

**Design Review & Historic Preservation Board
Agenda
February 11, 2021**

HISTORIC PRESERVATION DISCUSSION

RESIDENTIAL APPLICATION FOR REVIEW - RETURNING

- **44 Coventry Ridge**
The Applicant is returning to design review for the elevation change to an already approved 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.

RESIDENTIAL APPLICATION FOR REVIEW – NEW

- **4 Rockdale Meadows**
The Applicant is requesting design review for the construction of a one story single family home. The home will be approximately 2302 sq. ft. and will be located in the Coventry Ridge Subdivision.

APPLICATION FOR LANDMARK DESIGNATION

- **25 Briar Patch Road**
The Applicant is requesting design review to designate the above address as an Historic Landmark in accordance with Article XXX, Section 185-195.3 of the Pittsford Town Code. The property is zoned RN (Residential Neighborhood).

OTHER – REVIEW OF 1/28/2020 MINUTES

How to view the meeting:

1. Zoom

- In your web browser, go to
- <https://townofpittsford.zoom.us/j/88320771671?pwd=TnJzM0NmZ0FSTmFZSjBYNXB3Z2RVdz09>
- 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 **883 2077 1671**. 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
January 28, 2021

PRESENT

Dirk Schneider, Chairman; Paul Whitbeck, John Mitchell, Leticia Fornataro, Kathleen Cristman, Bonnie Salem

ALSO PRESENT

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

ABSENT

Dave Wigg

Proceedings of a regular meeting of the Pittsford Design Review and Historic Preservation Board were held on Thursday, January 28 at 6:00 P.M. local time. The meeting took place with Board members and applicants participating remotely using Zoom.

Dirk Schneider, Chairman opened the meeting at 6:00 pm.

HISTORIC PRESERVATION DISCUSSION

- **Nomination for East Street Burying Ground for Historic Designation**

Bonnie Salem discussed how she and the Town Historian, Audrey Johnson, have been documenting the history of the cemetery on East Street. This cemetery is the site of early burials in the Town of Pittsford including Simon Stone, one of the co-founders of Pittsford. The earliest burial was 1814. Most stones are weathered but intact. This property is rated a G+ property in an inventory of areas of historical significance in the town. Based on this information, Bonnie Salem put forth a nomination for historic designation for this parcel. Board members were in support of this nomination. A Public Hearing for Landmark Designation will be held on February 25, 2021.

- **Nomination for 25 Briar Patch Road for Historic Designation**

Bonnie Salem discussed the property at 25 Briar Patch Road. The homeowners Matt and Patricia O'Connor were present for this meeting. Mr. O'Connor has presented extensive research on the history of this home. Noted architect, Cyril Tucker, was the designer. This sub division was one of the earliest post WWII tracts built in the Town of Pittsford and is a mainly unaltered example of the architecture of this era. There have been no changes to the front elevation with the exception of the garage door and replacement windows. Bonnie Salem nominated 25 Briar Patch Road for Landmark Designation. A Public Hearing for Landmark Designation will be held on February 11, 2021.

RESIDENTIAL APPLICATION FOR REVIEW

- **107 Brook Road**

The Applicant is requesting design review for the kitchen, dining room, laundry and powder room addition. The addition will be approximately 768 square feet and located to the rear of the home.

Mr. Polisseni discussed the addition to the home that will serve to extend the kitchen and living space.

Clarification was made that the design being approved is the drawing marked A-1 and not the rendering on the cover sheet on the packet presented to the Board.

The materials and window mullion pattern will match the existing home.

Paul Whitbeck moved to approve the application as submitted.

Kathleen Cristman seconded.

All Ayes.

RESIDENTIAL APPLICATION FOR REVIEW – NEW

- **8 Lexton Way**

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

Jeff Brokaw of Morrell Builders was present.

There were no questions from the Board regarding this application.

John Mitchell moved to accept the application as submitted.

Leticia Fornataro seconded.

All Ayes.

- **34 & 36 Skylight Trail**

The Applicant is requesting design review for the proposed construction of a new town home dwelling. The proposed building will consist of 2 attached single family dwellings sharing a common wall. Lot 9 (34 Skylight Trail) will be approximately 1987 sq. ft. and Lot 10 (36 Skylight Trail) will be 2000 sq. ft. The town homes will be located in the new Alpine Ridge development.

Jeff Brokaw of Morrell Builders was the representative for this application.

There will be no stone detailing on this structure. There was some clarification on adjacent properties with the stone element.

Bonnie Salem moved to approve the application as submitted.

Kathleen Cristman seconded.

All Ayes.

COMMERCIAL APPLICATION FOR REVIEW

- **3246 Monroe Avenue**

The Applicant is requesting design review for the replacement of a business identification sign. The new "Moe's Southwest Grill" sign will feature a white LED lighting system with black trim cap, turquoise, white and orange lettering. The sign will be approximately 39.6 square feet.

Brian Reilly of ROC Signs was present.

The new sign reflects the rebranding of the Moe's Southwest Grill. The sign will be slightly smaller than the current and the lettering will be all in a straight line with a new color scheme and font.

The design approved was on Sheet 2 of 2 of the application, drawing 104453.01 as submitted to the Board at the meeting on 1/28/21.

The Board inquired about the small circular sign in the window. Mr Reilly indicated the sign will be illuminated per the Town sign code for hours of illumination.

Kathleen Cristman moved to accept the application as submitted with respect to the drawings presented at the meeting on 1/28/21.

John Mitchell seconded.

All Ayes.

INFORMAL REVIEW

- **222 Golf Avenue**

The Applicant has applied for a permit to allow the demolition of a single family dwelling at 222 Golf Avenue. This property is Zoned Residential Neighborhood (RN). The Demolition permit is to be issued on or after March 12, 2021. Said structure is over 50 years old.

The homeowner, Stanley Powers was present. He is seeking to demolish the current home and garage on his property to accommodate more space for his family of 4.

The new home will have an attached garage and will reflect the character of the other homes in the neighborhood.

The home dates to the 1930's and insulation is lacking on the home. The replacement home will be two stories but not large and out of character for the neighborhood.

Discussion was held about the long narrow lot and any limitations that may present. Allen Reitz stated that there are no apparent conservation area concerns.

The Board indicated they are looking forward to plans for the proposed new structure.

DISCUSSION

Bonnie Salem and Paul Whitbeck thanked John Mitchell for his research on the architecture of the Wright home. It was suggested the Board put together their recommendations for Riedman Development Corporation in respect to the renovation of the home so it may be carried out in an architecturally sensitive manner to its original construction.

OTHER – REVIEW OF MEETING MINUTES FOR JANUARY 14, 2021

Dirk Schneider moved to accept the minutes of January 14, 2021 as written.

Leticia Fornataro seconded.

All Ayes.

ADJOURNMENT

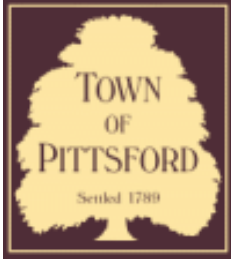
Dirk Schneider moved to close the meeting at 7:15 pm.

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 #
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

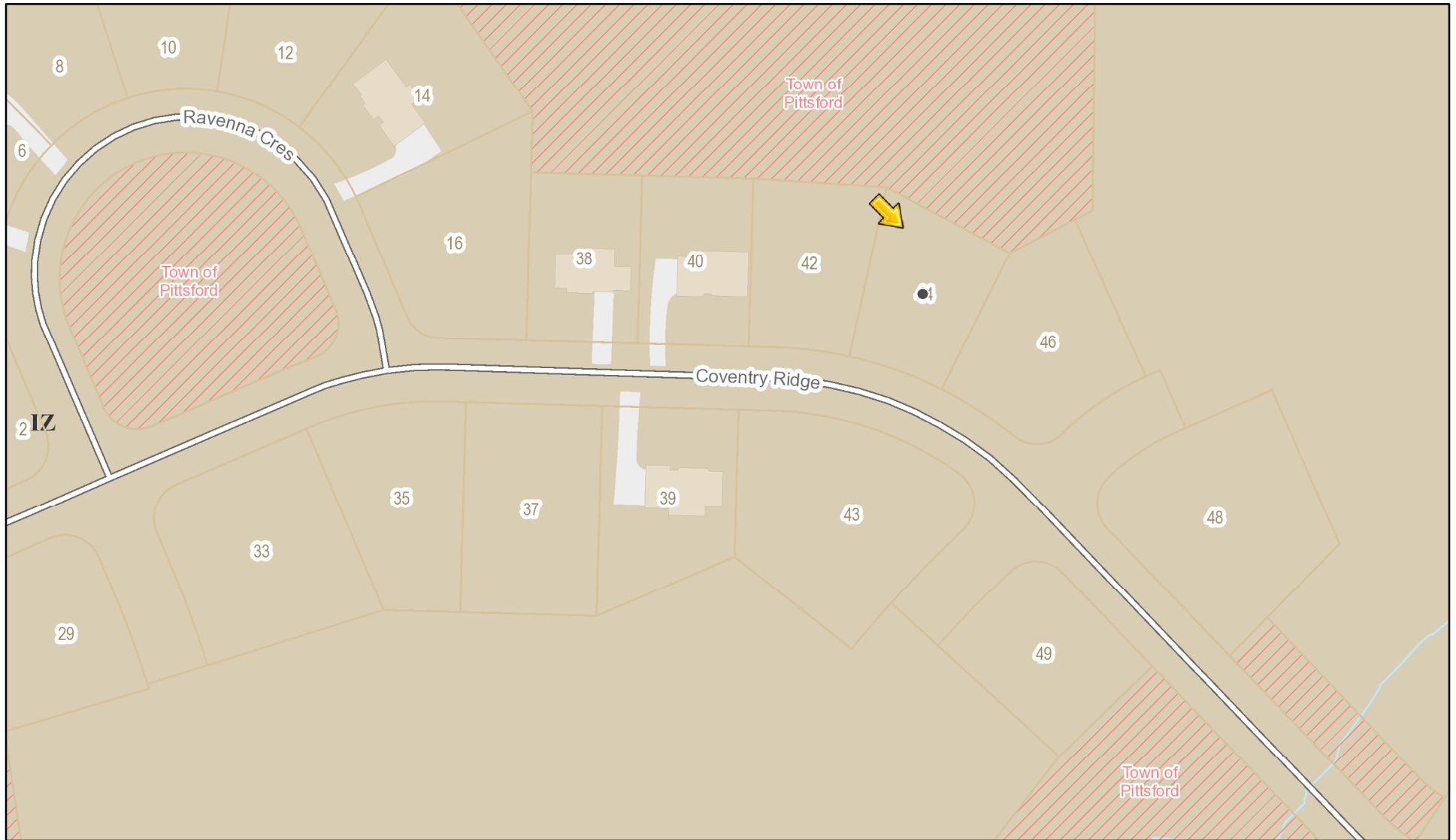
Application Type:

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

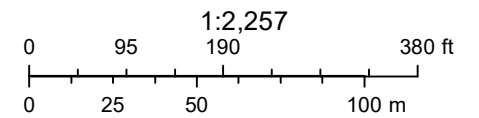
Project Description: Applicant is returning to design review for the elevation change to an already approved two story single family home. The home will have approximately 3009 square feet of living area and will be located in the Coventry Ridge Subdivision.

Meeting Date: February 11, 2021

RN Residential Neighborhood Zoning

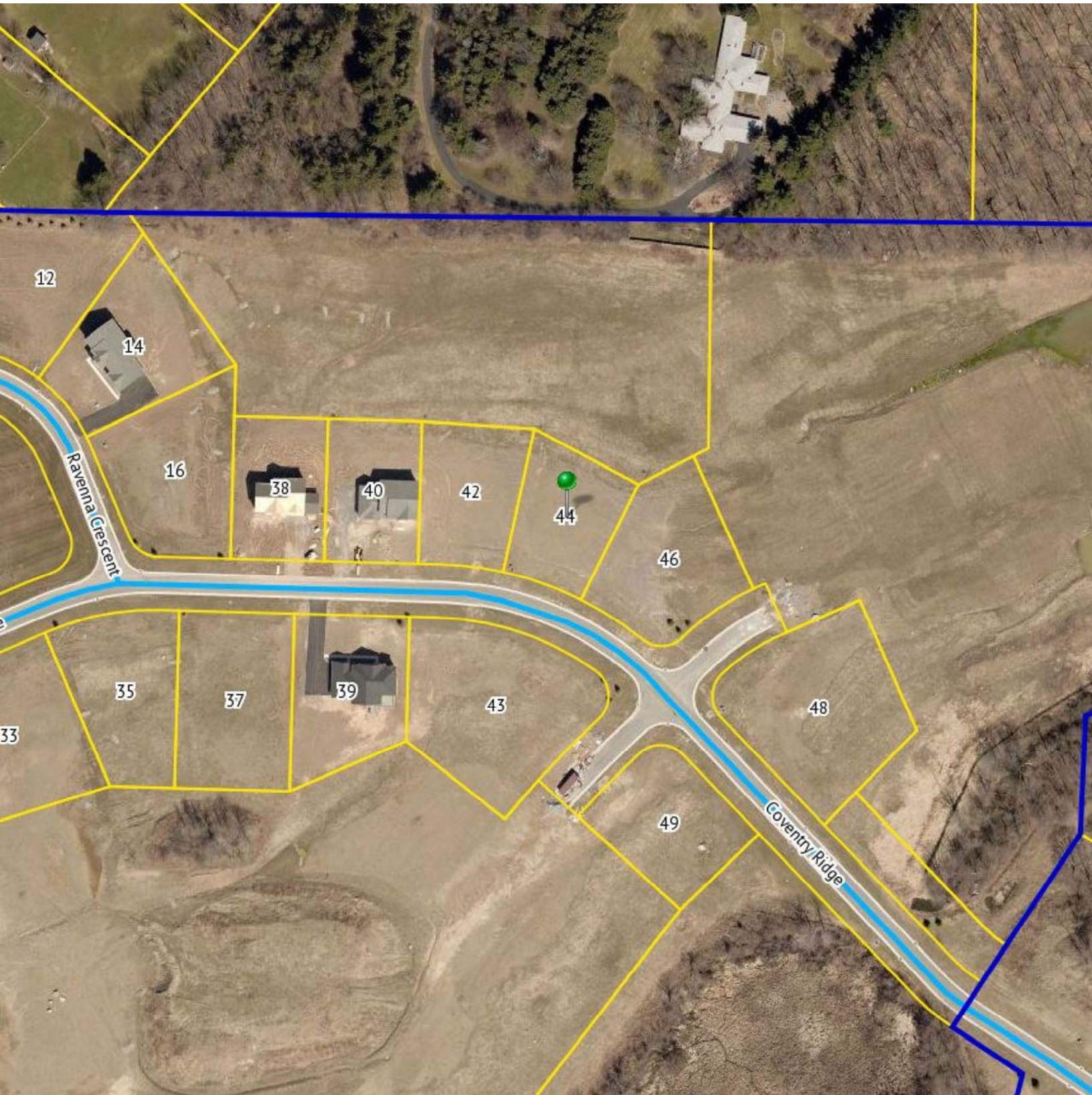


Printed January 7, 2021

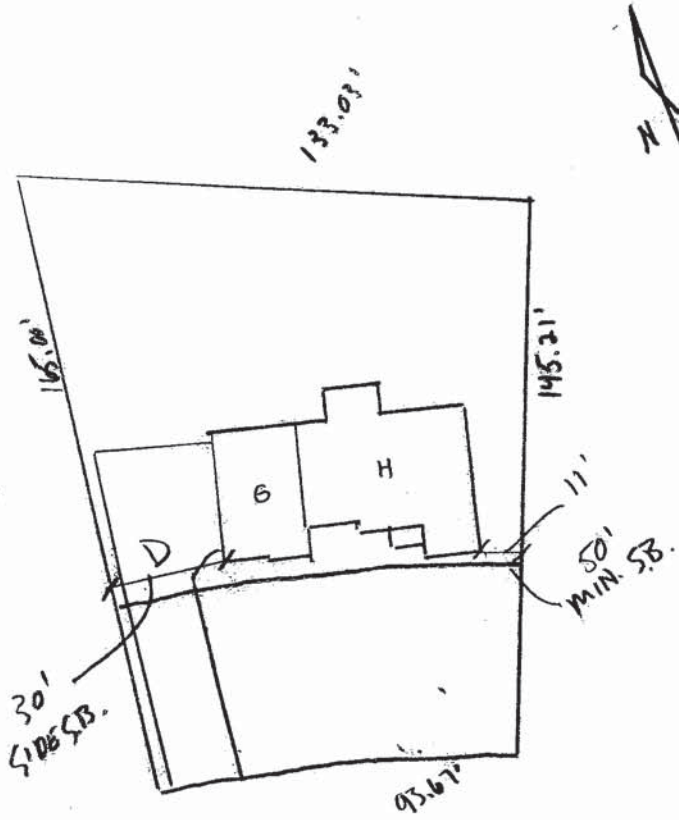


Town of Pittsford GIS

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





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

THESE PLANS ARE PROTECTED UNDER FEDERAL COPYRIGHT LAWS BY GREATER LIVING ARCHITECTURE. ANY UNAUTHORIZED REPRODUCTION OR MODIFICATION OF THESE PLANS IS A VIOLATION OF COPYRIGHT LAWS. CLIENT RIGHTS ARE LIMITED TO ONE-TIME USE FOR THE CONSTRUCTION OF THESE PLANS.

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 DRAWINGS.

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

CONTRACTOR TO BE RESPONSIBLE 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 R402.4.1.1. 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) ACCROSS 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) ACCROSS 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 EFFECT 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.

SPEC HOUSE

LOT 33 COVENTRY RIDGE
PITTSFORD, NY
COVENTRY RIDGE BUILDING CORP.

PLAN 3009 / PROJECT 15428

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- N-1 DETAILS
- N-2 REINFORCING NOTES

NEW ELEVATION

STRUCTURAL MATERIAL SPECIFICATIONS:

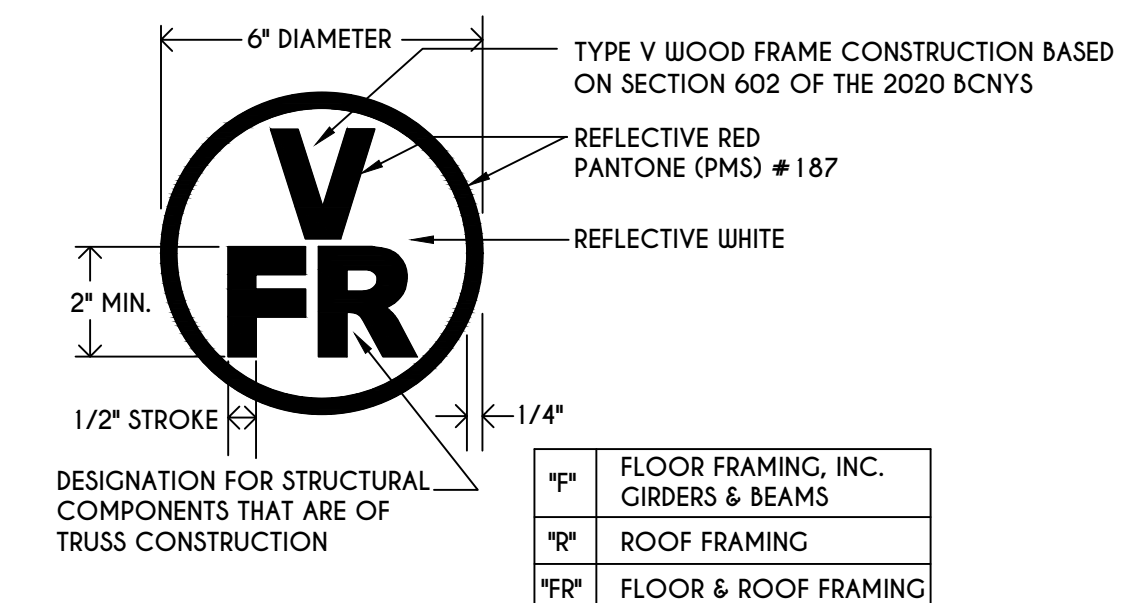
STRUCTURAL STEEL	ASTM A-36, Fy = 36 ksi
REINFORCED STEEL	ASTM A-615, Fy = 40 ksi
WIRE MESH	ASTM A-185, 6 x 6 - 10/10 W.W.M.
LUMBER	ALL STRUCTURAL MEMBERS, JOISTS, RAFTERS, ETC. TO BE #2 GRADE LUMBER (DOUGLAS FIR-LARCH, HEM-FIR, SOUTHERN PINE OR SPRUCE PINE-FIR) WITH A MIN. FIBER STRESS OF 850 P.S.I. UNLESS NOTED OTHERWISE
PLYWOOD	CDX, PANEL INDEX
LVL, PSL, LSL	Fb = 2600 Fv = 285 E = 10 ⁶ - 1.9 Fc = 750
MASONRY	ASTM C90, GRADE N-1, Fm = 1350 PSI
MORTAR	ASTM C270, TYPE S
GROUT	Fc = 2000 PSI ASTM C476
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)

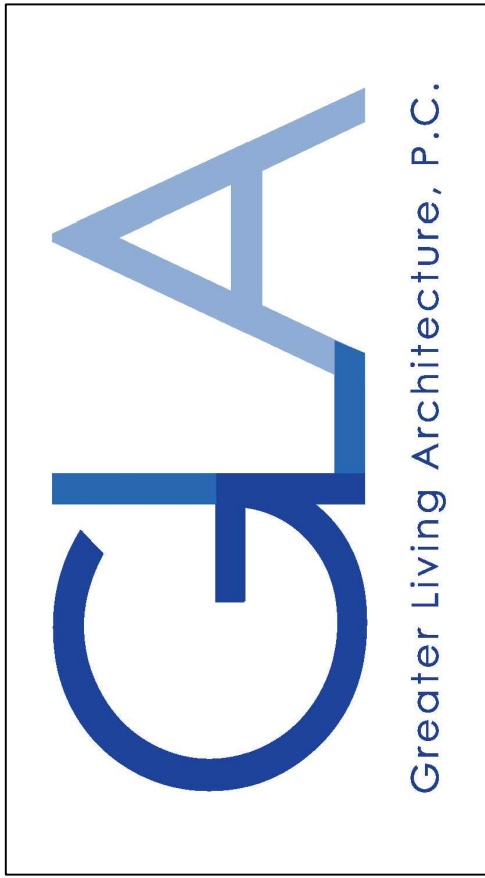
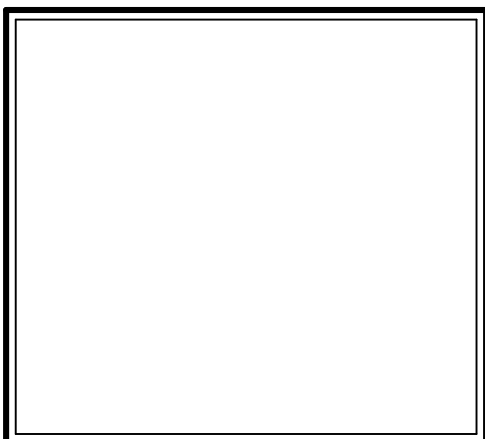
LOCAL JURISDICTION DESIGN CRITERIA MAY VARY AND SHALL BE STRICTLY ADHERED TO	
1ST FLOOR LIVING AREA LIVE LOAD	40 P.S.F.
2ND FLOOR LIVING AREA LIVE LOAD	30 P.S.F.
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ROOF DEAD LOAD	10 P.S.F.
ALLOWABLE SOIL BEARING	2500 P.S.F. AT MINIMUM 42" BELOW FINISHED 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	R802.1.1, 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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REVISIONS:		
DATE	BY	DESCRIPTION

CLIENT/LOCATION:

LOT 33
COVENTRY RIDGE
PITTSFORD, NY

BUILDER:

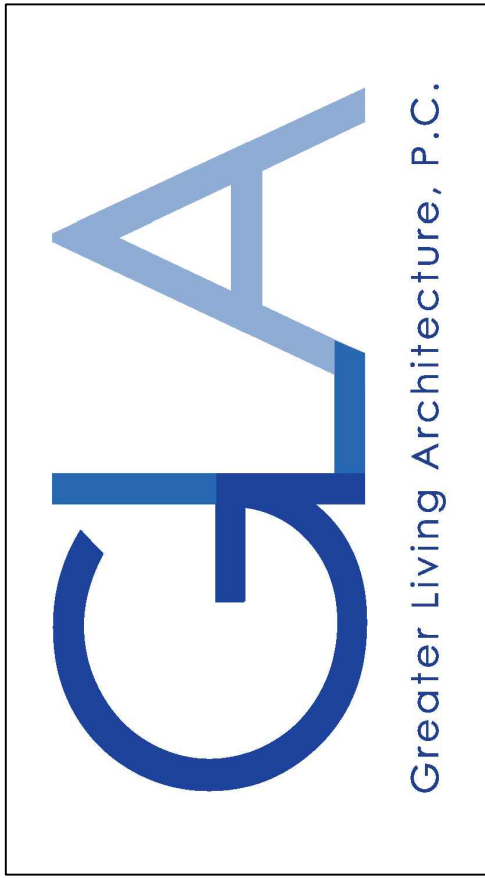
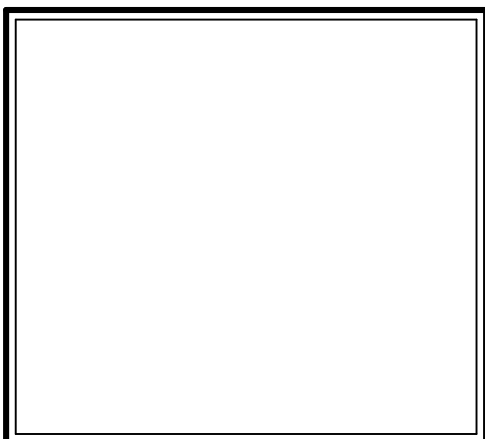
COVENTRY RIDGE
BUILDING CORP.

COVER PAGE

GLA PLAN 3009

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PROJECT: 15428	sheet: C 1

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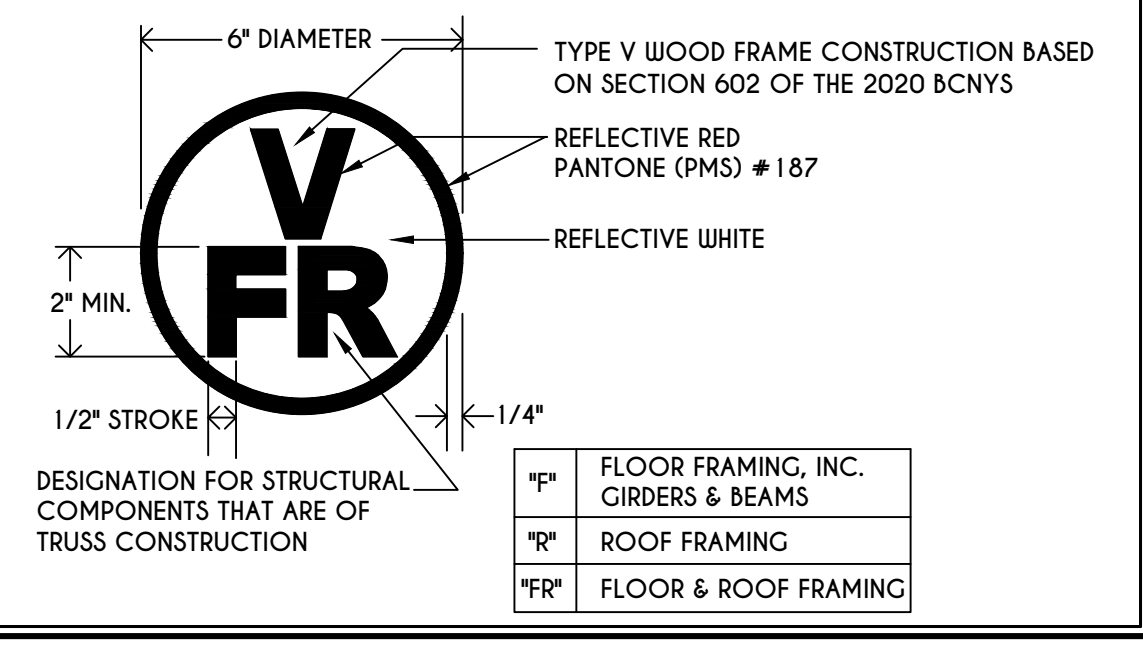
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FOUNDATION:

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.

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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.



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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IT IS THE RESPONSIBILITY OF THE CONTRACTOR, BUILDER OR OWNER OF THIS BUILDING TO NOTIFY GREATER LIVING ARCHITECTURE OF ANY DEVIATION FROM THESE DRAWINGS.

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

CONTRACTOR TO BE RESPONSIBLE 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 REST, 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:

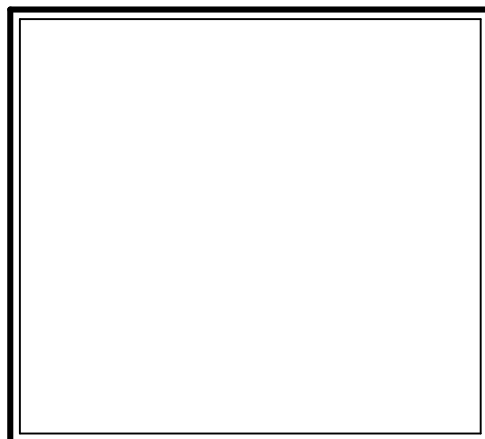
THESE PLANS HAVE BEEN PREPARED ACCORDING TO THE 2020 RCNYS AND IECC REQUIREMENTS TO SUIT A GENERAL RANGE OF CONDITIONS THAT MAY BE AFFECTED BY A PARTICULAR BUILDING SITE OR BUILDER/ OWNER CONTRACTUAL AGREEMENT. CONTRACTOR TO BE RESPONSIBLE TO ADAPT THESE PLANS TO SUIT THE NEEDS OF THE BUILDING ON SITE 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.

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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:	checked:
CDK	CSB
scale:	date:
AS NOTED	1 / 21
PROJECT:	sheet:
15428	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 m². 1 cubic foot per min=0.0004719 m³/s

TABLE M1505.4.3 (2)
 INTERMITTENT WHOLE-HOUSE MECHANICAL VENTILATION RATE FACTORS^{a, b}

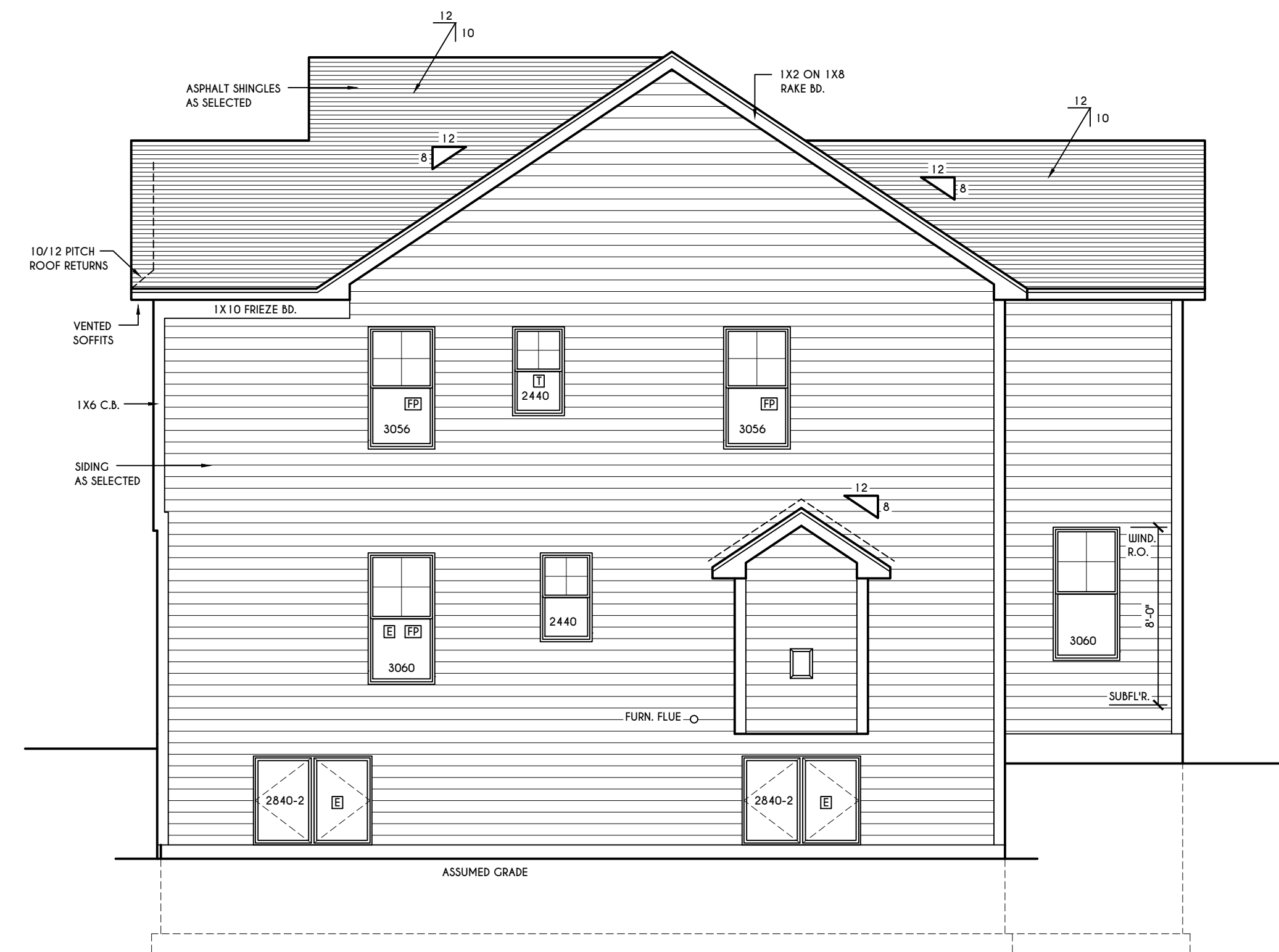
RUN-TIME PERCENTAGE IN EA. 4-HOUR SEGMENT	25%	33%	50%	66%	75%	100%
FACTOR ^a	4	3	2	1.5	1.3	1.0

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.

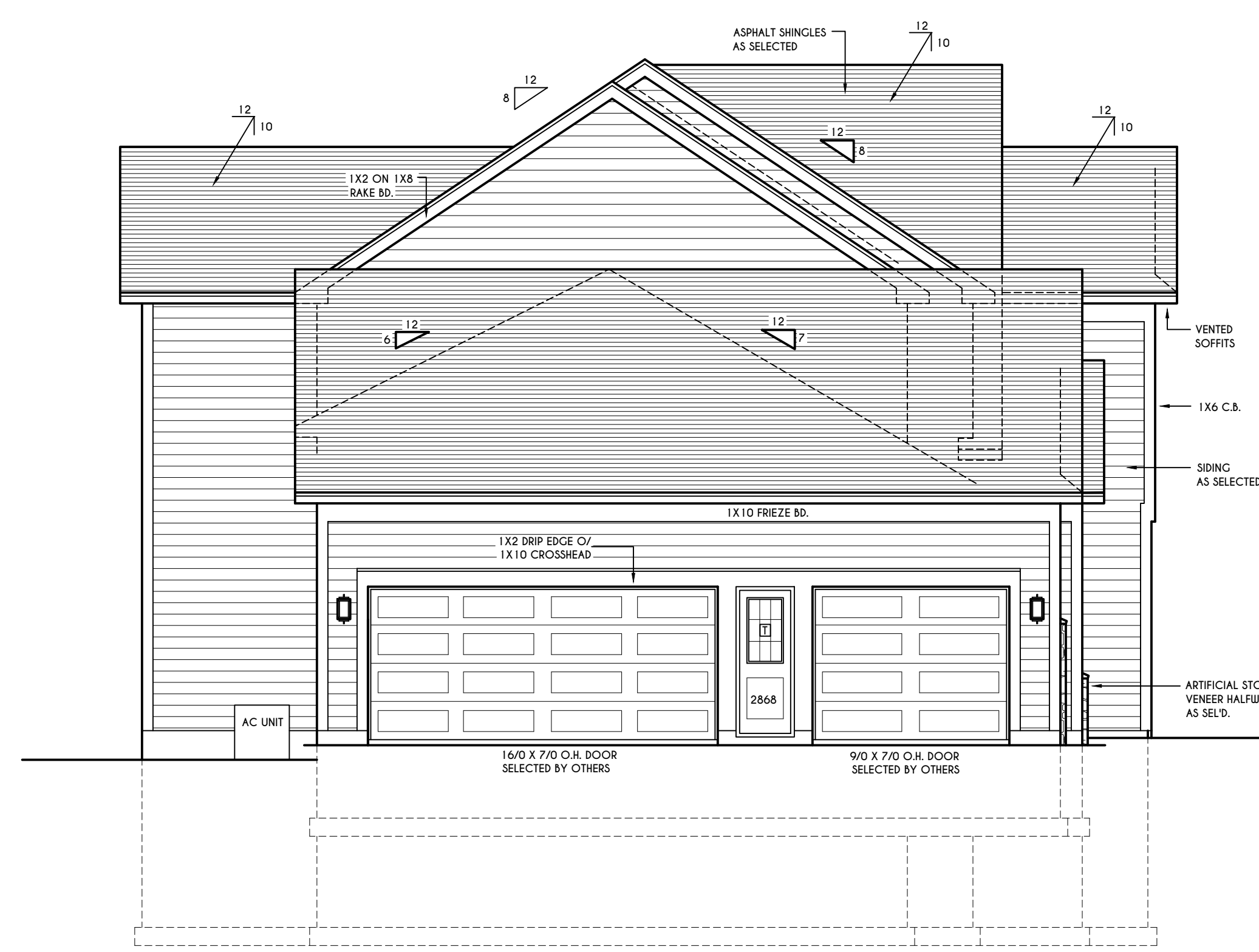
TABLE M1505.4.4
 MINIMUM REQUIRED LOCAL EXHAUST RATES FOR ONE AND TWO-FAMILY DWELLINGS

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

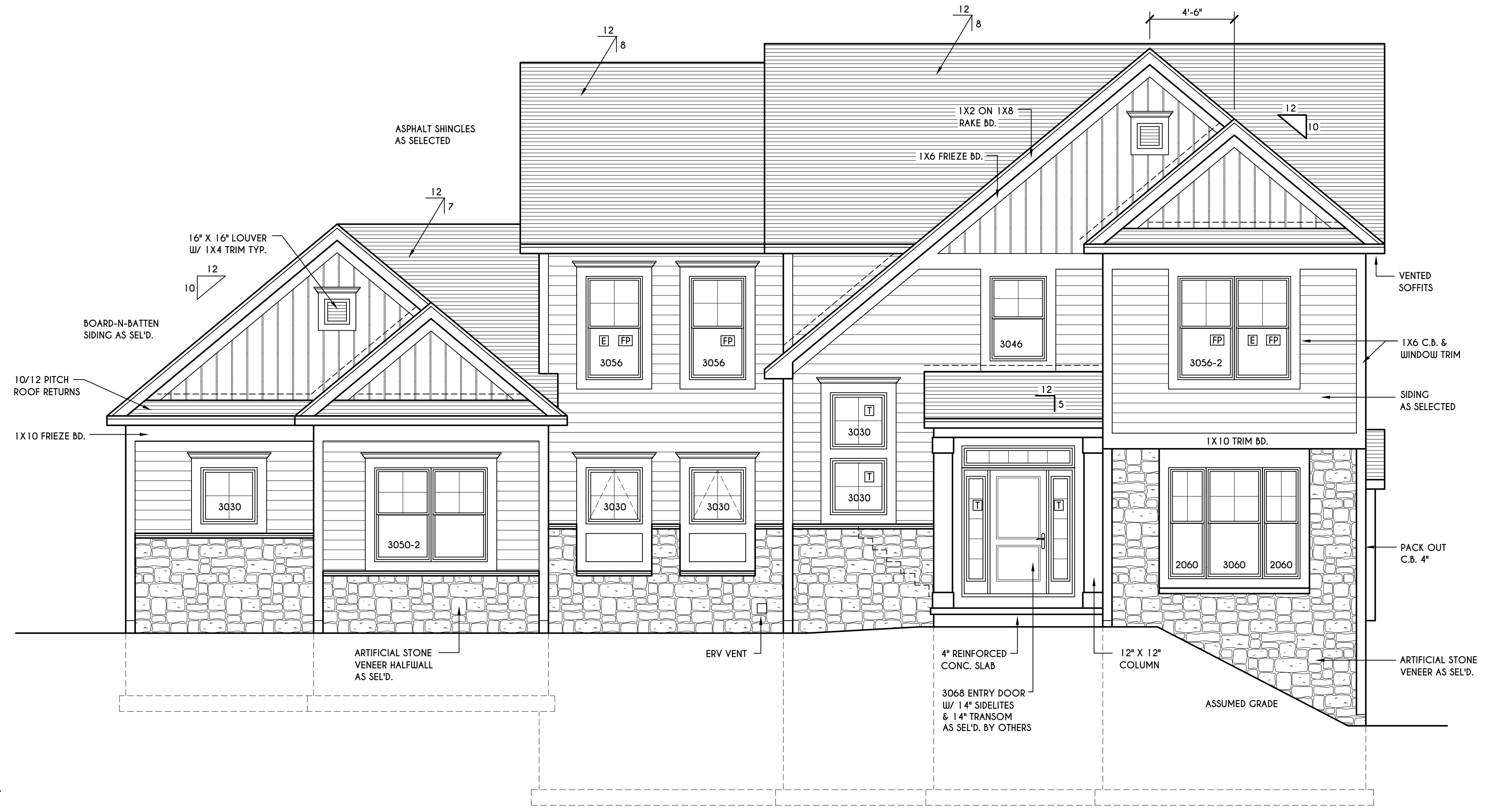
FOR SI: 1 CUBIC FT. PER MINUTE = 0.0004719 m³/s.



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

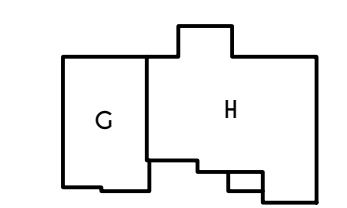
WINDOW / DOOR LEGEND:
 [E] - MEETS OR EXCEEDS EGRESS REQUIREMENTS
 - CLEAR OPENING AREA OF 5.7 SQ.FT.
 - CLEAR OPENING WIDTH OF 20"
 - CLEAR OPENING HEIGHT OF 24" PER SECT. R310.1 OF 2020 RCNYS
 [T] - SPECIFIES THAT THIS FIXED OR OPERABLE UNIT REQUIRES SAFETY GLAZING PER SECT. R308.4 OF 2020 RCNYS
 [FP]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

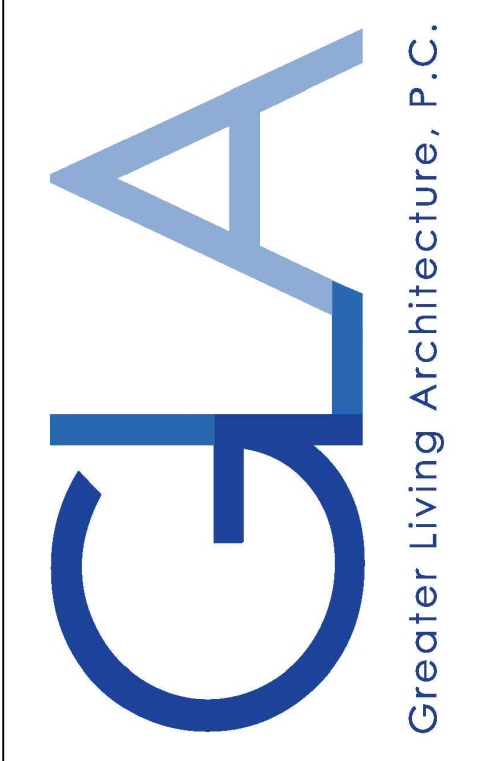


REAR ELEVATION
 SCALE: 3/16" = 1'-0"



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

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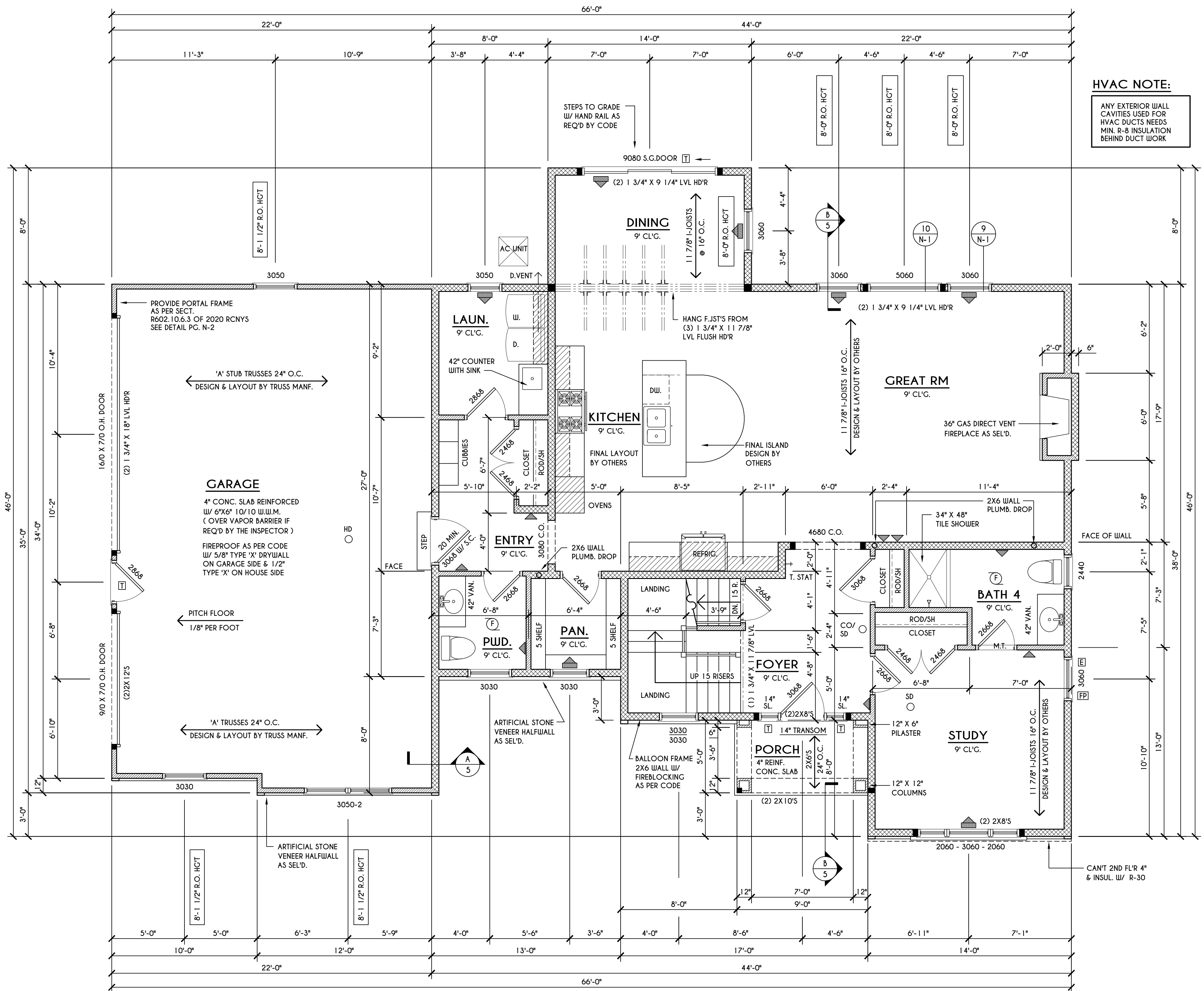
BUILDER:

COVENTRY RIDGE
 BUILDING CORP.

FIRST FLOOR PLAN

GLA PLAN 3009

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

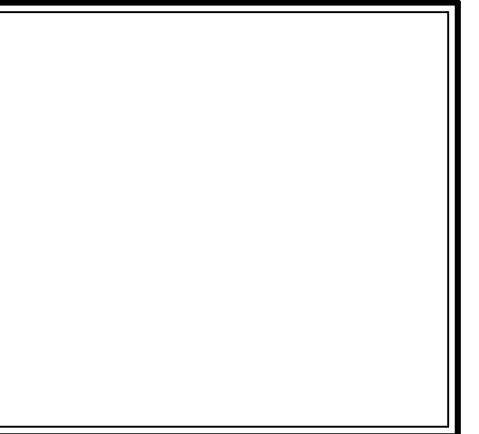
NOTES:

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.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 (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

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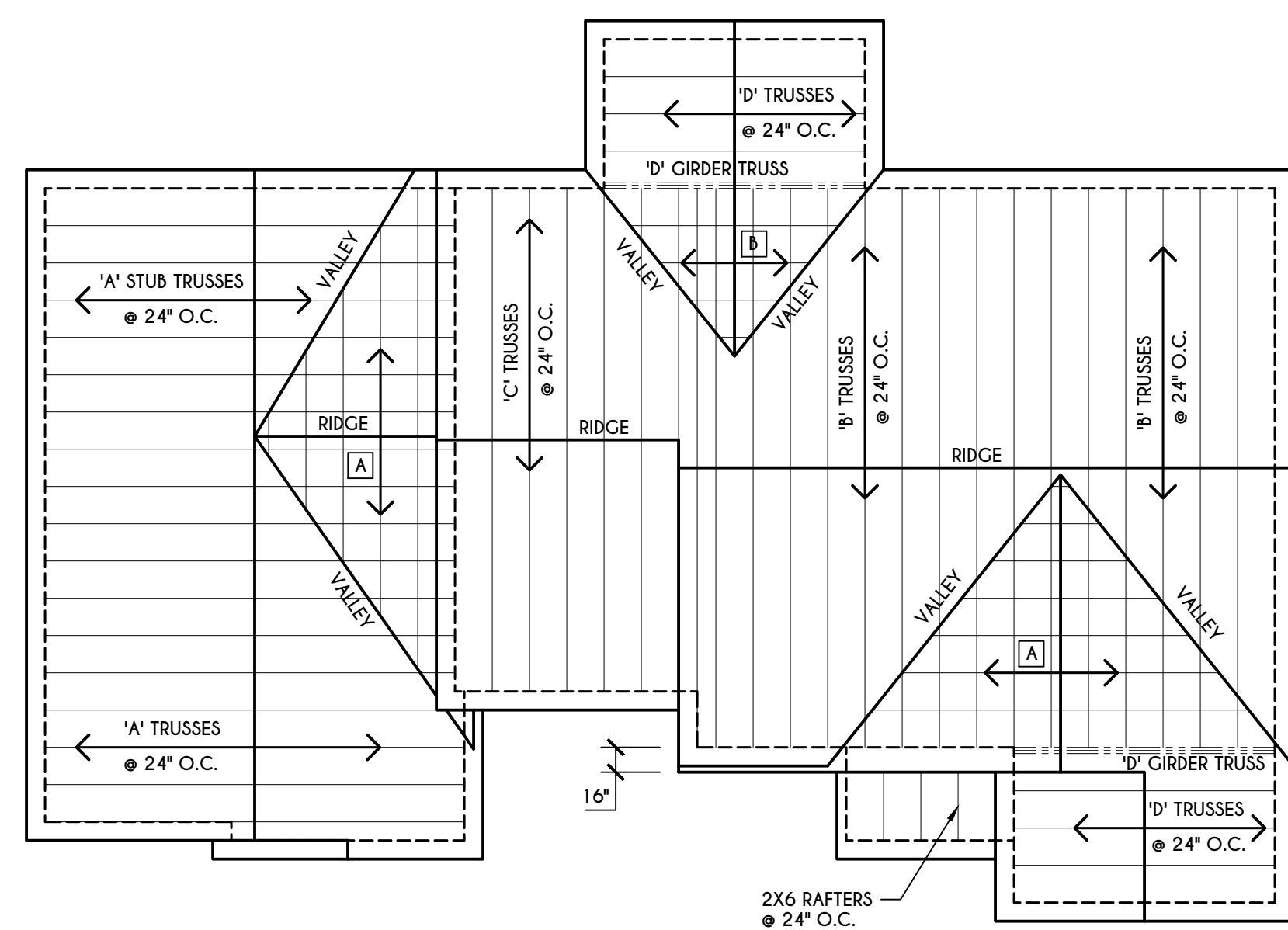
BUILDER:

COVENTRY RIDGE
 BUILDING CORP.

