

**Design Review & Historic Preservation Board
Agenda
September 12, 2019**

HISTORIC PRESERVATION DISCUSSION

RESIDENTIAL APPLICATION FOR REVIEW – RETURNING

- **2179 West Jefferson Road**
The Applicant is requesting design review for the construction of a 2431 sq. ft. one-story single family new home.

RESIDENTIAL APPLICATION FOR REVIEW

- **36 Butternut Drive**
The Applicant is requesting design review for the addition of a 288 sq. ft. three-season room. The addition will be located in the rear of the home.
- **34 Carriage Court**
The Applicant is requesting design review for the addition to a 20' x 10' family room with a bedroom and full bath that will be located in the rear of the property.
- **242 Shoreham Drive**
The Applicant is requesting design review for a two-story addition and a rear porch.

COMMERCIAL APPLICATION FOR REVIEW

- **3349 Monroe Avenue – UBreakIFix**
The Applicant is requesting design review for the addition of an business identification sign located in Pittsford Plaza. The sign will identify the business "UBREAKIFIX" and will be approximately 17.17 sq. ft.

ADVISORY COMMENTS TO THE PLANNING BOARD – COMMERCIAL

- **900 Linden Avenue – Cube Smart**
The Applicant is requesting an informal design review for the renovation of a 50,000 sq. ft. vacant building. The new owner is proposing to convert the building to self-storage with some general warehouse space.

INFORMAL REVIEW - COMMERCIAL

- **3300 Monroe Avenue**
The Applicant is requesting an informal design review for a façade change. Changes will include painting the existing brick, removal of awnings and addition of Alucobond cladding.

OTHER – REVIEW OF 8/22/2019 MINUTES

Draft
Design Review and Historic Preservation Board
Minutes
August 22, 2019

PRESENT

Paul Whitbeck, John Mitchell Bonnie Salem, Leticia Fornataro

ALSO PRESENT

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

ABSENT

Dirk Schneider, Chairman, David Wigg, Kathleen Cristman

HISTORIC PRESERVATION DISCUSSION

Bonnie Salem opened the meeting. The banners for the historic district were discussed. Quotes have been received for fabric and vinyl banners. A draft letter to the Town Board for funding was reviewed and approved.

Bonnie also indicated that she is keeping touch with the homeowners of inventoried homes who attended the reception and is willing to provide assistance to those interested in designation.

LANDMARK DESIGNATION – PUBLIC HEARING

- **191 Long Meadow Circle**

The Applicant is requesting design and review to designate the above address as a Historic Landmark in accordance with Article XXX, Section 185-195.3 of the Pittsford Town Code. The property is zoned (RN) Residential Neighborhood.

The public hearing was opened by Board member John Mitchell.

The homeowners Judy and Kimball Straw were present.

Bonnie Salem recommended the home at 191 Long Meadow Circle for historic designation. She noted the home was built in 1918 and the home is located in an area that has potential for designation as a historic district. The home is situated in a neighborhood noted for its landscape plan designed by prominent landscape architect Alling DeForest. The home is built in a classic Georgian Revival style. For these reasons, the home meets the criteria for designation for high architectural and historic significance. In addition, the homeowners are very interested in their home receiving this designation.

There was no public comment.

Further discussion revealed that Board members Bonnie Salem and John Mitchell visited the site and John concurs with the recommendation for designation. The Board agreed to designate the parcel around the home with the exception of the garage that was found not to be of significance. Mrs. Straw indicated she was also in support of this. All Board members also agreed.

John Mitchell moved to close the Public Hearing. Leticia Fornataro seconded.

All Ayes.

A resolution of landmark designation was read by Bonnie Salem.

The resolution was moved by Board member, Bonnie Salem, seconded by Board member, John Mitchell, and was voted upon by members of the Board as follows:

Dirk Schneider voted	Absent
David Wigg voted	Absent
Bonnie Salem voted	Aye
Kathleen Cristman voted	Absent
Leticia Fornataro voted	Aye
Paul Whitbeck voted	Aye
John Mitchell voted	Aye

The home and parcel surrounding the home with the exception of the current garage was granted Historic Designation status per Case #01-2019 on August 22, 2019.

RESIDENTIAL APPLICATION FOR REVIEW

- **77 Meadow Cove Road**

The Applicant is requesting design review for the addition of livable space above an existing garage. The addition will be approximately 768 sq. ft. and include two bedrooms and two bathrooms. The materials will match the existing home.

The homeowner Mary Refermat was present accompanied by her four children.

She indicated that the footprint of the home will not change with the new construction, the home will receive a new roof and all materials used on the addition will match the existing.

Paul Whitbeck moved to accept the application as submitted.

Leticia Fornataro seconded.

All Ayes.

- **28 Kirklees Road**

The Applicant is requesting design review for the renovation of a garage into livable space. The garage will be renovated into a master suite and living room and will be approximately 570 sq. ft. The garage door will be filled in and new windows will be added to the front facade as well as the side and rear of the existing garage.

The homeowner, Mary Utman, was present.

She indicated she is not changing the footprint of the home. The garage door will be replaced by two windows for the new living space. An area of 2-3 ft will be provided in front of the former garage door area for an area for plantings to buffer the area.

Bonnie Salem expressed concerns about this design fitting into the neighborhood. Leticia Fornataro provided advice on maintaining a door and perhaps replacing with a new door to avoid a cold spot.

Leticia Fornataro moved to accept the application as submitted with the condition that a minimum of 3 ft. of landscaping be maintained in front of the former garage door area to provide buffering.

Paul Whitbeck seconded.

All Ayes.

- **5 Krislynn Drive**

The Applicant is requesting design review for the two-story addition. The addition will be located to the west side of the home and will be approximately 1000 sq. ft. Included on the south side of the addition will also be a 120 sq. ft. attached shed.

Doug Templeton was present to discuss the application with the Board.

Leticia Fornataro disclosed that she has worked with Doug in the past but did not feel it would affect her vote. This was agreeable to the applicant.

Mr. Templeton discussed that this 26' x 19 ½' addition is aimed towards a wooded area. This application has received an area variance from the Zoning Board of Appeals on 8/19/19 for a side setback. He presented additional photos to the Board.

John Mitchell moved to accept the application as submitted.

Bonnie Salem seconded.

All Ayes.

- **91 Maywood Avenue**

The Applicant is requesting design review for an addition to a garage and a new front porch. The garage addition will be located to the front and side of the current garage and will be approximately 150 sq. ft. The front porch addition will be approximately 45 sq. ft. The home will receive exterior refacing, new siding and stone.

Architect Patrick Morabito was present to represent the homeowners. Mr. Morabito indicated that the project will entail refacing the existing house, adding a front porch and expanding the garage. Metal roofs will be installed over the windows over the first story windows on the front elevation.

Bonnie Salem moved to accept the application as submitted.

Paul Whitbeck seconded.

All Ayes.

RESIDENTIAL APPLICATION FOR REVIEW – NEW HOMES

- **2179 West Jefferson Road**

The Applicant is requesting design review for the construction of a one story single family home. The home will be approximately 2431 sq. ft. and will be located on a now empty lot. The previous house was demolished in 2018.

The property owner, Sandip Sur, was present. Mr. Sur was present to request approval for a new home. Upon review, the Board expressed concerns that the garage is 27 ft. forward of the front elevation of the home.

Mark Lenzi cited that it might prove necessary to flip the design of the home so that the garage is on the opposite side to address potential grading concerns at the road for the driveway.

Many Board members felt that this prominent garage design is in conflict with the Design Guidelines for homes in the Town of Pittsford. Another concern is the garage wall on the east elevation has only one door to break up the massing. The Board did not feel that landscaping is a solution to the problem.

After discussion and recommendations from the Board for Mr. Sur to reconsider the design, the Board held a vote.

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

Mitchell – nay
Salem – nay
Fornataro – nay
Whitbeck – nay

Due to a lack of a quorum voting aye, the application received no action.

- **17 Coventry Ridge**

The Applicant is requesting design review for a new single-family one story home. The new home will be approximately 2,302 sq. ft. and will be located in the Coventry Ridge subdivision.

Steve Maynard, representing Spall Homes, was present.

He indicated the proposed home is in the patio neighborhood. The façade is a combination of brick and horizontal siding with a brick return 3 ft. from the ground on the side elevations. It was noted the garage is in line with the front porch.

Bonnie Salem moved to approve the application as submitted.

John Mitchell seconded.

All Ayes.

- **26 Hawkstone Way**

The Applicant is requesting design review for the construction of a one story single family home. The home will be approximately 2290 sq. ft. in the Cottages Subdivision.

Marie Kenton of Ketmar was present to discuss the application.

The ranch home is clapboard shingled with cultured stone.

John Mitchell moved to accept the application as submitted.

Paul Whitbeck seconded.

All Ayes.

- **26 Escena Rise**

The Applicant is requesting design and review for the construction of a new 3475 sq. ft. two-story single family home. The first floor will be 1926 sq. ft. and the second floor will be 1549 sq. ft. This home will be located in the Wilshire Hills Development.

Jeff Brokaw of Morrell Builders was present.

After discussion with the Board, Leticia Fornataro moved to accept the application as submitted.

John Mitchell seconded.

All Ayes.

COMMERCIAL APPLICATION FOR REVIEW

- **3050 Monroe Avenue**

The Applicant is requesting design review for the addition of a business identification sign. The sign will be approximately 24 sq. ft. and will identify "Wells Fargo Home Mortgage". The applicant was approved for a business identification sign at the April 11th meeting but has come back for a change to the design.

No representative was present.

The Board reviewed the application. Mark Lenzi provided information to the Board for this application. He indicated that the new sign fits the sign requirements for Town Code.

The Board specified that the sign should represent the drawing as depicted in rendering #3 and that the logo should be separate from the lettering.

Leticia Fornataro moved to accept the application as submitted with the condition that the logo and letters be moved to be in line with the top and bottom edges of the semicircle on the rendering.

Bonnie Salem seconded.

All Ayes.

- **3400 Monroe Avenue**

The Applicant is requesting design review for the renovation that will include the addition of windows to the side of a commercial building. The windows will match the existing windows in the front. The attached picture is for reference of the windows only.

Chris Hill was present to discuss the application for Allens Creek Oral Surgery.

Four windows will be situated on the elevation facing Allens Creek providing natural lighting for the patients in the practice.

The sign permit approval will be separate from this approval.

A large planter box in front of the building will be kept and maintained.

Paul Whitbeck moved to accept the application as submitted.

Leticia Fornataro seconded.

All Ayes.

- **3040 Monroe Avenue**

The Applicant is requesting design review for the addition of a business identification sign. The sign will be for the business "Code Ninjas" and will be approximately 20.65 sq. ft. located on the front of the building.

James Cossavella was present to discuss the application with the Board. He explained that the business Code Ninjas is a franchise providing drop in tutoring for computer education. The logo is a corporate logo which fits the code requirements for the Town Code.

John Mitchell moved to accept the application as submitted.

Bonnie Salem seconded.

All Ayes.

OTHER – REVIEW OF 7/25/2019 MINUTES

John Mitchell moved to approve the minutes of the 7/25/19 meeting as submitted.

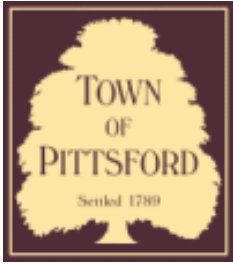
All Ayes.

The meeting adjourned at 9 pm.

Respectfully submitted,

Susan Donnelly
Secretary to the Design Review and Historic Preservation Board

DRAFT



Town of Pittsford

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

Permit #
B19-000115

Phone: 585-248-6250

FAX: 585-248-6262

DESIGN REVIEW AND HISTORIC PRESERVATION BOARD REFERRAL OF APPLICATION

Property Address: 2179 West Jefferson Road PITTSFORD, NY 14534

Tax ID Number: 163.02-1-53

Zoning District: RN Residential Neighborhood

Owner: Sur, Sandip

Applicant: Sur, Sandip

Application Type:

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

Project Description: Applicant is requesting design review for the construction of a one story single family home. The home will be approximately 2431 sq. ft. and will be located on a now empty lot. The previous house was demolished in 2018.

Meeting Date: September 12, 2019



SUR RESIDENCE

2179 WEST JEFFERSON RD. PITTSFORD, NY

PLAN 2431 R

PROJECT 2501 C RIGHT

SHEET INDEX

- C-1 COVER SHEET
- 1/6 ELEVATIONS
- 2/6 FOUNDATION PLAN
- 3/6 FIRST FLOOR PLAN
- 4/6 SECTIONS
- 5/6 ROOF PLAN
- 6/6 ELEVATIONS
- N-1 DETAILS
- N-2 REINFORCING NOTES

GENERAL NOTES:

THESE PLANS COMPLY WITH THE 2015 INTERNATIONAL RESIDENTIAL CODE AND 2015 INTERNATIONAL ENERGY CONSERVATION CODE EFFECTIVE OCTOBER 2016.
COMPLIANCE METHOD: RES CHECK CERTIFICATE

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

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

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

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

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

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

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

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

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

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

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

THESE DRAWINGS HAVE BEEN PREPARED FOR STRUCTURAL 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 1/30 OF THE AREA OF THE VENTED SPACE.

ENERGY EFFICIENCY:

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

R402.2.4 ATTIC ACCESS SHALL BE INSULATED WITH THE SAME R- VALUE AS THE ATTIC, WEATHER STRIPPED & LATCHED
R402.4 AIR LEAKAGE. THE BUILDING THERMAL ENVELOPE SHALL BE CONSTRUCTED TO LIMIT AIR LEAKAGE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTIONS R402.4.2 THROUGH R402.4.4.

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

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

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

DURING TESTING:

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

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

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

R403.1.1 PROGRAMMABLE THERMOSTAT. THE THERMOSTAT CONTROLLING THE PRIMARY HEATING AND COOLING SYSTEM SHALL BE CAPABLE OF CONTROLLING THE HEATING AND COOLING SYSTEM ON A DAILY SCHEDULE TO MAINTAIN DIFFERENT TEMPERATURE SET POINTS AT DIFFERENT TIMES OF THE DAY. THIS THERMOSTAT SHALL INC. THE CAPABILITY TO SET BACK OR TEMP. OPERATE THE SYSTEM TO MAINTAIN ZONE TEMPERATURES DOWN TO 55 DEG OR UP TO 85 DEG. THE THERMOSTAT SHALL INITIALLY BE PROGRAMMED BY THE MANIF. 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 (PRESCRIPTIVE) SUPPLY & RETURN DUCTS IN ATTICS SHALL BE INSULATED TO A MIN. OF R-6. WITH THE EXCEPTION OF DUCTS OR PORTIONS THEREOF LOCATED COMPLETELY INSIDE THE BUILDING THERMAL ENVELOPE.

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

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

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

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

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

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

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

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

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

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

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

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

SITE WORK :

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

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

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

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

FOUNDATION :

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

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

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

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

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

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

FIREPLACES :

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

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

FRAMING :

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

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

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

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

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

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

STAIRWAY GUARD REQUIREMENTS:

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

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

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

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

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

GARAGE FIREPROOFING :

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

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

STRUCTURAL MATERIAL SPECIFICATIONS:

STRUCTURAL STEEL	ASTM A-36, Fy = 36 ksi
REINFORCED STEEL	ASTM A-615, Fy = 40 ksi
WIRE MESH	ASTM A-185, 6 x 6 - 10/10 W.W.M.
LUMBER	ALL STRUCTURAL 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 = 10 ⁶ - 1.9 Fc = 750
MASONRY	ASTM C90, GRADE N-1, Fm = 1350 PSI
MORTAR	ASTM C270, TYPE S
GROUT	Fc = 2000 PSI ASTM C476
CONCRETE	Fc = 2500 PSI MIN. (FOOTINGS, BASEMENT SLAB) Fc = 3500 PSI MIN. (GARAGE SLAB, PORCH SLAB, & POURED FOUNDATION WALLS)
BOLTS	ASTM A307, Fy - 33 KSI

DESIGN CRITERIA:

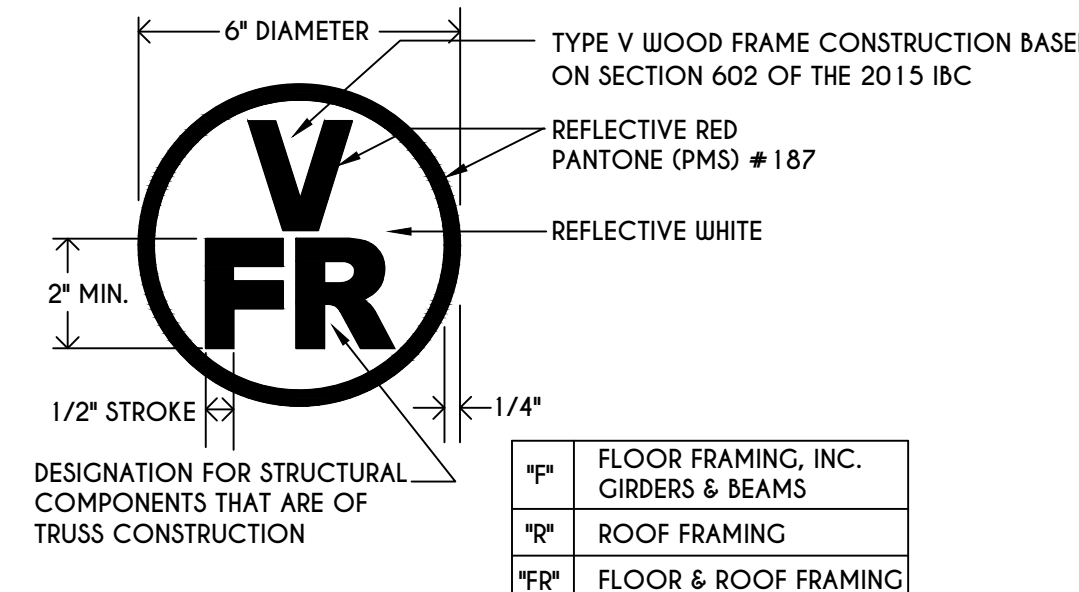
(FOR GREATER ROCHESTER AREA & ADJACENT COUNTIES)

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

1ST AND 2ND FLOOR LIVING AREA LIVE LOAD	40 P.S.F.
SLEEPING AND ATTIC AREA LIVE LOAD	30 P.S.F.
FLOOR DEAD LOAD	15 P.S.F.
GROUND SNOW LOAD	40 P.S.F.
ROOF DEAD LOAD	10 P.S.F.
ALLOWABLE SOIL BEARING	2500 P.S.F. AT MINIMUM 42" BELOW FINISHED GRADE
WIND SPEED	115 MPH, EXPOSURE B
SEISMIC DESIGN	CATEGORY B
WEATHERING	SEVERE
FROST LINE DEPTH	42 INCHES
TERMITE DAMAGE	SLIGHT TO MODERATE
DECAY DAMAGE	NONE TO SLIGHT
WINTER DESIGN TEMPERATURE	1 DEGREE
ICE SHEILD UNDERLAYMENT	REQUIRED 24" INSIDE OF EXTERIOR WALL LINE
FLOOD HAZARD	FIRM - 2008
ROOF TIE DOWN REQUIREMENTS	R802.1.1, BASED UPON SPECIFIC ROOF DESIGN

TRUSS IDENTIFICATION:

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



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WINDOWS: ANDERSEN 200 OR EQUAL
 U-FACTOR 0.30
 SHGC 0.32

DOORS: SELECTION BY OWNER

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

WINDOW / DOOR LEGEND:

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

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

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

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

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

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

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

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

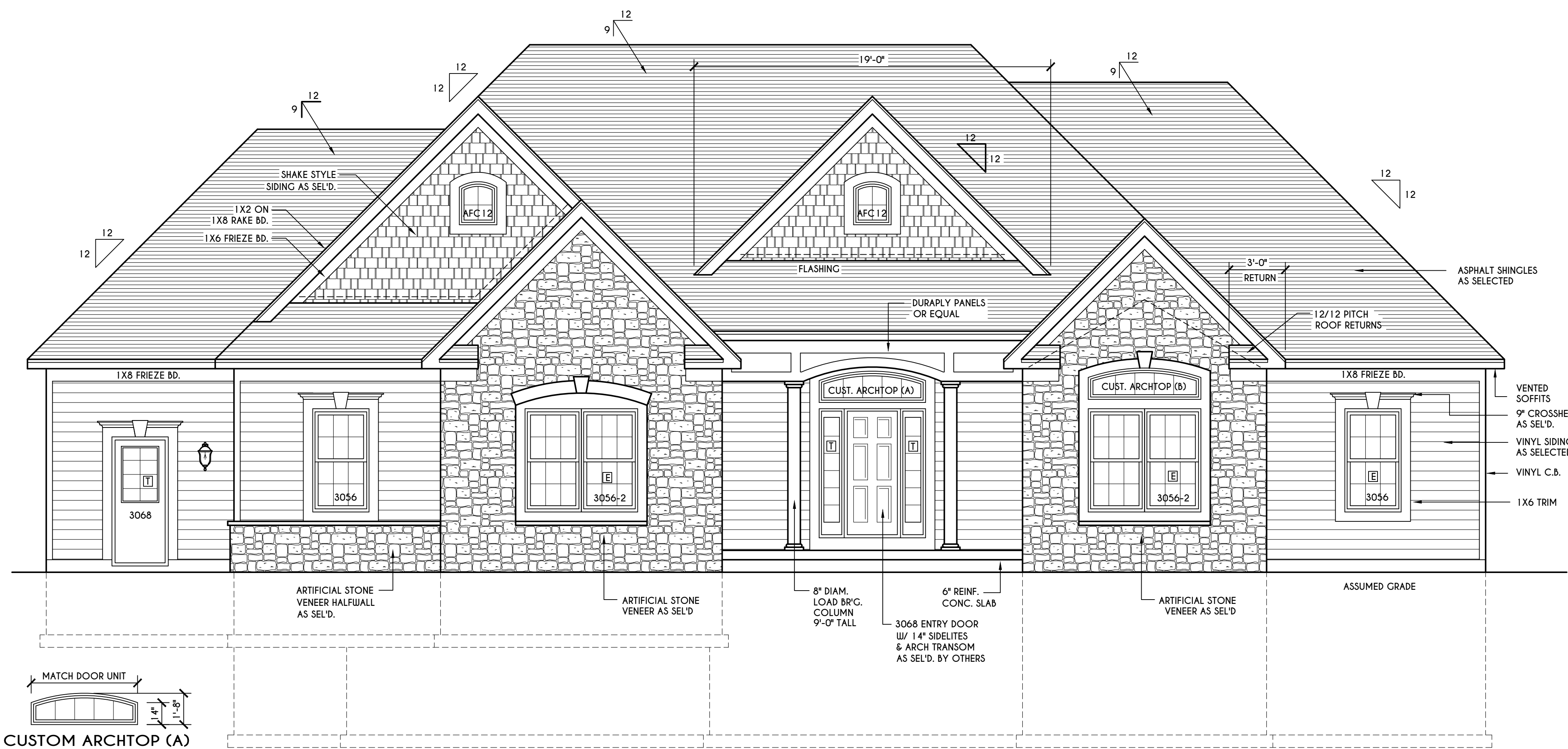
DWELLING UNIT FLOOR AREA (square feet)	NUMBER OF BEDROOMS				
	0-1	2-3	4-5	6-7	> 7
< 1,500	30	45	60	75	90
1,501-3,000	45	60	75	90	105
3,001-4,500	60	75	90	105	120
4,501-6,000	75	90	105	120	135
6,001-7,500	90	105	120	135	150
> 7,500	105	120	135	150	165

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

TABLE M1507.3.3(2)
 INTERMITTENT WHOLE-HOUSE MECHANICAL VENTILATION RATE FACTORS^{a,b}

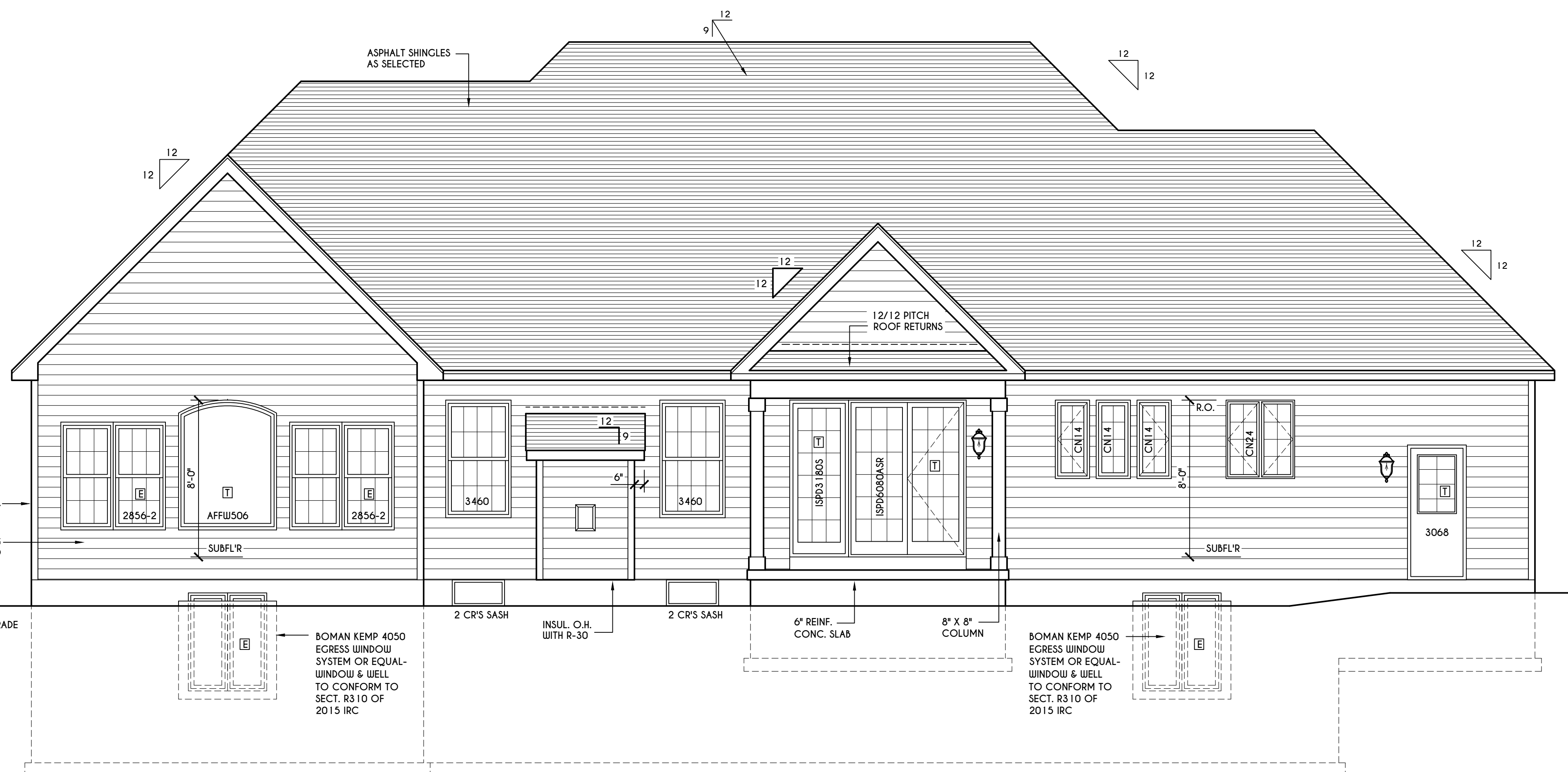
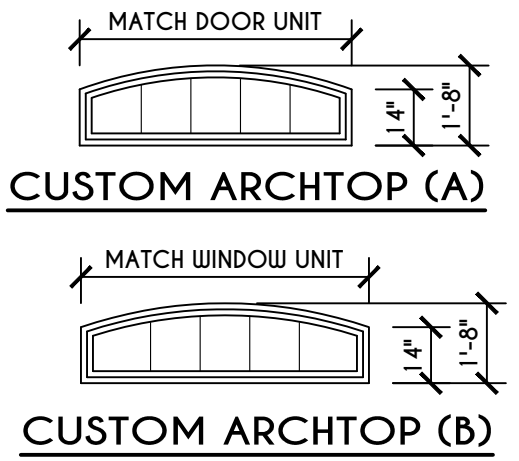
RUN-TIME PERCENTAGE IN EA. 4-HOUR SEGMENT	25x	33x	50x	66x	75x	100x
FACTOR ^a	4	3	2	1.5	1.3	1.0

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



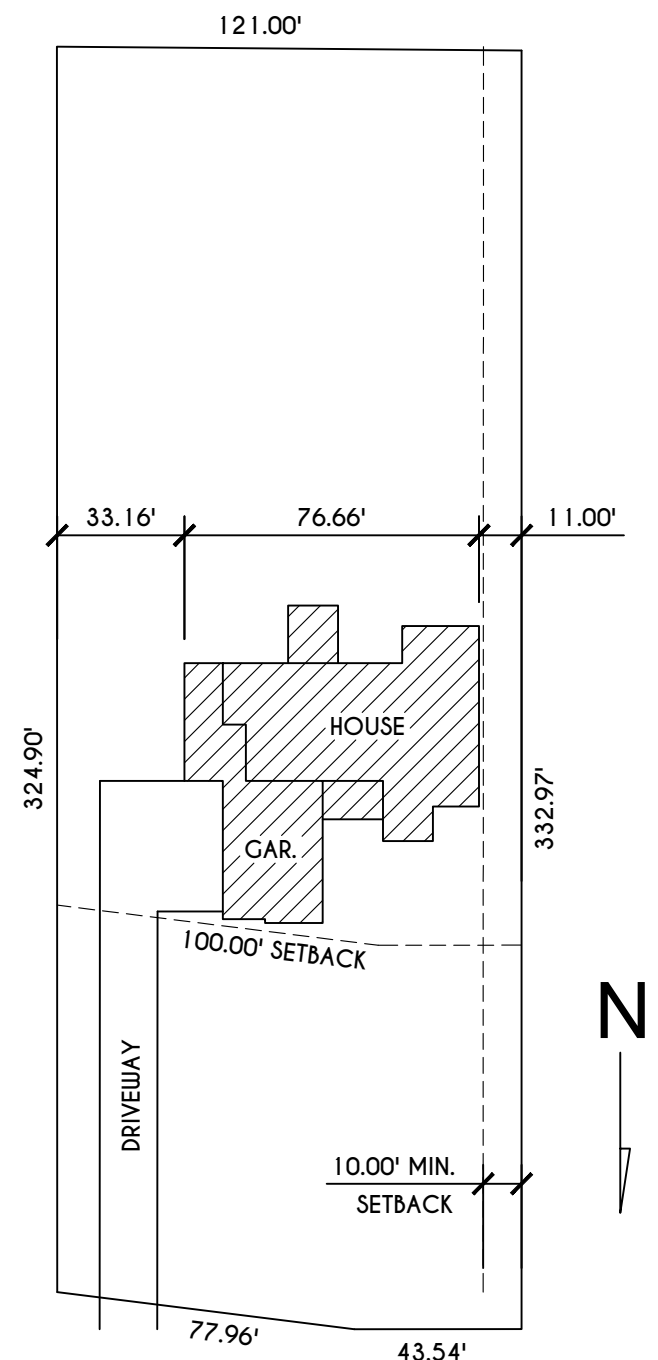
FRONT ELEVATION

SCALE: 1/4" = 1'-0"
 TOTAL LIVING AREA = 2431 SQ.FT.
 TOTAL CONDITIONED VOLUME = 47,830 CU.FT.



REAR ELEVATION

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



SITE MAP

SCALE: 1" = 50'
 2179 WEST JEFFERSON ROAD

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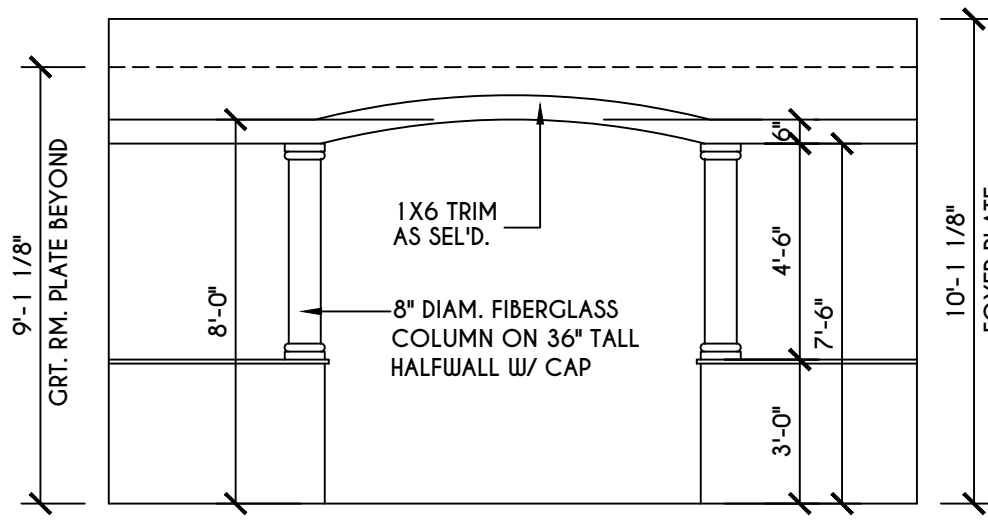
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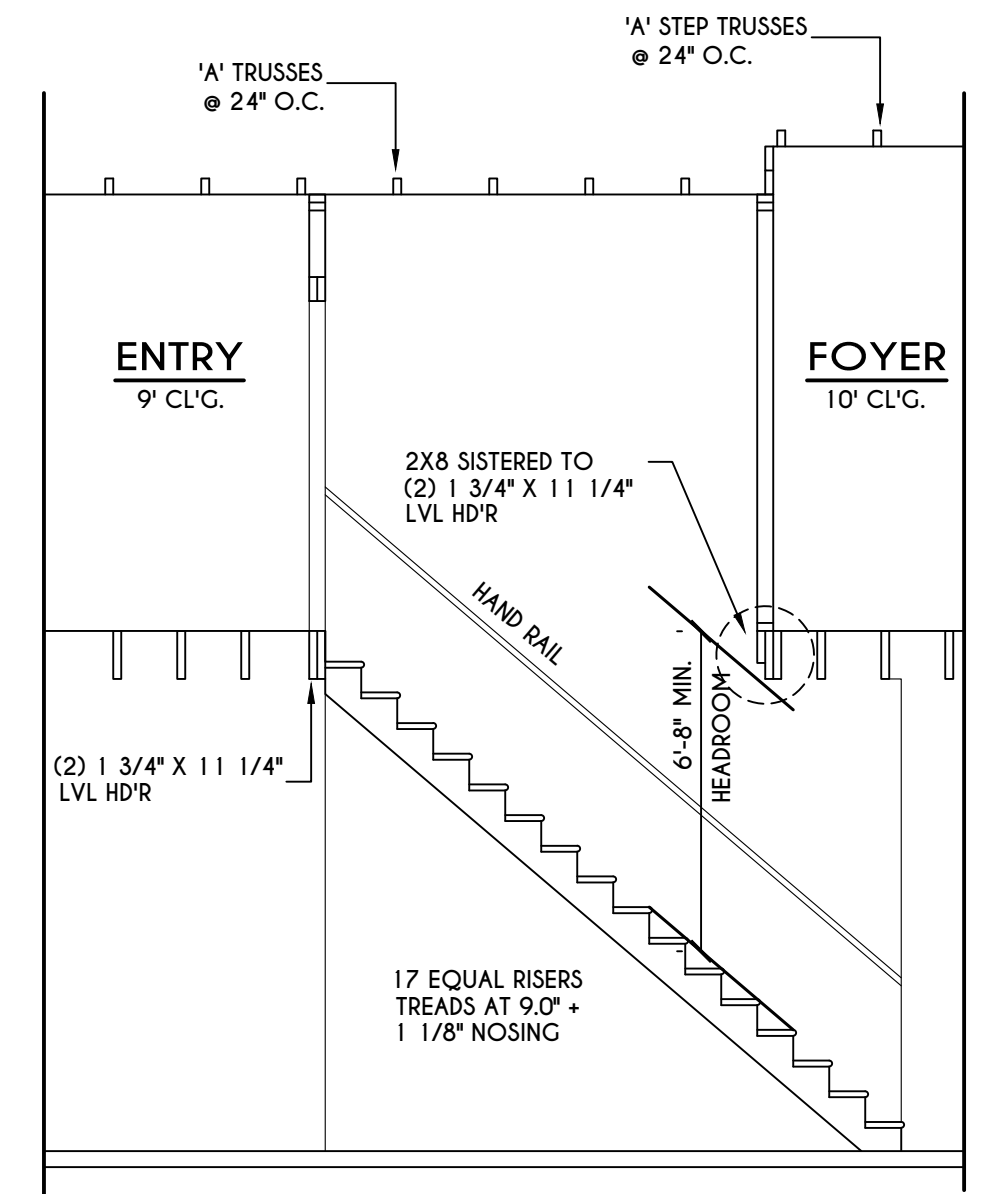
BUILDER:

ELEVATIONS
 GLA PLAN 2431 R

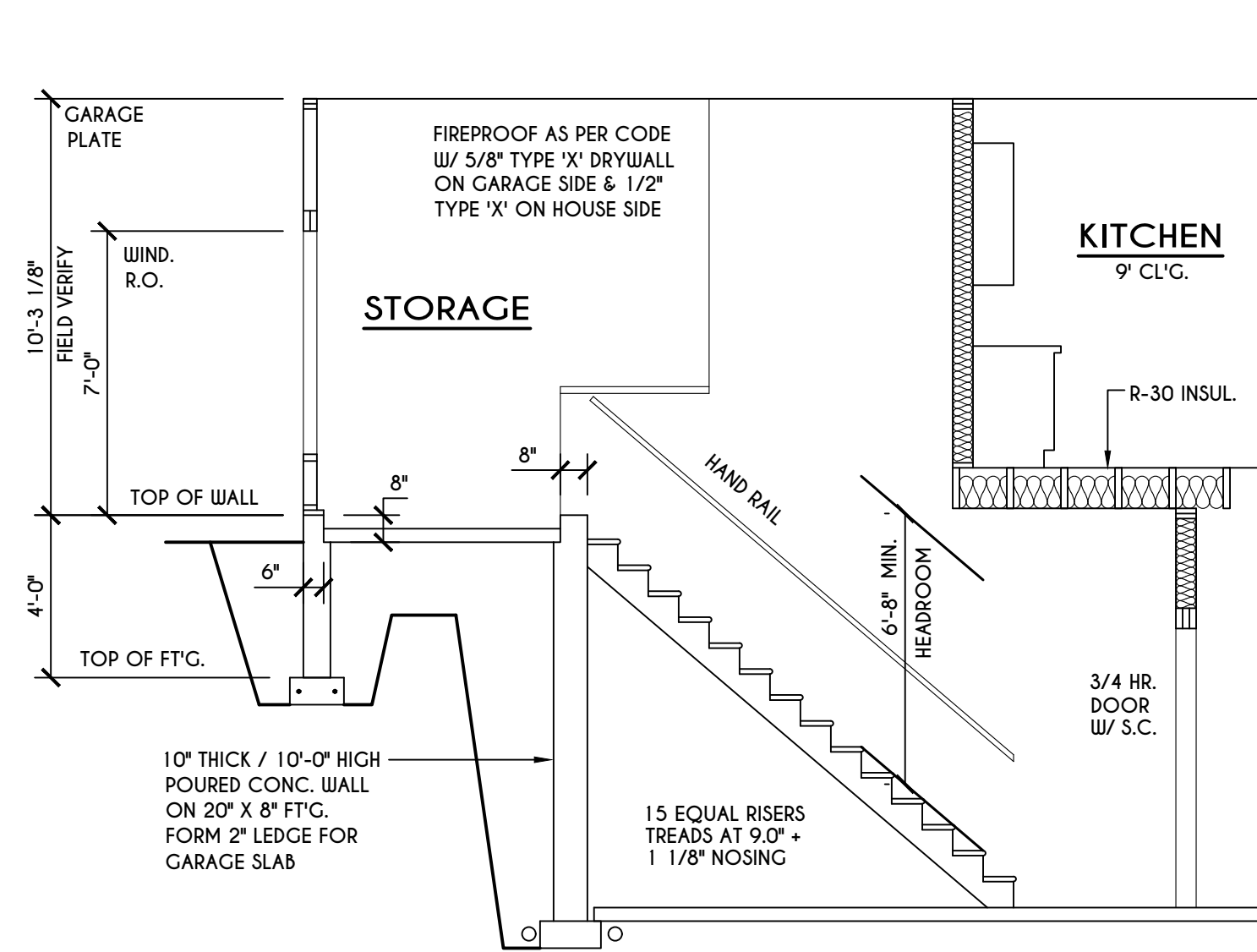
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PROJECT: 2501 C RIGHT	sheet: 1 / 6



ID-1 DETAIL
3
SCALE: 1/4" = 1'-0"



HOUSE STAIR SECTION
SCALE: 1/4" = 1'-0"



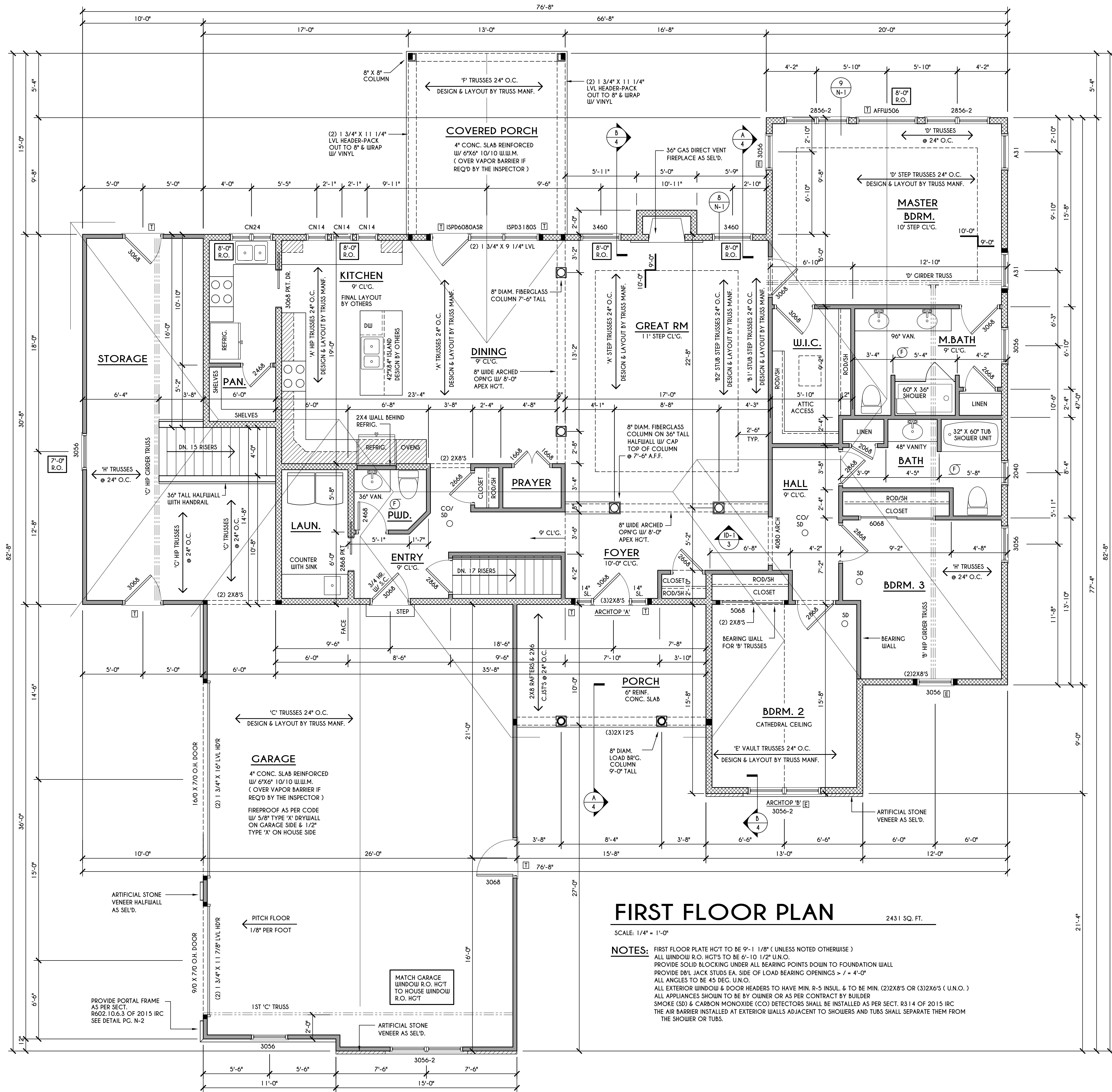
GARAGE STAIR SECTION
SCALE: 1/4" = 1'-0"

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:

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



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

NOTES:
FIRST FLOOR PLATE HGT TO BE 9'-1 1/8" (UNLESS NOTED OTHERWISE)
ALL WINDOW R.O. HGT'S TO BE 6'-10 1/2" U.N.O.
PROVIDE SOLID BLOCKING UNDER ALL BEARING POINTS DOWN TO FOUNDATION WALL
PROVIDE DBL JACK STUDS EA. SIDE OF LOAD BEARING OPENINGS = 7 = 4'-0"
ALL ANGLES TO BE 45 DEG. U.N.O.
ALL EXTERIOR WINDOW & DOOR HEADERS TO HAVE MIN. R-5 INSUL. & TO BE MIN. (2)2X8'S OR (3)2X6'S (U.N.O.)
ALL APPLIANCES SHOWN TO BE BY OWNER OR AS PER CONTRACT BY BUILDER
SMOKE (SD) & CARBON MONOXIDE (CO) DETECTORS SHALL BE INSTALLED AS PER SECT. R314 OF 2015 IRC
THE AIR BARRIER INSTALLED AT EXTERIOR WALLS ADJACENT TO SHOWERS AND TUBS SHALL SEPARATE THEM FROM THE SHOWER OR TUBS.

