DEFLECTION CRITERION IS L/240, WHERE L IS THE UNSUPPORTED HEIGHT OF THE BASEMENT WALL IN INCHES.  
f. INTERPOLATION IS NOT PERMITTED.  
g. WHERE WALLS WILL REMAIN 4 FEET OR MORE OF UNBALANCED BACKFILL, THEY SHALL BE LATERALLY SUPPORTED AT THE TOP AND BOTTOM BEFORE BACKFILLING.  
h. VERTICAL REINFORCEMENT SHALL BE LOCATED TO PROVIDE A COVER OF 1 1/4 INCHES MEASURED FROM THE INSIDE FACE OF THE WALL. THE CENTER OF THE STEEL SHALL NOT VARY FROM THE SPECIFIED LOCATION BY MORE THAN THE GREATER OF 10 PERCENT OF THE WALL THICKNESS OR 3/8 INCH.  
i. CONCRETE COVER FOR THE REINFORCEMENT MEASURED FROM THE INSIDE FACE OF THE WALL SHALL BE NOT LESS THAN 3/4 INCH. CONCRETE COVER FOR REINFORCEMENT MEASURED FROM THE OUTSIDE FACE OF THE WALL SHALL BE NOT LESS THAN 1 1/2 INCHES FOR NO. 5 BARS AND SMALLER, AND NOT LESS THAN 2 INCHES FOR LARGER BARS.  
j. DR MEANS DESIGN IS REQUIRED IN ACCORDANCE WITH THE APPLICABLE BUILDING CODE, OR WHERE THERE IS NO CODE, IN ACCORDANCE WITH ACI 318.  
k. CONCRETE SHALL HAVE A SPECIFIED COMPRESSIVE STRENGTH,  $f_c$  OF NOT LESS THAN 2,500 PSI AT 28 DAYS, UNLESS A HIGHER STRENGTH IS REQUIRED BY FOOTNOTE 1 OR 8.  
l. THE MINIMUM THICKNESS IS PERMITTED TO BE REDUCED 2 INCHES, PROVIDED THE MINIMUM SPECIFIED COMPRESSIVE STRENGTH OF CONCRETE,  $f_c$  IS 4,000 PSI.  
m. A PLAN CONCRETE WALL WITH A MINIMUM NOMINAL THICKNESS OF 12 INCHES IS PERMITTED, PROVIDED MINIMUM SPECIFIED COMPRESSIVE STRENGTH OF CONCRETE,  $f_c$  IS 3,500 PSI.  
n. SEE TABLE R602.3 FOR TOLERANCE FROM NOMINAL THICKNESS PERMITTED FOR FLAT WALLS.  
o. THE USE OF THIS TABLE SHALL BE PROHIBITED FOR SOIL CLASSIFICATIONS NOT SHOWN.

TABLE R 402.4.1.1  
AIR BARRIER AND INSULATION INSTALLATION

COMPONENT	AIR BARRIER CRITERIA	INSULATION INSTALLATION CRITERIA
GENERAL REQUIREMENTS	A CONTINUOUS AIR BARRIER SHALL BE INSTALLED IN THE BUILDING ENVELOPE. THE EXTERIOR THERMAL ENVELOPE CONTAINS A CONTINUOUS AIR BARRIER. BREAKS OR JOINTS IN THE AIR BARRIER SHALL BE SEALED. THE AIR BARRIER IN ANY DROPPED CEILING / SOFFIT SHALL BE ALIGNED WITH THE INSULATION AND ANY GAPS IN THE AIR BARRIER SHALL BE SEALED.	AIR-PERMEABLE INSULATION SHALL NOT BE USED AS A SEALING MATERIAL. THE INSULATION IN ANY DROPPED CEILING / SOFFIT SHALL BE ALIGNED WITH THE AIR BARRIER.
CEILING / ATTIC	ACCESS OPENINGS, DROP DOWN STAIRS, OR KNEE WALL DOORS TO UNCONDITIONED ATTIC SPACES SHALL BE SEALED.	CAVITIES WITH CORNERS AND HEADERS OF FRAME WALLS SHALL BE INSTALLED BY COMPLETELY FILLING THE CAVITY WITH A MATERIAL HAVING A THERMAL RESISTANCE OF R-3 PER INCH MINIMUM.
WALLS	THE JUNCTION OF THE FOUNDATION AND SILL PLATE SHALL BE SEALED. THE JUNCTION OF THE TOP PLATE AND THE TOP OF EXTERIOR WALLS SHALL BE SEALED. KNEE WALLS SHALL BE SEALED.	EXTERIOR THERMAL ENVELOPE INSULATION FOR FRAMED WALLS SHALL BE INSTALLED IN SUBSTANTIAL CONTACT AND CONTINUOUS ALIGNMENT WITH THE AIR BARRIER.
WINDOWS, SKYLIGHTS AND DOORS	THE SPACE BETWEEN WINDOW / DOOR JAMBS AND FRAMING, AND SKYLIGHTS AND FRAMING SHALL BE SEALED.	
RIM JOISTS	RIM JOISTS SHALL INCLUDE THE AIR BARRIER.	RIM JOISTS SHALL BE INSULATED.
FLOORS (INCLUDING ABOVE GARAGE AND CANTILEVERED FLOORS)	THE AIR BARRIER SHALL BE INSTALLED AT ANY EXPOSED EDGE OF INSULATION.	FLOOR FRAMING CAVITY INSULATION SHALL BE INSTALLED TO MAINTAIN PERMANENT CONTACT WITH THE UNDERSIDE OF SUBFLOOR DECKING, OR FLOOR FRAMING CAVITY INSULATION SHALL BE PERMITTED TO BE IN CONTACT WITH THE TOP SIDE OF SHEATHING, OR CONTINUOUS INSULATION INSTALLED ON THE UNDERSIDE OF FLOOR FRAMING AND EXTENDS FROM THE BOTTOM TO THE TOP OF ALL PERIMETER FLOOR FRAMING MEMBERS.
CRACK SPACE WALLS	EXPOSED EARTH IN UNVENTED CRACK SPACES SHALL BE COVERED WITH A CLASS I VAPOR BARRIER WITH OVERLAPPING JOINTS TAPED.	WHERE PROVIDED INSTEAD OF FLOOR INSULATION, INSULATION SHALL BE PERMANENTLY ATTACHED TO THE CRACKSPACE WALLS.
SHAFTS, PENETRATIONS	DUCT SHAFTS, UTILITY PENETRATIONS, AND FLUE SHAFTS OPENING THE EXTERIOR OR UNCONDITIONED SPACE SHALL BE SEALED.	BATTS IN NARROW CAVITIES SHALL BE CUT TO FIT, OR NARROW CAVITIES SHALL BE FILLED BY INSULATION THAT ON INSTALLATION READILY CONFORMS TO THE AVAILABLE CAVITY SPACE.
NARROW CAVITIES		
GARAGE SEPARATION	AIR SEALING SHALL BE PROVIDED BETWEEN THE GARAGE AND CONDITIONED SPACES.	
RECESSED LIGHTING	RECESSED LIGHT FIXTURES INSTALLED IN THE BUILDING THERMAL ENVELOPE SHALL BE SEALED TO THE DRYWALL.	RECESSED LIGHT FIXTURES INSTALLED IN THE BUILDING THERMAL ENVELOPE SHALL BE AIR TIGHT AND IC RATED.
PLUMBING AND WIRING		BATT INSULATION SHALL BE CUT NEATLY TO FIT AROUND WIRING AND PLUMBING IN EXTERIOR WALLS, OR INSULATION THAT ON INSTALLATION READILY CONFORMS TO AVAILABLE SPACE SHALL EXTEND BEHIND PIPING AND WIRING.
SHOWER / TUB ON EXTERIOR WALL	THE AIR BARRIER INSTALLED AT EXTERIOR WALLS ADJACENT TO SHOWERS AND TUBS SHALL SEPARATE THEM FROM THE SHOWERS AND TUBS.	EXTERIOR WALLS ADJACENT TO SHOWERS AND TUBS SHALL BE INSULATED.
ELECTRICAL / PHONE BOX ON EXTERIOR WALLS	THE AIR BARRIER SHALL BE INSTALLED BEHIND ELECTRICAL OR COMMUNICATION BOXES OR AIR-SEALED BOXES SHALL BE INSTALLED.	
HVAC REGISTER BOOTS	HVAC REGISTER BOOTS THAT PENETRATE BUILDING THERMAL ENVELOPE SHALL BE SEALED TO THE SUBFLOOR OR DRYWALL.	
CONCEALED SPRINKLERS	WHEN REQUIRED TO BE SEALED, CONCEALED FIRE SPRINKLERS SHALL ONLY BE SEALED IN A MANNER THAT IS RECOMMENDED BY THE MANUFACTURER. CHALKING OR OTHER ADHESIVE SEALANTS SHALL NOT BE USED TO FILL VOIDS BETWEEN FIRE SPRINKLER COVER PLATES AND WALL OR CEILING.	

a. IN ADDITION, INSPECTION OF LOG WALLS SHALL BE IN ACCORDANCE WITH THE PROVISIONS OF ICC-403.

R401.4 SOIL TESTS.

WHERE QUANTIFIABLE DATA CREATED BY ACCEPTED SOIL SCIENCE METHODOLOGIES INDICATE EXPANSIVE, COMPRESSIBLE, SHIFTING OR OTHER QUESTIONABLE SOIL CHARACTERISTICS ARE LIKELY TO BE PRESENT, THE BUILDING OFFICIAL SHALL DETERMINE WHETHER TO REQUIRE A SOIL TEST TO DETERMINE THE SOIL'S CHARACTERISTICS AT A PARTICULAR LOCATION. THIS TEST BE DONE BY AN APPROVED AGENCY USING AN APPROVED METHOD.

R401.4.1 GEOTECHNICAL EVALUATION.

IN LIEU OF A COMPLETE GEOTECHNICAL EVALUATION, THE LOAD-BEARING VALUES IN TABLE R401.4.1 SHALL BE ASSUMED.

TABLE R401.4.1

PRESUMPTIVE LOAD-BEARING VALUES OF FOUNDATION MATERIALS

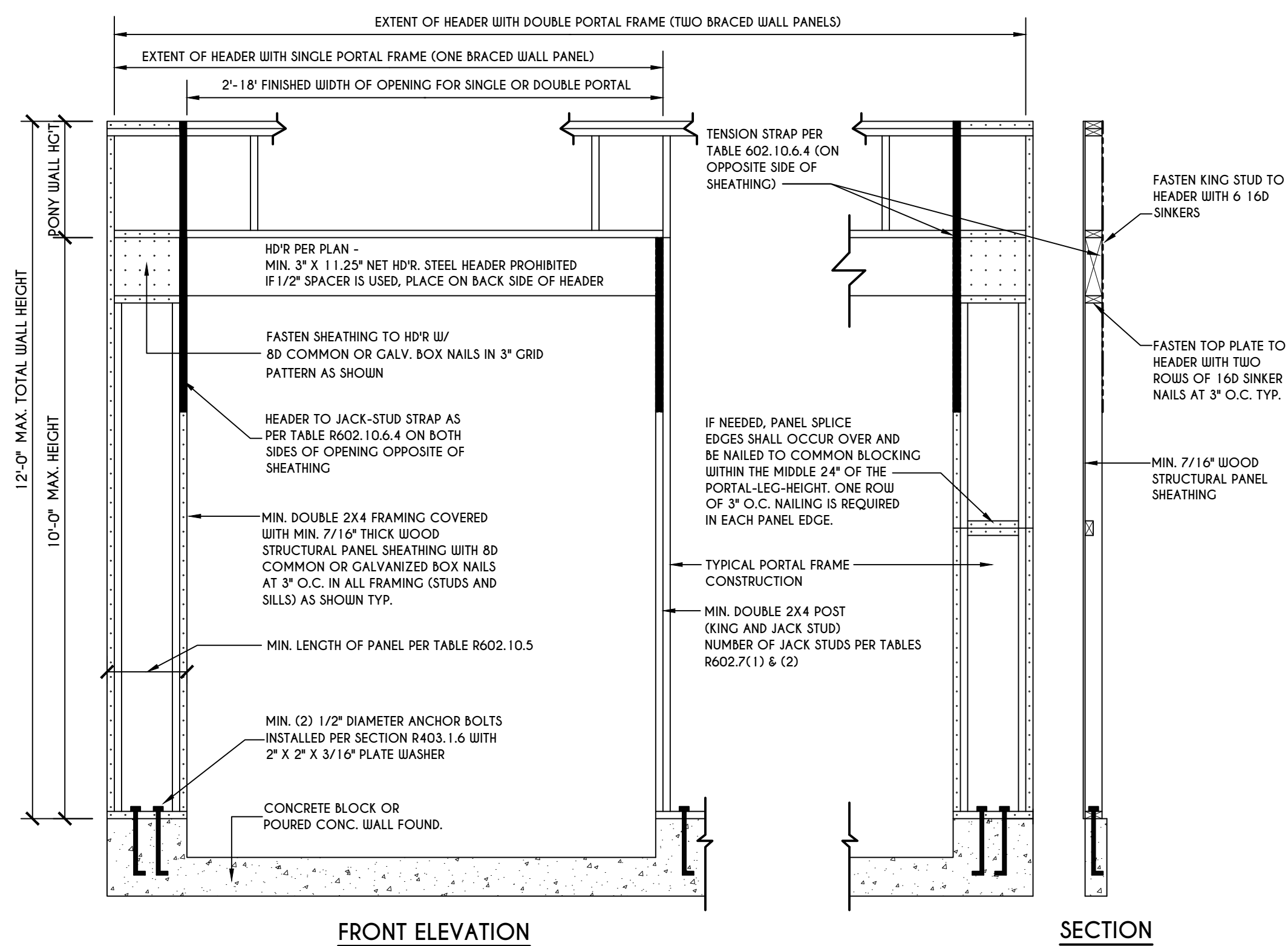
CLASS OF MATERIALS	LOAD-BEARING PRESSURE (pounds per square foot)
CRYSTALLINE BEDROCK	12,000
SEDIMENTARY & FOLIATED ROCK	4,000
SANDY GRAVEL AND/OR GRAVEL (GM & GP)	3,000
SAND, SILTY SAND, CLAYEY SAND, SILTY GRAVEL AND CLAYEY GRAVEL (SU, SP, SM, SC, CM & CC)	2,000
CLAY, SANDY CLAY, SILTY CLAY, CLAYEY SILT, SILT AND SANDY SILT (CL, ML, MH, & CH)	1,500 <sup>b</sup>

a. WHERE SOIL TESTS ARE REQUIRED BY SECTION R401.4, THE ALLOWABLE BEARING CAPACITIES OF THE SOIL SHALL BE PART OF THE RECOMMENDATIONS.

b. WHERE THE BUILDING OFFICIAL DETERMINES THAT IN-PLACE SOILS WITH AN ALLOWABLE BEARING CAPACITY OF LESS THAN 1,500 psf ARE LIKELY TO BE PRESENT AT THE SITE, THE ALLOWABLE BEARING CAPACITY SHALL BE DETERMINED BY A SOILS INVESTIGATION.

UNIFIED SOIL CLASSIFICATION SYSTEM

UNIFIED SOIL CLASSIFICATION SYSTEM SYMBOL	SOIL DESCRIPTION
GW	WELL-GRADED GRAVELS, GRAVEL SAND MIXTURES, LITTLE OR NO FINES
GP	POORLY GRADED GRAVELS OR GRAVEL SAND, LITTLE OR NO FINES
SU	WELL-GRADED SANDS, LITTLE OR NO FINES
SP	POORLY GRADED SANDS OR GRAVELLY SANDS, LITTLE OR NO FINES
GM	SILTY GRAVELS, GRAVEL-SAND-SILT MIXTURES
SM	SILTY SAND, SAND-SILT MIXTURES
GC	CLAYEY GRAVELS, GRAVEL-SAND-CLAY MIXTURES
SC	CLAYEY SANDS, SAND-CLAY MIXTURE MIXTURES
ML	INORGANIC SILTS & VERY FINE SANDS, ROCK FLOUR, SILTY OR CLAYEY FINE SANDS OR CLAYEY SILTS WITH SLIGHT PLASTICITY
CL	INORGANIC CLAYS OF LOW TO MEDIUM PLASTICITY, GRAVELLY CLAYS, SANDY CLAYS, SILTY CLAYS, LEAN CLAYS
CH	INORGANIC CLAYS OF HIGH PLASTICITY, FAT CLAYS
MH	INORGANIC SILTS, MICACEOUS OR DIATOMACEOUS FINE SANDY OR SILTY SOILS, ELASTIC SILTS
OL	ORGANIC SILTS & ORGANIC SILTY CLAYS OF LOW PLASTICITY
OH	ORGANIC CLAYS OF MEDIUM TO HIGH PLASTICITY, ORGANIC SILTS
PT	PEAT & OTHER HIGHLY ORGANIC SOILS



PORTAL FRAME AT GARAGE DOOR OPENINGS IN SEISMIC DESIGN CATEGORIES A, B, AND C  
SCALE: N.T.S. FIGURE R602.10.6.3

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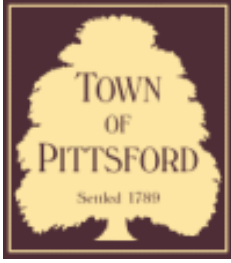












## Town of Pittsford

Department of Public Works  
11 South Main Street  
Pittsford, New York 14534

Permit #  
**B21-000005**

Phone: 585-248-6250  
FAX: 585-248-6262

### DESIGN REVIEW AND HISTORIC PRESERVATION BOARD REFERRAL OF APPLICATION

**Property Address:** 8 Ravenna PITTSFORD, NY 14534

**Tax ID Number:** 177.03-5-25

**Zoning District:** IZ Incentive Zoning

**Owner:** Clover Street Development

**Applicant:** Clover Street Development

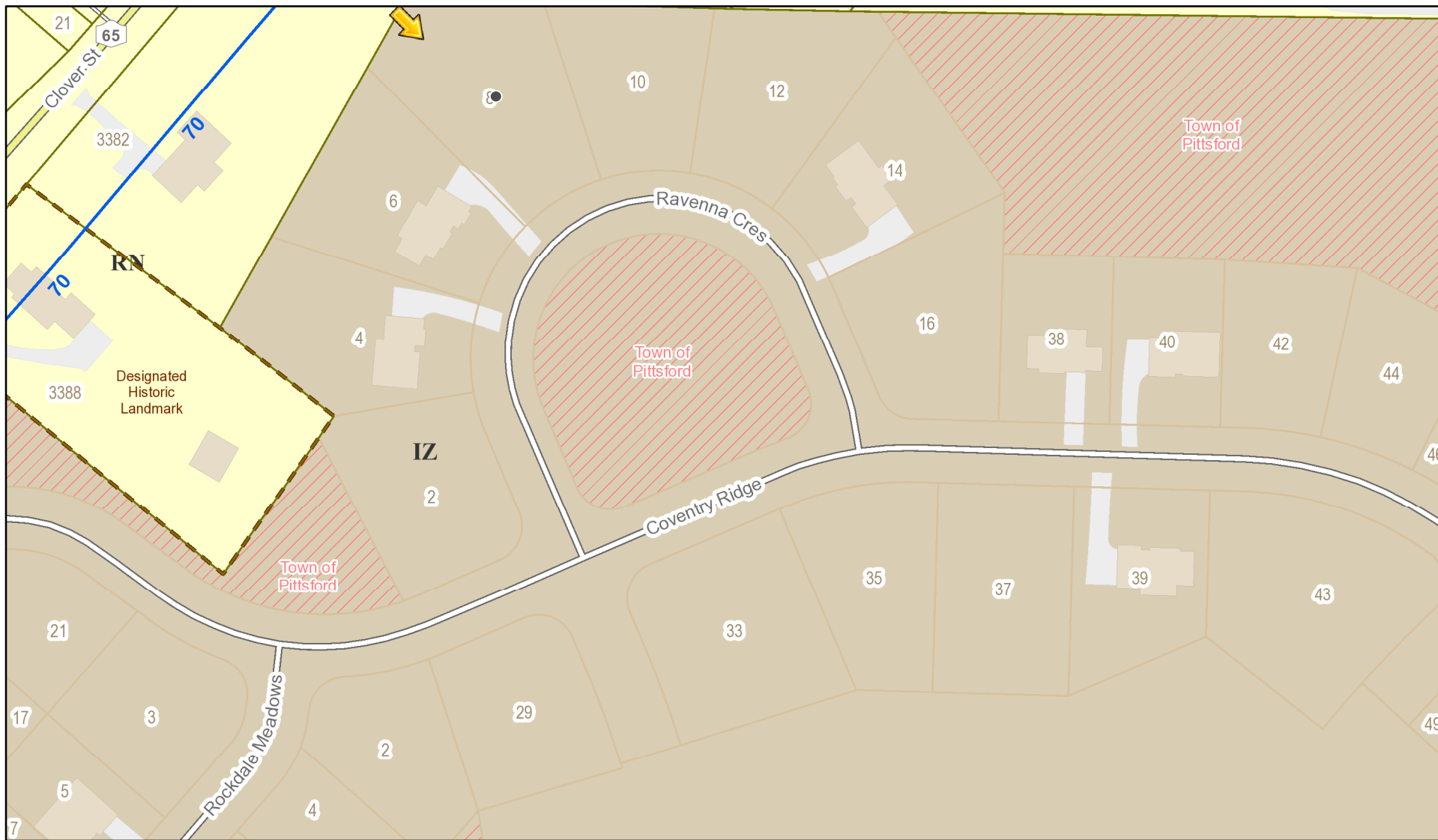
#### Application Type:

- |   |   |
|---|---|
| <input checked="" type="checkbox"/> Residential Design Review<br>§185-205 (B) | <input type="checkbox"/> Build to Line Adjustment<br>§185-17 (B) (2)            |
| <input type="checkbox"/> Commercial Design Review<br>§185-205 (B)             | <input type="checkbox"/> Building Height Above 30 Feet<br>§185-17 (M)           |
| <input type="checkbox"/> Signage<br>§185-205 (C)                              | <input type="checkbox"/> Corner Lot Orientation<br>§185-17 (K) (3)              |
| <input type="checkbox"/> Certificate of Appropriateness<br>§185-197           | <input type="checkbox"/> Flag Lot Building Line Location<br>§185-17 (L) (1) (c) |
| <input type="checkbox"/> Landmark Designation<br>§185-195 (2)                 | <input type="checkbox"/> Undeveloped Flag Lot Requirements<br>§185-17 (L) (2)   |
| <input type="checkbox"/> Informal Review                                      |   |

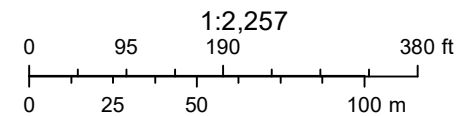
**Project Description:** Applicant is requesting design review for the construction of a two story single family home. The home will have approximately 2944 square feet of living area and will be located in the Coventry Ridge Subdivision.

**Meeting Date:** January 14, 2021

# RN Residential Neighborhood Zoning

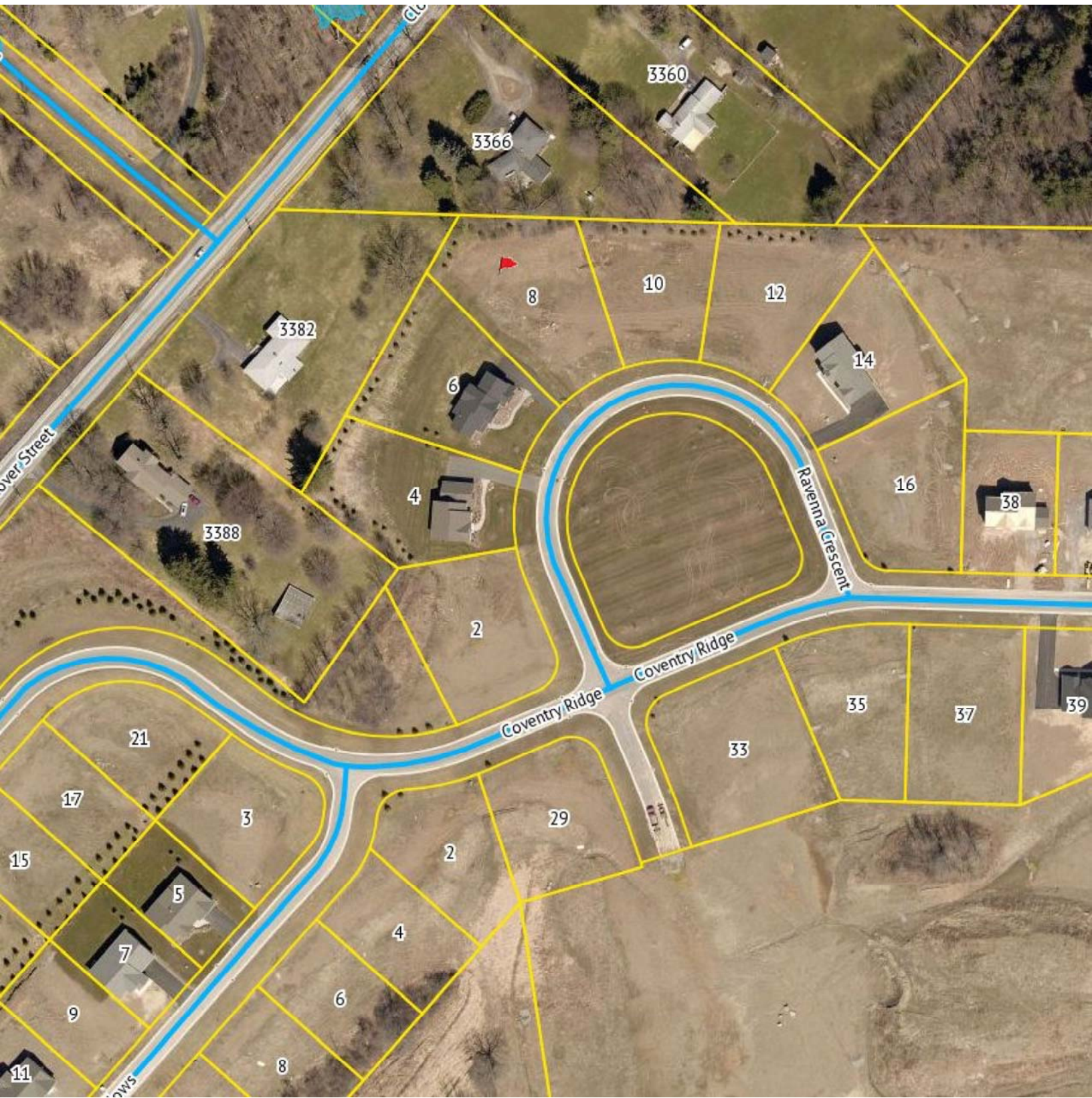


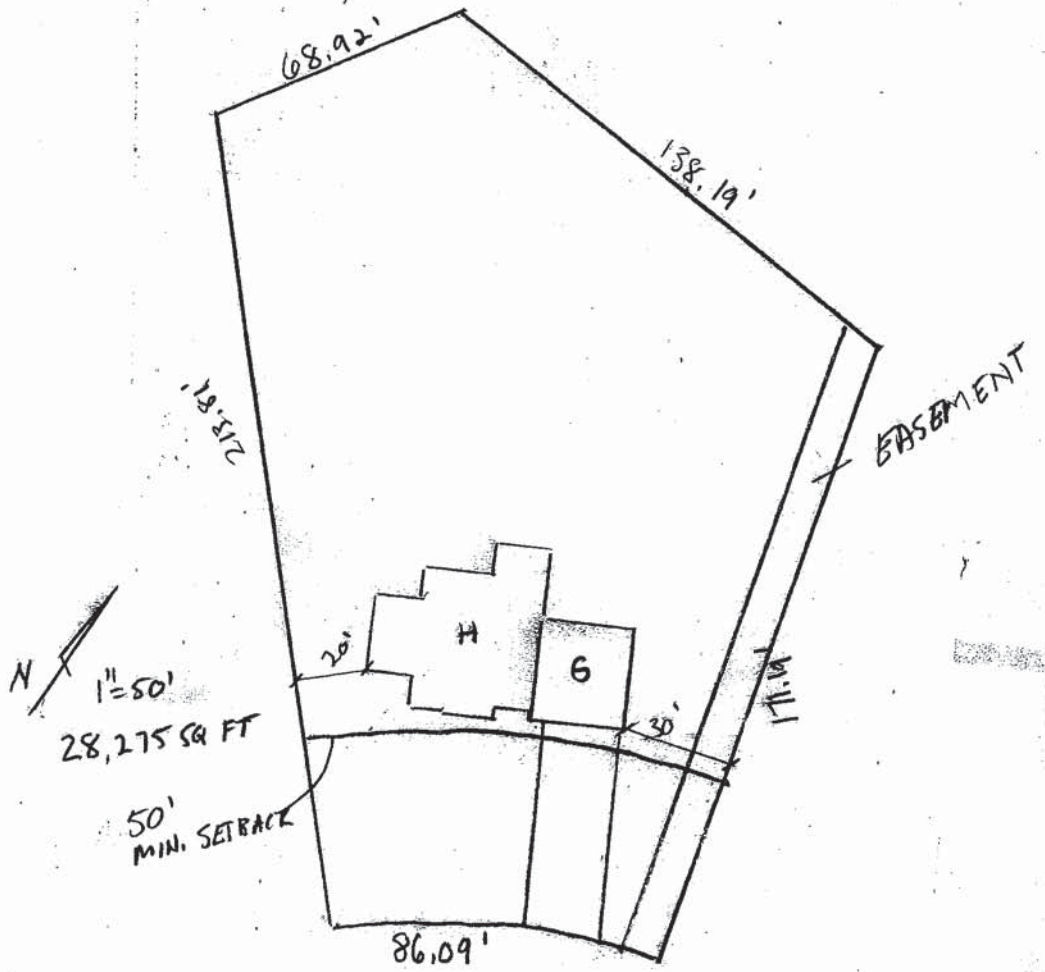
Printed January 7, 2021



Town of Pittsford GIS

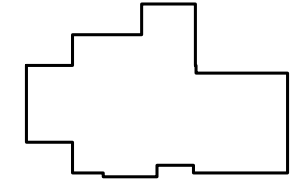
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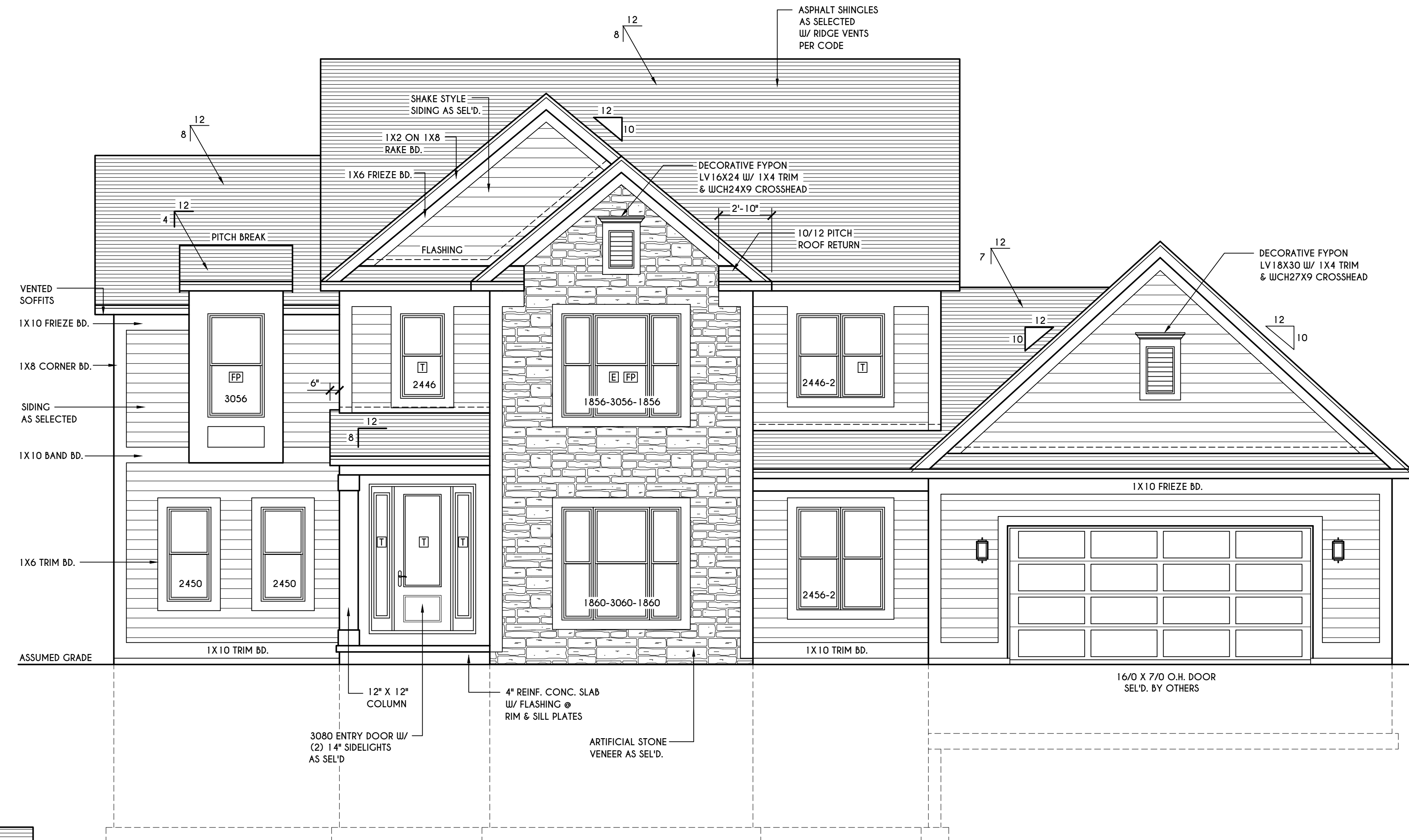








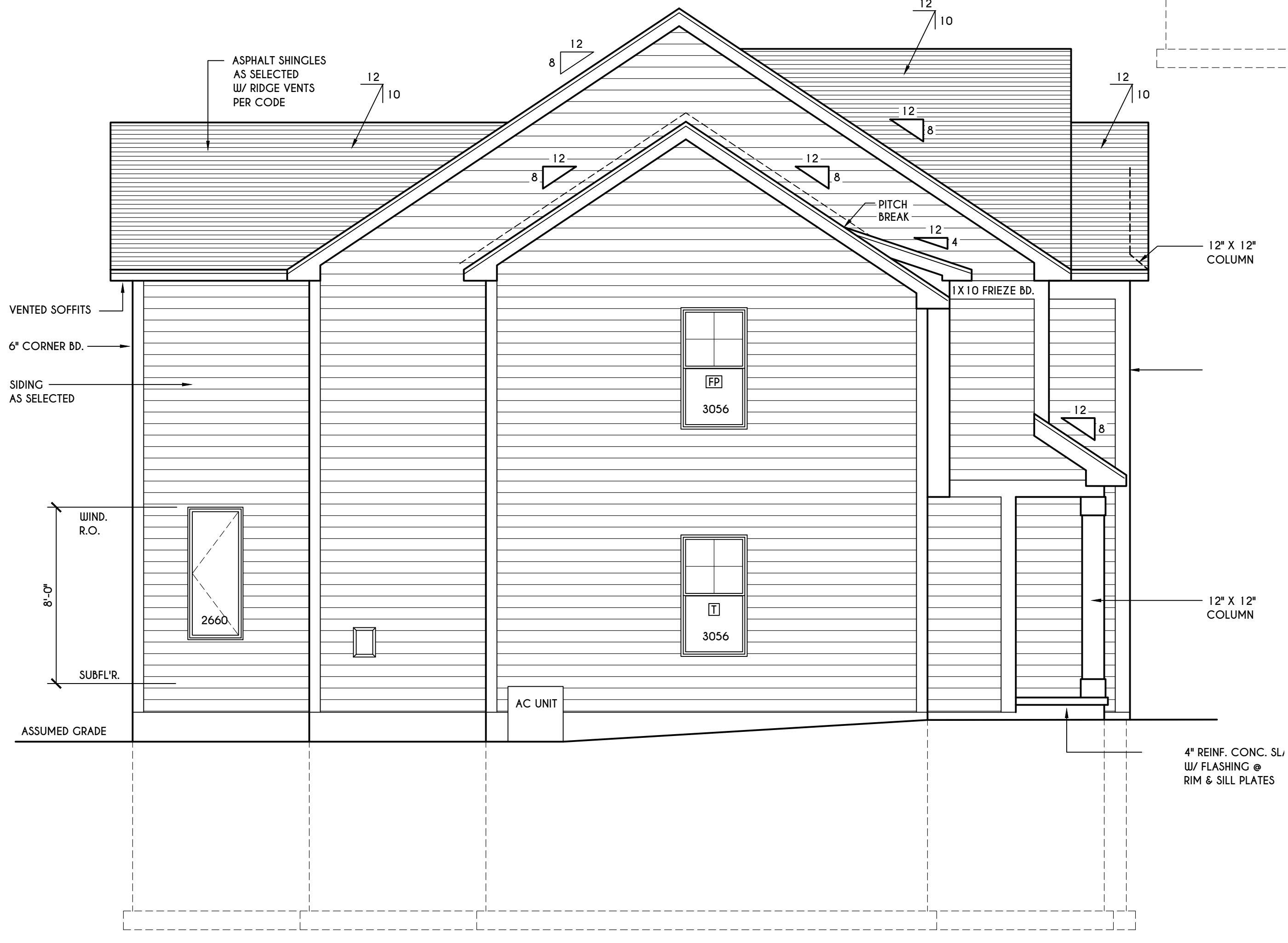
HOUSE FOOTPRINT 1:50 SCALE



### FRONT ELEVATION

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

FIRST FLOOR LIVING AREA = 1466 SQ.FT.  
 SECOND FLOOR LIVING AREA = 1478 SQ.FT.  
 TOTAL LIVING AREA = 2944 SQ.FT.  
 TOTAL CONDITIONED VOLUME = 40,121 CU.FT.



### LEFT ELEVATION

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

TABLE M1505.4.3 (1)  
CONTINUOUS WHOLE-HOUSE MECHANICAL VENTILATION SYSTEM AIRFLOW RATE REQUIREMENTS

DWELLING UNIT FLOOR AREA (square feet)	NUMBER OF BEDROOMS				
	0-1	2-3	4-5	6-7	> 7
< 1,500	30	45	60	75	90
1,501-3,000	45	60	75	90	105
3,001-4,500	60	75	90	105	120
4,501-6,000	75	90	105	120	135
6,001-7,500	90	105	120	135	150
> 7,500	105	120	135	150	165

FOR SI: 1 square foot=0.0929 m<sup>2</sup>, 1 cubic foot per min=0.0004719 m<sup>3</sup>/s

TABLE M1505.4.3 (2)  
INTERMITTENT WHOLE-HOUSE MECHANICAL VENTILATION RATE FACTORS <sup>a,b</sup>

RUN-TIME PERCENTAGE IN EA. 4-HOUR SEGMENT	25%	33%	50%	66%	75%	100%
FACTOR <sup>a</sup>	4	3	2	1.5	1.3	1.0

<sup>a</sup> For ventilation system run time values between those given, the factors are permitted to be determined by interpolation.  
<sup>b</sup> Extrapolation beyond the table is prohibited.

TABLE M1505.4.4  
MINIMUM REQUIRED LOCAL EXHAUST RATES FOR ONE AND TWO-FAMILY DWELLINGS

AREA TO BE EXHAUSTED	EXHAUST RATES
KITCHENS	100 cfm INTERMITTENT OR 25 cfm CONTINUOUS
BATHROOMS-TOILET ROOMS	MECHANICAL EXHAUST CAPACITY OF 50 cfm INTERMITTENT OR 20 cfm CONTINUOUS

FOR SI: 1 CUBIC FT. PER MINUTE = 0.0004719 m<sup>3</sup>/s.

**WINDOWS:** VUID DH SOLAR GAIN W/ ARGON  
 U-FACTOR ..... 0.29  
 SHGC ..... 0.56

**DOORS:** SELECTION BY OWNER

AIR INFILTRATION RATE FOR WINDOWS, SKYLIGHTS, & SLIDING DOORS TO BE NO MORE THAN 0.3 cfm/sf. & SLIDING DOORS NO MORE THAN 0.5 cfm/sf. AS PER SECT. R402.4.3 OF 2020 RCNYS

**WINDOW / DOOR LEGEND:**

- [E] - MEETS OR EXCEEDS EGRESS REQUIREMENTS
  - CLEAR OPENING AREA OF 5.7 SQ.FT.
  - CLEAR OPENING WIDTH OF 20"
  - CLEAR OPENING HEIGHT OF 24"
  - PER SECT. R310.1 OF 2020 RCNYS
- [T] - SPECIFIES THAT THIS FIXED OR OPERABLE UNIT REQUIRES SAFETY GLAZING PER SECT. R308.4 OF 2020 RCNYS
- [FP] - SPECIFIES THAT THIS OPERABLE WINDOW UNIT REQUIRES FACTORY APPLIED FALL PROTECTION PER SECT. R312.2 OF 2020 RCNYS

**GENERAL NOTES:**

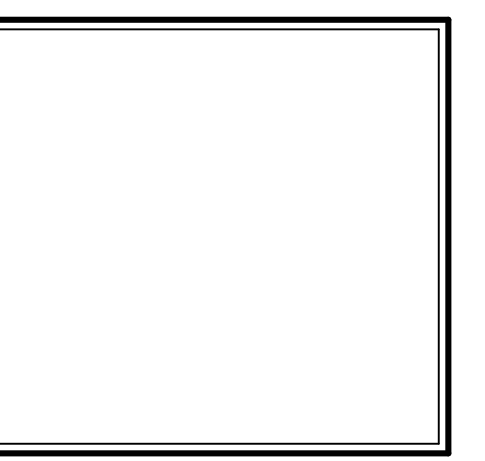
ALL RAKES & OVERHANGS ARE TO BE 1'-0" UNLESS NOTED OTHERWISE  
 BUILDER TO PROVIDE ROOF OR RIDGE VENTS AS PER CODE- THE MINIMUM NET FREE VENTILATION AREA SHALL BE 1/150 OF THE AREA OF THE VENTED SPACE (SECT. R806.2)

CONTRACTOR TO CONTACT THIS OFFICE PRIOR TO CONSTRUCTION IF THE ASSUMED GRADE DEPICTED IS INACCURATE AND / OR WILL ALTER THE DESIGN AND / OR STRUCTURE NOTED.

**MECHANICAL VENTILATION RATE:**

THIS PLAN AS DESIGNED REQUIRES (MIN) 1 CONTINUOUSLY RUN EXHAUST FAN CAPABLE OF (MIN) 75 cfm. WITH A MANUAL OVERRIDE SWITCH AS PER SECTION M1505.4.2 OF 2020 RCNYS SEE TABLES M1505.4.3(1) & M1505.4.3(2) & M1505.4.4 (PAGE 1)

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Greater Living Architecture, P.C.

3033 BRIGHTON-HENRIETTA TOWNLINE RD  
 ROCHESTER, NY 14623  
 CALL: (585) 272-9170  
 FAX: (585) 292-1262  
 www.greaterliving.com

**REVISIONS:**

DATE	BY	DESCRIPTION

**CLIENT/LOCATION:**  
 ERTREO RESIDENCE  
 LOT 25 COVENTRY RIDGE  
 PITTSFORD, NY

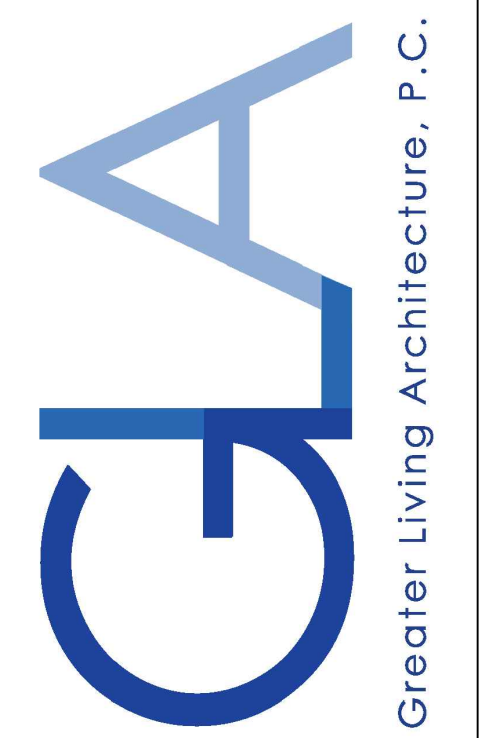
**BUILDER:**  
 COVENTRY RIDGE  
 BUILDING CORP.