SECOND FLOOR PLAN

GLA PLAN 3009

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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

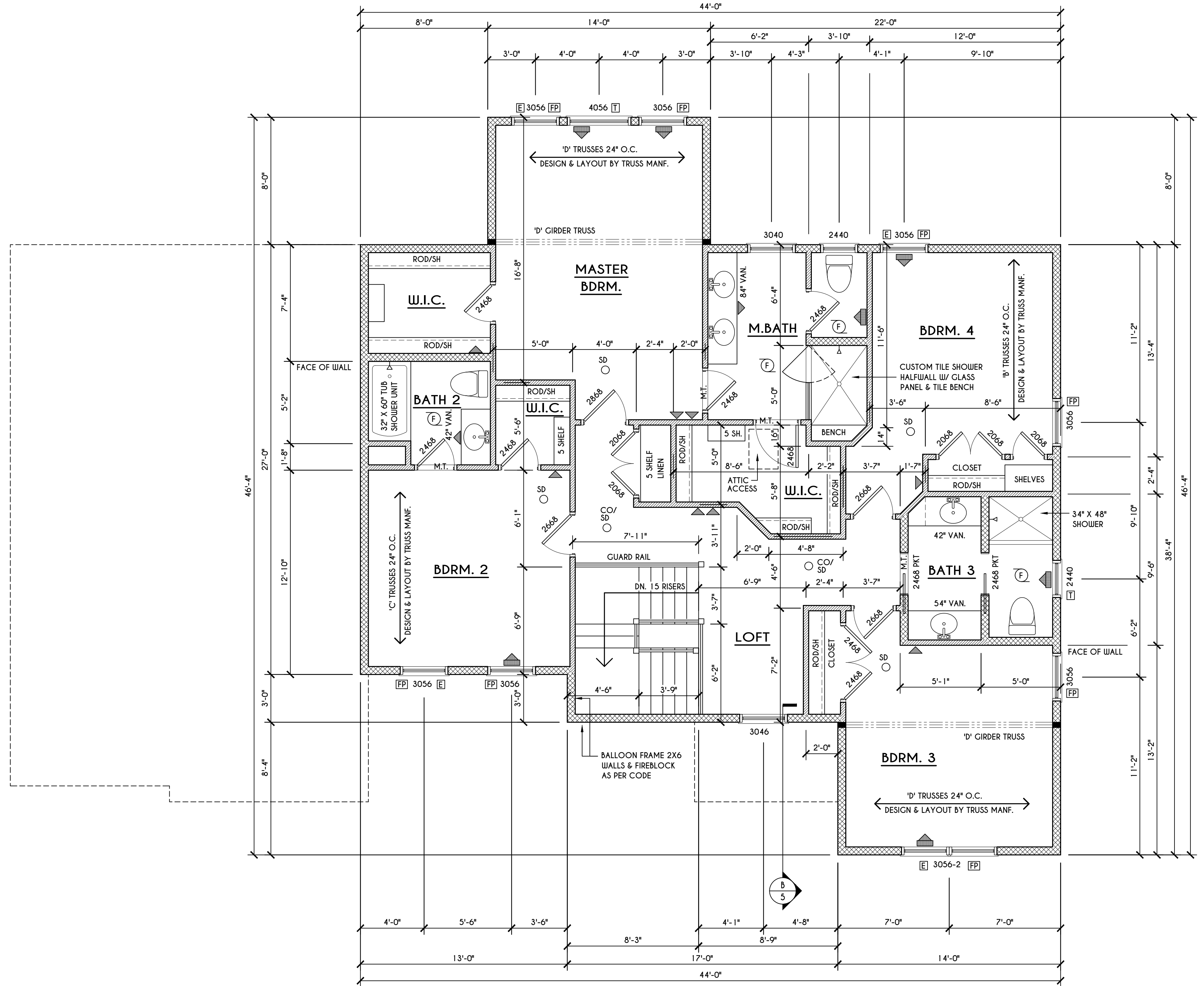
- A 2X8 LAYOVER RAFTERS 24" O.C.
- B 2X6 LAYOVER RAFTERS 24" O.C.

- 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
 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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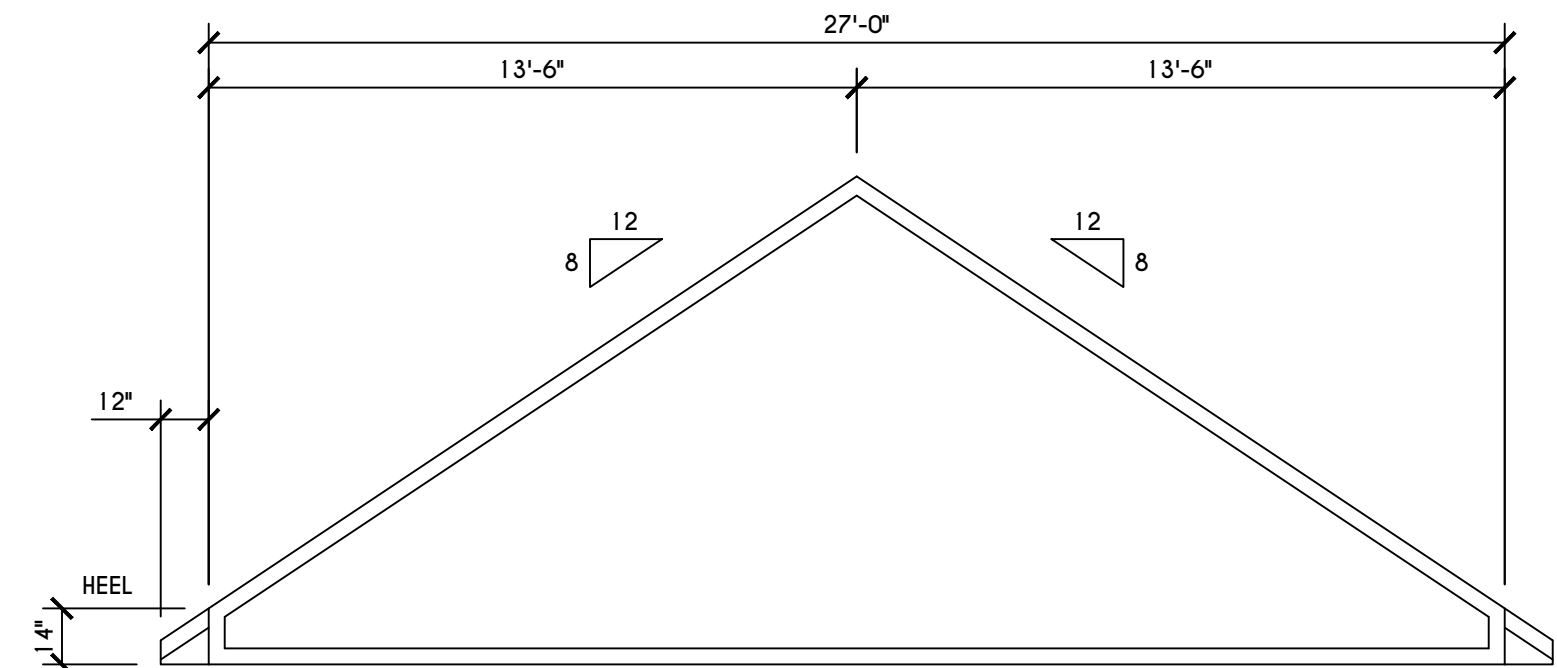
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BUILDER:
 COVENTRY RIDGE
 BUILDING CORP.

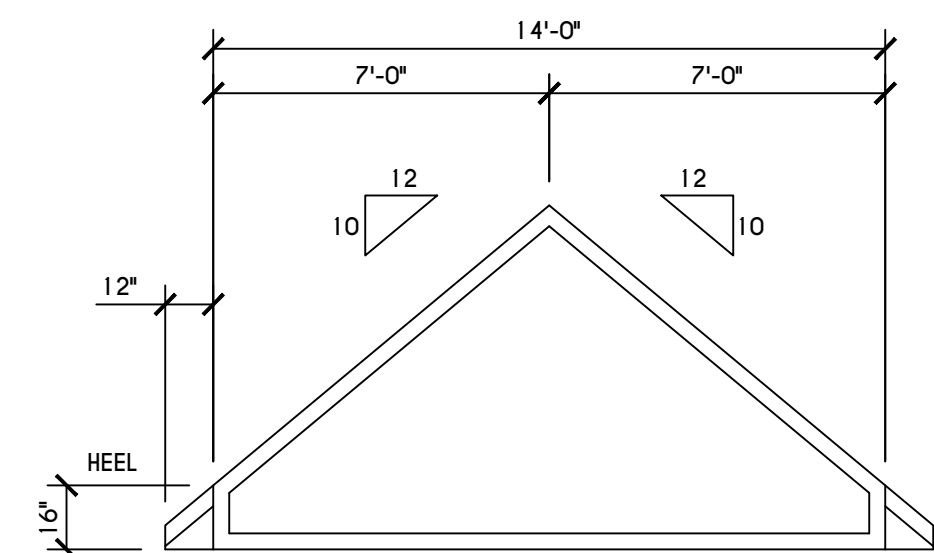
SECTIONS

GLA PLAN 3009

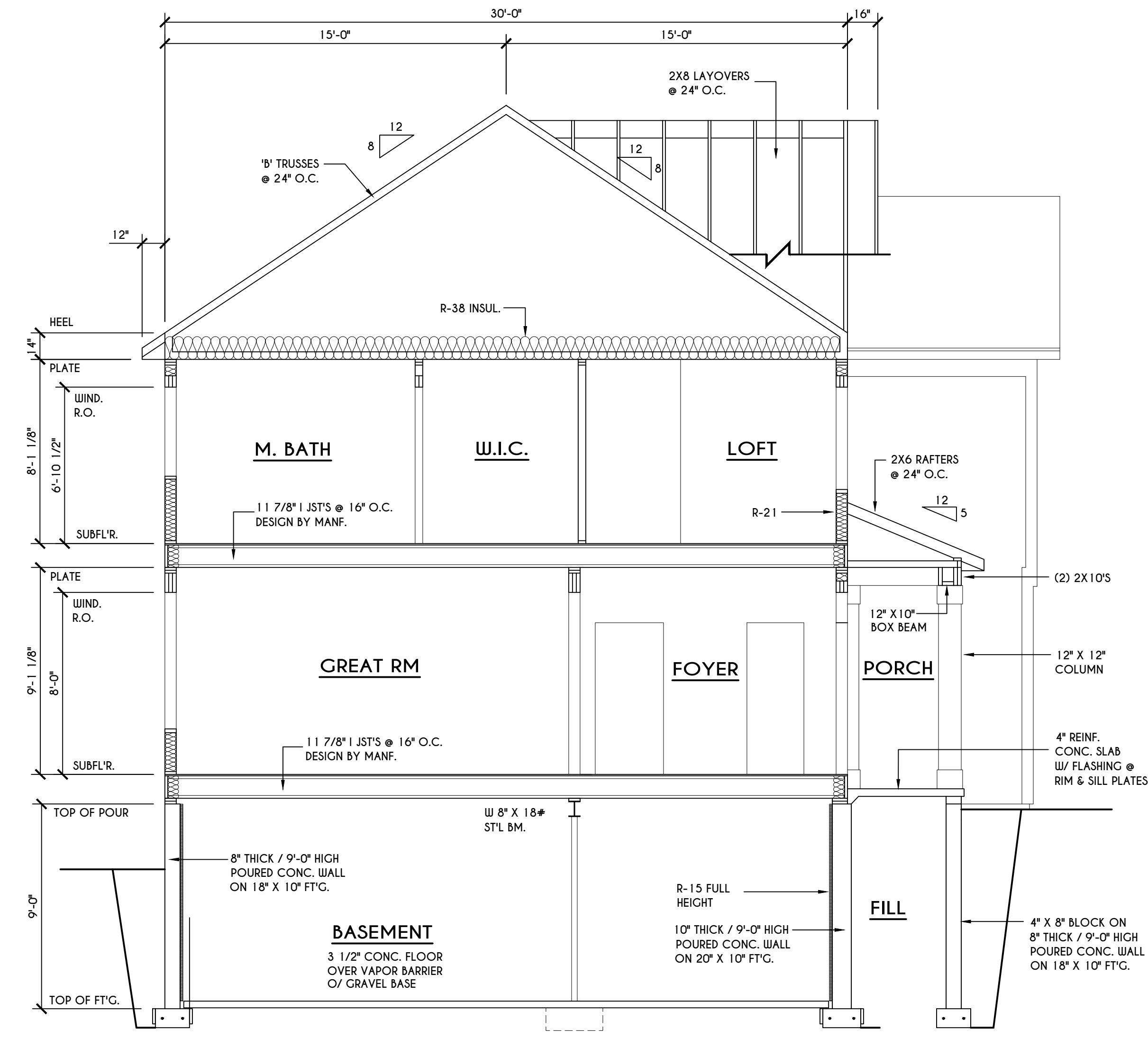
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scale: AS NOTED	date: 1 / 21
PROJECT: 15428	sheet: 5



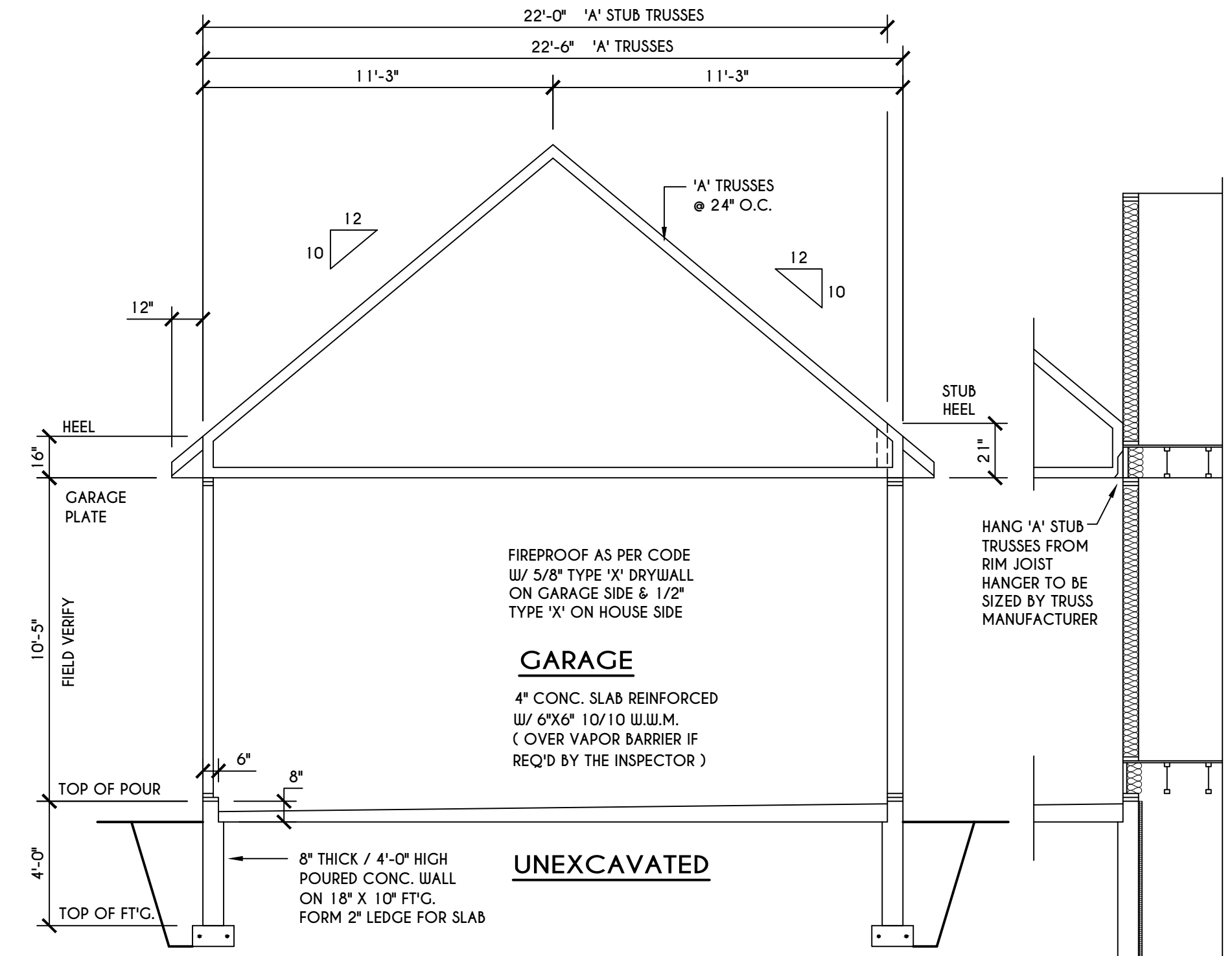
'C' TRUSS PROFILE
 SCALE: 1/4" = 1'-0"



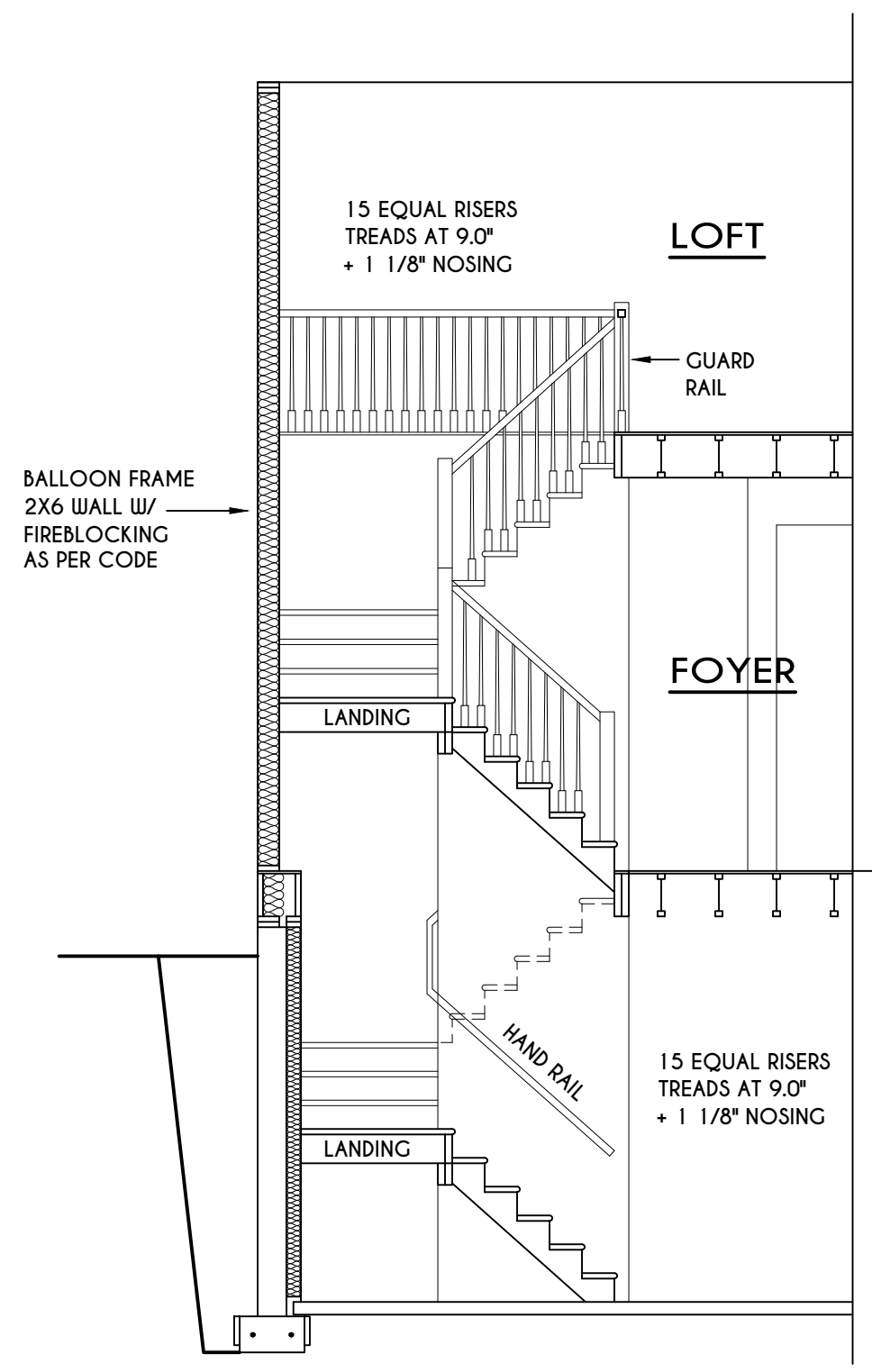
'D' TRUSS PROFILE
 SCALE: 1/4" = 1'-0"



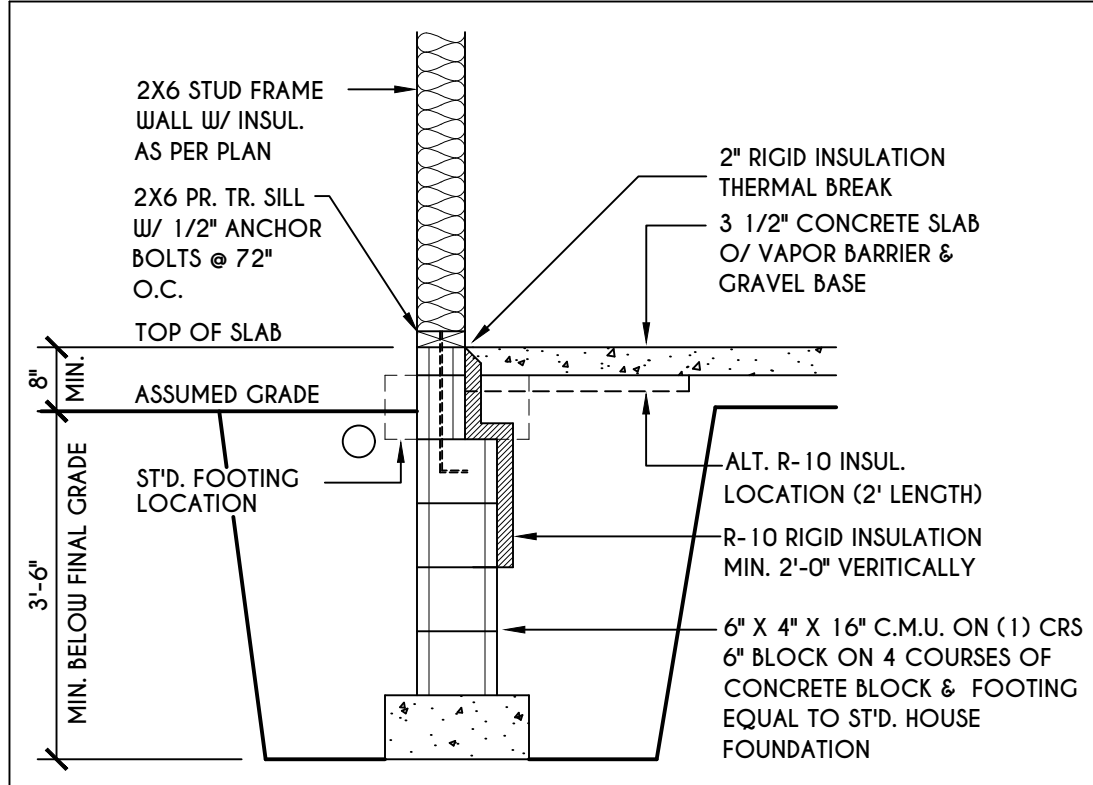
B BUILDING SECTION
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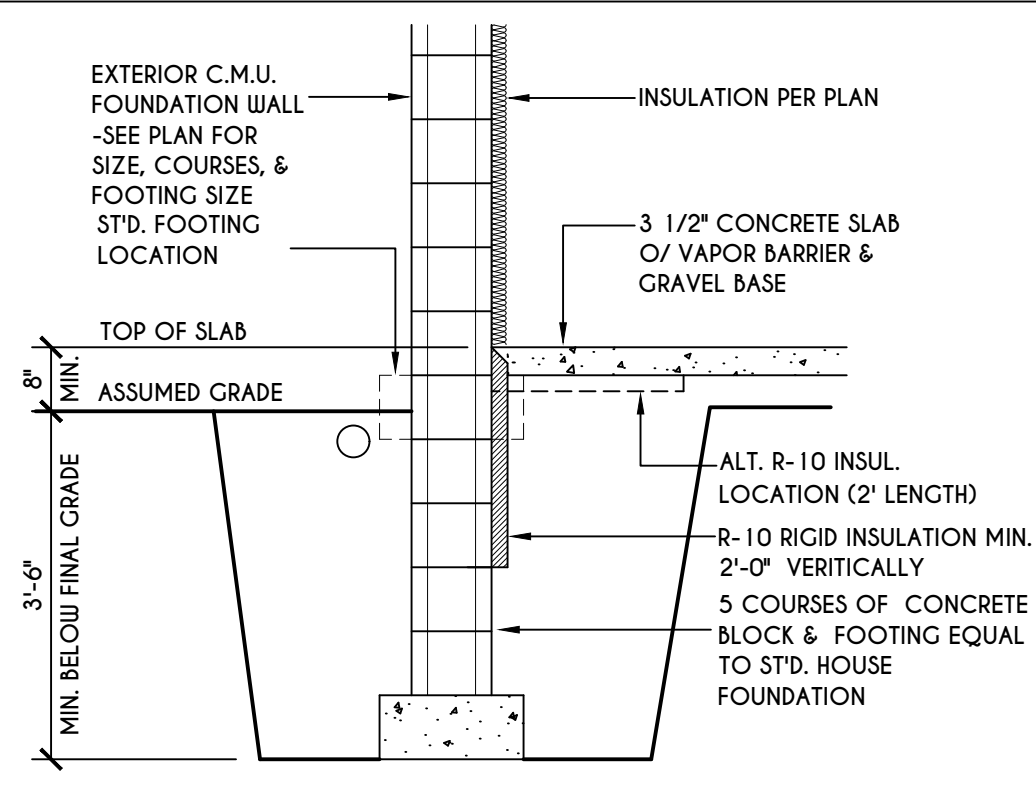
A BUILDING SECTION
 SCALE: 1/4" = 1'-0"



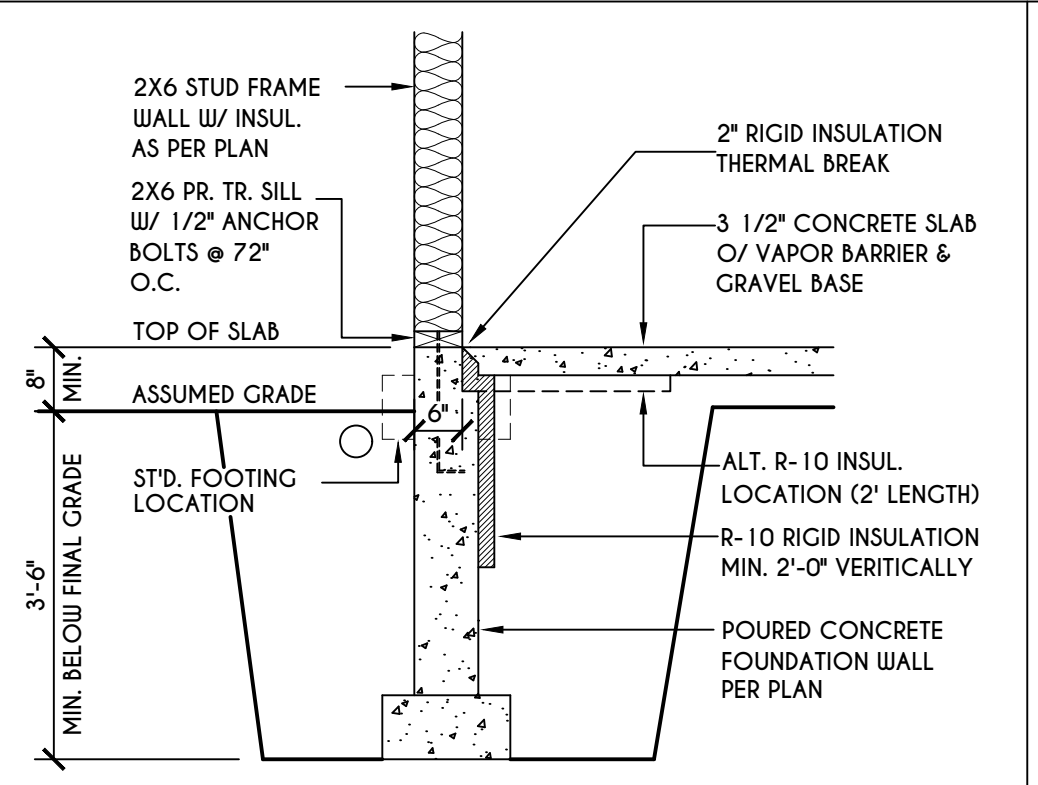
STAIR SECTION
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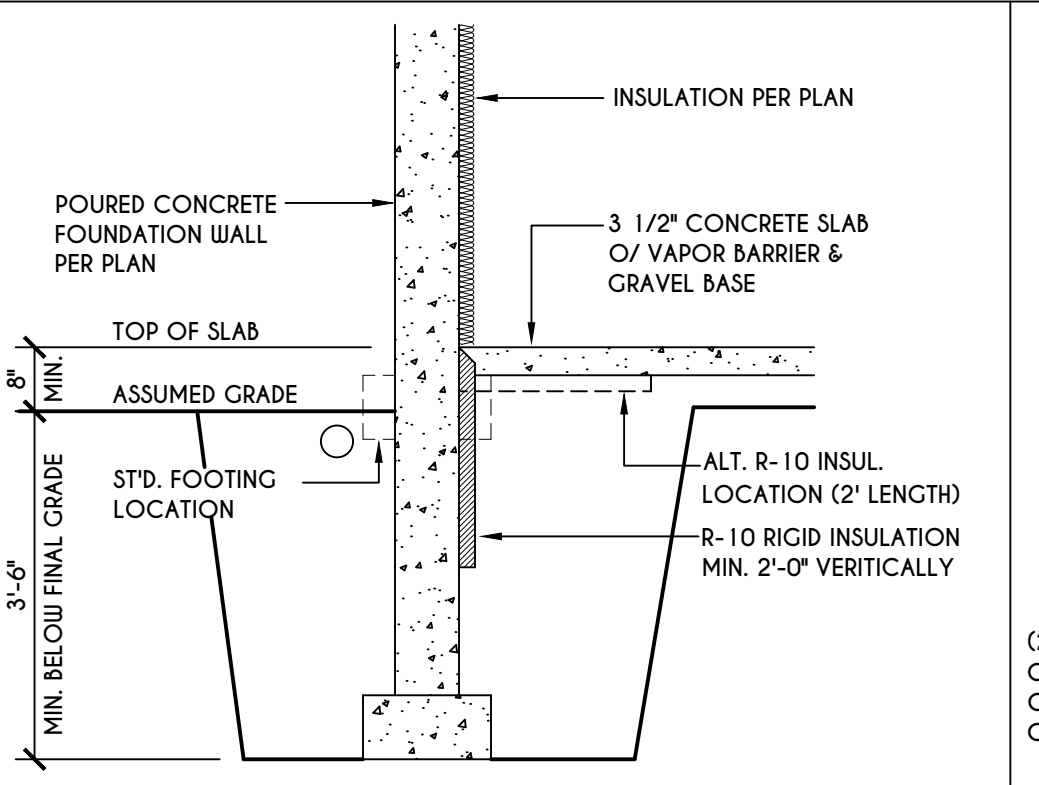
1
N-1
2X6 FRAME WALL ON C.M.U.
WALK OUT DETAIL
SCALE: 1/2" = 1'-0"



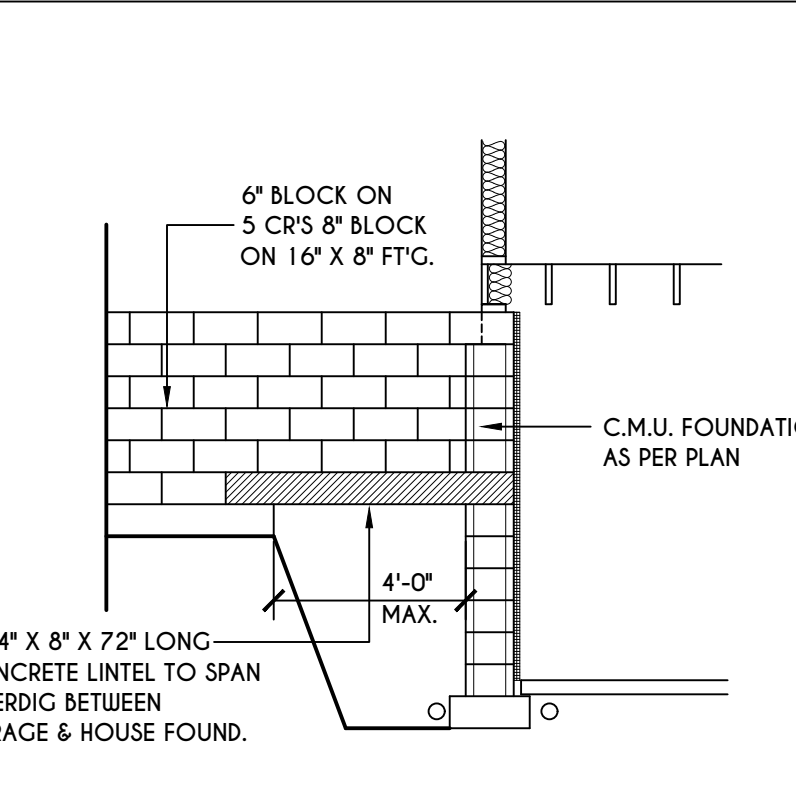
2
N-1
C.M.U.
WALK OUT DETAIL
SCALE: 1/2" = 1'-0"



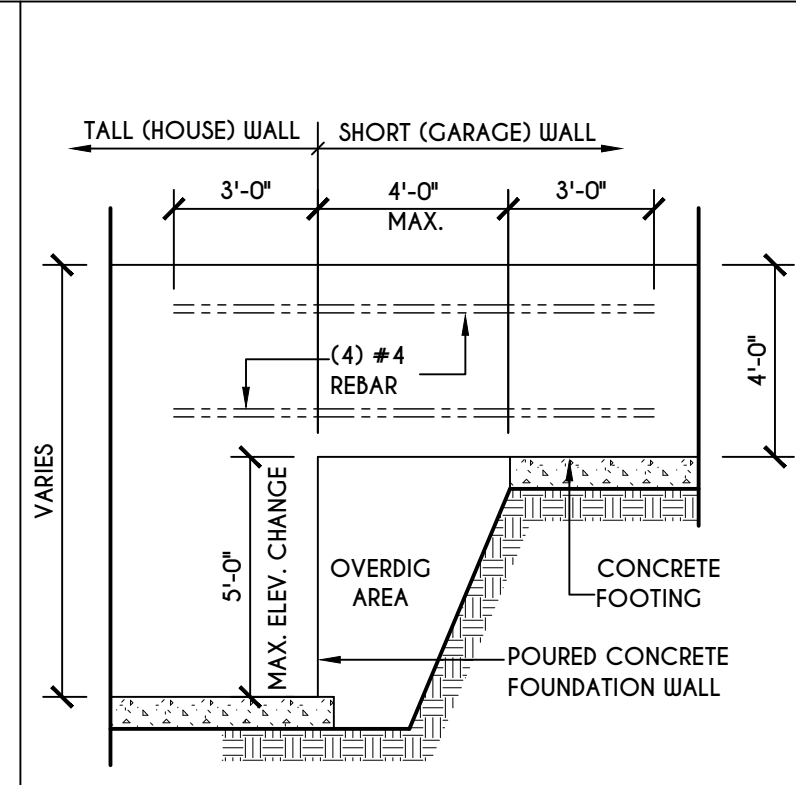
3
N-1
2X6 FRAME WALL ON POURED CONC.
WALK OUT DETAIL
SCALE: 1/2" = 1'-0"



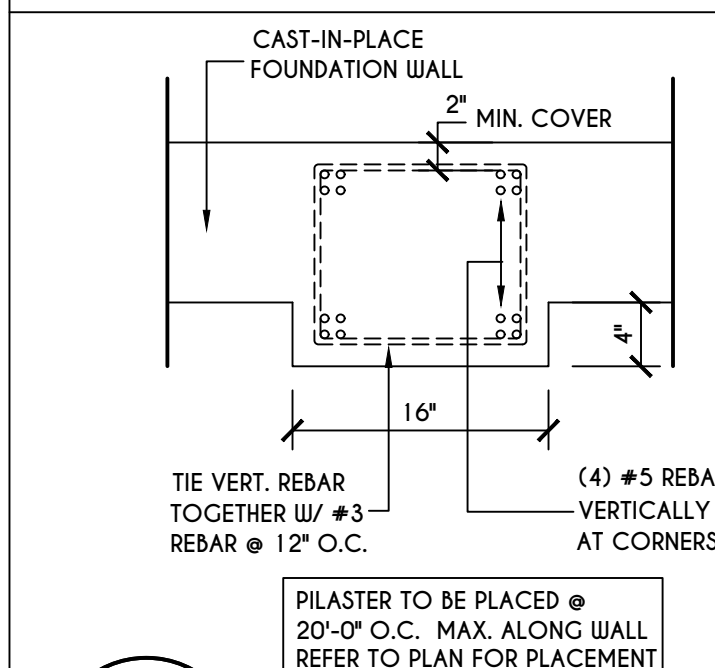
4
N-1
POURED CONC.
WALK OUT DETAIL
SCALE: 1/2" = 1'-0"



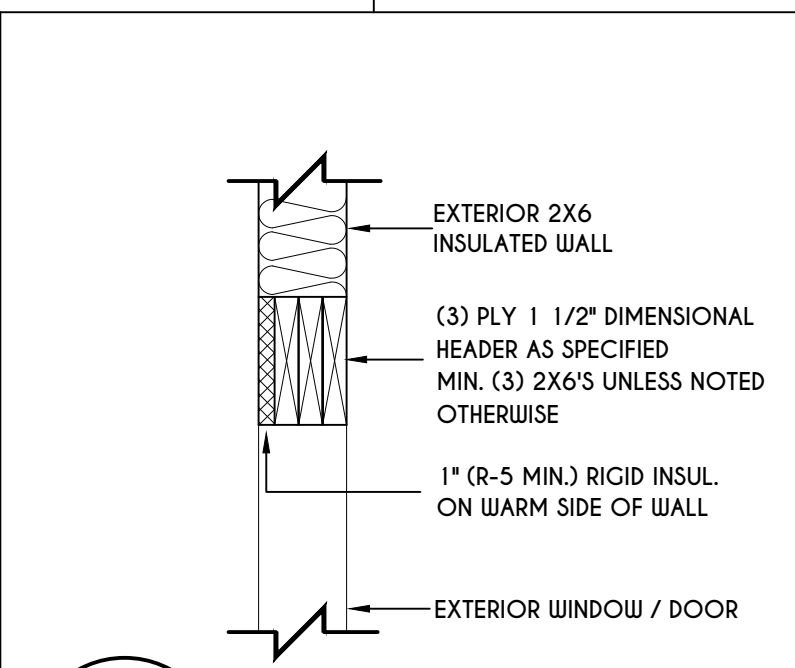
5
N-1
C.M.U. JUMP
FOOTING DETAIL
SCALE: 1/4" = 1'-0"



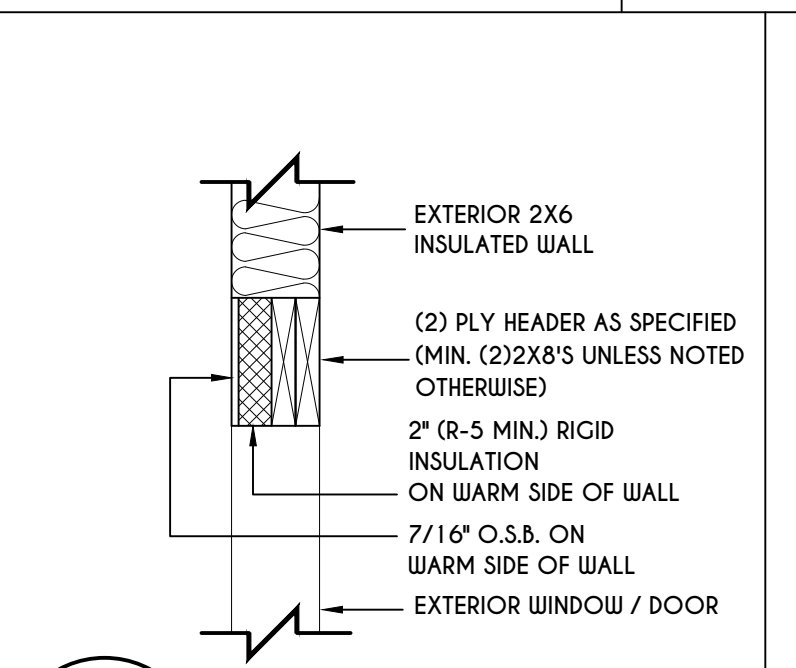
6
N-1
POURED WALL JUMP
FOOTING DETAIL
SCALE: 1/4" = 1'-0"



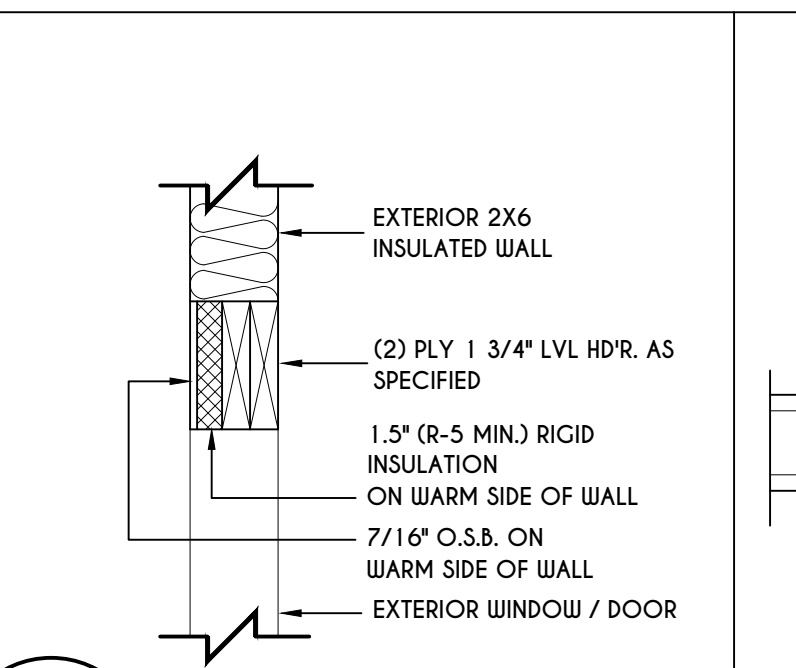
7
N-1
POURED WALL
PILASTER DETAIL
SCALE: 1" = 1'-0"



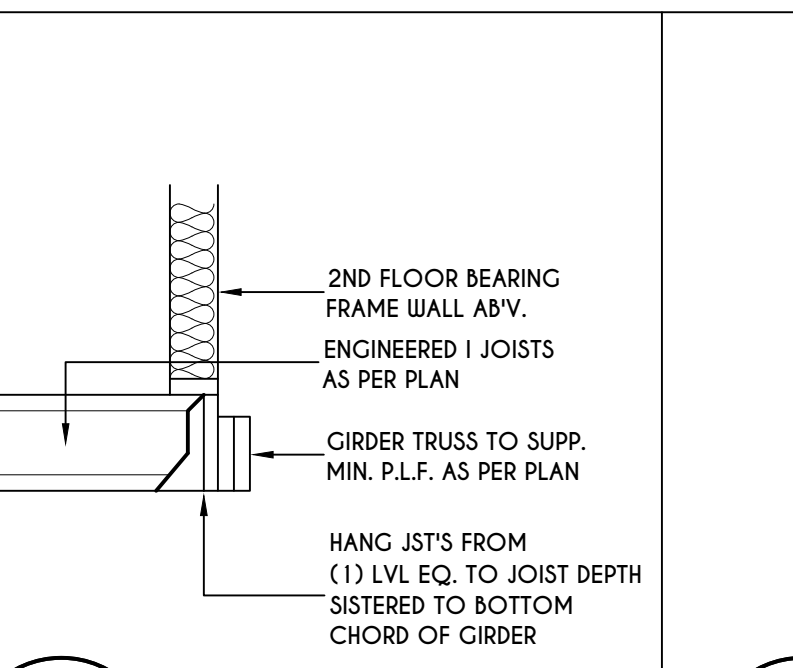
8
N-1
EXTERIOR INSULATED
3 PLY HEADER DETAIL
SCALE: 1" = 1'-0"



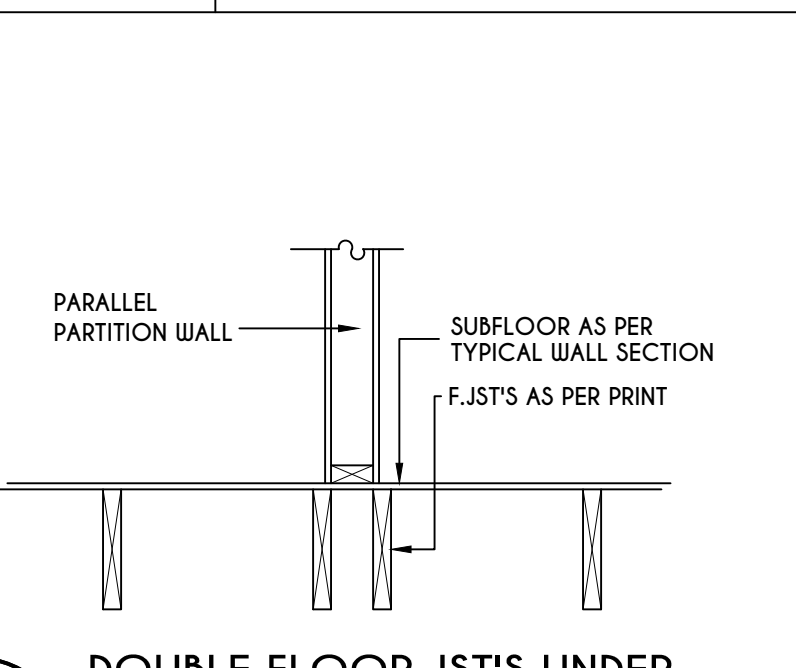
9
N-1
EXTERIOR INSULATED
2 PLY HEADER DETAIL
SCALE: 1" = 1'-0"



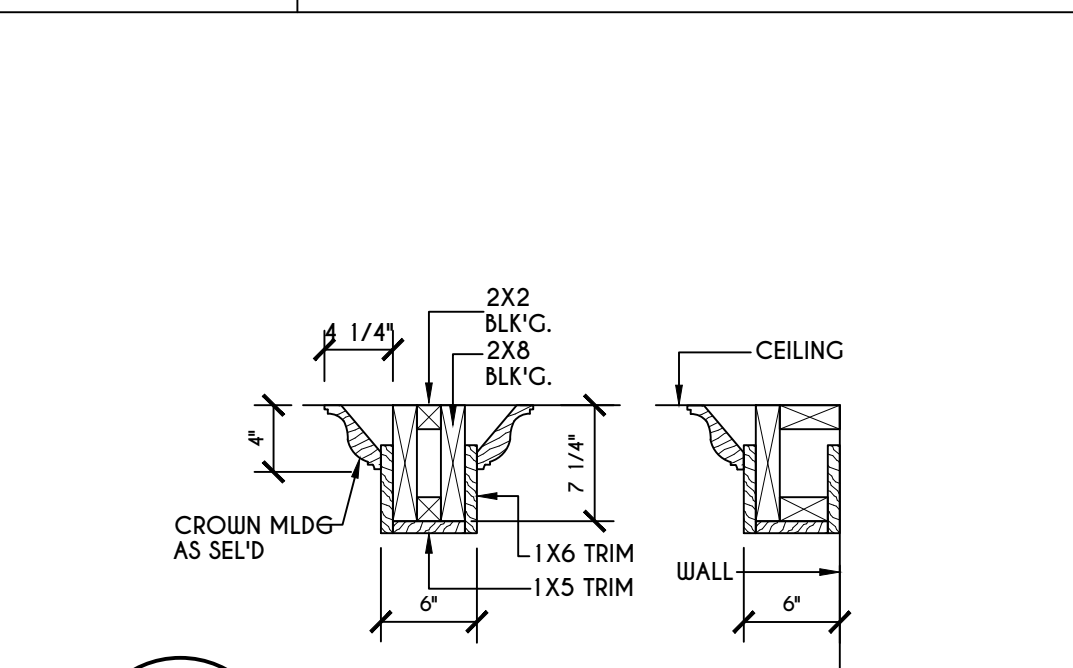
10
N-1
EXTERIOR INSULATED
2 PLY LVL HEADER DETAIL
SCALE: 1" = 1'-0"



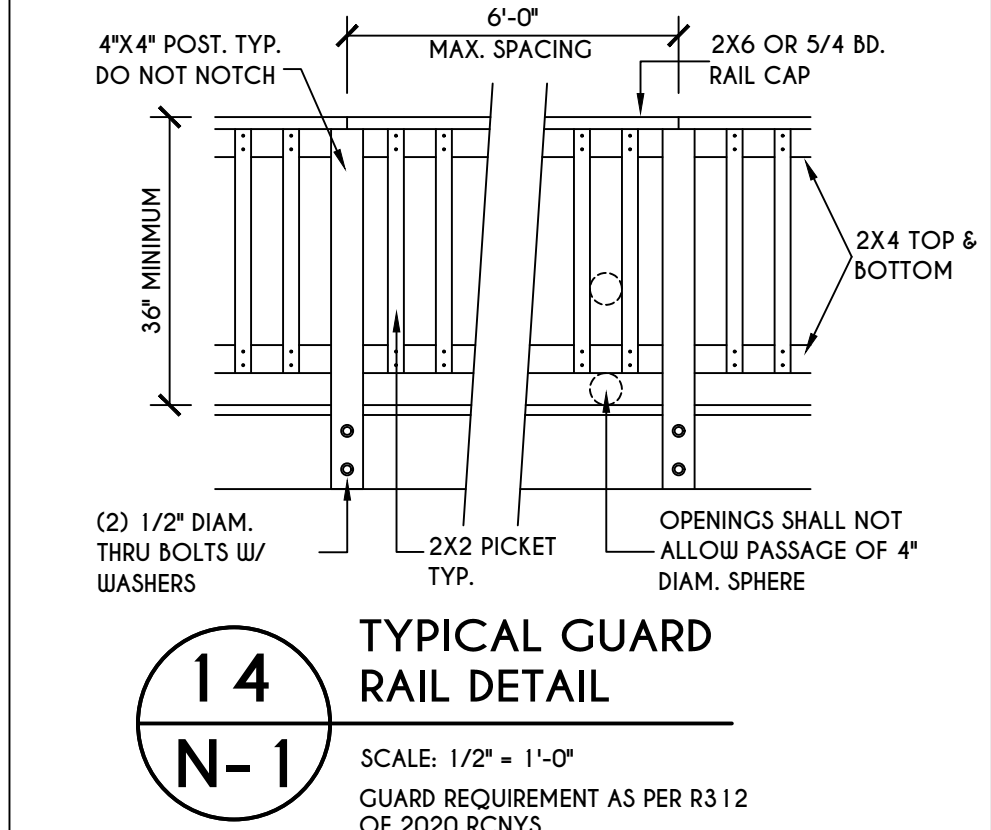
11
N-1
I JST / GIRDER DETAIL
SCALE: 1/2" = 1'-0"



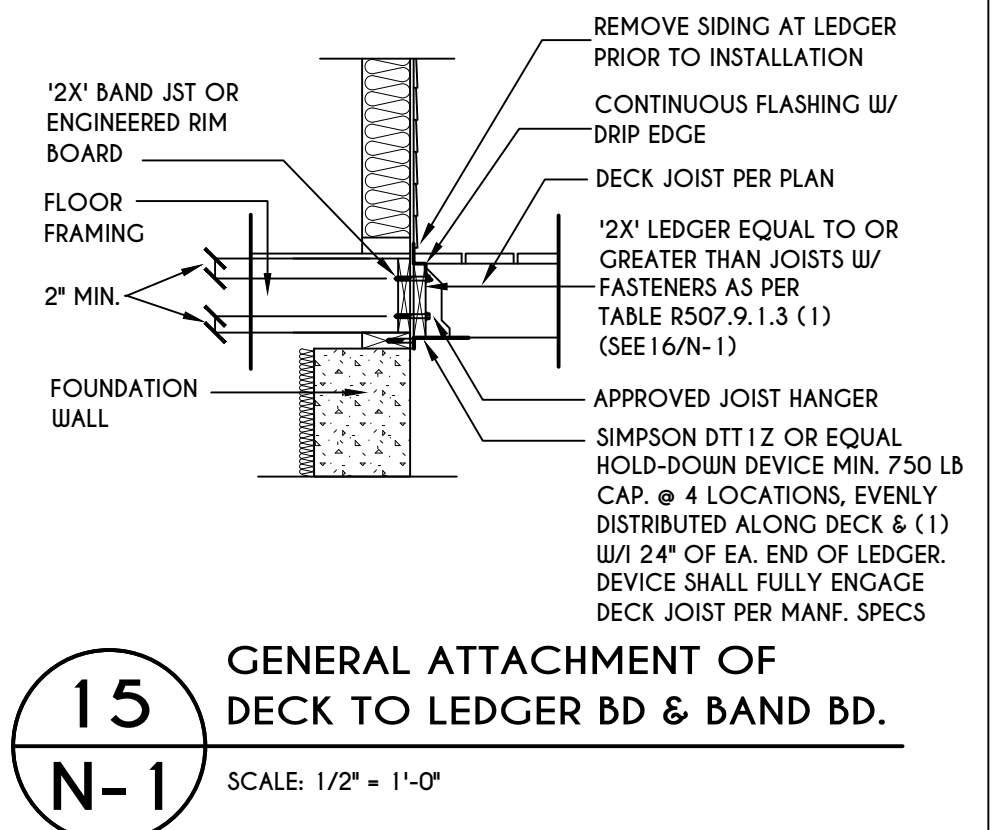
12
N-1
DOUBLE FLOOR JST'S UNDER
PARALLEL PARTITION WALL DETAIL
N.T.S.



