

**Design Review & Historic Preservation Board  
Agenda  
June 11, 2020**

**HISTORIC PRESERVATION DISCUSSION**

**RESIDENTIAL APPLICATION FOR REVIEW**

- **48 N. Country Club Drive**  
The Applicant is requesting design review for the renovation and addition to an existing home. The additions will total approximately 270 sq. ft. and will add square footage to the existing garage and to the front of the home.
  
- **9 Thomas Grove**  
The Applicant is requesting design review for the addition of a porch. The porch will be located to the rear of the home and will be approximately 529 sq. ft.
  
- **52 N. Country Club Drive**  
The Applicant is requesting design review for the proposed construction of a covered porch/patio. The proposed construction will total 186 sq. ft. Please note the deck extension is a separate project and is not part of this review.

**COMMERCIAL APPLICATION FOR REVIEW**

- **3819 Monroe Avenue**  
The Applicant is requesting design review to change the siding on an existing commercial building. The building currently has white siding and the applicant would like to change the color to the "Bluish" color submitted.
  
- **5611 Palmyra Road**  
The Applicant is requesting design review for the addition of a business identification sign. The main area of the sign will be white and in the shape of a tooth. The lettering identifying "Pitcher Pediatric Dental" will be black.

**OTHER – REVIEW OF 5/28/2020 MINUTES**

How to view the meeting:

1. Zoom

- In your web browser, go to
- <https://townofpittsford.zoom.us/j/84733979659?pwd=cHZWTi9DTHNCUjFCM3BYdGpVQTJIZz09>  
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 847 3397 9659. 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**  
**May 28, 2020**

**PRESENT**

Leticia Fornataro, Paul Whitbeck, Bonnie Salem, Kathleen Cristman

**ALSO PRESENT**

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

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

**ABSENT**

Dirk Schneider, Chairman; David Wigg, Vice Chairman; John Mitchell

Bonnie Salem opened the meeting at 6:00 pm.

**HISTORIC PRESERVATION DISCUSSION**

Bonnie Salem mentioned that there are several landmark homes for sale at the present time and inquired if those new homeowners would receive letters and brochure regarding guidelines for owning a historic property in the Town of Pittsford.

It was decided to hold off on ordering the banners for the historic district until such time that businesses are deemed open due to closures during the COVID-19 pandemic crisis.

**RESIDENTIAL APPLICATION FOR REVIEW**

- **155 West Brook Road**

The Applicant is requesting design review for the addition of a screened porch. The porch will be approximately 571 sq. ft. and will be located to the rear of the structure.

The homeowners, Carol and Leo Finucane, were present to discuss their project. The designer, James Kruger, also attended the meeting.

The proposed project is to build a screened in porch on the footprint of their existing deck on the rear of their home. The porch will be uninsulated with a door to the outside.

Bonnie Salem inquired about materials. Board and batten will be painted to match the home.

Paul Whitbeck suggested that the eyebrow window be changed to a triangular shape to match the roof line.

Paul Whitbeck disclosed that he is an acquaintance of the applicant but he had no financial involvement in the project. Robert Koegel advised that it was not necessary to recuse himself from the vote.

Kathleen Cristman moved to accept the application as submitted.

Paul Whitbeck seconded.

Bonnie Salem called for a roll call vote.

Schneider was absent  
Salem voted aye  
Wigg was absent  
Whitbeck voted aye  
Fornataro voted aye  
Cristman voted aye  
Mitchell was absent

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

- **11 Lexton Way**

The Applicant is requesting design review for the construction of a two story single family home. The home will be approximately 2767 sq. ft. and will be located in the Wilshire Hills Subdivision.

Jeff Brokaw of Morrell Builders was present to discuss the construction of a new home.

The construction is a two story colonial design with a stone façade.

Leticia Fornataro inquired about the egress plan for the basement should it become habitable space. Mark Lenzi stated that per NYS code an egress window is required whether the space is made habitable or not.

Paul Whitbeck commented on the lack of fenestration on the left side of the right side elevation and the left side of the rear elevation. Jeff Brokaw stated that there are many other windows of both of those elevations and the rear elevation with no windows is the back of the garage and that is not a preferable place to have a window.

Bonnie Salem moved to accept the application as submitted.

Leticia Fornataro seconded.

Bonnie Salem called for a roll call vote.

Schneider was absent  
Salem voted aye  
Wigg was absent  
Whitbeck voted aye  
Fornataro voted aye  
Cristman voted aye  
Mitchell was absent

## **COMMERCIAL APPLICATION FOR REVIEW**

- **3001 Monroe Avenue**

The Applicant is requesting design review for the change to an existing business identification sign. The design of the "Brow Diva" sign will remain the same but will be shifting over to make room for a new sign "Tim make up/ This is me". The sign will be .05" black acrylic and stud mounted flush.

The applicants Jamie and Amy Catalano were present to discuss the application.

The sign band allows for three companies names to be displayed. The current Brow Diva sign will be removed and the sign band repainted to match other existing signs . The new signage will reflect the same thickness displaying Tim make up/This is me.

Paul Whitbeck moved to accept the application as submitted.

Bonnie Salem seconded.

Bonnie Salem called for a roll call vote.

Schneider was absent  
Salem voted aye  
Wigg was absent  
Whitbeck voted aye  
Fornataro voted aye  
Cristman voted aye  
Mitchell was absent

**OTHER**

Mark Lenzi indicated that there is a plan for the next Design Review and Historic Preservation meeting to proceed on Thursday, June 11 via a Zoom meeting.

**REVIEW OF 5/14/2020 MINUTES**

Bonnie Salem moved to approve the minutes of the May 14, 2020 meeting with corrections.

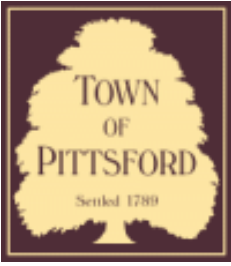
Leticia Fornataro seconded.

All Ayes.

The meeting adjourned at 6:35 pm.

Respectfully submitted,

Susan Donnelly  
Secretary to the Board



# Town of Pittsford

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

Permit #  
**B20-000068**

Phone: 585-248-6250

FAX: 585-248-6262

## DESIGN REVIEW AND HISTORIC PRESERVATION BOARD REFERRAL OF APPLICATION

**Property Address:** 48 North Country Club Drive ROCHESTER, NY 14618

**Tax ID Number:** 151.05-1-19

**Zoning District:** RN Residential Neighborhood

**Owner:** Roberti, Peter

**Applicant:** Fahy, James (James Fahy Design Associates)

### Application Type:

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

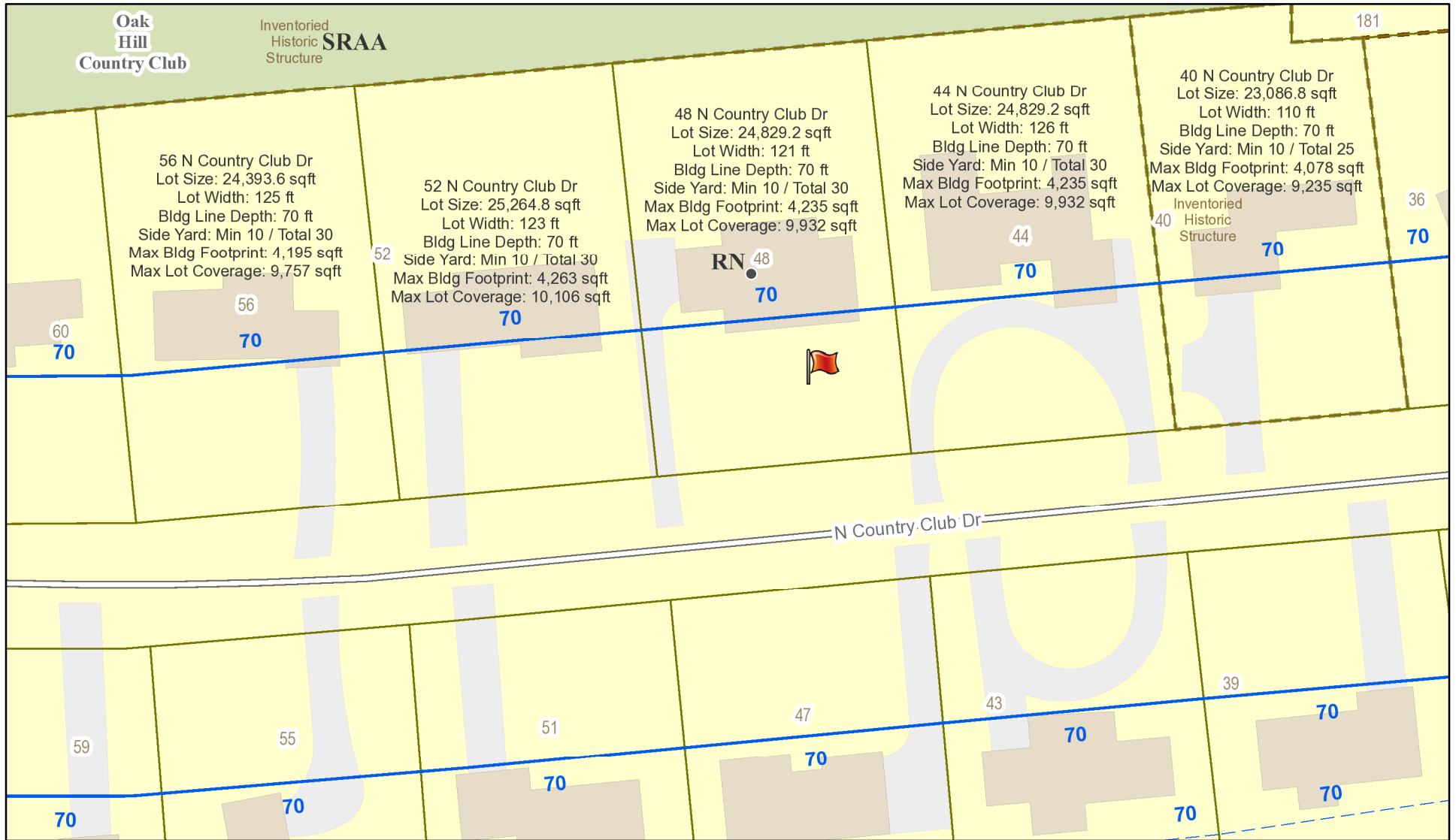
**Project Description:** Applicant is requesting design review for the renovation and addition to an existing home. The additions will total approximately 270 square feet and will add square footage to the existing garage and to the front of the home.

**Meeting Date:** June 11, 2020

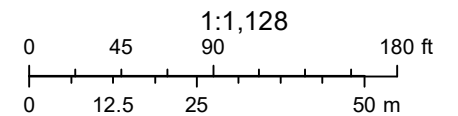


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# RN Residential Neighborhood Zoning



Printed June 4, 2020



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.





North Country Club Drive



**Roberti Residence**  
48 North Country Club Drive  
Rochester, NY

**Front Elevation**

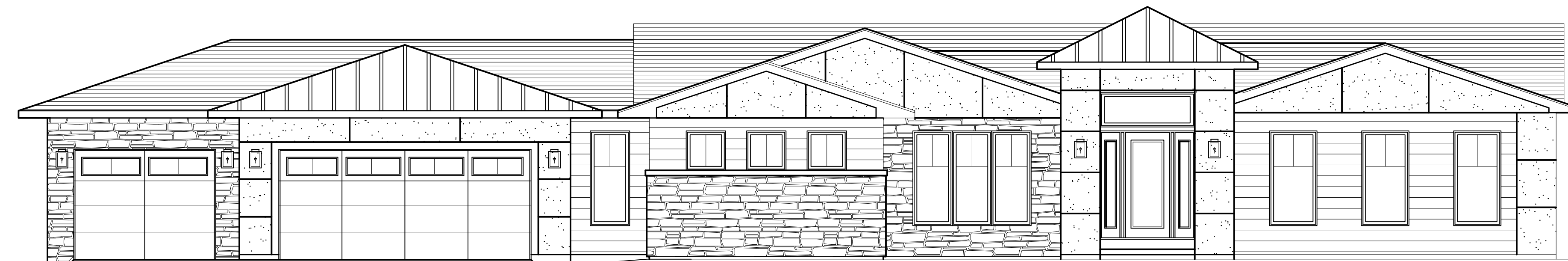


**James Fahy Design Associates**  
Architecture & Engineering P.C.  
Rochester, NY

# ROBERTI RESIDENCE

48 NORTH COUNTRY CLUB DRIVE

ROCHESTER, NEW YORK



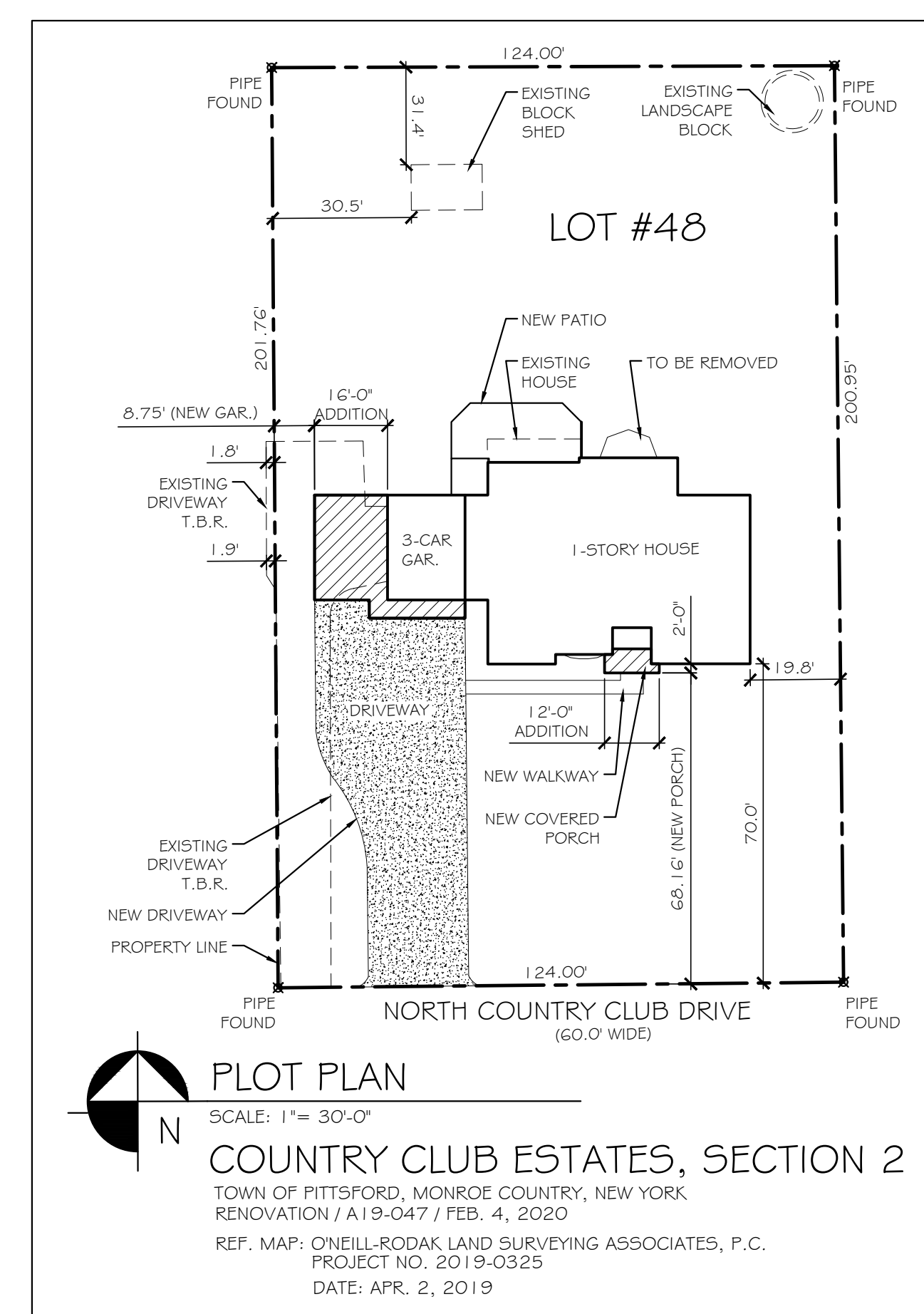
## CLIENT:

PETE & JOELLE ROBERTI

## ARCHITECT:

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

TEL. (585) 272-1650  
E-MAIL: [info@jamesfahy.com](mailto:info@jamesfahy.com)  
WEBSITE: [www.jamesfahy.com](http://www.jamesfahy.com)