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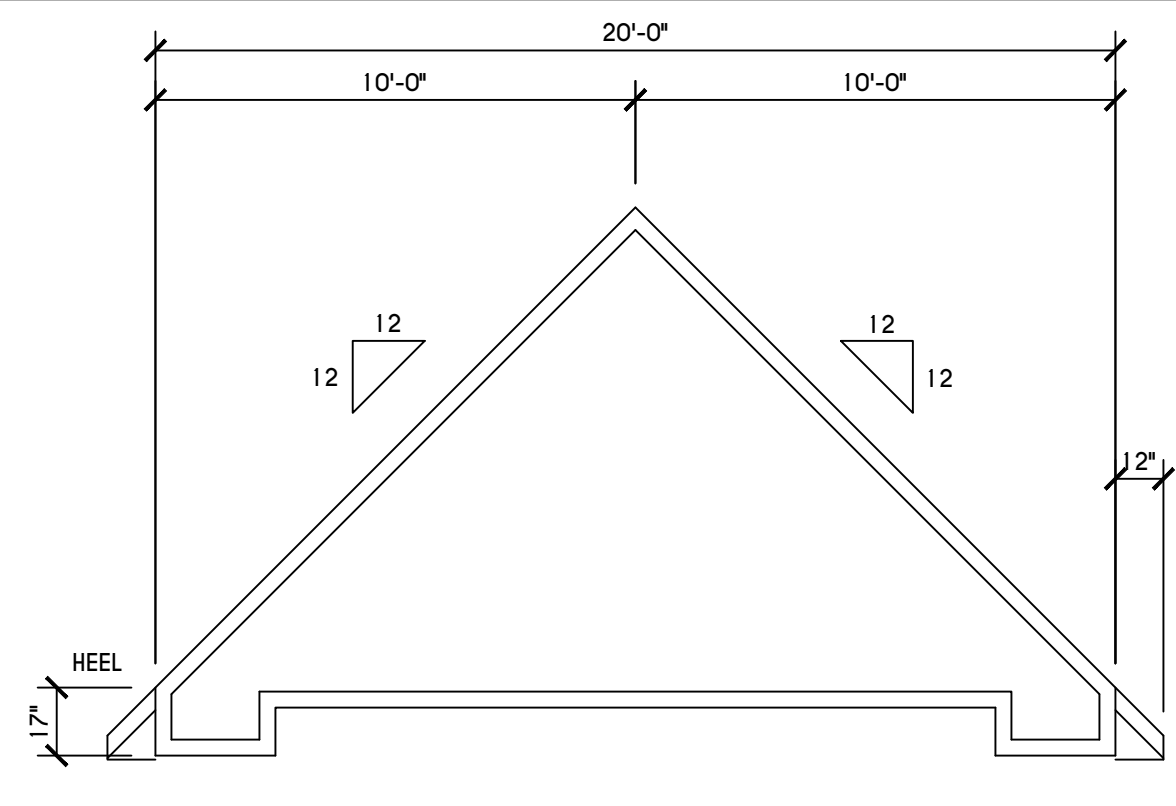
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FIRST FLOOR PLAN
CLA PLAN 2431 R

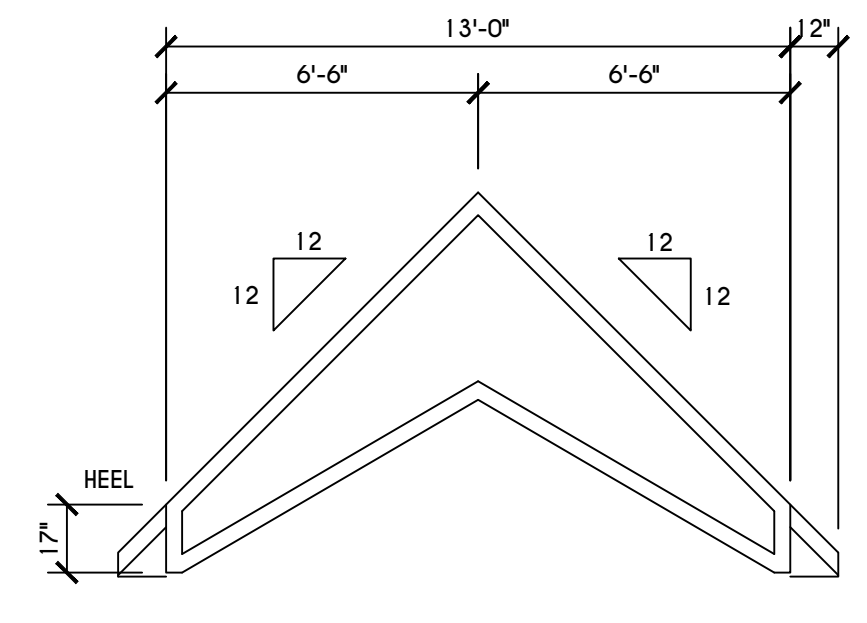
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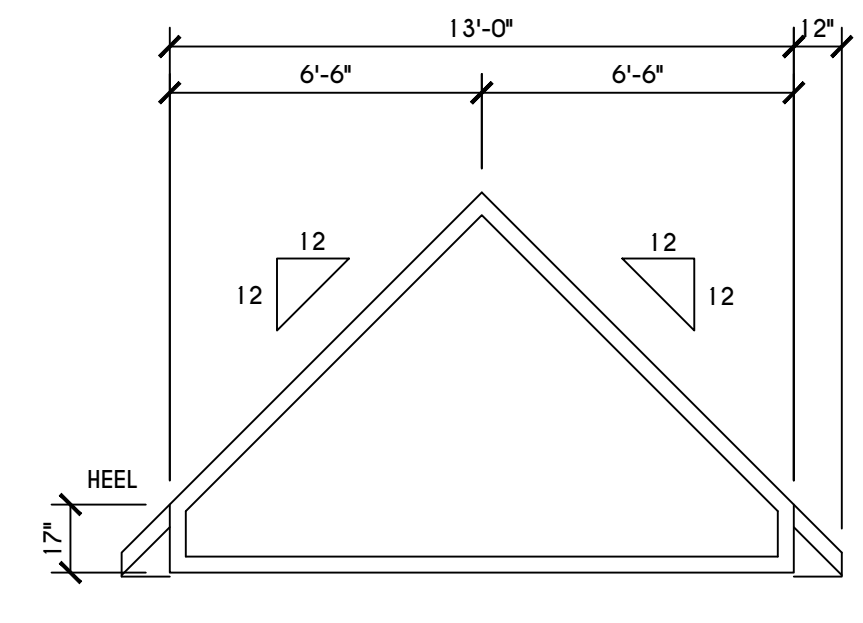
'D' STEP TRUSS PROFILE

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



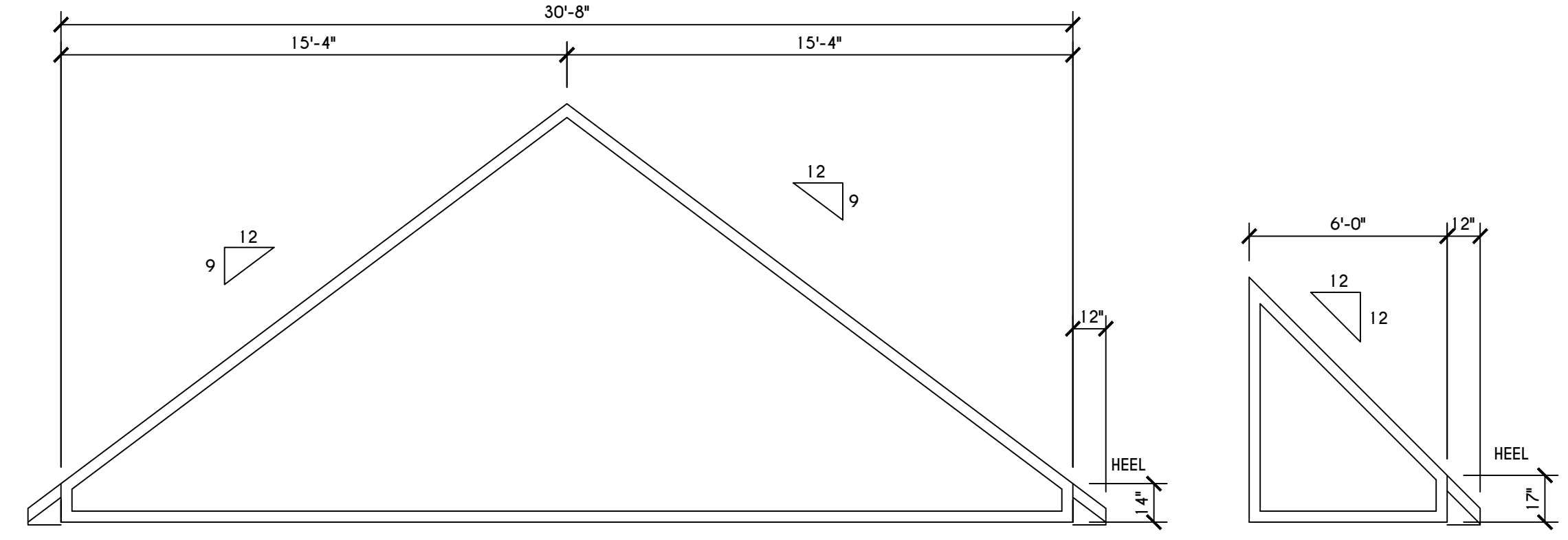
'E' VAULT TRUSS

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



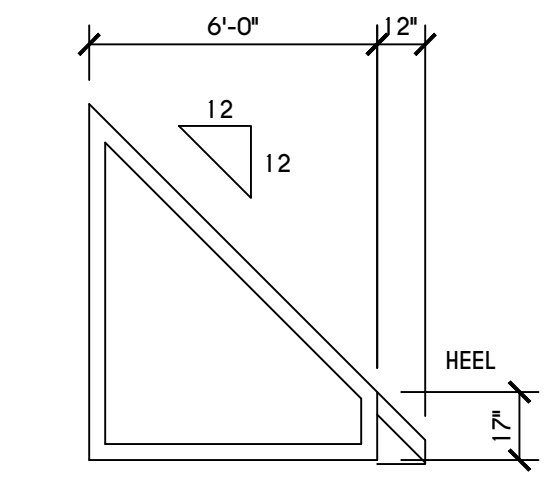
'F' TRUSS PROFILE

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



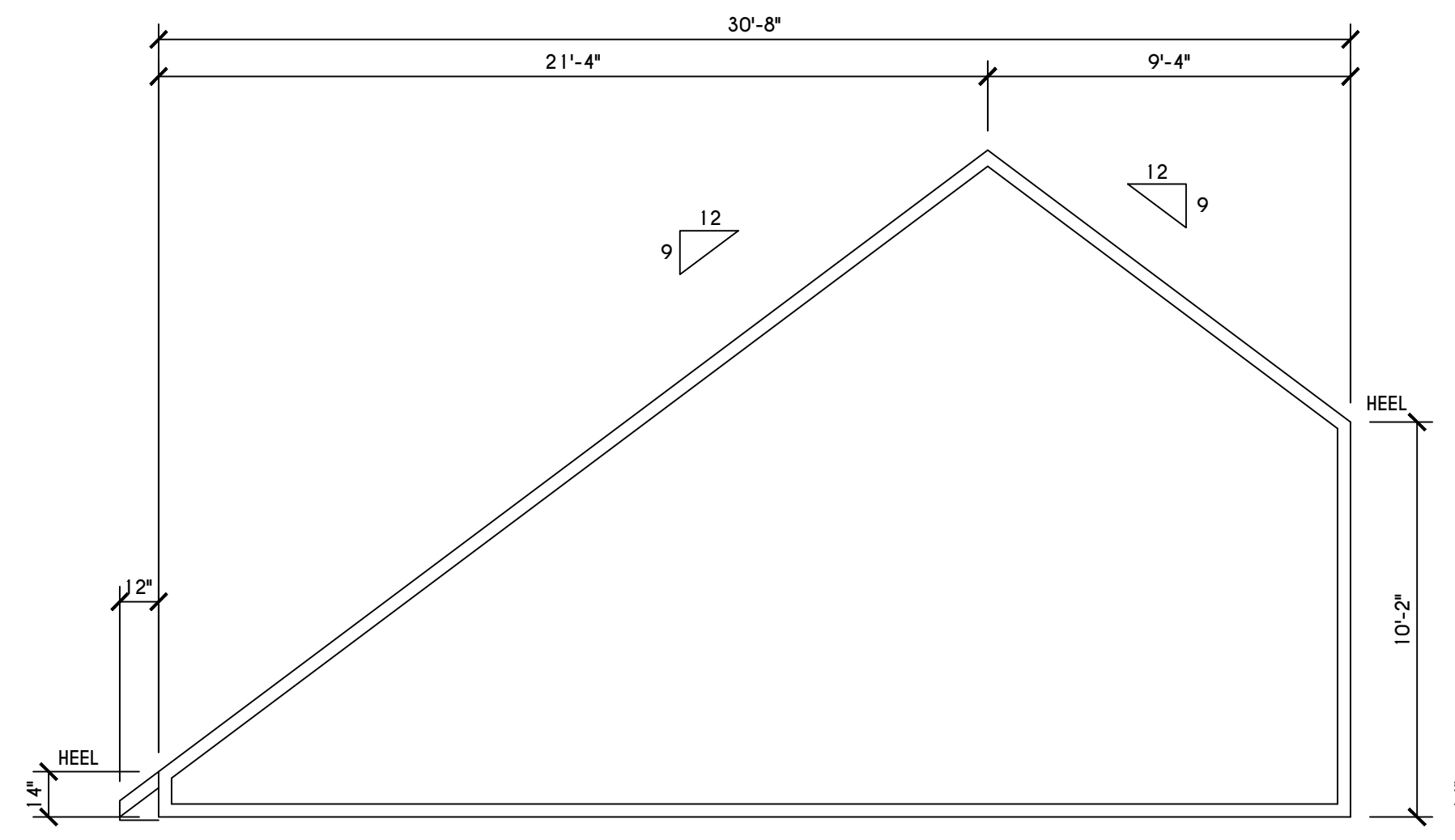
'G' TRUSS PROFILE

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



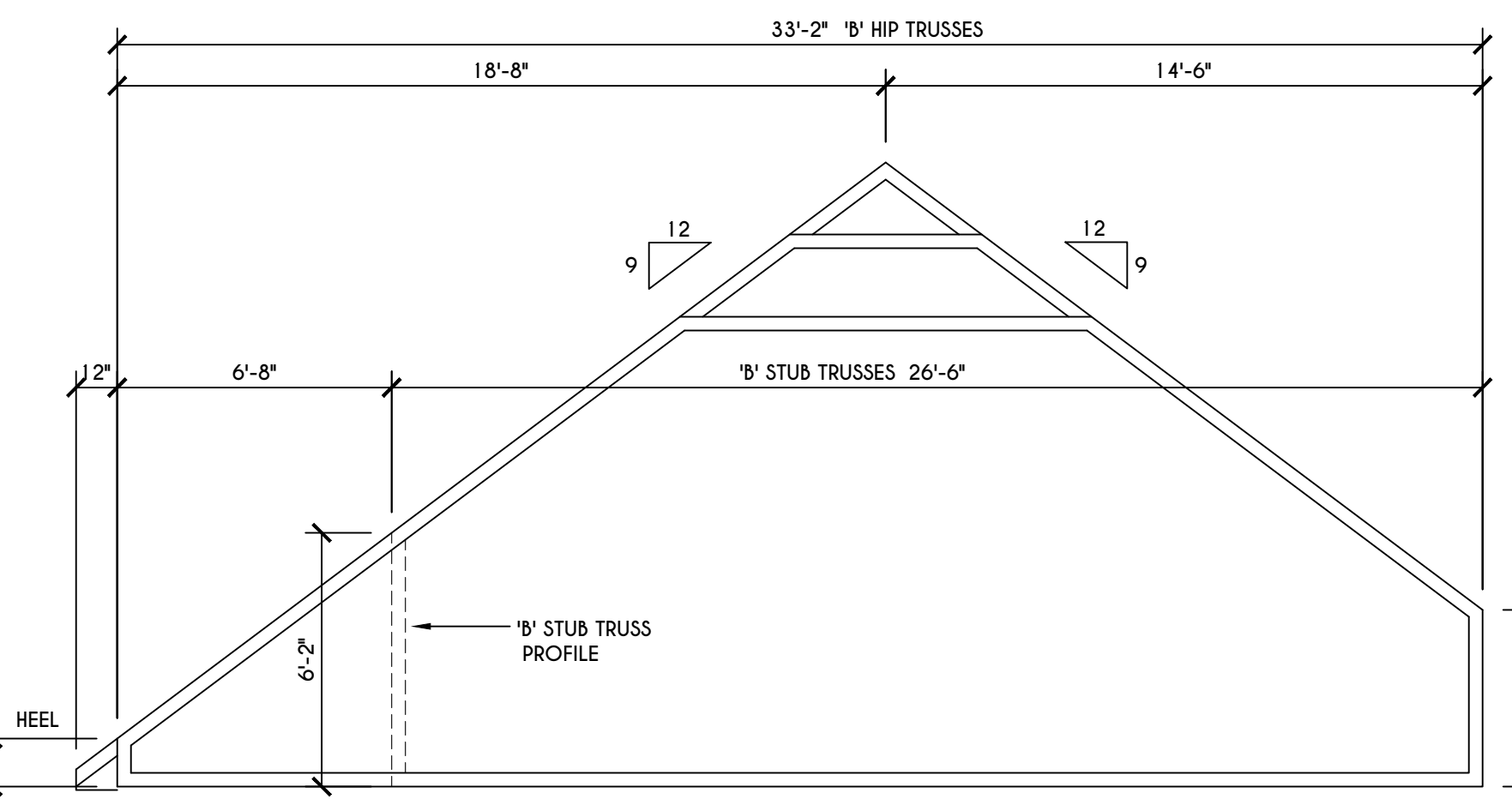
'H' TRUSS

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



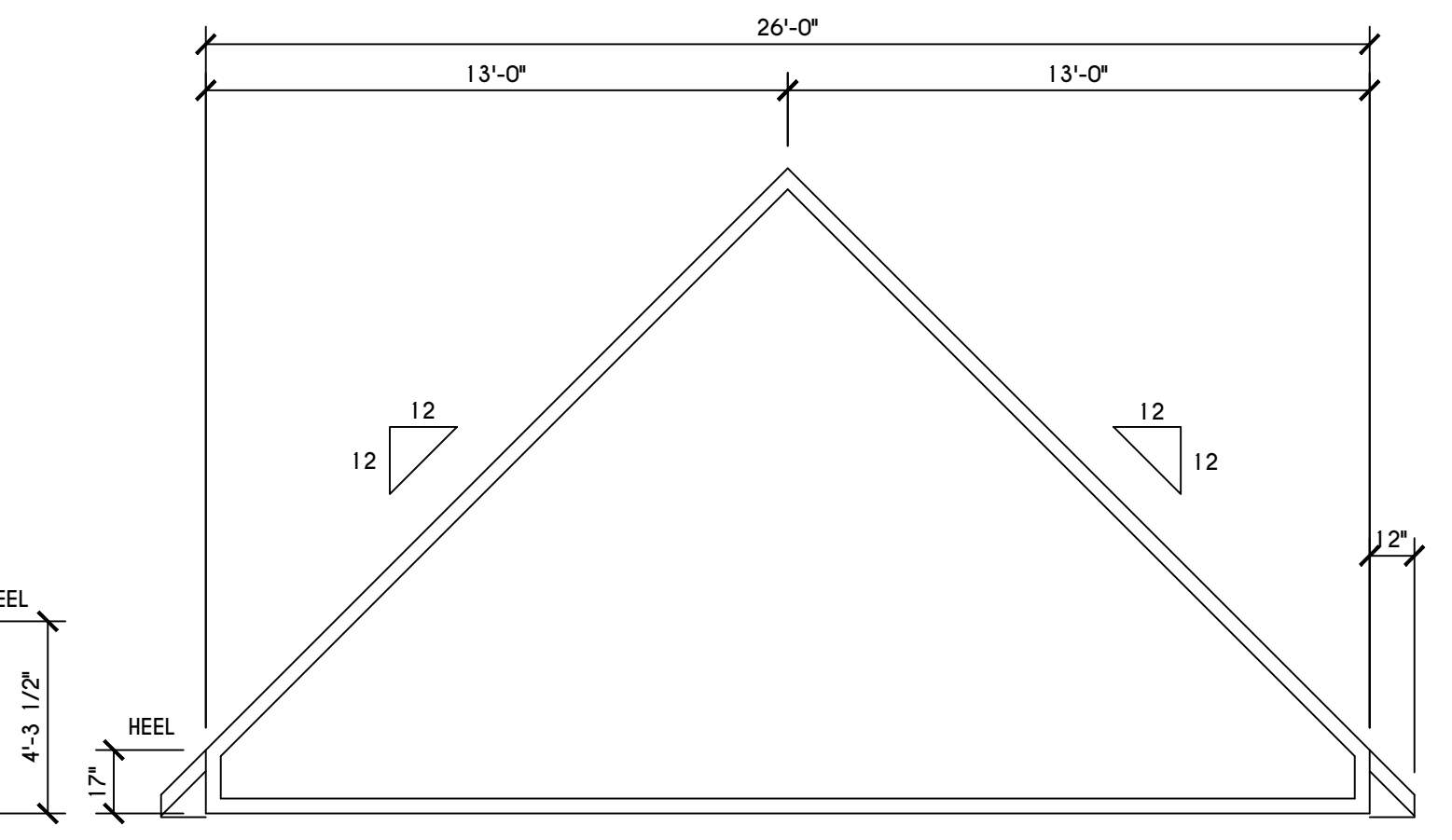
'A' TRUSS PROFILE

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



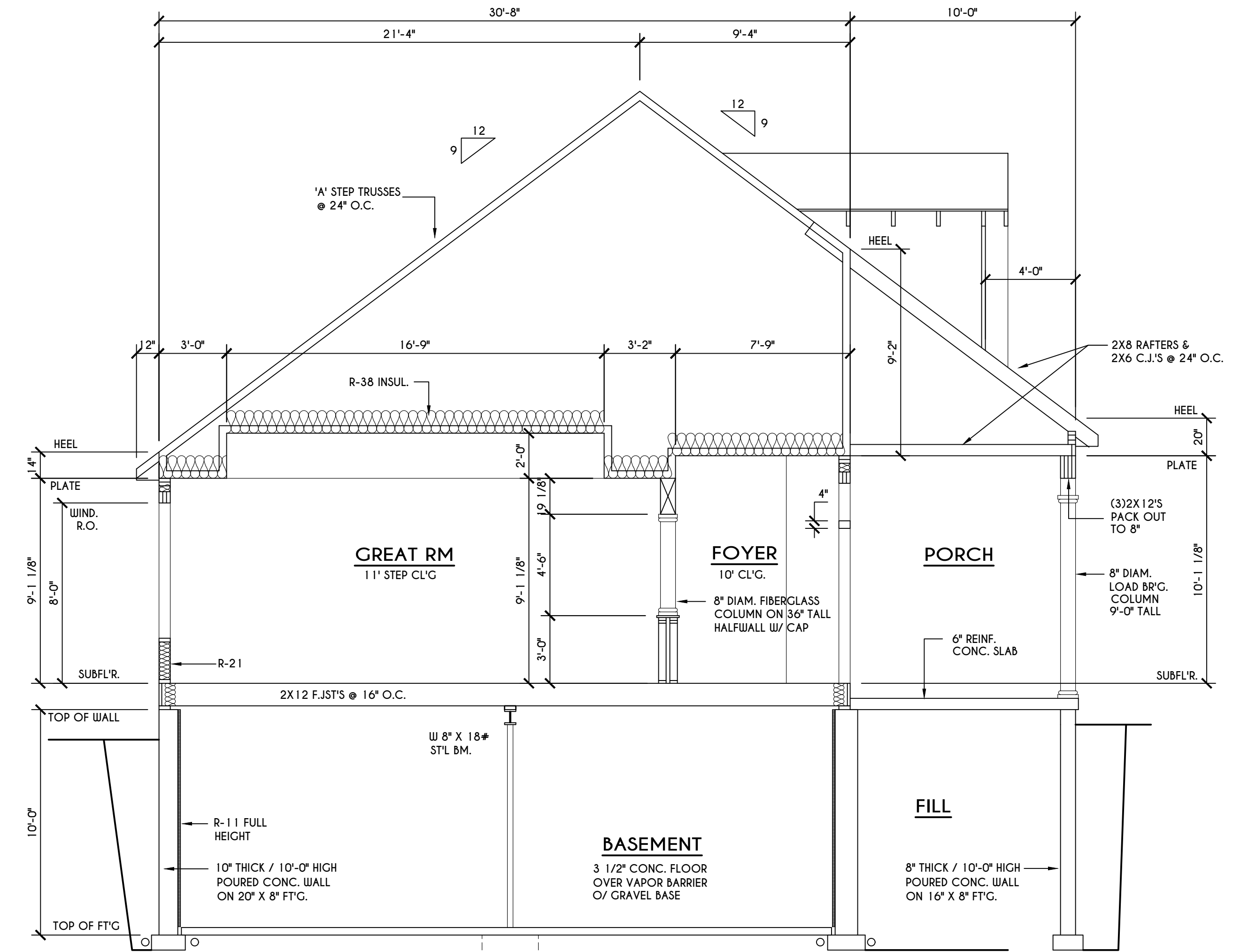
'B' HIP TRUSS PROFILE

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



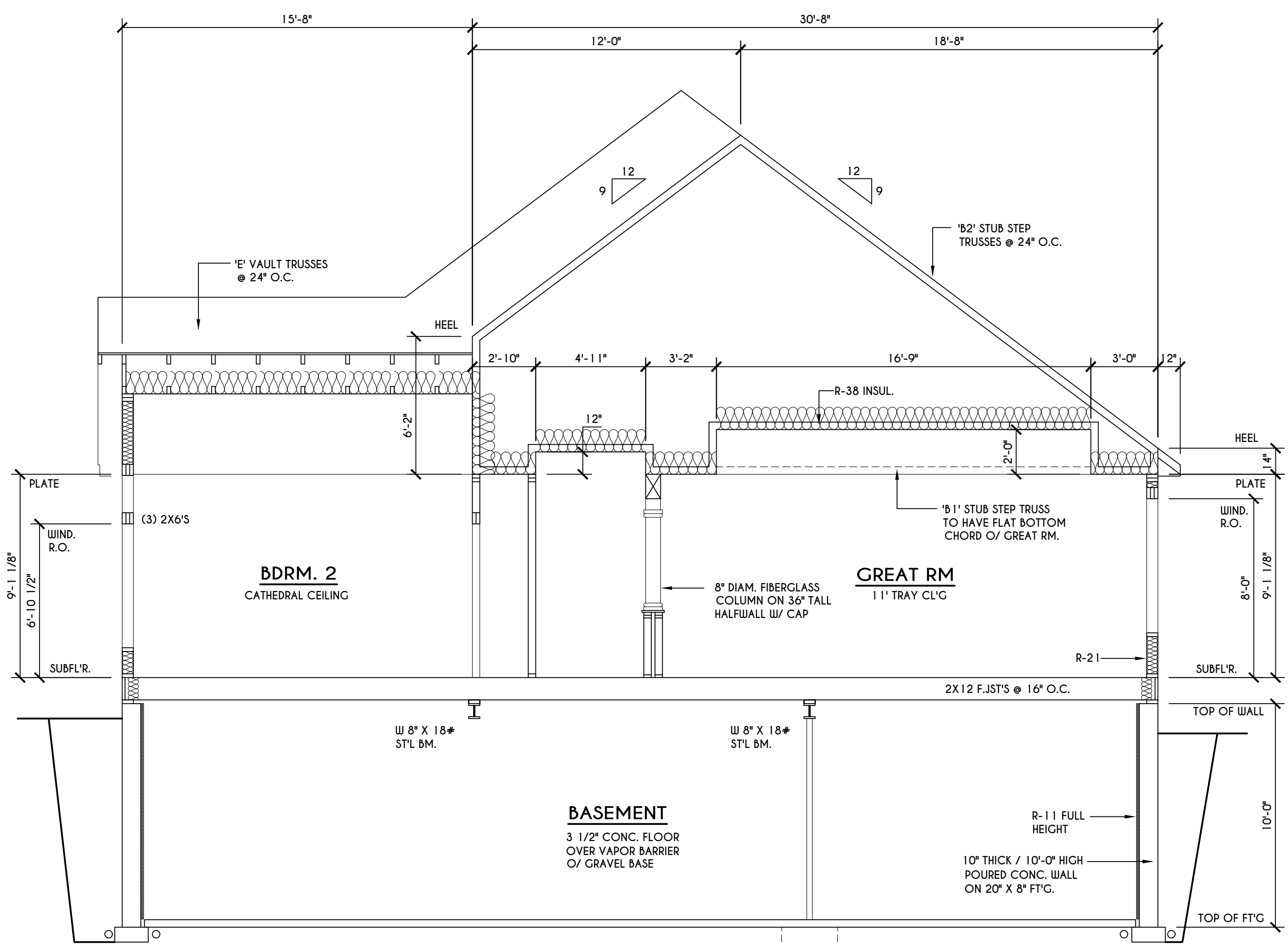
'C' TRUSS PROFILE

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



A BUILDING SECTION

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



B BUILDING SECTION

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

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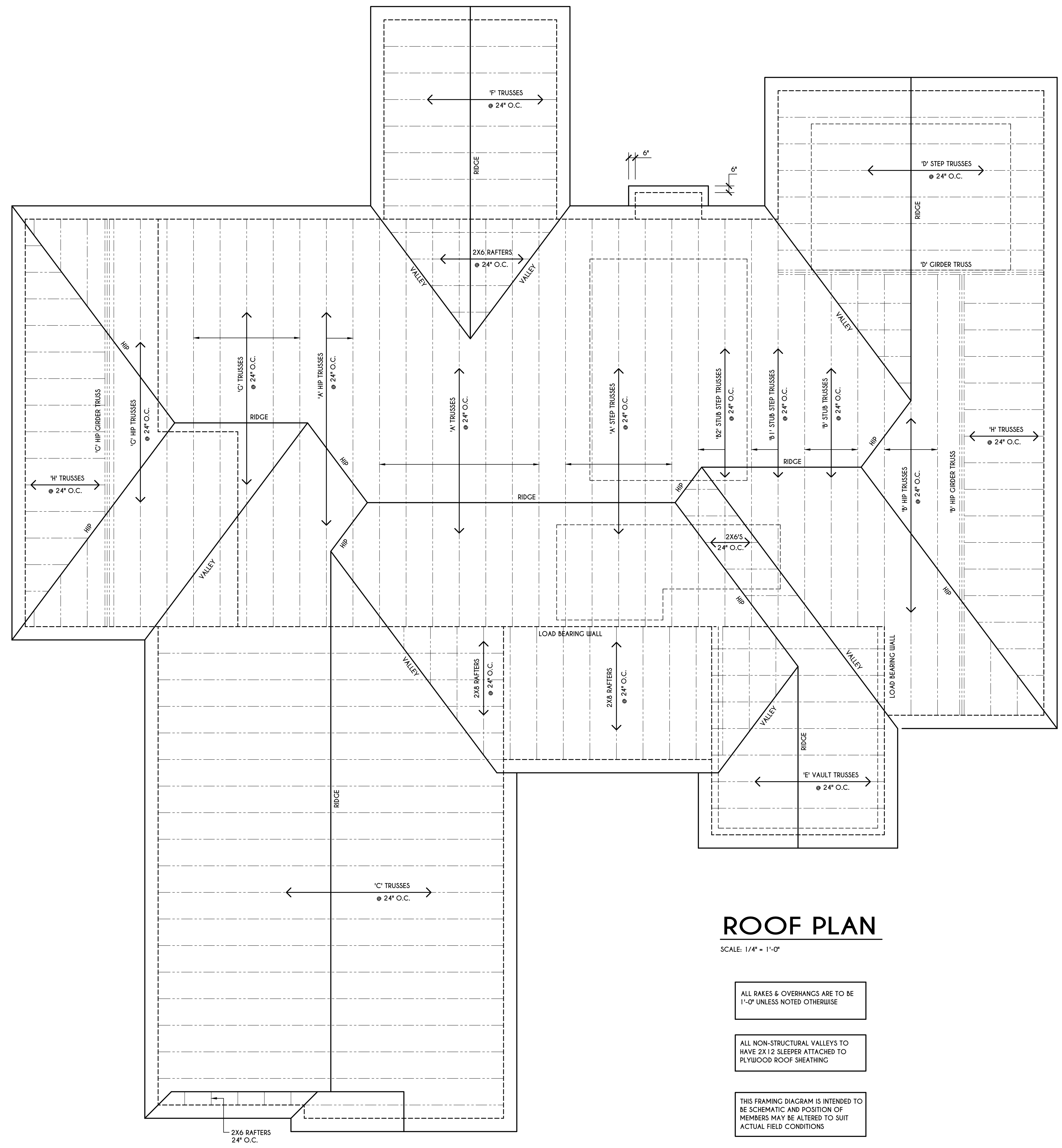
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ROOF PLAN

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

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

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

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



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ROOF PLAN

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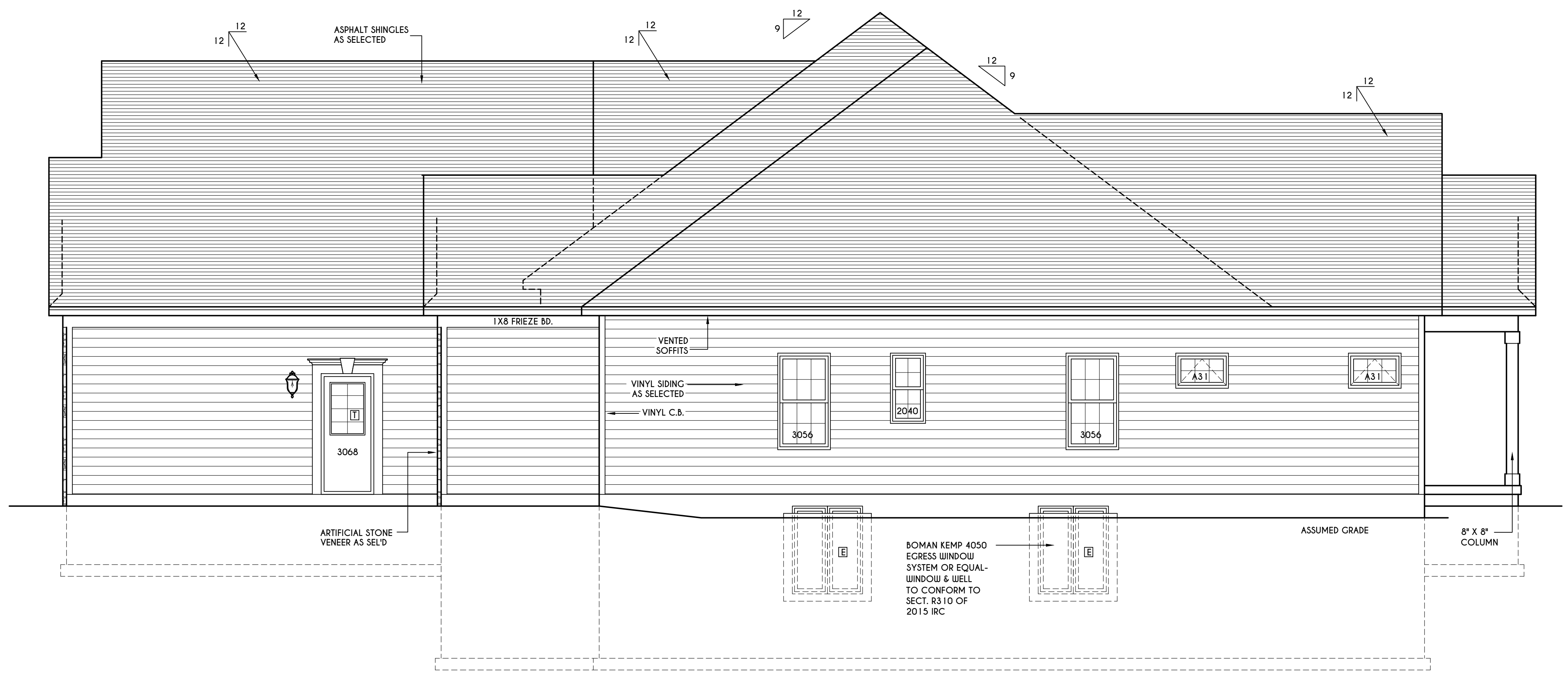
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ELEVATIONS

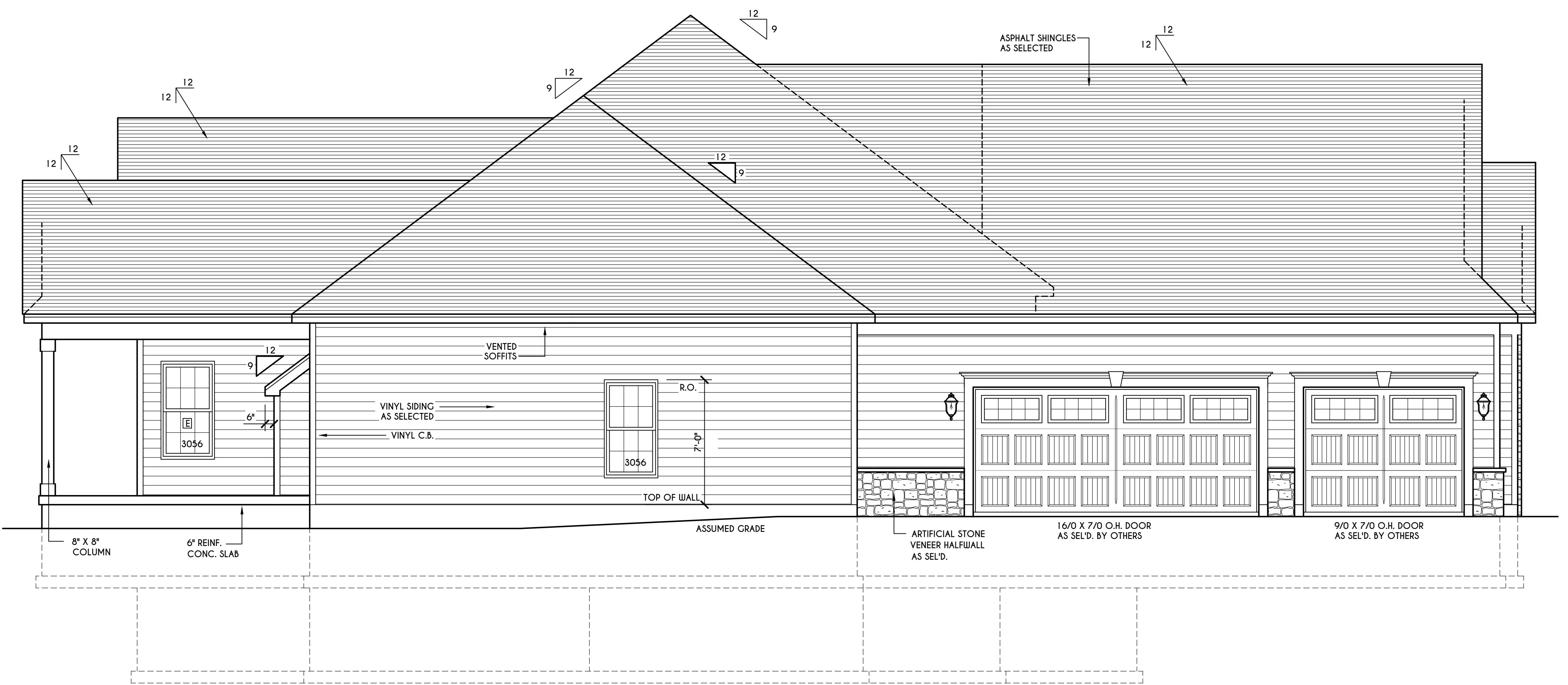
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RIGHT ELEVATION

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



LEFT ELEVATION

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

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

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

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

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

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

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

WINDOWS: ANDERSEN 200 OR EQUAL
 U-FACTOR 0.30
 SHGC 0.32

DOORS: SELECTION BY OWNER

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

WINDOW / DOOR LEGEND:

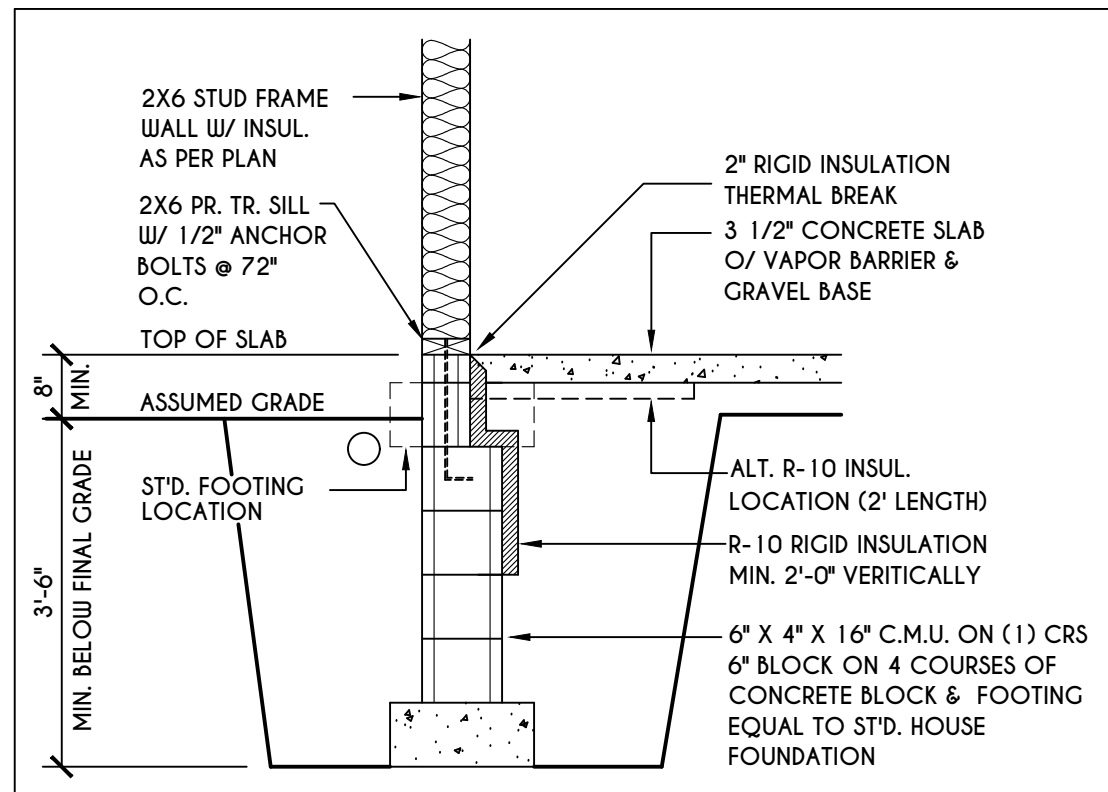
[E] = MEETS OR EXCEEDS EGRESS REQUIREMENTS
 - CLEAR OPENING AREA OF 5.7 SQ.FT.
 - CLEAR OPENING WIDTH OF 20"
 - CLEAR OPENING HEIGHT OF 24" PER SECT. R310.1 OF 2015 IRC

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

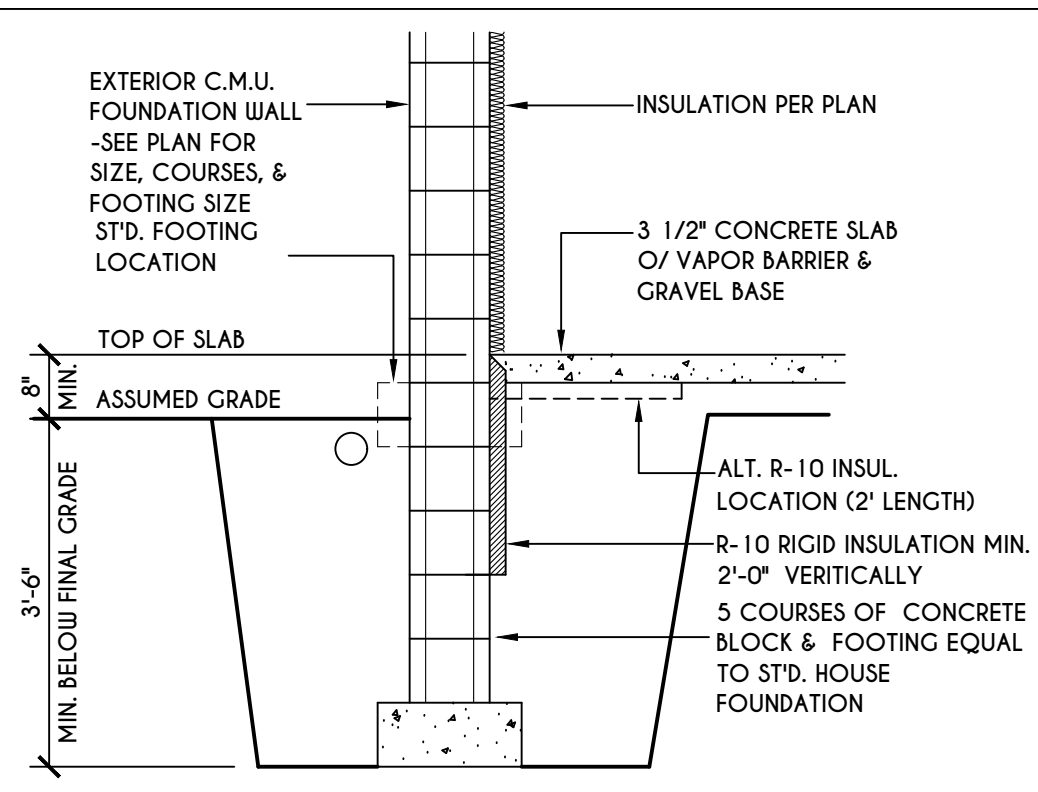
[FP] = SPECIFIES THAT THIS OPERABLE WINDOW UNIT REQUIRES FACTORY APPLIED FALL PROTECTION PER SECT. R312.2 OF 2015 IRC

GENERAL NOTES:
 ALL RAKES & OVERHANGS ARE TO BE 1'-0" UNLESS NOTED OTHERWISE
 BUILDER TO PROVIDE ROOF OR RIDGE VENTS AS PER CODE- THE MINIMUM NET FREE VENTILATION AREA SHALL BE 1/150 OF THE AREA OF THE VENTED SPACE (SECT. R806.2)
 CONTRACTOR TO CONTACT THIS OFFICE PRIOR TO CONSTRUCTION IF THE ASSUMED GRADE DEPICTED IS INACCURATE AND / OR WILL ALTER THE DESIGN AND / OR STRUCTURE NOTED.

