Design Review & Historic Preservation Board
Agenda
June 27, 2019

HISTORIC PRESERVATION DISCUSSION

RESIDENTIAL APPLICATION FOR REVIEW

- **47 Stonington Drive**
  The Applicant is requesting design review for a dining room addition. The addition will be approximately 320 sq. ft. and will be replacing a screened porch located to the rear of the home.

- **25 Bromsgrove Hill**
  The Applicant is requesting design review for the construction of a two story single family home. The home will be approximately 5163 sq. ft. and will be located in the Malvern Hills subdivision.

- **16 Ravenna Crescent**
  The Applicant is requesting design review for the construction of a new two story home. The home will be approximately 3096 sq. ft. and will be located in the Coventry Ridge subdivision.

- **5 Coventry Ridge**
  The Applicant is requesting design review for the construction of a new single story home. The home will be approximately 2086 sq. ft. and will be located in the Coventry Ridge subdivision.

COMMERCIAL APPLICATION FOR REVIEW

- **123 South Main Street (Verizon)**
  The Applicant is requesting design review for the change in design of a previously approved design for the new stealth cell tower. The Applicant is seeking approval for faux foam brick to be placed on the tower legs and the equipment wall.

- **2300 West Jefferson Road (YMCA of Greater Rochester)**
  The Applicant is requesting design review for the proposed placement of seven business identification signs. Five of the signs will be mounted on the building and two of the signs will be freestanding signs. The sign locations and sizes have been approved as part of PUD approval. Six of the signs are proposed to be illuminated.

OTHER – REVIEW OF 6/13/2019 MINUTES

Draft

Design Review and Historic Preservation Board
Minutes
June 13, 2019

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

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

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

HISTORIC PRESERVATION DISCUSSION

The reception for inventoried homeowners was discussed. Although the turnout was light, the Board members felt that the reception was worthwhile and should be repeated in the future. The historic homes slide show was well received and three owners of designated homes attended. The Board suggested tweaking the invitation process for future. Bonnie Salem will sent an email to Board members to follow up on interested homeowners who attended. The Board thanked the staff for their assistance. Stephanie Townsend suggested the Board sent a memo to the Town Board for funding for historic plaques for the new budget year.

RESIDENTIAL APPLICATION FOR REVIEW

- **40 Rollins Crossing**

  The Applicant is requesting design review for the addition of a covered patio. The covered patio will be approximately 220 sq. ft. and will be located to the rear of the property.

  The contractor, Joe Santora, was present to discuss the application.

  The porch will be a small addition to the back of the house. The finishes and trim will match the home. The existing patio will be covered and the stairs will be utilized. The finished ceiling will match that on the front porch. The posts will be 6" x 6" wrapped.

  David Wigg moved to approve the application as submitted. Paul Whitbeck seconded.

  All Ayes.

  6 Lawden Woods

  The Applicant is requesting design and review for the addition of a porch. The porch will be approximately 324 sq. ft. and will be located to the rear of the home.

  Mark Geary is the homeowner and contractor and was in attendance.

  The porch will be on the back of the home and will extend to include an outdoor kitchen. One side of the porch will be enclosed. The posts will be 6" x 6" wrapped. A gas insert will also be included.

  Bonnie Salem moved to approve the application as submitted.

  John Mitchell seconded.

  All Ayes.

COMMERCIAL APPLICATION FOR REVIEW

- **123 South Main Street - Verizon**

The Applicant is returning to the Design Review Board for the design change to a cell tower. The applicant was previously approved for design at the March 22, 2018 Design Review Meeting. The four tower legs, which were approved stamped steel, and the brick wall will now be changed to hard coated foam with a faux brick appearance.

The following representatives for the application attended: Brett Buggeln, Tarpon Towers; Jim Herschell and Kathy Pomponio, Verizon; David Weisenreder, Costich Engineering; Jackie Bartolotta, Tectonic Engineering.

Brett Buggeln discussed the following:

1. Mr. Buggeln discussed the newly proposed steel tower legs that will be covered in a hard coated foam. The tower legs will be delivered in three sections and he discussed the installation process.
2. Mr. Buggeln conveyed that the previously approved brick wall is not be feasible due to the need to accommodate for sway of the tower legs and presented a letter from Costich Engineering confirming this.
3. Mr. Buggeln presented two options:

   a. The brick wall will be constructed of real brick with a faux concrete block foam filler.
   OR
   b. The wall will be constructed of all faux brick colored to match the brick on the church.

A letter from Raycap, the manufacturer of the materials, was submitted testifying to the durability of their products.

The Board raised concerns:

1. The Board is concerned about faux materials being used on a structure that is in a highly trafficked residential area.
2. The Board feels that landscaping is not a solution to hiding the faux materials.
3. The Board has concerns about weathering and durability.

Mark Lenzi noted that the Board has 90 days to render a decision. If the applicant wishes to appeal that decision, they can challenge the decision to the Zoning Board of Appeals.

The Board concluded that they would like to hold over the application in order to visit the church with the samples presented on 6/13/19 to view the materials with the site.

The Board decided that they will visit the site in small groups to view the samples against the existing brick prior to the next Design Review Board meeting. Samples were given to Mark Lenzi. Mr. Lenzi will coordinate and attend the site visits with the Board.

David Wigg then moved to hold the application open. Kathleen Cristman seconded.

All Ayes.

- **3300 Monroe Avenue – Bounce Hopper**
  The Applicant is requesting design review for the addition of a business identification sign. The sign will be approximately 30 sq. ft. and will identify the business "Bounce Hopper".

  Isar Kiani was present to discuss the business identification sign for Bounce Hopper.

  The sign will be unlit and will be placed in the same location as the previous signage. The proposed sign complies with the Town of Pittsford sign code.

  John Mitchell moved to accept the application as submitted. Bonnie Salem seconded.

  All Ayes.

- **834 Linden Avenue – Universal Imports**
  The Applicant is requesting design review for the upgrading of the front facade of a commercial building. The building is located on Linden Avenue and is currently housing "Universal Imports". This application was for the front facade and did not include the signs.

  Mark Fuerbacher was present to discuss the application.

  Mr. Fuerbacher presented a revised option for the front façade. The new option proposes partial wrap around stone façade with staggered edging on the front and side of the building. A wood beam with lights similar to the front facing elevation will be added. The remaining wall surfaces will be painted an off white or gray color on the cinder block.

  David Wigg moved to accept the newly proposed façade with real stone and wood materials, the addition of 5-6 lights equally spaced to match those currently on the front face of the building with the acceptance of the shield logo on the front of the building.

  Bonnie Salem seconded.

  All Ayes.

INFORMAL REVIEW - DEMOLITION

- **3571-3589 Clover Street**
  The owner of 3571 & 3589 Clover Street, has applied for a demolition permit to allow the demolition of all buildings, additions and silos except for the main barn at 3571 Clover Street, Tax Parcel #191.01-1-19 and all buildings at 3589 Clover Street, Tax Parcel #191.01-1-18. These properties are Zoned Rural Residential South Pittsford (RRSP). The Demolition permit is to be issued on or after August 5, 2019.

  Mark Lenzi relayed to the Board the demolition of structures on the above mentioned properties. The large barn will be retained. This barn been accepted by the Town of Pittsford as part of the arrangement for the Bridleridge subdivision and will be fixed up and repaired by the developer. All other structures will be removed. Some are in disrepair and collapsing. The Board questioned the historic significance of the structures and Mark agreed to share some satellite pictures circa 1916 with them to answer some of those questions.

OTHER – REVIEW OF 5/23/2019 MINUTES

Bonnie Salem moved to approve the minutes of the 5/23/19 meeting as written. .

The meeting adjourned at 9:15 pm.

Respectfully submitted,

Susan Donnelly
Secretary to the Design Review and Historic Preservation Board

Town of Pittsford

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

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

Permit #
B19-000092

DESIGN REVIEW AND HISTORIC PRESERVATION BOARD
REFERRAL OF APPLICATION

Property Address: 47 Stonington Drive PITTSFORD, NY 14534
Tax ID Number: 178.09-2-20
Zoning District:
Owner: Jerome-Roberts, Jenifer D
Applicant: Cunningham Remodeling and Renovations LLC

Application Type:

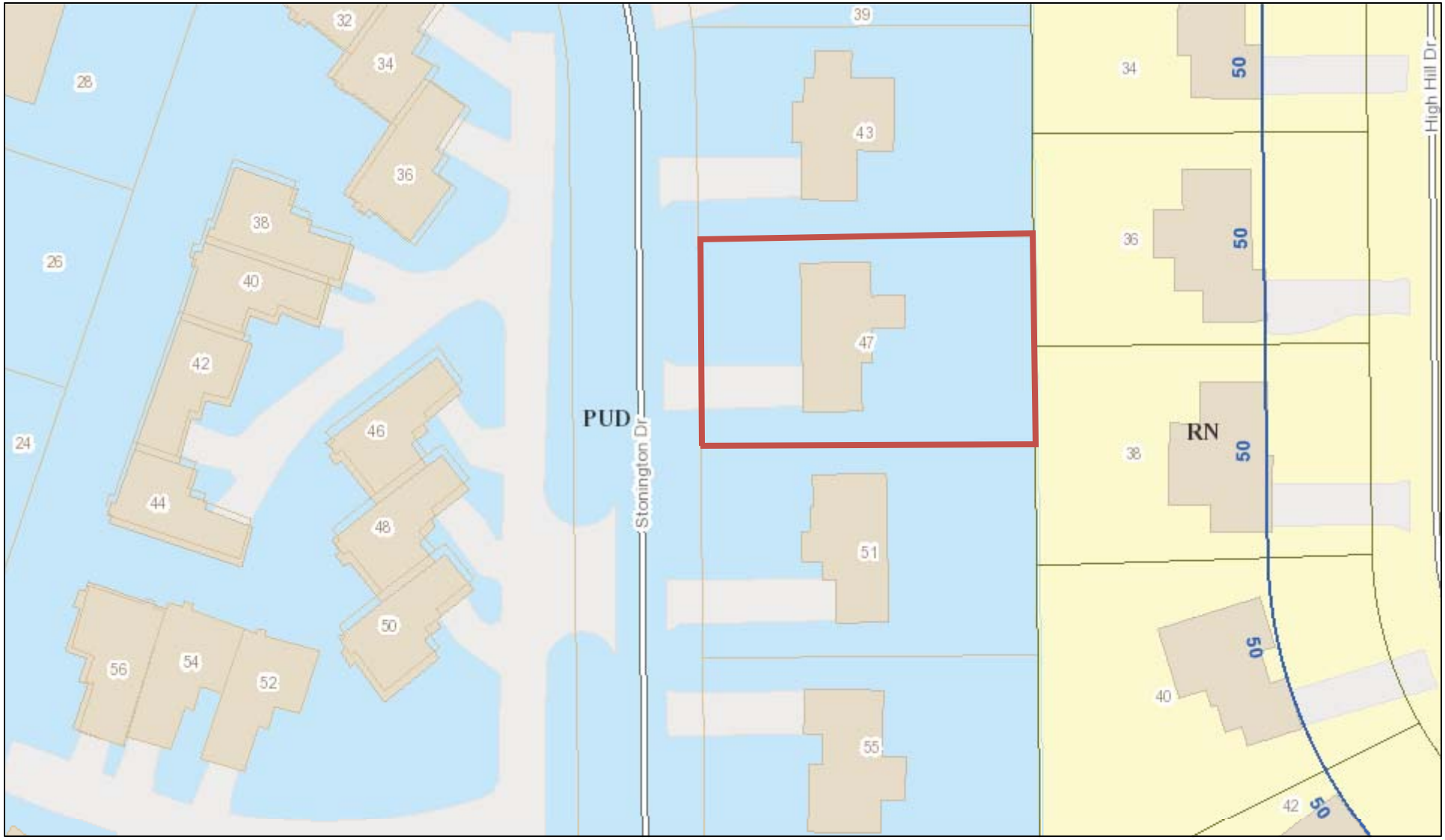
- [x] Residential Design Review §185-205 (B)
- [ ] Commercial Design Review §185-205 (B)
- [ ] Signage §185-205 (C)
- [ ] Certificate of Appropriateness §185-197
- [ ] Landmark Designation §185-195 (2)
- [ ] Informal Review
- [ ] Build to Line Adjustment §185-17 (B) (2)
- [ ] Building Height Above 30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

Project Description: Applicant is requesting design review for a dining room addition. The addition will be approximately 320 sq. ft. and will be replacing a screened porch located to the rear of the home.

Meeting Date: June 27, 2019


47

RN Residential Neighborhood Zoning



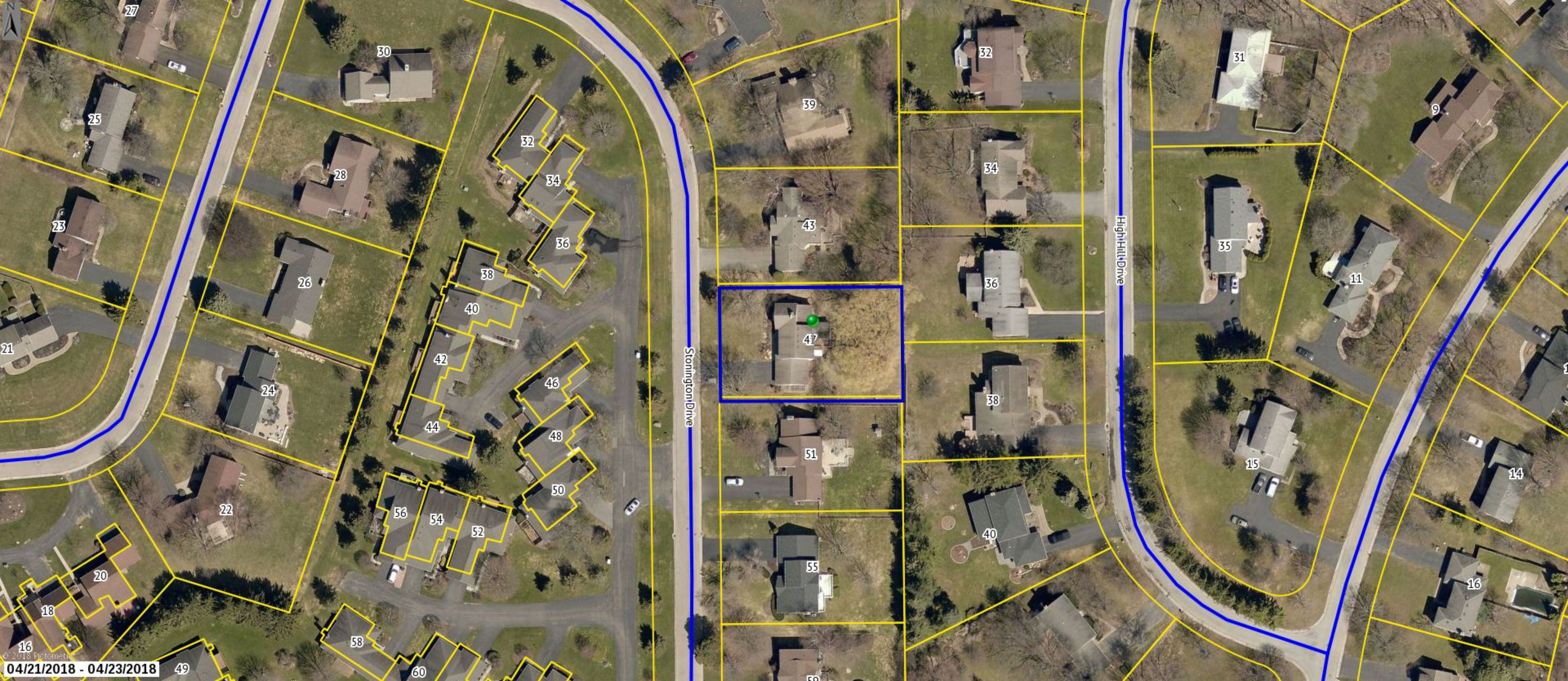
Printed June 19, 2019

1:1,128

0 45 90 180 ft

0 12.5 25 50 m

Town of Pittsford GIS


Stonington Drive
High Hill Drive
47
04/21/2018 - 04/23/2018

DINING ROOM ADDITION

47 STONINGTON DRIVE

Pittsford, New York

ABBREIVIATIONS

AB	ANCHOR BOLT	FIN	FINISHED	REINF	REINFORCED
A/C	AIR CONDITIONER	FLR	FLOOR	REF	REFRIGERATOR
ACT	ACOUSTICAL CEILING TILE	FLUOR	FLUORESCENT	R & SH	ROD AND SHELF
ADD'N	ADDITION	FP	FIRE PLACE	REV.	REVISION
ADJ	ADJUSTABLE	FTG	FOOTING	REQ'D	REQUIRED
AFF	ABOVE FINISHED FLOOR			RFTR	RAFTER
ALUM	ALUMINUM	GALV	GALVANIZED	RM	ROOM
AP	ACCESS PANEL	GYP	GYPSUM	RV	ROOF VENT
ANOD	ANODIZED				
APP	APPROXIMATE	HDR	HEADER	SB	SINK BASE
AVG	AVERAGE	HR	HOUR	SEL'D	SELECTED
		HGT	HEIGHT	SF	SQUARE FOOT
BRG	BEARING	HW	HARDWOOD	SHS	SHELVES
BM	BEAM			SH	SHOWER HEAD
BKSH	BOOK SHELF	IB	IRONING BOARD	SL	SIDE LITE
BC	BROOM CLOSET	INC.	INCLUDE / INCLUDING	SSR	SINGLE STUD RETURN
BD	BOARD	IN.	INCH	SKY'LT	SKYLIGHT
BLDG	BUILDING	I.D.	INSIDE DIAMETER	SH	SHELF
BLKG	BLOCKING	INSUL	INSULATION	STD	STANDARD
BOTT	BOTTOM			STOR	STORAGE
BSMT	BASEMENT			STL	STEEL
		JST	JOIST	SQ.	SQUARE
CLG	CEILING	JNT	JOINT		
C	CARPET			T	TREAD
CANT'LR	CANTILEVER	LAM	LAMINATE(D)	T.O.F.	TOP OF FOOTER
CAB	CABINET	LAV	LAVATORY	T.O.S.	TOP OF SLAB
CB	CORNER BOARDS	LB	POUND	T.O.W.	TOP OF WALL
CJ	CEILING JOIST	LD	LOAD	T.O.S.F.	TOP OF SUB FLOOR
CMU	CONCRETE MASONRY	LF	LINEAR FOOT	TBD	TO BE DETERMINED
C.O.	CASED OPENING	LL	LIVE LOAD	THK	THICK
CT	CERAMIC TILE	LIN	LINEN	TYP	TYPICAL
CL	CLOSET	LOC	LOCATION	TC	TOILET CLOSET
CNTR	COUNTER			T&G	TONGUE AND GROOVE
CTR	CENTER	MC	MEDICINE CABINET		
COL	COLUMN	MAT'L	MATERIAL	U/	UNDER
CONC	CONCRETE	MAS	MASONRY	UTIL	UTILITY
CONSTR	CONSTRUCTION	M.L.	MICRO-LAM	UNEX.	UNEXCAVATED
CONT	CONTINOUS	M.O.	MASONRY OPENING		
CONTR	CONTRACTOR	MT	MARBLE THRESHOLD	VAN	VANITY
CRS	COURSES	MFR	MANUFACTURER	V.I.F.	VERIFY IN FIELD
		MAX.	MAXIMUM	VERT	VERTICAL
D	DRYER	MECH	MECHANICAL	VEST	VESTIBULE
DC	DOWNSPOUT COLLECTOR	MTL	METAL		
D.V.	DIRECT VENT	MIN.	MINIMUM	W	WASHER
DW	DISH WASHER	MISC.	MISCELLANEOUS	WC	WATER CLOSET
DIA	DIAMETER			WD	WOOD
DH	DOUBLE HUNG	N.I.C.	NOT IN CONTRACT	WH	WATER HEATER
DBL	DOUBLE	NTS	NOT TO SCALE	W/	WITH
DET	DETAIL	NOM	NOMINAL	W.I.C.	WALK IN CLOSET
DEMO	DEMOLITION			WGT	WEIGHT
DF	DRINKING FOUNTAIN	O/	OVER	W/O	WITH OUT
DN	DOWN	O.C.	ON CENTER	W.W.M.	WIRE MELDED MESH
DR	DOOR	OPT.	OPTIONAL		
DWG	DRAWING	OHD	OVERHEAD DOOR		
DIM	DIMENSION	O.D.	OUT SIDE DIAMETER		
		OPNG	OPENING		
ELECT	ELECTRIC				
ELEV	ELEVATOR	PLT	PLATE		
EQ	EQUAL	PWDR	POWDER ROOM		
EQUIP	EQUIPMENT	PLUMB	PLUMBING		
EST	ESTIMATE	PT	PAINT		
EXC	EXCAVATE	PT. LD.	POINT LOAD		
EXIST	EXISTING	PLWD	PLYWOOD		
EXP	EXPANSION	PR	PAIR		
EXT	EXTERIOR	PSF	POUNDS PER SQ. FT.		
		PSI	POUNDS PER SQ. IN.		
F.F.W.	FROM FRAME WALL				
FD	FLOOR DRAIN	QT	QUARRY TILE		
FDN	FOUNDATION	QTY	QUANTITY		
FF	FINISH FLOOR				
FL	FLUSH	R	RISER		
F.J.	FLOOR JOIST	RAD	RADIUS		

CODE AND GENERAL NOTES

1. STRUCTURAL DESIGN LOADS:
   ALL LIVING SPACE 40 PSF
   ALL BEDROOM SPACE 30 PSF
   ALL OTHER SPACE: 40 PSF
   ATTIC STORAGE 20 PSF
2. SOIL BEARING MIN. 2000 PSF.
3. JOISTS, HEADERS, & BEAMS SHALL BE EASTERN HEM FIR no 2 OR BETTER UNLESS NOTED OTHERWISE.
   HF: Fb = 1100 PSI, FV =75 PSI, E = 1,300,000
   LVL: Fb = 2600 PSI, FV =285 PSI, E = 1,900,000
4. CONCRETE SUBJECT TO FREEZE THAW CYCLES SHALL HAVE A MIN. COMPRESSIVE STRENGTH OF 3,500 PSI AND AIR ENTRAINED PER TABLE R402.2 OF THE RESIDENTIAL CODE OF N.Y.S..
5. BEAMS TO FOUNDATION POCKETS SHALL HAVE 1/2" CLEARANCE FROM MASONRY - (1/2" AIRSPACE (3) SIDES W/ 1/2" P.T. PLATE UNDER W/ SOLID CMU CORES).
6. DOUBLE FLOOR JOISTS AT FLOOR OPENINGS AND AT BUILDING ENDS.
7. WINDOW AND EXTERIOR DOOR HEADERS AS NOTED ON PLANS.
8. PROVIDE DOUBLE STUDS (MIN.) UNDER BEAMS W/ SOLID BLKING. TO FNDN. (W/ SOLID CMU CORES AT POINT LOAD), COL. OR BEAM FOR PROPER SUPPORT AND LOAD TRANSFER.
9. ALL PRE-ENGINEERED ROOF AND FLOOR SYSTEMS AND OTHER BLOCKING / BRACING TO BE CERTIFIED BY THE MANUFACTURER.
10. PROVIDE REQUIRED FLASHING TO MEET OR EXCEED ACCEPTABLE COMMON BUILDING PRACTICE WHERE REQ'D AND AT ROOF CHANGES, HORIZ. ABUTMENTS (FOR DECKS) PROJECTIONS, VALLEYS ,AND OPENINGS
11. PROVIDE WOOD BLOCKING, OR OTHER SOLID ATTACHMENT MATERIAL, FOR ATTACHMENT OF ALL FIXTURES, FITTINGS, MILLWORK AND AS REQUIRED FOR ANY OTHER ACCESSORIES.
12. ALL FASTENERS INTO PRESSURE TREATED LUMBER ARE TO BE HOT DIPPED GALVANIZED OR STAINLESS STEEL AS RECOMMENDED BY MANUFACTURER.
13. PROVIDE RUST-INHIBITAVE PAINT, TO STEEL COLUMNS EXCEPT FOR CORROSION RESISTANT OR TREATED STEEL PER SECTION R407 OF THE RESIDENTIAL CODE OF N.Y.S..
14. ALL AREAS OF HABITABLE SPACE WILL BE PROVIDED WITH OPENINGS FOR EMERGENCY EGRESS OF 5 SQ.FT. AT FIRST FLOOR AND 5.7 SQ. FT. AT SECOND FLOOR, SILL WITHIN 42" OF FLOOR. WITH MINIMUM DIMENSION OF 2'-0".
15. FIRE BLOCKING SHALL BE INSTALLED PER SECTIONS R314.8, R602, R1001.16 OF THE RESIDENTIAL CODE OF N.Y.S. - FIRE BLOCKING SHALL BE PROVIDED IN CONCEALED WALL AND STAIR SPACES AT THE FLOOR AND CEILING (ALSO 1/2" GWB ON UNDERSIDE OF STAIRS IN ENCLOSED ACCESSIBLE SPACES), HORIZ. FURRED SPACES AT INTERVALS NOT EXCEEDING 10 FT., CONCEALED JOIST SPACES AT BEAMS AND BEARING WALLS.
16. SMOKE DETECTING ALARM DEVICES SHALL BE DIRECT WIRED AND CONFORM TO SECTION R317 OF THE RESIDENTIAL CODE OF N.Y.S.
17. CARBON MONOXIDE DETECTORS (DIRECT WIRED) SHALL BE INSTALLED ON EACH STORY CONTAINING A SLEEPING AREA (SUCH DEVICE SHALL LOCATED WITHIN 15 FEET OF THE SLEEPING AREA) AND ON EACH STORY THAT CONTAINS A CARBON MONOXIDE SOURCE. R313.4.2
18. EQUIPMENT AND APPLIANCES HAVING AN IGNITION SOURCE SHALL BE ELEVATED SUCH THAT THE IGNITION IS NOT LESS THAN 18 INCHES ABOVE THE FLOOR IN HAZARDOUS LOCATIONS AND PRIVATE GARAGES. APPLIANCES LOCATED IN PRIVATE GARAGES SHALL BE INSTALLED WITH A MINIMUM CLEARANCE OF 6' FEET ABOVE THE FLOOR OR PROVIDE PROTECTION FROM MOTOR VEHICLE IMPACT. PER SECTION G2408 (305) OF THE RESIDENTIAL CODE OF N.Y.S.
19. PROVIDE 22" x 30" MINIMUM SCUTTLE OPENING WITH 30" MIN.HEAD ROOM TO ROOF CAVITIES THAT EXCEED 30 SF WITH OPENING LOCATED IN ACCESSIBLE AREA PER SECTION R807.
20. GLAZING TO BE TEMPERED WHERE SILL IS BELOW 18" ABOVE THE ADJACENT FLOOR.
21. PORCHES, BALCONIES, AND RAISED FLOORS GREATER THAN 30" ABOVE FLOOR OR GRADE SHALL HAVE A HALF WALL OR RAILING GUARD 36" MIN. HEIGHT. (R315)
22. STAIRWAYS PER R314,316
    - CLOSED RISERS UNLESS NOTED OTHER WISE.
    - 6'-8" MIN. HEAD ROOM ABOVE NOSING.
    - PROVIDE HANDRAILS FOR (2) OR MORE RISERS, 1 1/4" - 2" DIA. WITH ONE SIDE CONTINUOUS FROM TOP TO BOTTOM RISER, RETURN TO WALL OR NEWEL POST. 34" - 38" IN HEIGHT ABOVE NOSING W/ 1 1/2" CLEARANCE TO WALL OR OBSTRUCTION.
    - OPEN SIDES OF STAIRS GREATER THAN 30" OF HEIGHT SHALL HAVE GUARDS 34" MIN. HT. ABOVE NOSING.
23. RAILINGS OR RISER OPENINGS SHALL NOT PERMIT THE PASSING OF A 4" SPHERE & 6" OPENING IS PERMITTED AT TRIANGULAR OPENING AT RISER, TREAD AND BOTTOM RAIL (R314.2.1 & R316.2).
24. N1103.9 LIGHTING EQUIPMENT. A MINIMUM OF 50 PERCENT OF THE LAMPS IN PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL BE HIGH-EFFICACY LAMPS.
25. N1102.4.5 RECESSED LIGHTING. RECESSED LUMINARIES IN THE BUILDING THERMAL ENVELOPE SHALL BE SEALED TO LIMIT AIR LEAKAGE BETWEEN CONDITIONED AND UNCONDITIONED SPACES.
26. ENERGY STANDARDS CERTIFICATE. A PERMANENT CERTIFICATE SHALL BE POSTED ON OR IN THE ELECTRICAL DISTRIBUTION PANEL. THE CERTIFICATE SHALL NOT COVER OR OBSTRUCT VISIBILITY OF THE CIRCUIT DIRECTORY LABEL, SERVICE DISCONNECT LABEL OR OTHER REQUIRED LABELS. THE CERTIFICATE SHALL COMPLETED BY THE BUILDER OR REGISTERED DESIGN PROFESSIONAL. THE CERTIFICATE SHALL LIST THE PREDOMINANT R-VALUES OF INSULATION INSTALLED IN OR ON CEILING/ROOF, WALLS, FOUNDATION (SLAB, BASEMENT WALL, CRAWLSPACE WALL AND / OR FLOOR) AND DUCTS OUTSIDE CONDITIONED SPACES; U-FACTORS OF FENESTRATION; AND, WHERE REQUIREMENTS APPLY, DUCT LEAKAGE AND WHOLE-HOUSE AIR INFILTRATION. WHERE THERE IS MORE THAN ONE VALUE FOR EACH COMPONENT, THE CERTIFICATE SHALL LIST THE TYPE AND EFFICIENCY OF HEATING, COOLING AND SERVICE WATER HEATING EQUIPMENT.
27. ALL WORK SHALL COMPLY WITH APPLICABLE FEDERAL, LOCAL AND MUNICIPAL BUILDING CODES, AS WELL AS ANY AND ALL REGULATORY AGENCIES, INCLUDING, BUT NOT LIMITED TO THE BUILDING CODE OF NEW YORK STATE 2015 FOR OCCUPANCY CATEGORY OF 11. ANSI, OSHA, ETC. GENERAL NOTES SHALL APPLY TO ALL DRAWINGS.
28. ALL WORK SHALL CONFORM WITH THE REQUIREMENTS OF THE LOCAL ZONING CODES, NATIONAL ELECTRIC CODES, N.F.P.A. RECOMMENDATIONS, OSHA, A.D.A. AND ALL OTHER APPLICABLE CODES; RULES AND REGULATIONS ALL IN THEIR LATEST EDITION OF ALL AUTHORITIES HAVING JURISDICTION OVER WORK OF THIS TYPE.
29. THE TERMS "CONSTRUCTION CONTRACTOR," "GENERAL CONTRACTOR. G.C., CONSTRUCTION MANAGER / MANAGEMENT" AND "CONTRACTOR" SHALL BE UNDERSTOOD TO BE THE SAME UNLESS SPECIFICALLY NOTED OTHERWISE.
30. DRAWINGS ARE NOT TO BE SCALED; WRITTEN DIMENSIONS GOVERN.
31. ALL WORK IS TO CONFORM TO ARCHITECT'S DRAWINGS AND SPECIFICATIONS AND SHALL BE NEW AND BEST QUALITY OF THE KINDS SPECIFIED.
32. ALL SUBCONTRACTORS' SHOP DRAWINGS SHALL BE SUBMITTED TO THE ARCHITECT FOR APPROVAL THROUGH THE GENERAL CONTRACTOR PRIOR TO WORK BEING PERFORMED, UNLESS OTHERWISE NOTED.
33. ALL WORK, AS EITHER IMPLIED OR REASONABLY INFERABLE FROM THE CONTRACT DOCUMENTS, DRAWINGS AND SPECIFICATIONS, SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR UNLESS OTHERWISE NOTED IN WRITING. ALL DRAWINGS AND SPECIFICATIONS ARE DIRECTED TO THE ATTENTION OF THE CONTRACTOR AND THE INCLUSION OF ANY WORK BY MENTION, NOTE, DETAIL, ITEMIZATION OR IMPLICATION, HOWEVER BRIEF, MEANS THAT THE CONTRACTOR SHALL INCLUDE ALL APPURTENANCES AND APPARATUS NORMALLY DEEMED TO BE A PART OF A COMPLETED PACKAGE WITH IN THE DEFINITIONS OF NORMAL INDUSTRY STANDARDS.
34. THE CONTRACTOR SHALL FAMILIARIZE THEMSELVES WITH THE PROJECT THROUGH INSPECTION OF THE SITE, DRAWINGS, AND SPECIFICATIONS, SO AS TO THOROUGHLY UNDERSTAND THE WORK. ANY AND ALL DISCREPANCIES AND OMISSIONS SHALL BE REPORTED TO THE ARCHITECT PRIOR TO COMMENCEMENT OF ANY WORK. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO INSURE THAT DISCREPANCIES OR OMISSIONS ARE REPORTED AND CLARIFICATION OBTAINED FROM THE ARCHITECT PRIOR TO WORK BEING DONE. ANY WORK THAT PROCEEDS OTHERWISE SHALL BE, IF INCORRECTLY PERFORMED, REPLACED OR REPAIRED WITH THE COST FOR SAME BEING BORNE BY THE CONTRACTOR. CONTRACTOR SHALL VERIFY ALL DIMENSIONS FOR ACCURACY & COORDINATION PRIOR TO COMMENCING WORK.
35. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY AND ALL DISCREPANCIES BETWEEN FIELD CONDITIONS AND THE CONTRACT DOCUMENTS BEFORE PROCEEDING WITH THAT PORTION OF THE WORK. FAILURE TO NOTIFY THE ARCHITECT OF DISCREPANCIES WILL NOT RELIEVE THE CONTRACTOR OF RESPONSIBILITY TO COMPLY WITH THE DOCUMENTS. THE CONTRACTOR SHALL CORRECT ANY AND ALL WORK ARISING FROM SUCH FAILURE AND COORDINATE DISCREPANCIES TO THE SATISFACTION OF ARCHITECT WITHOUT ADDITIONAL COST TO THE OWNER.
36. IF ANY CONFLICTS OCCUR BETWEEN THE NOTES, SPECIFICATIONS, AND DETAILS, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT AND REQUEST CLARIFICATION.
37. DETAILS AND SECTIONS SHOWN ON DRAWINGS ARE TYPICAL AND MAY APPLY TO LOCATIONS OTHER THAN WHERE SPECIFICALLY MARKED ON THE PLANS. IF SECTIONS OR DETAILS DO NOT REPRESENT ALL REQUIRED CONDITIONS, THE ARCHITECT SHALL BE CONTACTED FOR CLARIFICATION BY THE GENERAL CONTRACTOR.
38. MECHANICAL, ELECTRICAL AND PLUMBING DESIGN SHALL BE DETERMINED BY THE GENERAL CONTRACTOR ON A "DESIGN BUILD" BASIS. THEREFORE, IT IS THE GENERAL CONTRACTOR'S RESPONSIBILITY TO COORDINATE THE ROUTING OF THESE TRADES TO ASSURE THAT THESE SYSTEMS DO NOT CONFLICT WITH THE ARCHITECTURAL AND STRUCTURAL ELEMENTS OF THE BUILDING.

GROUND SNOW LOAD	WIND Speed (mph)	SEISMIC DESIGN CATEGORY	SUBJECT TO DAMAGE FROM: WEATHERING	FROST LINE DEPTH	TERMITE	DECAY	ICE SHIELD UNDERLAYMENT REQUIRED	FLOOD HAZARDS
40	90	B	SEVERE	42"	SLIGHT TO MODERATE	NONE TO SLIGHT	YES	NO

● Climatic & Geographical Design Criteria - TABLE R301.2(1) -

CLIMATE ZONE	FENESTRATION U-FACTOR	SKYLIGHT U-FACTOR	GLAZED FENESTRATION SHGC	CEILING R-VALUE	WOOD FRAME WALL R-VALUE	MASS WALL R-VALUE	FLOOR R-VALUE	BASEMENT WALL R-VALUE	SLAB R-VALUE DEPTH	CRAWL SPACE WALL R-VALUE
5	0.32	0.55	NR	49	20 OR 13 + 5h	13 /17	30g	15 / 19	10/2 FT.o d HEATED SLAB 15	15 / 19

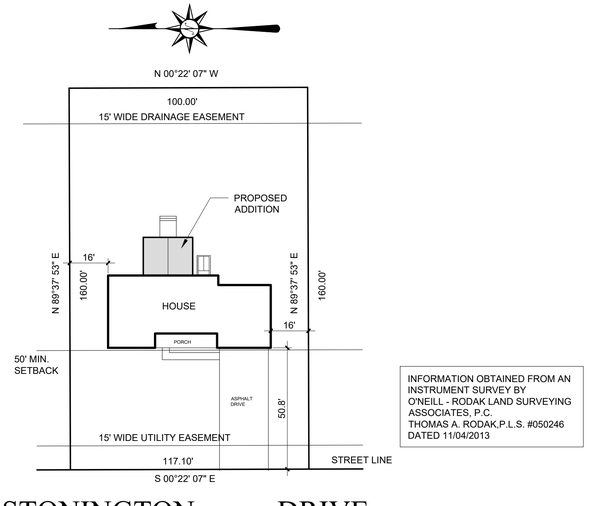
● Insulation and Fenestration requirements by component - TABLE N1102.(12)

LIST OF DRAWINGS

G000 COVER SHEET

A100 DEMOLITION FLOOR PLAN
A101 FOUNDATION PLAN AND FLOOR PLAN
A102 EXTERIOR ELEVATIONS
A103 BUILDING SECTIONS AND TYPICAL WALL SECTION

SITE PLAN



INFORMATION OBTAINED FROM AN INSTRUMENT SURVEY BY O'NEILL - RODAK LAND SURVEYING ASSOCIATES, P.C. THOMAS A. RODAK,P.L.S. #050246 DATED 11/04/2013

STONINGTON (60' WIDE) DRIVE

PRINT DATE: Aug 29, 2018 10:02 AM USER: MBODENSTEINER
FILE NAME: S:\47 Stonington\Drawings\CAD\47 Stonington Drive CD.dwg

Project Name
DINING ROOM ADDITION
47 Stonington Drive, Pittsford, NY 14534

No.	Revisions/Submissions	Date

DJC ARCHITECTURE PLLC
99 Garnsey Road, Suite 101
Pittsford, NY 14534
585.419.8800 P + 585.419.8814 F

Drawing Title
COVER SHEET

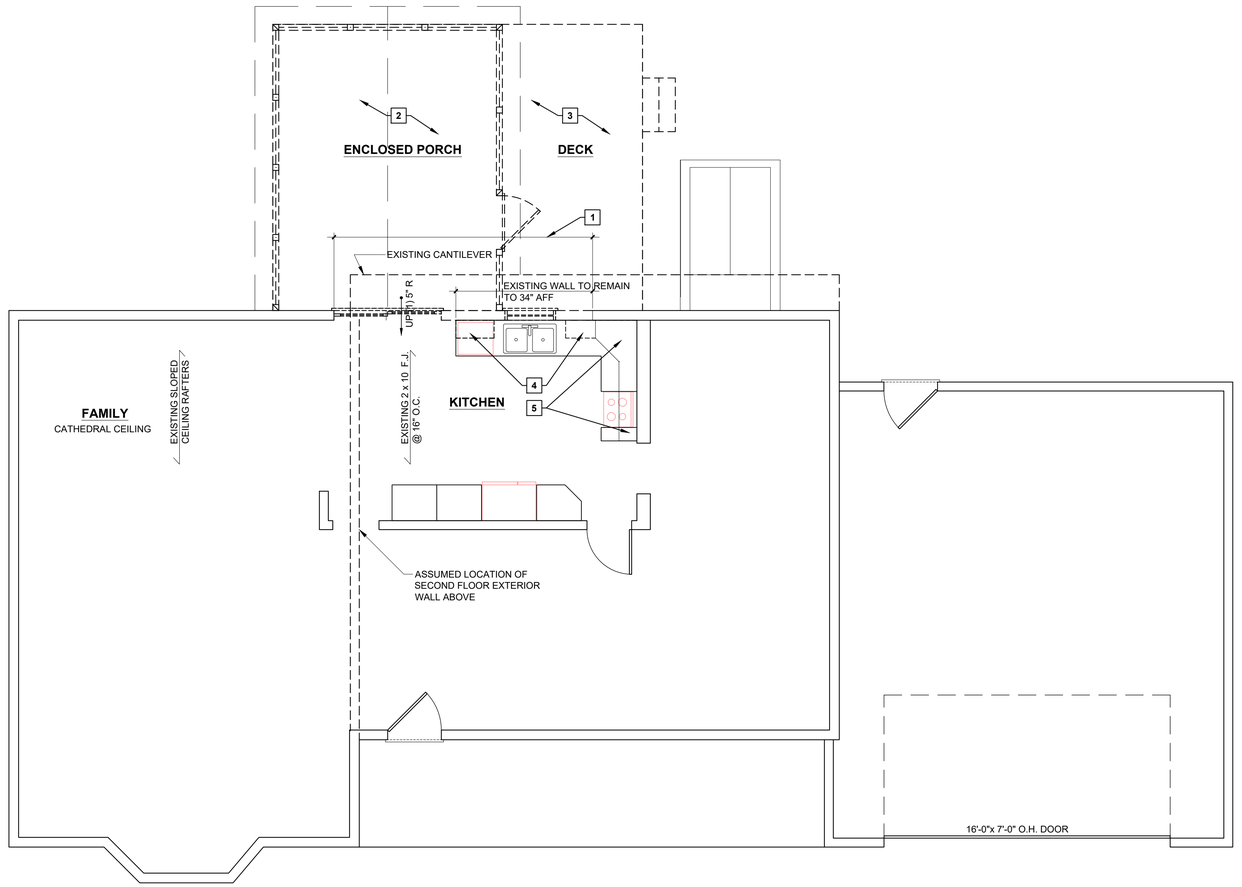
Project No:

Scale: AS NOTED

Date: 8-29-18 **Drawn By:**

Drawing No.
G000

Sheet # of #



1 A100 DEMOLITION FLOOR PLAN

1/4"=1'-0"

DEMOLITION NOTES:
(APPLICABLE TO ALL CONTRACTORS)

1. THIS DRAWING IS FOR GENERAL INFORMATION ONLY, AND DOES NOT INDICATE ALL DEMOLITION REQUIREMENTS. REFER TO DRAWINGS, SPECIFICATIONS AND ACTUAL FIELD CONDITIONS TO DETERMINE THE FULL SCOPE AND PARTICULARS OF REMOVAL REQUIREMENTS.
2. CONFER WITH OWNER ANY OTHER ITEMS TO BE SAVED PRIOR TO REMOVAL / DEMOLITION.
3. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING STRUCTURAL AND WEATHER TIGHT INTEGRITY OF EXISTING STRUCTURE DURING CONSTRUCTION.
4. PROTECT ALL EXISTING FINISHES DURING CONSTRUCTION.

DEMOLITION KEYNOTES: #

1. REMOVE EXISTING EXTERIOR WALL CONSTRUCTION.
2. REMOVE EXISTING ENCLOSED PORCH CONSTRUCTION COMPLETELY.
3. REMOVE EXISTING DECK CONSTRUCTION COMPLETELY.
4. REMOVE EXISTING WALL CABINET AND RETURN TO OWNER FOR REUSE.
5. PROTECT EXISTING WALL CABINETS.

DINING ROOM ADDITION

47 Stonington Drive, Pittsford, NY 14534

Project Name

No.	Revisions/Submissions	Date

DJC ARCHITECTURE LLC
99 Garnsey Road, Suite 101
Pittsford, NY 14534
585.419.8800 P + 585.419.8814 F

Drawing Title

DEMOLITION FLOOR PLAN

Project No:

Scale: AS NOTED

Date: 8-29-18 Drawn By:

Drawing No.

A100

Sheet # of #

PRINT DATE: Aug. 29, 2018 10:02 AM USER: NBODENSTEINER
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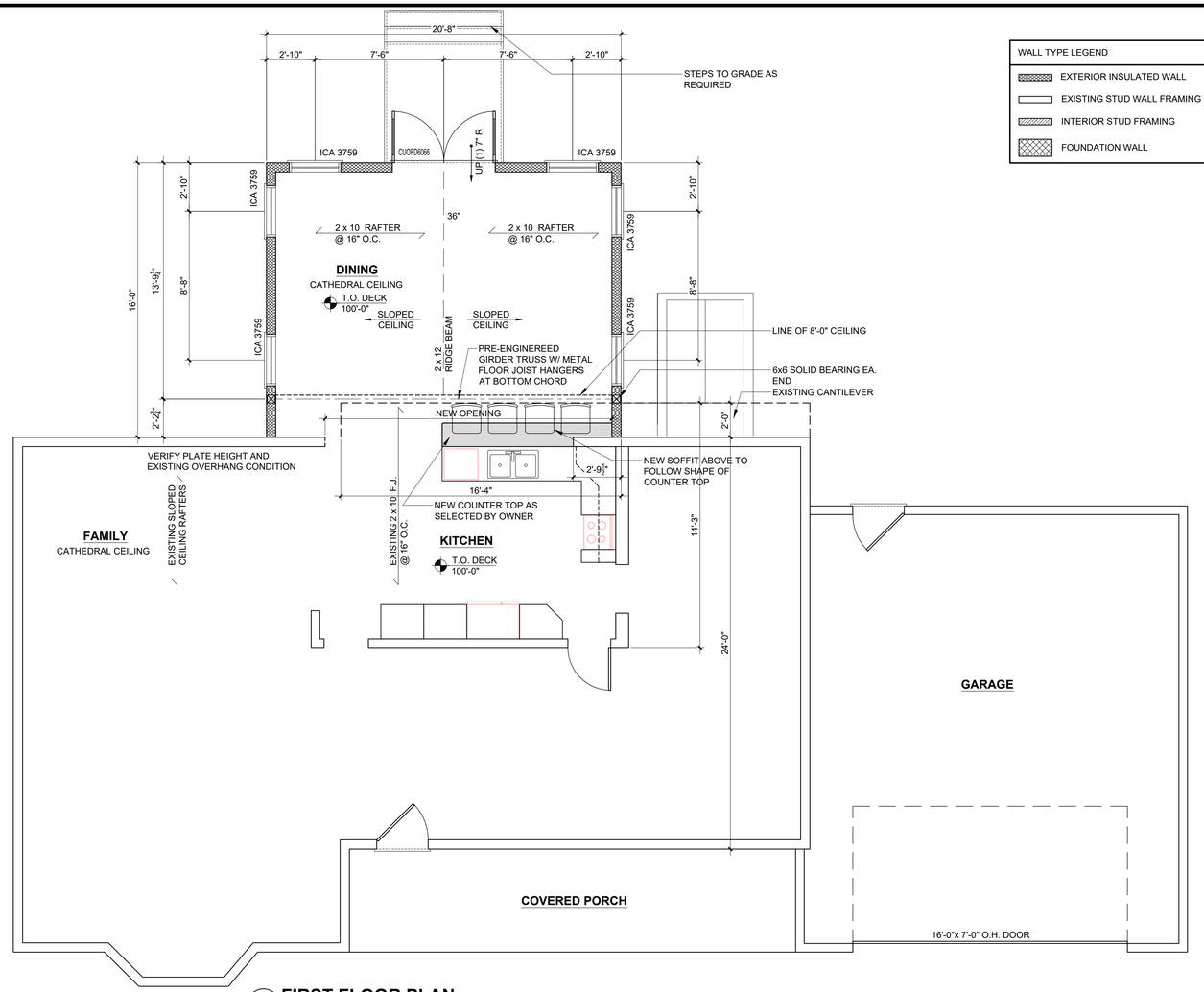
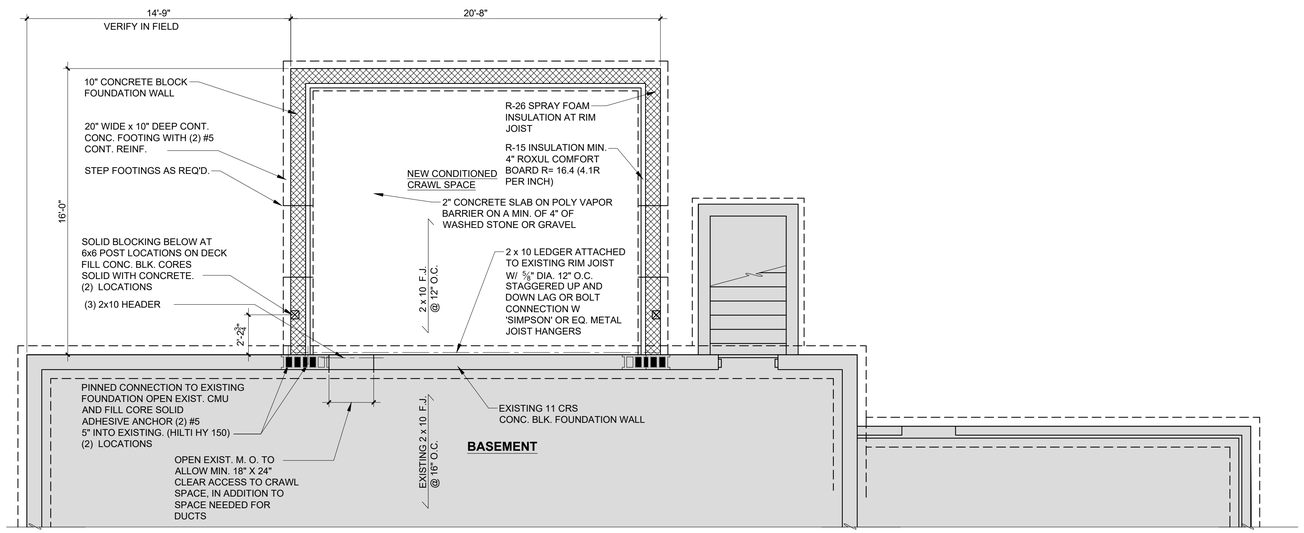


2 A101 FIRST FLOOR PLAN
1/4"=1'-0"



1 A101 FOUNDATION PLAN
1/4"=1'-0"

WALL TYPE LEGEND

- EXTERIOR INSULATED WALL
- EXISTING STUD WALL FRAMING
- INTERIOR STUD FRAMING
- FOUNDATION WALL

FLOOR PLAN GENERAL NOTES:

1. ALL INTERIOR STUD DIMENSIONS ARE FROM CENTER OF STUD TO CENTER OF STUD UNLESS OTHERWISE NOTED.
2. REFER TO EXTERIOR ELEVATION FOR WINDOW SIZES.
3. ALL GLASS LOCATED WITHIN 18" OF FLOOR, 24" OF A DOOR OR LOCATED WITHIN 60" OFF FLOOR AT BATHTUBS, WHIRLPOOLS, SHOWERS, SAUNAS, STEAM ROOMS OR HOT TUBS SHALL BE TEMPERED.
4. CONTRACTOR TO COORDINATE ALL CLOSET SHELVING AND CABINETRY REQUIREMENTS. CONTRACTOR TO FIELD VERIFY ALL CABINET DIMENSIONS PRIOR TO FABRICATION.
5. ALL EXPOSED INSULATION SHALL HAVE A FLAME SPREAD RATING LESS THAN 25 AND A SMOKE DENSITY RATING LESS THAN 450.
6. ALL INTERIOR WALLS SHALL BE COVERED WITH ½" GYPSUM BOARD, WITH METAL CORNER REINFORCING, TAPE FLOAT AND SAND, (3 COATS) USE ⅝" GYPSUM BOARD ON CEILINGS WHEN SUPPORTING MEMBERS ARE 24" O.C. OR GREATER USE ½" GYPSUM BOARD ON CEILING MEMBERS LESS THAN 24" O.C.

FOUNDATION GENERAL NOTES:

1. THE HEIGHT OF BACK FILL SHALL NOT EXCEED 8 FEET. THE BACK FILL MATERIAL SHALL BE CLEAN, FREE OF DEBRIS AND WELL DRAINED MATERIAL.
2. FINAL FOOTING DEPTHS AND CONFIGURATIONS ARE SUBJECT TO SUBSURFACE CONDITIONS. ALL FOOTINGS TO REST ON UNDISTURBED SOIL OF MINIMUM BEARING CAPACITY OF 2,000 PSF. ALL FOOTINGS ARE TO EXTEND BELOW THE FROST LINE-MIN. 3'- 6" BELOW FINISHED GRADE. PROVIDE STEPPED FOOTINGS WHERE REQUIRED.
3. SLAB IS A MINIMUM OF 2" THICK OVER 6 MIL. POLYETHYLENE VAPOR BARRIER OR INSUL-TARP OVER 4" CRUSHED STONE. TOP OF SLAB ELEVATION TO BE AS NOTED.
4. ALL COMPACTED SOIL TO BE COMPACTED IN 6" LIFT.
5. MASONRY VENEER MUST BE ANCHORED TO BACK-UP CONSTRUCTION WITH GALVANIZED CORRUGATED METAL TIES SPACED 16" O.C. HORIZONTALLY AND 24" VERTICALLY.
6. INSTALL CONTINUOUS APPROVED FLASHING AND COTTON CORD WEEPS AT 48" O.C. WITHIN FIRST EXPOSED COURSE OF MASONRY VENEER ABOVE GRADE.
7. 2X SILL PLATES ARE TO RUN FLUSH WITH EXTERIOR EDGE OF FOUNDATION, AND BE SECURED WITH ANCHOR BOLTS (MIN. ½" DIA.) SPACED AT 6'-0" O.C. MAXIMUM. ANCHOR BOLTS SHALL EXTEND A MIN. OF 7" INTO MASONRY AND BE LOCATED WITHIN 12" FROM THE END OF EACH PLATE SECTION. SILL PLATES ARE TO BE PLACED OVER CLOSED CELL FOAM SILL SEALER.
8. BUILDER TO VERIFY ALL SOIL CONDITIONS BEFORE CONSTRUCTING FOUNDATION. IF POOR CONDITIONS ARE DISCOVERED CONTACT THE ARCHITECT.
9. BUILDER TO VERIFY FOUNDATION DETAILS W/ LOCAL BUILDING CODES.

DINING ROOM ADDITION
47 Stonington Drive, Pittsford, NY 14534

Project Name

No.	Revisions/Submissions	Date

DJC ARCHITECTURE PLLC
99 Garnsey Road, Suite 101
Pittsford, NY 14534
585.419.8800 P + 585.419.8814 F

Drawing Title
FOUNDATION PLAN AND FLOOR PLAN

Project No:

Scale: AS NOTED

Date: 8-29-18 Drawn By:

Drawing No.
A101

Sheet # of #

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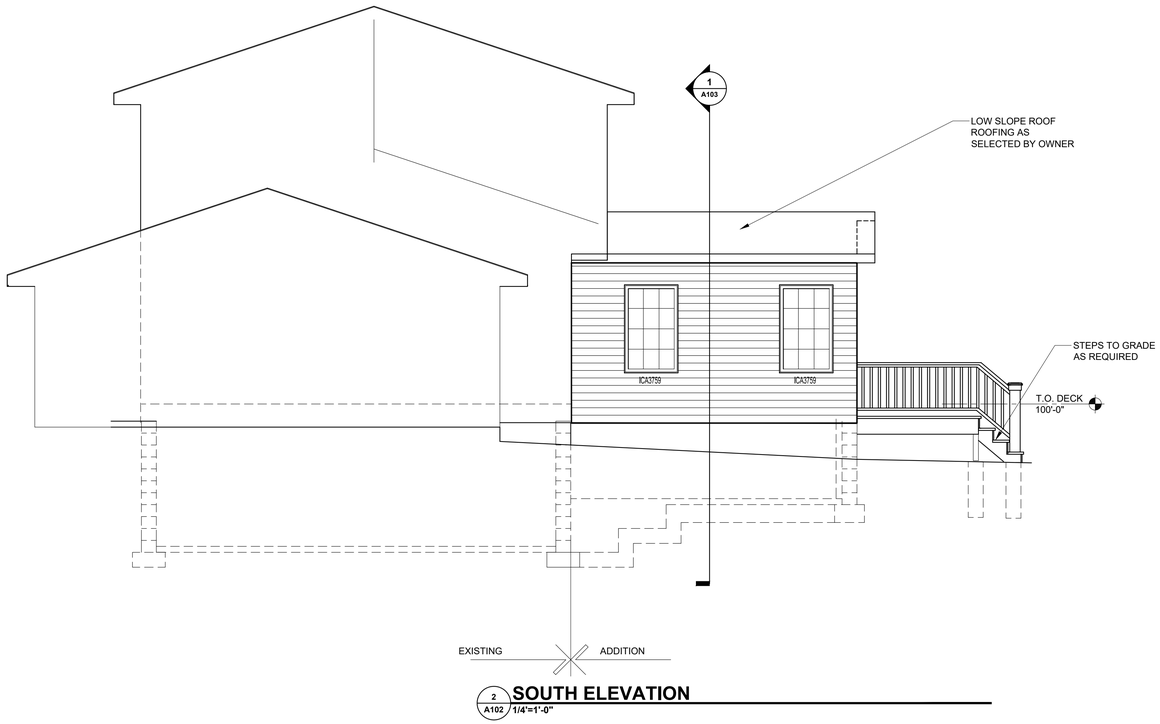

2 A102 **SOUTH ELEVATION** 1/4"=1'-0"

1 A102 **EAST ELEVATION** 1/4"=1'-0"

ELEVATION NOTES:

1. GUTTERS AND DOWNSPOUTS ARE NOT SHOWN FOR CLARITY. DOWNSPOUTS SHALL BE LOCATED TOWARDS THE FRONT AND REAR OF THE HOUSE. LOCATE DOWNSPOUTS IN NON-VISUALLY OFFENSIVE LOCATIONS.

2. INSTALL CONCEALED FLASHING UP MIN. 12" ON WALLS AT INTERSECTING ROOFS.

DINING ROOM ADDITION

47 Stonington Drive, Pittsford, NY 14534

Project Name

No.	Revisions/Submissions	Date

DJC ARCHITECTURE PLLC
99 Garnsey Road, Suite 101
Pittsford, NY 14534
585.419.8800 P + 585.419.8814 F

Drawing Title

EXTERIOR ELEVATIONS

Project No:

Scale: AS NOTED

Date: 8-29-18 Drawn By:

Drawing No.

A102

Sheet # of #

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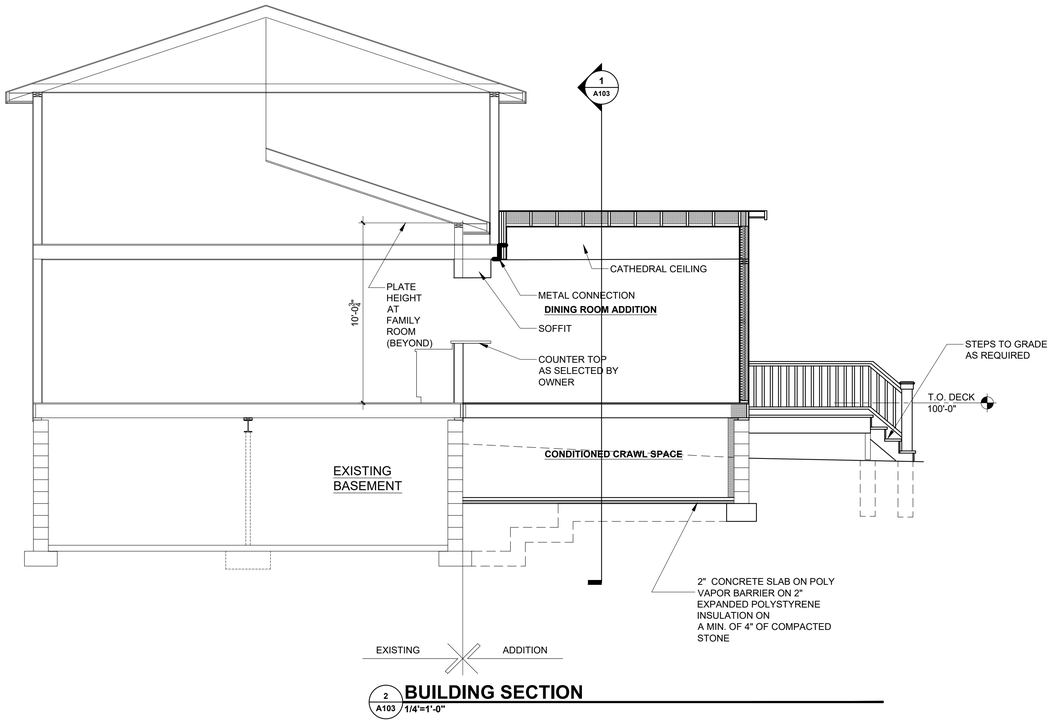
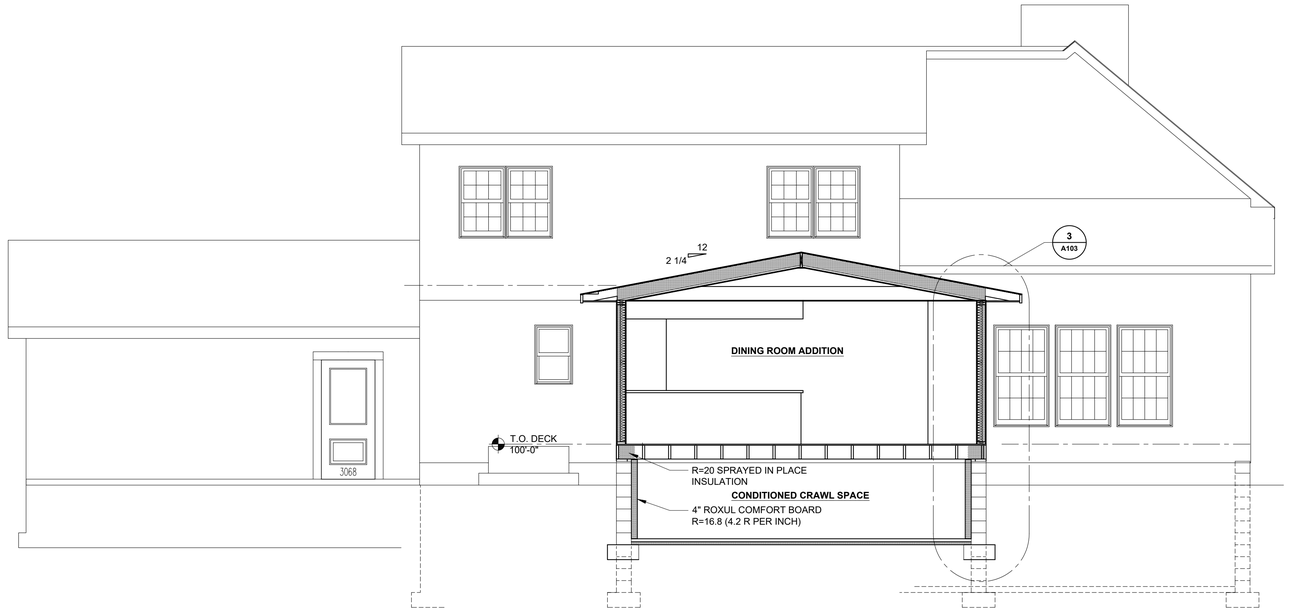
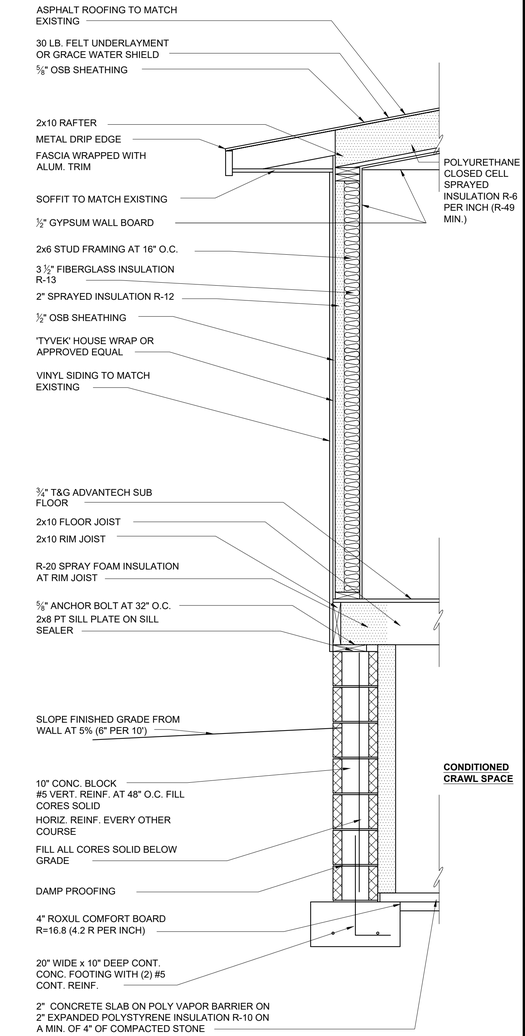


2 A103 **BUILDING SECTION** 1/4"=1'-0"



1 A103 **BUILDING SECTION** 1/4"=1'-0"



3 A103 **TYPICAL WALL SECTION** 3/4"=1'-0"

DINING ROOM ADDITION

47 Stonington Drive, Pittsford, NY 14534

Project Name

No.	Revisions/Submissions	Date

DJC ARCHITECTURE LLC
99 Garnsey Road, Suite 101
Pittsford, NY 14534
585.419.8800 P + 585.419.8814 F

Drawing Title
BUILDING SECTIONS AND TYPICAL WALL SECTION

Project No:

Scale: AS NOTED

Date: 8-29-18 Drawn By:

Drawing No.
A103

Sheet # of #

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43

Town of Pittsford

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

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

Permit #
B19-000091

DESIGN REVIEW AND HISTORIC PRESERVATION BOARD
REFERRAL OF APPLICATION

Property Address: 25 Bromsgrove Hill PITTSFORD, NY 14534
Tax ID Number: 178.19-5-8
Zoning District: RN Residential Neighborhood
Owner: Ketmar Development Corp
Applicant: Ketmar Development Corp

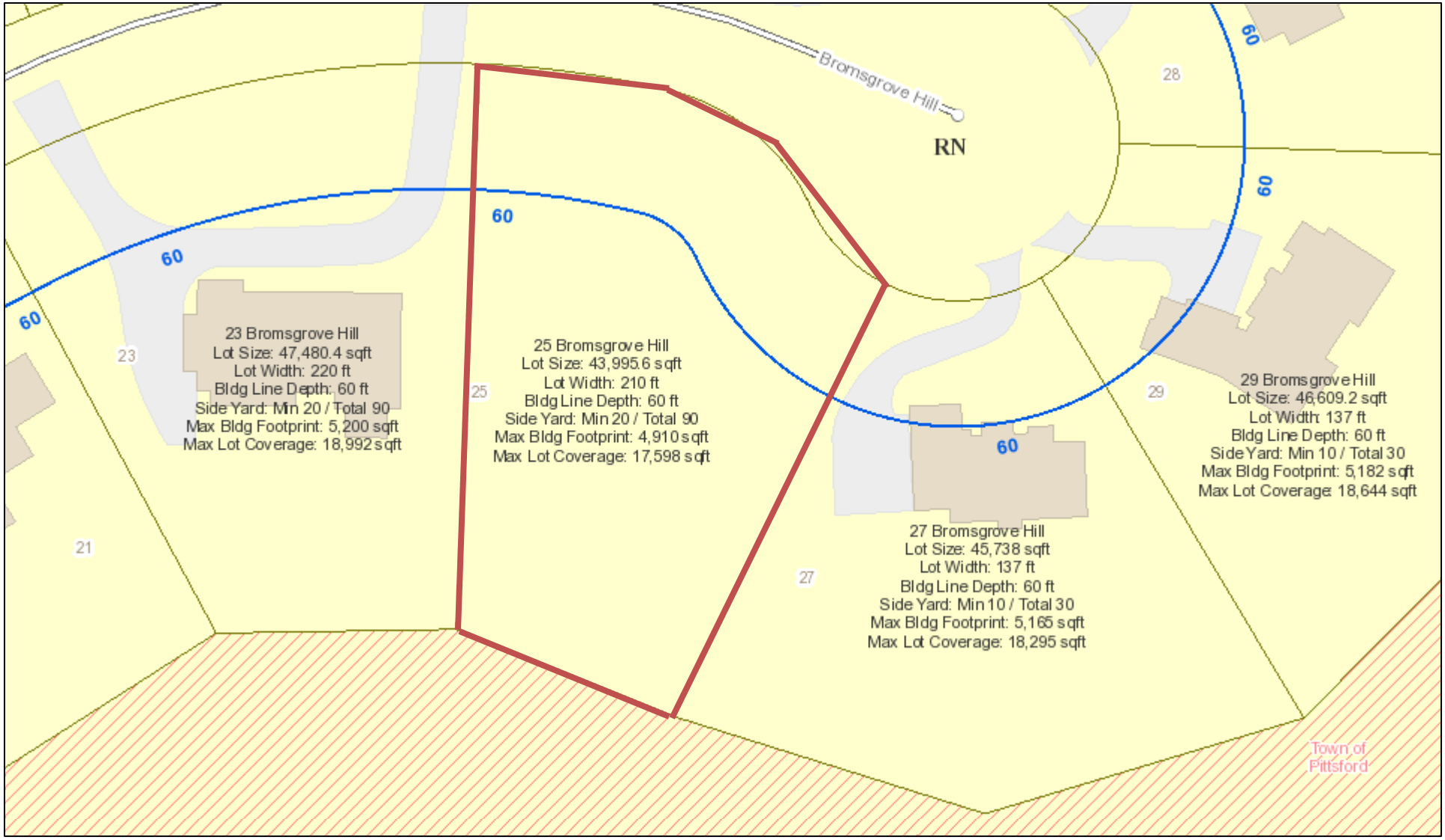
Application Type:

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

Project Description: Applicant is requesting design review for the construction of a two story single family home. The home will be approximately 5163 sq. ft. and will be located in the Malvern Hills Subdivision.

