Design Review & Historic Preservation Board
Agenda
October 8, 2020

HISTORIC PRESERVATION DISCUSSION

RESIDENTIAL APPLICATION FOR REVIEW

- **10 Poinciana Drive**
  Applicant is requesting design review for the oversized detached garage. The garage will be 1543 square feet and located to the east of the main home. This application did receive Zoning Board approval for the location, height and size of the structure.

- **6Sutton Point**
  Applicant is requesting design review for the addition of a four season room. The addition will be approximately 322 square feet and will be located to the rear of the home.

- **33 Thrush Field Way**
  Applicant is requesting design review for the two story kitchen, bedroom and bath addition. The first floor addition will be approximately 197 square feet and the second floor will also be approximately 197 square feet.

RESIDENTIAL APPLICATION FOR REVIEW – NEW

- **27 Hawkstone Way**
  Applicant is requesting design review for the construction of a single family one story home. The home will be approximately 1982 square feet and will be located in the Cottages at Malvern Subdivision.

- **33 & 31 Skylight Trail**
  Applicant is requesting design review for the proposed construction of a new town home dwelling. The proposed building will consist of 2 attached single family dwellings sharing a common wall. Lot 35 (33 Skylight Trail) will be approximately 2000 sq. ft. and Lot 36 (31 Skylight Trail) will be 2013 sq. ft. The town homes will be located in the new Alpine Ridge development.

OTHER – REVIEW OF 9/24/2020 MINUTES

How to view the meeting:

1. Zoom
   - In your web browser, go to: https://townofpittsford.zoom.us/j/83957502737?pwd=WGE1SGQ4UmEwUVovL2VZMnRRN0I5UT09
   - You will be connected to the meeting.

2. Telephone

You can access the meeting by phone. Use any of the phone numbers below, then enter the meeting ID when prompted. The Meeting ID is **839 5750 2737**. No password is necessary.

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

Draft

Design Review and Historic Preservation Board
Minutes
September 24, 2020

PRESENT
Dirk Schneider, Chairman; Paul Whitbeck, Bonnie Salem, John Mitchell, Kathleen Cristman, Dave Wigg

ALSO PRESENT
Robert Koegel, Town Attorney; Allen Reitz, Assistant Building Inspector; Susan Donnelly, Secretary to the Board

ABSENT
Leticia Fornataro

Proceedings of a regular meeting of the Pittsford Design Review and Historic Preservation Board were held on Thursday, September 24 at 6:00 P.M. local time. The meeting took place with Board members and applicants participating remotely using Zoom.

Chairman Dirk Schneider opened the meeting at 6:00 pm.

HISTORIC PRESERVATION DISCUSSION

Bonnie Salem discussed the information on the historic district banners forwarded to the Board by Leticia Fornataro. A slight change was requested and Leticia will forward a revised design to the Board.

Robert Koegel advised checking with the Town Board on the funding. Bonnie Salem indicated that Kevin Beckford had previously stated the funding was available.

Bonnie Salem suggested individual contact by letter to the four homeowners who expressed interest in historic designation at the reception last year. Bonnie will draft a letter for Dirk to sign to renew interest in designation.

Bonnie Salem discussed efforts that she and Town Historian Audrey Johnson are working on an effort to designate the East Street Burying Ground as a landmark.

RESIDENTIAL APPLICATION FOR REVIEW – RETURNING

- **2 Harwood Lane**
  The Applicant is returning to request design review for the construction of a new single-family one story home. The new home will be approximately 3100 square feet and located on a vacant lot on Harwood Lane.

  The homeowner Vicki Argento, architect Al Arilotta and contractor Mark Fallone were present to discuss the application with the Board.

  Mr. Arilotta discussed that the height slope of the garage is now 4 ½ feet below the ridge line and stone will be wrapped as discussed in the previous meeting.

  Dirk Schneider feels that the reduced slope improved the look and appreciates the stone return proposed but added that the stone should also return back to the main building.

  Mark Fallone indicated that this could be done and that he could add the stone veneer around the garage doors.

David Wigg moved to approve the resubmitted plans with the condition that the stone veneer be returned to the east elevation and placed surrounding all garage doors. The pedestrian door will be moved slightly on the west elevation to accommodate the return.

John Mitchell seconded.

All Ayes.

- **66 Ellingwood Drive**
  The Applicant is returning to request design review for a garage addition and porch extension. The garage addition will be approximately 280 square feet and the porch extension will be approximately 100 square feet.

  The homeowner Nunzio Salafia was present to discuss the application with the Board.

  Dirk Schneider asked for some further clarification on the materials and dimensions.

  The spindles on the porch will be wood. A stone veneer will be in front. The roofing will be feathered in to blend with the current roof. The Board suggested that the stone veneer be wrapped the full length around the south elevation.

  Paul Whitbeck moved to approve the application as submitted with the condition of the addition of stone veneer to the south elevation.

  Dave Wigg seconded.

  All Ayes.

RESIDENTIAL APPLICATION FOR REVIEW

- **3 Skytop Lane**
  The Applicant is requesting design review for the living room and three-season room additions. Both additions will be to the rear of the home with the living room addition being approximately 484 square feet and the three-season room will be 120 square feet.

  Chuck Smith of New Design Works and homeowner Edwin Jeffries were present.

  Dirk Schneider disclosed that he has worked with Chuck Smith but has no financial interest in the project. Chuck Smith indicated he had issue with Dirk voting on the application.

  The Board asked questions about the roof materials. The roof will be metal but the same color as the roof on the existing home.

  Chuck Smith confirmed that the mullion patterns on the windows would be the same as on the rest of the house. The two additions will have similar detailing to match the rest of the house.

  Kathleen Cristman moved to accept the application as submitted.

  John Mitchell seconded.

  All Ayes.

- **35 Trowbridge Trail**
  The Applicant is requesting design review for the addition of a three-season room. The room will be approximately 160 square feet and will be located to the rear of the home.

The homeowners Jennifer and Matt Lake and contactor Anthony Trovato of Patio Enclosures were present.

The Board discussed the sunroom materials. Mr. Trovato confirmed that the sunroom would be all glass with an aluminum roof. All windows will be sliders. The sunroom is white to match the home.

Dirk Schneider moved to approve the application as submitted.

Paul Whitbeck seconded.

All Ayes.

- **11 Random Woods**
  The Applicant is requesting design review for the addition of a screened porch. The porch will be approximately 144 square feet and will be located to the rear of the property.

  The homeowners Lloyd Theiss and Ron Weinstein and architect David Burrows were present to discuss the application with the Board.

  Mr. Theiss indicated that the 12' x 12' three-season room will match the coloration of the current home.

  Bonnie Salem moved to accept the application as submitted.

  Kathleen Cristman seconded.

  All Ayes.

- **319 East Street**
  The Applicant is requesting design review for the addition of a dormer. The dormer will be located on the northeast corner of the home and will match the existing dormer on the southeast corner.

  The homeowner Byron Sass and contractor Jason Calder were present to discuss the application to the Board.

  A second dormer is being added to the front elevation of the home and a master bathroom will be created. The dormer will be lined up with the window below. The existing dormer does not exactly line up with the window below.

  The contractor confirmed that the shutters will be matching.

  John Mitchell moved to accept the application as submitted with all materials to be matching.

  Dirk Schneider seconded.

  All Ayes.

RESIDENTIAL APPLICATION FOR REVIEW – NEW

- **20 Lexton Way**
  The Applicant is requesting design review for the construction of a one story single family home. The home will be approximately 2199 square feet and will be located in the Wilshire Hills Subdivision.

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

  Paul Whitbeck commented that he approves of the three garage doors.

Kathleen Cristman moved to accept the application as submitted.

Paul Whitbeck seconded.

All Ayes.

COMMERCIAL APPLICATION FOR REVIEW

- **3077 Monroe Avenue**
  The Applicant is requesting design review for the proposed placement of a business identification sign for Tire Choice. The size and location has been approved by the Planning Board on 9/14/2020.

  James Brooks of the Custom Sign Center was present.

  The sign is changing from Monro to Tire Choice. The letters will be illuminated. New banners will be hung in the side bays.

  Allen Reitz confirmed that the sign met all the requirements for the Town sign code.

  David Wigg moved to approve the application as submitted.

  Bonnie Salem seconded.

  All Ayes.

OTHER – REVIEW OF 9/10/2020 MINUTES

Bonnie Salem moved to accept the minutes of the September 10, 2020 meeting as written.

Dirk Schneider seconded.

All Ayes.

ADJOURNMENT

Dirk Schneider moved to close the meeting at 7:09 pm.

All Ayes.

Respectfully submitted,

Susan Donnelly
Secretary to the Design Review and Historic Preservation Board

Town of Pittsford

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

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

Permit #
RA20-000182

DESIGN REVIEW AND HISTORIC PRESERVATION BOARD
REFERRAL OF APPLICATION

Property Address: 10 Poinciana Drive PITTSFORD, NY 14534
Tax ID Number: 177.01-2-6.31
Zoning District: RN Residential Neighborhood
Owner: Goorman, Koen M
Applicant: Goorman, Koen M

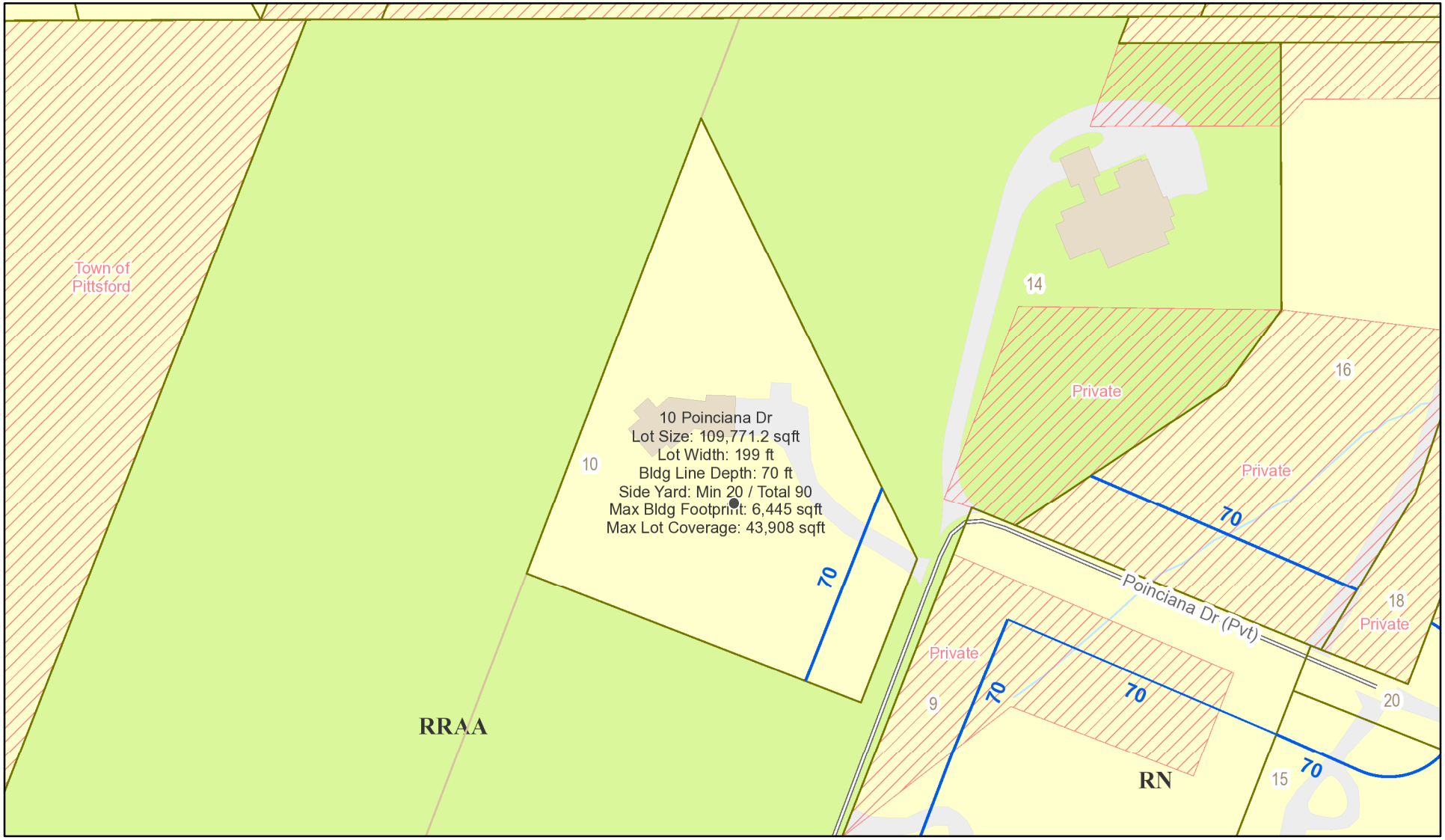
Application Type:

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

Project Description: Applicant is requesting design review for the oversized detached garage. The garage will be 1543 square feet and located to the east of the main home. This application did receive Zoning Board approval for the location, height and size of the structure.

Meeting Date: October 08, 2020

RN Residential Neighborhood Zoning



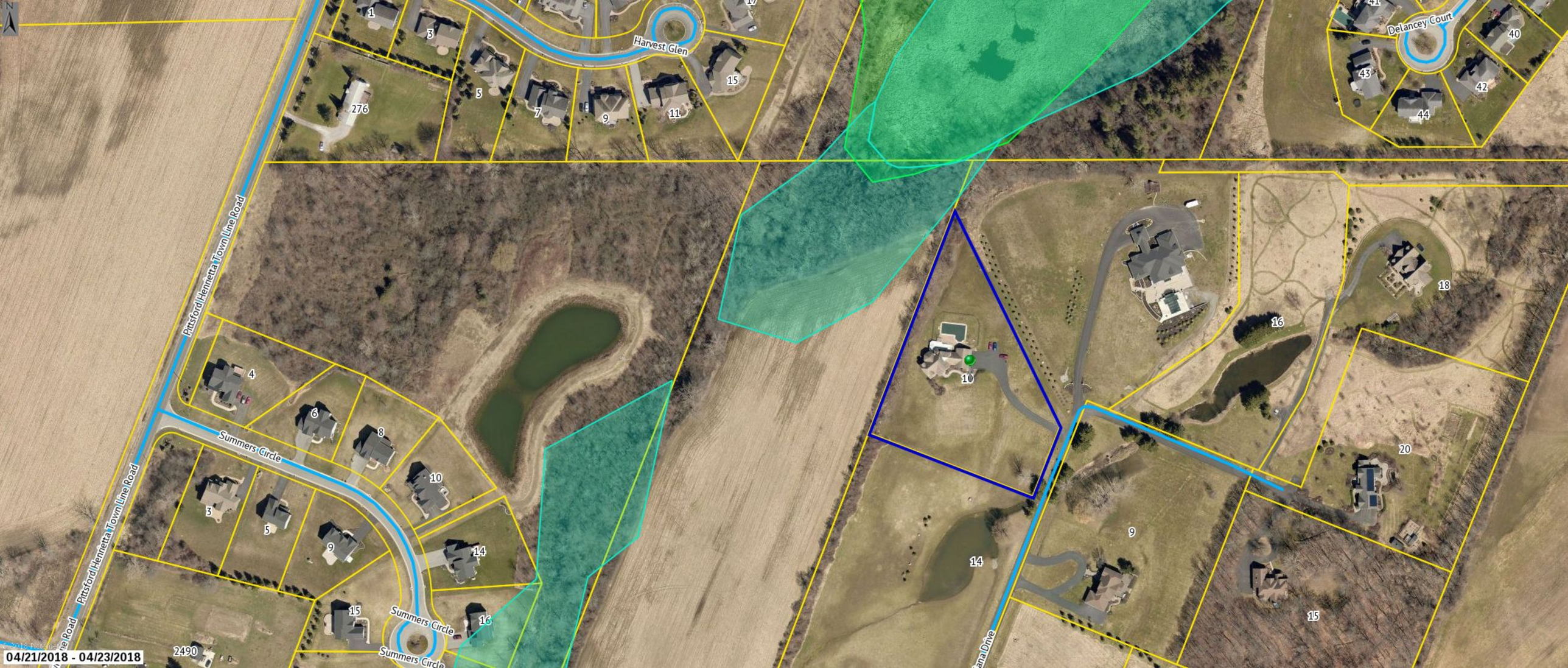
Printed September 10, 2020

1:2,257

0 95 190 380 ft

0 25 50 100 m

Town of Pittsford GIS



04/21/2018 - 04/23/2018

INSTRUMENT LOCATION MAP

SHOWING

LOT 1

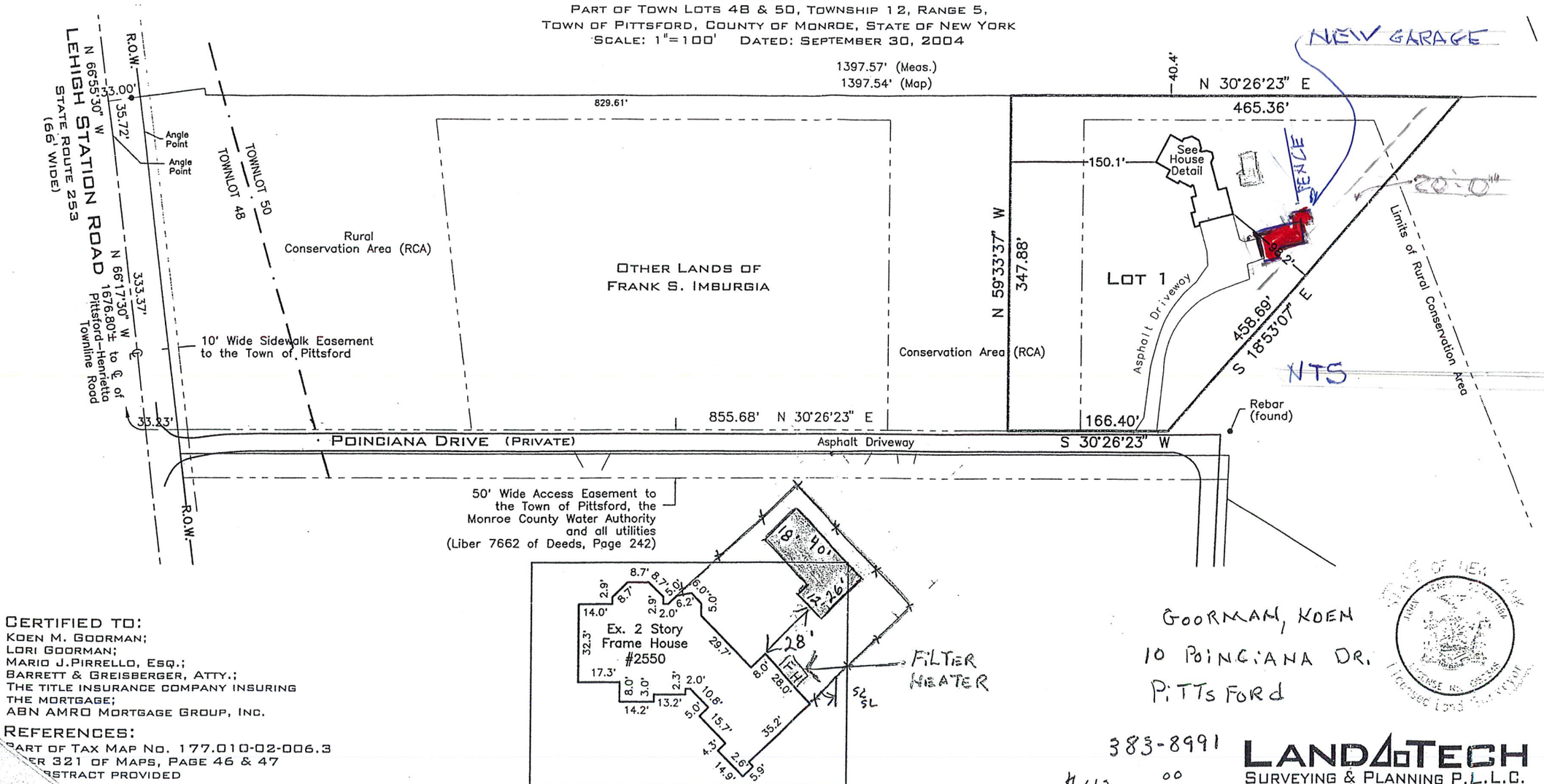
OF THE

IMBURGIA SUBDIVISION

(TO BE FILED))

~SITUATE IN:~

PART OF TOWN LOTS 48 & 50, TOWNSHIP 12, RANGE 5,
TOWN OF PITTSFORD, COUNTY OF MONROE, STATE OF NEW YORK
SCALE: 1"=100' DATED: SEPTEMBER 30, 2004



HOUSE DETAIL EXISTING

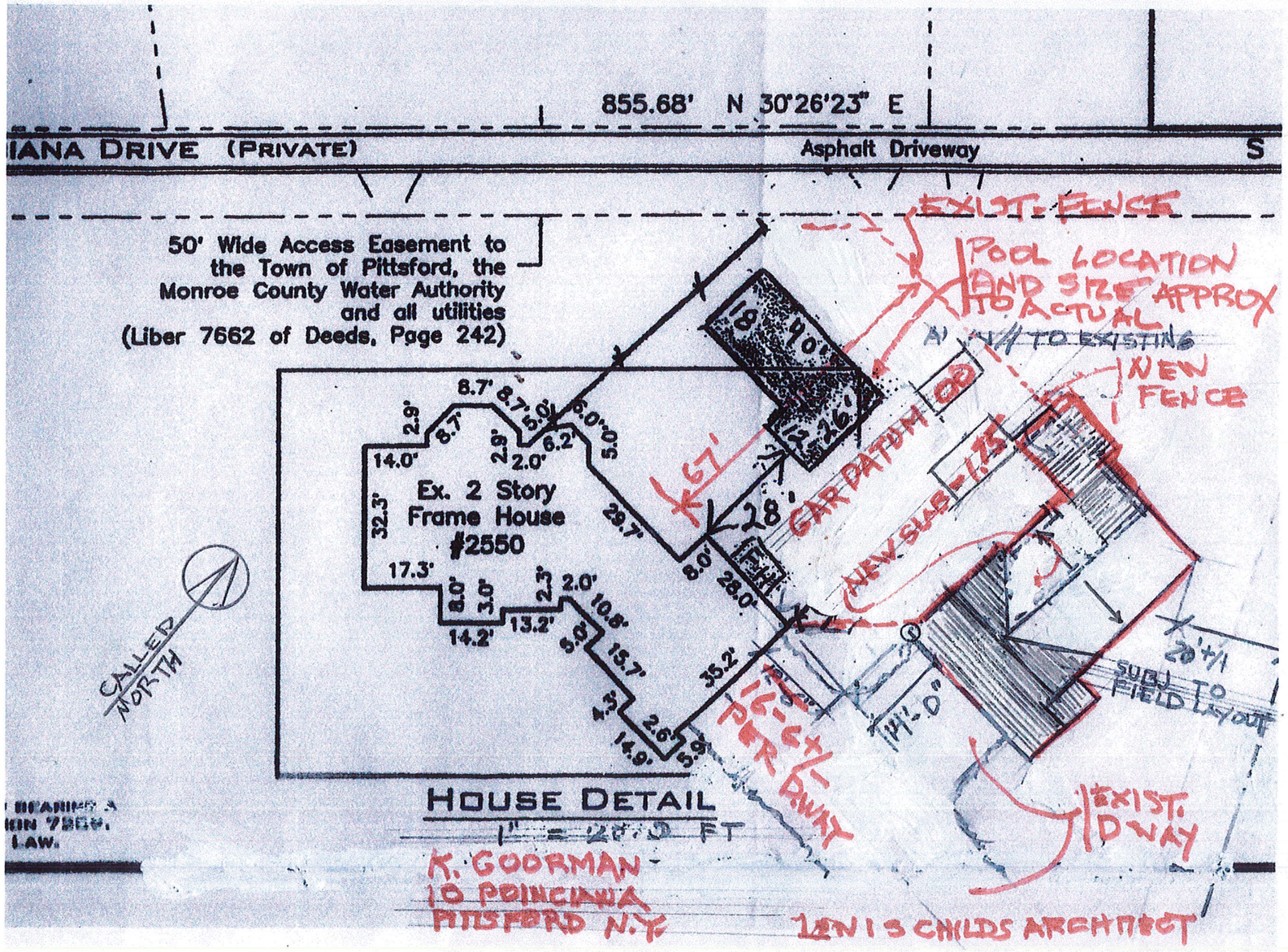
CERTIFIED TO:
KOEN M. GOORMAN;
LORI GOORMAN;
MARIO J.PIRRELLO, ESQ.;
BARRETT & GREISBERGER, ATTY.;
THE TITLE INSURANCE COMPANY INSURING THE MORTGAGE;
ABN AMRO MORTGAGE GROUP, INC.

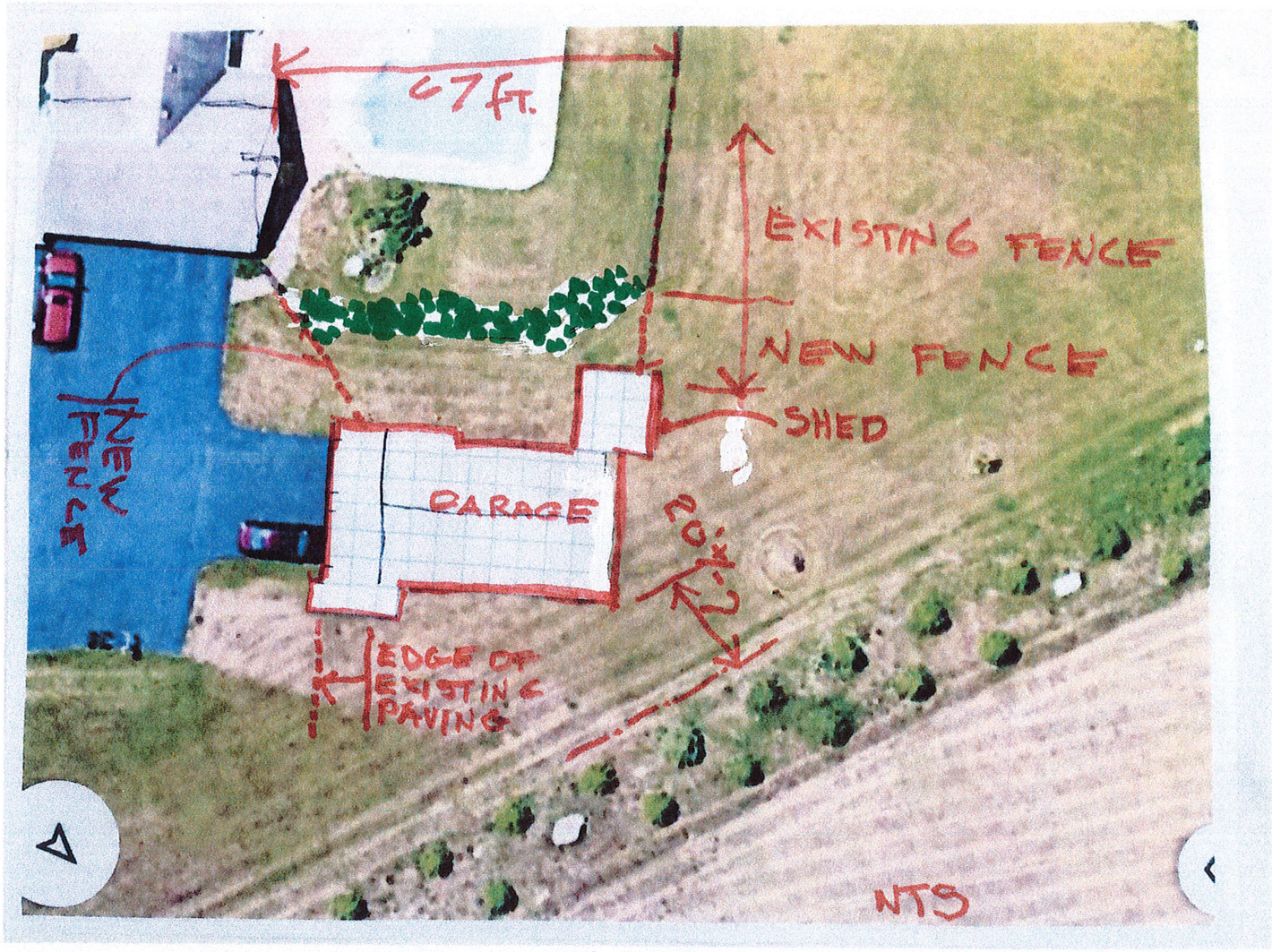
REFERENCES:
PART OF TAX MAP NO. 177.010-02-006.3
LIBER 321 OF MAPS, PAGE 46 & 47
ABSTRACT PROVIDED

383-8991

$ 43,000.00

LANDTECH
SURVEYING & PLANNING P.L.L.C.
130 E. MAIN STREET, SUITE 500 - ROCHESTER, NY - 14604
PHONE (585) 442-9902 - FAX (585) 271-3012
FILE: 2550LEHIGH STA_INST


855.68' N 30°26'23" E
IANA DRIVE (PRIVATE)
Asphalt Driveway
S
EXIST. FENCE
50' Wide Access Easement to the Town of Pittsford, the Monroe County Water Authority and all utilities (Liber 7662 of Deeds, Page 242)
POOL LOCATION AND SIZE APPROX TO ACTUAL
// TO EXISTING
NEW FENCE
Ex. 2 Story Frame House #2550
GAR DATUM
NEW SLAB
28'
67'
CALLED NORTH
HOUSE DETAIL
1" = 20'-0" FT
EXIST. D'WAY
SUBJ TO FIELD LAYOUT
K. GOORMAN
10 POINCIANA
PITTSFORD N.Y.
LEWIS CHILDS ARCHITECT


67ft.
EXISTING FENCE
NEW FENCE
SHED
NEW FENCE
GARAGE
2'0"
EDGE OF EXISTING PAVING
NTS

NOTES

STRUCTURAL LUMBER STRENGTH SHALL BE 1,200 PSI AND MIN. E-1,000,000 EXCEPT AS OTHERWISE NOTED (OR #2 HEM-FIR AS NOTED)

STRUCTURE SHALL BE DESIGNED TO RESIST DEFLECTION OF CEILINGS.

