Design Review & Historic Preservation Board
Agenda
February 25, 2021

HISTORIC PRESERVATION DISCUSSION

RESIDENTIAL APPLICATION FOR REVIEW - RETURNING

- **11 Old Landmark Drive**
  The Applicant is returning for design review for the addition of a screened porch. The screened porch will be approximately 225 square feet and will be located to the rear of the property.

RESIDENTIAL APPLICATION FOR REVIEW - NEW

- **9 Northstone Rise**
  The Applicant is requesting design review for the addition of a three-season room. The addition will be approximately 556 square feet and will be located to the rear of the home. This application was approved for a side setback variance on 2/15/2021.

RESIDENTIAL APPLICATION FOR REVIEW – NEW HOME

- **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

- **East Street Burying Ground**
  The Applicant is requesting design review to designate the East Street Burying Ground as a 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 2/11/2020 MINUTES

How to view the meeting:

1. Zoom
   - In your web browser, go to https://townofpittsford.zoom.us/j/84591586545?pwd=MTRuRzlMTEY3eDF3YkJxcVNWczdpUT09
   - 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 **845 9158 6545**. 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
February 11, 2021

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

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

ABSENT
Dave Wigg, Leticia Fornataro

Proceedings of a regular meeting of the Pittsford Design Review and Historic Preservation Board were held on Thursday, February 11 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

There was no 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.

  Jim Connaughton of Coventry Ridge Building Corporation was present.

  Mr. Connaughton reviewed the revised design of a home which was previously presented to the Board on 1-14-21.

  In this design, the board and batten has been eliminated in the gables on the front elevation and the stone although not all in the same plane as approved is more balanced.

  Dirk Schneider indicated that he appreciated the changes to improve the design.

  Kathleen Cristman moved to accept the application for redesign of the front elevation for 44 Coventry Ridge as reviewed by the Board on 2/11/2021.

  John Mitchell seconded.

  All Ayes.

APPLICATION FOR LANDMARK DESIGNATION

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

  Dirk Schneider opened the public hearing.

Bonnie Salem introduced the nominated property. She referenced the structure as a significant architectural example of post-World War II architecture that has gone through relatively little change since its construction in 1950. The designer was Cyril Tucker, a well-known architect of his time.

The homeowners, Matthew and Patricia O'Connor, were present. Mr. O' Connor indicated that the home has maintained the ledge rock materials on all elevations, including an addition on the rear of the home that has been seamlessly matched with the original material. He noted this property is rated G+ for high architectural importance and integrity per the Bero Architecture inventory report.

Dirk Schneider asked if there was any public comment and there was none.

The Board did discuss a letter of objection received by the Town of Pittsford from the homeowner at 16 Landsdowne Lane (John Holland) whose subdivided property with the address of 14 Landsdowne Lane abuts the property at 25 Briar Patch Road. Mr. Holland expressed his concerns that this designation will have future ramifications on what he can do in the future with the lot next to his home.

Discussion was held on how much of the property at 25 Briar Patch Road should be designated to address Mr. Holland's concern yet protect the proposed designated property (which sits on a .54 acre) from any undue encroachment.

Dirk Schneider closed the Public Hearing.

The Board continued discussion regarding establishing precedent when determining how much of a parcel of a landmarked home is designated. The Board agreed that one of the purposes of land marking a home is to preserve the character of a neighborhood and how there are several examples in the Town of Pittsford where landmarked homes and others co-exist harmoniously.

It was determined that the entire .54 acre parcel should be landmarked with the home as part of the designation.

A resolution was moved by Board member Bonnie Salem, seconded by Board member John Mitchell and was voted upon my members of the Board as follows:

Dirk Schneider	Aye
David Wigg	Absent
Bonnie Salem	Aye
Kathleen Cristman	Aye
Leticia Fornataro	Absent
Paul Whitbeck	Aye
John Mitchell	Aye

The structure and surrounding property were granted Landmark Designation 2021-01.

OTHER – REVIEW OF 1/28/2020 MINUTES

Dirk Schneider moved to approve the minutes of January 28, 2021 as written.

Bonnie Salem seconded.

All Ayes.

ADJOURNMENT

Dirk Schneider moved to close the meeting at 6:40 pm.

All Ayes.

Respectfully submitted,

Susan Donnelly
Secretary to the Design Review and Historic Preservation Board

Town of Pittsford

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

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

Permit #
B20-000203

DESIGN REVIEW AND HISTORIC PRESERVATION BOARD
REFERRAL OF APPLICATION

Property Address: 11 Old Landmark Drive ROCHESTER, NY 14618
Tax ID Number: 138.13-2-36
Zoning District: RN Residential Neighborhood
Owner: Polozie, Stephen M
Applicant: Homes by Design

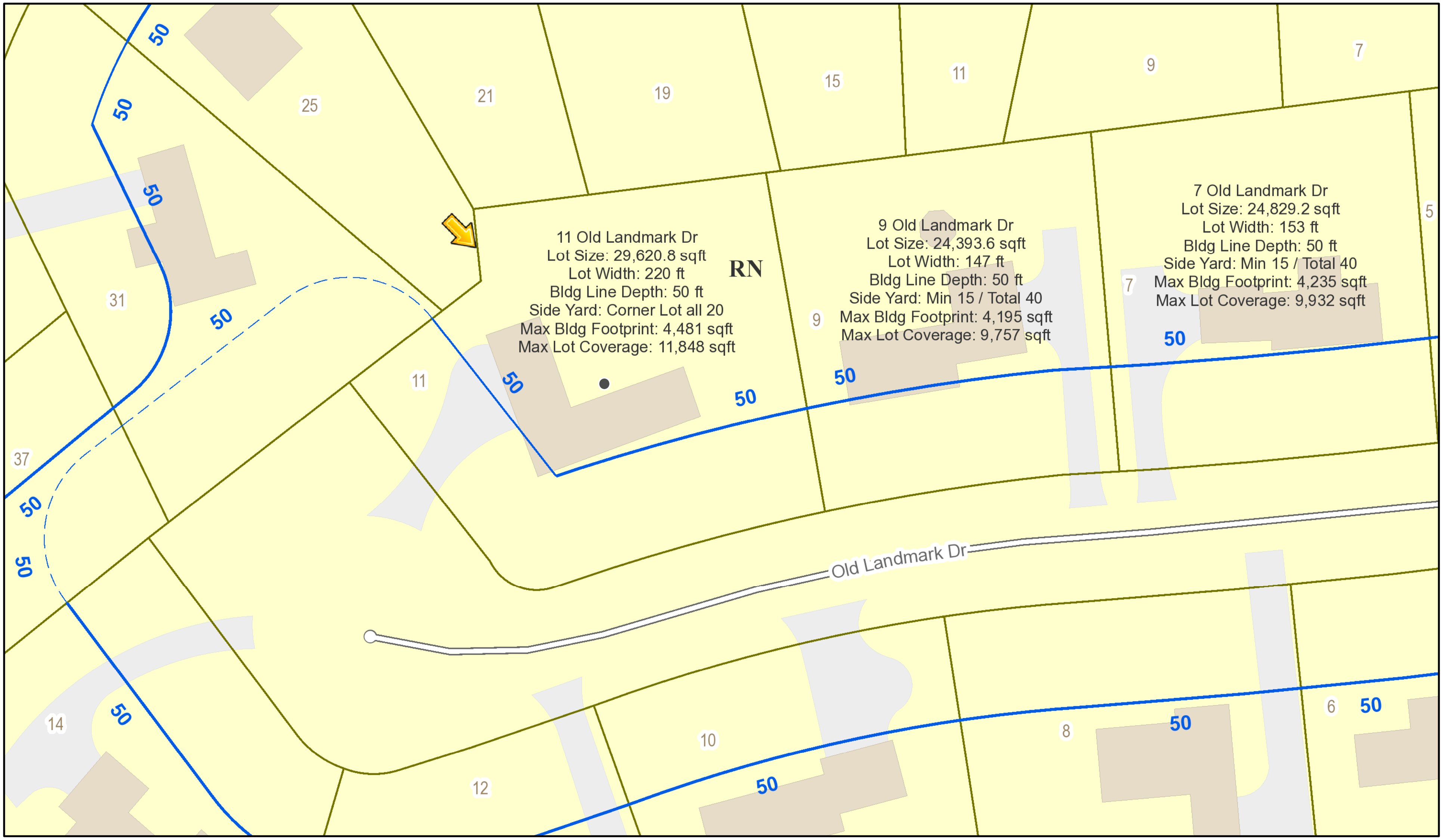
Application Type:

- [x] Residential Design Review §185-205 (B)
- [ ] Commercial Design Review §185-205 (B)
- [ ] Signage §185-205 (C)
- [ ] Certificate of Appropriateness §185-197
- [ ] Landmark Designation §185-195 (2)
- [ ] Informal Review
- [ ] Build to Line Adjustment §185-17 (B) (2)
- [ ] Building Height Above 30 Feet §185-17 (M)
- [ ] Corner Lot Orientation §185-17 (K) (3)
- [ ] Flag Lot Building Line Location §185-17 (L) (1) (c)
- [ ] Undeveloped Flag Lot Requirements §185-17 (L) (2)

Project Description: Applicant is returning for design review for the addition of a screened porch. The screened porch will be approximately 225 square feet and will be located to the rear of the property. The applicant attended the 12/10/2020 meeting and was held over due to lack of detail.

Meeting Date: February 25, 2021

RN Residential Neighborhood Zoning



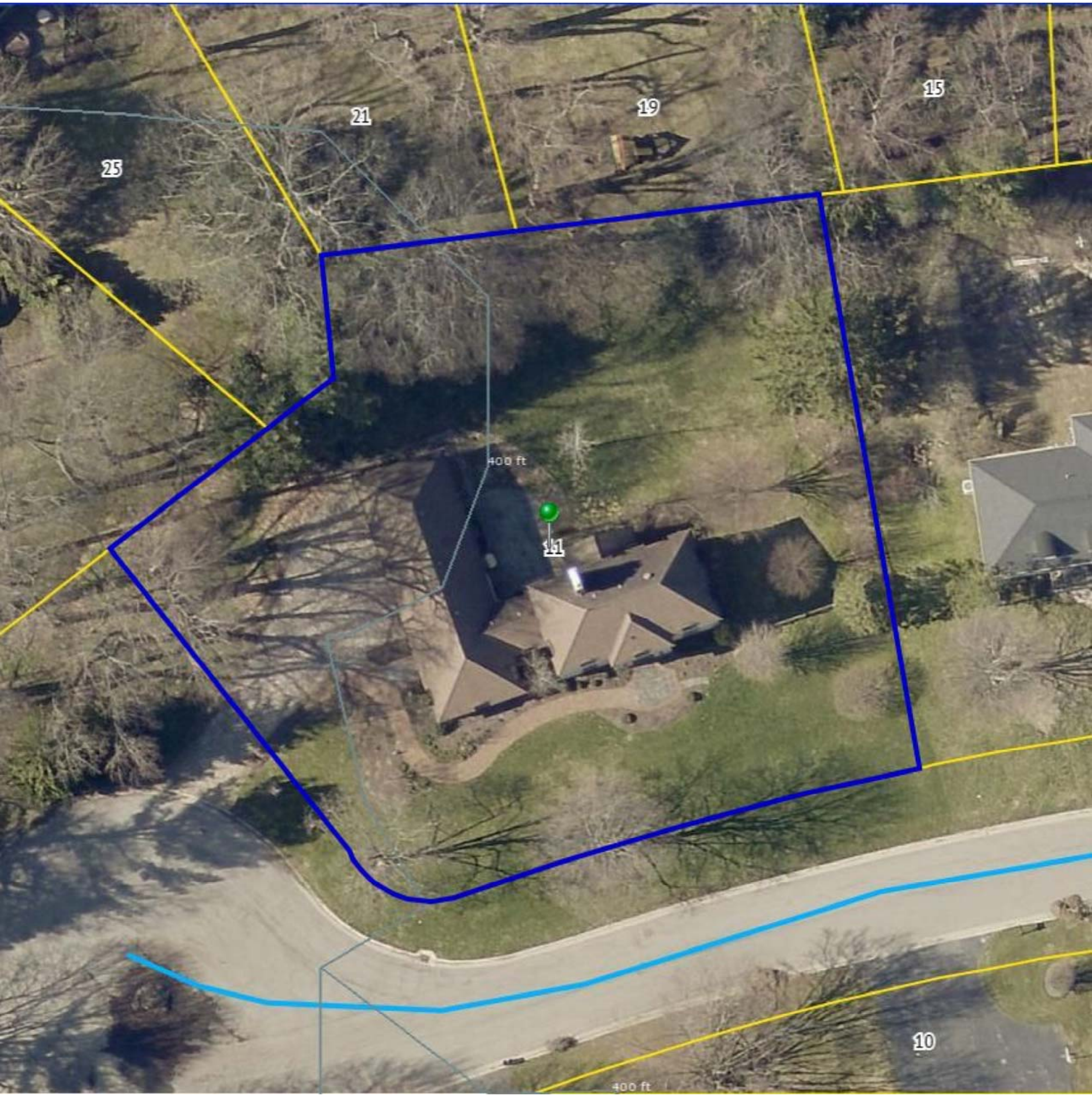
Printed December 3, 2020

1:1,128

0 45 90 180 ft

0 12.5 25 50 m

Town of Pittsford GIS



25
21
19
15
400 ft
11
10
400 ft

NOTES

(1.) BUILDING IS CLASSIFIED AS A ONE FAMILY DWELLING.

(2.) THE 2020 CODE SHALL PREVAIL AND BUILDING CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE REGARDLESS OF ANY MISSING OR INCOMPLETE DETAILS OR NOTES ON THE DRAWINGS.

(3.) THE 2020 ENERGY CONSERVATION CODE SHALL PREVAIL AND BUILDING CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE REGARDLESS OF ANY MISSING OR INCOMPLETE DETAILS OR NOTES ON THE DRAWINGS.

(4.) BUILDING CONTRACTOR AND HIS SUBCONTRACTORS SHALL CONFORM TO LOCAL CONSTRUCTION ORDINANCES AND SHALL VERIFY ALL DIMENSIONS AND CONDITIONS BEFORE PROCEEDING WITH WORK.

(5.) ROOF TRUSS ENGINEERING AND SIZES DETERMINED BY AND ARE THE SOLE RESPONSIBILITY OF THE MANUFACTURER. (MFR)

(6.) NOTED DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.

(7.) THESE DRAWINGS HAVE BEEN PREPARED FOR DESIGN AND STRUCTURAL REFERENCE ONLY. ELECTRICAL, MECHANICAL, PLUMBING, AND OTHER BUILDING SYSTEMS IF ANY, ARE TO BE PREPARED BY AND ARE THE RESPONSIBILITY OF OTHERS.

(8.) BEARING CAPACITY OF SOIL IS ASSUMED AT 2000 P.S.F. AND CONTRACTOR SHALL VERIFY PRIOR TO PLACEMENT OF FOOTINGS.

(9.) ALLOWABLE STRESSES OF MATERIALS:
(THE WEATHERING POTENTIAL FOR CONCRETE IS ASSUMED TO BE SEVERE. SEE FIGURE R301.2(4))

A.) CONCRETE (R402.2) - MIN. COMPRESSIVE STRENGTH @ 28 DAYS PSI =
- FOOTINGS: 2500 PSI
- BASEMENT SLAB: 2500 PSI (W/ FIBER REINF. ADDITIVE, OPTIONAL)
- GARAGE & PORCH SLABS: 3500 PSI (AIR-ENTRAINED)
- BASEMENT WALLS: 3000 PSI (AIR-ENTRAINED WHERE EXPOSED TO WEATHER)

POURED CONC. SHALL BE PROTECTED FROM FREEZE/THAW DURING CONSTRUCTION, OR AIR ENTRAINED CONC. MUST BE USED. (TABLE R402.2, NOTE 2.)

B.) STRUCTURAL STEEL TO BE ASTM - A36

C.) WOOD JOISTS, BEAMS, HEADERS, AND RAFTERS SHALL HAVE AN EXTREME FIBER STRESS IN BENDING (FB) WITH REPETITIVE MEMBER USE OF 1150 P.S.I. (HEM FIR #2 OR BETTER.)

10.) FIREPLACES SHALL HAVE AN OUTSIDE AIR SOURCE FOR COMBUSTION WITH A DUCT, DAMPER ETC. & SHALL COMPLY WITH CODE SECTION R1001-R1066 AS APPLICABLE.

(11.) SETTING THE BUILDING ELEVATION IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND SHALL COMPLY WITH R403.1.7.3 OF THE 2015 INTERNATIONAL RESIDENTIAL CODE

(12.) THE CONTRACTOR SHALL INSTALL 4" HIGH NUMBERS ON THE FRONT OF THIS BUILDING TO IDENTIFY THE SITE ADDRESS. (SEE SECTION R319.)

(13.) GLAZING IN DOORS, STORM DOORS, SIDELIGHTS, SHOWER SPACES, AND TUB ENCLOSURES IS DEEMED TO BE HAZARDOUS PER SECTION R308.4 OF THE 2020 CODE AND SHALL BE IDENTIFIED AS SUCH IN COMPLIANCE WITH SECTION R 308.1.
DECORATIVE GLASS IS EXEMPT IN SWINGING DOORS AND SIDELIGHTS (SEE SECTION R308.4 FOR ADDITIONAL HAZARDOUS LOCATIONS).

(14.) DESIGN CRITERIA:

A.) ROOMS OTHER THAN SLEEPING = 40 PSF LIVE LOAD
B.) SLEEPING ROOMS = 30 PSF LIVE LOAD
C.) GROUND SNOW LOAD = 40 PSF (FIG R301.2(6))
D.) WIND SPEED - 90 MPH, EXPOSURE B
E.) SEISMIC DESIGN CATEGORY - A OR B - R301.2(2)
F.) WEATHERING - SEVERE
G.) FROST LINE DEPTH - 42"
H.) TERMITE DAMAGE - CONTACT LOCAL JURISDICTION
I.) DECAY DAMAGE - NONE TO SLIGHT
J.) WINTER DESIGN TEMPERATURE - (1) DEGREE
K.) ICE BARRIER IS REQUIRED
L.) ROOF TIE-DOWN REQUIREMENTS - R802.11 (BASED UPON SPECIFIC ROOF DESIGN)
M.) ENERGY COMPLIANCE DETAILS AND PATH - N1101.13

(15.) FOOTINGS TO BEAR ON FIRM, LEVEL, UNDISTURBED NATURAL SOIL, FREE FROM FROST OR LOOSE MATERIAL

(16.) DRAWING ALTERATION:
THE FOLLOWING IS AN EXCERPT FROM THE N.Y.S. EDUCATION LAW ARTICLE 145. SECTION 7209 AND APPLIES TO THESE DRAWINGS. "IT IS A VIOLATION OF THIS LAW FOR ANY PERSON, UNLESS HE IS ACTING UNDER THE DIRECT SUPERVISION OF A LICENSED PROFESSIONAL ENGINEER OR ARCHITECT TO ALTER AN ITEM IN ANY WAY. IF AN ITEM BEARING THE SEAL OF AN ENGINEER OR ARCHITECT IS ALTERED, THE ALTERING ENGINEER OR ARCHITECT SHALL AFFIX TO THE ITEM HIS SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS SIGNATURE AND THE DATE OF SUCH ALTERATION AND A SPECIFIC DESCRIPTION OF THE ALTERATION."

(17.) WHERE LOCAL EXHAUST OR WHOLE-HOUSE MECHANICAL VENTILATION IS PROVIDED, THE EQUIPMENT SHELL BE DESIGNED IN ACCORDANCE WITH SECTION M1507 OF THE CODE.

(18.) "CODE" SHALL MEAN THE 2020 RESIDENTIAL CODE OF NEW YORK STATE. "ENERGY CONSERVATION CODE" OR "ENERGY CODE" SHALL MEAN CHAPTER 11 OF THE CODE.

(19.) TO THE BEST OF MY KNOWLEDGE, BELIEF AND PROFESSIONAL JUDGEMENT, THESE PLANS ARE IN COMPLIANCE WITH THE ENERGY CONSERVATION CODE.

ENERGY CONSERVATION, CHAPTER 11, ENERGY EFFICIENCY

1. A MINIMUM OF 90 PERCENT OF THE LAMPS IN PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL BE HIGH-EFFICACY LAMPS PER SECTION N1104

2. RECESSED LUMINARIES INSTALLED IN THE BUILDING THERMAL ENVELOPE SHALL BE SEALED WITH A GASKET OR CAULK BETWEEN THE HOUSING AND THE INTERIOR WALL OR CEILING COVERING TO LIMIT AIR LEAKAGE BETWEEN CONDITIONED AND UNCONDITIONED SPACES PER SECTION N1102.4.5

3. CONTRACTOR TO PROVIDE A PROGRAMMABLE THERMOSTAT TO CONTROL THE HVAC SYSTEM PER SECTION N1103.1.1

4. ALL DUCTS, AIR HANDLERS, FILTER BOXES SHALL BE SEALED PER SECTION N1103.3.2.

5. ALL CIRCULATING SERVICE HOT WATER PIPING SHALL BE INSULATED TO AT LEAST R-3. CIRCULATING HOT WATER SYSTEMS SHALL INCLUDE AN AUTOMATIC OR READILY ACCESSIBLE MANUAL SWITCH THAT CAN TURN OFF THE HOT WATER CIRCULATING PUMP WHEN THE SYSTEM IS NOT IN USE. PER SECTION N1103.5

6. ATTIC ACCESS SHALL BE INSULATED WITH THE SAME R-VALUE AS THE ATTIC, WEATHER-STRIPPED AND LATCHED PER SECTION N1102.2.4

7 AIR TIGHTNESS AND INSULATION INSTALLATION SHALL BE PER MANUFACTURERS INSTRUCTIONS AND CRITERIA LISTED IN SECTIONS N1102.4.1 THROUGH N1102.4.6.

8 THE STRUCTURE SHALL BE TESTED AND VERIFIED AS HAVING AN AIR LEAKAGE RATE NOT EXCEEDING 3 AIR CHANGES PER HOUR. CONDUCT TEST ACCORDING TO ASTM E779 OR ASTM E1827 OR NET/ICC 380 AND REPORTED AT A PRESSURE OF 0.2 INCH W.G. COMPLY WITH N1102.4.1.2.

9 THE CONTRACTORS AND SUB-CONTRACTORS SHALL BE FAMILIAR WITH THE ENERGY CODE AND EXPERIENCED IN PERFORMING WORK THAT COMPLIES WITH ALL ASPECTS OF THE ENERGY CODE. THESE NOTES ARE NOT INTENDED TO BE ALL INCLUSIVE.

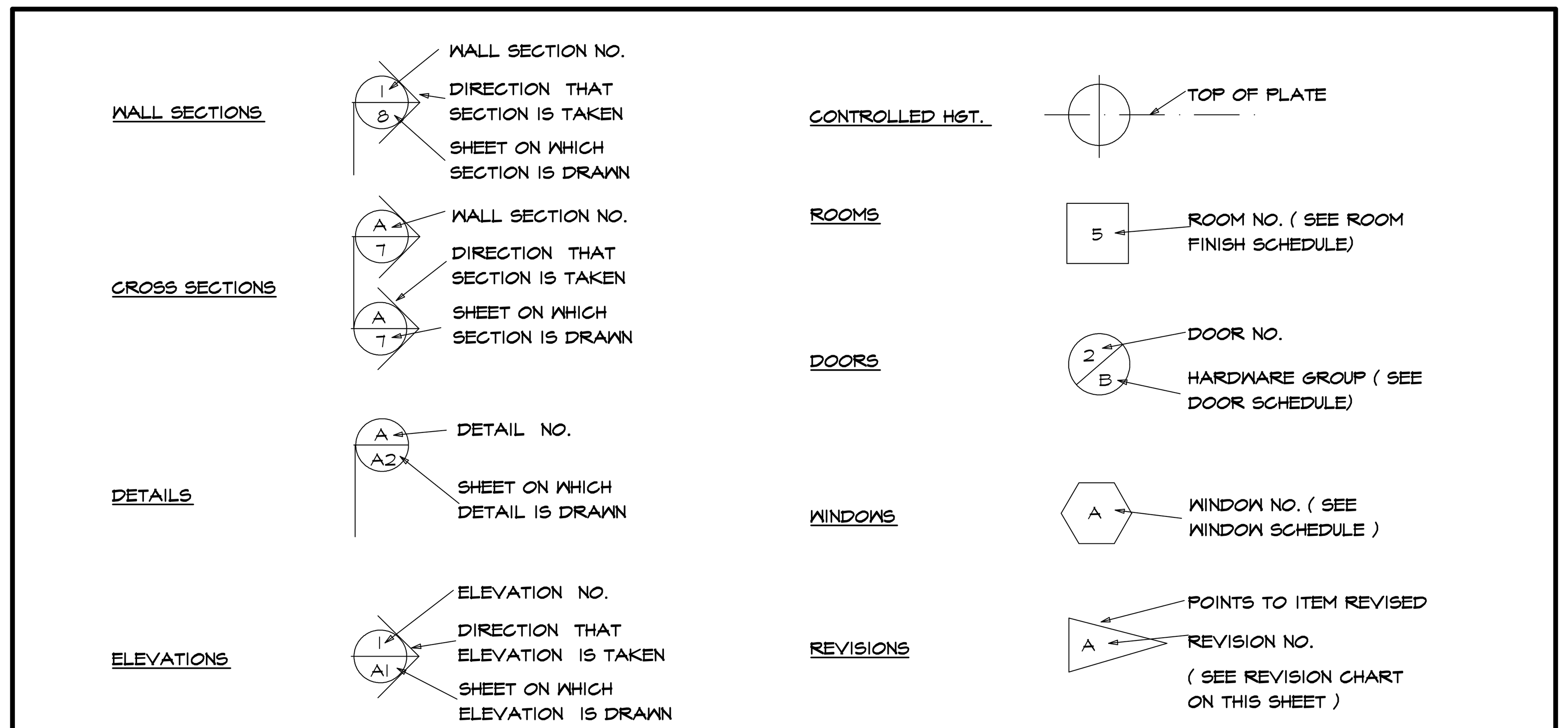
SCREEN PORCH ADDITION

11 OLD LANDMARK DRIVE PITTSFORD, NY

HOMES BY DESIGN

NOTE: THIS STRUCTURE IS NOT HEATED

SYMBOLS



ABBREVIATIONS

APPROX	-APPROXIMATE	FT (')	-FOOT	OPNG	-OPENING
&	-AND	FTG	-FOOTING	O/A	-OVERALL
@	-AT	FDN	-FOUNDATION	O.H.D	-OVERHEAD DOOR
BM	-BEAM	GYP	-GYPSUM	O/ HANG	-OVERHANG
BLK	-BLOCK	HND'CP	-HANDICAP	O/	-OVER
BD	-BOARD	HGT	-HEIGHT	OPT	-OPTIONAL
BLDG	-BUILDING	HW	-HOT WATER	P.D.R	-POWDER ROOM
BTR	-BETTER	HDR	-HEADER	PSF	-POUNDS PER SQ. FT.
CLG	-CEILING	IN (")	-INCH	PSI	-POUNDS PER SQ. IN.
CL	-CENTERLINE	INCL	-INCLUDE	P.T.	-PRESSURE TREATED
COL	-COLUMN	INFO	-INFORMATION	PLY'WD	-PLYWOOD
CONC	-CONCRETE	ID	-INSIDE DIAMETER	REQ'D	-REQUIRED
CONT	-CONTINUOUS	INSUL	-INSULATION	RM	-ROOM
COMM	-COMMERCIAL	INT	-INTERIOR	RES	-RESIDENTIAL
CRS	-COURSES	IECC	-INTERNATIONAL ENERGY CONSERVATION CODE	R'S	-RISERS
DL	-DEAD LOAD	IRC	-INTERNATIONAL RESIDENTIAL CODE	RD & SH	-ROD & SHELF
DIA	-DIAMETER	JT	-JOINT	S	-SOUTH
DBL	-DOUBLE	JSTS	-JOISTS	SKY'LT	-SKYLIGHT
DN	-DOWN	LT	-LIGHT	SH	-SHELF
DWG	-DRAWING	LL	-LIVE LOAD	SH'S	-SHELVES
DIM	-DIMENSION	MFR	-MANUFACTURER	STOR	-STORAGE
ELEC	-ELECTRIC	MAX	-MAXIMUM	STL	-STEEL
EXP	-EXPANSION	MECH	-MECHANICAL	SUSP	-SUSPENDED
EXT	-EXTERIOR	MTL	-METAL	SYN	-SYNTHETIC
FT (')	-FEET	MIN	-MINIMUM	T'S	-TREADS
FIN	-FINISH	MISC	-MISCELLANEOUS	(TYP)	-TYPICAL
FLR	-FLOOR	N	-NORTH	T&G	-TONGUE & GROOVE
1 ST	-FIRST	NTS	-NOT TO SCALE	W/	-WITH
FLUOR	-FLUORESCENT	NO	-NUMBER	W/O	-WITHOUT

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ENGINEERING DESIGNS, P.C.

STEVEN L. CARINI, P.E.

1387 FAIRPORT ROAD
SUITE #560
FAIRPORT, NY 14450-2002

PH. (585) 223-6420

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Revisions:

Project: RESIDENTIAL ADDITION

Client: HOMES BY DESIGN

Job Location: 11 OLD LANDMARK DRIVE PITTSFORD, NEW YORK

Drawing Title: COVER SHEET & NOTES

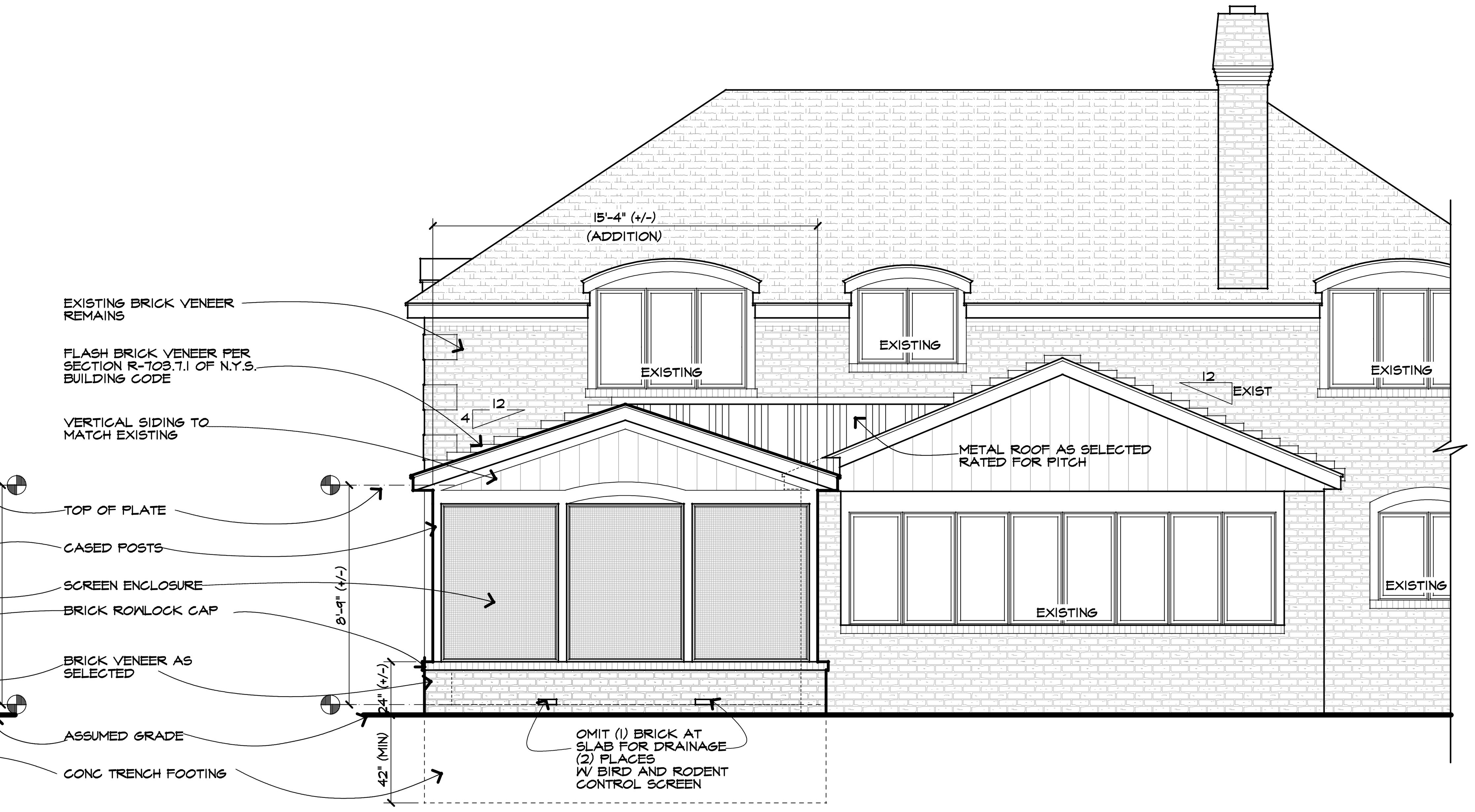
Drawn: TJM | Checked By: SLC

Date: JANUARY, 2021

Job No. 38419

Sheet 1 of 3

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

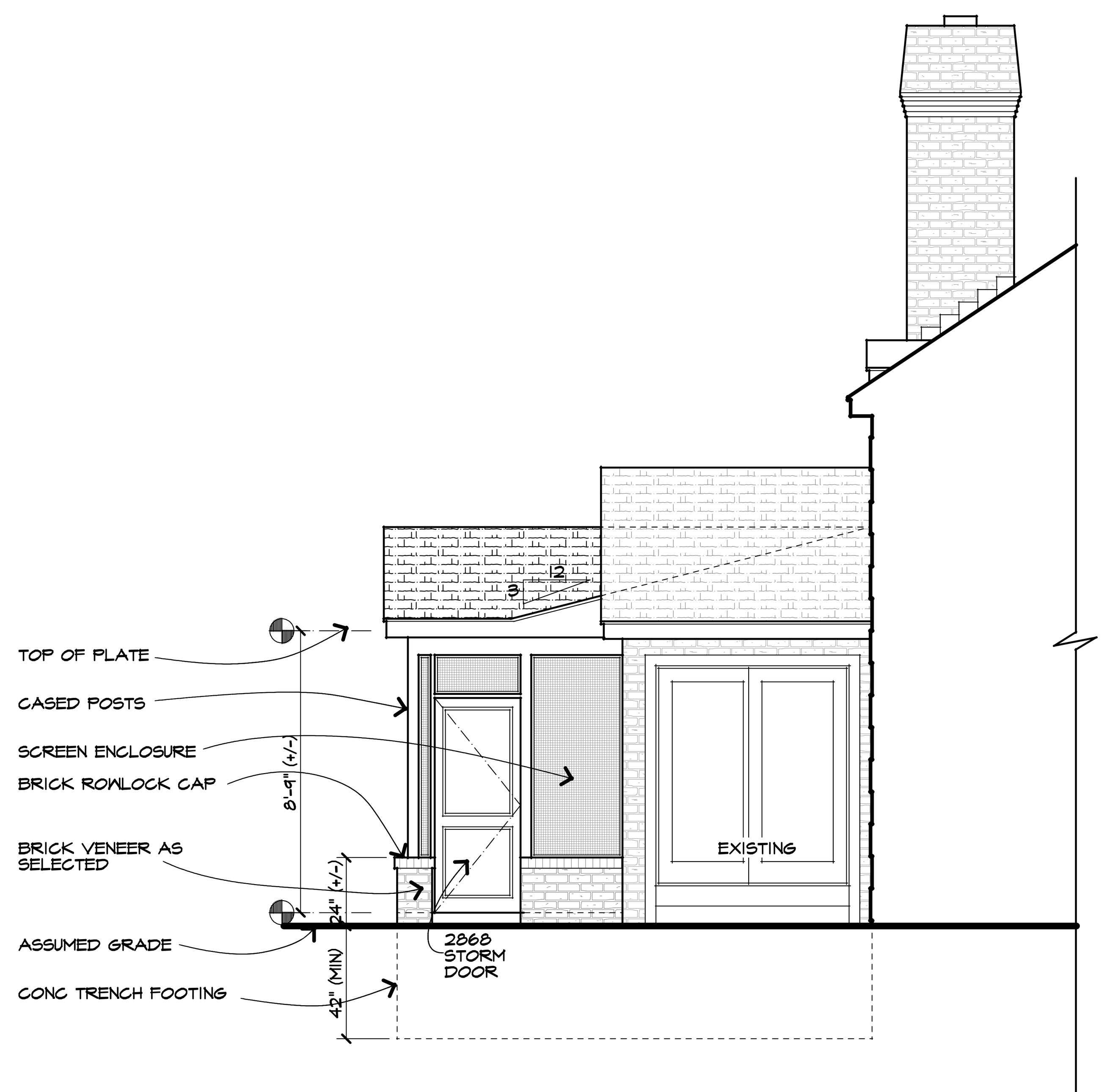


PARTIAL
REAR ELEVATION
SCALE: 1/4" = 1'-0"

UNLESS OTHERWISE NOTED

ROOFING:	ASPHALT / FIBERGLASS SHINGLES AS SEL'TD
ROOF VENTING:	ONE SQ.FT NET PER 300 SQ. FT. ATTIC SPACE (PER EXCEPTION IN R806.2 OF THE CODE.)
FACIA:	MATCH EXISTING
FRIEZEBOARDS:	MATCH EXISTING
CORNERBOARDS:	NONE
CASINGS:	MATCH EXISTING
SIDING:	↓
EAVE O/HANGS:	
RAKE O/HANGS:	
FOOTING DEPTH:	3'-6" BELOW GRADE
PLATE HEIGHT:	(+/-) 8'-9" ABV SLAB

NOTE:
INSTALL BRICK VENEER WITH METAL WALL TIES AS REQUIRED AND WEEP HOLES AT GRADE (TYP)



PARTIAL
LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"

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STEVEN L. CARINI, P.E.

