# Design Review & Historic Preservation Board Agenda August 13, 2020

### HISTORIC PRESERVATION DISCUSSION

### **CERTIFICATE OF APPROPRIATENESS**

### • 18 Golf Avenue

The Applicant is requesting a Certificate of Appropriateness, pursuant to Code Section 185-196, for the renovation and additions to a designated historic home. This property is zoned (RN) Residential.

### RESIDENTIAL APPLICATION FOR REVIEW

### 458 Reeves Road

The Applicant is requesting design review for the addition of a covered porch. The porch will be approximately 184 square feet and will be located on the front of the home.

### 25 Merryhill Lane

The Applicant is requesting design review for the addition of a sun room. The addition will be approximately 182 square feet and will be located to the rear of the home.

### 14 Buttermilk Hill

The Applicant is requesting design review for the addition of a family room, laundry room and deck addition. The family room addition will be approximately 576 square feet, the laundry room will be approximately 100 square feet and the deck will be approximately 480 square feet. All additions will be to the rear of the home. The deck is not subject to review but was added to this application for reference purposes.

### 10 Sunrise Hill

The Applicant is requesting design review for the addition to a garage. The addition will be approximately 294 square feet and will be located to the rear of the existing three car garage.

## • 640 Mendon Center Road

The Applicant is requesting design review for the construction of a barn. The barn will be approximately 4992 square feet and will be used for farming operation and storage.

### 159 Maywood Avenue

The Applicant is requesting design review for multiple additions to an existing home. The additions will be as follows: 76 sq. ft. kitchen addition, 167 sq. ft. garage addition, 380 sq. ft. covered porch and 654 sq. ft. master suite totaling 1277 sq. ft.

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

## 21 Coventry Ridge

The Applicant is requesting design review for the construction of a new one story single family home. The home will be approximately 2086 square feet and will be located in the Coventry Ridge Subdivision.

### • 34 Escena Rise

The Applicant is requesting design review for the construction of a new two story single family home. The home's first floor will be approximately 1616 square feet and the second floor will be approximately 1558 square feet located in the Wilshire Hills Subdivision.

### • 2585 Clover Street

The Applicant is requesting design review for the construction of a single family home. The home will have approximately 2112 square feet of living space and will be located on a vacant lot on Clover Street.

# OTHER - REVIEW OF 7/23/2020 MINUTES

DRHPB Meeting Agenda August 13, 2020 Page 2 of 2

# How to view the meeting:

# 1. Zoom

- In your web browser, go to https://townofpittsford.zoom.us/j/82073245049?pwd=NDJVNDFKNENDQXVkNzEvQWZPUkVPZz09
- You will be connected to the meeting.

# 2. Telephone

• You can access the meeting by phone. Use any of the phone numbers below, then enter the meeting ID when prompted. The Meeting ID is 820 7324 5049. No password is necessary.

(929) 205-6099	(312) 626-6799
(253) 215-8782	(301) 715-8592
(346) 248-7799	(669) 900-6833

### Draft

# Design Review and Historic Preservation Board Minutes July 23, 2020

## **PRESENT**

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

## **ALSO PRESENT**

Mark Lenzi, Building Inspector; Susan Donnelly, Secretary to the Board; Robert Koegel, Town Attorney

Proceedings of a regular meeting of the Pittsford Design Review and Historic Preservation Board were held on Thursday, July 23 at 6:00 P.M. local time. The meeting took place with Board members and applicants participating remotely using Zoom.

Dirk Schneider opened the meeting at 6:00 pm.

# HISTORIC PRESERVATION DISCUSSION

Leticia Fornataro discussed that she has been working on the redesign of the banners to meet the required size parameters.

Bonnie Salem announced that another inventoried homeowner has expressed interest in designating their home. Bonnie will work with the homeowners at 25 Briar Patch Road on the application. She also discussed the demolition policy for the Town of Pittsford and talked about the two options being considered.

David Wigg mentioned a property on East Avenue which the homeowners are considering restoring their barn to its original state.

# **RESIDENTIAL APPLICATION FOR REVIEW**

# • 323 East Street

The Applicant is requesting design review for a kitchen and bath addition. The addition will be approximately 340 sq. ft. and will be located to the rear of the existing home.

Shawn McHugh was present to discuss the application with the Board.

Dirk Schneider revealed that he is acquainted with the applicant but he has no financial interest in the project.

It was noted that the Board received updated plans on 7/20/20 other than the ones

included in the original packet and are basing their review on these plans.

The Board felt the changes add functionality and livability to the home and works well with the structure. A suggestion was made to consider a pocket door instead of a swing door if space allows.

Bonnie Salem moved to accept the application with the plans submitted on 7/20/2020.

Leticia Fornataro seconded.

All Ayes.

## 355 East Street

The Applicant is requesting design review for the garage extension. The extension will be approximately 72 sq. ft. and will be located behind the 3rd bay of the garage.

No representative was present via Zoom to discuss this application with the Board.

Allen Reitz discussed that this project is to serve as protection and storage for a boat. He indicated that it is behind the garage and there is a lot of shrubbery to buffer this between the neighbor. The color will match the house and siding will be reused on the new shed.

The Board discussed concerns with the lack of detail in the drawing provided. The building inspectors indicated that they will work with the contractor for more detail as they issue the permit.

David Wigg moved to accept the application as submitted.

Dirk Schneider seconded.

Aye - Schneider, Wigg, Fornataro, Salem, Mitchell, Whitbeck

Nay - Cristman

# RESIDENTIAL APPLICATION FOR REVIEW - NEW

# • 16 Ravenna Crescent

The Applicant is requesting design review for the construction of a two story single family home. The home will be approximately 2800 sq. ft. and will be located in the Coventry Ridge Subdivision.

Jim Connaughton representing Coventry Ridge Development Corporation was present to discuss the application with the Board. Mr. Connaughton indicated that the home is in keeping with the other homes on the street. He emphasized the use of two materials which incorporates features of different homes in the development but

does not lend to excessive similarity. There is no potential for a walkout basement as there is a slope behind the home.

Kathleen Cristman moved to accept the application as submitted.

John Mitchell seconded.

All Ayes.

## 4 San Rafael Drive

The Applicant is requesting design review for the construction of a new single family home. The home will be approximately 6440 sq. ft. of livable space and will be located on a vacant lot in the San Rafael Drive neighborhood.

Chris Reebals and Ria Neill were present via Zoom to discuss this application with the Board.

The applicants discussed this new construction which is characterized as "transitional, European modern influence" as it was noted there are many architectural elements included in this design.

The materials on the structure are proposed to be true stone, copper, slate – all natural materials. Some windows will be steel framed and others the wood trim will be painted to match. David Wigg noted that the brick in the depiction doesn't fit with the design. Mr. Reebals noted that reclaimed brick in a more muted tone will be utilized.

Dirk Schneider noted the slope change on the property and inquired if a grading change will occur. Mr. Reebals indicated that it would not and they will work with the existing topography of the lot.

It was noted that this home will be seen from East Avenue which features a mix of Tudor, Spanish and Mid Century modern. Board members agreed that this design would be complementary to the area.

Leticia Fornataro moved to accept the application as submitted.

Paul Whitbeck seconded.

All Ayes.

# • 23 & 25 Skylight Trail

The Applicant is returning to request design review for the proposed construction of a new town home dwelling. The proposed building will consist of 2 attached single family dwellings sharing a common wall. Lot 40 (23 Skylight Trail) will be approximately 2013 sq. ft. and Lot 39 (25 Skylight Trail) will be 2000 sq. ft. The town homes will be located in the new Alpine Ridge development.

Jeff Morrell of Morrell Builders was present to discuss the application with the Board.

Mr. Morrell referenced an on-site meeting that he had with two of the Board members and the building inspectors. He indicated he would welcome visits from other Board members as well.

Mr. Morrell explained in detail the key to the color palette of the community indicating that customer choice has been removed so that excessive similarity to adjacent properties does not occur. He described that the units are not identical twin models. He expressed that the goal is to reflect a rural character in the community and that he is anxious to take feedback and guidance from the Board. Dirk Schneider cautioned that similarity should not be applied in adjacent units because what is popular with the customer. Jeff Morrell indicated that the customer will not be allowed to direct the themes. Dirk Schneider indicated that he appreciates that commitment.

Mr. Morrell described the stone element of the entry sign will be continued throughout the community on the units.

Leticia Fornataro questioned the break of the roofline on the breezeway of the unit. Dirk Schneider indicated that from the site visit of another unit this element seems to work. Bonnie Salem discussed concerns she had about the recessed entry door but the site visit mitigated this concern somewhat.

Kathleen Cristman discussed her concern that all the garage doors on the units are all the same and considering most of the garages are predominant features she would like to see more variety on these doors. Jeff Morrell said he would be happy to look at different tones of wood grain colors for the doors. Board members indicated they would like to see that albeit in a formal presentation to the Board. Ms. Cristman also had questions about customer choice on windows on the rear elevation. Mr. Morrell indicated that customers will have a choice of transom windows or not on the rear elevation.

Dirk Schneider moved to approve the application submitted for the 7/23/2020 meeting.

Kathleen Cristman seconded.

All Ayes.

# 40 Skylight Trail

The Applicant is requesting design review for the construction of a community building. The building will be approximately 820 sq. ft. and will be located in the Alpine Ridge Subdivision.

Jeff Morrell discussed this application with the Board.

Mr. Morrell discussed the Community building which is being constructed for the communal use of the development. Gardens will be added as the community expands. The building materials will be reclaimed barn wood with black trim around the windows and stone elements to tie in with the rest of the surrounding architecture of the units. Sidewalks will be installed to connect the community to the building.

Dirk Schneider commented favorably on the clean lines of the community building/greenhouse.

Paul Whitbeck moved to accept the application as submitted for the Community Building.

John Mitchell seconded.

All Ayes.

## 25 Parker Drive

The applicant is requesting Design Review for the proposed construction of an addition and an oversized accessory structure. The proposed construction is a 2 story 1,007 Sq. Ft. addition and a 468 Sq. Ft. workshop/Storage structure. The addition will create living space and a new garage. The Zoning Board of Appeals has heard these applications on July 20, 2020.

The homeowner, Justin Hamilton was present to discuss the application with the Board.

It was noted that although this application was heard before the Zoning Board of Appeals on July 20, 2020 that only the oversized accessory structure passed and will be considered for design review approval this evening.

Mr. Hamilton described the project as an 18' x 36' oversized accessory structure to be placed in the rear yard. The lot is deep and the structure will not be in a position to disturb the neighbors. The finished materials on the exterior will be white pine board and batten materials which is planned for a future finish of the main dwelling. A barn door feature and black seam roof are planned. No driveway will lead up to the accessory structure.

Dirk Schneider disclosed that he is acquainted with the applicant but has no financial interest in the project.

Dirk Schneider moved to accept the application for the approval of an oversized accessory structure as submitted.

Leticia Fornataro seconded.

# COMMERCIAL APPLICATION FOR REVIEW

# 3001 Monroe Avenue

The Applicant is requesting design review for the addition of a business identification sign. The sign will be approximately 10.5 sq. ft. and will identify "Blonsky Family Chiropractic".

Adam Blonsky was present to discuss this application with the Board.

The sign will be lighted by the 4-gooseneck lights depicted in the drawing.

Board members approved of the simple design.

Bonnie Salem moved to accept the application as submitted.

Kathleen Cristman seconded.

All Ayes.

# OTHER - REVIEW OF 7/9/2020 MINUTES

Bonnie Salem moved to accept the minutes of 7/9/2020 with corrections.

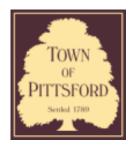
Dirk Schneider seconded.

All Ayes.

The meeting adjourned at 8:35 pm.

Respectfully submitted,

Susan Donnelly Secretary to the Board



# **Town of Pittsford**

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

Permit # CA20-000002

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

# DESIGN REVIEW AND HISTORIC PRESERVATION BOARD REFERRAL OF APPLICATION

Property Address: 18 Golf Avenue PITTSFORD, NY 14534

**Tax ID Number:** 151.15-2-45.2

Zoning District: RN Residential Neighborhood

Owner: Flannery, John B III Applicant: Flannery, John B III

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А	DD	HCa	ITIO	n iv	/be:

ıΡΡ	neation type:	
	Residential Design Review §185-205 (B)	Build to Line Adjustment §185-17 (B) (2)
	Commercial Design Review §185-205 (B)	Building Height Ábove 30 Feet §185-17 (M)
	Signage §185-205 (C)	Corner Lot Orientation §185-17 (K) (3)
<b>✓</b>	Certificate of Appropriateness §185-197	Flag Lot Building Line Location §185-17 (L) (1) (c)
	Landmark Designation §185-195 (2)	Undeveloped Flag Lot Requirements §185-17 (L) (2)
	Informal Review	

**Project Description:** Applicant is requesting a Certificate of Appropriateness, pursuant to Code Section 185-196, for the renovation and additions to a designated historic home. This property is zoned (RN) Residential.

Meeting Date: August 13, 2020



# **TOWN OF PITTSFORD**

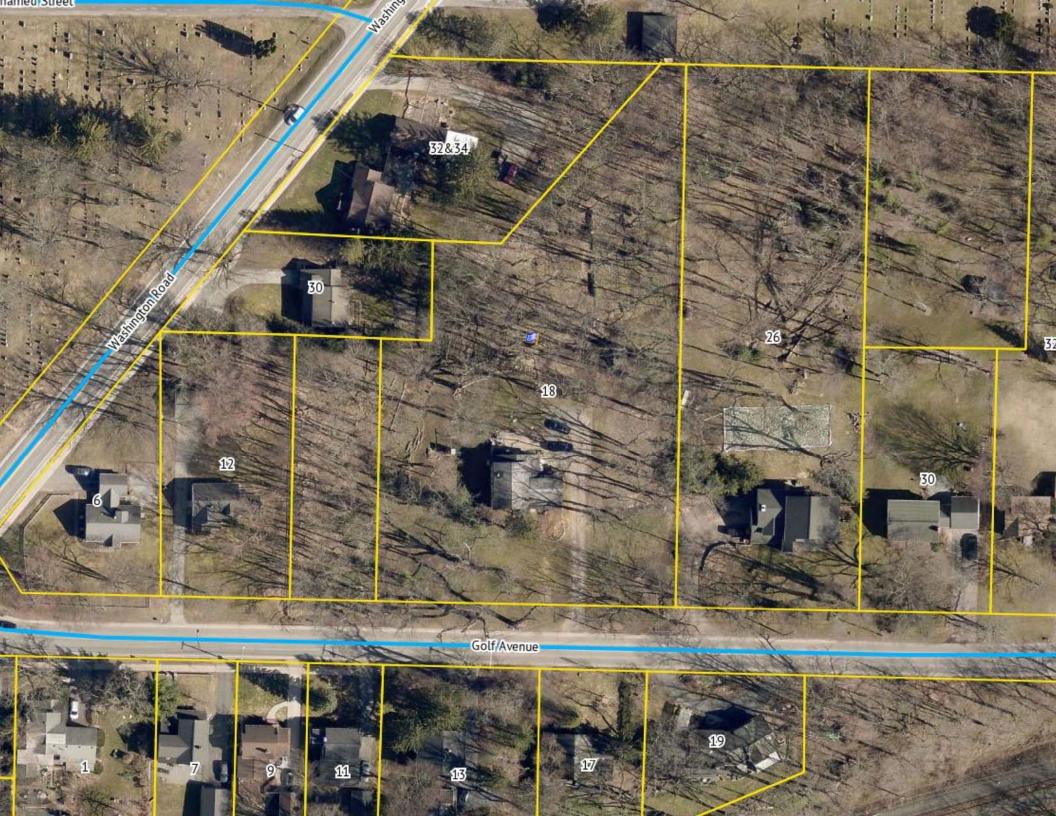
# **Design Review & Historic Preservation Board Application for Certificate of Appropriateness**

			(	Case#	04-2	020	į		,
1.	Property A	Address:	18 Golf A	Avenue, P	ittsford,	NY 14534	· v 0.000.00		
2.	Tax Acco	unt Numbe	er: <u>151</u> .	15-2-4	5.2		· · ·		
3.	Applicant' Address:	s Name: 18 Golf A		d Kristine	-	,	Phone:		
		Pittsford	City	Street	NY State	14534 Zip Code	_ E-mail:	jflannery3	@aol.com
4.	Applicant' Owner: Other (	<del></del>	n Propert	y: Lessee:		Holdi	ng Purch	ase Offer:	
5.	Owner (if	other than ab	oove):						
	Address:						Phone:		
	Has the C	wner beer	city	ed by the	State Applicant	Zip Code  ? Yes	_ E-maii.	No	
6.	Applicatio	n prepared	by: Ber	o Archited	•				
	Address:	32 Winth		Street	NY	14607	-	(585) 262- adnistrian@bero	
			City		State	Zip Code	_ <b>=</b> -IIIaII.		
7.	Project De	esign Profe	essional <i>(i</i>	if Available)	: Bero A	Architecture, PL	LC		
	Address:		<del></del>	Street			_ Phone:		
			City	<del></del>	State	Zin Code	_ E-mail:		

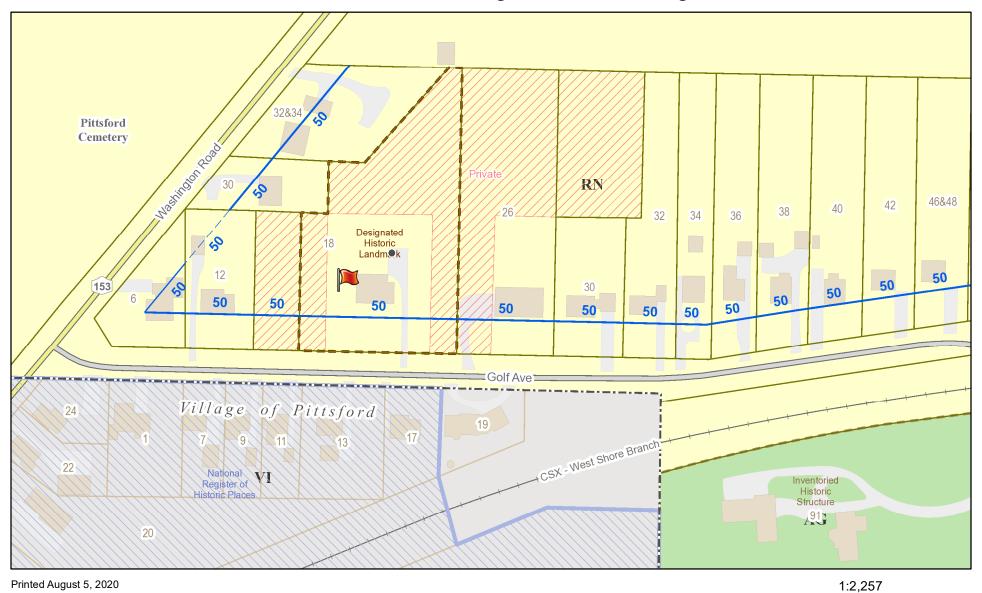
8.	Project Co	ontractor (if Available):	Masci Construct	ion	
	Address:	921 Limpet Drive			Phone: (585) 670-2070
			Street		
		Webster	NY	14850	E-mail: masciconstruction@gmail.com
		City	State	Zip Code	
9.	Present us	se of Property: Sing	e-Family Resider	itial	1
10.	Zoning Dis	strict of Property: RI	<b>N</b> : :		
11.	Is the prop	perty located in a Tov	vn Designated His ⊠	storic District?	
12.	Is the prop	perty listed on the Na	tional Registry of ⊠	Historic Place	es?
13.	applicatio Yes [	n for Tax Credits or c			e project result in an s?
14.	•	l Exterior Improveme			
	A. Des proj	cribe all exterior arch ect materials and fini	itectural improver shes; attach addit	ments propose ional sheets i	ed with this project (include f necessary):
	addition of Enlarged	n the north elevation.	An addition of a lin the levation. Main	rear second flotaining the ex	g, as well as the roof at the rear oor balcony and porch at grade. isting footprint and keeping the
				*. <sub>2</sub>	

		changes in landscaping	g, significant pl ape materials	ents proposed with this pro- lant material alterations, and such as driveways and reta	d other improvements
	N/A				
15.	If the	structure is a Commerc ovements proposed at th	cial Property o ne project site	pen to the Public, please de (attach additional sheets if ı	escribe all interior necessary).
	N/A				
16.	Addit	tional materials submitte	ed with this app	olication <i>(if available</i> ):	
	$\boxtimes$	Parcel map	$\boxtimes$	Architectural elevations	
		Photographs Other materials		Architectural plans	
Арр	licant	Certification:			
		ify to the best of my kno plete and accurate.	wledge that th	ne information supplied on th	nis application is
		Sign	nature of applicant		Date
Owi	ner Co	onsent:			
	If the	applicant is other than	the owner, do	es the owner concur with thi	s application?
	Υe	es 🗌 No			
	lf `	Yes, owner's signature:	John K	S. the To	<u></u>





# RN Residential Neighborhood Zoning



Town of Pittsford GIS

95

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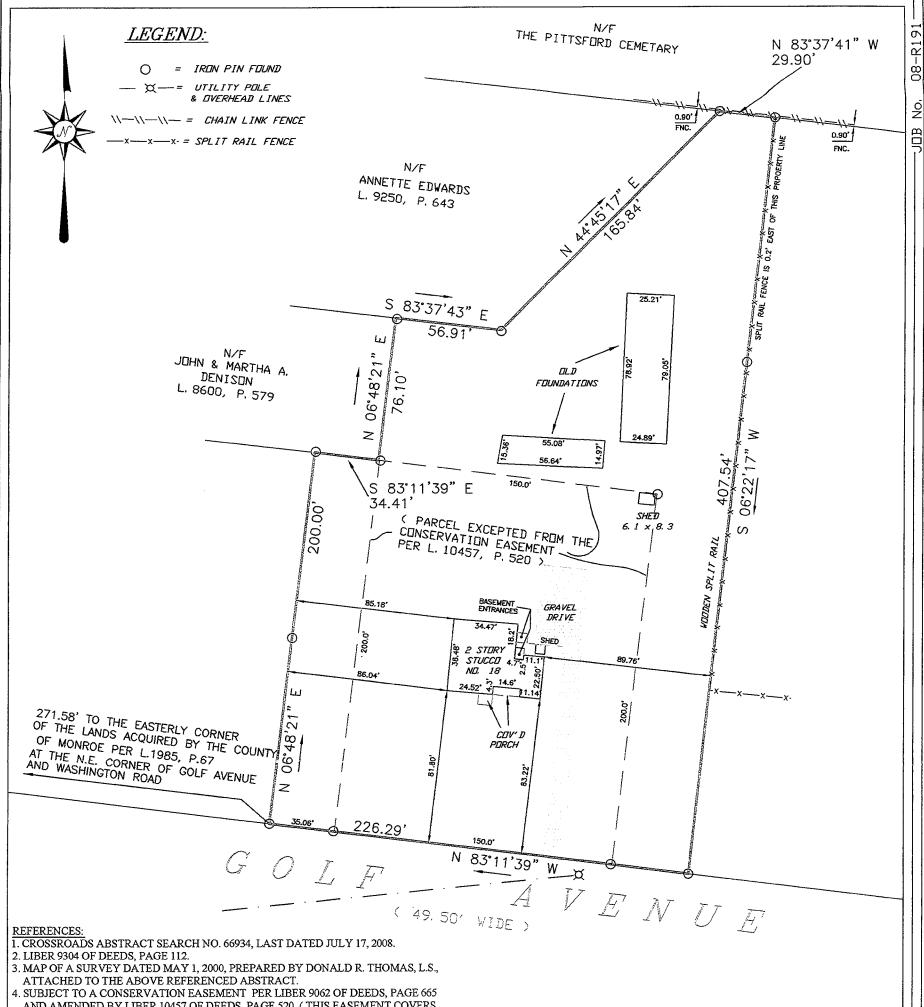
The information depicted on this map is representational and should be used for general reference purposes only. No warranties, expressed or implied, are provided for the data or its use or interpretation.

190

50

380 ft

100 m



AND AMENDED BY LIBER 10457 OF DEEDS, PAGE 520. (THIS EASEMENT COVERS THE ENTIRE PARCEL WITH THE EXCEPTION AS SHOWN ON THIS MAP)

5. SUBJECT TO THE TERMS AND CONDITIONS AND RESTRICTIONS AS SET FORTH BY THE PITTSFORD HISTORIC PRESERVATION COMMITTEE PER LIBER 8990 OF DEEDS, PAGE 671.

MAP OF AN INSTRUMENT SURVEY OF

# No. 18 GOLF AVENUE

BEING

# LANDS OF NANCY A. HOOKER

SITUATE IN

PART OF TO9WN LOT 26, TOWNSHIP 12, RANGE 5 OF THE PHELPS & GORHAM PURCHASE TOWN OF PITTSFORD

**COUNTY OF MONROE** 

SCALE 1 INCH = 50 FEET

UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUBDIVISION 2, OF THE NEW YORK STATE EDUCATION LAW.

GROVER & BATES ASSOCIATES 406 WEST SPRUCE STREET EAST ROCHESTER, NEW YORK 585-381-0021

STATE OF NEW YORK

DATE: AUGUST 5, 2008

CERTIFICATIONS LISTED HEREON SIGNIFY THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE EXISTING CODE OF PRACTICE FOR LAND SURVEYS ADOPTED BY THE G.V.L.S.A. AND THE MONROE COUNTY BAR ASSOCIATION.

WE, GROVER & BATES ASSOCIATES DO HEREBY CERTIFY TO THE FOLLOWING;

1. JOHN B. FLANNERY, III and KRISTINE FLANNERY;

2. DUTCHER & ZATKOWSKY;

3. HSBC MORTGAGE CORPORATION (USA), ITS SUCCESSORS AND/OR ASSIGNS;

4. PHETERSON, STERN. CALABRESE, NEILANS LLP; and

5. THE TITLE INSURANCE COMPANY INSURING THIS MORTGAGE,

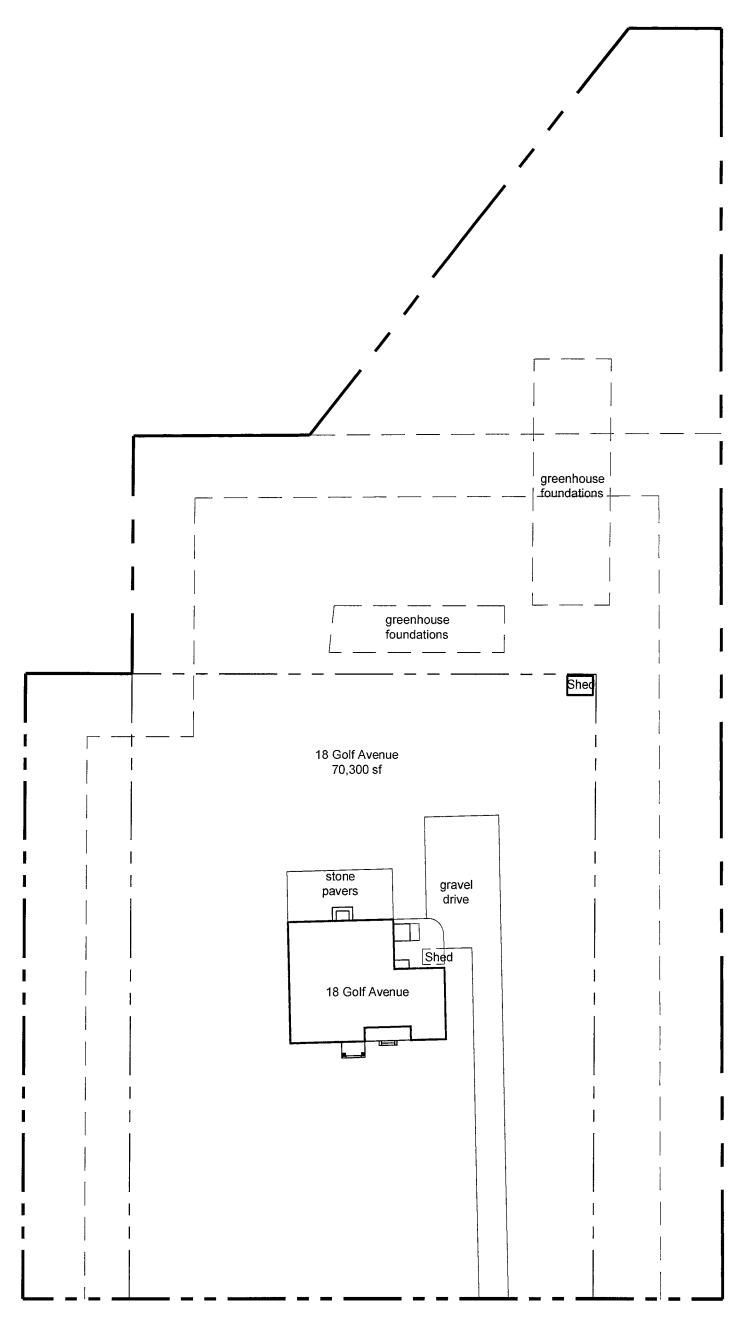
THAT, THIS MAP WAS MADE FROM NOTES OF AN INSTRUMENT SURVEY COMPLETED ON JULY 31, 2008.

LICENCE No. 49464 AMES E. BATES, Jr.



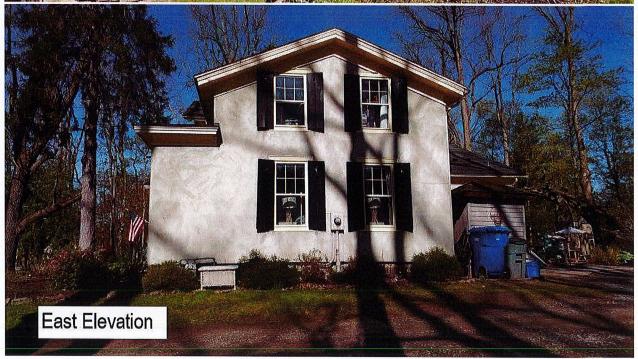


Thirty-Two Winthrop Street Rochester, New York 14607 (585) 262-2035 | contact@beroarchitecture.com



Site Plan - Existing Conditions







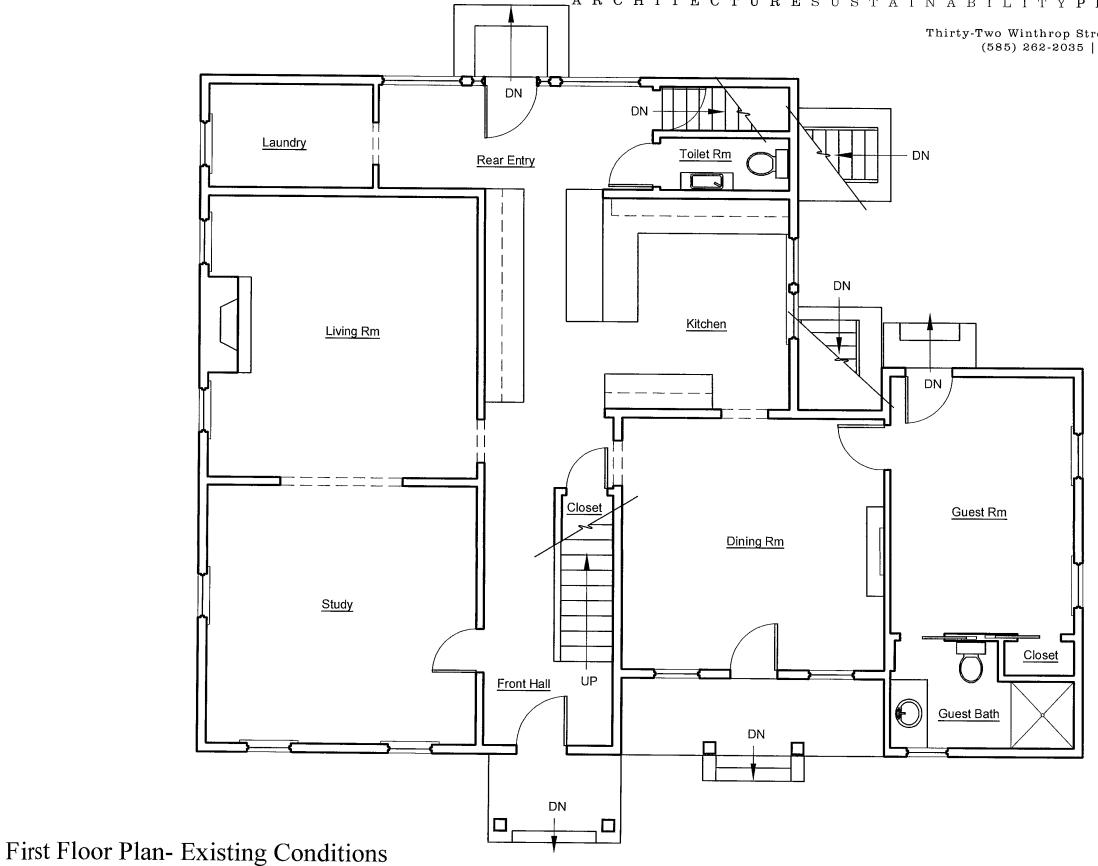




# B E R O A R C H I T E C T U R E S U S T A I N A B I L I T Y P R E S E R V A T I O N

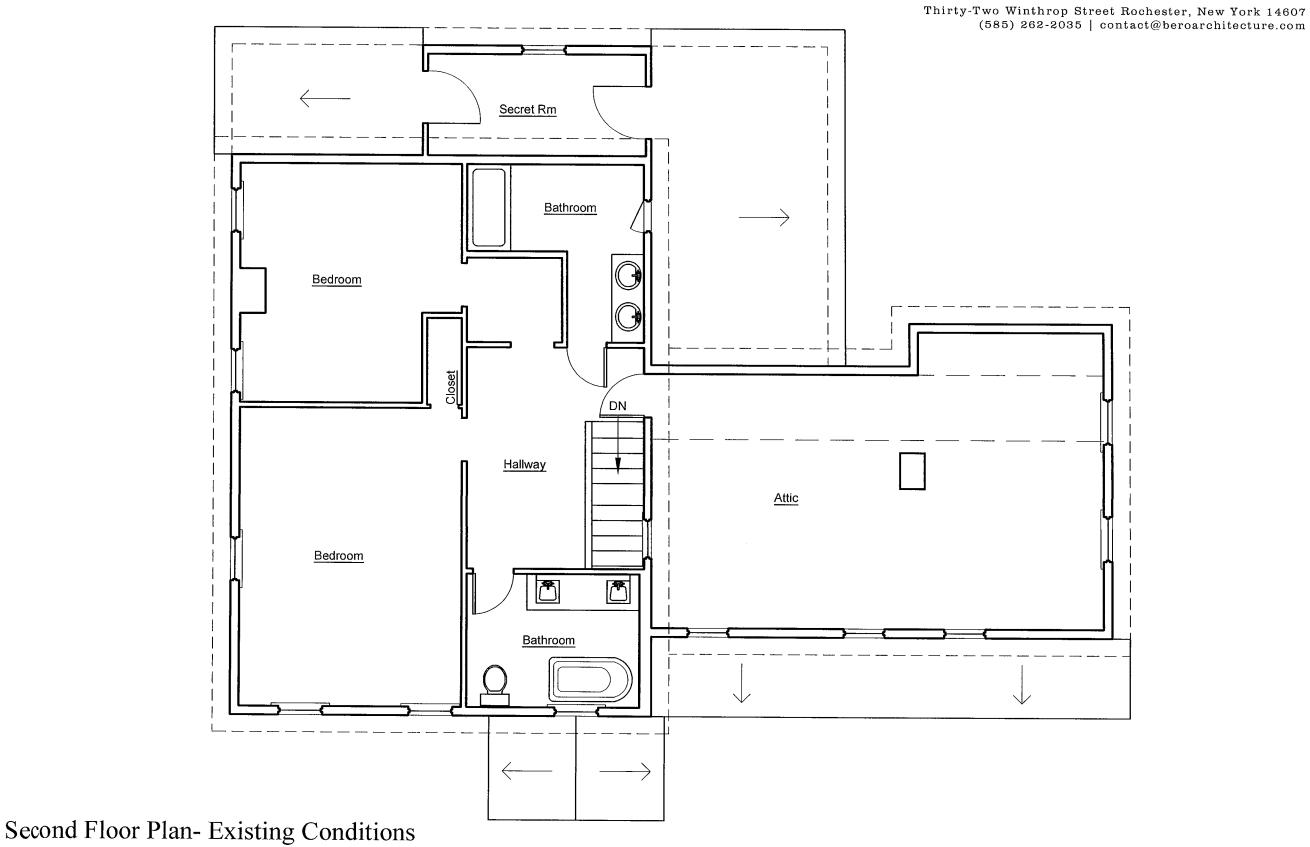


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South Elevation- Existing Conditions



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East Elevation- Existing Conditions



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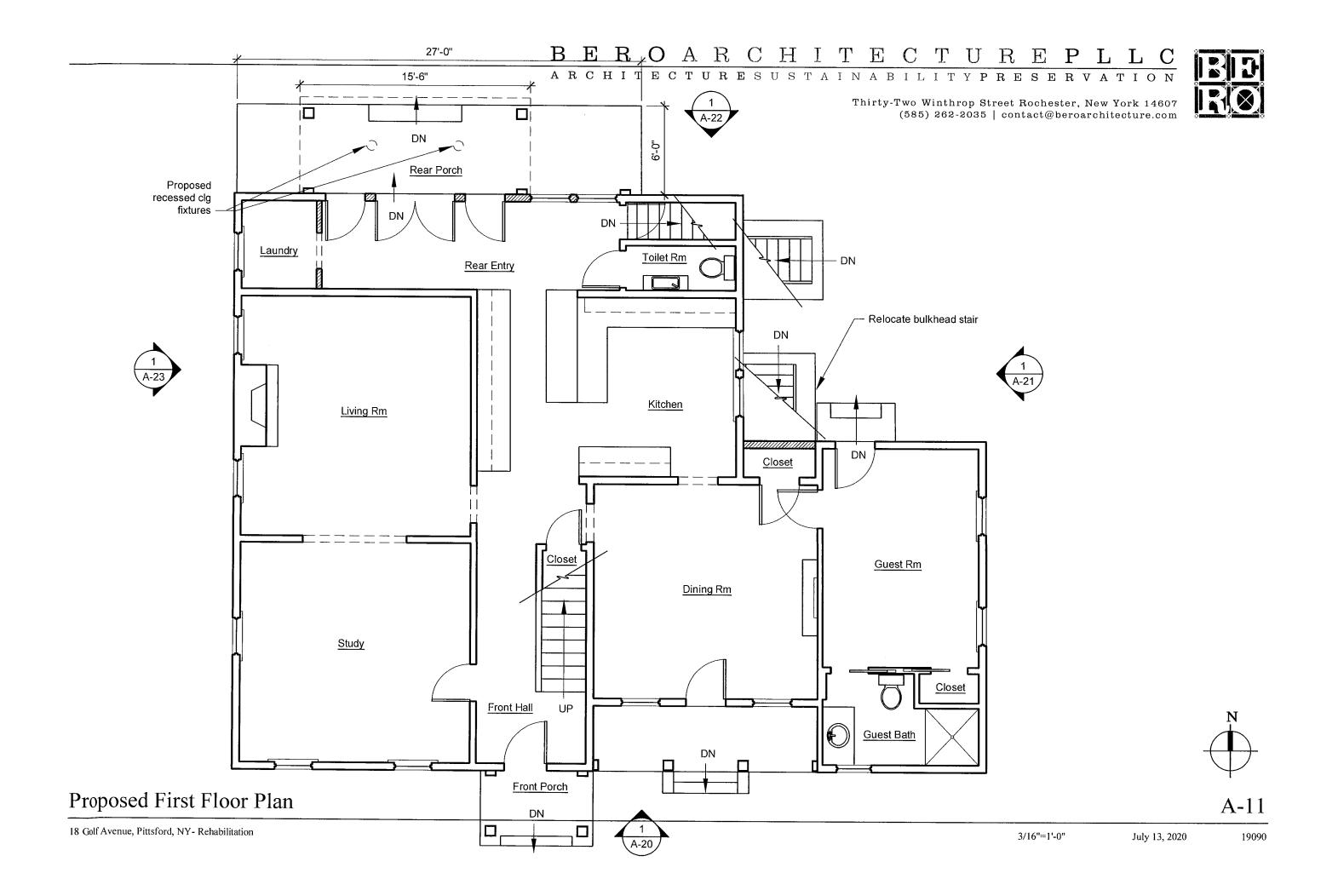
North Elevation- Existing Conditions

