Design Review & Historic Preservation Board
Agenda
August 27, 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.

- **465 Marsh Road**
  The Applicant is requesting a Certificate of Appropriateness, pursuant to Code Section 185-196, for the replacement of a roof on a designated historic home. This property is zoned (RN) Residential.

RESIDENTIAL APPLICATION FOR REVIEW – RETURNING

- **159 Maywood Avenue**
  The Applicant is returning from the August 13th meeting to request 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.

- **34 Escena Rise**
  The Applicant is returning from the August 13th meeting to request 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.

RESIDENTIAL APPLICATION FOR REVIEW – NEW

- **10 Ravenna Crescent**
  The Applicant is requesting design review for the construction of a two story single family home. The first floor will be 1524 sq. ft., the second floor will be 1560 sq. ft. and is located in the Coventry Ridge Subdivision.

COMMERCIAL APPLICATION FOR REVIEW

- **3240 & 3246 Monroe Avenue**
  The Applicant is requesting design review for a proposed 30.9 sq. ft. business identification sign. The sign meets the requirement for location and size set by the Planning Board and Town Code.

RESIDENTIAL APPLICATION FOR REVIEW

- **75 Pickwick Drive**
  The Applicant is requesting design review for an addition of a porch. The porch will be 156 sq. ft. and located on the front of the home.

- **21 Wind Mill Road**
  The Applicant is requesting design review for the addition of a study. The addition will be 175 sq. ft. and located on the side of the home. This addition has been approved for a front and side setback variance by the Zoning Board of Appeals.

- **55 N. Country Club Road**
  The Applicant is requesting design review for a single car garage with storage. The addition will be 336 sq. ft. and storage above with the addition of three dormers.

- **76 Knollwood Drive**
  The Applicant is requesting design review for additions to an existing garage. The additions will be located on the front and side of the garage for a total of approximately 248 sq. ft.

- **3765 East Avenue**
  The Applicant is requesting design review for garage and living area additions. The construction will be two stories approximately 1715 sq. ft. Approval for a side setback variance was given by the Zoning Board of Appeals on August 17, 2020.

INFORMAL REVIEW

- **60 French Road**
  The Applicant is requesting an informal review for the installation of a metal roof on a designated historic home.

OTHER – REVIEW OF 7/23/2020 MINUTES

How to view the meeting:

1. Zoom
   - In your web browser, go to
   - https://townofpittsford.zoom.us/j/89249355312?pwd=NENFUlE3eFFPSkkzUWdGUVN6bDJqQT09
   - 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 **892 4935 5312**. 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
August 13, 2020

PRESENT
Paul Whitbeck, Bonnie Salem, John Mitchell, Leticia Fornataro

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

ABSENT
Dirk Schneider, Chairman; Kathleen Cristman, David Wigg

Proceedings of a regular meeting of the Pittsford Design Review and Historic Preservation Board were held on Thursday, August 13 at 6:00 P.M. local time. The meeting took place with Board members and applicants participating remotely using Zoom.

Acting Chairman John Mitchell opened the meeting at 6:00 pm.

HISTORIC PRESERVATION DISCUSSION

Leticia Fornataro updated the Board that the new specs for the banners for the historic district meet the budgeted numbers. She is working with Jim Columbo of Skylight Signs to move forward on this project.

Bonnie Salem announced she will poll the Board via email for opinions on the proposed demolition code.

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.

  John Mitchell opened the Public Hearing.

  The owners, John and Kristine Flannery, were in attendance as well as Jennifer Aherns and Anna Dnistrian from Bero Architecture.

  Jennifer Aherns described the project. Proposed changes include raising the roof on the second floor of the east wing as well as the roof at the rear addition on the north elevation. There will also be the addition of a rear second floor balcony and porch. The north elevation will have an enlarged first floor entry.

DRAFT

Mark Lenzi read a letter of support from the Town Historian Audrey Johnson. She expressed that she felt the changes would not compromise the historical integrity of this designated home.

Board Secretary Susan Donnelly discussed two phone calls that were received on August 13, 2020 in support of the project from the Powers family who reside on Golf Avenue.

John Mitchell asked if there was any public comment.

Fran Kramer of 17 Golf Avenue that she is a long-term neighbor of this property and discussed that this home is a historical part of Golf Avenue. She indicated that her concerns were that the look of the front façade of the home is altered.

No action was taken to allow for further public comment as the legal ad was dated August 25, 2020.

The public hearing remains open.

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.

  The homeowner Amy and David Walendziak were present to discuss the application with the Board.

  The porch will follow the existing gable roof line for the porch. The posts will be wrapped and decking installed similar to the submitted photo however there will be steps in the front as indicated in the drawing.

  John Mitchell moved to accept the application as submitted. Leticia Fornataro seconded.

  All Ayes.

- **25 Merryhill Lane**
  The Applicant is requesting design review for the addition of a sunroom. The addition will be approximately 182 square feet and will be located to the rear of the home.

  Dan Canalungo of Great Day Improvements was present to discuss the application.

DRAFT

This project involves the construction of a sunroom which will be built on the footprint of a current deck located to the rear of the home. The sunroom will be unheated with multiple windows with 2-foot knee wall.

Leticia Fornataro moved to accept the application as submitted. Bonnie Salem seconded.

All Ayes.

- **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 homeowner, Gail Ireland, was present to discuss the application with the Board.

  Ms. Ireland indicated that she wishes to add additional living space and a first floor laundry to her home. Materials will be utilized to match the existing on the home.

  The Board had no objections to this addition fitting in with the present home or the neighborhood.

  John Mitchell moved to accept the application as submitted.

  Paul Whitbeck seconded.

  All Ayes.

- **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.

  The homeowner, David Boyce, was present to discuss the application with the Board.

  The garage addition will be side loaded and will sit behind the present three car garage. The Board indicated that they appreciated that effort to locate the new garage in that position.

  Materials will match the existing on the home and garage. All garage doors will be replaced with new to match.

  Bonnie Salem moved to accept the application as submitted. Paul Whitbeck seconded.

DRAFT

All Ayes.

- **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.

  The owner, Sunil Prasad was present to discuss the application with the Board.

  The current barn will be demolished and the wood repurposed. The new barn will be located far away from most other properties given that most of the property backs up to 1-90. Plans are made for the development of a Christmas tree farm and the storage will be needed to store equipment.

  Bonnie Salem moved to accept the application as submitted.

  Leticia Fornataro seconded.

  All Ayes.

- **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.

  The architect, Jim Brasley was present to discuss this application with the Board.

  The Board expressed concerns that the proposed addition overpowers and unbalances the front façade of this cottage like home. They recommended bringing down the roofline of the proposed addition and centering a single window on the new gable in be more in keeping with the architecture of the home.

  Due to the numerous concerns of the Board, this application was held open to allow further discussion between the homeowner and the architect.

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.

  Steve Maynard was available to discuss this application with the Board.

  The Board noted the use of three materials on the front façade but felt it was mitigated by the simple design of this one story home.

DRAFT

Paul Whitbeck moved to accept the application as submitted. Leticia Fornataro seconded.

All Ayes.

- **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.

  Jeff Brokaw was present to discuss this application with the Board.

  Mr. Brokaw described this home as a two story colonial structure. He indicated that support brackets would be added to the hanging fireplace.

  The Board cited many issues with the use of multiple materials (stone, board and batten and siding) on the front elevation which is not in keeping with the design guidelines. They felt the large expanse of board and batten, the many gables and the shed roof on the front façade made for a very busy look. This was a point that all of the Board members commented and agreed on.

  Mr. Brokaw indicated that the choice of materials is customer driven and that the addition of stone on the front was specifically requested by the homeowner. The placement of the shed roof was necessary to accommodate the interior design.

  After a lengthy discussion, John Mitchell moved to accept the application as submitted.

  There was no second.

  No action was taken on this application.

  A discussion was then held regarding the repeated presentation of home plans by Morrell Builders with multiple materials and the Board's continued concern with this. The Board again requested that the architect attend the Design Review Board meetings to develop an understanding of their concerns. Mr. Brokaw indicated that this was something that he could arrange.

- **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.

DRAFT

The property owner, Warren Waldow, and contractor, Jeff Losen, were present to discuss the application with the Board.

The Board appreciated the simpler, smaller design of the home proposed to be built on this lot.

The Board discussed with the homeowner the possibility of adding or centering the posts on the porch between the windows for a more balanced look. The homeowner indicated he did not wish to do this.

Paul Whitbeck moved to accept the application as submitted.

John Mitchell seconded.

All Ayes.

OTHER – REVIEW OF 7/23/2020 MINUTES

Bonnie Salem moved to accept the minutes of 7/23/2020 with an amendment.

All Ayes.

The meeting adjourned at 9:15 pm.

Respectfully submitted,

Susan Donnelly
Secretary to the Board

DRAFT

Town of Pittsford

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

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

Permit #
CA20-000002

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

Application Type:

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

Project Description: Applicant is requesting 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 27, 2020

TOWN OF PITTSFORD

Design Review & Historic Preservation Board
Application for Certificate of Appropriateness

Case # D4 – 2020

1. Property Address: 18 Golf Avenue, Pittsford, NY 14534

2. Tax Account Number: 151.15-2-45.2

3. Applicant's Name: John and Kristine Flannery

   Address: 18 Golf Avenue (Street) Phone:

   Pittsford (City) NY (State) 14534 (Zip Code) E-mail: jflannery3@aol.com

4. Applicant's Interest in Property:

   Owner: ☒ Lessee: ☐ Holding Purchase Offer: ☐

   Other *(explain)*:

5. Owner *(if other than above)*:

   Address: (Street) Phone:

   (City) (State) (Zip Code) E-mail:

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

6. Application prepared by: Bero Architecture, PLLC

   Address: 32 Winthrop Street (Street) Phone: (585) 262-2035

   Rochester (City) NY (State) 14607 (Zip Code) E-mail: adnistrian@beroarchitecture.com

7. Project Design Professional *(if Available)*: Bero Architecture, PLLC

   Address: (Street) Phone:

   (City) (State) (Zip Code) E-mail:

8. Project Contractor *(if Available)*: Masci Construction

Address: 921 Limpet Drive (*Street*) Phone: (585) 670-2070

Webster (*City*) NY (*State*) 14850 (*Zip Code*) E-mail: masciconstruction@gmail.com

9. Present use of Property: Single-Family Residential

10. Zoning District of Property: RN

11. Is the property located in a Town Designated Historic District?

Yes ☐ No ☒

12. Is the property listed on the National Registry of Historic Places?

Yes ☐ No ☒

13. Will State or Federal Funding be used in this project, or will the project result in an application for Tax Credits or other State and Federal benefits?

Yes ☐ No ☒

If Yes, please explain:

14. Proposed Exterior Improvements:

A. Describe all exterior architectural improvements proposed with this project (include project materials and finishes; attach additional sheets if necessary):

Proposed to raise the roof on the second floor of the east wing, as well as the roof at the rear addition on the north elevation. An addition of a rear second floor balcony and porch at grade. Enlarged first floor entry at north elevation. Maintaining the existing footprint and keeping the massing secondary to the original construction.

B. Describe all significant site improvements proposed with this project (include proposed changes in landscaping, significant plant material alterations, and other improvements associated with hardscape materials such as driveways and retaining walls; attach additional sheets if necessary):

N/A

15. If the structure is a Commercial Property open to the Public, please describe all interior improvements proposed at the project site (attach additional sheets if necessary).

N/A

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

- ☒ Parcel map
- ☒ Photographs
- ☐ Other materials _____
- ☒ Architectural elevations
- ☒ Architectural plans

Applicant Certification:

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

_____ *Signature of applicant* _____ *Date*

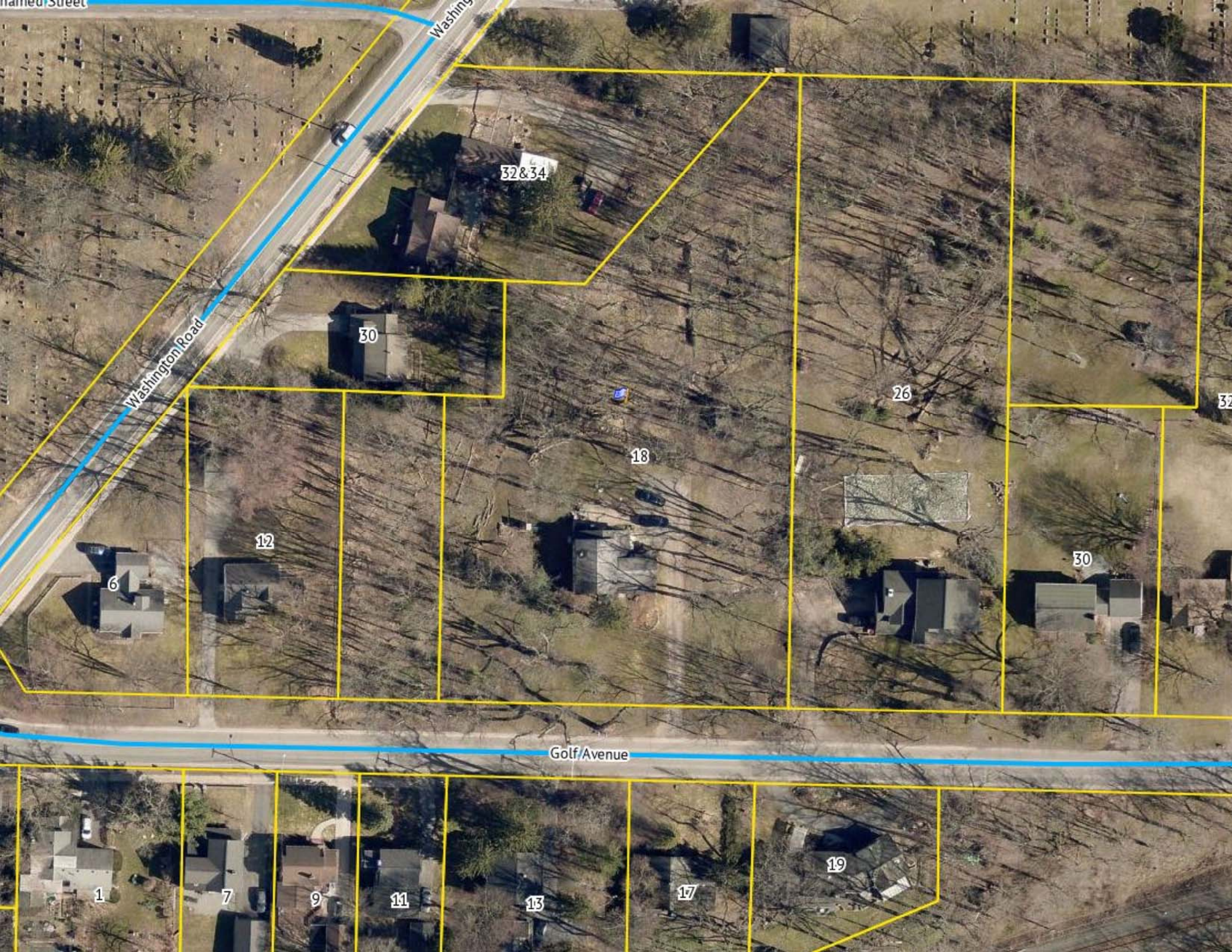
Owner Consent:

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

Yes ☐ No ☐

If Yes, owner's signature: John B. Fleming III

South Elevation - at end of driveway


Washington Road
32&34
30
26
18
12
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30
Golf Avenue
1
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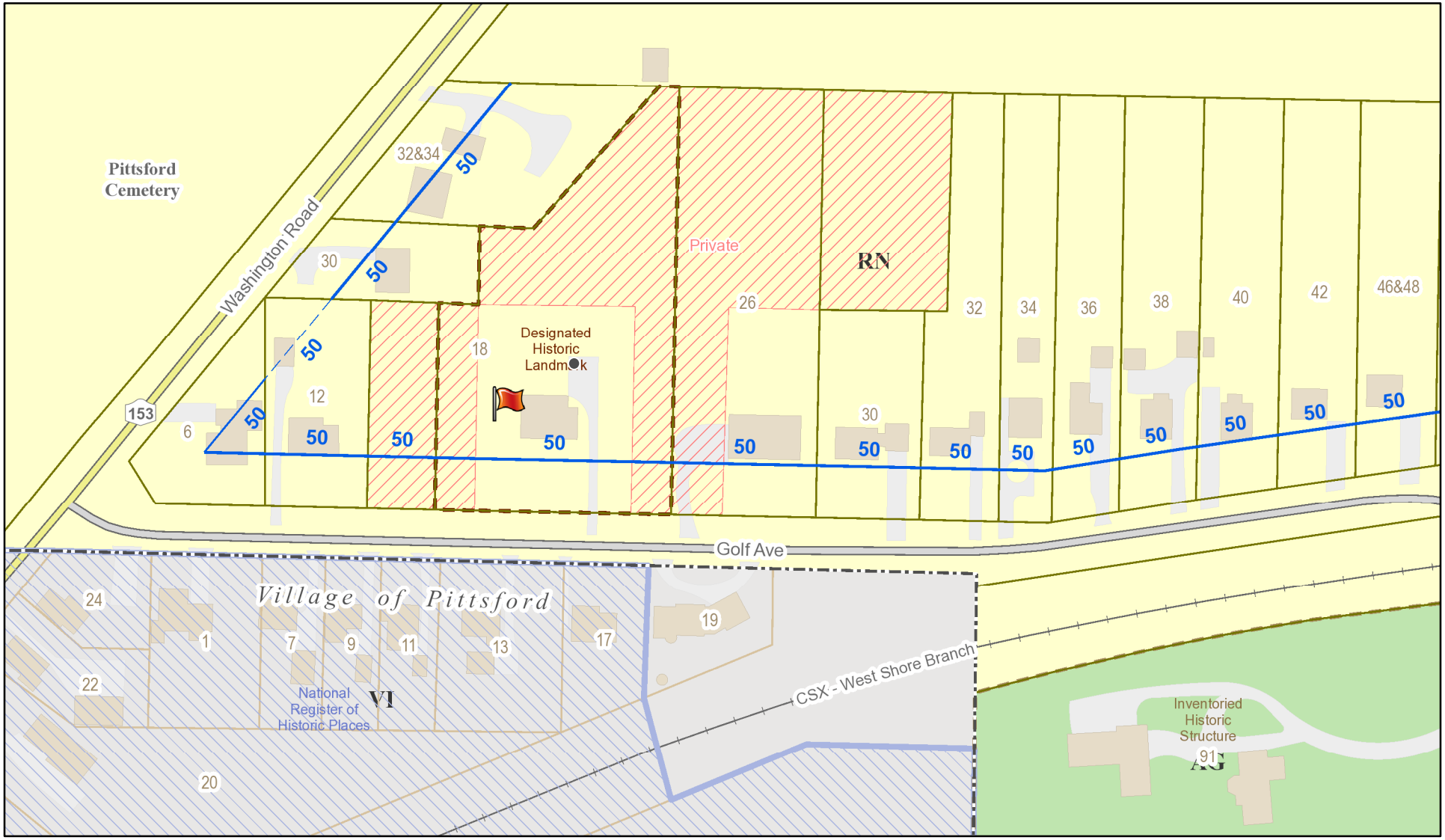
19

RN Residential Neighborhood Zoning



Printed August 5, 2020

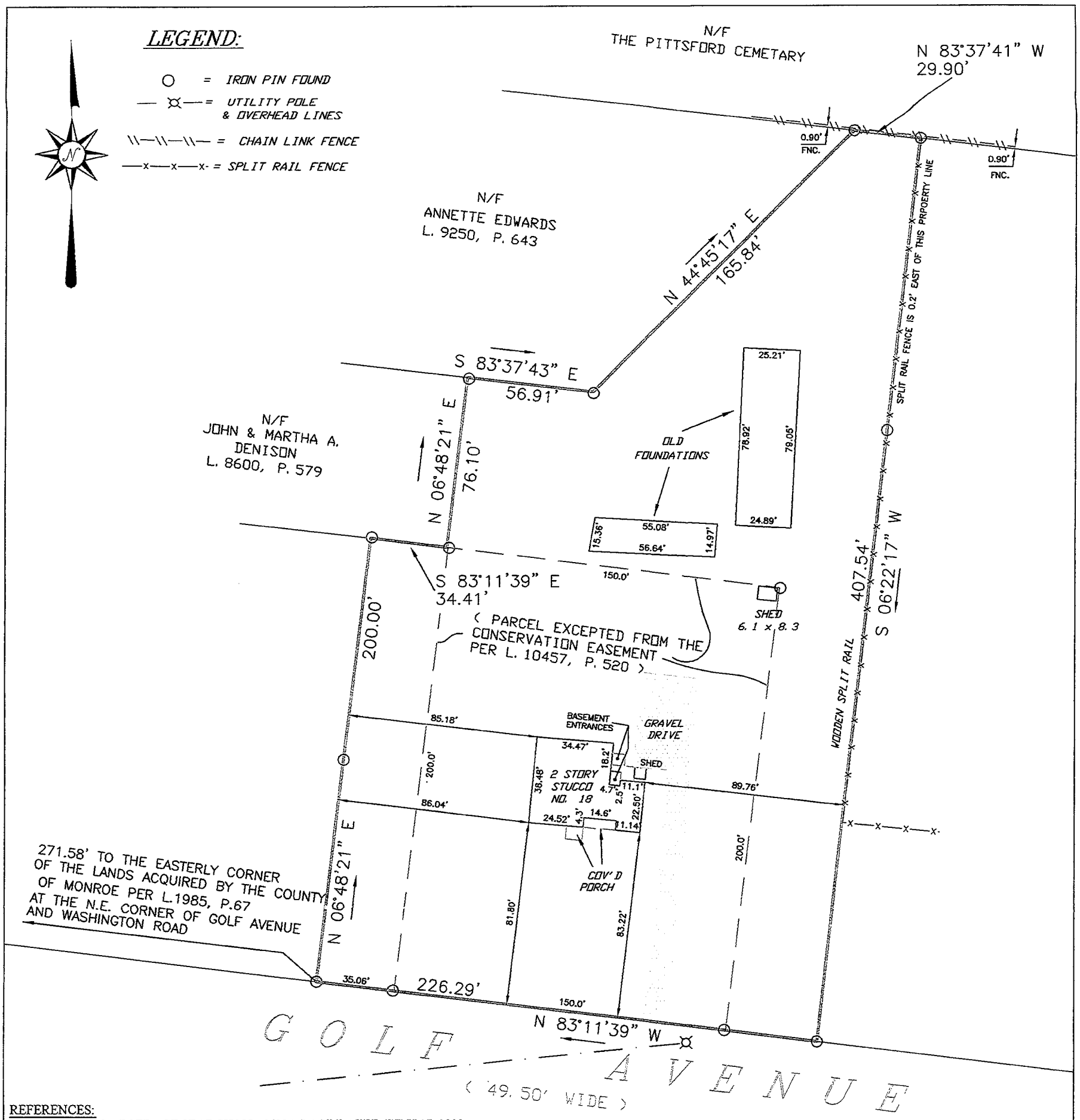
1:2,257

0 95 190 380 ft

0 25 50 100 m

Town of Pittsford GIS

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



JOB No. 08-R191

REFERENCES:
1. CROSSROADS ABSTRACT SEARCH NO. 66934, LAST DATED JULY 17, 2008.
2. LIBER 9304 OF DEEDS, PAGE 112.
3. MAP OF A SURVEY DATED MAY 1, 2000, PREPARED BY DONALD R. THOMAS, L.S., ATTACHED TO THE ABOVE REFERENCED ABSTRACT.
4. SUBJECT TO A CONSERVATION EASEMENT PER LIBER 9062 OF DEEDS, PAGE 665 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,

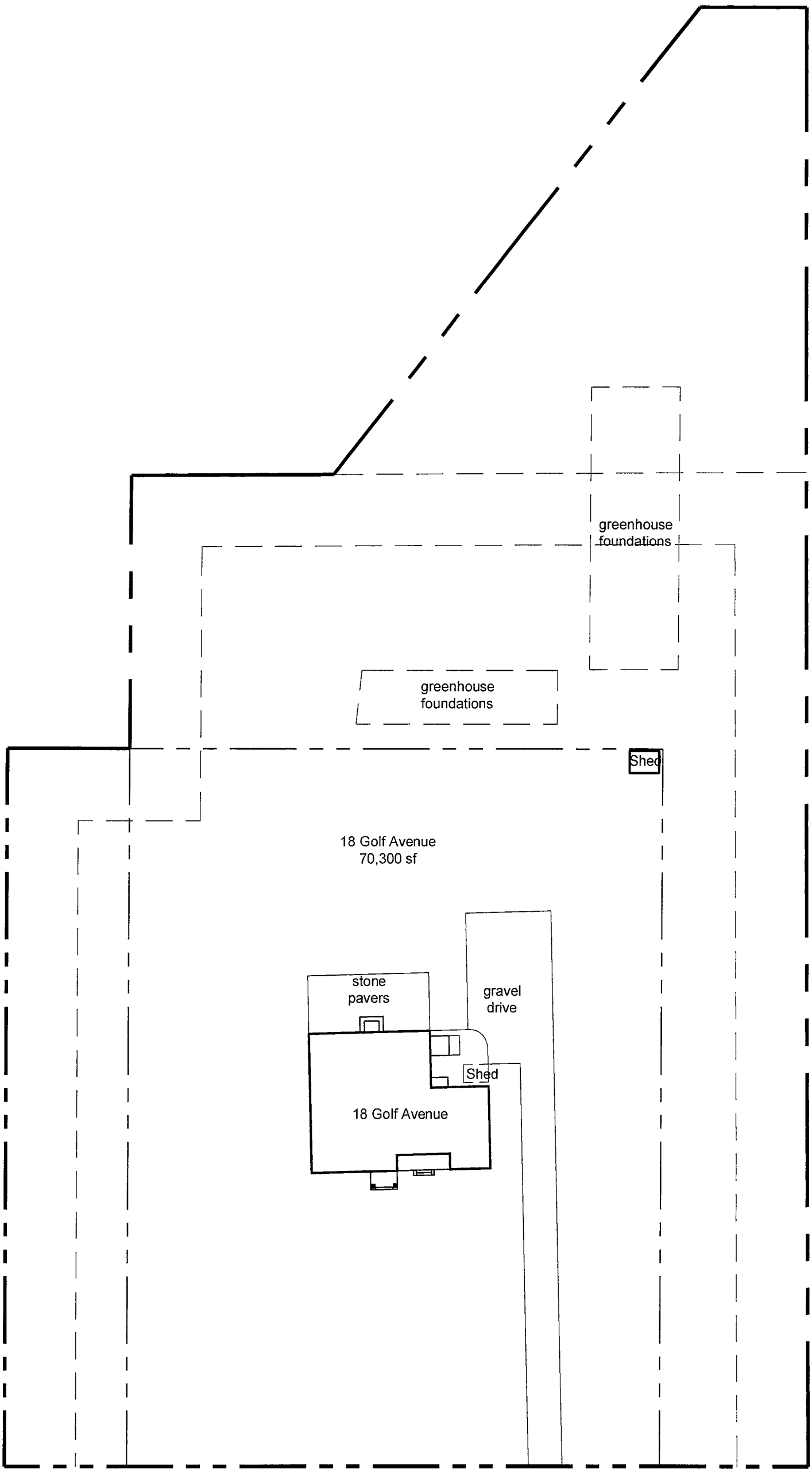
THAT THIS MAP WAS MADE FROM NOTES OF AN INSTRUMENT SURVEY COMPLETED ON JULY 31, 2008.

STATE OF NEW YORK
JAMES E. BATES, Jr.
No. 49464
Licensed Land Surveyor

JAMES E. BATES, Jr. LICENCE No. 49464

BERO ARCHITECTURE PLLC
ARCHITECTURE SUSTAINABILITY PRESERVATION

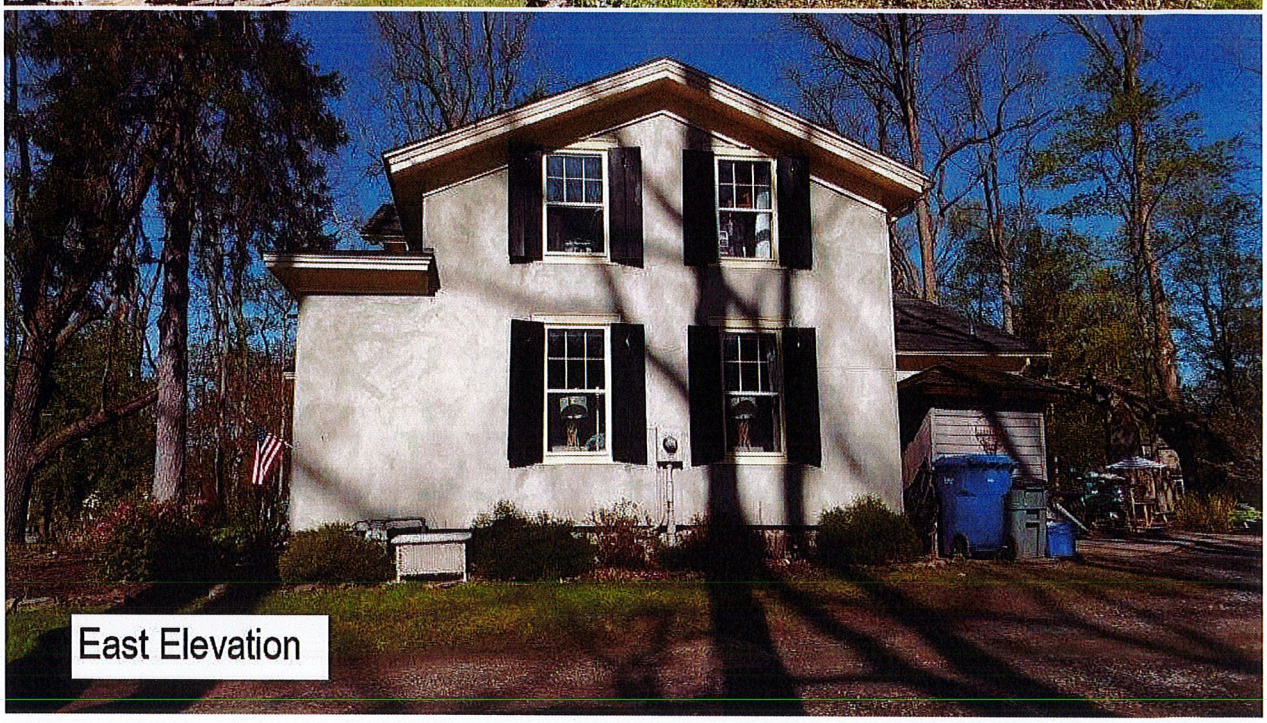
Thirty-Two Winthrop Street Rochester, New York 14607
(585) 262-2035 | contact@beroarchitecture.com



Site Plan - Existing Conditions

MD-01

South Elevation


East Elevation

North Elevation

West Elevation

Front Porch details

Front Porch Details

B E R O A R C H I T E C T U R E P L L C
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
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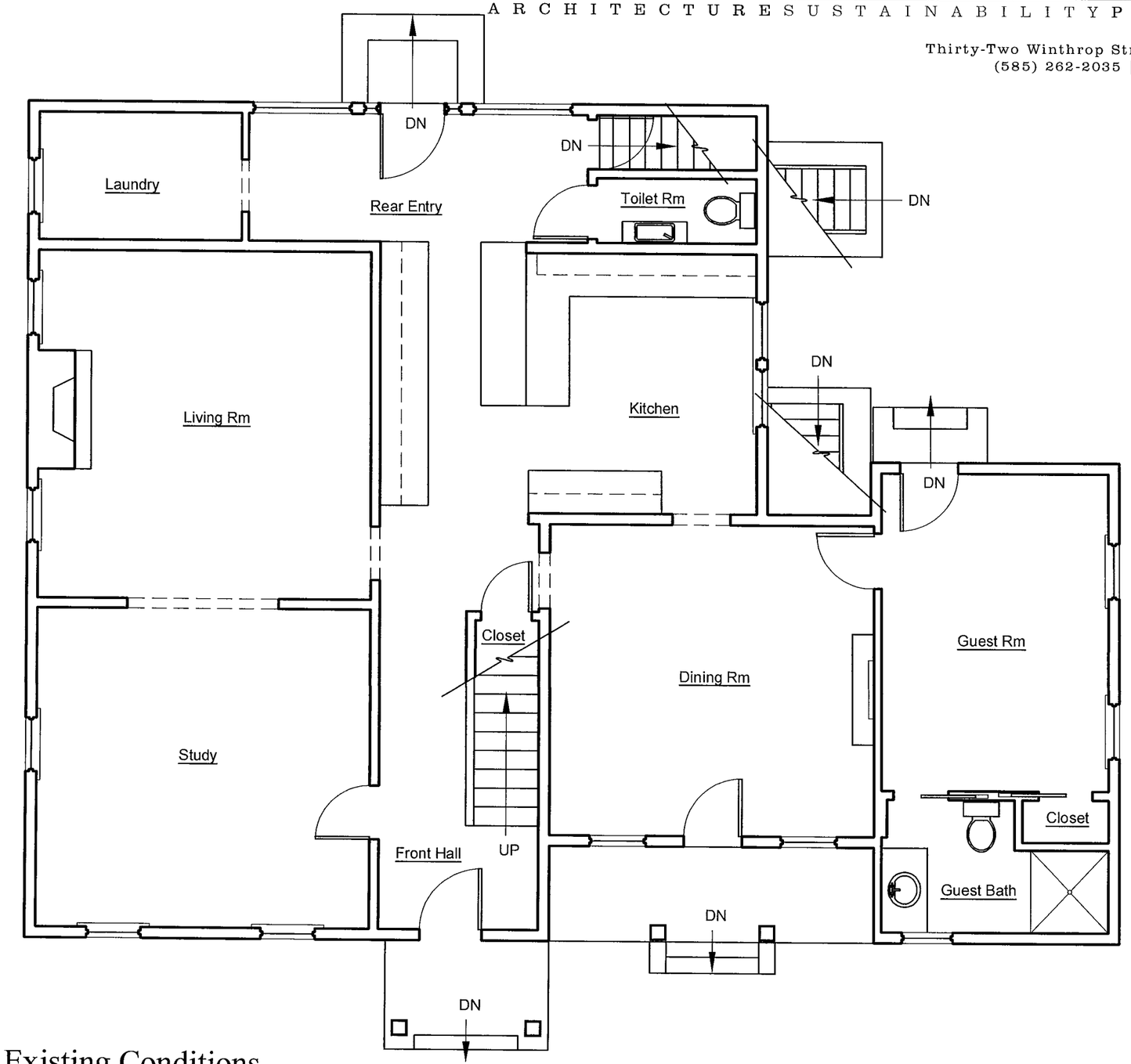

First Floor Plan- Existing Conditions

N

MD-11

B E R O A R C H I T E C T U R E P L L C
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
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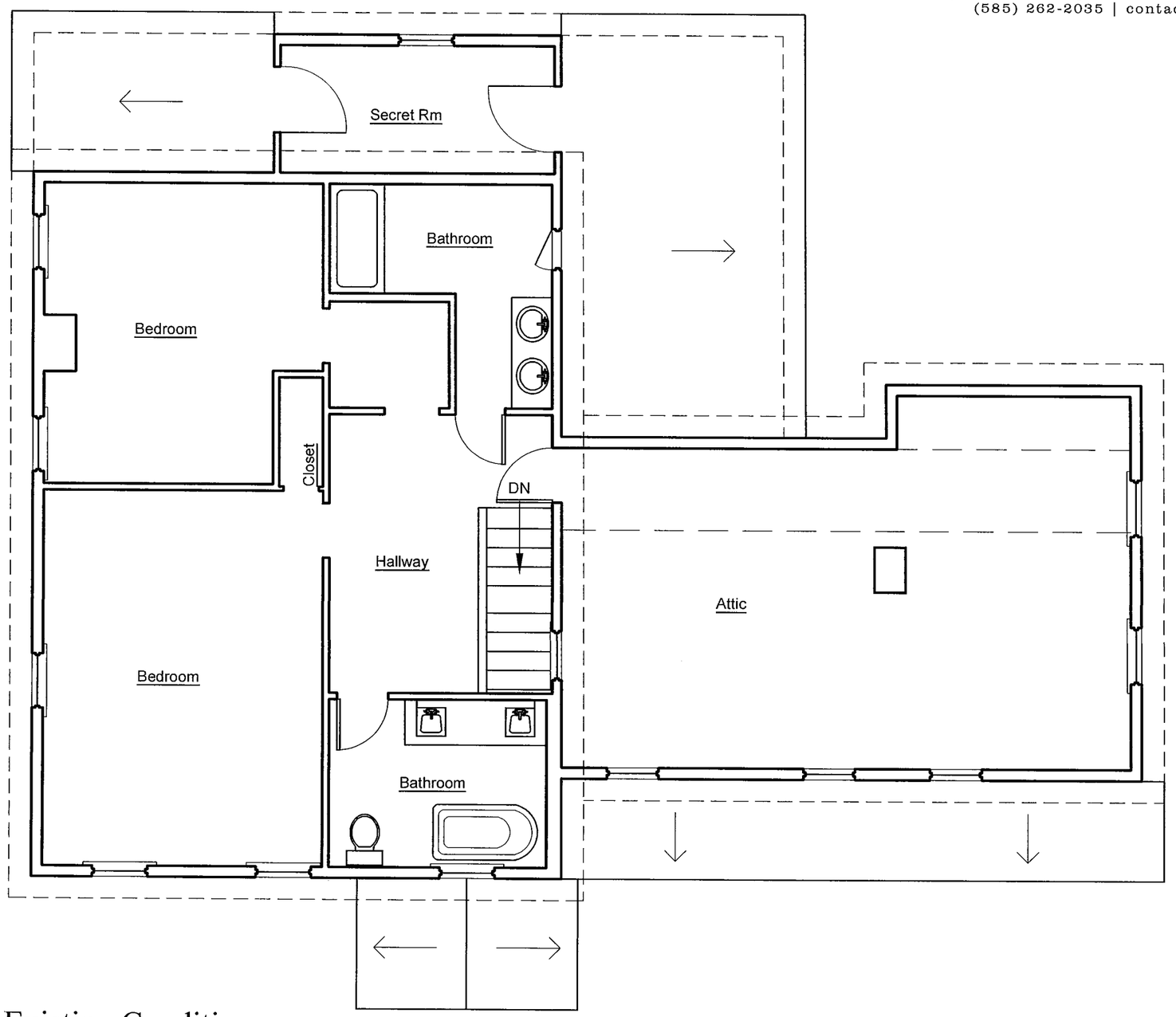

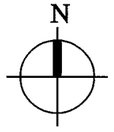

Second Floor Plan- Existing Conditions

MD-12

18 Golf Avenue, Pittsford, NY- Rehabilitation

3/16"=1'-0" July 13, 2020 19090

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South Elevation- Existing Conditions

MD-20

18 Golf Avenue, Pittsford, NY- Rehabilitation

3/16"=1'-0" July 13, 2020 19090

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East Elevation- Existing Conditions

MD-21

18 Golf Avenue, Pittsford, NY- Rehabilitation

3/16"=1'-0" July 13, 2020 19090

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North Elevation- Existing Conditions

MD-22

18 Golf Avenue, Pittsford, NY- Rehabilitation

3/16"=1'-0" July 13, 2020 19090

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Thirty-Two Winthrop Street Rochester, New York 14607
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West Elevation- Existing Conditions

MD-23

18 Golf Avenue, Pittsford, NY- Rehabilitation

3/16"=1'-0" July 13, 2020 19090

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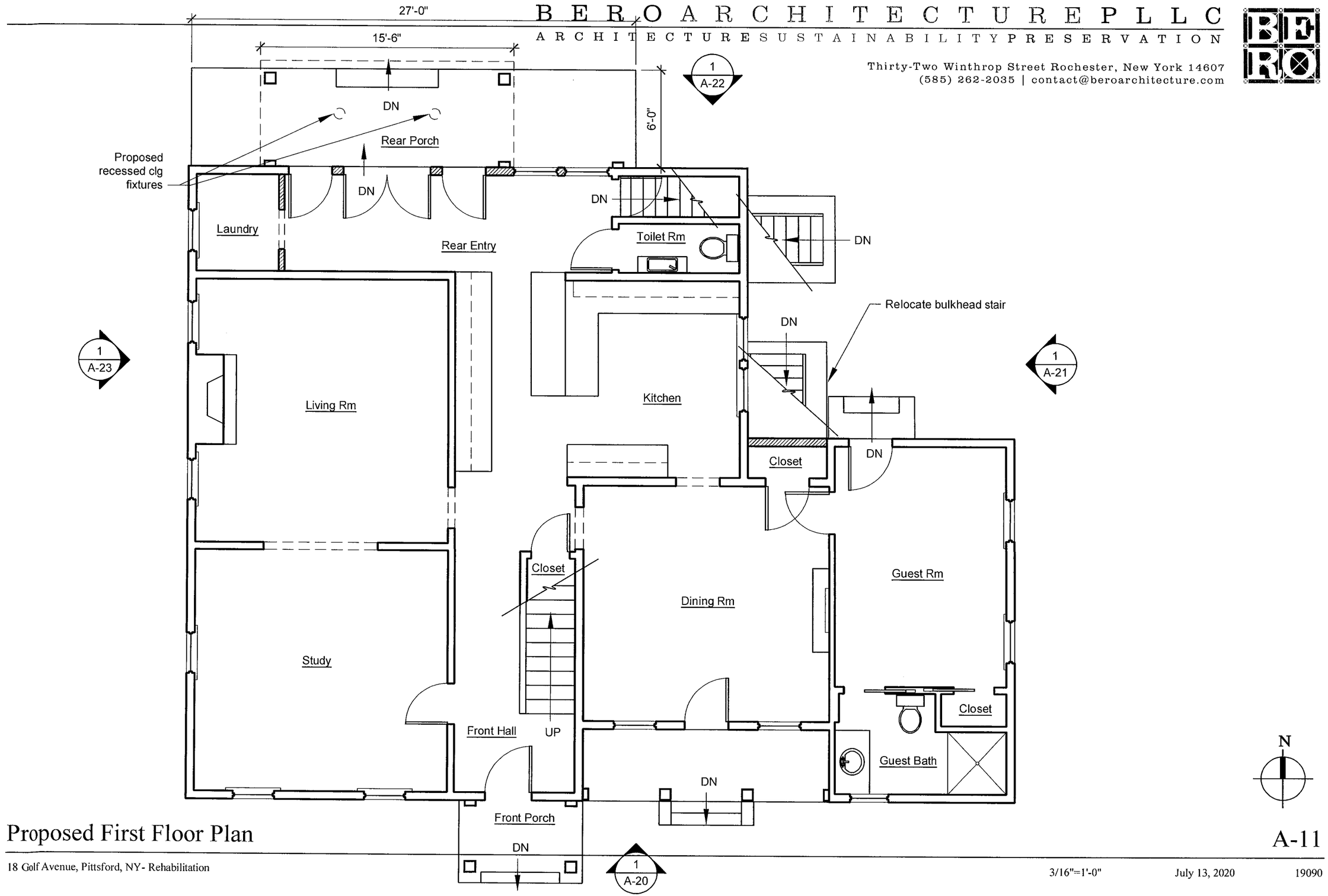


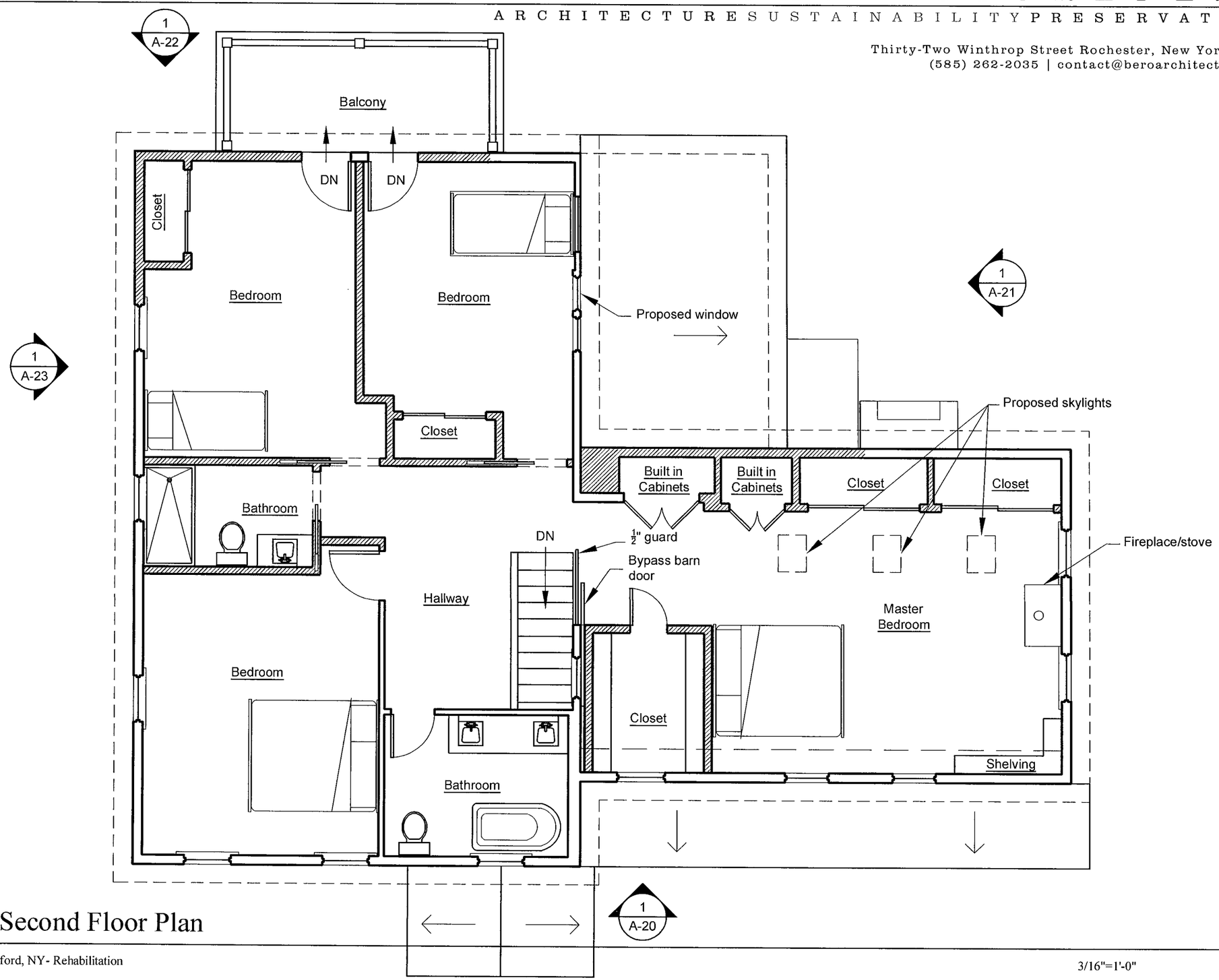
Proposed First Floor Plan

A-11

18 Golf Avenue, Pittsford, NY- Rehabilitation

3/16"=1'-0" July 13, 2020 19090

B E R O A R C H I T E C T U R E P L L C
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



N

Proposed Second Floor Plan

A-12

18 Golf Avenue, Pittsford, NY- Rehabilitation

3/16"=1'-0" July 13, 2020 19090

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

Proposed South Elevation

A-20

18 Golf Avenue, Pittsford, NY- Rehabilitation

3/16"=1'-0" July 13, 2020 19090

B E R O A R C H I T E C T U R E P L L C
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
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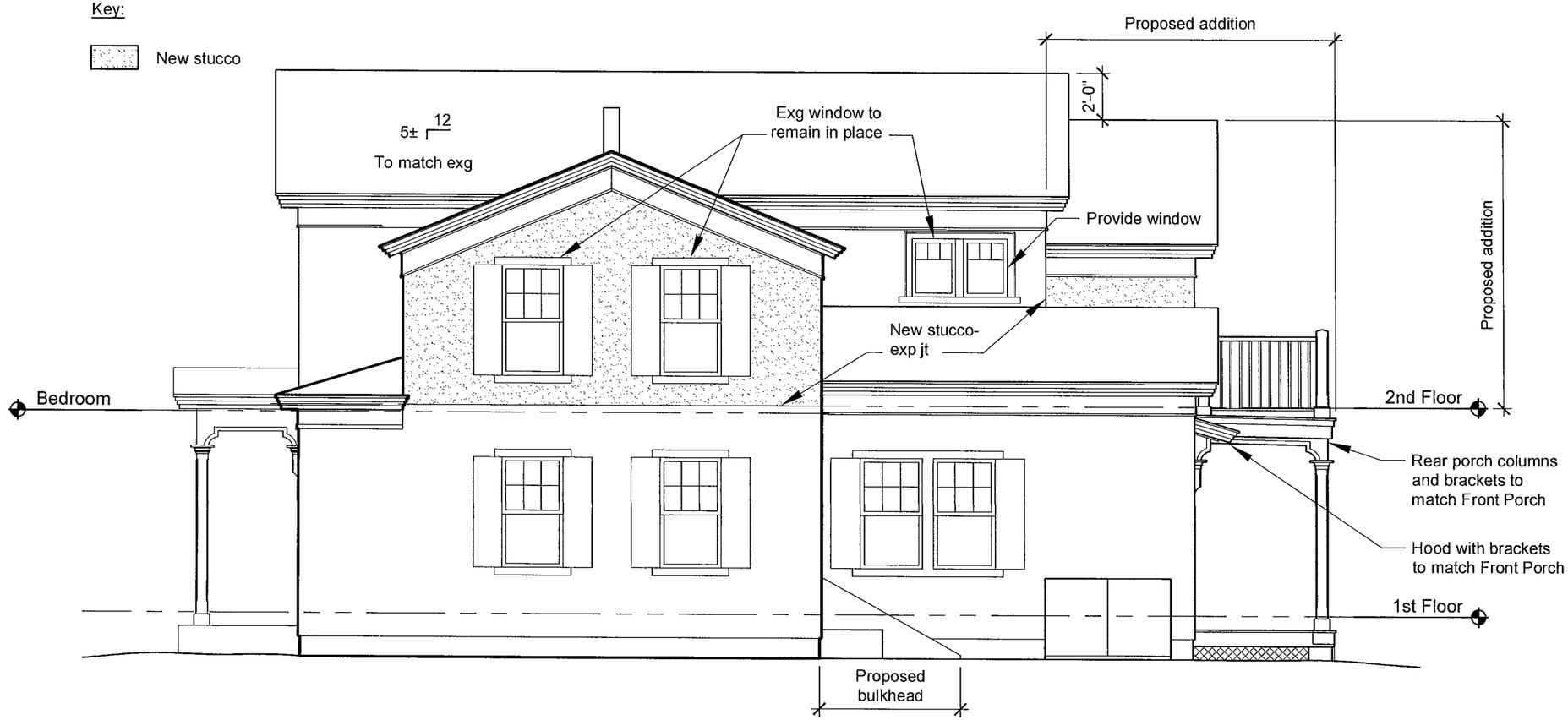
Key:

New stucco



Proposed East Elevation

A-21

18 Golf Avenue, Pittsford, NY- Rehabilitation

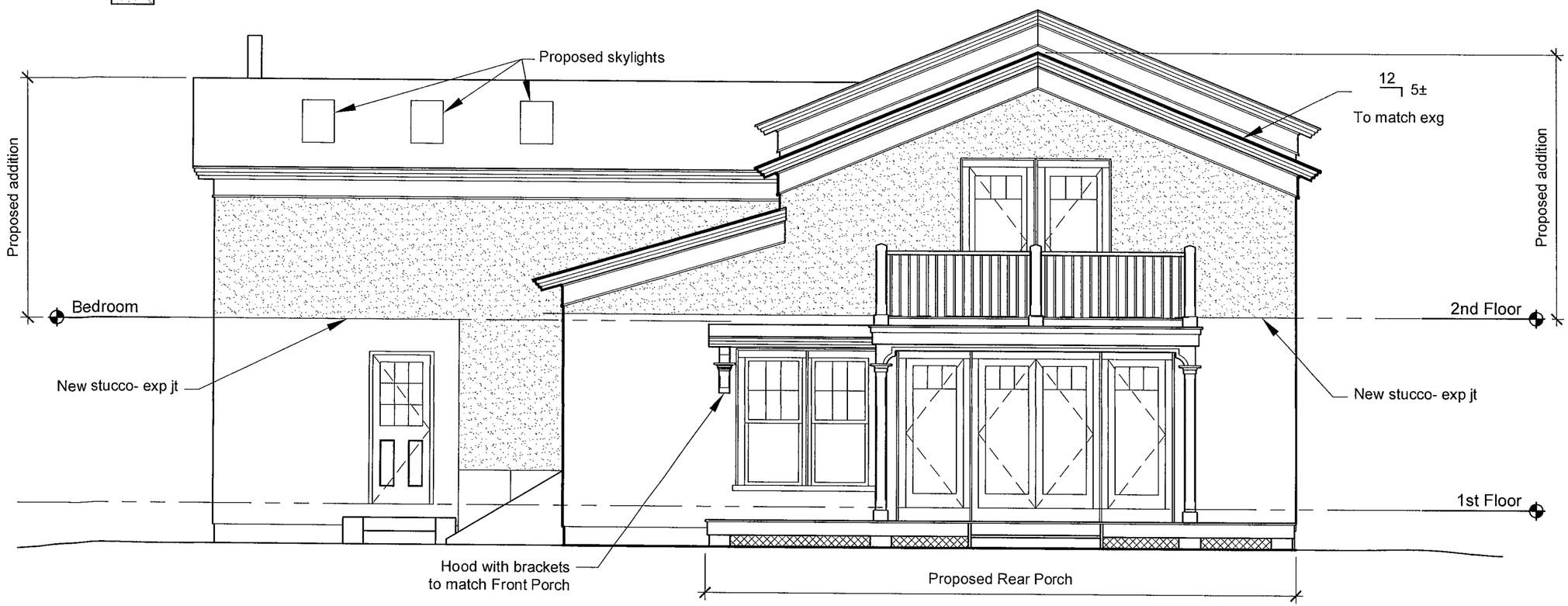
3/16"=1'-0" July 13, 2020 19090

B E R O A R C H I T E C T U R E P L L C
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

Key:

New stucco



Note: Owner would prefer to omit grilles on proposed First Floor north elevation window and door assembly

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 fixtures

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

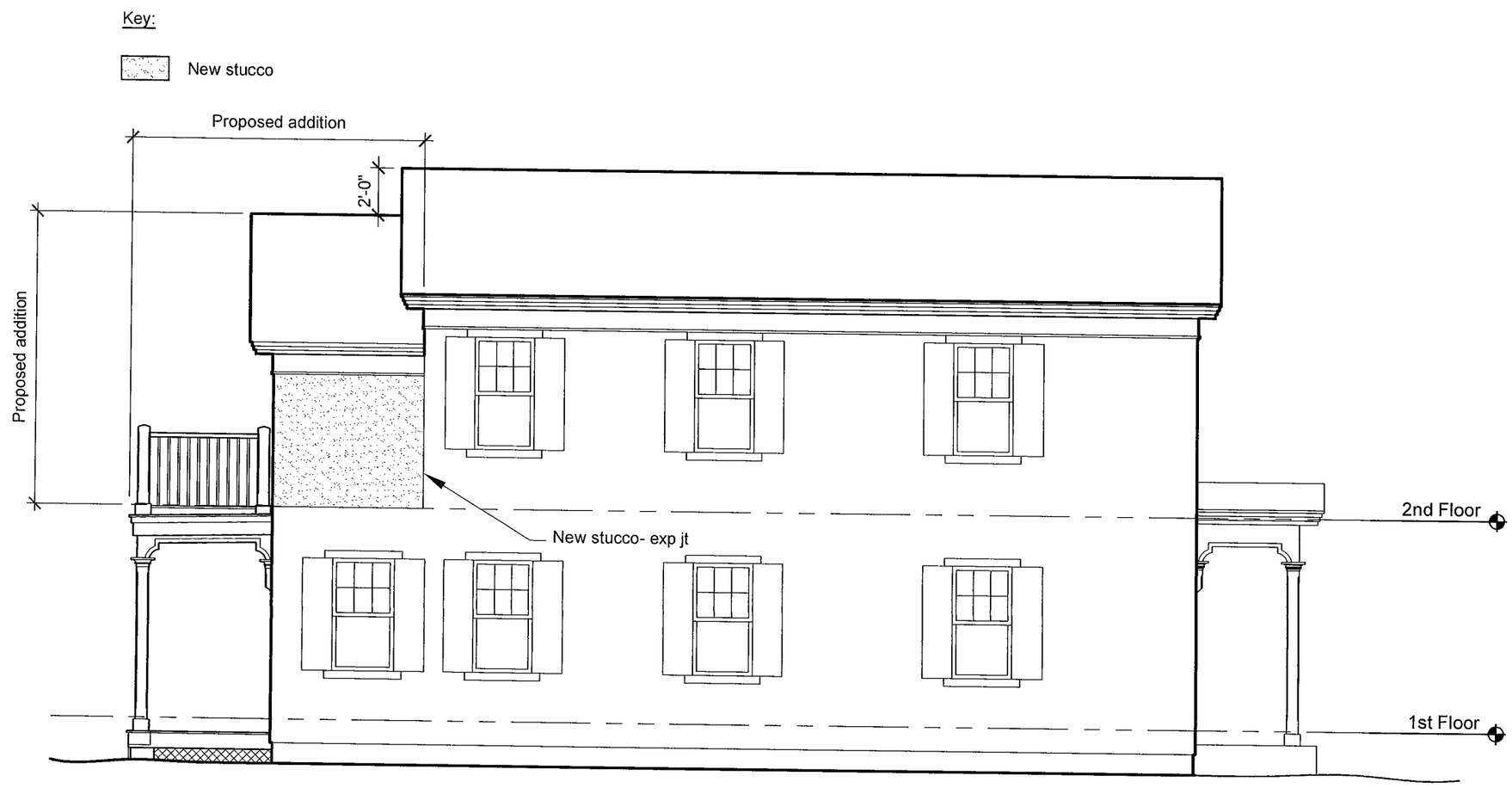
Proposed North Elevation

A-22

18 Golf Avenue, Pittsford, NY- Rehabilitation

3/16"=1'-0" July 13, 2020 19090

B E R O A R C H I T E C T U R E P L L C
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

A-23

18 Golf Avenue, Pittsford, NY- Rehabilitation

3/16"=1'-0" July 13, 2020 19090

Town of Pittsford

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

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

Permit #
CA20-000003

DESIGN REVIEW AND HISTORIC PRESERVATION BOARD
REFERRAL OF APPLICATION

Property Address: 465 Marsh Road PITTSFORD, NY 14534
Tax ID Number: 164.12-1-4
Zoning District: RN Residential Neighborhood
Owner: Terpening, Abram E
Applicant: Adam Lloyd

Application Type:

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

Project Description: Applicant is requesting a Certificate of Appropriateness, pursuant to Code Section 185-196, for the replacement of a roof on a designated historic home. This property is zoned RN-Residential.

Meeting Date: August 27, 2020

TOWN OF PITTSFORD

Design Review & Historic Preservation Board
Application for Certificate of Appropriateness

Case # _____

1. Property Address: 465 Marsh Rd.

2. Tax Account Number: _____

3. Applicant's Name: Adam Muir Lloyd
   Address: 466 Marsh Rd. (Street) Phone: (585) 662-7295
   Pittsford (City) NY (State) 14534 (Zip Code) E-mail: adamfj45lloyd@yahoo.com

4. Applicant's Interest in Property:
   Owner: ☐ Lessee: ☑ Holding Purchase Offer: ☐
   Other *(explain)*: _____

5. Owner *(if other than above)*: Abram E. Terpining
   Address: 465 Marsh Rd. (Street) Phone: (585) 621-4076
   Pittsford (City) NY (State) 14534 (Zip Code) E-mail: abet465@gmail.com

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

6. Application prepared by: Adam Muir Lloyd
   Address: 466 Marsh Rd. (Street) Phone: (585) 662-7295
   Pittsford (City) NY (State) 14534 (Zip Code) E-mail: adamfj45lloyd@yahoo.com

7. Project Design Professional *(if Available)*: _____
   Address: _____ (Street) Phone: _____
   _____ (City) (State) (Zip Code) E-mail: _____

8. Project Contractor *(if Available)*: _____

Address: _____ Phone: _____

Street

_____ E-mail: _____

City *State* *Zip Code*

9. Present use of Property: Private residence

10. Zoning District of Property: _____

11. Is the property located in a Town Designated Historic District?

Yes ☐ No ☐

12. Is the property listed on the National Registry of Historic Places?

Yes ☐ No ☐

13. Will State or Federal Funding be used in this project, or will the project result in an application for Tax Credits or other State and Federal benefits?

Yes ☐ No ☐

If Yes, please explain:

At this time, I am unaware of any grants/funding. I will welcome any input of availibility of any grants / funding for this property.

14. Proposed Exterior Improvements:

A. Describe all exterior architectural improvements proposed with this project (include project materials and finishes; attach additional sheets if necessary):

Existing ashphalt roof will be replaced with standing seam metal roof. Color of new metal roof will be black. In addition to a new metal roof, we will be repairing the trim wood under the roof line. Original profile will be maintained. The metal roof panels will be 16 inches in width

B. Describe all significant site improvements proposed with this project (include proposed changes in landscaping, significant plant material alterations, and other improvements associated with hardscape materials such as driveways and retaining walls; attach additional sheets if necessary):

This property contains several mature and neglected trees, we will consult with a tree service to remove and/or trim trees as needed.

15. If the structure is a Commercial Property open to the Public, please describe all interior improvements proposed at the project site (attach additional sheets if necessary).

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

- ☐ Parcel map
- ☑ Photographs
- ☑ Other materials — personal introduction
- ☐ Architectural elevations
- ☐ Architectural plans

Applicant Certification:

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

Adam Muir Lloyd — *Signature of applicant*

8/9/2020 — *Date*

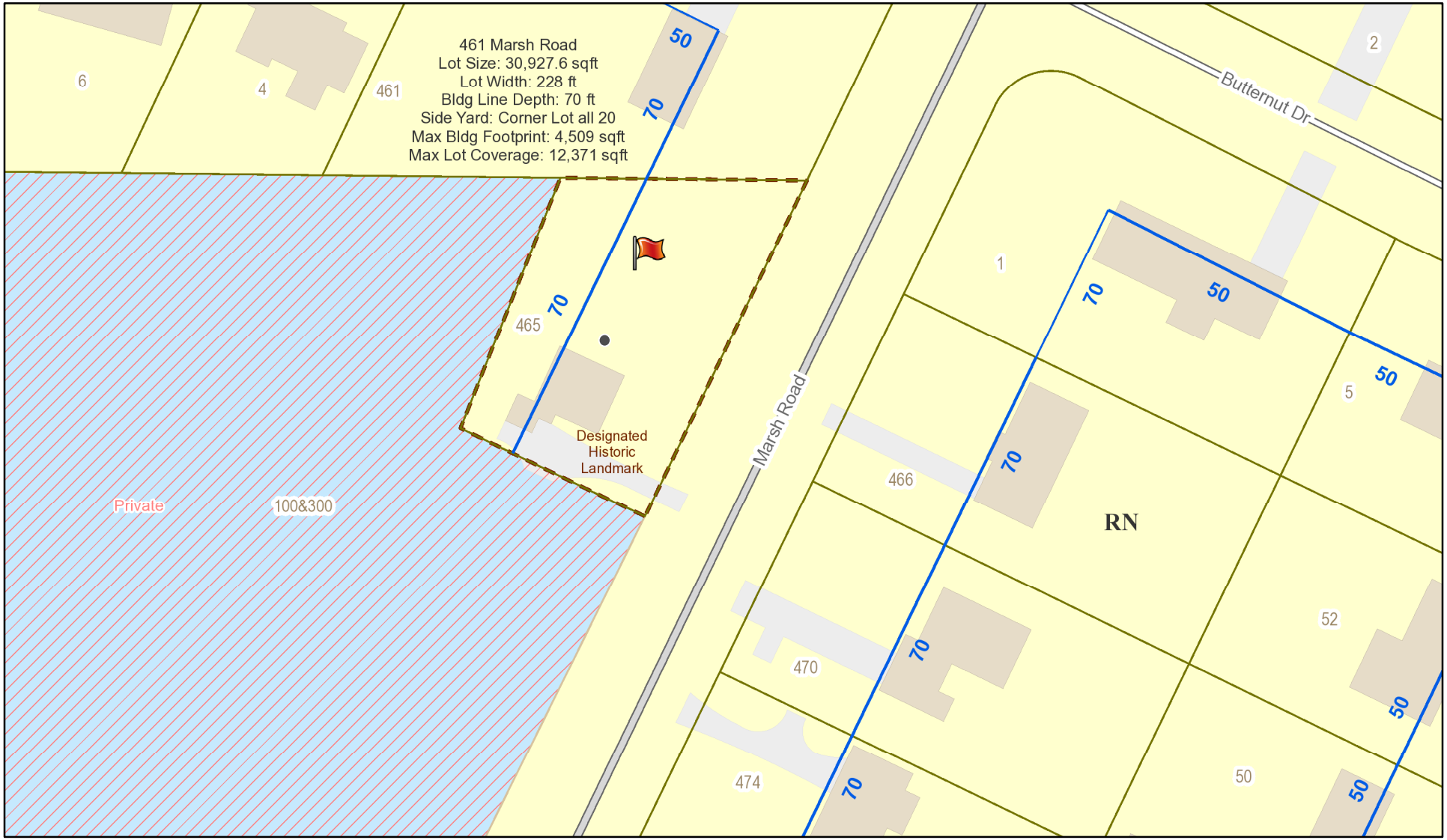
Owner Consent:

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

Yes ☒ No ☐

If Yes, owner's signature: Abram E Terpenny

RN Residential Neighborhood Zoning



Printed August 20, 2020

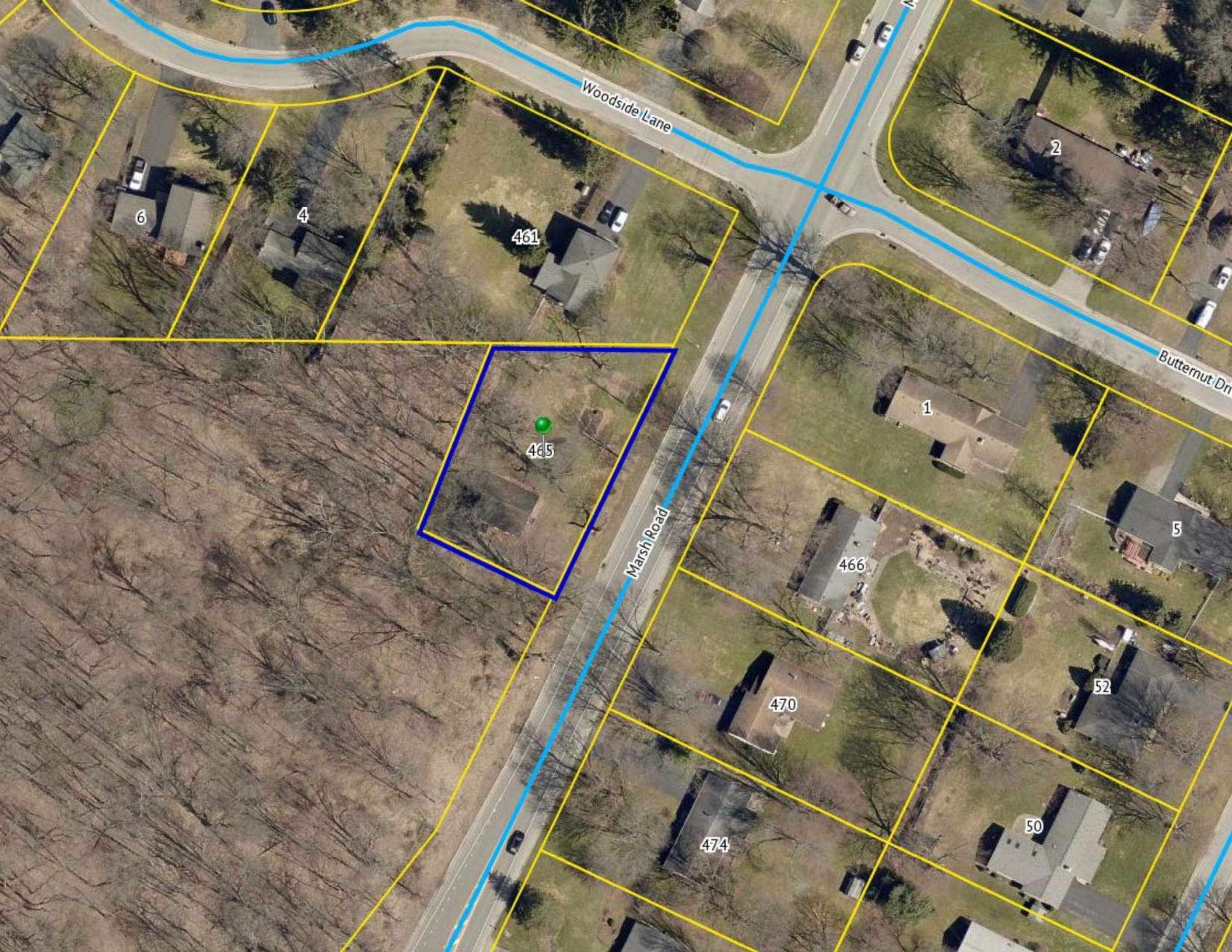
1:1,128

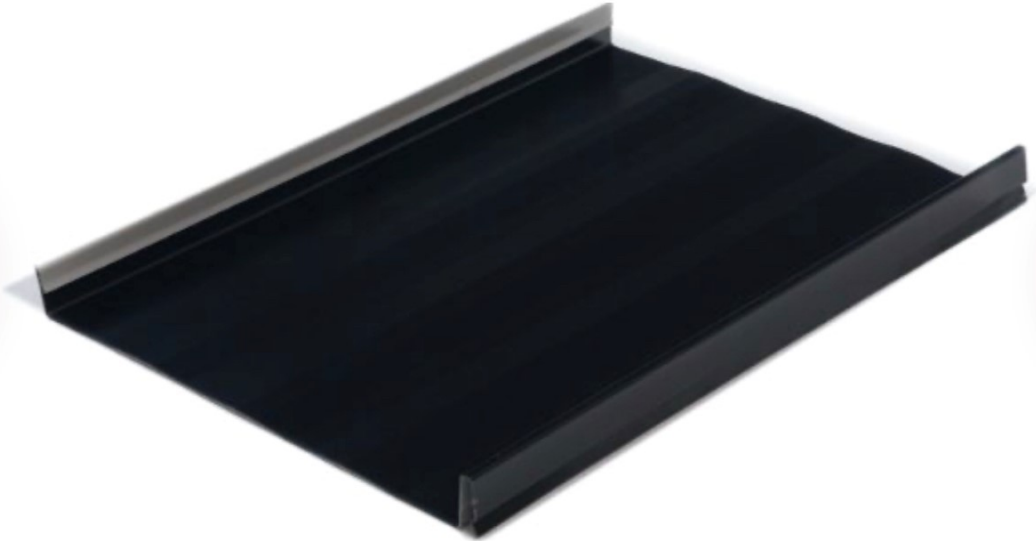
0 45 90 180 ft

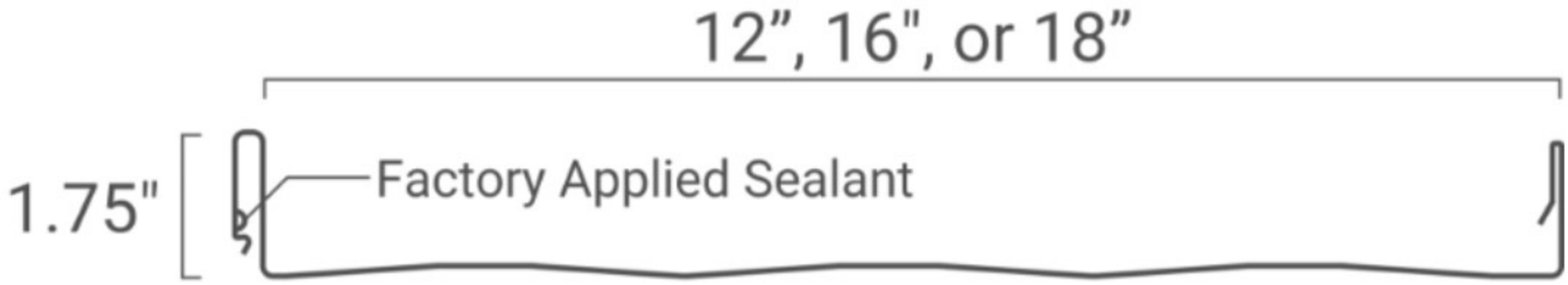
0 12.5 25 50 m

Town of Pittsford GIS

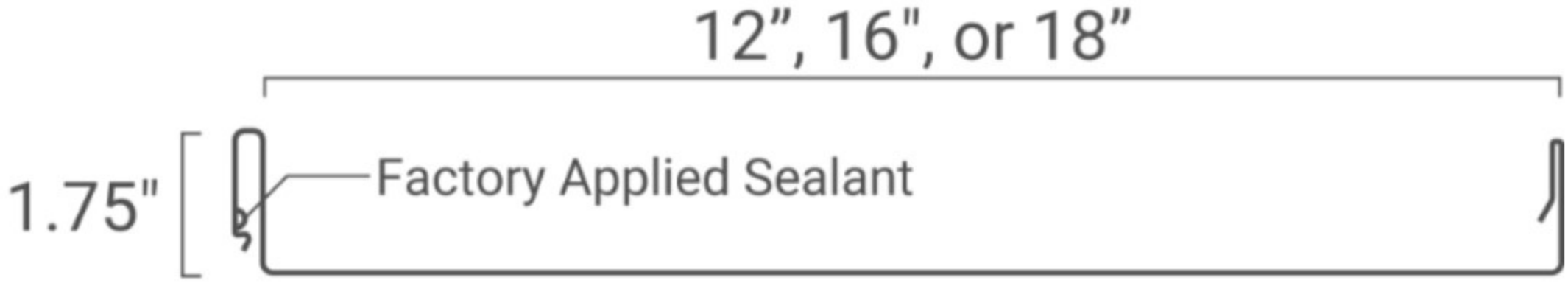
The information depicted on this map is representational and should be used for general reference purposes only. No warranties, expressed or implied, are provided for the data or its use or interpretation.


Woodside Lane
Butternut Dr
Marsh Road
6
4
461
465
2
1
466
5
470
52
474
50





Striations (Standard)



Flat Pan (Optional)

Example of Roof Panel

Town of Pittsford

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

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

Permit #
B20-000109

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: Brasley, Jim

Application Type:

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

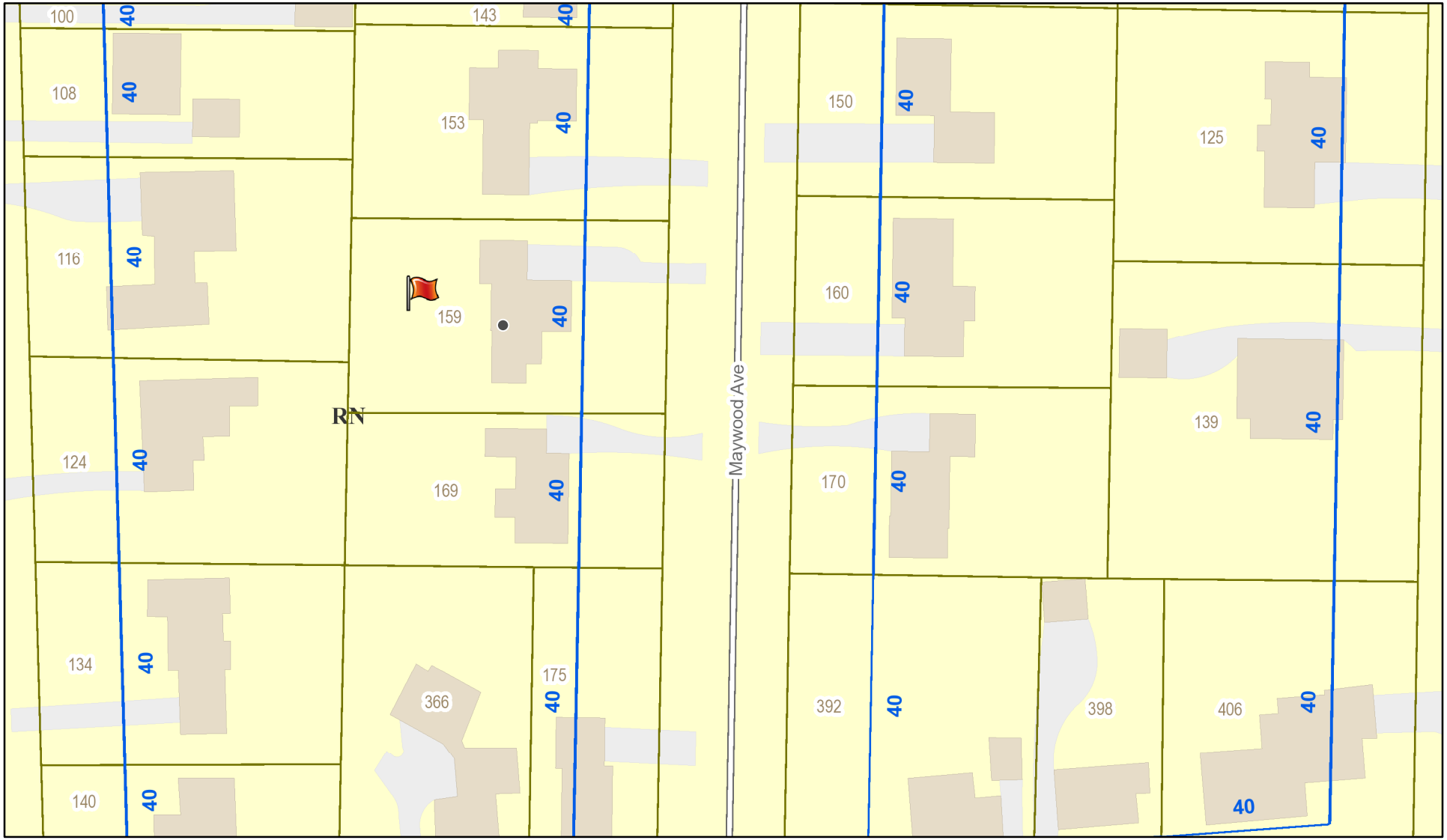
Project Description: Applicant is returning from the August 13th meeting to request design review for multiple additions to an existing home. The additions will be as follows: 76 sq. ft. kitchen addition, 167 sq. ft. garage addition, 380 sq. ft. covered porch and 654 sq. ft. master suite totaling 1277 square feet.

Meeting Date: August 27, 2020

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

Existing Conditions Photo of Front Elevation from street

RN Residential Neighborhood Zoning



Printed August 5, 2020

1:1,128

0 45 90 180 ft

0 12.5 25 50 m

Town of Pittsford GIS

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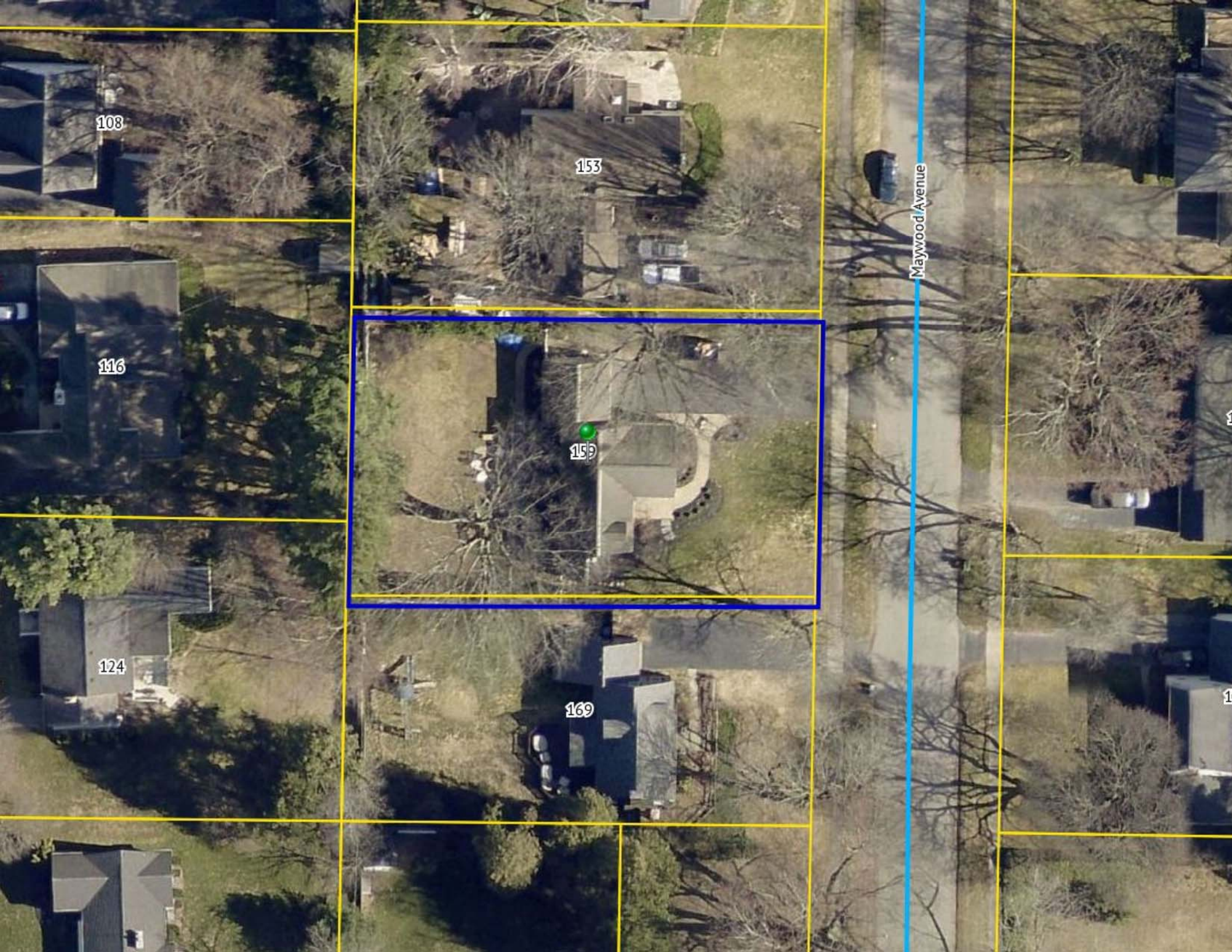
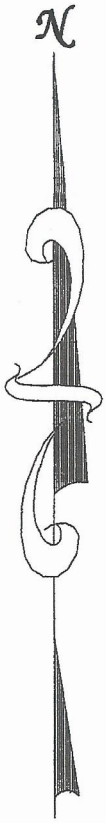
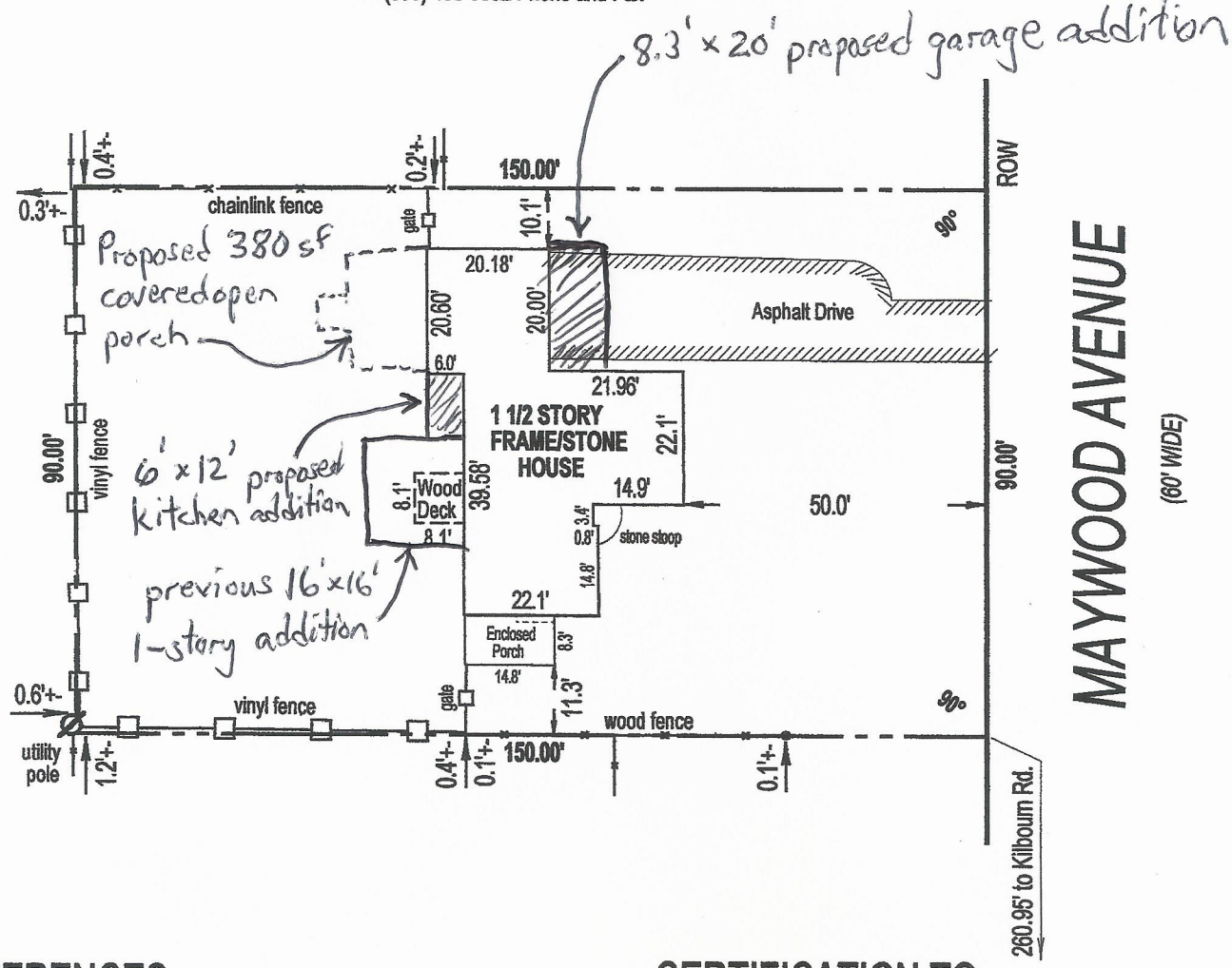

108
153
Maywood Avenue
116
159
124
169

INSTRUMENT SURVEY

ROBERT B. RESAVAGE
Professional Land Surveyor
174 Troutbeck Lane
Rochester, New York 14626
(585) 453-9862 Phone and Fax





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

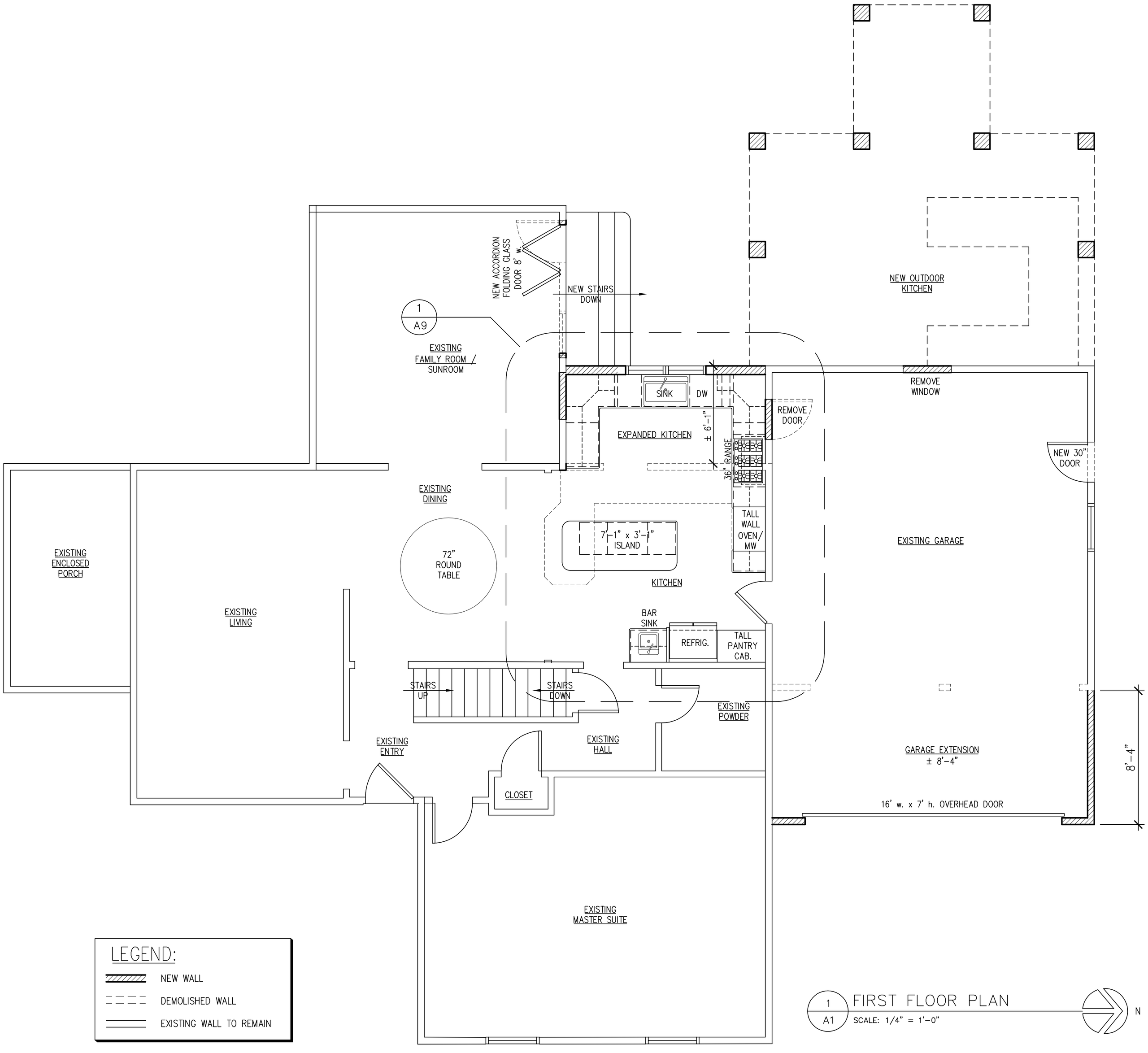
NOTE: vinyl fence ties are to outside corner of vinyl posts

I, Robert B. Resavage hereby certify that this map was prepared from references listed hereon and notes of an instrument survey completed JULY 28, 2009

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

SCALE
1" = 30'

DATE
AUGUST 10, 2009



James P. Brasley

10 Cambridge Court
Fairport, NY 14450
(585) 377-9490

				BY	DATE	REVISIONS
4	3	2	1			

SCALE
AS NOTED

DRAWN BY
JIM BRASLEY

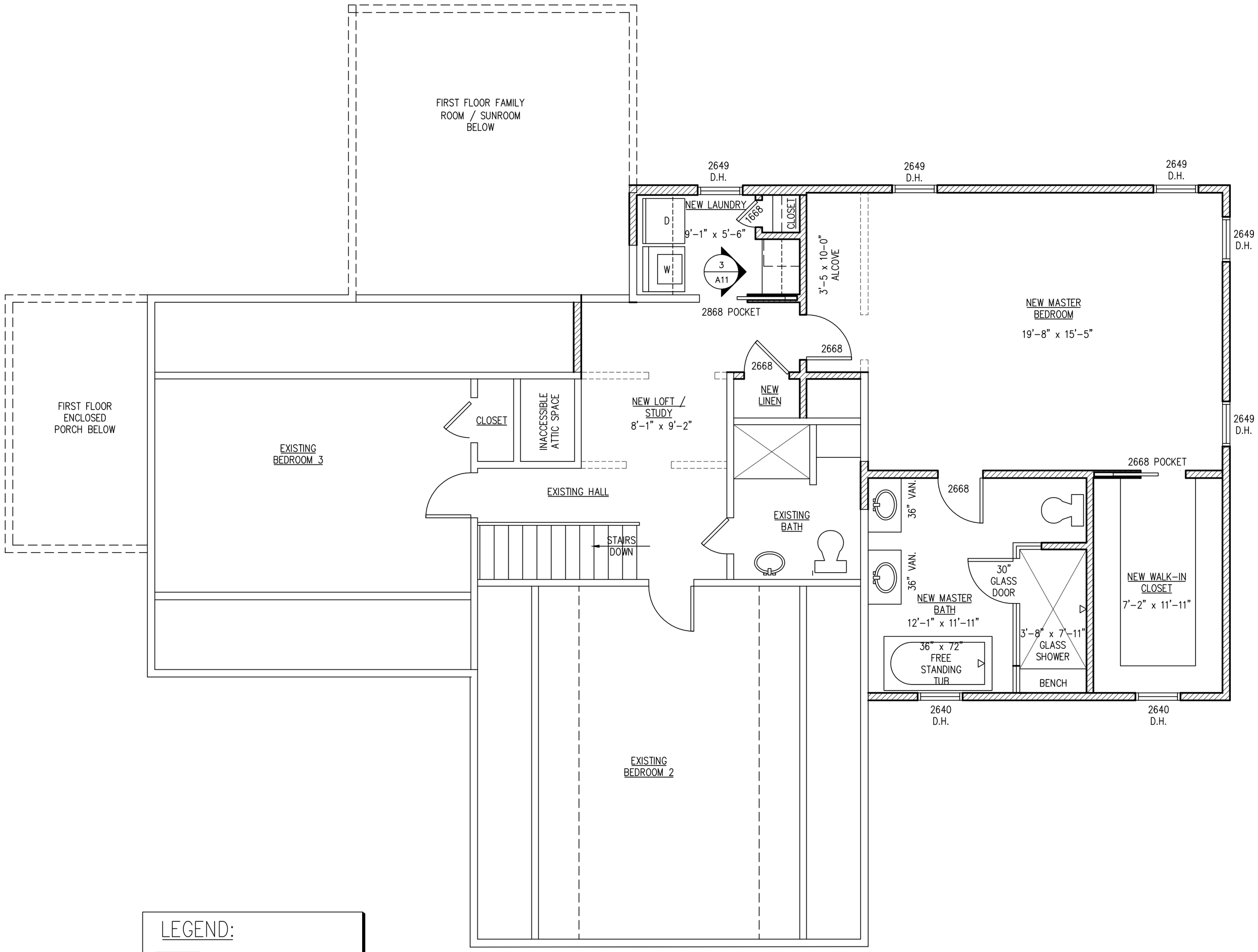
DATE
07/31/2020

PROJECT NUMBER
1287

PROJECT
Addition and Alterations to Dougherty Residence
159 Maywood Avenue, Rochester NY 14618
(Town of Pittsford, Monroe County)

TITLE OF DRAWING
FIRST FLOOR PLAN

DWG. NO.
A1



LEGEND:

- NEW WALL
- DEMOLISHED WALL
- EXISTING WALL TO REMAIN

1 / A2 SECOND FLOOR PLAN

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

N

James P. Brasley

10 Cambridge Court
Fairport, NY 14450
(585) 377-9490

4					BY
3					DATE
2					REVISIONS
1					

SCALE
AS NOTED

DRAWN BY
JIM BRASLEY

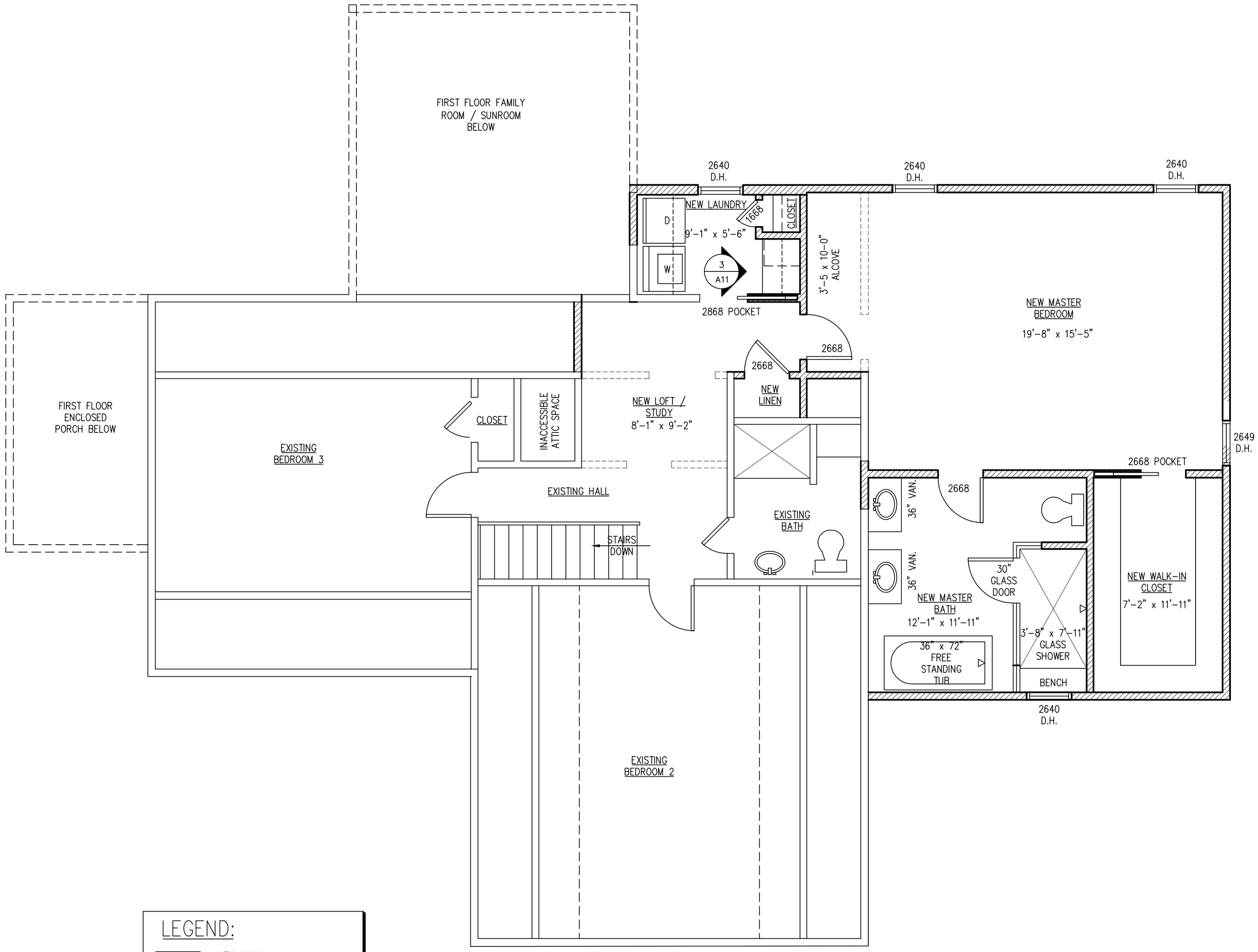
DATE
07/31/2020

PROJECT NUMBER
1287

PROJECT
Addition and Alterations to Dougherty Residence
159 Maywood Avenue, Rochester NY 14618
(Town of Pittsford, Monroe County)

TITLE OF DRAWING
SECOND FLOOR PLAN

DWG. NO.
A2



LEGEND:

- NEW WALL
- DEMOLISHED WALL
- EXISTING WALL TO REMAIN

1 / A2A SECOND FLOOR PLAN REVISED 08/19/2020

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

N

James P. Brasley

10 Cambridge Court
Fairport, NY 14450
(585) 377-9490

				BY	DATE	REVISIONS
4						
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SCALE AS NOTED

DRAWN BY JIM BRASLEY

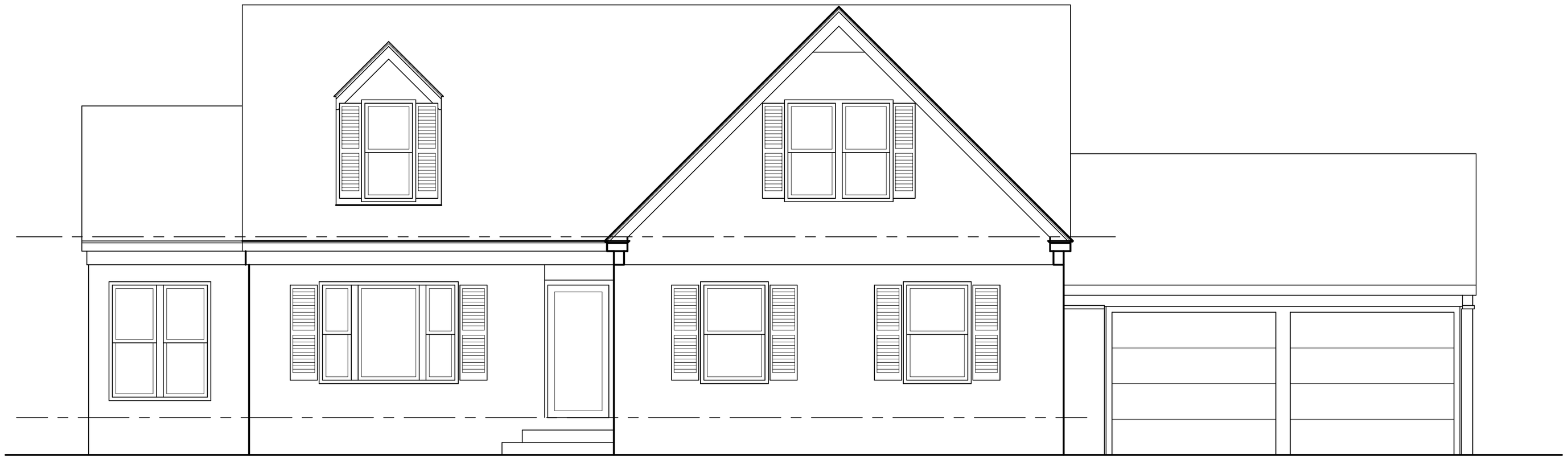
DATE 08/19/2020

PROJECT NUMBER 1287

PROJECT
Addition and Alterations to Dougherty Residence
159 Maywood Avenue, Rochester NY 14618
(Town of Pittsford, Monroe County)