1387 FAIRPORT ROAD
SUITE #560
FAIRPORT, NY 14450-2002
PH. (585) 223-6420
www.carinidesigns.com

Revisions:

Project:
RESIDENTIAL ADDITION

Client:
HOMES BY DESIGN

Job Location:
11 OLD LANDMARK DRIVE
PITTSFORD, NEW YORK

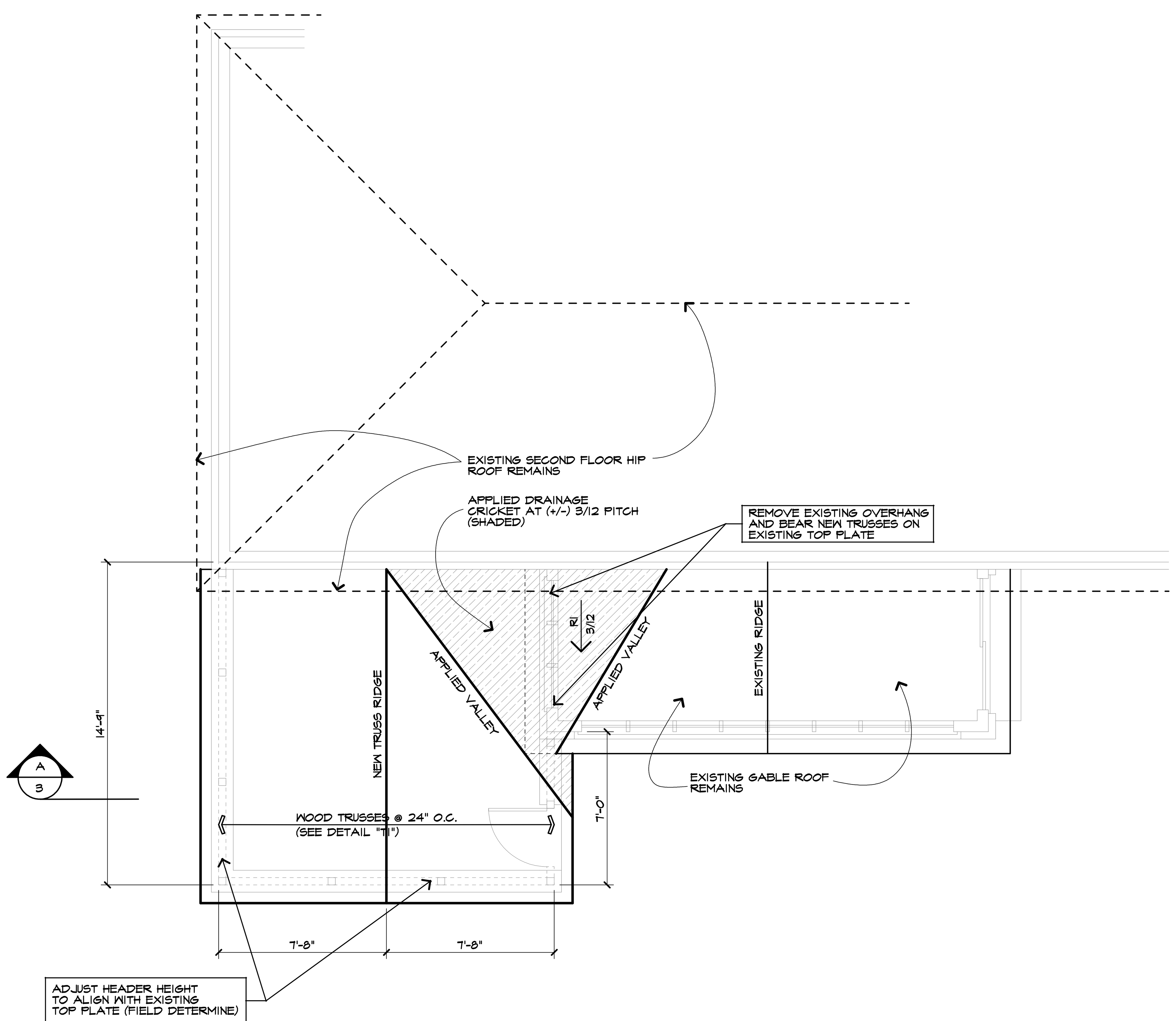
Drawing Title:
ELEVATIONS

Drawn	Checked By
TJM	SLC

Date: JANUARY, 2021

Job No. 38419

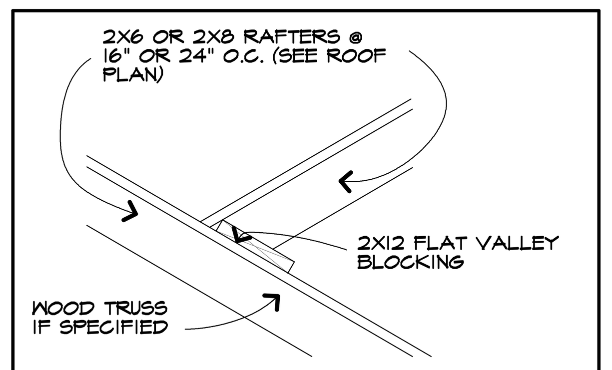
Sheet
2 of 3



ROOF FRAMING PLAN

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

"SIMPSON" H2.5A AT EVERY TRUSS / TOP PLATE CONNECTION
"SIMPSON" LGT 2, OR 3 OR 4 FOR 2 OR 3 OR 4 PLY GIRDER TRUSSES



APPLIED VALLEY DETAIL

NO SCALE

UNLESS NOTED OTHERWISE

R1 → 2X8 RAFTERS @ 24" O.C. WITH PITCH NOTED

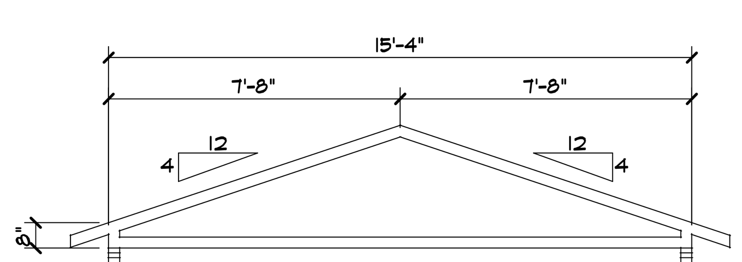
EAVE OVERHANGS SHALL BE MATCH EXISTING

RAKE OVERHANGS SHALL BE MATCH EXISTING

TRUSS LAYOUT, DESIGN, AND ENGINEERING TO BE PROVIDED BY TRUSS MFR

WOOD TRUSSES SHALL CONFORM TO R802.10 OF THE CODE

INSTALL ICE BARRIER ON ROOF TO COMPLY WITH SECTION R905.1.2 OF THE CODE



TRUSS DETAIL "T1"

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

- UNLESS OTHERWISE NOTED ON PLAN, FIRST FLOOR PLATE HEIGHT SHALL MATCH EXISTING ABOVE TOP OF SUBFLOOR.
- DOUBLE FLOOR JOISTS UNDER ALL PARALLEL WALLS 48" OR LONGER
- CONTRACTOR SHALL INSTALL SMOKE, HEAT AND CARBON MONOXIDE DETECTORS TO COMPLY WITH CURRENT NYS CODES
- LVL AND TJI PRODUCTS, ACCESSORIES, AND CONNECTION DETAILS SHALL CONFORM TO MFR SPECIFICATIONS, AND PRODUCT LITERATURE. (DESIGN "E" = 1,900,000)
- 8 1/4" MAX STEP AT EGRESS DOOR(S) ON THE EXTERIOR SIDE FROM THE THRESHOLD TO THE LANDING OR FLOOR PROVIDED THE DOOR DOES NOT SWING OVER THE LANDING OR FLOOR PER EXCEPTION SECTION R311.3.1 OF THE IRC & 7 3/4" MAX STEP FROM THRESHOLD TO THE LANDING OR FLOOR ON ALL OTHER EXTERIOR DOORS PER SECTION R311.3.2 OF THE CODE

- CONTRACTOR SHALL INSTALL SMOKE, HEAT & CARBON MONOXIDE ALARM / DETECTOR TO COMPLY WITH SECTIONS R314 & R315 OF THE CODE AND 915 OF THE FIRE CODE.

(S) : SMOKE DETECTOR

(H) : HEAT DETECTOR

(CO) : CARBON MONOXIDE DETECTOR

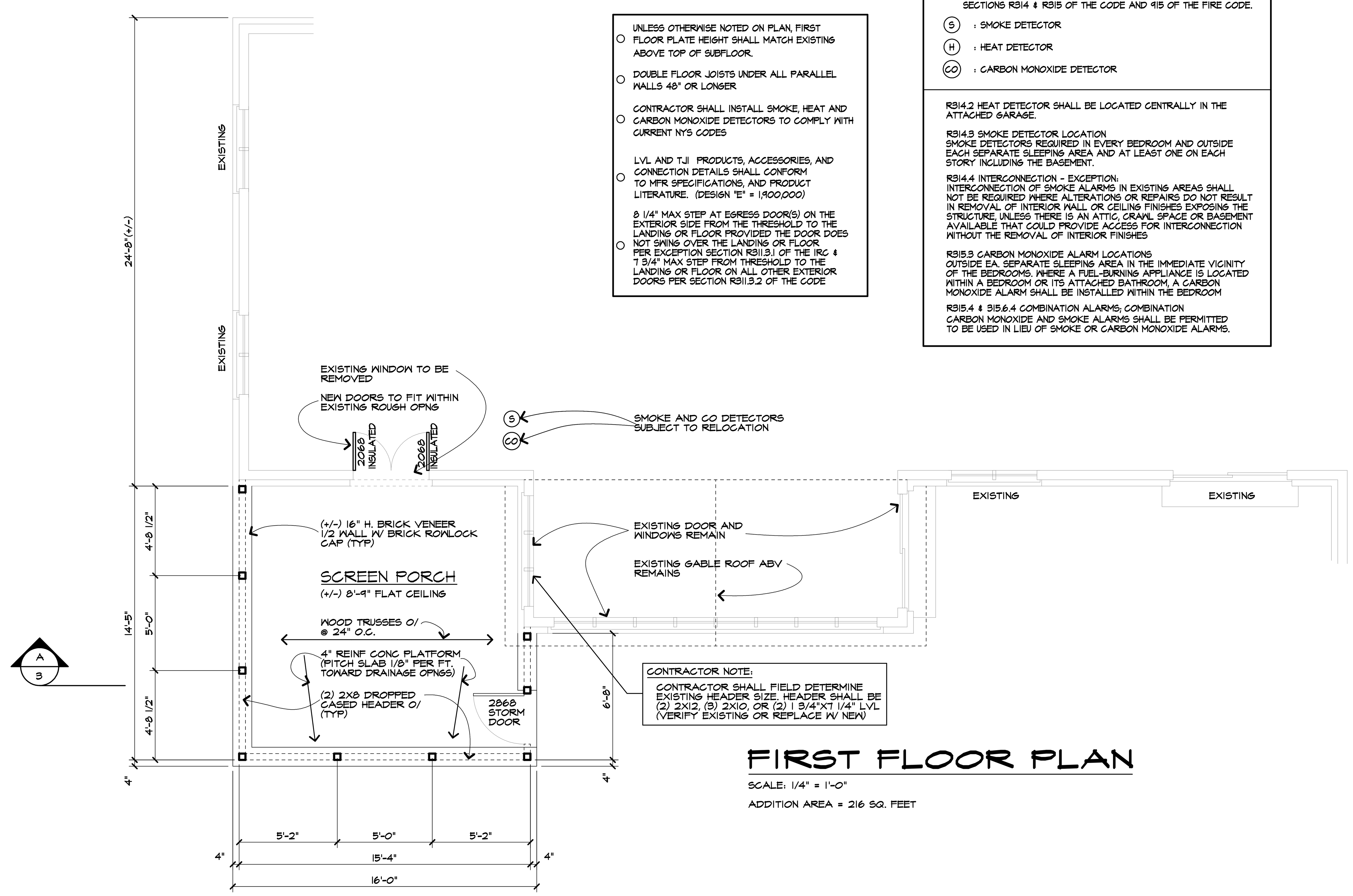
R314.2 HEAT DETECTOR SHALL BE LOCATED CENTRALLY IN THE ATTACHED GARAGE.

R314.3 SMOKE DETECTOR LOCATION
SMOKE DETECTORS REQUIRED IN EVERY BEDROOM AND OUTSIDE EACH SEPARATE SLEEPING AREA AND AT LEAST ONE ON EACH STORY INCLUDING THE BASEMENT.

R314.4 INTERCONNECTION - EXCEPTION:
INTERCONNECTION OF SMOKE ALARMS IN EXISTING AREAS SHALL NOT BE REQUIRED WHERE ALTERATIONS OR REPAIRS DO NOT RESULT IN REMOVAL OF INTERIOR WALL OR CEILING FINISHES EXPOSING THE STRUCTURE, UNLESS THERE IS AN ATTIC, CRAWL SPACE OR BASEMENT AVAILABLE THAT COULD PROVIDE ACCESS FOR INTERCONNECTION WITHOUT THE REMOVAL OF INTERIOR FINISHES

R315.3 CARBON MONOXIDE ALARM LOCATIONS
OUTSIDE EA. SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS. WHERE A FUEL-BURNING APPLIANCE IS LOCATED WITHIN A BEDROOM OR ITS ATTACHED BATHROOM, A CARBON MONOXIDE ALARM SHALL BE INSTALLED WITHIN THE BEDROOM

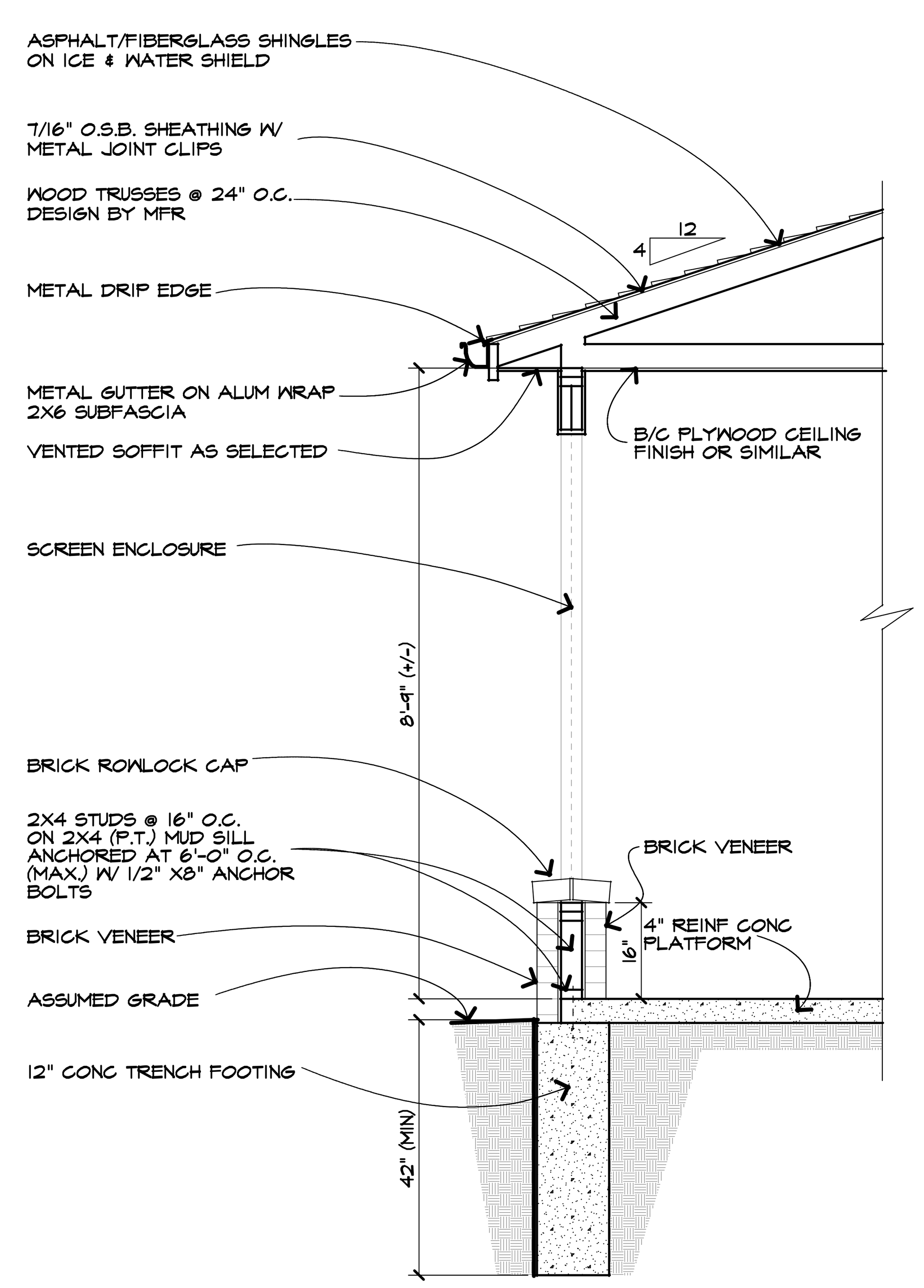
R315.4 & 315.6.4 COMBINATION ALARMS; COMBINATION CARBON MONOXIDE AND SMOKE ALARMS SHALL BE PERMITTED TO BE USED IN LIEU OF SMOKE OR CARBON MONOXIDE ALARMS.



FIRST FLOOR PLAN

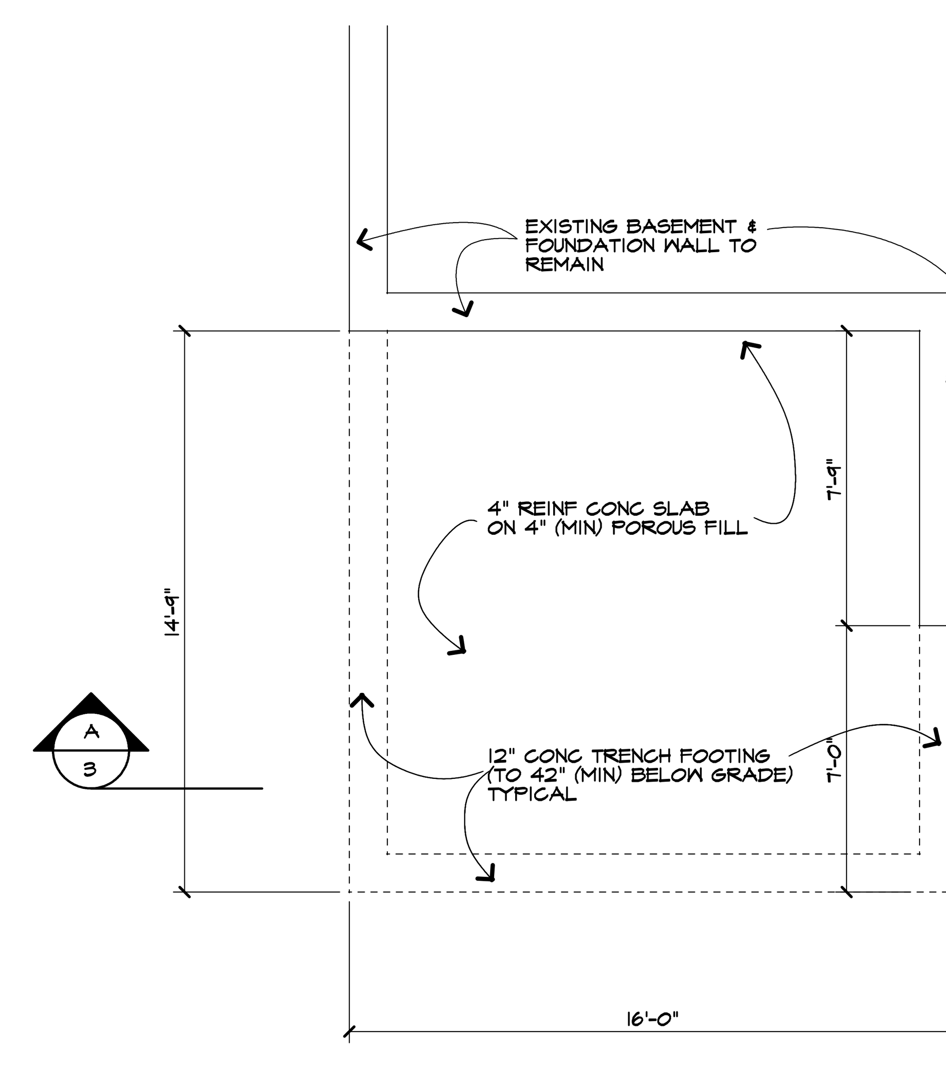
SCALE: 1/4" = 1'-0"

ADDITION AREA = 216 SQ. FEET



A BUILDING SECTION

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



FOUNDATION PLAN

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

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The contractor is responsible for checking dimensions and site conditions and is to report any errors or omissions to this office before the start of construction. Written dimensions always have precedence over scaled dimensions. All materials, products, fixtures, and equipment shall be installed in accordance with manufacturer's installation instructions and all applicable codes.

These plans comply with the 2020 code.

Revisions:

Project: RESIDENTIAL ADDITION

Client: HOMES BY DESIGN

Job Location: 11 OLD LANDMARK DRIVE PITTSFORD, NEW YORK

Drawing Title: PLANS & SECTION

Drawn: TJM

Checked By: SLC

Date: JANUARY, 2021

Job No. 38419

Sheet: 3 of 3

Town of Pittsford

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

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

Permit #
B21-000016

DESIGN REVIEW AND HISTORIC PRESERVATION BOARD REFERRAL OF APPLICATION

Property Address: 9 Northstone PITTSFORD, NY 14534
Tax ID Number: 164.15-1-66
Zoning District: RN Residential Neighborhood
Owner: Caroselli, Brett R
Applicant: DVC

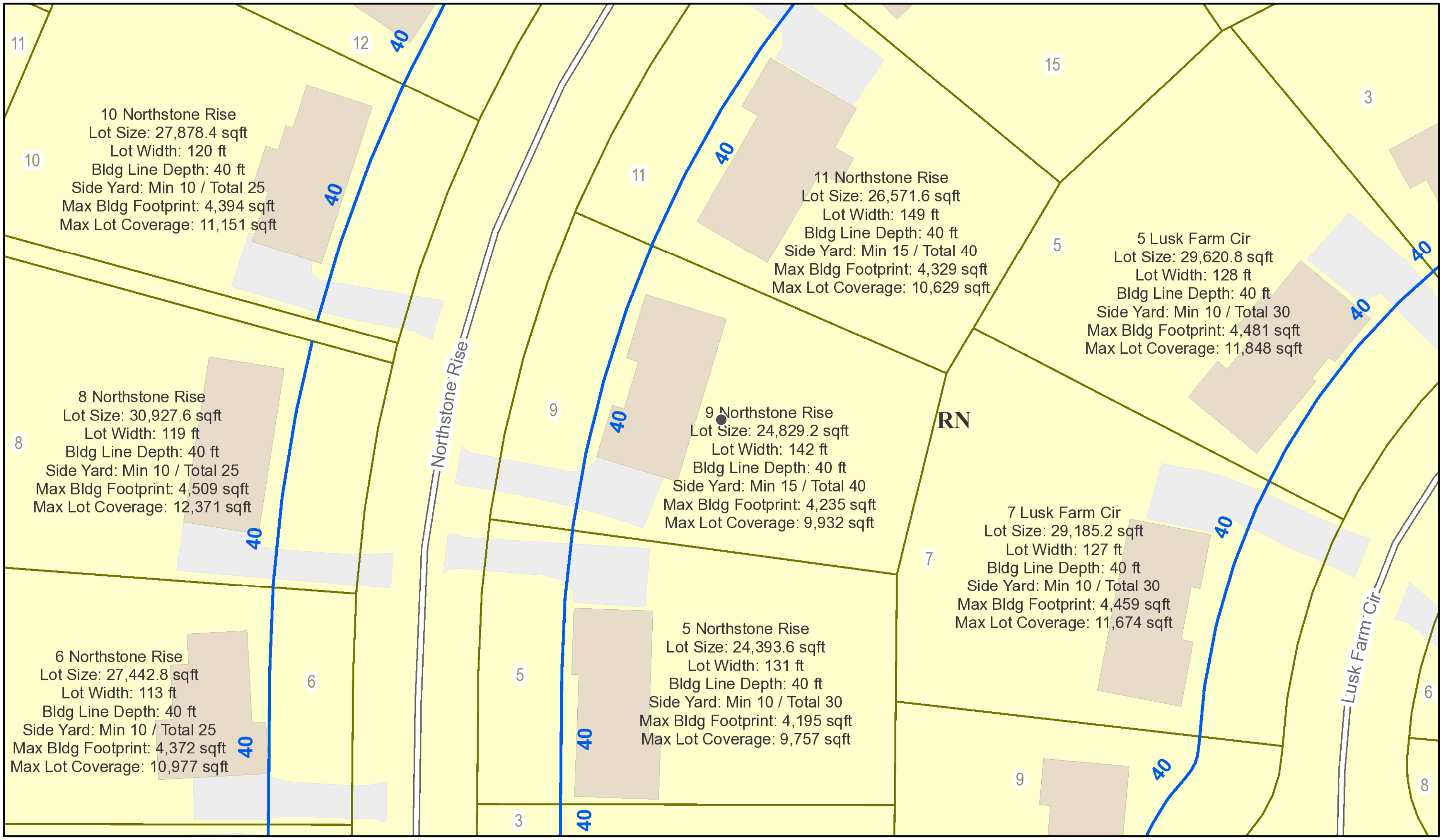
Application Type:

- [x] Residential Design Review §185-205 (B)
- [ ] Commercial Design Review §185-205 (B)
- [ ] Signage §185-205 (C)
- [ ] Certificate of Appropriateness §185-197
- [ ] Landmark Designation §185-195 (2)
- [ ] Informal Review
- [ ] Build to Line Adjustment §185-17 (B) (2)
- [ ] Building Height Above 30 Feet §185-17 (M)
- [ ] Corner Lot Orientation §185-17 (K) (3)
- [ ] Flag Lot Building Line Location §185-17 (L) (1) (c)
- [ ] Undeveloped Flag Lot Requirements §185-17 (L) (2)

Project Description: Applicant is requesting design review for the addition of a three season room. The addition will be approximately 556 square feet and will be located to the rear of the home. This application was approved for a side setback variance on 2/15/2021.

Meeting Date: February 25, 2021

RN Residential Neighborhood Zoning



Printed January 27, 2021

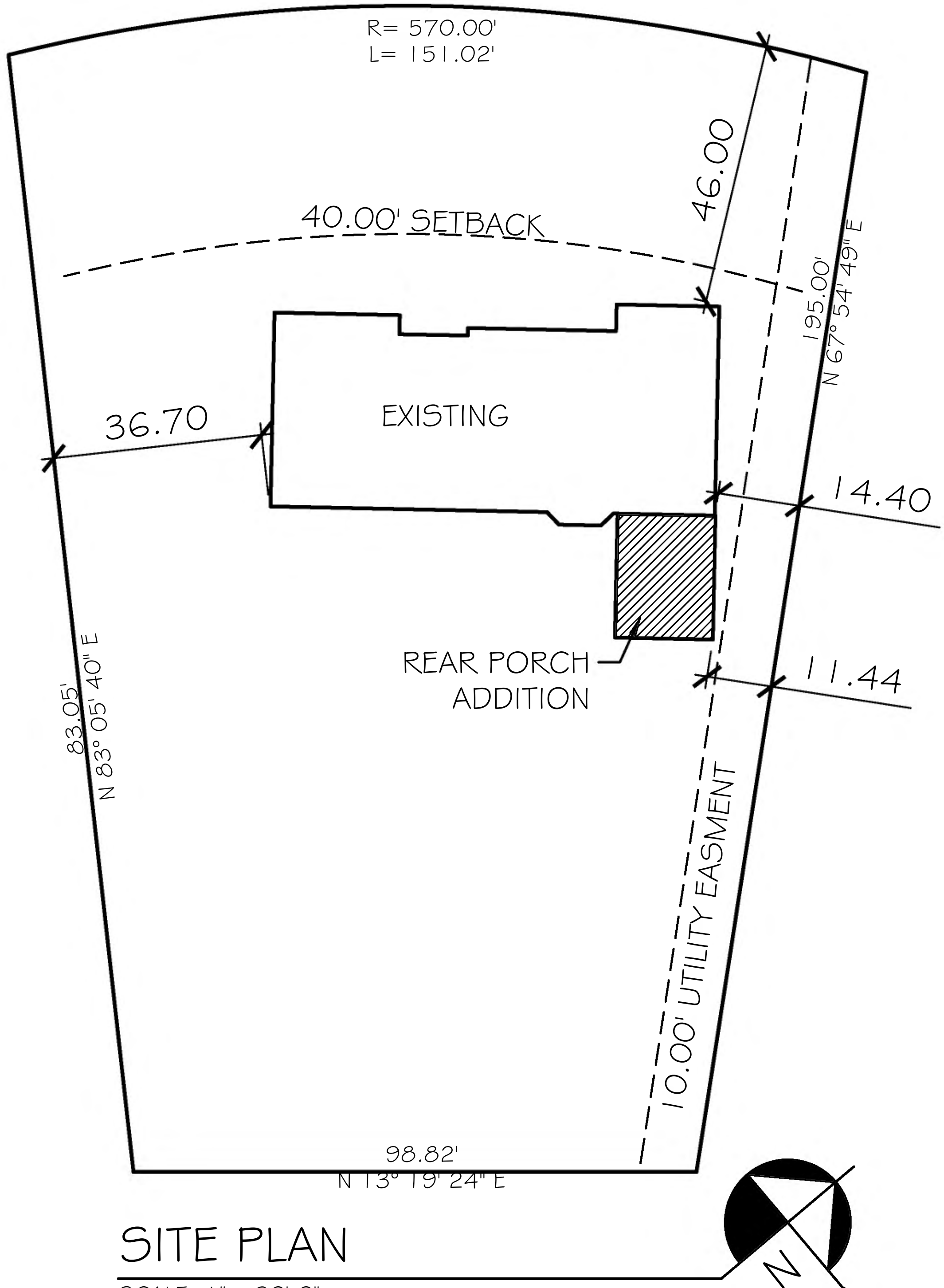
1:1,128

0 45 90 180 ft

0 12.5 25 50 m

Town of Pittsford GIS


© All Pictometry
Lusk Farm Circle
Northstone Rise
04/21/2018
3
5
7
15
11
9
5
12
10
8
6



SITE PLAN

SCALE: 1"= 30'-0"

9 NORTHSTONE RISE

BRETT CAROSELLI
PORCH ADDITION
01-19-2021

INFORMATION TAKEN FROM O'NEILL-RODACK
LAND SURVEYING ASSOC. P.C.
DRAWING DATED 12-08-2015

JAMES FAHY DESIGN ASSOCIATES
ARCHITECTURE & ENGINEERING P.C.
2024 w. henrietta rd. | suite 3k | rochester, ny 14623
tel (585) 272. 1650 | fax (585) 272.1008
info@jamesfahy.com | www.jamesfahy.com

CAROSELLI PORCH ADDITION

9 NORTHSTONE RISE

PITTSFORD, NEW YORK

DRAWING INDEX:

CLIENT:

Brett Caroselli

ARCHITECT:

James Fahy Design Associates
Architecture & Engineering P.C.
2024 W. Henrietta Rd., Suite 3K
Rochester, NY 14623
tel. (585) 272-1650
e-mail: info@jamesfahy.com
website: www.jamesfahy.com

James Fahy Design Associates
Architecture & Engineering P.C.
2024 W. Henrietta Rd. Suite 3K
Rochester, New York 14623
tel. (585) 272-1650
e-mail: info@jamesfahy.com
website: www.jamesfahy.com

PROJECT: CAROSELLI PORCH ADDITION
9 NORTHSTONE RISE
PITTSFORD, NEW YORK

CLIENT: BRETT CAROSELLI

REVISIONS: NO. DATE

JOB NO. A20-072

PROJECT NO. ADDTION

PHASE: CONSTRUCTION DOCUMENTS

DATE: 11-3-2020

DRAWING NO. T-1

GENERAL NOTES:

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1. Construction shall conform to the latest edition of the 2020 Residential Code of New York State. To the best of our knowledge, belief and professional judgement these plans and specifications are in compliance with the 2020 Energy Conservation Construction Code of New York State
2. Construction documents for this work have been prepared in accordance with generally accepted architectural and engineering practice to meet minimum requirements of the referenced codes.
3. In the event of conflict between pertinent codes and regulations and referenced standards of these drawings and specifications, the more stringent provisions shall govern.
4. Contractor shall be responsible for all materials, construction methods, craftsmanship,, procedures, and conditions (including safety).
5. Contractor shall verify all existing conditions, requirements, notes and dimensions shown on drawings or noted in specifications. Any variances within drawings and specifications, or with conditions encountered at job site, shall be reported to James Fahy Design before commencement of any work effected by such variance.
6. Contractor shall rigidly adhere to all laws, codes and ordinances which apply to this work. Contractor shall notify and receive clarification from James Fahy Design of any variations between contract documents and governing regulations.
7. The Contractor shall make no structural changes without written approval of James Fahy Design.
8. James Fahy Design has not been engaged for construction supervision and assumes no responsibility for construction conformance, means, methods techniques or procedures of on-site work relating to the construction plans.
9. Contractor shall investigate site during clearing and earthwork operations for filled excavations or buried structures such as cesspools, cisterns, foundations, etc. If any such items are found and effect the ability to adhere to the construction documents, James Fahy Design shall be notified for revised specifications.
10. All manufactured materials, components, fasteners, assemblies, etc. shall be handled and installed in accordance with manufacturer's instructions and provisions of applicable industry standards. Where specific manufactured products are called for, generic equals which meet applicable standard and specifications my be used.
11. Construction loads shall not overload structure nor shall they be in excess of design loading indicated herein.
12. Design of electric, plumbing, and HVAC systems by others. Verify location of existing utilities / services prior to construction.

STRUCTURAL MATERIAL SPECIFICATIONS:

Structural Steel..........................ASTM A-36, Fy = 36 ksi
Reinforcing Steel........................ASTM A-615, Fy = 60 ksi
Wire Mesh.................................ASTM A-185, 6 x 6 10/10 WWM Reinforcing
Lumber......................................No. 2 Hem Fir Fb = 1075 psi (repetitive member use) E = 1.3 X 106 psi
Wood Structure Panels.................DOC PSI , DOC PS2 24 / 16 Roof (min.), 24 / 16 Floor (min.): or equal
Microlams & Ganglams.................Fb = 2600 psi, *E = 1.9 x 106 psi * Multiplication factors apply per mfr. specs
Masonry....................................ASTM C90, Grade N-1, Fm = 1350 psi
Mortar......................................ASTM C270, Type S
Grout..ASTM C476 Fc = 2000 psi
Bolts..ASTM A307 , Fy = 33 ksi
Concrete...................................ACI 318 (See Table R402.2 Severe Weathering Potential)

TABLE R402.2 (ABBREVIATED FOR SEVERE WEATHERING POTENTIAL)
MINIMUM SPECIFIED COMPRESSIVE STRENGTH OF CONCRETE

TYPE OR LOCATION OF CONCRETE CONSTRUCTION	MINIMUM SPECIFIED COMPRESSIVE STRENGTH [a] (PSI)
Basement walls, foundations and other concrete not exposed to the weather	2,500 [c]
Basement slabs and interior slabs on grade, except garage floor slabs	2,500 [c]
Basement walls, foundation walls, exterior walls and other vertical concrete work exposed to the weather	3,000 [d]
Porches, carport slabs and steps exposed to the weather, and garage floor slabs	3,500 [d,e,f]

For SI: 1 pound per square inch = 6.895 kPa.

a. Strength at 28 days psi.
c. Concrete in these locations that may be subject to freezing and thawing during construction shall be air-entrained concrete in accordance with footnote d.
d. Concrete shall be air-entrained. Total air content (percent by volume of concrete) shall be not less than 5 percent or more than 7 percent.
e. See Section R402.2 for maximum cementitious materials content.
f. For garage floors with a steel troweled finish, reduction of the total air content (percent by volume of concrete) to not less than 3 percent is permitted if the specified compressive strength of the concrete is increased to not less than 4,000 psi.

FOUNDATIONS:

1. GENERAL:

Contractor to notify James Fahy Design if site conditions such as adverse ground water or soil conditions warrant modifications to the engineering design of the foundation.

A. Footings may be poured neat against sides of excavations only if sloughing or raveling does not occur.
B. Contractor shall be responsible for support of all temporary embankments and excavations.
C. Backfill shall not be placed against basement foundation walls until:
   - Concrete or masonry grout has reached sufficient strength to resist damage.
   - Structural floor framing (including plywood subfloor) required to stabilize walls to complete and fully nailed and anchored or sufficient bracing is applied to prevent wall damage.

2. STRUCTURAL BACKFILL:

A. Structural backfill shall be placed in 6-inch maximum lifts and compacted to a minimum density of 95% (under slabs - on - grade and building structure) and 90% (elsewhere) of maximum dry density at moisture content within of 3% optimum as determined by ASTM D1557.
Backfill shall be free of excessive vegetation, debris or other deleterious materials and contain no particles larger than 3 inches in diameter.

3. FOOTINGS:

A. Footings shall be placed at a minimum depth of 42 inches below adjacent finished grade unless otherwise specified on the contract documents.
B. Final 3 inches of excavation shall be removed by hand tool operations in order to assure undisturbed bearing surfaces.
C. Footings shall be founded on firm, undisturbed, native soils free of frost and loose material. Footings may bear on properly engineered backfill provided settlement and / or consolidation tests performed indicate anticipated settlement will not exceed that allowed for the proposed structure
D. Bottom surface of footings shall not slope more than 1.0 vertical to 10.0 horizontal, except as shown otherwise on drawings.
E. No excavation shall be made lower and closer to any footing than 1.0 vertical to 3.0 horizontal , except as shown on drawings.
F. Footings and slab-on-grade shall not be placed on muddy or frozen ground.

PARTIAL TABLE R405.1
PROPERTIES OF SOILS CLASSIFIED ACCORDING TO THE UNIFIED SOIL CLASSIFICATION SYSTEM

SOIL GROUP	UNIFIED SOIL CLASSIFICATION SYSTEM SYMBOL	SOIL DESCRIPTION	DRANAGE CHARACTERISTICS [a]	FROST HEAVE POTENTIAL	VOLUME CHANGE POTENTIAL EXPANSION [b]
Group I	GW	Well-graded gravels, gravel sand mixtures, little or no fines.	Good	Low	Low
	GP	Poorly graded gravels or gravel sand mixtures, little or no fines.	Good	Low	Low
	SW	Well-graded sands, gravelly sands, little or no fines.	Good	Low	Low
	SP	Poorly-graded sands or gravelly sands, little or no fines.	Good	Low	Low
	GM	Silty gravels, gravel-sand-silt mixtures.	Good	Medium	Low
	SM	Silty sand, sand-silt mixtures.	Good	Medium	Low
Group II	GC	Clayey gravels, gravel-sand-clay mixtures.	Medium	Medium	Low
	SC	Clayey sands, sand-clay mixture.	Medium	Medium	Low
	ML	Inorganic silts and very fine sands, rock flour, silty or clayey fine sands or clayey silts with slight plasticity.	Medium	High	Low
	CL	Inorganic clays of low to medium plasticity, gravelly clays, sandy clays, silty clays, lean clays.	Medium	Medium	Medium to Low
Group III	CH	Inorganic clays of high plasticity, fat clays.	Poor	Medium	High
	MH	Inorganic silts, micaceous or diatomaceous fine sandy or silty soils, elastic silts.	Poor	High	High
Group IV	OL	Organic silts and organic silty clays of low plasticity.	Poor	Medium	Medium
	OH	Organic clays of medium to high plasticity, organic silts.	Unsatisfactory	Medium	High
	Pt	Peat and other highly organic soils.	Unsatisfactory	Medium	High

a. The percolation rate for good drainage is over 4 inches per hour, medium drainage is 2 inches to 4 inches per hour, poor is less than 2 inches per hour.
b. Soils with a low potential expansion typically have a plasticity index (PI) of 0 to 15, soils with a medium potential expansion have a PI of 10 to 35 and soils with a high potential expansion have a PI greater than 20.