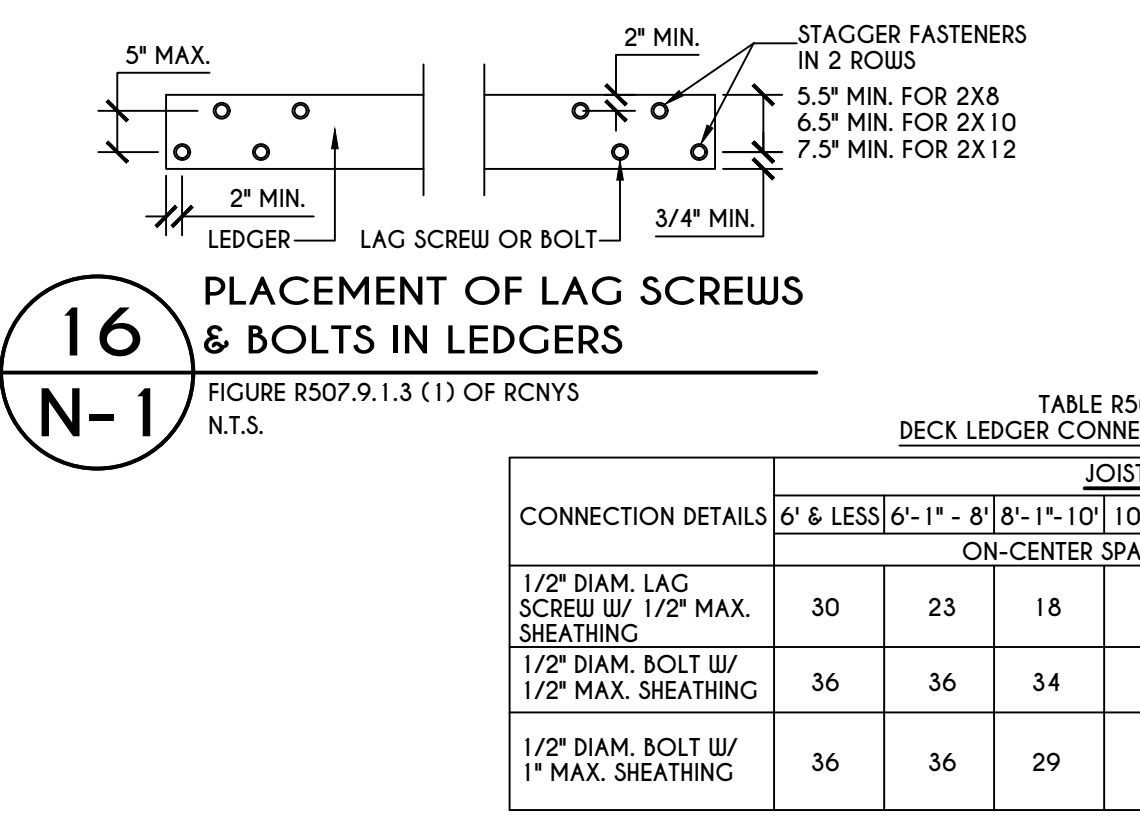
13
N-1
COFFERED BEAM DETAIL
N.T.S.



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



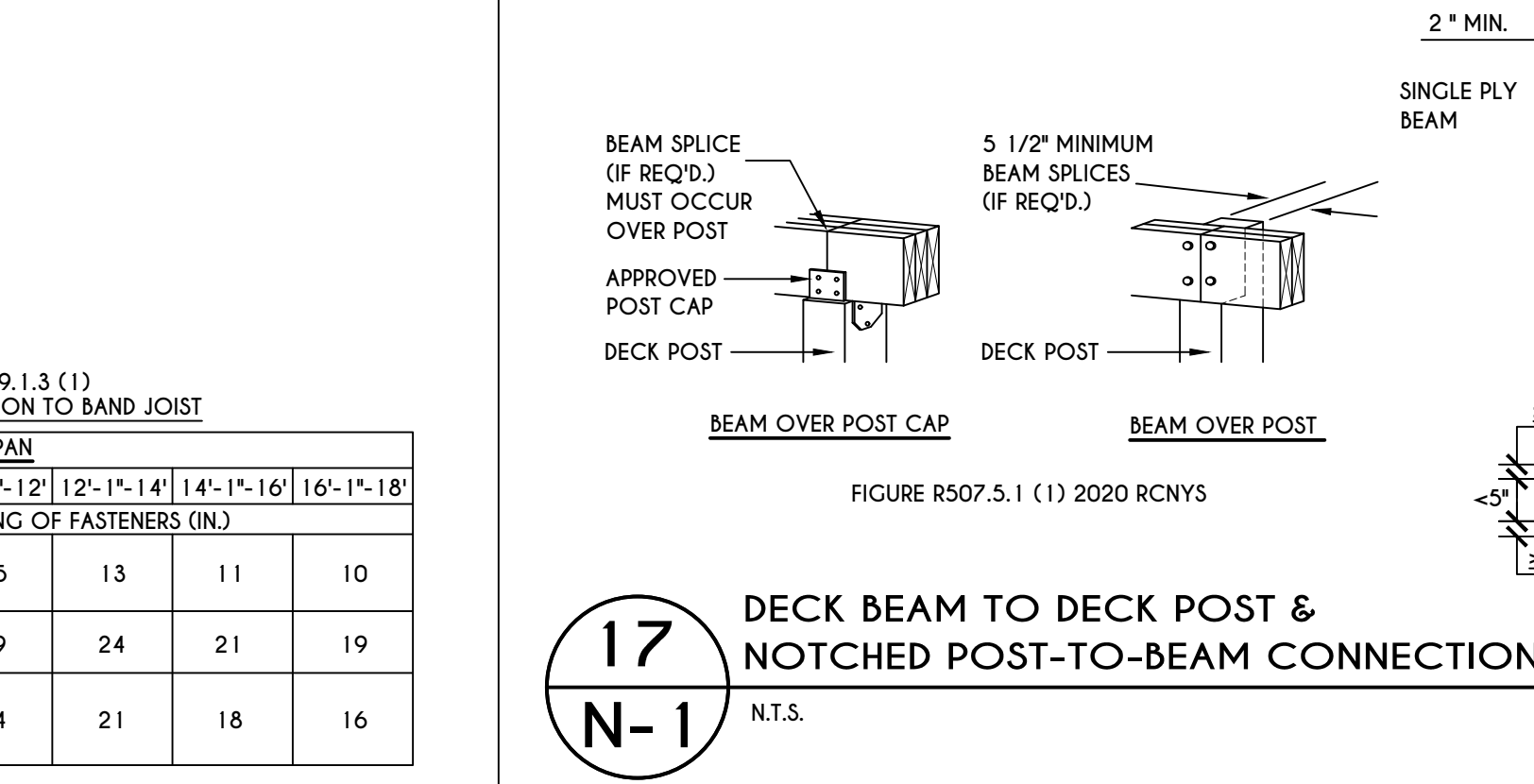
15
N-1
GENERAL ATTACHMENT OF
DECK TO LEDGER BD & BAND BD.
SCALE: 1/2" = 1'-0"



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

TABLE R507.9.1.3 (1) OF RCNYS
DECK LEDGER CONNECTION TO BAND JOIST
N.T.S.

CONNECTION DETAILS	JOIST SPAN						
	6' & LESS	6'-1" - 8'	8'-1" - 10'	10'-1" - 12'	12'-1" - 14'	14'-1" - 16'	16'-1" - 18'
1/2" DIAM. LAG SCREWS W/ 1/2" MAX. SHEATHING	30	23	18	15	13	11	10
1/2" DIAM. BOLT W/ 1/2" MAX. SHEATHING	36	36	34	29	24	21	19
1/2" DIAM. BOLT W/ 1" MAX. SHEATHING	36	36	29	24	21	18	16

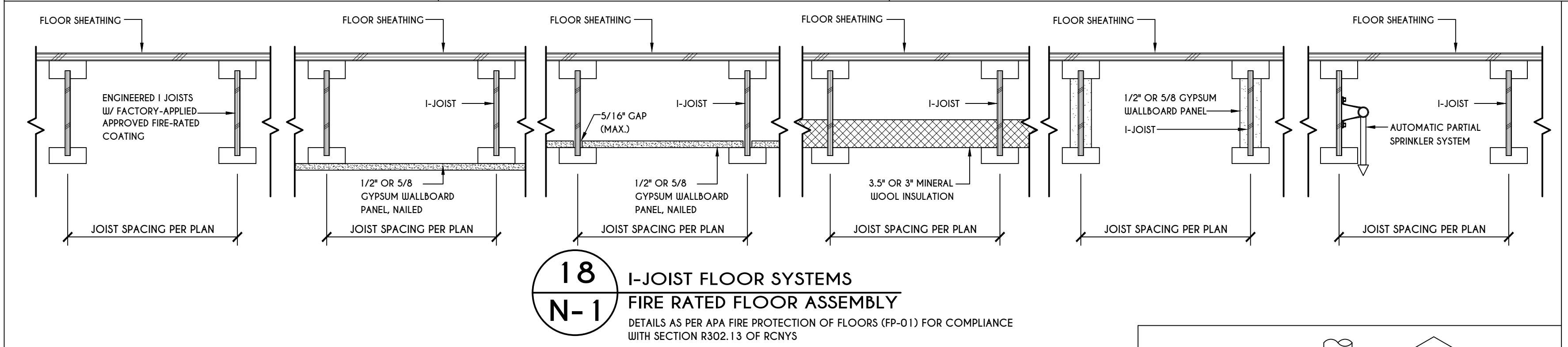


17
N-1
DECK BEAM TO DECK POST &
NOTCHED POST-TO-BEAM CONNECTION
N.T.S.

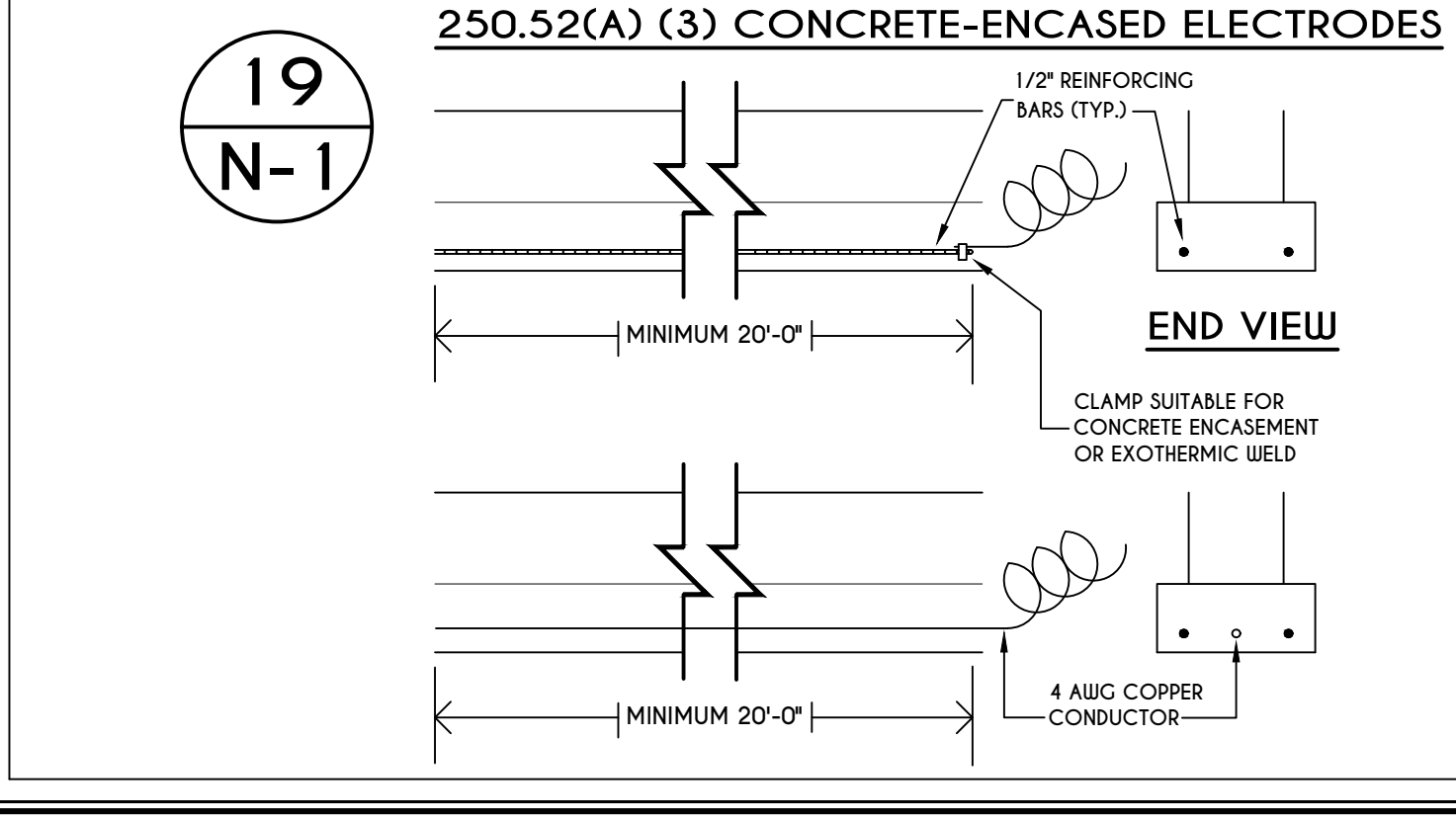
TABLE R507.4
DECK POST HEIGHT

DECK POST SIZE	MAX. HEIGHT ^{a,b} (feet-inches)
4 X 4	6'-9"
4 X 6	8'
6 X 6	14'
8 X 8	14'

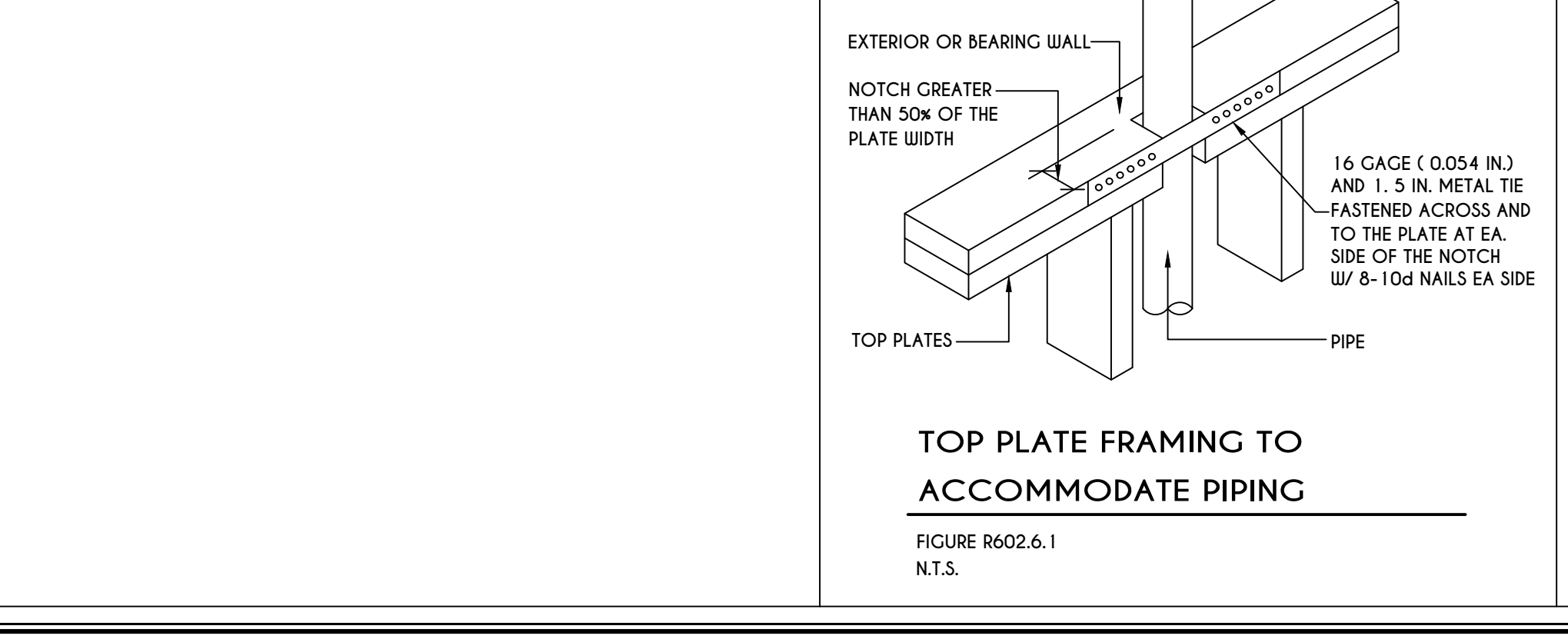
a. MEASURED TO UNDERSIDE OF BEAM
b. BASED ON 40 psf LIVE LOAD
c. THE MAXIMUM PERMITTED HEIGHT IS 8' FOR ONE-PLY & TWO-PLY BEAMS. THE MAXIMUM PERMITTED HEIGHT FOR THREE-PLY BEAMS ON POST CAP IS 6'-9"



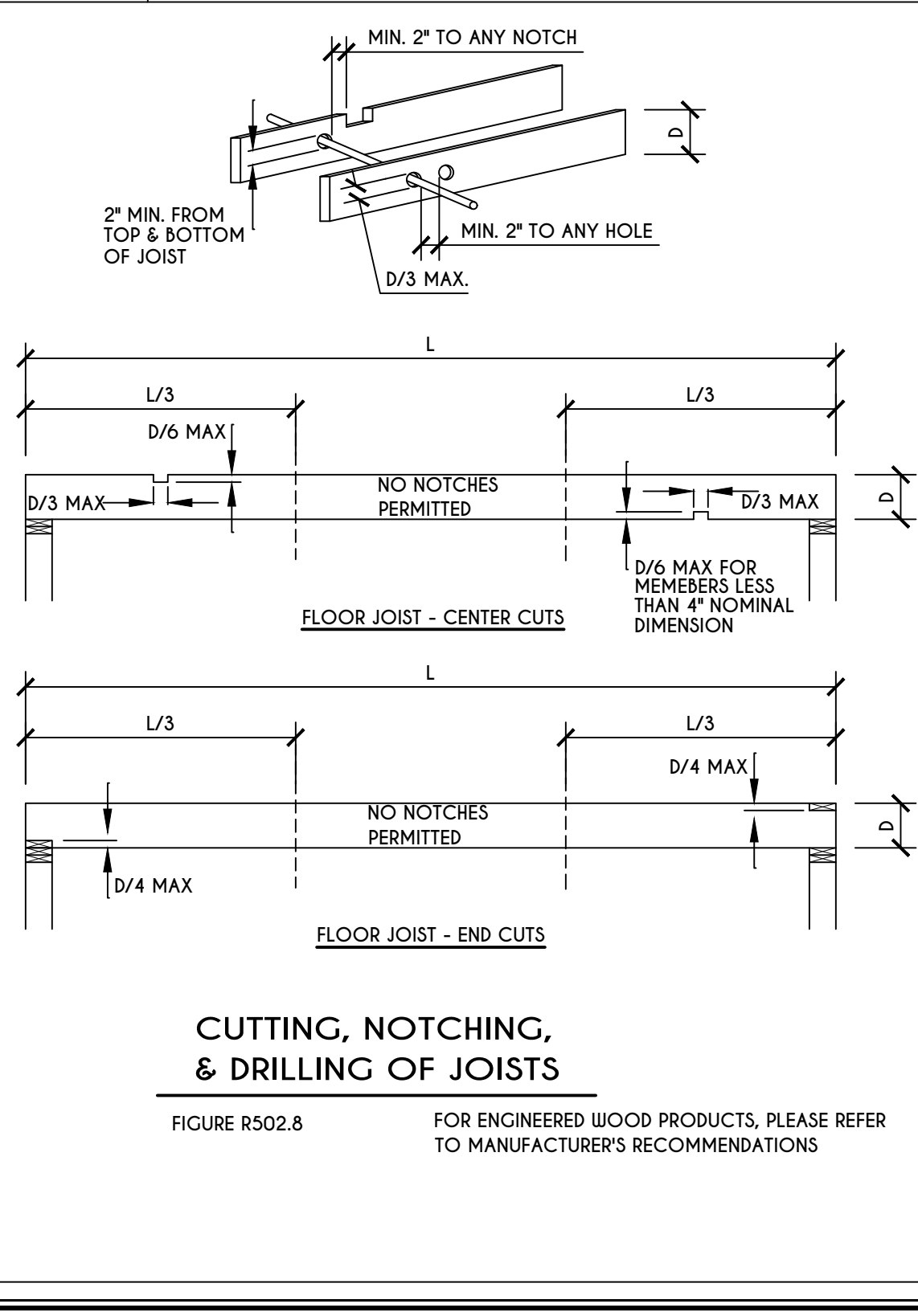
18
N-1
I-JOIST FLOOR SYSTEMS
FIRE RATED FLOOR ASSEMBLY
DETAILS AS PER APA FIRE PROTECTION OF FLOORS (FP-01) FOR COMPLIANCE WITH SECTION R302.13 OF RCNYS



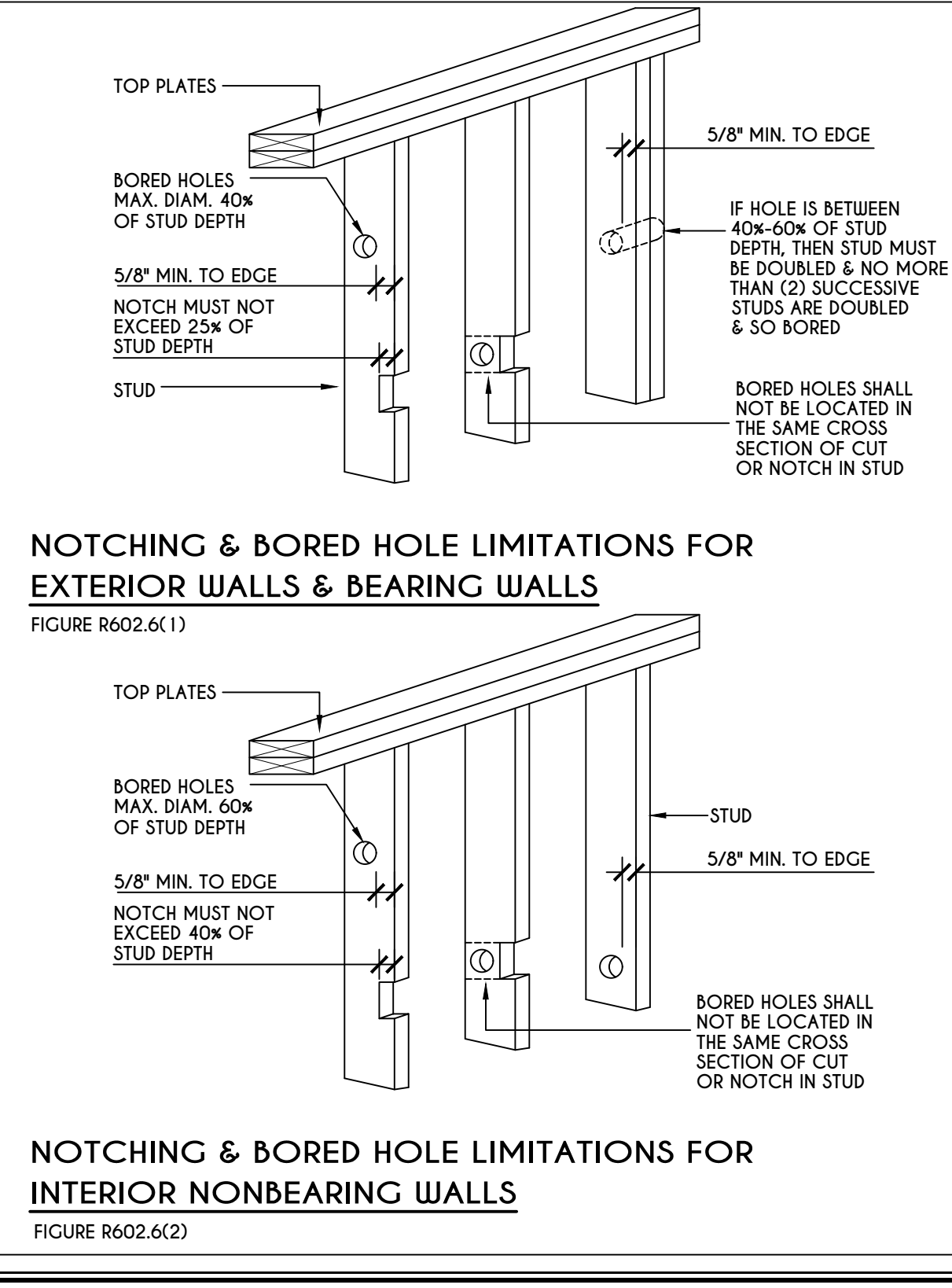
19
N-1
250.52(A) (3) CONCRETE-ENCASED ELECTRODES
SCALE: 1/2" = 1'-0"



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

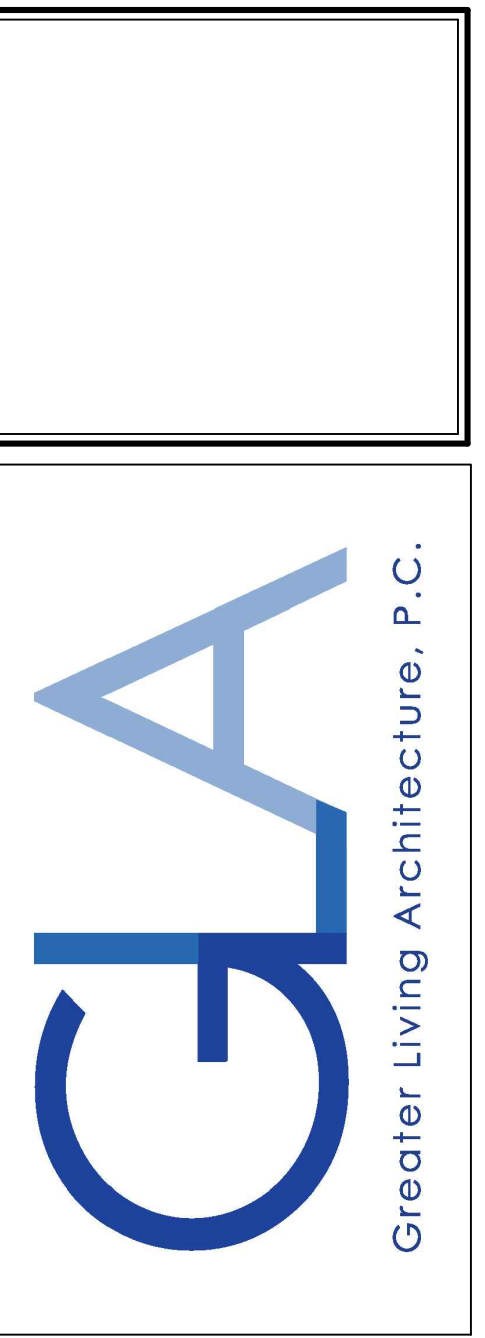


CUTTING, NOTCHING, & DRILLING OF JOISTS
FIGURE R502.8
FOR ENGINEERED WOOD PRODUCTS, PLEASE REFER TO MANUFACTURER'S RECOMMENDATIONS



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

REVISIONS:

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)

Table with 4 columns: WALL HEIGHT, HEIGHT OF UNBALANCED BACKFILL, SOIL CLASSES AND LATERAL SOIL LOAD, and SOIL CLASSES AND LATERAL SOIL LOAD. Rows include wall heights from 6'-0" to 10'-0" and soil classes like GM, GS, SM, SC, etc.

TABLE R404.1.1(3)

Table with 4 columns: WALL HEIGHT, HEIGHT OF UNBALANCED BACKFILL, SOIL CLASSES AND LATERAL SOIL LOAD, and SOIL CLASSES AND LATERAL SOIL LOAD. Rows include wall heights from 6'-0" to 10'-0" and soil classes like GM, GS, SM, SC, etc.

TABLE R404.1.1(4)

Table with 4 columns: WALL HEIGHT, HEIGHT OF UNBALANCED BACKFILL, SOIL CLASSES AND LATERAL SOIL LOAD, and SOIL CLASSES AND LATERAL SOIL LOAD. Rows include wall heights from 6'-0" to 10'-0" and soil classes like GM, GS, SM, SC, etc.

TABLE R404.1.2(8)

Table with 12 columns for SOIL CLASSES and 4 columns for MINIMUM VERTICAL REINFORCEMENT. Rows include wall heights from 5'-0" to 10'-0" and soil classes like GM, GS, SM, SC, etc.

- 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...
c. VERTICAL REINFORCEMENT SHALL BE GRADE 60 MINIMUM...
d. SOIL CLASSES ARE IN ACCORDANCE WITH THE UNIFIED SOIL CLASSIFICATION SYSTEM...
e. UNBALANCED BACKFILL HEIGHT IS THE DIFFERENCE IN HEIGHT BETWEEN THE EXTERIOR FINISH GROUND LEVEL...
f. THE USE OF THIS TABLE SHALL BE PROHIBITED FOR SOIL CLASSIFICATIONS NOT SHOWN.

- 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...
c. VERTICAL REINFORCEMENT SHALL BE GRADE 60 MINIMUM...
d. SOIL CLASSES ARE IN ACCORDANCE WITH THE UNIFIED SOIL CLASSIFICATION SYSTEM...
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d. SOIL CLASSES ARE IN ACCORDANCE WITH THE UNIFIED SOIL CLASSIFICATION SYSTEM...
e. UNBALANCED BACKFILL HEIGHT IS THE DIFFERENCE IN HEIGHT BETWEEN THE EXTERIOR FINISH GROUND LEVEL...
f. THE USE OF THIS TABLE SHALL BE PROHIBITED FOR SOIL CLASSIFICATIONS NOT SHOWN.

- a. SOIL CLASSES ARE IN ACCORDANCE WITH THE UNIFIED SOIL CLASSIFICATION SYSTEM.
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.
d. NR INDICATES NO VERTICAL WALL REINFORCEMENT IS REQUIRED.
e. ALLOWABLE DEFLECTION CRITERION IS L/240.
f. INTERPOLATION IS NOT PERMITTED.
g. WHERE WALLS WILL REMAIN 4 FEET OR MORE OF UNBALANCED BACKFILL...
h. VERTICAL REINFORCEMENT SHALL BE LOCATED TO PROVIDE A COVER OF 1 1/4 INCHES...
i. CONCRETE COVER FOR THE REINFORCEMENT MEASURED FROM THE INSIDE FACE OF THE WALL...
j. DR MEANS DESIGN IS REQUIRED IN ACCORDANCE WITH THE APPLICABLE BUILDING CODE...
k. CONCRETE SHALL HAVE A SPECIFIED COMPRESSIVE STRENGTH...
l. THE MINIMUM THICKNESS IS PERMITTED TO BE REDUCED 2 INCHES...
m. A PLAIN CONCRETE WALL WITH A MINIMUM NOMINAL THICKNESS OF 12 INCHES...
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

Table with 3 columns: 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, and 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...

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

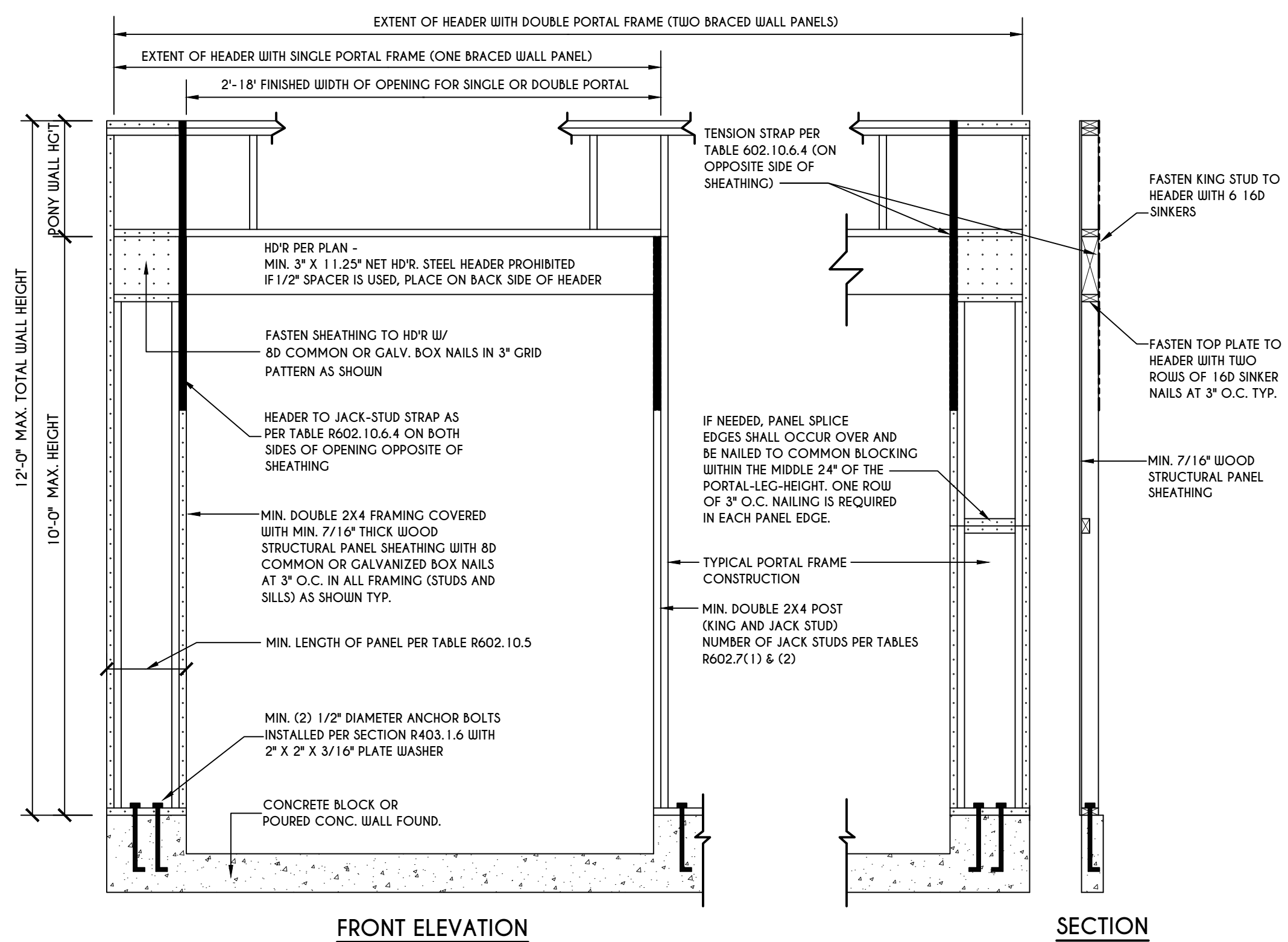
Table with 2 columns: CLASS OF MATERIALS and LOAD-BEARING PRESSURE (pounds per square foot). Rows include Crystalline bedrock, Sedimentary & foliated rock, Sandy gravel and/or gravel, Sand, silty sand, clayey sand, silty gravel and clayey gravel, Clay, silty sand, silty clay, clayey silt, silt and sandy silt, and CL, ML, MH, & CH.

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.

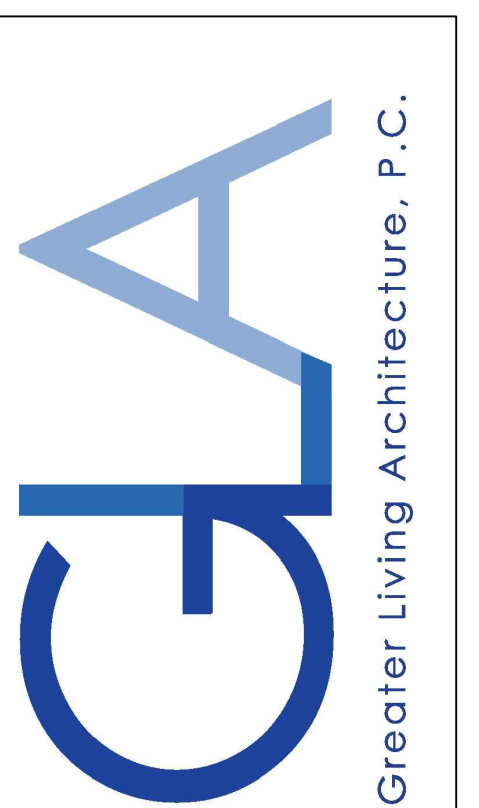
UNIFIED SOIL CLASSIFICATION SYSTEM

Table with 2 columns: UNIFIED SOIL CLASSIFICATION SYSTEM SYMBOL and SOIL DESCRIPTION. Rows include GW, GP, SW, SP, GM, SM, GC, SC, ML, CL, CH, MH, OL, OH, and 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: DATE, BY, DESCRIPTION.

CLIENT/LOCATION: LOT 33 COVENTRY RIDGE PITTSFORD, NY

BUILDER: COVENTRY RIDGE BUILDING CORP.

REINFORCING NOTES

GLA PLAN 3009

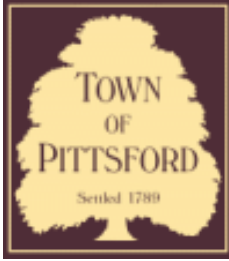
Table for drawing information: drawn: CDK, checked: CSB, scale: AS NOTED, date: 1 / 21, PROJECT: 15428, sheet: N 2.











Town of Pittsford

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

Permit #
B21-000026

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

DESIGN REVIEW AND HISTORIC PRESERVATION BOARD REFERRAL OF APPLICATION

Property Address: 4 Rockdale Meadows PITTSFORD, NY 14534

Tax ID Number: 177.03-5-20

Zoning District: IZ Incentive Zoning

Owner: Clover Street Development

Applicant: Clover Street Development

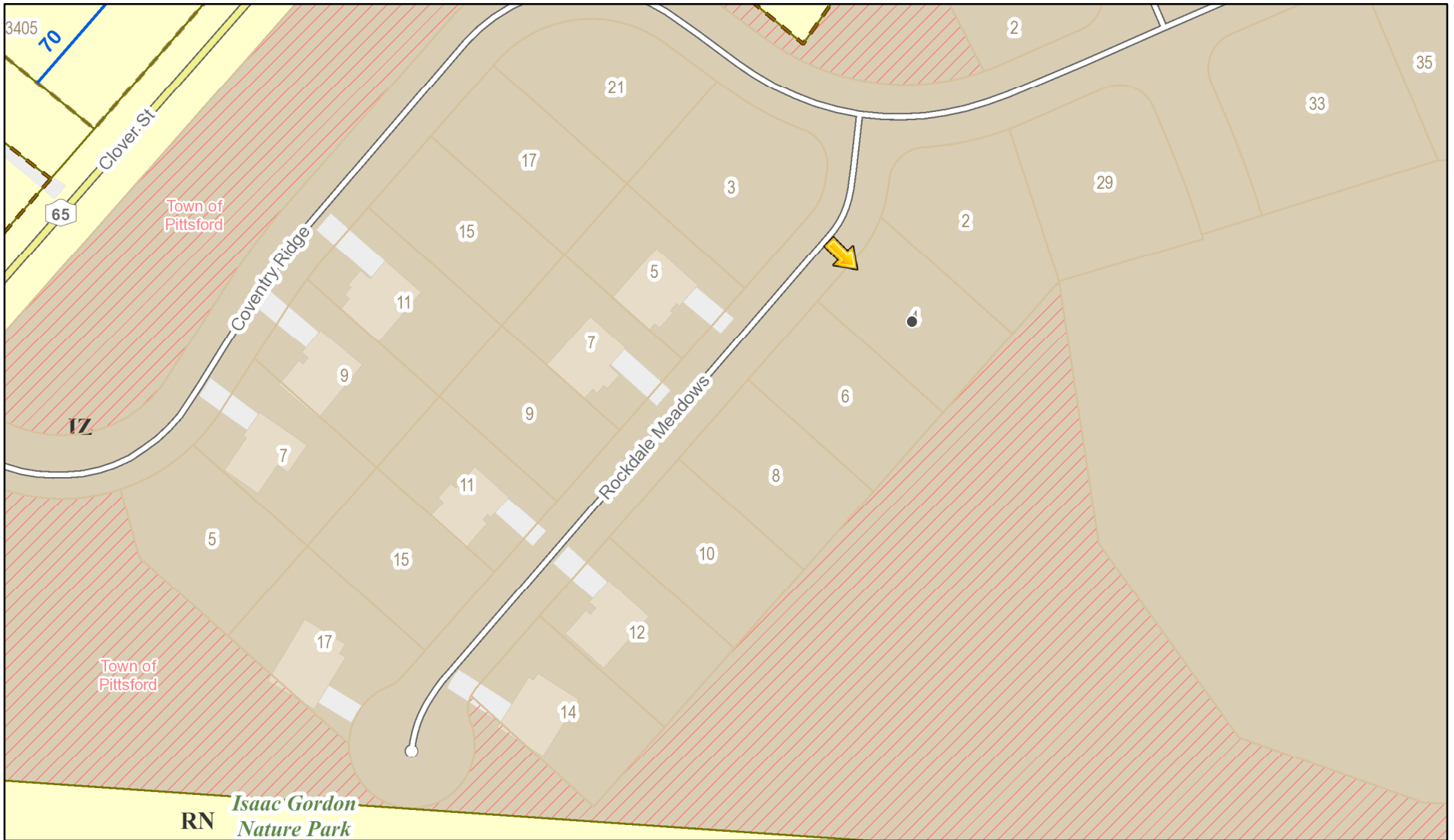
Application Type:

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

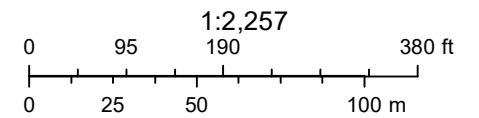
Project Description: Applicant is requesting design review for the construction of a one story single family home. The home will be approximately 2302 sq. ft. and will be located in the Coventry Ridge Subdivision.

Meeting Date: February 11, 2021

RN Residential Neighborhood Zoning

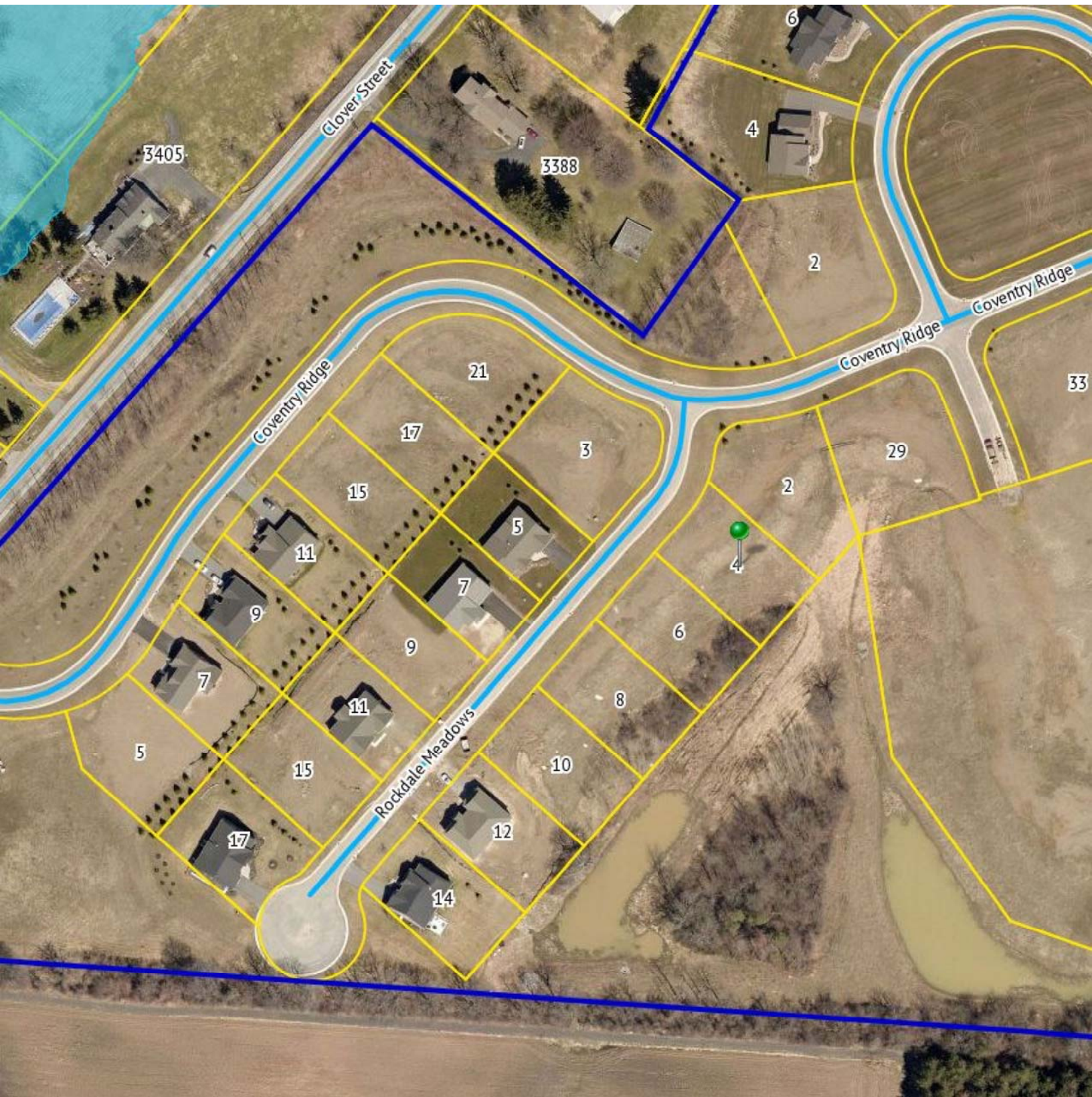


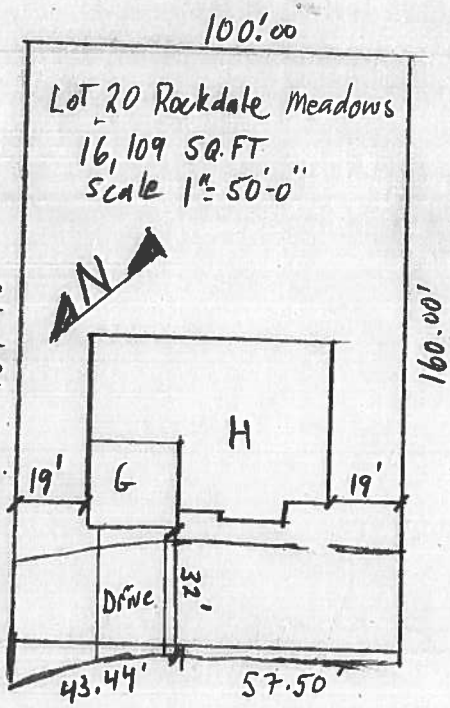
Printed February 4, 2021



Town of Pittsford GIS

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GENERAL NOTES:

THESE PLANS COMPLY WITH THE 2020 RESIDENTIAL CODE OF NEW YORK STATE (RCNYS) AND THE 2018 ENERGY CONSERVATION CONSTRUCTION CODE OF NEW YORK STATE (ECCCNYS).

COMPLIANCE METHOD: RESCHECK CERTIFICATE OR PRESCRIPTIVE

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IT IS THE RESPONSIBILITY OF THE CONTRACTOR, BUILDER OR OWNER OF THIS BUILDING TO NOTIFY GREATER LIVING ARCHITECTURE OF ANY DEVIATION FROM THESE DRAWINGS.

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

CONTRACTOR TO BE RESPONSIBLE 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 PRECATIONS/ 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.

GAS PIPING SHALL BE INSTALLED IN ACCORDANCE WITH PART VI OF THE 2020 RCNYS. A SHUTOFF VALVE SHALL BE PROVIDED AHEAD OF EVERY GAS APPLIANCE OR OUTLET FOR A GAS CONNECTION. VALVES SHALL BE LOCATED IN THE SAME ROOM AS, & WITHIN 6' OF THE APPLIANCE, EXCEPT THAT VALVES FOR VENTED GAS FIREPLACES, INSERTS, LOGS & ROOM HEATERS MAY BE REMOTE FROM THE APPLIANCE WHERE PROVIDED WITH READY ACCESS. SUCH VALVES SHALL BE PERMANENTLY IDENTIFIED & SERVE NO OTHER EQUIPMENT. SHUTOFF VALVES SHALL BE INSTALLED IN ACCORDANCE WITH SECTION G2420.

DRYER EXHAUST DUCTS SHALL HAVE A SMOOTH INTERIOR FINISH & BE CONSTRUCTED OF METAL HAVING A MINIMUM THICKNESS OF 0.0157" (NO. 28 GAUGE), & SHALL BE 4" NOMINAL IN DIAMETER. EXHAUST DUCTS SHALL TERMINATE ON THE OUTSIDE OF THE BUILDING AS PER MANUFACTURER'S INSTALLATION INSTRUCTIONS, BUT NOT LESS THAN 3' IN ANY DIRECTION FROM OPENINGS INTO BUILDINGS.

ENERGY EFFICIENCY:

R401.3 CERTIFICATE (MANDATORY) A PERMANENT CERTIFICATE COMPLETED SHALL BE COMPLETED BY THE BUILDER OR OTHER APPROVED PARTY, AND 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 R402.4.1.1, 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 DUELLING 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 E 1827 AND REPORTED AT A PRESSURE OF 0.2 INCH w.g. (50 PASICALS). TESTING SHALL BE PERFORMED AT ANY TIME AFTER CREATION OF ALL PENETRATIONS OF THE BUILDING THERMAL ENVELOPE. A WRITTEN REPORT OF THE TEST RESULTS SHALL BE SUPPLIED TO THE CODE OFFICIAL PRIOR TO RECEIPT OF A C OF O. THE CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE AN APPROVED PARTY INDEPENDENT OF THE INSULATION INSTALLER TO DO THE INSPECTIONS

DURING TESTING:

1. EXTERIOR WINDOWS AND DOORS, FIREPLACES AND STOVE DOORS SHALL BE CLOSED, BUT NOT SEALED, BEYOND THE INTENDED WEATHERSTRIPPING OR OTHER INFILTRATION CONTROL MEASURES.
2. DAMPERS INCLUDING EXHAUST, INTAKE, MAKEUP AIR, BACKDRAFT AND FLUE DAMPERS SHALL BE CLOSED, BUT NOT SEALED BEYOND INTENDED INFILTRATION CONTROL MEASURES.
3. INTERIOR DOORS, IF INSTALLED AT THE TIME OF THE TEST, SHALL BE OPEN.
4. EXTERIOR DOORS FOR CONTINUOUS VENTILATION SYSTEMS AND HEAT RECOVERY VENTILATORS SHALL BE CLOSED AND SEALED.
5. HEATING AND COOLING SYSTEMS, IF INSTALLED AT THE TIME OF REST, SHALL BE TURNED OFF.
6. 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 CEILING 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:

1. 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.
2. POSTCONSTRUCTION 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:

1. PIPING 3/4" AND LARGER IN NOMINAL DIAMETER.
2. PIPING SERVING MORE THAN ONE DUELLING UNIT.
3. PIPING LOCATED OUTSIDE THE CONDITIONED SPACE.
4. PIPING FROM THE WATER HEATER TO A DISTRIBUTION MANIFOLD.
5. PIPING LOCATED UNDER A FLOOR SLAB.
6. BURIED IN PIPING.
7. 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 WITH ACCA MANUAL S BASED ON BUILDING LOADS CALCULATED IN ACCORDANCE WITH 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:

THE BOTTOM OF ALL FOOTINGS SHALL BE AT LEAST 48" BELOW FINISHED GRADE & 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 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:

VENTED GAS FIREPLACE SHALL BE LISTED, LABELED & INSTALLED IN ACCORDANCE WITH ANSI Z21.50, SECT. G2434 OF THE 2020 RCNYS & THE MANUFACTURER'S INSTRUCTIONS. INSTRUCTIONS SHALL BE AVAILABLE ON SITE FOR BUILDING INSPECTOR. APPLIANCE SHALL BE EQUIPPED WITH A FLAME SAFEGUARD DEVICE IN ACCORDANCE WITH SECT. G243.1.

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 (2)2X8 OR (3)2X6 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, RESAUING, OR DIVIDING LENGTHS WILL BE CAUSE FOR REJECTION.

ALL WOOD, IN CONTACT WITH CONCRETE OR EXPOSED TO THE ELEMENTS, SHALL BE PRESSURE TREATED OR OF A SPECIES SUITABLE FOR OUTDOOR USE. ALL FASTENER, JOIST HANGERS, & FLASHING SHALL BE HOT DIP GALVANIZED, STAINLESS STEEL, SILICON, BRONZE, OR COPPER, & SHALL BE APPROVED BY THE MANUFACTURER FOR USE WITH PRESSURE TREATED WOOD.

FLASHING IS REQUIRED IN THE FOLLOWING LOCATIONS: AT WALL & ROOF INTERSECTIONS & PROJECTING WOOD TRIM, TOP OF ALL EXTERIOR WINDOWS & DOOR OPENINGS, CHIMNEYS UNDER & AT ENDS OF MASONRY, WOOD OR METAL COPINGS & SILLS, & WHERE EXTERIOR PORTCHES, DECKS OR STAIRS ATTACH TO A WALL OR FLOOR ASSEMBLY OF WOOD-FRAMED CONSTRUCTION & BUILT-IN GUTTERS. FLASHINGS SHALL BE PROVIDED AS REQD. TO COMPLY WITH ALL OF SECT. R703.4 OF THE 2020 RCNYS.