PRESCRIPTIVE ENERGY EFFICIENCY			
THIS BUILDING'S THERMAL ENVELOPE CONFORMS TO THE MINIMUM PRESCRIPTIVE REQUIREMENTS SET FORTH IN SECTION 402 AND TABLE 402.1.2 (PARTIAL SHOWN BELOW) IN THE 2020 ENERGY CONSERVATION CONSTRUCTION CODE OF NEW YORK STATE FOR CLIMATE ZONE 5 4c.			
PARTIAL TABLE R402.1.2 INSULATION AND FENESTRATION REQUIREMENTS BY COMPONENT a			
ENVELOPE COMPONENT	REQD. ZONE 5	REQD. ZONE 6	ACTUAL
FENESTRATION U-FACTOR b	0.32	0.32	< 0.32
SKYLIGHT U-FACTOR b	0.35	0.35	NA
CEILING R-VALUE	49	49	49 TOTAL
WOOD FRAME WALL R-VALUE	20 or 13+5 h	20+5 or 13+10 h	21
MASS WALL R-VALUE i	13/17	15/20	NA
FLOOR R-VALUE	30g	30g	30
BASEMENT WALL R-VALUE c	15/19	15/19	15, FULL HT.
SLAB R-VALUE & DEPTH j	10, 2ft	10, 4ft	NA
CRAWL SPACE WALL R-VALUE c	15/19	15/19	NA

For Sl: 1 foot = 304.8 mm.  
a. R-values are minimums. U-factors and SHGC are maximums. When insulation is installed in a cavity which is less than the label or design thickness of the insulation, the installed R-value of the insulation shall not be less than the R-value specified in the table.  
b. The fenestration U-factor column excludes skylights. The SHGC column applies to all glazed fenestration. Exception: Skylights may be excluded from glazed fenestration SHGC requirements in climate zones 1 through 3 where the SHGC for such skylights does not exceed 0.30.  
c. "15/19" means R-15 continuous insulation on the interior or exterior of the home or R-19 cavity insulation at the interior of the basement wall. "15/19" shall be permitted to be met with R-13 cavity insulation on the interior of the basement wall plus R-5 continuous insulation on the interior or exterior of the home.  
d. "10/13" means R-10 continuous insulation on the interior or exterior of the home or R-13 cavity insulation at the interior of the basement wall.  
e. There are no SHGC requirements in the Marine Zone.  
f. Basement wall insulation is not required in warm-humid locations as defined by Figure R301.1 and Table R301.1.  
g. Or insulation sufficient to fill the framing cavity, R-19 minimum.  
h. The first value is cavity insulation, the second value is continuous insulation, so "13+5" means R-13 cavity insulation plus R-5 continuous insulation.  
i. The second R-value applies when more than half the insulation is on the interior of the mass wall.

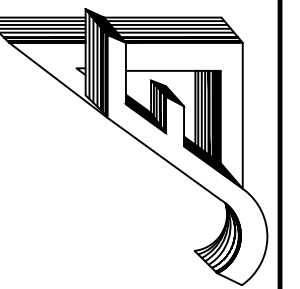
## DRAWING INDEX:

### ARCHITECTURAL:

- T1.0 TITLE SHEET
- T2.0 MATERIAL & GUIDE SPECIFICATIONS
- T3.0 2020 ECCNYS REQUIREMENTS
- T4.0 ARCHITECTURAL ABBREVIATION & SYMBOL INDEXES
- A1.0 ELEVATION & ROOF PLAN DEMOLITION
- A1.1 BASEMENT & MAIN FLOOR PLAN DEMOLITION
- A2.0 ELEVATIONS
- A3.0 BASEMENT / FOUNDATION PLAN
- A4.0 MAIN FLOOR PLAN
- A5.0 CROSS SECTIONS
- A6.0 DETAILS

### STRUCTURAL:

- SI.0 ROOF FRAMING PLAN



REVISIONS:	NO.	DATE	PROJECT	CLIENT

JOB NO. A19-047
PROJECT NO. ADDITION
PHASE: CONSTRUCTION DOCUMENTS
DATE: 5-21-2020

DRAWING NO.

T1.0

**GENERAL NOTES:**

These plans are protected by Federal Copyright Law. Reproduction or modification of these plans without the written consent of James Fahy Design is strictly prohibited.

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

**STRUCTURAL MATERIAL SPECIFICATIONS:**

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

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

Table with 2 columns: TYPE OR LOCATION OF CONCRETE CONSTRUCTION, MINIMUM SPECIFIED COMPRESSIVE STRENGTH\* (PSI). Rows include Basement walls, foundations and other concrete not exposed to the weather (2,500 psi), Basement slabs and interior slabs on grade, except garage floor slabs (2,500 psi), Basement walls, foundation walls, exterior walls and other vertical concrete work exposed to the weather (3,000 psi), Porches, carport slabs and steps exposed to the weather, and garage floor slabs (3,500 psi).

- For Sl: 1 pound per square inch = 6.895 kPa.
a. Strength at 28 days psi.
c. Concrete in these locations that may be subject to freezing and thawing during construction shall be air-entrained concrete in accordance with footnote d.
d. Concrete shall be air-entrained. Total air content (percent by volume of concrete) shall be not less than 5 percent or more than 7 percent.
e. See Section R402.2 for maximum cementitious materials content.
f. For garage floors with a steel troweled finish, reduction of the total air content (percent by volume of concrete) to not less than 3 percent is permitted if the specified compressive strength of the concrete is increased to not less than 4,000 psi.

**FOUNDATIONS:**

**1. GENERAL:**

- Contractor to notify James Fahy Design if site conditions such as adverse ground water or soil conditions warrant modifications to the engineering design of the foundation.
A. Footings may be poured neat against sides of excavations only if sloughing or raveling does not occur.
B. Contractor shall be responsible for support of all temporary embankments and excavations.
C. Backfill shall not be placed against basement foundation walls until:
- Concrete or masonry grout has reached sufficient strength to resist damage.
- Structural floor framing (including plywood subfloor) required to stabilize walls to complete and fully nailed and anchored or sufficient bracing is applied to prevent wall damage.

**2. STRUCTURAL BACKFILL:**

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

**3. FOOTINGS:**

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

PARTIAL TABLE R405.1

PROPERTIES OF SOILS CLASSIFIED ACCORDING TO THE UNIFIED SOIL CLASSIFICATION SYSTEM

Table with 5 columns: SOIL GROUP, UNIFIED SOIL CLASSIFICATION SYSTEM SYMBOL, SOIL DESCRIPTION, DRAINAGE CHARACTERISTICS, FROST HEAVE POTENTIAL, VOLUME CHANGE POTENTIAL EXPANSION. Rows are categorized into Group I, Group II, Group III, and Group IV.

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

**CONCRETE:**

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

**MILD STEEL REINFORCEMENTS FOR CONCRETE AND MASONRY:**

- 1. Mild steel reinforcement for concrete and masonry construction shall conform to ASTM-A615 Grade 60. Ties, stirrups, and hoops shall conform to ASTM A615-87, Grade 60.
2. Welded wire fabric shall conform to ASTM A185 in as long lengths as practical.
3. SPLICES:
A. Reinforcement in concrete and masonry shall have lap lengths as follows, unless otherwise specified on drawings:
- Bar Size: #3 (1-6" length), #4 (2-0" length), #5 (2-6" length), #6 (3-4" length)
- Length in Concrete: 2-0", 2-6", 3-3", 3-9"
B. Welded wire fabrics shall be lapped one grid width plus 2"
C. Reinforcement shall be bent cold.
D. Reinforcement shall not be welded.

**4. PLACING:**

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

**WOOD:**

**1. MATERIALS:**

- A. All woods and wood construction shall comply with specifications and codes with modifications as specified herein:
1. American Institute of Timber Construction; (Standard Manual)
2. National Forest Products Association: National Design Specifications for Wood Construction.
3. Southern Pine Inspection Bureau: Standard grading rules for Southern Pine Lumber.
4. Truss Plate Institute: Design Specifications for Light Metal Plate Connected Wood Trusses (TPI-71)
5. U.S. Department of Commerce N.I.S.T. PS-1 & PS-2
6. American Plywood Association: Guide to Plywood for Floors, Plywood Sheathings for Walls and Roofs.
7. American Wood Preservers Association Standards.
B. All structural lumber shall be Hem Fir #2 (minimum) stress grade lumber unless noted otherwise. Fb = 1075 psi; Fv = 150 psi; E = 1,300,000 psi. Repetitive member value may vary due to member size per National Forest Products Association specifications.
C. All structural lumber shall be stamped in accordance with the American Institute of Timber Construction "Construction Manual"
D. Grade loss resulting from effects of weathering, handling, storage, resawing or dividing lengths will be cause for rejection.
E. All plywood shall be identified by grade mark of an approved inspection agency and shall be Standard C-D, Flat interior with ext. glue unless otherwise specified on drawings.
F. Wood structural panels shall conform to the requirements of DOC PS-1 & PS-2 and be identified by a grade mark of an approved inspection agency.
G. Wood which is in contact with concrete, masonry, within 0"-8" of grade or exposed to the exterior shall by pressure preservative treated, all fasteners, joist hangers and flashings shall be hot dip galvanized, stainless steel or approved by the manufacturer for use with pressure preservative treated wood.
H. All headers at non-bearing conditions shall be as follows: (unless otherwise noted)
- opening size header size: up to 6'-0" (2-2x8), 6'-0" to 9'-0" (2-2x10)
I. Locate double floor joist under all interior partitions running parallel to framing under plumbing fixtures and at floor openings. Provide 1x3 mid-span cross bridging at all floor joists and spans. Double floor joists under parallel partitions over 8'-0" in length.
J. Design of wood trusses by others. Manufacturer to have truss design reviewed and certified by an Architect or Professional Engineer licensed in the state of New York prior to fabrication. See Truss Manufacturers specification for details.

**2. CONNECTIONS:**

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

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

- B. Sheathing shall be nailed as follows, except where shown otherwise:
1. Roof sheathing: 8d common at 6" o/c at all supported edges and at 12" o/c at interior supports.
2. Floor sheathing: 8d common at 6" o/c at all supported edges and at 10" o/c at interior supports.
3. Nail wood sheathing direct to framing: 10d common at 6" o/c all panel edges and at 10" o/c at all interior studs.
C. All manufacturer connection hardware designated on drawings shall be nailed in strict conformance to manufacturer's instructions.
D. All steel connection assembly details on drawings shall be fabricated from ASTM A36 steel in conformance with applicable requirements of AISC "Specification for the design Fabrication and Erection of Structural Steel for Building". Welding shall conform to AMS D1-1.86.
E. Install lag screws in drilled lead holes with a diameter equal to 3/4 of the shank diameter (lag screws shall not be hammered in). Wax or soap lag screws. Provide washers under heads bearing on wood. Holes shall be properly aligned.
F. Bolt holes shall be drilled 1/16" larger than bolt diameter. Provide washers under all bolt heads and nuts bearing on wood. Holes shall be properly aligned.
G. In no case shall misalignment be allowed which prevents proper bearing or alignment of members. Oversize holes shall not be allowed. Bolts shall be ASTM A307 bolts. Nuts shall be tightened snug.

**3. INSTALLATIONS:**

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

**R302.11 FIREBLOCKING:**

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

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

**R302.12 DRAFTSTOPPING:**

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

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

**FINISHES:**

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

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

**THERMAL & MOISTURE PROTECTION:**

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

**MECHANICAL:**

- 1. Contractor shall provide all labor, materials, and equipment necessary to install plumbing, related fixtures, ventilation of, roof and floor drains, heating and air conditioning. All work shall comply with applicable Federal state and local codes and ordinances. Subcontractors shall coordinate work with all other trades. Terminal hookup of all fixtures and tap in to all utilities is required. Contractor shall install and check all pressure reducing valves, pop off valves and other safety devices prior to hookup of system.
2. 2020 ECCC of NYS Section R403.6 mechanical ventilation (mandatory). The building shall be provided with ventilation that meets the requirements of The Residential code of New York State or The Mechanical code of New York State, as applicable, or with other approved means of ventilation. Outdoor air intakes and exhausts shall have automatic or gravity dampers that close when the ventilation system is not operating.
3. All bathrooms, water closet compartments, or similar rooms without natural ventilation shall be provided with mechanical ventilation in conformity with Section R303.3 of The 2020 RCNYS. The minimum ventilation rate shall be 50 cfm for intermittent ventilation or 20 cfm for continuous ventilation. Ventilation air from the space shall be exhausted directly to the outside.
4. All equipment and appliances shall be installed in accordance with the 2020 RCNYS Chapter 13 and manufacturers installation instructions. Instructions shall be made available to the code enforcement official.
5. Vented gas fireplace (decorative) shall be listed, labeled, and installed in accordance with ANSI Z21.50, 2020 RCNYS Chapter 24 and the manufacturer's instructions. Instructions shall be available on site for building inspector. Appliance shall be equipped with a flame safeguard device in accordance with Section G2432.2 of the 2020 RCNYS.
6. Automatic garage door openers shall be listed in accordance with UL32.
7. Clothes dryers shall be exhausted in accordance with the manufacturer's instructions and comply with the requirements of 2020 RCNYS G2439.

**ELECTRICAL:**

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

**STRUCTURAL LOADING DESIGN CRITERIA:**

Table with 4 columns: Location, Live, Dead, Limit. Rows include 1st Floor, 2nd Floor (sleeping), 2nd Floor (non-sleeping), Attic (no storage), Attic (high storage), Roof (w/finished elg)\*, Roof (no finished elg)\*, Decks.

**REFERENCED STANDARDS ORGANIZATIONS**

- A.C.I. American Concrete Institute
2240 W. 7 Mile Rd., Box 19150, Redford Station Detroit, MI 48219, Phone: (313) 532-2600.
A.I.T.C. American Institute for Timber Construction
333 W. Hampden Ave., Englewood, CO 80110 Phone: (303) 761-3212.
A.A.S.T.M. American Society for Testing and Materials
1916 Race St., Philadelphia, PA 19103 Phone: (215) 299-5400.
D.O.C. United States Department of Commerce
National Institute of Standards Technology Gaithersburg, MD 20899

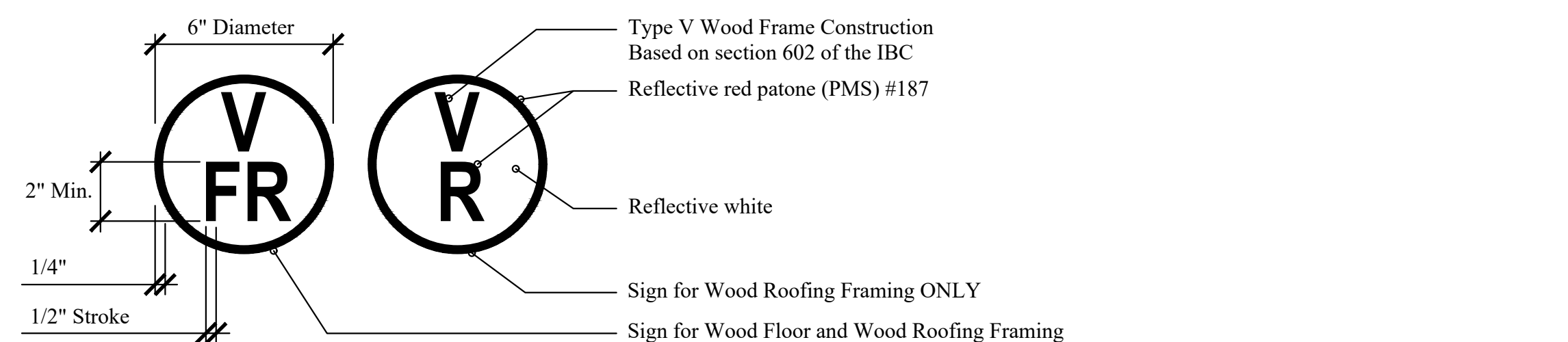
\*Roof live loads based on 40 psf ground snow load w/ reduction factors per ASCE 7 for sloped roofs.

Assumed Safe Soil Bearing.....\*2000 psf at min. 42 inches below finished grade

\*Value may be increased if site specific soil classification or load bearing test data is available.

**TRUSS IDENTIFICATION SIGN:**

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



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**REVISIONS:**

Table with 4 columns: NO., DATE, BY, DESCRIPTION. The table is mostly empty, indicating no revisions were made.