CONCRETE:

1. All reinforced concrete shall be furnished and installed in accordance with the current ACI-318 "Building Code Requirements for Reinforced Concrete".
2. In on-grade concrete slabs the welded wire fabric reinforcement (when required) shall be located midway in the slab thickness
3. All exterior concrete to be air - entrained.
4. Provide concrete reinforcing bars at footing locations where soil is engineered fill. Bars shall be 2 no. 4 bars, at the bottom with a minimum of 3" concrete cover, unless noted otherwise. Concrete reinforcing bars are not required at footings bearing on undisturbed soil with a bearing capacity of 2000 psf unless noted otherwise on the drawings.
5. Provisions must be taken to protect all concrete work from frost damage with special attention paid to footings and other on - grade construction prior to backfilling and enclosing the building.
6. Anchor bolts shall conform to ASTM A-307 and shall be 1/2" diameter and 10" long unless otherwise noted (u.o.n.). Placement of anchor bolts shall be: 12" from plate end, 6'-0" o.c. maximum intermediate spacing, minimum 2 bolts per bearing plate section.
7. Provide 6 mil polyethylene vapor barrier membrane complying with ASTM D 2103 where indicated on drawings.

MILD STEEL REINFORCEMENTS FOR CONCRETE AND MASONRY:

1. Mild steel reinforcement for concrete and masonry construction shall conform to ASTM-A615 Grade 60. Ties, stirrups, and hoops shall conform to ASTM A615-87, Grade 60.

2. Welded wire fabric shall conform to ASTM A185 in as long lengths as practical.

3. SPLICES:
   A. Reinforcement in concrete and masonry shall have lap lengths as follows, unless otherwise specified on drawings:

Bar Size	Length in Concrete	Length in Masonry
#3	1'-6"	2'-0"
#4	2'-0"	2'-6"
#5	2'-6"	3'-3"
#6	3'-4"	3'-9"

   B. Welded wire fabrics shall be lapped one grid width plus 2"
   C. Reinforcement shall be bent cold.
   D. Reinforcement shall not be welded.

4. PLACING:
   A. Reinforcement shall be accurately placed and adequately supported by concrete, metal, or other approved chairs, spacers, or ties, and secured against displacement during concrete or grout placement. Tack welding is not allowed.
   B. Except where shown otherwise on structural drawings, reinforcement in concrete shall have concrete cover as follows:
      - Concrete deposited against earth............3"
      - Formed concrete against earth................2"
      - Exterior faces of walls............................2"
      - Interior faces of walls.............................3/4"
      - To top of slabs on grade........................3/4"

WOOD:

1. MATERIALS:

A. All woods and wood construction shall comply with specifications and codes with modifications as specified herein:
   1. American Institute of Timber Construction: (Standard Manual)
   2. National Forest Products Association: National Design Specifications for Wood Construction.
   3. Southern Pine Inspection Bureau: Standard grading rules for Southern Pine Lumber.
   4. Truss Plate Institute: Design Specifications for Light Metal Plate Connected Wood Trusses (TPI-71)
   5. U.S. Department of Commerce N.I.S.T. PS-1 & PS-2
   6. American Plywood Association: Guide to Plywood for Floors, Plywood Sheathings for Walls and Roofs.
   7. American Wood Preservers Association Standards.
B. All structural lumber shall be Hem Fir #2 (minimum) stress grade lumber unless noted otherwise.
   Fb = 1075 psi; Fv = 150 psi; E = 1,300,000 psi
   Repetitive member value may vary due to member size per National Forest Products Association specifications.
C. All structural lumber shall be stamped in accordance with the American Institute of Timber Construction 'Construction Manual'
D. Grade loss resulting from effects of weathering, handling, storage, resawing or dividing lengths will be cause for rejection.
E. All plywood shall be identified by grade mark of an approved inspection agency and shall be Standard C-D, Flat interior with ext. glue unless otherwise specified on drawings.
F. Wood structural panels shall conform to the requirements of DOC PS-1 & PS-2 and be identified by a grade mark of an approved inspection agency.
G. Wood which is in contact with concrete, masonry, within 0'-8" of grade or exposed to the exterior shall by pressure preservative treated. all fasteners, joist hangers and flashings shall be hot dip galvanized, stainless steel or approved by the manufacturer for use with pressure preservative treated wood.
H. All headers at non-bearing conditions shall be as follows: (unless otherwise noted)

opening size	header size
up to 6'-0"	2-2x8
6'-0" to 9'-0"	2-2x10

I. Locate double floor joist under all interior partitions running parallel to framing under plumbing fixtures and at floor openings. Provide 1x3 mid-span cross bridging at all floor joists and spans. Double floor joists under parallel partitions over 8'-0" in length.
J. Design of wood trusses by others. Manufacturer to have truss design reviewed and certified by an Architect or Professional Engineer licensed in the state of New York prior to fabrication. See Truss Manufacturers specification for details.

2. CONNECTIONS:

A. Nailing:
   1. Minimum nailing requirements for standard connections unless specifically shown or noted otherwise

ITEM	NO. OR C/O OF NAILS	SIZE OF NAIL BOX OR COMMON
Joint		
toe nail to plates, sill or girder	3	8d
To parallel alternate joints	3	16d
At laps overbearing, face nail	3	16d
Studs		
End nail to plates	2	16d
Or toe nail 2 each side	4	8d
Top Plates		
Spike together	16" o/c	16d
Laps & intersections, face nail	2	16d
Blocking		
to plate	2	16d
or toe nail	4	8d
Toe joist each side	2	16d
or toe nail	4	8d
Bridging		
Toe nail to joist, each end	2	8d
Studs		
Corner, angle or multiple	24" o/c	16d
2" x __ Laminated beams		
Lintels spike together	16" o/c	16d
Double Joists or Headers		
Spike together, along each edge	16" o/c	16d
Plywood Sheathing and Sub-floor		
Nailing at edges of each sheet 3/8" thick	6" o/c max.	8d
Nailing at edges of each sheet 1/2 & 5/8" thick	6" o/c max.	10d

At interior of each sheet space nails 10" o/c for 3/8" and 1/2" thick plywood

B. Sheathing shall be nailed as follows, except where shown otherwise:
   1. Roof sheathing: 8d common at 6" o/c at all supported edges and at 12" o/c at interior supports.
   2. Floor sheathing: 8d common at 6" o/c at all supported edges and at 10" o/c at interior supports.
   3. Nail wood sheathing direct to framing: 10d common at 6" o/c all panel edges and at 10" o/c at all interior studs.
C. All manufactured connection hardware designated on drawings shall be nailed in strict conformance to manufacturer's instructions.
D. All steel connection assembly details on drawings shall be fabricated from ASTM A36 steel in conformance with applicable requirements of AISC 'Specification for the design Fabrication and Erection of Structural Steel for Building'. Welding shall conform to AMS D1.1-86.
E. Install lag screws in drilled lead holes with a diameter equal to 3/4 of the shank diameter (lag screws shall not be hammered in). Wax or soap lag screws. Provide washers under heads bearing on wood. Holes shall be properly aligned.
F. Bolt holes shall be drilled 1/16" larger than bolt diameter. Provide washers under all bolt heads and nuts bearing on wood. Holes shall be properly aligned.
G. In no case shall misalignment be allowed which prevents proper bearing or alignment of members. Oversize holes shall not be allowed. Bolts shall be ASTM A307 bolts. Nuts shall be tightened snug.

3. INSTALLATIONS:

A. All stud walls shown on drawings shall have studs placed at 16" o/c, except where shown otherwise
B. Top plates shall be doubled on all stud walls.
C. Cripples under headers shall be continuous to sole plate.
D. Block all stud walls as required for sheathing.
E. Beams, girders, and joists supporting bearing walls or other concentrated loads, shall not be notched unless specified. Joists, except as above, may be notched no deeper than 1/6 the depth provided such notch is located within 1/3 span from face of support. Saw cuts for notches shall not overrun depth of notch. Holes in joists, beams and girders shall not be larger in diameter than 1/3 the depth of member and shall be located within center half of the span. All holes shall be centered within depth of member with a minimum of 2" lumber remaining above and below drill hole. Holes and notches in studs shall be located within 1/3 of height from either top or bottom, but no closer than 8" from plates. Holes and notches in studs shall not exceed 1/4 of the stud width. Holes bored through studs may not exceed 40% of stud width and be no closer than 5/8" to edge of stud.
F. Joists, rafter, and decking shall not be cut and headed or displaced to provide for openings in roofs or floors, except as detailed on drawings.
G. Install all horizontal members with crown up. All beam and joist intersections to receive galvanized joist / beam hangers.
H. All members in bearing shall be accurately cut and aligned so that full bearing is provided without use of shims. Bearing posts shall have full blocking or support under.
I. All rafters shall be notched for full bearing at all supports unless otherwise specified.
J. All joists shall have a minimum of 2" bearing at supports unless otherwise specified.
K. All wood wall sheathing shall be applied as follows: center vertical joints over studs, Nail top of panels to double top plate, and nail bottom of panels to anchored sill plate. Apply gypsum board so that end joists of adjacent courses do not occur over the same stud.
L. Plywood sub-floor and roof sheathing: Install with face grain at right angles to supports, continuous over two or more spans. Allow minimum space 1/16" between end joints and 1/8" at edge joints for expansion and contraction of panels. Plywood decking shall also be continuously glued and nailed to all joists, rafters or trusses.

R302.11 FIREBLOCKING:

In combustible construction, fire-blocking shall be provided to cut off both vertical and horizontal concealed draft openings and to form an effective fire barrier between stories, and between a top story and the roof space.
Fireblocking shall be provided in woodframed construction in the following locations:

1. In concealed spaces of stud walls and partitions, including furred spaces and parallel rows of studs or staggered studs, as follows:
   1.1 Vertically at the ceiling and floor levels.
   1.2 Horizontally at intervals not exceeding 10 feet (3048 mm).
2. At interconnections between concealed vertical and horizontal spaces such as occur at soffits, drop ceilings and cove ceilings.
3. In concealed spaces between stair stringers at the top and bottom of the run. Enclosed spaces under stairs shall comply with Section R302.7.
4. At openings around vents, pipes, ducts, cables and wires at ceiling and floor level, with an approved mate-rial to resist the free passage of flame and products of combustion. The material filling this annular space shall not be required to meet the ASTM E 136 require-ments.
5. For the fireblocking of chimneys and fireplaces, see Section R1003.19.
6. Fireblocking of cornices of a two-family dwelling is required at the line of dwelling unit separation.

R302.12 DRAFTSTOPPING:

In combustible construction where there is usable space both above and below the concealed space of a floor-ceiling assembly, draftstops shall be installed so that the area of the concealed space does not exceed 1,000 square feet (92.9 m2). draftstopping shall divide the concealed space into approximately equal areas. where the assembly is enclosed by a floor membrane above and a ceiling membrane below, draftstopping shall be provided in floor-ceiling assemblies under the following circumstances:

1. Ceiling is suspended under the floor framing.
2. Floor framing is constructed of truss-type openweb or perforated members.

FINISHES:

A. Provide 5/8" type 'X' wall board at fire-resistance assemblies where indicated. Strict compliance with products and installation of wallboard per the fire-rated assembly test indicated must be provided, as noted.

   Note: Type 'X' is a generic term. See referenced tests for actual wall board specifications to be provided.

THERMAL & MOISTURE PROTECTION:

1. The following specification shall govern with modifications as specified herein: American Society of Heating, Refrigerating and Air Conditioning Engineers (ASHRAE) Handbook of Fundamentals.
2. Install flashing and sheet metal in compliance with Architectural Sheet Metal Manual by SMACNA.
3. Aluminum flashing shall conform to ASTM B 209
4. Provide and install flashing at all roof to wall conditions, projections of wood beams through exterior walls, exterior openings, and elsewhere as required to provide watertight / weatherproof performance as specified in section R703 & R903 of the 2020 RCNYS.
5. Siding shall be installed according to manufacturer's printed instructions and shall include all accessories required for a complete installation.
6. Roof valley linings shall be installed in accordance with manufactures installation instructions before applying shingles
   A. Open Valleys: metal linings shall be at least 24" wide of approved corrosion resistant metals of Table R905.2.8.2 of the 2020 RCNYS. 2-plies of mineral surface rolled roofing complying with ASTM D249. Bottom layer 18" and top layer 36" wide.
   B. Closed Valleys: 1 ply smooth roll roofing complying with ASTM D224 Type II or III 36" (min.) wide.
7. Shingles shall be fastened according to manufacturer's printed instructions. Provide one layer of 15 lb. (min.) building felt under shingles unless otherwise specified. Ice and water shield shall be installed beneath shingles extending from eaves edge to a point at least 24" inside the exterior wall line of the structure.
8. Enclosed attic spaces and roof rafters shall have cross ventilation for each separate space by ventilating openings protected against the entrance of rain. The net free ventilating areas shall 1/150 of the area of the vented space unless otherwise noted. Provide continuous ridge vents and soffit vents per plan, installed to manufacturers printed instructions.
9. Provide and install ceiling and exterior wall insulation with draft facing per plan.
10. In all framed walls floors and roof / ceilings comprising elements of the building thermal envelope a vapor retarder shall be installed on the warm in winter side of the insulation
11. All locations indicated on Drawings, unless otherwise noted and wherever air, water, or dust may infiltrate between construction members shall be caulked. Set exterior edges of all exterior thresholds in caulking to provide weather tight seal.
12. Provide seamless k gutters and downspouts connected to storm sewer system or non-erosive splash pads at grade. Include all accessories required for a complete installation.
13. The design, materials, construction and qualities of roof assemblies shall be in compliance with the provisions set forth in 2020 RCNYS Chapter 9 and with applicable manufacturers specifications.
14. The wall area above built-in tubs with installed shower heads and in shower compartments shall be constructed of smooth, noncorosive and non absorbent waterproof materials to a height of not less than 6 feet above the room floor level and not less than 70 inches where measured from the compartment floor at the drain. Such walls shall form a water-tight joint with each other and with either the tub, receptor or shower floor.
15. P2603.5 A water, soil, or waste pipe shall not be installed outside of the building, in exterior walls, in attics or crawl spaces or in any other place subject to freezing temperatures unless adequate provision is made to protect it from freezing by insulation, heat, or both.
16. Insulation materials, including facings such as vapor retarders or vapor permeable membranes installed within floor-ceiling assemblies, roof-ceiling assemblies, wall assemblies, crawl/basement spaces and attics shall have a flame spread index not to exceed 25 with an accompanying smoke developed index not to exceed 450 when tested in accordance with ASTME 84. When installed in concealed spaces (ie. drywall covered framing cavity) the flame spread and smoke developed index limitations do not apply to the facings.

MECHANICAL:

1. Contractor shall provide all labor, materials, and equipment necessary to install plumbing, related fixtures, ventilation of, roof and floor drains, heating and air conditioning. All work shall comply with applicable Federal state and local codes and ordinances. Subcontractors shall coordinate work with all other trades. Terminal hookup of all fixtures and tap in to all utilities is required. Contractor shall install and check all pressure reducing valves, pop off valves and other safety hookup of all fixtures and tap in to all utilities is required. Contractor shall install and check all pressure reducing valves, pop off valves and other safety devices prior to operations of system.
2. 2020 ECCC of NYS Section R403.6 mechanical ventilation (mandatory). The building shall be provided with ventilation that meets the requirements of The Residential code of New York State or The Mechanical code of New York State, 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.
3. All bathrooms, water closet compartments, or similar rooms without natural ventilation shall be provided with mechanical ventilation in conformity with Section R303.3 of The 2020 RCNYS. The minimum ventilation rate shall be 50 cfm for intermittent ventilation or 20 cfm for continuous ventilation. Ventilation air from the space shall be exhausted directly to the outside.
4. All equipment and appliances shall be installed in accordance with the 2020 RCNYS Chapter 13 and manufacturers installation instructions. Instructions shall be made available to the code enforcement official.
5. Vented gas fireplace (decorative) shall be listed, labeled, and installed in accordance with ANSI Z21.50, 2020 RCNYS Chapter 24 and 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 Section G2432.2 of the 2020 RCNYS.
6. Automatic garage door openers shall be listed in accordance with UL32.
7. Clothes dryers shall be exhausted in accordance with the manufacturer's instructions and comply with the requirements of 2020 RCNYS G2439.

ELECTRICAL:

1. Contractor shall provide and install all labor, materials, and equipment necessary to install wiring, related fixtures, electric heat elements, and control. All work shall comply with National Electrical Code and the Provisions of Part VIII of the IRC. Subcontractor shall coordinate work with all other trades. Terminal hookup is required of all fixtures and appliances, motors, fans, and controls.
2. Electrical system layouts, if included in construction documents, are generally diagrammatic, locations of outlets and equipment is approximate. Exact routing of wiring, locations of outlets shall be governed by structural conditions and obstructions. Wiring for equipment requiring maintenance and inspection shall be readily accessible.

STRUCTURAL LOADING DESIGN CRITERIA:

Live Load
Loads, psf Deflective

Location	Live	Dead	Limit
1st Floor	40	15	L/360
2nd Floor (sleeping)	30	10	L/360
2nd Floor (non-sleeping)	40	10	L/360
Attic (no storage)	10	5	L/240
Attic (light storage)	20	10	L/240
Roof (w/finished clg.)*	50	20	L/240
Roof (no finished clg.)*	40	15	L/180
Decks	40	10	L/360

*Roof live loads based on 50 psf ground snow load w/ reduction factors per ASCE 7 for sloped roofs.

Assumed Safe Soil Bearing.......*2000 psf at min. 48 inches below finished grade
*Value may be increased if site specific soil classification or load bearing test data is available.

REFERENCED STANDARDS ORGANIZATIONS

A.C.I. American Concrete Institute
2240 W. 7 Mile Rd., Box 19150, Redford Station
Detroit, MI 48219, Phone: (313) 532-2600.

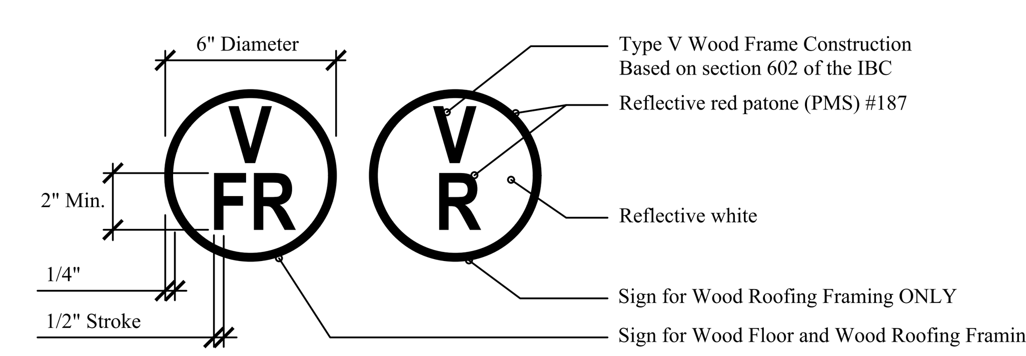
A.I.T.C. American Institute for Timber Construction
333 W. Hampden Ave., Englewood, CO 80110
Phone: (303) 761-3212.

AA.S.T.M. American Society for Testing and Materials
1916 Race St., Philadelphia, PA 19103 Phone: (215) 299-5400.

D.O.C. United States Department of Commerce
National Institute of Standards Technology
Gaithersburg, MD 20899

TRUSS IDENTIFICATION SIGN:

- Identification of floor and roof truss construction shall be provided by sign or symbol and shall be affixed to the exterior wall of the residential structure in compliance with 19 NYCRR PART 1265. Residential Structures with Truss Type Construction, Pre-Engineered Wood Construction and/or Timber Construction.



REVISIONS:

NO.	DATE	BY	DESCRIPTION

PROJECT:
COVERED PORCH
CAROSELLI RESIDENCE
9 NORTHSTONE RISE
PITTSFORD, NEW YORK

CLIENT:
BRETT CAROSELLI

DRAWING TITLE:
MATERIAL & GUIDE SPECIFICATIONS

PHASE:
CONSTRUCTION DOCUMENTS

JOB NO.	PROJECT NO.
A20-072	ADDITION
DRAWN BY: CRB	DRAWING NO: T-2
CHECKED BY:	
DATE: 11-3-2020	

James Fahy Design
2024 W. Henrietta Rd. Suite 3K
Rochester, New York 14623
tel: 585-272-1650
e-mail: info@jamesfahy.com
website: www.jamesfahy.com

ARCHITECTURAL ABBREVIATION INDEX

ABV.	ABOVE
A.F.F.	ABOVE FINISHED FLOOR
A.P.	ACCESS PANEL
ACOUS.	ACOUSTICAL
A.C.T.	ACOUSTICAL CEILING TILE
ADJ.	ADJACENT
ADJ.	ADJUSTABLE
AGGR.	AGGREGATE
A/C	AIR CONDITIONING
ALT.	ALTERNATE
AL.	ALUMINUM
ANCH.	ANCHOR
A.B.	ANCHOR BOLT
ANOD.	ANODIZED
APPL.	APPLIED
A.V.	APPLIED VALLEY
APPX.	APPROXIMATE
ARCH.	ARCHITECT
ARCH.	ARCHITECTURAL
ASB.	ASBESTOS
ASPH.	ASPHALT
AUTO.	AUTOMATIC
AVG.	AVERAGE
BALC.	BALCONY
BSMT.	BASEMENT
BRG.	BEARING
BM.	BEAM
BDRM	BEDROOM
BTW.	BETWEEN
BITUM.	BITUMINOUS
BLK.	BLOCK
BLKG.	BLOCKING
BD.	BOARD
BOT.	BOTTOM
B.O.	BOTTOM OF
BRIDG.	BRIDGING
B.C.	BROOM CLOSET
BLDG.	BUILDING
B.I.	BUILT IN
CAB.	CABINET
CANT.	CANTILEVER
CPT.	CARPET
C.O.	CASED OPENING
C.I.	CAST IRON
CATH.	CATHEDRAL
CLG.	CEILING
CTR.	CENTER
CEM.	CEMENT
C.T.B.	CERAMIC TILE BASE
C.A.	CERAMIC TILE
C.W.T.	CERAMIC WALL TILE
C.O.	CLEAN OUT
CL.	CLOSET
C.F.M.F.	COLD FORM METAL FRAMING
C.T.	COLLAR TILE
COL.	COLUMN
CONC.	CONCRETE
CMU	CONCRETE MASONRY UNIT
COND.	CONDUCTOR
CONT.	CONTINUOUS
C.J.	CELING JOIST
CONN.	CONNECTION
CONST.	CONSTRUCTION
CONTR.	CONTRACTOR
COORD.	COORDINATE
C.B.	CORNER BOARD
C.G.	CORNER GUARD
CORR.	CORRUGATED
CNTR.	COUNTER
CRS.	COURSE
D.L.	DEAD LOAD
DK.	DECK
DEC.	DECORATIVE
DP.	DEEP
DEPT.	DEPARTMENT
DET.	DETAIL
DIAG.	DIAGRAM
DIM.	DIMENSION
DIN.	DINING
D.V.	DIRECT VENT
DW.	DISHWASHER
DR.	DOOR
DBL.	DOUBLE
D.H.	DOUBLE HUNG
DN.	DOWN
DWR.	DRAWER
DWG.	DRAWING
DSG.	DRESSING
DW.	DRYWALL
D.F.	DRINKING FOUNTIAN
DRY.	DRYER
D.O.	DUPLICATE OF
EA.	EACH
E	EAST
ELEC.	ELECTRIC
ELEV.	ELEVATION
ELEV.	ELEVATOR
ENCL.	ENCLOSURE
ENT.	ENTRANCE
ENT.CTR.	ENTERTAINMENT CENTER
EQ.	EQUAL
EQUIP.	EQUIPMENT
E.T.R.	EXISTING TO REMAIN
EXIST.	EXISTING
EXP.	EXPANSION
EXP. JT.	EXPANSION JOINT
EXPO.	EXPOSED
EXT.	EXTERIOR
E.I.F.S.	EXTERIOR INSULATION AND FINISH SYSTEM
F.G.	FIBERGLASS
FIN.	FINISH
F.F.	FINISHED FLOOR
F.E.C.	FIRE EXTINGUISHER CABINET
F.H.C.	FIRE HOSE CABINET
FP.	FIREPLACE
F.P.	FIRE PROOF
FIXT.	FIXTURE
F.D.	FLOOR DRAIN
FLASH.	FLASHING
FLR.	FLOOR
F.J.	FLOOR JOIST
FT.	FOOT, FEET
FTG.	FOOTING
FND.	FOUNDATION
FRZR.	FREEZER
FR.	FRENCH
FURN.	FURNACE
FURR.	FURRING
FUT.	FUTURE
GALV.	GALVANIZED
GAR.	GARAGE
GA.	GAUGE
G.C.	GENERAL CONTRACTOR
GL.	GLASS
G&N	GLUED AND NAILED
G.B.	GRAB BAR
GR.	GRADE
GR.RM.	GREAT ROOM
GND.	GROUND
GYP.BD.	GYPSUM BOARD
GWB.	GYPSUM WALL BOARD
H.R.	HAND RAIL
HGR.	HANGER
HD.BD.	HARD BOARD
HDWR.	HARDWARE
HDWD.	HARDWOOD
HDR.	HEADER
HVAC	HEATING VENTILATING AIR CONDITIONING
HT.	HEIGHT
H.	HIGH
HI.EFF.	HIGH EFFICIENCY
HC	HOLLOW CORE
HM	HOLLOW METAL
HB	HOSE BIB
HORIZ.	HORIZONTAL
HR.	HOUR
IN.	INCH
INSUL.	INSULATION
INT.	INTERIOR
I.C.	IRONING BOARD
ISOL.JT.	ISOLATION JOINT
JB.	JAMB
JAN.	JANITOR
JT.	JOINT
JST.	JOIST
KIT.	KITCHEN
K.S.	KNEE SPACE
K.D.	KNOCK DOWN
K.G.	K SHAPE GUTTER
LNDG.	LANDING
LAM.	LAMINATE
LAUN.	LAUNDRY
L.T.	LAUNDRY TUB
LAV.	LAVATORY
L.S.	LAZY SUSAN
L.H.	LEFT HAND
L.H.R.	LEFT HAND REVERSE
LT.	LIGHT
LTG.	LIGHTING
LT.WT.	LIGHT WEIGHT
L.C.	LINEN CLOSET
L.L.	LIVE LOAD
LIV.RM.	LIVING ROOM
LD.	LOAD
LG.	LONG
LOC.	LOCATION
LVL	LAMINATED VENEER LUMBER
MAINT.	MAINTENANCE
MAINT.	MAINTAIN
MFR.	MANUFACTURER
M.O.	MASONRY OPENING
M.	MASTER (IE M.BATH)
MBR.	MASTER BEDROOM
MAT.	MATERIAL
MAX.	MAXIMUM
MECH.	MECHANICAL
M.C.	MEDICINE CABINET
MTL.	METAL
M.T.	METAL THRESHOLD
ML.	MICROLAM
MIN.	MINIMUM
MIR.	MIRROR
MISC.	MISCELLANEOUS
MLDG.	MOLDING
MTD.	MOUNTED
MUL.	MULLION
NAT.	NATURAL
NOM.	NOMINAL
N	NORTH
N.I.C.	NOT IN CONTRACT
N.T.S.	NOT TO SCALE
NO.	NUMBER
O.C.	ON CENTER
OPNG.	OPENING
OPP.	OPPOSITE
OPT.	OPTION, OPTIONAL
O.S.B.	ORIENTED STRAND BOARD
O/	OVER
OA.	OVERALL
OH.	OVERHEAD
OH.DR.	OVERHEAD DOOR
OH.	OVERHANG
PR.	PAIR
PANT.	PANTRY
P.H.	PAPER HOLDER
PL.	PARALLAM
PART.BD.	PARTICLE BOARD
PART.	PARTITION
PERF.	PERFORATED
PERM.	PERIMETER
P.S.	PLANT SHELF
PLAS.	PLASTER
P.LAM	PLASTIC LAMINATE
PLT.	PLATE
PLT.HT.	PLATE HEIGHT
PLUMB.	PLUMBING
PW.	PLYWOOD
PKT.	POCKET
PT.	POINT
P.L.	POINT LOAD
P.S.F.	PER SQUARE FOOT
P.S.I.	POUNDS PER SQUARE INCH
PDR.	POWDER ROOM
PC.	PRECAST
P.T.	PRESSURE TREATED
PROT.	PROTECT, PROTECTIVE
PROV.	PROVIDE
Q.T.	QUARRY TILE
Q.T.B.	QUARRY TILE BASE
R.	RADIUS
RAFT.	RAFTER
RAIL.	RAILING
REF.	REFERENCE
REFR.	REFRIGERATOR
REINF.	REINFORCED
RESIL.	RESILIENT
REQ.	REQUIRED
REV.	REVISION
R.V.	RIDGE VENT, ROOF VENT
R.	RISER
R.D.	ROOF DRAIN
RM.	ROOM
R.O.	ROUGH OPENING
R.S.	ROUGH SAWN
SCH.	SCHEDULE
SECT.	SECTION
S.C.	SELF CLOSING
SHT.	SHEET
S.M.	SHEET METAL
SH.	SHELF
SHR.	SHOWER
S.L.	SIDE LIGHT
SIM.	SIMILAR
S.L.	SKYLIGHT
SGD.	SLIDING GLASS DOOR
S.D.	SMOKE DETECTOR
SOF.	SOFFIT
S.C.	SOLID CORE
S	SOUTH
SPEC.	SPECIFICATION
SL.	SPRINGLINE
SQ.	SQUARE
S.F.	SQUARE FOOT
STD.	STANDARD
ST.	STAIN
S.S.	STAINLESS STEEL
STL.	STEEL
STOR.	STORAGE
STRUCT.	STRUCTURAL
STYRO.	STYROFOAM
SUSP.	SUSPENDED
TEL.	TELEPHONE
TV.	TELEVISION
TEMP.	TEMPERED
THK.	THICK
T&G	TONGUE AND GROOVE
T.O.BLK.	TOP OF BLOCK
T.O.FND.	TOP OF FOUNDATION
T.O.PLT.	TOP OF PLATE
T.O.S.	TOP OF STEEL
T.B.	TOWEL BAR
TR.	TRANSOM
T.	TREAD
TYP.	TYPICAL
U.A.	UNDER CABINET
U.L.	UNDERWRITERS LABORATORY
UNFIN.	UNFINISHED
U.O.N.	UNLESS OTHERWISE NOTED
VAN.	VANITY
VAULT.	VAULTED
V.I.F.	VERIFY IN FIELD
VERT.	VERTICAL
VEST.	VESTIBULE
WAINS.	WAINSCOT
W.I.C.	WALK IN CLOSET
W.O.	WALK OUT
WASH.	WASHER
W.C.	WATER CLOSET
W.H.	WATER HEATER
W.P.	WATER PROOF
W.S.	WEATHER STRIPPING
WT.	WEIGHT
W.W.M.	WELDED WIRE MESH
W	WEST
W.	WIDTH, WIDE
WDW.	WINDOW
W/	WITH
W/O	WITHOUT
WD.	WOOD
W.I.	WROUGHT IRON
YD.	YARD

ARCHITECTURAL SYMBOLS INDEX

BRICK
CONCRETE MASONRY UNIT
CAST IN PLACE OR PRE-CAST CONCRETE
EARTH
BATT OR BLOWN INSULATION
RIGID INSULATION
METAL OR ALUMINUM
STEEL
PLASTER, GYPSUM BOARD
GRAVEL
WOOD FINISH
WOOD ROUGH
WOOD BLOCKING
PLYWOOD
REVISION SYMBOL
001 DOOR SYMBOL
A WINDOW SYMBOL
001 ROOM NUMBER SYMBOL
DATUM ELEVATION
MATCH LINE
E WINDOW MEETS OR EXCEEDS THE EGRESS REQUIREMENTS
T WINDOW MEETS REQUIREMENTS FOR HAZARDOUS LOCATIONS NEEDING SAFETY GLAZING
S WINDOW MEETS REQUIREMENTS FOR WINDOWS NEEDING WINDOW FALL PROTECTION
1 CONSTRUCTION DETAIL
SECTION NUMBER
SHEET NUMBER
A / A6.0
BUILDING SECTION
DETAIL NUMBER
SHEET NUMBER
1 / A7.0
DETAIL ENLARGEMENT
VOID
ELEVATION NO.
INTERIOR ELEVATION
ELEVATION NUMBER
SHEET NUMBER
A / A1.0
BUILDING ELEVATION

REVISIONS:

NO.	DATE	BY	DESCRIPTION

PROJECT:
COVERED PORCH
CAROSELLI RESIDENCE
9 NORTHSTONE RISE
PITTSFORD, NEW YORK

CLIENT:
BRETT CAROSELLI

DRAWING TITLE:
ARCHITECTURAL ABBREVIATION & SYMBOL INDEXES

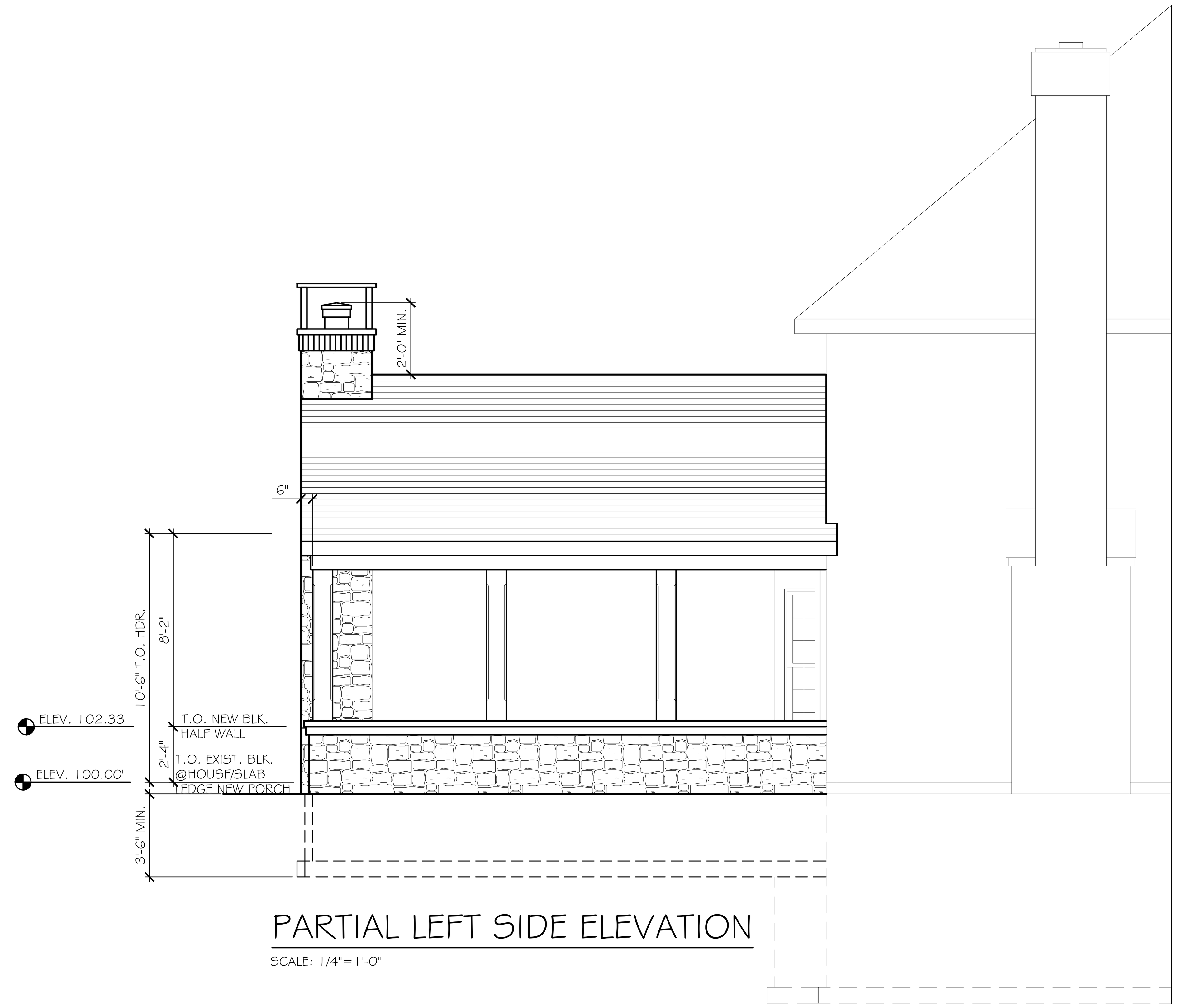
PHASE:
CONSTRUCTION DOCUMENTS

JOB NO.: A20-072	PROJECT NO.: ADDITION
DRAWN BY: CRB	DRAWING NO.: T-3
CHECKED BY:	
DATE: 11-3-2020	

James Fahy Design
2024 W. Henrietta Rd. Suite 3K
Rochester, New York 14623
tel: 585-272-1650
e-mail: info@jamesfahy.com
website: www.jamesfahy.com

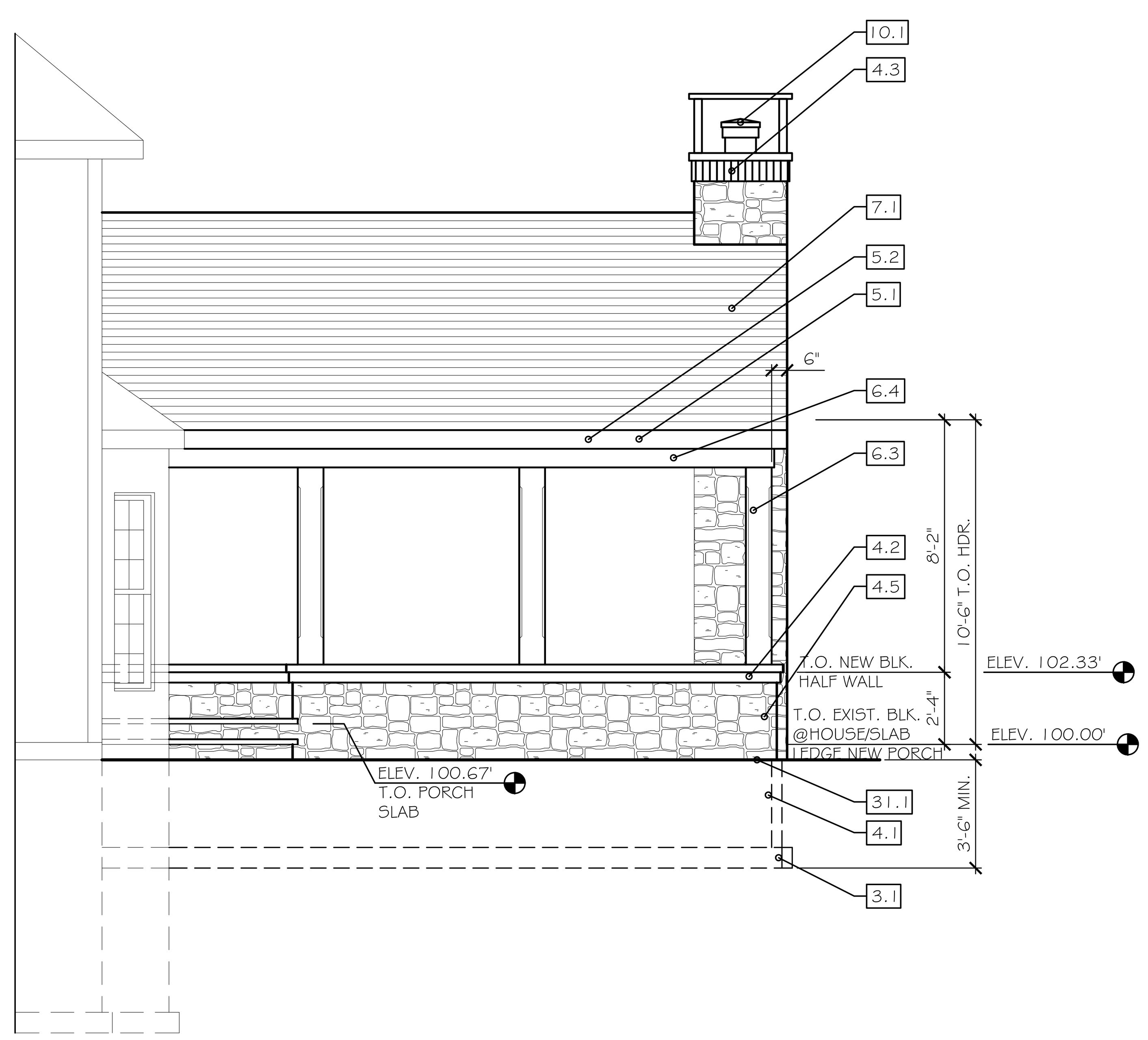
PARTIAL REAR ELEVATION

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



PARTIAL LEFT SIDE ELEVATION

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



PARTIAL RIGHT SIDE ELEVATION

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

ELEVATION SPECIFICATION NOTES:

3.0 CONCRETE
- 3.1 CONCRETE SPREAD FOOTING. REFER TO FOUNDATION PLAN FOR SIZING

4.0 MASONRY
- 4.1 CONCRETE BLOCK FOUNDATION WALL
- 4.2 BRICK VENEER ACCENTS
- 4.3 BRICK ROWLOCK SILL
- 4.4 LIMESTONE SILL
- 4.5 LT. WT. STONE VENEER AS SELECTED

5.0 METALS
- 5.1 2x8 ALUMINUM WRAPPED FASCIA WITH METAL DRIP EDGE
- 5.2 5" ALUMINUM 'K' GUTTER WITH DOWNSPOUTS. FINAL LOCATION BY CONTRACTOR IN FIELD.