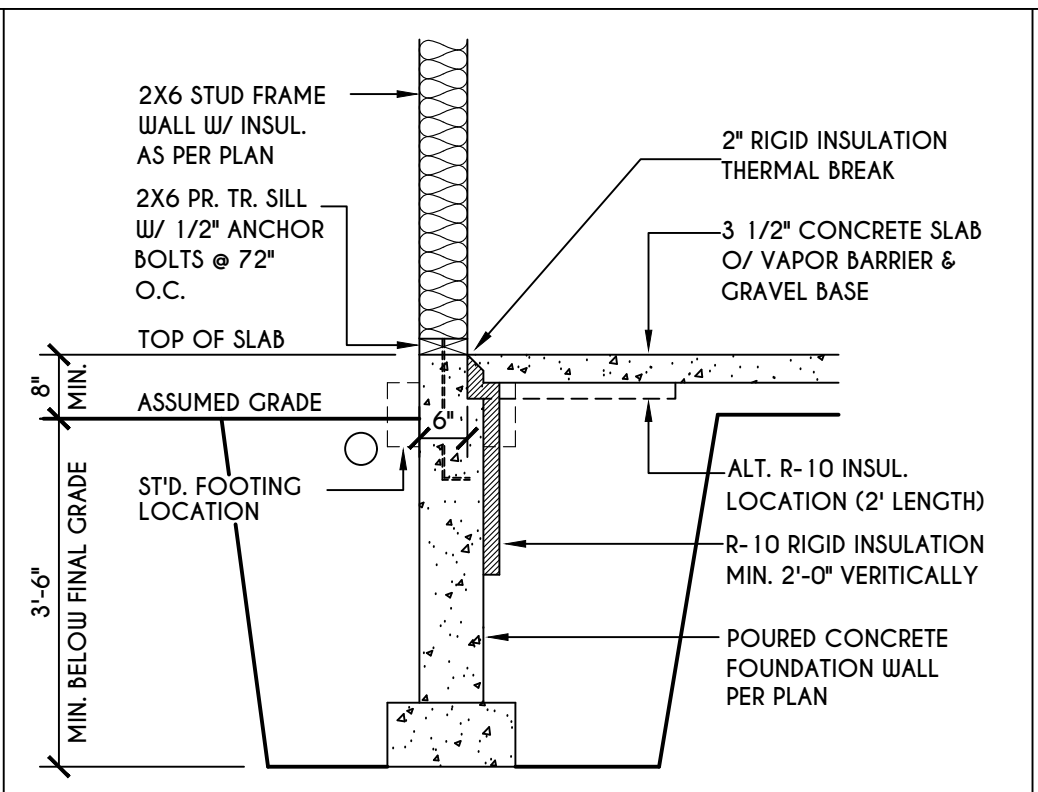
MECHANICAL VENTILATION RATE:
 THIS PLAN AS DESIGNED REQUIRES (MIN) 1 CONTINUOUSLY RUN EXHAUST FAN CAPABLE OF (MIN) 60 cfm. WITH A MANUAL OVERRIDE SWITCH AS PER SECTION M1507.3 OF 2015 IRC (SEE TABLES M1507.3.3(1) & M1507.3.3(2) PG. 1)



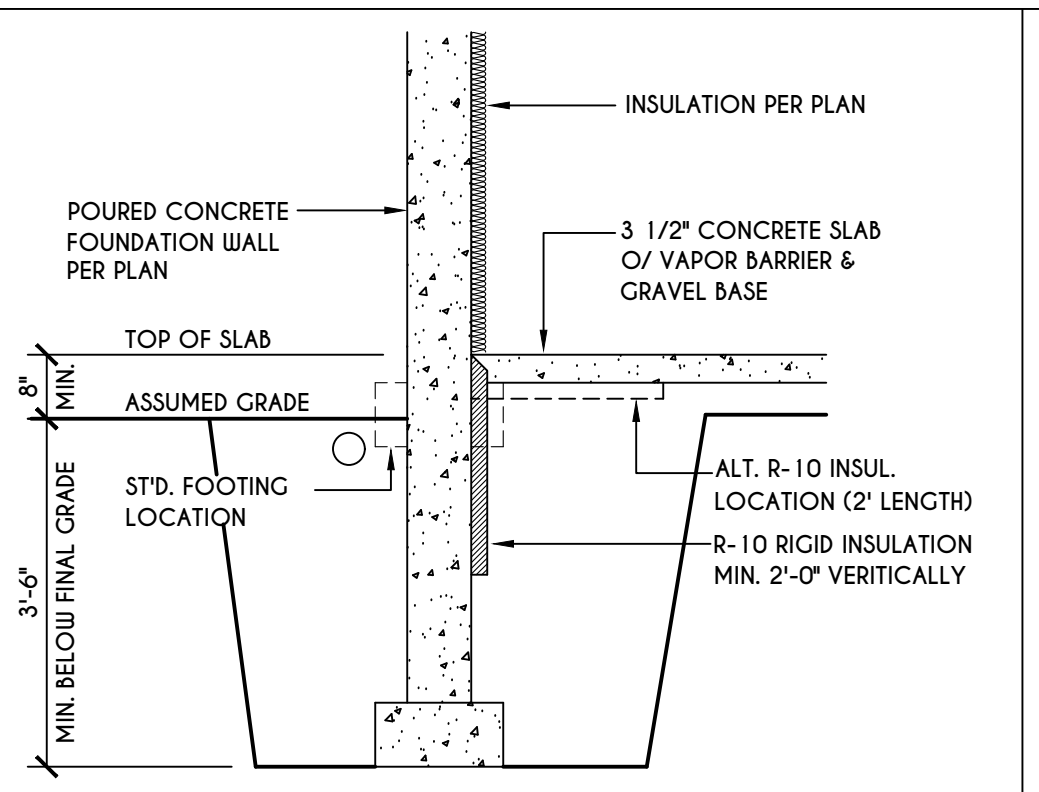
1
N-1
2X6 FRAME WALL ON C.M.U.
WALK OUT DETAIL
SCALE: 1/2" = 1'-0"



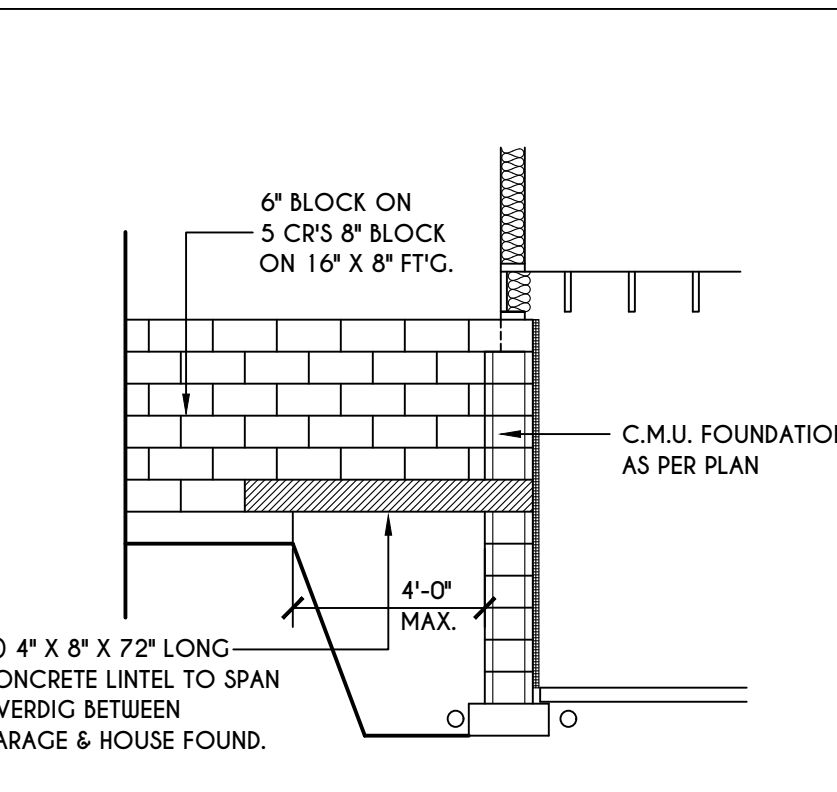
2
N-1
C.M.U.
WALK OUT DETAIL
SCALE: 1/2" = 1'-0"



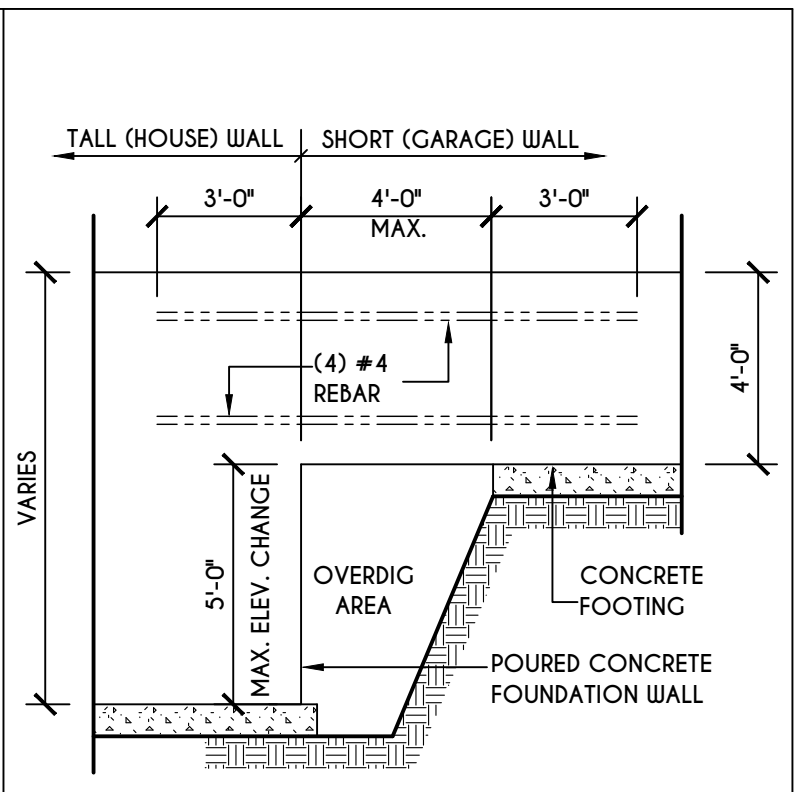
3
N-1
2X6 FRAME WALL ON POURED CONC.
WALK OUT DETAIL
SCALE: 1/2" = 1'-0"



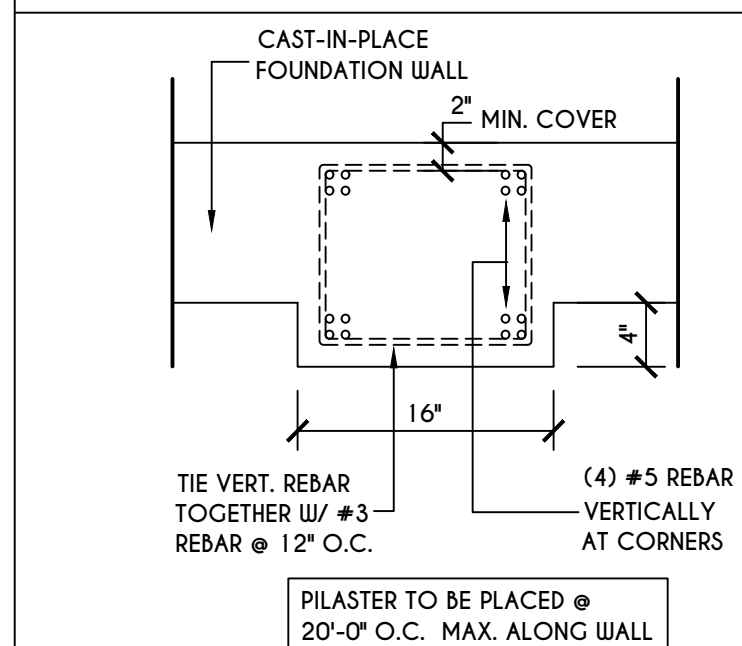
4
N-1
POURED CONC.
WALK OUT DETAIL
SCALE: 1/2" = 1'-0"



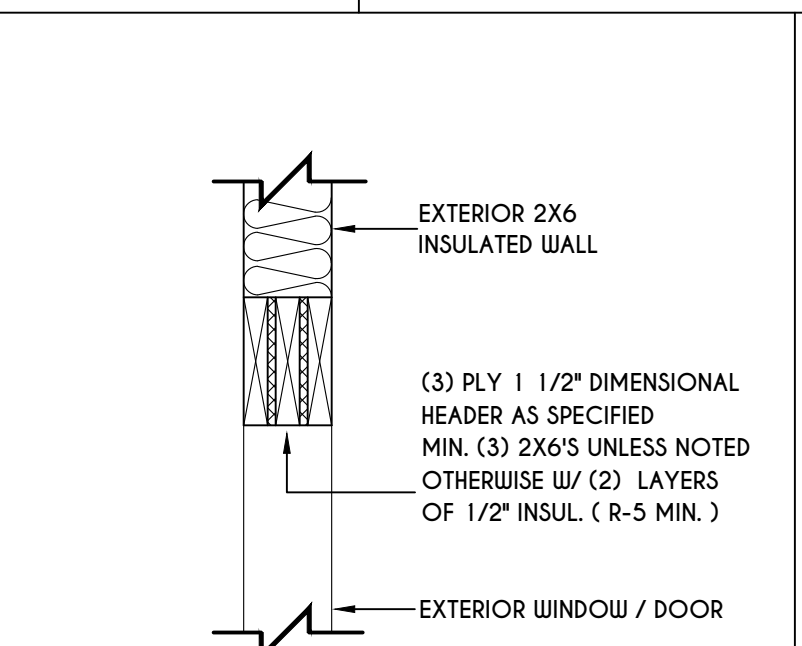
5
N-1
C.M.U. JUMP FOOTING DETAIL
SCALE: 1/4" = 1'-0"



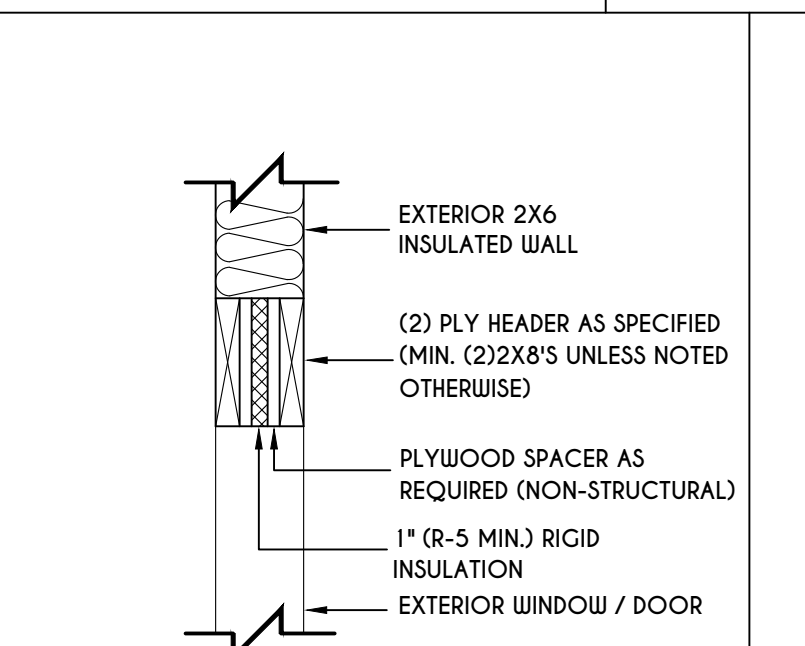
6
N-1
POURED WALL JUMP FOOTING DETAIL
SCALE: 1/4" = 1'-0"



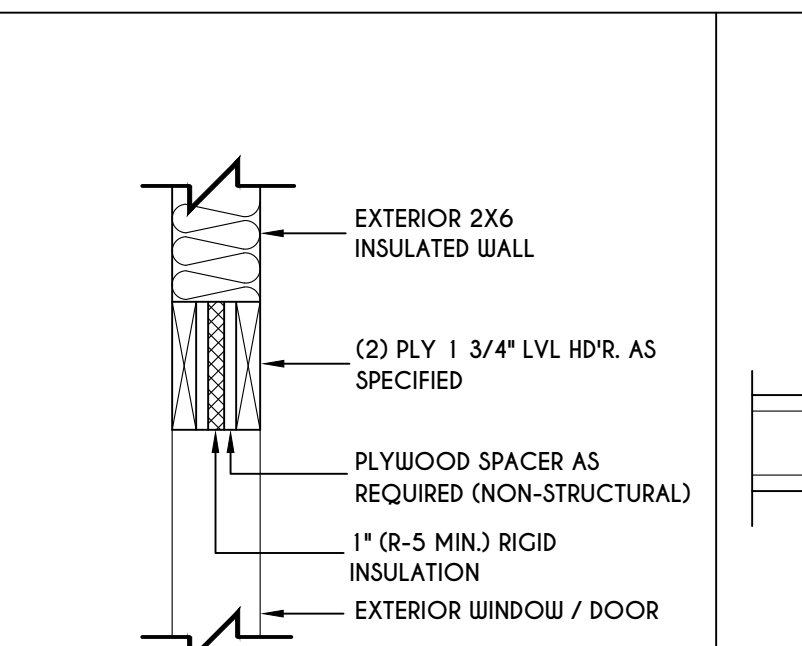
7
N-1
POURED WALL PLASTER DETAIL
SCALE: 1" = 1'-0"



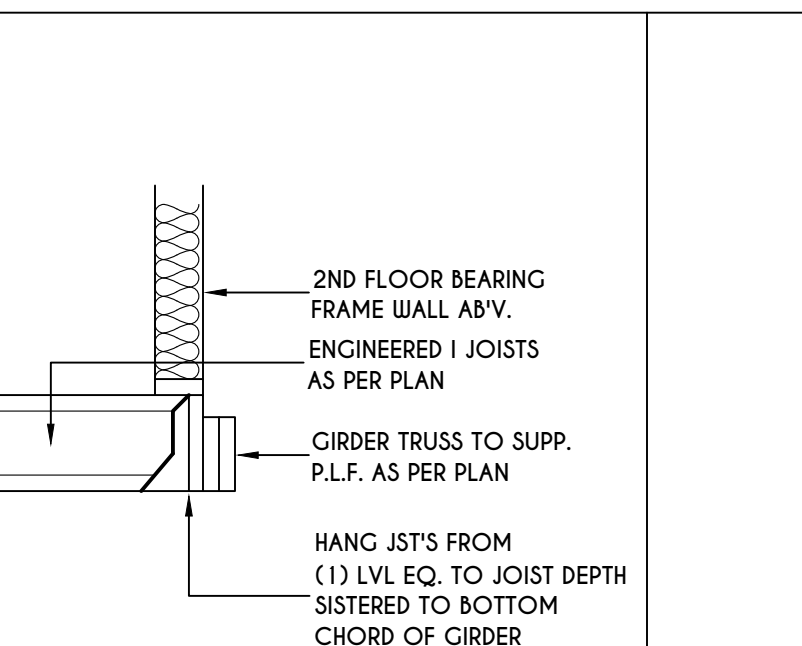
8
N-1
EXTERIOR INSULATED 3 PLY HEADER DETAIL
SCALE: 1" = 1'-0"



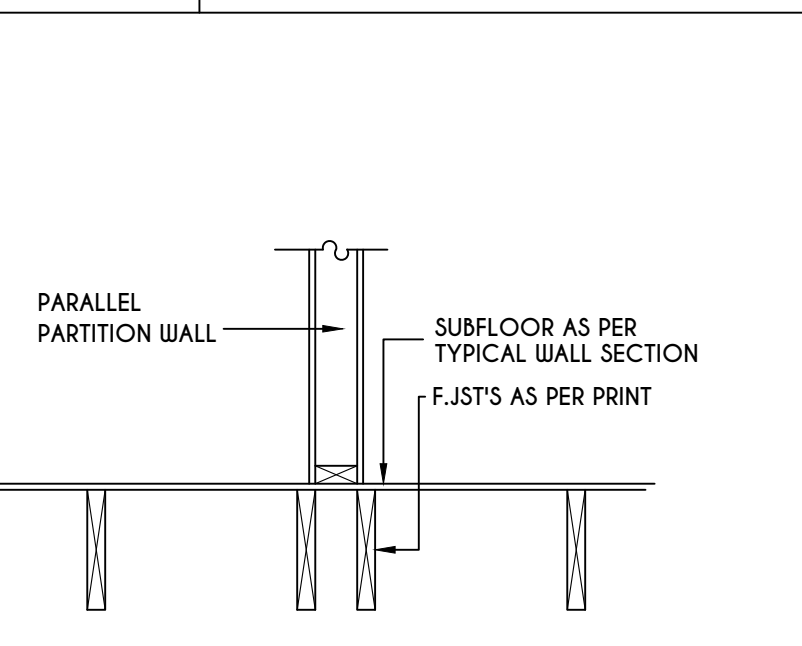
9
N-1
EXTERIOR INSULATED 2 PLY HEADER DETAIL
SCALE: 1" = 1'-0"



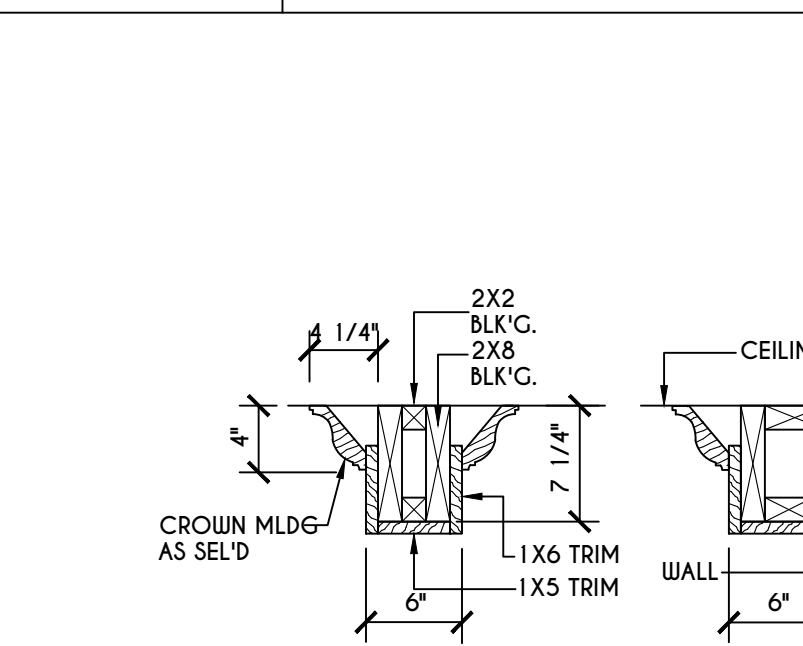
10
N-1
EXTERIOR INSULATED 2 PLY LVL HEADER DETAIL
SCALE: 1" = 1'-0"



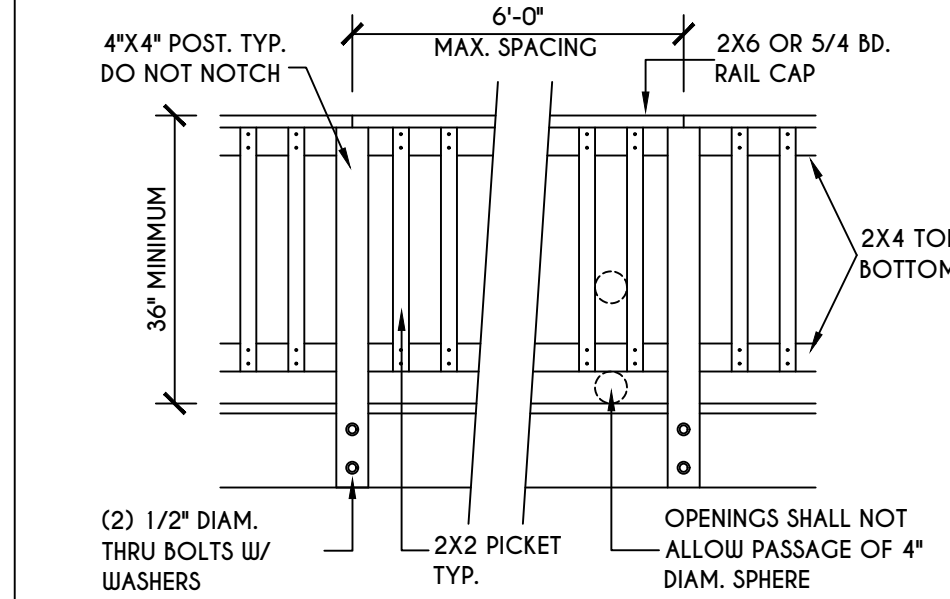
11
N-1
I-JST / GIRDER DETAIL
SCALE: 1/2" = 1'-0"



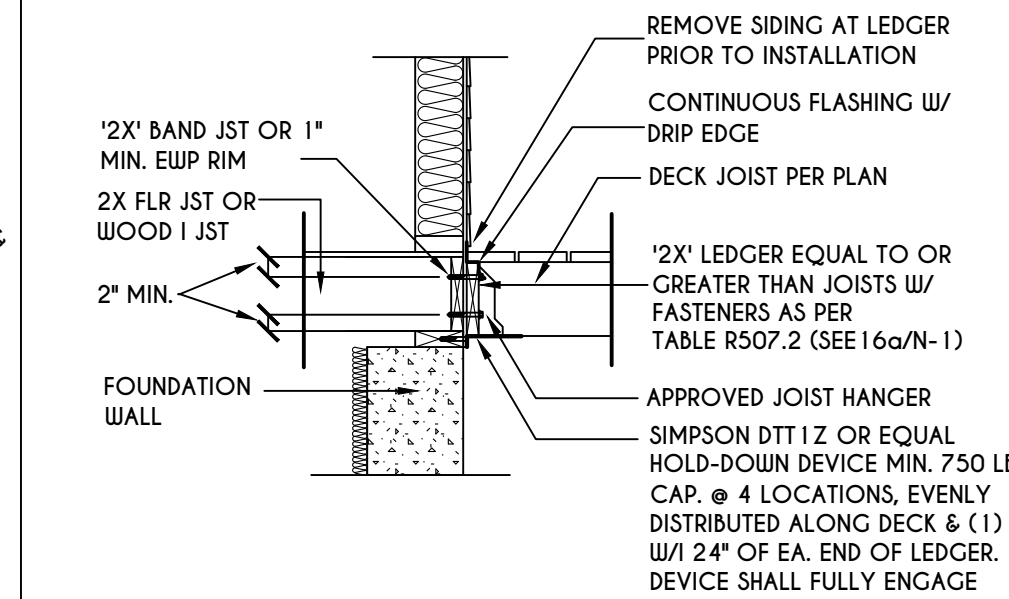
12
N-1
DOUBLE FLOOR JST'S UNDER PARALLEL PARTITION WALL DETAIL
N.T.S.



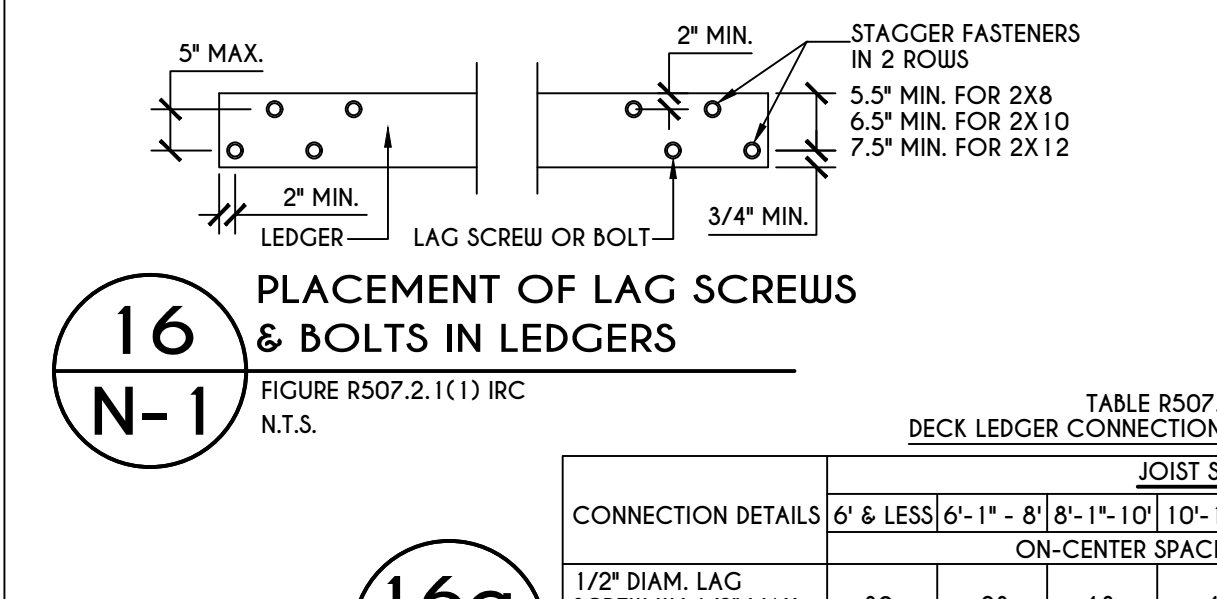
13
N-1
COFFERED BEAM DETAIL
N.T.S.



14
N-1
TYPICAL GUARD RAIL DETAIL
SCALE: 1/2" = 1'-0"
GUARD REQUIREMENT AS PER R3.12 OF 2015 IRC



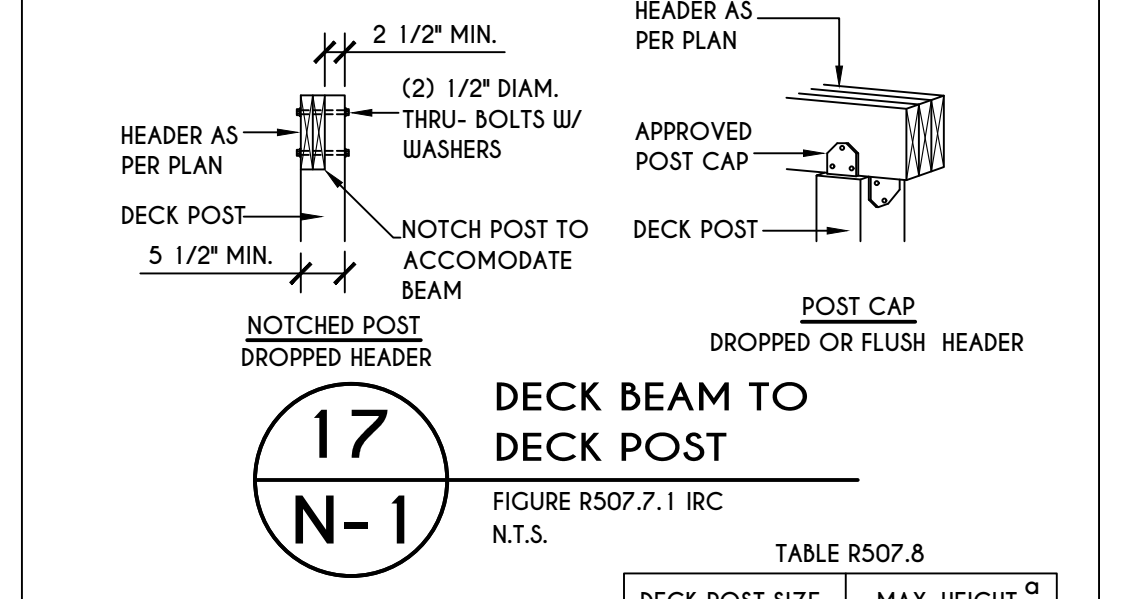
15
N-1
GENERAL ATTACHMENT OF DECK TO LEDGER BD & BAND BD.
SCALE: 1/2" = 1'-0"



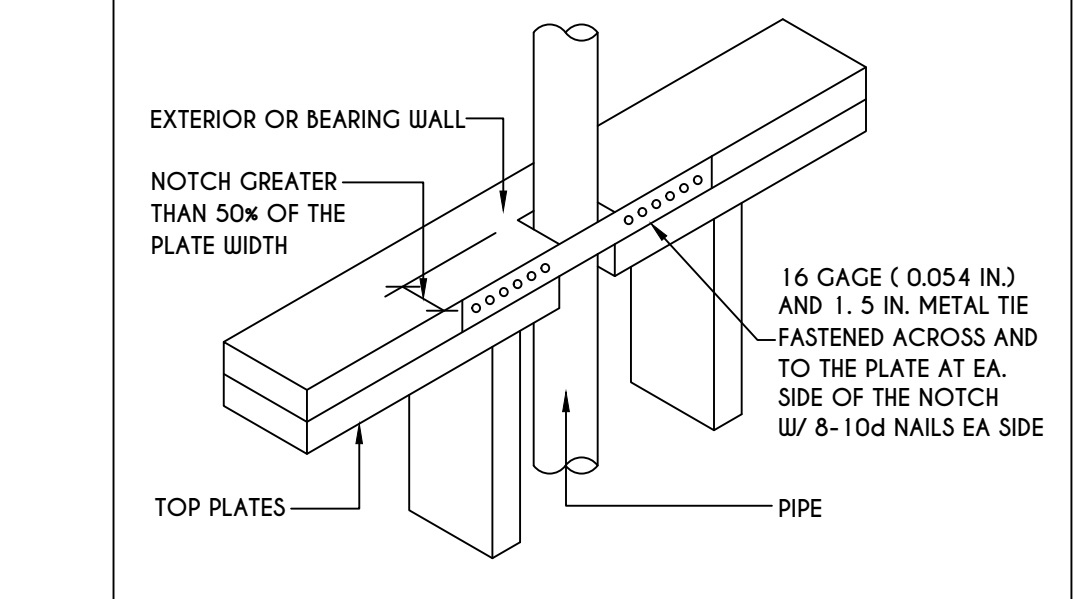
16
N-1
16a
N-1
PLACEMENT OF LAG SCREWS & BOLTS IN LEDGERS
FIGURE R507.2.1(1) IRC
N.T.S.

TABLE R507.2
DECK LEDGER CONNECTION TO BAND JOIST

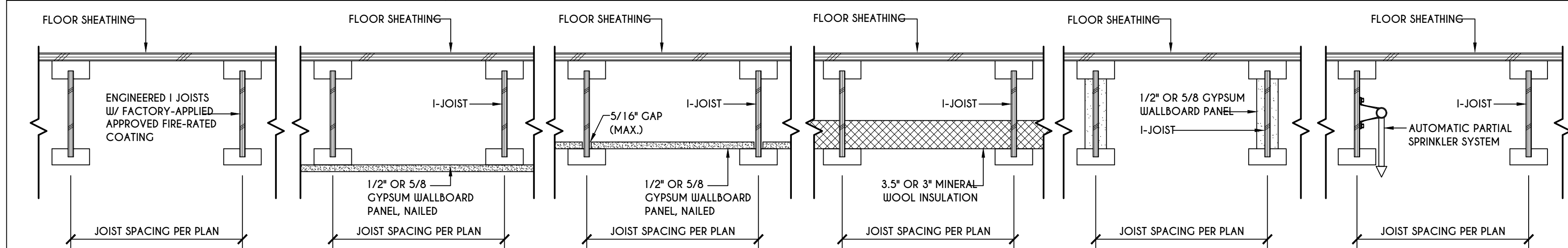
CONNECTION DETAILS	JOIST SPAN					
	6' & LESS	6'-1" - 8'	8'-1" - 10'	10'-1" - 12'	12'-1" - 14'	14'-1" - 18'
1/2" DIAM. LAG SCREW W/ 1/2" MAX. SHEATHING	30	23	18	15	13	11
1/2" DIAM. BOLT W/ 1/2" MAX. SHEATHING	36	36	34	29	24	21
1/2" DIAM. BOLT W/ 1" MAX. SHEATHING	36	36	29	24	21	16



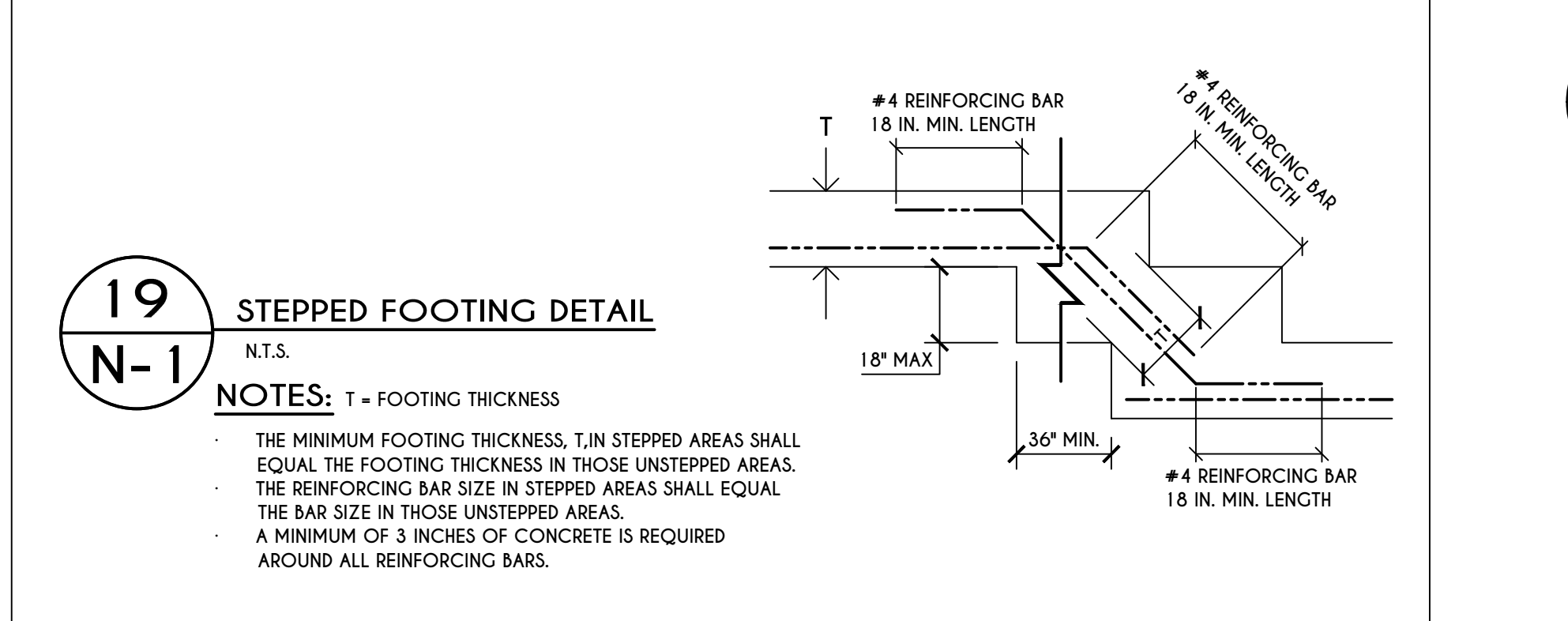
17
N-1
DECK BEAM TO DECK POST
FIGURE R507.7.1 IRC
N.T.S.



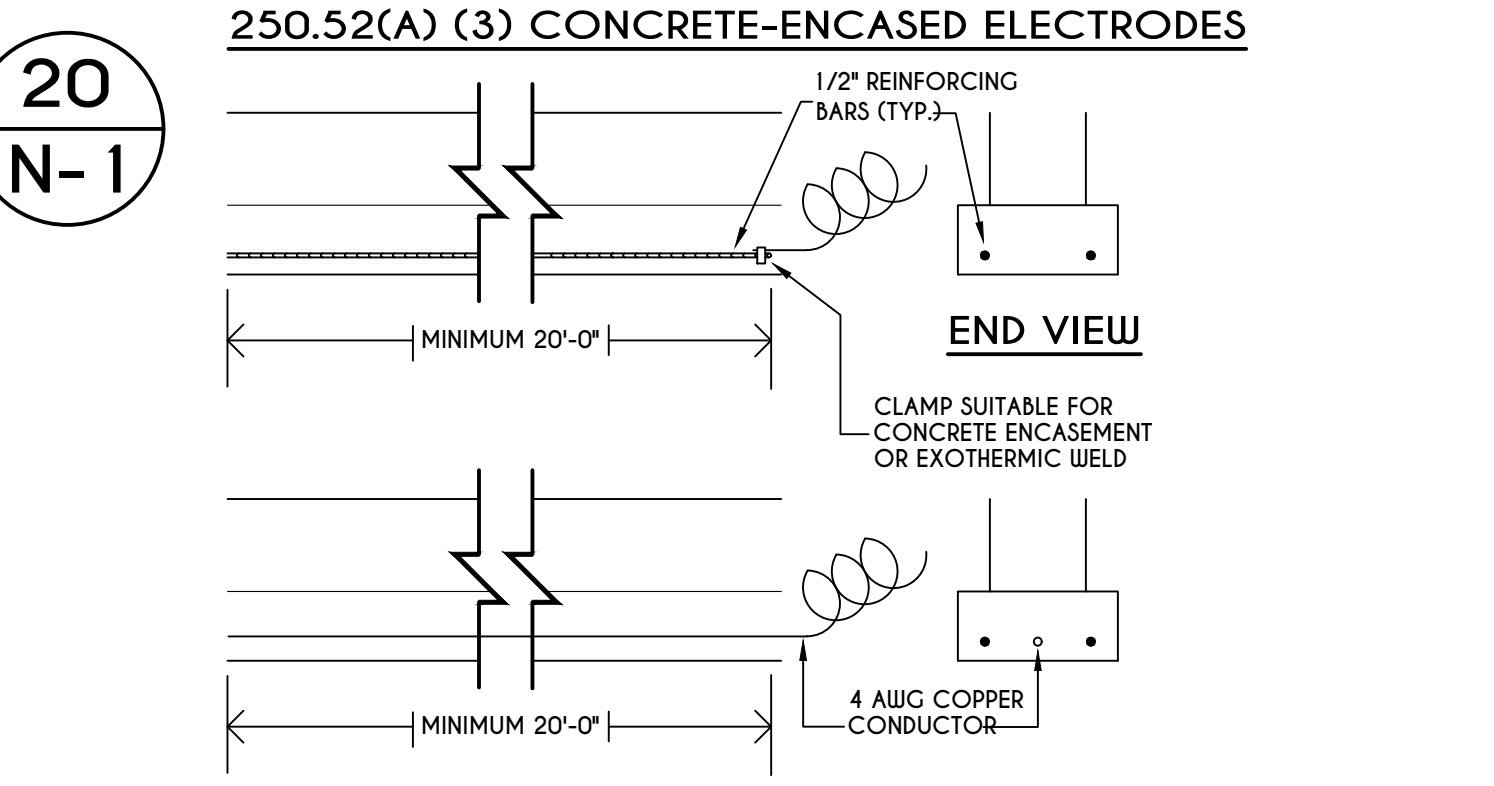
18
N-1
TOP PLATE FRAMING TO ACCOMMODATE PIPING
FIGURE R602.6.1
N.T.S.



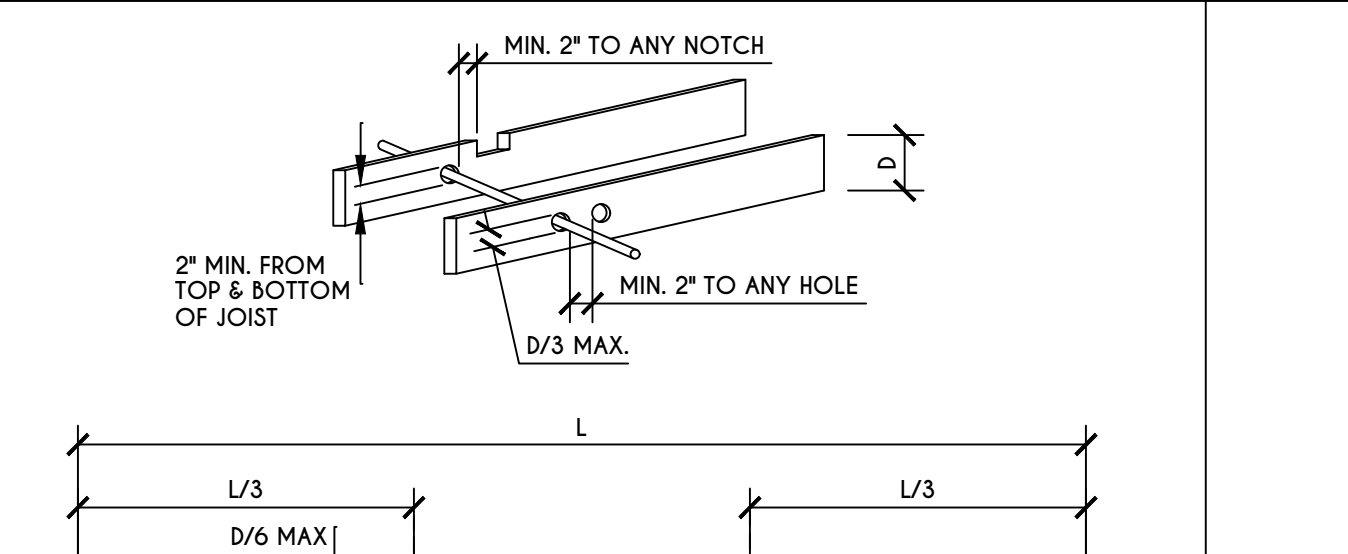
18
N-1
I-JOIST FLOOR SYSTEMS FIRE RATED FLOOR ASSEMBLY
DETAILS AS PER ADA FIRE PROTECTION OF FLOORS (FP-01) FOR COMPLIANCE WITH 2015 IRC SECTION R302.13



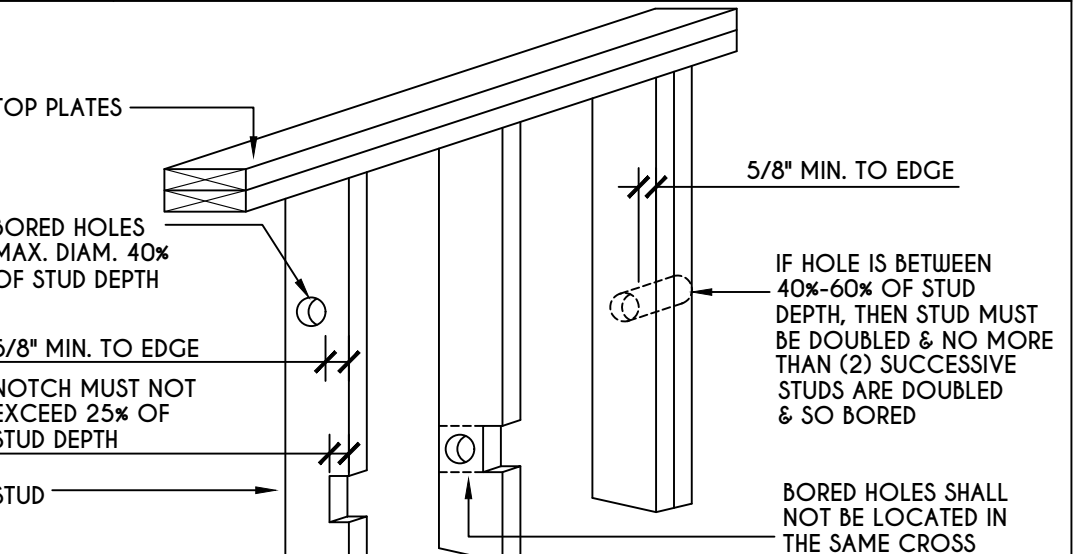
19
N-1
STEPPED FOOTING DETAIL
N.T.S.
NOTES: T = FOOTING THICKNESS
THE MINIMUM FOOTING THICKNESS, T, IN STEPPED AREAS SHALL EQUAL THE FOOTING THICKNESS IN THOSE UNSTEPPED AREAS.
THE REINFORCING BAR SIZE IN STEPPED AREAS SHALL EQUAL THE BAR SIZE IN THOSE UNSTEPPED AREAS.
A MINIMUM OF 3 INCHES OF CONCRETE IS REQUIRED AROUND ALL REINFORCING BARS.



20
N-1
250.52(A) (3) CONCRETE-ENCASED ELECTRODES
END VIEW
CLAMP SUITABLE FOR CONCRETE ENCASMENT OR EXOTHERMIC WELD
4 AWG COPPER CONDUCTOR
MINIMUM 20'-0"



18
N-1
NOTCHING & BORED HOLE LIMITATIONS FOR EXTERIOR WALLS & BEARING WALLS
FIGURE R602.6(1)
CUTTING, NOTCHING, & DRILLING OF JOISTS
FOR ENGINEERED WOOD PRODUCTS, PLEASE REFER TO MANUFACTURER'S RECOMMENDATIONS
FIGURE R502.6



18
N-1
NOTCHING & BORED HOLE LIMITATIONS FOR INTERIOR NONBEARING WALLS
FIGURE R602.6(2)

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GLA PLAN 2431 R

drawn: CDK	checked: CSB
scale: AS NOTED	date: 9 / 19
PROJECT: 2501 C RIGHT	sheet: N-1

TABLE R404.1.1(2)

WALL HEIGHT	HEIGHT OF UNBALANCED BACKFILL ^a	MINIMUM VERTICAL REINFORCEMENT AND SPACING (INCHES) ^{b, c}			
		SOIL CLASSES AND LATERAL SOIL LOAD ^d (psf PER FOOT BELOW GRADE)			
		GM, GP, SU, AND SP SOILS 30	GM, GS, SM-SC AND ML SOILS 45	SC, MH, ML-CL AND INORGANIC CL SOILS 60	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.	#4 @ 48" O.C.
	6'-8"	#4 @ 48" O.C.	#4 @ 48" O.C.	#4 @ 48" O.C.	#4 @ 48" O.C.
7'-4"	4' (OR LESS)	#4 @ 48" O.C.	#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.	#4 @ 48" O.C.
	7'-4"	#4 @ 48" O.C.	#4 @ 48" O.C.	#4 @ 48" O.C.	#4 @ 48" O.C.
8'-0"	4' (OR LESS)	#4 @ 48" O.C.	#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.	#4 @ 48" O.C.
	6'	#4 @ 48" O.C.	#4 @ 48" O.C.	#4 @ 48" O.C.	#4 @ 48" O.C.
	8'-0"	#4 @ 48" O.C.	#4 @ 48" O.C.	#4 @ 48" O.C.	#4 @ 48" O.C.
8'-8"	4' (OR LESS)	#4 @ 48" O.C.	#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.	#4 @ 48" O.C.
	6'	#4 @ 48" O.C.	#4 @ 48" O.C.	#4 @ 48" O.C.	#4 @ 48" O.C.
	8'-8"	#4 @ 48" O.C.	#4 @ 48" O.C.	#4 @ 48" O.C.	#4 @ 48" O.C.
9'-4"	4' (OR LESS)	#4 @ 48" O.C.	#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.	#4 @ 48" O.C.
	6'	#4 @ 48" O.C.	#4 @ 48" O.C.	#4 @ 48" O.C.	#4 @ 48" O.C.
	9'-4"	#4 @ 48" O.C.	#4 @ 48" O.C.	#4 @ 48" O.C.	#4 @ 48" O.C.
10'-0"	4' (OR LESS)	#4 @ 48" O.C.	#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.	#4 @ 48" O.C.
	6'	#4 @ 48" O.C.	#4 @ 48" O.C.	#4 @ 48" O.C.	#4 @ 48" O.C.
	10'-0"	#4 @ 48" O.C.	#4 @ 48" O.C.	#4 @ 48" O.C.	#4 @ 48" O.C.

- a. MORTAR SHALL BE TYPE M OR S AND MASONRY SHALL BE LAID IN RUNNING BOND.
- 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 REINFORCEMENT DOES NOT EXCEED 72" IN SEISMIC DESIGN CATEGORIES A, B AND C, AND 48" IN SEISMIC DESIGN CATEGORIES D, E, AND F.
- 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 MOST CONDITIONS WITHOUT HYDROSTATIC PRESSURE. REFER TO TABLE R404.1.
- 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)

WALL HEIGHT	HEIGHT OF UNBALANCED BACKFILL ^a	MINIMUM VERTICAL REINFORCEMENT AND SPACING (INCHES) ^{b, c}			
		SOIL CLASSES AND LATERAL SOIL LOAD ^d (psf PER FOOT BELOW GRADE)			
		GM, GP, SU, AND SP SOILS 30	GM, GS, SM-SC AND ML SOILS 45	SC, MH, ML-CL AND INORGANIC CL SOILS 60	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.	#4 @ 56" O.C.
	6'-8"	#4 @ 56" O.C.	#4 @ 56" O.C.	#4 @ 56" O.C.	#4 @ 56" O.C.
7'-4"	4' (OR LESS)	#4 @ 56" O.C.	#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.	#4 @ 56" O.C.
	7'-4"	#4 @ 56" O.C.	#4 @ 56" O.C.	#4 @ 56" O.C.	#4 @ 56" O.C.
8'-0"	4' (OR LESS)	#4 @ 56" O.C.	#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.	#4 @ 56" O.C.
	6'	#4 @ 56" O.C.	#4 @ 56" O.C.	#4 @ 56" O.C.	#4 @ 56" O.C.
	8'-0"	#4 @ 56" O.C.	#4 @ 56" O.C.	#4 @ 56" O.C.	#4 @ 56" O.C.
8'-8"	4' (OR LESS)	#4 @ 56" O.C.	#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.	#4 @ 56" O.C.
	6'	#4 @ 56" O.C.	#4 @ 56" O.C.	#4 @ 56" O.C.	#4 @ 56" O.C.
	8'-8"	#4 @ 56" O.C.	#4 @ 56" O.C.	#4 @ 56" O.C.	#4 @ 56" O.C.
9'-4"	4' (OR LESS)	#4 @ 56" O.C.	#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.	#4 @ 56" O.C.
	6'	#4 @ 56" O.C.	#4 @ 56" O.C.	#4 @ 56" O.C.	#4 @ 56" O.C.
	9'-4"	#4 @ 56" O.C.	#4 @ 56" O.C.	#4 @ 56" O.C.	#4 @ 56" O.C.
10'-0"	4' (OR LESS)	#4 @ 56" O.C.	#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.	#4 @ 56" O.C.
	6'	#4 @ 56" O.C.	#4 @ 56" O.C.	#4 @ 56" O.C.	#4 @ 56" O.C.
	10'-0"	#4 @ 56" O.C.	#4 @ 56" O.C.	#4 @ 56" O.C.	#4 @ 56" 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 REINFORCEMENT DOES NOT EXCEED 72" IN SEISMIC DESIGN CATEGORIES A, B AND C, AND 48" IN SEISMIC DESIGN CATEGORIES D, E, AND F.
- 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 MOST CONDITIONS WITHOUT HYDROSTATIC PRESSURE. REFER TO TABLE R404.1.
- 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)

WALL HEIGHT	HEIGHT OF UNBALANCED BACKFILL ^a	MINIMUM VERTICAL REINFORCEMENT AND SPACING (INCHES) ^{b, c}			
		SOIL CLASSES AND LATERAL SOIL LOAD ^d (psf PER FOOT BELOW GRADE)			
		GM, GP, SU, AND SP SOILS 30	GM, GS, SM-SC AND ML SOILS 45	SC, MH, ML-CL AND INORGANIC CL SOILS 60	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.	#4 @ 72" O.C.
	6'-8"	#4 @ 72" O.C.	#4 @ 72" O.C.	#4 @ 72" O.C.	#4 @ 72" O.C.
7'-4"	4' (OR LESS)	#4 @ 72" O.C.	#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.	#4 @ 72" O.C.
	7'-4"	#4 @ 72" O.C.	#4 @ 72" O.C.	#4 @ 72" O.C.	#4 @ 72" O.C.
8'-0"	4' (OR LESS)	#4 @ 72" O.C.	#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.	#4 @ 72" O.C.
	6'	#4 @ 72" O.C.	#4 @ 72" O.C.	#4 @ 72" O.C.	#4 @ 72" O.C.
	8'-0"	#4 @ 72" O.C.	#4 @ 72" O.C.	#4 @ 72" O.C.	#4 @ 72" O.C.
8'-8"	4' (OR LESS)	#4 @ 72" O.C.	#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.	#4 @ 72" O.C.
	6'	#4 @ 72" O.C.	#4 @ 72" O.C.	#4 @ 72" O.C.	#4 @ 72" O.C.
	8'-8"	#4 @ 72" O.C.	#4 @ 72" O.C.	#4 @ 72" O.C.	#4 @ 72" O.C.
9'-4"	4' (OR LESS)	#4 @ 72" O.C.	#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.	#4 @ 72" O.C.
	6'	#4 @ 72" O.C.	#4 @ 72" O.C.	#4 @ 72" O.C.	#4 @ 72" O.C.
	9'-4"	#4 @ 72" O.C.	#4 @ 72" O.C.	#4 @ 72" O.C.	#4 @ 72" O.C.
10'-0"	4' (OR LESS)	#4 @ 72" O.C.	#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.	#4 @ 72" O.C.
	6'	#4 @ 72" O.C.	#4 @ 72" O.C.	#4 @ 72" O.C.	#4 @ 72" O.C.
	10'-0"	#4 @ 72" O.C.	#4 @ 72" O.C.	#4 @ 72" O.C.	#4 @ 72" 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 REINFORCEMENT DOES NOT EXCEED 72" IN SEISMIC DESIGN CATEGORIES A, B AND C, AND 48" IN SEISMIC DESIGN CATEGORIES D, E, AND F.
- 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 MOST CONDITIONS WITHOUT HYDROSTATIC PRESSURE. REFER TO TABLE R404.1.
- 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)

MAXIMUM WALL HEIGHT (FEET)	MAXIMUM UNBALANCED BACKFILL HEIGHT ^a (FEET)	MINIMUM VERTICAL REINFORCEMENT FOR 8-, 10- AND 12-INCH NOMINAL FLAT BASEMENT WALLS ^{b, c, d, e, f, h, k, n, o}											
		MINIMUM VERTICAL REINFORCEMENT-BAR SIZE & SPACING (INCHES)											
		SOIL CLASSES ^a AND DESIGN LATERAL SOIL LOAD ^d (psf PER FOOT OF DEPTH)											
		GM, GP, SU, AND SP SOILS 30			GM, GS, SM-SC AND ML SOILS 45			SC, MH, ML-CL AND INORGANIC CL SOILS 60			SC, MH, ML-CL AND INORGANIC CL SOILS 60		
5	4	6	8	10	12	6	8	10	12	6	8	10	12
		NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR
6	5	4	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR
		NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR
7	6	4	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR
		NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR
8	7	4	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR
		NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR
9	8	4	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR
		NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR
10	9	4	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR
		NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR

- a. SOIL CLASSES ARE IN ACCORDANCE WITH THE UNIFIED SOIL CLASSIFICATION SYSTEM. REFER TO TABLE R404.1.
- b. TABLE VALUES ARE BASED ON REINFORCING BARS WITH A MINIMUM YIELD STRENGTH OF 60,000 PSI.
- c. VERTICAL REINFORCEMENT 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 604.1.3.3.7.5 AND TABLE R404.1.2(9).
- d. NR INDICATES NO VERTICAL WALL REINFORCEMENT IS REQUIRED, EXCEPT FOR 4-INCH NOMINAL WALLS FORMED WITH STAY-IN-PLACE FORMING SYSTEMS IN WHICH CASE VERTICAL REINFORCEMENT SHALL BE NOT LESS THAN 48 INCHES ON CENTER.
- e. ALLOWABLE DEFLECTION CRITERION IS L/240, WHERE L IS THE UNBORDERED HEIGHT OF THE BASEMENT WALL IN INCHES.
- f. INTERPOLATION IS NOT PERMITTED.
- g. WHERE WALLS WILL 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 MEASURED 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 SPECIFIC COMPRESSIVE STRENGTH, f_c OF NOT LESS THAN 2,500 PSI AT 28 DAYS, UNLESS A HIGHER STRENGTH IS REQUIRED BY FOOTNOTE 1 OR m.
- l. THE MINIMUM THICKNESS IS PERMITTED TO BE REDUCED 2 INCHES, PROVIDED THE MINIMUM SPECIFIED COMPRESSIVE STRENGTH OF CONCRETE, f_c IS 4,000 PSI.
- m. A PLAN CONCRETE WALL WITH A MINIMUM NOMINAL THICKNESS OF 12 INCHES IS PERMITTED, PROVIDED MINIMUM SPECIFIED COMPRESSIVE STRENGTH OF CONCRETE, f_c 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. THE INSULATION IN ANY DROPPED CEILING / SOFFIT SHALL BE ALIGNED WITH THE AIR BARRIER.
CEILING / ATTIC	THE AIR BARRIER IN ANY DROPPED CEILING / SOFFIT SHALL BE ALIGNED WITH THE INSULATION AND ANY GAPS IN THE AIR BARRIER SHALL BE SEALED.	THE INSULATION IN ANY DROPPED CEILING / SOFFIT SHALL BE ALIGNED WITH THE AIR BARRIER.
WALLS	ACCESS OPENINGS, DROP DOWN STAIRS, OR KNEE WALL DOORS TO UNCONDITIONED ATTIC SPACES SHALL BE SEALED. 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 SHALL BE SEALED.
RIM JOISTS	RIM JOISTS SHALL INCLUDE THE AIR BARRIER.	RIM JOISTS SHALL BE SEALED.
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 SUBFLOORING, 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.
CRACK SPACE WALLS	EXPOSED EARTH IN UNVENTED CRACK 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 CRACKSPACE 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 SEALED.
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 BOOT	HVAC REGISTER BOOT THAT PENETRATES 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 CEILING.	