TITLE OF DRAWING
SECOND FLOOR PLAN REVISED 08/19/2020

DWG. NO. A2A



1 / A3 FRONT (EAST) ELEVATION -- EXISTING

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

2 / A3 FRONT (EAST) ELEVATION -- PROPOSED NEW

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

James P. Brasley

10 Cambridge Court
Fairport, NY 14450
(585) 377-9490

REVISIONS	DATE	BY
4		
3		
2		
1		

SCALE
AS NOTED

DRAWN BY
JIM BRASLEY

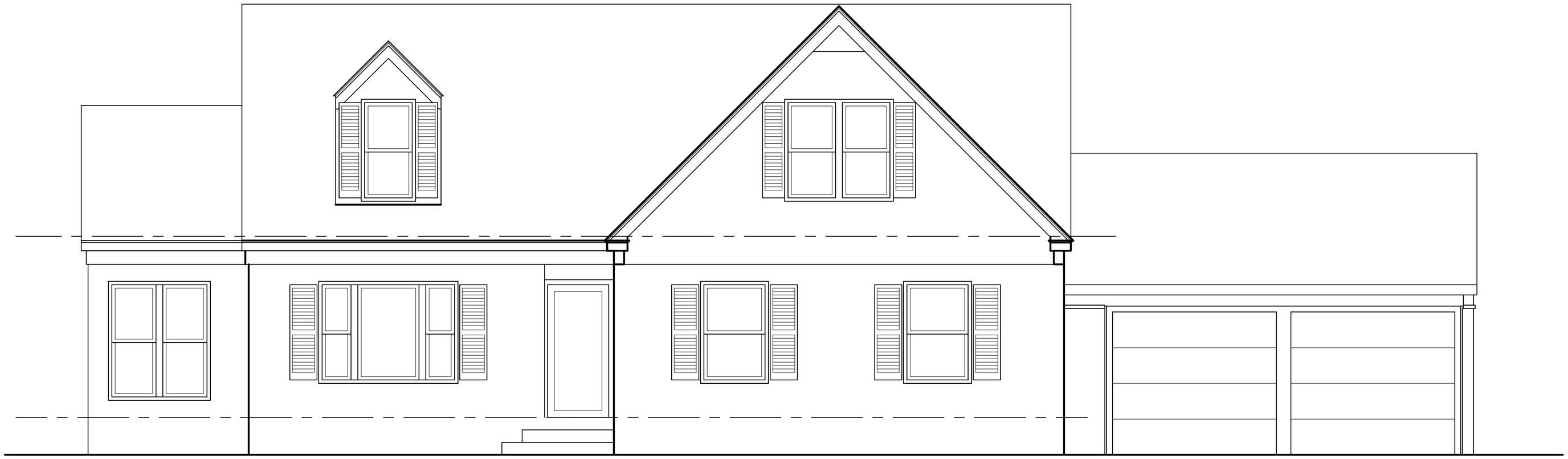
DATE
07/31/2020

PROJECT NUMBER
1287

PROJECT
Addition and Alterations to Dougherty Residence
159 Maywood Avenue, Rochester NY 14618
(Town of Pittsford, Monroe County)

TITLE OF DRAWING
FRONT (EAST) ELEVATION

DWG. NO.
A3



1 / A3 FRONT (EAST) ELEVATION -- EXISTING

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

2 / A3A FRONT (EAST) ELEVATION -- PROPOSED NEW REVISED 08/19/2020

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

James P. Brasley

10 Cambridge Court
Fairport, NY 14450
(585) 377-9490

				BY	DATE	REVISIONS
4						
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1						

SCALE
AS NOTED

DRAWN BY
JIM BRASLEY

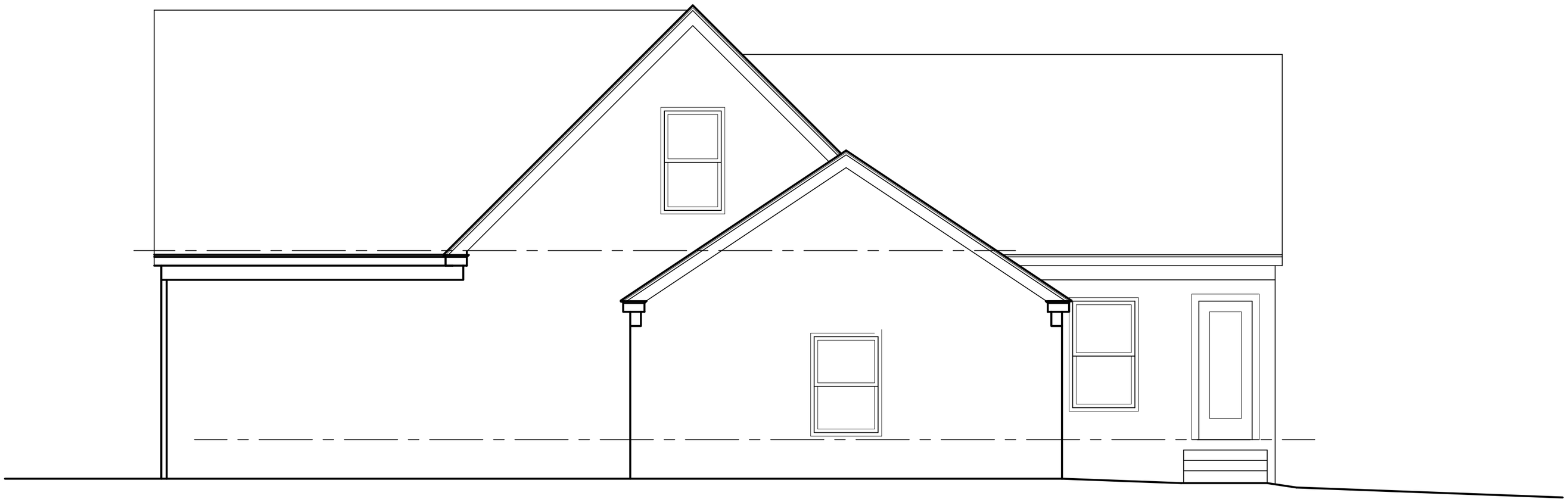
DATE
08/19/2020

PROJECT NUMBER
1287

PROJECT
Addition and Alterations to Dougherty Residence
159 Maywood Avenue, Rochester NY 14618
(Town of Pittsford, Monroe County)

TITLE OF DRAWING
FRONT (EAST) ELEVATION REVISED

DWG. NO.
A3A



1 / A4 RIGHT SIDE (NORTH) ELEVATION -- EXISTING

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

2 / A4 RIGHT SIDE (NORTH) ELEVATION -- PROPOSED NEW

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

James P. Brasley

10 Cambridge Court
Fairport, NY 14450
(585) 377-9490

REVISIONS	DATE	BY
4		
3		
2		
1		

SCALE
AS NOTED

DRAWN BY
JIM BRASLEY

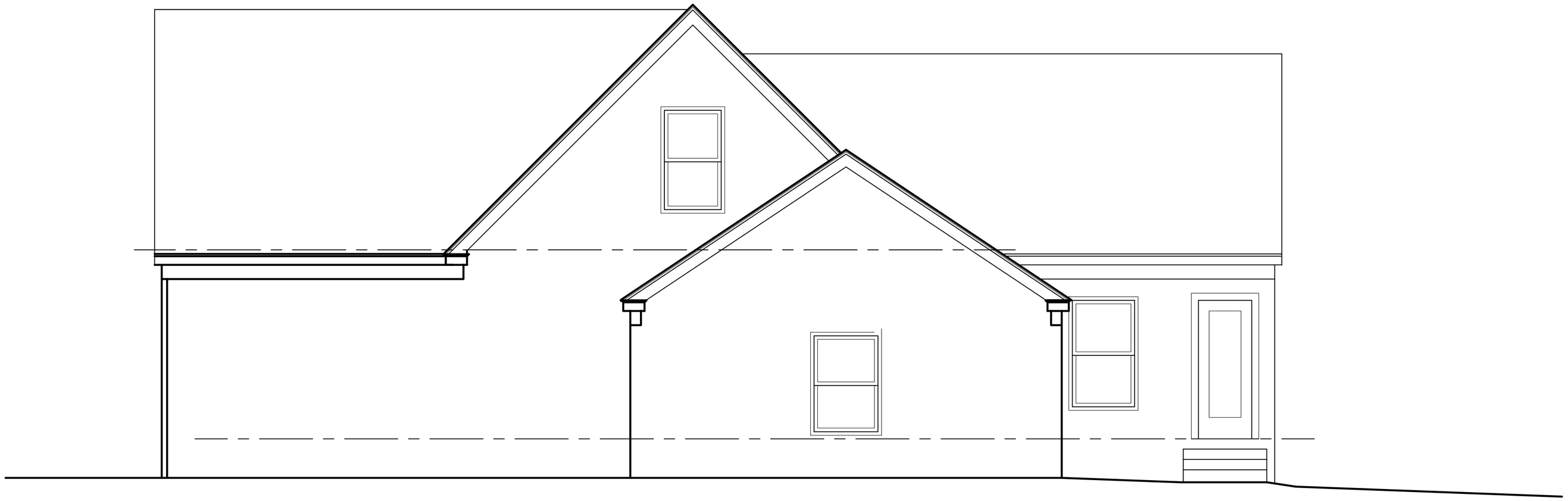
DATE
07/31/2020

PROJECT NUMBER
1287

PROJECT
Addition and Alterations to Dougherty Residence
159 Maywood Avenue, Rochester NY 14618
(Town of Pittsford, Monroe County)

TITLE OF DRAWING
RIGHT SIDE (NORTH) ELEVATION

DWG. NO.
A4



1 / A4 RIGHT SIDE (NORTH) ELEVATION -- EXISTING

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

2 / A4A RIGHT SIDE (NORTH) ELEVATION -- PROPOSED NEW REVISED 08/19/2020

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

James P. Brasley

10 Cambridge Court
Fairport, NY 14450
(585) 377-9490

				BY	DATE	REVISIONS
4						
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2						
1						

SCALE
AS NOTED

DRAWN BY
JIM BRASLEY

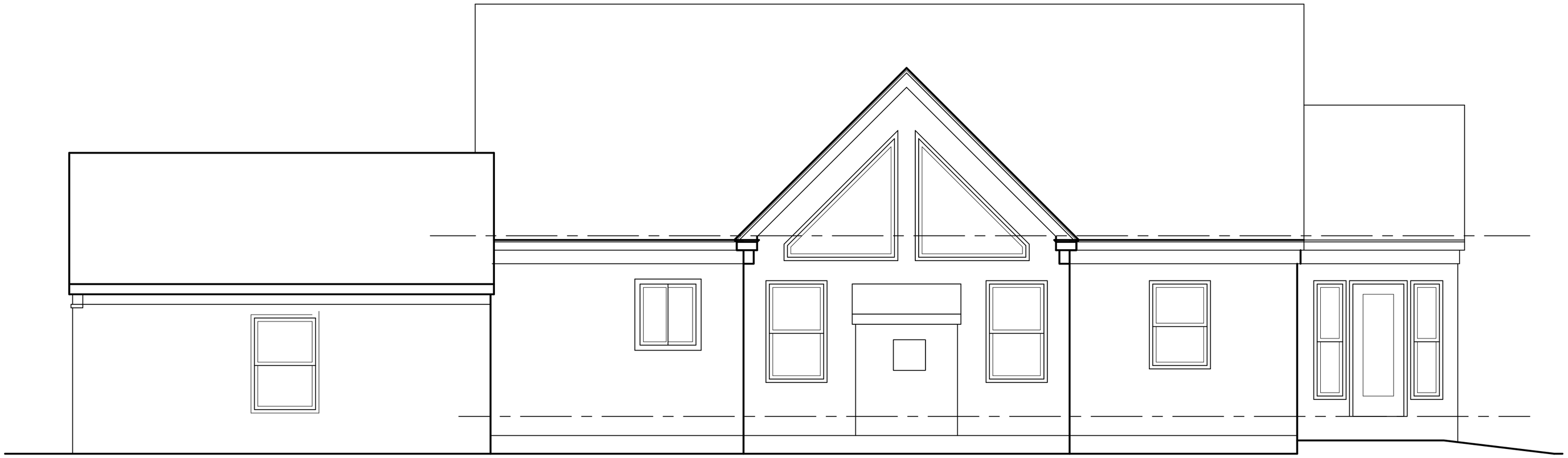
DATE
08/19/2020

PROJECT NUMBER
1287

PROJECT
Addition and Alterations to Dougherty Residence
159 Maywood Avenue, Rochester NY 14618
(Town of Pittsford, Monroe County)

TITLE OF DRAWING
RIGHT SIDE (NORTH) ELEVATION REVISED 08/19/2020

DWG. NO.
A4A



1 / A5 REAR (WEST) ELEVATION -- EXISTING

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

2 / A5 REAR (WEST) ELEVATION -- PROPOSED NEW

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

James P. Brasley

10 Cambridge Court
Fairport, NY 14450
(585) 377-9490

REVISIONS			
4			
3			
2			
1			
	DATE	BY	

SCALE
AS NOTED

DRAWN BY
JIM BRASLEY

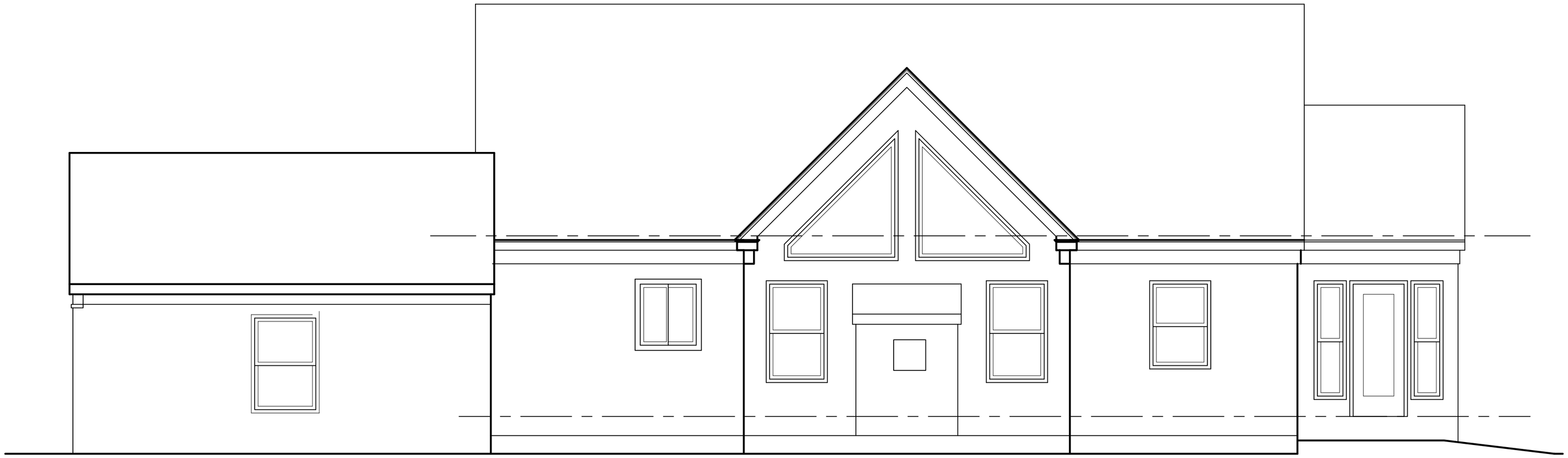
DATE
07/31/2020

PROJECT NUMBER
1287

PROJECT
Addition and Alterations to Dougherty Residence
159 Maywood Avenue, Rochester NY 14618
(Town of Pittsford, Monroe County)

TITLE OF DRAWING
REAR (WEST) ELEVATION

DWG. NO.
A5



1 / A5 REAR (WEST) ELEVATION -- EXISTING

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

2 / A5A REAR (WEST) ELEVATION -- PROPOSED NEW REVISED 08/19/2020

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

James P. Brasley

10 Cambridge Court
Fairport, NY 14450
(585) 377-9490

				BY	DATE	REVISIONS
4						
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2						
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SCALE
AS NOTED

DRAWN BY
JIM BRASLEY

DATE
08/19/2020

PROJECT NUMBER
1287

PROJECT
Addition and Alterations to Dougherty Residence
159 Maywood Avenue, Rochester NY 14618
(Town of Pittsford, Monroe County)

TITLE OF DRAWING
REAR (WEST) ELEVATION REVISED 08/19/2020

DWG. NO.
A5A

107

170

Town of Pittsford

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

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

Permit #
B20-000112

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

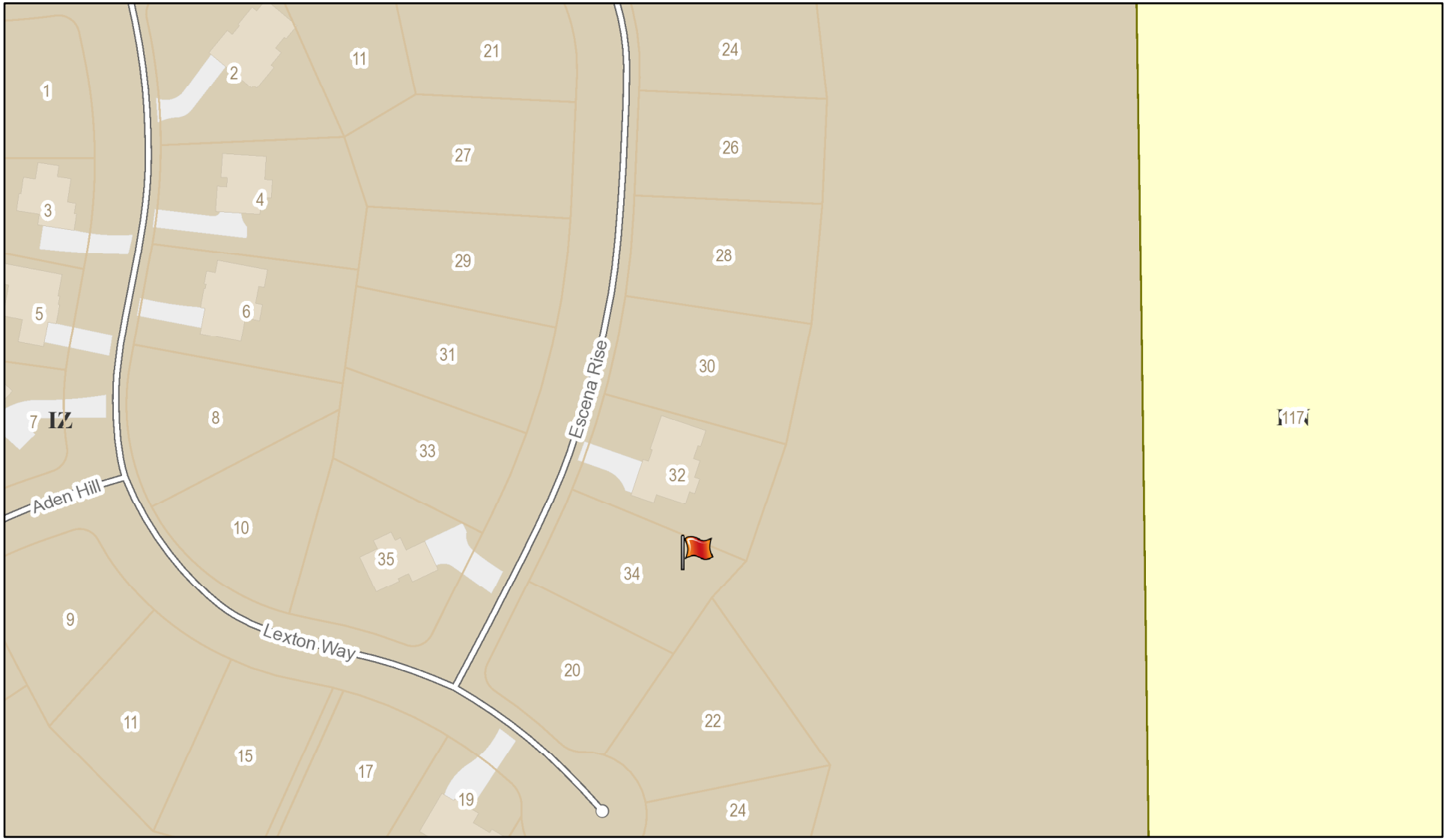
Application Type:

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

Project Description: Applicant is returning from the August 13th meeting to request 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 27, 2020

RN Residential Neighborhood Zoning



Printed August 5, 2020

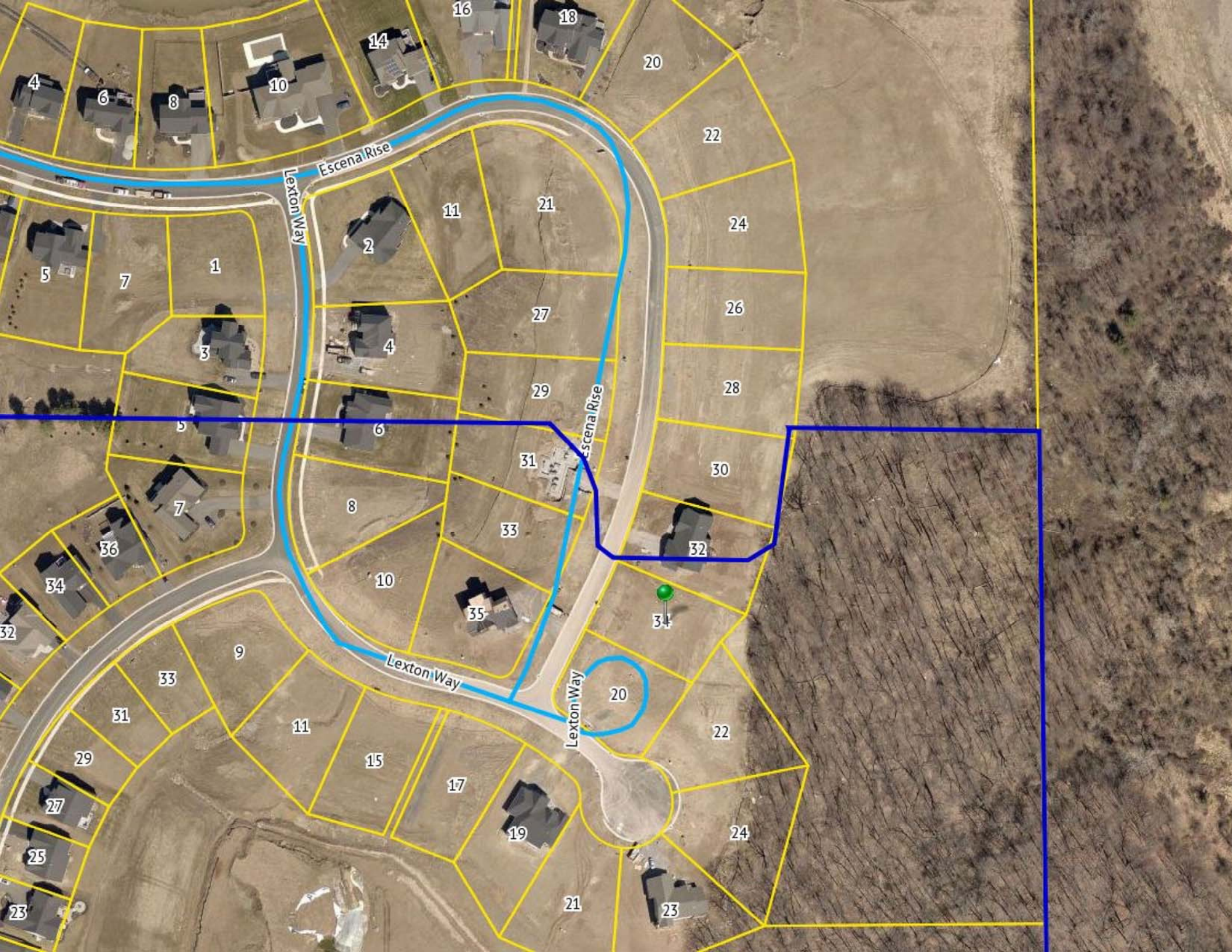
1:2,257

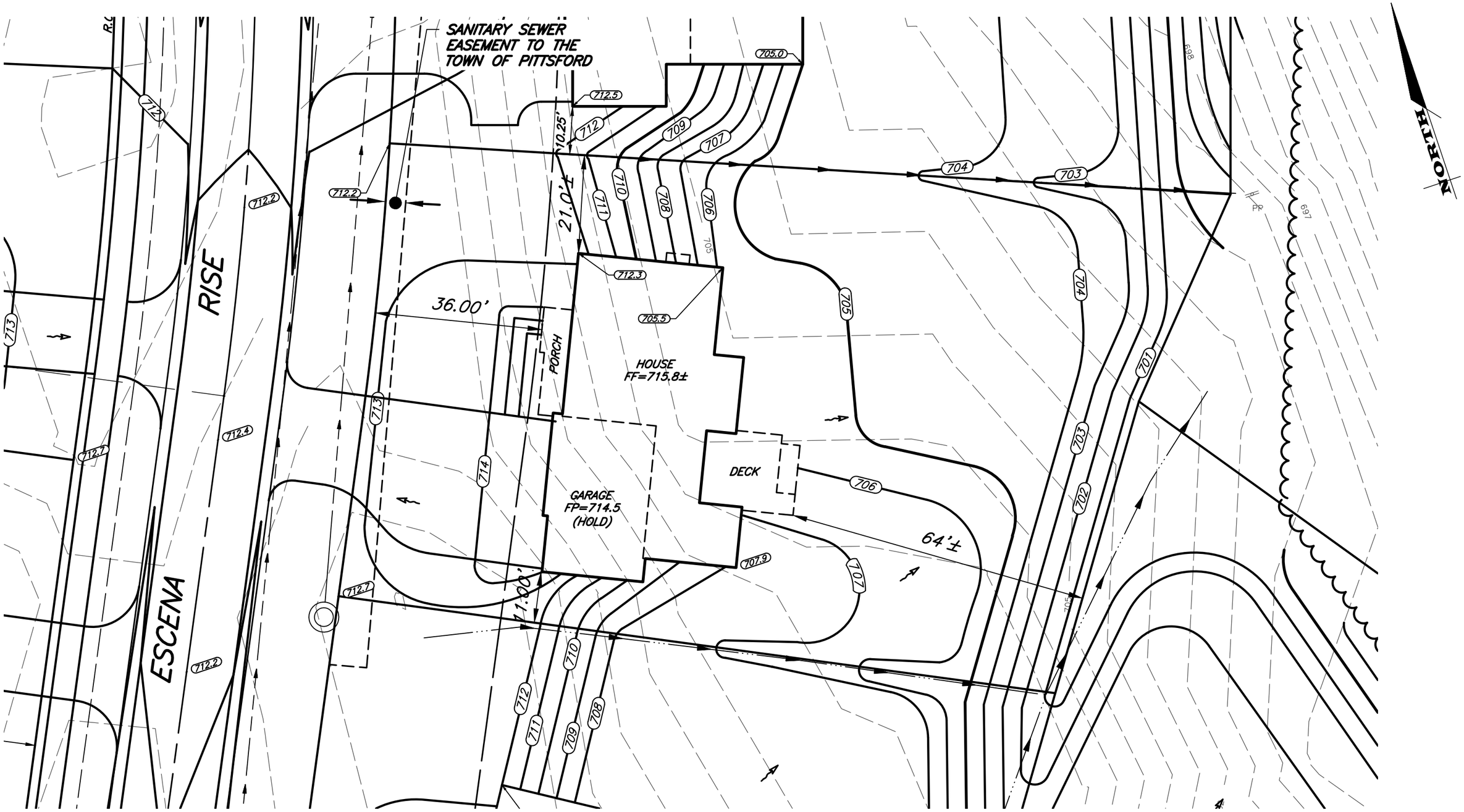
0 95 190 380 ft

0 25 50 100 m

Town of Pittsford GIS

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


Escena Rise
Lexton Way
Escena Rise
Lexton Way
Lexton Way



File: Z:\Engineering\Job Files\0423-12\Drawings_Section 3\Plot Plans\Lot P18\LOT P-18.dwg, Plot Date: 7/23/2020, By: RTIEDE

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

JOB NO:	0423-13
SCALE:	1" = 20'
DRAWN:	RJT
DESIGNED:	RJT
DATE:	7/23/2020

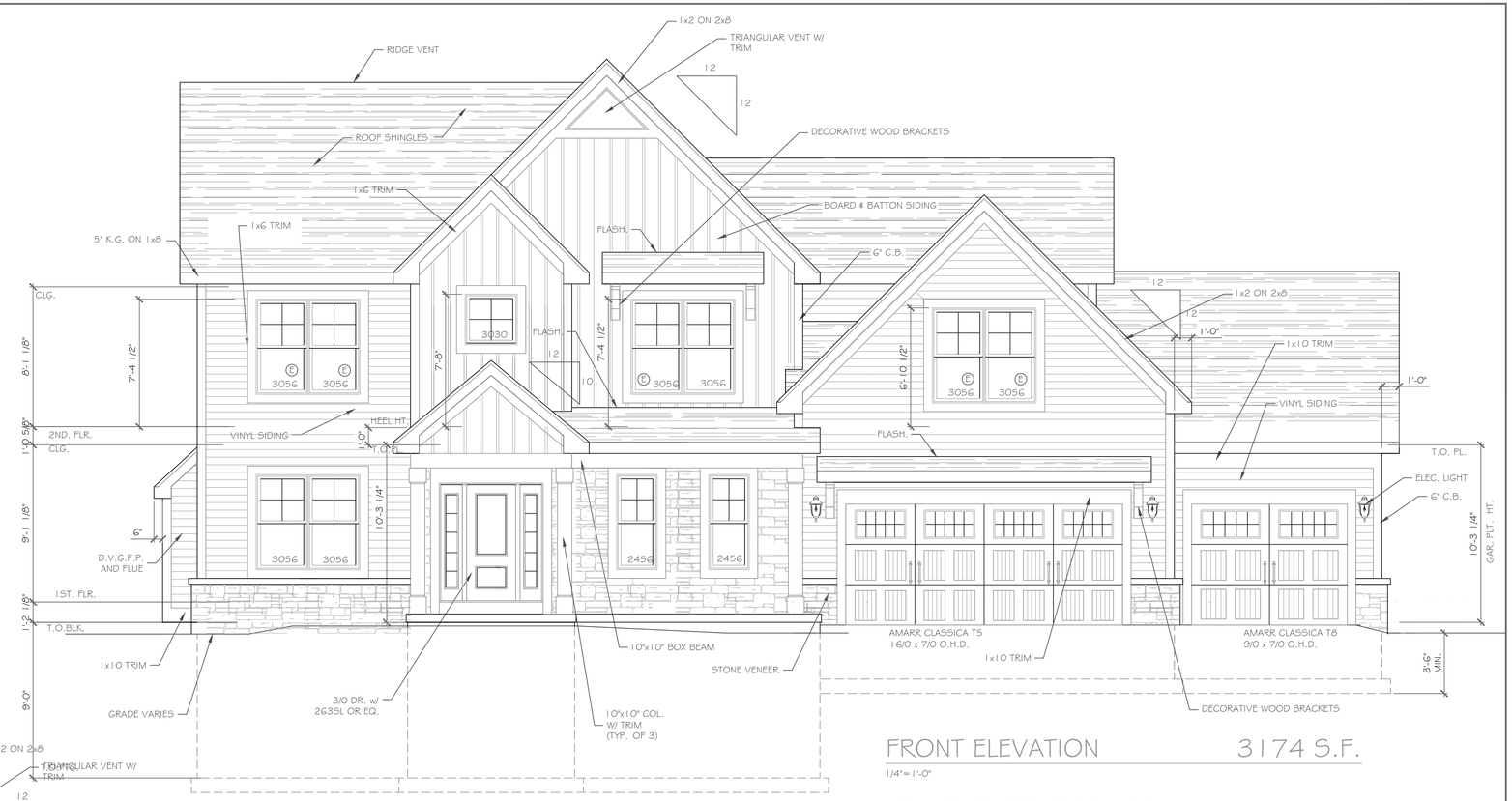
SETBACK	REQUIRED	PROVIDED
FRONT	35'	36.0'
SIDE	10'	11.0'
REAR	20'	64' ±

TITLE:

PLOT PLAN - LOT P18

WILSHIRE HILL - SECTION 3

TOWN OF PITTSFORD MONROE COUNTY NEW YORK



FRONT ELEVATION 3174 S.F.

1/4"=1'-0"

NOTE: - WINDOWS TO BE "GREAT LAKES" DOUBLE-HUNG, LOW-E
- DOORS TO BE "THERMA-TRU" OR EQ.
- DOWN SPOUTS TO BE LOCATED BY CONTRACTOR IN FIELD
- Ⓔ: 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

Example of a flat elevation

FRONT ELEVATION 3174 S.F.

1/4"=1'-0"

NOTE: - WINDOWS TO BE "GREAT LAKES" DOUBLE-HUNG, LOW-E
- DOORS TO BE "THERMA-TRU" OR EQ.
- DOWN SPOUTS TO BE LOCATED BY CONTRACTOR IN FIELD
- Ⓔ: 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

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REVISIONS:

NO.	DATE	DESCRIPTION

DRAWING TITLE: Alternate Elevations

PROJECT: Lot 18P, Wilshire Hill
Pittsford, N.Y.

CLIENT: Morrell Builders

JOB NO.: A20-025

DATE: August 4, 2020

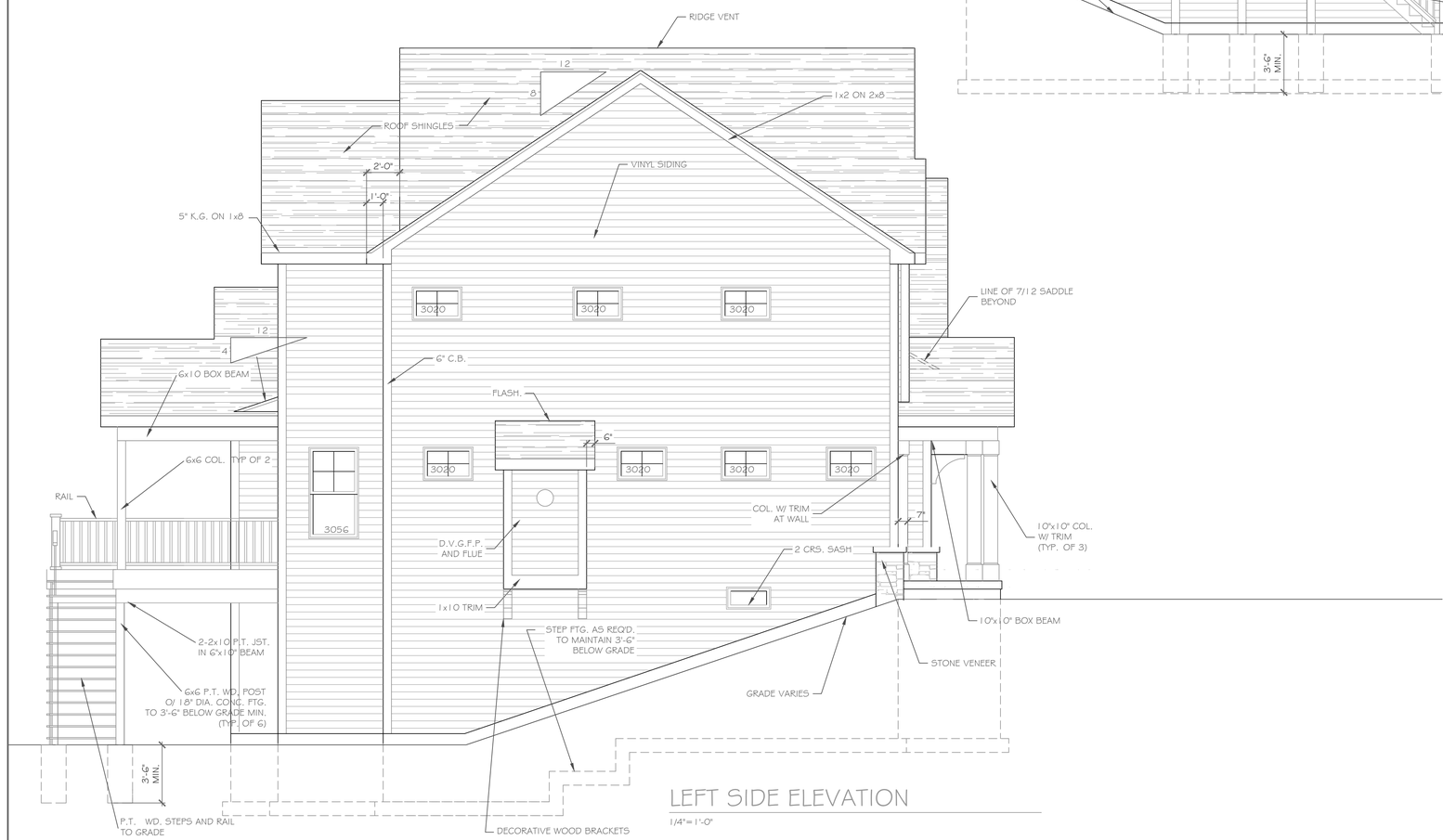
PHASE: Construction Documents

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

DRAWING NO.: A-6

REAR ELEVATION

1/4"= 1'-0"



LEFT SIDE ELEVATION

1/4"= 1'-0"

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REVISIONS:

NO.	DATE	DESCRIPTION

PROJECT:
Lot 18P, Wilshire Hill
Pittsford, N.Y.

CLIENT:
Morrell Builders

DRAWING TITLE:
Elevations

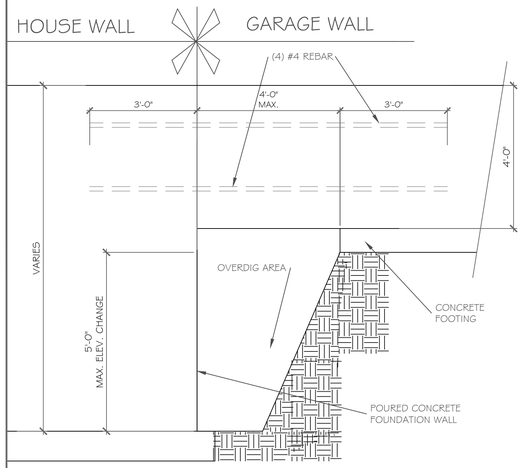
PHASE:
Construction Documents

JOB NO.:
A20-025

DATE:
August 4, 2020

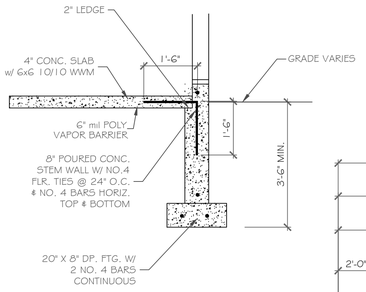
CKH
architecture
1501 Pittsford-Victor Road
Suite 100
Victor, New York 14564
phone (585) 249-1334
fax: (585) 249-1333
e-mail: CKHenessey@frontiernet.net

DRAWING NO.:
A-6



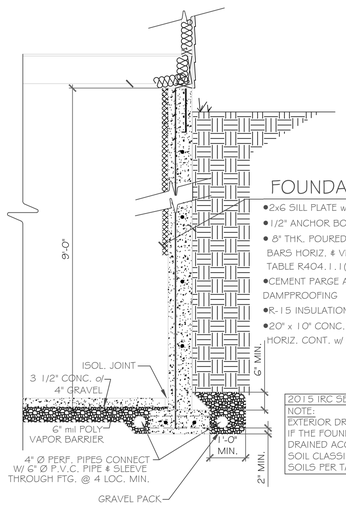
POURED WALL JUMP FOOTING DETAIL

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



GARAGE WALL DETAIL

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



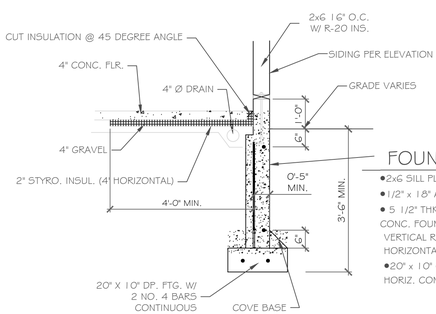
FOUNDATION CONST.

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

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

TYPICAL POURED WALL DETAILS

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

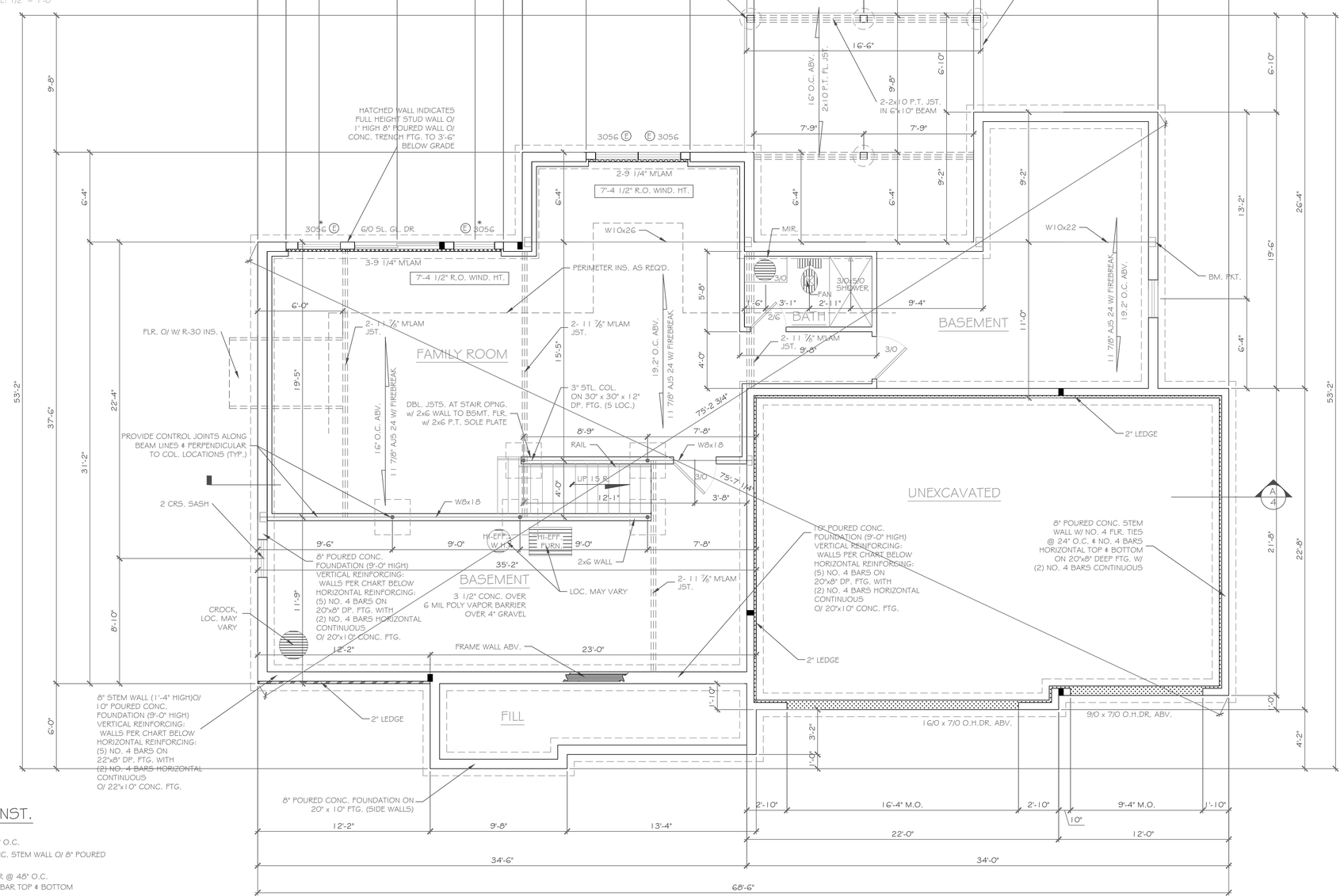


FOUNDATION CONST.

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

WALKOUT W/ 2x6 FRAME WALL DETAIL

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



BASEMENT & FOUNDATION PLAN

1/4"= 1'-0"

799 SF FINISHED SPACE

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

CONC. LEGEND:

ELEV. = 0" :
ELEV. = (-) 8" :
ELEV. =(-) 1'-4" :
ELEV. =(-) 7'-4" :
ELEV. =(-) 9'-0" :

PARTIAL TABLE R404.1.2(8)
NOMINAL FLAT BASEMENT WALLS (b,c,d,e,f,h,i,k,n,o,)

MAXIMUM WALL HEIGHT (feet)	MAXIMUM UNBALANCED BACKFILL HEIGHT(e) (feet)	MINIMUM VERTICAL REINFORCEMENT BAR SIZE AND SPACING(INCHES)		
		Soil classes(a) & design lateral soil (psf per foot of depth)		
		GW, GP, SW and SP 30 soils	GM,GC,SM,SM-SC and ML 45 soils	SM,ML-CL and inorganic CL 60 soils
9	4	NR	NR	NR
	5	NR	NR(l)	NR
	6	NR (l)	NR	#6 at 39" o.c.
	7	NR	#5 at 37" o.c.	#6 at 38" o.c.
	8	#5 at 41" o.c.	#6 at 38" o.c.	#6 at 29" o.c.
	9	#6 at 46" o.c.	#6 at 30" o.c.	#6 at 23" o.c.

b. Table values are based on reinforcing bars with a min. yield strength of 60,000 psi
c. Vertical reinforcement w/ a yield strength of less than 60,000 psi and/or bars of a different size than specified in the table are permitted in accordance with Section R404.1.3.3.7.6 and Table R404.1.2(9).
d. NR indicates no vertical reinforcement is required, except for 6" nominal walls formed w/ stay in place forming systems in which case vertical reinforcement shall be No. 4@48" o.c.
e. Allowable deflection criterion is L/240, where L is the unsupported height of the basement wall in inches.
f. Interpolation is not permitted.
h. Vertical reinforcement shall be located to provide a cover of 1 1/4" measured from the inside face of the wall. The center of the steel shall not vary from the specified location by more than the greater of 10 percent of the wall thickness or 3/8".
i. Concrete cover for reinforcement measured from the inside face of the wall shall not be less than 3/4". Concrete cover for reinforcement measured from the outside face of the wall shall not be less than 1 1/2" for No. 5 bars and smaller, and not less than 2" for larger bars.
k. Concrete shall have a specified compressive strength of not less than 2,500 psi at 28 days, unless a higher strength is required by footnote l or m.
l. The minimum thickness is permitted to be reduced 2", provided the minimum specified compressive strength of concrete is 4,000 psi.
n. See Table R608.3 for tolerance from nominal thickness permitted for flat walls.
o. The use of this Table shall be prohibited for soil classifications not shown.

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REVISIONS:

NO.	DATE	DESCRIPTION

PROJECT:
Lot 18P, Wilshire Hill
Pittsford, N.Y.

CLIENT:
Morrell Builders

DRAWING TITLE:
Basement & Foundation Plan

PHASE:
Construction Documents

DATE:
July 23, 2020

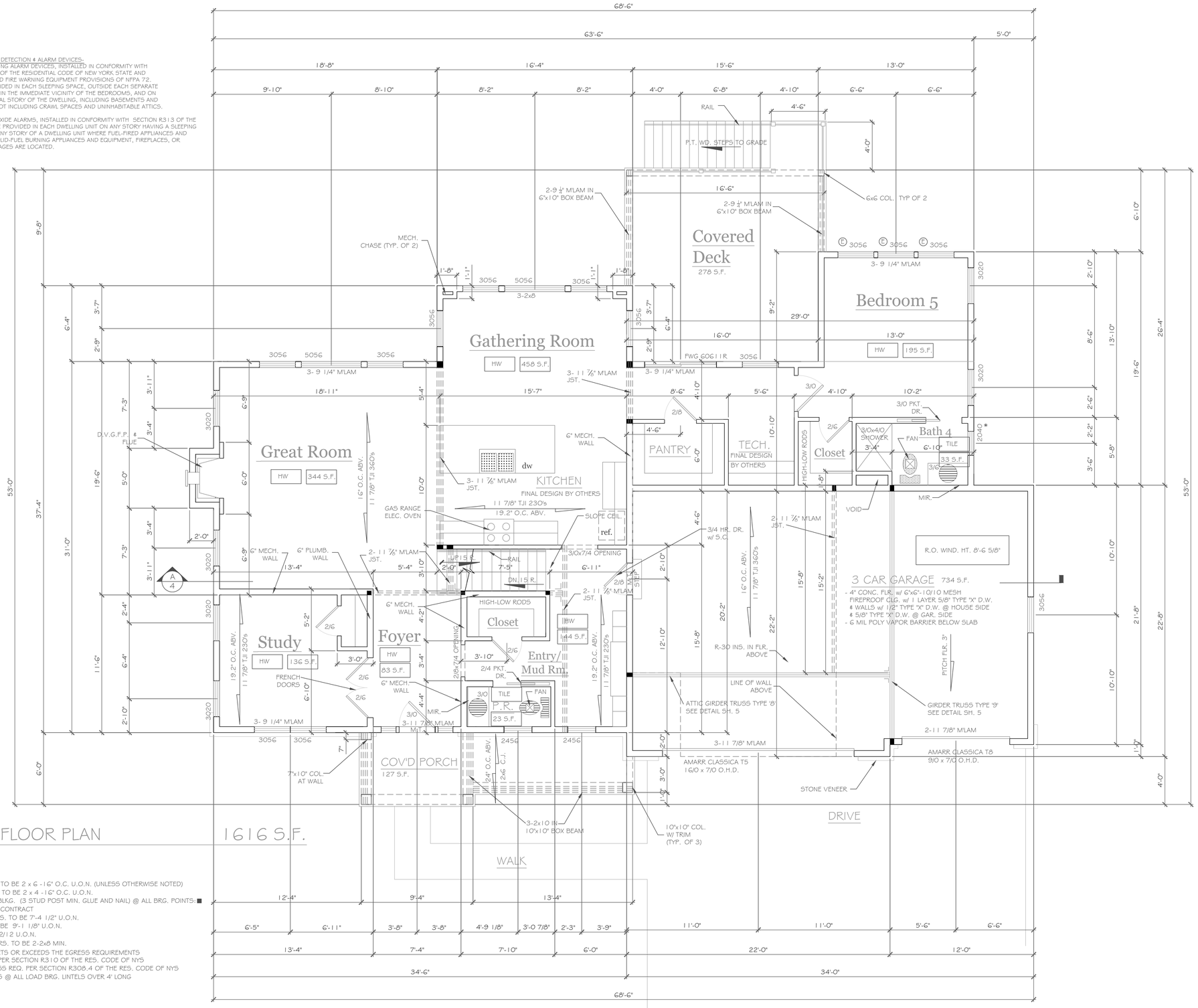
JOB NO.:
A20-025

CKH architecture
1 501 Pittsford-Victor Road
Suite 100
Victor, New York 14564
phone:(585) 249-1334
fax: (585) 249-1333
e-mail: CKHemssessy@frontiernet.net

DRAWING NO.:
A-2

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

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



FIRST FLOOR PLAN

1616 S.F.

1/4"= 1'-0"

NOTES:

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

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REVISIONS:

NO.	DATE	DESCRIPTION

PROJECT:
Lot 18P, Wilshire Hill
Pittsford, N.Y.