**PROJECT:**

RENOVATION 48 N. COUNTRY CLUB DR. ROCHESTER, NY

**CLIENT:**

PETER & JOELLE ROBERTI

**DRAWING TITLE:**

MATERIAL & GUIDE SPECIFICATIONS

**PHASE:**

CONSTRUCTION DOCUMENTS

**JOB NO.:**

A19-047

**PROJECT NO.:**

RENOVATION

**DRAWN BY:**

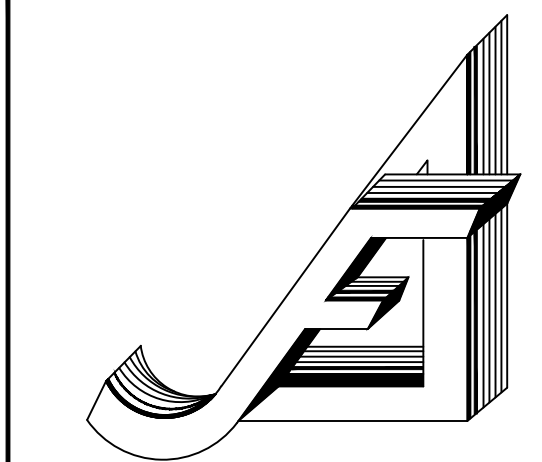
ART

**CHECKED BY:**

JRF

**DATE:**

5-21-2020



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## RESIDENTIAL ENERGY EFFICIENCY

2020 ENERGY CONSERVATION CONSTRUCTION CODE OF NEW YORK STATE § 9

**R402.3 Certificate (Mandatory).** A permanent certificate shall be completed by the builder or other approved party and posted on a wall in the space where the furnace is located, a utility room or an approved location inside the building. Where located on an electrical panel, the certificate shall not cover or obstruct the visibility of the circuit directory label, service disconnect label or other required labels. The certificate shall list the predominant R-values of insulation installed in or on ceiling/roof, walls, foundation (slab, basement wall, envelope, crawlspace wall and floor) and ducts outside conditioned spaces. U-factors for fenestration and the solar heat gain coefficient (SHGC) of fenestration, and the results from any required duct system and building envelope air leakage testing done on the building. Where there is more than one value for each component, the certificate shall list the value covering the largest area. The certificate shall list the types and efficiencies of heating, cooling and service water heating equipment. Where a gas-fired unvented room electric heater is heater, electric furnace or baseboard installed in the residence, the certificate shall list "gas-fired unvented room heater," "electric furnace" or "baseboard electric heater," as appropriate. An efficiency shall not be listed for gas-fired unvented room heaters, electric furnaces or electric baseboard heaters.

### SECTION R402 BUILDING THERMAL ENVELOPE

**R402.1 General (Prescriptive).** The building thermal envelope shall meet the requirements of Sections R402.1.1 through R402.1.5.

- Exceptions:**
- The following low-energy buildings, or portions thereof, separated from the remainder of the building by building thermal envelope assemblies complying with this section shall be exempt from the building thermal envelope provisions of Section R402.
    - Those with a peak design rate of energy usage less than 3.4 Btu/h · ft<sup>2</sup> (10.7 W/m<sup>2</sup>) or 1.0 watt /ft<sup>2</sup> of floor area due to space-conditioning purposes.
    - Those that do not contain conditioned space.
    - Log homes designed in accordance with ICC 400.

**R402.1.1 Vapor retarder.** Wall assemblies in the building thermal envelope shall comply with the vapor retarder requirements of Section R702.7 of the Residential Code of New York State or Section 1405.3 of the Building Code of New York State as applicable.

**R402.1.2 Insulation and fenestration criteria.** The building thermal envelope shall meet the requirements of Table R402.1.2, based on the climate zone specified in Chapter 3.

**R402.1.3 R-value computation.** Insulation material used in layers, such as framing cavity insulation, or continuous insulation shall be summed to compute the corresponding component R-value. The manufacturer's settled R-value shall be used for blown insulation. Computed R-values shall not include an R-value for other building materials or air films. Where insulated siding is used for the purpose of complying with the insulation requirements of Table R402.1.2, the manufacturer's labeled R-value for insulated siding shall be reduced by R-0.6.

**R402.1.4 U-factor alternative.** An assembly with a U-factor equal to or less than that specified in Table R402.1.4 shall be permitted as an alternative to the R-value in Table R402.1.2.

**R402.1.5 Total UA alternative.** If the total building thermal envelope UA (sum of U-factor times assembly area) is less than or equal to the total UA resulting from using the U-factors in Table R402.1.4 (multiplied by the same assembly area as in the proposed building), the building shall be considered in compliance with Table R402.1.2. The UA calculation shall be done using a method consistent with the ASHRAE Handbook of Fundamentals and shall include the thermal bridging effects of framing materials. The SHGC requirements shall be met in addition to UA compliance.

**R402.2 Specific insulation requirements (Prescriptive).** In addition to the requirements of Section R402.1, insulation shall meet the specific requirements of Sections R402.2.1 through R402.2.13.

**R402.2.1 Ceilings with attic spaces.** Where Section R402.1.2 would require R-38 insulation in the ceiling, installing R-30 over 100 percent of the ceiling area requiring insulation shall be deemed to satisfy the requirement for R-38 whenever the full height uncompressed R-30 insulation extends over the wall plate at the eaves. Similarly, where Section R402.1.2 would require R-49 insulation in the ceiling, installing R-38 over 100 percent of the ceiling area requiring insulation shall be deemed to satisfy the requirement for R-49 insulation whenever the full height of uncompressed R-38 insulation extends over the wall plate at the eaves. This reduction shall not apply to the U-factor alternative approach in Section R402.1.4 and the total UA alternative in Section R402.1.5.

**R402.2.2 Ceilings without attic spaces.** Where Section R402.1.2 requires insulation R-values greater than R-30 in the ceiling and the design of the roof/ceiling assembly does not allow sufficient space for the required insulation, the minimum required insulation R-value for such roof/ceiling assemblies shall be R-30. Insulation shall extend over the top of the wall plate of such plate and shall not be compressed. This reduction of insulation from the requirements of Section R402.1.2 shall be limited to 500 square feet (46 m<sup>2</sup>) or 20 percent of the total insulated ceiling area, whichever is less. This reduction shall not apply to the U-factor alternative approach in Section R402.1.4 and the Total UA alternative in Section R402.1.5.

**R402.2.3 Eave baffles.** For air-permeable insulations in vented attics, a baffle shall be installed adjacent to soffit and eave vents. Baffles shall maintain an opening equal or greater than the size of the vent. The baffle shall extend over the top of the attic insulation. The baffle shall be permitted to be any solid material.

**R402.2.4 Access hatches and doors.** Access doors from conditioned spaces to unconditioned spaces such as attics or crawl spaces shall be weatherstripped and insulated to a level equivalent to the insulation on the surrounding surfaces. Access shall be provided to all equipment that prevents damaging or compressing the insulation. A wood-framed or equivalent baffle or retainer is required to be provided when loose-fill insulation is installed, the purpose of which is to prevent the loose-fill insulation from spilling into the living space when the attic access is opened, and to provide a permanent means of maintaining the installed R-value of the loose-fill insulation.

**Exception:** Vertical doors that provide access from conditioned to unconditioned spaces shall be permitted to meet the fenestration requirements of Table R402.1.2 based on the applicable climate zone specified in Chapter 3.

**R402.2.5 Mass walls.** Mass walls where used as a component of the building thermal envelope shall be one of the following:

- Above-ground walls of concrete block, concrete, insulated concrete form, masonry cavity, brick but not brick veneer, adobe, compressed earth block, rammed earth, solid timber or solid logs.
- Any wall having a heat capacity greater than or equal to 6 Btu/ft<sup>2</sup> · °F (123 kJ/m<sup>2</sup> · K).

**R402.2.6 Steel-frame ceilings, walls and floors.** Steel-frame ceilings, walls, and floors shall comply with the insulation requirements of Table R402.2.6 or the U-factor requirements of Table R402.1.4. The calculation of the U-factor for a steel-frame envelope assembly shall use a series-parallel path calculation method.

**R402.2.7 Walls with partial structural sheathing.** Where Section R402.1.2 requires continuous insulation on exterior walls and structural sheathing covers 40 percent or less of the gross area of exterior walls, the continuous insulation R-value shall be permitted to be reduced by an amount necessary to result in a consistent total sheathing thickness, but not more than R-3, on areas of the walls covered by structural sheathing. This reduction shall not apply to the U-factor alternative approach in Section R402.1.4 and the total UA alternative in Section R402.1.5.

**R402.2.8 Floors.** Floor framing-cavity insulation shall be installed to maintain permanent contact with the underside of the subfloor decking.

**Exception:** The floor framing-cavity insulation shall be permitted to be in contact with the topside of sheathing or continuous insulation installed on the bottom side of floor framing where combined with insulation that meets or exceeds the minimum wood frame wall R-value in Table R402.1.2 and that extends from the bottom to the top of all perimeter floor framing members.

**R402.2.9 Basement walls.** Walls associated with conditioned basements shall be insulated from the top of the basement wall down to 10 feet (3048 mm) below grade or to the basement floor, whichever is less. Walls associated with unconditioned basements shall meet this requirement unless the floor overhead is insulated in accordance with Sections R402.1.2 and R402.2.8.

**R402.2.10 Slab-on-grade floors.** Slab-on-grade floors with a floor surface less than 12 inches (305 mm) below grade shall be insulated in accordance with Table R402.1.2. The insulation shall extend downward from the top of the slab on the outside or inside of the foundation wall. Insulation located below grade shall be extended the distance provided in Table R402.1.2 by any combination of vertical insulation, insulation extending under the slab or insulation extending out from the building. Insulation extending away from the building shall be protected by pavement or by not less than 10 inches (254 mm) of soil. The top edge of the insulation installed between the exterior wall and the edge of the interior slab shall be permitted to be cut at a 45-degree (0.79 rad) angle away from the exterior wall. Slab-edge insulation is not required in jurisdictions designated by the code official as having a very heavy termite infestation.

**R402.2.11 Crawl space walls.** As an alternative to insulating floors over crawl spaces, crawl space walls shall be permitted to be insulated when the crawl space is not vented to the outdoors. Crawl space wall insulation shall be permanently fastened to the wall and extend downward from the floor to the finished grade level and then vertically and/or horizontally for at least an additional 24 inches (610 mm). Exposed earth in unvented crawl space foundations shall be covered with a continuous Class I vapor retarder in accordance with The Building Code of New York State or Residential Code of New York State as applicable. Joints of the vapor retarder shall overlap by 6 inches (153 mm) and be sealed or taped. The edges of the vapor retarder shall extend at least 6 inches (153 mm) up the stem wall and shall be attached to the stem wall.

**R402.2.12 Masonry veneer.** Insulation shall not be required on the horizontal portion of the foundation that supports a masonry veneer.

**R402.2.13 Sunroom insulation.** Sunrooms enclosing conditioned space shall meet the insulation requirements of this code.

**Exception:** For sunrooms with thermal isolation, and enclosing conditioned space, the following exceptions to the insulation requirements of this code shall apply:

- The minimum ceiling insulation R-values shall be R-19 in Climate Zones 1 through 4 and R-24 in Climate Zones 5 through 8.
- The minimum wall R-value shall be R-13 in all climate zones. Walls separating a sunroom with a thermal isolation from conditioned space shall meet the building thermal envelope requirements of this code.

**R402.2.14 Insulation requirements (Prescriptive).** In addition to the requirements of Section R402.1, insulation shall meet the specific requirements of Sections R402.2.1 through R402.2.13.

**R402.2.5 Mass walls.** Mass walls where used as a component of the building thermal envelope shall be one of the following:

- Above-ground walls of concrete block, concrete, insulated concrete form, masonry cavity, brick but not brick veneer, adobe, compressed earth block, rammed earth, solid timber or solid logs.
- Any wall having a heat capacity greater than or equal to 6 Btu/ft<sup>2</sup> · °F (123 kJ/m<sup>2</sup> · K).

**R402.2.6 Steel-frame ceilings, walls and floors.** Steel-frame ceilings, walls, and floors shall comply with the insulation requirements of Table R402.2.6 or the U-factor requirements of Table R402.1.4. The calculation of the U-factor for a steel-frame envelope assembly shall use a series-parallel path calculation method.

**R402.2.7 Walls with partial structural sheathing.** Where Section R402.1.2 requires continuous insulation on exterior walls and structural sheathing covers 40 percent or less of the gross area of exterior walls, the continuous insulation R-value shall be permitted to be reduced by an amount necessary to result in a consistent total sheathing thickness, but not more than R-3, on areas of the walls covered by structural sheathing. This reduction shall not apply to the U-factor alternative approach in Section R402.1.4 and the total UA alternative in Section R402.1.5.

**R402.2.8 Floors.** Floor framing-cavity insulation shall be installed to maintain permanent contact with the underside of the subfloor decking.

**Exception:** The floor framing-cavity insulation shall be permitted to be in contact with the topside of sheathing or continuous insulation installed on the bottom side of floor framing where combined with insulation that meets or exceeds the minimum wood frame wall R-value in Table R402.1.2 and that extends from the bottom to the top of all perimeter floor framing members.

**R402.2.9 Basement walls.** Walls associated with conditioned basements shall be insulated from the top of the basement wall down to 10 feet (3048 mm) below grade or to the basement floor, whichever is less. Walls associated with unconditioned basements shall meet this requirement unless the floor overhead is insulated in accordance with Sections R402.1.2 and R402.2.8.

**R402.2.10 Slab-on-grade floors.** Slab-on-grade floors with a floor surface less than 12 inches (305 mm) below grade shall be insulated in accordance with Table R402.1.2. The insulation shall extend downward from the top of the slab on the outside or inside of the foundation wall. Insulation located below grade shall be extended the distance provided in Table R402.1.2 by any combination of vertical insulation, insulation extending under the slab or insulation extending out from the building. Insulation extending away from the building shall be protected by pavement or by not less than 10 inches (254 mm) of soil. The top edge of the insulation installed between the exterior wall and the edge of the interior slab shall be permitted to be cut at a 45-degree (0.79 rad) angle away from the exterior wall. Slab-edge insulation is not required in jurisdictions designated by the code official as having a very heavy termite infestation.

**R402.2.11 Crawl space walls.** As an alternative to insulating floors over crawl spaces, crawl space walls shall be permitted to be insulated when the crawl space is not vented to the outdoors. Crawl space wall insulation shall be permanently fastened to the wall and extend downward from the floor to the finished grade level and then vertically and/or horizontally for at least an additional 24 inches (610 mm). Exposed earth in unvented crawl space foundations shall be covered with a continuous Class I vapor retarder in accordance with The Building Code of New York State or Residential Code of New York State as applicable. Joints of the vapor retarder shall overlap by 6 inches (153 mm) and be sealed or taped. The edges of the vapor retarder shall extend at least 6 inches (153 mm) up the stem wall and shall be attached to the stem wall.

**R402.2.12 Masonry veneer.** Insulation shall not be required on the horizontal portion of the foundation that supports a masonry veneer.

**R402.2.13 Sunroom insulation.** Sunrooms enclosing conditioned space shall meet the insulation requirements of this code.

**Exception:** For sunrooms with thermal isolation, and enclosing conditioned space, the following exceptions to the insulation requirements of this code shall apply:

- The minimum ceiling insulation R-values shall be R-19 in Climate Zones 1 through 4 and R-24 in Climate Zones 5 through 8.
- The minimum wall R-value shall be R-13 in all climate zones. Walls separating a sunroom with a thermal isolation from conditioned space shall meet the building thermal envelope requirements of this code.

**R402.2.14 Insulation requirements (Prescriptive).** In addition to the requirements of Section R402.1, insulation shall meet the specific requirements of Sections R402.2.1 through R402.2.13.

**R402.3 Fenestration (Prescriptive).** In addition to the requirements of Section R402, fenestration shall comply with Sections R402.3.1 through R402.3.5.

**R402.3.1 U-factor.** An area-weighted average of fenestration products shall be permitted to satisfy the U-factor requirements.

**R402.3.2 Glazed fenestration SHGC.** An area-weighted average of fenestration products more than 50-percent glazed shall be permitted to satisfy the SHGC requirements.

**Dynamic glazing** shall be permitted to satisfy the SHGC requirements of Table R402.1.2 provided the ratio of the higher to lower labeled SHGC is greater than or equal to 2.4, and the dynamic glazing is automatically controlled to modulate the amount of solar gain into the space in multiple steps. Dynamic glazing shall be considered separately from other fenestration, and area-weighted averaging with other fenestration that is not dynamic glazing shall be prohibited.

**Exception:** Dynamic glazing is not required to comply with this section when both the lower and higher labeled SHGC already comply with the requirements of Table R402.1.1.

