Design Review & Historic Preservation Board
Agenda
May 14, 2020

HISTORIC PRESERVATION DISCUSSION

RESIDENTIAL APPLICATION FOR REVIEW

- **23 Shire Oaks Drive**
  The Applicant is requesting design review for a living room, bathroom, mudroom and porch addition. The living room and bathroom additions will be located to the rear of the home and the mudroom and porch additions will be located on the front of the home. The submitted plot plan shows the front setback as 57' and the small front porch is drawn over the setback. However, the actual setback is 50' making the front porch in compliance with code.

- **143 Kilbourn Road**
  The Applicant is requesting design review for the addition of a garage and living space. The addition will be approximately 2081 Sq. Ft. and will be located to the rear of the current home.

- **307 Tobey Road**
  The Applicant is requesting design review for the addition of a master bedroom/bathroom/sun porch. The addition will be approximately 607 Sq. Ft. and will be located to the rear of the home.

- **83 Stoneleigh Court**
  The Applicant is requesting design review for the addition of a garage. The current garage will be turned into livable space and a new garage will be added. The approximate square footage will be 759 Sq. Ft.

- **440 Canfield Road**
  The Applicant is requesting design review for the construction of a horse barn and indoor riding area. The total square footage of the structure will be approximately 10,040 square feet. No zoning review is required.

RESIDENTIAL APPLICATION FOR REVIEW – NEW HOMES

- **2 Ravenna Crescent**
  The Applicant is requesting design review for the construction of a two story single family home. The home's first floor will be 1504 Sq. Ft. and there will be 1488 Sq. Ft. on the second floor. The home will be located in the Coventry Ridge Subdivision.

- **28 Escena Rise**
  The Applicant is requesting design review for the construction of a two story single family home. The home will be approximately 1509 Sq. Ft. on the first floor and 1776 Sq. Ft. on the second floor. This home will be located in the Wilshire Hills Subdivision.

- **15 Blackwood Circle**
  The Applicant is requesting design review for the construction of a one story single family home. The home will be approximately 2000 Sq. Ft. and will be located in the Wilshire Hills Subdivision.

INFORMAL REVIEW

- **2534 Clover Street**
  The Applicant has applied for a demolition permit for a garage in accordance with Chapter 64 Article VIII §64-43 B of the Pittsford Town Code. This property is Zoned Residential Neighborhood (RN). Said structure is over 50 years old.

OTHER – REVIEW OF 3/12/2020 MINUTES

How to view the meeting:

1. Zoom
   - In your web browser, go to https://townofpittsford.zoom.us/j/85003491028?pwd=U3VraFJXcVF2R2pYYnFQeDZIRk5WZz09
   - 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 850 0349 1028. 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
March 12, 2020

PRESENT
John Mitchell, David Wigg, Paul Whitbeck, Bonnie Salem, Kathleen Cristman

ALSO PRESENT
Mark Lenzi, Building Inspector; Susan Donnelly, Secretary to the Board; Robert Koegel, Town Attorney; Kevin Beckford, Town Board Liaison

ABSENT
Dirk Schneider, Chairman; Leticia Fornataro, Allen Reitz, Assistant Building Inspector

David Wigg opened the meeting at 6:45 pm.

HISTORIC PRESERVATION DISCUSSION

The Board discussed the reception and speaker for the upcoming historic preservation reception.

RESIDENTIAL APPLICATION FOR REVIEW

- **15 Reitz Parkway**
  The Applicant is requesting design review for the addition of a bathroom. The bathroom will be approximately 115 sq. ft. and located to the rear of the property.

  The homeowner, Roger Hawthorne, was present to discuss the application with the Board.

  The addition will be added to the western side of the home. The addition will be white clapboard to match the previous addition. The stone on the home will be enclosed on the interior wall of the addition.

  John Mitchell made the suggestion that the materials of stone of the original structure and the clapboard of the new addition not be in the same plane. Rather the suggestion is to slightly offset the addition to create a shadow line on the structure.

  Mr. Hawthorne indicated that the contractor who built the previous addition will be building this one. All materials will match the existing elements on the home.

  Dave Wigg moved to accept the application as submitted. Paul Whitbeck seconded.

  All Ayes.

- **166 Mill Road**
  The Applicant is requesting design review for the addition of a roof structure. The roof structure will be approximately 153 sq. ft. and will be located over an existing deck on the rear of the home.

  Paul Zachmann of Boardwalk Design and owner of the home was present.

  Mr. Zachmann indicated that the old deck will be removed and replace with a roof with a gable overhead. The roof will be the same size and pitch of the other gables on the home. All materials will match the existing on the home with the exception of the posts and beams (a fruitwood/Danish oil color) will match the existing. A cable rail system will be added to the stairs.

DRAFT

John Mitchell moved to accept the application as submitted.

Bonnie Salem seconded.

All Ayes.

- **10 Fall Meadow Drive**
  The Applicant is requesting design review for the addition of livable space above a garage. The attic above the garage will be converted to an approximately 500 sq. ft. bedroom and storage area.

  Scott Powell, the architect for the project, was present to discuss the application with the Board.

  The project will entail the addition of a bedroom, bath and attic storage space. The siding will be Hardi board and the roof, sash and muntins will match the original on the home.

  Kathleen Cristman moved to accept the application as submitted with the condition that all materials match the existing.

  John Mitchell seconded.

- **11 Blackwood Circle**
  The Applicant is requesting design review for the construction of a single-family one story home. The home will be approximately 2013 sq. ft. and located in the Wilshire Hill Development.

  Jeff Brokaw of Morrell Builders was present.

  Kathleen Cristman commented that could it be considered to use only two architectural elements instead of three on the front elevation as it would be more in keeping with the Town's design guidelines. Paul Whitbeck made the suggestion to consider two garage doors.

  David Wigg complimented the frieze board and eyebrow roof designs.

  David Wigg moved to approve the application as submitted.

  John Mitchell seconded.

  All Ayes.

- **123 Sunset Boulevard**
  The Applicant is requesting design review for the construction of a new two story single family home. The home will replace an existing home and will be approximately 4400 sq. ft.

  The property owner, Elizabeth Sharpe, and the architect, Jon Schick were present.

  Mr. Schick indicated that a change in the latest design involved a bigger porch. The Board reviewed some plans regarding this change. He highlighted the owner's preferences in colors and materials. He indicated that the color of the 8" clapboard will be dark blue with white trim with stone to complement. There will be a shingle accent in the dormers and a stone base at ground level. There will be Azek trim and corner boards, wood front door and Anderson 400 series windows.

  Kathleen Cristman commented that this home is a lot of house in size for this neighborhood. She expressed her concerns over the busy design of the 3 materials utilized on the front elevation. She did add the she is pleased with how the owner and architect listened to the comments of the Board in somewhat reducing the size and scale of the design.

DRAFT

Elizabeth Sharpe stated that she and her husband looked at similar designs and this is what they preferred but that they are open to the comments of the Board.

Kathleen Cristman stated the importance of simplicity in this neighborhood of small homes.

Paul Whitbeck cautioned the homeowner that the reduction in square footage may not be the desired result of the homeowner.

John Mitchell thanked the architect and homeowner for the efforts in the change to the original design. He appreciated the use of the minimal stone and that although he still feels that this design is large for the neighborhood, he could now support the project.

Bonnie Salem expressed her concerns on this project. She bases her objections on the Town's design guideline specifically that "New construction shall not be considerably larger than other homes in the neighborhood." She does not feel that the cell tower on this street should be a mitigating factor and that larger homes are not part of this neighborhood and this construction will be dissimilar to others in the neighborhood. She has concerns about how this will impact the neighborhood.

There were discussion to delay the vote until a full Board was in attendance. A straw vote was conducted and the decision to proceed with the vote was carried out.

David Wigg moved to accept the application as submitted with the recommendation that the gable shake siding be removed. John Mitchell seconded.

Ayes – Wigg, Cristman, Mitchell, Whitbeck
Nays - Salem

COMMERCIAL APPLICATION FOR REVIEW

- **3000 Monroe Avenue**
  The Applicant is requesting design review for the addition of two business identification sign. The signs will be approximately 22.42 sq. ft. total and will identify the business "Body 20". Both signs will be non-lit black acrylic directly mounted to the existing sign band facade.

  Justin Hamilton of Hamilton Stern Construction was present.

  Mr. Hamilton indicated that the signage is a direct replacement of the previous signage and may be slightly smaller.

  The current gooseneck lighting will be retained and the signage will be centered over the columns on the building.

  Dave Wigg moved to accept the application as submitted.

  Kathleen Cristman seconded.

  All Ayes.

- **789 Linden Avenue**
  The Applicant is requesting design review for the addition of a business identification sign. The sign will be approximately 33.9 sq. ft. and will identify the business "Pella Windows & Doors". The sign will be an illuminated sign cabinet attached to facade.

  Stephanie Dawley representing Signs Unlimited was present to discuss this application with the Board.

DRAFT

Ms. Dawley showed the Board a sample of the sign material.

The sign will be on a timer as required by Town Code.

Mark Lenzi presented a late submission submitted by the owner of the building for a monument sign out front of the building which will feature the Pella Window and Doors business. The Board agreed to review it in addition to the signage on the building. The sign will be black and white and not illuminated.

Paul Whitbeck moved to approve the building signage and the monument sign as submitted and reviewed on March 12, 2020.

Bonnie Salem seconded.

All Ayes.

OTHER

John Mitchell announced that he would not be in attendance at the 3/26/2020 meeting.

REVIEW OF 2/27/2020 MINUTES

David Wigg moved to approve the minutes of the 2/27/20 meeting as written. John Mitchell seconded.

All Ayes.

The meeting adjourned at 8:35 pm.

Respectfully submitted,

Susan Donnelly
Secretary to the Board

DRAFT

Town of Pittsford

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

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

Permit #
B20-000052

DESIGN REVIEW AND HISTORIC PRESERVATION BOARD
REFERRAL OF APPLICATION

Property Address: 23 Shire Oaks Drive PITTSFORD, NY 14534
Tax ID Number: 151.12-1-42
Zoning District: RN Residential Neighborhood
Owner: Oukes, Jacob Jr.
Applicant: Louis J. Grossi

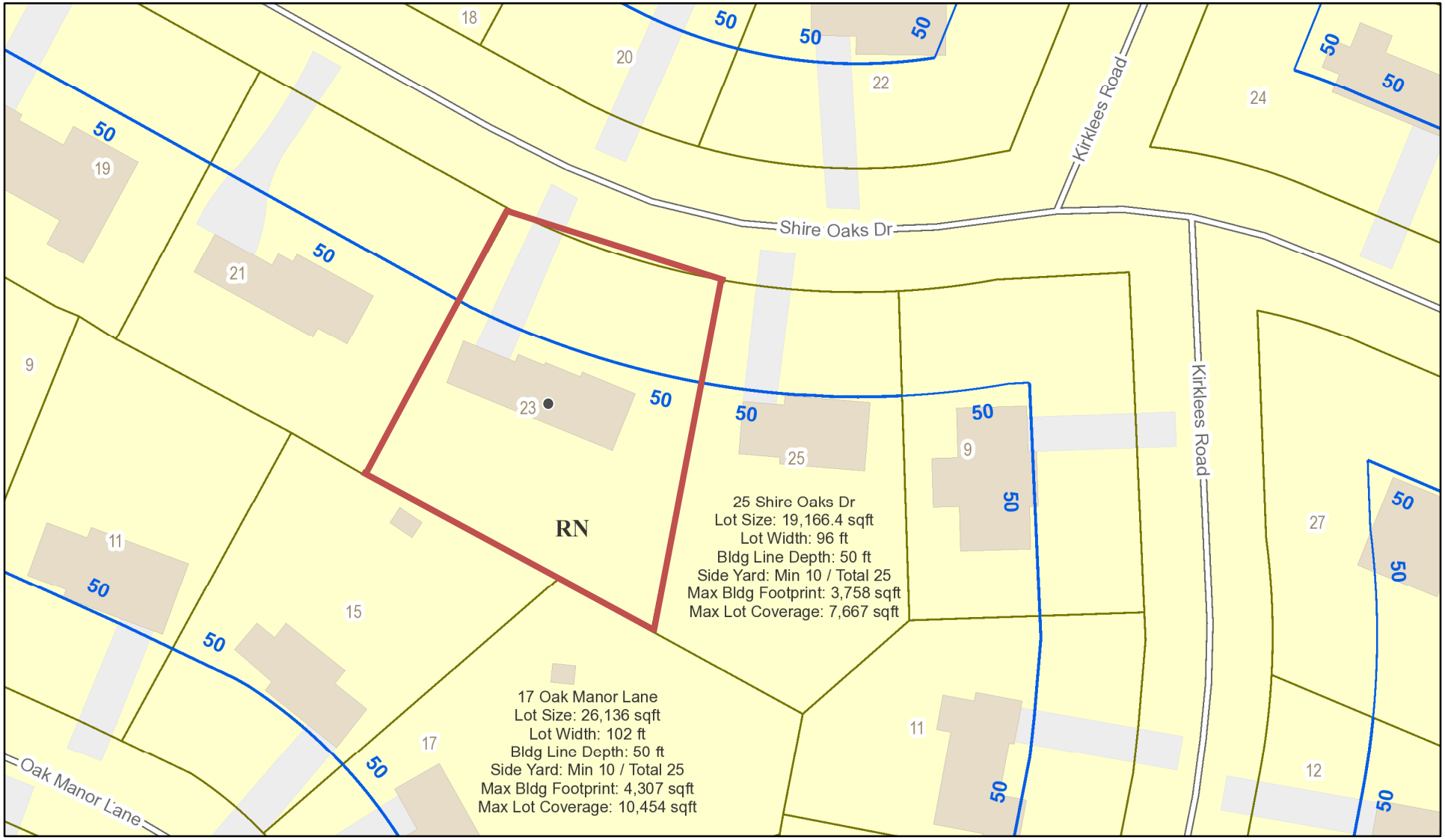
Application Type:

- [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 a living room, bath room, mud room and porch addition.The living room and bath room additions will be located to the rear of the home and the mud room and porch additions will be located on the front of the home. The submitted plot plan shows the front setback as 57' and the small front porch is drawn over the setback. However, the actual setback is 50' making the front porch in compliance with code.

Meeting Date: May 14, 2020

RN Residential Neighborhood Zoning



Printed April 29, 2020

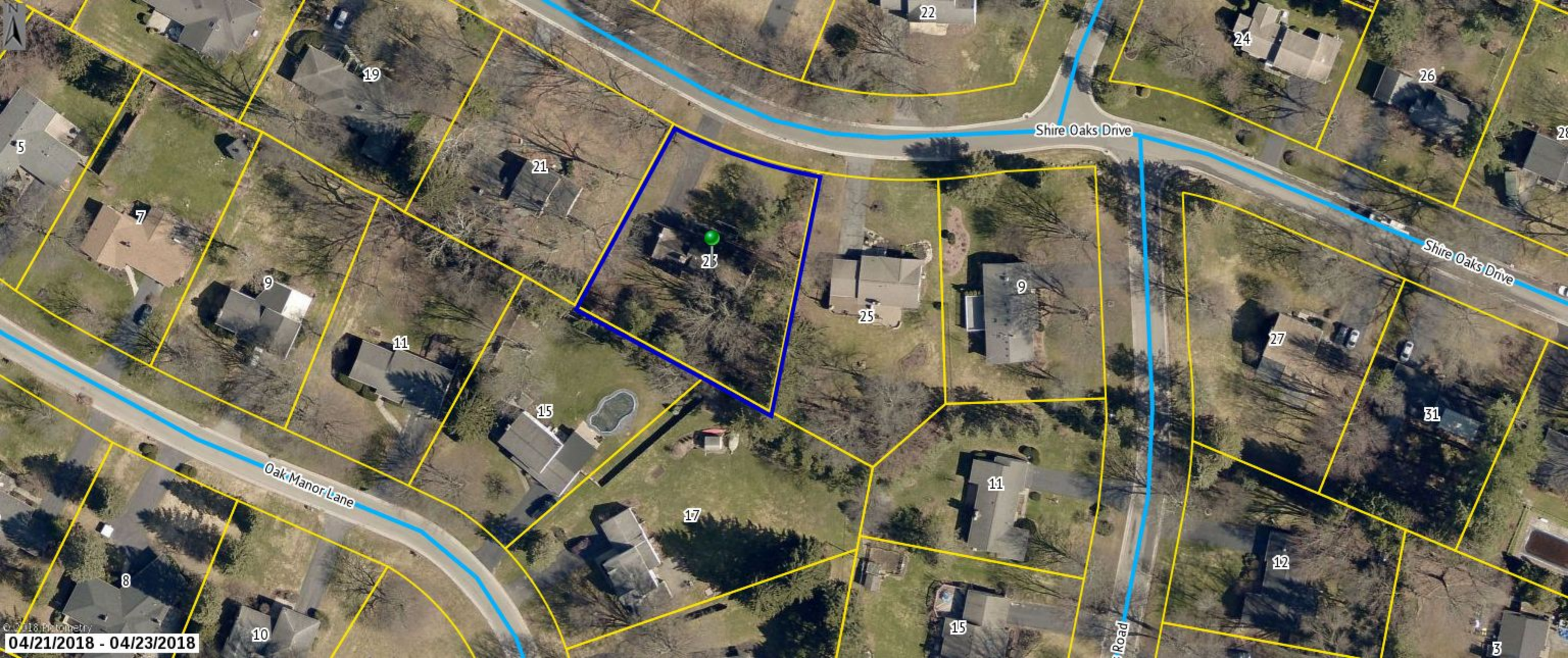
1:1,128

0 45 90 180 ft

0 12.5 25 50 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.



Shire Oaks Drive
Shire Oaks Drive
Oak Manor Lane
Road
22
24
26
19
5
21
7
23
9
25
9
11
27
15
31
11
17
12
8
10
15
3
© 2018 Pictometry
04/21/2018 - 04/23/2018

23

OUKES RESIDENCE ADDITION

23 Shire Oaks Drive
Pittsford, NY, 14543

ARCHITECT'S JOB NUMBER: JOB#19-0335A
ISSUE DATE: 02-11-20

Drawing Index

G-001	Cover Sheet
A101	Site Plan,exist/Demo & Foundation Plans
A102	Floor Plan & Details
A103	Roof & Framing & Exterior Elevations
A104	Wall Sections
A105	Wall Sections

NOTES

THESE DOCUMENTS ARE FOR THE SOLE PURPOSE OF INITIAL BUILDING PERMIT SUBMITTAL ONLY. ANY COMMENTS, REVISIONS OR CORRECTIONS BASED ON BUILDING DEPARTMENT REVIEW AND/OR BUILDING CODE INTERPRETATION ITEMS ARE THE SOLE RESPONSIBILITY OF THE OWNER AND ARCHITECT WILL NOT BE HELD LIABLE FOR ANY CHANGE ORDERS RESULTING FROM THESE ITEMS. FINAL BID PRICES SHOULD NOT BE SUBMITTED UNTIL THE BUILDING PERMIT HAS BEEN ISSUED.

Issued:		Date:
A	Issued for Bid/Permit/Construction	02/11/20
B		
C		
D		
E		

Revisions:		Date:
1		
2		
3		
4		
5		
6		
7		
8		
9		

Seal

Seal

PROJECT ARCHITECT/ENGINEER DATE

PROJECT LEAD DATE

PROJECT DESIGNER DATE

Copyright © 2020
APD Engineering & Architecture, PLLC
615 Fishers Run
Victor, NY 14564
585.742.2222
www.apd.com

Drawing Alteration

It is a violation of law for any person, unless acting under the direction of licensed Architect, Professional Engineer, Landscape Architect, or Land Surveyor to alter any item on this document in any way. Any licensee who alters this document is required by law to affix his or her seal and to add the notation "Altered By" followed by his or her signature and the specific description of the alteration or revision.

DO NOT SCALE PLANS

Copying, Printing, Software and other processes required to produce these prints can stretch or shrink the actual paper or layout. Therefore, scaling of this drawing may be inaccurate. Contact APD E&A with any need for additional dimensions or clarifications.

APD ENGINEERING ARCHITECTURE
615 Fishers Run Victor, NY 14564
585.742.2222 - www.apd.com

Oukes Residence Addition
23 Shire Oaks Drive
Pittsford, NY 14534
(585) 354 - 8869

Oukes Residence Addition
23 Shire Oaks Drive
Pittsford, NY 14534
Monroe County
Project Name & Location:

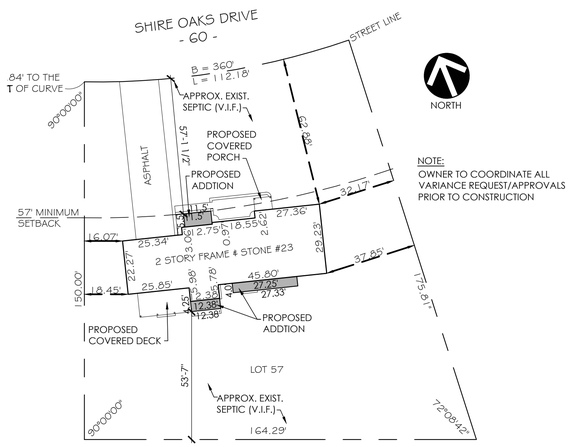
Cover Sheet
Drawing Name:

Date: 8/2/19
Type: Addition
Drawn By: SMP
Scale: As Noted

Project No.
19-0335A

G-001
Drawing No.

PLOTTED: 2/11/2020 12:50 PM

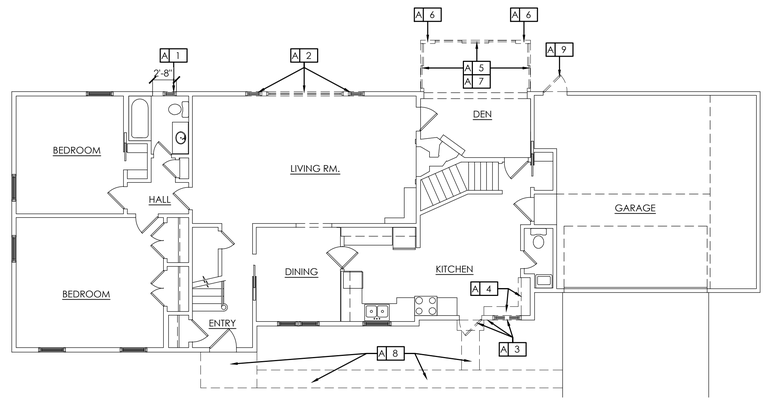


NOTE:
OWNER TO COORDINATE ALL VARIANCE REQUEST/APPROVALS PRIOR TO CONSTRUCTION

SITE INFORMATION TAKEN FROM EXISTING MAP DATED AUGUST 25, 1995 PERFORMED BY:
DENULUCK-O'NEILL, P.C.
LAND SURVEYORS-PLANNERS
BOUNDARY CONSULTANTS
5 SOUTH FITZHUGH STREET, ROCHESTER N.Y. 14614
PHONE: 716-325-7520 FAX: 716-325-1708

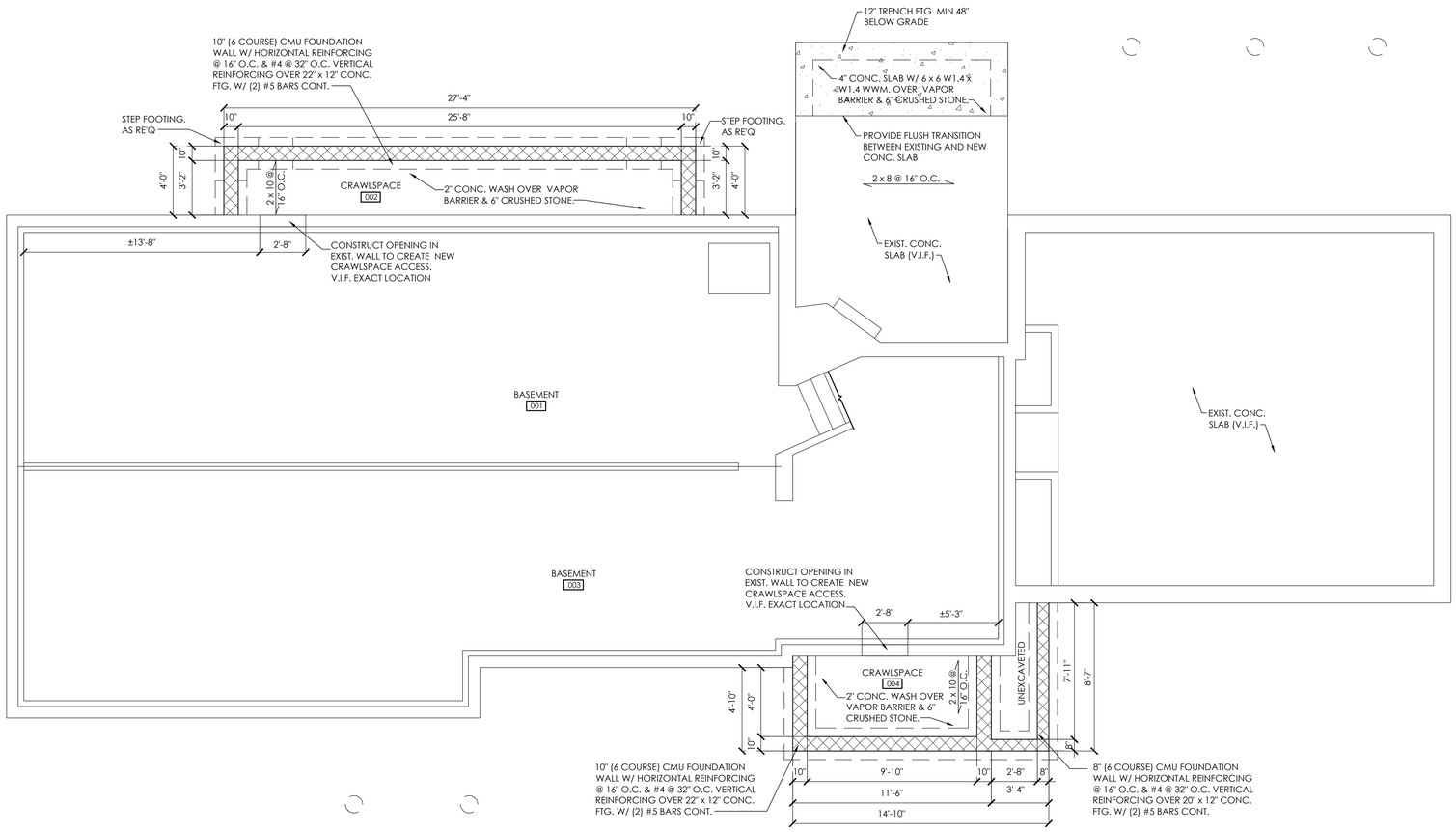
1 Proposed Site Plan

SCALE: 1" = 30'-0"



2 Existing/Demolition Plan

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



3 Foundation Plan

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

GENERAL SITE NOTES

1.- THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FROM THE LOCAL MUNICIPALITY OR OTHER AGENCIES PRIOR TO STARTING WORK

2.- THE CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO PRESERVE THE INTEGRITY OF EXISTING UTILITIES TO REMAIN AND SHALL PROVIDE UNINTERRUPTED SERVICE TO ALL USERS OF THE EXISTING UTILITIES.

3.- ALL CONSTRUCTION SHALL CONFORM TO THE TOWN OF PITTSFORD STANDARDS UNLESS SPECIFICALLY NOTED ON THE PLANS, AND SHALL BE SUBJECT TO THE INSPECTION AND APPROVAL OF THE TOWN OF PITTSFORD

4.- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGES AND REPAIRS TO ALL UTILITIES, PUBLIC AND PRIVATE ROADWAYS, SIDEWALKS, AND STRUCTURES INCLUDING SIGNS, RESULTING FROM HIS OPERATIONS. SIDEWALKS, DRIVEWAYS, GUTTERS, CURBS AND FENCES SHALL BE REPLACED IN KIND.

5.- EXISTING UTILITIES (LOCATION, SIZES AND INVERTS) SHOWN ON THE PLANS HAVE BEEN PLOTTED FROM FIELD SURVEYS AND RECORD MAPS AND ARE NOT CERTIFIED AS TO THE ACCURACY OF THEIR LOCATION OR COMPLETENESS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATIONS AND DEPTHS OF ALL UTILITIES AND STRUCTURES IN THE PATH OF, OR CLOSELY PARALLEL TO, OR UNDER THE PROPOSED CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DELAYS OR DAMAGES OCCURRING AS A RESULT OF INCORRECTLY LOCATED UTILITIES. NO EXTENSIONS OF CONTRACT TIME AND NO MONETARY DAMAGE CLAIMS SHALL BE ALLOWED AS A RESULT OF REVISED DESIGN LOCATIONS OR TIME ALLOWED TO DO SAME WHICH RESULT FROM EXISTING UTILITIES BEING FOUND IN DIFFERENT LOCATIONS THAN SHOWN ON THESE DRAWINGS. IT IS THE CONTRACTORS RESPONSIBILITY TO NOTIFY THE VARIOUS UTILITY OWNERS IN AMPLE TIME FOR THEM TO LOCATE AND MARK THEIR FACILITIES.

6.- ALL EXISTING SERVICES TO REMAIN. CONTRACTOR SHALL MODIFY AS REQUIRED WHERE AFFECTED BY ADDITION

GENERAL DEMOLITION NOTES

A. - FIELD VERIFY ALL EXISTING CONDITIONS & DIMENSIONS

B. - COORDINATE DEMOLITION WITH PROPOSED WORK

C. - SEE MECHANICAL & ELECTRICAL PLANS FOR DEMOLITION AND COORDINATION

D. - ALL NOTED ELECTRICAL WIRING AND FIXTURES TO BE DISCONNECTED AND REMOVED PRIOR TO COMMENCING WORK.

E. - CONSTRUCT NEW WALLS WHERE NEEDED PRIOR TO REMOVING EXISTING WALLS

F. - PROVIDE TEMPORARY SHORING PRIOR TO REMOVING WALLS & PARTITIONS

G. - CONDUCT DEMOLITION OPERATIONS AND REMOVAL OF DEBRIS IN SUCH A MANNER TO PROTECT AREAS OF BUILDING TO REMAIN.

H. - ALL ITEMS SHOWN TO BE REMOVED ARE TO BE DISPOSED OF LEGALLY UNLESS OTHERWISE NOTED

DEMOLITION KEYNOTES

A 1 – REMOVE EXISTING WINDOW AND MODIFY OPENING TO RECEIVE NEW DOOR

A 2 – REMOVE EXISTING WINDOWS AND MODIFY OPENING TO BECOME ADDITION ACCESS

A 3 – REMOVE EXISTING DOOR, WINDOW AND WALL AND MODIFY OPENING TO BECOME ADDITION ACCESS

A 4 – REMOVE EXIST COUNTERTOP AND BASE CABINETS REQ'D

A 5 – REMOVE EXIST. SLIDING GLASS DOOR

A 6 – REMOVE EXIST. WALL. PROVIDE SHORING AS REQ'D

A 7 – REMOVE EXISTING ROOF STRUCTURE ABOVE

A 8 – MODIFY EXISTING SIDEWALK AS REQUIRED PER NEW SIDEWALK LAYOUT. COORDINATE WITH OWNER.

A 9 – REMOVE EXIST. DOOR AND MODIFY OPENING REQUIRED TO OPEN ON TO NEW DECK. (V.I.F.)

GENERAL NOTES:

- CONSTRUCTION SHALL CONFORM TO THE RESIDENTIAL CODE OF NEW YORK STATE, AND REGULATIONS OF THE TOWN OF PITTSFORD
- CONTRACTOR IS TO OBTAIN BUILDING PERMITS,PAY FEES, COORDINATE THE SCHEDULE OF INSPECTIONS AS REQUIRED BY THE TOWN OF PITTSFORD
- WOOD CONSTRUCTION SHALL CONFORM TO THE NATIONAL FOREST PRODUCTS ASSOCIATION'S (NFPA) 55 NATIONAL DESIGN SPECIFICATION. FB = 950 PSI. FV=75 PSI. E=1,200,000 PSI. PLYWOOD ROOF & WALL SHEATHING SHALL BE EXTERIOR GRADE. APA RATED. PLYWOOD SUBFLOOR SHALL BE INTERIOR GRADE,APA RATED.
- WOOD IN CONTACT WITH MASONRY, CONCRETE OR EARTH, OR WITHIN 1'-0" OF GRADE OR EXPOSED TO THE EXTERIOR SHALL BE PRESSURE PRESERVATIVE TREATED.
- FRAMING ANCHORS, JOIST HANGERS, AND MISCELLANEOUS METAL, CONNECTING DEVICES FOR WOOD FRAMING SHALL BE GALVANIZED STEEL OF AT LEAST 16 GAGE THICKNESS. INSTALL IN STRICT ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS. USE NAILS SUPPLIED BY OR RECOMMENDED BY THE MANUF.
- DOUBLE ALL JOIST UNDER PARALLEL WALLS, AND AT FLOOR OPENINGS.
- THE GENERAL CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH ALL INFORMATION ON THE DRAWINGS.
- CONSTRUCTION METHODS AND CRAFTSMANSHIP ARE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
- FIELD VERIFY ALL EXISTING CONDITIONS & DIMENSIONS
- ALL NEW WALL INFILLS & EXTENSIONS SHALL BE FLUSH WITH BOTH SIDES OF EXIST. WALL
- PROVIDE SHELVING IN CLOSETS. COORDINATE SHELVING DESIGN WITH OWNER
- PATCH & REPAIR DAMAGED EXISTING DRYWALL
- ALL NEW INTERIOR DOOR HEADERS TO BE (2) 2 x 8 ALL NEW WINDOW HEADERS TO BE (3) 2 x 8 UNLESS OTHERWISE NOTED.
- ALL DOORS OPENING AND WINDOWS FRAMING SHALL BE 1 KING STUD & 2 JACK STUDS. (TYP)
- PROVIDE 3 1/2" SOUND ATTENUATION BATTS AT ALL PARTITIONS BIS BETWEEN BATHROOMS AND OTHER ROOMS
- PROVIDE 1/2" MOISTURE RESISTANT DRYWALL AT ALL BATHROOMS
- NEW APPLIANCES TO BE FURNISHED BY OWNER, INSTALLED BY CONTRACTOR
- CONTRACTOR TO COORDINATE ELECTRICAL, HVAC AND PLUMBING NEEDS & CONNECTIONS WITH OWNER AND INCLUDE REQUIRED WORK IN BID PRICING

GENERAL CONCRETE & FOUNDATION NOTES:

1.- ALLOWABLE SOIL BEARING ASSUMED AS 2500 P.S.F.

2.- ALL CONCRETE TO HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3500 P.S.I. AT 28 DAYS, UNLESS NOTED OTHERWISE.

3.- BOTTOM OF ALL FOOTINGS TO REST ON UNDISTURBED SOIL.

4.- STEPS IN ALL FOOTINGS NOT TO EXCEED 1'-0" VERTICAL FOR EACH 2'-0" HORIZONTAL.

5.- ALL CONCRETE SLABS ON GRADE TO REST ON 6" COMPACTED POROUS FILL. (CRUSHED STONE)

6.- ALL SLABS ON GRADE TO BE REINFORCED WITH 6 x 6 -W1.4 x W1.4 WWM. UNLESS NOTED OTHERWISE. SPLICES FER CRSI LATEST EDITION.

7.- FILL COLUMN AND BEAM POCKETS WIITH CONCRETE AFTER ALL COLUMNS AND BEAMS ARE IN PLACE, UNLESS NOTED OTHERWISE.

8.- BACKFILL BOTH SIDES OF FOUNDATION WALLS SIMULTANEOUSLY: WALLS WITH FILL ON ONE SIDE ONLY, MUST NOT BE BACKFILLED UNTIL DECK AT TOP AND SLAB BOTTOM OF WALL ARE IN PLACE.

9.- SLEEVE FOUNDATION WALLS WHERE REQUIRED TO ACCOMMODATE DUCTS AND UTILITIES.

10.- REINFORCING BARS TO CONFORM TO ASTM A-615 GRADE 60, EXCEPT REINFORCING FOR DOWELS TO SLABS TO BE GRADE 40.

11.- STEEL MESH REINFORCING TO CONFORM TO ASTM A-185

12.- REINFORCING BAR SPLICES & EMBEDMENT LENGTHS TO CONFORM TO LATEST CRSI HANDBOOK COMPLYING WITH ACI 318-CODE OF LATEST ISSUE, UNLESS NOTED OTHERWISE.

13.- ALL SPLICES IN REINFORCING ARE TO BE CLASS "B", UNLESS NOTED OTHERWISE. CONSIDER ALL HORIZONTAL WALL BARS AS "TOP BARS".

14.- TERMINATE ALL BARS IN ACCORDANCE WITH ACI-318 CODE OF LATEST ISSUE, WITH A HOOK IF THE REQUIRED EMBEDMENT LENGTH CANNOT BE OBTAINED.

15.- PROVIDE #4 VERTICAL REINFORCING @ 32" O.C.- GROUT CORES WITH REINFORCING SOLID, PER TABLE R 404.1.1(3) OF THE RESIDENTIAL CODE OF N.Y.S.

LEGEND

= = = = - WALLS TO BE REMOVED

═══ - WALL CONSTRUCTED W/ 2 x STUDS @ 16" O.C. W/ 1/2" DRYWALL ON BOTH SIDES.

▨ - CMU FOUNDATION WALL

Issued:		Date:
A	Issued for Bid/Permit/Construction	02/11/20
B		
C		
D		
E		

Revisions:		Date:
1		
2		
3		
4		
5		
6		
7		
8		
9		

Seal Seal

PROJECT ARCHITECT/ENGINEER DATE

PROJECT LEAD DATE

PROJECT DESIGNER DATE

Copyright © 2020
APD Engineering & Architecture, PLLC
615 Fishers Run
Victor, NY 14564
www.apd.com

Drawing Alteration
It is a violation of law for any person, unless acting under the direction of licensed Architect, Professional Engineer, Landscape Architect, or Land Surveyor to alter any item on this document in any way. Any licensee who alters this document is required by law to affix his or her seal and to add the notation "Altered By" followed by his or her signature and the specific description of the alteration or revision.

DO NOT SCALE PLANS
Copying, Printing, Software and other processes required to produce these prints can stretch or shrink the actual paper or layout. Therefore, scaling of this drawing may be inaccurate. Contact APD E&A with any need for additional dimensions or clarifications.

APD
ENGINEERING
ARCHITECTURE
615 Fishers Run Victor, NY 14564
585.742.2222 - www.apd.com

Oukes Residence Addition

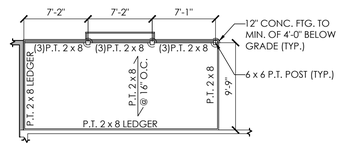
23 Shire Oaks Drive
Pittsford, NY 14534
(585) 354 - 8869

Oukes Residence Addition
23 Shire Oaks Drive
Pittsford, NY 14534
Monroe County
Project Name & Location:

Site Plan, Exist/Demo & Foundation Plan
Drawing Name:

Date: 8/2/19	Project No. 19-0335A
Type: Addition	
Drawn By: SMP	A101
Scale: As Noted	Drawing No.

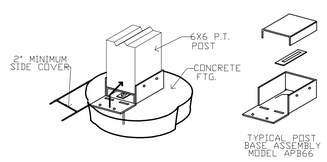
PLOTTED: 2/11/2020 12:50 PM



2 Deck Framing Plan

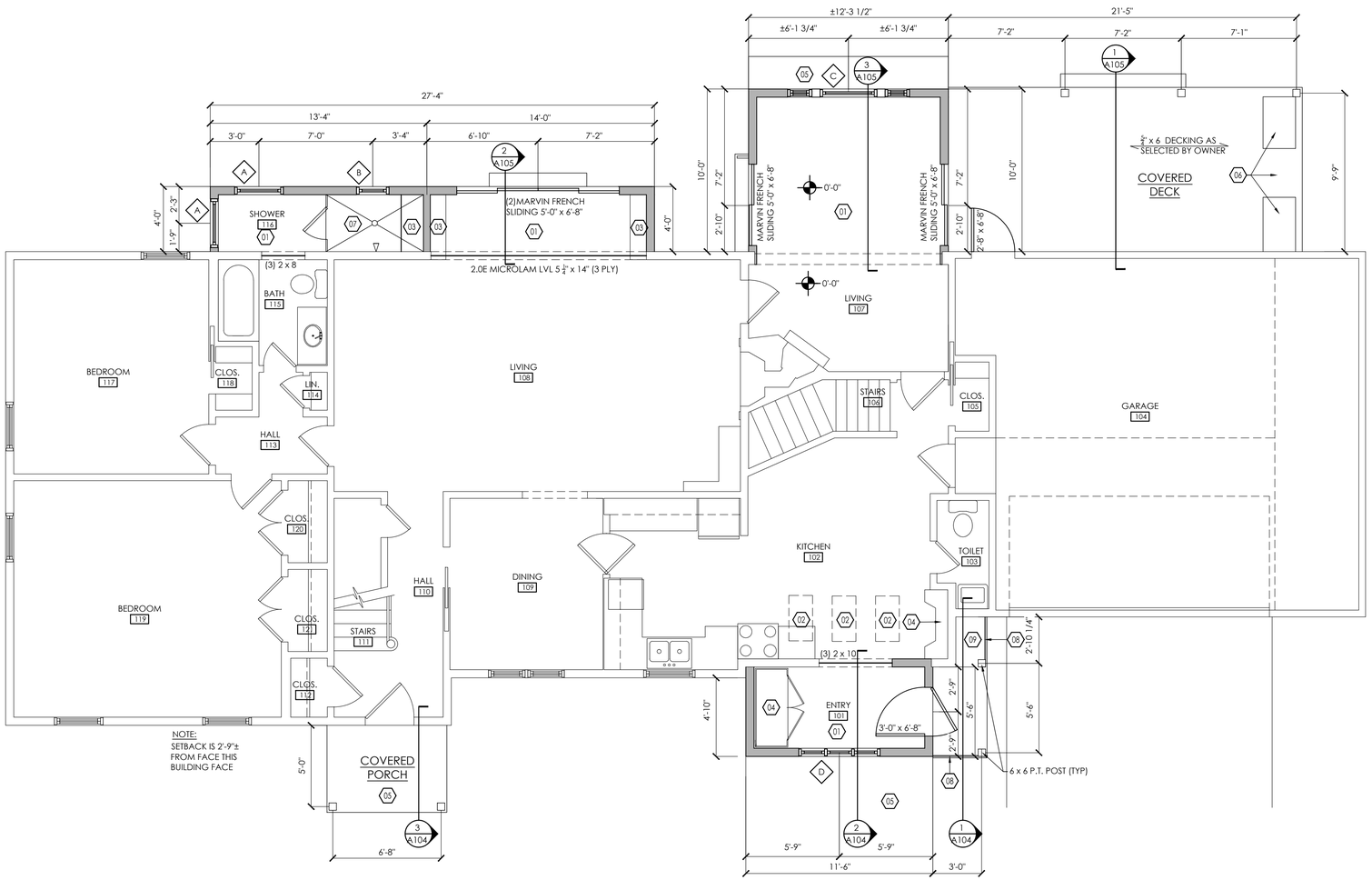
SCALE: 1/8" = 1'-0"

SIMPSON STRONG TIE CONNECTOR.



3 Post Connector Detail

SCALE: N.T.S.



1 Proposed Floor Plan

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

CONSTRUCTION KEYNOTES

01 – FINISH FLOORING AS SELECTED BY OWNER

02 – VELUX CURB MOUNTED FCM 1430 SKYLIGHTS ABOVE

03 – SHELVES/ SHELVING SYSTEM AND/OR BENCH AS SELECTED BY OWNER

04 – BUILT-IT CLOSET, FIREPLACE, ETC AS SELECTED BY OWNER

05 – STONE PORCH AS SELECTED BY OWNER

06 – BUILD IN GRILL AND EXTERIOR COUNTERTOP AS SELECTED BY OWNER

07 – 42 x 72 BUILT IN SHOWER AS SELECTED BY OWNER.

08 – TRELLIS AS SELECTED BY OWNER

09 – 4" CONC PATIO SLAB OVER VAPOR BARRIER & 6" CRUSHED STONE

WINDOW SCHEDULE

WINDOW SIZE SHOWN ARE FOR REFERENCE ONLY AND SUBJECT TO CHANGE PER OWNER. WINDOWS TO BE MARVIN WINDOWS. SPECIFIC STYLE/ SERIES TO BE COORDINATED AND SELECTED BY OWNER.

A – SINGLE CASEMENT 3'-0" x 6'-0"

B – SINGLE CASEMENT 2-0" x 2'-6"

B – (2) DOUBLE HUNG 1'-6" x 6'-0"
(3) PICTURE 3'-6" x 6'-0"

C – (3) CASEMENT 1'-8 x 5'-0"

LEGEND

- - - - - WALLS TO BE REMOVED

——— WALL CONSTRUCTED W/ 2 x STUDS @ 16" O.C. W/ 1/2" DRYWALL ON BOTH SIDES.

XXXXX - CMU FOUNDATION WALL

Issued:		Date:
A	Issued for Bid/Permit/Construction	02/11/20
B		
C		
D		
E		

Revisions:		Date:
1		
2		
3		
4		
5		
6		
7		
8		
9		

Seal

Seal

PROJECT ARCHITECT/ENGINEER DATE

PROJECT LEAD DATE

PROJECT DESIGNER DATE

Copyright © 2020
APD Engineering & Architecture, PLLC
615 Fishers Run
Victor, NY 14564
585.742.2222
www.apd.com

Drawing Alteration

It is a violation of law for any person, unless acting under the direction of licensed Architect, Professional Engineer, Landscape Architect, or Land Surveyor to alter any item on this document in any way. Any licensee who alters this document is required by law to affix his or her seal and to add the notation "Altered By" followed by his or her signature and the specific description of the alteration or revision.

DO NOT SCALE PLANS

Copying, Printing, Software and other processes required to produce these prints can stretch or shrink the actual paper or layout. Therefore, scaling of this drawing may be inaccurate. Contact APD E&A with any need for additional dimensions or clarifications.

APD ENGINEERING ARCHITECTURE
615 Fishers Run Victor, NY 14564
585.742.2222 - www.apd.com

Oukes Residence Addition

23 Shire Oaks Drive
Pittsford, NY, 14534
(585) 354 - 8869

Oukes Residence Addition
23 Shire Oaks Drive
Pittsford, NY 14534
Monroe County
Project Name & Location:

Floor Plan & Details

Drawing Name:

Date: 8/2/19

Type: Addition

Project No. 19-0335A

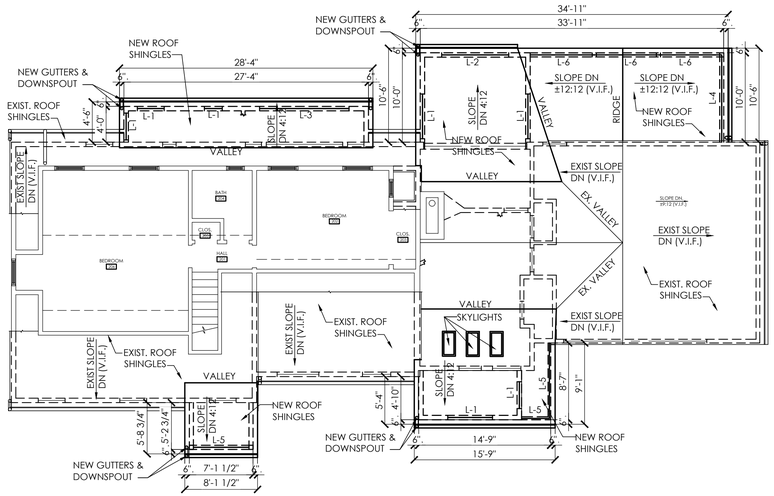
Drawn By: SMP

Scale: As Noted

A102

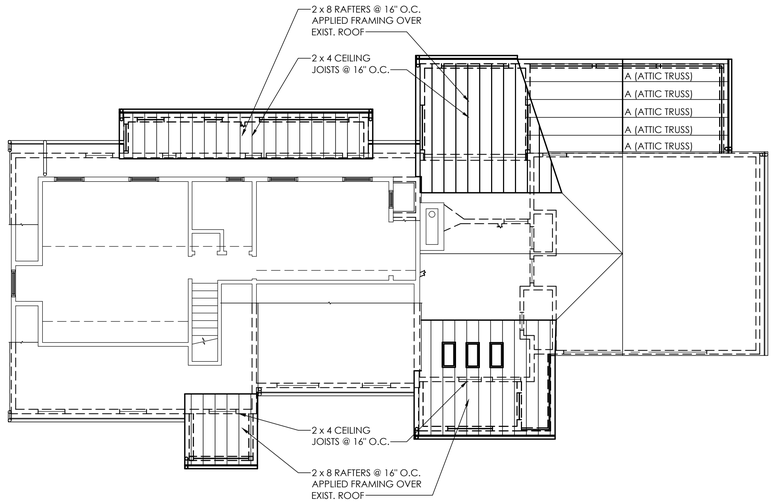
Drawing No.