CONTRACTOR SHALL VERIFY THAT THE EXISTING STRUCTURE IS CAPABLE OF CARRYING ALL NEW LOADING DURING AND AFTER CONSTRUCTION. ALL WOOD IN CONTACT WITH GRADE SLABS OR EARTH SHALL BE PRESSURE TREATED
DOUBLE AND/OR TRIPLE HEADERS AROUND ALL OPENINGS AND UNDER WALLS ABOVE. PROVIDE FULL LOAD CARRYING CONTINUITY TO THE FOOTING AND PROVIDE PROPERLY SIZED LINTELS AND HEADERS WHERE REQUIRED.

OWNER/ARCHITECT RESERVES THE RIGHT TO REVIEW ALL SHOP, FABRICATION DRAWINGS, AND MATERIAL OR SYSTEM SUBMISSIONS AND TO SELECT ALL COLORS AND FINISHES FROM THE MANUFACTURER'S STANDARD RANGES.

SMOKE DETECTORS SHALL DETECT PARTICULATES OF COMBUSTION AND SOUND AN ALARM WITH A VISUAL QUE IN ACCORDANCE WITH CODE. UNITS SHALL BE HARD WIRED. SMOKE DETECTORS SHAL BE LOCATED AS REQUIRED BY CODE.

CONSTRUCTION SHALL COMPLY W/ ENERGY CONSERVATION CONST. CODE OF NYS.

MAKE NO CHANGES IN DESIGN INTENT, MATERIALS, STRUCTURE, FORM, OR ANY OTHER DESIGN FEATURES WITHOUT APPROVAL OF THE ARCHITECT. ARCHITECT RESERVES THE RIGHT TO REPORT ANY SUCH OBSERVATIONS TO THE PROPER APPROVING AUTHORITY. ANY DEVIATION FROM THESE DOCUMENTS RENDERS THE REGISTRATION SEAL OF THE ARCHITECT AFFIXED HERETO, INVALID AND WITHDRAWN.

MATE ALL NEW SIZES AND DETAILS TO THE EXISTING STRUCTURE SO THAT NO CHANGE IN SURFACE PLANE OF WALLS OR CEILINGS WILL OCCUR. CONSULT THE ARCHITECT IF FIELD CONDITIONS REQUIRE PROFESSIONAL SOLUTION TO ACCOMPLISH THIS COORDINATION. WHERE DETAILS ARE NOT INDICATED, THEY SHALL MATCH THE EXISTING.

VERIFY THE POSITION OF ALL EXISTING AND STRUCTURAL MEMBERS PRIOR TO LAYING OUT OF EQUIP. OR SYSTEMS. DO NOT CUT STRUCTURAL MEMBERS.

TO ACCOMODATE PIPES, DUCTS, CONDUITS OR THE LIKE EXCEPT AS ALLOWED BY CODE. ALL PIPES, DUCTS, CONDUITS, WIRING AND THE LIKE SHALL BE CONCEALED TO THE MAXIMUM AMOUNT POSSIBLE. CONTRACTOR SHALL ASSURE THE ADEQUACY AND LOCATION OF ALL UTILITIES AND ELECTRICAL/MECHANICAL SYSTEMS AND SERVICES PRIOR TO CONSTRUCTION, OR DEMOLITION, AND SHALL PROVIDE FULL REPLACEMENT OF NEW SERVICES AS REQUIRED. OBTAIN LOCAL UTILITY LOCATION SIGN-OFF PRIOR TO DIGGING. MEP DESIGN BY OTHERS

CONTRACTOR SHALL PROVIDE REQUIRED , VENTS, EXHAUSTS, LIGHT/ELECTRICAL SYSTEMS, HEAT APPLIANCES, PLUMBING AND THE LIKE, OR SHALL COORDINATE WITH THE CONTRACTORS RESPONSIBLE FOR SUCH SYSTEMS PER CONTRACT REQUIREMENTS SO AS NOT TO CAUSE ANY ADDITIONAL COST TO THE OWNER. COORDINATE THE PENETRATION OF WALLS, FOUNDATIONS, FLOORS AND ROOF WITH SLEEVES OR WITH OTHER WEATHER TIGHT MEANS FOR MECHANICAL OR ELECTRICAL SYSTEMS. DESIGNED BY OTHERS.

CONTRACTOR SHALL MAKE NO CHANGES WITHOUT THE APPROVAL OF THE OWNER. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE BUILDING AND OTHER REQUIRED PERMITS AND FOR PAYING FOR SUCH PERMITS AND PAYING ANY OTHER ASSOCIATED FEES OR CHARGES, INCLUDING UTILITY CONNECTION OR EXTENSION COSTS. NO WORK SHALL TAKE PLACE UNTIL PROPER PERMITS ARE POSTED.

CONTRACTOR SHALL CLEAN UP THE SITE EA. DAY AND AT THE CONCLUSION OF THE PROJECT. SHALL RETURN THE SITE TO THE OWNER IN ITS ORIGINAL CONDITION OR BETTER.

FIELD VERIFY ALL DIMENSIONS PRIOR TO ORDERING, DEMOLISHING, OR BUILDING.

BEFORE SUBMITTING ANY BID OR PROPOSAL. CONTRACTORS SHALL VISIT THE SITE AND REVIEW ALL DRAWINGS, NOTES AND SPECIFICATIONS. CONTRACTORS SHALL RESOLVE ALL CONDITIONS OBSERVED IN ADVANCE AND THEIR PROPOSAL (BID) SHALL REFLECT THAT THEY HAVE SEEN AND UNDERSTAND THE FULL IMPACT OF THE WORK TO BE ACCOMPLISHED AND THAT THE FULL SCOPE IS INCLUDED IN THEIR PRICE.

CONTRACTOR SHALL PLAN THE SEQUENCE OF WORK SO THAT THE PROJECT CAN BE BUILT AS SHOWN AND AS REQUIRED TO ACHIEVE INTEGRITY AND CONTINUITY. CONTRACTOR SHOULD ANTICIPATE THIS NEED IN THE FIELD TO ACHIEVE THE INTENDED RESULT.

THESE NOTES AND DRAWINGS ESTABLISH THE MINIMUM REQUIREMENTS ONLY AND THE CONTRACTOR MAY PROVIDE HIGHER QUALITY OR MAY BE SO REQUIRED BY THE AGREEMENT WITH THE OWNER. THESE DOCUMENTS ARE PART OF THE AGREEMENT BETWEEN THE OWNER AND THE CONTRACTOR.

DOCUMENTS ARE NORMAL BUILDER LEVEL, NOT FULLY DETAILED. THE CONTRACTOR IS TO CONSTRUCT IN ACCORDANCE WITH BUILDING CODE OF NY & FIRE CODE OF NYS AND NY ENERGY CONSERVATION CODE
AND ANY OTHER APPLICABLE CODES OR REGULATIONS, AND ANY LOCAL REQUIREMENTS USING THE CONTRACTORS CUSTOMARY TECHNIQUES AND PER THE CONTRACT WITH THE OWNER AND CONTRACT DOCUMENTS. THESE DRAWINGS IN THEIR ENTIRETY ARE PART OF THE CONSTRUCTION CONTRACT. THE CONTRACTOR IS RESPONSIBLE FOR ALL MEANS, METHODS, AND SAFETY ON THE SITE. THE OWNER & CONT. IS THE SAME ENTITY.

THE CONTRACTOR SHALL CARRY ALL REQUIRED INSURANCES INCLUDING; WORKERS COMPENSATION, UNEMPLOYMENT, DISABILITY, LIABILITY, AUTOMOBILE, BUILDERS RISK OR OTHER COVERAGES IN AMOUNTS AGREEABLE TO THE OWNER. THE CONTRACTOR SHALL PROVIDE THE OWNER CERTIFICATES OF SUCH INSURANCE PRIOR TO WORK WHICH SHALL INCLUDE THE OWNER AND THE ARCHITECT AS NAMED INSURED. AFTER THE COMPLETION OF THE WORK AND PRIOR TO THE FINAL PAYMENT THE CONTRACTOR SHALL SUPPLY TO THE OWNER A RELEASE OF LIENS FOR THE CONTRACTOR AND ALL THE SUB-CONTRACTORS AND SUPPLIERS. ALL WORK SHALL BE GUARANTEED FOR ONE YEAR FROM COMPLETION EXCEPT WHERE MANUFACTURERS OR SUPPLIERS PROVIDE A LONGER WARRANTY OR WHERE CALLED FOR OTHERWISE IN THESE DOCUMENTS.

OWNER TO DESIGN/SPECIFY FINISH SYSTEM. DESIGNER ASSUMES NO RESPONSIBILITY FOR THIS OR ANY OTHER SYSTEM, SELECTED OR DESIGNED BY OTHERS. FINISHES MUST COMPLY WITH FLAMMABILITY, FLAME SPREAD, AND FIRE RATING PER CODE.

LEWIS CHILDS ARCHITECT

1925 HIGHLAND AVE.
ROCHESTER, NY 14618
(585) 437-1950

K.A.D.S.
(607) 316-2784
KEUKA AREA DESIGN SERVICE

This Project is prepared for:
GOORMAN GARAGE
10 PONSIANA DR.
PITTSFORD, N.Y. 14534

RESIDENTIAL GARAGE

A-0 COVER SHEET
A-1 FOUNDATION, FLOOR PLAN, ROOF FRAMING PLAN & DETAILS
A-2 SECTIONS/DETAILS
A-3 ELEVATIONS/NOTES

ETC.
SEPARATE ALL INCOMPATIBLE MATERIALS BY GASKET, COATING, OR OTHER RECOMMENDED MEANS.
ALL MATERIALS AND SYSTEMS SHALL BE NEW AND SHALL BE PROVIDED COMPLETE WITH ALL SUPPORTS, CAULKING, HARDWARE, FLASHING, SEALS, FINISHES, STOPS, FIRE PROTECTION, LABELS, WARRANTIES, INSTRUCTIONS,

PROVIDE MEANS FURNISH AND INSTALL.

USE OF THESE DOCUMENTS SHALL CONSTITUTE UNDERSTANDING OF, AND ACCEPTANCE OF THESE NOTES BY THE OWNER AND THE CONTRACTOR.

IT IS VIOLATION OF SECTION 7203 (2) OF THE NY EDUCATION LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED ARCHITECT, TO ALTER ANY ITEM IN THESE DOCUMENTS IN ANY WAY. ANY LICENSEE WHO ALTERS THESE DOCUMENTS IS REQUIRED BY LAW TO AFFIX HIS/HER SEAL, SIGNATURE AND DATE WITH THE NOTIFICATION, "ALTEREED BY" FOLLOWED BY A SPECIFIC DESCRIPTION OF THE CHANGES MADE. THE ARCHTIECT RESERVES THE RIGHT TO ALERT THE PERMITTING AUTHORITY OF ANY OBSERVED CHANGES.

THE SEAL AFFIXED TO THESE DOCUMENTS IS FOR WORK PERFORMED BY THE ARCHITECT ON THE ORIGINAL DOCUMENTS AND DOES NOT RELATE TO DATA ADDED BY OTHERS.

IN THE EVENT OF A CONFLICT, THE MOST EXTENSIVE, MOST COSTLY, MOST THOROUGH, BIGGEST, OR MOST APPROPRIATE SELECTION MAY BE MADE BY THE ARCHITECT, OR OWNER.

IT IS THE INTENT OF THIS PROJECT TO PROVIDE A COMPLETE FINISHED JOB. CONTRACTOR SHALL FURNISH AND INSTALL ALL FEATURES OF CONSTRUCTION TO MEET THAT INTENT EXCEPT AS MAY BE AGREED IN WRITING TO BE OMITTED OR WHICH ARE PURPOSEFULLY OMITTED FROM THE DOCUMENTS, AS REFLECTED IN THE OWNER/CONTRACTOR AGREEMENT. OMITTED ITEMS MAY BE AMENDED INTO THIS INTENT. PLUMBING, HEATING, ELECTRICAL POWER, LIGHTING, TELEPHONE, SECURITY, INFORMATION SYSTEMS, LANDSCAPING, SITE AND UTILITY DESIGN, AND CERTAIN FINISHES, AND SPECIALTIES ARE NOT PART OF THESE DOCUMENTS. THE DESIGN DOES NOT CALL FOR THE DESIGN OF ALL ASPECTS OF CONSTRUCTION. SEE OWNER FOR DESIGN OF ELEMENTS BY OTHERS. CONSTRUCTION SHALL BE COMPLETE IN ALL RESPECTS AND ANY MATERIALS OR SYSTEMS NOT INDICATED, WHICH ARE NEEDED TO MAKE CONSTRUCTION POSSIBLE OR COMPLETE, OR ARE IMPLIED, ARE HEREBY INCLUDED IN THE WORK AS SPECIFIED OR DRAWN.

THESE DWGS ARE PREPARED IN ACCORDANCE W/ THE 2010 NYS CODE THE BUILDING SHALL NOT BE USED FOR ANY OTHER PURPOSE. ARCHITECT IS NOT RESPONSIBLE FOR ANY CHANGES MADE DURING OR AFTER CONST. OR FOR ANY USE OTHER THAN THOSE ALLOWED UNDER THE NYS CODE. THE ARCHITECT IS NOT AWARE OF ANY IMPACTS REGARDING COMPLIANCE WITH ANY LOCAL OR OTHER REGULATIONS

DESIGNS ARE BASED IN PART ON ANTICAPATED EXISTING CONDITIONS AND INFORMATION FUNISHED BY THE OWNER. FIELD CONDITIONS MAY VARY. THE ARCHITECT IS NOT UNDER CONTRACT TO THE OWNER TO PROVIDE CONSTRUCTION PHASE CONSULTATION, ADMINISTRATION OR OBSERVATION. FIELD CONDITIONS SHALL BE AS DIRECTED BY THE OWNER BUT SHALL NOT DIFFER FROM CODES OR REGULATIONS. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR FIELD CHANGES OR CONTRACTOR METHODS, FOR MATERIAL SELECTIONS, PRODUCT PERFORMANCE, WARRANTIES, COMPLIANCE OF CONSTRUCTION WITH CODES OR WITH THE CONSTRUCTION DOCUMENTS, SAFETY DURING CONSTRUCTION OR FOR THE CONDUCT OF THE WORK IN THE FACE OF THE NEED FOR REMEDIAL DIRECTION OR INTERPRETATION FOR WHICH THE ENGINEER IS NOT CONSULTED AND THE OWNER AND CONTRACTOR HOLD THE ENGINEER HARMLESS FOR ALL LIABILITY. ENGINEERS LIABILITY IS LIMITED TO THE FEE PAID. ALL DISCOVERED PROBLEMS MUST BE CALLED TO THE ATTENTION OF THE OWNER IMMEDIATELY AND THE OWNER SHALL CONSULT WITH THE ENGINEER ON ANY CONDITIONS WHICH COME TO HIS/HER ATTENTION RELATED TO CODE COMPLIANCE, SAFETY, OMISSIONS, ERRORS OR OTHER CONDITIONS REQUIRING INTERPRETATION OR SOLUTION BY THE ENGINEER. FAILURE TO SO NOTIFY WILL MAKE THE CORRECTIVE ACTION, THE RESPONSIBILITY OF THE CONTRACTOR.

General Construction Guideline Notes:

Design Criteria –

Roof Total Load – 55 psf total
Ground Snow 45 psf & DL 10 psf
Minimum Ground Snow load of 40 psf to elevations up to 1000 ft. increase 2 psf for every 100 ft. above

Floor Total Load – 40# L.L. 30# FOR SLEEPING AREAS
Wind Load – 115 MPH ZONE
Seismic Design Category – C psf

If pre-engineered roof trusses are used, provide design drawings and calculations stamped by a NYS Professional Engineer to the Engineer of Record and the Code Enforcement Official prior to installation. Trusses are to be manufactured by a firm regularly engaged in truss manufacturing. Provide lateral and "X" bracing per approved shop drawings. If trusses are used for storage, bottom chord to show minimum live load.

Window Glazing Notes:

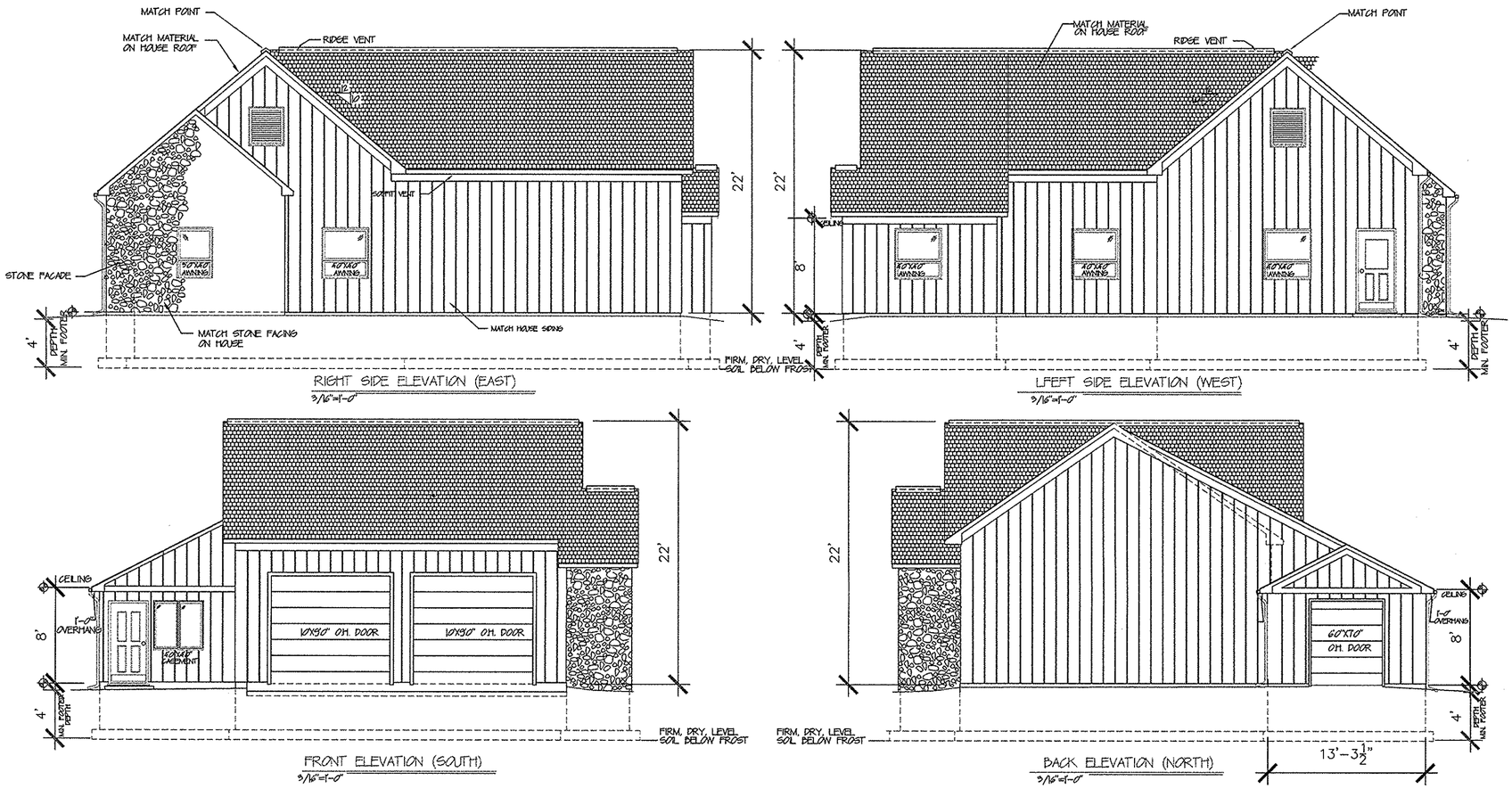
1.) In gerneral, safety glass is required in all the following locations:
- A. Windows less than 60" above a tub or shower drain.
- B. An individual fixed or operable window panel within 24" of a door swing with the bottom edge less than 60" above the floor. (Hinge side)
- C. All doors or window panels where walk-through hazards could exist.
- D. Safety glass is required for fixed or operable window panels that meet All the following requirements.
  - I. The area of the inidividual window pane is greater than 9 s.f.
  - II. The bottom edge of the pane is less than 18" above the floor.
  - III. The top edge of the pane is greater than 36" above the floor.
  - IV. One or more walking surgaces is within 36" horizontally of the glazing.
- E. Safety glass is required in all skylights and sloped glazings.
- F. All shower and tub doors must be safety glass.

Egress Door Notes:

1.) Provide a 36" wide hinged door with direct access to the exterior (not through the garage).

2.) All doors are required to have keyless operation from the interior.

FINALS
9-15-20



FINALS
9-15-20

REV.	DISCRIPTION	DATE
A	XXX	XXXX

LEWIS CHILDS
ARCHITECT
1925 HIGHLAND AVE.
ROCHESTER, NY 14618
(585) 437-1950

KEUKA AREA DESIGN SERVICE
132 OGDEN ST.
PENN YAN, N.Y.
(607) 316-2784
plumlee132@gmail.com

DRAWN BY:
D. PLUMLEE

DATE:
JULY 2020

REGISTERED ARCHITECT
LEWIS CHILDS, JR.
LICENSE NO. 13848
University of the State of New York

Seal:

GOORMAN GARAGE
10 PONSIANA DR.
PITTSFORD, N.Y.
14534

RESIDENTIAL GARAGE
Project Name & Address:

ELEVATIONS
Drawing Name:

Date: 8-2-20

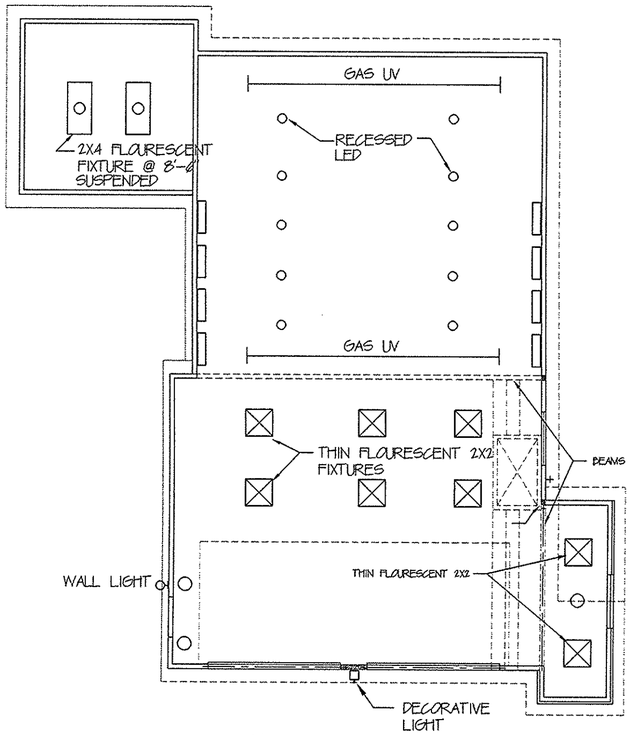
Type: -

Project #: 2020-02

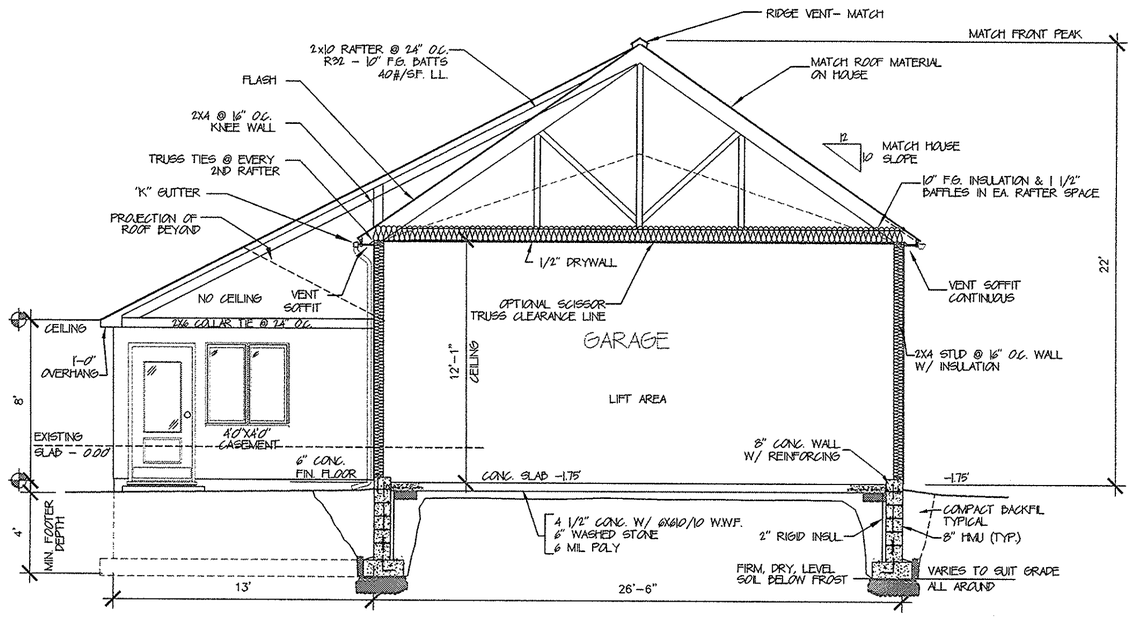
Drawn By: PLUMLEE

Scale: AS NOTED

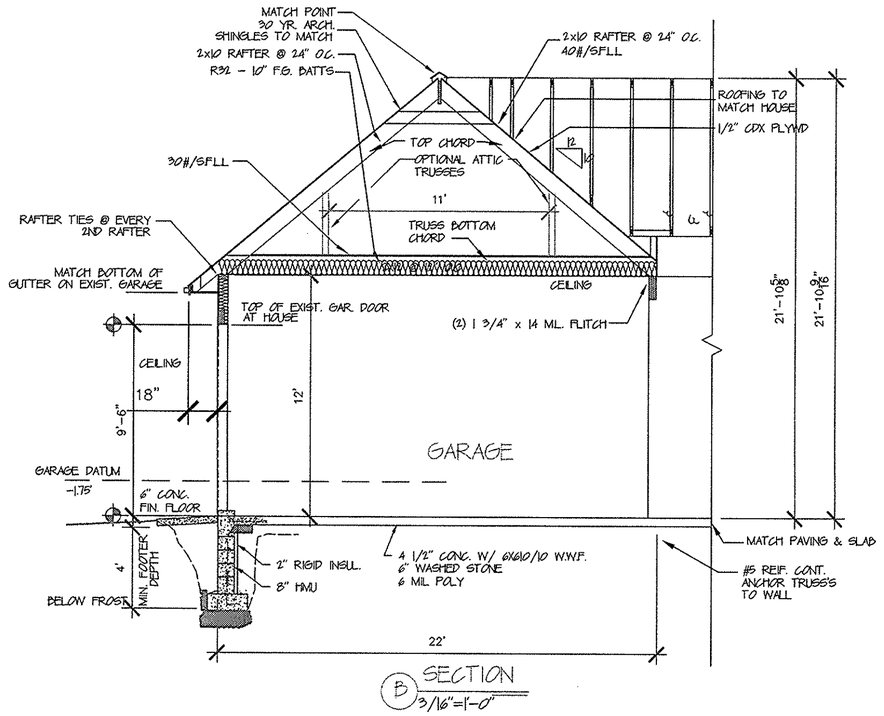
Sheet #: A-3



LIGHTING PLAN
1/8"=1'-0"