**ELEVATIONS**

GLA PLAN 2944

drawn: JJS	checked: CDK
scale: AS NOTED	date: 1/21
PROJECT: 15432	sheet: 1 / 6

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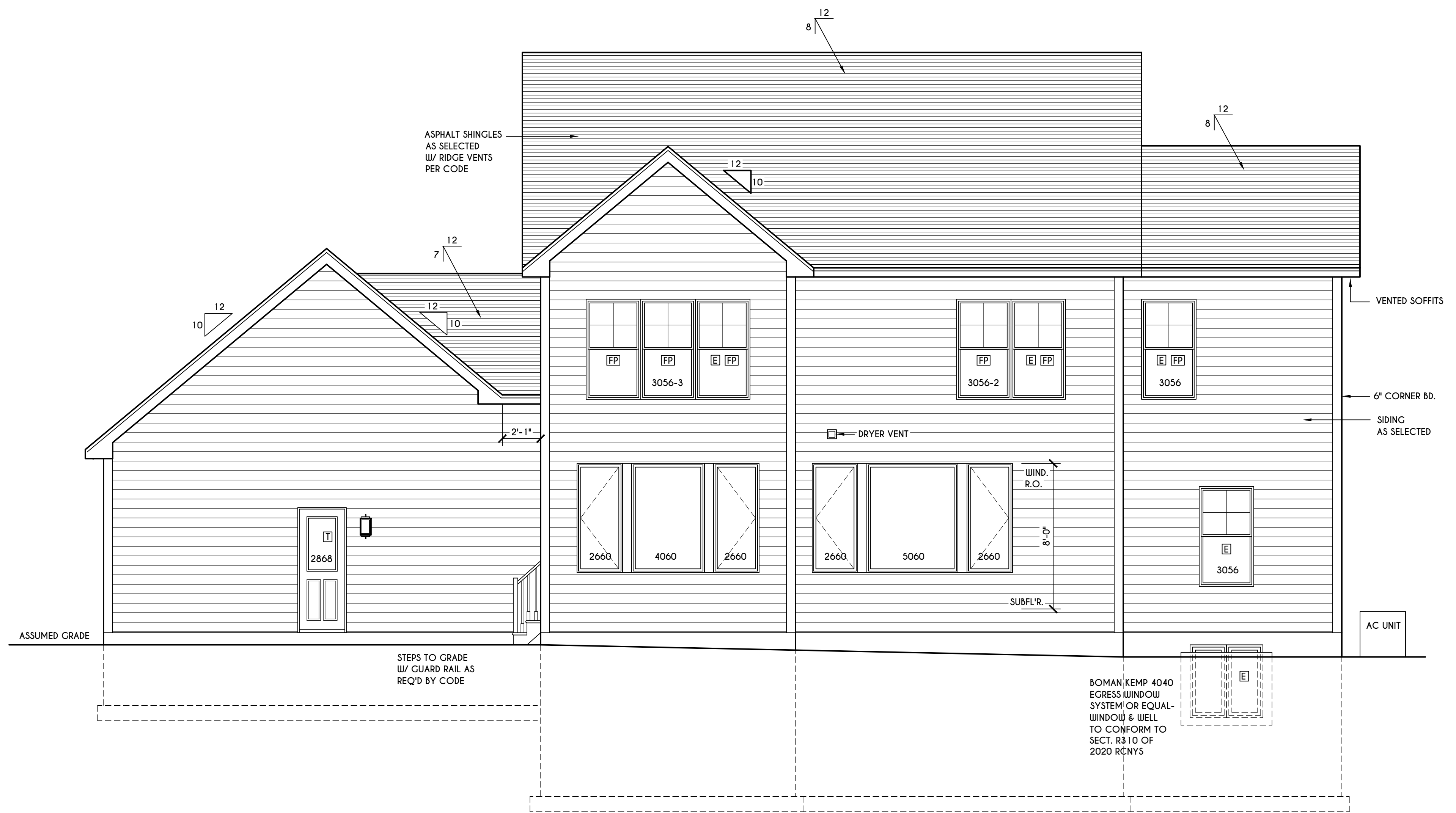
DATE	BY	DESCRIPTION

**CLIENT/LOCATION:**  
 ERTREO RESIDENCE  
 LOT 25 COVENTRY RIDGE  
 PITTSFORD, NY

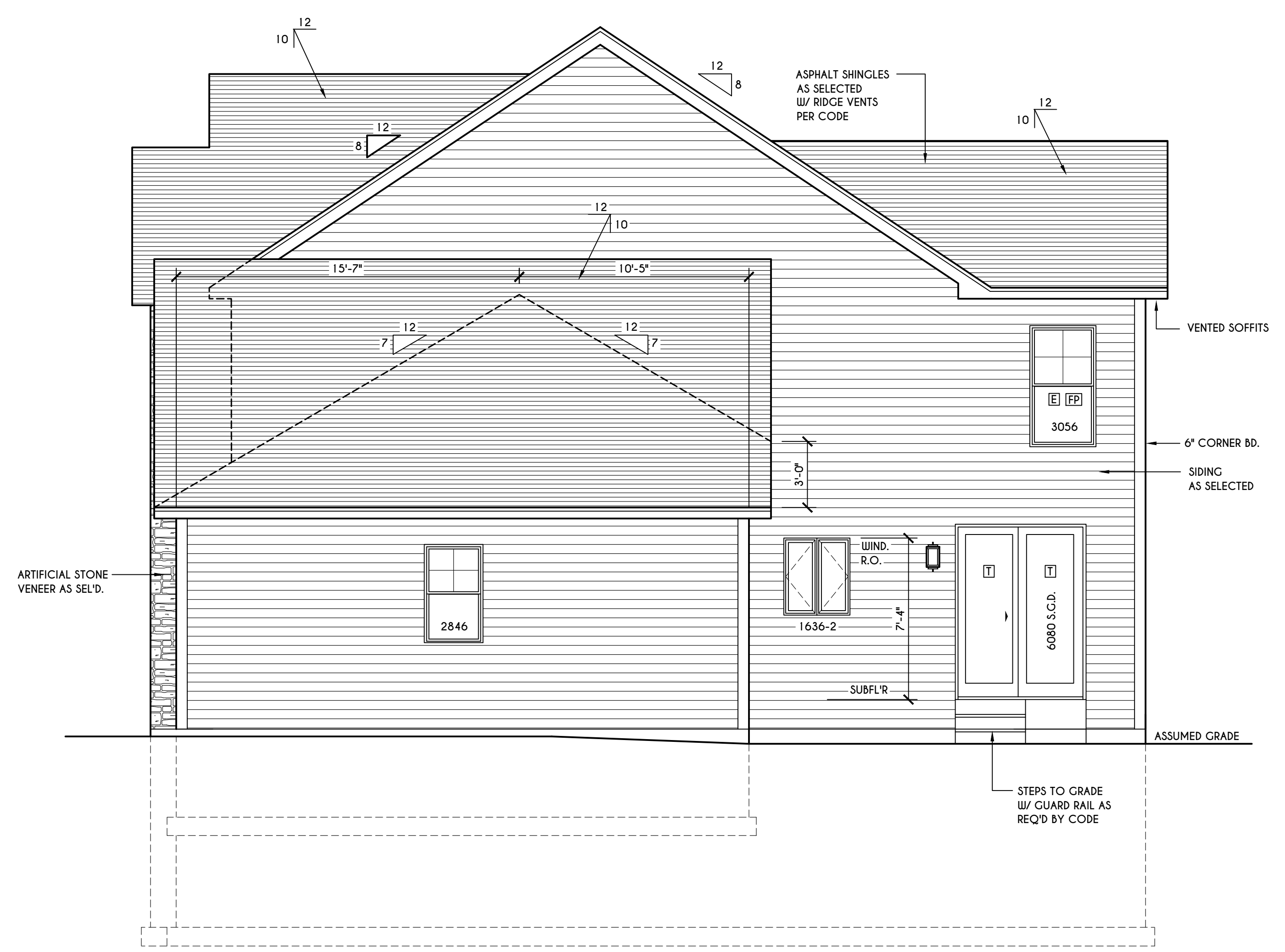
**BUILDER:**  
 COVENTRY RIDGE  
 BUILDING CORP.

**ELEVATIONS**  
 GLA PLAN 2944

drawn: JJS	checked: CDK
scale: AS NOTED	date: 1/21
PROJECT: 15432	sheet: 2 6

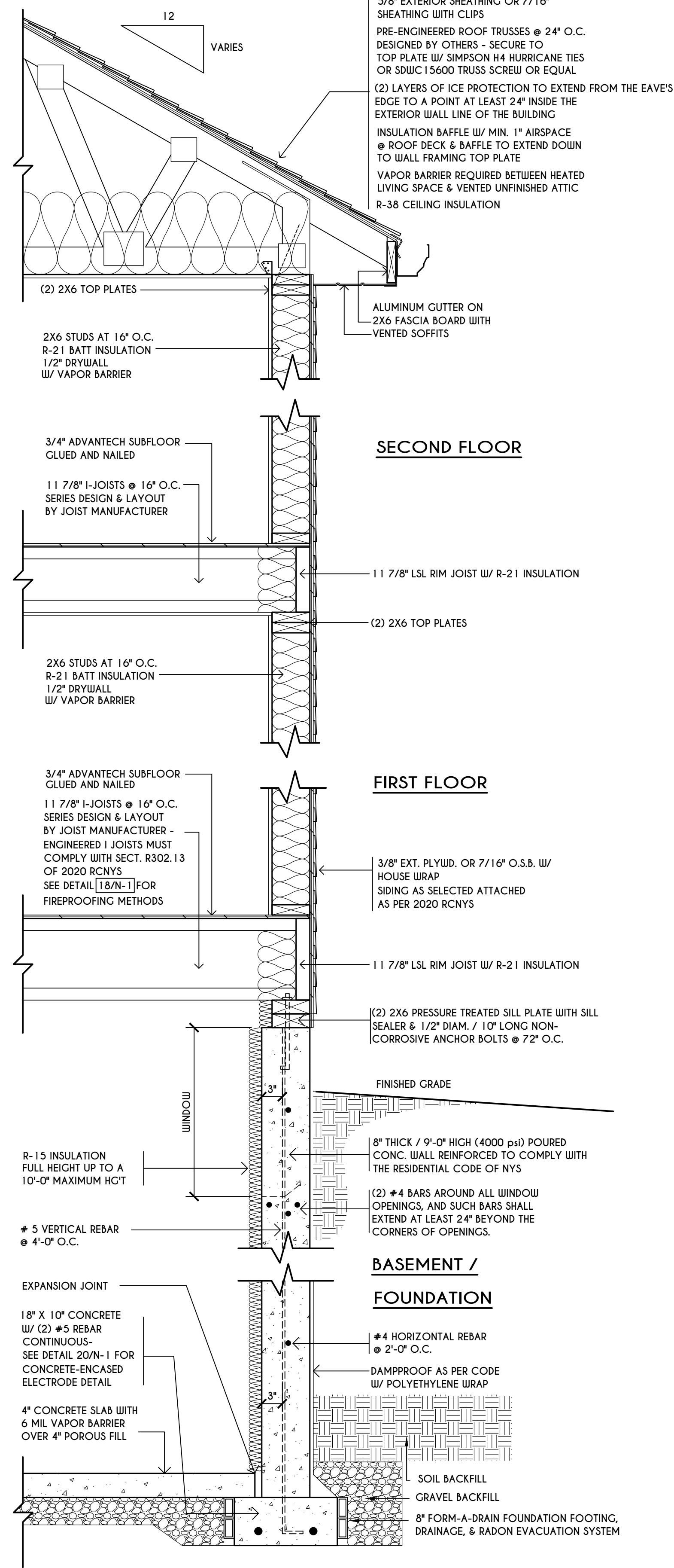


**REAR ELEVATION**  
 SCALE: 1/4" = 1'-0"

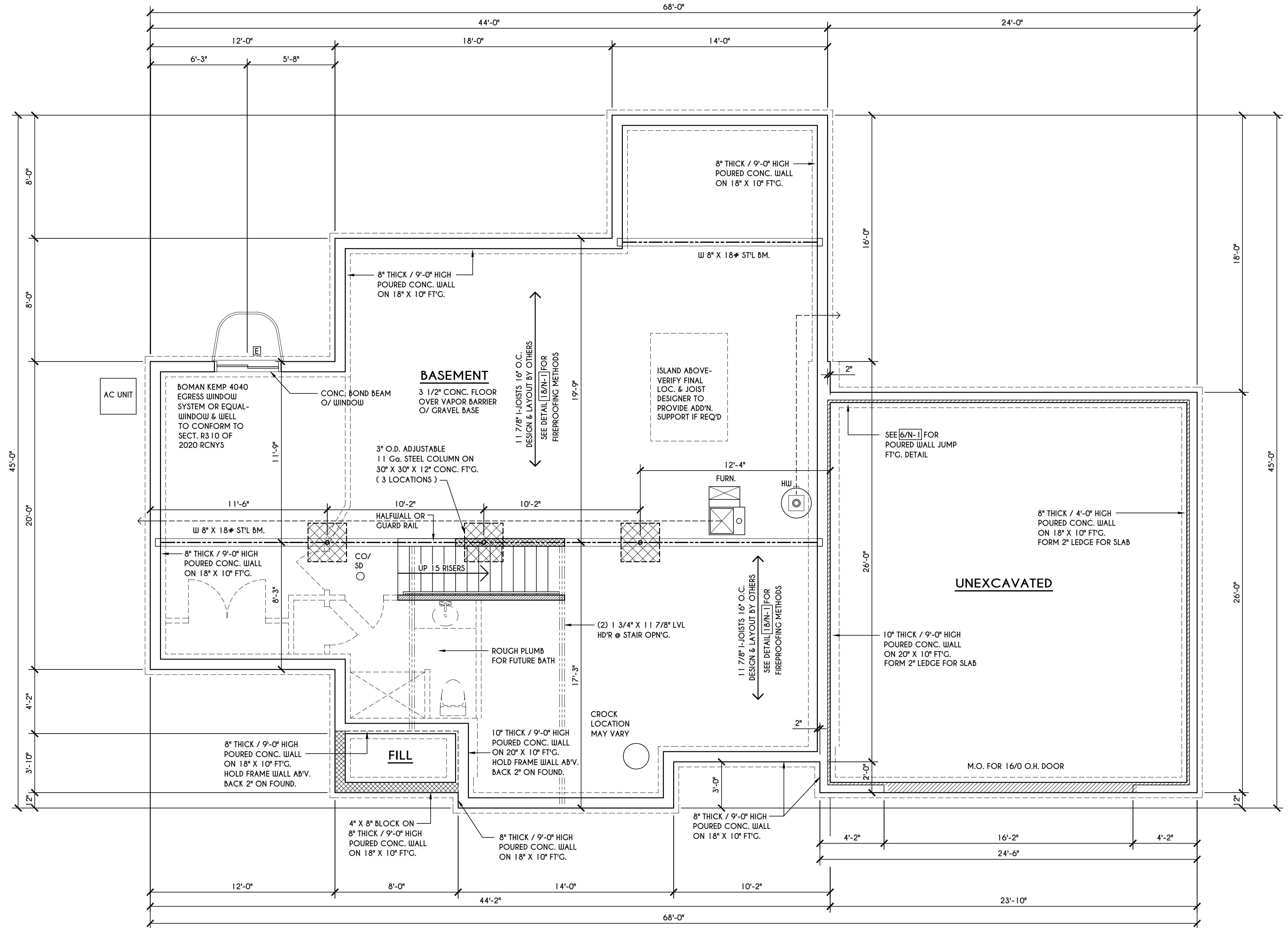


**RIGHT ELEVATION**  
 SCALE: 1/4" = 1'-0"

**TRUSS EAVE CONSTRUCTION**



**TYPICAL WALL SECTION**  
 SCALE: 1" = 1'-0"



**BASEMENT & FOUNDATION PLAN**

SCALE: 1/4" = 1'-0"  
 NOTES: CONTRACTOR TO CONTACT THIS OFFICE PRIOR TO CONSTRUCTION IF THE ASSUMED GRADE DEPICTED IS INACCURATE AND / OR WILL ALTER THE FOUNDATION DESIGN AND / OR STRUCTURE NOTED ALL WINDOW R.O. HGT'S TO BE 6'-10 1/2" U.L.O. WHERE EMERGENCY ESCAPE & RESCUE OPENINGS ARE PROVIDED THEY SHALL HAVE A SILL HEIGHT OF NOT MORE THAN 44" ABOVE FLOOR. THE MIN. HORIZONTAL AREA OF THE WINDOW WELL SHALL BE 9 SQ. FT. WITH A MINIMUM HORIZONTAL PROJECTION & WIDTH OF 36" PROVIDE SOLID BLOCKING UNDER ALL BEARING POINTS DOWN TO FOUNDATION WALL AND / OR BEAMS PROVIDE D/L JACK STUDS EA. SIDE OF LOAD BEARING OPENINGS > / = 4'-0" ALL ANGLES TO BE 45 DEG. U.N.O. ALL EXTERIOR WINDOW & DOOR HEADERS TO HAVE MIN. R-5 INSUL. & TO BE MIN. (2)2X8'S OR (3)2X6'S (U.N.O.) ALL APPLIANCES SHOWN TO BE BY OWNER OR AS PER CONTRACT BY BUILDER SMOKE (SD) & HEAT DETECTOR (HD), SHALL BE INSTALLED AS PER SECT. R314 OF 2020 RCNYS CARBON MONOXIDE ALARMS SHALL BE INSTALLED AS PER SECT. 915.33 FCNYS & BE WITHIN 10' OF ALL SLEEPING AREAS REINFORCE FOUNDATION WALLS AS PER 2020 RCNYS. SEE PG. N-2 FOR REINFORCING CHARTS SEE CONCRETE-ENCASED ELECTRODE DETAIL 19/N-1

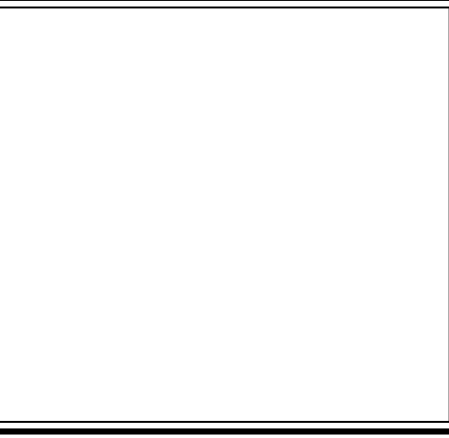
- FRAMING LEGEND:**
- PROVIDE SOLID POSTING- GLUED & NAILED, EQUAL TO THE # OF HEADERS TO BE SUPPORTED- UNLESS NOTED OTHERWISE
  - DROPPED HEADER
  - FLUSH HEADER
  - 2X4 STUDS @ 16" O.C.
  - 2X6 STUDS @ 16" O.C.

- WINDOW / DOOR LEGEND:**
- [E] - MEETS OR EXCEEDS EGRESS REQUIREMENTS  
 - CLEAR OPENING AREA OF 5.7 SQ.FT.  
 - CLEAR OPENING WIDTH OF 20"  
 - CLEAR OPENING HEIGHT OF 24" PER SECT. R310.2.1 OF 2020 RCNYS
  - [T] - SPECIFIES THAT THIS FIXED OR OPERABLE UNIT REQUIRES SAFETY GLAZING PER SECT. R308.4 OF 2020 RCNYS
  - [FP] - SPECIFIES THAT THIS OPERABLE WINDOW UNIT REQUIRES FACTORY APPLIED FALL PROTECTION PER SECT. R312.2 OF 2020 RCNYS

**ENGINEERED FL'R JOIST NOTE:**

ALL ENGINEERED FLOOR JOISTS TO BE DESIGNED BY & LAYOUT TO BE DONE BY MANUFACTURER TO THE SPECS BELOW:  
 ALL LIVING AREA JOISTS TO BE DESIGNED FOR 55 P.S.F. TOTAL LOAD  
 ALL SLEEPING AREA JOISTS TO BE DESIGNED FOR 45 P.S.F. TOTAL LOAD  
 ENGINEERED I JOISTS MUST COMPLY WITH SECT. R302.13 OF 2020 RCNYS SEE DETAIL [18/N-1] FOR FIREPROOFING METHODS

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DATE	BY	DESCRIPTION

**CLIENT/LOCATION:**  
 ERTREO RESIDENCE  
 LOT 25 COVENTRY RIDGE  
 PITTSFORD, NY

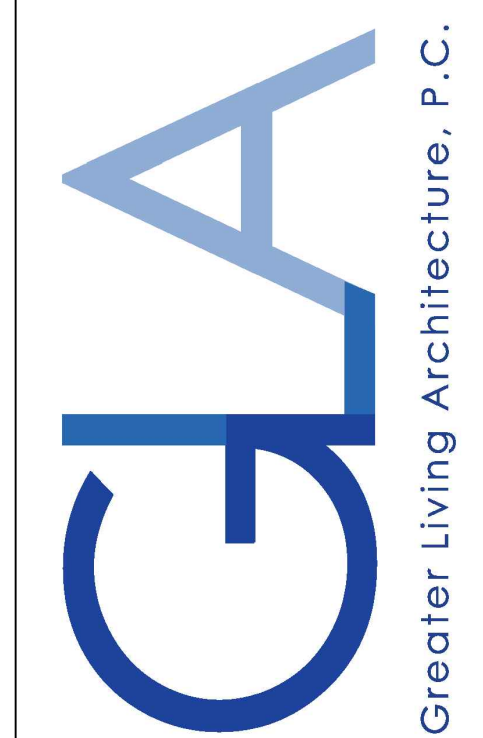
**BUILDER:**  
 COVENTRY RIDGE  
 BUILDING CORP.

**FOUNDATION PLAN**

GLA PLAN 2944

drawn: JJS	checked: CDK
scale: AS NOTED	date: 1/21
PROJECT: 15432	sheet: 3 6

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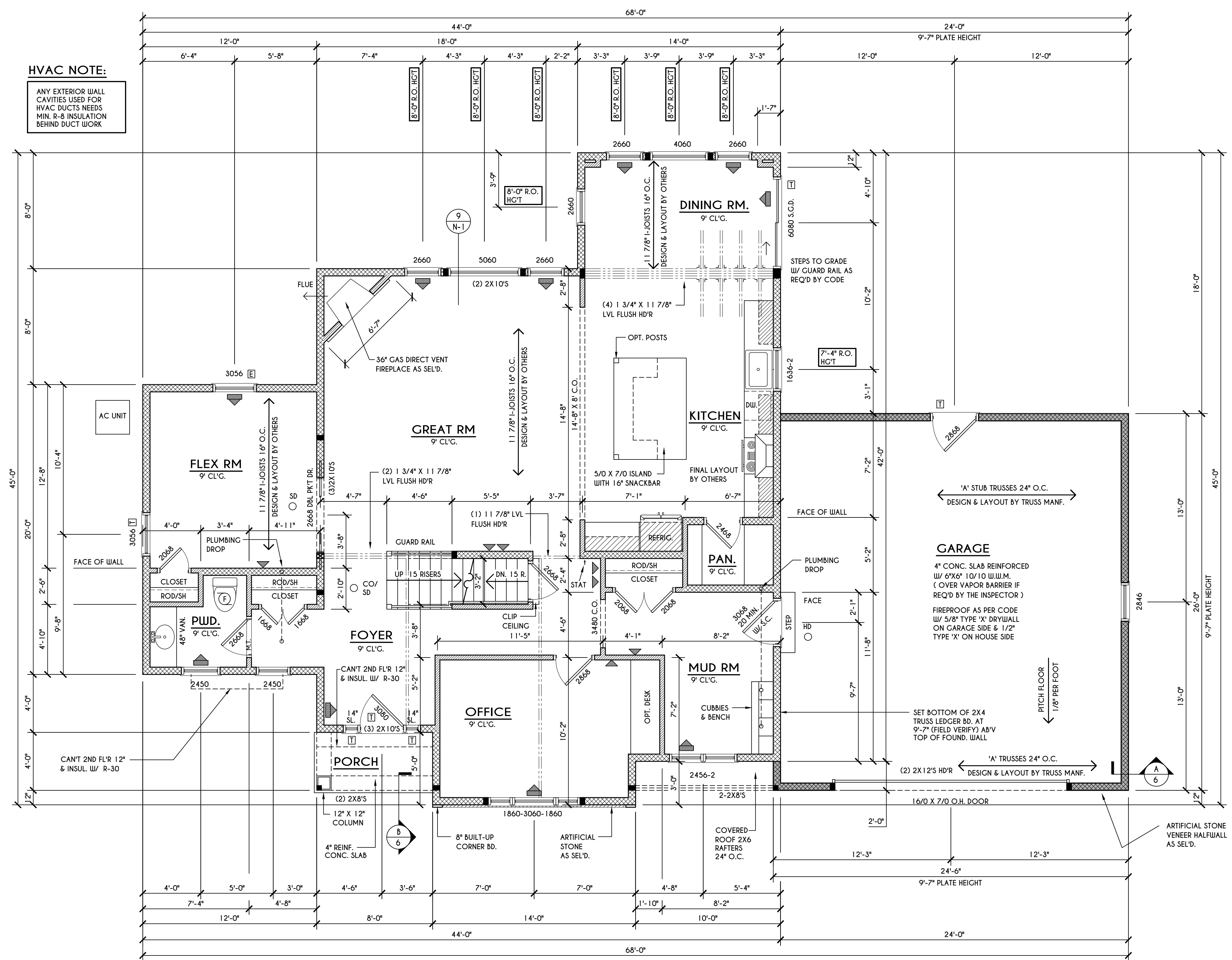
**CLIENT/LOCATION:**  
 ERTREO RESIDENCE  
 LOT 25 COVENTRY RIDGE  
 PITTSFORD, NY

**BUILDER:**  
 COVENTRY RIDGE  
 BUILDING CORP.

**FIRST FLOOR PLAN**

**GLA PLAN 2944**

drawn: JJS	checked: CDK
scale: AS NOTED	date: 1/21
PROJECT: 15432	sheet: 4 6



**HVAC NOTE:**  
 ANY EXTERIOR WALL CAVITIES USED FOR HVAC DUCTS NEEDS MIN. R-8 INSULATION BEHIND DUCT WORK

**FRAMING LEGEND:**

- PROVIDE SOLID POSTING- GLUED & NAILED, EQUAL TO THE # OF HEADERS TO BE SUPPORTED- UNLESS NOTED OTHERWISE
- DROPPED HEADER
- FLUSH HEADER
- 2X4 STUDS @ 16" O.C.
- 2X6 STUDS @ 16" O.C.

**FIRST FLOOR PLAN** 1466 SQ. FT.

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

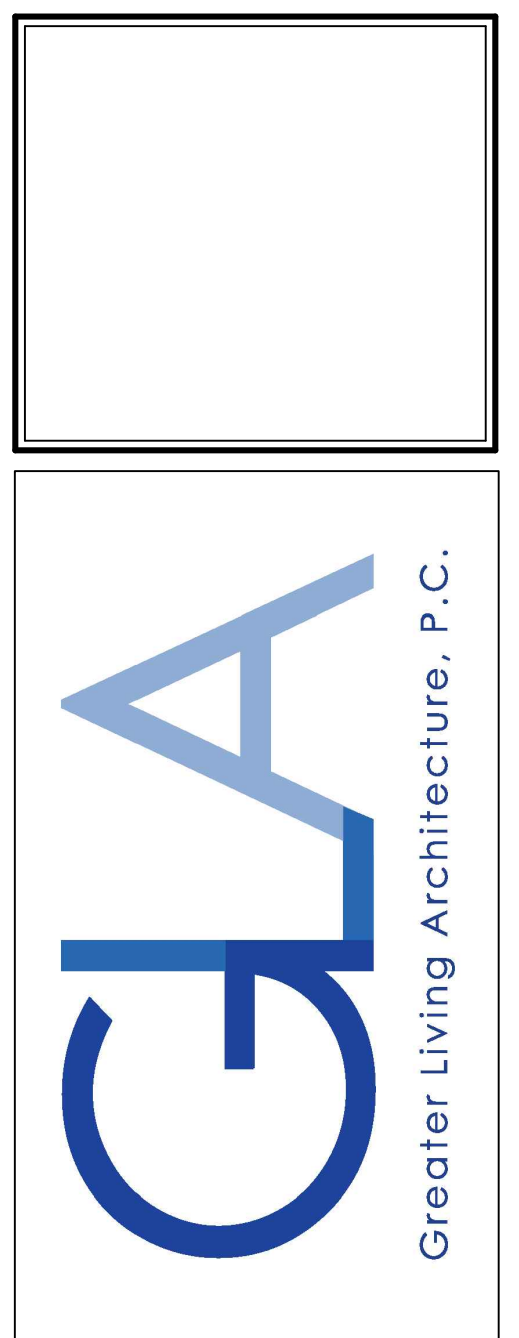
**NOTES:** FIRST FLOOR PLATE HGT TO BE 9'-1 1/8" ( UNLESS NOTED OTHERWISE )  
 ALL WINDOW R.O. HCTS TO BE 6'-10 1/2" U.N.O.  
 PROVIDE SOLID BLOCKING UNDER ALL BEARING POINTS DOWN TO FOUNDATION WALL  
 PROVIDE DBL JACK STUDS EA. SIDE OF LOAD BEARING OPENINGS > / + 4'-0"  
 ALL ANGLES TO BE 45 DEG. U.N.O.  
 ALL EXTERIOR WINDOW & DOOR HEADERS TO HAVE MIN. R-5 INSUL. & TO BE MIN. (2)2X8'S OR (3)2X6'S ( U.N.O. )  
 ALL APPLIANCES SHOWN TO BE BY OWNER OR AS PER CONTRACT BY BUILDER  
 SMOKE (SD) & HEAT DETECTOR (HD), SHALL BE INSTALLED AS PER SECT. R314 OF 2020 RCNYS  
 CARBON MONOXIDE ALARMS SHALL BE INSTALLED AS PER SECT. 915.33 FCNYS & BE WITHIN 10' OF ALL SLEEPING AREAS  
 IF AN AUTOMATIC GARAGE DOOR OPENER IS PROVIDED, IT SHALL BE LISTED IN ACCORDANCE W/ UL 325  
 THE AIR BARRIER INSTALLED AT EXTERIOR WALLS ADJACENT TO SHOWERS AND TUBS SHALL SEPARATE THEM FROM THE SHOWER OR TUBS.

**WINDOW / DOOR LEGEND:**

- MEETS OR EXCEEDS EGRESS REQUIREMENTS  
 - CLEAR OPENING AREA OF 5.7 SQ.FT.  
 - CLEAR OPENING WIDTH OF 20"  
 - CLEAR OPENING HEIGHT OF 24"  
 PER SECT. R310.2.1 OF 2020 RCNYS
- SPECIFIES THAT THIS FIXED OR OPERABLE UNIT REQUIRES SAFETY GLAZING PER SECT. R308.4 OF 2020 RCNYS
- SPECIFIES THAT THIS OPERABLE WINDOW UNIT REQUIRES FACTORY APPLIED FALL PROTECTION PER SECT. R312.2 OF 2020 RCNYS

**ENGINEERED FLOOR JOIST NOTE:**  
 ALL ENGINEERED FLOOR JOISTS TO BE DESIGNED BY & LAYOUT TO BE DONE BY MANUFACTURER TO THE SPECS BELOW:  
 ALL LIVING AREA JOISTS TO BE DESIGNED FOR 55 P.S.F. TOTAL LOAD  
 ALL SLEEPING AREA JOISTS TO BE DESIGNED FOR 45 P.S.F. TOTAL LOAD

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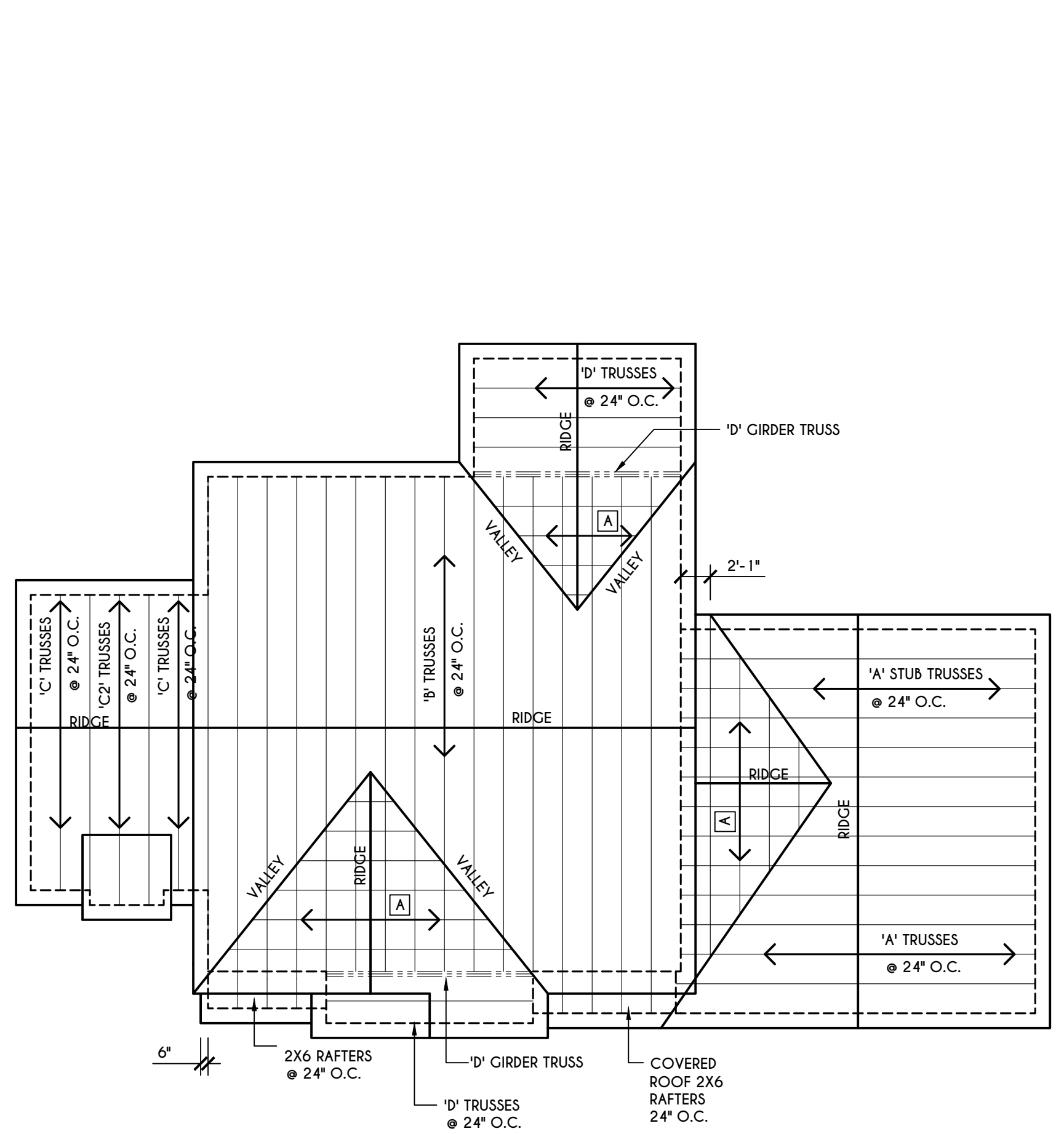
**CLIENT/LOCATION:**  
 ERTREO RESIDENCE  
 LOT 25 COVENTRY RIDGE  
 PITTSFORD, NY

**BUILDER:**  
 COVENTRY RIDGE  
 BUILDING CORP.

**SECOND FLOOR PLAN**

GLA PLAN 2944

drawn: JUS	checked: CDK
scale: AS NOTED	date: 1/21
PROJECT: 15432	sheet: 5 6

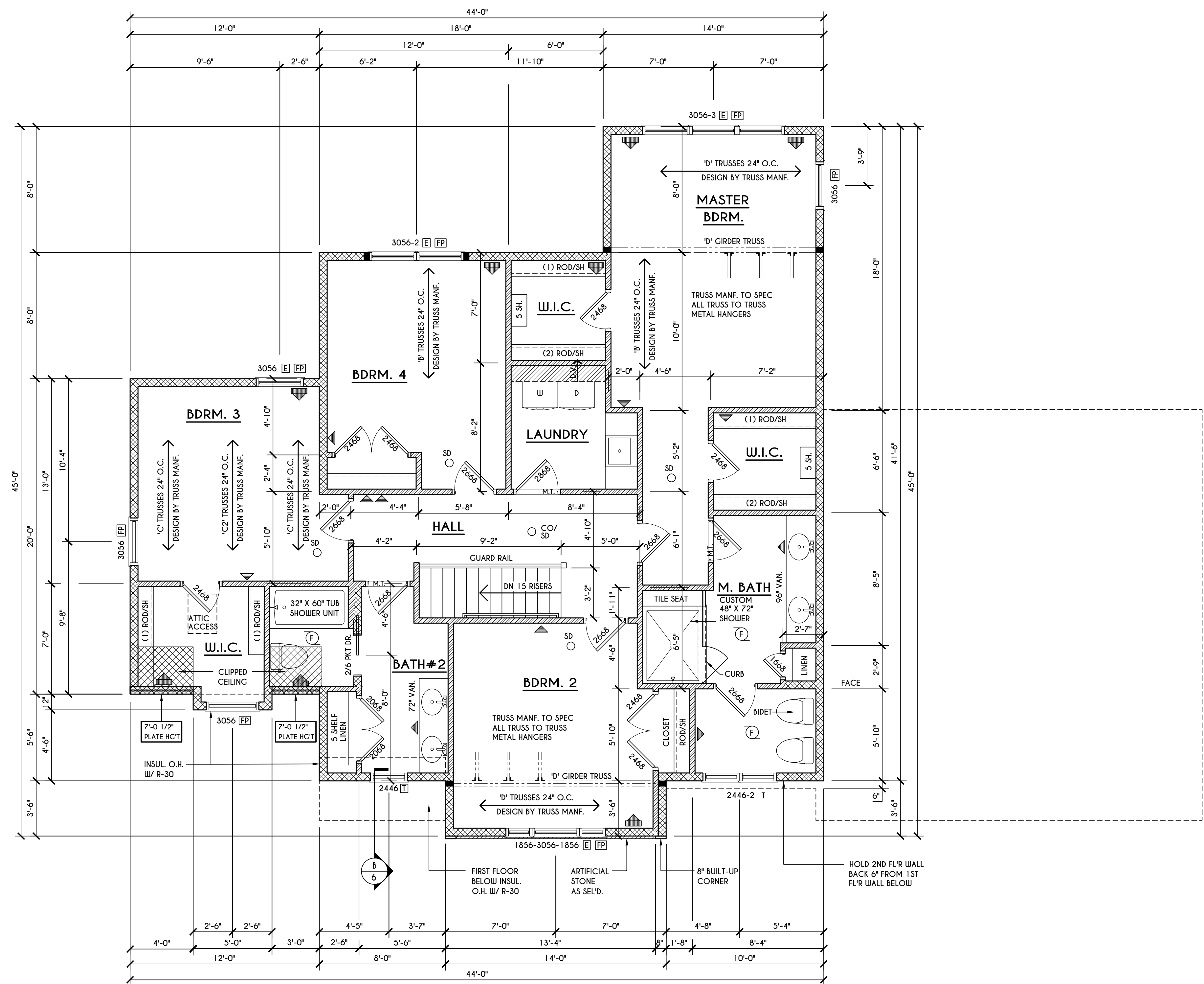


**ROOF PLAN**

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

A - 2X8 LAYOVER RAFTERS 24" O.C.

- ALL RAKES & OVERHANGS ARE TO BE 1'-0" UNLESS NOTED OTHERWISE
- ALL NON-STRUCTURAL VALLEYS TO HAVE 2X12 SLEEPER ATTACHED TO PLYWOOD ROOF SHEATHING
- THIS FRAMING DIAGRAM IS INTENDED TO BE SCHEMATIC AND POSITION OF MEMBERS MAY BE ALTERED TO SUIT ACTUAL FIELD CONDITIONS



**SECOND FLOOR PLAN**

1478 SQ.FT.

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

**NOTES:** SECOND FLOOR PLATE HGT TO BE 8'-1 1/8" (UNLESS NOTED OTHERWISE)  
 ALL WINDOW R.O. HGT'S TO BE 6'-10 1/2" U.N.O.  
 PROVIDE SOLID BLOCKING UNDER ALL BEARING POINTS DOWN TO FOUNDATION WALL  
 PROVIDE 2X4 JACK STUDS EA. SIDE OF LOAD BEARING OPENINGS > 1'-4" O.C.  
 ALL ANGLES TO BE 45 DEG. U.N.O.  
 ALL EXTERIOR WINDOW & DOOR HEADERS TO HAVE MIN. R-5 INSUL. & TO BE MIN. (2)2X8'S OR (3)2X6'S (U.N.O.)  
 ALL APPLIANCES SHOWN TO BE BY OWNER OR AS PER CONTRACT BY BUILDER  
 SMOKE (SD) & HEAT DETECTOR (HD), SHALL BE INSTALLED AS PER SECT. R314 OF 2020 RCNYS  
 CARBON MONOXIDE ALARMS SHALL BE INSTALLED AS PER SECT. 915.33 FCNYS & BE WITHIN 10' OF ALL SLEEPING AREAS  
 THE AIR BARRIER INSTALLED AT EXTERIOR WALLS ADJACENT TO SHOWERS AND TUBS SHALL SEPARATE THEM FROM THE SHOWER OR TUBS.

**FRAMING LEGEND:**

- PROVIDE SOLID POSTING- GLUED & NAILED, EQUAL TO THE # OF HEADERS TO BE SUPPORTED- UNLESS NOTED OTHERWISE
- DROPPED HEADER
- FLUSH HEADER
- 2X4 STUDS @ 16" O.C.
- 2X6 STUDS @ 16" O.C.

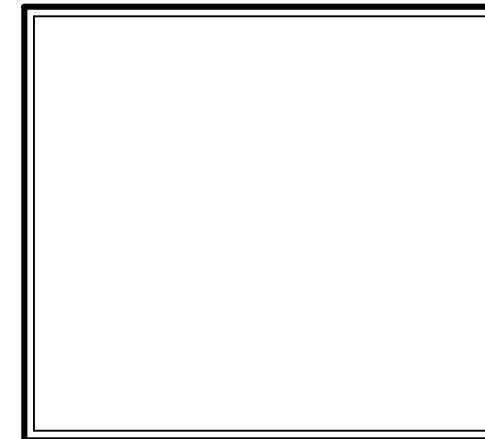
**WINDOW / DOOR LEGEND:**

- [E] - MEETS OR EXCEEDS EGRESS REQUIREMENTS  
 - CLEAR OPENING AREA OF 5.7 SQ.FT.  
 - CLEAR OPENING WIDTH OF 20"  
 - CLEAR OPENING HEIGHT OF 24" PER SECT. R310.2.1 OF 2020 RCNYS
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ERTREO RESIDENCE  
 LOT 25 COVENTRY RIDGE  
 PITTSFORD, NY

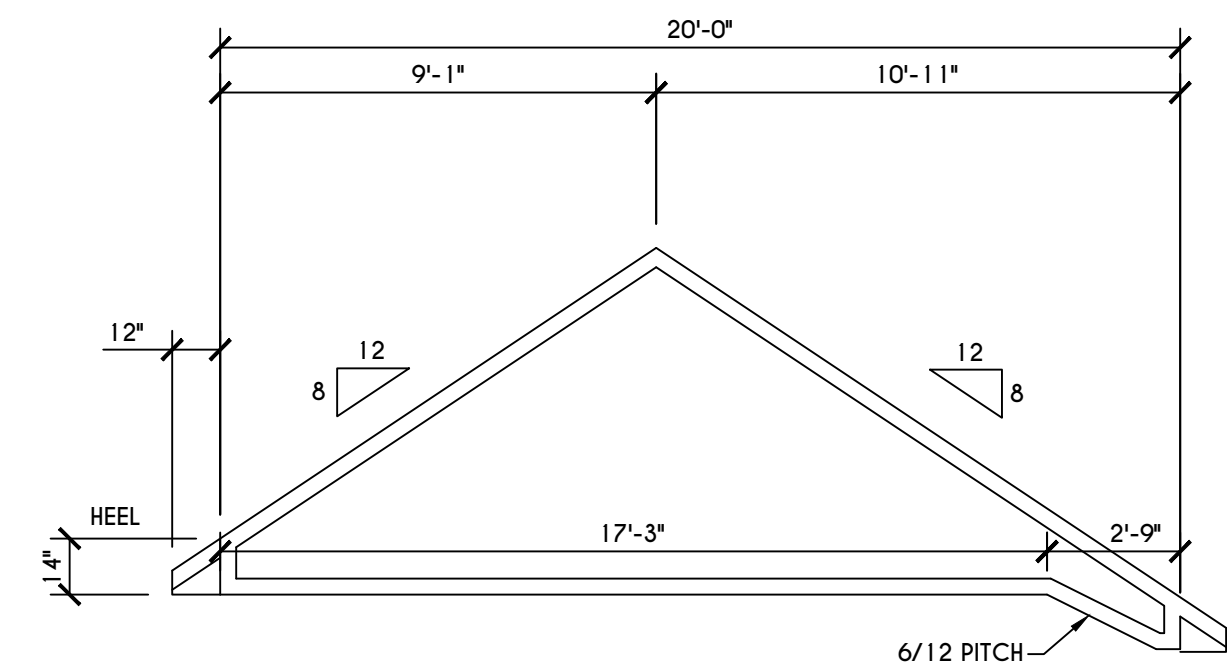
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COVENTRY RIDGE  
 BUILDING CORP.