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, COMPRESSIBLE, SHRINKING 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 IS 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

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

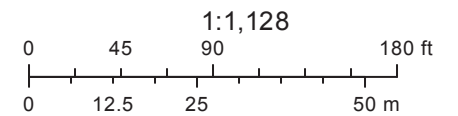
UNIFIED SOIL CLASSIFICATION SYSTEM

UNIFIED SOIL CLASSIFICATION SYSTEM SYMBOL	SOIL DESCRIPTION
CU	WELL-GRADED GRAVELS, GRAVEL SAND MIXTURES, LITTLE OR NO FINES
GP	POORLY GRADED GRAVELS OR GRAVEL SAND, LITTLE OR NO FINES
SU	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 CL

RN Residential Neighborhood Zoning

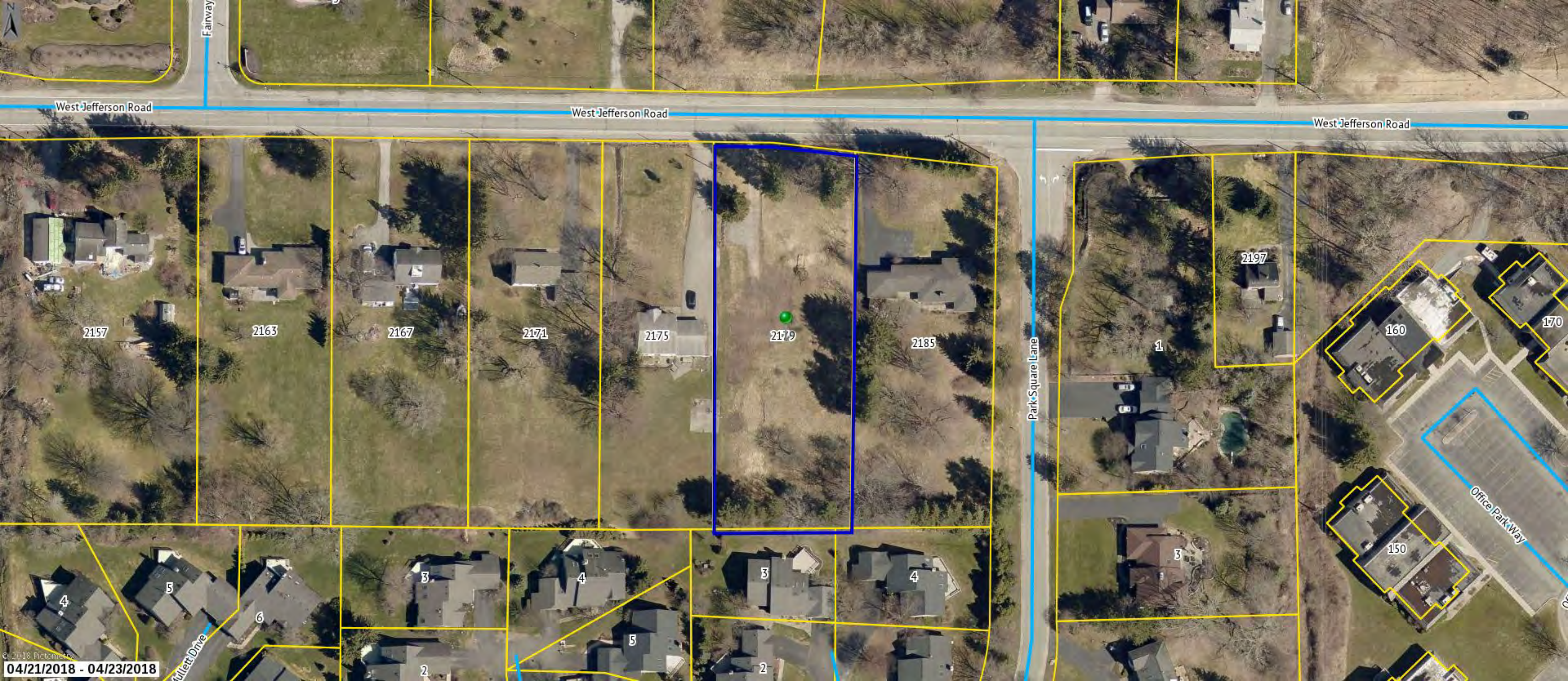


Printed August 14, 2019



Town of Pittsford GIS

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Fairway

West Jefferson Road

West Jefferson Road

West Jefferson Road

2157

2163

2167

2171

2175

2179

2185

2197

160

170

1

Office Park Way

150

3

4

5

6

3

4

3

4

5

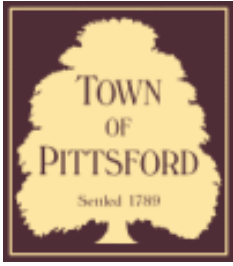
2

2

Fullert Drive

Park Square Lane

04/21/2018 - 04/23/2018



Town of Pittsford

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

Permit #
B19-000126

Phone: 585-248-6250

FAX: 585-248-6262

DESIGN REVIEW AND HISTORIC PRESERVATION BOARD REFERRAL OF APPLICATION

Property Address: 36 Butternut Drive PITTSFORD, NY 14534

Tax ID Number: 165.09-1-22

Zoning District: RN Residential Neighborhood

Owner: Pierce, Charles

Applicant: Pierce, Charles

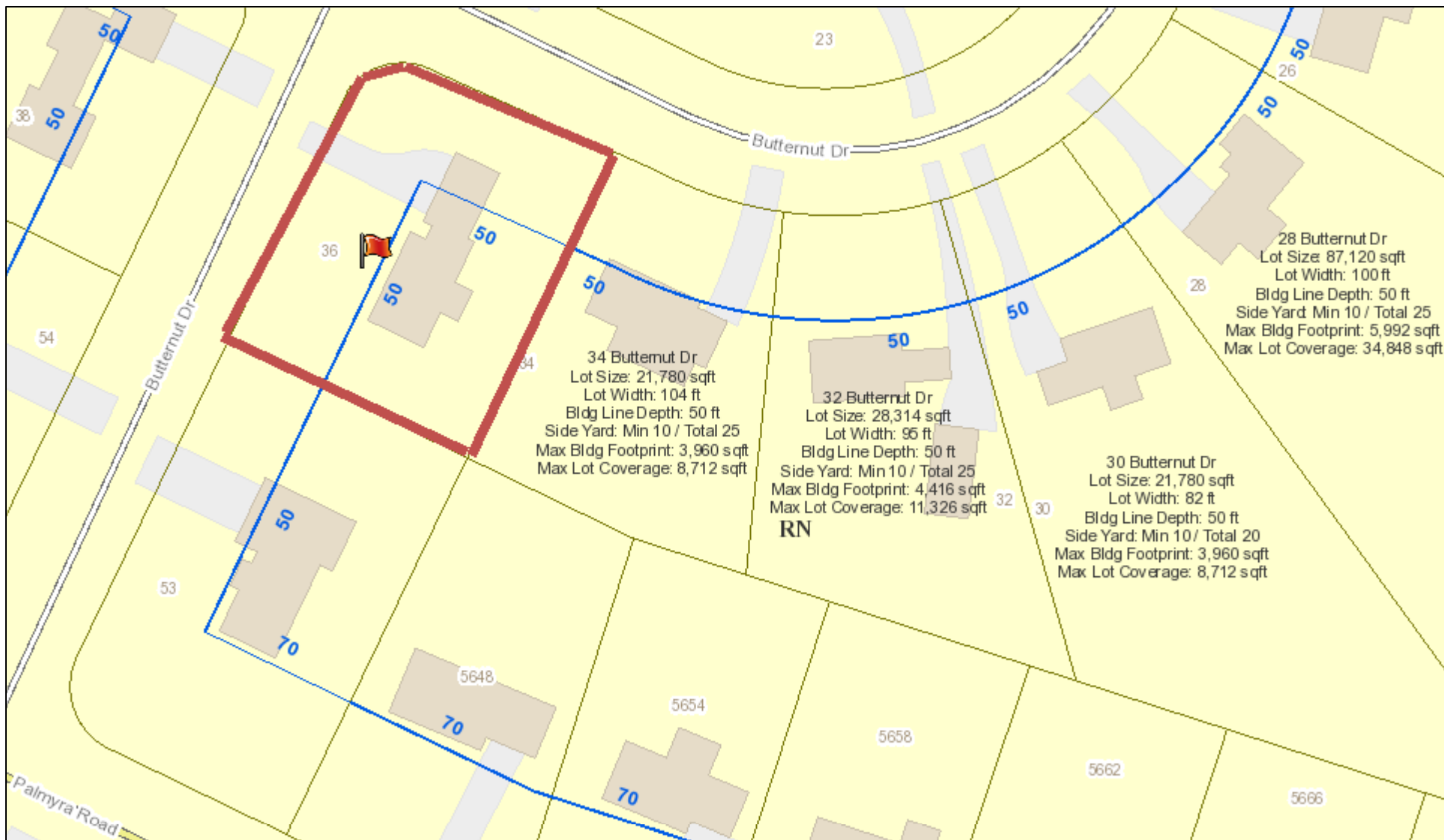
Application Type:

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

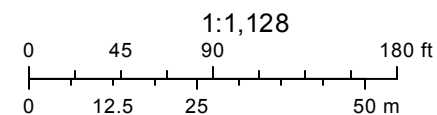
Project Description: Applicant is requesting design review for the addition of a 288 Sq. Ft. three season room addition. The addition will be located on the rear of the home.

Meeting Date: September 12, 2019

RN Residential Neighborhood Zoning

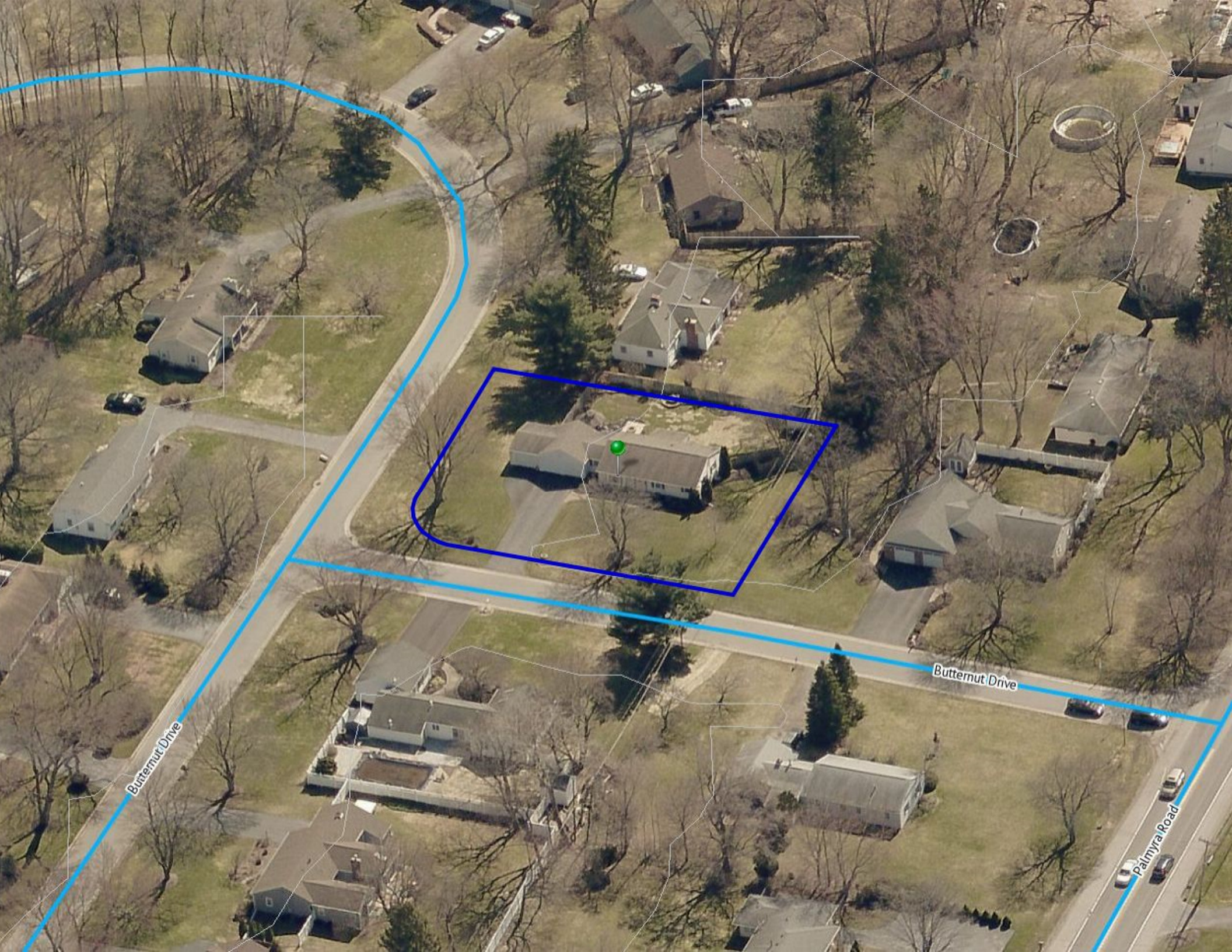


Printed September 4, 2019



Town of Pittsford GIS

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Butternut Drive

Butternut Drive

Palmyra Road



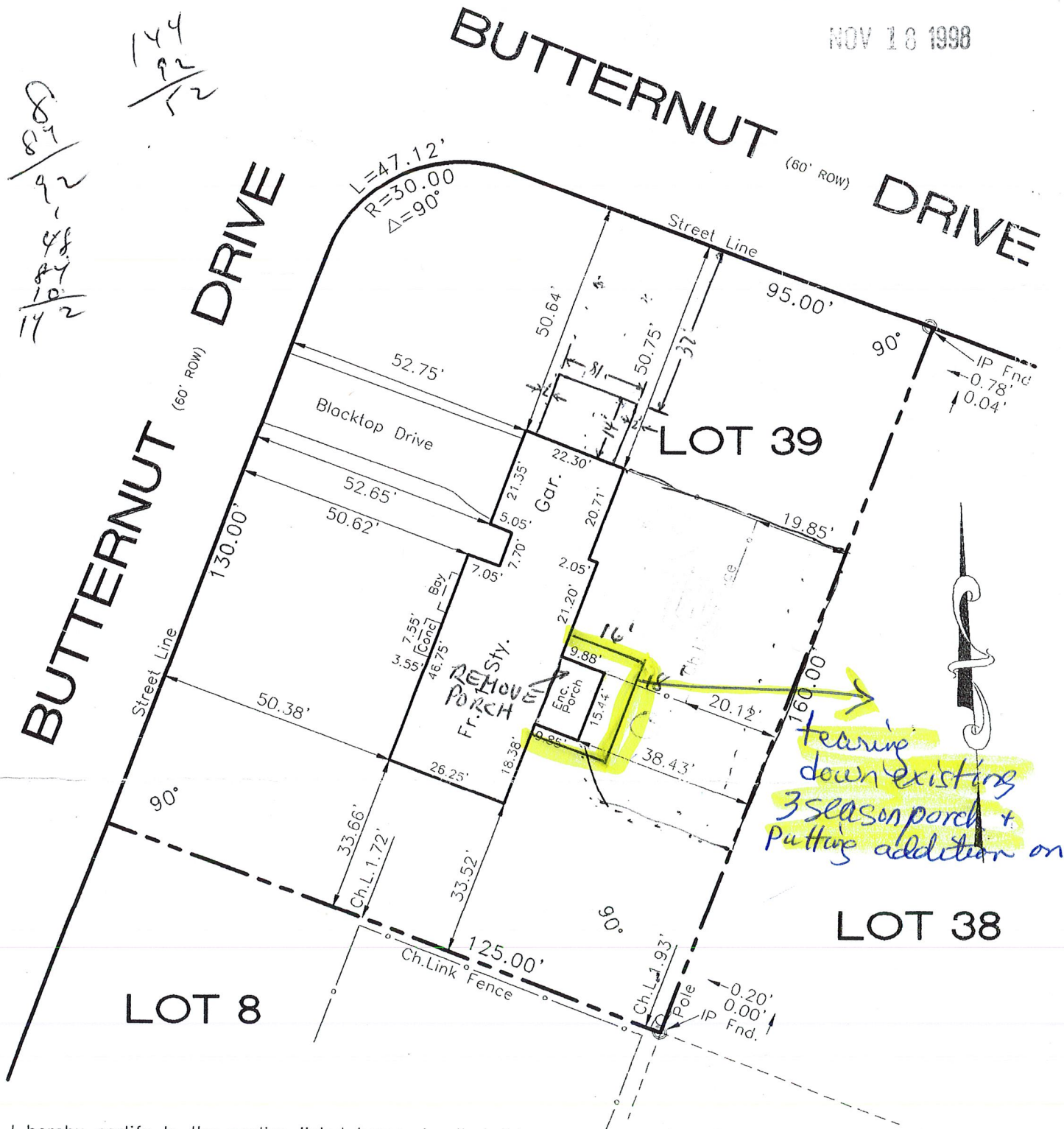
38

Easements:

Liber 3025 Deeds 510 = Reservation over rear and side 5' of lot.
Liber 3014 Deeds 282 = RG & E and RTC easement along rear boundaries

PRINTED

NOV 18 1998



I hereby certify to the parties listed hereunder that this map was made using the reference material listed hereon and the notes of an instrument survey performed in accordance with the current standards of the New York State Association of Professional Land Surveyors completed on November 11, 1998

PHH Mortgage Services Corp., its successors and/or assigns
The title company insuring the mortgage
Boylan, Brown, Code, Vigdor & Wilson, LLP
Charles D. and Patricia M. Pierce
Nicholas Morabito, Esq.

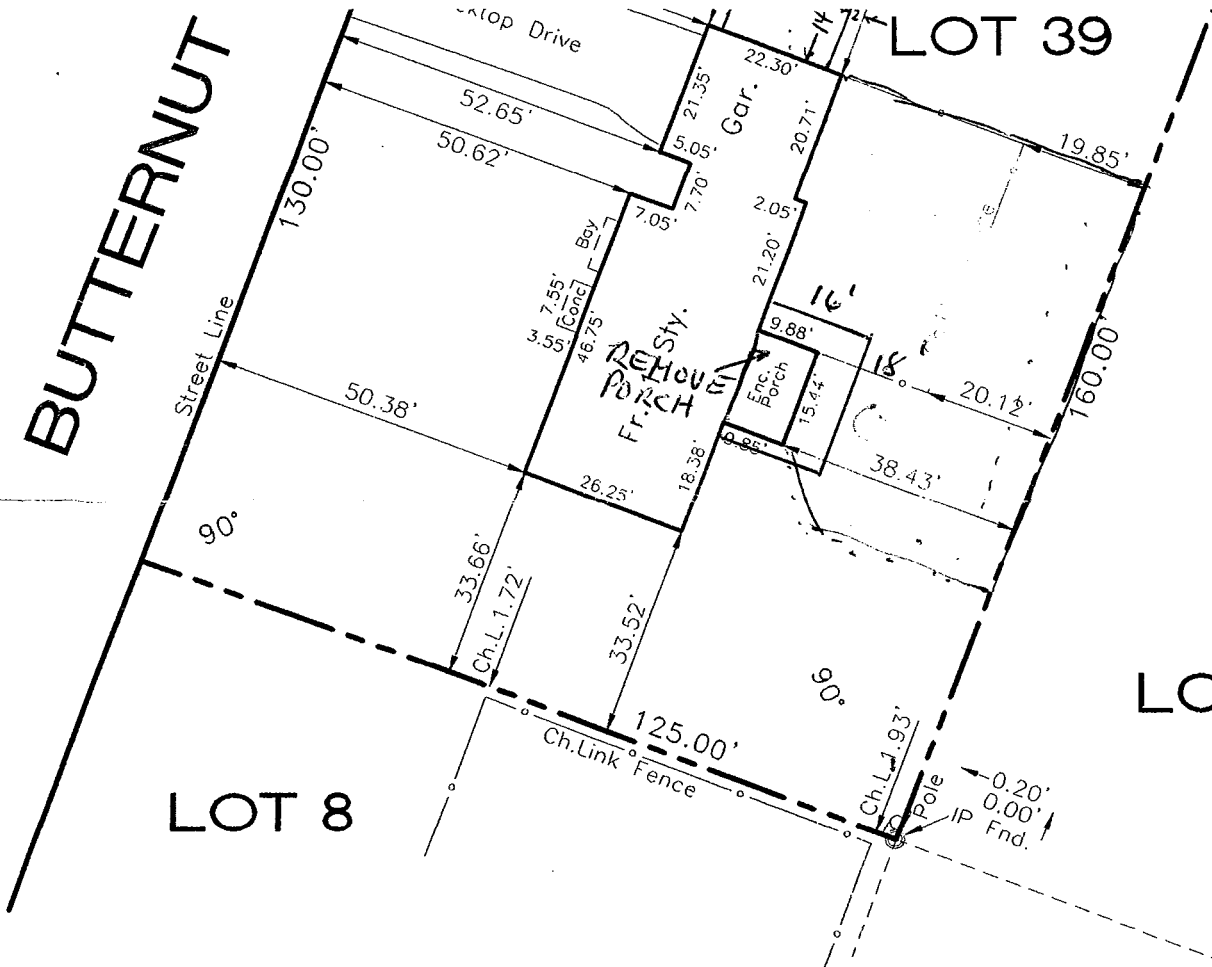
[Signature]
Alfred I LaRue, N.Y.S.P.L.S # 046538

BUTTERNUT

LOT 39

LOT 38

LOT 8



I hereby certify to the parties listed hereunder that this map was made using the reference material listed hereon and the notes of an instrument survey performed in accordance with the current standards of the New York State Association of Professional Land Surveyors completed on November 11, 1998

PHH Mortgage Services Corp., its successors and/or assigns
 The title company insuring the mortgage
 Boylan, Brown, Code, Vigdor & Wilson, LLP
 Charles D. and Patricia M. Pierce
 Nicholas Morabito, Esq.

[Handwritten Signature]
 Alfred I LaRue, N.Y.S.P.L.S # 04658

Note: Ties are not taken to foundation unless specified
 Field work to obtain ties was performed at a 1: 10000 or better precision
 This is not a true valid copy without the land surveyors inked signature and embossed seal.

McMahon
 LaRue

Associates, P.C.
 Engineers/Surveyors

1200A Scottsville Road
 Suite 115
 Rochester, N.Y. 14624
 (716) 436-1080

INSTRUMENT SURVEY

Address 36 Butternut Drive Town of Pittsford

Lot No. 39 Subdivision Addition to Distant Hills

Reference Data
 Liber 131 of Maps Page 80 Liber 3750 of Deeds Page 53

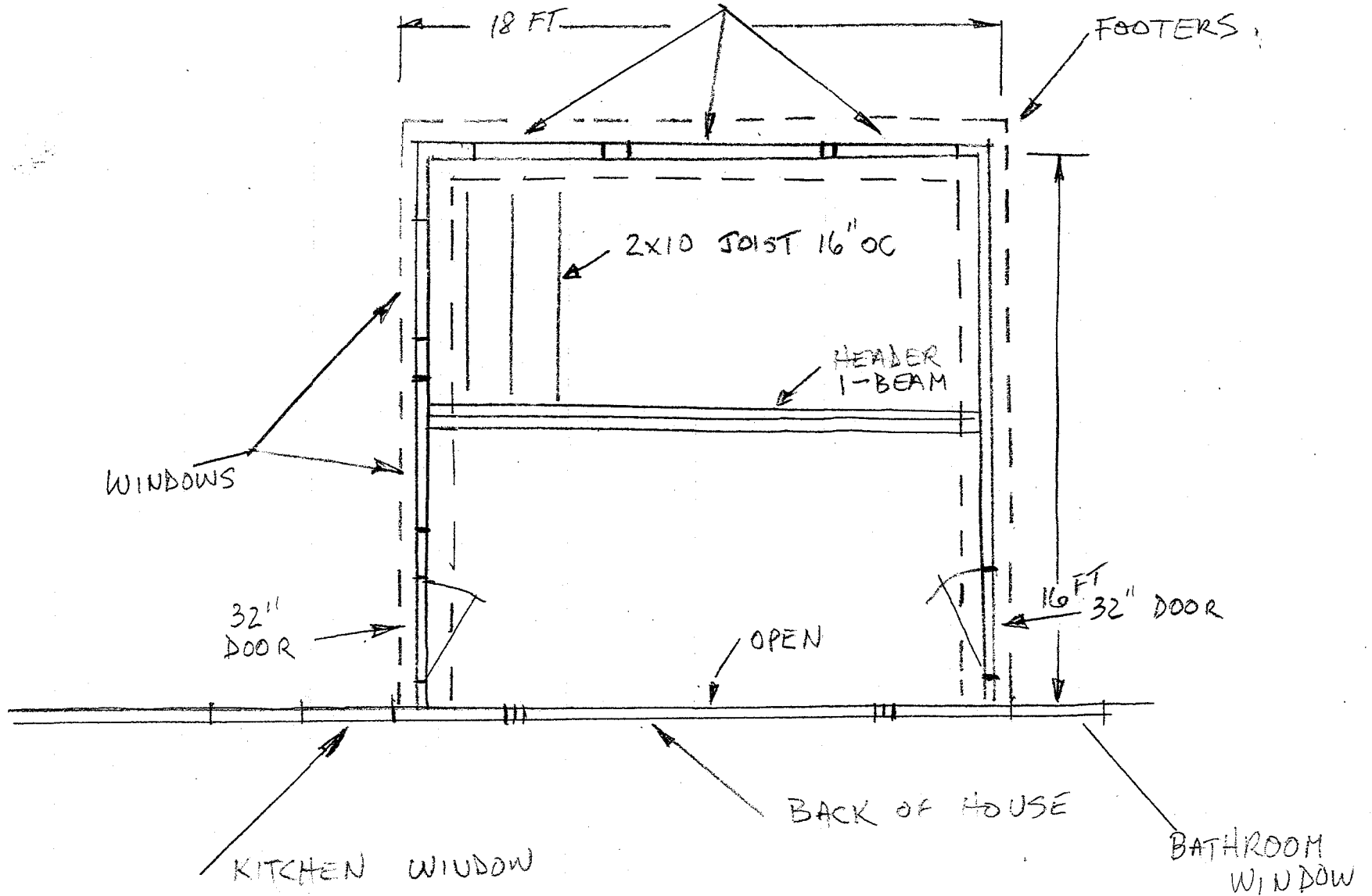
Client Judith Sinclair, Esq.

Abstract By #92505 by Public Abstract, dated 10/29/98

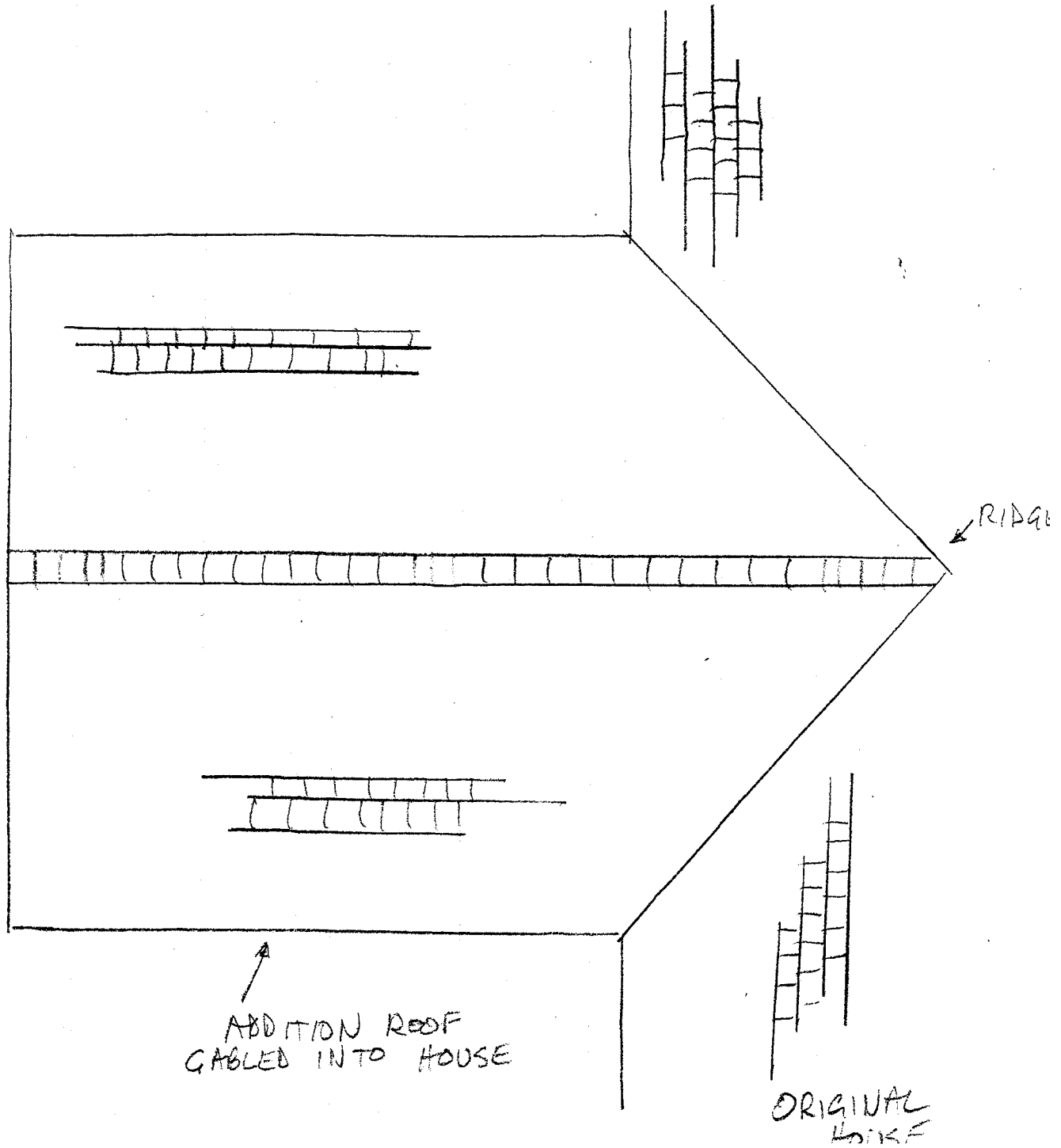
By GWM Date 11/11/98 Scale 1" = 30' No. 165.09-1-22

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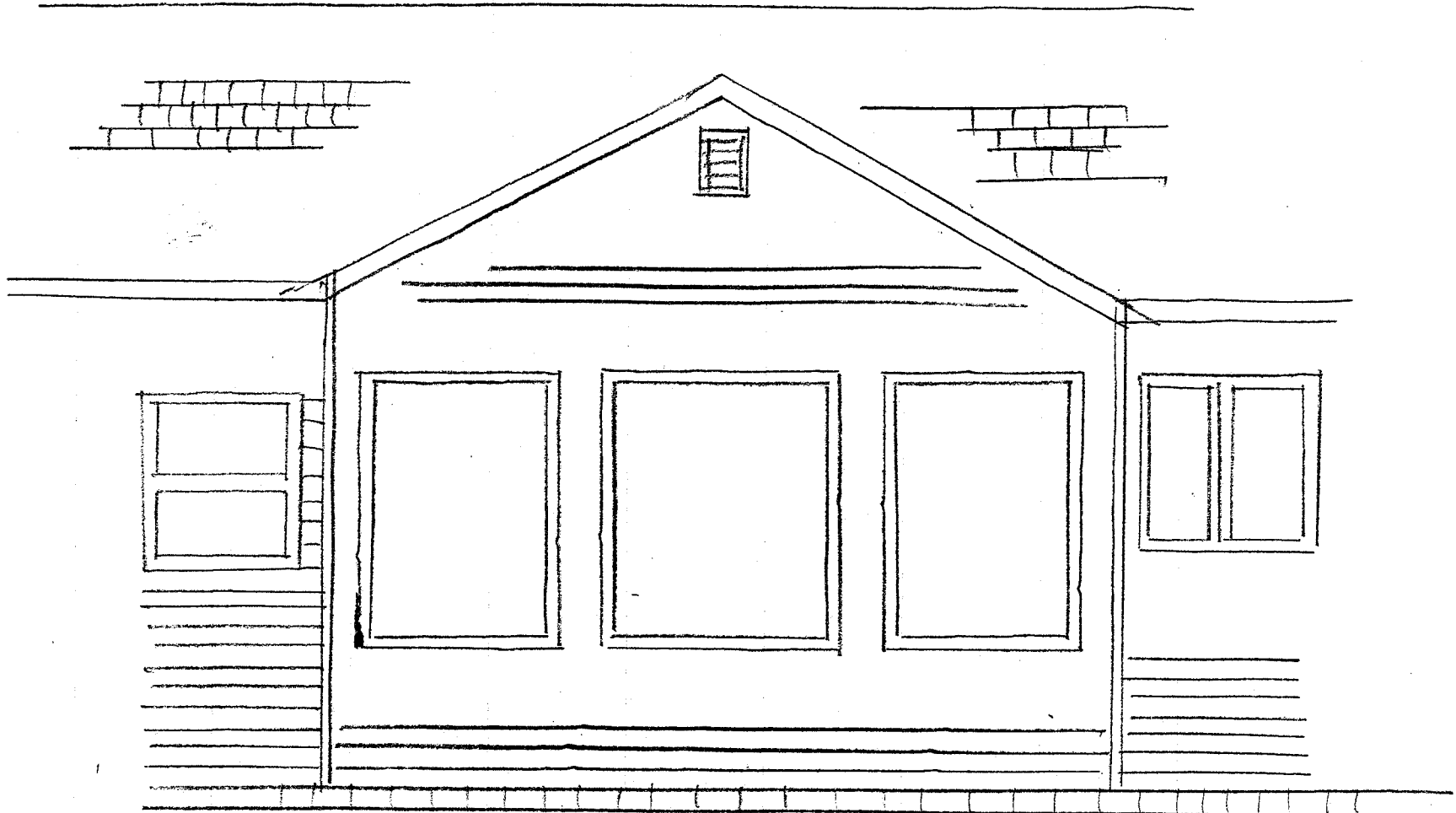
TOP VIEW FOUNDATION



4



5



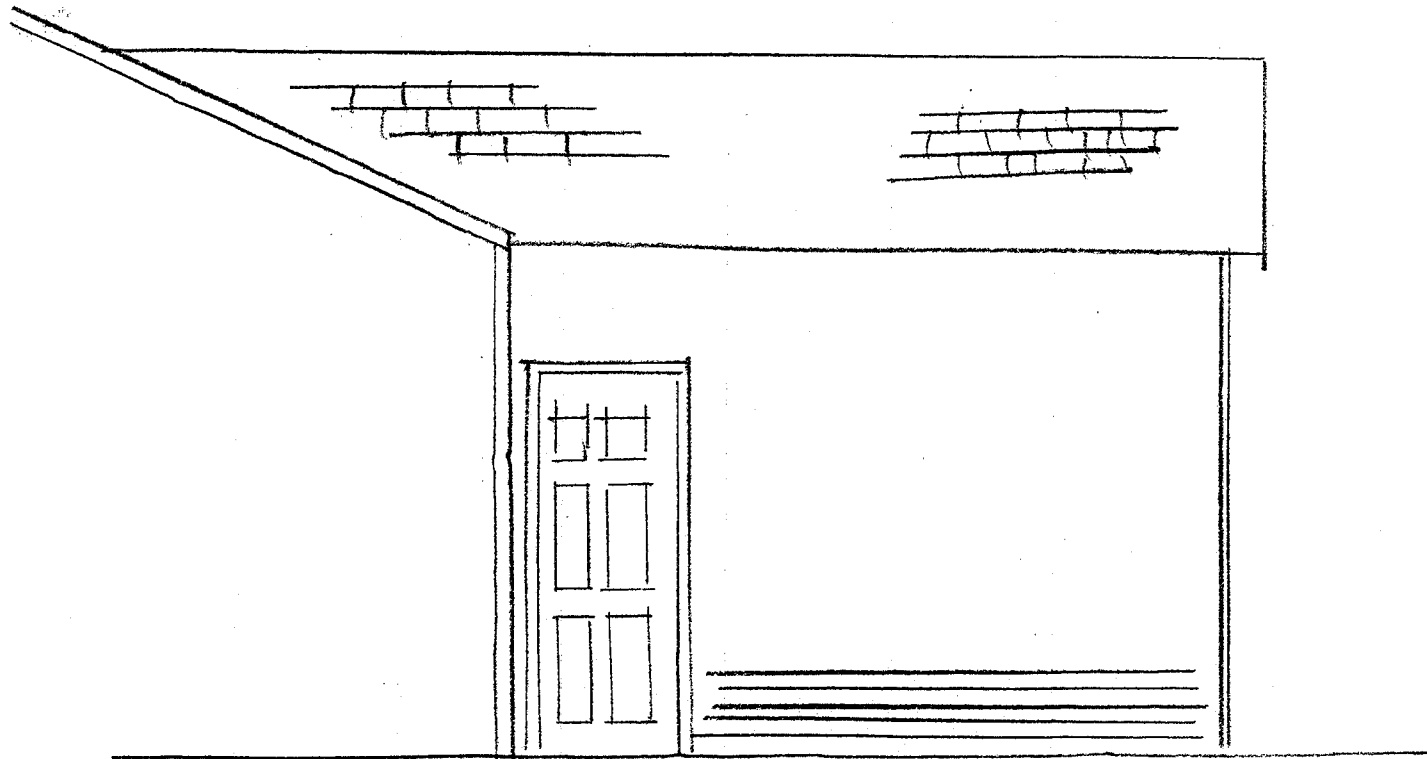
REAR ELEVATION

76



RIGHT SIDE ELEVATION

7

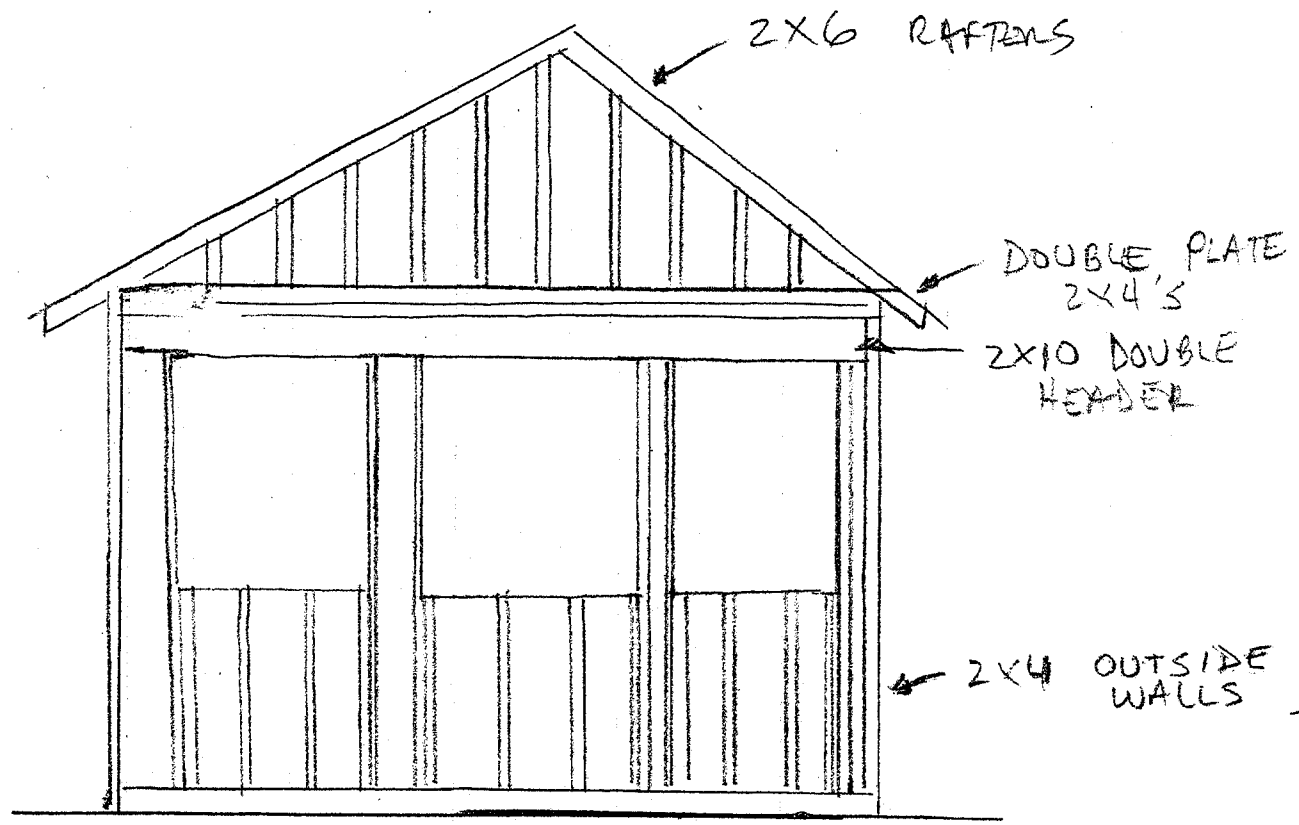


LEFT SIDE ELEVATION



OUTSIDE WALLS 1/2" OSB
R-13 - WALL INSULATION

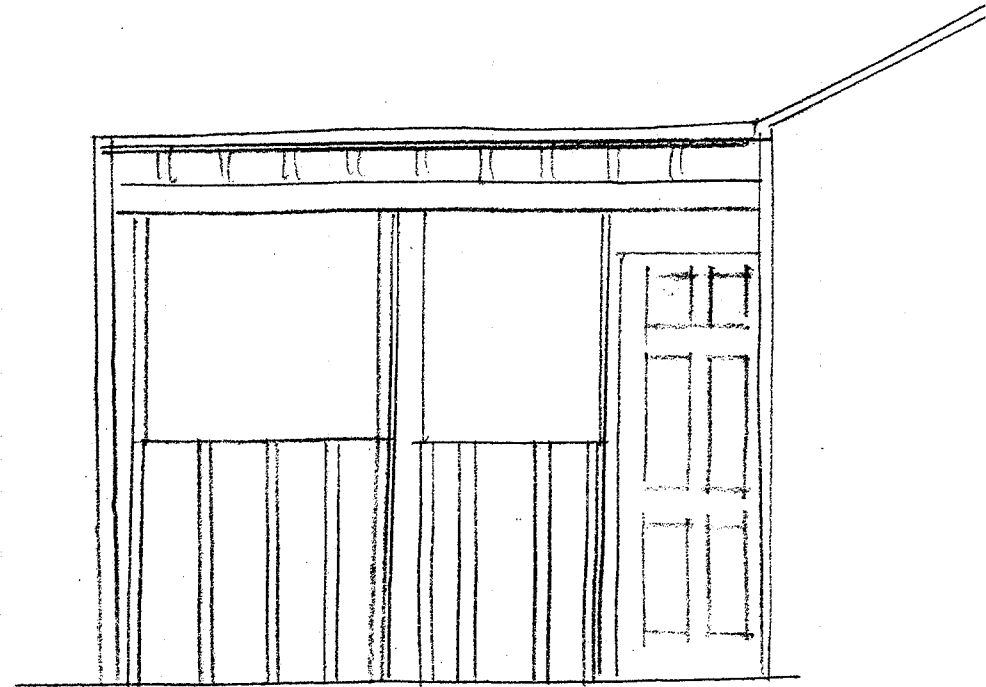
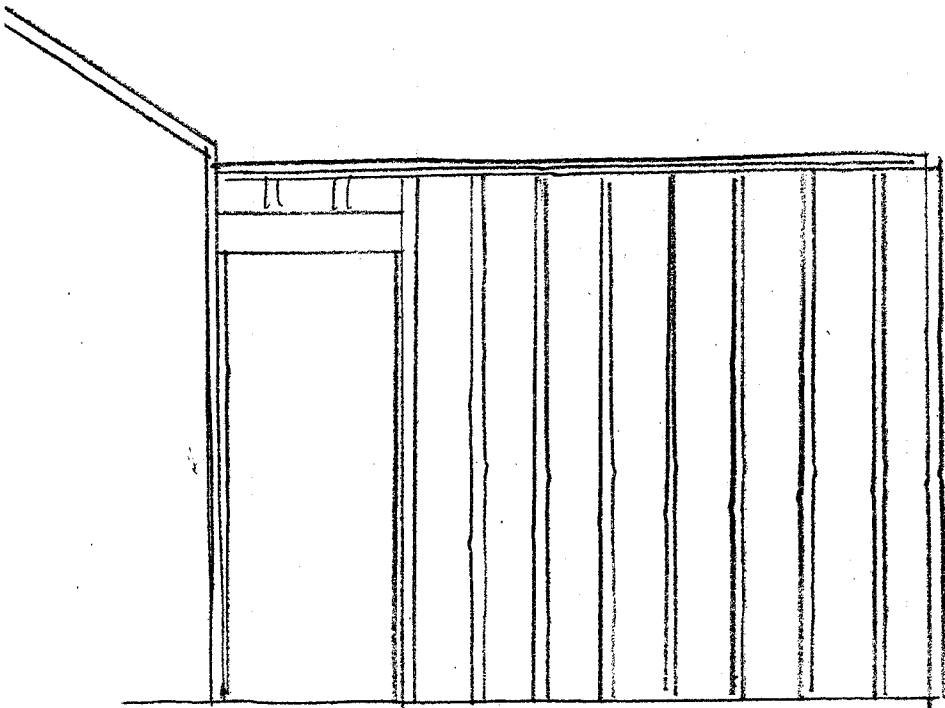
R-50 ATTIC INSULATION



FRAMING - REAR ELEVATION

9

OUTSIDE WALLS - 1/2" OSB - COVERED WITH
TYVEC HOUSE WRAP - 1/2"
STYROFOAM - VYNYL SIDING
TO MATCH REST OF HOUSE



CRIPPLES LEFT SIDE
FOR ALL HEADERS

FRAMING

RIGHT SIDE

10.