**R402.3.3 Glazed fenestration exemption.** Up to 15 square feet (1.4 m<sup>2</sup>) of glazed fenestration per dwelling unit shall be permitted to be exempt from U-factor and SHGC requirements in Section R402.1.2. This exemption shall not apply to the U-factor alternative approach in Section R402.1.4 and the Total UA alternative in Section R402.1.5.

**R402.3.4 Opaque door exemption.** One side-hinged opaque door assembly up to 24 square feet (2.2 m<sup>2</sup>) in area is exempt from the U-factor requirement in Section R402.1.4. This exemption shall not apply to the U-factor alternative approach in Section R402.1.4 and the total UA alternative in Section R402.1.5.

**R402.3.5 Sunroom fenestration.** Sunrooms enclosing conditioned space shall meet the fenestration requirements of this code.

**Exception:** For sunrooms with thermal isolation and enclosing conditioned space in Climate Zones 2 through 8, the maximum fenestration U-factor shall be 0.45 and the maximum skylight U-factor shall be 0.70.

New fenestration separating the sunroom with thermal isolation from conditioned space shall meet the building thermal envelope requirements of this code.

**R402.4 Air Leakage (Mandatory).** The building thermal envelope shall be constructed to limit air leakage in accordance with the requirements of Sections R402.4.1 through R402.4.5.

**R402.4.1 Building thermal envelope.** The building thermal envelope shall comply with the requirements of Table 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 indicated in Table R402.4.1.1 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.

**R402.4.1.2 Testing.** The building or dwelling unit shall be tested and verified as having an air leakage rate not exceeding three air changes per hour. Testing shall be conducted in accordance with ASTM E 779 or ASTM E 1827 and reported at a pressure of 0.2 inch w.g. (50 Pascals). Testing shall be performed at any time after creation of all penetrations of the building thermal envelope. During testing:

- Exterior windows and doors, fireplace and stove doors shall be closed, but not sealed, beyond the intended weather-stripping or other infiltration control measures.
- Dampers including exhaust, intake, makeup air, backdraft and flue dampers shall be closed, but not sealed beyond intended infiltration control measures.
- Interior doors, where installed at the time of the test, shall be open.
- Exterior doors for continuous ventilation systems and heat recovery ventilators shall be closed and sealed.
- Heating and cooling systems, where installed at the time of the test, shall be turned off.
- Supply and return registers, where installed at the time of the test, 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. All recessed luminaires shall be IC-rated and labeled as having an air leakage rate not more than 2.0 cfm (0.944 L/s) when tested in accordance with ASTM E 283 at a 1.57 psf (75 Pa) pressure differential. All recessed luminaires shall be sealed with a gasket or caulk between the housing and the interior wall or ceiling covering.

**R402.4.6 Tenant separation walls (Mandatory).** Fire separations between dwelling units in two-family dwellings and multiple single-family dwellings (townhouses) shall be insulated to no less than R-10 and all walls shall be air sealed in accordance with Section R402.4. of this chapter.

**R402.5 Maximum fenestration U-factor and SHGC (Mandatory).** The area-weighted average maximum fenestration U-factor permitted using trade-offs from Section R402.1.5 or R405 shall be 0.48 in Climate Zones 4 and 5 and 0.40 in Climate Zones 6 through 8 for vertical fenestration, and 0.75 in Climate Zones 4 through 8 for skylights. The area-weighted average maximum fenestration SHGC permitted using trade-offs from Section R405 in Climate Zones 1 through 3 shall be 0.50.

**R402.4.1.3 Optional testing procedure for buildings with two or more dwelling units within the building thermal envelope.** Where two or more dwelling units are located within the building thermal envelope of a building, the testing procedure specified in this Section R402.4.1.3 shall be permitted as an alternative to compliance with Section R402.4.1.2.

In this Section R402.4.1.3, each dwelling unit and each other conditioned occupied space located within the building thermal envelope of the building shall be referred to as a "testing unit," and the "enclosure surface area" within a testing unit shall be equal to the sum of the areas of (i) each exterior wall in such testing unit, (ii) each interior wall in such testing unit that abuts other testing unit(s), (iii) each ceiling in such testing unit that abuts other testing unit(s) or abuts unconditioned space, and (iv) each floor in such testing unit that abuts other testing unit(s) or abuts unconditioned space.

Each testing unit shall be tested and verified as having an air leakage rate not exceeding 0.3 cubic feet per minute per square foot of enclosure surface area within the testing area. Testing shall be conducted with a blower door at a pressure of 0.2 inches w.g. (50 Pascals), and shall be conducted in accordance with ASTM E779. Testing shall be performed at any time after creation of all penetrations of the building thermal envelope.

- During testing:**
- Exterior windows and doors, fireplace and stove doors shall be closed, but not sealed, beyond the intended weather-stripping or other infiltration control measures.
  - Dampers including exhaust, intake, makeup air, backdraft and flue dampers shall be closed, but not sealed beyond intended infiltration control measures.
  - Interior doors, if installed at the time of the test, shall be open.
  - Exterior doors for continuous ventilation systems and heat recovery ventilators shall be closed and sealed.
  - Heating and cooling systems, if installed at the time of the test, shall be turned off.
  - Supply and return registers, if installed at the time of the test, shall be fully open.

A written report of the results of the test shall be prepared and signed by the party conducting the test and provided to the code official. The written report shall include:

- the name and place of business of the party conducting the test;
- the address of the building which was tested;
- the conditioned floor area of dwelling, calculated in accordance with ANSI Z65-1996, except that conditioned floor area shall include areas where the ceiling height is less than 5 feet (1524 mm);
- measurement of the air leakage rate of each testing unit;
- the date(s) of the test;
- a certification by the party conducting the test of the accuracy of the test results; and
- the signature of the party conducting the test.

**R402.4.1.3.1 Buildings with more than seven dwelling units.** When the optional testing procedure authorized by Section R402.4.1.3 is used for a building with more than seven dwelling units, testing each testing unit shall not be required, and testing of sample testing units selected in accordance with the provisions set forth below in this Section R402.4.1.3.1 shall be permitted, when approved by the code official.

- Testing units shall be grouped into sample sets of not more than seven testing units and common rooms in each sample set. Each sample set shall contain testing units that are representative of all dwelling unit types and all other conditioned occupied spaces.
- If all testing units in the first sample set tested are verified as having an air leakage rate not exceeding 0.3 cubic feet per minute per square foot of enclosure surface area within the testing area, remaining sample sets shall be permitted to be tested at the rate of one testing unit per sample set.
- If any testing unit tested in accordance with paragraph 2 above is not verified as having an air leakage rate not exceeding 0.3 cubic feet per minute per square foot of enclosure surface area within the testing area, two additional testing units in the sample set shall be tested.
- If any testing unit tested in accordance with paragraph 3 above is not verified as having an air leakage rate not exceeding 0.3 cubic feet per minute per square foot of enclosure surface area within the testing area, all testing units in the subsequent sample set, if any, shall be tested.
- If all testing units in the sample set tested in accordance with paragraph 4 above are verified as having an air leakage rate not exceeding 0.3 cubic feet per minute per square foot of enclosure surface area within the testing area, subsequent sample sets shall be permitted to be tested in accordance with paragraph 2 above, where approved by the code official.

**R402.4.2 Fireplaces.** New wood-burning fireplaces shall have tight-fitting flue dampers or tight-fitting doors and outdoor combustion air. Where using tight-fitting doors on a factory-built fireplace listed and labeled in accordance with UL 127 the doors shall be tested and listed for the fireplace.

**R402.4.3 Fenestration air leakage.** Windows, skylights and sliding glass doors shall have an air infiltration rate of not greater than 0.3 cfm per square foot (1.5 L/s/m<sup>2</sup>), and for swinging doors no more than 0.5 cfm per square foot (2.6 L/s/m<sup>2</sup>), when tested according to NFRC 600 or AAMA WDMA/CSA 1011.8.2/A440 by an accredited, independent laboratory and listed and labeled by the manufacturer.

**Exception:** Site-built windows, skylights and doors.

**R402.4.4 Rooms containing fuel-burning appliances.** In Climate Zones 3 through 8, where open combustion air ducts provide combustion air to open combustion fuel burning appliances, the appliances and combustion air opening shall be located outside the building thermal envelope or enclosed in a room, isolated from inside the thermal envelope. Such rooms shall be sealed and insulated in accordance with the envelope requirements of Table R402.1.2, where the walls, floors and ceilings shall meet not less than the basement wall R-value requirement. The door into the room shall be fully gasketed and any water lines and ducts in the room insulated in accordance with Section R403. The combustion air duct shall be insu-lated where it passes through conditioned space to a mini-enum of R-8.

**Exceptions:**

- Direct vent appliances with both intake and exhaust pipes installed continuous to the outside.
- Fireplaces and stoves complying with Section R402.4.2 and Section R1006 of the International Residential Code.

**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. All recessed luminaires shall be IC-rated and labeled as having an air leakage rate not more than 2.0 cfm (0.944 L/s) when tested in accordance with ASTM E 283 at a 1.57 psf (75 Pa) pressure differential. All recessed luminaires shall be sealed with a gasket or caulk between the housing and the interior wall or ceiling covering.

**R402.4.6 Tenant separation walls (Mandatory).** Fire separations between dwelling units in two-family dwellings and multiple single-family dwellings (townhouses) shall be insulated to no less than R-10 and all walls shall be air sealed in accordance with Section R402.4. of this chapter.

**R402.5 Maximum fenestration U-factor and SHGC (Mandatory).** The area-weighted average maximum fenestration U-factor permitted using trade-offs from Section R402.1.5 or R405 shall be 0.48 in Climate Zones 4 and 5 and 0.40 in Climate Zones 6 through 8 for vertical fenestration, and 0.75 in Climate Zones 4 through 8 for skylights. The area-weighted average maximum fenestration SHGC permitted using trade-offs from Section R405 in Climate Zones 1 through 3 shall be 0.50.

### SECTION R403 SYSTEMS

**R403.1 Controls (Mandatory).** At least one thermostat shall be provided for each separate heating and cooling system.

**R403.1.1 Programmable thermostat.** The thermostat controlling the primary heating or cooling system of the dwelling unit shall be capable of controlling the heating and cooling system on a daily schedule to maintain differ-ent temperature set points at different times of the day. This thermostat shall include the capability to set back or temporarily operate the system to maintain zone temperatures down to 55°F (13°C) or up to 85°F (29°C). The thermostat shall initially be programmed by the manufacturer with a heating temperature set point no higher than 70°F (21°C) and a cooling temperature set point no lower than 78°F (26°C).

**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.

**R403.2 Hot water boiler outdoor temperature setback.** Hot water boilers that supply heat to the building through one- or two-pipe heating systems shall have an outdoor set-back control that lowers the boiler water temperature based on the outdoor temperature.

**R403.3 Ducts, ducts and air handlers** shall be installed in accordance with Sections R403.3.1 through R403.3.5.

**R403.3.1 Insulation (Prescriptive).** Supply and return ducts in attics shall be insulated to an R-value of not less than R-8 for ducts 3 inches in diameter and larger and not less than R-6 for ducts smaller than 3 inches in diameter. Supply and return ducts in other portions of the building shall be insulated to not less than R-6 for ducts 3 inches in diameter and not less than R-4.2 for ducts smaller than 3 inches in diameter.

**Exception:** Ducts or portions thereof located completely inside the building thermal envelope.

**R403.3.2 Sealing (Mandatory).** Ducts, air handlers and filter boxes shall be sealed. Joints and seams shall comply with either the Mechanical Code of New York State or Residential Code of New York State as applicable.

**Exceptions:**

- Air-impervious spray foam products shall be permitted to be applied without additional joint seals.
- For ducts having a static pressure classification of less than 2 inches of water column (500 Pa), additional closure systems shall not be required for continuously welded joints and seams, and locking-type joints and seams of other than the snap-lock and button-lock types.

**R403.3.2.1 Sealed air handler.** Air handlers having a manufacturer's designation for an air leakage of no more than 2 percent of the design air flow rate when tested in accordance with ASHRAE 193.

A written report of the results of the test shall be prepared and signed by the party conducting the test and provided to the code official. The written report shall include:

- the name and place of business of the party conducting the test;
- the address of the building which was tested;
- the conditioned floor area of dwelling, calculated in accordance with ANSI Z65-1996, except that conditioned floor area shall include areas where the ceiling height is less than 5 feet (1524 mm);
- measurement of the air leakage rate of each testing unit;
- the date(s) of the test;
- a certification by the party conducting the test of the accuracy of the test results; and
- the signature of the party conducting the test.

**R403.3.3 Duct testing (Mandatory).** Ducts shall be pressure tested to determine air leakage by one of the following methods:

- Rough-in test: Total leakage shall be measured with a pressure differential of 0.1 inch w.g. (25 Pa) across the system, including the manufacturer's air handler enclosure if installed at the time of the test. All registers shall be taped or otherwise sealed during the test.
- Post construction test: Total leakage shall be measured with a pressure differential of 0.1 inch w.g. (25 Pa) across the entire system, including the manufacturer's air handler enclosure. Registers shall be taped or otherwise sealed during the test.

1. A duct air leakage test shall not be required where the ducts and air handlers are located entirely within the building thermal envelope.

2. A duct air leakage test shall not be required for ducts serving heat or energy recovery ventilators that are not integrated with ducts serving heating or cooling systems.

A written report of the results of the test shall be signed by the party conducting the test and provided to the code official.

**R403.3.4 Duct leakage (Prescriptive).** The total leakage of the ducts, where measured in accordance with Section R403.3.3, shall be as follows:

- Rough-in test: The total leakage shall be less than or equal to 4 cubic feet per minute (113.3 L/min) per 100 square feet (9.29 m<sup>2</sup>) of conditioned floor area where the air handler is installed at the time of the test. Where the air handler is not installed at the time of the test, the total leakage shall be less than or equal to 3 cubic feet per minute (85 L/min) per 100 square feet (9.29 m<sup>2</sup>) of conditioned floor area.
- Post construction test: Total leakage shall be less than or equal to 4 cubic feet per minute (113.3 L/min) per 100 square feet (9.29 m<sup>2</sup>) of conditioned floor area.

**R403.3.5 Building cavities (Mandatory).** Building framing cavities shall not be used as ducts or plenums.

**(NY) R403.3.6 Ducts buried within ceiling insulation.** Where supply and return air ducts are partially or completely buried in ceiling insulation, such ducts shall comply with all of the following:

- The supply and return ducts shall have an insulation R-value not less than R-8.
- At all points along each duct, the sum of the ceiling insulation R-value against and above the top of the duct, and against and below the bottom of the duct, shall be not less than R-19, excluding the R-value of the duct insulation.