6.0 WOOD, PLASTICS & COMPOSITES
- 6.1 1x2 O/ 1x10 TRIM TO MATCH EXISTING
- 6.2 1x4 GABLE FRIEZE TO MATCH EXISITNG
- 6.3 10"SQ. TIMBER COLUMN, SPECIES TO BE SELECTED
- 6.4 12"W TIMBER BEAM, SPECIES TO BE SELECTED
- 6.5 1x4 TRIM TO MATCH EXISTING

7.0 THERMAL & MOISTURE PROTECTION
- 7.1 25 YEAR MIN. ARCHITECTURAL FIBERGLASS / ASPHALT SHINGLES. MATCH EXISTING
- 7.2 VINYL SIDING, MATCH EXISTING

8.0 OPENINGS
- 8.1 'PELLA' 350 SERIES 2036 - SINGLE HUNG (MATCH EXISTING R.O. HT.) (U-VALUE 0.31 SHGC 0.29)
- 8.2 'PELLA' 350 SERIES 14182 - SLIDING FRENCH DR. (7'-0" R.O. HT.) (U-VALUE 0.33 SHGC 0.27)
- 8.3 REMOVE EXISTING PICTURE WINDOW
- 8.4 REMOVE EXISTING WINDOWS FOR INSTALL OF NEW SLIDING FR. DR.

10.0 SPECIALTIES
- 10.1 'MAJESTIC' CASTLEWOOD 42" WOOD BURNING F.P.

26.0 ELECTRICAL
- 26.1 PROVIDE WALL OR CEILING MOUNTED LIGHTING AT ENTRY DOORS AND OVERHEAD GARAGE DOOR LOCATIONS.

31.0 EARTHWORK
- 31.1 GRADE VARIES (REFER TO SITE ENGINEERS GRADING PLAN)

LEGEND:

T PER 2020 RCNYS R312.2 & R312.2.2 PROVIDE A WINDOW OPENING CONTROL DEVICE COMPLYING WITH ASTM F2090

REVISIONS: NO.	DATE	BY	DESCRIPTION

PROJECT:
COVERED PORCH
CAROSELLI RESIDENCE
9 NORTHSTONE RISE
PITTSFORD, NEW YORK

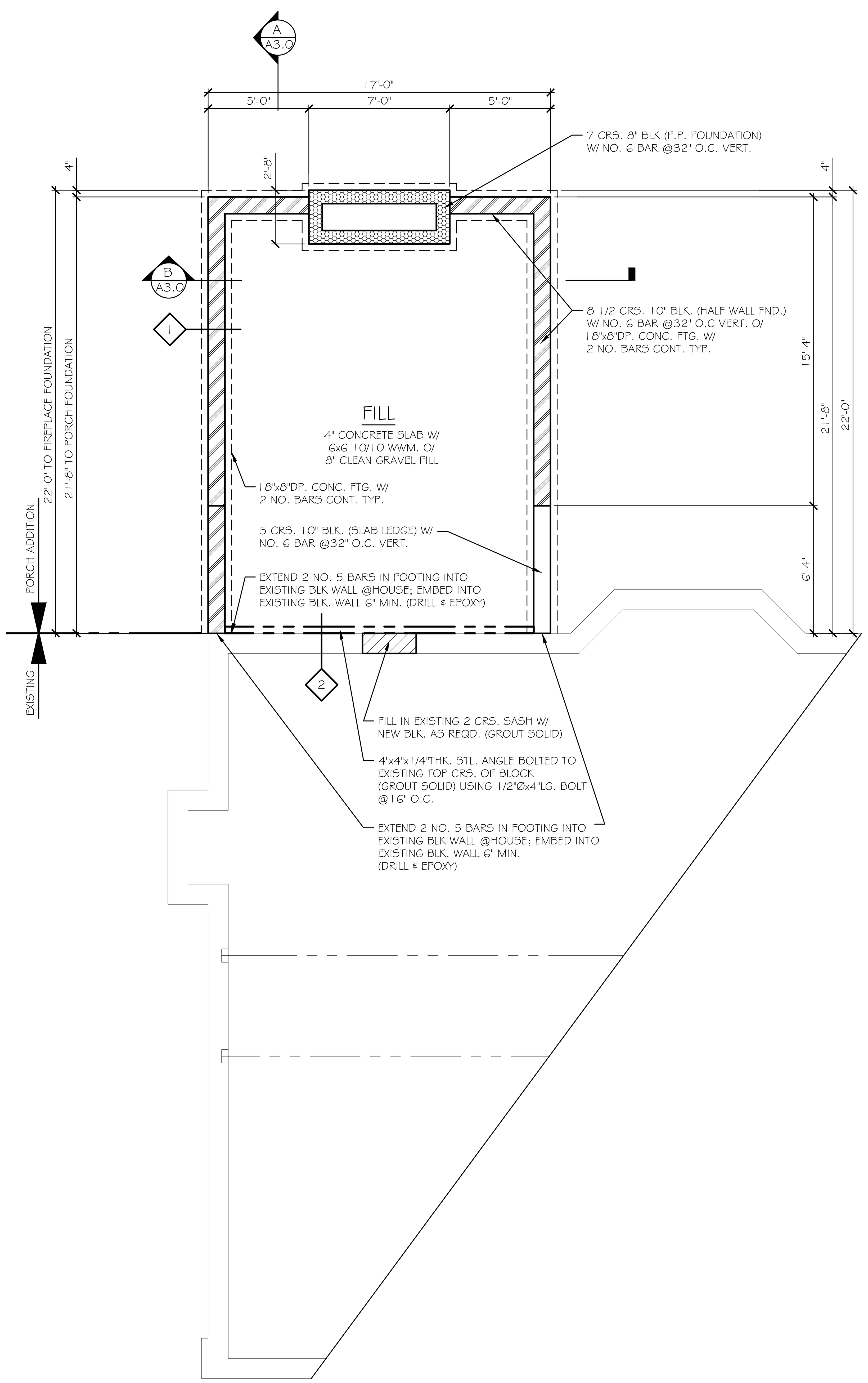
CLIENT:
BRETT CAROSELLI

DRAWING TITLE:
ELEVATIONS

PHASE:
CONSTRUCTION DOCUMENTS

JOB NO. A20-072	PROJECT NO. ADDITION
DRAWN BY: CRB	DRAWING NO: A1.0
CHECKED BY:	
DATE: 11-3-2020	

James Fahy Design
2024 W. Henrietta Rd. Suite 3K
Rochester, New York 14623
tel: 585-272-1650
e-mail: info@jamesfahy.com
website: www.jamesfahy.com



FOUNDATION PLAN-PORCH ADDITION

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

GENERAL CONSTRUCTION NOTES:

A. Construction shall conform to the 2020 International Residential code of New York State.
B. Comply with all local, state and federal codes and regulations.
C. General Contractor is responsible for all materials, construction methods and craftmanship.
D. General Contractor to verify all existing conditions, requirements, notes and dimensions prior to start of construction. Notify the Architect if conditions vary from those shown on the documents.
E. General Contractor to provide adequate support of existing foundation walls, load bearing walls and partitions during demolition and construction.
F. Contractors are responsible for coordinating work with other trades wherever they overlap.
G. When materials and/or finishes are found to be absent, or when existing construction is removed, disturbed, damaged, replaced or renovated in any way, contractor shall provide patching, painting and materials of same type and quality as to match adjacent existing surfaces unless otherwise noted.
H. Provide all blocking, furring and shimming as necessary for installation and completion of the work.
I. All new work shall be plumb, level and square. Scribe and make fit all new work to existing.
J. All details are subject to change due to existing field conditions. Contractor must notify owner and architect of same.
K. All dimensions are face of wall to face of wall (rough).
L. No site visits will be made by this Architect. Contractor shall assume all responsibility for changes to these drawings.
M. Coordinate interior doors/hardware, wood trim and finishes, and exterior finish materials (siding, roofing etc.) to match existing. Final selection by owner and general contractor unless otherwise specified.
N. Call UFPO before you dig. 1-800-962-7962
O. All exterior below-grade walls to receive one (1) coat foundation coat and two (2) coats of tar
P. Coordinate the installation of continuous aluminum gutters and downspouts to match existing. Downspouts are to be located in field and approved by owner. All downspouts are to run to precast concrete splashblocks, or to underground conductors per local code.
Q. Design and coordination of all sitework, including finish grading and hydroseeding, by contractor.
R. To the best of our knowledge, belief and professional judgment, these plans are in compliance with the State of New York Energy Code.
S. These documents do not purport to show all items and procedures required for a complete installation. The intent is to indicate the general scope for the project, in terms of the architectural design concept, the location/dimensions of the construction and major architectural elements of construction.

GENERAL DEMOLITION NOTES:

A. It is the contractor's responsibility to familiarize themselves with all details involved in selective demolition. Specific instructions on each item will not be given.
B. All plumbing, electrical and HVAC fixtures, doors, trim and any other items which the owner indicates they want to save shall be removed by the contractor, stored and maintained in good condition per the owner's directions for future reuse. The owner shall provide the contractor with the list of all such items.
C. Contractor to remove all existing walls, doors, and finishes not shown to remain. Infill wall openings as required and patch surfaces to match adjacent existing.
D. The contractor shall be responsible for the salvage of existing materials as required for patching existing areas to remain. Wherever removals occur, disturbed surfaces should be patched to match adjacent existing.
E. The contractor shall coordinate the demolition work with the owner's use of the premises. All work to be scheduled and coordinated with owner.
F. The contractor shall provide fireproof and dustproof partitions around the construction area during all demolition and construction work.
G. The contractor shall maintain safe access to all designated exits for the building occupants during construction.
H. Storage for contractor's equipment and debris must be kept inside the contract area.
I. Dumpsters for construction debris are to be provided by contractor. All debris to be hauled off site upon removal by contractor.
J. If materials are suspected to contain asbestos, contractor is to immediately inform owner and architect. All existing materials known to contain asbestos that are to be removed should be done so in accordance with established A.H.E.R.A. regulations.

GENERAL NOTES: FIRST FLOOR (UNLESS OTHERWISE NOTED)

- ALL CEILING HEIGHTS TO AS NOTED ON ELEVATIONS & SECTIONS
- ALL DOOR R.O. HEIGHTS TO BE 7'-0"
- ALL ANGLES TO BE 12/12
- ALL APPLIANCES PER CONTRACT
- ALL EXTERIOR HEADERS TO INCLUDE PLYWOOD FILLER AS REQUIRED TO FILL WALL CAVITY
- DOUBLE JACK STUDS AT ALL LOAD BEARING LINTELS OVER 4 FEET LONG.
- REFER TO SHEET S1.0 FOR ALL HEADERS FRAMING

LEGEND:

2 x 4 FRAME WALLS -12" O.C.
LIGHT WEIGHT STONE VENEER

X — CONSTRUCTION DETAIL
ALL DETAILS SHOWN ON SHEETS A3.0

GENERAL NOTES: FOUNDATION (UNLESS OTHERWISE NOTED)

CONSTRUCTION NOTES:

- SLABS AT PATIOS, PORCHES, WALKWAYS AND GARAGES TO BE 3500 PSI MIN., AIR ENTRAINED.
- WALLS AND SPREAD FOOTING TO BE 3000 PSI MIN. W/ REINFORCING AS NOTED AND SHALL BE AIR ENTRAINED IF SUBJECT TO FREEZING AND THAWING DURING CONSTRUCTION.
- ALL SLABS TO BE REINFORCED WITH WIRE MESH AS NOTED.
- INSTALL 1" DEEP x 1/4" WIDE CONTROL JOINTS IN SLAB EVERY 300 S.F. ±
- GROUT CORES SOLID @STARTING COURSE ON FOUNDATION WHERE ADJACENT CELLS OR CAVITIES ARE TO BE GROUTED.
- GROUT CORES SOLID AT ALL LOCATIONS RECEIVING VERTICAL REINFORCING.
- ALL CONCRETE WORK SHALL CONFORM TO THE REQUIREMENTS OF ACI 318 AND 2015 IRC CHAPTER 4.
- CONCRETE MASONRY SHALL CONFORM TO THE REQUIREMENTS OF ACI AND 2015 IRC CHAPTER 4.
- CONCRETE MASONRY UNITS SHALL CONFORM TO ASTM C-90 TYPE I, GRADE N, MOISTURE CONTROLLED UNITS. MORTAR SHALL BE TYPE M OR S
- GROUT SHALL CONFORM TO ASTM C476 WITH A MINIMUM COMPRESSIVE STRENGTH OF 2000 PSI AT 28 DAYS. GROUT SHALL BE PLACED IN LIFTS NOT EXCEEDING 7 COURSES IN HEIGHT UNLESS OTHERWISE APPROVED BY THE ARCHITECT.
- ALL FOOTINGS (INCLUDING HAUNCHED SLAB SHALLOW WALL FOOTINGS) MUST BEAR ON FIRM, UNDISTURBED NATIVE SOILS OR ENGINEERED FILL. (SEE NOTE BELOW)
- ON SITE SOIL USED AS ENGINEERED FILL SHALL BE FREE OF DELETERIOUS MATERIALS WITH NO PARTICLES GREATER THAN 3 INCHES. FILL SHALL BE PLACED IN LOOSE LIFTS NOT TO EXCEED 8 INCHES IN DEPTH AND COMPACTED TO 95% MAXIMUM DRY DENSITY PER ASTM D1557 AT MOISTURE CONTENTS WITHIN 3% OF OPTIMUM.
- PROVIDE CHEMICAL HARDENER AND SEALER TO ALL TROWEL FINISHED INTERIOR FLOORS WHICH ARE TO BE LEFT EXPOSED.
- PROVIDE A NON SKID FINISH TO ALL CONCRETE WALKWAYS AND PITCH TO AVOID PONDING.

REINFORCING:

- PROVIDE VERTICAL REINFORCING IN ALL FOUNDATION WALLS PER PLAN U.O.N.
- PROVIDE CONTINUOUS REINFORCING IN ALL FOOTINGS OF 2 NO. 5 BAR HORIZONTAL.

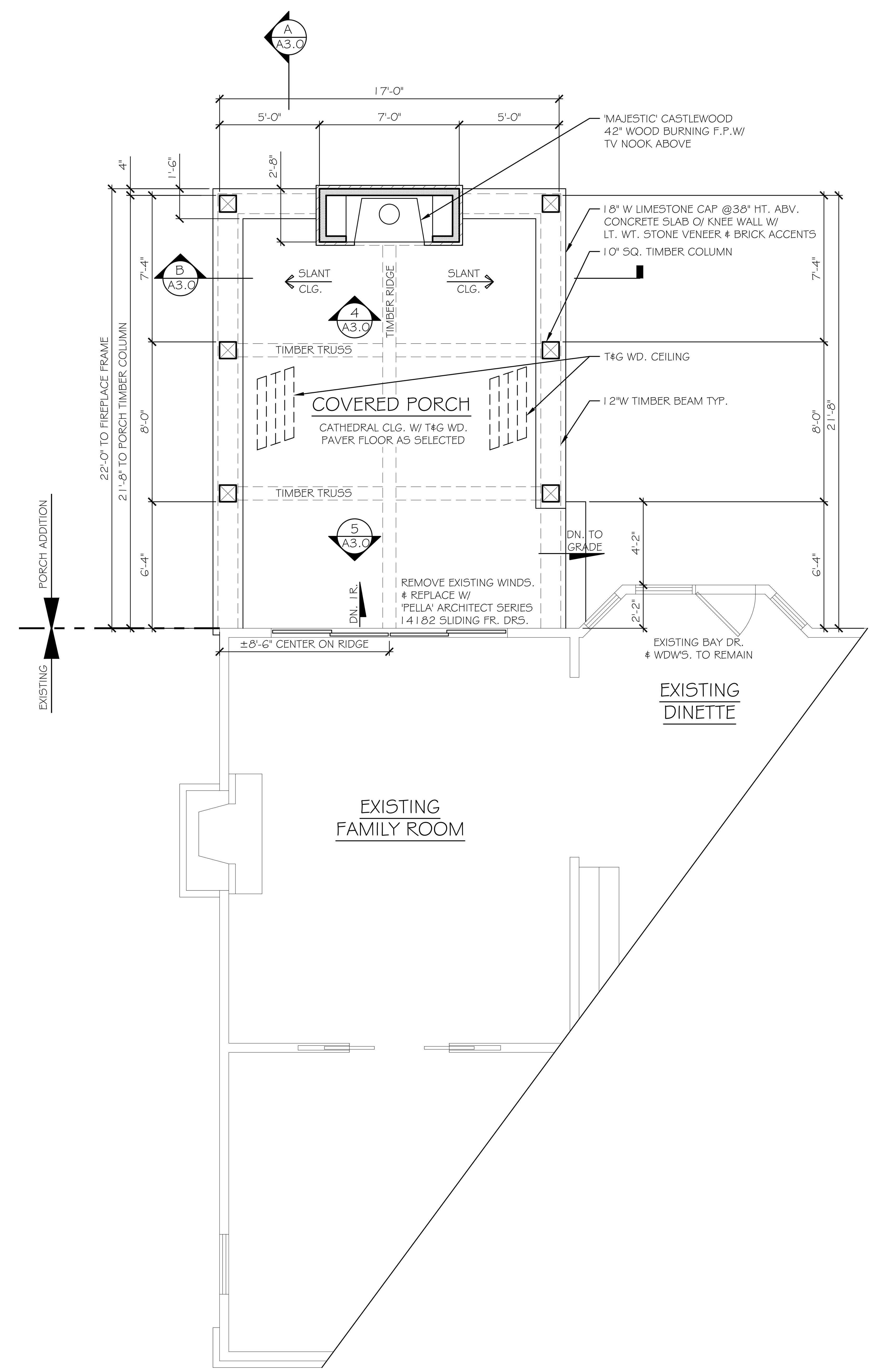
GENERAL NOTES:

- ALL ANGLES TO BE 12/12
- ALL APPLIANCES PER CONTRACT.

FOUNDATION ELEVATION LEGEND:

ELEV. = +28" (+3 1/2 CRS.-T.O. HALF WALL)-----------ELEV. 102.33'
ELEV. = +16" (+2 CRS.-FIREPLACE FOUNDATION)----ELEV. 101.33'
ELEV. = 0" (T.O. EXISTING BLK. @HOUSE/SLAB LEDGE NEW PORCH)------------------------ELEV. 100.00'

X — CONSTRUCTION DETAIL
ALL DETAILS SHOWN ON SHEETS A3.0



FIRST FLOOR PLAN-PORCH ADDITION 556 S.F.

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

REVISIONS:

NO.	DATE	BY	DESCRIPTION

PROJECT:
COVERED PORCH
CAROSELLI RESIDENCE
9 NORTHSTONE RISE
PITTSFORD, NEW YORK

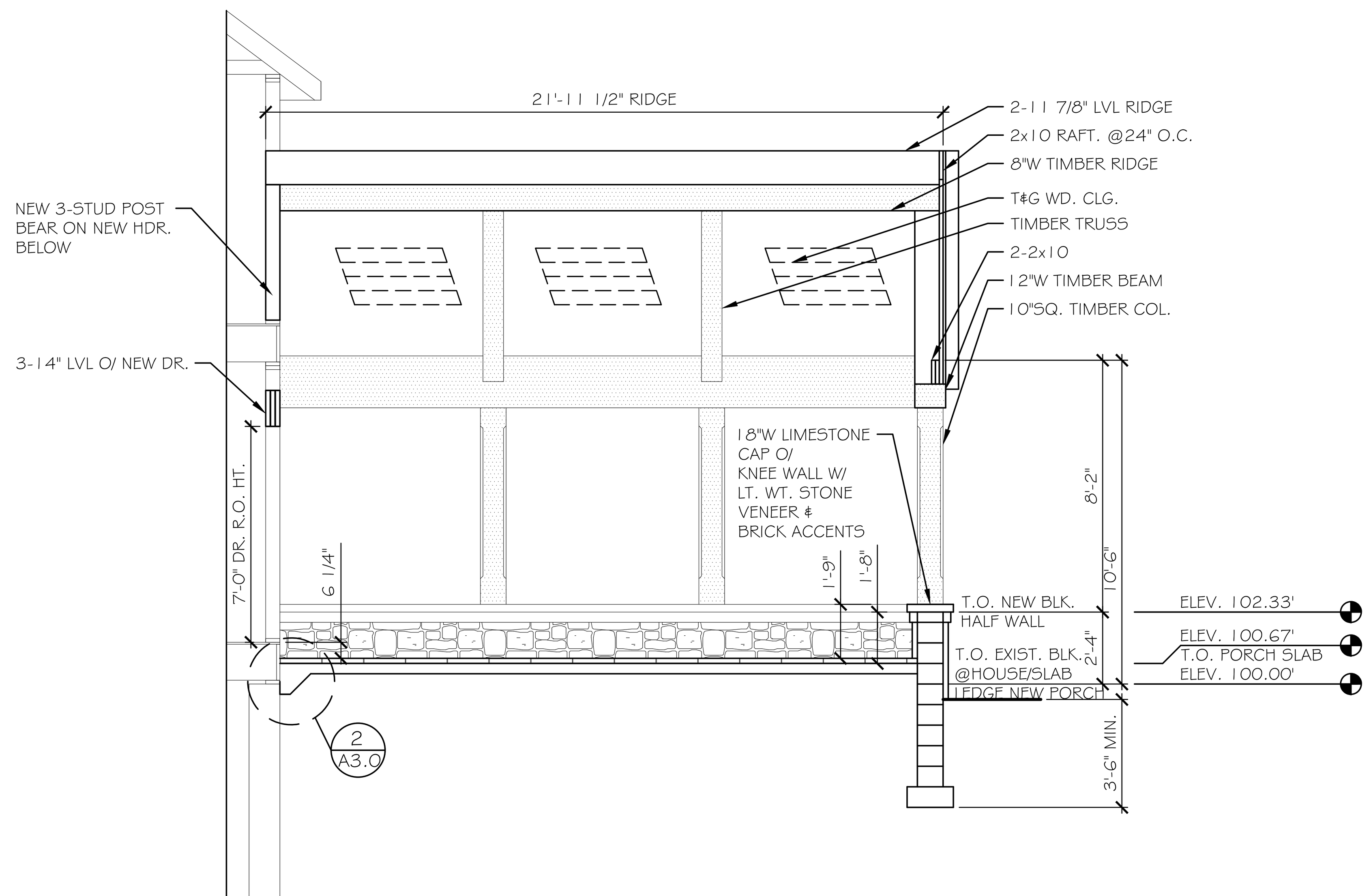
CLIENT:
BRETT CAROSELLI

DRAWING TITLE:
FOUNDATION & FIRST FLOOR PLANS

PHASE:
CONSTRUCTION DOCUMENTS

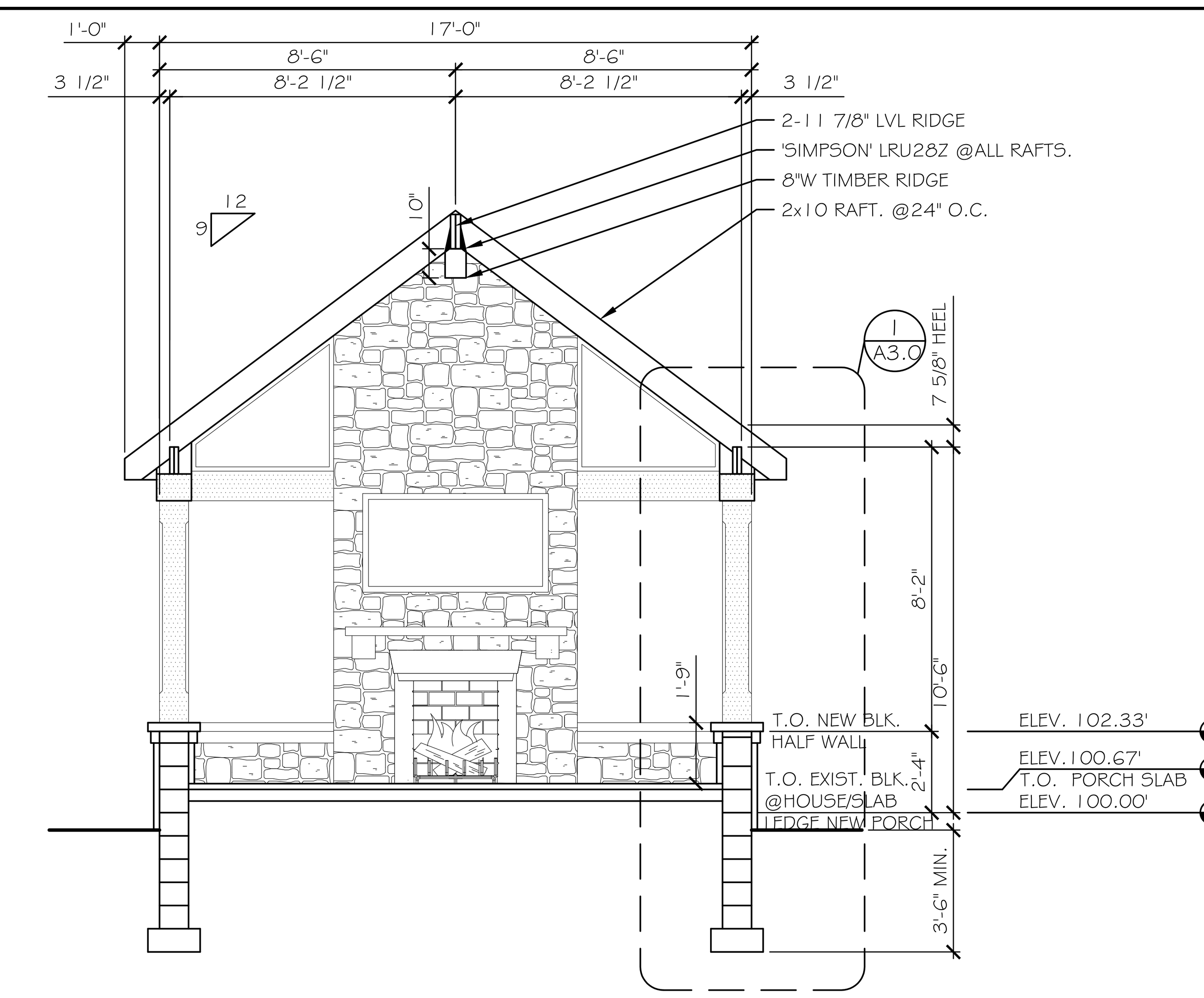
JOB NO. A20-072	PROJECT NO. ADDITION
DRAWN BY: CRB	DRAWING NO: A2.0
CHECKED BY:	
DATE: 11-3-2020	

James Fahy Design
2024 W. Henrietta Rd. Suite 3K
Rochester, New York 14623
tel: 585-272-1650
e-mail: info@jamesfahy.com
website: www.jamesfahy.com



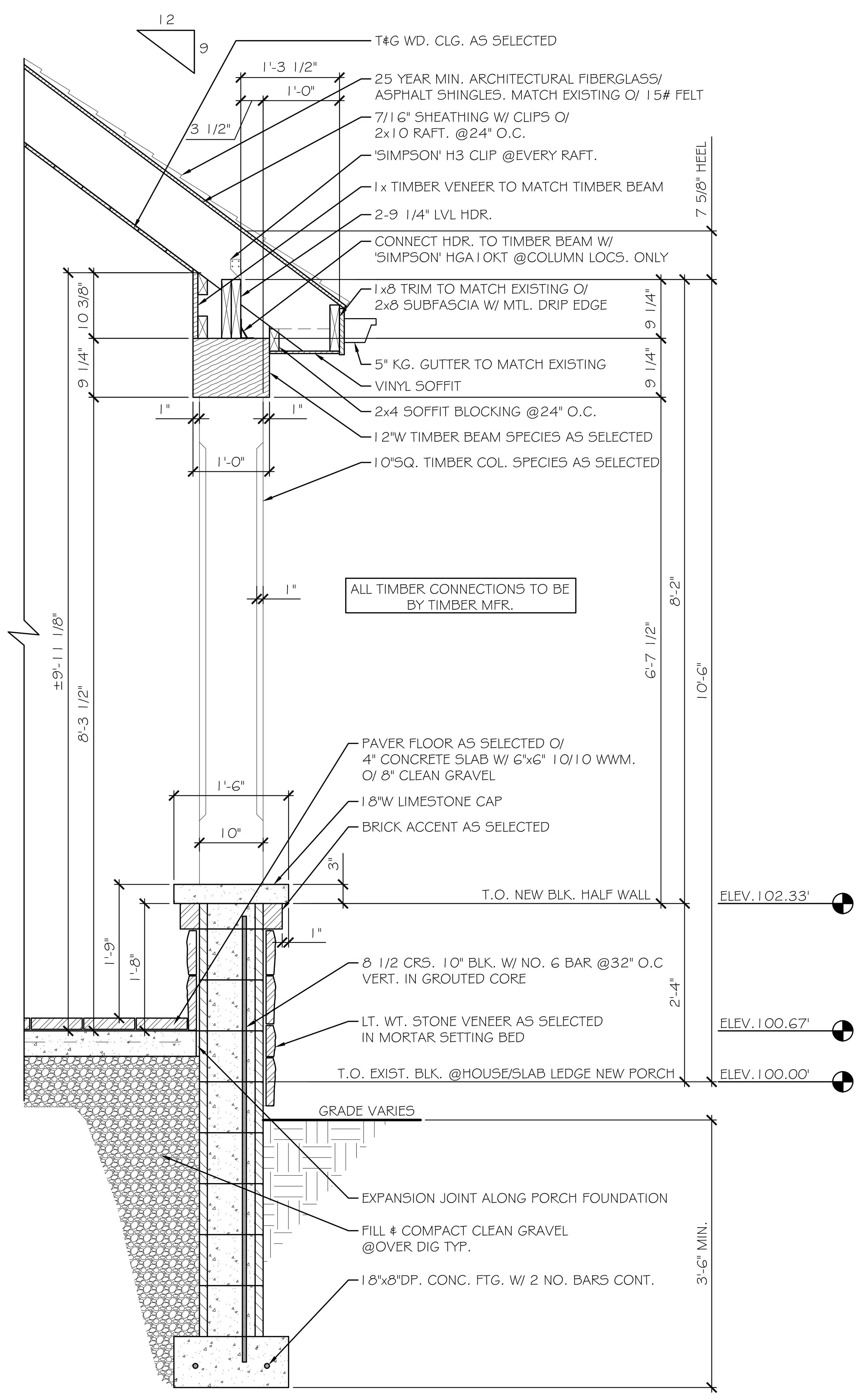
SECTION A

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



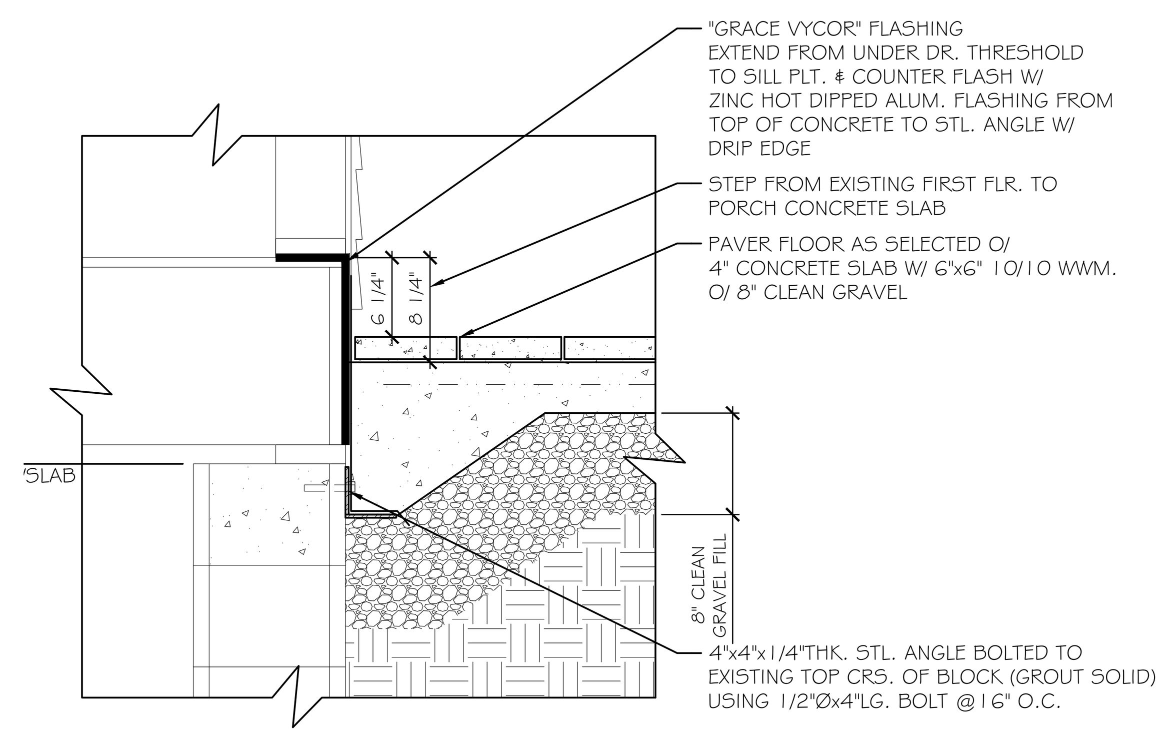
SECTION B

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



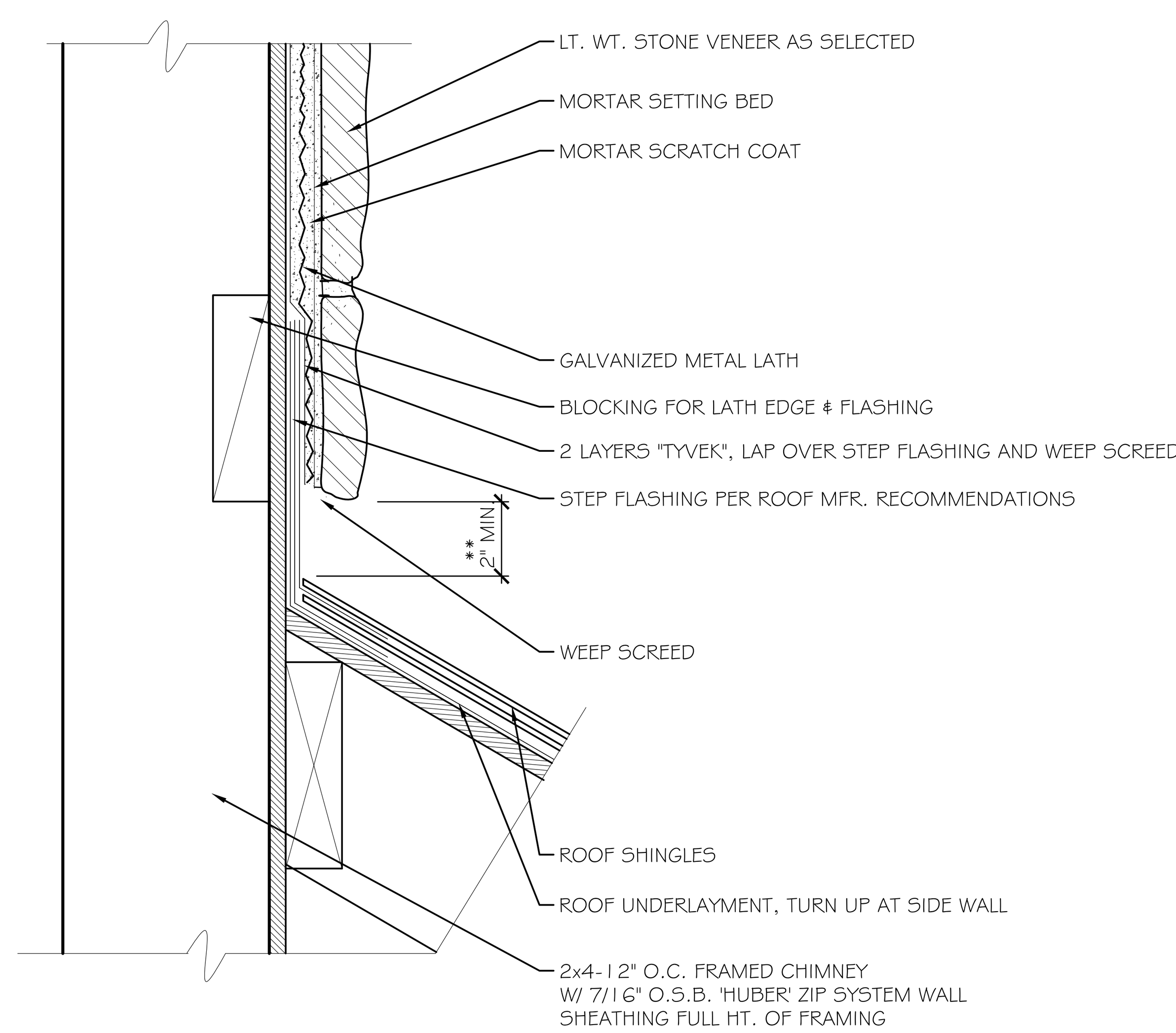
① DETAIL @PORCH HALF WALL

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



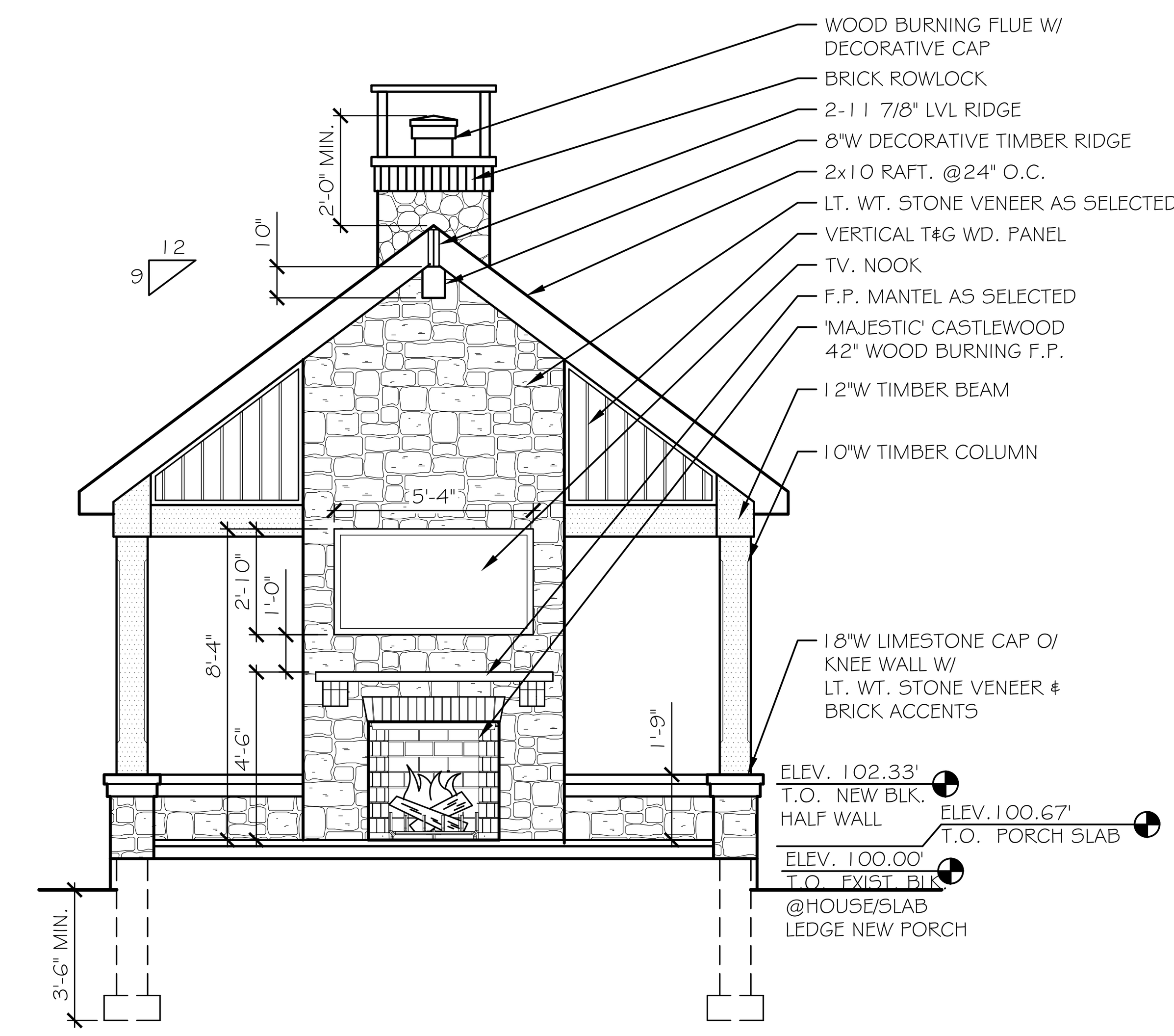
② CONCRETE SLAB @EXISTING HOUSE

SCALE: 1" = 1'-0"