STRUCTURAL COLUMNS SHALL BE RESTRAINED TO PREVENT LATERAL DISPLACEMENT AT THE BOTTOM END. WOOD COLUMNS SHALL NOT BE LESS IN NOMINAL SIZE THAN 4" X 4" & STEEL COLUMNS SHALL NOT BE LESS THAN 3" DIAM. STANDARD PIPE OR APPROVED EQUIVALENT.

STAIRWAY & GUARD REQUIREMENTS:

STAIRWAYS SHALL BE AT LEAST 36" WIDE. TREADS SHALL BE AT LEAST 9" DEEP PLUS 3/4" TO 1 1/4" NOSING FOR CLOSED RISER TYPE, OR 9" FOR OPEN RISER TYPE. RISERS SHALL BE NO MORE THAN 8 1/4" HIGH. STAIRS SHALL COMPLY WITH SECTION R31.1.7 OF THE 2020 RCNYS.

HANDRAILS SHALL BE PROVIDED ON AT LEAST ONE SIDE OF STAIRWAYS WITH FOUR OR MORE RISERS. TOP SURFACE OF HANDRAILS SHALL BE BETWEEN 34" & 36" ABOVE TREAD NOSING.

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. REQUIRED GUARDS SHALL NOT BE LESS THAN 36" IN HEIGHT MEASURED VERTICALLY ABOVE WALKING SURFACE.

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.

CALABRESE RESIDENCE
LOT 20 COVENTRY RIDGE
PITTSFORD, NY
COVENTRY RIDGE BUILDING CORP.
PLAN 2302 R / PROJECT 2538 H

SHEET INDEX

C- 1 COVER SHEET

1/7 FRONT & REAR ELEVATIONS

2/7 SIDE ELEVATIONS & ROOF PLAN

3/7 FOUNDATION PLAN

4/7 FOUNDATION ELECTRICAL PLAN

5/7 FIRST FLOOR PLAN

6/7 FIRST FLOOR ELECTRICAL PLAN

7/7 SECTIONS

N- 1 DETAILS

N-2 REINFORCING NOTES

STRUCTURAL MATERIAL SPECIFICATIONS:

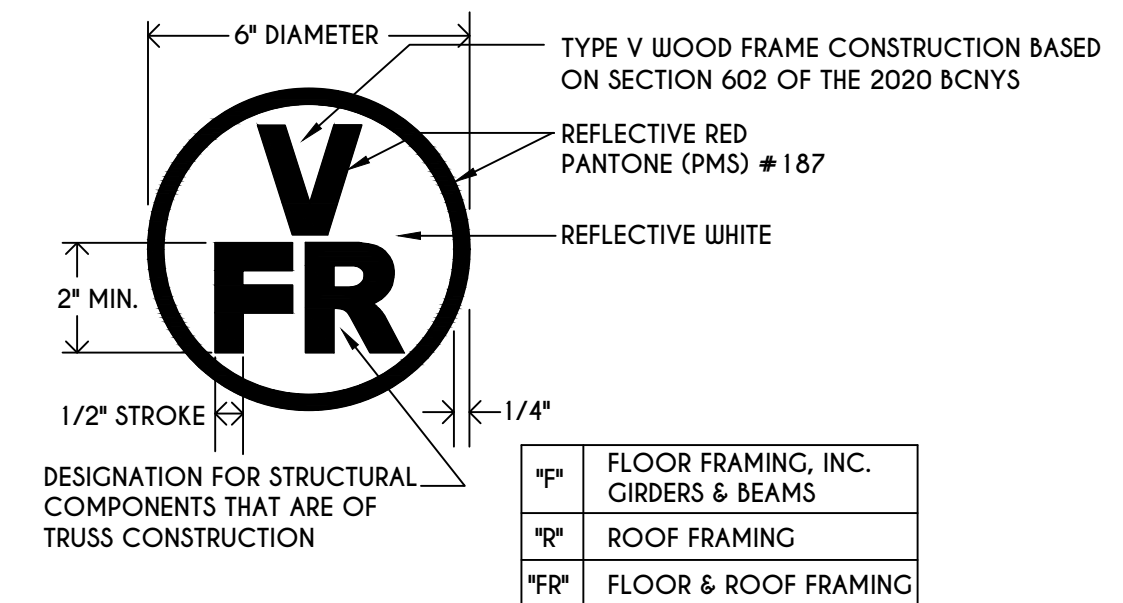
STRUCTURAL STEEL	ASTM A-36, Fy = 36 ksi
REINFORCED STEEL	ASTM A-615, Fy = 40 ksi
WIRE MESH	ASTM A-185, 6 x 6 - 10/10 W.W.M.
LUMBER	ALL STRUCTURAL MEMBERS, JOISTS, RAFTERS, ETC. TO BE #2 GRADE LUMBER (DOUGLAS FIR-LARCH, HEM-FIR, SOUTHERN PINE OR SPRUCE PINE-FIR) WITH A MIN. FIBER STRESS OF 850 P.S.I. UNLESS NOTED OTHERWISE
PLYWOOD	CDX, PANEL INDEX
LVL, PSL, LSL	Fb = 2600 Fv = 285 E x 10 ³ = 1.9 Fc' = 750
MASONRY	ASTM C90, GRADE N-1, Fm = 1350 PSI
MORTAR	ASTM C270, TYPE S
GROUT	Fc = 2000 PSI ASTM C476
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)

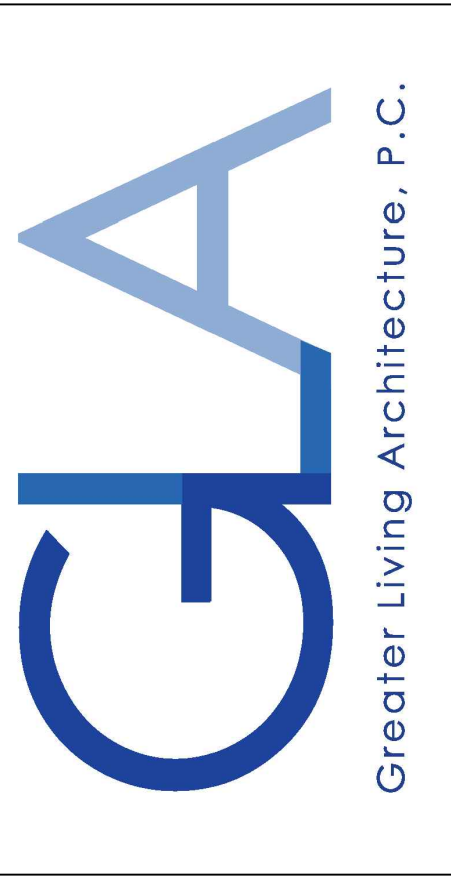
LOCAL JURISDICTION DESIGN CRITERIA MAY VARY AND SHALL BE STRICTLY ADHERED TO	
1ST FLOOR LIVING AREA LIVE LOAD	40 P.S.F.
2ND FLOOR LIVING AREA LIVE LOAD	30 P.S.F.
1ST & 2ND FLOOR DEAD LOAD	15 P.S.F.
GROUND SNOW LOAD	40 P.S.F.
ROOF DEAD LOAD	10 P.S.F.
ALLOWABLE SOIL BEARING	2500 P.S.F. AT MINIMUM 42" BELOW 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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REVISIONS:

DATE	BY	DESCRIPTION

CLIENT/LOCATION:

LOT 20
 COVENTRY RIDGE
 PITTSFORD, NY

BUILDER:

COVENTRY RIDGE
 BUILDING CORP.

COVER PAGE	
GLA PLAN 2302 R	
drawn: CDK	checked: JJS
scale: AS NOTED	date: 2 / 21
PROJECT: 2538 H	sheet: C 1

TABLE M 1505.4.3 (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 m², 1 cubic foot per min=0.00047 19 m³/s

TABLE M 1505.4.3 (2)
INTERMITTENT WHOLE-HOUSE MECHANICAL VENTILATION RATE FACTORS^{a,b}

RUN-TIME PERCENTAGE IN EA. 4-HOUR SEGMENT	25%	33%	50%	66%	75%	100%
FACTOR ^a	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 M 1505.4.4
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 m³/s.

WINDOWS: VVUD SOLARGAIN GLASS 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/ft. & SLIDING DOORS NO MORE THAN 0.5 cfm/ft. AS PER SECT. R402.4.3 OF 2020 ECCCNY

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
- [E] = SPECIFIES THAT THIS OPERABLE WINDOW UNIT REQUIRES FACTORY APPLIED FALL PROTECTION PER SECT. R312.2 OF 2020 RCNYS

GENERAL NOTES:

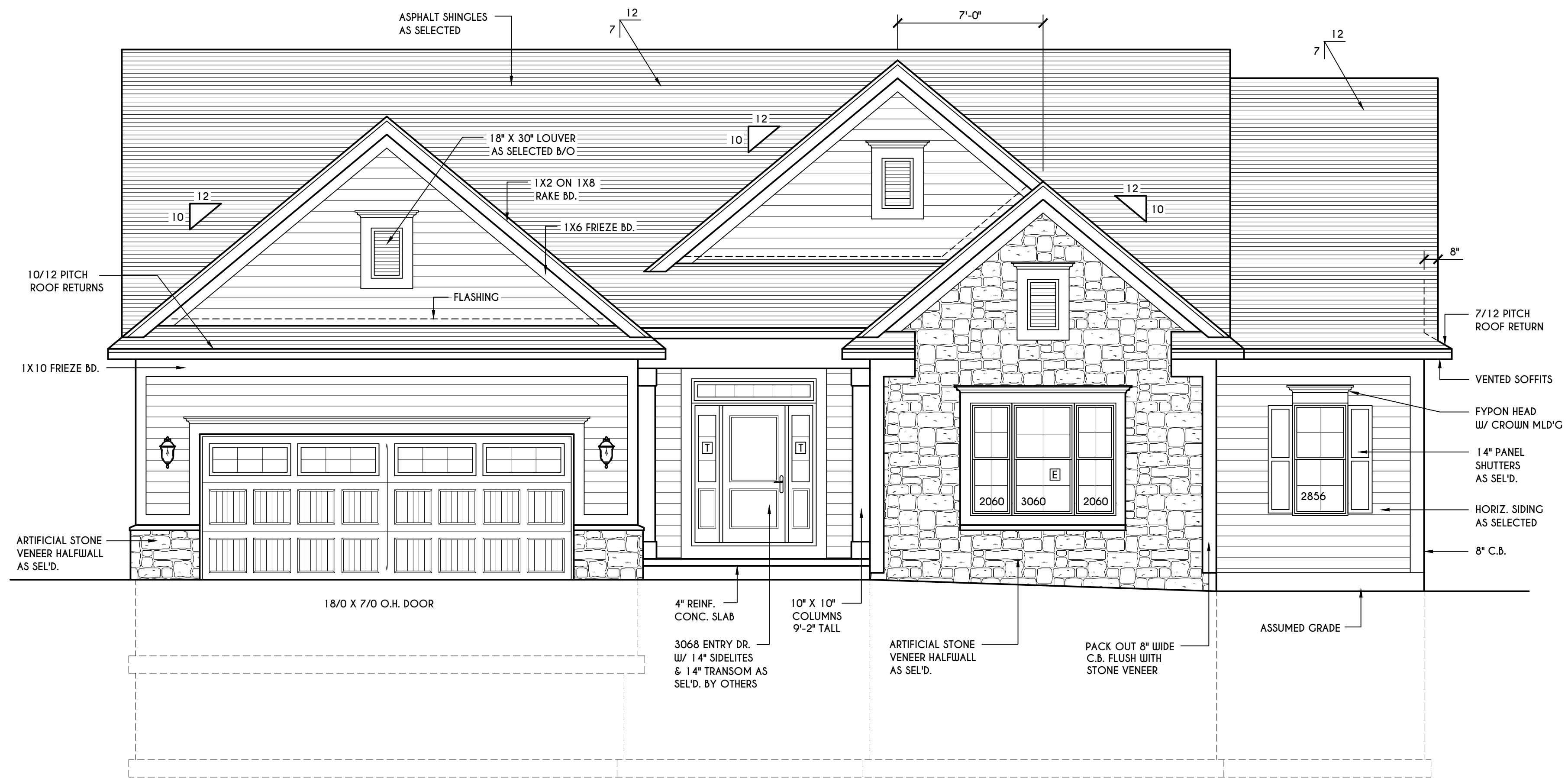
ALL RAKES ARE 8" & OVERHANGS ARE 1'-4" UNLESS NOTED OTHERWISE

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:

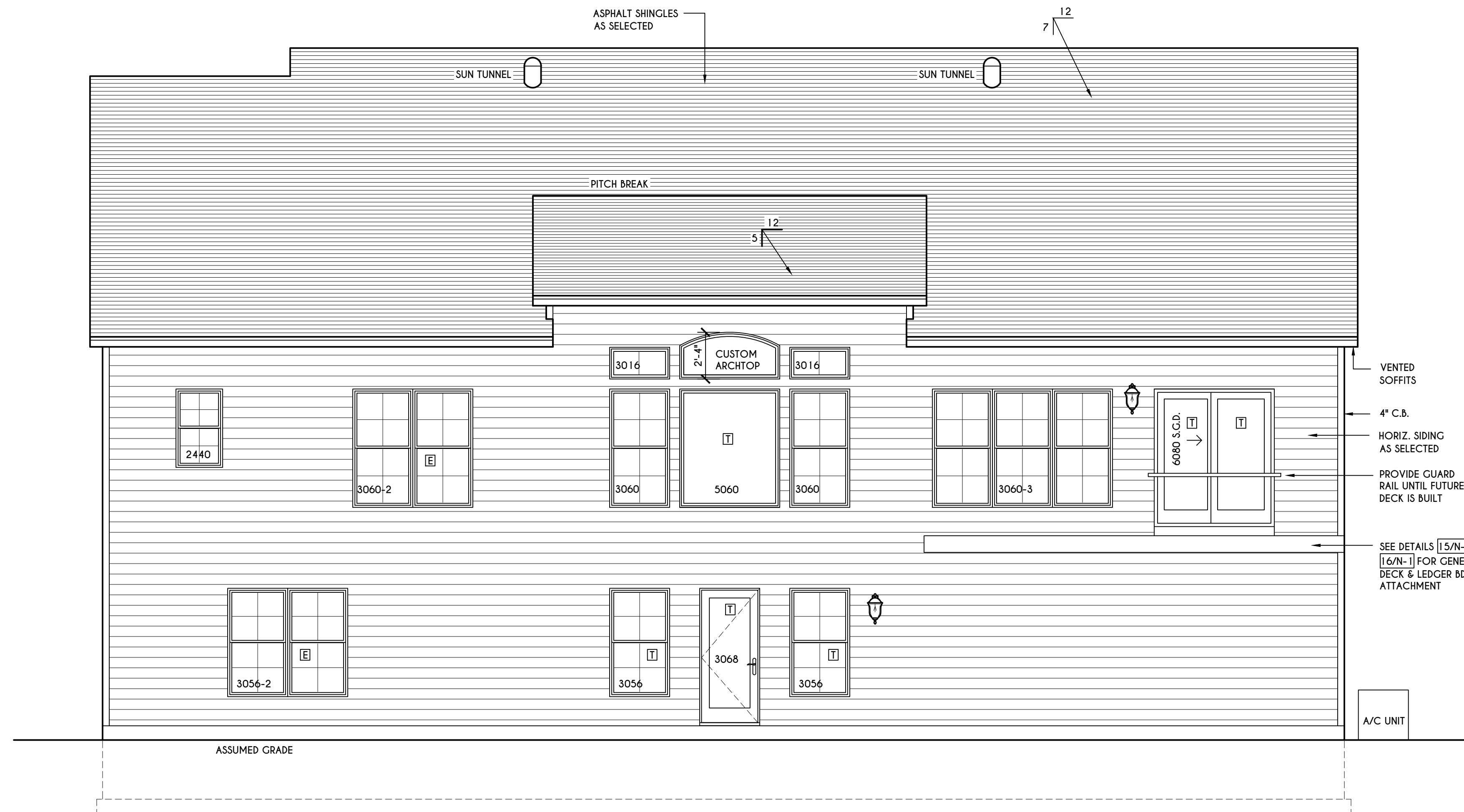
THIS PLAN AS DESIGNED REQUIRES (MIN) 1 CONTINUOUSLY RUN EXHAUST FAN CAPABLE OF (MIN) 60 c.f.m. WITH A MANUAL OVERRIDE SWITCH AS PER SECTION M 1505.4.2 OF 2020 RCNYS SEE TABLES M 1505.4.3(1) & M 1505.4.3(2) & M 1505.4.4 (PAGE 1)



FRONT ELEVATION

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

TOTAL LIVING AREA = 2302 SQ.FT.
TOTAL CONDITIONED VOLUME = 43,360 CU.FT.



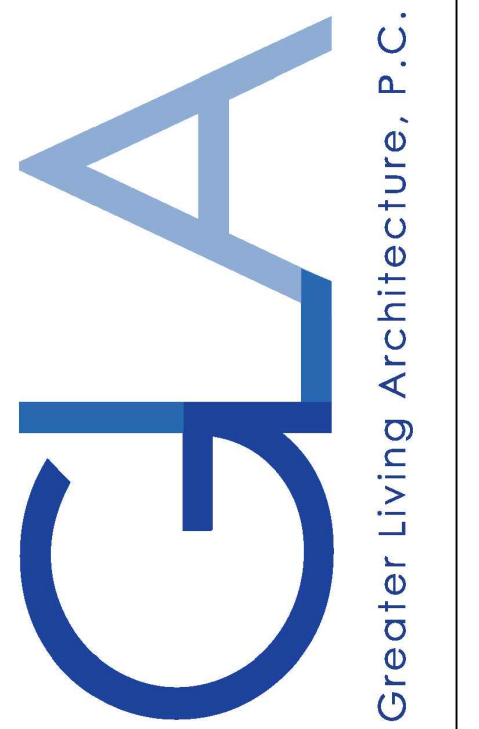
REAR ELEVATION

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

HOUSE FOOTPRINT

SCALE: 1" = 50'-0"

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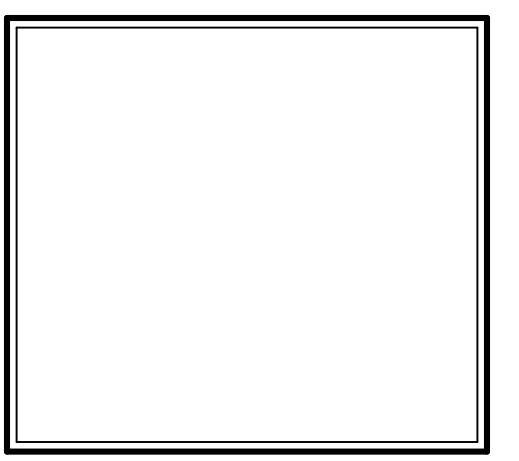
COVENTRY RIDGE
BUILDING CORP.

ELEVATIONS

GLA PLAN 2302 R

drawn: CDK	checked: JJS
scale: AS NOTED	date: 2 / 21
PROJECT: 2538 H	sheet: 1 / 7

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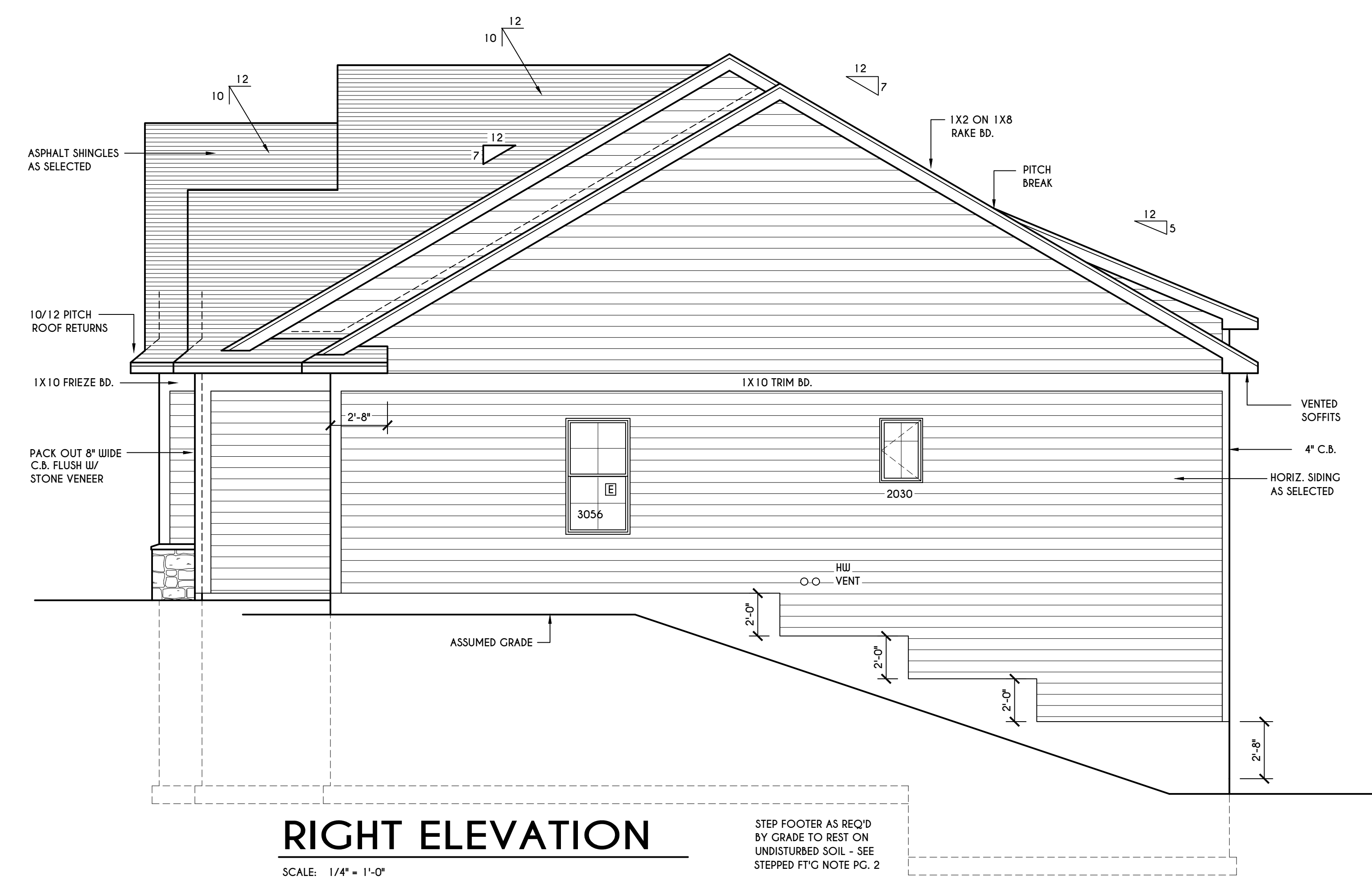
BUILDER:

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ELEVATIONS

GLA PLAN 2302 R

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WINDOWS: VIVID SOLARGAIN GLASS 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 ECCCNY

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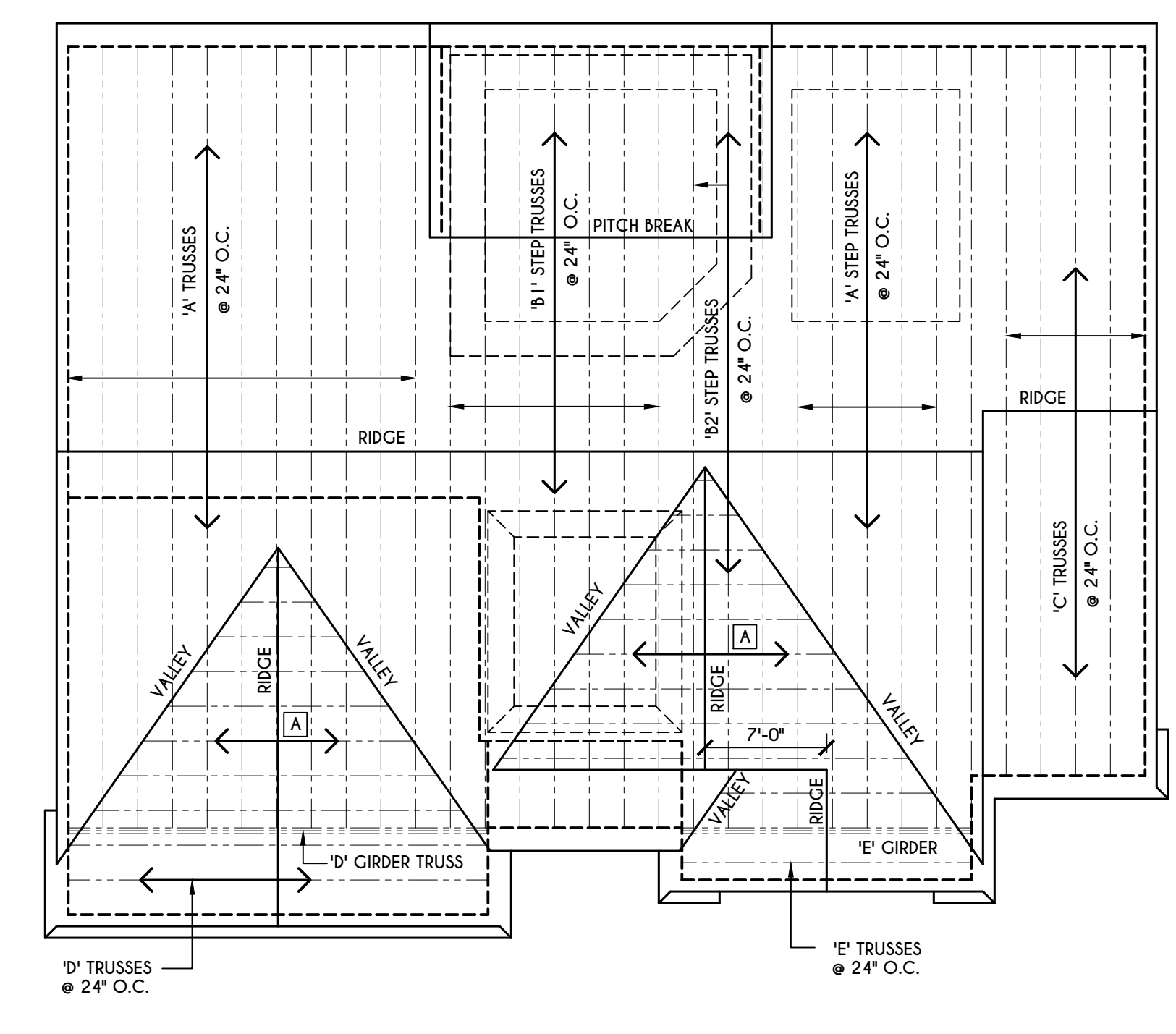
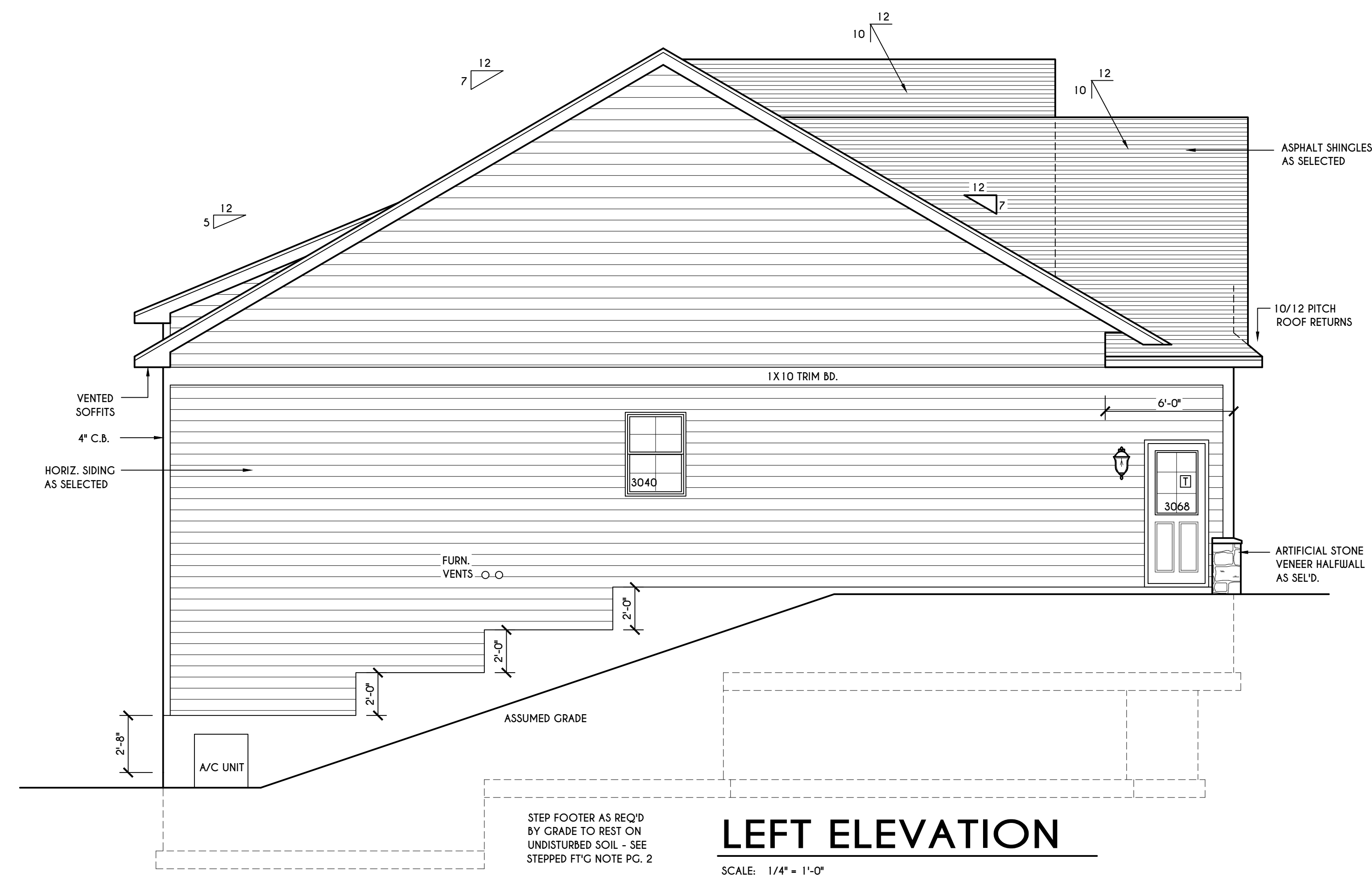
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MECHANICAL VENTILATION RATE:

THIS PLAN AS DESIGNED REQUIRES (MIN) 1 CONTINUOUSLY RUN EXHAUST FAN CAPABLE OF (MIN) 50 c.f.m. 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)

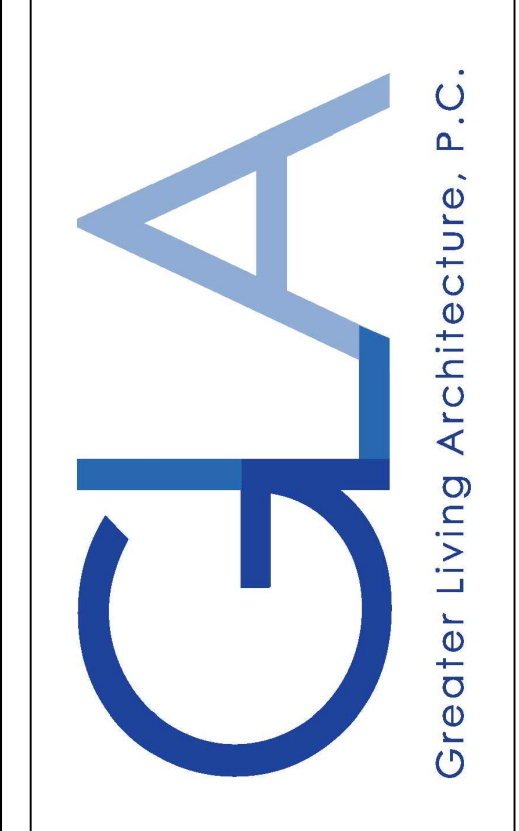


ALL RAKES ARE TO BE 8" & OVERHANGS ARE TO BE 16" UNLESS NOTED OTHERWISE

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

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 ROCHESTER, NY 14623
 CALL: (585) 272-9170
 FAX: (585) 292-1262
 www.greaterliving.com

REVISIONS:

DATE	BY	DESCRIPTION

CLIENT/LOCATION:
 LOT 20
 COVENTRY RIDGE
 PITTSFORD, NY

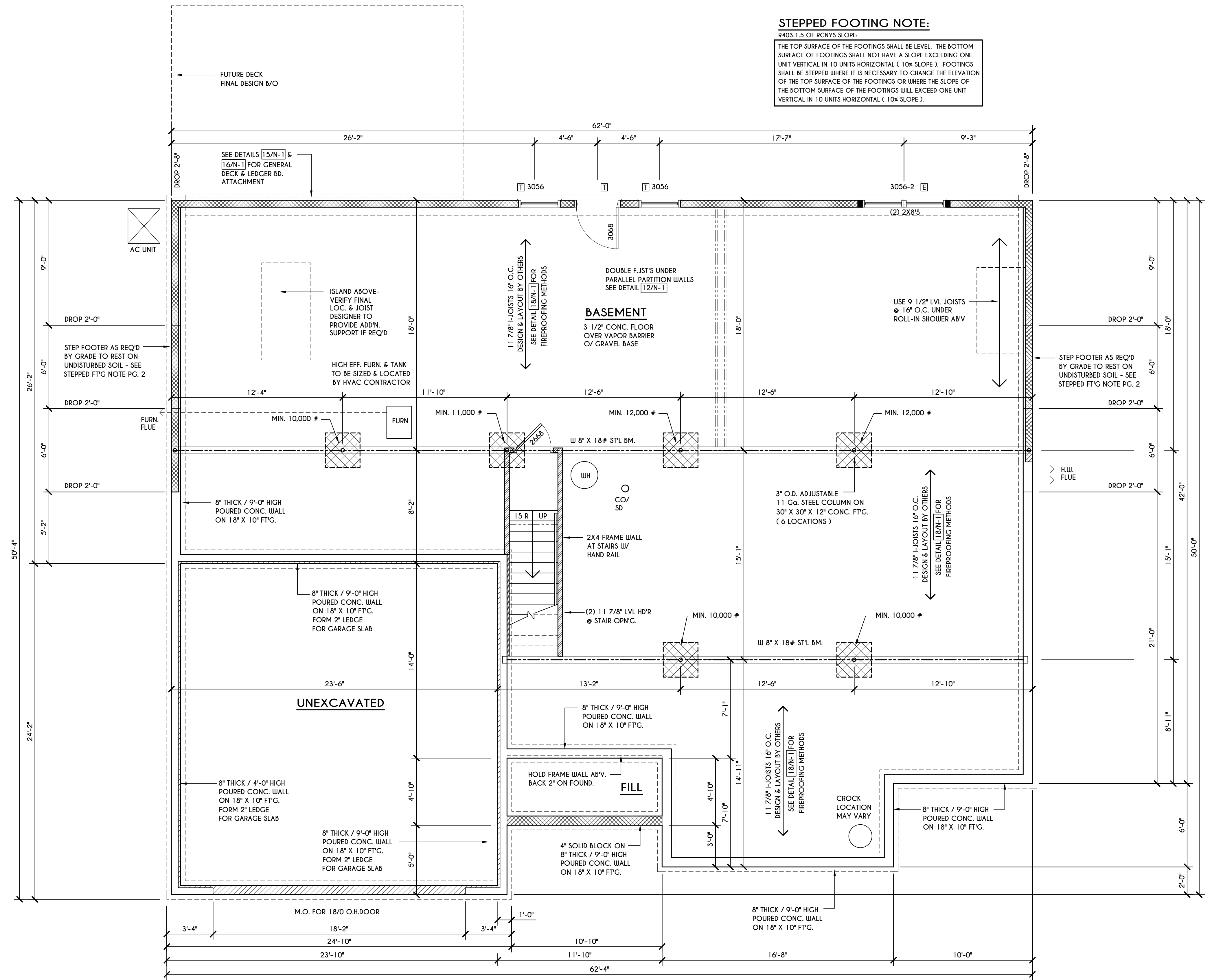
BUILDER:
 COVENTRY RIDGE
 BUILDING CORP.

FOUNDATION PLAN

GLA PLAN 2302 R

drawn: CDK	checked: JJS
scale: AS NOTED	date: 2 / 21
PROJECT: 2538 H	sheet: 3 / 7

STEPPED FOOTING NOTE:
 R403.1.5 OF RCNYS SLOPE:
 THE TOP SURFACE OF THE FOOTINGS SHALL BE LEVEL. THE BOTTOM SURFACE OF FOOTINGS SHALL NOT HAVE A SLOPE EXCEEDING ONE UNIT VERTICAL IN 10 UNITS HORIZONTAL (10% SLOPE). FOOTINGS SHALL BE STEPPED WHERE IT IS NECESSARY TO CHANGE THE ELEVATION OF THE TOP SURFACE OF THE FOOTINGS OR WHERE THE SLOPE OF THE BOTTOM SURFACE OF THE FOOTINGS WILL EXCEED ONE UNIT VERTICAL IN 10 UNITS HORIZONTAL (10% SLOPE).



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. HEIGHTS 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. (2X2X8'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 19N-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

FRAMING LEGEND:

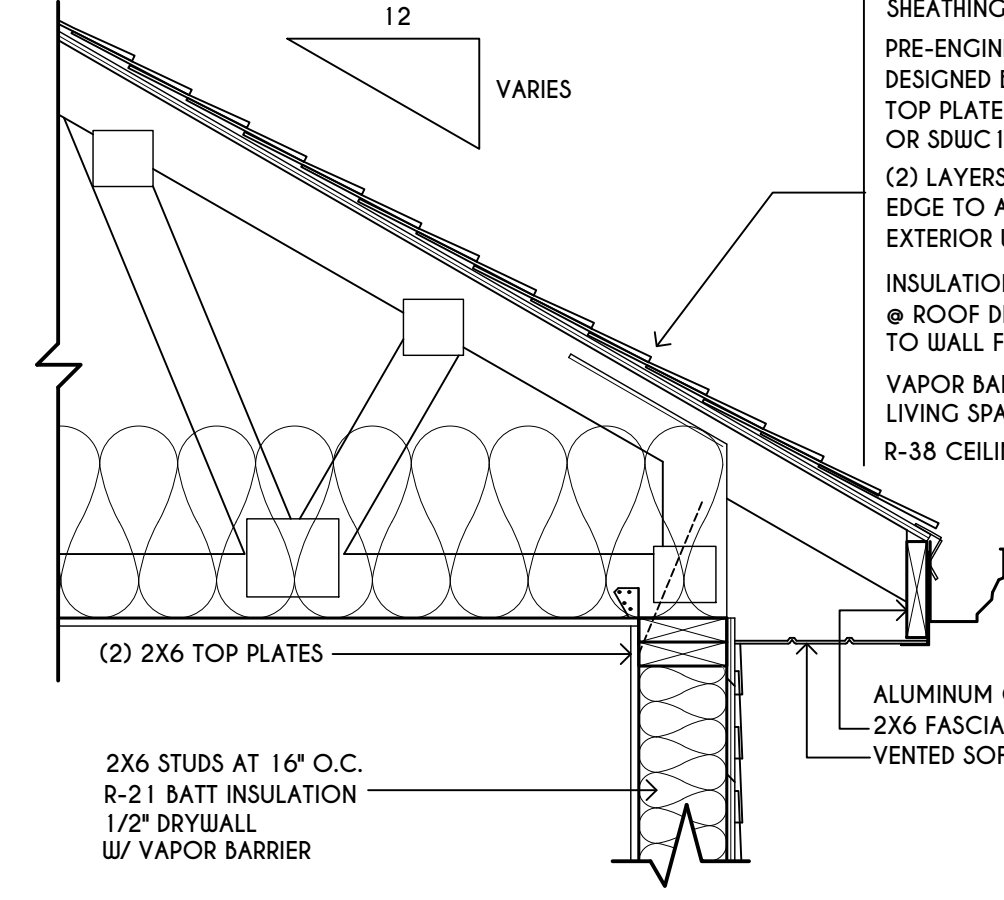
- ▬ - PROVIDE SOLID POSTING- GLUED & NAILED, EQUAL TO THE # OF HEADERS TO BE SUPPORTED- UNLESS NOTED OTHERWISE
- - - - - DROPPED HEADER
- ≡ ≡ ≡ ≡ - FLUSH HEADER
- ▬ ▬ ▬ ▬ - 2X4 STUDS @ 16" O.C.
- ▬ ▬ ▬ ▬ - 2X6 STUDS @ 16" O.C.

ENGINEERED FL'R JOIST NOTE:

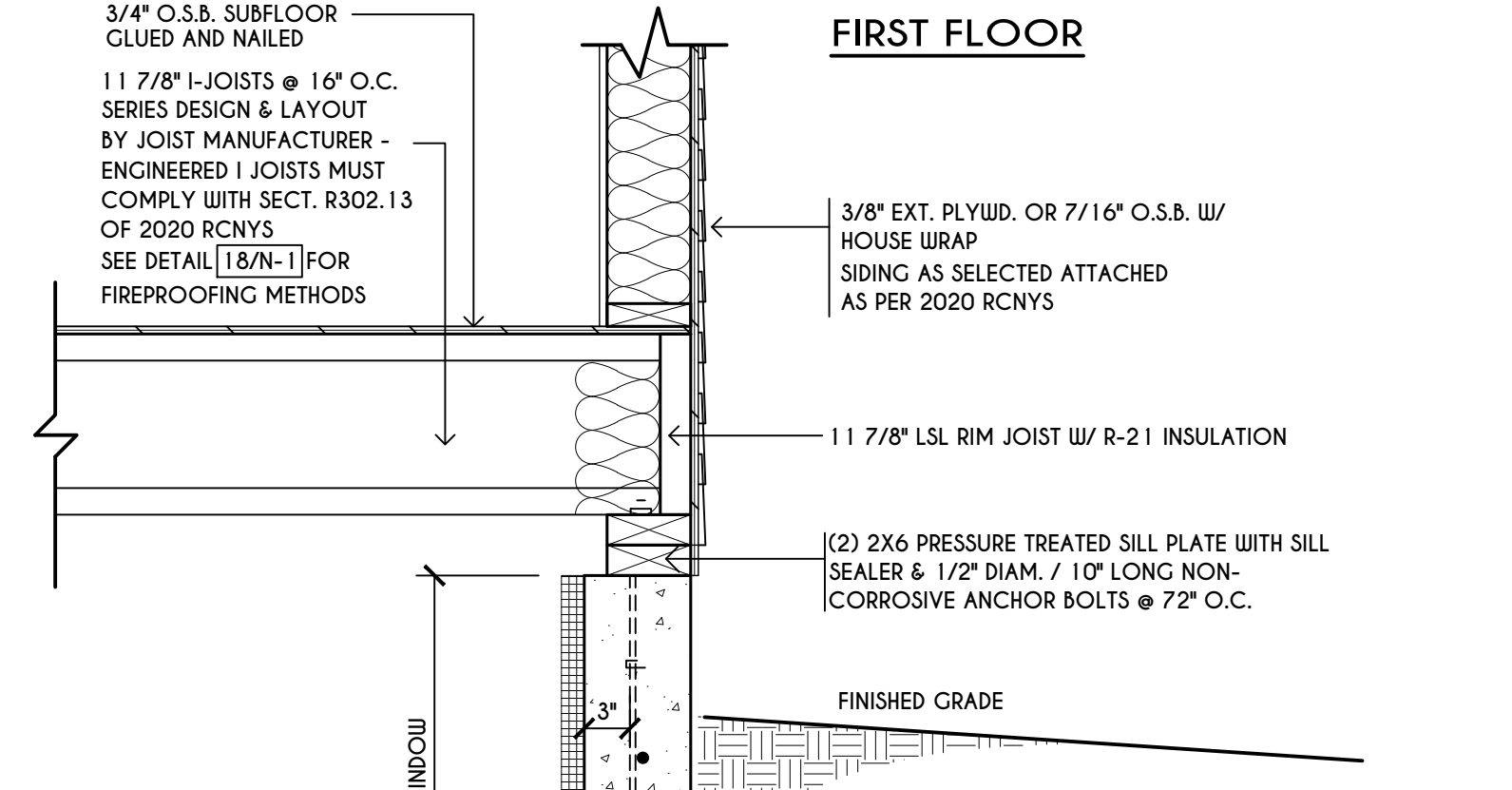
ALL ENGINEERED FLOOR JOISTS TO BE DESIGNED BY & LAYOUT BY THE SPECS BELOW:
 ALL LIVING AREA JOISTS TO BE DESIGNED FOR 55 P.S.F. TOTAL LOAD
 ALL SLEEPING AREA JOISTS TO BE DESIGNED FOR 45 P.S.F. TOTAL LOAD
 ENGINEERED I JOISTS MUST COMPLY WITH SECT. R302.13 OF 2020 RCNYS
 SEE DETAIL [18/N-1] FOR FIREPROOFING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

TRUSS EAVE CONSTRUCTION

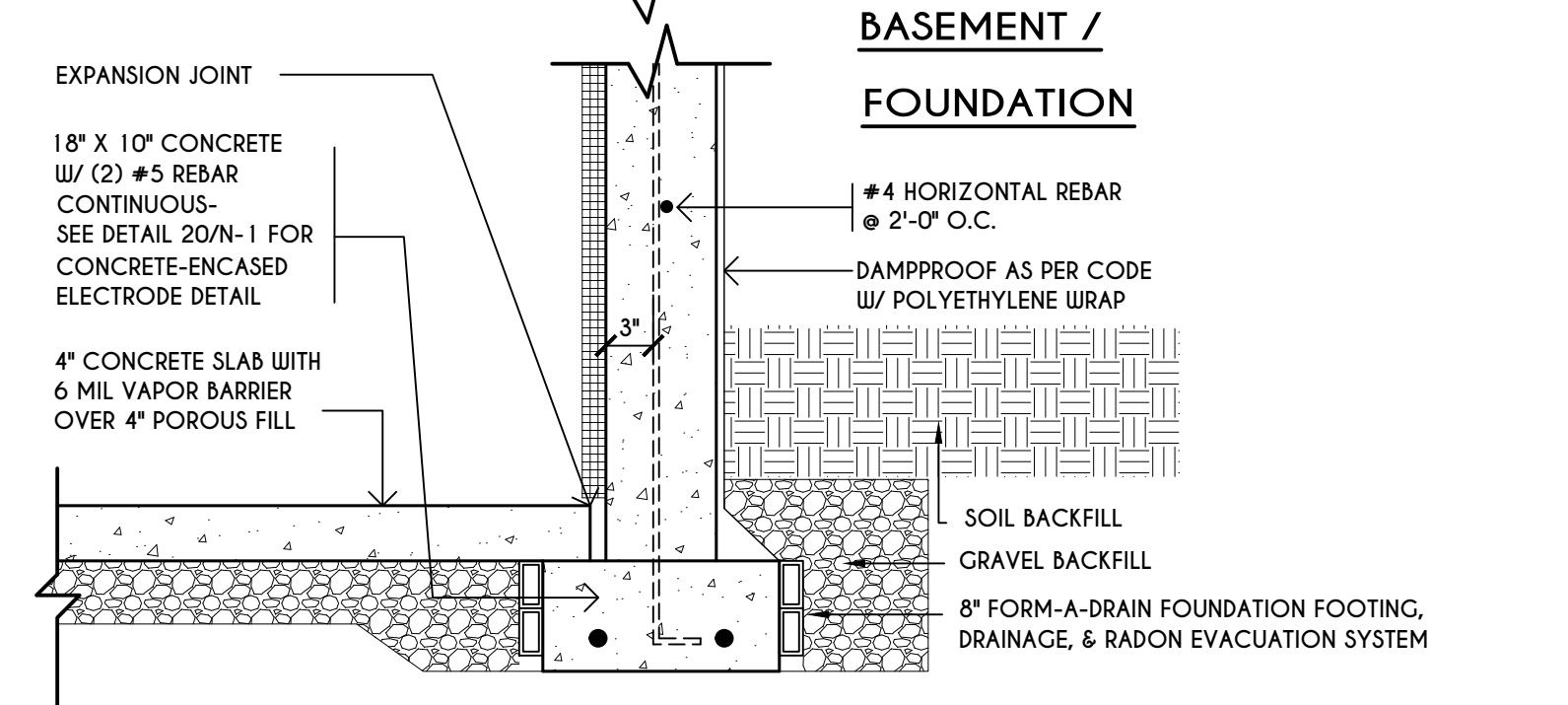
ASPHALT SHINGLES ON 15# FELT ON 5/8" EXTERIOR SHEATHING OR 7/16" SHEATHING WITH CLIPS
 PRE-ENGINEERED ROOF TRUSSES @ 24" O.C. DESIGNED BY OTHERS - SECURE TO TOP PLATE W/ SIMPSON H4 HURRICANE TIES OR SDWC 15600 TRUSS SCREW OR EQUAL
 (2) LAYERS OF ICE PROTECTION TO EXTEND FROM THE EAVES EDGE TO A POINT 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



FIRST FLOOR



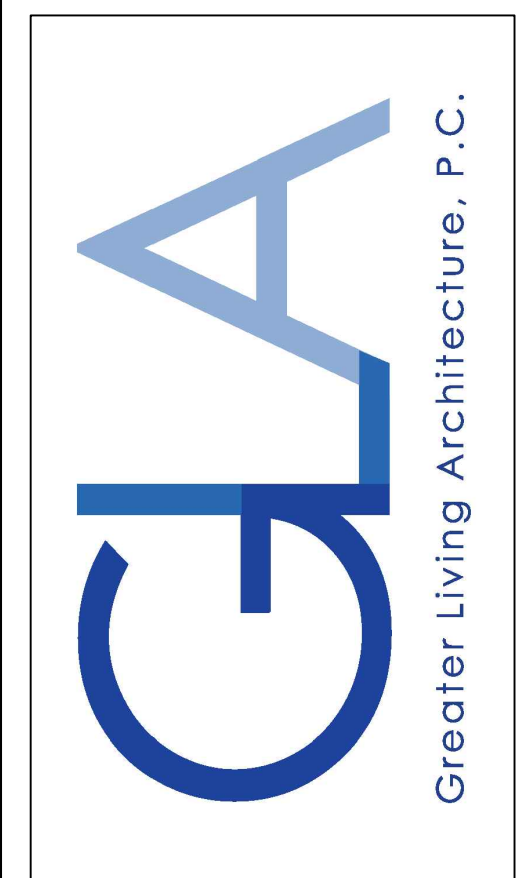
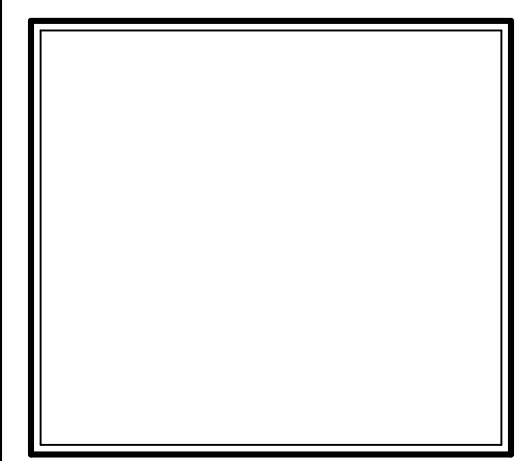
BASEMENT / FOUNDATION



TYPICAL WALL SECTION

SCALE: 1" = 1'-0"

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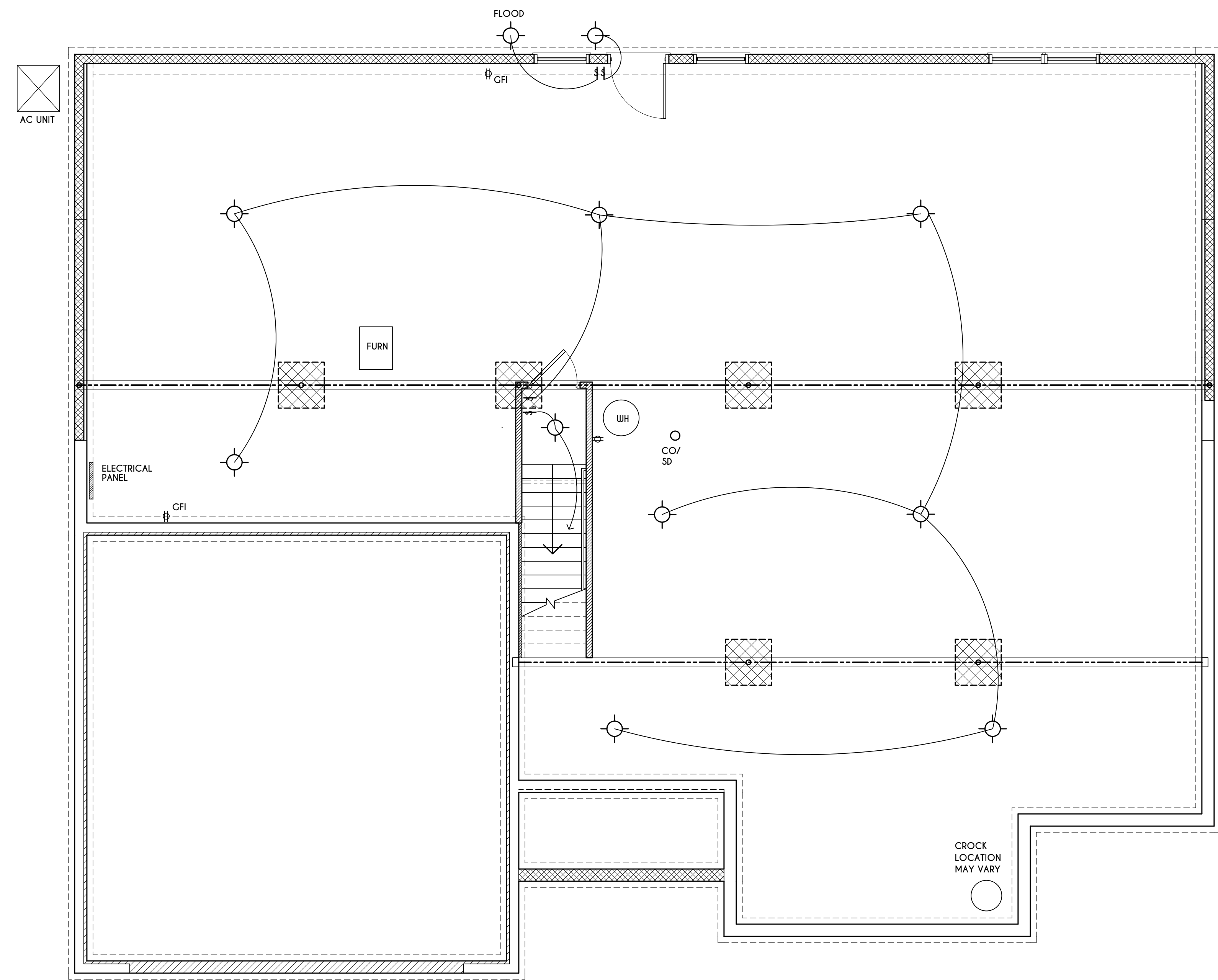
BUILDER:

COVENTRY RIDGE
 BUILDING CORP.