**R403.3.6.1 Effective R-value of deeply buried ducts.** Where using a simulated energy performance analysis, sections of ducts that are installed in accordance with Section R403.3.6, located directly on, or within 5 inches (140 mm) of the ceiling, surrounded with blown-in attic insulation having a R-value of R-30 or greater and located such that the top of the duct is not less than 3.5 inches (89 mm) below the top of the insulation, shall be considered as having



















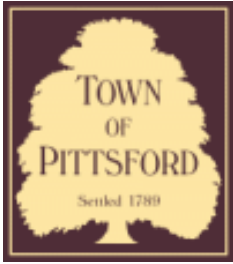












# Town of Pittsford

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

Permit #  
**B20-000071**

Phone: 585-248-6250

FAX: 585-248-6262

## DESIGN REVIEW AND HISTORIC PRESERVATION BOARD REFERRAL OF APPLICATION

**Property Address:** 9 Thomas Grove PITTSFORD, NY 14534

**Tax ID Number:** 164.15-1-46

**Zoning District:** RN Residential Neighborhood

**Owner:** Akladius, Ihab

**Applicant:** Walsh Custom Concepts

### Application Type:

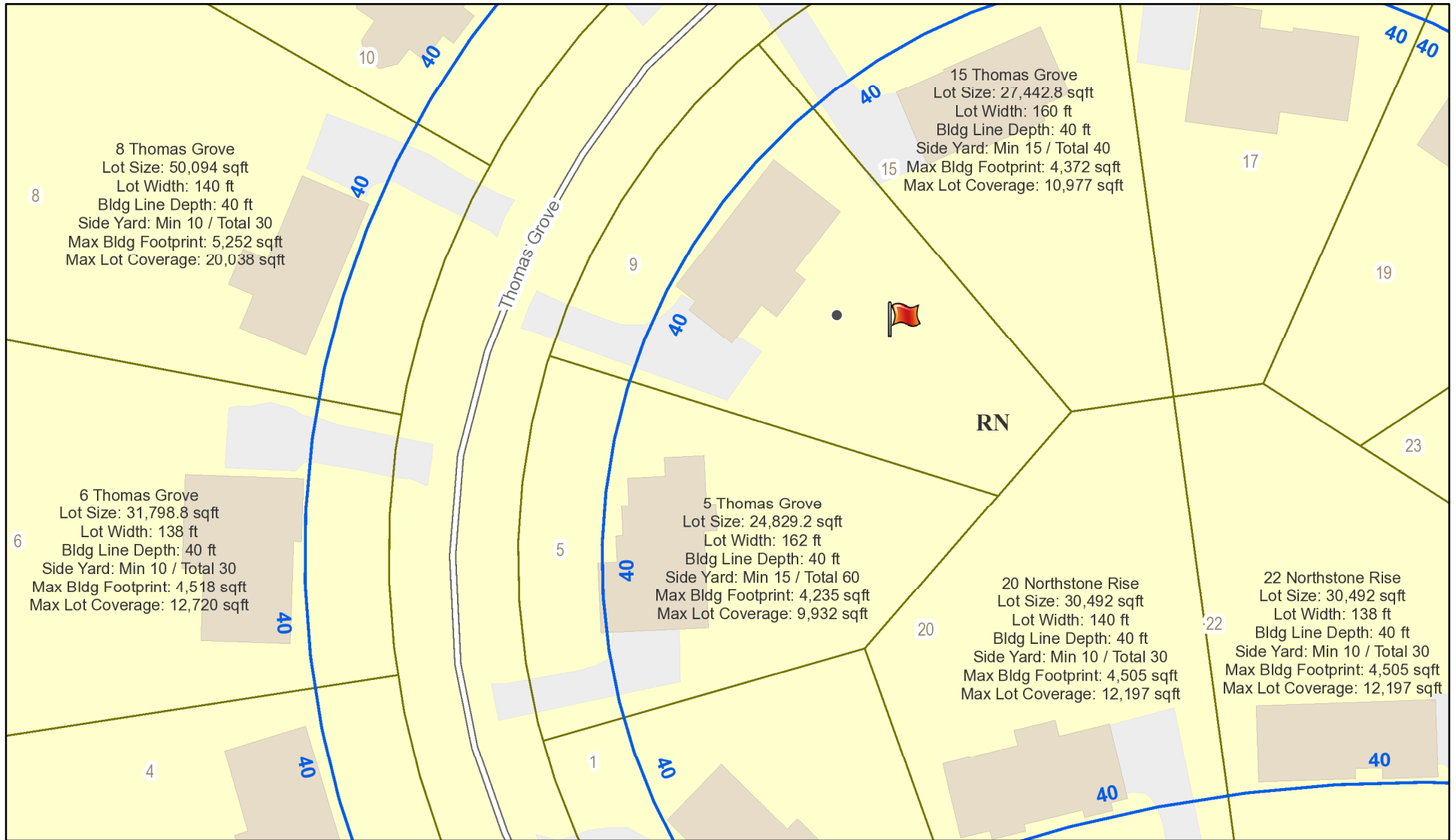
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|---|---|
| <input checked="" type="checkbox"/> Residential Design Review<br>§185-205 (B) | <input type="checkbox"/> Build to Line Adjustment<br>§185-17 (B) (2)            |
| <input type="checkbox"/> Commercial Design Review<br>§185-205 (B)      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

**Project Description:** Applicant is requesting design review for the addition of a porch. The porch will be located to the rear of the home and will be approximately 529 Sq. Ft.

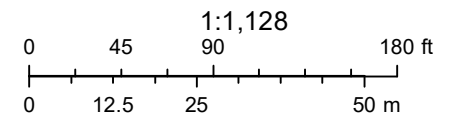
**Meeting Date:** June 11, 2020



# RN Residential Neighborhood Zoning

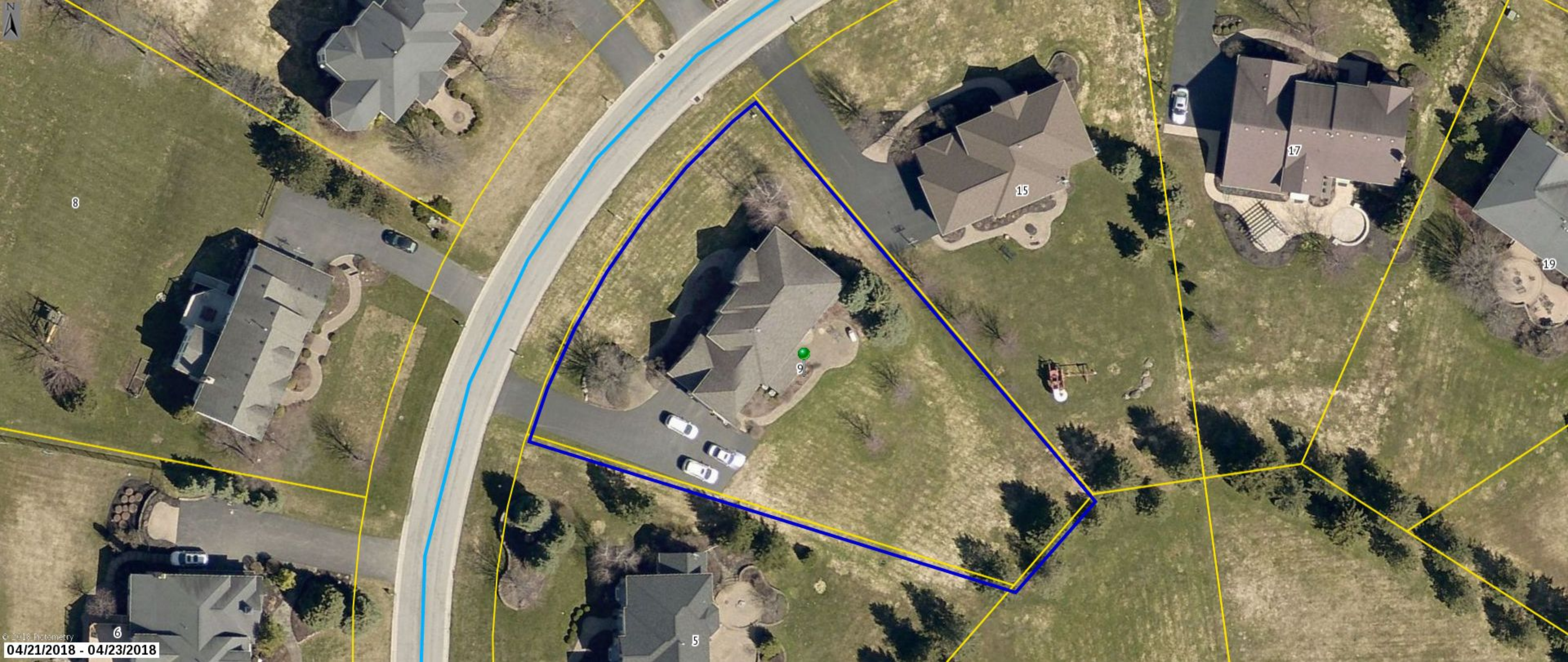


Printed June 4, 2020



Town of Pittsford GIS

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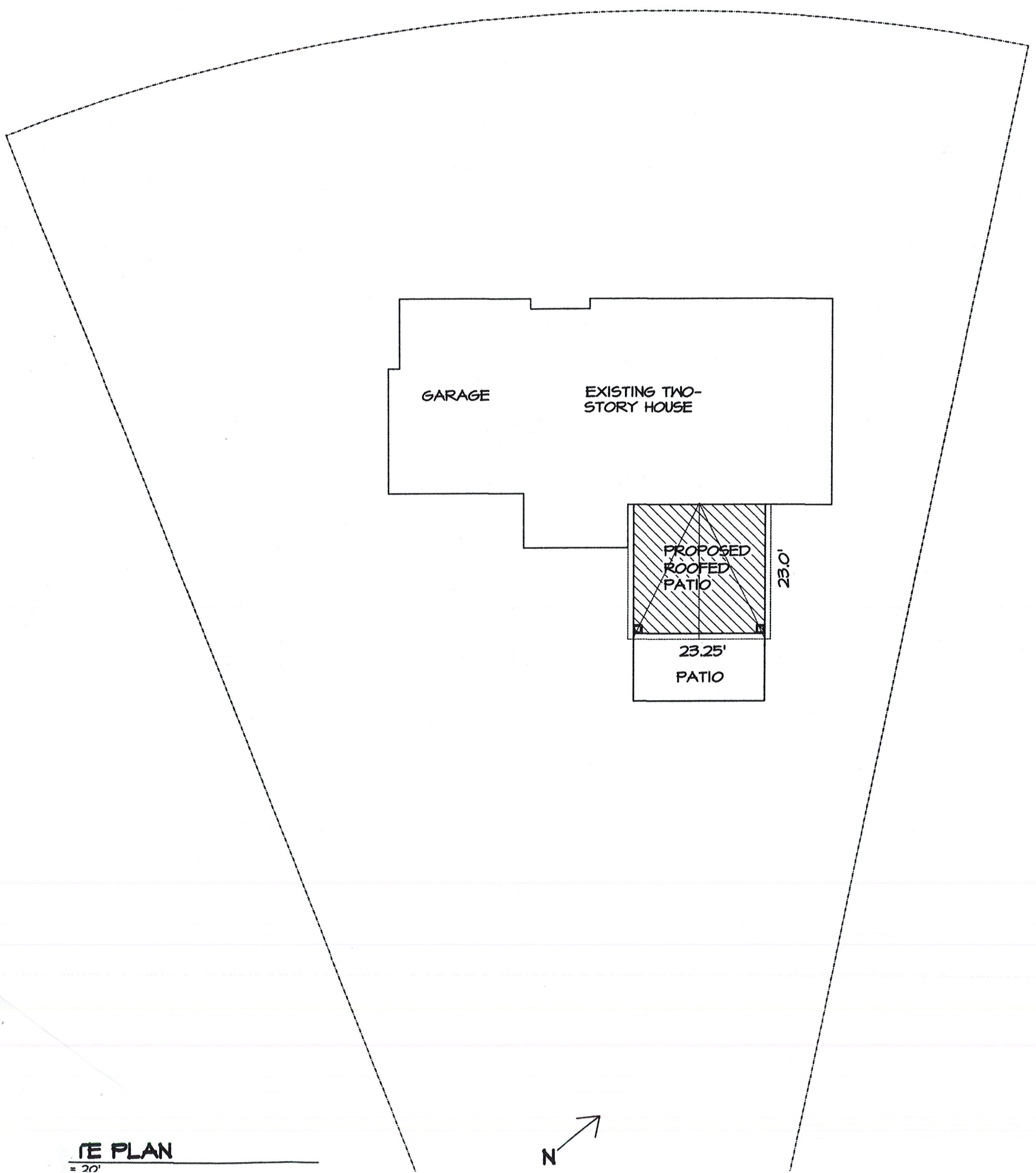
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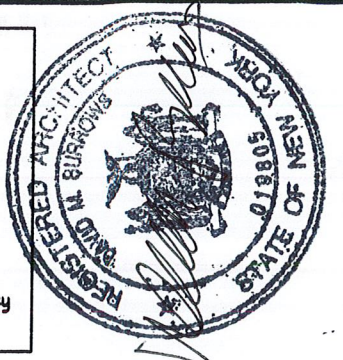


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Contractor to verify all notes and dimensions before starting construction and be responsible for errors and/or omissions.

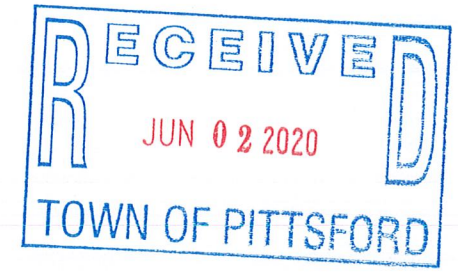
Contractor shall be responsible for construction means, methods, techniques, sequences or procedures, and safety precautions and programs in connection with the work.



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ARCHITECT  
64 ERIE CRESCENT  
FAIRPORT, NEW YORK 14450  
(585) 766-8220  
burrowsarchitect@yahoo.com

OUTDOOR ROOM FOR  
Ihab and Rania AKLADIOUS  
9 THOMAS GROVE  
PITTSFORD, NEW YORK 14534



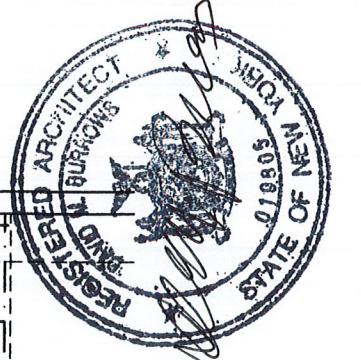
05/13/20  
REVISIONS

- S-1 SITE PLAN, & COVER
- A-1 FOUNDATION & FRAMING PLANS
- A-2 ELEVATIONS
- A-3 BUILDING SECTION 1-1
- A-4 BUILDING SECTION 2-2