A SECTION
3/16"=1'-0"
UNHEATED ATTIC



B SECTION
3/16"=1'-0"

FINALS
9-15-20

REV.	DISCRIPTION	DATE
A	XXX	XXXX

LEWIS CHILDS ARCHITECT
1925 HIGHLAND AVE.
ROCHESTER, NY 14618
(585) 437-1950

KEUKA AREA DESIGN SERVICE
132 OGDEN ST.
PENN YAN, N.Y.
(607) 316-2784
plumlee132@gmail.com

DRAWN BY:
D. PLUMLEE

DATE:
JULY 2020

REGISTERED ARCHITECT LEWIS CHILDS, JR. 026848 University of the State of New York

Seal:

GORMAN GARAGE
10 PONSIANA DR.
PITTSFORD, N.Y.
14534

RESIDENTIAL GARAGE
Project Name & Address:

SECTIONS

Drawing Name:

Date: 8-2-20

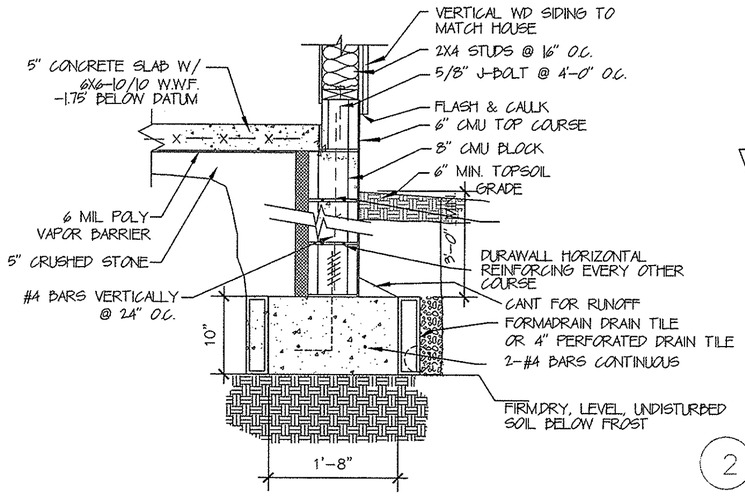
Type: -

Project #: 2020-02

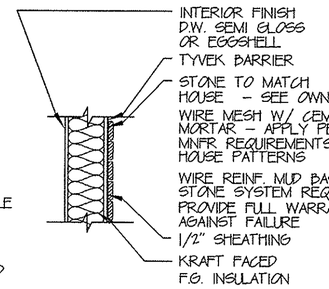
Drawn By: PLUMLEE

Scale: AS NOTED

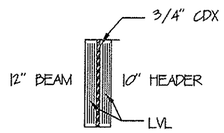
Sheet #: A-2



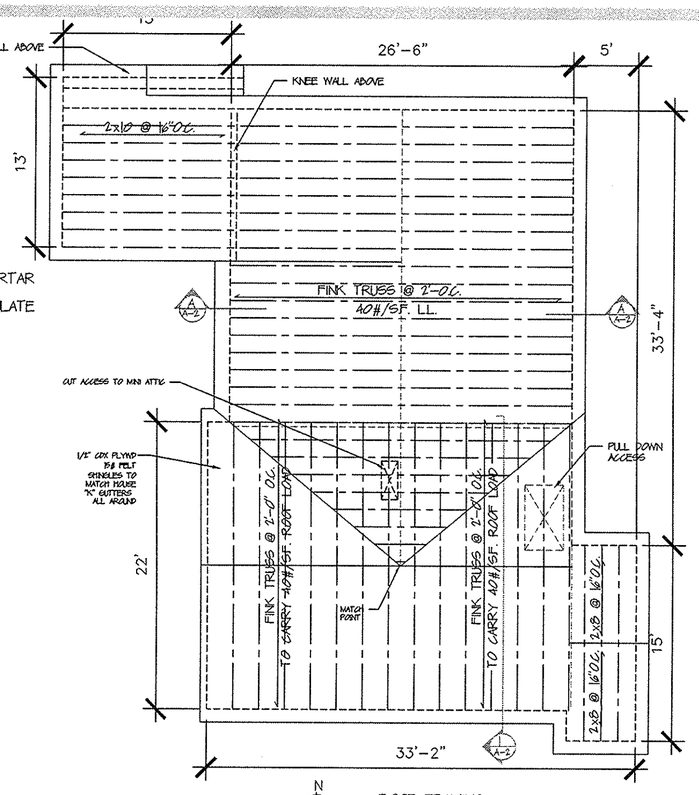
1 GARAGE FOUNDATION
SCALE: 3/4"=1'-0"

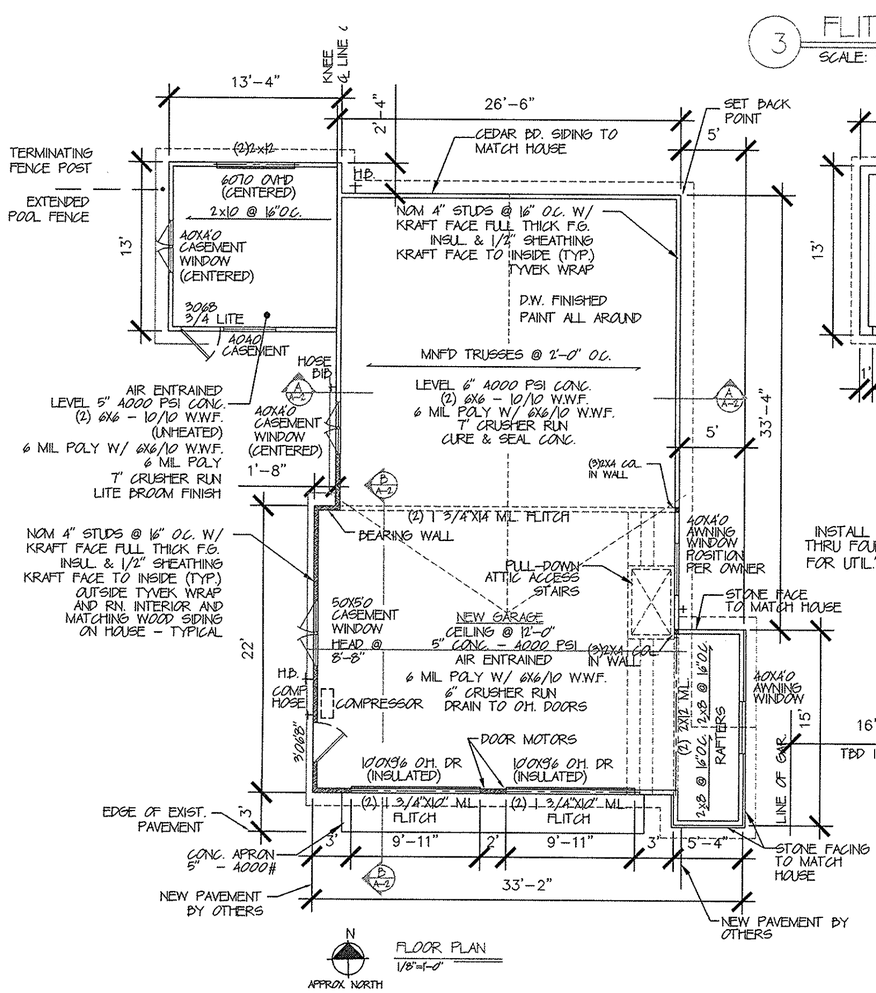


2 WALL SECTION
SCALE: 3/4"=1'-0"

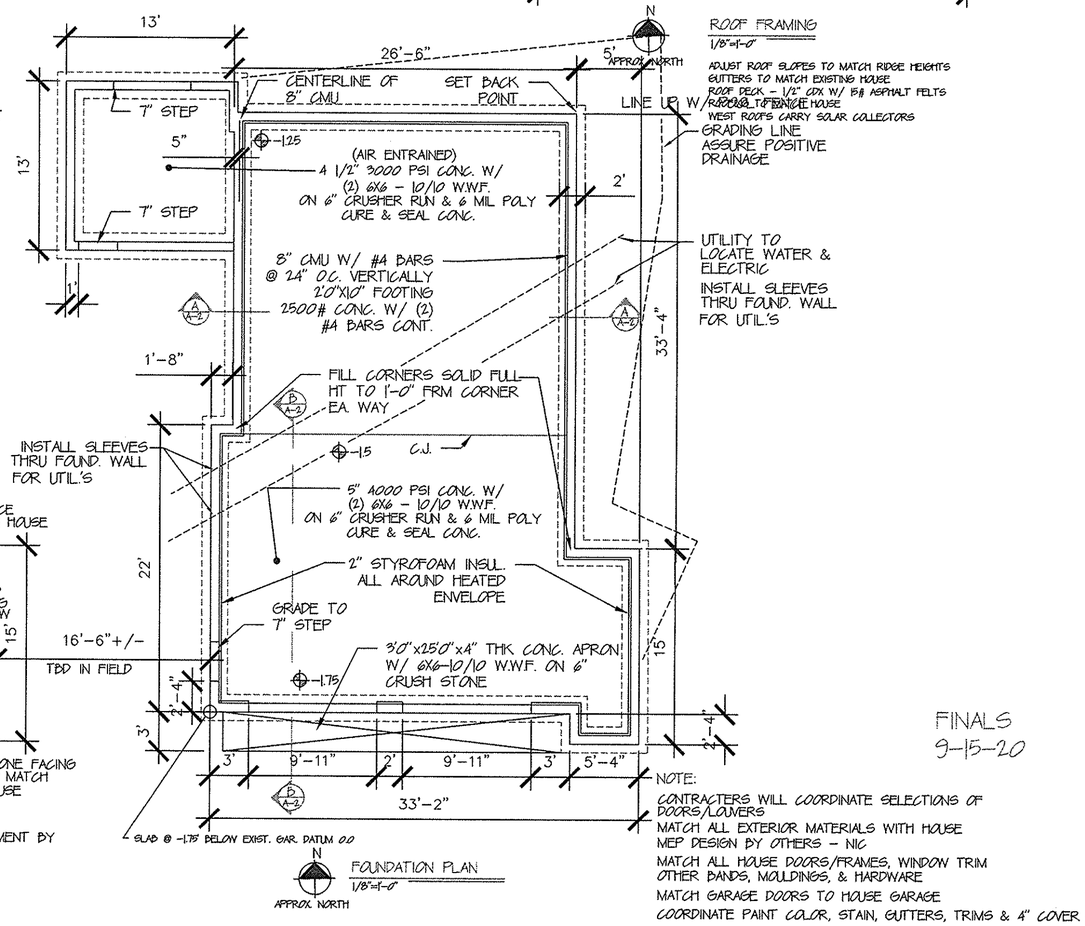


3 FLITCH
SCALE: 3/4"=1'-0"





FLOOR PLAN
1/8"=1'-0"



FOUNDATION PLAN
1/8"=1'-0"

FINALS
9-15-20

NOTE:
CONTRACTERS WILL COORDINATE SELECTIONS OF DOORS/LOUVERS
MATCH ALL EXTERIOR MATERIALS WITH HOUSE
MEP DESIGN BY OTHERS - NIC
MATCH ALL HOUSE DOORS/FRAMES, WINDOW TRIM OTHER BANDS, MOULDINGS, & HARDWARE
MATCH GARAGE DOORS TO HOUSE GARAGE
COORDINATE PAINT COLOR, STAIN, GUTTERS, TRIMS & 4" COVER

REV.	DISCRIPTION	DATE
A	XXX	XXXX

LEWIS CHILDS ARCHITECT
1925 HIGHLAND AVE.
ROCHESTER, NY 14618
(585) 437-1950

KEUKA AREA DESIGN SERVICE
132 OGDEN ST.
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(607) 316-2784
plumlee132@gmail.com

DRAWN BY: D. PLUMLEE
DATE: JULY 2020

Seal:

GORMAN GARAGE
10 PONSIANA DR.
PITTSFORD, N.Y.
14534

GARAGE
Project Name & Address:

FOUNDATION, FLOOR PLAN, ROOF FRAMING PLAN & DETAILS
Drawing Name:

Date: 8-2-20
Type: -
Project #: 2020-02
Drawn By: PLUMLEE
Scale: AS NOTED

A-1
Sheet #:

Town of Pittsford

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

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

Permit #
B20-000163

DESIGN REVIEW AND HISTORIC PRESERVATION BOARD
REFERRAL OF APPLICATION

Property Address: 6 Sutton PITTSFORD, NY 14534
Tax ID Number: 163.02-3-23
Zoning District: RN Residential Neighborhood
Owner: Baldwin, Kevin G
Applicant: Frederick Edwin Customs

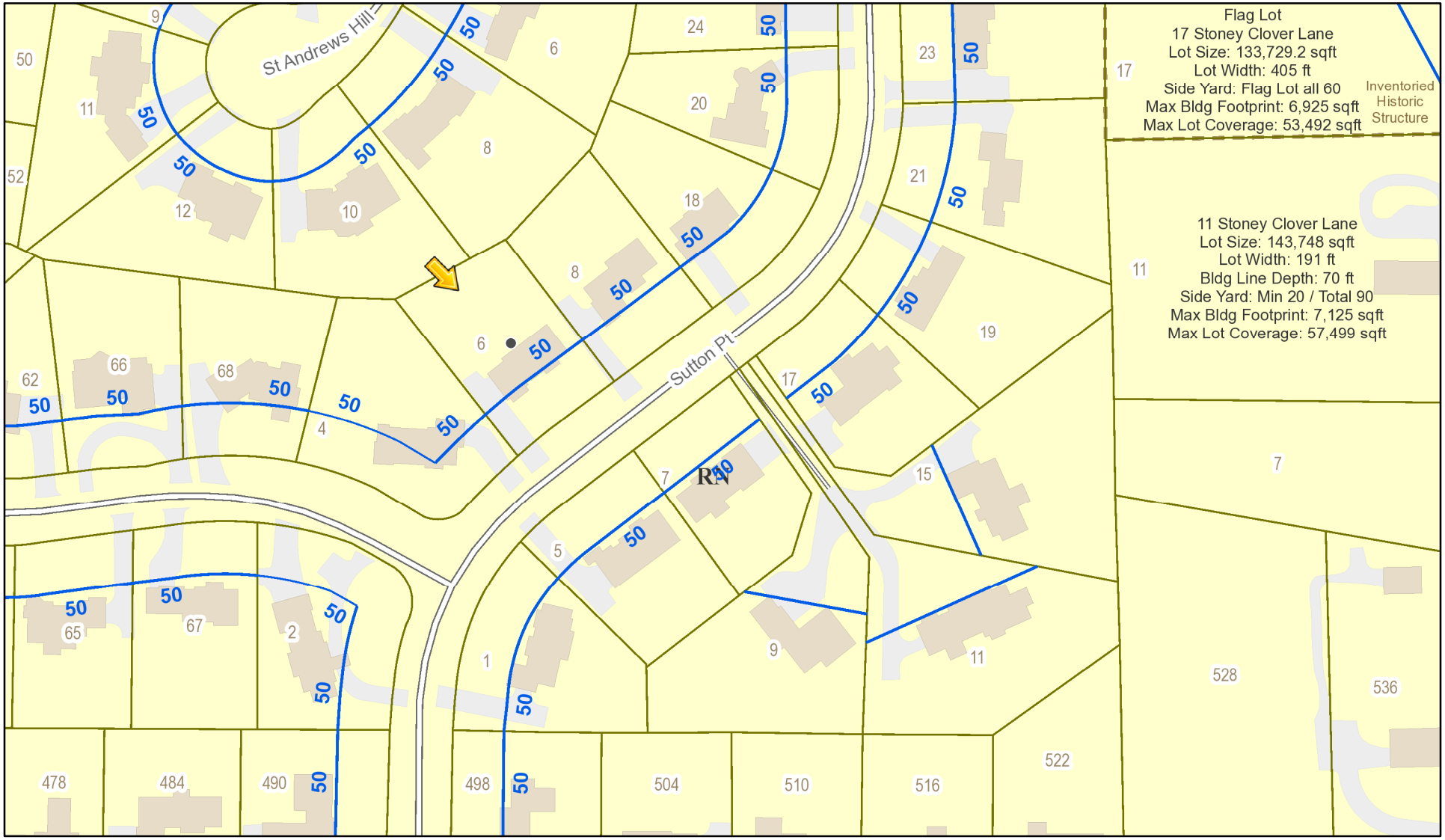
Application Type:

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

Project Description: Applicant is requesting design review for the addition of a four season room. The addition will be approximately 322 square feet and will be located to the rear of the home.

Meeting Date: October 08, 2020

RN Residential Neighborhood Zoning



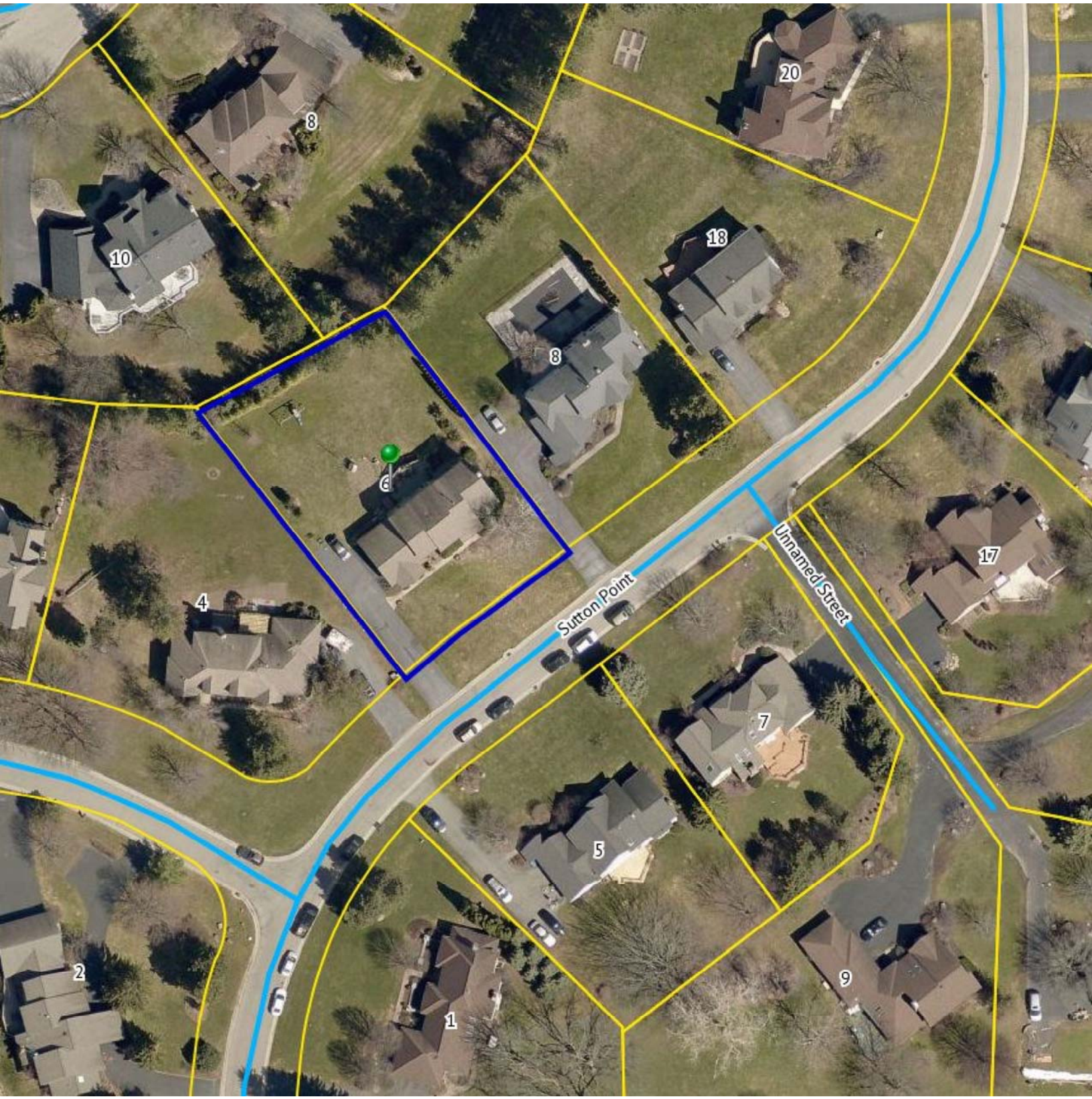
Printed October 1, 2020

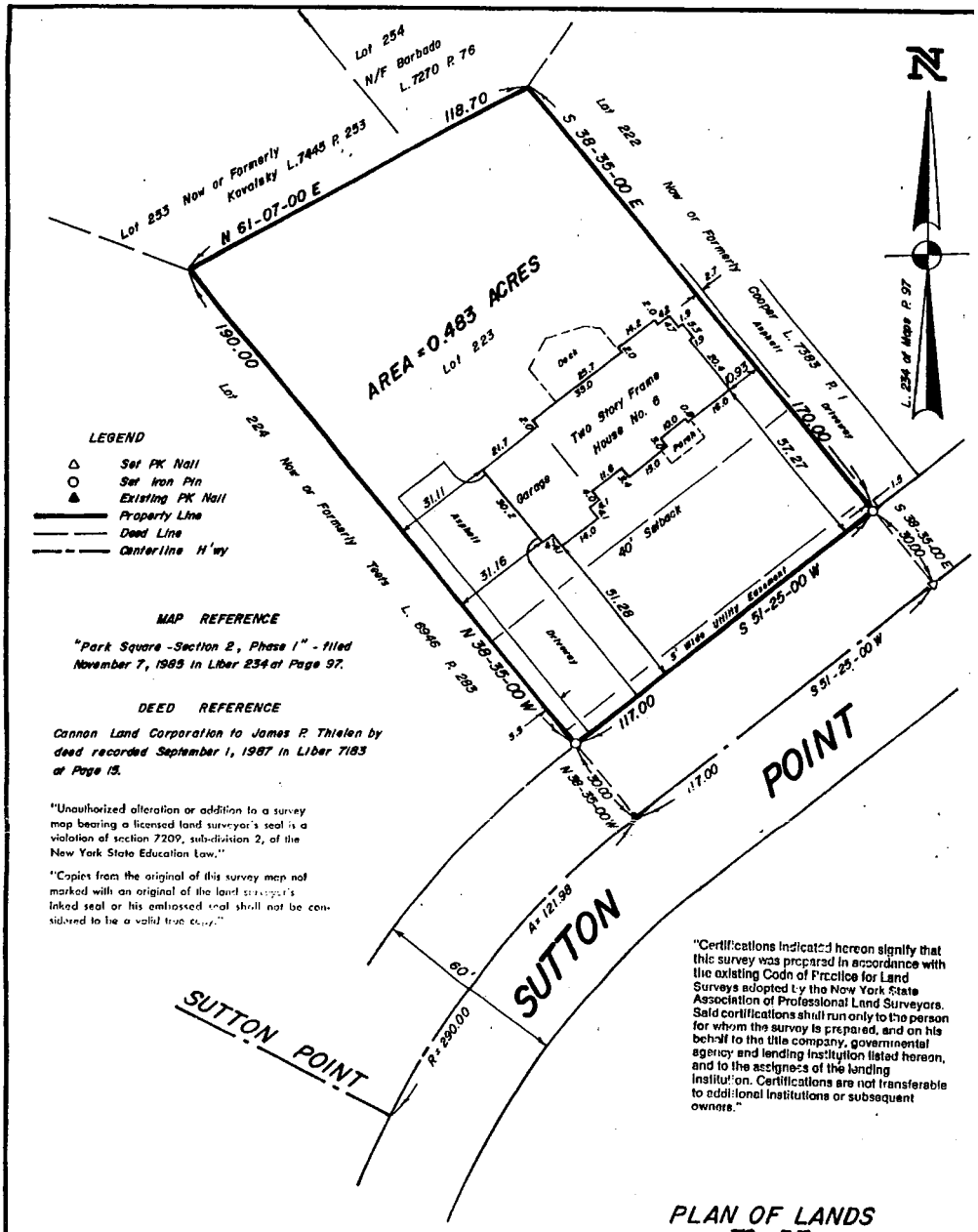
1:2,257

0 95 190 380 ft

0 25 50 100 m

Town of Pittsford GIS


20
8
10
18
8
6
4
Sutton Point
Unnamed Street
17
7
5
2
1
9



LEGEND

- △ Set PK Nail
- ○ Set Iron Pin
- ▲ Existing PK Nail
- Property Line
- Deed Line
- Centerline H'wy

MAP REFERENCE

"Park Square - Section 2, Phase I" - filed November 7, 1985 in Liber 234 of Page 97.

DEED REFERENCE

Cannon Land Corporation to James P. Thielen by deed recorded September 1, 1987 in Liber 7183 at Page 15.

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

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

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

CERTIFICATE

This is to Certify to the Prudential Home Mortgage Company, its successors and assigns, Chicago Title Insurance Company, Forsyth, Howe, O'Dwyer, and Kalb, Edward M. Laders and Bette S. Laders, that I am a Licensed Land Surveyor and that this Plan was completed on January 8, 1991, from an Instrument Survey on January 4, 1991.