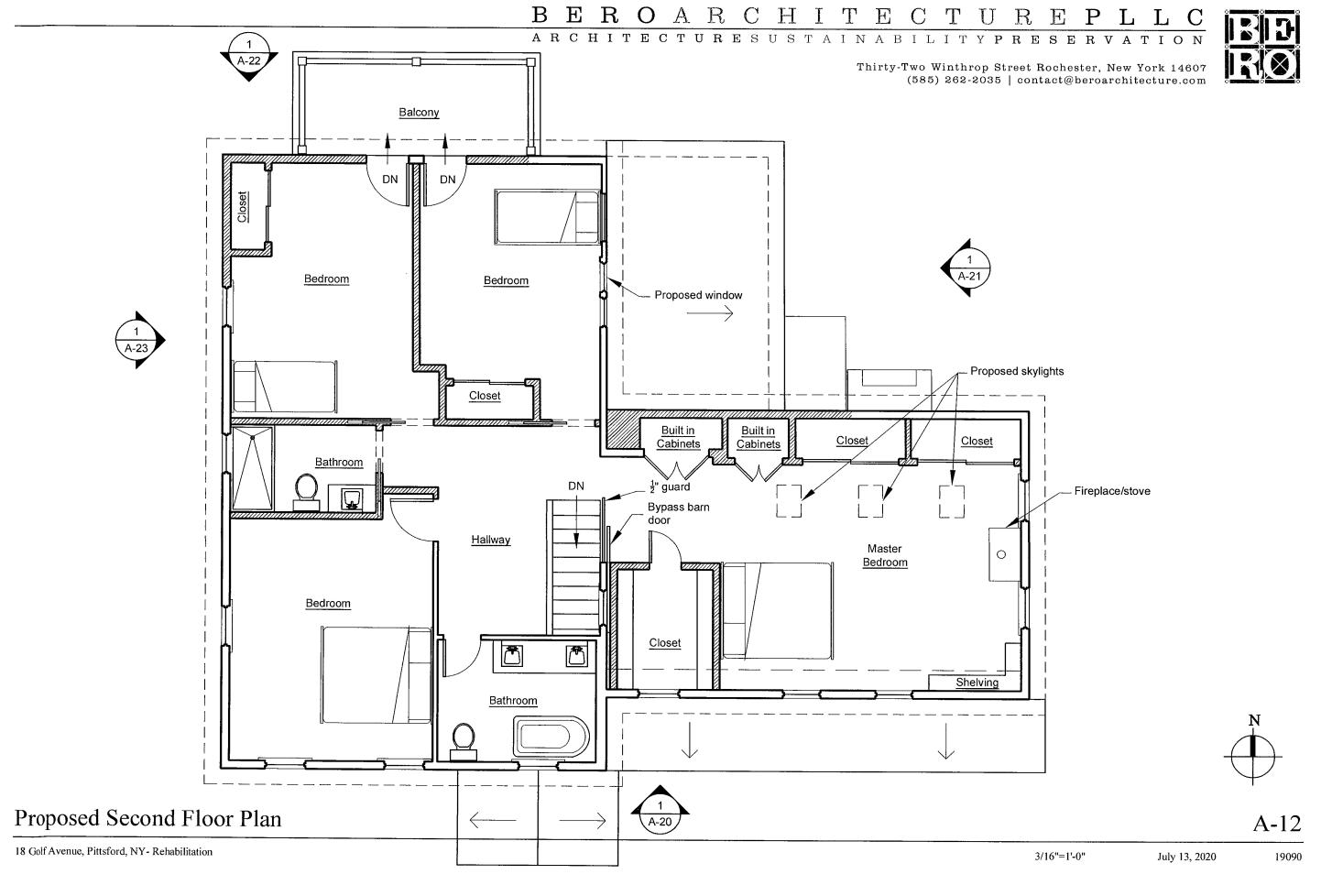


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West Elevation- Existing Conditions





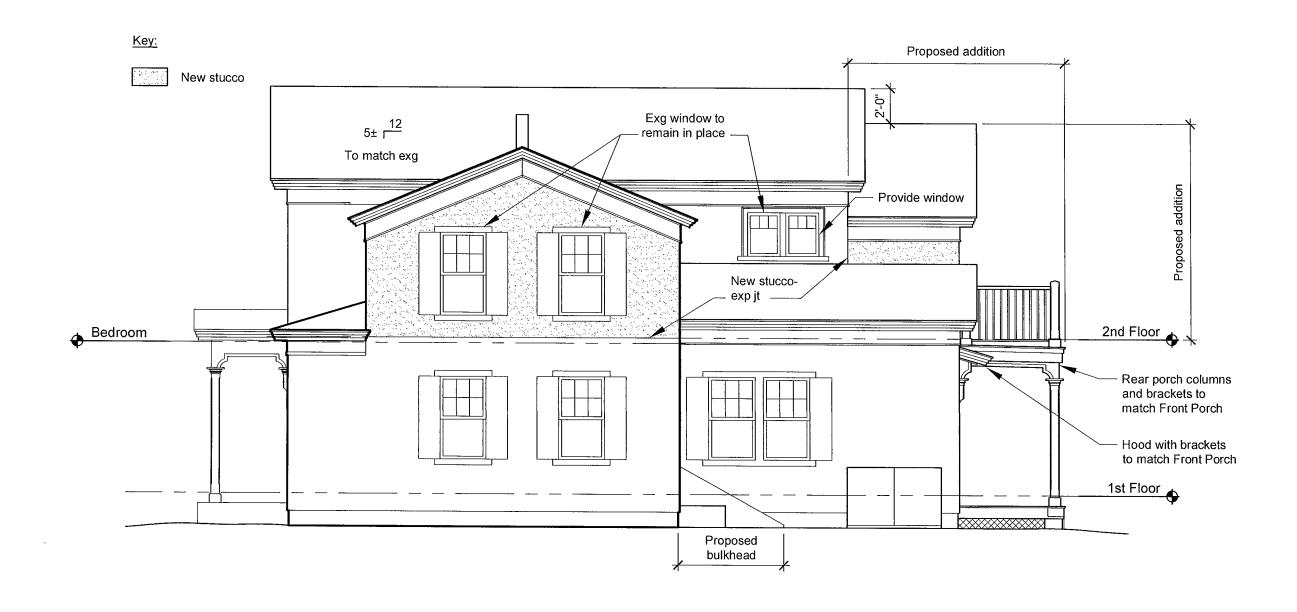
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**Proposed South Elevation** 



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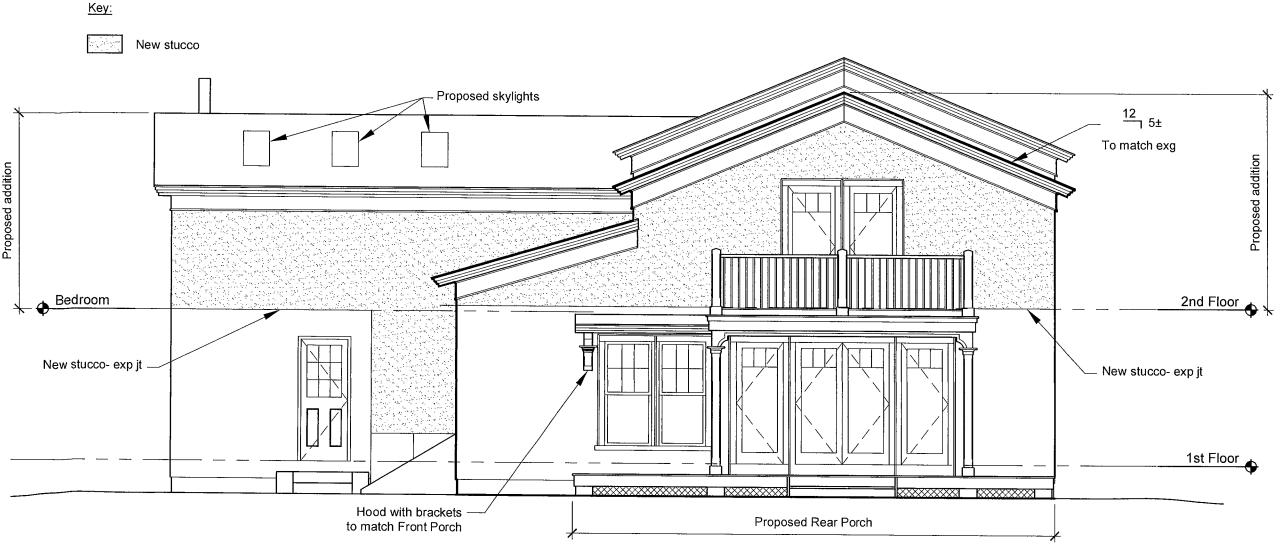
# **Proposed East Elevation**

Note: Owner would prefer to omit grilles on proposed

First Floor north elevation window and door assembly



Thirty-Two Winthrop Street Rochester, New York 14607 (585) 262-2035 | contact@beroarchitecture.com



# **Proposed Exterior Finishes**

Roofing- Asphalt shingles, roofing to match existing

Fascia trim- wood to match existing

Doors- Aluminum clad french doors (manufacturer's windows) with authentic divided lites

Windows- Aluminum clad wood windows with exterior finish to match exg windows.

- Awning- south elevation windows
- Casement- east elevation window
- Double hung- north elevation windows

Casings at openings- 2x profiled to match existing

Finish- Stucco to match existing texture and finish

Porch elements- Wood to match existing. Tongue and groove flooring with lattice between piers

Lighting- Rear Porch ceiling, recessed

Stormwater System- Gutters and downspouts to match exg in profile, color and materials. Downspout outlet locations to remain at same location.

**Proposed North Elevation** 

A-22

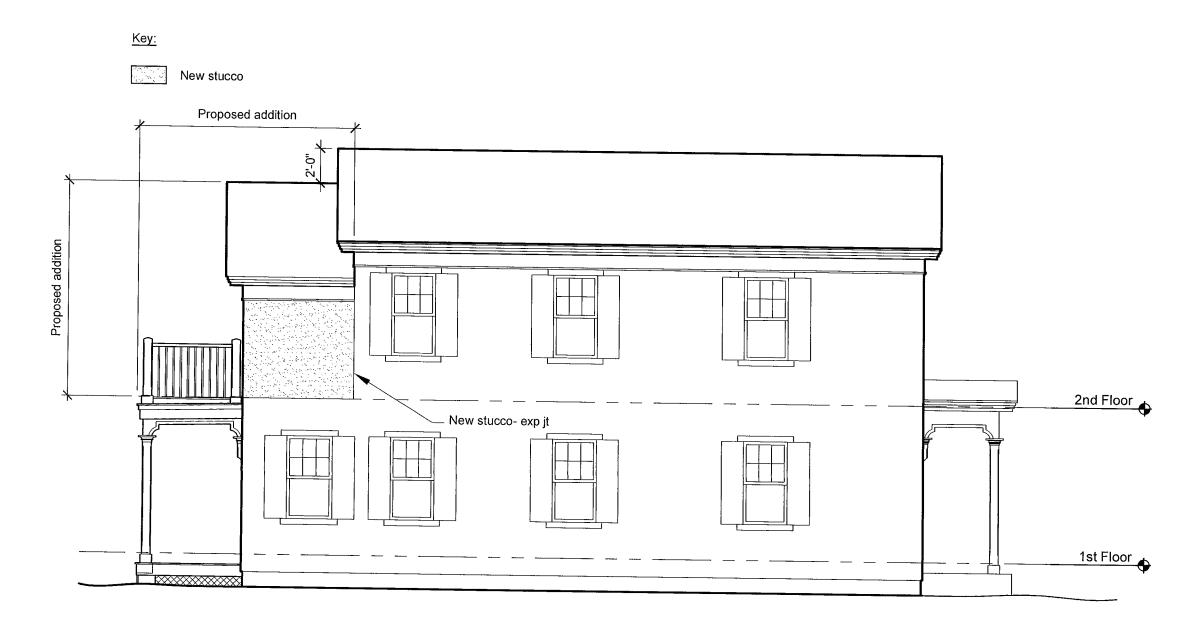
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# B E R O A R C H I T E C T U R E S U S T A I N A B I L I T Y P R E S E R V A T I O N





Thirty-Two Winthrop Street Rochester, New York 14607 (585) 262-2035 | contact@beroarchitecture.com



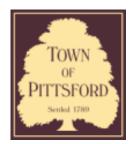
Proposed West Elevation

18 Golf Avenue, Pittsford, NY- Rehabilitation









# **Town of Pittsford**

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

Permit # B20-000105

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

# DESIGN REVIEW AND HISTORIC PRESERVATION BOARD REFERRAL OF APPLICATION

Property Address: 458 Reeves Road PITTSFORD, NY 14534

**Tax ID Number:** 191.01-1-47

Zoning District: RN Residential Neighborhood

Owner: Walendziak, Amy Applicant: Walendziak, Amy

# **Application Type:**

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

**Project Description:** Applicant is requesting design review for the addition of a covered porch. The porch will be approximately 184 square feet and will be located on the front of the home.

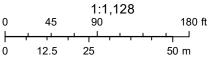
Meeting Date: August 13, 2020



## RN Residential Neighborhood Zoning



Printed August 5, 2020

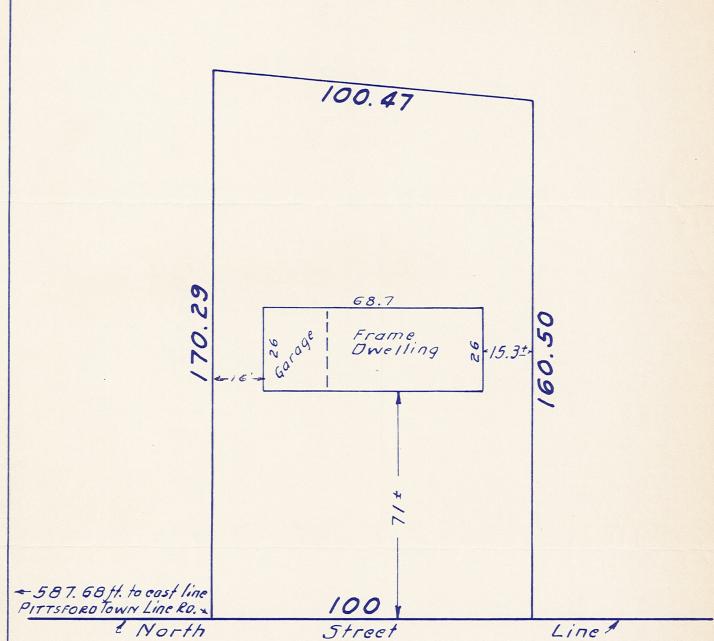


Town of Pittsford GIS

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



100.47



REEVES (49.5 fect wide) ROAD

MAP SHOWING OCCUPANCY ONPART OF LOT 44, TOWNSHIP 12, RANGE 5. SITUATE IN THE TOWN OF PITTSFORD-MONROE COUNTY- NEW YORK Scale - linch = 30 feet June 29, 1964 L. DANIEL DANFORD

Licensed Land Surveyor.

NOTE ~

I hereby certify that this map was completed June 29, 1964 and was plotted from notes of a tape location survey that was completed June 27, 1964. This map is not to be used for the construction of buildings or fences or the location of property lines.

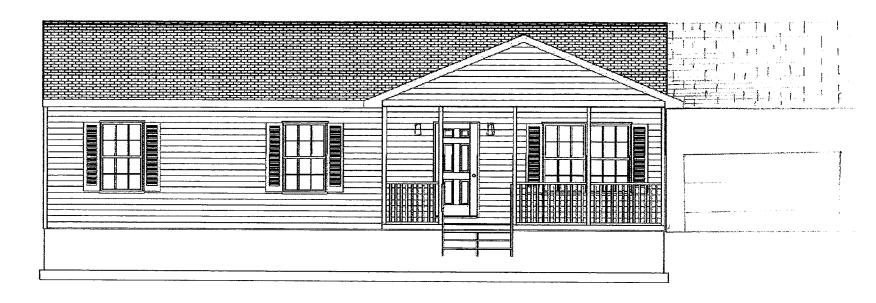


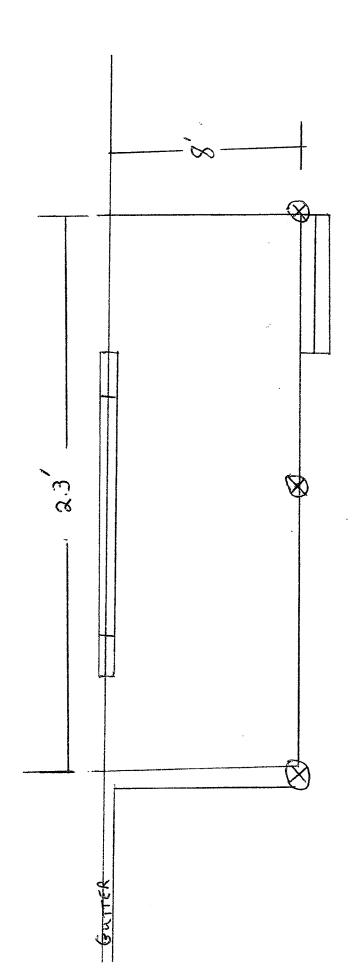
Following Existing Gable Roof Line for Porch

458 Reeves Rd

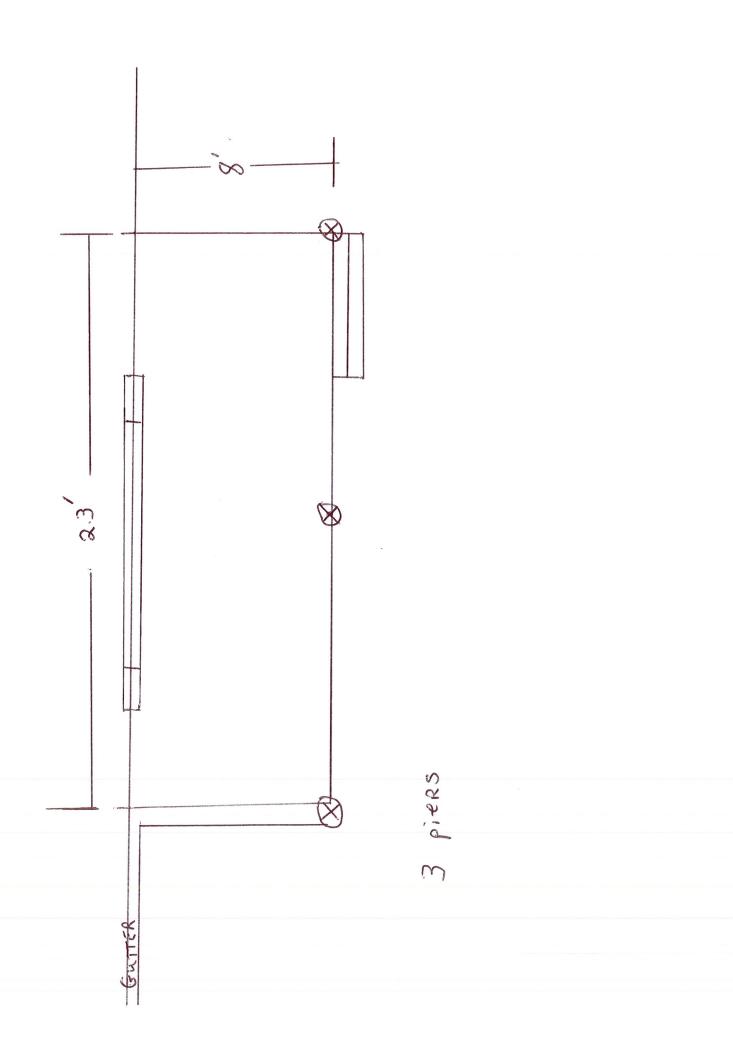


Photo Of What Porch will Look Like.





3 piers



## **Building Material List**

### Treated

2 - 6x6x12

16 - 2x8x12

4 - 2x4x12

44 pc. Composite Decking 12 feet long

3 - 6x6x8 Composite Columns

## Regular Lumber

20 - 2x6x12

20 - 2x8x14

02 - 2x4x16

12 - 1/2 " OSB

4 square Roofing Shingles

3 Sq. Soffit

1 White Aluminum Coil

10 pc. 1/2" Channel

## **Construction Design Specs**

Guard Height – 36"

Baluster Spacing – 5" on center

Joist Span Distance – 8' - 16" on center

Joist Size – 2"x8"

Joist Material – Treated Lumber

Beam Size & Span – (3) 2"x8" – 11'

Beam Material – Treated Lumber

Hangers Used – Yes for 2"x8"s

Post Size and Height – 6"x6" ( 4 feet below grade )

Post Material – Treated Lumber

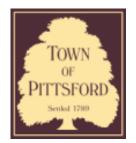
Footing Depth – 4'

Footing Size – 16"x16" – 5" Thick









## **Town of Pittsford**

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

Permit # B20-000106

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

# DESIGN REVIEW AND HISTORIC PRESERVATION BOARD REFERRAL OF APPLICATION

Property Address: 25 Merryhill Lane PITTSFORD, NY 14534

**Tax ID Number:** 163.16-2-29

Zoning District: RN Residential Neighborhood

Owner: Chhipa, Mohammad

Applicant: Great Day Improvements LLC

### **Application Type:**

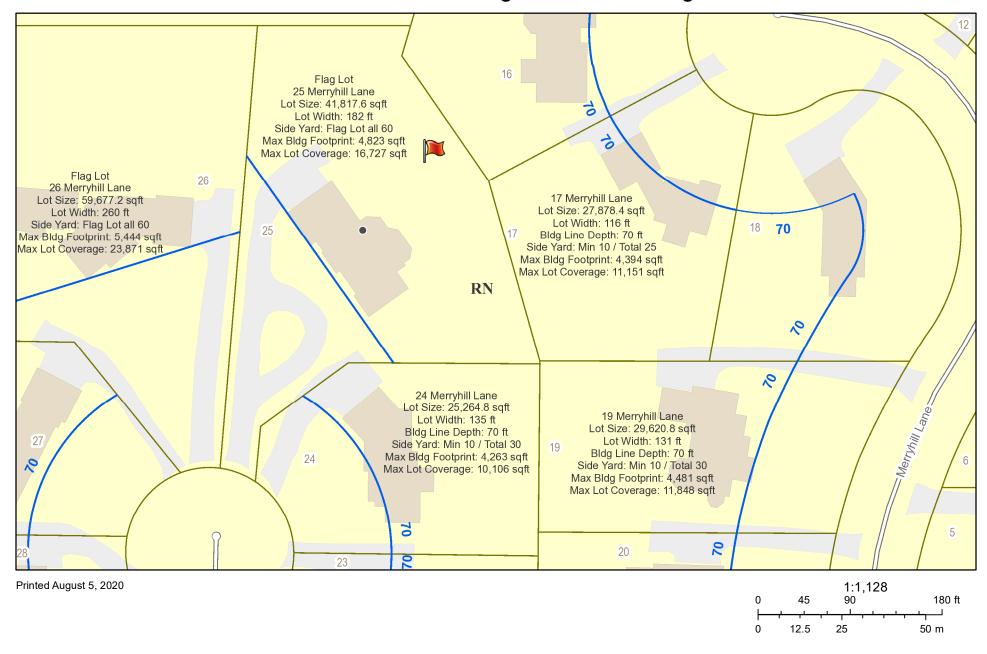
	<b>J</b>	
<b>✓</b>	Residential Design Review §185-205 (B)	Build to Line Adjustment §185-17 (B) (2)
	Commercial Design Review §185-205 (B)	Building Height Above 30 Feet §185-17 (M)
	Signage §185-205 (C)	Corner Lot Orientation §185-17 (K) (3)
	Certificate of Appropriateness §185-197	Flag Lot Building Line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

**Project Description:** Applicant is requesting design review for the addition of a sun room. The addition will be approximately 182 square feet and will be located to the rear of the home.

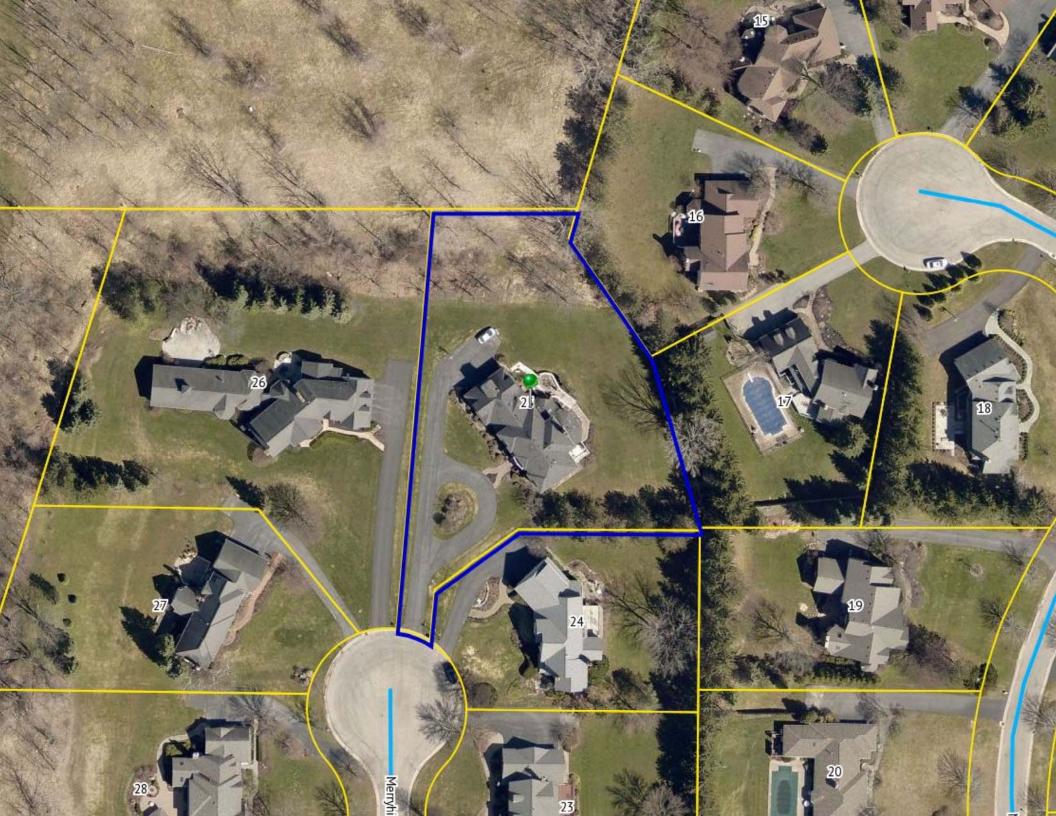
Meeting Date: August 13, 2020

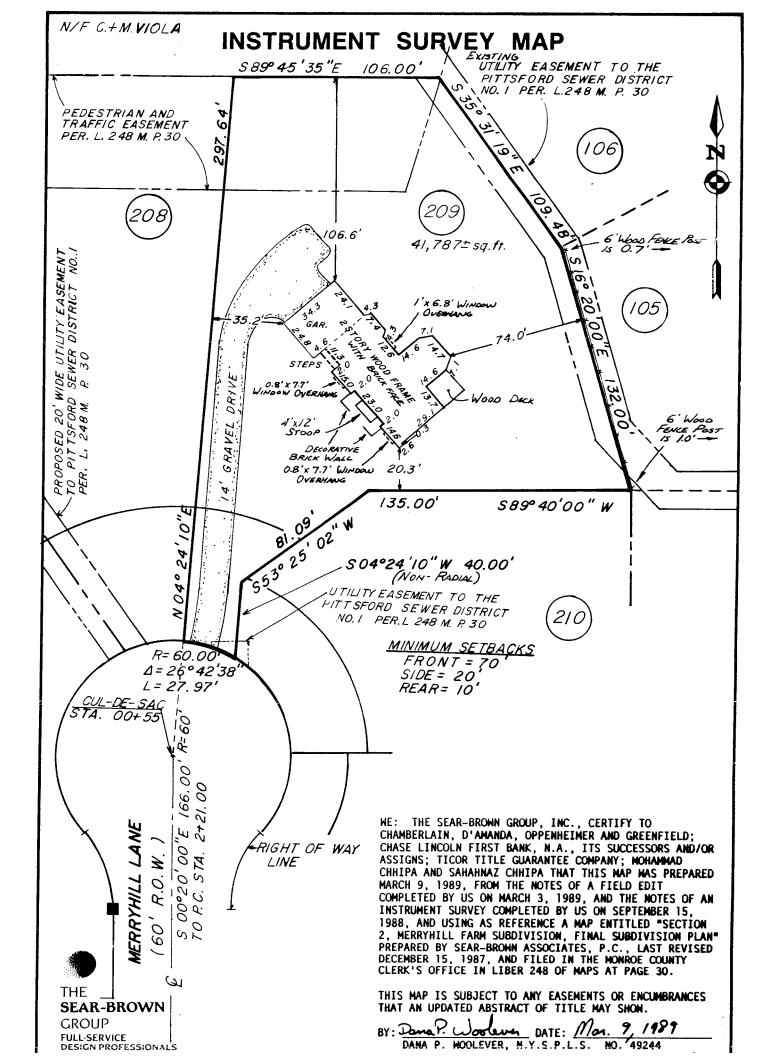


## RN Residential Neighborhood Zoning

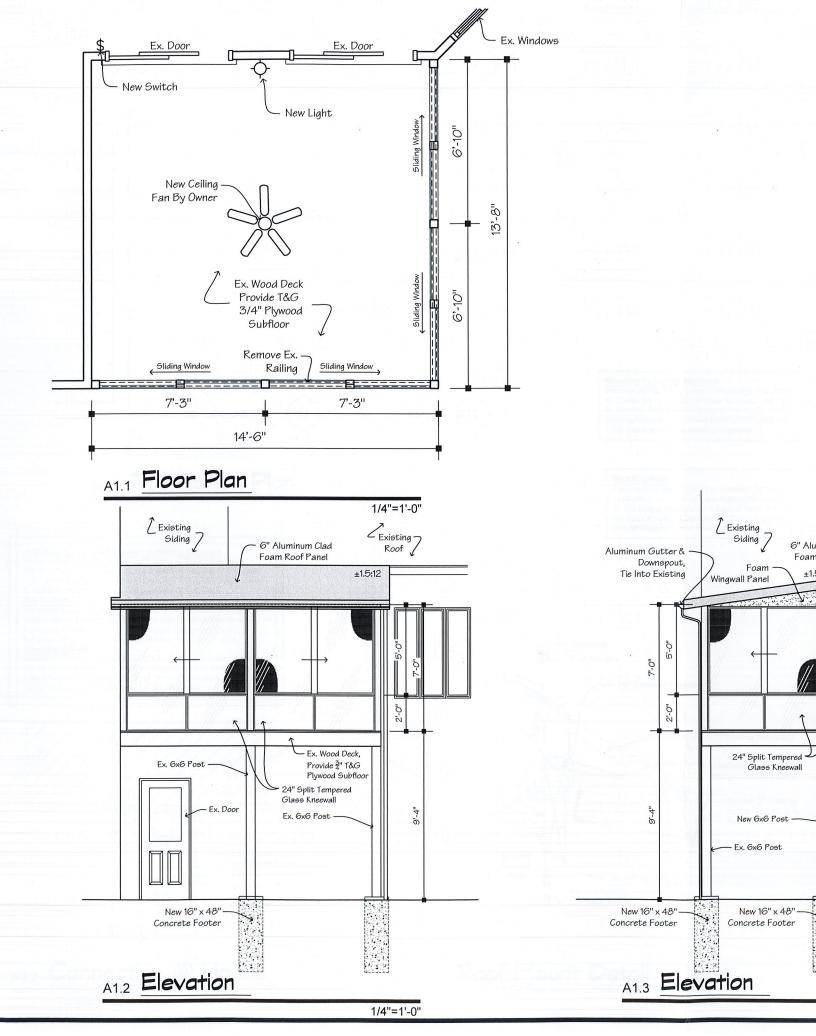


Town of Pittsford GIS









**General Notes:** 

- 1. All Wood in Direct Contact With Concrete Must Be EPA Approved Preservative Treated Per Code, & Designated As "Ground Contact"
- 2. All Connections To Existing House Shall Be Done In Accordance With Sound Construction Practices. Particular Attention Must Be Given To Ensure A Proper Load Path From The Sunroom To The Existing House Framing & To The Sunroom Foundation
- 3. All Wood Member Connections Shall Be Rigid & Secure Or Simpson Strong-Tie Or Equivalent Where Applicable
- 4. When Using EPA Approved Preservative Treated Lumber In Contact With Aluminum, First Isolate Wood From Aluminum With Either Of The Following: 15 Lb Roof Felt, Or 10 Mil Plastic Sheeting Prior To Installation Of Aluminum. All Fasteners In Direct Contact With Preservative Treated Wood Shall Be Hot-Dipped Galvanized Per ASTM A153, Or Other Approved Protective Coating Trim Coil To Be Attached to Isolated Wood Post Using Stainless Steel Nails. Lags Onto Decks Must Penetrate Center Of Header Or Joist Board, Or Provide Solid Blocking For Lag Embedment.
- 5. Wedge Bolts Shall Have Empigard "Tri-Coat Coating" & Shall Be Installed Per Manufacturers Recommendations.
- 6. All Windows, Doors, & Glass Wing Panels Shall Be Tempered Insulated Glass. Roof Panels Are Tempered Insulated Glass Or Annealed Insulated Laminated Glass If Height Above Grade Equals 12 Feet Or More
- 7. Registered Proffesional Stamping These Details Cannot Be Responsible For Soil Bearing Analysis Or Adequacy Of Existing Structures, Or Proposed Work Performed Or Coordinated By Owner

- Note:

  1. This Is A 3 Season, Unheated, Non-Habitable Space Exempt From NYS Energy Code.
- 2. Either The Contractor Or The Owner Shall Install Smoke Detectors Throughout Existing Structure Per RCNYS 313
- 3. All Dimensions Are Nominal, Installed On New Or Existing Concrete Foundation

I Certify That When This Pre Engineered Structure By "Patio Enclosures, Inc." Is Assembled With The Manufacturers Directions It Meets The Design Load Requirements Of RCNYS: Snow: 55 Psf Wind: 115 Mph

- Notes:

  1. All Lumber To Be S-P-F#2 Or Better All Lumber In Contact w/ Concrete
   To Be Pressure Treated
- 3. All Lumber Closer Than 18" To Ground To Be Pressure Treated
- 4. New 16"Dia Piers Calculated To Suppo Roof & Floor Loading

Design Loads: Snow- 50 PSF Wind- 115 MPH Live- 50 PSF Dead- 10 PSF Seismic- D

All Concrete Shall Be Min. 3500 PSI With 5 - 7% Air Entrainmat w/ Assumed Soil Bearing Capasity Of 1500 PSF





2620 North America Dr West Seneca, NY 14224 (716) 674-6446

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No.	Description	Date	Ву
1	Construction Documents	7-9-20	AB
			L
DATE:		4	

D. Wzientek

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

Plans & Elevations

M. Dean

Copyright Dean Architects<sup>0</sup>2019

1/4"=1'-0"

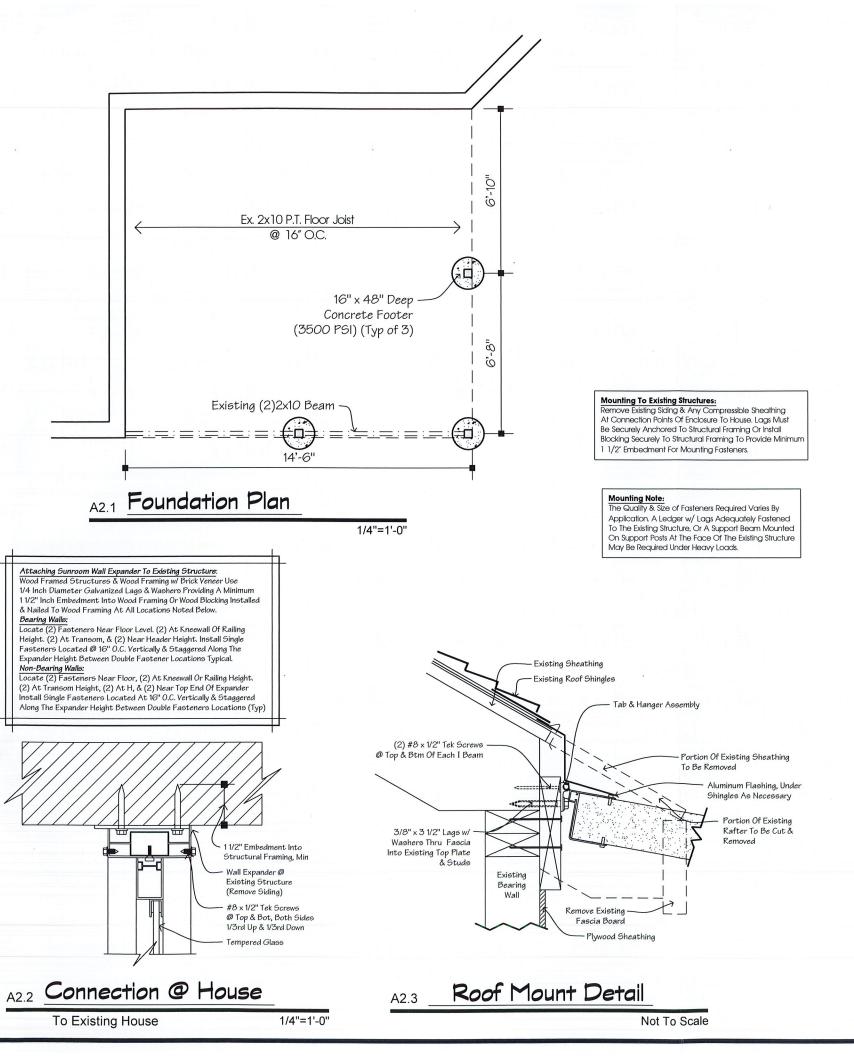
Ex. Wood Deck,

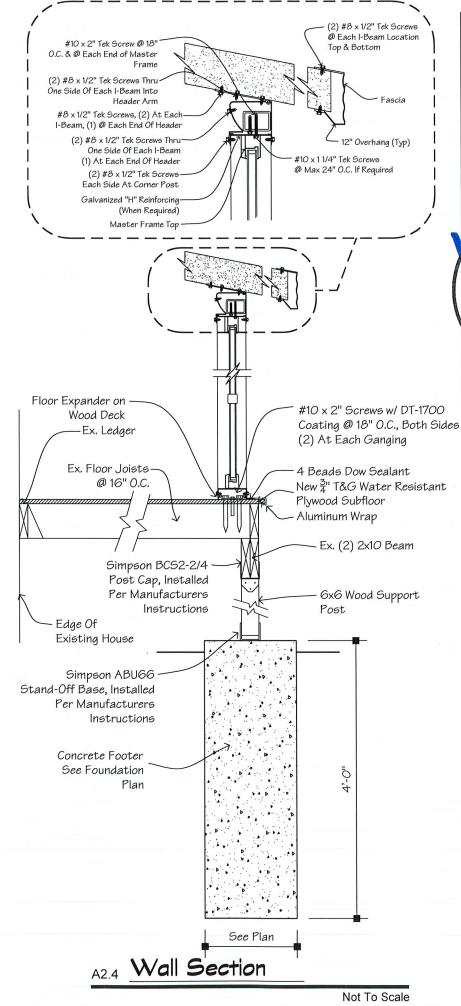
Provide 3" T&G

Plywood Subfloor

6" Aluminum Clad

Foam Roof Panel





**ARCHITECTS** 





2620 North America Dr. West Seneca, NY 14224 (716) 674-6446

Ø esidenc Chhipa

No.	Descript	on	Date	Ву
1	Construction [	Documents	7-9-20	AB
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$\neg$				T
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DATE				_
7-6	-2020			
DRAW	/N BY:	CHECKE	D BY:	
D. Wzientek		M. Dean		

AS NOTED

**Foundation Details** 

Copyright Dean Architects<sup>0</sup>2018









## **Town of Pittsford**

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

Permit # B20-000107

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

## DESIGN REVIEW AND HISTORIC PRESERVATION BOARD REFERRAL OF APPLICATION

Property Address: 14 Buttermilk Hill Road PITTSFORD, NY 14534

**Tax ID Number:** 164.09-3-7

Zoning District: RN Residential Neighborhood

Owner: Ireland, Gail A Applicant: Ireland, Gail A

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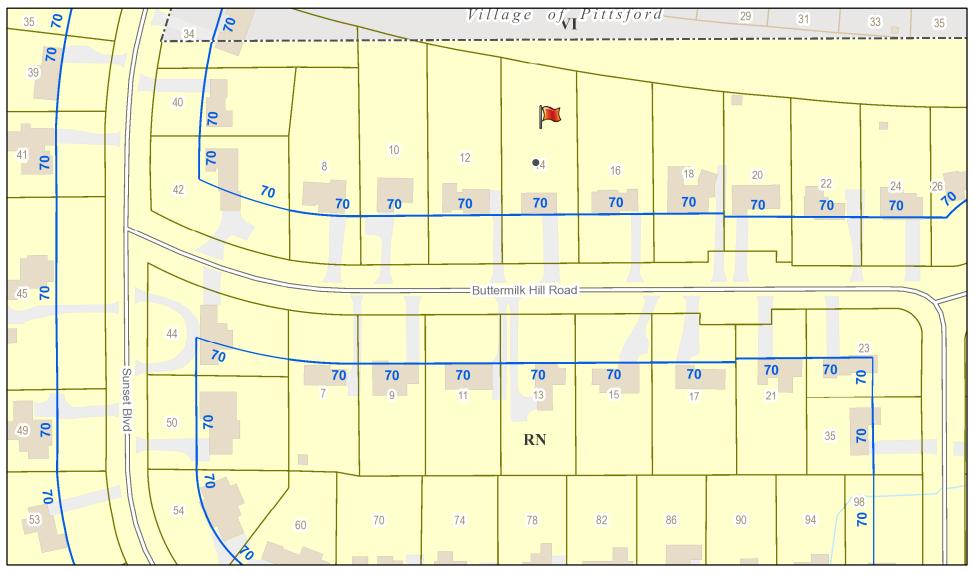
٦,		
<b>✓</b>	Residential Design Review §185-205 (B)	Build to Line Adjustment §185-17 (B) (2)
	Commercial Design Review §185-205 (B)	Building Height Above 30 Feet §185-17 (M)
	Signage §185-205 (C)	Corner Lot Orientation §185-17 (K) (3)
	Certificate of Appropriateness §185-197	Flag Lot Building Line Location §185-17 (L) (1) (c)
	Landmark Designation §185-195 (2)	Undeveloped Flag Lot Requirements §185-17 (L) (2)
	Informal Review	

**Project Description:** Applicant is requesting design review for the addition of a family room, laundry room and deck addition. The family room addition will be approximately 576 square feet, the laundry room will be approximately 100 square feet and the deck will be approximately 480 square feet. All additions will be to the rear of the home. The deck is not subject to review but was added to this application for reference purposes.