FOOTINGS

BACK OF HOUSE

INSIDE WALLS
WILL BE LINED
WITH 2" STYROFOAM

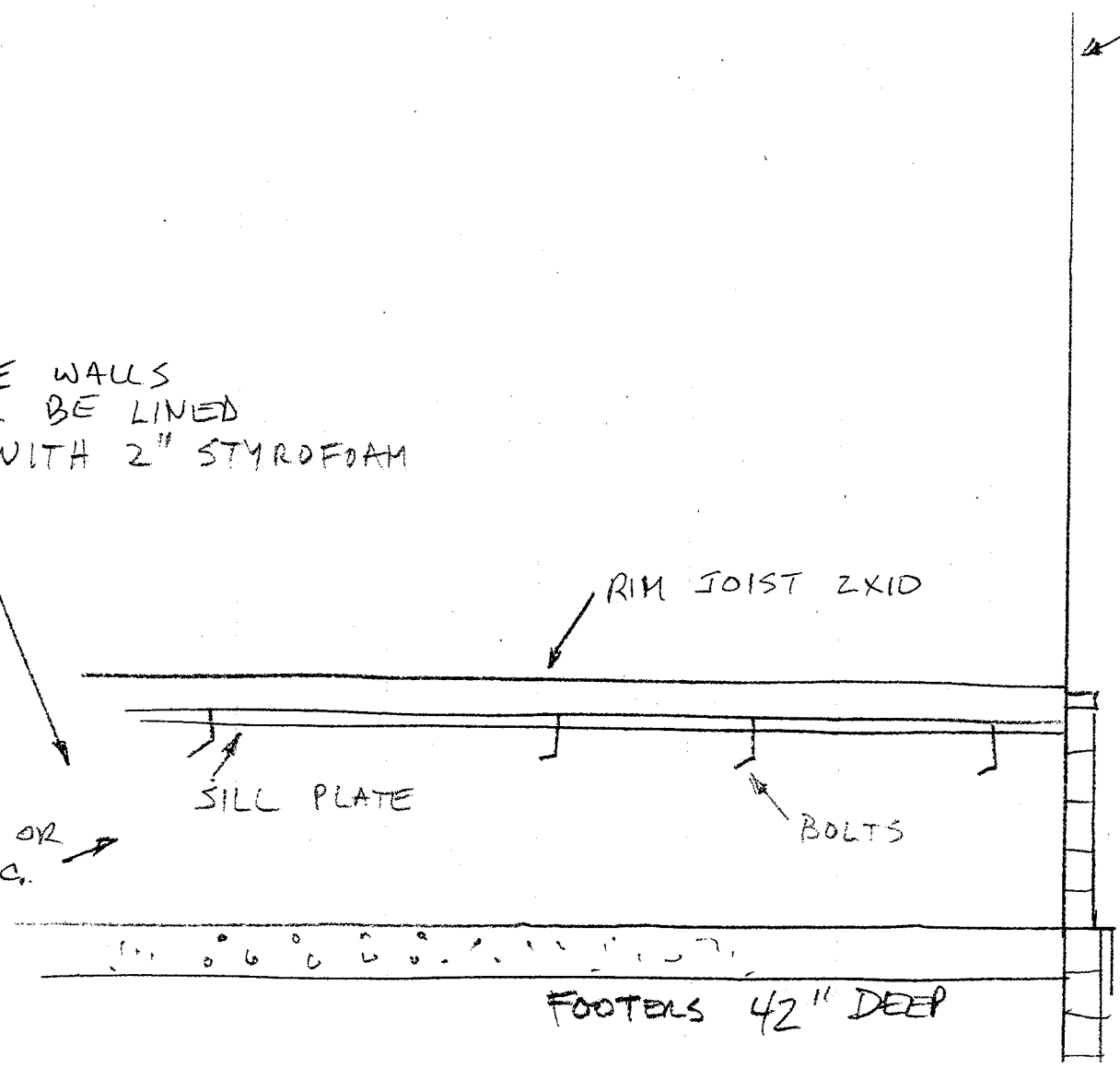
RIM JOIST 2X10

SILL PLATE

BOLTS

BLOCKS OR
SOLID CONG.

FOOTERS 42" DEEP





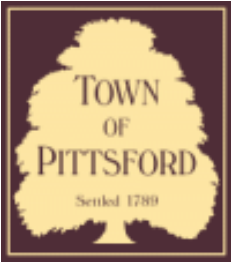












Town of Pittsford

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

Permit #
B19-000127

Phone: 585-248-6250

FAX: 585-248-6262

DESIGN REVIEW AND HISTORIC PRESERVATION BOARD REFERRAL OF APPLICATION

Property Address: 34 Carriage Court PITTSFORD, NY 14534

Tax ID Number: 192.08-1-48

Zoning District: RN Residential Neighborhood

Owner: Mathew, Athimoottil

Applicant: Matco Builders and Developers & ENDT #1

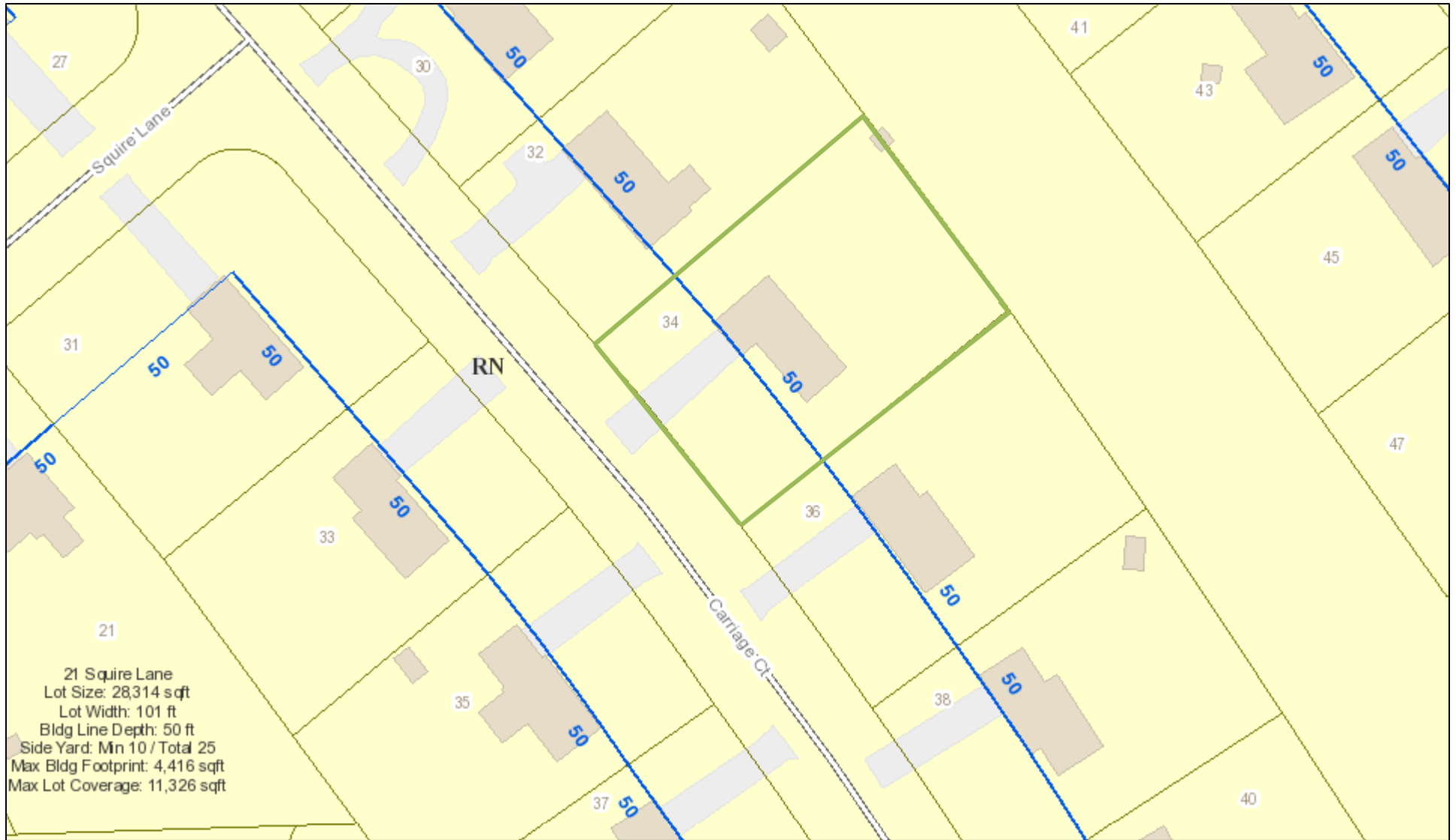
Application Type:

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

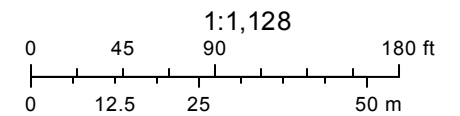
Project Description: Applicant is requesting design review for the addition to Family room that is 20x10 with bedroom and full bath and will be located in the rear of the property

Meeting Date: September 05, 2019

RN Residential Neighborhood Zoning



Printed September 4, 2019



Town of Pittsford GIS

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Carriage Court

Carriage Court

Squire Lane



34

U.S. MAIL
34

TAPE LOCATION MAP

Date JAN 15 - 1972

Showing TWO STORY FRAME DWELLING WITH GARAGE ATTACHED.

Lot No. 85 Subdivision COLONIAL PITTSFORD SOUTH - SECTION 3

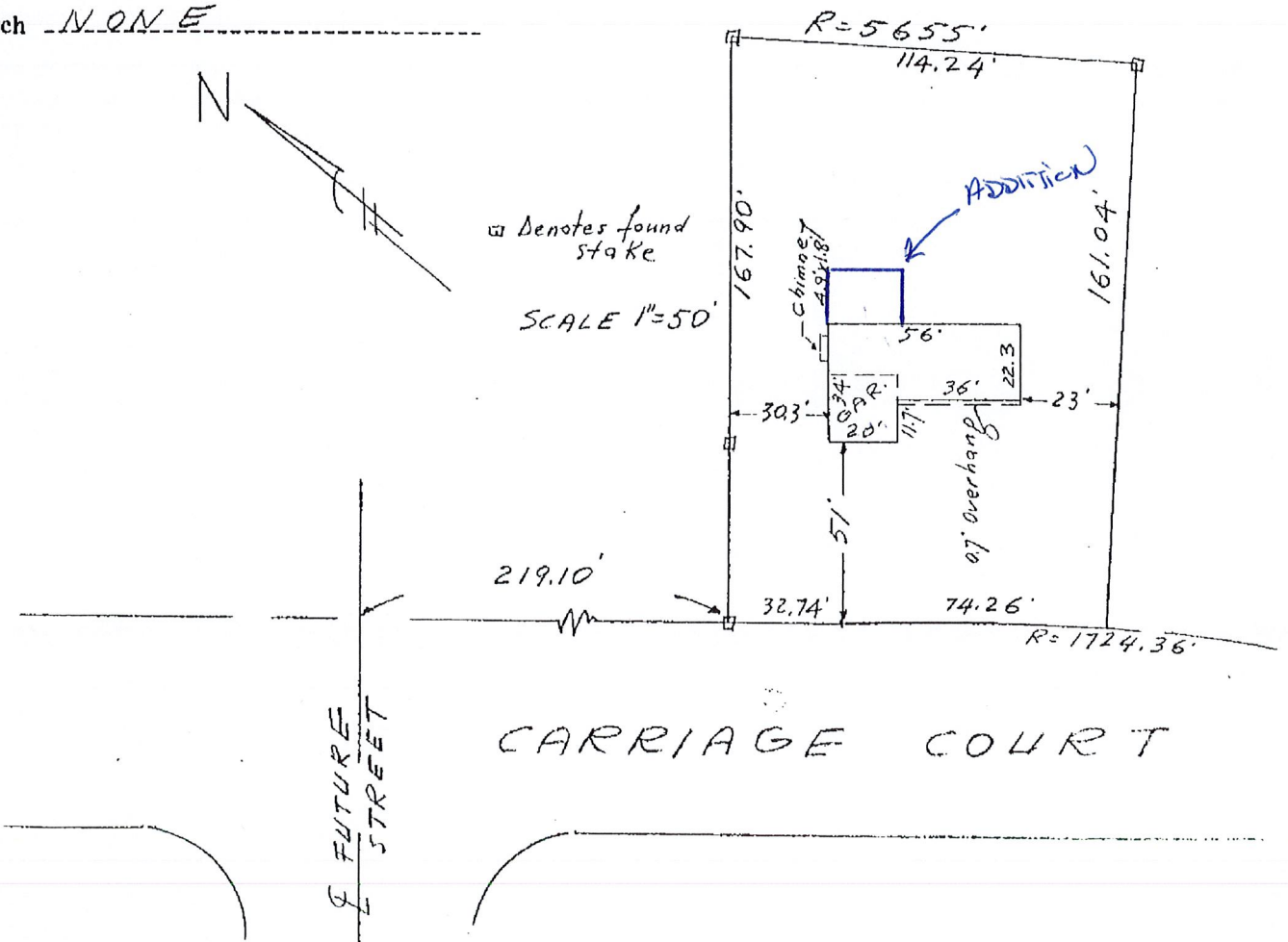
City-Town-Village PITTSFORD Liber 180 of Maps, Pg. 52

Monuments Used NOT MONUMENTED

Distance from FUTURE STREET to NORTH-WEST line of property was actually measured.

Main building line is not approx. parallel to street line.

Porch NONE

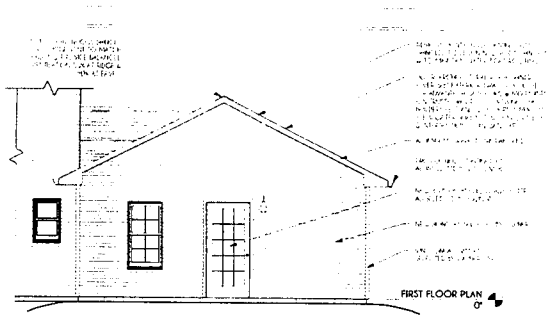


This map was made at the request of BOWERING HOMES, INC. to show general location of structures on the lot. It must not be used for any other purposes, such as locating property lines, fences or driveways. It is not an instrument survey map.

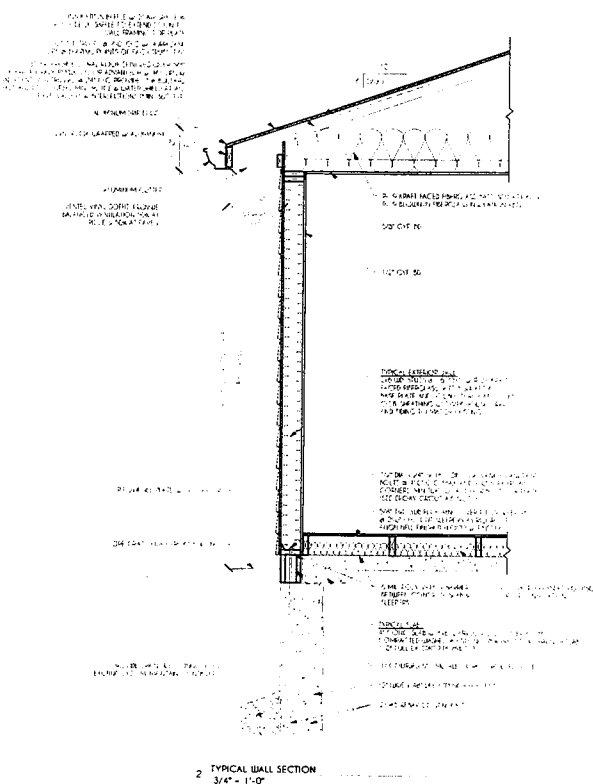
By Ezio Frank

EZIO FRANK
68 LOCUST ST.
ROCHESTER, N. Y. 14613

EZIO FRANK
Licensed Land Surveyor
License No. 40166



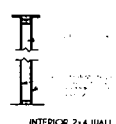
5 NORTH ELEVATION
1/4" = 1'-0"



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

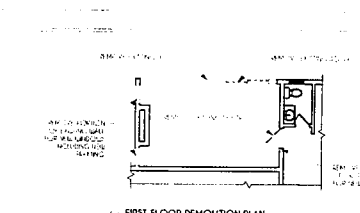
HEADER SCHEDULE			
EXTERIOR WALLS - FIRST FLOOR			
4'-4"	(2) 2x6s	GEN w/ (2) JACK STUDS	
4'-5"	(2) 2x6s	GEN w/ (2) JACK STUDS	
4'-6"	(2) 2x6s	GEN w/ (2) JACK STUDS	
4'-7"	(2) 2x12s OR (3) 2x6s	GEN w/ (2) JACK STUDS	
EXTERIOR WALLS - SECOND FLOOR			
4'-3"	(2) 2x4s	GEN w/ (2) JACK STUDS	
4'-4"	(2) 2x4s	GEN w/ (2) JACK STUDS	
4'-5"	(2) 2x4s	GEN w/ (2) JACK STUDS	
4'-7"	(2) 2x12s OR (3) 2x6s	GEN w/ (2) JACK STUDS	

WALL TYPES



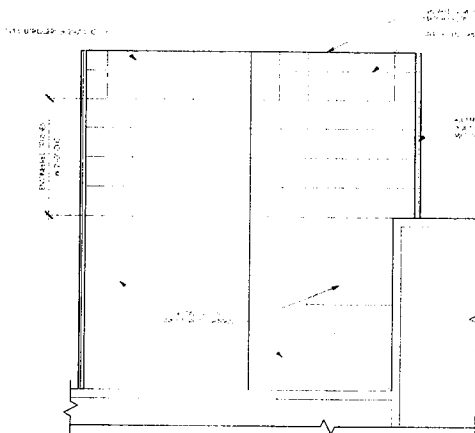
1 EXTERIOR 2x6 WALL

2 INTERIOR 2x4 WALL

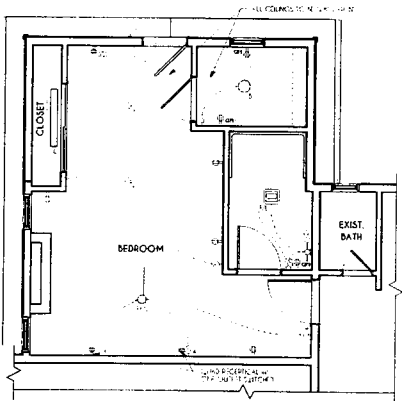


6 FIRST FLOOR DEMOLITION PLAN
1/8" = 1'-0"

DEMOLITION GENERAL NOTES:
 1. ALL EXISTING STRUCTURE TO BE DEMOLISHED TO ORIGINAL FINISHES.
 2. ALL DEMOLITION TO BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
 3. ALL DEMOLITION TO BE DONE IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS.
 4. ALL DEMOLITION TO BE DONE IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS.
 5. ALL DEMOLITION TO BE DONE IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS.



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



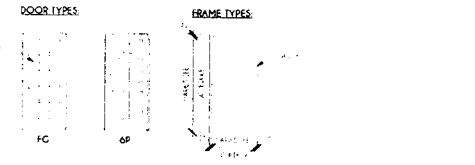
1 FIRST FLOOR RCP
1/4" = 1'-0"

LIGHTING LEGEND		
TYPE	DESCRIPTION	MANUFACTURER
A	4" DIA. RECESSED DOWNLIGHT LED	ALPHABET (LIGHTING LEDS)
B	SURFACE MOUNTED LIGHT	AS SELECTED BY OWNER
C	LED STRIP LIGHT	AS SELECTED BY OWNER
D	LED EXTERIOR WALL SCONCE	AS SELECTED BY OWNER
FAN	CFL FAN	AS SELECTED BY OWNER
FAN	FLUORESCENT MANIFOLD	AS SELECTED BY OWNER
S	SANITY LIGHT	AS SELECTED BY OWNER

GENERAL NOTES:
 1. ALL LIGHTING TO BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS.
 2. ALL LIGHTING TO BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS.

DOOR SCHEDULE									
#	TYPE	MATERIAL	THICKNESS	WIDTH	HEIGHT	FRAME TYPE	MANUFACTURE	#	COMMENTS
1	OP	SC UB	1 3/4"	3'-0"	6'-0"	UB	PRIVITY SET	1	
2	OP	SC UB	1 3/4"	3'-0"	6'-0"	UB	PRIVITY SET	2	
3	OP	SC UB	1 3/4"	3'-0"	6'-0"	UB	PRIVITY SET	3	MEAT/VEGETAL FOR SOUND
4	FC	WH INS	1 3/4"	3'-0"	6'-0"	UC	LOCKSET & BEARING	4	MEAT/VEGETAL
5	OP	SC UB	1 3/4"	3'-0"	6'-0"	UB	BY PASS HARDWARE	5	

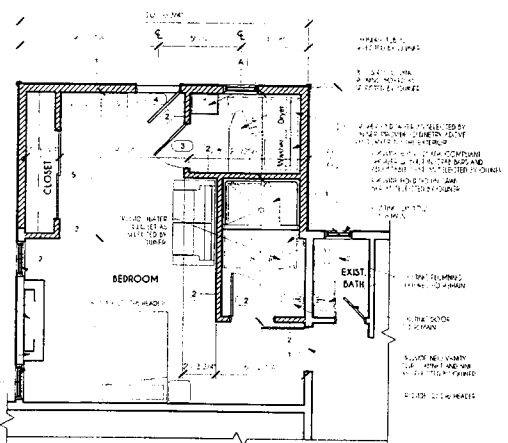
GENERAL NOTES:
 1. ALL DOORS TO BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS.
 2. ALL DOORS TO BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS.



WINDOW SCHEDULE			
SYMBOL	MODEL	POSSIBLE OPENING SIZE	QUANTITY
1	2044	2'-0" x 4'-0"	3

GENERAL NOTES:
 1. ALL WINDOWS TO BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS.
 2. ALL WINDOWS TO BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS.

WINDOW TYPES



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

GENERAL NOTES:
 1. ALL STRUCTURE TO BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS.
 2. ALL STRUCTURE TO BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS.

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CONSULTANT:

GREATER LIVING ARCHITECTURE, P.C.

3033 HIGHCHURCH RD
 ROCHESTER, NY 14623
 TEL: (585) 272-6170
 FAX: (585) 201-1402
 www.greterliving.com

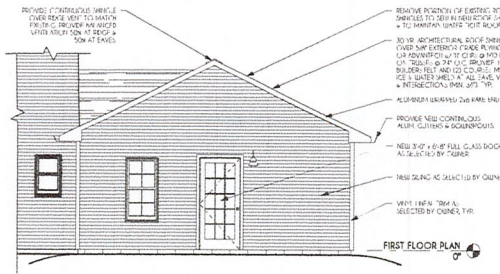
REVISIONS:
 DATE BY DESCRIPTION

CLIENT/LOCATION:
 ATHMOOTTE MATHRU
 ADDITION
 34 CARRIAGE COURT
 PITTSFORD, N.Y. 14534

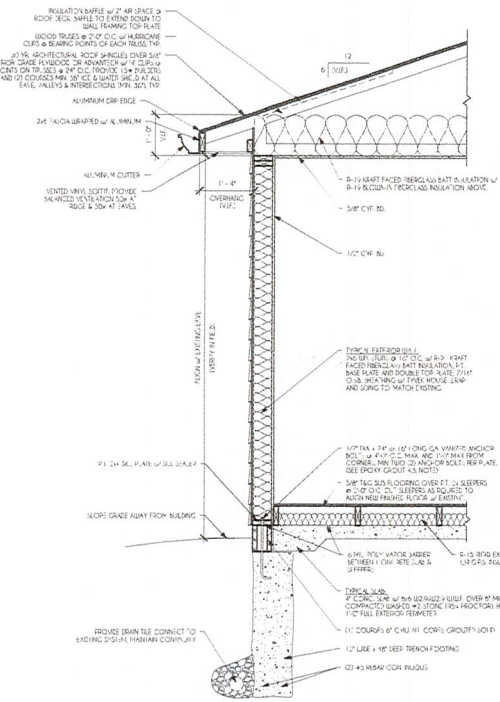
FLOOR PLAN, ELEV., TYP
 WALL SECTION & DETAILS

DRAWN BY: KJT DATE: 8/6/10

PROJECT: SHEET: 19151 A1

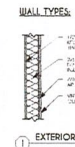


1 NORTH ELEVATION
1/4" = 1'-0"

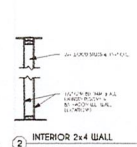


2 TYPICAL WALL SECTION
3/4" = 1'-0"

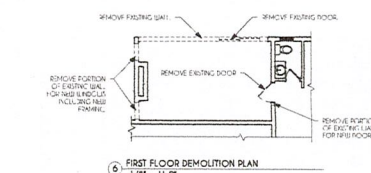
HEADER SCHEDULE			
EXTERIOR WALLS - FIRST FLOOR			
4'-0"	(2) 2x4's	OSB w/ (2) JACK STUDS	
4'-0"	(2) 2x4's	OSB w/ (2) JACK STUDS	
4'-0"	(2) 2x4's	OSB w/ (2) JACK STUDS	
7'-3"	(2) 2x12's OR (2) 2x10's	OSB w/ (2) JACK STUDS	
EXTERIOR WALLS - SECOND FLOOR			
4'-0"	(2) 2x4's	OSB w/ (2) JACK STUDS	
4'-0"	(2) 2x4's	OSB w/ (2) JACK STUDS	
4'-0"	(2) 2x4's	OSB w/ (2) JACK STUDS	
4'-0"	(2) 2x4's	OSB w/ (2) JACK STUDS	



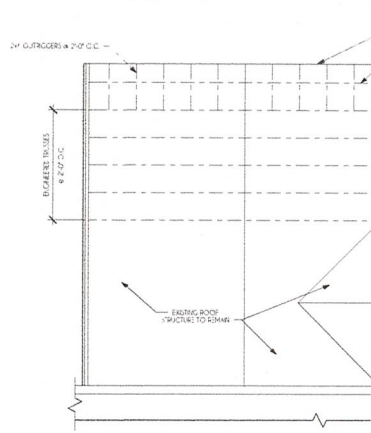
1 EXTERIOR 2x6 WALL



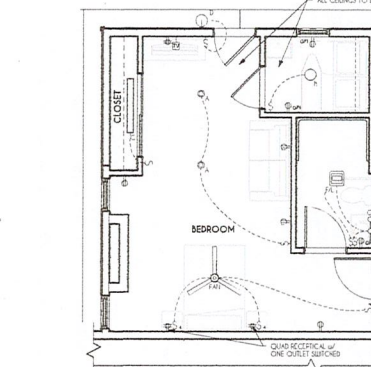
2 INTERIOR 2x4 WALL



DEMOLITION GENERAL NOTES:
 1. VERIFY BEARING CONDITIONS PRIOR TO REMOVAL OF ANY WALLS LOADED FOR DEMOLITION.
 2. TEMPORARY BRACE TO BE SCHEDULED FOR DEMOLITION.
 3. IF ANY BEARING WALLS ARE SCHEDULED FOR DEMOLITION, SEE THE FRAMING SCHEDULES WITH THE ARCHITECT PRIOR TO DEMOLITION.
 4. IF EXISTING DEMOLITION OCCURS TO BE IN THE SAME CONDITION AS NO COST TO THE OWNER.
 5. IF EQUIVOCAL, GENERAL CONTRACTOR WORK PASSES THROUGH SHALL BE SCHEDULED FOR DEMOLITION. REMOVE AND RELOCATE IN LULLS TO BE MAINTAINED IN LULLS.
 6. IF LOCAL MUNICIPAL CODES REQUIRE A PERMIT FOR DEMOLITION, OBTAIN PERMIT FROM LOCAL MUNICIPALITY.
 7. IF EQUIVOCAL, THE OWNER SHALL BE RESPONSIBLE FOR THE DEMOLITION AND COST OF THE WORK.



3 FIRST FLOOR DEMOLITION PLAN
1/8" = 1'-0"



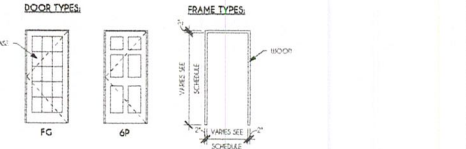
1 FIRST FLOOR RCP
1/4" = 1'-0"

LIGHTING LEGEND			
TYPE	DESCRIPTION	MANUFACTURER	PRODUCT
A	4" DIA. RECESSED DOWNLIGHT LED	ALPHABET LIGHTING (LEDRA)	SL448D-47M19-300 M-30K-83-HI-80-1300MM-14-NC-90-W-W
B	SURFACE MOUNTED LIGHT	AS SELECTED BY OWNER	AS SELECTED BY OWNER
C	LED STRIP LIGHT	AS SELECTED BY OWNER	AS SELECTED BY OWNER
D	LED EXTERIOR WALL SCONCE	AS SELECTED BY OWNER	AS SELECTED BY OWNER
E	CEILING FAN	AS SELECTED BY OWNER	AS SELECTED BY OWNER
F	OUTLET FAMILY	DATA (WIRE CONNECTIONS)	AS SELECTED BY OWNER
G	VANITY LIGHT	AS SELECTED BY OWNER	AS SELECTED BY OWNER

GENERAL NOTES:
 - ALL EXISTING LIGHTING TO BE REPLACED W/ LED DIMMER SWITCHES.
 - ALL NEW LIGHT FIXTURES TO BE INSTALLED IN THE SAME LOCATION AS EXISTING.

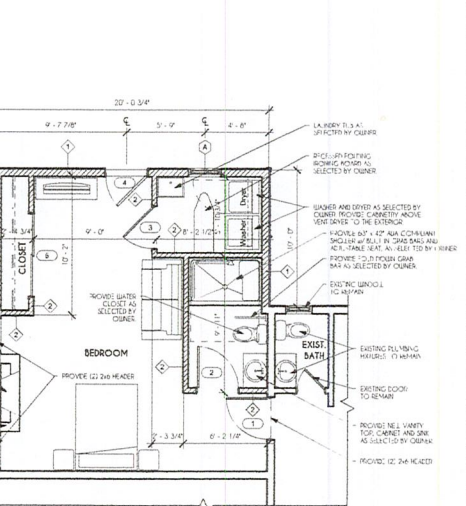
DOOR SCHEDULE										
#	TYPE	MATERIAL	THICKNESS	DEPTH	HEIGHT	FRAME TYPE	FINISH	MARKING	#	COMMENTS
1	DP	SC	1 3/4"	2'-0"	6'-8"	UD	UD	PRIVACY SET	1	
2	DP	SC	1 3/4"	2'-0"	6'-8"	UD	UD	PRIVACY SET	2	
3	DP	SC	1 3/4"	2'-0"	6'-8"	UD	UD	PASSAGE SET	3	WEATHERSTRIP FOR SOUND
4	FG	HTL	1 3/4"	2'-0"	6'-8"	UD	UD	LOCKER & DEADBOLT	4	WEATHERSTRIP FOR SOUND
5	DP	SC	1 3/4"	2'-0"	6'-8"	UD	UD	BY-PASS W/ WARDROBE	5	

GENERAL NOTES:
 1. VERIFY ALL DIMENSIONS PRIOR TO ORDERING.
 2. ALL DOORS TO BE LEVEL ACROSS.
 3. ALL DOORS TO BE LEVEL ACROSS.
 4. ALL DOORS TO BE LEVEL ACROSS.
 5. ALL DOORS TO BE LEVEL ACROSS.



WINDOW SCHEDULE			
SYMBOL	MODEL	ROUGH OPENING SIZE	QUAN. COMMENTS
A	2648	2'-0" x 4'-0"	2 (DOUBLE-HUNG WINDOW)

GENERAL NOTES:
 1. VERIFY ALL DIMENSIONS PRIOR TO ORDERING.
 2. ALL WINDOWS TO BE LEVEL ACROSS.
 3. ALL WINDOWS TO BE LEVEL ACROSS.
 4. ALL WINDOWS TO BE LEVEL ACROSS.



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

GENERAL NOTES:
 1. ALL NEW DOOR AND WINDOW THRESHOLS TO BE CONNECTED TO EXISTING SURF. W/ SLATE LINES.
 2. ALL NEW DOOR AND WINDOW THRESHOLS TO BE CONNECTED TO EXISTING SURF. W/ SLATE LINES.
 3. ALL NEW DOOR AND WINDOW THRESHOLS TO BE CONNECTED TO EXISTING SURF. W/ SLATE LINES.
 4. ALL NEW DOOR AND WINDOW THRESHOLS TO BE CONNECTED TO EXISTING SURF. W/ SLATE LINES.
 5. ALL NEW DOOR AND WINDOW THRESHOLS TO BE CONNECTED TO EXISTING SURF. W/ SLATE LINES.

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CONSULTANT:

GREATER LIVING ARCHITECTURE, P.C.

3033 BRICHTON-HENRIETTA
 TOWNLINE RD
 ROCKY HILL, NY 14823
 CALL: (585) 274-1170
 FAX: (585) 274-1122
 www.greaterliving.com

REVISIONS	
DATE	BY DESCRIPTION

CLIENT/LOCATION:
 ATIM/DOTTEL MATHEW
 ADDITION
 34 CARRIAGE COURT
 PITTSFORD, N.Y. 14534

FLOOR PLANS, ELEV., TYP. WALL SECTION & DETAILS

DATE	BY
8/6/19	KJT
19151	A1





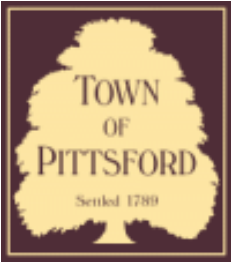




36

36





Town of Pittsford

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

Permit #
B19-000128

Phone: 585-248-6250

FAX: 585-248-6262

DESIGN REVIEW AND HISTORIC PRESERVATION BOARD REFERRAL OF APPLICATION

Property Address: 242 Shoreham Drive ROCHESTER, NY 14618

Tax ID Number: 150.08-1-17

Zoning District: RN Residential Neighborhood

Owner: Kemp, Shaun R

Applicant: Kemp, Shaun R

Application Type:

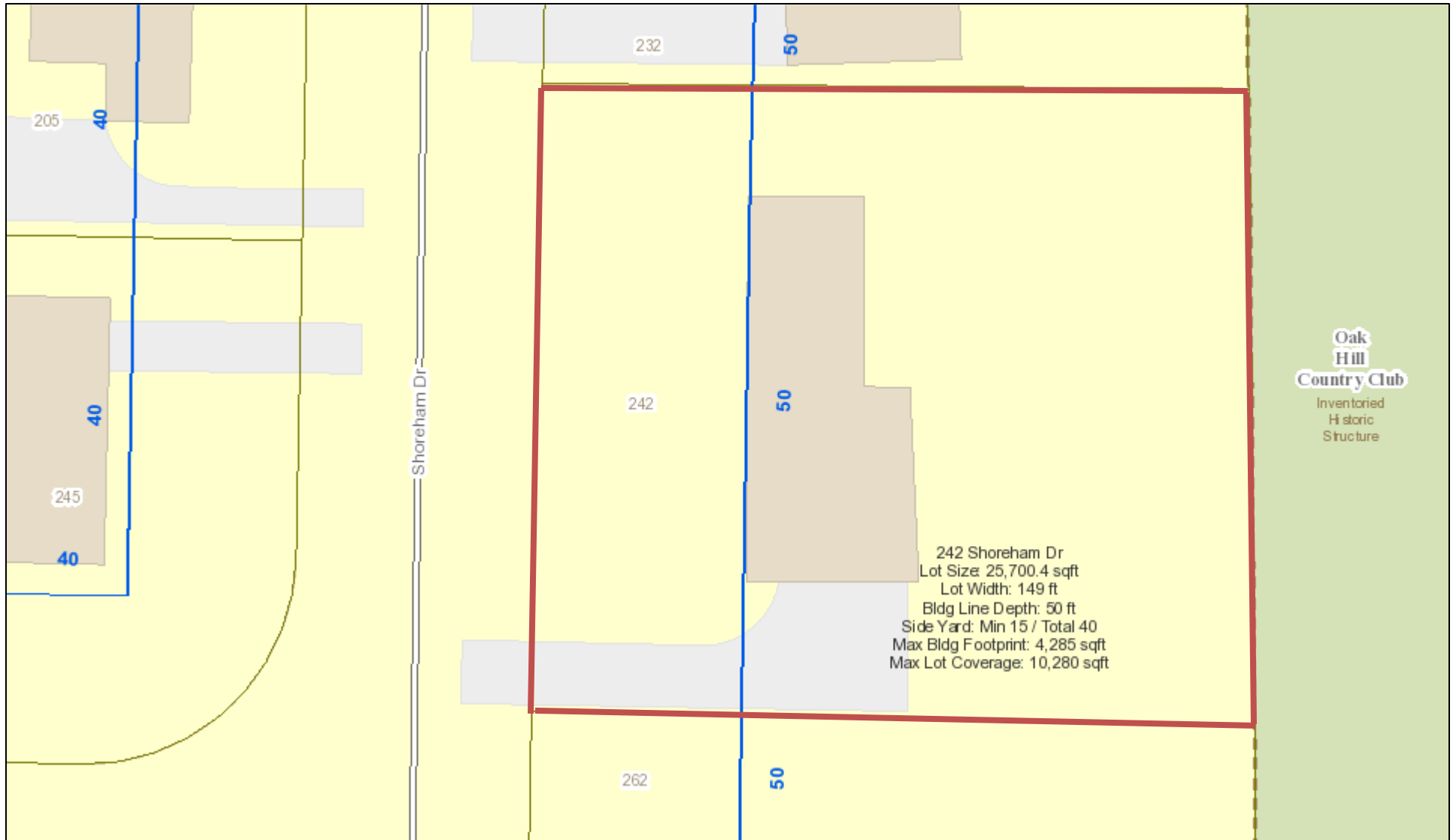
- | | |
|---|---|
| <input checked="" type="checkbox"/> Residential Design Review
§185-205 (B) | <input type="checkbox"/> Build to Line Adjustment
§185-17 (B) (2) |
| <input type="checkbox"/> Commercial Design Review
§185-205 (B) | <input type="checkbox"/> Building Height Above 30 Feet
§185-17 (M) |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

Project Description: Applicant is requesting design review for the two story addition and rear porch. The addition and rear porch will be total of approximately 670 Sq. Ft. and will be located to the north side of the home. Roofing and siding will match existing.

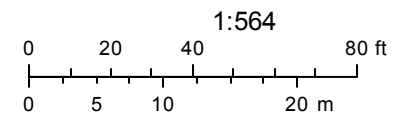
Meeting Date: September 12, 2019



RN Residential Neighborhood Zoning

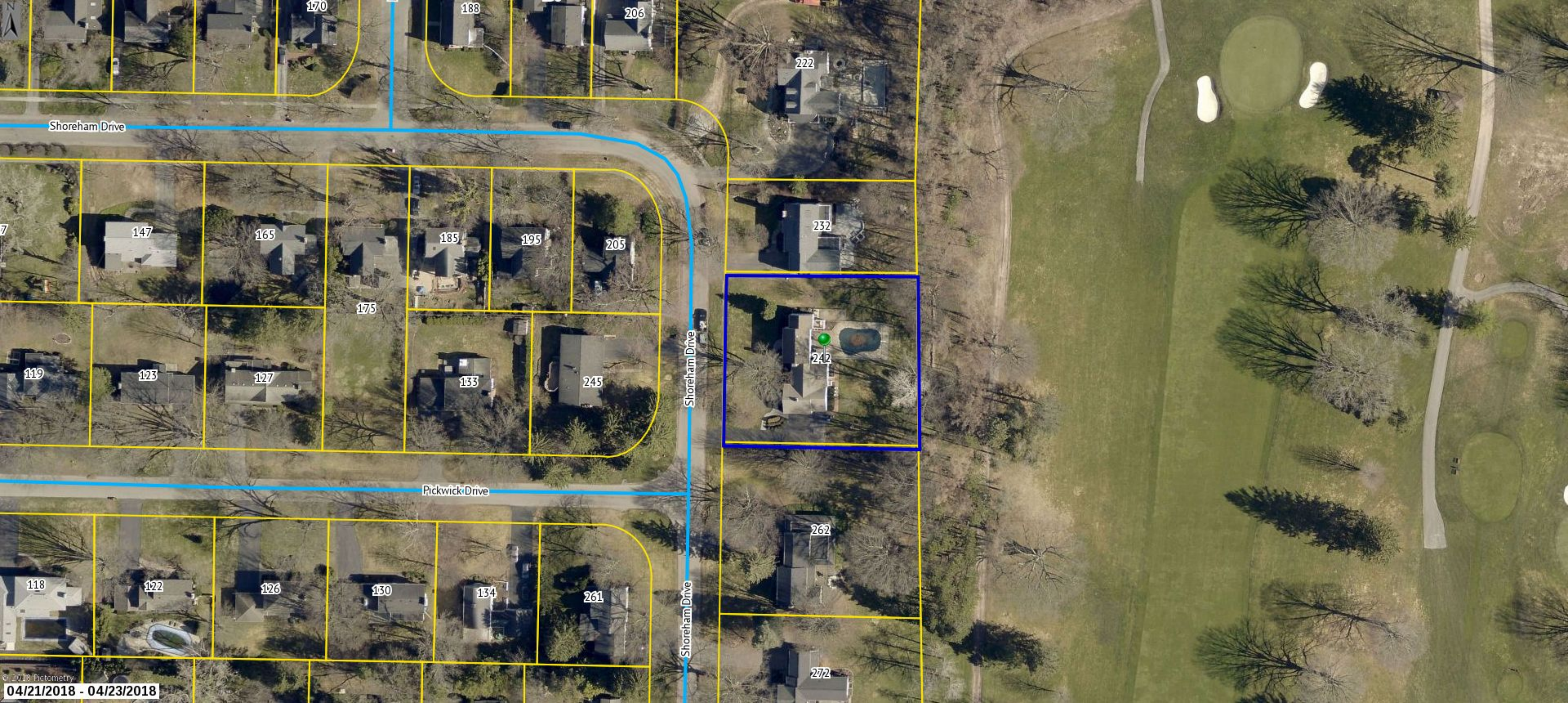


Printed September 9, 2019



Town of Pittsford GIS

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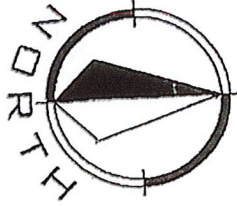


Shoreham Drive

Shoreham Drive

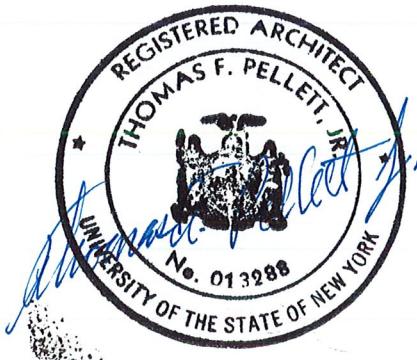
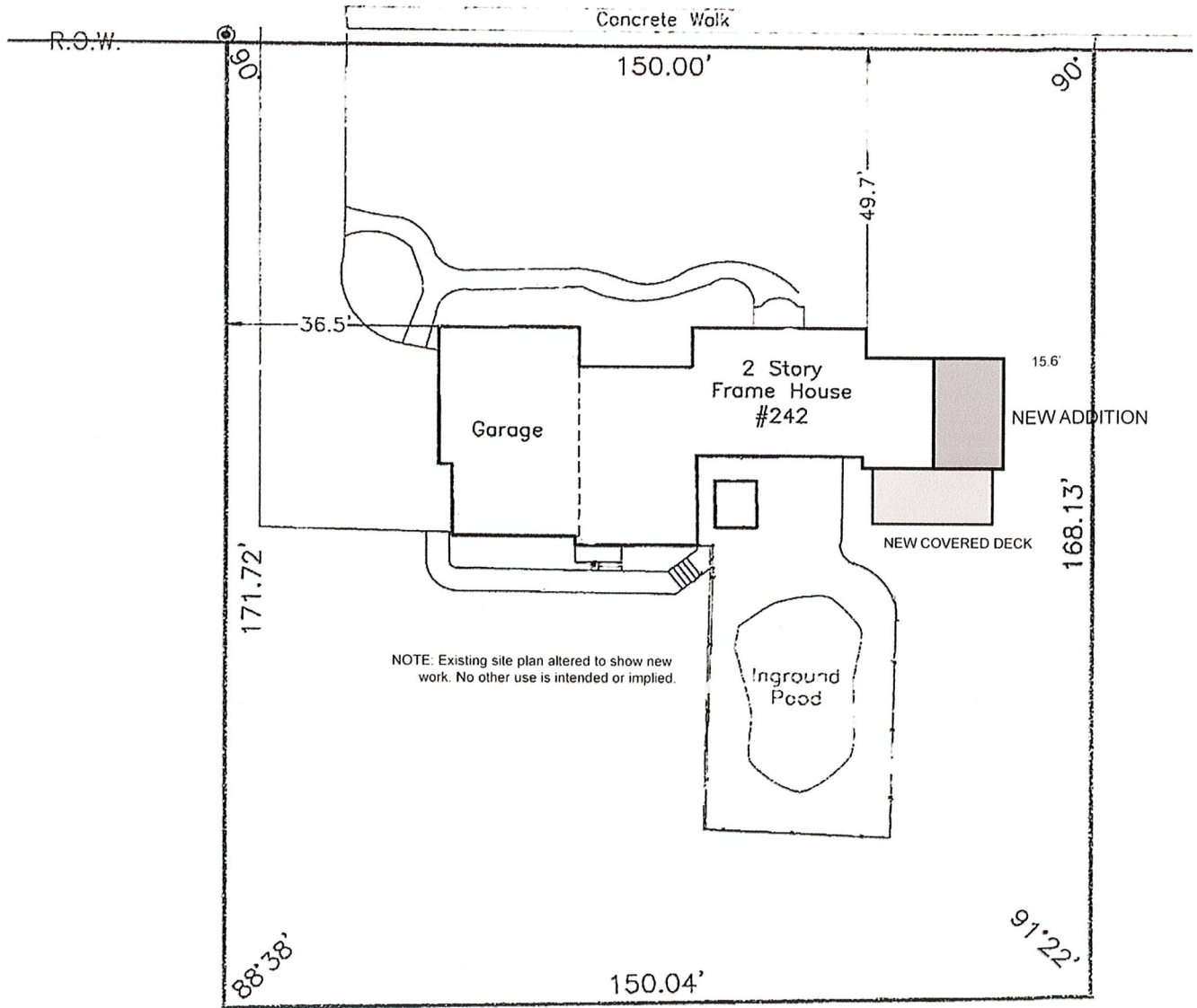
Shoreham Drive

Pickwick Drive

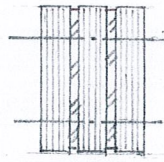


SHOREHAM DRIVE

(60.0' WIDE)

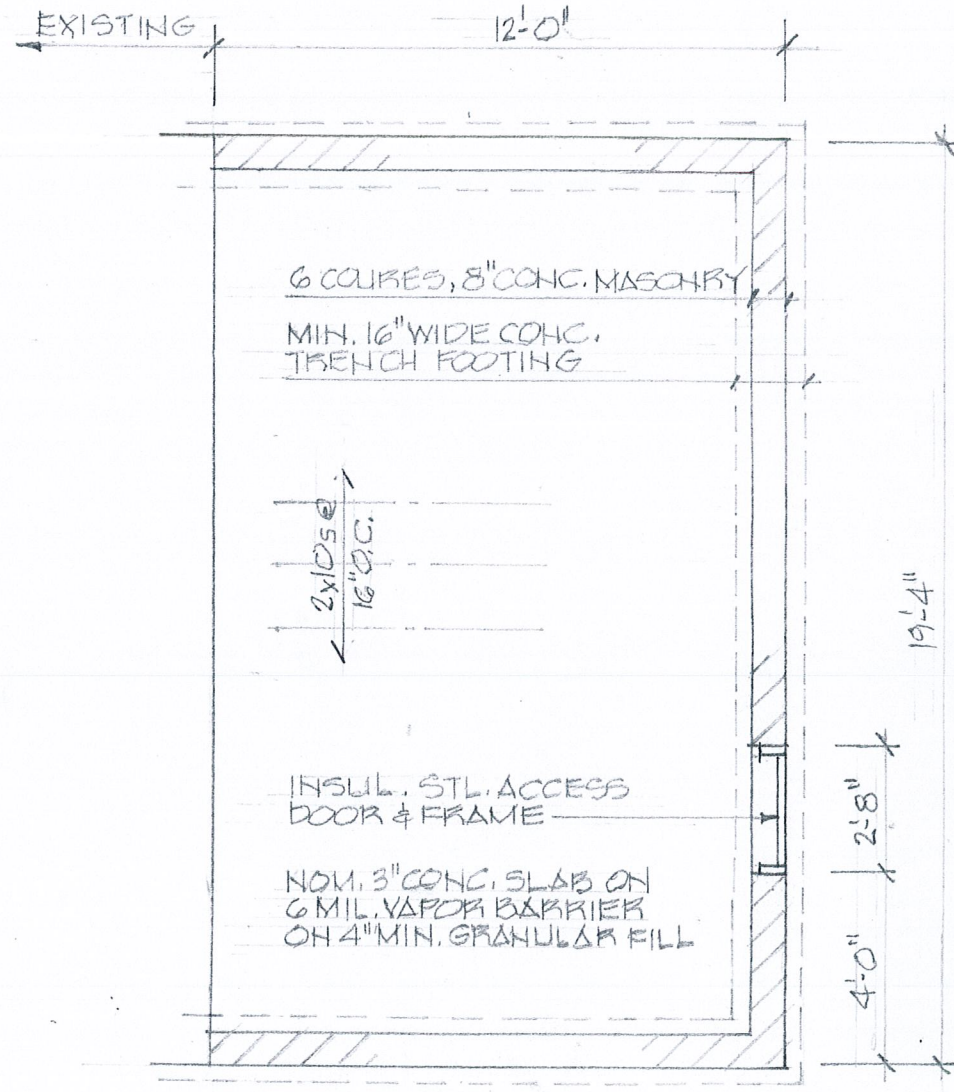


SITE PLAN - 242 SHOREHAM DRIVE
SCALE: 1" = 30.0'



3) 1 3/4" x 9 1/4" 2.0E LVLs
 2) 1/2" x 9" A-36 STL. PLATES
 1/2" Φ A-307 BOLTS W/ WASHERS @
 16" O.C. & 2 @ EA. END

"FLITCH" BEAM

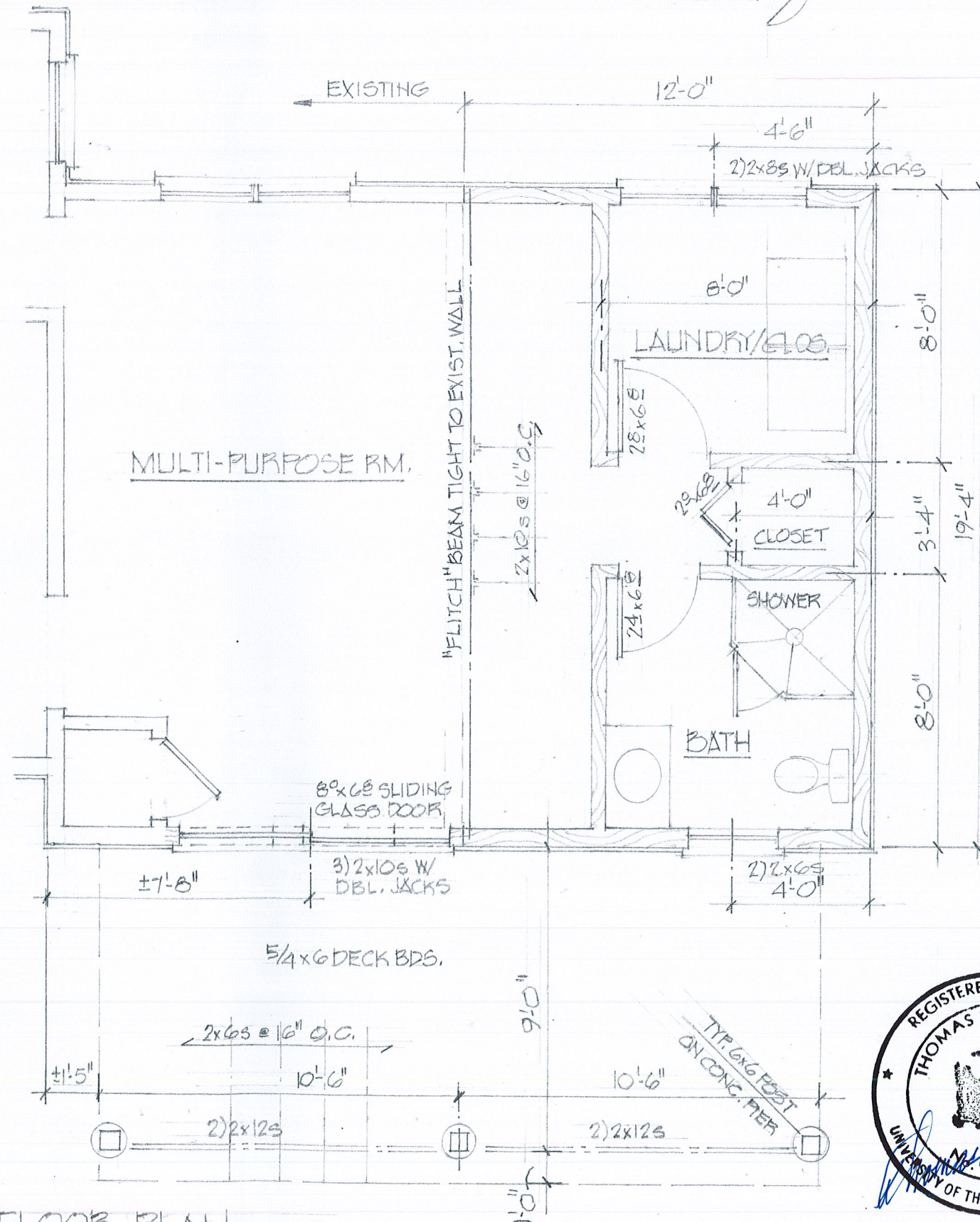
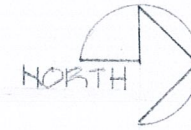


FOUNDATION PLAN

1/4" = 1'-0"



TO THE BEST OF MY KNOWLEDGE, BELIEF, AND PROFESSIONAL JUDGEMENT, THESE PLANS ARE IN COMPLIANCE WITH THE 2015 ENERGY CONSERVATION CONSTRUCTION CODE.