**INDEX TO DRAWINGS**

**SITE PLAN**  
= 20'

2007  
**S-1**  
OF 1



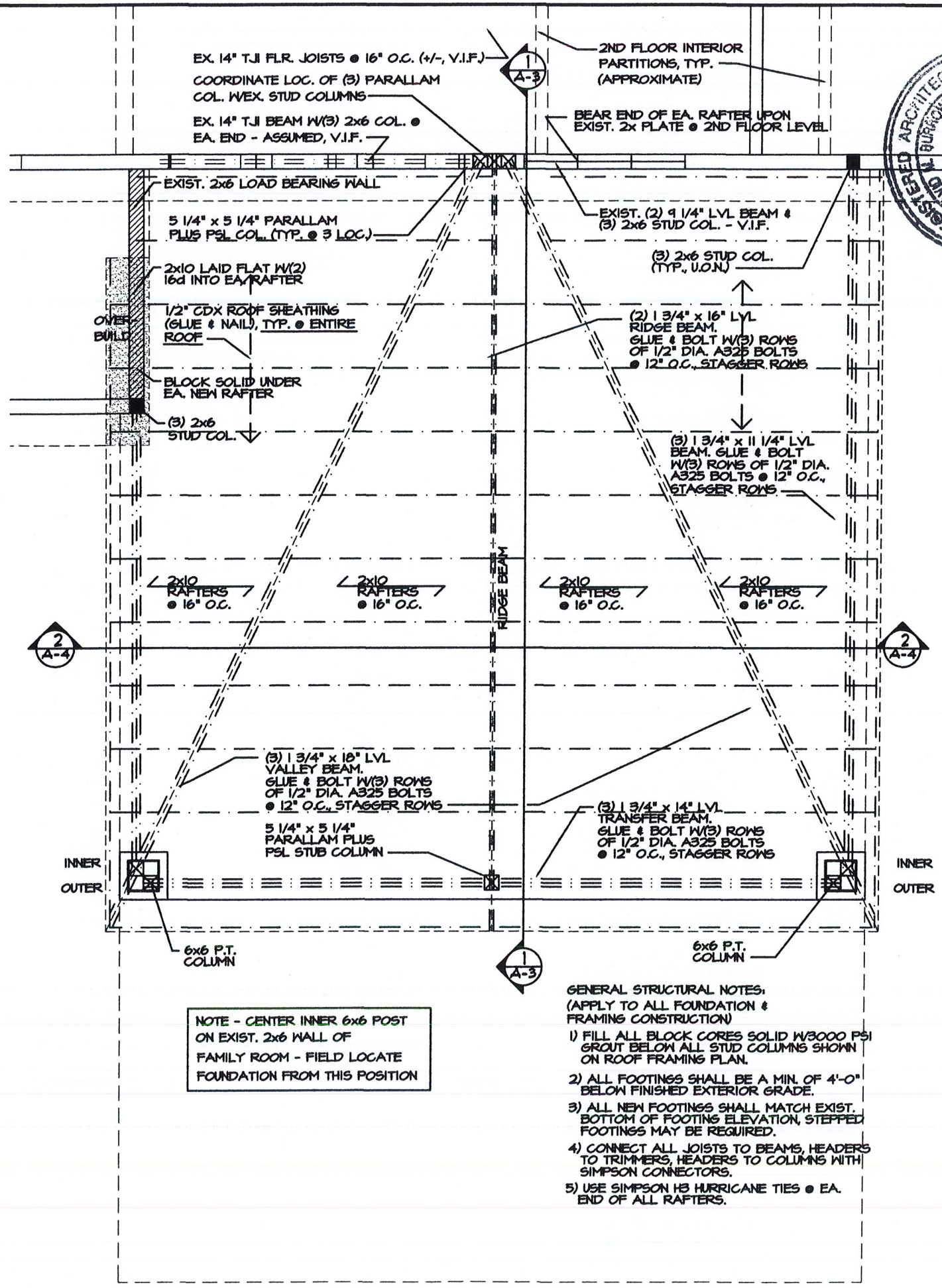
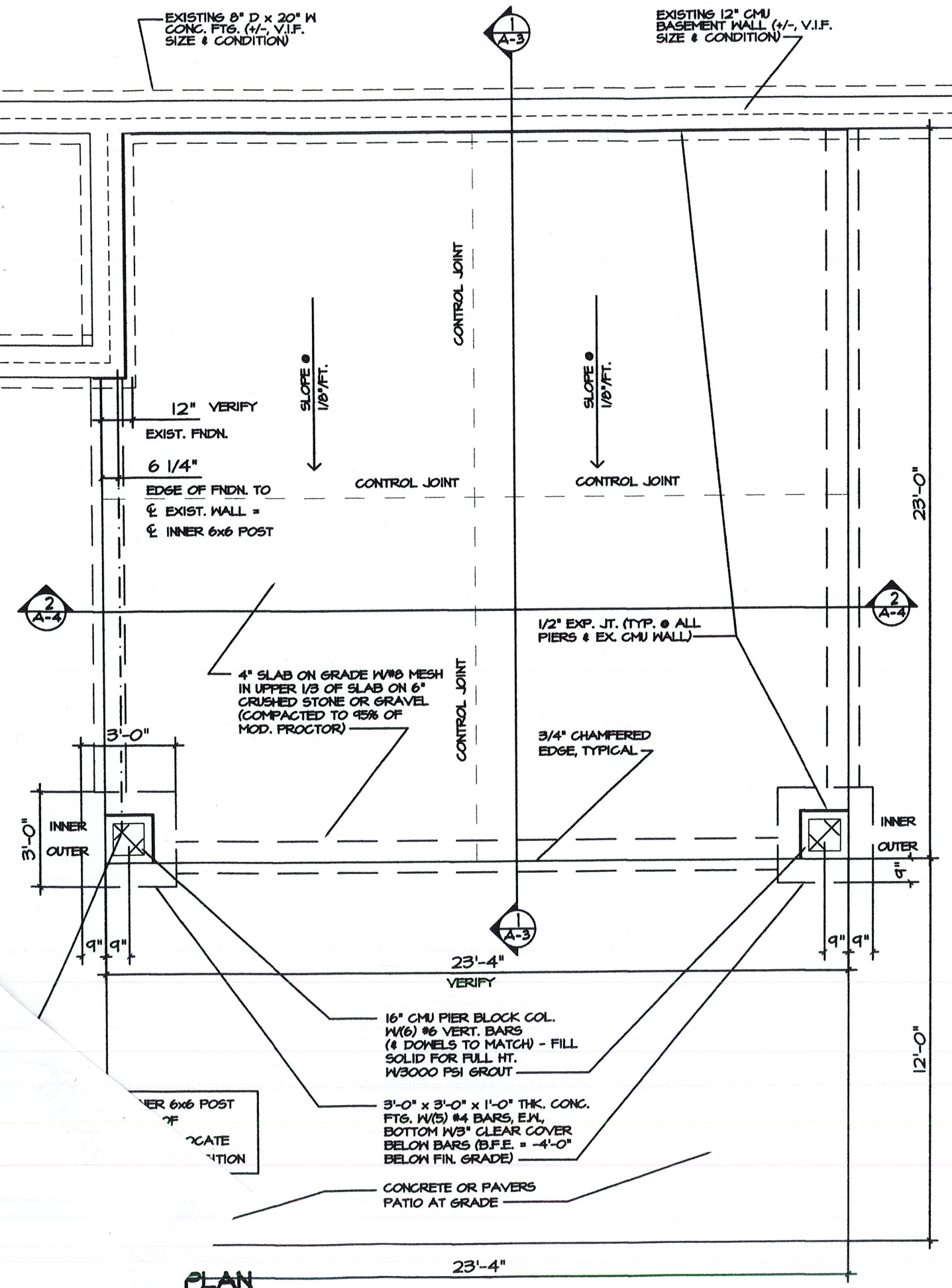
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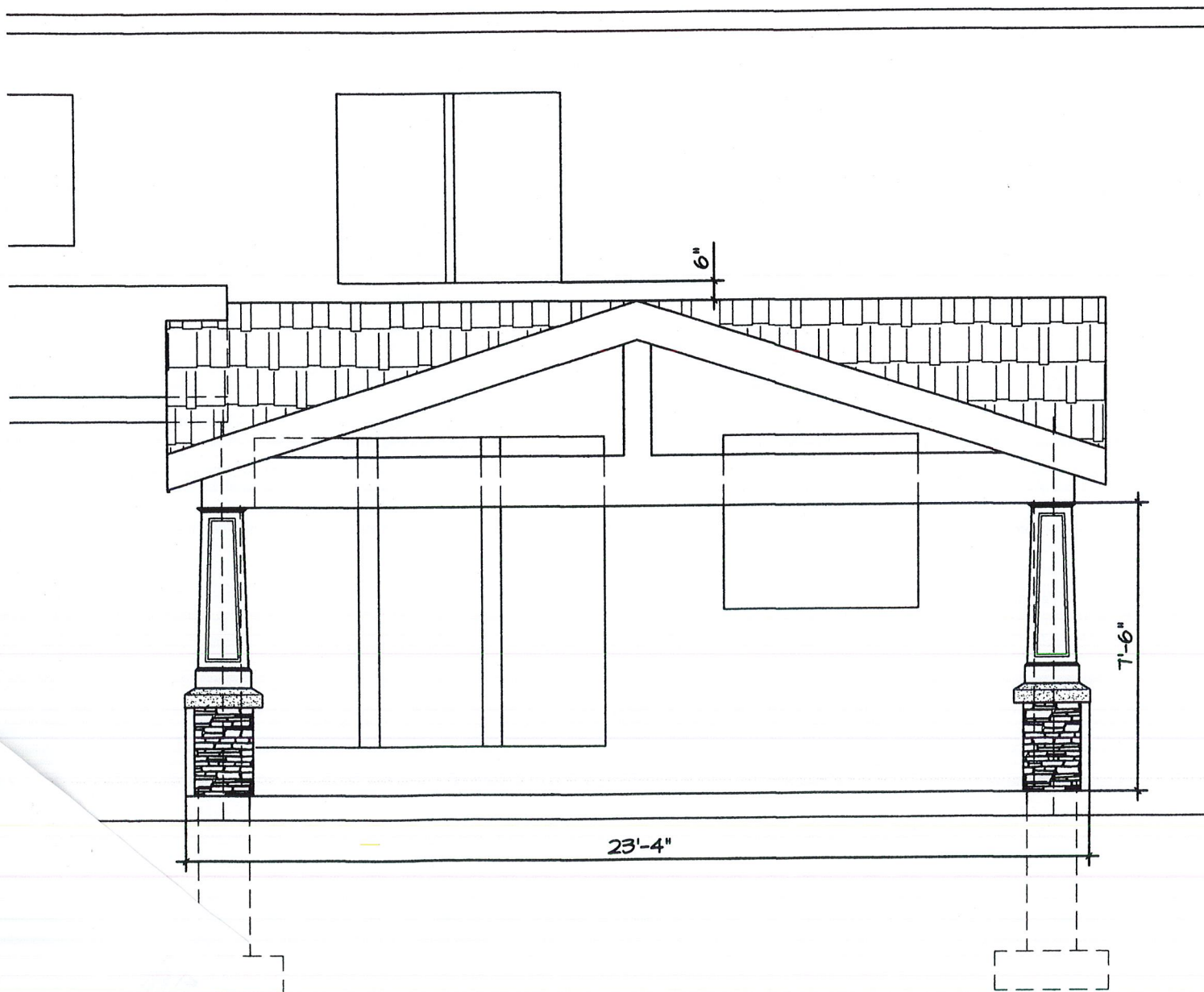
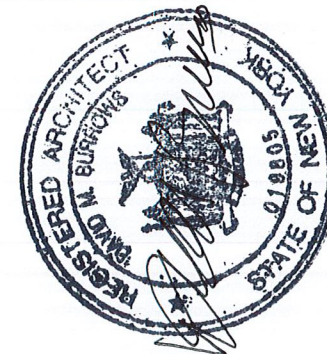
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05/13/20  
REVISIONS

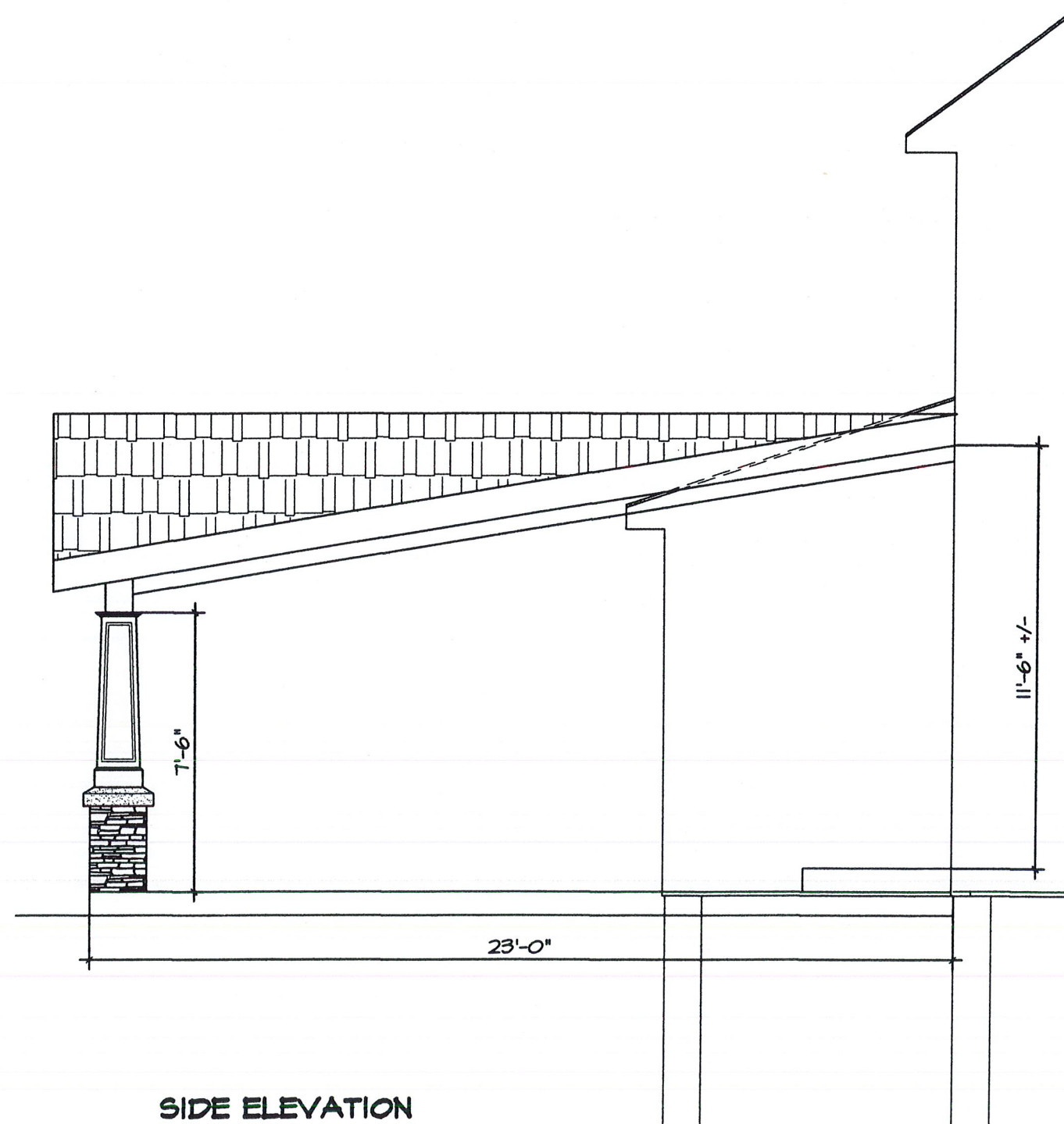
2007

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FRONT ELEVATION



SIDE ELEVATION

1/4" = 1'-0"

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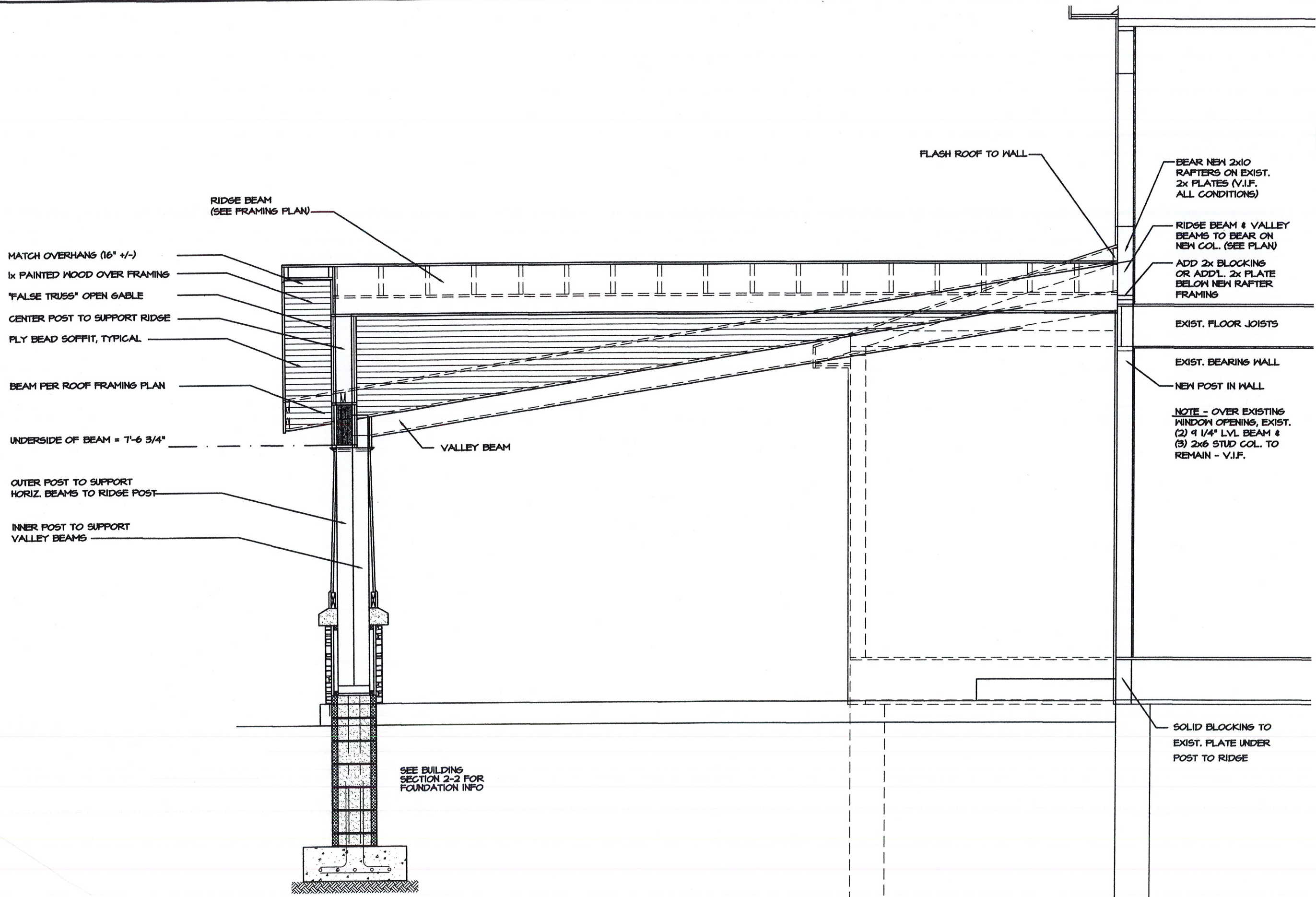
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RIDGE BEAM  
(SEE FRAMING PLAN)

MATCH OVERHANG (16" +/-)

1x PAINTED WOOD OVER FRAMING

"FALSE TRUSS" OPEN GABLE

CENTER POST TO SUPPORT RIDGE

PLY BEAD SOFFIT, TYPICAL

BEAM PER ROOF FRAMING PLAN

UNDERSIDE OF BEAM = 7'-6 3/4"

VALLEY BEAM

OUTER POST TO SUPPORT  
HORIZ. BEAMS TO RIDGE POST

INNER POST TO SUPPORT  
VALLEY BEAMS

SEE BUILDING  
SECTION 2-2 FOR  
FOUNDATION INFO

FLASH ROOF TO WALL

BEAR NEW 2x10  
RAFTERS ON EXIST.  
2x PLATES (V.I.F.  
ALL CONDITIONS)

RIDGE BEAM & VALLEY  
BEAMS TO BEAR ON  
NEW COL. (SEE PLAN)

ADD 2x BLOCKING  
OR ADD'L. 2x PLATE  
BELOW NEW RAFTER  
FRAMING

EXIST. FLOOR JOISTS

EXIST. BEARING WALL

NEW POST IN WALL

NOTE - OVER EXISTING  
WINDOW OPENING, EXIST.  
(2) 9 1/4" LVL BEAM &  
(3) 2x6 STUD COL. TO  
REMAIN - V.I.F.