Meeting Date: June 27, 2019

RN Residential Neighborhood Zoning



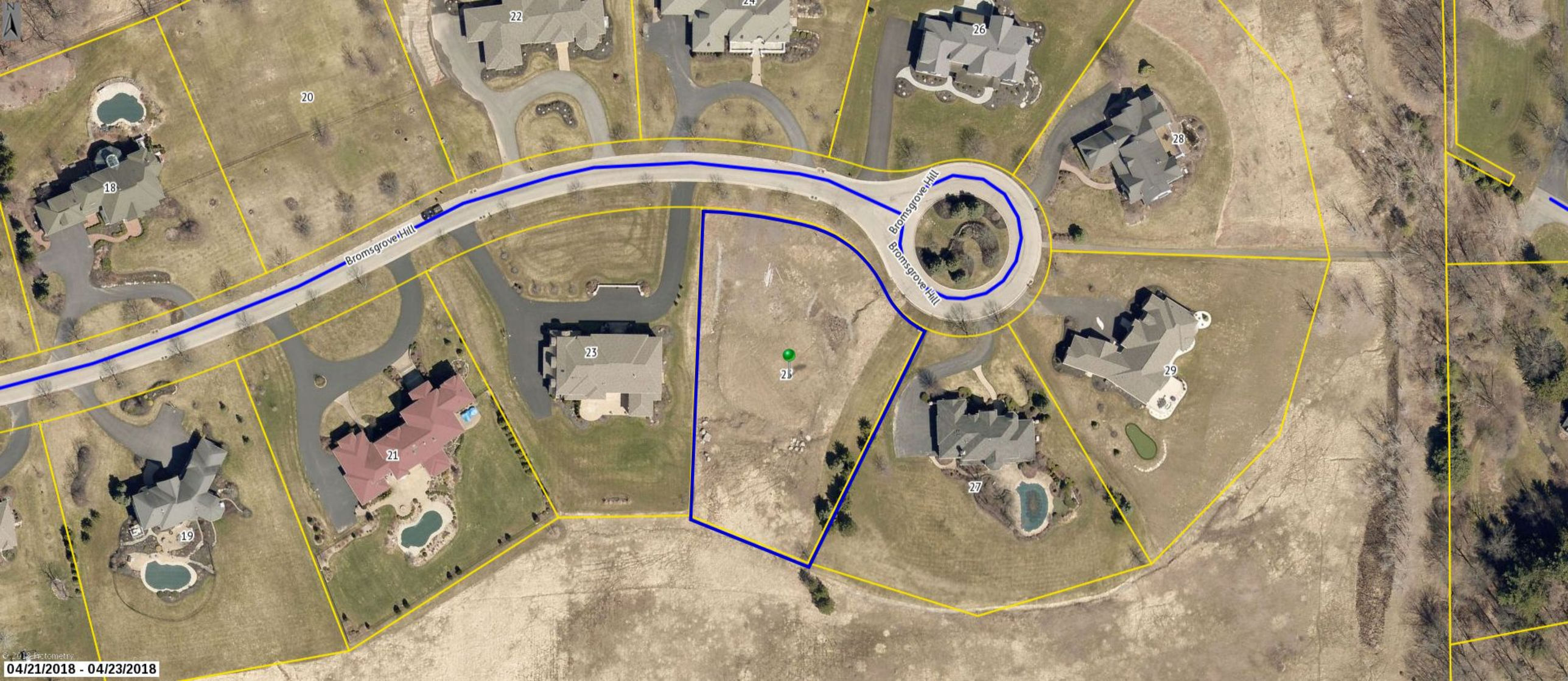
Printed June 19, 2019

1:1,128

0 45 90 180 ft

0 12.5 25 50 m

Town of Pittsford GIS


Bromsgrove Hill
Bromsgrove Hill
Bromsgrove Hill
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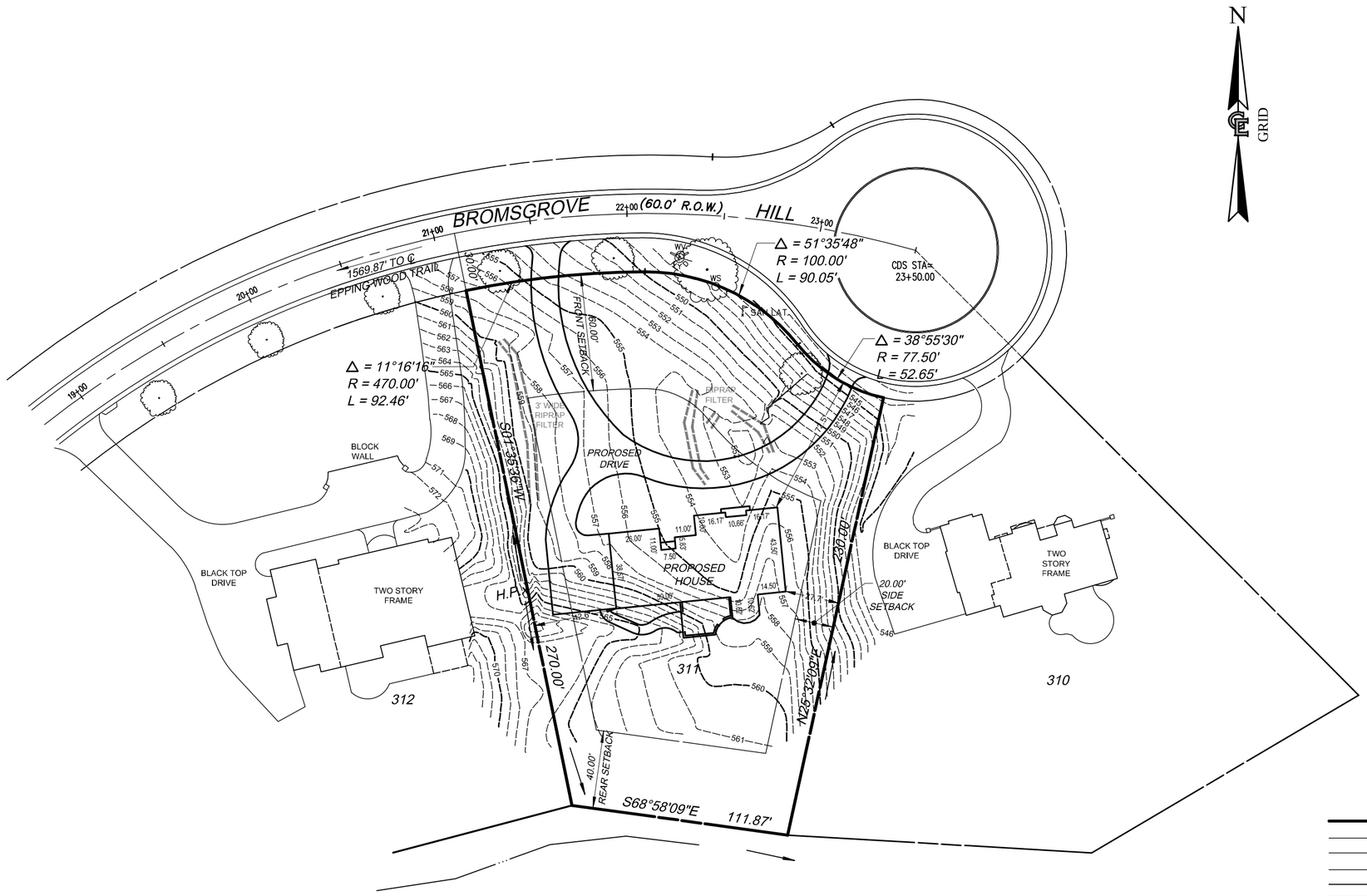
04/21/2018 - 04/23/2018



SYMBOL LEGEND

D	DRAINAGE MANHOLE	E	ELECTRIC MANHOLE
	INLET DRAINAGE MANHOLE	EM	ELECTRIC METER
	CATCH BASIN	T	TELEPHONE MANHOLE
	END SECTION	TP	TELEPHONE PEDESTAL
	END OF PIPE	PB	PHONE BOOTH
MH	MANHOLE		PEDESTRIAN POLE
S	SANITARY MANHOLE	TRAF. SIG. CAB.	TRAFFIC CONTROL CABINET
C.O.	CLEAN OUT		LAMP POST
GV	GAS VALVE		LIGHT POLE
GS	GAS SERVICE		UTILITY POLE WITH LIGHT
GM	GAS METER	FLAG POLE	FLAG POLE
SV	SPRINKLER VALVE	MB	MAILBOX
SH	SPRINKLER HEAD		BOLLARD
WV	WATER VALVE		POST
WS	WATER SERVICE		SIGN
	HYDRANT		SIGN
WM	WATER METER		SIGN
W	WELL		TURNING ARROW
MW	MONITOR WELL		HANDICAP
	BORE	STOP	STOP BAR
CTV	CABLE TV PEDESTAL		TREE DECIDUOUS
	SIGNAL POLE		TREE CONIFEROUS
	UTILITY POLE		BUSH
	GUY WIRE	AC	AIR CONDITIONING UNIT
	PULL BOX	SAN	SANITARY UTILITY LATH
ELEC.	ELECTRIC PULL BOX	G	GAS UTILITY LATH
TELE.	TELEPHONE PULL BOX	W	WATER UTILITY LATH
		T	TELEPHONE UTILITY LATH
TR	TRAFFIC PULL BOX	E	ELECTRIC UTILITY LATH
T	TRANSFORMER	C	CABLE UTILITY LATH

LINE LEGEND

	SECTION/PARCEL BOUNDARY
	MIN. BUILDING SETBACK
	CENTER LINE
	EXIST. EASEMENT LINE
	EXIST. RIGHT-OF-WAY LINE
	EXIST. EDGE OF PAVEMENT
W WV	EXISTING WATER MAIN, VALVE, & HYDRANT.
S	EXISTING SANITARY SEWER, & MANHOLE.
D	EXISTING DRAINAGE SEWER, FIELD INLET, INLET MANHOLE, MANHOLE, & END SECTION.
OH OH	EXISTING OVERHEAD UTILITIES
	EXISTING TELEPHONE
UG UG	EXISTING UNDERGROUND UTILITIES
G G	EXISTING GAS
E E	EXISTING ELECTRIC
	EXISTING GUARD RAIL
	TREE,HEDGE,EDGE OF WOODS
	EXISTING SWALE
X O	BARBED WIRE,STOCKADE,CHAIN LINKED FENCE
410	EXISTING CONTOUR
x 420.4	EXISTING SPOT ELEVATION @ X
	CONCRETE PAD/ CONCRETE SIDEWALK

REFERENCES

1. MAP ENTITLED "MALVERN HILLS - SECTION THREE, PLAT MAP," AS PREPARED BY COSTICH ENGINEERING, HAVING DRAWING NUMBER 892-11, DATED 2-3-00, LAST REVISED 1-4-01, AND AS FILED IN THE M.C.C.O. IN LIBER 306, PAGE 62.

NO.	DATE	REVISION	BY	CHKD.	APVLS.

PROJECT ENGINEER: M.O.R.
DRAWN BY: P.I.G.
BOUNDARY: J.S.F.
TOPO/BASE: ---
DATE: 6/13/2019
SCALE: 1"=50'

Costich Engineering
• Civil Engineering
• Land Surveying
• Landscape Architecture
217 Lake Avenue
Rochester, NY 14608
(585) 458-3020

TITLE OF PROJECT
MALVERN HILLS SUBDIVISION
SECTION THREE

TITLE OF DRAWING
PLOT PLAN LOT 311

LOCATION OF PROJECT
TAX PARCEL NO. 17819-05-08
TOWN LOTS 6 & 8, TOWNSHIP 12, RANGE 5, PHELPS & GORHAM PURCHASE, TOWN OF PITTSFORD
COUNTY OF MONROE, STATE OF NEW YORK

CLIENT
KETMAR DEVELOPMENT CORPORATION
502 S. MAIN STREET
CANANDAIGUA, NEW YORK 14424

DWG. # 892-311
VE311
SHEET 1 OF 1

PENAKALAPATI RESIDENCE

Project Information:

PENAKALAPATI RESIDENCE

Sameer & Sravanthi Penakalapati

Lot 311 Bromsgrove Hill,
Pittsford, NY 14534

Architect Information:

METHOD ARCHITECTURE STUDIO

Peter Heintzelman, AIA, LEED G.A.

p: 440.590.2817

e: pete@methodarch.com

Sheet Index:

Sheet No.	Sheet Name
A-0.0	COVER SHEET
A-0.1	GENERAL NOTES
A-0.2	SITE PLAN
A-1.0	FOUNDATION PLAN
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A-1.2	MAIN LEVEL FRAMING PLAN
A-1.3	MAIN LEVEL PLAN
A-1.4	UPPER LEVEL FRAMING PLAN
A-1.5	UPPER LEVEL PLAN
A-1.6	ROOF FRAMING PLAN
A-1.7	ROOF PLAN
A-1.8	ROOF TRUSS PROFILES
A-2.0	BUILDING ELEVATIONS
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A-2.3	EXTERIOR ELEVATION DETAILS
A-3.0	BUILDING SECTIONS
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A-3.2	BUILDING SECTIONS
A-3.3	BUILDING SECTIONS
A-3.4	BUILDING SECTIONS

Area Calculations:

Name	Type	Area
Main Level	Living Space	2614 SF
Upper Level	Living Space	2549 SF
		5163 SF
Finished Basment	Auxiliary Space	1572 SF
Garage	Auxiliary Space	992 SF
Porch	Auxiliary Space	49 SF
Side Porch	Auxiliary Space	30 SF
		2642 SF
		7805 SF

METHOD
ARCHITECTURE STUDIO
architecture + planning + interiors

GENERAL ROOF & ATTICS:

1. Approved bituthane water shield product (ie. Grace Ice and Water Shield) to be applied to all eaves and valleys. Amount applied to eaves according to chart below:

Roof Pitch	3:12 or less	3:12 - 6:12	6:12 or greater
Water Shield	8'-0"	5'-0"	3'-0"

2. Use a rubber membrane roof on all roofs with a pitch of 3:12 or less.
3. Unconditioned attic spaces must have ventillation openings covered with hardware cloth or mesh. One (1) square foot of venting area for every 150 square feet of crawl space.
4. Required access to attic spaces is 22" x 30" with headroomabove the opening of at least 30" and must be located in a hallway or other readily accessible location (R-807)
5. Provide required flashing to meet or exceed common building practice where required and at roof changes, projections, valleys, etc.

CLIMATIC & GEOGRAPHICAL DESIGN CRITERIA:

- Table R301.2(1) -

Ground Snow Load	Wind Speed (mph)	Seismic Design Category	Subject to Damage From				Winter Design Temp.	Ice Sheild Underlayment Req'd	Flood Hazards
			Weathering	Frost Depth	Termite	Decay			
40	115	B	Severe	42"	Moderate to Heavy	Slight to Moderate	+ 5 F	Yes	No

STRUCTURAL LOADING DESIGN CRITERIA:

- all loads in pounds per square foot -

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

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

Note: Assumed safe soil bearing capacity is 2,000 psf at min. frost depth. Values may be increased if site specific soil classification or load bearing test data is available.

Handrails:

1. Handrails are required on each side of stairways. Stairways less than 44" wide serving one dwelling unit may have on handrail (if not open on both sides)
2. Handrails and extensions shall be 34" to 38" above nosing of treads and be continuous.
3. The handgrip portion of all handrails shall be not less than 1-1/4" nor more than 2" in cross-sectional dimension. Handrails projecting from wall shall have at least 1-1/2" between the wall and the handrail. Ends of the handrails shall be returned or shall have rounded termination or bends.

Guardrails:

1. On landings shall have a height of 36" off finish floor.
2. On open stairways shall have a height of 34" to 38" above nosing of treads and be continuous
3. Openings between railings shall be less than 4". The triangular openings formed by the riser, tread and bottom element of a guardrail at a stair shall be less than 6".
4. Porches, balconies and raised floors greater than 30" above the finish floor or grade shall have a half wall or guardrail of 36" height.

Stairs:

1. Stairwells to be a minimum of 36" in width and have a consistent head height to finished ceiling of 6'-8" from the tread nosing.
2. Closed risers with 1" nosing unless noted otherwise maximum height of 7-3/4".
3. A landing is not required at top of interior stairs provided a door does not swing over stair.

ELECTRICAL:

Kitchens and dining areas of dwelling units receptacle outlet shall be installed at each counter space wider than 12". Receptacles shall be installed so that no point along the wall line is more than 24" measured horizontally from a receptacle outlet in that space. Island and peninsular countertops 12" to 24" long (or greater) shall have at least one receptacle. Counter top spaces seperated by range tops, refrigerators or sinks shall be considered as seperate counter top spaces.

Bathroom receptacle outlets shall be supplied by a minimum of one 20-ampere branch circuit. Such circuits shall have no other outlets. This circuit may serve more than one bathroom. NEC Art. 210-52(d).

1. Electrical layout should meet or exceed local and national codes and shall be inspected during construction.
2. A permanent "Energy Standards Certificate" shall be posted on or in the electrical distribution panel. The certificate shall list the required R-Values of insulation installed and the type and efficiency of heating, cooling and service water heating equipment.

GLAZING:

The following locations should be of safety glazing material in accordance with section 2406.4 (see exceptions)

a. Doors and enclosures for hot tubs, whirl pools, saunas, steam rooms, bathtubs and showers and in any portion of a building wall enclosing these compartments where the bottom exposed edge of the glazing is less than 60 inches above a standing surface and drain inlet.
b. Fixed or operable panels adjacent to a door where the nearest exposed edge of the glazing is within a 24" arc, of either vertical edge of the door in a closed position. And where the bottom exposed edge of the glazing is less than 60 inches above the walking surface.

SMOKE ALARMS:
R314.3 Location. Smoke alarms shall be installed in the following locations: 1.In each sleeping room. 2. Outside each separate sleeping area in the immediate vicinity of the bedrooms. 3. On each additional story of the dwelling, including basements and habitable attics and not including crawl spaces and uninhabitable attics [...] 4.Smoke alarms shall be installed not less than 3 feet (914 mm) horizontally from the door or opening of a bathroom that contains a bathtub or shower...
F915.2.3.1.1.1 A carbon monoxide alarm shall be provided on each story containing a sleeping area, within 15 feet of the sleeping area [...and] a carbon monoxide alarm shall be provided on each story that contains a carbon monoxide source.

SPRINKLER SYSTEM:
If required for this project contractor is to provide complete submittal for system as required by the Victor, NY Building Department and Victor, NY Fire Protection District. Scope of work is submitted under a seperate permit.

MECHANICAL, ELECTRICAL & PLUMBING:
NR404.1 Lighting equipment. Not less than 75 percent of the lamps in permanently installed lighting fixtures shall be high-efficacy lamps or not less than 75 % of the permanently installed lighting fixtures shall contain only high-efficacy lamps. Exception: Low-voltage lighting.
NR404.1.1 Lighting equipment. Fuel gas lighting systems shall not have continuously burning pilot lights.
NR402.2.4 Access hatches and doors. Access doors from conditioned spaces to unconditioned spaces such as attics and 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.
NR403.1.1 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 different 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).
NR403.3.2 Sealing (Mandatory). Ducts, air handlers and filter boxes shall be sealed.
NR403.5.1 Heated water circulation and temperature maintenance systems (Mandatory). Heated water circulation systems shall be in accordance with Section R403.5.1.1. Heat trace temperature maintenance systems shall be in accordance with Section R403.5.1.2. Automatic controls, temperature sensors and pumps shall be accessible. Manual controls shall be readily accessible.

DECK FRAMING:
R317.1.2 Ground contact. All wood in contact with the ground, embedded in concrete in direct contact with the ground or embedded in concrete exposed to the weather that supports permanent structures intended for human occupancy shall be approved pressure- preservative-treated wood suitable for ground contact use, except that untreated wood used entirely below groundwater level or continuously submerged in fresh water shall not be required to be pressure-preservative treated.

ATTIC ACCESS:
R807.1 Attic access. Buildings with combustible ceiling or roof construction shall have an attic access opening to attic areas that have a vertical height of 30 inches or greater over an area of not less than 30 square feet....The rough-framed opening shall be not less than 22 inches by 30 inches and shall be located in a hallway or other readily accessible location. Where located in a wall, the opening shall be not less than 22 inches wide by 30 inches high. Where the access is located in a ceiling, minimum unobstructed headroom in the attic space shall be 30 inches at some point above the access measured vertically from the bottom of ceiling framing members

CONSTRUCTION NOTES:

1. Construction shall conform to the residential code of New York State.
2. Comply with all local, state and federal codes and regulations.
3. General Contractor is responsible for all materials, construction methods and craftmanship.
4. General Contractor to verify all existing conditions, requirements, notes and dimensions prior to start of construction. Notify the Architect if conditions vary from those shown on the documents.
5. General Contractor to provide adequate support of existing foundations walls, load bearing walls and partions during demolition and construction (if applicable to project).
6. All pre-engineered roof & floor systems and their blocking/bracing to be certified by the manufacturer.
7. Contractor is responsible for coordinating work with other trades wherever they overlap.
8. When materials and/or finishes are found to be absent, or when existing construction is removed, disturbed, damaged, replaced or renovated in any way, contractor shall provide patching, paintingand materials of same type and quality as to match adjacent existing surfaces unless otherwise noted.
9. Provide all blocking, furring and shimming as necessary for installation and completion of the work.
10. All new work shall be plumb, level and square. Scribe and make fit all new work to existing (if applicable to project).
11. All details are subject to change due to existing field conditions. Contractor must notify owner and architect of same.
12. Coordinate interior doors/hardware, wood trim and finishes, and exterior finish materials (siding, roofing, etc.) to match existing (if applicable to project). Final selections by owner and General Contractor, unless otherwise specified.
13. All exterior below-grade walls to recieve one (1) coat foundation coat and two (2) coats of tar, unless otherwise specified.
14. Coordinate the installation of continuous aluminum gutters and downspouts to match existing (if applicable to project). Downspouts are to be located in field and approved by owner. All downspouts are to run to precast concrete splashblocks, or to underground conductors per local code.
15. Design and coordination of all sitework, including finish grading and hydroseeding, General Contractor.
16. Design and coordination of electric, plumbing and HVAC system installation by General Contractor. Verify capacity and location of existing utilities/services prior to construction (if applicable to project).
17. All areas of habitable space will be provided with openings for emergency egress of 5 square feet at first floor and 5.7 square feet at second floor. All sills to be within 44" of finish floor.
18. Beams to foundation pockets shall have 1/2" clearance from masonry - (1/2" airspace three (3) sides w/ steel shims and solid CMU cores at bearing).
19. These documents do not purport to show all means and methods required for a complete installation. The intent is to indicate the general scope for the project, in terms of the architectural design concept, the location/dimensions of the construction and major architectural elements of construction.

DEMOLITION NOTES (if applicable):

1. It is the General Contractor's responsibility to familiarize themselves with all details involved in the selective demolition. Specific instructions on each item will not be given.
2. All plumbing, electrical and HVAC fixtures, doors, trim and any other items which the owner indicates they want to save shall be removed by the contractor, stored and maintained in good condition per the owner's directions for future reuse. The owner shall provide the contractor with the list of all such items.
3. The General Contractor is to remove all existing walls, doors and finishes not shown to remain. Infill wall openings as required and patch surfaces to match adjacent existing conditions.
4. The General Contractor is to remove all existing lighting, wiring and devices as required to complete work. Remove all abandoned conduit and wire. Terminate at nearest active panel.
5. The General Contractor is to remove all existing water, sewer, storm and vent piping as required to complete work. Remove all abandoned piping. Cap at nearest active main or riser.
6. The General Contractor is to remove all existing ductwork, piping and related HVAC systems as required to complete work. Cap all ductwork and piping at nearest active main riser. Coordinate removal of all associate power and plumbing services with other trades.
7. On items 4,5 and 6 General Contractor may be required to go beyond the contract area to reach the first shutoff valve, main or electrical panel. When this happens, the contractor shall remove and repair existing finish surfaces as required.
8. All existing floor, wall and ceiling finishes in areas to be renovated shall be removed down to subfloor/rough framing as required. Prepare existing surfaces to recieve new finish materials.
9. The General Contractor shall be responsible for the salvage for existing materials as required for patching existing areas to remain. Wherever removals occur, disturbed surfaces should be patched to match adjacent existing conditions.
10. The General Contractor shall coordinate the demolition work with the owner's use of the premises. All work to be scheduled and coordinated with owner.
11. The General Contractor shall provide fireproof and dustproof partitions around the construction area during all demolition and construction work.
12. The General Contractor shall maintain safe access to all designated exits for the building occupants during construction.
13. Storage for contractor's equipment and debris must be kept inside the contract area.
14. Dumpsters for construction debris are to be provided by contractor. All debris to be hauled off site upon removal by contractor.
15. If materials are suspected to contain asbestos, the General Contractor is to immediately inform the owner and architect. All existing materials known to contain asbestos that are to be removed should be done so in accordance with established A.H.E.R.A. regulations.

GENERAL FOUNDATIONS:

1. All concrete to be minimum 3,000 psi (unless otherwise noted)
2. Bottom of footer to be minimum frost depth below finished grade and rest on undisturbed soil.
3. Top of wall to extend minimum of 8" above finished grade.
4. A perimeter perforated pipe shall be placed along the outside of the footer below the finished slab height. Pipe to be laid in well draining gravel on all ssides and discharge by gravity.
5. Damproofing of a bituminous-based coating or another approved damproofing material is to be applied to the outside of block face from the top of footer to finish grade.
6. Unconditioned crawl spaces must have ventilation openings covered with hardware cloth or mesh. One (1) square foot of venting area for every 150 square feet of crawl space. (at least 1 vent opening must be withinthree (3) feet of each corner).
7. Required access to crawl spaces is 18" x 24" when in the floor and 16" x 24" when access is through the perimeter wall.
8. Control joints to be provided for all concrete slabs over 400 square feet.
9. It is recommended that radon mitigation piping be placed under slab to an elbow above the slab for future connection if necessary.
10. 2x sill plates to be of pressure treated material.
11. Porches, carport slabs and steps exposed to weather and garage slabs shall be minimum 3,500 psi (28 days compressive strength) concrete w/ 6x6 welded wire mesh.
12. Provide deep score control joints at midpoints of all garage slabs (both directions) and provide 1/2" expansion joints between all concrete slabs and abutting concrete walls occuring in exterior or un-conditioned interior areas.

GENERAL BUILDING:

1. Use one (1) layer 5/8" type 'X' gyp. brd. @ garage walls and ceilings. All joints to be taped, sealed and paint finish. Install per 1997 UBC requirments.
2. Provide built up platform to be minimum 18" above slab of finished floor to allow for placement of hot water (LPG) & forced air unit (LPG).
3. Electric and plumbing layout shall meet or exceed local and national codes and shall be inspected during construction per county building department.
4. Provide rust-inhibitive paint to steel columns except for corrosion resistant or treated steel per R-407 of the Residential Code.
5. Carbon Monoxide detectors (battery operated or direct wired) shall be installed in the immediate vicintiy of bedroom(s) on the lowest floor of the dwelling unit.
6. Fireblocking shall be installed per sections R-314.8, R-602 & R-1001.16 of the Residential Code - Fireblocking shall be provided in concealed wall and stair spaces at the floor and ceiling (also 1/2" gyp. brd. on underside of stairs in enclosed accessible spaces). Horizontal furred spaces at intervals no exceeding 10'-0" feet, concealed joist spaces at beams and bearing walls.
7. All gas appliances to be directly vented to roof or exterior termination addressingall requirements per MFR. specifications.
8. Provide gas sensor/alarm at all appliances and lowest point of floor area, and provide at sub-floor, wire to audible alarm system.
9. Smoke detectors to be supplied/placed at all corridors, garage and bedrooms. They should be hardwired to residence and be supported by battery back up, wire to audible alarm system.
10. All dimensions on plans to override actual scale, General Contractor to contact Architect prior to any changes or deviations from the plan.
11. Any doors that have glazing are required to be tempered glass.
12. Any windows or glazing with in 24" from end of door swing to be tempered.
13. All egress windows may exceed the following dimensions: Clear openable area of 5.7 square feet. Clear width of 20" minimum and and clear height of 24" minimum. Not to exceed 44" above finihsed floor.
14. General Contractor will be responsible for all means, methods, techniques, sequence and safety issues to the construction contract.
15. This set of plans has been designed and shall be built to comply w/ the IRC (International Residential Code) and meets or exceeds the energy conservation construction code.

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REVISIONS:

SIGN & SEAL:

PERMIT SET (FOR CONSTRUCTION)

DRAWING: GENERAL NOTES

JOB: PENAKALAPATI RESIDENCE
Lot 311 Bromsgrove Hill, Pittsford, NY 14534
Sameer & Sravanthi Penakalapati

DATE: 06.18.19

DRAWN BY: PH

SHEET: A-0.1

1 SITE PLAN
1" = 20'-0"

SITE PLAN NOTES:

1. THIS PLAN IS FOR CONCEPTUAL PURPOSES ONLY. FINAL LOCATION OF THE HOUSE TO BE DETERMINED IN FIELD BY OWNER / CONTRACTOR.
2. ALL CONSTRUCTION TO BE LOCATED WITHIN BUILDABLE ENVELOPE WITH RESPECT TO ALL APPLICABLE SETBACKS INCLUDING, BUT NOT LIMITED TO, SIDE, FRONT & REARYARD SETBACKS.
3. ALL SEPTIC, DRIVEWAY, UTILITY, AUXILIARY STRUCTURES & CONSTRUCTION SHALL BE PER MUNICIPAL ZONING & ADOPTED BUILDING CODE AND/OR JURISDICTIONAL REGULATIONS AS DETERMINED IN FIELD BY OWNER / CONTRACTOR.

VASTU DESIGN PRINCIPLES

- General Site
  - Lots that are rectangular or square
  - Slopping towards the North, East or Northeast
  - Driveway should be below the house's entrance
- General Building
  - Front door to face 7 degrees East of North or be in the Northeast direction
  - Front door width should be half the height of the door
  - The center of the house denotes Brahmasthan and should be free of all obstructions
  - Pooja Room should be in the Northeast corner
  - Avoid toilets in the northeast corner
  - Living room should be in the East, North and Northeast direction
  - Kitchen should be in the Southeast corner
  - Master Bedroom should be in the Southwest
    - Head of bed should be towards South or West
    - Sleeping with legs towards the east gives name, reputation & richness.
    - Sleeping with legs towards the west gives mental harmony & augments fondness for spiritualism.
    - Sleeping with legs towards the north, increase prosperity and opulence
    - Never sleep with legs towards the south
  - Office should be designed so that you study facing either North or East
  - Guest room can be in either the Northeast or Northwest corner
  - Avoid bedrooms in the Northeast and Southeast quadrants
  - Bathrooms should be in the South and West directions (commode should face South or West)
  - Dining room should be in the west portion of the house (door leading to the dining room should be on the East, North or West side (should not have arches)
  - Stairs should be in the southern or western part fo the house
    - Stairs to run either east to west or north to south
    - Number of risers should be odd (so when divided by 3 the remainder is 2)
    - Do not use common stair case for going upstairs and to the basement as well
    - Doors at the beginning and end of staircase is considered auspicious
    - Stairs should not touch the eastern or northern walls
    - Stairs should not be directly visible to the guests
    - Stairs should wind up in the clockwise direction
  - Windows
    - Promote good cross ventilation
    - Should be an even number of windows
  - Doors
    - Should not be placed in the center of a wall
    - Should be an even number of doors
    - Normal size door is 3'x7'
    - There should be no doorways on the South side
  - Balconies
    - Should be placed on the North or East side of the house, if they are placed on the South or West sides then they should have a roof
    - Balcony roofs should be less than the foot of the main building
  - Exposed columns (structural or decorative) should be in the even number
  - Garage should be placed on in the Northwest

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REVISIONS:

SIGN & SEAL:

DRAWING: SITE PLAN

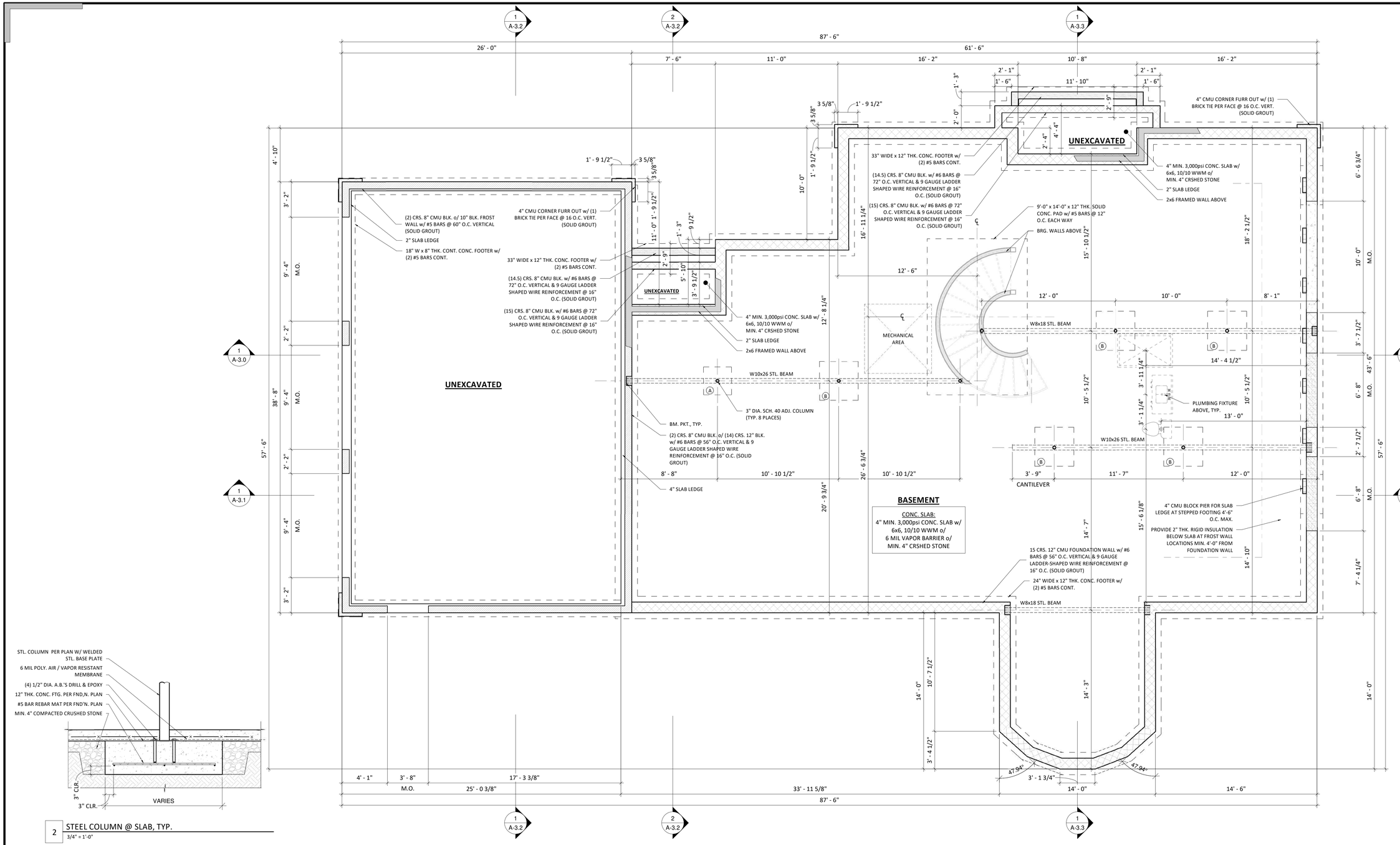
JOB: PENAKALAPATI RESIDENCE
Lot 311 Bromsgrove Hill, Pittsford, NY 14534
Sameer & Sravanthi Penakalapati

DATE: 06.18.19

DRAWN BY: PH

PERMIT SET (FOR CONSTRUCTION)

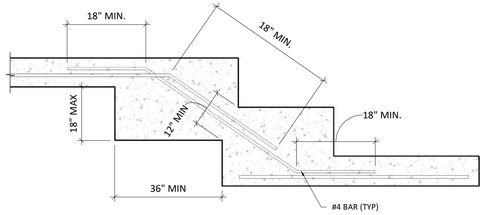
SHEET: A-0.2



BASEMENT

CONC. SLAB:
4" MIN. 3,000psi CONC. SLAB w/ 6x6, 10/10 WWM o/ 6 MIL VAPOR BARRIER o/ MIN. 4" CRSHED STONE

2 STEEL COLUMN @ SLAB, TYP.
3/4" = 1'-0"



3 STEPPED FOOTING, TYP.
1/2" = 1'-0"

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

FOUNDATION & SLAB NOTES:

1. FINAL FOOTING DEPTHS & CONFIGURATIONS ARE SUBJECT TO CHANGE PER SUB-SURFACE CONDITIONS. ALL FOOTINGS TO REST ON UNDISTURBED SOIL AND MAINTAIN FROST DEPTHS PER CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA TABLE ON A-0.2. A PRESUMPTIVE SOIL BEARING CAPACITY OF 2000 PSF HAS BEEN ASSUMED IN LIEU OF A COMPLETE GEOTECHNICAL EVALUATION.
2. ALL CONCRETE FOUNDATION WALLS, FOOTERS, PADS, SLABS, ETC. ARE TO BE MIN. 3000 psi, U.N.O.
3. PROVIDE PERIMETER FOUNDATION DRAIN PIPE PITCHED @ 1/8":12" TO DAYLIGHT OR A PREPARED 1'-0" DEEP, 2'-0" DIAMETER GRAVEL BED OR SUMP PUMP AS REQUIRED BY OWNER. DRAINPIPE TO BE 4" PERFORATED PIPE W/ HOLES ORIENTED DOWNWARD.
4. CONTROL JOINTS TO BE PROVIDED FOR ALL CONCRETE SLABS OVER 900 S.F.
5. IT IS RECOMMENDED THAT RADON MITIGATION PIPING BE PLACED UNDER SLAB TO AN ELBOW ABOVE SLAB. PROVIDE PVC VENT PIPE TO EXTERIOR. VERIFY INSTALLATION W/ OWNER.
6. ALL SUBBASE TO BE COMPACTED IN 6" LIFTS.
7. PROVIDE CLOSED CELL FOAM SILL SEALER & 2x PRESSURE TREATED SILL PLATE INSET 2" TO EXTERIOR EDGE OF ALL FOUNDATION WALLS. SECURE w/ ANCHOR BOLTS PER PLAN.
8. PROVIDE (2) PRESSURE TREATED 2X4 @ PERIMETER OF WINDOW & DOOR ROUGH OPENINGS IN FOUNDATION WALLS.
9. PROVIDE (1) PRESSURE TREATED 2x ON TOP OF STEEL BEAMS.
10. FINAL SPECIFICATIONS, DIMENSIONS, DEPTHS, CONFIGURATIONS AND REQUIREMENTS OF PRE-MANUFACTURED FOUNDATION WALLS TO BE APPROVED BY CONTRACTOR/OWNER. METHOD ARCHITECURE STUDIO IS NOT RESPONSIBLE FOR APPROVAL OF MANUFACTURERS' SHOP DRAWINGS.

FOUNDATION HEIGHT SCHEDULE

NOTE: ALL HEIGHTS ARE FROM T.O. FND'N. WALL DATUM

- _ +0'-8"
- _ 0'-0" (FND'N WALL DATUM)
- _ -0'-4"
- _ -0'-8"
- _ -6'-4"
- _ -9'-8""
- _ -10'-2"

CONCRETE PAD SCHEDULE

- (A) - 30"x30"x12" CONC. PAD (3,000psi) w/ (2) #5 BARS EACH WAY
- (B) - 42"x42"x12" CONC. PAD (3,000psi) w/ (3) #5 BARS EACH WAY

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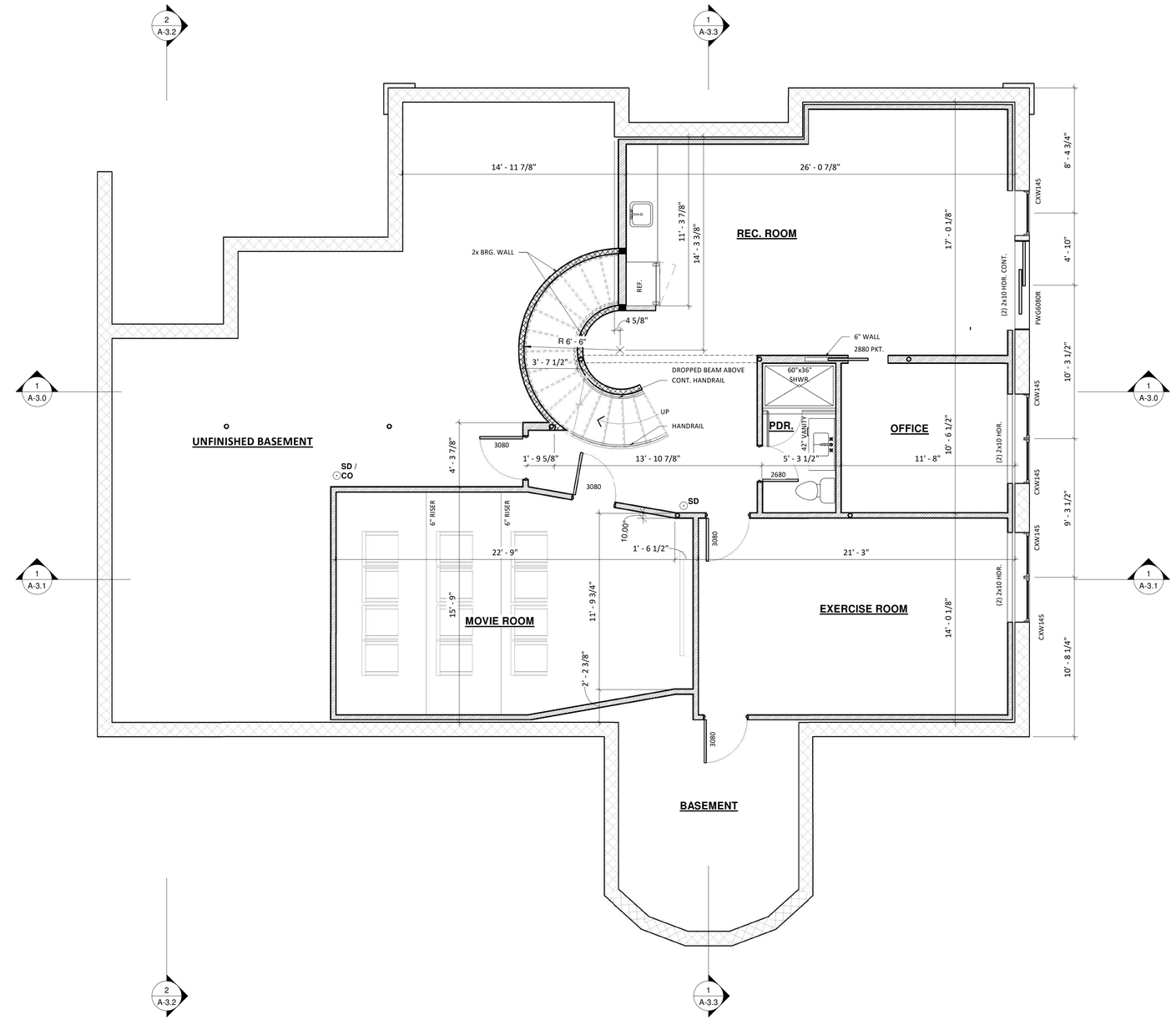
PERMIT SET (FOR CONSTRUCTION)

DRAWING: FOUNDATION PLAN

JOB: PENAKALAPATI RESIDENCE
Lot 311 Bromsgrove Hill, Pittsford, NY 14534
Sameer & Sravanthi Penakalapati

DATE: 06.18.19
DRAWN BY: PH

SHEET: A-1.0



1 LOWER LEVEL PLAN
1/4" = 1'-0"

NOTES:

1. ALL EXTERIOR FRAMED WALLS TO BE 2x6 @ 16" O.C. (U.N.O. - UNLESS OTHERWISE NOTED)
2. ALL INTERIOR WALLS TO BE 2x4 @ 16" O.C. (U.N.O.)
3. ALL EXTERIOR HEADERS TO BE (2) 2x8 INSULATED (U.N.O.)
4. ALL DIMENSIONS ARE FROM OUTSIDE EDGE OF SHEATHING, INTERIOR FACE OF 2x STUDS OR CENTERLINE OF STRUCTURAL MEMEBER
5. DOUBLE TRIMMERS AT ALL 4'-0" OPENINGS AND LARGER
6. ALL DOORS TO BE LOCATED IN CENTER OF OPENING OR MIN. 4" FROM ADJACENT WALL (U.N.O.)
7. ALL SPOT ELEVATIONS ARE TAKEN FROM 0'-0" DATUM OF MAIN LEVEL SUB-FLOOR (U.N.O.)
8. INDICATES (3) STUD POST, GLUED & NAILED (U.N.O.) ■

GLAZING LEGEND:

E - INDICATES AN EGRESS WINDOW
T - INDICATES A TEMPERED WINDOW

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REVISIONS:

SIGN & SEAL:

PERMIT SET (FOR CONSTRUCTION)

DRAWING: LOWER LEVEL PLAN

JOB: PENAKALAPATI RESIDENCE
Lot 311 Bromsgrove Hill, Pittsford, NY 14534
Sameer & Sravanthi Penakalapati

DATE: 06.18.19

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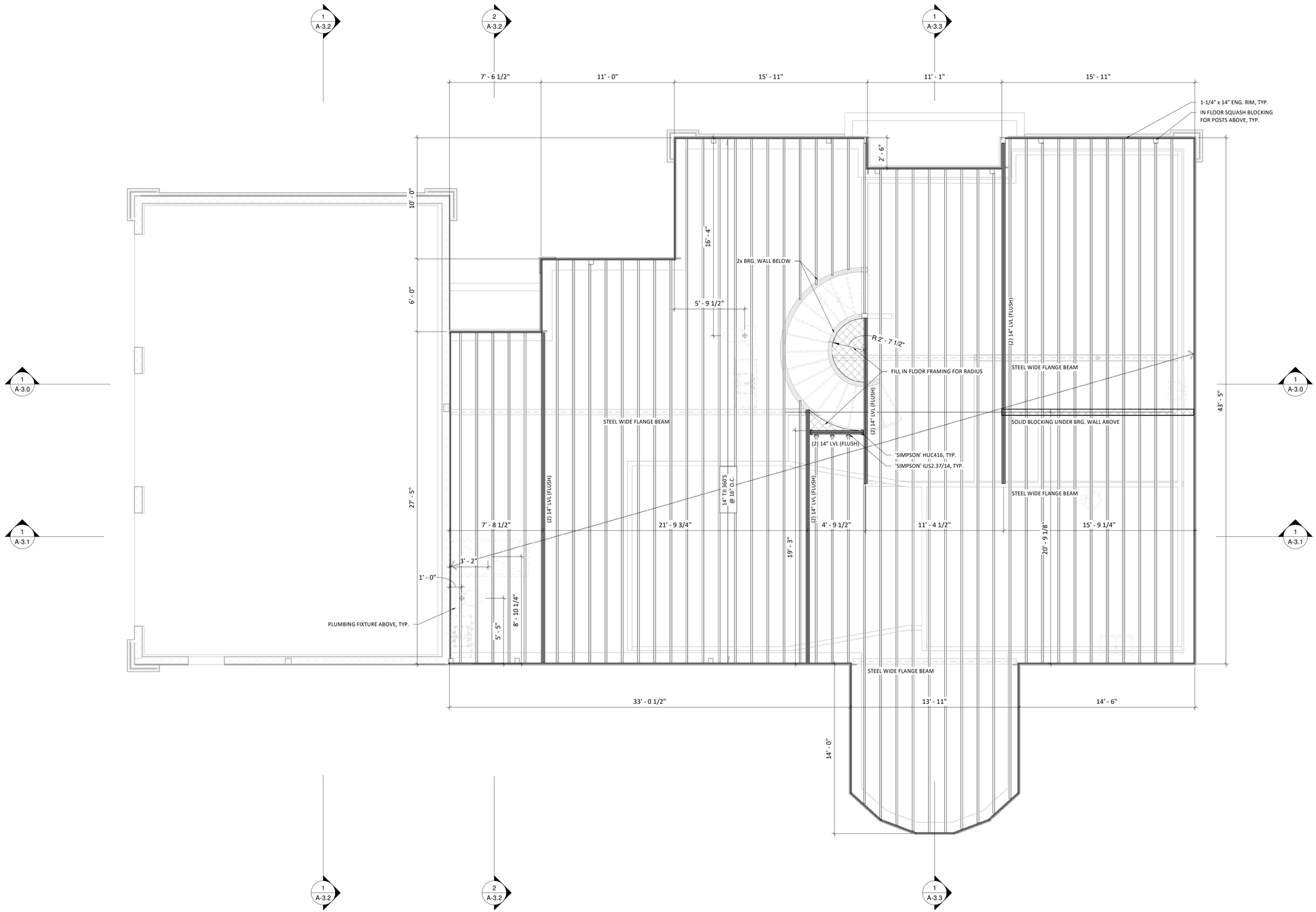

1 MAIN LEVEL FRAMING PLAN
1/4" = 1'-0"

FRAMING NOTES:

1. FINAL SIZING AND ENGINEERING OF FLOOR SYSTEM BY CERTIFIED MANUFACTURER
2. INSTALL BLOCKING AND BRIDGING PER MANUFACTURER SPECIFICATIONS
3. BEARING CONDITIONS AND CONNECTIONS PER MANUFACTURER SPECIFICATIONS
4. PROVIDE THRU-PENETRATIONS IN JOISTS, BEAMS & HEADERS PER MANUFACTURER SPECIFICATIONS
5. INSTALL END-GRAIN BLOCKING AT ALL TIMBER POST LOCATIONS

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DRAWING: MAIN LEVEL FRAMING PLAN

JOB: PENAKALAPATI RESIDENCE
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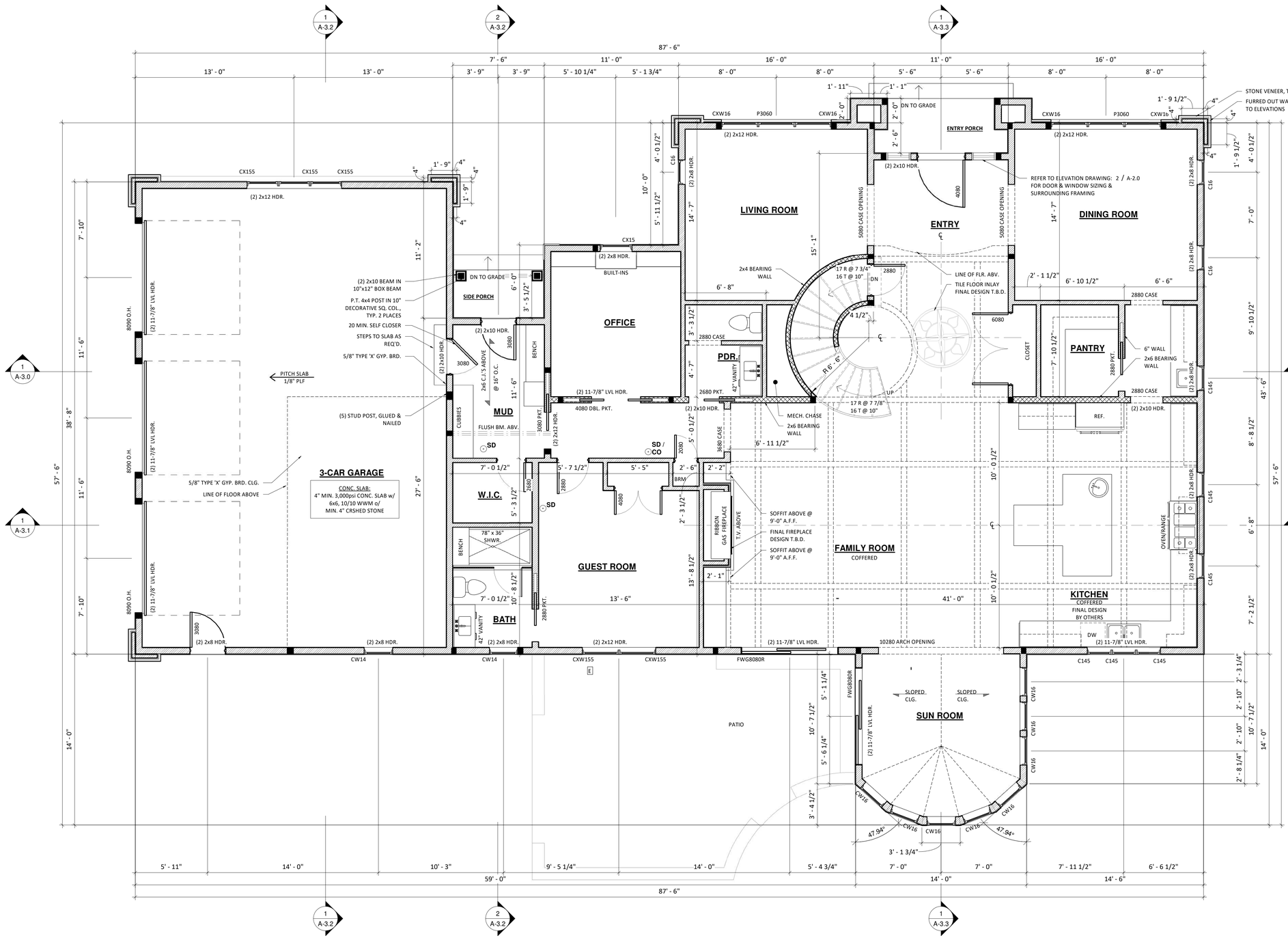

1 MAIN LEVEL PLAN
1/4" = 1'-0"

NOTES:

1. ALL EXTERIOR FRAMED WALLS TO BE 2x6 @ 16" O.C. (U.N.O. - UNLESS OTHERWISE NOTED)
2. ALL INTERIOR WALLS TO BE 2x4 @ 16" O.C. (U.N.O.)
3. ALL EXTERIOR HEADERS TO BE (2) 2x8 INSULATED (U.N.O.)
4. ALL DIMENSIONS ARE FROM OUTSIDE EDGE OF SHEATHING, INTERIOR FACE OF 2x STUDS OR CENTERLINE OF STRUCTURAL MEMEBER
5. DOUBLE TRIMMERS AT ALL 4'-0" OPENINGS AND LARGER
6. ALL DOORS TO BE LOCATED IN CENTER OF OPENING OR MIN. 4" FROM ADJACENT WALL (U.N.O.)
7. ALL SPOT ELEVATIONS ARE TAKEN FROM 0'-0" DATUM OF MAIN LEVEL SUB-FLOOR (U.N.O.)
8. INDICATES (3) STUD POST, GLUED & NAILED (U.N.O.) ■

GLAZING LEGEND:

E - INDICATES AN EGRESS WINDOW
T - INDICATES A TEMPERED WINDOW

ENERGY CONSERVATION STATEMENT:

The proposed building has been designed to meet or exceed 2015 IECC requirements and comply with section R405.3 of the residential energy code. Spray foam insulation will be utilized to seal the building envelope, including but not limited to walls, roof, rim joist, above garage floors and all perforations into unconditioned space. Breaks and joints in the air barrier will be sealed with foam or caulk. A Honeywell Y1850 ventilation control system will be utilized to provide the required air exchange.

GUEST BEDROOM: 180 sq.ft.

LIGHT REQ'D: 14.4 sq.ft. or 8% of 180 sq.ft.
LIGHT PROVIDED: 32 sq.ft. or 18% of 180 sq.ft.

VENT REQ'D: 7.2 sq.ft. or 4% of 180 sq.ft.
VENT PROVIDED: 32 sq.ft. or 18% of 180 sq.ft.

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Sameer & Sravanthi Penakalapati

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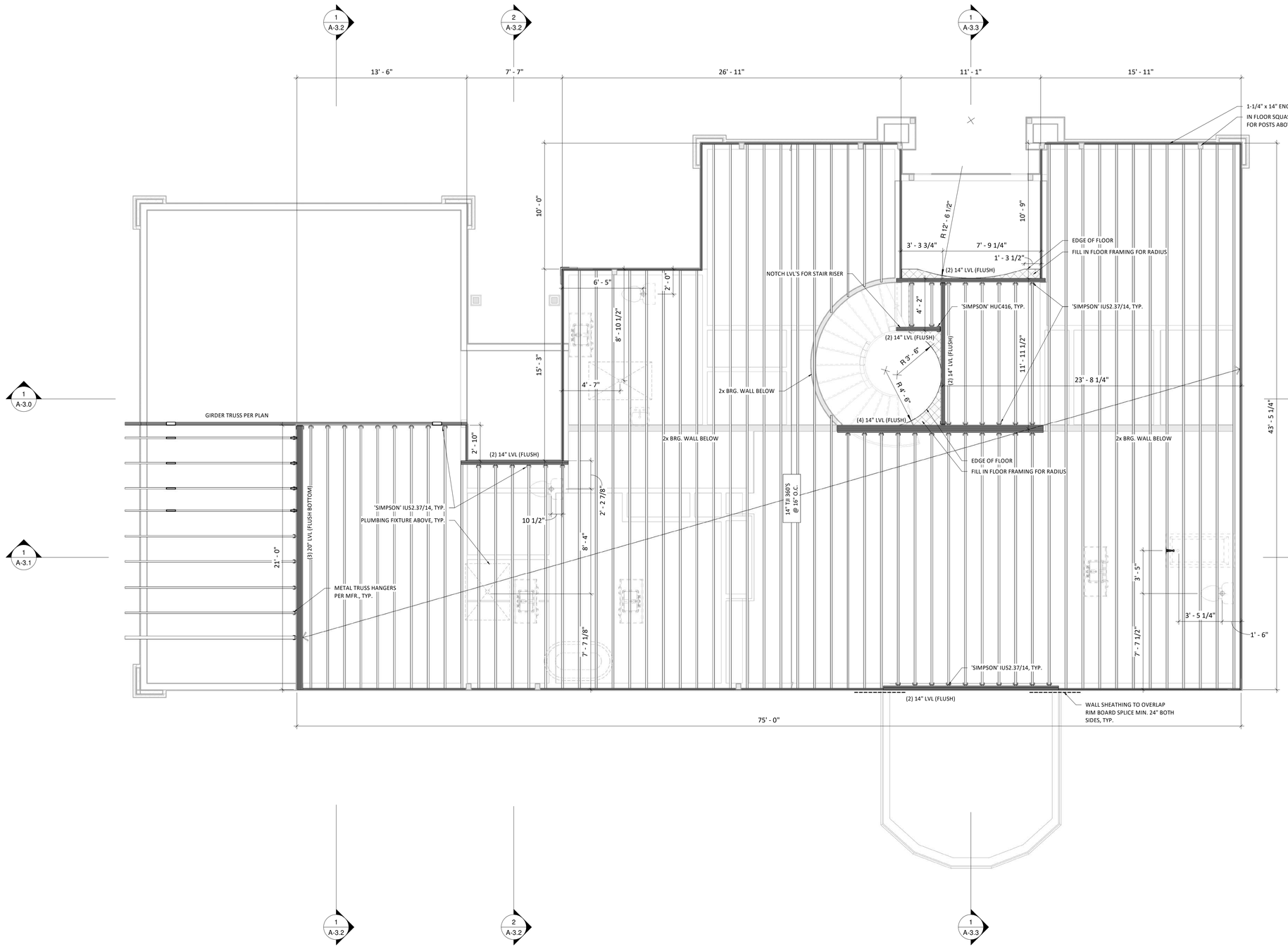

1 UPPER LEVEL FRAMING PLAN
1/4" = 1'-0"

FRAMING NOTES:

1. ALL DIMENSIONS ARE FROM EXTERIOR FACE OF RIM BOARD OR CENTERLINE OF STRUCTURAL MEMBER
2. FINAL SIZING AND ENGINEERING OF FLOOR SYSTEM BY CERTIFIED MANUFACTURER
3. INSTALL BLOCKING AND BRIDGING PER MANUFACTURER SPECIFICATIONS
4. BEARING CONDITIONS AND CONNECTIONS PER MANUFACTURER SPECIFICATIONS
5. PROVIDE THRU-PENETRATIONS IN JOISTS, BEAMS & HEADERS PER MANUFACTURER SPECIFICATIONS

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REVISIONS:

SIGN & SEAL:

PERMIT SET (FOR CONSTRUCTION)

DRAWING: UPPER LEVEL FRAMING PLAN

JOB: PENAKALAPATI RESIDENCE
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DATE: 06.18.19

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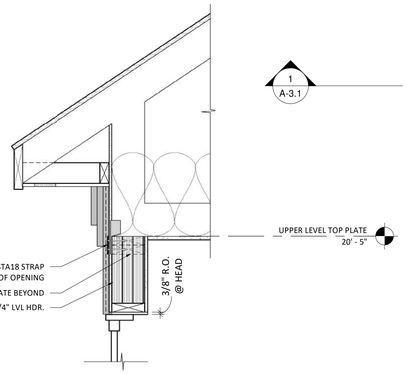
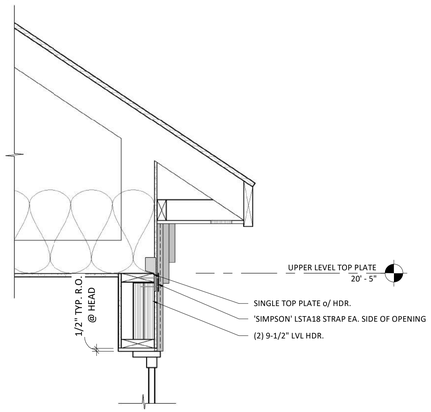
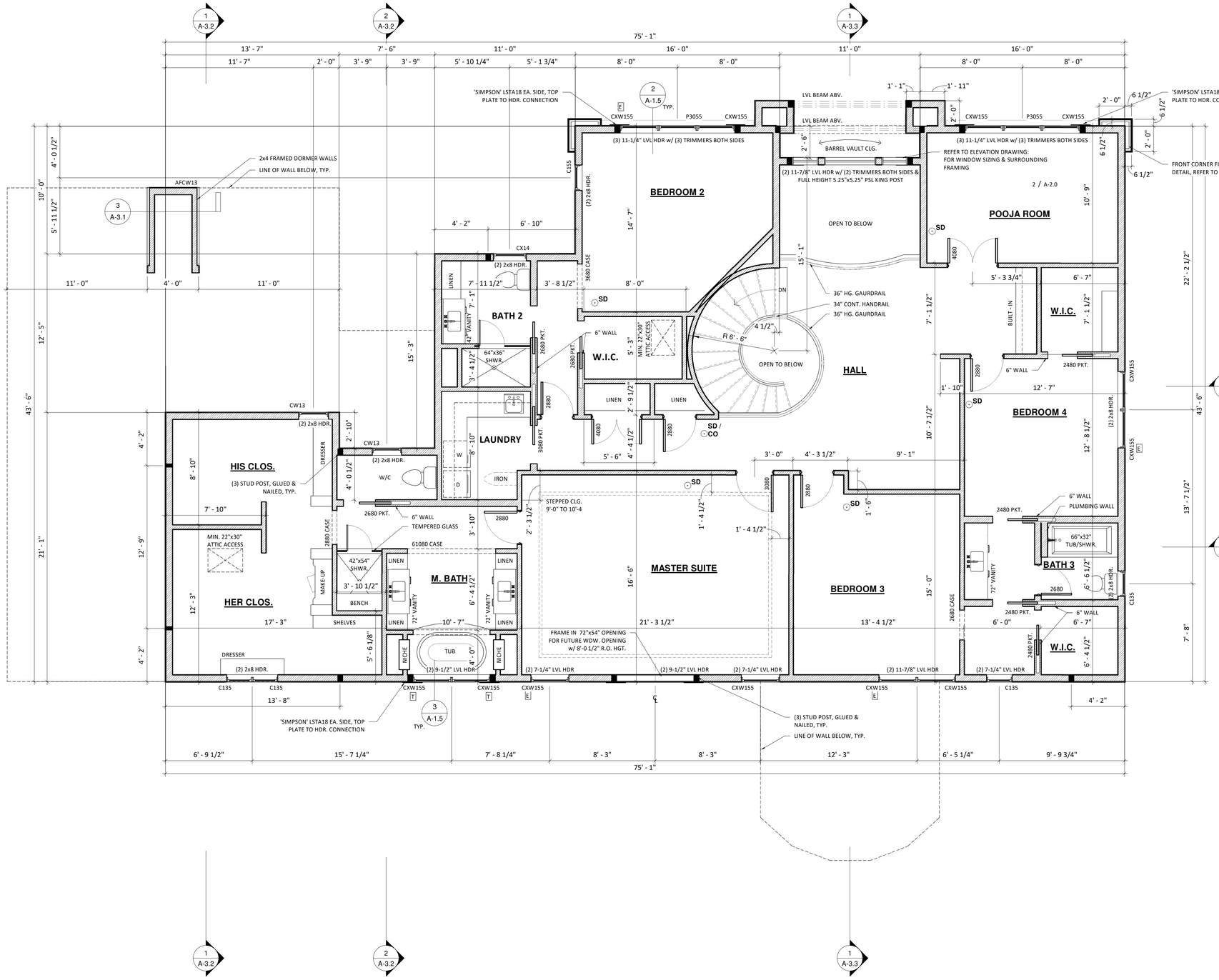


2 11-1/4" LVL UPPER LEVEL HDR., TYP.
1" = 1'-0"



3 9-1/2" LVL UPPER LEVEL HDR., TYP.
1" = 1'-0"



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1/4" = 1'-0"

NOTES:

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5. DOUBLE TRIMMERS AT ALL 4'-0" OPENINGS AND LARGER
6. ALL DOORS TO BE LOCATED IN CENTER OF OPENING OR MIN. 4" FROM ADJACENT WALL (U.N.O.)
7. ALL SPOT ELEVATIONS ARE TAKEN FROM 0'-0" DATUM OF MAIN LEVEL SUB-FLOOR (U.N.O.)
8. INDICATES (3) STUD POST, GLUED & NAILED (U.N.O.)