Signed: Jeffrey L. Dispenza

Jeffrey L. Dispenza L.S. 49453
Ph. 924-3981

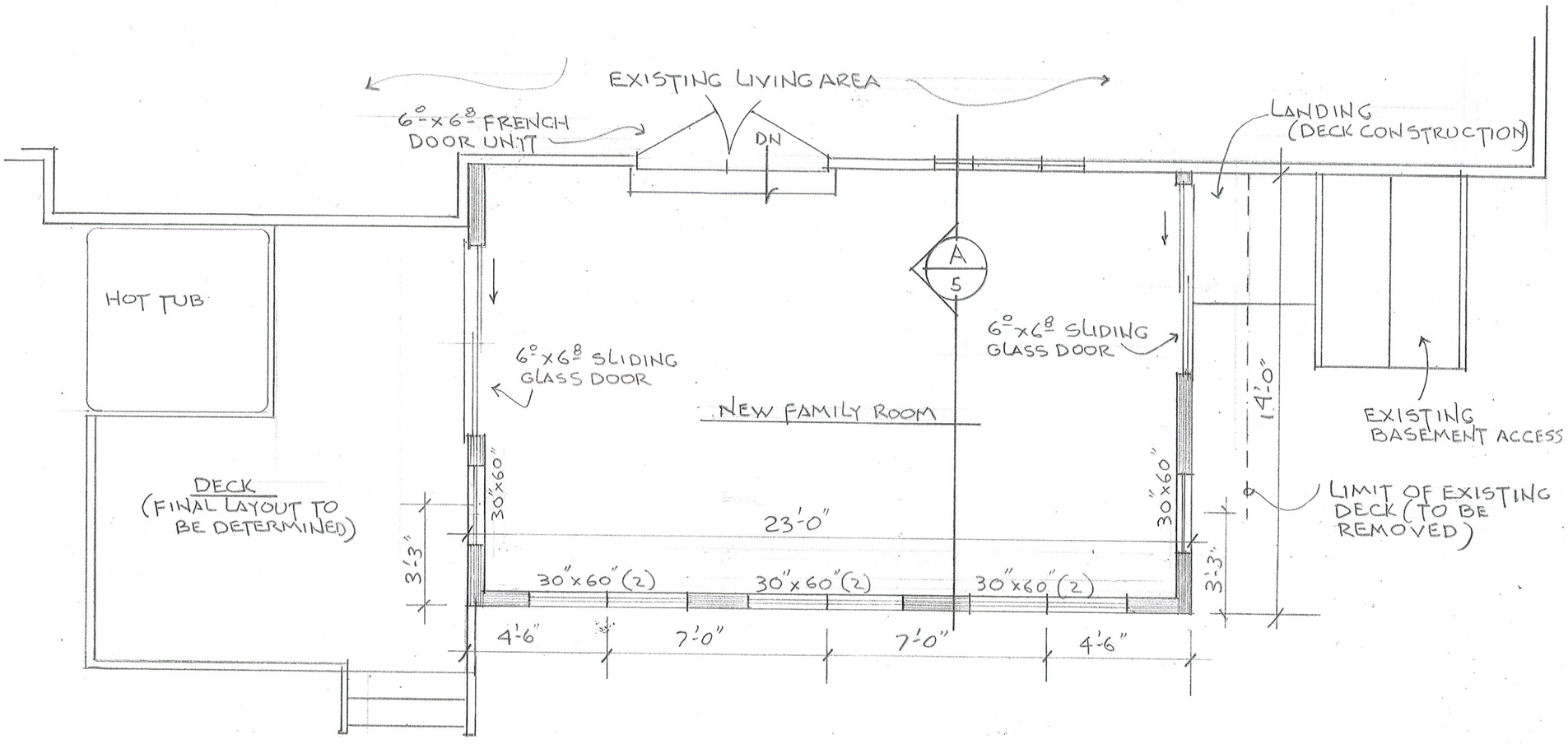
PLAN OF LANDS TO BE CONVEYED BY JAMES P. THIELEN

in
Lot 58
Township 12 Range 5
of the
Phelps & Gorham Purchase
in the
Town of Pittsford
Monroe County, State of New York
Scale 1" = 30'

Search by Four Corners Abstract No. 35185

Surveyed by
Farmington, NY

J. L. Dispenza
File No. K-54



DECK, STAIRS, RAILINGS, ETC. TO COMPLY WITH THE PERSCRIPTIVE RESIDENTIAL WOOD DECK CONSTRUCTION GUIDE.

FLOOR PLAN

MISC. NOTES

Owner to specify interiors as required (floor covering, wall covering, moldings, interior doors, etc.)

All penetrations in the building envelope shall be sealed (caulked, weather-stripped, etc.)

Seamless aluminum gutters and downspouts to be provided for positive drainage away from foundation

Provide required flashing to meet or exceed acceptable common building practice where required and at roof changes, horizontal abutments, projections, valleys, openings…etc.

All glass located within 18" of floor, 24" of door swing or located within 60" off floor at bathtubs, whirpools, showers, saunas, steam rooms, or hot tubs shall be tempered

All exposed insulation shall have a flame spread rating less than 25 and a smoke density rating less than 450

Contractor to coordinate all closet shelving and cabinetry requirements

WINDOW NOTE: WINDOW SIZES AND LOCATIONS ARE PRELIMINARY. IN THE EVENT THAT THE OWNER REVISES WINDOW SIZES, QUANTITY OR LOCATION THE AREA OF THE GLASS MUST REMAIN AT 8% OF THE AREA OF THE ROOM. ATTENTION MUST ALSO BE MADE THAT WINDOWS COMPLY WITH EGRESS, ENERGY CONSERVATION AND SAFETY GLASS REQUIREMENTS REFERED TO IN THIS DRAWING SET.

CONTRACTOR/OWNER TO CONTACT ARCHITECT (585 247-6480) IF ANY CLARIFICATION IS NEEDED

THOMAS R. DOUGHTY
ARCHITECT, P.C.

4 WOODBRIAR LANE
ROCHESTER, NY 14624

(585) 247-6480
doughty.t@gmail.com

REGISTERED ARCHITECT
THOMAS R. DOUGHTY
016935
STATE OF NEW YORK

DATE: 8-13-2020

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

REVISIONS

PROJECT

Residential Addition for:

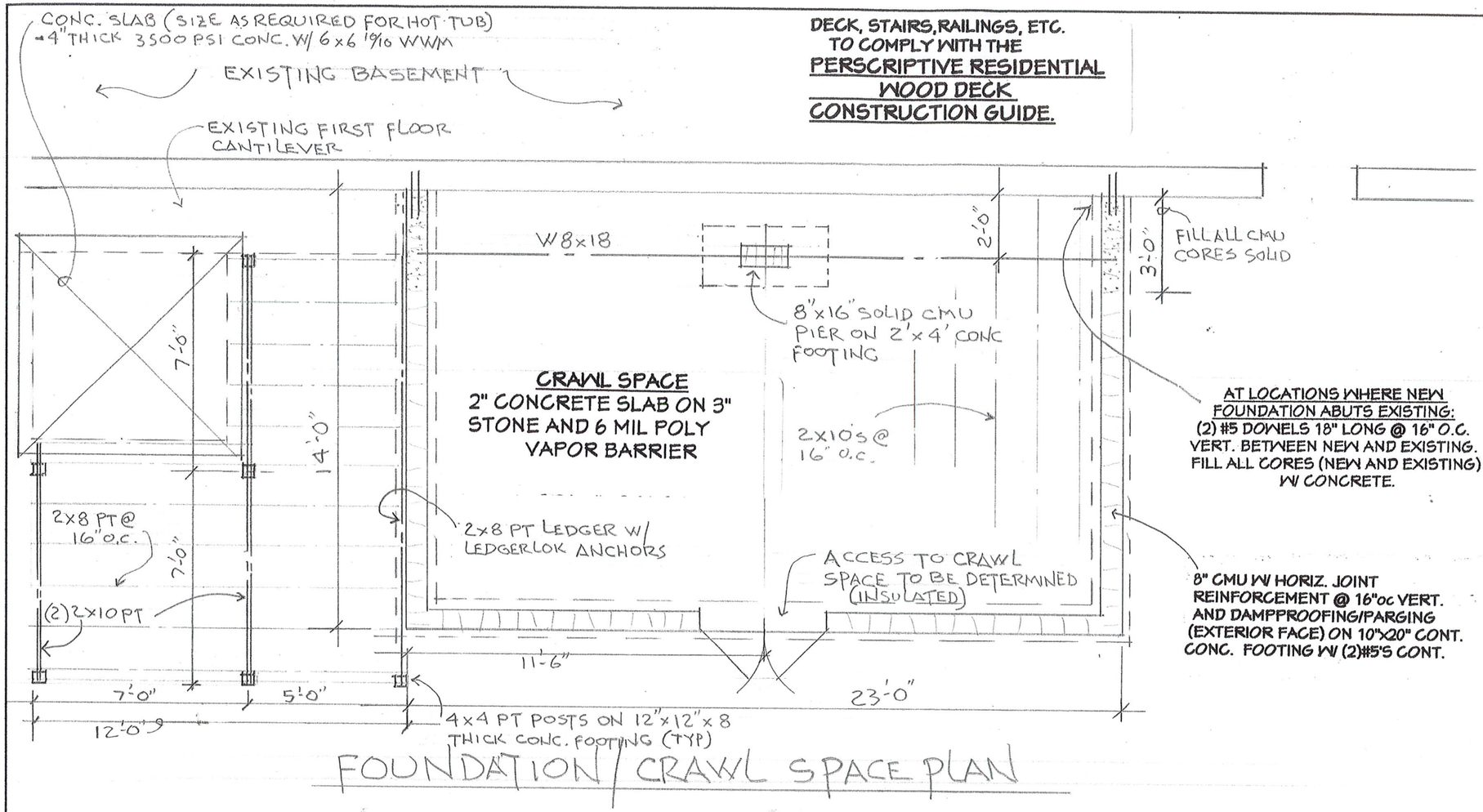
6 Sutton Point
Pittsford, New York 14534

DRAWING TITLE

FLOOR PLAN

SHEET NUMBER

1 OF 7



FOUNDATION / CRAWL SPACE PLAN

GENERAL NOTES

The intent of the final design is to match all existing materials

Contractor to verify all existing conditions and dimensions for compliance with construction documents

Codes govern over drawings

All construction as per the 2020 Residential Code of New York State

In the event of conflict between pertinent codes, regulations and referenced standards of these drawings and specifications, the most stringent provisions shall govern

Structural Design Loads:

First Floor Living Space	40 PSF
Second Floor Living Space	30 PSF
Snow Load	40 PSF
Wind Speed	115 MPH

Thomas R. Doughty Architect has not been engaged for construction supervision and assumes no responsibiliy for construction conformance, means, methods, techniques or procedures of on-site work relating to the construction plans

Contractor to be resposible for all materials, construction methods, craftsmanship, procedures and conditions (including safety)

Design of electric, plumbing and HVAC systems by others. Verify location of existing utilities/services prior to construction.

Dimensions govern over scale

It is the responsibility of the contractor to notify the Architect of any discrepancies or deviations from these drawings

It is the responsibility of the contractor to obtain all permits

All materials shall be installed in strict accordance with manufacturer's instructions and recommendations

FOUNDATION NOTES

Footings designed for soil bearing of 1500 psf

Final (3) inches if excavation shall be removed by hand tool operations in order to assure undisturbed bearing surfaces.

Footings and slabs-on-grade shall not be placed on muddy or frozen ground

All footings shall bear on undisturbed native materials free of organics or other deleterious materials (if condition of soil is different contact Architect at (585) 247-6480)

Step footings as required (bottom of all footings to be min. 42" below finish grade)

The contractor assumes full responsibility for verification of the assumed safe soil bearing value

Minimum concrete compressive strength in 28 days: 2500psi for footings and slabs (garage slabs to be 3500psi)

It is the responsibility of the contractor to notify the Architect of any unusual site conditions that may effect structural design and/or drainage

FRAMING NOTES

Verify all mechanical requirements before framing

Provide double studs (min) under beams w/ soild blocking to foundation (w/ soild CMU cores at point load) for proper support and load transfer

All structural lumber to be #2 hem fir or equal and pressure treated lumber to be #2 yellow pine or equal

Maximum header spans unless otherwise specified:

(2) 2 X 6	4'-0"	(2)2X10	8'-0"
(2) 2 X 8	6'-0"	(2)2X12	10'-0"

Note: Double jack studs required for openings over 4'-6" in bearing walls

Hurricane clips at all rafters/trusses

THOMAS R. DOUGHTY
ARCHITECT, P.C.

4 WOODBRIAR LANE
ROCHESTER, NY 14624

(585) 247-6480
doughty.t@gmail.com

REGISTERED ARCHITECT
THOMAS R. DOUGHTY
EXCELSIOR
016935
STATE OF NEW YORK

DATE: 8-13-2020

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

REVISIONS

PROJECT

Residential Addition for:

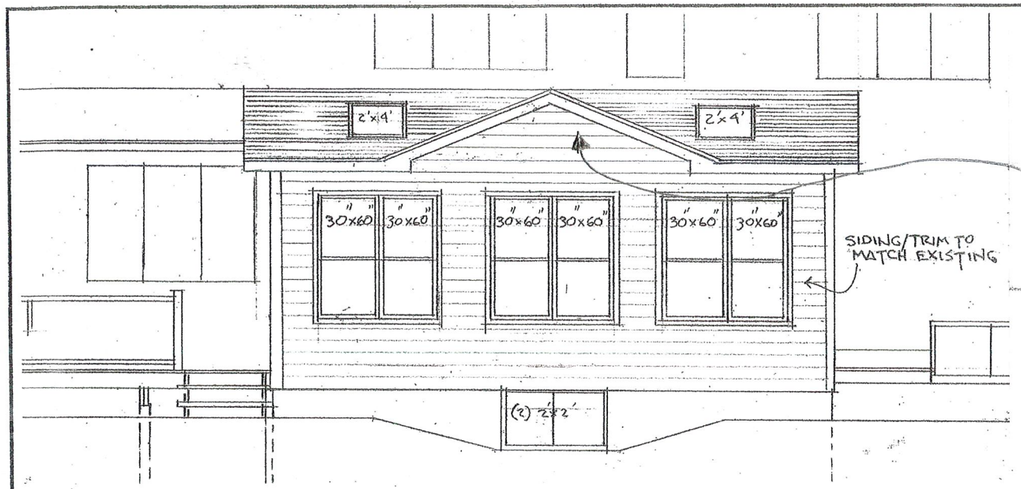
6 Sutton Point
Pittsford, New York 14534

DRAWING TITLE

FOUNDATION PLAN

SHEET NUMBER

2 OF 7

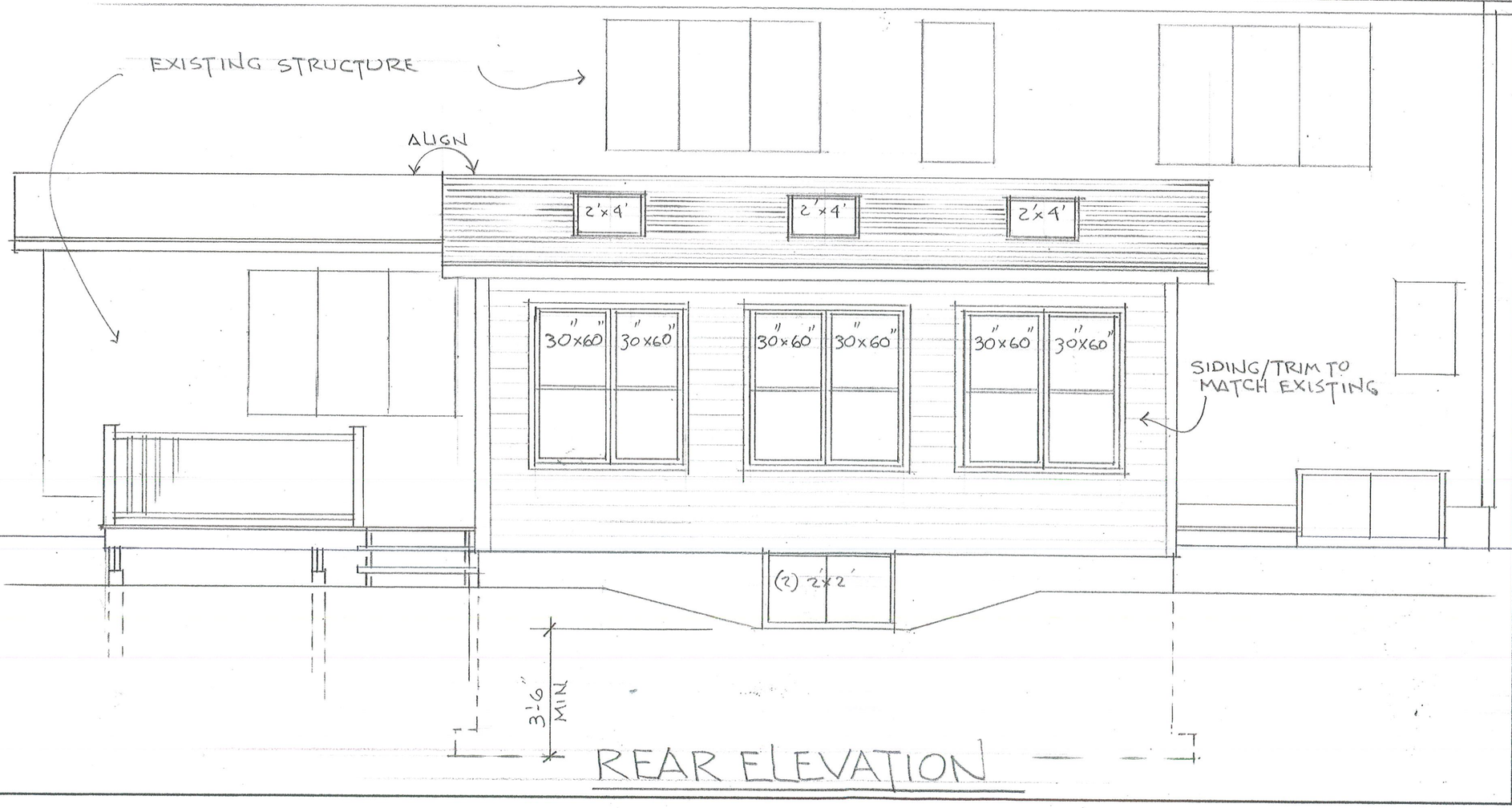


← ROOF LINE OPTION

COULD BE OVERBUILD GABLE OR DORMER W/ OPEN CEILING USING 3½"x14" LVL'S AS VALLEY RAFTERS

EXISTING STRUCTURE →

ALIGN



REAR ELEVATION

THOMAS R. DOUGHTY
ARCHITECT, P.C.

4 WOODBRIAR LANE
ROCHESTER, NY 14624

(585) 247-6480
doughty.t@gmail.com

REGISTERED ARCHITECT
THOMAS R. DOUGHTY
016935
STATE OF NEW YORK

DATE: 8-13-2020

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

REVISIONS

PROJECT

Residential Addition for:

6 Sutton Point
Pittsford, New York 14534

DRAWING TITLE

REAR ELEVATION

SHEET NUMBER

3 OF 7

EXISTING CONDITIONS

THESE DRAWINGS HAVE BEEN DEVELOPED FROM OWNER INPUT AND READILY VISIBLE EXISTING CONDITIONS. EXISTING CONDITIONS THAT WERE NOT VERIFIED SUCH AS FOUNDATIONS, ROOF STRUCTURE, HEADERS, ETC. HAVE BEEN ASSUMED TO BE DESIGNED AND INSTALLED AS PER BUILDING CODES AT THE TIME OF INSTALLATION AND AS PER COMMON CONSTRUCTION PRACTICES.

VALUE ENGINEERING

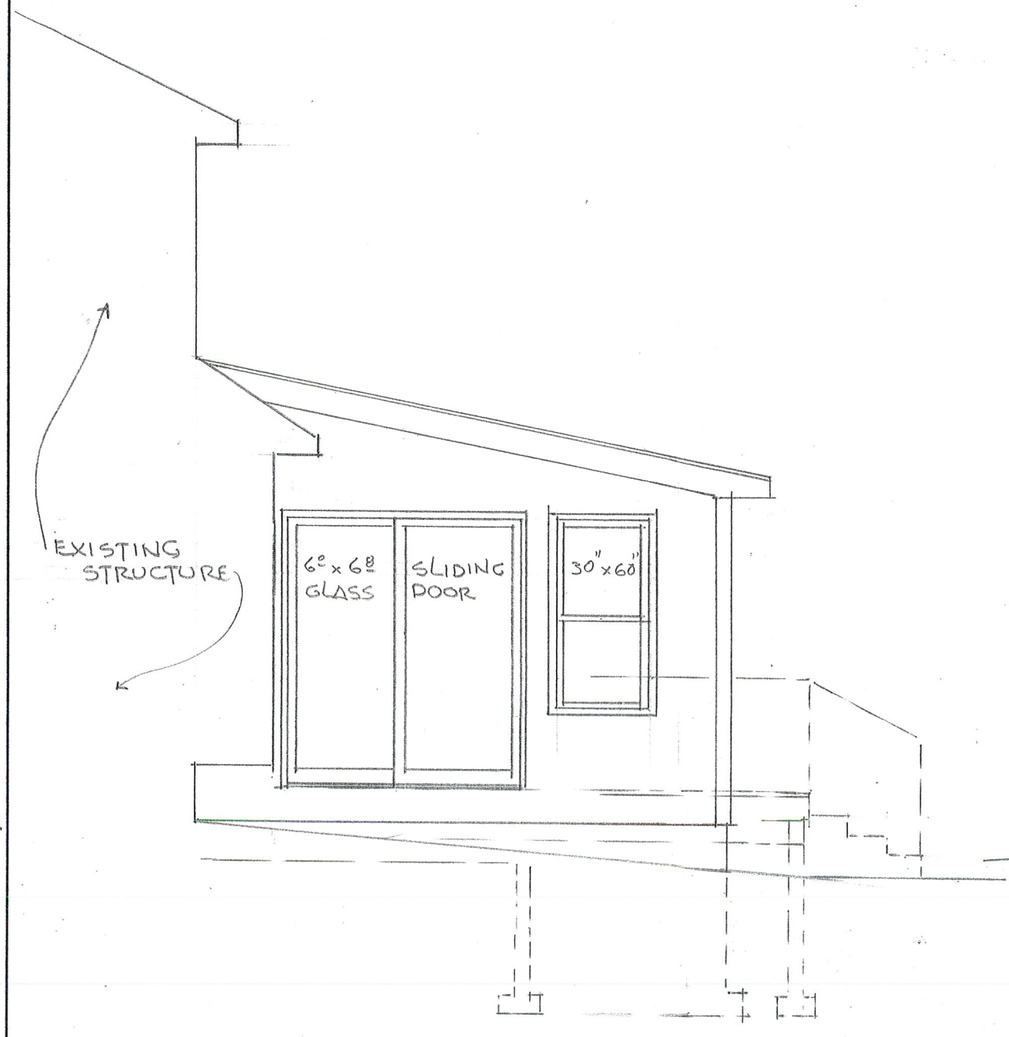
ARCHITECT WELCOMES INPUT FROM CONTRACTOR (S) ON OPPORTUNITIES FOR *VALUE ENGINEERING* (ANALYZING *COST VS VALUE* AND ALTERNATIVE MATERIALS / METHODS). ALL CONTRACTOR INPUT SHALL BE IN WRITING AND APPROVED BY ARCHITECT BEFORE REVISION MAY BE IMPLIMENTED

SMOKE DETECTORS

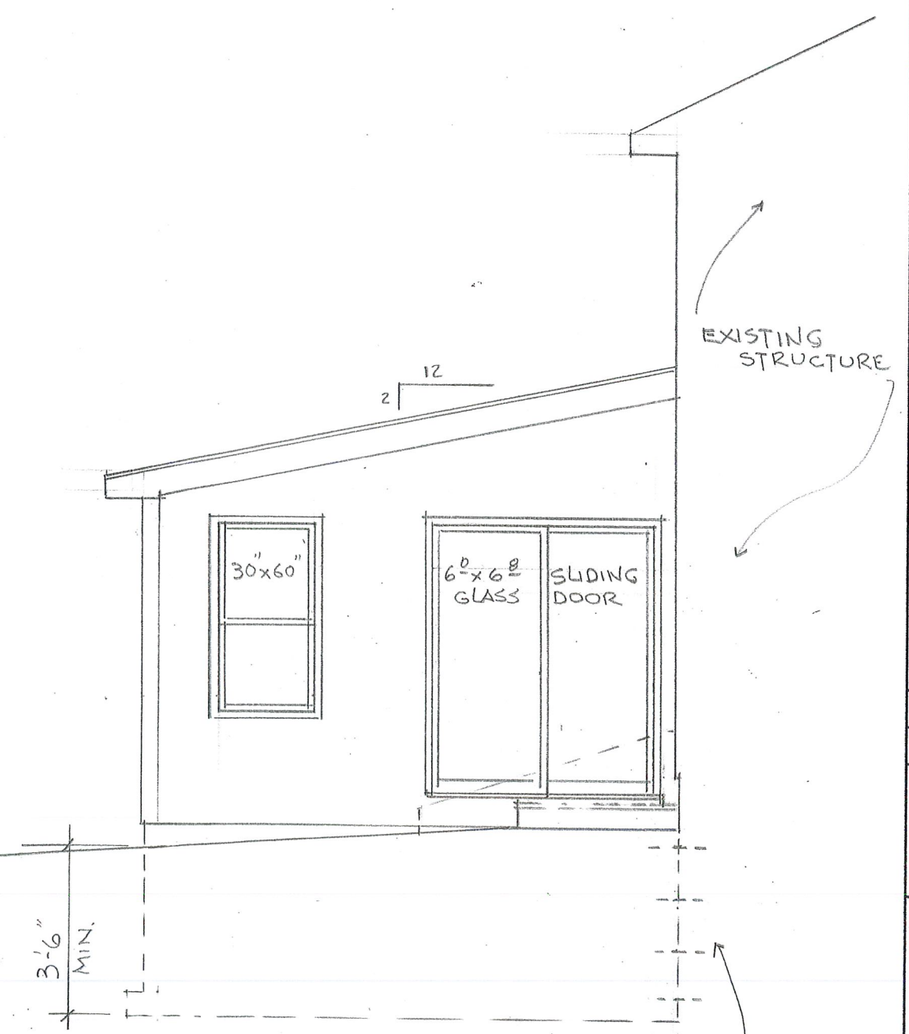
SMOKE DETECTORS SHALL BE INSTALLED IN THE ADDITION AS WELL AS IN THE EXISTING STRUCTURE AS FOLLOWS: IN EACH BEDROOM, OUTSIDE THE BEDROOM AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS, IN THE BASEMENT AND ADDITIONAL AREAS AS REQUIRED SO EACH STORY SHALL HAVE AT LEAST ONE SMOKE DETECTOR. IF POSSIBLE THE DETECTORS SHOULD BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTUATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS AND BE HARD WIRED WITH BATTERY BACK-UP. BATTERY OPERATED DETECTOR/ALARMS ARE PERMITTED IF WALLS AND CEILINGS OF THE EXISTING STRUCTURE REMAIN INTACT.

CARBON MONOXIDE ALARMS

CARBON MONOXIDE ALARMS SHALL BE INSTALLED IN THE EXISTING STRUCTURE AS FOLLOWS: IN EVERY STORY (INCLUDING BASEMENT). IF POSSIBLE THE DETECTORS SHOULD BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTUATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS AND BE HARD WIRED WITH BATTERY BACK-UP. BATTERY OPERATED DETECTOR/ALARMS ARE PERMITTED IF WALLS AND CEILINGS OF THE EXISTING STRUCTURE REMAIN INTACT. ALARMS SHALL NOT BE LOCATED IN OR NEAR LOCATIONS SPECIFIED IN THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.



SIDE ELEVATION



SIDE ELEVATION

AT LOCATIONS WHERE NEW FOUNDATION ABUTS EXISTING:
(2) #5 DOWELS 18" LONG @ 16" O.C. VERT. BETWEEN NEW AND EXISTING. FILL ALL CORES (NEW AND EXISTING) W/ CONCRETE.

THOMAS R. DOUGHTY
ARCHITECT, P.C.