CLIENT:
Morrell Builders

DRAWING TITLE:
First Floor Plan

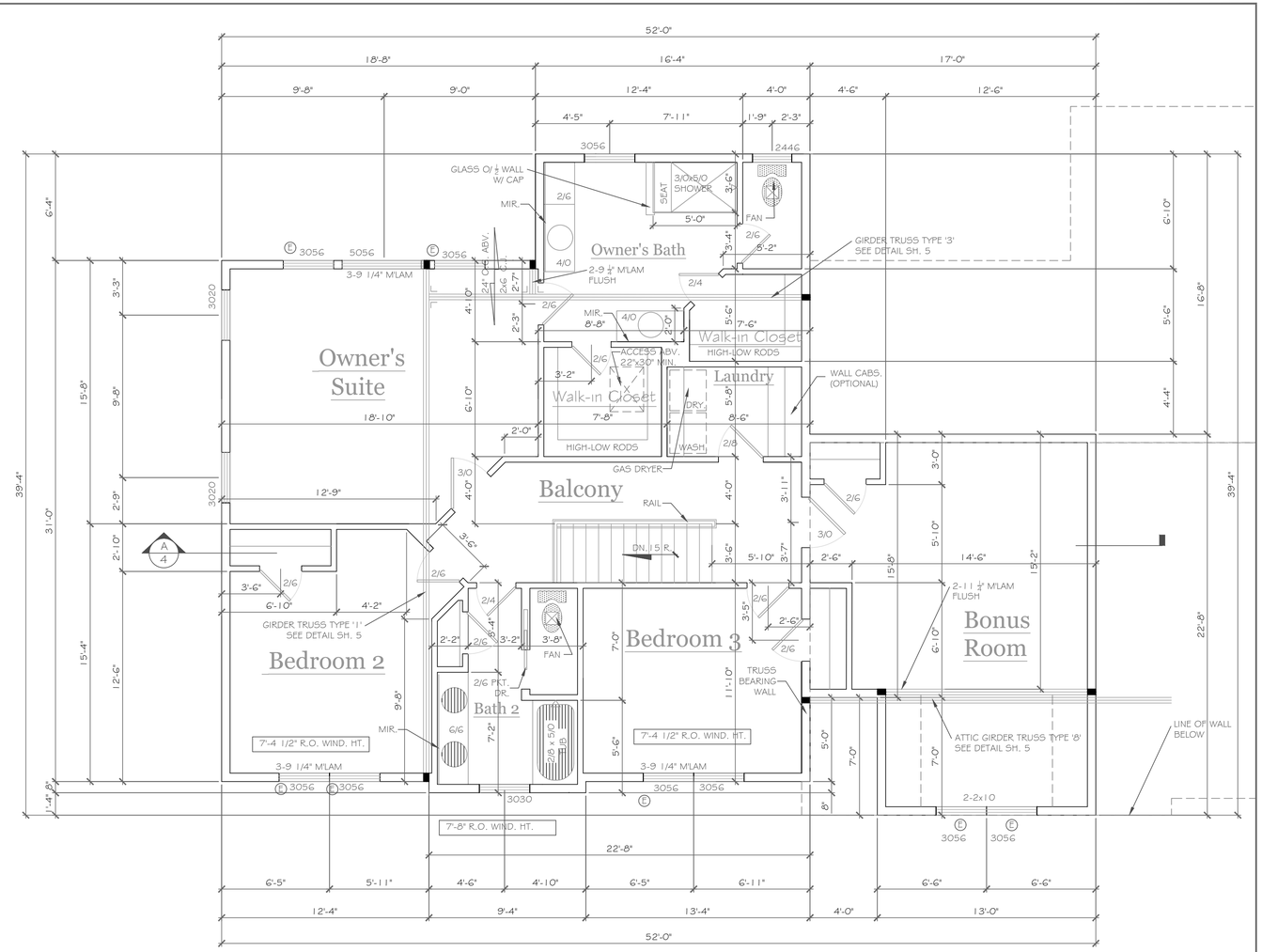
PHASE:
Construction Documents

DATE:
July 2020

JOB NO.:
A20-0xx

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

DRAWING NO.:
A-3



SECOND FLOOR PLAN

1/4"=1'-0"

1558 square feet

NOTE:

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

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

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

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REVISIONS-

NO.	DATE	DESCRIPTION

DRAWING TITLE- Second Floor Plan

PHASE- Construction Documents

PROJECT- Lot 18P, Wilshire Hill
Pittsford, N.Y.

CLIENT- Morrell Builders

DATE- July 2020

JOB NO.- A20-0xx

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

DRAWING NO.- A-4

24 ESCENA RISE

Town of Pittsford

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

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

Permit #
B20-000120

DESIGN REVIEW AND HISTORIC PRESERVATION BOARD
REFERRAL OF APPLICATION

Property Address: 10 Ravenna Crescent PITTSFORD, NY 14534
Tax ID Number: 177.03-5-26
Zoning District: IZ Incentive Zoning
Owner: Clover Street Development
Applicant: Clover Street Development

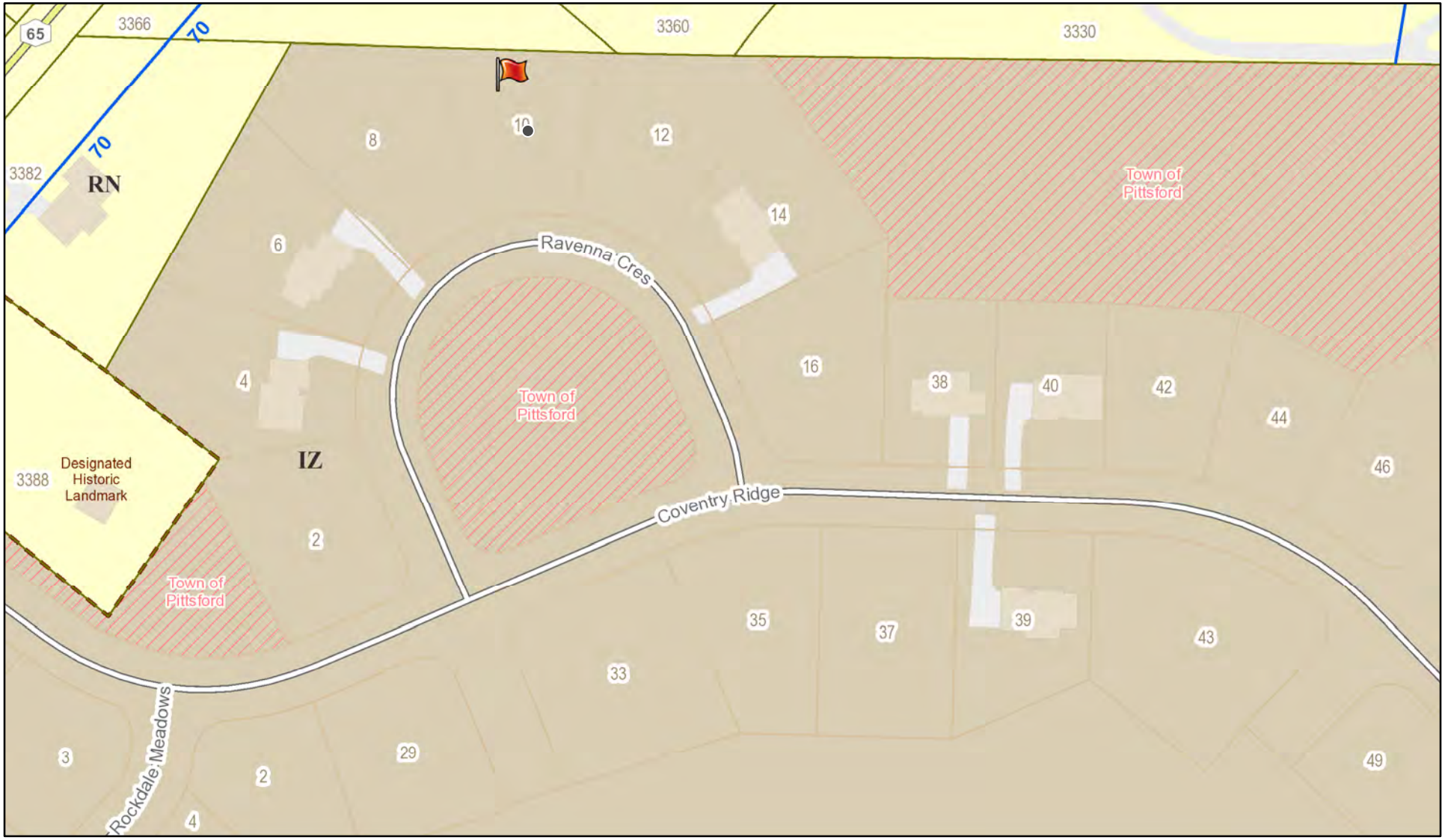
Application Type:

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

Project Description: Applicant is requesting design review for the construction of a two story single family home. The first floor will be 1524 square feet and the second floor will be 1560 square feet in the Coventry Ridge Subdivision.

Meeting Date: August 27, 2020

RN Residential Neighborhood Zoning



Printed August 20, 2020

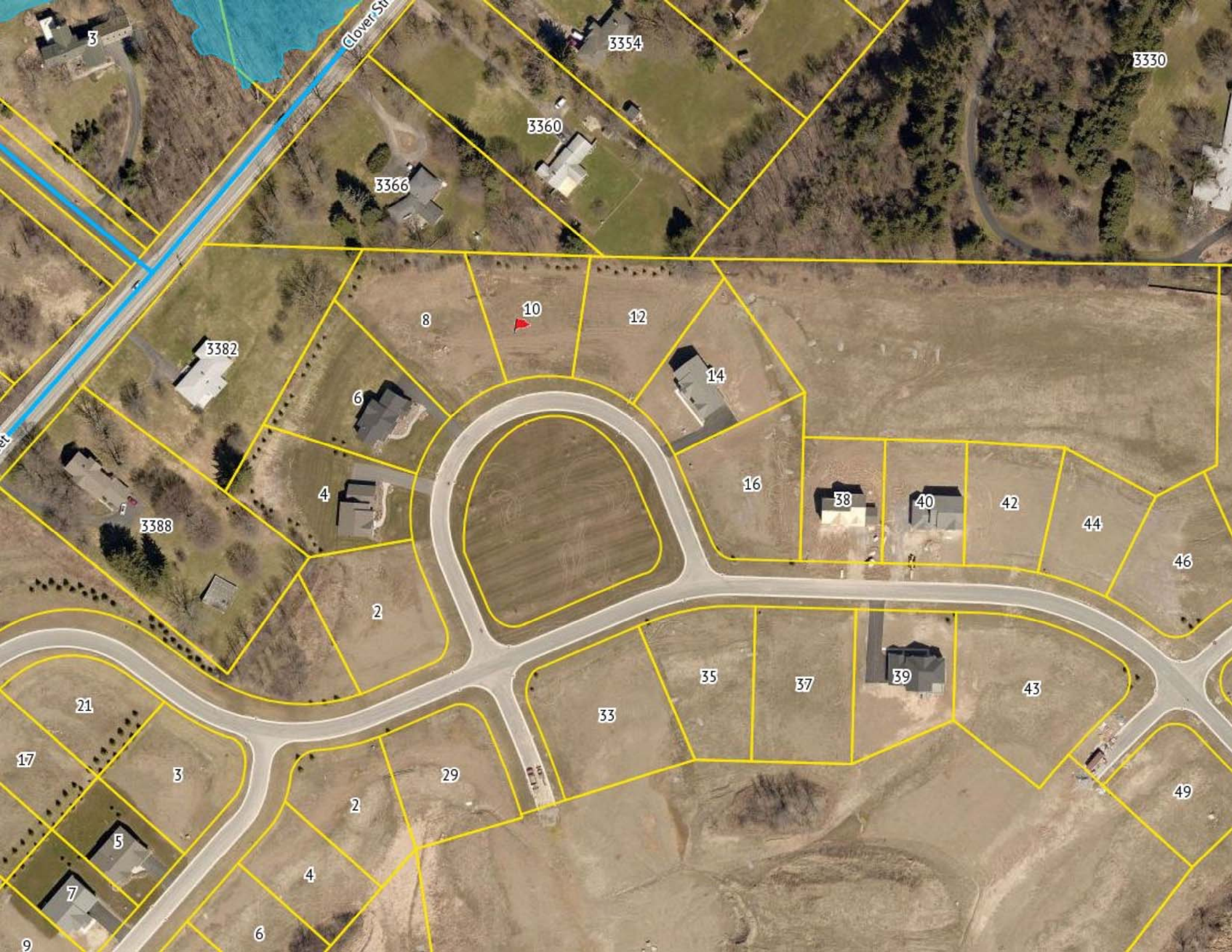
1:2,257

0 95 190 380 ft

0 25 50 100 m

Town of Pittsford GIS

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


Clover St
3
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3360
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3382
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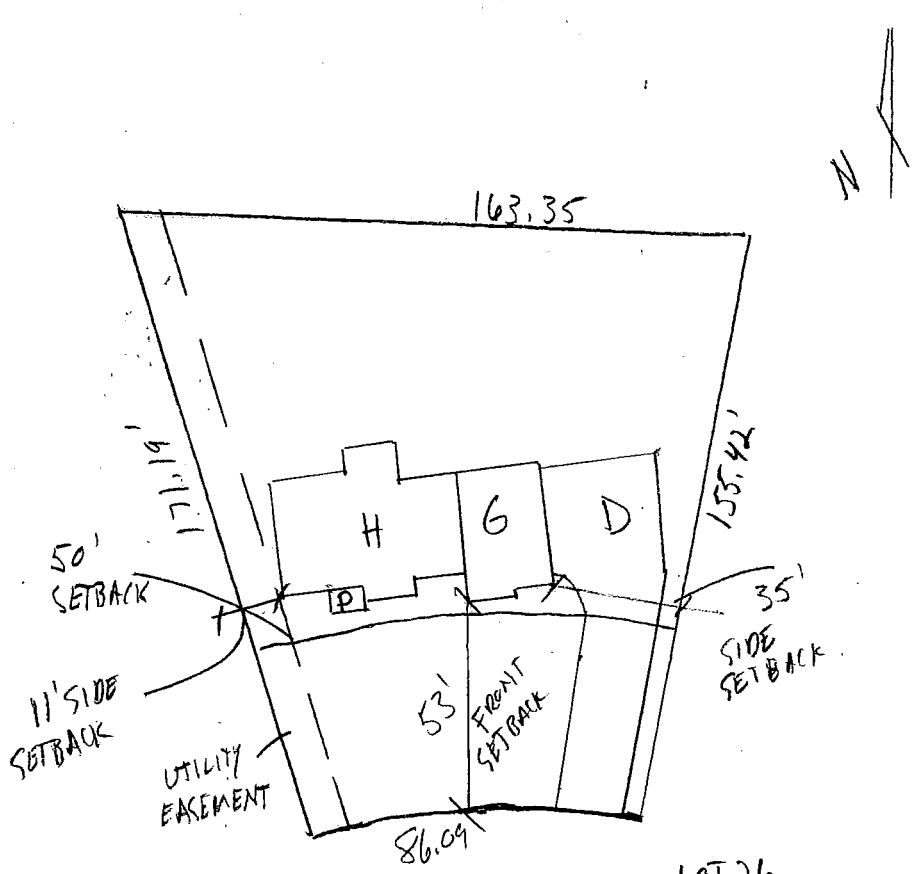


LOT 26
COVENTRY RIDGE
1" = 50'
19,360 SQ FT

SPEC HOUSE

LOT 26 COVENTRY RIDGE
PITTSFORD, NY
COVENTRY RIDGE BUILDING CORP.

PLAN 3084 / PROJECT 15381 C

SHEET INDEX

C-1 COVER SHEET

1/6 FRONT & RIGHT SIDE ELEVATIONS

2/6 REAR & LEFT SIDE ELEVATIONS

3/6 FOUNDATION PLAN

4/6 FIRST FLOOR PLAN

5/6 SECOND FLOOR & ROOF PLAN

6/6 SECTIONS

N-1 DETAILS

N-2 REINFORCING NOTES

GENERAL NOTES:

THESE PLANS COMPLY WITH THE 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 EXIT REQUIREMENTS.

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

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

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

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

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

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

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

ENERGY EFFICIENCY:

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

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

R402.4 AIR LEAKAGE. THE BUILDING THERMAL ENVELOPE SHALL BE CONSTRUCTED TO LIMIT AIR LEAKAGE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTIONS R402.4.1 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 THE FOLLOWING METHODS:

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

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

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

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

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

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

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

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

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

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

SITE WORK:

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

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

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

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

FOUNDATION:

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

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

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

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

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

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

FIREPLACES:

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

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

FRAMING:

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

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

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

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

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

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

STAIRWAY GUARD REQUIREMENTS:

GUARDS SHALL BE LOCATED ALONG AN OPEN SIDED WALKING SURFACE, THAT ARE LOCATED MORE THAN 30 INCHES MEASURED VERTICALLY TO THE FLOOR OR GRADE BELOW AT ANY POINT WITHIN 36 INCHES HORIZONTALLY TO THE EDGE OF THE OPEN SIDE. AS PER SECTION 312.1.1 OF THE 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 ksi
REINFORCED STEEL	ASTM A-615, Fy = 40 ksi
WIRE MESH	ASTM A-185, 6 x 6 - 10/10 W.W.M.
LUMBER	ALL STUCTURAL MEMBERS, JOISTS, RAFTERS, ETC. TO BE #2 GRADE LUMBER (DOUGLAS FIR-LARCH, HEM-FIR, SOUTHERN PINE OR SPRUCE PINE-FIR) WITH A MIN. FIBER STRESS OF 850 P.S.I. UNLESS NOTED OTHERWISE
PLYWOOD	CDX, PANEL INDEX
LVL, PSL, LSL	Fb = 2600 Fv = 285 E x 10^6 - 1.9 $Fc^{\perp}$ = 750
MASONRY	ASTM C90, GRADE N-1, Fm = 1350 PSI
MORTAR	ASTM C270, TYPE S
GROUT	Fc = 2000 PSI ASTM C476
CONCRETE	Fc = 2500 PSI MIN. (FOOTINGS, BASEMENT SLAB) Fc = 3500 PSI MIN. (GARAGE SLAB, PORCH SLAB, & POURED FOUNDATION WALLS)
BOLTS	ASTM A307, Fy - 33 KSI

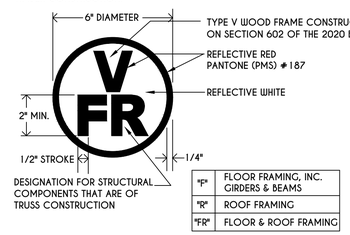
DESIGN CRITERIA: (FOR GREATER ROCHESTER AREA & ADJACENT COUNTIES)

LOCAL JURISDICTION DESIGN CRITERIA MAY VARY AND SHALL BE STRICTLY ADHERED TO

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

TRUSS IDENTIFICATION:

IDENTIFICATION OF FLOOR AND ROOF TRUSS CONSTRUCTION SHALL BE PROVIDED BY SIGN OR SYMBOL & SHALL BE AFFIXED TO THE EXTERIOR WALL OF THE RESIDENTIAL STRUCTURE IN COMPLIANCE WITH 19 NYCRR PART 1264 & 1265. RESIDENTIAL STRUCTURES WITH TRUSS TYPE CONSTRUCTION, PRE-ENGINEERED WOOD CONSTRUCTION AND / OR TIMBER CONSTRUCTION.



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REVISIONS:

DATE	BY	DESCRIPTION

CLIENT/LOCATION:

LOT 26
COVENTRY RIDGE
PITTSFORD, NY

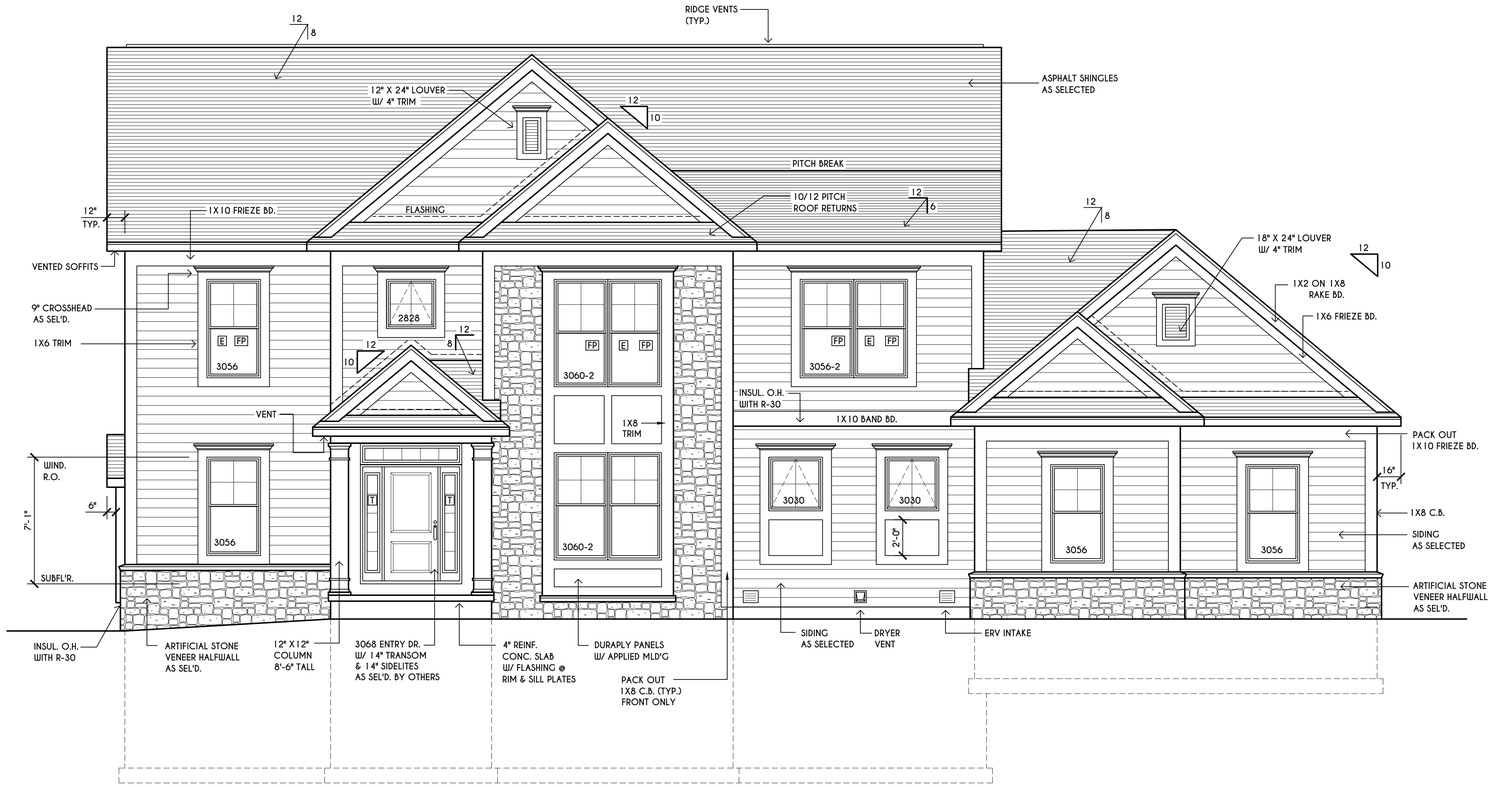
BUILDER:

COVENTRY RIDGE
BUILDING CORP.

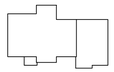
COVER PAGE

GLA PLAN 3084

drawn:	checked:
CDK	CSB
scale: AS NOTED	date: 6 / 20
PROJECT: 15381 C	sheet: C / 1

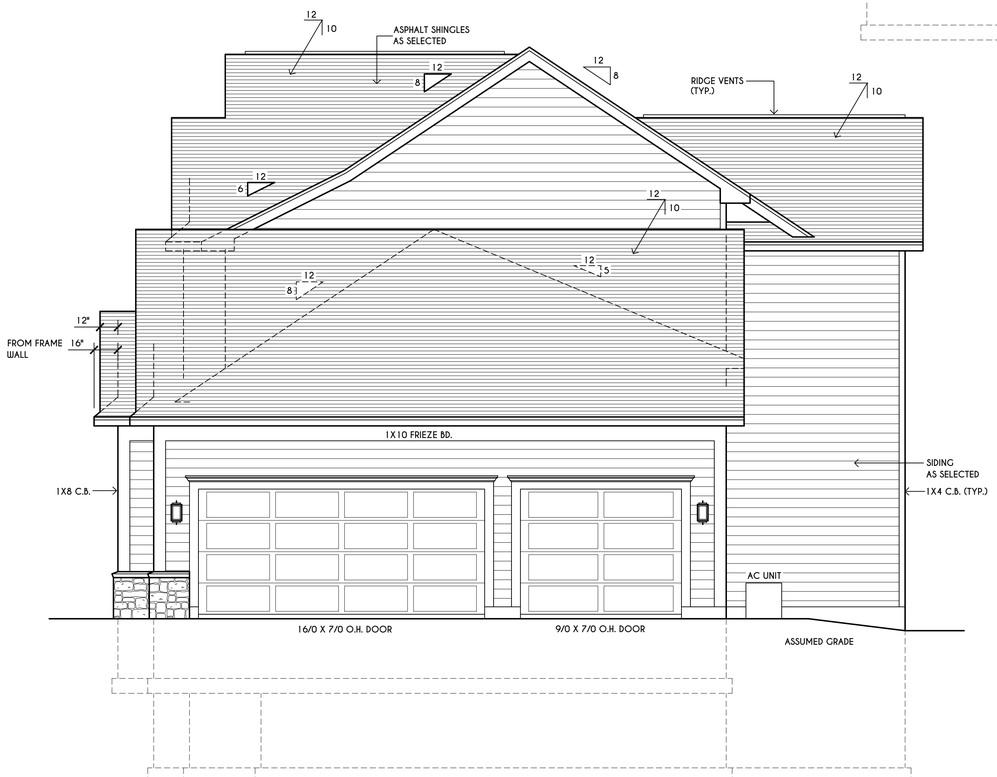


FRONT ELEVATION



HOUSE FOOTPRINT

SCALE: 1" = 50'-0"



RIGHT ELEVATION

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

FIRST FLOOR LIVING AREA = 1524 SQ.FT.
SECOND FLOOR LIVING AREA = 1560 SQ.FT.
TOTAL LIVING AREA = 3084 SQ.FT.
TOTAL CONDITIONED VOLUME = 41,988 CU.FT.

TABLE M1505.4.3 (1)
CONTINUOUS WHOLE-HOUSE MECHANICAL VENTILATION SYSTEM AIRFLOW RATE REQUIREMENTS

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

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

TABLE M1505.4.3 (2)
INTERMITTENT WHOLE-HOUSE MECAHANICAL VENTILATION RATE FACTORS [a,b]

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

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

TABLE M1505.4.4
MINIMUM REQUIRED LOCAL EXHAUST RATES FOR ONE AND TWO-FAMILY DWELLINGS

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

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

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

DOORS: SELECTION BY OWNER

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

WINDOW / DOOR LEGEND:

E = MEETS OR EXCEEDS EGRESS REQUIREMENTS
- CLEAR OPENING AREA OF 5.7 SQ.FT.
- CLEAR OPENING WIDTH OF 20"
- CLEAR OPENING HEIGHT OF 24"
PER SECT. R310.1 OF 2020 RCNYS

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

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

GENERAL NOTES:

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

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

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

MECHANICAL VENTILATION RATE:

THIS PLAN AS DESIGNED REQUIRES (MIN) 1 CONTINUOUSLY RUN EXHAUST FAN CAPABLE OF (MIN) 90 c.f.m. WITH A MANUAL OVERIDE SWITCH AS PER SECTION M1505.4.2 OF 2020 RCNYS SEE TABLES M1505.4.3(1) & M1505.4.3(2) & M1505.4.4 (PAGE 1)

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

www.greaterliving.com

REVISIONS:

DATE	BY	DESCRIPTION

CLIENT/LOCATION:

LOT 26
COVENTRY RIDGE
PITTSFORD, NY

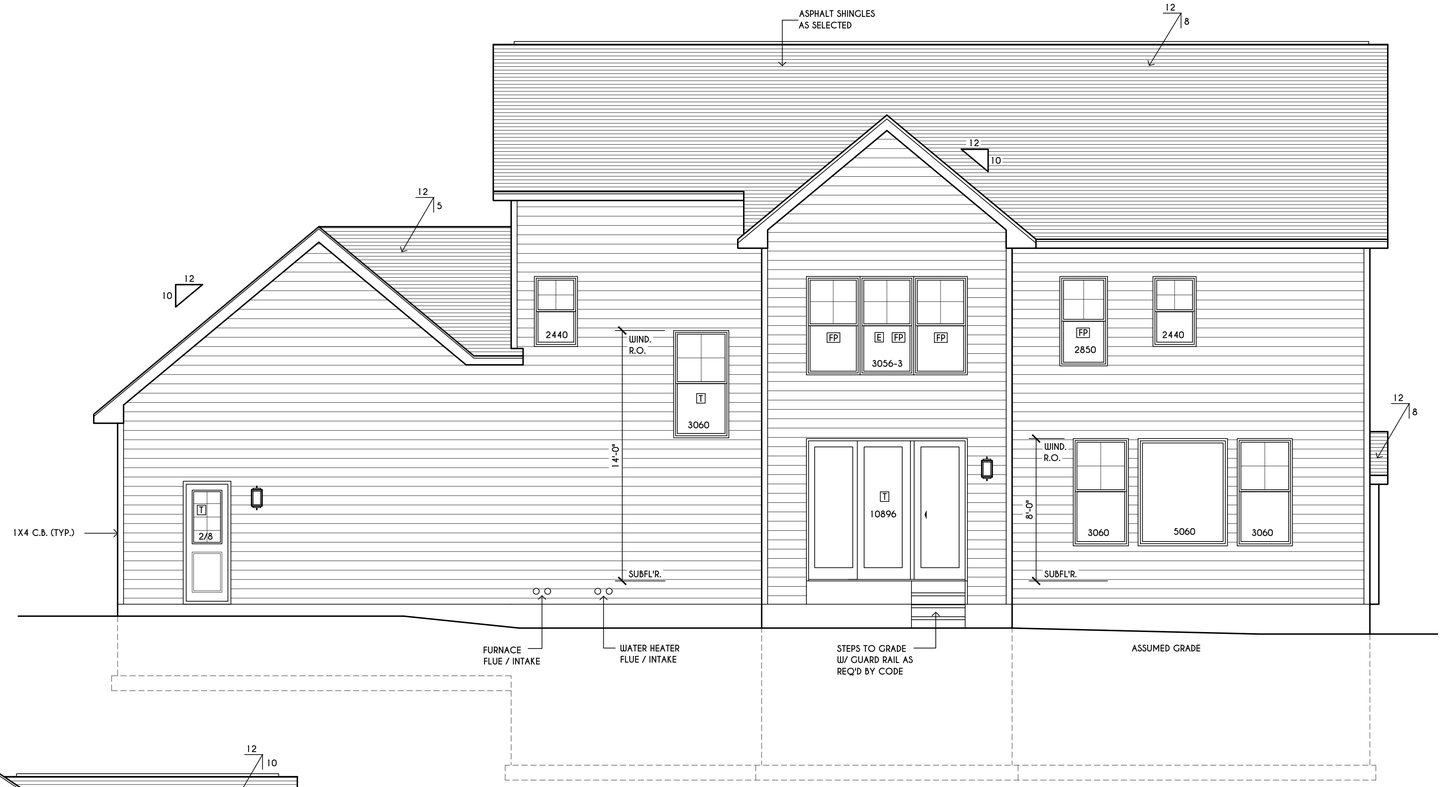
BUILDER:

COVENTRY RIDGE
BUILDING CORP.

ELEVATIONS

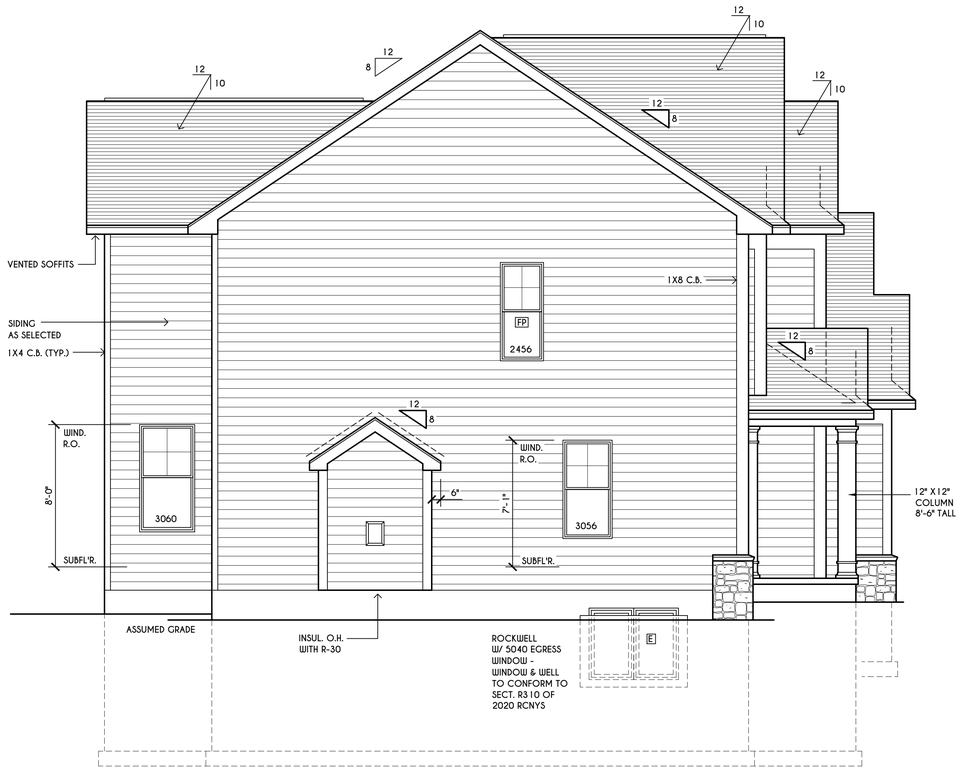
GLA PLAN 3084

drawn: CDK	checked: CSB
scale: AS NOTED	date: 6 / 20
PROJECT: 15381 C	sheet: 1 / 6



REAR ELEVATION

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



LEFT ELEVATION

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

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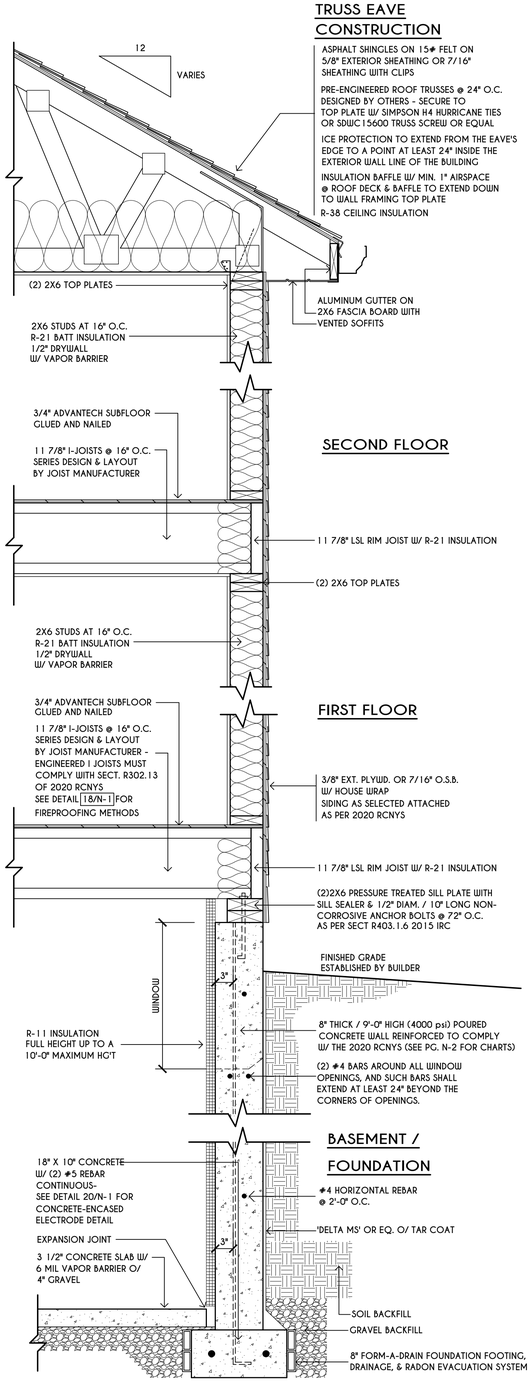
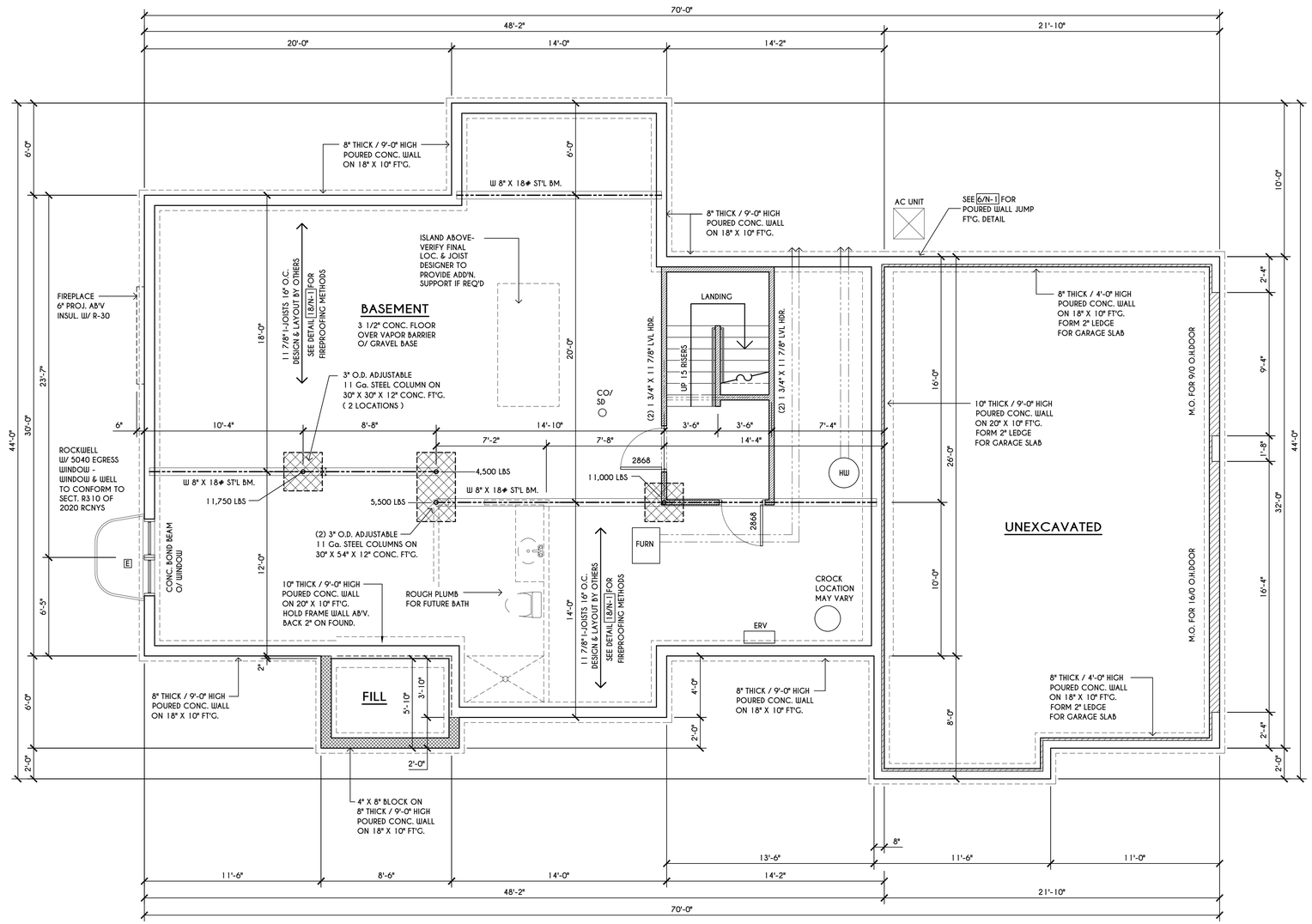
15381 C	2 / 6



TYPICAL WALL SECTION

SCALE: 1" = 1'-0"



BASEMENT & FOUNDATION PLAN

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

NOTES: CONTRACTOR TO CONTACT THIS OFFICE PRIOR TO CONSTRUCTION IF THE ASSUMED GRADE DEPICTED IS INACCURATE AND / OR WILL ALTER THE FOUNDATION DESIGN AND /OR STRUCTURE NOTED
ALL WINDOW R.O. HGT'S TO BE 6'-10 1/2" U.N.O.
PROVIDE SOLID BLOCKING UNDER ALL BEARING POINTS DOWN TO FOUNDATION WALL 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

ENGINEERED FL'R JOIST NOTE:

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

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

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

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

FRAMING LEGEND:

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

WINDOW / DOOR LEGEND:

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

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

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

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PITTSFORD, NY

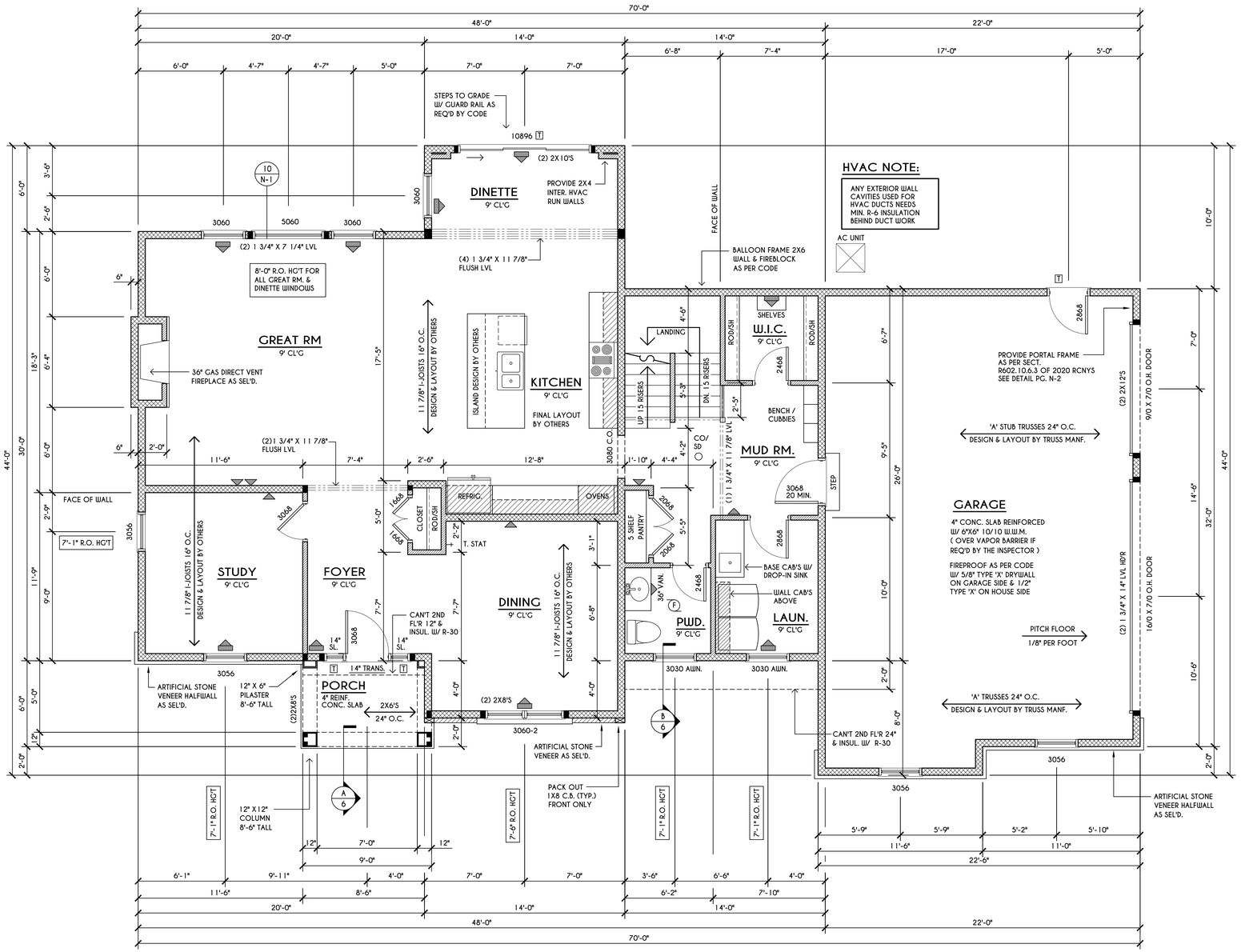
BUILDER:

COVENTRY RIDGE
BUILDING CORP.

FOUNDATION PLAN

GLA PLAN 3084

drawn:	checked:
CDK	CSB
scale:	date:
AS NOTED	6 / 20
PROJECT:	sheet:
15381 C	3 / 6



FIRST FLOOR PLAN

1524 SQ. FT.

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

ENGINEERED FLOOR JOIST NOTE:

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

FRAMING LEGEND:

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

NOTES:

FIRST FLOOR PLATE HG'T TO BE 9'-1 1/8" (UNLESS NOTED OTHERWISE)
ALL WINDOW R.O. HGT'S TO BE 8'-0" U.N.O.
PROVIDE SOLID BLOCKING UNDER ALL BEARING POINTS DOWN TO FOUNDATION WALL
PROVIDE DB'L JACK STUDS EA. SIDE OF LOAD BEARING OPENINGS > / = 4'-0"
ALL ANGLES TO BE 45 DEG. U.N.O.
ALL EXTERIOR WINDOW & DOOR HEADERS TO HAVE MIN. R-5 INSUL. & TO BE MIN. (2)2X8'S OR (3)2X6'S (U.N.O.)
ALL APPLIANCES SHOWN TO BE BY OWNER OR AS PER CONTRACT BY BUILDER
SMOKE (SD) & CARBON MONOXIDE (CO) DETECTORS SHALL BE INSTALLED AS PER SECT. R314 OF 2020 RCNYS
THE AIR BARRIER INSTALLED AT EXTERIOR WALLS ADJACENT TO SHOWERS AND TUBS SHALL SEPARATE THEM FROM THE SHOWER OR TUBS.

WINDOW / DOOR LEGEND:

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

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

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BUILDER:

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BUILDING CORP.

FIRST FLOOR PLAN

GLA PLAN 3084

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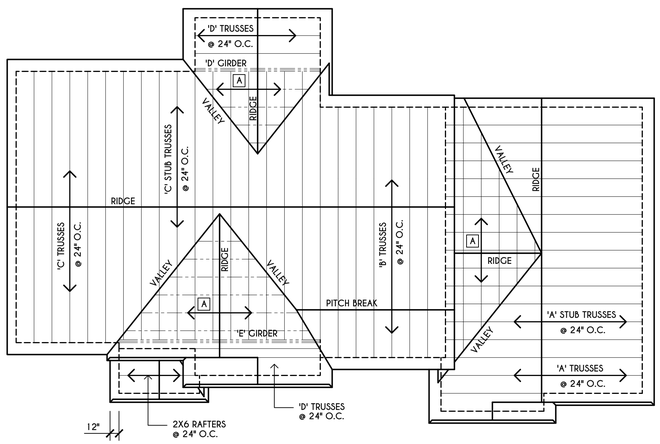
scale: AS NOTED	date: 6 / 20
PROJECT: 15381 C	sheet: 4 / 6



ROOF PLAN

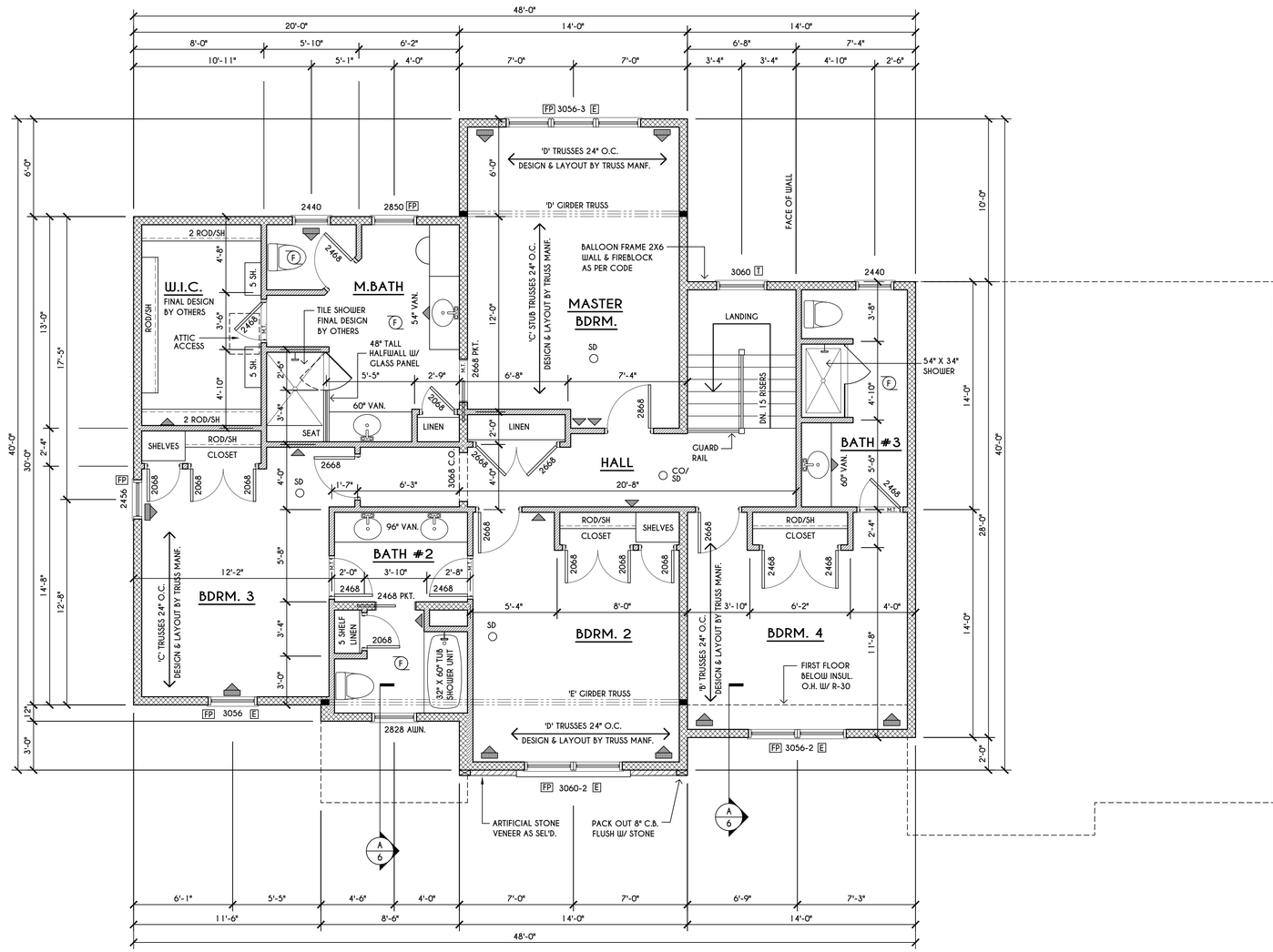
SCALE: 1/8" = 1'-0"

A – 2X8 LAYOVER RAFTERS 24" O.C.