SOLID BLOCKING TO  
EXIST. PLATE UNDER  
POST TO RIDGE

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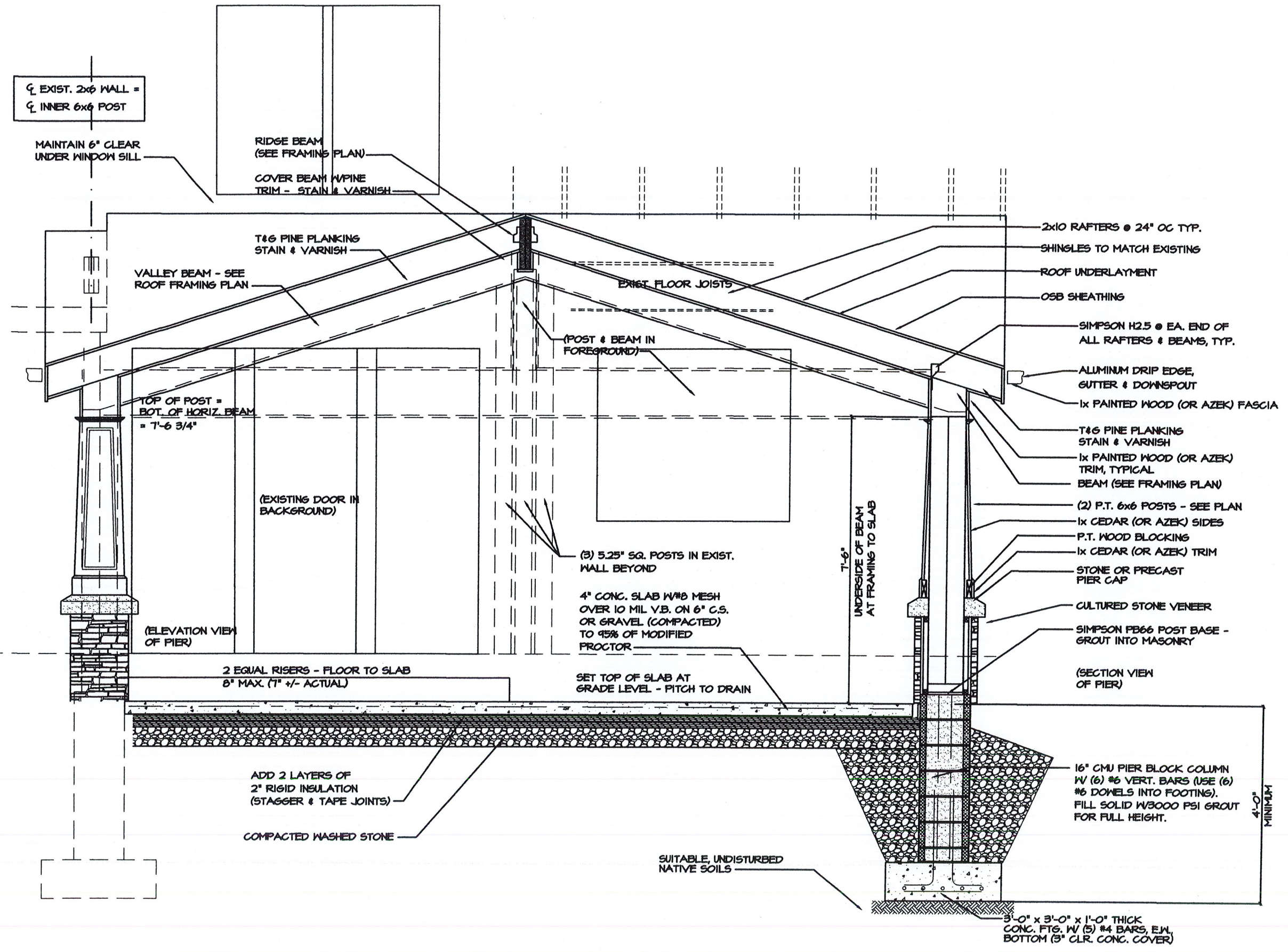
OUTDOOR ROOM FOR  
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PITTSFORD, NEW YORK 14534

05/13/20  
REVISIONS

2007

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OF 4

SECTION 1-1



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 burrowsarchitect@yahoo.com

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05/13/20  
 REVISIONS

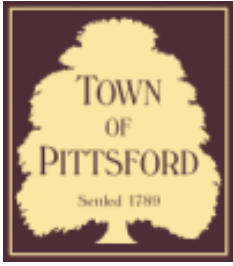
2007

**A-4**  
 OF 4









# Town of Pittsford

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

Permit #  
**B20-000069**

Phone: 585-248-6250

FAX: 585-248-6262

## DESIGN REVIEW AND HISTORIC PRESERVATION BOARD REFERRAL OF APPLICATION

**Property Address:** 52 North Country Club Drive ROCHESTER, NY 14618

**Tax ID Number:** 151.05-1-18

**Zoning District:** RN Residential Neighborhood

**Owner:** Bornheim, Jeffrey J

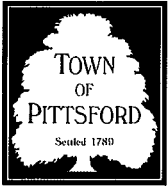
**Applicant:** Bornheim, Jeffrey J

### Application Type:

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

**Project Description:** The Applicant is requesting Design Review for the proposed construction of a covered porch/patio. The proposed construction will total 186 Sq. Ft. Please note the deck extension is a separate project and is not part of this review.

**Meeting Date:** June 11, 2020



# DESIGN REVIEW & HISTORIC PRESERVATION BOARD APPLICATION

11 S. Main Street – Pittsford, NY 14534 – 248-6260

Property Owner: Andrea and Jeffrey Bornheim

Name(s) of Property Owner(s): Andrea and Jeffrey Bornheim

Name of Applicant: Andrea and Jeffrey Bornheim

Telephone Numbers: (585) 733-3491  
(Owner) (Applicant)

Email Address: albornheim@yahoo.com

### PLEASE CHECK ONE

- REQUEST FOR APPROVAL** (Please provide a brief description of the project.)
- REQUEST FOR INFORMAL REVIEW** (Please provide a brief description of the project.)

Roof over existing patio

### APPLICANT MUST PROVIDE:

- Building Permit Application
- One set of architectural drawings in PDF form (Elevations, Floor Plans, and Sections)
- Plot Map/Tape Map showing location of addition

**\*These documents must be submitted by the deadline or the application will be held from the agenda and placed on the following Design and Review meeting.\***

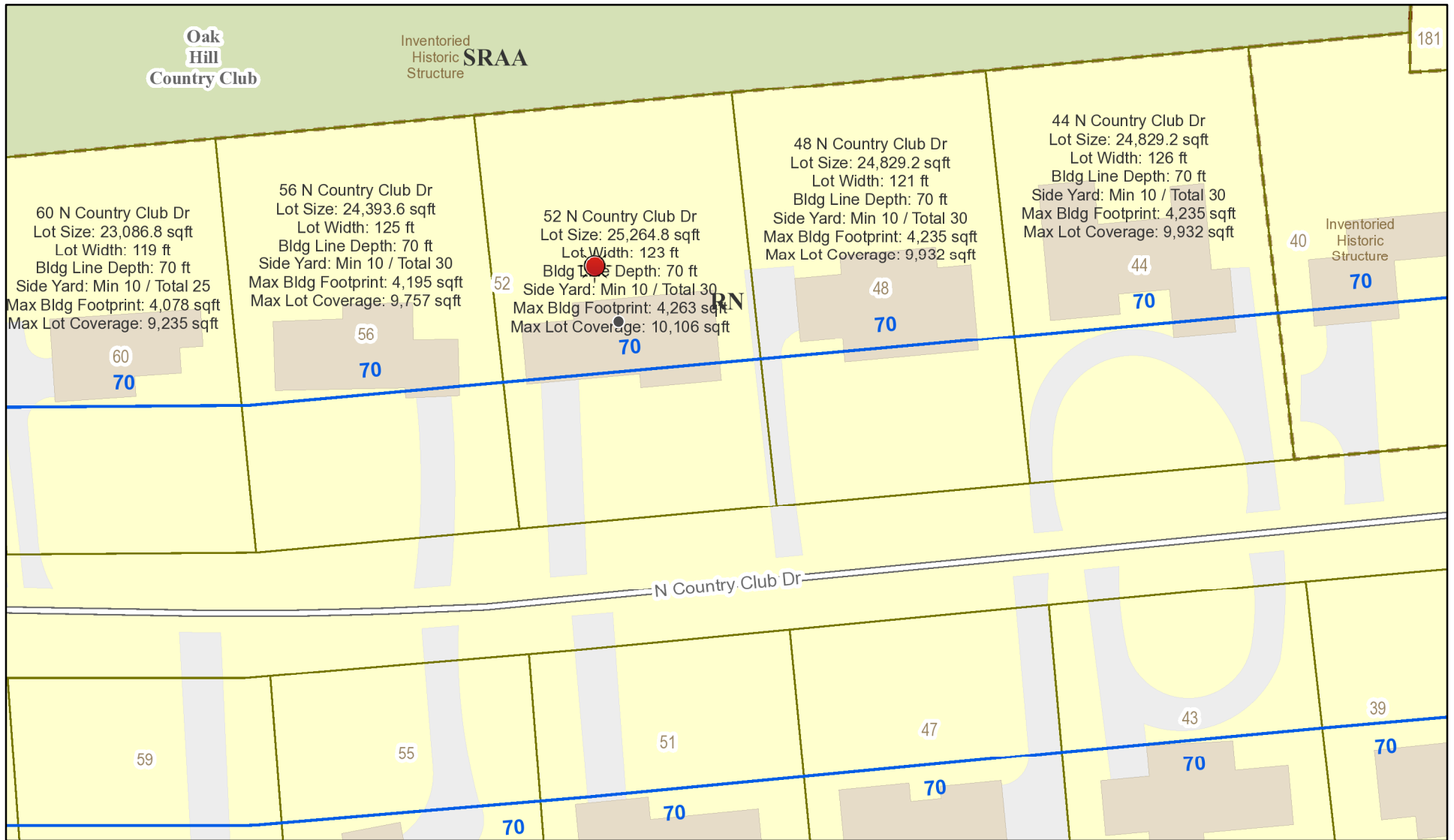
### RECOMMENDED:

- Pictures showing the location of the construction
- Samples of materials that will be used in construction

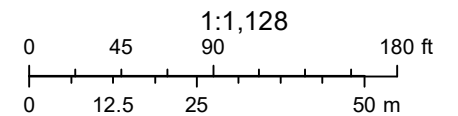
### *For Official Use Only*

Received By \_\_\_\_\_ Received Date \_\_\_\_\_ Meeting Date \_\_\_\_\_

# RN Residential Neighborhood Zoning



Printed June 2, 2020



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.





181

32

36

40

44

48

51

56

60

64

68

72

North Country Club Drive

30

35

39

43

47

51

55

59

63

71

04/23/2018

© All Pictometry



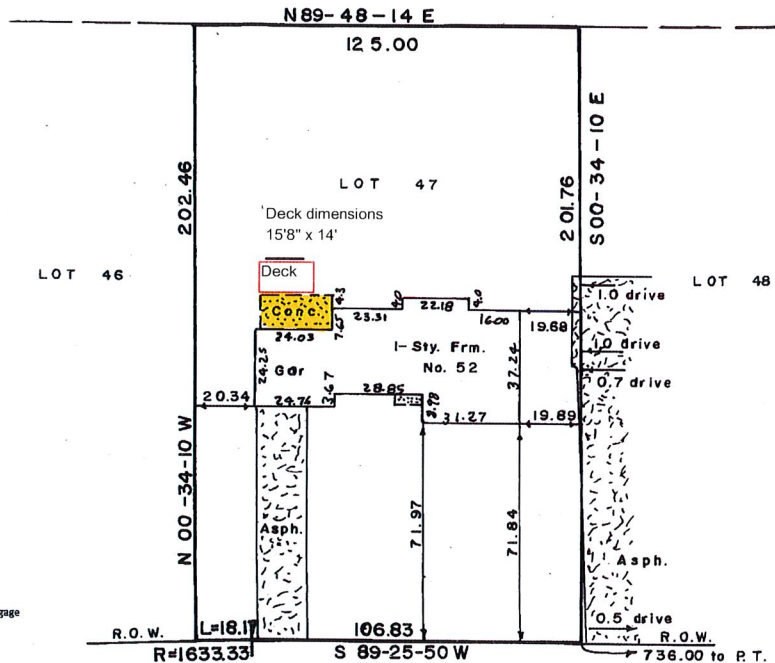
CONTRACT NUMBER

**DEED REFERENCE**  
Liber 10947 of Deeds at Page 60

**MAP REFERENCE**  
Country Club Estates filed in  
Liber 121 of Maps at Page 61  
See also Liber 147 of Maps at Page 77

**NOTE**  
Tax Account No. 151.05-0001-018

**LEGEND**  
Deed Line \_\_\_\_\_  
Property Line \_\_\_\_\_



"Certifications indicated hereon signify that this survey was prepared in accordance with the existing Code of Practice for Land Surveys adopted by the New York State Association of Professional Land Surveyors. Said certifications shall run only to the person for whom the survey is prepared, and on his behalf to the title company, governmental agency and lending institution listed herein, and to the assignees of the lending institution. Certifications are not transferable to additional or subsequent owners."

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

"Copies from the original of this survey map not marked with an original of the land surveyor's inked seal or his embossed seal shall not be considered to be a valid true copy."

"The alteration of survey maps by anyone other than the original preparer is misleading, confusing and not in the general welfare and benefit of the public. Licensed Land Surveyors shall not alter survey maps, survey plans or survey plats prepared by others."