4 WOODBRIAR LANE
ROCHESTER, NY 14624

(585) 247-6480
doughty.t@gmail.com

REGISTERED ARCHITECT
THOMAS R. DOUGHTY
016935
STATE OF NEW YORK

DATE: 8-13-2020

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

REVISIONS

PROJECT

Residential Addition for:

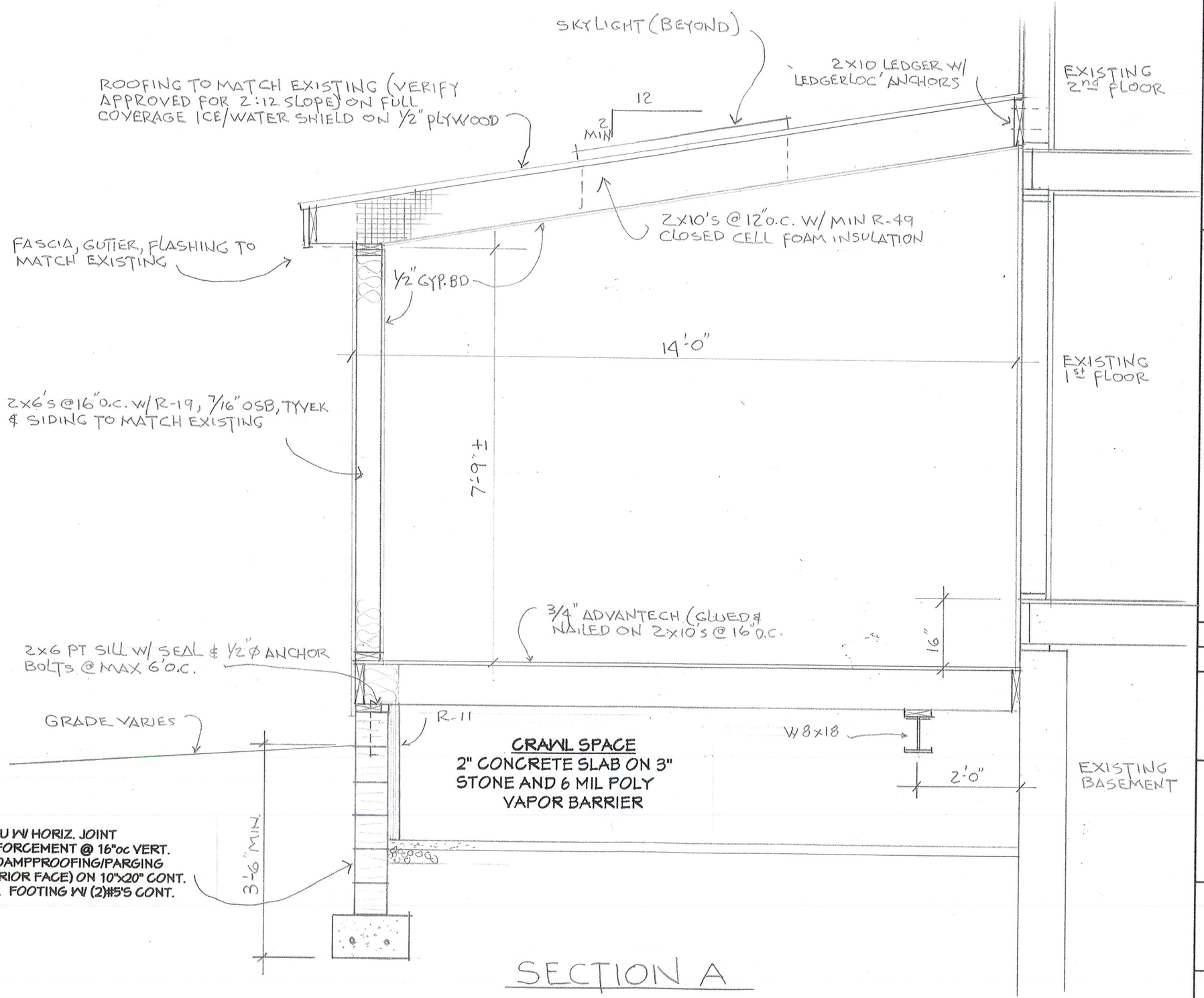
6 Sutton Point
Pittsford, New York 14534

DRAWING TITLE

SIDE ELEVATIONS

SHEET NUMBER

4 OF 7



SECTION A

THOMAS R. DOUGHTY
ARCHITECT, P.C.

4 WOODBRIAR LANE
ROCHESTER, NY 14624

(585) 247-6480
doughty.t@gmail.com

REGISTERED ARCHITECT
THOMAS R. DOUGHTY
016935
STATE OF NEW YORK

DATE: 8-13-2020

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

REVISIONS

PROJECT

Residential Addition for:

6 Sutton Point
Pittsford, New York 14534

DRAWING TITLE

SECTION

SHEET NUMBER

5 OF 7

GENERAL NOTES

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Snow Load	40 PSF
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Contractor to be resposible for all materials, construction methods, craftsmanship, procedures and conditions (including safety)

Design of electric, plumbing and HVAC systems by others. Verify location of existing utilities/services prior to construction.

Dimensions govern over scale

It is the responsibility of the contractor to notify the Architect of any discrepancies or deviations from these drawings

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All materials shall be installed in strict accordance with manufacturer's instructions and recommendations

FOUNDATION NOTES

Footings designed for soil bearing of 1500 psf

Final (3) inches if excavation shall be removed by hand tool operations in order to assure undisturbed bearing surfaces.

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The contractor assumes full responsibility for verification of the assumed safe soil bearing value

Minimum concrete compressive strength in 28 days: 2500psi for footings and slabs (garage slabs to be 3500psi)

It is the responsibility of the contractor to notify the Architect of any unusual site conditions that may effect structural design and/or drainage

FRAMING NOTES

Verify all mechanical requirements before framing

Provide double studs (min) under beams w/ soild blocking to foundation (w/ soild CMU cores at point load) for proper support and load transfer

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MISC. NOTES

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Seamless aluminum gutters and downspouts to be provided for positive drainage away from foundation

Provide required flashing to meet or exceed acceptable common building practice where required and at roof changes, horizontal abutments, projections, valleys, openings…etc.

All glass located within 18" of floor, 24" of door swing or located within 60" off floor at bathtubs, whirpools, showers, saunas, steam rooms, or hot tubs shall be tempered

All exposed insulation shall have a flame spread rating less than 25 and a smoke density rating less than 450

Contractor to coordinate all closet shelving and cabinetry requirements

TABLE N1102.4.1.1 (R402.4.1.1)
AIR BARRIER AND INSULATION INSTALLATION[a]

COMPONENT	AIR BARRIER CRITERIA	INSULATION INSTALLATION CRITERIA
General requirements	A continuous air barrier shall be installed in the building envelope. The exterior thermal envelope contains a continuous air barrier. Breaks or joints in the air barrier shall be sealed.	Air-permeable insulation shall not be used as a sealing material.
Ceiling/attic	The air barrier in any dropped ceiling or soffit shall be aligned with the insulation and any gaps in the air barrier sealed. Access openings, drop down stairs or knee wall doors to unconditioned attic spaces shall be sealed.	The insulation in any dropped ceiling/soffit shall be aligned with the air barrier.
Walls	The junction of the foundation and sill plate shall be sealed. The junction of the top plate and the top of exterior walls shall be sealed. Knee walls shall be sealed.	Cavities within corners and headers of frame walls shall be insulated by completely filling the cavity with a material having a thermal resistance of not less than R-3 per inch. Exterior thermal envelope insulation for framed walls shall be installed in substantial contact and in continuous alignment with the air barrier.
Windows, skylights and doors	The space between framing and skylights, and the jambs of windows and doors, shall be sealed.	—
Rim joists	Rim joists shall include the air barrier.	Rim joists shall be insulated.
Floors including cantilevered floors and floors above garages.	The air barrier shall be installed at any exposed edge of insulation.	Floor framing cavity insulation shall be installed to maintain permanent contact with the underside of subfloor decking. Alternatively, floor framing cavity insulation shall be in contact with the top side of sheathing or continuous insulation installed on the underside of floor framing; and extending from the bottom to the top of all perimeter floor framing members.
Crawl space walls	Exposed earth in unvented crawl spaces shall be covered with a Class I vapor retarder with overlapping joints taped.	Crawl space insulation, where provided instead of floor insulation, shall be permanently attached to the walls.
Shafts, penetrations	Duct shafts, utility penetrations, and flue shafts opening to exterior or unconditioned space shall be sealed.	—
Narrow cavities	—	Batts to be installed in narrow cavities shall be cut to fit or narrow cavities shall be filled with 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 finished surface.	Recessed light fixtures installed in the building thermal envelope shall be airtight and IC rated.
Plumbing and wiring	—	In exterior walls, batt insulation shall be cut neatly to fit around wiring and plumbing 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 the wall from the shower or tub.	Exterior walls adjacent to showers and tubs shall be insulated.
Electrical/phone box on exterior walls	The air barrier shall be installed behind electrical and communication boxes. Alternatively, air-sealed boxes shall be installed.	—
HVAC register boots	HVAC supply and return register boots that penetrate building thermal envelope shall be sealed to the subfloor, wall covering or ceiling penetrated by the boot.	—
Concealed sprinklers	Where 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 walls or ceilings.	—

a. Inspection of log walls shall be in accordance with the provisions of ICC 400.

THOMAS R. DOUGHTY
ARCHITECT, P.C.

4 WOODBRIAR LANE
ROCHESTER, NY 14624

(585) 247-6480
doughty.t@gmail.com

REGISTERED ARCHITECT
THOMAS R. DOUGHTY
016935
STATE OF NEW YORK

DATE: 8-13-2020

SCALE:

REVISIONS

PROJECT

Residential Addition for:

6 Sutton Point
Pittsford, New York 14534

DRAWING TITLE

NOTES

SHEET NUMBER

6 OF 7

REScheck Software Version 4.6.5
Compliance Certificate

Project Residential Addition

Energy Code:	**2015 IECC**
Location:	**Pittsford, New York**
Construction Type:	**Single-family**
Project Type:	**Addition**
Climate Zone:	**5 (6734 HDD)**
Permit Date:	
Permit Number:	

Construction Site:
6 Sutton Point
Pittsford, NY 14534

Owner/Agent:
Kevin Baldwin

Designer/Contractor:
Thomas Doughty
Thomas R. Doughty, Architect
4 Woodbriar Lane
Rochester, NY 14624
585 247-6480

Compliance: Passes using UA trade-off

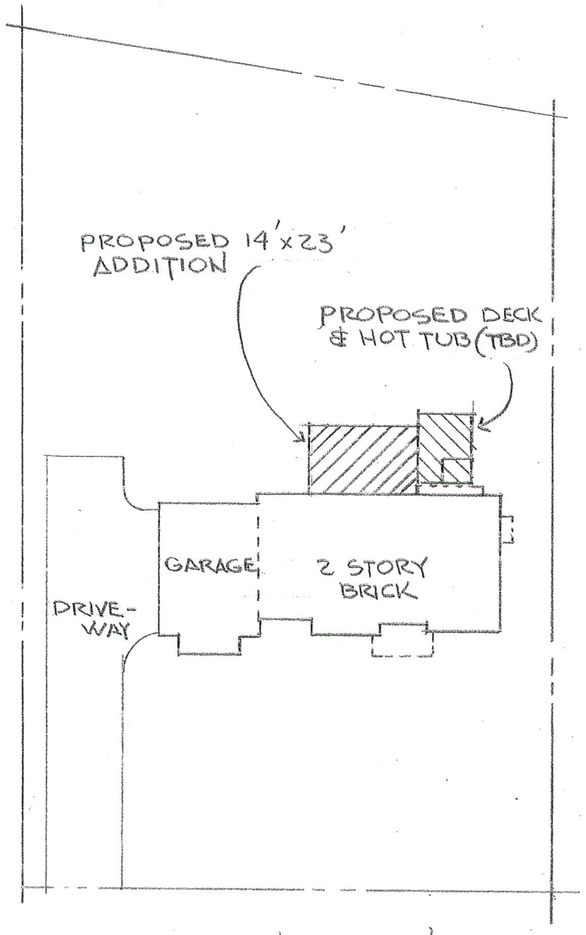
Compliance: **10.6% Better Than Code** Maximum UA: **113** Your UA: **101**

The % Better or Worse Than Code Index reflects how close to compliance the house is based on code trade-off rules. It DOES NOT provide an estimate of energy use or cost relative to a minimum-code home.

Envelope Assemblies

Assembly	Gross Area or Perimeter	Cavity R-Value	Cont. R-Value	U-Factor	UA
Ceiling 1: Cathedral Ceiling	322	49.0	0.0	0.022	6
Skylight 1: Wood Frame:Double Pane with Low-E	48			0.410	20
Wall 1: Wood Frame, 16" o.c.	485	19.0	0.0	0.060	19
Window 1: Vinyl/Fiberglass Frame:Double Pane with Low-E	80			0.280	22
Door 1: Glass	80			0.300	24
Door 2: Solid	8			0.210	2
Crawl 1: Masonry Block with Empty Cells Wall height: 4.0' Depth below grade: 3.0' Insulation depth: 4.0'	153	0.0	11.0	0.072	8

Compliance Statement: The proposed building design described here is consistent with the building plans, specifications, and other calculations submitted with the permit application. The proposed building has been designed to meet the 2015 IECC requirements in RES*check* Version 4.6.5 and to comply with the mandatory requirements listed in the RES*check* Inspection Checklist.



SUTTON POINT

SITE PLAN

THOMAS R. DOUGHTY
ARCHITECT, P.C.

4 WOODBRIAR LANE
ROCHESTER, NY 14624

(585) 247-6480
doughty.t@gmail.com

REGISTERED ARCHITECT
THOMAS R. DOUGHTY
016935
STATE OF NEW YORK

DATE: 8-13-2020

SCALE:

REVISIONS

PROJECT

Residential Addition for:

6 Sutton Point
Pittsford, New York 14534

DRAWING TITLE

SITE PLAN & REScheck

SHEET NUMBER

7 OF 7

Town of Pittsford

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

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

Permit #
B20-000167

DESIGN REVIEW AND HISTORIC PRESERVATION BOARD
REFERRAL OF APPLICATION

Property Address: 33 Thrush Field Way PITTSFORD, NY 14534
Tax ID Number: 192.02-2-20
Zoning District: RN Residential Neighborhood
Owner: Markevicz, Todd G
Applicant: James Brasley (Architect)

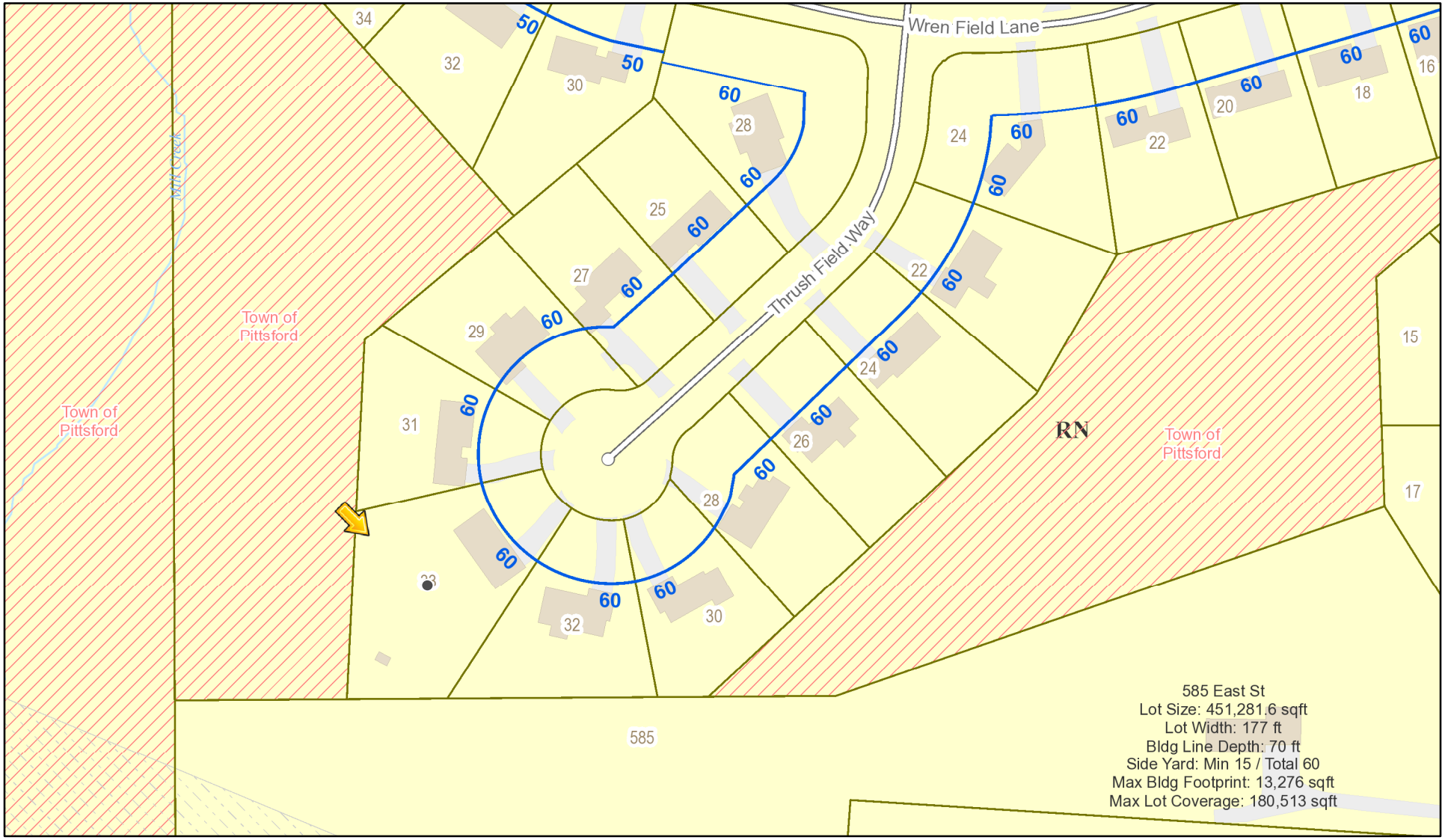
Application Type:

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

Project Description: Applicant is requesting design review for the two story kitchen, bedroom and bath addition. The first floor addition will be approximately 197 square feet and the second floor will also be approximately 197 square feet.

Meeting Date: October 08, 2020

RN Residential Neighborhood Zoning



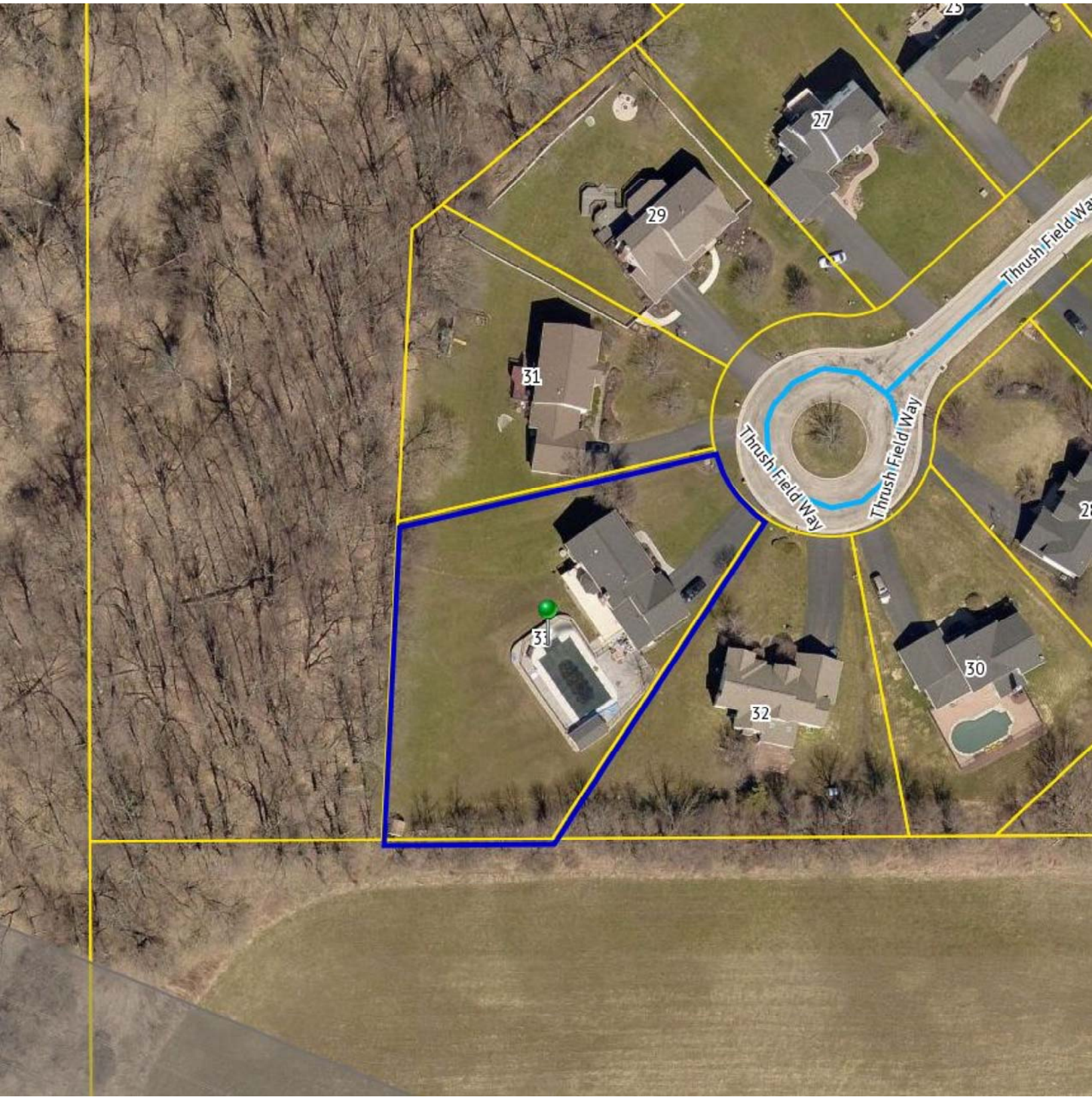
Printed October 1, 2020

1:2,257

0 95 190 380 ft

0 25 50 100 m

Town of Pittsford GIS


27
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Thrush Field Way
Thrush Field Way
Thrush Field Way
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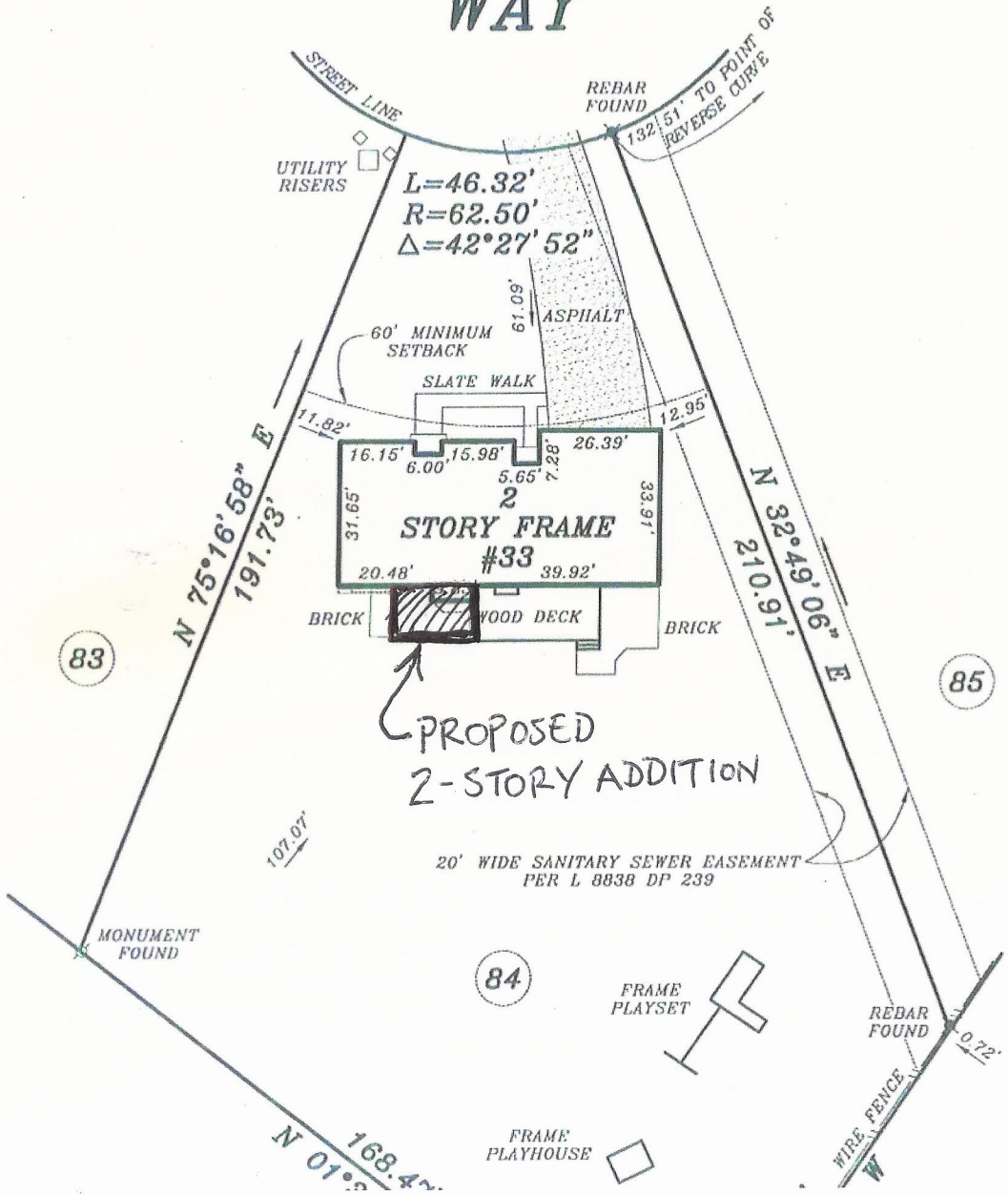
32
30

THRUSH FIELD WAY



REFERENCES:

PUBLIC ABSTRACT
LIBER 8920 OF DEE
LIBER 289 OF MAPS

NOTES:

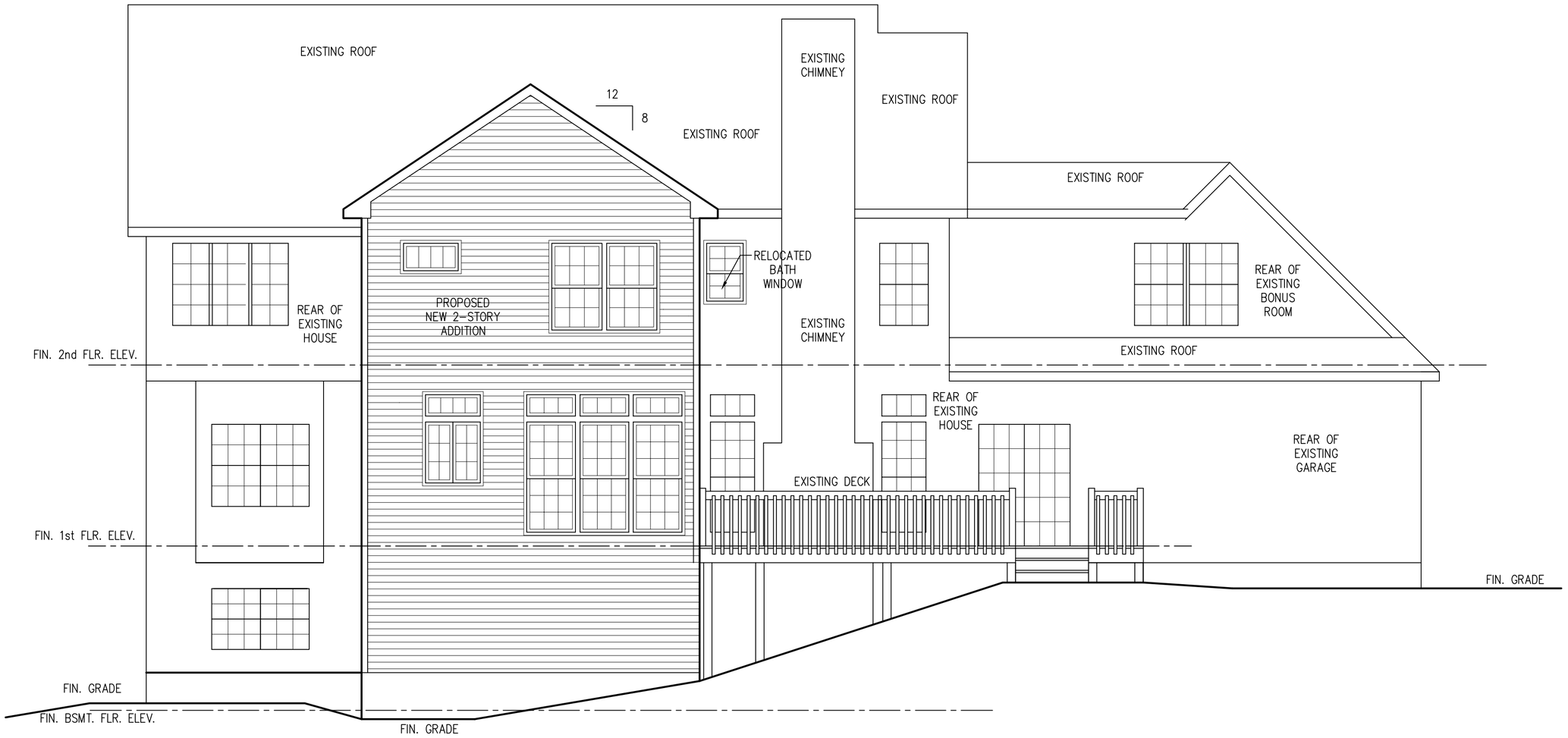
PARCEL TAX ID #19

WE, O'NEILL-RODAK
SUCCESSORS AND/
GAGE; PHETERSON
COLLEEN E. MARKE
FROM NOTES OF AN

Markevicz Residence

33 Thrush Field Way

Existing Conditions Photos of Rear of House



1 / A3 REAR (SOUTHWEST) ELEVATION

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

James P. Brasley

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

				BY	DATE	REVISIONS
4	3	2	1			

SCALE
AS NOTED

DRAWN BY
JIM BRASLEY

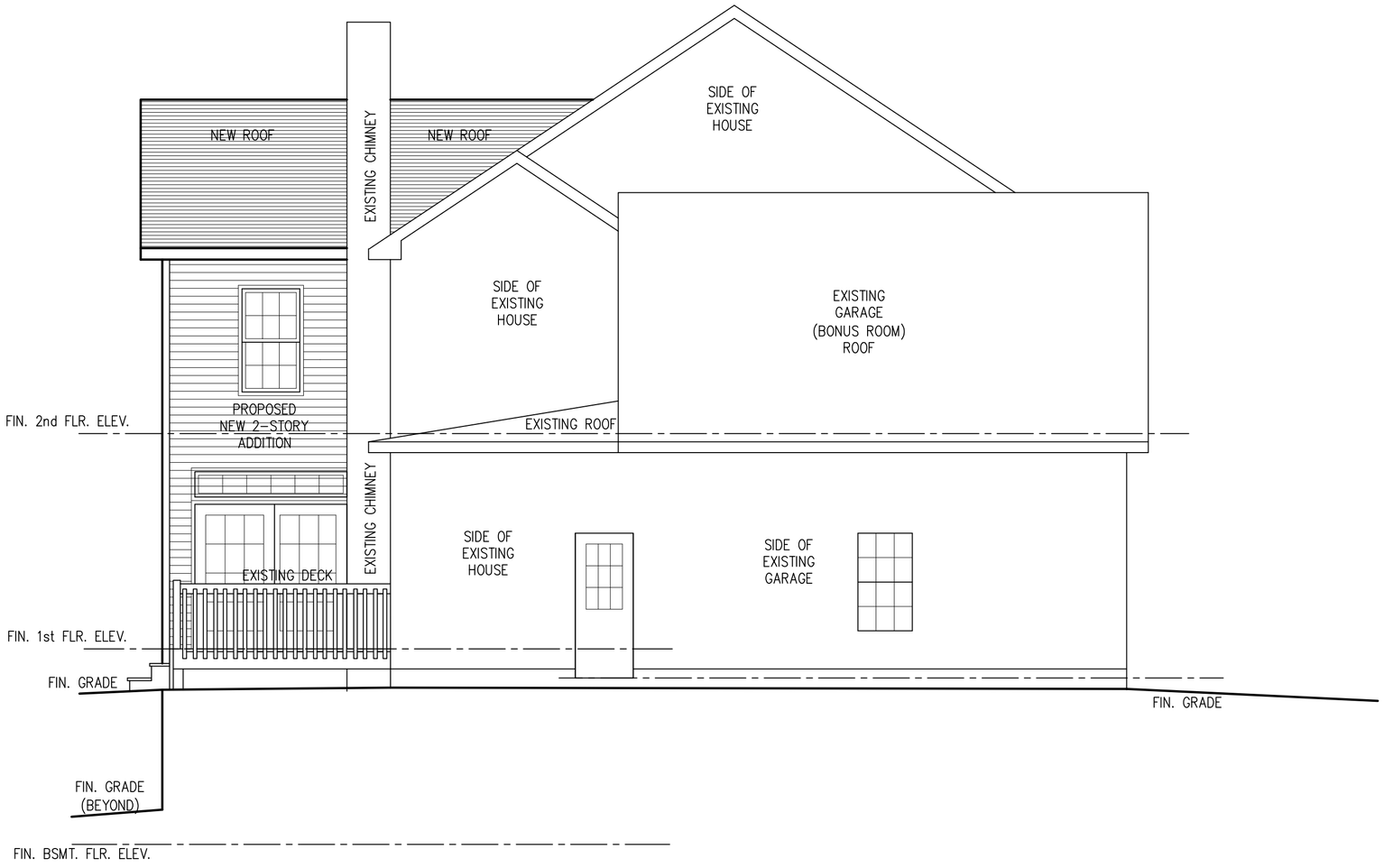
DATE
09/29/2020

PROJECT NUMBER
1290

PROJECT
Addition and Alterations to Markevicz Residence
33 Thrush Field Way, Pittsford NY 14534
(Town of Pittsford, Monroe County)

TITLE OF DRAWING
REAR (SOUTHWEST) ELEVATION

DWG. NO.
A3



1/A4 LEFT SIDE (SOUTHEAST) ELEVATION
SCALE: 1/4" = 1'-0"

James P. Brasley

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

	DATE	BY
4		
3		
2		
1		

REVISIONS

SCALE
AS NOTED

DRAWN BY
JIM BRASLEY

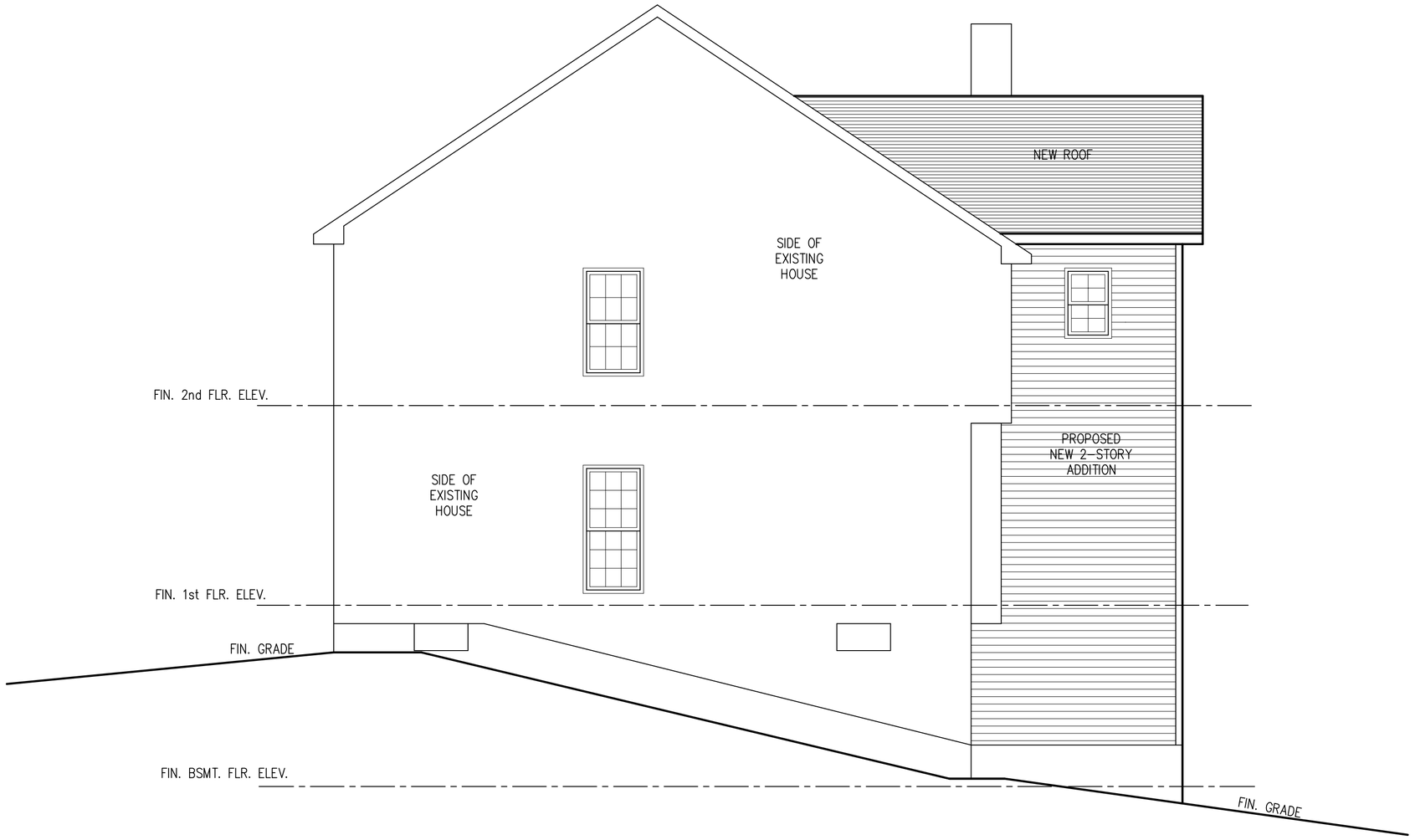
DATE
09/29/2020

PROJECT NUMBER
1290

PROJECT
Addition and Alterations to Markevicz Residence
33 Thrush Field Way, Pittsford NY 14534
(Town of Pittsford, Monroe County)

TITLE OF DRAWING
LEFT SIDE (SOUTHEAST) ELEVATION

DWG. NO.
A4



1 / A5 RIGHT SIDE (NORTHWEST) ELEVATION

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

James P. Brasley

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

				BY	DATE	REVISIONS
4						
3						
2						
1						

SCALE
AS NOTED

DRAWN BY
JIM BRASLEY

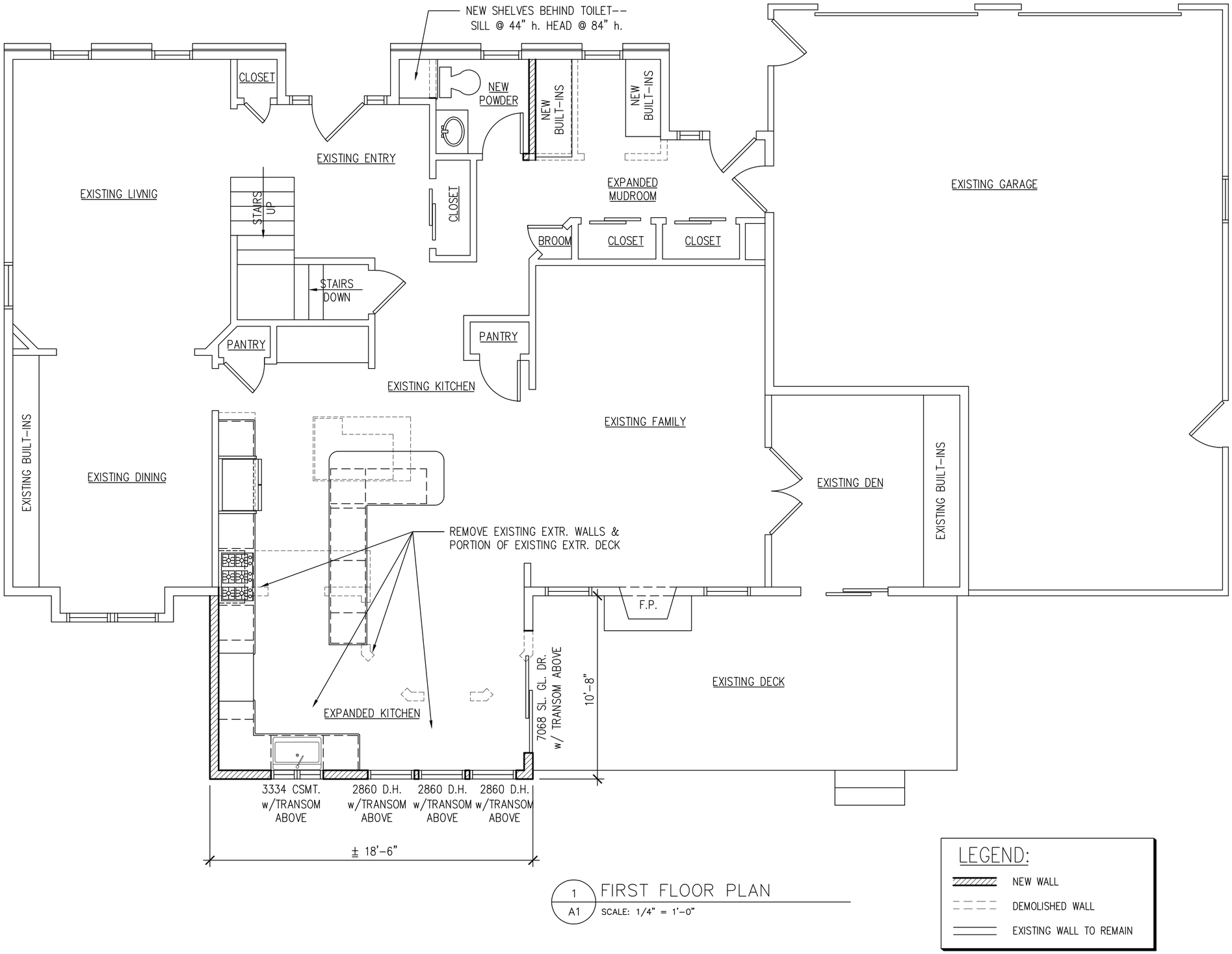
DATE
09/29/2020

PROJECT NUMBER
1290

PROJECT
Addition and Alterations to Markevicz Residence
33 Thrush Field Way, Pittsford NY 14534
(Town of Pittsford, Monroe County)

TITLE OF DRAWING
RIGHT SIDE (NORTHWEST) ELEVATION

DWG. NO.
A5



1 / A1 FIRST FLOOR PLAN

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

LEGEND:

- NEW WALL
- DEMOLISHED WALL
- EXISTING WALL TO REMAIN

James P. Brasley

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

				BY	DATE	REVISIONS
4						
3						
2						
1						

SCALE AS NOTED

DRAWN BY JIM BRASLEY

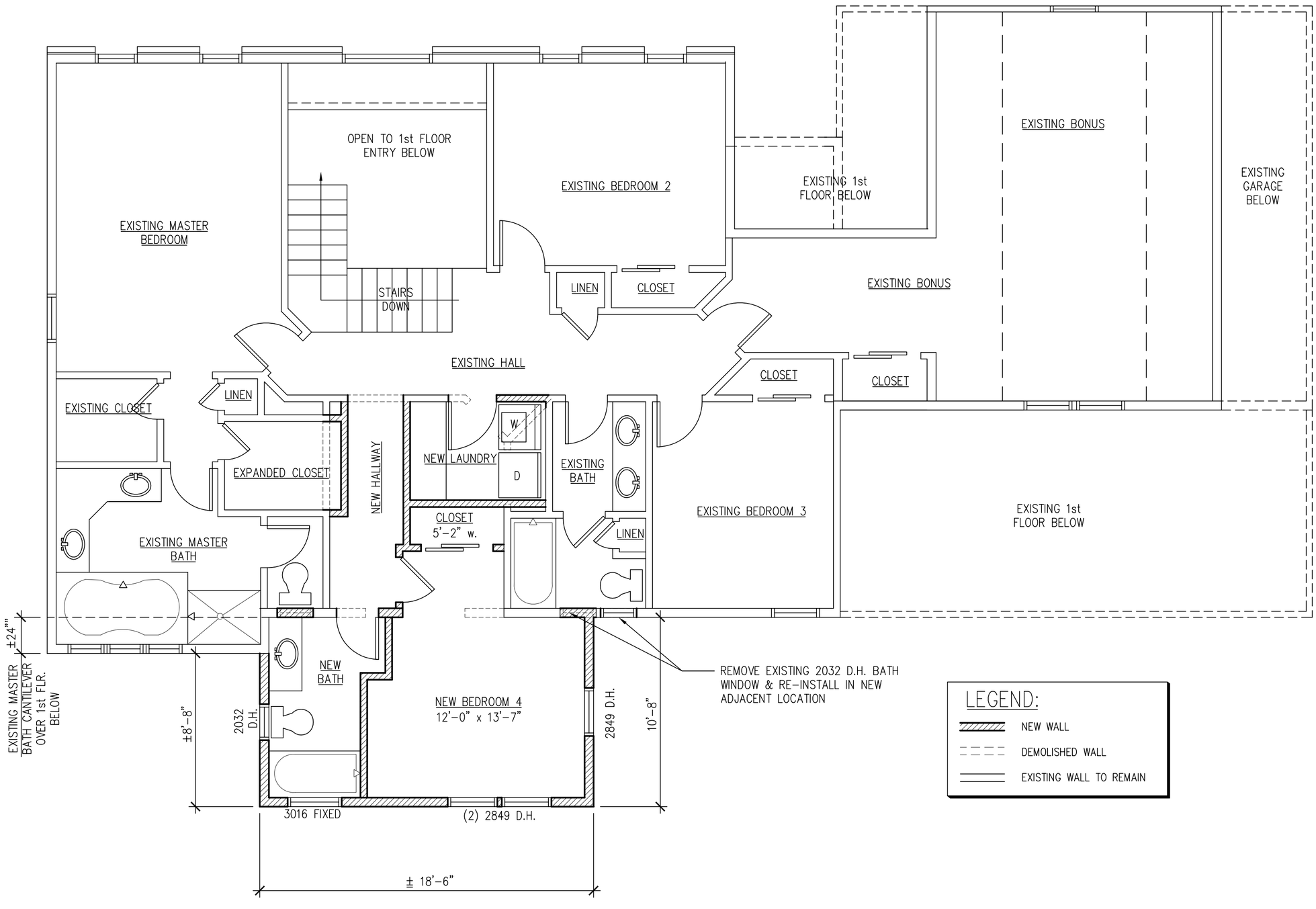
DATE 09/29/2020

PROJECT NUMBER 1290

PROJECT
Addition and Alterations to Markevicz Residence
33 Thrush Field Way, Pittsford NY 14534
(Town of Pittsford, Monroe County)

TITLE OF DRAWING
FIRST FLOOR PLAN

DWG. NO. A1



1 / A2 SECOND FLOOR PLAN

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

James P. Brasley

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

REVISIONS	DATE	BY
4		
3		
2		
1		

SCALE
AS NOTED

DRAWN BY
JIM BRASLEY

DATE
09/29/2020

PROJECT NUMBER
1290

PROJECT
Addition and Alterations to Markevicz Residence
33 Thrush Field Way, Pittsford NY 14534
(Town of Pittsford, Monroe County)

TITLE OF DRAWING
SECOND FLOOR PLAN

DWG. NO.
A2


30


32

Town of Pittsford

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

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

Permit #
B20-000162

DESIGN REVIEW AND HISTORIC PRESERVATION BOARD
REFERRAL OF APPLICATION

Property Address: 27 Hawkstone Way PITTSFORD, NY 14534
Tax ID Number: 178.03-4-16
Zoning District: RN Residential Neighborhood
Owner: Ketmar Development Corp
Applicant: Ketmar Development Corp

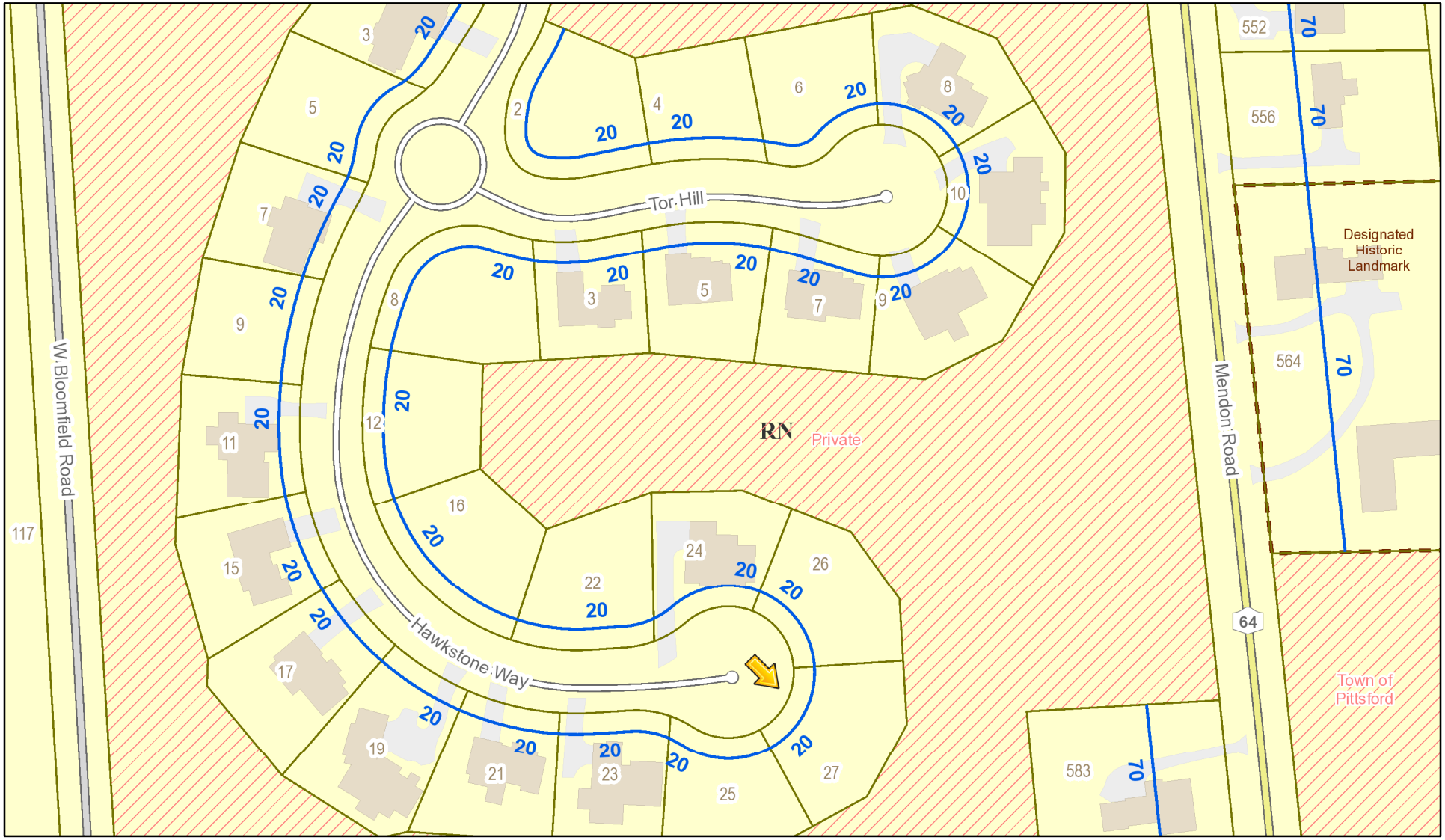
Application Type:

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

Project Description: Applicant is requesting design review for the construction of a single family one story home. The home will be approximately 1982 square feet and will be located in the Cottages at Malvern Subdivision.