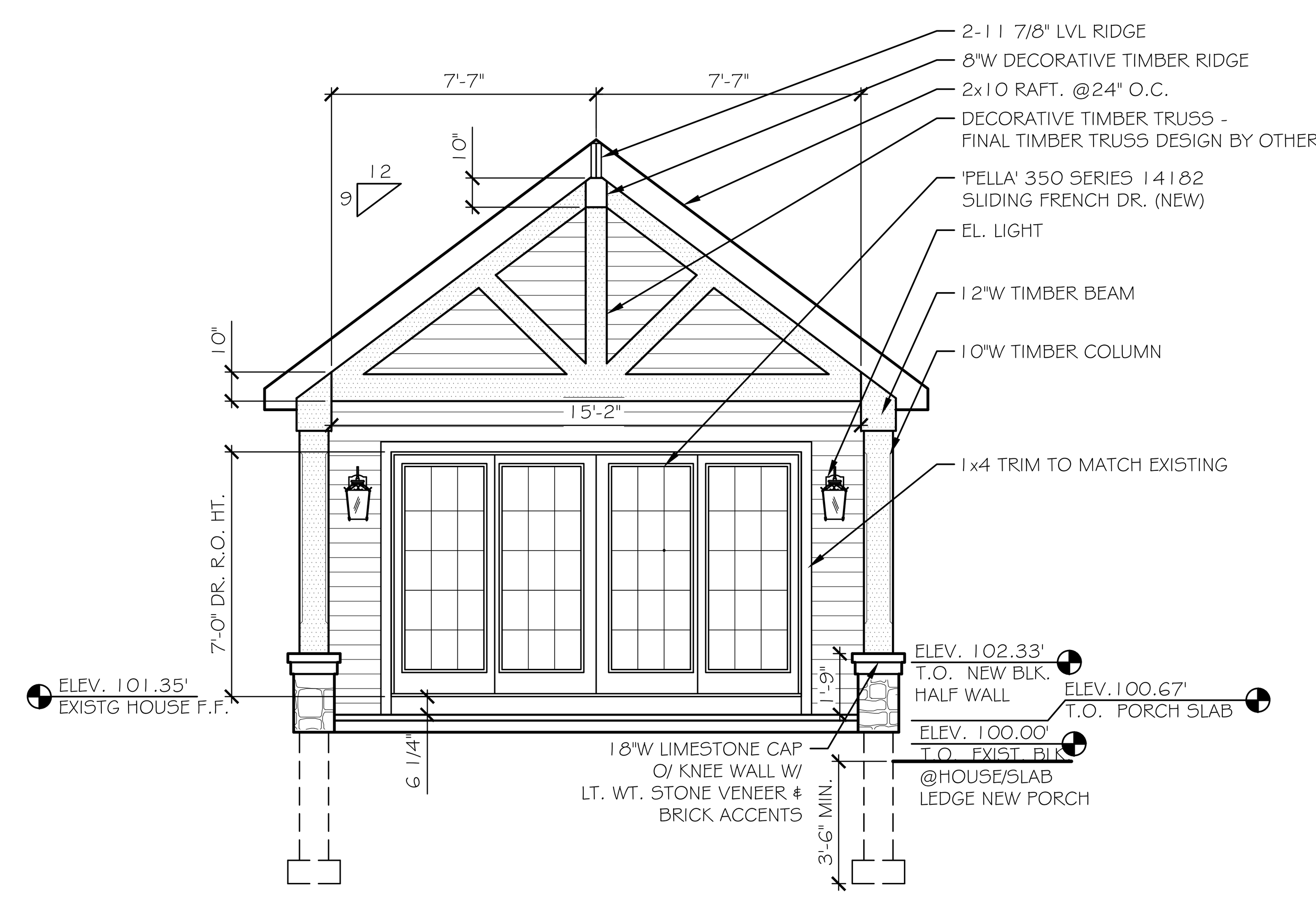
③ STONE VENEER AT CHIMNEY TO ROOF

SCALE: 3" = 1'-0"



④ FIREPLACE INTERIOR VIEW

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



⑤ SLIDING FRENCH DR. VIEW

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

REVISIONS:

NO.	DATE	BY	DESCRIPTION

PROJECT:
COVERED PORCH
CAROSELLI RESIDENCE
9 NORTHSTONE RISE
PITTSFORD, NEW YORK

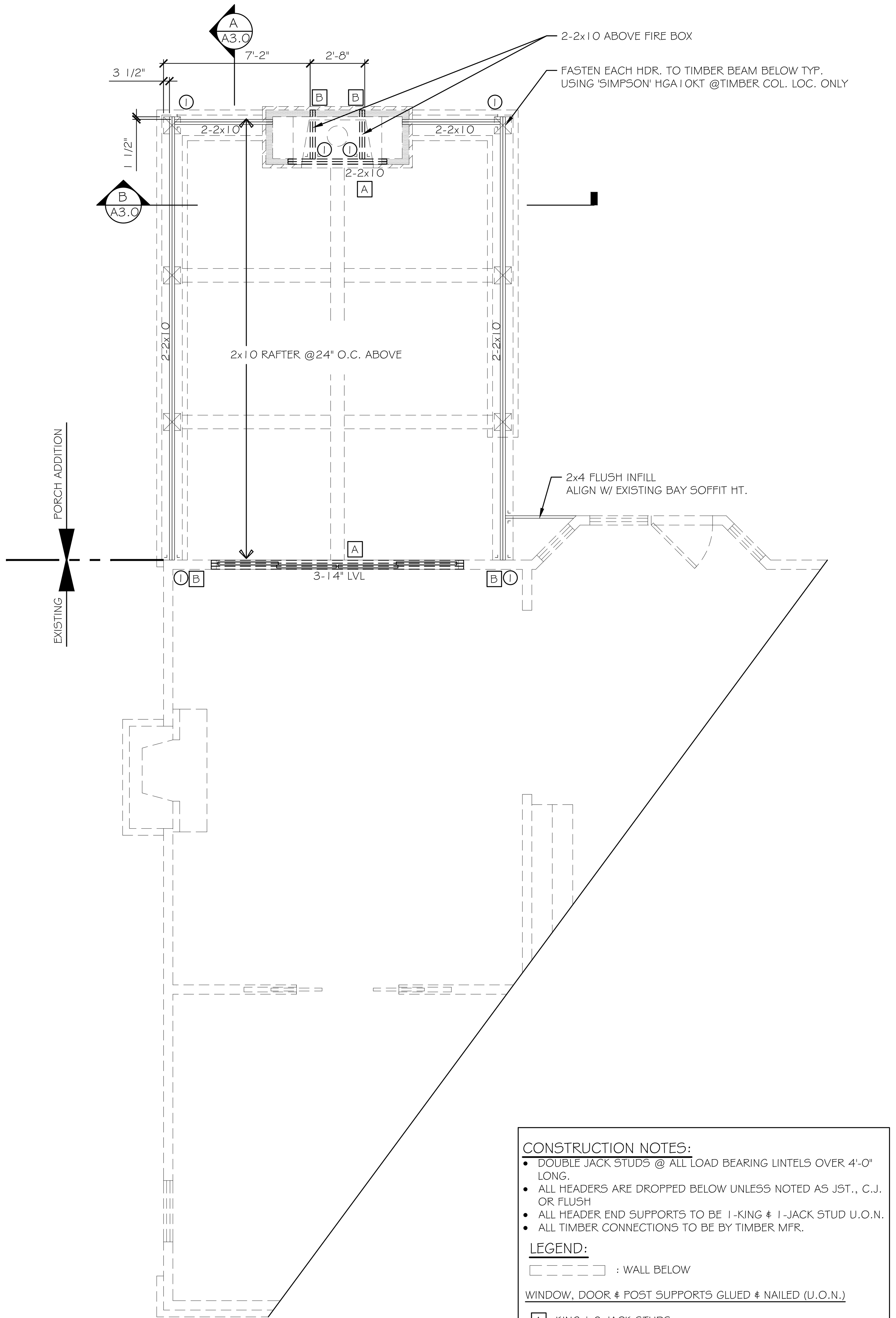
CLIENT:
BRETT CAROSELLI

DRAWING TITLE:
SECTIONS, INTERIOR ELEVATIONS & DETAILS

PHASE:
CONSTRUCTION DOCUMENTS

JOB NO. A20-072	PROJECT NO. ADDITION
DRAWN BY: CRB	DRAWING NO: A3.0
CHECKED BY:	
DATE: 11-3-2020	

James Fahy Design
2024 W. Henrietta Rd. Suite 3K
Rochester, New York 14623
tel: 585-272-1650
e-mail: info@jamesfahy.com
website: www.jamesfahy.com



CEILING FRAMING PLAN

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

CONSTRUCTION NOTES:

- DOUBLE JACK STUDS @ ALL LOAD BEARING LINTELS OVER 4'-0" LONG.
- ALL HEADERS ARE DROPPED BELOW UNLESS NOTED AS JST., C.J. OR FLUSH
- ALL HEADER END SUPPORTS TO BE 1-KING & 1-JACK STUD U.O.N.
- ALL TIMBER CONNECTIONS TO BE BY TIMBER MFR.

LEGEND:

: WALL BELOW

WINDOW, DOOR & POST SUPPORTS GLUED & NAILED (U.O.N.)

A KING & 2-JACK STUDS
B 3-STUD POST

SIMPSON (OR EQUAL) POST CAP & HANGER CONNECTIONS

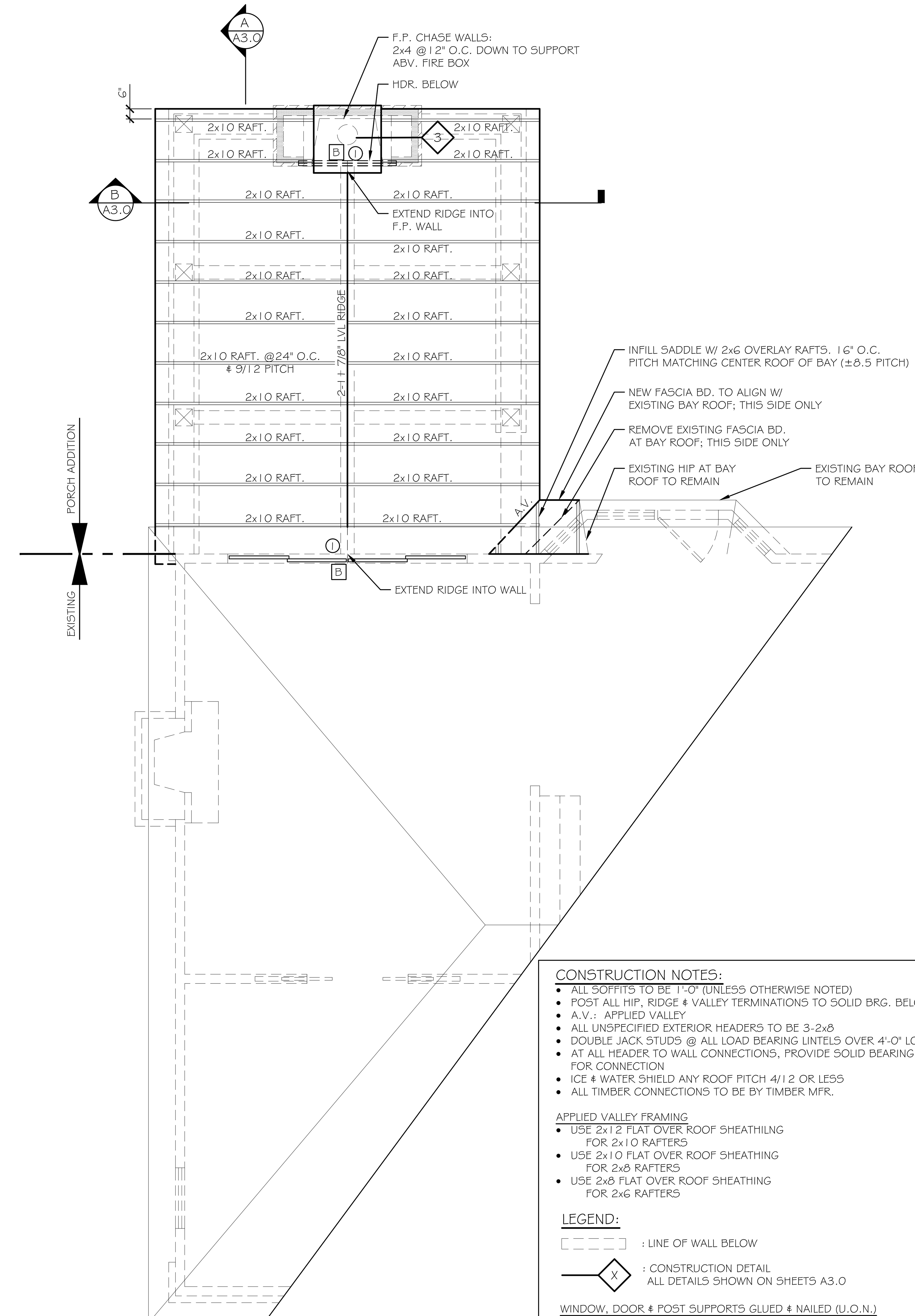
1: LUS210-2 2: HUC410 3: LUS26

GENERAL CONSTRUCTION NOTES:

A. Construction shall conform to the 2020 International Residential code of New York State.
B. Comply with all local, state and federal codes and regulations.
C. General Contractor is responsible for all materials, construction methods and craftmanship.
D. General Contractor to verify all existing conditions, requirements, notes and dimensions prior to start of construction. Notify the Architect if conditions vary from those shown on the documents.
E. General Contractor to provide adequate support of existing foundation walls, load bearing walls and partitions during demolition and construction.
F. Contractors are responsible for coordinating work with other trades wherever they overlap.
G. When materials and/or finishes are found to be absent, or when existing construction is removed, disturbed, damaged, replaced or renovated in any way, contractor shall provide patching, painting and materials of same type and quality as to match adjacent existing surfaces unless otherwise noted.
H. Provide all blocking, furring and shimming as necessary for installation and completion of the work.
I. All new work shall be plumb, level and square. Scribe and make fit all new work to existing.
J. All details are subject to change due to existing field conditions. Contractor must notify owner and architect of same.
K. All dimensions are face of wall to face of wall (rough).
L. No site visits will be made by this Architect. Contractor shall assume all responsibility for changes to these drawings.
M. Coordinate interior doors/hardware, wood trim and finishes, and exterior finish materials (siding, roofing etc.) to match existing. Final selection by owner and general contractor unless otherwise specified.
N. Call UFPO before you dig. 1-800-962-7962
O. All exterior below-grade walls to receive one (1) coat foundation coat and two (2) coats of tar
P. Coordinate the installation of continuous aluminum gutters and downspouts to match existing. Downspouts are to be located in field and approved by owner. All downspouts are to run to precast concrete splashblocks, or to underground conductors per local code.
Q. Design and coordination of all sitework, including finish grading and hydroseeding, by contractor.
R. To the best of our knowledge, belief and professional judgment, these plans are in compliance with the State of New York Energy Code.
S. These documents do not purport to show all items and procedures required for a complete installation. The intent is to indicate the general scope for the project, in terms of the architectural design concept, the location/dimensions of the construction and major architectural elements of construction.

GENERAL DEMOLITION NOTES:

A. It is the contractor's responsibility to familiarize themselves with all details involved in selective demolition. Specific instructions on each item will not be given.
B. All plumbing, electrical and HVAC fixtures, doors, trim and any other items which the owner indicates they want to save shall be removed by the contractor, stored and maintained in good condition per the owner's directions for future reuse. The owner shall provide the contractor with the list of all such items.
C. Contractor to remove all existing walls, doors, and finishes not shown to remain. Infill wall openings as required and patch surfaces to match adjacent existing.
D. The contractor shall be responsible for the salvage of existing materials as required for patching existing areas to remain. Wherever removals occur, disturbed surfaces should be patched to match adjacent existing.
E. The contractor shall coordinate the demolition work with the owner's use of the premises. All work to be scheduled and coordinated with owner.
F. The contractor shall provide fireproof and dustproof partitions around the construction area during all demolition and construction work.
G. The contractor shall maintain safe access to all designated exits for the building occupants during construction.
H. Storage for contractor's equipment and debris must be kept inside the contract area.
I. Dumpsters for construction debris are to be provided by contractor. All debris to be hauled off site upon removal by contractor.
J. If materials are suspected to contain asbestos, contractor is to immediately inform owner and architect. All existing materials known to contain asbestos that are to be removed should be done so in accordance with established A.H.E.R.A. regulations.



ROOF FRAMING PLAN

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

CONSTRUCTION NOTES:

- ALL SOFFITS TO BE 1'-0" (UNLESS OTHERWISE NOTED)
- POST ALL HIP, RIDGE & VALLEY TERMINATIONS TO SOLID BRG. BELOW
- A.V.: APPLIED VALLEY
- ALL UNSPECIFIED EXTERIOR HEADERS TO BE 3-2x8
- DOUBLE JACK STUDS @ ALL LOAD BEARING LINTELS OVER 4'-0" LONG.
- AT ALL HEADER TO WALL CONNECTIONS, PROVIDE SOLID BEARING IN WALL FOR CONNECTION
- ICE & WATER SHIELD ANY ROOF PITCH 4/12 OR LESS
- ALL TIMBER CONNECTIONS TO BE BY TIMBER MFR.

APPLIED VALLEY FRAMING

- USE 2x12 FLAT OVER ROOF SHEATHILNG FOR 2x10 RAFTERS
- USE 2x10 FLAT OVER ROOF SHEATHING FOR 2x8 RAFTERS
- USE 2x8 FLAT OVER ROOF SHEATHING FOR 2x6 RAFTERS

LEGEND:

: LINE OF WALL BELOW

X : CONSTRUCTION DETAIL ALL DETAILS SHOWN ON SHEETS A3.0

WINDOW, DOOR & POST SUPPORTS GLUED & NAILED (U.O.N.)

B 3-STUD POST

SIMPSON (OR EQUAL) POST CAP & HANGER CONNECTIONS

1: CCQ46SDS2.5

REVISIONS:

NO.	DATE	BY	DESCRIPTION

PROJECT:
COVERED PORCH
CAROSELLI RESIDENCE
9 NORTHSTONE RISE
PITTSFORD, NEW YORK

CLIENT:
BRETT CAROSELLI

DRAWING TITLE:
ROOF & CEILING FRAMING PLANS

PHASE:
CONSTRUCTION DOCUMENTS

JOB NO.: A20-072	PROJECT NO.: ADDITION
DRAWN BY: CRB	DRAWING NO.: S1.0
CHECKED BY:	
DATE: 11-3-2020	

James Fahy Design
2024 W. Henrietta Rd. Suite 3K
Rochester, New York 14623
tel: 585-272-1650
e-mail: info@jamesfahy.com
website: www.jamesfahy.com


5

Town of Pittsford

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

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

Permit #
B21-000026

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

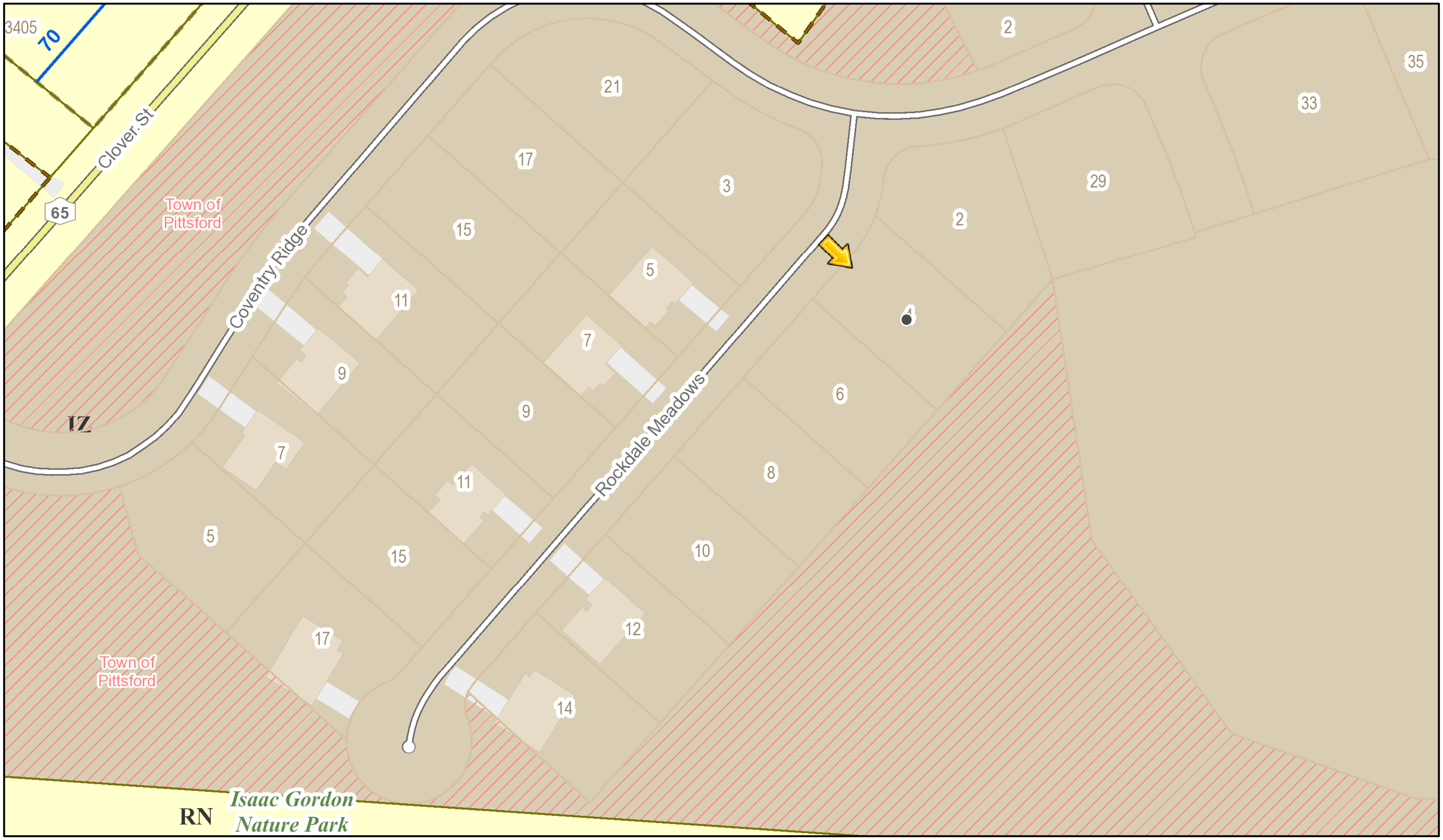
Application Type:

- [x] Residential Design Review §185-205 (B)
- [ ] Commercial Design Review §185-205 (B)
- [ ] Signage §185-205 (C)
- [ ] Certificate of Appropriateness §185-197
- [ ] Landmark Designation §185-195 (2)
- [ ] Informal Review
- [ ] Build to Line Adjustment §185-17 (B) (2)
- [ ] Building Height Above 30 Feet §185-17 (M)
- [ ] Corner Lot Orientation §185-17 (K) (3)
- [ ] Flag Lot Building Line Location §185-17 (L) (1) (c)
- [ ] Undeveloped Flag Lot Requirements §185-17 (L) (2)

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

Meeting Date: February 25, 2021

RN Residential Neighborhood Zoning



Printed February 4, 2021

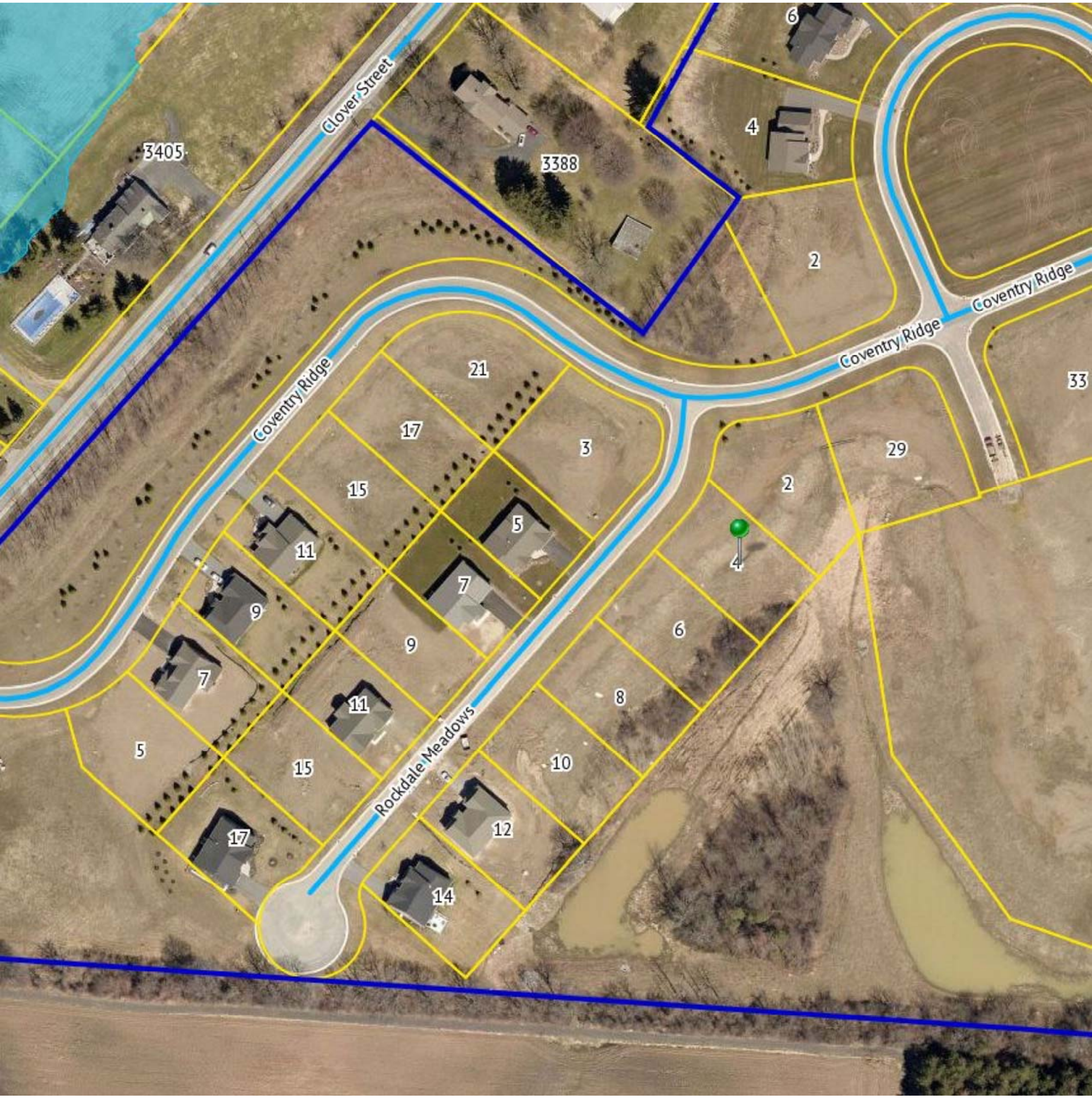
1:2,257

0 95 190 380 ft

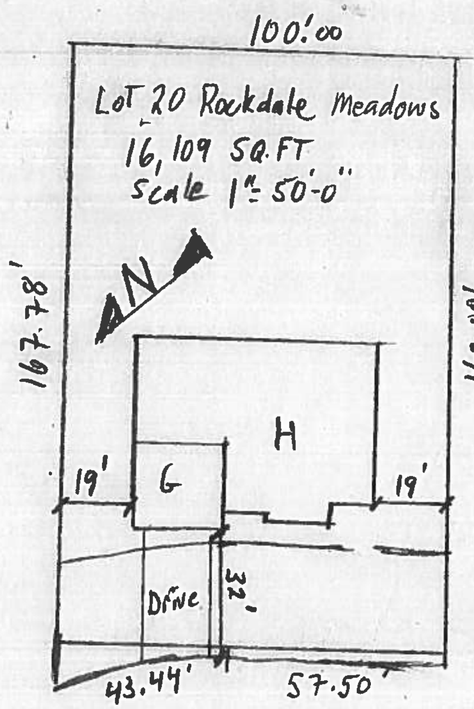
0 25 50 100 m

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.



Clover Street
3405
3388
6
4
2
Coventry Ridge
Coventry Ridge
Coventry Ridge
Coventry Ridge
33
21
17
3
15
29
2
5
11
4
7
9
6
9
7
8
11
Rockdale Meadows
5
15
10
12
17
14


100.00
Lot 20 Rockdale Meadows
16,109 SQ.FT
Scale 1" = 50'-0"
N
167.78'
160.00'
H
G
19'
19'
Drive
32
43.44'
57.50'

CALABRESE RESIDENCE

LOT 20 COVENTRY RIDGE
PITTSFORD, NY
COVENTRY RIDGE BUILDING CORP.

PLAN 2302 R / PROJECT 2538 H

SHEET INDEX

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

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 STUCTURAL 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 $\frac{1}{150}$ 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 W/ SECTION G242O.

DRYER EXHAUST DUCTS SHALL HAVE A SMOOTH INTERIOR FINISH & BE CONSTRUCTED OF METAL HAVING A MINIMUM THICKNESS OF 0.0157" (NO. 28 GUAGE), & 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.

R402.4.1BUILDING 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/ICC 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. 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 LUMINARIES 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 LUMINARIES 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 (PRESCIPTIVE) 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) 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.
2. POSTCONSTUCTION 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:

1. PIPING 3/4" AND LARGER IN NOMINAL DIAMETER.
2. PIPING SERVING MORE THAN ONE DWELLING 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 W/ ACCA MANUAL S 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:

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 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 EQUIPED WITH A FLAME SAFEGUARD DEVICE IN ACCORDANCE WITH SECT. G2431.

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, RESAWING, 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 W/ 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 PORCHES, DECKS OR STAIRS ATTACH TO A WALL OR FLOOR ASSEMBLY OF WOOD-FRAMED CONSTRUCTION & BUILT-IN GUTTERS. FLASHINGS SHALL BE PROVIDED AS REQ'D. 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 R311.7 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.

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 STUCTURAL 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 $E \times 10^{6}$ - 1.9 $Fc^{\perp}$ = 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:

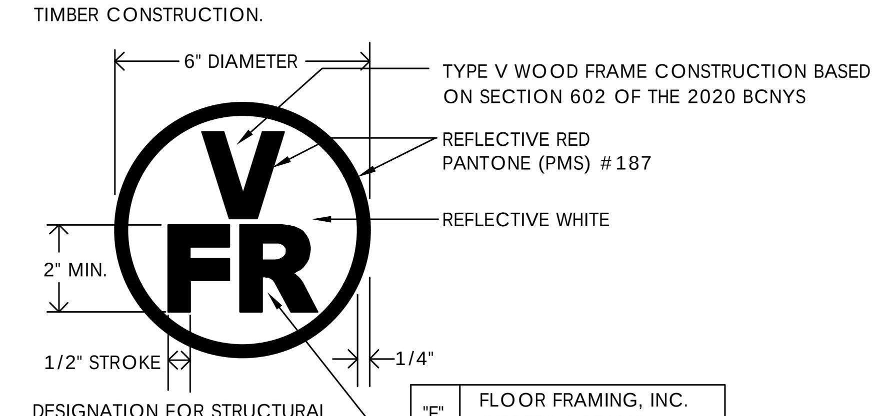
(FOR GREATER ROCHESTER AREA & ADJACENT COUNTIES)

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 SHEILD 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.



"F"	FLOOR FRAMING, INC. GIRDERS & BEAMS
"R"	ROOF FRAMING
"FR"	FLOOR & ROOF FRAMING

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REVISIONS:

DATE	BY	DESCRIPTION
2/15/21	CDK	FINISHED LOWER LEVEL

CLIENT/LOCATION:

LOT 20
COVENTRY RIDGE
PITTSFORD, NY

BUILDER:

COVENTRY RIDGE BUILDING CORP.

COVER PAGE

GLA PLAN 2302 R

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scale: AS NOTED	date: 2 / 21
PROJECT: 2538 H	sheet: C / 1

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
	AIRFLOW IN CFM				
< 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 MECAHANICAL 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 m 3/s.