PLOTTED: 2/11/2020 12:50 PM



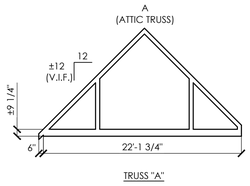
1 Roof Plan

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



2 Roof Framing Plan

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



TRUSS "A"

3 Truss Diagrams

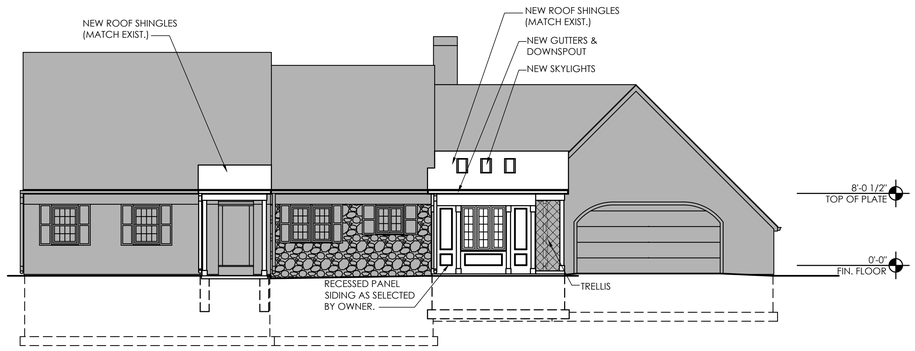
SCALE: 1/8" = 1'-0"

NOTE:
PRE-ENGINEERED WOOD TRUSS SYSTEM SHALL BE DESIGNED BY A N.Y.S. LICENSED ARCHITECT OR ENGINEER FOR THE FOLLOWING LOADS:

TOP CHORD	DEAD LOAD:10#
TOP CHORD	SNOW LOAD: 50# GROUND
BOTTOM CHORD	DEAD LOAD:10#

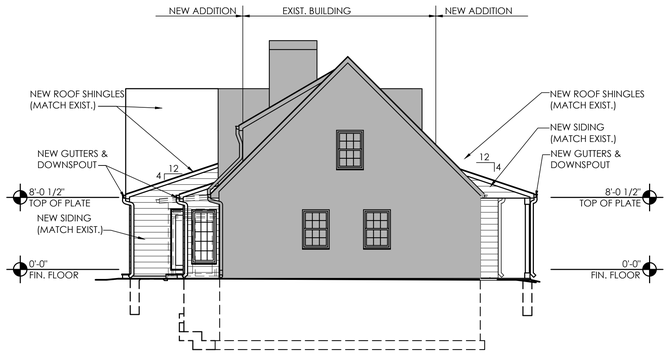
NOTES

- ALL TRUSSES TO BE 2'-0" O.C.
- ALL STICK FRAMING SHALL BE:
  2 x 10 RIDGE & HIP MEMBERS
  2 x 8 RAFTERS AT 16" O.C.
  UNLESS OTHERWISE NOTED
- VERIFY PITCH OF EXISTING ROOF PRIOR TO ORDERING TRUSS
- CONTRACTOR SHALL FURNISH TRUSS SHOP DRAWINGS WITH ENGINEER OR ARCHITECT SEAL & SIGNATURE
- TRUSS MANUFACTURER TO PROVIDE RECOMMENDED ROOF TRUSS SYSTEM BRACING DIAGRAM.
- ROOF TRUSSES SHALL BE INSTALLED USING SIMPSON HURRICANE TIES TYPE H8 OR APPROVED EQUAL.



4 Front Exterior Elevation

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



5 Side Exterior Elevation

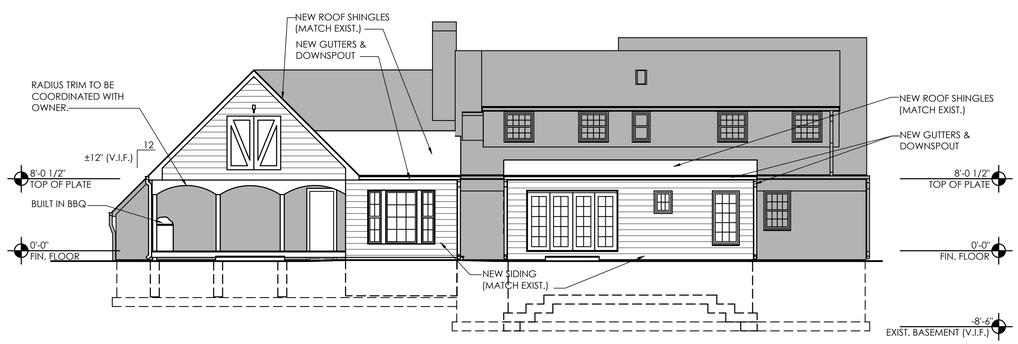
SCALE: 1/8" = 1'-0"

ROOF NOTES

1.- PROVIDE MINIMUM 5'-0" WIDE ICE & WATER SHIELD UNDERLAYMENT ALONG EAVES AND AT VALLEYS
2.- PROVIDE ASPHALT SATURATED FELT UNDERLAYMENT ALL REMAINING AREAS
3.- PROVIDE ALUMINUM FASCIA, DRIP EDGE, VENTED SOFFITS, GUTTERS AND DOWNSPOUTS AT NEW ROOF AREAS, TO MATCH EXISTING.
4.- REMOVE EXISTING ROOF SHINGLES & UNDERLAYMENT, FURNISH AND INSTALL ICE & WATER UNDERLAYMENT & NEW ARCHITECTURAL SHINGLES AS REQ'D
5.- VERIFY IN FIELD EXISTING ROOF OVERHANGS. NEW OVERHANGS TO MATCH EXIST.

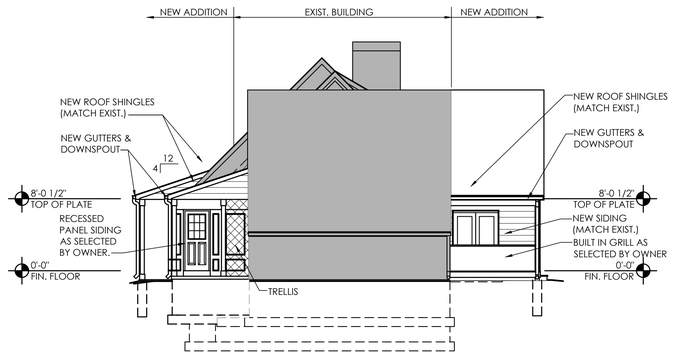
LINTEL & HEADER SCHEDULE

L-1 - (3) 2 x 8 WITH (2)½" PLYWOOD GUSSET (2 x 6 EXTERIOR WALLS)
L-2 - (3) 2 x 10 WITH (2)½" PLYWOOD GUSSET (2 x 6 EXTERIOR WALLS)
L-3 - (3) 2 x 12 WITH (2)½" PLYWOOD GUSSET (2 x 6 EXTERIOR WALLS)
L-4 - 2.0E MICRORLAM LVL 9 ¼" x 5 ¼" (3 PLY)
L-5 - (3) P.T. 2 x 8 WITH (2)½" PLYWOOD GUSSET (EXTERIOR FRAMING)
L-6 - (3) P.T. 2 x 10 WITH (2)½" PLYWOOD GUSSET (EXTERIOR FRAMING)



6 Back Exterior Elevation

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



7 Side Exterior Elevation

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

Issued:		Date:
A	Issued for Bid/Permit/Construction	02/11/20
B		
C		
D		
E		

Revisions:		Date:
1		
2		
3		
4		
5		
6		
7		
8		
9		

Seal

Seal

PROJECT ARCHITECT/ENGINEER DATE

PROJECT LEAD DATE

PROJECT DESIGNER DATE

Copyright © 2020
APD Engineering & Architecture, PLLC
615 Fishers Run
Victor, NY 14564
585.742.2222
www.apd.com

Drawing Alteration

It is a violation of law for any person, unless acting under the direction of licensed Architect, Professional Engineer, Landscape Architect, or Land Surveyor to alter any item on this document in any way. Any licensee who alters this document is required by law to affix his or her seal and to add the notation "Altered By" followed by his or her signature and the specific description of the alteration or revision.

DO NOT SCALE PLANS

Copying, Printing, Software and other processes required to produce these prints can stretch or shrink the actual paper or layout. Therefore, scaling of this drawing may be inaccurate. Contact APD E&A with any need for additional dimensions or clarifications.

APD ENGINEERING ARCHITECTURE
615 Fishers Run Victor, NY 14564
585.742.2222 - www.apd.com

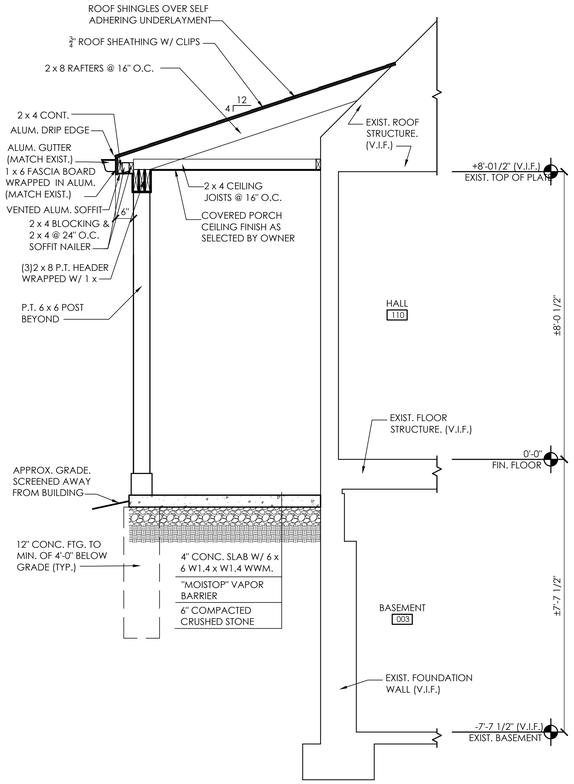
Oukes Residence Addition
23 Shire Oaks Drive
Pittsford, NY, 14534
(585) 354 - 8869

Oukes Residence Addition
23 Shire Oaks Drive
Pittsford, NY 14534
Monroe County
Project Name & Location:

Roof Plan & Framing & Exterior Elevations
Drawing Name:

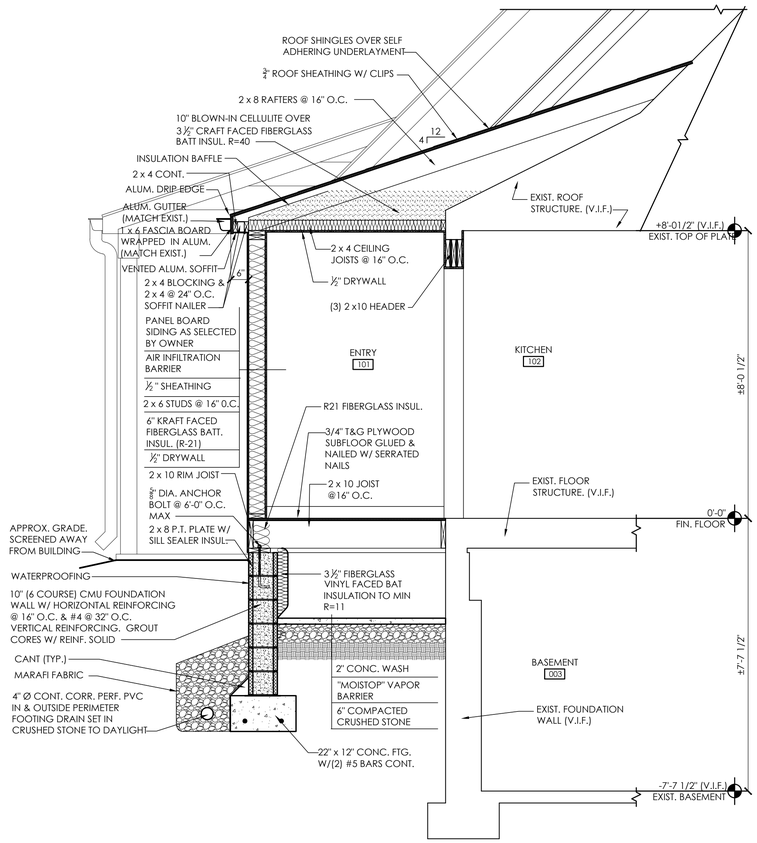
Date: 8/2/19	Project No. 19-0335A
Type: Addition	
Drawn By: SMP	A103
Scale: As Noted	Drawing No.

PLOTTED: 2/11/2020 12:50 PM



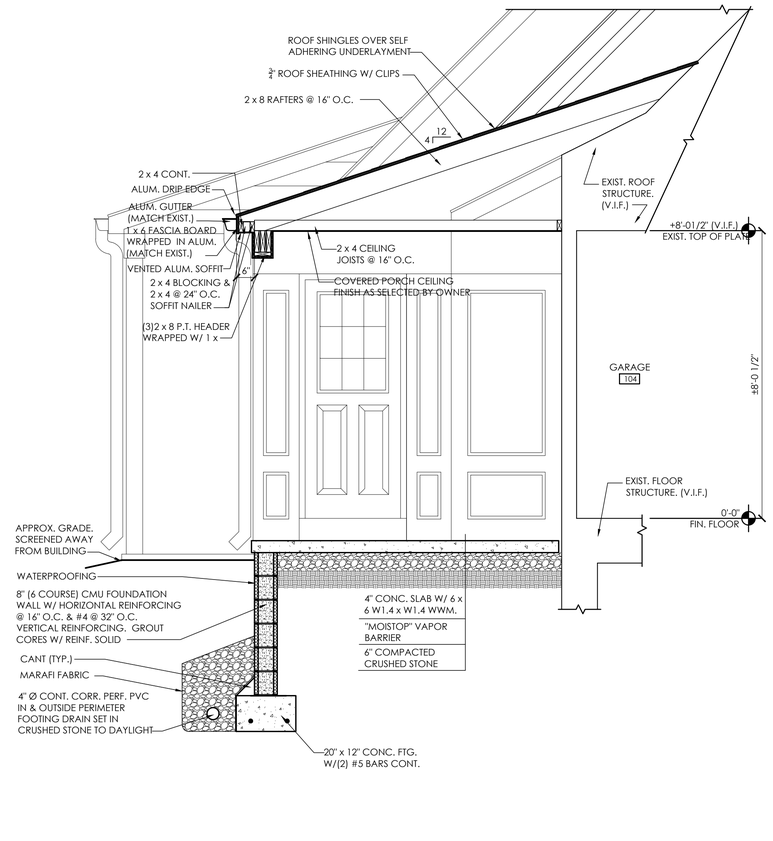
3 Section @ Covered Entry

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



2 Section @ Front Entry

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



1 Section @ Front Entry Porch

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

Issued:		Date:
A	Issued for Bid/Permit/Construction	02/11/20
B		
C		
D		
E		

Revisions:		Date:
1		
2		
3		
4		
5		
6		
7		
8		
9		

Seal

Seal

PROJECT ARCHITECT/ENGINEER DATE

PROJECT LEAD DATE

PROJECT DESIGNER DATE

Copyright © 2020
APD Engineering & Architecture, PLLC
615 Fishers Run
Victor, NY 14564
585.742.2222
www.apd.com

Drawing Alteration

It is a violation of law for any person, unless acting under the direction of licensed Architect, Professional Engineer, Landscape Architect, or Land Surveyor to alter any item on this document in any way. Any licensee who alters this document is required by law to affix his or her seal and to add the notation "Altered By" followed by his or her signature and the specific description of the alteration or revision.

DO NOT SCALE PLANS

Copying, Printing, Software and other processes required to produce these prints can stretch or shrink the actual paper or layout. Therefore, scaling of this drawing may be inaccurate. Contact APD E&A with any need for additional dimensions or clarifications.

APD ENGINEERING ARCHITECTURE
615 Fishers Run Victor, NY 14564
585.742.2222 - www.apd.com

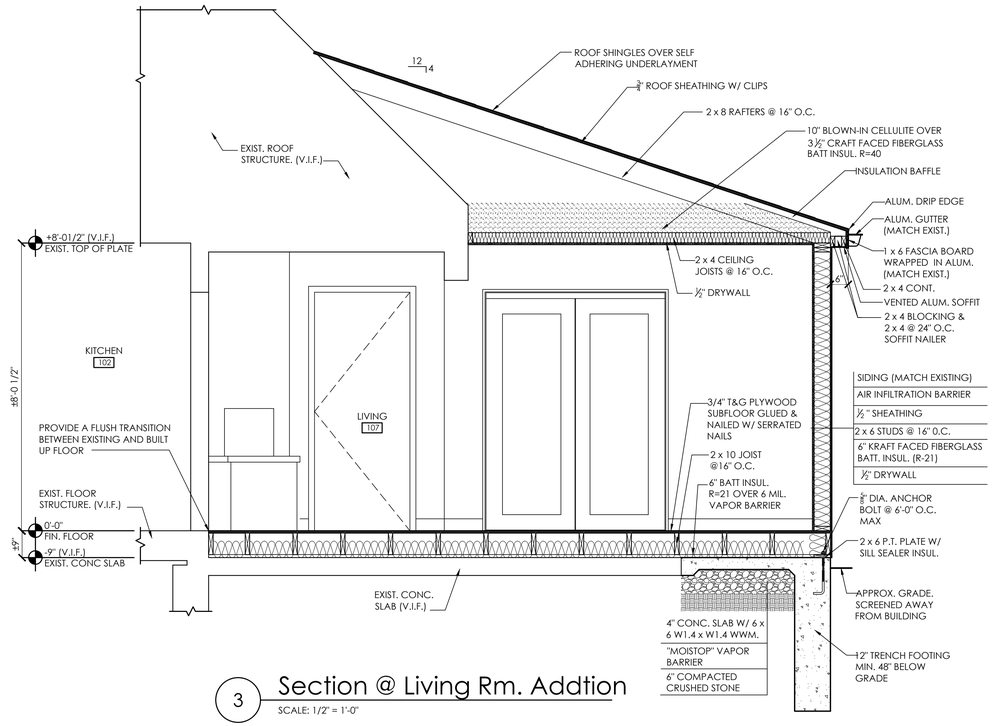
Oukes Residence Addition
23 Shire Oaks Drive
Pittsford, NY, 14534
(585) 354 - 8869

Oukes Residence Addition
23 Shire Oaks Drive
Pittsford, NY 14534
Monroe County
Project Name & Location:

Wall Sections
Drawing Name:

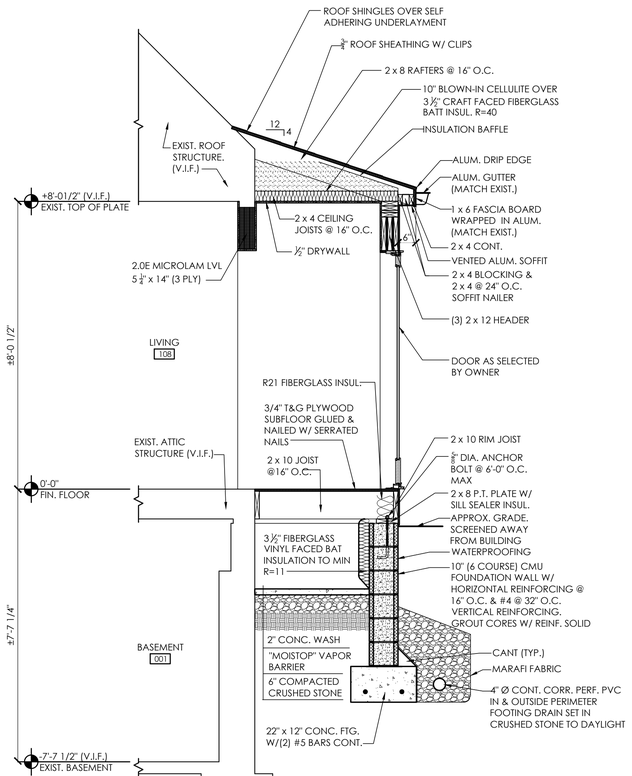
Date: 8/2/19	Project No. 19-0335A
Type: Addition	
Drawn By: SMP	A104
Scale: As Noted	Drawing No.

PLOTTED: 2/11/2020 12:50 PM



3 Section @ Living Rm. Addtion

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



2 Section @ Extended Living Room

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

1 Section @ Covered Deck

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

Issued:		Date:
A	Issued for Bid/Permit/Construction	02/11/20
B		
C		
D		
E		

Revisions:		Date:
1		
2		
3		
4		
5		
6		
7		
8		
9		

Seal

Seal

PROJECT ARCHITECT/ENGINEER DATE

PROJECT LEAD DATE

PROJECT DESIGNER DATE

Copyright © 2020
APD Engineering & Architecture, PLLC
615 Fishers Run
Victor, NY 14564
585.742.2222
www.apd.com

Drawing Alteration

It is a violation of law for any person, unless acting under the direction of licensed Architect, Professional Engineer, Landscape Architect, or Land Surveyor to alter any item on this document in any way. Any licensee who alters this document is required by law to affix his or her seal and to add the notation "Altered By" followed by his or her signature and the specific description of the alteration or revision.

DO NOT SCALE PLANS

Copying, Printing, Software and other processes required to produce these prints can stretch or shrink the actual paper or layout. Therefore, scaling of this drawing may be inaccurate. Contact APD E&A with any need for additional dimensions or clarifications.

APD ENGINEERING ARCHITECTURE
615 Fishers Run Victor, NY 14564
585.742.2222 - www.apd.com

Oukes Residence Addition

23 Shire Oaks Drive
Pittsford, NY, 14534
(585) 354 - 8869

Oukes Residence Addition
23 Shire Oaks Drive
Pittsford, NY 14534
Monroe County
Project Name & Location:

Wall Sections

Drawing Name:

Date: 8/2/19	Project No. 19-0335A
Type: Addition	
Drawn By: SMP	A105
Scale: As Noted	Drawing No.

PLOTTED: 2/11/2020 12:50 PM

20

Town of Pittsford

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

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

Permit #
B20-000049

DESIGN REVIEW AND HISTORIC PRESERVATION BOARD
REFERRAL OF APPLICATION

Property Address: 143 Kilbourn Road ROCHESTER, NY 14618
Tax ID Number: 138.13-3-2.1
Zoning District: RN Residential Neighborhood
Owner: BHR Kilbourn L.L.C.
Applicant: James Fahy Design Associates

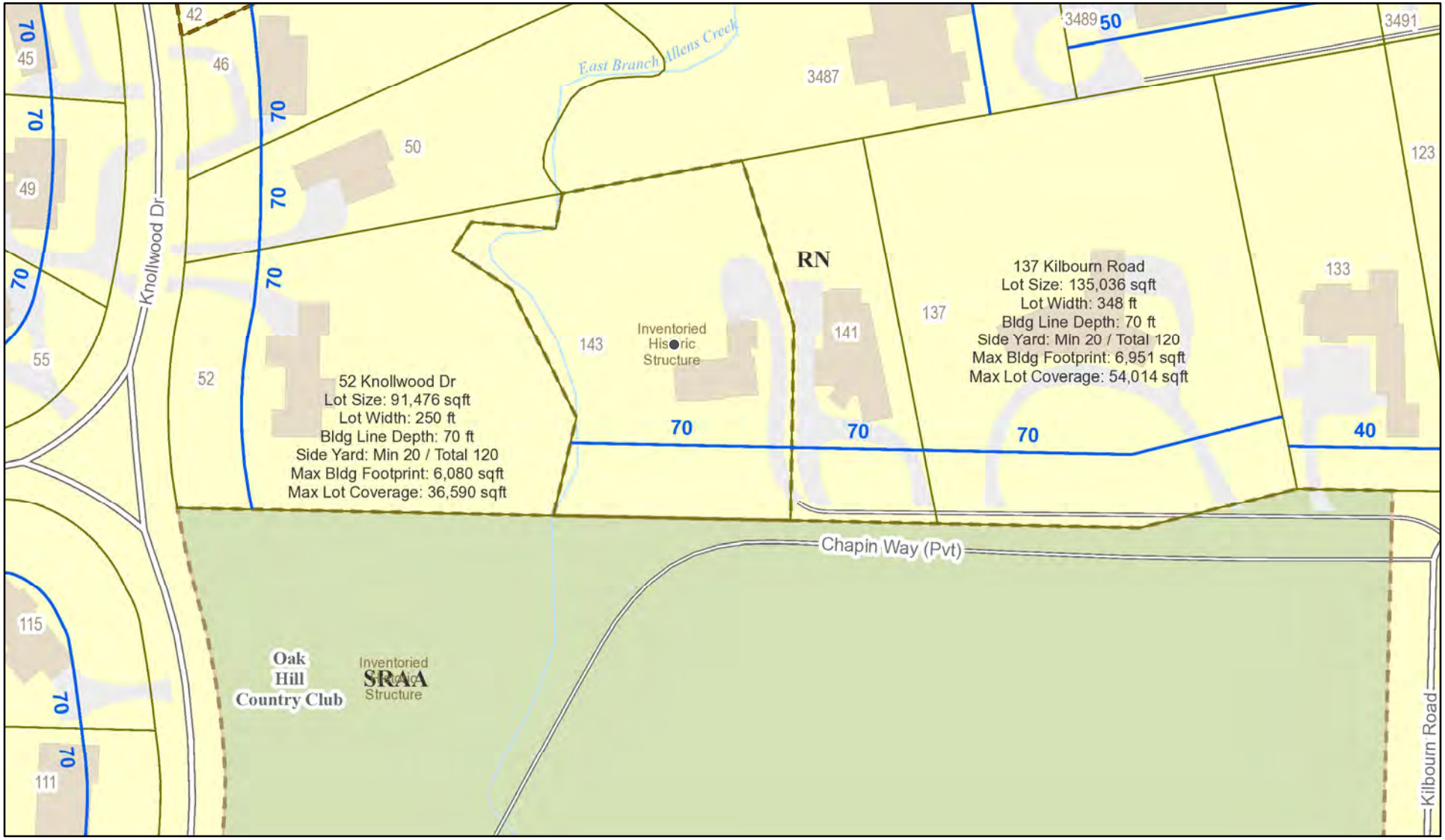
Application Type:

- [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 garage and living space. The addition will be approximately 2081 Sq. Ft. and will be located to the rear of the current home.

Meeting Date: May 14, 2020

RN Residential Neighborhood Zoning



Printed April 30, 2020

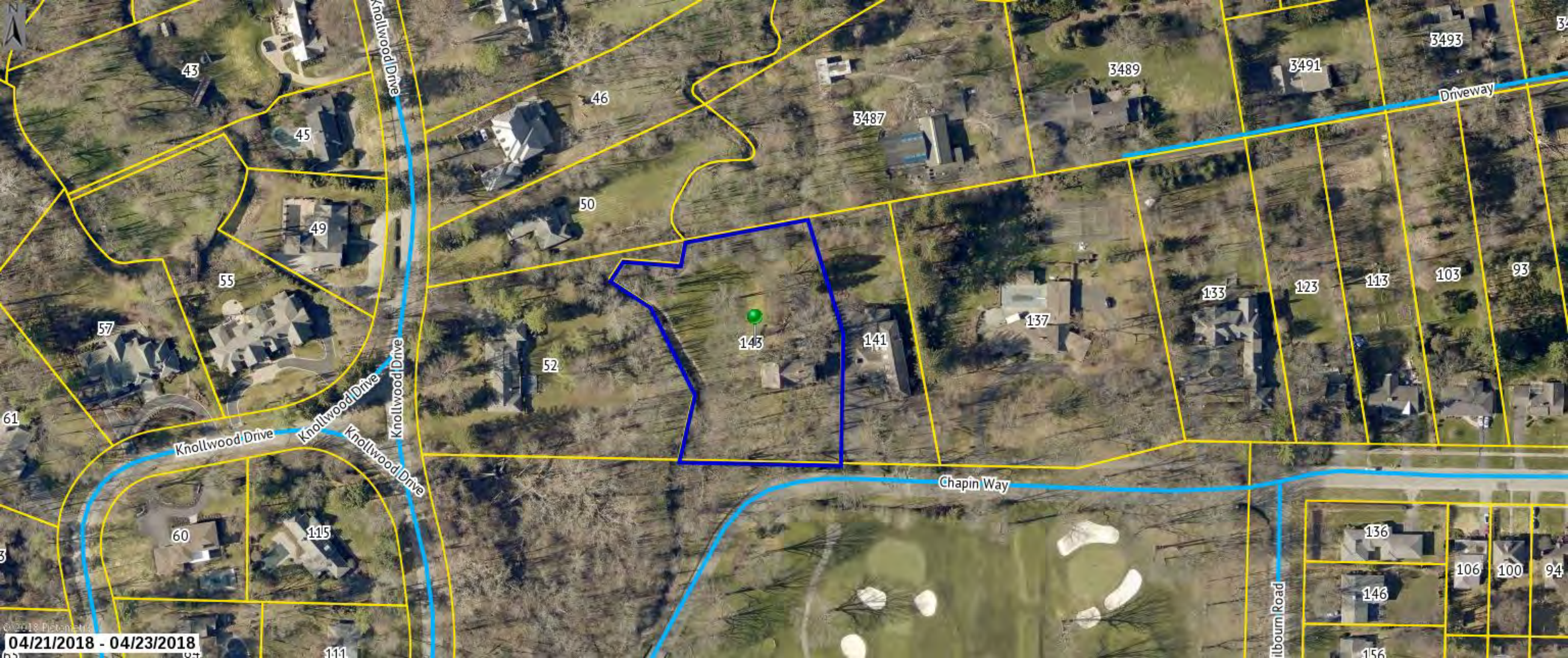
1:2,257

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.


Knollwood Drive
Knollwood Drive
Knollwood Drive
Knollwood Drive
Chapin Way
Driveway
Kilbourn Road
43
45
46
49
50
55
57
52
143
141
137
133
123
113
103
93
3489
3487
3491
3493
61
60
115
111
136
146
106
100
94
156
04/21/2018 - 04/23/2018

ADDITION / RENOVATION

143 KILBOURN ROAD

PITTSFORD, NEW YORK

CLIENT:

BHR KILBOURN L.L.C.
45 EAST AVE.
ROCHESTER, NY 14604

ARCHITECT:

JAMES FAHY DESIGN ASSOCIATES
ARCHITECTURE & ENGINEERING P.C.
2024 W. HENRIETTA RD. SUITE 3K
ROCHESTER, NY 14623

tel. (585) 272-1650
email: info@jamesfahy.com
website: www.jamesfahy.com

CIVIL ENGINEER:

BME ASSOCIATES
10 LIFTBRIDGE LANE EAST
FAIRPORT, NY 14450

tel. (585) 377-7360
email: bmeassociates@bmepc.com
website: bmepc.com

DRAWING INDEX:

T1.0 TITLE SHEET

A1.0 EXISTING & PROPOSED SOUTH ELEVATIONS
A1.1 EXISTING & PROPOSED EAST ELEVATIONS
A1.2 EXISTING & PROPOSED NORTH ELEVATIONS
A1.3 EXISTING & PROPOSED WEST ELEVATIONS

A3.0 EXISTING FIRST FLOOR PLAN
A3.1 PROPOSED FIRST FLOOR PLAN

A4.0 EXISTING SECOND FLOOR PLAN
A4.1 PROPOSED SECOND FLOOR PLAN

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

ADDITION / RENOVATION
143 KILBOURN ROAD
PITTSFORD, NEW YORK
BHR KILBOURN L.L.C.

PROJECT:
CLIENT:

REVISIONS:
NO. | DATE

JOB NO. A19-128
PROJECT NO. ADDITION/REN.
PHASE: PRELIMINARY
DATE: 3-3-2020

DRAWING NO. T1.0

existing south elevation

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

proposed south elevation

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

COPYRIGHT NOTICE:
THESE PLANS ARE PROTECTED UNDER FEDERAL COPYRIGHT LAWS BY JAMES FAHY DESIGN. ANY REPRODUCTION, OR MODIFICATION OF THESE PLANS, IN WHOLE OR IN PART, WITHOUT THE EXPRESS WRITTEN CONSENT OF JAMES FAHY DESIGN IS A VIOLATION OF COPYRIGHT LAWS. CLIENT RIGHTS ARE LIMITED TO ONE-TIME USE FOR CONSTRUCTION OF THESE PLANS.

UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS DRAWING IS A VIOLATION OF THE NEW YORK STATE EDUCATION LAW, ARTICLE 145, SECTION 7209.

Copyright © 2020 James Fahy, P.E., P.C.
All rights reserved.

REVISIONS:

NO.	DATE	BY	DESCRIPTION

PROJECT:
ADDITION/RENOVATION
143 KILBOURN RD.
PITTSFORD, NY

CLIENT:
BHR KILBOURN LLC
45 EAST AVENUE
ROCHESTER, NY

DRAWING TITLE:
EXISTING & PROPOSED
SOUTH ELEVATIONS

PHASE:
PRELIMINARY

JOB NO.	PROJECT NO.
A19-128	ADDITION/REN.
DRAWN BY: CNS	DRAWING NO: A1.0
CHECKED BY: JRF	
DATE: 3-3-2020	

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

existing east elevation

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

proposed east elevation

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

COPYRIGHT NOTICE:
THESE PLANS ARE PROTECTED UNDER FEDERAL COPYRIGHT LAWS BY JAMES FAHY DESIGN. ANY REPRODUCTION, OR MODIFICATION OF THESE PLANS, IN WHOLE OR IN PART, WITHOUT THE EXPRESS WRITTEN CONSENT OF JAMES FAHY DESIGN IS A VIOLATION OF COPYRIGHT LAWS. CLIENT RIGHTS ARE LIMITED TO ONE-TIME USE FOR CONSTRUCTION OF THESE PLANS.

UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS DRAWING IS A VIOLATION OF THE NEW YORK STATE EDUCATION LAW, ARTICLE 145, SECTION 7209.

Copyright © 2020
All rights reserved.
James Fahy, P.E., P.C.

REVISIONS:

NO.	DATE	BY	DESCRIPTION

PROJECT:
ADDITION/RENOVATION
143 KILBOURN RD.
PITTSFORD, NY

CLIENT:
BHR KILBOURN LLC
45 EAST AVENUE
ROCHESTER, NY

DRAWING TITLE:
EXISTING & PROPOSED
EAST ELEVATIONS

PHASE:
PRELIMINARY

JOB NO.	PROJECT NO.
A19-128	ADDITION/REN.
DRAWN BY: CNS	DRAWING NO: A1.1
CHECKED BY: JRF	
DATE: 3-3-2020	

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

existing north elevation

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

proposed north elevation

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

COPYRIGHT NOTICE:
THESE PLANS ARE PROTECTED UNDER FEDERAL COPYRIGHT LAWS BY JAMES FAHY DESIGN. ANY REPRODUCTION, OR MODIFICATION OF THESE PLANS, IN WHOLE OR IN PART, WITHOUT THE EXPRESS WRITTEN CONSENT OF JAMES FAHY DESIGN IS A VIOLATION OF COPYRIGHT LAWS. CLIENT RIGHTS ARE LIMITED TO ONE-TIME USE FOR CONSTRUCTION OF THESE PLANS.

UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS DRAWING IS A VIOLATION OF THE NEW YORK STATE EDUCATION LAW, ARTICLE 145, SECTION 7209.

Copyright © 2020 James Fahy, P.E., P.C.
All rights reserved.

REVISIONS:

NO.	DATE	BY	DESCRIPTION

PROJECT:
ADDITION/RENOVATION
143 KILBOURN RD.
PITTSFORD, NY

CLIENT:
BHR KILBOURN LLC
45 EAST AVENUE
ROCHESTER, NY

DRAWING TITLE:
EXISTING & PROPOSED
NORTH ELEVATIONS

PHASE:
PRELIMINARY

JOB NO.	PROJECT NO.
A19-128	ADDITION/REN.
DRAWN BY: CNS	DRAWING NO: A1.2
CHECKED BY: JRF	
DATE: 3-3-2020	

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

existing west elevation

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

proposed west elevation

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

COPYRIGHT NOTICE:
THESE PLANS ARE PROTECTED UNDER FEDERAL COPYRIGHT LAWS BY JAMES FAHY DESIGN. ANY REPRODUCTION, OR MODIFICATION OF THESE PLANS, IN WHOLE OR IN PART, WITHOUT THE EXPRESS WRITTEN CONSENT OF JAMES FAHY DESIGN IS A VIOLATION OF COPYRIGHT LAWS. CLIENT RIGHTS ARE LIMITED TO ONE-TIME USE FOR CONSTRUCTION OF THESE PLANS.

UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS DRAWING IS A VIOLATION OF THE NEW YORK STATE EDUCATION LAW, ARTICLE 145, SECTION 7209.

Copyright © 2020 James Fahy, P.E., P.C.
All rights reserved.

REVISIONS:

NO.	DATE	BY	DESCRIPTION

PROJECT:
ADDITION/RENOVATION
143 KILBOURN RD.
PITTSFORD, NY

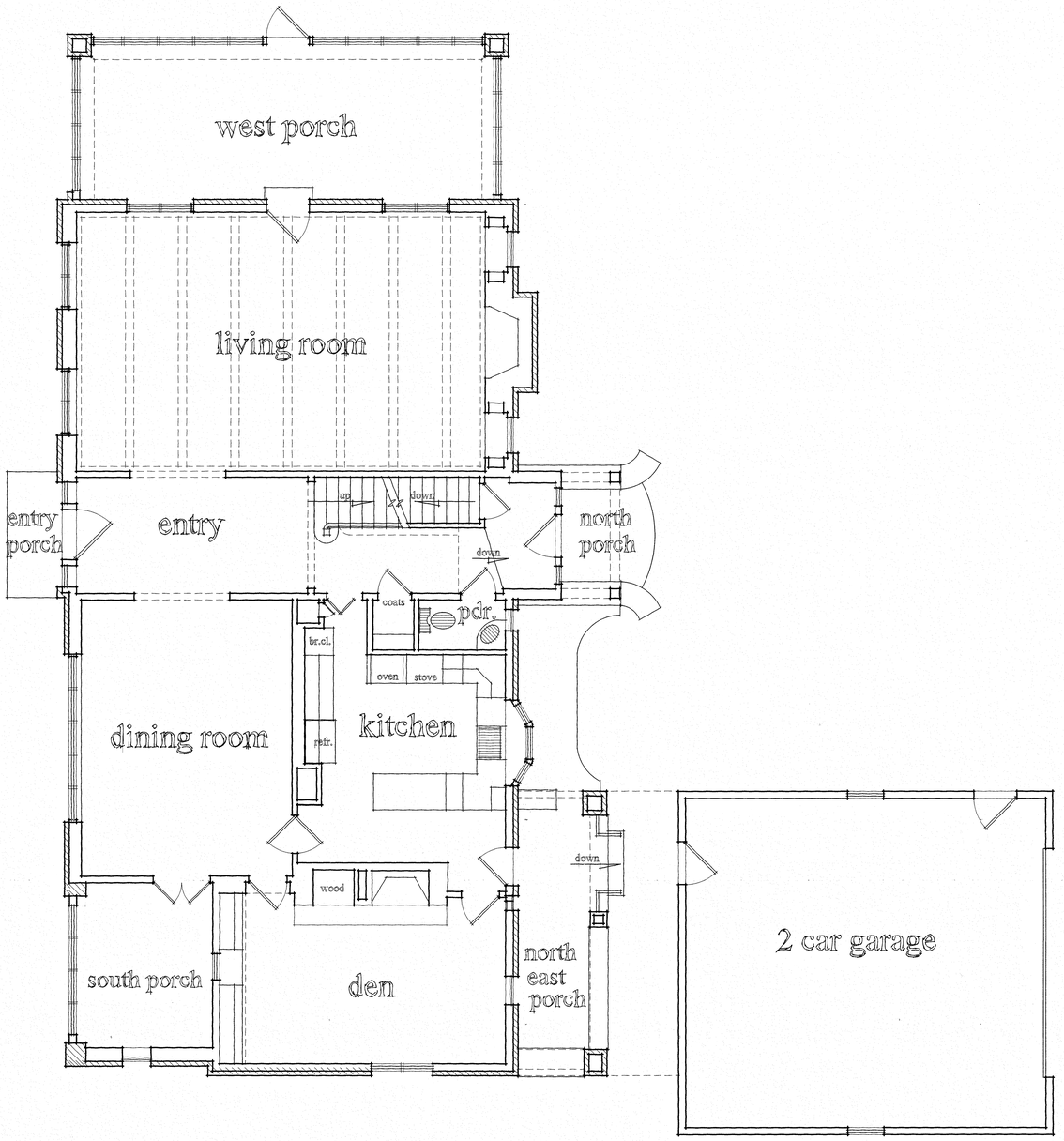
CLIENT:
BHR KILBOURN LLC
45 EAST AVENUE
ROCHESTER, NY

DRAWING TITLE:
EXISTING & PROPOSED
WEST ELEVATIONS

PHASE:
PRELIMINARY

JOB NO.	PROJECT NO.
A19-128	ADDITION/REN.
DRAWN BY: CNS	DRAWING NO: A1.3
CHECKED BY: JRF	
DATE: 3-3-2020	

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



N

existing first floor plan

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

COPYRIGHT NOTICE:
THESE PLANS ARE PROTECTED UNDER FEDERAL COPYRIGHT LAWS BY JAMES FAHY DESIGN. ANY REPRODUCTION, OR MODIFICATION OF THESE PLANS, IN WHOLE OR IN PART, WITHOUT THE EXPRESS WRITTEN CONSENT OF JAMES FAHY DESIGN IS A VIOLATION OF COPYRIGHT LAWS. CLIENT RIGHTS ARE LIMITED TO ONE-TIME USE FOR CONSTRUCTION OF THESE PLANS.

UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS DRAWING IS A VIOLATION OF THE NEW YORK STATE EDUCATION LAW, ARTICLE 145, SECTION 7209.

Copyright © 2020 James Fahy, P.E., P.C.
All rights reserved.

REVISIONS:

NO.	DATE	BY	DESCRIPTION

PROJECT:
ADDITION/RENOVATION
143 KILBOURN RD.
PITTSFORD, NY

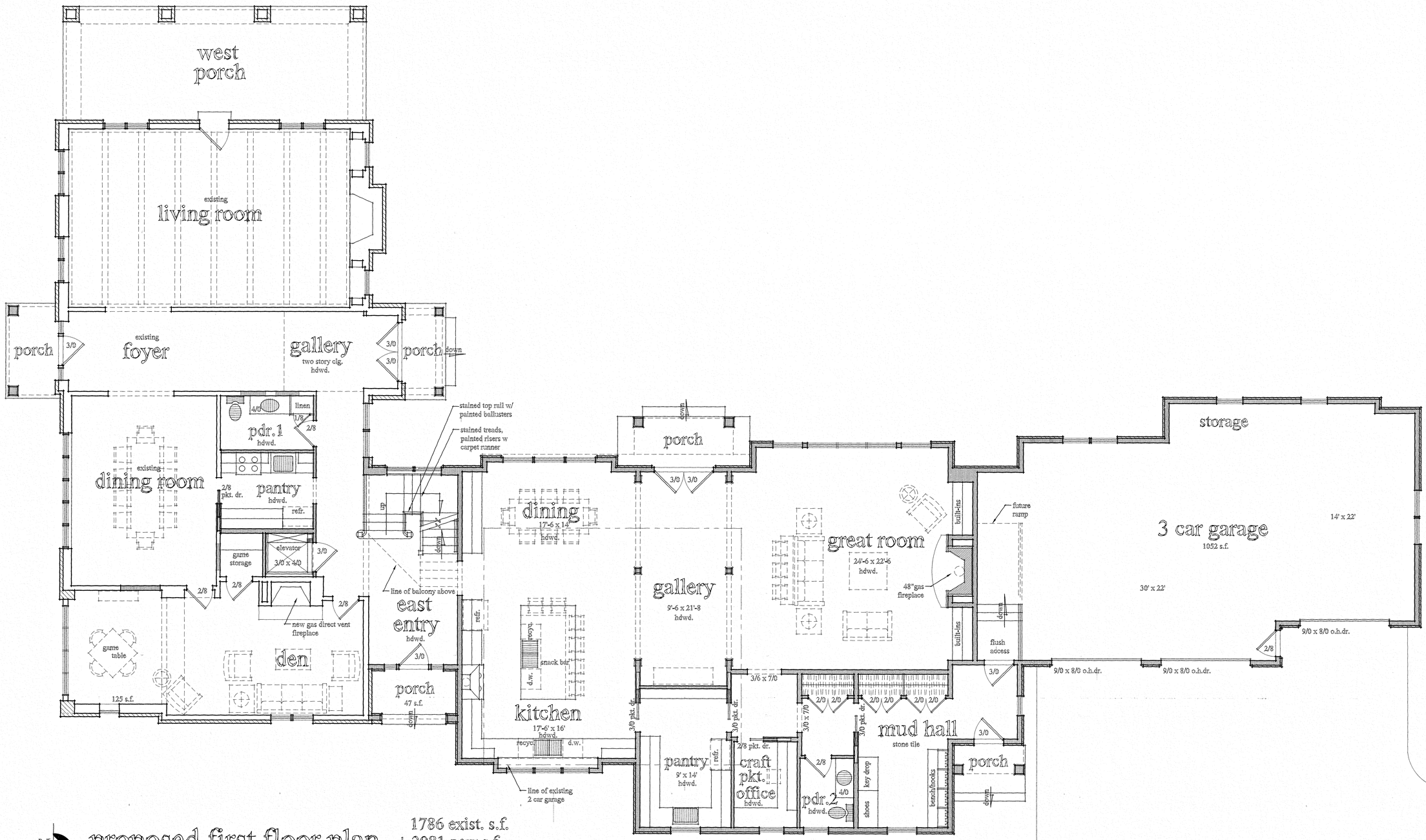
CLIENT:
BHR KILBOURN LLC
45 EAST AVENUE
ROCHESTER, NY

DRAWING TITLE:
EXISTING FIRST FLOOR PLAN

PHASE:
PRELIMINARY

JOB NO.	PROJECT NO.
A19-128	ADDITION/REN.
DRAWN BY: CNS	DRAWING NO: A3.0
CHECKED BY: JRF	
DATE: 3-3-2020	

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



proposed first floor plan

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

1786 exist. s.f.
+ 2081 new s.f.
= 3867 total

wall legend:

existing wall
new stud wall

COPYRIGHT NOTICE:
THESE PLANS ARE PROTECTED UNDER FEDERAL COPYRIGHT LAWS BY JAMES FAHY DESIGN. ANY REPRODUCTION, OR MODIFICATION OF THESE PLANS, IN WHOLE OR IN PART, WITHOUT THE EXPRESS WRITTEN CONSENT OF JAMES FAHY DESIGN IS A VIOLATION OF COPYRIGHT LAWS. CLIENT RIGHTS ARE LIMITED TO ONE-TIME USE FOR CONSTRUCTION OF THESE PLANS.

UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS DRAWING IS A VIOLATION OF THE NEW YORK STATE EDUCATION LAW, ARTICLE 145, SECTION 7209.

Copyright © 2020 James Fahy, P.E., P.C.
All rights reserved.