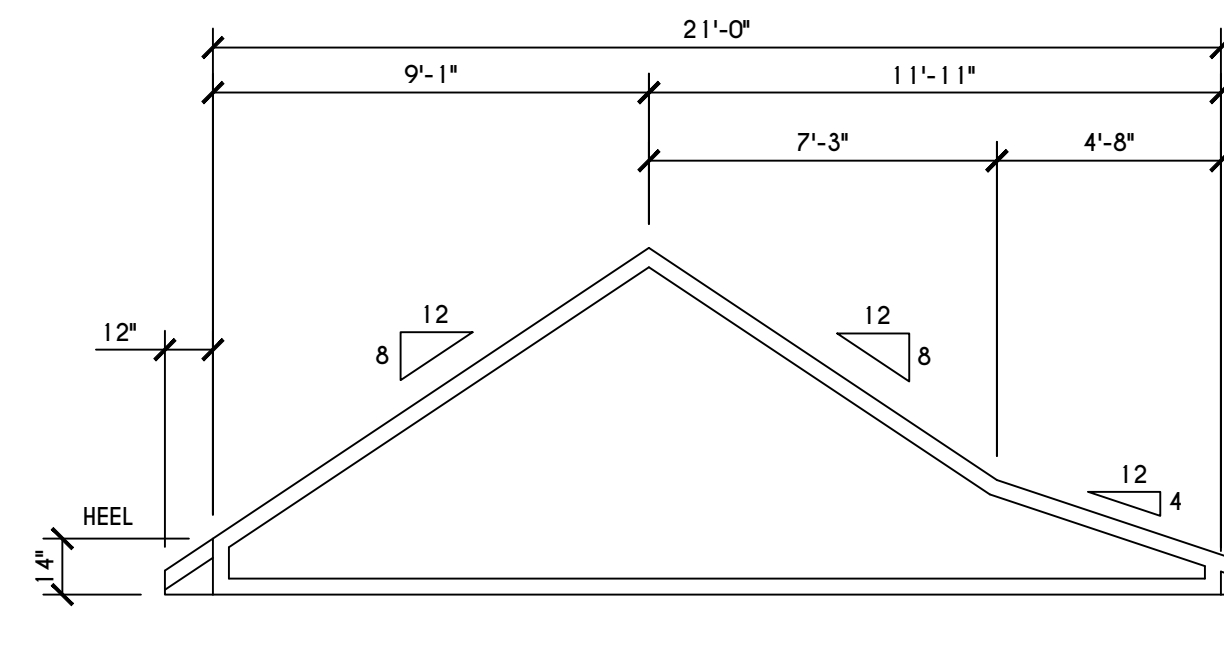
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GLA PLAN 2944

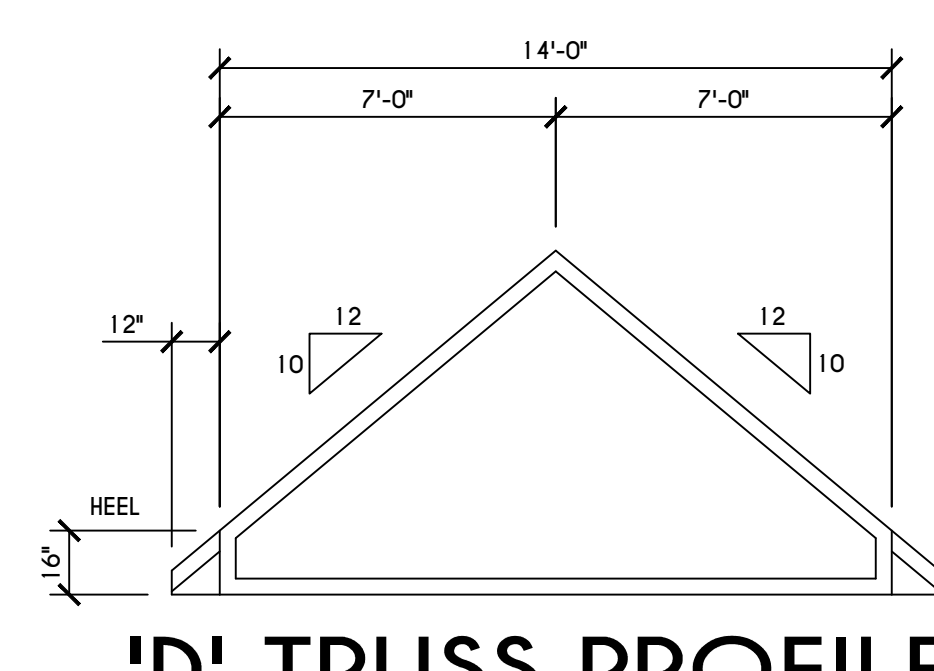
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PROJECT: 15432	sheet: 6/6



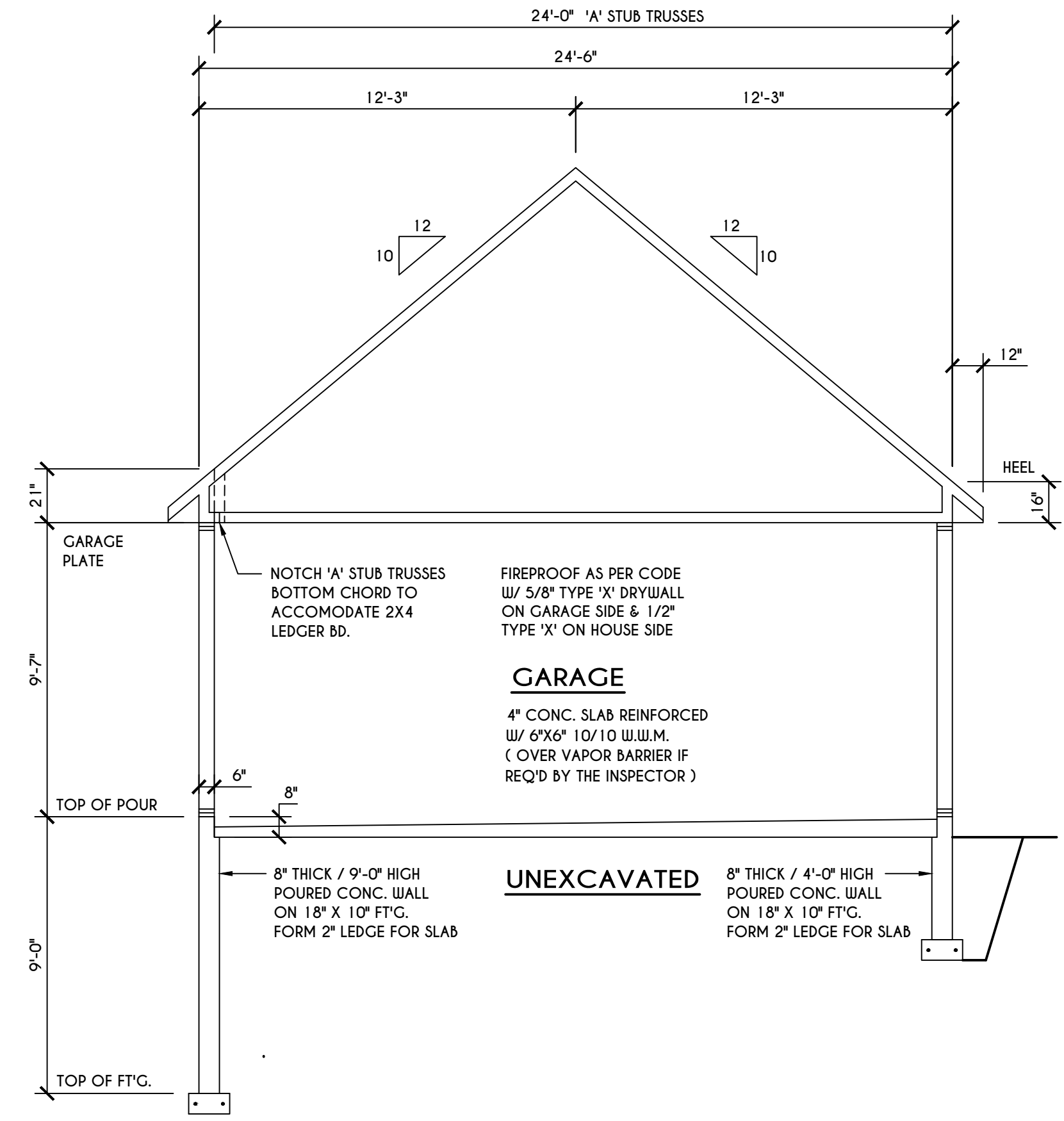
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 SCALE: 1/4" = 1'-0"



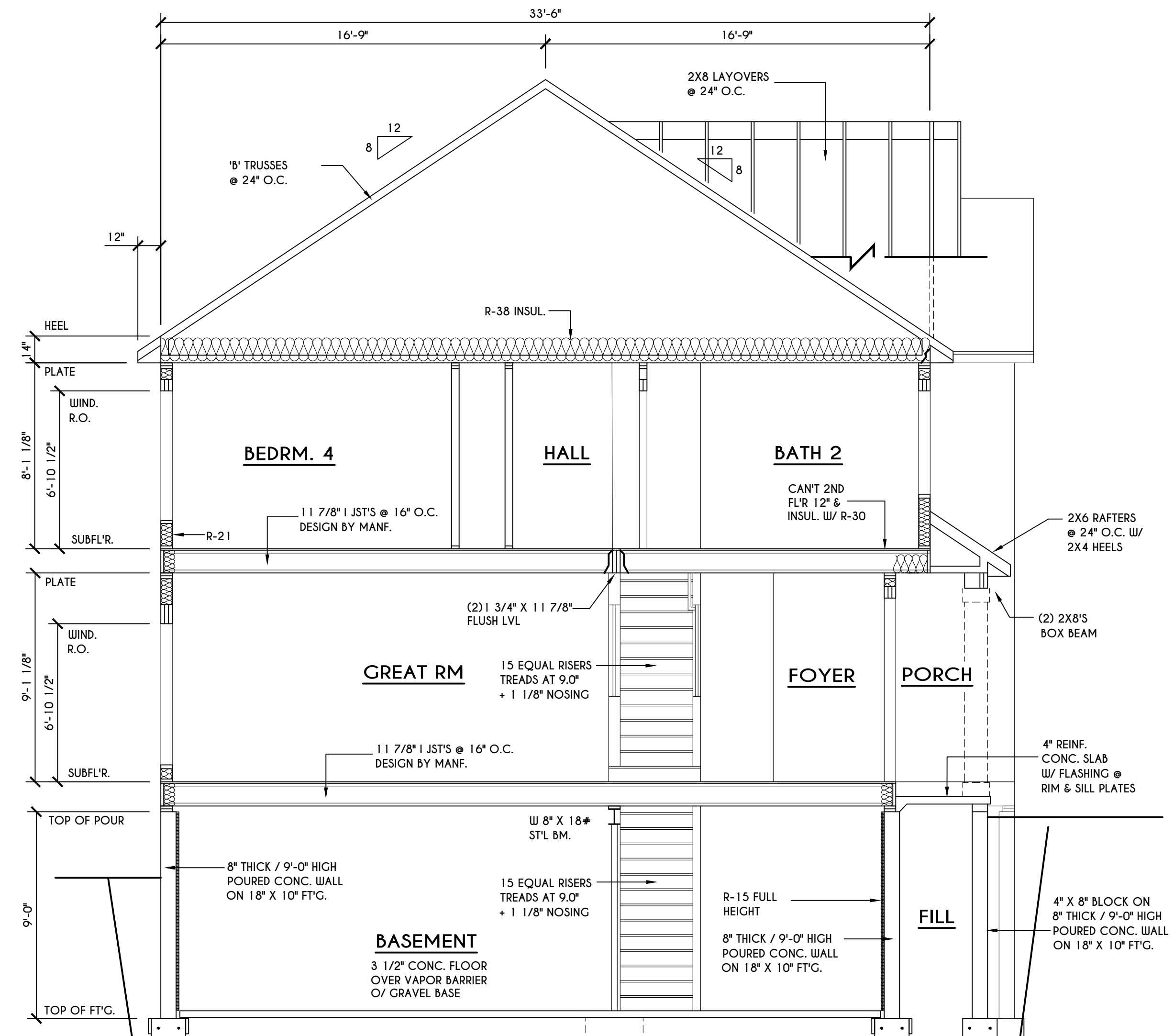
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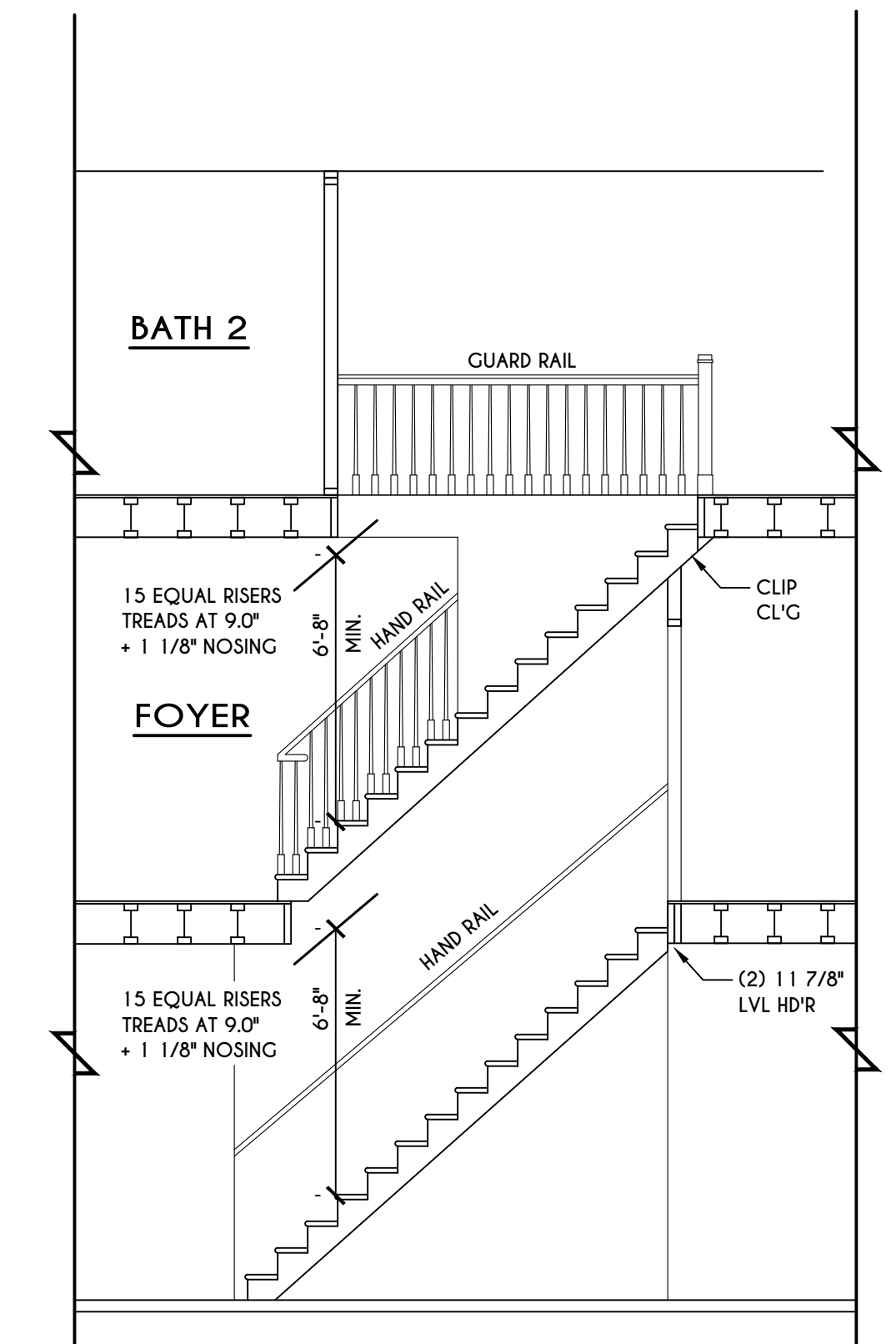
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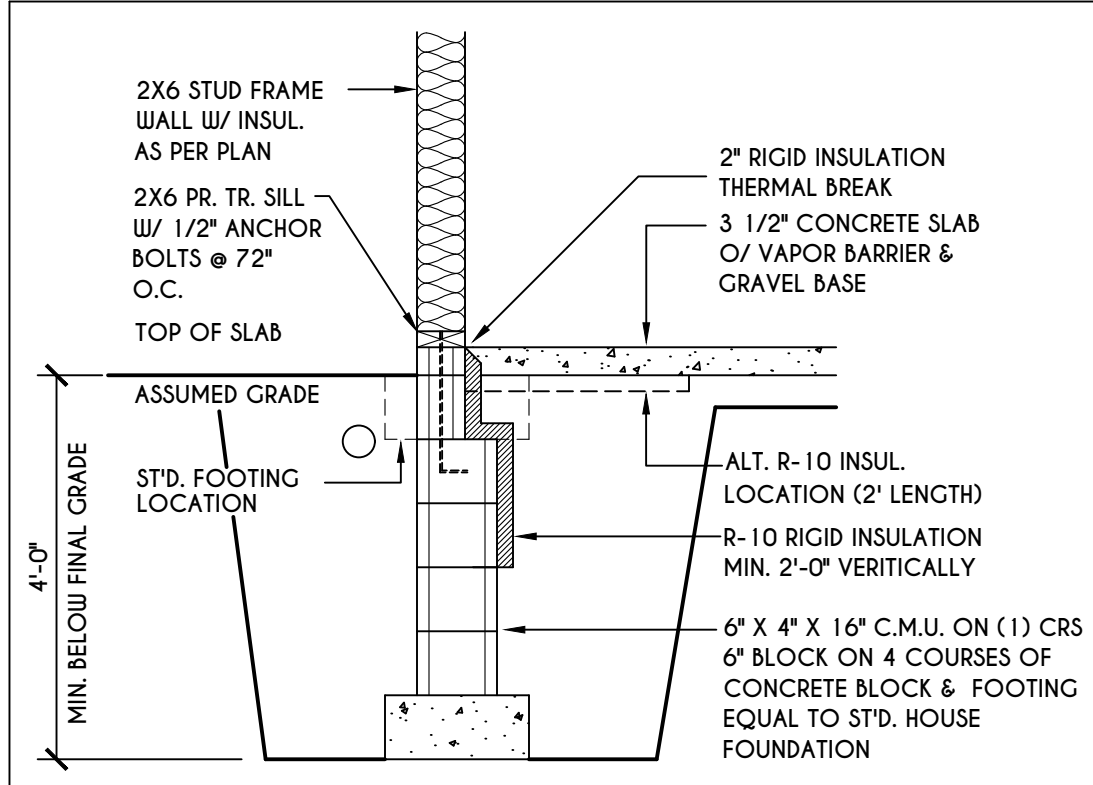
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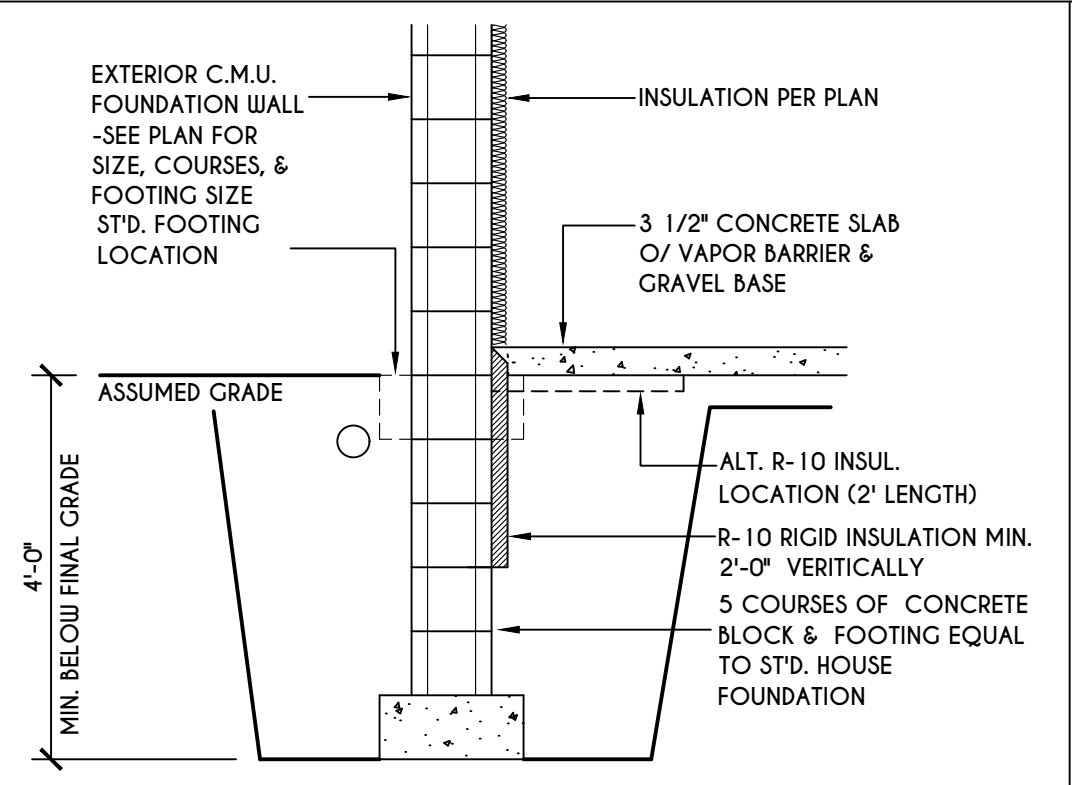
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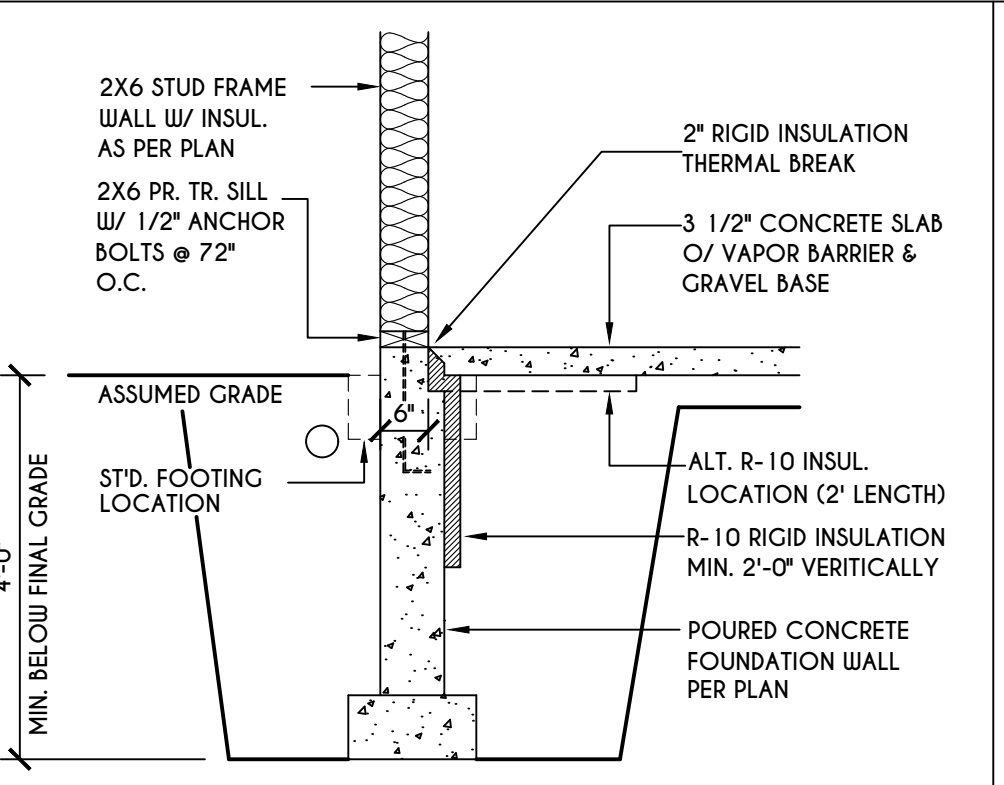
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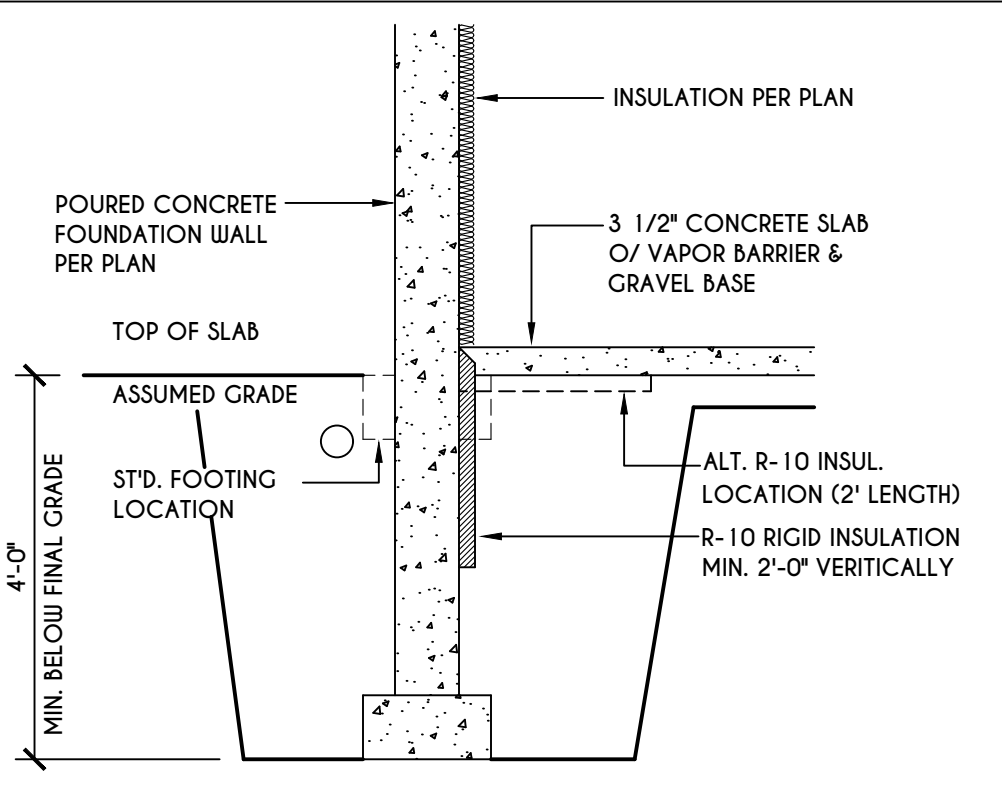
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**N-1**  
2X6 FRAME WALL ON C.M.U.  
WALK OUT DETAIL  
SCALE: 1/2" = 1'-0"



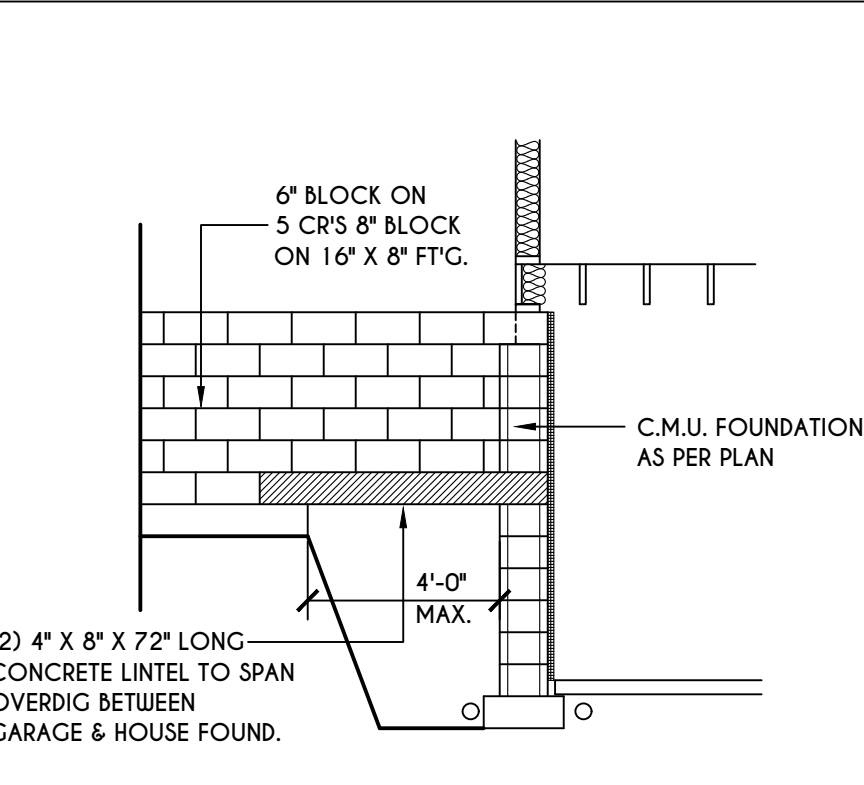
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**N-1**  
C.M.U.  
WALK OUT DETAIL  
SCALE: 1/2" = 1'-0"



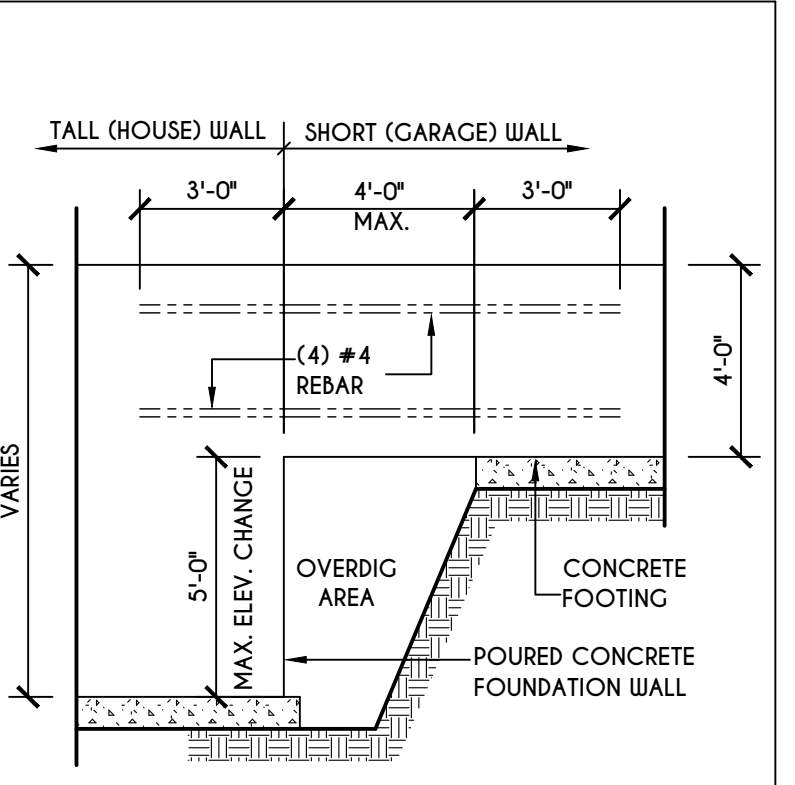
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2X6 FRAME WALL ON POURED CONC.  
WALK OUT DETAIL  
SCALE: 1/2" = 1'-0"



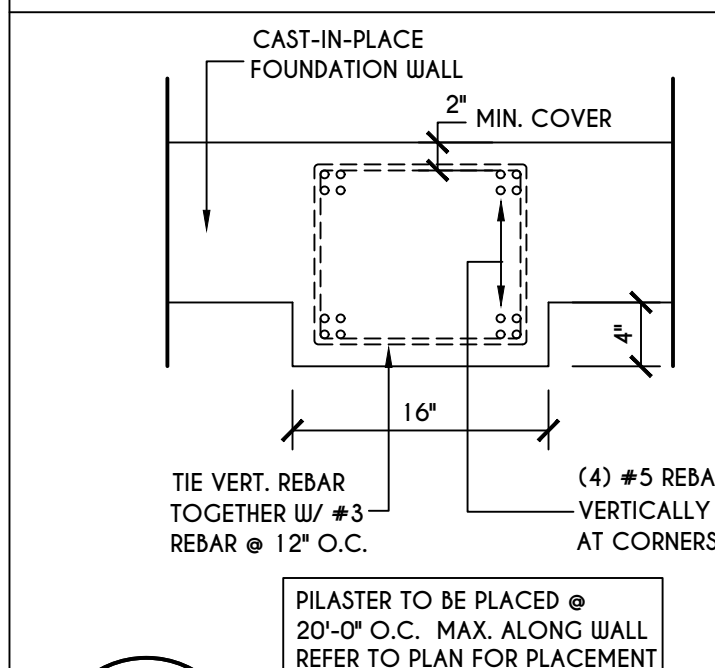
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POURED CONC.  
WALK OUT DETAIL  
SCALE: 1/2" = 1'-0"



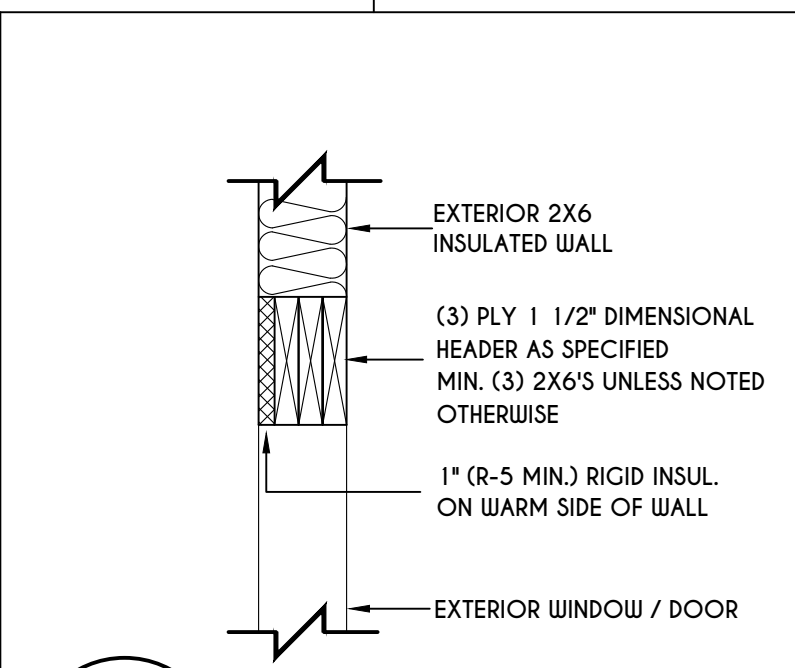
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C.M.U. JUMP FOOTING DETAIL  
SCALE: 1/4" = 1'-0"



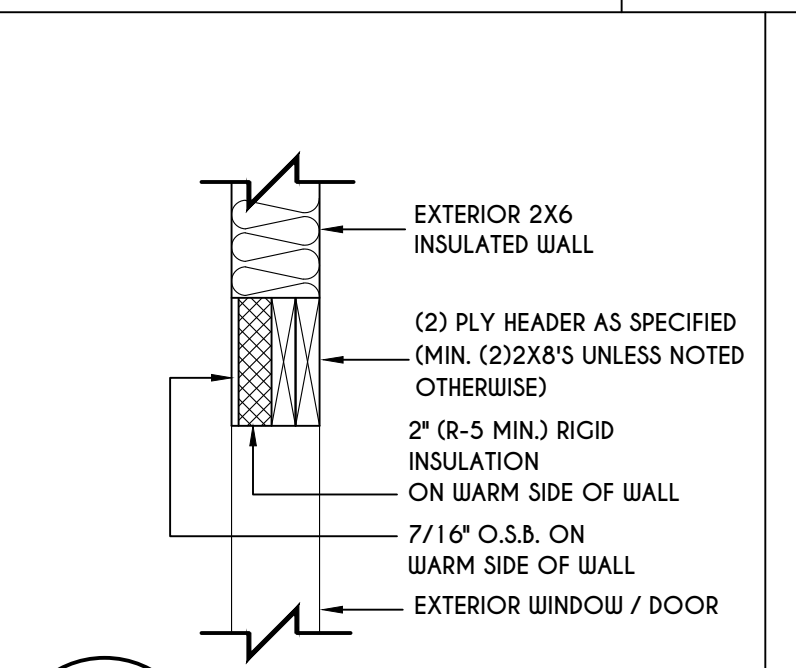
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POURED WALL JUMP FOOTING DETAIL  
SCALE: 1/4" = 1'-0"



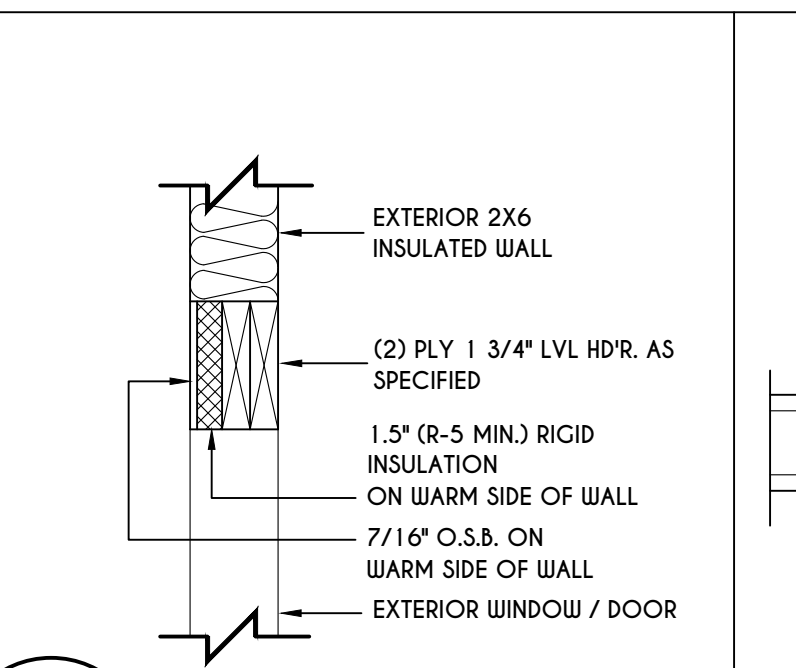
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**N-1**  
POURED WALL PILASTER DETAIL  
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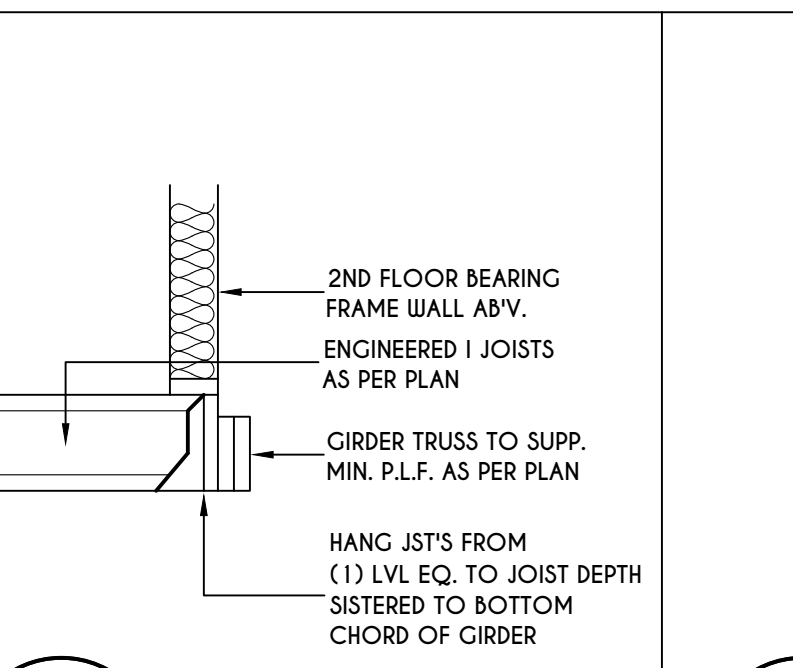
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EXTERIOR INSULATED 3 PLY HEADER DETAIL  
SCALE: 1" = 1'-0"



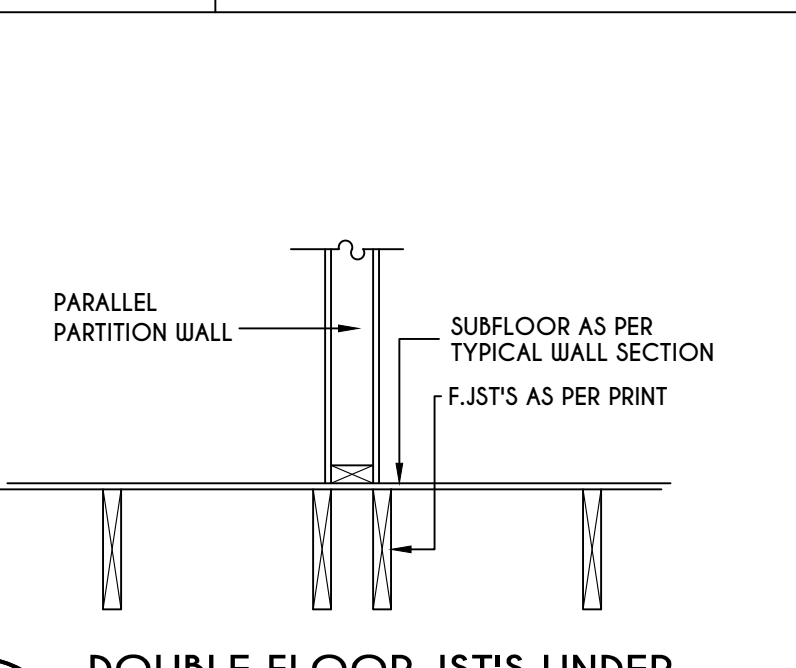
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**N-1**  
EXTERIOR INSULATED 2 PLY HEADER DETAIL  
SCALE: 1" = 1'-0"



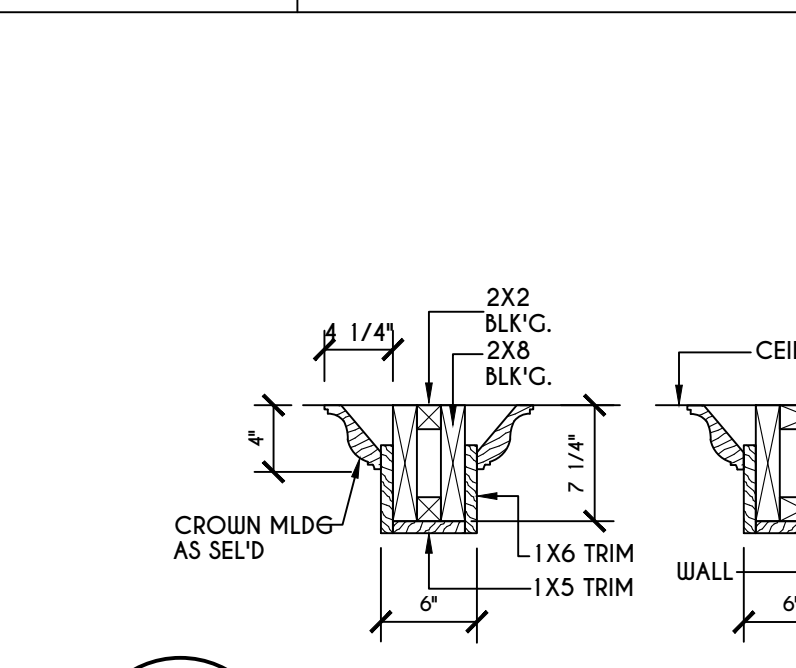
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EXTERIOR INSULATED 2 PLY LVL HEADER DETAIL  
SCALE: 1" = 1'-0"



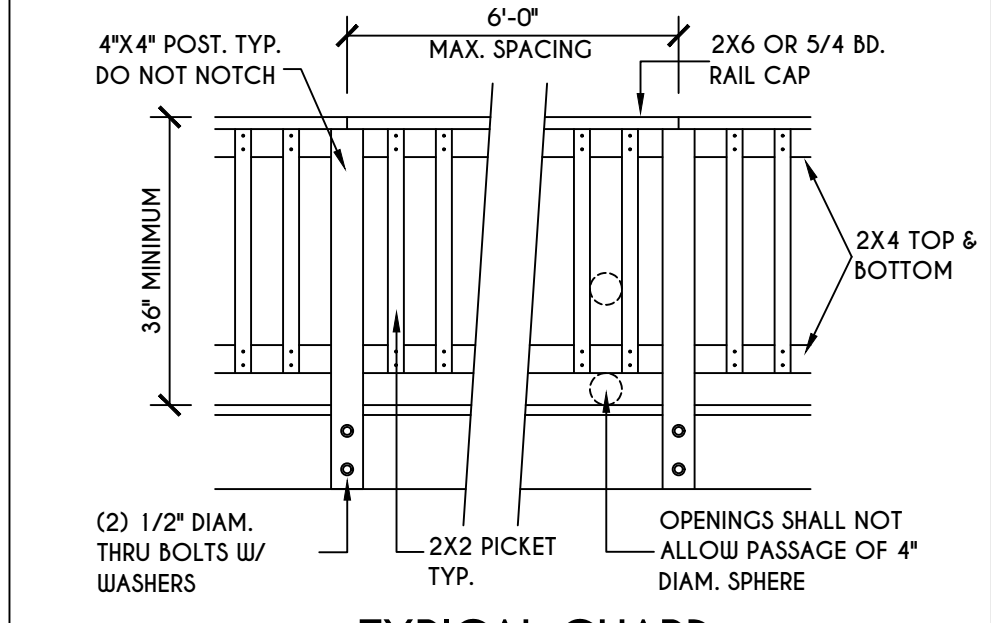
**11**  
**N-1**  
I JST / GIRDER DETAIL  
SCALE: 1/2" = 1'-0"



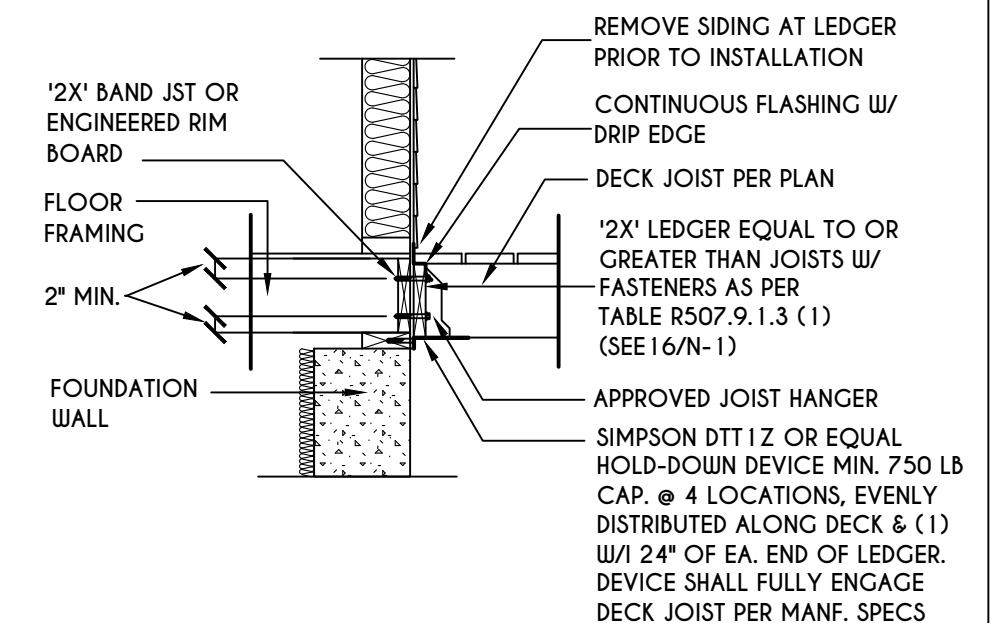
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**N-1**  
DOUBLE FLOOR JST'S UNDER PARALLEL PARTITION WALL DETAIL  
N.T.S.



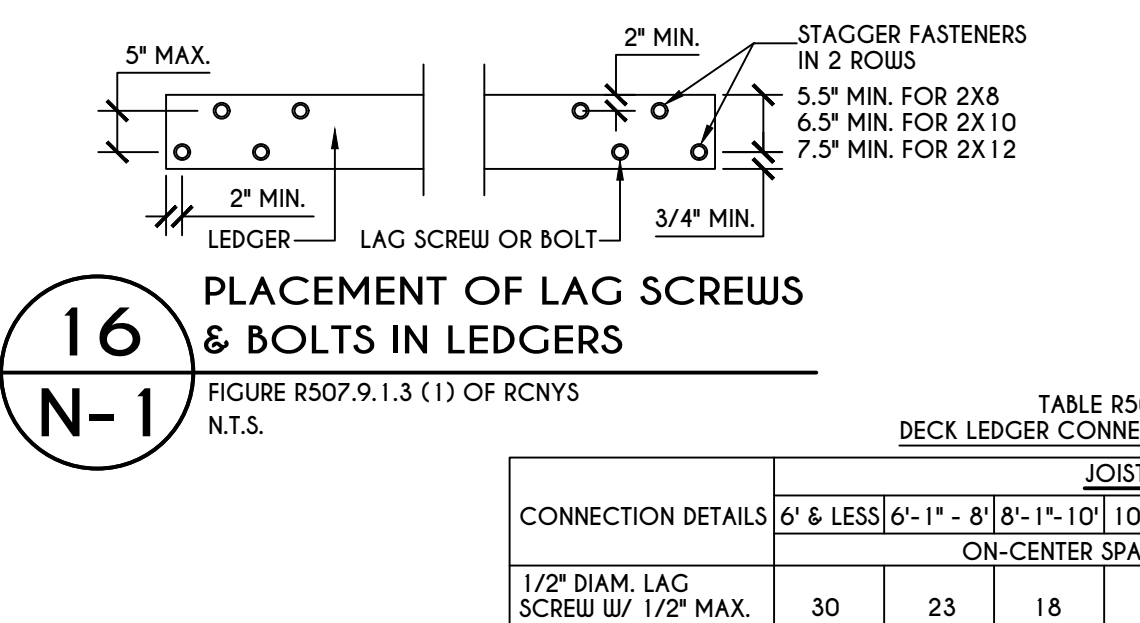
**13**  
**N-1**  
COFFERED BEAM DETAIL  
N.T.S.