FIRST FLOOR PLAN

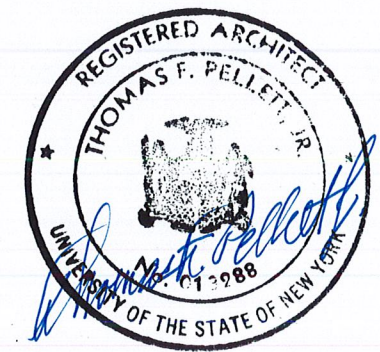
1/4" = 1'-0"

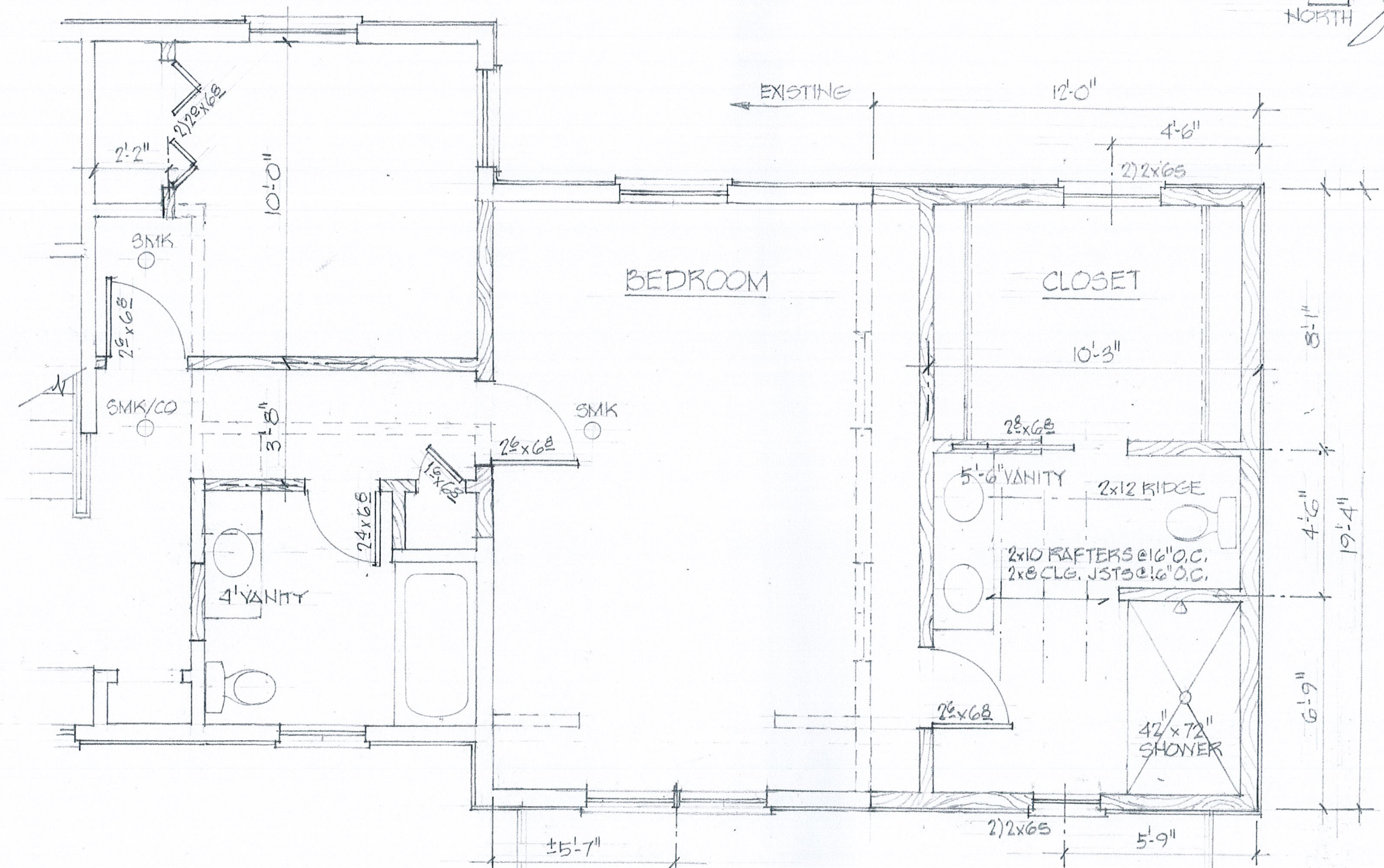
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THOMAS F. PELLETT JR. ARCHITECT A.I.A.
 824 Shoemaker Rd., Webster, NY 14580
 585-671-6616

FIRST FLOOR PLAN & FOUNDATION
 PROJECT NO: 19005
 DATE: 8/10/19
 DWG NO: 1 OF 5

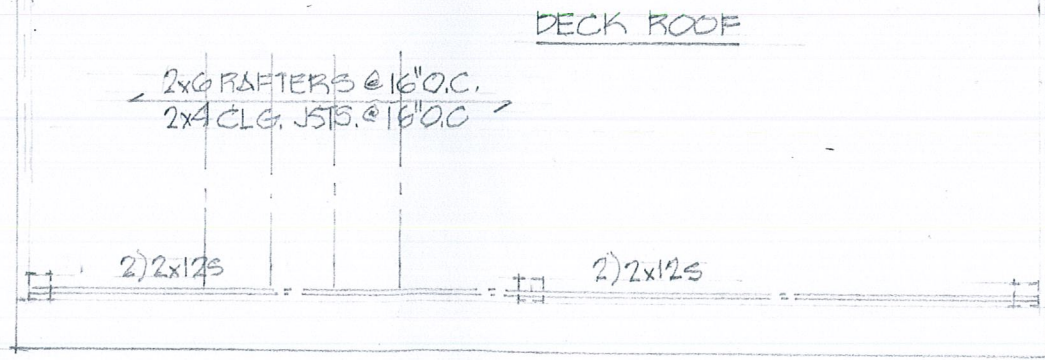
KEMP ADDITION
 242 SHOREHAM DRIVE
 TOWN OF PITTSFORD





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

EXISTING TO REMAIN
 EXISTING REMOVED
 NEW CONSTRUCTION



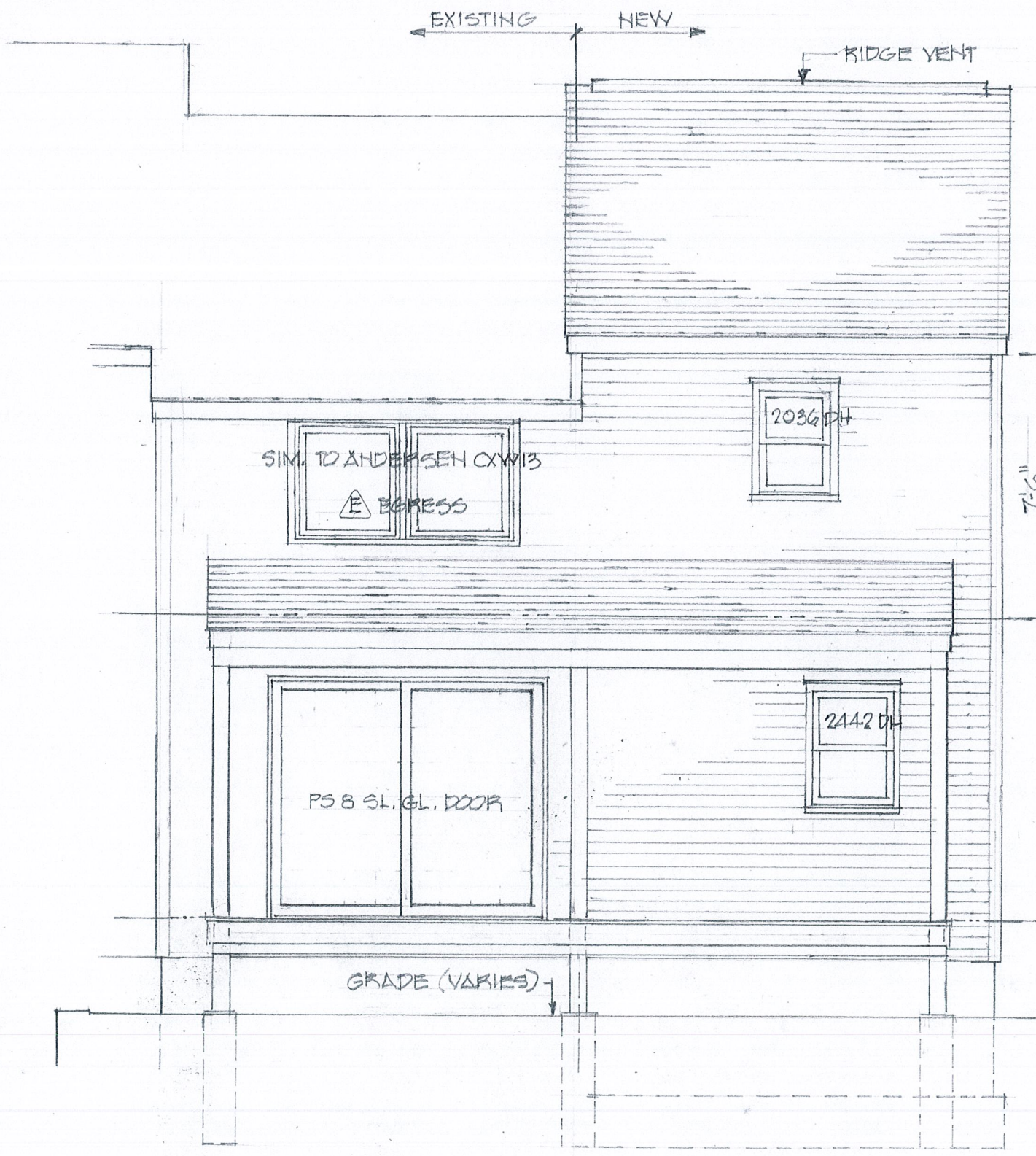
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KEMP ADDITION
 242 SHOREHAM DRIVE
 TOWN OF PITTSFORD

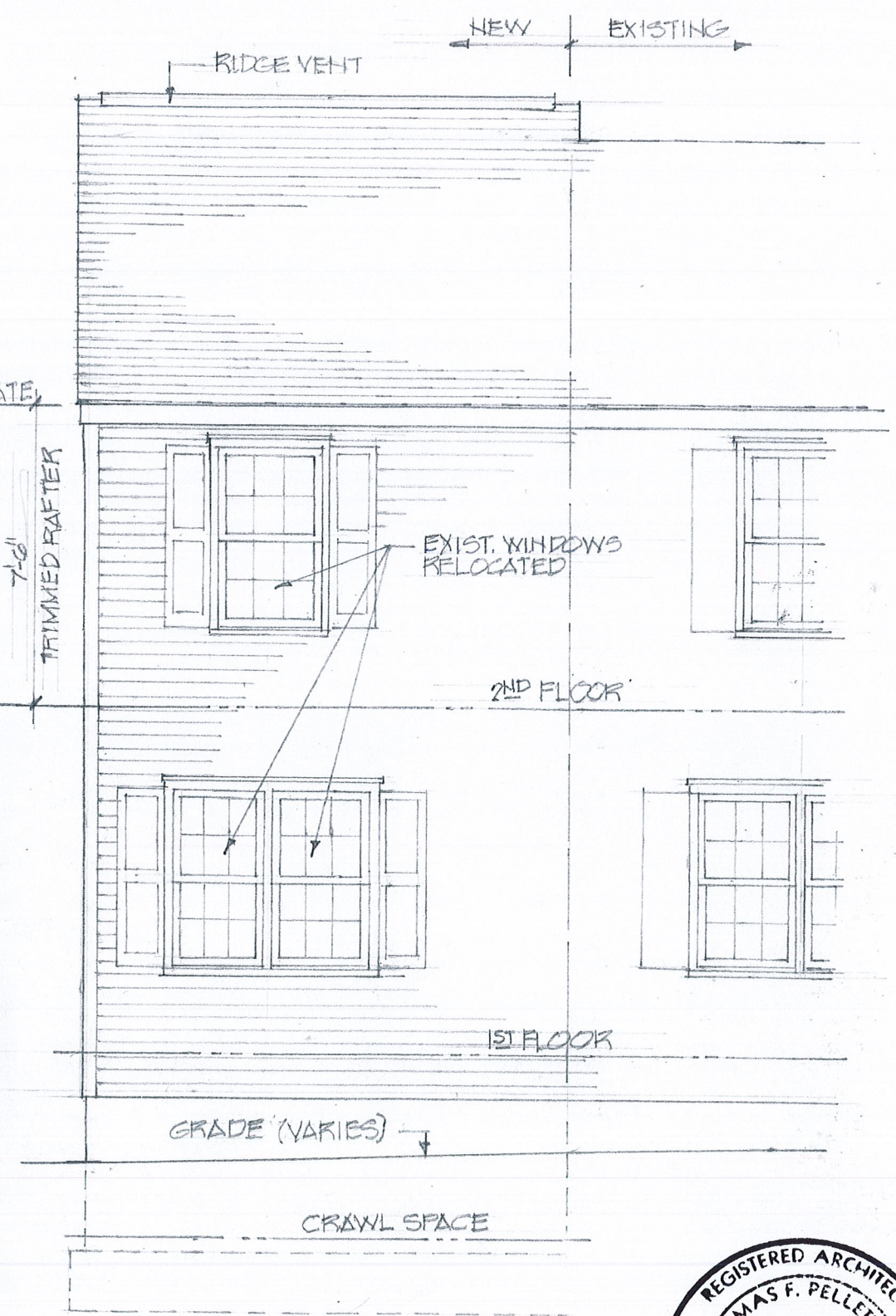
SECOND FLOOR PLAN

PROJECT NO: 19005
 DATE: 8/10/19
 DWG NO: 2 OF 5

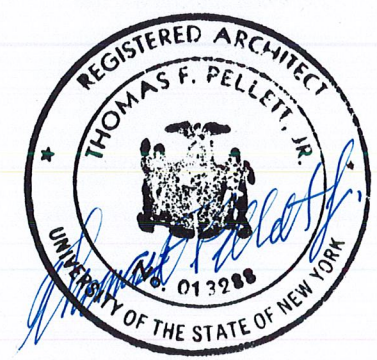
THOMAS F. PELLETT JR. ARCHITECT A.I.A.
 824 Shoemaker Rd., Webster, NY 14580
 585-671-6616



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



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



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KEMP ADDITION
242 SHOREHAM DRIVE
TOWN OF PITTSFORD

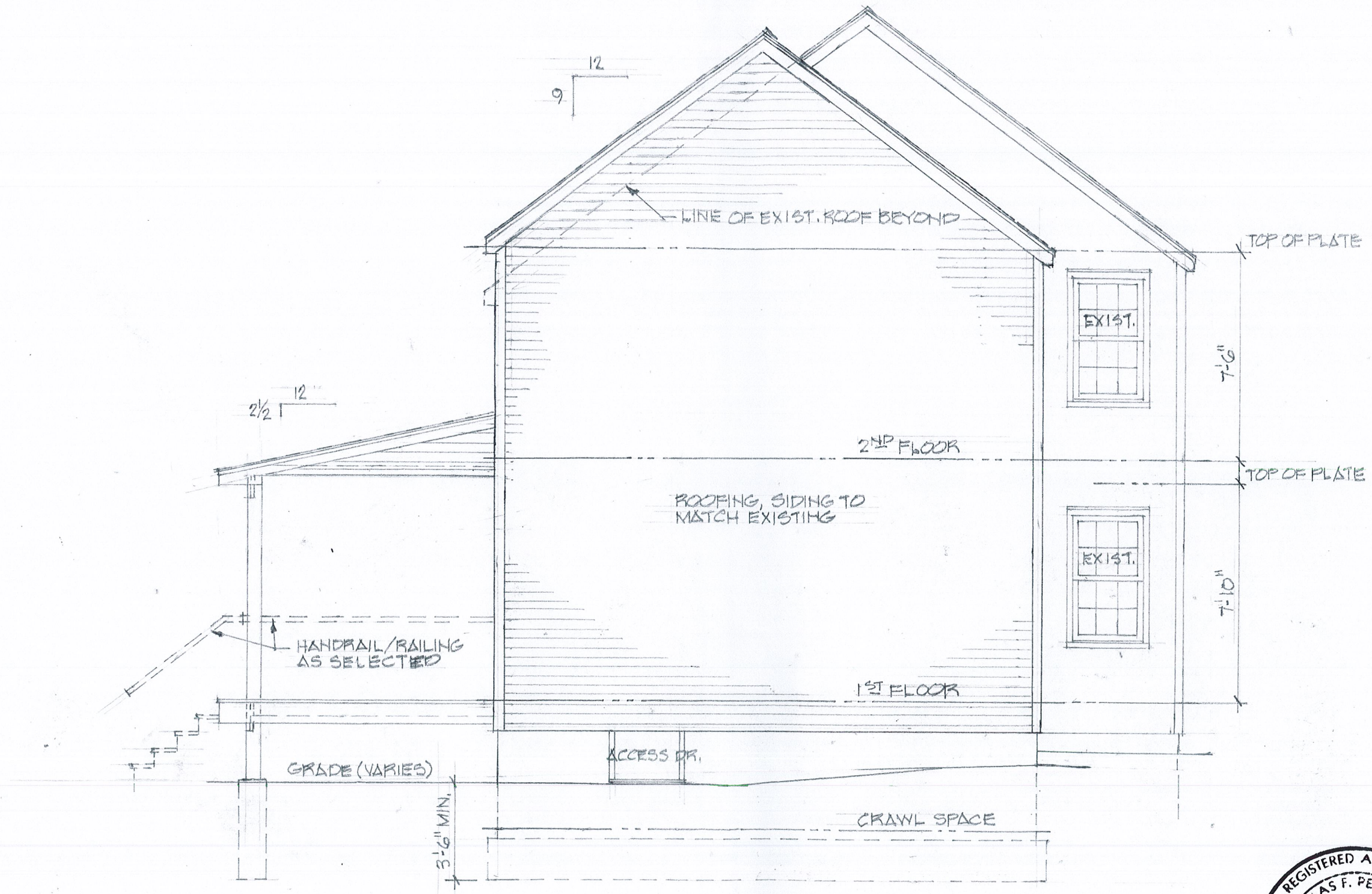
EAST & WEST ELEVATIONS

PROJECT NO: 19005
DATE: 8/10/19

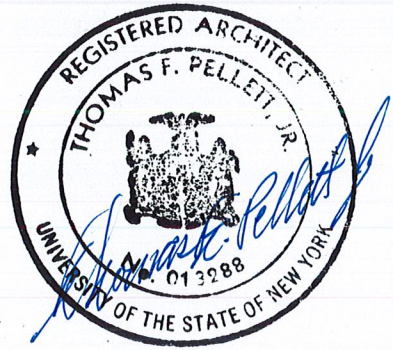
SCALE: 1/4" = 1'-0"

DWG NO: 4 OF 5

THOMAS F. PELLETT JR. ARCHITECT A.I.A.
824 Shoemaker Rd., Webster, NY 14580
585-671-6616



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



Unauthorized alterations or additions to these drawings is a violation of the New York State Education Law, Article 145, Section 7209.

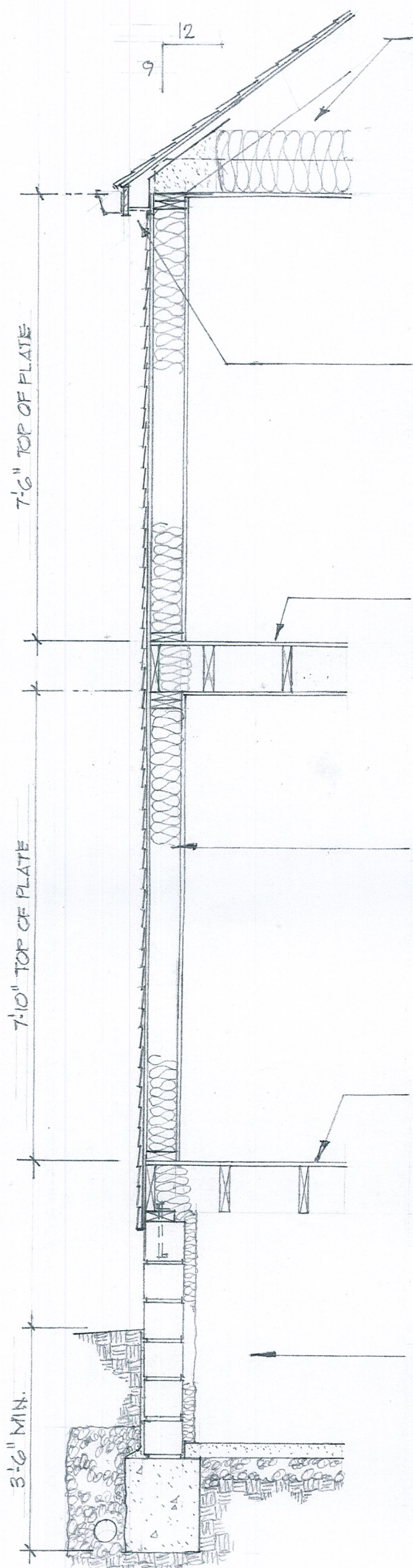
KEMP ADDITION
242 SHOREHAM DRIVE
TOWN OF PITTSFORD

NORTH ELEVATION

PROJECT NO: 19005
DATE: 8/10/19

DWG NO: 3 OF 5

THOMAS F. PELLETT JR. ARCHITECT A.I.A.
824 Shoemaker Rd., Webster, NY 14580
585-671-6616



ROOF/CEILING

ROOF SHINGLES ON 15# FELT (ICE & WATER SHIELD TO 2' INSIDE CONDITTIONED SPACE)
 METAL DRIP EDGE AND RAKES
 NOM. 1/2" ROOF SHEATHING
 2x10 RAFTERS & 2x8 CEILING JOISTS @ 16" O.C.
 R-49 INSULATION (R-30 MIN. OVER PLATE)
 1/2" GYPSUM BOARD CEILING

EAVE

1x6 FASCIA TO MATCH EXISTING
 AIR BAFFLES IN ROOF CAVITY
 VENTED SOFFIT TO MATCH EXISTING
 5" ALUMINUM "K" GUTTER

SECOND FLOOR

NOM. 5/8" T&G SHEATHING (GLUE & NAIL)
 2x10s @ 16" O.C. W/ R-21 INSUL. IN BOX CAVITIY

TYPICAL WALL

VINYL SIDING ON HOUSE WRAP
 NOM. 1/2" WALL SHEATHING
 2x6s @ 16" O.C. W/ R-21 INSULATION
 1/2" GYPSUM BOARD

FIRST FLOOR

NOM. 5/8" T&G SHEATHING (GLUE & NAIL)
 2X10s @ 16" O.C. W/ R-21 INSUL. IN BOX CAVITIY
 2X6 SILL ON 1/2" SILL SEALER
 1/2" Ø X 10" ANCHOR BOLTS @ 6' O.C. MAX.
 (7" MIN. / 12" MAX. FROM ENDS & CORNERS)

CRAWL SPACE

8" CONC. MASONRY ON 16" CONC. TRENCH FOOTING
 W/ DAMP-PROOFING
 R-15 BLANKET INSULATION
 3" CONC. "MUD" SLAB ON 6 MIL POLY BARRIER &
 4" MINIMUM GRANULAR FILL
 STONE & FILTER MEMBRANE
 DRAIN TILE TO DAYLIGHT AS REQ'D.

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



Unauthorized alterations or additions to these drawings is a violation of the New York State Education Law, Article 145, Section 7209.

<p>KEMP ADDITION 242 SHOREHAM DRIVE TOWN OF PITTSFORD</p>	<p align="center">WALL SECTION</p> <p>PROJECT NO: 19005 DATE: 8/10/19 SCALE: 3/4" = 1'-0" DWG NO: 5 OF 5</p>	<p align="center">THOMAS F. PELLETT JR. ARCHITECT A.I.A. 824 Shoemaker Rd., Webster, NY 14580 585-671-6616</p>
--	--	---

242 Shoreham Dr
ALL FINISHES
TO MATCH
EXISTING



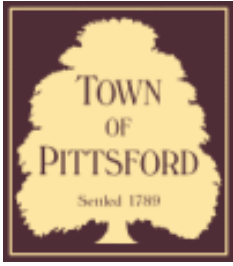






262

262



Town of Pittsford

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

Permit #
S19-000014

Phone: 585-248-6250

FAX: 585-248-6262

DESIGN REVIEW AND HISTORIC PRESERVATION BOARD REFERRAL OF APPLICATION

Property Address: 3349 Monroe Avenue ROCHESTER, NY 14618

Tax ID Number: 150.12-1-18

Zoning District: C Commercial / MATZ Monroe Avenue Transitional Zone

Owner: Pittsford Plaza SPE, LLC

Applicant: Batavia Sign Company

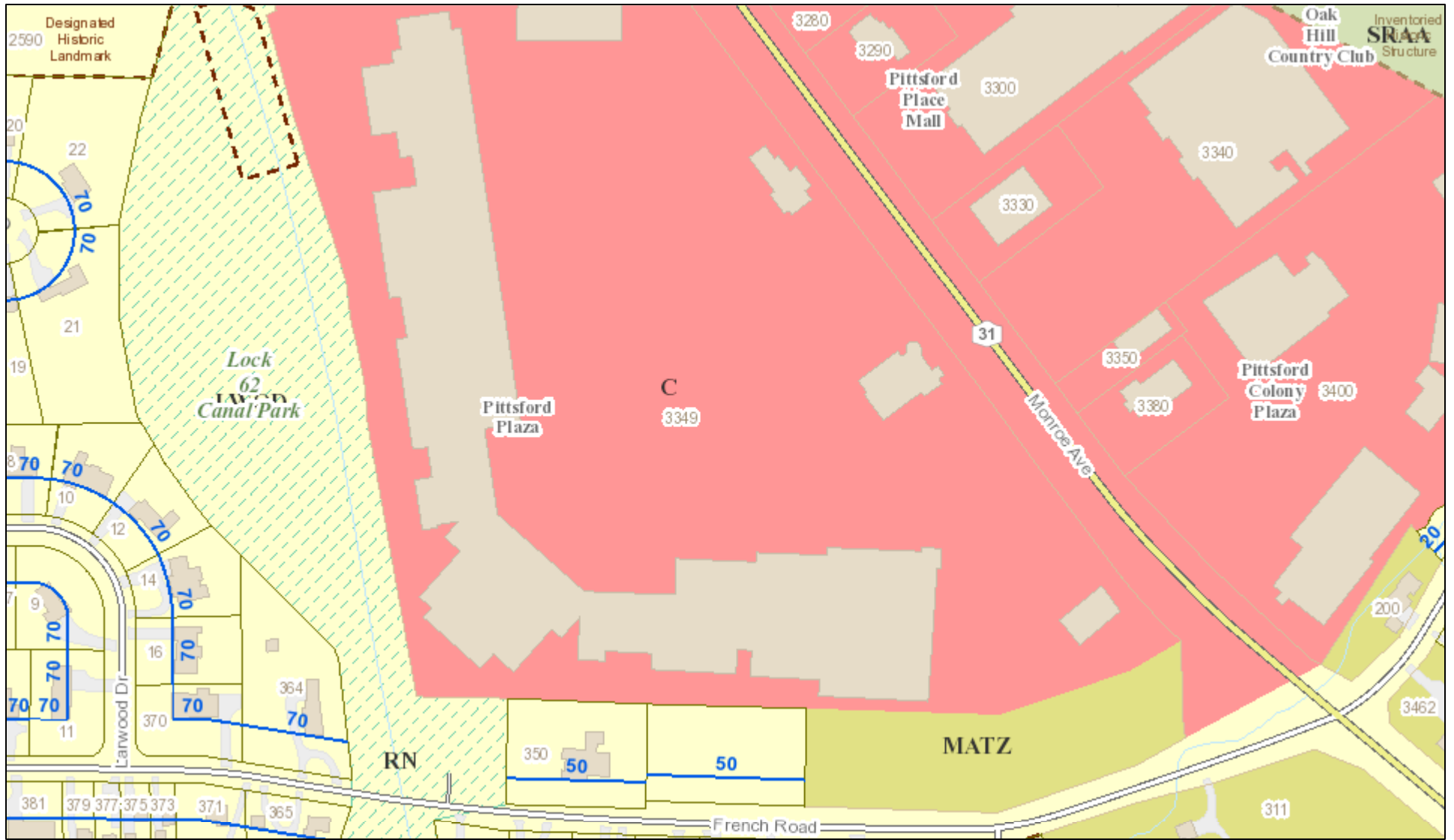
Application Type:

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

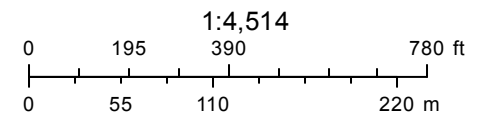
Project Description: Applicant is requesting design review for the addition of an business identification sign located in Pittsford Plaza. The sign will identify the business "UBREAKIFIX" and will be approximately 17.17 Sq. Ft.

Meeting Date: September 12, 2019

RN Residential Neighborhood Zoning

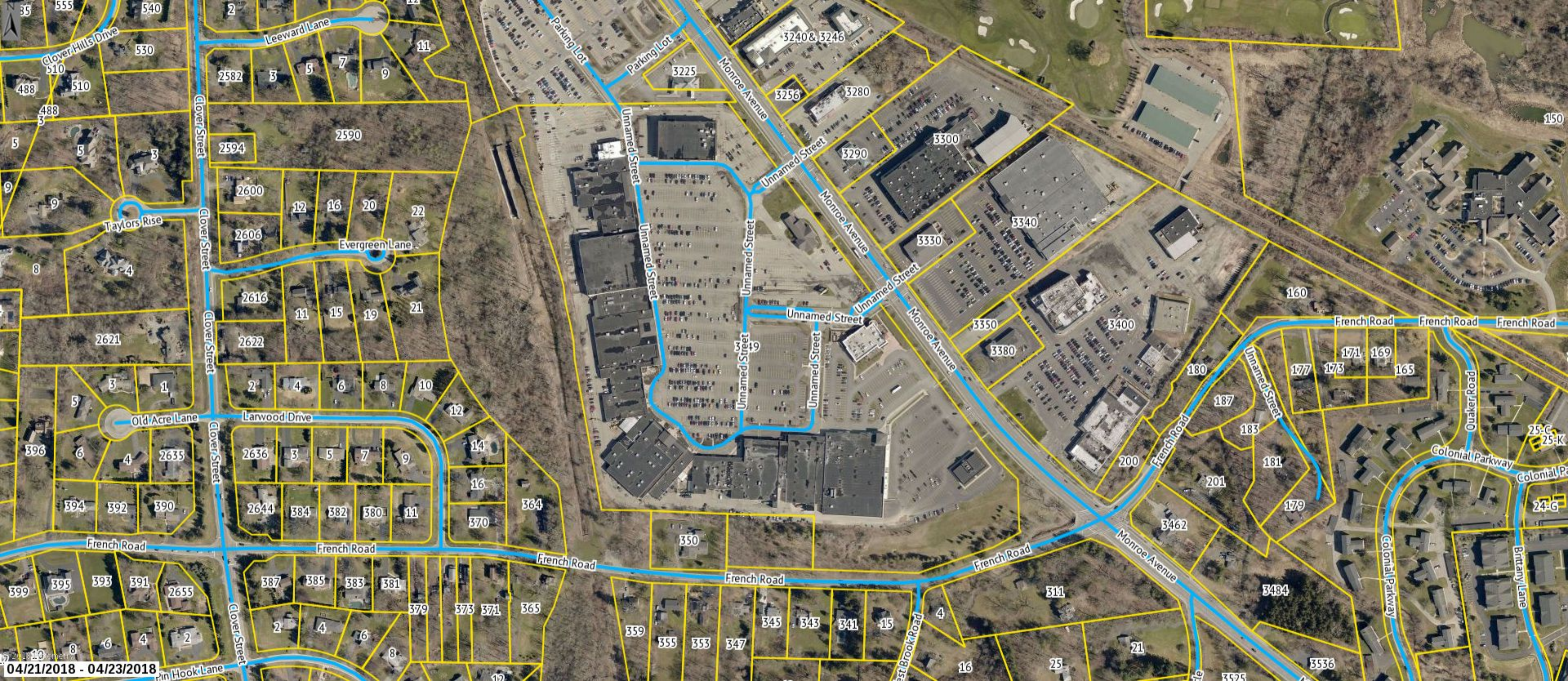


Printed August 30, 2019



Town of Pittsford GIS

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04/21/2018 - 04/23/2018

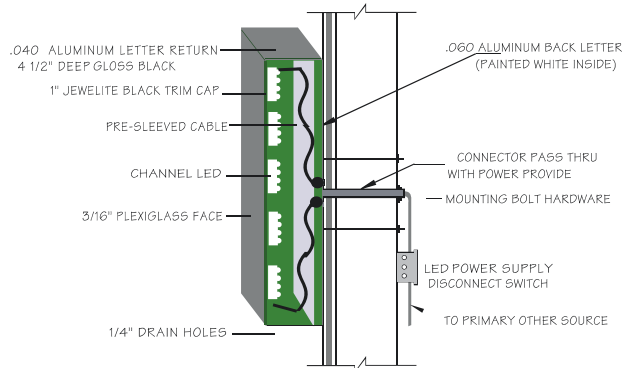
11'-5.42"

18"

UBREAKIFIX®

FONT: ARIAL BOLD
 SCALE: 1/2" = 1 FT.
 OVERALL DIMENSION 17.17 sqft.

LED CHANNEL LETTER SET/FLUSH MOUNT



5264 Clinton St. Rd.
 Batavia, NY 14020
 (585) 344-1234

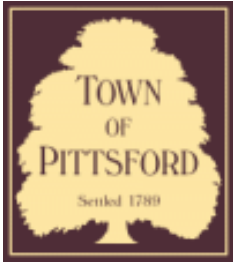
Sign size 18"high x 11'-5.42" long

UBREAKIFIX

chico's

UP TO
70% OFF
DYNAMITE
CLEARANCE EVENT





Town of Pittsford

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

Permit #
C19-000039

Phone: 585-248-6250

FAX: 585-248-6262

DESIGN REVIEW AND HISTORIC PRESERVATION BOARD REFERRAL OF APPLICATION

Property Address: 900 Linden Avenue ROCHESTER, NY 14625

Tax ID Number: 138.16-1-11.11

Zoning District: LI Light Industrial

Owner: Star Sentry LLC

Applicant: Mitchell Design Build (CubeSmart)

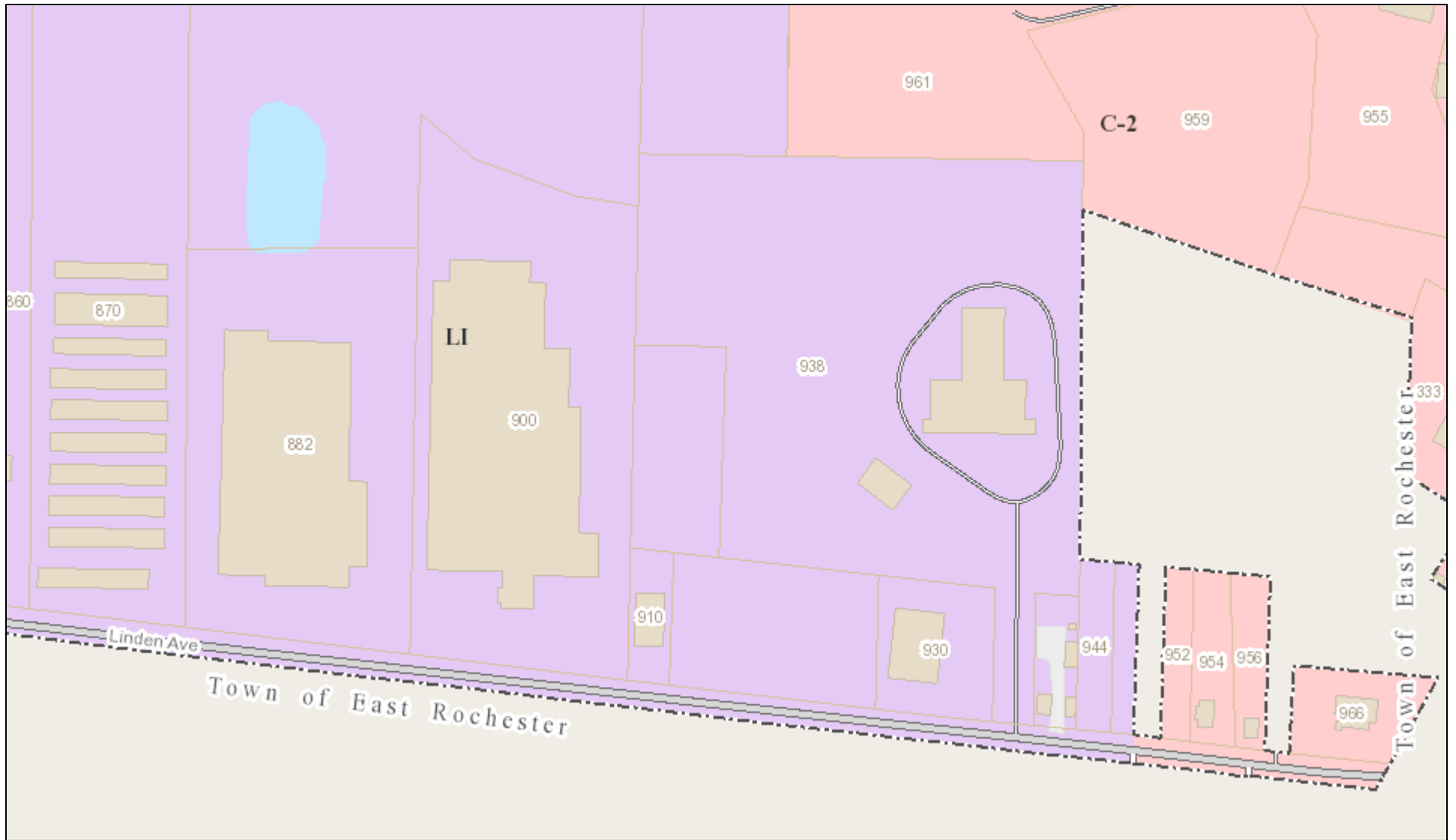
Application Type:

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

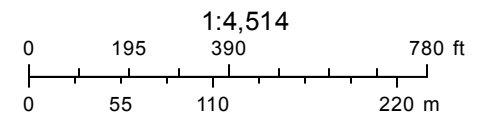
Project Description: Applicant is requesting an informal design review for the renovation of a 50,000 Sq. Ft. vacant building. The new owner is proposing to convert the building to self-storage with some general warehouse space.