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

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

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



SECOND FLOOR PLAN

1560 SQ.FT.

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

NOTES:
- SECOND FLOOR PLATE HG'T TO BE 8'-1 1/8" (UNLESS NOTED OTHERWISE)
- ALL WINDOW R.O. HGT'S TO BE 6'-10 1/2" U.N.O.
- PROVIDE SOLID BLOCKING UNDER ALL BEARING POINTS DOWN TO FOUNDATION WALL
- PROVIDE DB'L JACK STUDS EA. SIDE OF LOAD BEARING OPENINGS > / = 4'-0"
- ALL ANGLES TO BE 45 DEG. U.N.O.
- ALL EXTERIOR WINDOW & DOOR HEADERS TO HAVE MIN. R-5 INSUL. & TO BE MIN. (2)2X8'S 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
- THE AIR BARRIER INSTALLED AT EXTERIOR WALLS ADJACENT TO SHOWERS AND TUBS SHALL SEPARATE THEM FROM THE SHOWER OR TUBS.

FRAMING LEGEND:

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

WINDOW / DOOR LEGEND:

E = MEETS OR EXCEEDS EGRESS REQUIREMENTS
- CLEAR OPENING AREA OF 5.7 SQ.FT.
- CLEAR OPENING WIDTH OF 20"
- CLEAR OPENING HEIGHT OF 24"

PER SECT. R310.2.1 OF 2020 RCNYS

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PITTSFORD, NY

BUILDER:

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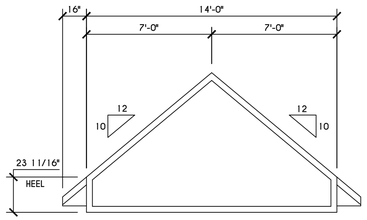
BUILDING CORP.

SECOND FLOOR PLAN

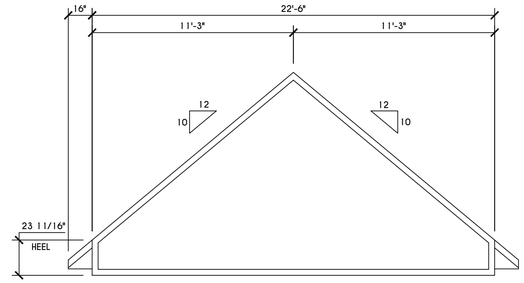
GLA PLAN 3084

drawn:	checked:
CDK	CSB
scale:	date:
AS NOTED	6 / 20
PROJECT:	sheet:
15381 C	5 / 6



'D' TRUSS PROFILE

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



'E' TRUSS PROFILE

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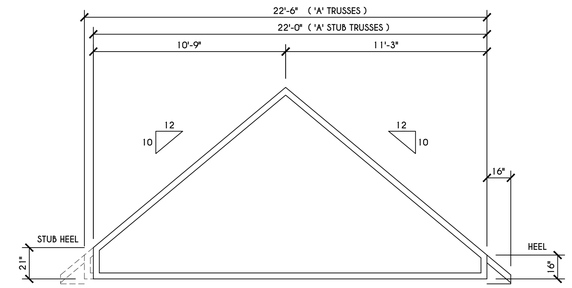

'A' TRUSS PROFILE

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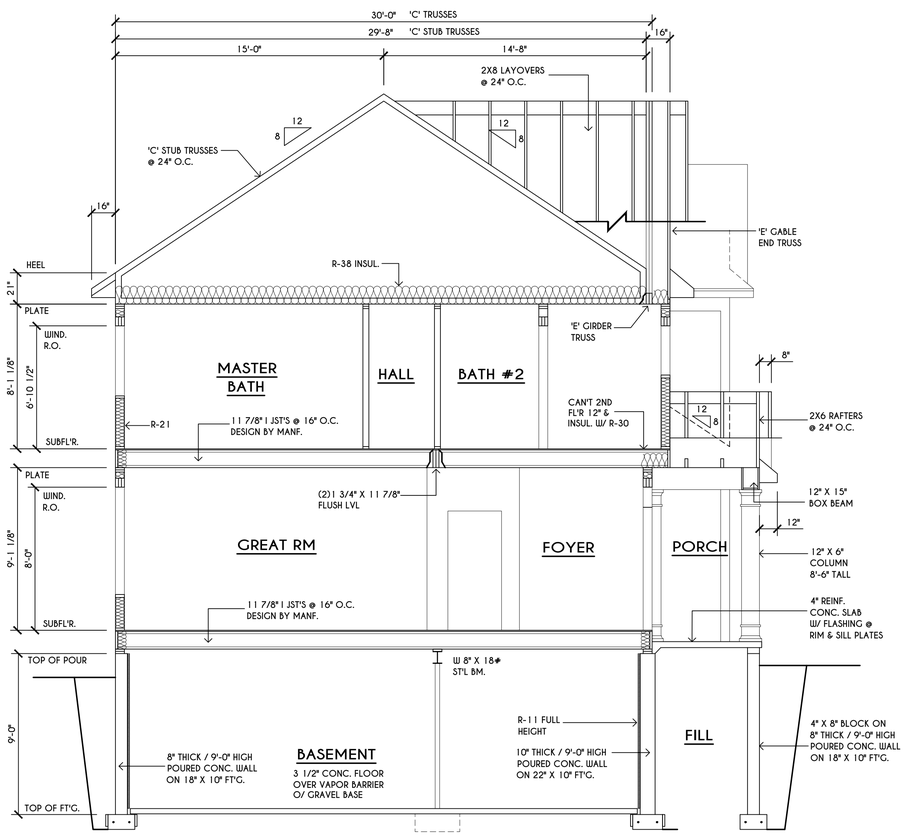
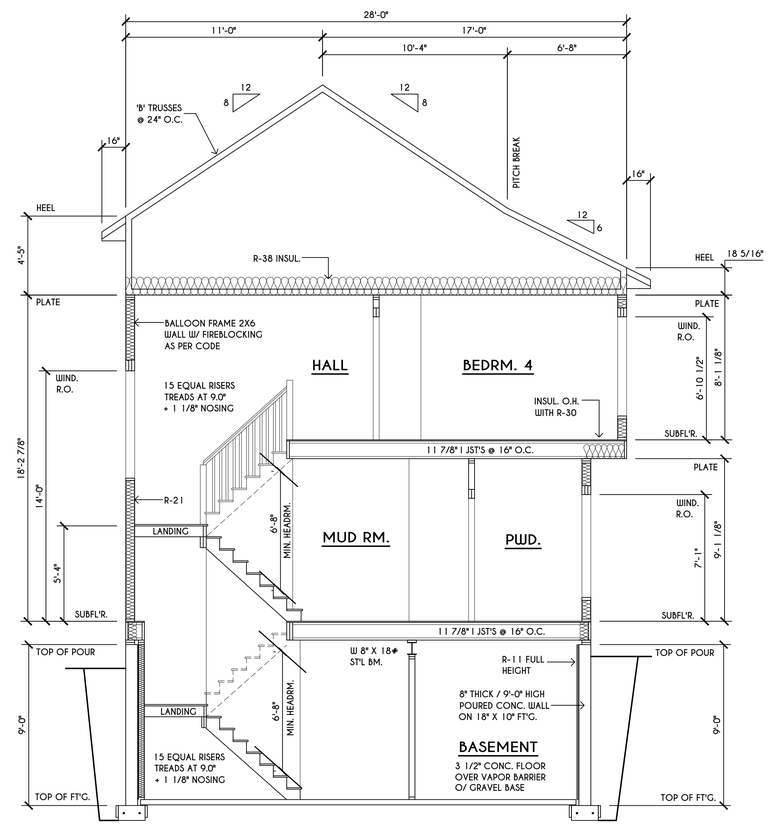


A 6 BUILDING SECTION

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



B 6 BUILDING SECTION

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

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GLA PLAN 3084

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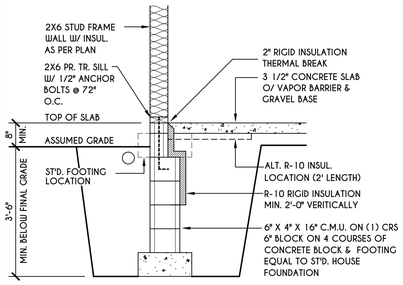
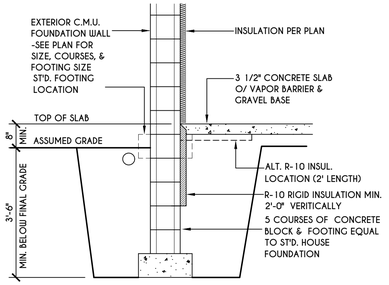
15381 C	6 / 6



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



2 / N-1 C.M.U. WALK OUT DETAIL
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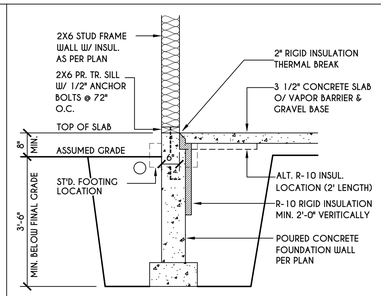
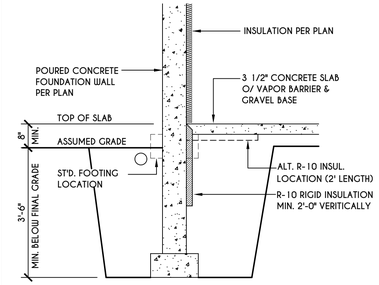
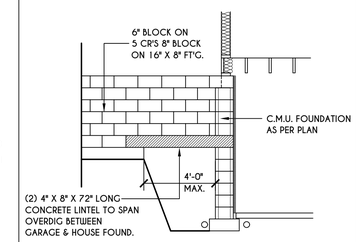


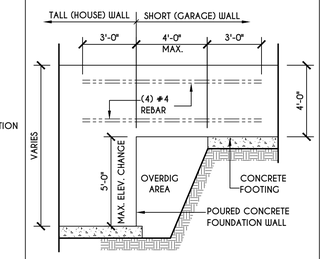
3 / N-1 2X6 FRAME WALL ON POURED CONC. WALK OUT DETAIL
SCALE: 1/2" = 1'-0"



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



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



6 / N-1 POURED WALL JUMP FOOTING DETAIL
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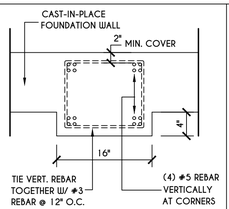
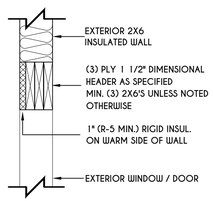
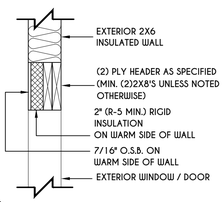


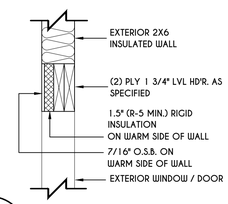
7 / N-1 POURED WALL PILASTER DETAIL
SCALE: 1" = 1'-0"



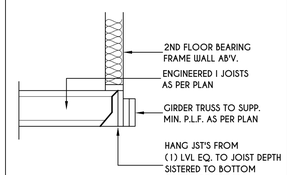
8 / N-1 EXTERIOR INSULATED 3 PLY HEADER DETAIL
SCALE: 1" = 1'-0"



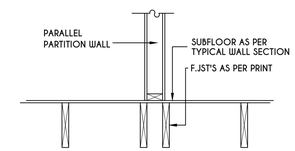
9 / N-1 EXTERIOR INSULATED 2 PLY HEADER DETAIL
SCALE: 1" = 1'-0"



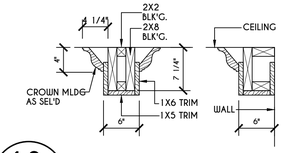
10 / N-1 EXTERIOR INSULATED 2 PLY LVL HEADER DETAIL
SCALE: 1" = 1'-0"



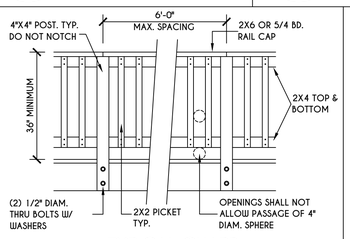
11 / N-1 I JST / GIRDER DETAIL
SCALE: 1/2" = 1'-0"



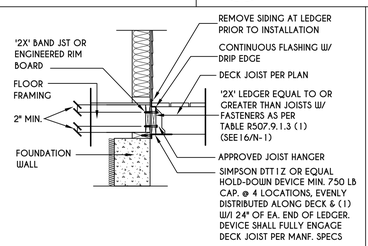
12 / N-1 DOUBLE FLOOR JST'S UNDER PARALLEL PARTITION WALL DETAIL
N.T.S.



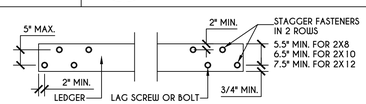
13 / N-1 COFFERED BEAM DETAIL
N.T.S.



14 / N-1 TYPICAL GUARD RAIL DETAIL
SCALE: 1/2" = 1'-0"
GUARD REQUIREMENT AS PER R312 OF 2020 RCNYS



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



16 / N-1 PLACEMENT OF LAG SCREWS & BOLTS IN LEDGERS
FIGURE R507.9.1.3 (1) OF RCNYS
N.T.S.

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

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

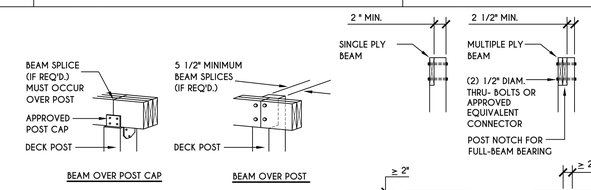


FIGURE R507.5.1 (1) 2020 RCNYS

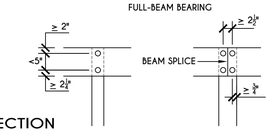


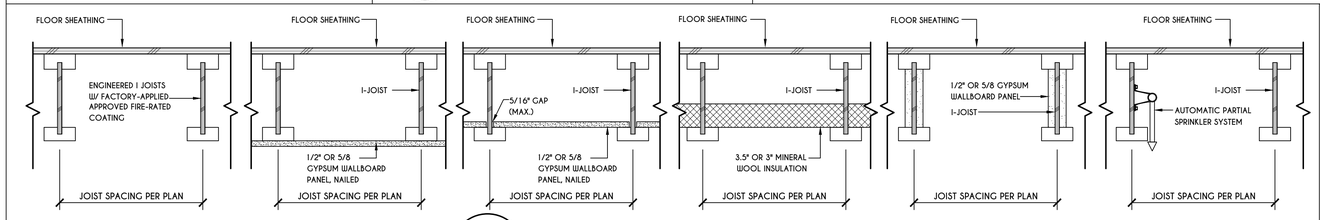
FIGURE R507.5.1 (2) 2020 RCNYS

17 / N-1 DECK BEAM TO DECK POST & NOTCHED POST-TO-BEAM CONNECTION
N.T.S.

TABLE R507.4
DECK POST HEIGHT [a]

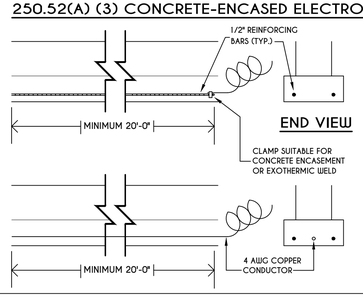
DECK POST SIZE	MAX. HEIGHT [a,b] (feet-inches)
4 X 4	6-9 [c]
4 X 6	8'
6 X 6	14'
8 X 8	14'

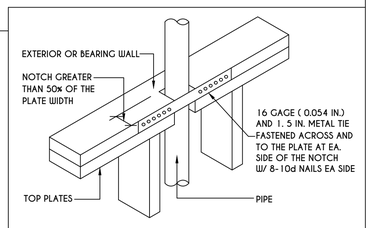
a. MEASURED TO UNDERSIDE OF BEAM
b. BASED ON 40 psf LIVE LOAD
c. THE MAXIMUM PERMITTED HEIGHT IS 8' FOR ONE-PLY & TWO-PLY BEAMS. THE MAXIMUM PERMITTED HEIGHT FOR THREE-PLY BEAMS ON POST CAP IS 6'-9"



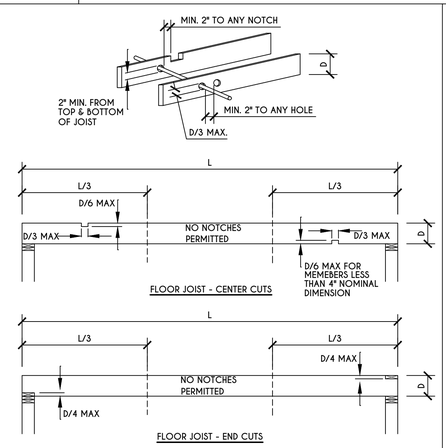
18 / N-1 I-JOIST FLOOR SYSTEMS FIRE RATED FLOOR ASSEMBLY
DETAILS AS PER APA FIRE PROTECTION OF FLOORS (FP-01) FOR COMPLIANCE WITH SECTION R302.13 OF RCNYS

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

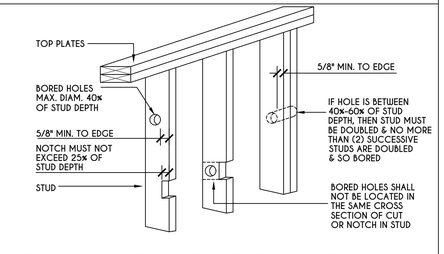




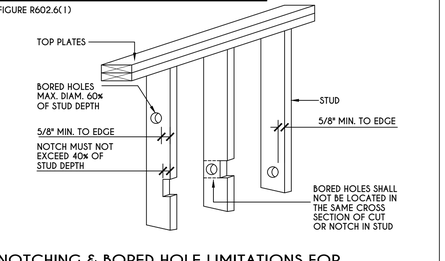
TOP PLATE FRAMING TO ACCOMMODATE PIPING
FIGURE R602.6.1
N.T.S.



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



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



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

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PITTSFORD, NY

BUILDER:
COVENTRY RIDGE BUILDING CORP.

DETAILS

GLA PLAN 3084

drawn:	checked:
CDK	CSB
scale:	date:
AS NOTED	6 / 20
PROJECT:	sheet:
15381 C	N 1

TABLE R404.1.1(2)

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

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

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

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

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

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

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

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

TABLE R404.1.1(3)

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

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

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

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

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

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

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

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

TABLE R404.1.1(4)

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

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

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

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

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

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

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

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

TABLE R404.1.2(8)

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

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

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

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

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

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

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

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

f. INTERPOLATION IS NOT PERMITTED.

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

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

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

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

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

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

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

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

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

TABLE R 402.4.1.1
AIR BARRIER AND INSULATION INSTALLATION

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

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

R401.4 SOIL TESTS.

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

R401.4.1 GEOTECHNICAL EVALUATION.

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

TABLE R401.4.1

PRESUMPTIVE LOAD-BEARING VALUES OF FOUNDATION MATERIALS [a]

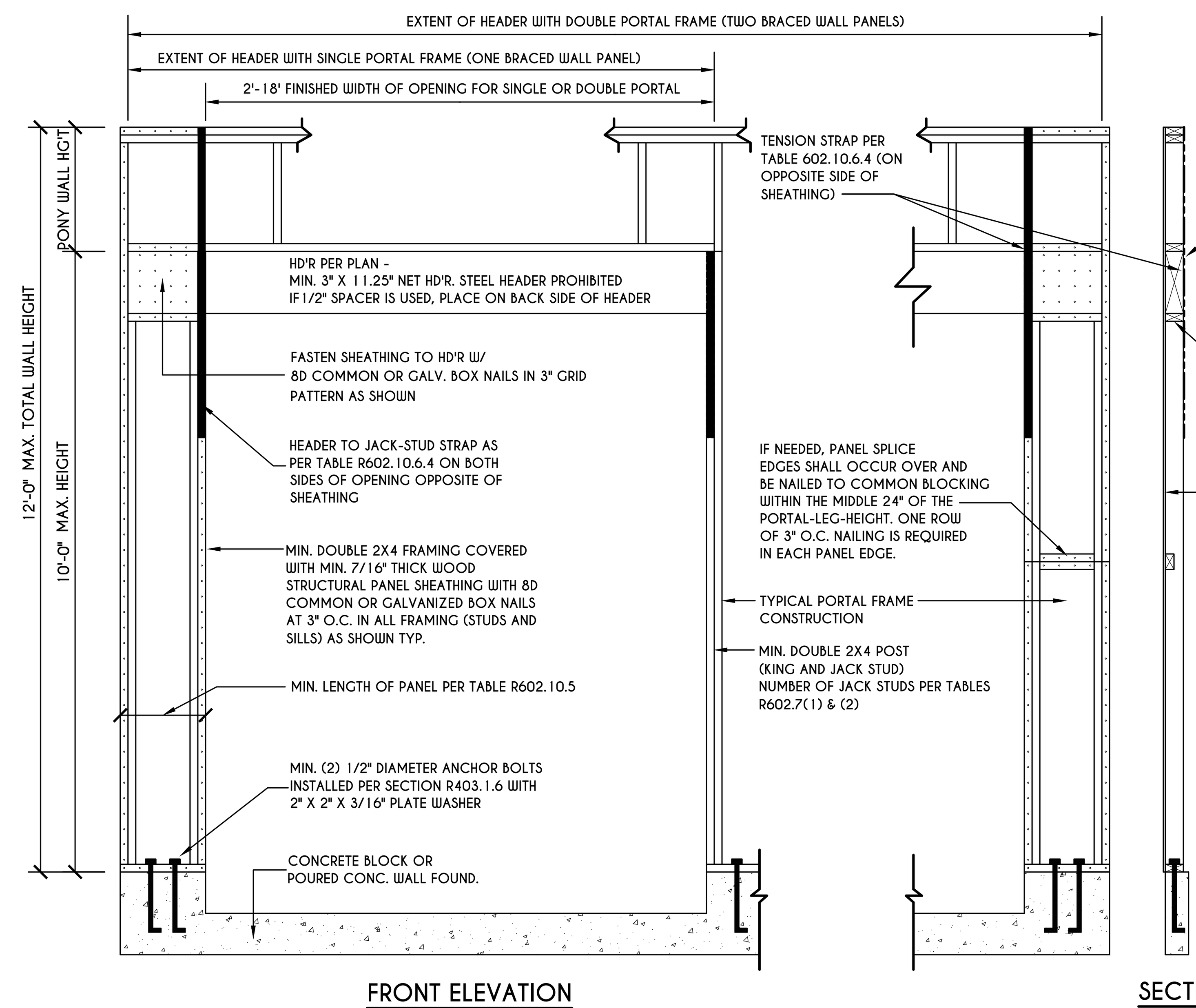
CLASS OF MATERIALS	LOAD-BEARING PRESSURE (pounds per square foot)
CRYSTALLINE BEDROCK	12,000
SEDIMENTARY & FOLIATED ROCK	4,000
SANDY GRAVEL AND/OR GRAVEL (GW & GP)	3,000
SAND, SILTY SAND, CLAYEY SAND, SILTY GRAVEL, AND CLAYEY GRAVEL (SW, SP, SM, SC, GM, & GC)	2,000
CLAY, SANDY CLAY, SILTY CLAY, CLAYEY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

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

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

UNIFIED SOIL CLASSIFICATION SYSTEM

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



FRONT ELEVATION

SECTION

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

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

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Greater Living Architecture, P.C.

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

REVISIONS:

DATE	BY	DESCRIPTION

CLIENT/LOCATION:

LOT 26
COVENTRY RIDGE
PITTSFORD, NY

BUILDER:

COVENTRY RIDGE
BUILDING CORP.

REINFORCING NOTES

GLA PLAN 3084

drawn: CDK
checked: CSB
scale: AS NOTED
date: 6 / 20
PROJECT: 15381 C
sheet: N/2

23
Spall Realty Corporation
585-586-4521

24
Spall Realty Corporation
585-586-4521

Town of Pittsford

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

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

Permit #
S20-000013

DESIGN REVIEW AND HISTORIC PRESERVATION BOARD
REFERRAL OF APPLICATION

Property Address: 3240& 3246 Monroe Avenue ROCHESTER, NY 14618
Tax ID Number: 150.12-1-10.1
Zoning District: C Commercial
Owner: Buffalo-Pitt Sq Assoc LLC
Applicant: Buffalo-Pitt Sq Assoc LLC

Application Type:

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

Project Description: The Applicant is requesting Design Review for the proposed 30.9 Sq. Ft. Business Identification Sign. The sign meets the requirement for location and size set by the Planning Board and Town Code.

Meeting Date: August 27, 2020

3" deep channel letters with white faces and white LEDS
21.5" letter caps
Black returns
white edge cap
white acrylic faces 7328

Raceways (shown in pink)
Raceway 8"h x 145"w x 5"d mounting tab (1.5" length of top back shown in red) color SW 2092 - 30 Boston Brick

OPTION B

3" deep channel letters with white faces and white LEDS
21.5" letter caps
Black returns
white edge cap
white acrylic faces 7328

Raceways (shown in pink)
Raceway 8"h x 140"w x 5"d mounting tab (2"h length of top back shown in red) color SW 2092-30 Boston Brick

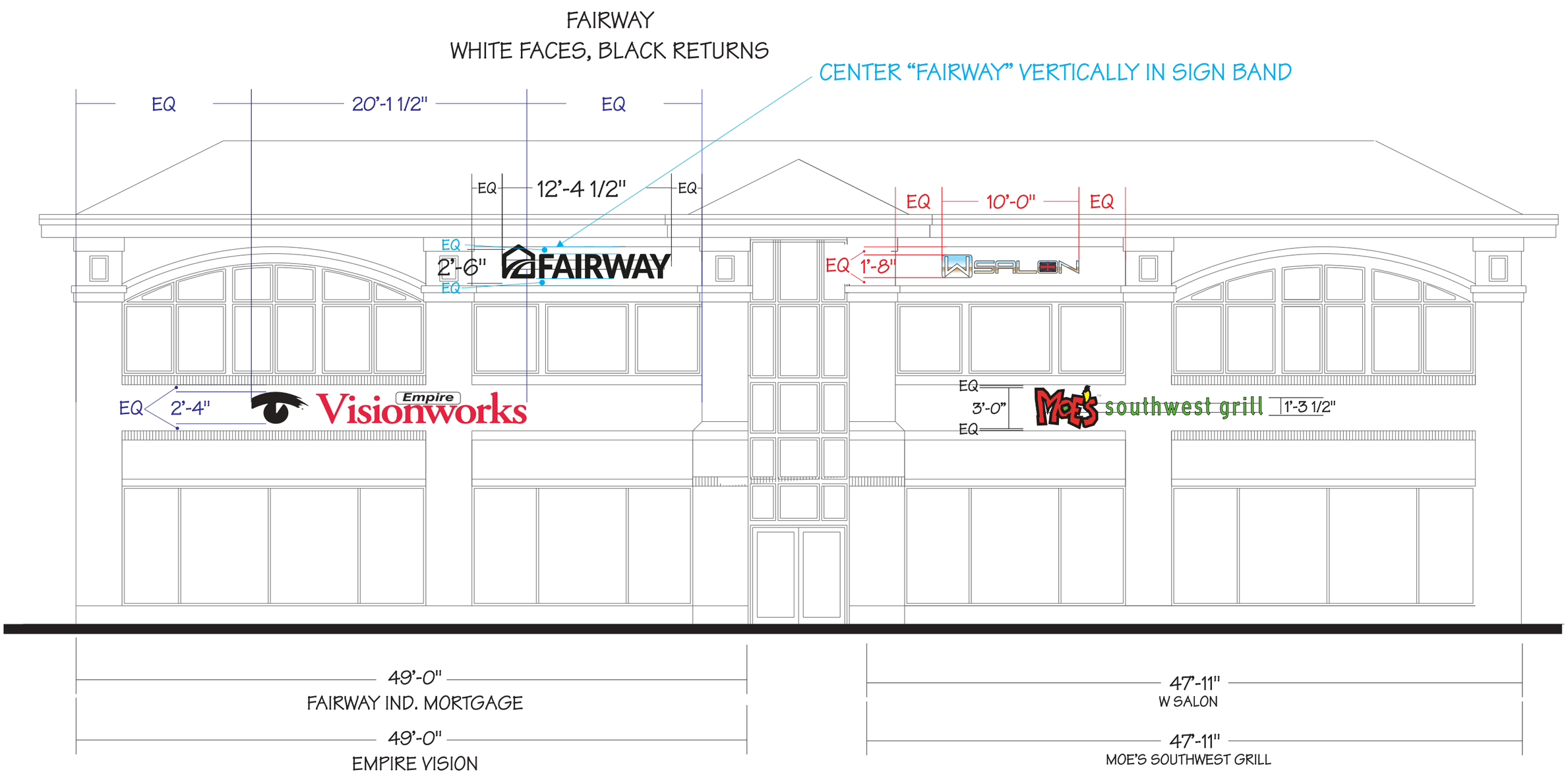
ART PARTS SIGNS
100 Lincoln Parkway
East Rochester, NY 14445
585-381-2134

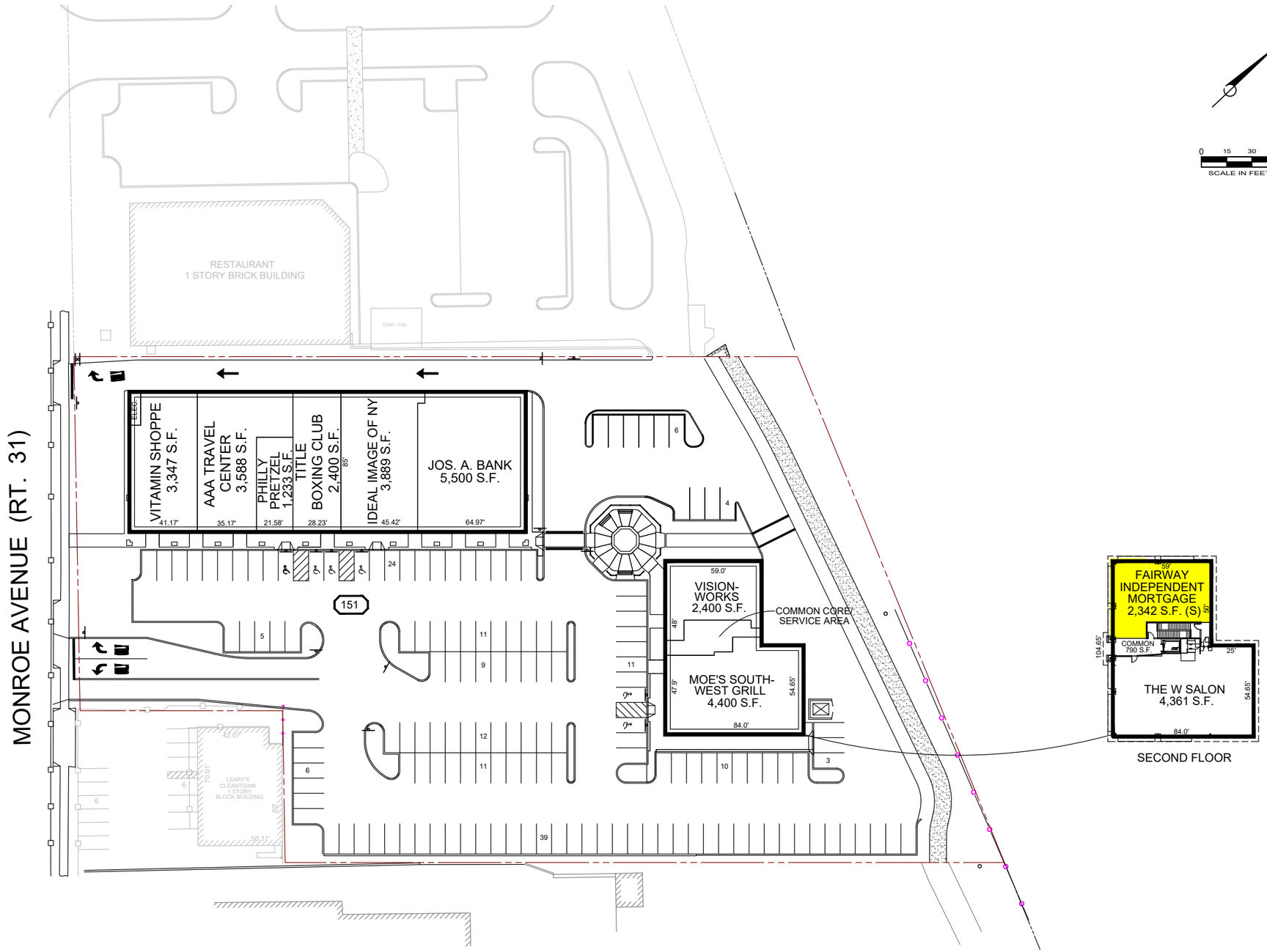
CLIENT: **Fairway Independent Mortgage**
3246 Monroe Ave
Pittsford, N.Y. 14618

DATE: **5/11/20**
REVISIONS **5/21/20**

F200511P

BDCI ENLARGED ELEVATION DRAWING





PITTSFORD SQUARE

3240 & 3246 MONROE AVENUE
PITTSFORD, NEW YORK 14618

PROPERTY ID#: 2086

04-07-20

THE SOLE PURPOSE OF THIS DRAWING IS TO ILLUSTRATE THE APPROXIMATE DIMENSIONS AND LAYOUT OF THE DEMISED PREMISES. NO OTHER WARRANTY OR REPRESENTATION, EXPRESSED OR IMPLIED, IS MADE WITH RESPECT TO THE ILLUSTRATION.

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Phone (716) 886-0211 Fax (716) 886-1026
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LEASING PLAN

DRAWN BY:	XXX	CHECKED BY:	XXX	SCALE:	1"=30'

N:\FSN\TSF\FILES\HOMES\TJY\DOC MGMT\ WORK AREA\04596.DWG , LAYOUT: LAYOUT1 , — PLOTTED BY:TOM YOUNG

Town of Pittsford

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

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

Permit #
B20-000126

DESIGN REVIEW AND HISTORIC PRESERVATION BOARD
REFERRAL OF APPLICATION

Property Address: 75 Pickwick Drive ROCHESTER, NY 14618
Tax ID Number: 150.08-1-50
Zoning District: RN Residential Neighborhood
Owner: Ebel, John
Applicant: Ebel, John

Application Type:

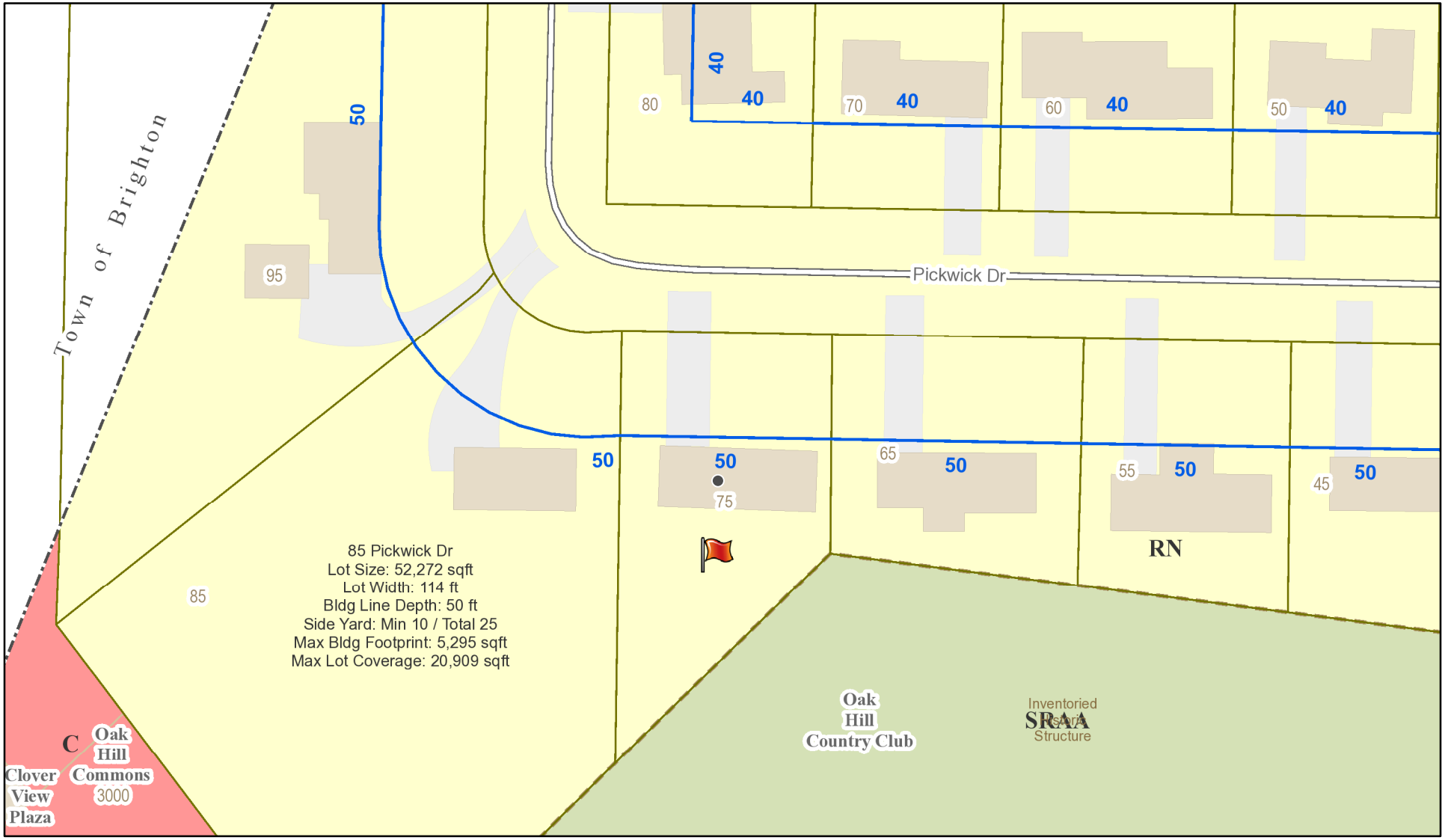
- [x] Residential Design Review §185-205 (B)
- [ ] Commercial Design Review §185-205 (B)
- [ ] Signage §185-205 (C)
- [ ] Certificate of Appropriateness §185-197
- [ ] Landmark Designation §185-195 (2)
- [ ] Informal Review
- [ ] Build to Line Adjustment §185-17 (B) (2)
- [ ] Building Height Above 30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

Project Description: Applicant is requesting design review for the addition of a porch. The porch will be approximately 156 square feet and will be located on the front of the home.

Meeting Date: August 27, 2020

75

RN Residential Neighborhood Zoning



Printed August 20, 2020

1:1,128

0 45 90 180 ft

0 12.5 25 50 m

Town of Pittsford GIS

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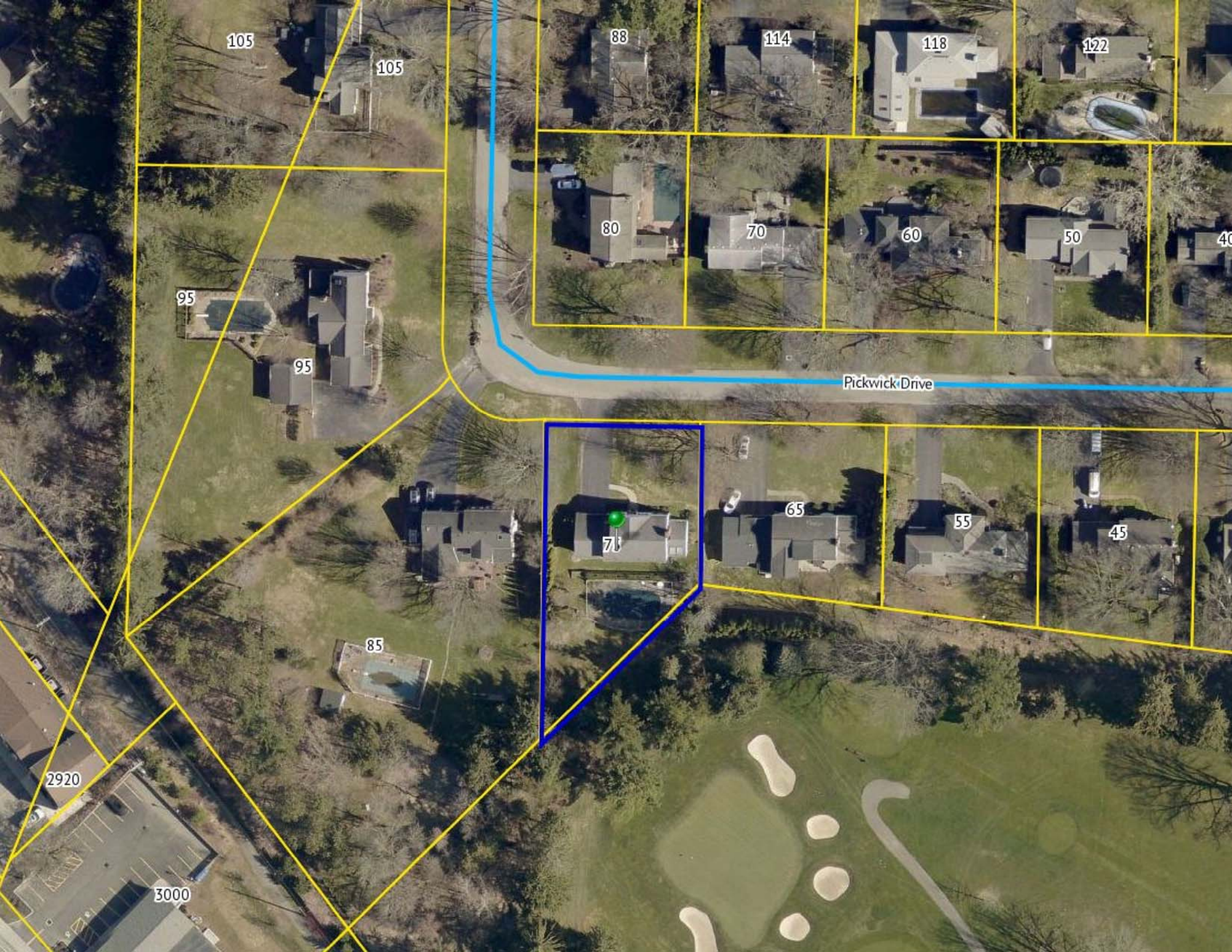
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105
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Pickwick Drive
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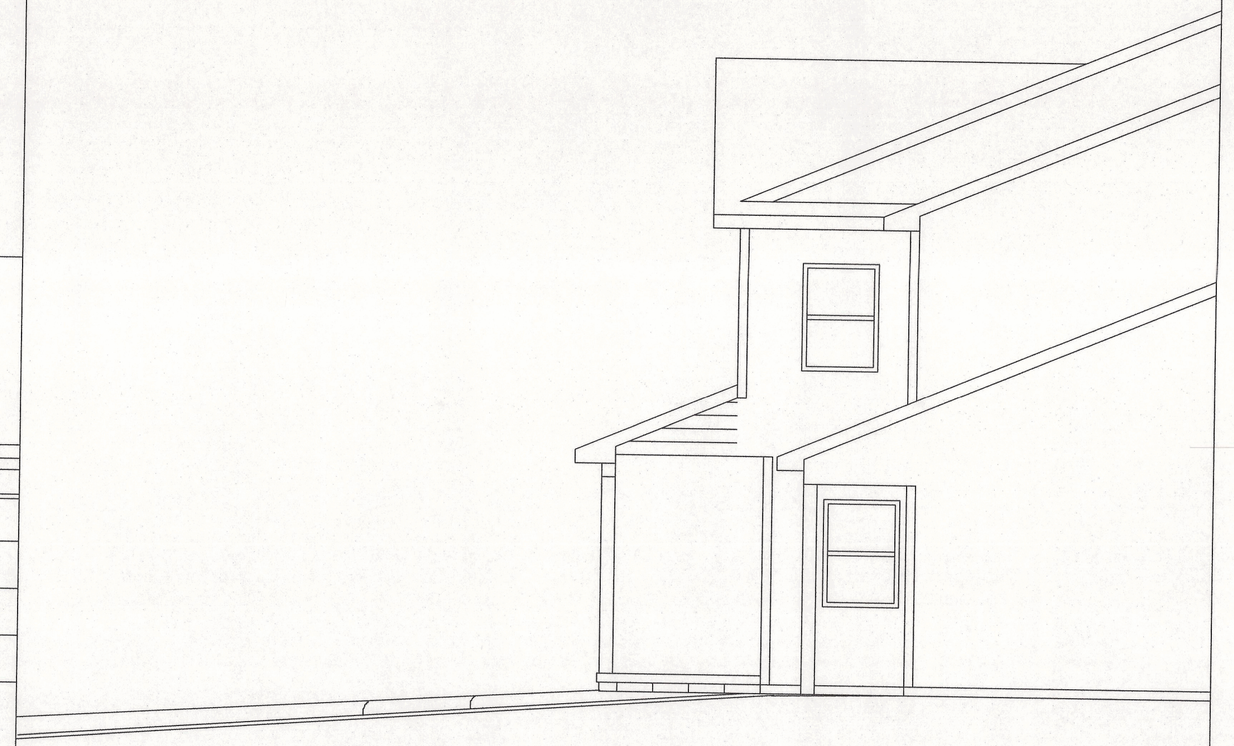
FRONT ELEVATION

WEST ELEVATION



THOMAS M. LANEY, PE
304 WASHINGTON ST.
SPENCERPORT, NY 14559
(585) 319 - 9032

STATE OF NEW YORK
THOMAS M. LANEY
066154
LICENSED PROFESSIONAL ENGINEER

7-15-20

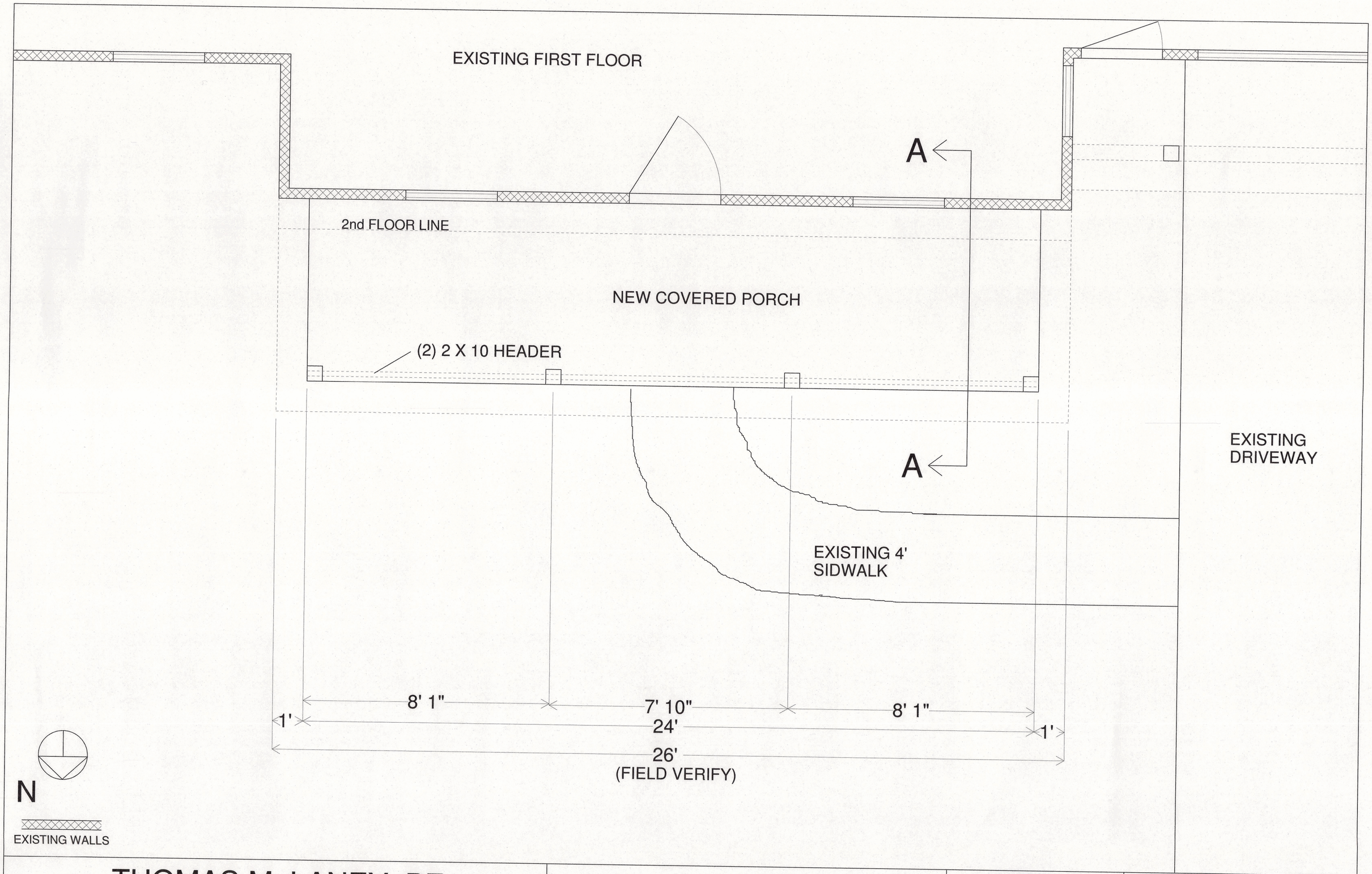
ELEVATION VIEWS

SCALE: 1/4" = 1'	APPROVED: T. M. LANEY	DRAWN BY: T. M. LANEY
DATE: 7/08/20		REVISED:

PORCH ADDITION FOR JOHN EBEL

75 PICKWICK DR, ROCHESTER, NY

A1/3



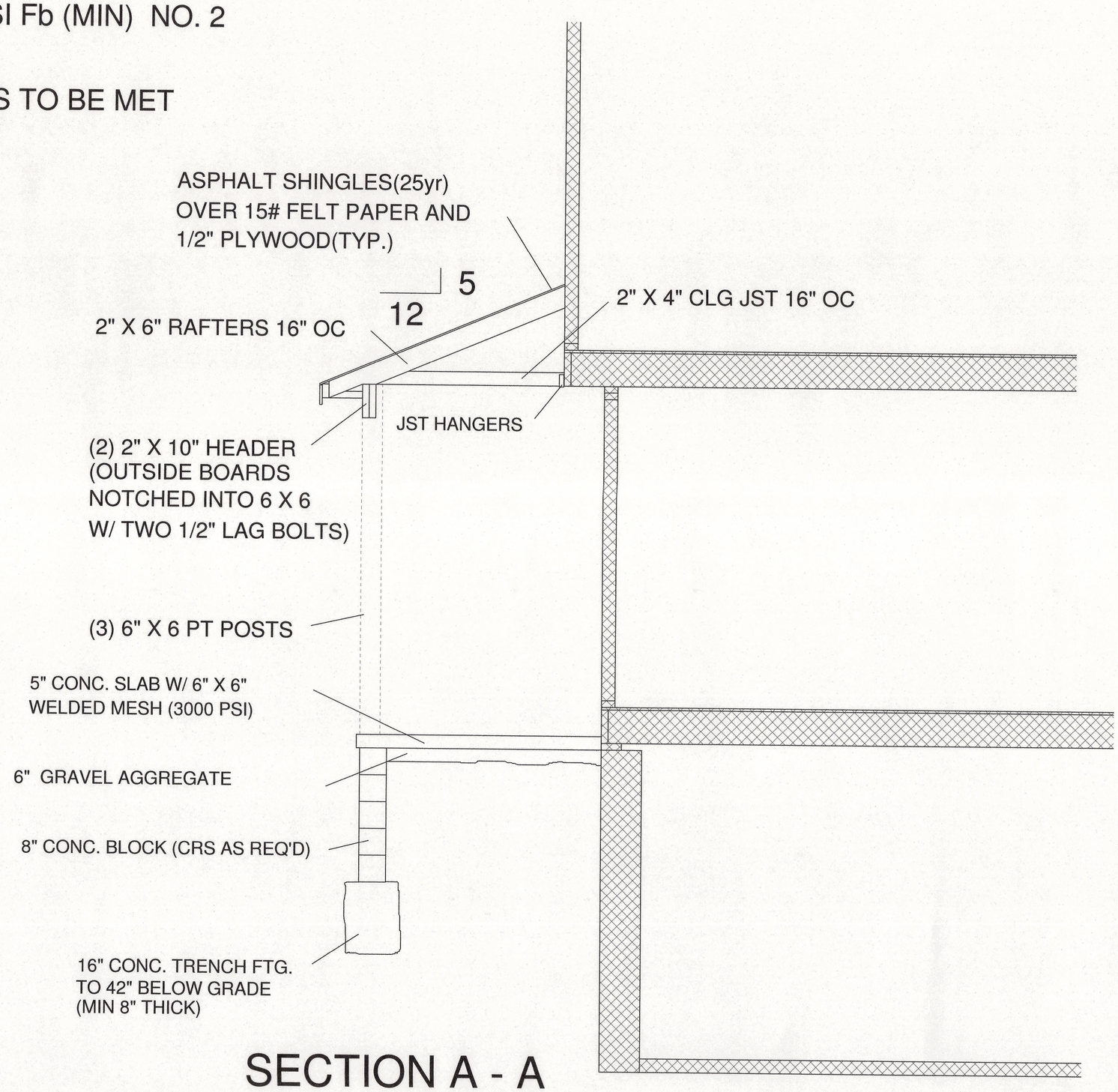
THOMAS M. LANEY, PE
304 WASHINGTON ST.
SPENCERPORT, NY 14559
(585) 319 - 9032

NOTE: ALL DIMENSIONS TO BE FIELD VERIFIED
AND REFERENCED FROM EXISTING BUILDING

STATE OF NEW YORK
THOMAS M. LANEY
066154
LICENSED PROFESSIONAL ENGINEER
7-15-20

PLAN VIEW		
SCALE: 1/2" = 1'	APPROVED:	DRAWN BY: T. M. LANEY
DATE: 7/08/20	T. M. LANEY	REVISED:
PORCH ADDITION FOR JOHN EBEL		
75 PICKWICK DR, ROCHESTER, NY		A2/3

NOTE: ALL LUMBER TO BE 1150 PSI Fb (MIN) NO. 2
HEM FIR OR BETTER.
ALL STATE CONSTRUCTION CODES TO BE MET



EXISTING STRUCTURE

SECTION A - A

THOMAS M. LANEY, PE
304 WASHINGTON ST.
SPENCERPORT, NY 14559
(585) 319 - 9032

STATE OF NEW YORK
THOMAS M. LANEY
066154
LICENSED PROFESSIONAL ENGINEER
7-15-20

SECTION VIEW		
SCALE: 1/2" = 1'	APPROVED:	DRAWN BY: T. M. LANEY
DATE: 7/08/20	T. M. LANEY	REVISED:
PORCH ADDITION FOR JOHN EBEL		
75 PICKWICK DR, ROCHESTER, NY		A3/3

65

70
G

Town of Pittsford

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

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

Permit #
B20-000121

DESIGN REVIEW AND HISTORIC PRESERVATION BOARD
REFERRAL OF APPLICATION

Property Address: 21 Wind Mill Road PITTSFORD, NY 14534
Tax ID Number: 178.07-1-48
Zoning District: RN Residential Neighborhood
Owner: Johnson, Stephen
Applicant: Sigrist, Jack

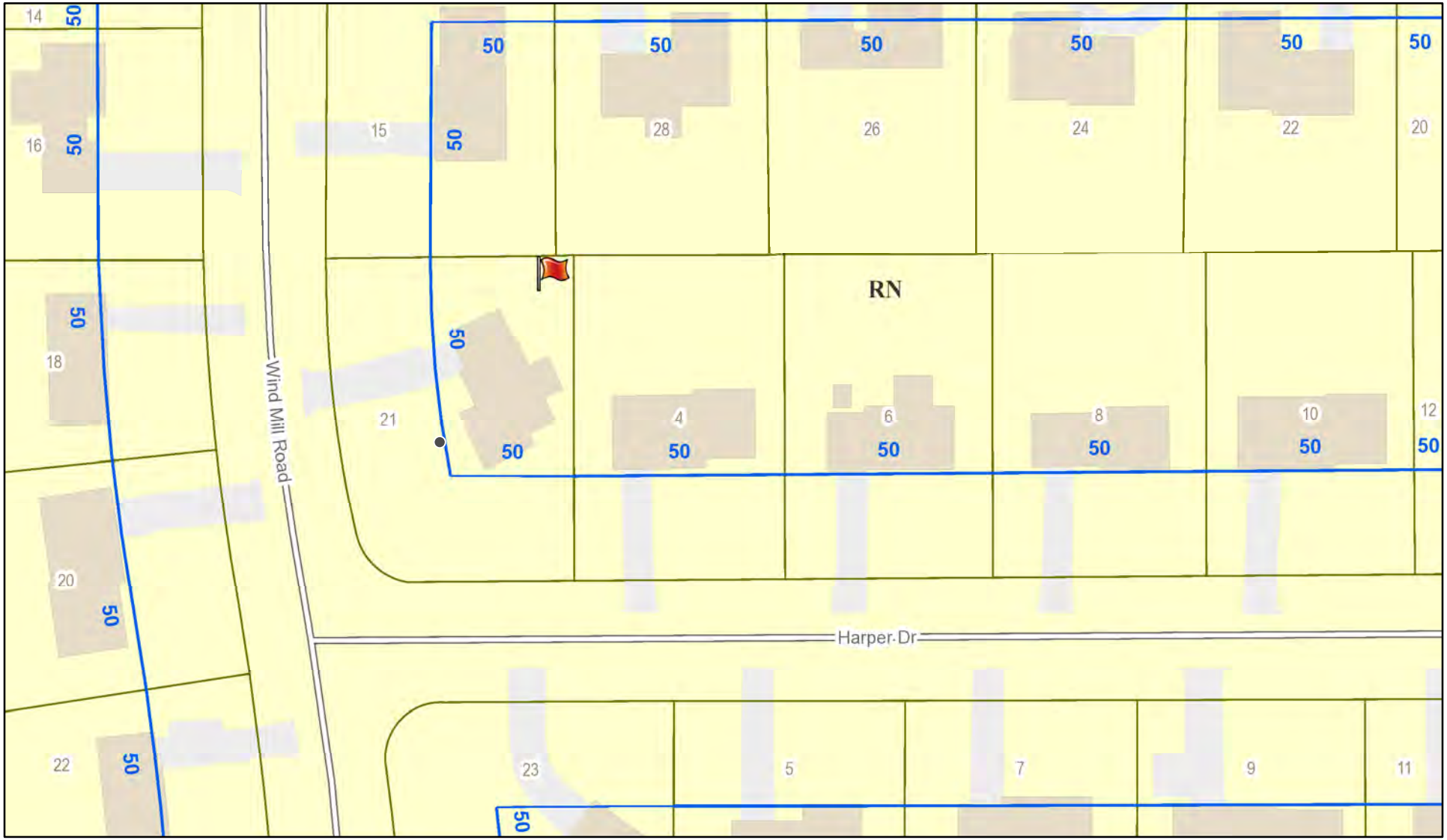
Application Type:

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

Project Description: Applicant is requesting design review for the addition of a study. The addition will be approximately 175 square feet and will be located on the side of the home. This application was approved for a side and front setback variance by the Zoning Board of Appeals.

Meeting Date: August 27, 2020

RN Residential Neighborhood Zoning



Printed August 5, 2020

1:1,128

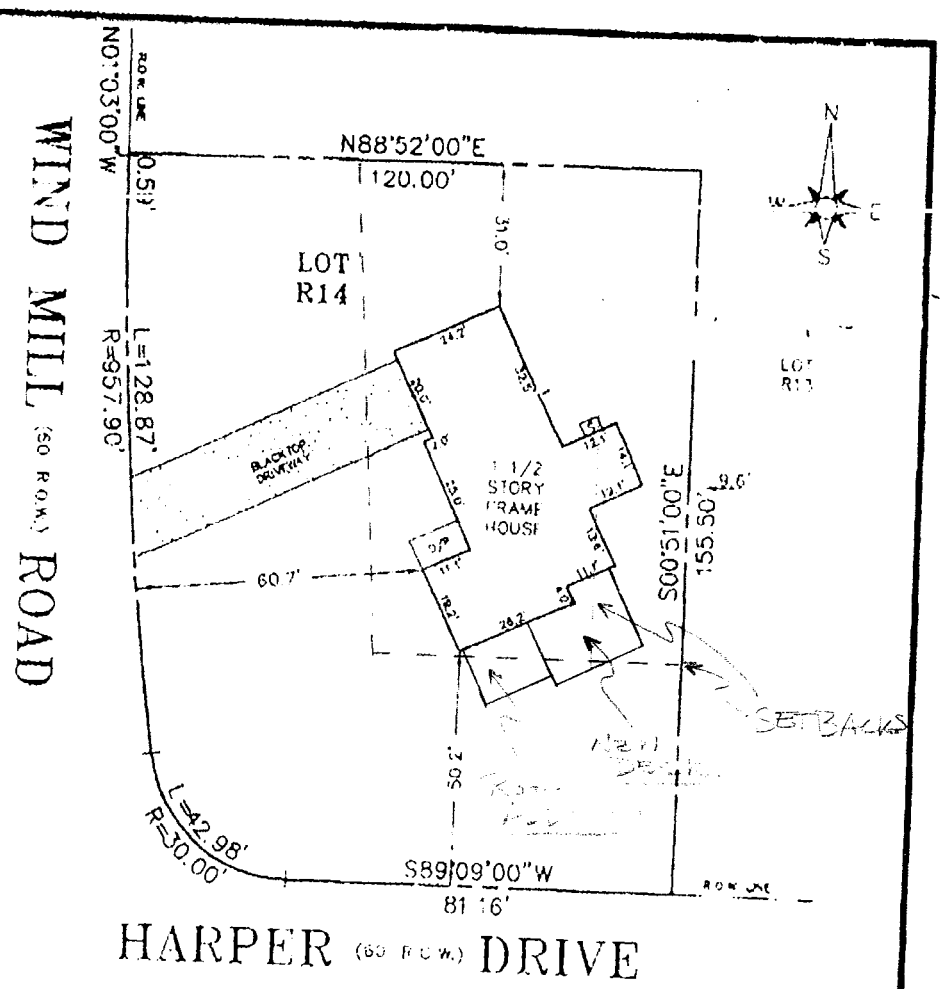
0 45 90 180 ft

0 12.5 25 50 m

Town of Pittsford GIS

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

Wind Mill Road
Wind Mill Ro
2
4
20



REFERENCES:

1. ABSTRACT OF TITLE NO. 161579 (MONROE 1-28-09)
2. LIBER 157 OF MAPS, PAGE 25 (RESUB).
3. LIBER 154 OF MAPS, PAGE 19 (ORIG.)
4. EASEMENT TO RGE PER L-34270, P-209 (ALONG ROAD R.O.W.)
5. EASEMENT TO RGE & RTC PER L-34270, P-205 (ALONG SIDE & REAR BS OF REF. 3)

CERTIFICATION:

I hereby certify to

that this map was made FEB. 9, 2009 from notes of an instrument survey completed FEB. 5, 2009 and from references listed hereon.

GREGORY J. BILESCHI, N.Y.S.L.S. # 50342

NOTE: Property corner stakes only be set by a licensed registered land surveyor. Iron pins are not located easily to locate property corners.

TITLE

INSTRUMENT SURVEY MAP

21 WIND MILL ROAD
BEING LOT R14 OF THE BOCKER FARM SUBDIVISION, SITUATE IN THE TOWN OF PITTSFORD, COUNTY OF MONROE, STATE OF NEW YORK

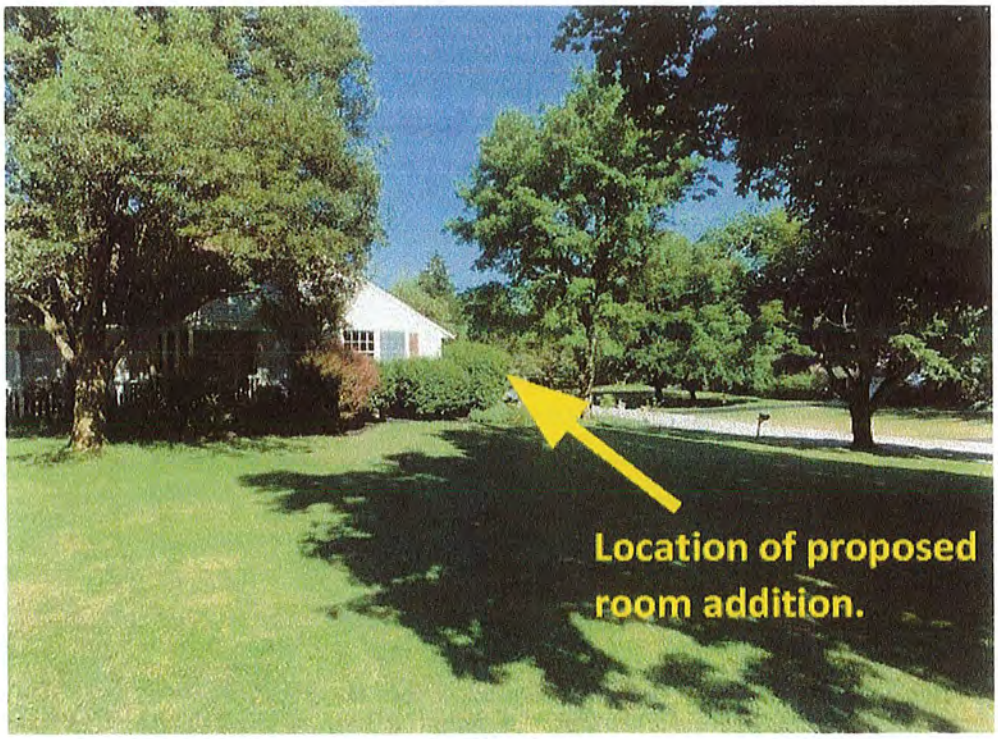
Tax Account No.
178.070-01-048

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

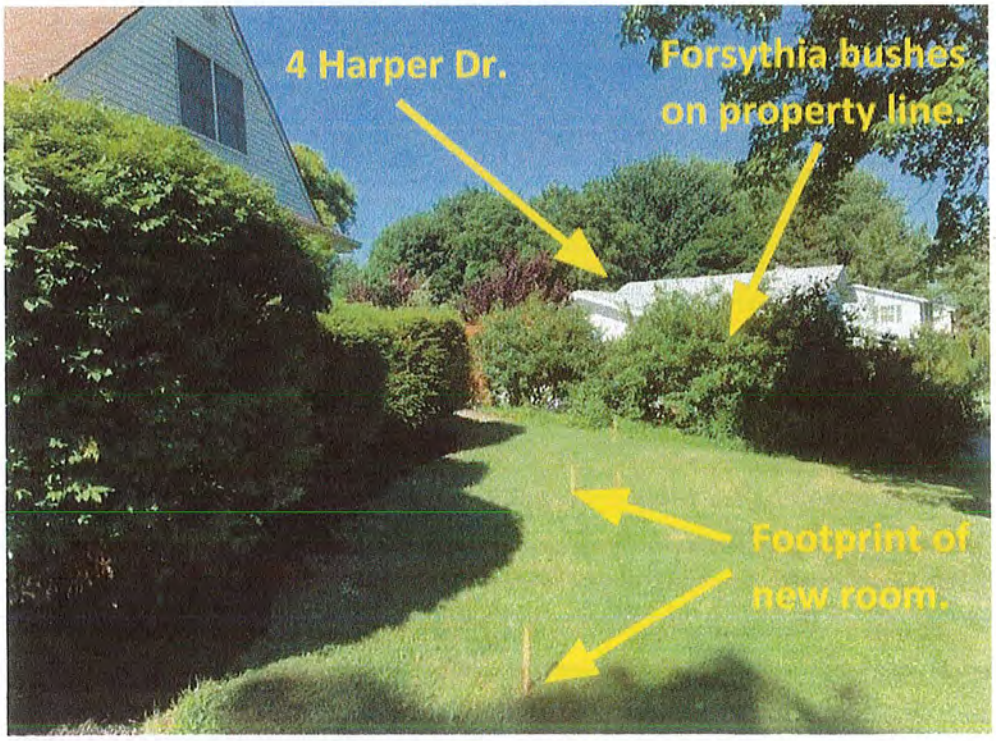
"Only copies from the original of this survey marked with an original land surveyor's seal shall be considered to be valid true copies. Certifications shall run only for the person for whom the survey is prepared, and on behalf of the title company, lending institution, and those entities specifically named on the face of the survey map to be the recipients of the mortgage loan, and to the successors of the mortgage institution. Certifications are not transferable to additional institutions or subsequent owners. This map is subject to any statements and/or encumbrances that an abstract of title may show. The use of the term or "certification" on this map and used herein regarding the facts of the survey shall not constitute a warranty or guarantee, expressed or implied, of the survey or any of the improvements and those shown on the survey may be improvements or not shown. Landscaping features are not shown hereon unless otherwise noted."

BILESCHI LAND SURVEYING
155 REYNOLDS ARCADE
ROCHESTER, NEW YORK 14614
(585) 454-6010 (phone)
(585) 454-6015 (fax)
JAMES M. LEON, L.S. OF CONSULT

DATE	FEB. 9, 2009
FILE No.	090035JK
OWNER	FREEMAN
SCALE	1" = 30'

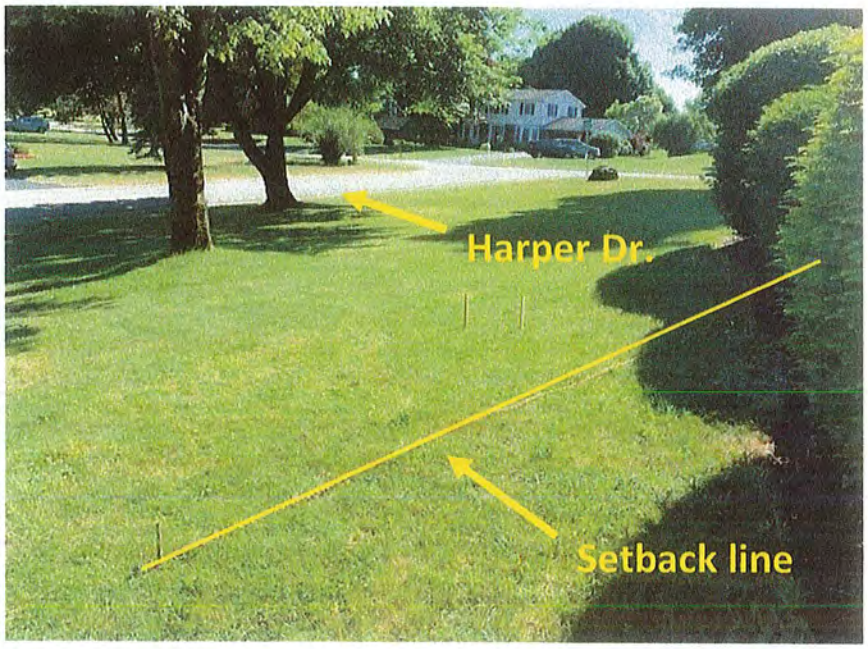


Front of house from Wind Mill Rd.

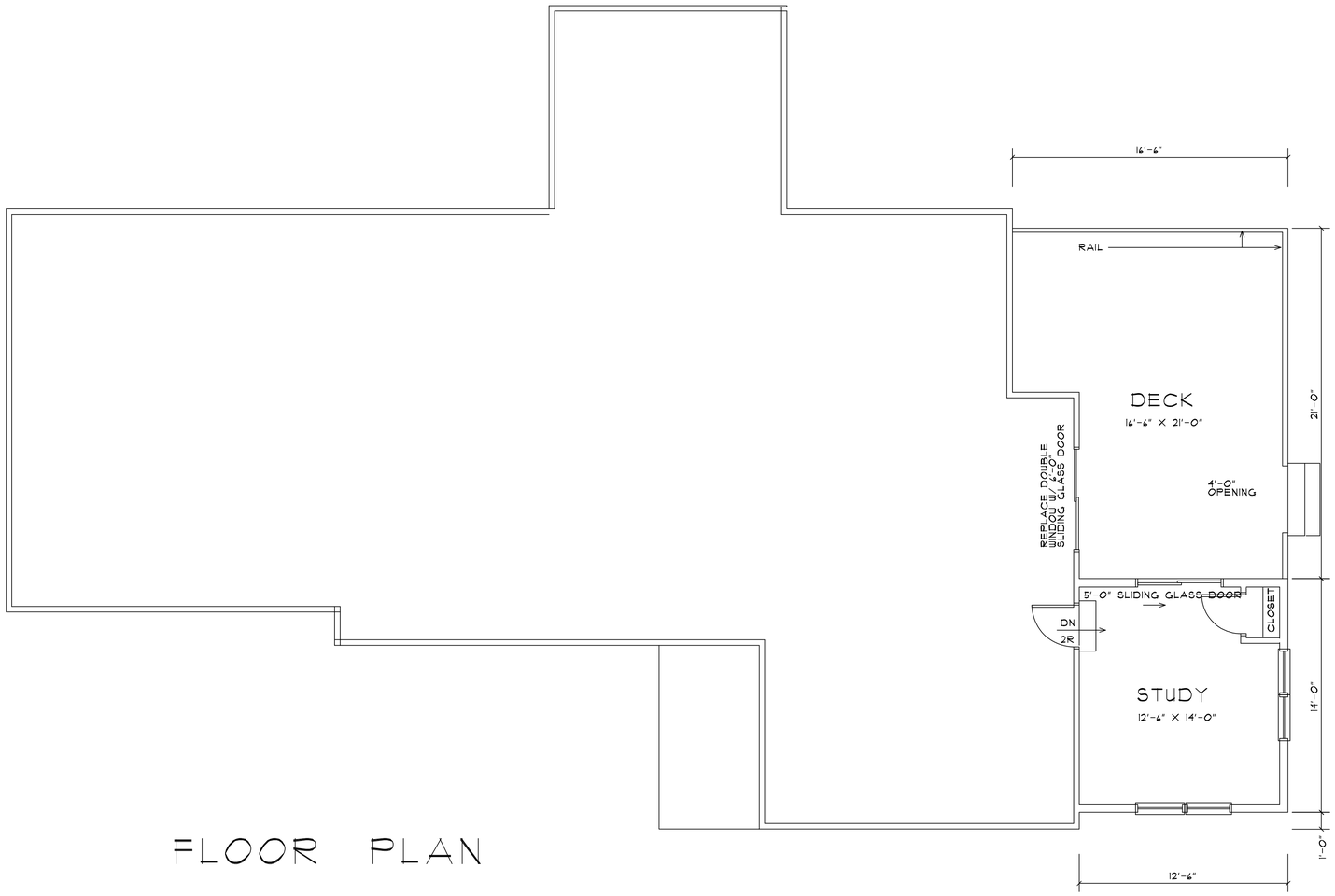


Side of house facing Harper Drive.

South side of house (site of proposed addition and deck).

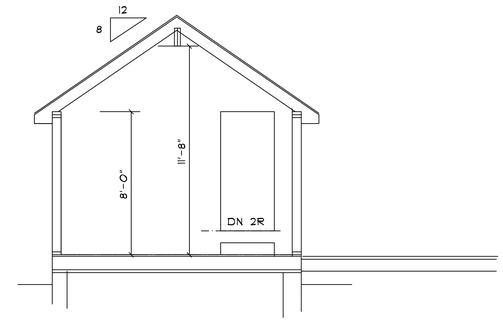


View of Harper Dr. and setback line from proposed deck.



FLOOR PLAN

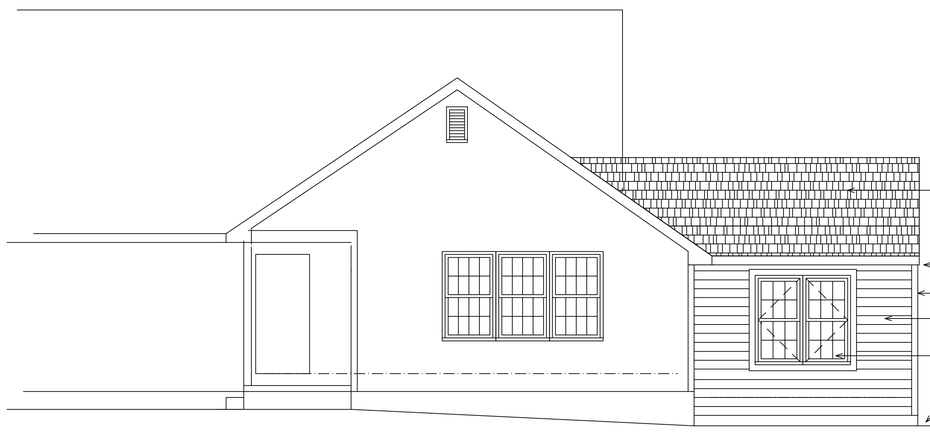
SCALE 1/4" = 1'-0"



SECTION

SOUTH ELEVATION

T.M.E.= TO MATCH EXISTING



WEST ELEVATION

EAST ELEVATION

13 JULY 2020

THESE PLANS ARE INSTRUMENTS OF SERVICE AND MUST NOT BE ALTERED, REPRODUCED OR COPIED WITHOUT WRITTEN CONSENT TO THESE PLANS ARE A VIOLATION OF THE N.Y.S. EDUCATION LAW SECTION 7209, ARTICLE 145.

CONTRACTOR TO VERIFY ALL NOTES AND DIMENSIONS BEFORE STARTING CONSTRUCTION AND BE RESPONSIBLE FOR ERRORS AND OMISSIONS. CONTRACTOR MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES AND FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTIONS WITH THE WORK

ARCHITECTURAL INNOVATIONS			
NO	REVISION	DATE	BY

ARCHITECTURAL INNOVATIONS
99 SHOREHAM DRIVE
ROCHESTER, NEW YORK 14618
585-385-5540 E-MAIL AIPC@AOL.COM

PROJECT
STUDY ADDITION

DRAWING TITLE

PROJECT LOCATION
21 WIND MILL ROAD
PITTSFORD, NEW YORK

CLIENT
STEVEN AND KATH JOHNSON

SHEET NUMBER

DRAWN BY
JHS

PROJECT NUMBER
20-012

Town of Pittsford

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

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

Permit #
B20-000123

DESIGN REVIEW AND HISTORIC PRESERVATION BOARD
REFERRAL OF APPLICATION

Property Address: 55 North Country Club Drive ROCHESTER, NY 14618
Tax ID Number: 151.05-1-25
Zoning District: RN Residential Neighborhood
Owner: Fuss, William A
Applicant: Fuss, William A

Application Type:

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

Project Description: Applicant is requesting design review for the addition of a single car garage with storage. The addition will be approximately 336 square feet with storage space above and the addition of three dormers.

Meeting Date: August 27, 2020

Back to Map
Google
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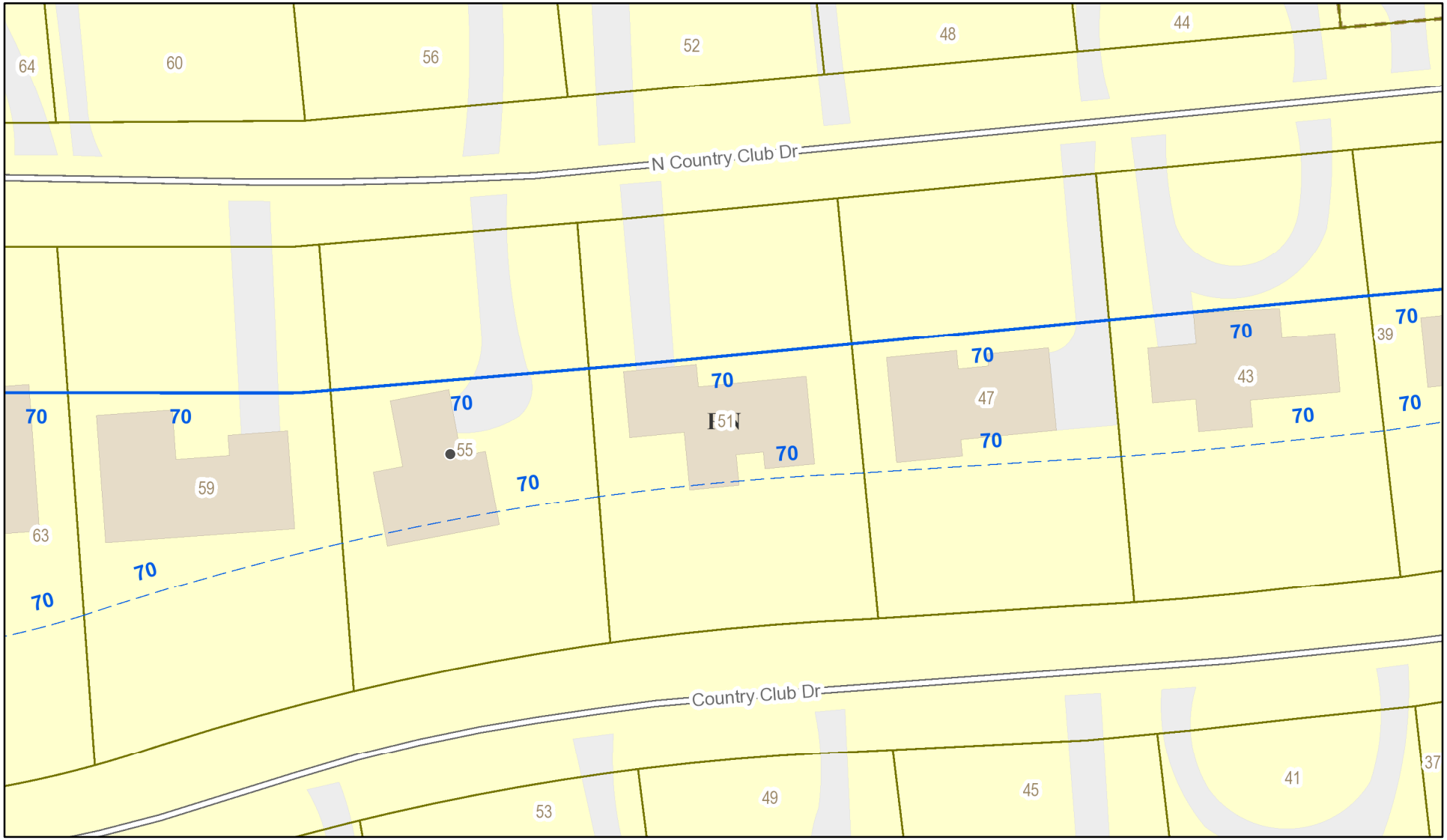
RN Residential Neighborhood Zoning



Printed August 7, 2020

1:1,128

0 45 90 180 ft

0 12.5 25 50 m

Town of Pittsford GIS

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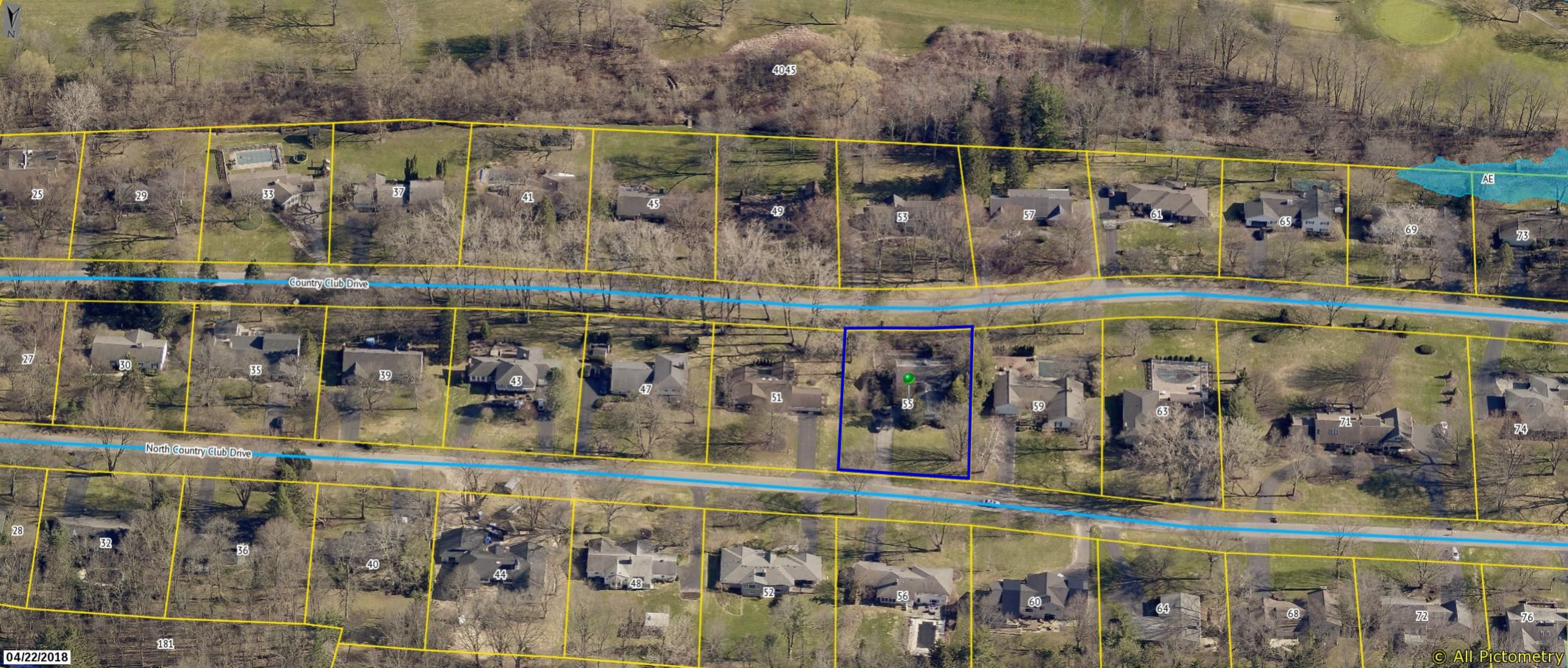
N
4045
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33
37
41
45
49
53
57
61
65
69
73
AE
Country Club Drive
27
30
35
39
43
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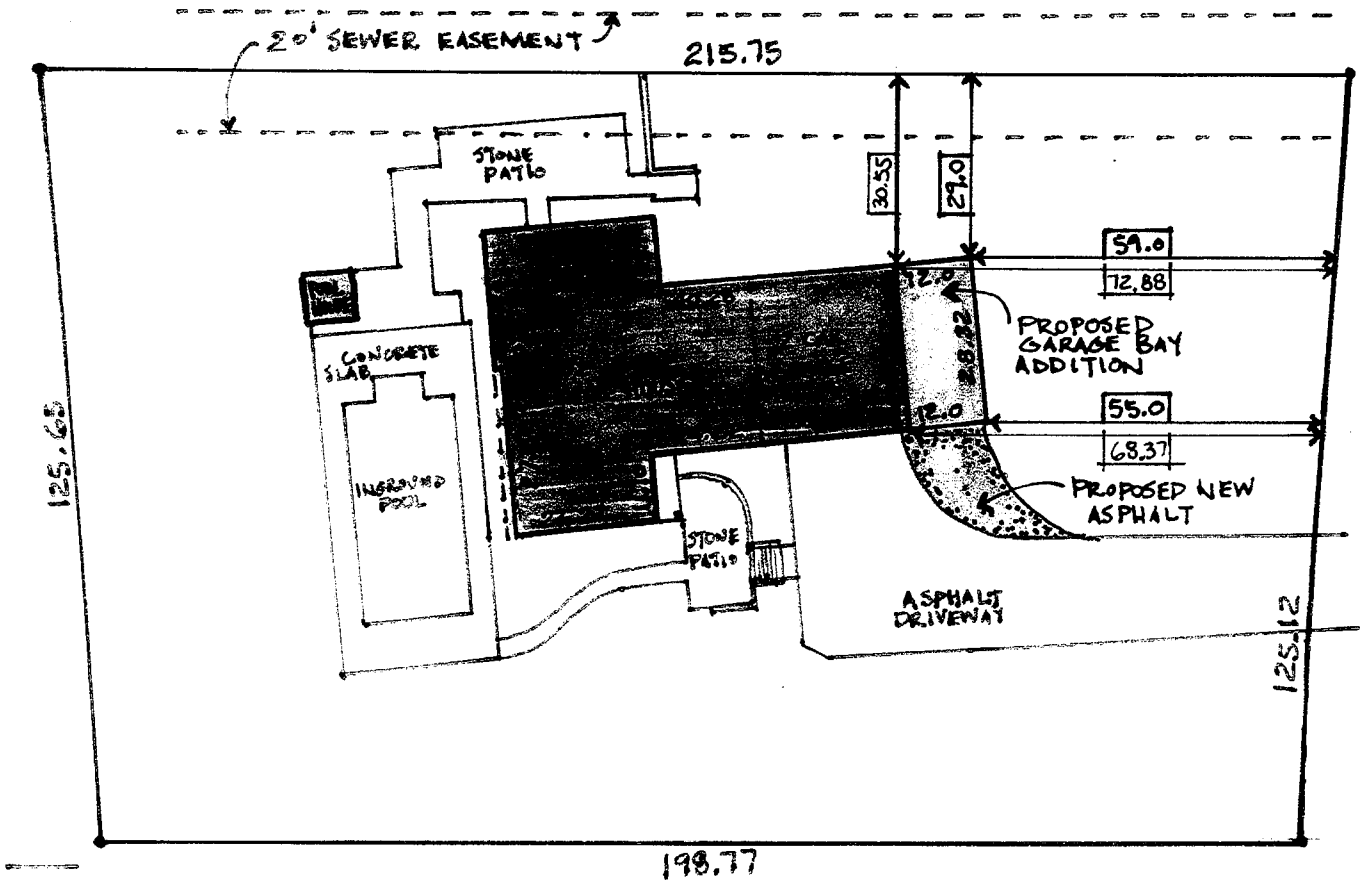
51
55
59
63
71
74
North Country Club Drive
28
32
36
40
44
48
52
56
60
64
68
72
76
181
04/22/2018
© All Pictometry

PROPOSED ADDITION
55 COUNTRY CLUB DR.
ROCHESTER, N.Y.
14618
GL 5-26-2020

SITE PLAN

1" = 20.0'



PROPOSED ADDITION

55 COUNTRY CLUB DR.
ROCHESTER, N.Y.
14618

NORTH COUNTRY CLUB DRIVE
60.0 R.O.W.

5·24·2020

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Steven LaFrance - Architect
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Whole House Remodels - Facelifts
Family Rooms - Sunrooms
Bedroom Suites - Kitchens - Baths
Garages - Workshops - Poolhouses
Examples at LaFranceArchitects.com
585 - 739 - 5039

Town of Pittsford

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

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

Permit #
B20-000124

DESIGN REVIEW AND HISTORIC PRESERVATION BOARD
REFERRAL OF APPLICATION

Property Address: 76 Knollwood Drive ROCHESTER, NY 14618
Tax ID Number: 138.17-1-8
Zoning District: RN Residential Neighborhood
Owner: Odenbach, G. Dustin
Applicant: Odenbach, G. Dustin

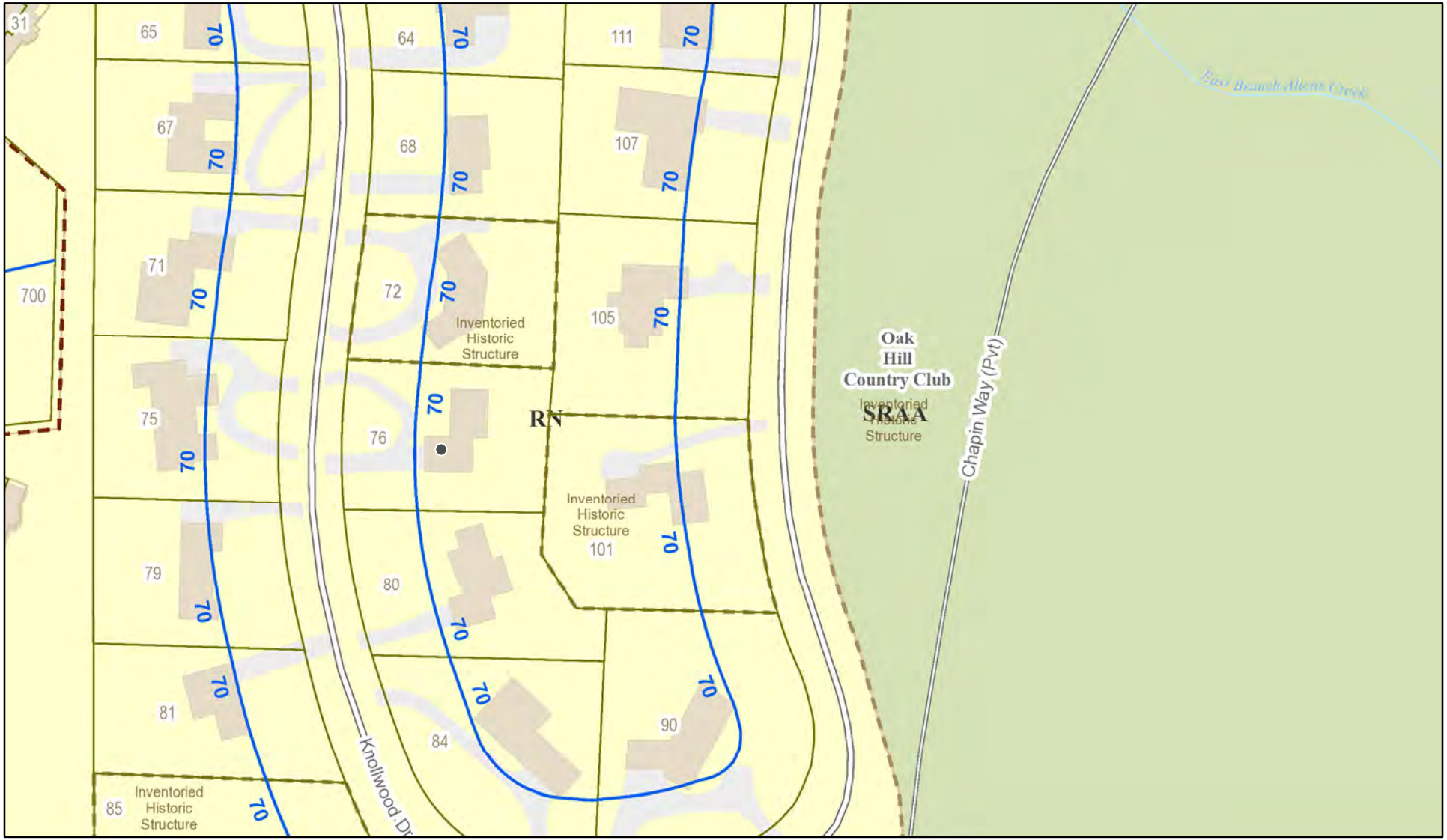
Application Type:

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

Project Description: Applicant is requesting design review for the additions to an existing garage. The additions will be located on the front and side of the garage and will be a total of approximately 248 square feet.