FOUNDATION PLAN

GLA PLAN 2302 R

drawn: CDK	checked: JJS
scale: AS NOTED	date: 2 / 21
PROJECT: 2538 H	sheet: 4 7

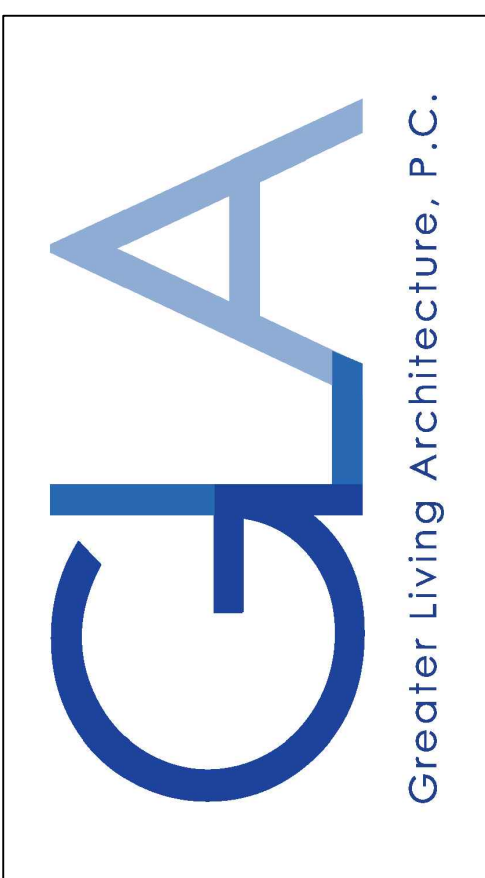


BASEMENT ELECTRICAL LAYOUT

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

PIR - PASSIVE INFRARED	⌚	SINGLE SWITCH CONNECT TO LIGHT
CATV - CABLE TV	⌚	TWO SWITCHES CONNECT TO ONE LIGHT
DATA - CAT V / INTERNET	⌚	THREE SWITCHES CONNECT TO ONE LIGHT
KP - KEY PAD	⌚	LIGHT
DC - DOOR CONTACT	⌚	RECESSED LIGHT
CO - CARBON MONOXIDE DET.	⌚	DUPLEX (2 OUTLET UNIT)
SD - SMOKE DETECTOR	⌚	EXTERIOR DUPLEX (2 OUTLET UNIT)
SP - SPEAKER	⌚	FLOURESCENT LIGHT IN CLOSET
VC - VOLUM CONTROL	⌚	
CH - DOOR CHIME	⌚	
F - BATHROOM FAN / LIGHT	⌚	

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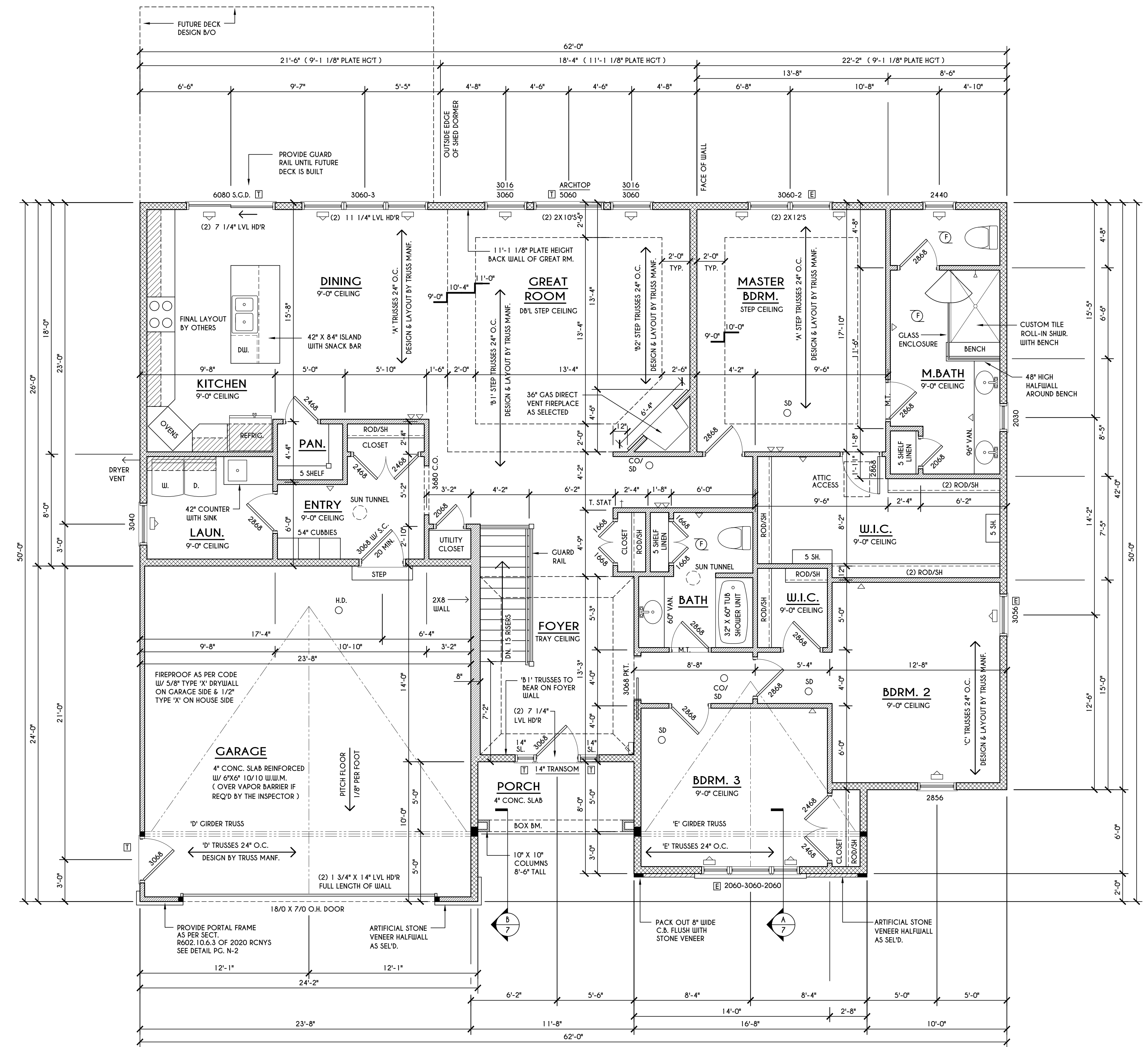
BUILDER:

COVENTRY RIDGE
 BUILDING CORP.

FIRST FLOOR PLAN

GLA PLAN 2302 R

drawn: CDK	checked: JJS
scale: AS NOTED	date: 2 / 21
PROJECT: 2538 H	sheet: 5 7



FIRST FLOOR PLAN

2302 SQ. FT.

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

FRAMING LEGEND:

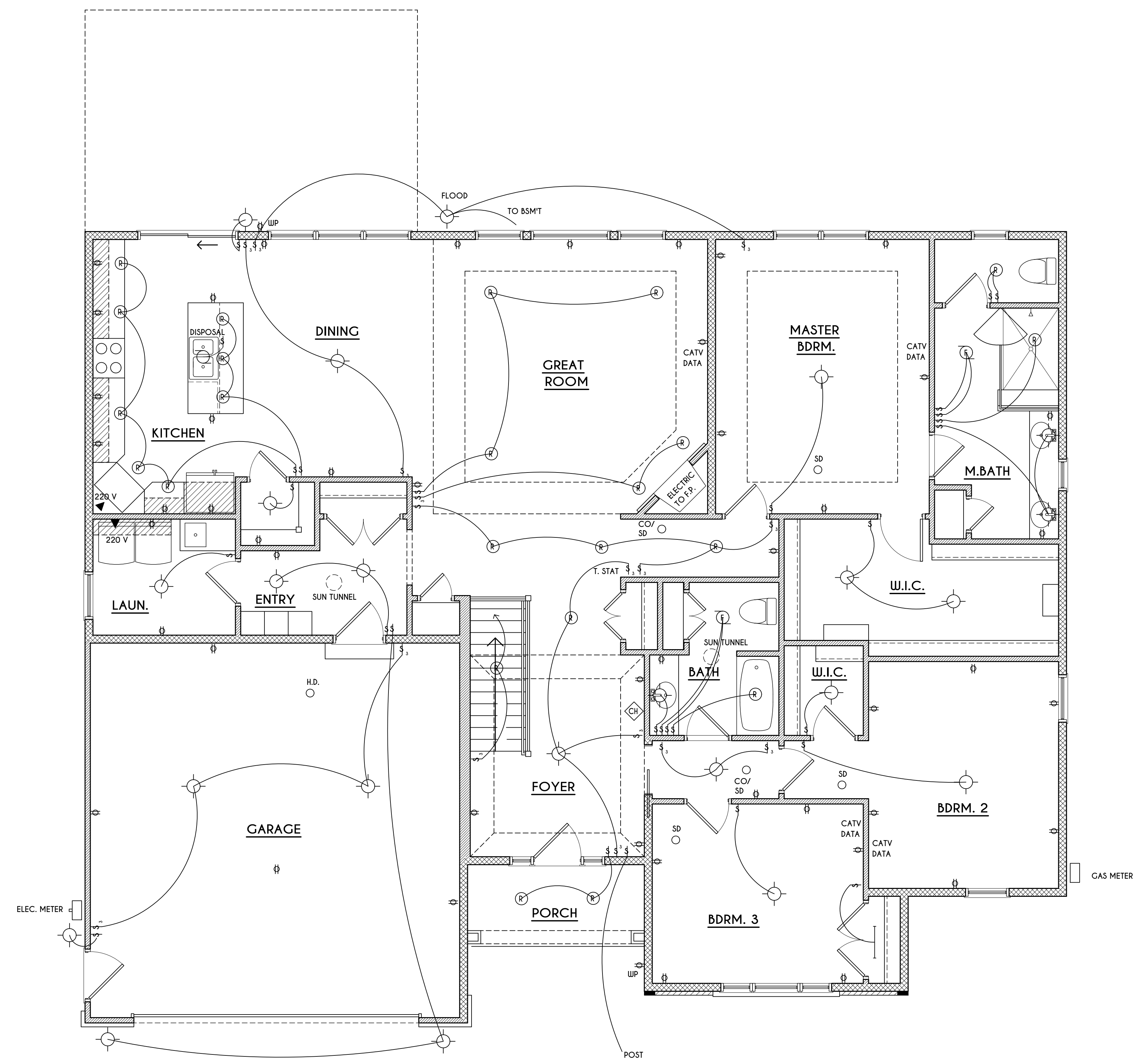
	PROVIDE SOLID POSTING- GLUED & NAILED, EQUAL TO THE # OF HEADERS TO BE SUPPORTED- UNLESS NOTED OTHERWISE
	DROPPED HEADER
	FLUSH HEADER
	2X4 STUDS @ 16" O.C.
	2X6 STUDS @ 16" O.C.

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 > 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 (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

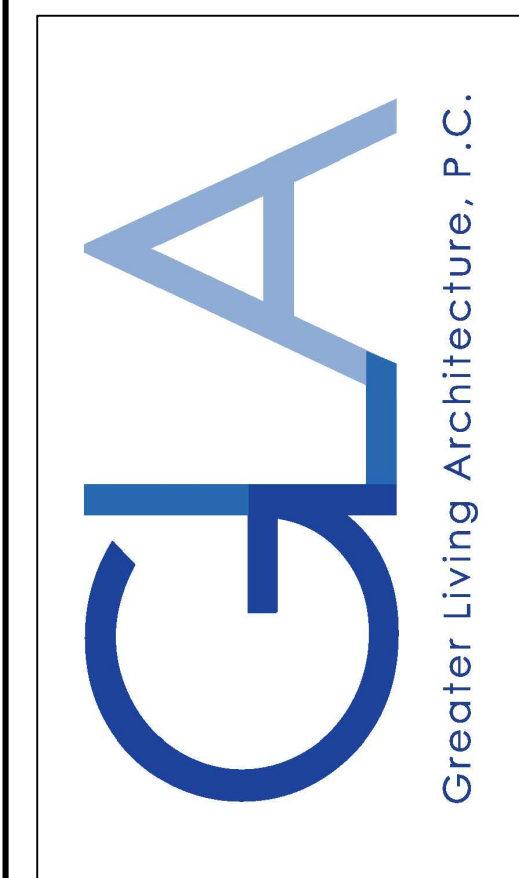
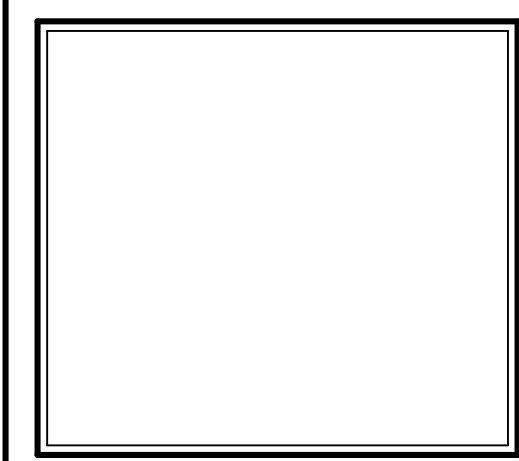
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FIRST FLOOR ELECTRICAL LAYOUT

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

PIR	- PASSIVE INFRARED	§	SINGLE SWITCH CONNECT TO LIGHT
CATV	- CABLE TV	§ §	TWO SWITCHES CONNECT TO ONE LIGHT
DATA	- CAT V / INTERNET	§ § §	THREE SWITCHES CONNECT TO ONE LIGHT
KP	- KEY PAD	○	LIGHT
DC	- DOOR CONTACT	○ (R)	RECESSED LIGHT
CO	- CARBON MONOXIDE DET.	⊕	DUPLEX (2 OUTLET UNIT)
SD	- SMOKE DETECTOR	⊕ (E)	EXTERIOR DUPLEX (2 OUTLET UNIT)
SP	- SPEAKER	⊕ (F)	FLOURESCENT LIGHT IN CLOSET
VC	- VOLUMN CONTROL		
CH	- DOOR CHIME		
F	- BATHROOM FAN / LIGHT		



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BUILDER:
 COVENTRY RIDGE
 BUILDING CORP.

FIRST FLOOR PLAN

GLA PLAN 2302 R

drawn: CDK	checked: JJS
scale: AS NOTED	date: 2 / 21
PROJECT: 2538 H	sheet: 6 7

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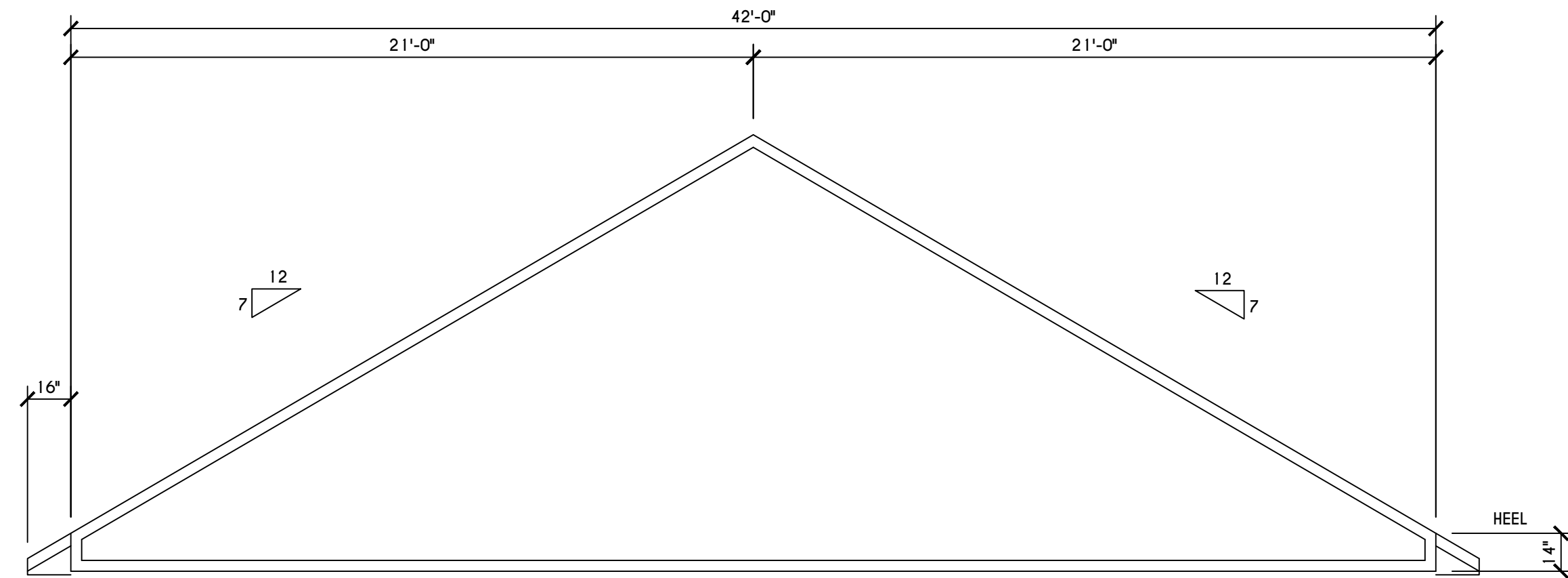
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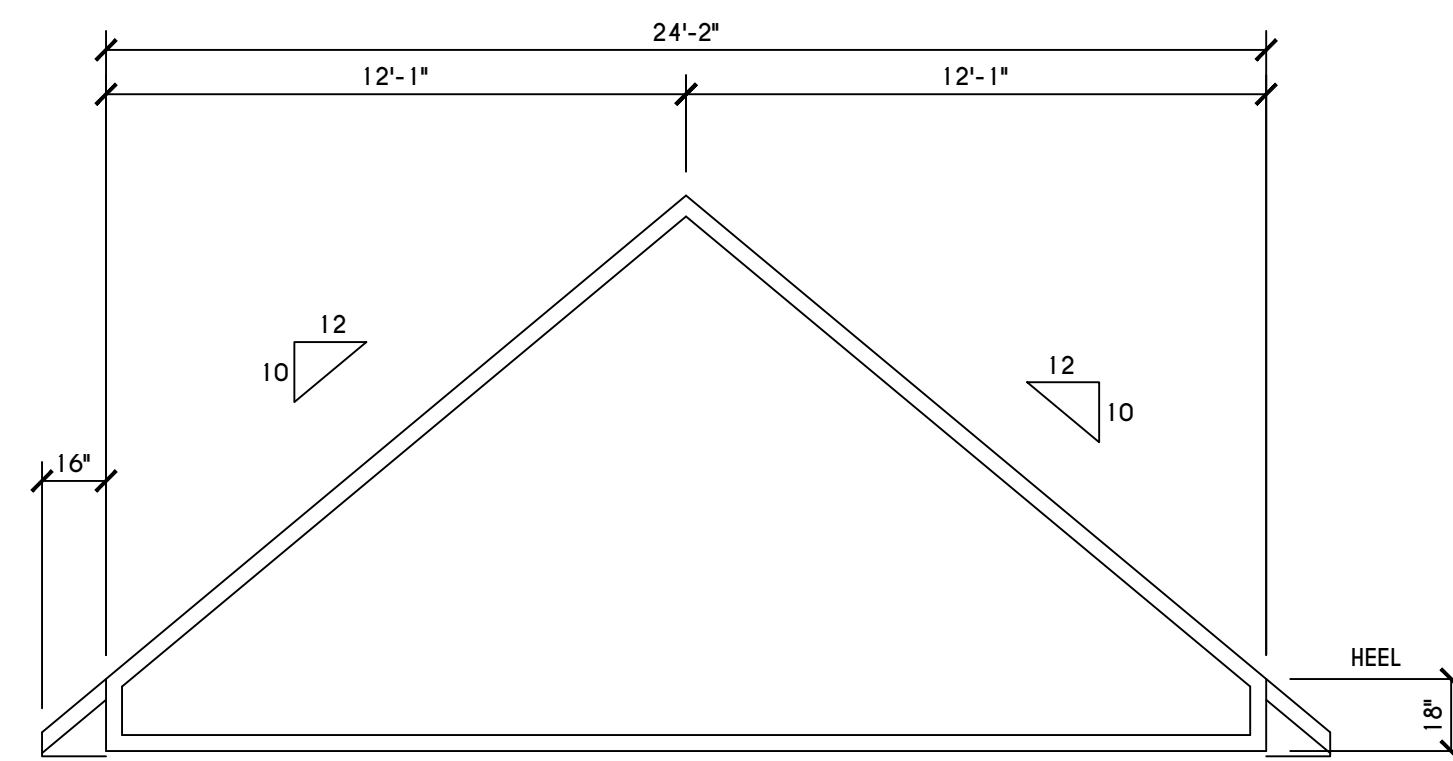
BUILDER:
 COVENTRY RIDGE
 BUILDING CORP.

SECTIONS
 GLA PLAN 2302 R

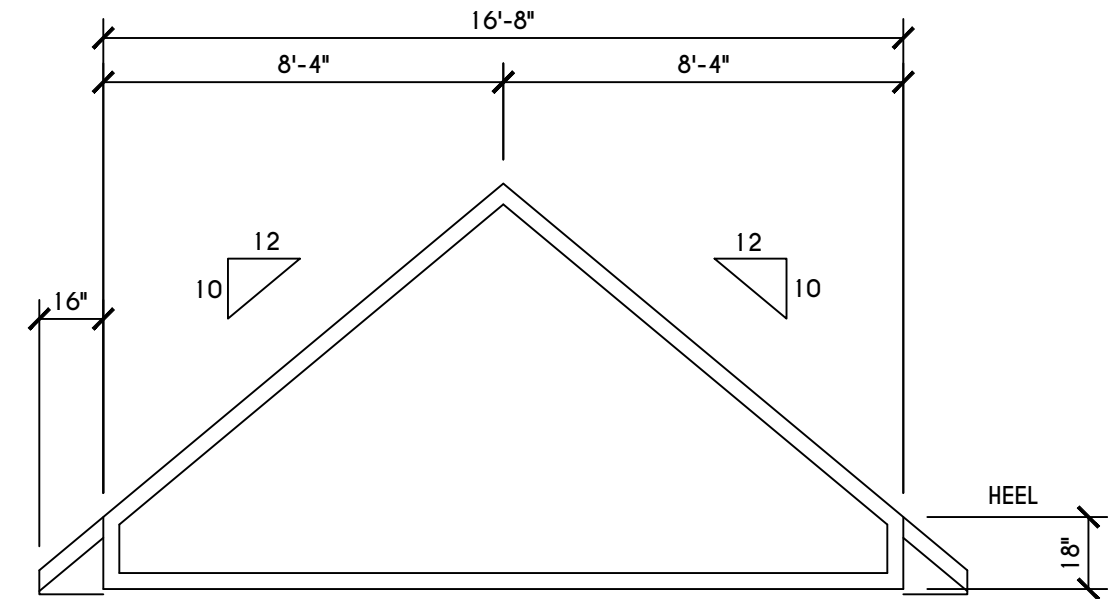
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scale: AS NOTED	date: 2 / 21
PROJECT: 2538 H	sheet: 7 / 7



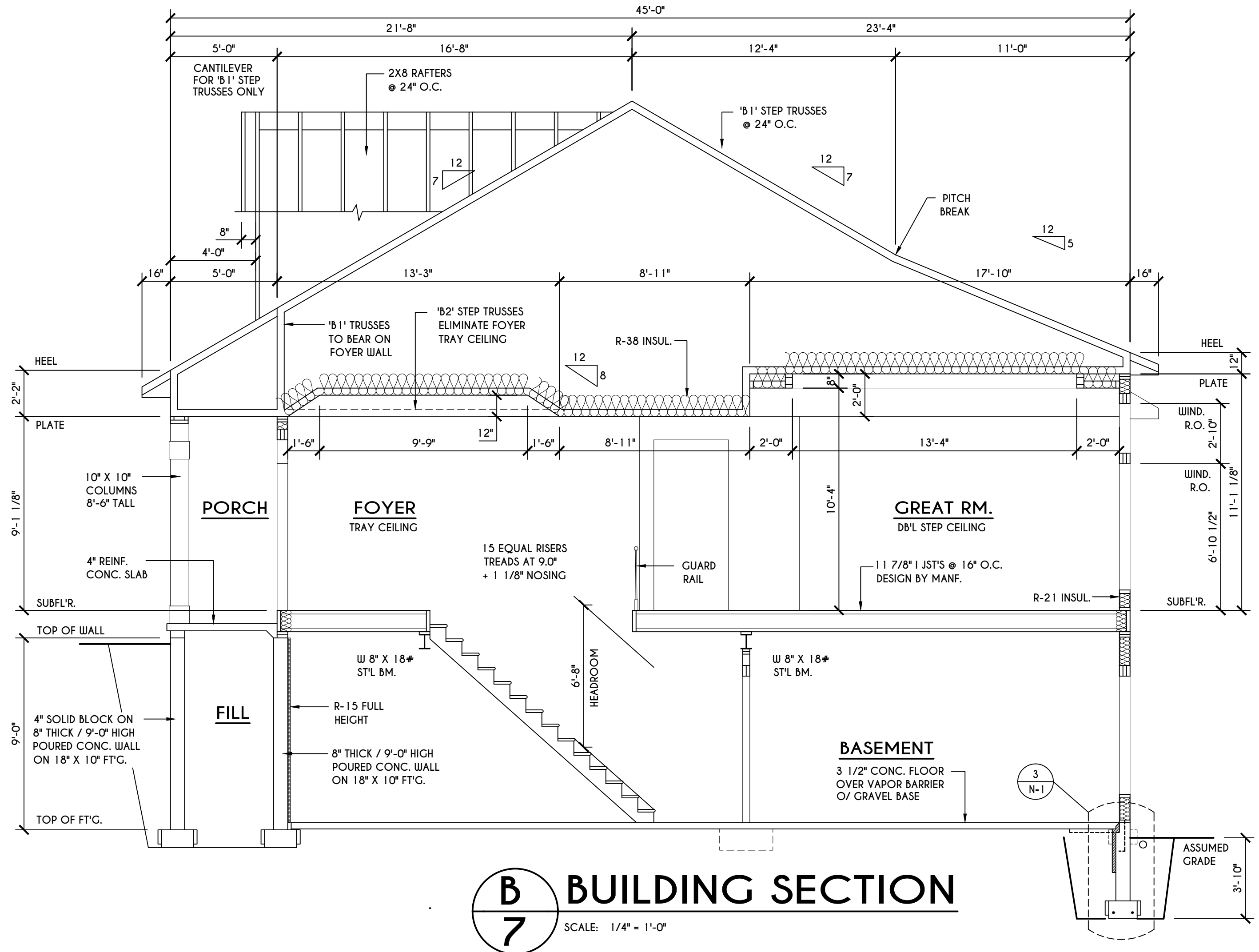
'C' TRUSS PROFILE
 SCALE: 1/4" = 1'-0"



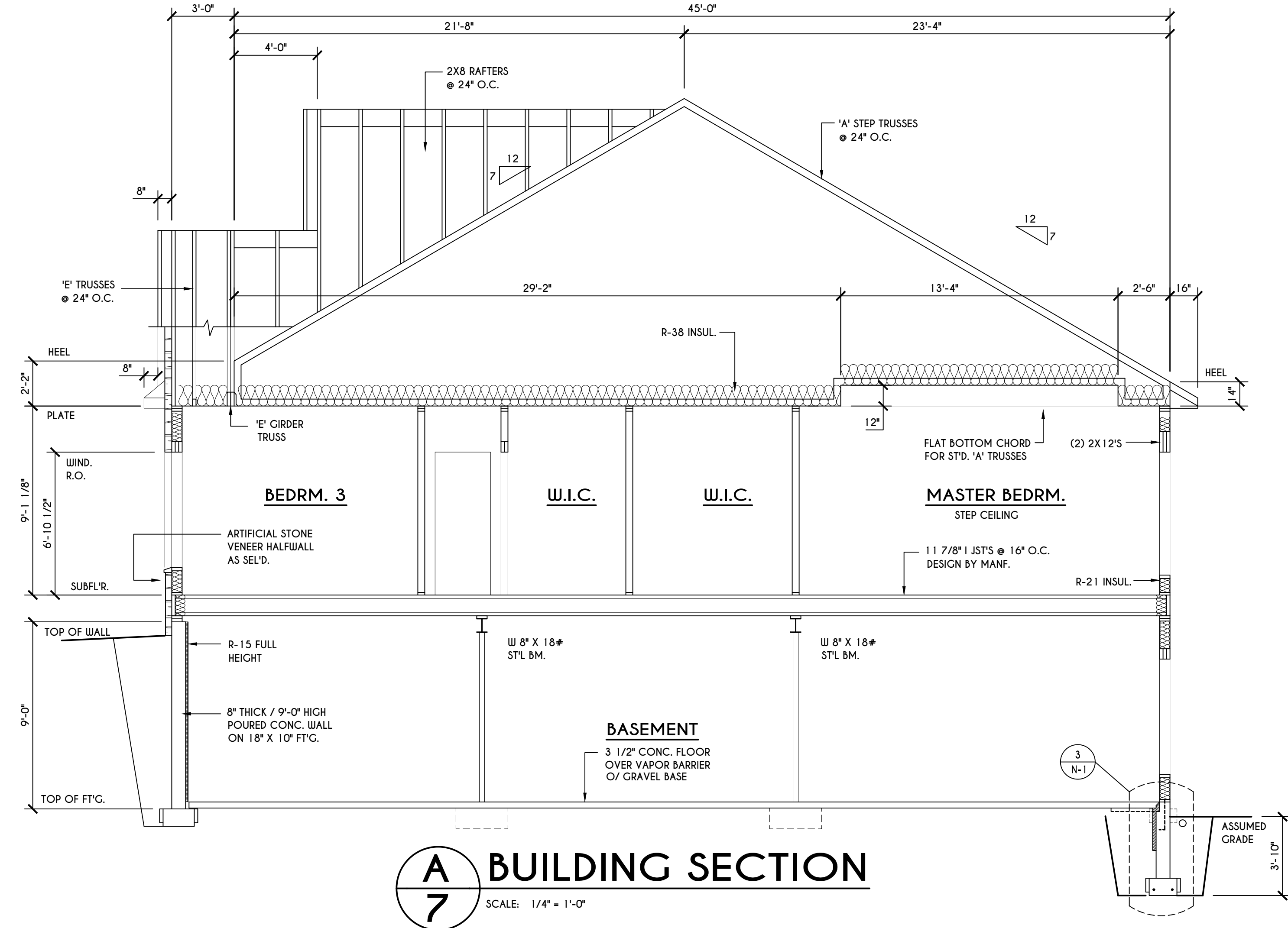
'D' TRUSS PROFILE
 SCALE: 1/4" = 1'-0"



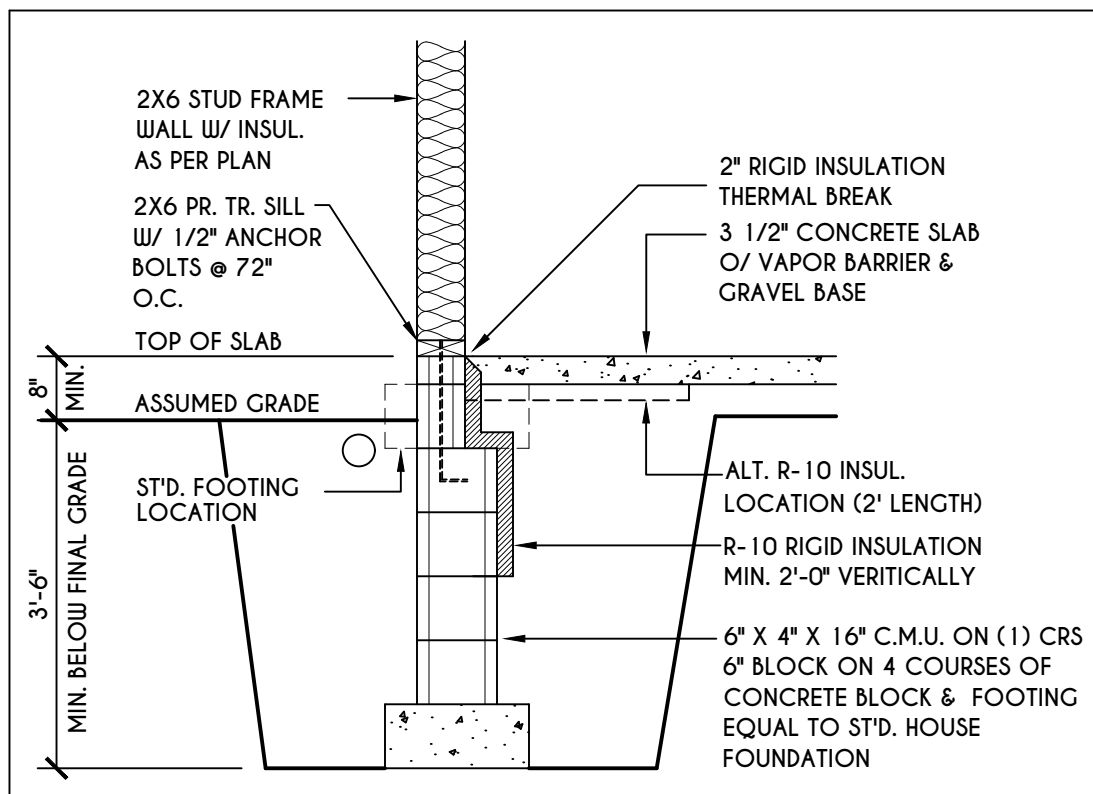
'E' TRUSS PROFILE
 SCALE: 1/4" = 1'-0"



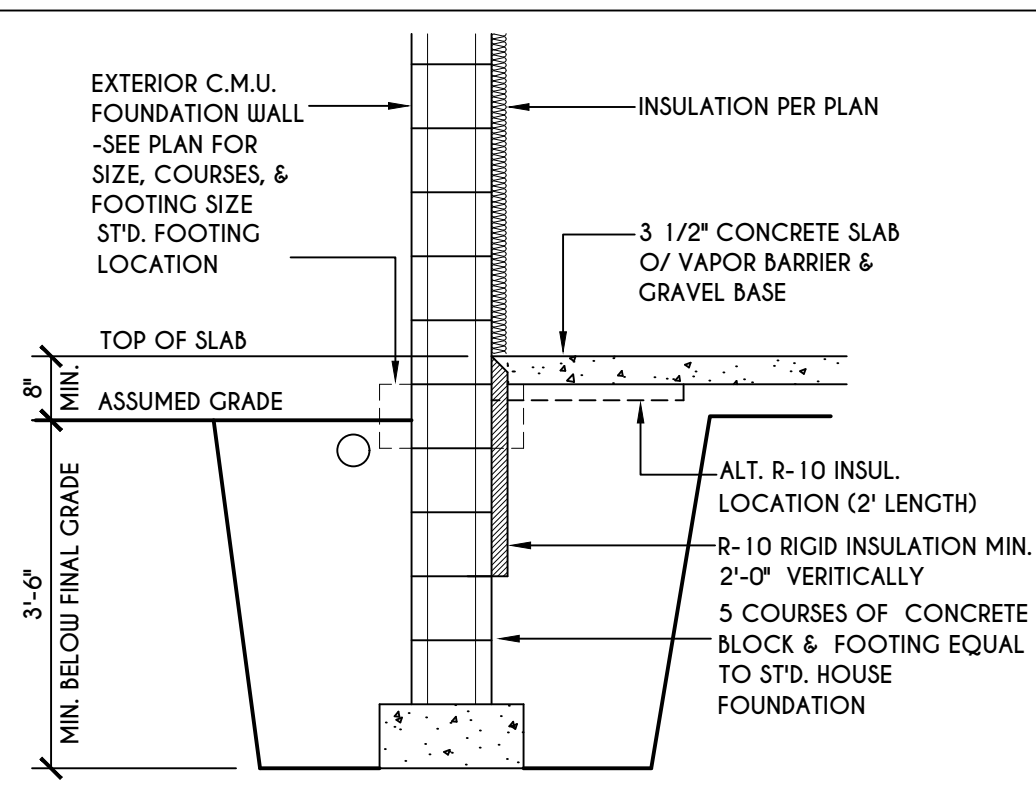
B BUILDING SECTION
 SCALE: 1/4" = 1'-0"



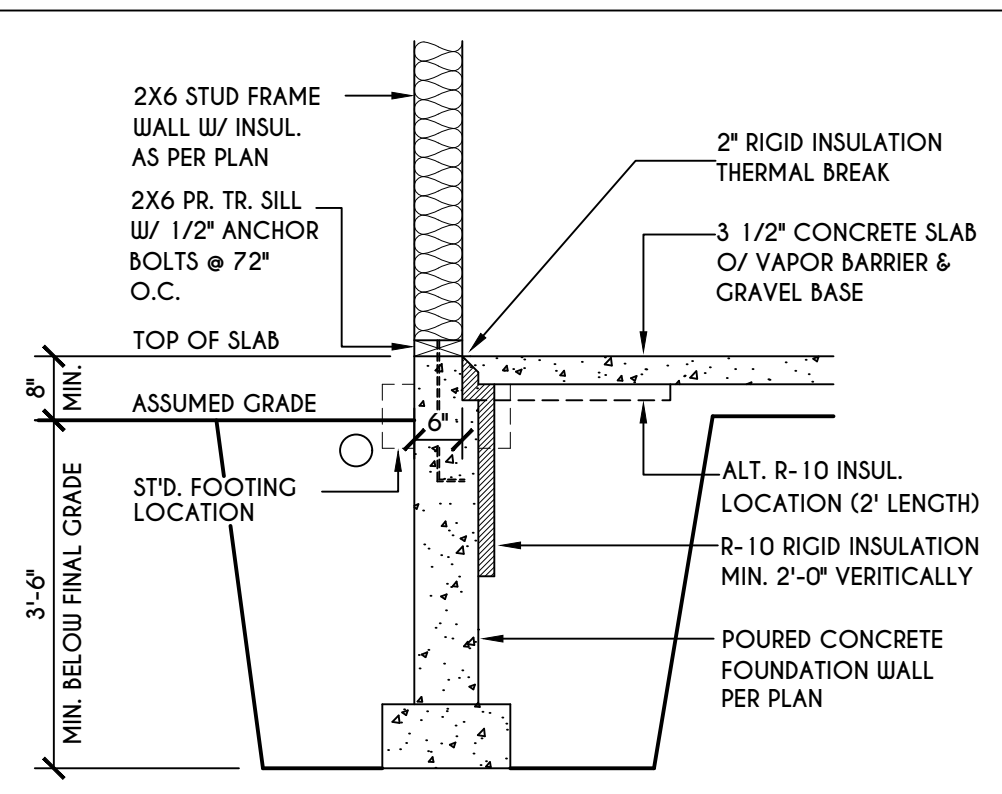
A BUILDING SECTION
 SCALE: 1/4" = 1'-0"



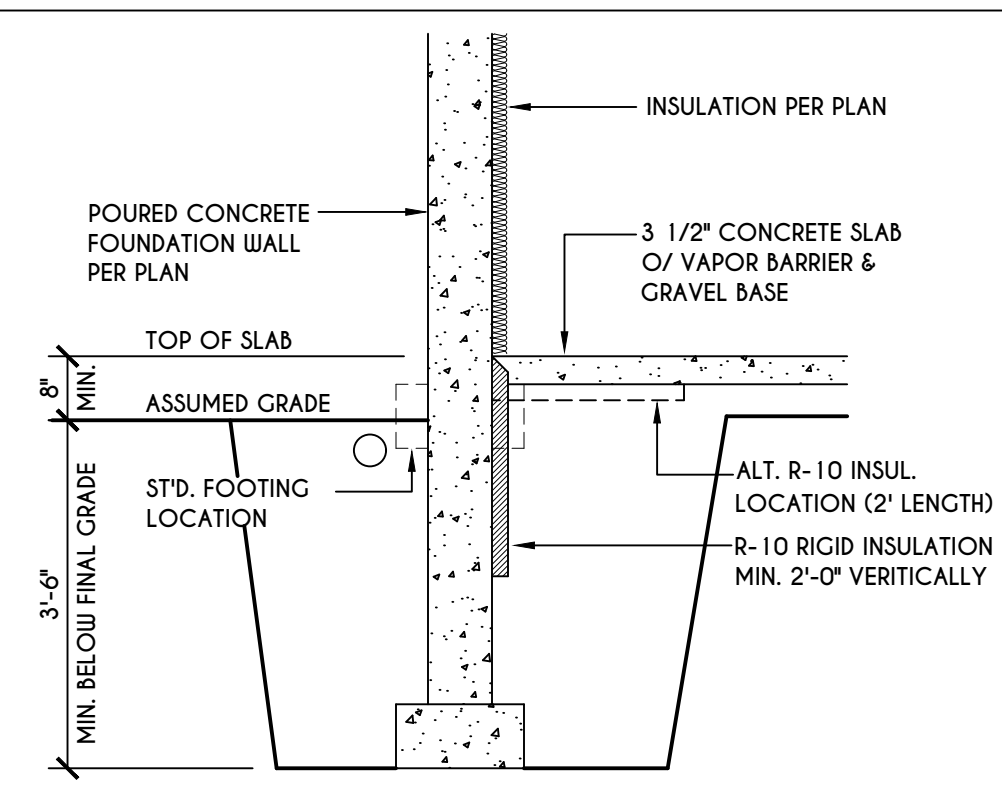
1
N-1
2X6 FRAME WALL ON C.M.U.
WALK OUT DETAIL
SCALE: 1/2" = 1'-0"



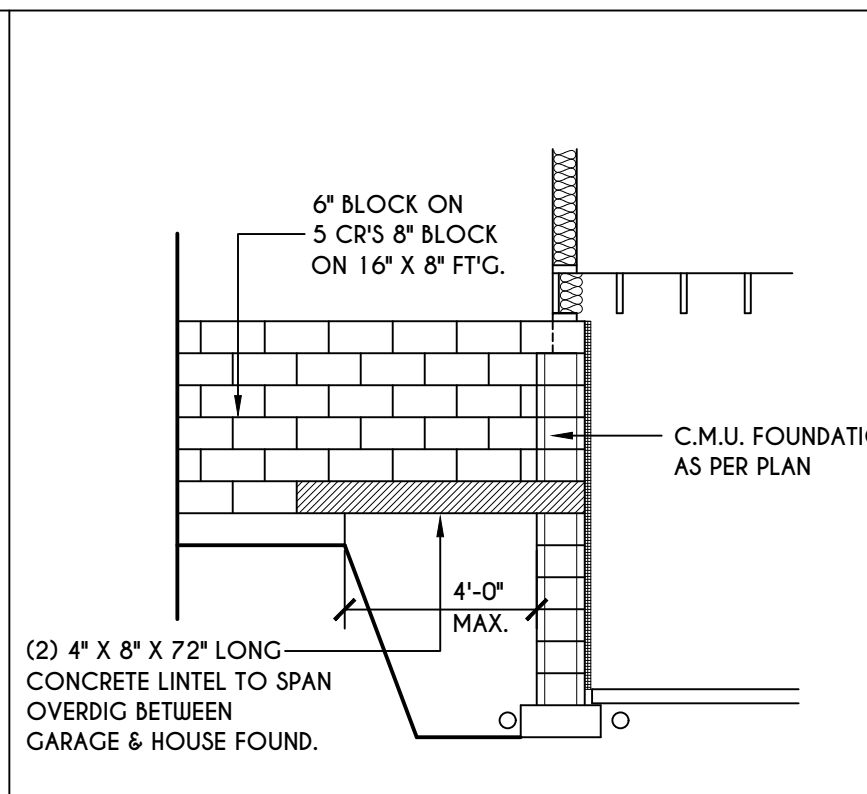
2
N-1
C.M.U.
WALK OUT DETAIL
SCALE: 1/2" = 1'-0"



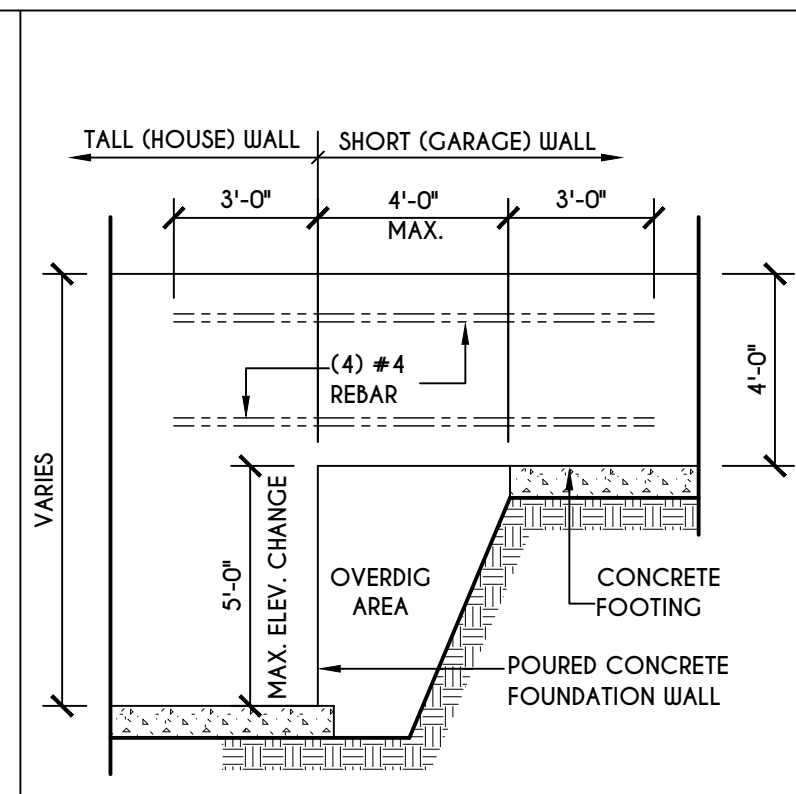
3
N-1
2X6 FRAME WALL ON POURED CONC.
WALK OUT DETAIL
SCALE: 1/2" = 1'-0"



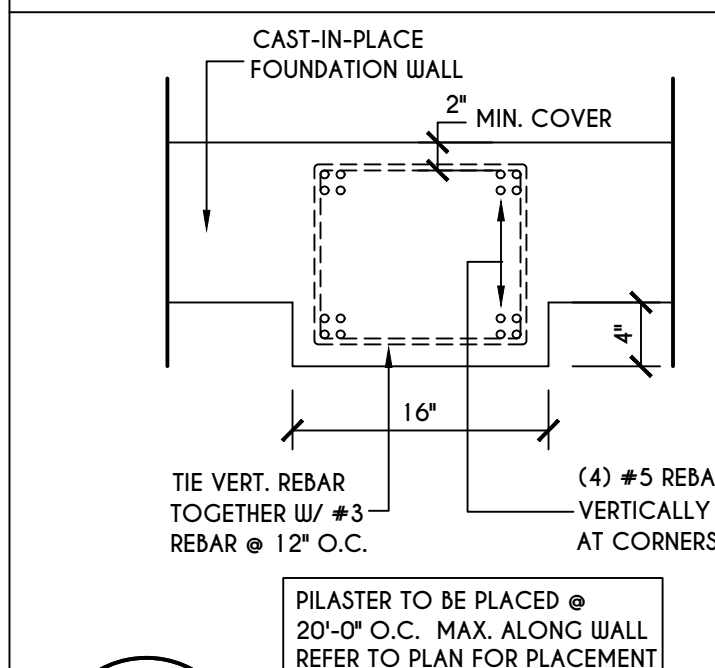
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N-1
POURED CONC.
WALK OUT DETAIL
SCALE: 1/2" = 1'-0"



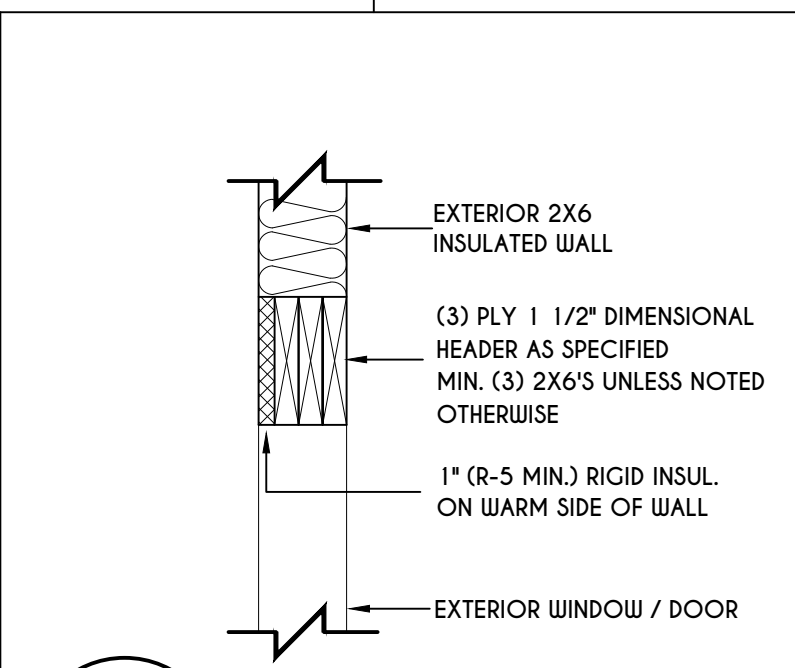
5
N-1
C.M.U. JUMP FOOTING DETAIL
SCALE: 1/4" = 1'-0"



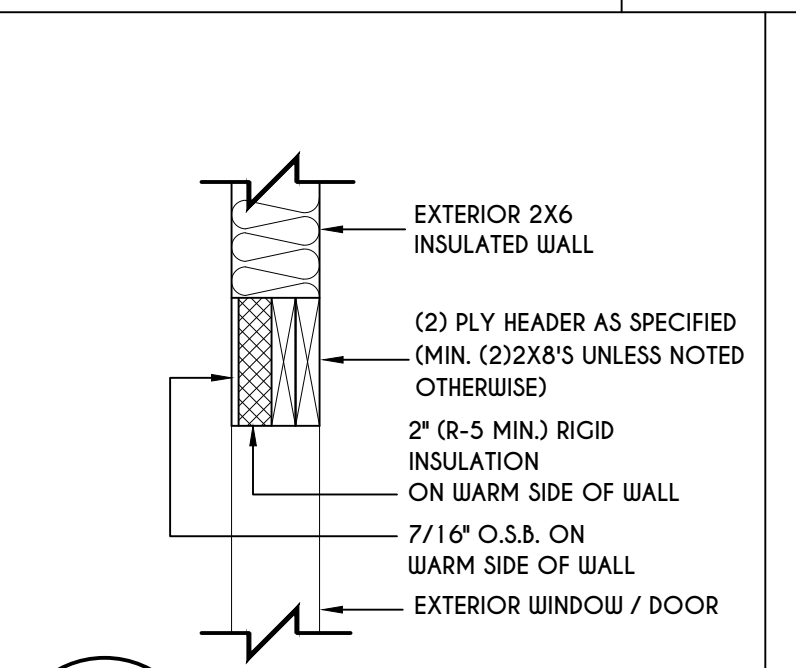
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POURED WALL JUMP FOOTING DETAIL
SCALE: 1/4" = 1'-0"