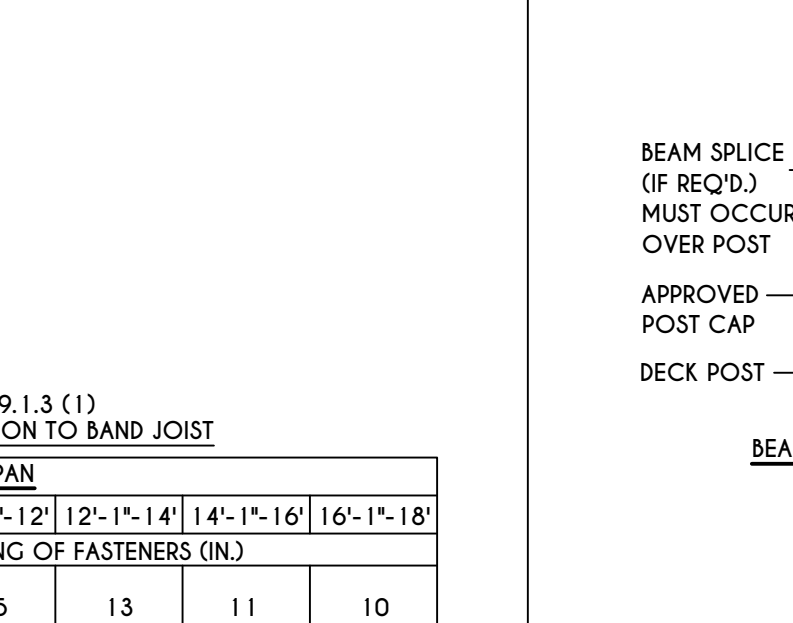
**14**  
**N-1**  
TYPICAL GUARD RAIL DETAIL  
SCALE: 1/2" = 1'-0"



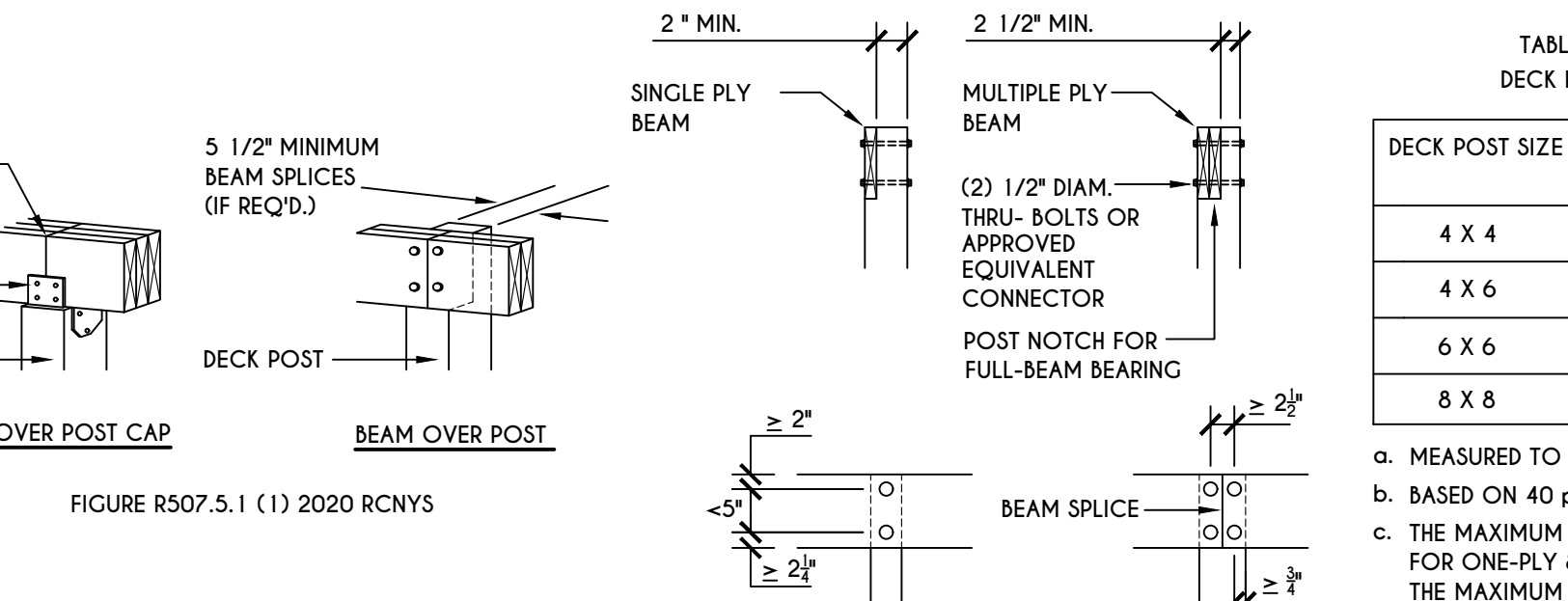
**15**  
**N-1**  
GENERAL ATTACHMENT OF DECK TO LEDGER BD & BAND BD.  
SCALE: 1/2" = 1'-0"



**16**  
**N-1**  
PLACEMENT OF LAG SCREWS & BOLTS IN LEDGERS  
SCALE: 1/2" = 1'-0"



**17**  
**N-1**  
DECK BEAM TO DECK POST & NOTCHED POST-TO-BEAM CONNECTION  
SCALE: 1/2" = 1'-0"

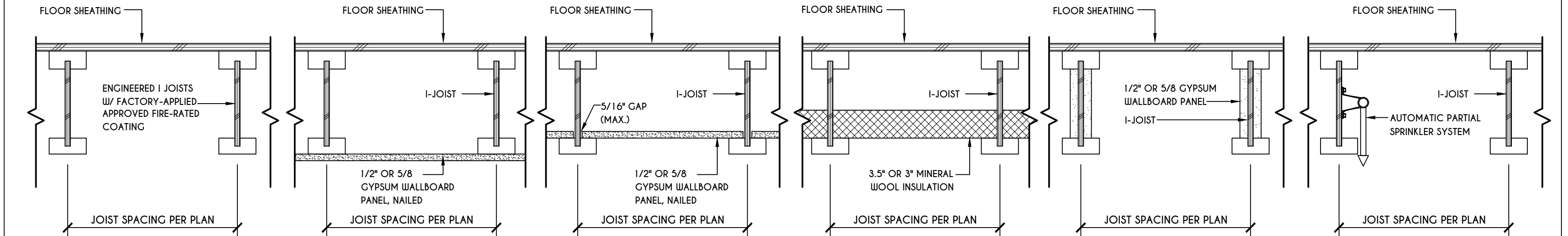


**17**  
**N-1**  
DECK BEAM TO DECK POST & NOTCHED POST-TO-BEAM CONNECTION  
SCALE: 1/2" = 1'-0"

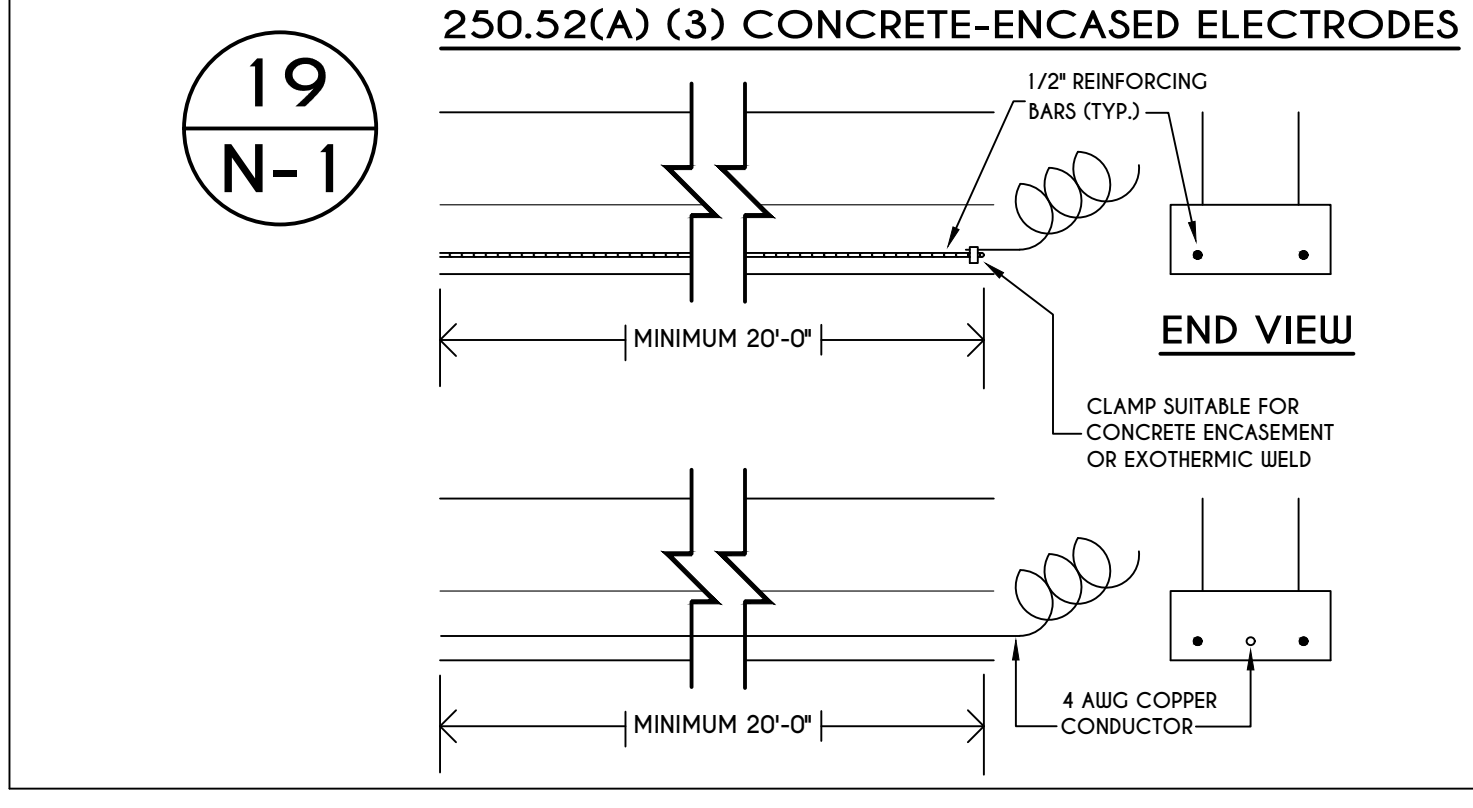
TABLE R507.4  
DECK POST HEIGHT

DECK POST SIZE	MAX. HEIGHT <sup>a,b</sup> (feet-inches)
4 x 4	6'-9"
4 x 6	8'
6 x 6	14'
8 x 8	14'

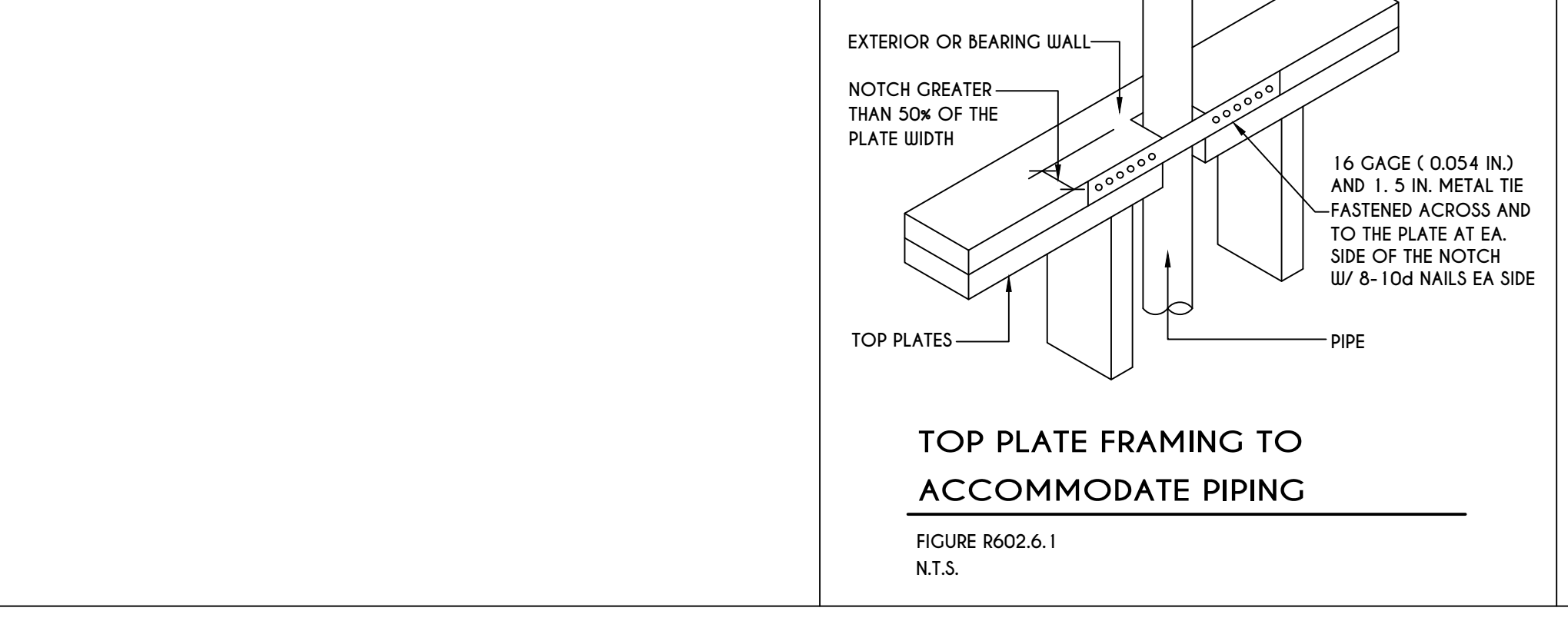
a. MEASURED TO UNDERSIDE OF BEAM  
b. BASED ON 40 psf LIVE LOAD  
c. THE MAXIMUM PERMITTED HEIGHT IS 8' FOR ONE-PLY & TWO-PLY BEAMS. THE MAXIMUM PERMITTED HEIGHT FOR THREE-PLY BEAMS ON POST CAP IS 6'-9"



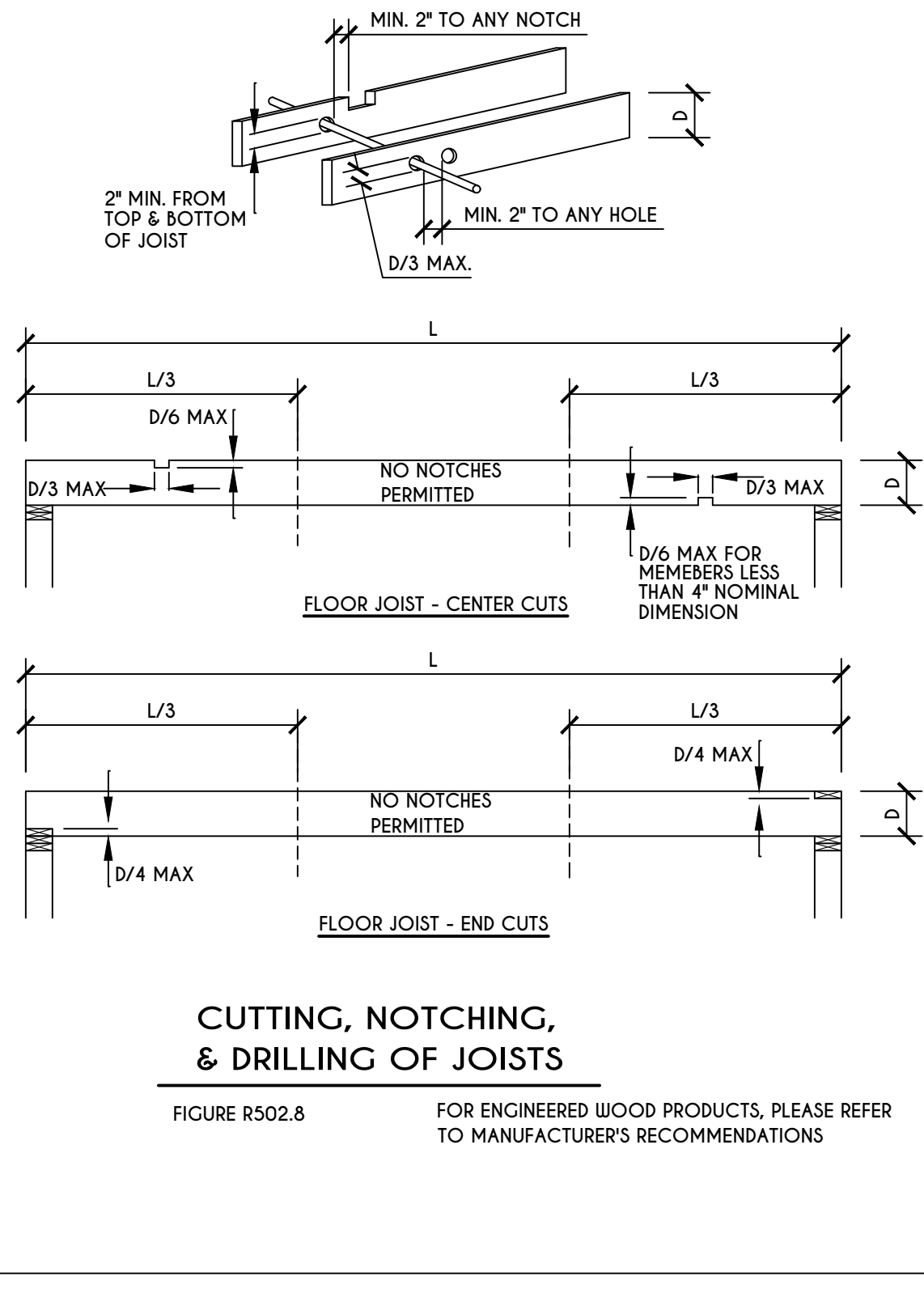
**18**  
**N-1**  
I-JOIST FLOOR SYSTEMS  
FIRE RATED FLOOR ASSEMBLY  
SCALE: 1/2" = 1'-0"



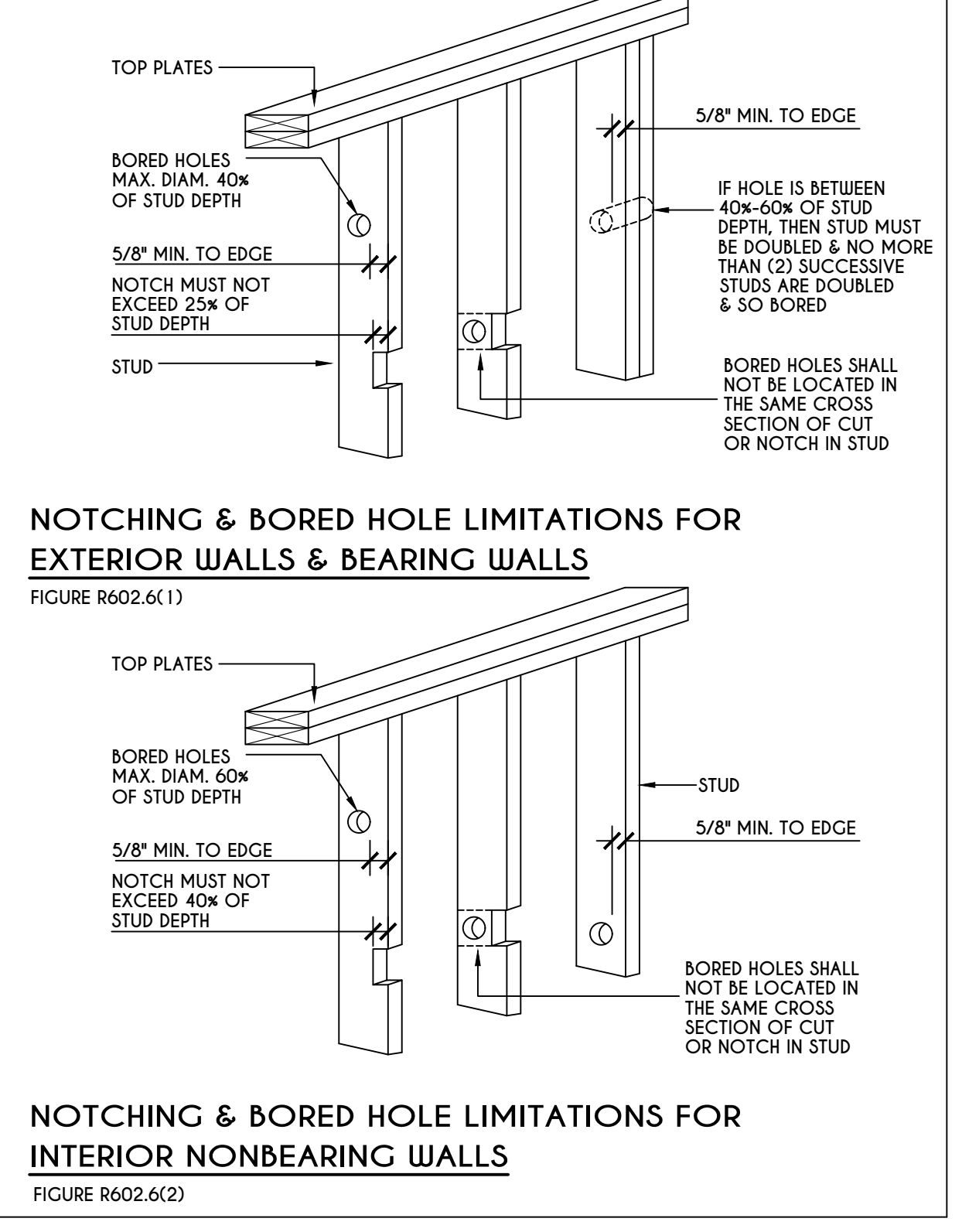
**19**  
**N-1**  
250.52(A) (3) CONCRETE-ENCASED ELECTRODES  
SCALE: 1/2" = 1'-0"



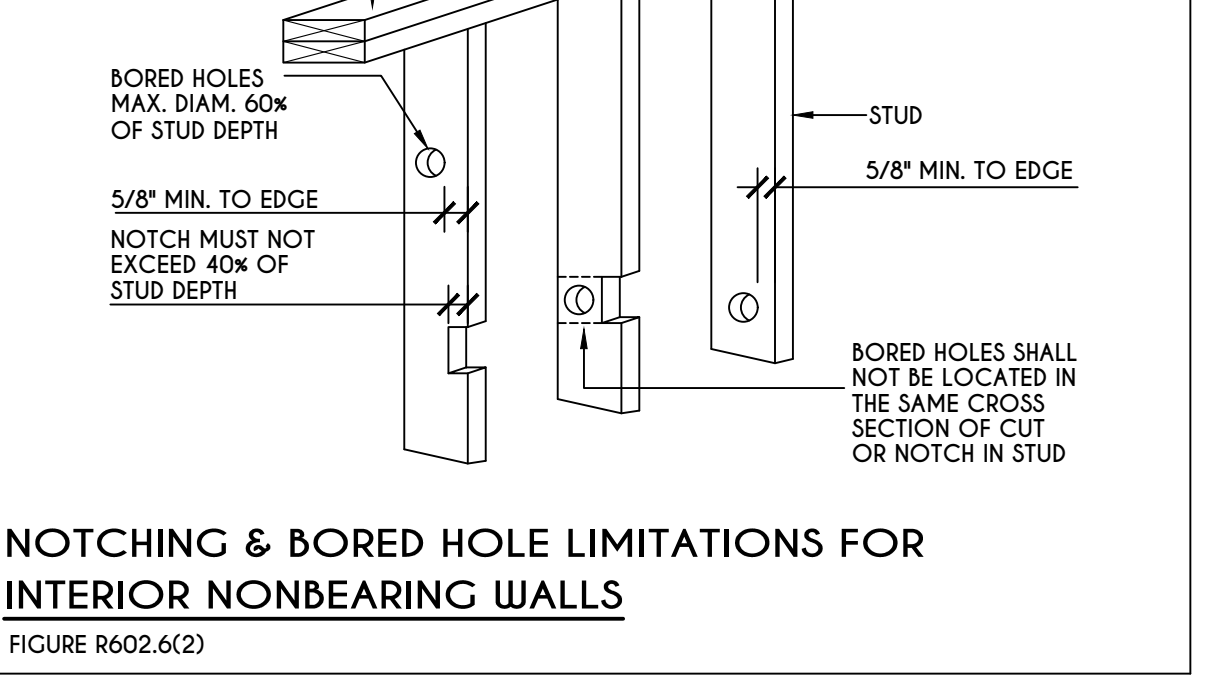
**20**  
**N-1**  
TOP PLATE FRAMING TO ACCOMMODATE PIPING  
SCALE: 1/2" = 1'-0"



**21**  
**N-1**  
CUTTING, NOTCHING, & DRILLING OF JOISTS  
SCALE: 1/2" = 1'-0"

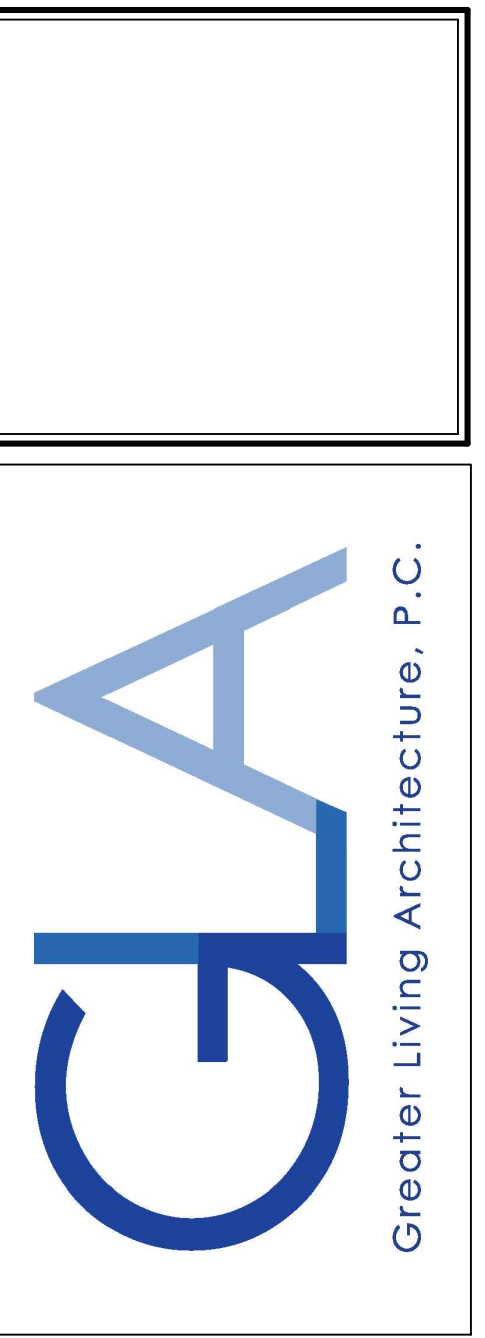


**22**  
**N-1**  
NOTCHING & BORED HOLE LIMITATIONS FOR EXTERIOR WALLS & BEARING WALLS  
SCALE: 1/2" = 1'-0"



**23**  
**N-1**  
NOTCHING & BORED HOLE LIMITATIONS FOR INTERIOR NONBEARING WALLS  
SCALE: 1/2" = 1'-0"

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ROCHESTER, NY 14623  
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FAX: (585) 292-1262  
www.greatliving.com

**REVISIONS:**

DATE	BY	DESCRIPTION

**CLIENT/LOCATION:**  
ERTREO RESIDENCE  
LOT 25 COVENTRY RIDGE  
PITTSFORD, NY

**BUILDER:**  
COVENTRY RIDGE  
BUILDING CORP.

**DETAILS**  
GLA PLAN 2944

drawn: JJS	checked: CDK
scale: AS NOTED	date: 1/21
PROJECT: 15432	sheet: N 1

TABLE R404.1.1(2)

Table with columns for WALL HEIGHT, HEIGHT OF UNBALANCED BACKFILL, and SOIL CLASSES AND LATERAL SOIL LOAD (psf PER FOOT BELOW GRADE). Rows include categories like 6'-8", 7'-4", 8'-0", 8'-8", 9'-4", and 10'-0".

a. MORTAR SHALL BE TYPE M OR S AND MASONRY SHALL BE LAID IN RUNNING BOND.
b. ALTERNATIVE REINFORCING BAR SIZES AND SPACINGS SHALL HAVE AN EQUIVALENT CROSS-SECTIONAL AREA OF REINFORCEMENT PER LINEAL FOOT OF WALL SHALL BE PERMITTED PROVIDED THE SPACING OF THE REINFORCEMENT DOES NOT EXCEED 72" IN SEISMIC DESIGN CATEGORIES A, B AND C, AND 48 INCHES IN SEISMIC DESIGN CATEGORIES DD, D1 AND D2.

TABLE R404.1.1(3)

Table similar to R404.1.1(2) but for 10-INCH MASONRY FOUNDATION WALLS WITH REINFORCING WHERE d > 6.75 INCHES.

a. MORTAR SHALL BE TYPE M OR S AND MASONRY SHALL BE LAID IN RUNNING BOND.
b. ALTERNATIVE REINFORCING BAR SIZES AND SPACINGS SHALL HAVE AN EQUIVALENT CROSS-SECTIONAL AREA OF REINFORCEMENT PER LINEAL FOOT OF WALL SHALL BE PERMITTED PROVIDED THE SPACING OF THE REINFORCEMENT DOES NOT EXCEED 72" IN SEISMIC DESIGN CATEGORIES A, B AND C, AND 48 INCHES IN SEISMIC DESIGN CATEGORIES DD, D1 AND D2.

TABLE R404.1.1(4)

Table similar to R404.1.1(2) but for 12-INCH MASONRY FOUNDATION WALLS WITH REINFORCING WHERE d > 6.75 INCHES.

a. MORTAR SHALL BE TYPE M OR S AND MASONRY SHALL BE LAID IN RUNNING BOND.
b. ALTERNATIVE REINFORCING BAR SIZES AND SPACINGS SHALL HAVE AN EQUIVALENT CROSS-SECTIONAL AREA OF REINFORCEMENT PER LINEAL FOOT OF WALL SHALL BE PERMITTED PROVIDED THE SPACING OF THE REINFORCEMENT DOES NOT EXCEED 72" IN SEISMIC DESIGN CATEGORIES A, B AND C, AND 48 INCHES IN SEISMIC DESIGN CATEGORIES DD, D1 AND D2.

TABLE R404.1.2(8)

Table with columns for MAXIMUM UNBALANCED BACKFILL HEIGHT (FEET) and SOIL CLASSES AND DESIGN LATERAL SOIL LOAD (psf PER FOOT OF DEPTH). Rows include categories like 6, 8, 10, 12, 14, 16, 18, 20, 22, 24, 26, 28, 30, 32, 34, 36, 38, 40, 42, 44, 46, 48, 50, 52, 54, 56, 58, 60, 62, 64, 66, 68, 70, 72, 74, 76, 78, 80, 82, 84, 86, 88, 90, 92, 94, 96, 98, 100.

a. SOIL CLASSES ARE IN ACCORDANCE WITH THE UNIFIED SOIL CLASSIFICATION SYSTEM. REFER TO TABLE R405.1.
b. TABLE VALUES ARE BASED ON REINFORCING BARS WITH A MINIMUM YIELD STRENGTH OF 60,000 PSI.
c. VERTICAL REINFORCEMENT SHALL BE GRADE 60 MINIMUM. THE DISTANCE FROM THE FACE OF THE SOIL SIDE OF THE WALL TO THE CENTER OF VERTICAL REINFORCEMENT SHALL BE NOT LESS THAN 3.75 INCHES.

TABLE R 402.4.1.1 AIR BARRIER AND INSULATION INSTALLATION

Table with columns for COMPONENT, AIR BARRIER CRITERIA, and INSULATION INSTALLATION CRITERIA. Rows include GENERAL REQUIREMENTS, CEILING / ATTIC, WALLS, WINDOWS, SKYLIGHTS AND DOORS, RIM JOISTS, FLOORS, CRACK SPACE WALLS, SHAFTS, PENETRATIONS, NARROW CAVITIES, GARAGE SEPARATION, RECESSED LIGHTING, PLUMBING AND WIRING, SHOWER / TUB ON EXTERIOR WALL, ELECTRICAL / PHONE BOX ON EXTERIOR WALLS, HVAC REGISTER BOOTS, CONCEALED SPRINKLERS.

a. IN ADDITION, INSPECTION OF LOG WALLS SHALL BE IN ACCORDANCE WITH THE PROVISIONS OF ICC-403.

R401.4 SOIL TESTS.

WHERE QUANTIFIABLE DATA CREATED BY ACCEPTED SOIL SCIENCE METHODOLOGIES INDICATE EXPANSIVE, COMPRESSIBLE, SHIFTING OR OTHER QUESTIONABLE SOIL CHARACTERISTICS ARE LIKELY TO BE PRESENT, THE BUILDING OFFICIAL SHALL DETERMINE WHETHER TO REQUIRE A SOIL TEST TO DETERMINE THE SOIL'S CHARACTERISTICS AT A PARTICULAR LOCATION. THIS TEST BE DONE BY AN APPROVED AGENCY USING AN APPROVED METHOD.

R401.4.1 GEOTECHNICAL EVALUATION.

IN LIEU OF A COMPLETE GEOTECHNICAL EVALUATION, THE LOAD-BEARING VALUES IN TABLE R401.4.1 SHALL BE ASSUMED.

TABLE R401.4.1 PRESUMPTIVE LOAD-BEARING VALUES OF FOUNDATION MATERIALS

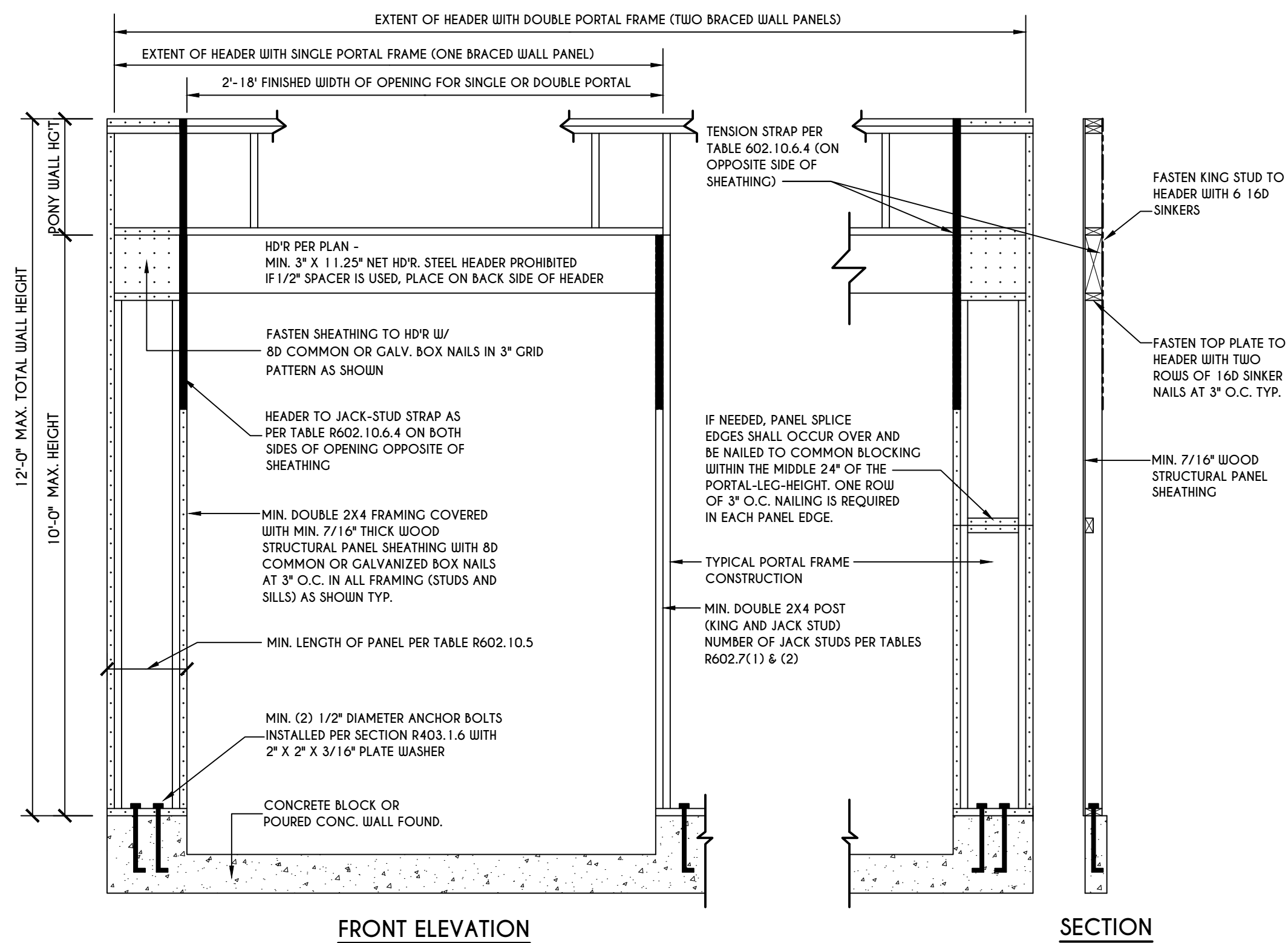
Table with columns for CLASS OF MATERIALS and LOAD-BEARING PRESSURE (pounds per square foot). Rows include CRYSTALLINE BEDROCK, SEDIMENTARY & FOLIATED ROCK, SANDY GRAVEL AND/OR GRAVEL, SAND, SILTY SAND, CLAYEY SAND, SILTY GRAVEL AND CLAYEY GRAVEL, CLAY, SANDY CLAY, SILTY CLAY, CLAYEY SILT, SILT AND SANDY SILT.

a. WHERE SOIL TESTS ARE REQUIRED BY SECTION R401.4, THE ALLOWABLE BEARING CAPACITIES OF THE SOIL SHALL BE PART OF THE RECOMMENDATIONS.

b. WHERE THE BUILDING OFFICIAL DETERMINES THAT IN-PLACE SOILS WITH AN ALLOWABLE BEARING CAPACITY OF LESS THAN 1,500 psf ARE LIKELY TO BE PRESENT AT THE SITE, THE ALLOWABLE BEARING CAPACITY SHALL BE DETERMINED BY A SOILS INVESTIGATION.

UNIFIED SOIL CLASSIFICATION SYSTEM

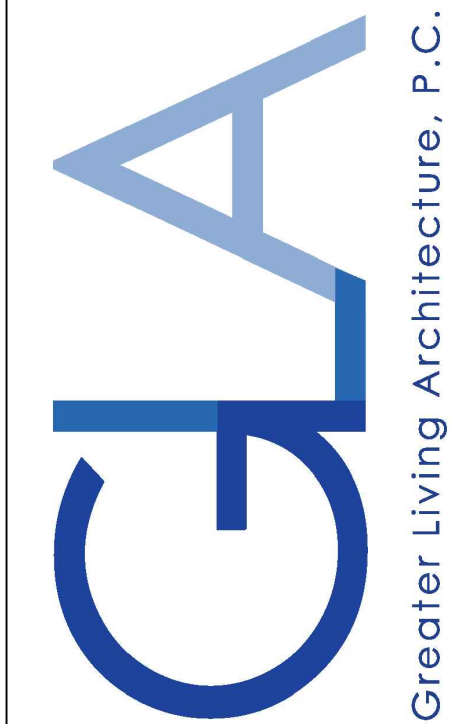
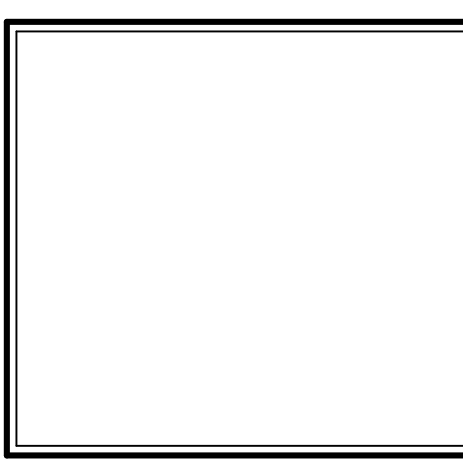
Table with columns for UNIFIED SOIL CLASSIFICATION SYSTEM SYMBOL and SOIL DESCRIPTION. Rows include CU, GW, GP, SU, SP, GM, SM, GC, SC, MC, CL, CH, MH, OL, OH, PT.



PORTAL FRAME AT GARAGE DOOR OPENINGS IN SEISMIC DESIGN CATEGORIES A, B, AND C SCALE: N.T.S. FIGURE R602.10.6.3

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REVISIONS:

Table with columns for DATE, BY, and DESCRIPTION. It is currently empty.

CLIENT/LOCATION:

ERTREO RESIDENCE LOT 25 COVENTRY RIDGE PITTSFORD, NY

BUILDER:

COVENTRY RIDGE BUILDING CORP.

REINFORCING NOTES

GLA PLAN 2944

Table with columns for drawn: JJS, checked: CDK, scale: AS NOTED, date: 1/21, PROJECT: 15432, sheet: N/2.



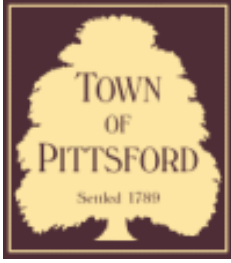


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## Town of Pittsford

Department of Public Works  
11 South Main Street  
Pittsford, New York 14534

Permit #  
**B20-000228**

Phone: 585-248-6250  
FAX: 585-248-6262

### DESIGN REVIEW AND HISTORIC PRESERVATION BOARD REFERRAL OF APPLICATION

**Property Address:** 4044-B East Avenue ROCHESTER, NY 14618

**Tax ID Number:** 151.10-1-6.2

**Zoning District:** RN Residential Neighborhood

**Owner:** Jennifer and Frank Mazarella

**Applicant:** Hamilton Stern

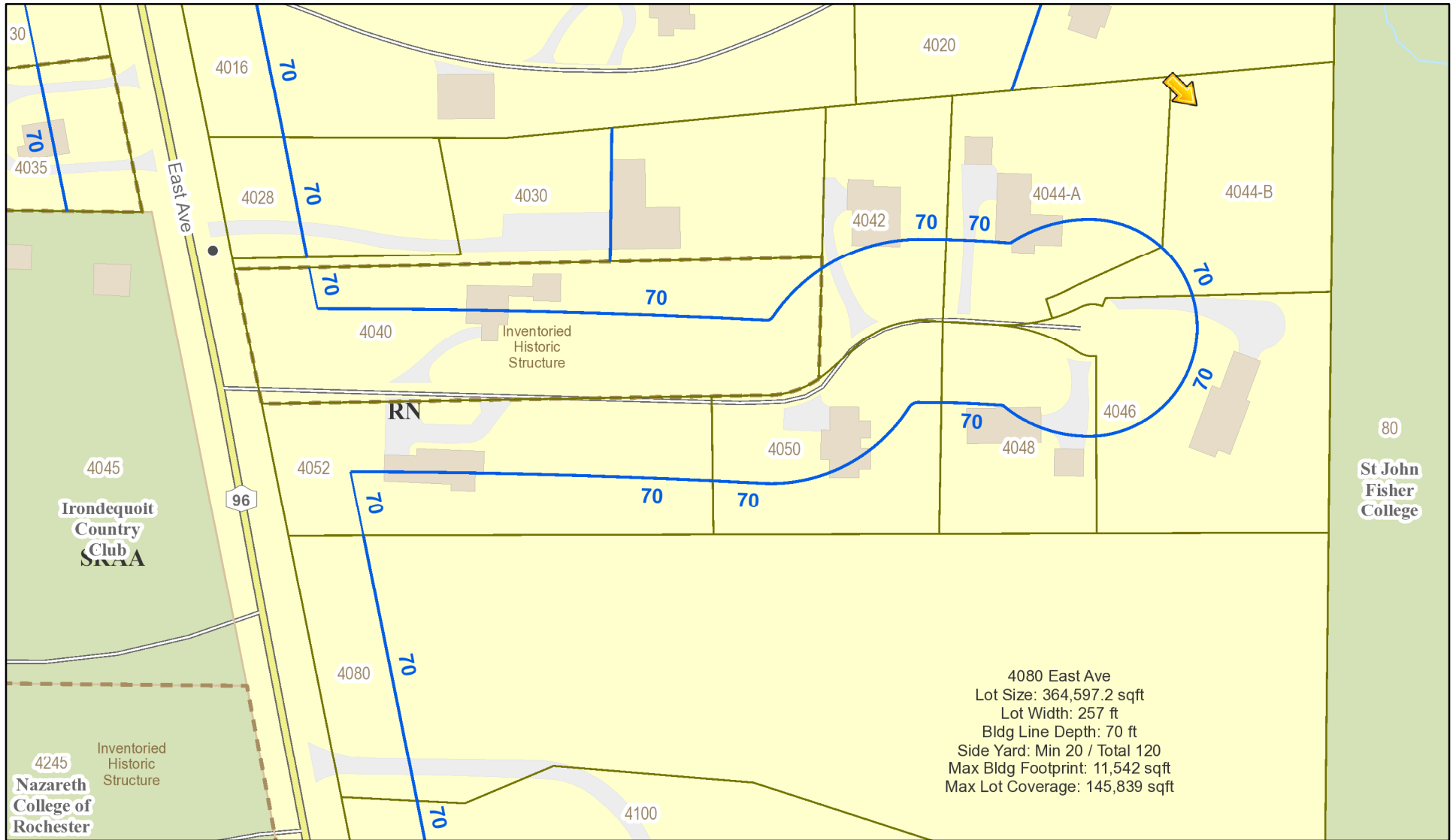
#### Application Type:

- |   |   |
|---|---|
| <input checked="" type="checkbox"/> Residential Design Review<br>§185-205 (B) | <input type="checkbox"/> Build to Line Adjustment<br>§185-17 (B) (2)            |
| <input type="checkbox"/> Commercial Design Review<br>§185-205 (B)             | <input type="checkbox"/> Building Height Above 30 Feet<br>§185-17 (M)           |
| <input type="checkbox"/> Signage<br>§185-205 (C)                              | <input type="checkbox"/> Corner Lot Orientation<br>§185-17 (K) (3)              |
| <input type="checkbox"/> Certificate of Appropriateness<br>§185-197           | <input type="checkbox"/> Flag Lot Building Line Location<br>§185-17 (L) (1) (c) |
| <input type="checkbox"/> Landmark Designation<br>§185-195 (2)                 | <input type="checkbox"/> Undeveloped Flag Lot Requirements<br>§185-17 (L) (2)   |
| <input type="checkbox"/> Informal Review                                      |   |

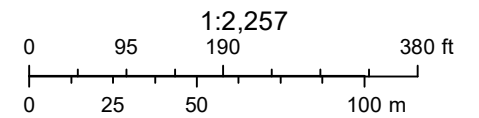
**Project Description:** Applicant is requesting design review for the construction of a one story single family home. The home will be approximately 2959 Sq. Ft. with a 264 Sq. Ft. sunroom. The home will be located on a subdivided lot on a private drive.

**Meeting Date:** January 14, 2021

# RN Residential Neighborhood Zoning

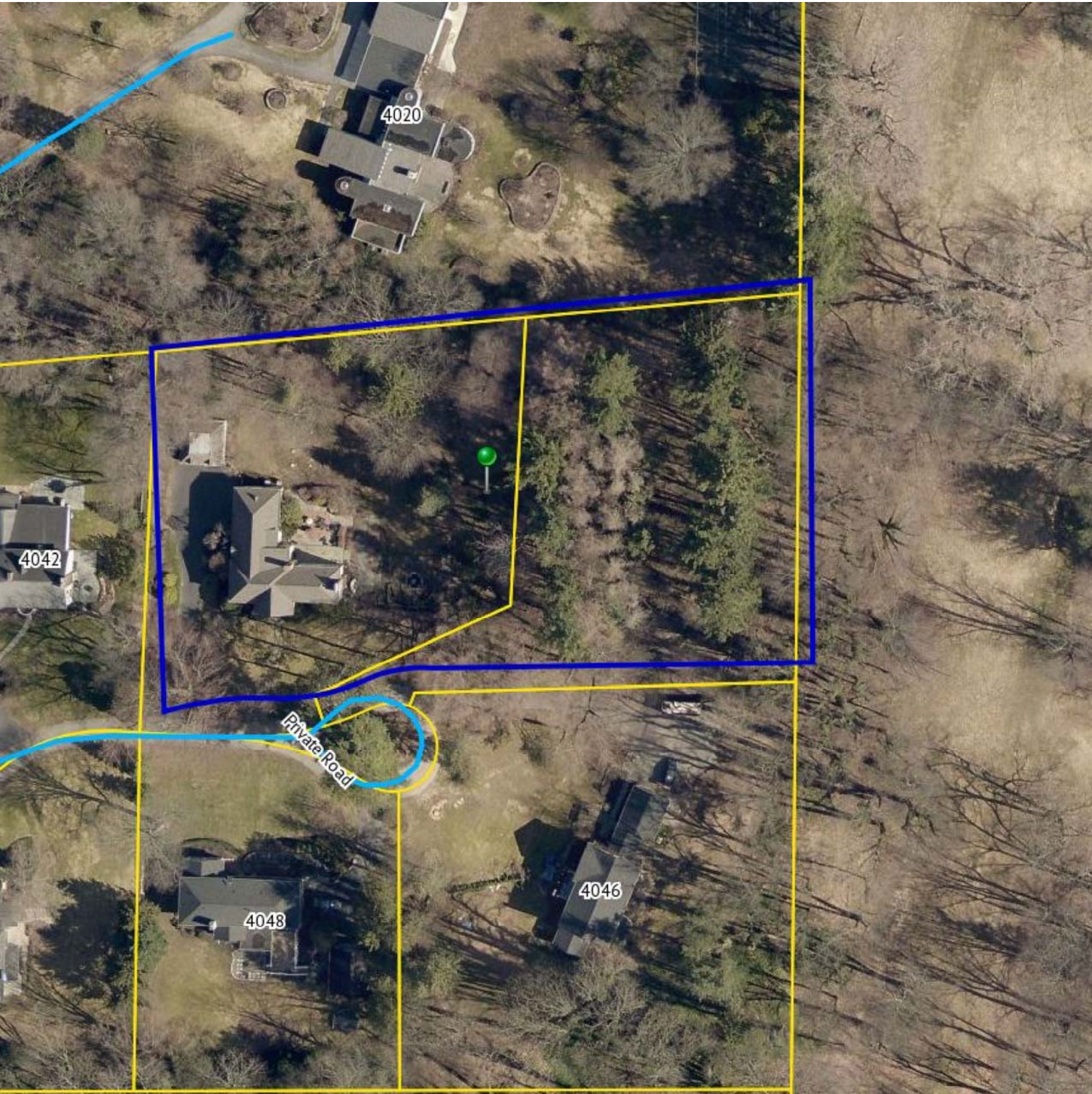


Printed January 7, 2021



Town of Pittsford GIS

The information depicted on this map is representational and should be used for general reference purposes only. No warranties, expressed or implied, are provided for the data or its use or interpretation.