WINDOWS: VWD 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. & SWING DOORS NO MORE THAN 0.5 cfm/sf. AS PER SECT. R402.4.3 OF 2020 ECCCNYS

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:

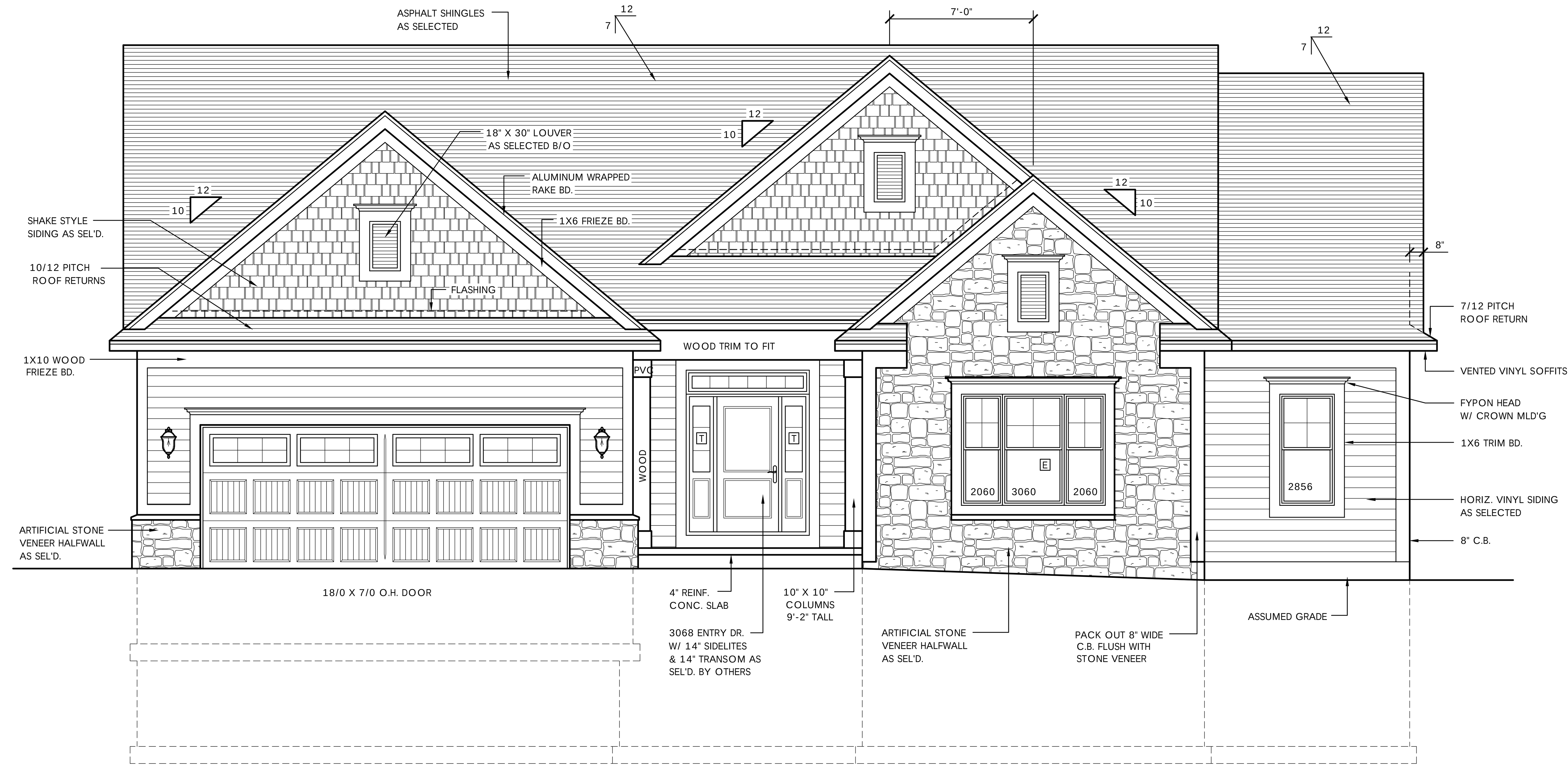
ALL RAKES ARE 8" & OVERHANGS ARE 1'-4" UNLESS NOTED OTHERWISE

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 OVERIDE 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)



FRONT ELEVATION

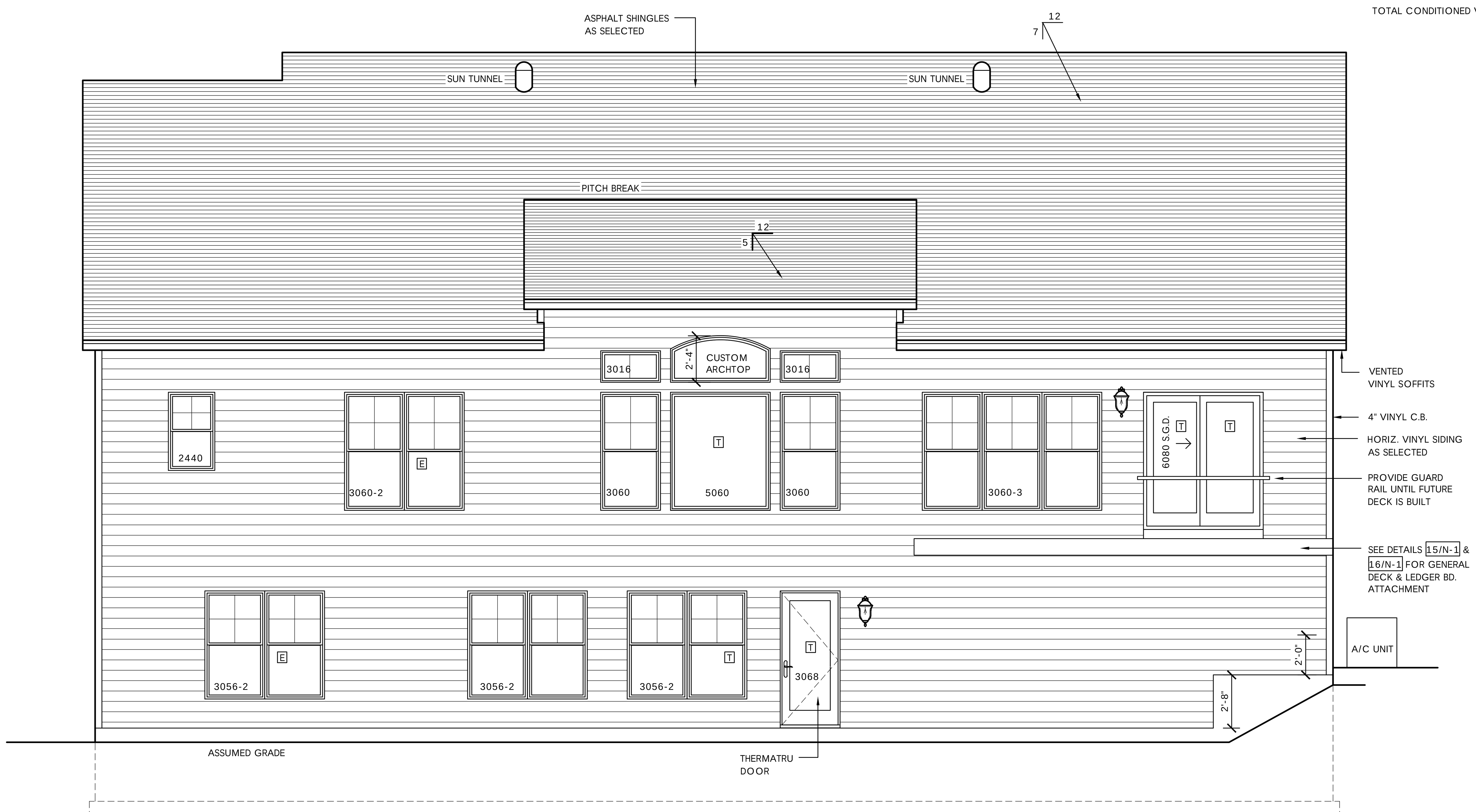
SCALE: 1/4" = 1'-0"

FIRST FLOOR LIVING AREA = 2302 SQ.FT.

LOWER LEVEL LIVING AREA = 855 SQ.FT.

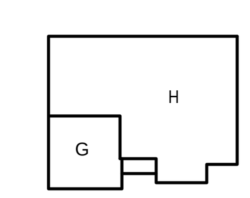
TOTAL LIVING AREA = 3157 SQ.FT.

TOTAL CONDITIONED VOLUME = 43,360 CU.FT.



REAR ELEVATION

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



HOUSE FOOTPRINT

SCALE: 1" = 50'-0"

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BUILDER:

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ELEVATIONS

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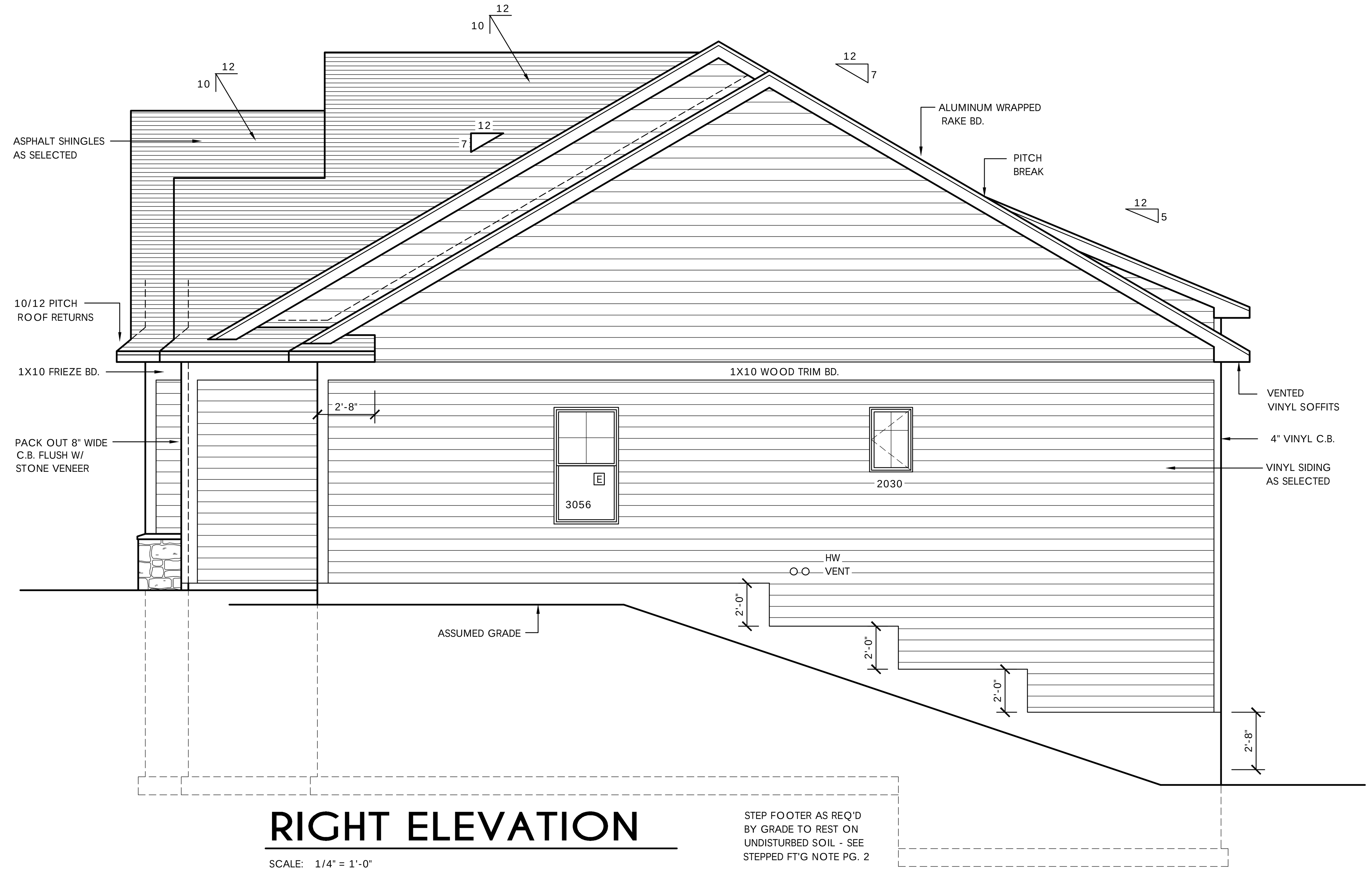

RIGHT ELEVATION

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

WINDOWS: VWD 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. & SWING DOORS NO MORE THAN 0.5 cfm/sf. AS PER SECT. R402.4.3 OF 2020 ECCCNYS

WINDOW / DOOR LEGEND:

E = MEETS OR EXCEEDS EGRESS REQUIREMENTS
- CLEAR OPENING AREA OF 5.7 SQ.FT.
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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

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GENERAL NOTES:

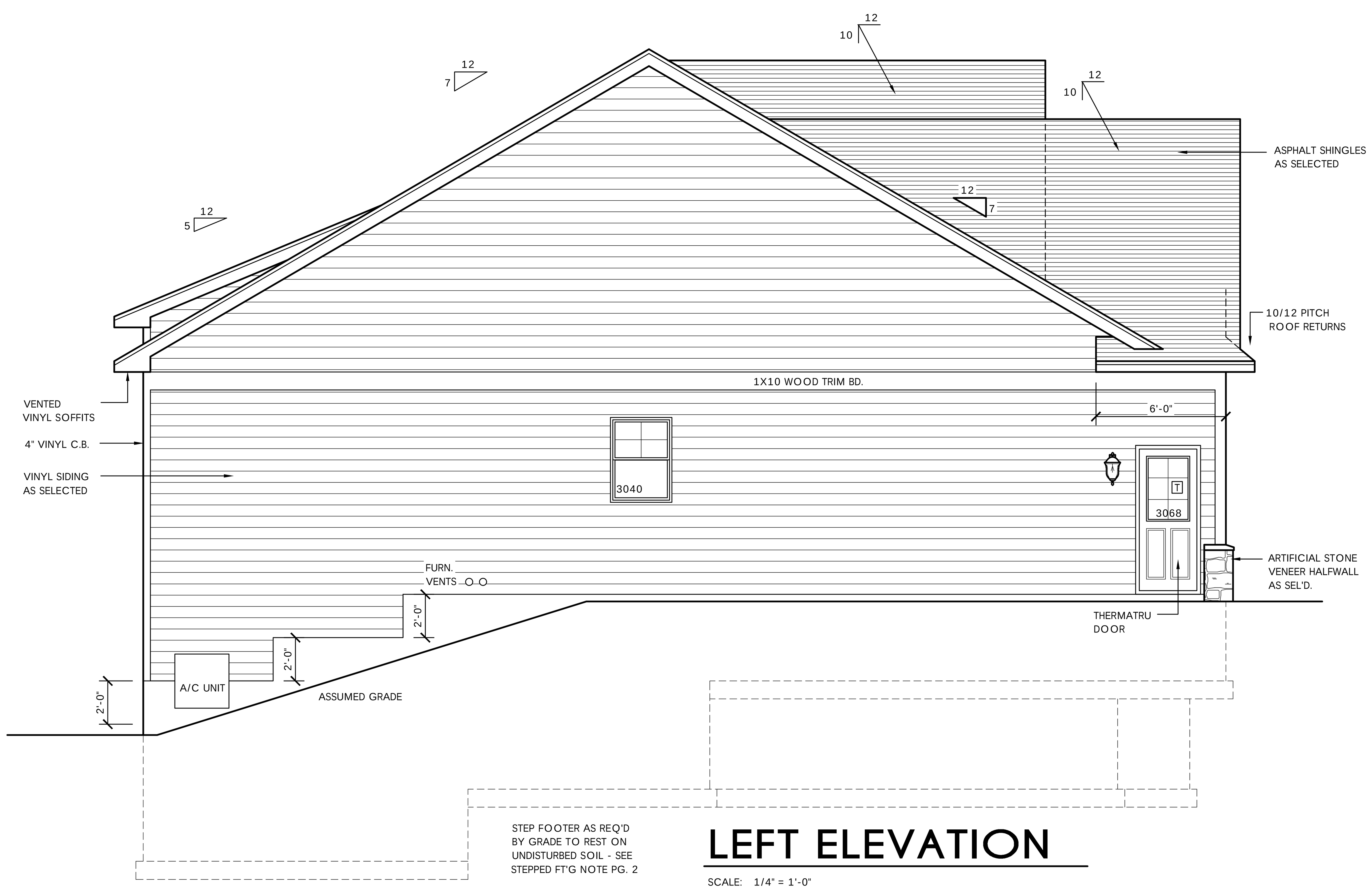
ALL RAKES ARE 8" & OVERHANGS ARE 1'-4" UNLESS NOTED OTHERWISE

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.

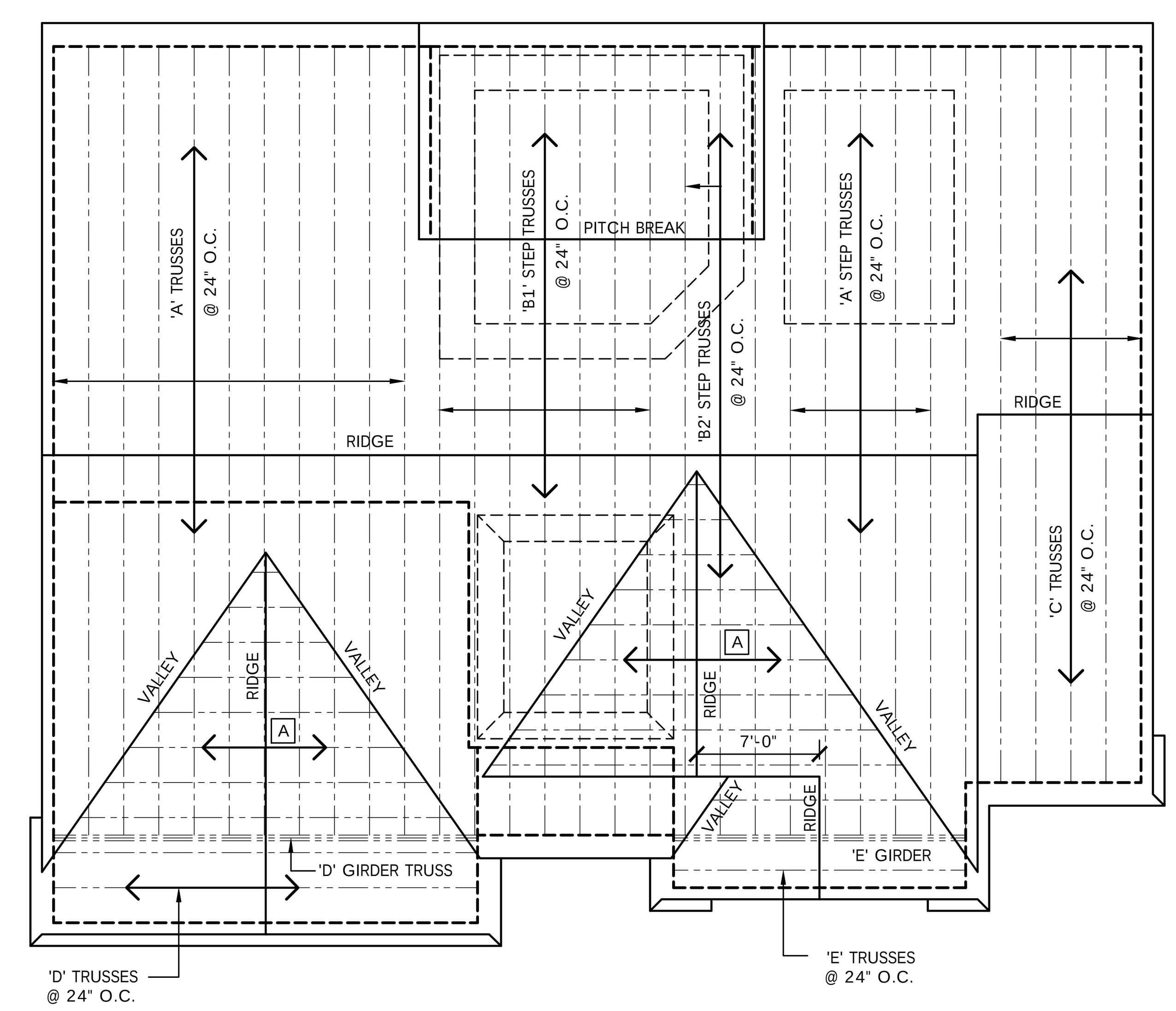
MECHANICAL VENTILATION RATE:

THIS PLAN AS DESIGNED REQUIRES (MIN) 1 CONTINUOUSLY RUN EXHAUST FAN CAPABLE OF (MIN) 60 c.f.m. WITH A MANUAL OVERIDE 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)



LEFT ELEVATION

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



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

ROOF PLAN

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

A – 2X8 LAYOVER RAFTERS 24" O.C.

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COVENTRY RIDGE BUILDING CORP.

ELEVATIONS

GLA PLAN 2302 R

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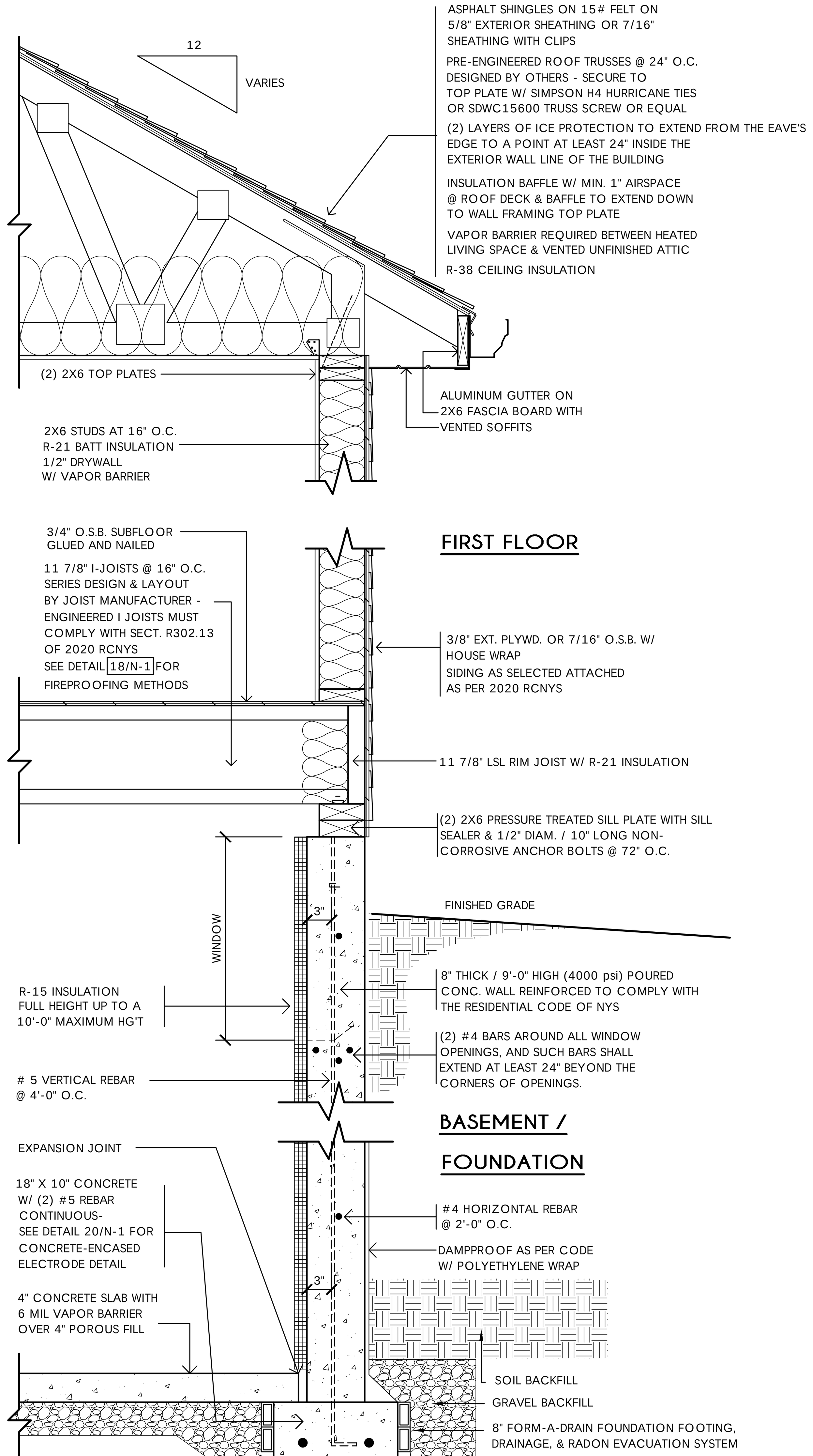


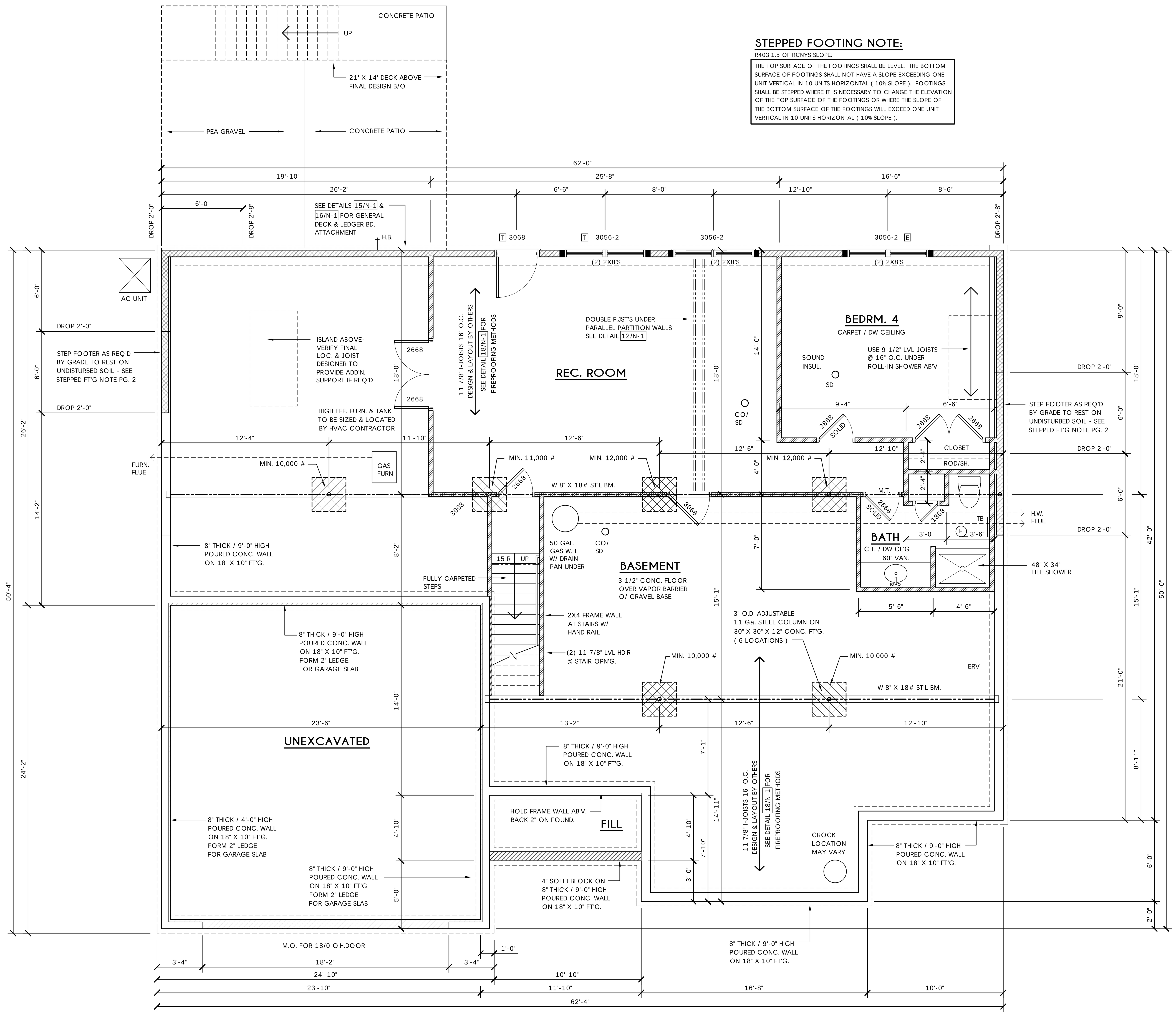
TYPICAL WALL SECTION

SCALE: 1" = 1'-0"

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"

FINISHED LIVING AREA = 855 SQ.FT.

ENGINEERED FL'R JOIST NOTE:

ALL ENGINEERED FLOOR JOISTS TO BE DESIGNED BY & LAYOUT TO BE DONE BY MANUFACTURER TO THE SPECS BELOW:

ALL LIVING AREA JOISTS TO BE DESIGNED FOR 55 P.S.F. TOTAL LOAD

ALL SLEEPING AREA JOISTS TO BE DESIGNED FOR 45 P.S.F. TOTAL LOAD

ENGINEERED I JOISTS MUST COMPLY WITH SECT. R302.13 OF 2020 RCNYS

SEE DETAIL 18/N-1 FOR FIREPROOFING METHODS

FRAMING LEGEND:

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

NOTES:

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

ALL WINDOW R.O. HGT'S TO BE 6'-10 1/2" U.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 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

REINFORCE FOUNDATION WALLS AS PER 2020 RCNYS. SEE PG. N-2 FOR REINFORCING CHARTS

SEE CONCRETE-ENCASED ELECTRODE DETAIL 19/N-1

WINDOW / DOOR LEGEND:

E = MEETS OR EXCEEDS EGRESS REQUIREMENTS
- CLEAR OPENING AREA OF 5.7 SQ.FT.
- CLEAR OPENING WIDTH OF 20"
- CLEAR OPENING HEIGHT OF 24"
PER SECT. R310.2.1 OF 2020 RCNYS

T = SPECIFIES THAT THIS FIXED OR OPERABLE UNIT REQUIRES SAFETY GLAZING PER SECT. R308.4 OF 2020 RCNYS

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

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REVISIONS:

DATE	BY	DESCRIPTION
2/15/21	CDK	FINISHED LOWER LEVEL

CLIENT/LOCATION:

LOT 20
COVENTRY RIDGE
PITTSFORD, NY

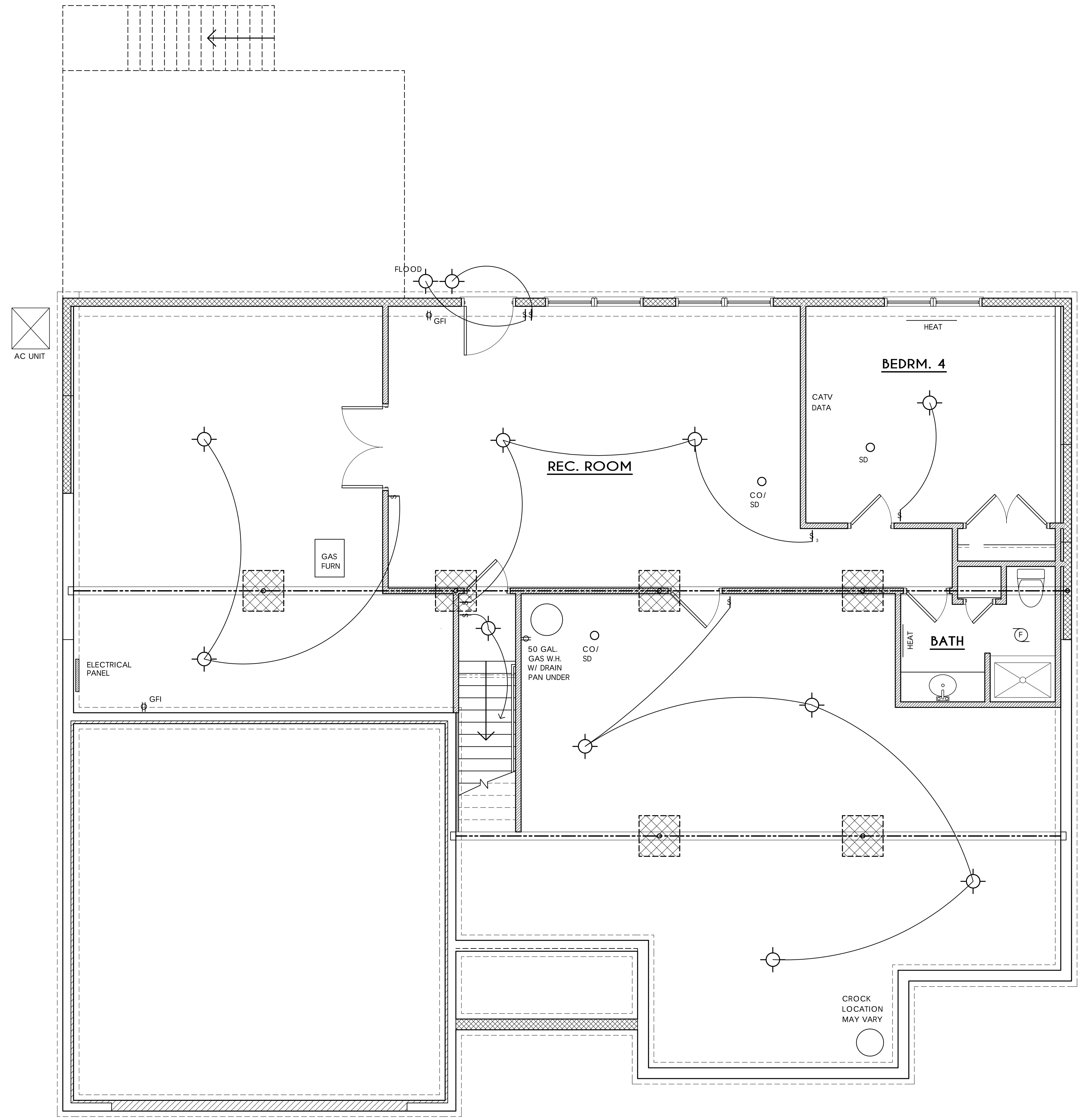
BUILDER:

COVENTRY RIDGE
BUILDING CORP.

FOUNDATION PLAN

GLA PLAN 2302 R

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



BASEMENT ELECTRICAL LAYOUT

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

PIR = PASSIVE INFRARED		$	SINGLE SWITCH CONNECT TO LIGHT
CATV = CABLE TV		$ 3	TWO SWITCHES CONNECT TO ONE LIGHT
DATA = CAT V / INTERNET		$ 4	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		WP	EXTERIOR DUPLEX (2 OUTLET UNIT)
SP = SPEAKER			FLOURESCENT LIGHT IN CLOSET
VC = VOLUMN CONTROL			
CH	= DOOR CHIME		
F	= BATHROOM FAN / LIGHT		

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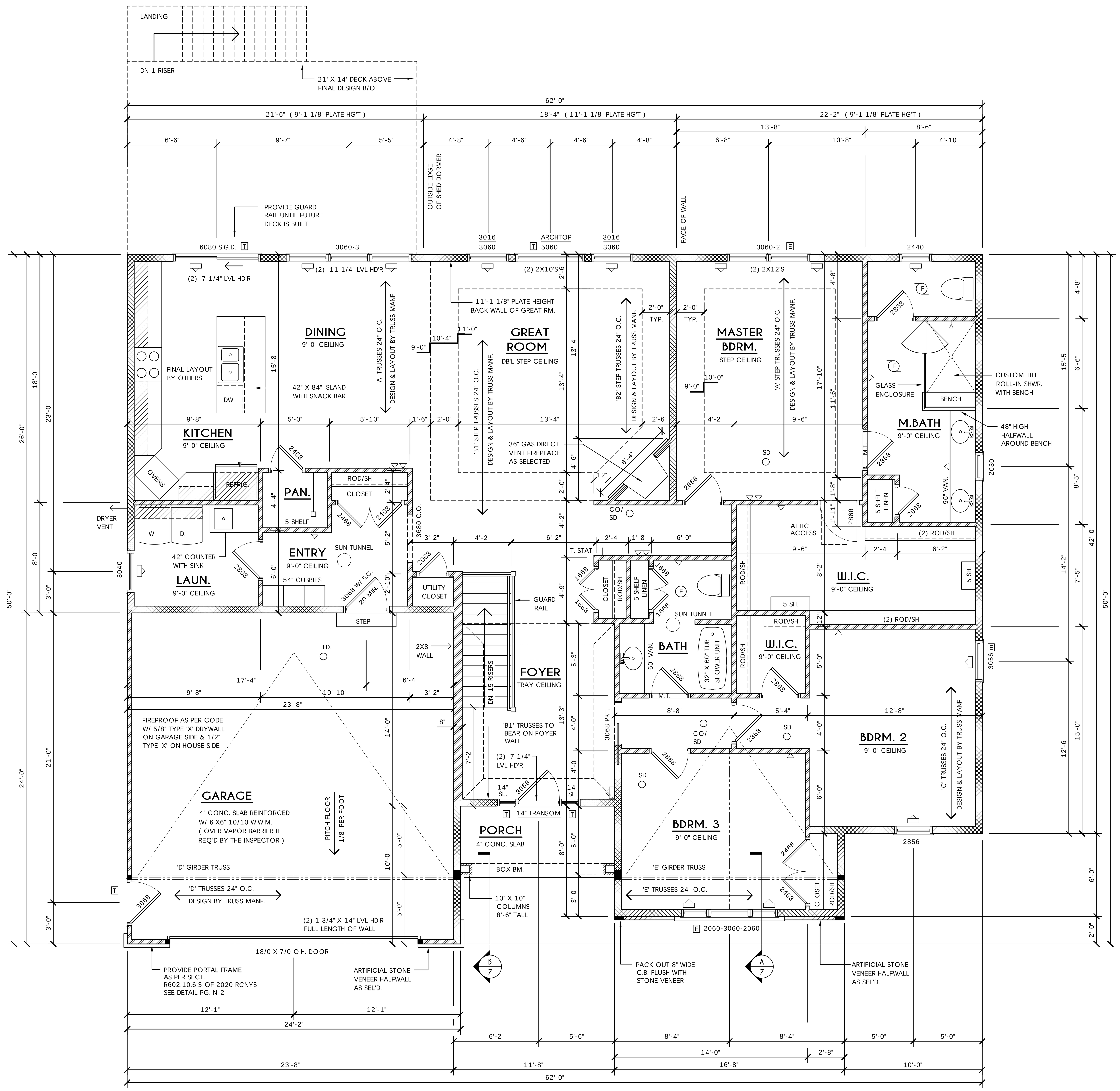
BUILDING CORP.

FOUNDATION PLAN

GLA PLAN 2302 R

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



FIRST FLOOR PLAN

2302 SQ. FT.

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

NOTES:

FIRST FLOOR PLATE HG'T 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 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 (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.

FRAMING LEGEND:

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

WINDOW / DOOR LEGEND:

E = MEETS OR EXCEEDS EGRESS REQUIREMENTS
- CLEAR OPENING AREA OF 5.7 SQ.FT.
- CLEAR OPENING WIDTH OF 20"
- CLEAR OPENING HEIGHT OF 24"
PER SECT. R310.2.1 OF 2020 RCNYS

T = SPECIFIES THAT THIS FIXED OR OPERABLE UNIT REQUIRES SAFETY GLAZING PER SECT. R308.4 OF 2020 RCNYS

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DATE	BY	DESCRIPTION
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CLIENT/LOCATION:

LOT 20
COVENTRY RIDGE
PITTSFORD, NY

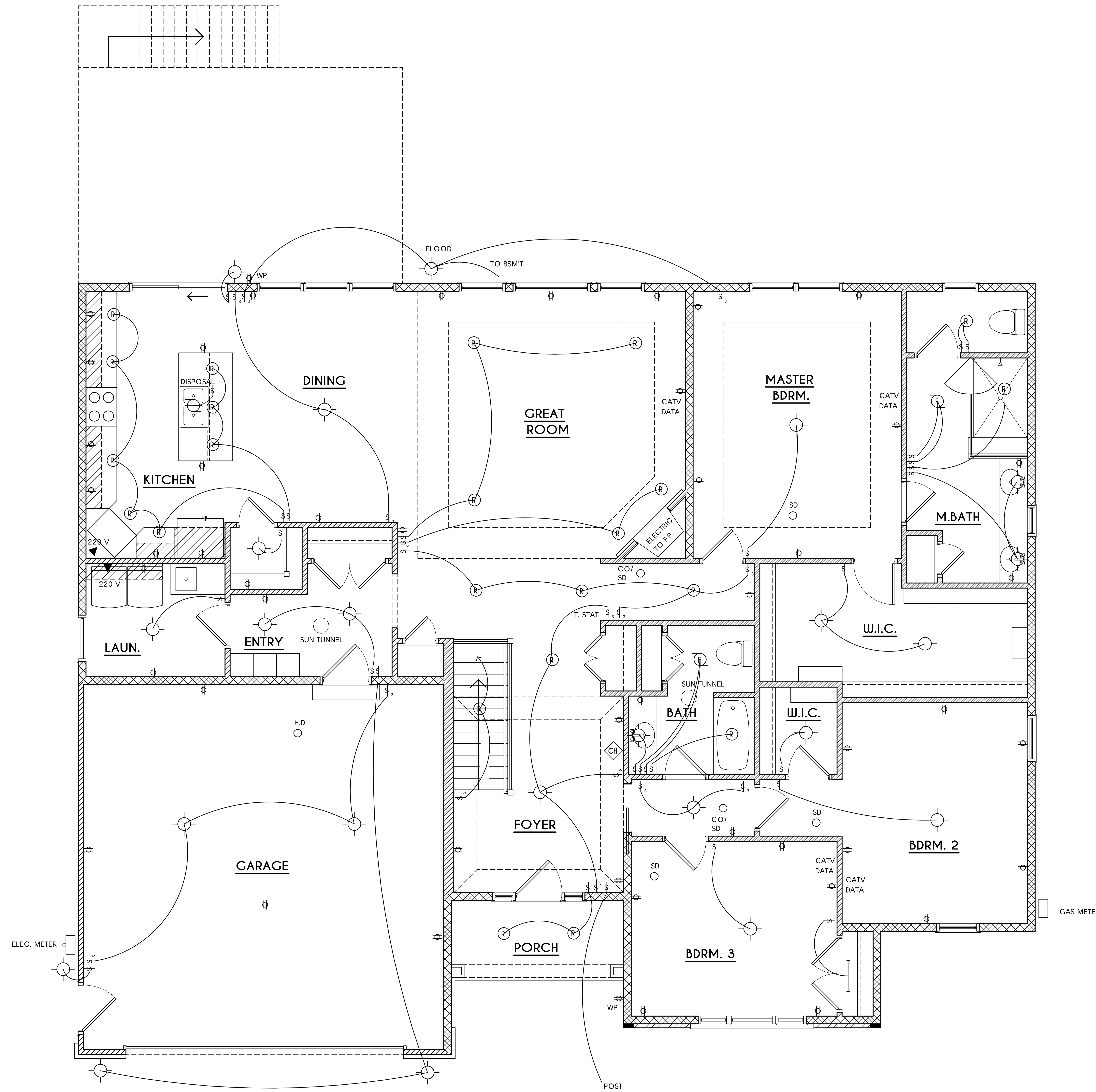
BUILDER:

COVENTRY RIDGE BUILDING CORP.