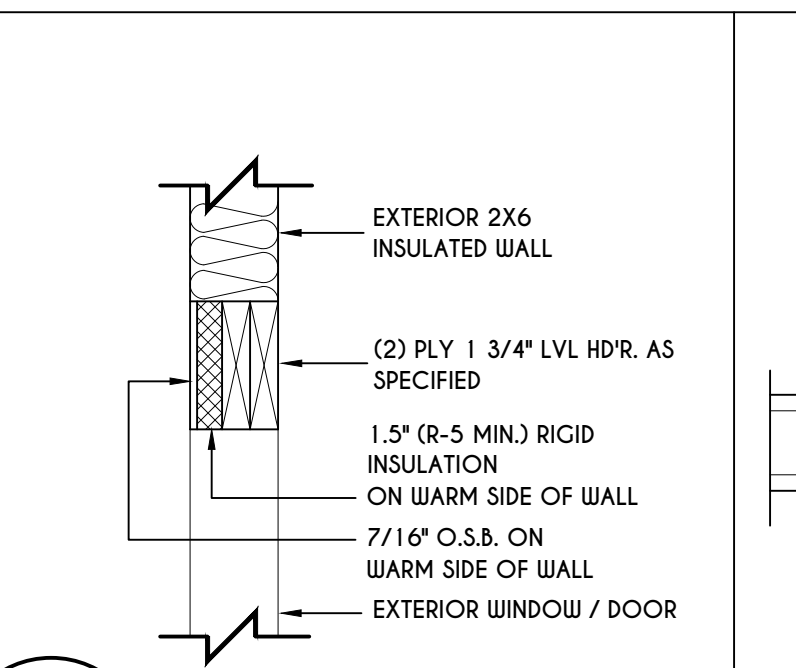
7
N-1
POURED WALL PILASTER DETAIL
SCALE: 1" = 1'-0"



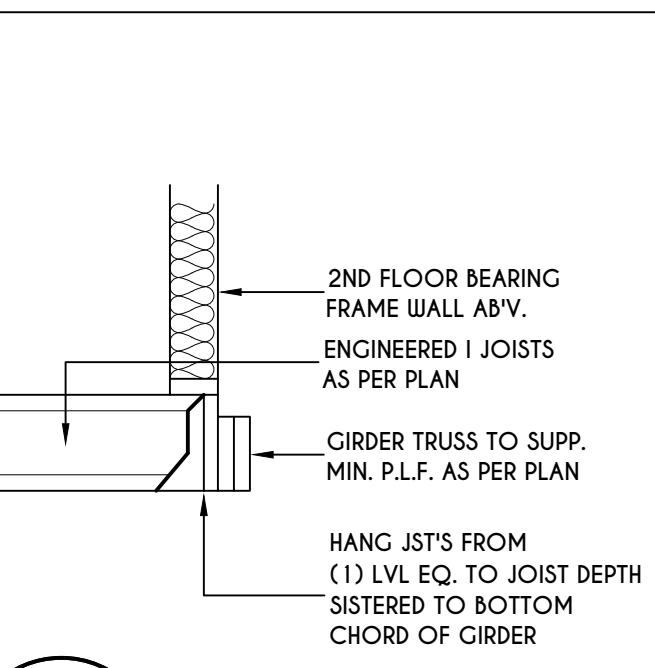
8
N-1
EXTERIOR INSULATED 3 PLY HEADER DETAIL
SCALE: 1" = 1'-0"



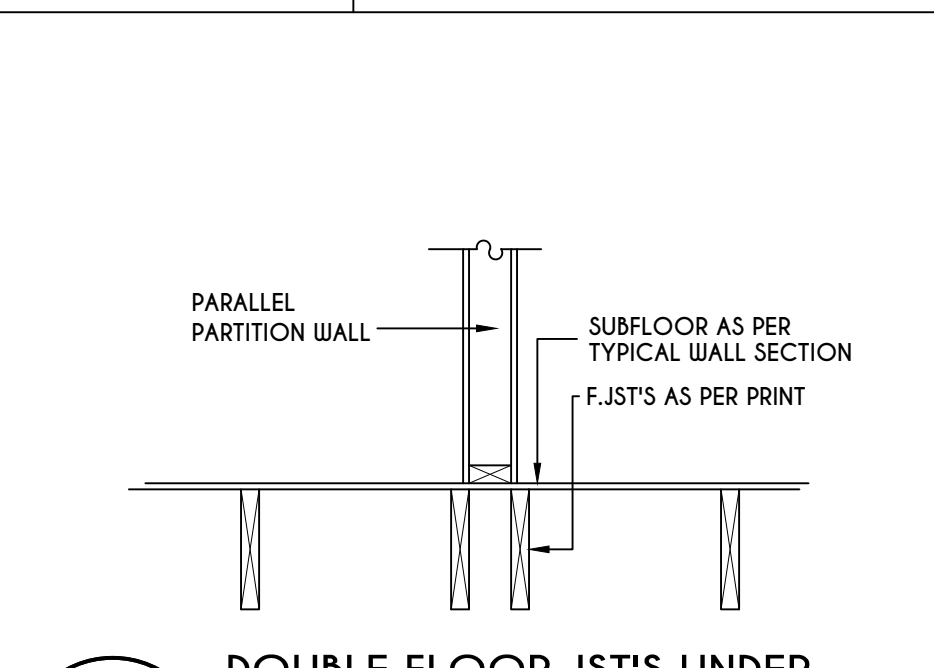
9
N-1
EXTERIOR INSULATED 2 PLY HEADER DETAIL
SCALE: 1" = 1'-0"



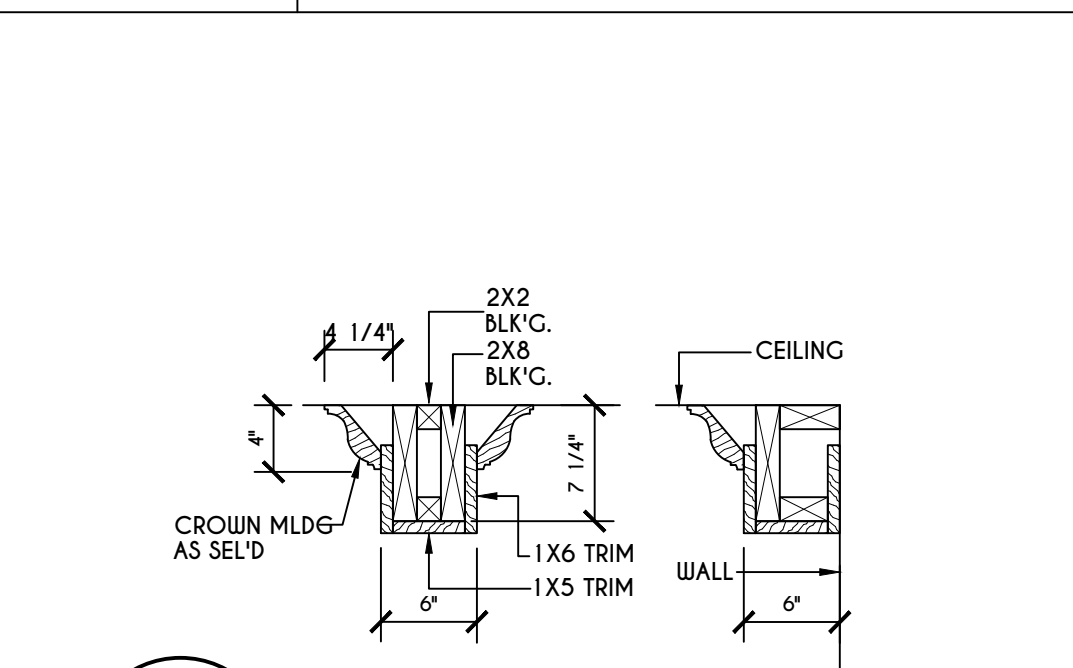
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N-1
EXTERIOR INSULATED 2 PLY LVL HEADER DETAIL
SCALE: 1" = 1'-0"



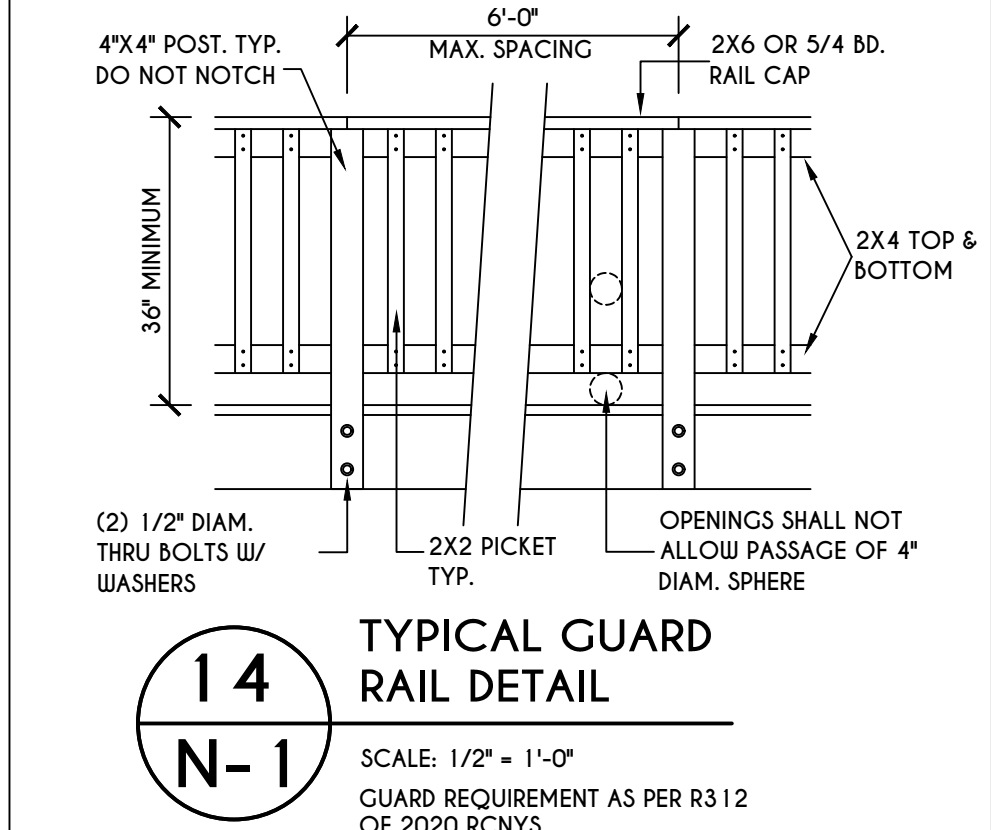
11
N-1
I JST / GIRDER DETAIL
SCALE: 1/2" = 1'-0"



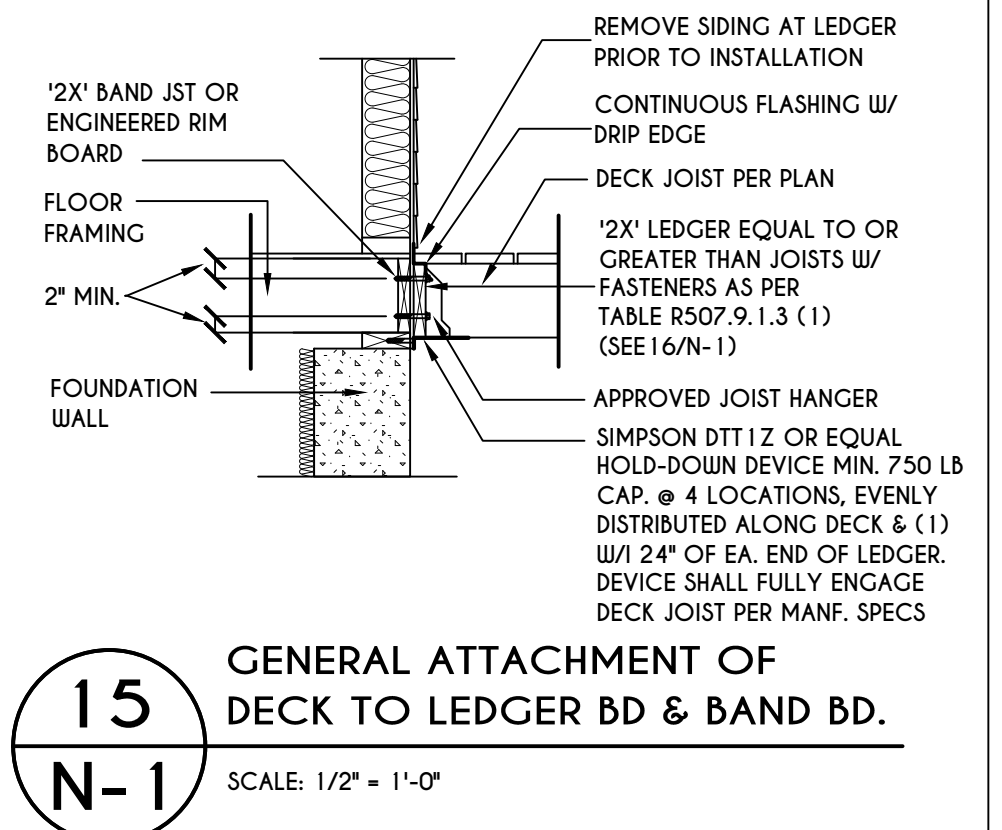
12
N-1
DOUBLE FLOOR JST'S UNDER PARALLEL PARTITION WALL DETAIL
N.T.S.



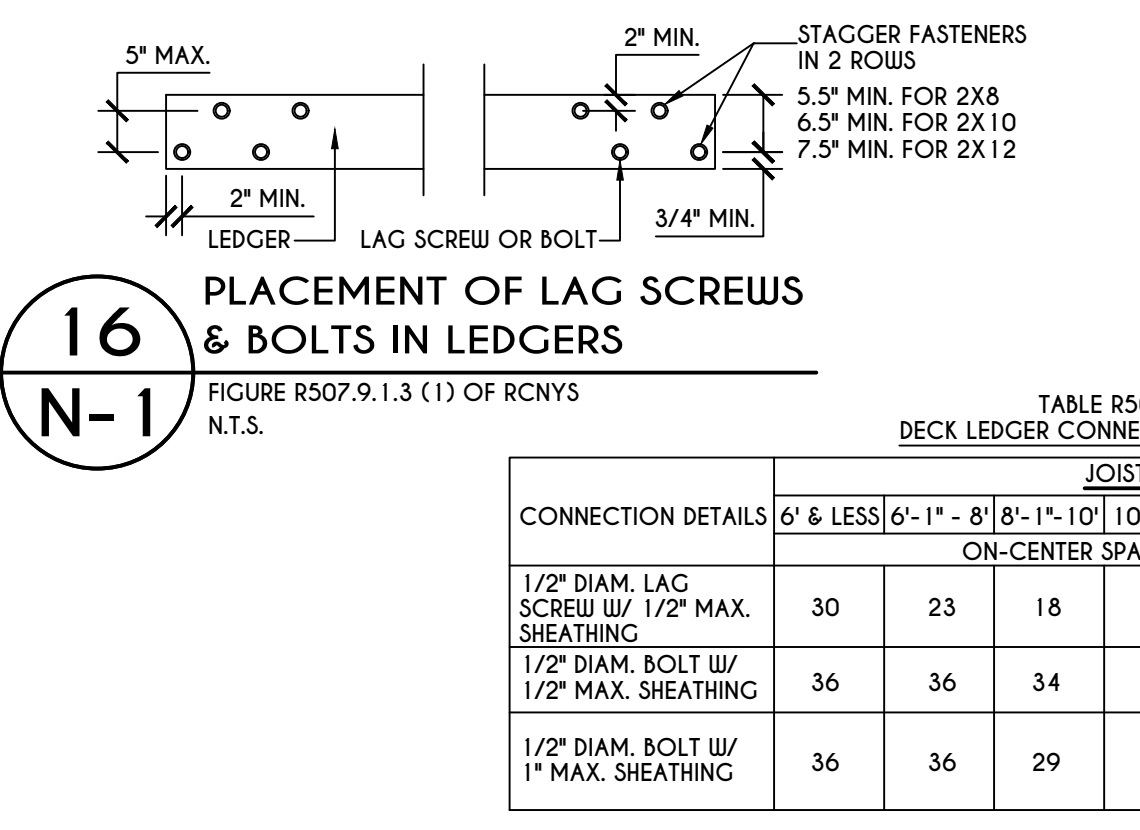
13
N-1
COFFERED BEAM DETAIL
N.T.S.



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



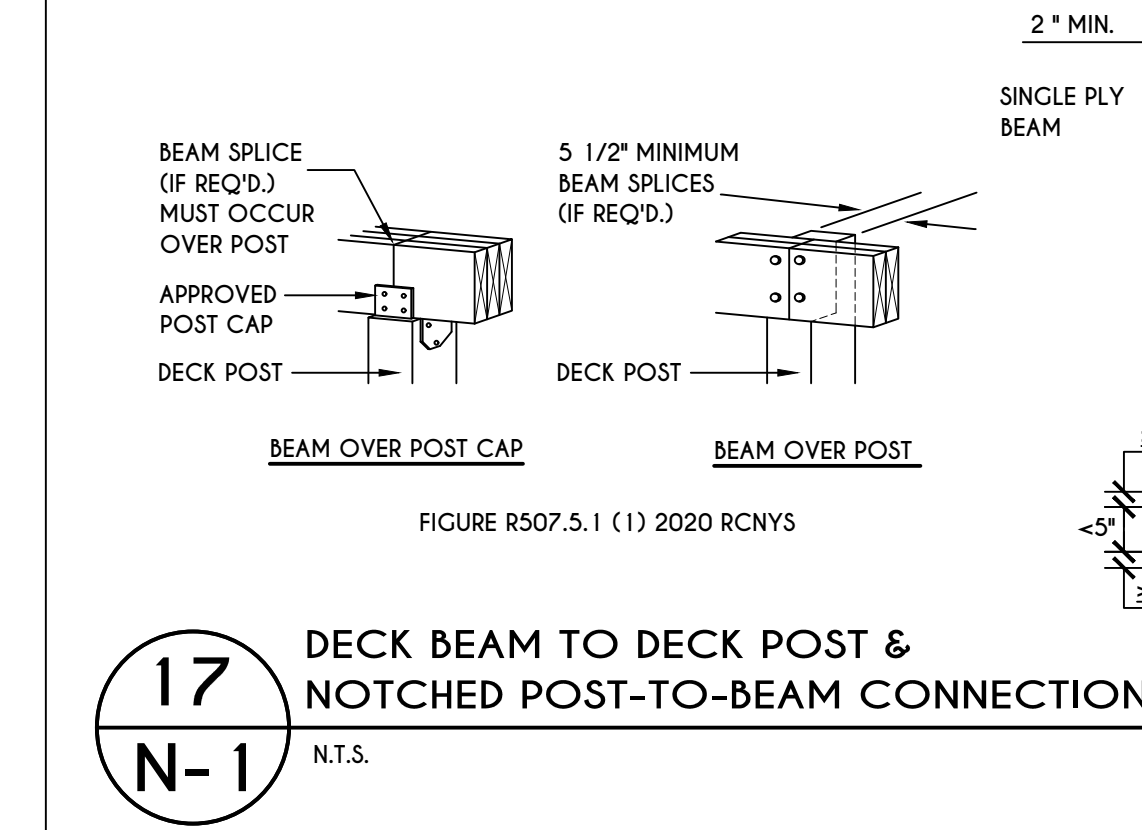
15
N-1
GENERAL ATTACHMENT OF DECK TO LEDGER BD & BAND BD.
SCALE: 1/2" = 1'-0"



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

TABLE R507.9.1.3 (1) OF RCNYS
DECK LEDGER CONNECTION TO BAND JOIST
ON-CENTER SPACING OF FASTENERS (IN.)

CONNECTION DETAILS	6' & LESS	6'-1" - 8'	8'-1" - 10'	10'-1" - 12'	12'-1" - 14'	14'-1" - 16'	16'-1" - 18'
1/2" DIAM. LAG SCREWS W/ 1/2" MAX. SHEATHING	30	23	18	15	13	11	10
1/2" DIAM. BOLT W/ 1/2" MAX. SHEATHING	36	36	34	29	24	21	19
1/2" DIAM. BOLT W/ 1" MAX. SHEATHING	36	36	29	24	21	18	16

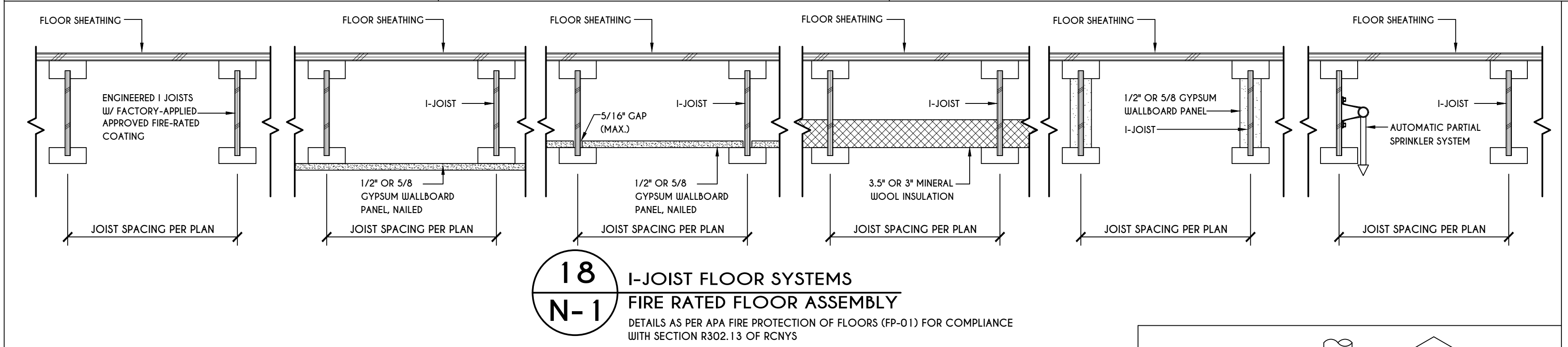


17
N-1
DECK BEAM TO DECK POST & NOTCHED POST-TO-BEAM CONNECTION
N.T.S.

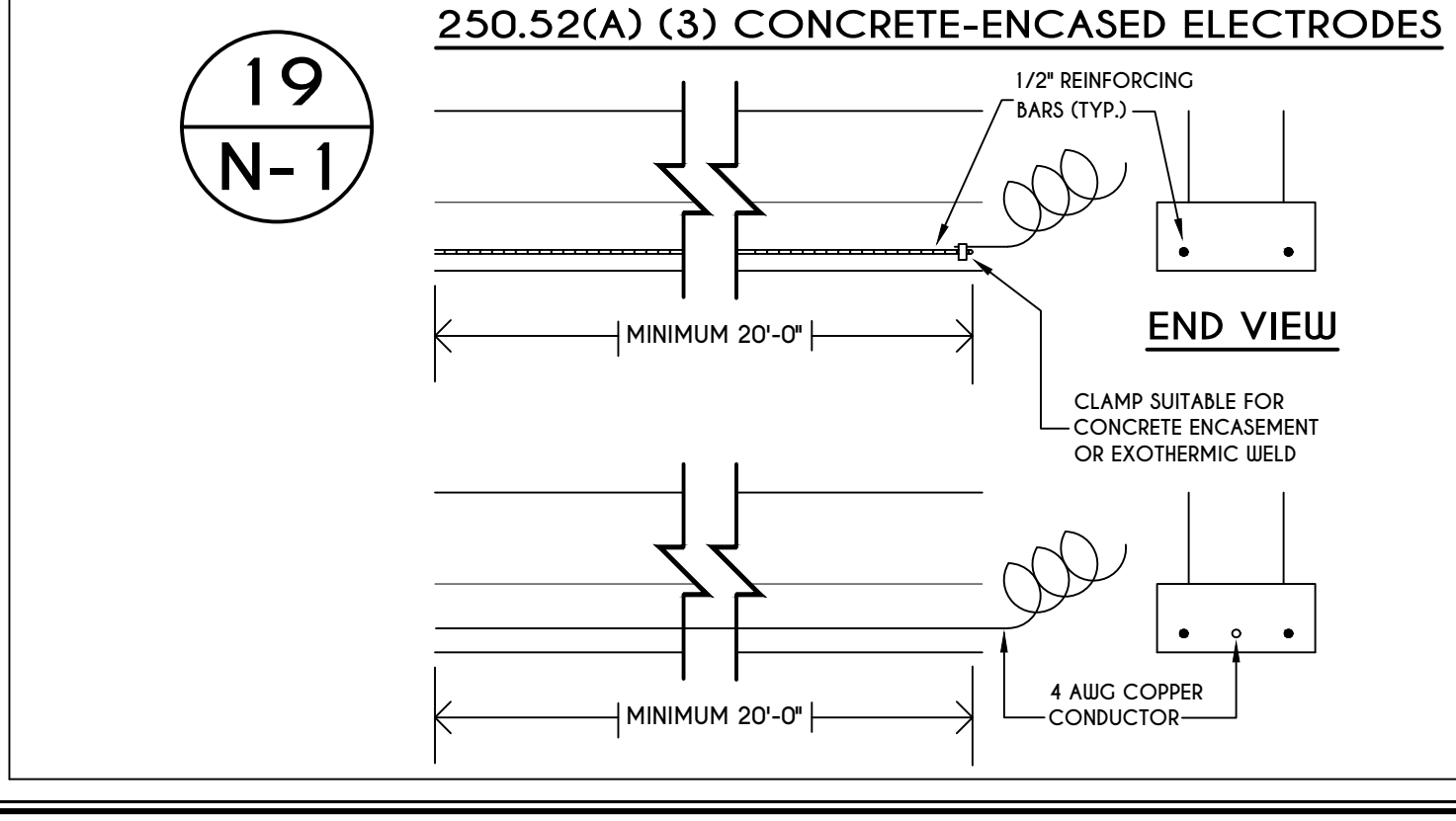
TABLE R507.4
DECK POST HEIGHT

DECK POST SIZE	MAX. HEIGHT ^{a,b} (feet-inches)
4 X 4	6'-9"
4 X 6	8'
6 X 6	14'
8 X 8	14'

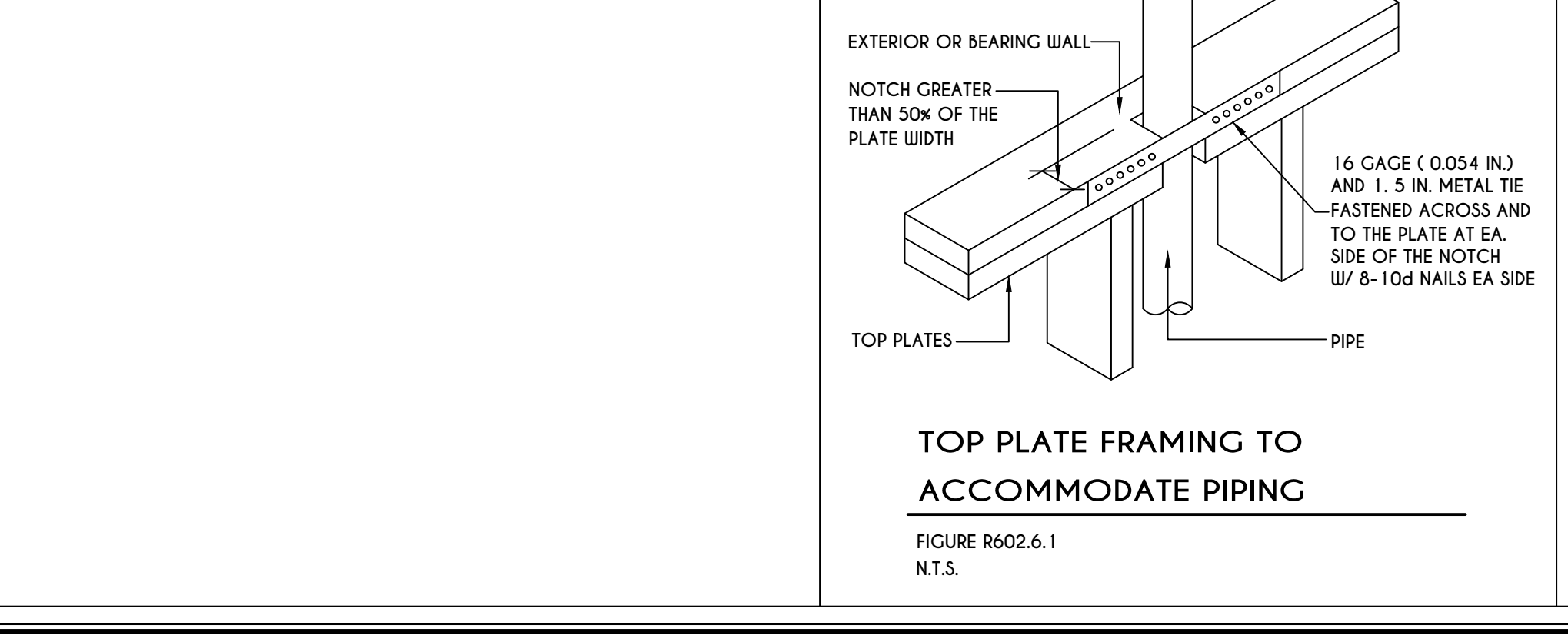
a. MEASURED TO UNDERSIDE OF BEAM
b. BASED ON 40 psf LIVE LOAD
c. THE MAXIMUM PERMITTED HEIGHT IS 8' FOR ONE-PLY & TWO-PLY BEAMS. THE MAXIMUM PERMITTED HEIGHT FOR THREE-PLY BEAMS ON POST CAP IS 6'-9"



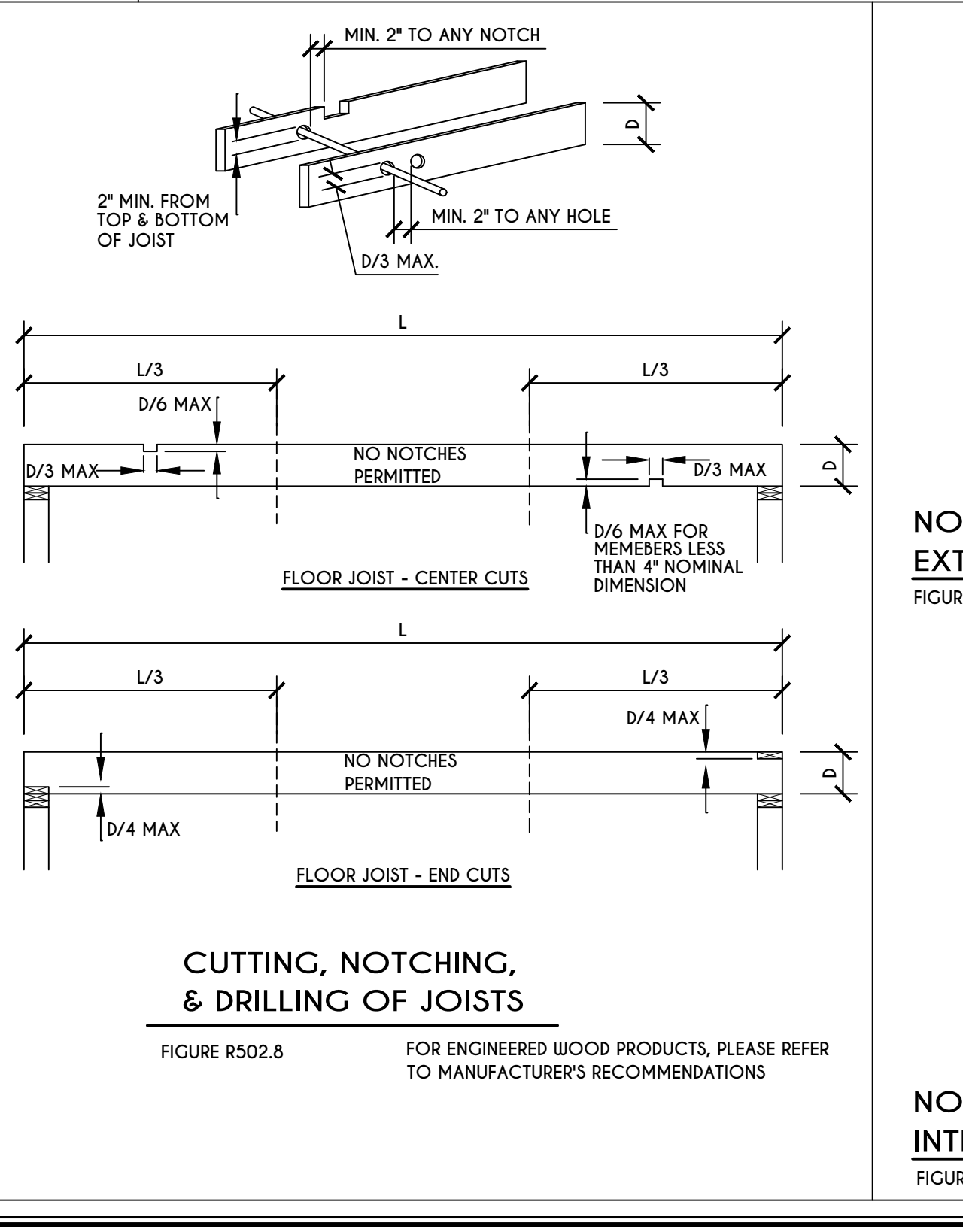
18
N-1
I-JOIST FLOOR SYSTEMS
FIRE RATED FLOOR ASSEMBLY
DETAILS AS PER APA FIRE PROTECTION OF FLOORS (FP-01) FOR COMPLIANCE WITH SECTION R302.13 OF RCNYS



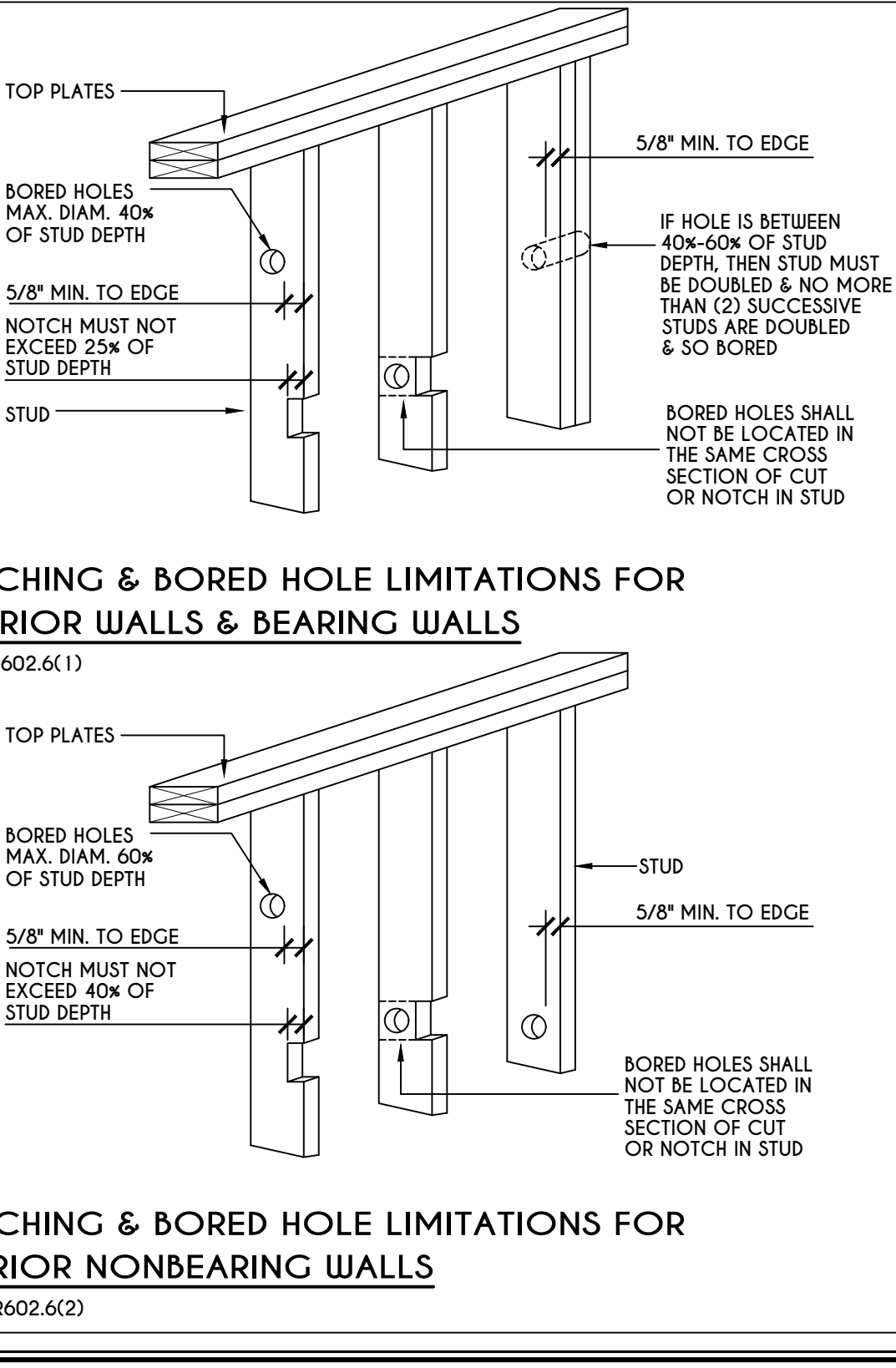
19
N-1
250.52(A) (3) CONCRETE-ENCASED ELECTRODES
SCALE: 1/2" = 1'-0"



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

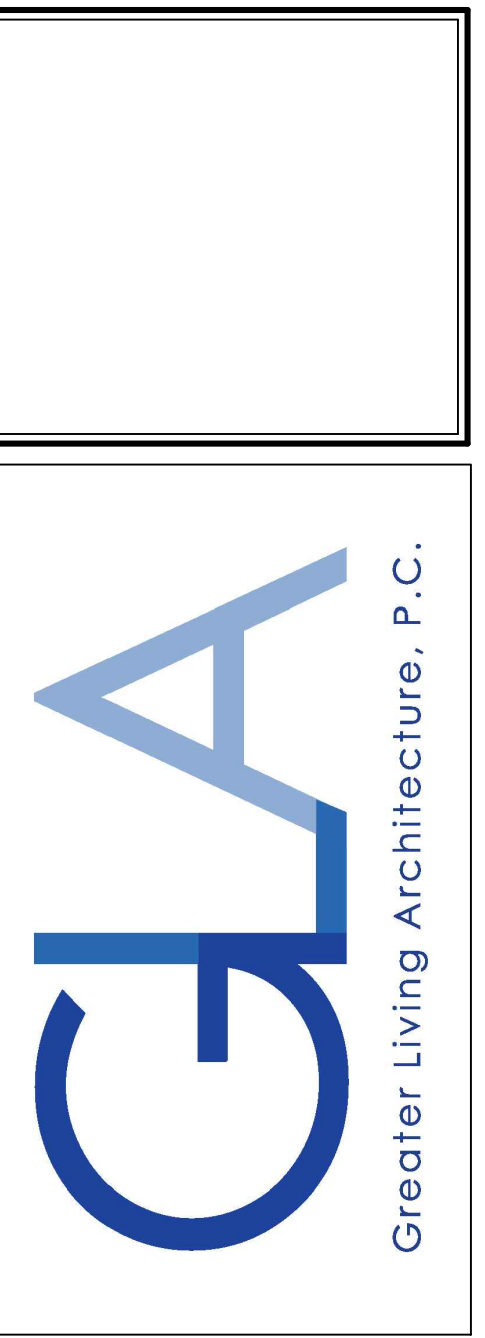


21
N-1
CUTTING, NOTCHING, & DRILLING OF JOISTS
SCALE: 1/2" = 1'-0"



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

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

REVISIONS:

DATE	BY	DESCRIPTION

CLIENT/LOCATION:
LOT 20
COVENTRY RIDGE
PITTSFORD, NY

BUILDER:
COVENTRY RIDGE
BUILDING CORP.

DETAILS

GLA PLAN 2302 R

drawn: CDK	checked: JJS
scale: AS NOTED	date: 2 / 21
PROJECT: 2538 H	sheet: N 1

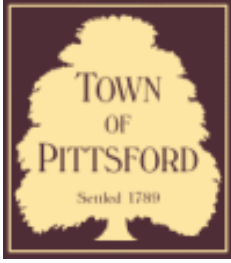




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10
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Town of Pittsford

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

Permit #
LD21-000001

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

DESIGN REVIEW AND HISTORIC PRESERVATION BOARD REFERRAL OF APPLICATION

Property Address: 25 Briar Patch Road ROCHESTER, NY 14618

Tax ID Number: 151.10-1-25

Zoning District: RN Residential Neighborhood

Owner: O'Connor, Matthew J

Applicant: O'Connor, Matthew J

Application Type:

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

Project Description: Applicant is requesting design and review to designated the above address as an Historic Landmark in accordance with Article XXX, Section 185-195.3 of the Pittsford Town Code. The property is zoned RN (Residential Neighborhood).

Meeting Date: February 11, 2021



**DESIGN REVIEW AND HISTORICAL PRESERVATION BOARD
APPLICATION FOR DESIGNATION OF LANDMARK**
Residence at 25 Briar Patch Road -- Rochester, NY -- 14618
Owners Matthew and Patricia O'Connor
January 2021



Front View, January 2021



Rear View with Patio and Deck, January 2021

Acknowledgements

We wish to acknowledge and thank several influential individuals for their significant efforts on our behalf, all of which collectively made this application possible:

- A most special thanks and salute is due to friend and landmark designation advocate **Bonnie Salem**, a longtime member of the Town of Pittsford Design Review and Historical Preservation Board, for her expert advice and eager willingness to collaborate on the text of the application;
- Personal friend **Diana Lauria** put me in touch with a friend of a friend, a granddaughter of former homeowners William and Mildred Levine and Pittsford resident herself **Debbie Levine Abrams**, who shared warm anecdotes about her memories of the house as a child with us as we prepared the application;
- **Meredith Gozo** (University of Rochester Curator, Rare Books and Manuscripts, History of Medicine Section, Institute for Innovative Education) provided us a faculty listing for Barbara Geller, a former resident, in the University of Rochester directory for academic year 1979-80;
- **Jennifer Ahrens**, principal of Bero Architects, PLLC, and staff project architect **Christopher Brandt**, shared with us their extensive library of historical Democrat & Chronicle news clippings on prolific Rochester builder Clark W. O'Brien;
- **Fred "Rick" Herman**, Chief Executive Officer of the Rochester Home Builders' Association, answered multiple questions of ours regarding Clarke W. O'Brien, one of the area's most respected builders in the middle of the previous century.

Patricia and Matthew O'Connor

Co-Applicants, January, 2021

List of Appendices

Appendix A

Original Residence and Garage Building Permit, 1950

Appendix B

Original Residence and Garage Aerial Elevation Blueprint, ~1950

Appendix C

Architectural Views of Roof Extension & Den Addition, 1991

Appendix D

Instrument Survey of Property, 1994



Case # _____

**DESIGN REVIEW AND HISTORICAL PRESERVATION BOARD
APPLICATION FOR DESIGNATION OF LANDMARK**


1. **Property Address:** 25 Briar Patch Road Rochester, NY 14618
2. **Tax Account Number:** 04027120000; SBL No. 151.10-1-25 (Lot 11)
Liber 106 of Maps (Page 36)
Hopkins 1941 Atlas Volume 5, Plate 4
Liber 6000 of Deeds (Page 272)
East Side of Briar Patch Road
3. **Applicants' Name(s):** Matthew and Patricia O'Connor
- Address:** 25 Briar Patch Road Rochester, NY 14618
Phone: (585)-704-3970 Mobile - Matthew O'Connor
Applicant's Interest: Purchasers (March 1994) and Owners
4. **Not applicable.** Owners are applicants
5. **Application Prepared By:** Matthew O'Connor
25 Briar Patch Road Rochester, NY 14618
(585)-704-3970 Mobile
6. **Present Use of Property:** Single family residence occupied by owners
7. **Property Zoning District:** RN (Residential Neighborhood)
8. **Statement of Significance:** Explain why the property should be designated as a landmark. (Attached additional sheets as necessary.)

The home at 25 Briar Patch Road in the Bramble Woods subdivision is significant as an example of the post war custom-designed architectural style. The structure was designed by Cyril Theodore Tucker, a noted professional architect of the time period. Incorporating a mix of traditional and contemporary features, the residence exhibits ledgerrock walls, a low-pitched hip roof, broad chimney and bowed picture window. Since construction in 1950, the structure has maintained the original front façade and overall architectural integrity. The location in Bramble Woods north of the Village of Pittsford, one of the earliest post war subdivisions in Pittsford, is also notable as the area exemplifies the expansion in residential development in Pittsford in the middle of the 20th century. Created by prolific developer and builder Clark W. O'Brien, Bramble Woods features a winding street pattern, wider lots and other characteristics of mid-century subdivision layout.

Post war economic recovery led to a surge in new housing across the country which was evident in Pittsford as well. The town experienced unprecedented population growth from 1950 to 1970, fueling demand for new housing. Expansion in residential development began on the outskirts of the Village of Pittsford and in the northern part of the town off of Monroe and East Avenues. These areas were close to major roads, the Village and earlier neighborhoods established before the war.

a. General Statement of Physical History with Sources of Information

The 2017 Bero Architecture PLLC Report (known formally as the “Historic Resource Survey Update,” a copy of which can be found in the Pittsford Town Board agenda for the October 16, 2018 meeting) provides the most recent list of inventoried structures in the Town. An excerpt for 25 Briar Patch Road from the report, approved by a resolution of the Town Board, follows:

Bero Architecture PLLC 15010.Pittsford Survey Final.01117.doc		29			
Town of Pittsford Reconnaissance-Level Survey Update					
Rectangular S		<table border="1"> <tr> <td>G+</td> <td>25 Briar Patch Road, 1950</td> <td>Good example of custom design in the early post-war period; distinguishing features include Ledgerrock walls with detailing at eaves, door, and round window; low-pitched hipped roof with front cross-gable wing; broad chimney; bowed picture window. 1950 building permit: Architect Cyril Tucker; Builder Clarke W. O'Brien. 1991: not rated.</td> </tr> </table>	G+	25 Briar Patch Road, 1950	Good example of custom design in the early post-war period; distinguishing features include Ledgerrock walls with detailing at eaves, door, and round window; low-pitched hipped roof with front cross-gable wing; broad chimney; bowed picture window. 1950 building permit: Architect Cyril Tucker; Builder Clarke W. O'Brien. 1991: not rated.
G+	25 Briar Patch Road, 1950	Good example of custom design in the early post-war period; distinguishing features include Ledgerrock walls with detailing at eaves, door, and round window; low-pitched hipped roof with front cross-gable wing; broad chimney; bowed picture window. 1950 building permit: Architect Cyril Tucker; Builder Clarke W. O'Brien. 1991: not rated.			

Note that a G+ or "Green Plus" property is defined in the Bero Survey as:

Green Plus: High architectural and/or historical significance and high physical integrity; if exterior changes are present they are compatible with the site's historic character. Strong candidate for local designation; some may also qualify for National Register listing (see National Register Nominations, below).

The original structure was permitted in 1950 as part of the cul-de-sac known as the Bramble Woods subdivision in Pittsford, developed by builder Clarke W. O'Brien who purchased individual lots of land from various owners. The subdivision of 16 homes consisted of properties with street addresses of Briar Patch Road and Briar Circle across East Avenue (State Route 96) from the main, or north campus, entrance to Nazareth College surrounded by brick walls.

i. Owners and Dates:

- | | | | |
|-------------------------------|------------------|----|------------------|
| • Matthew & Patricia O'Connor | March 28, 1994 | to | Current |
| • Donald & Sandra Strickland | July 1, 1981 | to | March 28, 1994 |
| • Barbara Geller | May 9, 1979 | to | July 1, 1981 |
| • William and Mildred Levine | June 30, 1966 | to | May 9, 1979 |
| • John & Rhoda Stevens | November 7, 1951 | to | June 30, 1966 |
| • Clarke O'Brien | January 5, 1950 | to | November 7, 1951 |

ii. Date of Construction: 1950

Architect: Cyril Theodore Tucker

Builder: Clarke W. O'Brien

Local architect Cyril T. Tucker (1898 to 1988) lived with his family at 161 Avalon Drive in Brighton for 22 years after arriving in Rochester in 1931 to take up work as an architect.

Mr. Tucker is listed in Architecture and Architects of Rochester, N.Y., as in 1959, he designed the original Culver Ridge Plaza and the Southtown Shopping Center.

Mr. Tucker also designed many residences in Rochester and Brighton, including houses on Allens Creek Road. Furthermore, the May 1934 issue of "The American Home" magazine featured a home designed by Tucker called "The Anchorage," a residential design that reflects a nautical theme and is located at 361 Sagamore Drive in Irondequoit, near Lake Ontario.

The community is indeed small. Tom Upson, a co-founder in 1998 of the still active Brighton Habitat for Humanity Church Coalition along with co-applicant Matthew O'Connor, has lived at Tucker's former home with his wife Meg since 1978. The Upsons met the architect several years after moving to 161 Avalon Drive, at which time he recalled for them time he spent at his drafting table on their front porch designing homes.

Though he passed away young in 1960 at 58 years of age in his 208 Shoreham Drive home in Brighton (see the obituary on the next page), Clarke W. O'Brien was a prolific tract and home developer in Pittsford (see the following advertisement), Brighton, Perinton, and all over Rochester, for that matter.

His sons, Peter W. O'Brien and Philip A. O'Brien, carried on the business of Clarke W. O'Brien, Inc. and O'Brien Development Company, with third son David O'Brien. (Mr. O'Brien owned two companies in order to maintain development and land purchases separate from the building of homes.) O'Brien Homes represented the construction side of the business and was one of the largest builders in our area in the 70's and 80's.

Peter O'Brien passed away fairly young, according to Rick Herman of the Rochester Home Builders' Association, who incidentally was hired by David O'Brien for his current role 25 years ago. Philip retired from the family business O'Brien Homes in 1998, then located at 6780 Pittsford-Palmyra Road in Perinton, and passed away in 2019. David passed away in 2014, essentially closing the company he renamed O'Brien Homes before he died, but maintaining the name for warranty purposes. O'Brien Homes no longer exists as an active builder in the region.

Private Service Held For Clarke W. O'Brien

A private funeral service for Clarke W. O'Brien, 58, a home builder and tract developer, was held yesterday.

Mr. O'Brien died of a heart ailment Thursday (June 23, 1960) in his home at 205 Shoreham Dr., Brighton.

He was president of O'Brien Development Co. and Clark W. O'Brien, Inc., both home development companies. Two sons, Peter W. and Philip A. O'Brien, were associated with him in the firms. They will carry on the businesses.

Among the tracts Mr. O'Brien developed were Shoreham Drive, French Hills, Briar Patch Road, Marsh Road and Distant Hills, all in Pittsford; Upland, Greenbriar and Foothills subdivisions in Perinton, and Valley Road, Brighton.

He was also a principal in the development of the MacFarlane Farms and Virginia Colony tracts in Brighton.

Mr. O'Brien was born in Honeoye Falls. He attended the University of Rochester and was president of his graduating class of 1925. He won letters in track and baseball. He belonged to Alpha Delta Phi fraternity.

When World War II began, Mr. O'Brien joined the Navy, leaving his wife to handle his business. He was 41 at the time. A Naval pilot, he was in charge of air crew training in Florida when he was

discharged as a lieutenant commander after 3½ years of service. He resumed his business after the war.

Mr. O'Brien was a member of Oak Hill Country Club and Rochester Home Builders Assn.

Besides his wife, Alma, and his sons, he leaves another son, David of Perinton; a daughter, Mrs. Craig Briggs of Rochester; two brothers, William and McHenry, and a sister, Miss Julia O'Brien.

Friends may contribute to the American Heart Assn.

Jane Elmore Winston Killed in South

A former Rochester woman was killed yesterday morning in an automobile crash near Greensboro, N.C. A service will be held there tomorrow.

She was Mrs. Jane Elizabeth Elmore Winston, 40, daughter of Mr. and Mrs. Emory Elmore of 278 Alpine Dr., Pittsford.

Mrs. Winston, the wife of Patrick H. Winston, a Greensboro real estate broker, was driving alone about 12:45 a.m., police said, when her car failed to make a curve on a residential street and struck a utility pole.



Mrs. Patrick H. Winston

BRIGHTON-Pittsford. We own and control dozens of building sites in our 3 subdivisions for houses of all prices. Shoreham Dr., overlooking Oak Hill Country Club, for big 2-story houses for big families, houses from \$20,000 up. French Rd., tract for smart new "ranchers" from \$14,000 up. Bramble Woods on East Ave., opposite Nazareth College, a dream place of big trees and rolling lands for smart contemporary houses from \$25,000 up. We go in for big lots. A minimum lot with us is 100-ft. frontage. If you need up to 6-acre lots we have them too! One condition: We must approve the house you build. If we don't like it, you don't build it. Consult with us on land. Clark W. O'Brien, Builder, Hillside 2547.

June 26, 1946 Advertisement

Democrat & Chronicle

June 25, 1960 Obituary

Democrat & Chronicle

iii. Facts/information on original plan and construction of building(s):

The initial permit application of September 7, 1950, signed by architect Cyril T. Tucker and builder Clarke W. O'Brien, proposed a total area of 2,000 square feet for the main structure. Permit 140 (Appendix A), which cost \$32, was granted on September 26, 1950, for a dwelling estimated to cost \$14,000 and garage estimated to cost \$2,000. The owner was listed as John Stevens of the Stevens-McMillen Company located on East Avenue in Rochester.