GLAZING LEGEND:

E - INDICATES AN EGRESS WINDOW
T - INDICATES A TEMPERED WINDOW

MASTER BEDROOM: 327 sq.ft.	BEDROOM 2: 210 sq.ft.	BEDROOM 3: 190 sq.ft.	BEDROOM 4: 148 sq.ft.
LIGHT REQ'D: 26.16 sq.ft. or 8% of 327 sq.ft. LIGHT PROVIDED: 32 sq.ft. or 10% of 327 sq.ft. VENT REQ'D: 13.08 sq.ft. or 4% of 327 sq.ft. VENT PROVIDED: 32 sq.ft. or 10% of 327 sq.ft.	LIGHT REQ'D: 16.8 sq.ft. or 8% of 210 sq.ft. LIGHT PROVIDED: 34.5 sq.ft. or 16% of 210 sq.ft. VENT REQ'D: 8.4 sq.ft. or 4% of 210 sq.ft. VENT PROVIDED: 21.5 sq.ft. or 10% of 210 sq.ft.	LIGHT REQ'D: 15.2 sq.ft. or 8% of 190 sq.ft. LIGHT PROVIDED: 32 sq.ft. or 17% of 190 sq.ft. VENT REQ'D: 7.6 sq.ft. or 4% of 190 sq.ft. VENT PROVIDED: 32 sq.ft. or 17% of 190 sq.ft.	LIGHT REQ'D: 11.84 sq.ft. or 8% of 148 sq.ft. LIGHT PROVIDED: 32 sq.ft. or 22% of 148 sq.ft. VENT REQ'D: 5.92 sq.ft. or 4% of 148 sq.ft. VENT PROVIDED: 32 sq.ft. or 22% of 148 sq.ft.

METHOD
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REVISIONS:

SIGN & SEAL:

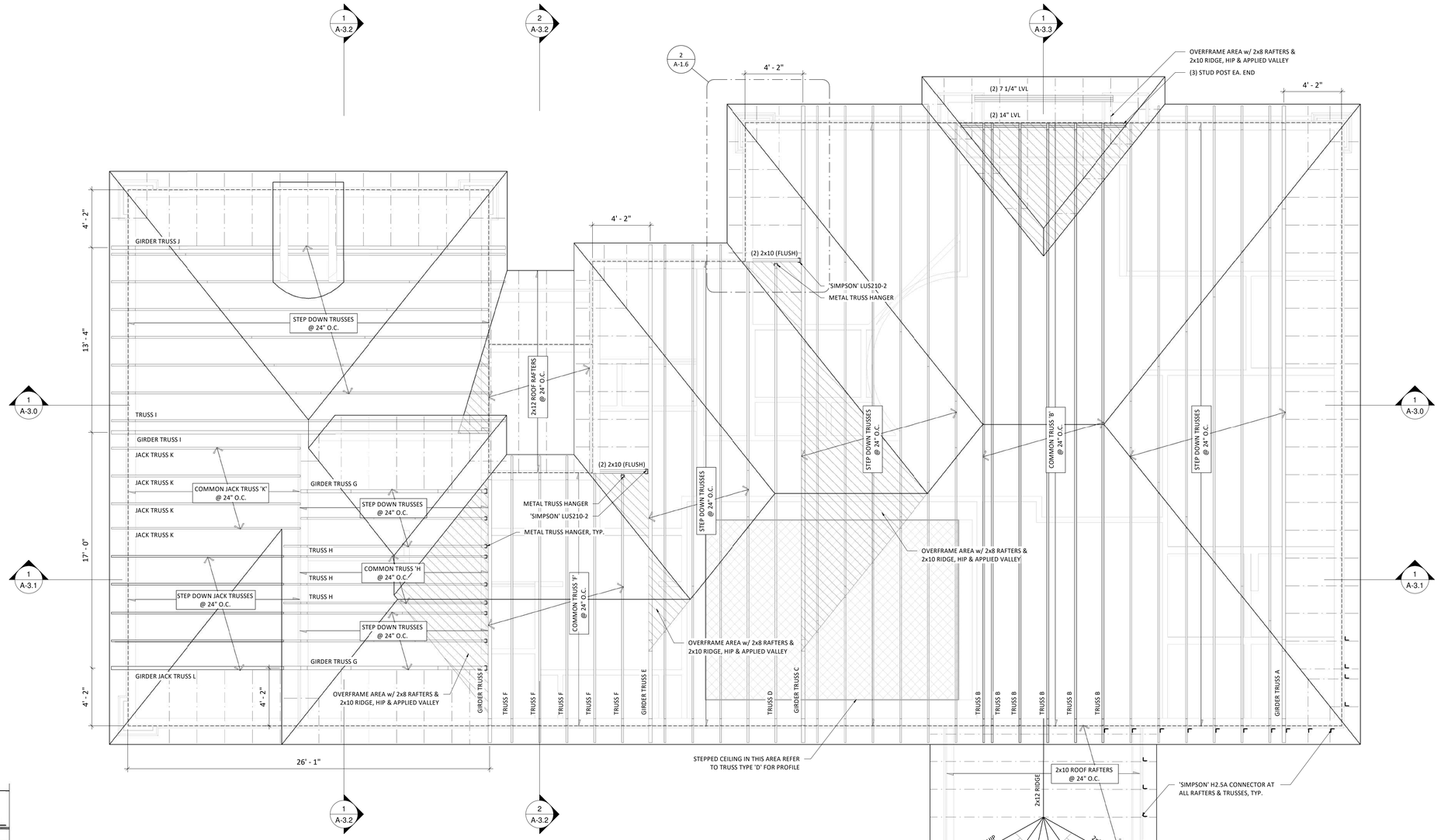
PERMIT SET (FOR CONSTRUCTION)

DRAWING: UPPER LEVEL PLAN

JOB: PENAKALAPATI RESIDENCE
Lot 311 Bromsgrove Hill, Pittsford, NY 14534
Sameer & Sravanthi Penakalapati

DATE: 06.18.19
DRAWN BY: PH

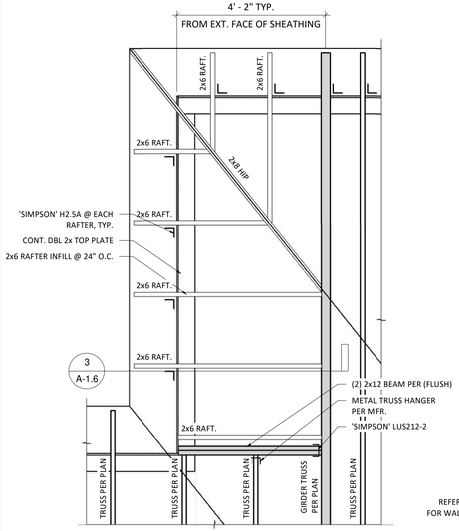
SHEET: A-1.5



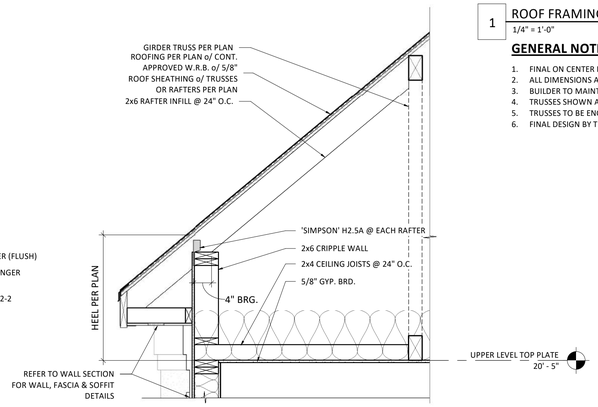
1 ROOF FRAMING PLAN
1/4" = 1'-0"

GENERAL NOTES:

1. FINAL ON CENTER ROOF RAFTER LAYOUT BY BUILDER.
2. ALL DIMENSIONS ARE FROM CENTERLIN E OF STRUCTURAL MEMBER OR EXT. FACE OF SHEATHING
3. BUILDER TO MAINTAIN PROPER VENTILATION GAP PER DETAILS IN ALL RAFTER BAYS.
4. TRUSSES SHOWN AS CONCEPTUAL DESIGN ONLY
5. TRUSSES TO BE ENGINEERED AND SUPPLIED BY CERTIFIED TRUSS MANUFACTURER.
6. FINAL DESIGN BY TRUSS MANUFACTURER TO BE APPROVED BY OWNER PRIOR TO FABRICATION.



2 ROOF RAFTER INFILL DETAIL
1/2" = 1'-0"



3 ROOF RAFTER INFILL SECTION
3/4" = 1'-0"

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SIGN & SEAL:

PERMIT SET (FOR CONSTRUCTION)

DRAWING: ROOF FRAMING PLAN

JOB: PENAKALAPATI RESIDENCE
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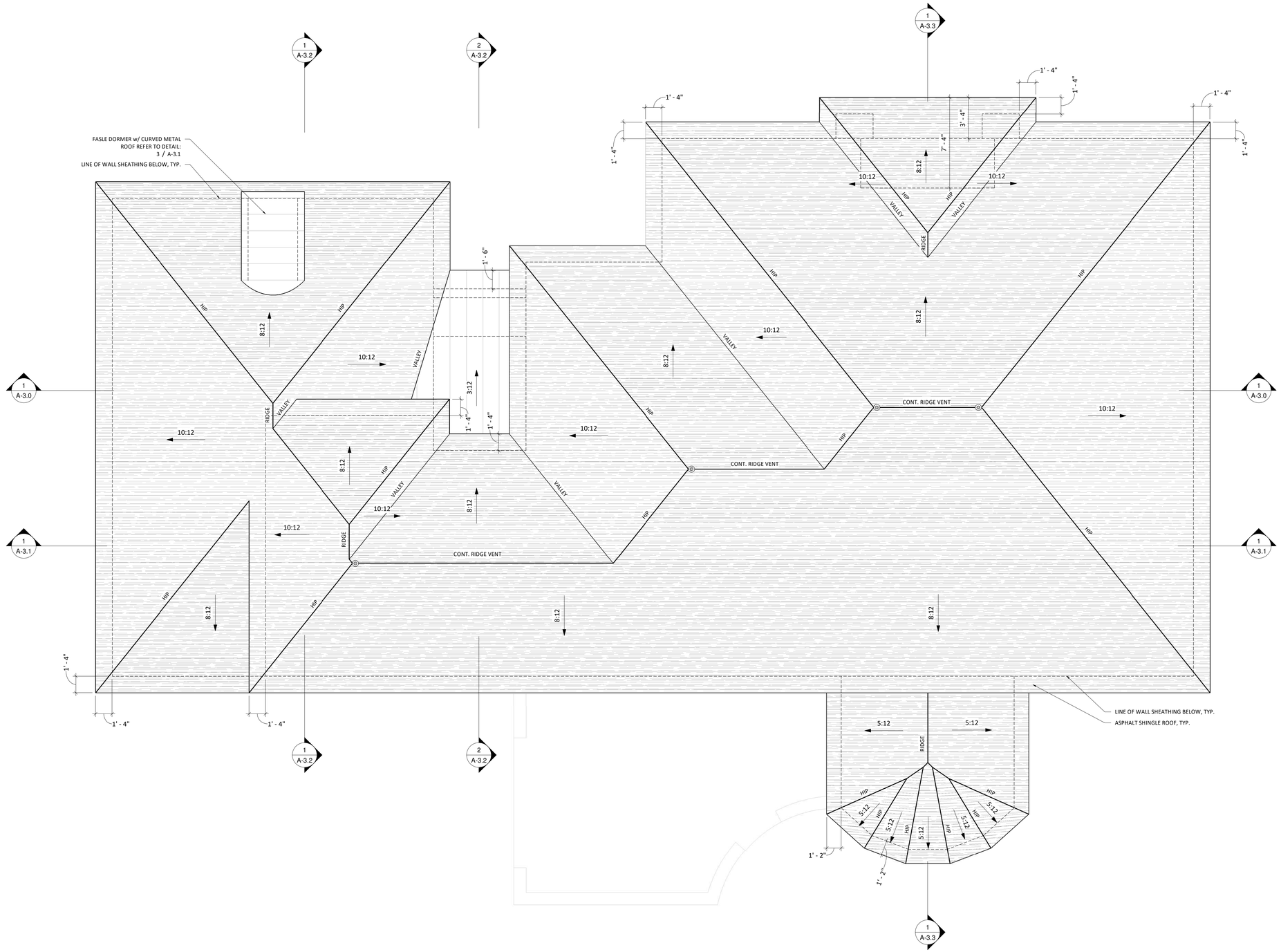
DATE: 06.18.19

DRAWN BY: PH

SHEET: A-1.6



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

GENERAL NOTES:

1. ICE & WATER SHIELD BROUGHT UP TO A MINIMUM OF 24" PAST EXTERIOR WALL LINE OF BUILDING
2. (2) LAYERS OF 30# FELT RECOMMENDED FOR ENTIRE ROOF AREA WITH PITCHES 5:12 AND LESS
3. SOLID BLOCKING BTWN. RAFTERS ATTACHED TO TOP PLATES W/ 8d @ 6" O.C. ALONG LENGTH OF BRACED WALL PANEL
4. 30# FELT RECOMENDED UNDER METAL ROOF
5. FINAL GUTTER AND DOWNSPOUT SIZES & LOCATIONS TBD BY SITE ENGINEER, OWNER, AND/OR CONTRACTOR
6. TIE ALL DOWNSPOUTS INTO STORM WATER SYSTEM

ATTIC VENTILATION REQUIRED:

EXACT PRODUCTS TO BE DETERMINED ON SITE. A COMBINATION OF RIDGE VENT, HIP VENTS AND SURFACE MOUNT VENTS NEED TO PROVIDE A MINIMUM OF 18.2 SQ. FT. OF VENTILATION (2,729 SQ. FT. / 150)

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SIGN & SEAL:

DRAWING: ROOF PLAN

JOB: PENAKALAPATI RESIDENCE
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DATE: 06.18.19
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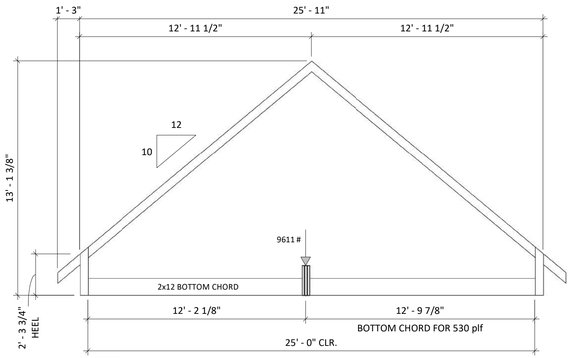
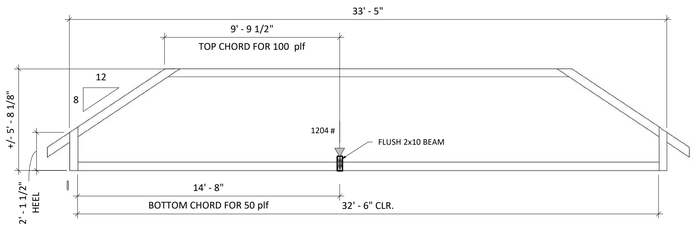
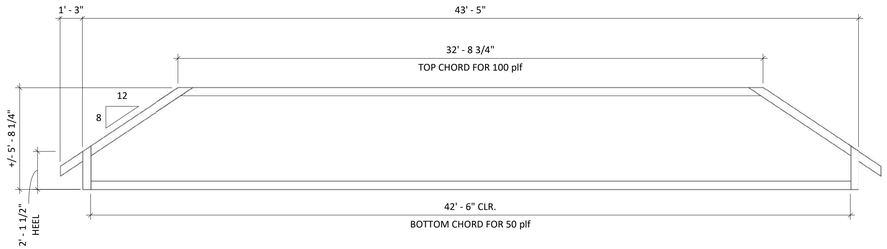


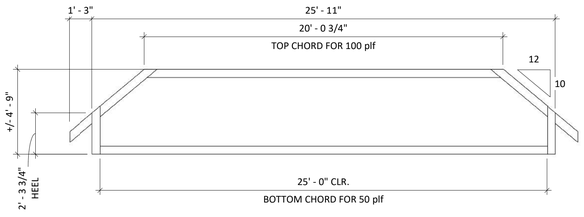
9 GIRDER TRUSS I
1/4" = 1'-0"



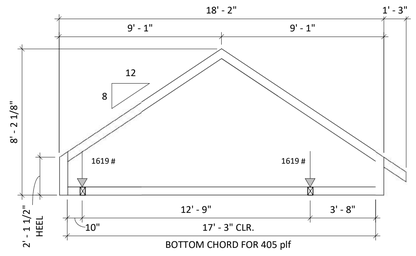
5 GIRDER TRUSS E
1/4" = 1'-0"



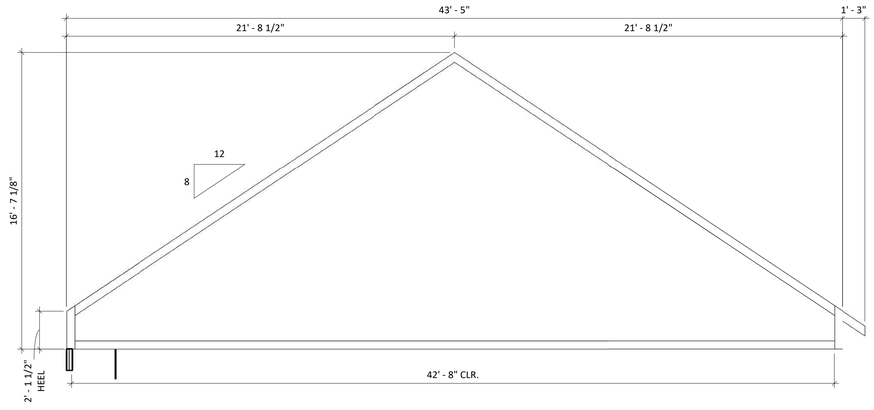
1 GIRDER TRUSS A
1/4" = 1'-0"



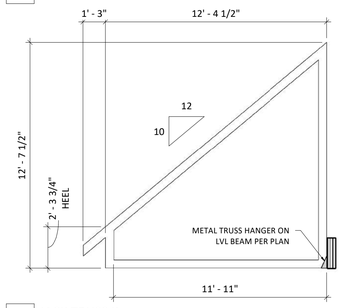
10 GIRDER TRUSS J
1/4" = 1'-0"



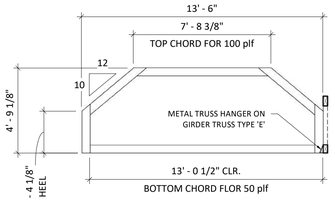
6 GIRDER TRUSS & TRUSS F
1/4" = 1'-0"



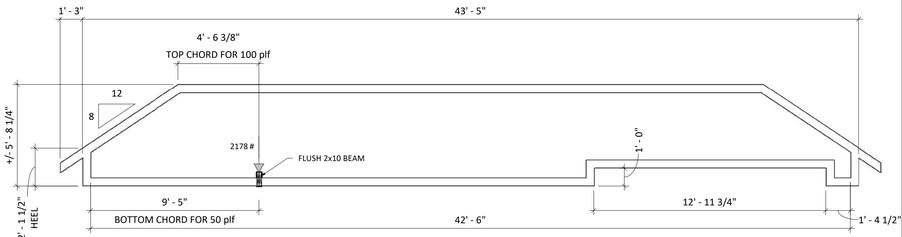
2 TRUSS B
1/4" = 1'-0"



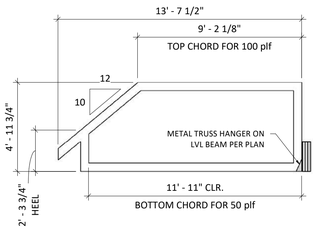
11 JACK TRUSS K
1/4" = 1'-0"



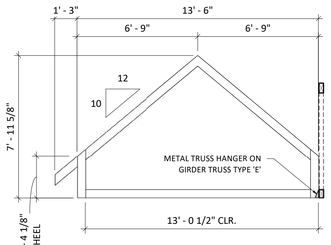
7 GIRDER TRUSS G
1/4" = 1'-0"



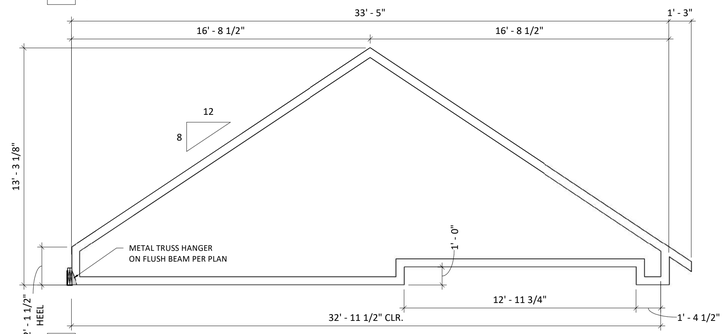
3 GIRDER TRUSS C
1/4" = 1'-0"



12 GIRDER JACK TRUSS L
1/4" = 1'-0"



8 TRUSS H
1/4" = 1'-0"



4 TRUSS D
1/4" = 1'-0"

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SIGN & SEAL:

PERMIT SET (FOR CONSTRUCTION)

DRAWING: ROOF TRUSS PROFILES

JOB: PENAKALAPATI RESIDENCE
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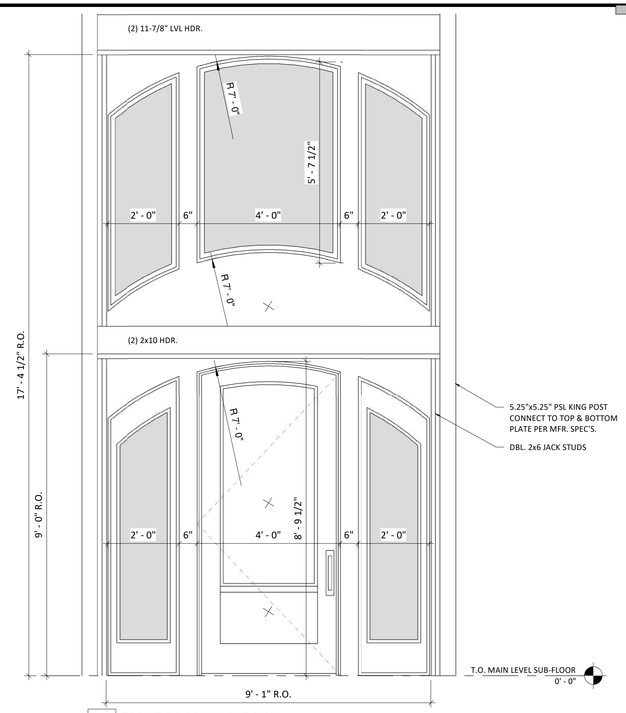
Sameer & Sravanthi Penakalapati

DATE: 06.18.19

DRAWN BY: PH

SHEET: A-1.8

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



2 FRONT DOOR & WINDOWS
1/2" = 1'-0"

EXTERIOR MATERIALS: REFER TO DETAILS ON SHEET A-2.3

- **ROOFING** - ASPHALT SHINGLE & STANDING SEAM METAL ROOFING (COLORS T.B.D.)
- **FASCIA** - 1x8 COMPOSITE
- **STUCCO SIDING** - EIFS STUCCO SYSTEM (COLOR T.B.D.)
- **STONE** - THIN STONE VENEER (MFR. & COLOR T.B.D.)
- **CROWN** - 1x6 o/ 1x10 STUCCO (COLOR T.B.D.)
- **BAND BOARD** - 1x12 STUCCO (COLOR T.B.D.)
- **FRIEZE BOARD** - 1x12 STUCCO (COLOR T.B.D.)
- **GUTTERS & DOWN SPOUTS** - 5" K-STYLE GUTTER WITH MATCHING DOWNSPOUTS
- **WINDOW & DOOR TRIM** - 1" PROUD STUCCO (COLOR T.B.D.)
  STUCCO: 7"-9" KEYSTONE / 6" HEAD / 4" RAIL / 4" SILL
  STONE: 6" HEAD / 4" RAIL / 2" SILL
- **WINDOWS** - ANDERSON 400 SERIES (COLOR T.B.D.)
- **COLUMNS** - 10" SQUARE (MFR. T.B.D.)
- **PORCH FLOOR** - 2" STONE (TYPE, STYLE & COLOR T.B.D.)

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REVISIONS:

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PERMIT SET (FOR CONSTRUCTION)

DRAWING: BUILDING ELEVATIONS

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Sameer & Sravanthi Penakalapati

DATE: 06.18.19

DRAWN BY: PH

SHEET: A-2.0

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

EXTERIOR MATERIALS: REFER TO DETAILS ON SHEET A-2.3

- **ROOFING** - ASPHALT SHINGLE & STANDING SEAM METAL ROOFING (COLORS T.B.D.)
- **FASCIA** - 1x8 COMPOSITE
- **STUCCO SIDING** - EIFS STUCCO SYSTEM (COLOR T.B.D.)
- **STONE** - THIN STONE VENEER (MFR. & COLOR T.B.D.)
- **CROWN** - 1x6 o/ 1x10 STUCCO (COLOR T.B.D.)
- **BAND BOARD** - 1x12 STUCCO (COLOR T.B.D.)
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- **WINDOW & DOOR TRIM** - 1" PROUD STUCCO (COLOR T.B.D.)
  STUCCO: 7"-9" KEYSTONE / 6" HEAD / 4" RAIL / 4" SILL
  STONE: 6" HEAD / 4" RAIL / 2" SILL
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- **COLUMNS** - 10" SQUARE (MFR. T.B.D.)
- **PORCH FLOOR** - 2" STONE (TYPE, STYLE & COLOR T.B.D.)

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SIGN & SEAL:

DRAWING: BUILDING ELEVATIONS

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DATE: 06.18.19

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SHEET: A-2.1

PERMIT SET (FOR CONSTRUCTION)

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

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

EXTERIOR MATERIALS: REFER TO DETAILS ON SHEET A-2.3

- **ROOFING** - ASPHALT SHINGLE & STANDING SEAM METAL ROOFING (COLORS T.B.D.)
- **FASCIA** - 1x8 COMPOSITE
- **STUCCO SIDING** - EIFS STUCCO SYSTEM (COLOR T.B.D.)
- **STONE** - THIN STONE VENEER (MFR. & COLOR T.B.D.)
- **CROWN** - 1x6 o/ 1x10 STUCCO (COLOR T.B.D.)
- **BAND BOARD** - 1x12 STUCCO (COLOR T.B.D.)
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  STONE: 6" HEAD / 4" RAIL / 2" SILL
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- **PORCH FLOOR** - 2" STONE (TYPE, STYLE & COLOR T.B.D.)

PERMIT SET (FOR CONSTRUCTION)

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SIGN & SEAL:

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JOB: PENAKALAPATI RESIDENCE
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DATE: 06.18.19

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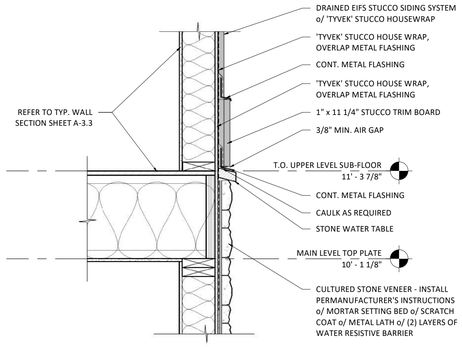
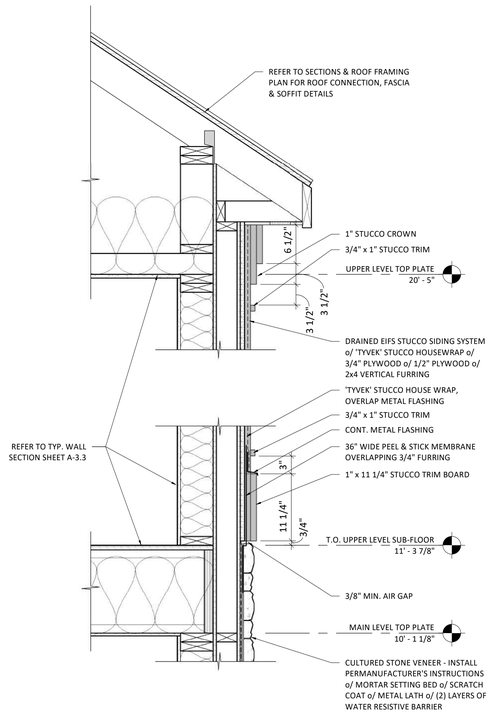
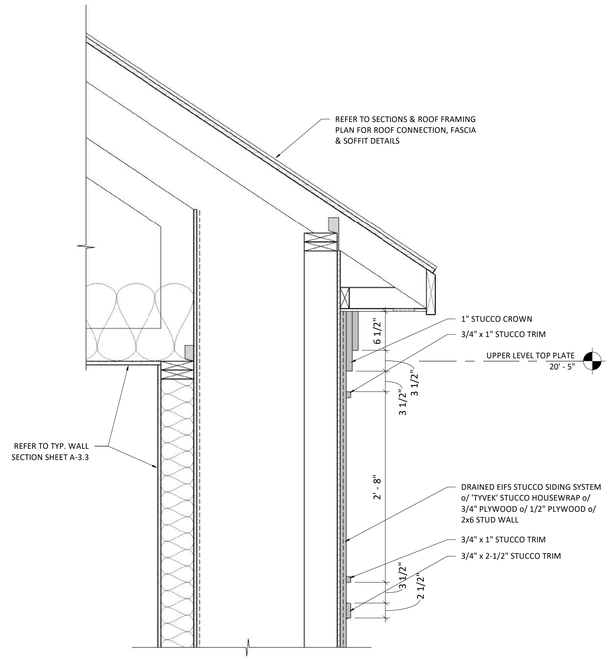
SHEET: A-2.2

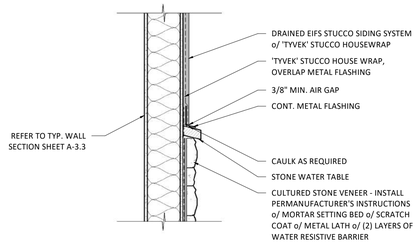


4 STUCCO TO STONE VENEER TRANSITION
1" = 1'-0"

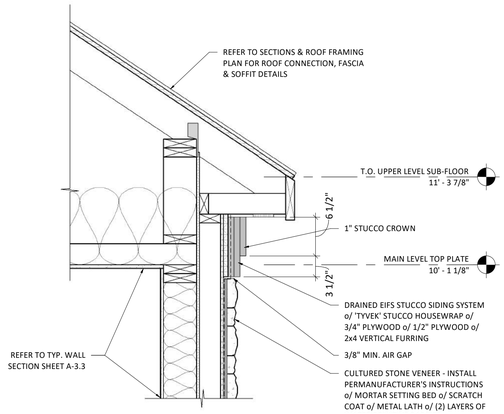


2 EXT. COLUMN HOUSE, TYP.
1" = 1'-0"

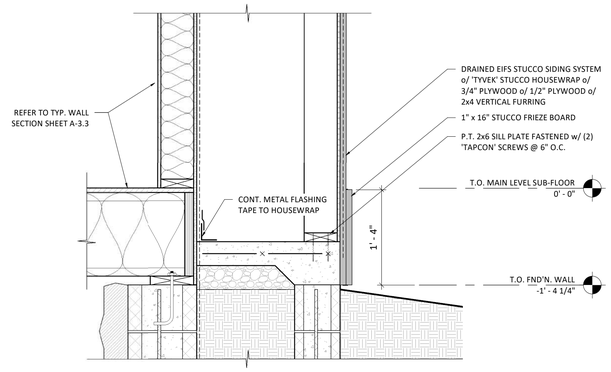




5 GARAGE STUCCO TO STONE TRANSITION
1" = 1'-0"



3 EXT. COLUMN GARAGE, TYP.
1" = 1'-0"



1 EXT. COLUMN ENTRY, TYP.
1" = 1'-0"

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SHEET: A-2.3

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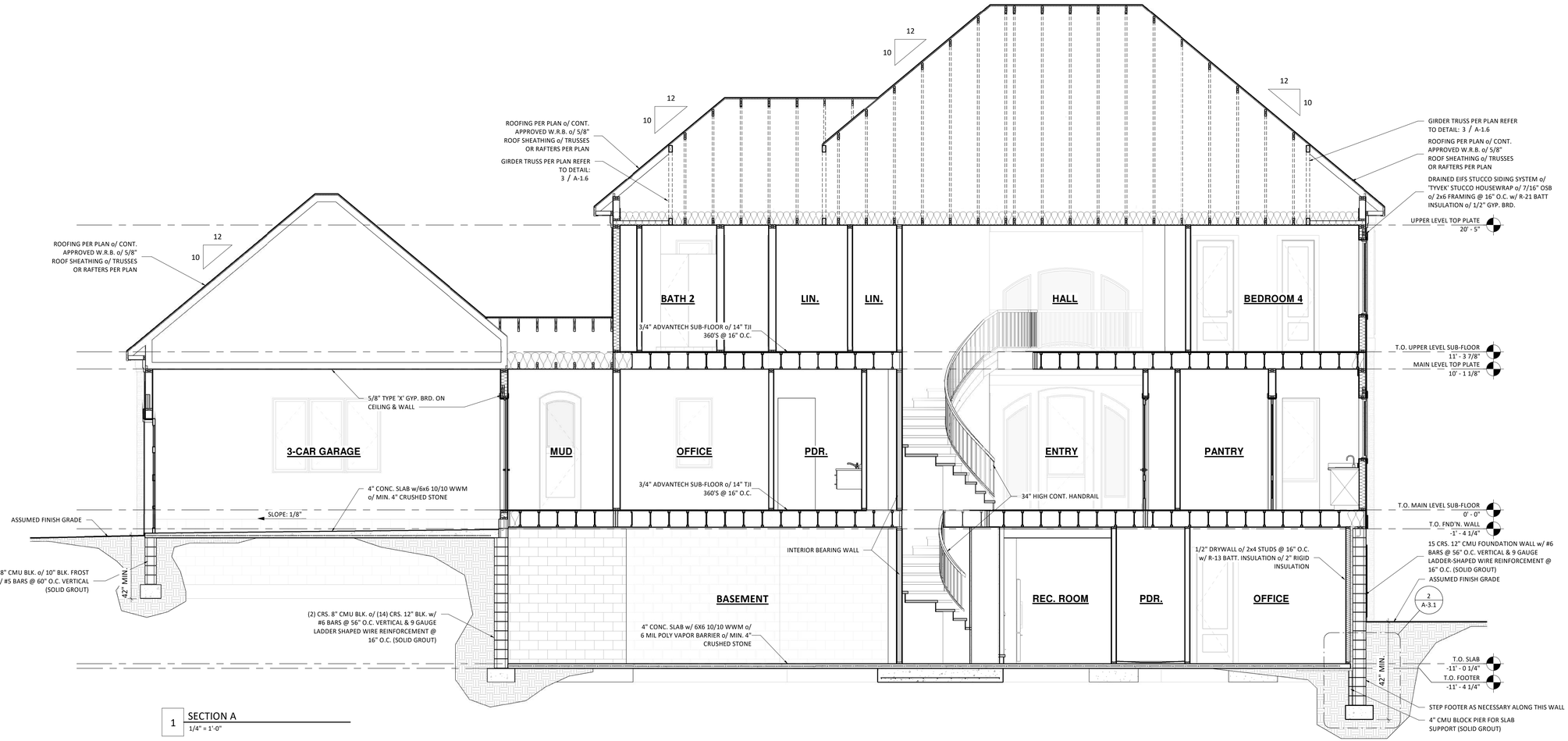

1 SECTION A
1/4" = 1'-0"

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DRAWING: BUILDING SECTIONS

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DATE: 06.18.19

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SHEET: A-3.0

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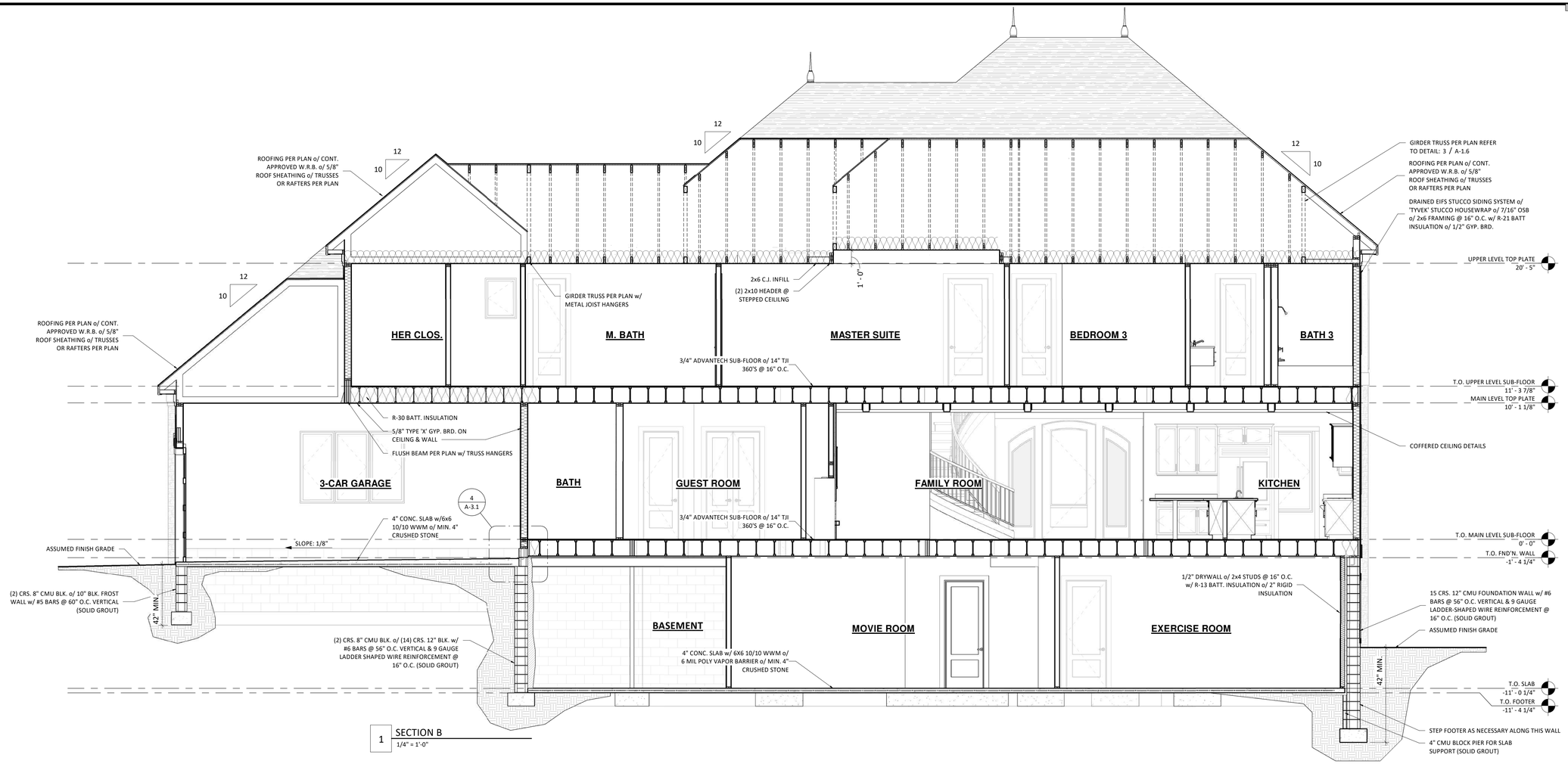
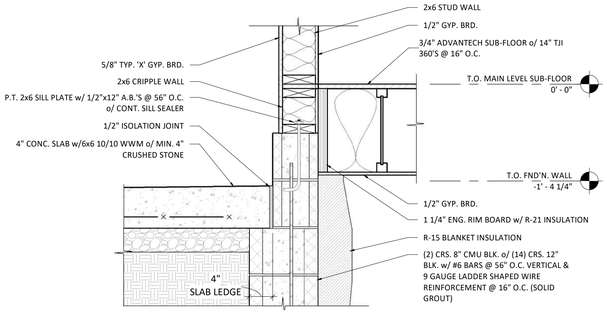
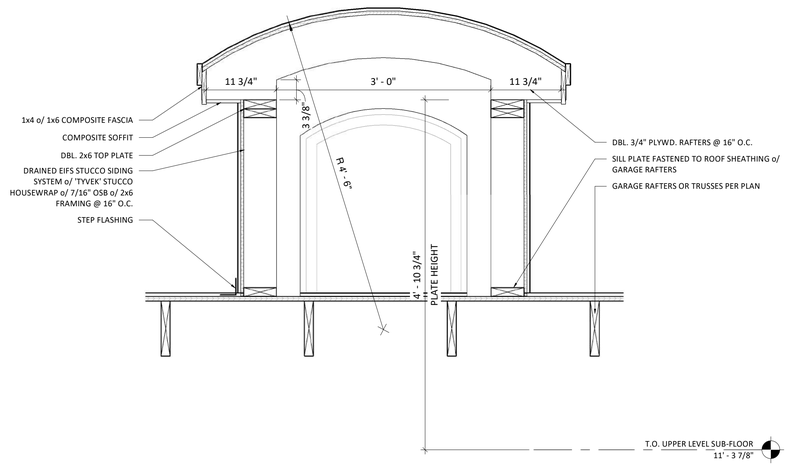


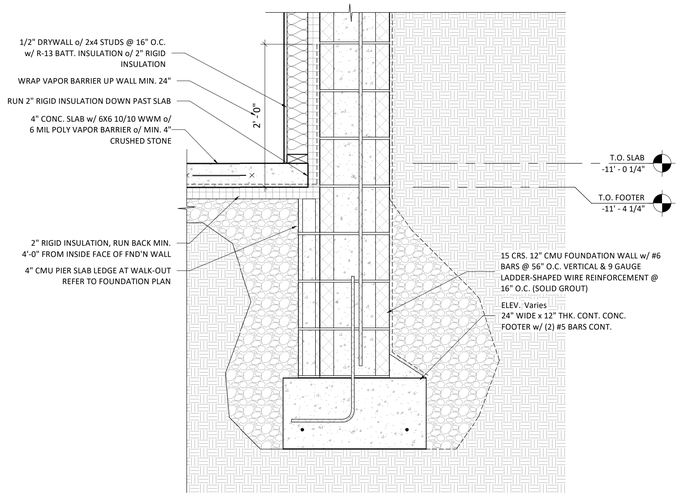
1 SECTION B
1/4" = 1'-0"



4 GARAGE TO HOUSE FOUNDATION
1" = 1'-0"



3 GARAGE DORMER
1" = 1'-0"



2 FOUNDATION AT WALK-OUT
1" = 1'-0"

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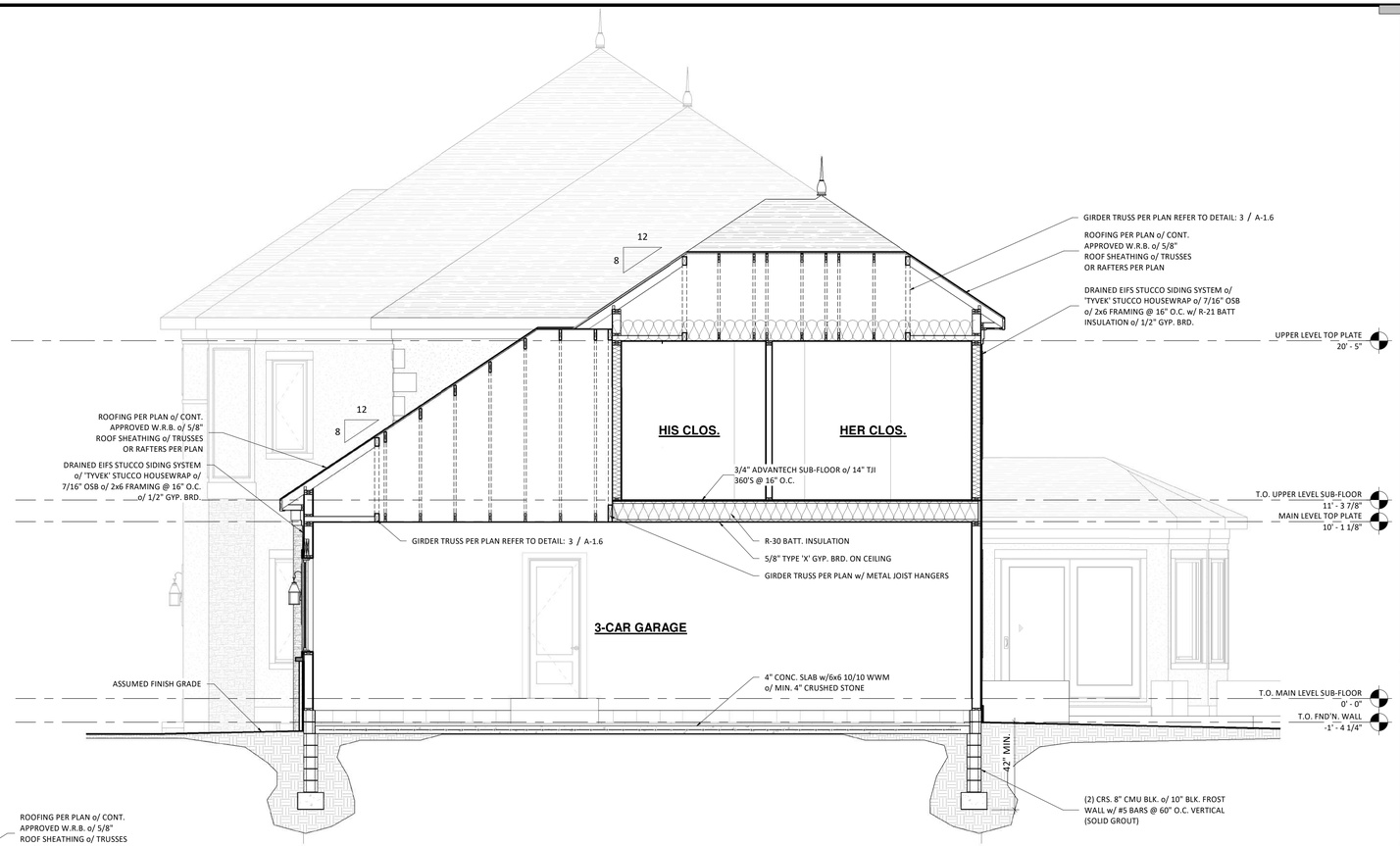
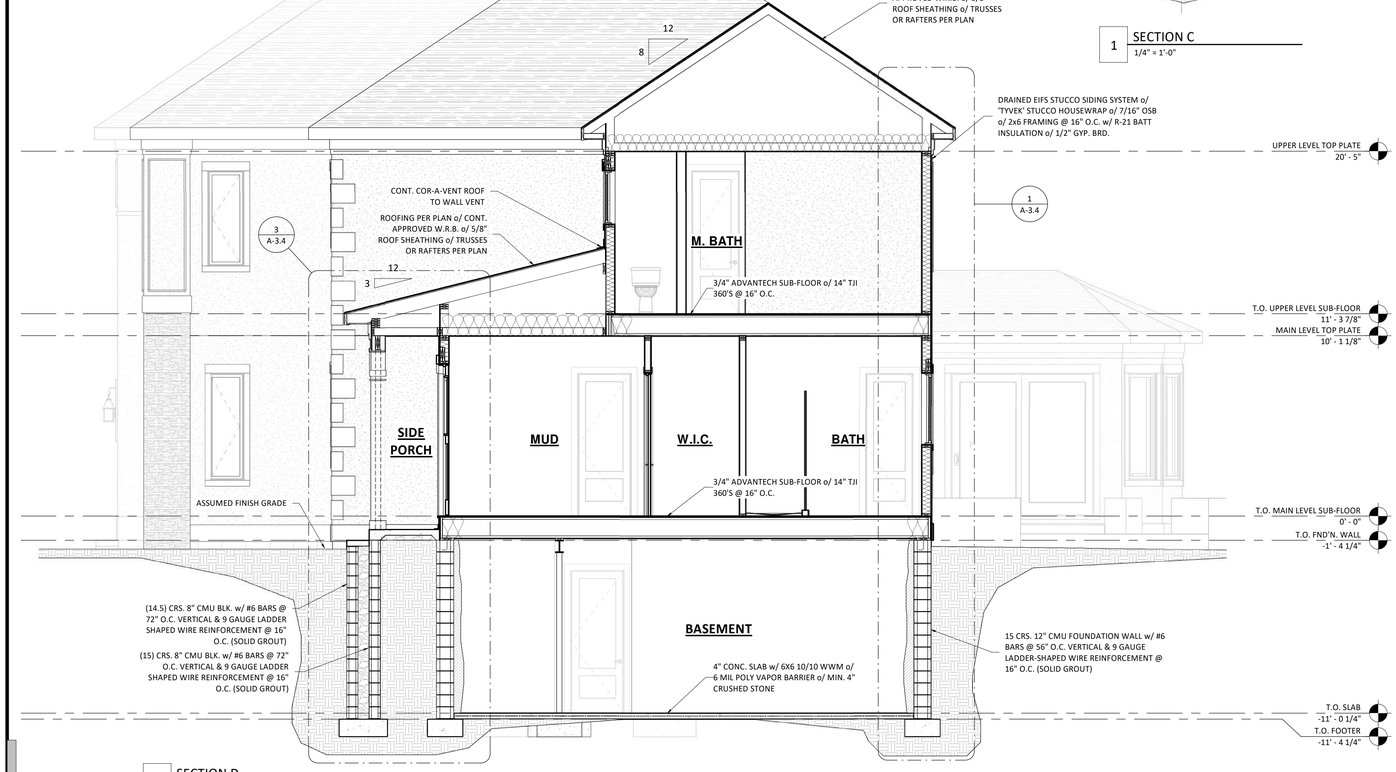
DATE: 06.18.19

DRAWN BY: PH

SHEET: A-3.1



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



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

METHOD
ARCHITECTURE STUDIO
architecture + planning + interiors
PETE HEINTZELMAN, AIA, LEED G.A.
p: 440.590.2817 -- e: pete@methodarch.com

REVISIONS:

SIGN & SEAL:

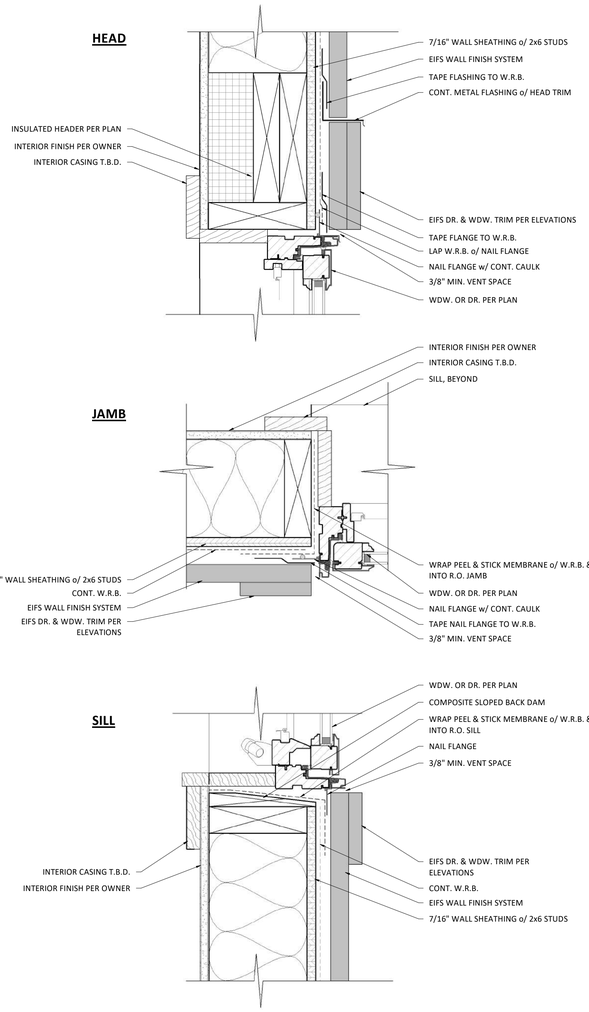
PERMIT SET (FOR CONSTRUCTION)

DRAWING: BUILDING SECTIONS

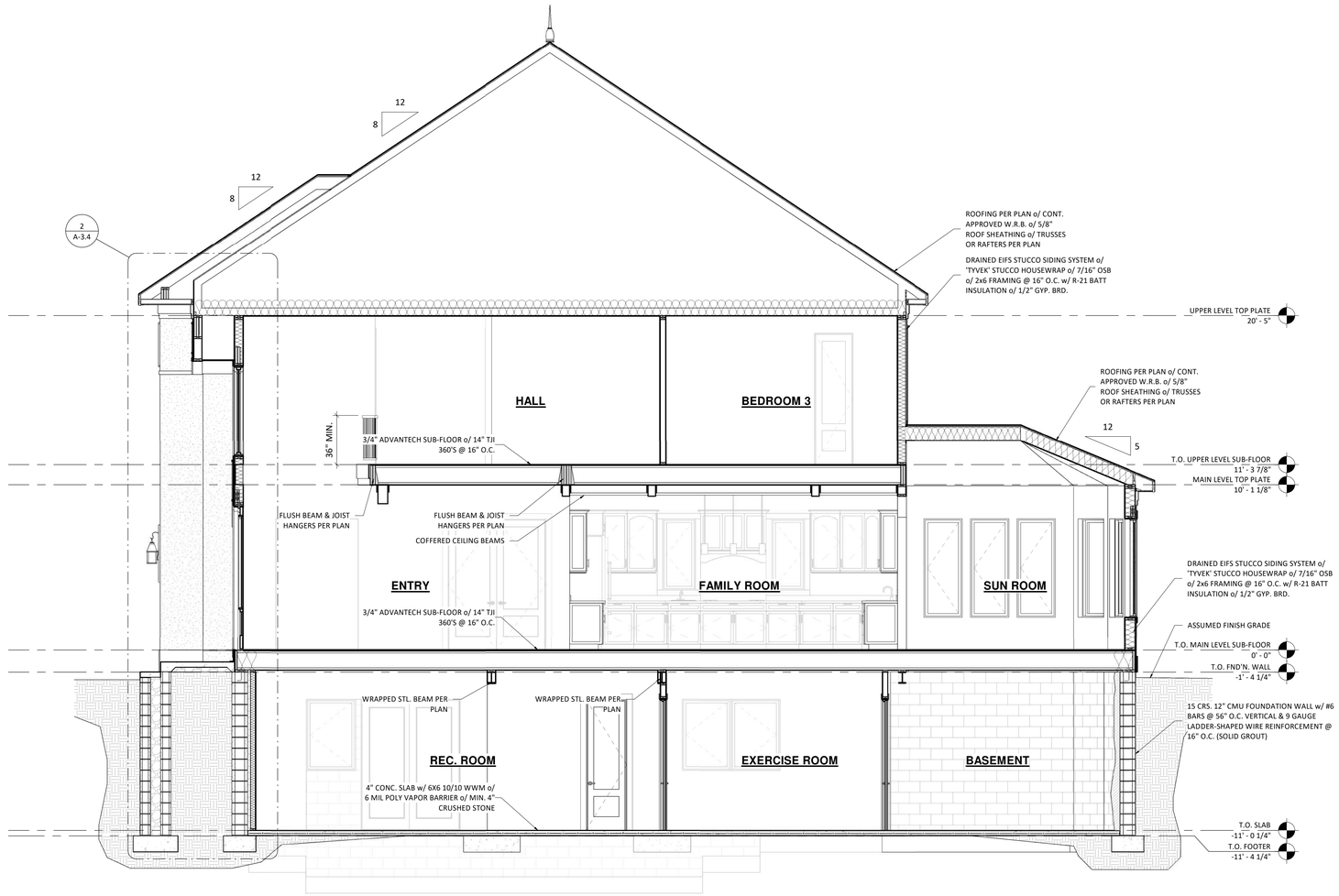
JOB: PENAKALAPATI RESIDENCE
Lot 311 Bromsgrove Hill, Pittsford, NY 14534
Sameer & Sravanthi Penakalapati

DATE: 06.18.19
DRAWN BY: PH

SHEET: A-3.2



2 DR. & WDW. DTLS. @ FRAMED WALL W/ EIFS FINISH
3" = 1'-0"



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

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REVISIONS:

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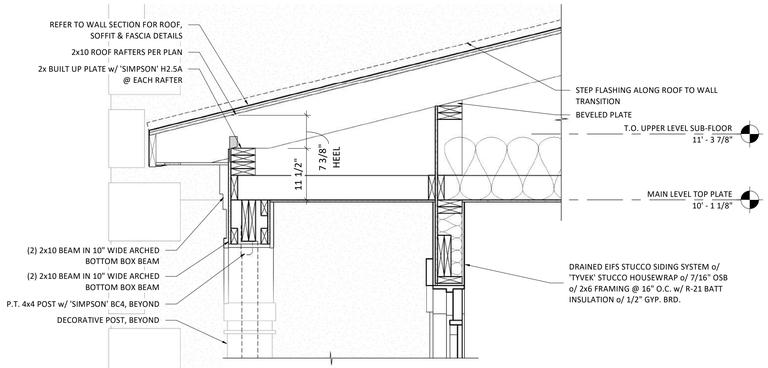
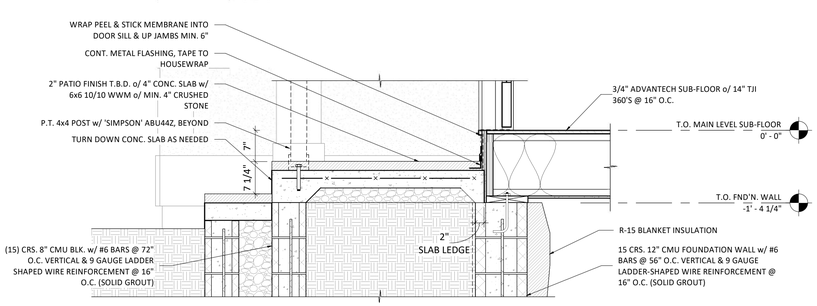
Lot 311 Bromsgrove Hill, Pittsford, NY 14534
Sameer & Sravanthi Penakalapati

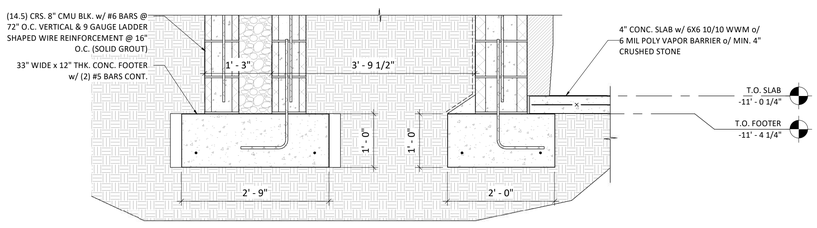
DATE: 06.18.19

DRAWN BY: PH

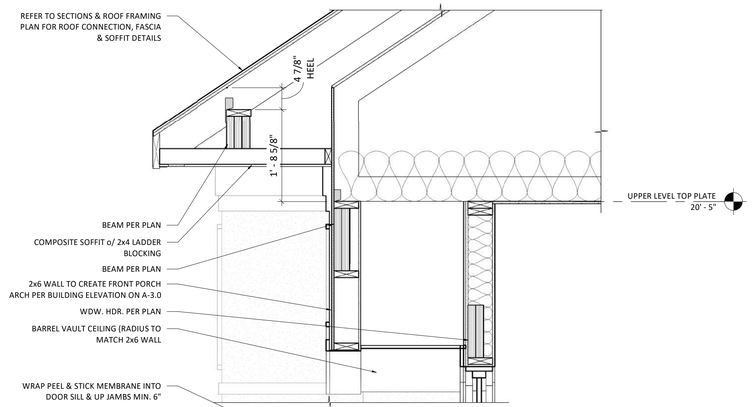
SHEET:
A-3.3

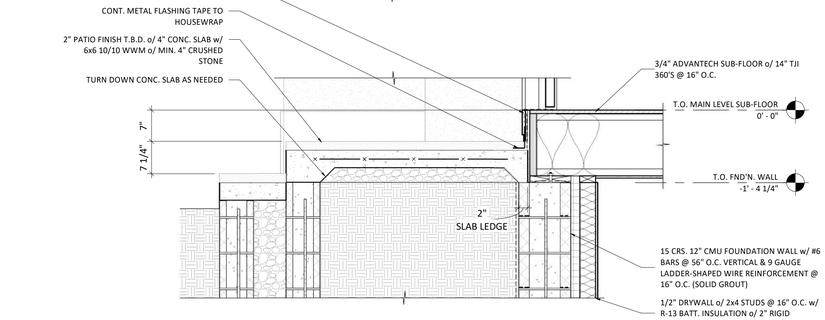


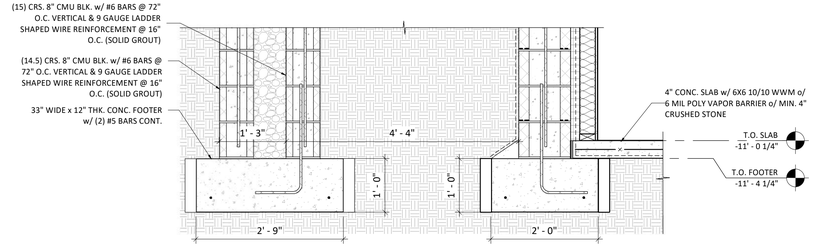




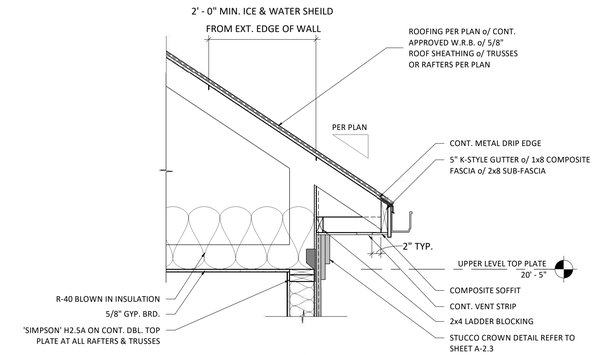
3 SIDE PORCH DETAIL
3/4" = 1'-0"

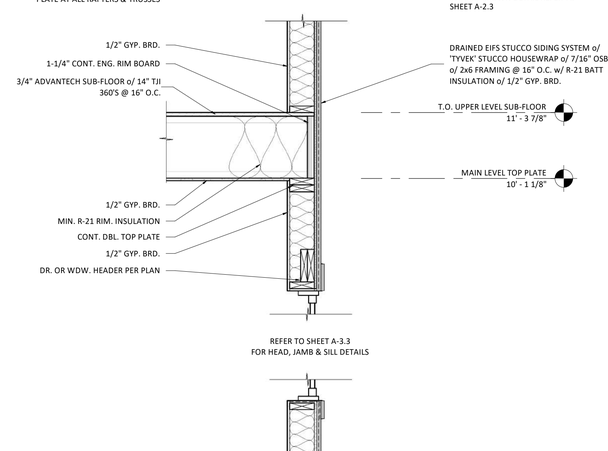


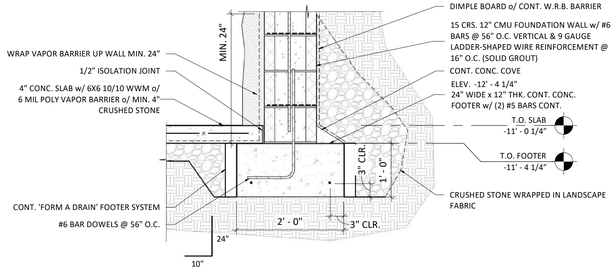




2 FRONT PORCH DETAIL
3/4" = 1'-0"







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

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Lot 311 Bromsgrove Hill, Pittsford, NY 14534
Sameer & Sravanthi Penakalapati

DATE: 06.18.19
DRAWN BY: PH

SHEET: A-3.4

PERMIT SET (FOR CONSTRUCTION)

Town of Pittsford

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

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

Permit #
B19-000093

DESIGN REVIEW AND HISTORIC PRESERVATION BOARD
REFERRAL OF APPLICATION

Property Address: 16 Ravenna PITTSFORD, NY 14534
Tax ID Number: 177.03-5-29
Zoning District: IZ Incentive Zoning
Owner: Clover Street Development
Applicant: Clover Street Development

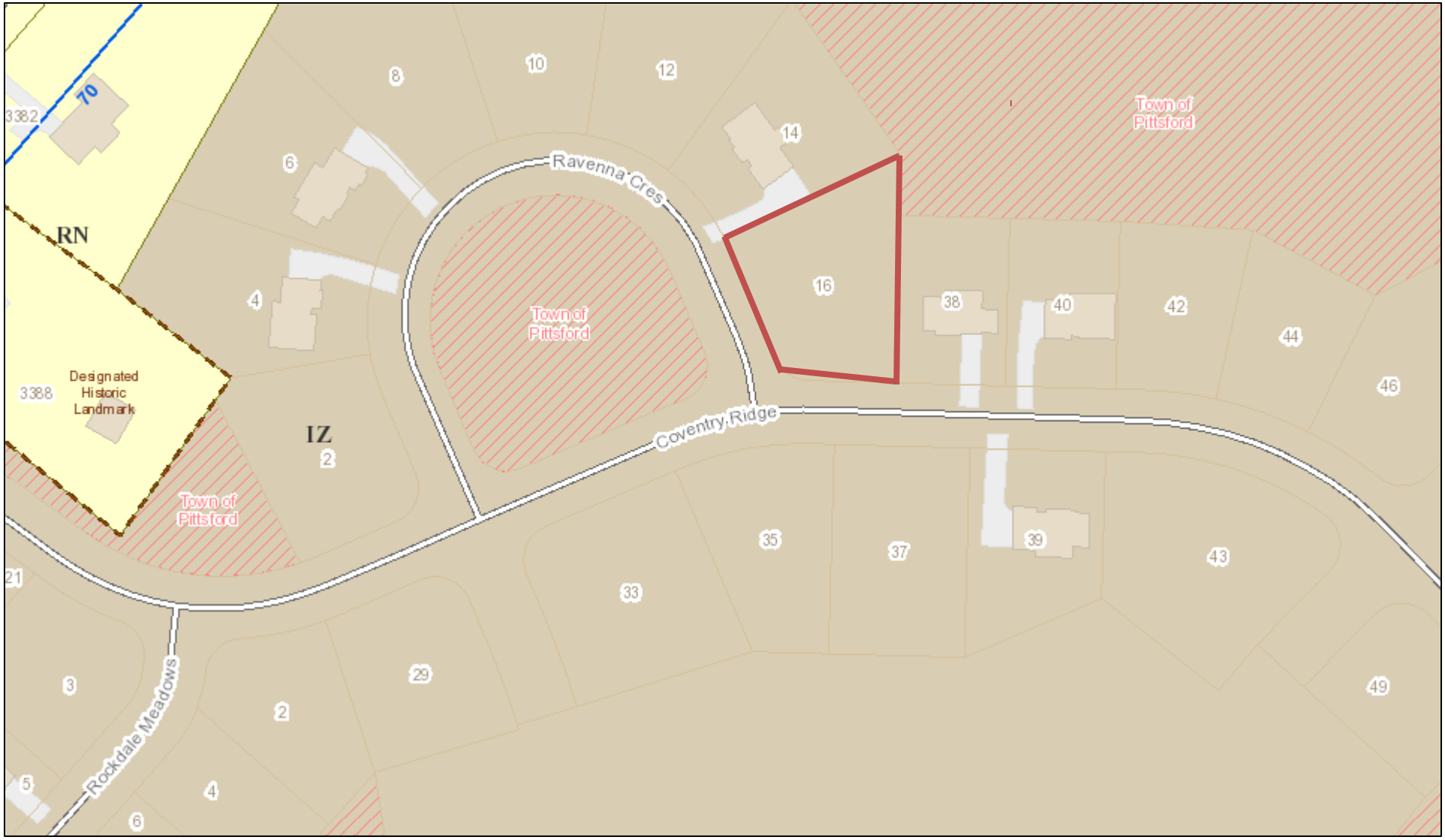
Application Type:

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

Project Description: Applicant is requesting design review for the construction of a new two story home. The home will be approximately 3096 sq. ft. and will be located in the Coventry Ridge Subdivision.