REVISIONS:

NO.	DATE	BY	DESCRIPTION

PROJECT:
ADDITION/RENOVATION
143 KILBOURN RD.
PITTSFORD, NY

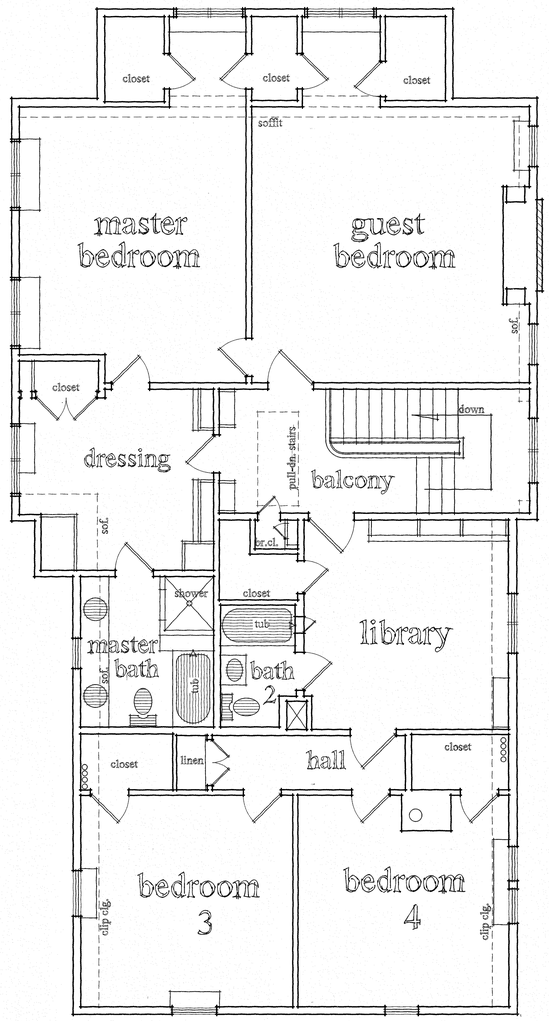
CLIENT:
BHR KILBOURN LLC
45 EAST AVENUE
ROCHESTER, NY

DRAWING TITLE:
PROPOSED FIRST FLOOR PLAN

PHASE:
PRELIMINARY

JOB NO.	PROJECT NO.
A19-128	ADDITION/REN.
DRAWN BY: CNS	DRAWING NO: A3.1
CHECKED BY: JRF	
DATE: 3-3-2020	

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



N

existing second floor plan

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

COPYRIGHT NOTICE:
THESE PLANS ARE PROTECTED UNDER FEDERAL COPYRIGHT LAWS BY JAMES FAHY DESIGN. ANY REPRODUCTION, OR MODIFICATION OF THESE PLANS, IN WHOLE OR IN PART, WITHOUT THE EXPRESS WRITTEN CONSENT OF JAMES FAHY DESIGN IS A VIOLATION OF COPYRIGHT LAWS. CLIENT RIGHTS ARE LIMITED TO ONE-TIME USE FOR CONSTRUCTION OF THESE PLANS.

UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS DRAWING IS A VIOLATION OF THE NEW YORK STATE EDUCATION LAW, ARTICLE 145, SECTION 7209.

Copyright © 2020 James Fahy, P.E., P.C.
All rights reserved.

REVISIONS:

NO.	DATE	BY	DESCRIPTION

PROJECT:
ADDITION/RENOVATION
143 KILBOURN RD.
PITTSFORD, NY

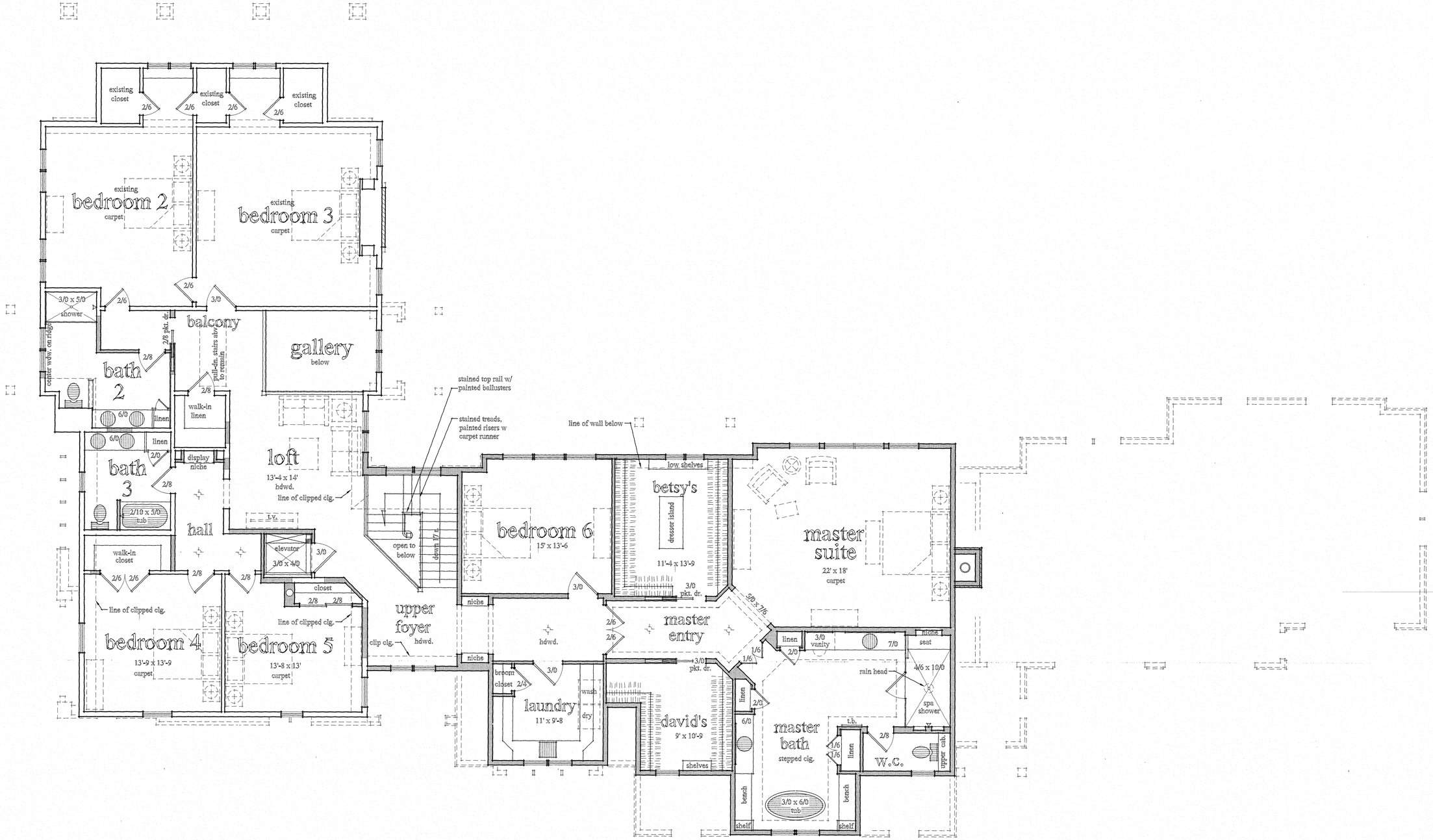
CLIENT:
BHR KILBOURN LLC
45 EAST AVENUE
ROCHESTER, NY

DRAWING TITLE:
EXISTING SECOND FLOOR PLAN

PHASE:
PRELIMINARY

JOB NO.	PROJECT NO.
A19-128	ADDITION/REN.
DRAWN BY: CNS	DRAWING NO: A4.0
CHECKED BY: JRF	
DATE: 3-3-2020	

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



proposed second floor plan

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

1941 exist./renovated s.f.
+ 1819 new s.f.
= 3760 total s.f.

wall legend:
existing wall
new stud wall

COPYRIGHT NOTICE:
THESE PLANS ARE PROTECTED UNDER FEDERAL COPYRIGHT LAWS BY JAMES FAHY DESIGN. ANY REPRODUCTION, OR MODIFICATION OF THESE PLANS, IN WHOLE OR IN PART, WITHOUT THE EXPRESS WRITTEN CONSENT OF JAMES FAHY DESIGN IS A VIOLATION OF COPYRIGHT LAWS. CLIENT RIGHTS ARE LIMITED TO ONE-TIME USE FOR CONSTRUCTION OF THESE PLANS.

UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS DRAWING IS A VIOLATION OF THE NEW YORK STATE EDUCATION LAW, ARTICLE 145, SECTION 7209.

Copyright © 2020 All rights reserved. James Fahy, P.E., P.C.

REVISIONS:

NO.	DATE	BY	DESCRIPTION

PROJECT:
ADDITION/RENOVATION
143 KILBOURN RD.
PITTSFORD, NY

CLIENT:
BHR KILBOURN LLC
45 EAST AVENUE
ROCHESTER, NY

DRAWING TITLE:
PROPOSED SECOND FLOOR PLAN

PHASE:
PRELIMINARY

JOB NO. A19-128	PROJECT NO. ADDITION/REN.
DRAWN BY: CNS	DRAWING NO: A4.1
CHECKED BY: JRF	
DATE: 3-3-2020	

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

Town of Pittsford

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

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

Permit #
B20-000051

DESIGN REVIEW AND HISTORIC PRESERVATION BOARD
REFERRAL OF APPLICATION

Property Address: 83 Tobey Court PITTSFORD, NY 14534
Tax ID Number: 163.44-1-22
Zoning District: PUD Planned Unit Development
Owner: Garrett, Jamie
Applicant: James L. Garrett Co. Inc.

Application Type:

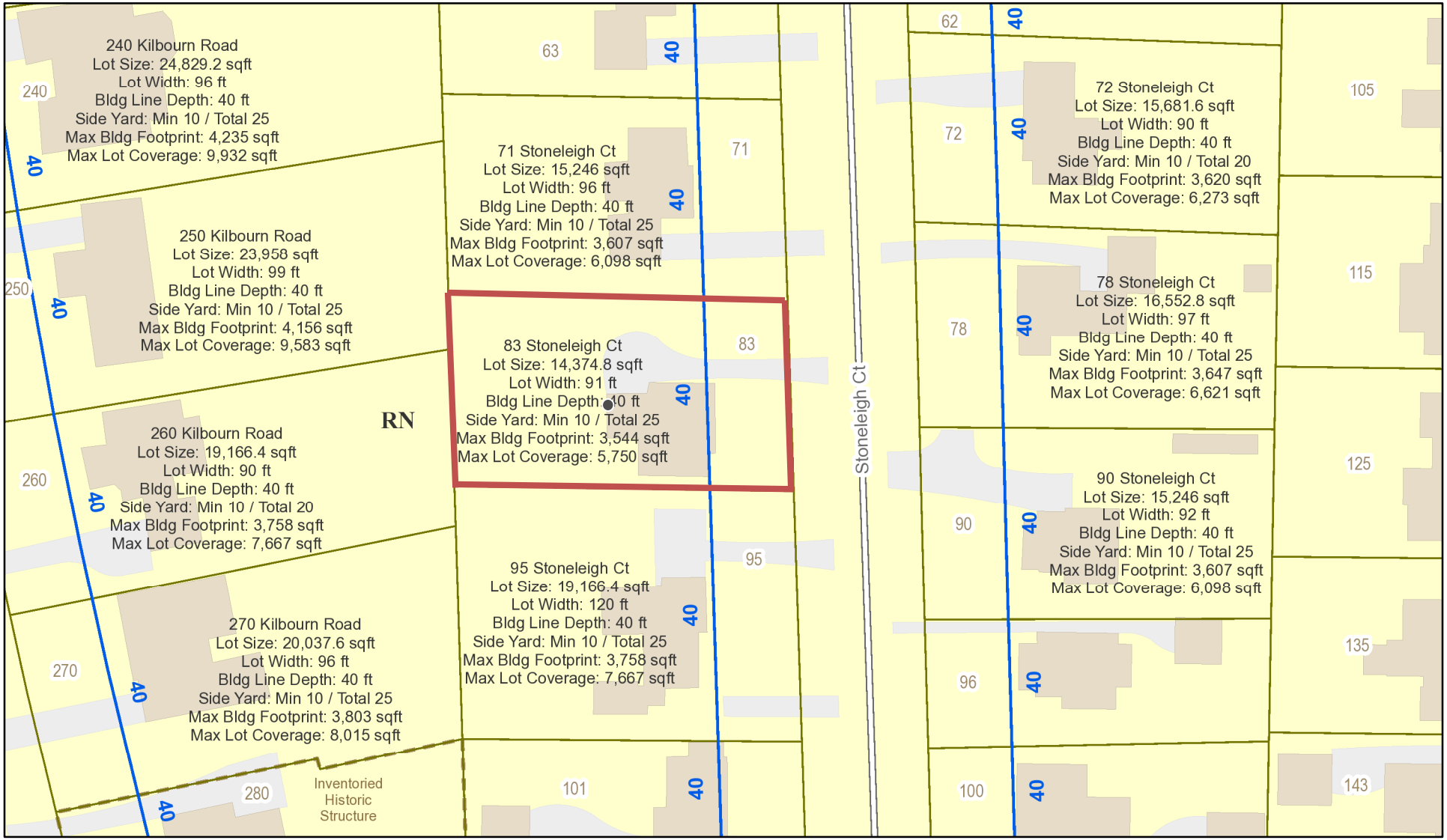
- [x] Residential Design Review §185-205 (B)
- [ ] Commercial Design Review §185-205 (B)
- [ ] Signage §185-205 (C)
- [ ] Certificate of Appropriateness §185-197
- [ ] Landmark Designation §185-195 (2)
- [ ] Informal Review
- [ ] Build to Line Adjustment §185-17 (B) (2)
- [ ] Building Height Above 30 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 garage. The current garage will be turned into livable space and a new garage will be added. The approximate square footage will be 759 Sq. Ft.

Meeting Date: May 14, 2020

Customer and Job Location:
Existing House
Jamie & Jaclyn Garrett
83 Stoneleigh Court
Rochester, New York
14618

RN Residential Neighborhood Zoning



Printed April 30, 2020

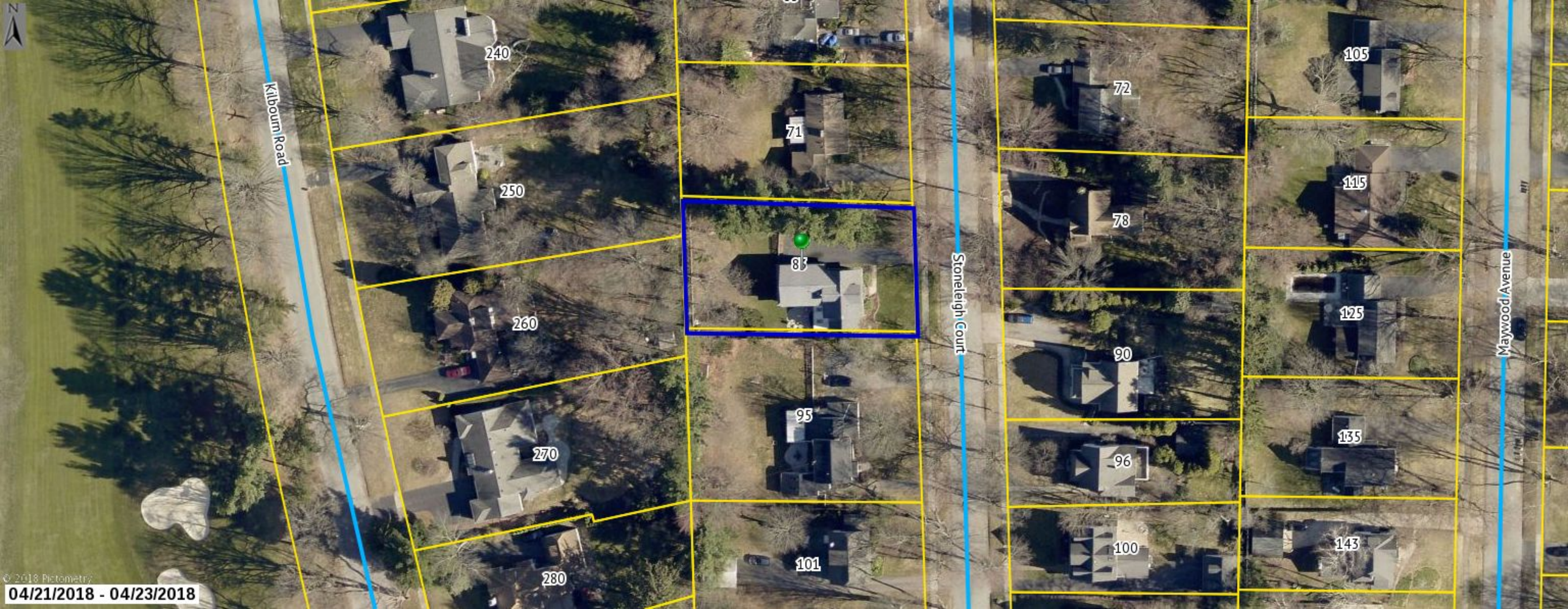
1:1,128

0 45 90 180 ft

0 12.5 25 50 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.


N
Kilboum Road
Stoneleigh Court
Maywood Avenue
240
250
260
270
280
71
83
95
101
72
78
90
96
100
105
115
125
135
143
© 2018 Pictometry
04/21/2018 - 04/23/2018

CONTRACTOR: James L Garrett Company, Inc. 37 Allens Creek Road Rochester, New York 14618 585-442-0440 585-747-1019-M. Lorie Boehlert

ENGINEER: Ronald A. Samsel P.E. 43 Floredin Lane Henrietta, New York 14467

CUSTOMER AND JOB LOCATION: Proposed Garage Addition for: Jamie & Jaclyn Garrett 83 Stoneleigh Court Rochester, New York 14618

DATE: April 29, 2020

DRAWING TITLE: Site Plan

DRAWING NUMBER: 2

O'NEILL-RODAK
LAND SURVEYING ASSOCIATES, P.C.

LAND SURVEYORS - PLANNERS
BOUNDARY CONSULTANTS
FEMA ELEVATION CERTIFICATES
ALTA/NSPS SURVEYS

5 SOUTH FITZHUGH STREET
ROCHESTER, NY
14614

PHONE (585) 325-7520 FAX (585) 325-1708
e-mail surveyors@oneillrodak.com

MAP OF A SURVEY

LOT 242 & PART OF LOT 241
EAST AVENUE SUBDIVISION

TOWN OF PITTSFORD

MONROE COUNTY, NEW YORK

CLIENT	RICHARD J. GARRETT, JR.	
SCALE	DATE	PROJECT NO.
1" = 30'	10/13/2015 REDATED 03/13/2020	2015-1056

REFERENCES:

LIBER 11263 OF DEEDS, PAGE 249
LIBER 54 OF MAPS, PAGE 13

NOTES:

PARCEL TAX ID #138.17-1-36

WE, O'NEILL-RODAK LAND SURVEYING ASSOCIATES, P.C., CERTIFY TO JACLYN GARRETT; RICHARD J. GARRETT, III THAT THIS MAP WAS PREPARED FROM NOTES OF AN INSTRUMENT SURVEY COMPLETED MARCH 12, 2020.

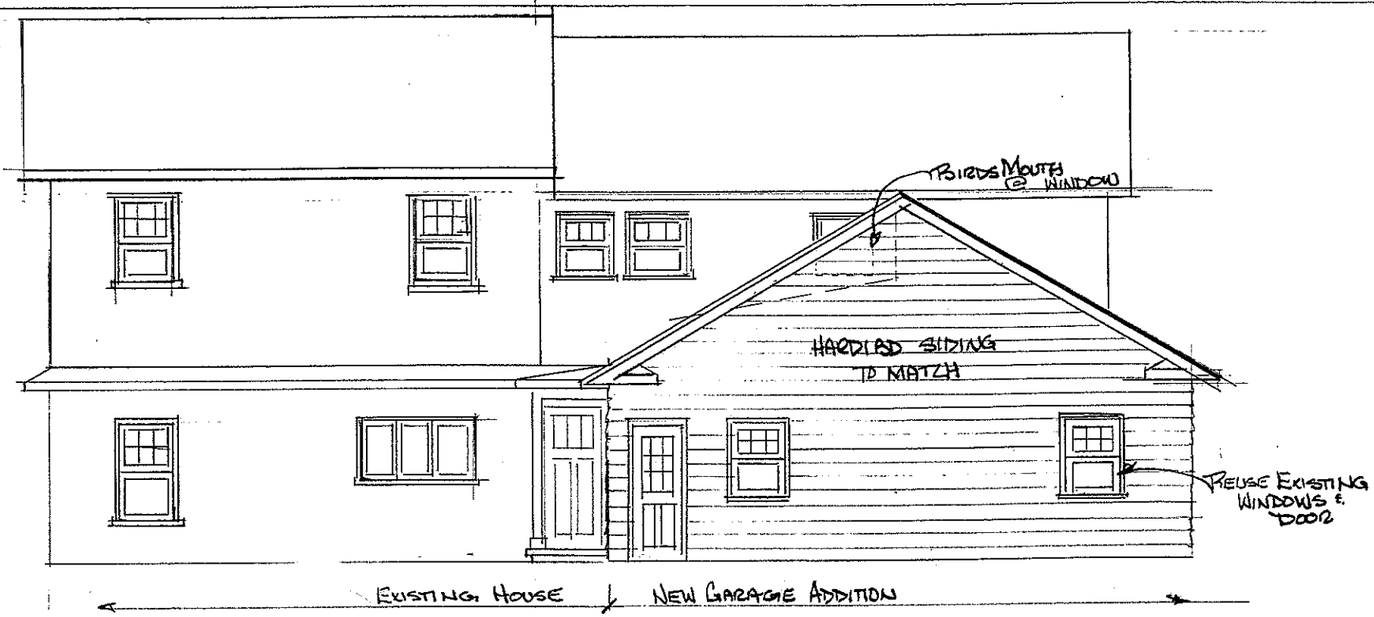
THOMAS A. RODAK, P.L.S. #050246

SIDE SETBACK
@ Back of Current garage - 41.5
@ Front of garage @ Concrete 40.5

NEW SETBACK @ FRONT CORNER OF GARAGE 16.5'
MIN. SETBACK - 15.5'

"Unauthorized alteration of, or addition to, this survey map is a violation of section 7209 of the New York State Education Law"
Copies of this survey map not bearing the land surveyor's inked or embossed seal shall not be considered to be a valid true copy.
"Guarantees or certifications indicated hereon shall run only to the person for whom the survey is prepared, and on his behalf to the title company, governmental agency and lending institution listed hereon, and to the assignees of the lending institution.
Guarantees or certifications are not transferable to the institutions or subsequent owners"

CUSTOMER AND JOB LOCATION:
EXISTING HOUSE
JAMIE & JACLYN GARRETT
83 STONELEIGH COURT
ROCHESTER, NEW YORK
14618



Right Side Elevation

Scale: 1/8" = 1'-0

Front Elevation (Road View)

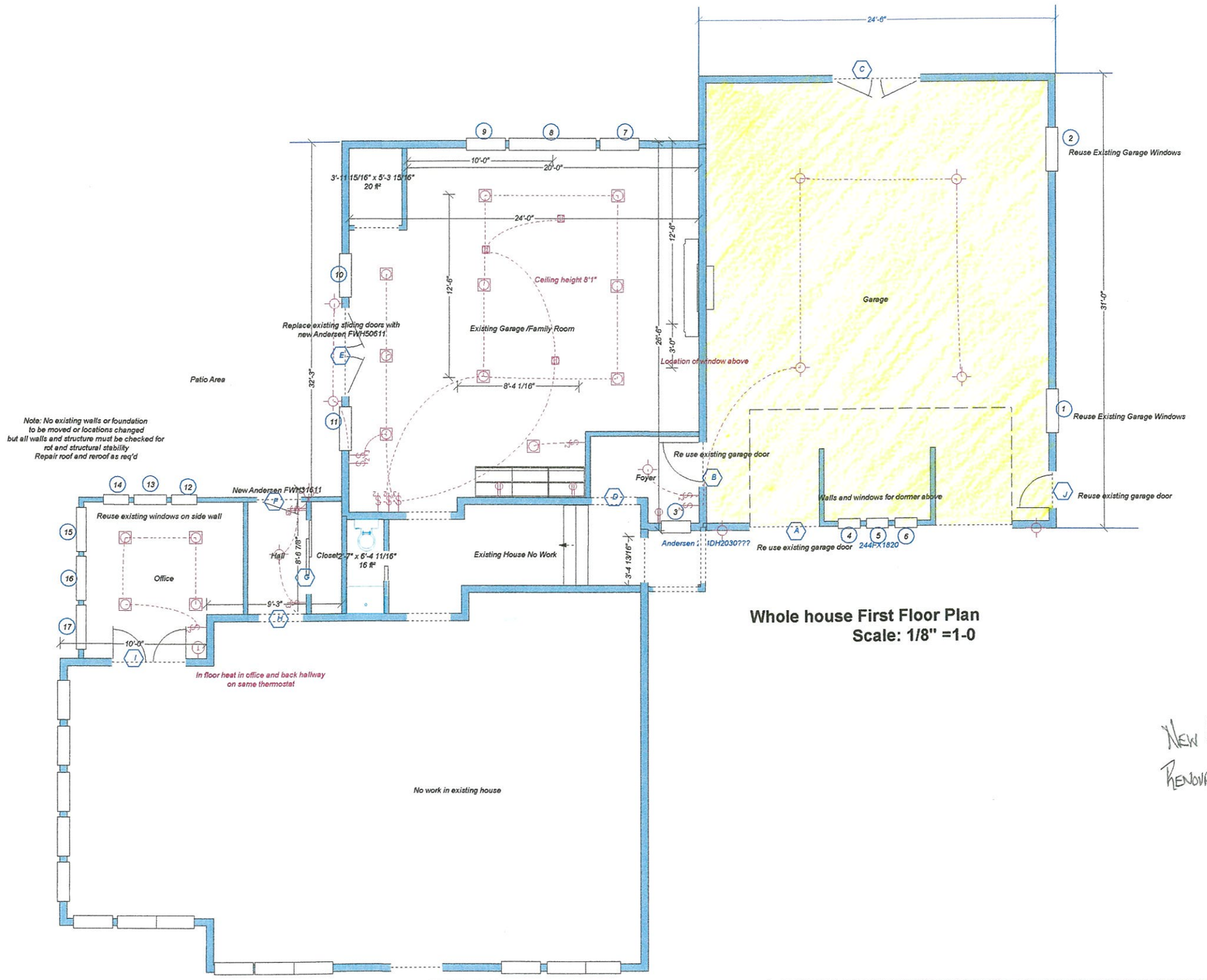
Scale 1/8" = 1'-0

Peak

2nd Floor sq ft

2nd Floor Bonus sq ft

Contractor:	Engineer:	Customer and Job Location:	Date:	Drawing Title:	Drawing Number:
James L. Garrett Comp. Inc. 37 Allens Creek Road Rochester, New York 14618 585-442-6640 m. 585-747-6019 Louie Boehlert	Ronald A. Samsel P.E. 43 Foredin Lane Henrietta, New York 14467	Proposed Garage Addition for: Jamie & Jaclyn Garrett 83 Stoneleigh Court Rochester, New York 14618	April 29, 2020	Front Elevation	1



Whole house First Floor Plan
Scale: 1/8" =1-0

NEW ADDITION

RENOVATED AREAS

CONTRACTOR:
JAMES L. GARRETT COMPANY, INC
57 ALLENS CREEK ROAD
ROCHESTER, NEW YORK 14618
585-442-6640 M- 585-747-6019

ENGINEER:
RONALD A. SAMSEL P.E.
43 FLORETIN LANE
HENRIETTA, NEW YORK

CUSTOMER AND JOB LOCATION:
PROPOSED GARAGE ADDITION FOR:
JAMIE & JACLYN GARRETT
83 STONELEIGH COURT
ROCHESTER, NEW YORK 14618

DATE:
APRIL 29, 2020

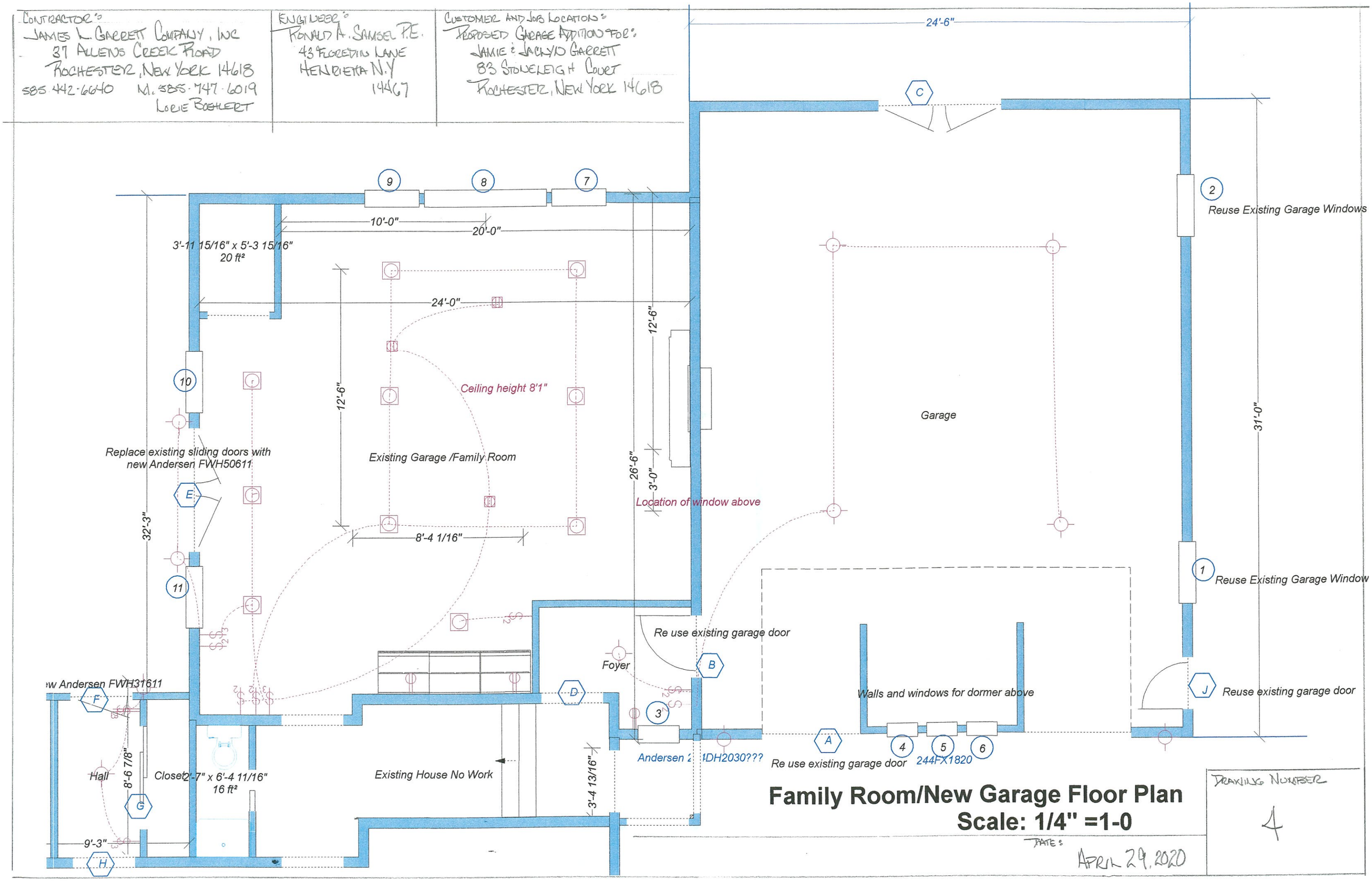
DRAWING TITLE:
WHOLE HOUSE 1ST FLOOR PLAN

DRAWING NUMBER:
3

CONTRACTOR:
JAMES L. GARRETT COMPANY, INC
37 ALLENS CREEK ROAD
ROCHESTER, NEW YORK 14618
585-442-6640 M. 585-747-6019
LORIE BOEHLERT

ENGINEER:
RONALD A. SAMSEL P.E.
43 FLORETTA LANE
HENRIETTA N.Y.
14467

CUSTOMER AND JOB LOCATION:
PROPOSED GARAGE ADDITION FOR:
JAMIE & JACLYN GARRETT
83 STONELEIGH COURT
ROCHESTER, NEW YORK 14618



Family Room/New Garage Floor Plan
Scale: 1/4" =1-0

DRAWING NUMBER
4

DATE: APRIL 29, 2020

Town of Pittsford

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

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

Permit #
B20-000050

DESIGN REVIEW AND HISTORIC PRESERVATION BOARD
REFERRAL OF APPLICATION

Property Address: 307 Tobey Road PITTSFORD, NY 14534
Tax ID Number: 164.03-1-88
Zoning District: RN Residential Neighborhood
Owner: Conquest, John D
Applicant: Budd Knapp (Architect)

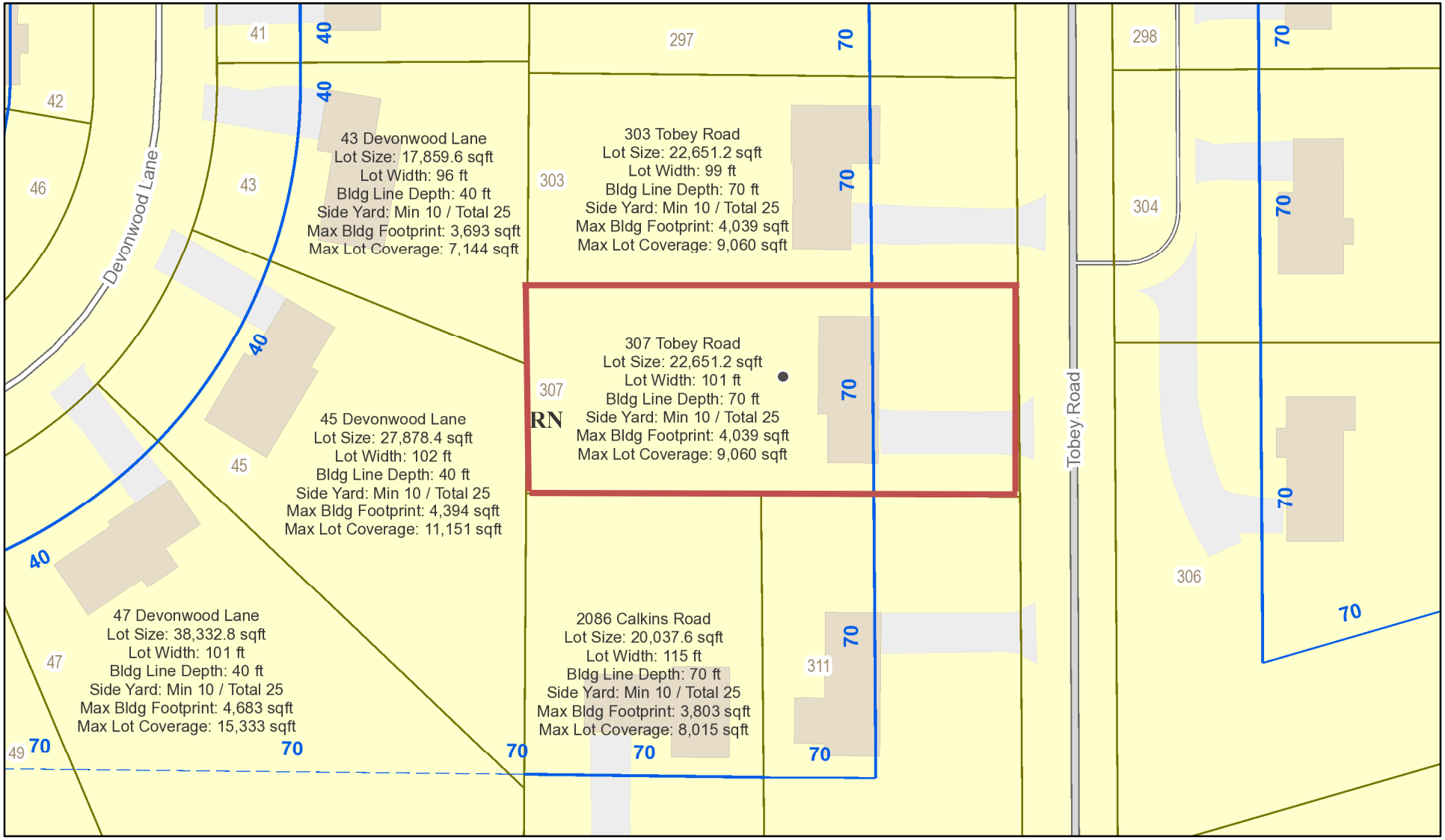
Application Type:

- [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 master bedroom/bathroom/sun porch. The addition will be approximately 607 Sq. Ft. and will be located to the rear of the home.

Meeting Date: May 14, 2020

RN Residential Neighborhood Zoning



Printed April 29, 2020

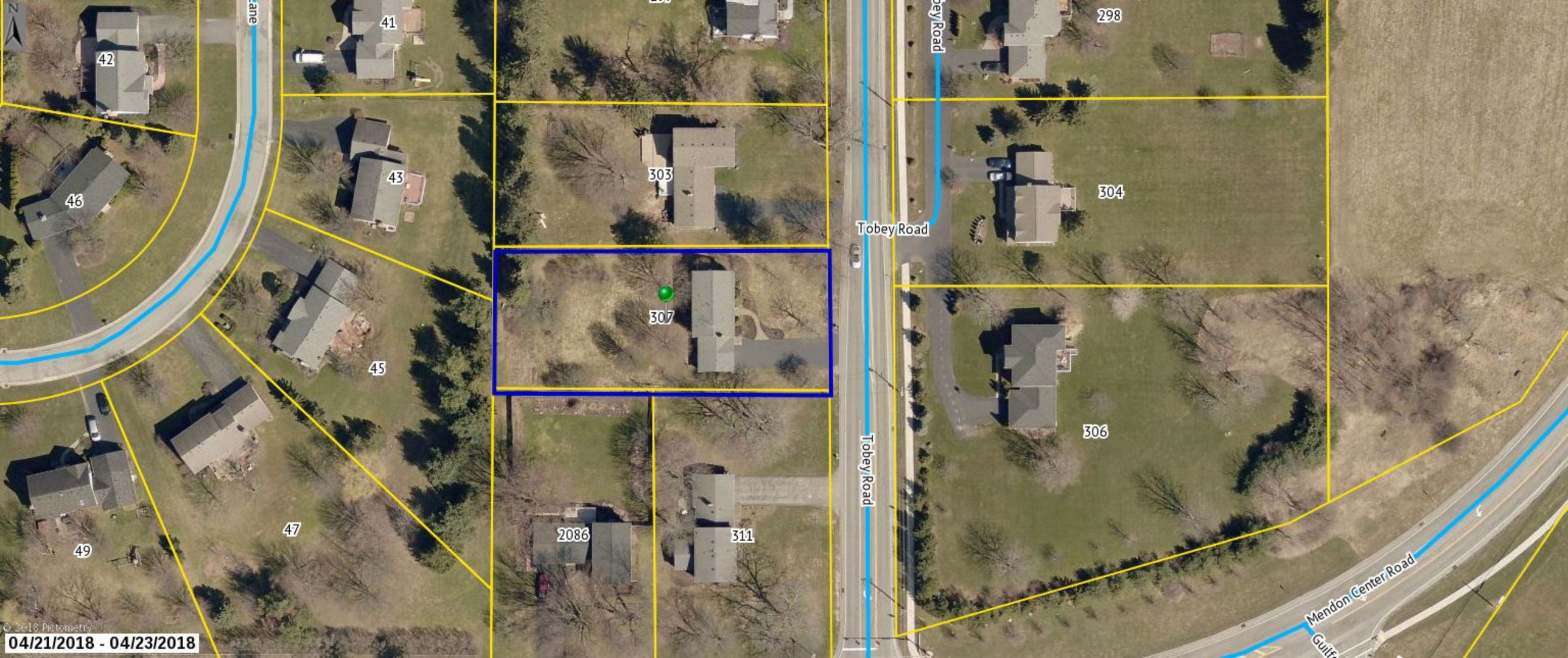
1:1,128

0 45 90 180 ft

0 12.5 25 50 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.



N
41
42
43
46
45
47
49
303
307
2086
311
298
304
306
Tobey Road
Tobey Road
Tobey Road
Mendon Center Road
© 2018 Pictometry
04/21/2018 - 04/23/2018

PASSERO • SCARDETTA ASSOCIATES
ENGINEERS · PLANNERS · SURVEYORS
145 LAKE AVE. ROCHESTER, N.Y. 14608 PHONE 716-458-2180

Name

Street 307 TOBEY ROAD City Town PITTSFORD, N.Y.

Lot No. Pt. T.L. 53 Subdivision TWP. 12, R-5

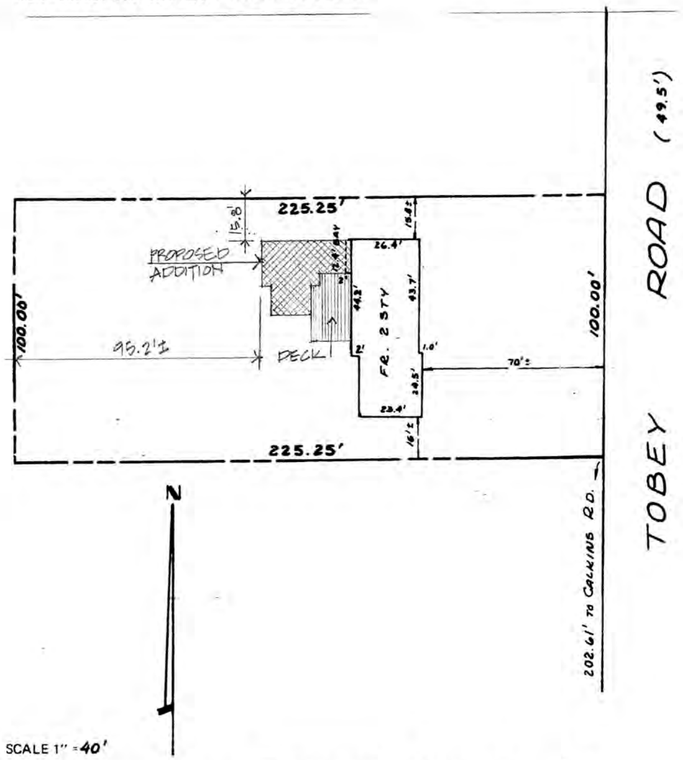
Reference Data of Maps, Page ; 4350 of Deeds, Page 54

Showing 2 story dwelling, garage (not) attached.

Distance as shown from SOUTH property line actually measured.

Monuments used Yes No

All buildings on premises and any apparent encroachment by or on premises are shown.
Main front wall is (is-not) on apparent uniform set-back line.



SCALE 1" = 40'

Remarks: This information is for THEODORE PUCHER ATTY.

This is not an instrument survey and information shown should not be used for building purposes or exact location of property lines.

Dated: 6 - 25 - 75

P.S. 20

Signed

These documents were prepared as an instrument of designated partial services and may require field observations and/or adaptation by a qualified building inspector for code compliance. Strict compliance with all building construction codes is required whether specifically noted on these permit application documents or not. It is understood that in utilizing these documents as an instrument of designated service for permit application, the contractor/owner, without the architect of record's consent, is responsible for code adaptation to a site-specific condition.

General Notes:

1. Use minimum Hem Fir #2 (or better) for all dimensional lumber for joists, headers and beams unless noted and all LVL material min. E = 2.0 (or better).
2. Contractor to verify all notes and dimensions before starting construction.
3. Contractor to be responsible for construction means, methods, techniques, sequence or procedures and safety precaution programs in connection with the work.
4. The contractor shall indemnify the owner and his agents through adequate insurance coverage against any claims.
5. No mechanical, plumbing or electrical design is included in these drawings. These systems are to be designed and installed to meet or exceed applicable codes.
6. Finishes and exterior materials are to be approved by the owner.
7. Windows have been sized based on Anderson 400 series windows. Substitutions are to be approved by owner.
8. Provide moisture resistant gyp bd. at all wet areas. Waterproofing and cement backer board behind tile areas.
9. Insulation as required for exterior wall construction per zone 5
   R-21 in 2x6 exterior walls
   R-49 roof insulation
   R-19 batt. Insulation on exterior crawl space walls, 4' minimum.
10. Provide acoustical fiberglass batt insulation around all the bathroom walls.
11. Use 2x6 wood studs @16" o.c. at all installed exterior walls around heated space, unless otherwise noted or shown.
12. Use 2x4 wood studs @ 16" o.c. at all interior walls and partitions unless otherwise noted or shown.
13. All wall and floor systems are to be fire-stopped per applicable code.
14. Dimensions shown on floor plans are to rough framing dimensions and doors and windows are to opening centerline.
15. Use 2 jack studs at headers supporting greater than 6' span.
16. Provide blocking in walls for wall cabinets, shelving, etc.

Energy Statement:

1. This addition complies with the 2015 International Residential Building Code with the New York State amendments for insulation and fenestration.

Masonry Note:

1. Concrete (Fc): Footings 3,000 psi (28 days)
2. All footings will rest on original undisturbed soil, minimum depth below finished grade 3'-6". Do not rest footing on fill material of any kind.
3. All work shall conform to all applicable building code and standard practices as defined in the current "National Concrete Masonry Association" information series.
4. Presumptive soil bearing value to be a maximum of 1,500 psi.

ELECTRICAL FIXTURE SCHEDULE

A. Exhaust Fan/Light/Heater	Nutone QT Series Heater/Fan/Light Model no. QTXN110HL with 6" duct, 110 CFM, 0.9 sones.

PLUMBING FIXTURE SCHEDULE

A. Shower Head	Moen Chateau Posi-temp Single- Handle Shower Valve model #L2352 with Moen Eco-performance Handheld Shower Head, #3669EP, Chrome or approved equal.
B. Shower Base	Tuff-Form Shower Base - #3211036 with Wet Room Kit #ARC566 Manufactured by ARC Inc. or approved equal.
C. Water Closet	American Standard Cadet, Right Height, White Round Toilet #215BB.104

SHOWER ROD AND GRAB BARS SCHEDULE

A. Shower Rod	1 ¼" diameter stainless steel curtain rod. Curved to wall.
B. Grab Bars	1 ¼" diameter stainless steel with concealed Screws.

CERAMIC TILE SCHEDULE

A. Floor – bathroom	Unglazed ceramic mosaic tile or owner approved selection.
B. Shower – walls	4 ¼" x 4 ¼" Ceramic mosaic Tile over ½" cement Board or owner approved selection.

Nehemiah Design
90 Winding Creek Lane
Rochester, New York 14625
585-746-5943

Conquest Residence Addition

307 Tobey Road, Pittsford, New York 14534

Site Plan

General Notes and Specifications

A - 1
3/22/20

General Attachment of Ledger Board to Band Joist or Rim Joist.

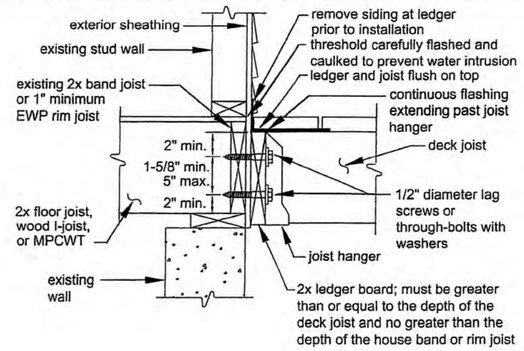
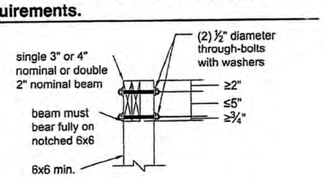
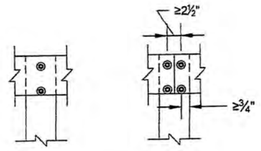
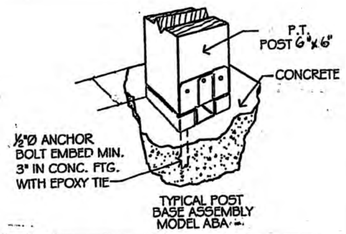


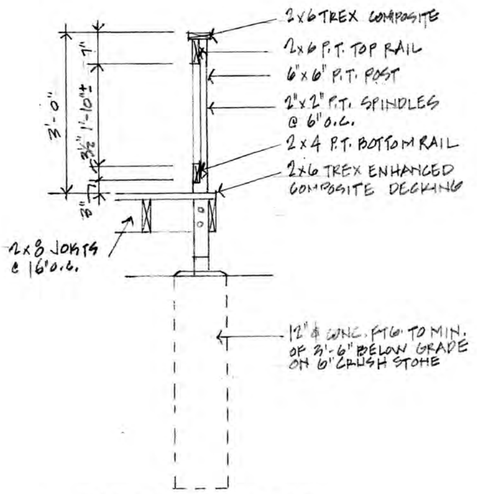
Figure 8A. Post-to-Beam Attachment Requirements.