Meeting Date: October 08, 2020

RN Residential Neighborhood Zoning



Printed October 1, 2020

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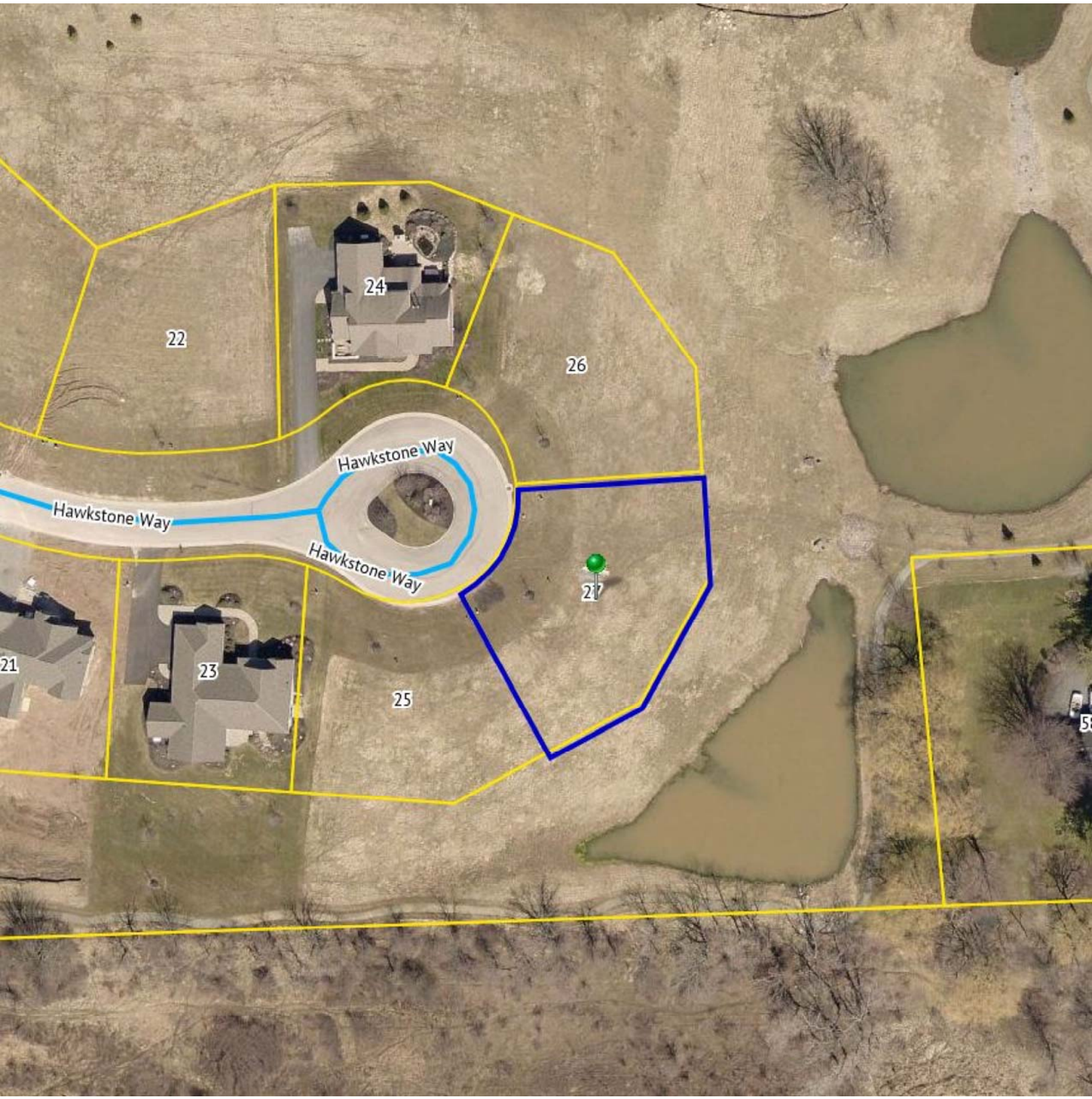
Town of Pittsford GIS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Hawkstone Way
Hawkstone Way
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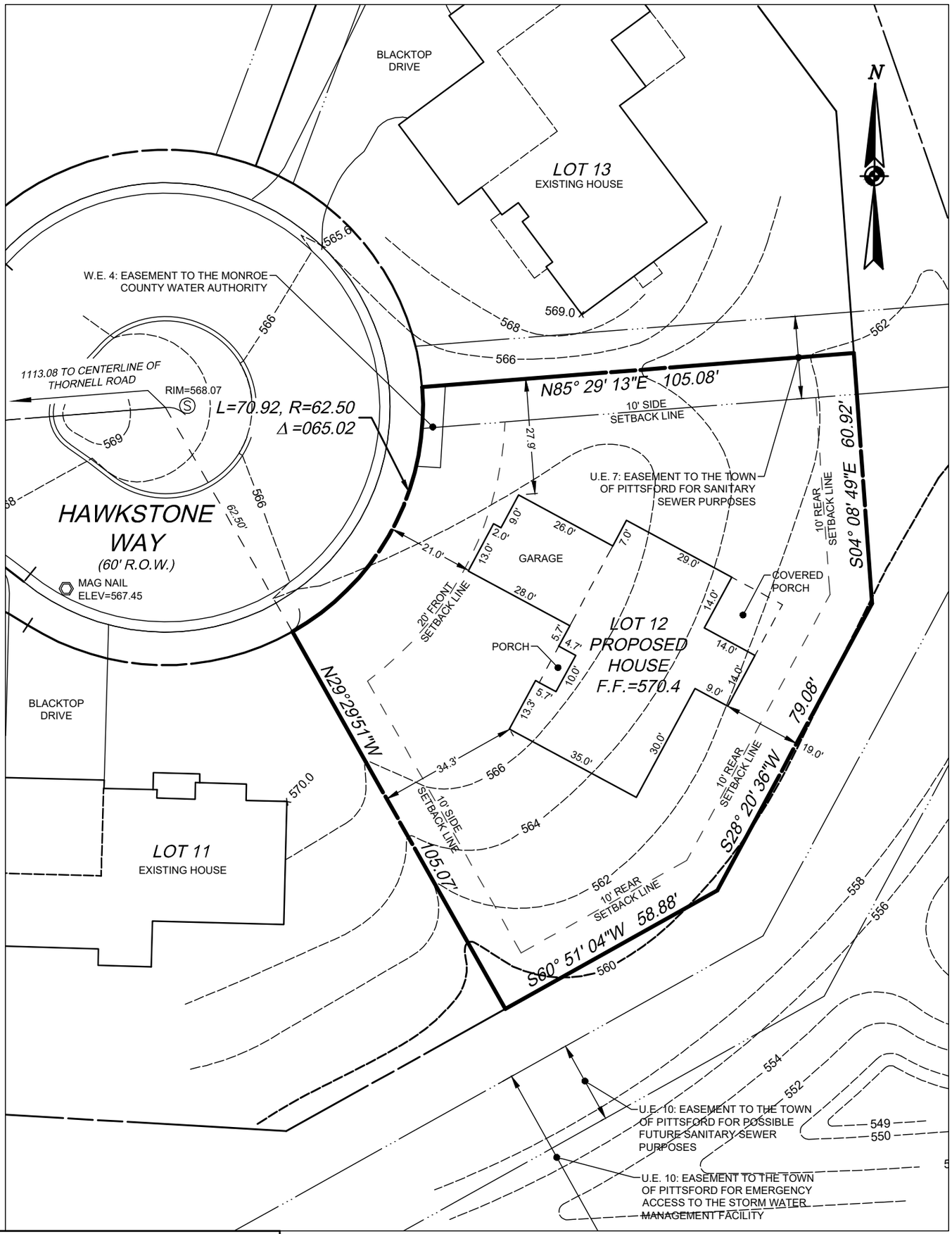


"Unauthorized alteration or addition to a survey map bearing a licensed land surveyor's seal is a violation of section 7209, subdivision 2, of the New York State Education Law."

"Only copies from the original of this survey marked with an original of the land surveyor's embossed seal shall be considered to be a valid true copy."

NOTES:
1. CONTOURS SHOWN PER FINISH GRADES ON PROJECT GRADING PLAN
2. 20' FRONT SETBACK
3. 10' REAR SETBACK
4. 10' SIDE SETBACK SHOWN. (FILED PLANS ALLOW FOR 5' MINIMUM SIDE SETBACK WITH MINIMUM 20' BUILDING SEPARATION)

APPROVED BY:
DWG FILE: H:\job\4219\Plot Plans\20200603_Cottages At Malvern_Lot 12_CE4219.dwg
PLOTTED: Sep 24, 2020 – 10:04AM

COSTICH ENGINEERING
• CIVIL ENGINEERING
• LAND PLANNING
• SURVEYING
217 LAKE AVENUE
ROCHESTER, NEW YORK
14608
(585) 458-3020
H:\JOB\

PLOT PLAN

SUBDIVISION:		LOT NUMBER:
COTTAGES AT MALVERN HILLS		12
TOWN:	**COUNTY:**	**STATE:**
PITTSFORD	MONROE	NEW YORK
SCALE:	**DATE:**	**DWG. NUMBER**
1"=30'	9/24/2020	4219-12

BUHRMAN RESIDENCE

LOT 12 THE COTTAGES AT MALVERN
PITTSFORD, NY
KETMAR DEVELOPMENT CORP.

PLAN 1982 R / PROJECT 2555 G

SHEET INDEX

GENERAL NOTES:

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

COMPLIANCE METHOD: RESCHECK CERTIFICATE OR PRESCRIPTIVE

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

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

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

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

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

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

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

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

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

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

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

ENERGY EFFICIENCY:

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

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

R402.4 AIR LEAKAGE. THE BUILDING THERMAL ENVELOPE SHALL BE CONSTRUCTED TO LIMIT AIR LEAKAGE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTIONS R402.4.1 THROUGH R402.4.5.

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

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

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

DURING TESTING:

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

R402.4.5 RECESSED LIGHTING. RECESSED LUMINAIRES INSTALLED IN THE BUILDING THERMAL ENVELOPE SHALL BE SEALED TO LIMIT AIR LEAKAGE BETWEEN CONDITIONED AND UNCONDITIONED SPACES. RECESSED LUMINARIES SHALL BE IC-RATED AND LABELED AS HAVING AN AIR LEAKAGE RATE OF NOT GREATER THAN 2.0 c.f.m (0.944 L/s) WHEN TESTED IN ACCORDANCE WITH ASTM E283 AT A PRESSURE DIFFERENTIAL OF 1.57 p.s.f. (75 Pa.). RECESSED LUMINARIES SHALL BE SEALED WITH A GASKET OR CAULKED BETWEEN THE HOUSING AND THE INTERIOR WALL OR CEILIN COVERING.

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

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

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

R403.3.1 INSULATION (PRESCIPTIVE) SUPPLY & RETURN DUCTS IN ATTICS SHALL BE INSULATED TO A MIN. OF R-8. WITH THE EXCEPTION OF DUCTS OR PORTIONS THEREOF LOCATED COMPLETELY INSIDE THE BUILDING THERMAL ENVELOPE.

R403.3.2 SEALING (MANDATORY). DUCTS, AIR HANDLERS AND FILTER BOXES SHALL BE SEALED. JOINTS AND SEAMS SHALL COMPLY WITH EITHER THE MECHANICAL CODE OF NEW YORK STATE (MCONYS) OR RCNYS, AS APPLICABLE.

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

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

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

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

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

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

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

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

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

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

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

SITE WORK:

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

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

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

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

FOUNDATION:

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

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

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

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

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

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

FIREPLACES:

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

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

FRAMING:

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

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

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

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

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

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

STAIRWAY GUARD REQUIREMENTS:

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

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

GUARDS ON THE OPEN SIDES OF STAIRS SHALL HAVE A HEIGHT NOT LESS THAN 34 INCHES. AS PER SECTION 312.1.2 OF THE 2020 RCNYS.

WHERE THE TOP OF THE GUARD SERVES AS A HANDRAIL ON THE OPEN SIDES OF THE STAIRS, THE TOP OF THE GUARD SHALL BE NO LOESS THAN 34 INCHES AND NOT MORE THAN 38 INCHES. AS PER SECTION 312.1.2 OF THE 2020 RCNYS.

REQUIRED GUARDS SHALL NOT HAVE OPENINGS FROM THE WALKING SURFACE TO THE REQUIRED GUARD HEIGHT THAT ALLOW THE PASSAGE OF A SPHERE 4 INCHES IN DIAMETER. AS PER SECTION 312.1.3 OF THE 2020 RCNYS.

GARAGE FIREPROOFING:

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

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

STRUCTURAL MATERIAL SPECIFICATIONS:

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

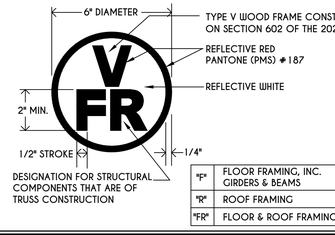
DESIGN CRITERIA: (FOR GREATER ROCHESTER AREA & ADJACENT COUNTIES)

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

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

TRUSS IDENTIFICATION:

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



DESIGNATION FOR STRUCTURAL COMPONENTS THAT ARE OF TRUSS CONSTRUCTION

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

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DATE	BY	DESCRIPTION

CLIENT/LOCATION:

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LOT 12
COTTAGES AT MALVERN
PITTSFORD, NY

BUILDER:

KETMAR
DEVELOPMENT CORP.

COVER PAGE

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

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

FOR SI: 1 square foot=0.0929 m2, 1 cubic foot per min=0.000471 9 m3/s

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

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

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

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

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

FOR SI: 1 CUBIC FT. PER MINUTE = 0.000471 9 m 3/s.

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

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

WINDOW / DOOR LEGEND:

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

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

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

GENERAL NOTES:

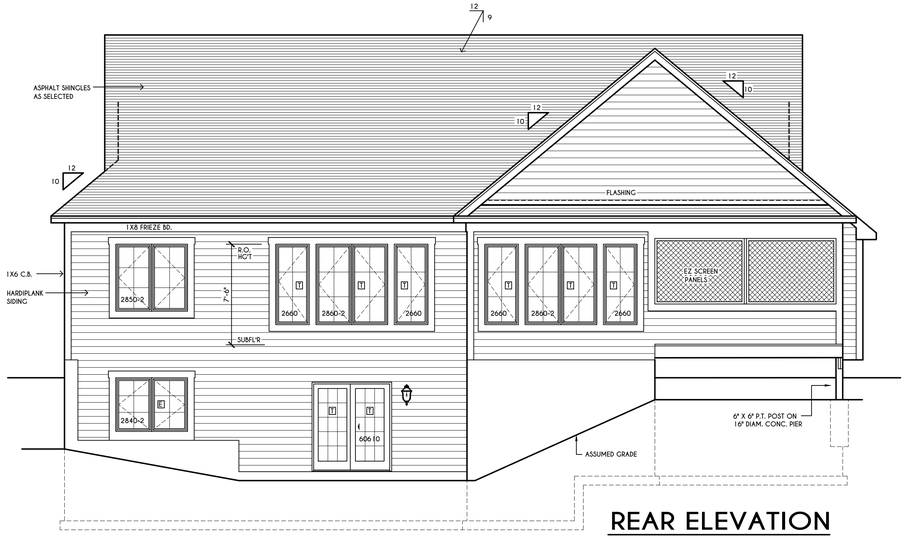
ALL RAKES & OVERHANGS ARE TO BE 1'-0" UNLESS NOTED OTHERWISE

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

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

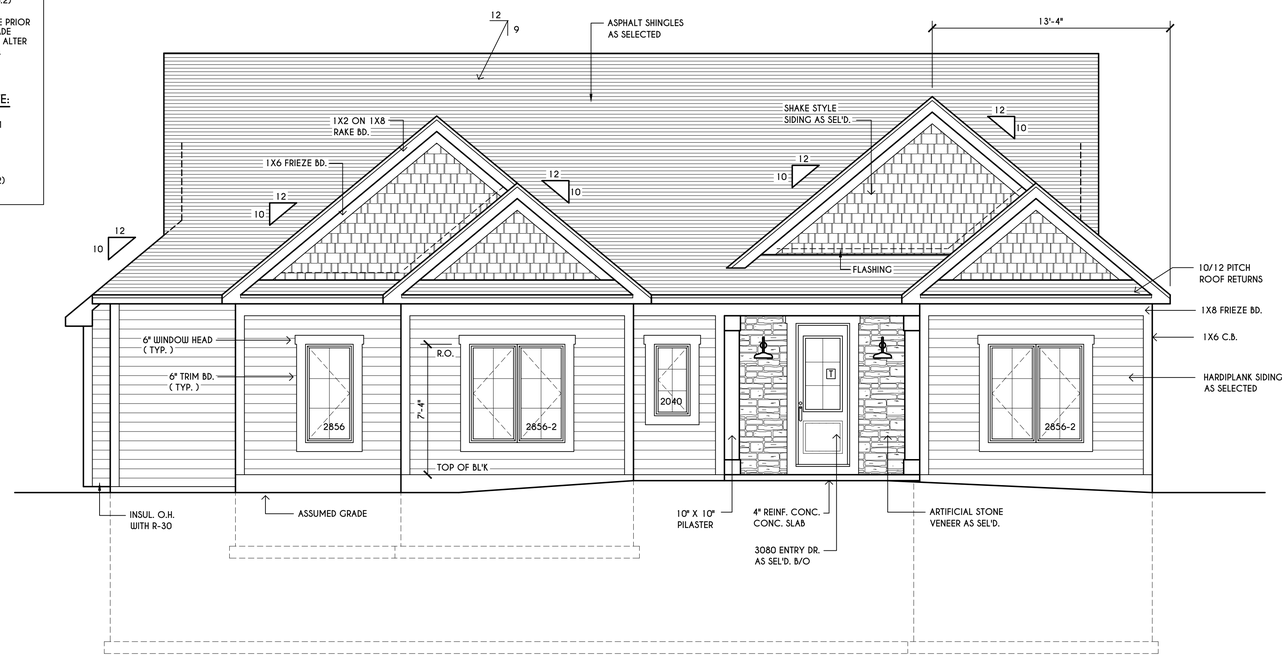
MECHANICAL VENTILATION RATE:

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



REAR ELEVATION

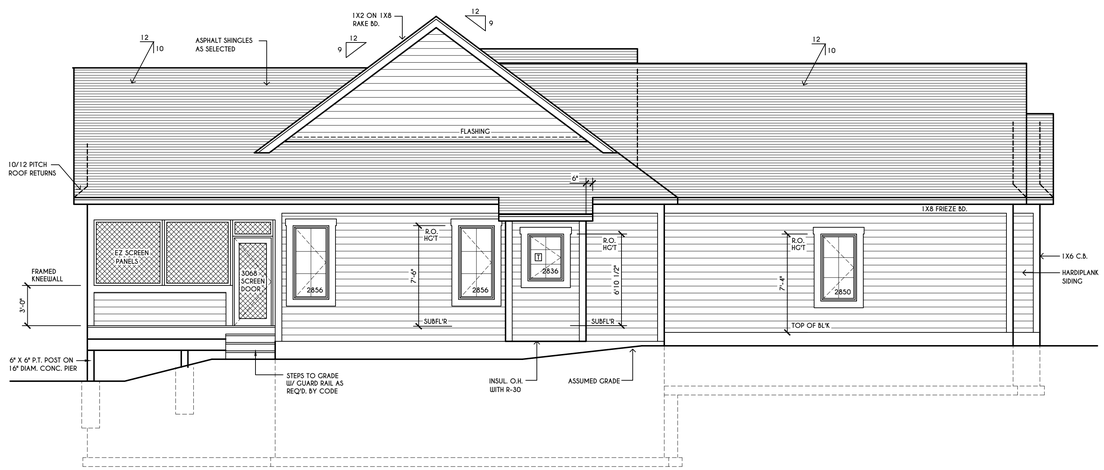
SCALE: 3/16" = 1'-0"



FRONT ELEVATION

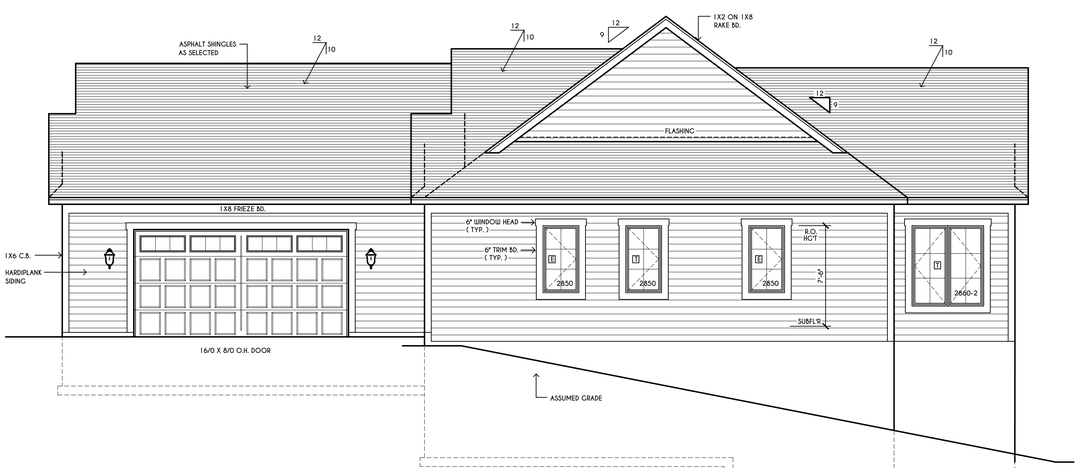
SCALE: 1/4" = 1'-0"

TOTAL LIVING AREA = 1982 SQ.FT.
TOTAL CONDITIONED VOLUME = 35,256 CU.FT.



LEFT ELEVATION

SCALE: 3/16" = 1'-0"



RIGHT ELEVATION

SCALE: 3/16" = 1'-0"

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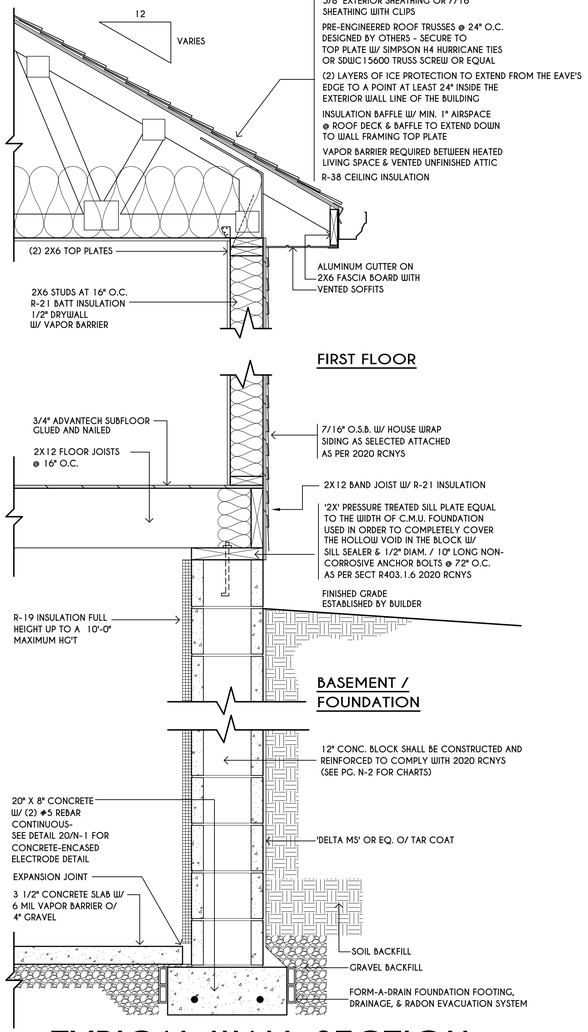


TRUSS EAVE CONSTRUCTION

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

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

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

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

VAPOR BARRIER REQUIRED BETWEEN HEATED LIVING SPACE & VENTED UNFINISHED ATTIC

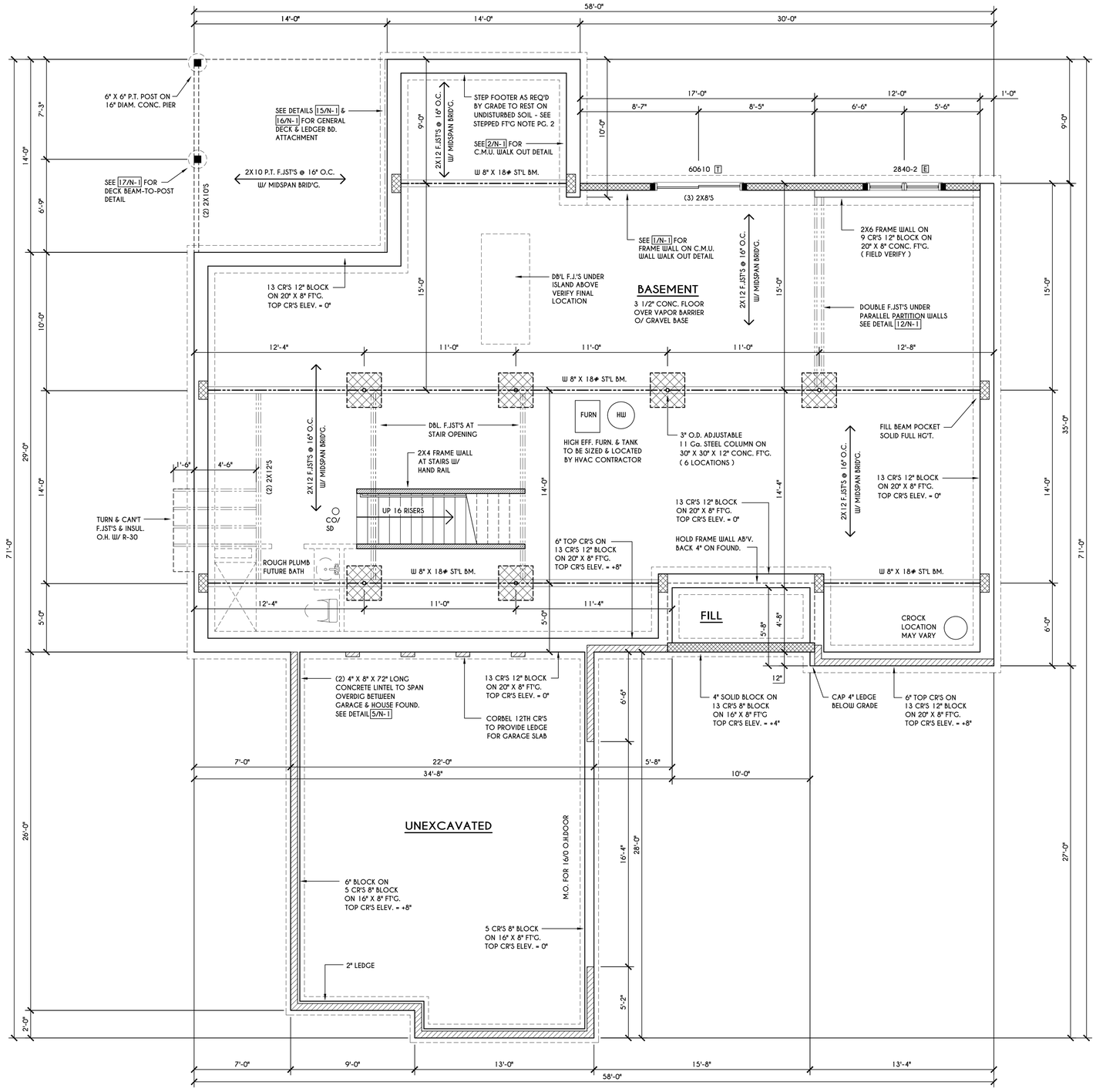
R-38 CEILING INSULATION

FIRST FLOOR

BASEMENT / FOUNDATION

TYPICAL WALL SECTION

SCALE: 1" = 1'-0"



BASEMENT & FOUNDATION PLAN

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

NOTES:
- CONTRACTOR TO CONTACT THIS OFFICE PRIOR TO CONSTRUCTION IF THE ASSUMED GRADE DEPICTED IS INACCURATE AND / OR WILL ALTER THE FOUNDATION DESIGN AND /OR STRUCTURE NOTED
- ALL WINDOW R.O. HGT'S TO BE 6'-10 1/2" U.N.O.
- PROVIDE SOLID BLOCKING UNDER ALL BEARING POINTS DOWN TO FOUNDATION WALL AND / OR BEAMS
- PROVIDE DB'L JACK STUDS EA. SIDE OF LOAD BEARING OPENINGS > / = 4'-0"
- ALL ANGLES TO BE 45 DEG. U.N.O.
- ALL EXTERIOR WINDOW & DOOR HEADERS TO HAVE MIN. R-5 INSUL. & TO BE MIN. (2)2X8'S OR (3)2X6'S (U.N.O.)
- ALL APPLIANCES SHOWN TO BE BY OWNER OR AS PER CONTRACT BY BUILDER
- SMOKE (SD) & CARBON MONOXIDE (CO) DETECTORS SHALL BE INSTALLED AS PER SECT. R314 OF 2020 RCNYS
- REINFORCE FOUNDATION WALLS AS PER 2020 RCNYS. SEE PG. N-2 FOR REINFORCING CHARTS
- SEE CONCRETE-ENCASED ELECTRODE DETAIL 19/N-1

STEPPED FOOTING NOTE:

R403.1.5 OF RCNYS SLOPE:

THE TOP SURFACE OF THE FOOTINGS SHALL BE LEVEL. THE BOTTOM SURFACE OF FOOTINGS SHALL NOT HAVE A SLOPE EXCEEDING ONE UNIT VERTICAL IN 10 UNITS HORIZONTAL (10% SLOPE). FOOTINGS SHALL BE STEPPED WHERE IT IS NECESSARY TO CHANGE THE ELEVATION OF THE TOP SURFACE OF THE FOOTINGS OR WHERE THE SLOPE OF THE BOTTOM SURFACE OF THE FOOTINGS WILL EXCEED ONE UNIT VERTICAL IN 10 UNITS HORIZONTAL (10% SLOPE).