Meeting Date: June 27, 2019

RN Residential Neighborhood Zoning



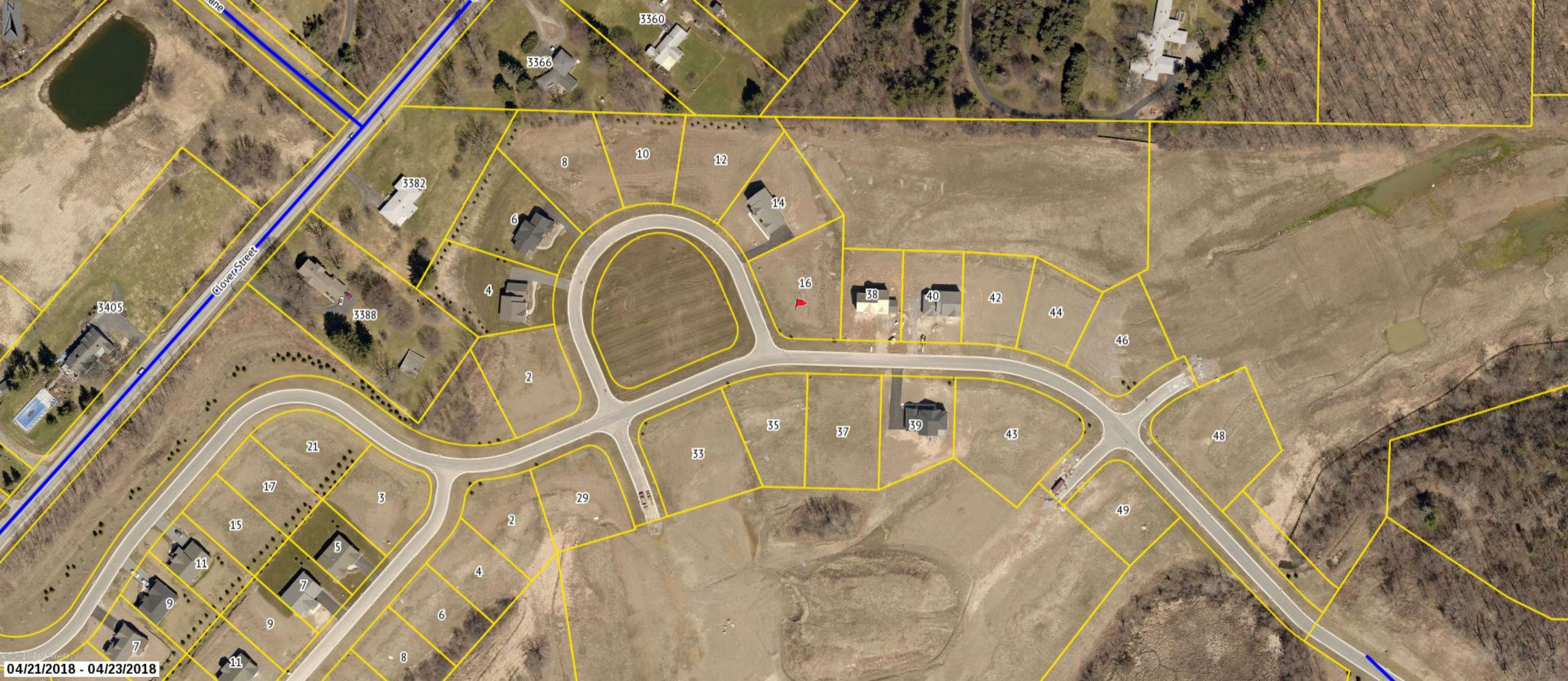
Printed June 20, 2019

1:2,257

0 95 190 380 ft

0 25 50 100 m

Town of Pittsford GIS


3360
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3388
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Glover Street
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49
04/21/2018 - 04/23/2018

LOT 29 COVENTRY RIDGE
PITTSFORD, NY
COVENTRY RIDGE BLDG CORP.
PLAN 3096 / PROJECT 15381 B

SHEET INDEX

C-1 COVER SHEET

1/6 ELEVATIONS

2/6 FOUNDATION PLAN

3/6 FIRST FLOOR PLAN

4/6 SECOND FLOOR & ROOF PLAN

5/6 SECTIONS

6/6 SIDE ELEVATIONS

N-1 DETAILS

N-2 REINFORCING NOTES

GENERAL NOTES:

THESE PLANS COMPLY WITH THE 2015 INTERNATIONAL RESIDENTIAL CODE AND 2015 INTERNATIONAL ENERGY CONSERVATION CODE EFFECTIVE OCTOBER 2016.

COMPLIANCE METHOD: RES CHECK CERTIFICATE

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

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

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

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

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

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

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

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

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

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

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

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

R806.2 MINIMUM VENT AREA. THE MINIMUM NET FREE VENTILATION AREA SHALL BE $\frac{1}{150}$ OF THE AREA OF THE VENTED SPACE.

ENERGY EFFICIENCY:

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

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

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

R402.4.1BUILDING THERMAL ENVELOPE . THE BUILDING THERMAL ENVELOPE SHALL COMPLY WITH SECTIONS R402.4.2.2 AND R402.4.1.2. THE SEALING METHODS BETWEEN DISSIMILAR MATERIALS SHALL ALLOW FOR DIFFERENTIAL EXPANSION AND CONTRACTION.

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

R402.4.1.2 TESTING.THE BUILDING OR DWELLING UNIT SHALL BE TESTED AND VERIFIED AS HAVING AN AIR LEAKAGE RATE NOT EXCEEDING FIVE AIR CHANGES PER HOUR IN CLIMATE ZONES 1 AND 2, AND THREE AIR CHANGES PER HOUR IN CLIMATE ZONES 3 THROUGH 8. TESTING SHALL BE CONDUCTED IN ACCORDANCE WITH ASTM E 779 OR ASTM E 1827 AND REPORTED AT A PRESSURE OF 0.2 INCH UU.G. (50 PASCALS). WHERE REQUIRED BY THE CODE OFFICIAL, TESTING SHALL BE CONDUCTED BY AN APPROVED THIRD PARTY. A WRITTEN REPORT OF THE RESULTS OF THE TEST SHALL BE SIGNED BY THE PARTY CONDUCTING THE REST AND PROVIDED TO THE CODE OFFICIAL. TESTING SHALL BE PERFORMED AT ANY TIME AFTER CREATION OF ALL PENETRATIONS OF THE BUILDING THERMAL ENVELOPE.

DURING TESTING:

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

R402.4.5 RECESSED LIGHTING. RECESSED LUMINAIRES INSTALLED IN THE BUILDING THERMAL ENVELOPE SHALL BE SEALED TO LIMIT AIR LEAKAGE BETWEEN CONDITIONED AND UNCONDITIONED SPACES. THEY SHALL BE SEALED WITH A GASKET OR CAULK BETWEEN THE HOUSING AND THE INTERIOR WALL OR CEILING COVERING. THEY SHALL ALSO BE IC-RATED AND LABELED WITH AN AIR LEAKAGE RATE NOT MORE THAN 2.0 CFM.

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

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

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

R403.3.1 INSULATION (PRESCIPTIVE) SUPPLY & RETURN DUCTS IN ATTICS SHALL BE INSULATED TO A MIN. OF R-6. WITH THE EXCEPTION OF DUCTS OR PORTIONS THEREOF LOCATED COMPLETELY INSIDE THE BUILDING THERMAL ENVELOPE.

R403.3.2 SEALING (MANDATORY). DUCTS, AIR HANDLERS AND FILTER BOXES SHALL BE SEALED. JOINTS AND SEAMS SHALL COMPLY WITH EITHER THE INTERNATIONAL MECHANICAL CODE OR INTERNATIONAL RESIDENTIAL CODE, AS APPLICABLE.

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

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

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

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

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

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

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

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

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

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

R404.1 LIGHTING EQUIPMENT (MANDATORY) A MINIMUM OF 75% OF THE LAMPS IN PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL BE HIGH-EFFICACY LAMPS.

SITE WORK :

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

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

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

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

FOUNDATION :

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

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

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

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

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

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

FIREPLACES :

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

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

FRAMING :

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

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

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

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

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

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

STAIRWAY GUARD REQUIREMENTS:

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

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

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

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

REQUIRED GUARDS SHALL NOT HAVE OPENINGS FROM THE WALKING SURFACE TO THE REQUIRED GUARD HEIGHT THAT ALLOW THE PASSAGE OF A SPHERE 4 INCHES IN DIAMETER. AS PER SECTION 312.1.3 OF THE 2015 IRC.

GARAGE FIREPROOFING :

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

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

STRUCTURAL MATERIAL SPECIFICATIONS:

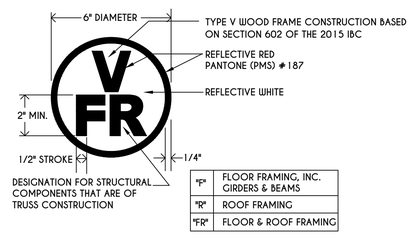
STRUCTURAL STEEL	ASTM A-36, Fy = 36 ksi
REINFORCED STEEL	ASTM A-615, Fy = 40 ksi
WIRE MESH	ASTM A-185, 6 x 6 - 10/10 W.W.M.
LUMBER	ALL STUCTURAL MEMBERS, JOISTS, RAFTERS, ETC. TO BE #2 GRADE LUMBER (DOUGLAS FIR-LARCH, HEM-FIR, SOUTHERN PINE OR SPRUCE PINE-FIR) WITH A MIN. FIBER STRESS OF 850 P.S.I. UNLESS NOTED OTHERWISE
PLYWOOD	CDX, PANEL INDEX
LVL, PSL, LSL	Fb = 2600 Fv = 285 E x 10^6 - 1.9 Fc^1 = 750
MASONRY	ASTM C90, GRADE N-1, Fm = 1350 PSI
MORTAR	ASTM C270, TYPE S
GROUT	Fc = 2000 PSI ASTM C476
CONCRETE	Fc = 2500 PSI MIN. (FOOTINGS, BASEMENT SLAB) Fc = 3500 PSI MIN. (GARAGE SLAB, PORCH SLAB, & POURED FOUNDATION WALLS)
BOLTS	ASTM A307, Fy - 33 KSI

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

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

TRUSS IDENTIFICATION:

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



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COVENTRY RIDGE
BUILDING CORP.

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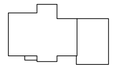
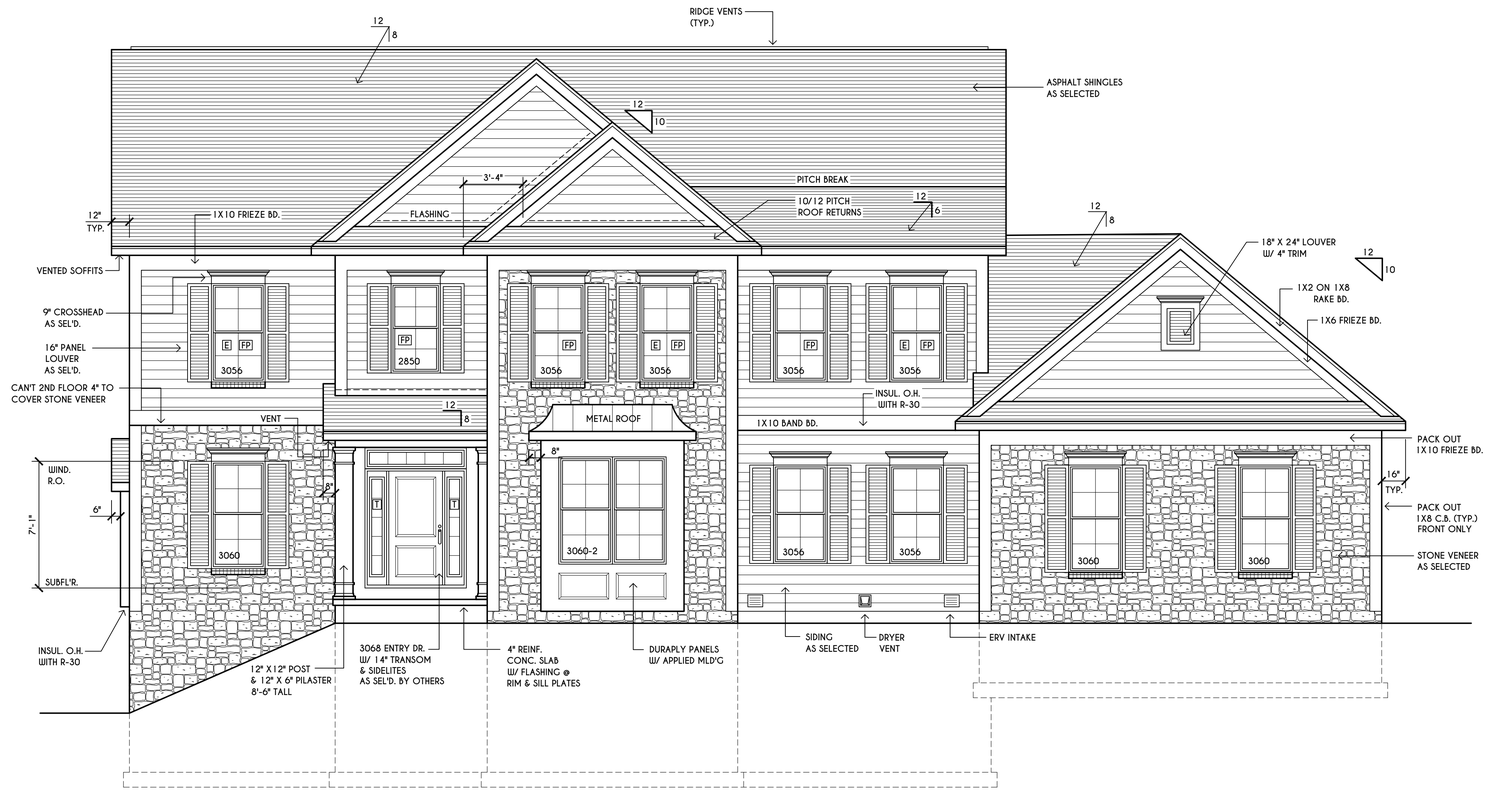
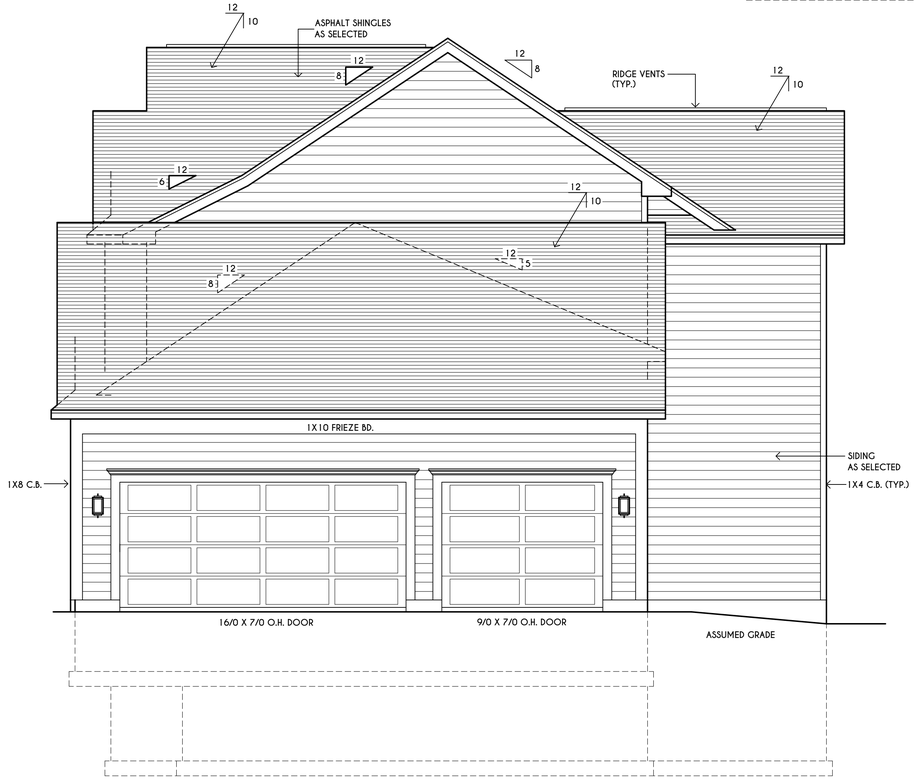


HOUSE FOOTPRINT
SCALE: 1" = 50'-0"



FRONT ELEVATION

FIRST FLOOR LIVING AREA	=	1532 SQ.FT.
SECOND FLOOR LIVING AREA	=	1564 SQ.FT.
TOTAL LIVING AREA	=	3096 SQ.FT.
TOTAL CONDITIONED VOLUME	=	42,068 CU.FT.



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

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

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

FOR SI: 1 square foot=0.0929 m2, 1 cubic foot per min=0.0004719 m3/s

TABLE M1507.3.3(2)
INTERMITTENT WHOLE-HOUSE MECHANICAL VENTILATION RATE FACTORS [a,b]

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

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

WINDOWS: VIWD SOLARBAN GLASS W/ ARGON
U-FACTOR 0.28
SHGC 0.31

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

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

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

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

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

BUILDER TO PROVIDE ROOF OR RIDGE VENTS AS PER CODE- THE MINIMUM NET FREE VENTILATION AREA SHALL BE 1/150 OF THE AREA OF THE VENTED SPACE (SECT. R806.2)

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

MECHANICAL VENTILATION RATE:
THIS PLAN AS DESIGNED REQUIRES (MIN) 1 CONTINUOUSLY RUN EXHAUST FAN CAPABLE OF (MIN) 90 c.f.m. WITH A MANUAL OVERIDE SWITCH AS PER SECTION M1507.3 OF 2015 IRC (SEE TABLE3 M1507.3.3(1) & M1507.3.3(2) PG 1)

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ELEVATIONS

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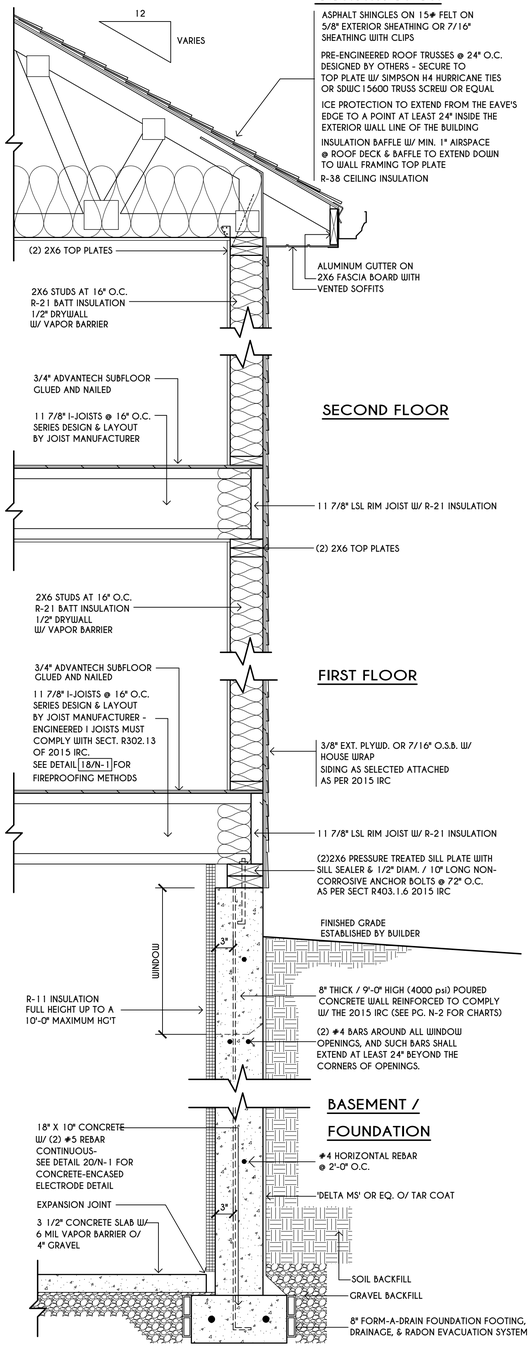


TRUSS EAVE CONSTRUCTION

ASPHALT SHINGLES ON 15# FELT ON 5/8" EXTERIOR SHEATHING OR 7/16" SHEATHING WITH CLIPS

PRE-ENGINEERED ROOF TRUSSES @ 24" O.C. DESIGNED BY OTHERS - SECURE TO TOP PLATE W/ SIMPSON H4 HURRICANE TIES OR SDWC15600 TRUSS SCREW OR EQUAL

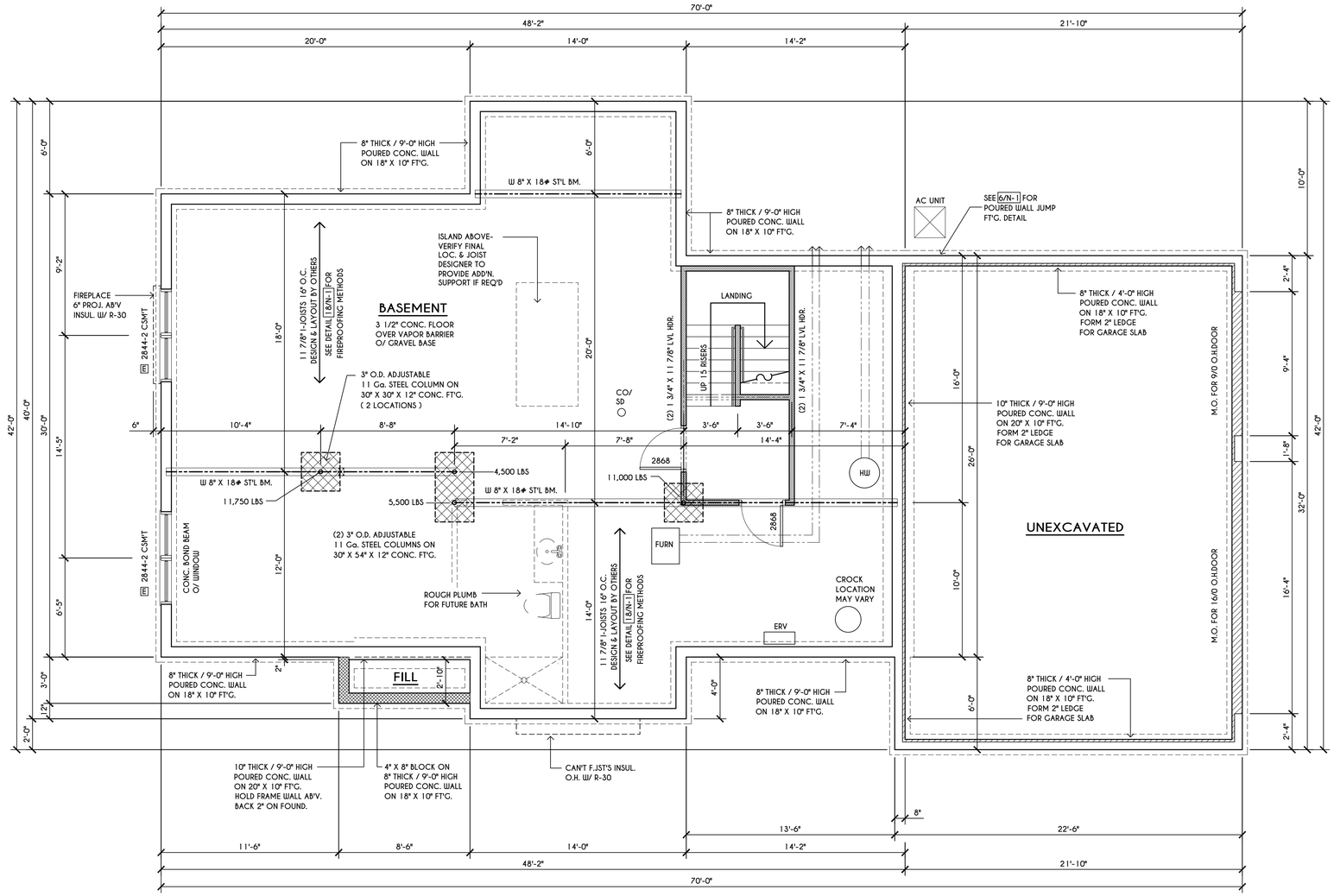
ICE PROTECTION TO EXTEND FROM THE EAVE'S EDGE TO A POINT AT LEAST 24" INSIDE THE EXTERIOR WALL LINE OF THE BUILDING

INSULATION BAFFLE W/ MIN. 1" AIRSPACE @ ROOF DECK & BAFFLE TO EXTEND DOWN TO WALL FRAMING TOP PLATE

R-38 CEILING INSULATION

TYPICAL WALL SECTION

SCALE: 1" = 1'-0"



ENGINEERED FL'R JOIST NOTE:

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

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

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

ENGINEERED I JOISTS MUST COMPLY WITH SECT. R302.13 OF 2015 IRC. SEE DETAIL 18/N-1 FOR FIREPROOFING METHODS

FRAMING LEGEND:

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

BASEMENT & FOUNDATION PLAN

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

1090 SQ. FT. FINISHED LIVING AREA

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

ALL WINDOW R.O. HGT'S TO BE 6'-10 1/2" U.N.O.
PROVIDE SOLID BLOCKING UNDER ALL BEARING POINTS DOWN TO FOUNDATION WALL
PROVIDE DB'L JACK STUDS EA. SIDE OF LOAD BEARING OPENINGS > / = 4'-0"
ALL ANGLES TO BE 45 DEG. U.N.O.
ALL EXTERIOR WINDOW & DOOR HEADERS TO HAVE MIN. R-5 INSUL. & TO BE MIN. (2)2X8'S (U.N.O.)
ALL APPLIANCES SHOWN TO BE BY OWNER OR AS PER CONTRACT BY BUILDER
SMOKE (SD) & CARBON MONOXIDE (CO) DETECTORS SHALL BE INSTALLED AS PER SECT. R314 OF 2015 IRC
REINFORCE FOUNDATION WALLS AS PER 2015 IRC. SEE PG. N-2 FOR REINFORCING CHARTS
SEE CONCRETE-ENCASED ELECTRODE DETAIL 20/N-1

WINDOW / DOOR LEGEND:

- E = MEETS OR EXCEEDS EGRESS REQUIREMENTS - CLEAR OPENING AREA OF 5.7 SQ.FT. - CLEAR OPENING WIDTH OF 20" - CLEAR OPENING HEIGHT OF 24" PER SECT. R310.1 OF 2015 IRC
- T = SPECIFIES THAT THIS FIXED OR OPERABLE UNIT REQUIRES SAFETY GLAZING PER SECT. R308.4 OF 2015 IRC
- FP = SPECIFIES THAT THIS OPERABLE WINDOW UNIT REQUIRES FACTORY APPLIED FALL PROTECTION PER SECT. R312.2 OF 2015 IRC

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FOUNDATION PLAN

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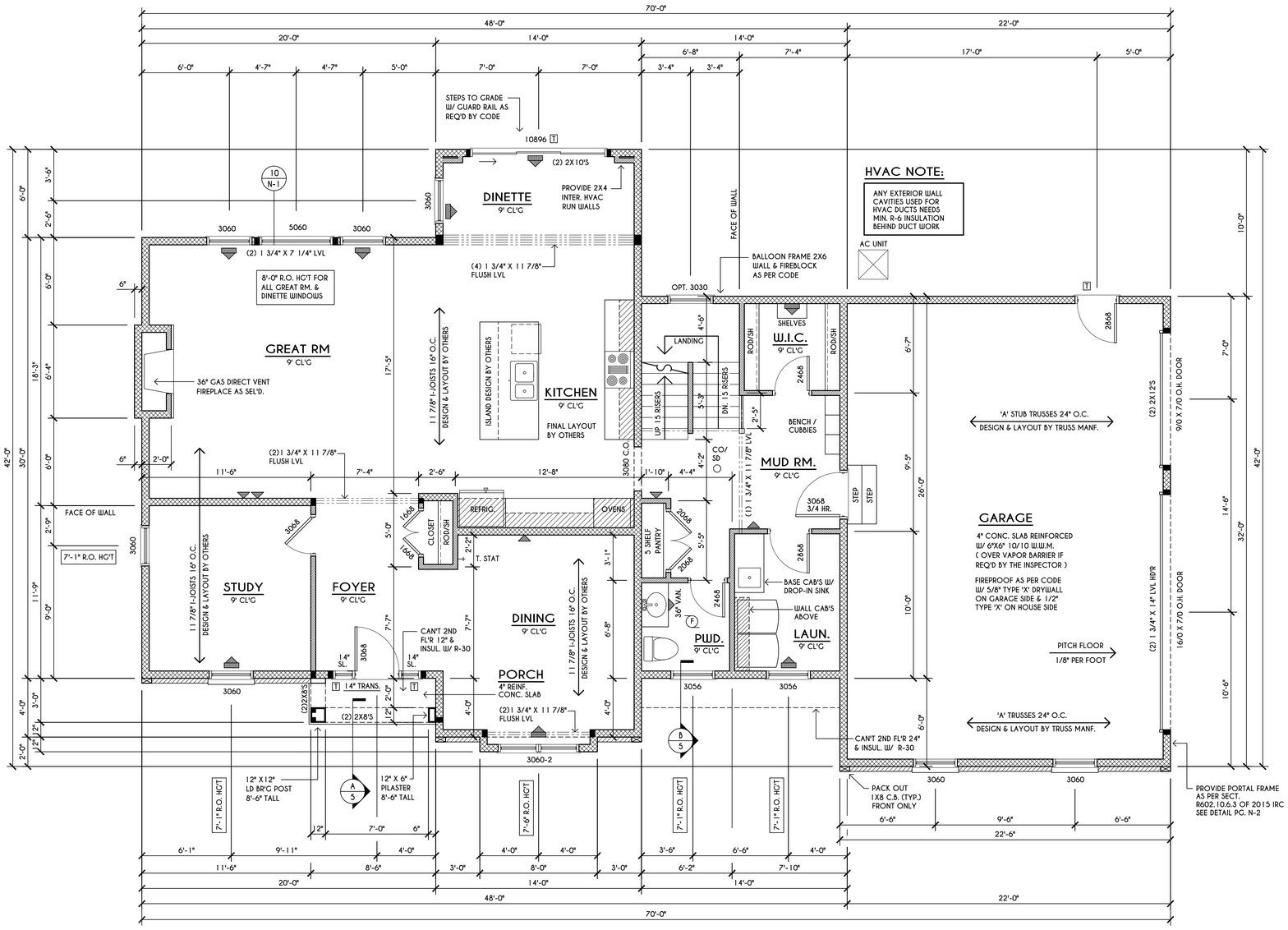

FIRST FLOOR PLAN

1532 SQ. FT.

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

NOTES:
FIRST FLOOR PLATE HGT TO BE 9'-1 1/8" (UNLESS NOTED OTHERWISE)
ALL WINDOW R.O. HGT'S TO BE 8'-0" U.N.O.
PROVIDE SOLID BLOCKING UNDER ALL BEARING POINTS DOWN TO FOUNDATION WALL
PROVIDE DB'L JACK STUDS EA. SIDE OF LOAD BEARING OPENINGS > / = 4'-0"
ALL ANGLES TO BE 45 DEG. U.N.O.
ALL EXTERIOR WINDOW & DOOR HEADERS TO HAVE MIN. R-5 INSUL. & TO BE MIN. (2)2X8'S OR (3)2X6'S (U.N.O.)
ALL APPLIANCES SHOWN TO BE BY OWNER OR AS PER CONTRACT BY BUILDER
SMOKE (SD) & CARBON MONOXIDE (CO) DETECTORS SHALL BE INSTALLED AS PER SECT. R314 OF 2015 IRC
THE AIR BARRIER INSTALLED AT EXTERIOR WALLS ADJACENT TO SHOWERS AND TUBS SHALL SEPARATE THEM FROM THE SHOWER OR TUBS.

FRAMING LEGEND:

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

WINDOW / DOOR LEGEND:

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

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

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

ENGINEERED FLOOR JOIST NOTE:

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

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FIRST FLOOR PLAN

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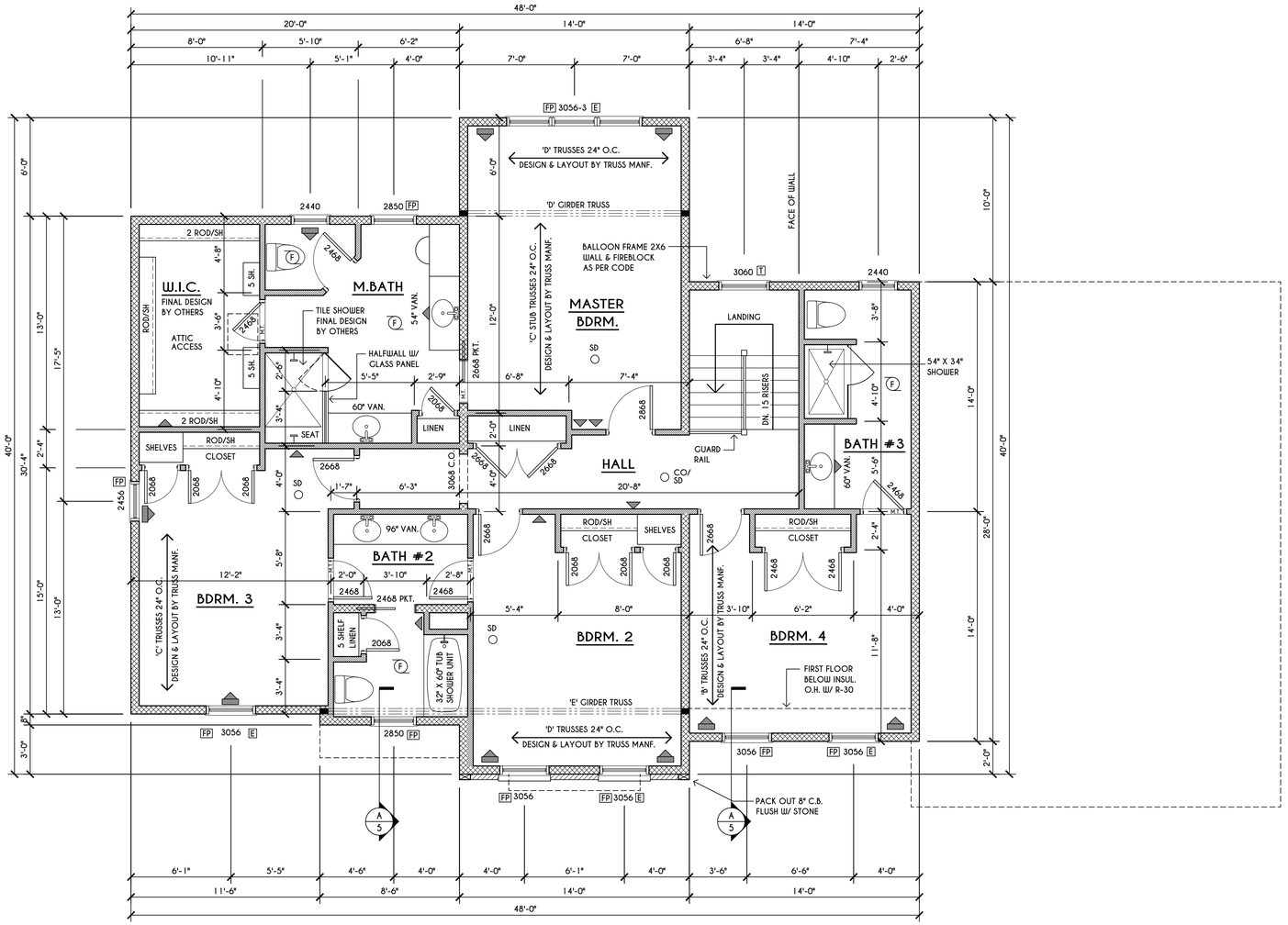

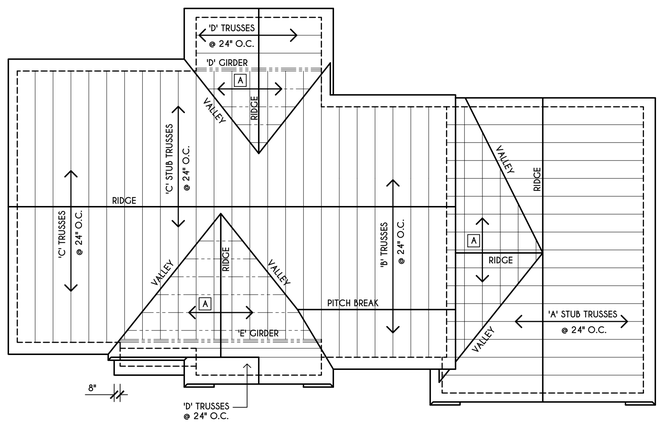

ROOF PLAN

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

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

ALL RAKES TO BE 12" & ALL OVERHANGS TO BE 16" FROM FRAME WALLS UNLESS NOTED OTHERWIISE

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

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

FRAMING LEGEND:

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

SECOND FLOOR PLAN

1564 SQ.FT.

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

NOTES:
SECOND FLOOR PLATE HGT TO BE 8'-1 1/8" (UNLESS NOTED OTHERWIISE)
ALL WINDOW R.O. HGTS TO BE 6'-10 1/2" U.N.O.
PROVIDE SOLID BLOCKING UNDER ALL BEARING POINTS DOWN TO FOUNDATION WALL
PROVIDE DB'L JACK STUDS EA. SIDE OF LOAD BEARING OPENINGS > / = 4'-0"
ALL ANGLES TO BE 45 DEG. U.N.O.
ALL EXTERIOR WINDOW & DOOR HEADERS TO HAVE MIN. R-5 INSUL. & TO BE MIN. (2)2X8'S OR (3)2X6'S (U.N.O.)
ALL APPLIANCES SHOWN TO BE BY OWNER OR AS PER CONTRACT BY BUILDER
SMOKE (SD) & CARBON MONOXIDE (CO) DETECTORS SHALL BE INSTALLED AS PER SECT. R314 OF 2015 IRC
THE AIR BARRIER INSTALLED AT EXTERIOR WALLS ADJACENT TO SHOWERS AND TUBS SHALL SEPARATE THEM FROM THE SHOWER OR TUBS.

WINDOW / DOOR LEGEND:

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

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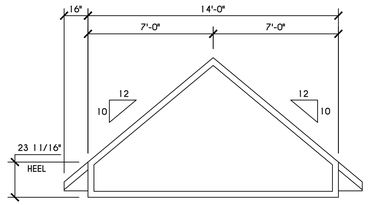
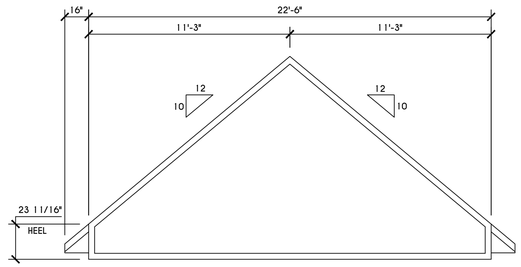


'D' TRUSS PROFILE

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



'E' TRUSS PROFILE

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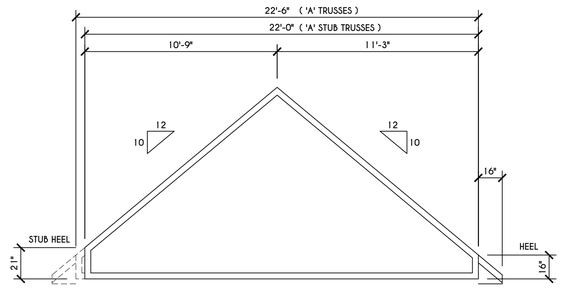
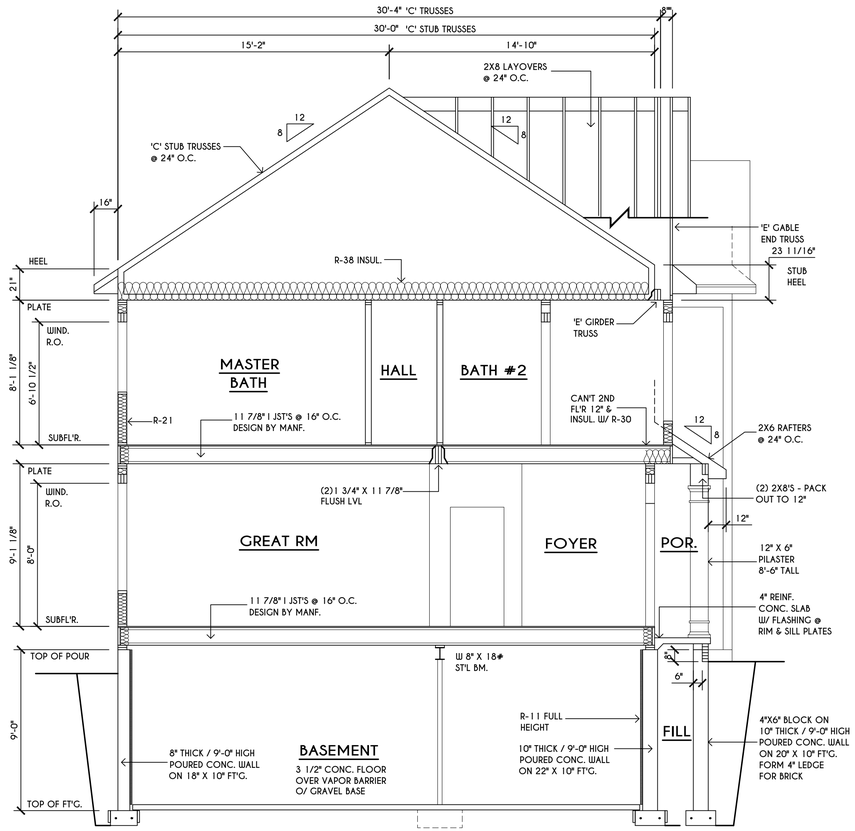


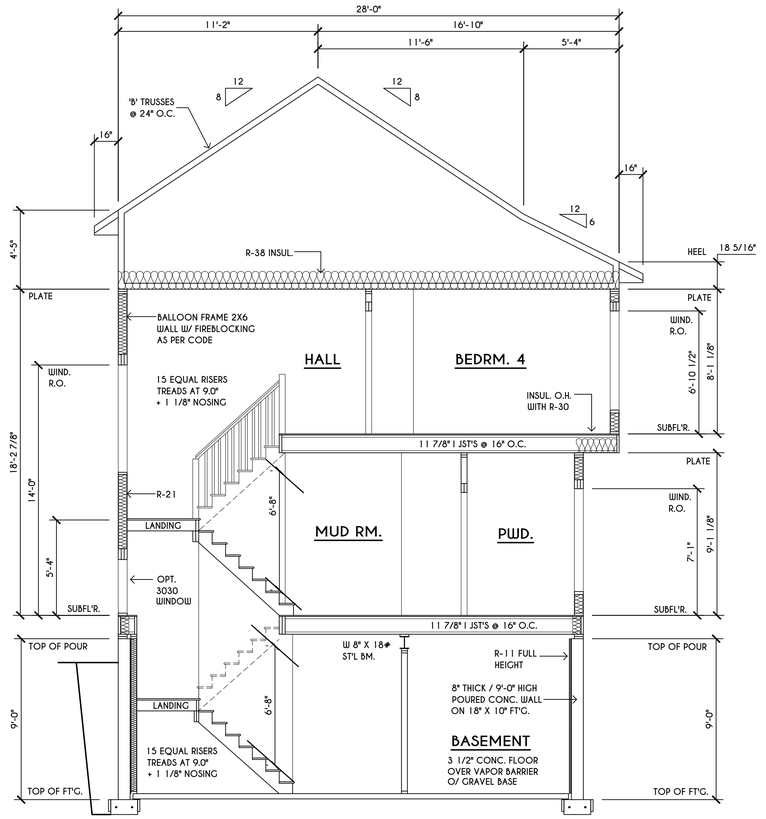
'A' TRUSS PROFILE

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



A/5 BUILDING SECTION

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



B/5 BUILDING SECTION

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

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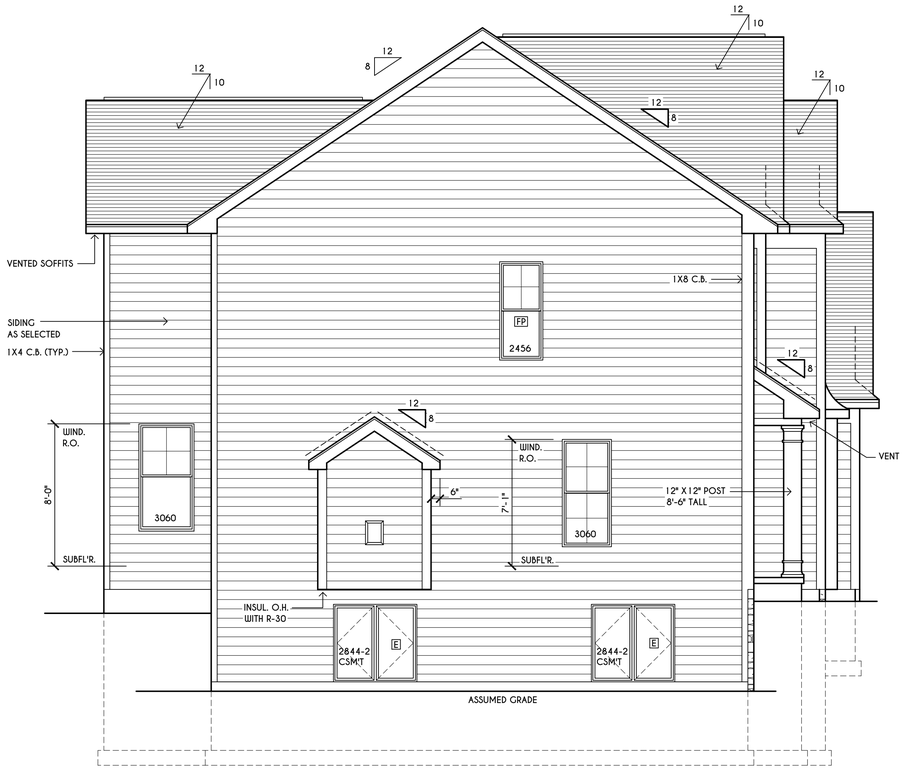
PROJECT: 15381 B

sheet: 5/6



LEFT ELEVATION

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

WINDOWS: VWD SOLARBAN GLASS W/ ARGON

U-FACTOR 0.28
SHGC 0.31

DOORS: SELECTION BY OWNER

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

WINDOW / DOOR LEGEND:

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

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

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

GENERAL NOTES:

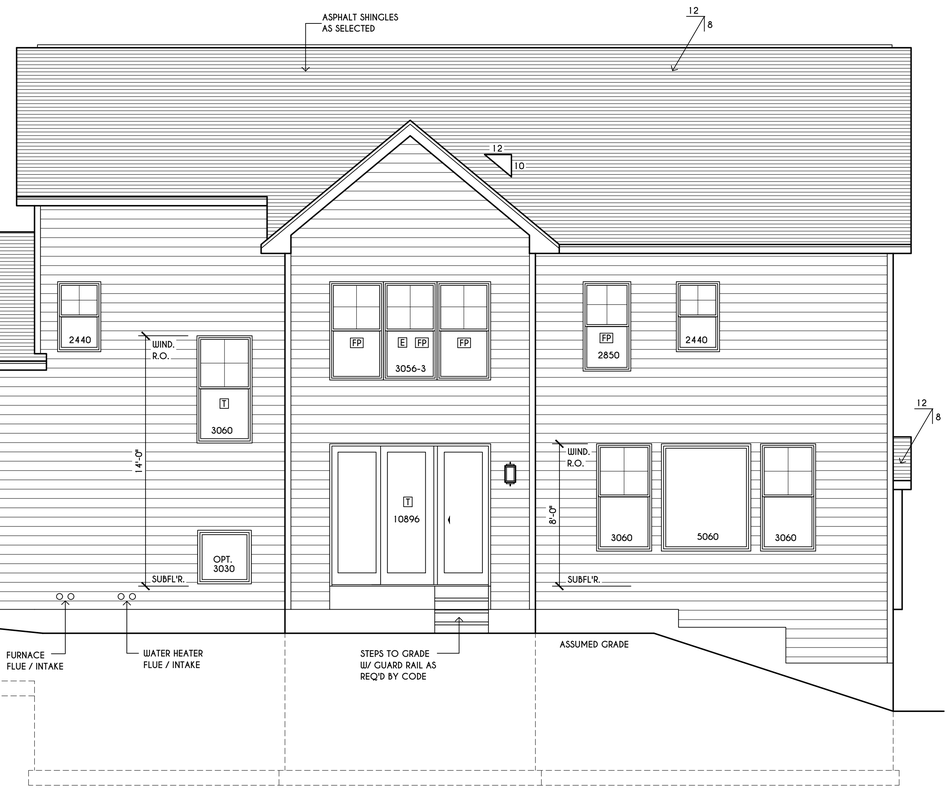
ALL RAKES & OVERHANGS ARE TO BE 1'-0" UNLESS NOTED OTHERWISE

BUILDER TO PROVIDE ROOF OR RIDGE VENTS AS PER CODE- THE MINIMUM NET FREE VENTILATION AREA SHALL BE 1/150 OF THE AREA OF THE VENTED SPACE (SECT. R806.2)

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

MECHANICAL VENTILATION RATE:

THIS PLAN AS DESIGNED REQUIRES (MIN) 1 CONTINUOUSLY RUN EXHAUST FAN CAPABLE OF (MIN) 90 c.f.m. WITH A MANUAL OVERIDE SWITCH AS PER SECTION M1507.3 OF 2015 IRC
(SEE TABLE3 M1507.3.3(1) & M1507.3.3(2) PG 1)



REAR ELEVATION

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

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DATE	BY	DESCRIPTION

CLIENT/LOCATION:

LOT 29
COVENTRY RIDGE
PITTSFORD, NY

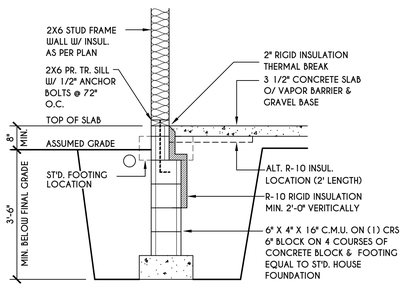
BUILDER:

COVENTRY RIDGE
BUILDING CORP.

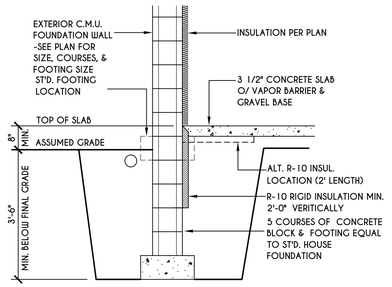
ELEVATIONS

GLA PLAN 3096

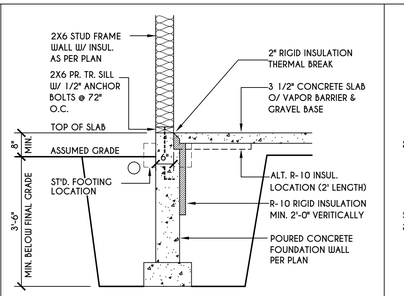
drawn:	checked:
CDK	AMM
scale:	date:
AS NOTED	6/19
PROJECT:	sheet:
15381 B	6/6



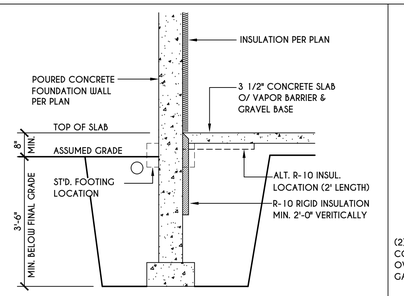
1 N-1 2X6 FRAME WALL ON C.M.U. WALK OUT DETAIL
SCALE: 1/2" = 1'-0"



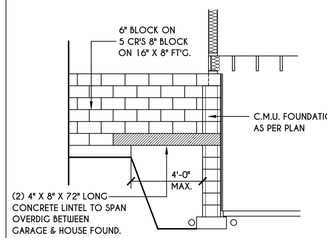
2 N-1 C.M.U. WALK OUT DETAIL
SCALE: 1/2" = 1'-0"



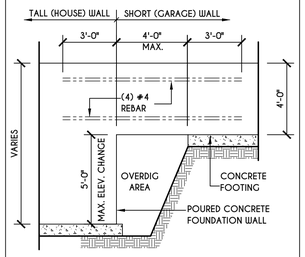
3 N-1 2X6 FRAME WALL ON POURED CONC. WALK OUT DETAIL
SCALE: 1/2" = 1'-0"



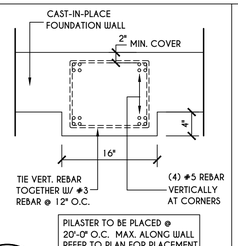
4 N-1 POURED CONC. WALK OUT DETAIL
SCALE: 1/2" = 1'-0"



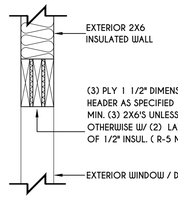
5 N-1 C.M.U. JUMP FOOTING DETAIL
SCALE: 1/4" = 1'-0"



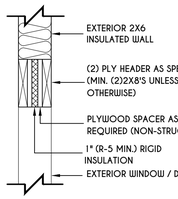
6 N-1 POURED WALL JUMP FOOTING DETAIL
SCALE: 1/4" = 1'-0"



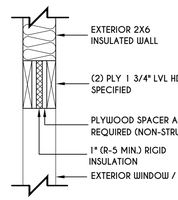
7 N-1 POURED WALL PILASTER DETAIL
SCALE: 1" = 1'-0"



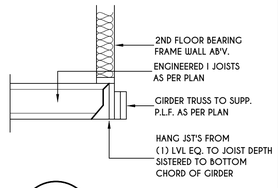
8 N-1 EXTERIOR INSULATED 3 PLY HEADER DETAIL
SCALE: 1" = 1'-0"



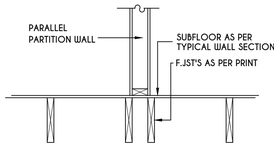
9 N-1 EXTERIOR INSULATED 2 PLY HEADER DETAIL
SCALE: 1" = 1'-0"



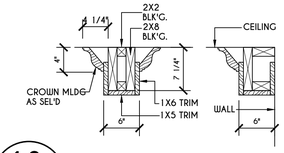
10 N-1 EXTERIOR INSULATED 2 PLY LVL HEADER DETAIL
SCALE: 1" = 1'-0"



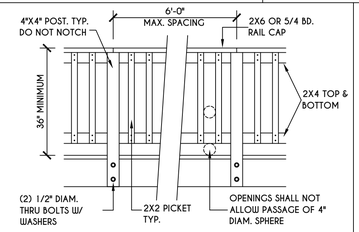
11 N-1 I JST / GIRDER DETAIL
SCALE: 1/2" = 1'-0"



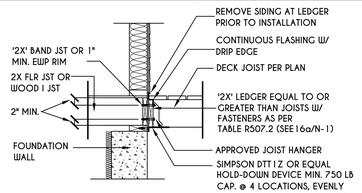
12 N-1 DOUBLE FLOOR JST'S UNDER PARALLEL PARTITION WALL DETAIL
N.T.S.



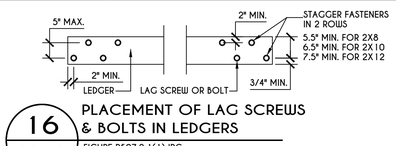
13 N-1 COFFERED BEAM DETAIL
N.T.S.



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



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

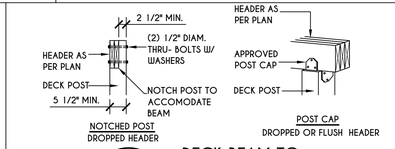


16 N-1 PLACEMENT OF LAG SCREWS & BOLTS IN LEDGERS
FIGURE R507.2.1(1) IRC
N.T.S.

16a N-1

TABLE R507.2
DECK LEDGER CONNECTION TO BAND JOIST

CONNECTION DETAILS	JOIST SPAN						
	6' & LESS	6'-1" - 8'	8'-1"- 10'	10'-1"- 12'	12'-1"- 14'	14'-1"- 16'	16'-1"- 18'
	ON-CENTER SPACING OF FASTENERS (IN.)						
1/2" DIAM. LAG SCREW W/ 1/2" MAX. SHEATHING	30	23	18	15	13	11	10
1/2" DIAM. BOLT W/ 1/2" MAX. SHEATHING	36	36	34	29	24	21	19
1/2" DIAM. BOLT W/ 1" MAX. SHEATHING	36	36	29	24	21	18	16

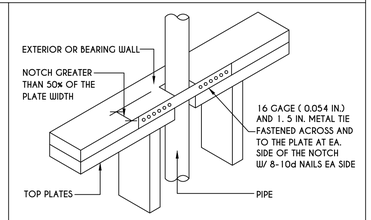


17 N-1 DECK BEAM TO DECK POST
FIGURE R507.7.1 IRC
N.T.S.

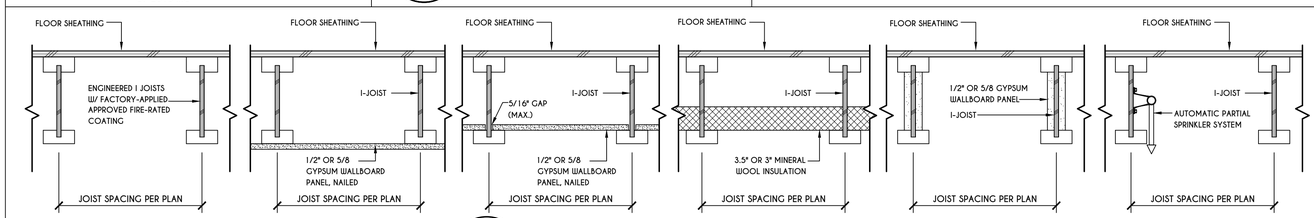
TABLE R507.8

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

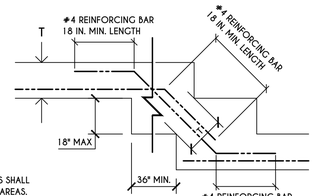
a. MEASURED TO UNDERSIDE OF BEAM



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



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

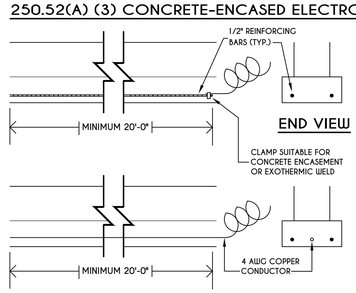


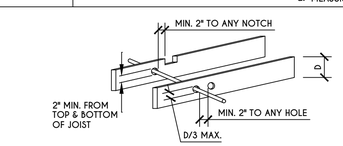
19 N-1 STEPPED FOOTING DETAIL
N.T.S.

NOTES: T = FOOTING THICKNESS

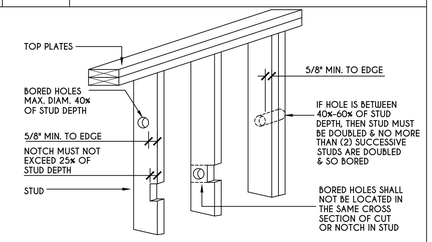
- THE MINIMUM FOOTING THICKNESS, T,IN STEPPED AREAS SHALL EQUAL THE FOOTING THICKNESS IN THOSE UNSTEPPED AREAS.
- THE REINFORCING BAR SIZE IN STEPPED AREAS SHALL EQUAL THE BAR SIZE IN THOSE UNSTEPPED AREAS.
- A MINIMUM OF 3 INCHES OF CONCRETE IS REQUIRED AROUND ALL REINFORCING BARS.

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

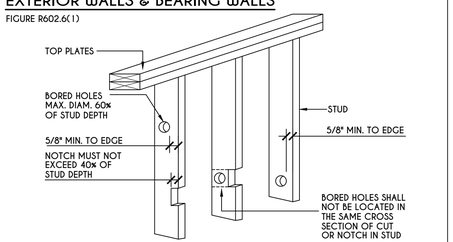




CUTTING, NOTCHING, & DRILLING OF JOISTS
FIGURE R502.8 FOR ENGINEERED WOOD PRODUCTS, PLEASE REFER TO MANUFACTURER'S RECOMMENDATIONS



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



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

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DETAILS

GLA PLAN 3096

drawn:	checked:
CDK	AMM
scale:	date:
AS NOTED	6 / 19
PROJECT:	sheet:
15381 B	N-1

TABLE R404.1.1(2)

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

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

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

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

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

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

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

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

TABLE R404.1.1(3)

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

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

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

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

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

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

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

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

TABLE R404.1.1(4)

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

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

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

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

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

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

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

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

TABLE R404.1.2(8)

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

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

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

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

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

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

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

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

f. INTERPOLATION IS NOT PERMITTED.

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

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

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

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

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

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

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

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

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

TABLE R 402.4.1.1
AIR BARRIER AND INSULATION INSTALLATION

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

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

R401.4 SOIL TESTS.

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

R401.4.1 GEOTECHNICAL EVALUATION.

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

TABLE R401.4.1 [a]

PRESUMPTIVE LOAD-BEARING VALUES OF FOUNDATION MATERIALS

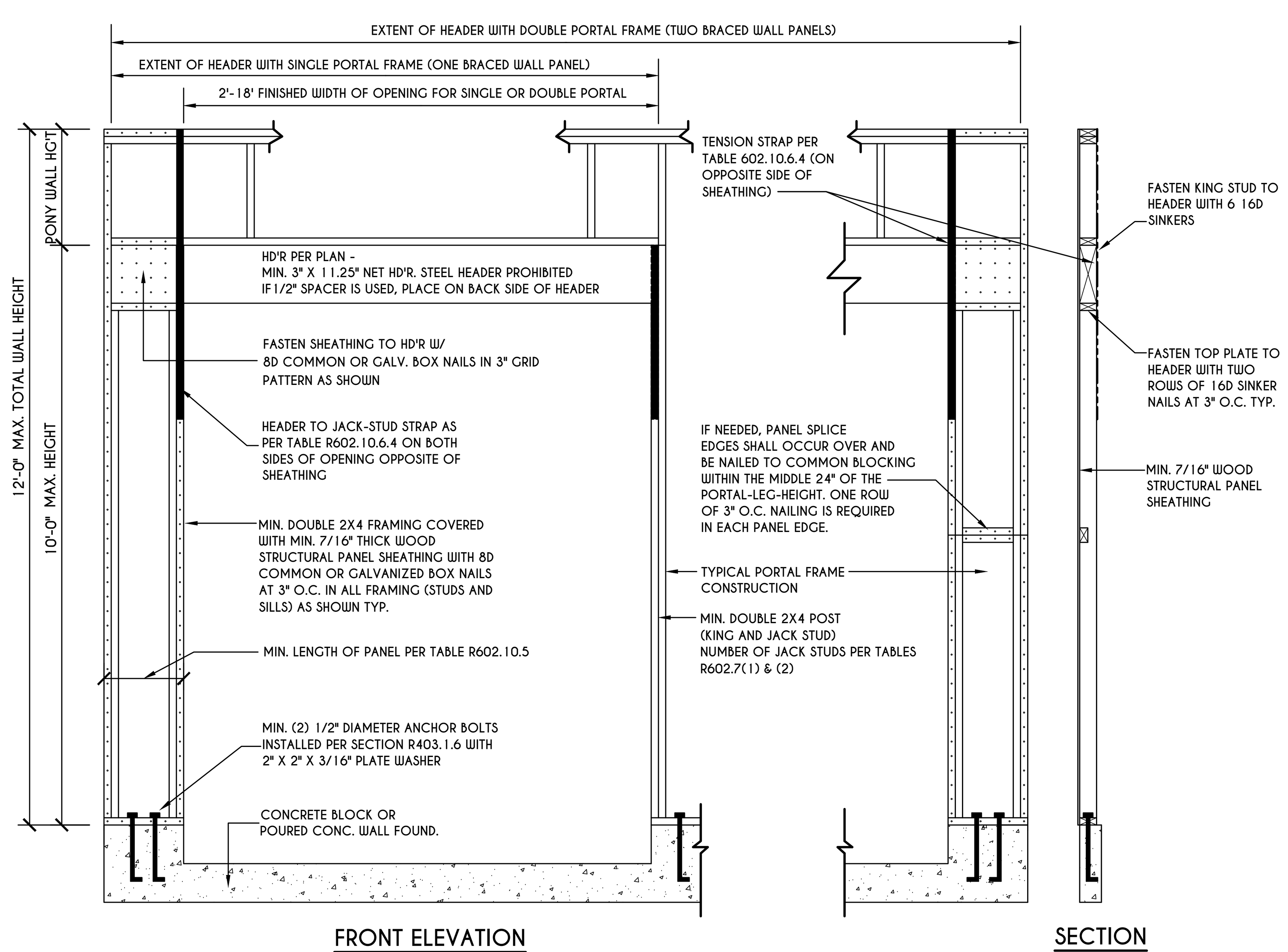
CLASS OF MATERIALS	LOAD-BEARING PRESSURE (pounds per square foot)
CRYSTALLINE BEDROCK	12,000
SEDIMENTARY & FOLIATED ROCK	4,000
SANDY GRAVEL AND/OR GRAVEL (GW & GP)	3,000
SAND, SILTY SAND, CLAYEY SAND, SILTY GRAVEL, AND CLAYEY GRAVEL (SW, SP, SM, SC, GM, & GC)	2,000
CLAY, SANDY CLAY, SILTY CLAY, CLAYEY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

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

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

UNIFIED SOIL CLASSIFICATION SYSTEM

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



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

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

GREATER LIVING ARCHITECTURE, P.C.