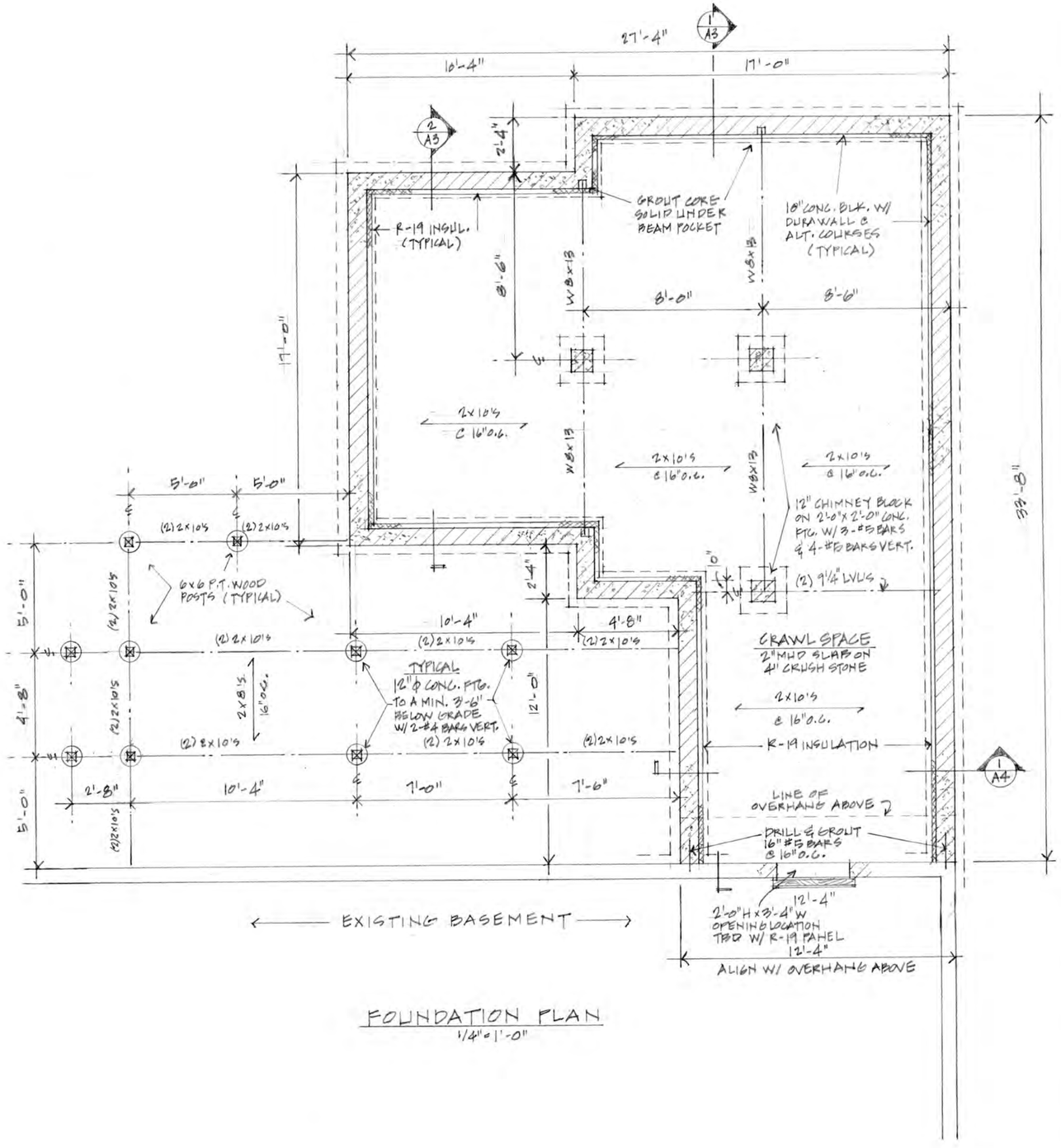




SIMPSON STRONG TIE CONNECTOR
N.T.S.



1 DECK RAILING DETAIL
1/2"=1'-0"



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

Nehemiah Design
90 Winding Creek Lane
Rochester, New York 14625
585-746-5943

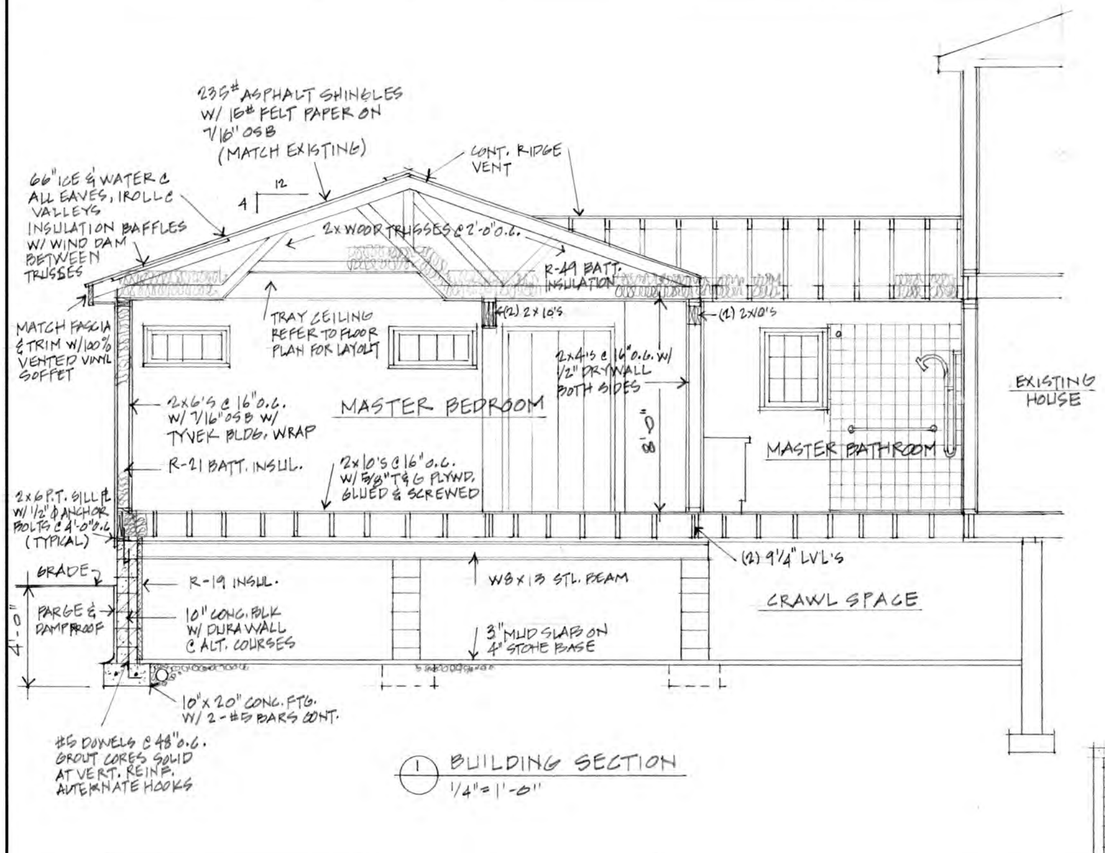
Conquest Residence Addition

307 Tobey Road, Pittsford, New York 14534

Foundation Plan

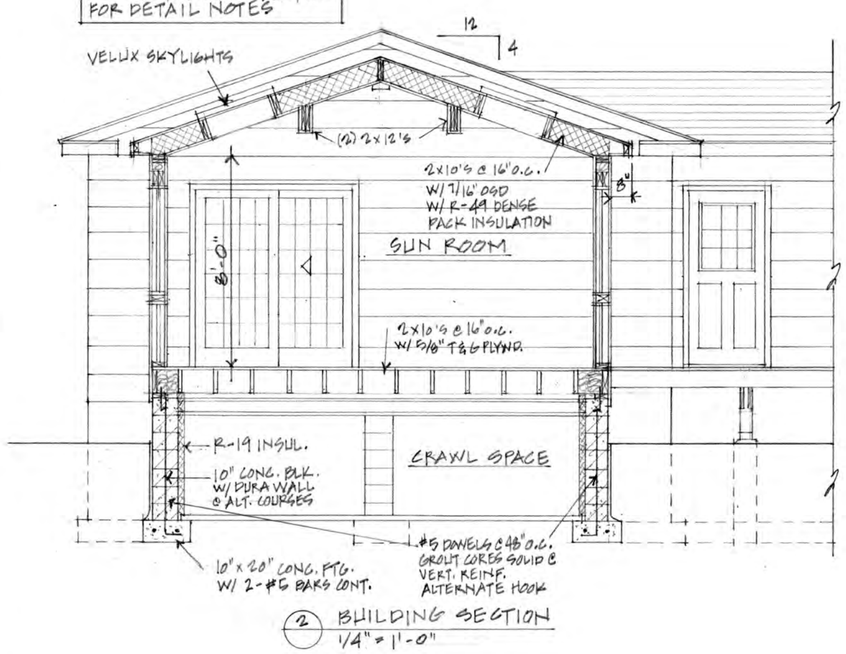
Deck details

A - 2
3/22/20

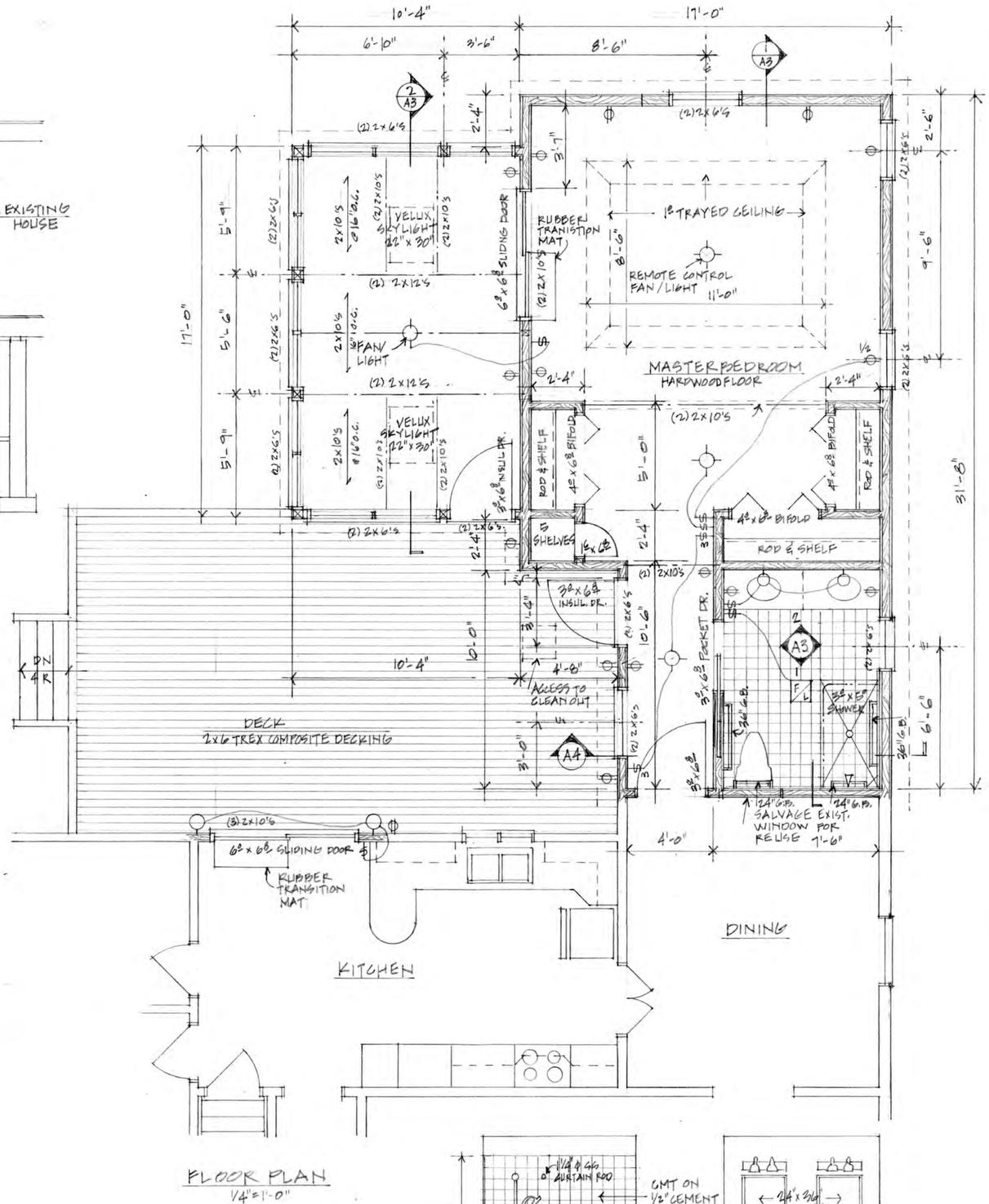


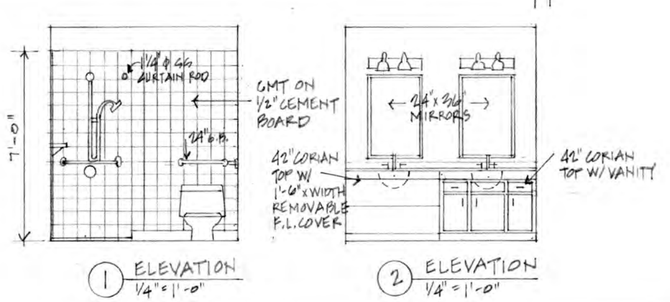
1 BUILDING SECTION
1/4" = 1'-0"

REFER TO ABOVE SECTION FOR DETAIL NOTES



2 BUILDING SECTION
1/4" = 1'-0"





1 ELEVATION
1/4" = 1'-0"

2 ELEVATION
1/4" = 1'-0"

Nehemiah Design
90 Winding Creek Lane
Rochester, New York 14625
585-746-5943

Conquest Residence Addition

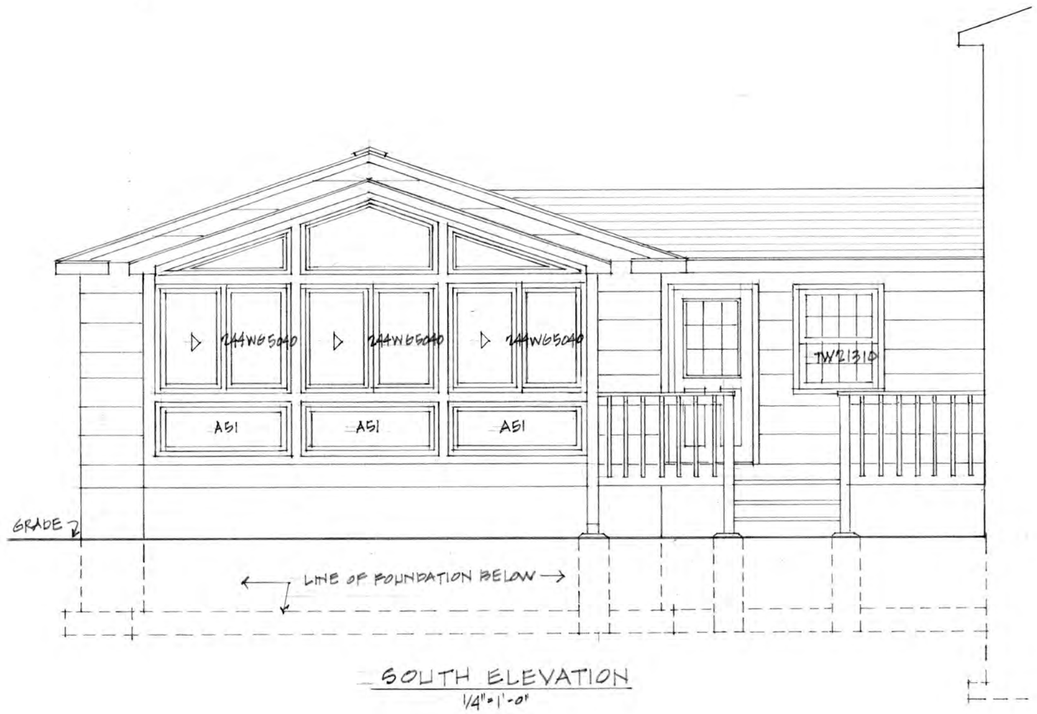
307 Tobey Road, Pittsford, New York 14534

Floor Plan

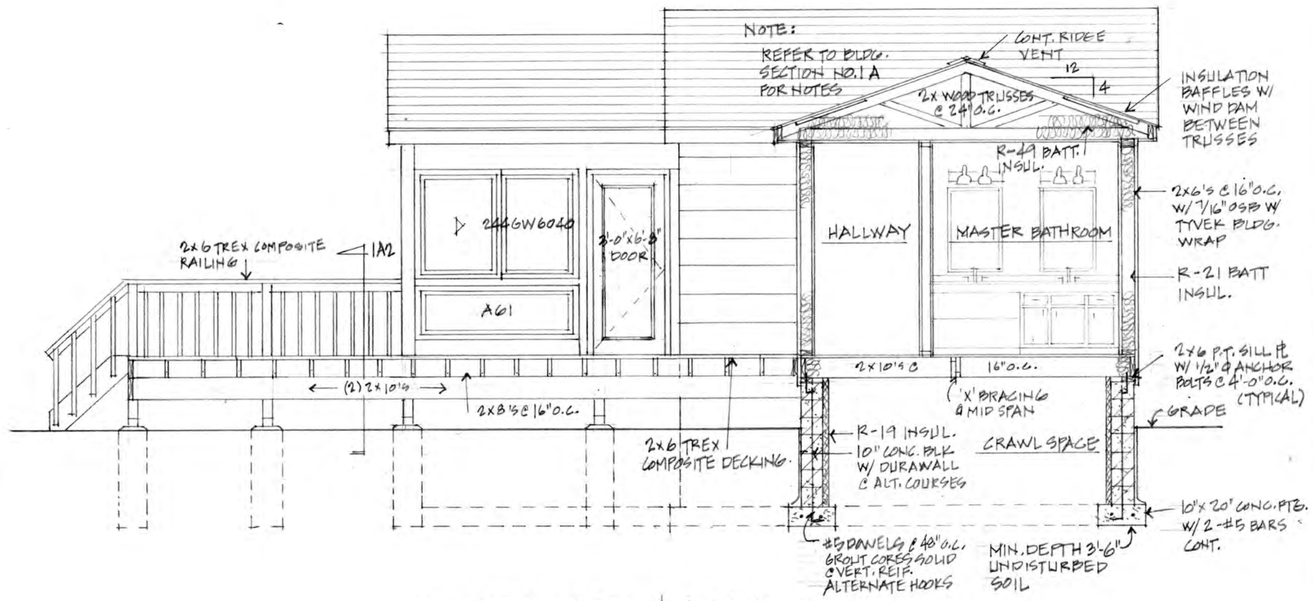
Building Sections

A - 3

3/22/20



SOUTH ELEVATION
1/4"=1'-0"



1/A4 EAST ELEVATION & BUILDING SECTION
1/4"=1'-0"

Nehemiah Design
90 Winding Creek Lane
Rochester, New York 14625
585-746-5943

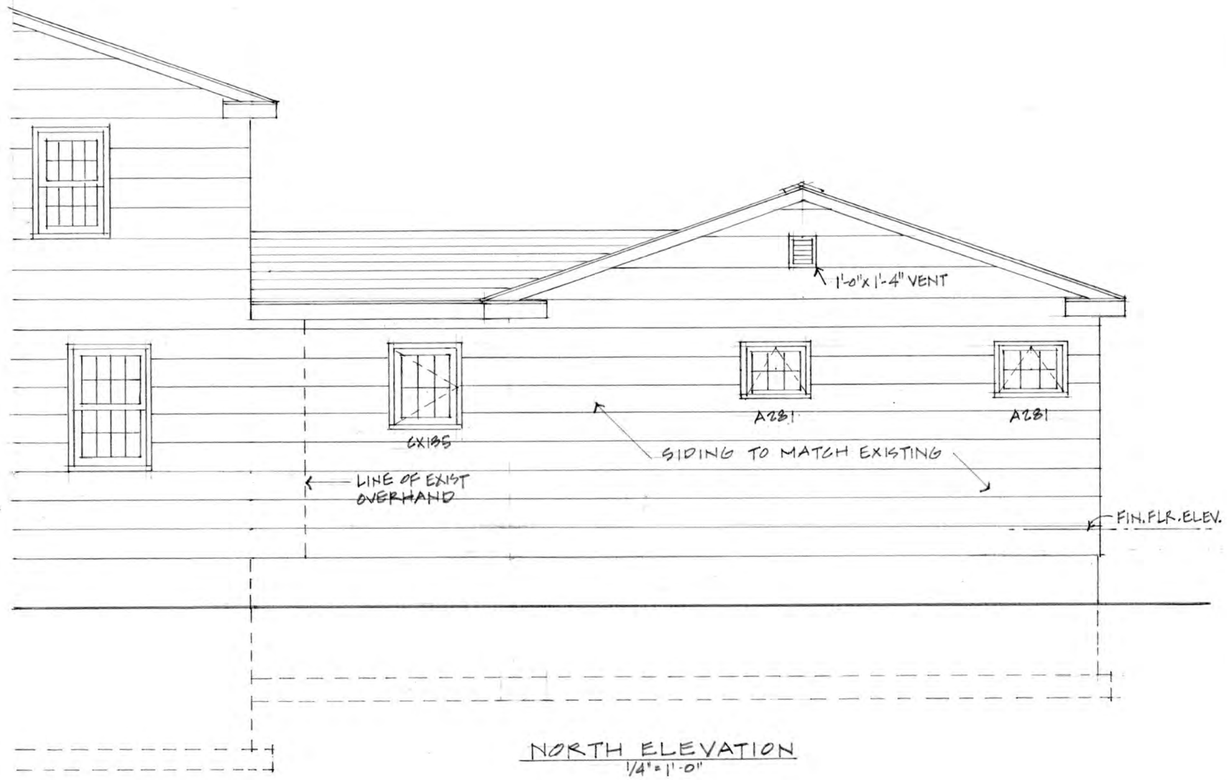
Conquest Residence Addition

307 Tobey Road, Pittsford, New York 14534

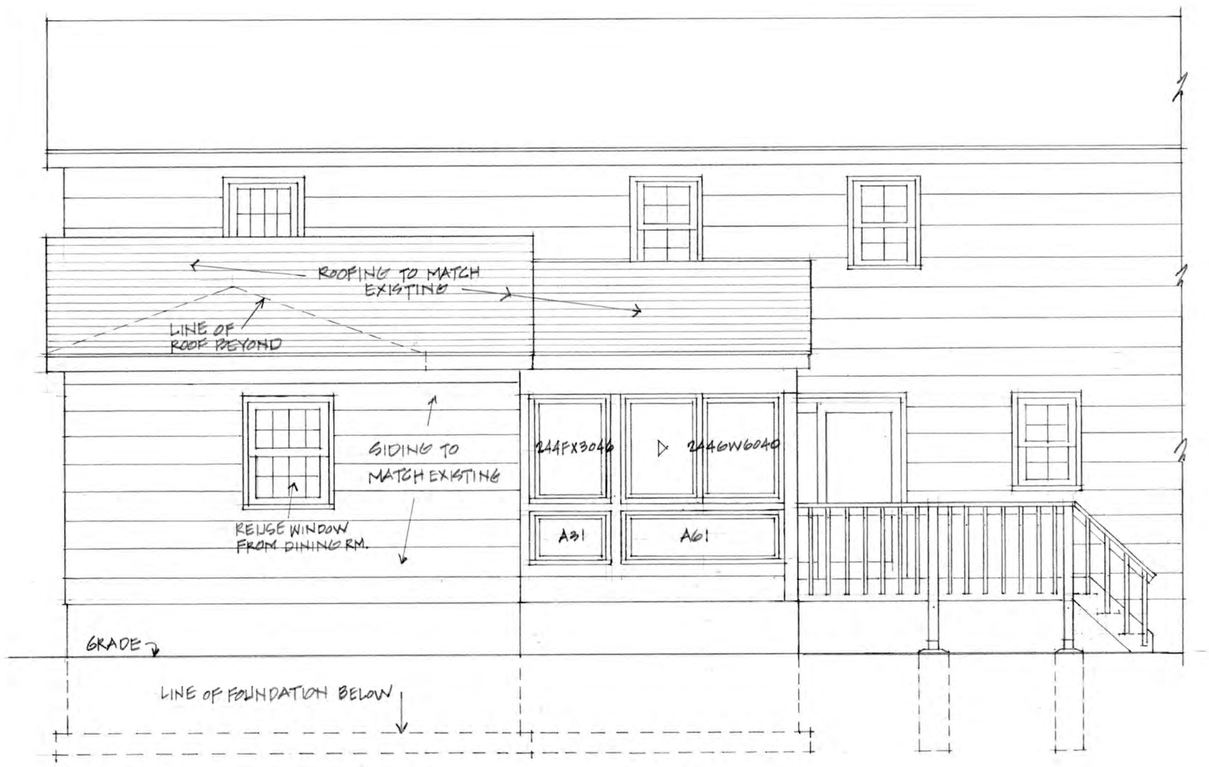
South Elevations

East Elevation & Building Section

A - 4
3/22/20



NORTH ELEVATION
1/4" = 1'-0"



WEST ELEVATION
1/4" = 1'-0"

Nehemiah Design
90 Winding Creek Lane
Rochester, New York 14625
585-746-5943

Conquest Residence Addition
307 Tobey Road, Pittsford, New York 14534

North and West Elevations

A - 5
3/22/20

www.microlitetrailer.com

306

Town of Pittsford

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

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

Permit #
B20-000055

DESIGN REVIEW AND HISTORIC PRESERVATION BOARD
REFERRAL OF APPLICATION

Property Address: 2 Ravenna PITTSFORD, NY 14534
Tax ID Number: 177.03-5-22
Zoning District: IZ Incentive Zoning
Owner: BPS Capital Ventures LLC
Applicant: Coventry Ridge Building Corp.

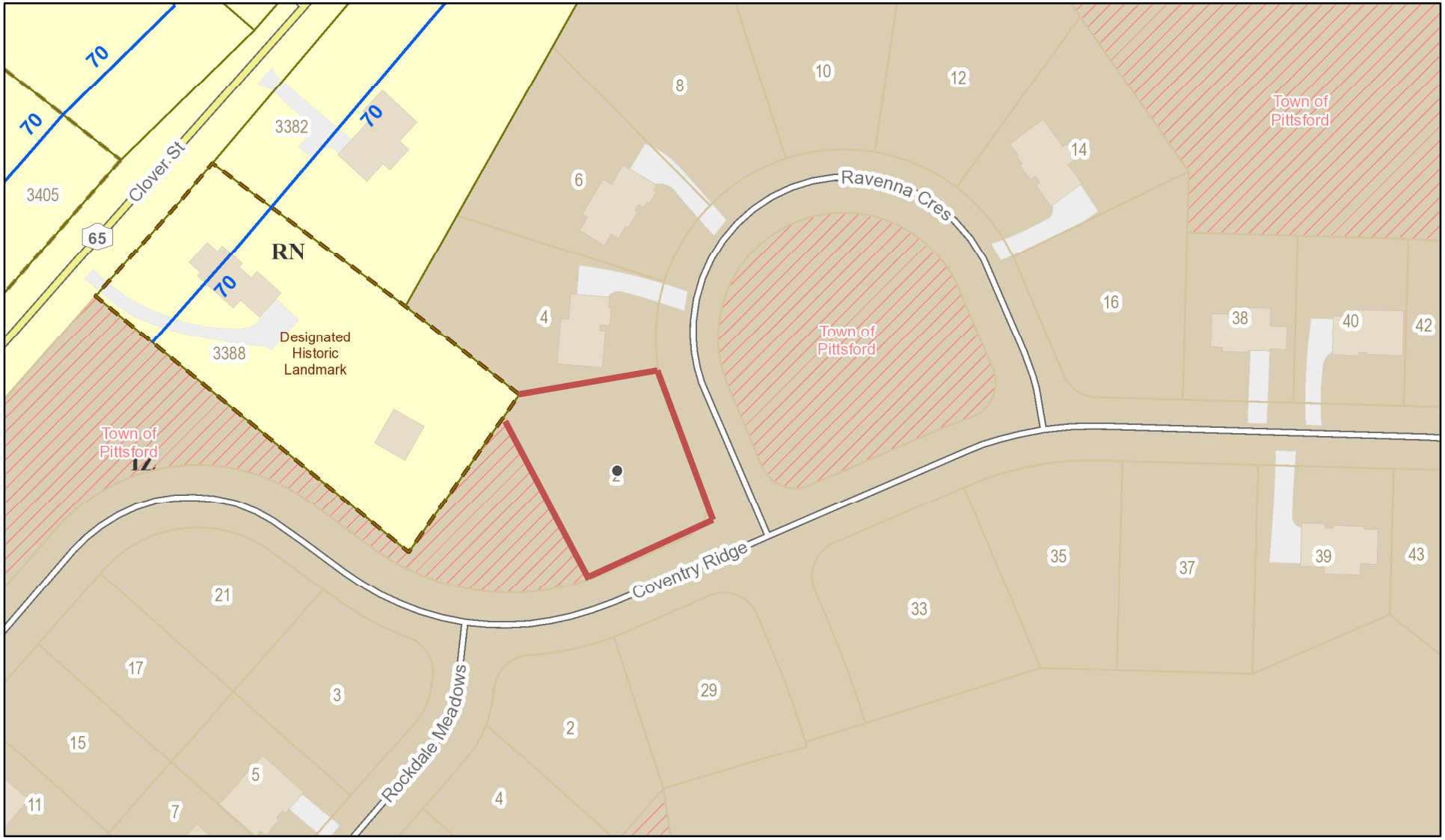
Application Type:

- [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 two story single family home. The home's first floor will be 1504 Sq. Ft. and there will be 1488 Sq. Ft. on the second floor. The home will be located in the Coventry Ridge Subdivision.

Meeting Date: May 14, 2020

RN Residential Neighborhood Zoning



Printed April 30, 2020

1:2,257

0 95 190 380 ft

0 25 50 100 m

Town of Pittsford GIS

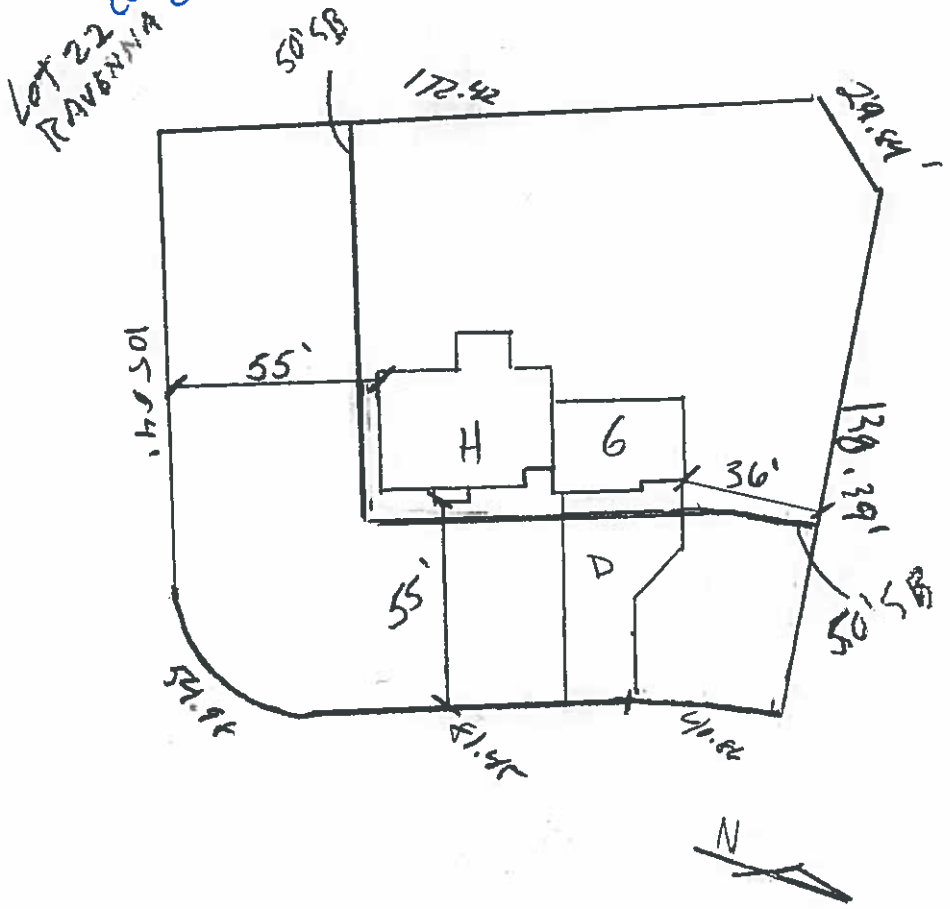
The information depicted on this map is representational and should be used for general reference purposes only. No warranties, expressed or implied, are provided for the data or its use or interpretation.

Clover Street
3405
3388
3382
8
10
12
14
6
4
2
16
38
40
42
44
46
21
17
3
15
5
11
2
29
4
33
35
37
39
43
49
04/21/2018 - 04/23/2018

1" = 50'

26,675 SQ FT

LOT 22 COVENTRY RIDGE
RAVENNA CRESCENT



SPEC HOUSE

LOT 22 COVENTRY RIDGE
PITTSFORD, NY
COVENTRY RIDGE BUILDING CORP

PLAN 2992 / PROJECT 15399

SHEET INDEX

C-1 COVER SHEET
1/6 FRONT & LEFT ELEVATIONS
2/6 REAR & RIGHT ELEVATIONS
3/6 FOUNDATION PLAN
4/6 FIRST FLOOR PLAN
5/6 SECOND FLOOR & ROOF PLAN
6/6 SECTIONS
N-1 DETAILS
N-2 REINFORCING NOTES

GENERAL NOTES:

THESE PLANS COMPLY WITH THE 2015 INTERNATIONAL RESIDENTIAL CODE AND THE JULY 2017 UNIFORM CODE SUPPLEMENT AND 2015 INTERNATIONAL ENERGY CONSERVATION CODE AND THE 2016 SUPPLEMENT TO THE NYS ENERGY CONSERVATION CONSTRUCTION CODE, EFFECTIVE OCTOBER 2016.

COMPLIANCE METHOD: RES CHECK CERTIFICATE

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

UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS PLAN IS A VIOLATION OF THE NEW YORK STATE EDUCATION LAW, ARTICLE 145, SECTION 7209.

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

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

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

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

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

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

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

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

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

THESE DRAWINGS HAVE BEEN PREPARED FOR 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 $\frac{1}{300}$ OF THE AREA OF THE VENTED SPACE.

ENERGY EFFICIENCY:

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

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

R402.4 AIR LEAKAGE. THE BUILDING THERMAL ENVELOPE SHALL BE CONSTRUCTED TO LIMIT AIR LEAKAGE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTIONS R402.4.2 THROUGH R402.4.4.

R402.4.1BUILDING THERMAL ENVELOPE . THE BUILDING THERMAL ENVELOPE SHALL COMPLY WITH SECTIONS R402.4.2.2 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 FIVE AIR CHANGES PER HOUR IN CLIMATE ZONES 1 AND 2, AND THREE AIR CHANGES PER HOUR IN CLIMATE ZONES 3 THROUGH 8. TESTING SHALL BE CONDUCTED IN ACCORDANCE WITH ASTM E 779 OR ASTM E 1827 AND REPORTED AT A PRESSURE OF 0.2 INCH W.G. (50 PASCALS). WHERE REQUIRED BY THE CODE OFFICIAL, TESTING SHALL BE CONDUCTED BY AN APPROVED THIRD PARTY. A WRITTEN REPORT OF THE RESULTS OF THE TEST SHALL BE SIGNED BY THE PARTY CONDUCTING THE REST AND PROVIDED TO THE CODE OFFICIAL. TESTING SHALL BE PERFORMED AT ANY TIME AFTER CREATION OF ALL PENETRATIONS OF THE BUILDING THERMAL ENVELOPE.

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. THEY SHALL BE SEALED WITH A GASKET OR CAULK BETWEEN THE HOUSING AND THE INTERIOR WALL OR CEILING COVERING. THEY SHALL ALSO BE IC-RATED AND LABELED WITH AN AIR LEAKAGE RATE NOT MORE THAN 2.0 CFM.

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-6. 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 INTERNATIONAL MECHANICAL CODE OR INTERNATIONAL RESIDENTIAL CODE, 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 SYSTEMES (MANDATORY).
HEATED WATER CIRCULATION SYSTEMS SHALL BE IN ACCORDANCE WITH SECTION R403.5.1.1. HEAT TRACE TEMPERATURE MAINTENANCE SYSTEMS SHALL BE IN ACCORDANCE WITH SECTION R403.5.1.2. AUTOMATIC CONTROLS, TEMPERATURE SENSORS & PUMPS SHALL BE ACCESSIBLE. MANUAL CONTROLS SHALL BE READILY ACCESSIBLE.

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

1. PIPING 3/4" AND LARGER IN NOMINAL DIAMETER.
2. PIPING SERVING MORE THAN ONE DUELLING UNIT.
3. PIPING LOCATED OUTSIDE THE CONDITIONED SPACE.
4. PIPING FROM THE WATER HEATER TO A DISTRIBUTION MANIFOLD.
5. PIPING LOCATED UNDER A FLOOR SLAB.
6. BURIED IN PIPING.

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 75% OF THE LAMPS IN PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL BE HIGH-EFFICACY LAMPS.

SITE WORK :

THESE PLANS HAVE BEEN PREPARED ACCORDING TO THE 2015 IRC AND IECC REQUIREMENTS TO SUIT A GENERAL RANGE OF CONDITIONS THAT MAY BE AFFECTED BY A PARTICULAR BUILDING SITE OR BUILDER/ OWNER CONTRACTUAL AGREEMENT. CONTRACTOR TO BE RESPONSIBLE TO ADAPT THESE PLANS TO SUIT THE NEEDS OF THE BUILDING ON SITE AS REQUIRED, PROVIDED THAT SUCH ADJUSTMENTS DO NOT VIOLATE THE CODE OR ALTER THE STRUCTURAL INTEGRITY OF THE BUILDING.

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

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

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

FOUNDATION :

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

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

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

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

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

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

FIREPLACES :

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

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

FRAMING :

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

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

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

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

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

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

STAIRWAY GUARD REQUIREMENTS:

GUARDS SHALL BE LOCATED ALONG AN OPEN SIDED WALKING SURFACE, THAT ARE LOCATED MORE THAN 30 INCHES MEASURED VERTICALLY TO THE FLOOR OR GRADE BELOW AT ANY POINT WITHIN 36 INCHES HORIZONTALLY TO THE EDGE OF THE OPEN SIDE. AS PER SECTION 312.1.1 OF THE 2015 IRC.

REQUIRED GUARDS SHALL NOT BE LESS THAN 36 INCHES IN HEIGHT AS MEASURED VERTICALLY ABOVE THE ADJACENT WALKING SURFACE. AS PER SECTION 312.1.2 OF THE 2015 IRC.

GUARDS ON THE OPEN SIDES OF STAIRS SHALL HAVE A HEIGHT NOT LESS THAN 34 INCHES. AS PER SECTION 312.1.2 OF THE 2015 IRC.

WHERE THE TOP OF THE GUARD SERVES AS A HANDRAIL ON THE OPEN SIDES OF THE STAIRS, THE TOP OF THE GUARD SHALL BE NO LOESS THAN 34 INCHES AND NOT MORE THAN 38 INCHES. AS PER SECTION 312.1.2 OF THE 2015 IRC.

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 2015 IRC.

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 x 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

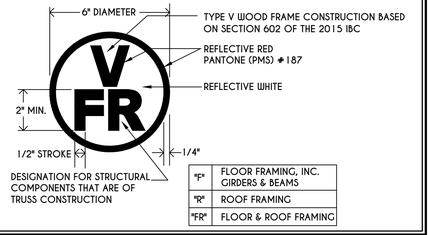
DESIGN CRITERIA: (FOR GREATER ROCHESTER AREA & ADJACENT COUNTIES)

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 1265. RESIDENTIAL STRUCTURES WITH TRUSS TYPE CONSTRUCTION, PRE-ENGINEERED WOOD CONSTRUCTION AND / OR TIMBER CONSTRUCTION.



DESIGNATION FOR STRUCTURAL COMPONENTS THAT ARE OF TRUSS CONSTRUCTION

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

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

UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS PLAN IS A VIOLATION OF THE NEW YORK STATE EDUCATION LAW, ARTICLE 145, SECTION 7209

COPYRIGHT © ALL RIGHTS RESERVED
GREATER LIVING ARCHITECTURE, P.C.

GLA 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:

SPEC HOUSE
LOT 22
COVENTRY RIDGE
PITTSFORD, NY

BUILDER:

COVENTRY RIDGE BUILDING CORP.

COVER PAGE

GLA PLAN 2992

drawn:	checked:
CDK	CSB
scale:	date:
AS NOTED	4 / 20
PROJECT:	sheet:
15399	C / 1

TABLE M1507.3.3(1)
CONTINUOUS WHOLE-HOUSE MECHANICAL VENTILATION SYSTEM AIRFLOW RATE REQUIREMENTS

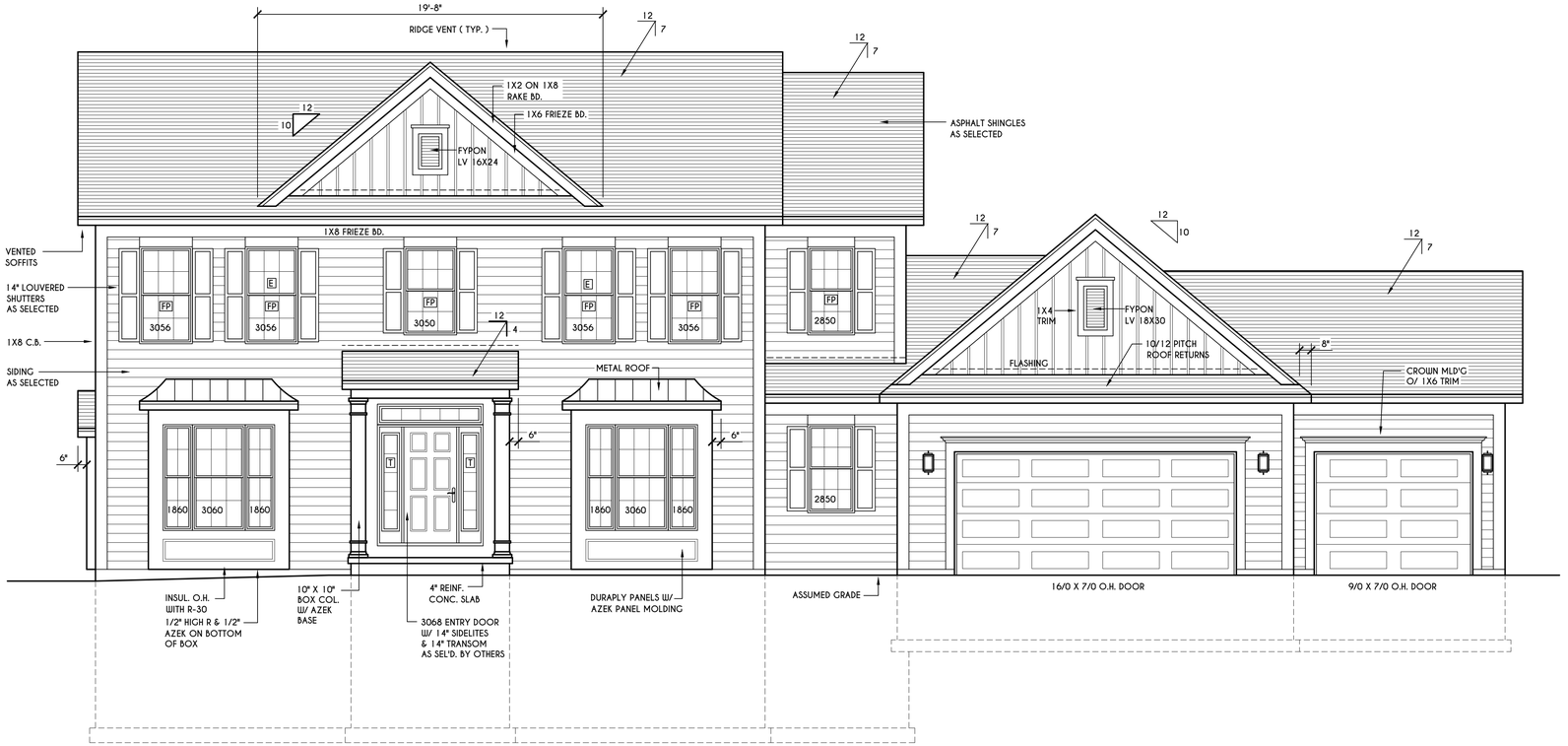
DWELLING UNIT FLOOR AREA (square feet)	NUMBER OF BEDROOMS				
	0-1	2-3	4-5	6-7	> 7
	AIRFLOW IN CFM				
< 1,500	30	45	60	75	90
1,501-3,000	45	60	75	90	105
3,001-4,500	60	75	90	105	120
4,501-6,000	75	90	105	120	135
6,001-7,500	90	105	120	135	150
> 7,500	105	120	135	150	165

FOR SI: 1 square foot=0.0929 m2, 1 cubic foot per min=0.000471 9 m3/s

TABLE M1507.3.3(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.

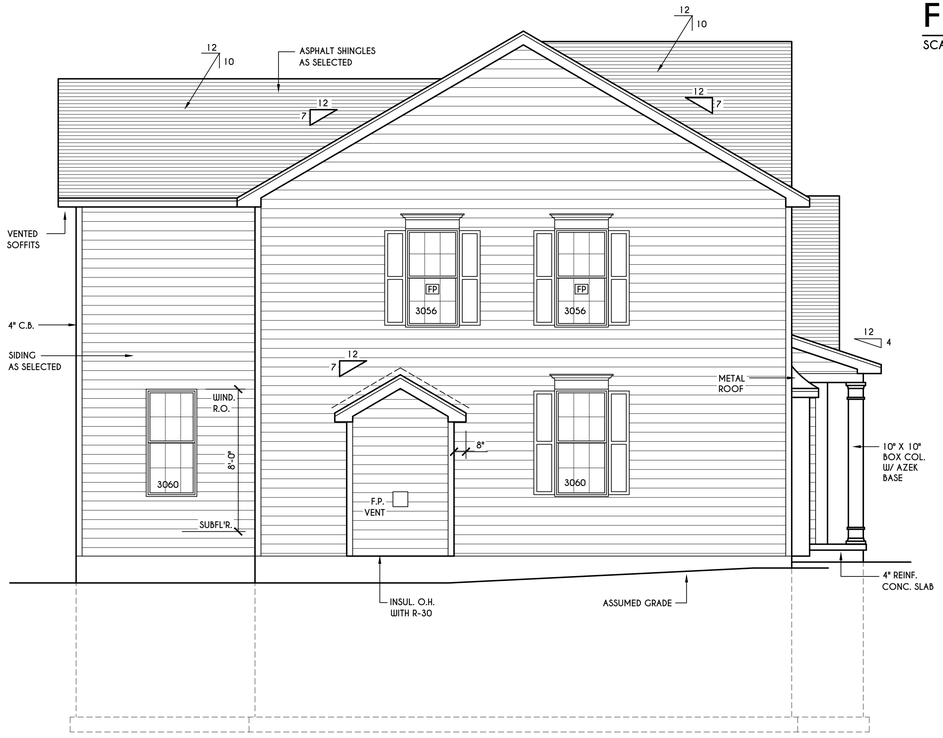


FRONT ELEVATION

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

FIRST FLOOR LIVING AREA = 1504 SQ.FT.
SECOND FLOOR LIVING AREA = 1488 SQ.FT.
TOTAL LIVING AREA = 2992 SQ.FT.

TOTAL CONDITIONED VOLUME = 40,807 CU.FT.