4020

4042

Private Road

4046

4048



Reputed Owner  
Ernest & Ronnie Guillot  
#4020 East Avenue  
Tax Account #151.06-2-43

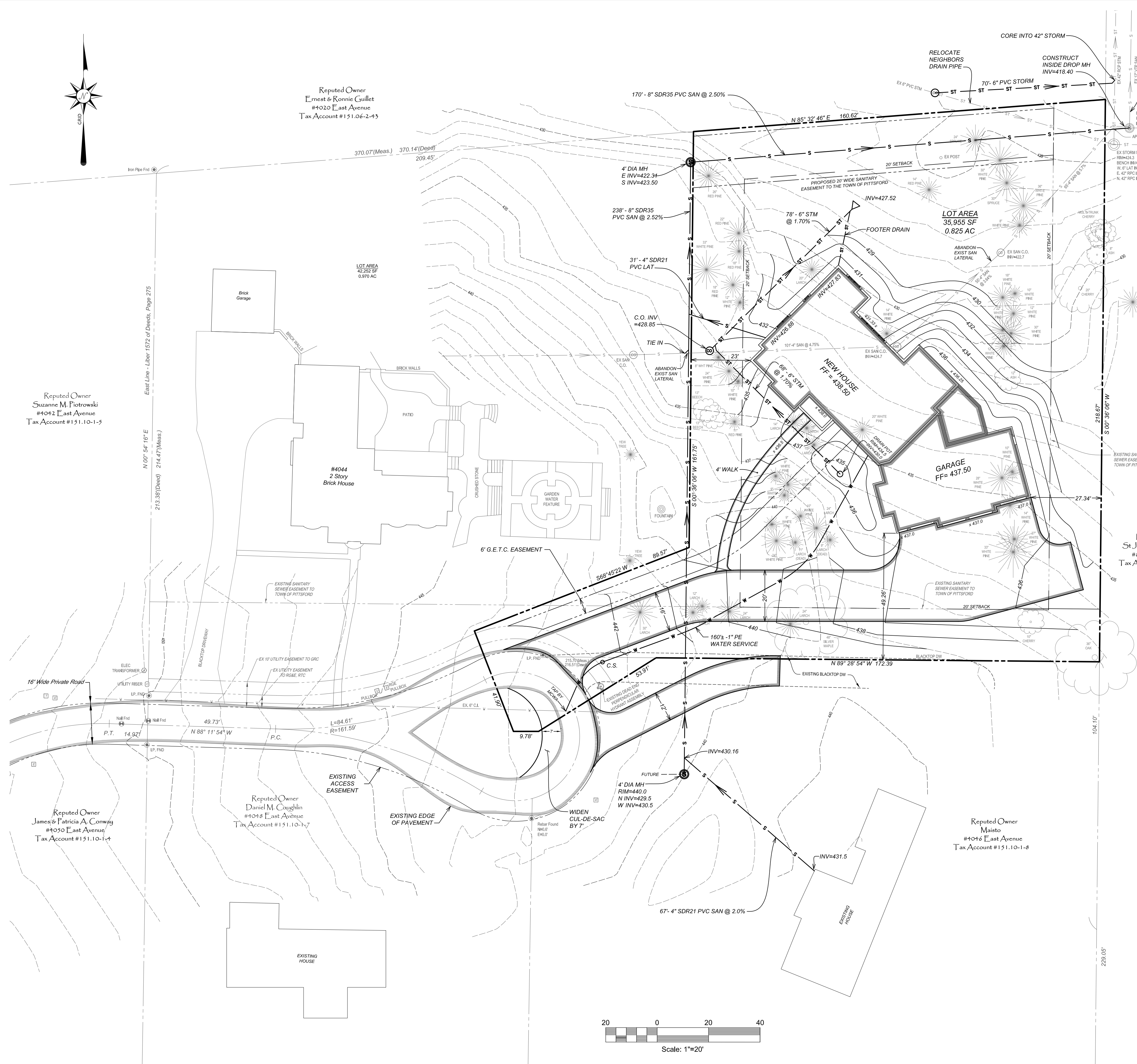
Reputed Owner  
Suzanne M. Piotrowski  
#4042 East Avenue  
Tax Account #151.10-1-5

Reputed Owner  
James & Patricia A. Conway  
#4050 East Avenue  
Tax Account #151.10-1-4

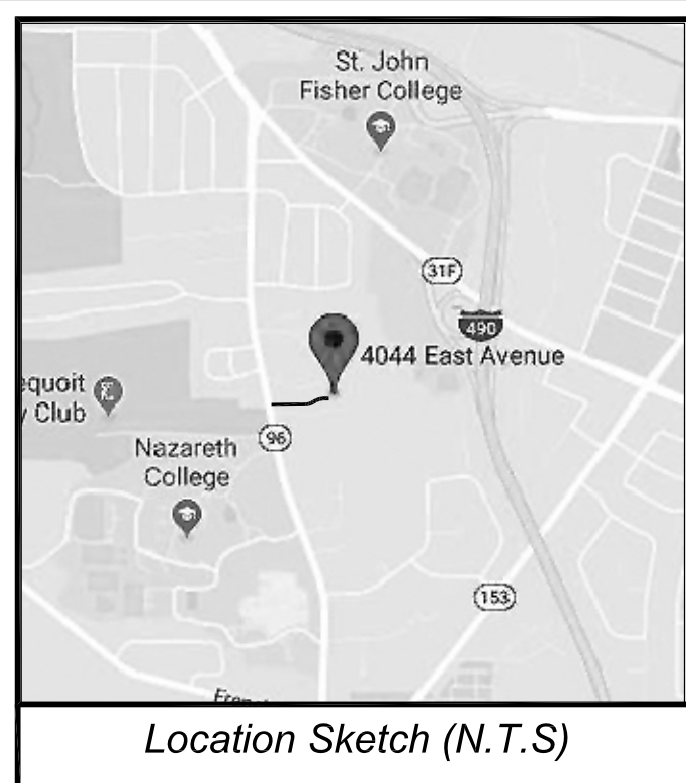
Reputed Owner  
Daniel M. Coughlin  
#4048 East Avenue  
Tax Account #151.10-1-7

Reputed Owner  
Maisto  
#4046 East Avenue  
Tax Account #151.10-1-8

Reputed Owner  
St. John Fisher College  
#80 Fairport Road  
Tax Account #151.07-1-1



**NOTE:**  
A PORTION OF THE EXISTING LATERAL SHOULD BE FIELD VERIFIED FOR CONDITIONS AND LENGTH OF THE SANITARY LATERAL TO BE REUSED. LATERAL SHALL BE RECONSTRUCTED AS ORDERED BY DPW.  
CORE VTP AND USE SADDLE TEE WITH STAINLESS STEEL STRAPS UNLESS OTHERWISE DIRECTED BY DPW STAFF



"Unauthorized alterations or addition to a survey map bearing a licensed land surveyor's seal is a violation of Section 7209, sub-section 2, of the New York State Education Law."  
"Only copies from the original of this survey marked with an original of the land surveyor's embossed seal shall be considered valid true copies."  
"Certifications indicated hereon signify that this survey was prepared in accordance with the existing Code of Practice for Land Surveyors adopted by the New York State Association of Professional Land Surveyors. Said certifications shall run only to the person for whom the survey is prepared, and on his behalf to the title company, governmental agency, and lending institution. Certifications are not transferable to additional institutions or subsequent owners."

REVISIONS:

NO.	DATE	DESCRIPTION	BY
1	12-9-19	MOVED HOUSE 15' EAST	PAC
2	1-13-19	REVISED PER COMMENTS	PAC
3	6-24-20	REV'D PER MCWA COMMENTS	PAC
4	1-4-21	REV FOR NEW BLDG LAYOUT	PAC

**SITE DATA:**

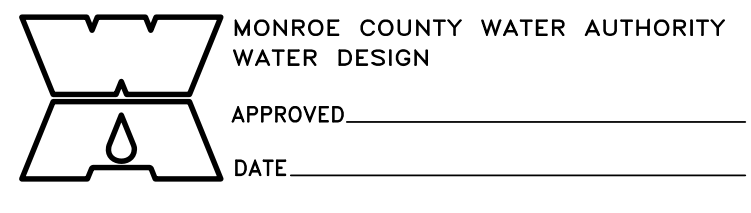
Owner: Frank Mazzarella  
Address: 4044 East Avenue, Rochester, NY 14618  
Tax Id #: 151.10-1-6  
ZONING DATA: RN (Residential Neighborhood)  
SETBACKS: Minimum Provided  
Front: 70' <166'  
Sides: 15' (40' total) <23'  
Rear: 20' <56'  
LOT AREA: 0.845 Acres  
DISTURBANCE: 0.302 Acres  
IMPERVIOUS AREA: 0.138 Acres

SEAL:

SHOWING:  
**FINAL**  
**SITE PLAN**  
4044 East Avenue  
Town of Pittsford  
Monroe County  
New York

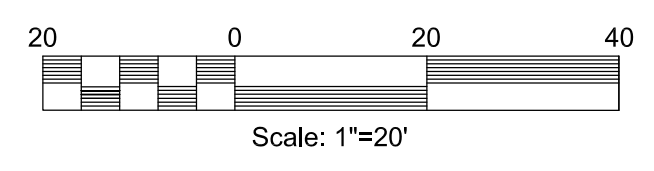
PREPARED FOR:  
**Frank Mazzarella**  
4044 East Avenue  
Rochester, New York 14618

MARQUES & ASSOCIATES, P.C.  
LAND SURVEYING  
ENGINEERING  
930 East Avenue, Suite 1000  
Rochester, New York 14607  
585-723-1820 (Tel)  
585-723-1821 (Fax)



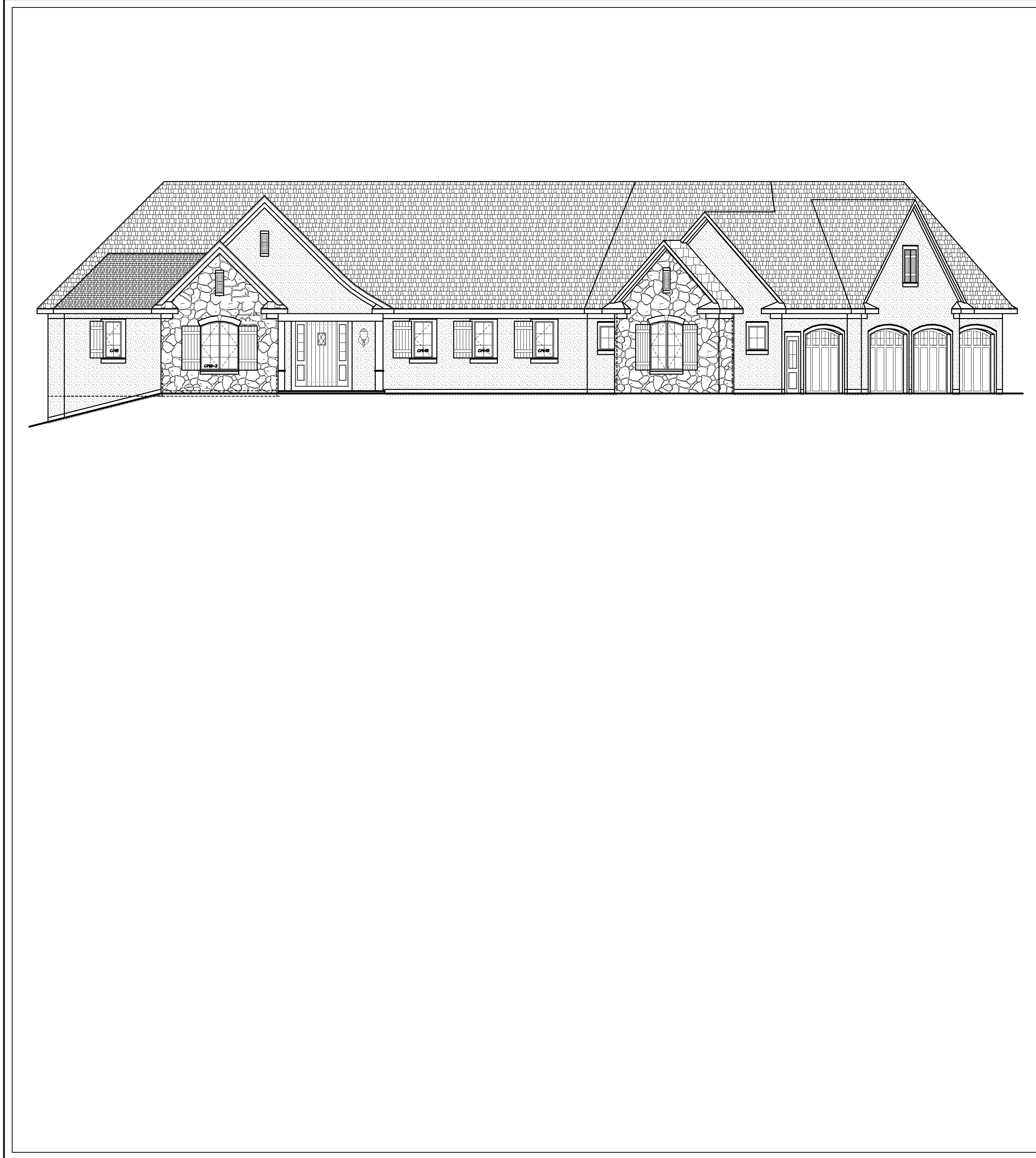
PLANNING BOARD CHAIRPERSON	DATE
FIRE MARSHAL	DATE
SUPERINTENDENT OF PUBLIC WORKS	DATE
TOWN ENGINEER	DATE
PITTSFORD SEWER DEPARTMENT	DATE

Date: October 30, 2019  
Project #: 2019056  
Scale: 1" = 20'  
Drawn by: PAC  
Checked by: LEH



# GENERAL NOTES:

- THESE PLANS HAVE BEEN PREPARED TO THE BEST OF THE ARCHITECT'S KNOWLEDGE, BELIEF, AND PROFESSIONAL JUDGMENT IN ACCORDANCE WITH THE 2020 RESIDENTIAL CODE OF NEW YORK STATE AND ENERGY CONSERVATION CODE REQUIREMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADAPTING THESE PLANS, IF REQUIRED, TO SUIT THE NEEDS OF THE BUILDING ON THE SITE. PROVIDED THAT THE ALTERATIONS DO NOT VIOLATE THE CODE OR ALTER THE STRUCTURAL INTEGRITY OF THE BUILDING.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE WITH ALL APPLICABLE BUILDING/ELECTRICAL/MECHANICAL/SANITARY AND ENERGY CODES, STATE OR LOCAL. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE WITH THE ENERGY CONSERVATION CODE FOR ALL HVAC EQUIPMENT, HVAC CONTROLS, WATER HEATING EQUIPMENT, PIPE AND DUCT INSULATION, AND FLUORESCENT LAMPS AND BALLASTS.
- THE CONTRACTOR SHALL BE RESPONSIBLE SO THAT BRANDS OF WINDOWS AND DOORS INSTALLED MEET THE NEW YORK STATE ENERGY CONSERVATION CODE REQUIREMENTS. WINDOWS AND / OR DOORS SHOWN ARE INDICATED FOR SIZING ONLY.
- ALL FOOTINGS SHALL REST ON UNDISTURBED VIRGIN SOIL. THE FOOTING/FOUNDATION DESIGN ASSUMES MINIMUM SOIL BEARING PRESSURE TO BE 2000 PSF. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SUBGRADE CONDITIONS. IF REQUIRED, THE OWNER AND / OR CONTRACTOR SHALL BE RESPONSIBLE FOR HIRING A SOILS ENGINEER TO VERIFY SUBGRADE CONDITIONS AND SUBSTANTIATE ACTUAL BEARING CAPACITY.
- BACKFILL MATERIALS SHALL BE NATIVE SOIL. FOR FILL UNDER THE GARAGE FLOOR OR BASEMENT FLOOR, PROVIDE SAND/ GRAVEL FILL FOR COMPACTION AS NEEDED.
- MINIMUM CONCRETE COMPRESSIVE STRENGTH:  
2500 PSI FOOTINGS  
2500 PSI FLOOR SLABS  
3500 PSI PORCH  
3500 PSI GARAGE
- CONCRETE BLOCK SHALL CONFORM TO ASTM C90 N-1. WALL REINFORCING - ASTM A62. ALL MORTAR SHALL CONFORM TO ASTM C270, TYPE S - 1 PART PORTLAND CEMENT, 1/4 PART LIME, 3 PARTS SAND.
- STRUCTURAL STEEL SHALL CONFORM TO ASTM A56. SHOP-PRIME PAINT TT-P-20, TT-P-31G, TT-P-31G. FABRICATION AND INSTALLATION PER THE LATEST EDITION OF THE AISC MANUAL AND SPECIFICATIONS.
- MINIMUM FIBER STRESS IN BENDINGS (FB) FOR ALL FRAMING LUMBER TO BE 150 PSI #2 HEV-FIR OR BETTER. PROVIDE DOUBLE FRAMING MEMBERS UNDER PARTITIONS RUNNING IN SAME DIRECTION.
- CONTRACTOR SHALL PAY STRICT ADHERENCE TO MICROLAM MANUFACTURER'S WRITTEN DIRECTIONS FOR CUTTING, DRILLING, NOTCHING, JOINING AND GENERAL INSTALLATION OF THEIR PRODUCTS.
- WOOD TRUSSES SHALL BE DESIGNED BY MANUFACTURER. SUPPLIER SHALL BE RESPONSIBLE FOR INSTALLATION DETAILS AND REQUIRED BRIDGINS/BRACING.
- PLYWOOD SHALL CONFORM TO U.S. PRODUCT STANDARD PS - 1, THICKNESS AS SHOWN. APA RATED SHEATHING EXP-1, NAILING AND SPACING PER APA RECOMMENDATIONS FOR LOCATIONS INTENDED.
- ALL WOOD IN CONTACT WITH CONCRETE OR MASONRY SHALL BE FULLY WOOD PRESERVATIVE-TREATED WITH OSMOSALTS OR NOLMAN SALTS.
- ALL OPENINGS IN THE BUILDING ENVELOPE (DOORS, WINDOWS, UTILITIES) SHALL BE CAULKED, WEATHER-STRIPPED, OR OTHERWISE SEALED. CORROSION RESISTIVE FLASHING SHALL BE PROVIDED AT THE LOCATIONS ON THE EXTERIOR WALL ENVELOPE PER RESIDENTIAL CODE OF NEW YORK (2020)
- CONTRACTOR SHALL VERIFY ALL NOTES AND DIMENSIONS PRIOR TO CONSTRUCTION. THESE DRAWINGS ARE NOT TO BE SCALED - USE DIMENSIONS GIVEN.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND SAFETY PRECAUTIONS IN CONNECTION WITH THE WORK.
- THESE DRAWINGS HAVE BEEN PREPARED FOR STRUCTURAL INTENT ONLY. ELECTRICAL, MECHANICAL AND OTHER BUILDING SYSTEMS, AS REQUIRED ARE TO BE DESIGNED BY OTHERS.
- THE FOLLOWING DESIGN LOADS HAVE BEEN USED IN THE STRUCTURES DESIGN IN ACCORDANCE WITH THE PRINTED SPAN TABLES IN THE RESIDENTIAL CODE OF NEW YORK STATE (2020).  
FLOOR LOADS (LIVING AREAS-1ST FLOOR) 40 PSF  
SLEEPING AREAS (2ND FLOOR) 30 PSF  
EXTERIOR DECKS 40 PSF
- ALL WORK, MATERIALS, METHODS, EQUIPMENT, ETC. SHALL BE IN STRICT ACCORDANCE WITH THE CONTRACT DOCUMENTS. ALL MATERIALS SHALL BE NEW, UNLESS NOTED OTHERWISE.
- WORK SEQUENCE AND SCHEDULE SHALL BE MUTUALLY AGREED UPON BY BOTH THE OWNER AND THE CONTRACTOR.
- IT IS ASSUMED THAT THE SUBSURFACE CONDITIONS WILL BE EARTH OR SOIL. IF BEDROCK IS ENCOUNTERED, REMOVAL WILL BE CONSIDERED AN ADDITION TO CONTRACT.
- ANY DEMOLITION WORK SHALL BE DONE CAREFULLY. ALL DISTURBED SURFACES TO BE REPAIRED APPROPRIATELY. ALL SALVAGEABLE ITEMS SHALL BE TURNED OVER TO THE OWNER.
- EXAMINATION OF THE SITE SHOULD BE MADE BY ALL CONTRACTORS CONCERNED TO FULLY CONSIDER ALL SITE CONDITIONS WHICH MAY HAVE A BEARING ON THE WORK OF THE ENTIRE PROJECT. SUBMISSION OF A BID IS PRESUMPTIVE EVIDENCE THAT THE BIDDER IS CONVERSANT WITH LOCAL JURISDICTIONS AND HAS MADE DUE ALLOWANCES IN HIS BID FOR ALL CONTINGENCIES. THE OWNER RESERVES THE RIGHT TO REJECT ANY OR ALL BIDS.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE ARCHITECT IN CASE OF ANY OR ALL DEVIATIONS FROM THESE DRAWINGS. THE ARCHITECT SHALL BE HELD HARMLESS AS A RESULT OF ANY UNAUTHORIZED CHANGES TO THESE PLANS. ADDITIONAL FEES MAY OCCUR FOR "AS BUILT" DOCUMENTATION DUE TO CIRCUMSTANCES BEYOND THE ARCHITECT'S CONTROL, OR OWNER / CONTRACTOR CHANGES TO THESE DRAWINGS.
- THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS AND APPROVALS REQUIRED BY THE LOCAL ZONING AND BUILDING DEPARTMENTS AND ANY OTHER GOVERNMENTAL AGENCY HAVING JURISDICTION OVER THE WORK. ALL APPLICABLE REGULATIONS SHALL BE ADHERED TO AND CARRIED OUT BY ALL INDIVIDUALS UNDER THIS CONTRACT.
- THE CONTRACTOR SHALL FURNISH A CERTIFICATE OF INSURANCE INDICATING THE TYPE AND AMOUNTS OF COVERAGE AS REQUIRED BY NEW YORK STATE AND THE LOCAL MUNICIPALITY.
- THE CONTRACTOR SHALL REMOVE ALL RUBBISH AND LEAVE THE COMPLETED PROJECT IN A CLEAN STATE, SATISFACTORY TO THE OWNER.
- THE CONTRACTOR SHALL GUARANTEE HIS WORK AND HIS SUBCONTRACTOR'S WORK AGAINST FAULTY MATERIALS AND WORKMANSHIP IN ACCORDANCE WITH NEW YORK STATE GENERAL BUSINESS LAW.
- ONLY COPIES FROM THE ORIGINALS OF THESE DRAWINGS MARKED WITH AN ORIGINAL OF THE ARCHITECT'S MET SEAL SHALL BE CONSIDERED TO BE VALID TRUE COPIES.
- BUILDING IS CLASSIFIED AS A ONE FAMILY DWELLING
- SMOKE-DETECTING ALARM DEVICES SHALL BE INSTALLED IN COMPLIANCE WITH SECTION R313.1 OF THE RESIDENTIAL CODE OF NEW YORK STATE (2020)  
CARBON MONOXIDE ALARM DEVICES SHALL BE INSTALLED IN COMPLIANCE WITH SECTION R313.4 OF THE BUILDING CODE OF NEW YORK STATE (2020)
- PROVIDE A MIN. 3/4 HR. FIRE SEPARATION PER SECTION R304.2 OF THE RESIDENTIAL CODE OF NEW YORK STATE (2020) ALL WALLS AND FLOORS DEMISING RESIDENCE FROM AN ATTACHED GARAGE
- ALL MATERIALS USED IN THIS PROJECT SHALL BE NON-ASBESTOS AND NON-LEAD CONTAINING.



**MAZZARELLA RESIDENCE**  
**4044 EAST AVENUE**  
**TOWN OF PITTSFORD, NY**

# DRAWING INDEX


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<b>ENERGY COMPLIANCE DETAILS &amp; PATH</b> MEETS OR EXCEEDS PRESCRIPTIVE REQUIREMENTS (2020 RESIDENTIAL CODE OF NEW YORK STATE) CLIMATE ZONE - 5		
COMPONENT	REQUIRED	PROVIDED
1. FENESTRATION U-FACTOR	30	30
2. CEILING R-FACTOR	49	49
3. WOOD FRAME WALL R-VALUE	20 OR 13+5	HIGH DENSITY 21 21/BAND JSTS
4. FLOOR R-FACTOR	R-30	R-30
5. BASEMENT CONCRETE WALL R-VALUE	15 CONTINUOUS OR 19 CAVITY FULL HEIGHT	R-15 CONTINUOUS FULL HEIGHT
6. SLAB R-FACTOR	R-10@24" R-5 SLAB EDGE	R-10@24" R-5 SLAB EDGE

<b>2020 INTERNATIONAL ENERGY CONSERVATION CODE (IECC) COMPLIANCE PATH</b>	
1. A MINIMUM OF 75% OF THE LAMPS IN PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL BE HIGH-EFFICIENCY LAMPS PER SECTION 1104.1	
2. RECESSED LUMINARIES INSTALLED IN THE BUILDING THERMAL ENVELOPE SHALL BE SEALED WITH A GASKET OR CAULK BETWEEN THE HOUSING AND THE INTERIOR WALL OR CEILING COVERING TO LIMIT AIR LEAKAGE BETWEEN CONDITIONED AND UNCONDITIONED SPACES. PER SECTION 1102.4.5	
3. CONTRACTOR TO PROVIDE A PROGRAMMABLE THERMOSTAT TO CONTROL THE HVAC SYSTEM PER SECTION 1108.1.1	
4. ALL CIRCULATING SERVICE HOT WATER PIPING SHALL BE INSULATED TO AT LEAST R-2. CIRCULATION HOT WATER SYSTEMS SHALL INCLUDE AN AUTOMATIC OR READILY ACCESSIBLE MANUAL SWITCH THAT CAN TURN OFF THE HOT WATER CIRCULATING PUMP WHEN THE SYSTEM IS NOT IN USE. PER SECTION 1109.5.4	
5. AIR LEAKAGE TEST TO BE CONDUCTED & PERFORMED BY A THIRD PARTY IN COMPLIANCE WITH 1102.4.1.2. AIR LEAKAGE RATE MAY NOT EXCEED 3 ACH (CLIMATE ZONE 5)	
6. ATTIC ACCESS SHALL BE INSULATED WITH THE SAME R-VALUE AS THE ATTIC. WEATHER STRIPPED AND LATCHED PER SECTION 1102.2.5	
7. DUCTWORK ON EXTERIOR WALLS IF REQUIRED SHALL BE INSULATED TO A MINIMUM OF R-6 PER 1102.2.1	
8. MECHANICAL VENTILATION PER SECTION 1103.6 TO BE MET WITH CONTINUOUS USE EXHAUST FANS AND MAKE-UP AIR CONTROLS, PER SECTION M107.3.3 REQUIREMENT.	
9. MECHANICAL VENTILATION FAN EFFICACY SHALL MEET MINIMUM REQUIREMENTS PER SECTION 1103.6.1.	
10. HEATING AND COOLING EQUIPMENT SHALL BE SIZED IN ACCORDANCE WITH SECTION 1103.7 REQUIREMENTS.	

# BASIC DESIGN CRITERIA

- GROUND SNOW LOAD - 40 PSF R301.2 (5)
- WIND SPEED - 115 MPH, EXPOSURE B R301.2.1
- SEISMIC DESIGN CATEGORY - A R301.2 (2)
- WEATHERING - SEVERE
- FROST LINE DEPTH - 48"
- TERMITE DAMAGE - NONE TO SLIGHT
- DECAY DAMAGE - NONE TO SLIGHT
- WINTER DESIGN TEMPERATURE - 1
- ICE SHIELD UNDERLAYMENT REQUIRED - YES
- FLOOD HAZARD - FIRM - 1992
- ROOF TIE DOWN REQUIREMENTS R202.11.1



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PATRICK J. MORABITO, A.I.A. ARCHITECT, P.C.  
LICENSED IN CO., MA, NE, NY, PA, SC

121 Sully's Trail  
Pittsford, NY 14534

(585) 264-1330  
(585) 264-1333 Fax

www.MorabitoArchitects.com

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**PROJECT:**  
MAZZARELLA RESIDENCE  
4044 EAST AVENUE  
TOWN OF PITTSFORD NY

---

**CLIENT:**  
FRANK & JENNIFER MAZZARELLA

---

**DRAWING:**  
TITLE PAGE

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<b>DRAWN:</b> M.M	<b>CHECKED:</b> P.J.M
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**DATE:** 11/20/2020

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

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**JOB NO.:** 20M4044


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**SHEET:**

**1**

OF **13** SHEETS

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 TOWN OF PITTSFORD NY

**CLIENT:**  
 FRANK & JENNIFER MAZZARELLA

**DRAWING:**  
 FRONT / LEFT SIDE ELEVATIONS

**DRAWN:** M.M.  
**CHECKED:** P.J.M.

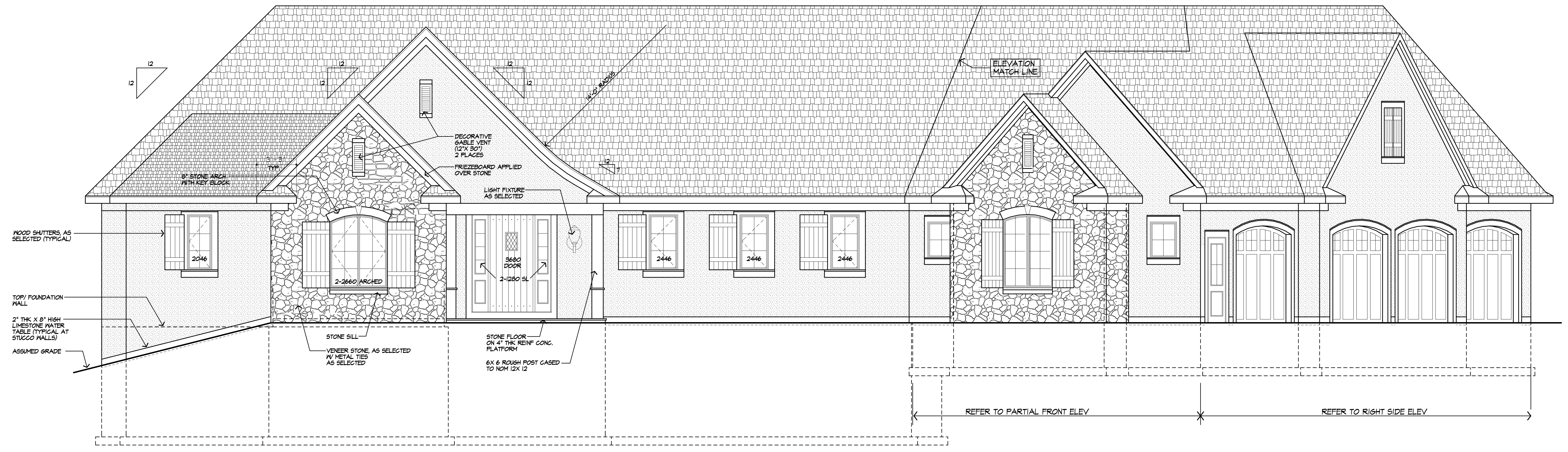
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**2**  
 OF 13 SHEETS



**FRONT ELEVATION**  
 AREA: 2959 SQ FT PLUS 264 SQ. FT SUN ROOM  
 1528 SQ FT FINISHED LOWER LEVEL

**WINDOW FALL PROTECTION**  
 R312.2

WINDOW FALL PROTECTION SHALL BE PROVIDED IN ACCORDANCE WITH SECTIONS R312.2.1 AND R312.2.2

**R312.2.1 WINDOW SILLS.**  
 IN DWELLING UNITS, WHERE THE TOP OF THE SILL OF AN OPERABLE WINDOW OPENING IS LOCATED LESS THAN 24 INCHES ABOVE THE FINISHED FLOOR AND GREATER THAN 12 INCHES ABOVE THE FINISHED GRADE OR OTHER SURFACE BELOW ON THE EXTERIOR OF THE BUILDING, THE OPERABLE WINDOW SHALL COMPLY WITH ONE OF THE FOLLOWING:  
 1. OPERABLE WINDOWS WITH OPENINGS THAT WILL NOT ALLOW A 4-INCH-DIAMETER (102 MM) SPHERE TO PASS THROUGH THE OPENING WHERE THE OPENING IS IN ITS LARGEST OPENED POSITION.  
 2. OPERABLE WINDOWS THAT ARE PROVIDED WITH WINDOW FALL PREVENTION DEVICES THAT COMPLY WITH ASTM F 2090.  
 3. OPERABLE WINDOWS THAT ARE PROVIDED WITH WINDOW OPENING CONTROL DEVICES THAT COMPLY WITH SECTION R312.2.2.

**R312.2.2 WINDOW OPENING CONTROL DEVICES.** WINDOW OPENING CONTROL DEVICES SHALL COMPLY WITH ASTM F 2090. THE WINDOW OPENING CONTROL DEVICE, AFTER OPERATION TO RELEASE THE CONTROL DEVICE ALLOWING THE WINDOW TO FULLY OPEN, SHALL NOT REDUCE THE NET CLEAR OPENING AREA OF THE WINDOW UNIT TO LESS THAN THE AREA REQUIRED BY SECTION R310.2.1.

**WINDOW GLAZING**  
 R308

WINDOW GLAZING SHALL BE PROVIDED IN ALL HAZARDOUS LOCATIONS IN ACCORDANCE WITH SECTION R308

**R308.4.1 GLAZING IN DOORS**  
 GLAZING IN FIXED AND OPERABLE PANELS OF SWINGING, SLIDING AND BIFOLD DOORS SHALL BE CONSIDERED TO BE A HAZARDOUS LOCATION.  
 EXCEPTIONS:  
 1. GLAZED OPENINGS OF A SIZE THROUGH WHICH A 3" DIA SPHERE IS UNABLE TO PASS.  
 2. DECORATIVE GLAZING

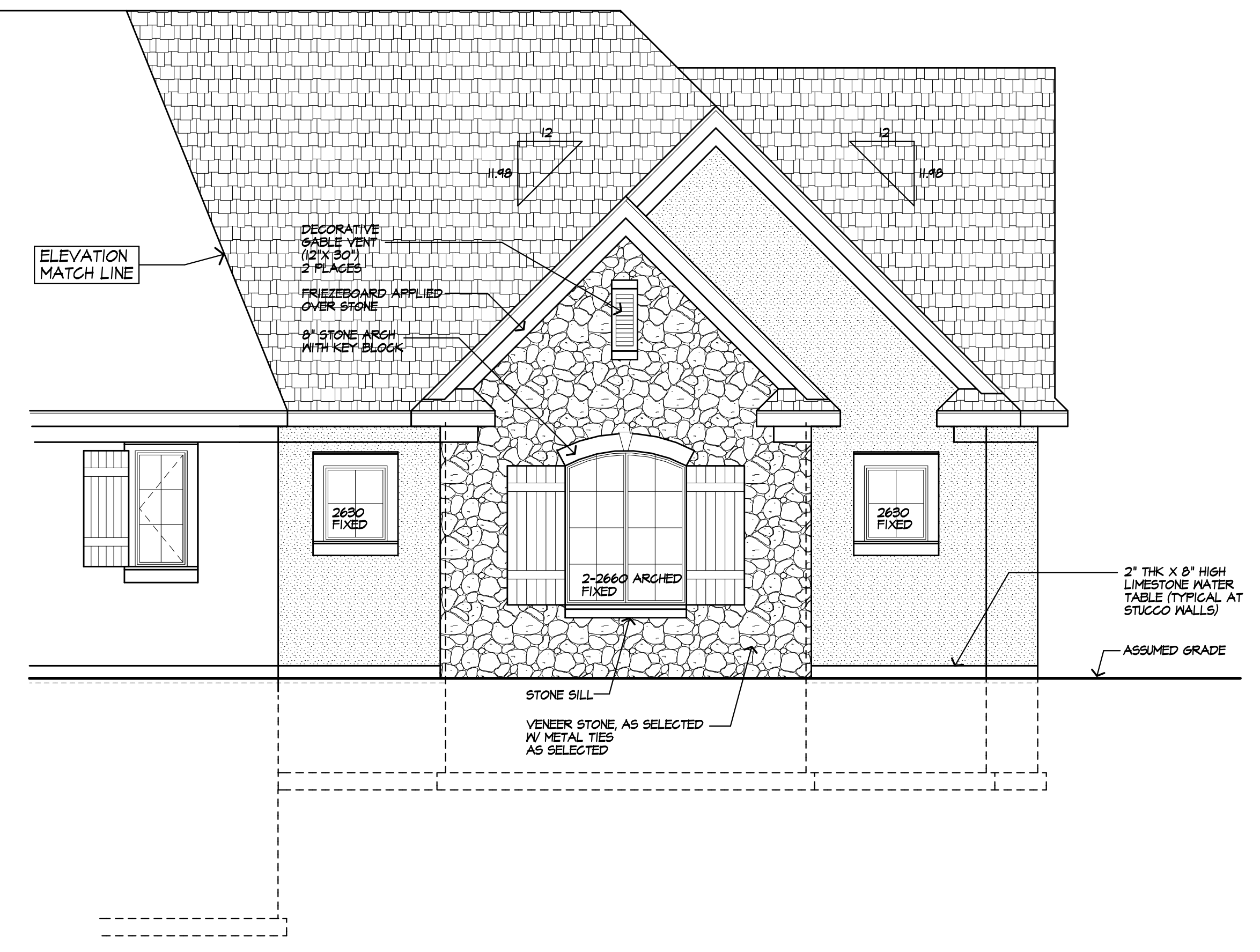
**R308.4.1.1 GLAZING ADJACENT TO THE BOTTOM STAIR LANDING**  
 GLAZING ADJACENT TO THE LANDING AT THE BOTTOM OF A STAIRWAY WHERE THE GLAZING IS LESS THAN 36" ABOVE THE LANDING AND WITHIN A 60° HORIZONTAL ARC LESS THAN 180 DEGREES FROM THE BOTTOM TREAD NOSING SHALL BE CONSIDERED TO BE A HAZARDOUS LOCATION.  
 EXCEPTIONS:  
 1. WHERE GLAZING IS ADJACENT TO A WALKING SURFACE AND A HORIZONTAL RAIL IS INSTALLED AT 34" TO 38" ABOVE THE WALKING SURFACE  
 2. GLAZING 36" OR MORE MEASURED HORIZONTALLY FROM THE WALKING SURFACE

**UNLESS OTHERWISE NOTED**

ROOFING: 30 YR GUARANTEE ROOFING SHINGLES  
 ROOF VENTING: CONTINUOUS RIDGE VENT (SHINGLEVENT OR EQ)  
 FASCIAS: 1X 8 AZEK  
 FRIEZEBOARDS: 1X 8 (AT STONE) 8" E.I.F.S AT STUCCO  
 CORNERBOARDS: N/A  
 CASINGS: 1X 8 AZEK (AT STONE) 6" E.I.F.S AT STUCCO  
 SIDING: E.I.F.S STUCCO IN COLOR SELECTED  
 VENEER STONE AS SELECTED

OVERHANGS: 16"  
 RAKE OVERHANGS: 12"  
 MIN FTG. DEPTH: 4'-0"  
 CL6 HT.  
 1ST FLOOR: 9'-1 1/8"  
 WINDOW R.O. HT.  
 1ST FLOOR: 8'-0 1/2"

WINDOW MFR: AS SELECTED BY OWNER (PROVIDE SAFETY GLAZING PER R.308.4) 2660 DENOTES WINDOW SIZE IN FEET/ INCHES



**PARTIAL FRONT ELEVATION**



PATRICK J. MORABITO, A.I.A. ARCHITECT, P.C.  
LICENSED IN CO., MA., NE., NY., PA., SC

121 Sully's Trail  
Pittsford, NY 14534  
  
(585) 264-1330  
(585) 264-1333 Fax

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4044 EAST AVENUE  
TOWN OF PITTSFORD NY

**CLIENT:**  
FRANK & JENNIFER MAZZARELLA

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ELEVATIONS

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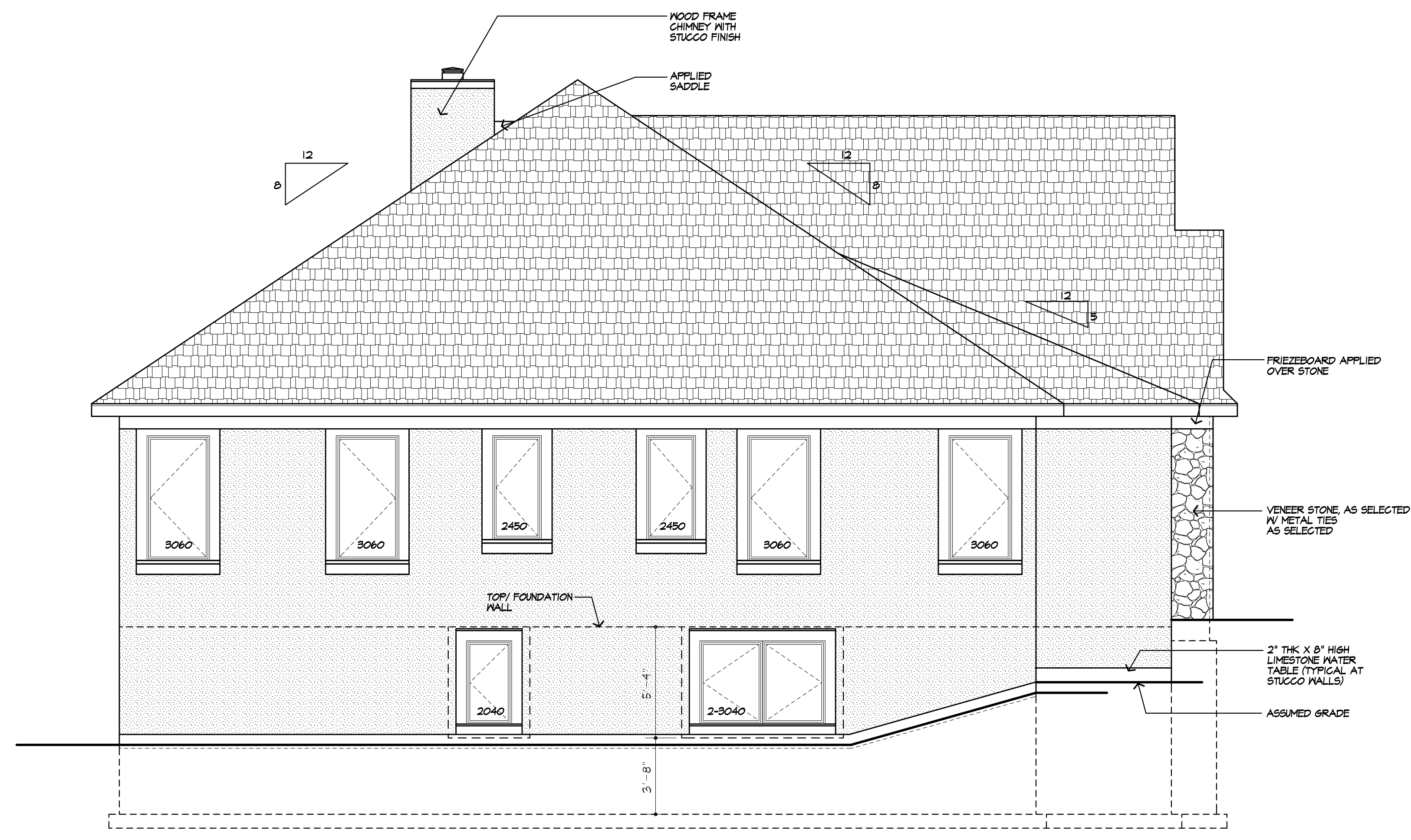
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**3**

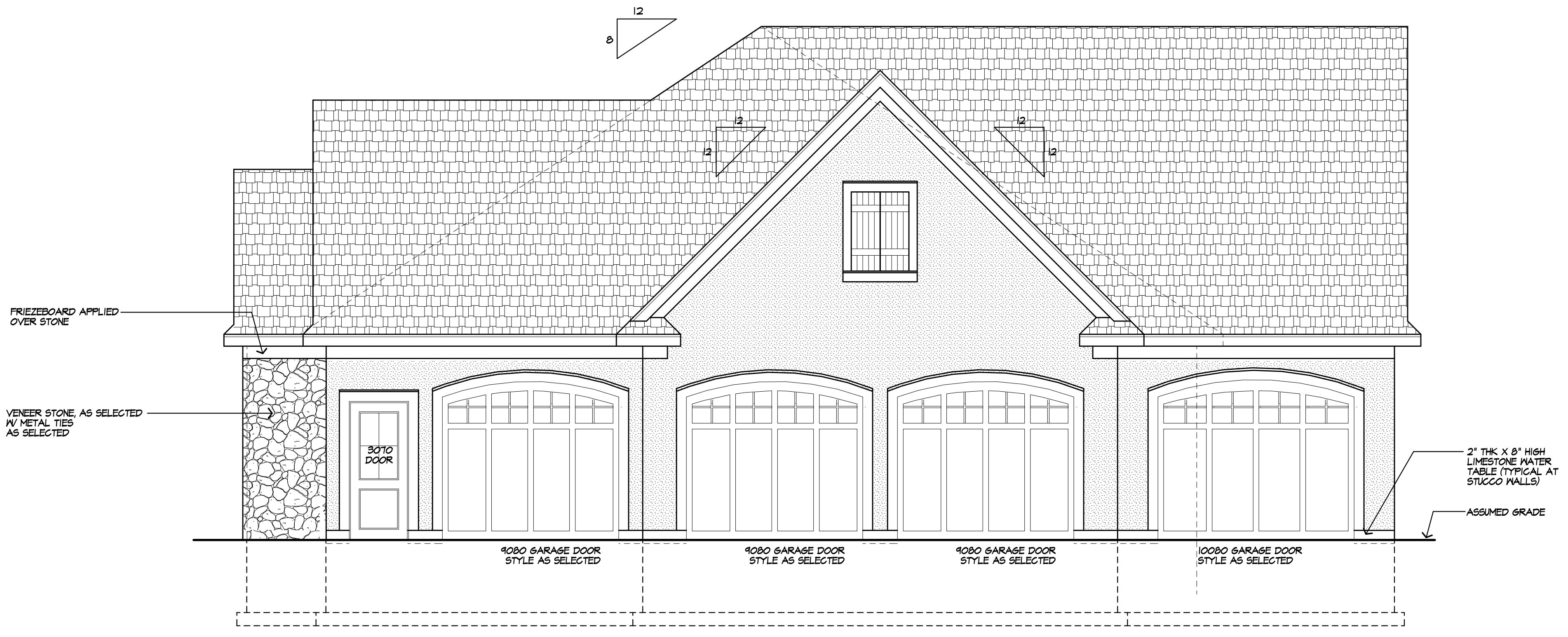
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LEFT SIDE ELEVATION

UNLESS OTHERWISE NOTED

ROOFING: 30 YR GUARANTEE ROOFING SHINGLES  
 ROOF VENTING: CONTINUOUS RIDGE VENT (SHINGLEVENT OR EQ)  
 FASCIAS: 1X 8 AZEK  
 FRIEZEBDS: 1X 8 (AT STONE) 8\"/>



RIGHT SIDE ELEVATION

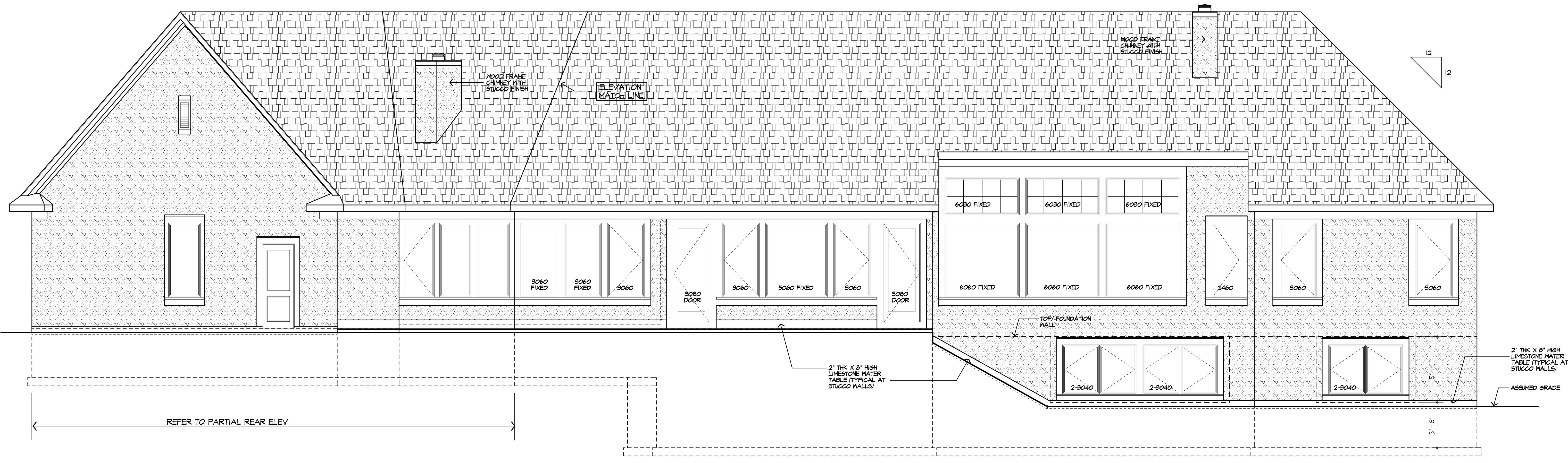


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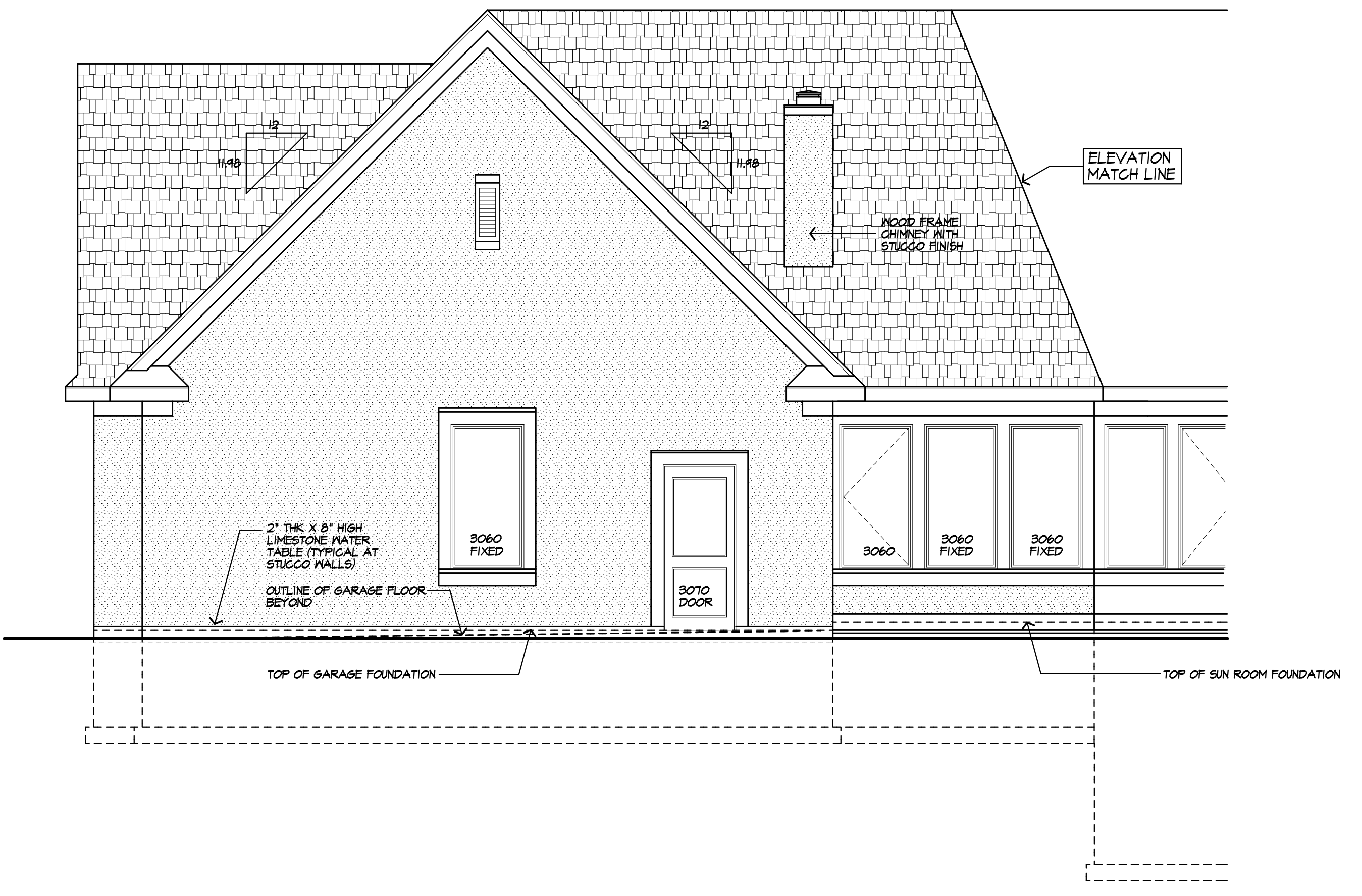
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REAR ELEVATION