However, the current residence is listed as 2,700 square feet.

Why?

The blueprint (Appendix B) depicting original construction appears to show that the chimney on the east side of the home exists on an external wall.

But the ~375 square foot area east of the chimney between the kitchen to the north and living room to the south was enclosed, possibly by the builder while the home was under construction. Debbie Levine Abrams, granddaughter of William and Mildred Levine, the couple which purchased the home from John Stevens, does remember an interior chimney and indoor living space between the kitchen and south end of the home. There is the distinct possibility that the addition of the enclosure was agreed upon by Mr. Stevens and the builder during construction and not captured on Town documents after the fact.

Another ~325 square foot addition was added years later by Donald and Sandra Strickland in the form of a third bedroom -- or "den" -- in the southeast corner of the structure.

iv. Facts/information on known alterations/additions (dates, architects, builders):

In 1990, owner Donald Strickland hired architect Les Murfin, then of Fairport, to generate the specification and plans for a raised roof and gutter system to accommodate a third room on the southeast corner of the existing structure. Mr. Strickland hired Dobbins Construction, Inc., then of Penfield, to execute the plans. This initial contract cost \$32,800. The construction was performed in 1991.

On December 21, 1991, The Town of Pittsford Architectural Review Board approved the addition of a room called the "den" of ~325 square feet on the southeast corner of the existing re-roofed structure. The views in Appendix C show the proposed third room on the rear (east) elevation view at the bottom, in addition to the raised roof shown in the south elevation. This second contract cost \$17,500. The external walls of the "den" were fashioned from ledgerrock matched to exactly mimic the existing ledgerrock façade.

b. Statement on history (include sources of information):

i. Historical events associated with the property and dates:

The applicant has not identified any particular events of local, regional or national significance that happened on the property.

ii. Well-known persons associated with the property:

The applicant has identified known persons of interest who have lived previously at 25 Briar Patch Road.

Current co-owner **Matthew O'Connor (occupancy 1994 - current)** served as a Town Councilman from 2012 through 2019 and acted as the liaison to the Design Review and Historical Preservation Board twice during his eight years in office. He is still active in the community serving on four volunteer boards. His bio from the Town website is included below. Wife and co-owner **Patricia O'Connor**, a two-time graduate of Nazareth College, is a classically trained harpist who studied under the late virtuosa Eileen Malone at the Eastman School of Music. She has performed twice at the Spiegel Center for admiring Pittsford seniors since her retirement after 42 years teaching in West Irondequoit and elsewhere. Daughters **Alyssa** and **Danielle** are both Pittsford Sutherland and Cornell University School of Industrial & Labor Relations graduates. Danielle is an Assistant Vice President and talent scout at Citibank in Manhattan. Alyssa, who graduated from the University of Chicago with a JD in 2016, is legal counsel for the Board of Governors of the Federal Reserve System in Washington, DC.

Matthew J. O'Connor, Town Council

Matt joined the Town Board in January of 2012. A past President of the Rotary Club of Pittsford and a Rotary Paul Harris Fellow, Matt also serves as the Steering Committee Chair of an Eastside Habitat for Humanity Coalition of Churches now preparing to build its seventh home since 1998 in the City of Rochester JOSANA neighborhood. He is a member of the Board of Directors of the Pittsford Chamber of Commerce, Saint's Place and RESOLVE of Greater Rochester, Inc.



A recipient of his Bachelor's and Master's from the Sibley School of Mechanical and Aerospace Engineering at Cornell University, Matt was the Director of Quality for ITT Space Systems Division before serving as the Vice President of Quality for Exelis Geospatial Systems prior to his retirement. A certified Lean Six Sigma "Black Belt," Matt earned multiple American Society of Quality certifications and Professional Engineer Licensure over his career.

Matt currently is the Assistant Vice President of Economic Development and Innovative Workforce Services at Monroe Community College. In this capacity he serves as the Dean of Career Technical Education. Matt also teaches in the Engineering Science and Physics department.

Matt and his wife Patty have been residents of Pittsford for 25 years and live on Briar Patch Road, in a home listed on the Town Historic Inventory. Their adult daughters, Alyssa and Danielle, are graduates of Pittsford Sutherland High School. You may email him at moconnor@townofpittsford.org or by [clicking here](#).

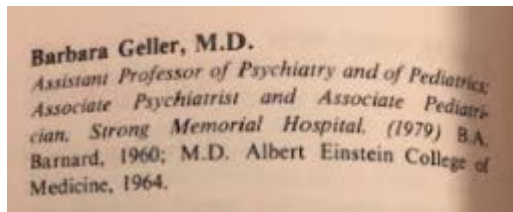
Donald Strickland (occupancy 1981-94), a former Eastman Kodak executive and visionary who exited the company in 1993 because he couldn't persuade the Board of Directors to manufacture and market a digital camera, once said: "We developed the world's first consumer digital camera but we could not get approval to launch or sell it because of fear of the effects on the film market." Kodak was first to create a digital

camera in 1975 under Mr. Strickland, a crude device (by today's standards) that required 23 seconds of exposure time. Don Strickland then joined Apple Computer, where he was able to successfully launch and market the first consumer digital camera in 1994 called the QuickTake 100, which was ironically manufactured by Eastman Kodak and cost \$750 to purchase.

Mr. Strickland left the money-losing Apple Computer during a massive cost-cutting purge engineered by then-CEO Gil Amelio and founded a Silicon Valley startup company, PictureWorks Technology, which he later sold to a public company, IPIX Corporation, of which he eventually became CEO. He consults and speaks nowadays.

Barbara Geller (occupancy 1979-81) is most likely Dr. Barbara Geller, MD, based on research conducted by the applicant. Dr. Geller was a highly respected and well-known emerita professor of child psychiatry in the Department of Psychiatry at Washington University School of Medicine in St. Louis. She passed away in May 2020 at the age of 81, after a brief hospice stay in St. Louis. She has no survivors.

The first physician in her family, Dr. Geller earned a bachelor's degree in 1960 from Barnard College at Columbia University and a medical degree in 1964 from Albert Einstein College of Medicine. She completed her residency in psychiatry and a fellowship in child and adolescent psychiatry at New York University-Bellevue Medical Center. Eventually she arrived at the University of Rochester Medical Center (URMC) in 1979 as an Assistant Professor of Psychiatry and Pediatrics and Associate Psychiatrist and Associate Pediatrician at Strong Memorial Hospital, before moving elsewhere.



**Barbara Geller, MD Entry in University of Rochester
1979-80 Faculty Journal**

Dr. Geller was internationally recognized for research into pediatric bipolar disorders and was principal investigator on multiple NIMH-funded grants. Among her awards were the Cummings Special Research Award from the American Academy of Child and Adolescent Psychiatry and the Exemplary Psychiatrist Award from the National Alliance for the Mentally Ill. Dr. Geller served on numerous federal advisory committees and published more than 130 articles on childhood manic-depressive disorders. She wrote for *NEJM Journal Watch Psychiatry* from 1997 to 2018, specializing in articles on child psychiatry and neuroscience. Hundreds of researchers trained with her throughout her career.

The mobile Barbara Geller apparently stayed at URMC for two years or less, as Meredith Gozo (University of Rochester Curator, Rare Books and Manuscripts, History of Medicine Section, Institute for Innovative Education: Miner Libraries, University of Rochester Medical Center) could only find her listed in the faculty directory for the academic year 1979-80.

The fact that the residence was occupied for 1979-81 suggests she was probably the owner before moving on to another position, of which she had many throughout her career.

William and Mildred Levine (occupancy 1966-79). The applicant had the opportunity to speak to Mr. Levine's granddaughter, Pittsford resident Debbie Levine Abrams, to confirm that her grandparents, William and Mildred, did indeed reside at 25 Briar Patch. She mentioned in their conversation that she had many fond memories of Thanksgiving celebrations at the home.

In 1933, in the midst of the Depression, William joined his father, Abe, to found Alleson of Rochester—the name is an amalgam of “Abe Levine and Son.” Day after day, the pair sewed men's caps and apparel in the basement of a downtown Rochester warehouse. William was the firm's first president. Abe and William got their first break in 1935, when Champion Products, then a local company, hired their firm to make sports clothing. The firm started its own sports apparel brand in about 1965, and did business as Alleson Athletic.

William Levine had a kind of unusual hobby. “He used to always say ‘My hobby is to make money and give it away,’” said son Todd Levine.

William appears to have thoroughly enjoyed that “hobby.” By the time he died in 2013, he had built Alleson Athletic into a brand known throughout the United States and Canada. Acting on his desire to “give it away,” William devoted a great deal of time, energy and money to helping local institutions serve the needs of the region's children. He was also a dedicated family man who was married to his wife, Mildred, for nearly 60 years until her death in 2002.

Not content to limit his business activities, William also invested in Rochester-area real estate, and even “became involved in banking. “He started the First National Bank of Rochester,” Todd said. “He did it with a few friends and ended up taking it public.” M&T Bank acquired First National in 1999.

At the same time, William sought to give back to his community, especially the children. In the 1980s, he created the William & Mildred Levine Foundation and began following his philanthropic aims with greater vigor. “Bill's foundation, over the last 20 years of his life, gave over \$20 million to charities in the Rochester area,” Todd stated.

Many well-known local nonprofits have benefited from that foundation's largesse. The Foundation bought the original land for Camp Good Days and Special Times.

More recently, \$1 million of foundation funds supported the construction of the Golisano Children's Hospital's Neuromedicine and Behavioral Health Center. The three-story building houses a number of pediatric clinics, including the William and Mildred Levine Autism Clinic. Another substantial contribution from the William and Mildred Levine Foundation helped create the William and Mildred Levine Pediatric Surgical Suite at UR Medicine's Golisano Children's Hospital. The suite, which opened in 2006, is specifically designed to provide pre-and-post-operative care for children.

Mr. Levine was a 2017 Rochester Business Hall of Fame inductee.

c. Statement on architecture:

i. Architectural style or period:

This home is characterized by a mix of traditional and contemporary styles and exemplifies many of the features of the ranch style that was popular in post war construction, including a one-story height, broad, low profile and broad side of the house parallel to the street. Distinguishing features include ledgerrock walls, a broad chimney, and bowed picture window. While the ranch style home was the most popular home style of the time period, designs ranged from modest examples built under FHA guidelines to custom architect-designed homes such as 25 Briar Patch Road.

These houses were built to be more functional than fun, perhaps more boxy and ordinary. But what these homes lacked in originality, they made up in dependable sturdiness, all because more functional, practical and economical solutions appropriate to family living were necessary to accommodate homeward bound soldiers and their families. As a group, post-war homes were durable, solid houses with a lot going for them.

The Bramble Woods subdivision is a perfect example of a family of such post-war functional homes. There are 12 single story or ranch homes in the subdivision, two split level homes and two "Cape Cod" style homes, all with approximately the same living space (2,000 – 2,750 square feet) under the roof, distinguishing them as larger than typical smaller post-war kit homes of 1,000 square feet.

ii. Architectural interest or merit:

This home was designed by noted architect, Cyril T. Tucker (1898 – 1988) and is a good example of custom but functional design in the post war period. The structure is rated "Green Plus" in the Town of Pittsford Historic Resource Survey Update which indicates high architectural and/or historical significance and high physical integrity.

iii. Current exterior condition (describe construction, finishes, state of repair):

The outside, public facing surface of the home exists in superb condition, as the applicants have taken numerous steps to preserve the exterior since 1994:

- The entire roof was replaced in 1995 with a color tint selected to blend with the natural gray-green color of the ledgerrock stone.
- All external single-pane glass windows surrounding living space were replaced with tasteful, double-pane, insulated windows for energy efficiency reasons in the 1990's.
- The heavy wooden garage door was replaced with a lightweight vinyl door with windows. The garage floor was epoxy-coated most recently in 2020.
- The green stucco finish above the master bedroom in the front of the house was refreshed and repainted in 2010. The ledgerrock is solid and no gaps exist anywhere between layers of stone.
- Previous owners extended the driveway width approximately 2-feet and included the existing round stormwater basin within the driveway. When the applicants replaced

the worn driveway in 2014, the stormwater catch basin was moved off to the side by the mailbox by the Town of Pittsford Sewer Department.

- The applicants added a light brown composite 20-ft x 28-ft x 0.75-ft Trex deck to match the color of the trim to the rear of the house (not visible from the public right of way), accessible from the living room.

d. Statement on site and surroundings:

i. Outbuildings (list existing outbuildings and describe significance and state of repair):

There are no permanent outbuildings located on the property. An unused wooden tree house on four wooden stilts represents leftover construction from the previous owners. The rectangular playhouse is located within the hemlock farm up the hill, making the structure just barely visible from the rear of the house.

ii. Describe natural features of parcel surrounding building:

The 0.54-acre lot is characterized by a gigantic oak tree on the front lawn, with a bowl-shaped canopy that has been well-pruned over the years. The front lawn is flat. Arbor vitae inside a stone wall line the southern edge of the property starting west, near the front property line by the road, ending at the southwestern corner of the home.

The property slopes upward from front to rear (west to east) on the south property line. A hemlock farm provides shade from the mid-day sun and privacy from the residence at 23 Briar Patch, situated on top of a hill that overlooks lot 11.

Past the fence in the backyard is undeveloped private property off Landsdowne Lane. To the left of the flat rear property is the Town park known as Wynd Woods. The backyard of the adjoining property at 29 Briar Patch, separated by bushes that run from the garage toward the end of the lot, is downhill of the backyard.

We certify that the information supplied on this application is true and accurate.

Signature of Applicants & Owners

Date

Patricia J. O'Connor
(e-signed)

January 10, 2021

Matthew J. O'Connor
(e-signed)

January 10, 2021

APPLICATION FOR PERMIT

No. 140
Fee \$ 3200

To THE TOWN BOARD OF THE TOWN OF PITTSFORD, N. Y.
GENTLEMEN:

The undersigned respectfully petition for a permit to alter erect a frame building on Lot No. 11 House No. 25 on the East side of Briar Patch Road Street, in the Bramblewoods Tract of TOWN OF PITTSFORD, N. Y. This lot is 105 ft. wide in the front and 131.89 feet wide in the rear and 200+ feet deep.

Classified as Residential Zone Class A

NOTICE: A Plan, in duplicate, size 4 1/2" x 7", must be furnished showing the shape of the lot and all dimensions, with the proposed building set in, with all dimensions of same and showing the set back distances from all sides.

The Main Building of 1 stories to be used as a 1 Family Dwelling is to be erected of the following dimensions, pursuant to the plans herewith submitted: SET BACK

Width 47 feet Wing on North Side Width 21 1/2 feet 75 ft.
Depth 23 feet Wing on East Side Depth 47.6 feet North side 12 ft.
Width _____ feet _____ side _____ ft.
Depth _____ feet _____ side 16 ft.

The whole occupying a total area of 2000 square feet.

PORCH: Open _____ side, _____ feet wide, _____ feet deep.

GARAGE: An attached garage is to be erected on the North side of the dwelling frame construction, of the following dimensions:
(concrete block, frame)

1 Stories, Width 20.5 feet, Depth 23.4 feet, Capacity 2 cars.

Located 10 feet from the North Lot line.

Located 97.8 feet from the front Lot line.

ESTIMATED COST:

Dwelling \$ 14000
Garage \$ 2000
Total: \$ 16000

The undersigned hereby guarantees that said buildings will be constructed and used in accordance with all ordinances of the TOWN OF PITTSFORD and statutes of the State of New York, and the plans annexed hereto are the PLANS RELATING TO THE BUILDINGS HEREIN DESCRIBED AND NO OTHER, and that this property is owned by the undersigned.

All work is to be done in accordance with this application and plans, and no material change therein or in any part of said buildings shall be made without the written consent of the Town Board through its authorized agent.

NOTICE: Construction must be started within 20 days from date of permit. All construction must be completed within 6 months from date of permit. No building to be used until an occupancy permit has been issued.

Architect: Cyril Tucker

Builder: Clarke W. O'Brien
Yours respectfully,

John Stevens
Owner

East Ave Rochester Ny
Address
(C/o Stevens McMillen Co)

STATE OF NEW YORK, } ss:
County of Monroe }
C W O'Brien

being duly sworn, deposes and says that he is the owner of the above described premises; that he has read the foregoing application for a permit and knows the contents thereof; that the same is true to his own knowledge. That if said application is approved he will comply with all the terms and conditions respecting the issuance of said permit and that said buildings will be erected in accordance with the plans attached to this application; that it will cost not less than the amount set forth herein and that he will comply with all ordinances of the Town of Pittsford and all the statutes of the State of New York in connection with the construction, erection, alterations or use of said buildings.

SWORN to before me, this 7 day of SEP 1950
[Signature]
Notary Public, Commissioner of Deeds

NOTICE: Before any excavation is made within Highway Lines, Check Location of Public Utility Lines and secure permission of Superintendent of Highways. Avoid violating possible Deed or Tract restrictions.

REPORT OF PLANNING BOARD

TO THE TOWN BOARD OF THE TOWN OF PITTSFORD:

The Planning Board of the Town of Pittsford, Monroe County, N. Y., to which was referred the application of

_____ to ^{erect}~~alter~~ buildings together with the proper fees and plans therefor, does hereby ^{approve}~~disapprove~~ said application and recommends that a permit be granted therefor upon the following terms and conditions:

- 1. That the Town Board, its agents and employees, may at any time enter upon said premises and inspect said buildings to determine whether the same are being erected or have been erected in accordance with the plans submitted with said application for a permit.
- 2. That the Town Board may at any time upon notice, revoke said permit for failure to execute the plans.
- 3. That the said buildings shall be set back and built upon the building line established by the Town Board for the district where such property is located and where such building is to be erected or altered.
- 4. That the buildings mentioned in said application and plans shall be erected in accordance therewith and shall be used for no other purposes than those specified in said application and plans.
- 5. That any garage erected upon the premises shall be used solely for private garage purposes and shall not at any time be used for a residence or any other purpose upon said lot.
- 6. Reasons for disapproval are as follows:

1000
1000
1000
1000
1000

PITTSFORD PLANNING BOARD

By _____ Secretary

PERMIT NUMBER 140

Permission is hereby ^{denied}~~granted~~ to ~~Edw. W. O'Brien~~ owner to ~~Edw. W. O'Brien~~ the structures described in the application herein referred to and no other upon the terms and conditions set forth in the recommendation of the Planning Board of the Town of Pittsford, N. Y., and the Zoning Ordinance.

9-26-50 _____
Town Clerk

The New York Board of Fire Underwriters

BUREAU OF ELECTRICITY

217 LAKE AVENUE, ROCHESTER, NEW YORK 14608



Date March 9, 1967

Application No. on file 02365

R 144644

This Certificate,

that the electrical equipment as described below and introduced by the applicant named on the above application number in the premises of

Mr. S. Levine

425 Briar Patch
Pittsford, (Genesee)

in the following location; | | Basement, | | 1st Fl., | | 2nd Fl.,

Section Block Lot

was examined on March 2, 1967

and found to be in compliance with the requirements of this Board.

FIXTURE OUTLETS	RECEPTACLES	SWITCHES	FIXTURES			RANGES		COOKING DECKS		OVENS		DISH WASHERS		EXHAUST FANS		
			INCANDESCENT	FLUORESCENT	MERCURY VAPOR	AMT.	K. W.	AMT.	K. W.	AMT.	K. W.	AMT.	K. W.	AMT.	H. P.	
DRYERS		FURNACE MOTORS			FUTURE APPLIANCE FEEDERS			SPECIAL RECPT.	TIME CLOCKS		BELL	UNIT HEATERS		MULTI-OUTLET SYSTEMS	DIMMERS	
AMT.	K. W.	OIL	H. P.	GAS	H. P.	AMT.	NO.	A. W. G.	AMT.	AMPS.	TRANS.	AMT.	H. P.	NO. OF FEET	AMT.	WATTS
SERVICE DISCONNECT			NO. OF METER EQUIP.	S E R V I C E												
AMT.	AMP.	TYPE		1 ϕ 2W	1 ϕ 3W	3 ϕ 3W	3 ϕ 4W	NO. OF CC. COND. PER ϕ	A. W. G. OF CC. COND.	NO. OF HI-LEG	A. W. G. OF HI-LEG	NO. OF NEUTRALS	A. W. G. OF NEUTRAL			

OTHER APPARATUS:

4000-180

57280789069
74053802362
150975433932
150875453932

R. L. Kimball
CHIEF INSPECTOR

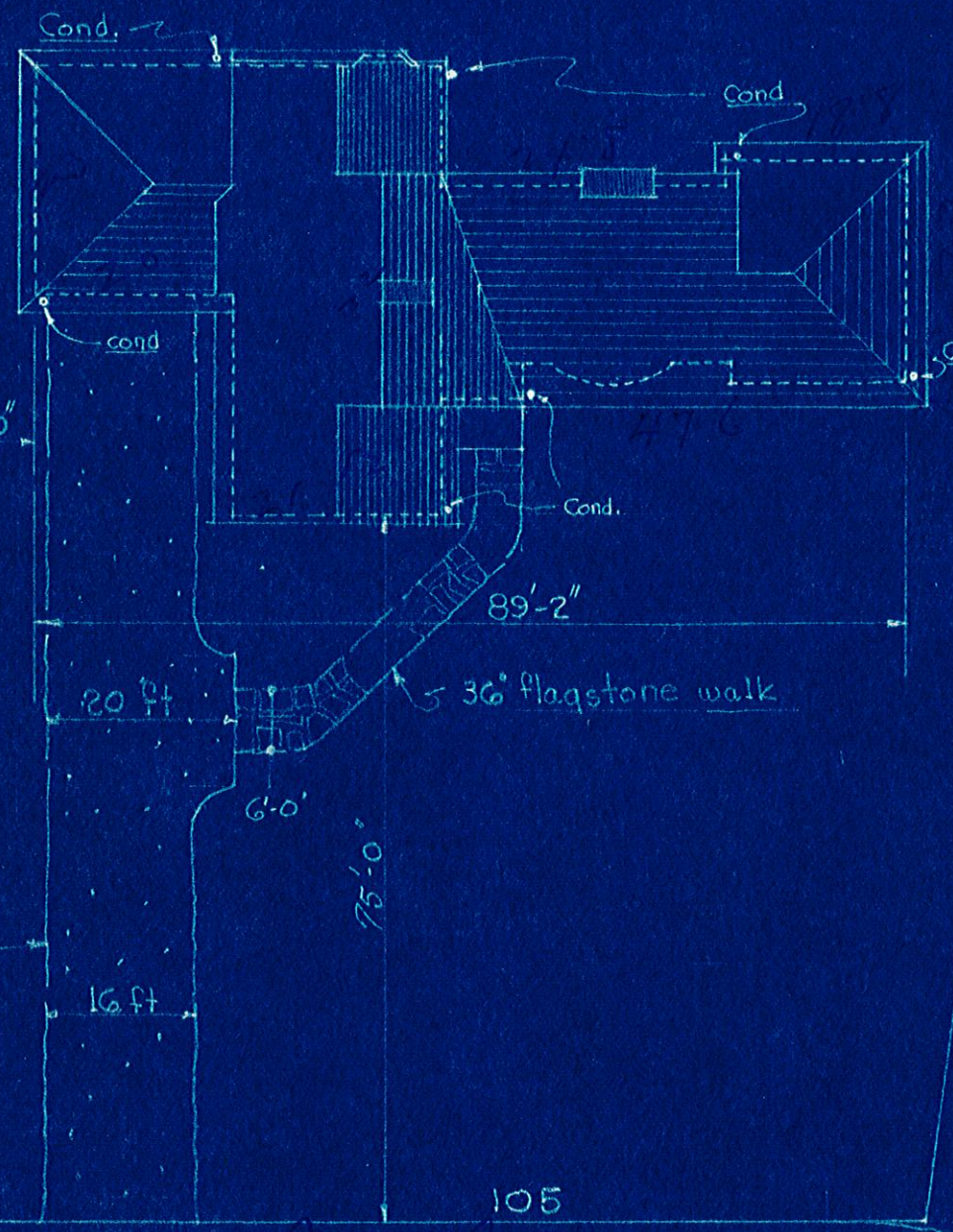
Per _____

131.89

Lot # 11
Buckwood
Burr Patch Rd

LOT #11

200



202.6

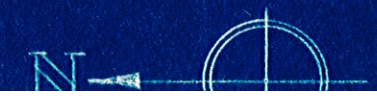
36° flagstone walk

P.L.O.

SCA

105

Burr Patch Rd



PERMIT NO. 7
ISSUED 1-9-1992

TOWN OF PITTSFORD, N.Y.
APPLICATION FOR BUILDING PERMIT

INSTRUCTIONS:

- A. This application must be filled in by typewriter or in ink and submitted to the Building Inspector.
- B. One plot plan, showing location of lot and of proposed and existing buildings on premises, relationship to adjoining premises, public streets or areas, and giving detailed description of layout of property, with ALL measurements shown, must be submitted with this application.
- C. This application must be accompanied by ONE complete set of plans showing proposed construction. Plans shall describe the nature of the work to be performed, the materials and equipment to be used and installed and details of structure, mechanical, electrical, and plumbing installations, sewage disposal and water drainage system.
- D. The work covered by this application cannot be commenced before issuance of a Building Permit.
- E. Upon approval of this application, the Building Inspector will issue a Building Permit to the applicant.

APPLICATION IS HEREBY MADE for the issuance of a BUILDING PERMIT pursuant to the rules and regulations that have been adopted by the Town of Pittsford, for the construction of buildings, additions or alteration, or removal, or demolition, as herein described. The OWNER will be held responsible for compliance with all applicable Laws, Ordinances, and Regulations. Subject to the provisions of the Town Building Code. All lot and setback stakes must be set and protected before construction is started.

LOCATION OF PREMISES:

House No. 25 Street B. S. Car Patch Rd Bramble Wood Tract Bramble Wood Lot No. 11 Zoned A.B.
 LOT SIZE: Front.....ft. Rear.....ft. Depth.....ft. Depth.....ft. Sq.Ft. Area.....
 BUILDING: New.....Addition X Alteration.....Repair.....Demolition.....
 OWNER AND PRESENT ADDRESS Ronald Strickland
 NAME AND ADDRESS OF APPLICANT Robbie's Const. Inc. 1258 Louisa Ave. La. Webster, N.Y.
 DWELLING X MULTIPLE DWELLING GARAGE COMMERCIAL INDUSTRIAL
 CONDO TOWN HOUSE SINGLE HOUSE 872-6750

ESTIMATED COST \$ 17,000 FEE \$ 25.90
 COMPLETED COST \$

DIMENSIONS OF NEW CONSTRUCTION (As per Plans Submitted):
 Ground Floor Area 18' x 18' Type of Building Family Room
 2nd Floor Area Number of Stories 1

ALTERATIONS AND ADDITIONS:
 Describe Type of Addition or Alteration Family Room

ACCEPTANCE DOES NOT RELIEVE THE AGENT, APPLICANT, ARCHITECT, BUILDER, ENGINEER OR OWNER FROM COMPLYING WITH ANY OF THE PROVISIONS OF THE N.Y.S. BUILDING CODE, ENERGY CODES, SEQR ACT, LOCAL ZONING, ETC., WHETHER STATED IMPLIED OR OMITTED IN THE PLANS AND SPECIFICATIONS SUBMITTED FOR THE BUILDING PERMIT.

Dated this 12 day of Dec, 199

Michael J. Robbin
 Signature of Applicant
872-6750

Jim Roster
 Signature of Building Inspector

TOWN OF PITTSFORD
BUILDING DEPARTMENT REPORT

LIBER: _____ PAGE: _____

REC. FEE # _____

PERMIT NUMBER 7

LOT NUMBER 11

DATE 1-9-92

ZONE AA

TRACT Bramble Woods

BUILDER Dobbin Const.

SECTION _____

PHONE # 872-6750

STREET & NO. 25 Briar Path

REVIEWED BY J. Koster

OWNER Donald Strickland

DATE 12-24-91

STRUCTURE: TYPE F

Final Insp. 6-8-92

USE Family Room

G.F.A. 1ST FLOOR 324

PORCH _____

2ND FLOOR _____

GARAGE _____

LOWER LEVEL _____

DECK _____

TOTAL 324

NO. BATHROOMS _____

NO. POWDER ROOMS _____

LAUNDRY ROOM _____

NO. BEDROOMS _____

NO. FIREPLACES _____

INSPECTIONS:

FOOTINGS 12-16-91

PLUMBING _____

WATER PROOFING _____

UNDERGROUND _____

FRAMING 1-15-92

ABOVEGROUND _____

FIREPLACE _____

SUMP PUMP _____

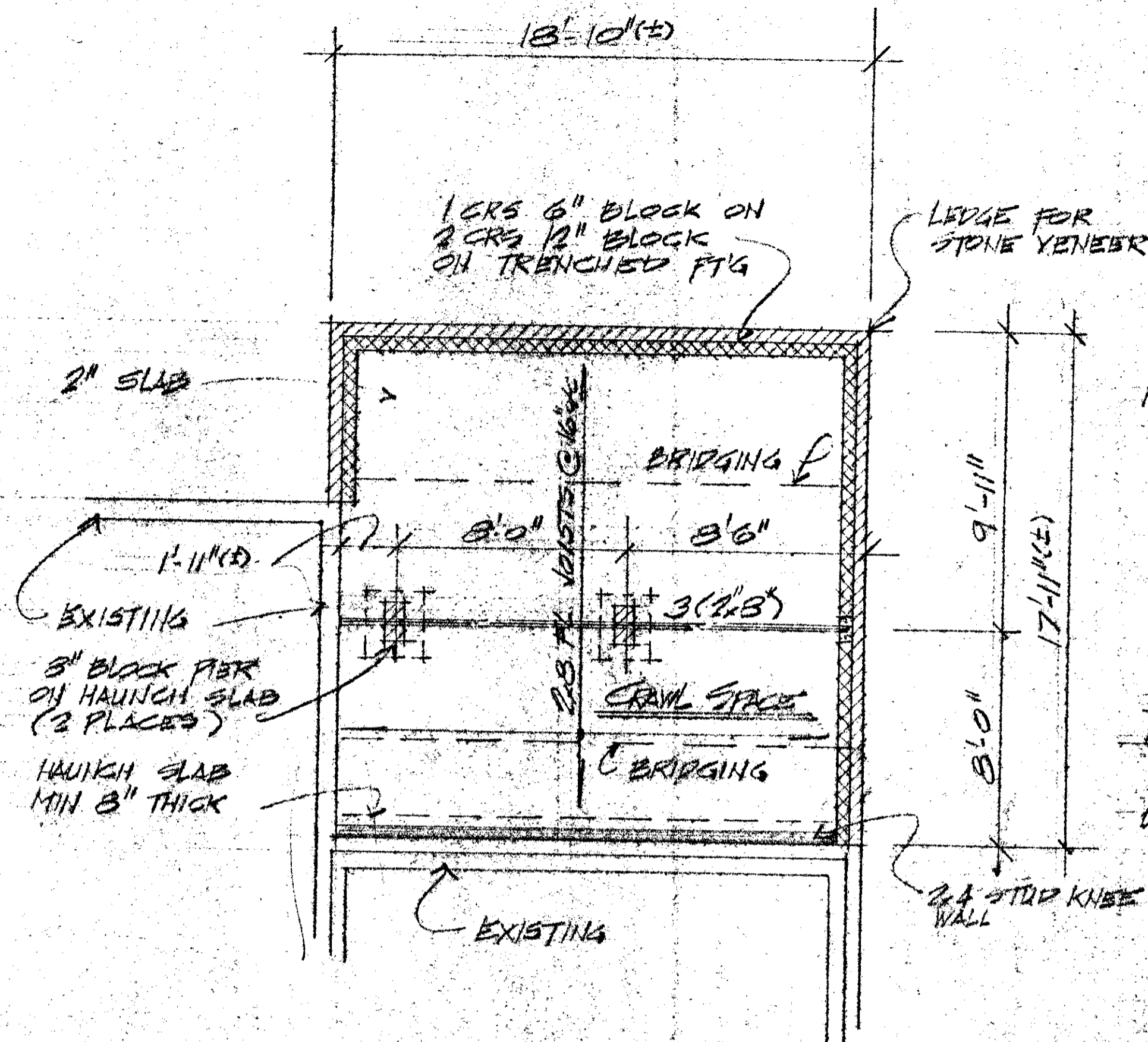
INSULATION 1-16-92

GRAVITY DRAIN _____

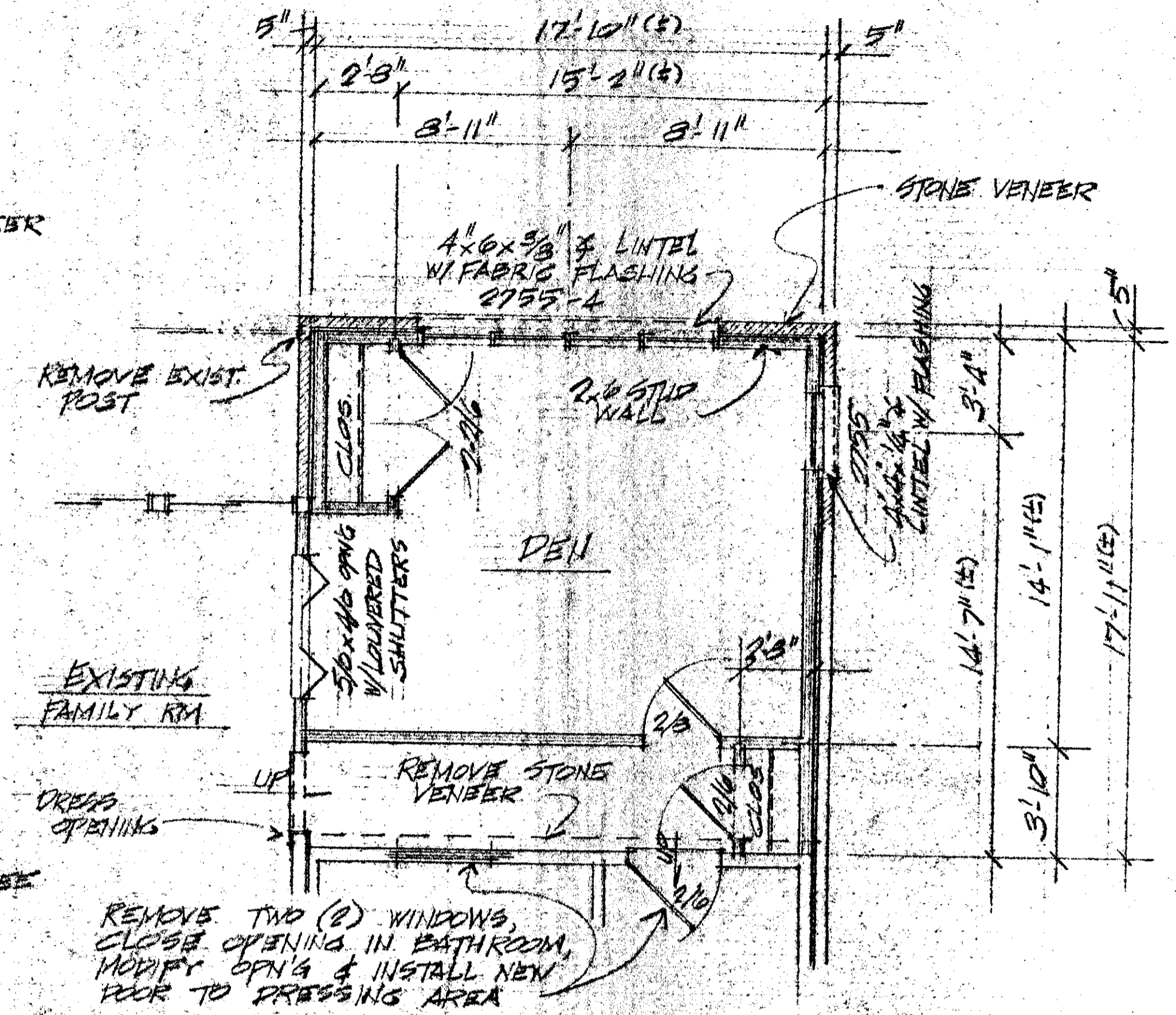
GARAGE FLOOR DRAIN _____

VARIANCE _____

1920

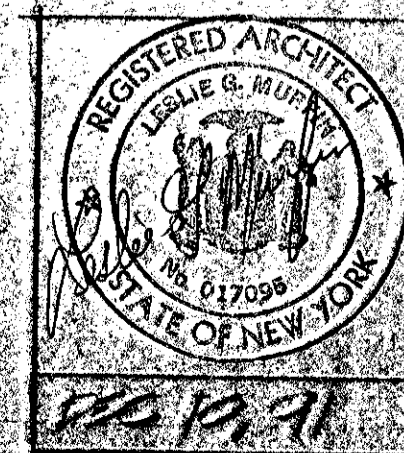


FOUNDATION / CRAWL SPACE
1/4" = 1'-0"



PARTIAL FLOOR PLAN
1/4" = 1'-0"

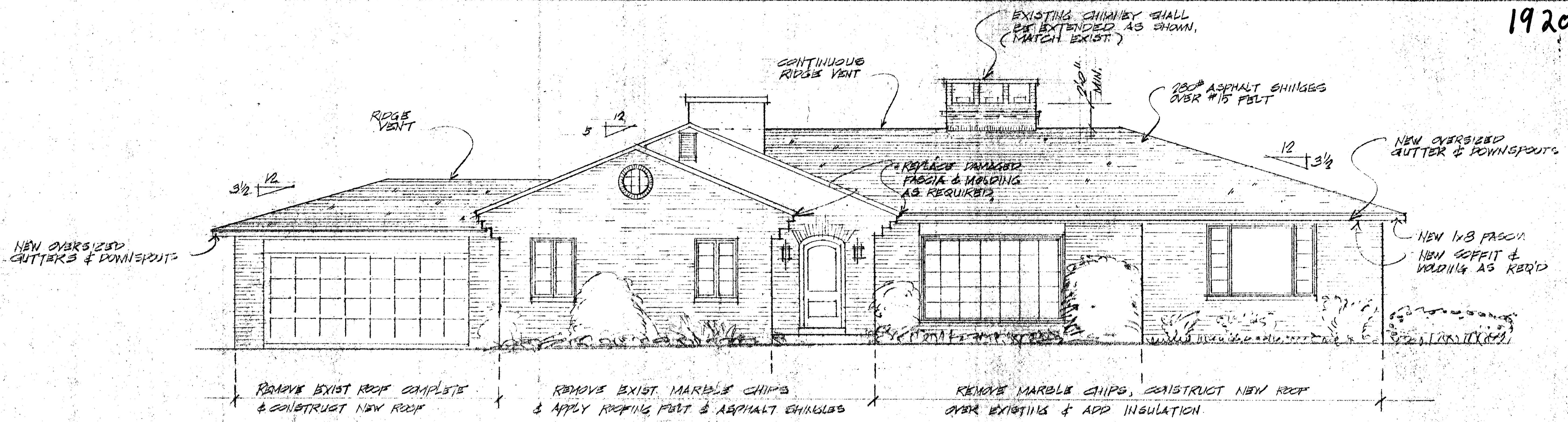
NOTE! THIS CONTRACT INCLUDES CONSTRUCTION OF A ROOM (DEN) BELOW EXISTING ROOF.



FLOOR PLAN &
FOUNDATION PLAN
ROOM ADDITION
MR/MRS F. STRICKLAND
25 BRAD PATCH
BUTTERFIELD, N.Y.

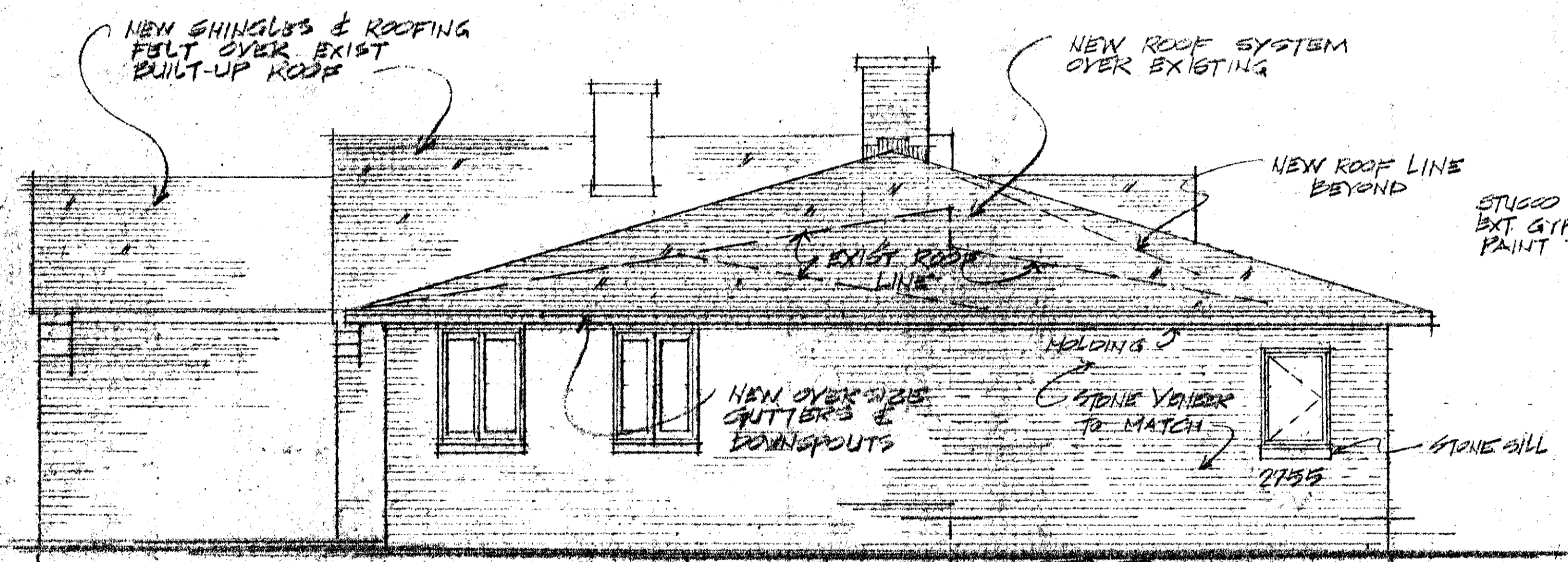
LES MURPHY & ARCHITECT
9 WITTELOCK BLDG, HAUPONT, N.Y. 12520 (518) 225-5893





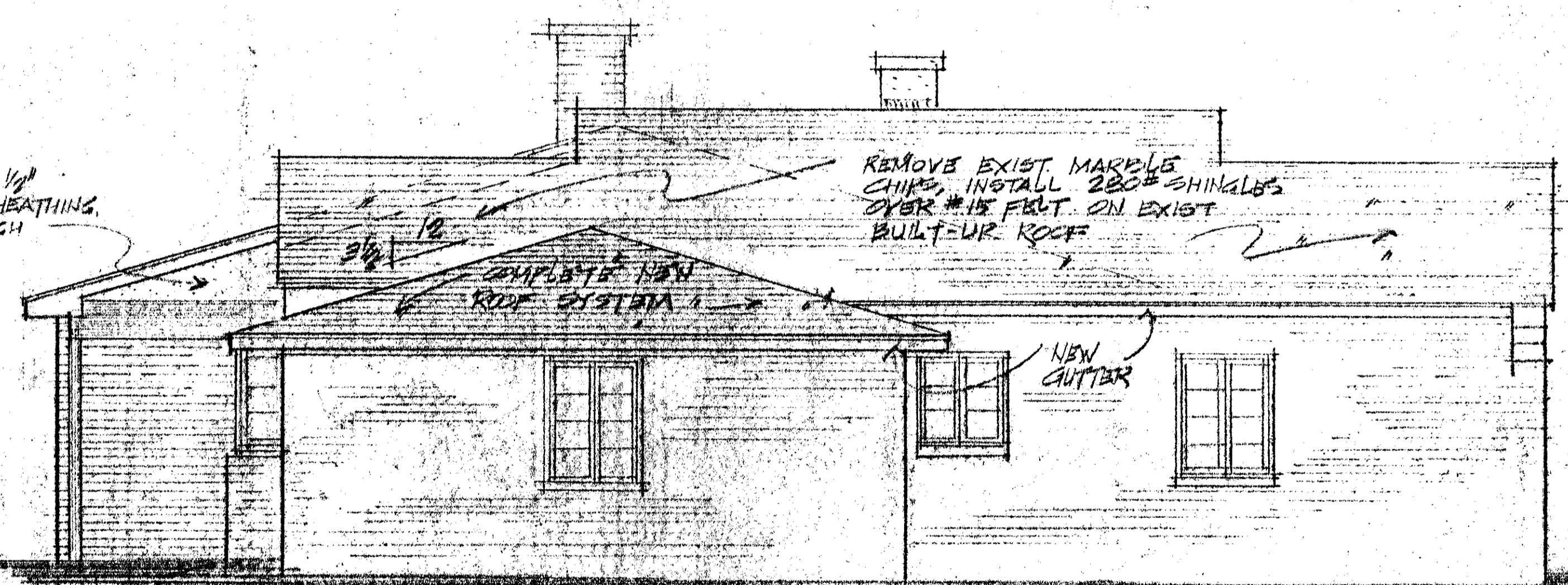
FRONT (WEST) ELEVATION

1/4" = 1'-0"



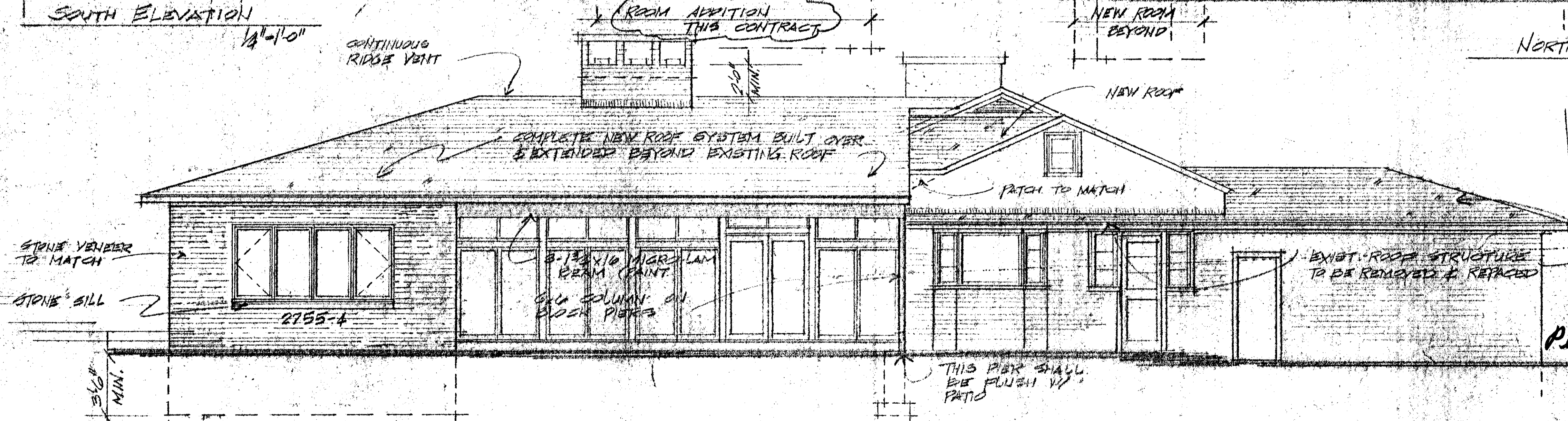
SOUTH ELEVATION

1/4" = 1'-0"



NORTH ELEVATION

1/4" = 1'-0"



EAST (REAR) ELEVATION

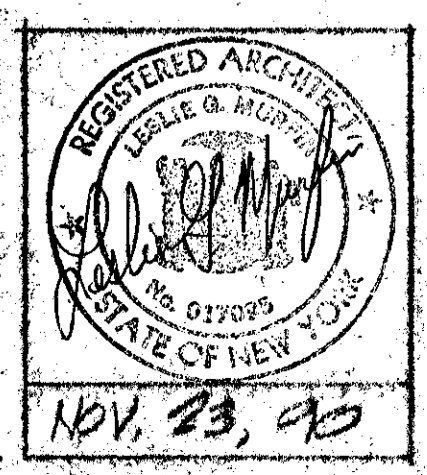
1/4" = 1'-0"

APPROVED
 Dec. 23, 1991
 TOWN OF PITTSFORD
 ARCHITECTURAL
 REVIEW BOARD
 BY *Ann S. Meloy*

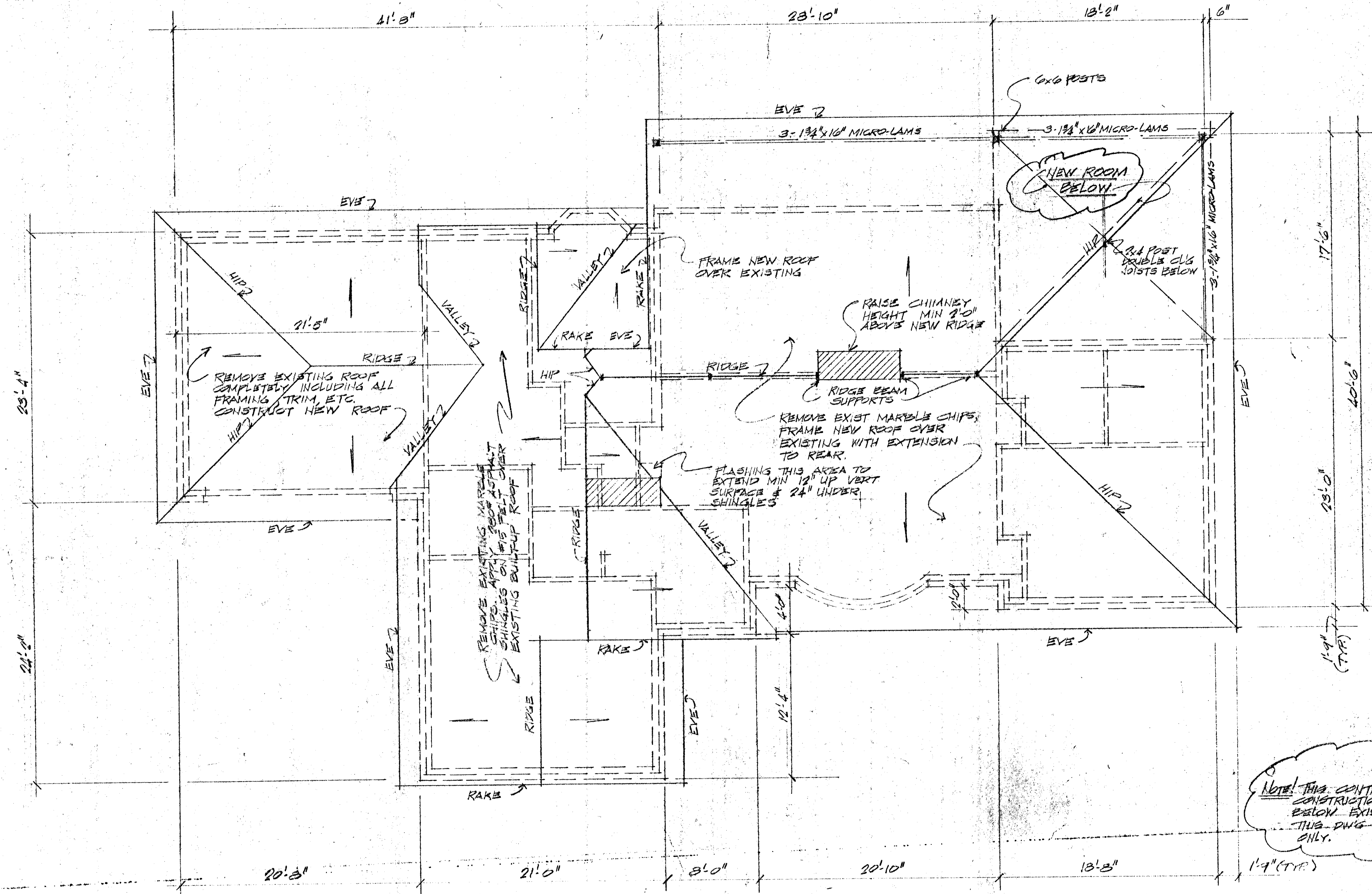
NOTE! THIS CONTRACT INCLUDES CONSTRUCTION OF A ROOM (DEN) BELOW EXISTING ROOF COMPLETED UNDER PREVIOUS CONTRACT.

Per. # 7-92

REVISED 12/16/91



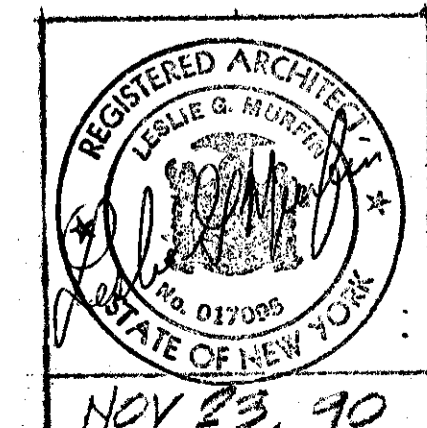
ELEVATIONS
 ROOF RENOVATIONS
 MR/MRS D STRICKLAND
 25 BRIAR PATCH, N.Y.
 LES MORFIN ARCHITECT
 9 HULLBROOK ROAD, FAIRPORT, N.Y. 11731 (716) 223-5554



NOTE: THIS CONTRACT INCLUDES CONSTRUCTION OF A ROOM (DEN) BELOW EXISTING ROOF. THIS DWG FOR REFERENCE ONLY.