Meeting Date: September 12, 2019

RN Residential Neighborhood Zoning



Printed August 30, 2019

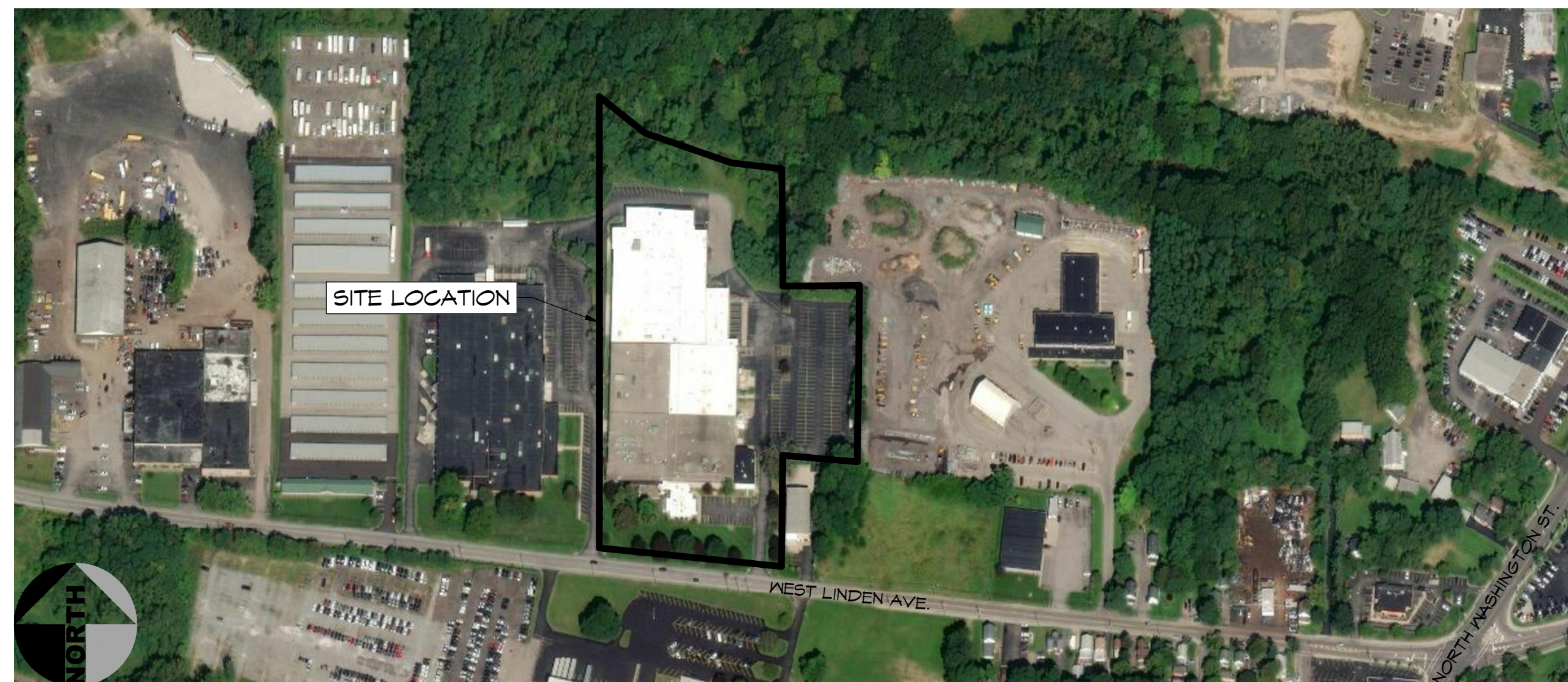


Town of Pittsford GIS

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900 LINDEN STORAGE

900 WEST LINDEN AVE. - ROCHESTER, NY 14625



SITE LOCATION PLAN
SCALE: NTS

PROJECT CONTACTS:

ARCHITECT/ DESIGNER:
MITCHELL DESIGN BUILD
7607 COMMONS BLVD, VICTOR, NY 14564
(585) 385-6800

ARCHITECT: BRAD HUMBERSTONE
BHUMBERSTONE@MITCHELLDESIGNBUILD.COM

PROJECT MANAGER: SPENCER READ
SREAD@MITCHELLDESIGNBUILD.COM

OWNER REP:
TED FILER
TED.FILER@GMAIL.COM
(561) 469-0766

DRAWING INDEX:

S000	COVER SHEET
S101	SITE PLAN
S102	SITE DETAILS
A201	ELEVATIONS
A202	ELEVATIONS
A202	ELEVATIONS
A204	ENLARGED ELEVATIONS
A205	RENDERINGS

DRAWING TITLE:
COVER SHEET

PROJECT TITLE:
**900 LINDEN STORAGE
900 WEST LINDEN AVE.
ROCHESTER, NY 14625**

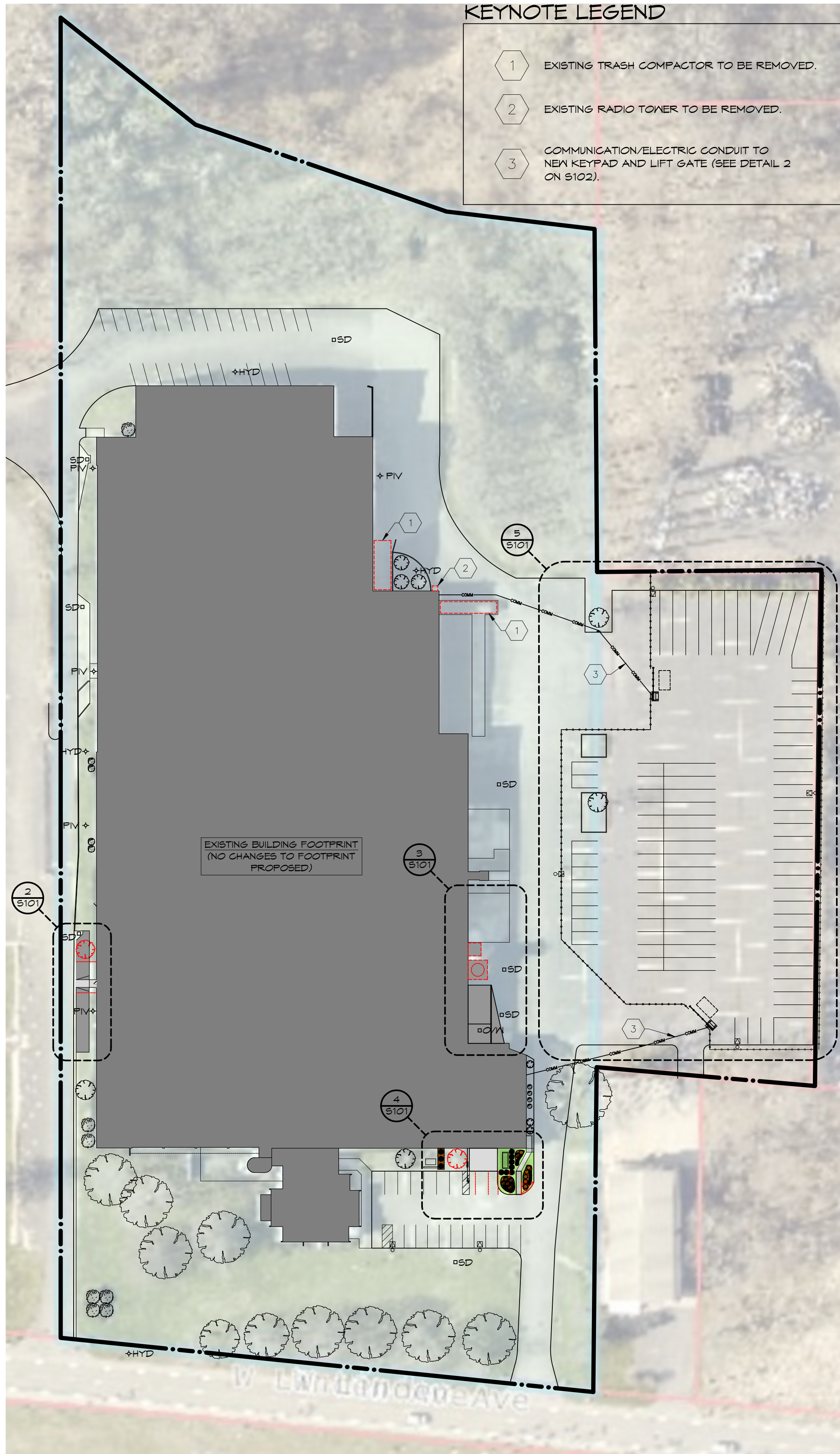
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DATE: 7/31/19 DRAWN BY: CP

SCALE: AS NOTED PROJECT: 19.039

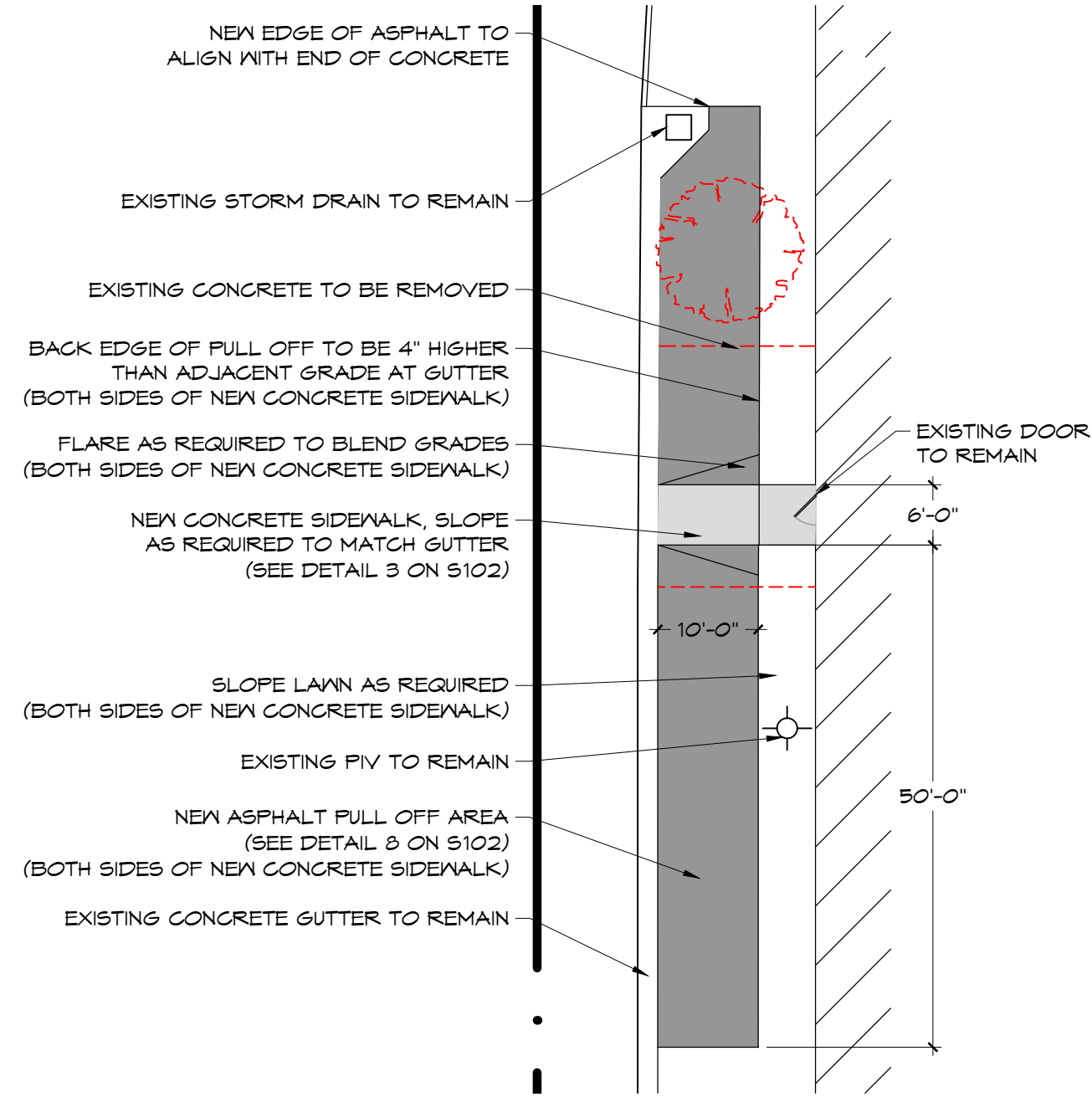
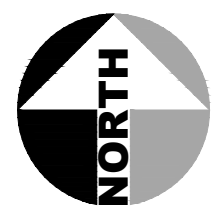
SHEET:
S000



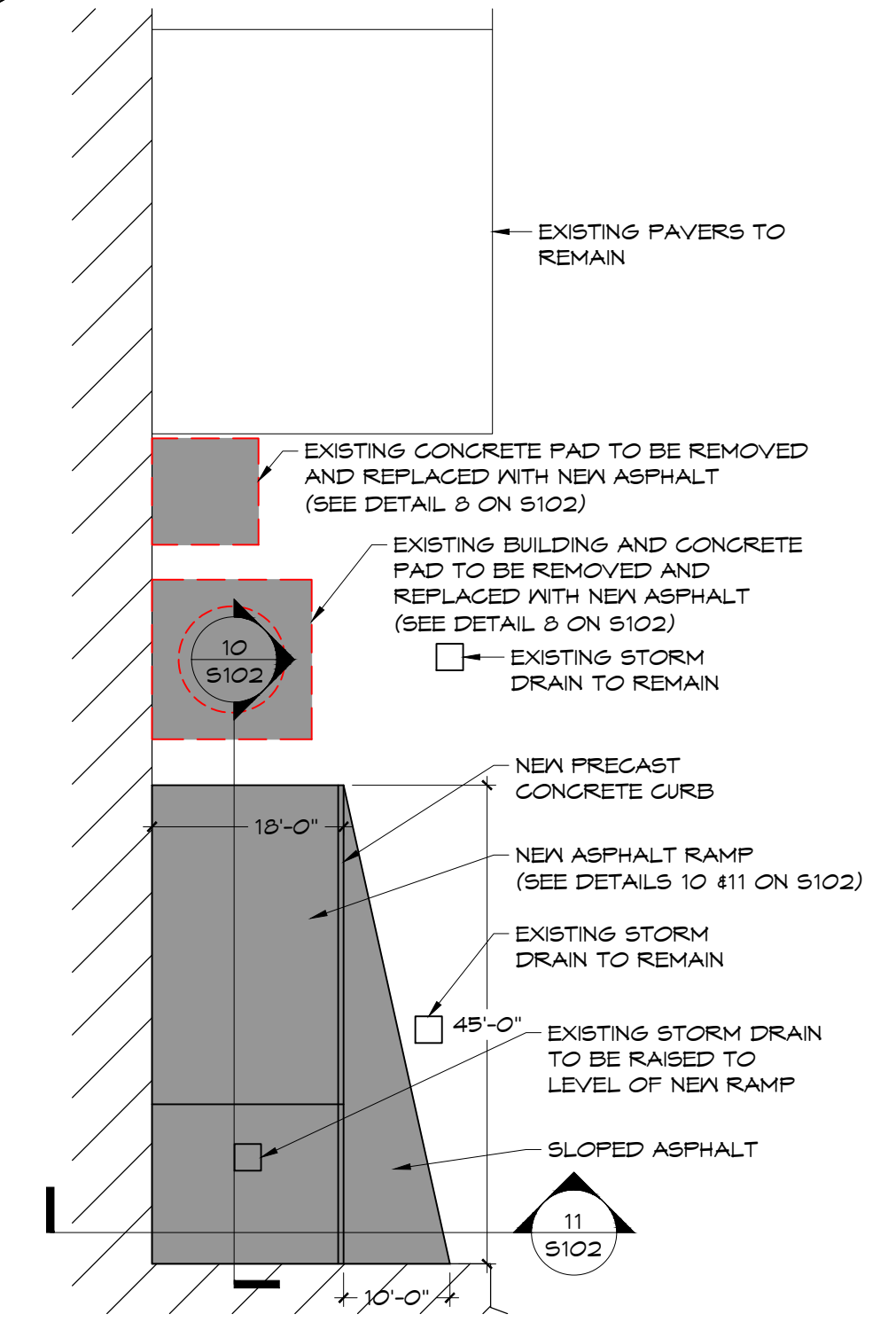
KEYNOTE LEGEND

- 1 EXISTING TRASH COMPACTOR TO BE REMOVED.
- 2 EXISTING RADIO TOWER TO BE REMOVED.
- 3 COMMUNICATION/ELECTRIC CONDUIT TO NEW KEYPAD AND LIFT GATE (SEE DETAIL 2 ON S102).

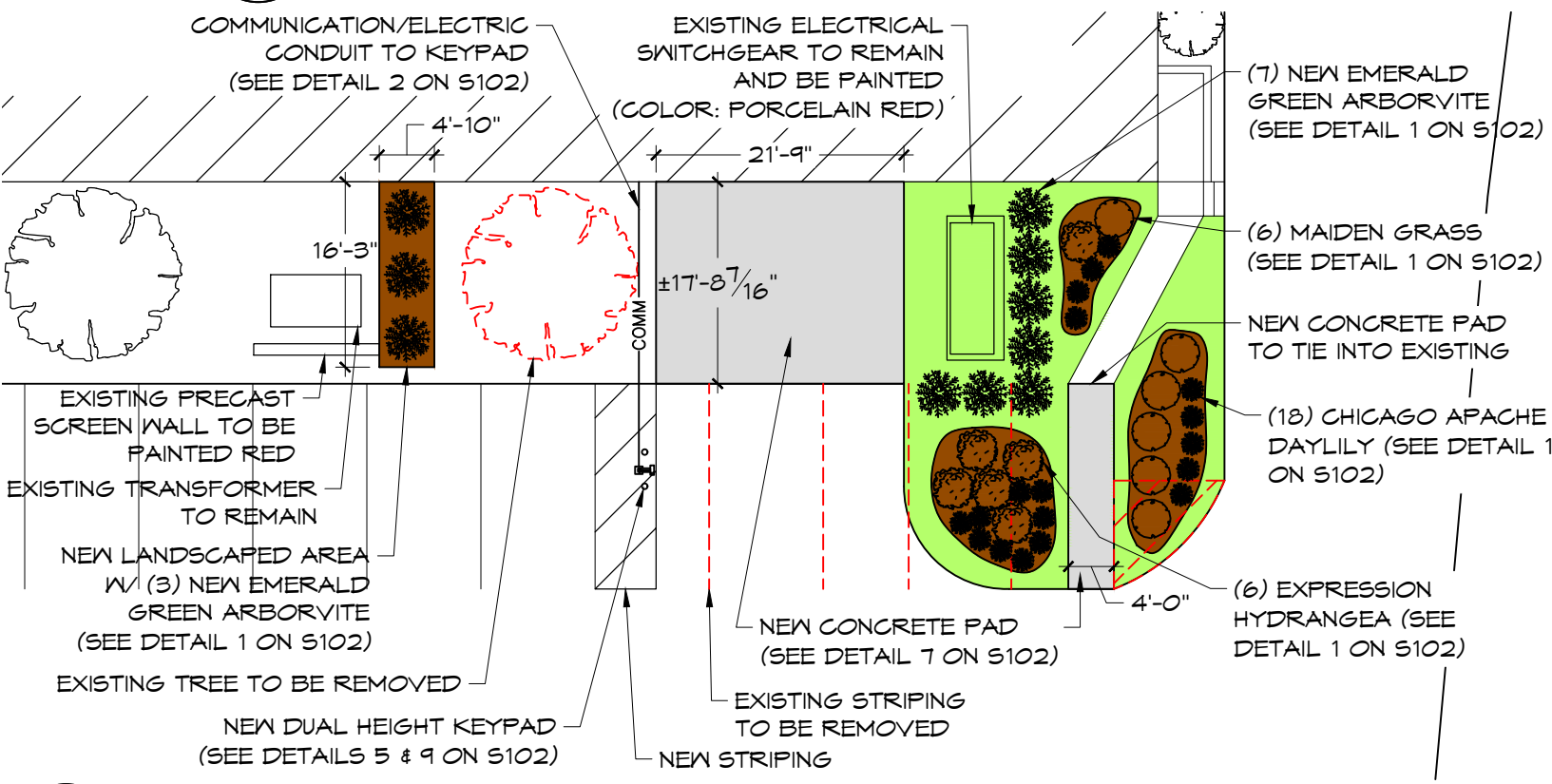
1 OVERALL SITE PLAN
SCALE: 1" = 60'



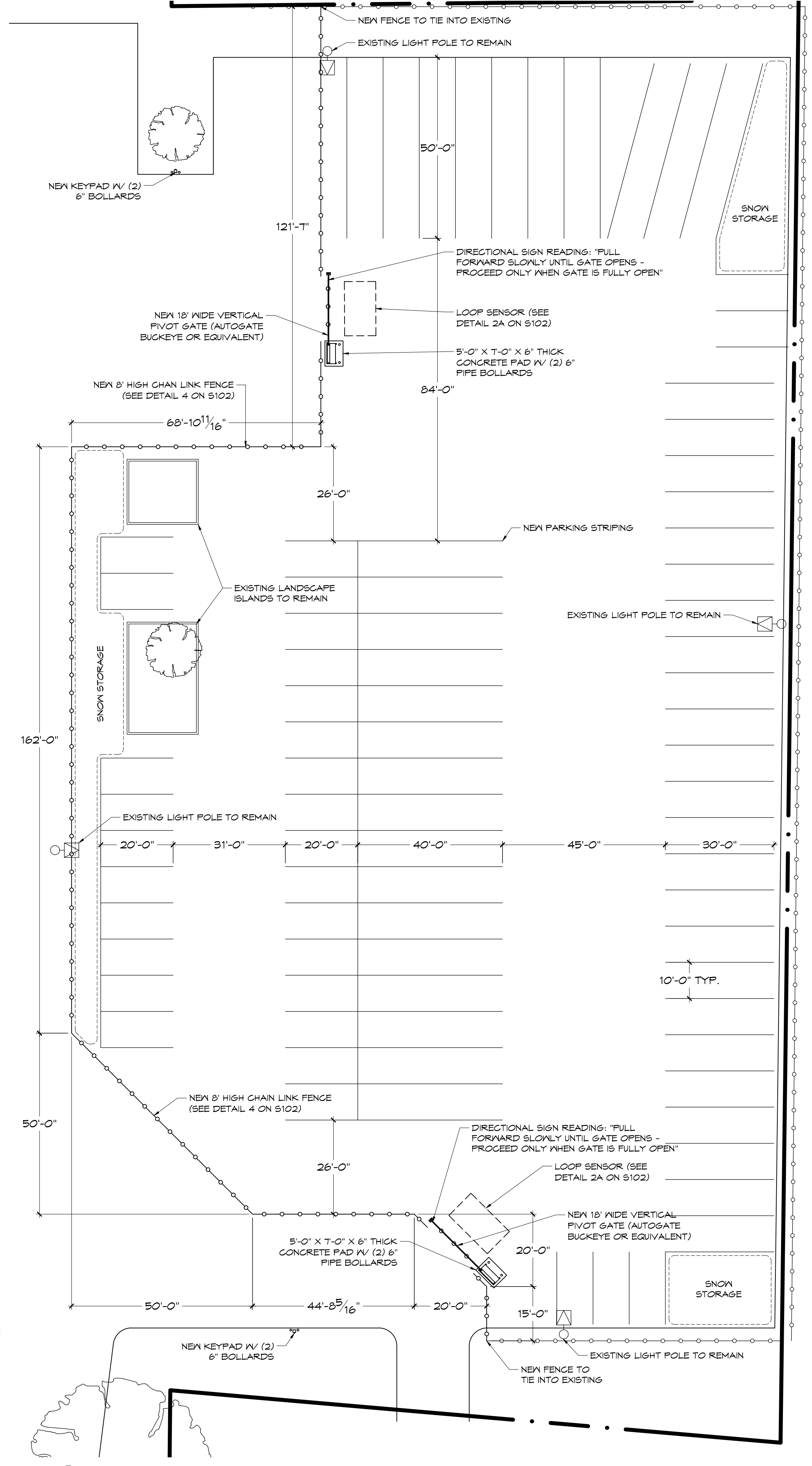
2 LOADING ENTRANCE PLAN
SCALE: 1/16" = 1' - 0"



3 EXIT RAMP PLAN
SCALE: 1/16" = 1' - 0"



4 OFFICE ENTRANCE PLAN
SCALE: 1/16" = 1' - 0"



5 FENCED IN STORAGE PLAN
SCALE: 1" = 20'

REVISIONS:
7/31/19 (PB SUBMISSION)
8/23/19 (PB CHANGES)

DRAWING TITLE:
SITE PLAN

PROJECT TITLE:
900 LINDEN STORAGE
900 WEST LINDEN AVE.
ROCHESTER, NY 14625

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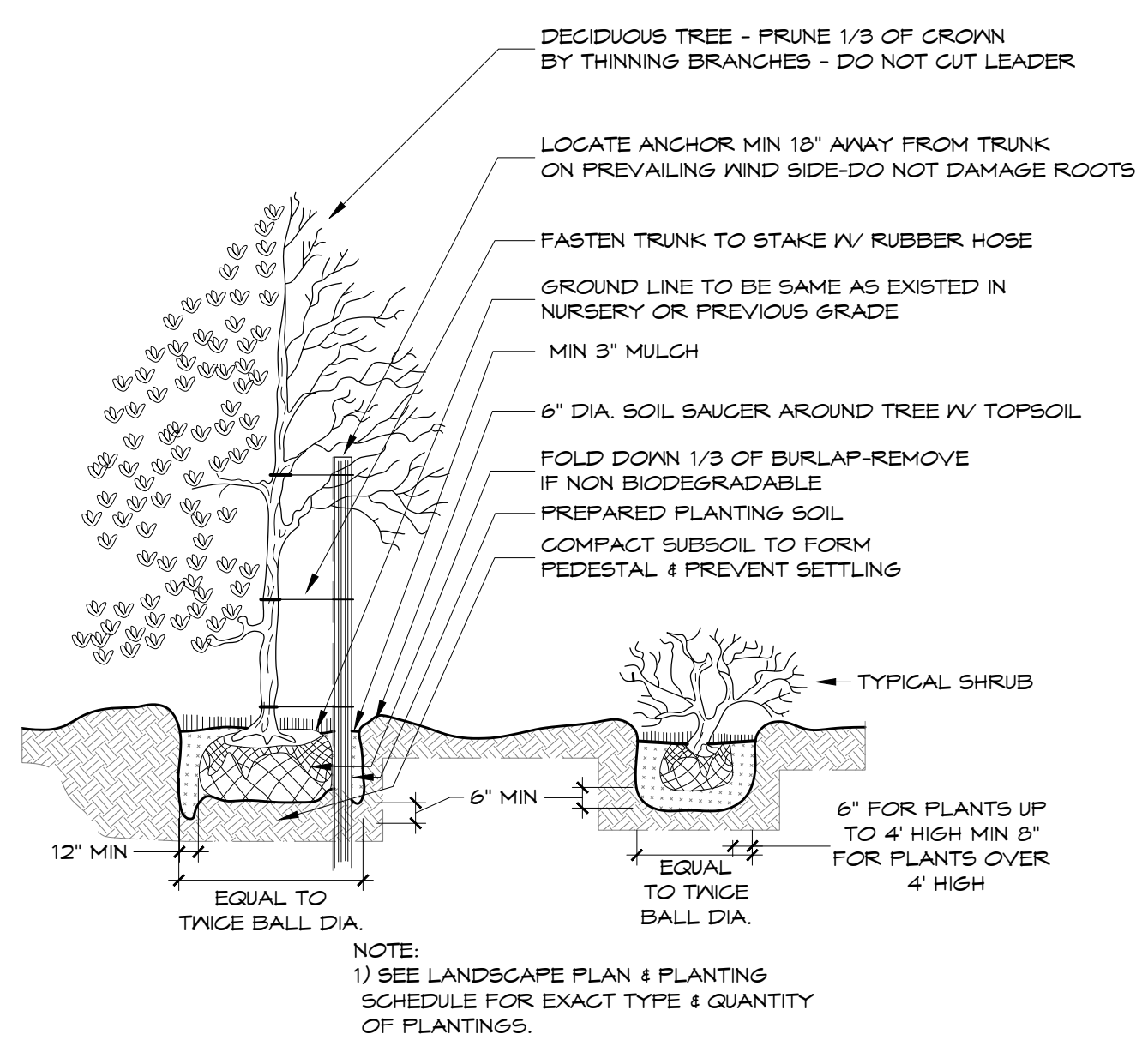
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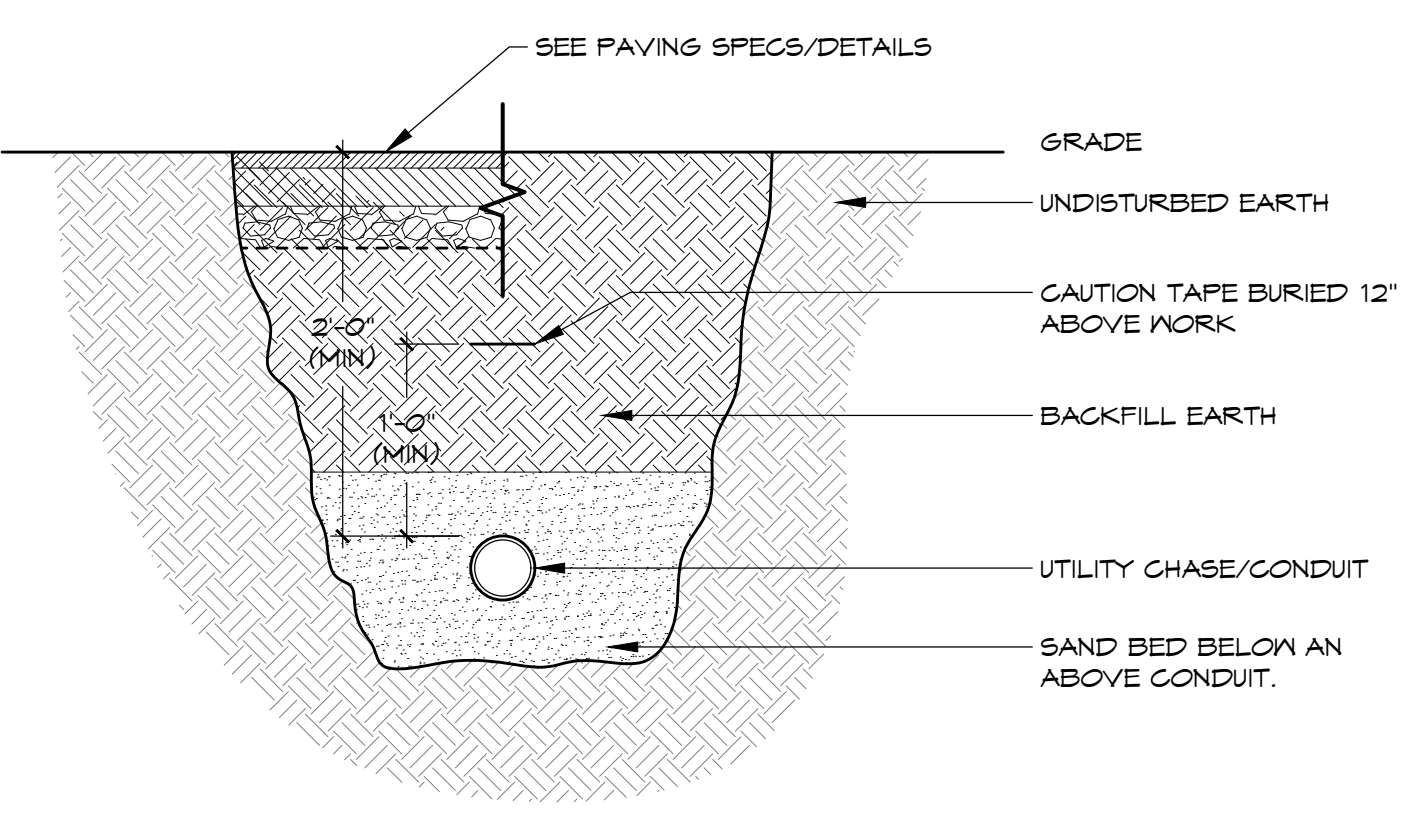
DATE: 7/31/19
DRAWN BY: CP

SCALE: AS NOTED
PROJECT: 19.039

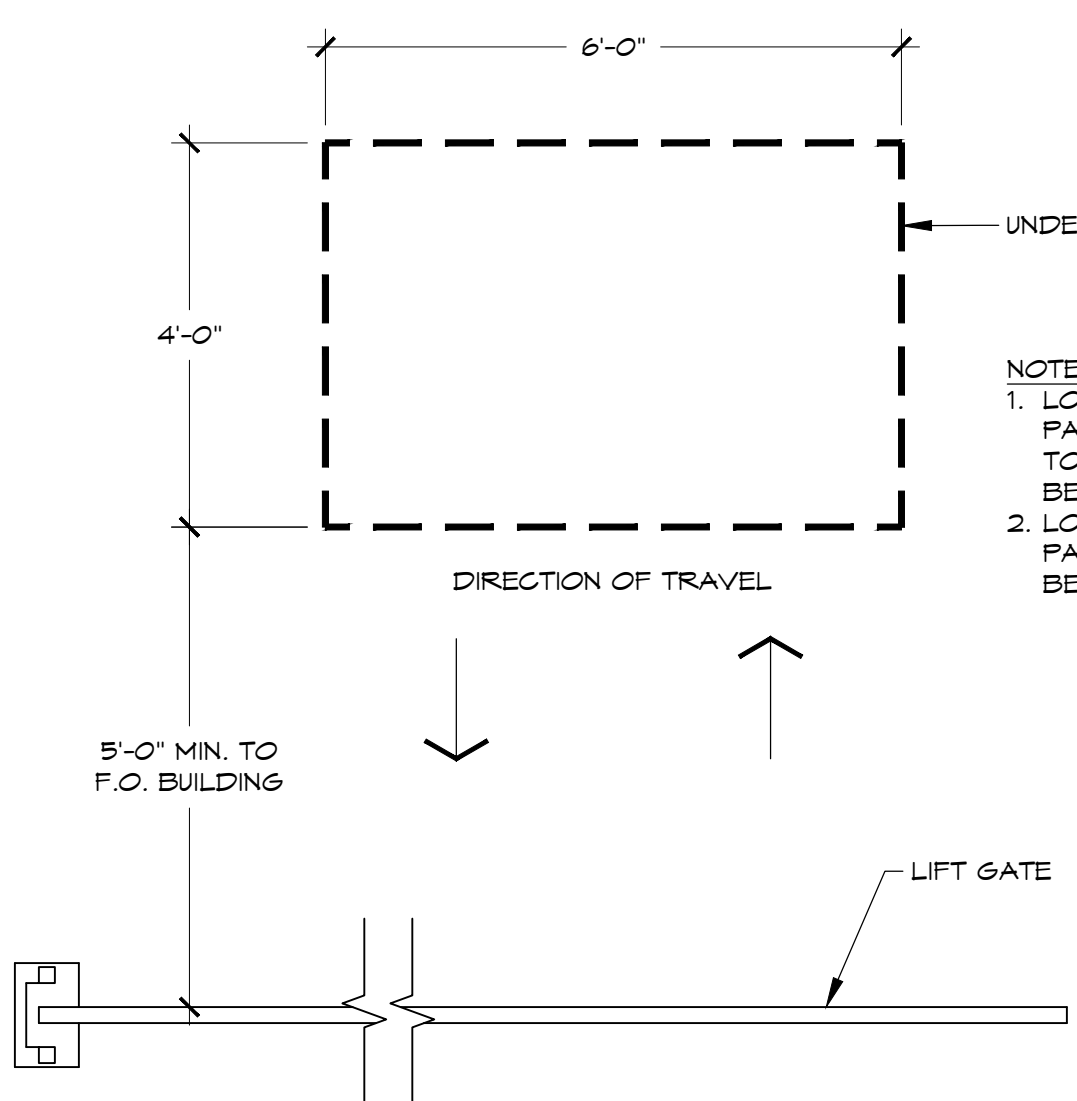
SHEET:
S101



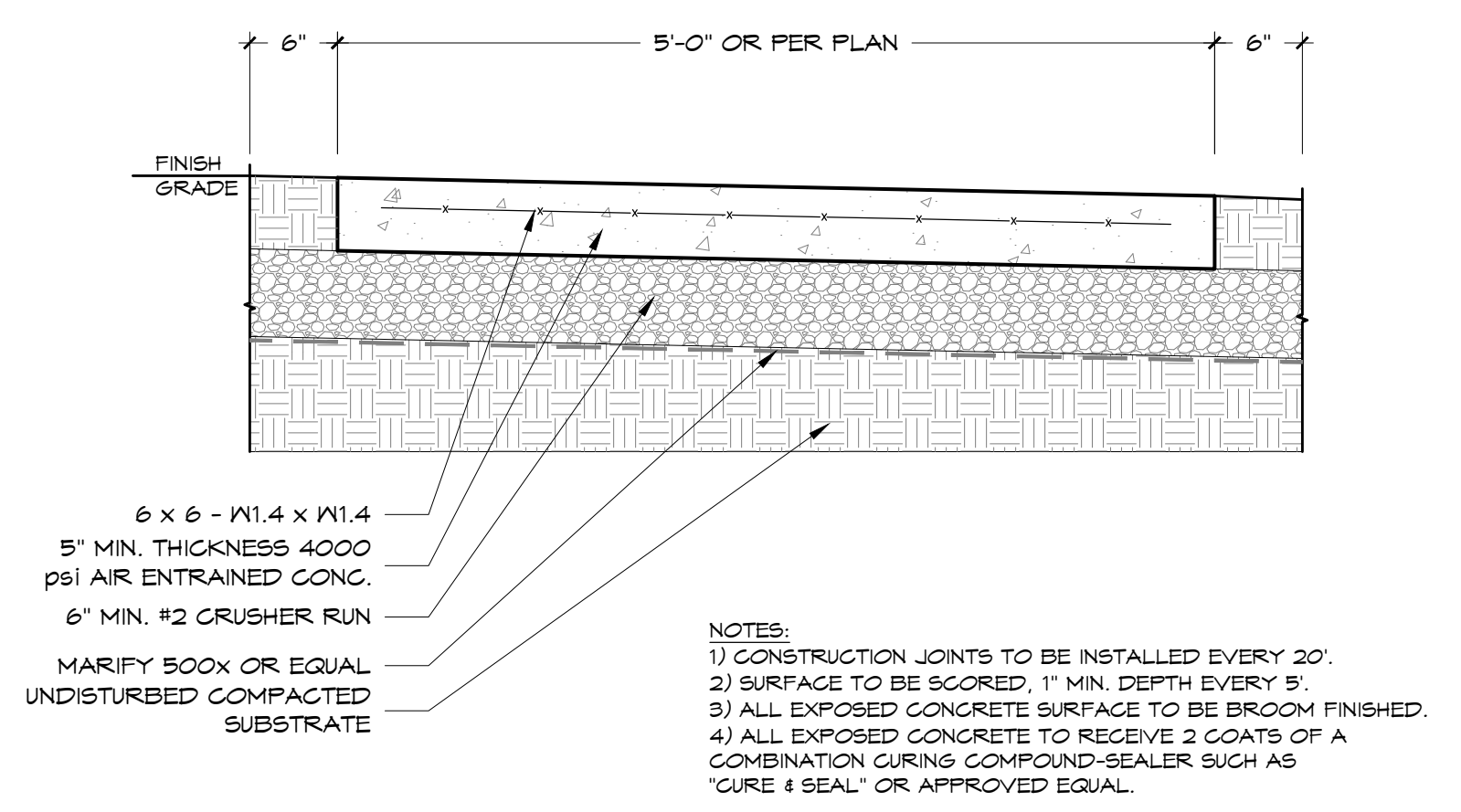
1 TYPICAL LANDSCAPING DETAIL
SCALE: 1/4" = 1' - 0"



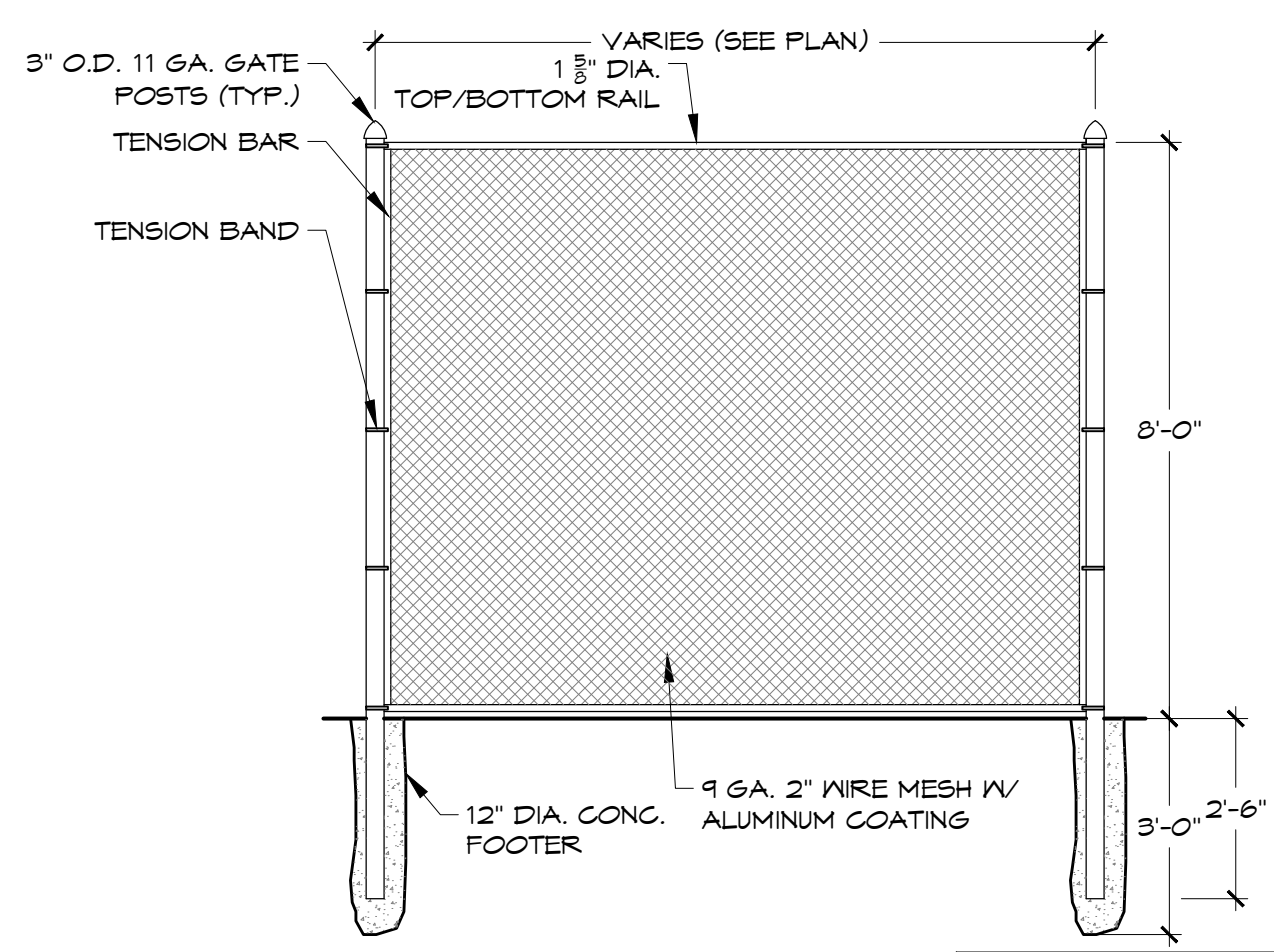
2 TYPICAL UTILITY TRENCH DETAIL
SCALE: 1" = 1' - 0"



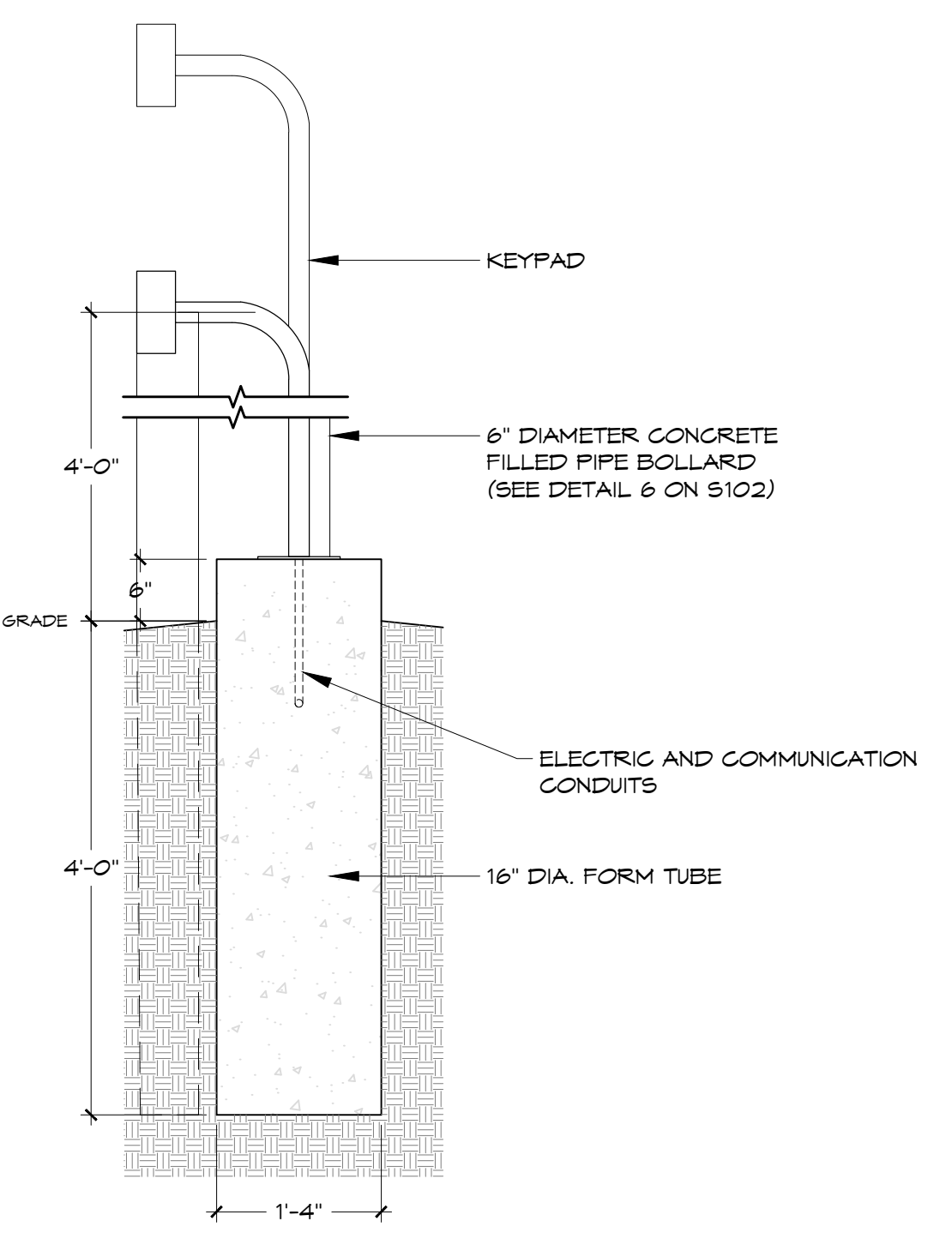
2A GROUND LOOP SENSOR
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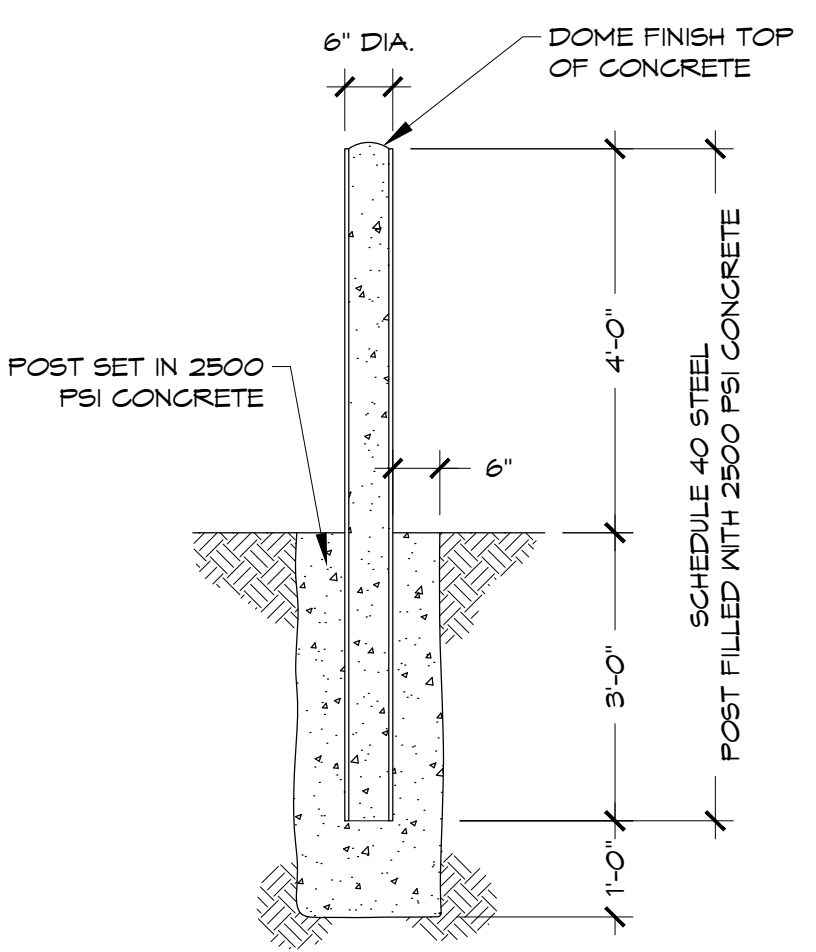
3 TYPICAL CONCRETE SIDEWALK DETAIL (FOOT TRAFFIC)
SCALE: 1" = 1' - 0"



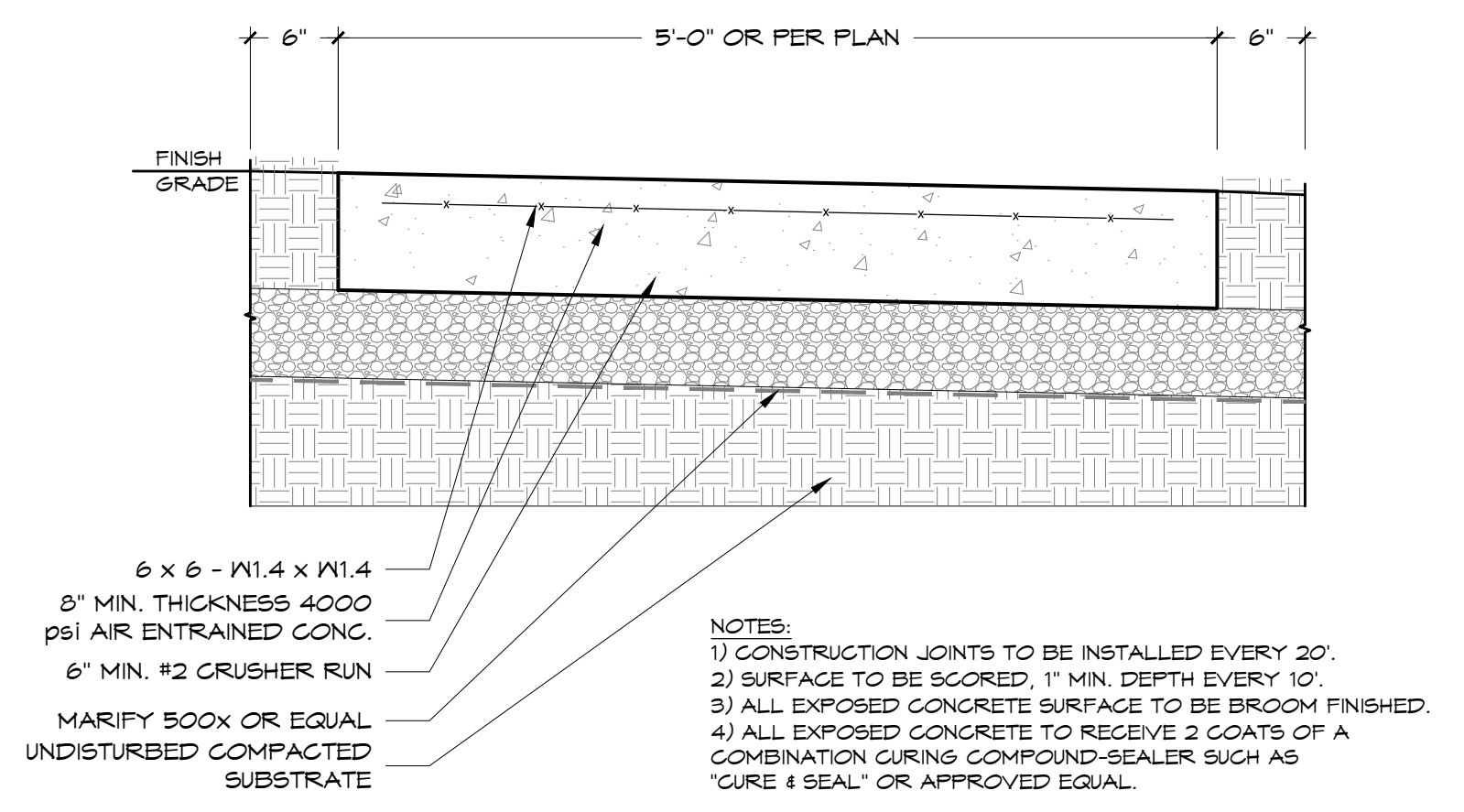
4 TYPICAL FENCE DETAIL
SCALE: 3/8" = 1' - 0"