**CERTIFICATE**

This is to Certify to:

Premium Mortgage Corporation its  
Successors and/or assigns as,  
Their Interest may appear  
The Title Insurance Company insuring the mortgage  
Jeffrey J. Bornhelm  
Andrea L. Bornhelm  
Fitsimmons, Nunn & Plukas, LLP  
Gallo & Iacovangelo, LLP

that I am a Licensed Land Surveyor and that this Plan was completed on **November 26, 2013** from an Instrument Survey completed on **November 18, 2013**

Signed: David M. Paonessa  
David M. Paonessa, LS #50273  
Ph. 392-9058  
Fax 392-4670

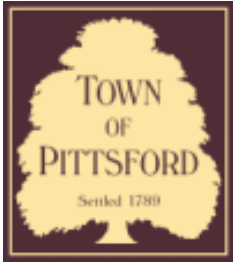
**NORTH COUNTRY CLUB DRIVE**  
(60' Wide)

Plan of Land to be Conveyed by **RICHARD D. & MELANIE J. MCCANN** Being Part of Town Lot 67 Township 12 Range 5 of the Phelps & Gorham Purchase in the Town of Pittsford Monroe County, State of New York Scale 1" = 30' Surveyed by David M. Paonessa, LS, P.C. Hilton, NY File No. 7633 Search not provided









# Town of Pittsford

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

Permit #  
DRH20-000002

Phone: 585-248-6250

FAX: 585-248-6262

## DESIGN REVIEW AND HISTORIC PRESERVATION BOARD REFERRAL OF APPLICATION

**Property Address:** 3819 Monroe Avenue PITTSFORD, NY 14534

**Tax ID Number:** 151.17-3-1

**Zoning District:** C Commercial

**Owner:** PT Place LLC

**Applicant:** Regain Physical Therapy

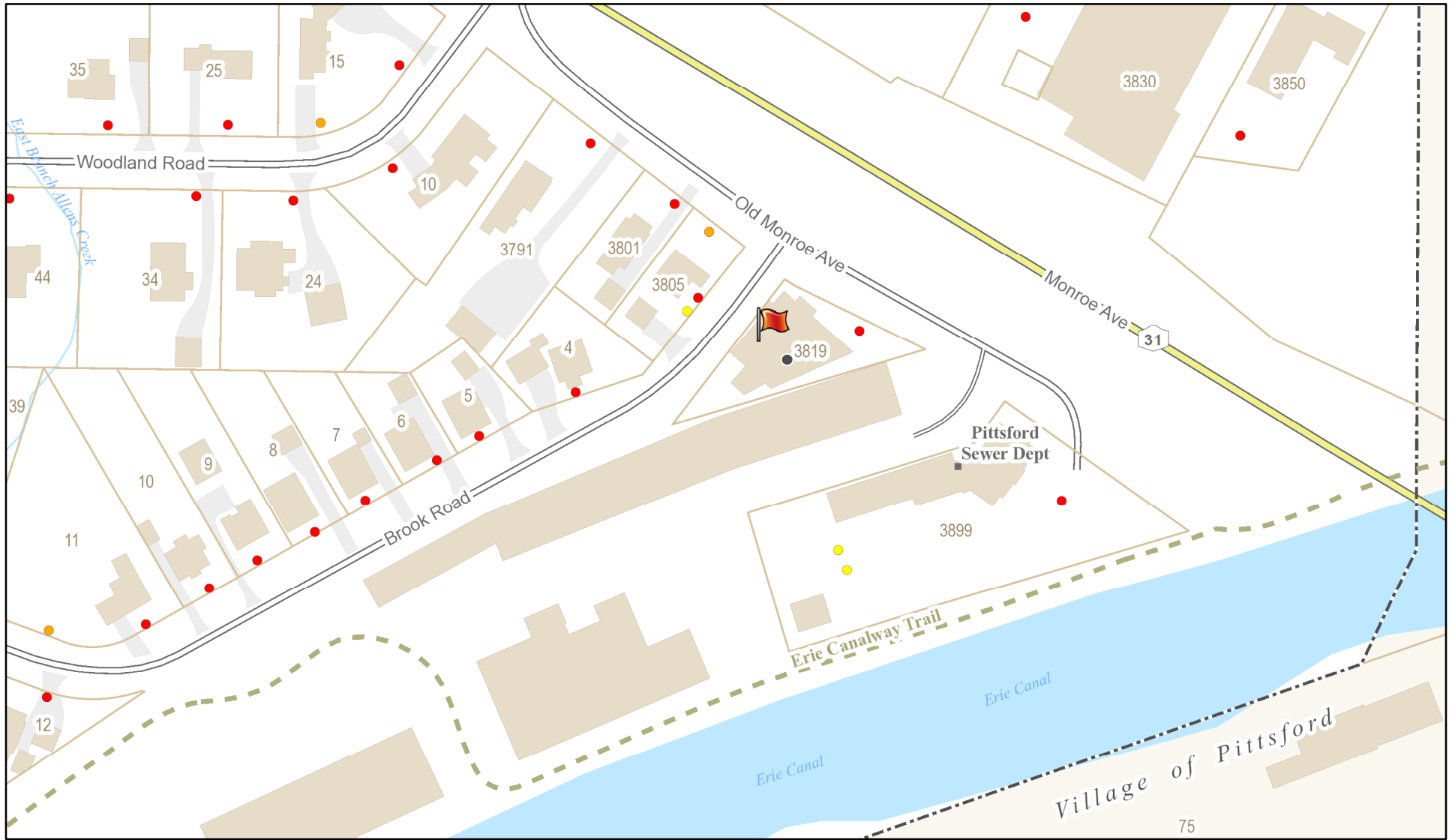
### Application Type:

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

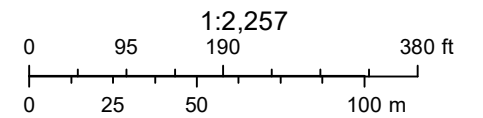
**Project Description:** Applicant is requesting design review to change the siding on an existing commercial building. The building currently has white siding and the applicant would like to change the color to the "Bluish" color submitted.

**Meeting Date:** June 11, 2020

# Property Pictures



Printed June 4, 2020



Town of Pittsford GIS

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3791

3801

3805

4

5

3819

Brook Road

Driveway

Monroe Avenue

June 3, 2020

Dear Board,

We would like to replace all of the white siding on our building located at 3819 Monroe ave with the bluish siding pictured. We have chosen the bluish siding because we feel that it complements the tan front of our building and will also hide dirt.

The existing siding is very old and worn and we believe that upgrading it will greatly enhance the look of our business, the community as well as provide work to a local contractor.

Thank you,

Mike Nichting

REGAIN PHYSICAL THERAPY & WELLNESS

WINDY HILL



WINDY HILL

WINDY HILL

WINDY HILL

WINDY HILL

WINDY HILL

WINDY HILL

WINDY HILL

WINDY HILL

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WINDY HILL

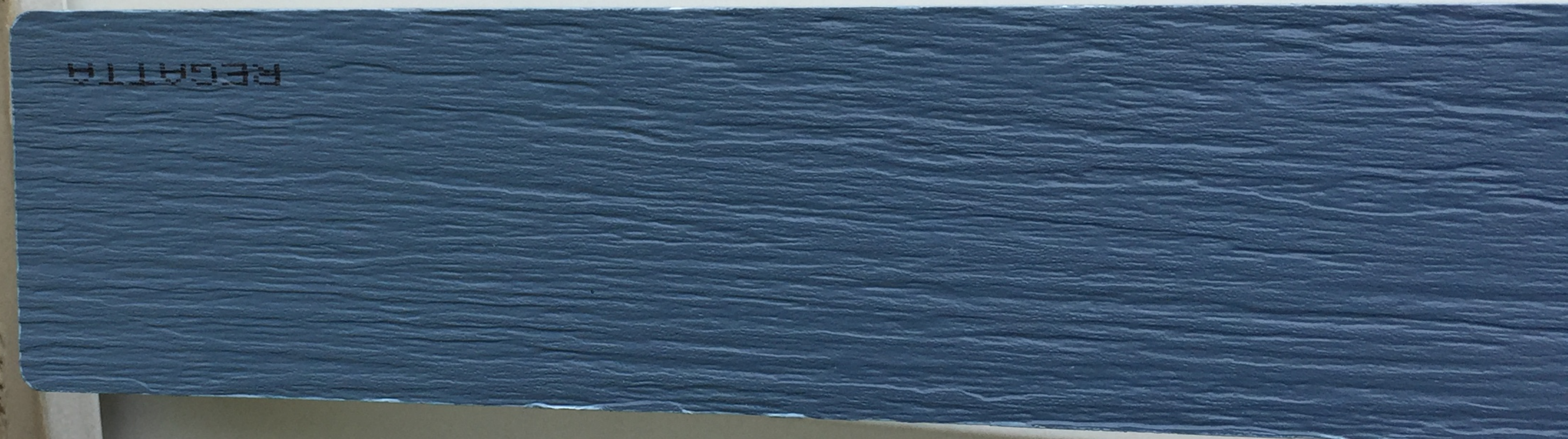
WINDY HILL

WINDY HILL



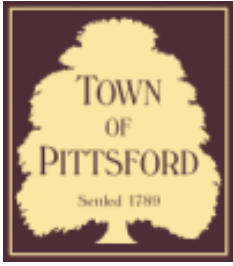
REGAN THERAPY  
REGAN

Monroe Ave  
Brook Rd



REGATTI





## Town of Pittsford

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

Permit #  
**S20-000010**

Phone: 585-248-6250

FAX: 585-248-6262

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

**Property Address:** 5611 Palmyra Road PITTSFORD, NY 14534

**Tax ID Number:** 164.12-1-66

**Zoning District:** RN Residential Neighborhood

**Owner:** Pitcher Pediatric Dental

**Applicant:** Signlanguage Inc.

#### Application Type:

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

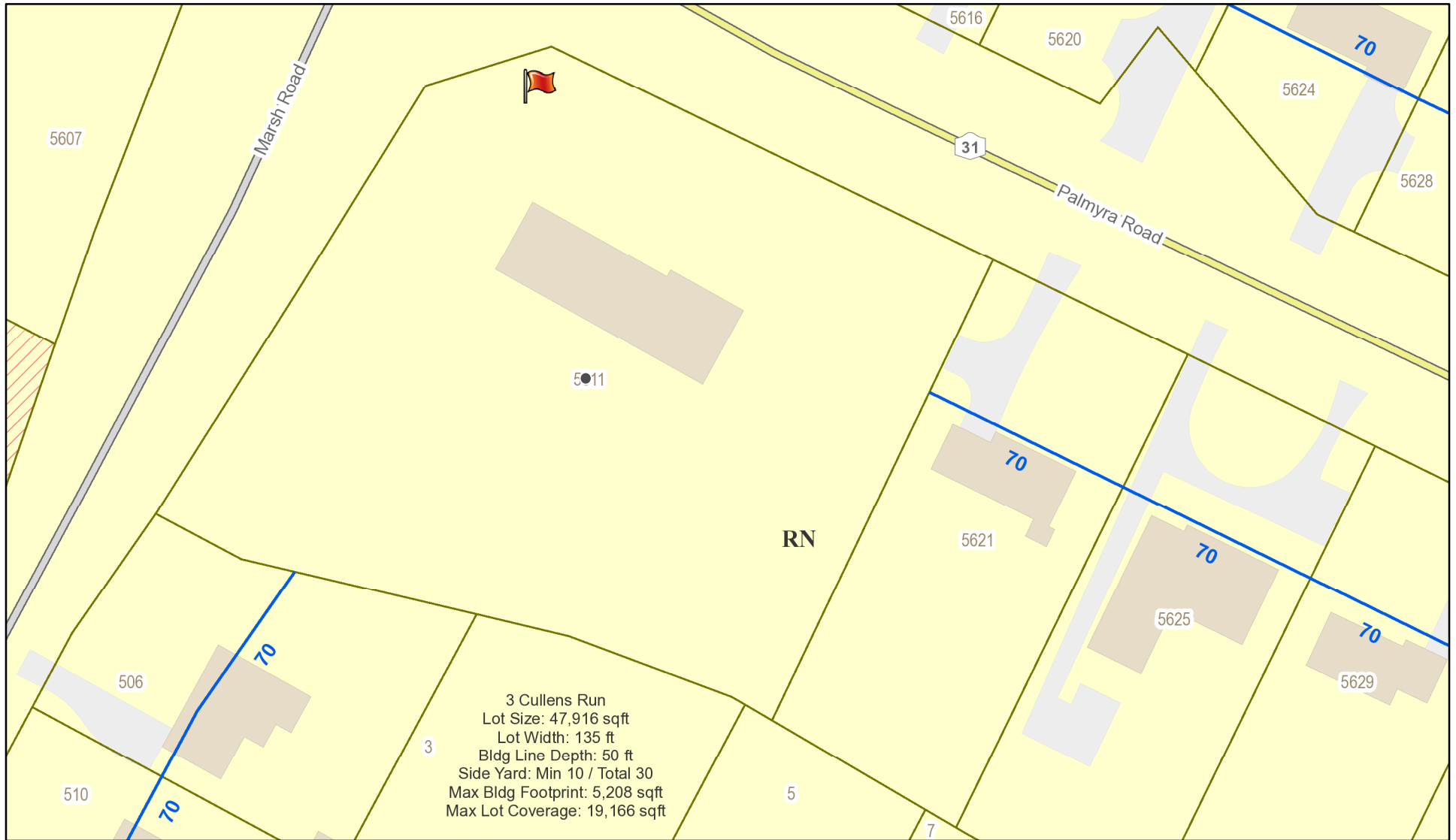
**Project Description:** Applicant is requesting design and review for the addition of a business Identification sign. The main area of the sign will be white and in the shape of a tooth. The lettering identifying "Pitcher Pediatric Dental" will be black.

**Meeting Date:** June 11, 2020

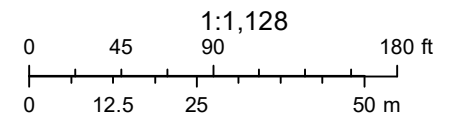


TOWN OF PITTSFORD  
RECREATION DEPARTMENT  
5811 PALMYRA RD

# RN Residential Neighborhood Zoning



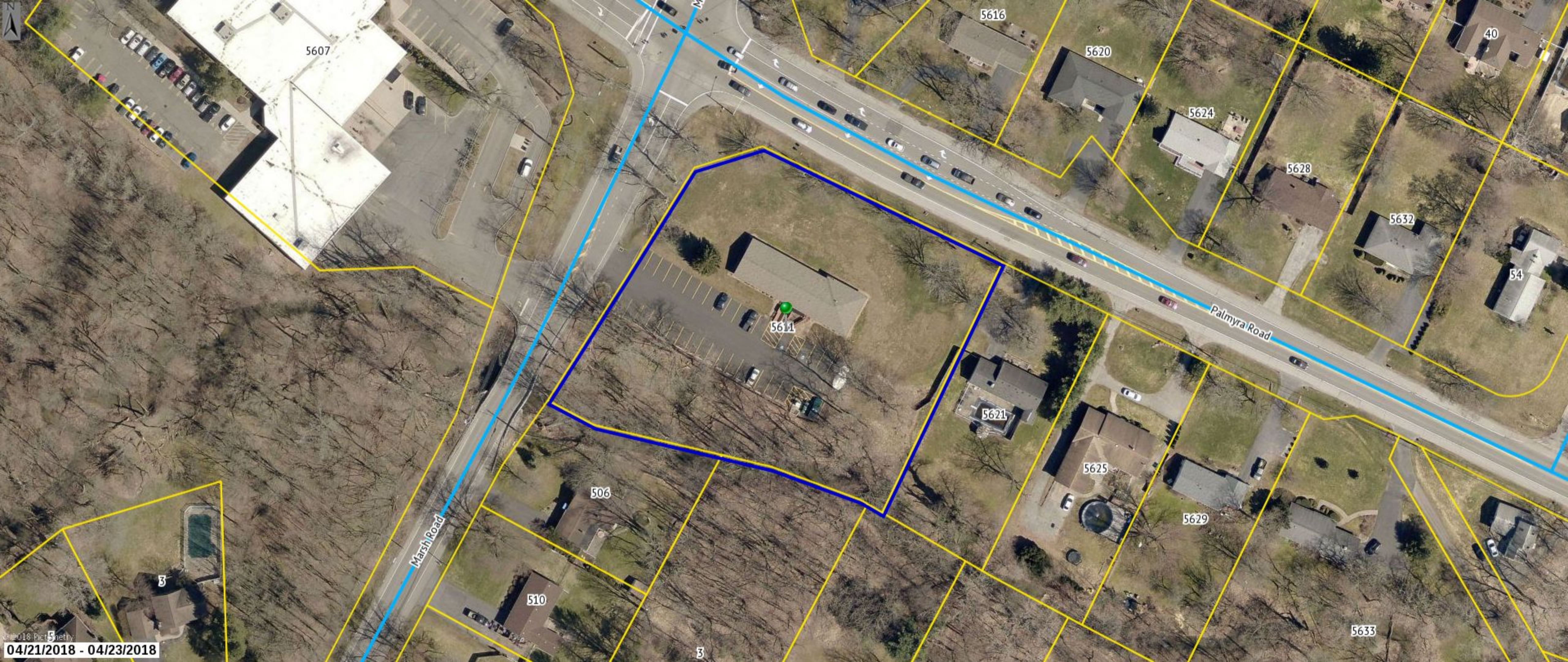
Printed June 4, 2020



Town of Pittsford GIS

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5607

5616

5620

5624

5628

5632

40

54

5611

5621

5625

5629

5633

506

510

Marsh Road

Palmyra Road



# SIGNLANGUAGE INC. DESIGN CONCEPT SIGN PROOF

Sandblasted & Carved Signs • 23k Gold Leaf • Computer Graphics  
Commercial / Architectural • Design • Fabrication • Installation • Vinyl

**PITCHER PED DENTAL - LAWN**  
SINGLE SIDED V CARVED HDU  
53 INCHES HIGH BY 48 INCHES WIDE  
VERSION #1G



**FINAL ARTWORK APPROVAL**  
PLEASE PROOFREAD THE SIGN CONTENT  
CAREFULLY! ONCE YOU APPROVE, SIGN AND FAX  
THIS BACK TO 852-217-2894. ANY ERRORS WILL BE  
THE CUSTOMER'S RESPONSIBILITY.

**APPROVED**

BY: \_\_\_\_\_

DATE: \_\_\_\_\_

#### DESCRIPTION:

OUTER BORDER - MED GREY

BACKGROUND - WHITE

LETTERING - BLACK

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Fax: (585) 237-5868

1-866-909-2620

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6491 Route 20-A

Perry, N.Y. 14530