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REVISIONS:		
DATE	BY	DESCRIPTION

CLIENT/LOCATION:

BUILDER:

REINFORCING NOTES

GLA PLAN 3096

drawn:	checked:
CDK	AMM
scale: AS NOTED	date: 6 / 19
PROJECT: 15381 B	sheet: N-2


23
Spall Realty Corporation
585-586-4521


24
Spall Realty Corporation
585-586-4521

Town of Pittsford

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

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

Permit #
B19-000094

DESIGN REVIEW AND HISTORIC PRESERVATION BOARD
REFERRAL OF APPLICATION

Property Address: 5 Coventry Ridge PITTSFORD, NY 14534
Tax ID Number: 177.03-5-1
Zoning District: IZ Incentive Zoning
Owner: Clover Street Development
Applicant: Clover Street Development

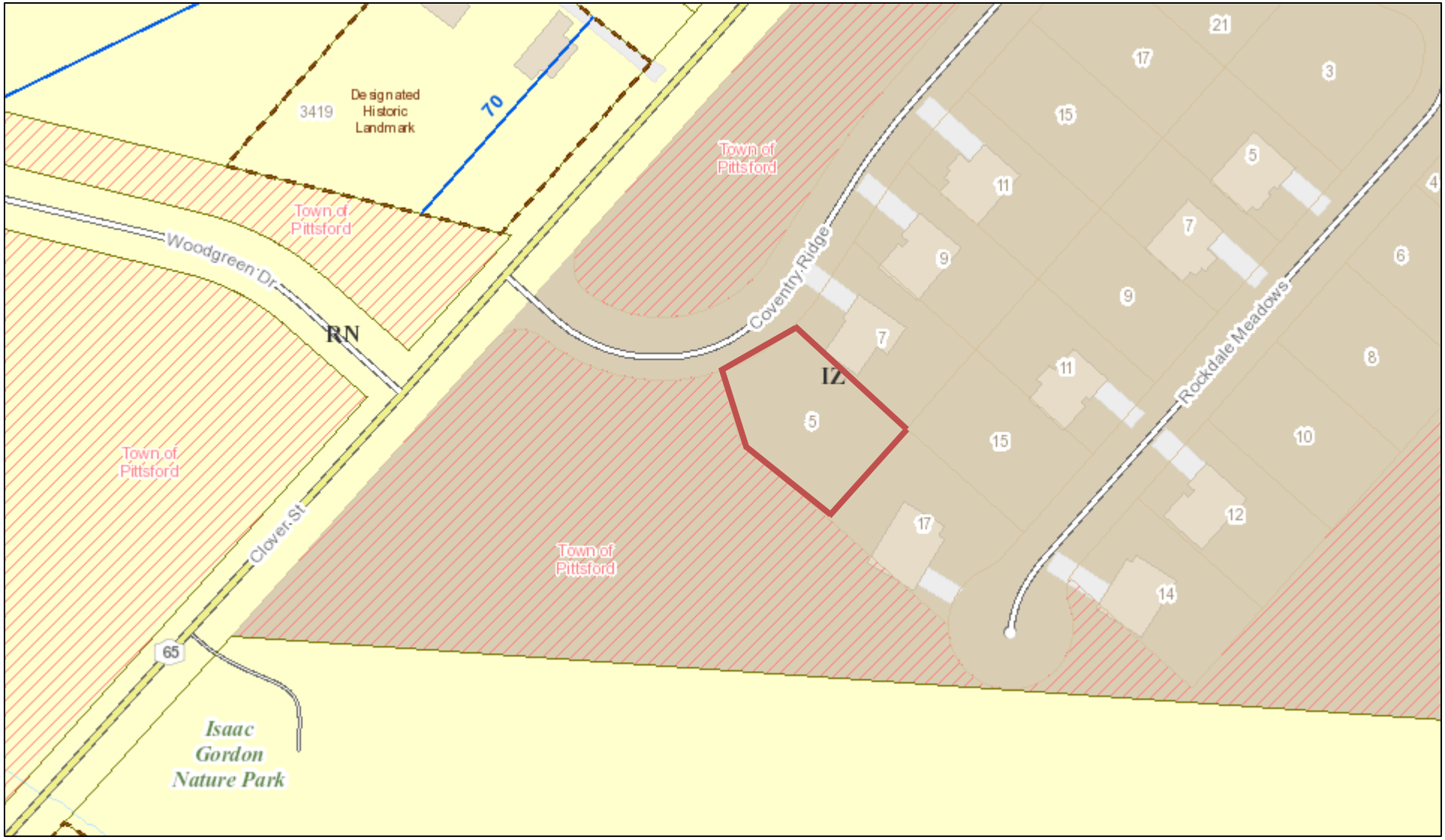
Application Type:

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

Project Description: Applicant is requesting design review for the construction of a new single story home. The home will be approximately 2086 sq. ft. and will be located in the Coventry Ridge Subdivision.

Meeting Date: June 27, 2019

RN Residential Neighborhood Zoning



Printed June 20, 2019

1:2,257

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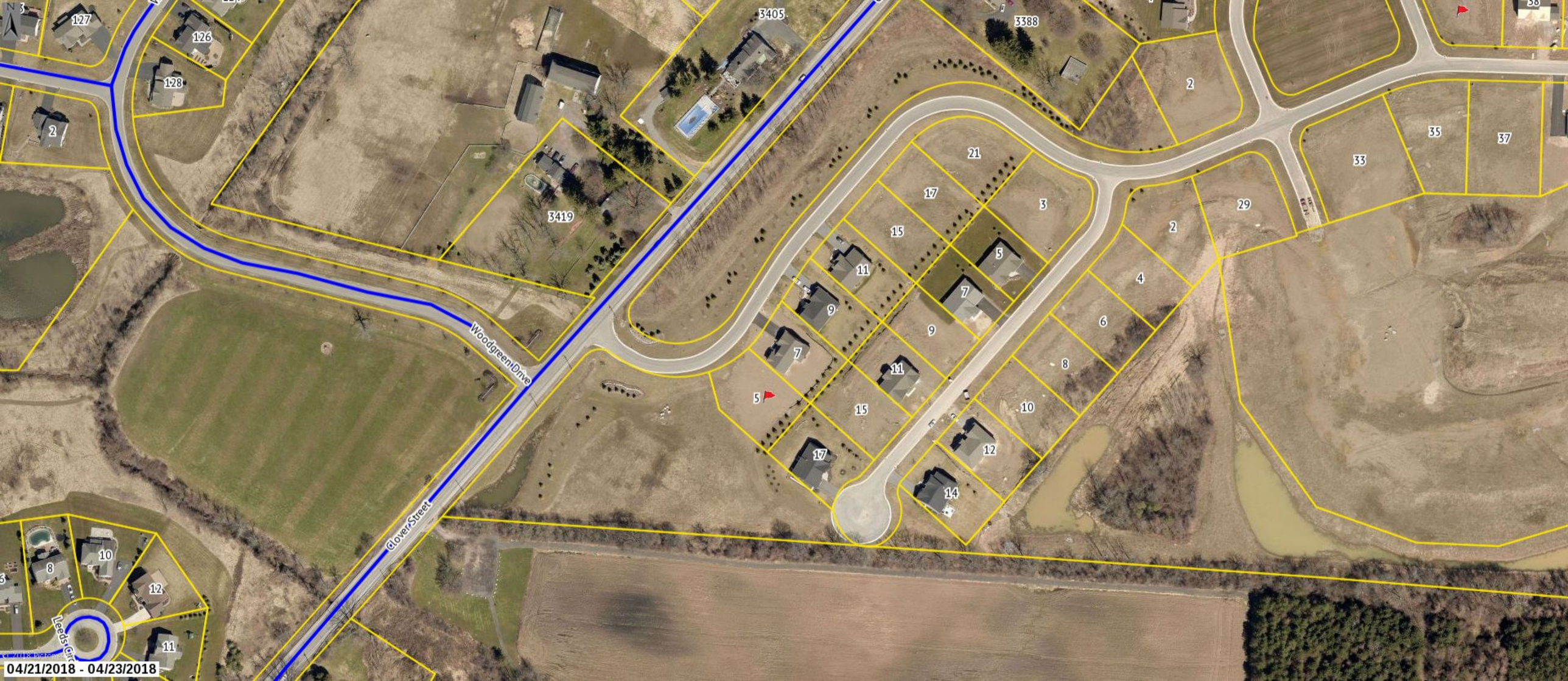
0 25 50 100 m

Town of Pittsford GIS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Glover Street
Leeds
3405
3388
3419
127
126
128
2
21
17
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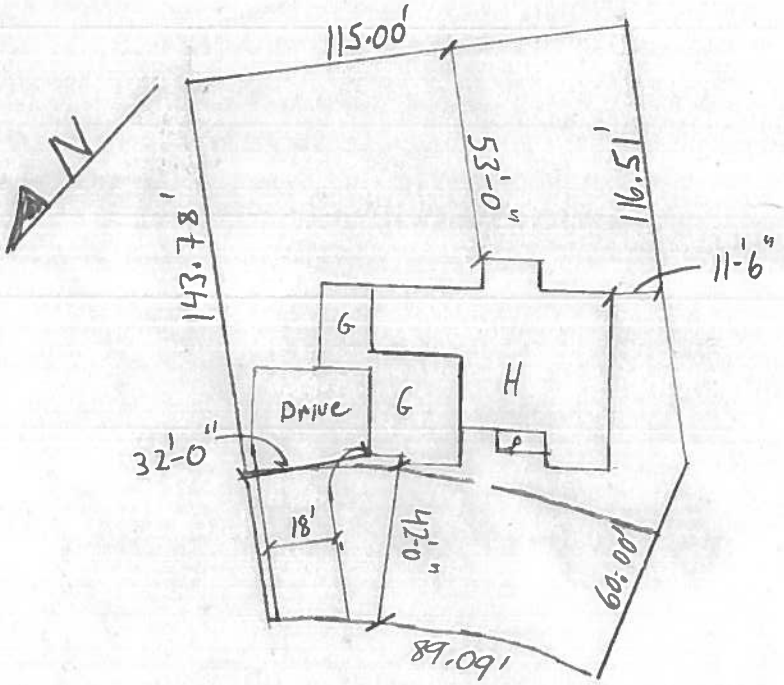
04/21/2018 - 04/23/2018



Lot 1 Coventry Ridge
scale 1"=50'-0"

SPEC HOUSE

LOT 1 ROCKDALE MEADOWS
PITTSFORD, NY

PLAN 2086 R / PROJECT 2583 B

SHEET INDEX

C-1 COVER SHEET
1/7 ELEVATIONS
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3/7 BASEMENT ELECTRICAL PLAN
4/7 FIRST FLOOR PLAN
5/7 FIRST FLOOR ELECTRICAL PLAN
6/7 SECTIONS
7/7 ELEVATIONS & ROOF PLAN
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GENERAL NOTES:

THESE PLANS COMPLY WITH THE 2015 INTERNATIONAL RESIDENTIAL CODE AND 2015 INTERNATIONAL ENERGY CONSERVATION CODE EFFECTIVE OCTOBER 2016.

COMPLIANCE METHOD: RES CHECK CERTIFICATE

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

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

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

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

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

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

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

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

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

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

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

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

R806.2 MINIMUM VENT AREA. THE MINIMUM NET FREE VENTILATION AREA SHALL BE $\frac{1}{150}$ OF THE AREA OF THE VENTED SPACE.

ENERGY EFFICIENCY:

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

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

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

R402.4.1BUILDING THERMAL ENVELOPE . THE BUILDING THERMAL ENVELOPE SHALL COMPLY WITH SECTIONS R402.4.2.2 AND R402.4.1.2. THE SEALING METHODS BETWEEN DISSIMILAR MATERIALS SHALL ALLOW FOR DIFFERENTIAL EXPANSION AND CONTRACTION.

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

R402.4.1.2 TESTING.THE BUILDING OR DWELLING UNIT SHALL BE TESTED AND VERIFIED AS HAVING AN AIR LEAKAGE RATE NOT EXCEEDING FIVE AIR CHANGES PER HOUR IN CLIMATE ZONES 1 AND 2, AND THREE AIR CHANGES PER HOUR IN CLIMATE ZONES 3 THROUGH 8. TESTING SHALL BE CONDUCTED IN ACCORDANCE WITH ASTM E 779 OR ASTM E 1827 AND REPORTED AT A PRESSURE OF 0.2 INCH W.G. (50 PASCALS). WHERE REQUIRED BY THE CODE OFFICIAL, TESTING SHALL BE CONDUCTED BY AN APPROVED THIRD PARTY. A WRITTEN REPORT OF THE RESULTS OF THE TEST SHALL BE SIGNED BY THE PARTY CONDUCTING THE REST AND PROVIDED TO THE CODE OFFICIAL. TESTING SHALL BE PERFORMED AT ANY TIME AFTER CREATION OF ALL PENETRATIONS OF THE BUILDING THERMAL ENVELOPE.

DURING TESTING:

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

R402.4.5 RECESSED LIGHTING. RECESSED LUMINAIRES INSTALLED IN THE BUILDING THERMAL ENVELOPE SHALL BE SEALED TO LIMIT AIR LEAKAGE BETWEEN CONDITIONED AND UNCONDITIONED SPACES. THEY SHALL BE SEALED WITH A GASKET OR CAULK BETWEEN THE HOUSING AND THE INTERIOR WALL OR CEILING COVERING. THEY SHALL ALSO BE IC-RATED AND LABELED WITH AN AIR LEAKAGE RATE NOT MORE THAN 2.0 CFM.

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

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

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

R403.3.1 INSULATION (PRESCIPTIVE) SUPPLY & RETURN DUCTS IN ATTICS SHALL BE INSULATED TO A MIN. OF R-6. WITH THE EXCEPTION OF DUCTS OR PORTIONS THEREOF LOCATED COMPLETELY INSIDE THE BUILDING THERMAL ENVELOPE.

R403.3.2 SEALING (MANDATORY). DUCTS, AIR HANDLERS AND FILTER BOXES SHALL BE SEALED. JOINTS AND SEAMS SHALL COMPLY WITH EITHER THE INTERNATIONAL MECHANICAL CODE OR INTERNATIONAL RESIDENTIAL CODE, AS APPLICABLE.

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

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

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

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

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

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

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

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

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

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

R404.1 LIGHTING EQUIPMENT (MANDATORY) A MINIMUM OF 75% OF THE LAMPS IN PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL BE HIGH-EFFICACY LAMPS.

SITE WORK :

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

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

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

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

FOUNDATION :

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

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

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

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

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

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

FIREPLACES :

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

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

FRAMING :

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

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

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

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

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

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

STAIRWAY GUARD REQUIREMENTS:

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

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

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

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

REQUIRED GUARDS SHALL NOT HAVE OPENINGS FROM THE WALKING SURFACE TO THE REQUIRED GUARD HEIGHT THAT ALLOW THE PASSAGE OF A SPHERE 4 INCHES IN DIAMETER. AS PER SECTION 312.1.3 OF THE 2015 IRC.

GARAGE FIREPROOFING :

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

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

STRUCTURAL MATERIAL SPECIFICATIONS:

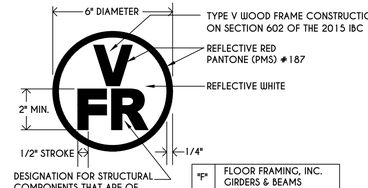
STRUCTURAL STEEL	ASTM A-36, Fy = 36 ksi
REINFORCED STEEL	ASTM A-615, Fy = 40 ksi
WIRE MESH	ASTM A-185, 6 x 6 - 10/10 W.W.M.
LUMBER	ALL STUCTURAL MEMBERS, JOISTS, RAFTERS, ETC. TO BE #2 GRADE LUMBER (DOUGLAS FIR-LARCH, HEM-FIR, SOUTHERN PINE OR SPRUCE PINE-FIR) WITH A MIN. FIBER STRESS OF 850 P.S.I. UNLESS NOTED OTHERWISE
PLYWOOD	CDX, PANEL INDEX
LVL, PSL, LSL	Fb = 2600 Fv = 285 E x 10^6 - 1.9 Fc^1 = 750
MASONRY	ASTM C90, GRADE N-1, Fm = 1350 PSI
MORTAR	ASTM C270, TYPE S
GROUT	Fc = 2000 PSI ASTM C476
CONCRETE	Fc = 2500 PSI MIN. (FOOTINGS, BASEMENT SLAB) Fc = 3500 PSI MIN. (GARAGE SLAB, PORCH SLAB, & POURED FOUNDATION WALLS)
BOLTS	ASTM A307, Fy - 33 KSI

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

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

TRUSS IDENTIFICATION:

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



DESIGNATION FOR STRUCTURAL COMPONENTS THAT ARE OF TRUSS CONSTRUCTION

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

GREATER LIVING ARCHITECTURE, P.C.

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

www.greaterliving.com

REVISIONS:

DATE	BY	DESCRIPTION

CLIENT/LOCATION:

LOT 1
ROCKDALE MEADOWS
PITTSFORD, NY

BUILDER:

SPALL HOMES

COVER PAGE

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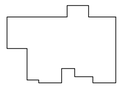
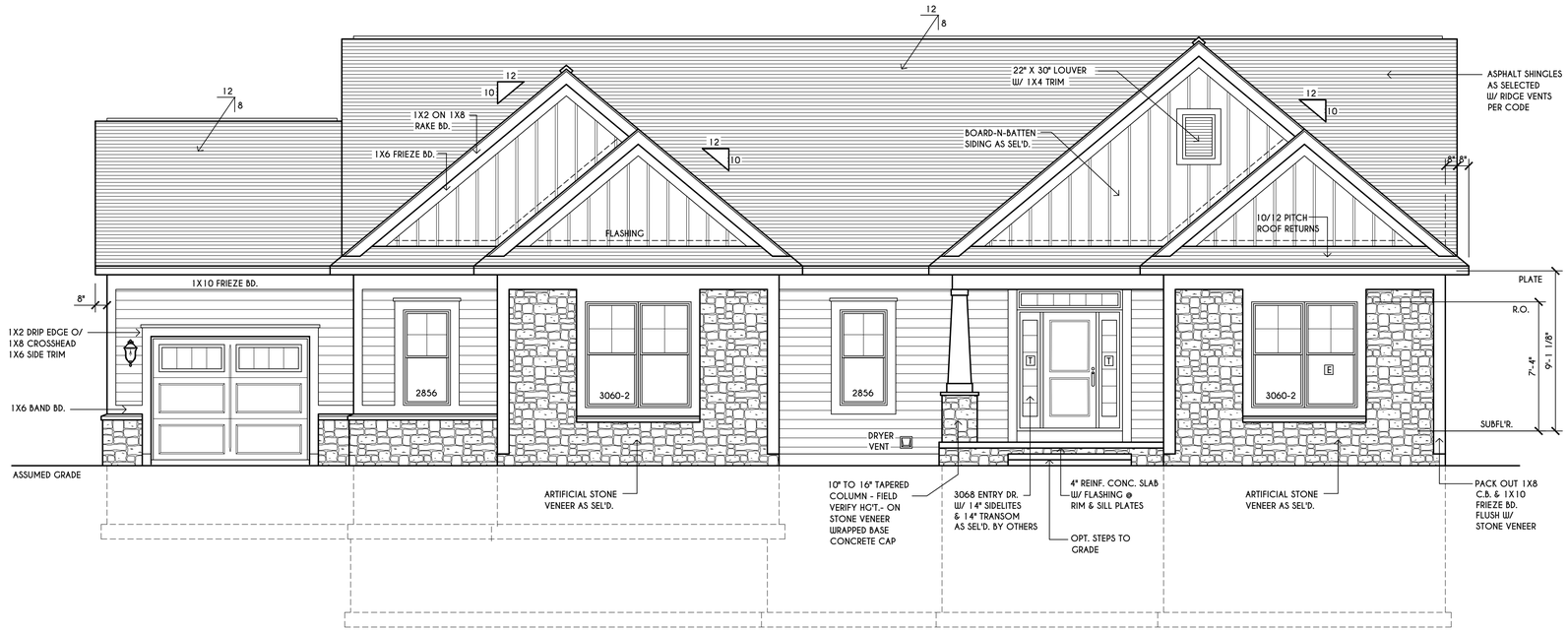


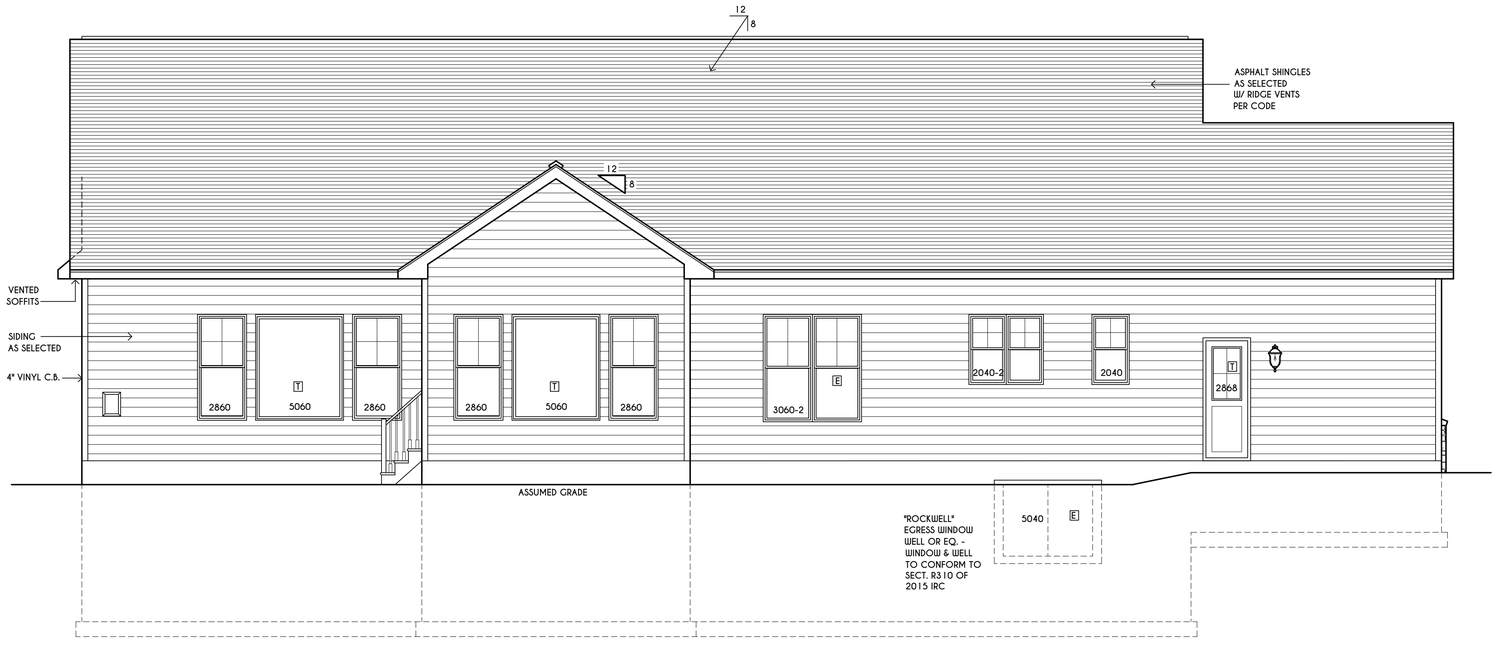
HOUSE FOOTPRINT
SCALE: 1" = 50'-0"



FRONT ELEVATION

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

TOTAL LIVING AREA = 2086 SQ.FT.
TOTAL CONDITIONED VOLUME = 38,526 CU.FT.



REAR ELEVATION

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

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

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

FOR SI: 1 square foot=0.0929 m2, 1 cubic foot per min=0.00047 19 m3/s

TABLE M1507.3.3(2)
INTERMITTENT WHOLE-HOUSE MECAHANICAL VENTILATION RATE FACTORS [a,b]

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

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

WINDOWS: VUID SOLARBAN GLASS W/ ARGON
U-FACTOR 0.28
SHGC 0.31

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

WINDOW / DOOR LEGEND:

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

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

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

GENERAL NOTES:

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

BUILDER TO PROVIDE ROOF OR RIDGE VENTS AS PER CODE- THE MINIMUM NET FREE VENTILATION AREA SHALL BE 1/150 OF THE AREA OF THE VENTED SPACE (SECT. R806.2)

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

MECHANICAL VENTILATION RATE:

THIS PLAN AS DESIGNED REQUIRES (MIN) 1 CONTINUOUSLY RUN EXHAUST FAN CAPABLE OF (MIN) 60 c.f.m. WITH A MANUAL OVERIDE SWITCH AS PER SECTION M1507.3 OF 2015 IRC
(SEE TABLE3 M1507.3.3(1) & M1507.3.3(2) PG 1)

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REVISIONS:

DATE	BY	DESCRIPTION

CLIENT/LOCATION:
LOT 1
ROCKDALE MEADOWS
PITTSFORD, NY

BUILDER:
SPALL HOMES

ELEVATIONS

GLA PLAN 2086 R

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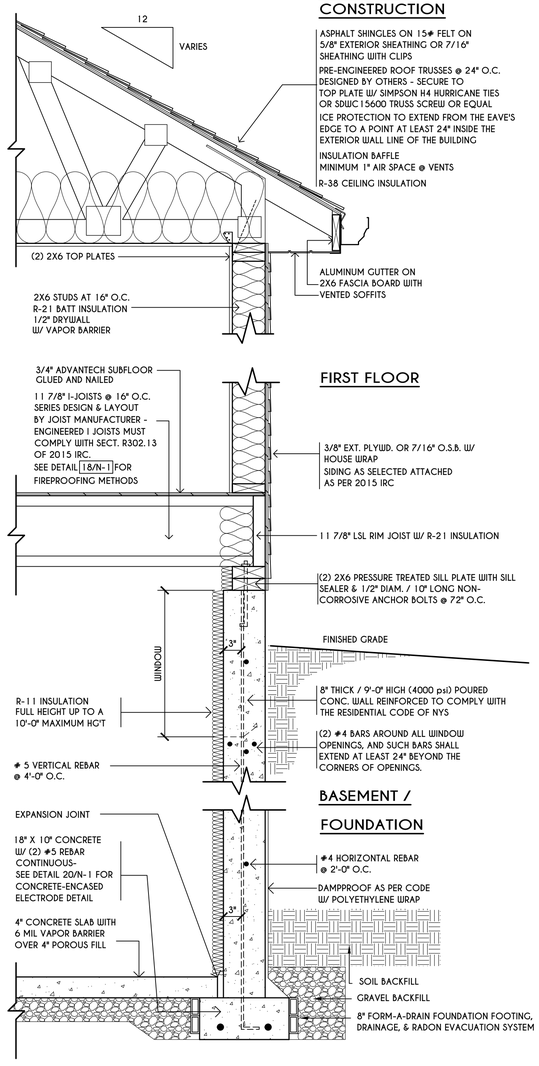
CDK	AMM
scale:	date:
AS NOTED	6 / 19

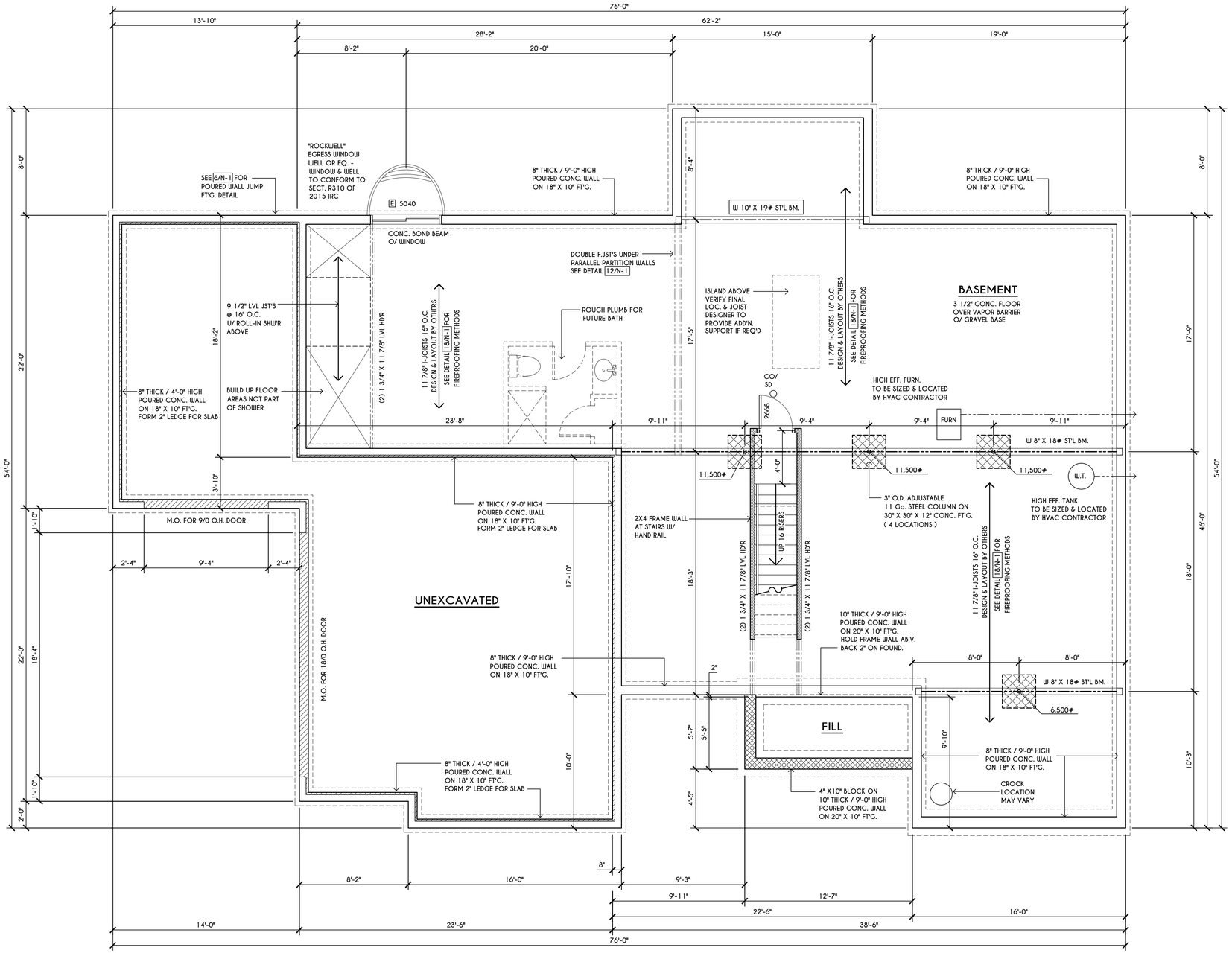
PROJECT: 2583 B

sheet: 1 / 7



TYPICAL WALL SECTION

SCALE: 1" = 1'-0"



BASEMENT & FOUNDATION PLAN

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

NOTES: CONTRACTOR TO CONTACT THIS OFFICE PRIOR TO CONSTRUCTION IF THE ASSUMED GRADE DEPICTED IS INACCURATE AND / OR WILL ALTER THE FOUNDATION DESIGN AND /OR STRUCTURE NOTED
ALL WINDOW R.O. HGT'S TO BE 6'-10 1/2" U.N.O.
PROVIDE SOLID BLOCKING UNDER ALL BEARING POINTS DOWN TO FOUNDATION WALL AND / OR BEAMS
PROVIDE DB'L JACK STUDS EA. SIDE OF LOAD BEARING OPENINGS > / = 4'-0"
ALL ANGLES TO BE 45 DEG. U.N.O.
ALL EXTERIOR WINDOW & DOOR HEADERS TO HAVE MIN. R-5 INSUL. & TO BE MIN. (2)2X8'S OR (3)2X6'S (U.N.O.)
ALL APPLIANCES SHOWN TO BE BY OWNER OR AS PER CONTRACT BY BUILDER
SMOKE (SD) & CARBON MONOXIDE (CO) DETECTORS SHALL BE INSTALLED AS PER SECT. R314 OF 2015 IRC
REINFORCE FOUNDATION WALLS AS PER 2015 IRC. SEE PG. N-2 FOR REINFORCING CHARTS
SEE CONCRETE-ENCASED ELECTRODE DETAIL 20/N-1

FRAMING LEGEND:

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

ENGINEERED FL'R JOIST NOTE:

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

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

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

ENGINEERED I JOISTS MUST COMPLY WITH SECT. R302.13 OF 2015 IRC. SEE DETAIL 18/N-1 FOR FIREPROOFING METHODS

WINDOW / DOOR LEGEND:

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

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

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

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PITTSFORD, NY

BUILDER:

SPALL HOMES

FOUNDATION PLAN

GLA PLAN 2086 R

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AS NOTED	6 / 19

PROJECT: 2583 B

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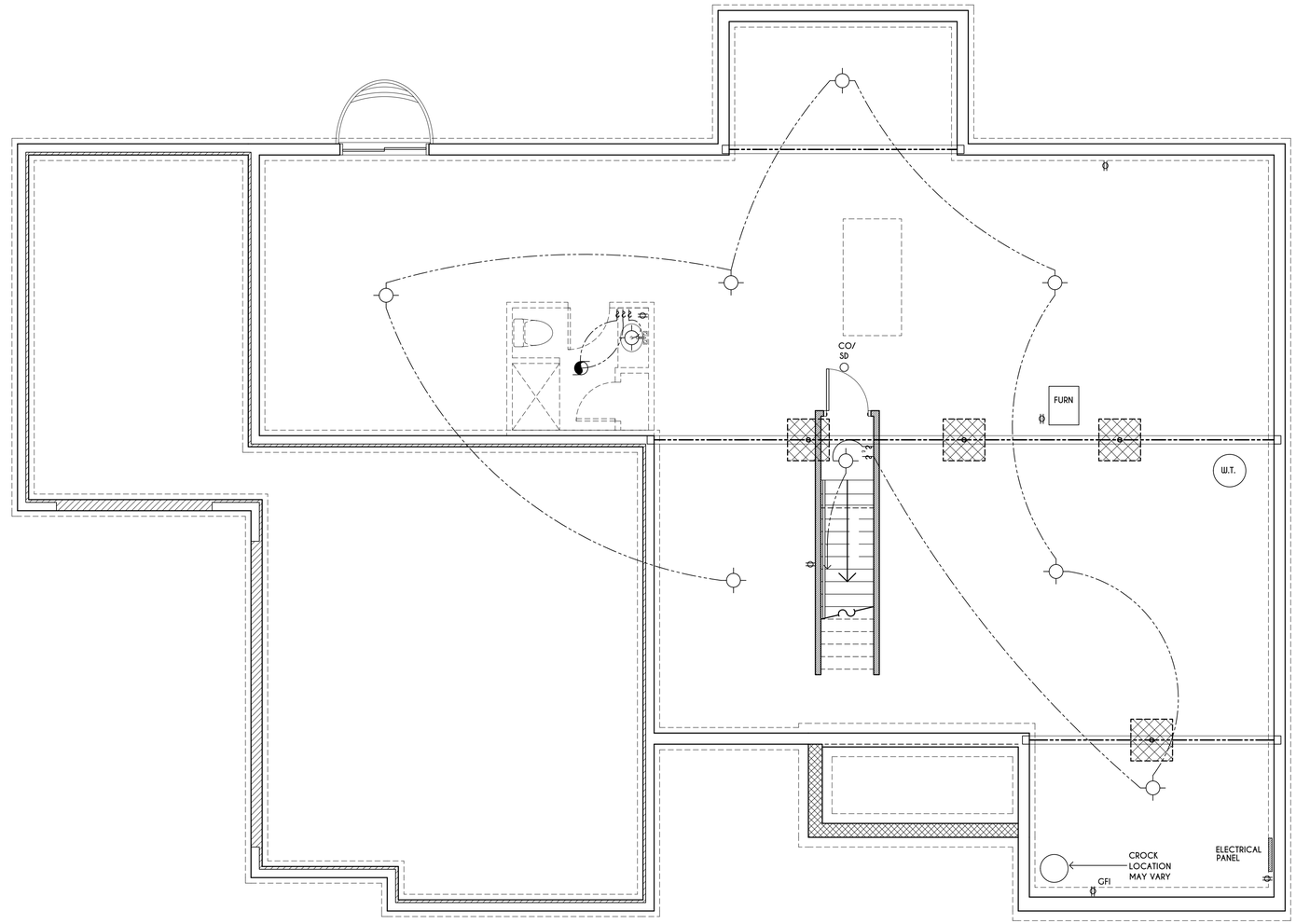

BASEMENT ELECTRICAL LAYOUT

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

PIR	= PASSIVE INFRARED	$	SINGLE SWITCH CONNECT TO LIGHT
CATV	= CABLE TV	$3	TWO SWITCHES CONNECT TO ONE LIGHT
DATA	= CAT V / INTERNET	$4	THREE SWITCHES CONNECT TO ONE LIGHT
KP	= KEY PAD		LIGHT
DC	= DOOR CONTACT	R	RECESSED LIGHT
CO	= CARBON MONOXIDE DET.		DUPLEX (2 OUTLET UNIT)
SD	= SMOKE DETECTOR	WP	EXTERIOR DUPLEX (2 OUTLET UNIT)
SP	= SPEAKER		FLOURESCENT LIGHT IN CLOSET
VC	= VOLUMN CONTROL		
CH	= DOOR CHIME		
	= BATHROOM FAN / LIGHT		

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PITTSFORD, NY

BUILDER:

SPALL HOMES

BSM'T ELECTRICAL PLAN

GLA PLAN 2086 R

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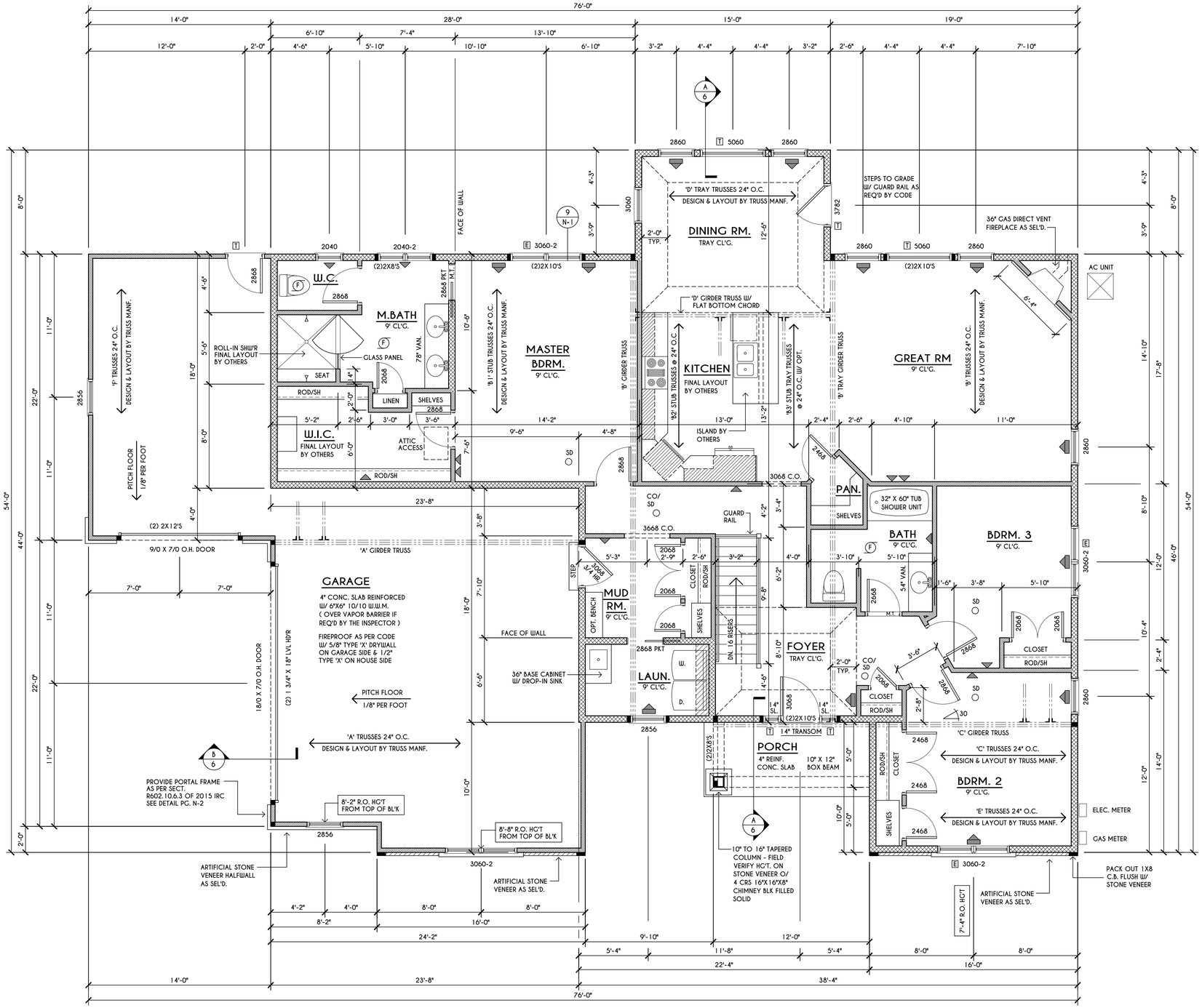
PROJECT:	sheet:
2583 B	3 / 7



FIRST FLOOR PLAN

2086 SQ. FT.

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

NOTES:
- FIRST FLOOR PLATE HG'T TO BE 9'-1 1/8" (UNLESS NOTED OTHERWISE)
- ALL WINDOW R.O. HGT'S TO BE 6'-10 1/2" U.N.O.
- PROVIDE SOLID BLOCKING UNDER ALL BEARING POINTS DOWN TO FOUNDATION WALL
- PROVIDE DB'L JACK STUDS EA. SIDE OF LOAD BEARING OPENINGS > / = 4'-0"
- ALL ANGLES TO BE 45 DEG. U.N.O.
- ALL EXTERIOR WINDOW & DOOR HEADERS TO HAVE MIN. R-5 INSUL. & TO BE MIN. (2) 2X8'S (U.N.O.)
- ALL APPLIANCES SHOWN TO BE BY OWNER OR AS PER CONTRACT BY BUILDER
- SMOKE (SD) & CARBON MONOXIDE (CO) DETECTORS SHALL BE INSTALLED AS PER SECT. R314 OF 2015 IRC
- THE AIR BARRIER INSTALLED AT EXTERIOR WALLS ADJACENT TO SHOWERS AND TUBS SHALL SEPARATE THEM FROM THE SHOWER OR TUBS.

FRAMING LEGEND:

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

WINDOW / DOOR LEGEND:

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

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

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PITTSFORD, NY

BUILDER:

SPALL HOMES

FIRST FLOOR PLAN

GLA PLAN 2086 R

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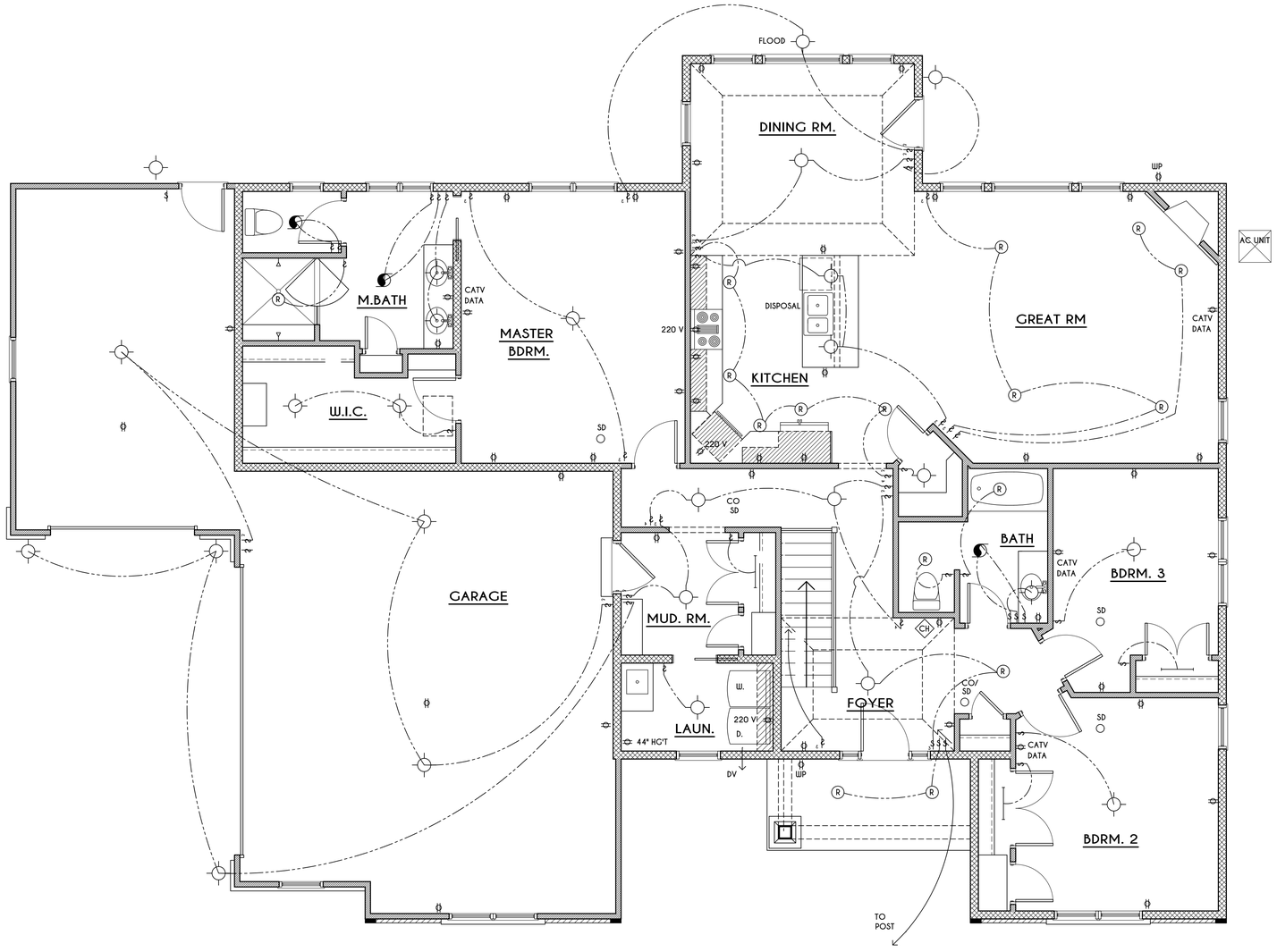
2583 B	4 / 7



FIRST FLOOR ELECTRICAL LAYOUT

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

PIR = PASSIVE INFRARED
CATV = CABLE TV
DATA = CAT V / INTERNET
KP = KEY PAD
DC = DOOR CONTACT
CO = CARBON MONOXIDE DET.
SD = SMOKE DETECTOR
SP = SPEAKER
VC = VOLUMN CONTROL
CH = DOOR CHIME
= BATHROOM FAN / LIGHT

= SINGLE SWITCH CONNECT TO LIGHT
3 = TWO SWITCHES CONNECT TO ONE LIGHT
4 = THREE SWITCHES CONNECT TO ONE LIGHT
= LIGHT
R = RECESSED LIGHT
= DUPLEX (2 OUTLET UNIT)
WP = EXTERIOR DUPLEX (2 OUTLET UNIT)
= FLOURESCENT LIGHT IN CLOSET

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PITTSFORD, NY

BUILDER:

SPALL HOMES

1ST FLOOR ELEC. PLAN

GLA PLAN 2086 R

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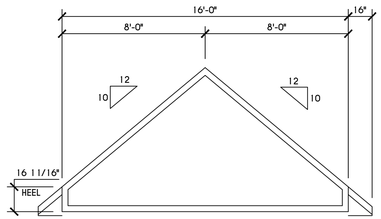
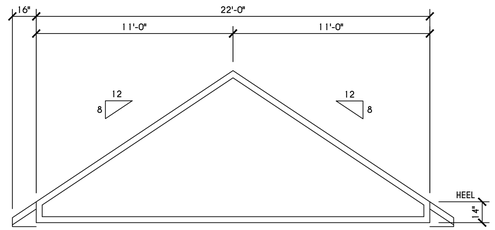
AS NOTED	6 / 19
PROJECT:	sheet:
2583 B	5 / 7



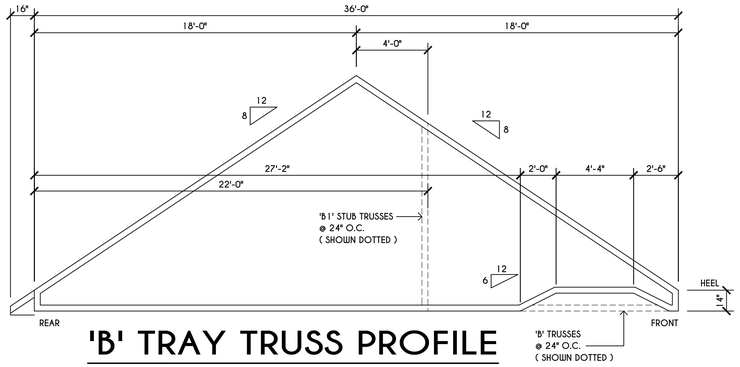
'E' TRUSS PROFILE

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



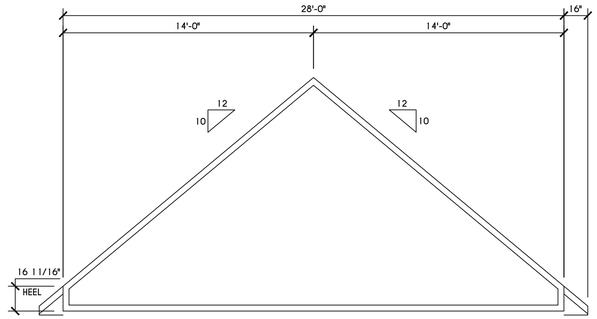
'F' TRUSS PROFILE

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



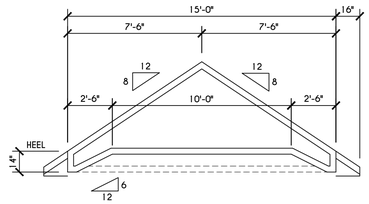
'B' TRAY TRUSS PROFILE

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



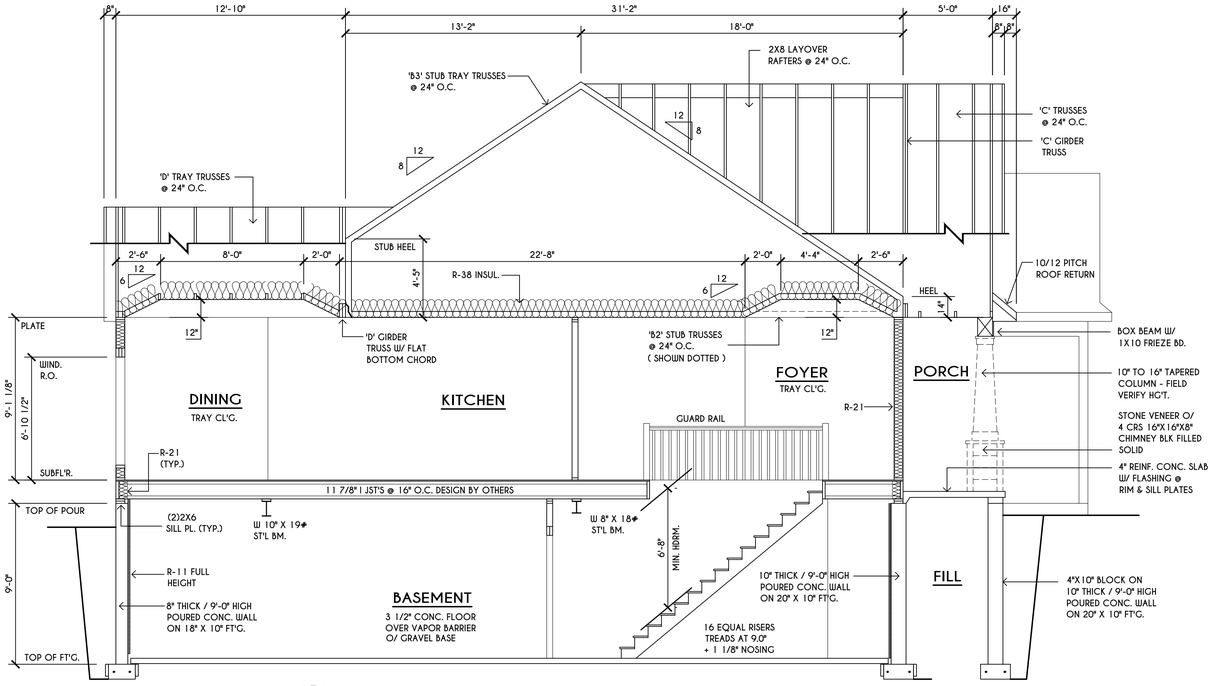
'C' TRUSS PROFILE

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



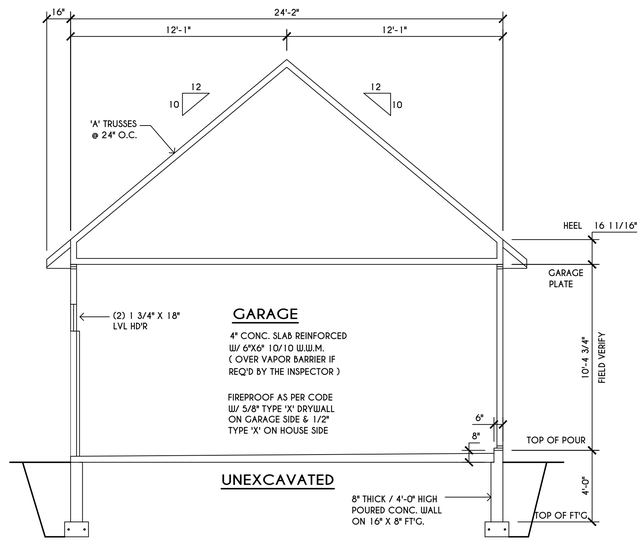
'D' TRUSS PROFILE

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



A/6 BUILDING SECTION

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



B/6 BUILDING SECTION

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

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BUILDER:

SPALL HOMES

SECTIONS

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scale:	date:
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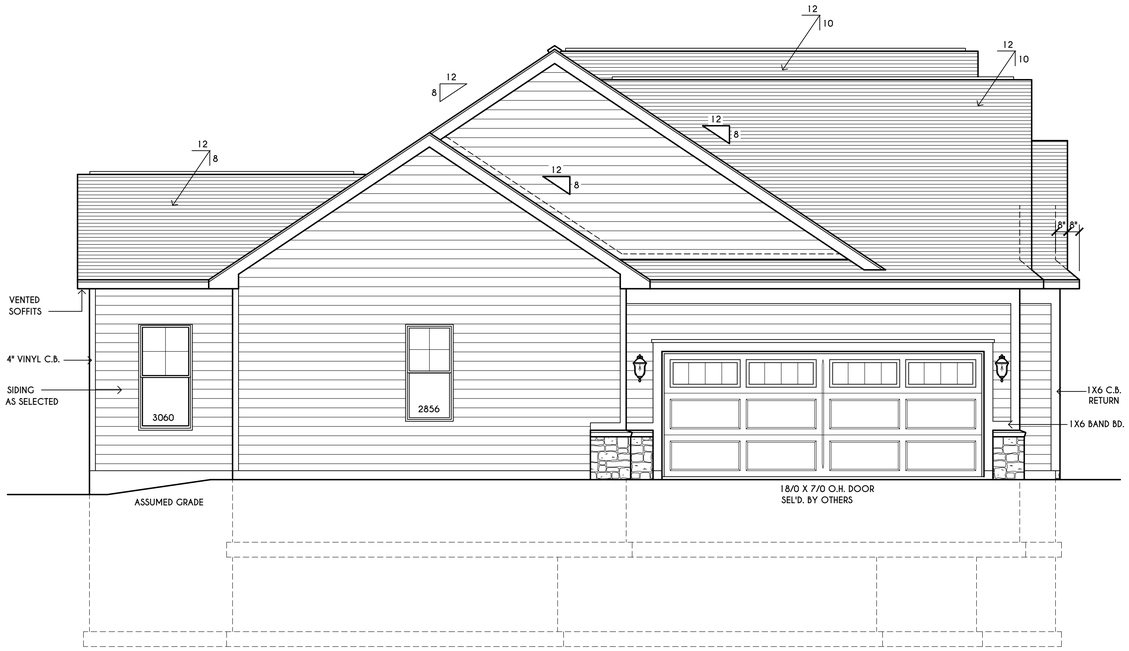

LEFT ELEVATION

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

WINDOWS: VUD SOLARBAN GLASS W/ ARGON

U-FACTOR 0.28
SHGC 0.31

DOORS: SELECTION BY OWNER

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

WINDOW / DOOR LEGEND:

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

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

GENERAL NOTES:

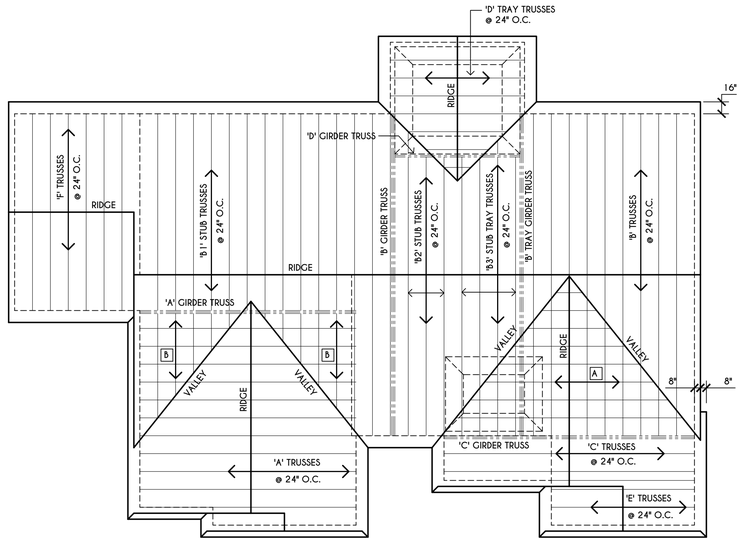
ALL RAKES TO BE 8" & OVERHANGS TO BE 16" UNLESS NOTED OTHERWISE

BUILDER TO PROVIDE ROOF OR RIDGE VENTS AS PER CODE- THE MINIMUM NET FREE VENTILATION AREA SHALL BE 1/150 OF THE AREA OF THE VENTED SPACE (SECT. R806.2)

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

MECHANICAL VENTILATION RATE:

THIS PLAN AS DESIGNED REQUIRES (MIN) 1 CONTINUOUSLY RUN EXHAUST FAN CAPABLE OF (MIN) 60 c.f.m. WITH A MANUAL OVERIDE SWITCH AS PER SECTION M1507.3 OF 2015 IRC
(SEE TABLE3 M1507.3.3(1) & M1507.3.3(2) PG 1)



ROOF PLAN

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

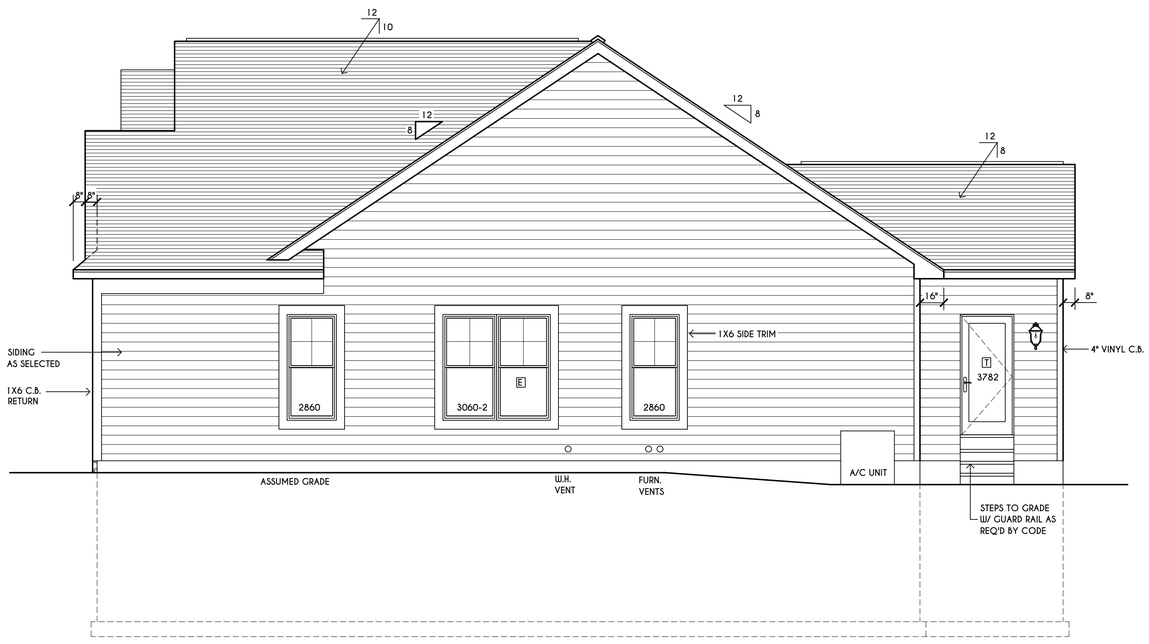
[A] – 2X8 LAYOVER RAFTERS 24" O.C.

[B] – 2X6 LAYOVER RAFTERS 24" O.C.

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

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

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



RIGHT ELEVATION

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

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PITTSFORD, NY

BUILDER:

SPALL HOMES

ELEVATIONS & ROOF

GLA PLAN 2086 R

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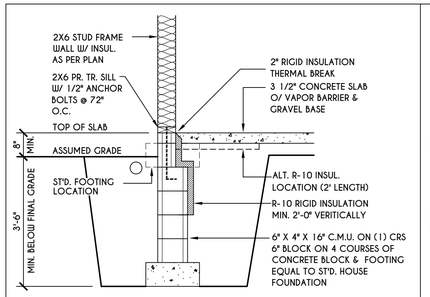
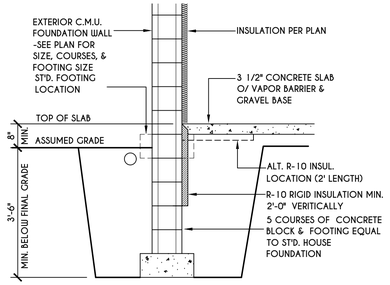
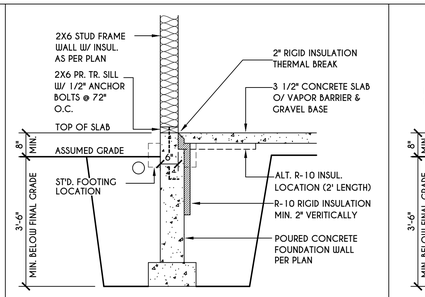
scale:	date:
AS NOTED	6 / 19
PROJECT: 2583 B	sheet: 7 / 7



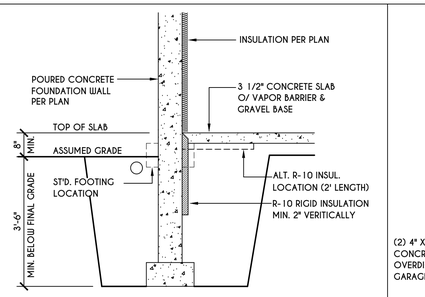
1 N-1 **2X6 FRAME WALL ON C.M.U. WALK OUT DETAIL**
SCALE: 1/2" = 1'-0"



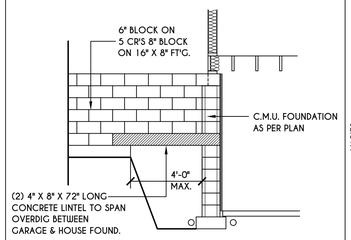
2 N-1 **C.M.U. WALK OUT DETAIL**
SCALE: 1/2" = 1'-0"



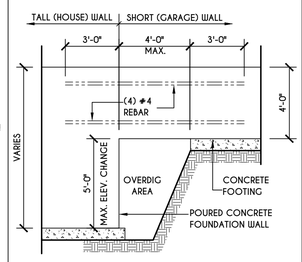
3 N-1 **2X6 FRAME WALL ON POURED CONC. WALK OUT DETAIL**
SCALE: 1/2" = 1'-0"



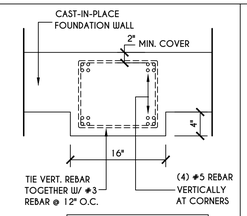
4 N-1 **POURED CONC. WALK OUT DETAIL**
SCALE: 1/2" = 1'-0"



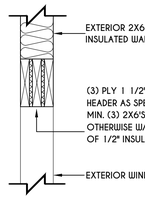
5 N-1 **C.M.U. JUMP FOOTING DETAIL**
SCALE: 1/4" = 1'-0"



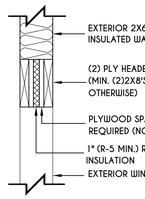
6 N-1 **POURED WALL JUMP FOOTING DETAIL**
SCALE: 1/4" = 1'-0"



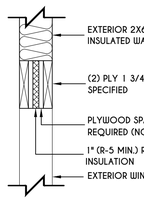
7 N-1 **POURED WALL PILASTER DETAIL**
SCALE: 1" = 1'-0"



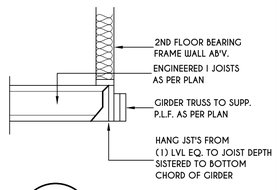
8 N-1 **EXTERIOR INSULATED 3 PLY HEADER DETAIL**
SCALE: 1" = 1'-0"



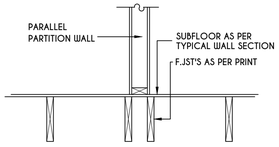
9 N-1 **EXTERIOR INSULATED 2 PLY HEADER DETAIL**
SCALE: 1" = 1'-0"



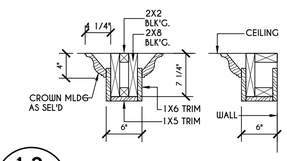
10 N-1 **EXTERIOR INSULATED 2 PLY LVL HEADER DETAIL**
SCALE: 1" = 1'-0"



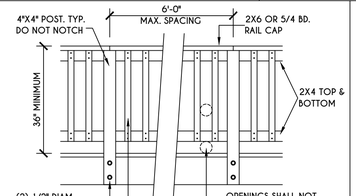
11 N-1 **I JST / GIRDER DETAIL**
SCALE: 1/2" = 1'-0"



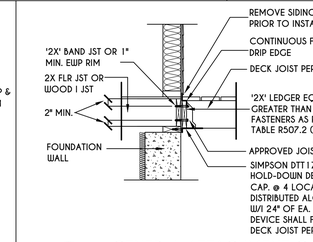
12 N-1 **DOUBLE FLOOR JST'S UNDER PARALLEL PARTITION WALL DETAIL**
N.T.S.