LEFT ELEVATION

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

WINDOWS: VWD 210C DH SOLAR GAIN W/ ARGON
U-FACTOR 0.29
SHGC 0.56

DOORS: SELECTION BY OWNER

AIR INFILTRATION RATE FOR WINDOWS, SKYLIGHTS, & SLIDING DOORS TO BE NO MORE THAN 0.3 cfm/st. & SWING DOORS NO MORE THAN 0.5 cfm/st. AS PER SECT. R402.4.3 OF 2015 IECC

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 2015 IRC

T = SPECIFIES THAT THIS FIXED OR OPERABLE UNIT REQUIRES SAFETY GLAZING PER SECT. R308.4 OF 2015 IRC

FP = SPECIFIES THAT THIS OPERABLE WINDOW UNIT REQUIRES FACTORY APPLIED FALL PROTECTION PER SECT. R312.2 OF 2015 IRC

GENERAL NOTES:

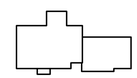
ALL RAKES & OVERHANGS ARE TO BE 1'-0" UNLESS NOTED OTHERWISE

BUILDER TO PROVIDE ROOF OR RIDGE VENTS AS PER CODE- THE MINIMUM NET FREE VENTILATION AREA SHALL BE 1/300 OF THE AREA OF THE VENTED SPACE (SECT. R806.2)

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

MECHANICAL VENTILATION RATE:

THIS PLAN AS DESIGNED REQUIRES (MIN) 1 CONTINUOUSLY RUN EXHAUST FAN CAPABLE OF (MIN) 75 c.f.m. WITH A MANUAL OVERIDE SWITCH AS PER SECTION M1507.3 OF 2015 IRC
(SEE TABLE3 M1507.3.3(1) & M1507.3.3(2) PG 1)



HOUSE FOOTPRINT

SCALE: 1" = 50'-0"

COPYRIGHT NOTICE :

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

UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS PLAN IS A VIOLATION OF THE NEW YORK STATE EDUCATION LAW, ARTICLE 145, SECTION 7209

COPYRIGHT © ALL RIGHTS RESERVED GREATER LIVING ARCHITECTURE, P.C.

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:

SPEC HOUSE
LOT 22
COVENTRY RIDGE
PITTSFORD, NY

BUILDER:

COVENTRY RIDGE
BUILDING CORP.

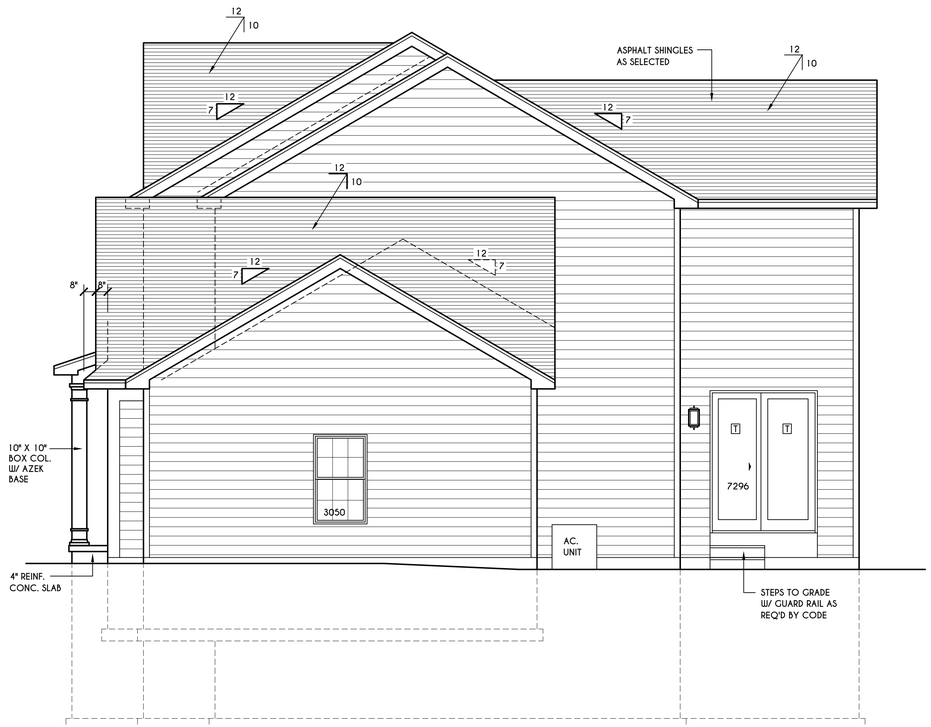
ELEVATIONS

GLA PLAN 2992

drawn:	checked:
CDK	CSB
scale:	date:
AS NOTED	4 / 20
PROJECT: 15399	sheet: 1 / 6

REAR ELEVATION

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



RIGHT ELEVATION

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

COPYRIGHT NOTICE :

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

UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS PLAN IS A VIOLATION OF THE NEW YORK STATE EDUCATION LAW, ARTICLE 145, SECTION 7209

COPYRIGHT © ALL RIGHTS RESERVED
GREATER LIVING ARCHITECTURE, P.C.

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:

SPEC HOUSE
LOT 22
COVENTRY RIDGE
PITTSFORD, NY

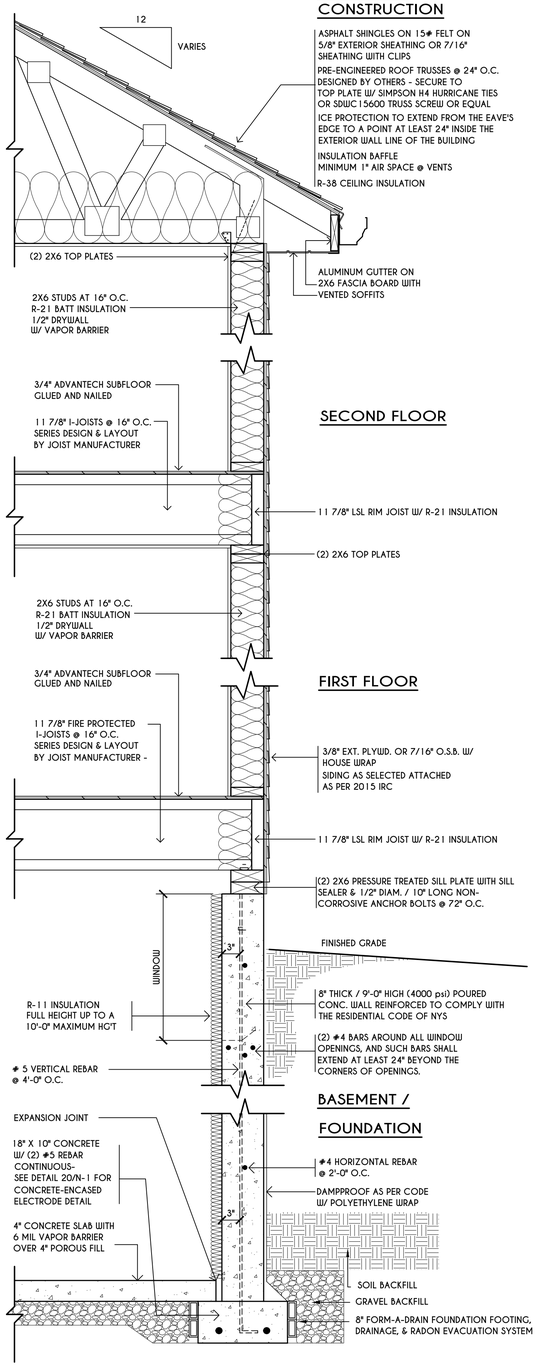
BUILDER:

COVENTRY RIDGE
BUILDING CORP.

ELEVATIONS

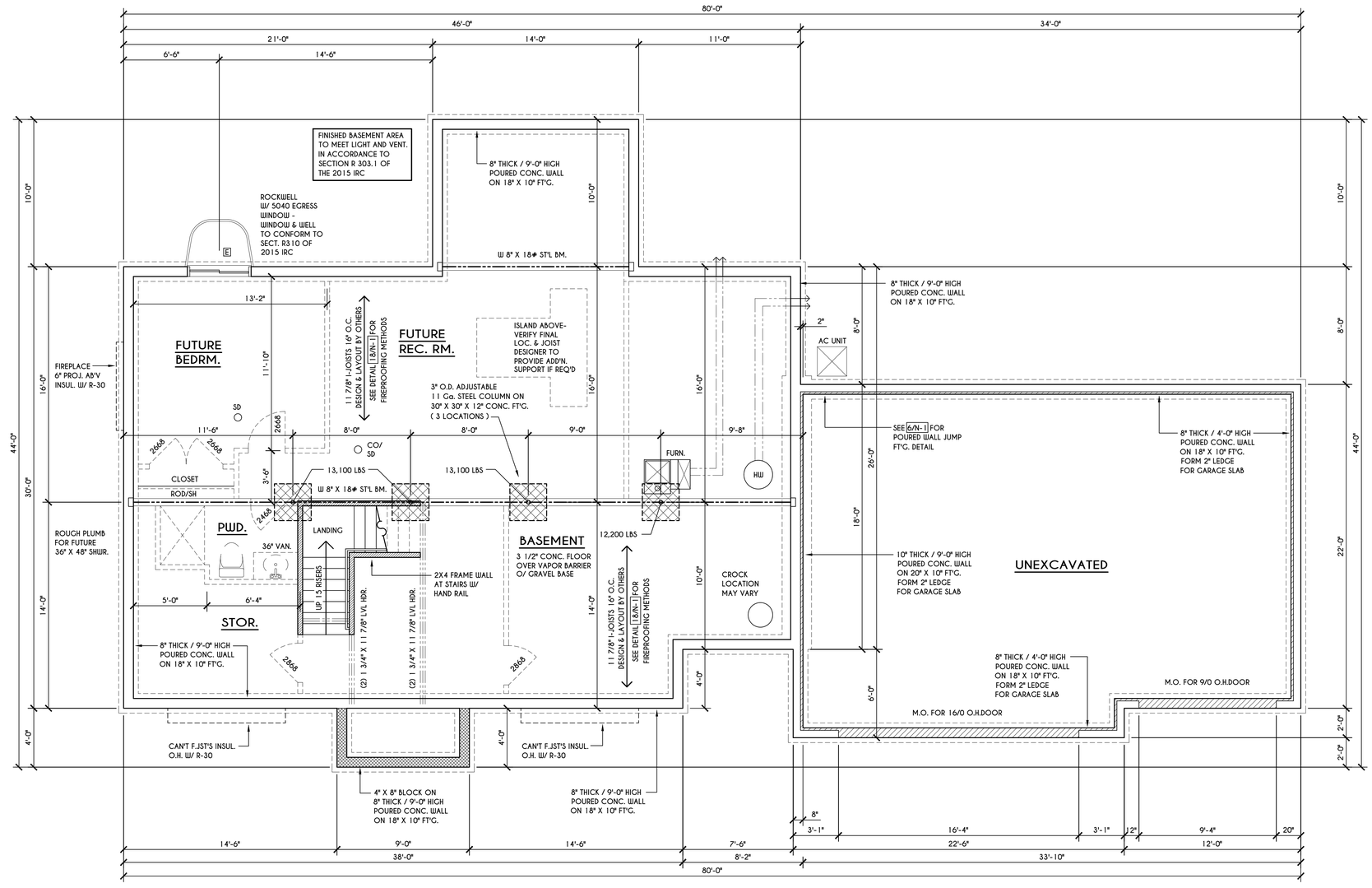
GLA PLAN 2992

drawn:	checked:
CDK	CSB
scale:	date:
AS NOTED	4 / 20
PROJECT:	sheet:
15399	2 / 6



TYPICAL WALL SECTION

SCALE: 1" = 1'-0"



BASEMENT & FOUNDATION PLAN

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

NOTES: CONTRACTOR TO CONTACT THIS OFFICE PRIOR TO CONSTRUCTION IF THE ASSUMED GRADE DEPICTED IS INACCURATE AND / OR WILL ALTER THE FOUNDATION DESIGN AND /OR STRUCTURE NOTED
ALL WINDOW R.O. HGT'S TO BE 6'-10 1/2" U.N.O.
PROVIDE SOLID BLOCKING UNDER ALL BEARING POINTS DOWN TO FOUNDATION WALL
PROVIDE DBL JACK STUDS EA. SIDE OF LOAD BEARING OPENINGS > / = 4'-0"
ALL ANGLES TO BE 45 DEG. U.N.O.
ALL EXTERIOR WINDOW & DOOR HEADERS TO HAVE MIN. R-5 INSUL. & TO BE MIN. (2)2X8'S (U.N.O.)
ALL APPLIANCES SHOWN TO BE BY OWNER OR AS PER CONTRACT BY BUILDER
SMOKE (SD) & CARBON MONOXIDE (CO) DETECTORS SHALL BE INSTALLED AS PER SECT. R314 OF 2015 IRC
REINFORCE FOUNDATION WALLS AS PER 2015 IRC. SEE PG. N-2 FOR REINFORCING CHARTS
SEE CONCRETE-ENCASED ELECTRODE DETAIL 20/N-1

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 2015 IRC. 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.

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 2015 IRC

T = SPECIFIES THAT THIS FIXED OR OPERABLE UNIT REQUIRES SAFETY GLAZING PER SECT. R308.4 OF 2015 IRC

FP = SPECIFIES THAT THIS OPERABLE WINDOW UNIT REQUIRES FACTORY APPLIED FALL PROTECTION PER SECT. R312.2 OF 2015 IRC

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

UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS PLAN IS A VIOLATION OF THE NEW YORK STATE EDUCATION LAW, ARTICLE 145, SECTION 7209

COPYRIGHT © ALL RIGHTS RESERVED
GREATER LIVING ARCHITECTURE. P.C.

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:

SPEC HOUSE
LOT 22
COVENTRY RIDGE
PITTSFORD, NY

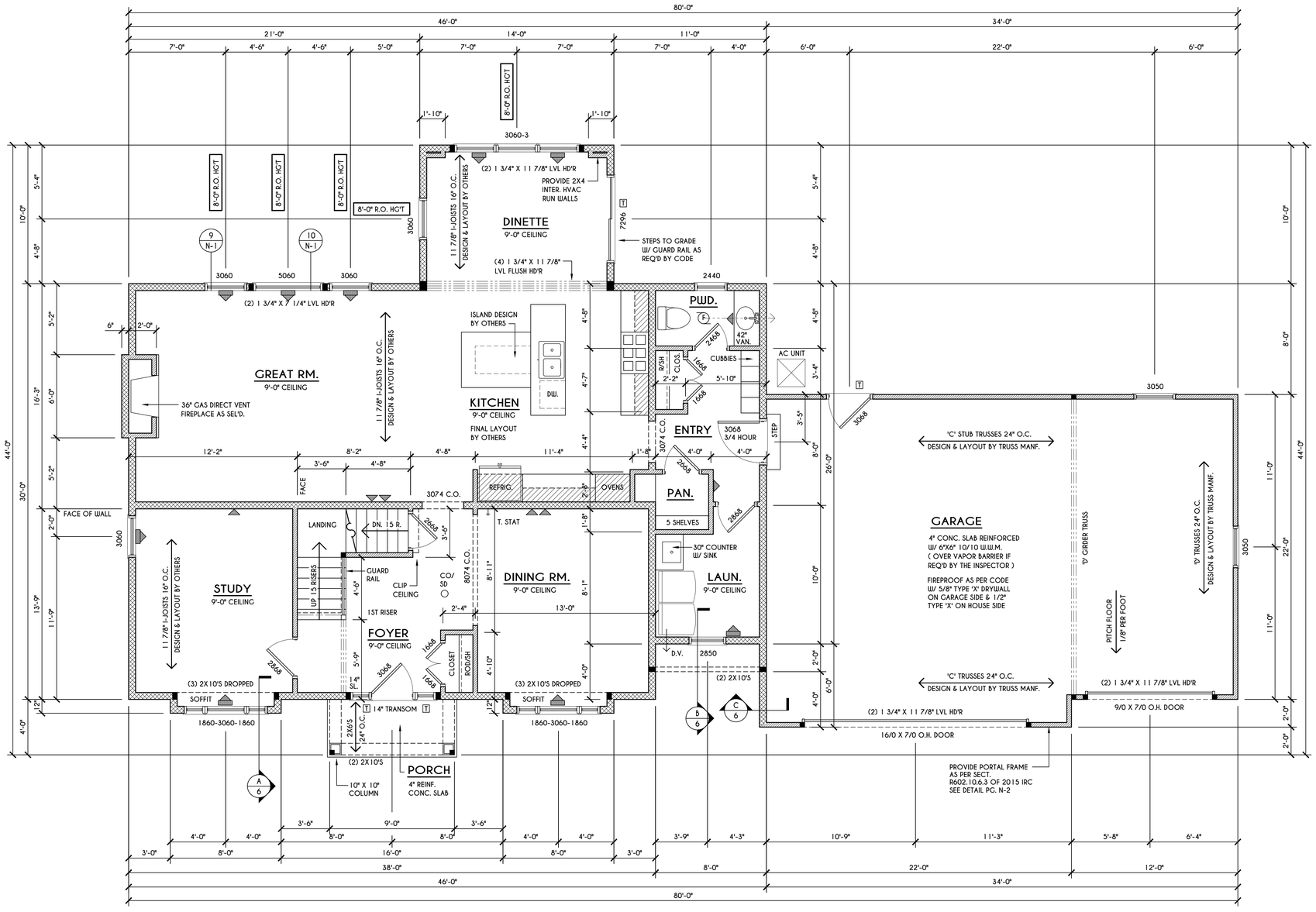
BUILDER:

COVENTRY RIDGE BUILDING CORP.

FOUNDATION PLAN

GLA PLAN 2992

drawn:	checked:
CDK	CSB
scale:	date:
AS NOTED	4 / 20
PROJECT:	sheet:
15399	3 / 6



FRAMING LEGEND:

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

FIRST FLOOR PLAN

1504 SQ. FT.

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

NOTES:

FIRST FLOOR PLATE HGT TO BE 9'-1 1/8" (UNLESS NOTED OTHERWISE)
ALL WINDOW R.O. 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) & CARBON MONOXIDE (CO) DETECTORS SHALL BE INSTALLED AS PER SECT. R314 OF 2015 IRC
THE AIR BARRIER INSTALLED AT EXTERIOR WALLS ADJACENT TO SHOWERS AND TUBS SHALL SEPARATE THEM FROM THE SHOWER OR TUBS.

WINDOW / DOOR LEGEND:

E = MEETS OR EXCEEDS EGRESS REQUIREMENTS
- CLEAR OPENING AREA OF 5.7 SQ.FT.
- CLEAR OPENING WIDTH OF 20"
- CLEAR OPENING HEIGHT OF 24"
PER SECT. R310.1 OF 2015 IRC

T = SPECIFIES THAT THIS FIXED OR OPERABLE UNIT REQUIRES SAFETY GLAZING PER SECT. R308.4 OF 2015 IRC

FP = SPECIFIES THAT THIS OPERABLE WINDOW UNIT REQUIRES FACTORY APPLIED FALL PROTECTION PER SECT. R312.2 OF 2015 IRC

ENGINEERED FLOOR JOIST NOTE:

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

COPYRIGHT NOTICE :

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

UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS PLAN IS A VIOLATION OF THE NEW YORK STATE EDUCATION LAW, ARTICLE 145, SECTION 7209

COPYRIGHT © ALL RIGHTS RESERVED GREATER LIVING ARCHITECTURE, P.C.

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:

SPEC HOUSE
LOT 22
COVENTRY RIDGE
PITTSFORD, NY

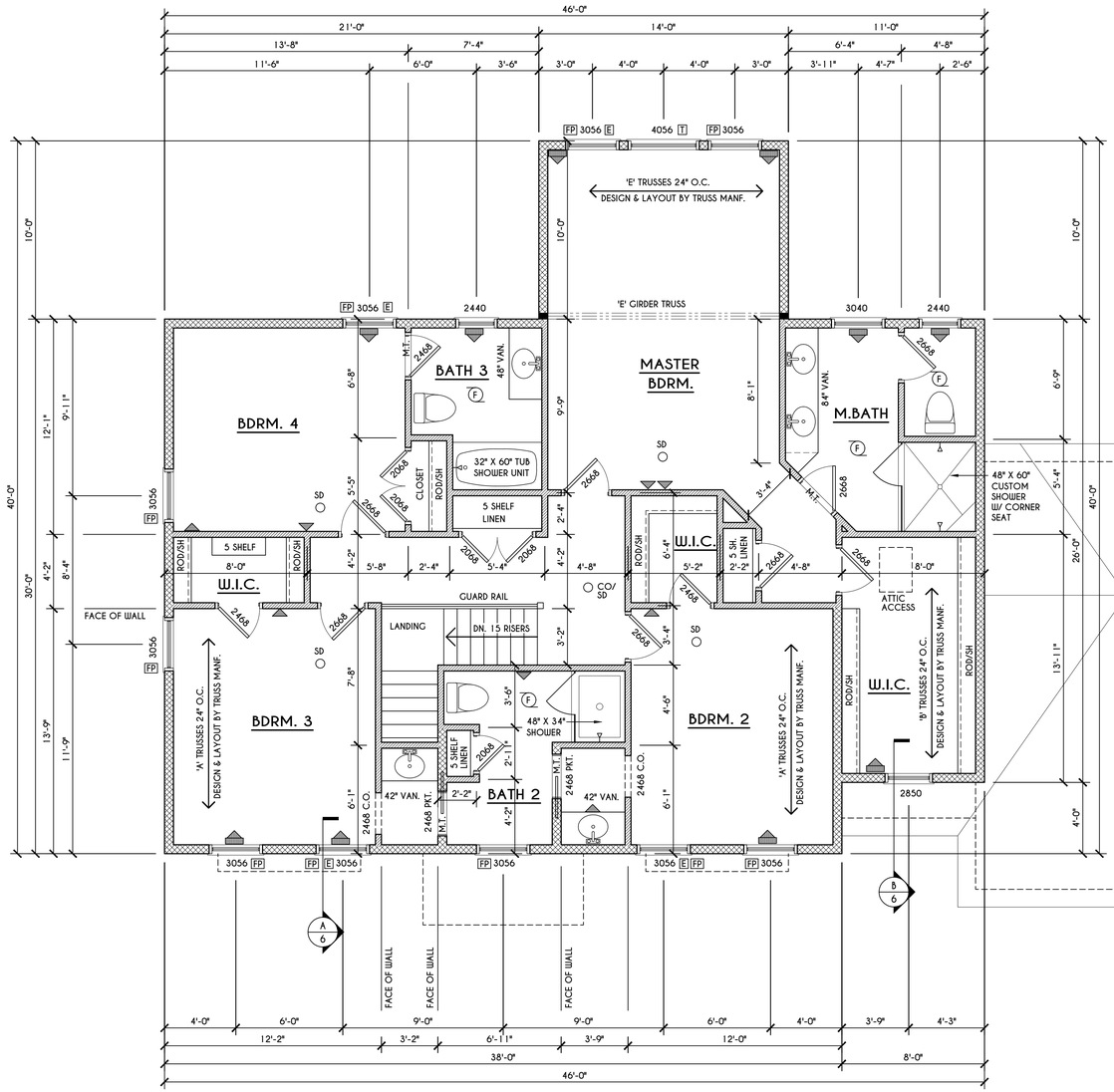
BUILDER:

COVENTRY RIDGE BUILDING CORP.

FIRST FLOOR PLAN

GLA PLAN 2992

drawn:	checked:
CDK	CSB
scale: AS NOTED	date: 4 / 20
PROJECT: 15399	sheet: 4 / 6



SECOND FLOOR PLAN

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

1488 SQ.FT.

NOTES:
- SECOND FLOOR PLATE HGT TO BE 8'-1 1/8" (UNLESS NOTED OTHERWISE)
- ALL WINDOW R.O. HGTS 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) & CARBON MONOXIDE (CO) DETECTORS SHALL BE INSTALLED AS PER SECT. R314 OF 2015 IRC
- 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.

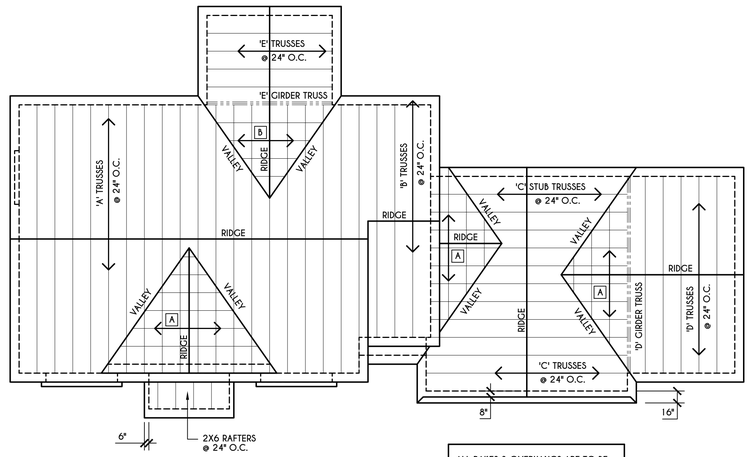
WINDOW / DOOR LEGEND:

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. R310.1 OF 2015 IRC

T = SPECIFIES THAT THIS FIXED OR OPERABLE UNIT REQUIRES SAFETY GLAZING PER SECT. R308.4 OF 2015 IRC

FP = SPECIFIES THAT THIS OPERABLE WINDOW UNIT REQUIRES FACTORY APPLIED FALL PROTECTION PER SECT. R312.2 OF 2015 IRC



ROOF PLAN

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

A – 2X8 LAYOVER RAFTERS 24" O.C.

B – 2X6 LAYOVER RAFTERS 24" O.C.

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

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

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

COPYRIGHT NOTICE :

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

UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS PLAN IS A VIOLATION OF THE NEW YORK STATE EDUCATION LAW, ARTICLE 145, SECTION 7209

COPYRIGHT © ALL RIGHTS RESERVED
GREATER LIVING ARCHITECTURE. P.C.

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:

SPEC HOUSE
LOT 22
COVENTRY RIDGE
PITTSFORD, NY

BUILDER:

COVENTRY RIDGE
BUILDING CORP.

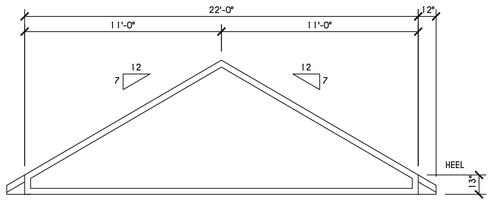
SECOND FLOOR PLAN

GLA PLAN 2992

drawn:	checked:
CDK	CSB
scale:	date:
AS NOTED	4 / 20

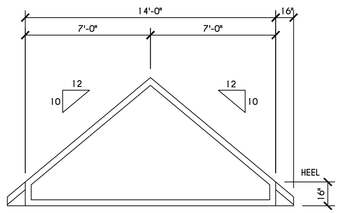
PROJECT: 15399

sheet: 5 / 6



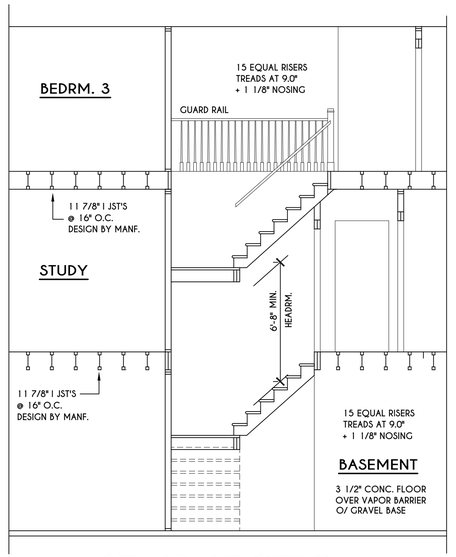
'D' TRUSS PROFILE

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



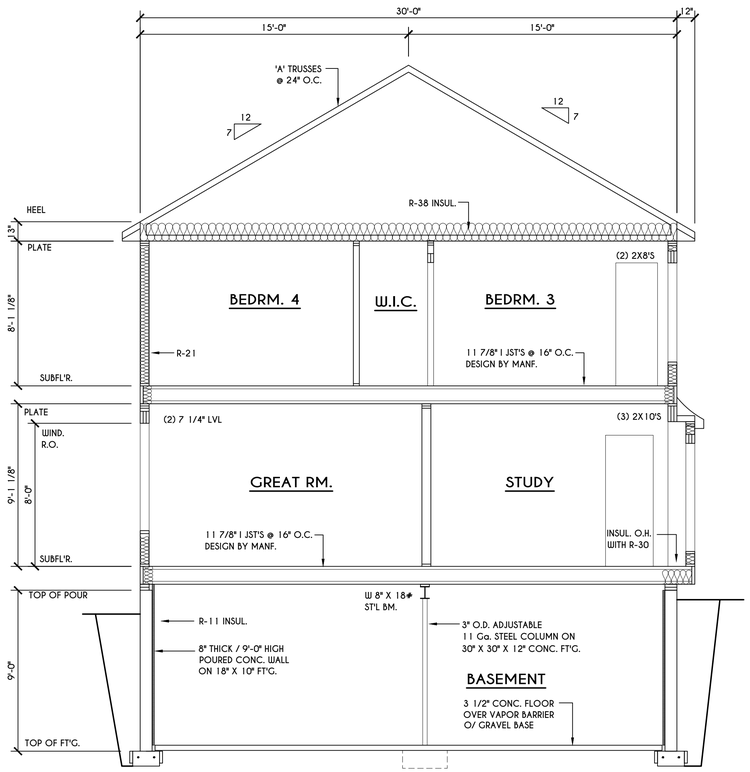
'E' TRUSS PROFILE

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



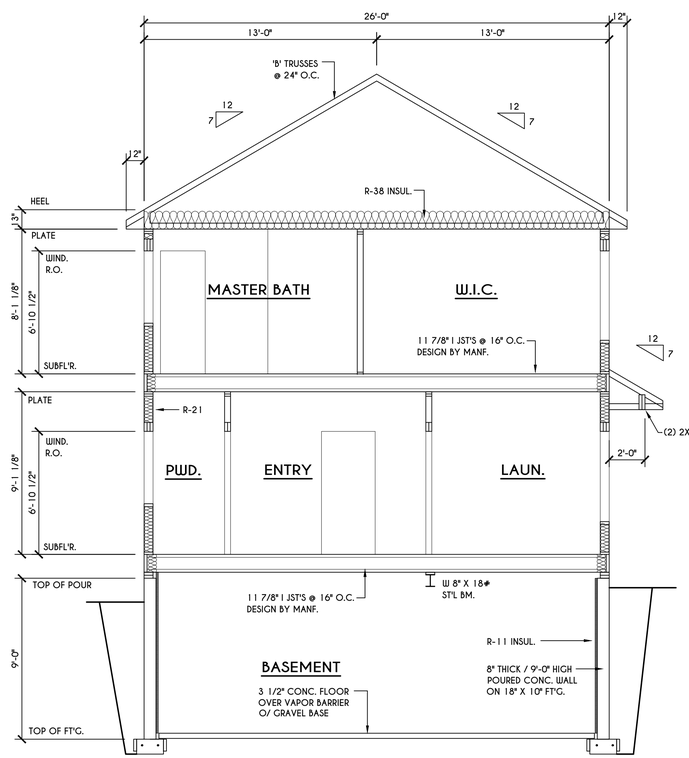
STAIR SECTION

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



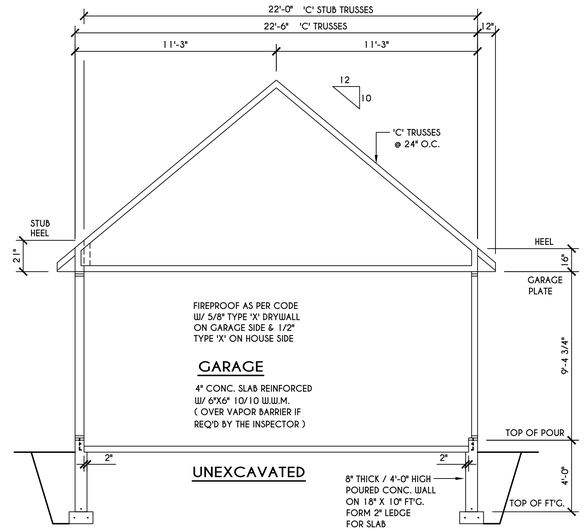
A/6 BUILDING SECTION

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



B/6 BUILDING SECTION

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



C/6 BUILDING SECTION

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

COPYRIGHT NOTICE :

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

UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS PLAN IS A VIOLATION OF THE NEW YORK STATE EDUCATION LAW, ARTICLE 145, SECTION 7209

COPYRIGHT © ALL RIGHTS RESERVED GREATER LIVING ARCHITECTURE. P.C.

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:

SPEC HOUSE
LOT 22
COVENTRY RIDGE
PITTSFORD, NY

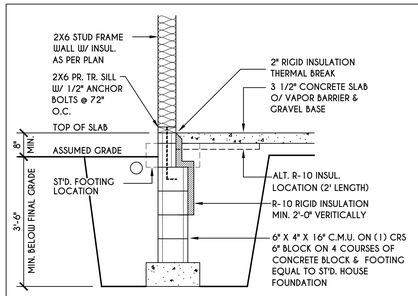
BUILDER:

COVENTRY RIDGE
BUILDING CORP.

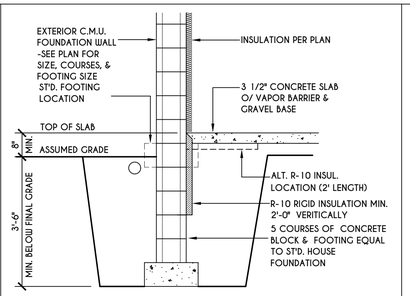
SECTIONS

GLA PLAN 2992

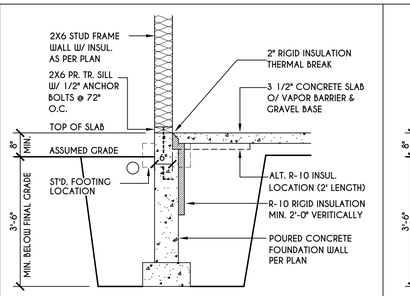
drawn:	checked:
CDK	CSB
scale:	date:
AS NOTED	4 / 20
PROJECT:	sheet:
15399	6 / 6



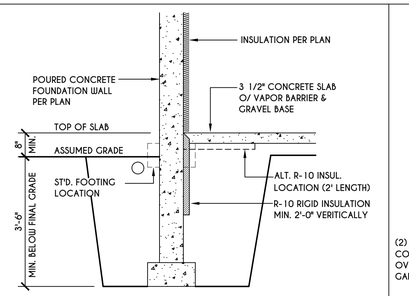
1 N-1 2X6 FRAME WALL ON C.M.U. WALK OUT DETAIL
SCALE: 1/2" = 1'-0"



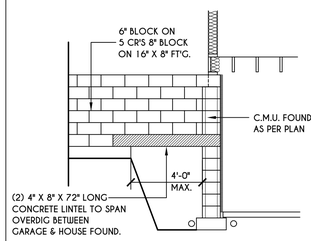
2 N-1 C.M.U. WALK OUT DETAIL
SCALE: 1/2" = 1'-0"



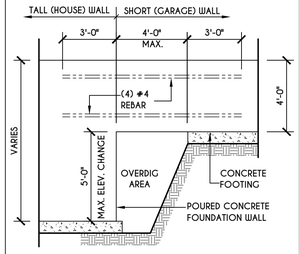
3 N-1 2X6 FRAME WALL ON POURED CONC. WALK OUT DETAIL
SCALE: 1/2" = 1'-0"



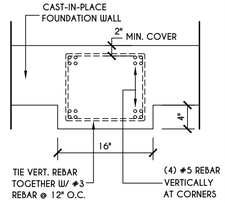
4 N-1 POURED CONC. WALK OUT DETAIL
SCALE: 1/2" = 1'-0"



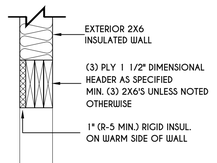
5 N-1 C.M.U. JUMP FOOTING DETAIL
SCALE: 1/4" = 1'-0"



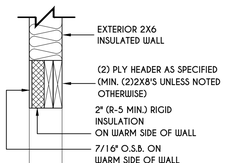
6 N-1 POURED WALL JUMP FOOTING DETAIL
SCALE: 1/4" = 1'-0"



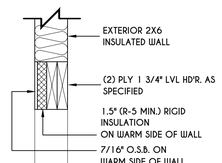
7 N-1 POURED WALL PILASTER DETAIL
SCALE: 1" = 1'-0"



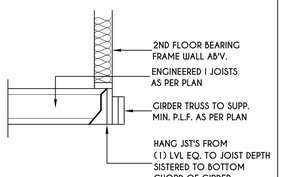
8 N-1 EXTERIOR INSULATED 3 PLY HEADER DETAIL
SCALE: 1" = 1'-0"



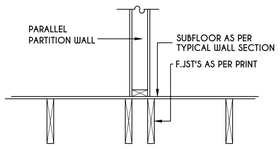
9 N-1 EXTERIOR INSULATED 2 PLY HEADER DETAIL
SCALE: 1" = 1'-0"



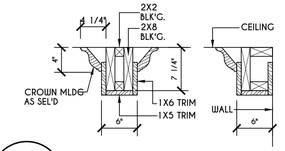
10 N-1 EXTERIOR INSULATED 2 PLY LVL HEADER DETAIL
SCALE: 1" = 1'-0"



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



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



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

14 N-1 TYPICAL GUARD RAIL DETAIL
SCALE: 1/2" = 1'-0"
GUARD REQUIREMENT AS PER R312 OF 2015 IRC

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

16 N-1 PLACEMENT OF LAG SCREWS & BOLTS IN LEDGERS
FIGURE R507.2.1(1) IRC
N.T.S.

TABLE R507.2
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

16a N-1

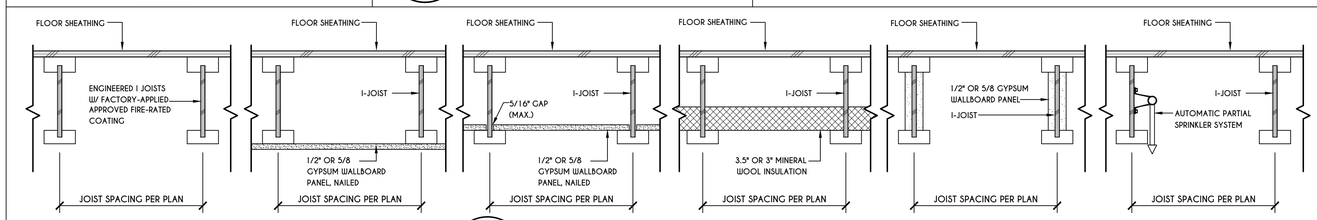
17 N-1 DECK BEAM TO DECK POST
FIGURE R507.7.1 IRC
N.T.S.

TABLE R507.8

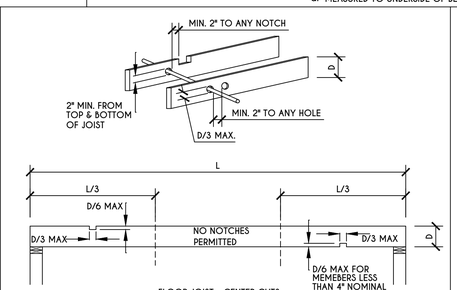
DECK POST SIZE	MAX. HEIGHT [a]
4 X 4	8'
4 X 6	8'
6 X 6	14'

a. MEASURED TO UNDERSIDE OF BEAM

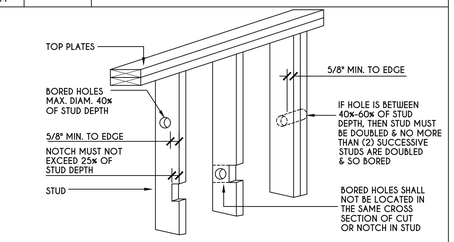
TOP PLATE FRAMING TO ACCOMMODATE PIPING
FIGURE R602.6.1
N.T.S.



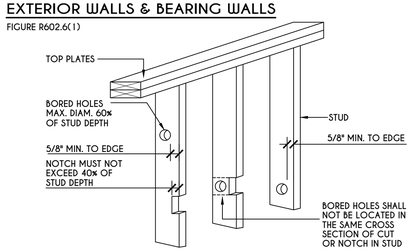
18 N-1 I-JOIST FLOOR SYSTEMS FIRE RATED FLOOR ASSEMBLY
DETAILS AS PER APA FIRE PROTECTION OF FLOORS (FP-01) FOR COMPLIANCE WITH 2015 IRC SECTION R302.13



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



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



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

19 N-1 250.52(A) (3) CONCRETE-ENCASED ELECTRODES

COPYRIGHT NOTICE :
THESE PLANS ARE PROTECTED UNDER FEDERAL COPYRIGHT LAWS BY GREATER LIVING ARCHITECTURE. ANY UNAUTHORIZED REPRODUCTION OR MODIFICATION OF THESE PLANS IS A VIOLATION OF COPYRIGHT LAWS. CLIENT RIGHTS ARE LIMITED TO ONE-TIME USE FOR THE CONSTRUCTION OF THESE PLANS
UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS PLAN IS A VIOLATION OF THE NEW YORK STATE EDUCATION LAW, ARTICLE 145, SECTION 7209
COPYRIGHT © ALL RIGHTS RESERVED GREATER LIVING ARCHITECTURE, P.C.

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:
SPEC HOUSE
LOT 22
COVENTRY RIDGE
PITTSFORD, NY

BUILDER:
COVENTRY RIDGE BUILDING CORP.

DETAILS

GLA PLAN 2992

drawn:	checked:
CDK	CSB
scale:	date:
AS NOTED	4 / 20
PROJECT:	sheet:
15399	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]

MAXIMUM WALL HEIGHT (FEET)	MAXIMUM UNBALANCED BACKFILL HEIGHT [g] (FEET)	MINIMUM VERTICAL REINFORCEMENT-BAR SIZE & SPACING (inches) — SOIL CLASSES [a] AND DESIGN LATERAL SOIL (psf PER FOOT OF DEPTH): GW, GP, SW, AND SP 30				GM, GS, SM-SC AND ML 45				SC, MH, ML-CL AND INORGANIC CL 60			
	MIMIMUM WALL THICKNESS (INCHES)	6	8	10	12	6	8	10	12	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 [l]	NR	NR	#4 @ 35"	NR [l]	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 [l]	NR
	7	#5 @ 46"	NR	NR	NR	#6 @ 42"	#5 @ 46"	NR [l]	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 [l]	NR	NR	#5 @ 43"	NR	NR	NR
	6	#4 @ 37"	NR [l]	NR	NR	#5 @ 37"	NR	NR	NR	#6 @ 37"	#5 @ 43"	NR [l]	NR
	7	#5 @ 40"	NR	NR	NR	#6 @ 37"	#5 @ 41"	NR [l]	NR	#6 @ 34"	#6 @ 43"	NR	NR
	8	#6 @ 43"	#5 @ 47"	NR [l]	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 [l]	NR	NR	#5 @ 40"	NR	NR	NR
	6	#4 @ 34"	NR [l]	NR	NR	#6 @ 48"	NR	NR	NR	#6 @ 36"	#6 @ 39"	NR [l]	NR
	7	#5 @ 36"	NR	NR	NR	#6 @ 34"	#5 @ 37"	NR	NR	#6 @ 33"	#6 @ 38"	#5 @ 37"	NR [l]
	8	#6 @ 38"	#5 @ 41"	NR	NR	#6 @ 33"	#6 @ 38"	#5 @ 37"	NR [l]	#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 [l]	NR	NR	#5 @ 38"	NR	NR	NR
	6	#5 @ 48"	NR [l]	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 [l]
	8	#6 @ 34"	#5 @ 38"	NR	NR	#6 @ 30"	#6 @ 34"	#6 @ 47"	NR [l]	#6 @ 22"	#6 @ 26"	#6 @ 35"	#6 @ 45" [m]
	9	#6 @ 34"	#6 @ 41"	#4 @ 48"	NR [l]	#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 l 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

PRESUMPTIVE LOAD-BEARING VALUES OF FOUNDATION MATERIALS [a]

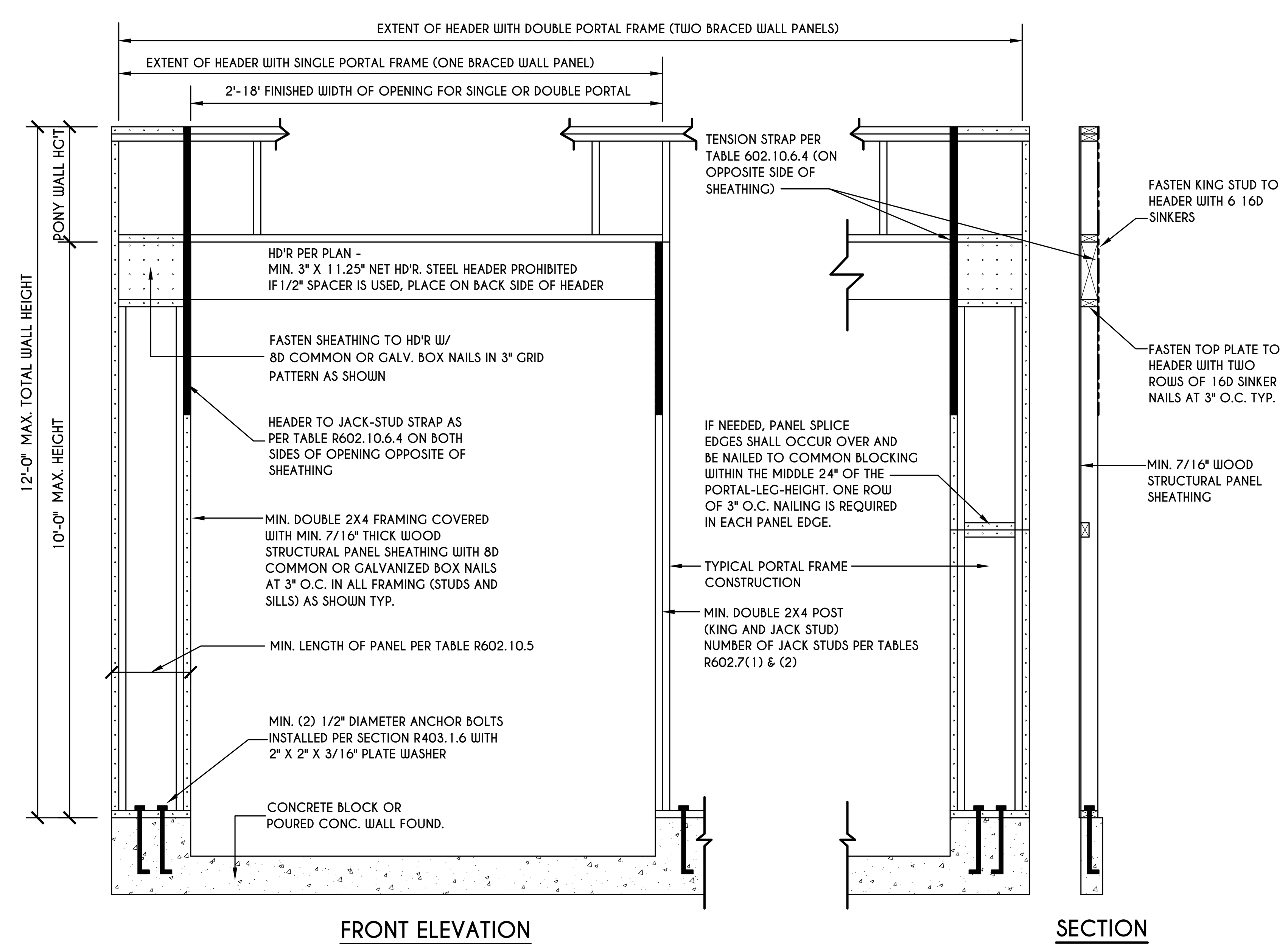
CLASS OF MATERIALS	LOAD-BEARING PRESSURE (pounds per square foot)
CRYSTALLINE BEDROCK	12,000
SEDIMENTARY & FOLIATED ROCK	4,000
SANDY GRAVEL AND/OR GRAVEL (GW & GP)	3,000
SAND, SILTY SAND, CLAYEY SAND, SILTY GRAVEL, AND CLAYEY GRAVEL (SW, SP, SM, SC, GM, & GC)	2,000
CLAY, SANDY CLAY, SILTY CLAY, CLAYEY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



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

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

COPYRIGHT NOTICE :

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

UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS PLAN IS A VIOLATION OF THE NEW YORK STATE EDUCATION LAW, ARTICLE 145, SECTION 7209

COPYRIGHT © ALL RIGHTS RESERVED GREATER LIVING ARCHITECTURE. P.C.

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:

SPEC HOUSE
LOT 22
COVENTRY RIDGE
PITTSFORD, NY

BUILDER:

COVENTRY RIDGE
BUILDING CORP.