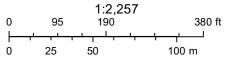
Meeting Date: August 13, 2020



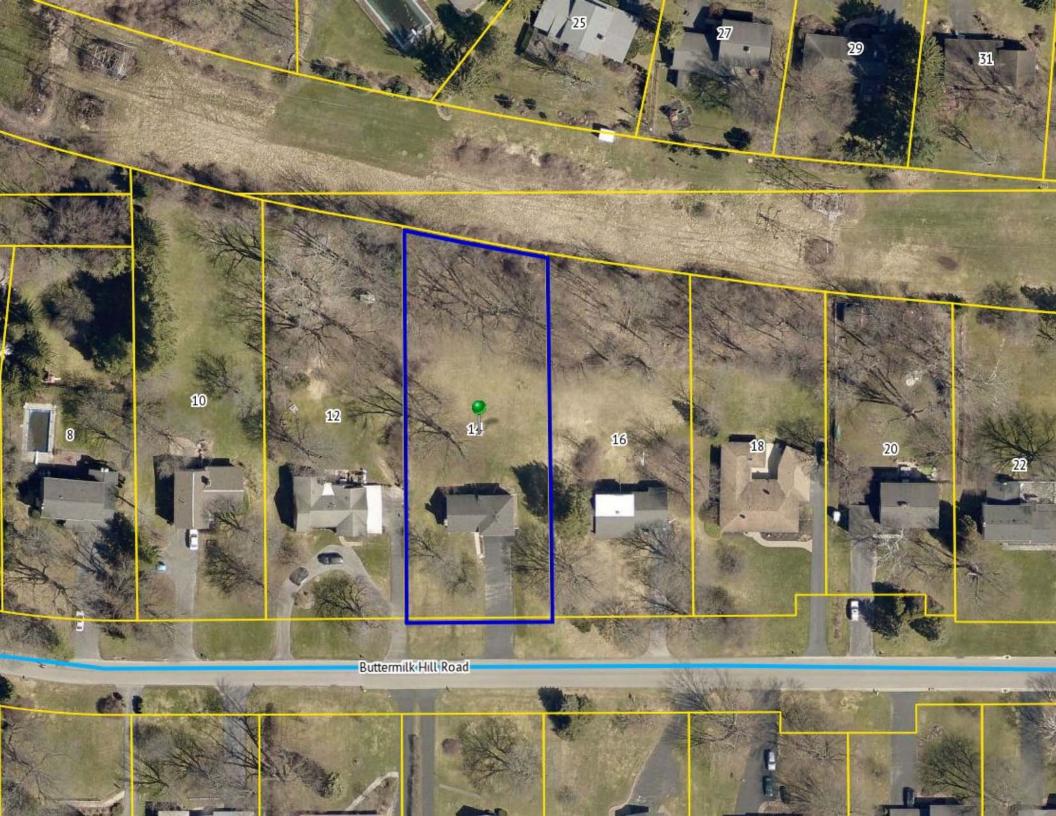
## RN Residential Neighborhood Zoning



Printed August 5, 2020



Town of Pittsford GIS



# GENERAL SPECIFICATION NOTES

1)	SPECIFICATIONS:	REFER TO THE PROJECT SPECIFICATIONS FOR DETAILED REQUIREMENTS FOR MATERIAL AND WORKMANSHIP.	
2)	BUILDING CODE:	BUILDING CODE OF NEW YORK STATE, LATEST EDITION.	
3)	CONSTRUCTION LOADING:	DURING CONSTRUCTION, THE GENERAL CONTRACTOR SHALL LIMIT AND CONTROL CONSTRUCTION LOADING, INCLUDING BUT NOT LIMITED TO: MATERIAL STOCKPILING AND CONSTRUCTION EQUIPMENT TO PRECLUDE OVERSTRESSING, CONSTRUCTION LIVE LOAD IN EXCESS OF 20 PSF, OR DAMAGE TO ANY STRUCTURAL ELEMENT.	
4)	COORDINATION	THE CONTRACTOR SHALL COORDINATE ALL STRUCTURAL WORK WITH THE ARCHITECTURAL, ELECTRICAL AND MECHANICAL DRAWINGS AND SPECIFICATIONS.	
5)	EXISTING CONDITIONS:	THE INFORMATION SHOWN ON THESE DOCUMENTS IS THE BESTREPRESENTATION OF EXISTING CONDITIONS AVAILABLE TO THE ENGINEER. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY AND BRING TO ENGINEER'S AND CONSTRUCTION MANAGER'S ATTENTION PRIOR TO COMMENCING WORK.	
6)	EXISTING STRUCTURES:	ALL EXISTING STRUCTURES ADJACENT TO NEW WORK ARE TO BE ADEQUATELY PROTECTED AND/OR SUPPORTED DURING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING ANY NEW OR EXISTING CONSTRUCTION DAMAGED WHILE WORK IS IN PROGRESS.	
DES	SIGN CRITERIA:		
1) 2)	LIVE LOADS: FLOOR LIVE LOADS:	20 PSF 40PSF	
3)	DEAD LOADS:	ALL PERMANENT STATIONARY CONSTRUCTION 15PSF.	
4)	SNOW LOAD:	GROUND SNOW (Pg):       40 PSF         FLAT ROOF (Pf):       28 PSF         SLOPED ROOF (Ps):       21 PSF         EXPOSURE FACTOR (CE):       1.0         THERMAL FACTOR (Ct):       1.0         IMPORTANCE FACTOR (IS):       1.0	
5)	WIND LOADS*:	BASIC WIND SPEED (V):	
	* WIND LOADS ARE DROVIDED FOR	THE TYPICAL "EIELD" CLIDEACES OF THE MAIN WIND EODOS DESISTING SYSTEM	

\* WIND LOADS ARE PROVIDED FOR THE TYPICAL "FIELD" SURFACES OF THE MAIN WIND FORCE RESISTING SYSTEM (MWFRS) AND FOR COMPONENTS AND CLADDING. INCREASED WIND PRESSURES AT EDGES, OVERHANGS, AND OTHER SURFACES ARE AS DEFINED IN ASCE 7-05 "MINIMUM DESIGN LOADS FOR BUILDINGS AND OTHER STRUCTURES".

## **GENERAL CONSTRUCTION NOTES:**

**GENERAL NOTES:** 

- 1. CONSTRUCTION SHALL CONFORM TO THE BUILDING CODE OF NEW YORK STATE, 2010.
- 2. COMPLY WITH ALL LOCAL, STATE AND FEDERAL CODES AND REGULATIONS. 3. CONTRACTOR IS RESPONSIBLE FOR ALL MATERIALS, CONSTRUCTION
- METHODS, AND CRAFTSMANSHIP. 4. CONTRACTOR TO VERIFY ALL REQUIREMENTS, NOTES AND DIMENSIONS
- PRIOR TO THE START OF CONSTRUCTION.
- 5. CONTRACTOR SHALL ASSUME ALL RESPONSIBILITY FOR CHANGES TO THESE
- DRAWINGS AND SPECIFICATIONS. 6. FINISH MATERIAL SELECTION BY OWNER.
- 7. CONTRACTOR TO PROVIDE SOLID BLOCKING IN WALLS FOR INSTALLATION OF ALL ACCESSORIES.
- 8. DUE TO REVISIONS MADE DURING THE DEVELOPMENT OF THESE DRAWINGS,
- THEY MAY NOT REFLECT THE DIMENSIONS NOTED. DO NOT SCALE DRAWINGS. 9. BACKFILL BELOW SLABS ON GRADE SHALL BE WELL GRADED SAND AND GRAVEL OR CRUSHER RUN STONE, HAVING A MAXIMUM SIZE OF 3 INCHES AND
- NO MORE THAN 10% PASSING THE #200 SIEVE. BACKFILL SHALL BE PLACED IN 6 TO 8 INCH LIFTS. EACH LIFT SHALL BE COMPACTED TO AT LEAST 95% OF MAXIMUM DENSITY AS DETERMINED BY THE MODIFIED PROCTOR METHOD.

- 1) THE FOUNDATION DESIGN FOR THIS STRUCTURE IS BASED ON ALLOWABLE SOIL BEARING PRESSURE =
- 2) FOUNDATIONS SHALL BEAR ON SOUND, NATIVE SOIL OR SELECT IMPORTED STRUCTURAL FILL ALLOWABLE BEARING PRESSURE AS NOTED ABOVE. 3) TAKE ALL NECESSARY PRECAUTIONS WHEN EXCAVATING OR DRILLING ADJACENT TO EXISTING
- STRUCTURES TO AVOID DISTURBING EXISTING FOUNDATIONS. DO NOT EXCAVATE BELOW EXISTING FOUNDATIONS. CONTACT THE ENGINEER IF EXISTING CONDITIONS DIFFER FROM THOSE SHOWN ON THE 4) ALL EXCAVATIONS SHALL FULLY CONFORM TO ALL LOCAL, STATE AND FEDERAL SAFETY REGULATIONS.
- 5) DO NOT BACKFILL AGAINST CONCRETE ELEMENTS UNTIL PLACED CONCRETE HAS REACHED A
- COMPRESSIVE STRENGTH OF 3000 PSI.
- 6) BACKFILL BOTH SIDES OF FOUNDATION WALLS IN EQUAL, ALTERNATE LIFTS IN ORDER TO AVOID IMPOSING EXCESSIVE UNBALANCED LATERAL PRESSURE ON THE WALLS.

- 1) REFER TO THE PROJECT SPECIFICATIONS FOR DETAILED REQUIREMENTS FOR MIX DESIGN AND SUBMITTALS.
- 2) PROVIDE THE FOLLOWING MINIMUM CONCRETE COVER: a. CONCRETE PLACED AGAINST EARTH: 3 IN.
- b. ALL OTHER CONCRETE:
- 4) ALL CONCRETE WORK, CONSTRUCTION, AND REINFORCING DETAILS SHALL CONFORM TO THE "BUILDING CODE OF NEW YORK STATE, LATEST EDITION.
- 5) ALL REINFORCING STEEL SHALL BE DETAILED, FABRICATED AND PLACED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS.
- 6) ALL REINFORCING BARS SHALL CONFORM TO ASTM A615 GRADE 60.
- 7) ALL REINFORCING SHALL BE LAPPED OR EMBEDDED IN ACCORDANCE WITH ACI 318, UNLESS OTHERWISE
- 8) PROVIDE CORNER BARS TO MATCH ALL HORIZONTAL REINFORCING AT CORNERS OR INTERSECTIONS.
- 9) SUBMIT SHOP DRAWINGS FOR REINFORCING (INCLUDING ALL NECESSARY ACCESSORIES TO HOLD REINFORCING SECURELY IN PLACE), FOR REVIEW AND APPROVAL.

- 10) ALL FOUNDATION EXCAVATIONS ARE SUBJECT TO APPROVAL BY THE TESTING AGENCY BEFORE ANY
- 11) ALL FORMS AND REINFORCING STEEL IN PLACE SHALL BE APPROVED BY THE TESTING AGENCY BEFORE ANY CONCRETE IS PLACED.
- 12) FOUNDATIONS SHALL NOT BE PLACED IN WATER, ON FROZEN GROUND OR EXPOSED TO WEATHER. 13) FURNISH AND INSTALL WATERSTOPS AT ALL HORIZONTAL AND VERTICAL JOINTS IN FOOTINGS AND

1) MASONRY CONSTRUCTION SHALL CONFORM TO THE LATEST EDITION OF THE "BUILDING CODE

FOUNDATION WALLS ADJACENT TO EXISTING FOUNDATION WALLS AND FOOTINGS.

- REQUIREMENTS FOR CONCRETE MASONRY STRUCTURES" (ACI-530). 2) ALL CONCRETE BLOCK SHALL CONFORM TO ASTM-C90 GRADE N1 WITH F'm = 2800 PSI UNLESS NOTED OTHERWISE. SEE SPECIFICATIONS.
- 3) MAINTAIN A MINIMUM OF 1/2" CLEARANCE BETWEEN REINFORCING BARS AND MASONRY. GROUT SHALL BE PLACED IN LIFTS NOT TO EXCEED 4'-0".
- 4) REINFORCING STEEL SHALL CONFORM TO ASTM A615, GRADE 60. REINFORCING BARS MARKED "CONTINUOUS" SHALL BE LAPPED PER ACI 530. CONSTRUCT LAP SPLICES AND EMBEDMENT LENGTHS PER ACI 530. PROVIDE #5 BARS UNLESS NOTED OTHERWISE.

- 1. WOOD CONSTRUCTION SHALL CONFORM TO THE LATEST EDITION OF THE NATIONAL FOREST PRODUCTS ASSOCIATION'S (NFPA) NATIONAL DESIGN SPECIFICATIONS (NDS)
- AND CHAPTER 23 OF THE NYS BUILDING CODE. 2. MINIMUM DESIGN VALUES SHALL BE AS FOLLOWS (UNLESS NOTED OTHERWISE ON

### **DIMENSION LUMBER** #2 HEM-FIR HEM-FIR SELECT STR

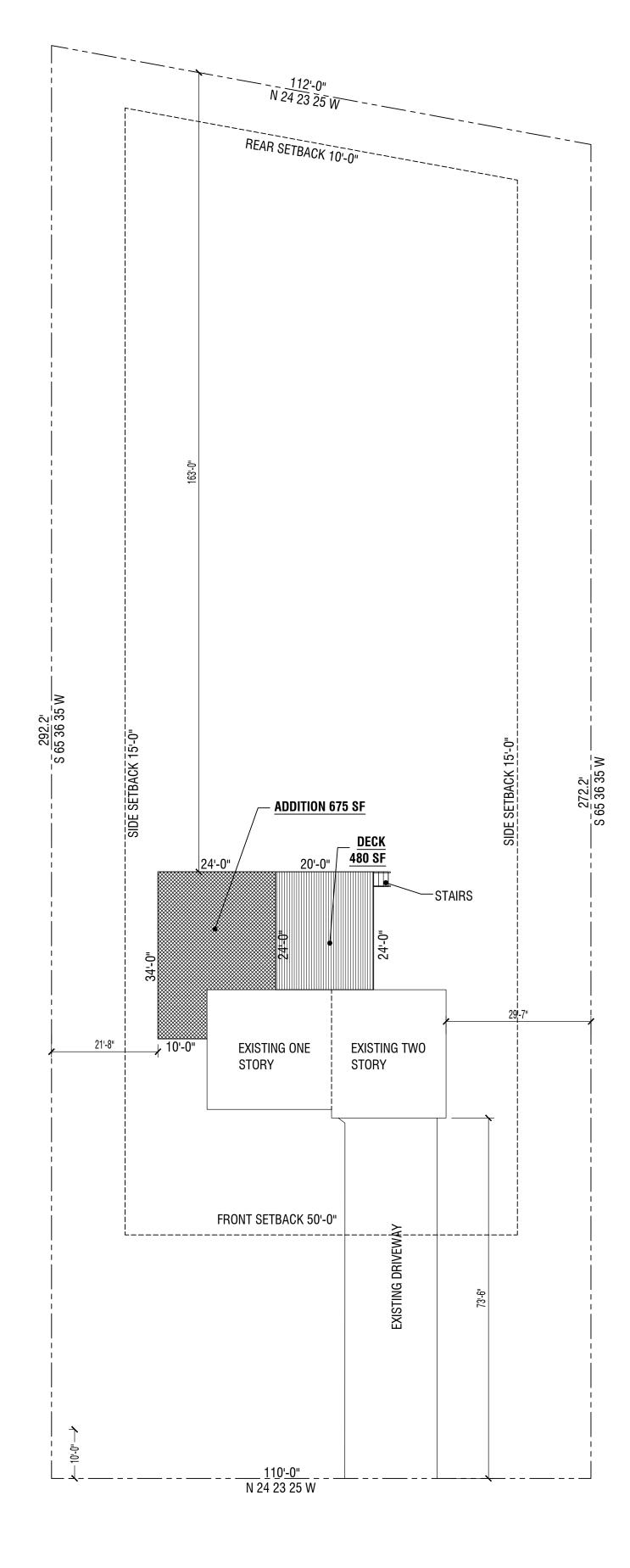
- Fb = 850 psiFb = 1200 psiFv = 150 psiFc = 975 psiE = 1,300 ksiE = 1,300 ksi
- Fb = 2.950 psiFc = 3,200 psiFv = 290 psi
- E = 2,000 ksi3. WOOD IN CONTACT WITH MASONRY, CONCRETE OR EARTH, OR WITHIN 1'-0" OF GRADE OR EXPOSED TO THE EXTERIOR SHALL BE PRESSURE PRESERVATIVE
- 4. CONTRACTOR SHALL PROVIDE ALL CONNECTION DETAILS FOR REVIEW PRIOR TO CONSTRUCTION. CONTRACTOR SHALL SUBMIT ENGINEERING DATA FOR ALL CONNECTORS AND CONNECTIONS NOT SHOWN ON THE DRAWINGS. CONTRACTOR SHALL USE SIMPSON STRONG-TIE FASTENERS IN ALL STRONG-TIE CONNECTIONS IN ACCORDANCE WITH SIMPSON'S WRITTEN SPECIFICATIONS.
- 5. FRAMING ANCHORS AND MISCELLANEOUS METAL DEVICES FOR ALL FRAMING SHALL BE GALVANIZED STEEL OF AT LEAST 16 GAGE THICKNESS (G90 FOR INTERIOR APPLICATION, G185 OR STAINLESS STEEL FOR EXTERIOR). INSTALL IN STRICT ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS. USE FASTENERS AND FASTENING METHODS RECOMMENDED BY THE MANUFACTURER. EXTERIOR EXPOSED ANCHORS AND ANCHORS IN CONTACT WITH PRESSURE TREATED WOOD TO BE STAINLESS OR GALVANIZED (G185).
- 6. BUILT-UP FRAMING MEMBERS SHALL BE FASTENED IN ACCORDANCE WITH NDS
- 7. NOTCHES, COPES, AND HOLES IN WOOD MEMBERS ARE NOT PERMITTED UNLESS MEMBERS SHALL BE IN ACCORDANCE AND APPROVED BY THE MANUFACTURER.
- 8. ROOF TRUSSES, INCLUDING DESIGN, FRAMING CONNECTORS, BRACING ERECTION AND QUALITY SHALL CONFORM TO THE SPECIFICATIONS AND RECOMMENDATIONS OF NFPA AND THE TRUSS PLATE INSTITUTE (TPI). TEMPORARY AND PERMANENT BRACING SHALL BE IN STRICT ACCORDANCE WITH TPI BWT-76, BRACING WOOD TRUSSES. TRUSS MANUFACTURER'S REPRESENTATIVE SHALL BE ON SITE AS NECESSARY TO INSURE THAT TRUSSES AND BRACING IS INSTALLED PER
- MANUFACTURE'S SHOP DRAWINGS. 9. FRAMING AND SPACING SHOWN ON THE PLANS IS APPROXIMATE. FINAL LAYOUT AND SPACING SHALL BE DETERMINED BY THE CONTRACTOR OR ENGINEER FOR MANUFACTURED MEMBERS. FINAL FRAMING LAYOUT SHALL BE COORDINATED WITH ALL OPENINGS AND
- PENETRATIONS WITH TRADES REQUIRING THEM.
- 10. SHEATHING SHALL BE RATED AS FOLLOWS:
- a) WALL: APA RATED 24" O.C. EXPOSURE I (7/16" MIN. THICKNESS) b) FLOOR: APA RATED 24/16, EXPOSURE I (3/4" MIN. THICKNESS)
- c) ROOF: APA RATED 48/24, EXPOSURE I (5/8" MIN. THICKNESS)
- 11. SHEATHING SHALL BE CONTINUOUS OVER TWO OR MORE SUPPORTS. FLOOR AND ROOF SHEATHING SHALL BE ORIENTED WITH THE STRENGTH AXIS PERPENDICULAR TO THE SUPPORTS. WALL SHEATHING CAN BE ORIENTED PERPENDICULAR OR
- 12. WALL SHEATHING SHALL HAVE 2X BLOCKING OR FRAMING MEMBERS BEHIND ALL
- 13. UNLESS NOTED OTHERWISE, THE MINIMUM FASTENING FOR SHEATHING SHALL BE
- AS FOLLOWS: a) WALL: 8d NAILS @ 6" (EDGE) & 12" (FIELD)
- b) FLOOR: GLUED AND 10d NAILS @ 6" O.C. (PANEL EDGES) AND 12" O.C. (FIELD) c) ROOF: 10d NAILS@ 6" O.C. (PANEL EDGES) AND 12" O.C. (FIELD)
- d) GWB: #6 1 1/4" SCREWS AT 8" (EDGE) AND 12" (FIELD). 14. SUBMIT DESIGN CALCULATIONS AND SHOP DRAWINGS FOR ALL ENGINEERED TRUSSES AND TRUSS CONNECTORS, PREPARED AND SEALED BY A PROFESSIONAL

ENGINEER LICENSED IN THE STATE OF NEW YORK, TO THE ARCHITECT FOR REVIEW

15. TRUSS DESIGNER RESPONSIBLE FOR INCLUDING ANY ADDITIONAL LOADING DUE TO SLIDING OR DRIFTING SNOW

BEFORE CONSTRUCTION.

- 1) ALL PREFABRICATED ITEMS SHALL BE MANUFACTURED BY APPROVED AND CERTIFIED SHOPS. 2) SPECIAL INSPECTIONS WILL BE REQUIRED FOR THIS PROJECT. THE CONTRACTOR SHALL COORDINATE ALL
- WORK WITH THE OWNER'S TESTING AND SPECIAL INSPECTION REPRESENTATIVES. 3) REFER TO SCHEDULE OF STRUCTURAL SPECIAL INSPECTIONS IN SPECIFICATIONS FOR ADDITIONAL





# IRELAND RESIDENCE

# PERMIT SET

14 BUTTERMILK HILL ROAD PITTSFORD NY 14534

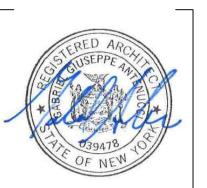
# DRAWING INDEX

<u> </u>	
Sheet Number	Sheet Title
ARCHITECT	
G-000	COVER SHEET /SITE PLAN
A-100	FOUNDATION & FLOOR PLANS
A-101	ROOF PLAN
A-200	EXTERIOR ELEVATIONS
A-301	BUILDING SECTION

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED ARCHITECT OR PROFESSIONAL ENGINEER 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 A SPECIFIC DESCRIPTION OF THE ALTERATIONS WHICH



ARCHITECTURAL PLANS AND SPECIFICATIONS HAVE BEEN PREPARED BY OR UNDER THE DIRECTION OF THE UNDERSIGNED AND TO THE BEST OF THE UNDERSIGNED'S KNOWLEDGE, INFORMATION AND BELIEF MEET THE REQUIREMENTS. OF THE NEW YORK STATE UNIFORM FIRE PREVENTION AND BUILDING CODES. THE STATE ENERGY CONSERVATION CODE, NATIONAL ELECTRICAL CODE, AND INDUSTRIAL CODE RULE 56 AND THE CONSTRUCTION STANDARDS OF THE



- 1. DESIGN AND CONSTRUCTION SHALL CONFORM TO THE `NEW YORK STATE UNIFORM FIRE PREVENTION AND BUILDING CODE' ALONG WITH THE NEW YORK STATE ENERGY CODE. LATEST REVISION AND ANY OTHER CODES GOVERNED BY THE JURISDICTION IN WHICH THIS PROJECT IS BEING CONSTRUCTED.
- 2. CONTRACTOR IS TO COMPLY WITH ALL LOCAL, STATE AND FEDERAL CODES AND REGULATIONS.
- 3. CONTRACTORS ARE RESPONSIBLE FOR ALL MATERIALS, CONSTRUCTION METHODS AND
- ONTRACTORS ARE RESPONSIBLE FOR COORDINATING WORK WITH OTHER TRADES WHEREVER THEY OVERLAP. HOROUGHLY COORDINATE WORK WITH OTHER TRADES AND DETERMINE EXACT ROUTE AND LOCATION OF UTILITIES, MATERIALS AND EQUIPMENT BEFORE FABRICATION AND INSTALLATION.
- 5. ALL NEW WORK SHALL BE PLUMB, LEVEL AND SQUARE.
- CONTRACTOR SHALL ASSUME ALL RESPONSIBILITY FOR CHANGES TO THESE DRAWINGS AND
- 7. CONTRACTOR SHALL PROVIDE ADEQUATE SUPPORT OF EXISTING LOAD BEARING WALLS AND PARTITIONS DURING CONSTRUCTION.
- NON-MASONRY DIMENSIONING IS TO FACE OF PARTITIONS OR WALLS AND ALL CONCRETE DIMENSIONING IS FACE TO FACE OF WALL. 9. PROVIDE CONCEALED BLOCKING IN ALL STUD PARTITIONS AND WALLS BEHIND SURFACE FOR

UNLESS OTHERWISE NOTED, ALL MASONRY DIMENSIONS ARE NOMINAL TO FACE OF MASONRY, ALL

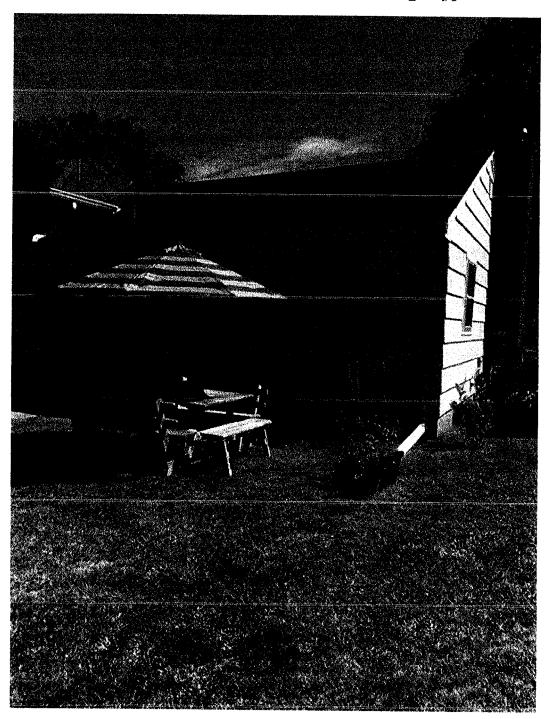
SEMI-RECESSED, FULLY RECESSED OR SURFACE-MOUNTED ACCESSORIES, AND MILLWORK FOR

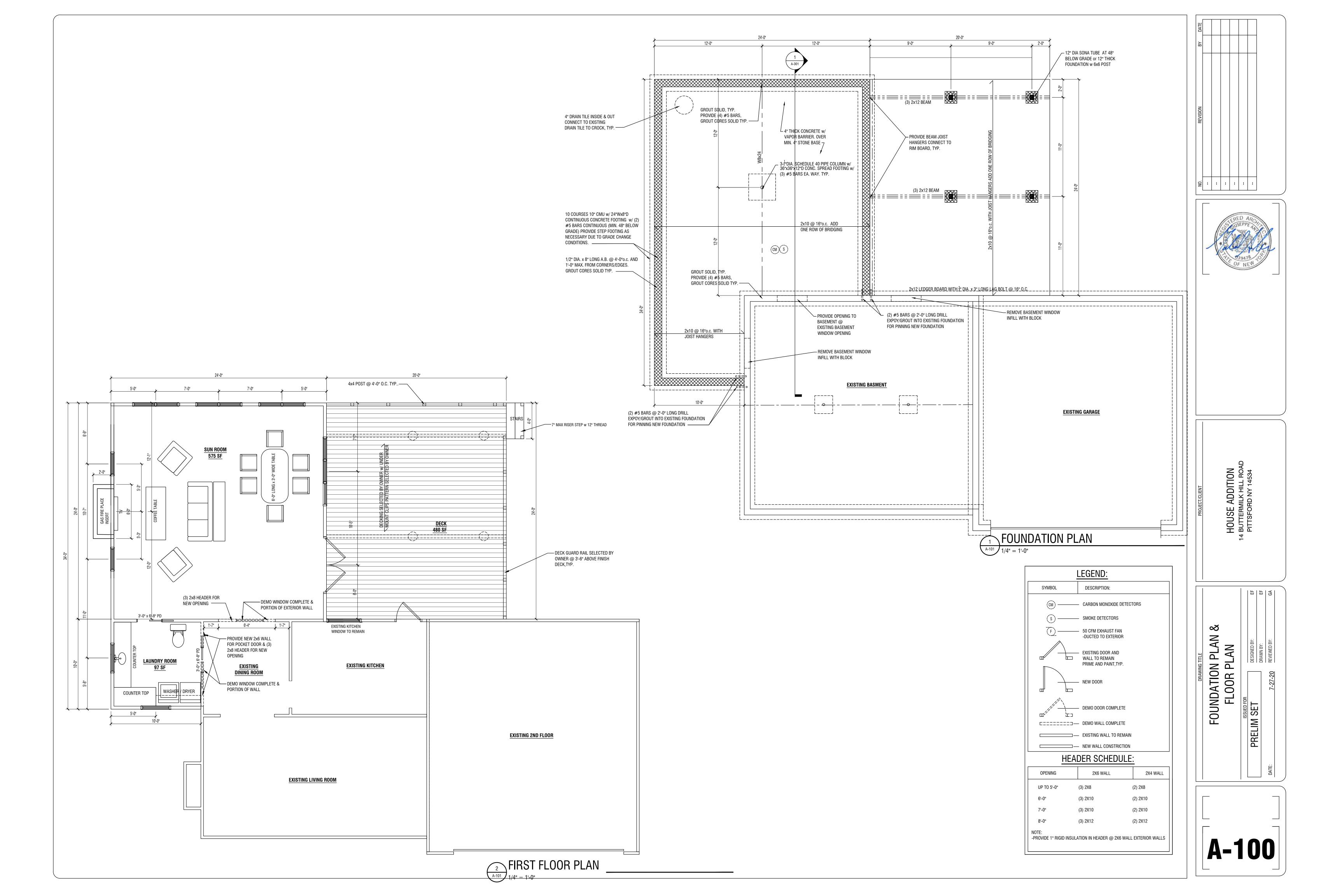
- COMPLETION OF WORK. 10. FINISHED DOOR OPENINGS SHALL BE NOMINAL 4" FROM FINISHED CORNER OF ROOM EXCEPT WHERE
- DIMENSIONED OTHERWISE. 11. SEALANT SHALL BE PROVIDED AT THE EXTERIOR PERIMETER OF ALL WINDOWS, DOOR FRAMES,
- LOUVERS OR OTHER ITEMS INSERTED IN AN EXTERIOR WALL. 12. WOOD USED FOR BLOCKING OR OTHER PURPOSES ON OR ABOVE THE ROOF DECK, WITHIN 2'-0' OF GRADE AND OTHER LOCATIONS OUTSIDE THE BUILDING ENVELOPE WHERE EXPOSED TO THE WEATHER
- 13. INSTALL WORK AS INDICATED AND VERIFY EXACT LOCATION AND ELEVATIONS ON JOB; DO NOT DIRECTLY SCALE PLANS. CONTACT ARCHITECT IF ADDITIONAL DIMENSIONS ARE REQUIRED.

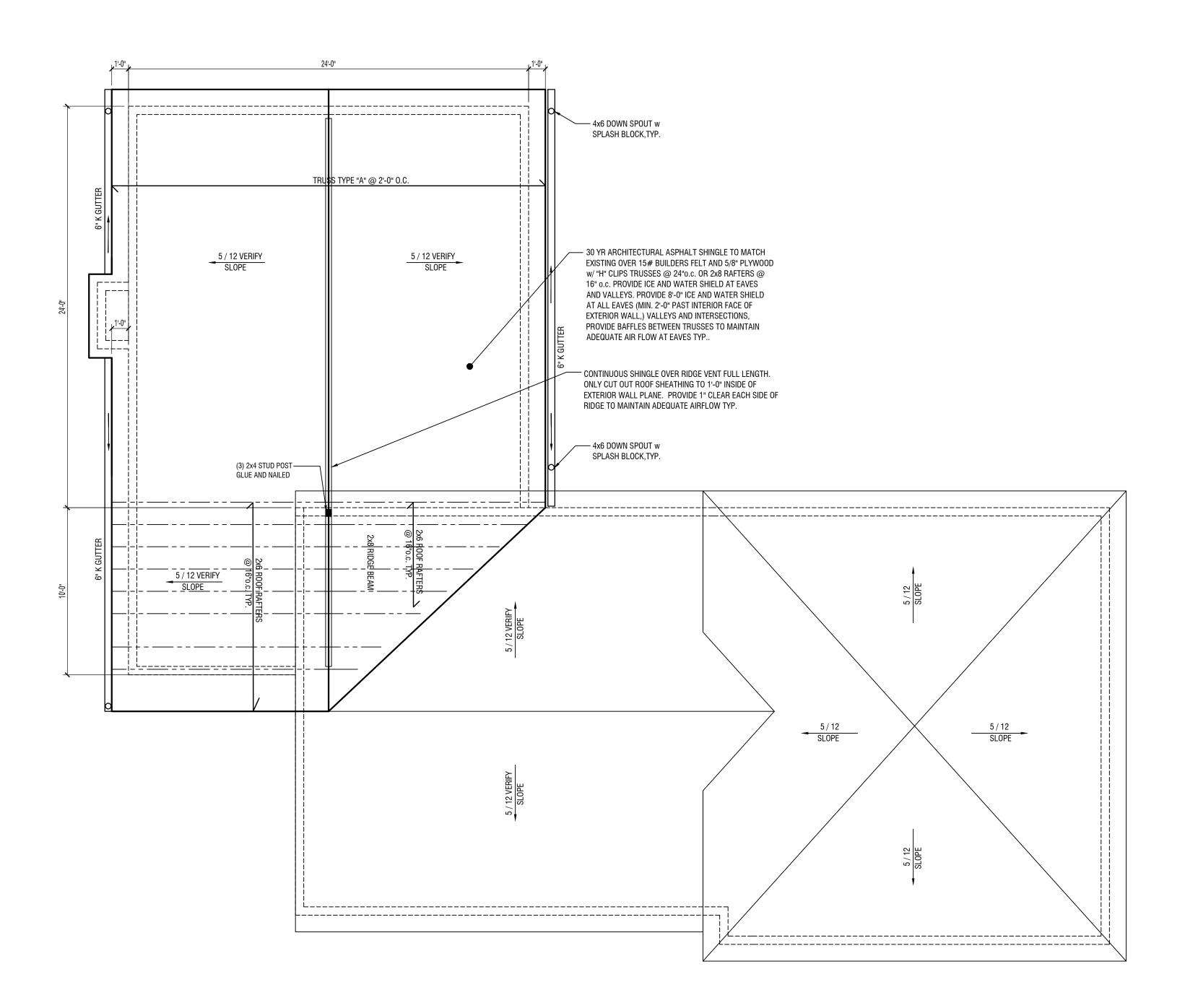
SHALL BE PRESSURE TREATED LUMBER OR PLYWOOD.