PARTIAL REAR ELEVATION

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CORNERBDS:	N/A
CASINGS:	1X 6 AZEK (AT STONE) 6" E.I.F.S. AT STUCCO
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RAKE OVERHANGS:	12"
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CLS HT:	
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WINDOW R.O. HT:	
1ST FLOOR:	8'-0 1/2"
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 TOWN OF PITTSFORD NY

**CLIENT:**  
 FRANK & JENNIFER MAZZARELLA

**DRAWING:**  
 REAR / RIGHT SIDE ELEVATIONS

<b>DRAWN:</b> M.M.	<b>CHECKED:</b> P.J.M.
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**SCALE:** 1/4"=1'-0"

**JOB NO.:** 20M4044

**SHEET:**

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**DRAWING:**  
 BASEMENT / FOUNDATION PLAN

**DRAWN:** M.M.  
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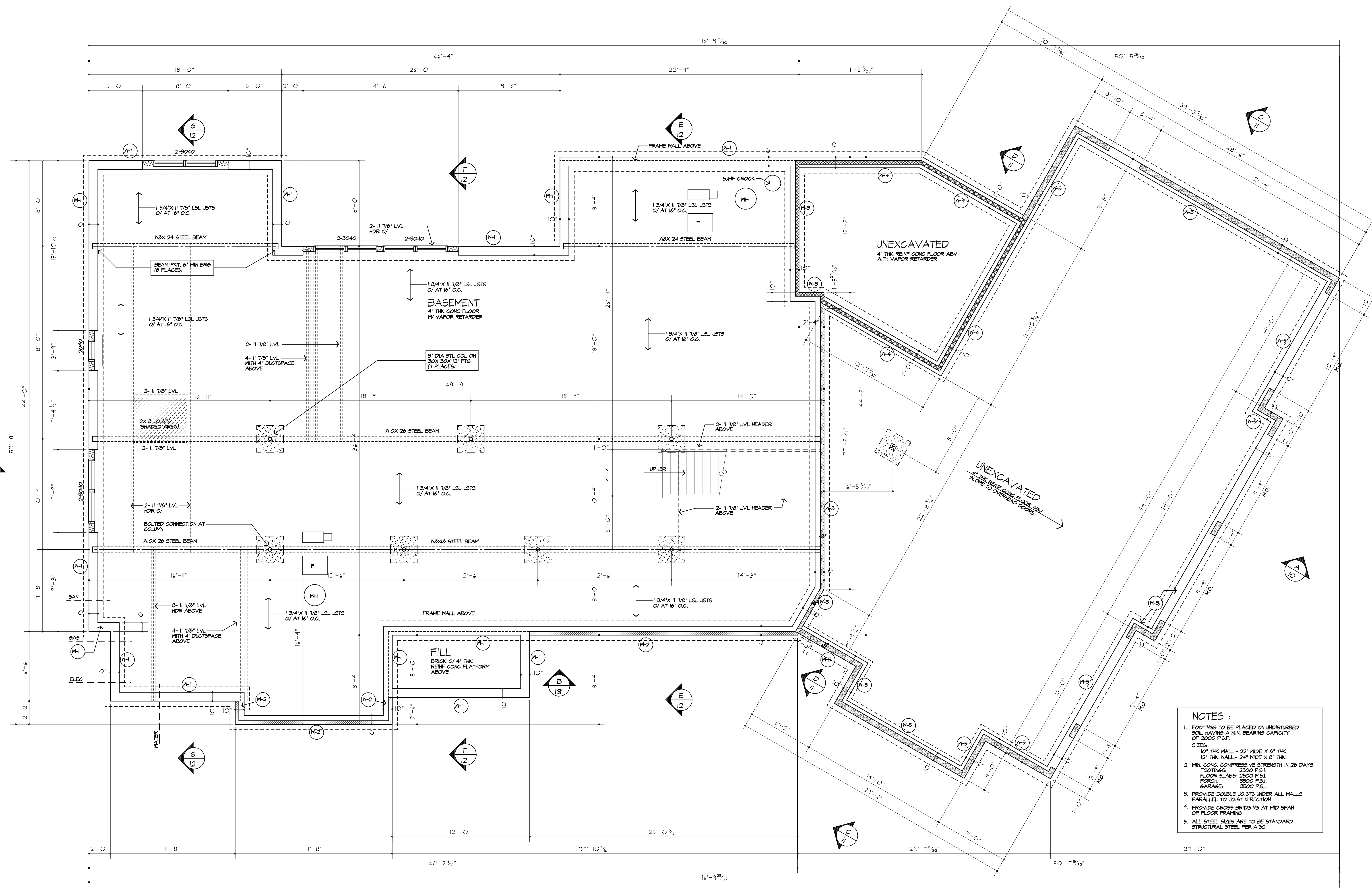
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**SHEET:**

**5**  
 OF 13 SHEETS



- NOTES:**
- FOOTINGS TO BE PLACED ON UNDISTURBED SOIL HAVING A MIN. BEARING CAPACITY OF 2000 P.S.F.  
 SIZES:  
 10' THK WALL - 22" WIDE X 8" THK.  
 12' THK WALL - 24" WIDE X 8" THK.
  - MIN. CONC. COMPRESSIVE STRENGTH IN 28 DAYS:  
 FOOTINGS: 2500 P.S.I.  
 FLOOR SLABS: 2500 P.S.I.  
 FLOOR: 2500 P.S.I.  
 GARAGE: 3500 P.S.I.
  - PROVIDE DOUBLE JOISTS UNDER ALL WALLS PARALLEL TO JOIST DIRECTION
  - PROVIDE CROSS BRIDGINGS AT MID SPAN OF FLOOR FRAMING
  - ALL STEEL SIZES ARE TO BE STANDARD STRUCTURAL STEEL PER AISC.

# BASEMENT AND FOUNDATION PLAN

9'-0" HIGH POURED CONG WALLS (REINFORCING: #5 RODS AT 64" O.C. VERTICAL / #5 RODS AT 24" O.C. HORIZ)  
 \*\*PROVIDE SIMPSON OR EQUAL JOIST HANGERS AT ALL HDR CONNECTIONS OF WOOD FRAMING

**FIRE PROTECTION REQUIREMENTS PER R302.13**  
 1/2" GYPSUM BOARD OR 5/8" THK STRUCTURAL PANEL APPLIED TO BOTTOM OF I-JOISTS. PENETRATIONS FOR DUCTWORK, PLUMBING OR ELECTRICAL OR OTHER SIMILAR PENETRATIONS ARE PERMITTED BY THIS CODE SECTION. APPLIED OVER ENGINEERED FLOOR JOISTS (I-JOISTS).  
 EXCEPTIONS:  
 1. FLOOR ASSEMBLIES LOCATED OVER BASEMENT PROTECTED BY AN APPROVED AUTOMATIC SPRINKLER SYSTEM INSTALLED IN COMPLIANCE WITH SECTION 2404 (2015 IRC) OR NFPA 13D  
 2. FLOOR ASSEMBLY IS DIMENSIONAL LUMBER OR STRUCTURAL COMPOSITE LUMBER EQUAL TO OR GREATER THAN NOMINAL 2X 10 SIZE.  
 ALTERNATE FIRST FLOOR JOISTS: 2X 12 AT 16" O.C.  
 3. I JOISTS ARE PROVIDED WITH AN APPROVED COATING THAT DEMONSTRATES EQUIVALENT FIRE PROTECTION PERFORMANCE.

**WALL HEIGHT LEGEND**

[Symbol]	0'-0" TOP OF BASEMENT WALL (REFERENCE)
[Symbol]	+0'-4"
[Symbol]	+0'-8"
[Symbol]	+0'-12"



PATRICK J. MORABITO, A.I.A. ARCHITECT, P.C.  
LICENSED IN CO., MA., NE., NY., PA., SC

121 Sully's Trail  
Pittsford, NY 14534  
  
(585) 264-1330  
(585) 264-1333 Fax

www.MorabitoArchitects.com

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REVISED 12/21/2020 P.J.M.A.I.A.

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**PROJECT:**  
MAZZARELLA RESIDENCE  
4044 EAST AVENUE  
TOWN OF PITTSFORD NY

**CLIENT:**  
FRANK & JENNIFER MAZZARELLA

**DRAWING:**  
FINISHED BASEMENT PLAN

**DRAWN:** M.M.  
**CHECKED:** P.J.M.

**DATE:** 11/20/2020

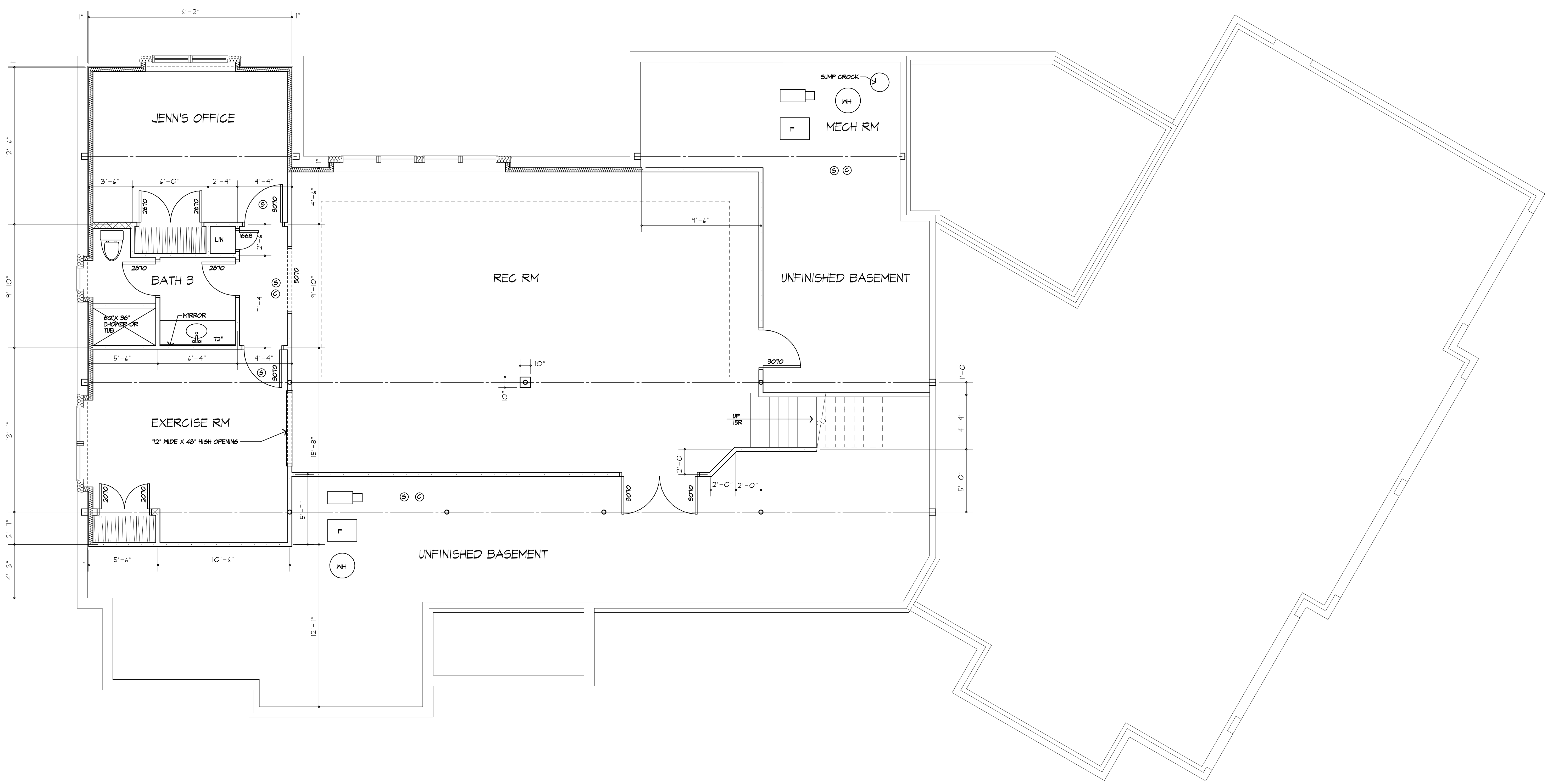
**SCALE:** 1/4"=1'-0"

**JOB NO.:** 20M4044

**SHEET:**

**6**

OF 13 SHEETS



**FINISHED BASEMENT PLAN**  
FINISHED AREA: 1528 S.F.

**SMOKE & CARBON MONOXIDE ALARM LOCATIONS**  
R314/R315

R314.3 LOCATION. SMOKE ALARMS SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS: 1. IN EACH SLEEPING ROOM. 2. OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS. 3. ON EACH ADDITIONAL STORY OF THE DWELLING, INCLUDING BASEMENTS BUT NOT INCLUDING GRAVEL SPACES AND UNINHABITABLE ATTICS. IN DWELLINGS OR DWELLING UNITS WITH SPLIT LEVELS AND WITHOUT AN INTERVENING DOOR BETWEEN THE ADJACENT LEVELS. A SMOKE ALARM INSTALLED ON THE UPPER LEVEL SHALL SUFFICE FOR THE ADJACENT LOWER LEVEL PROVIDED THAT THE LOWER LEVEL IS LESS THAN ONE FULL STORY BELOW THE UPPER LEVEL.

WHEN MORE THAN ONE SMOKE ALARM IS REQUIRED TO BE INSTALLED WITHIN AN INDIVIDUAL DWELLING UNIT THE ALARM DEVICES SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS IN THE INDIVIDUAL UNIT.

R315.3 REQUIRED LOCATIONS. CARBON MONOXIDE ALARMS SHALL BE PROVIDED IN THE FOLLOWING LOCATIONS: 1. WITHIN EACH DWELLING UNIT ON EACH STORY CONTAINING A SLEEPING AREA WITHIN 10 FEET OF THE SLEEPING AREA. MORE THAN ONE CARBON MONOXIDE ALARM SHALL BE PROVIDED WHERE NECESSARY TO ASSURE THAT NO SLEEPING AREA ON A STORY IS MORE THAN 10 FEET AWAY FROM A CARBON MONOXIDE ALARM. 2. ON ANY STORY OF A DWELLING UNIT THAT CONTAINS A CARBON MONOXIDE SOURCE.

**HEADER SCHEDULE**  
UNLESS OTHERWISE NOTED

OPENING	2X6 WALL	2X4 WALL
UP TO 4'-0"	(3) 2X8	(2) 2X8
5'-0"	(3) 2X8	(2) 2X8
6'-0"	(3) 2X10	(2) 2X10
7'-0"	(3) 2X10	(2) 2X12
8'-0"	(3) 2X12	(2) 2X12

NOTE: PROVIDE (2) 1/2" FLY. MD. GUSSETS -2X6 WALL  
PROVIDE (1) 1/2" FLY. MD. GUSSETS -2X4 WALL  
GLUE AND NAIL ALL HEADERS

**WALL LEGEND**

	2X 4 STUDS AT 16" OC R/V INSULATION		(3) STUDS GLUE AND NAIL WITH SOLID BEARING BELOW - OMIT TOP PLTS
	2X6 STUDS AT 16" OC (INTERIOR WALL)		PROVIDE DOUBLE JACK STUDS AT OPENINGS LARGER THAN 4'0"
	2X4 STUDS @ 16" O.C.		



MORABITO ARCHITECTS

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PROJECT: MAZZARELLA RESIDENCE  
4044 EAST AVENUE  
TOWN OF PITTSFORD NY

CLIENT: FRANK & JENNIFER MAZZARELLA

DRAWING: 1ST FLOOR PLAN

DRAWN: M.M. CHECKED: P.J.M.

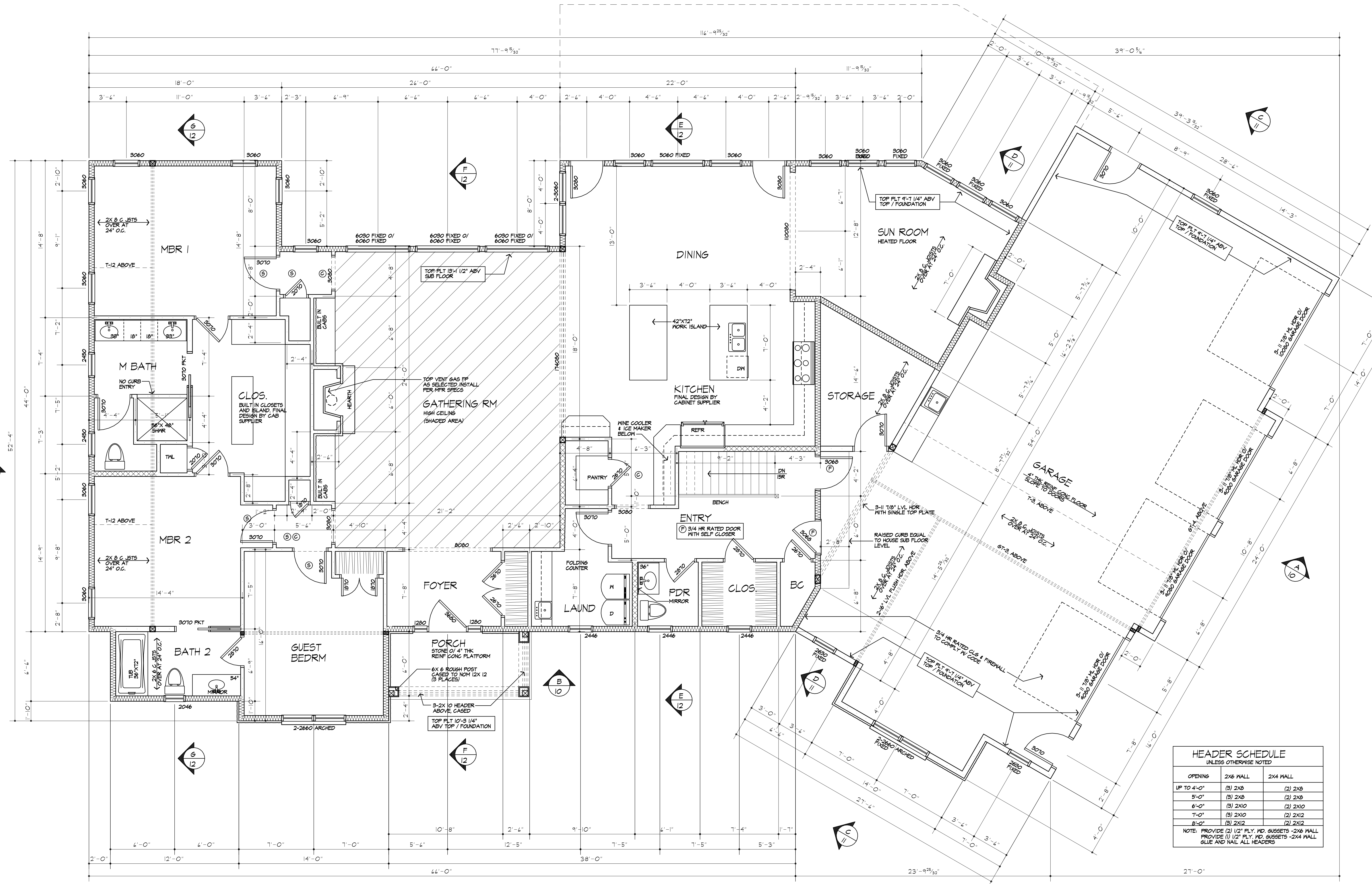
DATE: 11/20/2020

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

JOB NO.: 20M4044

SHEET: 7

OF 13 SHEETS



# FIRST FLOOR PLAN

AREA: 2459 SQ. FT PLUS 264 SQ. FT SUN ROOM

PROVIDE MINIMUM 22" X 30" ATTIC ACCESS PANEL TO COMPLY WITH R801.1 LOCATION TO BE DETERMINED BY BUILDER/OWNER

### SMOKE & CARBON MONOXIDE ALARM LOCATIONS

R314/R315

R314.3 LOCATION, SMOKE ALARMS SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS: 1. IN EACH SLEEPING ROOM. 2. OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS. 3. ON EACH ADDITIONAL STORY OF THE DWELLING, INCLUDING BASEMENTS BUT NOT INCLUDING GARAGE SPACES AND UNINHABITABLE ATTICS IN DWELLINGS OR DWELLING UNITS WITH SPLIT LEVELS AND WITHOUT AN INTERVENING DOOR BETWEEN THE ADJACENT LEVELS. A SMOKE ALARM INSTALLED ON THE UPPER LEVEL SHALL SUFFICE FOR THE ADJACENT LOWER LEVEL PROVIDED THAT THE LOWER LEVEL IS LESS THAN ONE FULL STORY BELOW THE UPPER LEVEL.

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### HEADER SCHEDULE

UNLESS OTHERWISE NOTED

OPENING	2X6 WALL	2X4 WALL
UP TO 4'-0"	(3) 2X8	(2) 2X8
5'-0"	(3) 2X8	(2) 2X8
6'-0"	(3) 2X10	(2) 2X10
7'-0"	(3) 2X10	(2) 2X12
8'-0"	(3) 2X12	(2) 2X12

NOTE: PROVIDE (2) 1/2" PLY. MD. GUSSETS - 2X6 WALL PROVIDE (2) 1/2" PLY. MD. GUSSETS - 2X4 WALL GLUE AND NAIL ALL HEADERS

### WALL LEGEND

	2X6 STUDS AT 16" OC W/ INSULATION		(3) STUDS GLUE AND NAIL WITH SOLID BEARINGS BELOW - OMIT TOP PLTS
	2X6 STUDS AT 16" OC (INTERIOR WALL)		PROVIDE DOUBLE JACK STUDS AT OPENINGS LARGER THAN 4'-0"
	2X4 STUDS @ 16" O.C.		

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**PROJECT:**  
MAZZARELLA RESIDENCE  
4044 EAST AVENUE  
TOWN OF PITTSFORD NY

**CLIENT:**  
FRANK & JENNIFER MAZZARELLA

**DRAWING:**  
ROOF PLAN

**DRAWN:** M.M.  
**CHECKED:** P.J.M.

**DATE:** 11/20/2020

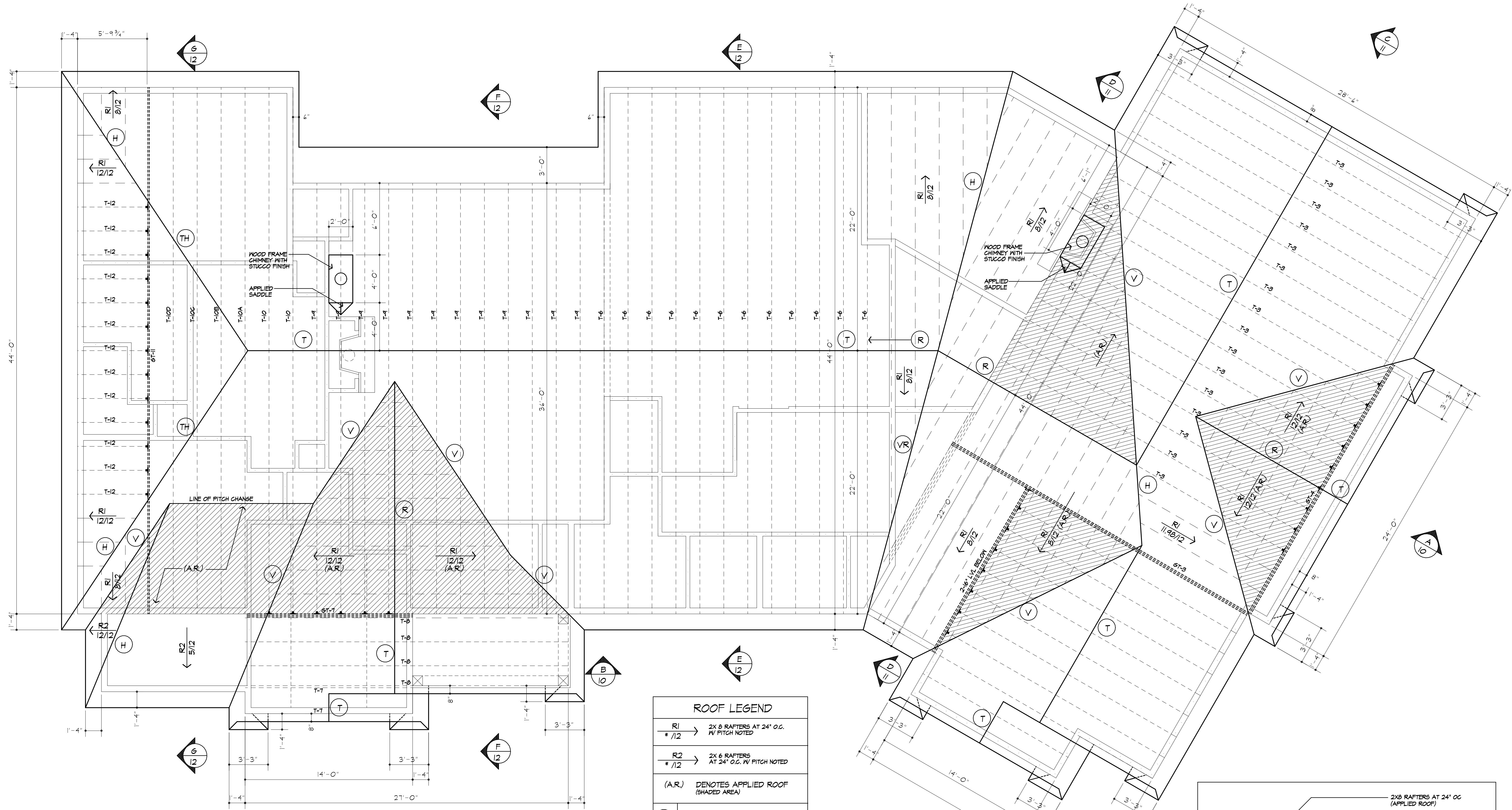
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**JOB NO.:** 2014044

**SHEET:**

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OF 13 SHEETS

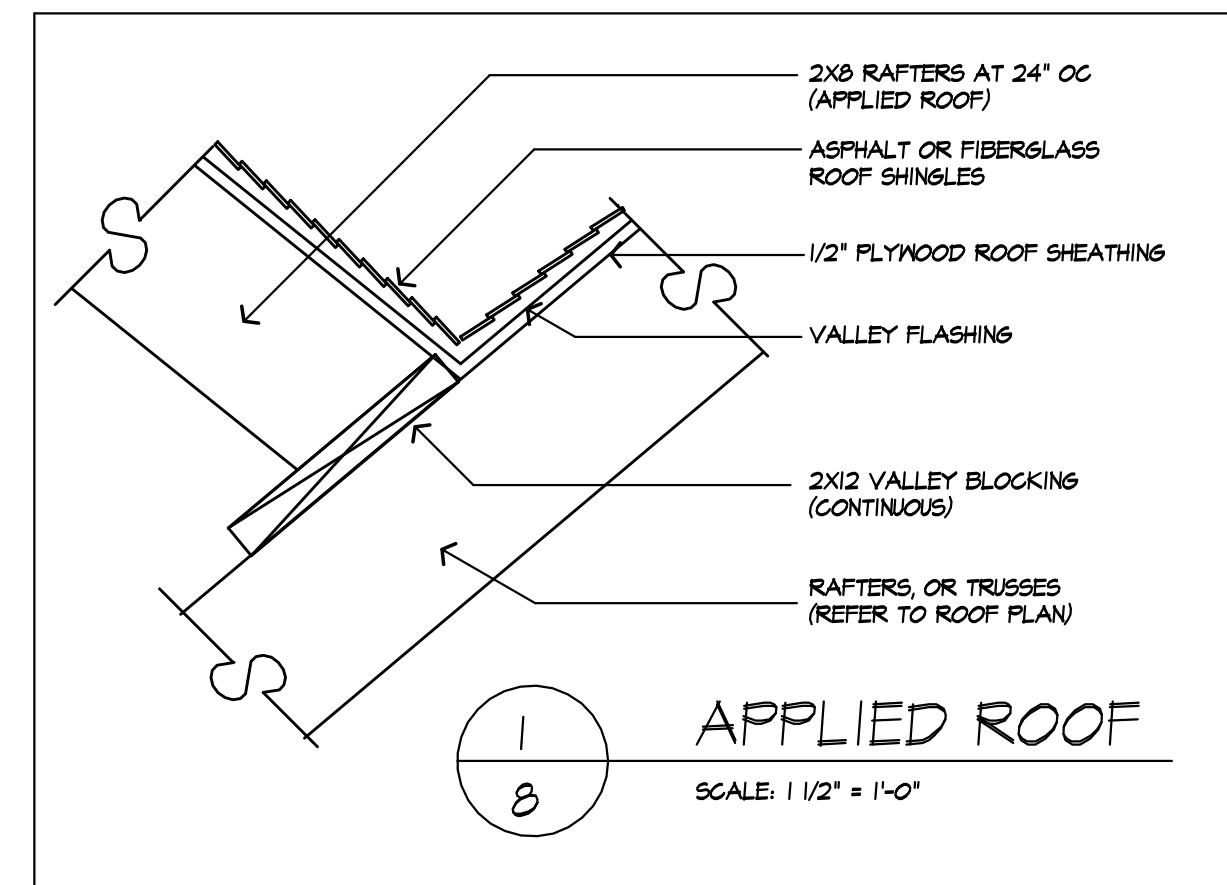


**ROOF FRAMING PLAN**

USE METAL HANGERS (SIMPSON OR EQUAL) AT ALL HEADER CONNECTIONS OF TRUSS/ GIRDER TRUSS FRAMING

ROOF LEGEND	
R1 * /12	2X 8 RAFTERS AT 24' O.C. W/ PITCH NOTED
R2 * /12	2X 6 RAFTERS AT 24' O.C. W/ PITCH NOTED
(A.R.)	DENOTES APPLIED ROOF (SHADED AREA)
R	2X12 RIDGE BOARD
H	2X12 HIP RAFTER
VR	2- 11 7/8" LVL VALLEY RAFTER
T	TRUSS RIDGE
TH	TRUSS HIP
V	APPLIED VALLEY - SEE DETAIL 1/8

\*NOTE:  
PROVIDE ICE PROTECTION UNDERLAYMENT ON PERIMETER OF ROOF TO 24" INSIDE INTERIOR WALLS PER R402.2.1 (RESIDENTIAL CODE OF NEW YORK 2020)





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MAZZARELLA RESIDENCE  
4044 EAST AVENUE  
TOWN OF PITTSFORD NY

**CLIENT:**  
FRANK & JENNIFER MAZZARELLA

**DRAWING:**  
TRUSS DIAGRAMS

**DRAWN:** M6M  
**CHECKED:** P.J.M.

**DATE:** 11/20/2020

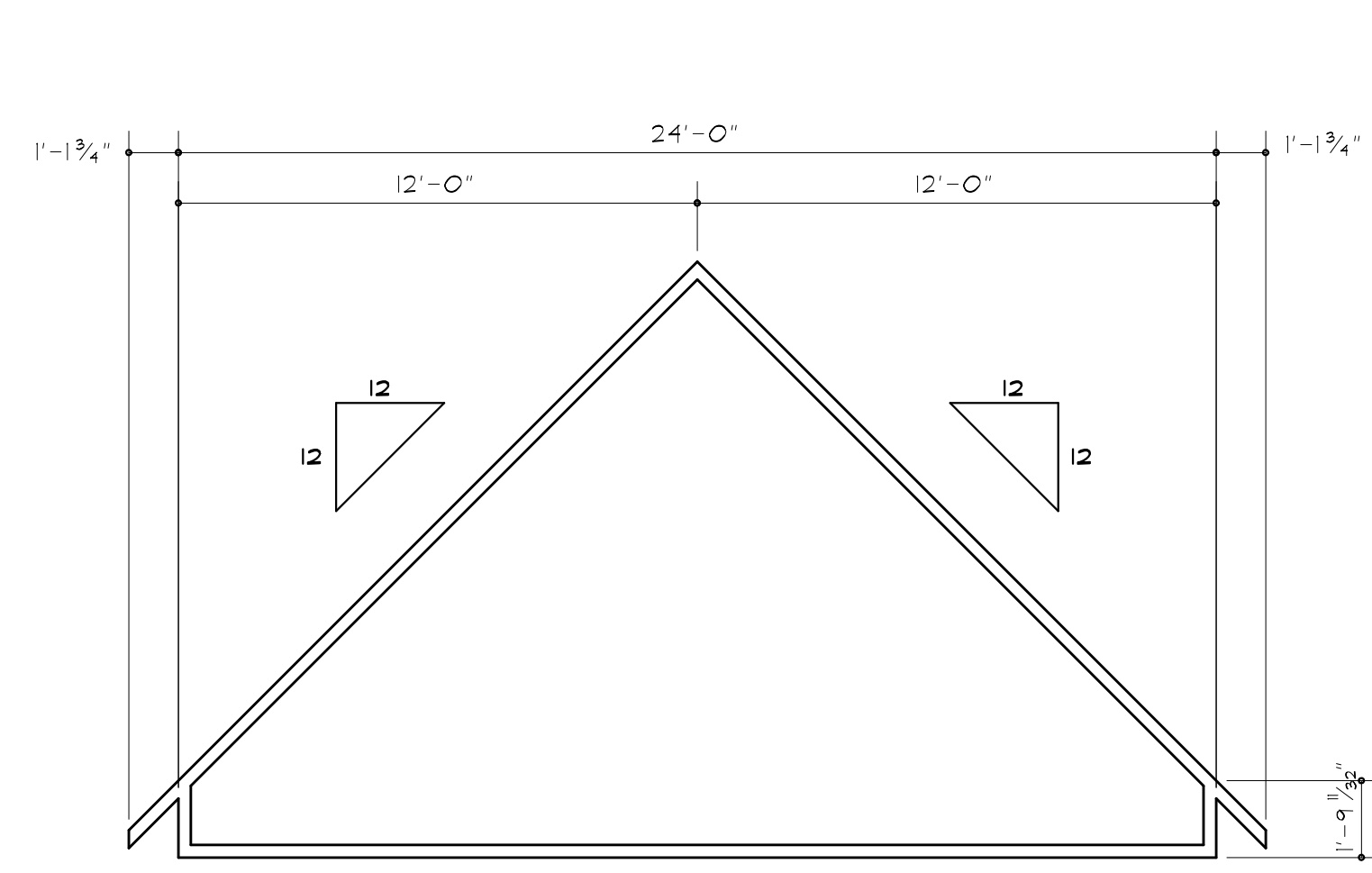
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**JOB NO.:** 20M4044

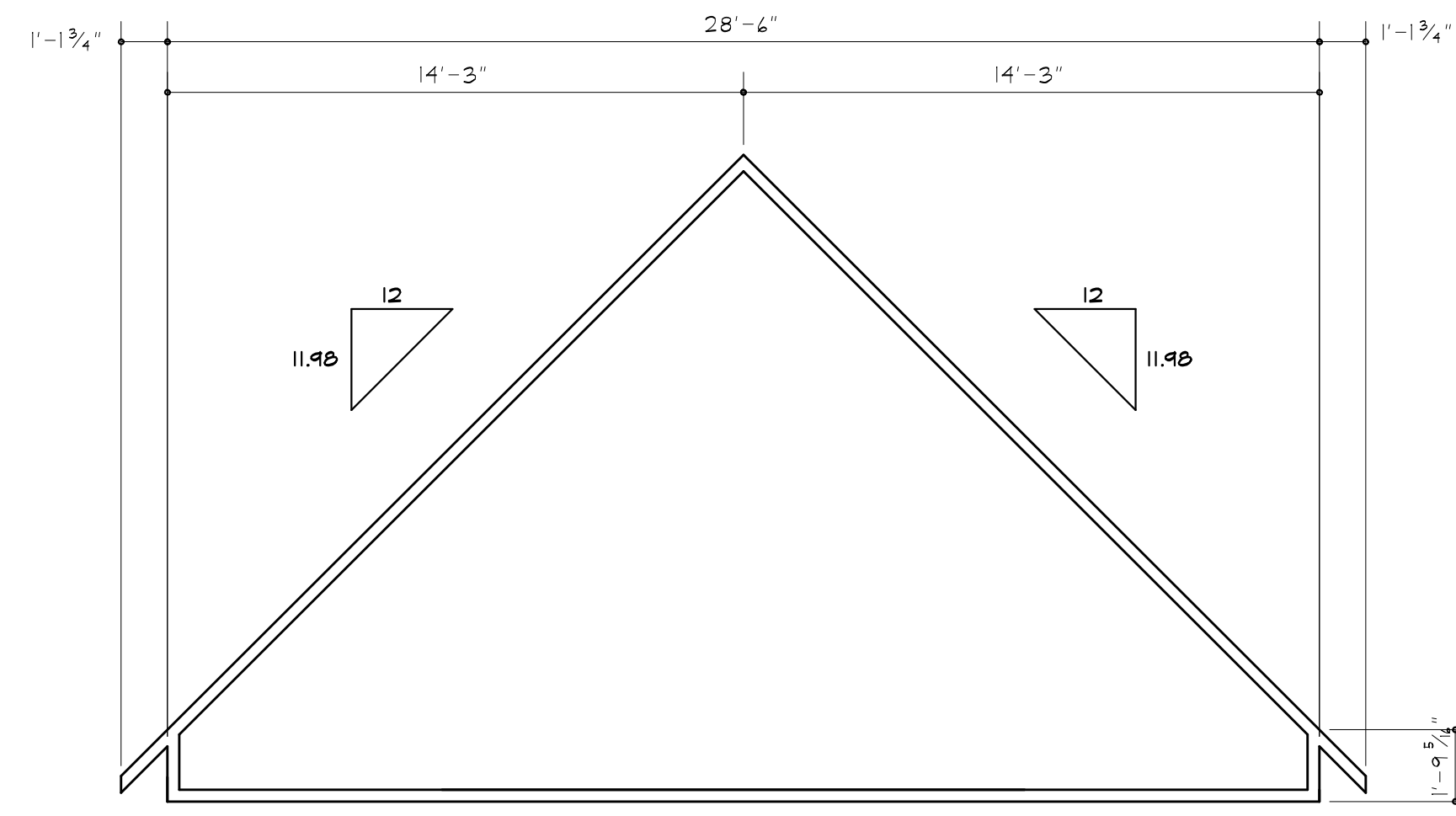
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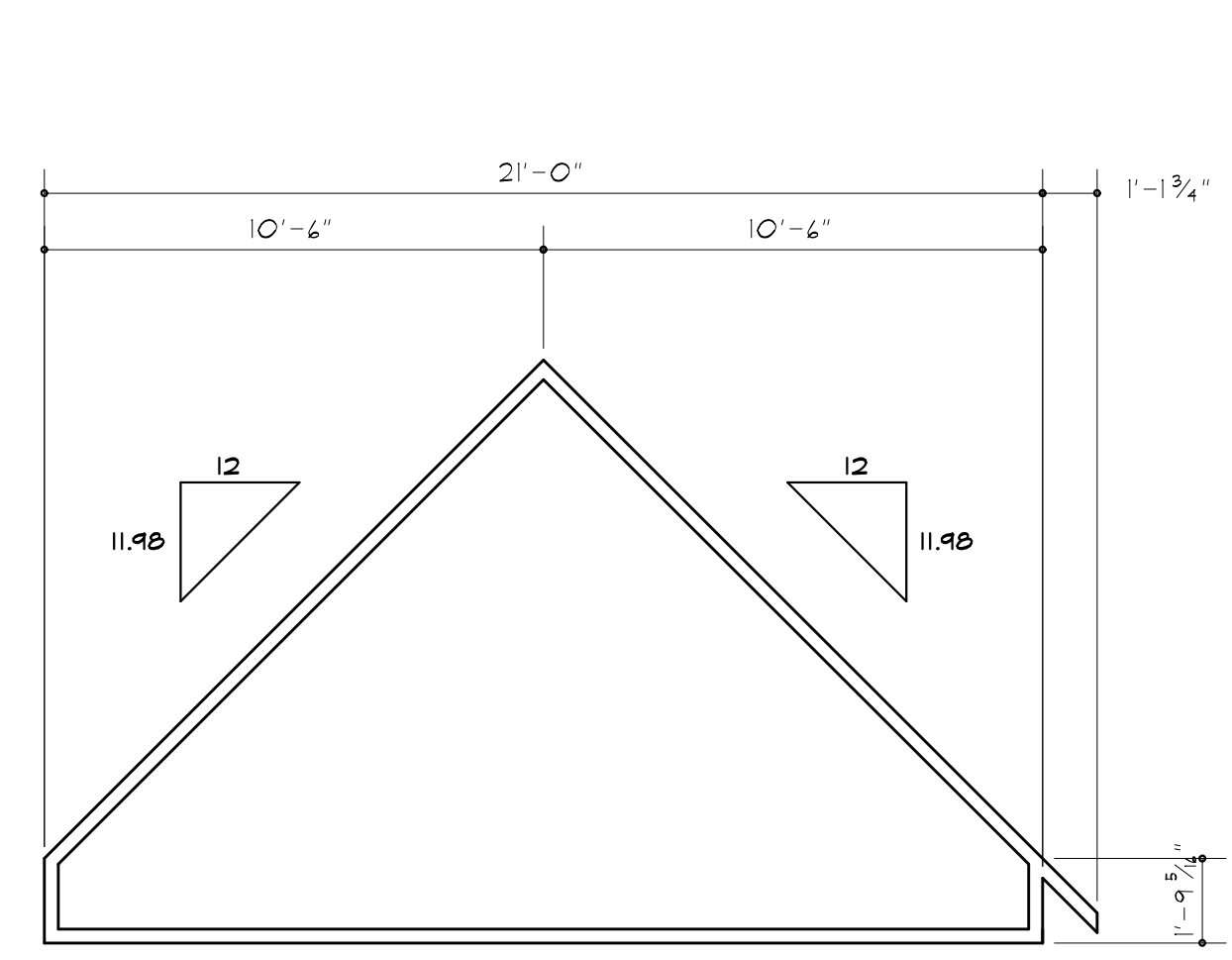
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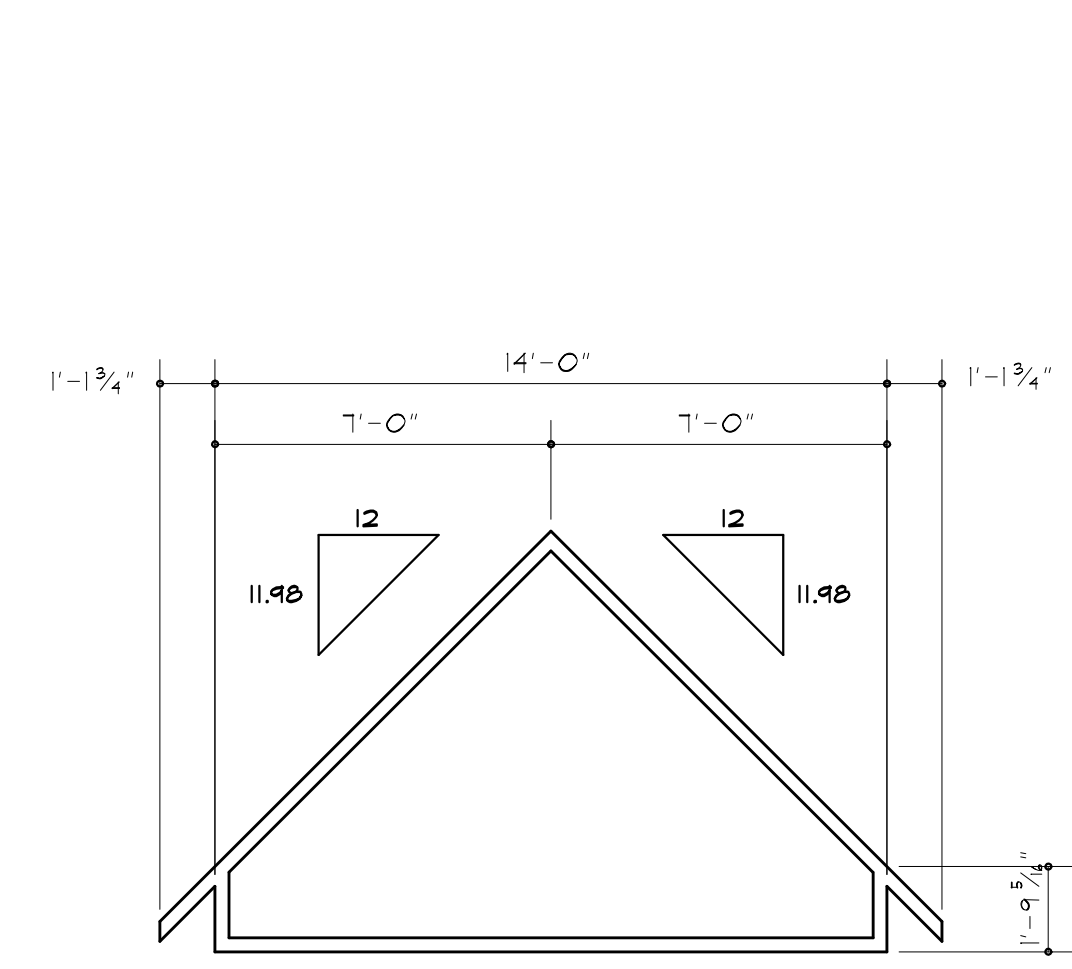
**TRUSS DIAGRAM 'T-4' / GIRDER TRUSS GT-4**  
FINAL DESIGN BY TRUSS MANUFACTURER. SUBMIT SHOP DRAWINGS TO ARCHITECT FOR APPROVAL PRIOR TO START OF CONSTRUCTION