REINFORCING NOTES

GLA PLAN 2992

drawn:	checked:
CDK	CSB
scale:	date:
AS NOTED	4 / 20
PROJECT:	sheet:
15399	N / 2

23
Spall Realty Corporation
585-586-4521

24
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 #
B20-000053

DESIGN REVIEW AND HISTORIC PRESERVATION BOARD
REFERRAL OF APPLICATION

Property Address: 28 Escena Rise PITTSFORD, NY 14534
Tax ID Number: 178.03-5-5
Zoning District: IZ Incentive Zoning
Owner: Morrell Builders Inc.
Applicant: S & J Morrell

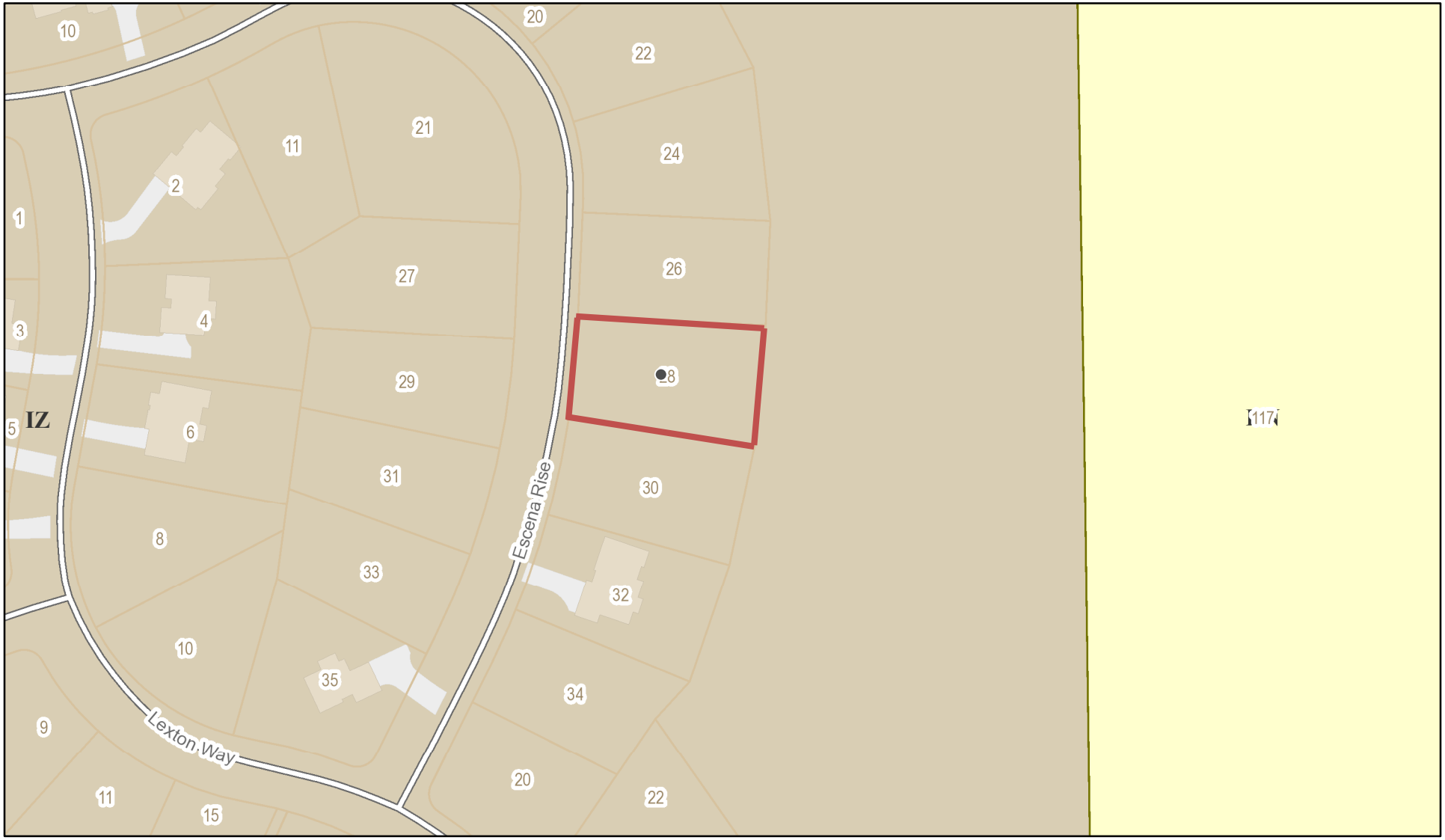
Application Type:

- [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 two story single family home. The home will be approximately 1509 Sq. Ft. on the first floor and 1776 Sq. Ft. on the second floor. This home will be located in the Wilshire Hills Subdivision.

Meeting Date: May 14, 2020

RN Residential Neighborhood Zoning



Printed April 30, 2020

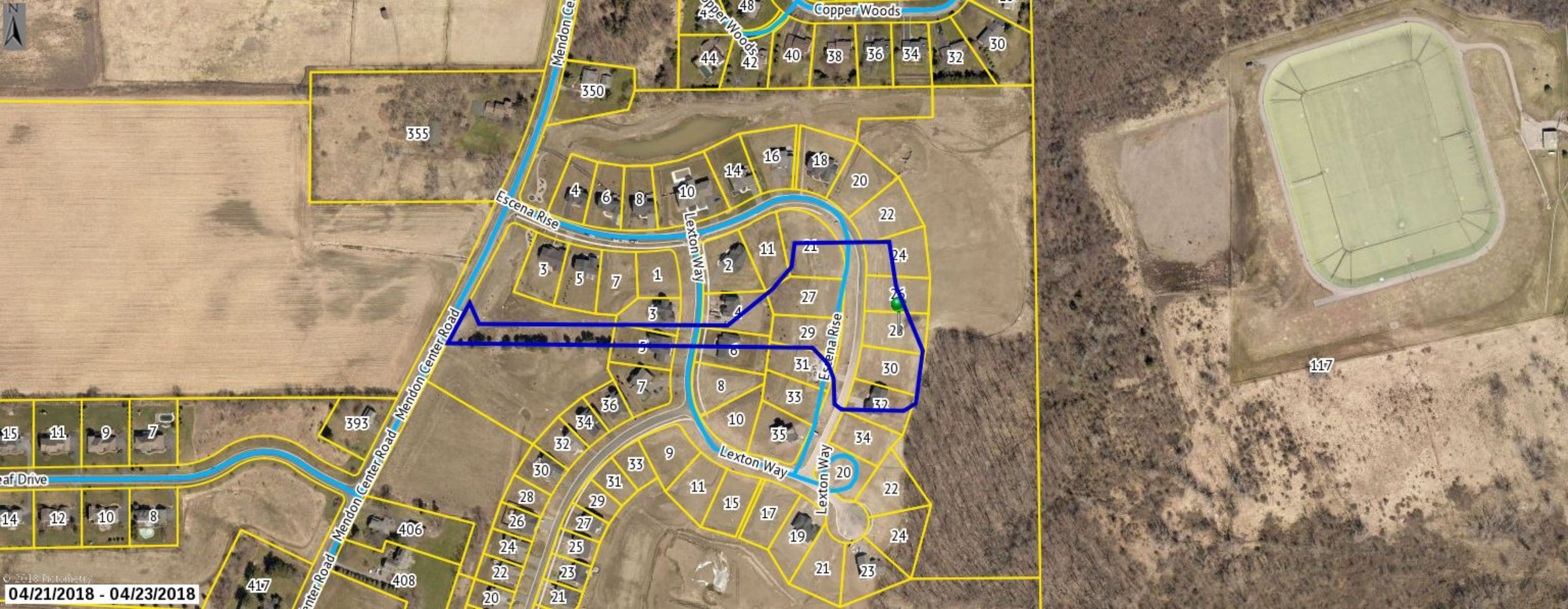
1:2,257

0 95 190 380 ft

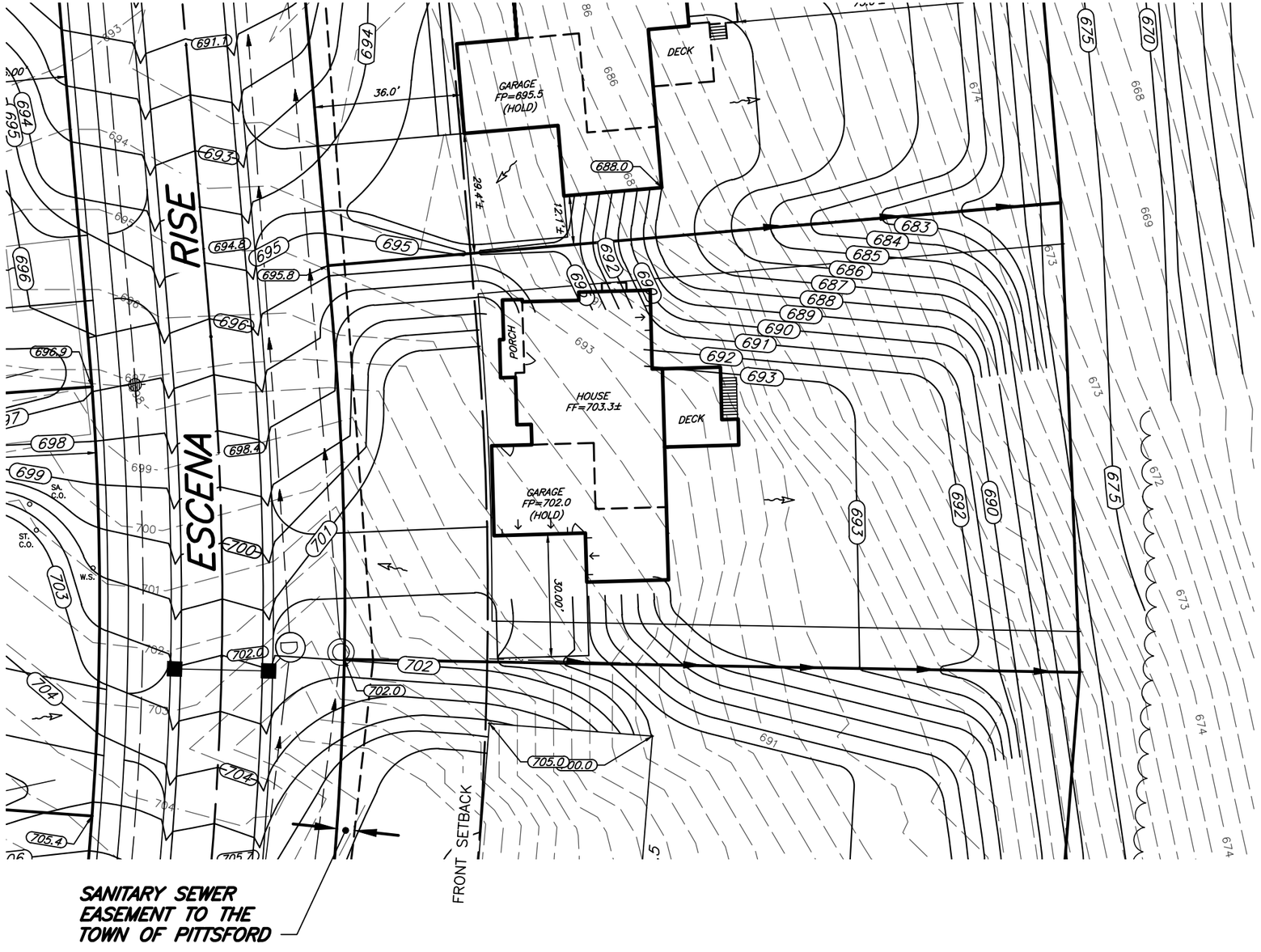
0 25 50 100 m

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.



Copper Woods
Mendon Center Road
Escena Rise
Lexton Way
Lexton Way
Escena Rise
Lexton Way
Mendon Center Road
Mendon Center Road
Mendon Center Road
eaf Drive
355
350
393
406
408
417
117
© 2018 Pictometry
04/21/2018 - 04/23/2018



File: Z:\Engineering\Job Files\0423-12\Drawings_Section 3\Plot Plans\Lot P21\LOT P-21.dwg, Plot Date: 3/18/2020, By: COLE PAPASERGI

MARATHON ENGINEERING
39 CASCADE DRIVE
ROCHESTER, NY 14614
PHONE 585-458-7770
www.marathoneng.com

JOB NO:	0423-17
SCALE:	1" = 30'
DRAWN:	CMP
DESIGNED:	RJT
DATE:	3/18/20

SETBACK	REQUIRED	PROVIDED
FRONT	35'	___'
SIDE	10'	___'±
REAR	20'	___' ±

DRAFT

TITLE:

PLOT PLAN - LOT P21

WILSHIRE HILL - SECTION 3A

TOWN OF PITTSFORD MONROE COUNTY NEW YORK

FRONT ELEVATION 3285 S.F.

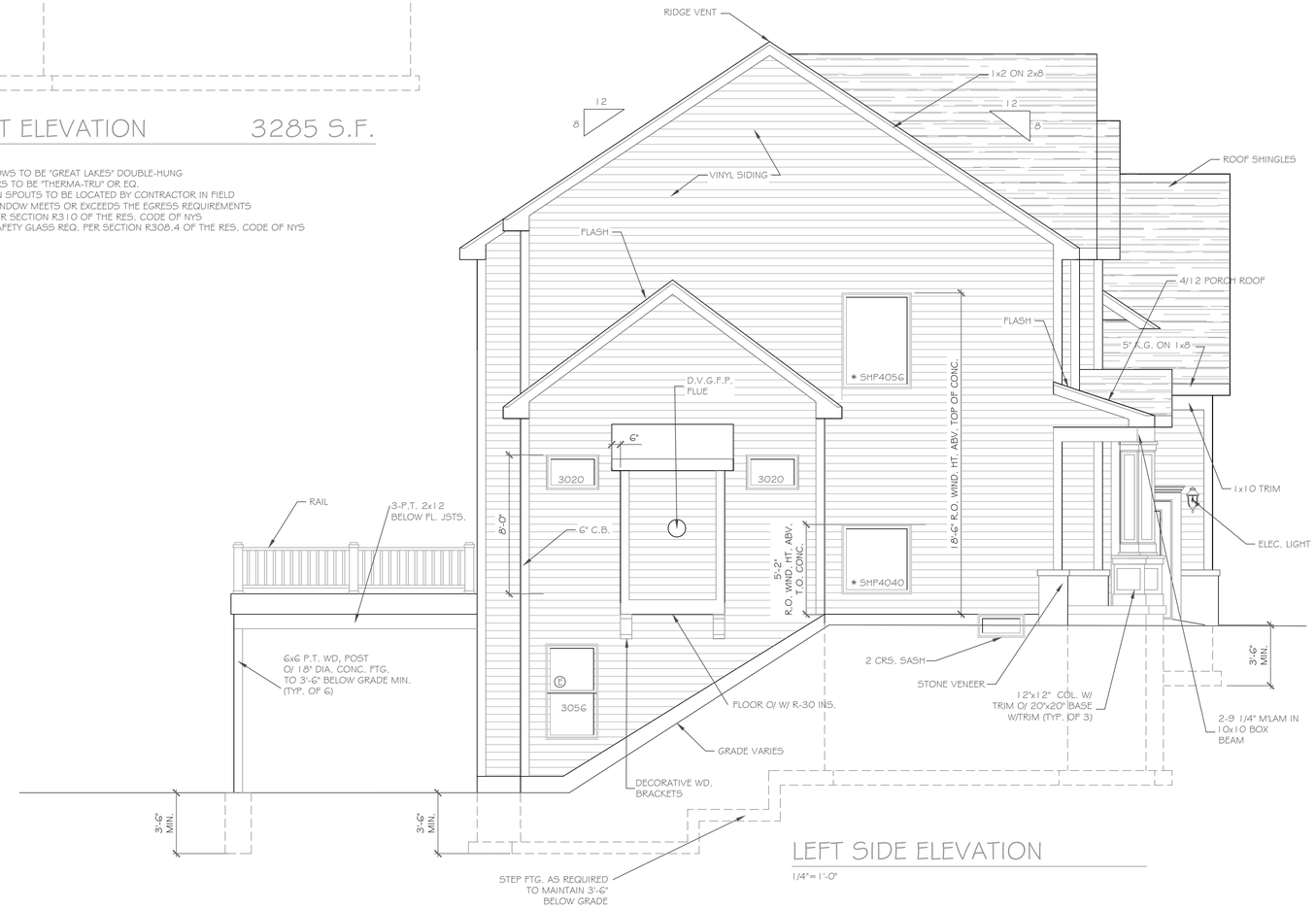
1/4"= 1'-0"

NOTE: - WINDOWS TO BE "GREAT LAKES" DOUBLE-HUNG
- DOORS TO BE "THERMA-TRU" OR EQ.
- DOWN SPOUTS TO BE LOCATED BY CONTRACTOR IN FIELD
- (E): WINDOW MEETS OR EXCEEDS THE EGRESS REQUIREMENTS PER SECTION R310 OF THE RES. CODE OF NYS
- *: SAFETY GLASS REQ. PER SECTION R308.4 OF THE RES. CODE OF NYS

DESIGN CRITERIA:

-For Greater Rochester Area and surrounding counties.

1ST & 2ND FLOOR LIVING AREA LIVE LOAD	40 PSF
SLEEPING AND ATTIC AREA LIVE LOAD	30 PSF
FLOOR DEAD LOAD	15 PSF
GROUND SNOW LOAD	40 PSF
ROOF DEAD LOAD	10 PSF
ALLOWABLE SOIL BEARING	2500 PSF AT MINIMUM 42" BELOW FINISHED GRADE
WIND SPEED	115 MPH, EXPOSURE B
SEISMIC DESIGN	CATEGORY B
WEATHERING	SEVERE
FROST DEPTH LINE	42 INCHES
TERMITE DAMAGE	SLIGHT TO MODERATE
DECAY DAMAGE	NONE TO SLIGHT
WINTER DESIGN TEMPERATURE	1 DEGREE
ICE SHIELD UNDERLAYMENT	REQUIRED 24" INSIDE OF EXTERIOR WALL LINE
FLOOD HAZARD	FIRM - 1992
ROOF TIE DOWN REQUIREMENTS	R802.11, BASED UPON SPECIFIC ROOF DESIGN



LEFT SIDE ELEVATION

1/4"= 1'-0"

COPYRIGHT NOTICE:
These plans are instruments of service and are not published, reproduced, or copied without prior written consent.
Unauthorized additions to these plans is a violation of the New York State Education Law, Section 7209 Article 145.

CKH Architecture, P.A.
Copyright ©
All rights reserved.

REVISIONS-

NO.	DATE	DESCRIPTION

DRAWING TITLE: Elevations

PROJECT: Lot 21P, Wilshire Hill Pittsford, New York

CLIENT: Morrell Builders

JOB NO.: A20-004

DATE: March 2020

PHASE: Construction Documents

CKH architecture
1501 Pittsford Victor Road
Suite 100
Victor, New York 14564
phone:(585) 249-1334
fax:(585) 249-1333
e-mail: CKHennessey@frontiernet.net

DRAWING NO.- A-1

COPYRIGHT NOTICE:
These plans are instruments of service and may not be altered, reproduced, or copied without prior written consent.
Unauthorized alterations to these plans is a violation of the New York State Education Law, Section 7209 Article 145.

CKH Architecture, P.A.
Copyright ©
All rights reserved.

REVISIONS:

NO.	DATE	DESCRIPTION
1	8/18	fascia height o/ master

DRAWING TITLE:
Elevations

PHASE:
Construction Documents

PROJECT:
Lot 21P, Wilshire Hill
Pittsford, New York

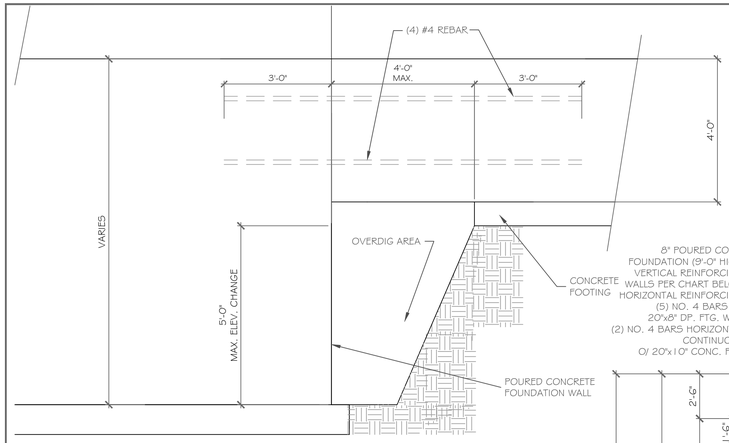
CLIENT:
Morrell Builders

JOB NO.:
A20-004

DATE:
March 2020

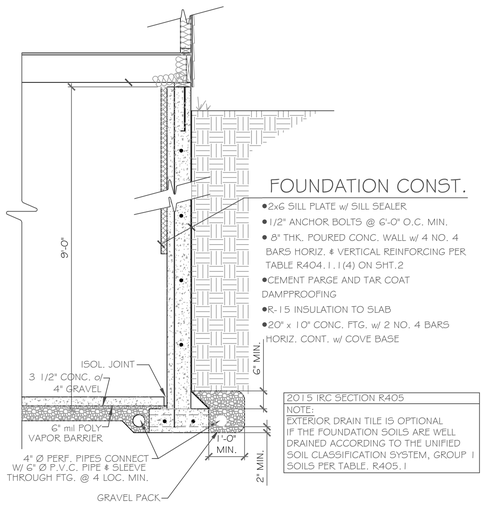
CKH architecture
1501 Pittsford Victor Road
Suite 100
Victor, New York 14564
phone:(585) 249-1334
fax:(585) 249-1333
e-mail: CKHomesesv@frontiernet.net

DRAWING NO.:
A-7



POURED WALL JUMP FOOTING DETAIL

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



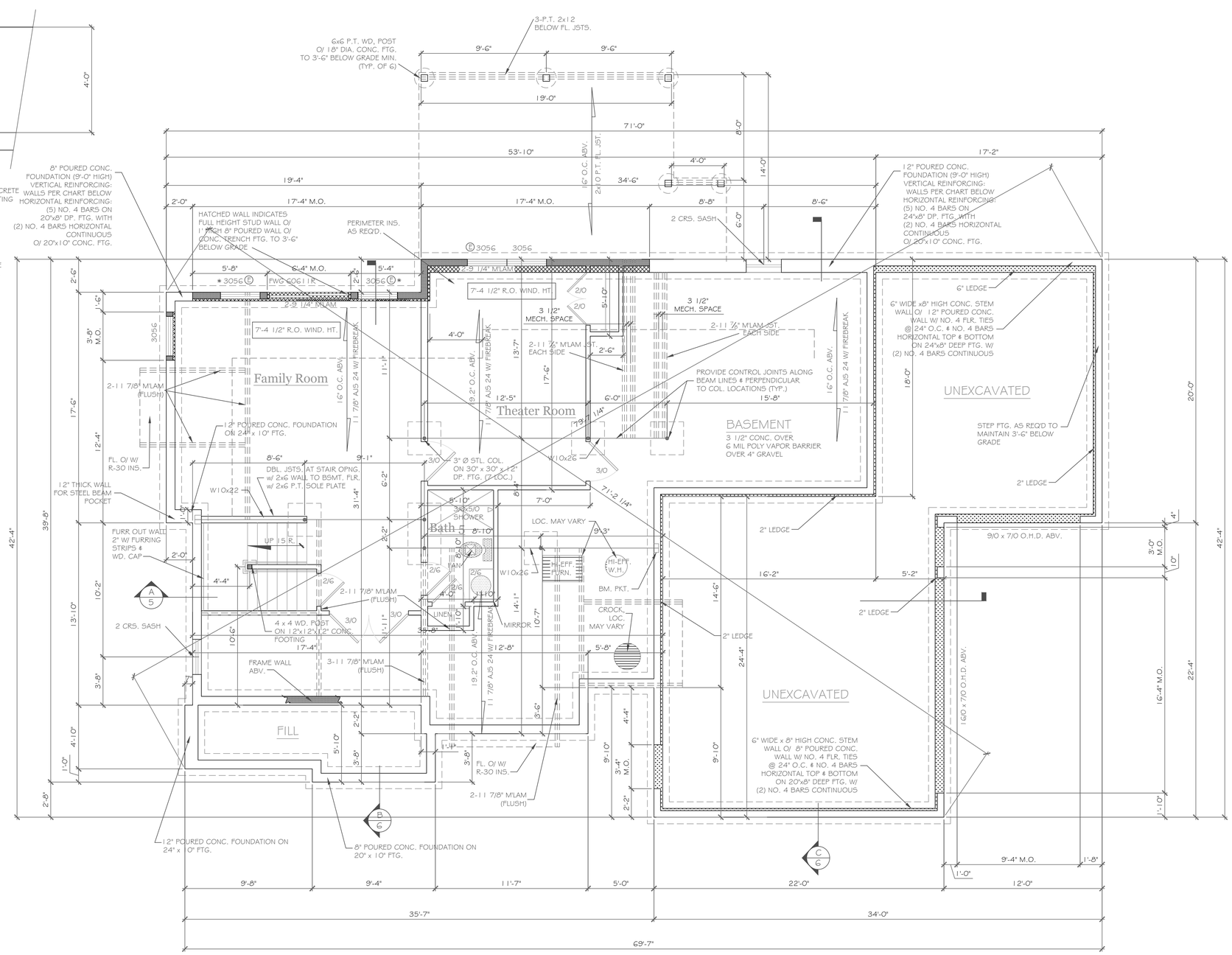
FOUNDATION CONST.

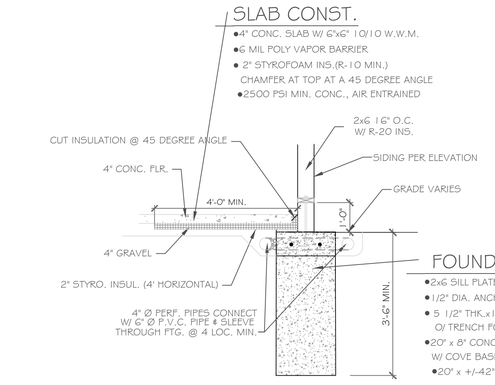
- 2x6 SILL PLATE w/ SILL SEALER
- 1/2" ANCHOR BOLTS @ 6'-0" O.C. MIN.
- 8" THK. POURED CONC. WALL w/ 4 NO. 4 BARS HORIZ. & VERTICAL REINFORCING PER TABLE R404.1.1(4) ON SHT.2
- CEMENT PARGE AND TAR COAT DAMPPROOFING
- R-15 INSULATION TO SLAB
- 20" x 10" CONC. FTG. w/ 2 NO. 4 BARS HORIZ. CONT. w/ COVE BASE

2015 IRC SECTION R405
NOTE: EXTERIOR DRAIN TILE IS OPTIONAL IF THE FOUNDATION SOILS ARE WELL DRAINED ACCORDING TO THE UNIFIED SOIL CLASSIFICATION SYSTEM, GROUP 1 SOILS PER TABLE. R405.1

TYPICAL POURED WALL DETAILS

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





SLAB CONST.

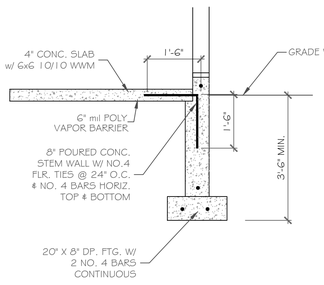
- 4" CONC. SLAB W/ 6'x6" 10/10 W.W.M.
- 6 MIL POLY VAPOR BARRIER
- 2" STYROFOAM INS.(R-10 MIN.) CHAMFER AT TOP AT A 45 DEGREE ANGLE
- 2500 PSI MIN. CONC., AIR ENTRAINED

FOUNDATION CONST.

- 2x6 SILL PLATE w/ SILL SEALER
- 1/2" DIA. ANCHOR BOLTS @ 4'-0" O.C.
- 5 1/2" THK.x12" HT. POURED CONC. STEM WALL O/ TRENCH FOOTING
- 20" x 8" CONC. FTG. W/ (2) NO. 4 BARS HORIZONTAL W/ COVE BASE
- 20" x +/-42" CONC. TRENCH FTG.

WALKOUT W/ 2x6 FRAME WALL O/ TRENCH FOOTING DETAIL

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



GARAGE WALL DETAIL

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

BASEMENT & FOUNDATION PLAN

1/4"= 1'-0"

718 sf Finished Area

NOTE:
- PROVIDE (2) NO. 5 BARS VERTICAL, TIE INTO FOOTING & GROUT BLOCK CORES SOLID FULL HEIGHT AT ALL BEAM BEARINGS
-PLACE 8" x20" GARAGE FTG. ON ENGINEERED FILL & REINFORCE W/ 2 #5 BARS HORIZONTALLY, 6' MIN.
-PROVIDE SOLID BLKG. TO BLK. @ ALL BRG. POINTS.■

CONC. LEGEND:

ELEV. = 0"
ELEV. = (-) 8"
ELEV. =(-) 1'-4"
ELEV. =(-) 9'-0"

PARTIAL TABLE R404.1.2(6)
NOMINAL FLAT BASEMENT WALLS (b,c,d,e,f,h,i,k,n,o,)

MAXIMUM WALL HEIGHT (feet)	MAXIMUM UNBALANCED BACKFILL HEIGHT(e) (feet)	MINIMUM VERTICAL REINFORCEMENT BAR SIZE AND SPACING(INCHES)		
		Soil classes(a) & design lateral soil (psf per foot of depth)		
		GW, GP, SW and SP 30 soils	GM,GC,SM,SM-SC and ML 45 soils	SH,ML-CL and inorganic CL 60 soils
9	4	NR	NR	NR
	5	NR	NR(i)	NR
	6	NR (i)	NR	#6 at 39" o.c.
	7	NR	#5 at 37" o.c.	#6 at 38" o.c.
	8	#5 at 41" o.c.	#6 at 38" o.c.	#6 at 23" o.c.
	9	#6 at 46" o.c.	#6 at 30" o.c.	#6 at 23" o.c.

b. Table values are based on reinforcing bars with a min. yield strength of 60,000 psi.
c. Vertical reinforcement w/ 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 reinforcement is required, except for 6" nominal walls formed w/ stay in place forming systems in which case vertical reinforcement shall be No. 4@48" o.c.
e. Allowable deflection criterion is L/240, where L is the unsupported height of the basement wall in inches.
f. Interpolation is not permitted.
h. Vertical reinforcement shall be located to provide a cover of 1 1/4" 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".
i. Concrete cover for reinforcement measured from the inside face of the wall shall not be less than 3/4". Concrete cover for reinforcement measured from the outside face of the wall shall not be less than 1 1/2" for No. 5 bars and smaller, and not less than 2" for larger bars.
k. Concrete shall have a specified compressive strength of not less than 2,500 psi at 28 days, unless a higher strength is required by footnote i or n.
l. The minimum thickness is permitted to be reduced 2", provided the minimum specified compressive strength of concrete is 4,000 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.

COPYRIGHT NOTICE:
These plans are instruments of service and may not be used, reproduced, or copied without prior written consent.
Unauthorized changes to these plans is a violation of the New York State Education Law, Section 7209 Article 145.

CKH Architecture, P.A.
Copyright ©
All rights reserved.

REVISIONS:

NO.	DATE	DESCRIPTION

DRAWING TITLE: Basement & Foundation Plan

PHASE: Construction Documents

PROJECT: Lot 21P, Wilshire Hill Pittsford, New York

CLIENT: Morrell Builders

DATE: April 16, 2020

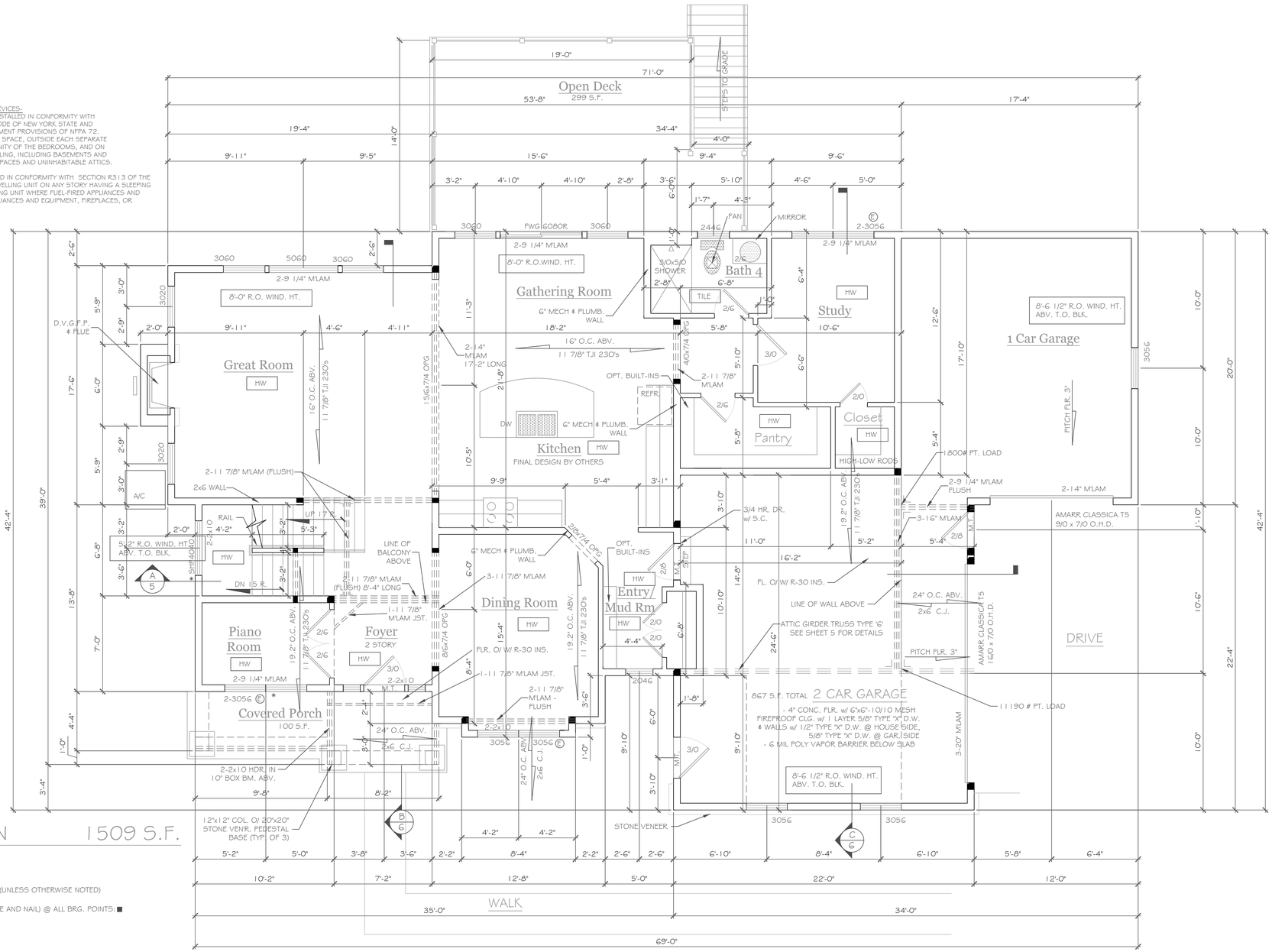
JOB NO.: A20-004

CKH architecture
1501 Pittsford Victor Road
Suite 100
Victor, New York 14564
phone: (585) 249-1334
fax: (585) 249-1333
e-mail: CKHarchitecture@frontiernet.net

DRAWING NO.: A-2

NOTES: SMOKE DETECTION & ALARM DEVICES-
SMOKE DETECTING ALARM DEVICES, INSTALLED IN CONFORMITY WITH SECTION R313 OF THE RESIDENTIAL CODE OF NEW YORK STATE AND THE HOUSEHOLD FIRE WARNING EQUIPMENT PROVISIONS OF NFPA 72, SHALL BE PROVIDED IN EACH SLEEPING SPACE, OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS, AND ON EACH ADDITIONAL STORY OF THE DWELLING, INCLUDING BASEMENTS AND CELLARS BUT NOT INCLUDING CRAWL SPACES AND UNINHABITABLE ATTICS.

CARBON MONOXIDE ALARMS, INSTALLED IN CONFORMITY WITH SECTION R313 OF THE RCNY, SHALL BE PROVIDED IN EACH DWELLING UNIT ON ANY STORY HAVING A SLEEPING AREA AND ON ANY STORY OF A DWELLING UNIT WHERE FUEL-FIRED APPLIANCES AND EQUIPMENT, SOLID-FUEL BURNING APPLIANCES AND EQUIPMENT, FIREPLACES, OR ATTACHED GARAGES ARE LOCATED.



FIRST FLOOR PLAN 1509 S.F.

1/4"=1'-0"

NOTES:

EXTERIOR WALLS TO BE 2 x 6 -16" O.C. U.O.N. (UNLESS OTHERWISE NOTED)
INTERIOR WALLS TO BE 2 x 4 -16" O.C. U.O.N.
PROVIDE SOLID BLKG. (3 STUD POST MIN. GLUE AND NAIL) @ ALL BRG. POINTS.■
APPLIANCES PER CONTRACT
WINDOW R.O. HTS. TO BE 7'-4 1/2" U.O.N.
CEILING HTS. TO BE 9'-1 1/8" U.O.N.
ANGLES TO BE 12/12 U.O.N.
UNSPECIFIED HDRS. TO BE 2-2x8 MIN.
(E) -WINDOW MEETS OR EXCEEDS THE EGRESS REQUIREMENTS PER SECTION R310 OF THE RES. CODE OF NYS
* : SAFETY GLASS REQ. PER SECTION R308.4 OF THE RES. CODE OF NYS
DBL. JACK STUDS @ ALL LOAD BRG. LINTELS OVER 4' LONG

COPYRIGHT NOTICE:
These plans are instruments of service and are the property of CKH Architecture, P.A. and may not be used, reproduced, or copied without prior written consent. Unauthorized alterations to these plans is a violation of the New York State Education Law, Section 7209 Article 145.

CKH Architecture, P.A.
Copyright ©
All rights reserved.

REVISIONS-

NO.	DATE	DESCRIPTION

PROJECT:
Lot 21P, Wilshire Hill
Pittsford, New York

CLIENT:
Morrell Builders

JOB NO.:
A20-004

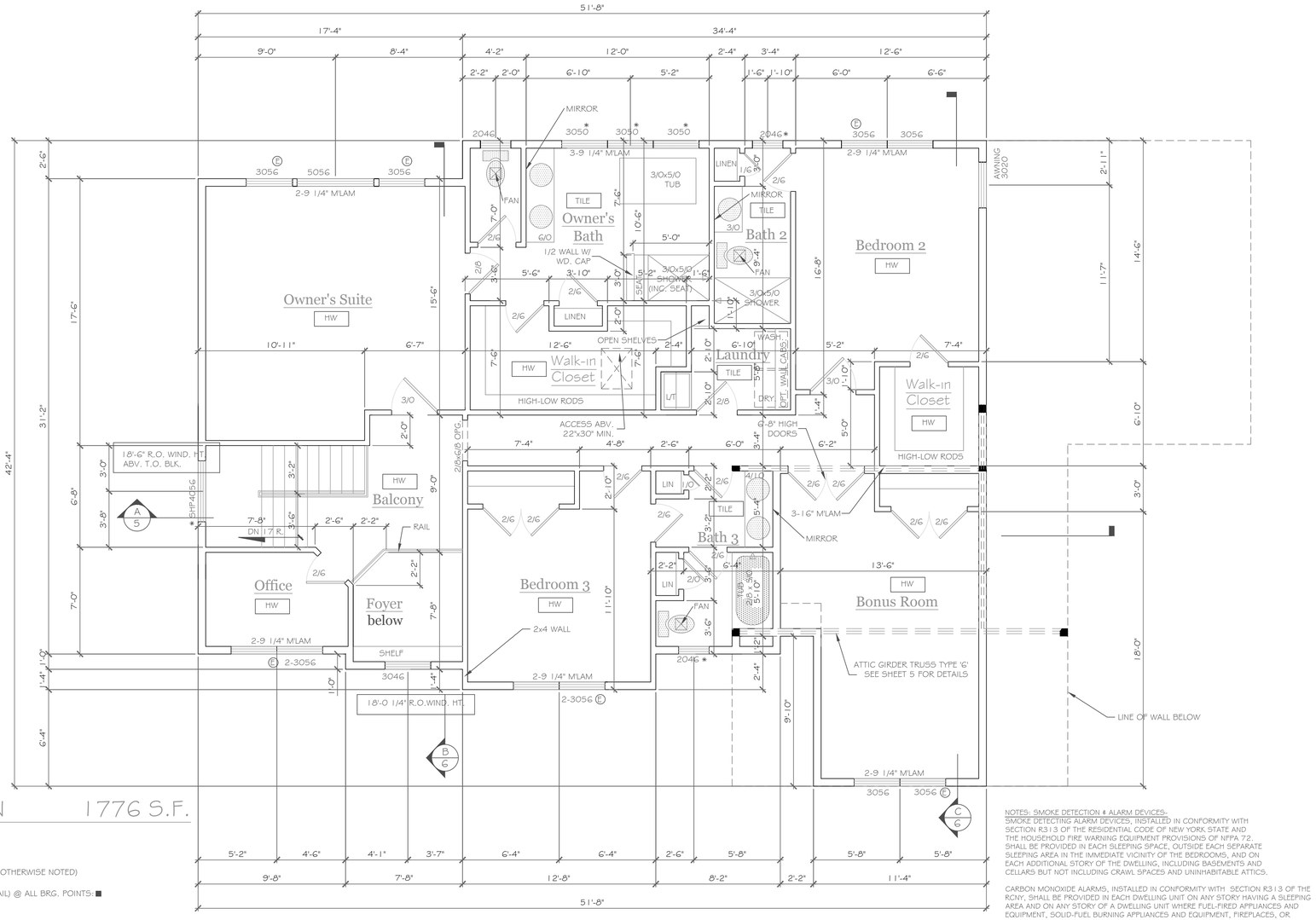
DATE:
April 16, 2020

PHASE:
Construction Documents

DRAWING TITLE:
First Floor Plan

CKH architecture
1501 Pittsford Victor Road
Suite 100
Victor, New York 14564
phone:(585) 249-1334
fax:(585) 249-1333
e-mail: CKHemessey@frontiernet.net

DRAWING NO.:
A-3



SECOND FLOOR PLAN 1776 S.F.

1/4"= 1'-0"

NOTES:

EXTERIOR WALLS TO BE 2 x 6 -16" O.C. U.O.N. (UNLESS OTHERWISE NOTED)
INTERIOR WALLS TO BE 2 x 4 -16" O.C. U.O.N.
PROVIDE SOLID BLKG. (3 STUD POST MIN. GLUE AND NAIL) @ ALL BRG. POINTS: ■
APPLIANCES PER CONTRACT
WINDOW R.O. HTS. TO BE 6'-10 1/2" U.O.N.
CEILING HTS. TO BE 8'-1 1/8" U.O.N.
ANGLES TO BE 12/12 U.O.N.
UNSPECIFIED HDRS. TO BE 2-2x8 MIN.
Ⓔ:WINDOW MEETS OR EXCEEDS THE EGRESS REQUIREMENTS PER SECTION R310 OF THE RES. CODE OF NYS
* : SAFETY GLASS REQ. PER SECTION R308.4 OF THE RES. CODE OF NYS
DBL. JACK STUDS @ ALL LOAD BRG. LINTELS OVER 4' LONG
ALL CEILINGS TO HAVE A SMOOTH FINISH

NOTES: SMOKE DETECTION & ALARM DEVICES-
SMOKE DETECTING ALARM DEVICES, INSTALLED IN CONFORMITY WITH SECTION R313 OF THE RESIDENTIAL CODE OF NEW YORK STATE AND THE HOUSEHOLD FIRE WARNING EQUIPMENT PROVISIONS OF NFPA 72, SHALL BE PROVIDED IN EACH SLEEPING SPACE, OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS, AND ON EACH ADDITIONAL STORY OF THE DWELLING, INCLUDING BASEMENTS AND CELLARS BUT NOT INCLUDING CRAWL SPACES AND UNINHABITABLE ATTICS.

CARBON MONOXIDE ALARMS, INSTALLED IN CONFORMITY WITH SECTION R313 OF THE RCNY, SHALL BE PROVIDED IN EACH DWELLING UNIT ON ANY STORY HAVING A SLEEPING AREA AND ON ANY STORY OF A DWELLING UNIT WHERE FUEL-FIRED APPLIANCES AND EQUIPMENT, SOLID-FUEL BURNING APPLIANCES AND EQUIPMENT, FIREPLACES, OR ATTACHED GARAGES ARE LOCATED.

COPYRIGHT NOTICE:
These plans are instruments of service and are not to be used, reproduced, or copied without prior written consent.
Unauthorized additions to these plans is a violation of the New York State Education Law, Section 7209 Article 145.

CKH Architecture, P.A.
Copyright ©
All rights reserved.

REVISIONS-

NO.	DATE	DESCRIPTION

DRAWING TITLE: Second Floor Plan

PHASE: Construction Documents

PROJECT: Lot 21P, Wilshire Hill
Pittsford, New York

CLIENT: Morrell Builders

JOB NO.: A20-004

DATE: April 16, 2020

CKH architecture
1501 Pittsford Victor Road
Suite 100
Victor, New York 14564
phone:(585) 249-1334
fax: (585) 249-1333
e-mail: CKHennessey@frontiernet.net

DRAWING NO.: A-4

24 ESCENA RISE

Town of Pittsford

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

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

Permit #
B20-000054

DESIGN REVIEW AND HISTORIC PRESERVATION BOARD
REFERRAL OF APPLICATION

Property Address: 15 Blackwood Circle Monroe Monroe Pittsford, NY 14534
Tax ID Number: 178.03-5-37
Zoning District:
Owner: Morrell Builders Inc.
Applicant: Morrell Builders Inc.

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 approximately 2000 Sq. Ft. and will be located in the Wilshire Hills Subdivision.