- 14. ALL DETAILS ARE SUBJECT TO CHANGE DUE TO EXISTING UNKNOWN FIELD CONDITIONS. CONTRACTOR MUST NOTIFY THE ARCHITECT AND OWNER OF SUCH ENCOUNTERED CONDITIONS IN WRITING AND RECEIVE APPROVAL PRIOR TO MODIFICATION OF DETAILS.
- 15. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS, REQUIREMENTS, NOTES, CODES AND DIMENSIONS PRIOR TO THE START OF CONSTRUCTION, ORDERING MATERIAL OR DOING WORK. NO EXTRA COMPENSATION OR CHARGES WILL BE ACCEPTED DUE TO DIFFERENCES BETWEEN THE ACTUAL MEASUREMENTS INDICATED ON THE PLAN.
- 16. THESE DOCUMENTS DO NOT PURPORT TO SHOW ALL ITEMS AND PROCEDURES REQUIRED FOR A COMPLETE INSTALLATION AND COMPLETION. THE INTENT IS TO INDICATE THE GENERAL SCOPE OF THE PROJECT IN TERMS OF THE GENERAL ARCHITECTURAL DESIGN CONCEPT, THE LOCATION/DIMENSIONS OF THE CONSTRUCTION AND MAJOR ARCHITECTURAL ELEMENTS OF CONSTRUCTION.
- 17. DESIGN OF ELECTRICAL WORK TO BE COMPLETED IN ACCORDANCE WITH THE NFPA 70 NATIONAL ELECTRIC CODE AND THE NEW YORK STATE BUILDING CODE. LATEST REVISIONS AND ANY OTHER CODES GOVERNED BY THE JURISDICTION IN WHICH THIS PROJECT IS BEING CONSTRUCTED.
- 18. ALL PLUMBING. HVAC AND SEWER/SEPTIC SYSTEM TO BE COMPLETED IN ACCORDANCE WITH THE NEW YORK STATE BUILDING CODE, LATEST REVISIONS AND ANY OTHER CODES GOVERNED BY THE JURISDICTION IN WHICH THIS PROJECT IS BEING CONSTRUCTED.

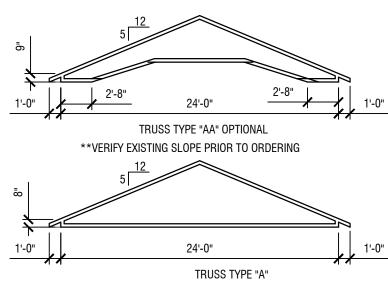
7/31/2020 IMG\_0329.jpg





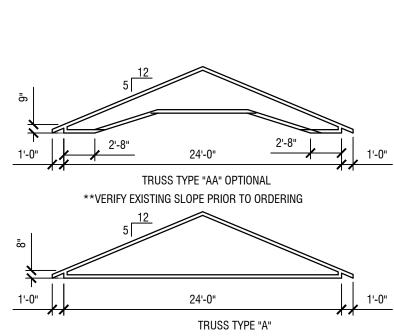






BEFORE BEGINNING FABRICATION.

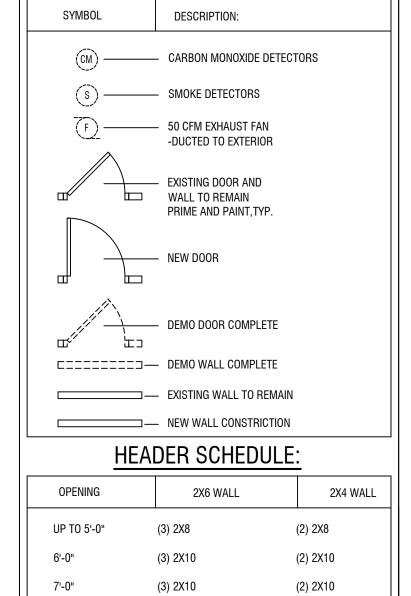
1. TRUSS PROFILE SHOWN FOR REFERENCE ONLY- -MANUFACTURER IS RESPONSIBLE FOR CHORD LAYOUT AS REQUIRED FOR DESIGN LOAD. 2. ALL TRUSSES TO BE PROVIDED WITH 12" RAISED HEEL U.O.N. 3. PROVIDE TRUSS BRACING AS INDICATED BY TRUSS DESIGNER. 4. PROVIDE HURRICANE CLIPS AT ALL END BEARING CONDITIONS OF TRUSSES. 5. PROVIDE HOT DIP GALVANIZED HANGERS ("SIMPSON" OR EQUAL) AT ALL TRUSS/GIRDER TRUSS OR TRUSS/BLIND BEAM CONNECTIONS 6.TRUSS MANUFACTURER TO PROVIDE GABLE END TRUSSES. 7.ROOF TRUSSES, INCLUDING DESIGN, CONNECTIONS, BRACING ERECTION AND QUALITY SHALL CONFORM TO THE SPECIFICATIONS AND RECOMMENDATIONS OF NFPA AND THE TRUSS PLATE INSTITUTE (TPI.) TEMPORARY AND PERMANENT BRACING SHALL BE IN STRICT ACCORDANCE WITH TPI BWT-76, BRACING WOOD TRUSSES. TRUSSMANUFACTURER'S REPRESENTATIVE SHALL BE ON SITE AS NECESSARY TO ENSURE THAT TRUSSES AND BRACING IS INSTALLED PER MANUFACTURER'S SHOP DRAWINGS. 8.SUBMIT DESIGN CALCULATIONS AND SHOP DRAWINGS FOR ALL ROOF TRUSSES, PREPARED AND SEALED BY A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF NEW YORK, TO THE OWNER/ARCHITECT FOR REVIEW



HOUSE ADDITION 4 BUTTERMILK HILL ROAI PITTSFORD NY 14534

GA EF

**ROOF PLAN** 



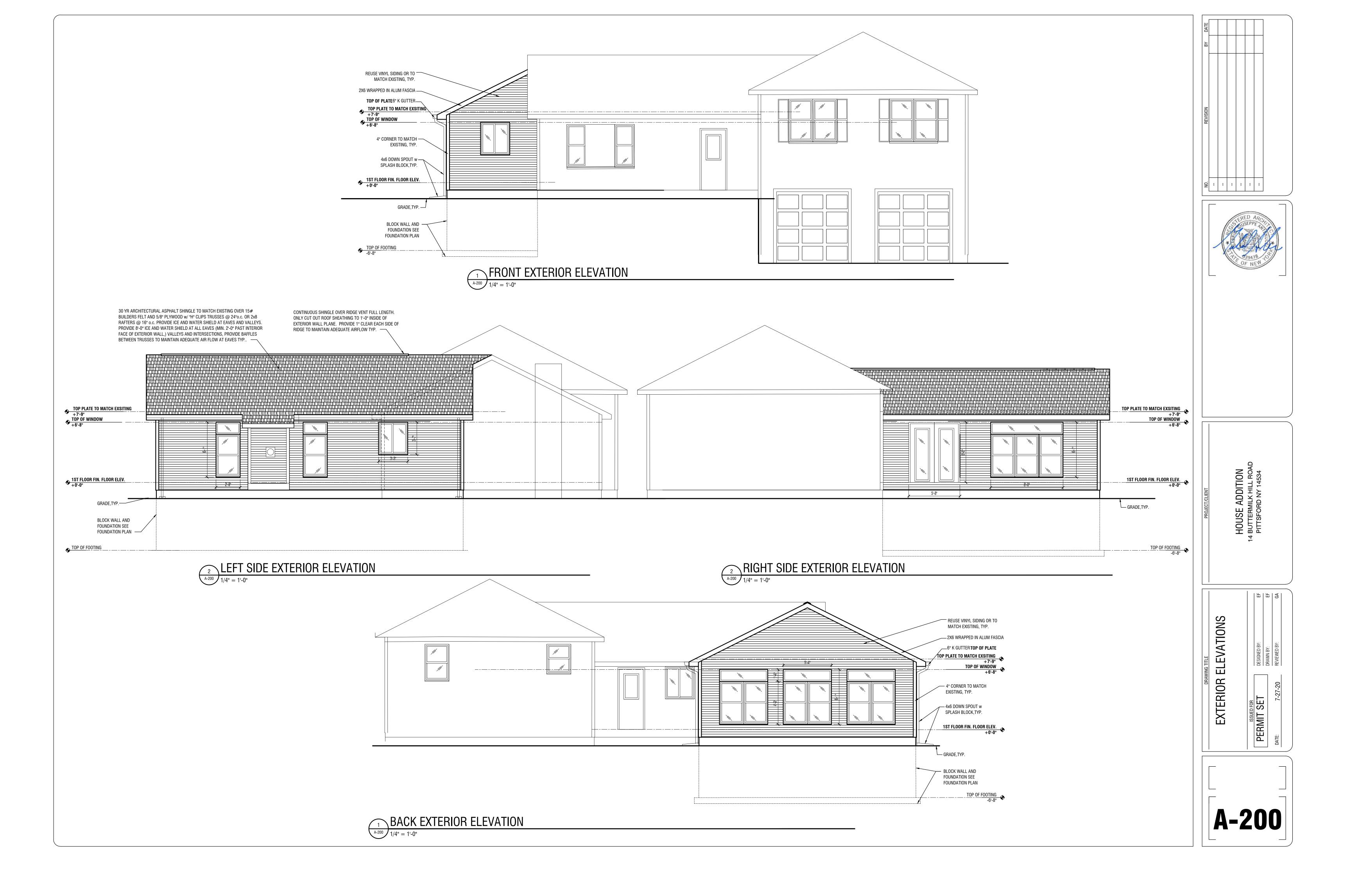
(3) 2X12

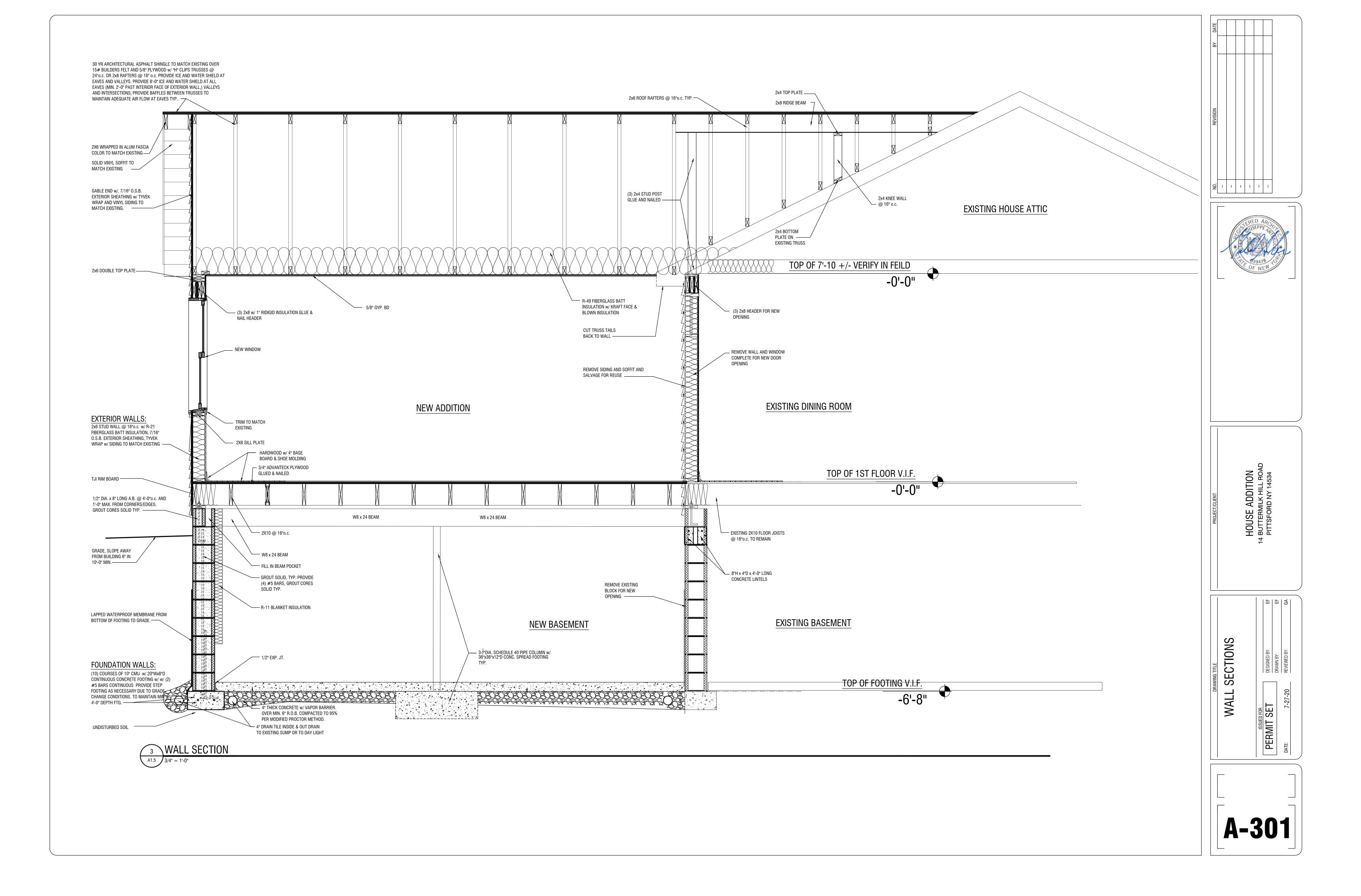
-PROVIDE 1" RIGID INSULATION IN HEADER @ 2X6 WALL EXTERIOR WALLS

(2) 2X12

8'-0"

LEGEND:

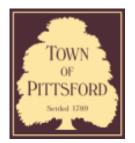












Department of Public Works 11 South Main Street Pittsford, New York 14534

Permit # B20-000108

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

## DESIGN REVIEW AND HISTORIC PRESERVATION BOARD REFERRAL OF APPLICATION

Property Address: 10 Sunrise Hill PITTSFORD, NY 14534

**Tax ID Number:** 178.03-2-93

Zoning District: RN Residential Neighborhood

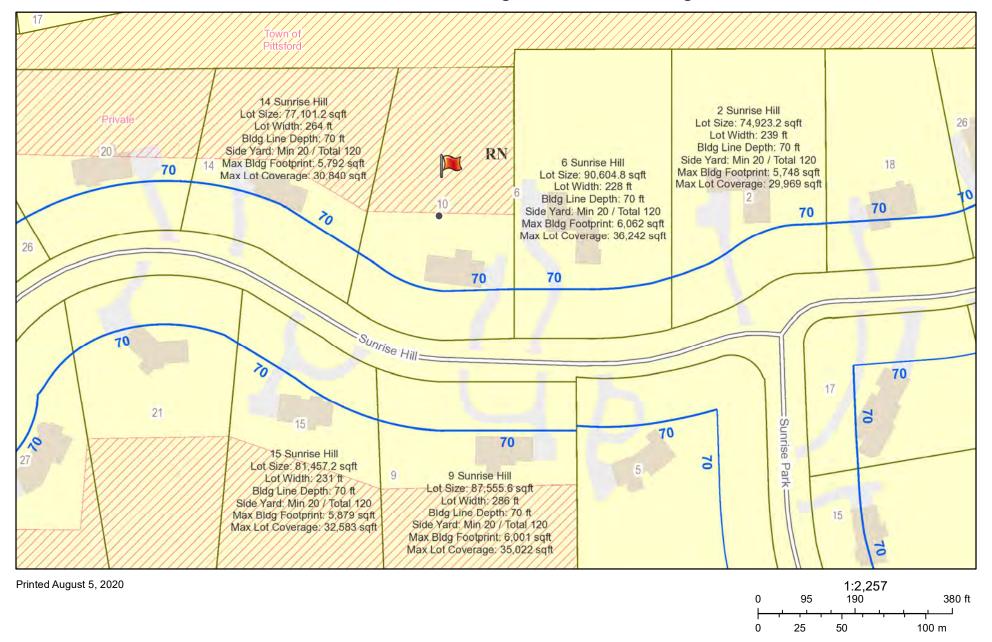
Owner: Boyce, David Applicant: Boyce, David

Αr	lge	icat	ion	Τv	pe:
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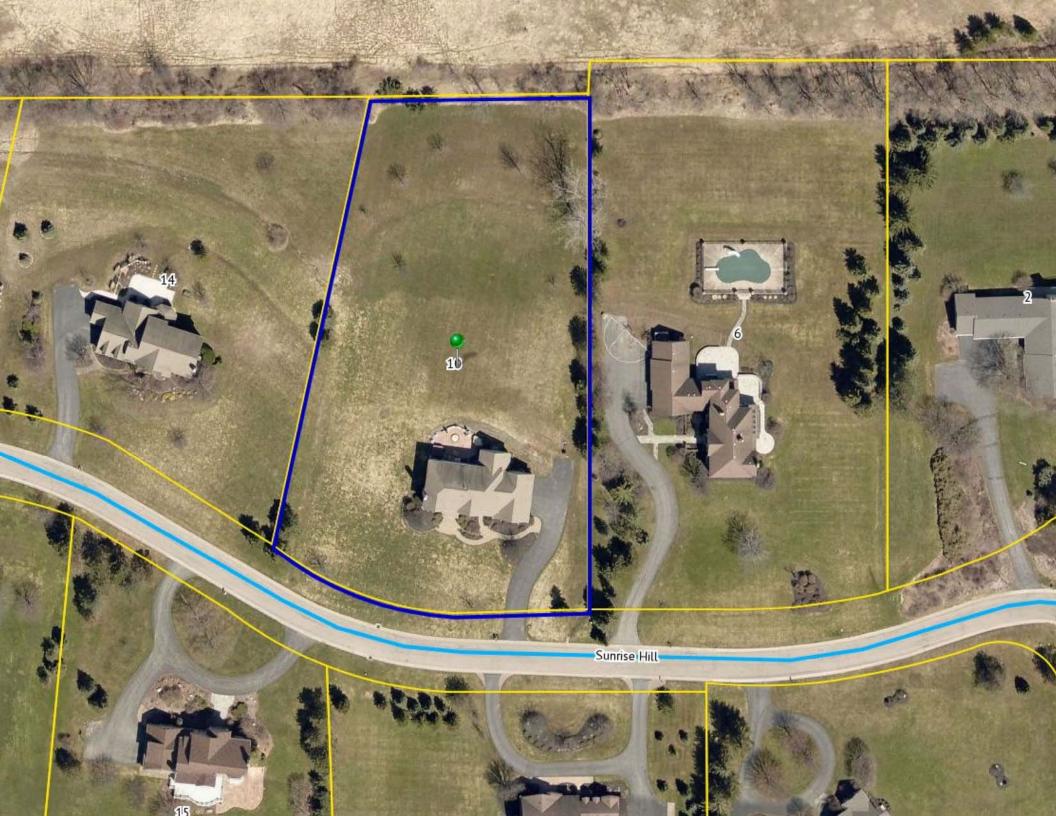
<b>'P</b> P	noanon typo.	
<b>✓</b>	Residential Design Review §185-205 (B)	Build to Line Adjustment §185-17 (B) (2)
	Commercial Design Review §185-205 (B)	Building Height Above 30 Feet §185-17 (M)
	Signage §185-205 (C)	Corner Lot Orientation §185-17 (K) (3)
	Certificate of Appropriateness §185-197	Flag Lot Building Line Location §185-17 (L) (1) (c)
	Landmark Designation §185-195 (2)	Undeveloped Flag Lot Requirements §185-17 (L) (2)
	Informal Review	

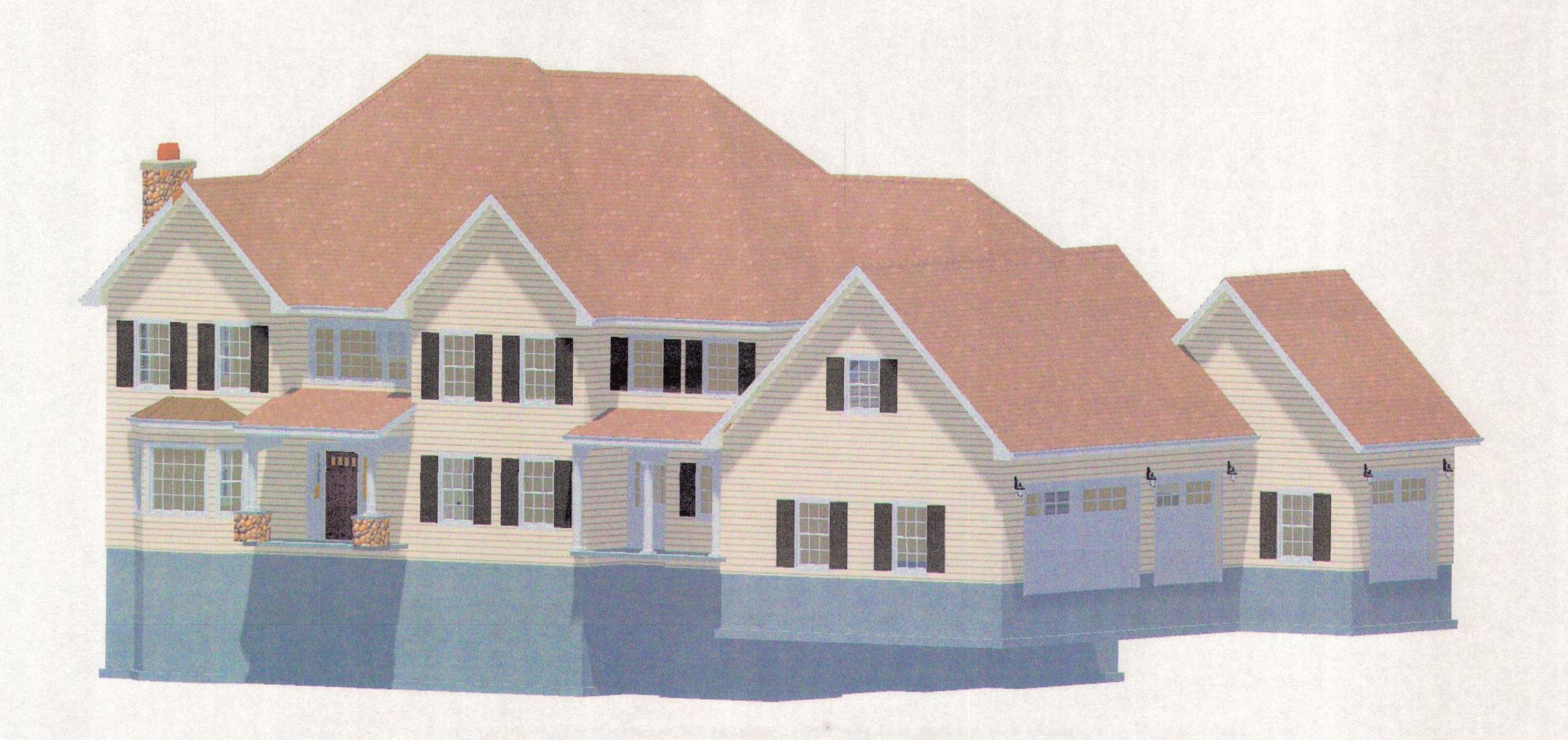
**Project Description:** Applicant is requesting design review for the addition to a garage. The addition will be approximately 294 square feet and will be located to the rear of the existing three car garage.

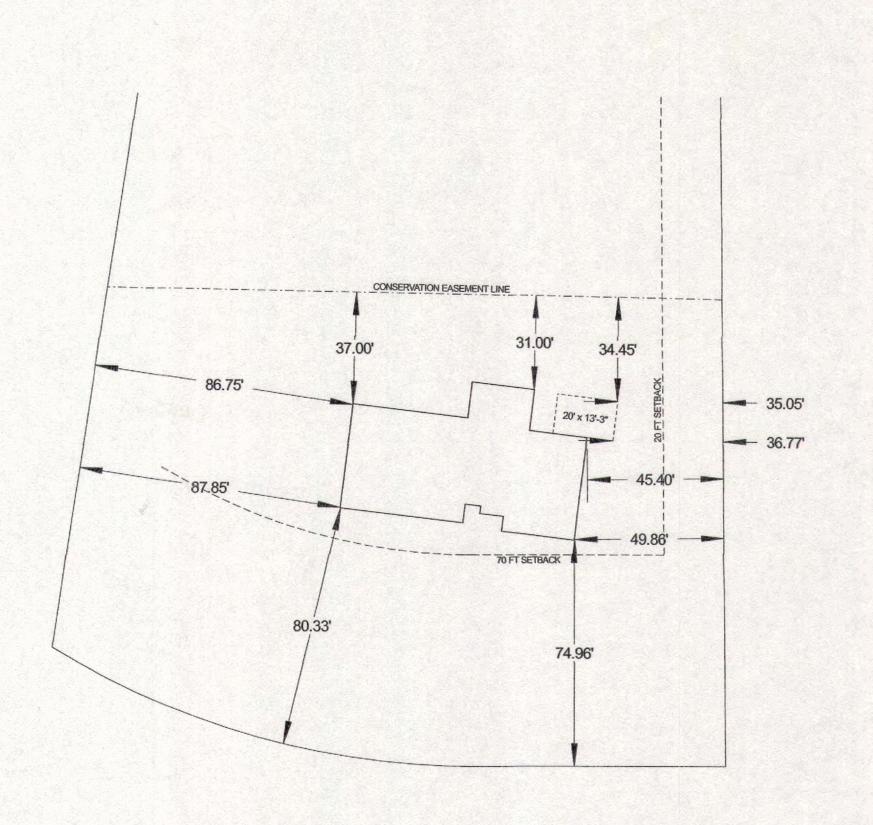




Town of Pittsford GIS







Site Plan (N.T.S.)

TYP ROOF CONSTRUCTION: - 35 YR ARCH SHINGLES TO MATCH - TITANIUM UNDERLAYMENT - ICE & WATER SHIELD (RCNYS 905.7.2.1) - 5/8" ADVANTECH SHEATHING - TRUSSES @ 24" O.C. OPTIONAL INSULATION PROVIDE ARTIFICAL LIGHTING & GFCI OUTLETS IN GARAGE TYP WALL CONSTRUCTION: - VINYL SIDING TO MATCH EXISTING (3) 16" LVL HEADER (1.9E) - TYVEK HOUSEWRAP - 7/16" OSB SHEATHING-4" CONCRETE SLAB ON GRADE - 2" × 6" STUDS @ 16" O.C. 6" COMPACTED CRUSHED STONE - DOUBLE TOP PLATE SLOPE TOWARDS DOORS OR - P.T. 2" × 6" BOTTOM PLATE PROVIDE DRAINAGE GARAGE DOOR TYP FOUNDATION: - 8" CMU FOUNDATION (MIN 5 COURSES BELOW GRADE) - 1/2" × 12" J BOLTS @ 48" O.C.-& 12" FROM CORNERS AND OPENINGS - #4 REBAR VERTICAL @ 48" O.C. - #4 DOWELS @ 48" O.C. 8" × 16" CONCRETE FOOTER (2) #4 BAR CONTINUOUS

RIDGE VENT-

Cross Section A

OF NEW CONTROL OF THE STORY OF

NUMBER DATE REVISED BY DESCRIPTIO

GARAGE

10 SUNRISE HILL PITTSFORD, NY 14534

KAWINGS PROVIDED BY:
IMOTHY J. HENS, P.E.
319 QUINLAN RD
E ROY, NY 14482
585) 297-4954

DATE:

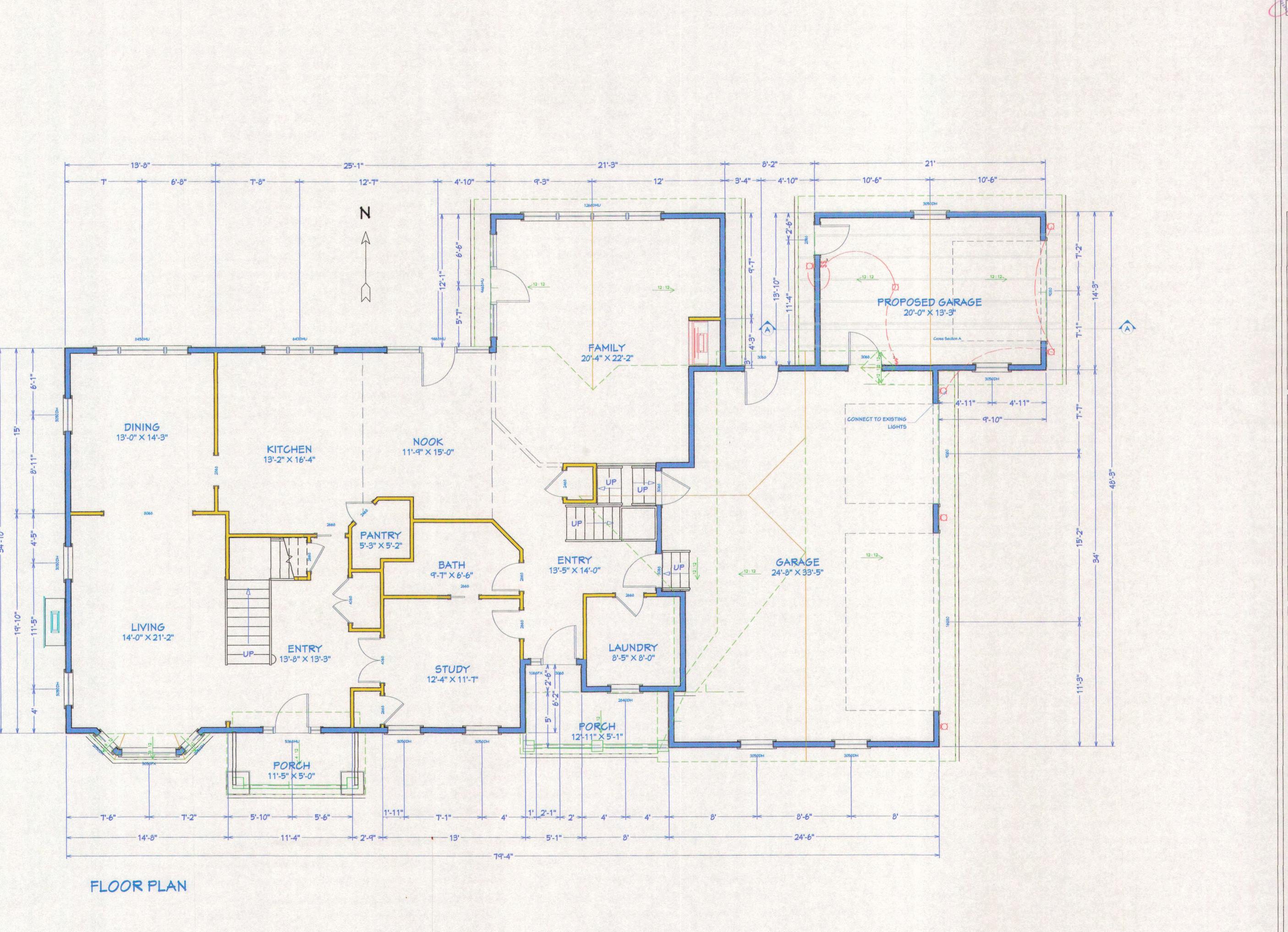
3/26/2017

SCALE:

1/4" = 1'-0"

SHEET:

A-101



OF NEW OTHY J. OF THE SERVICE OF THE

NUMBER DATE REVISED BY DESCRIPTION TABLE

NUMBER DATE REVISED BY DESCRIPTION TABLE

ADDITION

10 SUNRISE HILL PITTSFORD, NY 14534

TIMOTHY J. HENS, P.E. 7319 QUINLAN RD LE ROY, NY 14482 (585) 297-4954 timbens@rochester rr com timbens@rochester rr com

DATE: 3/26/2017

SCALE:

1/4" = 1'-0"

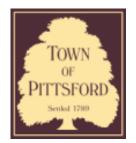
SHEET:

A-100









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

Permit # RA20-000127

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

## DESIGN REVIEW AND HISTORIC PRESERVATION BOARD REFERRAL OF APPLICATION

Property Address: 640 Mendon Center Road PITTSFORD, NY 14534

**Tax ID Number:** 191.02-1-22

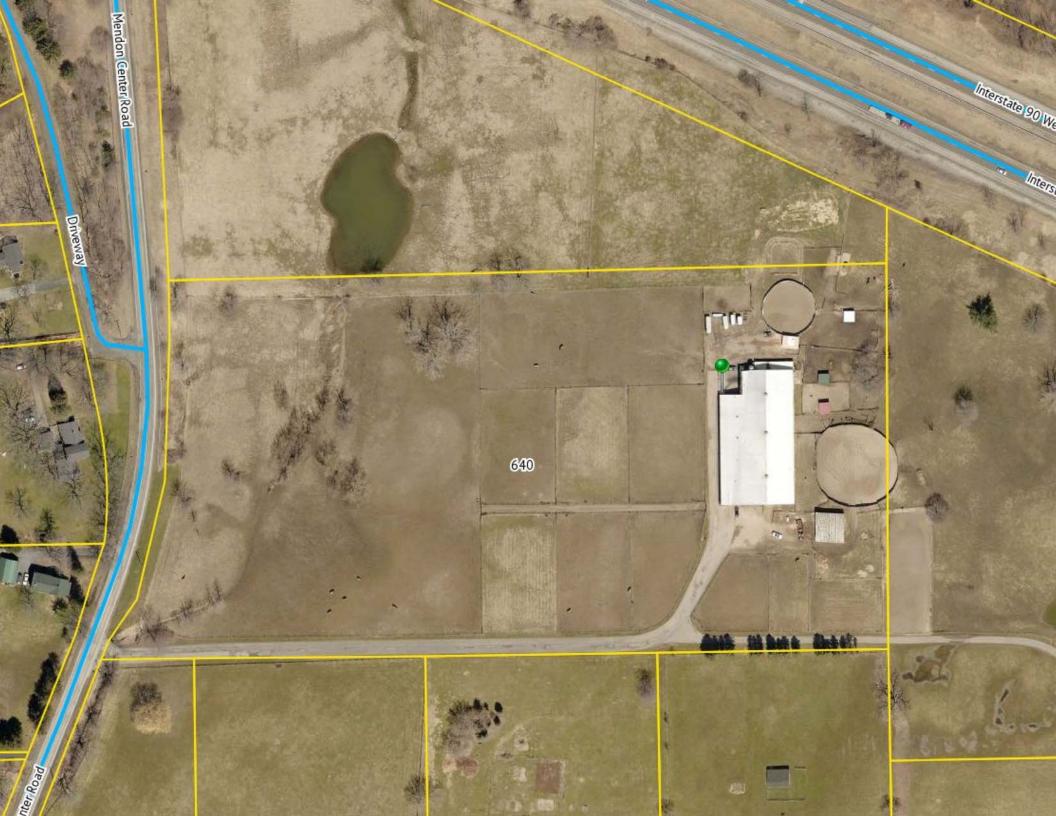
Zoning District: RRSP Rural Residential South Pittsford

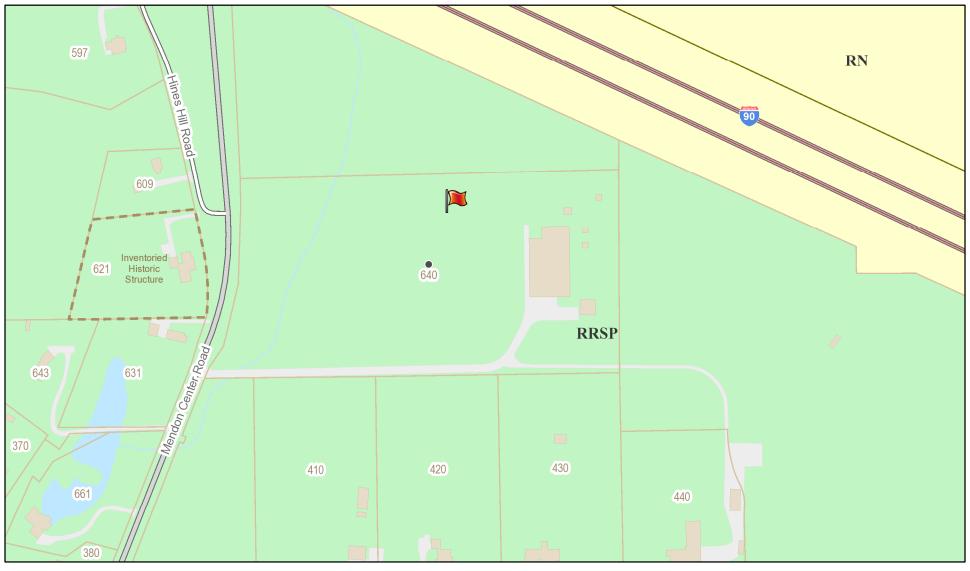
Owner: Prasad, Sunil Applicant: Prasad, Sunil

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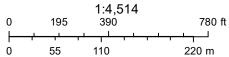
application Type:	
Residential Design Review §185-205 (B)	Build to Line Adjustment §185-17 (B) (2)
Commercial Design Review §185-205 (B)	Building Height Above 30 Feet §185-17 (M)
Signage §185-205 (C)	Corner Lot Orientation §185-17 (K) (3)
Certificate of Appropriateness §185-197	Flag Lot Building Line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

**Project Description:** Applicant is requesting design review for the construction of a barn. The barn will be approximately 4992 square feet and will be used for farming operation and storage.



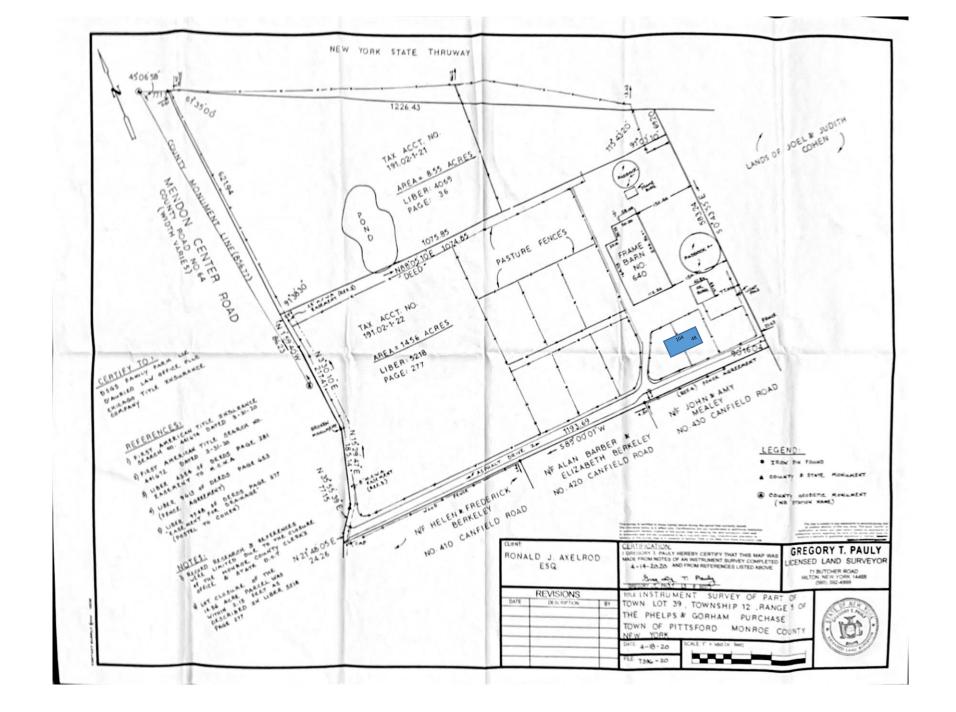


Printed August 5, 2020



Town of Pittsford GIS

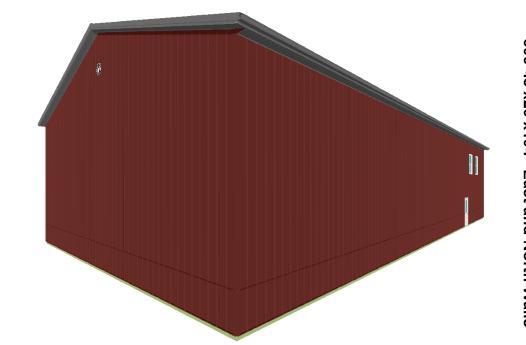
The information depicted on this map is representational and should be used for general reference purposes only. No warranties, expressed or implied, are provided for the data or its use or interpretation.