Meeting Date: August 27, 2020

RN Residential Neighborhood Zoning



Printed August 7, 2020

1:2,257

0 95 190 380 ft

0 25 50 100 m

Town of Pittsford GIS

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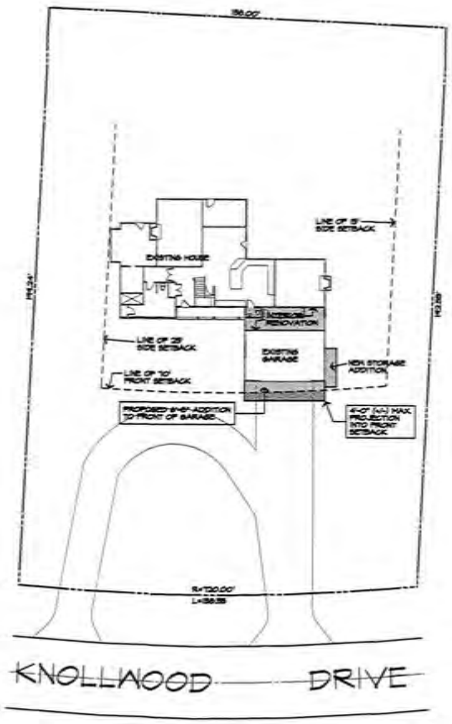
31
65
64
111
67
68
107
71
72
105
700
Knollwood Drive
73
70
47
101
79
80
Knollwood Drive
Chapin Way
AE
AE
81
84
90
© All Pictometry

04/23/2018

GENERAL NOTES:

1. THESE PLANS HAVE BEEN PREPARED TO THE BEST OF THE ARCHITECT'S KNOWLEDGE, BELIEF, AND PROFESSIONAL JUDGMENT IN ACCORDANCE WITH THE INTERNATIONAL RESIDENTIAL CODE (2015 IRC) AND ENERGY CONSERVATION CODE REQUIREMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADAPTING THESE PLANS, IF REQUIRED, TO SUIT THE NEEDS OF THE BUILDING ON THE SITE, PROVIDED THAT THE ALTERATIONS DO NOT VIOLATE THE CODE OR ALTER THE STRUCTURAL INTEGRITY OF THE BUILDING.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE WITH ALL APPLICABLE BUILDING/ELECTRICAL/MECHANICAL/SANITARY AND ENERGY CODES, STATE OR LOCAL. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE WITH THE ENERGY CONSERVATION CODE FOR ALL HVAC EQUIPMENT, HVAC CONTROLS, WATER HEATING EQUIPMENT, PIPE AND DUCT INSULATION, AND FLUORESCENT LAMPS AND BALLASTS.
3. THE CONTRACTOR SHALL BE RESPONSIBLE SO THAT BRANDS OF WINDOWS AND DOORS INSTALLED MEET THE NEW YORK STATE ENERGY CONSERVATION CODE REQUIREMENTS. WINDOWS AND / OR DOORS SHOWN ARE INDICATED FOR SIZING ONLY.
4. ALL FOOTINGS SHALL REST ON UNDISTURBED VIRGIN SOIL. THE FOOTING/FOUNDATION DESIGN ASSUMES MINIMUM SOIL BEARING PRESSURE TO BE 2000 PSF. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SUBGRADE CONDITIONS. IF REQUIRED, THE OWNER AND / OR CONTRACTOR SHALL BE RESPONSIBLE FOR HIRING A SOILS ENGINEER TO VERIFY SUBGRADE CONDITIONS AND SUBSTANTIATE ACTUAL BEARING CAPACITY.
5. BACKFILL MATERIALS SHALL BE NATIVE SOIL. FOR FILL UNDER THE GARAGE FLOOR OR BASEMENT FLOOR, PROVIDE SANDY GRAVEL FILL FOR COMPACTION AS NEEDED.
6. MINIMUM CONCRETE COMPRESSIVE STRENGTH:
   2500 PSI FOOTINGS
   2500 PSI FLOOR SLABS
   3000 PSI PORCH
   3000 PSI GARAGE
7. CONCRETE BLOCK SHALL CONFORM TO ASTM C90 N-I, WALL REINFORCING - ASTM A82. ALL MORTAR SHALL CONFORM TO ASTM C270, TYPE S - 1 PART PORTLAND CEMENT, 1/4 PART LIME, 3 PARTS SAND.
8. STRUCTURAL STEEL SHALL CONFORM TO ASTM A36, SHOP-PRIME PAINT TT-P-20, TT-P-86, TT-P-86. FABRICATION AND INSTALLATION PER THE LATEST EDITION OF THE AISC MANUAL AND SPECIFICATIONS.
9. MINIMUM FIBER STRESS IN BENDING (FB) FOR ALL FRAMING LUMBER TO BE 1150 PSI #2 HEM-FIR OR BETTER. PROVIDE DOUBLE FRAMING MEMBERS UNDER PARTITIONS RUNNING IN SAME DIRECTION.
10. CONTRACTOR SHALL PAY STRICT ADHERENCE TO MICROLAM MANUFACTURER'S WRITTEN DIRECTIONS FOR CUTTING, DRILLING, NOTCHING, JOINING AND GENERAL INSTALLATION OF THEIR PRODUCTS.
11. WOOD TRUSSES SHALL BE DESIGNED BY MANUFACTURER. SUPPLIER SHALL BE RESPONSIBLE FOR INSTALLATION DETAILS AND REQUIRED BRIDGING/BRACING.
12. PLYWOOD SHALL CONFORM TO U.S. PRODUCT STANDARD PS - 1, THICKNESS AS SHOWN. APA RATED SHEATHING EXP-1, NAILING AND SPACING PER APA RECOMMENDATIONS FOR LOCATIONS INTENDED.
13. ALL WOOD IN CONTACT WITH CONCRETE OR MASONRY SHALL BE FULLY WOOD PRESERVATIVE-TREATED WITH OSMOSALTS OR WOLMAN SALTS.
14. ALL OPENINGS IN THE BUILDING ENVELOPE (DOORS, WINDOWS, UTILITIES) SHALL BE CAULKED, WEATHER-STRIPPED, OR OTHERWISE SEALED.
    CORROSION RESISTIVE FLASHING SHALL BE PROVIDED AT THE LOCATIONS ON THE EXTERIOR WALL ENVELOPE PER R 703.8 OF THE RESIDENTIAL CODE OF NEW YORK (2015)
15. CONTRACTOR SHALL VERIFY ALL NOTES AND DIMENSIONS PRIOR TO CONSTRUCTION. THESE DRAWINGS ARE NOT TO BE SCALED - USE DIMENSIONS GIVEN.
16. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND SAFETY PRECAUTIONS IN CONNECTION WITH THE WORK.
17. THESE DRAWINGS HAVE BEEN PREPARED FOR STRUCTURAL INTENT ONLY. ELECTRICAL, MECHANICAL AND OTHER BUILDING SYSTEMS, AS REQUIRED ARE TO BE DESIGNED BY OTHERS.
18. THE FOLLOWING DESIGN LOADS HAVE BEEN USED IN THE STRUCTURES DESIGN IN ACCORDANCE WITH THE PRINTED SPAN TABLES IN THE RESIDENTIAL CODE OF NEW YORK STATE (2015).
    FLOOR LOADS (LIVING AREAS-1ST FLOOR) 40 PSF
    SLEEPING AREAS (2ND FLOOR) 30 PSF
    EXTERIOR DECKS 40 PSF
19. ALL WORK, MATERIALS, METHODS, EQUIPMENT, ETC. SHALL BE IN STRICT ACCORDANCE WITH THE CONTRACT DOCUMENTS. ALL MATERIALS SHALL BE NEW, UNLESS NOTED OTHERWISE.
20. WORK SEQUENCE AND SCHEDULE SHALL BE MUTUALLY AGREED UPON BY BOTH THE OWNER AND THE CONTRACTOR.
21. IT IS ASSUMED THAT THE SUBSURFACE CONDITIONS WILL BE EARTH OR SOIL. IF BEDROCK IS ENCOUNTERED, REMOVAL WILL BE CONSIDERED AN ADDITION TO CONTRACT.
22. ANY DEMOLITION WORK SHALL BE DONE CAREFULLY. ALL DISTURBED SURFACES TO BE REPAIRED APPROPRIATELY. ALL SALVAGEABLE ITEMS SHALL BE TURNED OVER TO THE OWNER.
23. EXAMINATION OF THE SITE SHOULD BE MADE BY ALL CONTRACTORS CONCERNED TO FULLY CONSIDER ALL SITE CONDITIONS WHICH MAY HAVE A BEARING ON THE WORK OF THE ENTIRE PROJECT. SUBMISSION OF A BID IS PRESUMPTIVE EVIDENCE THAT THE BIDDER IS CONVERSANT WITH LOCAL JURISDICTIONS AND HAS MADE DUE ALLOWANCES IN HIS BID FOR ALL CONTINGENCIES. THE OWNER RESERVES THE RIGHT TO REJECT ANY OR ALL BIDS.
24. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE ARCHITECT IN CASE OF ANY OR ALL DEVIATIONS FROM THESE DRAWINGS. THE ARCHITECT SHALL BE HELD HARMLESS AS A RESULT OF ANY UNAUTHORIZED CHANGES TO THESE PLANS. ADDITIONAL FEES MAY OCCUR FOR "AS BUILT" DOCUMENTATION DUE TO CIRCUMSTANCES BEYOND THE ARCHITECT'S CONTROL, OR OWNER / CONTRACTOR CHANGES TO THESE DRAWINGS
25. THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS AND APPROVALS REQUIRED BY THE LOCAL ZONING AND BUILDING DEPARTMENTS AND ANY OTHER GOVERNMENTAL AGENCY HAVING JURISDICTION OVER THE WORK. ALL APPLICABLE REGULATIONS SHALL BE ADHERED TO AND CARRIED OUT BY ALL INDIVIDUALS UNDER THIS CONTRACT.
26. THE CONTRACTOR SHALL FURNISH A CERTIFICATE OF INSURANCE INDICATING THE TYPE AND AMOUNTS OF COVERAGE AS REQUIRED BY NEW YORK STATE AND THE LOCAL MUNICIPALITY.
27. THE CONTRACTOR SHALL REMOVE ALL RUBBISH AND LEAVE THE COMPLETED PROJECT IN A CLEAN STATE, SATISFACTORY TO THE OWNER.
28. THE CONTRACTOR SHALL GUARANTEE HIS WORK AND HIS SUBCONTRACTOR'S WORK AGAINST FAULTY MATERIALS AND WORKMANSHIP IN ACCORDANCE WITH NEW YORK STATE GENERAL BUSINESS LAW.
29. ONLY COPIES FROM THE ORIGINALS OF THESE DRAWINGS MARKED WITH AN ORIGINAL OF THE ARCHITECT'S EMBOSSED SEAL SHALL BE CONSIDERED TO BE VALID TRUE COPIES.
30. BUILDING IS CLASSIFIED AS A ONE FAMILY DWELLING
31. SMOKE-DETECTING ALARM DEVICES SHALL BE INSTALLED IN COMPLIANCE WITH SECTION R314 OF THE RESIDENTIAL CODE OF NEW YORK STATE (2015)
    CARBON MONOXIDE ALARM DEVICES SHALL BE INSTALLED IN COMPLIANCE WITH SECTION R315.4 OF THE RESIDENTIAL CODE OF NEW YORK STATE (2015)
32. PROVIDE A MIN. 3/4 HR. FIRE SEPARATION PER SECTION R302.6 OF THE RESIDENTIAL CODE OF NEW YORK STATE (2015). ALL WALLS AND FLOORS DIVIDING RESIDENCE FROM AN ATTACHED GARAGE
33. ALL MATERIALS USED IN THIS PROJECT SHALL BE NON-ASBESTOS AND NON-LEAD CONTAINING.



PLOT PLAN

SCALE: 1"=20'

* NOTE: ALL LAND ENGINEERING TO BE PROVIDED BY OTHERS

TAX ACCT NUMBER: 138.17-1-08

SURVEY REPRODUCED FROM DRAWING PREPARED BY BRUCE E. FRIES PLS 4350 RIDGE CHAPEL ROAD, MARION, NY SURVEY DATED JUNE 27, 2013

SITE STATISTICS
AREA: 21442.5 S.F.
LOT WIDTH: 141'
BUILDING LINE DEPTH: 70'
SIDE YARD MIN: 15'/ TOTAL 40'
MAX BUILDING FOOTPRINT: 4812 S.F.
MAX LOT COVERAGE: 10477 S.F.

PUPPARO / ODENBACH RESIDENCE

76 KNOLLWOOD DRIVE

PITTSFORD, NEW YORK

DRAWING INDEX

1	TITLE PAGE
2	EXISTING FRONT/LEFT ELEV
3	EXISTING REAR/RIGHT ELEV
4	EXISTING 1ST FLOOR PLAN
5	FRONT/LEFT SIDE ELEVATIONS
6	REAR/RIGHT SIDE ELEVATIONS
7	1ST FLOOR PLAN

ENERGY COMPLIANCE DETAILS & PATH

MEETS OR EXCEEDS PRESCRIPTIVE REQUIREMENTS PER INTERNATIONAL RESIDENTIAL CODE (2015 IRC) CLIMATE ZONE - 5

COMPONENT	REQUIRED	PROVIDED
1. FENESTRATION U-FACTOR	.32	.30
2. CEILING R-FACTOR	49	49
3. 1ST & 2ND FLOOR WOOD FRAMED WALL R-VALUE	20 OR 13+5	HIGH DENSITY 21 2X/BAND J5TS
4. BASEMENT CONCRETE WALL R-VALUE	15 CONTINUOUS OR 15 CAVITY FULL HEIGHT	R-15 CONTINUOUS FULL HEIGHT
5. FLOOR R-VALUE	30	30

2015 INTERNATIONAL ENERGY CONSERVATION CODE (IECC) COMPLIANCE PATH

1. A MINIMUM OF 75% OF THE LAMPS IN PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL BE HIGH-EFFICIENCY LAMPS PER SECTION R404.
2. RECESSED LUMINAIRES INSTALLED IN THE BUILDING THERMAL ENVELOPE SHALL BE SEALED WITH A GASKET OR CAULK BETWEEN THE HOUSING AND THE INTERIOR WALL OR CEILING COVERING TO LIMIT AIR LEAKAGE BETWEEN CONDITIONED AND UNCONDITIONED SPACES PER SECTION R402.4.5
3. CONTRACTOR TO PROVIDE A PROGRAMMABLE THERMOSTAT TO CONTROL THE HVAC SYSTEM PER SECTION R403.1
4. ALL CIRCULATING SERVICE HOT WATER PIPING SHALL BE INSULATED TO AT LEAST R-2. CIRCULATING HOT WATER SYSTEMS SHALL INCLUDE AN AUTOMATIC OR READILY ACCESSIBLE MANUAL SWITCH THAT CAN TURN OFF THE HOT WATER CIRCULATING PUMP WHEN THE SYSTEM IS NOT IN USE PER SECTION R403.5.4
5. AIR LEAKAGE TEST TO BE CONDUCTED & PERFORMED BY A THIRD PARTY IN COMPLIANCE WITH R402.4.1.2. AIR LEAKAGE RATE MAY NOT EXCEED 3 ACH (CLIMATE ZONE 5)
6. ATTIC ACCESS SHALL BE INSULATED WITH THE SAME R-VALUE AS THE ATTIC, WEATHER STRIPPED AND LATCHED PER SECTION R402.2.4
7. DUCTWORK ON EXTERIOR WALLS IF REQUIRED SHALL BE INSULATED TO A MINIMUM OF R-8 PER R403.3.1

BASIC DESIGN CRITERIA

1. GROUND SNOW LOAD - 40 PSF R301.2 (5)
2. WIND SPEED - 115 MPH, EXPOSURE B R301.2.1
3. SEISMIC DESIGN CATEGORY - A R301.2 (2)
4. WEATHERING - SEVERE
5. FROST LINE DEPTH - 48"
6. TERMITE DAMAGE - NONE TO SLIGHT
7. DECAY DAMAGE - NONE TO SLIGHT
8. WINTER DESIGN TEMPERATURE - 1
9. ICE SHIELD UNDERLAYMENT REQUIRED - YES
10. FLOOD HAZARD - FIRM - 1992
11. ROOF TIE DOWN REQUIREMENTS R802.11

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PROJECT:
PROPOSED RENOVATION
76 KNOLLWOOD DRIVE
TOWN OF PITTSFORD NY

CLIENT:
DUSTY ODENBACH/
SARA PUPPARO
76 KNOLLWOOD DRIVE
TOWN OF PITTSFORD NY

DRAWING:
TITLE PAGE

DRAWN:	CHECKED:
PJM	V

DATE: 5/5/2020

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

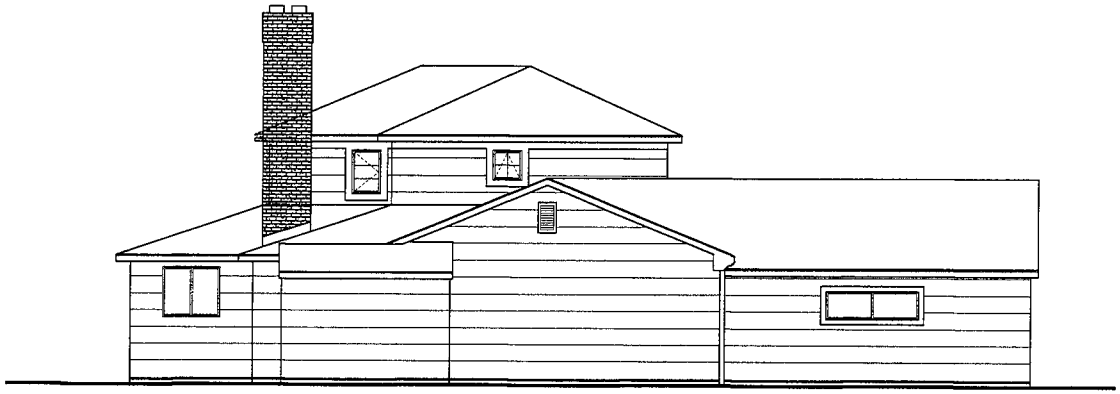
JOB NO.: 17-0540

SHEET:

1

OF 7 SHEETS

FRONT ELEVATION/ EXISTING



LEFT SIDE ELEVATION/ EXISTING

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PROJECT:
PROPOSED RENOVATION
78 KNOLLWOOD DRIVE
TOWN OF PITTSFORD NY

CLIENT:
DERRY COSENBACH/
SARA RUFFARD
78 KNOLLWOOD DRIVE
TOWN OF PITTSFORD NY

DRAWING:
ELEVATIONS - EXISTING

DRAWN:	CHECKED:
PJM	V

DATE: 9/8/2020

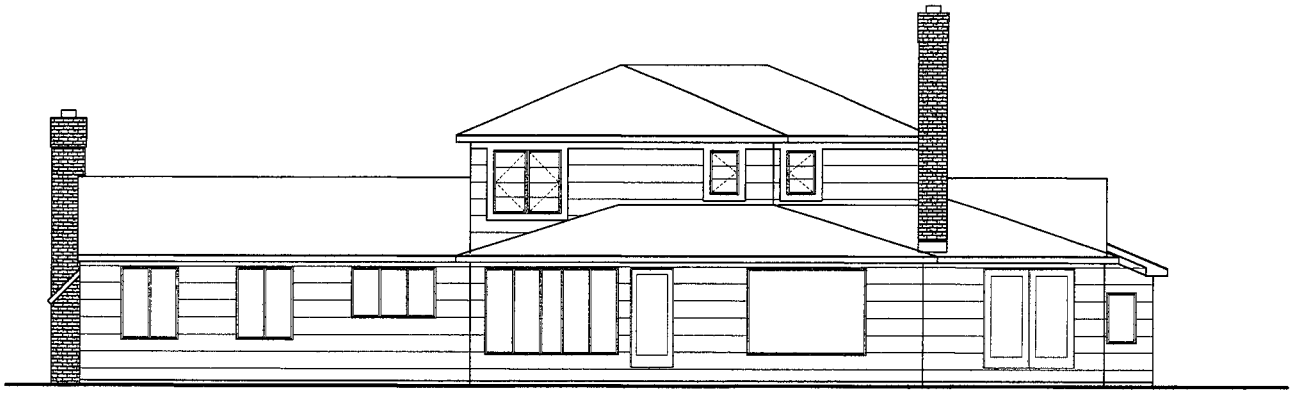
SCALE: 1/4"=1'-0"

JOB NO.: 17-1544

SHEET:

2

OF 7 SHEETS



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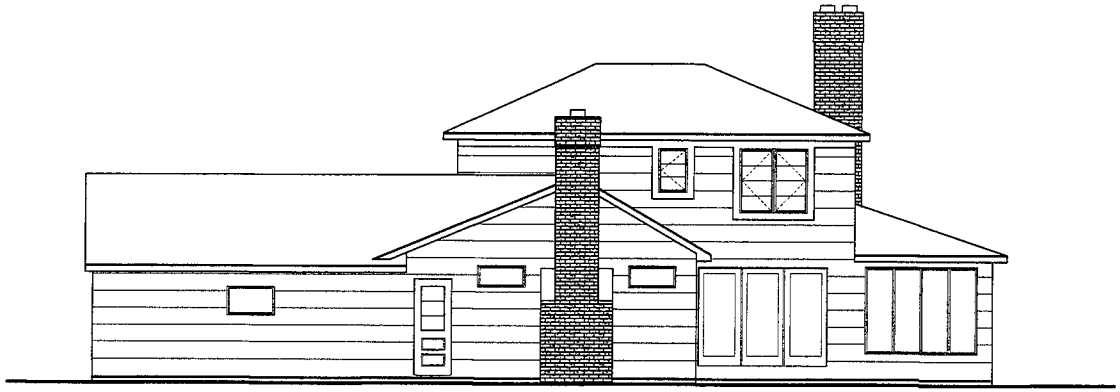

RIGHT SIDE ELEVATION/ EXISTING

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PROJECT:
PROPOSED RENOVATION
79 KNOLLWOOD DRIVE
TOWN OF PITTSFORD NY

CLIENT:
DERRY COENBACH/
SARA RUFFARO
79 KNOLLWOOD DRIVE
TOWN OF PITTSFORD NY

DRAWING:
ELEVATIONS/ EXISTING

DRAWN:	CHECKED:
PJM	V

DATE: 5/5/2020

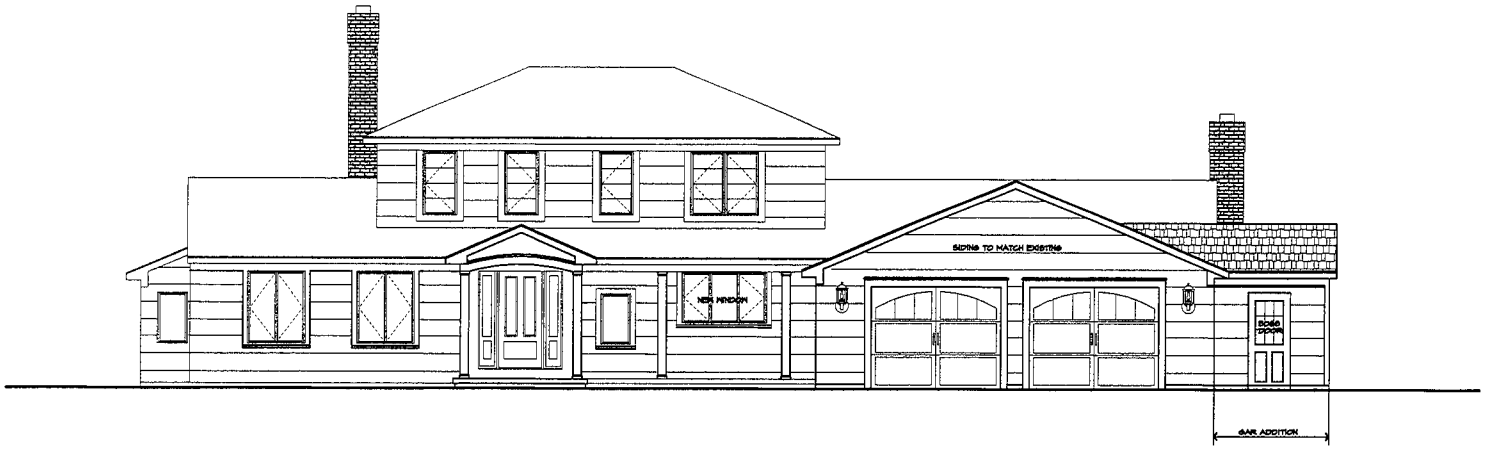
SCALE: 1/4"=1'-0"

JOB NO.: 17-164-49

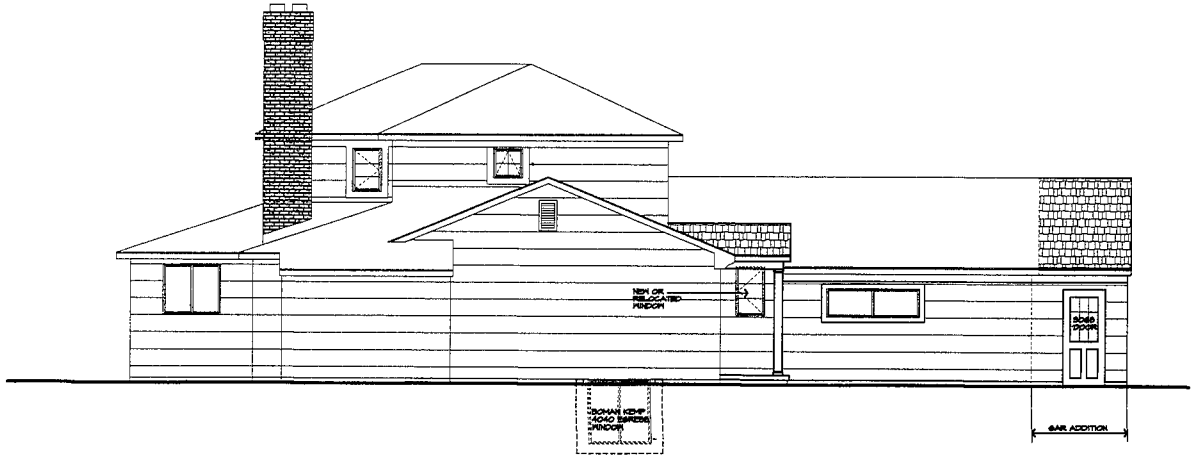
SHEET:

3

OF 7 SHEETS



FRONT ELEVATION/ PROPOSED



LEFT SIDE ELEVATION/ PROPOSED

UNLESS OTHERWISE NOTED

ROOFING: 25 YR GUARANTEE ASPHALT SHINGLES

ROOF VENTING: CONTINUOUS RIDGE VENT

FASCIAS: 8"

FRIEZEBOARD: 8"

CORNERBOARD: 6"

CASINGS: 6"

SIDING: HORIZ. AS SELECTED

OVERHANGS: 12"

RAKE OVERHANGS: 12"

NEW FTG. DEPTH: 4'-0"

CLG HT:

1ST FLOOR: 9'-1 1/8"

2ND FLOOR: 8'-1 1/8"

WINDOW R.O. HT.

1ST FLOOR: 7'-0 1/2"

2ND FLOOR: 6'-10 1/2"

WINDOW MFR: AS SELECTED (PROVIDE SAFETY GLAZING PER R308.4)

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REVISED 7/12/2020 PJMAIA

PROJECT:
PROPOSED RENOVATION
78 KNOLLWOOD DRIVE
TOWN OF PITTSFORD NY

CLIENT:
DUSTY GERSHACK/
SARA PUTNAM
78 KNOLLWOOD DRIVE
TOWN OF PITTSFORD NY

DRAWING:
ELEVATIONS - PROPOSED

DRAWN:	CHECKED:
PJM	V

DATE: 9/8/2020

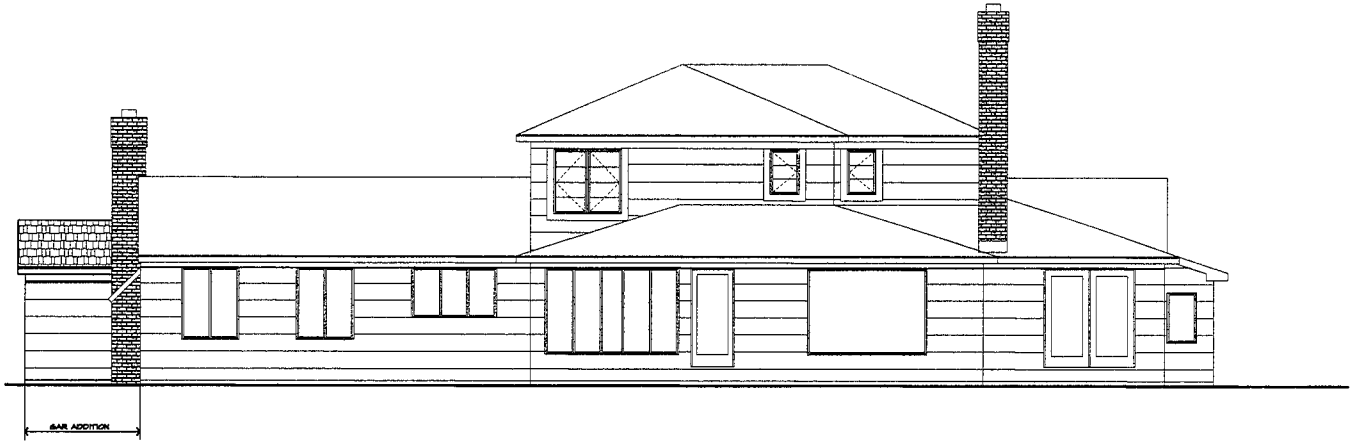
SCALE: 1/4"=1'-0"

JOB NO.: 17-084-48

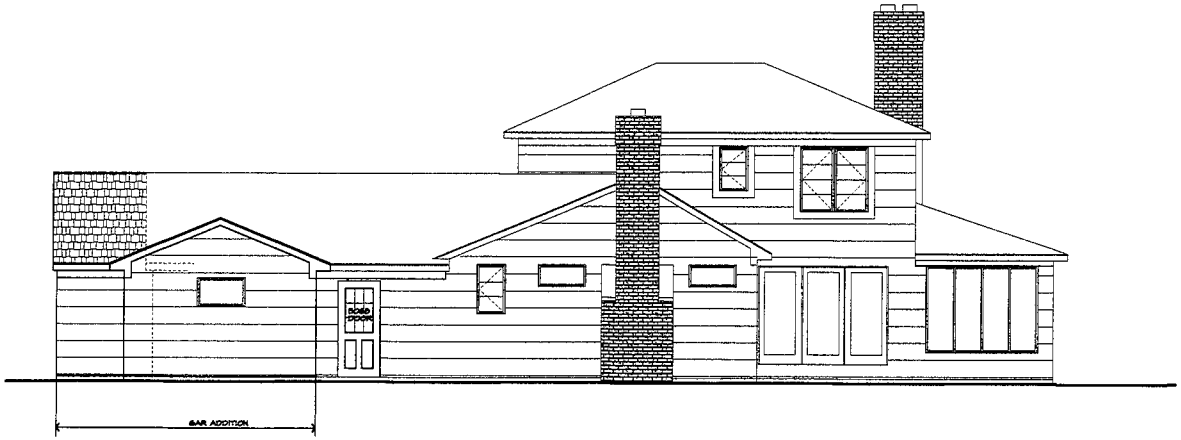
SHEET:

5

OF 7 SHEETS



REAR ELEVATION/ PROPOSED



RIGHT SIDE ELEVATION/ PROPOSED

MORABITO ARCHITECTS

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REVISED 7/2/2020 PJM/AIA

PROJECT:
PROPOSED RENOVATION
78 IVOLLWOOD DRIVE
TOWN OF PITTSFORD NY

CLIENT:
DUSTY GOSNBACH
SARA PUTCHAC
78 IVOLLWOOD DRIVE
TOWN OF PITTSFORD NY

DRAWING:
ELEVATIONS - PROPOSED

DRAWN:	CHECKED:
PJM	V

DATE: 5/8/2020

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

JOB NO.: 17M8848

SHEET:

6

OF 7 SHEETS

76

Town of Pittsford

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

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

Permit #
B20-000125

DESIGN REVIEW AND HISTORIC PRESERVATION BOARD
REFERRAL OF APPLICATION

Property Address: 3765 East Avenue ROCHESTER, NY 14618
Tax ID Number: 138.18-2-15
Zoning District: RN Residential Neighborhood
Owner: Spencer/Palmer Group, LLC
Applicant: Glenn Paynter

Application Type:

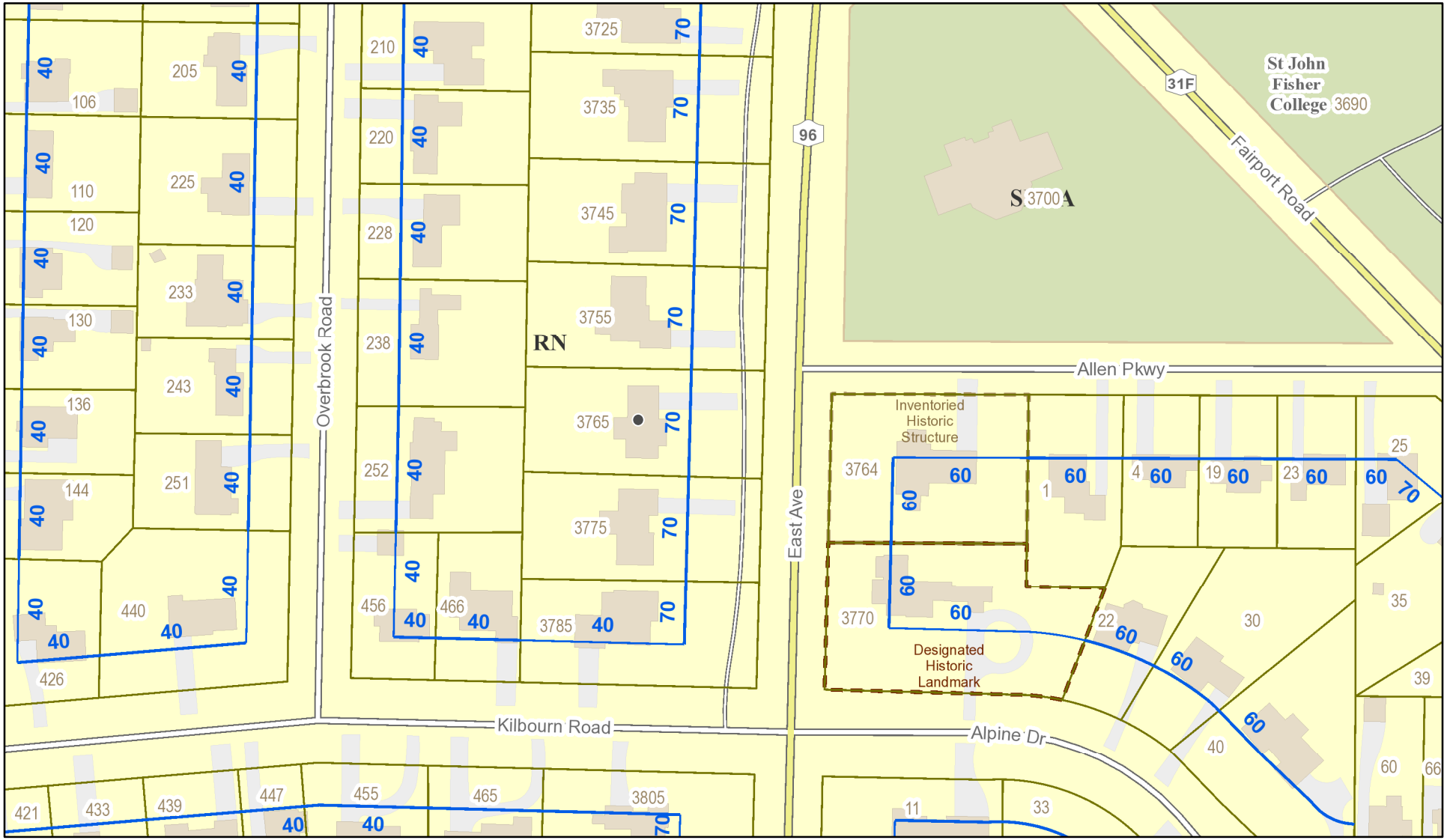
- [x] Residential Design Review §185-205 (B)
- [ ] Commercial Design Review §185-205 (B)
- [ ] Signage §185-205 (C)
- [ ] Certificate of Appropriateness §185-197
- [ ] Landmark Designation §185-195 (2)
- [ ] Informal Review
- [ ] Build to Line Adjustment §185-17 (B) (2)
- [ ] Building Height Above 30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

Project Description: The Applicant is requesting design review for the proposed garage and living area additions. The construction will be 2 stories and total approximately 1715 Sq. Ft. This application has received Zoning Board approval for a side setback variance on August 17, 2020.

Meeting Date: August 27, 2020

FOR SALE
For Sale
Jim Gaze
RE/MAX
279-8192
OPEN SUNDAY
1 to 3 PM

RN Residential Neighborhood Zoning



Printed August 7, 2020

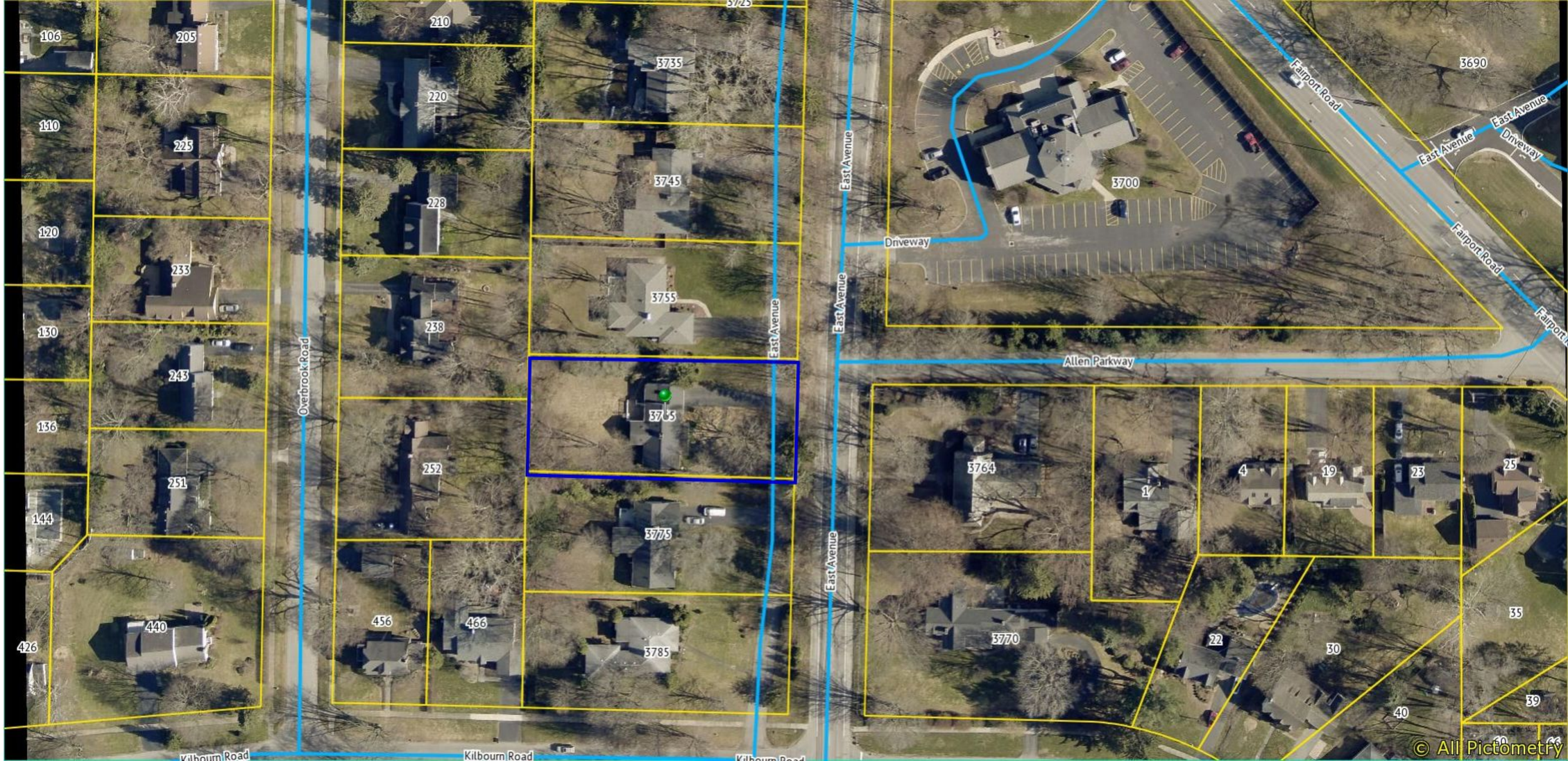
1:2,257

0 95 190 380 ft

0 25 50 100 m

Town of Pittsford GIS

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



04/23/2018

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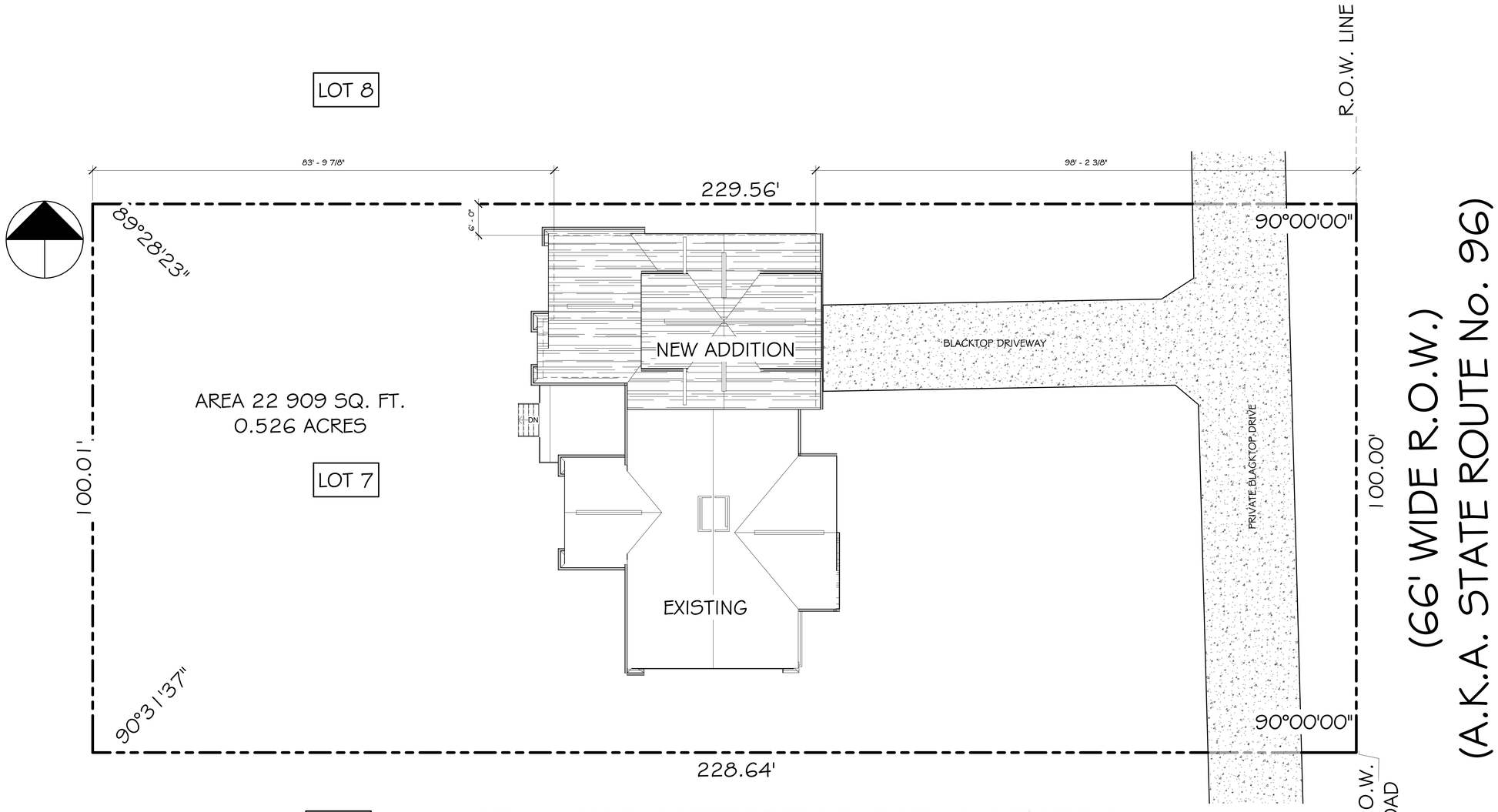
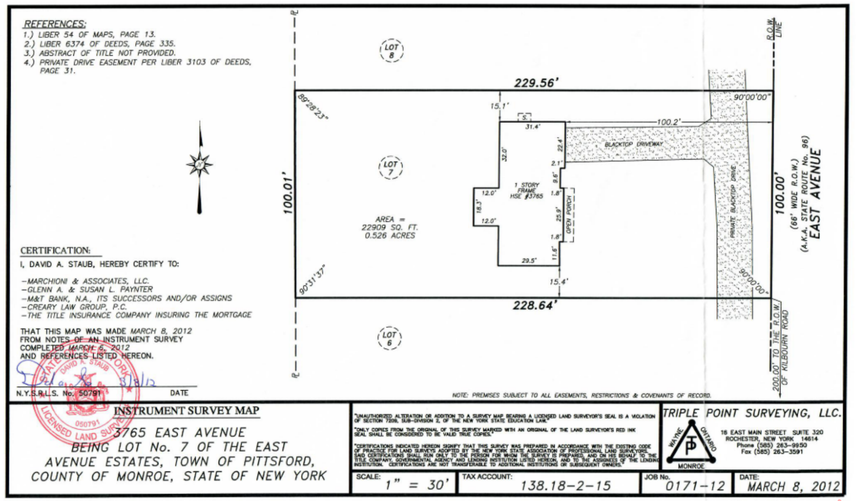


(66' WIDE R.O.W.)
(A.K.A. STATE ROUTE No. 96)
EAST AVENUE



1 SITE PLAN
1" = 10'-0"

NOT FOR CONSTRUCTION

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Greater Living Architecture, P.C.

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

www.greaterliving.com

CONSULTANT:

CLIENT/LOCATION:

GLENN PAYNTER
3765 EAST AVENUE PITTSFORD, NY 14534

REVISIONS:

DATE	BY	DESCRIPTION

PROPOSED SITE PLAN

DRAWN:	DATE:
DOR	07/17/2020
PROJECT:	SHEET:
19252	AS1

PAYNTER RESIDENCE

3765 EAST AVENUE PITTSFORD, NY 14534

CLIENT: GLENN PAYNTER

DATE:
07-17-20

ARCHITECT:

Greater Living Architecture, P.C.

3033 BRIGHTON HENRIETTA TOWNLINE RD
ROCHESTER, NY 14623

DRAWING LIST

No.	SHEET NAME
A2	FIRST FLOOR PLAN
A5	SECTIONS
A51	PROPOSED SITE PLAN
A4	ELEVATIONS
A9	3D VIEWS
A3	SECOND FLOOR PLAN
A1	FOUNDATION PLAN
A6	ROOF PLAN
A7	ROOF FRAMING PLAN

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CONSULTANT:

CLIENT/LOCATION:

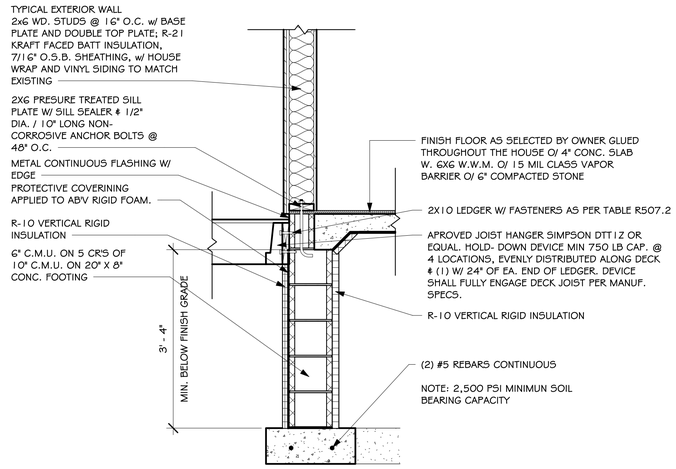
GLENN PAYNTER
3765 EAST AVENUE PITTSFORD, NY 14534

REVISIONS:

DATE	BY	DESCRIPTION

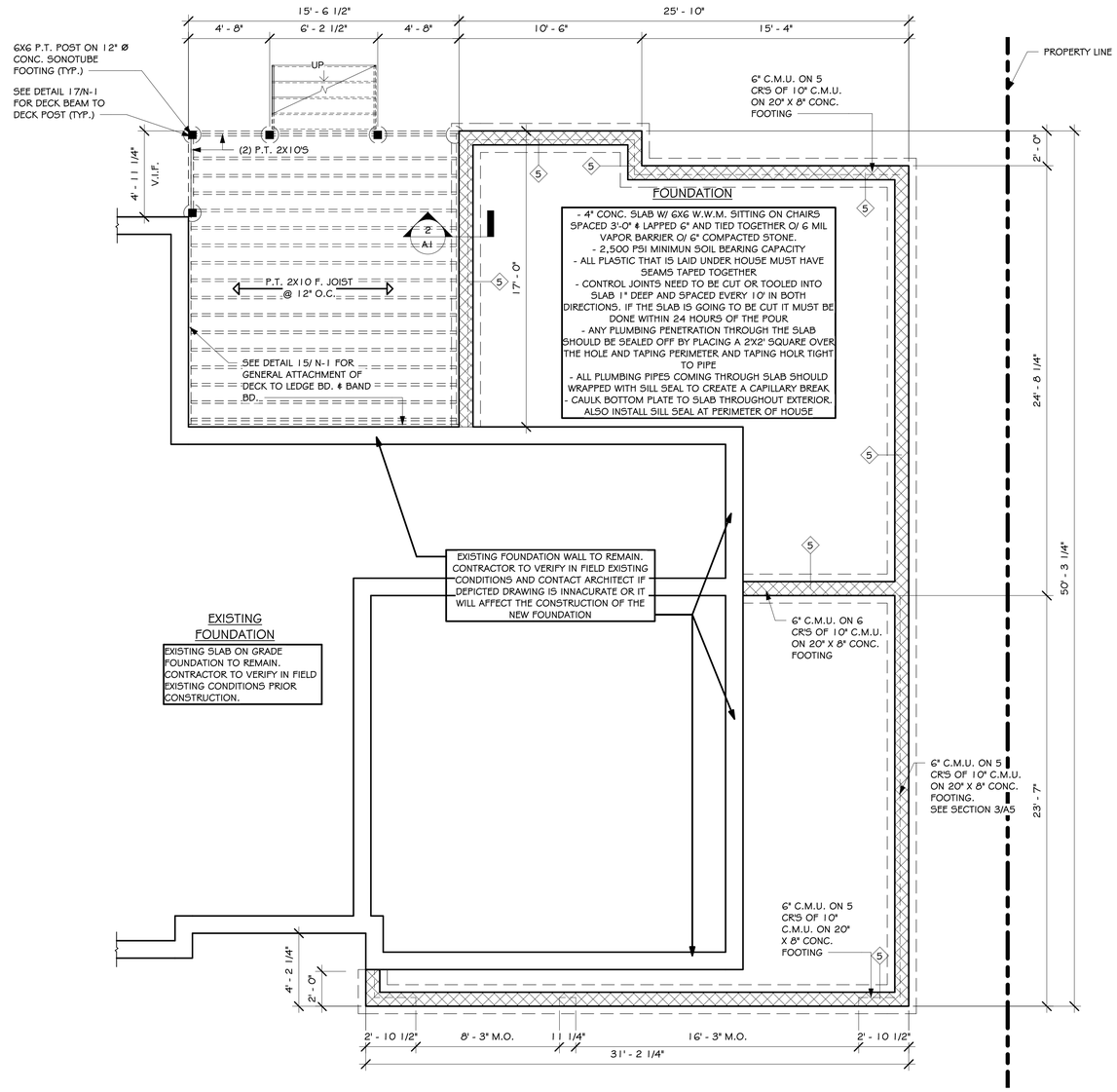
COVER PAGE

DRAWN:	DATE:
DOR	07/17/2020
PROJECT:	SHEET:
19252	CO



TYPICAL FOUNDATION WALL

2 — 3/4" = 1'-0"



FOUNDATION PLAN

1 — 1/4" = 1'-0"

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CONSULTANT:

CLIENT/LOCATION:

GLENN PAYNTER
3765 EAST AVENUE PITTSFORD, NY 14534

REVISIONS:

DATE	BY	DESCRIPTION

FOUNDATION PLAN

DRAWN:	DATE:
DOR	07/17/2020
PROJECT:	SHEET:
19252	A1

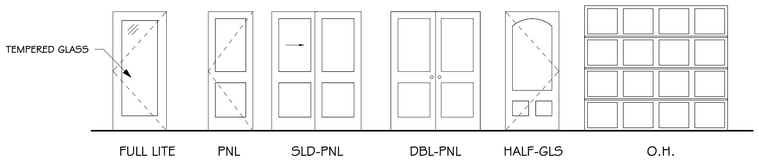
DOOR SCHEDULE

#	TYPE	MATERIAL	THICKNESS	WIDTH	HEIGHT	FRAME TYPE	HARDWARE	#	COMMENTS
	GLASS			2' - 7"	7' - 8 1/4"				OPTIONAL SHOWER GLASS DR AS SELECTED BY OWNER
1	PNL		1 3/8"	2' - 6"	6' - 8"		PASSAGE SET	1	PANEL DOOR AS SELECTED BY OWNER
2	PNL		1 3/8"	1' - 6"	6' - 8"		PASSAGE SET	2	PANEL DOOR AS SELECTED BY OWNER
3	PNL		1 3/8"	2' - 6"	6' - 8"		PASSAGE SET	3	PANEL DOOR AS SELECTED BY OWNER
4	FULL LITE		1 3/4"	3' - 0"	6' - 8"		LOCKSET	4	FULL LITE SINGLE DOOR
5	FULL LITE		1 3/4"	2' - 6"	6' - 8"		LOCKSET	5	FULL LITE SINGLE DOOR
6	PNL		1 3/8"	2' - 6"	6' - 8"		PASSAGE SET	6	PANEL DOOR AS SELECTED BY OWNER
7	PNL		1 3/8"	2' - 6"	6' - 8"		PRIVACY SET	7	PANEL DOOR AS SELECTED BY OWNER
8	SLD-PNL		1 3/8"	5' - 0"	6' - 8"		PASSAGE SET	8	PANEL DBL SLIDING DOOR AS SELECTED BY OWNER
9	PNL		1 3/8"	2' - 6"	6' - 8"		PASSAGE SET	9	PANEL DOOR AS SELECTED BY OWNER
10	PNL		1 3/8"	2' - 6"	6' - 8"		PRIVACY SET	10	PANEL DOOR AS SELECTED BY OWNER
11				16' - 0"	7' - 0"			11	OVERHEAD GARAGE DOOR
12	O.H			16' - 0"	8' - 0"			12	OVERHEAD GARAGE DOOR
13	DBL-PNL		1 3/8"	5' - 6"	6' - 8"		PASSAGE SET	13	DOUBLE PANEL DOOR AS SELECTED BY OWNER
14	PNL		1 3/8"	2' - 6"	6' - 8"		PRIVACY SET	14	PANEL DOOR AS SELECTED BY OWNER
15	HALF-GLS		1 3/8"	3' - 0"	6' - 8"		LOCKSET	15	FRONT SOOR AS SELECTED BY OWNER

DOOR GENERAL NOTES:

1). DOOR STOPS TO BE WALL MOUNTED UNLESS IMPRACTICAL OR LOCATION DOES NOT SERVE INTENDED FUNCTION.
2). CONTRACTOR IS RESPONSIBLE FOR TOTAL QUANTITIES.
3). ALL DEADBOLTS TO BE THUMBTURN RELEASE.
4). ALL EXTERIOR DOORS TO HAVE RUBBER SWEEPS.
5). LATCH SETS TO BE ADA COMPLIANT.
6). THRESHOLDS TO BE ADA COMPLIANT.
7). HARDWARE FINISH AND KEYING DETERMINED BY OWNER.
8). ALL PRIVACY SETS TO HAVE SLOTTED RELEASE.