FIRST FLOOR PLAN

GLA PLAN 2302 R

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



FIRST FLOOR ELECTRICAL LAYOUT

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

PIR = PASSIVE INFRARED		$	SINGLE SWITCH CONNECT TO LIGHT
CATV = CABLE TV		$ 3	TWO SWITCHES CONNECT TO ONE LIGHT
DATA = CAT V / INTERNET		$ 4	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		WP	EXTERIOR DUPLEX (2 OUTLET UNIT)
SP = SPEAKER			FLOURESCENT LIGHT IN CLOSET
VC = VOLUMN CONTROL			
CH = DOOR CHIME			
F = BATHROOM FAN / LIGHT			

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PITTSFORD, NY

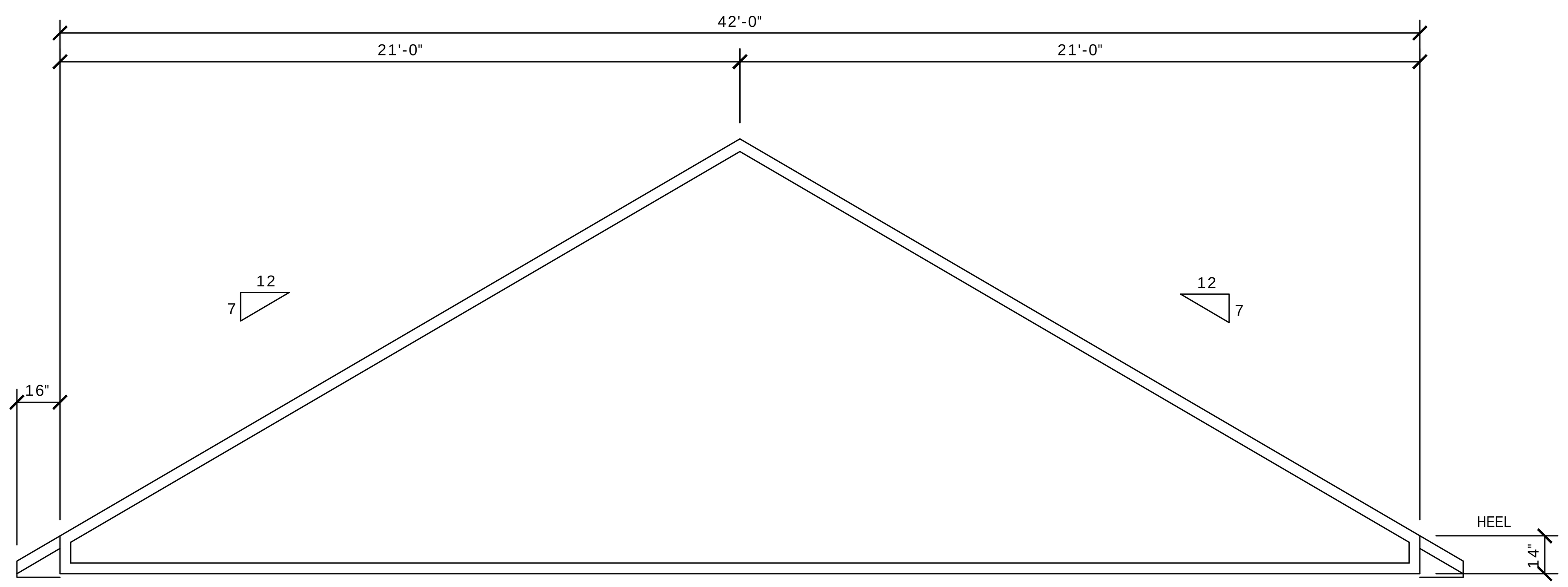
BUILDER:

COVENTRY RIDGE
BUILDING CORP.

FIRST FLOOR PLAN

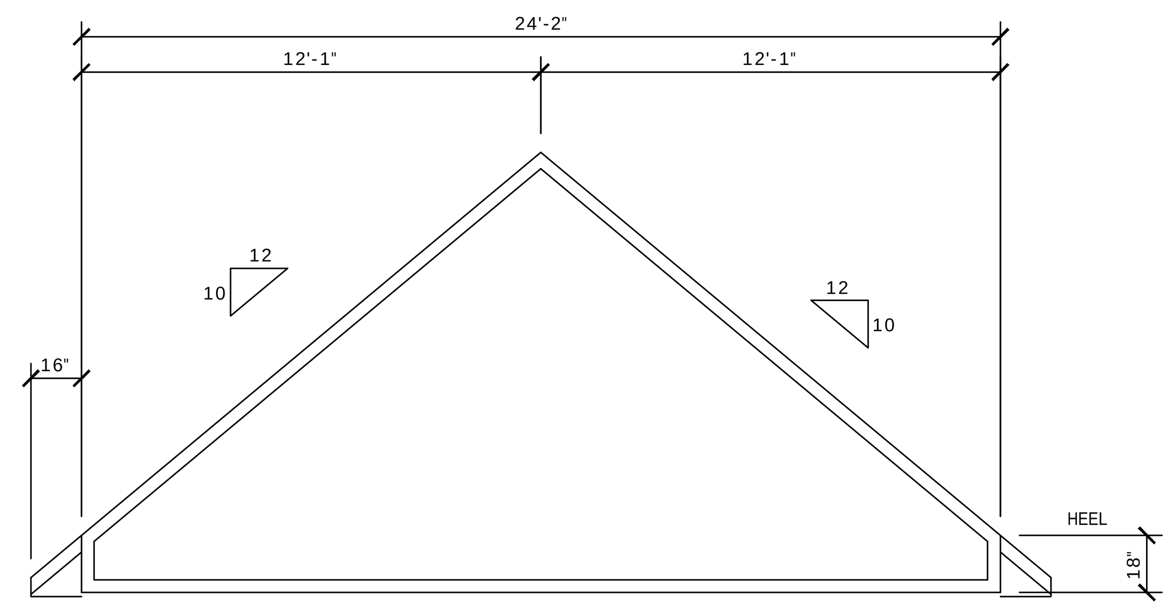
GLA PLAN 2302 R

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



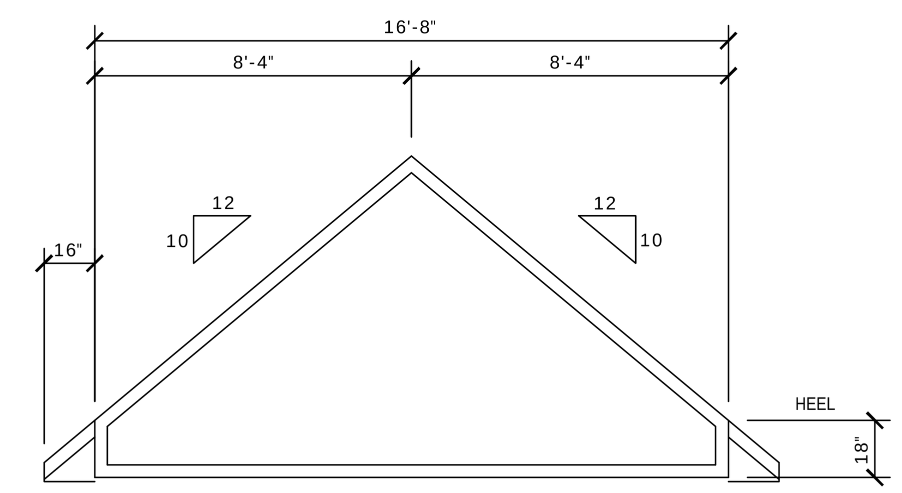
'C' TRUSS PROFILE

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



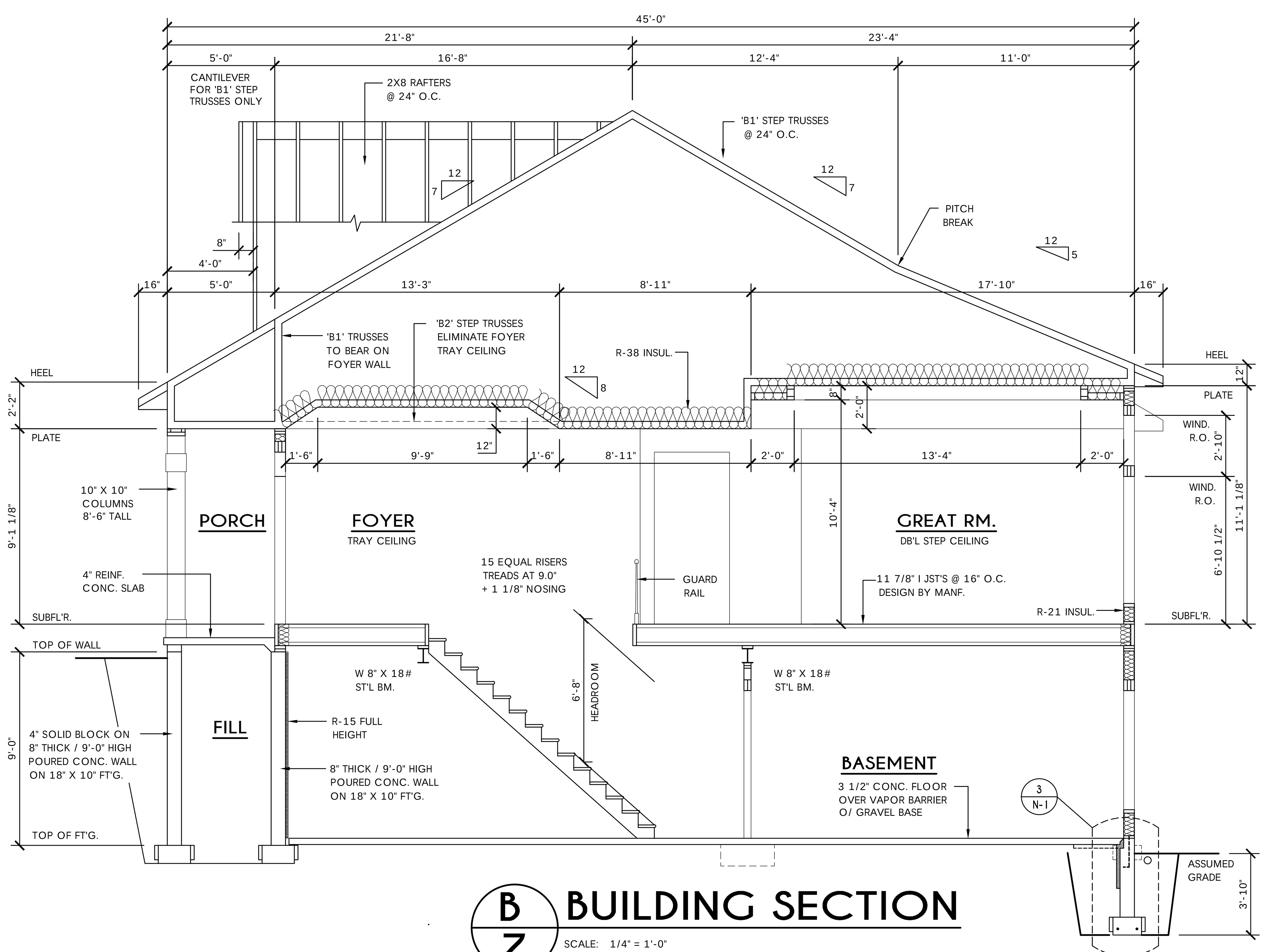
'D' TRUSS PROFILE

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



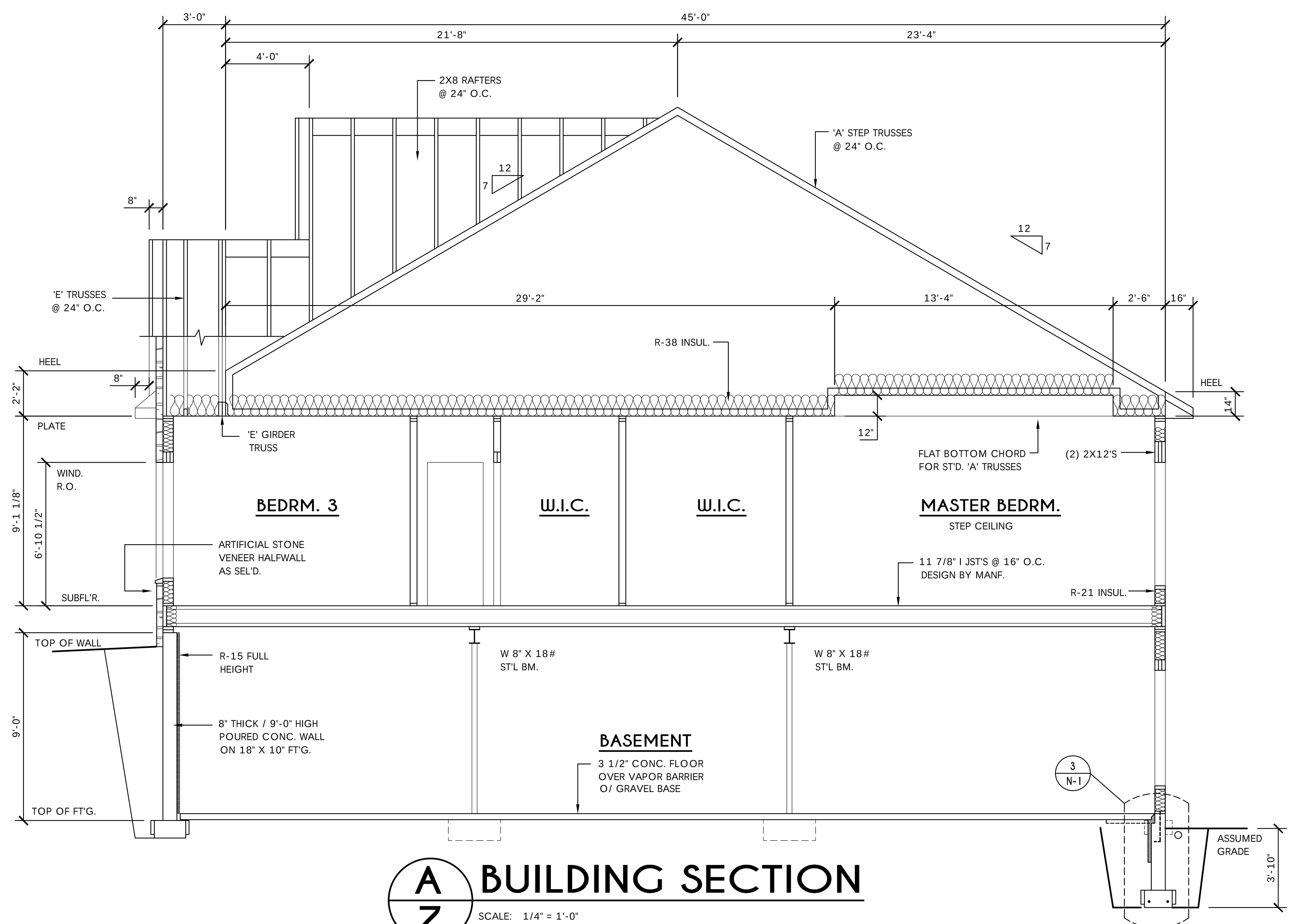
'E' TRUSS PROFILE

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



B/7 BUILDING SECTION

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



A/7 BUILDING SECTION

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

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CLIENT/LOCATION:

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COVENTRY RIDGE
PITTSFORD, NY

BUILDER:

COVENTRY RIDGE
BUILDING CORP.

SECTIONS

GLA PLAN 2302 R

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

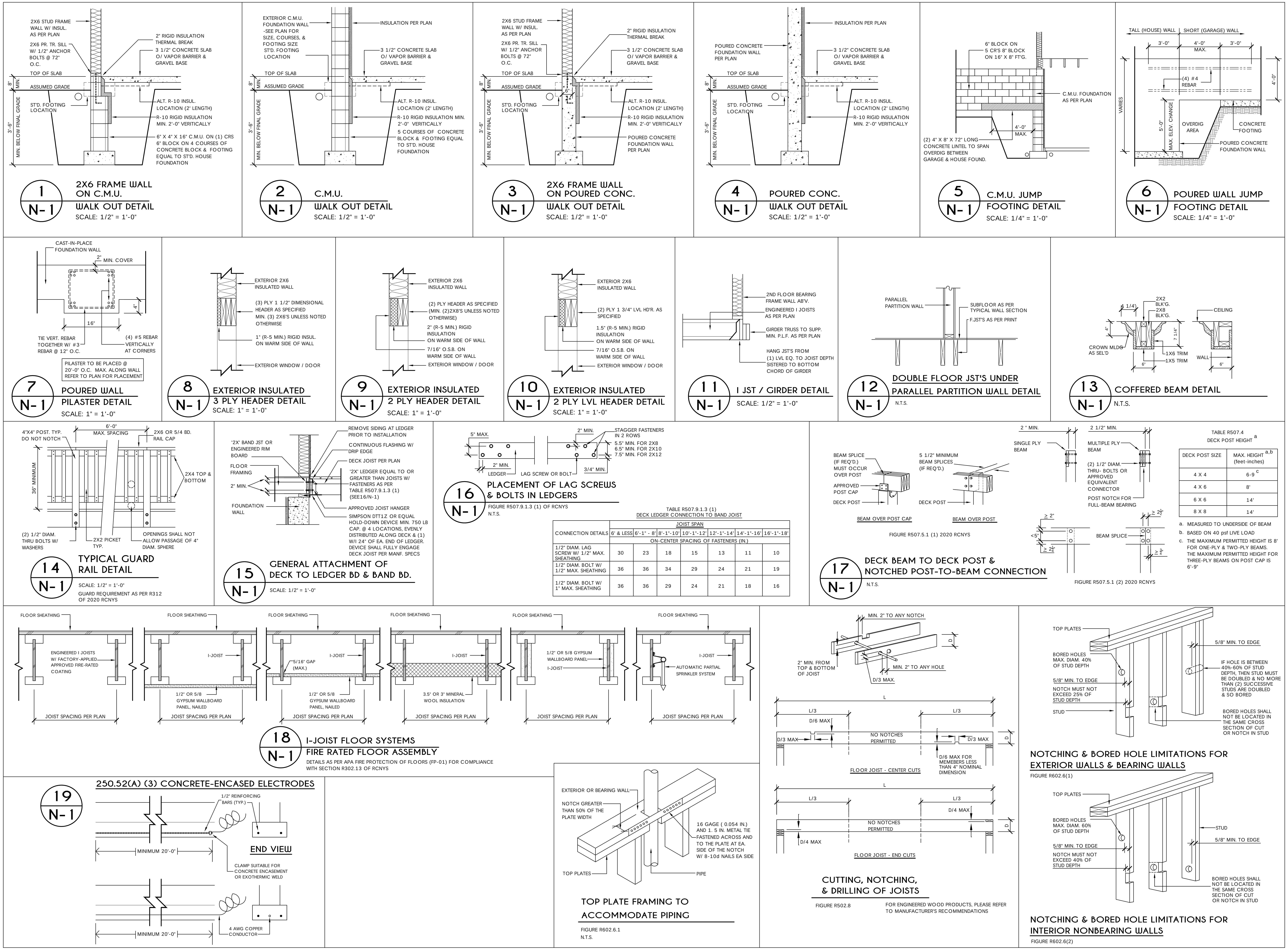

TABLE R507.9.1.3 (1)
DECK LEDGER CONNECTION TO BAND JOIST

CONNECTION DETAILS	JOIST SPAN 6' & LESS	6'-1" - 8'	8'-1"-10'	10'-1"-12'	12'-1"-14'	14'-1"-16'	16'-1"-18'
	ON-CENTER SPACING OF FASTENERS (IN.)						
1/2" DIAM. LAG SCREW 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

TABLE R507.4
DECK POST HEIGHT [a]

DECK POST SIZE	MAX. HEIGHT [a,b] (feet-inches)
4 X 4	6-9 [c]
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"

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PITTSFORD, NY

BUILDER:
COVENTRY RIDGE BUILDING CORP.

DETAILS

GLA PLAN 2302 R

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

TABLE R404.1.1(2)

8-INCH MASONRY FOUNDATION WALLS WITH REINFORCING WHERE d > 5 INCHES [a, c, f]

WALL HEIGHT	HEIGHT OF UNBALANCED BACKFILL [e]	MINIMUM VERTICAL REINFORCEMENT AND SPACING (INCHES) [b, c] — SOIL CLASSES AND LATERAL SOIL LOAD [d] (psf PER FOOT BELOW GRADE): GW, GP, SW, AND SP SOILS 30	GM, GS, SM-SC AND ML SOILS 45	SC, MH, ML-CL AND INORGANIC CL SOILS 60
6'-8"	4' (OR LESS)	#4 @ 48" O.C.	#4 @ 48" O.C.	#4 @ 48" O.C.
	5'	#4 @ 48" O.C.	#4 @ 48" O.C.	#4 @ 48" O.C.
	6'-8"	#4 @ 48" O.C.	#5 @ 48" O.C.	#6 @ 48" O.C.
7'-4"	4' (OR LESS)	#4 @ 48" O.C.	#4 @ 48" O.C.	#4 @ 48" O.C.
	5'	#4 @ 48" O.C.	#4 @ 48" O.C.	#4 @ 48" O.C.
	6'	#4 @ 48" O.C.	#5 @ 48" O.C.	#5 @ 48" O.C.
	7'-4"	#5 @ 48" O.C.	#6 @ 48" O.C.	#6 @ 40" O.C.
8'-0"	4' (OR LESS)	#4 @ 48" O.C.	#4 @ 48" O.C.	#4 @ 48" O.C.
	5'	#4 @ 48" O.C.	#4 @ 48" O.C.	#4 @ 48" O.C.
	6'	#4 @ 48" O.C.	#5 @ 48" O.C.	#5 @ 48" O.C.
	7'	#5 @ 48" O.C.	#6 @ 48" O.C.	#6 @ 40" O.C.
	8'	#5 @ 48" O.C.	#6 @ 48" O.C.	#6 @ 32" O.C.
8'-8"	4' (OR LESS)	#4 @ 48" O.C.	#4 @ 48" O.C.	#4 @ 48" O.C.
	5'	#4 @ 48" O.C.	#4 @ 48" O.C.	#5 @ 48" O.C.
	6'	#4 @ 48" O.C.	#5 @ 48" O.C.	#6 @ 48" O.C.
	7'	#5 @ 48" O.C.	#6 @ 48" O.C.	#6 @ 40" O.C.
	8'-8"	#6 @ 48" O.C.	#6 @ 32" O.C.	#6 @ 24" O.C.
9'-4"	4' (OR LESS)	#4 @ 48" O.C.	#4 @ 48" O.C.	#4 @ 48" O.C.
	5'	#4 @ 48" O.C.	#4 @ 48" O.C.	#5 @ 48" O.C.
	6'	#4 @ 48" O.C.	#5 @ 48" O.C.	#6 @ 48" O.C.
	7'	#5 @ 48" O.C.	#6 @ 48" O.C.	#6 @ 40" O.C.
	8'	#6 @ 48" O.C.	#6 @ 40" O.C.	#6 @ 24" O.C.
	9'-4"	#6 @ 40" O.C.	#6 @ 24" O.C.	#6 @ 16" O.C.
10'-0"	4' (OR LESS)	#4 @ 48" O.C.	#4 @ 48" O.C.	#4 @ 48" O.C.
	5'	#4 @ 48" O.C.	#4 @ 48" O.C.	#5 @ 48" O.C.
	6'	#4 @ 48" O.C.	#5 @ 48" O.C.	#6 @ 48" O.C.
	7'	#5 @ 48" O.C.	#6 @ 48" O.C.	#6 @ 32" O.C.
	8'	#6 @ 48" O.C.	#6 @ 32" O.C.	#6 @ 24" O.C.
	9'	#6 @ 40" O.C.	#6 @ 24" O.C.	#6 @ 16" O.C.
	10'	#6 @ 32" O.C.	#6 @ 16" O.C.	#6 @ 16" O.C.

a. MORTAR SHALL BE TYPE M OR S AND MASONRY SHALL BE LAID IN RUNNING BOND.

b. ALTERNATIVE REINFORCING BAR SIZES AND SPACING'S SHALL HAVE AN EQUIVALENT CROSS-SECTIONAL AREA OF REINFORCEMENT PER LINEAL FOOT OF WALL SHALL BE PERMITTED PROVIDED THE SPACING OF THE REINFORCEMENT DOES NOT EXCEED 72" IN SEISMIC DESIGN CATEGORIES A, B AND C, AND 48 INCHES IN SEISMIC DESIGN CATEGORIES D0, D1 AND D2.

c. VERTICAL REINFORCEMENT SHALL BE GRADE 60 MINIMUM. THE DISTANCE FROM THE FACE OF THE SOIL SIDE OF THE WALL TO THE CENTER OF VERTICAL REINFORCEMENT SHALL BE NOT LESS THAN 5 INCHES.

d. SOIL CLASSES ARE IN ACCORDANCE WITH THE UNIFIED SOIL CLASSIFICATION SYSTEM AND DESIGN LATERAL SOIL LOADS ARE FOR MOIST CONDITIONS WITHOUT HYDROSTATIC PRESSURE. REFER TO TABLE R405.1.

e. UNBALANCED BACKFILL HEIGHT IS THE DIFFERENCE IN HEIGHT BETWEEN THE EXTERIOR FINISH GROUND LEVEL AND THE LOWER OF THE TOP OF THE CONCRETE FOOTING THAT SUPPORTS THE FOUNDATION WALL OR THE INTERIOR FINISH GROUND LEVEL. WHERE AN INTERIOR CONCRETE SLAB-ON-GRADE IS PROVIDED AND IS IN CONTACT WITH THE INTERIOR SURFACE OF THE FOUNDATION WALL, MEASUREMENT OF THE UNBALANCED BACKFILL HEIGHT FROM THE EXTERIOR FINISH GROUND LEVEL TO THE TOP OF THE INTERIOR CONCRETE SLAB IS PERMITTED.

f. THE USE OF THIS TABLE SHALL BE PROHIBITED FOR SOIL CLASSIFICATIONS NOT SHOWN.

TABLE R404.1.1(3)

10-INCH MASONRY FOUNDATION WALLS WITH REINFORCING WHERE d > 6.75 INCHES [a, c ,f]

WALL HEIGHT	HEIGHT OF UNBALANCED BACKFILL [e]	MINIMUM VERTICAL REINFORCEMENT AND SPACING (INCHES) [b, c] — SOIL CLASSES AND LATERAL SOIL LOAD [d] (psf PER FOOT BELOW GRADE): GW, GP, SW, AND SP SOILS 30	GM, GS, SM-SC AND ML SOILS 45	SC, MH, ML-CL AND INORGANIC CL SOILS 60
6'-8"	4' (OR LESS)	#4 @ 56" O.C.	#4 @ 56" O.C.	#4 @ 56" O.C.
	5'	#4 @ 56" O.C.	#4 @ 56" O.C.	#4 @ 56" O.C.
	6'-8"	#4 @ 56" O.C.	#5 @ 56" O.C.	#5 @ 56" O.C.
7'-4"	4' (OR LESS)	#4 @ 56" O.C.	#4 @ 56" O.C.	#4 @ 56" O.C.
	5'	#4 @ 56" O.C.	#4 @ 56" O.C.	#4 @ 56" O.C.
	6'	#4 @ 56" O.C.	#4 @ 56" O.C.	#5 @ 56" O.C.
	7'-4"	#4 @ 56" O.C.	#5 @ 56" O.C.	#6 @ 56" O.C.
8'-0"	4' (OR LESS)	#4 @ 56" O.C.	#4 @ 56" O.C.	#4 @ 56" O.C.
	5'	#4 @ 56" O.C.	#4 @ 56" O.C.	#4 @ 56" O.C.
	6'	#4 @ 56" O.C.	#4 @ 56" O.C.	#5 @ 56" O.C.
	7'	#4 @ 56" O.C.	#5 @ 56" O.C.	#6 @ 56" O.C.
	8'	#5 @ 56" O.C.	#6 @ 56" O.C.	#6 @ 48" O.C.
8'-8"	4' (OR LESS)	#4 @ 56" O.C.	#4 @ 56" O.C.	#4 @ 56" O.C.
	5'	#4 @ 56" O.C.	#4 @ 56" O.C.	#4 @ 56" O.C.
	6'	#4 @ 56" O.C.	#4 @ 56" O.C.	#5 @ 56" O.C.
	7'	#4 @ 56" O.C.	#5 @ 56" O.C.	#6 @ 56" O.C.
	8'-8"	#5 @ 56" O.C.	#6 @ 56" O.C.	#6 @ 32" O.C.
9'-4"	4' (OR LESS)	#4 @ 56" O.C.	#4 @ 56" O.C.	#4 @ 56" O.C.
	5'	#4 @ 56" O.C.	#4 @ 56" O.C.	#4 @ 56" O.C.
	6'	#4 @ 56" O.C.	#5 @ 56" O.C.	#5 @ 56" O.C.
	7'	#4 @ 56" O.C.	#5 @ 56" O.C.	#6 @ 56" O.C.
	8'	#5 @ 56" O.C.	#6 @ 56" O.C.	#6 @ 40" O.C.
	9'-4"	#6 @ 56" O.C.	#6 @ 40" O.C.	#6 @ 24" O.C.
10'-0"	4' (OR LESS)	#4 @ 56" O.C.	#4 @ 56" O.C.	#4 @ 56" O.C.
	5'	#4 @ 56" O.C.	#4 @ 56" O.C.	#4 @ 56" O.C.
	6'	#4 @ 56" O.C.	#5 @ 56" O.C.	#5 @ 56" O.C.
	7'	#5 @ 56" O.C.	#6 @ 56" O.C.	#6 @ 48" O.C.
	8'	#5 @ 56" O.C.	#6 @ 48" O.C.	#6 @ 40" O.C.
	9'	#6 @ 56" O.C.	#6 @ 40" O.C.	#6 @ 24" O.C.
	10'	#6 @ 48" O.C.	#6 @ 32" O.C.	#6 @ 24" O.C.

a. MORTAR SHALL BE TYPE M OR S AND MASONRY SHALL BE LAID IN RUNNING BOND.

b. ALTERNATIVE REINFORCING BAR SIZES AND SPACINGS SHALL HAVE AN EQUIVALENT CROSS-SECTIONAL AREA OF REINFORCEMENT PER LINEAL FOOT OF WALL SHALL BE PERMITTED PROVIDED THE SPACING OF THE REINFORCEMENTDOES NOT EXCEED 72" IN SEISMIC DESIGN CATEGORIES A, B AND C, AND 48 INCHES IN SEISMIC DESIGN CATEGORIES D0, D1 AND D2.

c. VERTICAL REINFORCEMENT SHALL BE GRADE 60 MINIMUM. THE DISTANCE FROM THE FACE OF THE SOIL SIDE OF THE WALL TO THE CENTER OF VERTICAL REINFORCEMENT SHALL BE NOT LESS THAN 6.75 INCHES.

d. SOIL CLASSES ARE IN ACCORDANCE WITH THE UNIFIED SOIL CLASSIFICATION SYSTEM AND DESIGN LATERAL SOIL LOADS ARE FOR MOIST CONDITIONS WITHOUT HYDROSTATIC PRESSURE. REFER TO TABLE R405.1.

e. UNBALANCED BACKFILL HEIGHT IS THE DIFFERENCE IN HEIGHT BETWEEN THE EXTERIOR FINISH GROUND LEVEL AND THE LOWER OF THE TOP OF THE CONCRETE FOOTING THAT SUPPORTS THE FOUNDATION WALL OR THE INTERIOR FINISH GROUND LEVEL. WHERE AN INTERIOR CONCRETE SLAB-ON-GRADE IS PROVIDED AND IS IN CONTACT WITH THE INTERIOR SURFACE OF THE FOUNDATION WALL, MEASUREMENT OF THE UNBALANCED BACKFILL HEIGHT FROM THE EXTERIOR FINISH GROUND LEVEL TO THE TOP OF THE INTERIOR CONCRETE SLAB IS PERMITTED.

f. THE USE OF THIS TABLE SHALL BE PROHIBITED FOR SOIL CLASSIFICATIONS NOT SHOWN.

TABLE R404.1.1(4)

12-INCH MASONRY FOUNDATION WALLS WITH REINFORCING WHERE d > 8.75 INCHES [a, c, f]

WALL HEIGHT	HEIGHT OF UNBALANCED BACKFILL [e]	MINIMUM VERTICAL REINFORCEMENT AND SPACING (INCHES) [b, c] — SOIL CLASSES AND LATERAL SOIL LOAD [d] (psf PER FOOT BELOW GRADE): GW, GP, SW, AND SP SOILS 30	GM, GS, SM-SC AND ML SOILS 45	SC, MH, ML-CL AND INORGANIC CL SOILS 60
6'-8"	4' (OR LESS)	#4 @ 72" O.C.	#4 @ 72" O.C.	#4 @ 72" O.C.
	5'	#4 @ 72" O.C.	#4 @ 72" O.C.	#4 @ 72" O.C.
	6'-8"	#4 @ 72" O.C.	#4 @ 72" O.C.	#5 @ 72" O.C.
7'-4"	4' (OR LESS)	#4 @ 72" O.C.	#4 @ 72" O.C.	#4 @ 72" O.C.
	5'	#4 @ 72" O.C.	#4 @ 72" O.C.	#4 @ 72" O.C.
	6'	#4 @ 72" O.C.	#4 @ 72" O.C.	#5 @ 72" O.C.
	7'-4"	#4 @ 72" O.C.	#5 @ 72" O.C.	#6 @ 72" O.C.
8'-0"	4' (OR LESS)	#4 @ 72" O.C.	#4 @ 72" O.C.	#4 @ 72" O.C.
	5'	#4 @ 72" O.C.	#4 @ 72" O.C.	#4 @ 72" O.C.
	6'	#4 @ 72" O.C.	#4 @ 72" O.C.	#5 @ 72" O.C.
	7'	#4 @ 72" O.C.	#5 @ 72" O.C.	#6 @ 72" O.C.
	8'	#5 @ 72" O.C.	#6 @ 72" O.C.	#6 @ 64" O.C.
8'-8"	4' (OR LESS)	#4 @ 72" O.C.	#4 @ 72" O.C.	#4 @ 72" O.C.
	5'	#4 @ 72" O.C.	#4 @ 72" O.C.	#4 @ 72" O.C.
	6'	#4 @ 72" O.C.	#4 @ 72" O.C.	#5 @ 72" O.C.
	7'	#4 @ 72" O.C.	#5 @ 72" O.C.	#6 @ 72" O.C.
	8'-8"	#5 @ 72" O.C.	#7 @ 72" O.C.	#6 @ 48" O.C.
9'-4"	4' (OR LESS)	#4 @ 72" O.C.	#4 @ 72" O.C.	#4 @ 72" O.C.
	5'	#4 @ 72" O.C.	#4 @ 72" O.C.	#4 @ 72" O.C.
	6'	#4 @ 72" O.C.	#5 @ 72" O.C.	#5 @ 72" O.C.
	7'	#4 @ 72" O.C.	#5 @ 72" O.C.	#6 @ 72" O.C.
	8'	#5 @ 72" O.C.	#6 @ 72" O.C.	#6 @ 56" O.C.
	9'-4"	#6 @ 72" O.C.	#6 @ 48" O.C.	#6 @ 40" O.C.
10'-0"	4' (OR LESS)	#4 @ 72" O.C.	#4 @ 72" O.C.	#4 @ 72" O.C.
	5'	#4 @ 72" O.C.	#4 @ 72" O.C.	#4 @ 72" O.C.
	6'	#4 @ 72" O.C.	#5 @ 72" O.C.	#5 @ 72" O.C.
	7'	#4 @ 72" O.C.	#6 @ 72" O.C.	#6 @ 72" O.C.
	8'	#5 @ 72" O.C.	#6 @ 72" O.C.	#6 @ 48" O.C.
	9'	#6 @ 72" O.C.	#6 @ 56" O.C.	#6 @ 40" O.C.
	10'	#6 @ 64" O.C.	#6 @ 40" O.C.	#6 @ 32" O.C.

a. MORTAR SHALL BE TYPE M OR S AND MASONRY SHALL BE LAID IN RUNNING BOND.

b. ALTERNATIVE REINFORCING BAR SIZES AND SPACINGS SHALL HAVE AN EQUIVALENT CROSS-SECTIONAL AREA OF REINFORCEMENT PER LINEAL FOOT OF WALL SHALL BE PERMITTED PROVIDED THE SPACING OF THE REINFORCEMENTDOES NOT EXCEED 72" IN SEISMIC DESIGN CATEGORIES A, B AND C, AND 48 INCHES IN SEISMIC DESIGN CATEGORIES D0, D1 AND D2.

c. VERTICAL REINFORCEMENT SHALL BE GRADE 60 MINIMUM. THE DISTANCE FROM THE FACE OF THE SOIL SIDE OF THE WALL TO THE CENTER OF VERTICAL REINFORCEMENT SHALL BE NOT LESS THAN 8.75 INCHES.

d. SOIL CLASSES ARE IN ACCORDANCE WITH THE UNIFIED SOIL CLASSIFICATION SYSTEM AND DESIGN LATERAL SOIL LOADS ARE FOR MOIST CONDITIONS WITHOUT HYDROSTATIC PRESSURE. REFER TO TABLE R405.1.

e. UNBALANCED BACKFILL HEIGHT IS THE DIFFERENCE IN HEIGHT BETWEEN THE EXTERIOR FINISH GROUND LEVEL AND THE LOWER OF THE TOP OF THE CONCRETE FOOTING THAT SUPPORTS THE FOUNDATION WALL OR THE INTERIOR FINISH GROUND LEVEL. WHERE AN INTERIOR CONCRETE SLAB-ON-GRADE IS PROVIDED AND IS IN CONTACT WITH THE INTERIOR SURFACE OF THE FOUNDATION WALL, MEASUREMENT OF THE UNBALANCED BACKFILL HEIGHT FROM THE EXTERIOR FINISH GROUND LEVEL TO THE TOP OF THE INTERIOR CONCRETE SLAB IS PERMITTED.

f. THE USE OF THIS TABLE SHALL BE PROHIBITED FOR SOIL CLASSIFICATIONS NOT SHOWN.