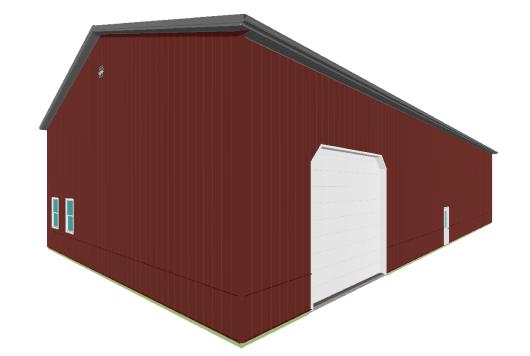
252 W. Adams, P.O. Box 399 • Morton, Illinois 61550-0399

## 306 48'x20'x104' East and North Walls

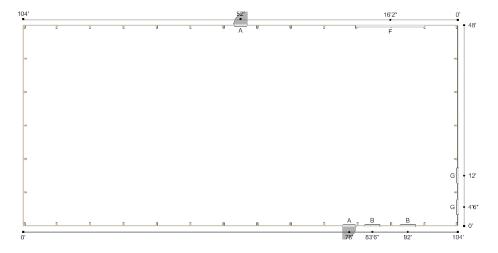


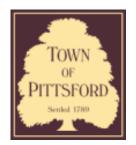


# 252 W. Adams, P.O. Box 399 • Morton, Illinois 61550-0389 306 48'x20'x104' West and South Walls



## MORTON" BUILDINGS, INC. 252 W. Adams, P.O. Box 399 • Morton, Illinois 61550-0399 306 48'x20'x104' (#1) Column Plan





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

Permit # B20-000109

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

## DESIGN REVIEW AND HISTORIC PRESERVATION BOARD REFERRAL OF APPLICATION

Property Address: 159 Maywood Avenue ROCHESTER, NY 14618

**Tax ID Number:** 138.18-1-21

Zoning District: RN Residential Neighborhood

Owner: Dougherty, Richard Applicant: Rabetoy Construction

#### **Application Type:**

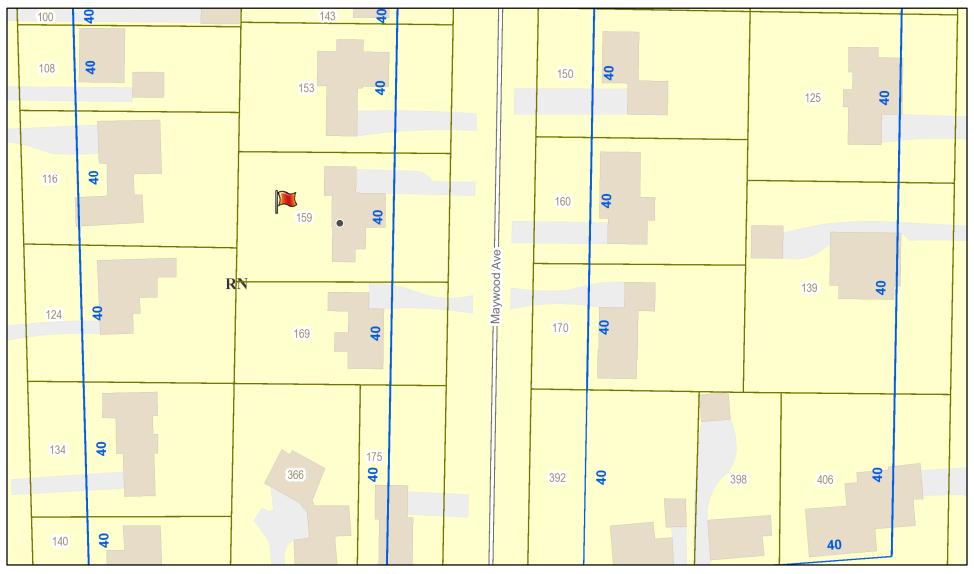
אא	au.oypo.	
<b>✓</b>	Residential Design Review §185-205 (B)	Build to Line Adjustment §185-17 (B) (2)
	Commercial Design Review §185-205 (B)	Building Height Above 30 Feet §185-17 (M)
	Signage §185-205 (C)	Corner Lot Orientation §185-17 (K) (3)
	Certificate of Appropriateness §185-197	Flag Lot Building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

**Project Description:** Applicant is requesting design review for multiple additions to an existing home. The additions will be as follows: 76 sq. ft. kitchen addition, 167 sq. ft. garage addition, 380 sq. ft. covered porch and 654 sq. ft. master suite totaling 1277 square feet.

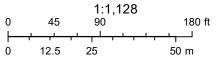


159 Maywood Avenue, Rochester NY 14618 (Town of Pittsford, Monroe County)

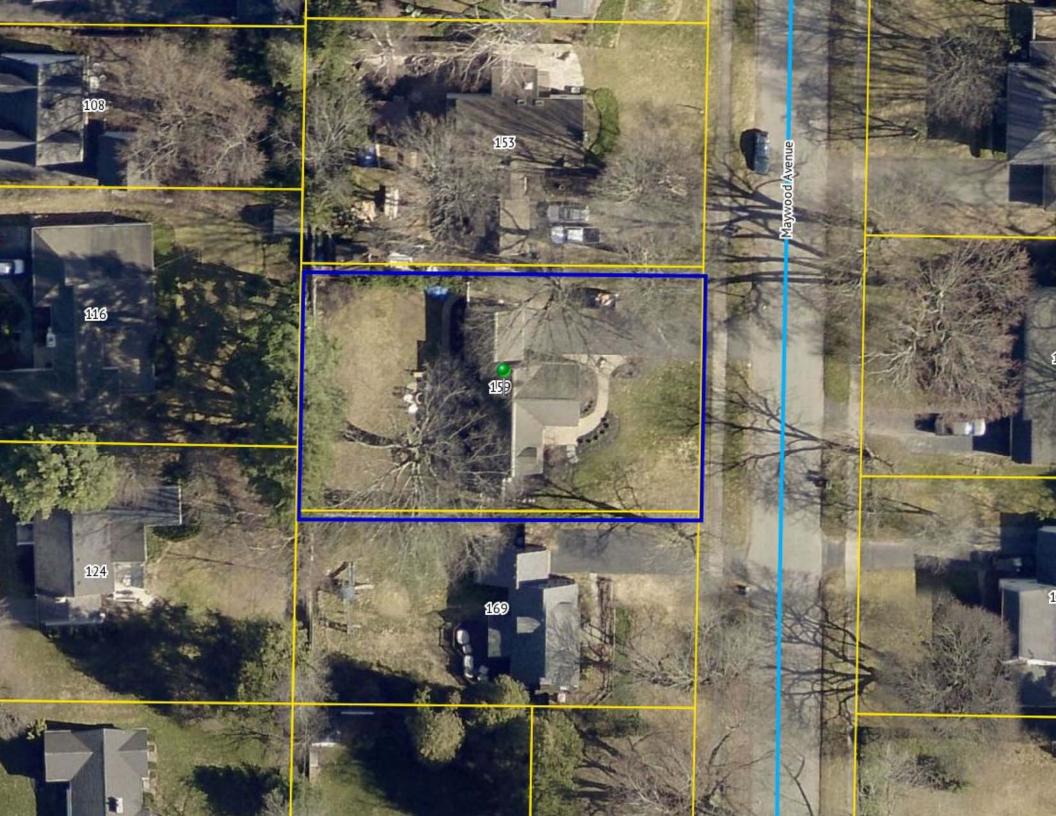
Existing Conditions Photo of Front Elevation from street



Printed August 5, 2020



Town of Pittsford GIS



#### INSTRUMENT SURVEY N. ROBERT B. RESAVAGE **Professional Land Surveyor** 174 Troutbeck Lane Rochester, New York 14626 (585) 453-9862 Phone and Fax 8.3' × 20' proposed garage addition 150.00 chainlink fence 0.3'+-6 MAYWOOD AVENUE Proposed 20.18 Asphalt Drive 21.96 1 1/2 STORY FRAME/STONE proposed HOUSE ₩ood Deck 14.9 50.0 stone stoop 22.1 Enclosed 0.6'+vinyl fence % wood fence utility pole 150.00 260.95' to Kilbourn Rd.

#### REFERENCES:

- 1. LIBER 54 OF MAPS, PAGE 13
- 2. LIBER 1197 OF DEEDS, PAGE 35, EASEMENT
- 3. LIBER 1331 OF DEEDS, PAGE 377, EASEMENT
- 4. LIBER 10567 OF DEEDS, PAGE 164, RELEASE OF EASEMENT
- 5. ABSTRACT OF TITLE NO. 152793
- 6. LIBER 10525 OF DEEDS, PAGE 445
- 7. LIBER 10525 OF DEEDS, PAGE 449, BOUNDARY LINE AGREEMENT

#### **CERTIFICATION TO:**

- 1. MARTHA R. GOMEZ
- 2. PITTSFORD FEDERAL CREDIT UNION, ITS SUCCESSOR AND/OR ASSIGNS
- 3. FRANK H. FERRIS, III, ESQ.
- 4. HARRIS BEACH, PLLC
- 5. THE TITLE INSURANCE COMPANY INSURING THE TITLE

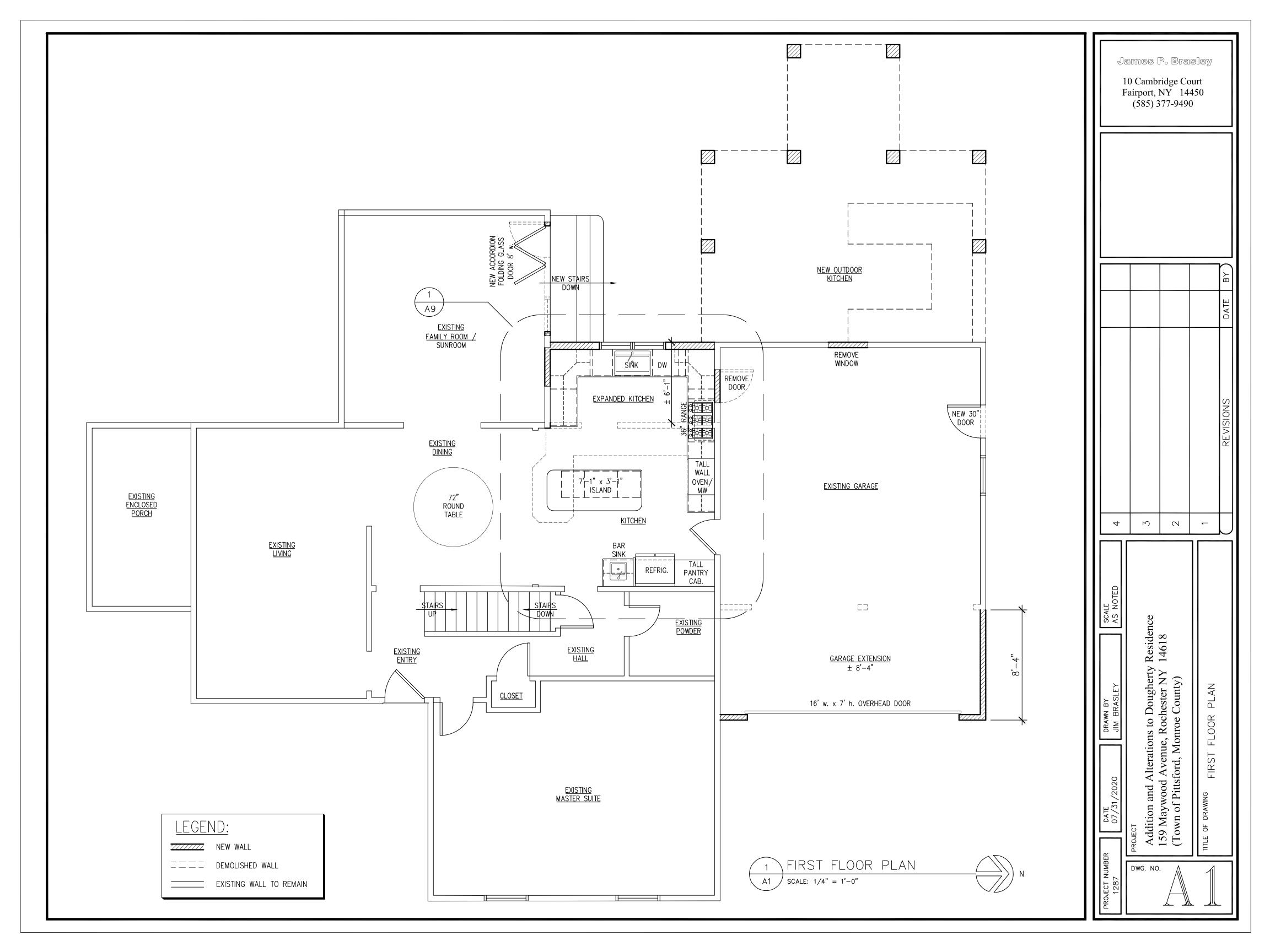
NOTE: vinyl fence ties are to outside corner of vinyl posts

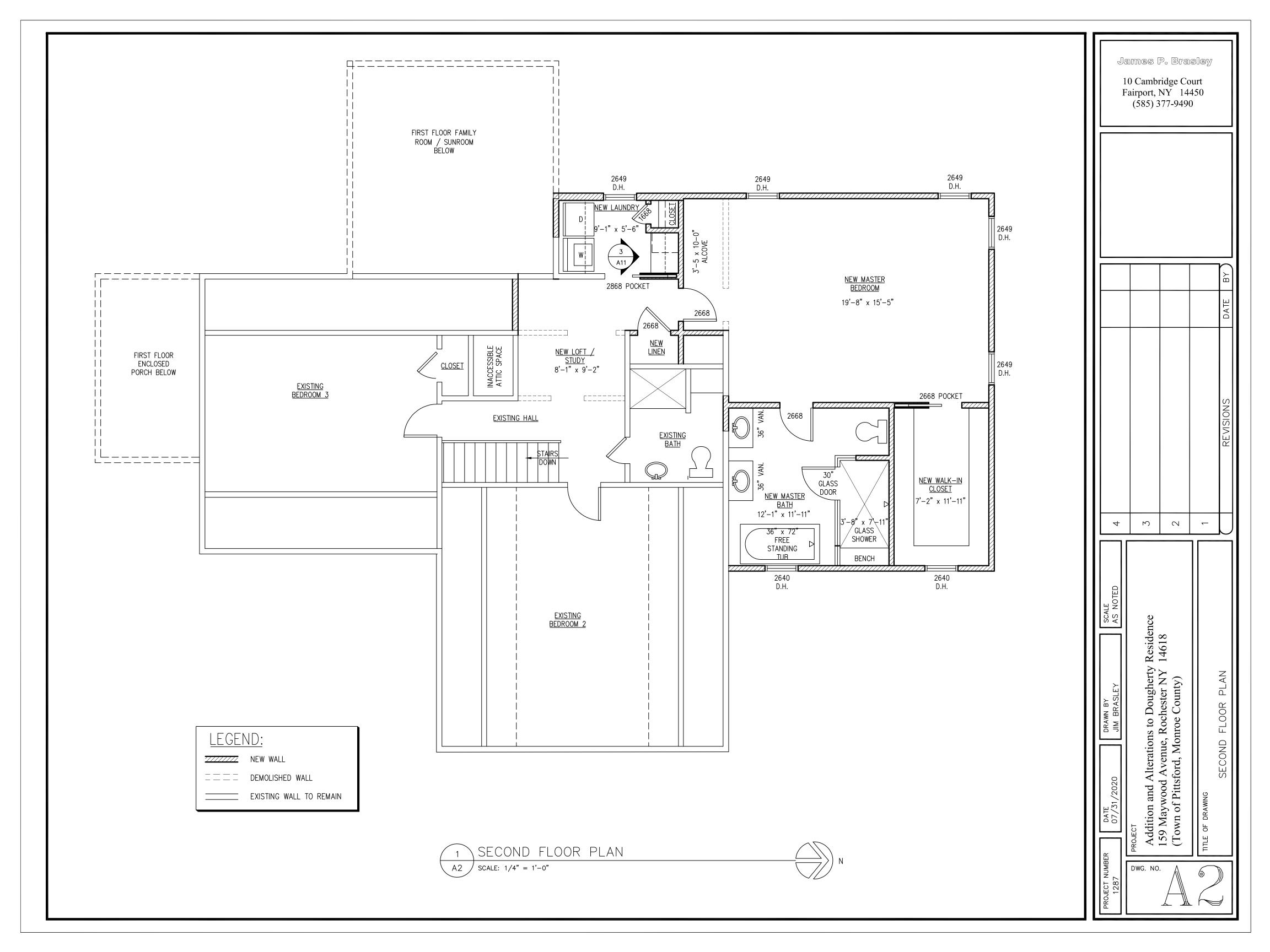
I, Robert B. this map was listed hereor	Resavage	hereby	certify	that
this map was	prepared	from re	ferences	5
listed hereor	and not	es of an	instrum	nent
survey comple	eted JUL	Y 28, 2009		

This parcel is subject to any easements or encumbrances of record.

SCALE 1" = 30'

ALICHOT 40 0000

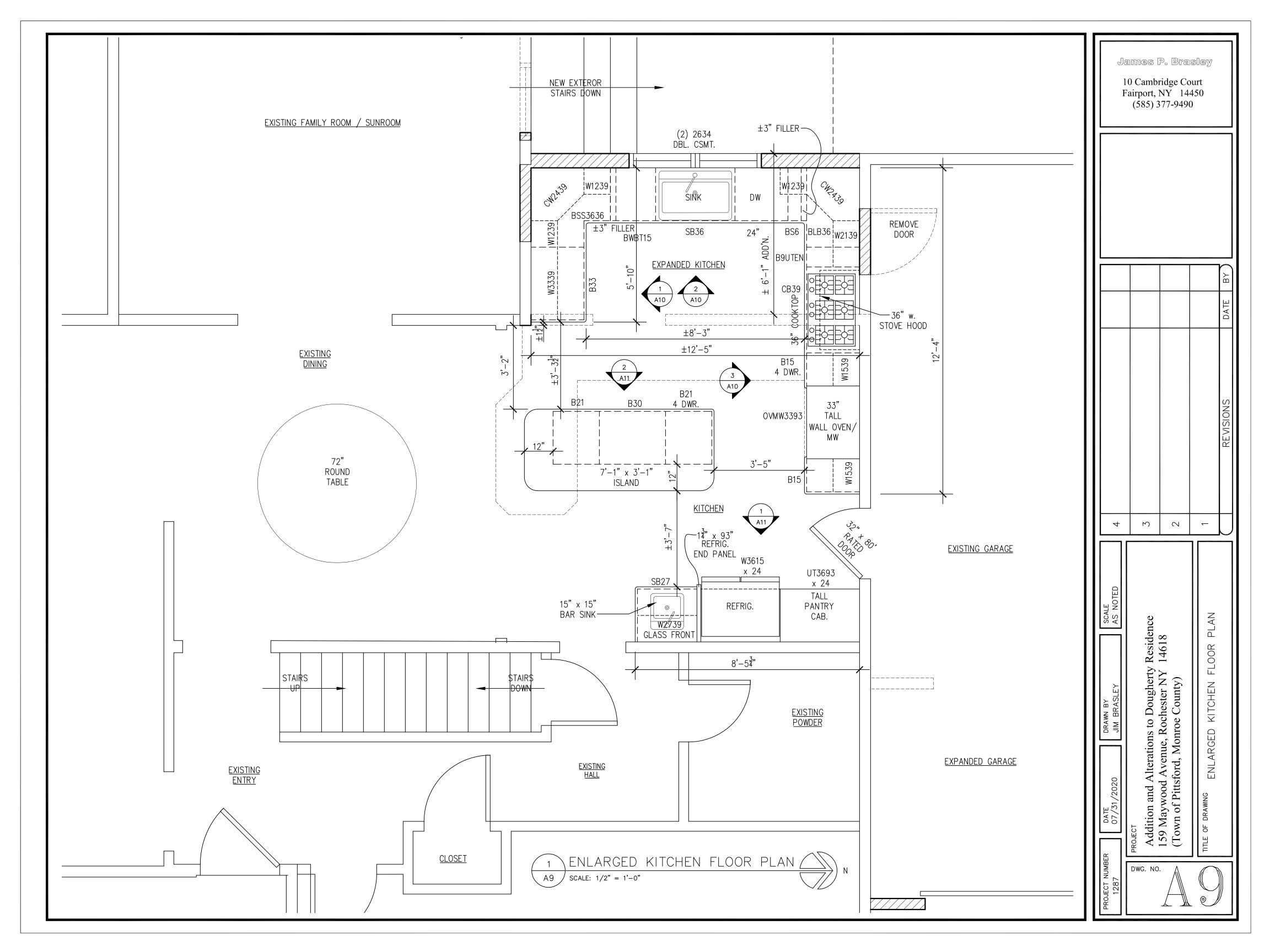








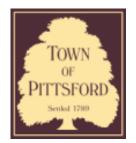












Department of Public Works 11 South Main Street Pittsford, New York 14534

Permit # B20-000111

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

## DESIGN REVIEW AND HISTORIC PRESERVATION BOARD REFERRAL OF APPLICATION

Property Address: 21 Coventry Ridge PITTSFORD, NY 14534

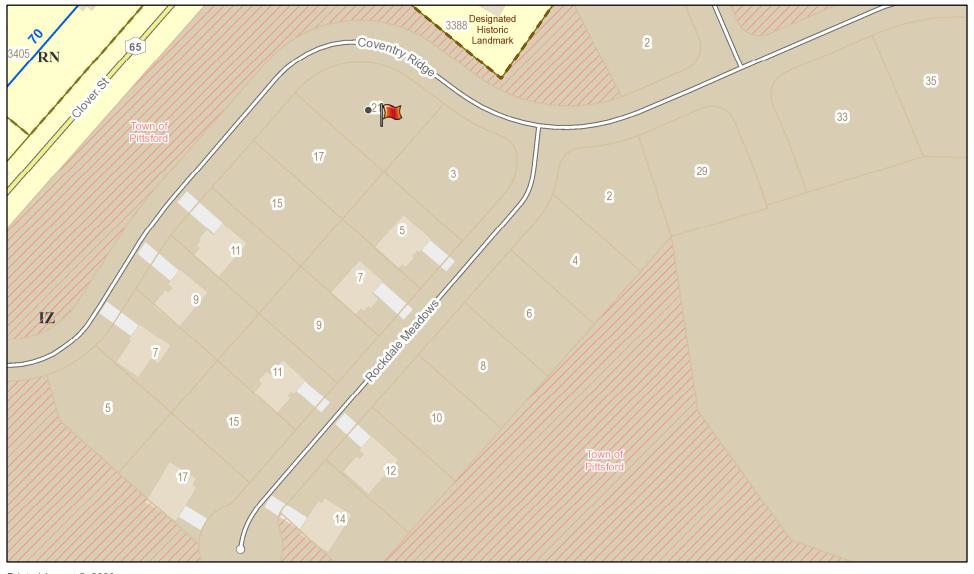
**Tax ID Number:** 177.03-5-7

Zoning District: IZ Incentive Zoning Owner: Clover Street Development Applicant: Clover Street Development

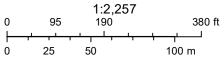
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Residential Design Review §185-205 (B)	Build to Line Adjustment §185-17 (B) (2)
Commercial Design Review §185-205 (B)	Building Height Above 30 Feet §185-17 (M)
Signage §185-205 (C)	Corner Lot Orientation §185-17 (K) (3)
Certificate of Appropriateness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

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

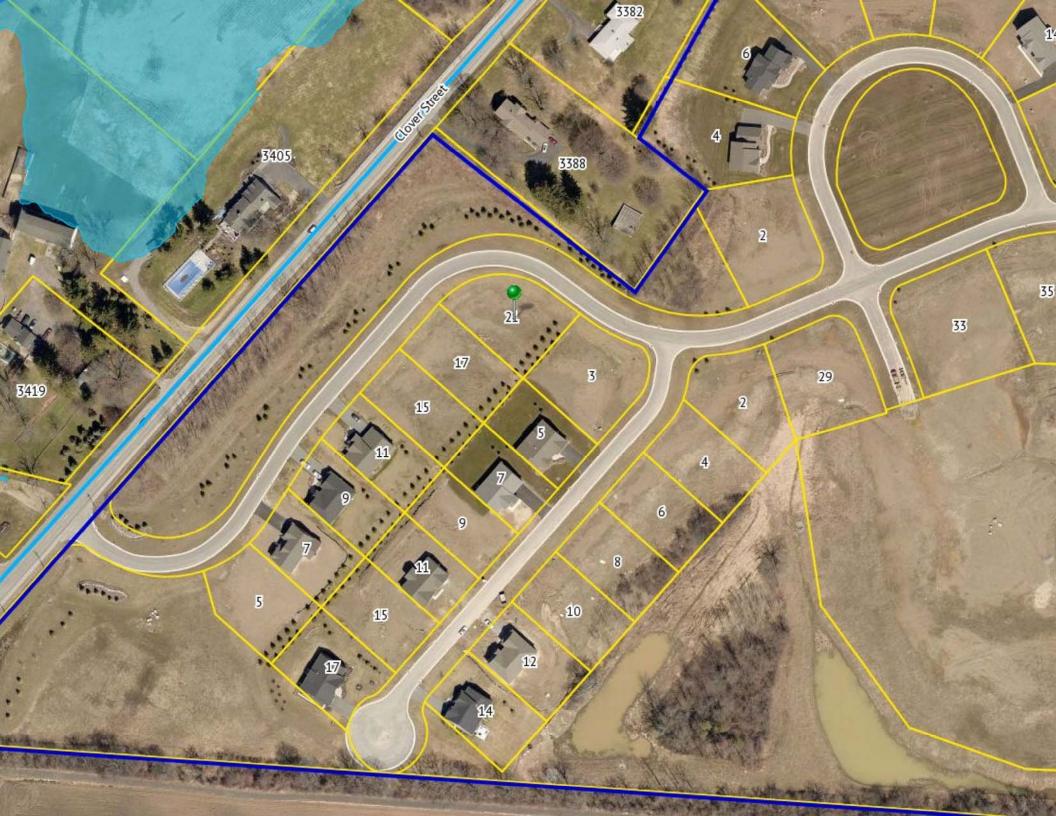


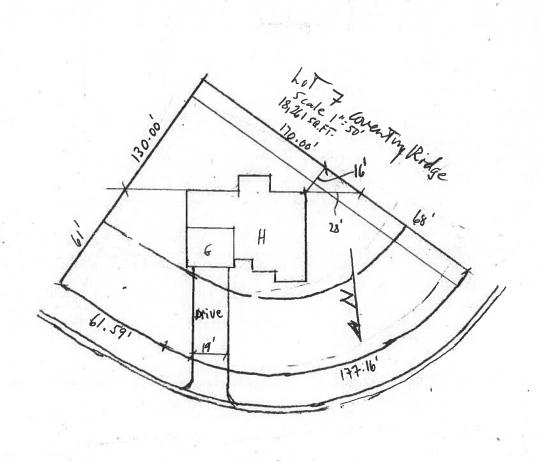
Printed August 5, 2020



Town of Pittsford GIS

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







#### **GENERAL NOTES:**

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

COMPLIANCE METHOD: RESCHECK CERTIFICATE OR PRESCRIPTIVE

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

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

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

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

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

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

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 R402.4.1 THROUGH R402.4.5.

R402.4.1BUILDING THERMAL ENVELOPE . THE BUILDING THERMAL ENVELOPE SHALL COMPLY WITH SECTIONS R402.4.1.1 AND R402.4.1.2. THE SEALING METHODS BETWEEN DISSIMILAR MATERIALS SHALL ALLOW FOR DIFFERENTIAL EXPANSION AND CONTRACTION.

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

R402.4.1.2 TESTING.THE BUILDING OR DWELLING UNIT SHALL BE TESTED AND VERIFIED AS HAVING AN AIR LEAKAGE RATE NOT EXCEEDING THREE AIR CHANGES PER HOUR. TESTING SHALL BE CONDUCTED IN ACCORDANCE WITH RESNET/ICC 380, ASTM E779, OR ASTM E1827 AND REPORTED AT A PRESSURE OF 0.2 INCH w.g. (50 PASCALS). TESTING SHALL BE PERFORMED AT ANY TIME AFTER CREATION OF ALL PENETRATIONS OF THE BUILDING THERMAL ENVELOPE. **DURING TESTING:** 

- 1. EXTERIOR WINDOWS AND DOORS, FIREPLACES AND STOVE DOORS SHALL BE CLOSED, BUT NOT SEALED, BEYOND THE INTENDED WEATHERSTRIPPING OR OTHER INFILTRATION CONTROL MEASURES.
- 2. DAMPERS INCLUDING EXHAUST, INTAKE, MAKEUP AIR, BACKDRAFT AND FLUE DAMPERS SHALL BE CLOSED, BUT
- NOT SEALED BEYOND INTENDED INFILTRATION CONTROL MEASURES.
- 3. INTERIOR DOORS, IF INSTALLED AT THE TIME OF THE TEST, SHALL BE OPEN.
- 4. EXTERIOR DOORS FOR CONTINUOUS VENTILATION SYSTEMS AND HEAT RECOVERY VENTILATORS SHALL BE CLOSED AND SEALED.
- 5. HEATING AND COOLING SYSTEMS, IF INSTALLED AT THE TIME OF REST, SHALL BE TURNED OFF. 6. SUPPLY AND RETURN REGISTERS, IF INSTALLED AT THE TIME OF REST, SHALL BE FULLY OPEN.
- R402.4.5 RECESSED LIGHTING. RECESSED LUMINAIRES INSTALLED IN THE BUILDING THERMAL ENVELOPE SHALL BE SEALED TO LIMIT AIR LEAKAGE BETWEEN CONDITIONED AND UNCONDITIONED SPACES. RECESSED LUMINARIES SHALL BE IC-RATED AND LABELED AS HAVING AN AIR LEAKAGE RATE OF NOT GREATER THAN 2.0 c.f.m (0.944 L/s) WHEN TESTED IN ACCORDANCE WITH ASTM E283 AT A PRESSURE DIFFERENTIAL OF 1.57 p.s.f. (75 Pa.). RECESSED LUMINARIES SHALL BE SEALED WITH A GASKET OR CAULKED BETWEEN THE HOUSING AND THE INTERIOR WALL OR CEILIN COVERING.

R402.5 MAXIMUM FENESTRATION U-FACTOR & SHGC (MANDATORY)

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

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

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

R403.3.1 INSULATION (PRESCIPTIVE) SUPPLY & RETURN DUCTS IN ATTICS SHALL BE INSULATED TO A MIN. OF R-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 MECHANICAL CODE OF NEW YORK STATE ( MCONYS) OR RCNYS, AS APPLICABLE.

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

1. ROUGH IN TEST: TOTAL LEAKAGE SHALL BE MEASURED WITH A PRESSURE DIFFERENTIAL OF 0.1 INCH w.g. (25 Pg) 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 Pg) 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

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.

SHALL BE INSULATED TO A MINIMUM OF R-3.

- 3. PIPING LOCATED OUTSIDE THE CONDITIONED SPACE. 4. PIPING FROM THE WATER HEATER TO A DISTRIBUTION MANIFOLD.
- 5. PIPING LOCATED UNDER A FLOOR SLAB.
- 6. BURIED IN PIPING. 7. SUPPLY & RETURN PIPING IN RECIRCULATION SYSTEMS OTHER THAN DEMAND RECIRCULATION SYSTEMS

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

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

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

R404.1 LIGHTING EQUIPMENT ( MANDATORY ) A MINIMUM OF 90% OF THE LAMPS IN PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL BE HIGH-EFFICACY LAMPS.

THESE PLANS HAVE BEEN PREPARED ACCORDING TO THE 2020 RCNYS AND IECC REQUIREMENTS TO SUIT A GENERAL RANGE OF CONDITIONS THAT MAY BE AFFECTED BY A PARTICULAR BUILDING SITE OR BUILDER/ OWNER CONTRACTUAL AGREEMENT. CONTRACTOR TO BE RESPONSIBLE TO ADAPT THESE PLANS TO SUIT THE NEEDS OF THE BUILDING ON SITE AS REQUIRED, PROVIDED THAT SUCH ADJUSTMENTS DO NOT VIOLATE THE CODE OR ALTER THE STRUCTURAL INTEGRITY OF THE BUILDING.

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

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

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

## SPEC HOUSE

LOT 7 COVENTRY RIDGE PITTSFORD, NY COVENTRY RIDGE BUILDING CORP.

## PLAN 2086 R / PROJECT 2583 C

WIRE MESH

### SHEET INDEX

- C-1 COVER SHEET
- 1/7 FRONT & REAR ELEVATIONS
- 2/7 RIGHT & LEFT ELEVATIONS
- 3/7 BASEMENT & FOUNDATION PLAN
- 4/7 BASEMENT ELECTRICAL PLAN
- 5/7 FIRST FLOOR & ROOF PLAN
- 6/7 FIRST FLOOR ELECTRICAL PLAN
- 7/7 SECTIONS
- N-1 DETAILS
- N-2 REINFORCING NOTES

#### 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.

UNDER POST, TO ENSURE SOLID BEARING FROM HEADER OR BEAM DOWN TO FOUNDATION WALL.

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.

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

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

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

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

## STAIRWAY GUARD REQUIREMENTS:

GUARDS SHALL BE LOCATED ALONG AN OPEN SIDED WALKING SURFACE, THAT ARE LOCATED MORE THAN 30 INCHES MEASURED VERTICALLY TO THE FLOOR OR GRADE BELOW AT ANY POINT WITHIN 36 INCHES HORIZONTALLY TO THE EDGE OF THE OPEN SIDE. AS PER SECTION 312.1.1 OF THE 2020 RCNYS.

REQUIRED GUARDS SHALL NOT BE LESS THAN 36 INCHES IN HEIGHT AS MEASURED VERTICALLY ABOVE THE ADJACENT WALKING SURFACE. AS PER SECTION 312.1.2 OF THE 2020 RCNYS.

GUARDS ON THE OPEN SIDES OF STAIRS SHALL HAVE A HEIGHT NOT LESS THAN 34 INCHES. AS PER SECTION 312.1.2 OF THE 2020 RCNYS. WHERE THE TOP OF THE GUARD SERVES AS A HANDRAIL ON THE OPEN SIDES OF THE STAIRS, THE TOP OF THE GUARD SHALL BE

NO LOESS THAN 34 INCHES AND NOT MORE THAN 38 INCHES. AS PER SECTION 312.1.2 OF THE 2020 RCNYS. REQUIRED GUARDS SHALL NOT HAVE OPENINGS FROM THE WALKING SURFACE TO THE REQUIRED GUARD HEIGHT THAT ALLOW THE PASSAGE OF A SPHERE 4 INCHES IN DIAMETER. AS PER SECTION 312.1.3 OF THE 2020 RCNYS.

### GARAGE FIREPROOFING

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

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

#### STRUCTURAL MATERIAL SPECIFICATIONS:

STRUCTURAL STEEL ASTM A-36, Fy = 36 ksiREINFORCED STEEL ASTM A-615, Fy = 40 ksi

> ALL STUCTURAL MEMBERS, JOISTS, RAFTERS, ETC TO BE #2 GRADE LUMBER ( DOUGLAS FIR-LARCH, HEM-FIR, SOUTHERN PINE OR SPRUCE PINE-FIR )

> > $Fc^{\perp} = 750$

ASTM A-185, 6 x 6 - 10/10 W.W.M.

WITH A MIN. FIBER STRESS OF 850 P.S.I.

Fc = 3500 PSI MIN. ( GARAGE SLAB, PORCH SLAB, &

POURED FOUNDATION WALLS)

UNLESS NOTED OTHERWISE

PLYWOOD CDX, PANEL INDEX LVL, PSL, LSL Fb = 2600Fv = 285E x  $10^6$  - 1.9

MASONRY ASTM C90, GRADE N-1, Fm = 1350 PSI ASTM C270, TYPE S MORTAR

Fc = 2000 PSI ASTM C476 GROUT Fc = 2500 PSI MIN. (FOOTINGS, BASEMENT SLAB) CONCRETE

**BOLTS** ASTM A307, Fy - 33 KSI

LOCAL JURISDICTION DESIGN CRITERIA MAY VARY AND SHALL BE STRICTLY ADHERED TO 1ST FLOOR 40 P.S.F. LIVING AREA LIVE LOAD

30 P.S.F. LIVING AREA LIVE LOAD 1ST & 2ND FLOOR DEAD LOAD 15 P.S.F. GROUND SNOW LOAD 40 P.S.F. ROOF DEAD LOAD 10 P.S.F.

ALLOWABLE SOIL BEARING 2500 P.S.F. AT MINIMUM 42" BELOW FINISHED GRADE

WIND SPEED 115 MPH, EXPOSURE B CATEGORY B SEISMIC DESIGN SEVERE WEATHERING FROST LINE DEPTH **42 INCHES** SLIGHT TO MODERATE TERMITE DAMAGE 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

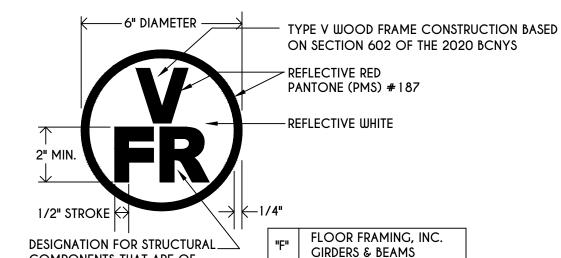
COMPONENTS THAT ARE OF

TRUSS CONSTRUCTION

## 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

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



"R" | ROOF FRAMING

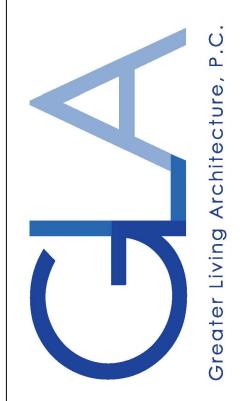
"FR" | FLOOR & ROOF FRAMING

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COVENTRY RIDGE PITTSFORD, NY

BUILDER:

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**COVER PAGE** 

GLA PLAN 2086 R

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#### TABLE M 1505.4.3 (1) CONTINUOUS WHOLE-HOUSE MECHANICAL VENTILATION

SYSTEM AIRFLOW RATE REQUIREMENTS					
DWELLING UNIT	NUMBER OF BEDROOMS			•	
FLOOR AREA	0-1	2-3	4-5	6-7	> 7
(square feet)		AIRF	LOW 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

> 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 M 1505.4.3 (2)

INTERMITTENT WHOLE-HOUSE MECAHANICAL VENTILATION RATE FACTORS						
RUN-TIME PERCENTAGE IN EA. 4-HOUR SEGMENT	25%	33%	50%	66%	75%	100%
FACTOR <sup>a</sup>	4	3	2	1.5	1.3	1.0

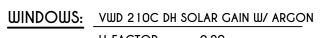
a. For ventilation system run time values between those given, the factors are permitted to be determined by interpolation. b. Extrapolation beyond the table is prohibited.

#### TABLE M 1505.4.4

### MINIMUM REQUIRED LOCAL EXHAUST RATES FOR ONE AND TWO-FAMILY DWELLINGS

AREA TO BE EXHAUSTED	EXHAUST RATES
KITCHENS	100 cfm INTERMITTENT OR 25 cfm CONTINUOUS
BATHROOMS- TOILET ROOMS	MECHANICAL EXHAUST CAPACITY OF 50 cfm INTERMITTENT OR 20 cfm CONTINUOUS

FOR SI: 1 CUBIC FT. PER MINUTE = 0.0004719 m 3/s.