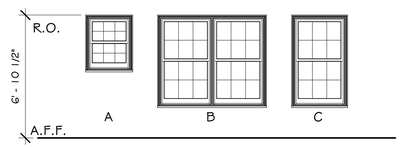
DOOR TYPES:



WINDOW SCHEDULE

SYMBOL	MODEL NUMBER	ROUGH HEIGHT	ROUGH WIDTH	QUAN.	COMMENTS
A	2/6X3/0	3' - 0"	2' - 6"	1	
B	3/0X5/0-2	5' - 0"	5' - 11 1/2"	2	EGREES WINDOW AS REQUIRED
C	3/0X5/0	5' - 0"	3' - 0"	2	

WINDOW TYPES:



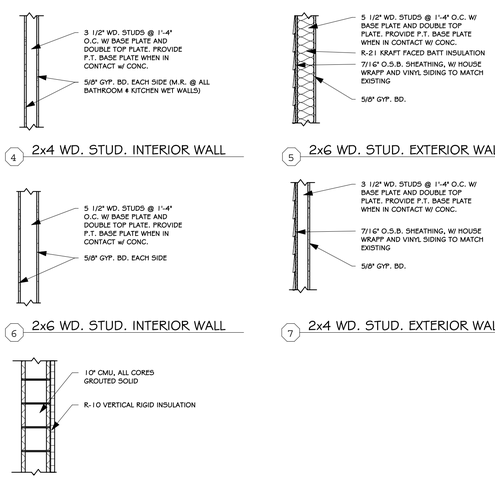
WINDOW/ DOOR LEGEND

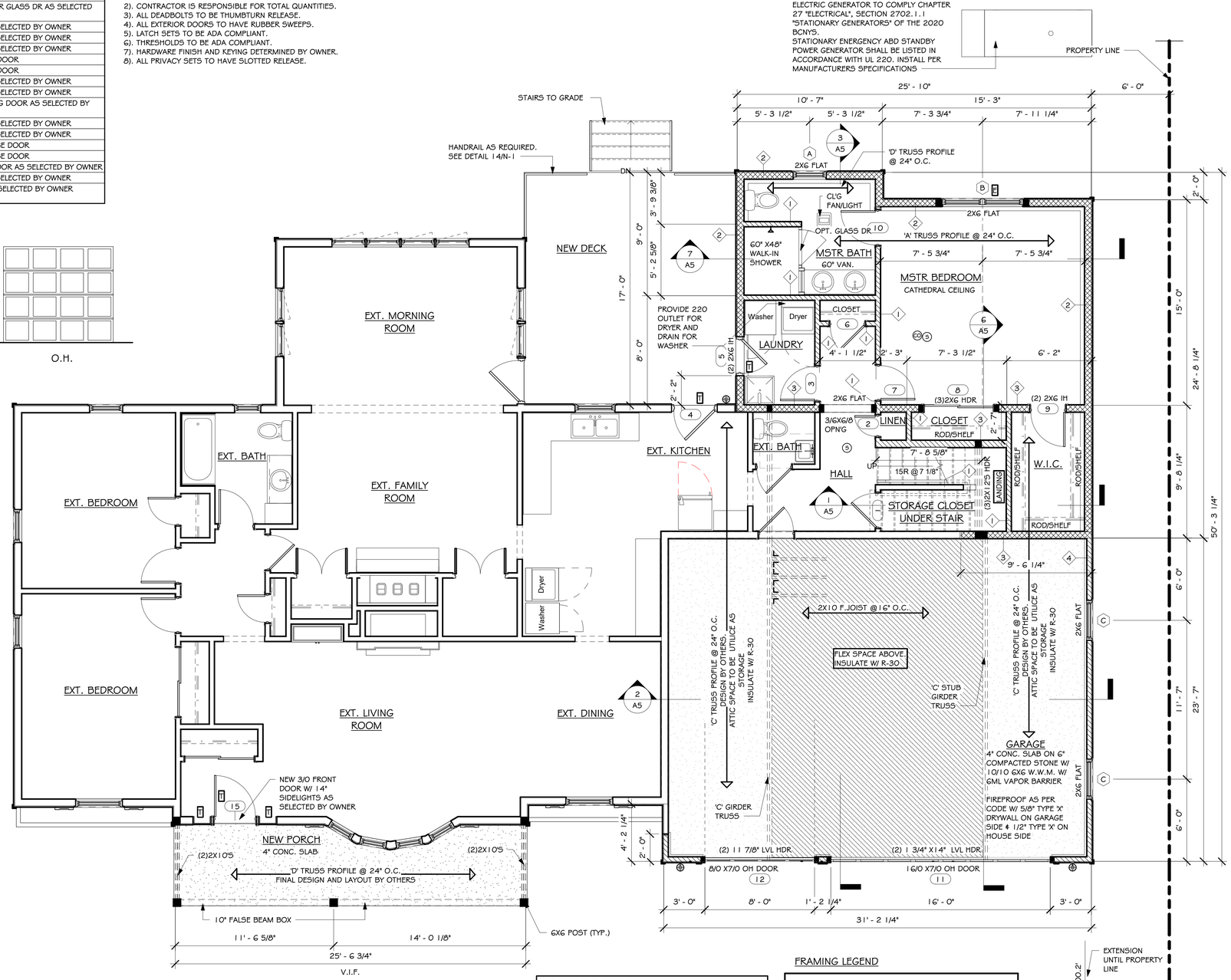
- E = MEET OR EXCEEDS EGRESS REQUIREMENTS
  - CLEAR OPENING AREA OF 5.7 SQ.FT.
  - CLEAR OPENING WIDTH OF 20"
  - CLEAR OPENING HEIGHT OF 24"
  PER SECT. R310.1 OF 2020 RCNYS
- T = SPECIFIES THAT THIS FIXED OR OPERABLE UNIT REQUIRES SAFETY GLAZING PER SECT. R308.4 OF 2020 RCNYS
- FP = SPECIFIES THAT THIS OPERABLE WINDOW UNIT REQUIRES FACTORY APPLIED FALL PROTECTION PER SECT. R312.2 OF 2020 RCNYS

WINDOW NOTES:

1). CONTRACTOR IS RESPONSIBLE FOR COORDINATING DIMENSIONS IF DIFFRENT WINDOW TYPES FROM THOSE SPECIFIED ARE APPROVED.
2). MEASURE WINDOW OPENINGS BEFORE ORDERING, FIELD VERIFY WINDOW SIZES & QUANTITIES.
3). PROVIDE MESH, FULL SCREENS FOR ALL DOUBLE HUNG WINDOW UNITS.
4). PROVIDE OBSCURE GLAZING IN ALL BATHROOMS.
5). WINDOW COLOR AS SELECTED BY OWNER.

WALL TYPES:





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

HEADER SCHEDULE

EXTERIOR WALLS - FIRST FLOOR		
< 4'-0"	(2) 2x6's	G&N w/ (2) JACK STUDS
< 5'-0"	(2) 2x8's	G&N w/ (2) JACK STUDS
< 6'-2"	(2) 2x10's	G&N w/ (2) JACK STUDS
< 7'-11"	(2) 2x12's OR (3) 2x10's	G&N w/ (2) JACK STUDS
EXTERIOR WALLS - SECOND FLOOR		
< 3'-2"	(2) 2x4's	G&N w/ (2) JACK STUDS
< 4'-8"	(2) 2x6's	G&N w/ (2) JACK STUDS
< 5'-11"	(2) 2x8's	G&N w/ (2) JACK STUDS
< 7'-3"	(2) 2x10's OR (3) 2x8's	G&N w/ (2) JACK STUDS

NOTE: ALL HEADERS TO BE GLUED & NAILED, TYP.

FRAMING LEGEND

- PROVIDE SOLID POSTING- GLUED & NAILED, EQUAL TO THE # OF HEADERS TO BE SUPPORTED- UNLESS NOTED OTHERWISE
- DROPPED HEADER
- FLUSH HEADER
- 2X4 STUDS @ 24" O.C.
- 2X6 STUDS @ 24" O.C.

'2X' STUDS @ 16" O.C. AT STAIR WALLS, GARAGE WALLS, HOUSE-GARAGE WALLS, & ALL CABINET WALLS

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www.greaterliving.com

CONSULTANT:

CLIENT/LOCATION:

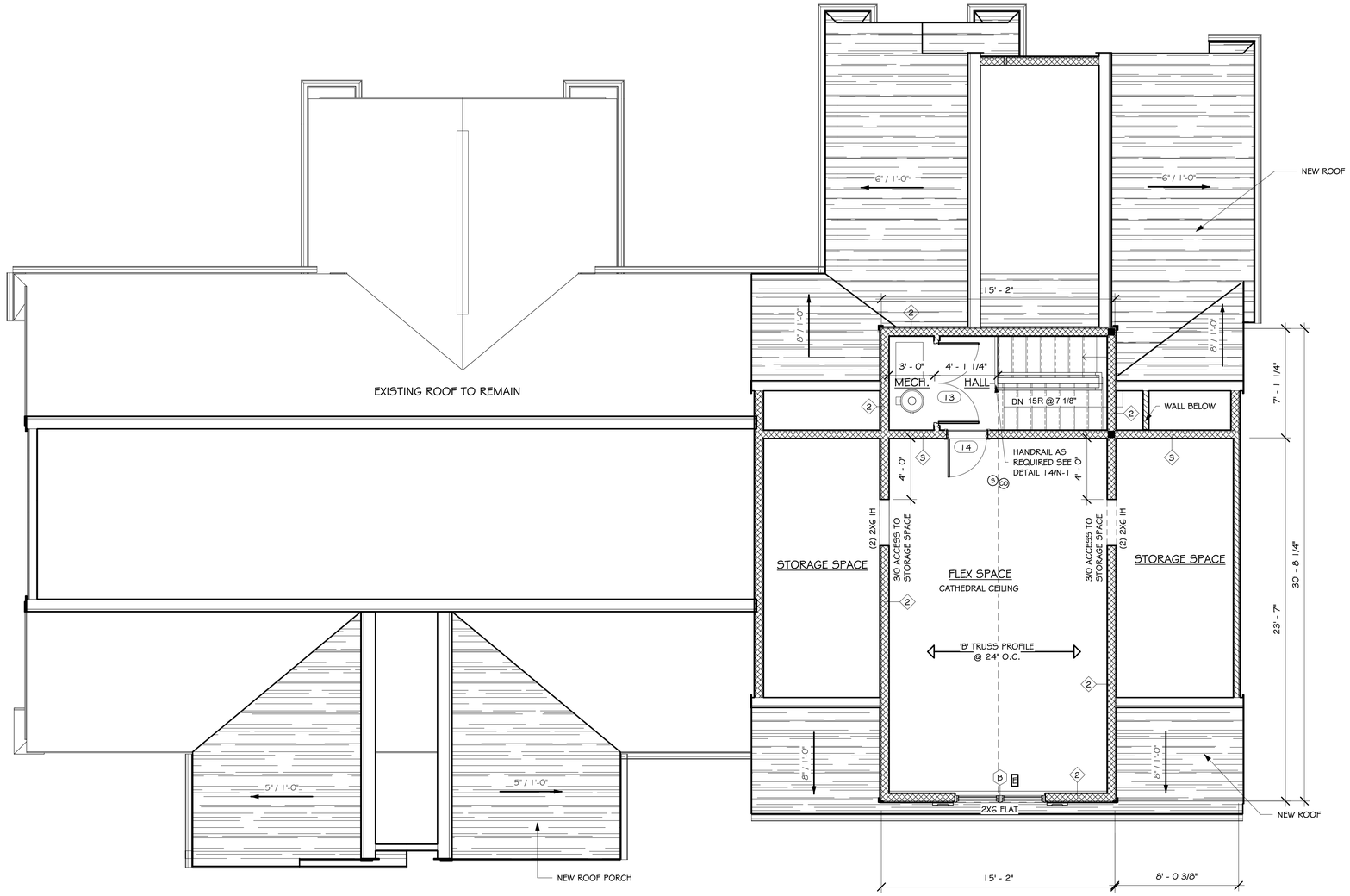
GLENN PAYNTER
3765 EAST AVENUE PITTSFORD, NY 14534

REVISIONS:

DATE	BY	DESCRIPTION

FIRST FLOOR PLAN

DRAWN:	DATE:
DOR	07/17/2020
PROJECT:	SHEET:
19252	A2



1 SECOND FLOOR PLAN
1/4" = 1'-0"

WINDOW/ DOOR LEGEND

E	= MEET OR EXCEEDS EGRESS REQUIREMENTS - CLEAR OPENING AREA OF 5.7 SQ.FT. - CLEAR OPENING WIDTH OF 20" - CLEAR OPENING HEIGHT OF 24" PER SECT. R310.1 OF 2020 RCNYS
T	= SPECIFIES THAT THIS FIXED OR OPERABLE UNIT REQUIRES SAFETY GLAZING PER SECT. R308.4 OF 2020 RCNYS
FP	= SPECIFIES THAT THIS OPERABLE WINDOW UNIT REQUIRES FACTORY APPLIED FALL PROTECTION PER SECT. R312.2 OF 2020 RCNYS

FRAMING LEGEND

- PROVIDE SOLID POSTING- GLUED & NAILED, EQUAL TO THE # OF HEADERS TO BE SUPPORTED- UNLESS NOTED OTHERWISE
- DROPPED HEADER
- FLUSH HEADER
- 2X4 STUDS @ 24" O.C.
- 2X6 STUDS @ 24" O.C.

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< 6'-2"	(2) 2x10's	G&N w/ (2) JACK STUDS
< 7'-1"	(2) 2x12's OR (3) 2x10's	G&N w/ (2) JACK STUDS
EXTERIOR WALLS - SECOND FLOOR		
< 3'-2"	(2) 2x4's	G&N w/ (2) JACK STUDS
< 4'-8"	(2) 2x6's	G&N w/ (2) JACK STUDS
< 5'-11"	(2) 2x8's	G&N w/ (2) JACK STUDS
< 7'-3"	(2) 2x10's OR (3) 2x8's	G&N w/ (2) JACK STUDS

NOTE: ALL HEADERS TO BE GLUED & NAILED, TYP.

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REVISIONS:

DATE	BY	DESCRIPTION

SECOND FLOOR PLAN

DRAWN:	DATE:
DOR	07/17/2020
PROJECT:	SHEET:
19252	A3

TRUSS NOTES:

1. TRUSS PROFILE SHOWN FOR REFRENCE ONLY - MANUFACTURER IS RESPONSIBLE FOR CHORD LAYOUT AS REQUIRED FOR DESIGN LOAD.
2. PROVIDE STEP-DOWN GABLE END TRUSSES.
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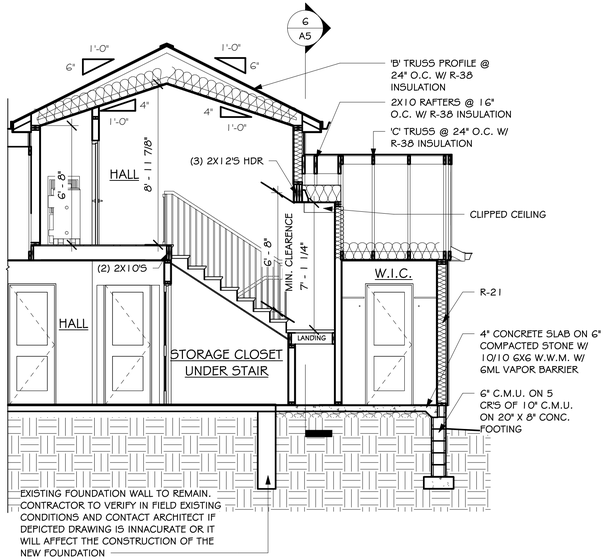
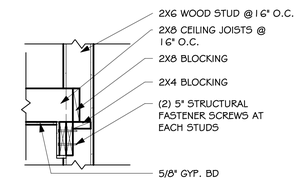
6. TRUSS MANUFACTURER TO PROVIDE GABLE END TRUSSES.
7. ROOF TRUSSES, INCLUDING DESIGN, CONNECTIONS, BRACING ERECTION AND QUALITY SHALL CONFORM TO THE SPECIFICATIONS AND RECOMMENDATIONS OF NFPA AND THE TRUSS PLATE INSTITUTE (TPI.) TEMPORARY AND PERMENANT BRACING SHALL BE IN STRICT ACCORDANCE WITH TPI BWT-76, BRACING WOOD TRUSSES.
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 ARCHITECT FOR REVIEW BEFORE BEGINING FABRICATION.

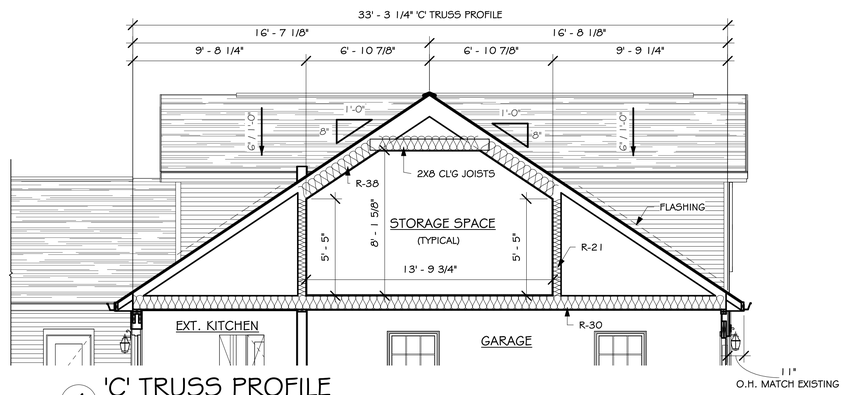


1 BUILDING SECTION A
1/4" = 1'-0"

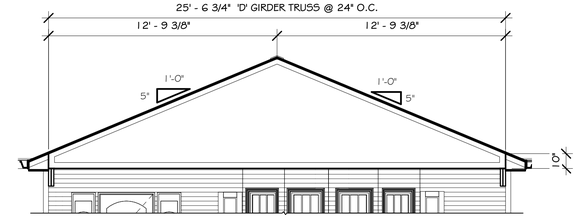
3 BUILDING SECTION C
1/4" = 1'-0"



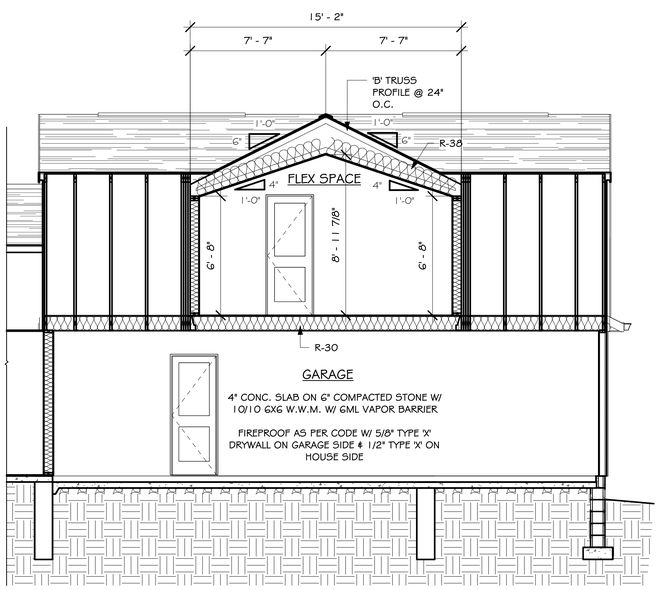
5 CEILING JOIST CONNECTION DETAIL
3/4" = 1'-0"



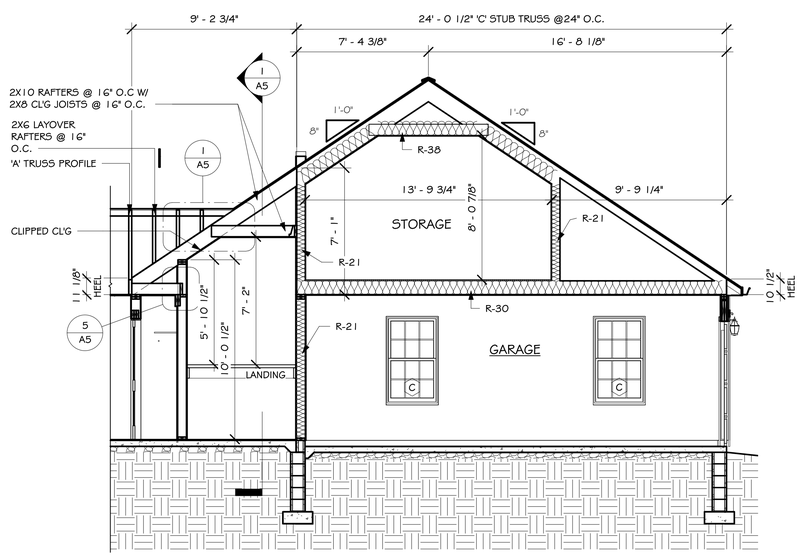
4 'C' TRUSS PROFILE
1/4" = 1'-0"



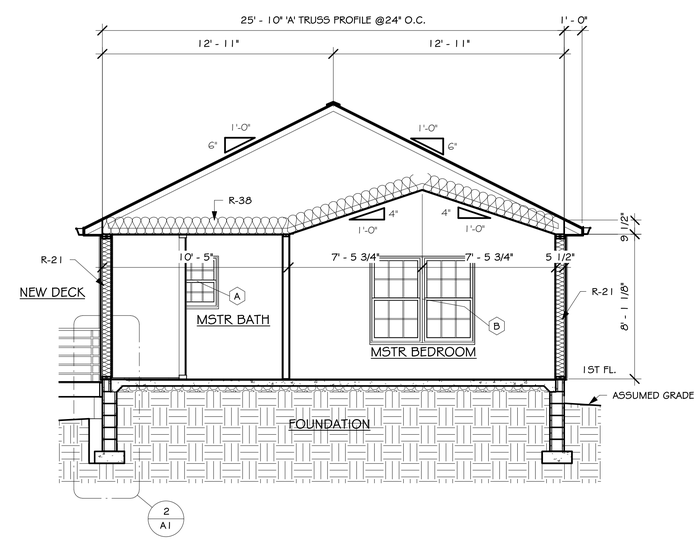
8 'D' TRUSS PROFILE
1/4" = 1'-0"



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



6 'C' STUB TRUSS PROFILE
1/4" = 1'-0"



7 BUIDING SECTION D
1/4" = 1'-0"

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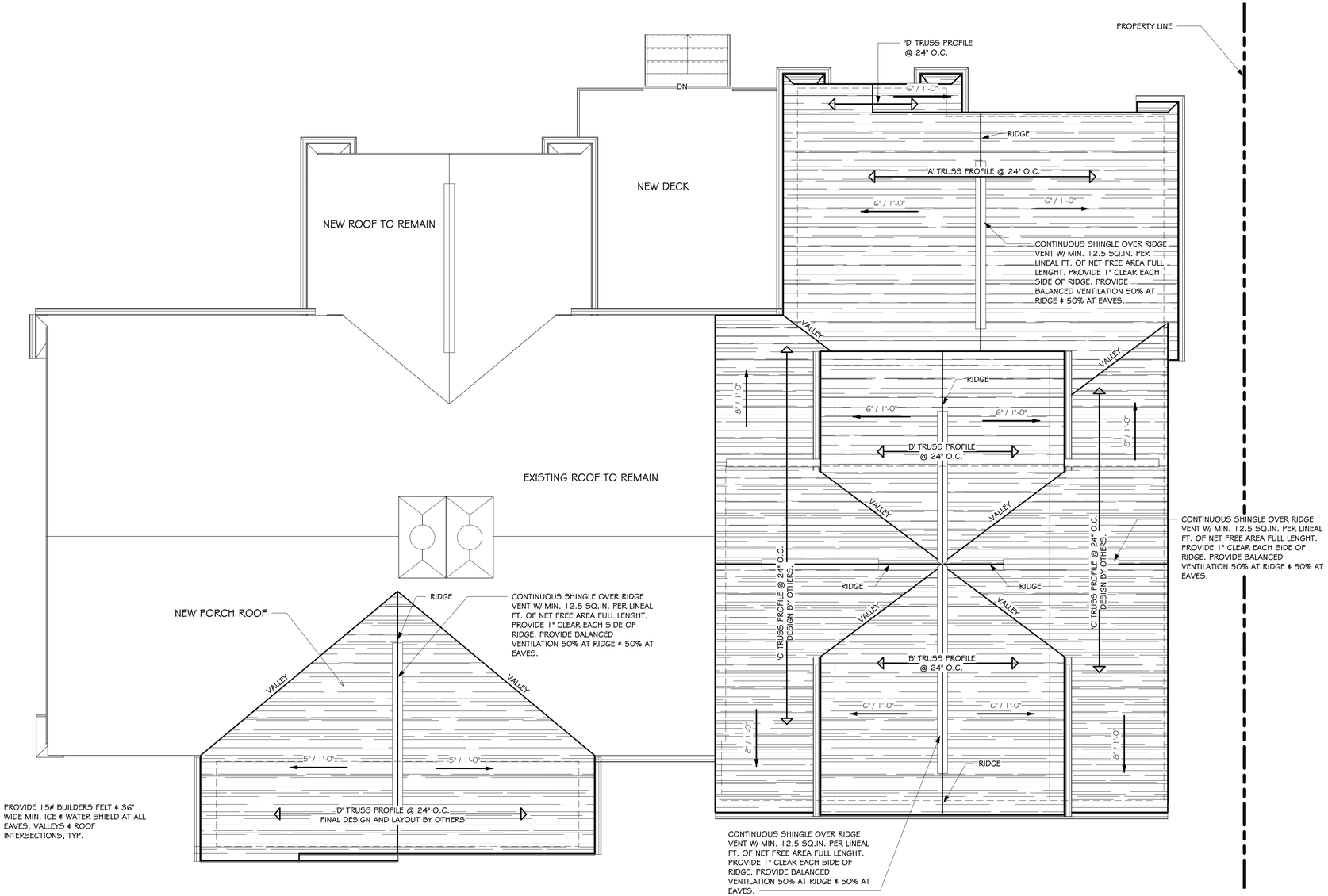
REVISIONS:

DATE	BY	DESCRIPTION

SECTIONS

DRAWN:	DATE:
DOR	07/17/2020
PROJECT:	SHEET:
19252	A5



1 ROOF PLAN

1/4" = 1'-0"

GENERAL ROOF NOTES:

1. 30 YEAR ACHITECTURAL ROOF SHINGLES TO MATCH ADJACENT EXISTING
2. ICE & WATER SHIELD IN VALLEYS SHALL BE 36" WIDE MIN. (18" EACH SIDE)
3. ICE & WATER SHIELD @ EAVES TO BE INSTALLES FROM 2'-0" INSIDE FACE OF EXTERIOR WALLS TO ROOF EDGE; TWO (2) 36" COURSES MINIMUM.
4. ALL OVERFRAMING/ RAFTER FRAMED SPACES ARE TO VENT FREELY INTO MAIN ATTIC SPACE.

TYPICAL ROOF:

1. TRUSS DESIGN BASED ON UL DESIGN P522.
2. 30 YR. (MIN. WARRANTY) FIBERGLASS SHINGLES OVER 15# BUILDERS FELT w/ (2)COURSE ICE & WATER SHIELD AT ALL EAVES AND VALLEYS.
3. 5/8" ADVANTECH SHEATHING, CLIP BETWEEN JOINTS, STAGGER SEAMS.
4. PRE-FAB WOOD TRUSSES @ 24" O.C. (DESIGNED BY MANUFACTURER) w/ HURRICANE CLIP: SIMPSON H1 OR HURRICANE STRAPS PER SPECIFICATIONS @ EACH BEARING END OF TRUSS, TYP.
5. R-38 BATT INSULATION w/ 6MIL. POLY VAPOR BARRIER.

TRUSS NOTES:

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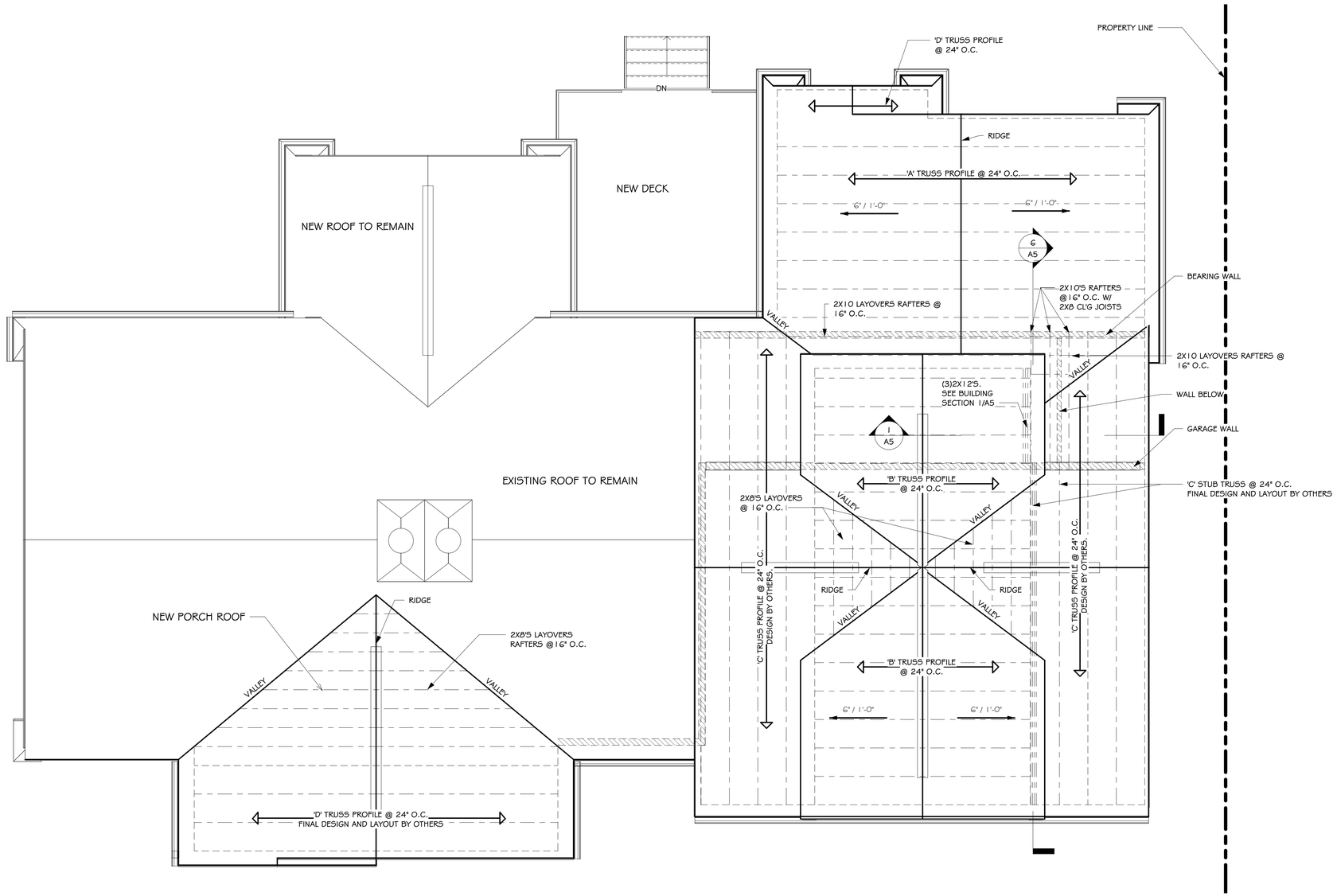
REVISIONS:

DATE	BY	DESCRIPTION

ROOF PLAN

DRAWN:	DATE:
DOR	07/17/2020
PROJECT:	SHEET:
19252	A6



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

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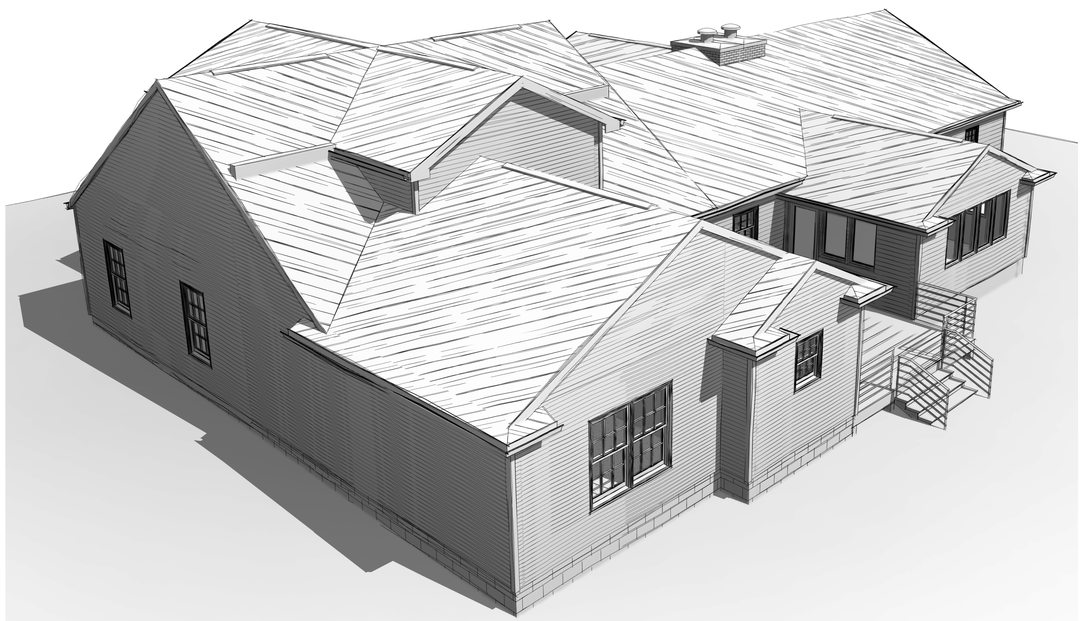
DATE	BY	DESCRIPTION

ROOF FRAMING PLAN

DRAWN:	DATE:
DOR	07/17/2020
PROJECT:	SHEET:
19252	A7



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DATE	BY	DESCRIPTION

3D VIEWS

DRAWN:	DATE:
DOR	05/29/2020
PROJECT:	SHEET:
19252	A9

3755

3715

Town of Pittsford

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

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

Permit #
CA20-000004

DESIGN REVIEW AND HISTORIC PRESERVATION BOARD
REFERRAL OF APPLICATION

Property Address: 60 French Road ROCHESTER, NY 14618
Tax ID Number: 151.14-1-79
Zoning District: RN Residential Neighborhood
Owner: Savino, Claudia A
Applicant: Savino, Claudia A

Application Type:

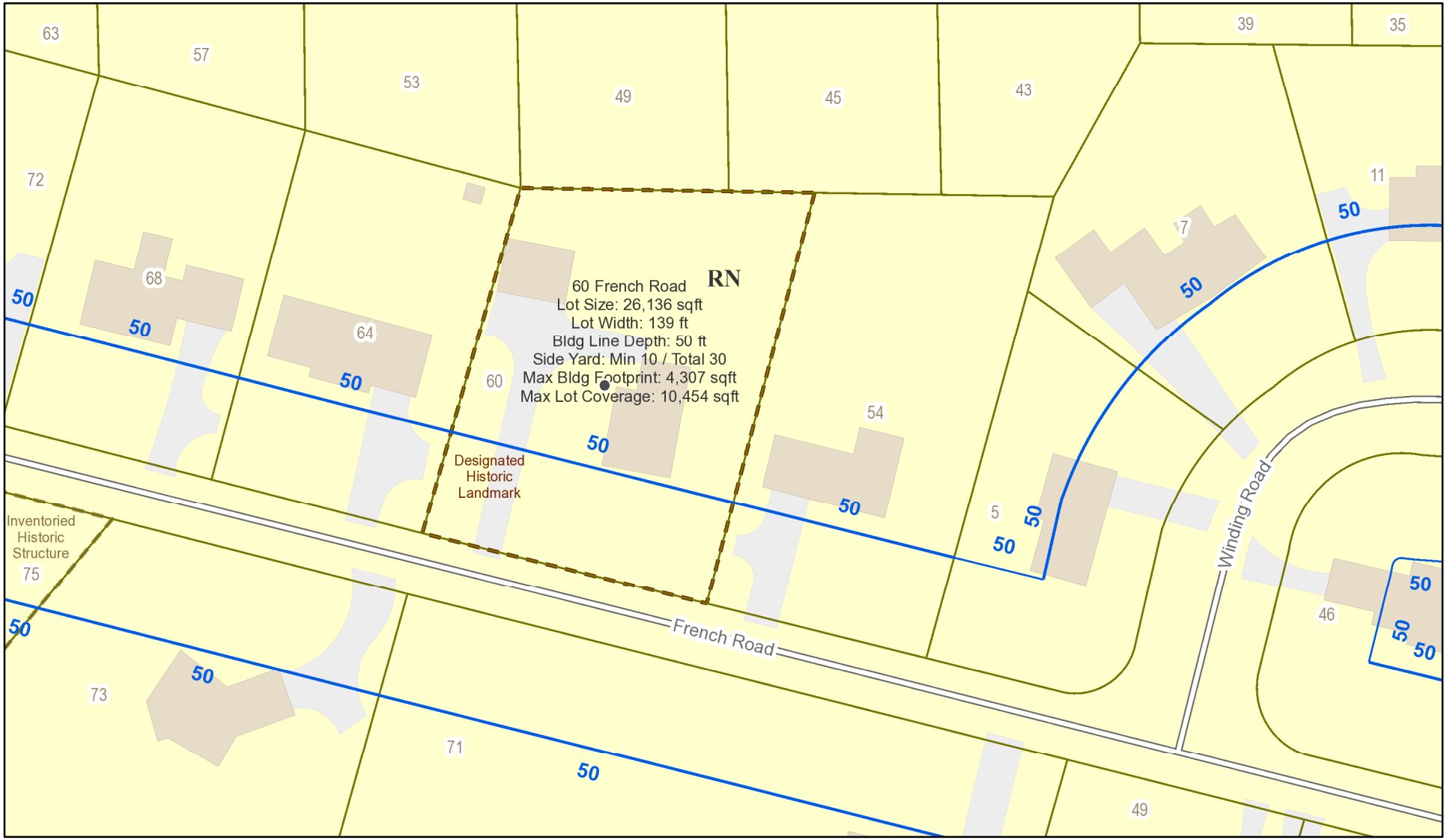
- ☐ Residential Design Review §185-205 (B)
- ☐ Commercial Design Review §185-205 (B)
- ☐ Signage §185-205 (C)
- ☐ Certificate of Appropriateness §185-197
- ☐ Landmark Designation §185-195 (2)
- ☑ Informal Review
- ☐ Build to Line Adjustment §185-17 (B) (2)
- ☐ Building Height Above 30 Feet §185-17 (M)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

Project Description: Applicant is requesting an informal review for the installation of a metal roof on a designated historic home.

Meeting Date: August 27, 2020

60
ADT

RN Residential Neighborhood Zoning



Printed August 20, 2020

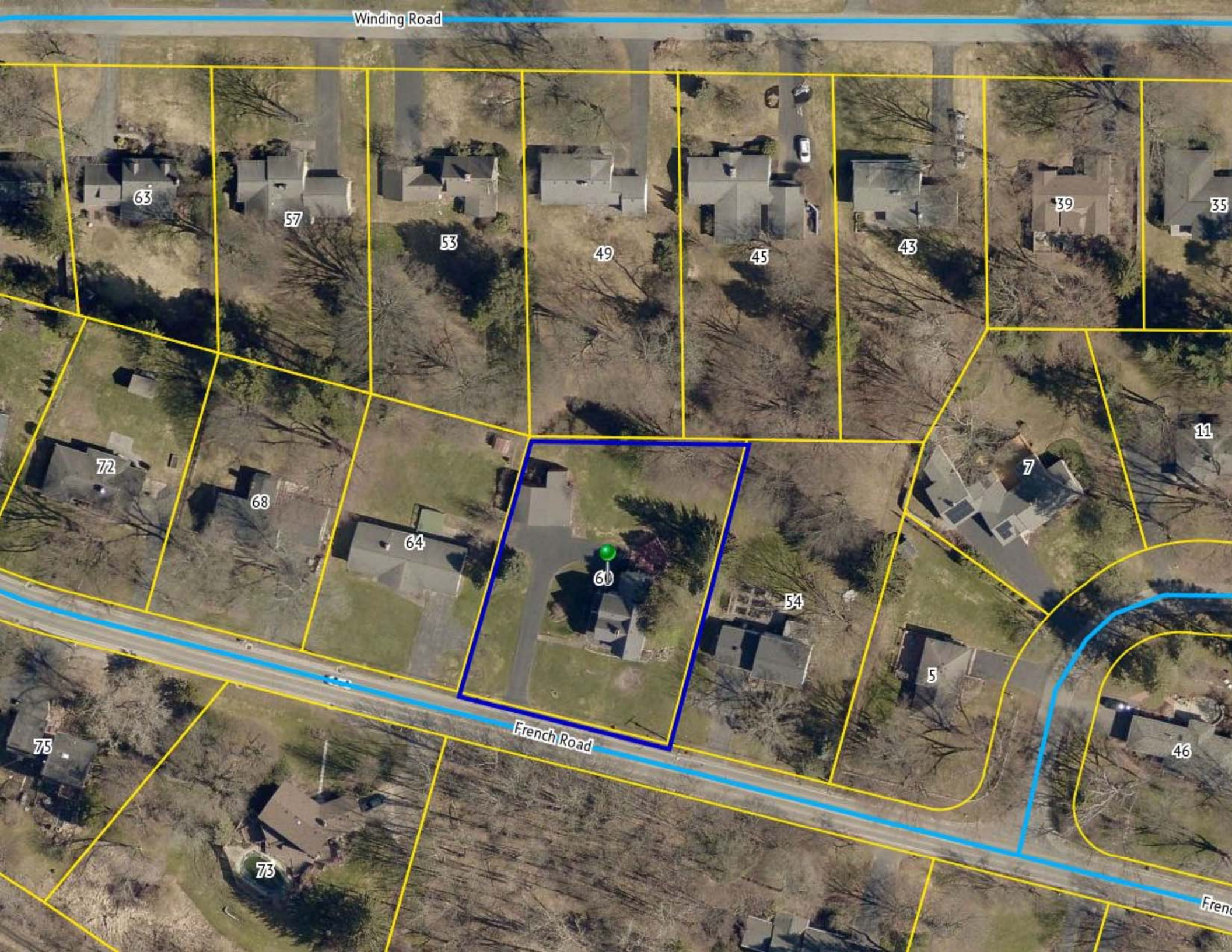
1:1,128

0 45 90 180 ft

0 12.5 25 50 m

Town of Pittsford GIS

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


Winding Road
63
57
53
49
45
43
39
35
72
68
64
60
54
7
11
5
75
73
46
French Road

MAY 23 1965

TECHNICIAN SEAL OF SAFETY — YOUR SYMBOL OF TRUST
✓ Drug Tested
✓ Background Checked
✓ Professionally Trained

LAKESIDE ROOFING & CONTRACTING
HOME OF KANGA ROOF — WE HOP TO IT

—Home Owner Agreement—

7086

BBB A+ ACCREDITED BUSINESS

RECOMMENDED ROOFER

Billing Office: 126 W Monroe St, Little Falls, NY 13365
Business Office: 7440 State Route 31, Lyons, NY 14489
315-923-3003

	THE JOEY	THE KANGA	THE SUPREME KANGA
Metal	~~40 or 50 yr Color~~ _____	50 yr Color _____	50 yr Color _____
Shingles	Landmark ~~30~~ or 50 yr Color moireblack	50 yr Color _____	50 yr Color _____
Tear-Off	Yes _____	Yes _____	Yes _____
Underlayment	Synthetic Titanium	Xtreme Storm	Xtreme Storm
Xtreme Storm Guard	Eaves & Valleys High Temp	Whole Roof	Whole Roof
Drip Edge	Yes	Yes	Yes
Ventilation	Yes 65 ft. ridge vent	Yes ___ ft. ridge vent	Yes ___ ft. ridge vent
Starter Strip (eaves)	Eaves Only	Eaves	Eaves
Disposal & Cleanup	Yes	Yes	Yes
Rhino Roofing System for Shingles	Yes	Yes	Yes
Iron Clad Warranty	Yes	Yes	Yes
No Blame Game Guarantee	5 yr	5 yr	Lifetime Warranty w/Lifetime OHCC
Premium Craftsman Guarantee	5 yr	5yr	Lifetime Warranty w/Lifetime OHCC
Happy Neighbor Guarantee	Yes	Yes	*see terms and conditions on OHCC agreement
TOTAL INVESTMENT	$22,429.00	_____	_____

—Additional Services—

- ✓ Re-Flash Chimney _____"
- Install new plywood# sheets 3/8" 1/2" 5/8" 3/4"
- ✓ New pipe flashing option for a 50 yr metal Roof
- Install new wood (osb) _____ ft.
- ✓ Install new endwall _____ ft.
- Install bathroom vent kit
- Install step flashing
- Certainteed Extended Warranty

System is $26,991.00

- Install Double Bubble (for metal)
- ✓ Install side walls (for metal)
- ✓ Install corners (for metal)
- ✓ Install closures (for metal)
- Install gutter _____ ft.
- Install downspouts _____ ft.
- Install gutter covers _____ ft

Custom Request Replace Roof on Entire home Except front porch Because that is newer. Permits Included. Special EPDM Rubber in abnormal valley area. option for New seamless gutters on 2 story area Tied into downspouts add $879

Payment Terms: 1/3 down with contract and balance due upon completion. See back for terms and conditions. By signing below you agree to the terms and conditions, and authorize the work. You have up to three business days to surrender this contract unless work has begun. Please add 3% if paying by credit card.

Thank You!

Client Signature _____ Date 3-18-2020

Name Claudia Savino

Address 60 French Rd

City Rochester, NY.

E-mail _____

Specialist's Signature Eugene M

Home Phone (___) _____

Cell (___) _____

Work (___) _____

Approximate Start Date _____

Date _____

WHAT **SETS US APART?**
IT'S AS SIMPLE AS 1,2,3...

1. SUPERIOR BARRIER PROTECTION

AZM® with Activate Technology *sets a new industry benchmark for corrosion control with the addition of magnesium into the aluminum-zinc coating. Magnesium forms a chemical reaction with aluminum and activates sacrificial characteristics not previously present. The result is a product that provides self-sealing protection.*

2. EXCLUSIVE PAINT SYSTEM

COLORBOND® *is the direct result of extensive research and development to formulate a superior paint system against severe weather conditions and UV Penetration. Tested in the harshest environments throughout the world,* ***COLORBOND®*** *outlasts and outperforms all other paint systems in the market.*

3. INNOVATIVE PROCESS

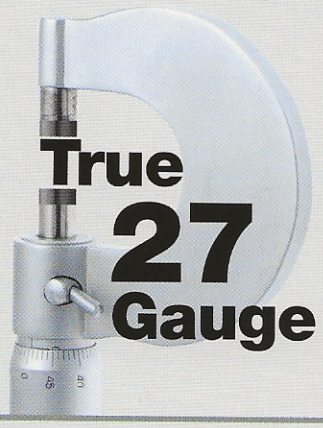
Even the best raw materials on earth can be ruined by the wrong roll forming technique. That's why Everlast pioneered the ***Evercure™ Process.*** *We begin by heating our panels to increase flexibility. Then, our rollformer utilizes more passes to form the panel more gradually. Finally, we seal the cut edge with our CECI technology, and deliver it in the industry's sturdiest packaging.*

4. PACKAGING & DELIVERY

All of our products are packaged and banded together to ensure a ***high level of quality control during shipment****. All of our trim and accessories are packaged to be* ***shipped or picked-up****. Our distribution services guarantees* ***on-time delivery and reliable transportation****.*

THE NEXT GENERATION

Everlast Roofing is proud to be an innovator in our field. Our promise to our customers is to continue to push boundaries to produce a superior performing product. It is this promise that has led to the introduction of **AZM® with Activate Technology** and **COLORBOND®** with the release of our next generation product. Backed with a 20-year proven record of outperforming all others in both accelerated laboratory and real world harsh environment exposure tests, **Everlast Roofing is the only company in North America to offer this technology.**

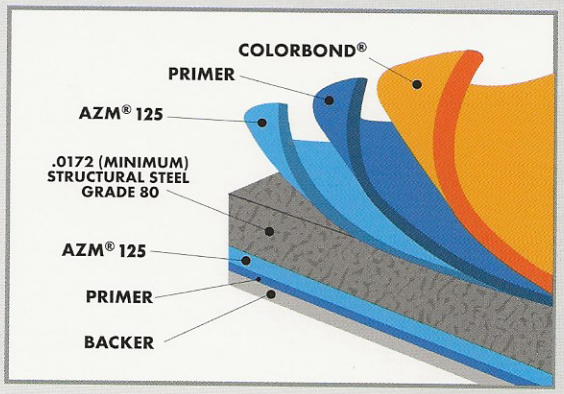


1. TRUE 27 GAUGE STEEL

At its core, the **OMNI series is built on true 27 gauge steel,** that's measured *before* paint, not after. This thicker steel is the fundamental design difference of the Everlast II OMNI panel; boasting **long-term strength, enabling higher snow and wind yields, and unprecedented hail resistance.** Additional benefits include improved job-site durability, and the reduction of oil canning, ghosting and purlin show through.

SUPERIOR BARRIER PROTECTION

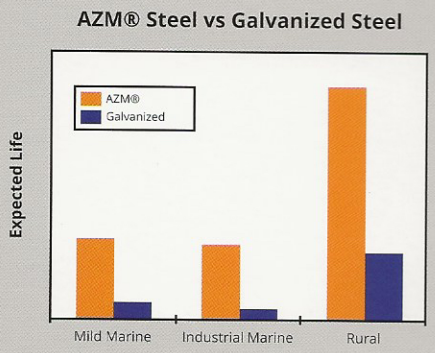
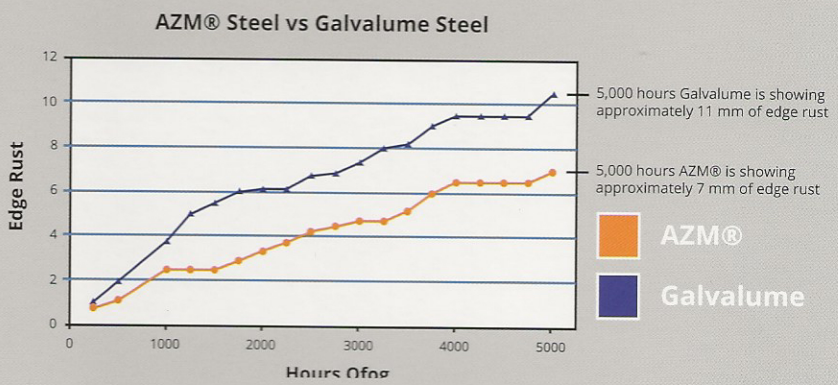
The **OMNI series includes the latest in corrosion resistance with the Next Generation AZM® coating with Activate Technology, which provides for the best corrosion resistance in the industry.** This first-of-its-kind metallic coating introduces magnesium into the aluminum-zinc alloy coating, which improves galvanic protection by activating the aluminum.



AZM WITH ACTIVATE® TECHNOLOGY

AZM®: MORE SUPERIOR CORROSION RESISTANCE

G100

AZ50®

AZM® 125