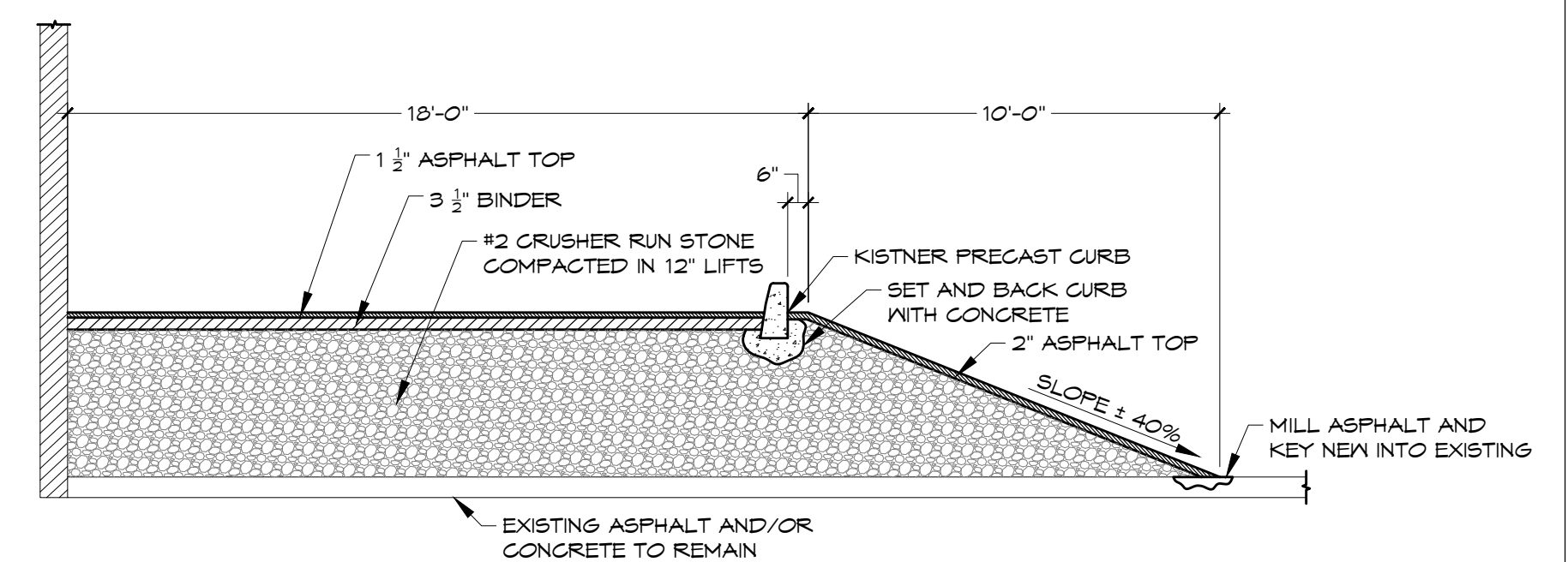
5 KEYPAD SECTION
SCALE: 3/4" = 1' - 0"



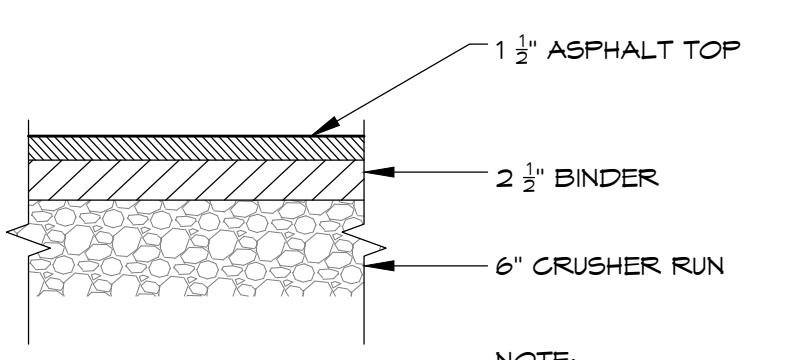
6 TYPICAL BOLLARD DETAIL
SCALE: 1/2" = 1' - 0"



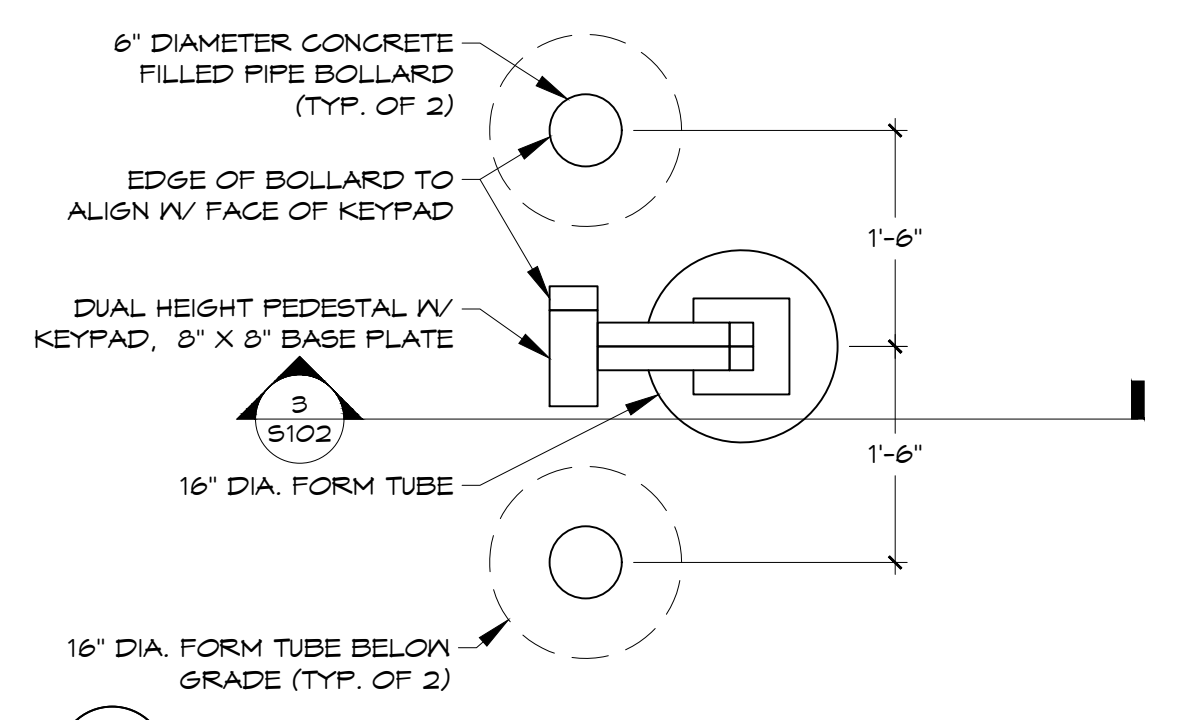
7 TYPICAL CONCRETE SIDEWALK DETAIL (VEHICLE TRAFFIC)
SCALE: 1" = 1' - 0"



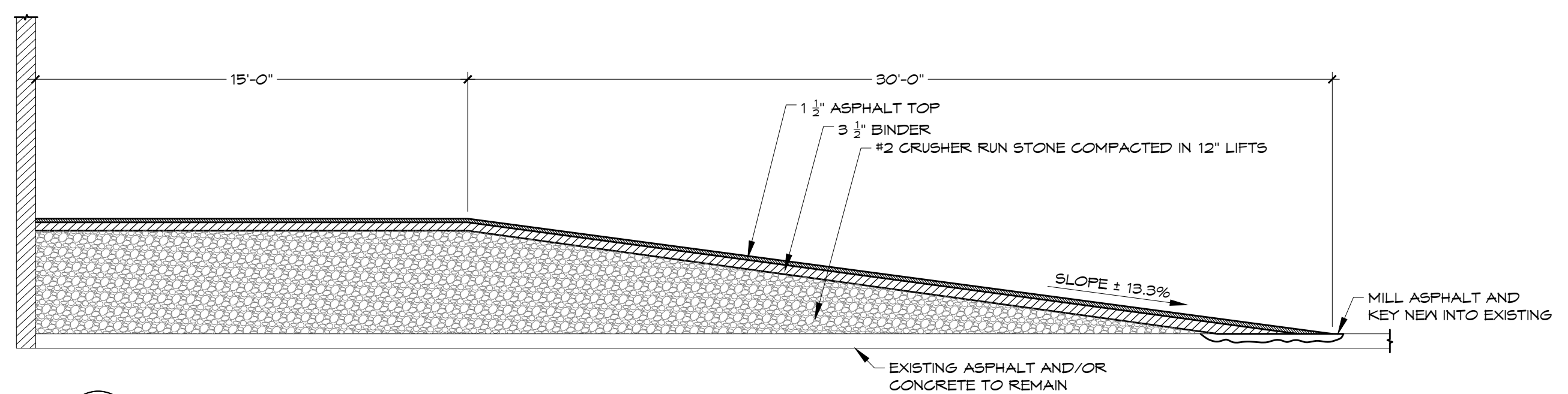
11 ASPHALT RAMP DETAIL
SCALE: 1/4" = 1' - 0"



8 TYPICAL PAVEMENT DETAIL
SCALE: 1" = 1' - 0"



9 KEYPAD PLAN
SCALE: 3/4" = 1' - 0"



10 ASPHALT RAMP DETAIL
SCALE: 1/4" = 1' - 0"

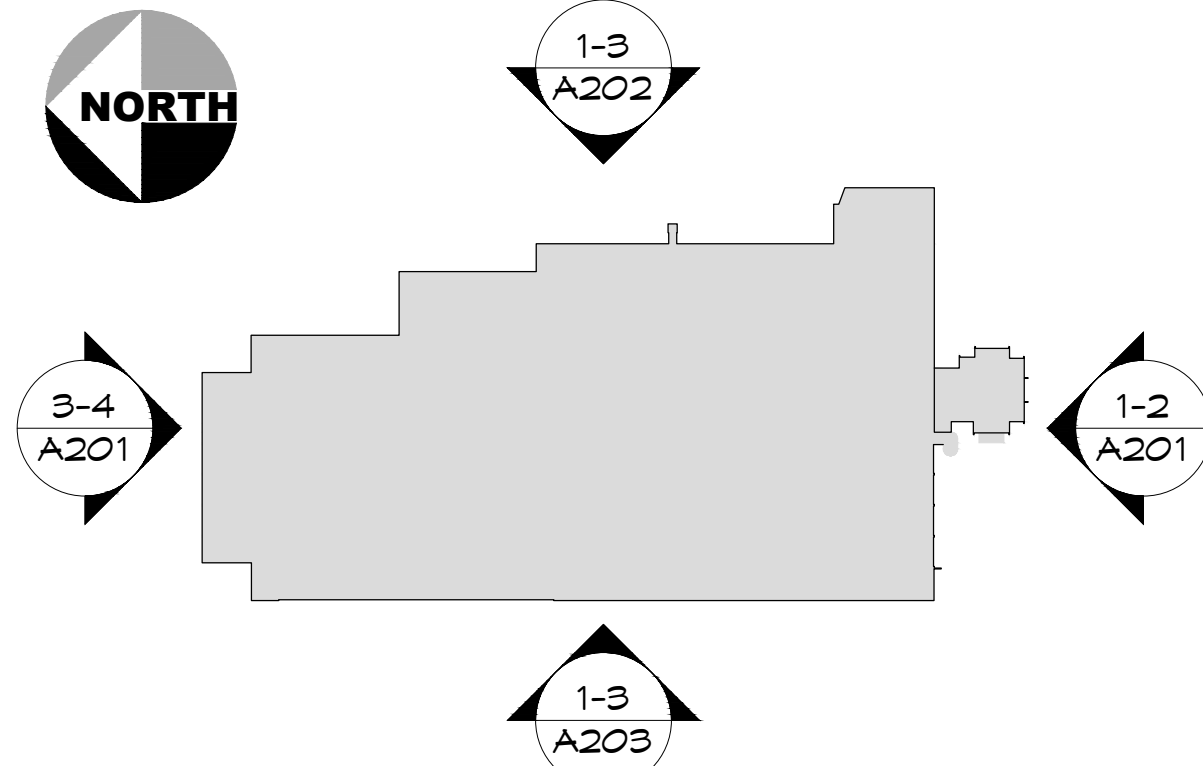
DRAWING TITLE:
SITE DETAILS
PROJECT TITLE:
900 LINDEN STORAGE
900 WEST LINDEN AVE.
ROCHESTER, NY 14625

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A.L.S. ARCHITECTS, P.C. REGISTERED ARCHITECTS

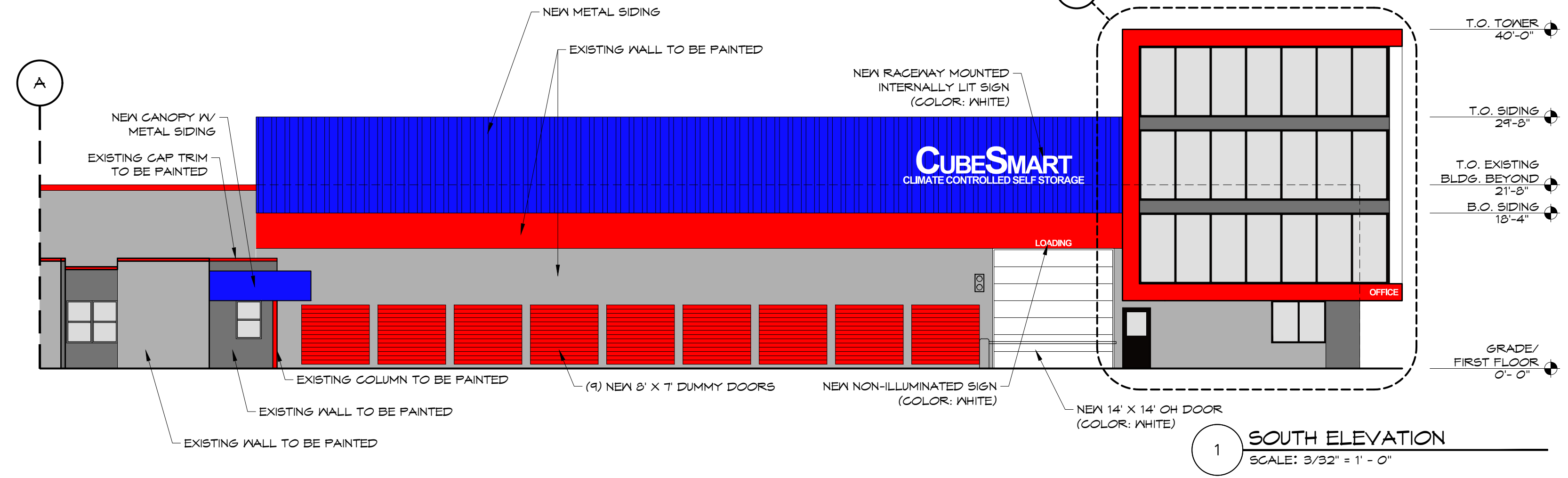
MITCHELL
DESIGN-BUILD • ARCHITECTURE • CONSTRUCTION
BUILDING ON A FOUNDATION OF ARCHITECTURE
7607 Commons Blvd., Victor, NY 14564 • 585-385-6800 • mitchelldesignbuild.com

DATE: 7/31/19 DRAWN BY: CP
SCALE: 1"=60" PROJECT: 19.039

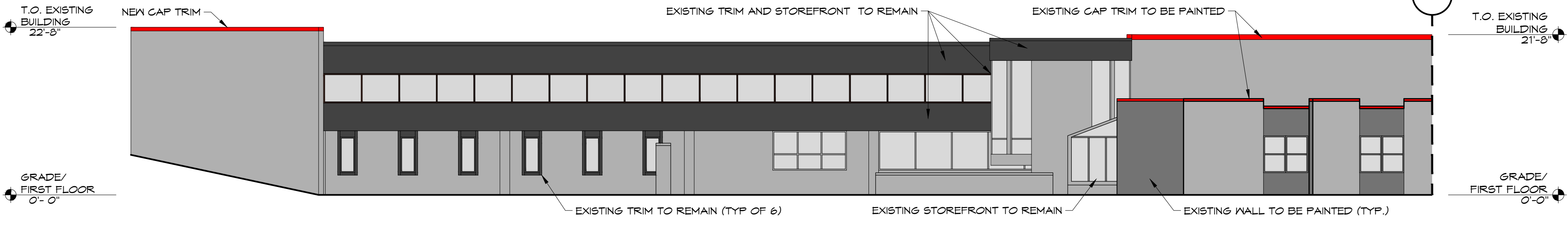
SHEET:
S102



ELEVATION KEY PLAN
SCALE: NTS



1 SOUTH ELEVATION
SCALE: 3/32" = 1' - 0"



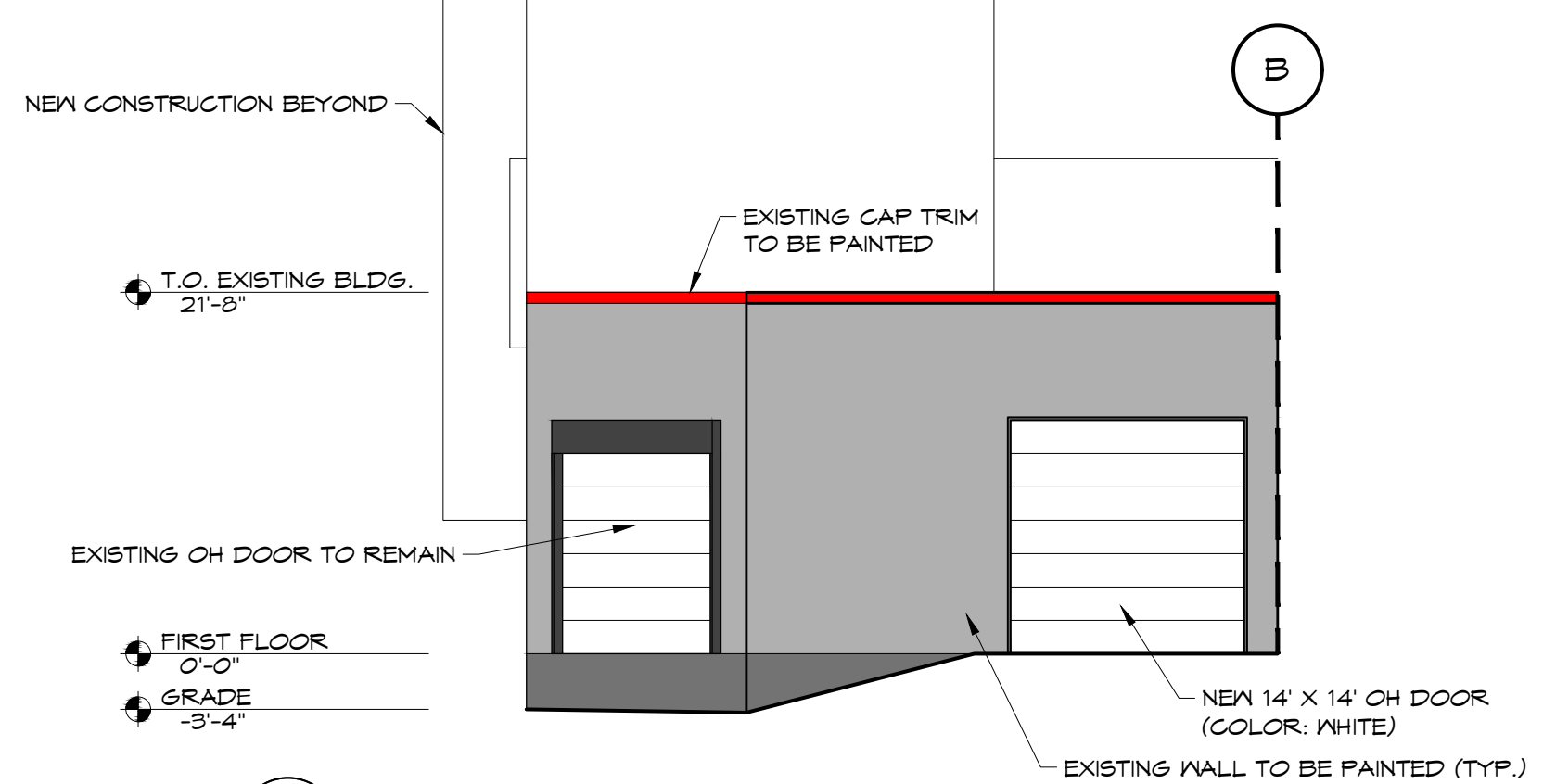
2 SOUTH ELEVATION
SCALE: 3/32" = 1' - 0"

EXTERIOR PAINT COLOR LEGEND
- SEE ELEVATIONS FOR LOCATIONS OF NEW PAINT. ALL EXISTING BUILDING ELEMENTS TO BE PAINTED U.N.O.

	VALSPAR - 1009-2 "PORCELAIN RED"
	VALSPAR - 4008-8C "DEEP SPACE"
	VALSPAR - 4008-2C "MUTED EBONY"
	VALSPAR - 4008-1C "STONE MASON GRAY"



3 NORTH ELEVATION
SCALE: 3/32" = 1' - 0"



4 SOUTH ELEVATION
SCALE: 3/32" = 1' - 0"



5 RACEWAY MOUNTED INTERNALLY LIT SIGN
SCALE: 3/8" = 1' - 0"



6 BUILDING MOUNTED NON-ILLUMINATED SIGNS
SCALE: 3/8" = 1' - 0"

BUILDING SIGN DATA

ALLOWABLE AREA	=	100 TOTAL SF
AREA:		
- RACEWAY MOUNTED INTERNALLY LIT SIGN	=	96 SF
- 'OFFICE' BUILDING MOUNTED NON-ILLUMINATED SIGN	=	1.5 SF
- 'LOADING' BUILDING MOUNTED NON-ILLUMINATED SIGN	=	2 SF
TOTAL SQUARE FOOTAGE	=	99.5 SF

REVISIONS:
7/31/19 (PB SUBMISSION)
8/23/19 (PB CHANGES)

DRAWING TITLE:
ELEVATIONS
PROJECT TITLE:
900 LINDEN STORAGE
900 WEST LINDEN AVE.
ROCHESTER, NY 14625

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7607 Commons Blvd., Victor, NY 14564 • 585-385-6800 • michelldesignbuild.com

DATE: 7/31/19
DRAWN BY: CP

SCALE: 3/32" = 1'-0"
PROJECT: 19.039

SHEET:
A201



1-3
A202

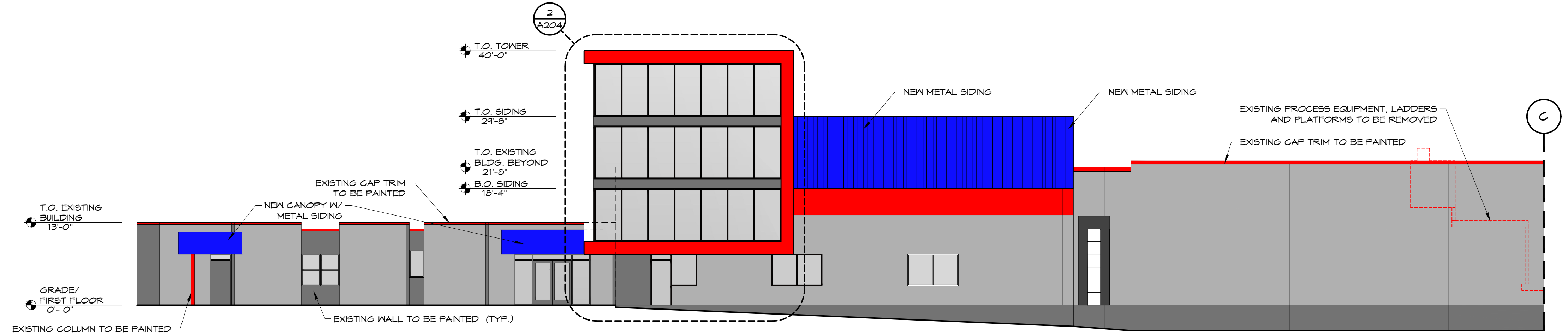
3-4
A201

1-2
A201

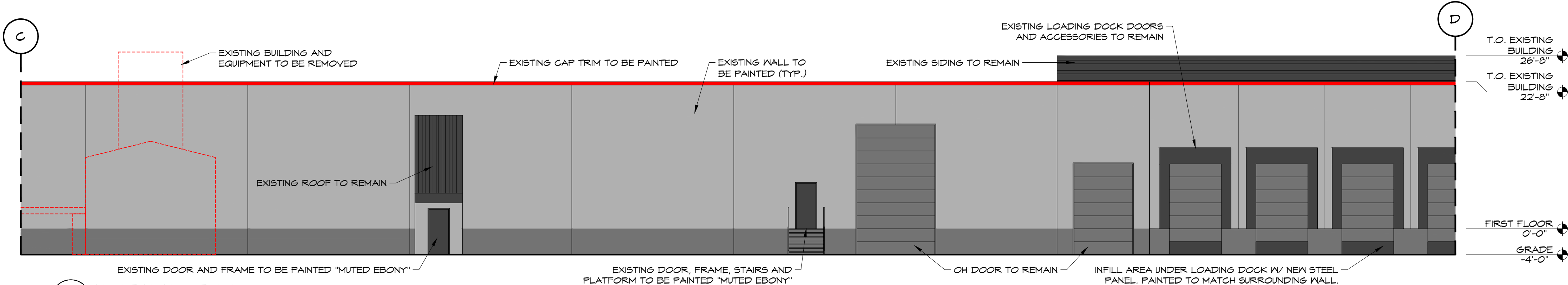
1-3
A203

ELEVATION KEY PLAN

SCALE: NTS



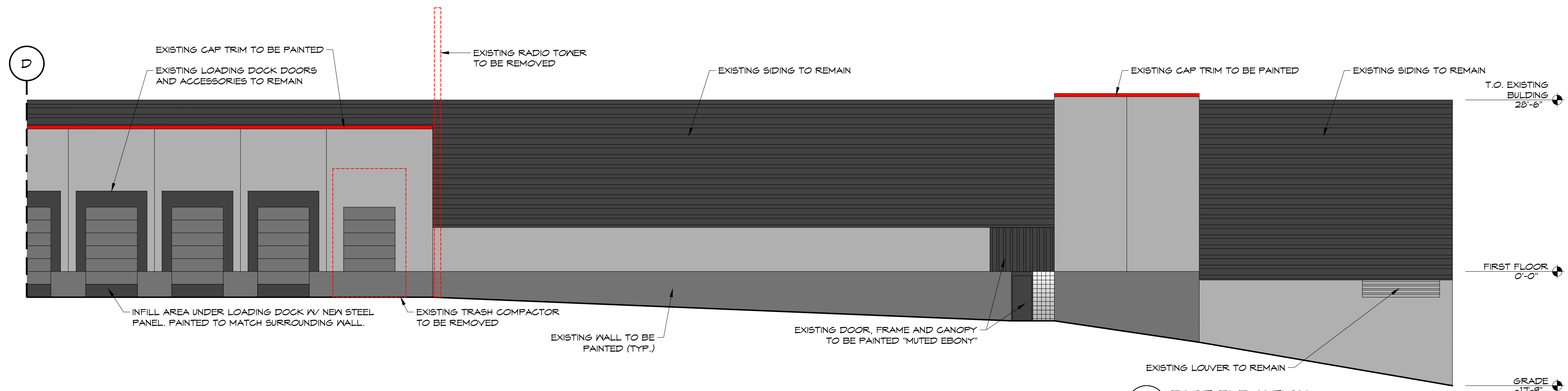
1 EAST ELEVATION
SCALE: 3/32" = 1' - 0"



2 EAST ELEVATION
SCALE: 3/32" = 1' - 0"

EXTERIOR PAINT COLOR LEGEND
- SEE ELEVATIONS FOR LOCATIONS OF NEW PAINT. ALL EXISTING BUILDING ELEMENTS TO BE PAINTED U.N.O.

■	VALSPAR - 1009-2 "PORCELAIN RED"
■	VALSPAR - 4008-8C "DEEP SPACE"
■	VALSPAR - 4008-2C "MUTED EBONY"
■	VALSPAR - 4008-1C "STONE MASON GRAY"



3 EAST ELEVATION
SCALE: 3/32" = 1' - 0"

REVISIONS:
7/31/19 (PB SUBMISSION)
8/23/19 (PB CHANGES)

DRAWING TITLE:
ELEVATIONS

PROJECT TITLE:
900 LINDEN STORAGE
900 WEST LINDEN AVE.
ROCHESTER, NY 14625

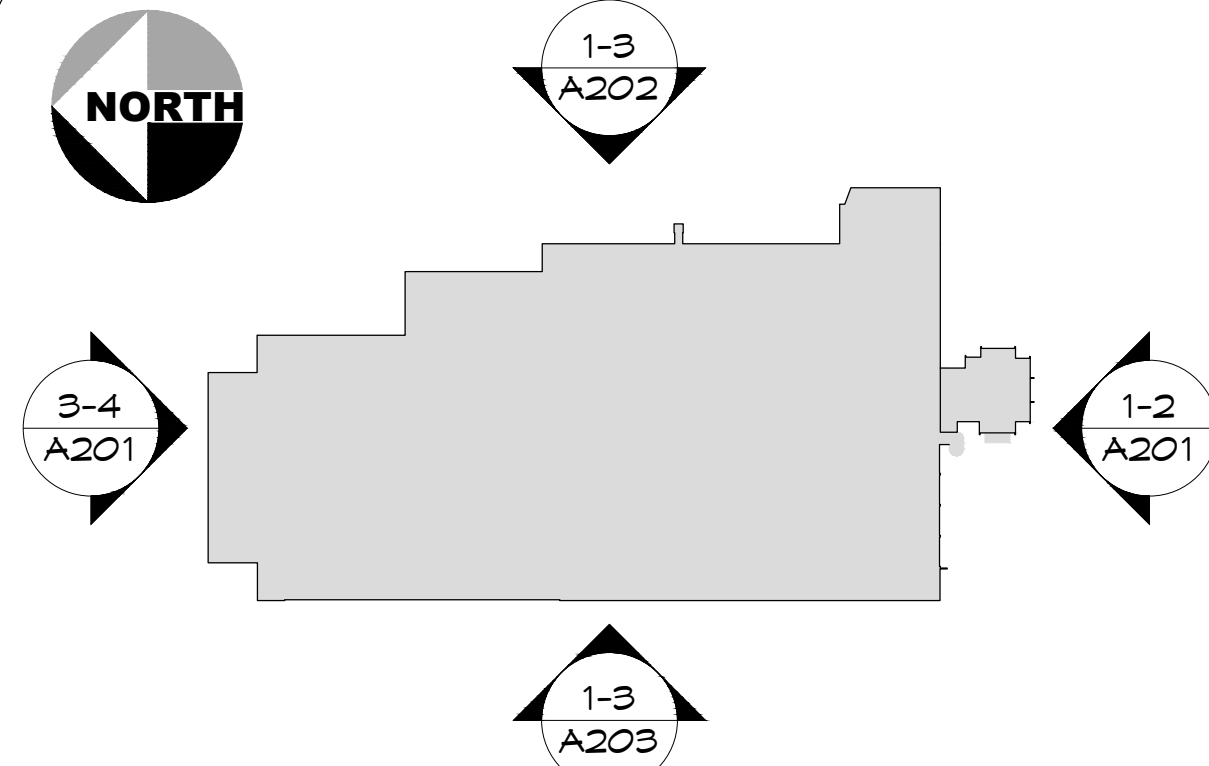
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BUILDING ON A FOUNDATION OF ARCHITECTURE
7607 Commons Blvd., Victor, NY 14564 585-385-6800 mitchelldesignbuild.com

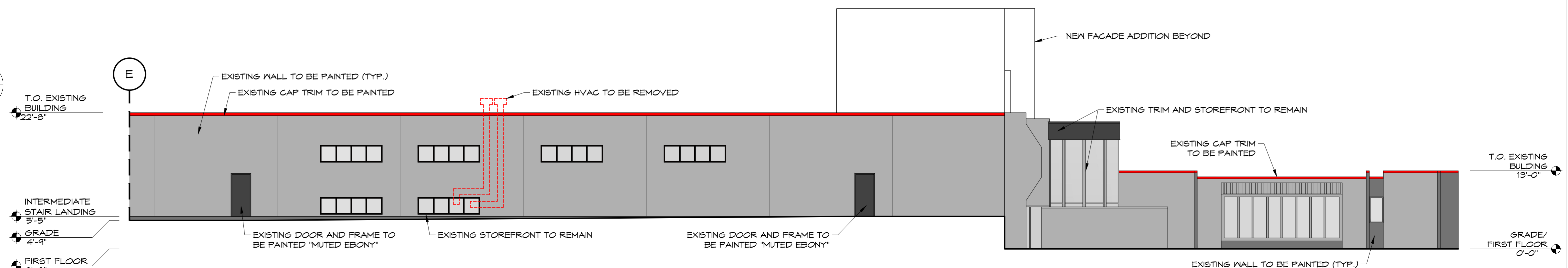
DATE: 7/31/19 DRAWN BY: CP

SCALE: 3/32" = 1'-0" PROJECT: 19.039

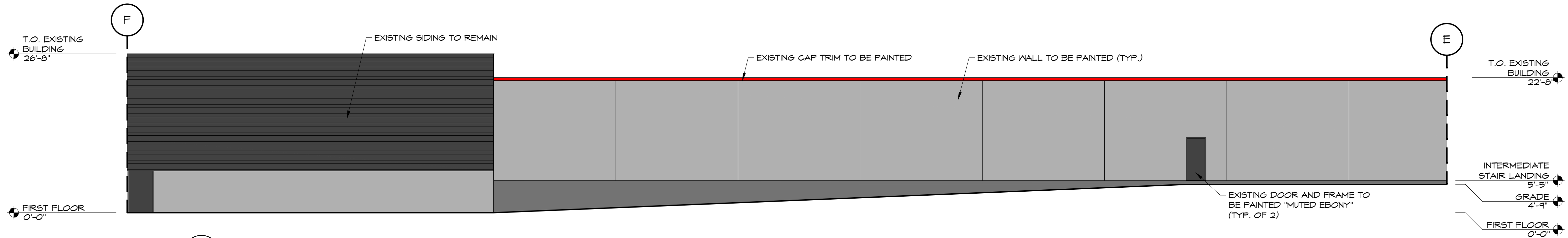
SHEET:
A202



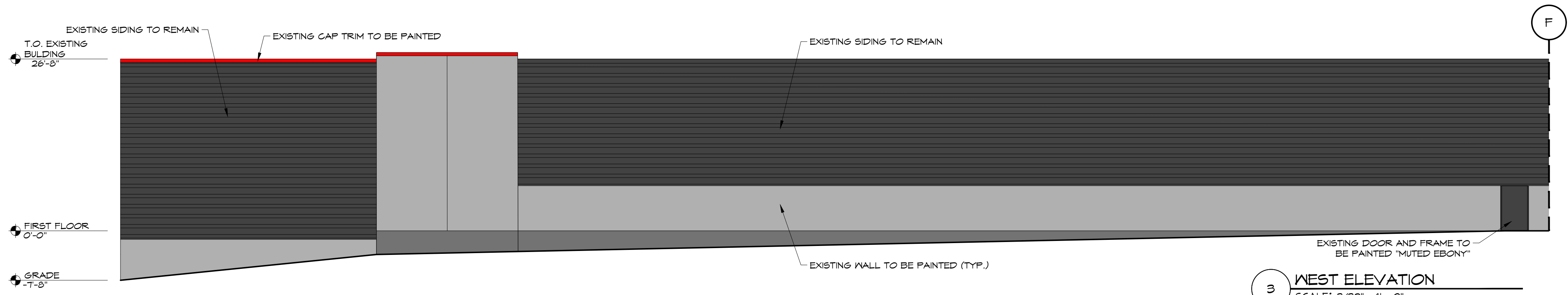
ELEVATION KEY PLAN
SCALE: NTS



1 WEST ELEVATION
SCALE: 3/32" = 1' - 0"



2 WEST ELEVATION
SCALE: 3/32" = 1' - 0"



3 WEST ELEVATION
SCALE: 3/32" = 1' - 0"

EXTERIOR PAINT COLOR LEGEND
- SEE ELEVATIONS FOR LOCATIONS OF NEW PAINT. ALL EXISTING BUILDING ELEMENTS TO BE PAINTED U.N.O.

	VALSPAR - 1009-2 "PORCELAIN RED"
	VALSPAR - 4008-8C "DEEP SPACE"
	VALSPAR - 4008-2C "MUTED EBONY"
	VALSPAR - 4008-1C "STONE MASON GRAY"

REVISIONS:
7/31/19 (PB SUBMISSION)
8/23/19 (PB CHANGES)

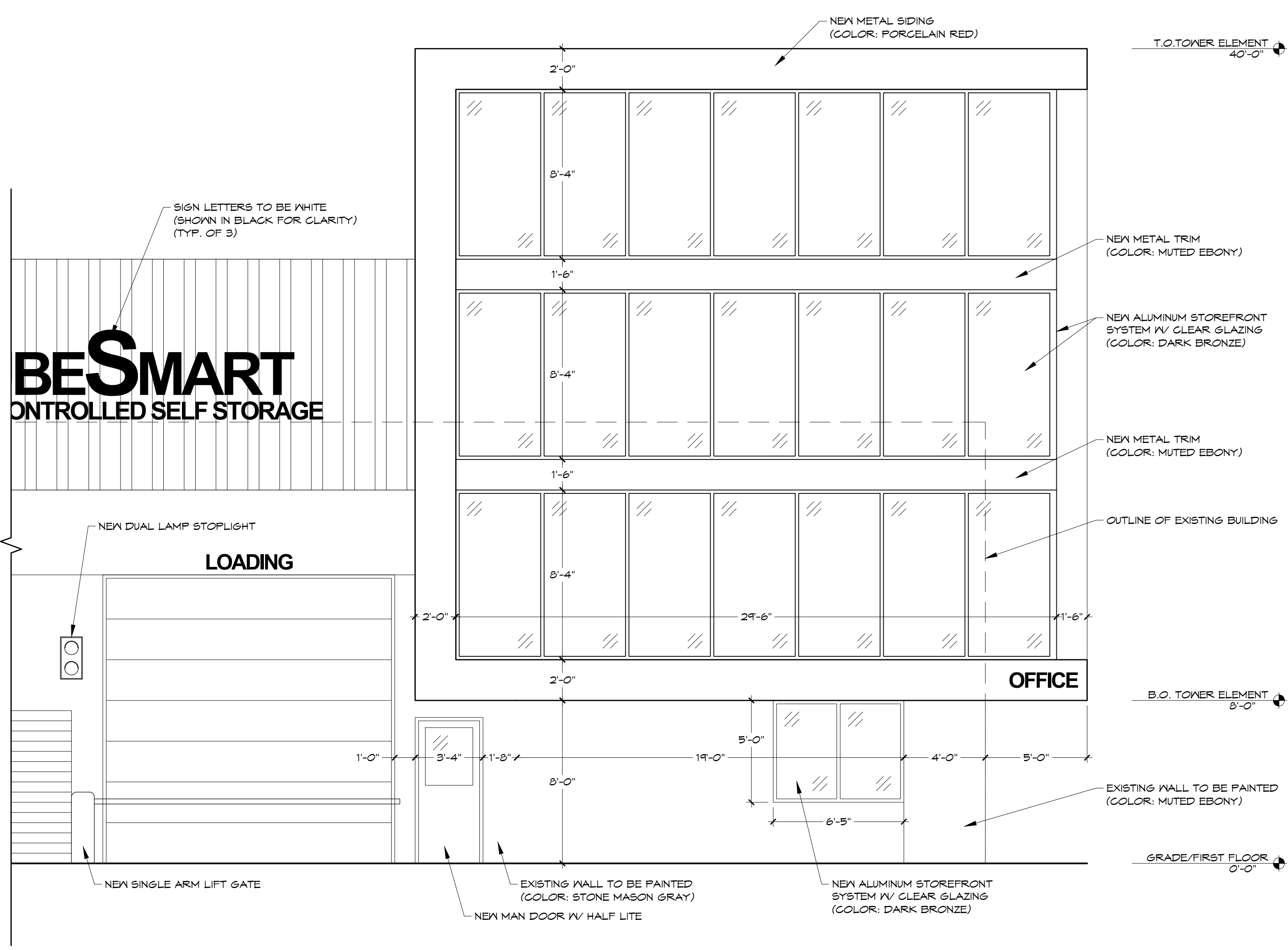
DRAWING TITLE:
ELEVATIONS
PROJECT TITLE:
900 LINDEN STORAGE
900 WEST LINDEN AVE.
ROCHESTER, NY 14625

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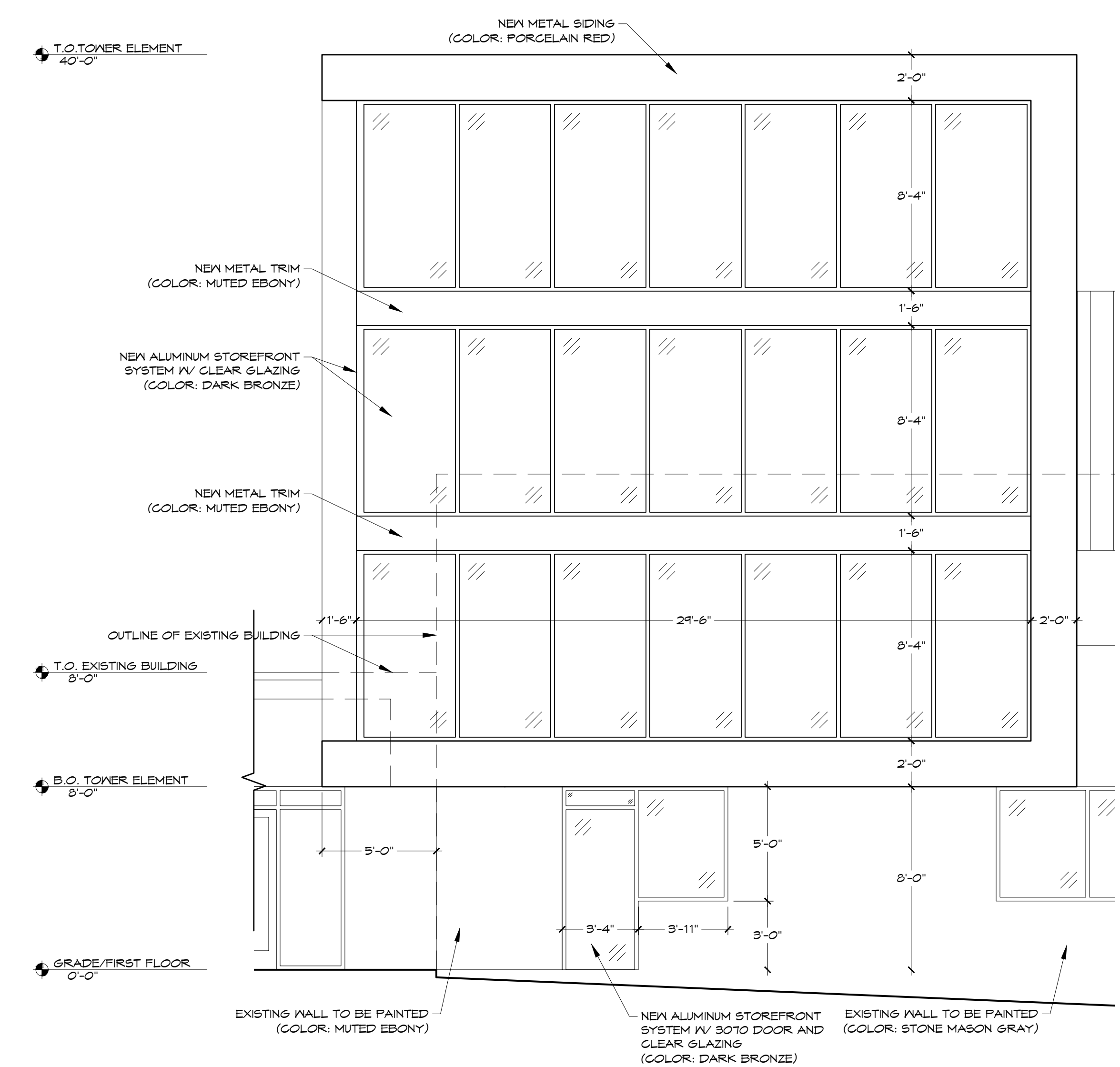


DATE: 7/31/19 DRAWN BY: CP
SCALE: 3/32" = 1'-0" PROJECT: 19.039

SHEET:
A203



1 TOWER SOUTH ELEVATION
SCALE: 1/4" = 1' - 0"



2 TOWER EAST ELEVATION
SCALE: 1/4" = 1' - 0"

DRAWING TITLE:
ENLARGED ELEVATIONS

PROJECT TITLE:
900 LINDEN STORAGE
900 WEST LINDEN AVE.
ROCHESTER, NY 14625

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A.L.L. R.I.C.H.T.S. ARCHITECTS P.C.

MITCHELL
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DATE: 7/31/19 DRAWN BY: CP

SCALE: 3/32 = 1'-0" PROJECT: 19.039

SHEET:
A204



2 BUILDING ENTRANCE VIEW
SCALE: NTS

1 BUILDING TOWER ADDITION
SCALE: NTS



REVISIONS:
7/31/19 (PB SUBMISSION)
8/23/19 (PB CHANGES)

DRAWING TITLE:
RENDERINGS

PROJECT TITLE:
900 LINDEN STORAGE
900 WEST LINDEN AVE.
ROCHESTER, NY 14625

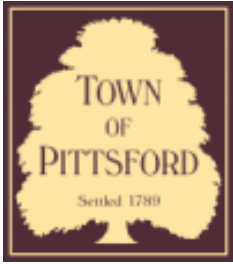
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BUILDING ON A FOUNDATION OF ARCHITECTURE
7607 Commons Blvd., Victor, NY 14564 585-385-6800 michelldesignbuild.com

DATE: 7/31/19 DRAWN BY: CP

SCALE: N/A PROJECT: 19.039

SHEET:
A205



Town of Pittsford

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

Permit #
NA

Phone: 585-248-6250

FAX: 585-248-6262

DESIGN REVIEW AND HISTORIC PRESERVATION BOARD REFERRAL OF APPLICATION

Property Address: 3300 Monroe Ave

Tax ID Number: 150.12-1-15.11

Zoning District: C Commercial

Owner: Pittsford Place Associates

Applicant: Same

Application Type:

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

Project Description: Applicant is requesting an informal design review for a facade change. The proposed change includes painting of the existing brick, removal of awnings and the addition of Alucobond cladding.

Please review and gather comments for the applicant.

Meeting Date: September 12, 2019

DOWNLIGHTS

UPLIGHTS AT TREES

LED STRIP LIGHTS

DOWNLIGHTS

LIT UP 3300 SIGN



ALUCOBOND



PAINTED BRICK



ALUCOBOND

PROPOSED MATERIALS AND LIGHTING



CJS
ARCHITECTS

PROPOSED CONCEPT

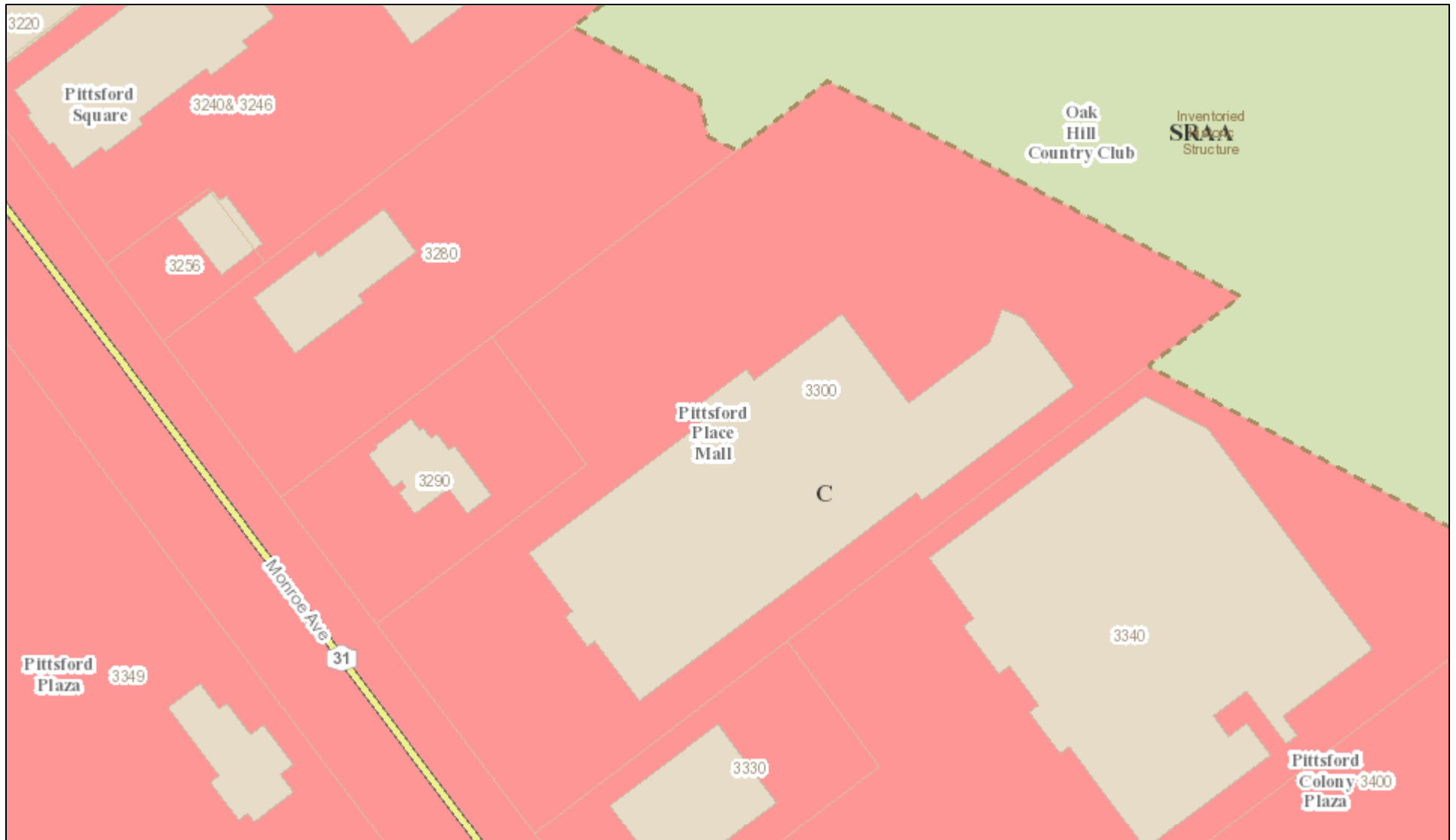
3300 MONROE AVE
JUNE 14, 2019

CJS
ARCHITECTS

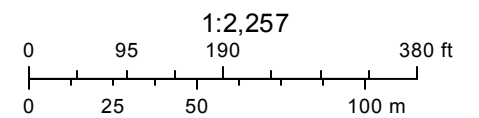


3300 Monroe Ave

RN Residential Neighborhood Zoning



Printed September 5, 2019



Town of Pittsford GIS

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