U-FACTOR ...... 0.29 SHGC ..... 0.56

#### SELECTION BY OWNER DOORS:

AIR INFILTRATION RATE FOR WINDOWS, SKYLIGHTS, & SLIDING DOORS TO BE NO MORE THAN 0.3 cfm/sf. & SWING DOORS NO MORE THAN 0.5 cfm/sf. AS PER SECT. R402.4.3 OF 2020 ECCCNYS

#### WINDOW / DOOR LEGEND:

- E = MEETS OR EXCEEDS EGRESS REQUIREMENTS - CLEAR OPENING AREA OF 5.7 SQ.FT. - CLEAR OPENING WIDTH OF 20" - CLEAR OPENING HEIGHT OF 24"
- T = SPECIFIES THAT THIS FIXED OR OPERABLE UNIT REQUIRES SAFETY GLAZING PER SECT. R308.4 OF 2020 RCNYS

PER SECT. R3 10.1 OF 2020 RCNYS

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

#### **GENERAL NOTES:** ALL RAKES & OVERHANGS ARE TO BE 1'-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)

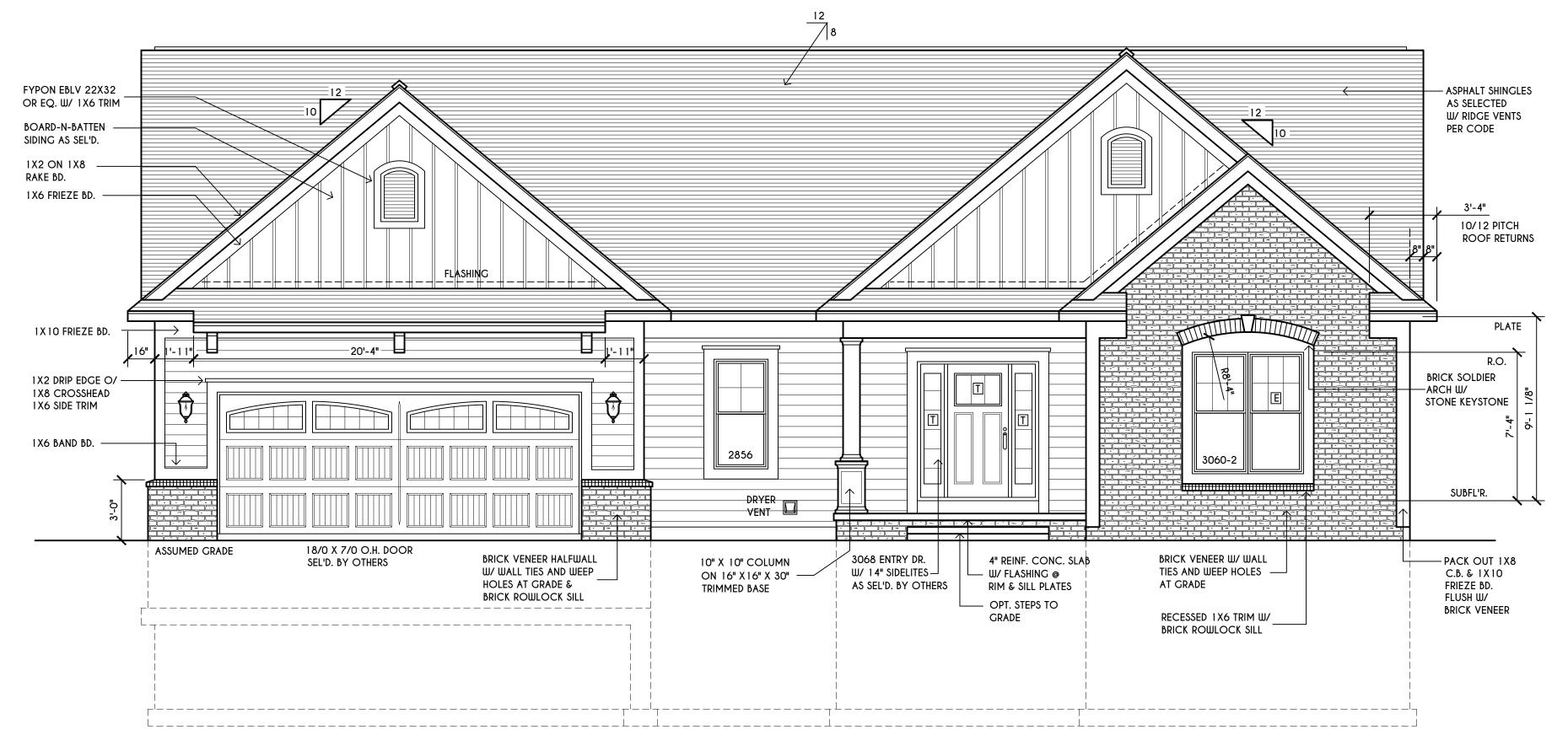
CONTRACTOR TO CONTACT THIS OFFICE PRIOR TO CONSTRUCTION IF THE ASSUMED GRADE DEPICTED IS INACCURATE AND / OR WILL ALTER

## MECHANICAL VENTILATION RATE:

THE DESIGN AND / OR STRUCTURE NOTED.

THIS PLAN AS DESIGNED REQUIRES (MIN) 1 CONTINUOUSLY RUN EXHAUST FAN CAPABLE OF (MIN) 60 c.f.m. WITH A MANUAL OVERIDE SWITCH AS PER SECTION M1505.4.2 OF 2020 RCNYS SEE TABLES M1505.4.3(1) & M1505.4.3(2) & M1505.4.4 ( PAGE 1 )

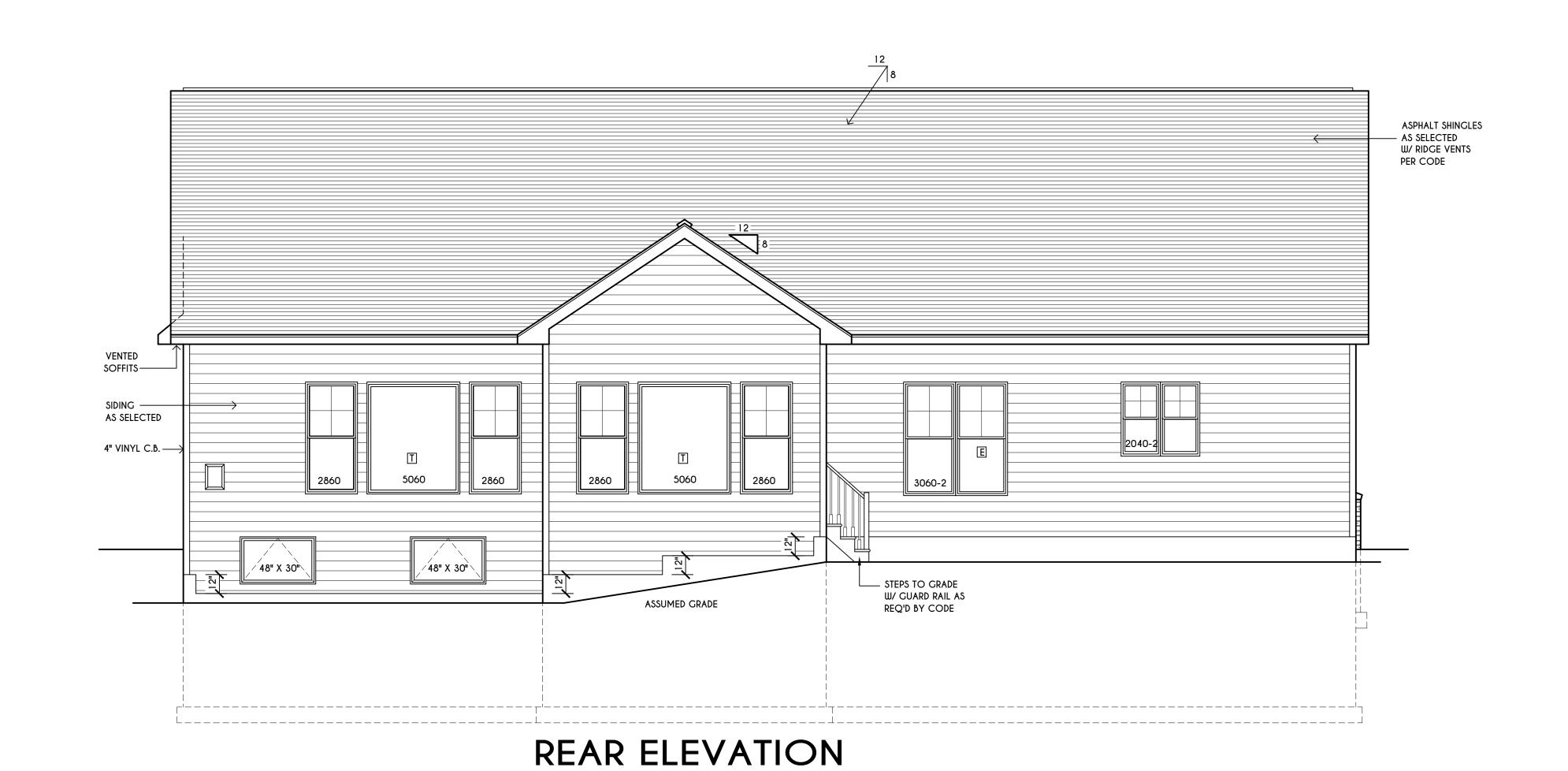
SCALE: 1/4" = 1'-0"



# FRONT ELEVATION

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

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



HOUSE FOOTPRINT

SCALE: 1" = 50'-0"

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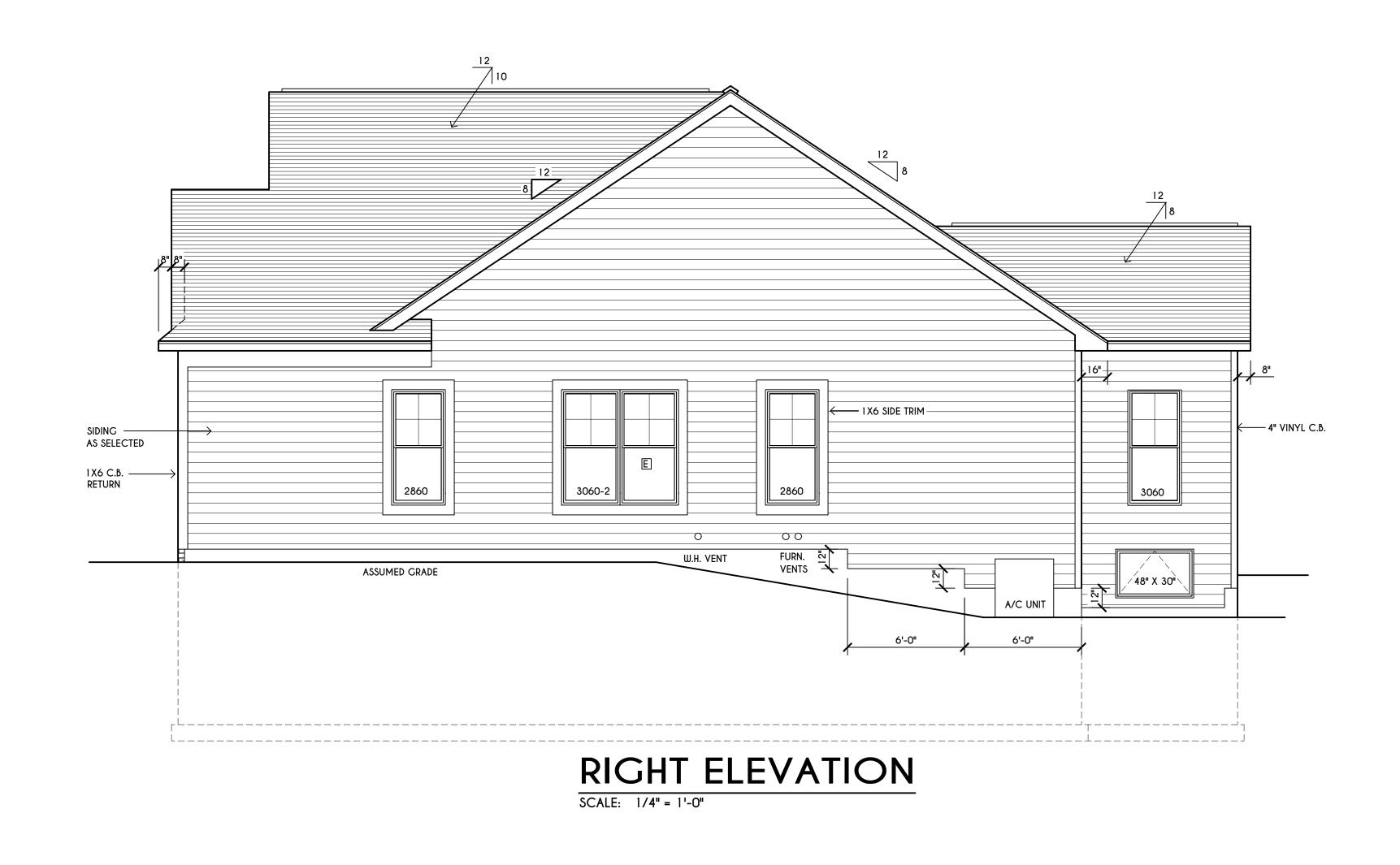
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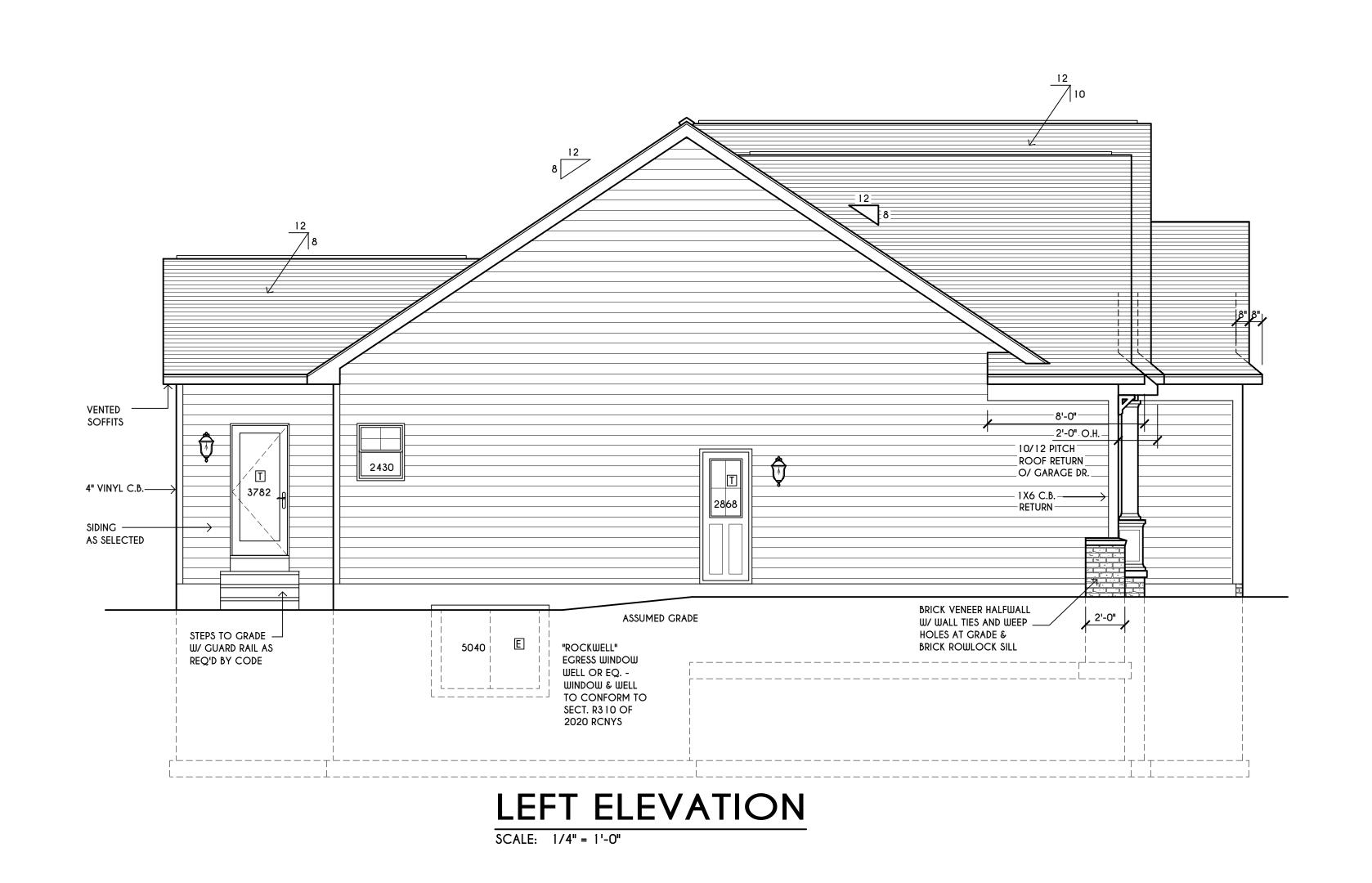
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**ELEVATIONS** 

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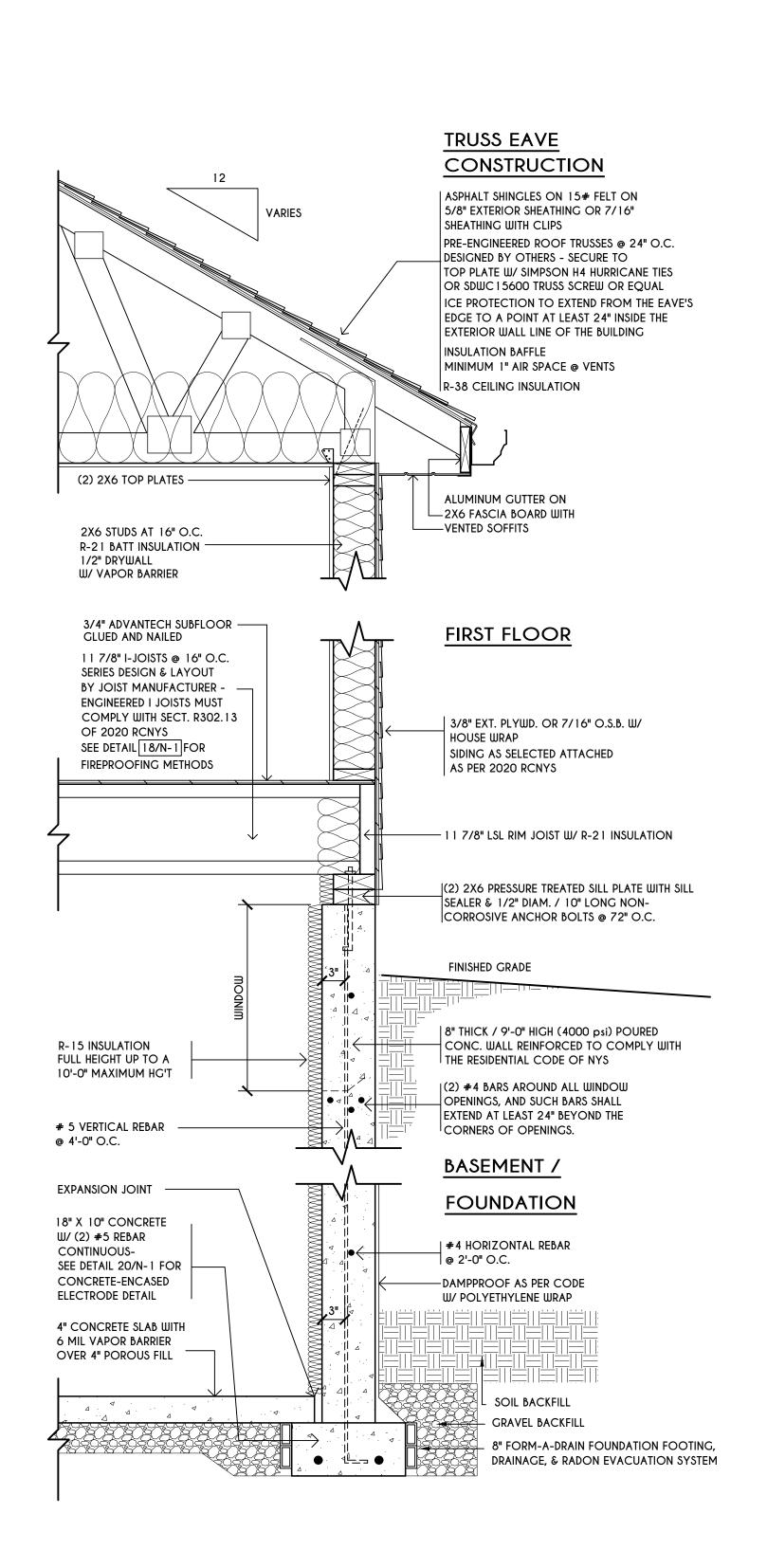
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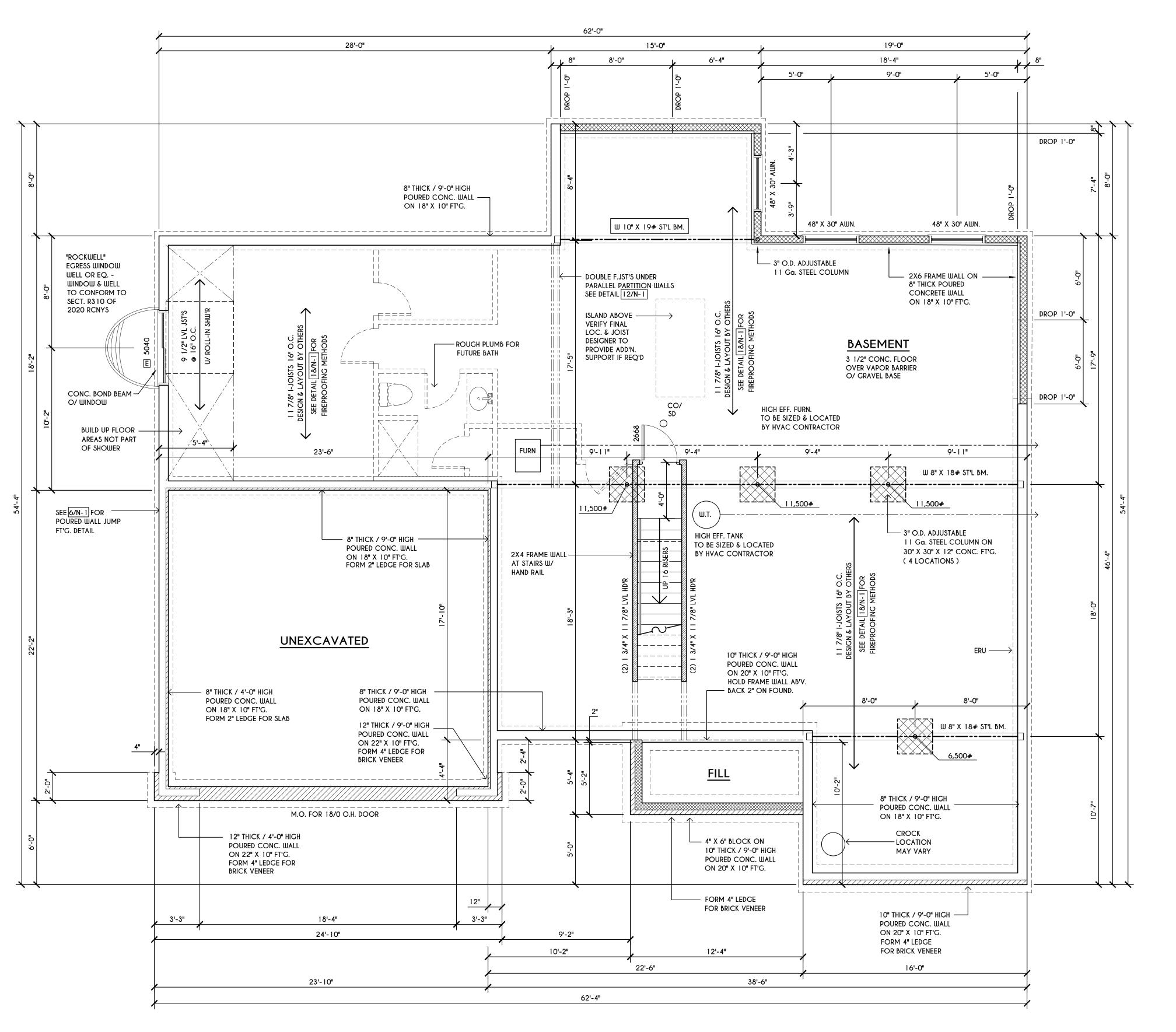
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# TYPICAL WALL SECTION



### **ENGINEERED FL'R JOIST NOTE:**

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

ENGINEERED I JOISTS MUST COMPLY WITH SECT. R302.13 OF 2020 RCNYS SEE DETAIL 18/N-1 FOR FIREPROOFING METHODS

### FRAMING LEGEND:

- PROVIDE SOLID POSTING- GLUED & NAILED, EQUAL TO THE # OF HEADERS TO BE SUPPORTED- UNLESS NOTED OTHERWISE ----- - DROPPED HEADER

≡≣≣ - FLUSH HEADER - 2X4 STUDS @ 16" O.C. - 2X6 STUDS @ 16" O.C.

# BASEMENT & FOUNDATION PLAN

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 2020 RCNYS

REINFORCE FOUNDATION WALLS AS PER 2020 RCNYS. SEE PG. N-2 FOR REINFORCING CHARTS SEE CONCRETE-ENCASED ELECTRODE DETAIL 19/N-1

### WINDOW / DOOR LEGEND:

- E = MEETS OR EXCEEDS EGRESS REQUIREMENTS - CLEAR OPENING AREA OF 5.7 SQ.FT. - CLEAR OPENING WIDTH OF 20"
- CLEAR OPENING HEIGHT OF 24" PER SECT. R310.2.1 OF 2020 RCNYS
- T = SPECIFIES THAT THIS FIXED OR OPERABLE UNIT REQUIRES SAFETY GLAZING PER SECT. R308.4 OF 2020 RCNYS
- FP = SPECIFIES THAT THIS OPERABLE WINDOW UNIT REQUIRES FACTORY APPLIED FALL PROTECTION PER SECT. R3 12.2 OF 2020 RCNYS

BUILDING CORP.

COVENTRY RIDGE

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PITTSFORD, NY

BUILDER:

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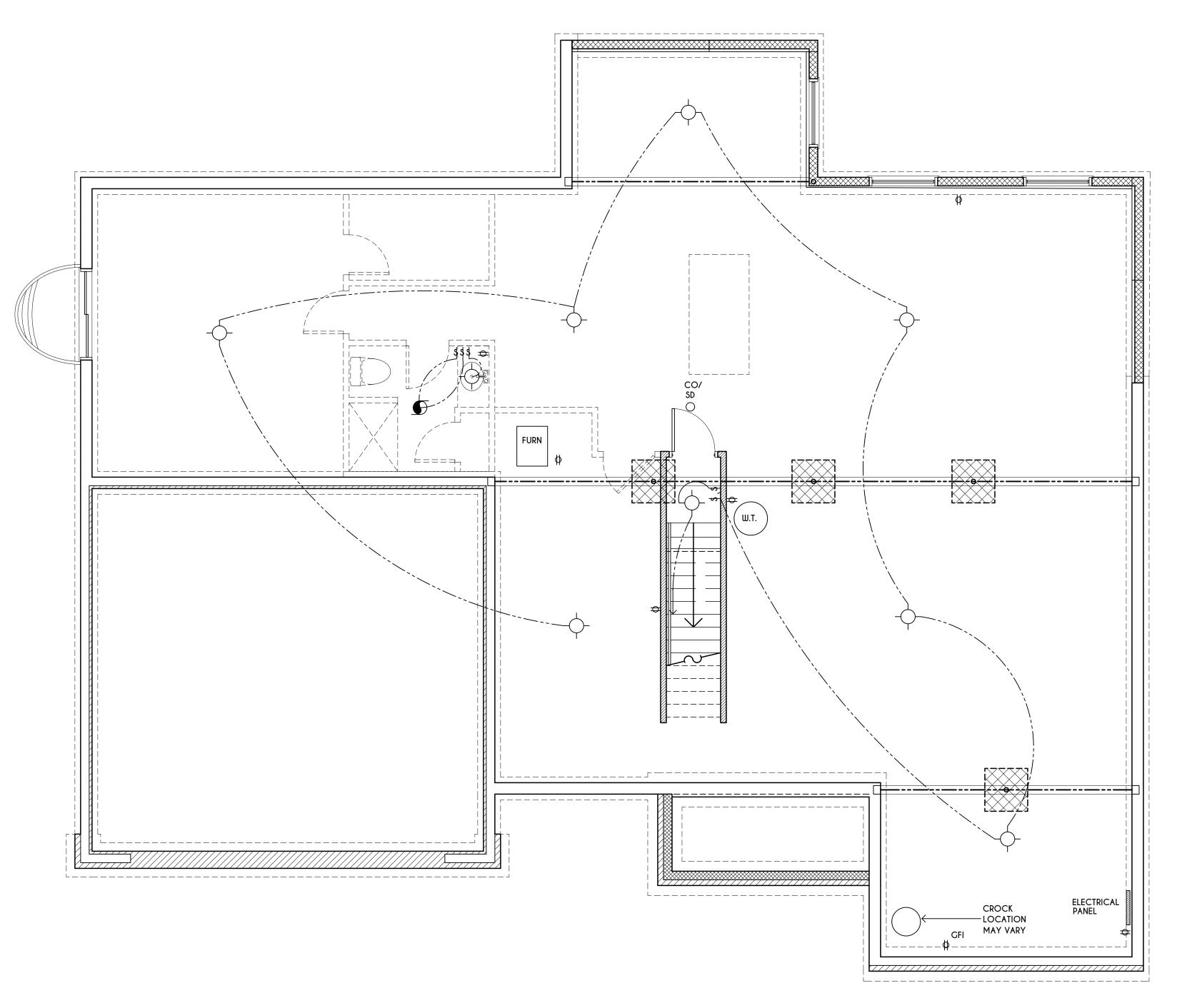
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FOUNDATION PLAN

GLA PLAN 2086 R drawn: checked: CDK date: scale: **AS NOTED** 5 / 20 PROJECT: sheet:

2583 C



# BASEMENT ELECTRICAL LAYOUT

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

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

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LOT 7 COVENTRY RIDGE PITTSFORD, NY

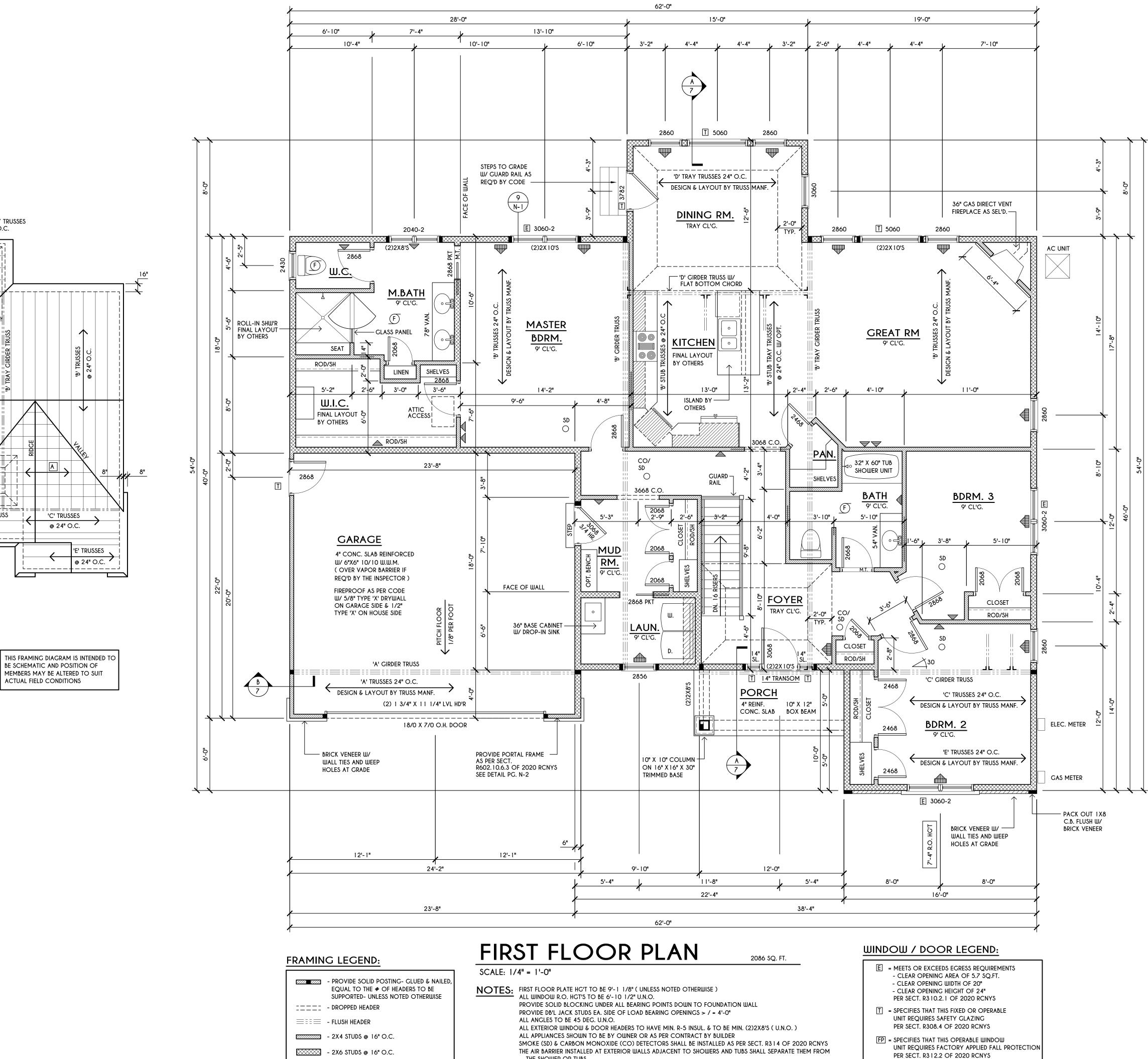
BUILDE

COVENTRY RIDGE BUILDING CORP.

BSM'T ELEC. PLAN

GLA PLAN 2086 R

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COVENTRY RIDGE BUILDING CORP.

FIRST FLOOR PLAN

GLA PLAN 2086 R

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— 'D' TRAY TRUSSES

@ 24" O.C.

'C' GIRDER TRUSS

'D' GIRDER TRUS\$

'A' GIRDER TRUSS

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

ALL RAKES ARE TO BE 8" & ALL

OVERHANGS TO BE 16"

UNLESS NOTED OTHERWISE

'A' TRUSSES

@ 24" O.C.

ROOF PLAN

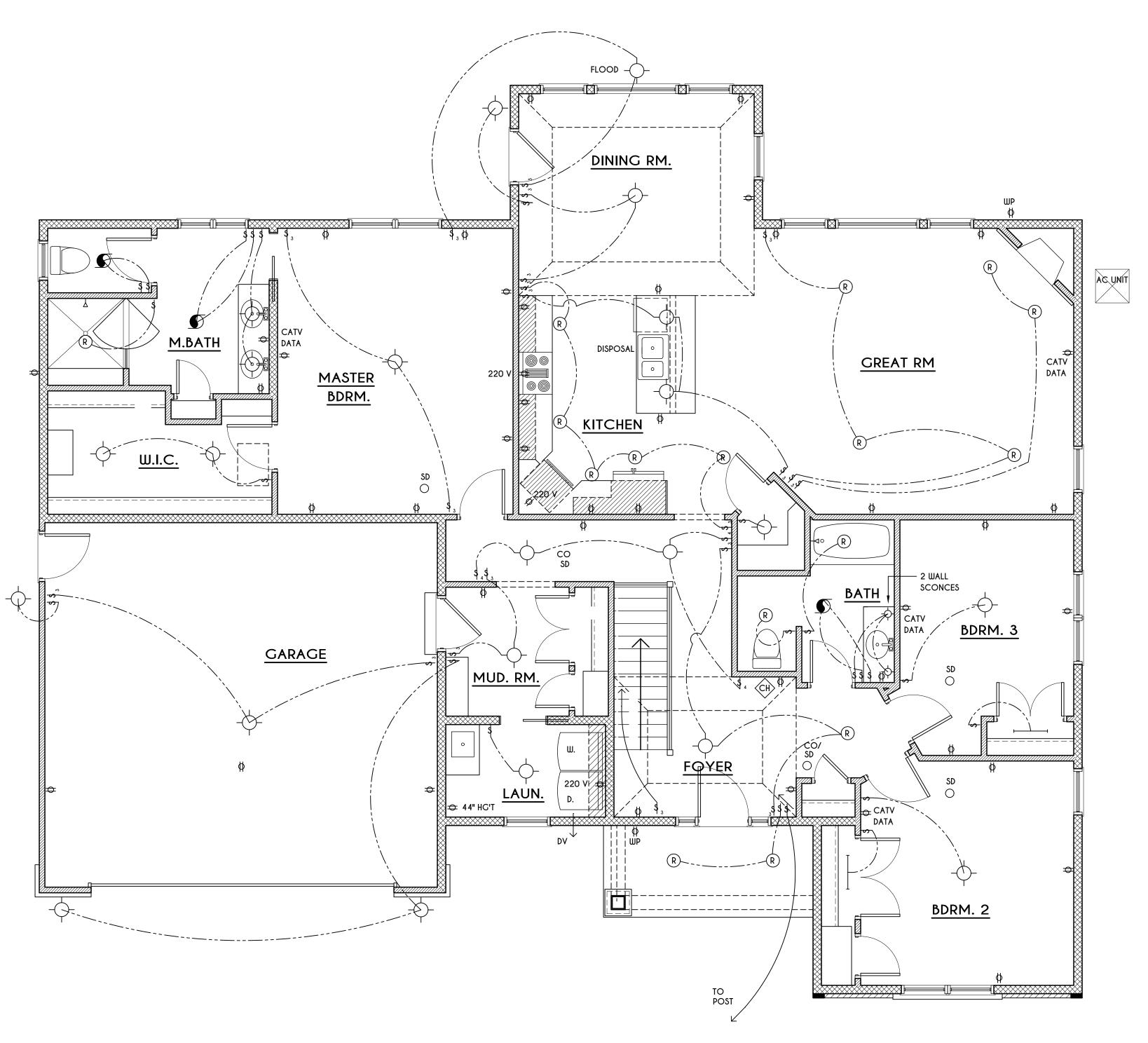
A - 2X8 LAYOVER RAFTERS 24" O.C.

ALL NON-STRUCTURAL VALLEYS TO

HAVE 2X12 SLEEPER ATTACHED TO

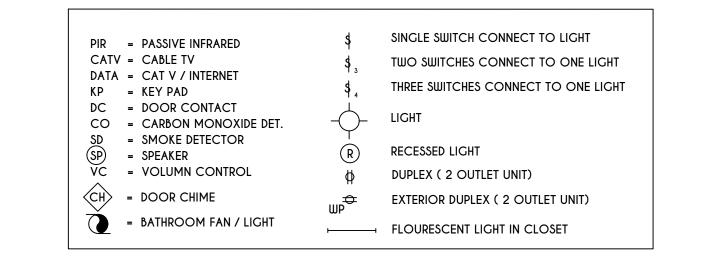
PLYWOOD ROOF SHEATHING

THE SHOWER OR TUBS.