TABLE R404.1.2(8)

MINIMUM VERTICAL REINFORCEMENT FOR 6-, 8-, 10- AND 12-INCH NOMINAL FLAT BASEMENT WALLS [b, c, d, e, f, h, i, k, n, o]

MINIMUM VERTICAL REINFORCEMENT-BAR SIZE & SPACING (inches) — SOIL CLASSES [a] AND DESIGN LATERAL SOIL (psf PER FOOT OF DEPTH) — MIMIMUM WALL THICKNESS (INCHES)

MAXIMUM WALL HEIGHT (FEET)	MAXIMUM UNBALANCED BACKFILL HEIGHT [g] (FEET)	GW, GP, SW, AND SP 30: 6	8	10	12	GM, GS, SM-SC AND ML 45: 6	8	10	12	SC, MH, ML-CL AND INORGANIC CL 60: 6	8	10	12
5	4	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR
	5	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR
6	4	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR
	5	NR	NR	NR	NR	NR	NR [1]	NR	NR	#4 @ 35"	NR [1]	NR	NR
	6	NR	NR	NR	NR	#5 @ 48"	NR	NR	NR	#5 @ 36"	NR	NR	NR
7	4	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR
	5	NR	NR	NR	NR	NR	NR	NR	NR	#5 @ 47"	NR	NR	NR
	6	NR	NR	NR	NR	#5 @ 42"	NR	NR	NR	#6 @ 43"	#5 @ 48"	NR [1]	NR
	7	#5 @ 46"	NR	NR	NR	#6 @ 42"	#5 @ 46"	NR [1]	NR	#6 @ 34"	#6 @ 48"	NR	NR
8	4	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR
	5	NR	NR	NR	NR	#4 @ 38"	NR [1]	NR	NR	#5 @ 43"	NR	NR	NR
	6	#4 @ 37"	NR [1]	NR	NR	#5 @ 37"	NR	NR	NR	#6 @ 37"	#5 @ 43"	NR [1]	NR
	7	#5 @ 40"	NR	NR	NR	#6 @ 37"	#5 @ 41"	NR [1]	NR	#6 @ 34"	#6 @ 43"	NR	NR
	8	#6 @ 43"	#5 @ 47"	NR [1]	NR	#6 @ 34"	#6 @ 43"	NR	NR	#6 @ 27"	#6 @ 32"	#6 @ 44"	NR
9	4	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR
	5	NR	NR	NR	NR	#4 @ 35"	NR [1]	NR	NR	#5 @ 40"	NR	NR	NR
	6	#4 @ 34"	NR [1]	NR	NR	#6 @ 48"	NR	NR	NR	#6 @ 36"	#6 @ 39"	NR [1]	NR
	7	#5 @ 36"	NR	NR	NR	#6 @ 34"	#5 @ 37"	NR	NR	#6 @ 33"	#6 @ 38"	#5 @ 37"	NR [1]
	8	#6 @ 38"	#5 @ 41"	NR	NR	#6 @ 33"	#6 @ 38"	#5 @ 37"	NR [1]	#6 @ 24"	#6 @ 29"	#6 @ 39"	#4 @ 48" [m]
	9	#6 @ 34"	#6 @ 46"	NR	NR	#6 @ 26"	#6 @ 30"	#6 @ 41"	NR	#6 @ 19"	#6 @ 23"	#6 @ 30"	#6 @ 39"
10	4	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR
	5	NR	NR	NR	NR	#4 @ 33"	NR [1]	NR	NR	#5 @ 38"	NR	NR	NR
	6	#5 @ 48"	NR [1]	NR	NR	#6 @ 45"	NR	NR	NR	#6 @ 34"	#5 @ 37"	NR	NR
	7	#6 @ 47"	NR	NR	NR	#6 @ 34"	#6 @ 48"	NR	NR	#6 @ 30"	#6 @ 35"	#6 @ 48"	NR [1]
	8	#6 @ 34"	#5 @ 38"	NR	NR	#6 @ 30"	#6 @ 34"	#6 @ 47"	NR [1]	#6 @ 22"	#6 @ 26"	#6 @ 35"	#6 @ 45" [m]
	9	#6 @ 34"	#6 @ 41"	#4 @ 48"	NR [1]	#6 @ 23"	#6 @ 27"	#6 @ 35"	#4 @48" [m]	DR	#6 @ 22"	#6 @ 27"	#6 @ 34"
	10	#6 @ 28"	#6 @ 33"	#6 @ 45"	NR	DR [j]	#6 @ 23"	#6 @ 29"	#6 @ 38"	DR	#6 @ 22"	#6 @ 22"	#6 @ 28"

a. SOIL CLASSES ARE IN ACCORDANCE WITH THE UNIFIED SOIL CLASSIFICATION SYSTEM. REFER TO TABLE R405.1.

b. TABLE VALUES ARE BASED ON REINFORCING BARS WITH A MINIMUM YEID STRENGTH OF 60,000 PSI

c. VERTICAL REINFOREMENT WITH A YIELD STRENGTH OF LESS THAN 60,000 PSI AND / OR BARS OF A DIFFERENT SIZE THAN SPECIFIED IN THE TABLE ARE PERMITTED IN ACCORDANCE WITH SECTION R404.1.3.3.7.6 AND TABLE R404.1.2 (9)

d. NR INDICATES NO VERTICAL WALL REINFORCEMENT IS REQUIRED, EXCEPT FOR 6-INCH NOMINAL WALLS FORMED WITH STAY-IN-PLACE FORMING SYSTEMS IN WHICH CASE VERTICAL REINFORCEMENT SHALL BE NO. 4 @ 48 INCHES ON CENTER.

e. ALLOWABLE DEFLECTION CRITERION IS L/240, WHERE L IS THE UNSUPPORTED HEIGHT OF THE BASEMENT WALL IN INCHES.

f. INTERPOLATION IS NOT PERMITTED.

g. WHERE WALLS WIL REMAIN 4 FEET OR MORE OF UNBALANCED BACKFILL, THEY SHALL BE LATERALLY SUPPORTED AT THE TOP AND BOTTOM BEFORE BACKFILLING.

h. VERTICAL REINFORCEMENT SHALL BE LOCATED TO PROVIDE A COVER OF 1 1/4 INCHES MEASURED FROM THE INSIDE FACE OF THE WALL. THE CENTER OF THE STEEL SHALL NOT VARY FROM THE SPECIFIED LOCATION BY MORE THAN THE GREATER OF 10 PERCENT OF THE WALL THICKNESS OR 3/8 INCH.

i. CONCRETE COVER FOR THE REINFORCEMENT MEASURE FROM THE INSIDE FACE OF THE WALL SHALL BE NOT LESS THAN 3/4 INCH. CONCRETE COVER FOR REINFORCEMENT MEASURED FROM THE OUTSIDE FACE OF THE WALL SHALL BE NOT LESS THAN 1 1/2 INCHES FOR NO. 5 BARS AND SMALLER, AND NOT LESS THAN 2 INCHES FOR LARGER BARS.

j. DR MEANS DESIGN IS REQUIRED IN ACCORDANCE WITH THE APPLICABLE BUILDING CODE, OR WHERE THERE IS NO CODE, IN ACCORDANCE WITH ACI 318.

k. CONCRETE SHALL HAVE A SPECIFIED COMPRESSIVE STRENGTH, fc OF NOT LESS THAN 2,500 PSI AT 28 DAYS, UNLESS A HIGHER STRENGTH IS REQUIRED BY FOOTNOTE 1 OR m.

l. THE MINIMUM THICKNESS IS PERMITTED TO BE REDUCED 2 INCHES, PROVIDED THE MINIMUM SPECIFIED COMPRESSIVE STRENGTH OF CONCRETE, fc IS 4,000 PSI.

m. A PLAIN CONCRETE WALL WITH A MINIMUM NOMINAL THICKNESS OF 12 INCHES IS PERMITTED, PROVIDED MINIMUM SPECIFIED COMPRESSIVE STRENGTH OF CONCRETE, fc IS 3,500 PSI.

n. SEE TABLE R608.3 FOR TOLERANCE FROM NOMINAL THICKNESS PERMITTED FOR FLAT WALLS.

o. THE USE OF THIS TABLE SHALL BE PROHIBITED FOR SOIL CLASSIFICATIONS NOT SHOWN.

TABLE R 402.4.1.1
AIR BARRIER AND INSULATION INSTALLATION

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

a. IN ADDITION, INSPECTION OF LOG WALLS SHALL BE IN ACCORDANCE WITH THE PROVISIONS OF ICC-400.

R401.4 SOIL TESTS.

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

R401.4.1 GEOTECHNICAL EVALUATION.

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

TABLE R401.4.1 [a]

PRESUMPTIVE LOAD-BEARING VALUES OF FOUNDATION MATERIALS

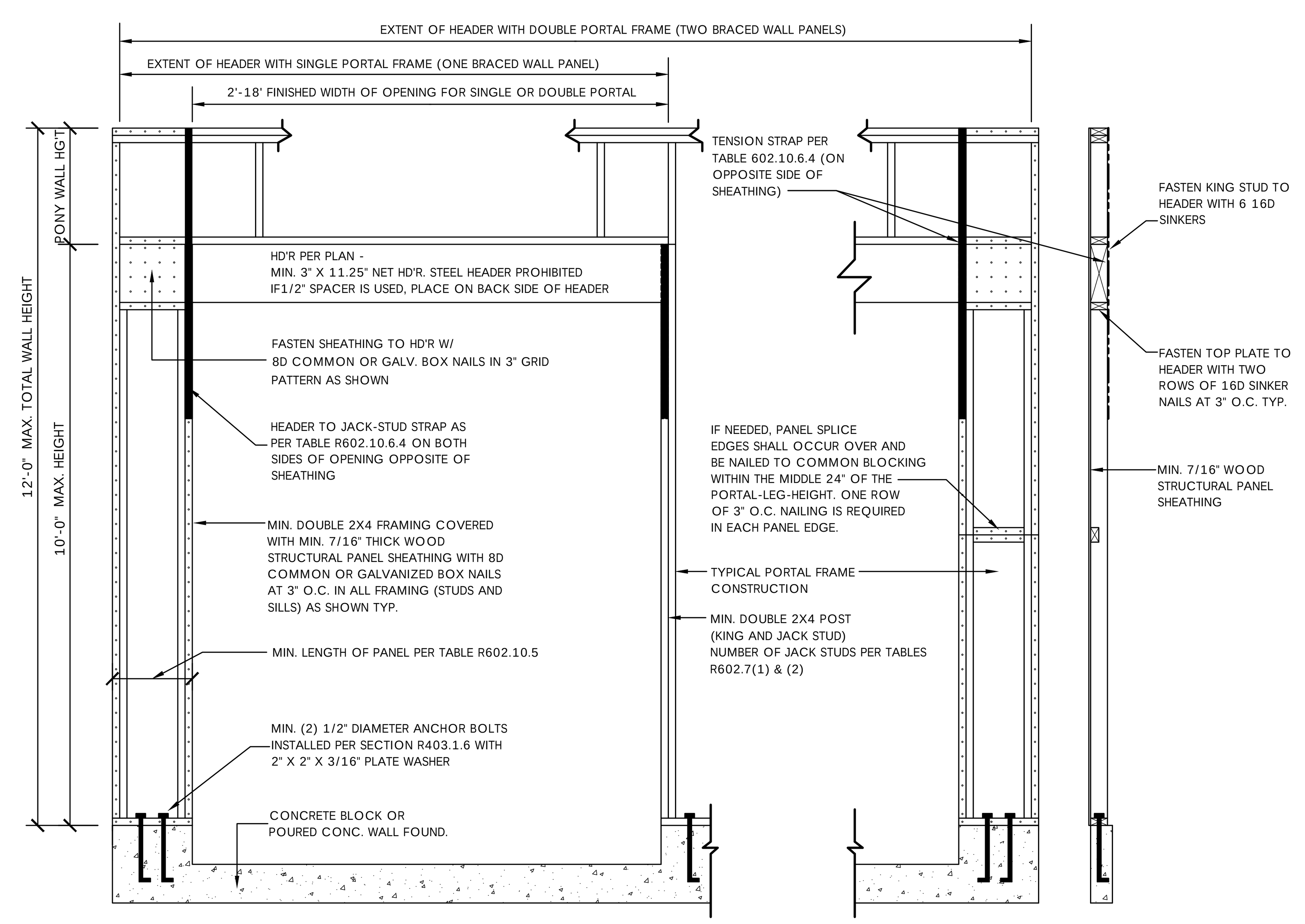
CLASS OF MATERIALS	LOAD-BEARING PRESSURE (pounds per square foot)
CRYSTALLINE BEDROCK	12,000
SEDIMENTARY & FOLIATED ROCK	4,000
SANDY GRAVEL AND/OR GRAVEL (GW & GP)	3,000
SAND, SILTY SAND, CLAYEY SAND, SILTY GRAVEL, AND CLAYEY GRAVEL (SW, SP, SM, SC, GM, & GC)	2,000
CLAY, SANDY CLAY, SILTY CLAY, CLAYEY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

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

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

UNIFIED SOIL CLASSIFICATION SYSTEM

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



FRONT ELEVATION

SECTION

PORTAL FRAME AT GARAGE DOOR OPENINGS IN SEISMIC DESIGN CATEGORIES A, B, AND C

SCALE: N.T.S. FIGURE R602.10.6.3

Greater Living Architecture, P.C.

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

REVISIONS:

DATE	BY	DESCRIPTION

CLIENT/LOCATION:
LOT 20
COVENTRY RIDGE
PITTSFORD, NY

BUILDER:
COVENTRY RIDGE BUILDING CORP.

REINFORCING NOTES

GLA PLAN 2302 R

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


9
Spall Realty Corporation
585-586-4521


10
Spall Realty Corporation
585-586-4521

Town of Pittsford

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

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

Permit #
LD21-000002

DESIGN REVIEW AND HISTORIC PRESERVATION BOARD
REFERRAL OF APPLICATION

Property Address: East Street PITTSFORD, NY 14534
Tax ID Number: 178.20-2-28
Zoning District: RN Residential Neighborhood
Owner: Town Of Pittsford
Applicant: Town Of Pittsford

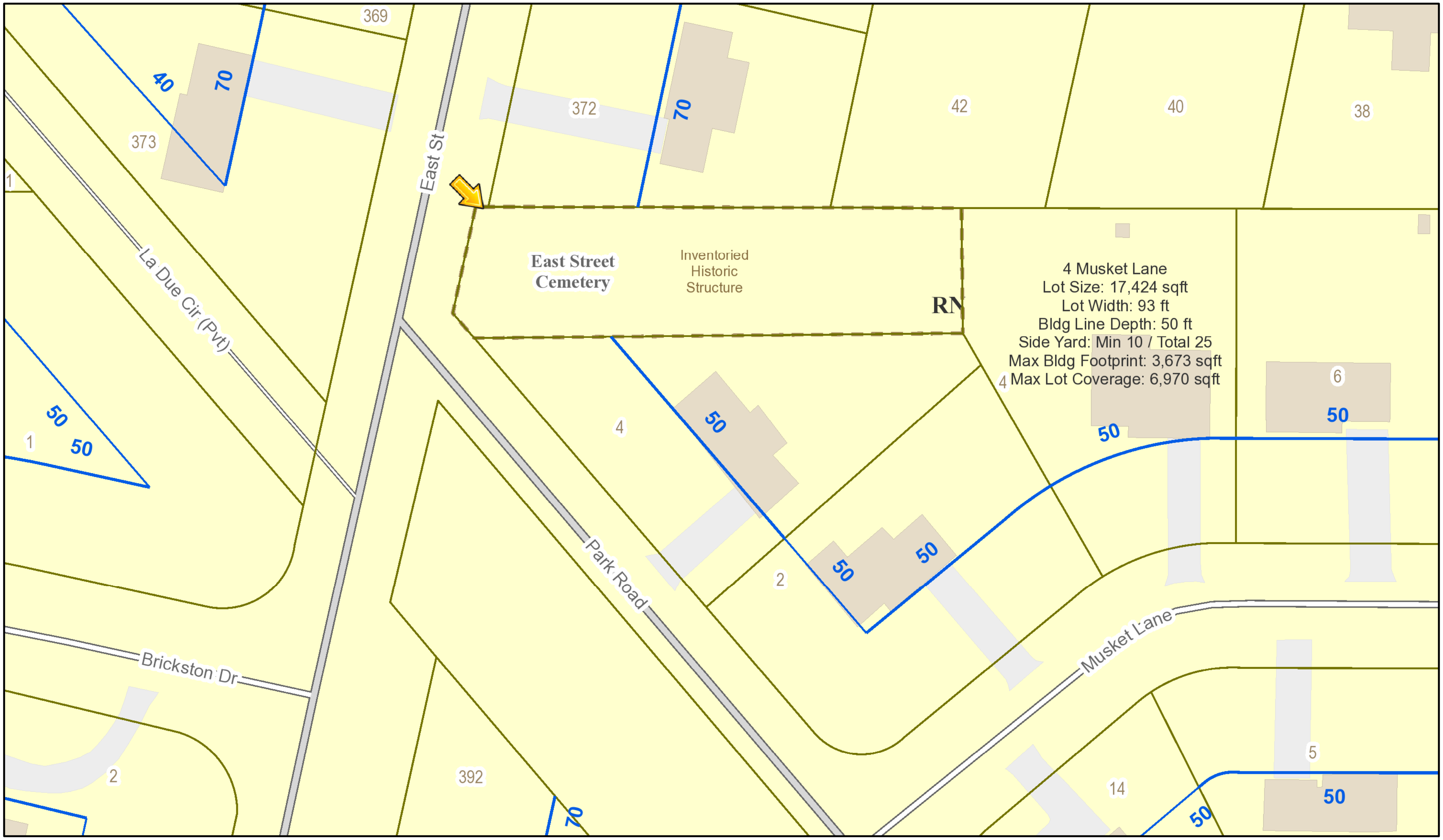
Application Type:

- ☐ Residential Design Review §185-205 (B)
- ☐ Commercial Design Review §185-205 (B)
- ☐ Signage §185-205 (C)
- ☐ Certificate of Appropriateness §185-197
- ☑ Landmark Designation §185-195 (2)
- ☐ Informal Review
- ☐ Build to Line Adjustment §185-17 (B) (2)
- ☐ Building Height Above 30 Feet §185-17 (M)
- ☐ Corner Lot Orientation §185-17 (K) (3)
- ☐ Flag Lot Building Line Location §185-17 (L) (1) (c)
- ☐ Undeveloped Flag Lot Requirements §185-17 (L) (2)

Project Description: Applicant is requesting design and review to designated the East Street Burying Ground 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 25, 2021

RN Residential Neighborhood Zoning



Printed February 18, 2021

1:1,128

0 45 90 180 ft

0 12.5 25 50 m

Town of Pittsford GIS

TOWN OF PITTSFORD

Design Review & Historic Preservation Board Application for Landmark Designation

Case # LD21-00002

1. Property Address: East Street at Park Road, Pittsford, NY 14534

2. Tax Account Number: ________

3. Applicant's Name: Audrey Johnson and Bonnie Salem on behalf of the Town of Pittsford

   Address: ________ (Street) Phone: ________

   ________ (City, State, Zip Code) E-mail: see below

4. Applicant's Interest in Property:

   Owner: ☐ Lessee: ☐ Holding Purchase Offer: ☐

   Other *(explain)*: Town Historian & Member of Design Review & Historic Preservation Board

5. Owner *(if other than above)*: Town of Pittsford, William Smith Supervisor

   Address: 11 South Main Street (Street) Phone: 248-6200

   Pittsford (City) NY (State) 14534 (Zip Code) E-mail: bsmith@townofpittsford.org

   Has the Owner been contacted by the Applicant? Yes ☒ No ☐

6. Application prepared by: Audrey Johnson, Town Historian and Bonnie Salem, Member

   Address: Design Review and Historic Preservation Board (Street) Phone: ________

   amjohn364@gmail.com (City, State, Zip Code) E-mail: bsalem@rochester.rr.com

7. Present use of Property: inactive cemetery; no longer accepting burials

8. Zoning District of Property: ________

9. **STATEMENT OF SIGNIFICANCE:** Use the discussion items below to explain why the structure should be considered for designation as a Landmark. Include reference sources used to address each item (attach additional sheets if necessary):

A. Summary Statement: Provide a brief Summary Statement describing why this Application should be considered for designation as a Landmark.

The East Street Burying Ground (Cemetery) has historic significance because of its association with the early settlement of Pittsford. It is the burial place of Simon Stone, a veteran of the Revolutionary War and co-founder of the Town of Pittsford with his cousin Israel Stone. Simon and Israel, after settling here themselves, aided the growth of the community by encouraging many other pioneer families to join them. Simon Stone died on October 17, 1832. Now surrounded by residential neighborhoods, this small cemetery is a part of Pittsford's history; a place to honor Simon Stone and other pioneer families buried here who built this community and stayed for generations.

B. Description of Property's History:

i. Chronologically identify the original and subsequent property owners (include dates, if possible):

Simon Stone owned a large parcel of land in what was known as the Johnny Cake area. He "set aside" a portion of his land to be used as a major cemetery but other cemeteries in the town became more prominent. The East Street Burying Ground is what remains of the land Simon Stone intended for a cemetery. It is now owned and maintained by the Town of Pittsford. It is likely that after a period of time, the cemetery grounds would have become the property and responsibility of the municipality. No documents have been found, however, to verify exactly when the Town assumed ownership of the cemetery property.

ii. Date of Initial Construction: 10/27/1814

Architect: Based on tombstones,the earliest death and presumed first burial was

Builder: Augustus Gardner who died on October 27,1814 at the age of 9 years.

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

N/A

iv. Facts/Information on known alterations and additions, with dates, architects, and/or builders:

N/A

C. Statement of Architectural Significance:

i. Architecture style or period:

N/A

ii. Architecture interest and merit:

N/A

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

The tombstones (approximately 40) date from 1814 - 1879. Most are intact; a few have broken, or broken off from their base; many are darkened from age as would be expected in an historic cemetery. The board fence surrounding the cemetery has recently been repaired and painted. The large grass area is regularly maintained by the Town of Pittsford. A new identification sign was erected on the East Street side in September 2020; a previous sign remains at the Park Road entrance. The cemetery occasionally benefits from Eagle Scout projects to beautify or maintain the space.

D. Significance of any additional on-site buildings and property surroundings:

i. Describe natural features of parcel:

The cemetery is a flat parcel of approximately 1/4 acre on the corner of East Street and Park Road. It is a grass area surrounded by an open, board fence. There are several mature trees on the parcel and evidence of larger, older trees that were there previously.

ii. Outbuildings (list existing outbuildings with associated state of repair and describe their significance):

N/A

iii. Describe surrounding structures and neighborhood:

Maps of 1887 and 1902 indicate the presence of the cemetery surrounded by farmland owned by the Welch family, one of the early pioneer families. East Street was once known as Johnny Cake Street - a name derived from the growing of corn in the area. (A Johnny cake is a flat bread or pancake made of cornmeal.) Now the cemetery is in a residential neighborhood surrounded by single family homes built primarily in the 1960's. Private homes abut the cemetery on two sides. East Street is a busy 2 lane north-south road; Park Road leads to a primary school and Powder Mills Park.

E. Statement of Historic Importance:

i. Historical events associated with the property and dates:

No historical events are known.
ii. Well-known persons: This cemetery is the final resting place of Simon Stone, co-founder of the Town of Northfield which later became Pittsford. Born in 1762, Simon came to this area from Salem NY with Israel in 1789. They purchased land, built log houses, and persuaded family and friends to settle here. (cont'd below)

ii. Well-known persons associated with the property:

In 1792, Simon built a water-powered grist mill on Irondequoit Creek. The mill ground local grain for distilleries. He served in the Ontario County militia from 1797 - 1805. Simon and his wife Hannah Nye had 10 children, 9 of whom were born in this area. Israel Stone built the first house in Pittsford, now marked with an historic sign near the Erie Canal on State Street. Israel's burial place is unknown.

F. Statement of Other Significance *(if any)*:

Simon Stone's tombstone is intact and located toward the back of the cemetery. A Revolutionary War plaque sits at the base of the stone. Others buried here include a number of Pittsford's founding families - Crosier, Hughes, Martin, and Searl. In the 2017 Town of Pittsford Historic Resource Survey Update, the East Street Burying Ground is rated Green plus, indicating high historical significance as an important part of Pittsford's heritage.

10. Provide a List of Documents and Publications that relate directly to this application.

Town of Pittsford Historian records; Rochester Public Library Local History and Genealogy Division Cemetery Records; Monroe County, New York geneology website; 2017 Town of Pittsford Historic Resource Survey Update; 1887 and1902 Plat Maps

11. Additional materials submitted with this application *(if available)*:

- ☐ Parcel map
- ☒ Photographs
- ☒ Other materials Cemetery records
- ☐ Architectural elevations
- ☐ Architectural plans

Applicant Certification:

I certify to the best of my knowledge that the information supplied on this application is complete and accurate.

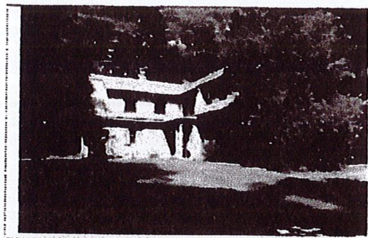
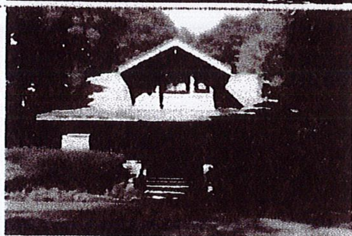
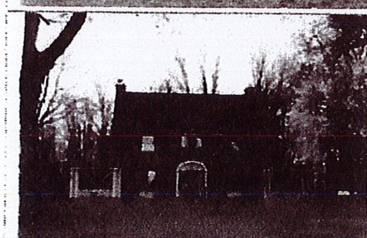
Bonnie Salem, Rose Tracy M. Johnson 11/16/2020
Signature of applicant Date

Owner Consent:

If the applicant is other than the owner, does the owner concur with this application?

Yes ☒ No ☐

If Yes, owner's signature: William A. Smith
for Town of Pittsford

	G+	4347 East Avenue, ca. 1924 (La Maison Francaise)	No evident changes since 1991. 1991 survey: R-.
	G+	4401 East Avenue, 1911	No notable changes since 1991. 1991 survey: R-.
	G+	East Street, 1832 (East Street Burying Ground)	Simon Stone burial place. Significant due to association with early settlement of Pittsford. 1991 survey: not rated.
	G+	210 Fairport Road, ca. 1923	No notable changes since 1991. 1991 survey: G+.
	G+	75 French Road, 1970	Notable example of modern architecture on a prominent, steeply sloping site; unusual due to flat roof, vertical flush wood siding, siting with relation to hill. 1970 building permit: Owner and builder Earl J. DiRienzo. No architect listed. Pool added 1974. More information needed. 1991 survey: not rated.

PITTSFORD TOWNSHIP

CEMETERY RECORDS VOLUME

1. BEERS-BILLINGHURST Cemetery, 564 Mendon Rd.

2. EAST STREET Cemetery, East Street

3. PIONEER BURYING GROUNDS, intersection of South Main, Stone, and East St.

4. PITTSFORD Cemetery, East Ave. and Washington Street

NOTE: The pages are NOT numbered in sequence. Some of the larger cemeteries have internal paging which refers to that particular cemetery alone.

EAST STREET CEMETERY
PITTSFORD, MONROE CO. N.Y.

Township of Pittsford, on East St. at
Railroad Mills Rd.

Albro, Polly, wife of E.D. died March 26, 1846, ae. 41-7 mos.

Burnside, Nancy, wife of John, died Apr. 19, 1840, ae. 31.

Crowell, Benjamin F. son of Wm. & Polly, died Oct. 3, 1849, ae. 6.
" Julia Maria, dau." " " " died Sept. 22, 1849, ae. 2-5mos.
Crozier, Willard, son of Saml. & Rhoda, died Aug. 4, 1833, ae. 2.
" Linus, " " " " " " Jul. 23, 1833, ae. 4-3mos.
" Lucy, dau. " " " " " Jun. 11, 1826, ae. 10 mos.
" Charles, son " " " " " Sep. 14, 1818, ae. 1-4 "
" Sally, dau. " " " " " Mar. 5, 1816, ae. 2-2 "

Daggett, Caleb M. g.son of Caleb & Susanna Martin, died 1840, ae. 7 mos.
" Eliza C. g.dau. " " " " " d. 1845, ae. 6 mos.

Gardner, Augustus C. son of John & Magdelene, died 1814, in 9th yr.

Hughes, Samuel, died June 7, 1854, ae. 78.
" Julia, wife, died Oct. 12, 1866, ae. 80-6 mos.
" Patty, wife, died Feb. 20, 1839, ae. 57.
" Betsey, dau. Saml. & Patty, died Mar. 1, 1834, ae. 20.
" Alma, " " " " died 1818, ae. 1 yr.
" Marvin S. died Apr. 27, 1856, ae. 33.
" Julia Ann, wife, died Oct. 15, 1851, ae. 26.
" Julia, wife, died Nov. 9, 1859, ae. 35.
" Edwin, son of Marvin & J.A. died Oct. 22, 1859, ae. 12-9 mos.
" Mary, dau. Hon. Jesse & Dorcas, of Vt. died Jul. 19, 1837, in 18th yr.
Hopkinson, D.G. died Jan. 19, 1837, ae. 30.

Martin, Caleb S. died Nov. 28, 1866, ae. 86-7-23.
" Susanna, wife, died Dec. 18, 1839, ae. 61.
" Sabrina, dau. died Aug. 9, 1840, ae. 20.
" Siley, " died Feb. 12, 1816, ae. 24 das.
" Hiram died Dec. 3, 1857, ae. 44.
" Maranda, wife, died June 13, 1845, ae. 17.
" Elizabeth A. dau. H. &. M. Jun. 5, 1835 -- Jan. 26, 1856.
" Isadora P. " " " " Jun. 28, 1853--Sep. 25, 1856.
" Ida Alice, " " " " Oct. 21, 1857--Oct. 9 1838.
Ida Alice died at Waverly Iowa.

Olney, Sarah N. dau. of Cyrus & Fanny, died Sep. 1848, ae. 4 mos.
" Fanny H. dau. George & Helen Searl. died Oct. 1848, ae. 27.

Patterson, Sophia, born Aug. 8, 1793, died in Pittsford, May 18, 1879.
" William, died Sept. 18, 1849, ae. 74.
" Rhoda, wife of Wm. died Sep. 28, 1836, ae. 54.
" Caleb, died Oct. 22, 1834, ae. 24.

Searl, George, died Jan. 22, 1836 in 62nd. yr.
" Helen, wife, died Feb. 26, 1845, ae. 61.
" Fanny H. Olney, died Oct. 1848, 13. 27.
" Carrie E. dau. of Frederick & Caroline, died Oct. 4, 1865, ae. 3.
Stone, Simon, died Oct. 17, 1832, ae. 68.
" Charlotte, dau. of Orrin & Edath, died Oct. 14, 1833, ae. 10 yrs.

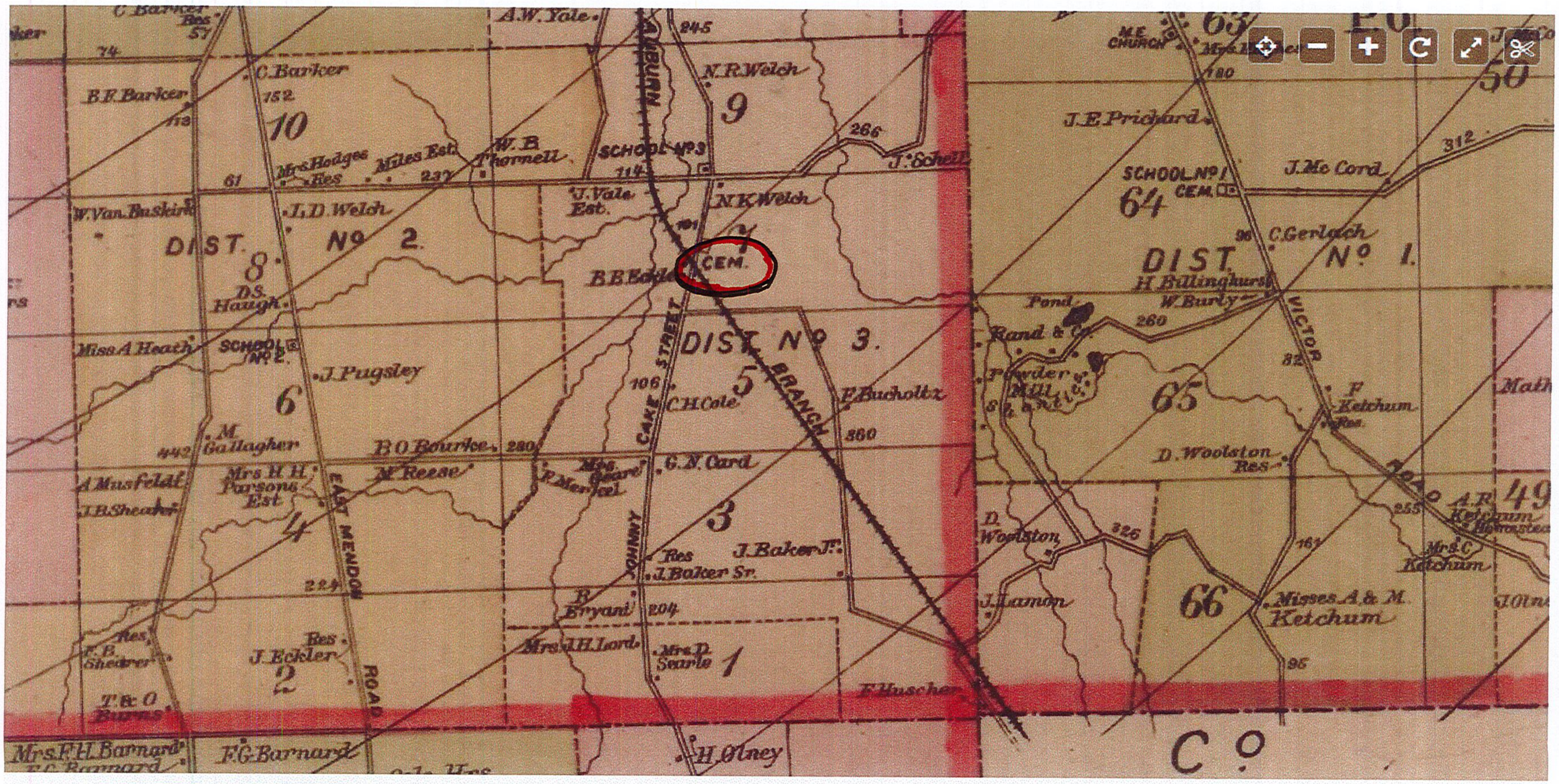
Wilder, Sarah A. Newton, wife of W.W. died 1871, ae. 23.

Stones copied June, 1940 by
Mrs. Otis Dryer,
Mrs. Fred. Fleming,
Mrs. Lillian McKelvey Wright,
Mrs. Myrte Rice Haynes,
Irondequoit Chapt. N.S.D.A.R.
Rochester, N.Y.

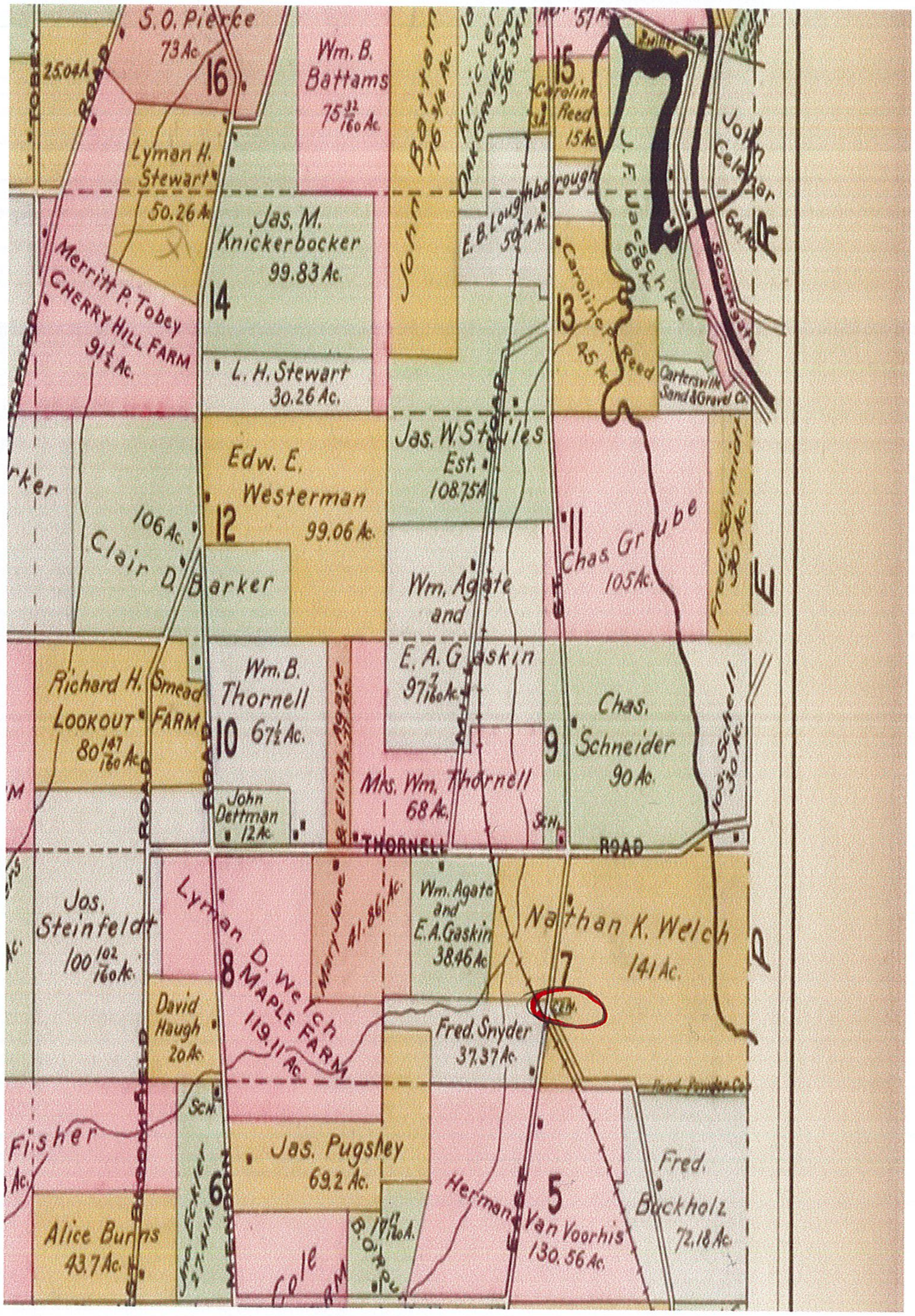
List recopied by
George Coghill
April 19, 1977.

MAP

Map of Monroe County, New York. – 1887



1902



Monroe County, Double Page Plate No. 15 [Map of town of village of Pittsford]

TYPE OF RESOU...	GENRE	DATE ISSUED
cartographic	Atlases	1902
DIVISION	PUBLISHER	PUBLISHER

IMAGE ID
2057416

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SIMON STONE

Photos taken OCTOBER 2020

EAST STREET - NEW SIGN SEPT. 2020

Photos taken OCTOBER 2020


JULIA