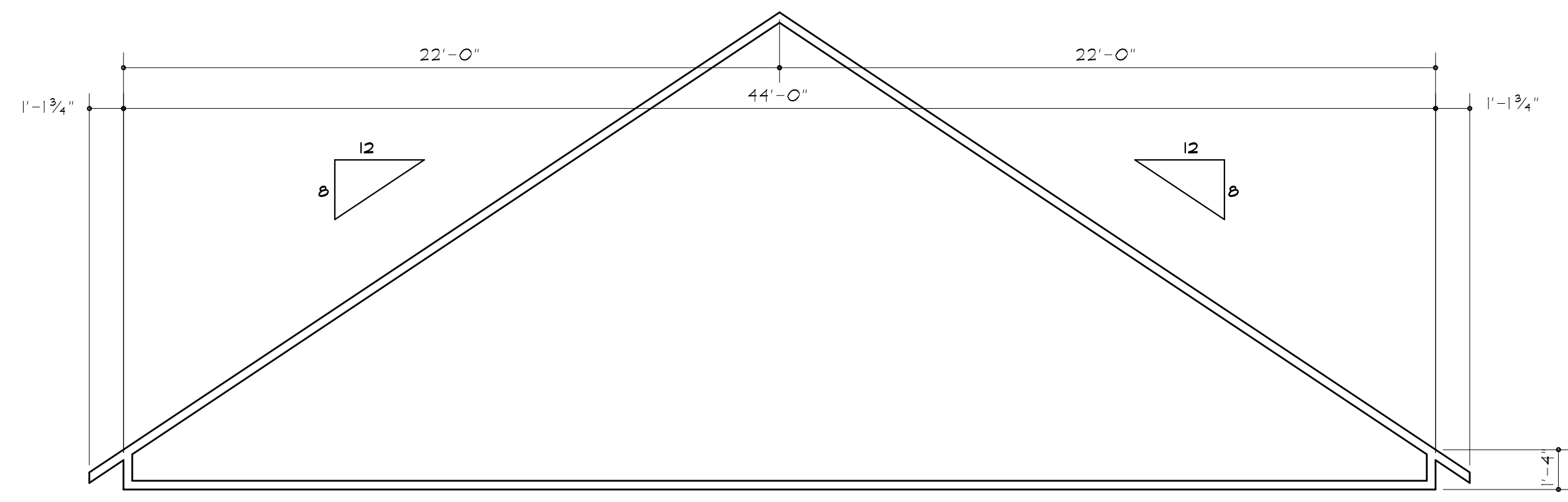
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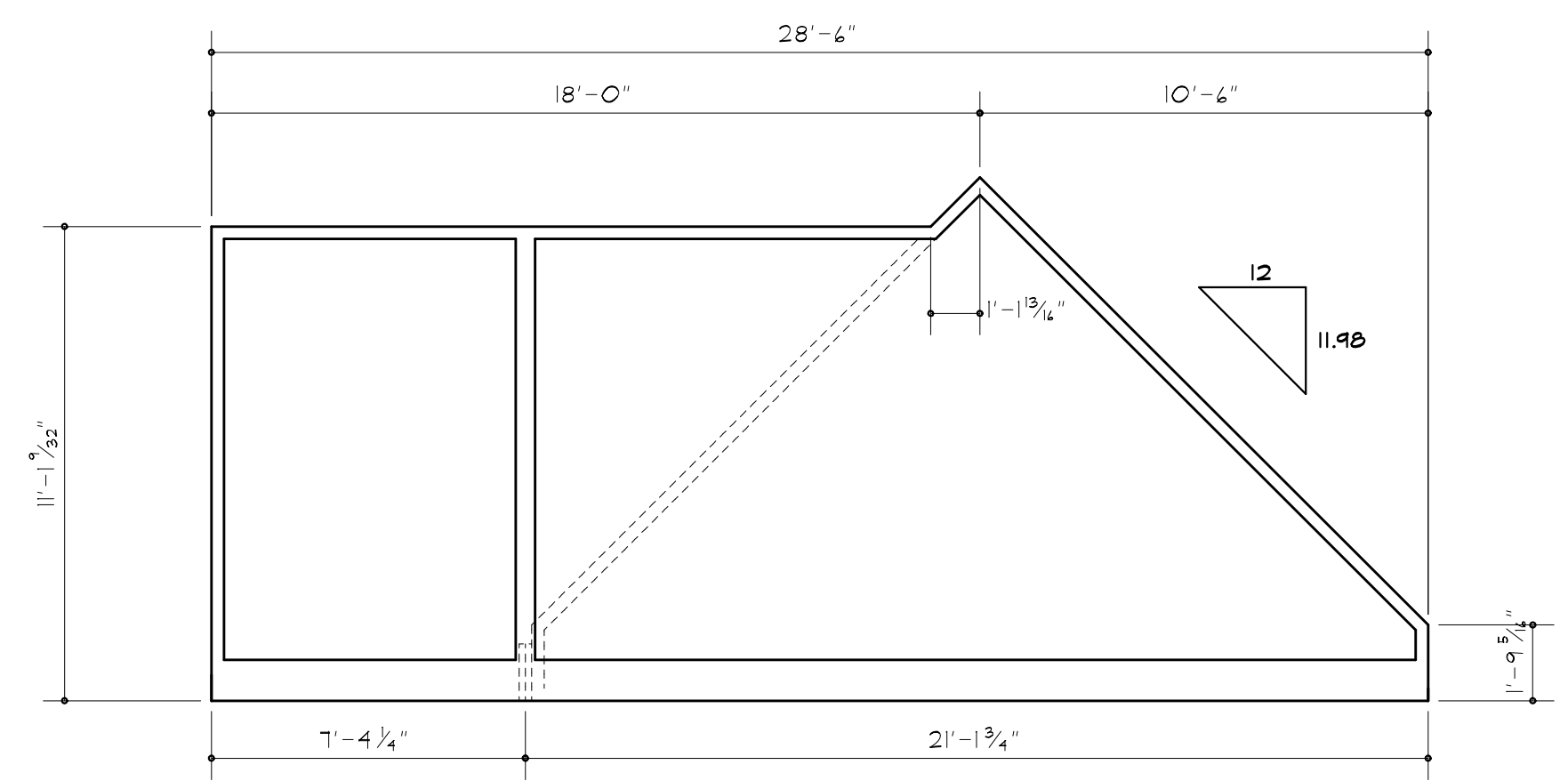
**TRUSS DIAGRAM 'T-2'**  
FINAL DESIGN BY TRUSS MANUFACTURER. SUBMIT SHOP DRAWINGS TO ARCHITECT FOR APPROVAL PRIOR TO START OF CONSTRUCTION



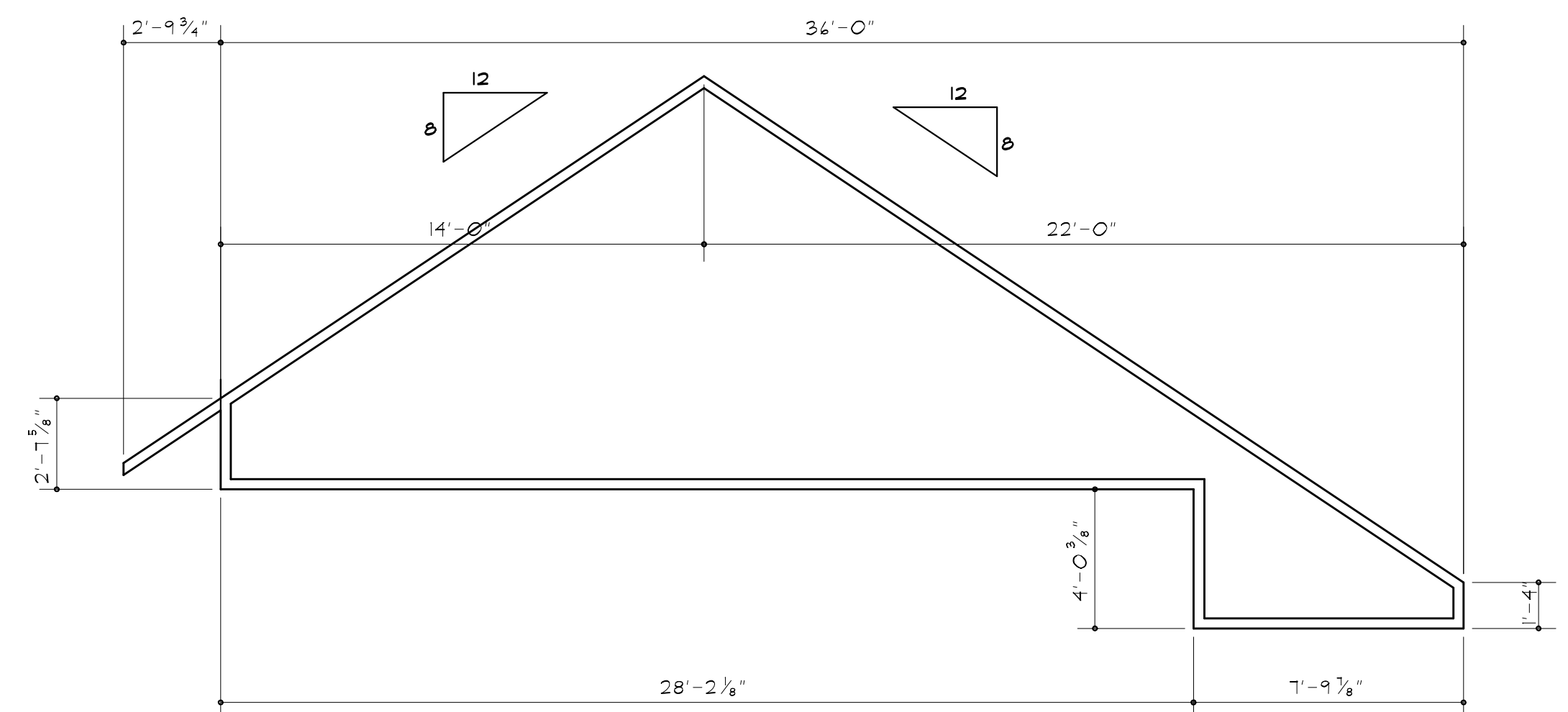
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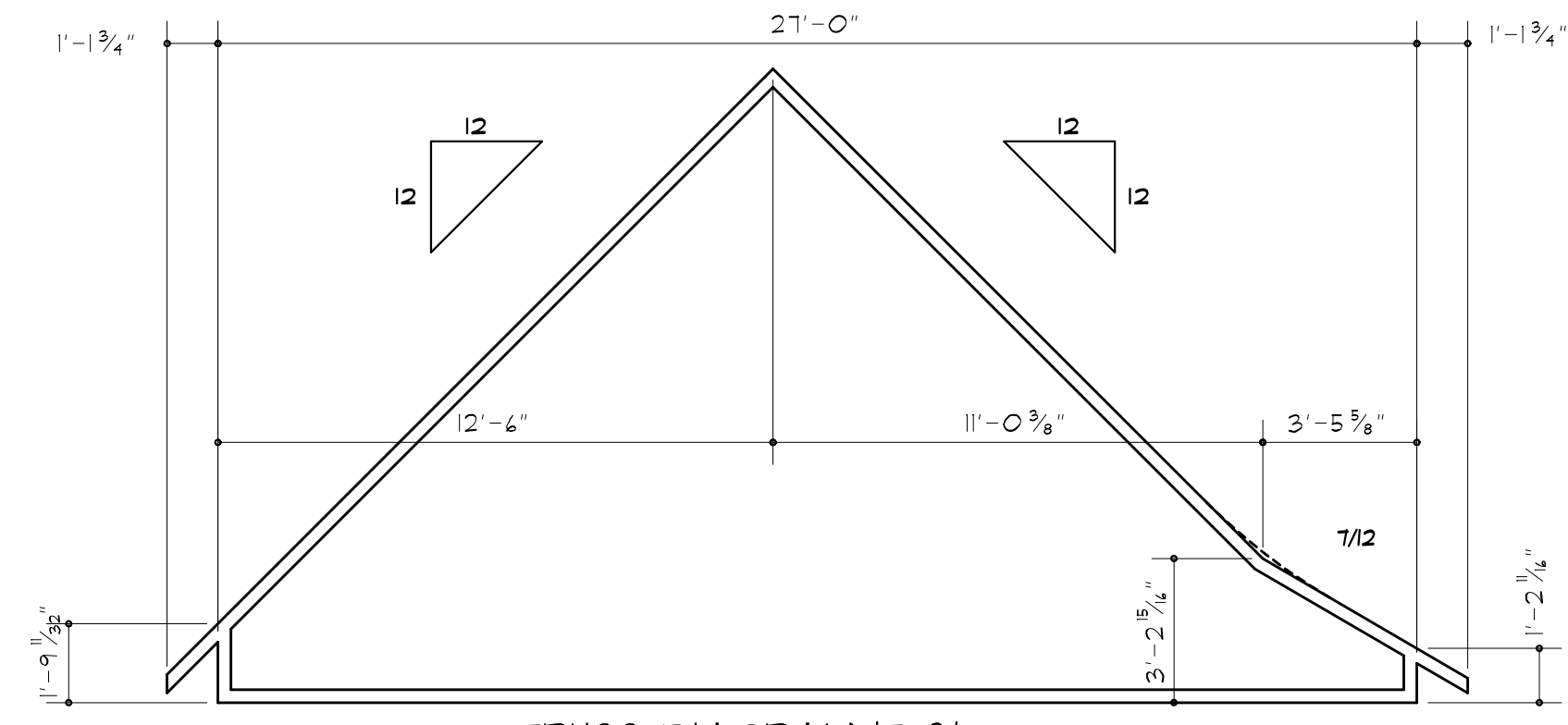
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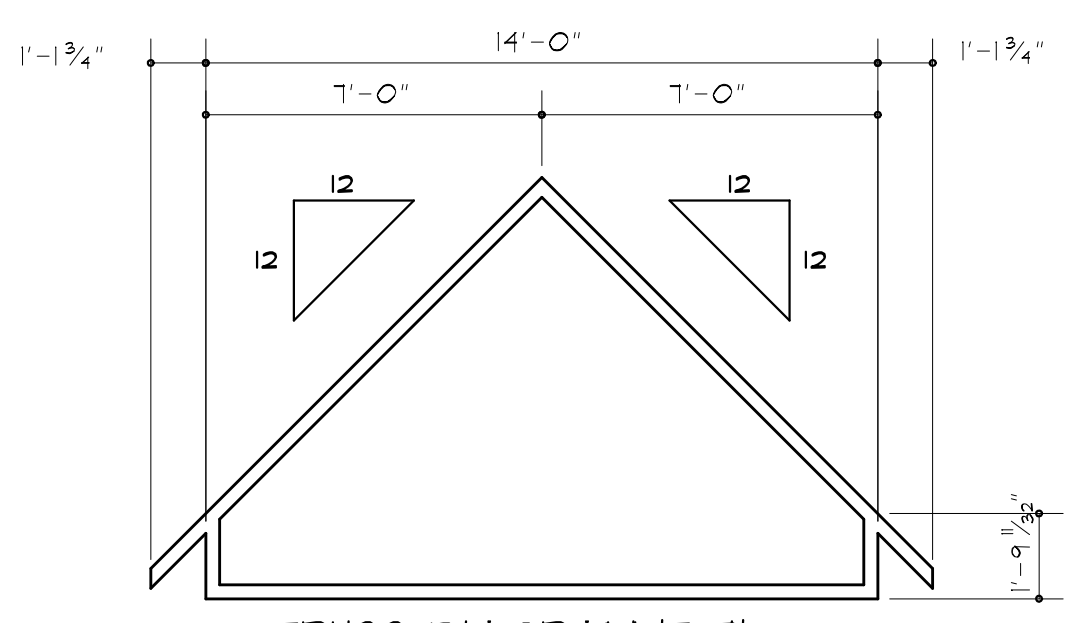
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FINAL DESIGN BY TRUSS MANUFACTURER. SUBMIT SHOP DRAWINGS TO ARCHITECT FOR APPROVAL PRIOR TO START OF CONSTRUCTION



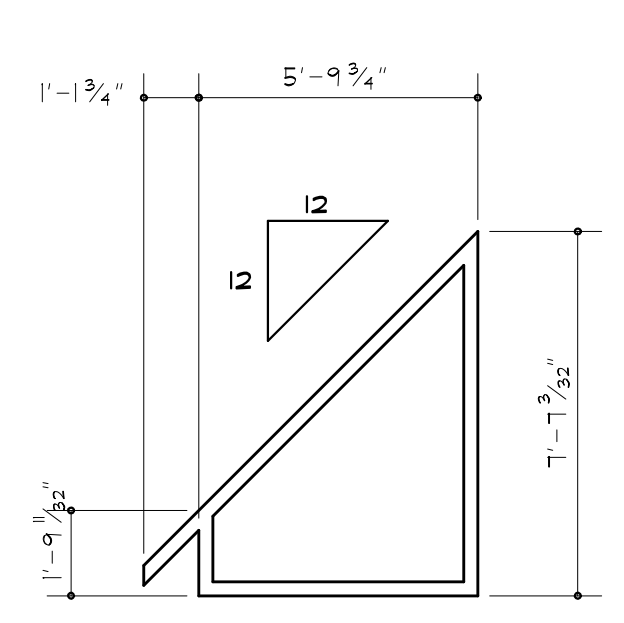
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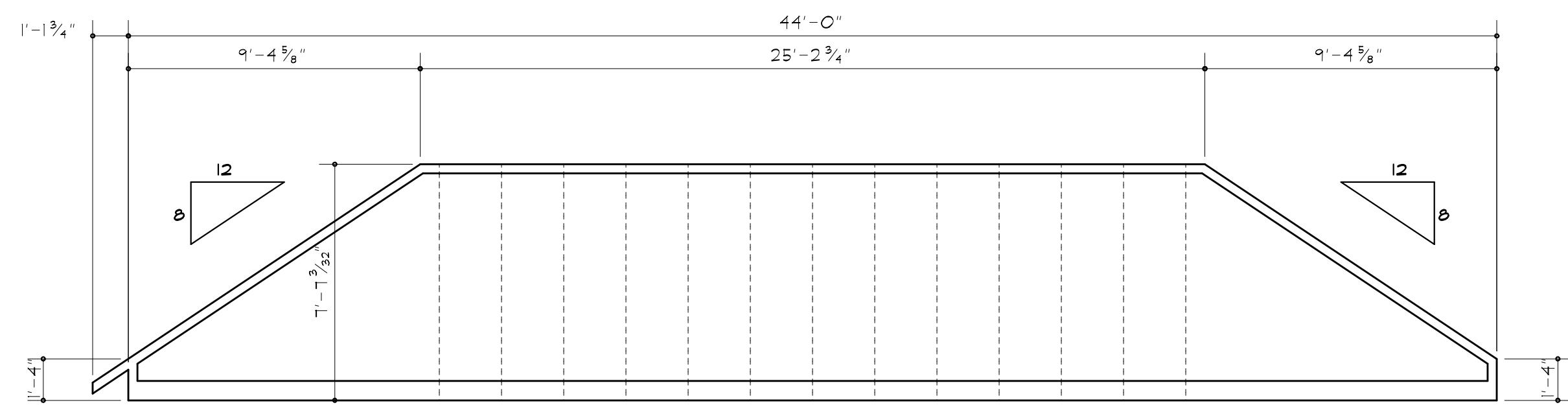
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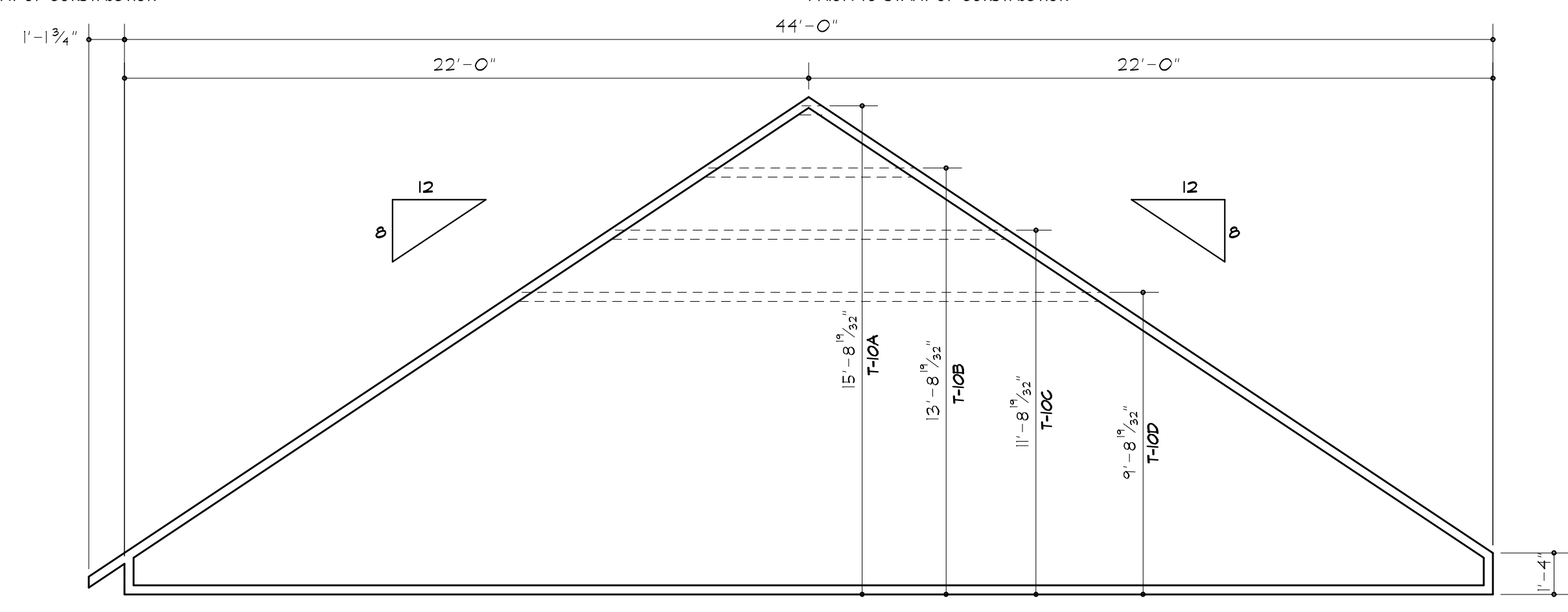
**TRUSS DIAGRAM 'T-7'**  
FINAL DESIGN BY TRUSS MANUFACTURER. SUBMIT SHOP DRAWINGS TO ARCHITECT FOR APPROVAL PRIOR TO START OF CONSTRUCTION



**TRUSS DIAGRAM 'T-12'**  
FINAL DESIGN BY TRUSS MANUFACTURER. SUBMIT SHOP DRAWINGS TO ARCHITECT FOR APPROVAL PRIOR TO START OF CONSTRUCTION



**GIRDER TRUSS DIAGRAM 'GT-11'**  
FINAL DESIGN BY TRUSS MANUFACTURER. SUBMIT SHOP DRAWINGS TO ARCHITECT FOR APPROVAL PRIOR TO START OF CONSTRUCTION



**TRUSS DIAGRAM 'T-10'**  
FINAL DESIGN BY TRUSS MANUFACTURER. SUBMIT SHOP DRAWINGS TO ARCHITECT FOR APPROVAL PRIOR TO START OF CONSTRUCTION





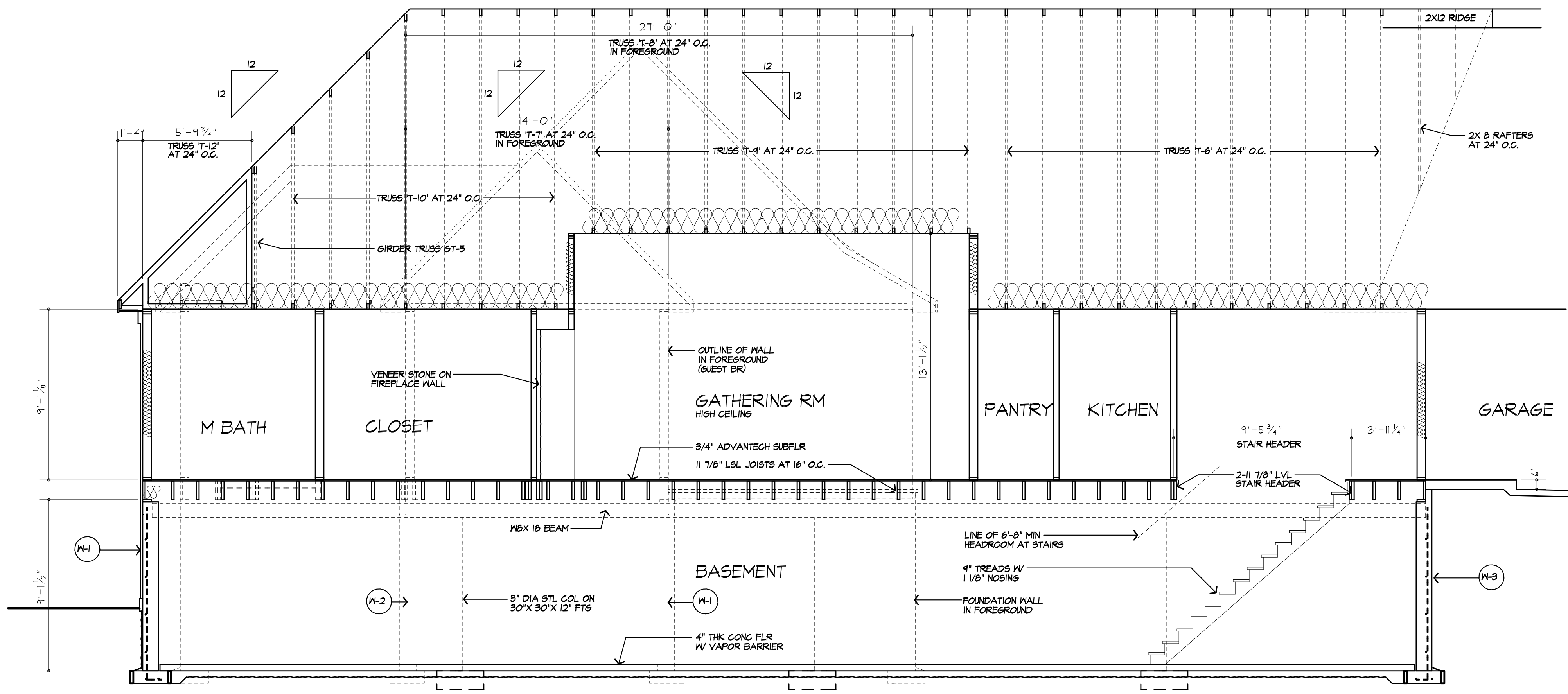
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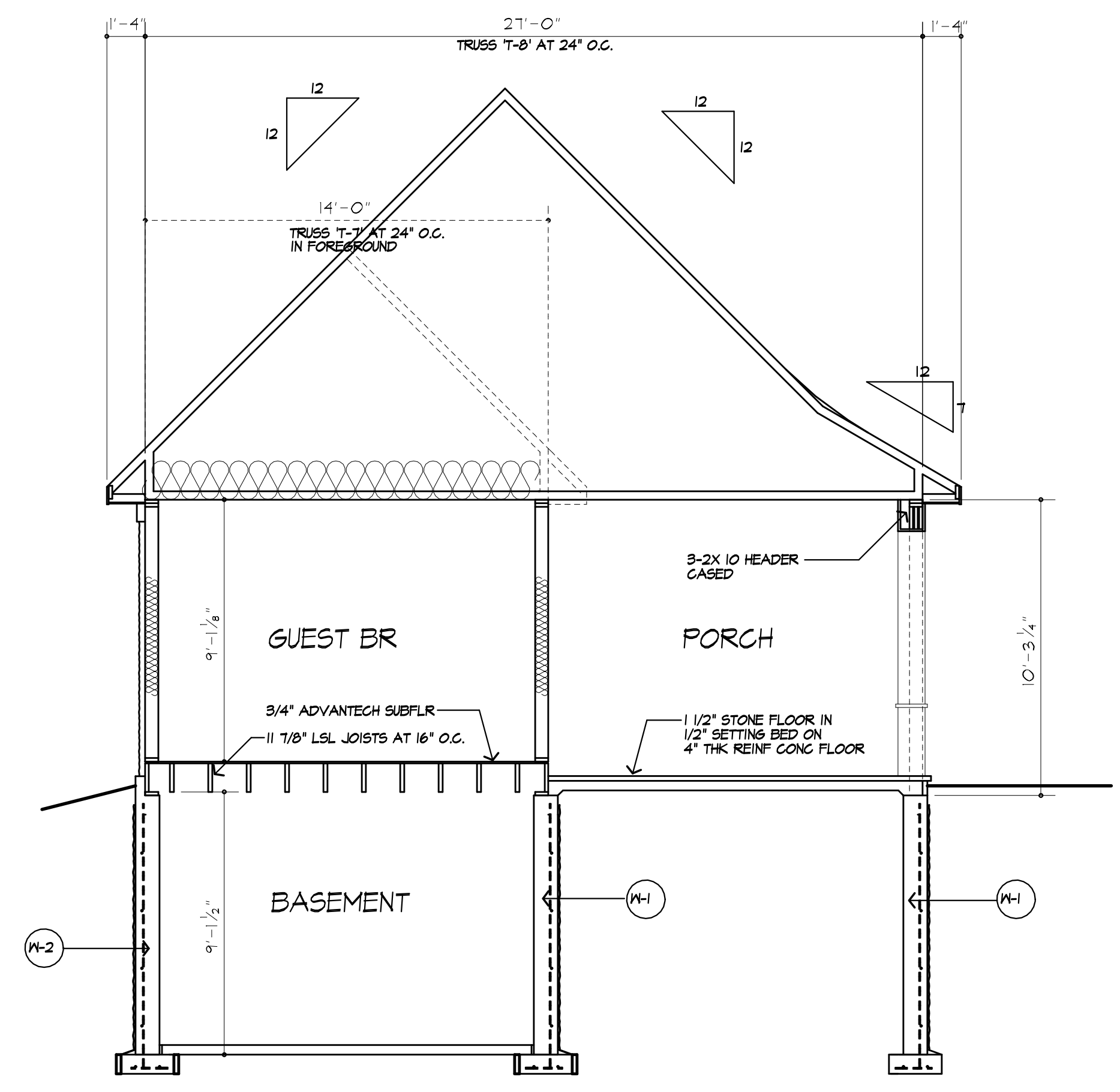
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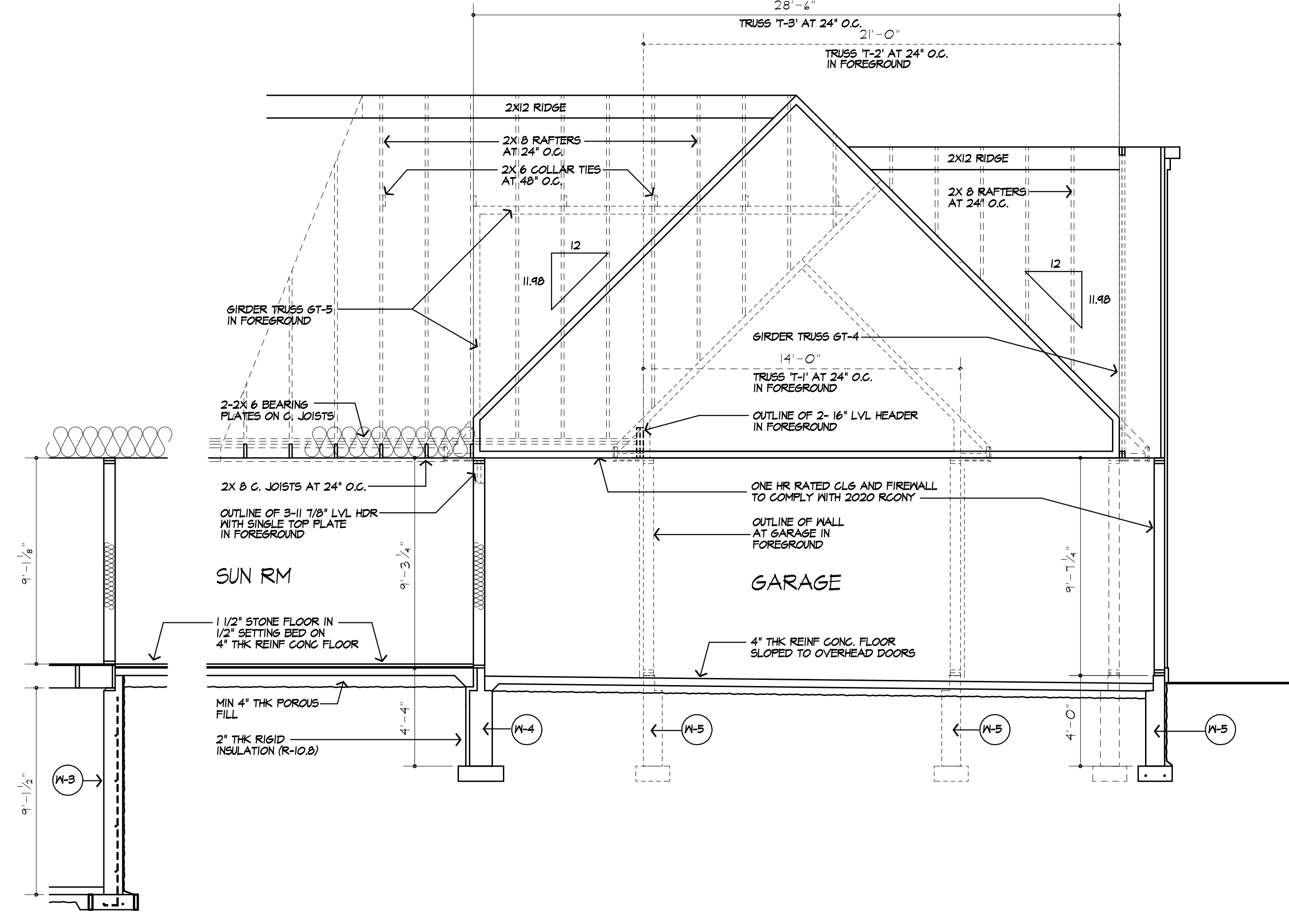
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A BUILDING SECTION  
10



B BUILDING SECTION  
10



A BUILDING SECTION  
10

REVISED 12/2/2020 P.J.M.A.

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MAZZARELLA RESIDENCE  
4044 EAST AVENUE  
TOWN OF PITTSFORD NY  
CLIENT:  
FRANK & JENNIFER MAZZARELLA

DRAWING:  
BUILDING SECTIONS

DRAWN: M&M  
CHECKED: P.J.M.

DATE: 11/20/2020

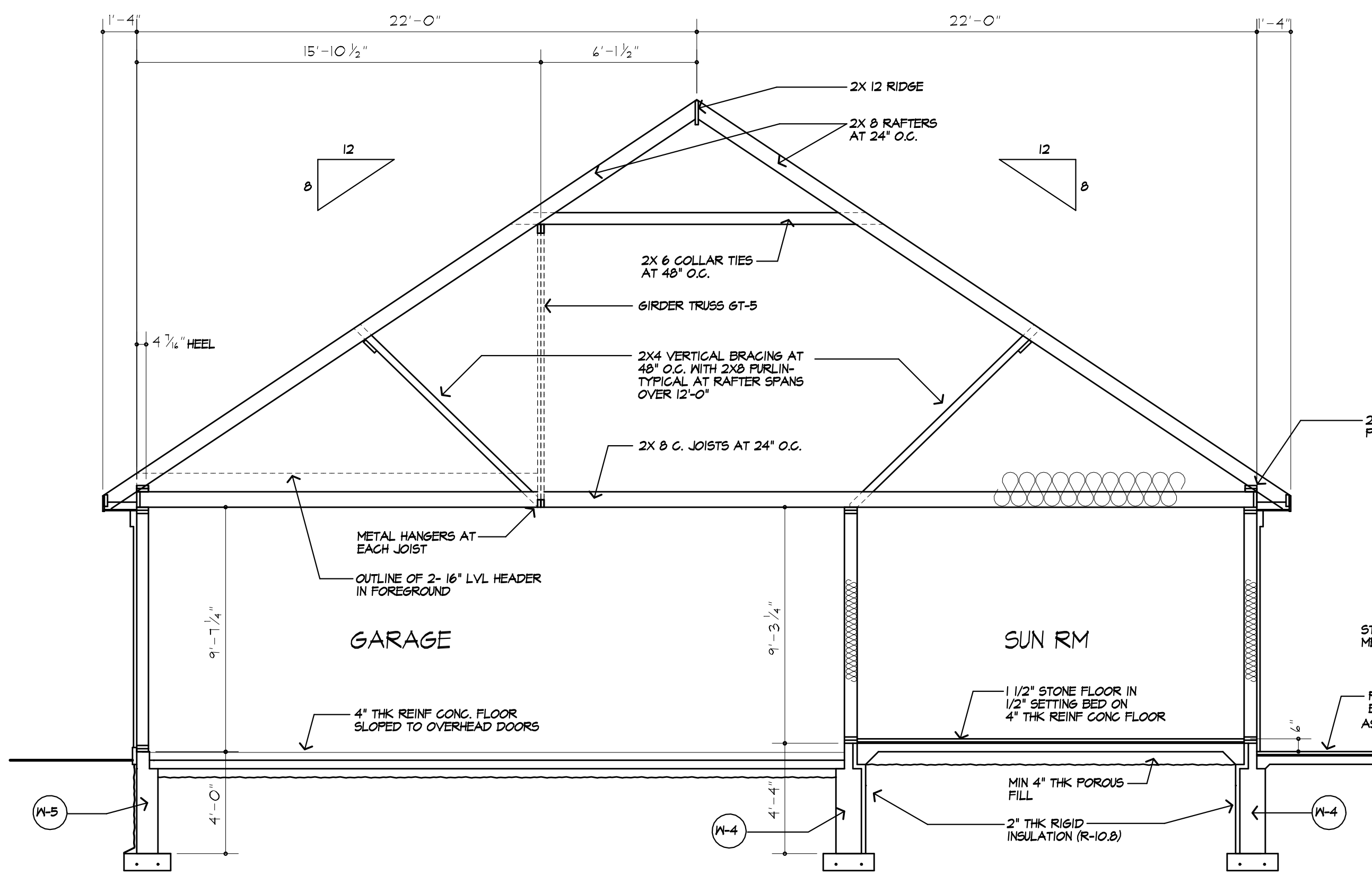
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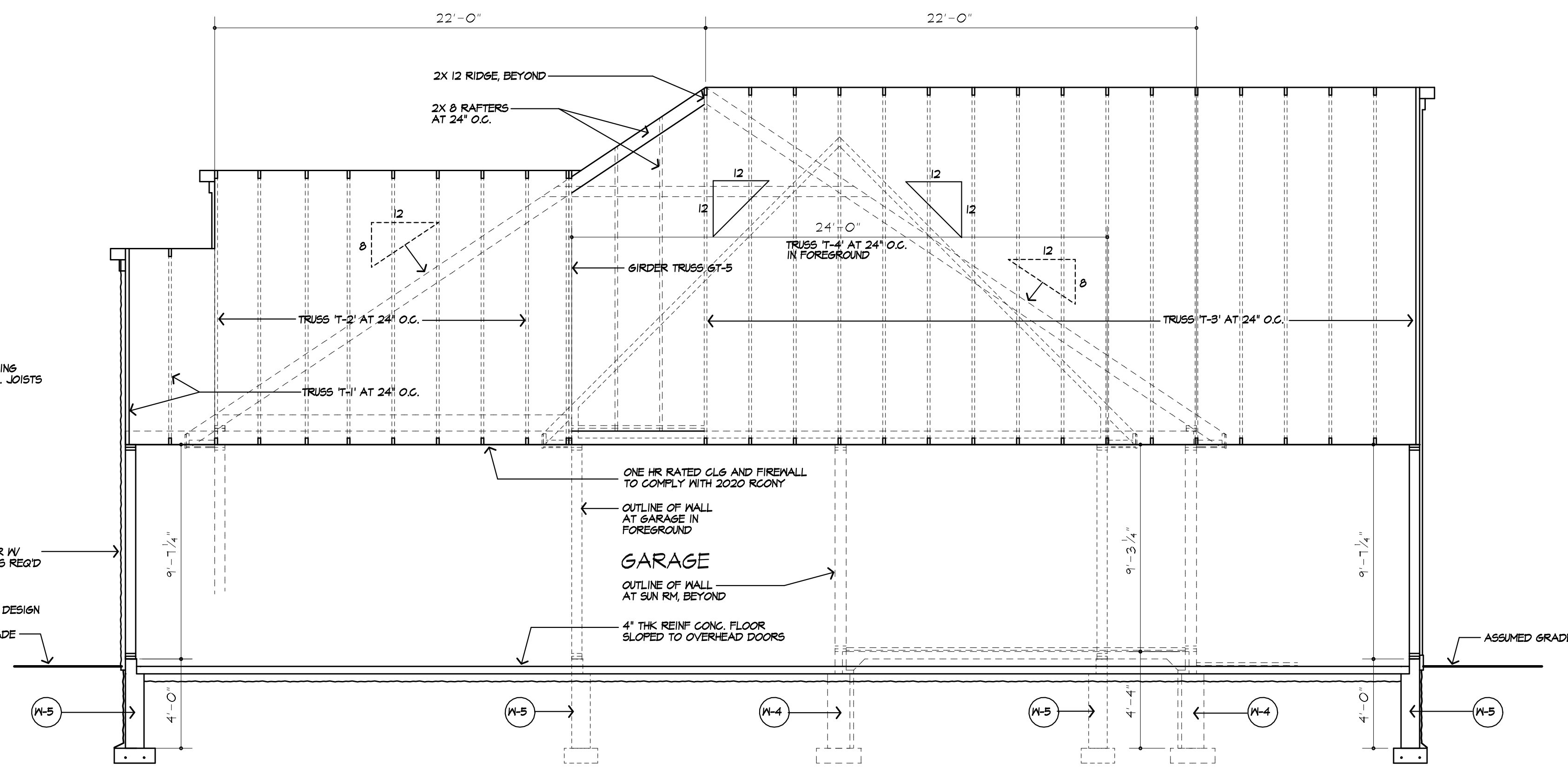
SHEET:

10  
OF 13 SHEETS






D BUILDING SECTION



C BUILDING SECTION



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REVISED 12/21/2020 P.J.M.A

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**PROJECT:**  
 MAZZARELLA RESIDENCE  
 4044 EAST AVENUE  
 TOWN OF PITTSFORD NY

**CLIENT:**  
 FRANK & JENNIFER MAZZARELLA

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**DRAWING:**  
 BUILDING SECTIONS

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<b>DRAWN:</b> M6M	<b>CHECKED:</b> PJM
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**DATE:** 11/20/2020

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


**JOB NO.:** 20M4044

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**SHEET:**

**11**

OF 13 SHEETS





PATRICK J. MORABITO, A.I.A. ARCHITECT, P.C.  
LICENSED IN CO., MA., NE., NY., PA., SC

121 Sully's Trail  
Pittsford, NY 14534  
(585) 264-1330  
(585) 264-1333 Fax

www.MorabitoArchitects.com

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FRANK & JENNIFER MAZZARELLA

**DRAWING:**  
BUILDING SECTIONS

**DRAWN:** M.M.  
**CHECKED:** P.J.M.

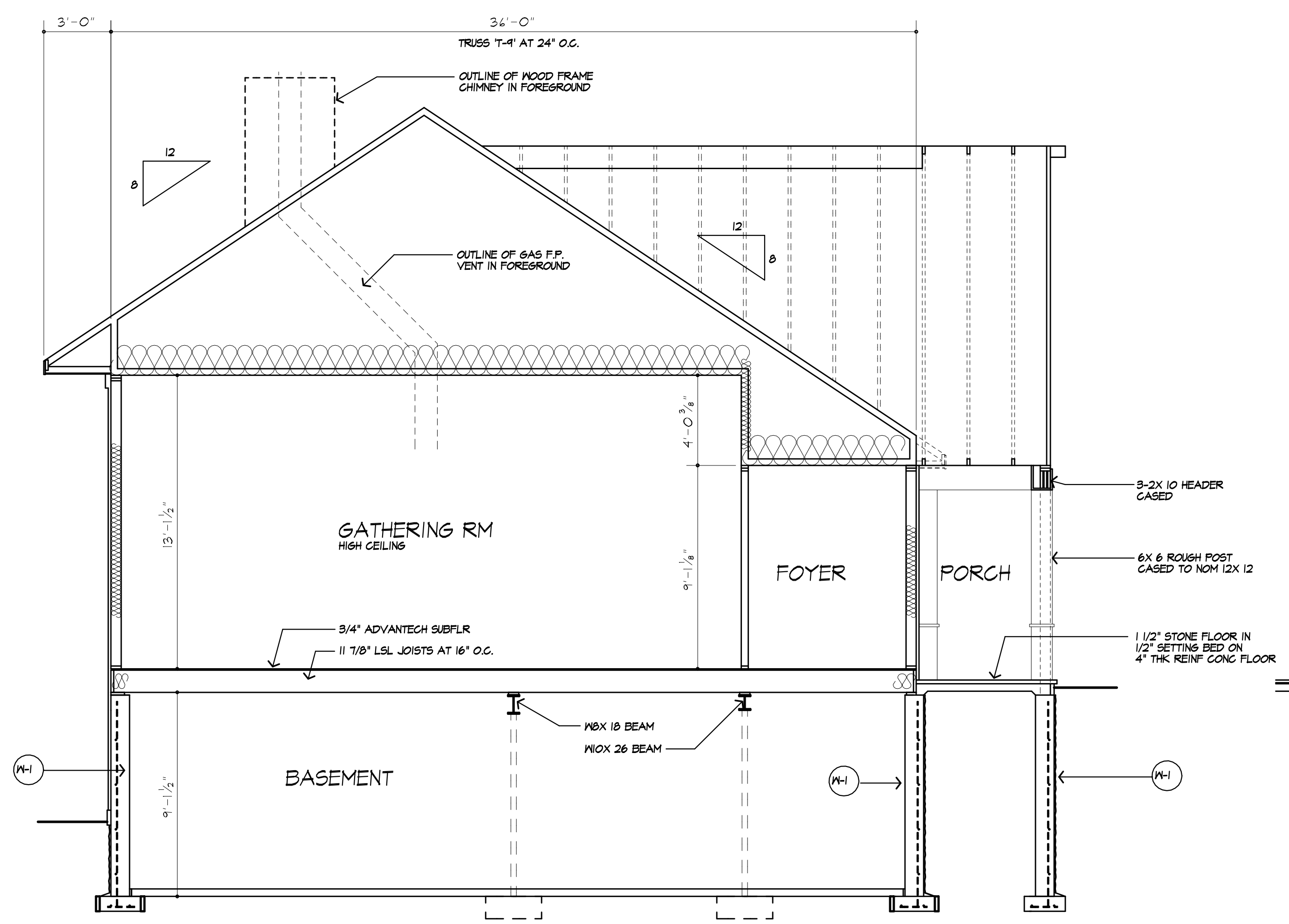
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**SCALE:** 1/4"=1'-0"