# FIRST FLOOR ELECTRICAL LAYOUT

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

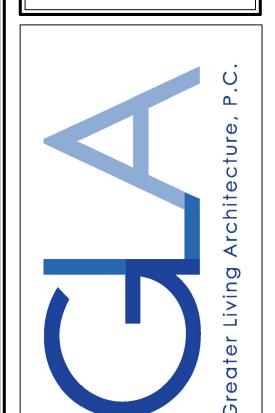


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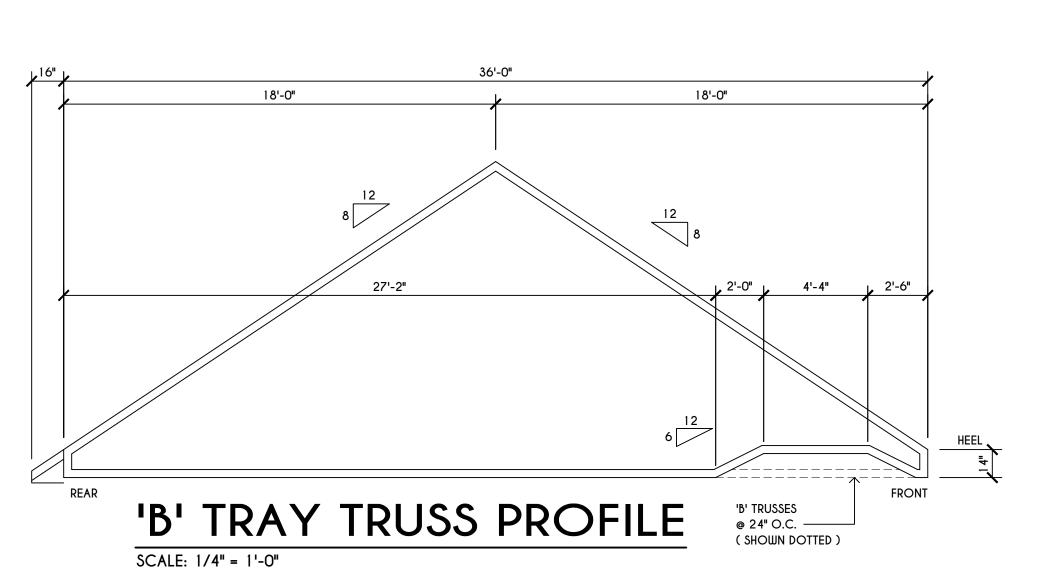
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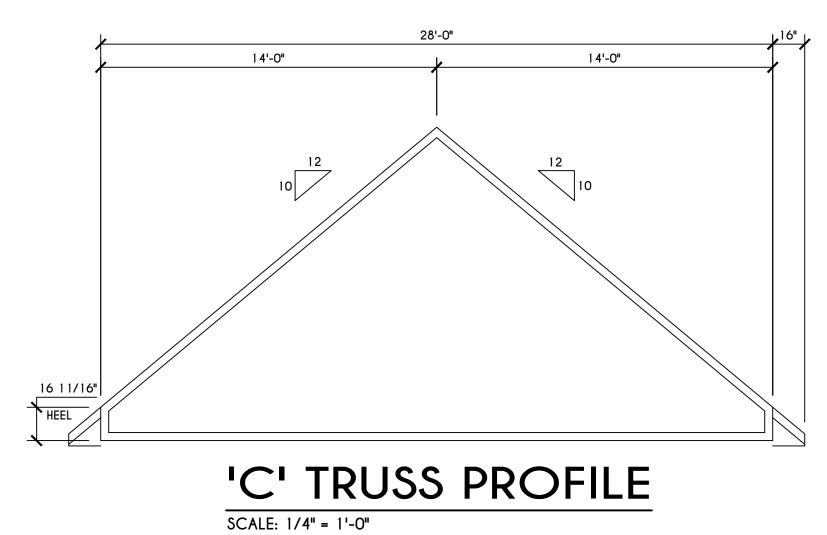
COVENTRY RIDGE BUILDING CORP.

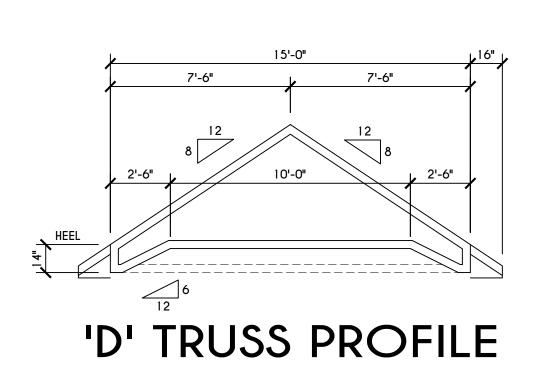
FIRST FLOOR PLAN

GLA PLAN 2086 R

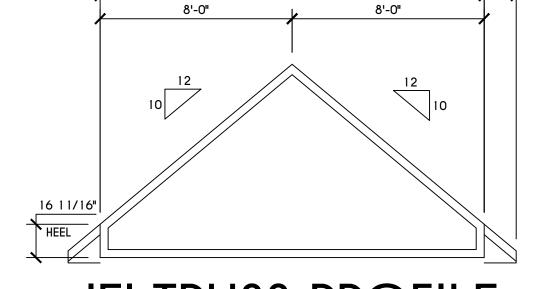
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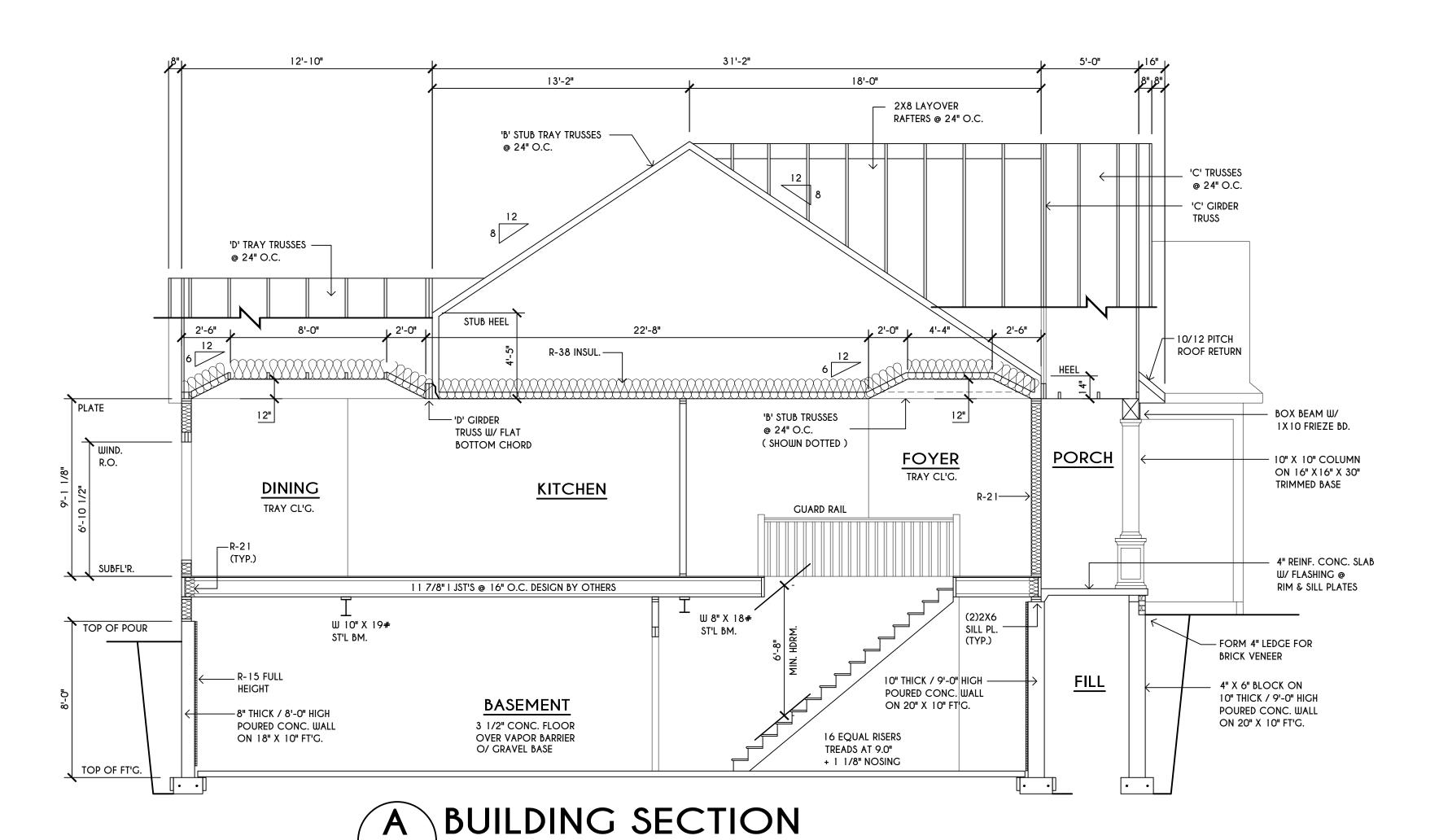


SCALE: 1/4" = 1'-0"

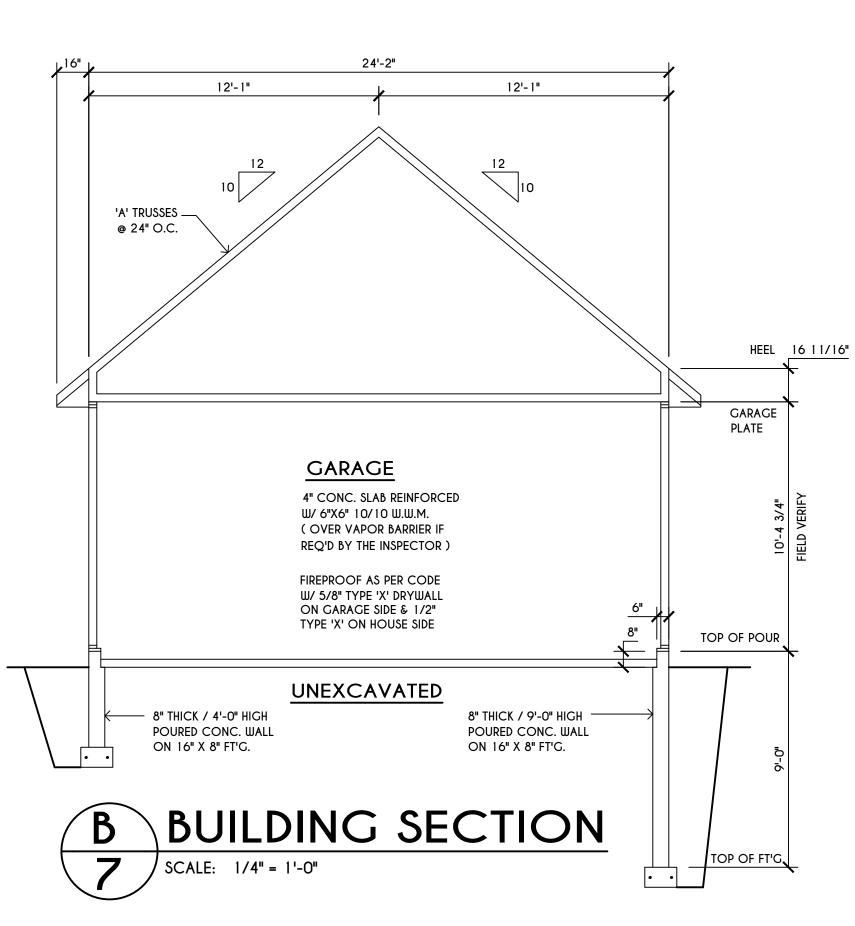


FILE 'E' TRUSS PROFILE

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



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



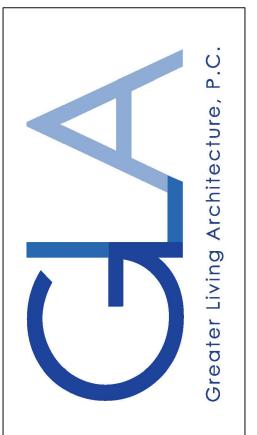
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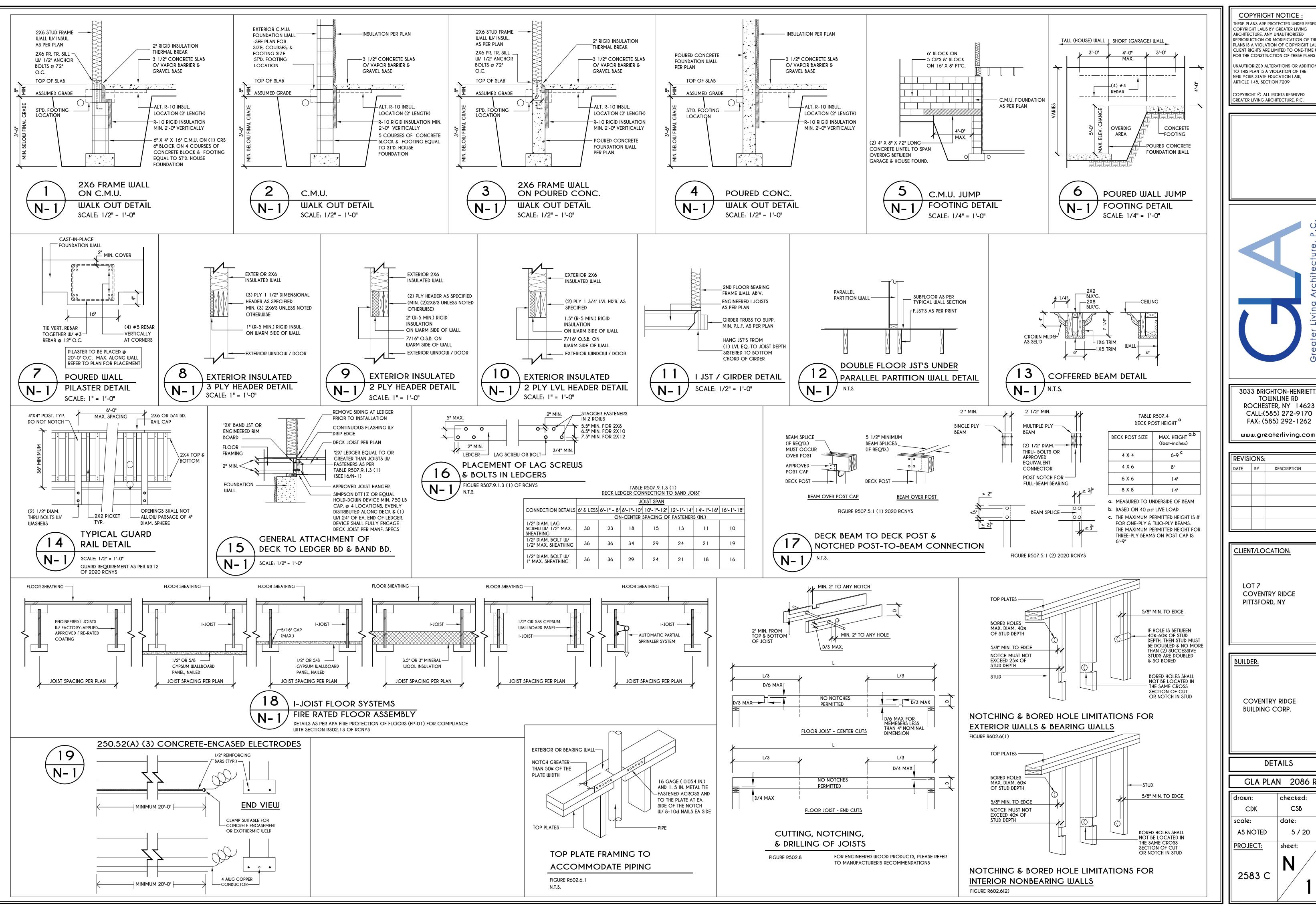
LOT 7 COVENTRY RIDGE PITTSFORD, NY

BUILDER:

COVENTRY RIDGE
BUILDING CORP.

SECTIONS

- 11		
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BUILDER:

**COVENTRY RIDGE** BUILDING CORP.

DETAILS

GLA PLAN 2086 R drawn: checked:

CSB scale: date: **AS NOTED** 5 / 20 PROJECT: sheet: 2583 C

### TABLE R404.1.1(2)

8-INCH MASONRY FOUNDATION WALLS WITH REINFORCING WHERE d > 5 INCHES a, c, fMINIMUM 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 GM, GS, SM-SC AND ML SOILS SC, MH, ML-CL AND INORGANIC CL SOILS WALL HEIGHT BACKFILL® #4 @ 48" O.C. 4' ( OR LESS ) #4 @ 48" O.C. 6'-8" #4 @ 48" O.0 #4 @ 48" O.0 #4 @ 48" O. 6'-8" #6 @ 48" O.C. #4 @ 48" O.C #5 @ 48" O.0 4' ( OR LESS #4 @ 48" O.C. #4 @ 48" O.C. #4 @ 48" O.C. #4 @ 48" O.C #4 @ 48" O.C #4 @ 48" O.C. 7'-4" #5 @ 48" O.C #5 @ 48" O.C #5 @ 48" O.C #6 @ 40" O.C. 4' ( OR LESS ) #4 @ 48" O.C. 8'-0" #4 @ 48" O.C. #5 @ 48" O.C. #5 @ 48" O.C. #5 @ 48" O.C. #6 @ 40" O.C. #6 @ 32" O.C. 4' ( OR LESS ) #4 @ 48" O.C #4 @ 48" O.C #4 @ 48" O.C. #5 @ 48" O.C. #4 @ 48" O.C #4 @ 48" O.C #4 @ 48" O.C #6 @ 48" O.C #5 @ 48" O.C #6 @ 48" O.C #6 @ 40" O.C. 8'-8" 4' ( OR LESS ) #4 @ 48" O.C #4 @ 48" O.C. #4 @ 48" O.C. #4 @ 48" O.C. #4 @ 48" O.C. #5 @ 48" O.C. #4 @ 48" O.C. #5 @ 48" O.C. #6 @ 48" O.C. 9'-4" #5 @ 48" O.C. #6 @ 48" O.C. #6 @ 40" O.C. #6 @ 48" O.C #6 @ 40" O.C #6 @ 24" O.C. #6 @ 16" O.C. 4' ( OR LESS #4 @ 48" O.C. #4 @ 48" O.C. #4 @ 48" O.C.

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

10'-0"

CONCRETE SLAB IS PERMITTED.

#4 @ 48" O.C

#4 @ 48" O.0

#5 @ 48" O.C

#6 @ 48" O.C

#6 @ 40" O.C.

#6 @ 32" O.

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 DO, 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

#4 @ 48" O.C

#5 @ 48" O.C

#6 @ 48" O.C

#6 @ 32" O.C

#6 @ 24" O.C

#6 @ 16" O.C

#5 @ 48" O.C.

#6 @ 48" O.0

#6 @ 32" O.C.

#6 @ 24" O.C.

#6 @ 16" O.C.

#6 @ 16" O.C

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. c. 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

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 <sup>Q, C, f</sup>								
	MINIMUM VERTICAL REINFORCEMENT AND SPACING ( INCHES ) b, c							
		SOIL CLASSES AND LATERAL SOIL LOAD <sup>d</sup> ( psf PER FOOT BELOW GRADE )						
WALL HEIGHT	HEIGHT OF UNBALANCED BACKFILL <sup>©</sup>	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 ) 5' 6' 7' 8' 9'	#4 @ 56" O.C. #4 @ 56" O.C. #4 @ 56" O.C. #5 @ 56" O.C. #5 @ 56" O.C. #6 @ 56" O.C. #6 @ 48" O.C.	#4 @ 56" O.C. #4 @ 56" O.C. #5 @ 56" O.C. #6 @ 56" O.C. #6 @ 48" O.C. #6 @ 40" O.C. #6 @ 32" O.C.	#4 @ 56" O.C. #4 @ 56" O.C. #5 @ 56" O.C. #6 @ 48" O.C. #6 @ 40" 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 DO, 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.

c. 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

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 MINIMUM VERTICAL REINFORCEMENT AND SPACING (INCHES) b, c

		SOIL CLASSE	SES AND LATERAL SOIL LOAD <sup>d</sup> ( psf PER FOOT BELOW GRADE )				
WALL HEIGHT	HEIGHT OF Unbalanced Backfill <sup>©</sup>	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 ) 5' 6'-8"	#4 @ 72" O.C. #4 @ 72" O.C. #4 @ 72" O.C.	#4 @ 72" O.C. #4 @ 72" O.C. #4 @ 72" O.C.	#4 @ 72" O.C. #4 @ 72" O.C. #5 @ 72" O.C.			
7'-4"	4' ( OR LESS ) 5' 6' 7'-4"	#4 @ 72" O.C. #4 @ 72" O.C. #4 @ 72" O.C. #4 @ 72" O.C.	#4 @ 72" O.C. #4 @ 72" O.C. #4 @ 72" O.C. #5 @ 72" O.C.	#4 @ 72" O.C. #4 @ 72" O.C. #5 @ 72" O.C. #6 @ 72" O.C.			
8'-0"	4' ( OR LESS ) 5' 6' 7' 8'	#4 @ 72" O.C. #4 @ 72" O.C. #4 @ 72" O.C. #4 @ 72" O.C. #5 @ 72" O.C.	#4 @ 72" O.C. #4 @ 72" O.C. #4 @ 72" O.C. #5 @ 72" O.C. #6 @ 72" O.C.	#4 @ 72" O.C. #4 @ 72" O.C. #5 @ 72" O.C. #6 @ 72" O.C. #6 @ 64" O.C.			
8'-8"	4' ( OR LESS ) 5' 6' 7' 8'-8"	#4 @ 72" O.C. #4 @ 72" O.C. #4 @ 72" O.C. #4 @ 72" O.C. #5 @ 72" O.C.	#4 @ 72" O.C. #4 @ 72" O.C. #4 @ 72" O.C. #5 @ 72" O.C. #7 @ 72" O.C.	#4 @ 72" O.C. #4 @ 72" O.C. #5 @ 72" O.C. #6 @ 72" O.C. #6 @ 48" O.C.			
9'-4"	4' ( OR LESS ) 5' 6' 7' 8' 9'-4"	#4 @ 72" O.C. #4 @ 72" O.C. #4 @ 72" O.C. #4 @ 72" O.C. #5 @ 72" O.C. #6 @ 72" O.C.	#4 @ 72" O.C. #4 @ 72" O.C. #5 @ 72" O.C. #5 @ 72" O.C. #6 @ 72" O.C. #6 @ 48" O.C.	#4 @ 72" O.C. #4 @ 72" O.C. #5 @ 72" O.C. #6 @ 72" O.C. #6 @ 56" O.C. #6 @ 40" O.C.			
10'-0"	4' ( OR LESS ) 5' 6' 7' 8' 9'	#4 @ 72" O.C. #4 @ 72" O.C. #4 @ 72" O.C. #4 @ 72" O.C. #5 @ 72" O.C. #6 @ 64" O.C.	#4 @ 72" O.C. #4 @ 72" O.C. #5 @ 72" O.C. #6 @ 72" O.C. #6 @ 72" O.C. #6 @ 56" O.C. #6 @ 40" O.C.	#4 @ 72" O.C. #4 @ 72" O.C. #5 @ 72" O.C. #6 @ 72" O.C. #6 @ 48" 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 DO, 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. g. 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, c													
MINIMUM VERTICAL REINFORCEMENT-BAR SIZE & SPACING (inches)													
		SOIL CLASSES AND DESIGN LATERAL SOIL (psf PER FOOT OF DEPTH)											
MAXIMUM	MAXIMUM UNBALANCED BACKFILL	Gl	IJ, GP, SW, л 30			GM, GS, SM-SC AND ML 45				SC, MH, ML-CL AND INORGANIC CL 60			
WALL HEIGHT	HEIGHT <sup>9</sup>		MIMIMUM WALL THICKNESS ( INCHES )										
( FEET )	( FEET )	6	8	10	12	6	8	10	12	6	8	10	12
5	4	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR
j	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
Ĭ	5	NR	NR	NR	NR	NR	NR <sup>1</sup>	NR	NR	#4@35"	NR 1	NR	NR
	6	NR	NR	NR	NR	#5 @ 48"	NR	NR	NR	#5 @ 36"	NR	NR	NR
	4	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR
7	5	NR	NR	NR	NR	NR	NR	NR	NR	#5 @ 47"	NR	NR	NR
<b>'</b> [	6	NR	NR	NR	NR	#5 @ 42"	NR	NR	NR	#6 @ 43"	#5 @ 48"	NR 1	NR
	7	#5 @ 46"	NR	NR	NR	#6 @ 42"	#5 @ 46"	NR <sup>1</sup>	NR	#6@34"	#6 @ 48"	NR	NR
	4	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR
	5	NR	NR	NR	NR	#4@38"	NR <sup>1</sup>	NR	NR	#5 @ 43"	NR	NR	NR
8	6	#4@37"	NR 1	NR	NR	#5 @ 37"	NR	NR	NR	#6 @ 37"	#5 @ 43"	NR <sup>1</sup>	NR
	7	#5 @ 40"	NR	NR	NR	#6 @ 37"	#5 @ 41"	NR <sup>1</sup>	NR	#6 @ 34"	#6 @ 43"	NR	NR
	8	#6 @ 43"	#5 @ 47"	NR <sup>1</sup>	NR	#6 @ 34"	#6 @ 43"	NR	NR	#6 @ 27"	#6 @ 32"	#6 @ 44"	NR
	4	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR
	5	NR	NR	NR	NR	#4@35"	NR <sup>1</sup>	NR	NR	#5 @ 40"	NR	NR	NR
9	6	#4@34"	NR <sup>1</sup>	NR	NR	#6 @ 48"	NR	NR	NR	#6 @ 36"	#6 @ 39"	NR <sup>1</sup>	NR
,	7	#5 @ 36"	NR	NR	NR	#6 @ 34"	#5 @ 37"	NR	NR	#6 @ 33"	#6 @ 38"	#5 @ 37"	NR <sup>1</sup>
	8	#6 @ 38"	#5 @ 41"	NR	NR	#6 @ 33"	#6 @ 38"	#5 @ 37"	NR <sup>1</sup>	#6 @ 24"	#6 @ 29"	#6 @ 39"	#4 @ 48" <sup>m</sup>
	9	#6 @ 34"	#6 @ 46"	NR	NR	#6 @ 26"	#6 @ 30"	#6 @ 41"	NR	#6@19"	#6 @ 23"	#6 @ 30"	#6 @ 39"
	4	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR
	5	NR	NR	NR	NR	#4@33"	NR <sup>1</sup>	NR	NR	#5 @ 38"	NR	NR	NR
10	6	#5 @ 48"	NR <sup>1</sup>	NR	NR	#6 @ 45"	NR	NR	NR	#6@34"	#5 @ 37"	NR	NR
Ī	7	#6 @ 47"	NR	NR	NR	#6@34"	#6 @ 48"	NR	NR	#6 @ 30"	#6 @ 35"	#6 @ 48"	NR <sup>1</sup>
Ī	8	#6 @ 34"	#5 @ 38"	NR	NR	#6 @ 30"	#6 @ 34"	#6 @ 47"	NR <sup>1</sup>	#6 @ 22"	#6 @ 26"	#6 @ 35"	#6 @ 45" <sup>ff</sup>
	9	#6 @ 34"	#6@41"	#4 @ 48"	NR 1	#6 @ 23"	#6 @ 27"	#6 @ 35"	#4 @48" <sup>n</sup>	DR	#6 @ 22"	#6 @ 27"	#6 @ 34"
Ī	10	#6 @ 28"	#6 @ 33"	#6 @ 45"	NR	DR <sup>j</sup>	#6 @ 23"	#6 @ 29"	#6 @ 38"	DR	#6 @ 22"	#6 @ 22"	#6 @ 28"

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

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

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

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

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

f. INTERPOLATION IS NOT PERMITTED.

g. WHERE WALLS WIL REMAIN 4 FEET OR MORE OF UNBALANCED BACKFILL, THEY SHALL BE LATERALLY SUPPORTED AT THE TOP AND BOTTOM BEFORE BACKFILLING. h. VERTICAL REINFORCEMENT SHALL BE LOCATED TO PROVIDE A COVER OF 1 1/4 INCHES MEASURED FROM THE INSIDE FACE OF THE WALL. THE CENTER OF THE STEEL SHALL NOT VARY FROM THE SPECIFIED LOCATION BY MORE THAN THE GREATER OF 10 PERCENT OF THE WALL THICKNESS OR 3/8 INCH.

i. CONCRETE COVER FOR THE REINFORCEMENT MEASURE FROM THE INSIDE FACE OF THE WALL SHALL BE NOT LESS THAN 3/4 INCH. CONCRETE COVER FOR REINFORCEMENT

MEASURED FROM THE OUTSIDE FACE OF THE WALL SHALL BE NOT LESS THAN 1 1/2 INCHES FOR NO. 5 BARS AND SMALLER, AND NOT LESS THAN 2 INCHES FOR LARGER BARS.

j. DR MEANS DESIGN IS REQUIRED IN ACCORDANCE WITH THE APPLICABLE BUILDING CODE, OR WHERE THERE IS NO CODE, IN ACCORDANCE WITH ACI 318. k. CONCRETE SHALL HAVE A SPECIFIED COMPRESSIVE STRENGTH, fc OF NOT LESS THAN 2,500 PSI AT 28 DAYS, UNLESS A HIGHER STRENGTH IS REQUIRED BY FOOTNOTE 1 OR m.

I. 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
	A CONTINUOUS AIR BARRIER SHALL BE INSTALLED IN THE BUILDING ENVELOPE.	
GENERAL REQUIREMENTS	THE EXTERIOR THERMAL ENVELOPE CONTAINS A CONTINUOUS AIR BARRIER.	AIR-PERMEABLE INSULATION SHALL NOT BE USED AS A SEALING MATERIAL.
	BREAKS OR JOINTS IN THE AIR BARRIER SHALL BE SEALED.	
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.	THE INSULATION IN ANY DROPPED CEILING / SOFFIT SHALL BE ALIGNED WITH THE AIR BARRIER.
EILING / ATTIC	ACCESS OPENINGS, DROP DOWN STAIRS, OR KNEE WALL DOORS TO UNCONDITIONED ATTIC SPACES SHALL BE SEALED.	SOFTI STALL DE ALIGNED WITH THE AIR DARRIER.
	THE JUNCTION OF THE FOUNDATION AND SILL PLATE 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
WALLS	THE JUNCTION OF THE TOP PLATE AND THE TOP OF EXTERIOR WALLS SHE BE SEALED.	RESISTANCE OF R-3 PER INCH MINIMUM.
	KNEE WALLS SHALL BE SEALED.	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 PERMITED 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.

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

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

TABLE R401.4.1 PRESUMPTIVE LOAD-BEARING VALUES OF FOUNDATION MATERIALS

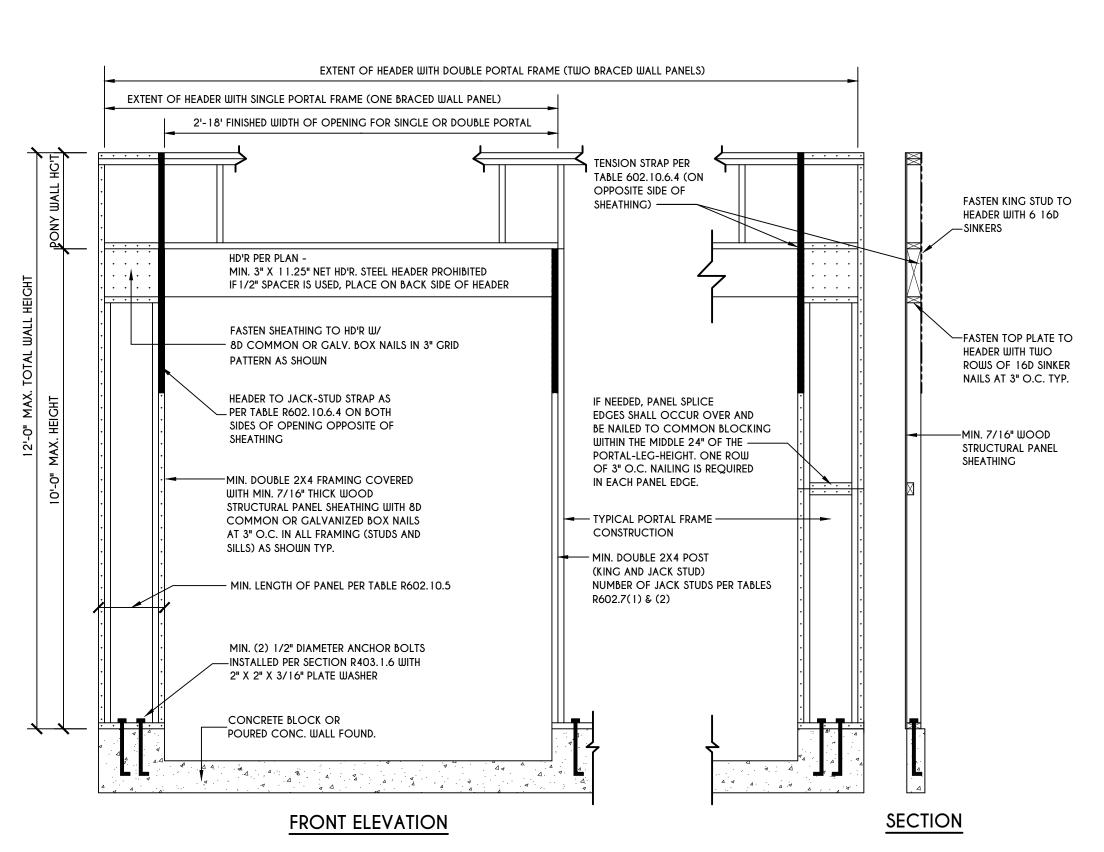
CLASS OF MATERIALS	LOAD-BEARING PRESSURE ( pounds per square foot )
CRYSTALLINE BEDROCK	12,000
SEDIMENTARY & FOLIATED ROCK	4,000
SANDY GRAVEL AND/OR GRAVEL (GW & GP)	3,000
SAND, SILTY SAND, CLAYEY SAND, SILTY GRAVEL, AND CLAYEY GRAVEL (SW, SP, SM, SC, GM, & GC)	2,000
CLAY, SANDY CLAY, SILTY CLAY, CLAYEY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

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

	OOIL CL/(OOII IC
UNIFIED SOIL CLASSIFICATION SYSTEM SYMBOL	
GШ	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
СН	INORGANIC CLAYS OF HIGH PLASTICITY, FAT CLAYS
МН	INORGANIC SILTS, MICACEOUS OR DIATOMACEOUS FINE SANDY OR SILTY SOILS, ELASTIC SILTS
OL	ORGANIC SILTS & ORGANIC SILTY CLAYS OF LOW PLASTICITY
ОН	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.

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ARTICLE 145, SECTION 7209

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

www.greaterliving.com

3033 BRIGHTON-HENRIETTA

Ι.			
	REVISI	ONS:	
	DATE	ВҮ	DESCRIPTION

CLIENT/LOCATION: **COVENTRY RIDGE** PITTSFORD, NY

> **COVENTRY RIDGE** BUILDING CORP.

REINFORCING NOTES

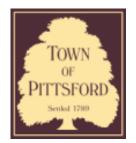
GLA PLAN 2086 R

checked: drawn: CSB CDK scale: 5 / 20 AS NOTED PROJECT: sheet: 2583 C









#### **Town of Pittsford**

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

Permit # B20-000112

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

# DESIGN REVIEW AND HISTORIC PRESERVATION BOARD REFERRAL OF APPLICATION

Property Address: 34 Escena Rise PITTSFORD, NY 14534

**Tax ID Number:** 178.03-5-8

Zoning District: IZ Incentive Zoning Owner: S&J Morrell Builders Inc Applicant: S&J Morrell Builders Inc

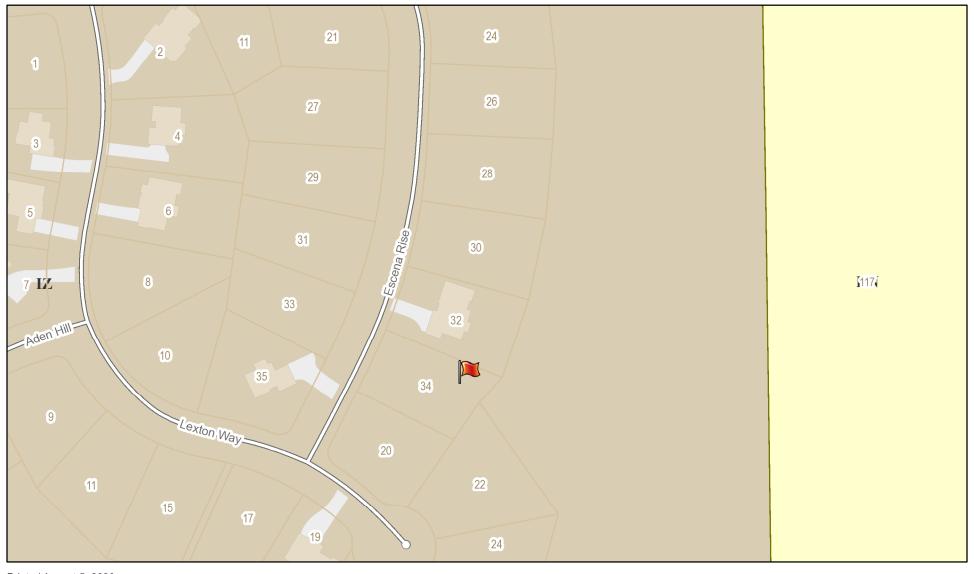
	Ap	plicatio	n Type:
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.PP	nounon lypo.	
<b>✓</b>	Residential Design Review §185-205 (B)	Build to Line Adjustment §185-17 (B) (2)
	Commercial Design Review §185-205 (B)	Building Height Ábove 30 Feet §185-17 (M)
	Signage §185-205 (C)	Corner Lot Orientation §185-17 (K) (3)
	Certificate of Appropriateness §185-197	Flag Lot Building Line Location §185-17 (L) (1) (c)
	Landmark Designation §185-195 (2)	Undeveloped Flag Lot Requirements §185-17 (L) (2)
	Informal Review	

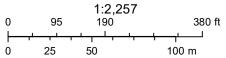
**Project Description:** Applicant is requesting design review for the construction of a new two story single family home. The homes first floor will be approximately 1616 square feet and the second floor will be approximately 1558 square feet located in the Wilshire Hills Subdivision.