Meeting Date: May 14, 2020

OVERALL PROJECT STATISTICS

A) BACKGROUND INFORMATION

1) APPLICANT: MORRELL BUILDERS & PRIDE MARK HOMES
2) TOTAL PROPERTY AREA: 75.04 ACRES
3) TAX ACCOUNT NUMBERS: 178.03-2-1.1
   178.03-2-1.2
   178.03-2-3.11
4) EXISTING ZONING: INCENTIVE ZONING RESOLUTION OF 04/03/12, MODIFIED 04/02/13

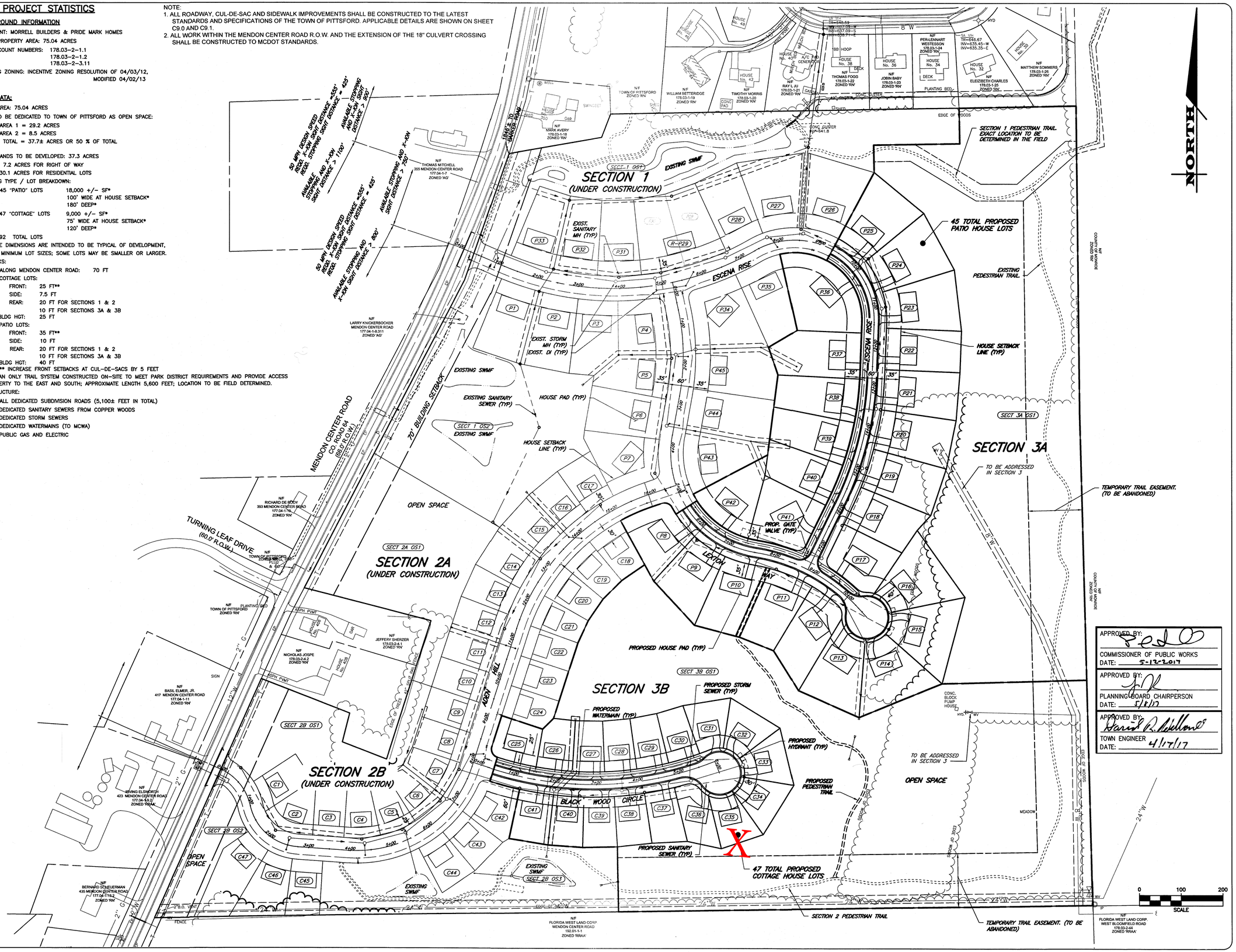
B) PLAN DATA:

1) TOTAL AREA: 75.04 ACRES
2) LAND TO BE DEDICATED TO TOWN OF PITTSFORD AS OPEN SPACE:
   i. AREA 1 = 29.2 ACRES
   ii. AREA 2 = 8.5 ACRES
   TOTAL = 37.7± ACRES OR 50 % OF TOTAL
3) TOTAL LANDS TO BE DEVELOPED: 37.3 ACRES
   i. 7.2 ACRES FOR RIGHT OF WAY
   ii. 30.1 ACRES FOR RESIDENTIAL LOTS
4) HOUSING TYPE / LOT BREAKDOWN:
   i. 45 "PATIO" LOTS — 18,000 +/− SF* / 100' WIDE AT HOUSE SETBACK* / 180' DEEP*
   ii. 47 "COTTAGE" LOTS — 9,000 +/− SF* / 75' WIDE AT HOUSE SETBACK* / 120' DEEP*

   92 TOTAL LOTS

   *THESE DIMENSIONS ARE INTENDED TO BE TYPICAL OF DEVELOPMENT, NOT MINIMUM LOT SIZES; SOME LOTS MAY BE SMALLER OR LARGER.
5) SETBACKS:
   i. ALONG MENDON CENTER ROAD: 70 FT
   ii. COTTAGE LOTS:
   FRONT: 25 FT**
   SIDE: 7.5 FT
   REAR: 20 FT FOR SECTIONS 1 & 2; 10 FT FOR SECTIONS 3A & 3B
   BLDG HGT: 25 FT
   iii. PATIO LOTS:
   FRONT: 35 FT**
   SIDE: 10 FT
   REAR: 20 FT FOR SECTIONS 1 & 2; 10 FT FOR SECTIONS 3A & 3B
   BLDG HGT: 40 FT
   ** INCREASE FRONT SETBACKS AT CUL-DE-SACS BY 5 FEET
6) PEDESTRIAN ONLY TRAIL SYSTEM CONSTRUCTED ON-SITE TO MEET PARK DISTRICT REQUIREMENTS AND PROVIDE ACCESS TO PROPERTY TO THE EAST AND SOUTH; APPROXIMATE LENGTH 5,600 FEET; LOCATION TO BE FIELD DETERMINED.
7) INFRASTRUCTURE:
   i. ALL DEDICATED SUBDIVISION ROADS (5,100± FEET IN TOTAL)
   ii. DEDICATED SANITARY SEWERS FROM COPPER WOODS
   iii. DEDICATED STORM SEWERS
   iv. DEDICATED WATERMAINS (TO MCWA)
   v. PUBLIC GAS AND ELECTRIC

NOTE:
1. ALL ROADWAY, CUL-DE-SAC AND SIDEWALK IMPROVEMENTS SHALL BE CONSTRUCTED TO THE LATEST STANDARDS AND SPECIFICATIONS OF THE TOWN OF PITTSFORD. APPLICABLE DETAILS ARE SHOWN ON SHEET C9.0 AND C9.1.
2. ALL WORK WITHIN THE MENDON CENTER ROAD R.O.W. AND THE EXTENSION OF THE 18" CULVERT CROSSING SHALL BE CONSTRUCTED TO MCDOT STANDARDS.



APPROVED BY:	
COMMISSIONER OF PUBLIC WORKS	DATE: 5-12-2017
APPROVED BY:	
PLANNING BOARD CHAIRPERSON	DATE: 5/8/17
APPROVED BY:	
TOWN ENGINEER	DATE: 4/17/17

COPYRIGHT© 2017 MARATHON ENG.

ROBERT P. BRINGLEY

MARATHON ENGINEERING
39 CASCADE DRIVE
ROCHESTER, NY 14614
PHONE 585-458-7770
www.marathoneng.com

FINAL PLANS for SECTION 3 - WILSHIRE HILL

MENDON CENTER ROAD
TOWN OF PITTSFORD — MONROE COUNTY — STATE OF NEW YORK

JOB NO:	0423-14
SCALE:	1" = 100'
DRAWN:	LJB
DESIGNED:	RJT
DATE:	11/4/2016

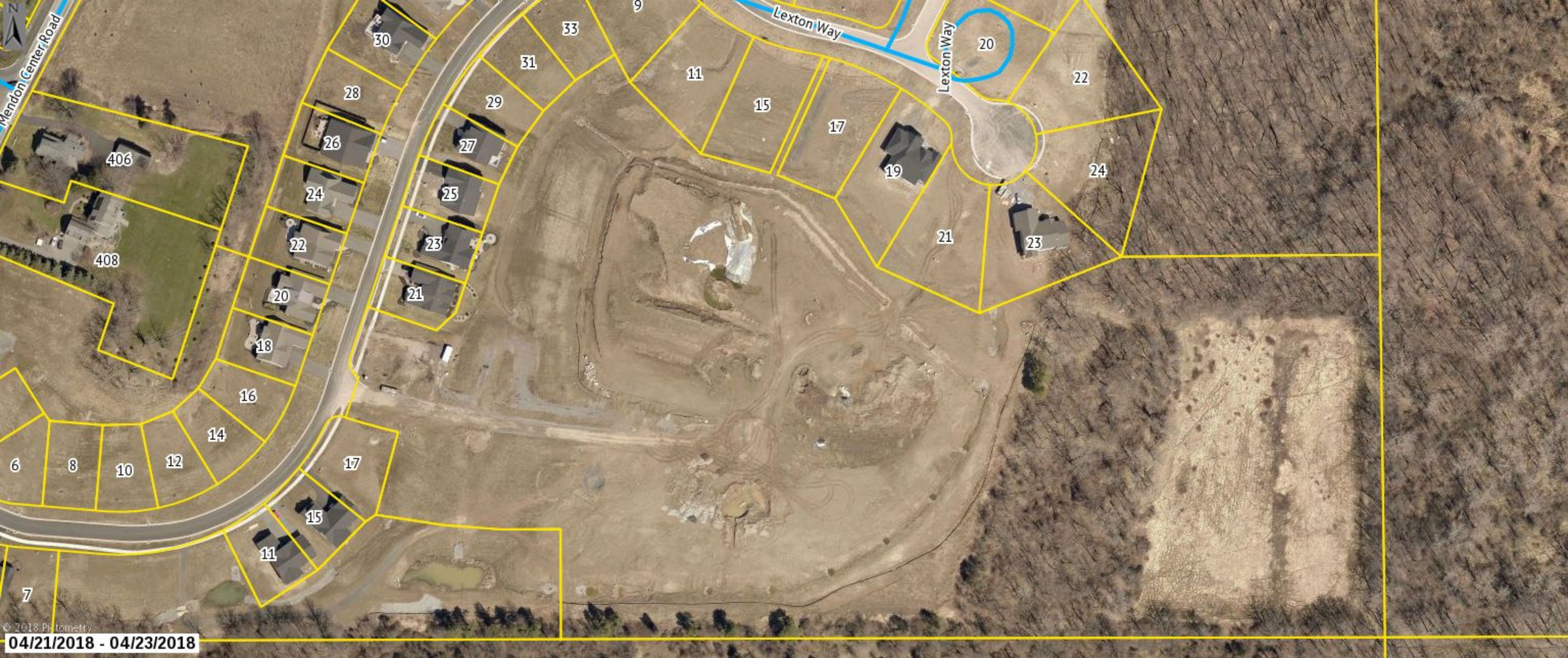
REVISIONS

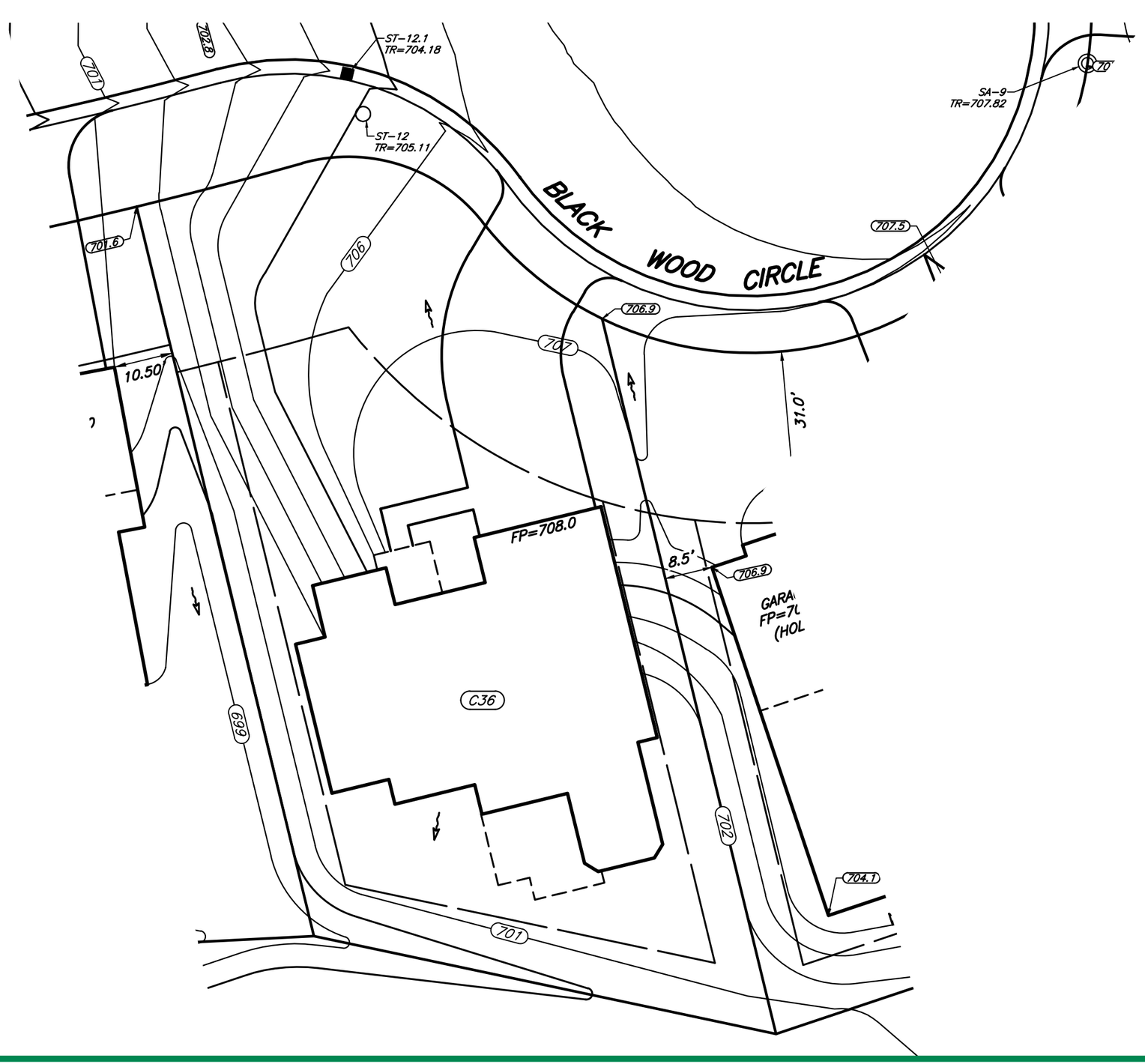
DATE	BY	REVISION
2/8/17	LJB	TOWN COMMENT REVISIONS
4/11/17	LJB	ISSUED FOR MYLAR

DRAWING TITLE: OVERALL CONCEPT LAYOUT

3 of 16 SHEET No:	C1.0 DRAWING No:
0423-14 JOB No:	

File: Z:\Engineering\Job Files\0423-12\Drawings_Section 3_Sheets\C1.0.dwg, Last saved: 2/3/2017, Plot Date: 4/11/2017, By: LUCAS BUSHEN, Plot Style: ----


Mendon Center Road
Lexton Way
Lexton Way
406
408
30
28
26
24
22
20
18
16
14
12
10
8
6
7
33
31
29
27
25
23
21
17
15
11
9
11
15
17
19
21
23
24
22
20
© 2018 Pictometry
04/21/2018 - 04/23/2018



NORTH

File: Z:\Engineering\Job Files\0423-12\Drawings_Section 3\Plot Plans\Lot C36\LOT C36.dwg, Plot Date: 4/21/2020, By: RICHARD TIEDE

MARATHON ENGINEERING
ROCHESTER LOCATION
39 CASCADE DRIVE
ROCHESTER, NY 14614
585-458-7770
ITHACA LOCATION
840 HANSHAW RD, STE 12
ITHACA, NY 14850
607-241-2917
www.marathoneng.com

JOB NO:	0423-17
SCALE:	1" = 20'
DRAWN:	RJT
DESIGNED:	RJT
DATE:	DRAFT

SETBACK	REQUIRED	PROVIDED
FRONT	30'	31.0'
SIDE	7.5'	8.0'
REAR	10'	14.0' ±

TITLE:

PLOT PLAN - LOT C36

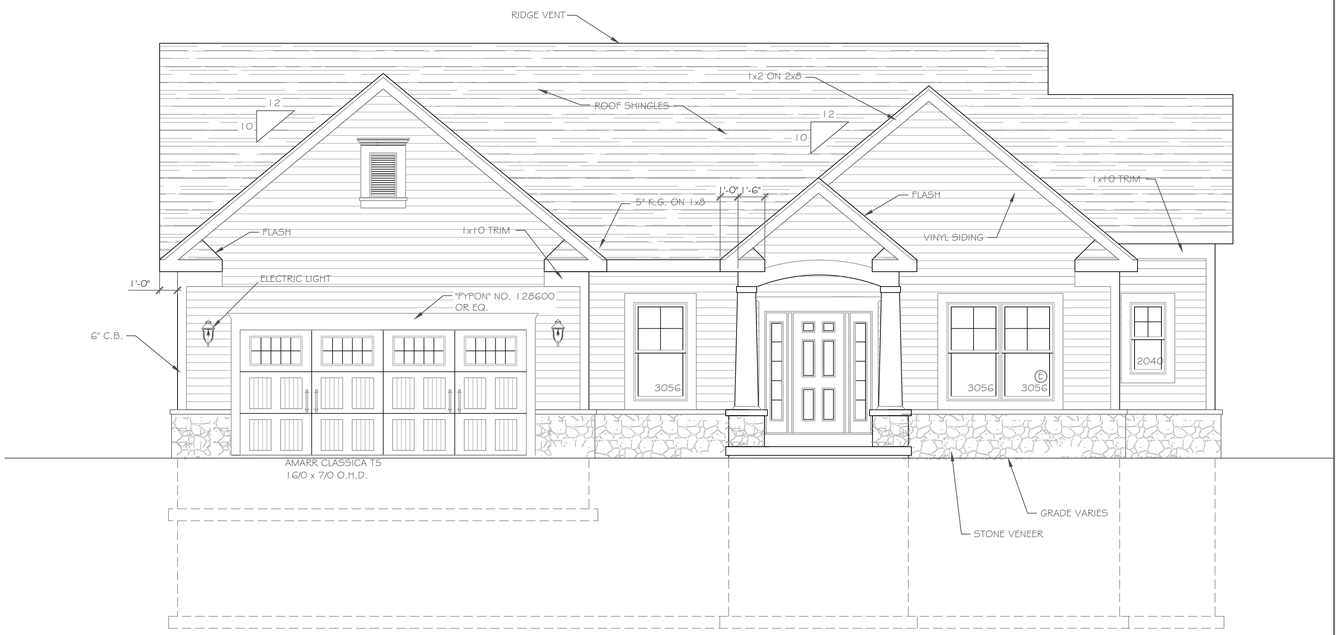
WILSHIRE HILL - SECTION 3

TOWN OF PITTSFORD MONROE COUNTY NEW YORK

DESIGN CRITERIA:

-For Greater Rochester Area and surrounding counties.

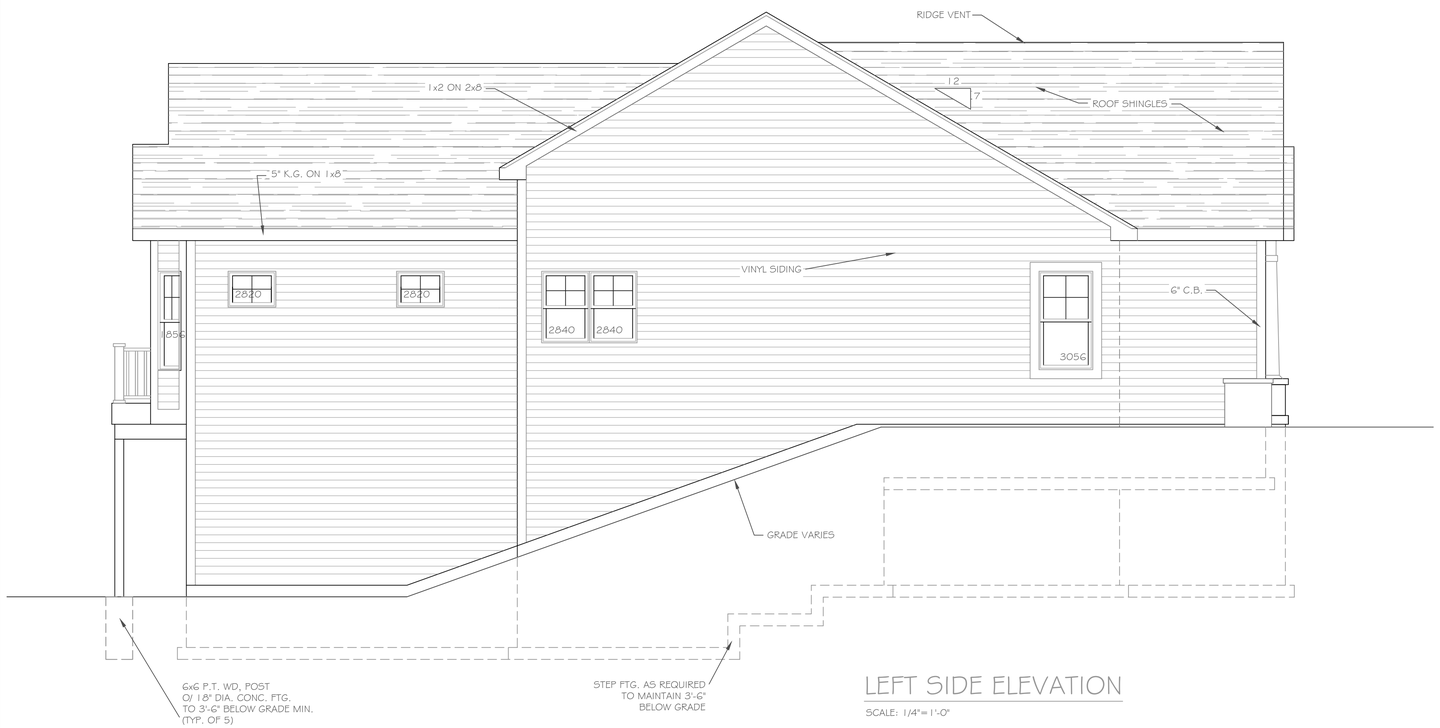
1ST & 2ND FLOOR LIVING AREA LIVE LOAD	40 PSF
SLEEPING AND ATTIC AREA LIVE LOAD	30 PSF
FLOOR DEAD LOAD	15 PSF
GROUND SNOW LOAD	40 PSF
ROOF DEAD LOAD	10 PSF
ALLOWABLE SOIL BEARING	2500 PSF AT MINIMUM 42" BELOW FINISHED GRADE
WIND SPEED	115 MPH, EXPOSURE B
SEISMIC DESIGN	CATEGORY B
WEATHERING	SEVERE
FROST DEPTH LINE	42 INCHES
TERMITE DAMAGE	SLIGHT TO MODERATE
DECAY DAMAGE	NONE TO SLIGHT
WINTER DESIGN TEMPERATURE	1 DEGREE
ICE SHIELD UNDERLAYMENT	REQUIRED 24" INSIDE OF EXTERIOR WALL LINE
FLOOD HAZARD	FIRM - 1992
ROOF TIE DOWN REQUIREMENTS	R802.11, BASED UPON SPECIFIC ROOF DESIGN



FRONT ELEVATION 1997 S.F.

1/4"= 1'-0"

NOTE: - WINDOWS TO BE "GREAT LAKES" DOUBLE-HUNG
- DOORS TO BE "THERMA-TRU" OR EQ.
- DOWN SPOUTS TO BE LOCATED BY CONTRACTOR IN FIELD
- (E): WINDOW MEETS OR EXCEEDS THE EGRESS REQUIREMENTS PER SECTION R310 OF THE RES. CODE OF NYS
- * : SAFETY GLASS REQ. PER SECTION R308.4 OF THE RES. CODE OF NYS



LEFT SIDE ELEVATION

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

COPYRIGHT NOTICE:
These plans are instruments of service and may not be altered, reproduced, or copied without prior written consent.
Unauthorized additions to these plans is a violation of the New York State Education Law, Section 7209 Article 145.

CKH Architecture, P.A.
Copyright ©
All rights reserved.

REVISIONS:

NO.	DATE	DESCRIPTION

DRAWING TITLE: Elevations

PHASE: Construction Documents

PROJECT: Lot 36C, Wilshire Hill
Pittsford, New York

CLIENT: Morrell Builders

DATE: April 2020

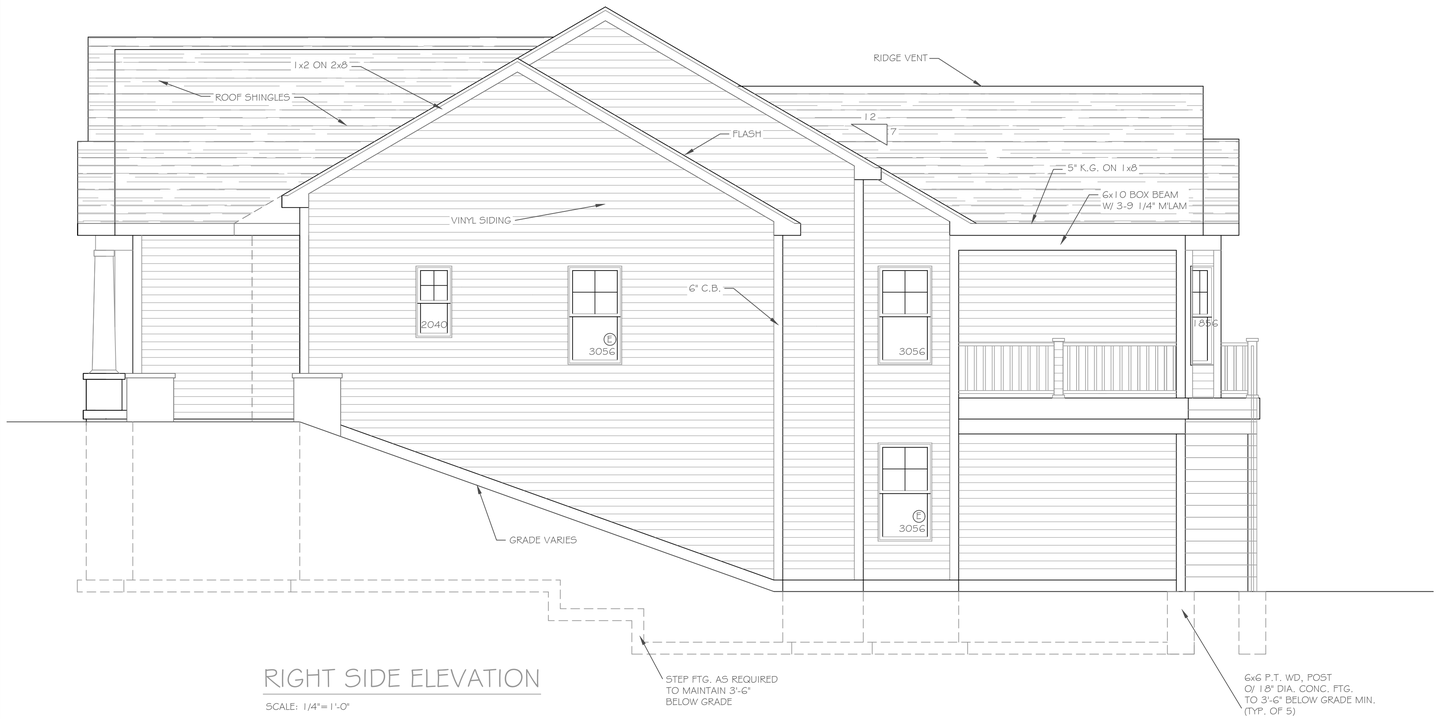
JOB NO.: A20-013

CKH architecture
1501 Pittsford Victor Road
Suite 100
Victor, New York 14564
phone (585) 249-1334
fax (585) 249-1333
e-mail: CKHennessey@frontiernet.net

DRAWING NO.: A-1

REAR ELEVATION

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



RIGHT SIDE ELEVATION

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

COPYRIGHT NOTICE:
These plans are instruments of service and may not be altered, reproduced, or copied without prior written consent.
Unauthorized alterations to these plans is a violation of the New York State Education Law, Section 7209 Article 145.

CKH Architecture, P.A.
Copyright ©
All rights reserved.

REVISIONS:

NO.	DATE	DESCRIPTION

DRAWING TITLE: Elevations

PHASE: Construction Documents

PROJECT: Lot 36C, Wilshire Hill
Pittsford, New York

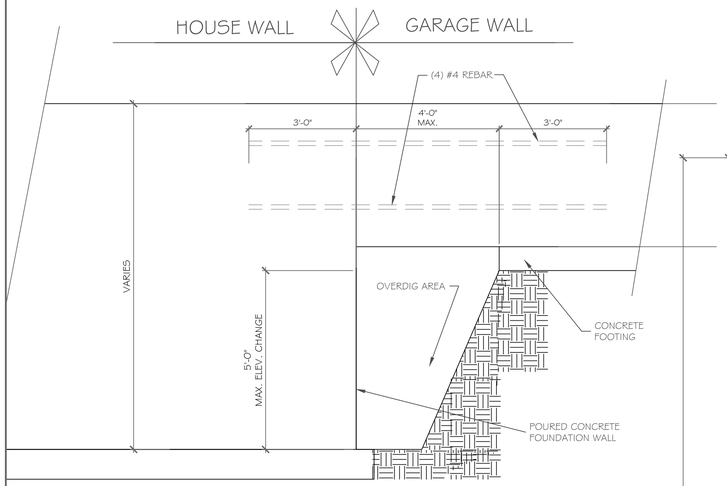
CLIENT: Morrell Builders

JOB NO.: A20-013

DATE: April 2020

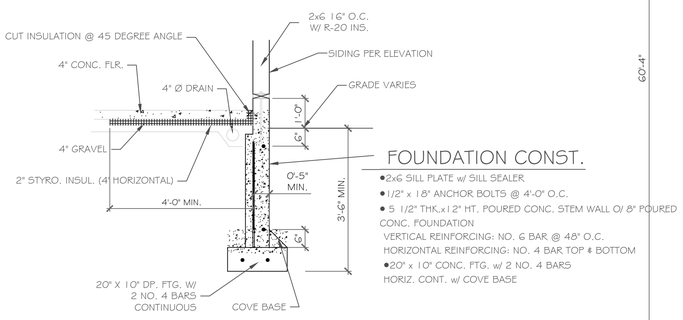
CKH architecture
1501 Pittsford Victor Road
Suite 100
Victor, New York 14564
phone: (585) 249-1334
fax: (585) 249-1333
e-mail: CKHennessey@frontiernet.net

DRAWING NO.: A-6



POURED WALL JUMP FOOTING DETAIL

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

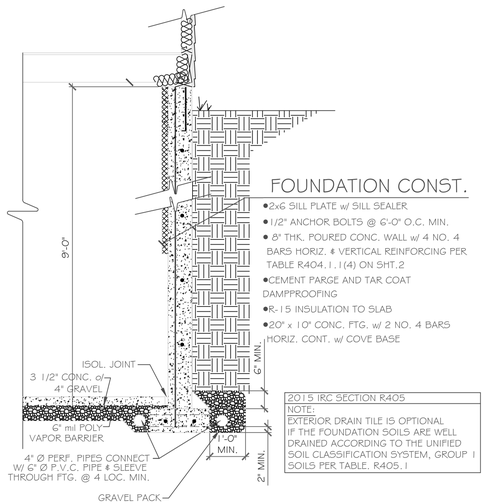


FOUNDATION CONST.

- 2x6 SILL PLATE w/ SILL SEALER
- 1/2" x 18" ANCHOR BOLTS @ 4'-0" O.C.
- 5 1/2" THK.x12" HT. POURED CONC. STEM WALL O/ 8" POURED CONC. FOUNDATION
  VERTICAL REINFORCING: NO. 6 BAR @ 48" O.C.
  HORIZONTAL REINFORCING: NO. 4 BAR TOP & BOTTOM
- 20" x 10" CONC. FTG. w/ 2 NO. 4 BARS HORIZ. CONT. w/ COVE BASE

WALKOUT W/ 2x6 FRAME WALL DETAIL

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



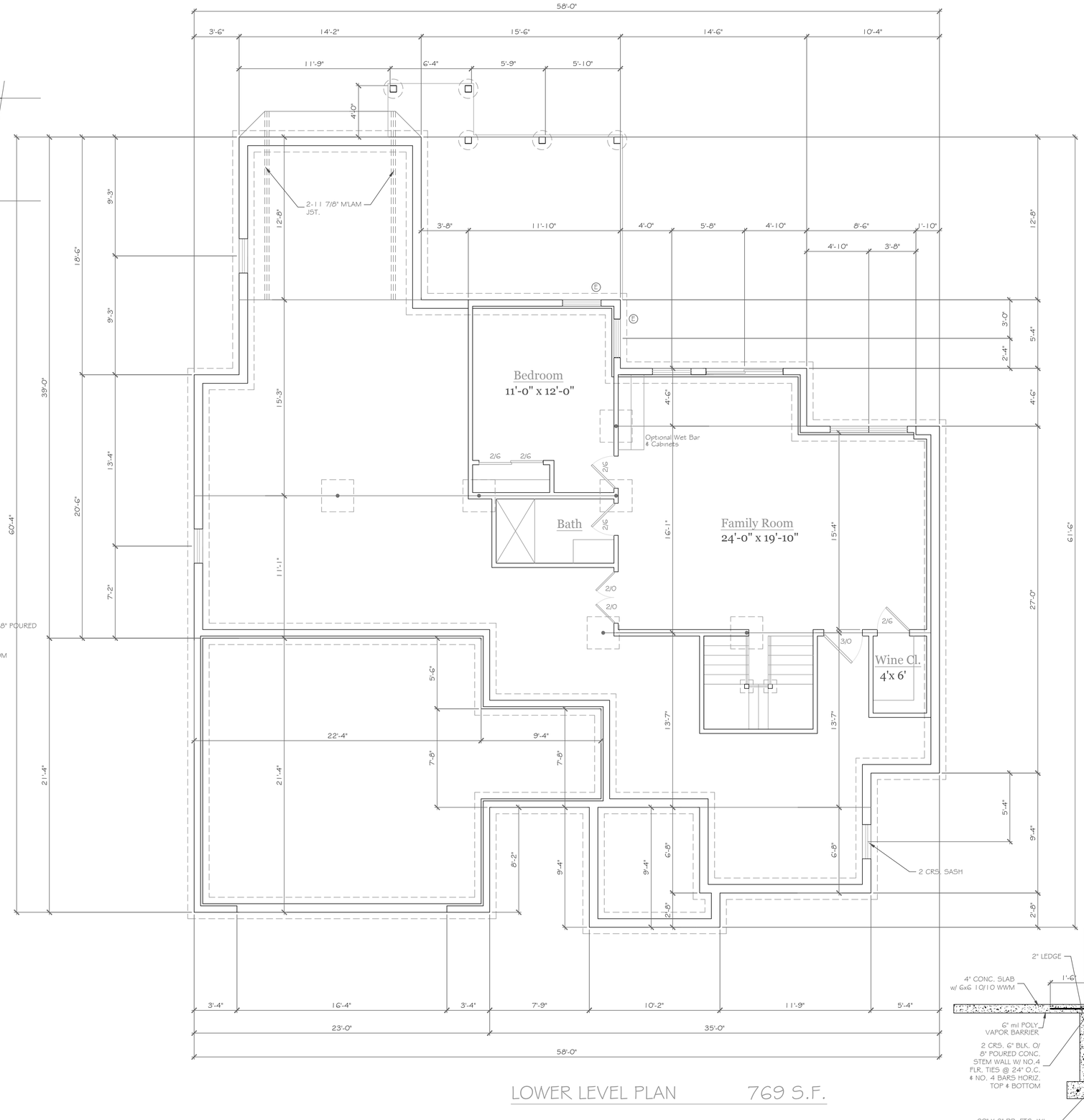
FOUNDATION CONST.

- 2x6 SILL PLATE w/ SILL SEALER
- 1/2" ANCHOR BOLTS @ 6'-0" O.C. MIN.
- 8" THK. POURED CONC. WALL w/ 4 NO. 4 BARS HORIZ. & VERTICAL REINFORCING PER TABLE R404.1.1(4) ON SHT.2
- CEMENT PARGE AND TAR COAT DAMPPROOFING
- R-15 INSULATION TO SLAB
- 20" x 10" CONC. FTG. w/ 2 NO. 4 BARS HORIZ. CONT. w/ COVE BASE

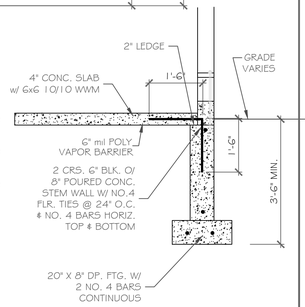
2015 IRC SECTION R405
NOTE: EXTERIOR DRAIN TILE IS OPTIONAL IF THE FOUNDATION SOILS ARE WELL DRAINED ACCORDING TO THE UNIFIED SOIL CLASSIFICATION SYSTEM, GROUP 1 SOILS PER TABLE. R405.1

TYPICAL POURED WALL DETAILS

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



LOWER LEVEL PLAN 769 S.F.



GARAGE WALL DETAIL

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

COPYRIGHT NOTICE:
These plans are instruments of service and may not be used, reproduced, or copied without prior written consent. Unauthorized alterations to these plans is a violation of the New York State Education Law, Section 7209, Article 145.

CKH Architecture, P.A.
Copyright ©
All rights reserved.

REVISIONS-

NO.	DATE	DESCRIPTION

PROJECT:
Lot 36C, Wilshire Hill
Pittsford, New York

CLIENT:
Morrell Builders

JOB NO.:
A20-013

DATE:
April 2020

DRAWING TITLE:
Basement & Foundation Plan

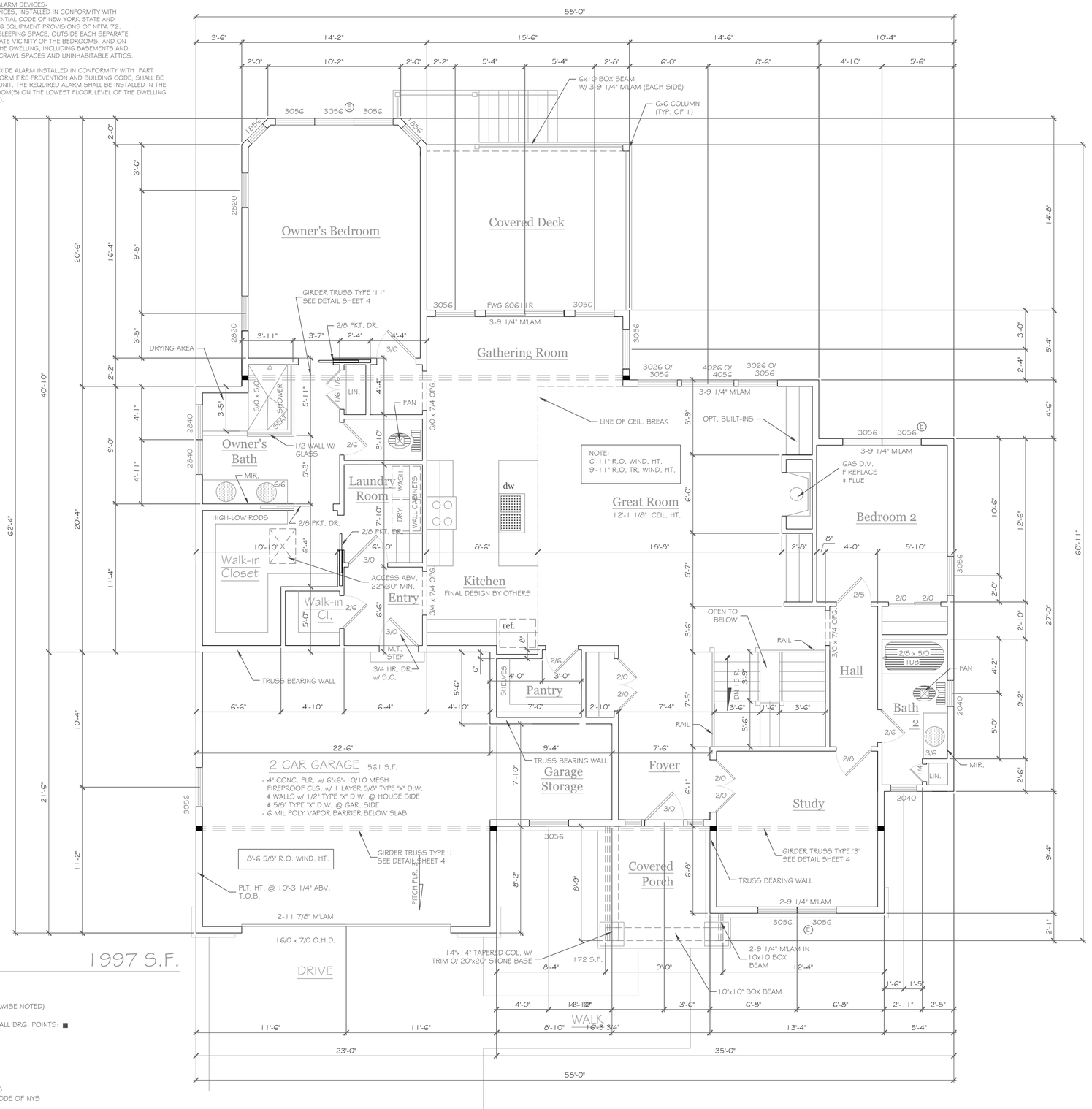
PHASE:
Construction Documents

CKH architecture
1501 Pittsford Victor Road
Suite 100
Victor, New York 14564
phone:(585) 249-1334
fax:(585) 249-1333
e-mail: CKHemessey@frontiernet.net

DRAWING NO.:
A-2

NOTES: SMOKE DETECTION & ALARM DEVICES-
SMOKE DETECTING ALARM DEVICES, INSTALLED IN CONFORMITY WITH SECTION R317 OF THE RESIDENTIAL CODE OF NEW YORK STATE AND THE HOUSEHOLD FIRE WARNING EQUIPMENT PROVISIONS OF NFPA 72, SHALL BE PROVIDED IN EACH SLEEPING SPACE, OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS, AND ON EACH ADDITIONAL STORY OF THE DWELLING, INCLUDING BASEMENTS AND CELLARS BUT NOT INCLUDING CRAWL SPACES AND UNINHABITABLE ATTICS.

AT LEAST ONE CARBON MONOXIDE ALARM INSTALLED IN CONFORMITY WITH PART 1225.2, TITLE 19 OF THE UNIFORM FIRE PREVENTION AND BUILDING CODE, SHALL BE PROVIDED IN EACH DWELLING UNIT. THE REQUIRED ALARM SHALL BE INSTALLED IN THE IMMEDIATE VICINITY OF BEDROOM(S) ON THE LOWEST FLOOR LEVEL OF THE DWELLING UNIT CONTAINING BEDROOM(S).



FIRST FLOOR PLAN 1997 S.F.

1/4" = 1'-0"

NOTES:

EXTERIOR WALLS TO BE 2 x 6 -16" O.C. U.O.N. (UNLESS OTHERWISE NOTED)
INTERIOR WALLS TO BE 2 x 4 -16" O.C. U.O.N.
PROVIDE SOLID BLKG. (3 STUD POST MIN. GLUE AND NAIL) @ ALL BRG. POINTS: ■
APPLIANCES PER CONTRACT
WINDOW R.O. HTS. TO BE 7'-4 1/2" U.O.N.
CEILING HTS. TO BE 9'-1 1/8" U.O.N.
ANGLES TO BE 12/12 U.O.N.
UNSPECIFIED HDRS. TO BE 2-2x8 MIN.
Ⓔ :WINDOW MEETS OR EXCEEDS THE EGRESS REQUIREMENTS PER SECTION R310 OF THE RES. CODE OF NYS
✶ : SAFETY GLASS REQ. PER SECTION R308.4 OF THE RES. CODE OF NYS
DBL. JACK STUDS @ ALL LOAD BRG. LINTELS OVER 4' LONG

COPYRIGHT NOTICE:
These plans are instruments of service and may not be altered, reproduced, or copied without prior written consent.
Unauthorized additions to these plans is a violation of the New York State Education Law, Section 7209 Article 145.

CKH Architecture, P.A.
Copyright ©
All rights reserved.

REVISIONS-

NO.	DATE	DESCRIPTION

PROJECT:
Lot 36C, Wlshire Hill
Pittsford, New York

CLIENT:
Morrell Builders

JOB NO.:
A20-013

DATE:
April 2020

DRAWING TITLE:
First Floor Plan

PHASE:
Construction Documents

CKH architecture
1501 Pittsford Victor Road
Suite 100
Victor, New York 14564
phone:(585) 249-1334
fax:(585) 249-1333
e-mail: CKHennessey@frontiernet.net

DRAWING NO.:
A-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 #
RA20-000043

DESIGN REVIEW AND HISTORIC PRESERVATION BOARD
REFERRAL OF APPLICATION

Property Address: 440 Canfield Road PITTSFORD, NY 14534
Tax ID Number: 192.03-2-1
Zoning District: RRSP Rural Residential South Pittsford
Owner: Cohen, Joel
Applicant: Cohen, Joel

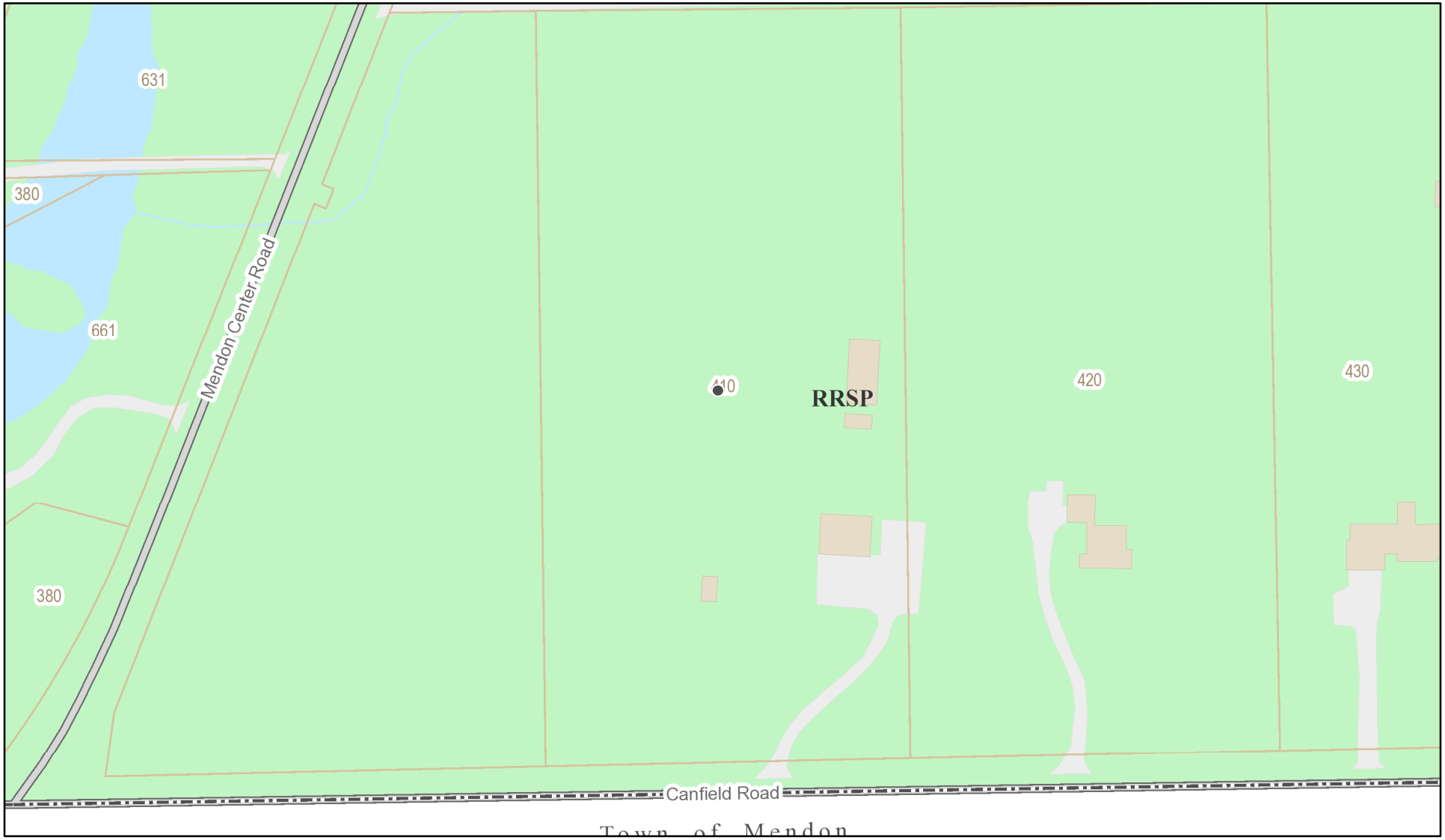
Application Type:

- [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 horse barn and indoor riding area. The total square footage of the structure will be approximately 10,040 square feet. No zoning review is required.