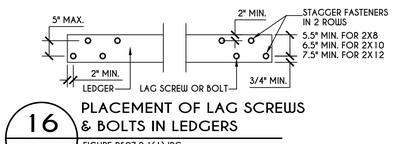
13 N-1 **COFFERED BEAM DETAIL**
N.T.S.



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



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

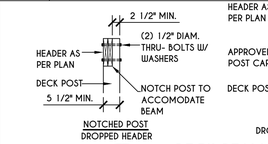


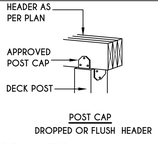
16 N-1 **PLACEMENT OF LAG SCREWS & BOLTS IN LEDGERS**
FIGURE R507.2.1(1) IRC
N.T.S.

TABLE R507.2
DECK LEDGER CONNECTION TO BAND JOIST

CONNECTION DETAILS	JOIST SPAN						
	6' & LESS	6'-1" - 8'	8'-1"- 10'	10'-1"- 12'	12'-1"- 14'	14'-1"- 16'	16'-1"- 18'
	ON-CENTER SPACING OF FASTENERS (IN.)						
1/2" DIAM. LAG SCREW W/ 1/2" MAX. SHEATHING	30	23	18	15	13	11	10
1/2" DIAM. BOLT W/ 1/2" MAX. SHEATHING	36	36	34	29	24	21	19
1/2" DIAM. BOLT W/ 1" MAX. SHEATHING	36	36	29	24	21	18	16

16a N-1



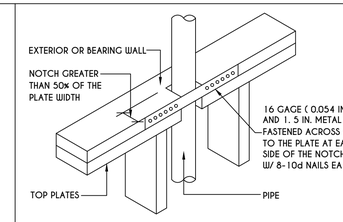


17 N-1 **DECK BEAM TO DECK POST**
FIGURE R507.7.1 IRC
N.T.S.

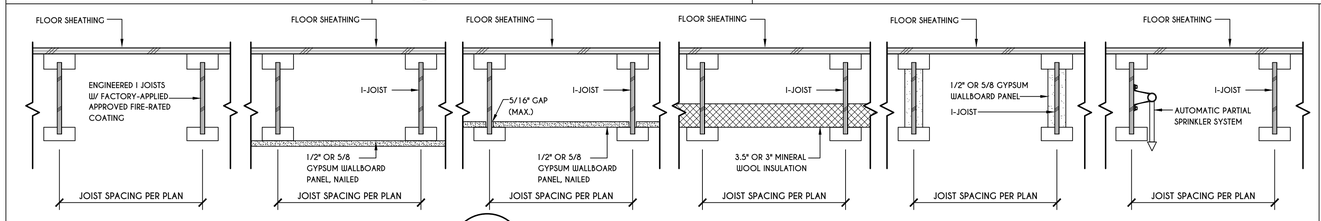
TABLE R507.8

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

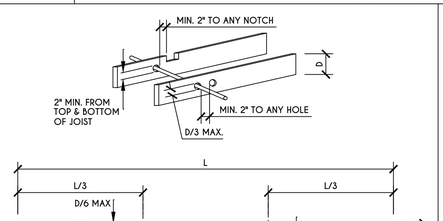
a. MEASURED TO UNDERSIDE OF BEAM



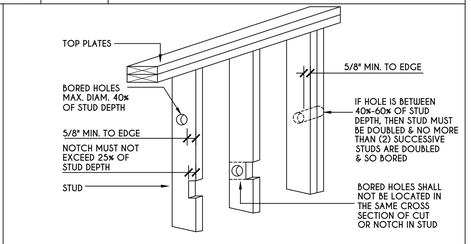
TOP PLATE FRAMING TO ACCOMMODATE PIPING
FIGURE R602.6.1
N.T.S.



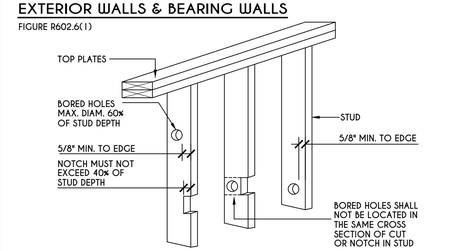
18 N-1 **I-JOIST FLOOR SYSTEMS FIRE RATED FLOOR ASSEMBLY**
DETAILS AS PER APA FIRE PROTECTION OF FLOORS (FP-01) FOR COMPLIANCE WITH 2015 IRC SECTION R302.13



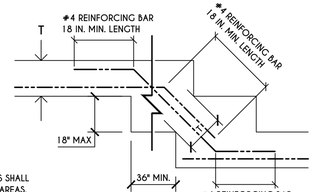
CUTTING, NOTCHING, & DRILLING OF JOISTS
FIGURE R502.8 FOR ENGINEERED WOOD PRODUCTS, PLEASE REFER TO MANUFACTURER'S RECOMMENDATIONS



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



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

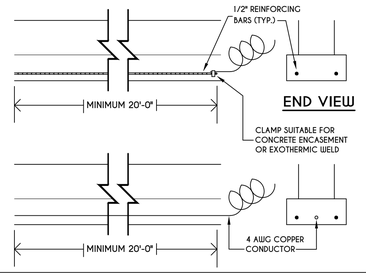


19 N-1 **STEPPED FOOTING DETAIL**
N.T.S.

NOTES: T = FOOTING THICKNESS

- THE MINIMUM FOOTING THICKNESS, T,IN STEPPED AREAS SHALL EQUAL THE FOOTING THICKNESS IN THOSE UNSTEPPED AREAS.
- THE REINFORCING BAR SIZE IN STEPPED AREAS SHALL EQUAL THE BAR SIZE IN THOSE UNSTEPPED AREAS.
- A MINIMUM OF 3 INCHES OF CONCRETE IS REQUIRED AROUND ALL REINFORCING BARS.

20 N-1 **250.52(A) (3) CONCRETE-ENCASED ELECTRODES**



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DETAILS

GLA PLAN 2086 R

drawn:	checked:
CDK	X
scale:	date:
AS NOTED	6 / 19
PROJECT:	sheet:
2583 B	N-1

TABLE R404.1.1(2)

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

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

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

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

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

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

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

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

TABLE R404.1.1(3)

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

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

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

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

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

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

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

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

TABLE R404.1.1(4)

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

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

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

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

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

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

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

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

TABLE R404.1.2(8)

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

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

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

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

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

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

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

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

f. INTERPOLATION IS NOT PERMITTED.

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

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

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

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

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

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

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

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

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

TABLE R 402.4.1.1
AIR BARRIER AND INSULATION INSTALLATION

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

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

R401.4 SOIL TESTS.

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

R401.4.1 GEOTECHNICAL EVALUATION.

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

TABLE R401.4.1

PRESUMPTIVE LOAD-BEARING VALUES OF FOUNDATION MATERIALS [a]

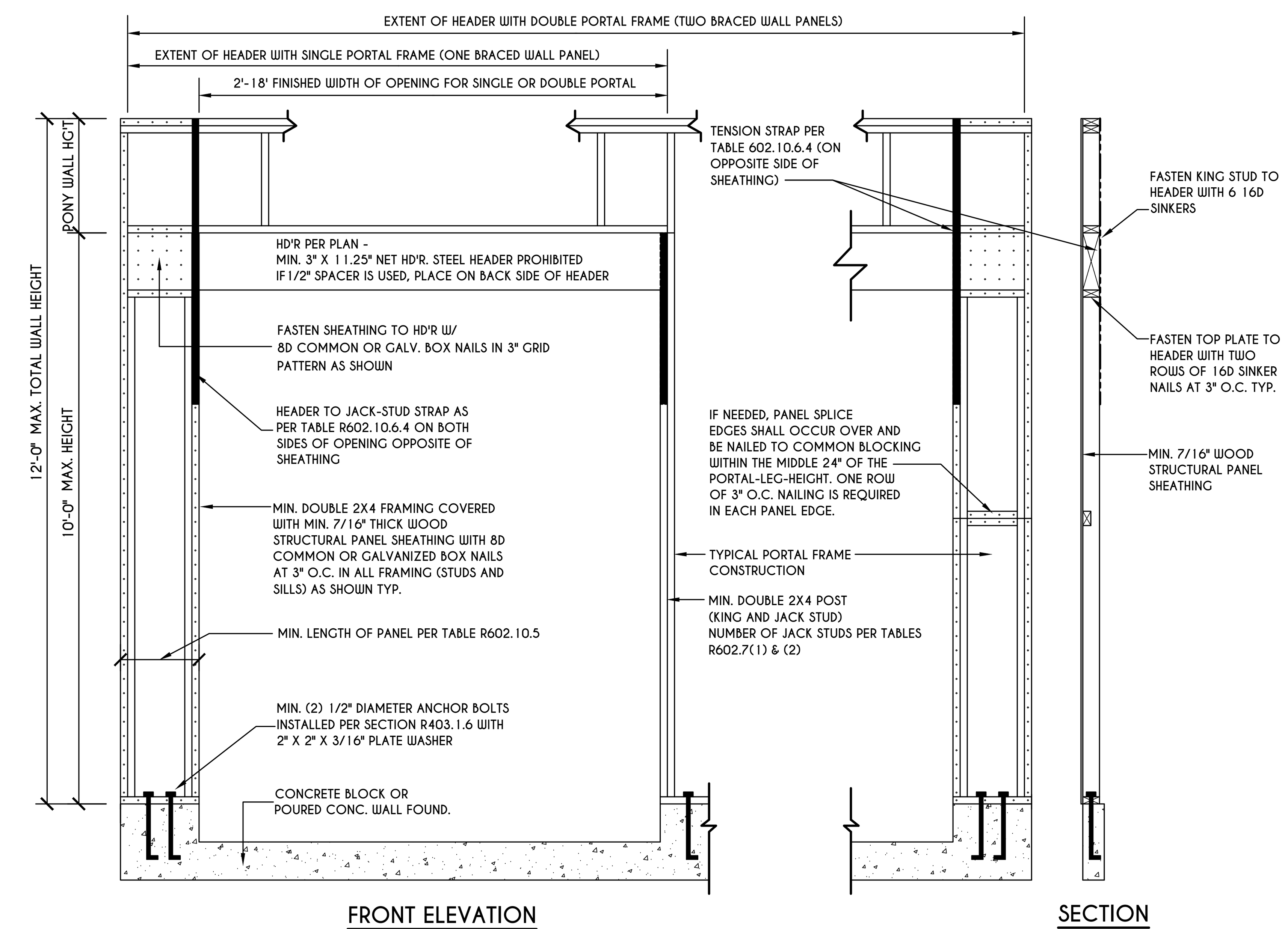
CLASS OF MATERIALS	LOAD-BEARING PRESSURE (pounds per square foot)
CRYSTALLINE BEDROCK	12,000
SEDIMENTARY & FOLIATED ROCK	4,000
SANDY GRAVEL AND/OR GRAVEL (GW & GP)	3,000
SAND, SILTY SAND, CLAYEY SAND, SILTY GRAVEL, AND CLAYEY GRAVEL (SW, SP, SM, SC, GM, & GC)	2,000
CLAY, SANDY CLAY, SILTY CLAY, CLAYEY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

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

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

UNIFIED SOIL CLASSIFICATION SYSTEM

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



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

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

GREATER LIVING ARCHITECTURE, P.C.

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

REVISIONS:

DATE	BY	DESCRIPTION

CLIENT/LOCATION:

BUILDER:

REINFORCING NOTES

GLA PLAN 2086 R

drawn: CDK	checked: X
scale: AS NOTED	date: 6 / 19
PROJECT: 2583 B	sheet: N-2


9
COVENTRY RIDGE
Mailboxes Plus
Spall Realty Corporation
585-586-4521
AVAILABLE


11
4
Spall Realty Corporation
585-586-4521
AVAILABLE

Town of Pittsford

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

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

Permit #
C18-000010

DESIGN REVIEW AND HISTORIC PRESERVATION BOARD
REFERRAL OF APPLICATION

Property Address: 123 South Main Street PITTSFORD, NY 14534
Tax ID Number: 164.10-4-25
Zoning District: RN Residential Neighborhood
Owner: United Church Of Pitts
Applicant: BELL ATLANTIC MOBIL SYSTEMS OF ALLENTOWN, INC. D/B/A VERIZON

Application Type:

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

Project Description: The applicant is requesting Design Review for the change in design of a previously approved design for the new stealth cell tower. The applicant is seeking approval for Faux foam brick to be placed on the tower legs and the equipment wall.

Meeting Date: June 27, 2019

NIXON PEABODY

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ATTORNEYS AT LAW

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1300 Clinton Square
Rochester, NY 14604-1792
585-263-1000

June 20, 2019

VIA EMAIL

Design Review & Historic Preservation Board
Town of Pittsford
11 South Main Street
Pittsford, NY 14534
Attn: Mark Lenzi, Building Inspector

RE: Application by Tarpon Towers II, LLC, for an amendment to a prior approval for Permit #C18-000010 in connection with Property owned by the United Church of Pittsford located at 123 South Main Street, Town of Pittsford.

Dear Hon. Board Members:

Regarding the above-referenced matter [use the re of Jackie Bartolotta's letter which I send you], we represent Tarpon Towers and Verizon Wireless. As a follow-up to the application dated May 15, 2019 (the "Application"), this letter amends and supplements the Application (the Application, as amended hereby, is the "Amended Application") as follows: it is proposed that the south and east sections of the wall housing the equipment be constructed of a masonry wall with brick veneer uniformly covering all of each of those two sections.

This proposal is actually one of the options that the Applicant presented to the Board over the last two meetings and amending the Application to specify this as the sole option is partially a result of Board feedback to minimize both differing elements (e.g., as contained in the option of mixing real brick with a brick veneer)) and/or multiple faux materials (brick veneer and faux columns and/or hard coated foam product instead of a masonry wall).

In follow-up to Town Staff's request, this letter is accompanied by the entire Application previously submitted with the following change: amended Costich drawing CA501, also submitted herewith, specifies the change to an all brick veneer masonry wall, per the above amendment, and better depicts the space in the wall to access the tower leg anchor bolts for inspection.

To summarize the request with the Amended Application: Applicants ask the Board to approve the tower legs using hardcoated foam with brick veneer cladding and also to approve the south and east sections of the equipment enclosure wall as being masonry wall with uniform

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brick veneer. These are changes to the April, 2018 approval. These changes will effectuate the Town's intent that the cell site structure be camouflaged in a way that is consistent with the host Church building and site. Importantly, to the Town and the Applicants, these changes are technically feasible whereas, unfortunately, the conditions to last year's approval were not.

We respectfully request, if at all possible, that the Board vote on this matter at its meeting on June 27.

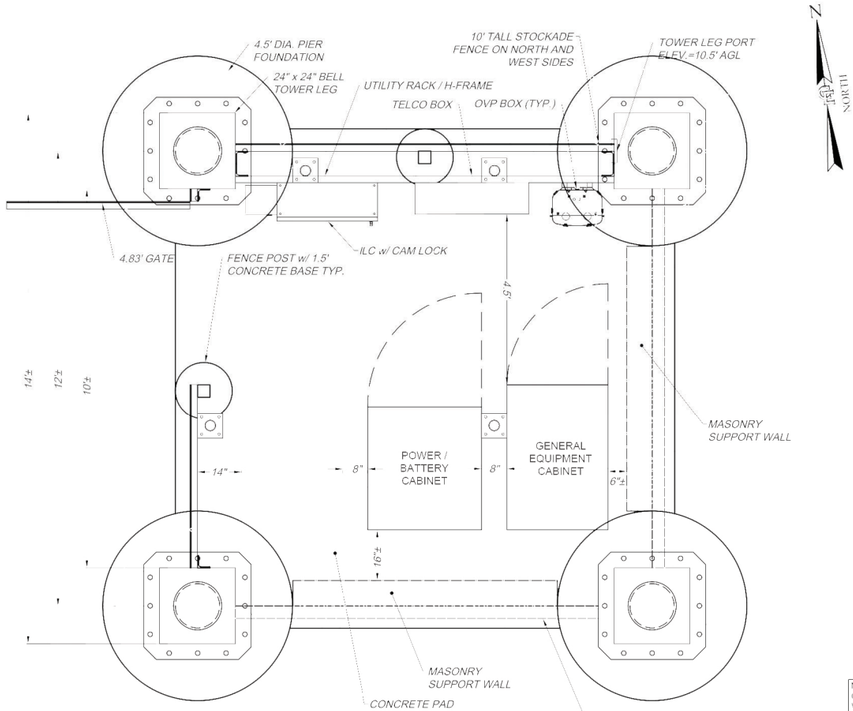
Thank you.

Very truly yours,

Tom Greiner

Thomas C. Greiner Jr.

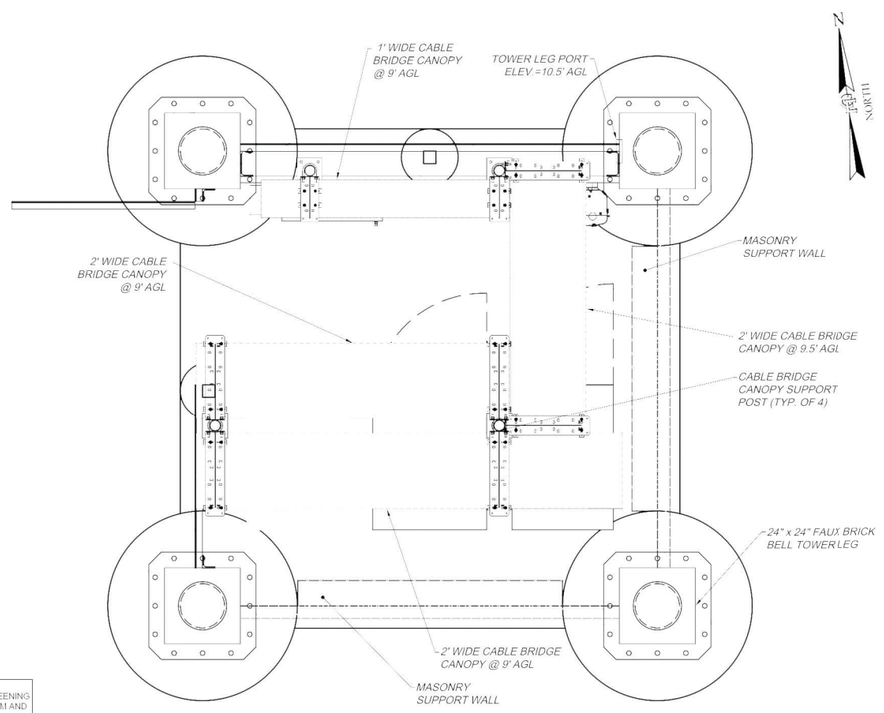
TCG/mkv
Enclosures
cc: Brett Buggeln
Kathy Pomponio
Jackie Bartolotta



EQUIPMENT DETAIL

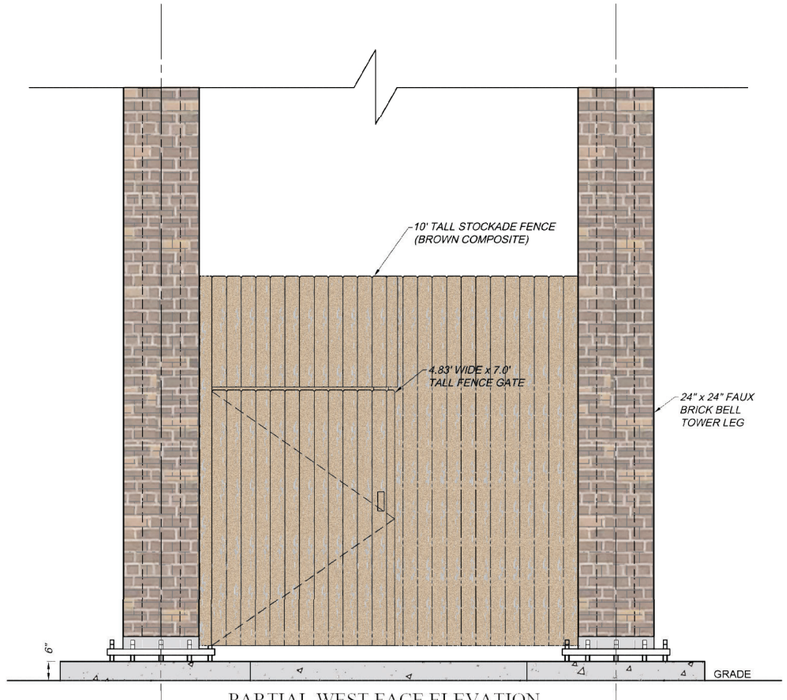
SCALE: 1" = 2' (22" x 34" SHEET)
1" = 4' (11" x 17" SHEET)

NOTE:
ON THE BELL TOWER THE SOUTH AND EAST "BRICK" SCREENING WALLS ARE TO BE CONSTRUCTED OF HARD COATED FOAM AND TO HAVE A FAUX BRICK APPEARANCE. THE LEGS OF THE TOWER ARE DESIGNED WITH 14" DIAMETER STEEL LEGS THAT ARE TO BE CLADDED WITH HARD COATED FOAM TO CREATE A 24" SQUARE APPEARANCE AND WILL ALSO HAVE A FAUX BRICK APPEARANCE.



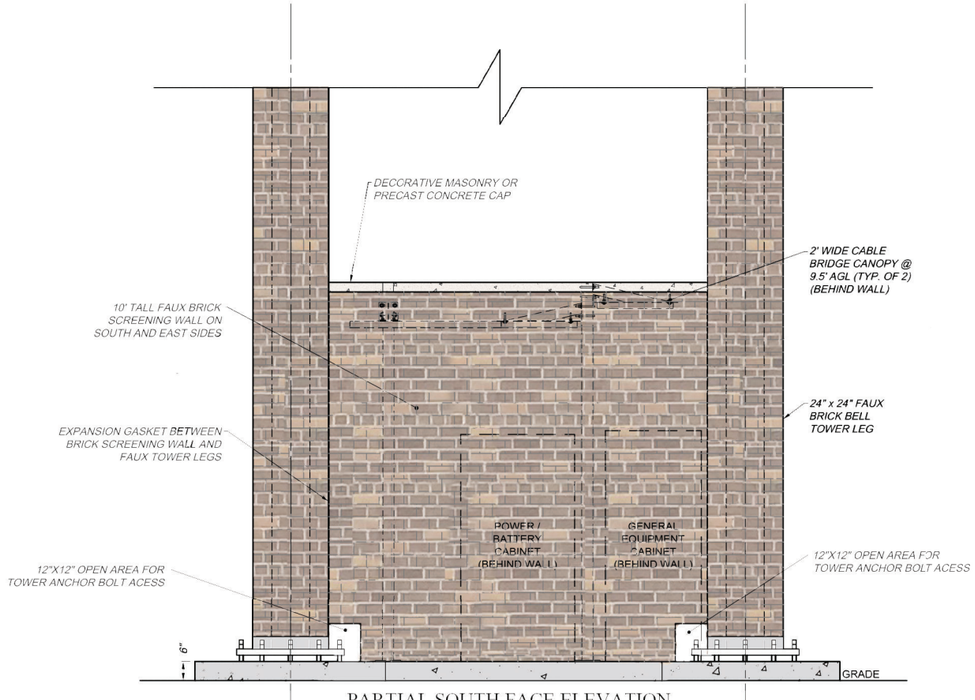
CANOPY DETAIL

SCALE: 1" = 2' (22" x 34" SHEET)
1" = 4' (11" x 17" SHEET)



PARTIAL WEST FACE ELEVATION

SCALE: 1" = 2' (22" x 34" SHEET)
1" = 4' (11" x 17" SHEET)



PARTIAL SOUTH FACE ELEVATION

SCALE: 1" = 2' (22" x 34" SHEET)
1" = 4' (11" x 17" SHEET)

verizon
1275 JOHN STREET, SUITE #100
WEST HENRIETTA, NEW YORK 14586

COSTICH ENGINEERING
• CIVIL ENGINEERING
• LAND SURVEYING
• LANDSCAPE ARCHITECTURE
217 LAKE AVENUE
ROCHESTER, NY 14608
(585) 458-3020

WORK ORDER NUMBER | DRAWN BY

NO.	DATE	ISSUE
0	12/27/2017	ISSUE FINAL
1	02/13/2018	85' TO 80' TOWER HEIGHT. NO FAA LIGHTING & SIGNAGE
2	02/21/2018	REVISED EQUIPMENT AREA AND LANDSCAPING
3	03/14/2018	REVISED PER TOWN & CHURCH COMMENTS
4	03/26/2018	REVISED TOWER DIMENSIONS PER DESIGN REVIEW BOARD
5	05/15/2019	ADD BRICK MATERIAL NOTE: RE-ISSUED FINAL
6	05/30/2019	FAUX CONCRETE COLUMNS
7	06/20/2019	FAUX BRICK WALL

RELEASED BY | DATE

PROJECT ENGINEER: D.A.W.
DRAWN BY: B.P.K.
DATE: 12/22/2017
SCALE: AS NOTED

ORIGINAL SIZE IN INCHES
0 1 2 3

SITE INFORMATION

PITTSFORD DT
PROJECT #20141076907
LOCATION CODE: 299130

TOWN OF PITTSFORD
COUNTY OF MONROE
STATE OF NEW YORK

SHEET TITLE

EQUIPMENT DETAILS & NOTES

C.E. JOB NUMBER: 6084.01
SHEET NUMBER: CA501
SHEET 6 OF 6

Costich Engineering Land Surveying Landscape Architecture 217 LAKE AVENUE ROCHESTER, NY 14608 (585) 458-3020	PROJECT NAME Pittsford DT Google Earth Street View	PHOTO DESCRIPTION Photosimulation of proposed 80' Bell tower, 24" legs, alcove location PHOTO LOCATION View NW from Sunset Blvd.	DATE 3/26/2018 C.E. JOB# 6084 VZW JOB# 20141076907

Costich Engineering
Land Surveying
Landscape Architecture
217 LAKE AVENUE
ROCHESTER, NY 14608
(585) 458-3020
COSTICH ENGINEERING

PROJECT NAME
Pittsford DT
Google Earth Street View

PHOTO DESCRIPTION
Photosimulation of proposed
80' Bell tower, 24" legs, alcove location

PHOTO LOCATION
View NW from Sunset Blvd.

DATE
3/26/2018

C.E. JOB#
6084

VZW JOB#
20141076907

Raycap STEALTH

7555-A Palmetto Commerce Parkway
North Charleston, SC 29420 USA

phone: 843 207 8000
toll-free: 800 755 0689

www.raycap.com

Tarpon Towers II, LLC
Brett Buggeln
Chief Operating Officer
1001 3rd Avenue West, Suite 420
Bradenton, FL 34205

Dear Mr. Buggeln,

RE: NY1131 Pittsford DT Project

Thank you for your inquiry regarding the above project reference and the hard coated foam to be used on the tower legs. Customers are often interested in knowing how STEALTH can confidently warranty our work and the innovative life-like designs we create for the wireless industry.

Hard coated foam has been used in field applications approaching 15 years for hundreds of projects across North America. In its time of use, there have been no signs of degradation or water infiltration.

STEALTH has installed sites in many corners of the globe, and high performance across various climate types is a key objective. Many of our sites are over a decade old and continue to withstand harsh weather conditions. This project and the materials to be used are no exception to the durability and longevity of the materials, products, and processes we use.

Our goal is always to deliver high-quality concealment systems that stand the test of time.

Sincerely,

Production Team

COSTICH
ENGINEERING

Project No. T6084.01

June 11, 2019

Brett Buggeln
Chief Operating Officer
Tarpon Towers II, LLC
1001 3rd Avenue West, Suite 420
Bradenton, FL 34205

Re: Engineer's Letter - Pittsford DT Bell Tower Design

Dear Mr. Buggeln:

As you requested I have investigated the feasibility of constructing a screening masonry/brick wall between the 24"x24" faux brick bell tower legs at the Pittsford DT site. Based on a review of the construction drawings of the bell tower prepared by Raycap/Stealth there are several design parameters that complicate having a masonry/brick wall span the entire distance between the faux brick bell tower legs.

1. Gap between Tower Leg and Masonry Brick Wall – When towers are designed there is a certain amount of movement (twist and sway) that is acceptable under structural design parameters. The masonry/brick wall will be designed/built to be rigid so it cannot be attached to the faux brick bell tower legs. A gap will need to be maintained between the two design elements. This gap can be filled with some form of sealant or gasket.
2. Tower Caisson Foundation – Per the tower design plans the tower is to be founded on four (4) 5' diameter concrete caisson foundations with all legs being 12' on center. The outer limit of the caisson foundation is 18" off the face of the 24" square tower legs and the distance between any two caisson foundations (measured at the center of the tower legs) is 7'. If a masonry/brick wall were installed on a separate foundation between the tower caisson foundations and continued a short distance onto the tower caisson foundation, there is the potential for uneven settling of the foundations and cracking of the masonry screening wall.
3. Tower Leg Base Plate/Anchor Bolts – As noted above the tower is to be founded on four (4) 5' diameter concrete caisson foundations. Each leg of the bell tower has a 2" thick steel base plate that is attached to the caisson foundations with twelve (12) 1-1/2" anchor bolts. The base plate extends 5" off the face of the tower leg and the top of the anchor bolts typically extend a total of 8" above the top of the foundation. The bolts need to be accessible for periodic re-torqueing. A vertical clear area roughly 1 foot high over the anchor bolts needs to be maintained. This would dictate that the masonry/brick wall would have to cantilever over the base plate and anchor bolts.

COSTICH
ENGINEERING

Project No. T6084.01

The current design proposal is to have the masonry brick screening wall founded on its own foundation between the caisson tower foundations with the masonry/brick wall being visually connected to the faux brick tower legs with 18" wide faux masonry or precast concrete columns on either side of the masonry/brick screening wall. This alternative effectively addresses the tower base accessibility and structural concerns.

If you have any questions or comments, please feel free to contact our office.

Respectfully,

COSTICH ENGINEERING, DPC

David A. Weisenreder, P.E.

DAW/erw
h:\job\6084\t6084 tarpon\documents\letters\2019-06-11 pittsforddt tower letter

Tectonic

PRACTICAL SOLUTIONS. EXCEPTIONAL SERVICE.

May 15, 2019

Via Hand Delivery

Design Review & Historic Preservation Board
Town of Pittsford
11 South Main Street
Pittsford, NY 14534

Re: Application by Tarpon Towers II, LLC, for an amendment to a prior approval for Permit # C18-000010 in connection with Property owned by the United Church of Pittsford located at 123 South Main Street, Town of Pittsford.

Dear Members of the Design Review and Historic Preservation Board,

On March 22, 2018, approval was granted to Bell Atlantic Mobile Systems of Allentown, d/b/a Verizon Wireless in connection with their application to Construct and Operate a Wireless Telecommunications Facility on land owned by the United Church of Pittsford located at 123 South Main Street, Town of Pittsford, New York.

Since that time Verizon Wireless assigned all of their interests and approvals in the project to Tarpon Towers II, LLC.

On behalf of Tarpon Towers II, LLC, we are requesting an amendment to the prior approval specifically related to the material used on the 4 legs of the tower and the two walls running between the tower legs. The prior approval specified stamped steel as the material to be used however, due to structural reasons we would like to change that material to a hardcoated foam with a faux brick appearance. This will not change the visual appearance that was previously approved.

We submit the following documents for the Design Review Board's consideration in is review:

- Completed Design Review & Historic Preservation Board Application
- Copy of Permit # C18-000010
- Copy of recorded Assignment and Assumption of Lease between Bell Atlantic Mobile Systems of Allentown Inc., d/b/a Verizon wireless and Tarpon Towers II, LLC,
- Project Site Plan
- Photo Simulation of project

Tectonic Engineering & Surveying Consultants P.C.

3495 Winton Place, Building E, Suite 260 I Rochester, NY 14623
585.270.8373 Tel I 585.270.8380 Fax

tectonengineering.com
Equal Opportunity Employer

Tectonic

PRACTICAL SOLUTIONS. EXCEPTIONAL SERVICE.

Kindly contact me with any questions or concerns and confirm that this matter will be placed on the May 23, 2019, meeting agenda.

Thank you

Jackie Bartolotta

Jackie Bartolotta
Program Manager

ec: Brett Buggeln, Tarpon Towers II, LLC

DESIGN REVIEW & HISTORIC PRESERVATION BOARD APPLICATION

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

Property Owner: United Church of Pittsford

Name(s) of Property Owner(s): N/A

Name of Applicant: Tarpon Towers II, LLC

Telephone Numbers: _____ (518) 339-0308
(Owner) (Applicant)

Email Address: jbartolotta@tectonicengineering.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.)

Request to amend prior approval Permit # C18-000010 granted to Bell Atlantic Mobile Systems of Allentown, d/b/a Verizon Wireless on March 22, 2018, in connection with a camouflaged wireless telecommunications facility. At that time the four tower legs and brick wall on two sides were approved to be stamped steel. For structural reasons it is necessary to change that material to a hardcoated foam with a faux brick appearance.

APPLICANT MUST PROVIDE:

- Building Permit Application N/A
- 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 _____

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

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

Permit #
C18-000010

DESIGN REVIEW AND HISTORIC PRESERVATION BOARD
REFERRAL OF APPLICATION

Property Address: 123 South Main Street PITTSFORD, NY 14534
Tax ID Number: 164.10-4-25
Zoning District: RN Residential Neighborhood
Owner: United Church Of Pitts
Applicant: BELL ATLANTIC MOBIL SYSTEMS OF ALLENTOWN, INC. D/B/A VERIZON

Application Type:

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

Project Description: Applicant is requesting design and review for the construction of a cell tower. The tower will consist of an 80' tall, 4-legged (12'x12') bell tower with in an alcove on the south side of the church. The ground level equipment will be contained inside a structure to shield from view. On February 19, 2018 the Zoning Board granted a variance to the applicant for the location of the tower and the Planning Board has granted preliminary approval as well.

Meeting Date: March 22, 2018

MONROE COUNTY CLERK'S OFFICE

THIS IS NOT A BILL. THIS IS YOUR RECEIPT.

Receipt # 1927985

Book Page D 12134 0049

No. Pages: 8

Instrument: ASSIGNMENT OF LEASE

Control #: 201901091186
Ref #: TT0000010940

Date: 01/09/2019

Time: 4:08:49 PM

Return To:
TARPON TOWERS II LLC
1001 THIRD AVENUE WEST
SUITE 420
BRADENTON, FL 34205

BELL ATLANTIC MOBILE SYSTEMS OF ALLENTOWN INC,
VERIZON WIRELESS,

TARPON TOWERS II LLC,

Recording Fee	$26.00
Pages Fee	$35.00
State Fee Cultural Education	$14.25
State Fee Records Management	$4.75
TP-584 Form Fee	$5.00
Total Fees Paid:	$85.00

Employee: DA

State of New York

MONROE COUNTY CLERK'S OFFICE
WARNING – THIS SHEET CONSTITUTES THE CLERKS ENDORSEMENT, REQUIRED BY SECTION 317-a(5) & SECTION 319 OF THE REAL PROPERTY LAW OF THE STATE OF NEW YORK. DO NOT DETACH OR REMOVE.

Consideration: $1.00

ADAM J BELLO

MONROE COUNTY CLERK

RECORDED

2019 JAN -9 PM 1:32

MONROE COUNTY CLERK

For recording, please forward to:

Jessica Cadwell
Nixon Peabody LLP
1300 Clinton Square
Rochester, New York 14604

Tarpon Towers Site: NY1131 Pittsford DT
VZW Site: 299130 Pittsford DT

ASSIGNMENT AND ASSUMPTION OF LEASE

THIS ASSIGNMENT AND ASSUMPTION OF LEASE (this "Assignment") is entered into as of December 20, 2018 (the "Lease Transfer Date"), between **Bell Atlantic Mobile Systems of Allentown, Inc., d/b/a Verizon Wireless,** having an office address of One Verizon Way, Mail Stop 4AW100, Basking Ridge, New Jersey 07920-1097 ("Assignor") and **Tarpon Towers II, LLC**, a Delaware limited liability company with an address of 1001 Third Avenue West, Suite 420, Bradenton, FL 34205 ("Assignee").

WITNESSETH

WHEREAS, on February 17, 2017, United Church of Pittsford, as Lessor (the "Lessor"), and Assignor, as Lessee, entered into that certain Option and Land Lease Agreement, as the same may have been amended (the "Lease"), covering a portion of the real property at 123 South Main Street, Town of Pittsford, County of Monroe, State of New York, tax map number 164.10-4-25, (the "Premises"), which Premises are more particularly described in Exhibit A hereto.

NOW THEREFORE, in consideration of the premises and the mutual covenants contained herein and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Assignor and Assignee agree as follows:

1. Assignment of Lease. As of the Lease Transfer Date, and provided Assignee shall have obtained Lessor's consent, Assignor hereby assigns and transfers all of its right, title, claim and interest in, to and under the Lease to Assignee. Assignor hereby warrants to Assignee that Assignor has a valid leasehold interest in and to the Premises pursuant to the Lease. Assignor will indemnify, defend and hold harmless Assignee, its successors and assigns and their respective agents, employees, directors and officers from and against any claim, damage, loss, liability, obligation, demand, defense, judgment, suit, proceeding, disbursement or expense, including reasonable attorneys' fees or costs of any nature whatsoever (collectively, "Losses and Liabilities"), arising out of or in any way related to the Lease prior to the Lease Transfer Date or which arise out of or which are in any way related to the Lease after the Lease Transfer Date on account of any fact or circumstance occurring or existing prior to the Lease Transfer Date.

2. Acceptance and Assumption of Lease. Assignee, as of the Lease Transfer Date, hereby accepts the foregoing assignment of the Lease and expressly assumes all of Assignor's obligations under the Lease which arise or relate to the period as of and after the Lease Transfer Date. Assignee expressly assumes the performance of all terms, obligations, covenants and provisions of the Lease and agrees to perform all the terms, obligations, covenants and conditions of the Lease. Assignee will indemnify, defend and hold harmless Assignor, its successors and assigns and their representatives, agents, employees, directors and officers from and against any and all Losses and Liabilities arising out of or in any way related to the Lease as of and after the Lease Transfer Date, except for Losses and Liabilities which arise out of or which are in any way related to the Lease after the Lease Transfer Date on account of any fact or circumstance occurring or existing prior to the Lease Transfer Date.

3. Easements, Ancillary Agreements, Due Diligence Documents, and Approvals. Assignor hereby further assigns and transfers to Assignee, and Assignee hereby accepts and assumes, all of Assignor's obligations arising after the date hereof and all right, title and interest, if any, in and to (i) all easements benefitting the Premises (the "Easements"); (ii) all ancillary agreements obtained by Assignor, to the extent assignable, in connection with the Lease, the Premises and/or the Easements (the "Ancillary Agreements"); (iii) all plans, drawings, specifications, surveys, maps, engineering reports and other technical descriptions in Assignor's possession (though specifically excluding any environmental data, reports or other documentation), to the extent assignable, pertaining exclusively to the Premises (the "Due Diligence Documents"); and (iv) all permits, certificates of occupancy and governmental approvals in Assignor's possession that are currently in effect for the use and operation exclusively of the aforesaid Premises, reserving however such approvals to Assignor to the extent such approvals pertain to Assignor's Sublease (as hereinafter defined) and its use pursuant thereto (the "Approvals"). The Easements, Ancillary Agreements, Due Diligence Documents and Approvals may collectively be referred to herein as the "Related Documents".

ASSIGNEE IS HEREBY ACCEPTING THE ASSIGNMENT AND CONVEYANCE OF THE RELATED DOCUMENTS AND THE ASSIGNOR'S RIGHT AND INTEREST IN AND TO THE RELATED DOCUMENTS WITHOUT ANY WARRANTIES, REPRESENTATIONS OR GUARANTIES, EITHER EXPRESS OR IMPLIED, OF ANY KIND, NATURE OR TYPE WHATSOEVER, FROM OR ON BEHALF OF THE ASSIGNOR WITH RESPECT TO THE RELATED DOCUMENTS, INCLUDING, WITHOUT LIMITATION, THE PHYSICAL CONDITION OF THE RELATED DOCUMENTS, AND IS ACCEPTING THE PREMISES AND RELATED DOCUMENTS IN "AS IS" CONDITION.

Assignee hereby acknowledges that Assignee has not relied on, and is not relying on, any information, document, sales brochure or other literature, maps or sketches, projection, pro forma, statement, representation, guaranty or warranty (whether express or implied, or oral or written, or material or immaterial) that may have been given by or made by or on behalf of Assignor.

4. Successors and Assigns. This Assignment shall be binding upon and inure to the benefit of the parties hereto and their respective successors and assigns.

5. Further Assurances. Assignor and Assignee agree that, from time to time, each of them will execute and deliver such further instruments of conveyance and transfer and take such other actions as may be reasonably necessary to carry out the purposes and intents of this Assignment and the transactions contemplated hereby.

6. Attorneys Fees and Costs. In the event of any litigation or arbitration between Assignor and Assignee arising out of this Assignment, the prevailing party will be entitled to recover all expenses and costs incurred in connection therewith, including reasonable attorneys' fees and costs.

7. Governing Law. This Assignment will be governed by and construed in accordance with the internal laws of the State of New York without regard to principles of conflicts of laws.

8. Invalidity. In the event any one or more of the provisions contained in this Assignment shall for any reason be held to be invalid, illegal or unenforceable in any respect, such invalidity, illegality or unenforceability shall not affect any other provision of this Assignment, and this Assignment shall be construed as if such invalid, illegal or unenforceable provisions had never been contained herein.

9. Integration. It is agreed and understood that this Assignment contains all agreements, promises and understandings between Assignor and Assignee involving the subject matter hereof, and that no verbal or oral agreements, promises or understandings shall be binding upon either Assignor or Assignee in any dispute, controversy or proceeding at law involving the subject matter hereof, and any addition, variation or modification to this Assignment shall be void and ineffective unless made in writing and signed by the parties.

10. Condition Precedent to Assignment. The parties acknowledge that as a condition precedent to the assignment and assumption pursuant to paragraphs 1 and 2 herein, Assignor must first have obtained the written consent of Lessor; and Assignor and Assignee must reach agreement on a separate sublease pursuant to which Assignor subleases a portion of the Premises from Assignee (the "Sublease"), and pursuant to which Sublease Assignee shall reimburse Assignor's reasonable due diligence costs associated with the Lease and this Assignment as more specifically set out in the Sublease.

[SIGNATURE PAGES TO FOLLOW]

IN WITNESS WHEREOF, the parties hereto have executed and delivered this Assignment as of the Lease Transfer Date.

ASSIGNOR:

BELL ATLANTIC MOBILE SYSTEMS OF ALLENTOWN, INC., d/b/a VERIZON WIRELESS

By: Richard Polatas
Name: Richard Polatas
Title: Director Network Field Engineering

ASSIGNEE:

TARPON TOWERS II, LLC,
a Delaware limited liability company

By: William T Freeman
Printed Name: William T Freeman
Title: President

ACKNOWLEDGMENTS

STATE OF NEW YORK)
) SS.:
COUNTY OF MONROE)

On the 26 day of December, 2018, before me, the undersigned, personally appeared **Richard Polatas**, personally known to me or proved to me on the basis of satisfactory evidence to be the Director Network Field Engineering of Bell Atlantic Mobile Systems of Allentown, Inc. d/b/a Verizon Wireless, the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, that by his signature on the instrument, the individual or the person upon behalf of which the individual acted, executed the instrument, and that such individual made such appearance before the undersigned in the Town of West Henrietta, County of Monroe, State of New York.

Notary Public
THOMAS F ERWIN
Notary Public, State of New York
No. 01ER6044259
Qualified in Onondaga County
Commission Expires July 03, 2022

STATE OF FLORIDA)
) SS.:
COUNTY OF MANATEE)

On November 27, 2018, before me, a notary public, personally appeared **William T Freeman**, President for Tarpon Towers II, LLC, a Delaware limited liability company, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

NOTARY PUBLIC STATE OF FLORIDA
TODD J BOWMAN
Commission # GG 232941
Expires August 10, 2022
Bonded Thru Budget Notary Services

Notary Public

Print Name: Todd J Bowman

My Commission Expires: 8-10-22

4817-7872-0570.1

EXHIBIT A

LEGAL DESCRIPTION OF PREMISES

A portion of the following described parent parcel, and as more fully depicted on the attached pages:

PARCEL 1:

ALL THAT TRACT OR PARCEL OF LAND situate in the Town of Pittsford, County of Monroe and State of New York, being a part of Great Lot No. 20 of said town and more fully described as follows: Being Lots 1, 2 and 3 on the map of the "Fifth Edition of the Jefferson Heights Tract, as shown on said map recorded in Liber 126 of Maps at Page 28 in Monroe County Clerk's Office. Said property fronts approximately 412.29 feet on the north side of Sunset Boulevard in said town.

TOGETHER WITH AND SUBJECT TO an easement six feet in width across the northerly six feet of Lots 4 and 5 of said subdivision as shown on the above described map.

AND BEING the same property conveyed to United Church of Pittsford, New York, a religious corporation from Earl W. Place by Warranty Deed dated January 19, 1955 and recorded January 21, 1955 in Liber 2944, Page 123.

PARCEL 2:

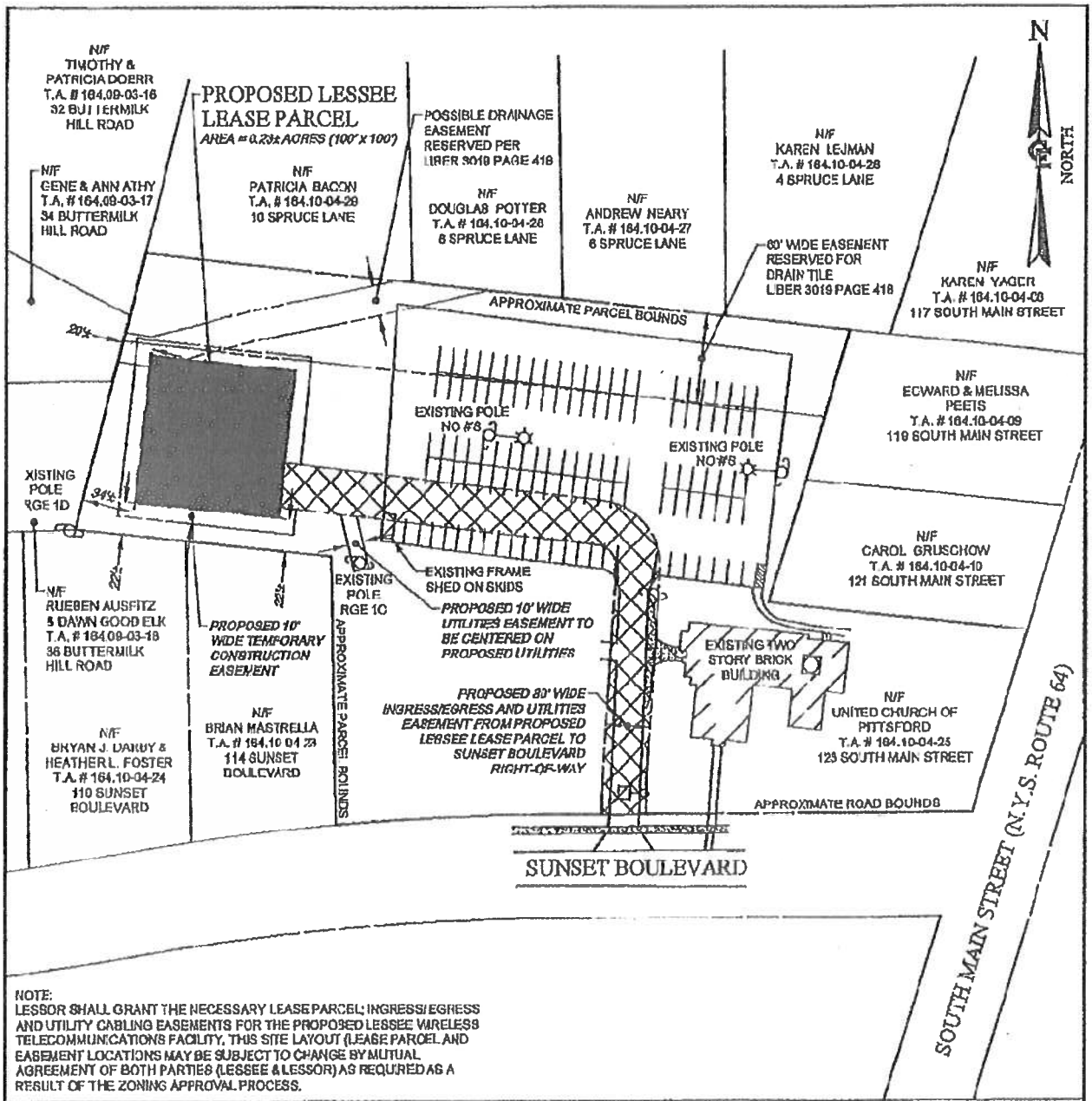
All THAT TRACT OR PARCEL OF LAND situate in Town Lot #20, in the Town of Pittsford, County of Monroe and State of New York, bounded and described as follows:

Commencing at a point on the southerly line of property conveyed to the party of the first part by Mary Miller by deed, dated the 30th day of April, 1931 and recorded in Monroe County Clerk's Office, in Liber 1665 of Deeds, Page 317, which said point is 177 feet westerly, measured along said line from the westerly line of South Main Street (Mendon Road) in said Town; thence westerly along the southerly line of the aforementioned premises a distance of 500 feet, more or less, to the westerly boundary line of said premises; thence northerly along said westerly boundary a distance of 192.06 feet, more or less, to the northerly boundary thereof; thence easterly along said northerly boundary a distance of 482 feet to a point; thence southerly to the point and place of beginning.

AND BEING the same property conveyed to the United Church of Pittsford, a religious corporation from Fred T. Miller by Warranty Deed dated January 07, 1956 and recorded February 20, 1956 in Deed Book 3019, Page 418.

Tax Parcel No. 164.10-4-25

See Attached One (1) Page



NOTE:
LESSOR SHALL GRANT THE NECESSARY LEASE PARCEL, INGRESS/EGRESS AND UTILITY CABLING EASEMENTS FOR THE PROPOSED LESSEE WIRELESS TELECOMMUNICATIONS FACILITY. THIS SITE LAYOUT (LEASE PARCEL AND EASEMENT LOCATIONS MAY BE SUBJECT TO CHANGE BY MUTUAL AGREEMENT OF BOTH PARTIES (LESSEE & LESSOR) AS REQUIRED AS A RESULT OF THE ZONING APPROVAL PROCESS.

OWNER APPROVAL

SIGNATURE

1/4/17
DATE

PROPERTY/ACCESS
OWNER: UNITED CHURCH OF PITTSFORD
123 SOUTH MAIN STREET
PITTSFORD, NEW YORK 14534
SITE ADDRESS
123 SOUTH MAIN STREET
PITTSFORD, NEW YORK 14534
PARCEL T.A.#: 164.10-4-25
(3.6± ACRES PER TAX MAP)
DATE: 10/26/2016
SCALE: 1" = 100'

COSTICH ENGINEERING
- CIVIL ENGINEERING
- LAND SURVEYING
- LANDSCAPE ARCHITECTURE

217 LAKE AVENUE
ROCHESTER, NY 14608
(585) 458-3020

TITLE OF PROJECT
PITTSFORD DT
VZW PROJECT NO./LOCATION CODE: 20141070907/288130

TOWN OF PITTSFORD
COUNTY OF MONROE
STATE OF NEW YORK

TITLE OF DRAWING
EXHIBIT "A"

C.E. JOB NUMBER
6084

SHEET NUMBER
LE001
1 of 1

BELL ATLANTIC MOBILE SYSTEMS OF ALLENTOWN, INC.
DBA

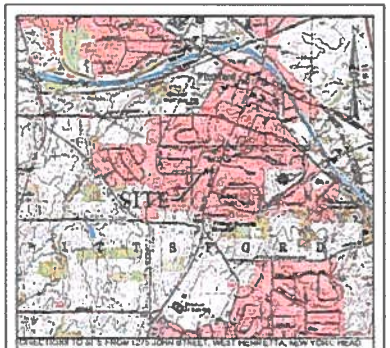
verizon

PROJECT NUMBER: 20141076907
LOCATION CODE: 299130
SITE NAME:

PITTSFORD DT (80' BELL TOWER)
ZONING DRAWINGS

SHEET NO	DESCRIPTION	REV. NO	REVISION DATE
GA001	TITLE SHEET	7	05/15/2018
GA100	SITE PLAN	5	05/14/2018
GA110	DETAILED SITE PLAN & NOTES	5	05/01/2018
LA120	LANDSCAPE PLAN	5	05/01/2018
GA200	TOWER ELEVATION, DETAILS & NOTES	5	05/15/2018
GA201	EQUIPMENT DETAILS & NOTES	5	05/15/2018

SHEET INDEX



DIRECTIONS TO SITE FROM 1275 JOHN STREET, WEST HENRIETTA, NEW YORK: HEAD SOUTH ON JOHN STREET, GO 0.4 MILES, TURN LEFT ONTO LEHIGH STATION ROAD, GO 5.4 MILES, TURN LEFT ONTO NY-65 N, GO 0.5 MILES, TURN RIGHT ONTO CALKINS ROAD, GO 1.3 MILES, CONTINUE ONTO MEADOW CENTER ROAD (PARTS OF MEADOW CENTER ROAD), GO 0.7 MILES, MAKE SLIGHT LEFT ONTO NY-64 N, GO 0.4 MILES, TURN LEFT ONTO SUNSET BOULEVARD, SITE WILL BE ON THE RIGHT.

VICINITY MAP SCALE: 1" = 2000'±

SITE ADDRESS:	123 SOUTH MAIN STREET PITTSFORD, NEW YORK 14534
MUNICIPALITY:	TOWN OF PITTSFORD
COUNTY:	MONROE
TOWER LOCATION:	LATITUDE 43°-04'-45.38" NAD 83 LONGITUDE 77°-31'-16.37" NAD 83
BASE ELEVATION:	522.3± AMSL NAVD 1988
PROPERTY ACCESS OWNER:	UNITED CHURCH OF PITTSFORD 123 SOUTH MAIN STREET PITTSFORD, NEW YORK 14534 PHONE: (585) 586-4870
TOWER OWNER/ APPLICANT:	BELL ATLANTIC MOBILE SYSTEMS OF ALLENTOWN, INC. d/b/a VERIZON WIRELESS 1275 JOHN STREET, SUITE 100 WEST HENRIETTA, NEW YORK 14586 CONTACT: KATHY ROMPONO PHONE: (585) 321-0433
PARENT PARCEL TAX MAP NUMBER:	164.10-4-35 (3.4± ACRES PER TAX MAP)
BELL ATLANTIC MOBILE SYSTEMS OF ALLENTOWN, INC. LEASE PARCEL:	1,089± SQUARE FEET (34' x 42')
ZONING CLASSIFICATION:	RN RESIDENTIAL NEIGHBORHOOD
LENGTH OF UTILITY RUN:	150'±
AREA OF PROJECT DISTURBANCE:	0.04± ACRES
REQUIRED SETBACK(S):	75' FRONT, 20' SIDE, 20' REAR, 100' MAXIMUM TOWER HEIGHT FRONT SETBACK VARIANCE FOR 41' TOWER SETBACK GRANTED ON 8/31/2016.

PROJECT INFORMATION

verizon
1275 JOHN STREET, SUITE #100
WEST HENRIETTA, NEW YORK 14586

COSTICH ENGINEERING
- CIVIL ENGINEERING
- LAND SURVEYING
- LANDSCAPE ARCHITECTURE

NO.	DATE	ISSUE
0	12/27/2017	ISSUE FINAL
1	02/03/2016	RFDS TO BE TOWER HEIGHT, NOTAM & LIGHTING & SIGNAGE
2	02/18/2016	UPDATE RADIO FENCE AND TOWER NOTES
3	02/01/2016	REVISED EQUIPMENT AREA AND LANDSCAPING
4	03/14/2016	REVISED PER TOWN & CHURCH COMMENTS
5	03/30/2016	REVISED TOWER DIMENSIONS PER DESIGN REVIEW BOARD
6	04/01/2016	TOWN APPROVAL SUBMISSION
7	05/15/2018	ADD BRICK MATERIAL NOTE, SIGNED FINAL

DRAWN BY: D.A.W.
CHECKED BY: C.M.S.
DATE: 12/27/2017
SCALE: AS NOTED

ORIGINAL SIZE IN INCHES: 24" x 36"

SITE INFORMATION
PITTSFORD DT
PROJECT #20141076907
LOCATION CODE: 299130

TOWN OF PITTSFORD
COUNTY OF MONROE
STATE OF NEW YORK

TITLE
TITLE SHEET

C.E. JOB NUMBER: 6084.01
SHEET NUMBER: GA001
SHEET 1 OF 1

PLAN REFERENCES

1. TOPOGRAPHY SHOWN FROM A FIELD SURVEY BY COSTICH ENGINEERING, D.P.C. ON 09/13/2016 & 12/12/2017. HORIZONTAL AND VERTICAL DATA OBTAINED THROUGH NYSDOT CORS NETWORK REFERENCED TO THE FOLLOWING MONUMENT

   -PITTSFORD CORS STATION
   LATITUDE: 43-05-35.44461 (N)
   LONGITUDE: 077-31-31.11244 (W)
   ELLIP HEIGHT: 112.48 METERS
   } NAD83 (CORS)

2. NO BOUNDARY SURVEY OR SEARCH OF DEEDS WAS PERFORMED. APPROXIMATE PROPERTY LINES SHOWN HEREON FROM TOWN OF PITTSFORD TAX MAPS, AND FIELD LOCATIONS OF PROPERTY CORNERS.
3. PER THE NYSDEC FRESHWATER WETLANDS MAP, THERE ARE NO STATE WETLANDS IN PROJECT AREA.
4. PER THE NATIONAL WETLANDS INVENTORY MAPS, THERE ARE NO FEDERAL WETLANDS IN PROJECT AREA.
5. PER THE ESRI/FEMA PROJECT IMPACT HAZARD INFORMATION AND AWARENESS SITE MAP THERE IS NO 100 YR. FLOOD PLAIN IN THE PROJECT AREA.
6. FEDERAL WETLAND DELINEATION PERFORMED BY EARTH DIMENSIONS, INC. ON 06/30/2017.

NORTH ORIENTATION

1. NORTH ORIENTATION ESTABLISHED BY G.P.S., A SITE SURVEY PERFORMED BY COSTICH ENGINEERING, D.P.C. ON 09/13/2016.
2. DECLINATION OBTAINED FROM THE NATIONAL CENTERS FOR ENVIRONMENTAL INFORMATION DURING THE MONTH OF SEPTEMBER, 2016.

GENERAL NOTES

1. THIS MAP HAS BEEN PREPARED FROM A FIELD SURVEY PERFORMED BY COSTICH ENGINEERING, D.P.C. ON 09/13/2016 & 12/12/2017.
2. NORTH ORIENTATION IS TRUE NORTH BY GPS. VERTICAL DATUM IS NGVD 1988 (APPROXIMATE)
3. ALL BEARINGS SHOWN HEREON ARE ROTATED TO GRID NORTH.
4. UNDERGROUND UTILITIES OR IMPROVEMENTS, IF ANY AND NOT VISIBLE AT TIME OF SURVEY ARE NOT SHOWN.
5. THIS SURVEY IS SUBJECT TO THE FINDINGS OF AN UP TO DATE ABSTRACT OF THE TITLE.
6. THIS SURVEY IS FOR SITE PLAN ENGINEERING PURPOSES ONLY AND IS NOT INTENDED TO BE USED FOR THE TRANSFER OF TITLE.
7. SUBJECT TO THE RIGHTS OF THE PUBLIC IN AND TO THAT PORTION OF THE DEDICATED ROAD FOR NORMAL HIGHWAY PURPOSES.

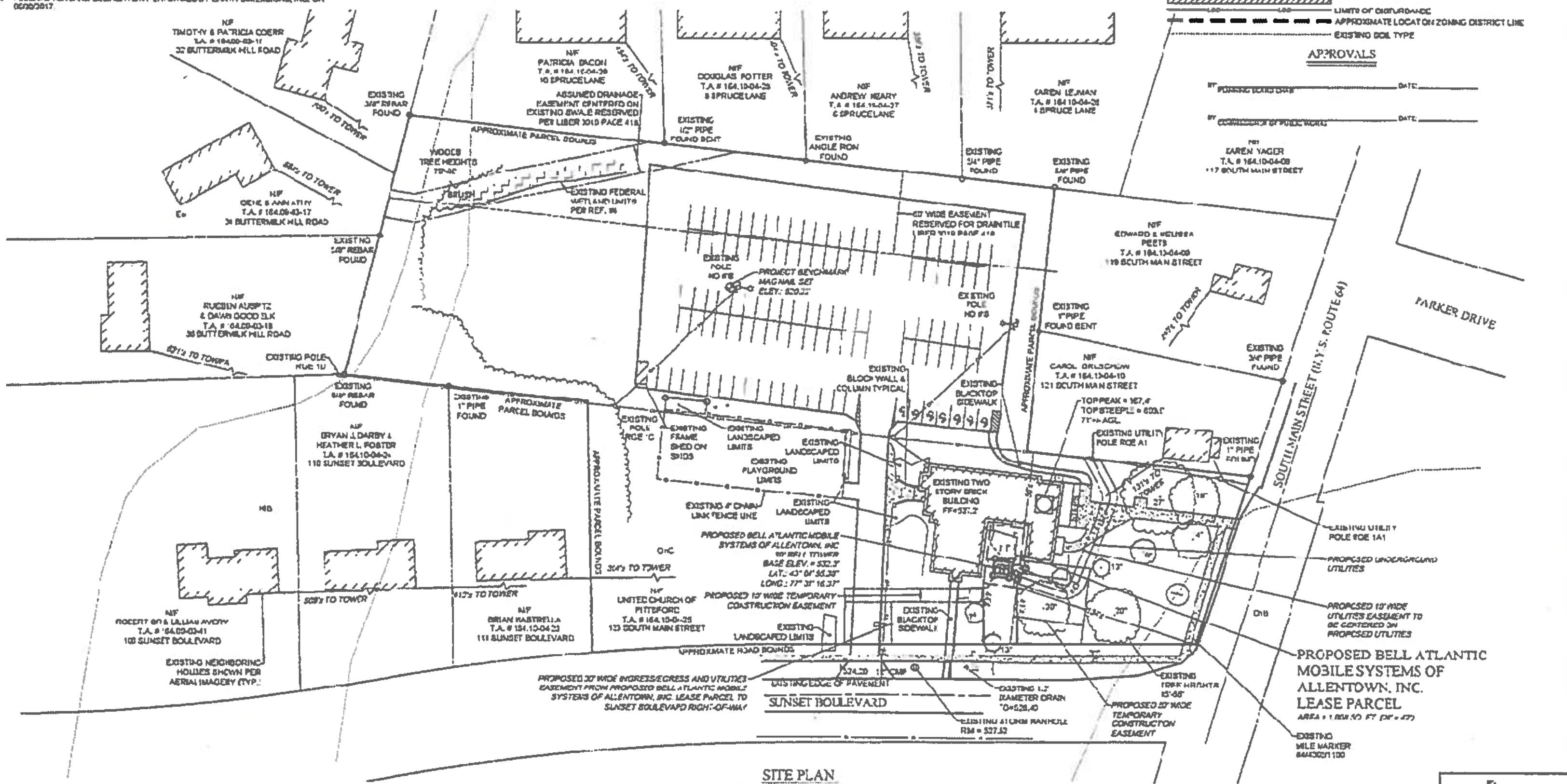
LEGEND

- SECTION/PARCEL BOUNDARY
- PROPOSED EASEMENT LINE
- MINIMUM BUILDING SETBACK
- CENTER LINE
- EXISTING EASEMENT LINE
- EXISTING RIGHT-OF-WAY LINE
- EXISTING EDGE OF PAVEMENT
- CONIFEROUS, DECIDUOUS TREE, EDGE OF WOODS
- EXISTING CONTOUR
- PROPOSED CONTOUR
- EXISTING/PROPOSED SPOT ELEVATION
- WATER, CREEK OR STREAM
- EXISTING SINGLE/DOUBLE SIGNS
- EXISTING WATERMAIN, VALVES & HYDRANT
- EXISTING SANITARY SEWER & MANHOLE
- EXISTING STORM SEWER, FIELD INLET, INLET MANHOLE, M.H., & END SECTION
- BARBED WIRE, STOCKADE, CHAIN LINKED FENCE
- EXISTING BUILDING
- LIMITS OF DISTURBANCE
- APPROXIMATE LOCATION ZONING DISTRICT LINE
- EXISTING SOIL TYPE

APPROVALS

BY ______________________ DATE ______

BY ______________________ DATE ______



SITE PLAN

SCALE: 1" = 40' (22" x 34" SHEET)
1" = 80' (11" x 17" SHEET)

GRAPHIC SCALE

NOTICE OF AGREEMENT

UNITED CHURCH OF PITTSFORD SHALL GRANT TO BELL ATLANTIC MOBILE OF ROCHESTER, L.P. THE NECESSARY LEASE PARCEL, INGRESS/EGRESS, UTILITY AND CABLING EASEMENTS FOR THE INSTALLATION AND OPERATION OF THE PROPOSED WIRELESS TELECOMMUNICATIONS FACILITY

UTILITY INFORMATION

UTILITY INFORMATION PER UFPO DESIGN TICKET NUMBER: 09 20-106-14-00, DATED 09/12/2016

FRONTIER TELEPHONE OF ROCHESTER	(585) 777-4523	NO CONFLICT
MONROE COUNTY WATER AUTHORITY	(585) 442-2000 x200	RECORD MAPPING PLOTTED
PITTSFORD SEWER DISTRICT #1	(585) 248-6480	NO CONFLICT
ROCHESTER GAS AND ELECTRIC EAST ELECTRIC	(207) 623-3521	NO CONFLICT
ROCHESTER GAS AND ELECTRIC EAST GAS	(207) 623-3521	RECORD MAPPING PLOTTED
TIME WARNER CABLE / ROCHESTER	(585) 777-4523	NO CONFLICT

Dig Safely. New York
800-962-7962

verizon
1275 JOHN STREET, SUITE #100
WEST HENRIETTA, NEW YORK 14586

COSTICH ENGINEERING
• CIVIL ENGINEERING
• LAND SURVEYING
• LANDSCAPE ARCHITECTURE

NO.	DATE	ISSUE
0	12/07/2017	ISSUE FINAL
1	02/13/2018	[illegible]
2	02/21/2018	REVISED EQUIPMENT AREA AND LANDSCAPING
3	03/14/2018	REVISED PER TOWN & CHURCH COMMENTS
4	03/09/2018	REVISED TOWER DIMENSIONS PER DESIGN REVIEW BOARD
5	05/01/2018	TOWN APPROVAL BLOCK

D.A.W.
G.A.L.S.
AS NOTED

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IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, LAND SURVEYOR, ARCHITECT OR LANDSCAPE ARCHITECT, TO ALTER ANY ITEM ON THIS DOCUMENT IN ANY WAY. ANY LICENSEE WHO ALTERS THIS DOCUMENT IS REQUIRED BY LAW TO AFFIX HIS OR HER SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS OR HER SIGNATURE AND SPECIFIC DESCRIPTION OF THE ALTERATION TO THE DOCUMENT.