Meeting Date: August 13, 2020

# RN Residential Neighborhood Zoning

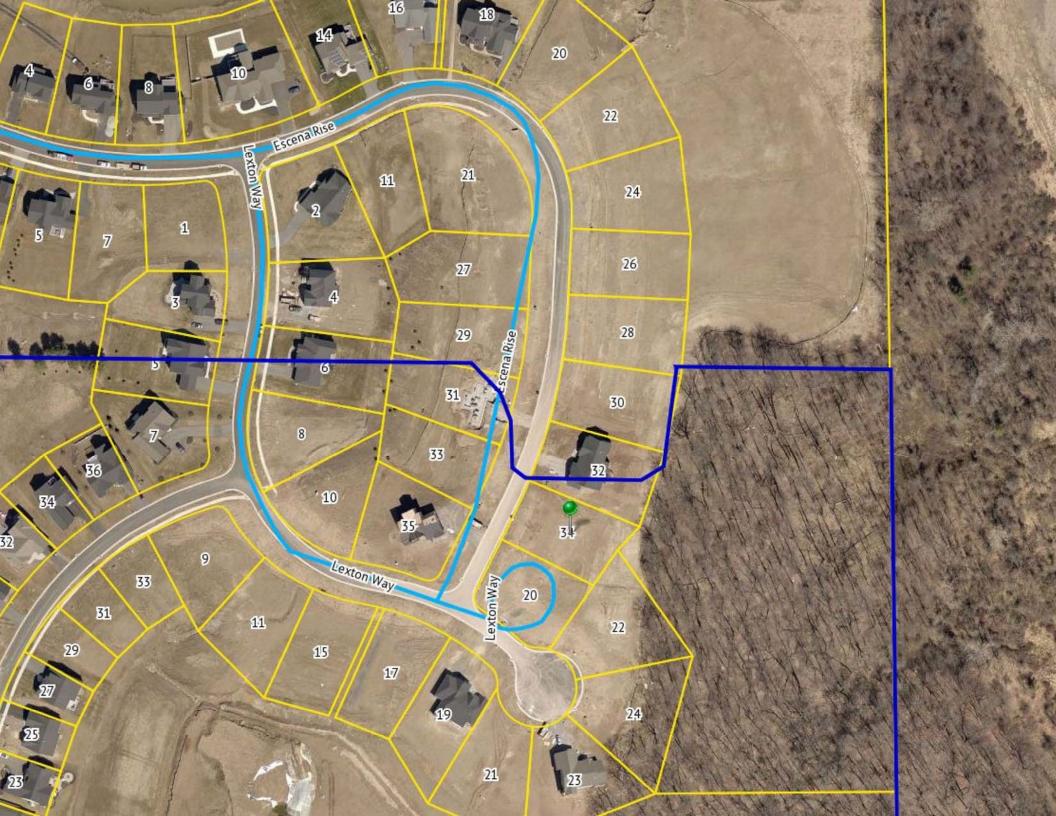


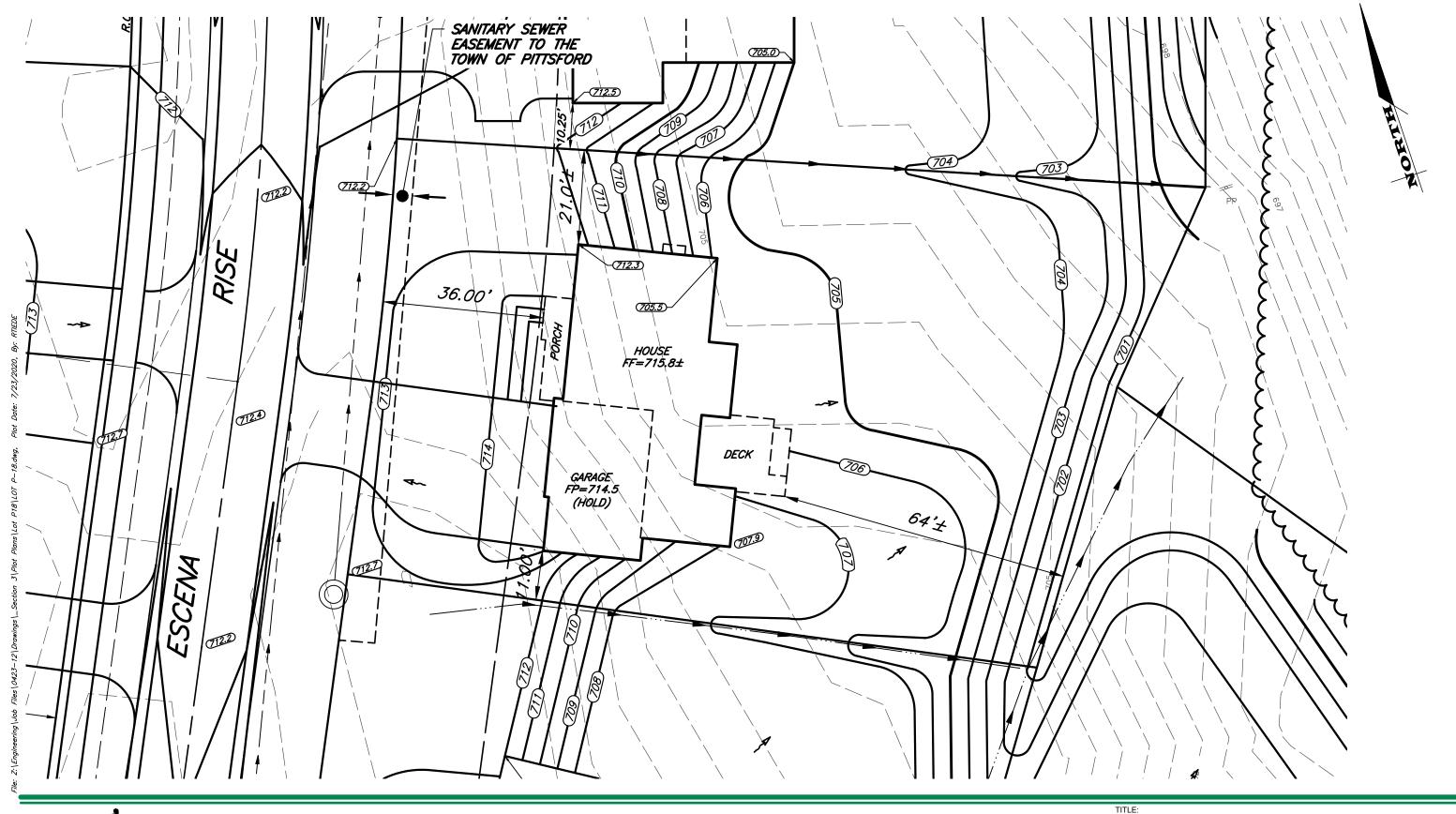
Printed August 5, 2020



Town of Pittsford GIS

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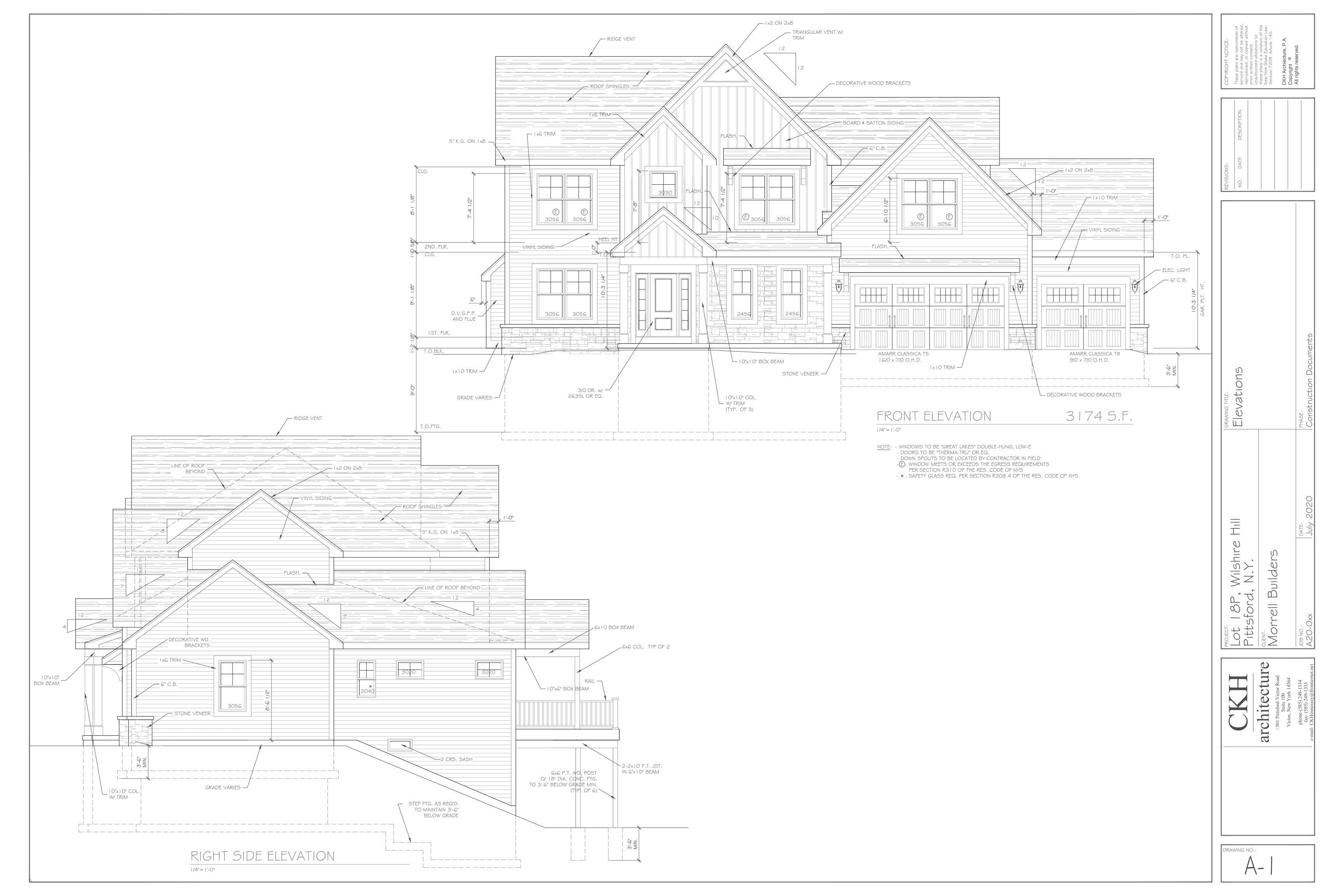
39 CASCADE DRIVE ROCHESTER, NY 14614 PHONE 585-458-7770 www.marathoneng.com

JOB NO: 0423-13 SCALE: DRAWN: DESIGNED: RJT DATE: 7/23/2020

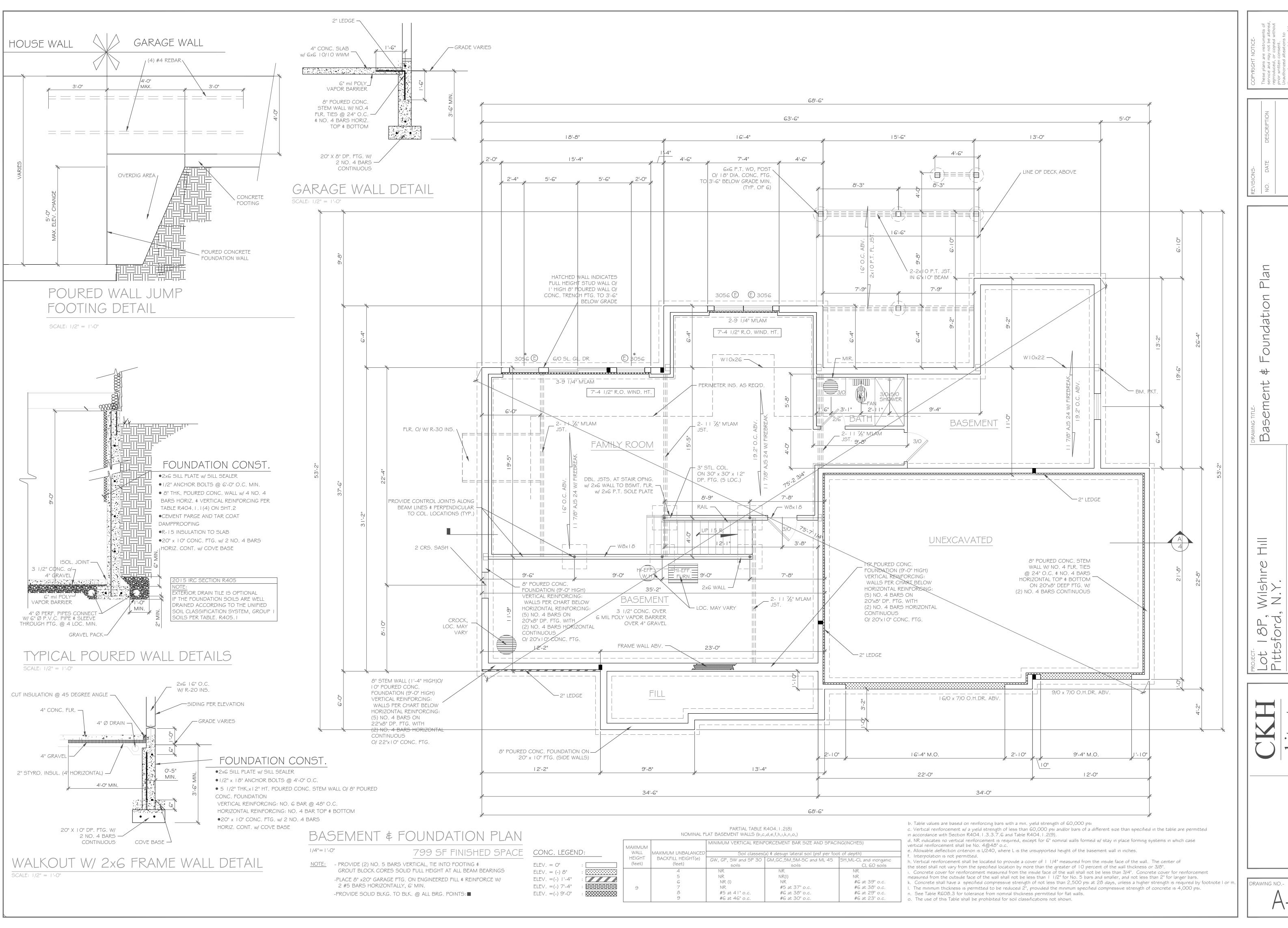
SETBACK REQUIRED PROVIDED FRONT 36.0' 35' SIDE 10' 11.0' REAR 20' 64' ±

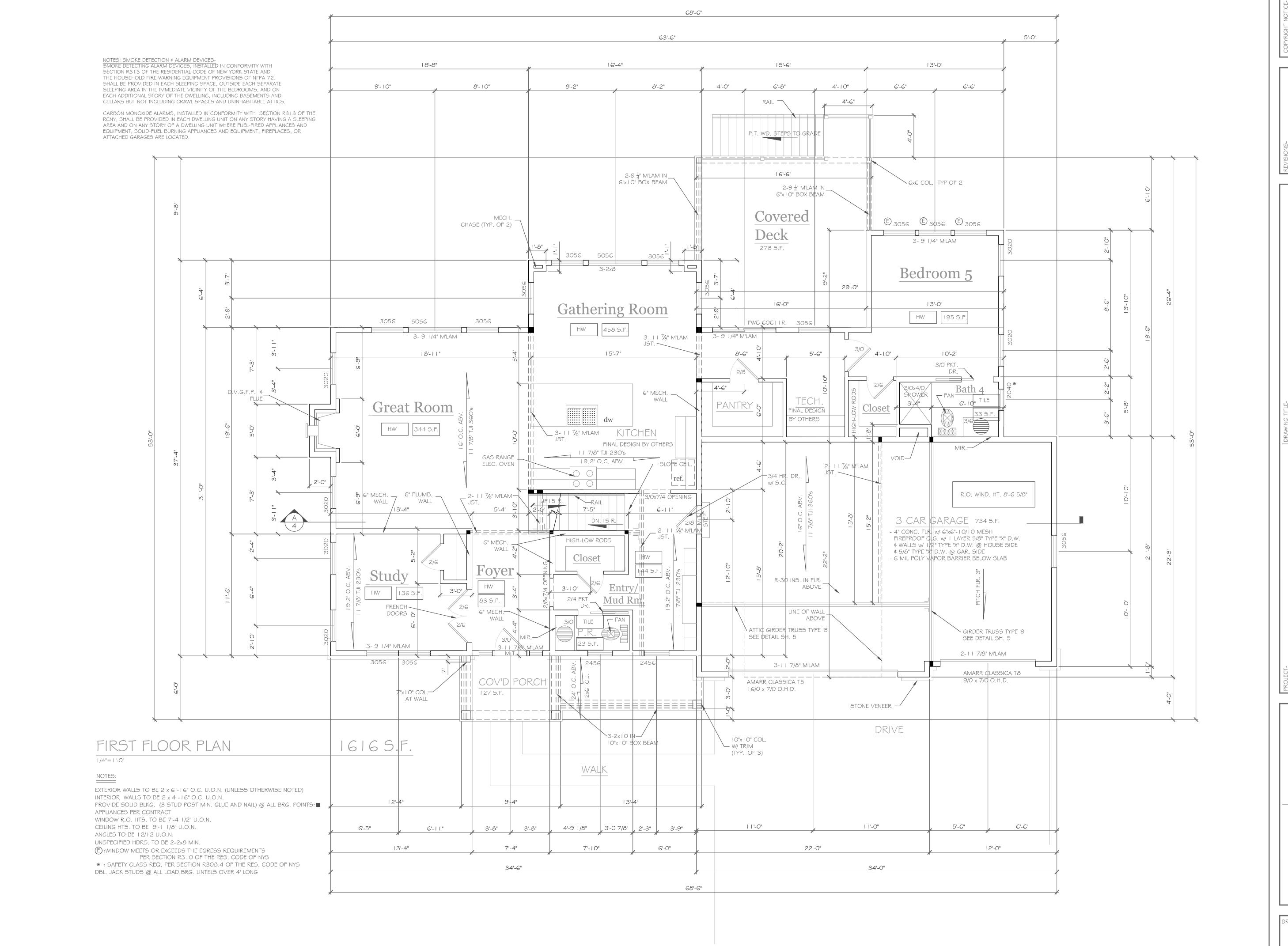
**PLOT PLAN - LOT P18** 

**WILSHIRE HILL - SECTION 3** 





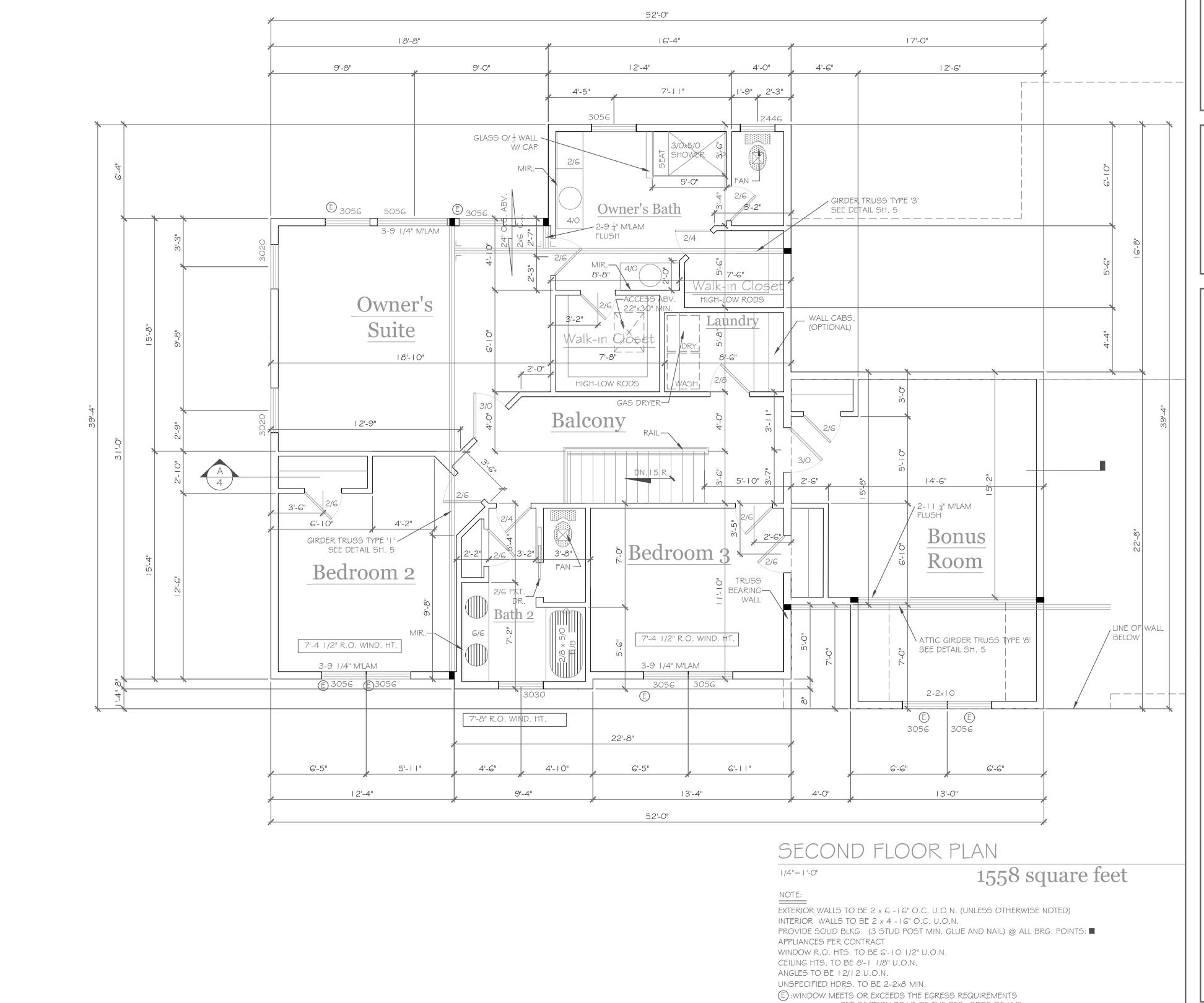




Wilshire N.Y. 18P, sford, Lot Pitts

0 architectur

DRAWING NO.-



E:WINDOW MEETS OR EXCEEDS THE EGRESS REQUIREMENTS
PER SECTION R310 OF THE RES. CODE OF NYS
\*: SAFETY GLASS REQ. PER SECTION R308.4 OF THE RES. CODE OF NYS
DBL. JACK STUDS @ ALL LOAD BRG. LINTELS OVER 4' LONG

NOTES: SMOKE DETECTION & ALARM DEVICESSMOKE DETECTING ALARM DEVICES, INSTALLED IN CONFORMITY WITH
SECTION R3 I 3 OF THE RESIDENTIAL CODE OF NEW YORK STATE AND
THE HOUSEHOLD FIRE WARNING EQUIPMENT PROVISIONS OF NFPA 72.
SHALL BE PROVIDED IN EACH SLEEPING SPACE, OUTSIDE EACH SEPARATE
SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS, AND ON
EACH ADDITIONAL STORY OF THE DWELLING, INCLUDING BASEMENTS AND
CELLARS BUT NOT INCLUDING CRAWL SPACES AND UNINHABITABLE ATTICS.

CARBON MONOXIDE ALARMS, INSTALLED IN CONFORMITY WITH SECTION R3 | 3 OF THE RCNY, SHALL BE PROVIDED IN EACH DWELLING UNIT ON ANY STORY HAVING A SLEEPING AREA AND ON ANY STORY OF A DWELLING UNIT WHERE FUEL-FIRED APPLIANCES AND EQUIPMENT, SOLID-FUEL BURNING APPLIANCES AND EQUIPMENT, FIREPLACES, OR ATTACHED GARAGES ARE LOCATED.

PROJECTLot 18P, Wilshire Hill
School N.Y.

CLENTMorrell Builders

JOB NO.A20-0xx

July 2020

Construction of the second of

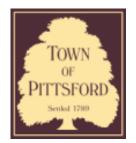
DRAWING NO.-

architecture









#### **Town of Pittsford**

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

Permit # B20-000110

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

# DESIGN REVIEW AND HISTORIC PRESERVATION BOARD REFERRAL OF APPLICATION

Property Address: 2585 Clover Street

**Tax ID Number:** 150.11-2-22

**Zoning District:** RN

Owner: Waldow Jr., Warren J. Applicant: Jeff Loson (Architect)

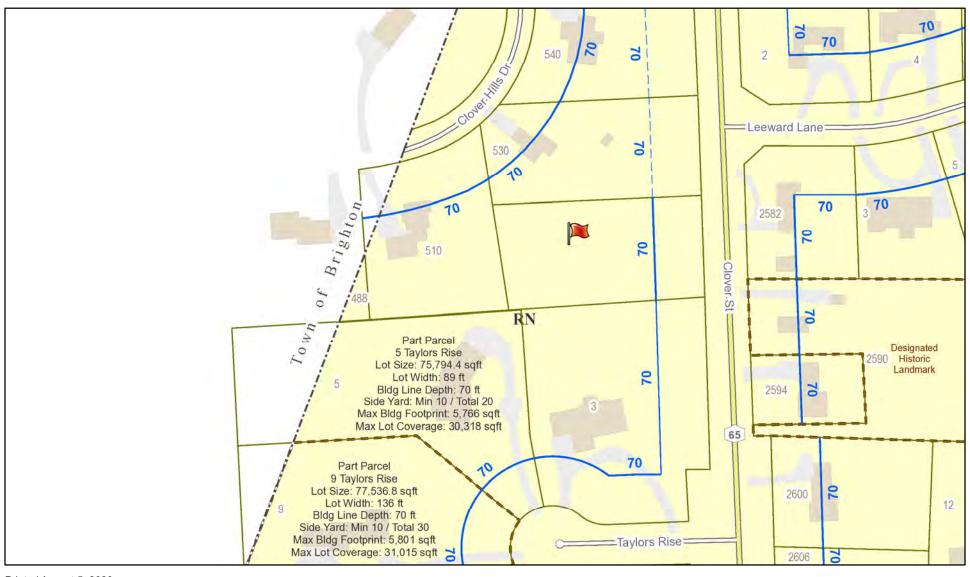
#### Application Type:

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

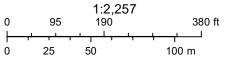
**Project Description:** Applicant is requesting design review for the construction of a single family home. The home will have approximately 2112 square feet of living space and will be located on a vacant lot on Clover Street.

Meeting Date: August 13, 2020

### RN Residential Neighborhood Zoning

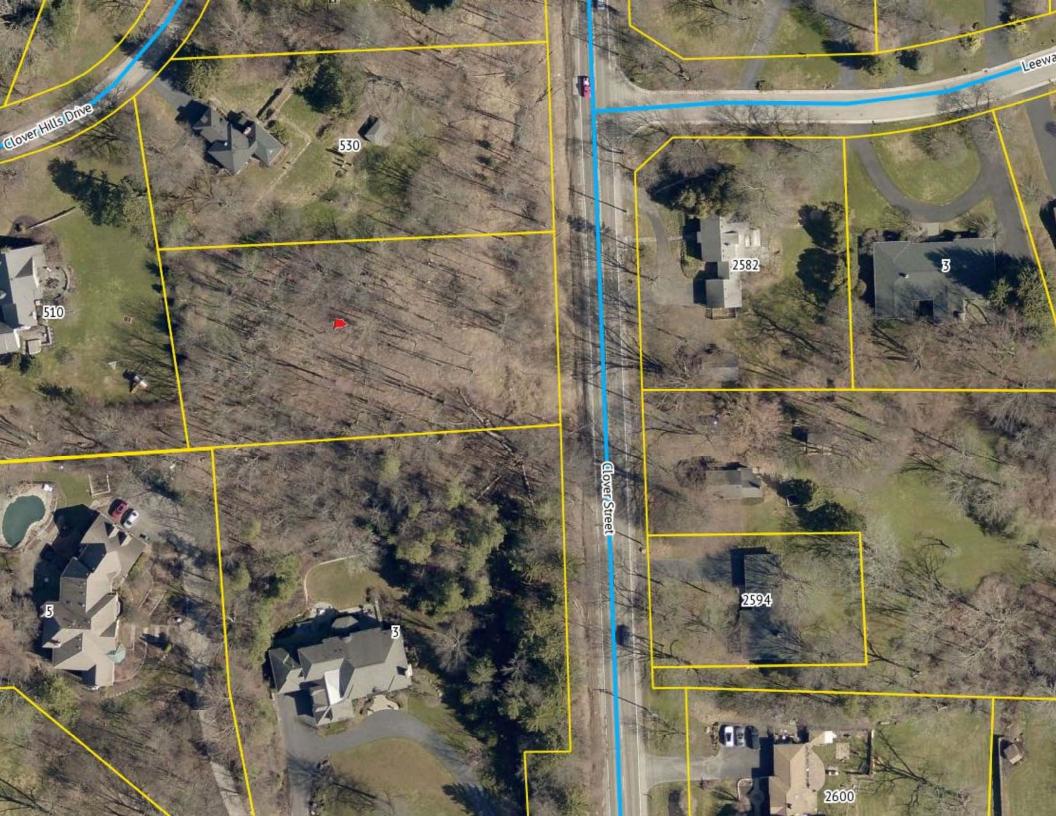


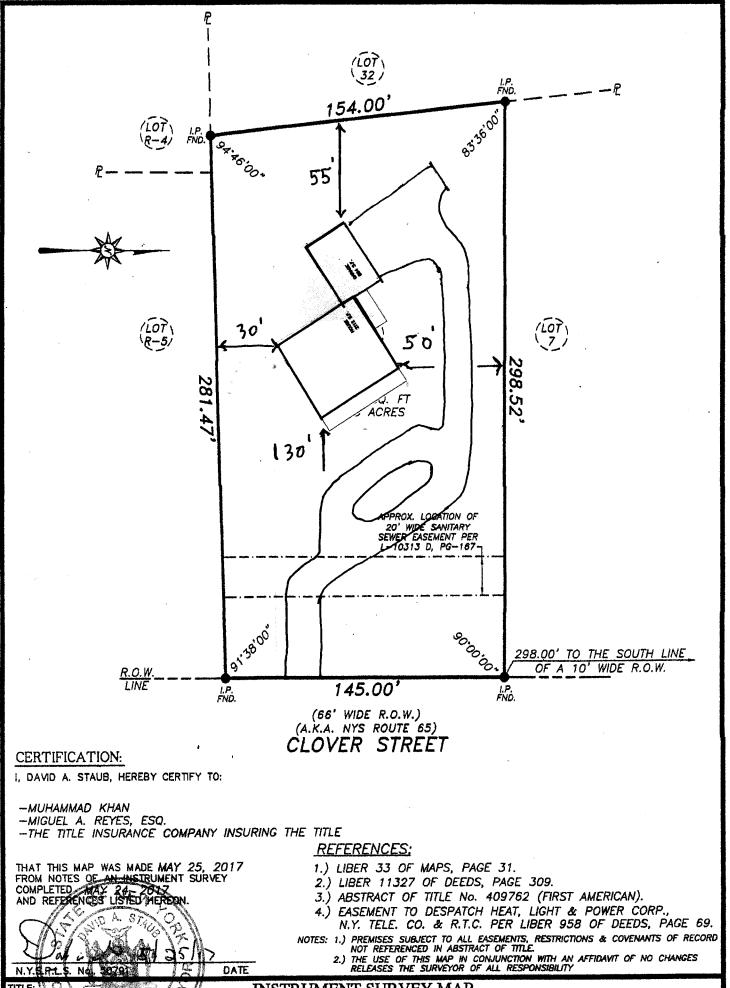
Printed August 5, 2020



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INSTRUMENT SURVEY MAP

CLOVER STREET BEING LOT No. 8 OF THE CLOVER HILLS TRACT,

TOWN OF PITTSFORD, COUNTY OF MONROE, STATE OF NEW YORK

of Practice for Land Surveys adopted by the New York State Association of Professional Land Surveyors. Sold certifications shall run only to the person for whom the survey is prepared, and on his behalf to the title company, governmental egency and lending institution listed hereon, and to the assignces of the lending institution. Certifications are not transferable to additional institutions or subsequent owners."

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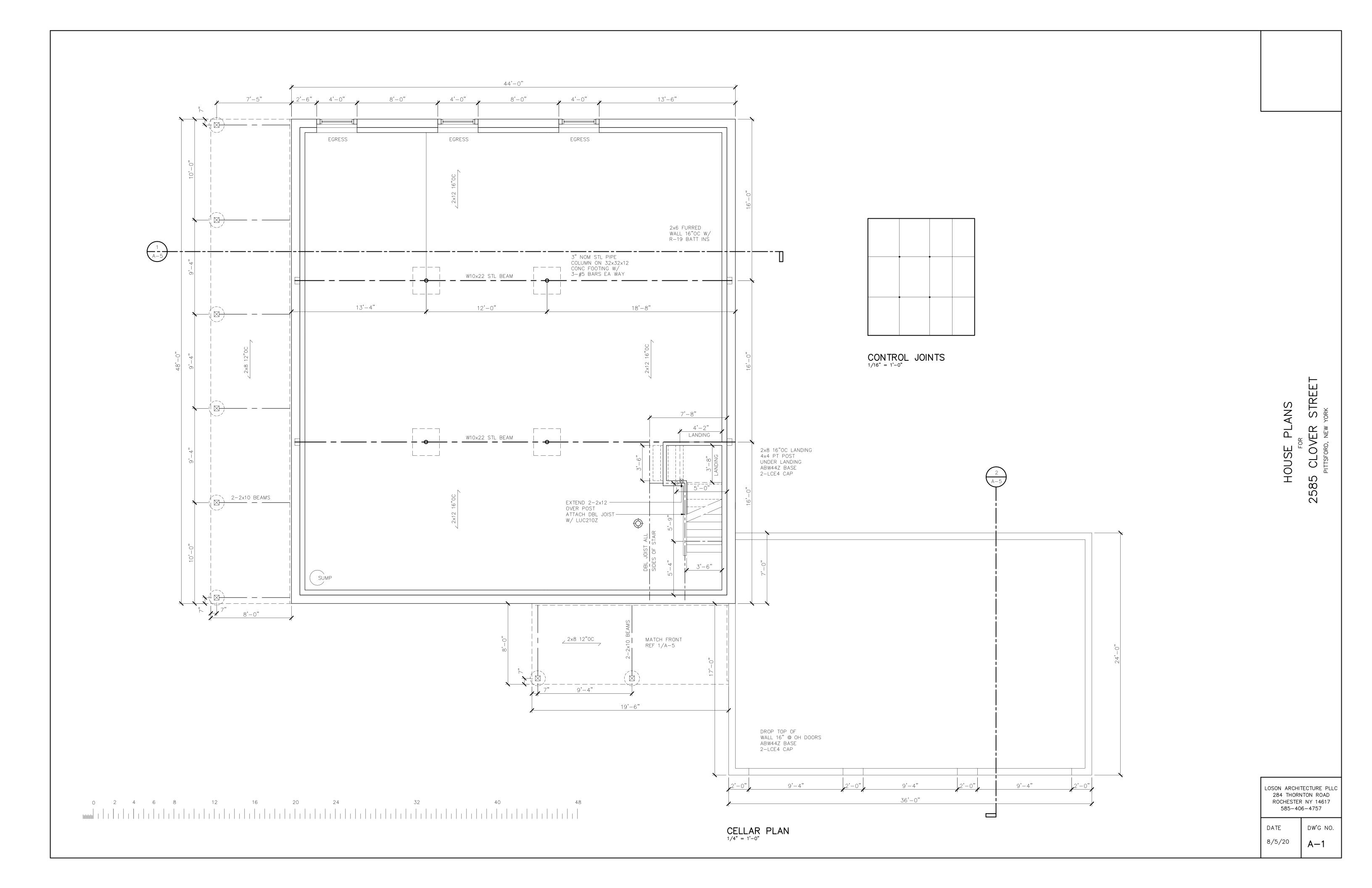
TRIPLE POINT LAND SURVEYING, LLC.
16 EAST MAIN STREET SUITE 320
ROCHESTER, NEW YORK 14614
PHONE (585) 263-9950
FAX (585) 263-3591
TRIPLEPOINTSURVEYING@YAHOO.COM

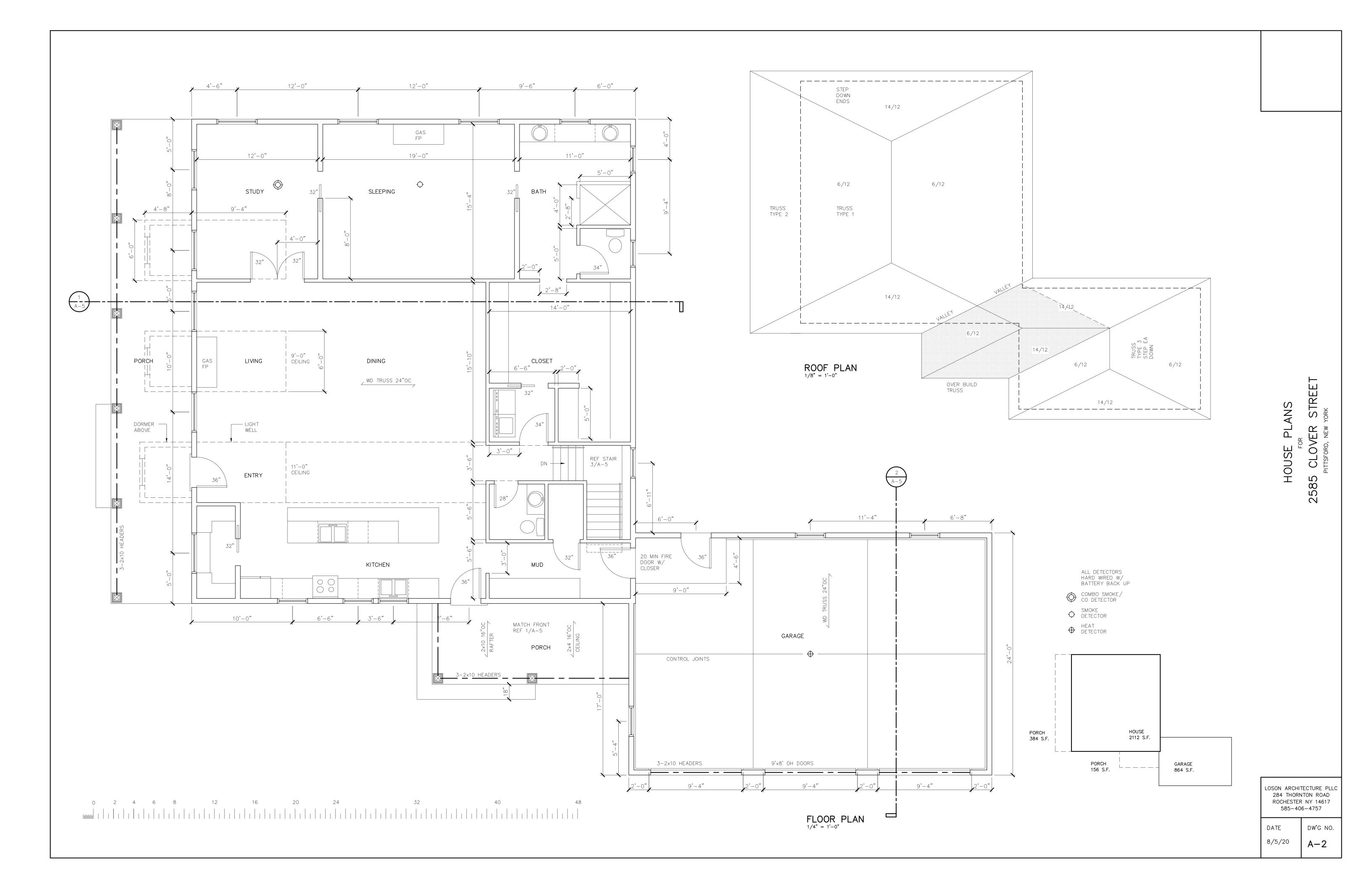
0649 - 17

MAY 25, 2017

1" = 50'

150.11-2-22







LOSON ARCHITECTURE PLLC 284 THORNTON ROAD ROCHESTER NY 14617 585-406-4757

DATE

8/5/20

DW'G NO.

A-3



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

0 2 4 6 8 12 16 20 24 32 40 48



HOUSE PLANS
FOR
2585 CLOVER STR
PITTSFORD, NEW YORK

LOSON ARCHITECTURE PLLC 284 THORNTON ROAD ROCHESTER NY 14617 585-406-4757

DATE DW'G NO. 8/5/20 A-4

HOUSE PLANS
FOR
2585 CLOVER STRE

LOSON ARCHITECTURE PLLC
284 THORNTON ROAD
ROCHESTER NY 14617
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