Meeting Date: May 14, 2020

RN Residential Neighborhood Zoning



Printed May 4, 2020

1:2,257

0 95 190 380 ft

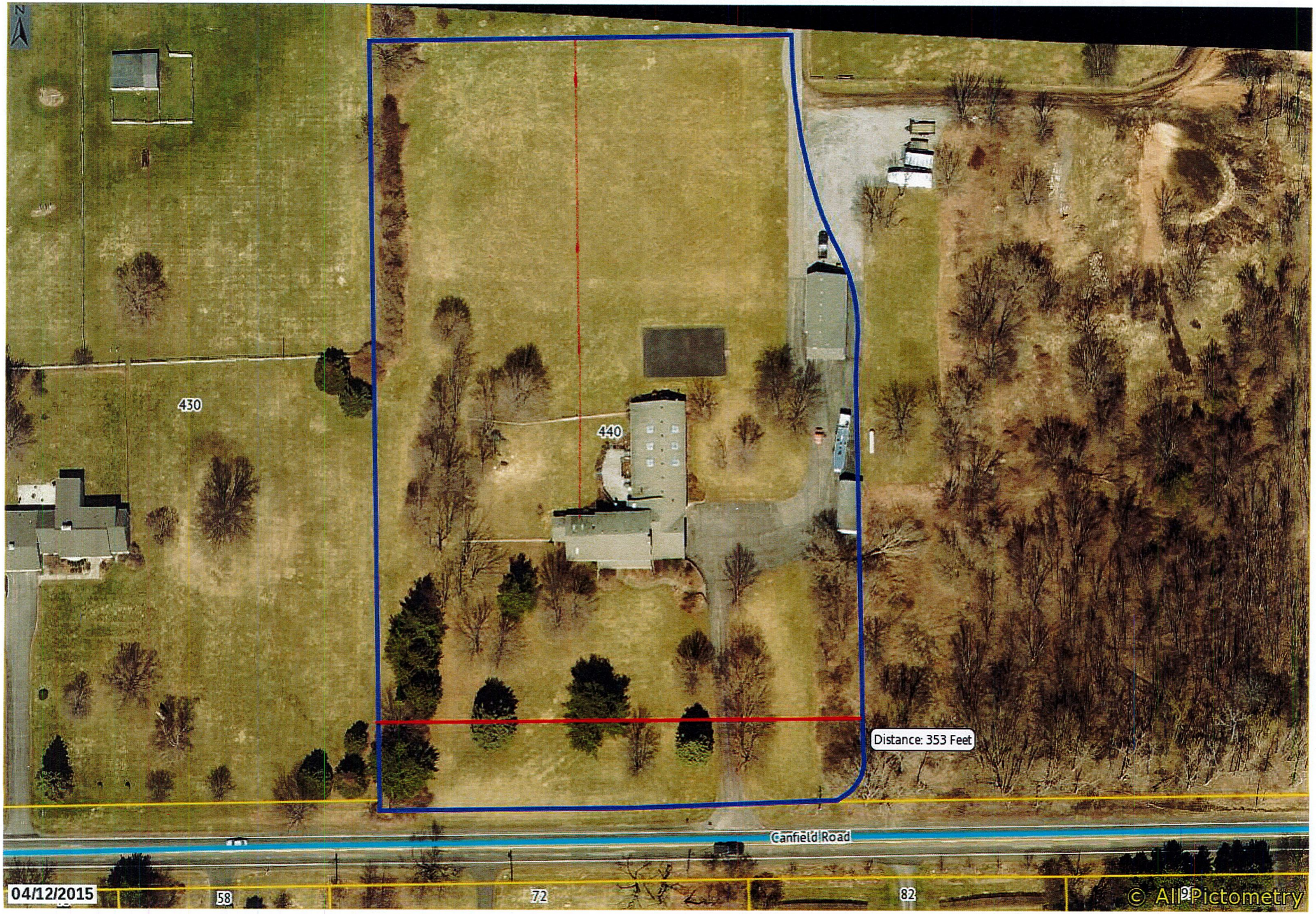
0 25 50 100 m

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.

643
631
370
661
380
410
420
430
440
Mendon Center Road
© 2018 Pictometry
04/21/2018 - 04/23/2018

410
420
430
440
Canfield Ro
46
58
© 2015 Pictometry
04/11/2015 - 05/06/2015


N
430
440
Distance: 353 Feet
Canfield Road
04/12/2015
58
72
82
© AllPictometry

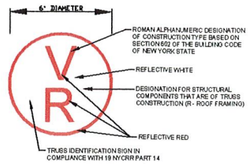
HORSE BARN & RIDING ARENA - POLE STYLE CONSTRUCTION

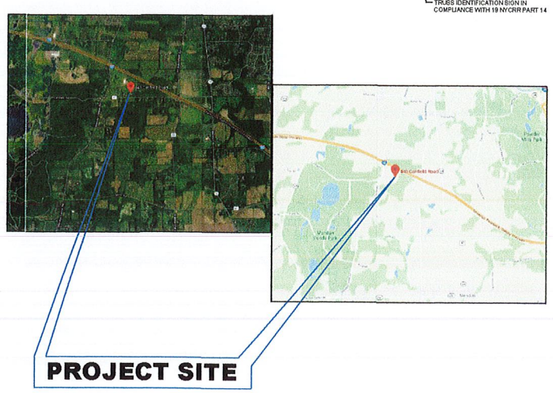
80'x100' RIDING AREA WITH 34'x60' HORSE BARN

DRAWING TABLE of CONTENTS	
PAGE #	**PAGE CONTENTS**
A-1.0	COVER GENERAL BUILDING NOTES AND DESIGN DATA
A-1.1	ELEVATION VIEWS
A-1.2	FLOOR PLAN/POST LOCATION PLAN
A-1.3	SECTION DETAILS/MISCELLANEOUS SPECS

STRUCTURAL AND CODE INFORMATION	
ROOF SLOW LOAD	
FIGURE 1608.2 GROUND SNOW LOAD (psf) (Pg)	45
ELEVATION ABOVE SEA LEVEL	650
FLAT ROOF SNOW LOAD (psf) (Pf)	44
SLOPED ROOF SNOW LOAD (psf) (Ps)	44
SNOW EXPOSURE FACTOR	1
SNOW LOAD IMPORTANCE FACTOR	1
THERMAL FACTOR	1.2000
SLOPE FACTOR	1
WIND LOAD	
BASIC WIND SPEED	115 MPH
WIND IMPORTANCE FACTOR	1
INTERNAL PRESSURE COEFFICIENT	+/- 18
EXPOSURE CATERGORY	B
SEC 6 OF ASCE VELOCITY PRESSURE (P)	13.24 LB/FT²
OTHER LOADINGS	
TRUSS/RAFTER TC DEAD LOADS (PSF)	5
TRUSS/RAFTER BC DEAD LOADS (PSF)	5
SECOND FLOOR DESIGN LIVE LOAD (PSF)	-
SECOND FLOOR DESIGN DEAD LOAD (PSF)	-
SOIL TYPE	-
ASSUMED SOIL BRG CAPACITY (OSF)	1500 PSF
CLASSIFICATION	
CHPT 3 BUILDING OCCUPANCY	GROUP U
CHPT 6 CONSTRUCTION TYPE \	5B

DOOR & WINDOW SCHEDULE		
QUANTITY	ICON	DESCRIPTION
2	A-1	9'x9' OVERHEAD DOOR (CARRAIGE HOUSE STYLE WWINDOWS)
1	A-2	10'x8' OVERHEAD DOOR
1	A-3	16'x14' OVERHEAD DOOR
1	A-4	16'x14' OVERHEAD DOOR (CARRAIGE HOUSE STYLE WWINDOWS
2	A-5	30/68 ENTRY DOOR (INSWING HALF LITE WITH GBG's)
9	B-1	30/30 SILVERLINE SLIDER WINDOWS





BUILDING - (HORSE BARN WITH RIDING AREA)

1. ALL CONSTRUCTION SHALL MEET THE MINIMUM REQUIREMENTS OF THE INTERNATIONAL RESIDENTIAL CODE WITH THE NEW YORK STATE ADDENDUM.
2. BUILDING USE: AGRICULTURAL
3. OCCUPANCY CLASSIFICATION: AGRICULTURAL
4. CONSTRUCTION TYPE:(V)

CONCRETE:

1. MINIMUM COMPRESSIVE STRENGTH OF CONCRETE SHALL BE:
   2500 PSI - BASEMENT SLABS AND FOOTINGS
   3500 PSI - PORCHES, WALKS, PATIOS, AND STEPS
   4000 PSI - GARAGE AND DRIVEWAYS
2. PLACE CONCRETE SLABS ON A 6" MINIMUM OF 95% COMPACTED CRUSHED STONE OR GRAVEL. ALL SLABS UNDER INTERIOR FINISHED AND HEATED LIVING SPACES SHALL BE PLACED ON 10 MIL POLYETHYLENE VAPOR BARRIER WITH A MINIMUM OF 6" LAPPED JOINTS.
3. PROVIDE 1/2" EXPANSION JOINT MATERIAL BETWEEN ALL CONCRETE SLABS AND ABUTTING CONCRETE OR MASONRY WALLS OCCURRING IN EXTERIOR OR UNHEATED SPACES OR AREAS.
4. CONCRETE FOR ALL PORCHES, WALKS, PATIOS, STEPS, FLOOR SLABS AND DRIVEWAYS SHALL BE AIR-ENTRAINED.
5. CONCRETE SLABS SHALL BE 5" THICK WITH POLYPROPYLENE FIBER REINFORCING.

FOUNDATION:

1. CONSULT A LISCENCED ENGINEER WHEN ENCOUNTERING UNUSUAL, SUSPECT OR UNSTABLE SOIL CONDITIONS.
2. FOUNDATION DESIGN BASED ON A MINIMUM SOIL BEARING CAPACITY OF 1500 PSF.
3. ALL GRADES TO SLOPE AWAY FROM FOUNDATION A MINIMUM OF 6" DROP WITHIN THE FIRST 10 FEET. USE CONCRETE SPLASH BLOCK OR DRAIN PIPE AT EACH DOWNSPOUT TO DIRECT RUN-OFF AWAY FROM THE FOUNDATION.
4. PROVIDE TERMITE PROTECTION AS REQUIRED AND REMOVE ALL WOOD CONSTRUCTION MATERIALS FROM THE EXCAVATION NEAR THE STRUCTURE.

LUMBER:

1. ALL LUMBER SHALL BE STORED OFF THE GROUND AND UNDER COVER.
2. ALL LUMBER SHALL BE FREE AND VISIBLE DEFECTS INCLUDING BUT NOT LIMITED TO SPLINTERING, CRACKS, CHECKS, SEVER TWISTS & BOWS, ETC.
3. ALL LUMBER IN CONTACT WITH GROUND OR CONCRETE SHALL BE SOUTHERN PINE, GRADE NO. 2 OR BETTER, PRESSURE TREATED WITH ALKALINE COPPER QUATERNARY (ACQ).
4. THE PRESERVATIVE TREATMENT SHALL BE FREE OF BOTH ARSENIC AND CHROMIUM.
5. ALL MATERIALS SHALL MEET THE MINUMUM STANDARDS SET BY THE AMERICA WOOD PRESERVES ASSOCIATION (AWPA).

WOOD TRUSS NOTES:

1. TRUSSES SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE INTERNATIONAL RESIDENTIAL CODE WITH THE NEW YORK STATE ADDENDUM.
2. CONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO ORDERING TRUSSES.
3. WOOD TRUSSES SHALL BE DESIGNED/MANUFACTURED BY A RECOGNIZED WOOD TRUSS SUPPLIER NORMALLY ENGAGED IN THIS TYPE OF WORK.
4. TRUSS SUPPLIER SHALL SUBMIT SHOP DRAWINGS/DESIGN DRAWINGS STAMPED BY AN ENGINEER LICENSED IN THE STATE OF NEW YORK SHOWING TRUSS CONFIGURATIONS, MEMBER SIZES, CONNECTIONS, LUMBER GRADES/SPECIES, MEMBER FORCES, DEFLECTIONS, ETC.
5. TRUSS CERTIFICATES SHALL BE SUPPLIED TO CODE ENFORCEMENT, OWNER, AND ENGINEER.
6. ROOF TRUSSES SHALL BE DESIGNED FOR A MAXIMUM LIVE LOAD DEFLECTION OF L/360.
7. IT IS THE RESPONSIBILITY OF THE TRUSS DESIGNER/MANUFACTURER TO DETERMINE AND DESIGN FOR ANY POINT LOADS DUE TO RIDGE AND VALLEY FRAMING (IF APPLICABLE).
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROPER AND TIMELY INSTALLATION OF ALL TEMPORARY AND PERMANENT TRUSS BRACING. BRACING SHALL BE IN ACCORDANCE WITH THE TRUSS MANUFACTURER'S RECOMMENDATIONS AND TPI PUBLICATION BWT-76.
9. TRUSSES SHALL BE ANCHORED SECURELY AT ALL BEARING POINTS WITH METAL DEVICES APPROVED BY THE TRUSS MANUFACTURER.

MISCELLANEOUS STRUCTURAL NOTES:

1. SOLID WOOD BEAMS SHALL HAVE AN ALLOWABLE BENDING STRESS OF 1,500 PSI AND A MODULUS OF ELASTICITY OF 1,760,000 PSI.
2. COMPOSITE WOOD BEAMS (CONSTRUCTED OF 3 OR MOREMEMBERS) AND REPETIVE MEMBERS (JOISTS, RAFTERS SHALL HAVE AN ALLOWABLE BENDING STRESS OF Fbx1.15 PSI NAD A MODULUS OF ELASTICITY OF 1,500,000 PSI.
3. ALL STRUCURAL PANELS (PLYWOOD, WAFER-BOARD, COMPOSITE, PARTICLE BOARD, OSB) SHALL BEAR THE BASIC TRADEMARKS OF THE AMERICAN PLYWOOD ASSOCIATION.
4. INSTALL TIE-DOWNS (SIMPSON #H7Z OR EQUAL) AT EACH TRUSS OR RAFTER BEARING POINT.

FRAMING AND FINISHING

1. UNLESS OTHERWISE SPECIFIED EXTERIOR WALLS AND PLUMBING WALLS ARE 2x6 CONSTRUCTION 16" O.C. AND INTERIOR WALLS ARE 2x4 16" O.C.
2. UNLESS OTHERWISE NOTED ON DRAWINGS PROVIDE:
   -DOUBLE HEADER JOISTS AND TRIMMERS AT ALL FLOOR OPENINGS WHERE JOISTS TERMINATE.
   -AN EXTRA JOIST UNDER ALL PARALLEL PARTITIONS
   -HEADERS INACCORDANCE WITH SCHEDULE BETWEEN, AT ALL DOOR AND WINDOW OPENINGS
   -MINIMUM OF ONE ROW OF JOIST BRIDGING PER JOIST SPAN
3. ALL INTERIOR WALL AND CEILINGS ARE TO BE COVERED WITH A MINIMUM $\frac{1}{2}$" GYPSUM BAORD. SURFACES ARE TO BE TAPED, FLOATED AND SMOOTH SANDED. WATER RESISTANT GYPSUM BOARD REQUIRED IN BATHROOMS.
4. CUTTING, NOTCHING AND/OR BORING HOLES ON WOOD BEAMS, JOISTS, RAFTERS, OR STUDS SHALL NOT EXCEED THE LIMITATIONS NOTED IN SECTIONS R502.8, R602.6, AND R602.6.1 OF THE IRC. REINFORCEMENT OF STUDS SHALL BE DONE IN ACCORDANCE WITH SECTION R602.6 OF THE RESIDENTIAL CODE.
5. NAILING AND FASTENING OF FLOOR, ROOF/CEILING, WALL AND ROOF SHEETHING, AND GYPSUM CONSTRUCTION SHALL BE IN ACCORDANCE WITH TABLES R602.3(1) AND R602.3(2) OF THE IRC.
6. INTERIOR FINISH MATERIALS SHALL NOT HAVE A FLAME SPREAD RATING EXCEEDING 200.
7. TOP AND BOTTOM OF ALL CONVENTIONAL, DOUBLE STUD, AND STAGGERED STUD FRAME WALLS ARE TO BE FIRE BLOCKED. FIREBLOCKING REQUIRED AT ALL SOFFITS AND DROPPED CEILINGS. FIREBLOCKING REQUIRED BETWEEN STAIRWAY STRINGERS AT THE TOP AND BOTTOM OF THE RUN.
8. ROOF TO BE CONSTRUCTED OF 28ga. METAL ROOFING ON DOUBLE BUBBLE ON 2x4 PURLINS AT 24" ON CENTER. METAL FLASHING REQUIRED WHERE ROOF ABUTS ANY VERTICAL SURFACE.

"ATTIC" ACCESS

PROVIDE A 22"x30" MINIMUM ACCESS TO ATTIC IN AREAS IN EXCESS OF 30SF AND HAVE A VERTICAL HEIGHT OF 30 INCHES OR MORE.
A 30" MINIMUM UNOBSTRUCTED HEADROOM IN THE ATTIC SPACE SHALL BE PROVIDED AT SOME POINT ABOVE THE ACCESS OPENING.

INSULATION AND SEALING:

1. UNLESS OTHER WISE NOTED ON DRAWINGS PROVIDE THE FOLLOWING MINIMUM INSULATION:
   R-21 BATT INSULATION IN ALL EXTERIOR WALLS
   R-49 INSULATION IN ALL ATTICS AND CATHEDRAL CEILINGS
   R-10 AT UNHEATED FLOOR SLABS
   R-15 AT UNHEATED FLOOR SLABS
2. WHEN USING FACED INSULATION, INSTALL A MINIMUM 6 MIL POLYETHYLENE VAPOR BARRIER AGAINST WARN SIDE ALL INSULATION.
3. IF BATT OR BLANKET INSULATION, INCLUDING FACINGS ARE LEFT EXPOSED, THE MATERIAL SHALL HAVE A FLAME SPREAD RATING OF 450 OR LESS. FLAME-SPREAD AND SMOKE-DEVELOPED LIMITATIONS DO NOT APPLY TO FACINGS THAT ARE INSTALLED IN SUBSTANTIAL CONTACT WITH THE UNEXPOSED SURFACE OF THE CEILING, FLOOR OR WALL FINISH.
4. ALL FOAM PLASTIC INSULATION SHALL BE SEPARATED FROM THE INTERIOR OF THE BUILDING BY A THERMAL BARRIER OF 1/2" GYPSUM BOARD.
5. INSTALL SILL SEALER BETWEEN FOUNDATION WALL AND SILL PLATES.
6. ALL EXTERIOR WINDOWS ARE TO BE INSULATING WINDOW GLAZED.
7. CAULK AND SEAL AT ALL WINDOWS, EXTERIOR DOORS, VENTS, PIPE PENETRATIONS, BOTTOM PLATES AND AROUND ALL ELECTRICAL BOXES MOUNTED IN EXTERIOR WALLS.

PLUMBING

NO PLUMBING WORK IS PROPOSED

HEATING SYSTEM

8. NO HEATING SYSTEM IS PROPOSED

ELECTRICAL

NO ELECTRICAL SYSTEM IS PROPOSED

FASTENERS (TREATED LUMBER)

1. ALL FASTENERS SHALL BE APPROVED FOR USE WITH ACQ TREATED LUMBER.
2. ALL FASTENERS SHALL BE STAINLESS STEEL OR HOT-DIPPED GALVANIZED STEEL.
3. ALL FASTENERS USED BELOW GRADE TO WITHIN 6 INCHES OF THE FINISHED GROUND ELEVATION SHALL BE STAINLESS. ALL FASTENERS USED ABOVE 6 INCHES FROM THE FINISHED GRADE ELEVATION CAN BE EITHER STAINLESS STEEL OR HOT-DIPPED GALVANIZED STEEL.
4. STAINLESS STEEL FASTENERS SHALL BE EITHER TYPE 304 OR TYPE 316 STAINLESS STEEL.
5. HOT DIPPED GALVANIZED FASTENERS AND CONNECTORS SHALL MEET ASTM A653, CLASS G185 SHEET WITH 1.85 OUNCES OF ZINC COATING PER SQUARE FOOT MINIMUM.
6. FASTENERS AND CONNECTORS USED TOGETHER SHALL BE OF THE SAME TYPE. (I.E.-HOT-DIPPED NAILS SHALL BE USED WITH HOT-DIPPED JOIST HANGERS, STAINLESS STEEL NUTS AND WASHERS SHALL BE USED WITH STAINLESS STEEL BOLTS.
7. STANDARD CARBON STEEL AND ALUMINUM PRODUCTS SHALL NOT BE INSTALLED IN DIRECT CONTACT WITH PRESSURE TREATED LUMBER,

TRUSS PLAQUES/SIGNS:

1. TRUSS PLAQUES/SIGNS SHALL BE INSTALLED ON THE OUTSIDE OF THE HOUSE AT ALL EXTERIOR DOOR LOCATIONS.
2. TRUSS PLAQUES/SIGNS SHALL MEET THE REQUIREMENTS OF NYCCR TITLE 19, CHAPTER XXXIII-STATE FIRE PREVENTION & BUILDING CODE COUNCIL, SUB-CHAPTER C- OTHER REGULATIONS, PART 1264-IDENTIFICATION OF BUILDING UTILIZING TRUSS TYPE CONSTRUCTION.
3. TRUSS PLAQUE/SIGN SHALL BE LABELED V-R

811 Know what's below. Call before you dig.

CALL DIG SAFELY NEW YORK AT LEAST 48 HOURS BEFORE DIGGING OR DRILLING @ 811

REVISIONS		
0	4/6/2020	FOR APPROVAL
1	4/15/2020	CHANGED FLOOR PLAN

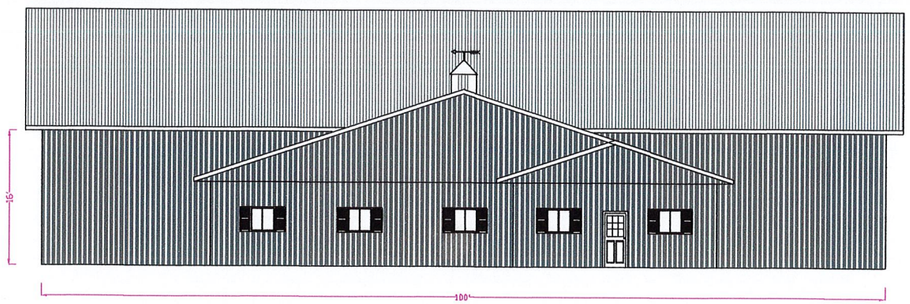
CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS AND CONDITIONS WITH HOMEOWNER PRIOR TO BEGINNING CONSTRUCTION OR PURCHASING OF MATERIALS.

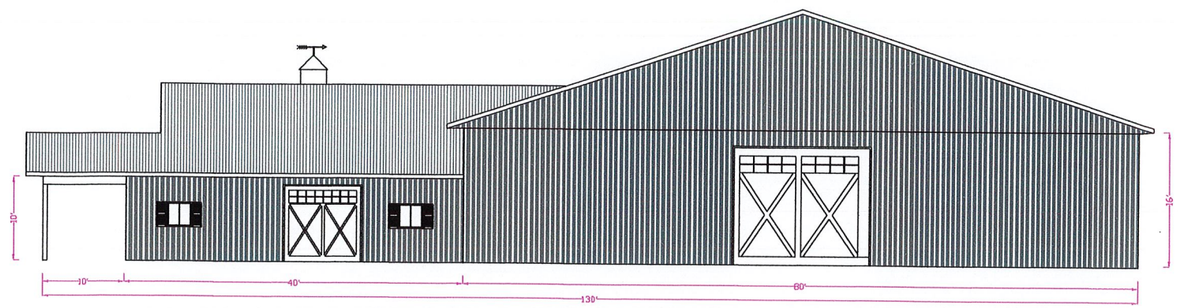
PREPARED BY:
DELMAR WISE
P.315-651-9640 E:delwise96@gmail.com
6500 LOG CITY RD; OVID, NY 14521

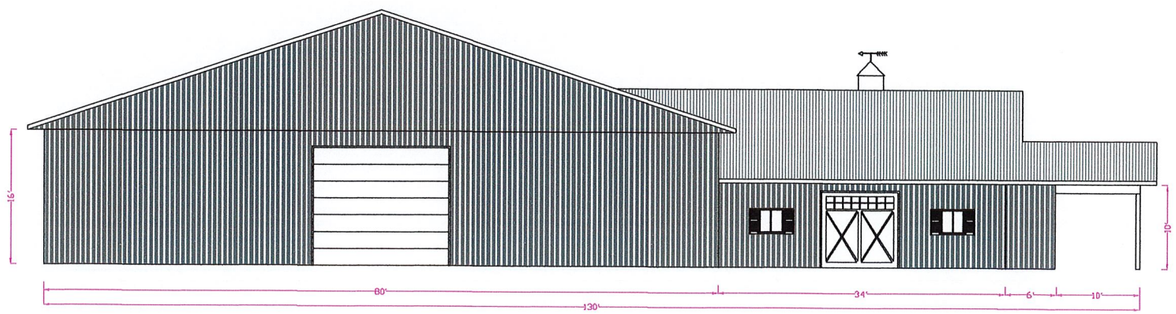
COVER

DATE	DRAWING	SCALE:
1/21/2019	A - 1.0	N/A

SITE LOCATION
JOEL COHEN
440 CANFIELD ROAD
PITTSFORD NY 14534
(T) MENDON - MONROE COUNTY







REVISIONS		
0	4/6/2020	FOR APPROVAL
1	4/15/2020	CHANGED FLOOR PLAN

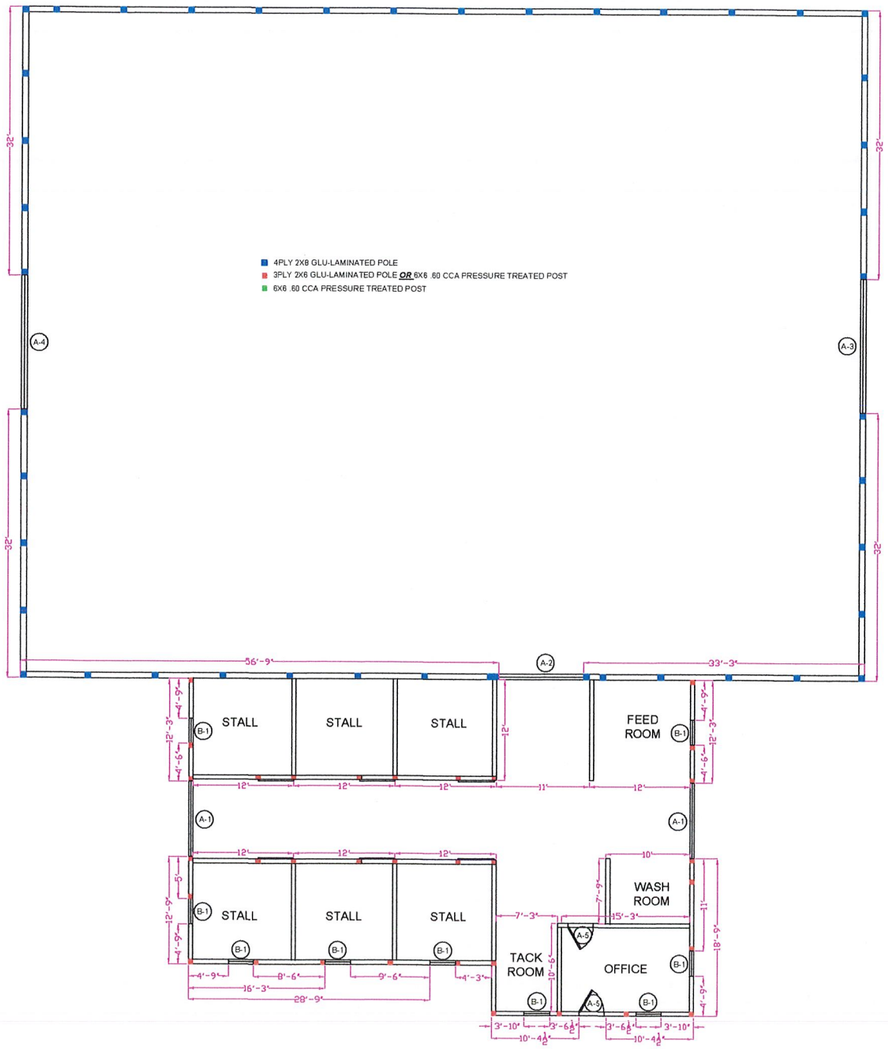
CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS AND CONDITIONS WITH HOMEOWNER PRIOR TO BEGINNING CONSTRUCTION OR PURCHASING OF MATERIALS.

PREPARED BY:
DELMAR WISE
P.315-651-9640 E:delwise96@gmail.com
6500 LOG CITY RD; OVID, NY 14521

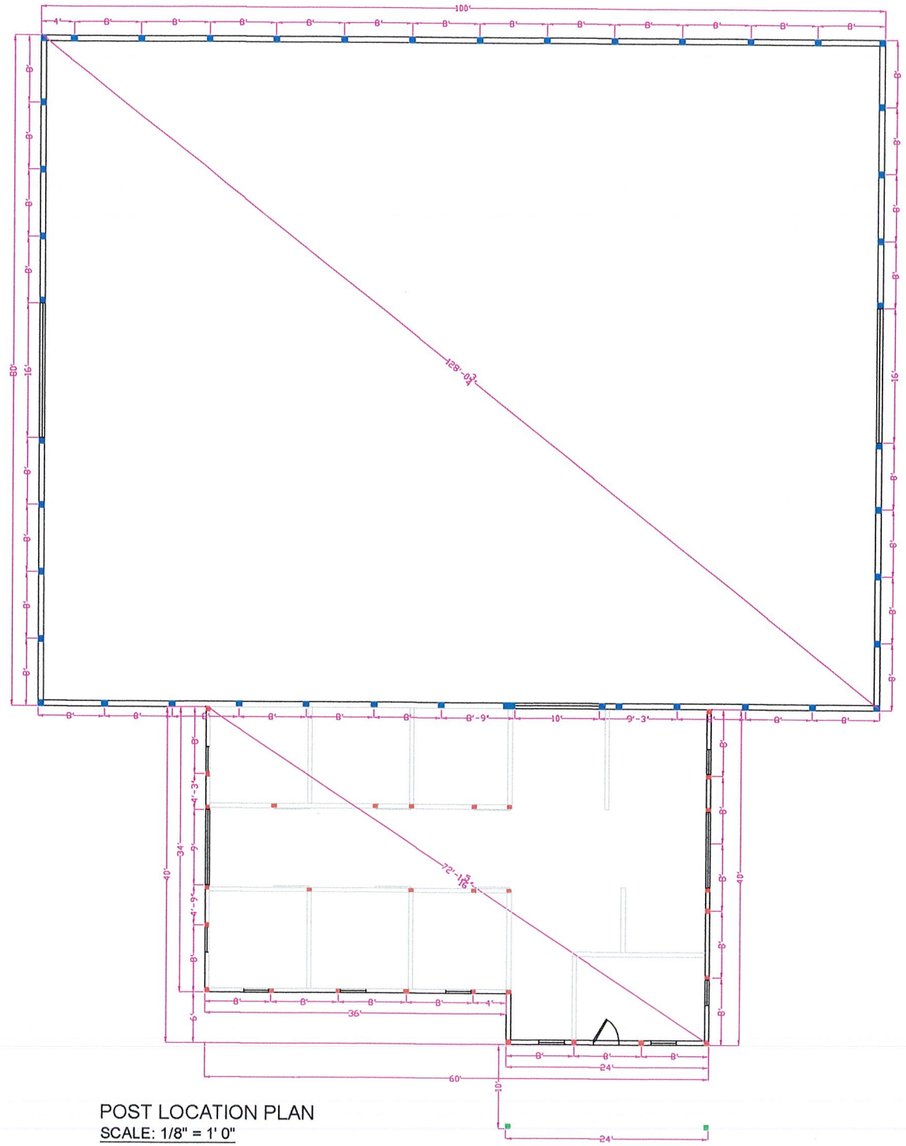
ELEVATIONS

DATE	DRAWING	SCALE:
1/21/2019	A - 1.1	1/8" = 1'0"

SITE LOCATION
JOEL COHEN
440 CANFIELD ROAD
PITTSFORD NY 14534
(T) MENDON - MONROE COUNTY



FLOOR PLAN
SCALE: 1/8" = 1' 0"



POST LOCATION PLAN
SCALE: 1/8" = 1' 0"

REVISIONS		
0	4/6/2020	FOR APPROVAL
1	4/15/2020	CHANGED FLOOR PLAN

CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS AND CONDITIONS WITH HOMEOWNER PRIOR TO BEGINNING CONSTRUCTION OR PURCHASING OF MATERIALS.

PREPARED BY:
DELMAR WISE
P.315-651-9640 E:delwise96@gmail.com
6500 LOG CITY RD; OVID, NY 14521

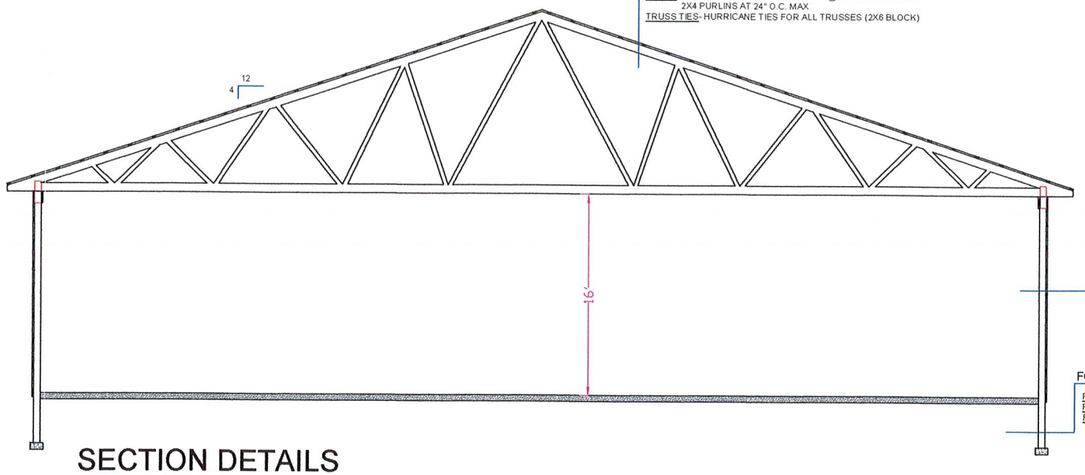
FLOOR PLAN
POST LOCATION PLAN

DATE	DRAWING	SCALE:
1/21/2019	A - 1.2	1/8" = 1' 0"

SITE LOCATION
JOEL COHEN
440 CANFIELD ROAD
PITTSFORD NY 14534
(T) MENDON - MONROE COUNTY

TYPICAL ROOF CONSTRUCTION

RIDGE- VENTED RIDGE
ROOF- PAINTED METAL ROOF WITH DOUBLE BUBBLE VAPOR BARRIER (CONFIRM STYLE AND COLOR WITH HOMEOWNER)
TRUSS- PRE-ENGINEERED WOOD TRUSS @ 48" O.C. MAX WITH 2X4 PURLINS AT 24" O.C. MAX.
TRUSS TIES- HURRICANE TIES FOR ALL TRUSSES (2X6 BLOCK)



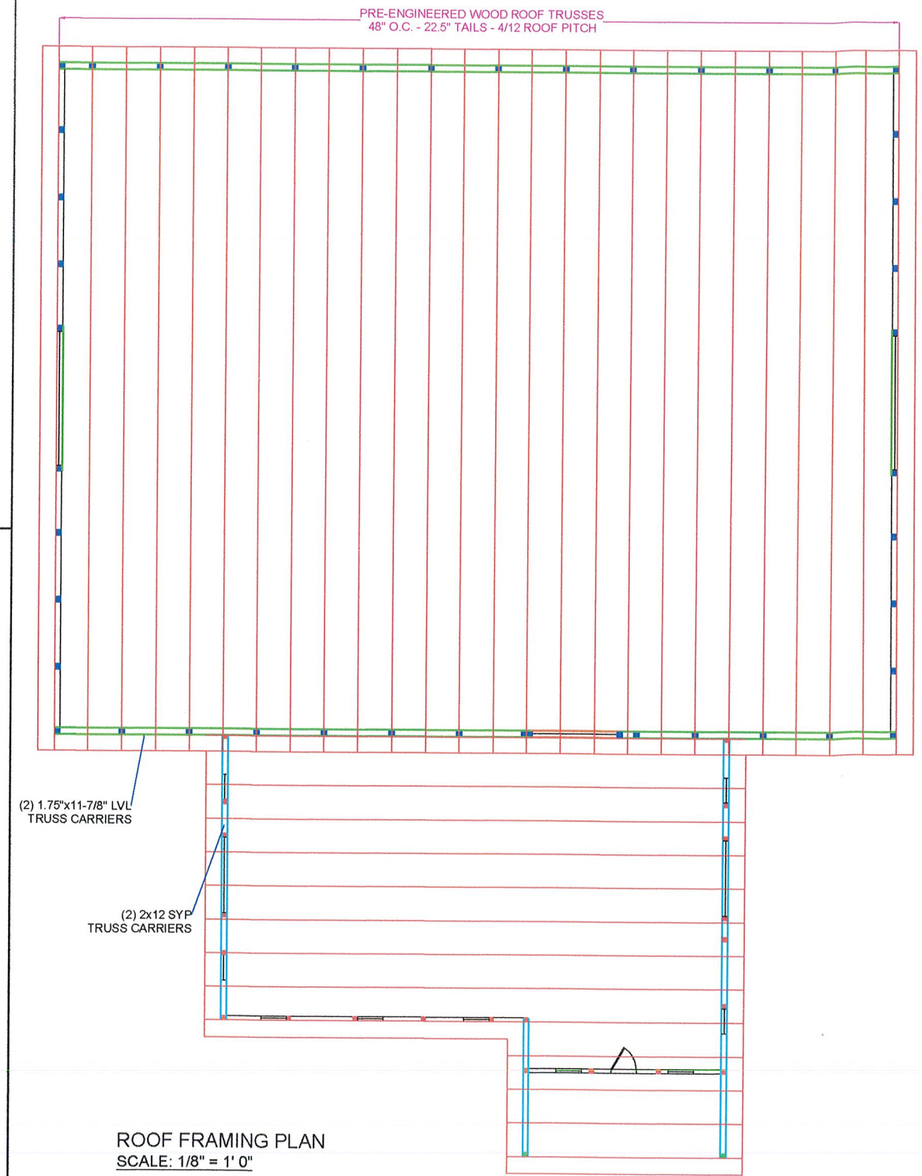
TYPICAL WALL CONSTRUCTION

POSTS-4PLY 2X8 GLU-LAMINATED POSTS
PURLINS- 2X4 PURLINS 24" ON CENTER
BOTTOM BOARD- 2X8 PRESSURE TREATED
HEADER- 2-1.75"x11-7/8" LVL
EXTERIOR- PAINTED METAL SIDING (CONFIRM STYLE AND COLOR WITH HOMEOWNER)

FOOTER AND FLOOR CONSTRUCTION

POSTS: 6' TREATED ON THE BOTTOM
FOOTER: 8"X12" CONCRETE FOOTER WITH 60lb SAKRETE
FLOOR: COMPACTED GRAVEL AND/OR CONCRETE

SECTION DETAILS
SCALE: 3/16" = 1' 0"



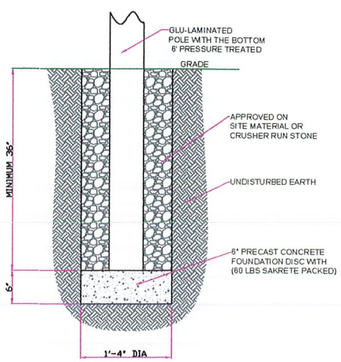
ROOF FRAMING PLAN
SCALE: 1/8" = 1' 0"

FASTENER SCHEDULE

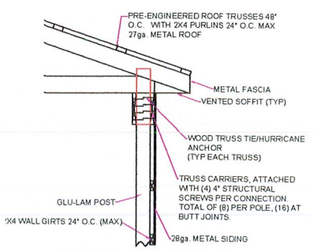
WOOD FRAMING			
ITEM	QTY	TYPE	COMMENTS
2x12 SYP HEADERS	4	5/16"x4" GRK SCREW	PER POST, PER CONNECTION
1.75"x11-7/8" LVL	4	5/16"x4" GRK SCREW	PER POST, PER CONNECTION
FASCIA	3	3-1/4" 16D NAILS	PER CONNECTION
ROOF PURLINS	2	3-1/4" 16D NAILS	PER CONNECTION
TRUSS BRACING	2	3-1/4" 16D NAILS	PER CONNECTION
16" "Y" BRACE BLOCKS	8	3-1/4" 16D NAILS	PER CONNECTION
2x6 "Y" BRACING	8	3-1/4" 16D NAILS	PER CONNECTION
TRUSSES TO POLE	6	3-1/4" 16D NAILS	PER CONNECTION
HURRICANE TIES TO HEADER	8	3-1/4" 16D NAILS	PER CONNECTION
HURRICANE TIES TO TRUSS	6	3-1/4" 16D NAILS	PER CONNECTION
2x6 KNEE BRACING-POLE	8	3-1/4" 16D NAILS	PER CONNECTION
2x6 KNEE BRACING-TRUSS	6	3-1/4" 16D NAILS	PER CONNECTION
2x8 TREATED SPLASH BOARD	4	3-1/4" 16D HDG NAILS	PER CONNECTION
ROOFING			
28ga. METAL ROOFING	1	1-1/2" ST WOOD SCREW	1 SCREW 9" O.C. @EACH PURLIN
26ga. METAL SIDING	1	1" ST WOOD SCREW	1 SCREW 9" O.C. @EACH PURLIN
STEEL RIDGECAP	1	2" ST WOOD SCREW	1 SCREW 9" O.C. @EACH PURLIN

MATERIALS SUMMARY TABLE

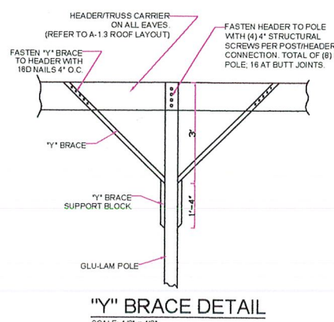
ITEM	DIMENSIONS/DESCRIPTION
POSTS-HORSE BARN	3 PLY 2X6 GLU-LAM POSTS WITH BOTTOM 6' TREATED
POSTS-RIDING AREA	4 PLY 2X8 GLU-LAM POSTS WITH BOTTOM 6' TREATED
POSTS-PUNCH	6X6 .60CCA PRESSURE TREATED
HEADERS-HORSE BARN	(2) 2X12 SOUTHERN YELLOW PINE
HEADERS-RIDING AREA	(2) 1.75"x11-7/8" LVL
PURLINS (ROOF & SIDES)	2X4 @ 24" O.C. MAX
BOTTOM/BASE BOARD	2X8 PRESSURE TREATED
"Y" BRACES	2X6
TRUSS CROSS BRACE	2X4
TRUSS FOR BUILDING	PRE-ENGINEERED TRUSS 48" O.C. WITH 4/12 TOP CHORD, 22.5" TAILS FOR 24" OVERHANG
TRUSS TIES	2X6 (BOTH ENDS OF TRUSS) BETWEEN HEADERS
STRUCTURAL SCREWS	5/16" X 4" GRK TIMBER SCREWS
ROOFING	28ga. PAINTED METAL ROOFING PANELS
SIDING	28ga. PAINTED METAL SIDING PANELS
CEILING	NONE (EXPOSED TRUSS)
INSULATION	NONE (UNFINISHED SPACE)



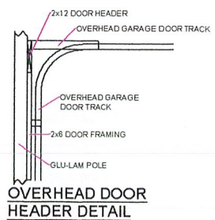
FOOTER DETAIL
SCALE: 1" = 1'0"



HEADER & WALL DETAIL
SCALE: 1/2" = 1'0"



"Y" BRACE DETAIL
SCALE: 1/2" = 1'0"



OVERHEAD DOOR HEADER DETAIL
SCALE: 1/2" = 1'0"

REVISIONS

0	4/6/2020	FOR APPROVAL
1	4/15/2020	CHANGED FLOOR PLAN

CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS AND CONDITIONS WITH HOMEOWNER PRIOR TO BEGINNING CONSTRUCTION OR PURCHASING OF MATERIALS.

PREPARED BY:
DELMAR WISE
P.315-651-9640 E:delwise96@gmail.com
6500 LOG CITY RD; OVID, NY 14521

SECTION DETAILS
MISC SPECS & ROOF FRAMING

DATE	DRAWING	SCALE:
1/21/2019	A - 1.3	AS NOTED

SITE LOCATION
JOEL COHEN
440 CANFIELD ROAD
PITTSFORD NY 14534
(T) MENDON - MONROE COUNTY

430

Town of Pittsford

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

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

Permit #
D20-000003

DESIGN REVIEW AND HISTORIC PRESERVATION BOARD
REFERRAL OF APPLICATION

Property Address: 2534 Clover Street ROCHESTER, NY 14618
Tax ID Number: 150.08-1-76
Zoning District: RN Residential Neighborhood
Owner: Silver, Howard
Applicant: Custom Woodwork

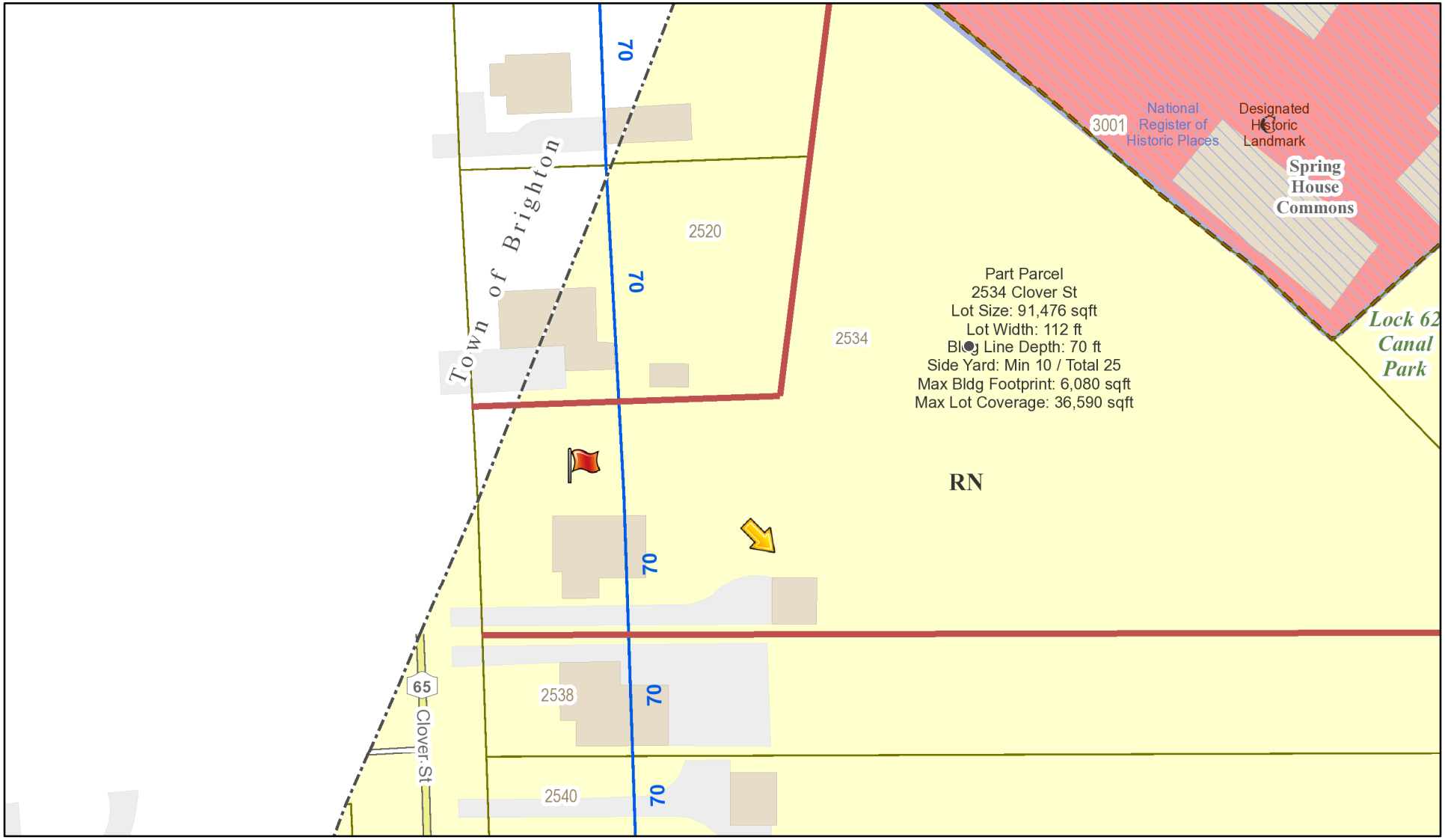
Application Type:

- ☐ 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 has applied for a demolition permit for a garage in accordance with Chapter 64 Article VIII §64-43 B of the Pittsford Town Code. This property is Zoned Residential Neighborhood (RN). Said structure is over 50 years old.

Meeting Date: May 14, 2020

RN Residential Neighborhood Zoning



Printed May 7, 2020

1:1,128

0 45 90 180 ft

0 12.5 25 50 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.

2520
2520
485
Clover Street
2534
2534
2533
Clover Street
2538
Clover Hills Drive
Clover Hills Drive
© 2018 Pictometry
04/21/2018 - 04/23/2018