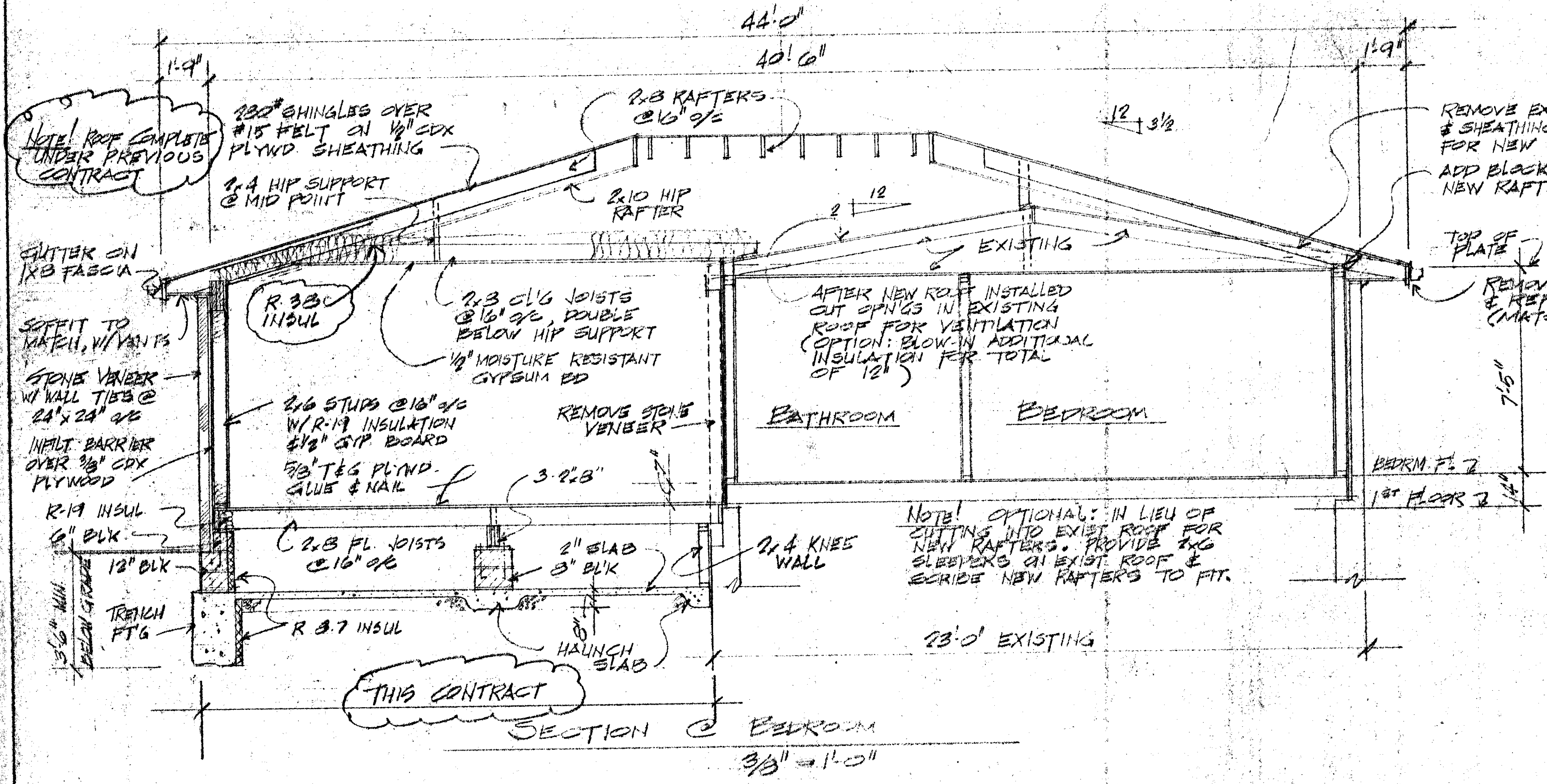
ROOF PLAN
1/4" = 1'-0"

REVISED 12/10/41



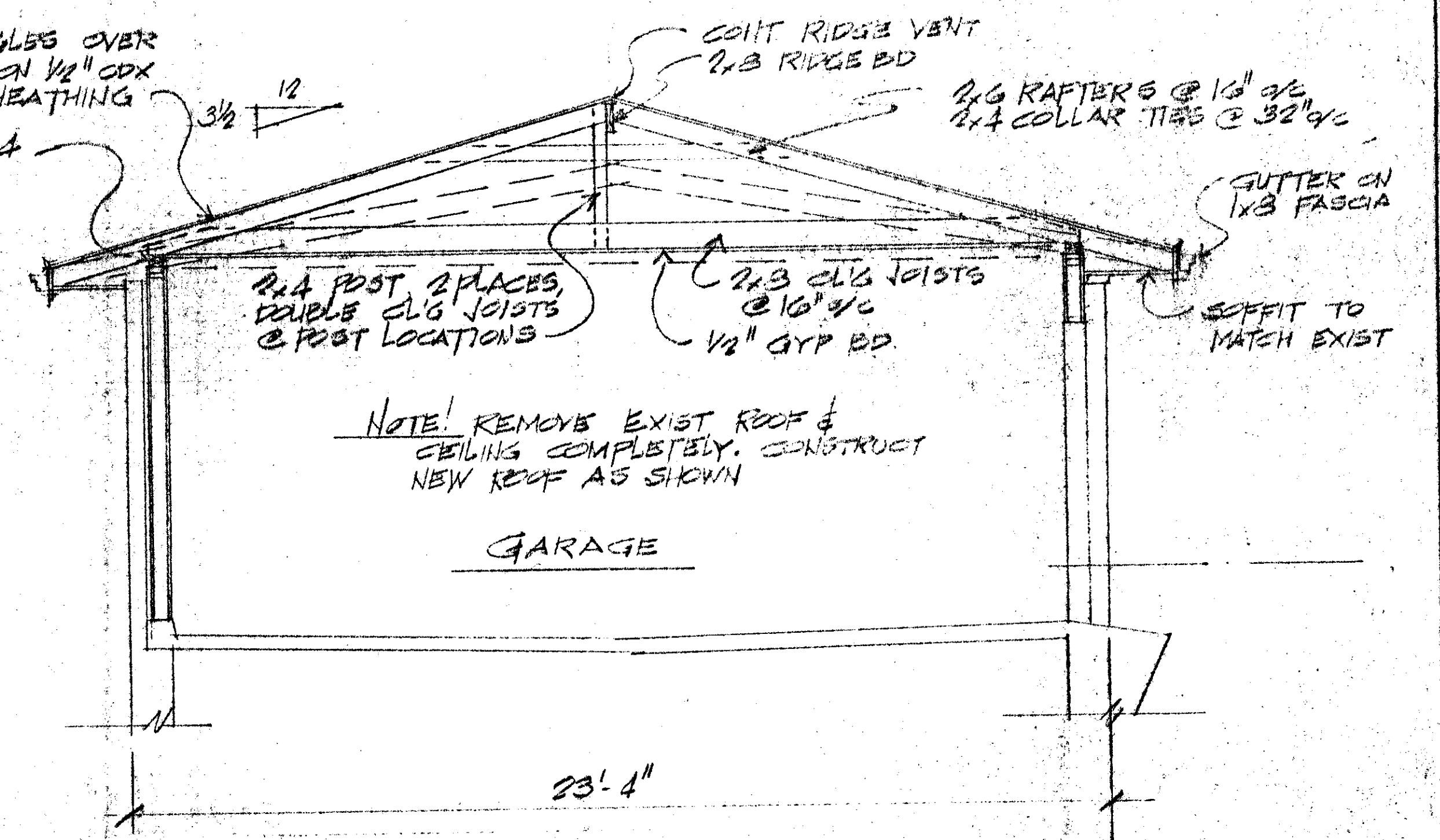
ROOF PLAN
ROOF RENOVATIONS
MR/MRS D. STRICKLAND
25 BRIAR PATCH,
PITTSFORD, N.Y.
LES MURFIN & ARCHITECT
1 WATTSBACH BLVD. PITTSFORD, N.Y. 14150-1215 323-5393

NOV 23, 90

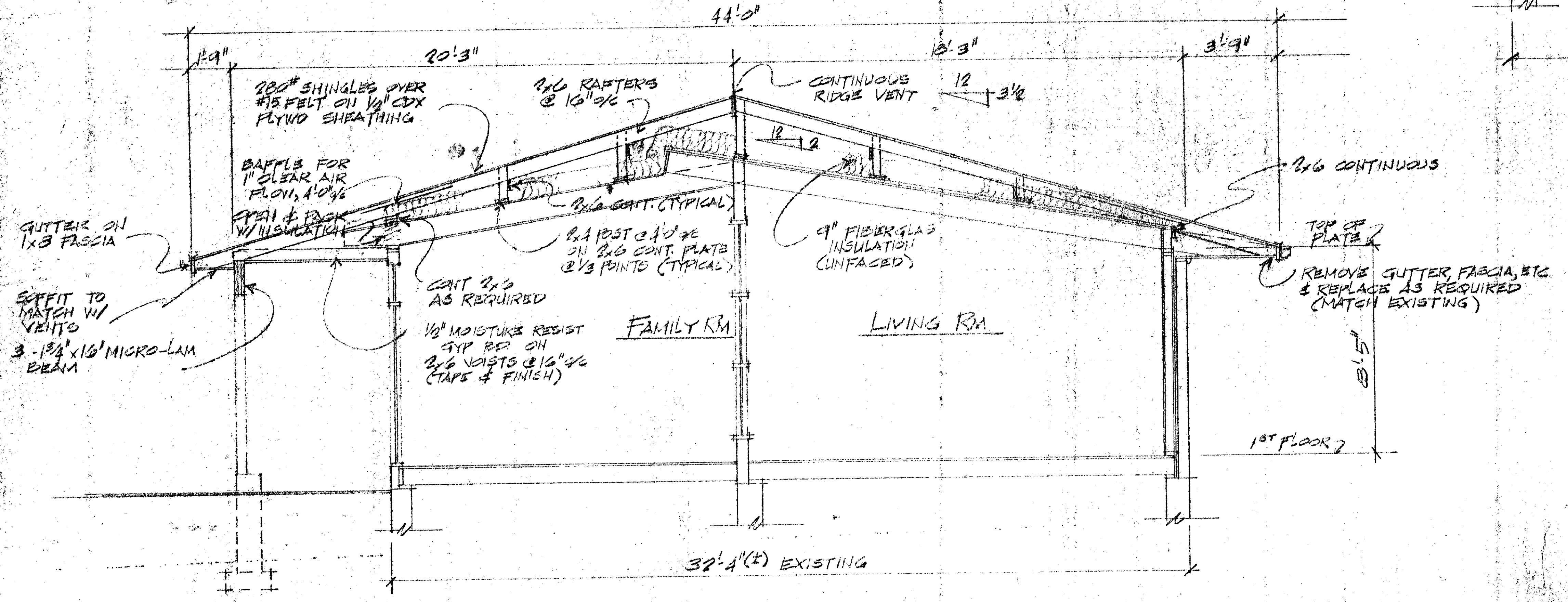


THIS CONTRACT

SECTION @ BEDROOM
3/8" = 1'-0"



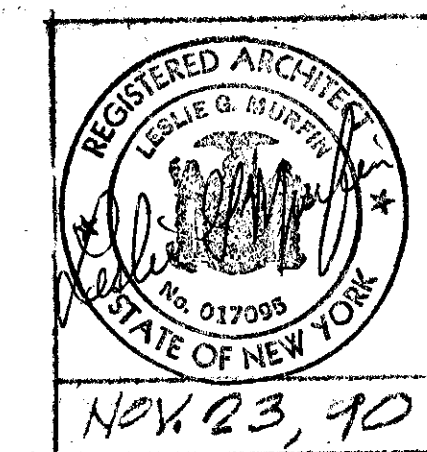
SECTION @ GARAGE
3/8" = 1'-0"



SECTION @ LIVING RM & FAMILY RM
3/8" = 1'-0"

NOTE! THIS CONTRACT INCLUDES CONSTRUCTION OF A ROOM (DEN) BELOW EXISTING ROOF COMPLETED UNDER PREVIOUS CONTRACT.

REVISED 10/10/01



SECTIONS

ROOF RENOVATIONS
MR/MRS D STRICKLAND
25 BRIAR PATCH, N.Y.
PITTSFORD

LES MURPHYN & ARCHITECT
9 HULLYBORN RD., FAIRPORT, N.Y. 14455 (716) 222-5899

P



TOWN OF PITTSFORD

APPLICATION FOR BUILDING PERMIT

OFFICE USE
PERMIT # <u>203</u>
ISSUED: <u>6/22/2011</u>

NOTE: All application information will be available for public review.

SUBMISSION REQUIREMENTS:

- A. Where applicable, include a site plan that shows any existing and proposed buildings and structure on the site, the location of any existing or proposed well or septic system, the location of the intended work, and the distances between the buildings and structures and the lot lines.
 - B. This application must be accompanied by TWO complete sets of plans with a wet seal showing proposed construction. Plans shall describe the nature of the work to be performed, the materials and equipment to be used and installed and details of structure, mechanical, electrical and plumbing installations, sewage disposal and water drainage system.
 - C. Submitted: Heat Calculations Energy Conservation Letter Plot Map Flood Zone
 - D. Before issuance of a Building Permit the CONTRACTOR and/or PLUMBER is required to submit proof of insurance with Town of Pittsford listed as Certificate Holder. Insurance Forms on File: Liability Workers' Comp. Disability N/A
 - E. Setbacks: Front _____ Side _____ Rear _____
 - F. Variance date approved: _____ (if applicable)
- Tax No.: 151-1-01-025 Occupancy Classification: _____

The above information is to be completed by an agent for the Town of Pittsford

LOCATION OF PREMISES

House No.: 25 Street: Briar Patch Road
 Tract: Greenble woods
 Owner: Matthew & Patricia O'Connor Lot #: 11 Zoned: AA
 Builder: Near LeClair Telephone #: 585-248-9430
 Address: 2 Telephone #: 585-727-4768

ESTIMATED COST: \$ 10,000.00

ALTERATIONS and ADDITIONS DESCRIPTION:
Install outdoor deck 20' x 28' x 75'
fall over existing patio on east facing
wall of home. Access by sliding
glass doors already in entrance.

OFFICE USE	Building Permit Fee \$	<u>84-</u>
	Cert. of Occup. Fee \$	
	Recreation Fund Fee \$	
	Demolition Fee \$	
	Other \$	
	TOTAL PERMIT FEES \$	<u>84-</u>

ENTER DIMENSIONS OF NEW CONSTRUCTION (as per submitted plans)

Ground Floor Area _____ Porch _____
 2nd Floor Area _____ Deck 20' x 28' x 75' tall
 Lower Level _____ Pool _____
 Bonus Room _____ Arbor/Gazebo _____
 Garage _____ Storage/garden shed _____

TOTAL SQ. FT. 560

- Check off or Fill-in information
- Gas logs/insert or wood stove
 - Generator added to property
 - Signage _____
 - Demolition of _____
 - Other _____

NOTE: Acceptance does not relieve the agent, applicant, architect, builder, engineer or owner from complying with any of the provisions of the N.Y.S. building codes, energy codes, SEQRA Act, local zoning, etc., whether stated, implied, or omitted in the plans and specifications submitted for the building permit.

NOTE: By my signature below, I hereby authorize representatives from the Town of Pittsford, Department of Public Works, to enter the above-referenced property, during normal business hours, for the purpose of conducting inspections of the proposed construction activity, as required by applicable law, rules, regulation, ordinances and orders.

Matthew O'Connor
 Signature of property owner

 Signature of agent for property owner

June 13, 2011
 Dated

KJR
 Code Enforcement Officer



**Certificate of Attestation of Exemption
From New York State Workers' Compensation
and/or Disability Benefits Insurance Coverage**

****This form cannot be used to waive the workers' compensation rights or obligations of any party.****

The applicant may use this Certificate of Attestation of Exemption **ONLY** to show a government entity that New York State specific workers' compensation and/or disability benefits insurance is not required. The applicant may **NOT** use this form to show another business or that business's insurance carrier that such insurance is not required.

Please provide this form to the government entity from which you are requesting a permit, license or contract. This Certificate will not be accepted by government officials one year after the date printed on the form.

<p align="center">In the Application of (Legal Entity Name and Address):</p> <p>NEAL A. LECLAIR DBA: LECLAIR CONSTRUCTION AND REMODELING 22 WILLS RD CHILL, NY 14624 PHONE: 585-727-4768 FEIN: XXXXX6263</p>	<p align="center">Business Applying For: Building Permit</p> <p>From: TOWN OF PITTSFORD BUILDING DEPT.</p> <p>The location of where work will be performed is 25 BRIAR PATCH RD., ROCHESTER, NY 14618.</p> <p>Estimated dates necessary to complete work associated with the building permit are from June 21, 2011 to August 20, 2011. The estimated dollar amount of project is \$0 - \$10,000</p>
---	---

Workers' Compensation Exemption Statement:

The above named business is certifying that it is **NOT REQUIRED TO OBTAIN NEW YORK STATE SPECIFIC WORKERS' COMPENSATION INSURANCE COVERAGE** for the following reason:
The business is owned by one individual and is not a corporation. Other than the owner, there are no employees, day labor, leased employees, borrowed employees, part-time employees, unpaid volunteers (including family members) or subcontractors.

Disability Benefits Exemption Statement:

The above named business is certifying that it is **NOT REQUIRED TO OBTAIN NEW YORK STATE STATUTORY DISABILITY BENEFITS INSURANCE COVERAGE** for the following reason:
The business **MUST** be either: 1) owned by one individual; OR 2) is a partnership (including LLC, LLP, PLLP, RLLP, or LP) under the laws of New York State and is not a corporation; OR 3) is a one or two person owned corporation, with those individuals owning all of the stock and holding all offices of the corporation (in a two person owned corporation each individual must be an officer and own at least one share of stock); OR 4) is a business with no NYS location. In addition, the business does not require disability benefits coverage at this time since it has not employed one or more individuals on at least 30 days in any calendar year in New York State. (Independent contractors are not considered to be employees under the Disability Benefits Law.)

I, NEAL A. LECLAIR, am the Sole Proprietor with the above-named legal entity. I affirm that due to my position with the above-named business I have the knowledge, information and authority to make this Certificate of Attestation of Exemption. I hereby affirm that the statements made herein are true, that I have not made any materially false statements and I make this Certificate of Attestation of Exemption under the penalties of perjury. I further affirm that I understand that any false statement, representation or concealment will subject me to felony criminal prosecution, including jail and civil liability in accordance with the Workers' Compensation Law and all other New York State laws. By submitting this Certificate of Attestation of Exemption to the government entity listed above I also hereby affirm that if circumstances change so that workers' compensation insurance and/or disability benefits coverage is required, the above-named legal entity will immediately acquire appropriate New York State specific workers' compensation insurance and/or disability benefits coverage and also immediately furnish proof of that coverage on forms approved by the Chair of the Workers' Compensation Board to the government entity listed above.

SIGN HERE	Signature:	Date:
<p align="center">Exemption Certificate Number 2011-033632</p>		<p align="center">Received June 21, 2011 NYS Workers' Compensation Board</p>

**TOWN OF PITTSFORD
BUILDING DEPARTMENT REPORT**

Tax # 151.100-01-025

CERT. OF COMPLAINE # 241 CERT. OF OCCUPANCY # _____
 DATE 9/13/11 DATE: _____
 TYPE OF CONSTRUCTION SP USE/OCCUPANCY CLASS. SP
 ASSEMBLY OCCUPANT LOAD _____
 SETBACKS: Front _____ Side _____ Rear _____

PERMIT NUMBER 203 LOT NUMBER 11
 DATE 6/22/11 ZONING AA
 TRACT BRAMBLE WOODS BUILDER NORM WELLS
 SECTION _____ PHONE # 727-4768
 STREET & NO. 25 BRIAR PARK ROAD REVIEWED BY RB
 OWNER MATTHEW O'CONNOR DATE 6/21/11
 OWNER'S PHONE # 248-9430 ELECTRICAL FINAL _____
 STRUCTURE: TYPE 1 PRAMB SEWER DEPT. OK _____
 USE BUILD NEW DECK

G.F.A. 1ST FLOOR _____ GARAGE _____
 2ND FLOOR _____ DECK _____
 LOWER LEVEL _____ SWIMMING POOL _____
 BONUS ROOM _____ SHED _____
 PORCH _____ GAS/WOOD INSERT _____
 GENERATOR _____ WOODSTOVE _____
 SIGNAGE _____ TOTAL 56074

A.R.B. - CONDITIONS

N/A

NO POWDER ROOMS _____
 NO. BATHROOMS _____
 LAUNDRY ROOM _____
 NO. BEDROOMS _____
 NO. FIREPLACES _____
 BONUS ROOM _____
 FIREPLACE (GAS/WOOD) _____

DEMOLITION OF: _____
 Chapter 14 (if required) _____
 Smoke Letter _____
 Heat Calculations _____
 Energy Conservation Letter _____
 Site Plan _____
 Flood Plain _____
 Sprinkler System _____

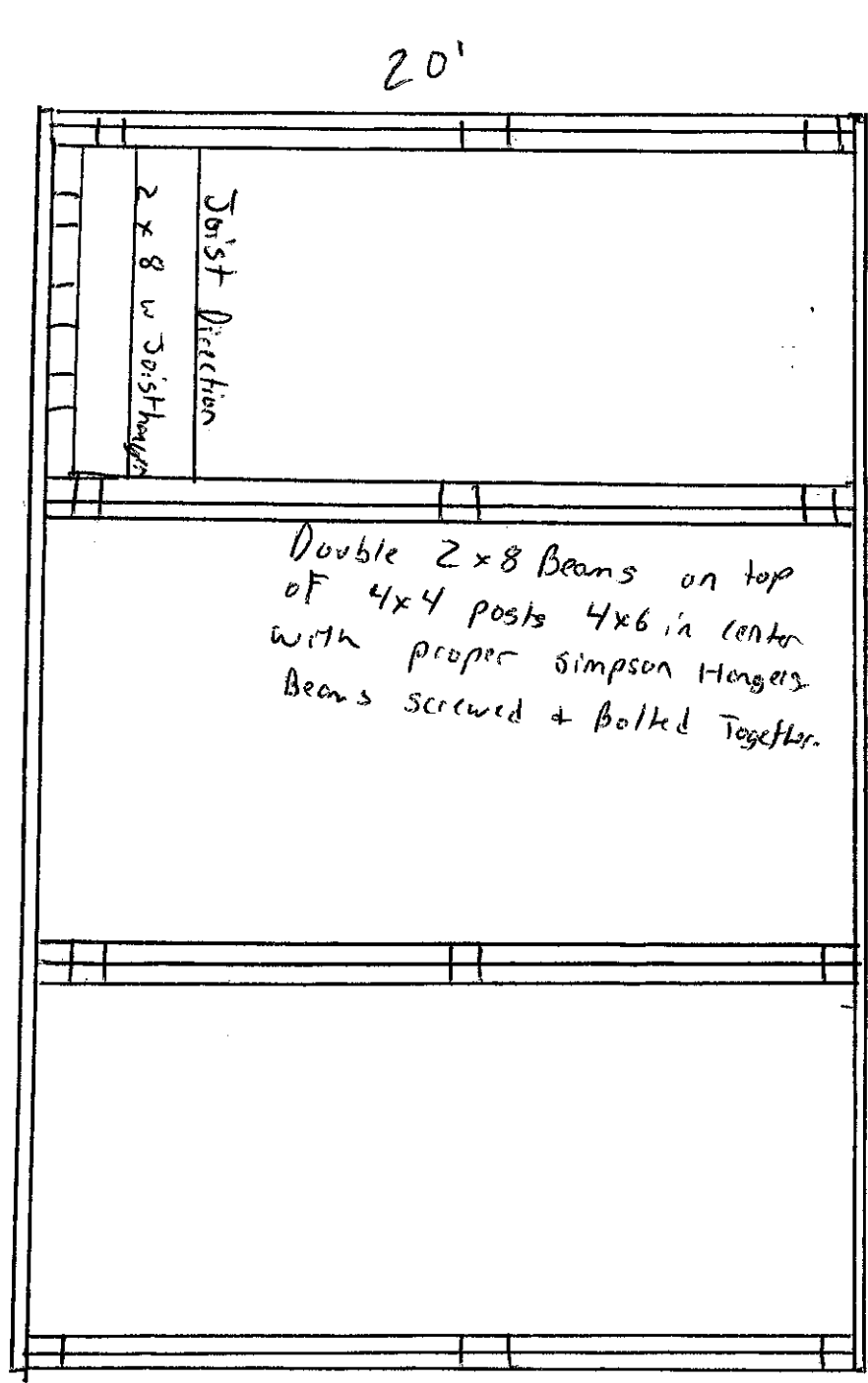
=====

INSPECTIONS:
 FOOTINGS 6/22/11
 WATER PROOFING 6/24/11
 FRAMING _____
 FIREPLACE (GAS/WOOD) _____
 INSULATION _____
 GARAGE FOOTING _____
 GARAGE FLOOR DRAIN _____
 DECK FOOTINGS _____
 DECK FRAMING _____
 GENERATOR LOCATION _____

PLUMBING:
 UNDERGROUND _____
 ABOVEGROUND _____
 SUMP PUMP _____
 GRAVITY DRAIN _____

VARIANCE DATE _____ FINAL INSPECTION DATE: 9/12/11

Post set in concrete min 42" Deep holes.



20'

Joist Direction

2x8 w Joist Hangers

Double 2x8 Beams on top of 4x4 posts 4x6 in center with proper Simpson Hangers. Beams screwed & bolted Together.

28'

OUT SIDE SOFT
WILL HAVE BLOCKING
FOR DECORATIVE BORDER.



CERTIFICATE OF COMPLIANCE

#241

BUILDING PERMIT # 203

DATE OF PERMIT ISSUED: June 22, 2011

THIS IS TO CERTIFY THAT THE WORK INVOLVED AT:

ADDRESS: 25 Briar Patch Road

SUBDIVISION: Bramble Woods

LOT #: 11

OWNER(S): O'Connor

TAX ACCOUNT NO: 151.10-1-25

1. Description of the portion of the structure/work for which the **C/C** is issued:
For the construction of a 560-sq. ft. deck.
2. Type of construction: V
3. Use and occupancy classification of the structure: Single Family
4. Assembly occupant load of the structure: N/A
5. Automatic sprinkler system if required: N/A
6. Special conditions regarding issuance of the building permit:
None

IN THE TOWN OF PITTSFORD, MONROE COUNTY, NEW YORK
The above-referenced is completed and is in conformity with the laws of the Town.

September 13, 2011

Date

A large, stylized handwritten signature in black ink, appearing to be "R. J. O'Connor", is written over a horizontal line.

Code Enforcement Officer

No certification is made with reference to materials or workmanship.

INSTRUMENT SURVEY MAP GREGORY D. BLY

PROFESSIONAL LAND SURVEYOR

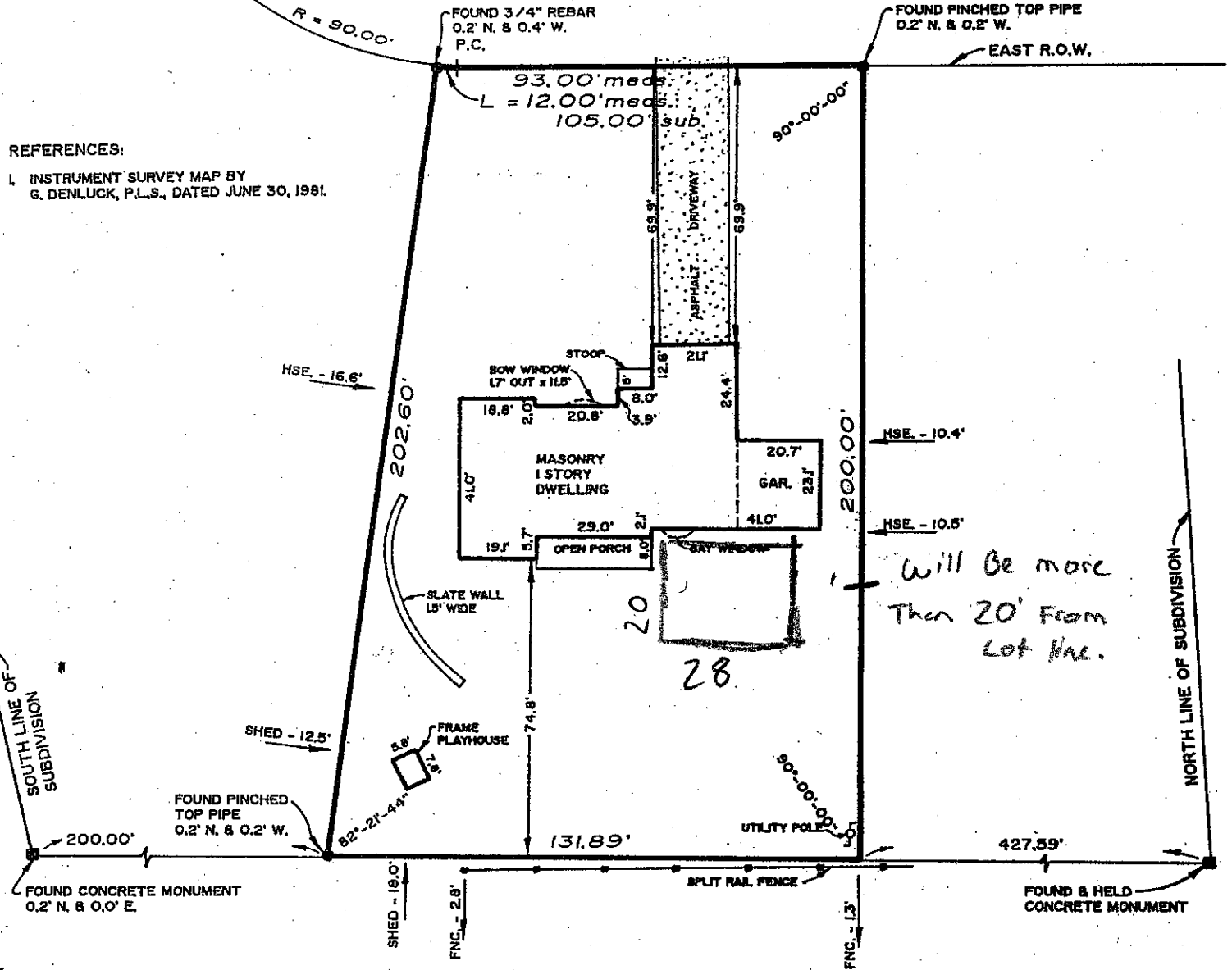
45 Exchange Street • 617 Times Square Building • Rochester, New York 14614

Phone: (716) 423-1919

For RONALD WILLIG, ESQ. Parcel at TOWN OF PITTSFORD, COUNTY OF MONROE, STATE OF NEW YORK
 Street 25 BRIAR PATCH ROAD Subdivision BRAMBLE WOODS
 Reference Data: Liber 106 of Maps, Page 36; Liber 6000 of Deeds, Page 272
 Abstract NOT PROVIDED Lot No. II

Note: If a current abstract of title was not provided, this parcel is subject to any easements or encumbrances that a current abstract of title may disclose.

BRIAR PATCH (60' R.O.W.) ROAD



REFERENCES:

- 1. INSTRUMENT SURVEY MAP BY G. DENLUCK, P.L.S., DATED JUNE 30, 1981.

Job No: 15110-01-025
 F.B. No: 38 PG. 53.

SCALE 1" = 40'

"Certifications indicated hereon signify that this survey was prepared in accordance with the existing Code of Practice for Land Surveys adopted by the New York State Association of Professional Land Surveyors and with the jointly adopted standards of the Monroe County Bar Association and Genesee Valley Land Surveyors Association, Inc.: 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 listed hereon, and to the assignees of the lending institution. Certifications are not transferable to additional institutions or subsequent owners." "Only copies from the original of this survey marked with an original of the land surveyor's inked seal or his embossed seal shall be considered to be valid true copies."

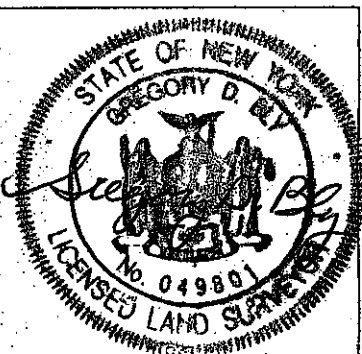
"Unauthorized alteration or addition to a survey map bearing a licensed land surveyor's seal is a violation of section 7209, subdivision 2, of the New York State Education Law."

I hereby certify to the following that this map was made from notes of an instrument survey:

1. FLEET REAL ESTATE FUNDING CORP., ITS SUCCESSORS AND/OR ASSIGNS.
2. MATTHEW J. AND PATRICIA J. O'CONNOR
3. GALLO & JACOVANGELO
4. MONROE TITLE INSURANCE CORPORATION
5. WOODS, OVIATT, GILMAN, STURMAN, & CLARKE

Dated JANUARY 31, 1994 Signed Gregory D. Bly

MEMBER: GENESEE VALLEY LAND SURVEYORS ASSN PROFESSIONAL LAND SURVEYOR NO. 049801



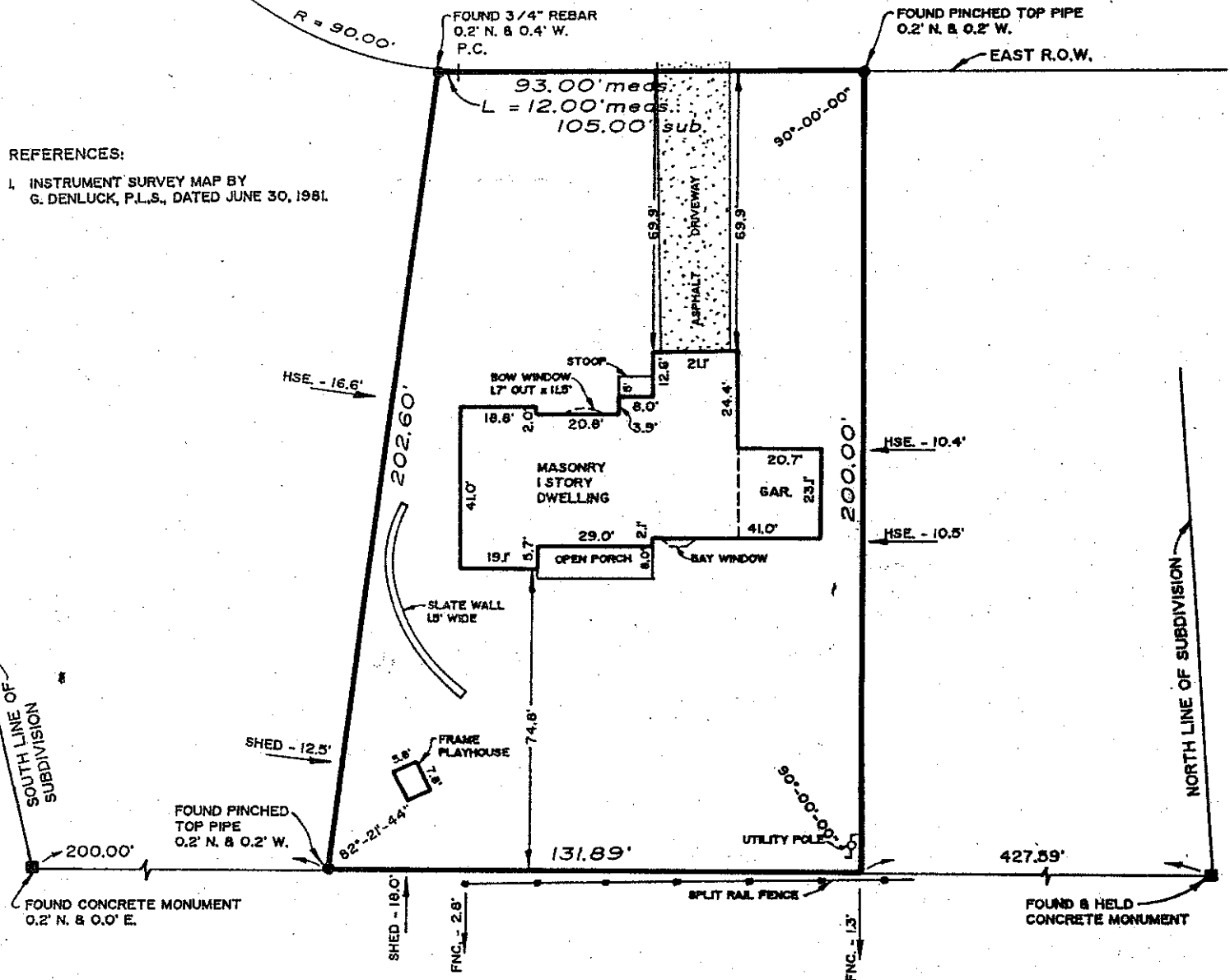
INSTRUMENT SURVEY MAP
GREGORY D. BLY
PROFESSIONAL LAND SURVEYOR

45 Exchange Street • 617 Times Square Building • Rochester, New York 14614
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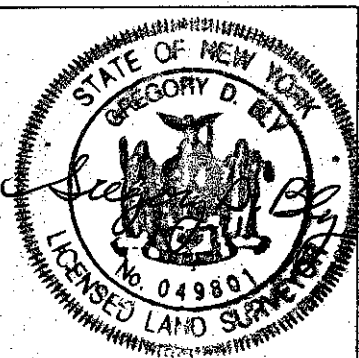
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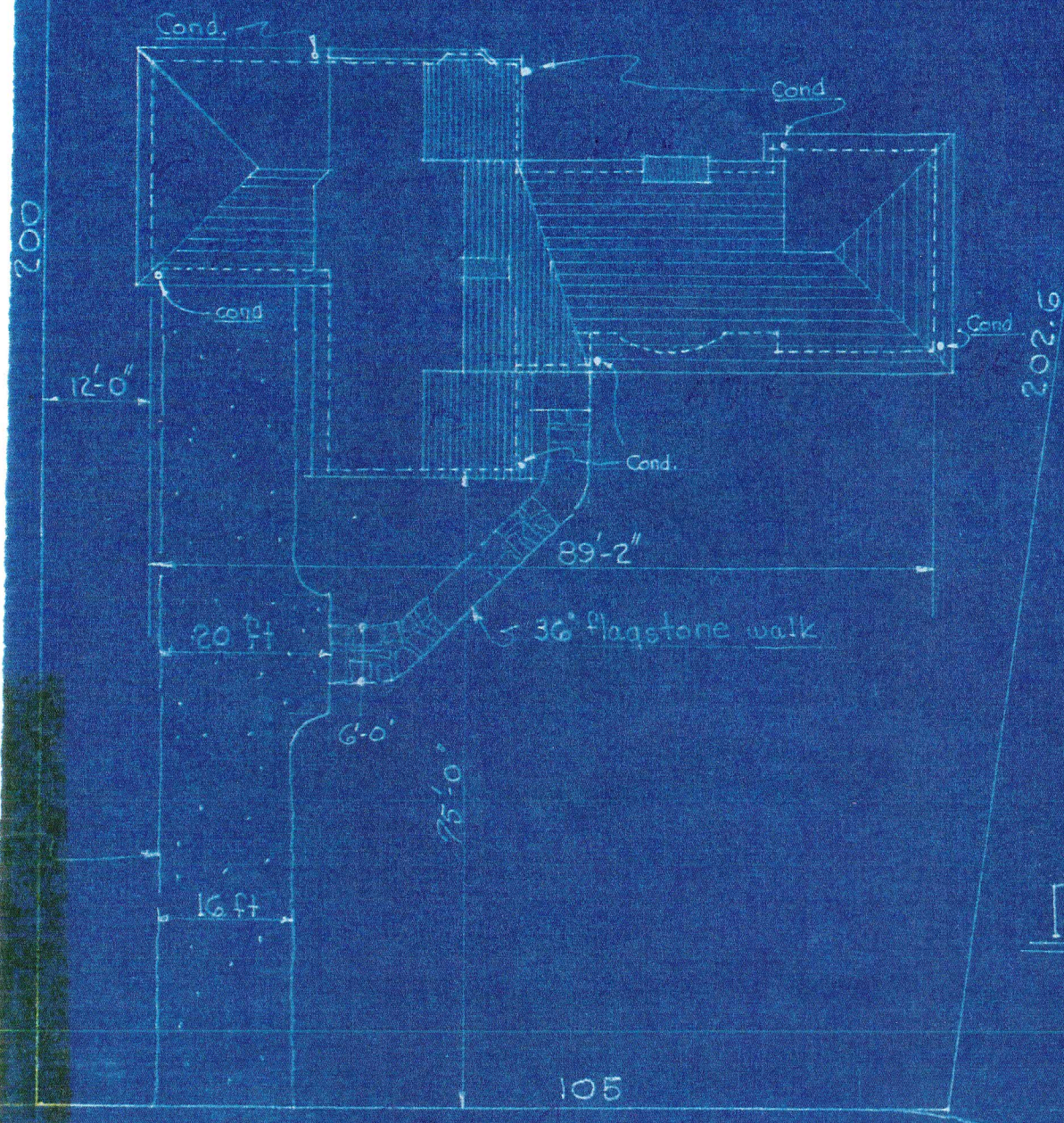
Dated JANUARY 31, 1994 Signed Gregory D. Bly
 MEMBER: GENESEE VALLEY LAND SURVEYORS ASSN PROFESSIONAL LAND SURVEYOR NO. 049801



131.89

34th St
Beverly Hills Rd

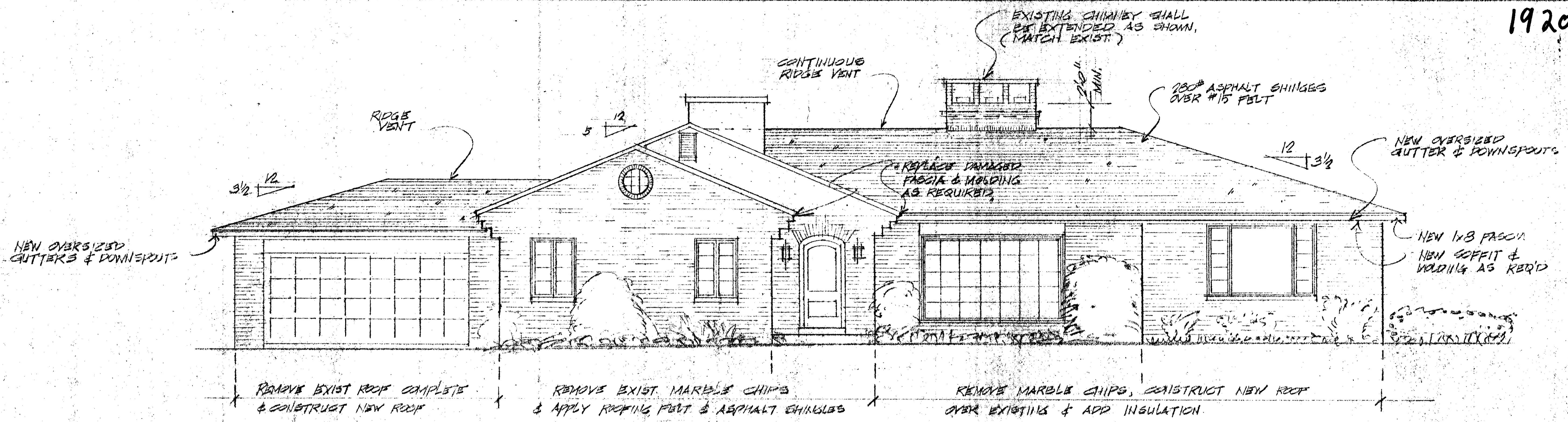
LOT #11



PLO

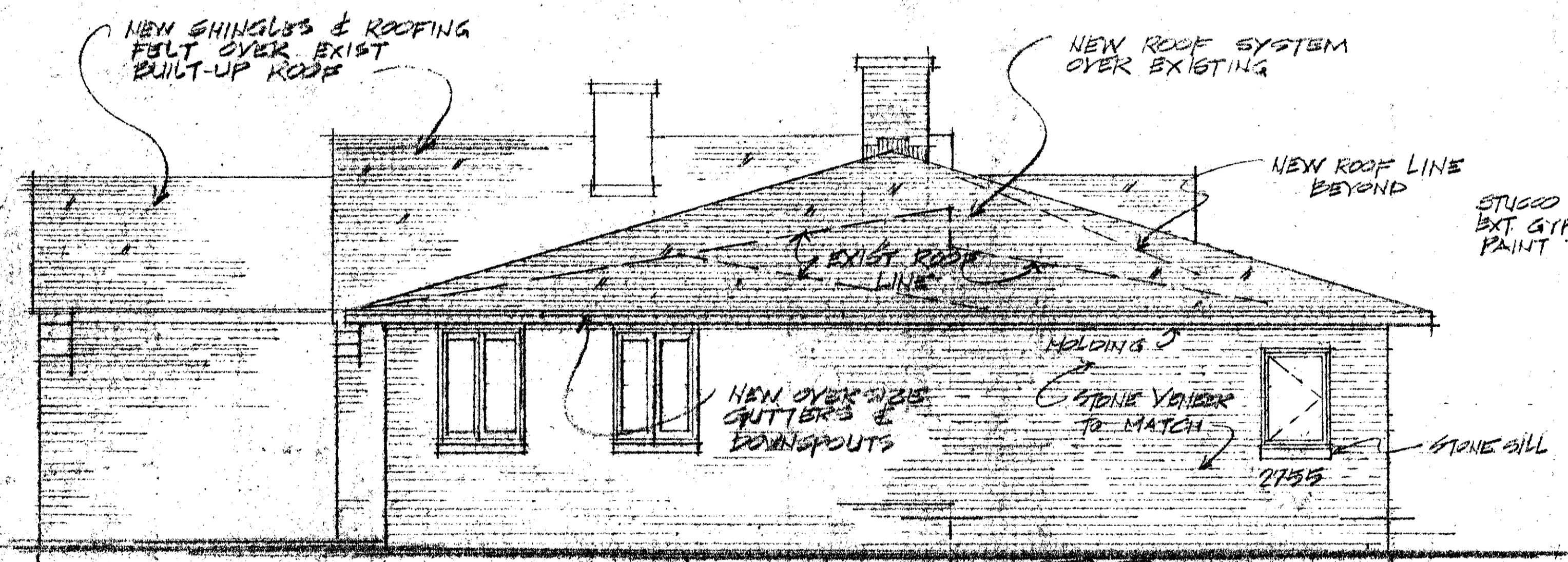
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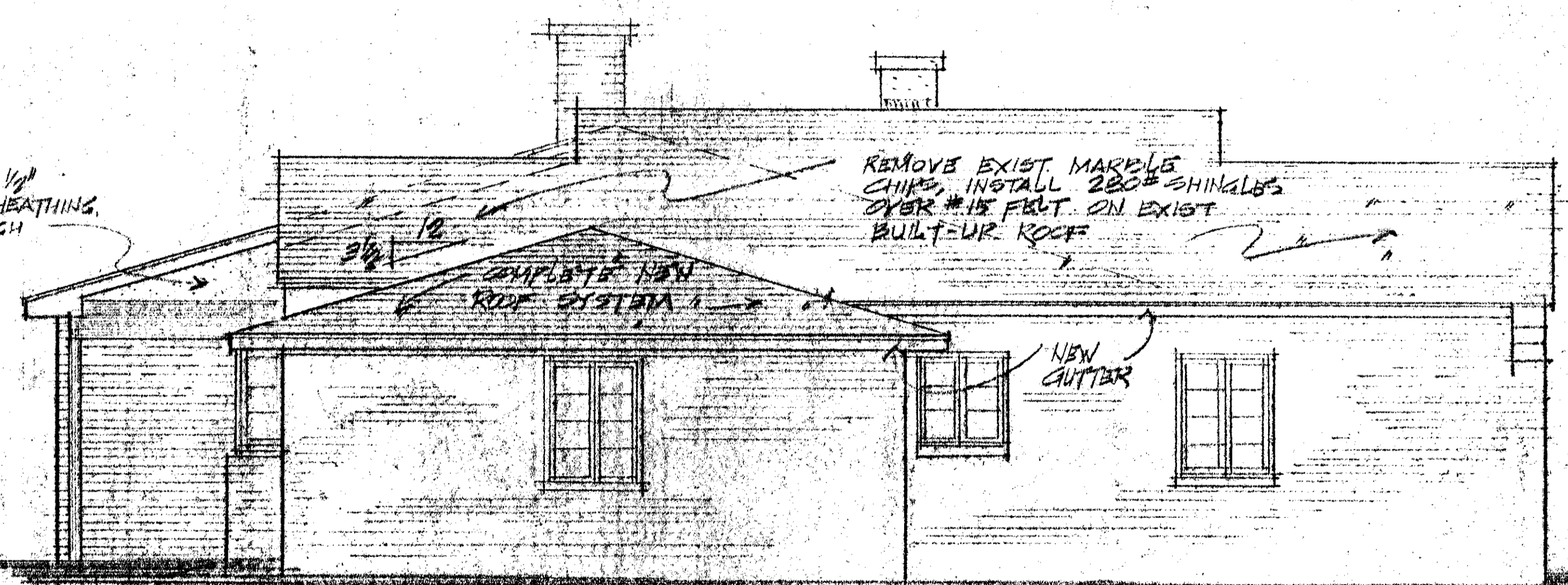
FRONT (WEST) ELEVATION

1/4" = 1'-0"



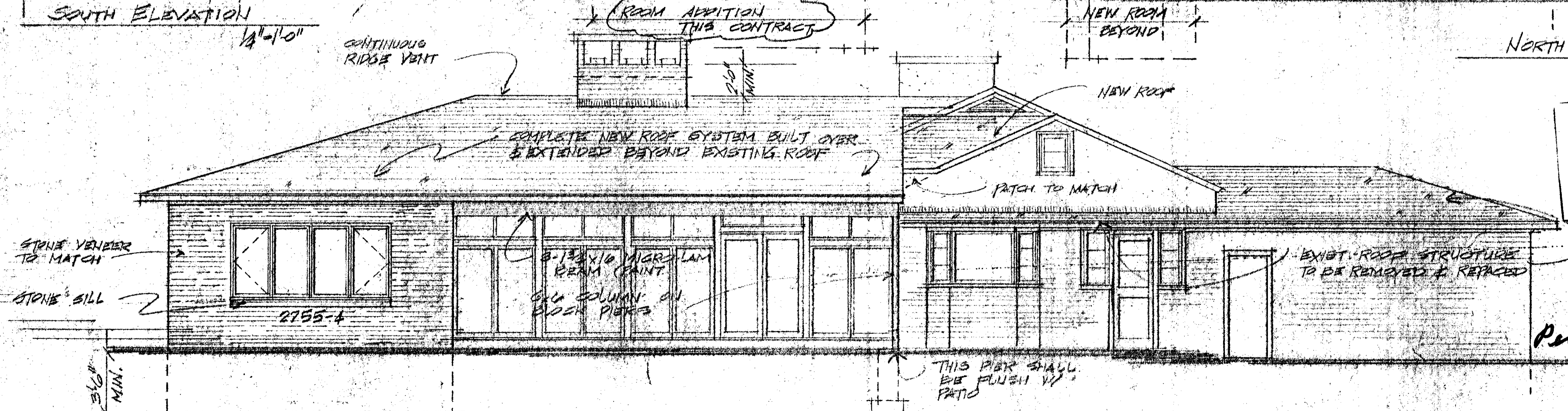
SOUTH ELEVATION

1/4" = 1'-0"



NORTH ELEVATION

1/4" = 1'-0"



EAST (REAR) ELEVATION

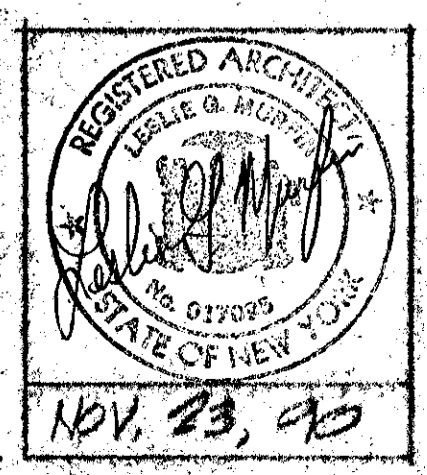
1/4" = 1'-0"

APPROVED
 Dec. 23, 1991
 TOWN OF PITTSFORD
 ARCHITECTURAL
 REVIEW BOARD
 BY *Ann S. Meloy*

NOTE! THIS CONTRACT INCLUDES CONSTRUCTION OF A ROOM (DEN) BELOW EXISTING ROOF COMPLETED UNDER PREVIOUS CONTRACT.

Per. 27-92

REVISED 12/16/91



ELEVATIONS
 ROOF RENOVATIONS
 MR/MRS D STRICKLAND
 25 BRIAR PATCH, N.Y.
 LES MORFIN ARCHITECT
 9 WILLOWBROOK ROAD, FAIRPORT, N.Y. 11731 (716) 223-5554