ORIGINAL SIZE IN INCHES

SITE INFORMATION

PITTSFORD DT
PROJECT #20141076907
LOCATION CODE: 299130

TOWN OF PITTSFORD
COUNTY OF MONROE
STATE OF NEW YORK

SITE PLAN

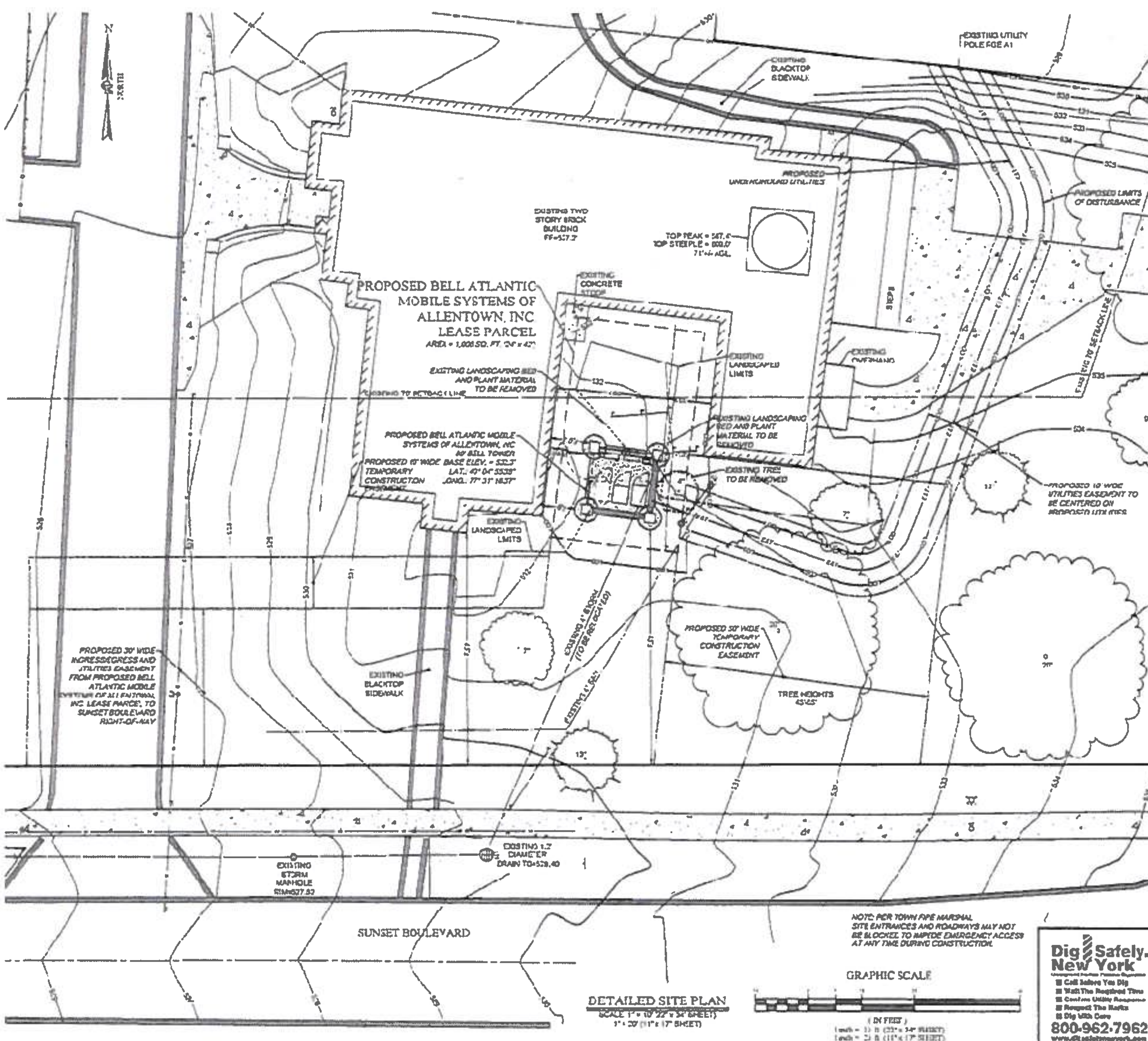
C.E. JOB NUMBER: 6084.01
SHEET NUMBER: CA100

GENERAL NOTES

1. THE PROJECT CONCERNS THE INSTALLATION OPERATION AND MAINTENANCE OF AN UNMANNED PUBLIC UTILITY PERSONAL WIRELESS SERVICE FACILITY.
2. THE PROPOSED DEVELOPMENT IS UNMANNED AND DOES NOT REQUIRE MEANS OF WATER SUPPLY OR SEWAGE DISPOSAL, OR HANDICAPPED ACCESS.
3. THE PROPOSED DEVELOPMENT IS MINIMAL, AND WILL CREATE NEGLIGIBLE ADDITIONAL STORMWATER RUNOFF AND WILL THEREFORE NOT IMPACT THE EXISTING STORMWATER DRAINAGE SYSTEM.
4. THE PROPOSED DEVELOPMENT DOES NOT INCLUDE OUTDOOR STORAGE, ANY SOLID WASTE RECEPTACLES, OR PLUMBING.
5. ADEQUATE PARKING EXISTS FOR ONE VEHICLE FOR MAINTENANCE ONCE A MONTH OR EMERGENCY SERVICE.
6. THERE ARE NO NEW STREETS, CURBS, SIDEWALKS OR WALKWAYS PROPOSED.
7. THERE ARE NO COMMERCIAL SIGNS PROPOSED FOR THIS INSTALLATION.
8. EXISTING UTILITIES (LOCATION, SIZES AND INVERTS) SHOWN ON THE PLANS ARE APPROXIMATE AND ARE NOT CERTIFIED AS TO THE ACCURACY OF THEIR LOCATION OR COMPLETENESS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATIONS AND DEPTHS OF ALL UTILITIES AND STRUCTURES IN THE PATH OF, OR CLOSELY PARALLEL TO, OR UNDER, THE PROPOSED CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DELAYS OR DAMAGES OCCURRING AS A RESULT OF INCORRECTLY LOCATED UTILITIES. IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE VARIOUS UTILITY OWNERS IN AMPLE TIME FOR THEM TO LOCATE AND MARK THEIR FACILITIES. THE CONTRACTOR SHALL ALSO NOTIFY UNDERGROUND UTILITY LOCATION SERVICE AT LEAST 48 HOURS IN ADVANCE OF COMMENCING ANY WORK.

SITE NOTES

1. ALL SITE WORK SHALL BE AS INDICATED ON THE DRAWING.
2. RUBBISH, STUMPS, DEBRIS, STICKS, STONES AND OTHER REFUSE SHALL BE REMOVED FROM THE SITE AND DISPOSED OF LEGALLY.
3. THE SITE SHALL BE GRADED TO CAUSE SURFACE WATER TO FLOW AWAY FROM THE EQUIPMENT AND TOWER AREAS.
4. NO FILL OR EMBANKMENT MATERIAL SHALL BE PLACED ON FROZEN GROUND. FROZEN MATERIALS, SNOW OR ICE SHALL NOT BE PLACED IN ANY FILL OR EMBANKMENT.
5. THE SUBGRADE SHALL BE COMPACTED AND BROUGHT TO A SMOOTH UNIFORM GRADE PRIOR TO FINISHED SURFACE APPLICATION.
6. ALL EXISTING ACTIVE SEWER, WATER, GAS, ELECTRIC, AND OTHER UTILITIES WHERE ENCOUNTERED IN THE WORK, SHALL BE PROTECTED AT ALL TIMES, AND WHERE REQUIRED FOR THE PROPER EXECUTION OF THE WORK SHALL BE RELOCATED AS DIRECTED BY ENGINEERS. EXTREME CAUTION SHOULD BE USED BY THE CONTRACTOR WHEN EXCAVATING OR PIER DRILLING AROUND OR NEAR UTILITIES.
7. ALL EXISTING INACTIVE SEWER, WATER, GAS, ELECTRIC AND OTHER UTILITIES, WHICH INTERFERE WITH THE EXECUTION OF THE WORK, SHALL BE REMOVED AND/OR CAPPED, PLUGGED OR OTHERWISE DISCONTINUED AT POINTS WHICH WILL NOT INTERFERE WITH THE EXECUTION OF THE WORK, SUBJECT TO THE APPROVAL OF ENGINEERING.
8. THE AREAS DISTURBED DUE TO CONSTRUCTION ACTIVITY SHALL BE GRADED TO A UNIFORM SLOPE, FERTILIZED, SEEDED, AND COVERED WITH MULCH.
9. CONTRACTOR SHALL MINIMIZE DISTURBANCE TO EXISTING SITE DURING CONSTRUCTION. EROSION CONTROL MEASURES, IF REQUIRED DURING CONSTRUCTION, SHALL BE IN CONFORMANCE WITH THE NEW YORK STATE STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROLS, AND COORDINATED WITH THE TOWN.
10. CONTRACTOR SHALL NOTIFY UNDERGROUND FACILITIES PROTECTIVE ORGANIZATION AT TELEPHONE NUMBER 1-800-962-7962 PRIOR TO EXCAVATION AT SITE.
11. ALL EXCAVATION WORK WITHIN 36" OF EITHER SIDE OF UNDERGROUND UTILITIES MUST BE DONE BY HAND EXCAVATION METHODS.



DETAILED SITE PLAN

Dig Safely. New York
800-962-7962

APPROVALS

BY: ______________________ DATE: __________
PLANNING BOARD CHAIR

BY: ______________________ DATE: __________
COMMISSIONER OF PUBLIC WORKS

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1275 JOHN STREET, SUITE #100
WEST HENRIETTA, NEW YORK 14586

COSTICH ENGINEERING
• CIVIL ENGINEERING
• LAND SURVEYING
• LANDSCAPE ARCHITECTURE

NO.	DATE	ISSUE
0	12/27/2017	ISSUE FINAL
1	02/13/2018	AS 1/1 NF TOWER HEIGHT NO FAA LIGHTING & REMOVE
2	02/21/2018	REVISED EQUIPMENT AREA AND LANDSCAPING
3	03/14/2018	REVISED PER TOWN & CHURCH COMMENTS
5	03/28/2018	REVISED TOWER DIMENSIONS PER DESIGN REVIEW BOARD
6	05/01/2018	TOWN APPROVAL BLOCK

RELEASED BY / DATE

D.L.W.
G.M.S.
12/22/2017
AS NOTED

ORIGINAL SIZE IN INCHES

SITE INFORMATION
PITTSFORD DT
PROJECT #20141076907
LOCATION CODE: 299130

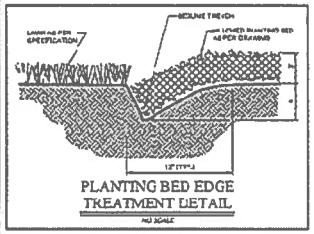
TOWN OF PITTSFORD
COUNTY OF MONROE
STATE OF NEW YORK

SHEET TITLE
DETAILED SITE PLAN & NOTES

C.E. JOB NUMBER: 6084.01
SHEET NUMBER: CA110

LANDSCAPING NOTES

1. LANDSCAPE CONTRACTOR SHALL SECURE CURRENT PLANS AND SPECIFICATIONS FOR PROPER CONSTRUCTION METHODS AND MATERIAL OF ALL LANDSCAPING PRIOR TO COMMENCING WORK.
2. ALL PLANTS SHALL MEET OR EXCEED THE MINIMUM REQUIREMENTS AS NOTED IN THE LATEST EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK, BY THE AMERICAN ASSOCIATION OF NURSERYMEN, ANSI Z60.1.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HIS OWN QUANTITY TAKEOFF.
4. THE CONTRACTOR SHALL PERFORM A ROUGH FIELD STAKEOUT OF ALL PLANT MATERIAL AND SHRUB BEDS. CONTACT CONSTRUCTION MANAGER FOR INSPECTION AND APPROVAL. LOCATIONS SHOWN ON THE PLANS CONVEY DESIGN INTENT ONLY. ACTUAL LOCATIONS WILL BE AS DIRECTED BY THE CONSTRUCTION MANAGER AT TIME OF INSTALLATION.
5. THE CONTRACTOR IS HEREBY NOTIFIED THAT UNDERGROUND UTILITIES EXIST. SHOULD LOCATION OF TREES BE WITHIN (5) FIVE FEET OF UNDERGROUND UTILITIES, RELOCATE SAID TREES TO A MINIMUM (5) FIVE FEET FROM BALL TO UTILITIES.
6. SHOULD LOCATION OF TREES BE WITHIN (20) TWENTY FEET OF OVERHEAD WIRES, RELOCATE SAID TREES TO A MINIMUM OF (20) TWENTY FEET FROM WIRES.
7. A ONE YEAR GUARANTEE SHALL BE PROVIDED ON ALL PLANT MATERIALS FROM DATE OF PROVISIONAL ACCEPTANCE.
8. PLANTING BACKFILL MIXTURE: (4) FOUR PARTS TOPSOIL, (1) ONE PART PEAT MOSS, 1/2 PART WELL ROTTED MANURE. (1/2) ONE POUND OF LIME PLANTING PITS FOR EVERY FIVE CUBIC YARD.
9. STAKE IMMEDIATELY AFTER PLANTING. CONTRACTOR TO REMOVE STRAPS AND STAKES AFTER (12) TWELVE MONTHS.
10. ALL PLANTED AREAS SHALL RECEIVE A (3) THREE INCH LAYER OF SHREDDED HARDWOOD.
11. ALL DISTURBED AREAS NOT RECEIVING PLANTINGS (INCLUDING RIGHT-OF-WAYS) SHALL BE SEEDED.
12. CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING WEEKLY FOR (8) EIGHT WEEKS MINIMUM POST CONSTRUCTION.



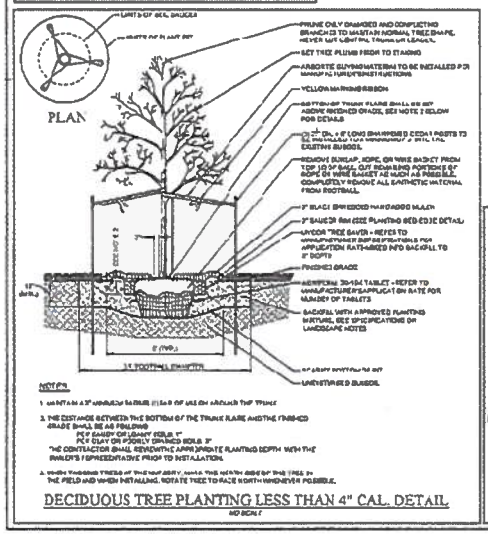
PLANTING BED EDGE TREATMENT DETAIL

NO SCALE

APPROVALS

BY _____ DATE: _____
PLANNING BOARD CHAIR

BY _____ DATE: _____
COMMISSIONER OF PUBLIC WORKS

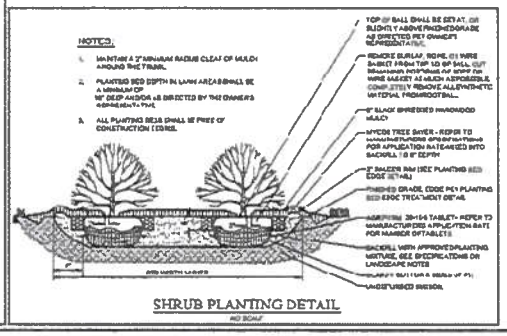


NOTES:

1. MAINTAIN A 3" MINIMUM RADIUS CLEAR OF MULCH AROUND THE TRUNK.
2. PLANTED BED DEPTH IN LAWN AREAS SHALL BE A MINIMUM OF 10% DEEP AND/OR AS DIRECTED BY THE OWNER'S REPRESENTATIVE.
3. ALL PLANTING BEDS SHALL BE FREE OF CONSTRUCTION DEBRIS.

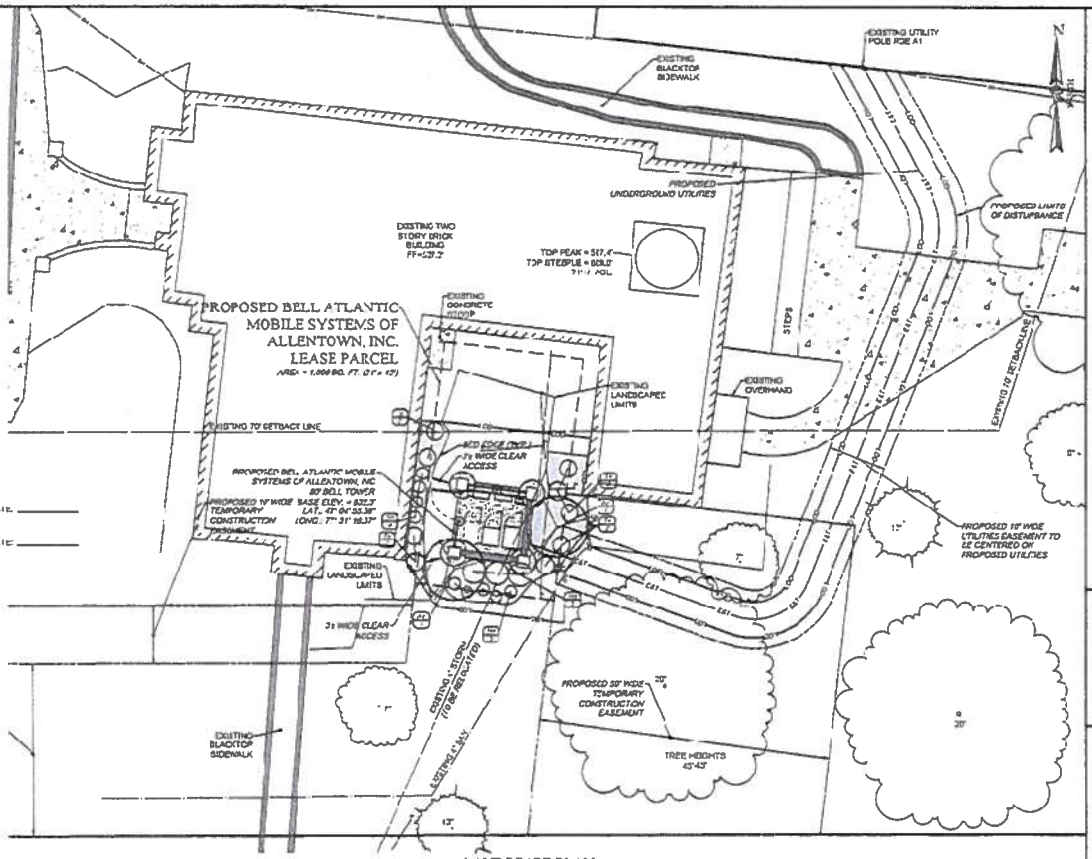
DECIDUOUS TREE PLANTING LESS THAN 4" CAL. DETAIL

NO SCALE



SHRUB PLANTING DETAIL

NO SCALE



LANDSCAPE PLAN

SCALE: 1" = 10' (24" x 36" SHEET)
1" = 20' (11" x 17" SHEET)

PLANT SCHEDULE

KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE AT INSTALLATION	ROOT	MATURE SIZE
TREES / SHRUBS						
Ac	2	AMELANCHIER CANADENSIS	MULTI-STEM SERVICEBERRY	7-8' HT.	B&B	25-30' HT. / 15-20' DIA.
Cs	8	CLETHRA ALNIFOLIA 'HUMMINGBIRD'	HUMMINGBIRD SUMMERSWEET	NO. 3	CONT.	3-4' HT. / 3-4' DIA.
Sn	8	SPIRAEA NIPPONICA 'SNOWMOUND'	SNOWMOUND SPIREA	NO. 3	CONT.	48-60" HT. / 10-30" DIA.
Ts	8	TAXUS X MEDIA 'CHADWICK'	CHADWICK YEW	24-30"	B&B	5-6' HT. / 4-5' DIA.
Vt	3	VIBURNUM - RHYTIDOPHYLLOIDES	LANTANAPHYLLUM VIBURNUM	36"	B&B	8-10' HT. / 8-10' DIA.

ABBREVIATIONS: B&B=BALLED & BURLAPPED; CAL=CALIPER (6 INCHES); SP.=SPREAD; HT.=HEIGHT; NO.#=CAL ON SIZE; CONT.=CONTAINER; BR.=BARE ROOT

LANDSCAPE PLAN

PROPOSED LANDSCAPE BEDS

GRAPHIC SCALE

(IN FEET)
1 inch = 5 ft. (11" x 17" SHEET)
1 inch = 10 ft. (24" x 36" SHEET)

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COSTICH ENGINEERING
• CIVIL ENGINEERING
• LAND SURVEYING
• LANDSCAPE ARCHITECTURE
477 LAKE AVENUE, ROCHESTER, NEW YORK 14613

NO.	DATE	ISSUE
0	12/27/2017	ISSUE FINAL
1	02/13/2018	45'-0" X 50'-0" TOWER HEIGHT NO FAA LIGHTING & SIGNAGE
2	02/21/2018	REVISED EQUIPMENT AREA AND LANDSCAPING
3	03/16/2018	REVISED PER LAND & CHURCH COMMENTS
4	03/23/2018	REVISED TOWER DIMENSIONS PER DESIGN REVIEW BOARD
5	05/01/2018	TOWN APPROVAL BLOCK

RELEASED BY _____ DATE _____

D.A.W
E.R.G.
12/27/2017
AS NOTED

ORIGINAL SIZE IN INCHES

SITE INFORMATION

PITTSFORD DT
PROJECT #2C141076907
LOCATION CODE: 299130

TOWN OF PITTSFORD
COUNTY OF MONROE
STATE OF NEW YORK

SHEET TITLE

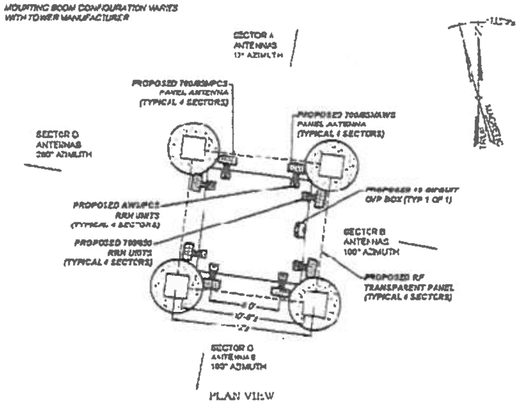
LANDSCAPE PLAN

C.E. JOB NUMBER: 6084.01

SHEET NUMBER: LA120

SHEET 4 OF 5

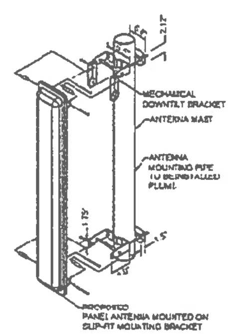
MOUNTING BOOM CONFIGURATION VARIES WITH TOWER MANUFACTURER



PLAN VIEW

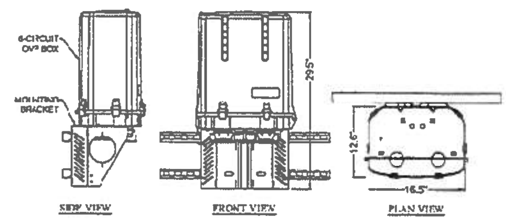
PROPOSED BELL ATLANTIC MOBILE SYSTEMS OF ALLENTOWN, INC. ANTENNA MOUNTING STRUCTURE CENTERLINE @ 75' AGL.

SCALE: 1" = 5' (22" x 34" SHEET)
1" = 10' (11" x 17" SHEET)



ANTENNA MOUNT ISOMETRIC VIEW

NO SCALE

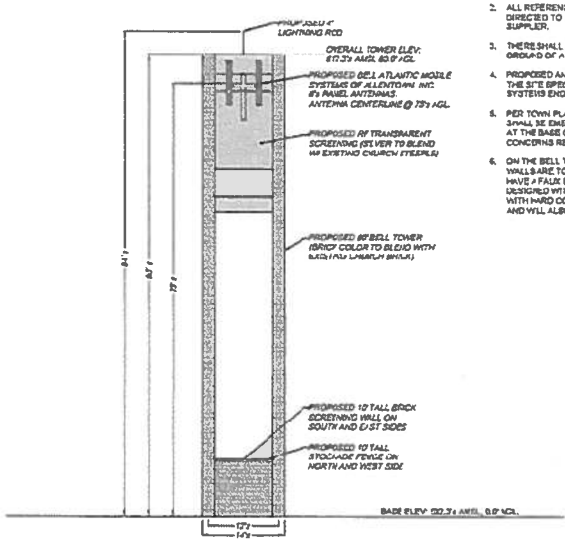


12-CIRCUIT OVP BOX

NO SCALE

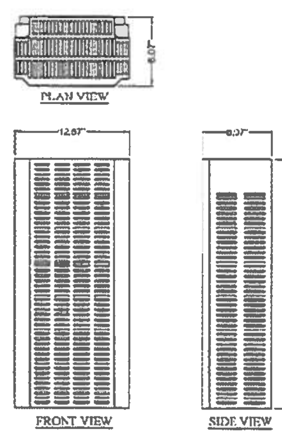
TOWER NOTES

1. PER TOWN PLANNING BOARD CONDITIONS OF APPROVAL, LIGHTING OF THE BELL TOWER STRUCTURE IS PROHIBITED.
2. ALL REFERENCES TO THE TOWER AND ITS FOUNDATION ARE TO BE DIRECTED TO THE DESIGN AND DETAIL DRAWINGS BY THE TOWER SUPPLIER.
3. THERE SHALL BE NO PERMANENT CLIMBING PEGS WITHIN 15' OF THE GROUND OF ANY TOWER.
4. PROPOSED ANTENNAS SHALL BE INSTALLED IN ACCORDANCE WITH THE SITE SPECIFIC RF ANTENNA DESIGN SHEET SUPPLIED BY THE RF SYSTEMS ENGINEER.
5. PER TOWN PLANNING BOARD CONDITIONS OF APPROVAL THERE SHALL BE EMERGENCY CONTACT INFORMATION LOCATED ON A SIGN AT THE BASE OF THE TOWER. THIS SIGN IS TO REPORT ANY CONCERNS RELATED TO THE FACILITY.
6. ON THE BELL TOWER THE SOUTH AND EAST "BRICK" SCREENING WALLS ARE TO BE CONSTRUCTED OF HARD COATED FOAM AND TO HAVE A FAUX BRICK APPEARANCE. THE LEGS OF THE TOWER ARE DESIGNED WITH 14" DIAMETER STEEL LEGS THAT ARE TO BE CLADDED WITH HARD COATED FOAM TO CREATE A 24" SQUARE APPEARANCE AND WILL ALSO HAVE A FAUX BRICK APPEARANCE.



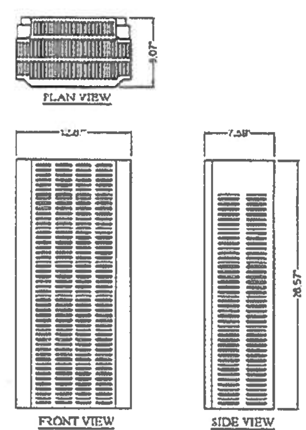
PROPOSED 80'± BELL TOWER SOUTH ELEVATION

SCALE: 1" = 10' (22" x 34" SHEET)
1" = 20' (11" x 17" SHEET)



700/850 DUAL BAND REMOTE RADIO HEAD

NO SCALE



AWS/PCS DUAL BAND REMOTE RADIO HEAD

NO SCALE

verizon

1275 JOHN STREET, SUITE #100
WEST HENRIETTA, NEW YORK 14586

COSTICH ENGINEERING

• CIVIL ENGINEERING
• LAND SURVEYING
• LANDSCAPE ARCHITECTURE

NO.	DATE	ISSUE
0	12/27/2017	ISSUE FINAL
1	02/02/2018	ADJUSTED TOWER HEIGHT, NO FAA LIGHTING & SIGNAGE
2	02/16/2018	UPDATE NAME, FENCE AND TOWER NOTES
3	03/21/2018	REVISED EQUIPMENT AREA AND LANDSCAPING
4	03/14/2018	REVISED PER TOWN & CHURCH COMMENTS
5	03/28/2018	REVISED TOWER DIMENSIONS PER DESIGN REVIEW BOARD
6	05/15/2018	ADD BRICK MATERIAL NOTE, RE-ISSUED FINAL

D.A.B.
G.M.S.
12/22/2017
AS NOTED

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ORIGINAL SIZE IN INCHES

SITE INFORMATION

PITTSFORD DT
PROJECT #20141076907
LOCATION CODE: 299130

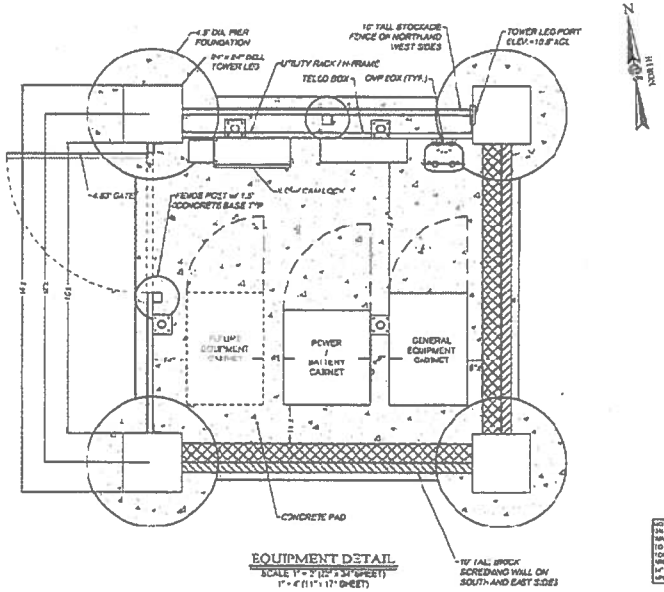
TOWN OF PITTSFORD
COUNTY OF MONROE
STATE OF NEW YORK

SHEET TITLE

TOWER ELEVATION, DETAILS & NOTES

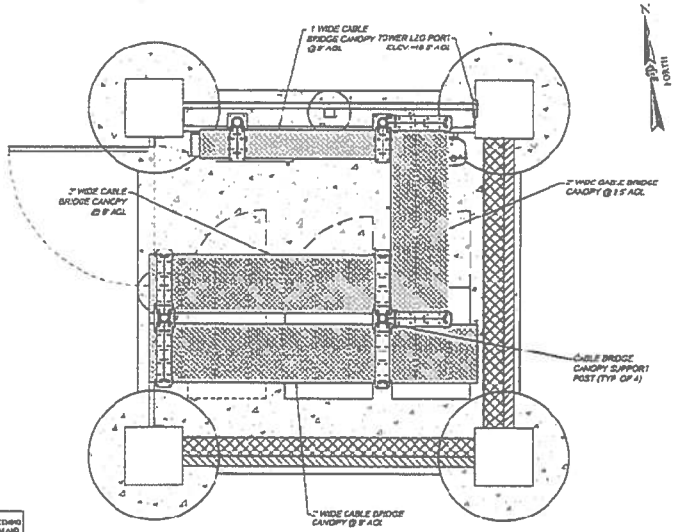
C.E. JOB NUMBER 6084.01

SHEET NUMBER CA500



EQUIPMENT DETAIL

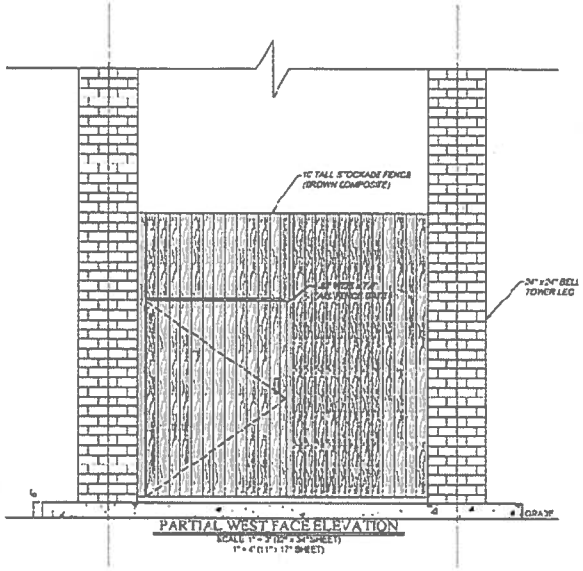
SCALE: 1" = 2' (22" x 34" SHEET)
1" = 4' (11" x 17" SHEET)



CANOPY DETAIL

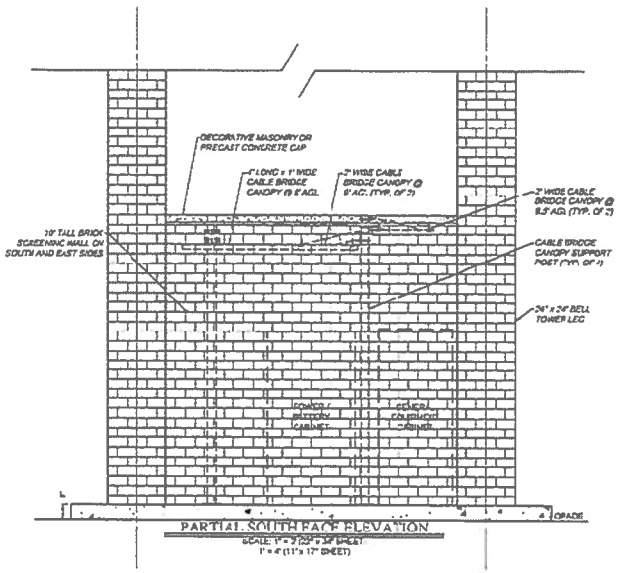
SCALE: 1" = 2' (22" x 34" SHEET)
1" = 4' (11" x 17" SHEET)

NOTE:
ON THE BELL TOWER THE SOUTH AND EAST "BRICK" SCREENING WALLS ARE TO BE CONSTRUCTED OF WOOD GRATES FRAMED TO HAVE A FAUX BRICK APPEARANCE. THE LEGS OF THE TOWER ARE DESIGNED WITH ¼" DIAMETER STEEL LEGS THAT ARE TO BE CLADDED WITH WOOD GRATES FRAMED TO CREATE A 24" SQUARE APPEARANCE. HARDWALL ALSO HAVE A FAUX BRICK APPEARANCE.



PARTIAL WEST FACE ELEVATION

SCALE: 1" = 2' (22" x 34" SHEET)
1" = 4' (11" x 17" SHEET)



PARTIAL SOUTH FACE ELEVATION

SCALE: 1" = 2' (22" x 34" SHEET)
1" = 4' (11" x 17" SHEET)

verizon
1275 JOHN STREET, SUITE #100
WEST HENRIETTA, NEW YORK 14586

COSTICH ENGINEERING
• CIVIL CONSULTATION
• LAND SURVEYING
• LANDSCAPE ARCHITECTURE
317 LAKE AVENUE ROCHESTER, NY 14608 (585) 436-8570

NO.	DATE	ISSUE
0	12/7/2017	ISSUE FINAL
1	02/13/2018	90' TO 80' TOWER HEIGHT, 2-0 FAA LIGHTING & SIGNAGE, REVISED EQUIPMENT AREA AND LANDSCAPING
2	02/21/2018	REVISED PER TOWN & CHURCH COMMENTS
3	03/14/2018	REVISED TOWER DIMENSIONS PER DESIGN REVISIONS
4	03/26/2018	ADD BRICK MATERIAL NOTE, RE-ISSUED FINAL
5	05/15/2018	

RFI ISSUED BY: DATE:

D.A.W.
APPROVED: B.P.K.
DATE: 12/22/2017
SCALE: AS NOTED

ORIGINAL SIZE IN INCHES

SITE INFORMATION

PITTSFORD DT
PROJECT #20141076907
LOCATION CODE: 299130

TOWN OF PITTSFORD
COUNTY OF MONROE
STATE OF NEW YORK

SHEET TITLE:
EQUIPMENT DETAILS & NOTES

C.E. JOB NUMBER: 6084.01
SHEET NUMBER: CA501
SHEET 5 OF 11

Costich Engineering Land Surveying Landscape Architecture 217 LAKE AVENUE ROCHESTER, NY 14608 (585) 458-3020	PROJECT NAME Pittsford DT Google Earth Street View	PHOTO DESCRIPTION Photosimulation of proposed 80' Bell tower, alcove location PHOTO LOCATION View NW from Sunset Blvd.	DATE C.E. JOB# 6084 VZW JOB# 20141076907

Town of Pittsford

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

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

Permit #
S19-000010

DESIGN REVIEW AND HISTORIC PRESERVATION BOARD
REFERRAL OF APPLICATION

Property Address: 2300 West Jefferson Road PITTSFORD, NY 14534
Tax ID Number: 163.02-1-13
Zoning District: PUD Planned Unit Development
Owner: YMCA of Greater Rochester
Applicant: Greater Rochester YMCA

Application Type:

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

Project Description: The applicant is requesting Design Review for the proposed placement of Seven business identification signs . Five of the signs will be mounted on the building and two of the signs will be freestanding signs. The sign locations and sizes have been approved as part of PUD approval. The 6 of the signs are proposed to be illuminated.

Note: As part of the PUD approval the Design Review Board is authorized to set hours during which the signs may be illuminated. Careful consideration should be given to the time the signs may be illuminated. Included in this packet is the Town Code section for illumination of signs in commercial districts. A similar condition of approval should be considered for this application.

Meeting Date: June 27, 2019

§ 185-141. Illumination of sites, signs and buildings.

A. Commercial and C-2 Commercial Districts.

(1) In addition to the specifications hereinafter set forth, illumination of signs and buildings shall, where applicable, conform to the Monroe Avenue Design Guidelines, dated April 2, 2002, as amended and supplemented.[1]

(2) Directional signs may be lit internally, and the intensity of such illumination shall conform to Town standards and shall not exceed the illumination produced by two thirty-six-inch KW (Kool White Lamps).

(3) No premises in any commercial district and no exterior signs located in any commercial district shall have floodlighting or any other type of illumination unless a permit to that effect has been issued by the Code Enforcement Officer based on the following factors:

(a) Such signs and lighting shall be in accordance with Illuminating Engineering Society of North America (IES) recommended illumination levels and shall not encroach on adjacent property.

(b) Such signs and lighting shall be erected, operated and maintained in such manner as to not constitute a nuisance or safety hazard.

(4) All illuminated signs, with the exception of "ENTER" and "EXIT" signs as described in § 185-138B(3), shall be placed on automatic timing devices which will allow illumination to commence each day not sooner than 1/2 hour before the business is open to the public and which will terminate illumination each day not later than 11:00 p.m. local time, unless the business is actively operating and open to the public. Any business actively operating and open to the public after 11:00 p.m. local time shall terminate illumination 1/2 hour after closing.

(5) In the C-2 Commercial District, illumination of buildings, landscaping and parking areas shall comply with the following:

(a) Average levels of illumination for all building, landscaping and parking shall not significantly exceed minimum levels

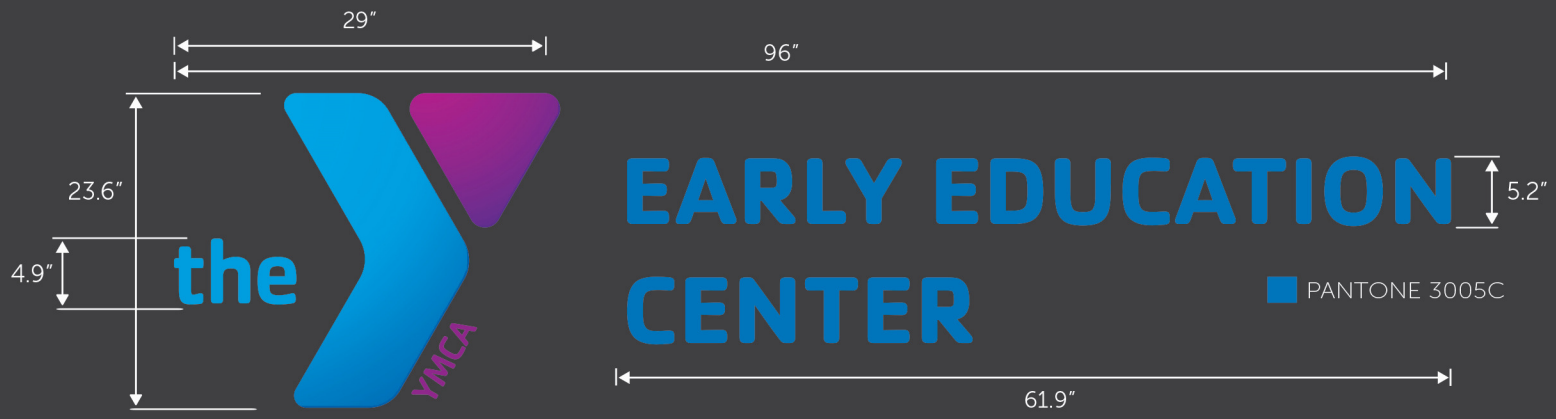
---

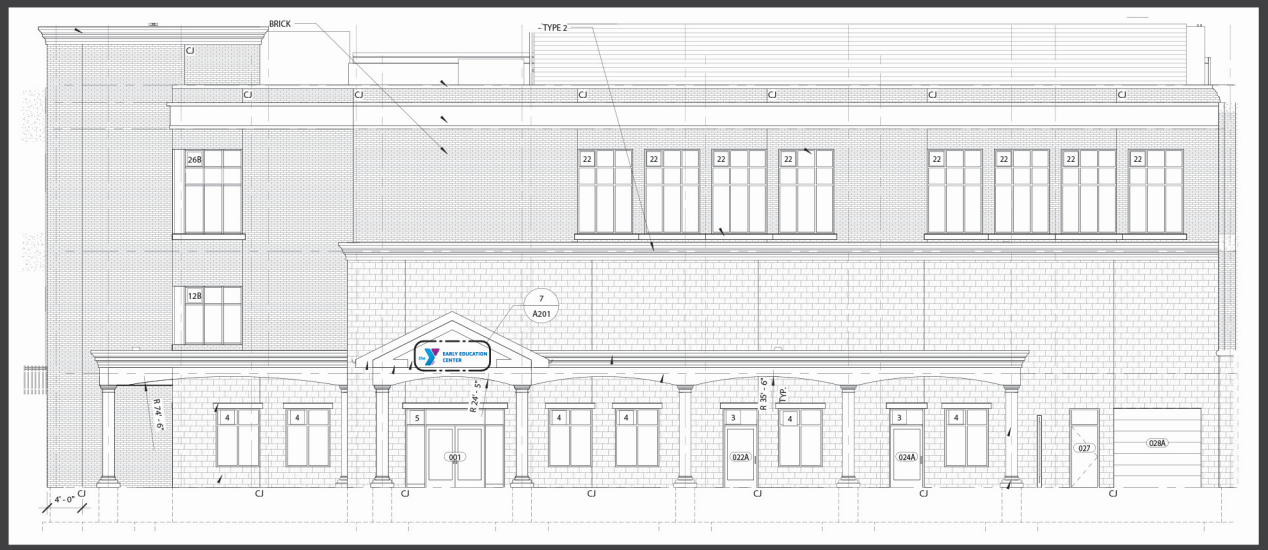
1. **Editor's Note: The Monroe Avenue Design Guidelines are on file in the Town Clerk's office.**

7
A201

Laser Cut 3/8" Thick Acrylic Dimensional Letters
Painted PMS Callouts Stud Mounted to Building Facade

7/A2013. A sign on the building at or above the entrance to the child daycare center containing YMCA text and/or logo and appropriate additional identifying information, including logo, up to twenty-four (24) inches in height and up to ninety-six (96) inches in width; and





Company: YMCA

Estimate:

Prepared by: Justin O'Brien

Salesperson: Deborah Herb

Date: 06/11/19

Revision #: 2

Please examine proof carefully for accuracy including spelling, punctuation, numbers, graphics, sizes and general layout. Colors shown may not truly represent the appearance of the finished product. Please refer to color call outs for specific color matching. Our normal production cycle will begin from the date approval is received.

FOR APPROVAL ONLY

Authorized Signature

Date

image360rochester.com
(585) 272-1234

A 201-7 / Stud Mounted Dimensional Letters

6 / A201

Brushed Aluminum Dimensional Letters Stud Mounted and Pin Back-Lit

6/A2011. A front door main entrance sign on the northerly side of the building containing (i) YMCA text and/or logo, and/or (ii) text and/or logo of any donor, sponsor or philanthropist constructed of brushed aluminum letters up to thirty-six (36) inches in height and up to one hundred forty four (144) inches in width;

3 / A201

Non Illuminated Flat Cut Metal Letters Painted White - Printed Full Color Decal (Shield) Individually Stud Mounted to Brick

3/A2014. A sign on the building at or above the entrance to the medical offices and/or rehabilitation facilities containing text and appropriate identifying information, including logo, regarding the health care provider operating the same up to twenty-four (24) inches in height and up to ninety-six (96) inches in width.

Company: YMCA

Estimate:

Prepared by: Justin O'Brien

Salesperson: Deborah Herb

Date: 06/12/19

Revision #: 1

Please examine proof carefully for accuracy including spelling, punctuation, numbers, graphics, sizes and general layout. Colors shown may not truly represent the appearance of the finished product. Please refer to color call outs for specific color matching. Our normal production cycle will begin from the date approval is received.

FOR APPROVAL ONLY

Authorized Signature

Date

image360rochester.com
(585) 272-1234

4
A201

A 203

Brushed Aluminum Dimensional Letters
Painted White
Stud Mounted and Pin Back-Lit

Up to two (2) signs are allowed on corners of the building, one facing Clover Street and one facing Jefferson Road. Such signs may each be up to eighty-four (84) inches in height and up to ninety-seven and one half (97.5) inches in width and contain YMCA text and/or logo and, at YMCA's option, text and/or logo of any donor, sponsor or philanthropist.

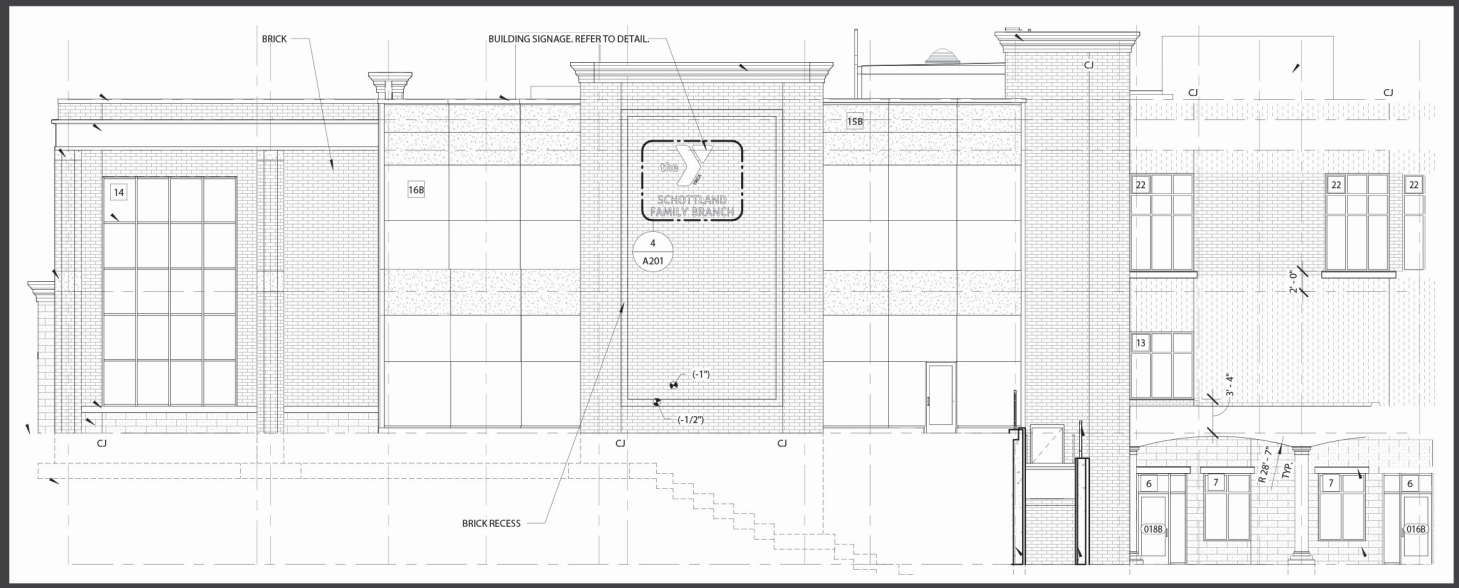


image360™

Company: YMCA

Estimate:

Prepared by: Justin O'Brien

Salesperson: Deborah Herb

Date: 06/10/19

Revision #: 0

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FOR APPROVAL ONLY

Authorized Signature

Date

image360rochester.com
(585) 272-1234

4
A201

Brushed Aluminum Dimensional Letters
Painted White
Stud Mounted and Pin Back-Lit

Up to two (2) signs are allowed on corners of the building, one facing Clover Street and one facing Jefferson Road. Such signs may each be up to eighty-four (84) inches in height and up to ninety-seven and one half (97.5) inches in width and contain YMCA text and/or logo and, at YMCA's option, text and/or logo of any donor, sponsor or philanthropist.

Company: YMCA

Estimate:

Prepared by: Justin O'Brien

Salesperson: Deborah Herb

Date: 06/17/19

Revision #: 2

Please examine proof carefully for accuracy including spelling, punctuation, numbers, graphics, sizes and general layout. Colors shown may not truly represent the appearance of the finished product. Please refer to color call outs for specific color matching. Our normal production cycle will begin from the date approval is received.

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Authorized Signature

Date

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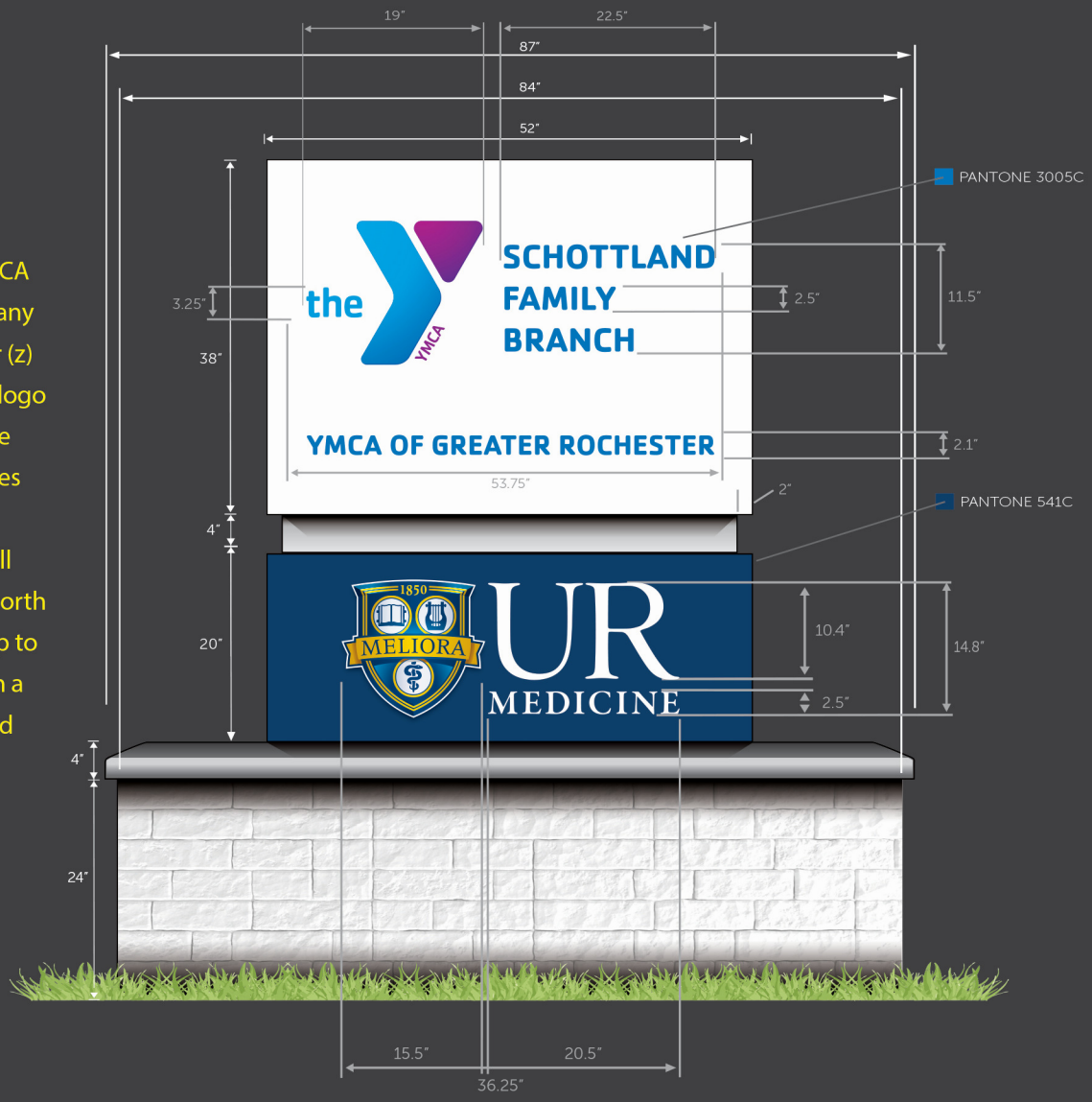
(585) 272-1234

Clover

2
A204

Single Sided

2/A204 (ii) a monument sign with (x) YMCA text and/or logo, (y) text and/or logo of any donor, sponsor or philanthropist, and/or (z) the text and, at YMCA's option, text and logo of any health care provider operating the medical offices and rehabilitation facilities may be placed at the south side of the entrance on Clover Street. Such sign shall be a one-sided illuminated sign facing north which is up to six (6) feet in width and up to five (5) feet two (2) inches in height; with a minimum base of six (6) feet in width and two (2) feet four (4) inches in height.



Company: YMCA

Estimate:

Prepared by: Justin O'Brien

Salesperson: Deborah Herb

Date: 06/11/19

Revision #: 1

Please examine proof carefully for accuracy including spelling, punctuation, numbers, graphics, sizes and general layout. Colors shown may not truly represent the appearance of the finished product. Please refer to color call outs for specific color matching. Our normal production cycle will begin from the date approval is received.

FOR APPROVAL ONLY

Authorized Signature

Date

image360rochester.com
(585) 272-1234

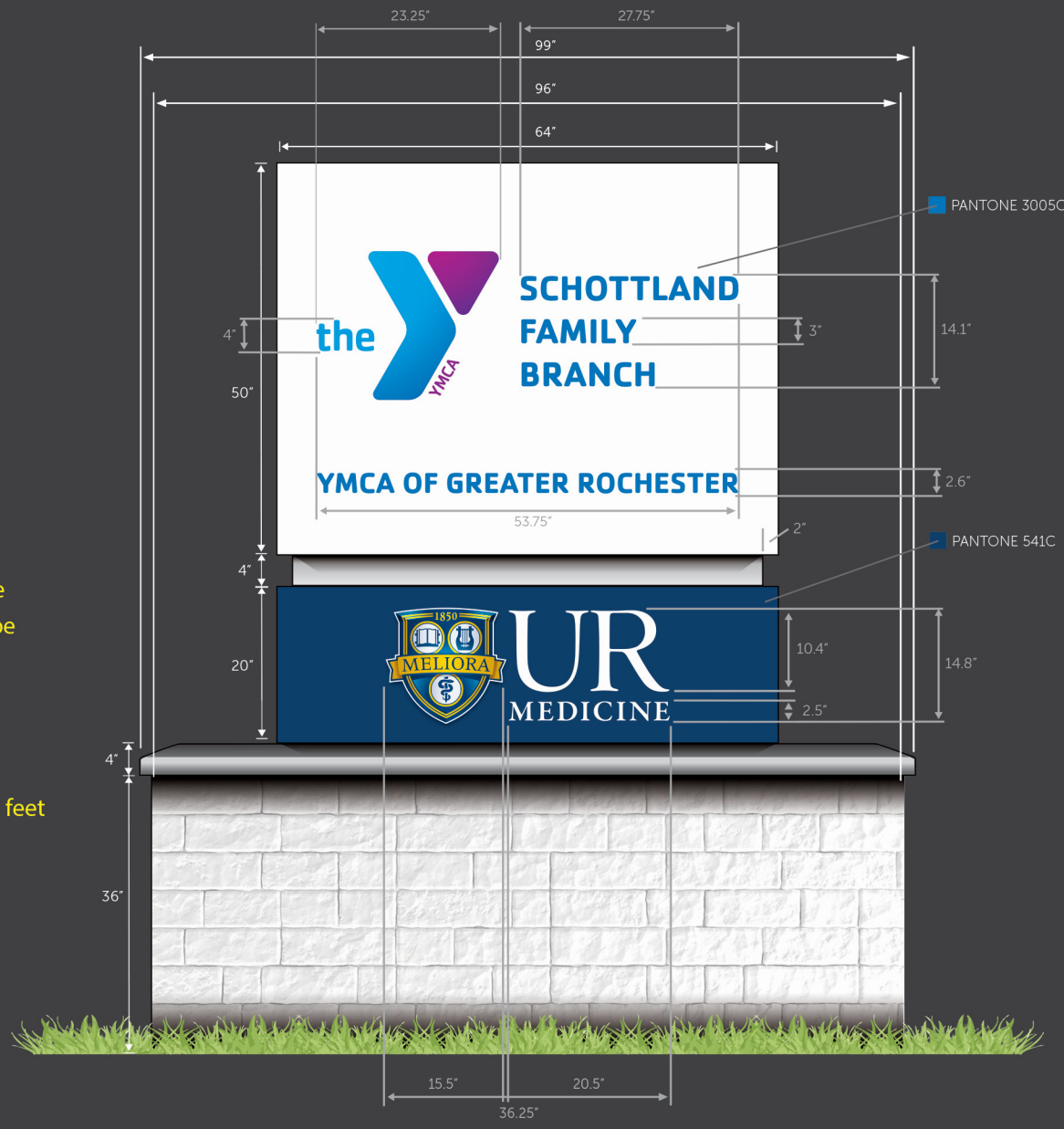
Clover-A 204-2 / Single Sided Monument Sign

Jefferson

6
A204

Double Sided

6/A204B. (i) a monument sign with (x) YMCA text and/or logo, (y) text and/or logo of any donor, sponsor or philanthropist, and/or (z) the text and, at YMCA's option, text and logo of any health care provider operating the medical offices and rehabilitation facilities may be placed at the main entrance on Jefferson Road. Such sign may be a two-sided illuminated sign which is up to seven (7) feet in width and up to six (6) feet two (2) inches in height; with a minimum base of seven (7) feet in width and three (3) feet four (4) inches in height.



Company: YMCA

Estimate:

Prepared by: Justin O'Brien

Salesperson: Deborah Herb

Date: 06/11/19

Revision #: 1

Please examine proof carefully for accuracy including spelling, punctuation, numbers, graphics, sizes and general layout. Colors shown may not truly represent the appearance of the finished product. Please refer to color call outs for specific color matching. Our normal production cycle will begin from the date approval is received.

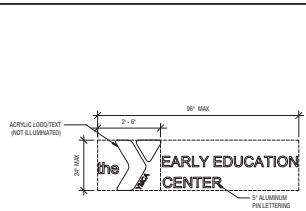
FOR APPROVAL ONLY

Authorized Signature

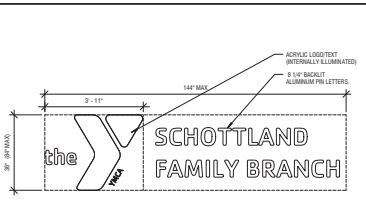
Date

image360rochester.com
(585) 272-1234

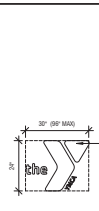
Jefferson-A 204-6 / Double Sided Monument Sign



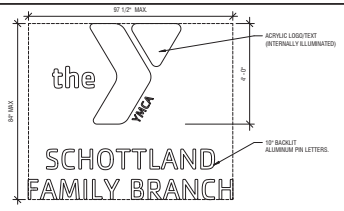
7 A201 EARLY ED. CENTER SIGNAGE
SCALE: 1/2" = 1'-0"



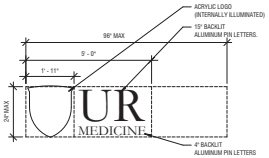
6 A201 SIGNAGE ELEVATION
SCALE: 1/2" = 1'-0"



5 A201 SIGNAGE ELEVATION
SCALE: 1/2" = 1'-0"



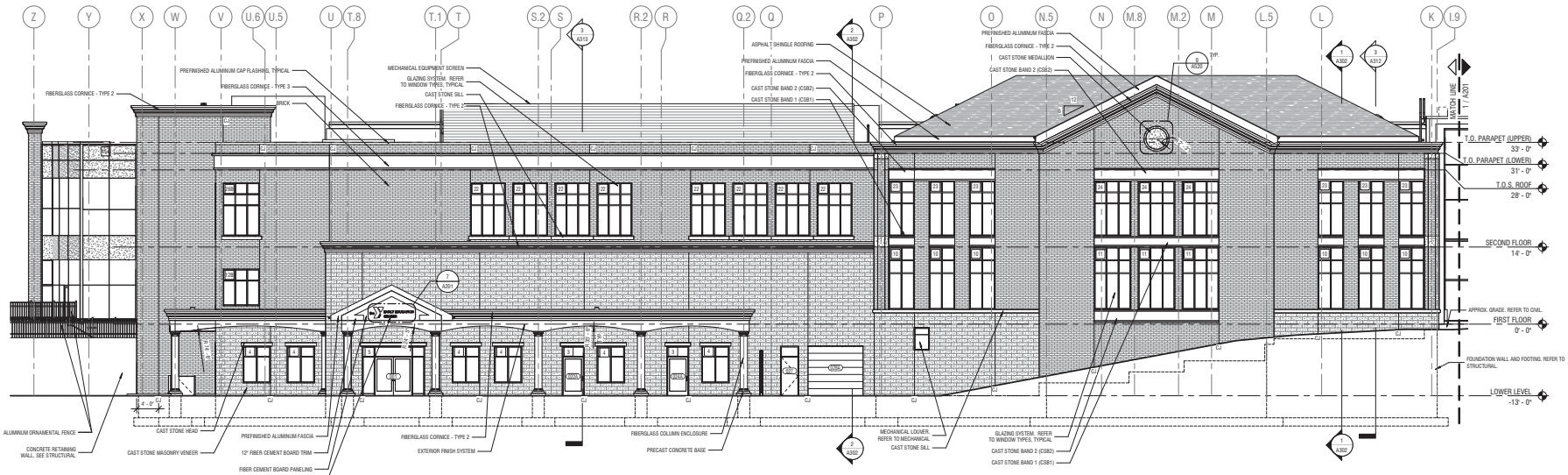
4 A201 SIGNAGE ELEVATION
SCALE: 1/2" = 1'-0"



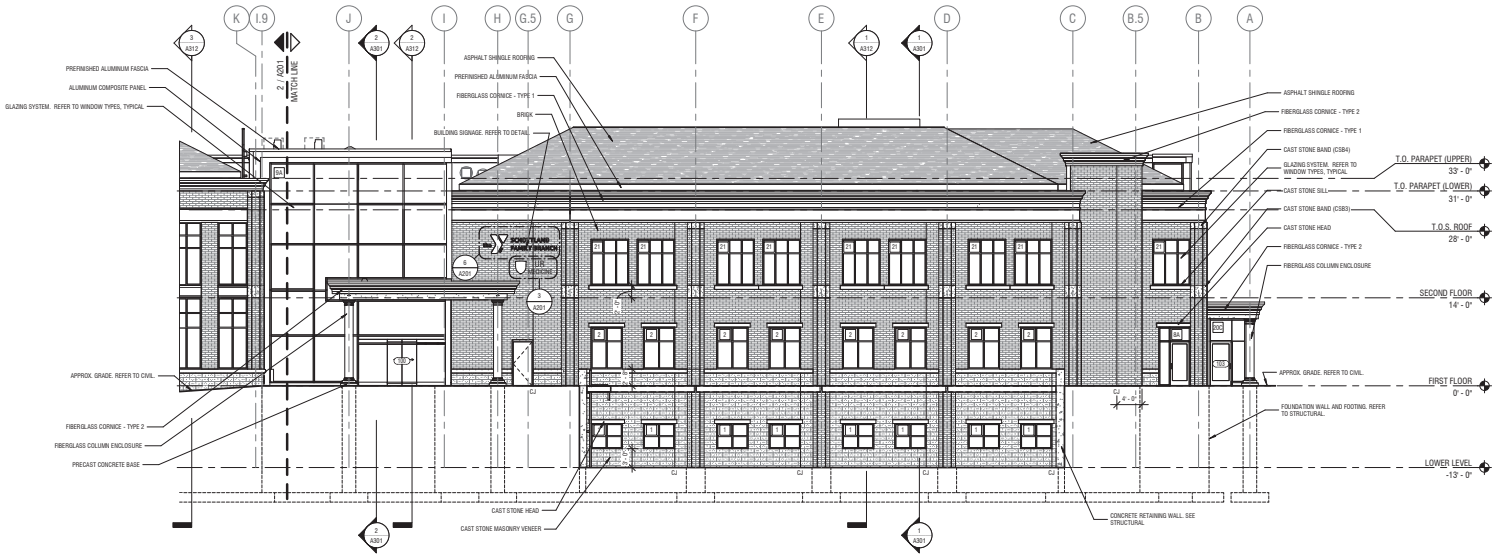
3 A201 TENANT SIGNAGE
SCALE: 1/2" = 1'-0"

GENERAL EXTERIOR BUILDING SIGN NOTES:

1. FINAL LOGO DESIGN,TEXT, FONT AND COLORS DESIGN TO BE APPROVED BY OWNER. ALLOW FOR CUSTOM COLORS AND FONTS TO MATCH YMCA AND U OF R BRANDING STANDARDS.
2. BACKLIT ALUMINUM PIN LETTERS TO BE STAND-OFF WITH STUD MOUNTING, POWDER COAT FINISH.
3. ACRYLIC LOGOS AND TEXT TO BE FABRICATED ALUMINUM CHANNEL, WITH ROUTER CUT ACRYLIC AND DIFFUSER FILM APPLIED TO BACK SIDE. SIGN TO HAVE INTERNAL LED ILLUMINATION WHERE INDICATED.
4. LED LIGHT MODULES - CONNECT LOW VOLTAGE WIRE TO A RHEOSTAT TO ALLOW LIGHT INTENSITY ADJUSTMENTS, CONNECT TO A REMOTE TRANSFORMER PLACED IN AN ACCESSIBLE AREA.
5. ALL ANCHORS AND FASTENERS ATTACHED TO BUILDING TO BE ENGINEERED BY THE FABRICATOR. ALL FASTENINGS SHALL BE NON-CORROSIVE AND RESISTANT TO OXIDATION. ANCHORS, INSERTS OR FASTENERS SHALL BE COMPATIBLE WITH SIGN MATERIAL. SHALL NOT RESULT IN GALVANIC ACTION OR CHEMICAL INTERACTION OF ADHESIVES.