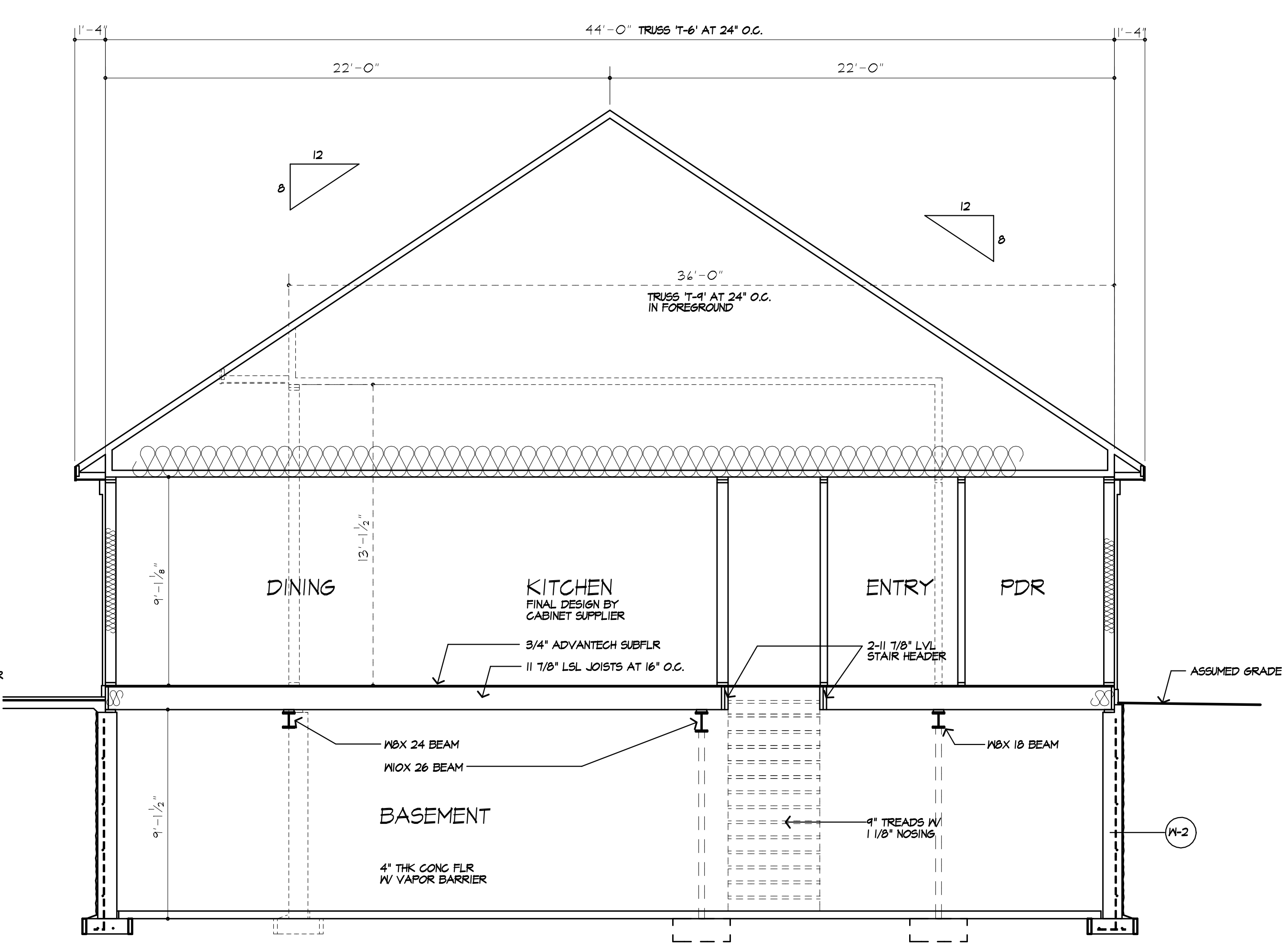
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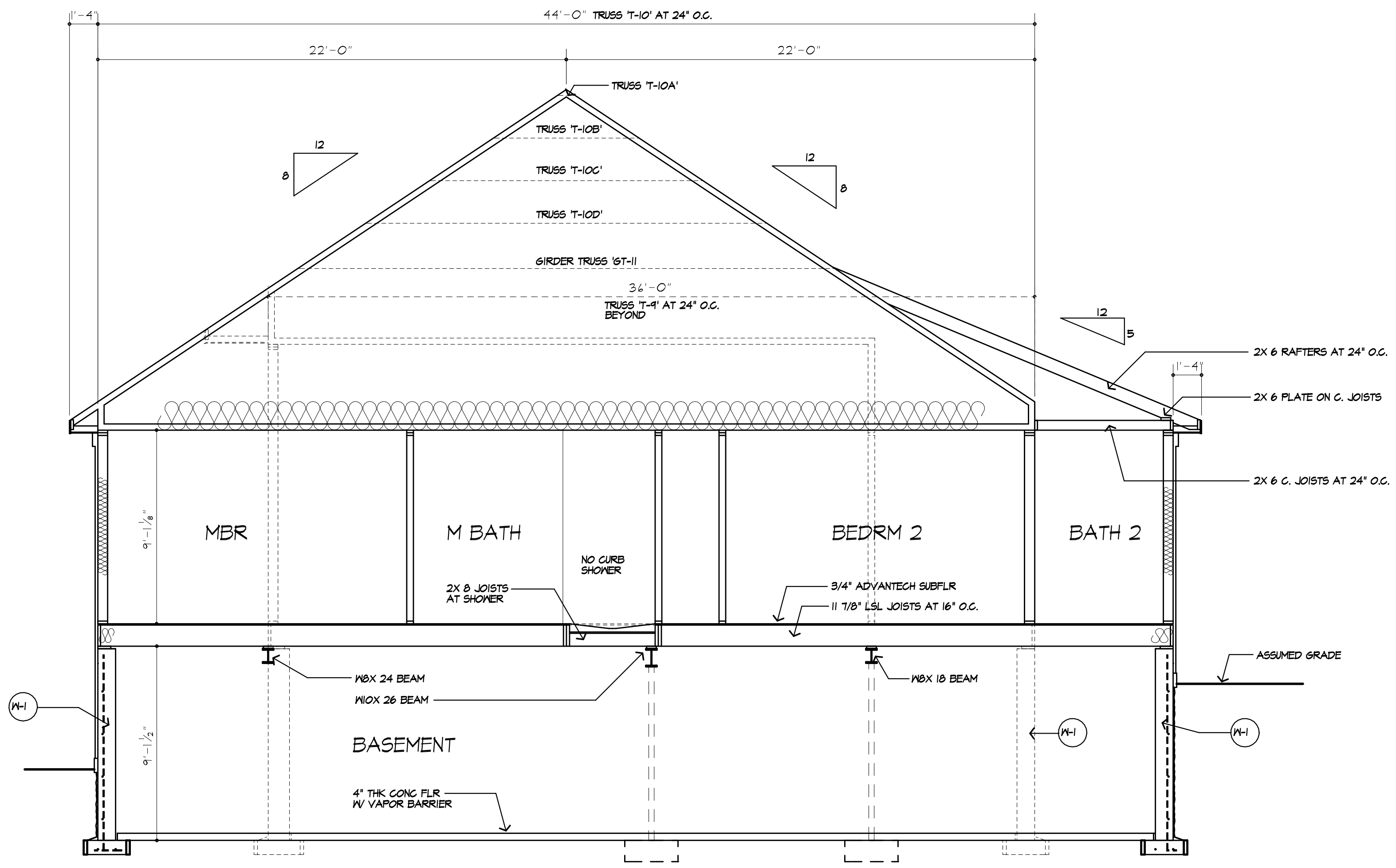
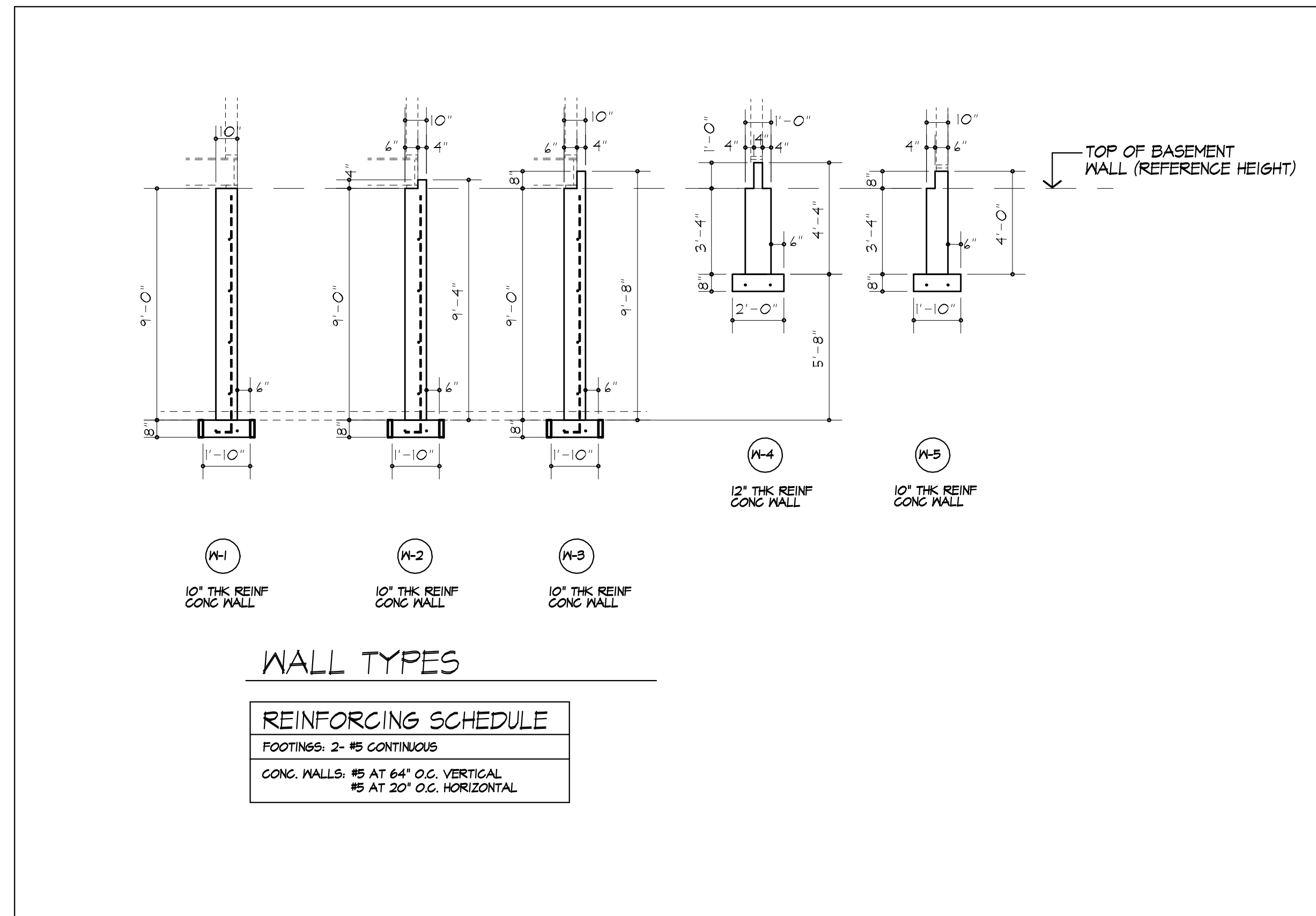
**12**  
OF 13 SHEETS



F  
12 BUILDING SECTION



E  
12 BUILDING SECTION



G  
12 BUILDING SECTION

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**CLIENT:**  
FRANK & JENNIFER MAZZARELLA

**DRAWING:**  
WALL SECTIONS

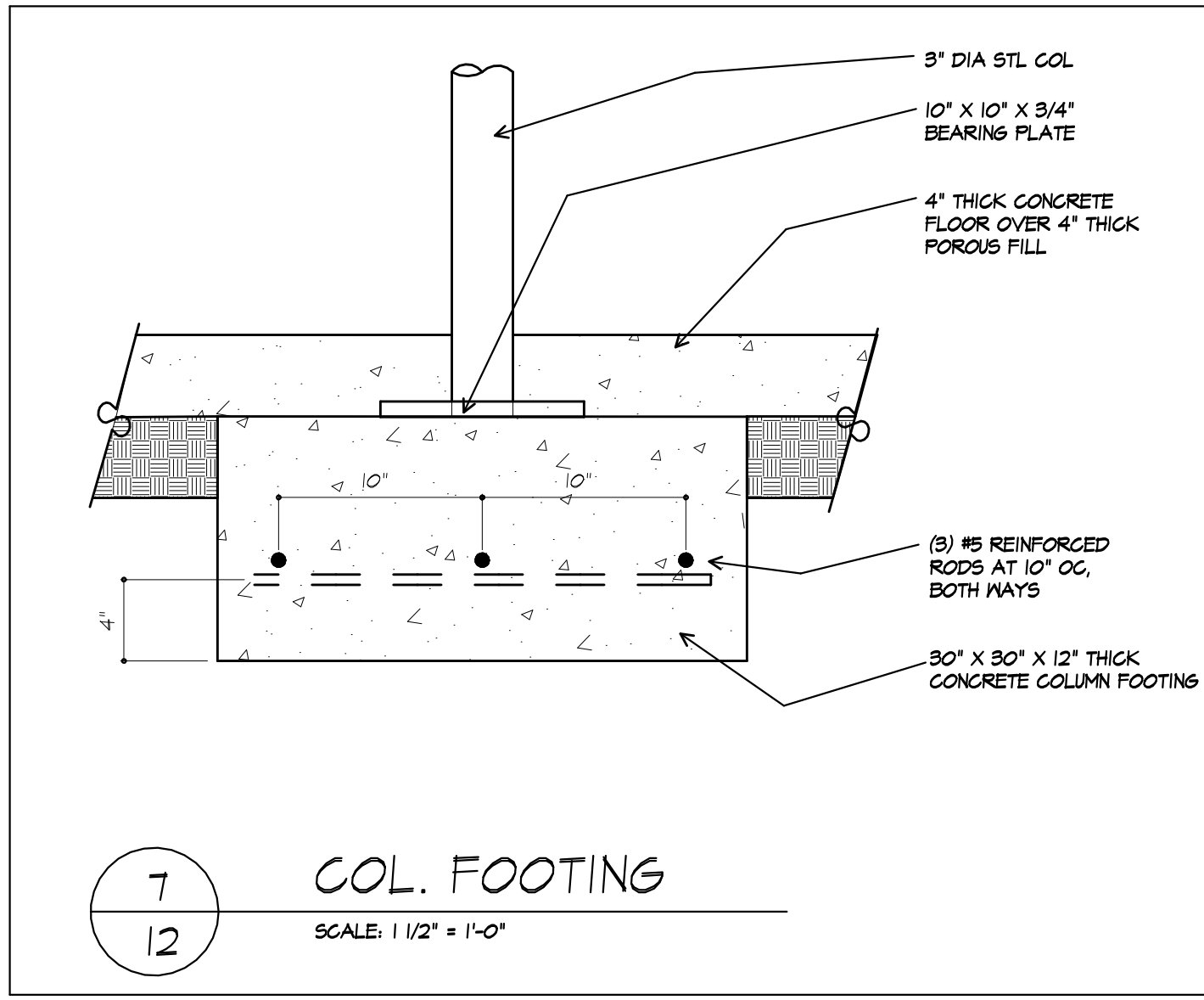
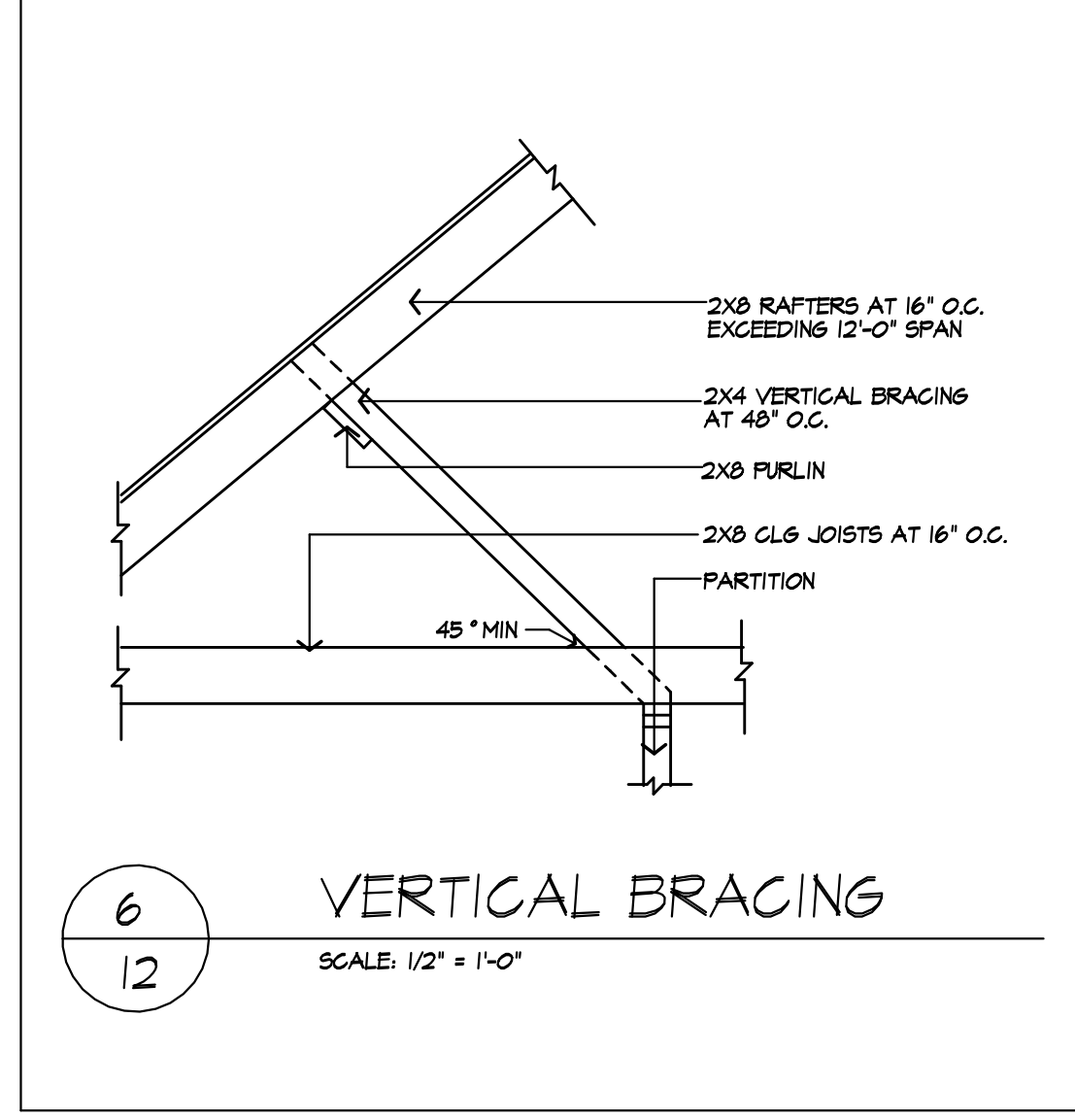
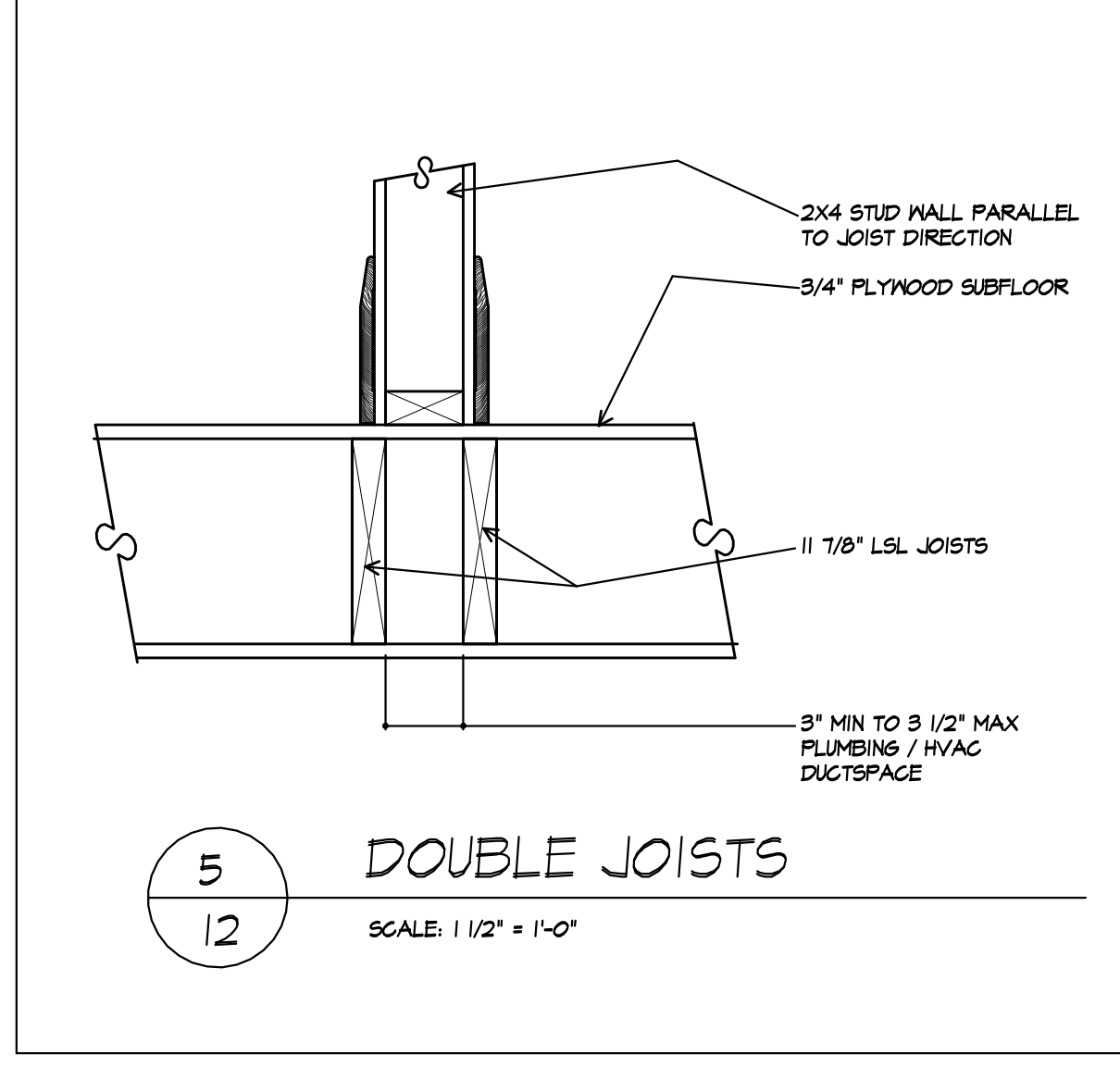
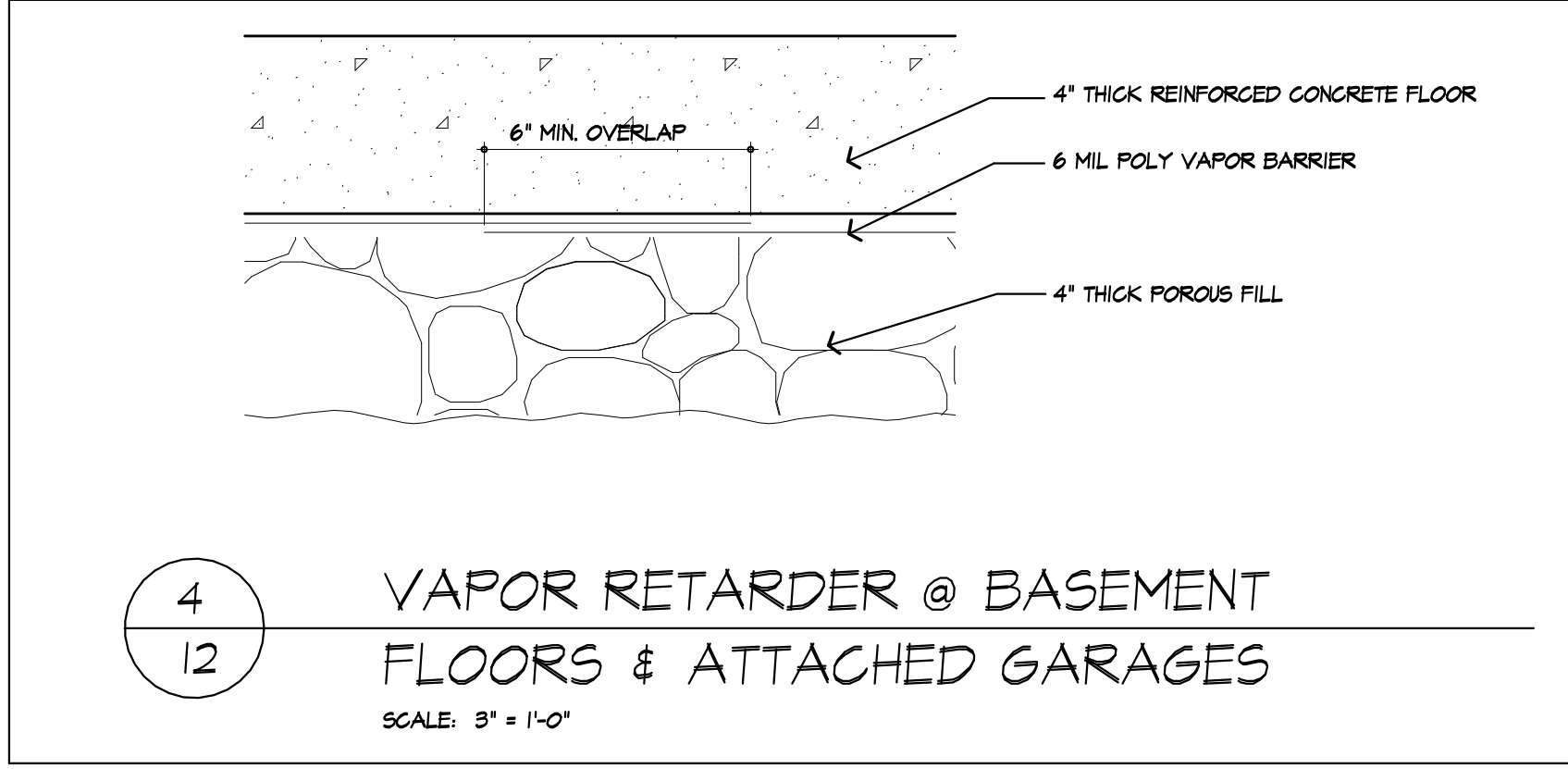
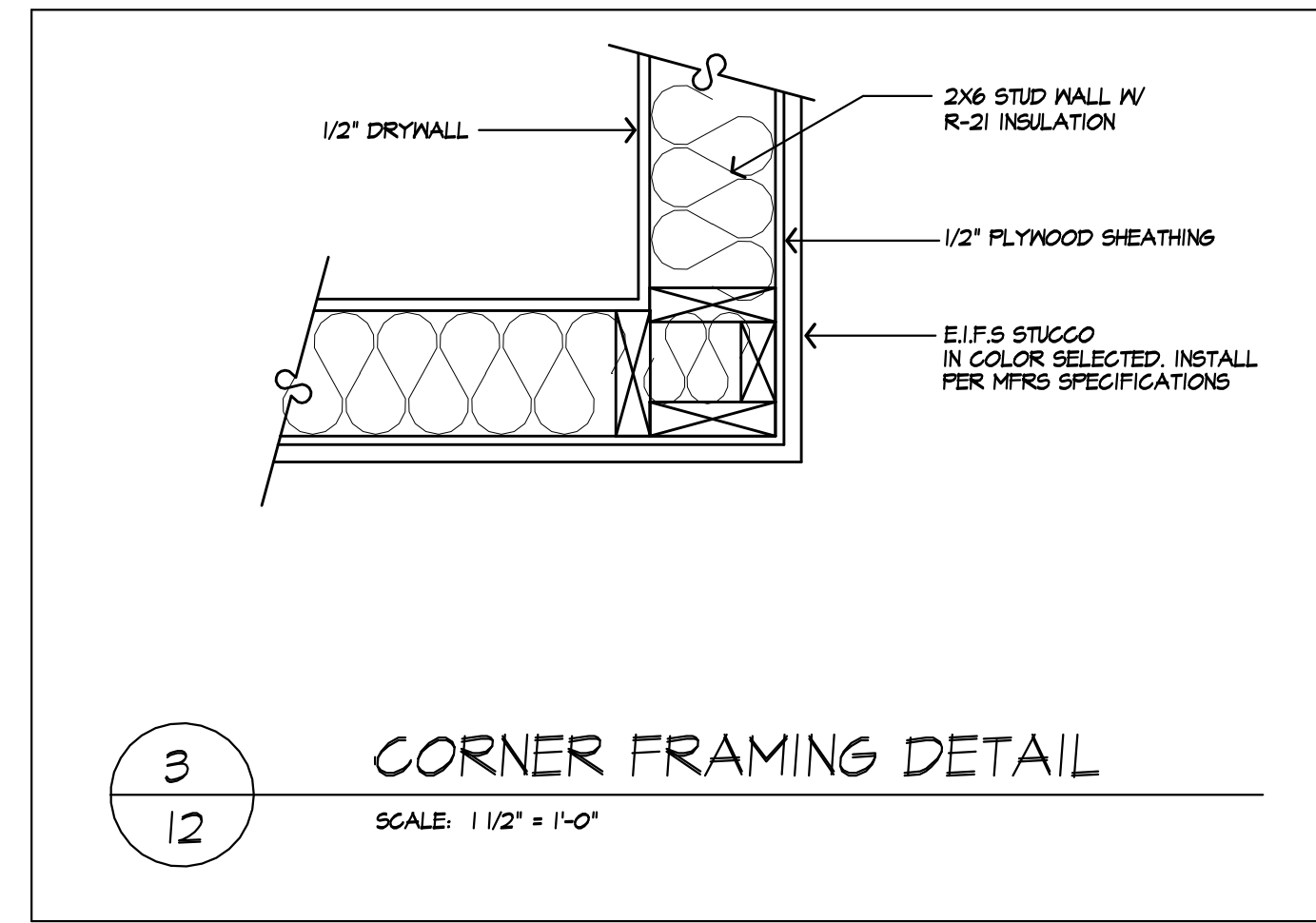
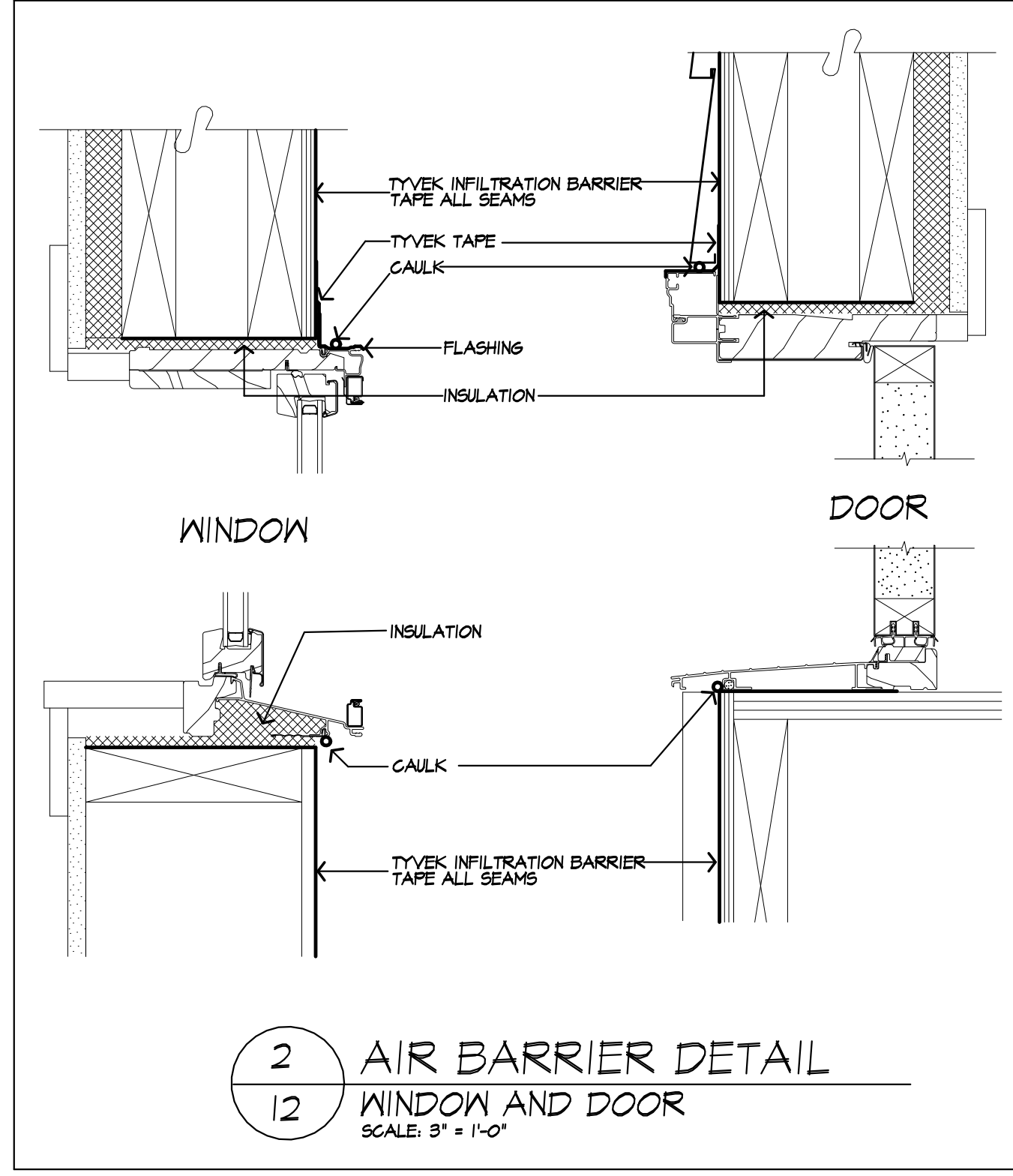
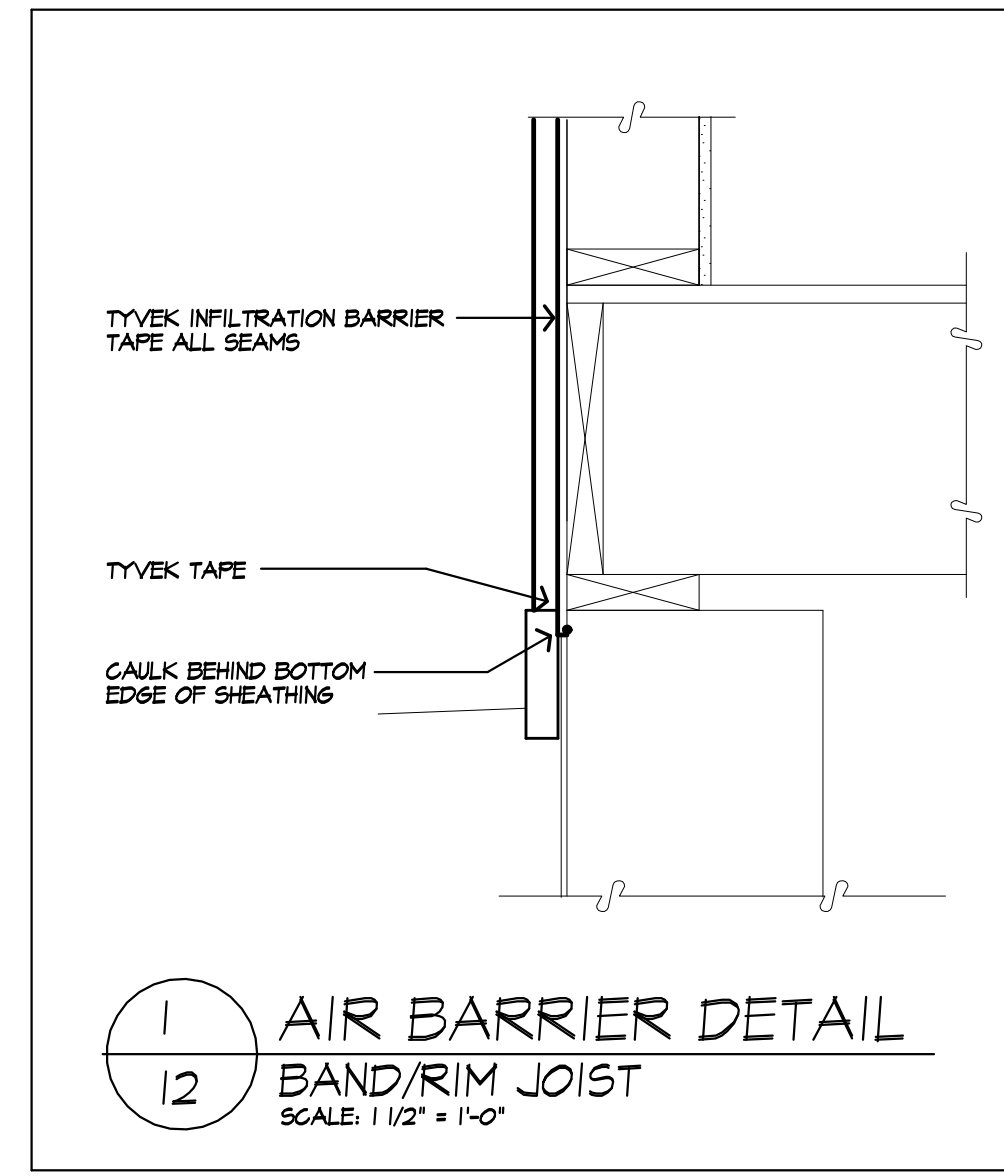
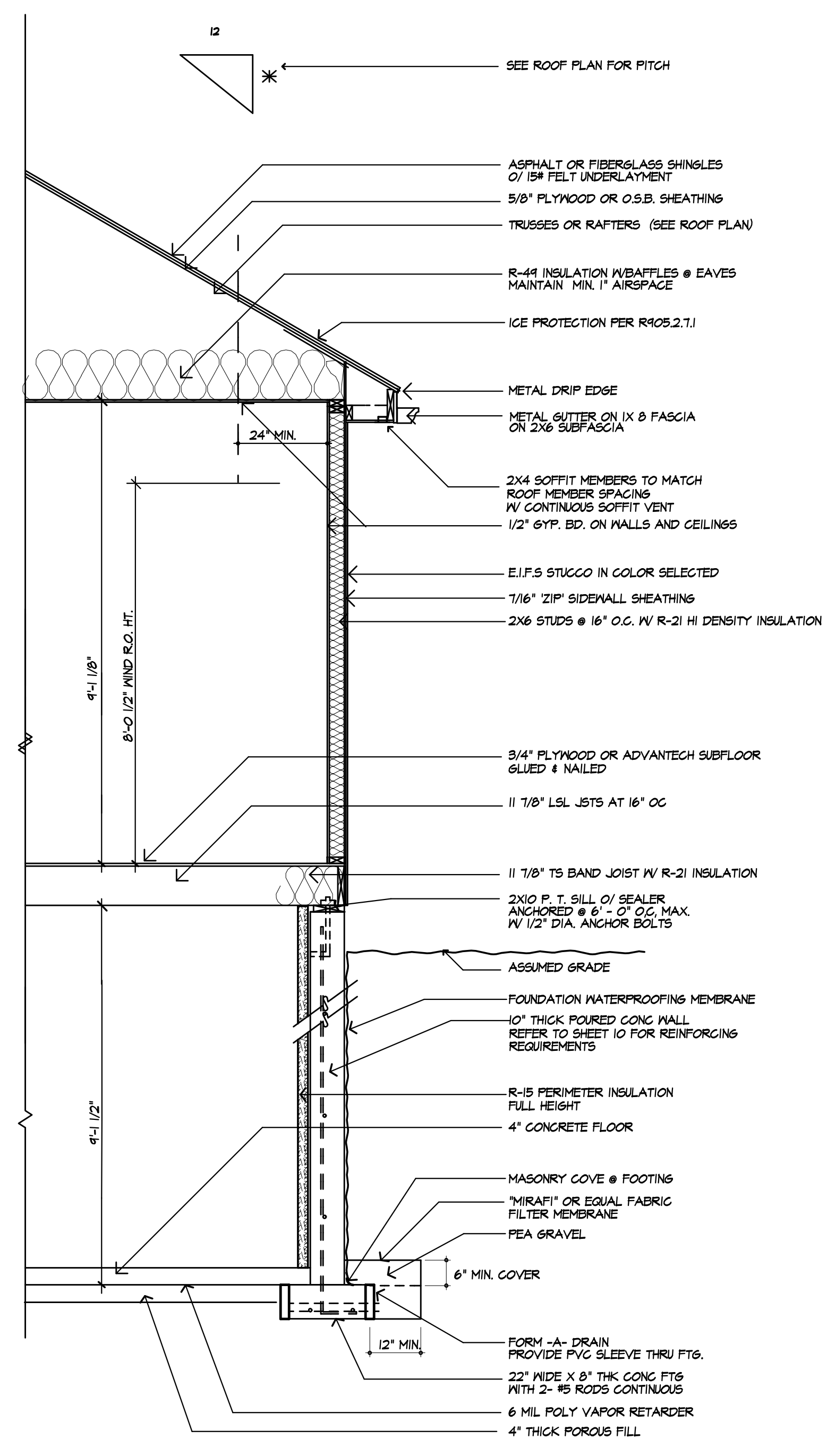
**DRAWN:** M.S.M. **CHECKED:** P.J.M.

**DATE:** 11/20/2020

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

**JOB NO.:** 20M4044

**SHEET:**



**TYPICAL WALL SECTION**  
SCALE: 1/2"=1'-0"

**EXHAUST DUCTS AND EXHAUST OPENINGS**

M ISO4.2 DUCT LENGTH  
THE LENGTH OF EXHAUST AND SUPPLY DUCTS USED WITH VENTILATING EQUIPMENT SHALL NOT EXCEED THE LENGTHS DETERMINED IN ACCORDANCE WITH TABLE MISO4.2  
EXCEPTION: DUCT LENGTH SHALL NOT BE LIMITED WHERE THE DUCT SYSTEM COMPLIES WITH THE MANUFACTURER'S DESIGN CRITERIA OR WHERE THE FLOW RATE OF THE INSTALLED VENTILATING EQUIPMENT IS VERIFIED BY THE INSTALLER OR APPROVED THIRD PARTY USING A FLOW HOOD, FLOW GRID OR OTHER AIRFLOW MEASURING DEVICE

TABLE MISO4.2 - DUCT LENGTH

DUCT TYPE	FLEX DUCT										SMOOTH WALL DUCT									
	50	80	100	125	150	200	250	300	350	400	50	80	100	125	150	200	250	300		
FAN AIRFLOW RATINGS CFM @ 0.25 INCH WG <sup>A</sup>	50	80	100	125	150	200	250	300	350	400	50	80	100	125	150	200	250	300		
DIA. (INCHES) <sup>B</sup>	MAXIMUM LENGTH (FEET) <sup>C, D, E</sup>																			
3	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X		
4	56	4	X	X	X	X	X	X	X	X	14	31	10	X	X	X	X	X		
5	NL	61	42	16	2	X	X	X	NL	52	41	31	20	4	X	X	X			
6	NL	NL	139	41	35	11	X	NL	NL	143	123	81	25	4						
7	NL	NL	NL	NL	141	70	40	NL	NL	NL	NL	NL	140	50	54					
8 AND ABOVE	NL	NL	NL	NL	NL	154	111	64	NL	NL	NL	NL	NL	148	118	105				

FOR SL. 1 FOOT - 3042 MM  
A. FAN AIRFLOW SHALL BE IN ACCORDANCE WITH ANSI/ASHRAE 200-INCH W.G. @ 0.25 INCH WG.  
B. FOR NON-RECTANGULAR DUCTS, CALCULATE THE DIAMETER AS FOUR TIMES THE CROSS SECTIONAL AREA DIVIDED BY THE PERIMETER.  
C. THE TABLE ASSUMES THAT ELBOWS ARE NOT USED. FIFTEEN FEET OF ALLOWABLE DUCT LENGTH SHALL BE DEDUCTED FOR EACH ELBOW INSTALLED IN THE DUCT RUN.  
D. NL = NO LIMIT ON DUCT LENGTH OF THIS SIZE.  
E. X = NOT ALLOWED. ANY LENGTH OF DUCT OF THIS SIZE WITH ASSUMED TURNS AND FITTINGS WILL EXCEED THE RATED PRESSURE DROP.

- TYPICAL NOTES**
- DOOR MANUFACTURER: ANDERSEN 400 SERIES  
SLIDING 0.10 CFM  
IN-SWING HINGED 0.15 CFM  
ENTRY DOORS: 0.30 CFM OR LESS
  - WINDOW AIR INFILTRATION  
ANDERSEN 400 SERIES  
CASEMENT, AWNINGS, FIXED 0.05 CFM
  - GAS FIREPLACE(S): HEAT-N-SLO 48" WIDE UNIT  
AS SELECTED  
TIGHT FITTINGS NON COMBUSTIBLE FIREPLACE DOORS  
TO CONTROL INFILTRATION LOSSES SHALL BE INSTALLED  
ON FIREPLACE OPENINGS. FIREPLACES SHALL BE PROVIDED  
WITH A SOURCE OF COMBUSTION AIR AS REQUIRED BY  
THE RESIDENTIAL CODE OF NEW YORK STATE
  - JOINTS IN DUCT SYSTEM SEALED WITH MASTIC, TAPE OR GASKETING.
  - GLASS VAPOR RETARDER ON INTERIOR OF 2X4 FRAMED WALLS. RIGID  
POLYISOCYANURATE FOAM-FOIL BOARD  
GLASS VAPOR RETARDER ON INTERIOR OF CEILINGS AND 2X6 FRAMED  
WALLS. KRATZ BATS
  - MECHANICAL SYSTEM PIPING CAPABLE OF CARRYING FLUIDS ABOVE 105F  
OR BELOW 50F SHALL BE INSULATED TO A MINIMUM OF R-5
  - BUILDING CAVITIES SHALL NOT BE USED FOR SUPPLY DUCTS.
  - DAMPERS INSTALLED ON ALL OUTDOOR INTAKE AND EXHAUST OPENINGS.
  - THE AIR HANDLER AND ALL DUCTS SHALL BE LOCATED WITHIN THE  
CONDITIONED SPACE. IF ANY DUCTWORK IS LOCATED COMPLETELY  
OUTSIDE OF THE CONDITIONED SPACE THE DUCT TIGHTNESS SHALL BE  
VERIFIED PER SECTION 409.2.2 OF THE 2018 ENERGY CONSERVATION  
CODE.
  - ANY SUPPLY DUCTS IN THE ATTICS SHALL BE INSULATED TO A MINIMUM OF  
R-8. ALL OTHER DUCTS LOCATED COMPLETELY OUTSIDE OF THE BUILDING  
THERMAL ENVELOPE SHALL BE INSULATED TO A MINIMUM OF R-6.
  - THERE ARE NOT TO BE WATER SUPPLY LINES IN THE EXTERIOR WALLS

- LIGHTING FIXTURE SCHEDULE**
- OUTDOOR EGRESS DOORS (EACH) MINIMUM (1) 60 WATT FIXTURE  
BASEMENT MINIMUM (5) 60 WATT FIXTURES  
STAIRWAYS MINIMUM (1) 60 WATT FIXTURE  
HALLWAYS MINIMUM (1) 120 WATT FIXTURE  
GARAGE ENTRY MINIMUM (1) 120 WATT FIXTURE  
LAUNDRY ROOM MINIMUM (1) 120 WATT FIXTURE  
WALK-IN CLOSETS MINIMUM (1) 60 WATT FIXTURE  
POWDER ROOM MINIMUM (1) 120 WATT FIXTURE  
BATHROOM (EACH) MINIMUM (1) 120 WATT FIXTURE  
DINETTE MINIMUM (1) 120 WATT FIXTURE  
KITCHEN MINIMUM (1) 120 WATT FIXTURE  
DINING ROOM MINIMUM (1) 120 WATT FIXTURE  
ALL OTHER FIRST FLOOR ROOMS (EACH) MINIMUM (1) 120 WATT FIXTURE  
ALL OTHER SECOND FLOOR ROOMS (EACH) MINIMUM (1) 120 WATT FIXTURE  
ATTIC SPACE MINIMUM (1) 60 WATT FIXTURE  
GARAGE MINIMUM (2) 60 WATT FIXTURES

- LIGHTING FIXTURE CONTROL NARRATIVE**
- AT LEAST ONE WALL SWITCH-CONTROLLED LIGHTING OUTLET SHALL BE  
INSTALLED IN EVERY HABITABLE ROOM AND BATHROOM. AT LEAST ONE  
WALL-SWITCH-CONTROLLED LIGHTING OUTLET SHALL BE INSTALLED IN  
HALLWAYS, STAIRWAYS, ATTACHED GARAGES, AND DETACHED GARAGES  
WITH ELECTRICAL POWER. AT LEAST ONE WALL-SWITCH-CONTROLLED  
LIGHTING OUTLET SHALL BE INSTALLED TO PROVIDE ILLUMINATION ON THE  
EXTERIOR SIDE OF EACH OUTDOOR EGRESS DOOR HAVING GRADE LEVEL  
ACCESS, INCLUDING OUTDOOR EGRESS DOORS FOR ATTACHED AND  
DETACHED GARAGES WITH ELECTRICAL POWER. WHERE ONE OR MORE  
LIGHTING OUTLETS ARE INSTALLED FOR INTERIOR STAIRWAYS, THESE  
SHALL BE A WALL SWITCH AT EACH FLOOR LEVEL, AND LANDING LEVEL  
THAT INCLUDES AN ENTRYWAY TO CONTROL THE LIGHTING OUTLETS WHERE  
THE STAIRWAY BETWEEN FLOOR LEVELS HAS SIX OR MORE RISERS. IN  
ATTIC, UNDER-FLOOR SPACES, UTILITY ROOMS AND BASEMENTS, AT LEAST  
ONE LIGHTING OUTLET SHALL BE INSTALLED WHERE THESE SPACES ARE  
USED FOR STORAGE OR CONTAIN EQUIPMENT REQUIRING SERVICING. SUCH  
LIGHTING OUTLET SHALL BE CONTROLLED BY A WALL SWITCH OR SHALL  
HAVE AN INTEGRAL SWITCH. AT LEAST ONE POINT OF CONTROL SHALL BE  
AT THE USUAL POINT OF ENTRY TO THESE SPACES. THE LIGHTING OUTLET  
SHALL BE PROVIDED AT OR NEAR THE EQUIPMENT REQUIRING SERVICING.