2 A201 NORTH ELEVATION - AREA C
SCALE: 1/8" = 1'-0"



1 A201 NORTH ELEVATION - AREA A
SCALE: 1/8" = 1'-0"

LaBella Powered by partnership.
300 State Street, Suite 201
Rochester, NY 14614
585-454-6110
labellapc.com

REGISTERED ARCHITECT ARTHUR SCOTT CLARK 030337 STATE OF NEW YORK

YMCA OF GREATER ROCHESTER
444 EAST MAIN STREET
ROCHESTER, NY 14609

THE REGIONAL CAMPUS FOR HEALTHY LIVING
2300 JEFFERSON ROAD
PITTSFORD, NY 14534

NO	DATE	DESCRIPTION
3	04/09/18	ADDENDUM NO. 2

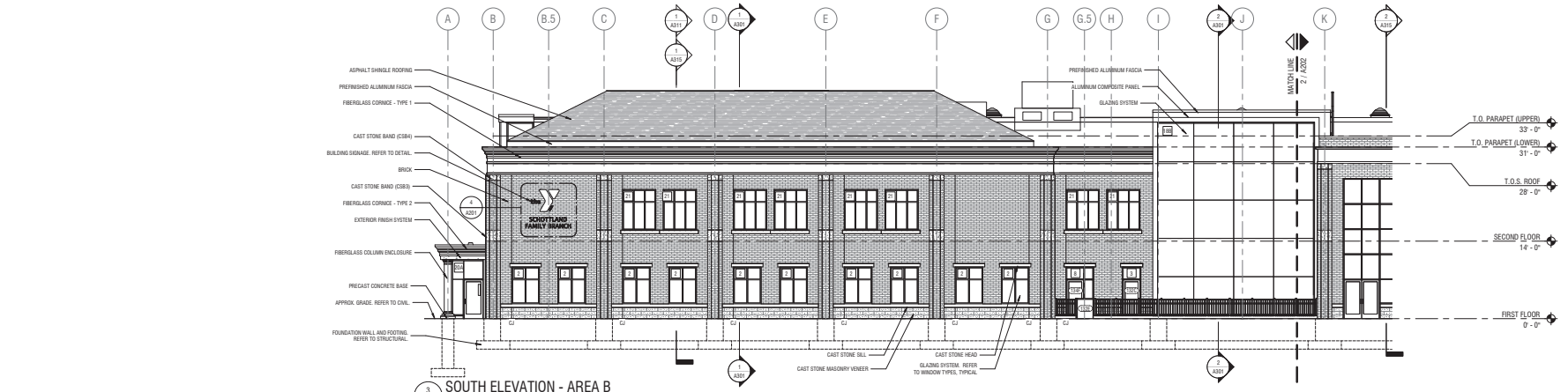
REVISIONS:

PROJECT NUMBER: 2151380.01
DRAWN BY: --
REVIEWED BY: --
ISSUED FOR: CONSTRUCTION
DATE: 05.16.18
DRAWING NAME:

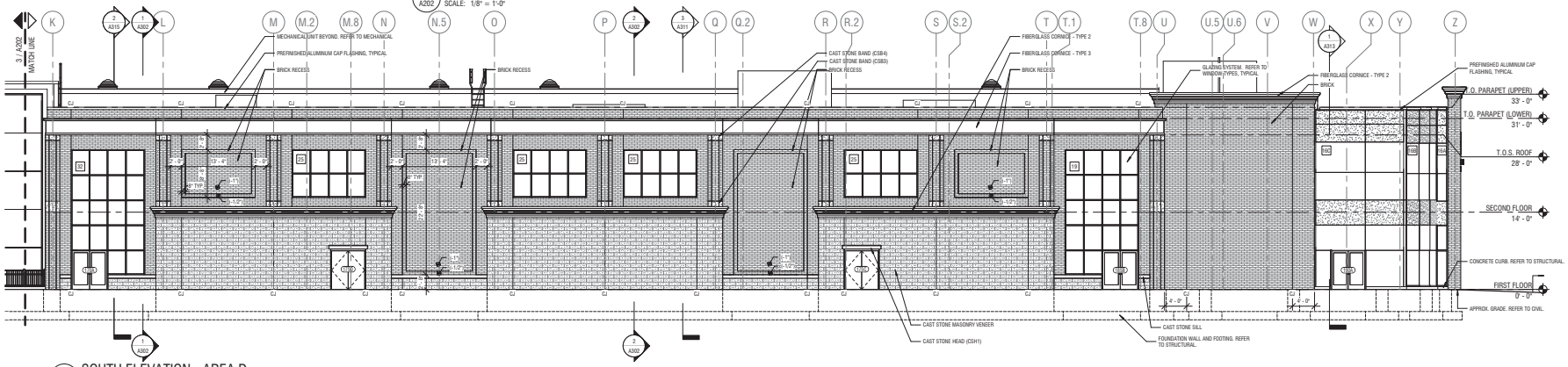
EXTERIOR ELEVATIONS

DRAWING NUMBER:

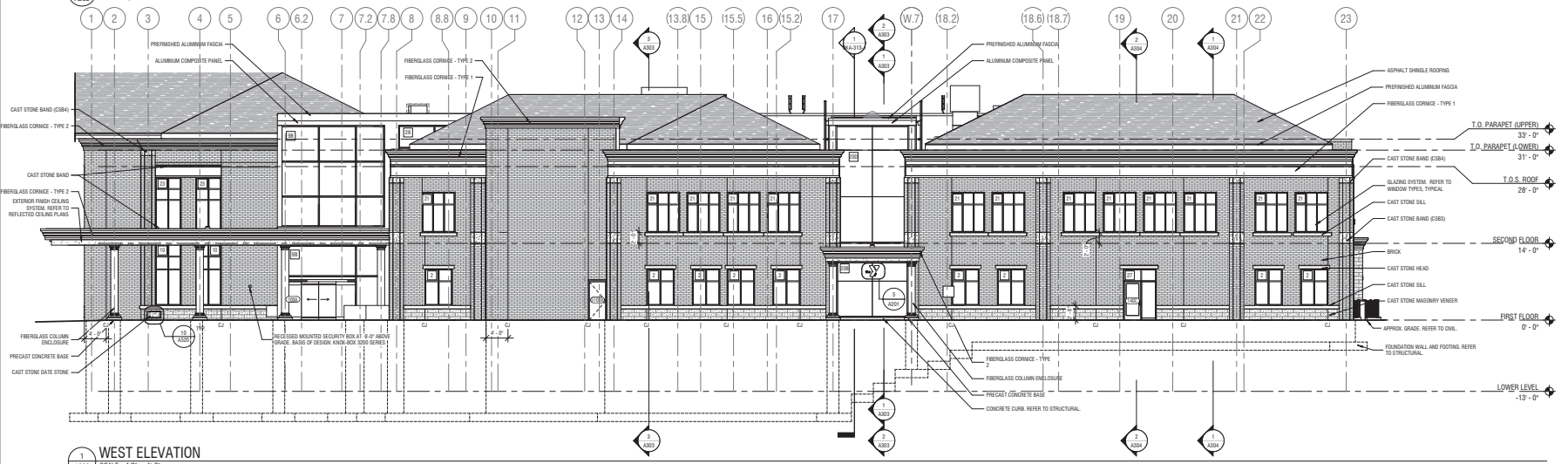
A201



3 A202 SOUTH ELEVATION - AREA B
SCALE: 1/8" = 1'-0"



2 A202 SOUTH ELEVATION - AREA D
SCALE: 1/8" = 1'-0"



1 A202 WEST ELEVATION
SCALE: 1/8" = 1'-0"

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300 State Street, Suite 201
Rochester, NY 14614
585-454-6110
labellapc.com

REGISTERED ARCHITECT ARTHUR J. PRIOLO 030331 STATE OF NEW YORK

YMCA OF GREATER ROCHESTER
444 EAST MAIN STREET
ROCHESTER, NY 14609

the YMCA™

THE REGIONAL CAMPUS FOR HEALTHY LIVING
2300 JEFFERSON ROAD
PITTSFORD, NY 14534

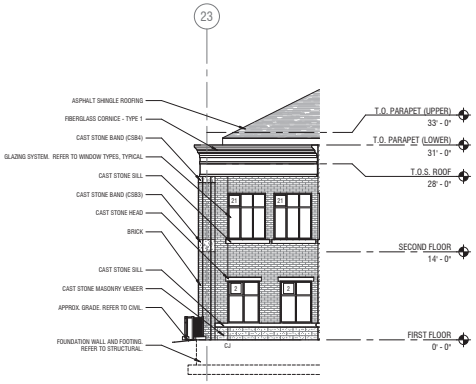
NO	DATE	DESCRIPTION
3	04/09/18	ADDENDUM NO. 2
REVISIONS:		

PROJECT NUMBER: 2151380.01
DRAWN BY: --
REVIEWED BY: --
ISSUED FOR: CONSTRUCTION
DATE: 05.16.18
DRAWING NAME:

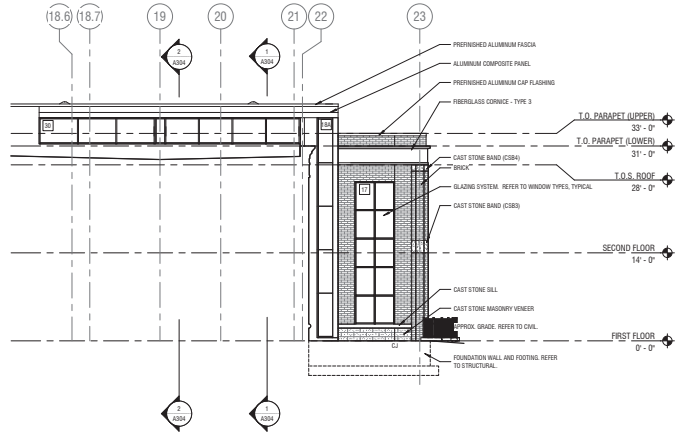
EXTERIOR ELEVATIONS

DRAWING NUMBER:

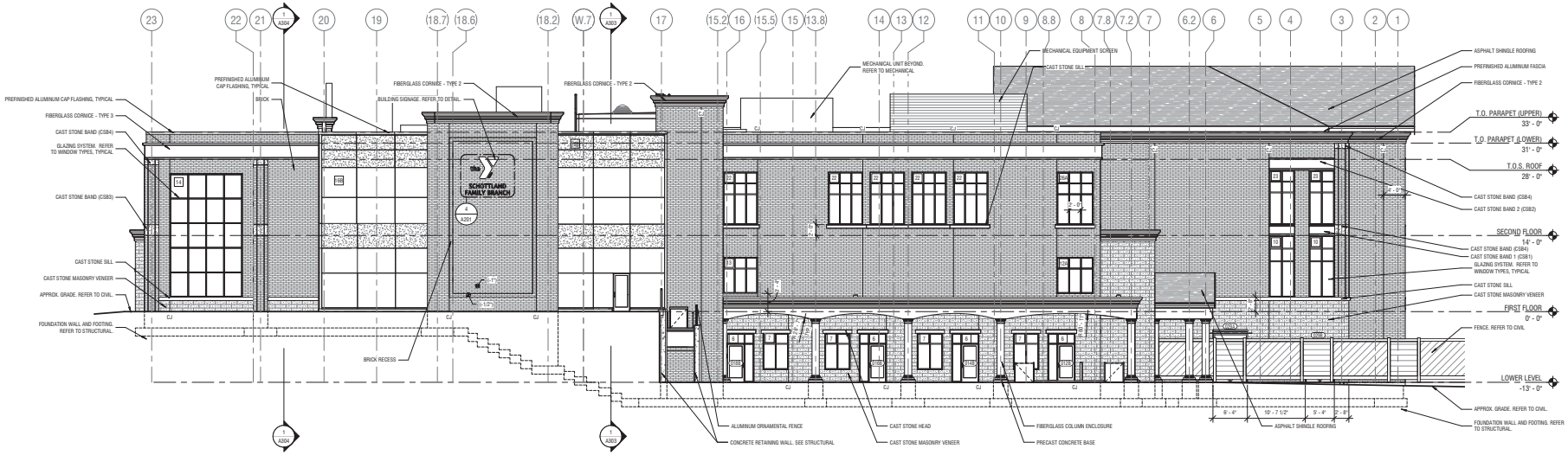
A202



3 A203 PARTIAL EAST ELEVATION - AREA B
SCALE: 1/8" = 1'-0"



2 A203 PARTIAL WEST ELEVATION - AREA D
SCALE: 1/8" = 1'-0"



1 A203 EAST ELEVATION
SCALE: 1/8" = 1'-0"

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585-454-6110
labellapc.com

REGISTERED ARCHITECT ARTHUR J. PRIOLO 030331 STATE OF NEW YORK

YMCA OF GREATER ROCHESTER
444 EAST MAIN STREET
ROCHESTER, NY 14609

the YMCA

THE REGIONAL CAMPUS FOR HEALTHY LIVING
2300 JEFFERSON ROAD
PITTSFORD, NY 14534

NO.	DATE	DESCRIPTION
3	04/09/18	ADDENDUM NO. 2

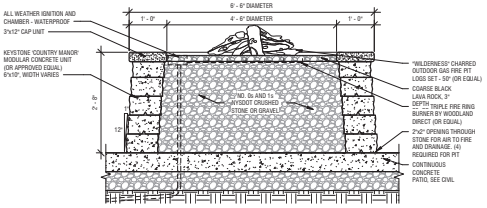
REVISIONS:

PROJECT NUMBER: 2151380.01
DRAWN BY: --
REVIEWED BY: --
ISSUED FOR: CONSTRUCTION
DATE: 05.16.18
DRAWING NAME:

EXTERIOR ELEVATIONS

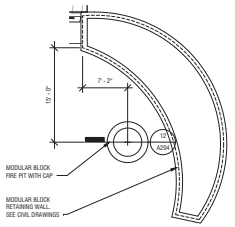
DRAWING NUMBER:

A203

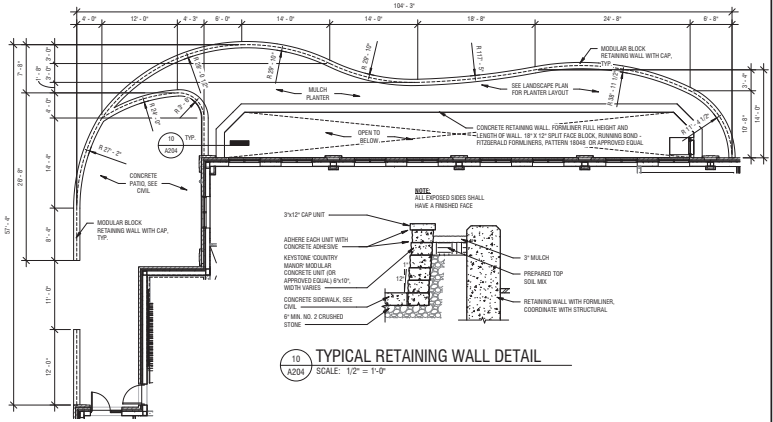


NOTES:
1. 300,000 BTU ALL WEATHER NATURAL GAS FIRE PIT SYSTEM COMPLETE
2. PROVIDE ALL BRASS/SS FITTINGS
3. PROVIDE DIRECT SPARK IGNITION AND ALL WEATHER CHAMBER
4. PROVIDE OUTDOOR COMMERCIAL 2-HOUR AUTOMATIC 1-HOUR AUTOMATIC SHUTOFF TIMER
5. PROVIDE COMPLETE SHOP DRAWINGS, CATALOG CUTS AND MANUFACTURER'S LITERATURE FOR APPROVAL PRIOR TO BEGINNING ANY WORK ON THE PROJECT

12 A204 FIRE PIT DETAIL
SCALE: 3/4" = 1'-0"

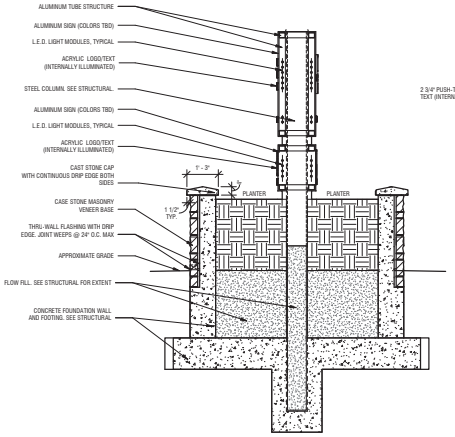


11 A204 ENLARGED PLAN - EXTERIOR FIRE PIT
SCALE: 1/8" = 1'-0"

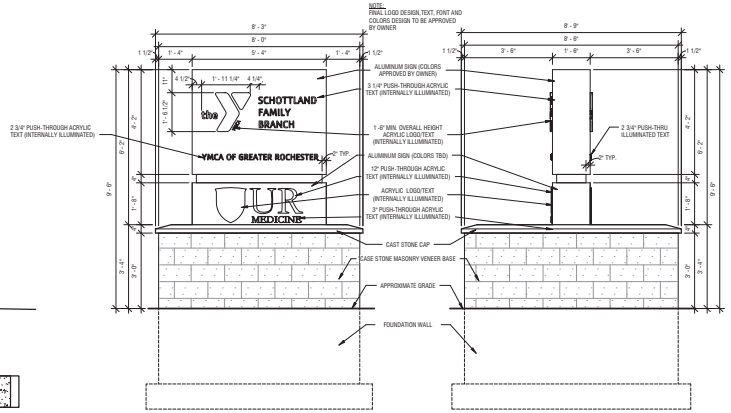


10 A204 TYPICAL RETAINING WALL DETAIL
SCALE: 1/2" = 1'-0"

GENERAL MONUMENT SIGN NOTES:
1. FINAL LOGO DESIGN,TEXT, FONT AND COLORS DESIGN TO BE APPROVED BY OWNER. ALLOW FOR CUSTOM COLORS AND FONTS TO MATCH YMCA AND U OR R BRANDING STANDARDS.
2. ACRYLIC LOGO AND TEXT TO BE ROUTER CUT, PUSH-THROUGH ACRYLIC, WITH DIFFUSER FILM APPLIED TO BACK SIDE.
3. ALUMINUM TUBE STRUCTURE WELDED TOGETHER, GRIND DOWN ALL WELDS TO BE SEAMLESS AND SMOOTH. FASTEN TO STRUCTURAL COLUMN.
4. ALUMINUM SIGNS TO BE 1/8" MINIMUM ALUMINUM SHEET, WELDED TO ALUMINUM TUBE STRUCTURE.
5. ALUMINUM PANELS TO BE ATTACHED FLUSH TO FRAME WITH NO VISIBLE SCREWS, FASTENERS OR RETAINER LIP.
6. LED LIGHT MODULES - CONNECT LOW VOLTAGE WIRE TO A RHEOSTAT TO ALLOW LIGHT INTENSITY ADJUSTMENTS. CONNECT TO A REMOTE TRANSFORMER PLACED IN AN ACCESSIBLE AREA

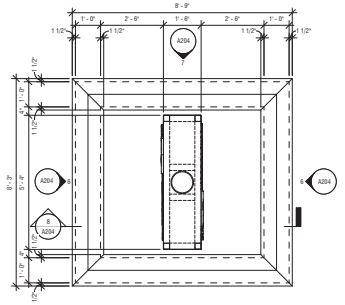


8 A204 SECTION - MONUMENT SIGN - TYP.
SCALE: 1/2" = 1'-0"

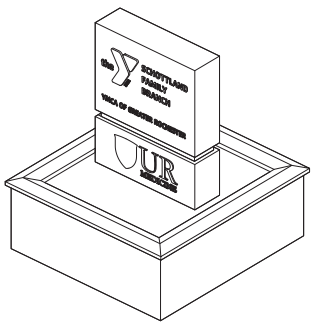


6 A204 FRONT/BACK ELEVATION - SIGN 1
SCALE: 1/2" = 1'-0"

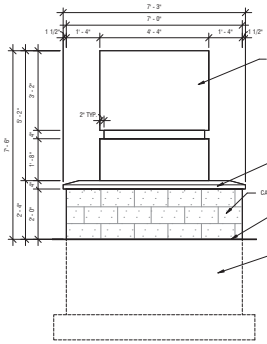
7 A204 SIDE ELEVATION - SIGN 1
SCALE: 1/2" = 1'-0"



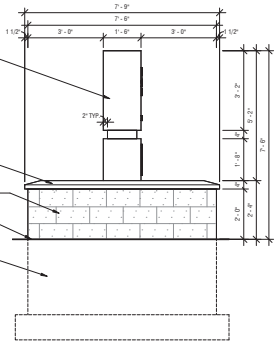
5 A204 MONUMENT SIGN 1 - JEFFERSON ROAD
SCALE: 1/2" = 1'-0"



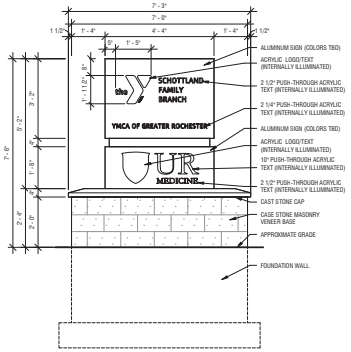
13 A204 MONUMENT SIGN, TYP. - AXON
SCALE: 1/2" = 1'-0"



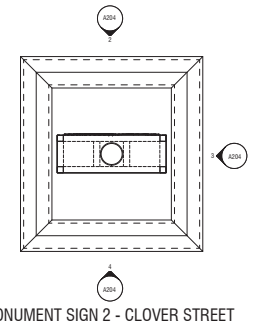
4 A204 BACK ELEVATION - SIGN 2
SCALE: 1/2" = 1'-0"



3 A204 SIDE ELEVATION - SIGN 2
SCALE: 1/2" = 1'-0"



2 A204 FRONT ELEVATION - SIGN 2
SCALE: 1/2" = 1'-0"



1 A204 MONUMENT SIGN 2 - CLOVER STREET
SCALE: 1/2" = 1'-0"

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THE REGIONAL CAMPUS FOR HEALTHY LIVING
2300 JEFFERSON ROAD
PITTSFORD, NY 14534

NO	DATE	DESCRIPTION
48	11.08.18	CB-077
REVISIONS:		

PROJECT NUMBER: 2151380.01
DRAWN BY: --
REVIEWED BY: --
ISSUED FOR: CONSTRUCTION
DATE: 05.16.18
DRAWING NAME:

MONUMENT SIGNS AND PLANTER WALL PLANS AND DETAILS

DRAWING NUMBER:

A204

STRIPING KEY NOTES:

1	YELLOW STRIPING	
02	ACCESSIBLE STRIPING (SEE DETAIL)	
03	DOUBLE YELLOW STRIPING	
04	PAINTED CROSSWALK (SEE DETAIL)	
05	DASHED WHITE STRIPING	
06	STOP BAR AS SHOWN (SEE DETAIL)	
07	"NO PARKING FIRE LANE" WHITE STRIPING	NO PARKING FIRE LANE
08	SOLID WHITE PAINTED ARROW (SEE DETAIL)	
09	NOT USED	

U OF R PARKING SPACES

- PATIENT PARKING - 40 SPACES (6 ACCESSIBLE)
- STAFF PARKING SPACES - 40 SPACES

SIGN SUMMARY

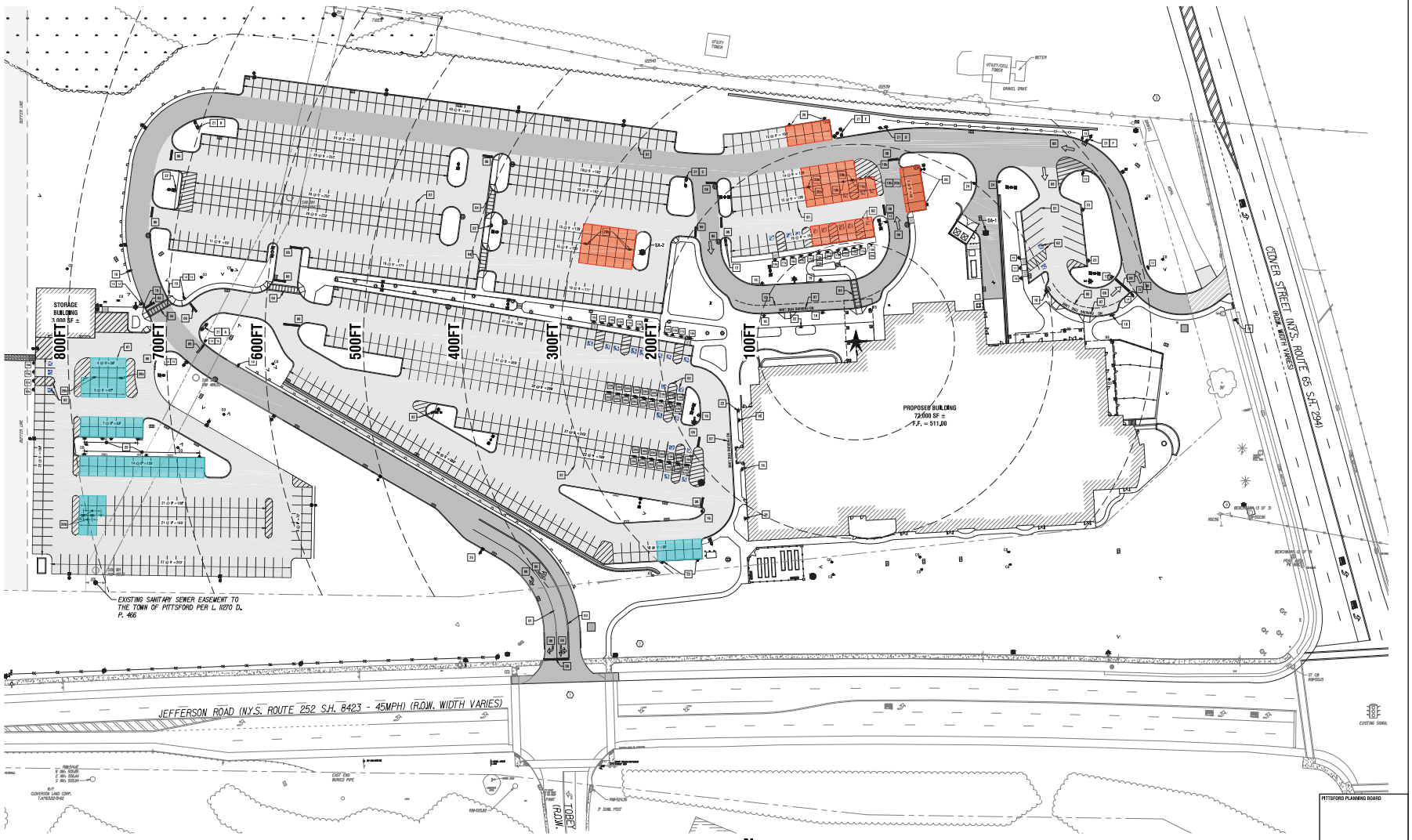
ID NO.	SIGN NAME	SIGN SIZE	COLOR	SIGN EXAMPLE VIEW
10	ACCESSIBLE PARKING SIGNAGE (SEE DETAIL)			
11	NO PARKING SIGN (MUTCD R7P 1-2 W/O ARROWS)	12" x 18"	WHITE SIGN WITH RED LETTERING	
12	ONE WAY SIGN	8" x 24"	BLACK SIGN WITH WHITE ARROW & BLACK LETTERING	
13	DO NOT ENTER SIGN (MUTCD R5-1)	30" x 30"	WHITE SIGN WITH RED SYMBOL & WHITE LETTERING	
14	STOP SIGN (MUTCD R1-1)	30" x 30"	RED SIGN WITH WHITE LETTERING	
15	4-WAY STOP (UNDER STOP SIGN)	MUTCD	RED SIGN WITH WHITE LETTERING	
16	NO PARKING FIRE LANE (MUTCD R9-31)	12"X18"	WHITE SIGN WITH RED SYMBOL AND RED LETTERING	
17	NO LEFT TURN (NYS DOT ITEM # 645.03044011)	36"X36"	WHITE SIGN WITH BLACK SYMBOL AND RED STRIKE	
18	LIT "PEDESTRIAN CROSSING" (W11-2)	30" x 30"	YELLOW BACKGROUND WITH BLACK OUTLINE AND SYMBOL	
19	PUSH BUTTON FOR PEDESTRIAN CROSSWALK			

SIGN SUMMARY

ID NO.	SIGN NAME	SIGN SIZE	COLOR	SIGN EXAMPLE VIEW
20	U of R RESERVED PARKING	12" x 18"	WHITE SIGN WITH BLACK LETTERING	
21 *	WAYFINDING SIGN (SEE DETAIL)	VARIES		(SEE DETAIL)
22	SHUTTLE STOP	12" x 18"	WHITE SIGN WITH BLACK LETTERING	
23	"15 MINUTES DROP OFF / OR PICK UP ONLY	12" x 18"	WHITE SIGN WITH GREEN LETTERING	
24	DELIVERIES ONLY	12" x 18"	WHITE SIGN WITH BLACK LETTERING	
25	"HAVE A GREAT DAY"	(SEE DETAIL)		(SEE DETAIL)
26	POTENTIAL "SENIOR PARKING ONLY"	12" x 18"	WHITE SIGN WITH BLACK LETTERING	

* LETTER DESIGNATOR FOR SIGN LOCATION. SEE COORESSPONDING DETAIL. "WAYFINDING SIGN - LOCATION "*"

b LETTER DESIGNATOR FOR SIGN PLACED IN BOLLARD.



1 C203 STRIPING AND SIGNAGE PLAN
SCALE: 1"=40'

PITTSFORD PLANNING BOARD

APPROVED BY:

TOWN ENGINEER

DATE:

LABELLA
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YMCA OF GREATER ROCHESTER
444 EAST MAIN STREET
ROCHESTER, NY 14604

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2300 JEFFERSON ROAD
PITTSFORD, NY 14534

NO:	DATE:	DESCRIPTION
1	--	CB 003 - REVISED SIGNAGE AND STRIPING

REVISIONS:

PROJECT NUMBER: 2151380
DRAWN BY: MAF
REVIEWED BY: TMW
ISSUED FOR: CONSTRUCTION
DATE: 05.16.18
DRAWING NAME:

STRIPING AND SIGNAGE PLAN

DRAWING NUMBER:

C203

GENERAL NOTES:

1. THE CONTRACTOR ALONE SHALL BE RESPONSIBLE TO LOCATE UTILITIES OUTSIDE THE RIGHT-OF-WAY INCLUDING PRIVATE ROADS.
2. SITE DRAINAGE, INCLUDING THE PROJECT SITE AND ADJACENT PRIVATE AND PUBLIC ROADWAYS, DRIVES, PARKING AREAS OR PROPERTIES SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SUPPLYING ALL MATERIALS, TOOLS AND EQUIPMENT, INCLUDING SPECIAL CUTTING DEVICES, NECESSARY TO PERFORM THE WORK CONTAINED IN THIS CONTRACT.
4. THE SIZES AND MATERIAL OF CONSTRUCTION OF WATER MAINS, SANITARY SEWERS AND STORM SEWERS TO REMAIN ARE REPUTED. THE CONTRACTOR SHALL VERIFY SIZES OF ALL UTILITIES WHERE CONNECTIONS TO SAID EXISTING UTILITIES ARE REQUIRED. EXCAVATION TO VERIFY THESE UTILITIES SHALL BE MADE AT NO ADDITIONAL COST TO THE OWNER.
5. THE CONTRACTOR SHALL PROTECT ALL EXISTING SITE AMENITIES NOT DESIGNATED FOR REMOVAL.
6. UNLESS OTHERWISE INDICATED ON THE PLANS OR DIRECTED BY THE ARCHITECT/ENGINEER, THE CONTRACTOR IS RESPONSIBLE FOR PRESERVING AND PROTECTING FROM DAMAGE ALL TREES, SHRUBS AND PLANTS IN THE VICINITY OF THE PROPOSED WORK.
7. THE CONTRACTOR SHALL PROTECT AND SUPPORT ALL EXISTING UTILITIES DESIGNATED TO REMAIN FOR THE DURATION OF THE CONTRACT.
8. ANY SITE AMENITY, UTILITY, STREET APPURTENANCE, OR OTHER ITEM WHICH BECOMES DAMAGED AS A RESULT OF THE CONTRACTOR'S OPERATIONS SHALL BE REPAIRED OR REPLACED IN-KIND BY THE CONTRACTOR AS DETERMINED BY THE PROJECT MANAGER OR ARCHITECT/ENGINEER AND AT NO ADDITIONAL COST TO THE OWNER.

SURVEY NOTES:

1. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO BID. NO ALLOWANCE WILL BE MADE FOR ADDITIONAL COSTS DUE TO CONTRACTOR'S FAILURE TO VERIFY EXISTING CONDITIONS,
2. THE CONTRACTOR SHALL LOCATE, MARK, SAFEGUARD AND PRESERVE ALL SURVEY MARKERS AND RIGHT-OF-WAY MARKERS IN THE AREA OF CONSTRUCTION.
3. ANY IRON PINS, MONUMENTS OR OTHER ITEMS DEFINING PROPERTY LINES WHICH ARE DISTURBED BY CONSTRUCTION OPERATIONS SHALL BE PROPERLY TIED AND ACCURATELY RESET BY A NYS LICENSED SURVEYOR UPON COMPLETION OF THE WORK.

SITE NOTES:

1. ALL ASPHALT TOP COURSE PAVEMENTS SHALL BE PLACED ONLY AFTER COMPLETION OF ALL SITE WORK AND DELIVERIES FROM OTHER PRIMES THAT HAVE THE POTENTIAL TO DAMAGE THE ASPHALT TOP COURSE. CONTRACTOR SHALL BE RESPONSIBLE FOR PLACING TEMPORARY PAVEMENT TO PROTECT ALL STRUCTURES, RIMS AND GRATES.
2. WELL COMPACTED SUBGRADE SHALL BE UTILIZED UNDERNEATH CONSTRUCTION OF PAVEMENT AND CONCRETE BASES.
3. ALL STAKEOUT FOR THE PROPOSED SITE IMPROVEMENTS SHALL BE COMPLETED BY A NEW YORK STATE LICENSED LAND SURVEYOR.
4. IF ANY DISCREPANCIES ARE NOTED BETWEEN THESE CONSTRUCTION DOCUMENTS AND INFORMATION PROVIDED OR AN ERROR IS SUSPECT, IT SHALL BE IMMEDIATELY REPORTED TO THE CONSTRUCTION MANAGER AND LABELLA ASSOCIATES PROJECT MANAGER IN WRITING.
5. ANY PROOF-ROOLING OF EXPOSED SUBBASE BY A MINIMUM 10 TON SMOOTH DRUM ROLLER SHALL BE DONE UNDER THE GUIDANCE OF, AND OBSERVED BY, QUALIFIED ENGINEERING PERSONNEL PRIOR TO PLACEMENT OF SUBBASE MATERIAL. THE ROLLER SHOULD BE OPERATED IN THE STATIC MODE AND COMPLETE AT LEAST TWO (2) PASSES OVER THE EXPOSED SUBGRADES.

DEMOLITION NOTES:

1. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO BID. NO ALLOWANCE WILL BE MADE FOR ADDITIONAL COSTS DUE TO CONTRACTOR'S FAILURE TO VERIFY EXISTING CONDITIONS AND DIMENSIONS.
2. PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL TO NOTIFY DIG SAFELY NEW YORK AT 1-800-962-7962 TO REQUEST UTILITY STAKEOUT OF ALL PUBLIC UTILITIES.
3. WORK ASSOCIATED WITH THIS CONTRACT WILL OCCUR AT AN ACTIVE AND FUNCTIONAL FACILITY. CONTRACTOR SHALL COORDINATE WITH THE OWNER TO MINIMIZE DISRUPTION TO THE OPERATIONS OF THE FACILITY. CONTRACTOR SHALL BE SOLELY RESPONSIBLE TO PROVIDE A SAFE WORK SITE AND TO PROTECT THE PUBLIC, VISITORS AND EMPLOYEES FROM HARM AS A RESULT OF HIS CONSTRUCTION ACTIVITIES.
4. THE HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING ABOVE GROUND AND BELOW GROUND UTILITIES, STRUCTURES, AND APPURTENANCES SHOWN ON THE PLANS ARE APPROXIMATE AND ARE NOT GUARANTEED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES, STRUCTURES, AND APPURTENANCES IN THE PATH OF AND ADJACENT TO THE PROPOSED WORK.
5. SITE DRAINAGE, INCLUDING THE PROJECT SITE AND ADJACENT PRIVATE AND PUBLIC ROADWAYS, DRIVES, PARKING AREAS OR PROPERTIES SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.
6. CONTRACTOR SHALL PROTECT AND SUPPORT ALL EXISTING UTILITIES DESIGNATED TO REMAIN FOR THE DURATION OF THE CONTRACT.
7. THE CONTRACTOR SHALL NOTIFY THE LOCAL GOVERNMENT, LOCAL FIRE DEPARTMENT AND THE NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION (NYSDEC) AS NECESSARY AND SHALL OBTAIN ANY REQUIRED PERMITS PRIOR TO BEGINNING WORK. COPIES OF ANY REQUIRED PERMITS SHALL BE PROVIDED TO THE OWNER PRIOR TO BEGINNING THE WORK.
8. CONTRACTOR SHALL REMOVE FROM SITE, MATERIALS NOT INDICATED TO BE SALVAGED INCLUDING ALL DEBRIS. ALL REMOVED MATERIALS SHALL BECOME THE PROPERTY OF CONTRACTOR WHO SHALL LEGALLY DISPOSE OF SAME.
9. ALL TREES, SHRUBS AND PLANTS DESIGNATED TO REMAIN AND DISTURBED BY CONSTRUCTION OPERATIONS, SHALL BE REPLACED IN-KIND AS DIRECTED BY THE ARCHITECT/ENGINEER AND/OR OWNER'S DESIGNATED REPRESENTATIVE AT NO ADDITIONAL COST TO THE OWNER.
10. THE CONTRACTOR SHALL MAINTAIN SAFE VEHICULAR AND PEDESTRIAN ACCESS TO THE EXISTING BUILDINGS FOR THE DURATION OF THE CONTRACT.
11. WHEN EXISTING CONSTRUCTION WHICH IS TO REMAIN IS DAMAGED DURING THE COURSE OF CONSTRUCTION AS A RESULT OF CONTRACTORS WORK, IT SHALL BE REPAIRED AND/OR REPLACED WITH SIMILAR OR LIKE MATERIALS AS MUCH AS POSSIBLE, AT NO COST TO THE OWNER. ALL REPAIRS AND/OR REPLACEMENTS WILL BE SUBJECT TO OWNERS APPROVAL.
12. COORDINATE LOCATION OF TEMPORARY CONSTRUCTION FENCE AND TEMPORARY STONE STAGING AREA WITH OWNER

GRADING NOTES

1. THE CONTRACTOR SHALL CONFORM TO THE REQUIREMENTS OF OSHA, AND ANY OTHER AGENCY HAVING JURISDICTION WITH REGARD TO SAFETY PRECAUTIONS WITH TRENCHING OPERATIONS. THE REQUIREMENTS SET FORTH HEREIN ARE INTENDED TO SUPPLEMENT REQUIREMENTS ESTABLISHED BY THESE AGENCIES. IN THE CASE OF A CONFLICT BETWEEN REQUIREMENTS OF OTHER JURISDICTIONAL AGENCIES AND THESE DOCUMENTS, THE MORE STRINGENT REQUIREMENT ON THE CONTRACTOR SHALL APPLY.
2. SHEETING, IF REQUIRED DURING CONSTRUCTION, IS CONSIDERED TO BE PART OF THIS CONTRACT AND SHALL BE PROVIDED AT NO ADDITIONAL COST TO THE OWNER.
3. ALL TRENCHES THROUGH PAVEMENT SHALL BE SAW CUT PRIOR TO EXCAVATION AND AGAIN PRIOR TO PAVEMENT RESTORATION.
4. CONTRACTOR SHALL ADJUST THE RIMS OF ALL MANHOLES, CATCH BASINS, VALVE BOXES AND OTHER UTILITY SITE STRUCTURES TO MEET FINISHED GRADE IN AREAS REQUIRING REPAVING OR REGRADING AS PART OF THE WORK, INCLUDING THOSE THAT MAY NOT BE SHOWN ON THE PLANS.
5. VOIDS LEFT BY UTILITY OR STRUCTURE REMOVAL OR GRUBBING OPERATIONS SHALL BE BACKFILLED AND PROPERLY COMPACTED WITH STRUCTURAL FILL (NYSDOT ITEM 304.12) IN AREAS UNDER AND WITHIN 5 FEET HORIZONTALLY OF ALL STRUCTURES, BUILDINGS AND PAVEMENTS. IN GRASSED AREAS, VOIDS LEFT SHALL BE FILLED AND PROPERLY COMPACTED WITH SUITABLE ON-SITE OR IMPORTED EARTHEN BACKFILL. ALL DISTURBED AREAS SHALL BE RESTORED.
6. THE CONTRACTOR SHALL DEWATER ALL EXCAVATIONS TO PREVENT THE INTRODUCTION OF GROUNDWATER INTO THE TRENCHES/EXCAVATIONS. PROVIDE ALL EQUIPMENT NECESSARY TO MAINTAIN THE GROUNDWATER LEVEL AS NECESSARY.
7. THE CONTRACTOR SHALL PLACE AT MINIMUM 6 INCHES OF CLEANED SCREENED TOPSOIL IN ALL DISTURBED AREAS PRIOR TO SEEDING
8. CONTRACTOR SHALL VERIFY SLOPES AND CROSS SLOPES OF PAVEMENTS AND SIDEWALKS PRIOR TO SETTING OF CURBS. ANY DISCRERPANCIES BETWEEN THE CONTRACTORS SURVEY STAKEOUT AND THE ENGINEER'S DESIGN INTENT OR DETAILS SHALL BE BROUGHT TO THE ENGINEERS ATTENTION PRIOR TO INSTALLATION. FAILURE TO DO SO WILL NOT RESULT IN ADDITIONAL COSTS TO THE OWNER.
9. REMOVAL OF TOPSOIL FROM THE SITE IS SUBJECT TO TOWN OF PITTSFORD APPROVAL.

EROSION AND SEDIMENT CONTROL NOTES

1. PRIOR TO THE COMMENCEMENT OF ANY BMP INSTALLATION OR CONSTRUCTION ACTIVITIES, THE TOWN OF PITTSFORD, THE OWNER AND THE PROJECT ENGINEER ARE TO BE CONTACTED TO ARRANGE A PRE-CONSTRUCTION MEETING. A MINIMUM OF 48 HRS MUST BE PROVIDED FOR THE MEETING REQUEST.
2. DELINEATE RESOURCES TO PROTECT (WETLANDS BOUNDARY) WITH ORANGE CONSTRUCTION FENCE. WHERE NECESSARY, DELINEATE LIMITS OF DISTURBANCE WITH ORANGE CONSTRUCTION FENCE. LIMITS OF DISTURBANCE SHOWN IS 17.5 ACRES CALCULATED AS THE AREA WITHIN THE LIMITS OF DISTURBANCE LINE. TOTAL SITE DISTURBANCE, INCLUDING ALL EQUIPMENT AND MATERIAL STORAGE AND STAGING AREAS IS TO BE KEPT WITHIN THE LIMITS OF DISTURBANCE SHOWN.
3. NO EARTH DISTURBING ACTIVITIES ARE TO COMMENCE UNTIL COVERAGE UNDER THE NYSDEC GENERAL PERMIT GP-0-15-002 IS OBTAINED. ANY CHANGES TO DISTURBANCE AREA WILL REQUIRE AN UPDATE TO THE PERMIT. DISTURBANCE IS NOT TO EXCEED FIVE (5) ACRES AT A TIME UNTIL APPROVAL IS FIRST GRANTED FROM THE TOWN OF PITTSFORD..
4. INSTALL TEMPORARY EROSION CONTROL DEVICES AS DIRECTED WITHIN THE WORKING AREA TO PREVENT SEDIMENT MIGRATION. ADDITIONAL MEASURES ARE TO BE INSTALLED AS REQUIRED TO MAINTAIN WATER QUALITY AND PREVENT EROSION. ALL EROSION CONTROL DEVICES SHALL BE INSTALLED IN ACCORDANCE WITH THE DETAILS PROVIDED, THE NEW YORK STATE STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL "BLUEBOOK" VERSION 11/2016 AND MANUFACTURERS SPECIFICATIONS.
5. ALL EROSION CONTROL DEVICES SHALL BE REPLACED WHEREVER THEY BECOME INOPERABLE OR INEFFECTIVE.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTENANCE AND REMOVAL OF TEMPORARY SEDIMENTATION CONTROLS. TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES SHALL NOT BE REMOVED UNTIL PERMISSION IS RECEIVED FROM THE OWNER AND THE TOWN OF PITTSFORD.
7. THE CONTRACTOR MUST CONTROL DUST DURING CONSTRUCTION, DURING EARTHWORK OPERATIONS, WATER-SPREADING EQUIPMENT SHALL BE PROVIDED BY THE CONTRACTOR, AND WATER SPREAD AS NECESSARY AND AS DIRECTED IN ORDER TO CONTROL DUST.
8. DIRT OR DEBRIS LEFT ON LOCAL PUBLIC ROADS AS A RESULT OF THIS CONSTRUCTION PROJECT SHALL BE REMOVED AND ROAD SURFACES CLEANED BY THE CONTRACTORS ON A DAILY BASIS, OR MORE FREQUENTLY IF DEEMED NECESSARY.
9. ALL DISTURBED AREAS (EXCEPT AREAS TO BE PAVED OR BUILT UPON) SHALL BE TOPSOILED AND SEEDED IMMEDIATELY AFTER FINE GRADING TAKES PLACE AND AS SOON AS PHYSICALLY POSSIBLE.
10. THE CONTRACTOR IS RESPONSIBLY FOR THE MAINTENANCE OF DOWNSTREAM STORM SEWERS SILT BUILD-UP FOUND TO BE A RESULT OF THIS SITE CONSTRUCTION WORK SHALL BE REMOVED FROM DOWNSTREAM PIPES BY THE CONTRACTOR AT NO ADDITIONAL EXPENSE TO THE OWNER.
11. ALL SOIL EROSION AND SEDIMENT CONTROL DEVICES AND MATERIALS SHALL BE IN PLACE PRIOR TO BEGINNING EARTHWORK OPERATIONS AND SHALL BE MAINTAINED UNTIL THE ALL GRADING WORKS ARE COMPLETE.
12. PROVIDE TEMPORARY STABILIZATION OF ALL ONSITE SOILS THAT ARE SCHEDULED TO BE IDLE (NOT ACTIVELY DISTURBED) WITHIN 24 HOURS PER THE FOLLOWING SCHEDULE:
    - -WHEN LESS THAN 5-ACRES ARE DISTURBED: FOURTEEN (14) DAYS
    - -WHEN GREATER THAN 5-ACRES ARE DISTURBED: SEVEN (7) DAYS.
13. USE EROSION CONTROL BLANKETS (AMERICAN EXCELSIOR PREMIER DOUBLE NET STRAW, OR EQUAL, INSTALLED PER MANUFACTURER'S SPECIFICATIONS)AS NECESSARY TO ACHIEVE TEMPORARY/PERMANENT STABILIZATION ON SLOPES 1:3 (H:V) OR GREATER.

TEMPORARY SEEDING NOTES

IF: SPRING OR SUMMER OR EARLY FALL, THEN SEED THE AREA WITH RYEGRASS (ANNUAL OR PERENNIAL) AT 30 LBS. PER ACRE

IF: LATE FALL OR EARLY WINTER, THEN SEED DERTIFIED 'AROOSTOOK' WINTER RYE (CERAL RYE) AT 100 LBS PER ACRE.

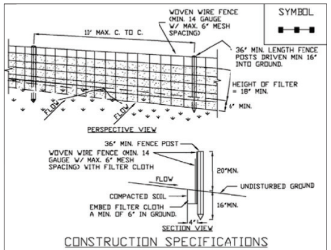
FERTILIZER OR LIME ARE NOT TYPICALLY USED FOR TEMPORARY SEEDING, BUT IF USED SHOULD BE IN ACCORDANCE WITH THE PERMANENT SEEDING NOTES ON THE LANDSCAPE PLAN.

ANY SEEDING METHOD MAY BE USED THAT WILL PROVIDE UNIFORM APPLICATION OF SEED TO THE AREA AND RESULT IN RELATIVELY GOOD SOIL TO SEED CONTACT.

MULCH THE AREA WITH HAY OR STRAW AT 2 TONS PER ACRE. QUALIFY OF HAY OR STRAW MULCH ALLOWABLE WILL BE DETERMINED BASED ON LONG TERM USE AND VISUAL CONCERNS. MULCH ANCHORING WILL BE REQUIRED WHERE WIND OR AREAS OF CONCENTRATED WATER ARE OF CONCERN.

OVERALL LEGEND

EXISTING	PROPOSED	DESCRIPTION
		SIGN
		TREE/VEGITATION LIMIT
		LIGHT POLE
		UTILITY POLE
		END SECTION
		CATCH BASIN
		INLET MANHOLE
		MANHOLE
CO	CO	CLEAN OUT
DS	DS	DOWN SPOUT
		HYDRANT
		VALVE
E	UE	UNDERGROUND ELECTRIC
OE		OVERHEAD ELECTRIC
G	G	GAS LINE
SA	SA	SANITARY LINE
	UD	STORM UNDERDRAIN PIPE
ST	ST	STORM LINE
W	W	WATER LINE
510		MAJOR CONTOUR
509		MINOR CONTOUR
		FLOW DIRECTION
		EROSION FENCE
		CHECK DAM



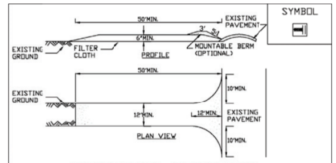
CONSTRUCTION SPECIFICATIONS

1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES. POSTS SHALL BE STEEL EITHER "T" OR "U" TYPE OR HARDWOOD.
2. FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION. FENCE SHALL BE WOVEN WIRE, 6" MAXIMUM MESH OPENING.
3. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVER-LAPPED BY SIX INCHES AND FOLDED. FILTER CLOTH SHALL BE EITHER FILTER X, MIRAFI 100X, STABILINKA T140N, OR APPROVED EQUIVALENT.
4. PREFABRICATED UNITS SHALL MEET THE MINIMUM REQUIREMENTS SHOWN.
5. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.

ADAPTED FROM DETAILS PROVIDED BY: USDA - NRCS, NEW YORK STATE DEPARTMENT OF TRANSPORTATION, NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION, NEW YORK STATE SOIL & WATER CONSERVATION COMMITTEE | REINFORCED SILT FENCE

1 C501 REINFORCED SILT FENCE

NYS STANDARD SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL FIGURE 5.30



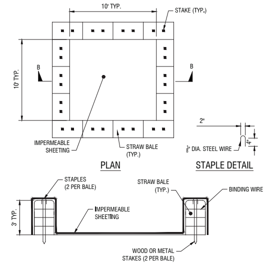
CONSTRUCTION SPECIFICATIONS

1. STONE SIZE - USE 1-4 INCH STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
2. LENGTH - NOT LESS THAN 50 FEET (EXCEPT ON A SINGLE RESIDENCE LOT WHERE A 30 FOOT MINIMUM LENGTH WOULD APPLY).
3. THICKNESS - NOT LESS THAN SIX (6) INCHES.
4. WIDTH - TWELVE (12) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS. TWENTY-FOUR (24) FOOT IF SINGLE ENTRANCE TO SITE.
5. GEOTEXTILE - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
6. SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ACCESS SHALL BE PIPED BENEATH THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.
7. MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY, ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
8. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON A AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
9. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

ADAPTED FROM DETAILS PROVIDED BY: USDA - NRCS, NEW YORK STATE DEPARTMENT OF TRANSPORTATION, NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION, NEW YORK STATE SOIL & WATER CONSERVATION COMMITTEE | STABILIZED CONSTRUCTION ACCESS

2 C501 STABILIZED CONSTRUCTION ACCESS

NYS STANDARD SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL FIGURE 2.01



NOTE:

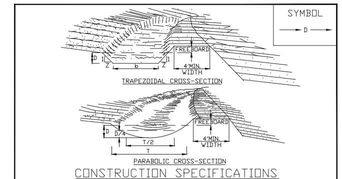
CAN BE TWO STACKED BALES OR PARTIALLY EXCAVATED TO REACH 3 FT DEPTH

CONSTRUCTION SPECIFICATIONS

1. LOCATE WASHOUT STRUCTURE A MINIMUM OF 50 FEET AWAY FROM OPEN CHANNELS, STORM DRAIN INLETS, SENSITIVE AREAS, WETLANDS, BUFFERS AND WATER COURSES AND AWAY FROM CONSTRUCTION TRAFFIC.
2. SIZE WASHOUT STRUCTURE FOR VOLUME NECESSARY TO CONTAIN WASH WATER AND SOLIDS AND MAINTAIN AT LEAST 4 INCHES OF FREEBOARD. TYPICAL DIMENSIONS ARE 10 FEET X 10 FEET X 3 FEET DEEP.
3. PREPARE SOIL BASE FREE OF ROCKS OR OTHER DEBRIS THAT MAY CAUSE TEARS OR HOLES IN THE LINER. FOR LINER, USE 10 MIL OR THICKER UV RESISTANT, IMPERMEABLE SHEETING, FREE OF HOLES AND TEARS OR OTHER DEFECTS THAT COMPROMISE IMPERMEABILITY OF THE MATERIAL.
4. PROVIDE A SIGN FOR THE WASHOUT IN CLOSE PROXIMITY TO THE FACILITY.
5. KEEP CONCRETE WASHOUT STRUCTURE WATER TIGHT. REPLACE IMPERMEABLE LINER IF DAMAGED (E.G., RIPPED OR PUNCTURED). EMPTY OR REPLACE WASHOUT STRUCTURE THAT IS 75 PERCENT FULL, AND DISPOSE OF ACCUMULATED MATERIAL PROPERLY. DO NOT REUSE PLASTIC LINER. WET-VACUUM STORED LIQUIDS THAT HAVE NOT EVAPORATED AND DISPOSE OF IN AN APPROVED MANNER. PRIOR TO FORECASTED RAINSTORMS, REMOVE LIQUIDS OR COVER STRUCTURE TO PREVENT OVERFLOWS. REMOVE HARDENED SOLIDS, WHOLE OR BROKEN UP, FOR DISPOSAL OR RECYCLING. MAINTAIN RUNOFF DIVERSION AROUND EXCAVATED WASHOUT STRUCTURE UNTIL STRUCTURE IS REMOVED.

3 C501 CONCRETE WASHOUT AREA W/ STRAW BALES

N.T.S.



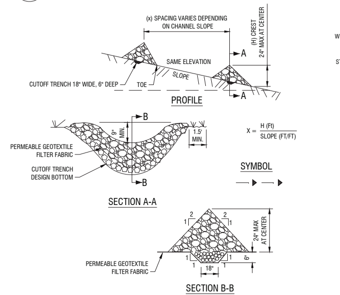
CONSTRUCTION SPECIFICATIONS

1. ALL TREES, BRUSH, STUMPS, OBSTRUCTIONS, AND OTHER OBJECTIONABLE MATERIAL SHALL BE REMOVED AND DISPOSED OF SO AS NOT TO INTERFERE WITH THE PROPER FUNCTIONING OF THE DIVERSION.
2. THE DIVERSION SHALL BE EXCAVATED OR SHAPED TO LINE, GRADE, AND CROSS SECTION AS REQUIRED TO MEET THE CRITERIA SPECIFIED HEREIN, AND BE FREE OF BANK PROJECTIONS OR OTHER IRREGULARITIES WHICH WILL IMPEDE NORMAL FLOW.
3. FILLS SHALL BE COMPACTED AS NEEDED TO PREVENT UNEQUAL SETTLEMENT THAT WOULD CAUSE DAMAGE IN THE COMPLETE DIVERSION.
4. ALL EARTH REMOVED AND NOT NEEDED IN CONSTRUCTION SHALL BE SPREAD OR DISPOSED OF SO THAT IT WILL NOT INTERFERE WITH THE FUNCTIONING OF THE DIVERSION.
5. STABILIZATION SHALL BE DONE ACCORDING TO THE APPROPRIATE STANDARD AND SPECIFICATIONS FOR VEGETATIVE PRACTICES.
   A. FOR DESIGN VELOCITIES OF LESS THAN 3.5 FT. PER. SEC., SEEDING AND MULCHING MAY BE USED FOR THE ESTABLISHMENT OF THE VEGETATION. IT IS RECOMMENDED THAT, WHEN CONDITIONS PERMIT, TEMPORARY DIVERSIONS OR OTHER MEANS SHOULD BE USED TO PREVENT WATER FROM ENTERING THE DIVERSION DURING THE ESTABLISHMENT OF THE VEGETATION.
   B. FOR DESIGN VELOCITIES OF MORE THAN 3.5 FT. PER. SEC., THE DIVERSION SHALL BE STABILIZED WITH SOD, WITH SEEDING PROTECTED BY JUTE OR EXCELSIOR MATTING OR WITH SEEDING AND MULCHING INCLUDING TEMPORARY DIVERSION OF THE WATER UNTIL THE VEGETATION IS ESTABLISHED.

U.S. DEPARTMENT OF AGRICULTURE, NATURAL RESOURCES CONSERVATION SERVICE, NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION, NEW YORK STATE SOIL & WATER CONSERVATION COMMITTEE | DIVERSION

16 C501 DIVERSION SWALE DETAIL

NYS STANDARD SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL FIGURE 3.4



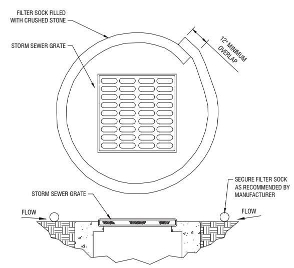
NOTES:

1. STONE WILL BE PLACED ON A FILTER FABRIC FOUNDATION TO THE LINES, GRADES AND LOCATIONS SHOWN IN THE PLAN.
2. SET SPACING OF CHECK DAMS TO ASSUME THAT THE ELEVATION OF THE CREST OF THE DOWNSTREAM DAM IS THE SAME ELEVATION OF THE TOE OF THE UPSTREAM DAM.
3. EXTEND THE STONE A MINIMUM OF 1.5 FEET BEYOND THE DITCH BANKS TO PREVENT OUTING AROUND THE DAM.
4. PROTECT THE CHANNEL DOWNSTREAM OF THE LOWEST CHECK DAM FROM SCOUR AND EROSION WITH STONE OR LINER AS APPROPRIATE.
5. ENSURE THAT CHANNEL APPURTENANCES SUCH AS CULVERT ENTRANCES BELOW CHECK DAMS ARE NOT SUBJECT TO DAMAGE OR BLOCKAGE FROM DISPLACED STONE.

MAXIMUM DRAINAGE AREA 2 ACRES.

4 C501 STONE CHECK DAM

N.T.S.



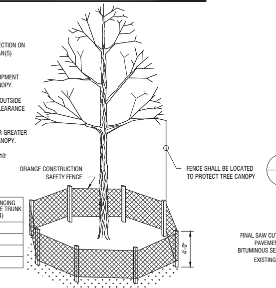
5 C501 INLET PROTECTION IN PAVEMENT

N.T.S.

NOTES:

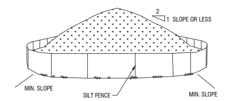
1. ALL TREES DESIGNATED FOR PROTECTION ON THE EXISTING SITE/DEMOLITION PLAN(S) SHALL RECEIVE THIS TREATMENT.
2. DO NOT LEAVE CONSTRUCTION EQUIPMENT RUNNING (IDLING) UNDER TREE CANOPY.
3. MAINTAIN 1' FENCE CLEARANCE TO OUTSIDE CURB FACE AND 6" TO 12" FENCE CLEARANCE TO SIDEWALK.
4. MINIMUM DISTANCE (SEE TABLE) OR GREATER AS REQUIRED TO PROTECT TREE CANOPY.
5. DO NOT STORE MATERIALS WITHIN 10' RADIALLY FROM TREE.

TREE DIAMETER (DBH)	DISTANCE OF FENCING FROM FACE OF TREE TRUNK (SEE NOTE 4)
LESS THAN 10"	6'
10" - 14"	10'
15" - 19"	12'
20" OR MORE	15'



6 C501 TREE PROTECTION

N.T.S.

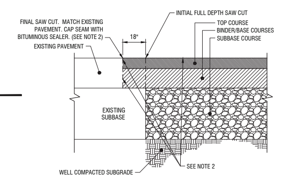


NOTES:

1. AREA CHOSEN FOR STOCKPILING OPERATIONS SHALL BE DRY AND STABLE.
2. MAXIMUM SLOPE OF STOCKPILE SHALL BE 1V:2H.
3. UPON COMPLETION OF SOIL STOCKPILING, EACH PILE SHALL BE SURROUNDED WITH SILT FENCING, THEN STABILIZED WITH VEGETATION OR COVERED.
4. SEE SPECIFICATIONS FOR INSTALLATION OF SILT FENCE.

7 C501 TEMPORARY SOIL STOCKPILE

N.T.S.

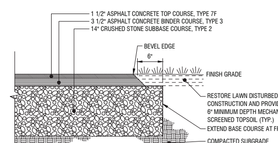


NOTES:

1. VERTICALLY SAW CUT ALL ASPHALT FULL DEPTH.
2. BLOW CLEAN AND APPLY TACK COAT 0.050 GAL/SY AT ALL ASPHALT TO ASPHALT SURFACES.

11 C501 PAVEMENT JOINT

N.T.S.

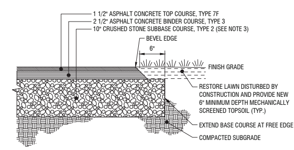


NOTES:

1. PROVIDE ADDITIONAL SUBBASE MATERIAL WHERE REQUIRED TO REPLACE UNSUITABLE SUBGRADE MATERIAL.
2. COMPACTED SUBGRADE SHALL BE TESTED AND PROOF ROLLED.

9 C501 HEAVY DUTY ASPHALT PAVEMENT

N.T.S.

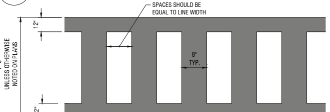


NOTES:

1. PROVIDE ADDITIONAL SUBBASE MATERIAL WHERE REQUIRED TO REPLACE UNSUITABLE SUBGRADE MATERIAL.
2. COMPACTED SUBGRADE SHALL BE TESTED AND PROOF ROLLED
3. SUBBASE SECTION SHALL BE 9" FOR STAFF PARKING LOT.

10 C501 STANDARD DUTY ASPHALT PAVEMENT

N.T.S.

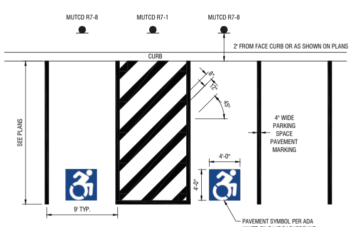


NOTES:

1. ALL STRIPING SHALL BE YELLOW

8 C501 CROSSWALK

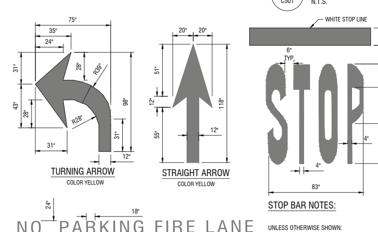
N.T.S.



NOTE: ALL PARKING STRIPING TO BE YELLOW

12 C501 ADA PARKING SPACE STRIPING

N.T.S.



STOP BAR NOTES:

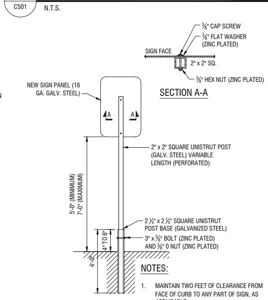
UNLESS OTHERWISE SHOWN:
LETTER HEIGHT = 98"
LETTER WIDTH = 16"
SPACING = 8"
(USE EQUAL SPACING BETWEEN LETTERS AND CENTER ENTIRE SYMBOL IN LANE)
ALL SYMBOLS SHALL BE WHITE

NOTES:

1. PROVIDE NEW SIGN (MUTCD P4-6C), GROUND MOUNT, SINGLE POST AT 2 LOCATIONS.

13 C501 PAVEMENT MARKINGS AND SIGNAGE

N.T.S.



NOTES:

1. MAINTAIN TWO FEET OF CLEARANCE FROM FACE OF CURB TO ANY PART OF SIGN, AS APPLICABLE.
2. SEE PLANS FOR SIGN AND POST LOCATIONS.

14 C501 POST MOUNT SIGN

N.T.S.

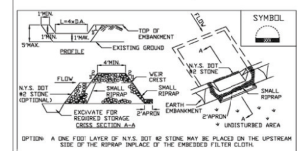


Figure 5.27
Stone Outlet Sediment Trap: ST-II

OPTION: A ONE FOOT LAYER OF N.Y.S. DOT #2 STONE MAY BE PLACED ON THE UPSTREAM SIDE OF THE RIPRAP INPLACE OF THE EMBEDDED FILTER CLOTH.

CONSTRUCTION SPECIFICATIONS

1. AREA UNDER EMBANKMENT SHALL BE CLEARED, GRUBBED AND STRIPPED OF ANY VEGETATION AND ROOT MAT. THE POOL AREA SHALL BE CLEARED.
2. THE FILL MATERIAL FOR THE EMBANKMENT SHALL BE FREE OF ROOTS AND OTHER WOODY VEGETATION AS WELL AS OVER-SIZED STONES, ROCKS, ORGANIC MATERIAL OR OTHER OBJECTIONABLE MATERIAL. THE EMBANKMENT SHALL BE COMPACTED BY TRAVERSING WITH EQUIPMENT WHILE IT IS BEING CONSTRUCTED.
3. ALL CUT AND FILL SLOPES SHALL BE 2:1 OR FLATTER.
4. THE STONE USED IN THE OUTLET SHALL BE SMALL RIPRAP 4"-8" ALONG WITH A 1' THICKNESS OF 2" AGGREGATE PLACED ON THE UP-GRADE SIDE ON THE SMALL RIPRAP OR EMBEDDED FILTER CLOTH IN THE RIPRAP.
5. SEDIMENT SHALL BE REMOVED AND TRAP RESTORED TO ITS ORIGINAL DIMENSIONS WHEN THE SEDIMENT HAS ACCUMULATED TO 1/2 THE DESIGN DEPTH OF THE TRAP. IT SHALL BE PLACED ON SITE AND STABILIZED.
6. THE STRUCTURE SHALL BE INSPECTED AFTER EACH RAIN AND REPAIRS MADE AS NEEDED.
7. CONSTRUCTION OPERATIONS SHALL BE CARRIED OUT IN SUCH A MANNER THAT EROSION AND SEDIMENT ARE CONTROLLED.
8. THE STRUCTURE SHALL BE REMOVED AND THE AREA STABILIZED WHEN THE DRAINAGE AREA HAS BEEN PROPERLY STABILIZED.

MAXIMUM DRAINAGE AREA 5 ACRES

ADAPTED FROM DETAILS PROVIDED BY: USDA - NRCS, NEW YORK STATE DEPARTMENT OF TRANSPORTATION, NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION, NEW YORK STATE SOIL & WATER CONSERVATION COMMITTEE | STONE OUTLET SEDIMENT TRAP ST-II

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15 C501 STONE SEDIMENT TRAP DETAIL

N.T.S.

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NO:	DATE:	DESCRIPTION:
REVISIONS		

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DRAWING NUMBER: **C501**

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Path: \\PROJECTS2\ProjectsNZ\YMCA\2151380 - Southeast Family YMCA\Drawings\Civil\AutoCAD\Constructs\C-500 CONSTRUCTION DETAILS.dwg