FRAMING LEGEND:

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

WINDOW / DOOR LEGEND:

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

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

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

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FOUNDATION PLAN

GLA PLAN 1982 R

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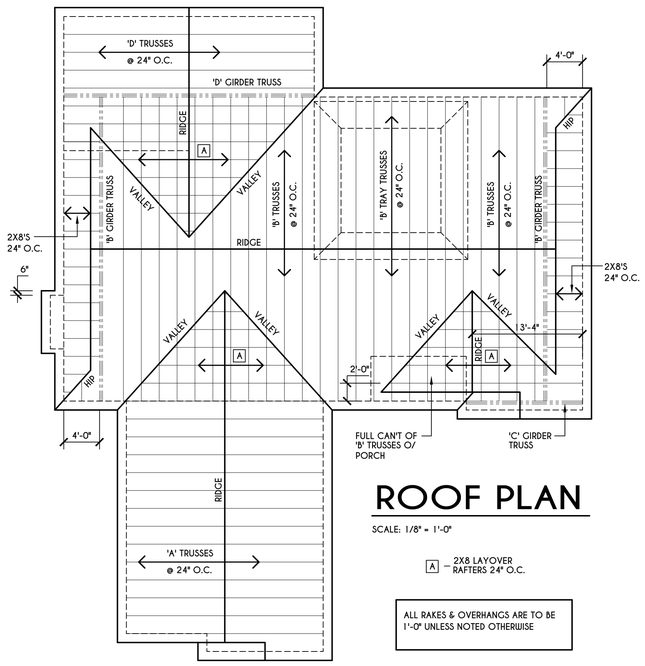


ROOF PLAN

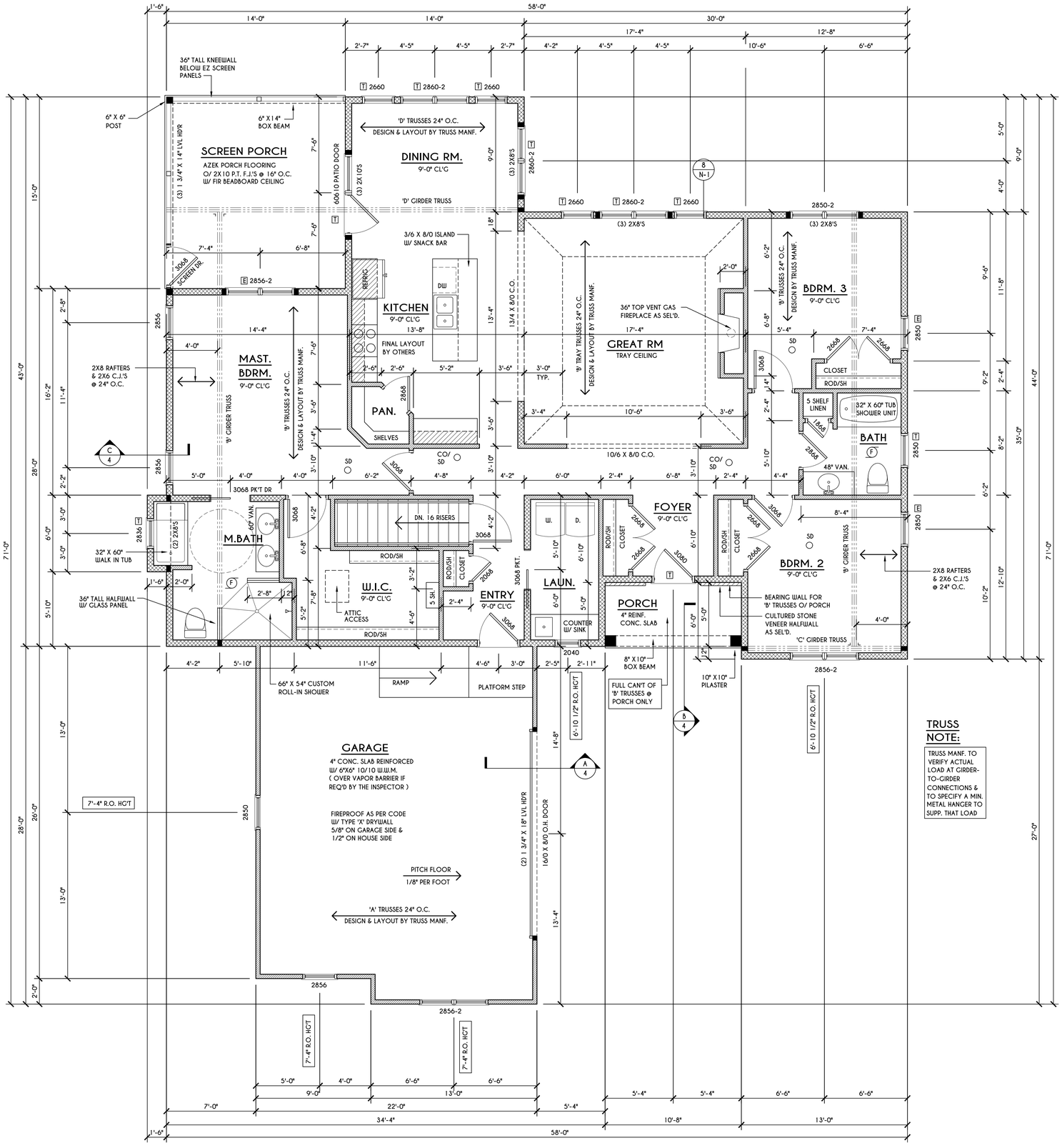
SCALE: 1/8" = 1'-0"

A – 2X8 LAYOVER RAFTERS 24" O.C.

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



FIRST FLOOR PLAN

1982 SQ. FT.

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

NOTES:
- FIRST FLOOR PLATE HGT TO BE 9'-1 1/8" (UNLESS NOTED OTHERWISE)
- ALL WINDOW R.O. HGT'S TO BE 7'-6" U.N.O.
- PROVIDE SOLID BLOCKING UNDER ALL BEARING POINTS DOWN TO FOUNDATION WALL
- PROVIDE DBL JACK STUDS EA. SIDE OF LOAD BEARING OPENINGS > / = 4'-0"
- ALL ANGLES TO BE 45 DEG. U.N.O.
- ALL EXTERIOR WINDOW & DOOR HEADERS TO HAVE MIN. R-5 INSUL. & TO BE MIN. (2)2X8'S OR (3)2X6'S (U.N.O.)
- ALL APPLIANCES SHOWN TO BE BY OWNER OR AS PER CONTRACT BY BUILDER
- SMOKE (SD), CARBON MONOXIDE (CO), & HEAT DETECTOR (HD), SHALL BE INSTALLED AS PER SECT. R314 OF 2020 RCNYS
- THE AIR BARRIER INSTALLED AT EXTERIOR WALLS ADJACENT TO SHOWERS AND TUBS SHALL SEPARATE THEM FROM THE SHOWER OR TUBS.

FRAMING LEGEND:

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

WINDOW / DOOR LEGEND:

- E = MEETS OR EXCEEDS EGRESS REQUIREMENTS - CLEAR OPENING AREA OF 5.7 SQ.FT. - CLEAR OPENING WIDTH OF 20" - CLEAR OPENING HEIGHT OF 24" PER SECT. R310.2.1 OF 2020 RCNYS
- T = SPECIFIES THAT THIS FIXED OR OPERABLE UNIT REQUIRES SAFETY GLAZING PER SECT. R308.4 OF 2020 RCNYS
- FP = SPECIFIES THAT THIS OPERABLE WINDOW UNIT REQUIRES FACTORY APPLIED FALL PROTECTION PER SECT. R312.2 OF 2020 RCNYS

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LOT 12
COTTAGES AT MALVERN
PITTSFORD, NY

BUILDER:

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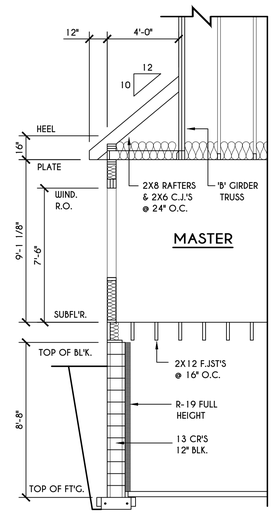
DEVELOPMENT CORP.

FIRST FLOOR PLAN

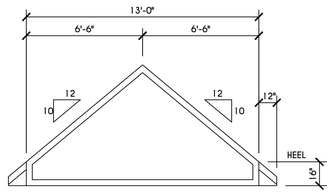
GLA PLAN 1982 R

drawn:	checked:
CDK	CSB
scale: AS NOTED	date: 9 / 20
PROJECT: 2555 G	sheet: 3 / 4



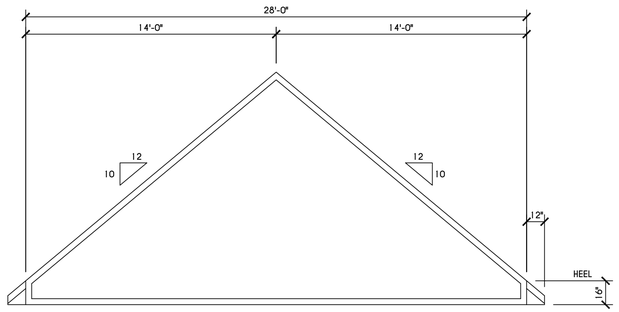
C/4 BUILDING SECTION

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



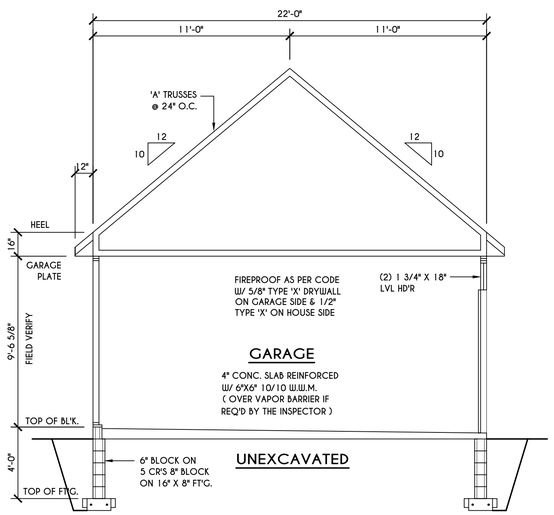
'C' TRUSS PROFILE

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



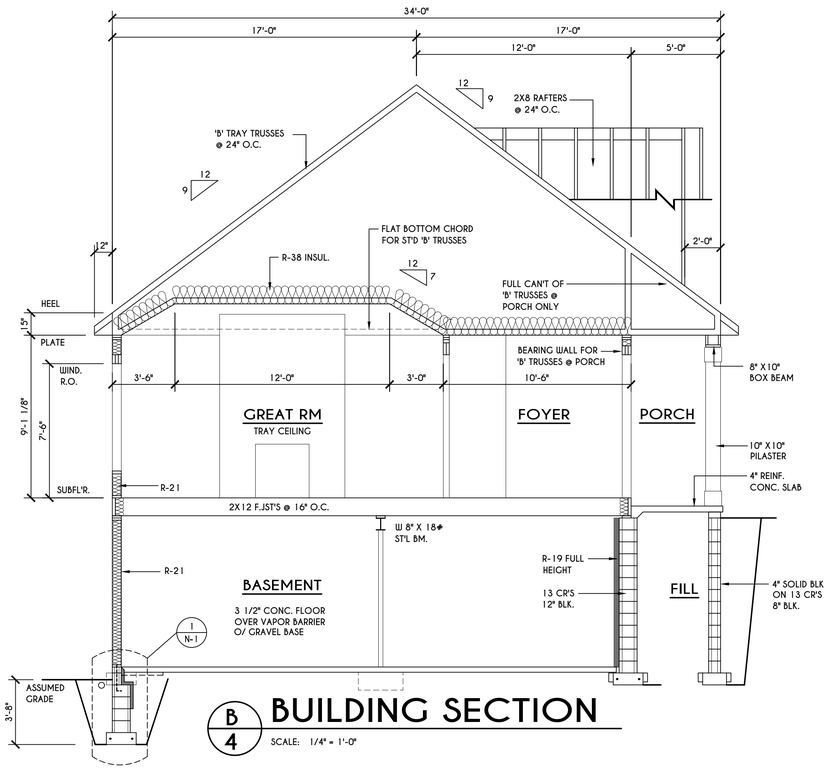
'D' TRUSS PROFILE

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



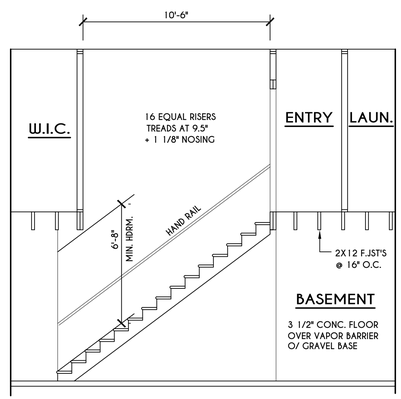
A/4 BUILDING SECTION

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



B/4 BUILDING SECTION

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



STAIR SECTION

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

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SECTIONS

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drawn:	checked:
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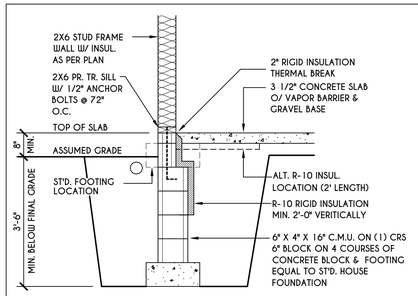
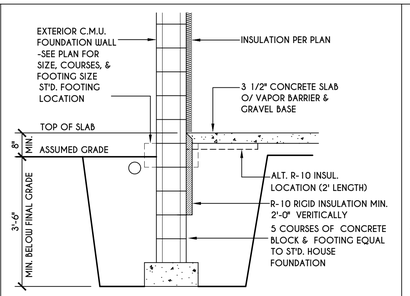
scale:	date:
AS NOTED	9 / 20

PROJECT: 2555 G

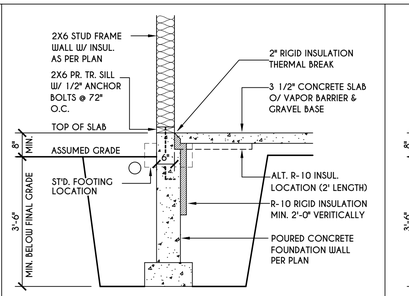
sheet: 4 / 4



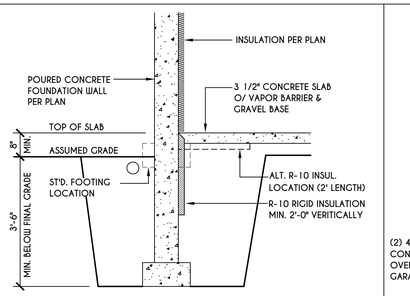
1 / N-1 2X6 FRAME WALL ON C.M.U. WALK OUT DETAIL
SCALE: 1/2" = 1'-0"



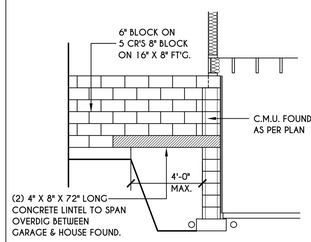
2 / N-1 C.M.U. WALK OUT DETAIL
SCALE: 1/2" = 1'-0"



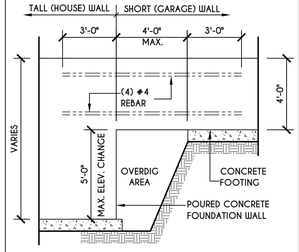
3 / N-1 2X6 FRAME WALL ON POURED CONC. WALK OUT DETAIL
SCALE: 1/2" = 1'-0"



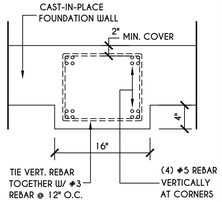
4 / N-1 POURED CONC. WALK OUT DETAIL
SCALE: 1/2" = 1'-0"



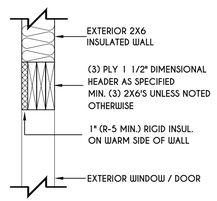
5 / N-1 C.M.U. JUMP FOOTING DETAIL
SCALE: 1/4" = 1'-0"



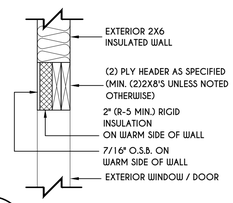
6 / N-1 POURED WALL JUMP FOOTING DETAIL
SCALE: 1/4" = 1'-0"



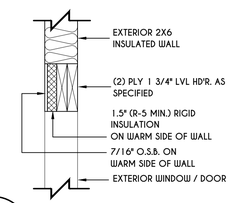
7 / N-1 POURED WALL PILASTER DETAIL
SCALE: 1" = 1'-0"



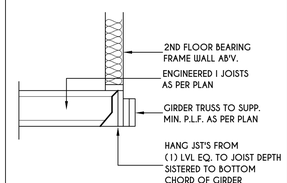
8 / N-1 EXTERIOR INSULATED 3 PLY HEADER DETAIL
SCALE: 1" = 1'-0"



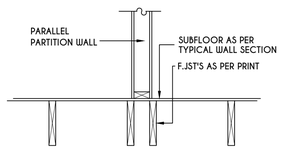
9 / N-1 EXTERIOR INSULATED 2 PLY HEADER DETAIL
SCALE: 1" = 1'-0"



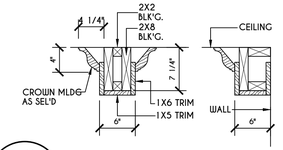
10 / N-1 EXTERIOR INSULATED 2 PLY LVL HEADER DETAIL
SCALE: 1" = 1'-0"



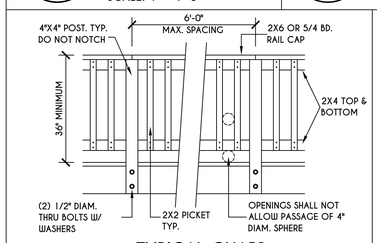
11 / N-1 I JST / GIRDER DETAIL
SCALE: 1/2" = 1'-0"



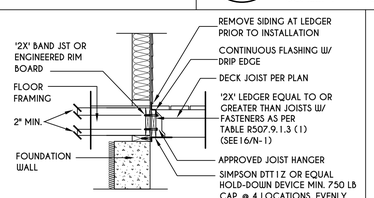
12 / N-1 DOUBLE FLOOR JST'S UNDER PARALLEL PARTITION WALL DETAIL
N.T.S.



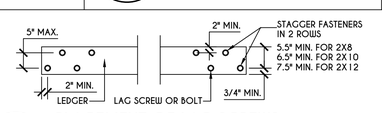
13 / N-1 COFFERED BEAM DETAIL
N.T.S.



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



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



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

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

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

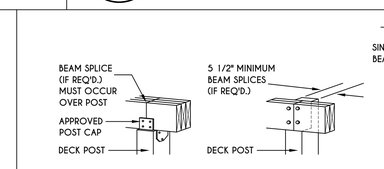


FIGURE R507.5.1 (1) 2020 RCNYS

TABLE R507.4
DECK POST HEIGHT [a]

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

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

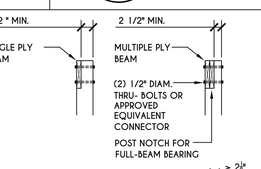
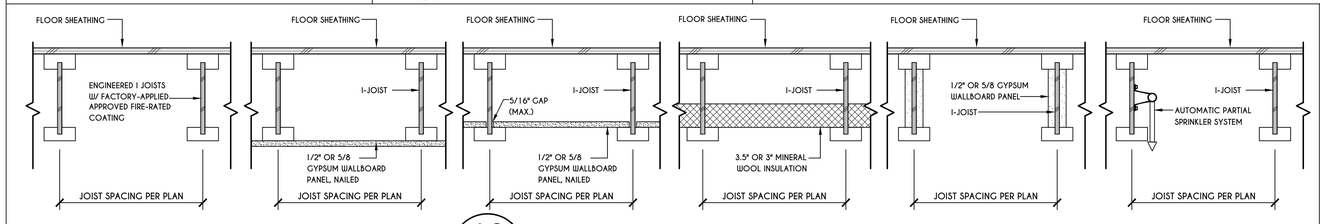
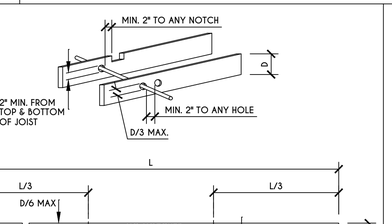


FIGURE R507.5.1 (2) 2020 RCNYS

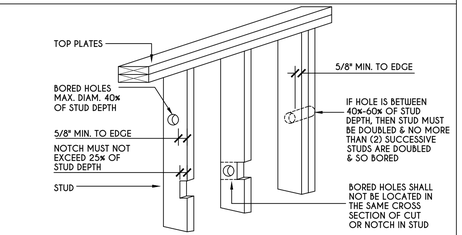
17 / N-1 DECK BEAM TO DECK POST & NOTCHED POST-TO-BEAM CONNECTION
N.T.S.



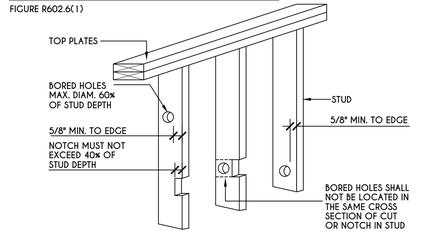
18 / N-1 I-JOIST FLOOR SYSTEMS FIRE RATED FLOOR ASSEMBLY
DETAILS AS PER APA FIRE PROTECTION OF FLOORS (FP-01) FOR COMPLIANCE WITH SECTION R302.13 OF RCNYS



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

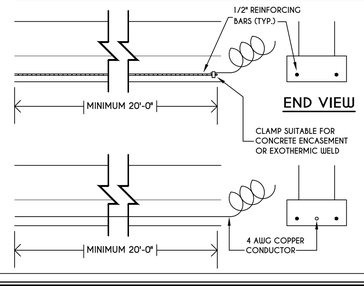


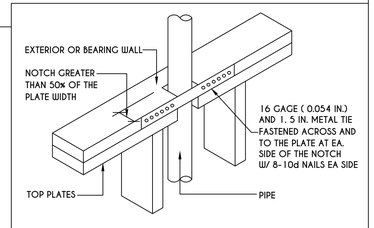
NOTCHING & BORED HOLE LIMITATIONS FOR EXTERIOR WALLS & BEARING WALLS
FIGURE R602.6(1)



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

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





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

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KETMAR
DEVELOPMENT CORP.

DETAILS

GLA PLAN 1982 R

drawn:	checked:
CDK	CSB
scale:	date:
AS NOTED	9 / 20
PROJECT:	sheet:
2555 G	N 1

TABLE R404.1.1(2)

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

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

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

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

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

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

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

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

TABLE R404.1.1(3)

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

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

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

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

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

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

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

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

TABLE R404.1.1(4)

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

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

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

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

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

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

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

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

TABLE R404.1.2(8)

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

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

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

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

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

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

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

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

f. INTERPOLATION IS NOT PERMITTED.

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

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

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

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

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

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

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

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

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

TABLE R 402.4.1.1
AIR BARRIER AND INSULATION INSTALLATION

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

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

R401.4 SOIL TESTS.

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

R401.4.1 GEOTECHNICAL EVALUATION.

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

TABLE R401.4.1

PRESUMPTIVE LOAD-BEARING VALUES OF FOUNDATION MATERIALS [a]

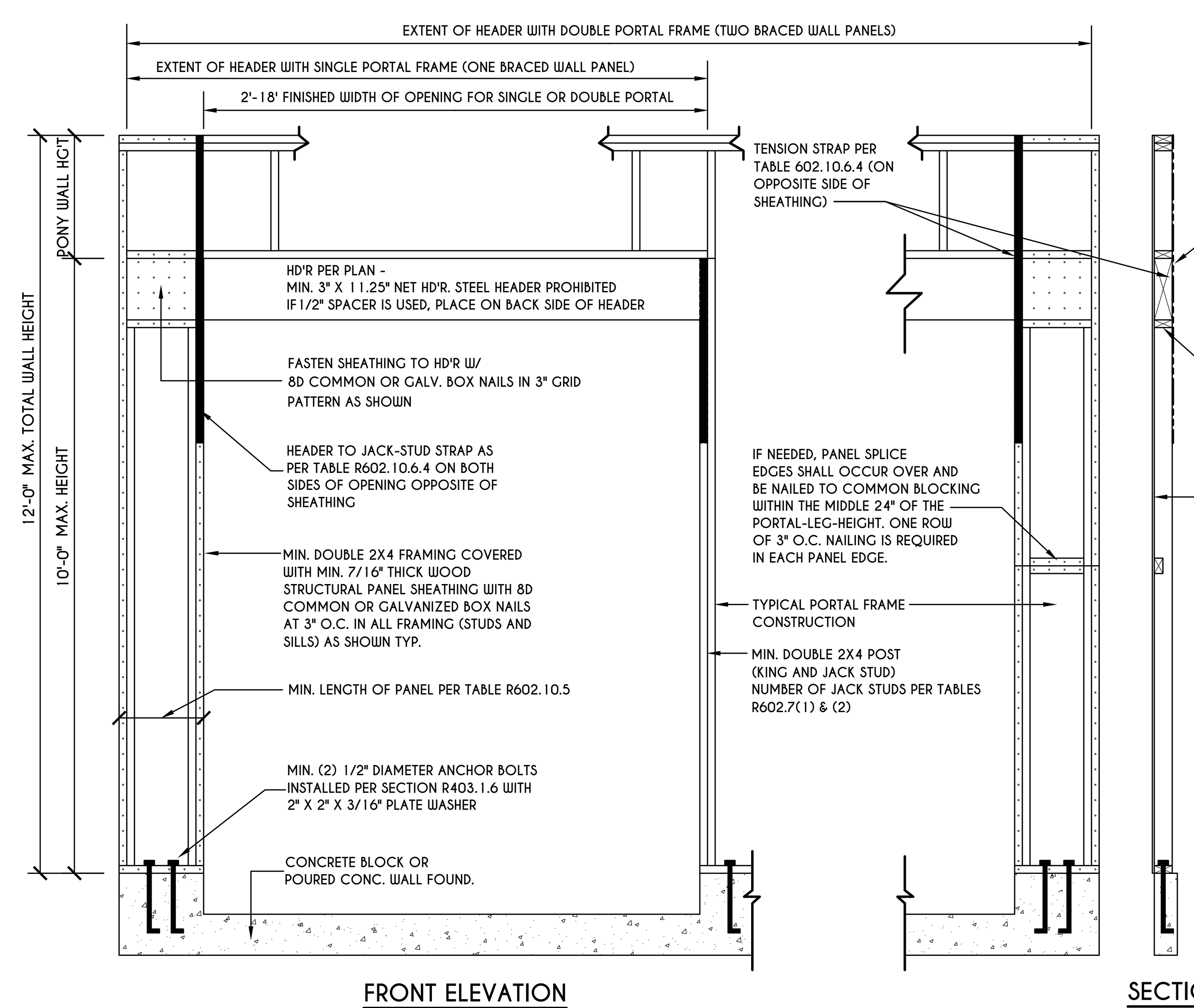
CLASS OF MATERIALS	LOAD-BEARING PRESSURE (pounds per square foot)
CRYSTALLINE BEDROCK	12,000
SEDIMENTARY & FOLIATED ROCK	4,000
SANDY GRAVEL AND/OR GRAVEL (GW & GP)	3,000
SAND, SILTY SAND, CLAYEY SAND, SILTY GRAVEL, AND CLAYEY GRAVEL (SW, SP, SM, SC, GM, & GC)	2,000
CLAY, SANDY CLAY, SILTY CLAY, CLAYEY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

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

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

UNIFIED SOIL CLASSIFICATION SYSTEM

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



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

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

GLA Greater Living Architecture, P.C.

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

www.greaterliving.com

REVISIONS:

DATE	BY	DESCRIPTION

CLIENT/LOCATION:

BUHRMAN RESIDENCE
LOT 12
COTTAGES AT MALVERN
PITTSFORD, NY

BUILDER:

KETMAR
DEVELOPMENT CORP.

REINFORCING NOTES

GLA PLAN 1973 R

drawn:	checked:
CDK	CSB
scale:	date:
AS NOTED	9 / 20
PROJECT: 2555 G	sheet: N / 2

Town of Pittsford

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

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

Permit #
B20-000165

DESIGN REVIEW AND HISTORIC PRESERVATION BOARD
REFERRAL OF APPLICATION

Property Address: 33 (Lot#35) Skylight Trail & 31 (Lot#36) Skylight Trail PITTSFORD, NY 14534
Tax ID Number: 192.06-1-13
Zoning District: RN Residential Neighborhood / RRAA Rural Residential
Owner: S & J Morrell, Inc
Applicant: S & J Morrell, Inc

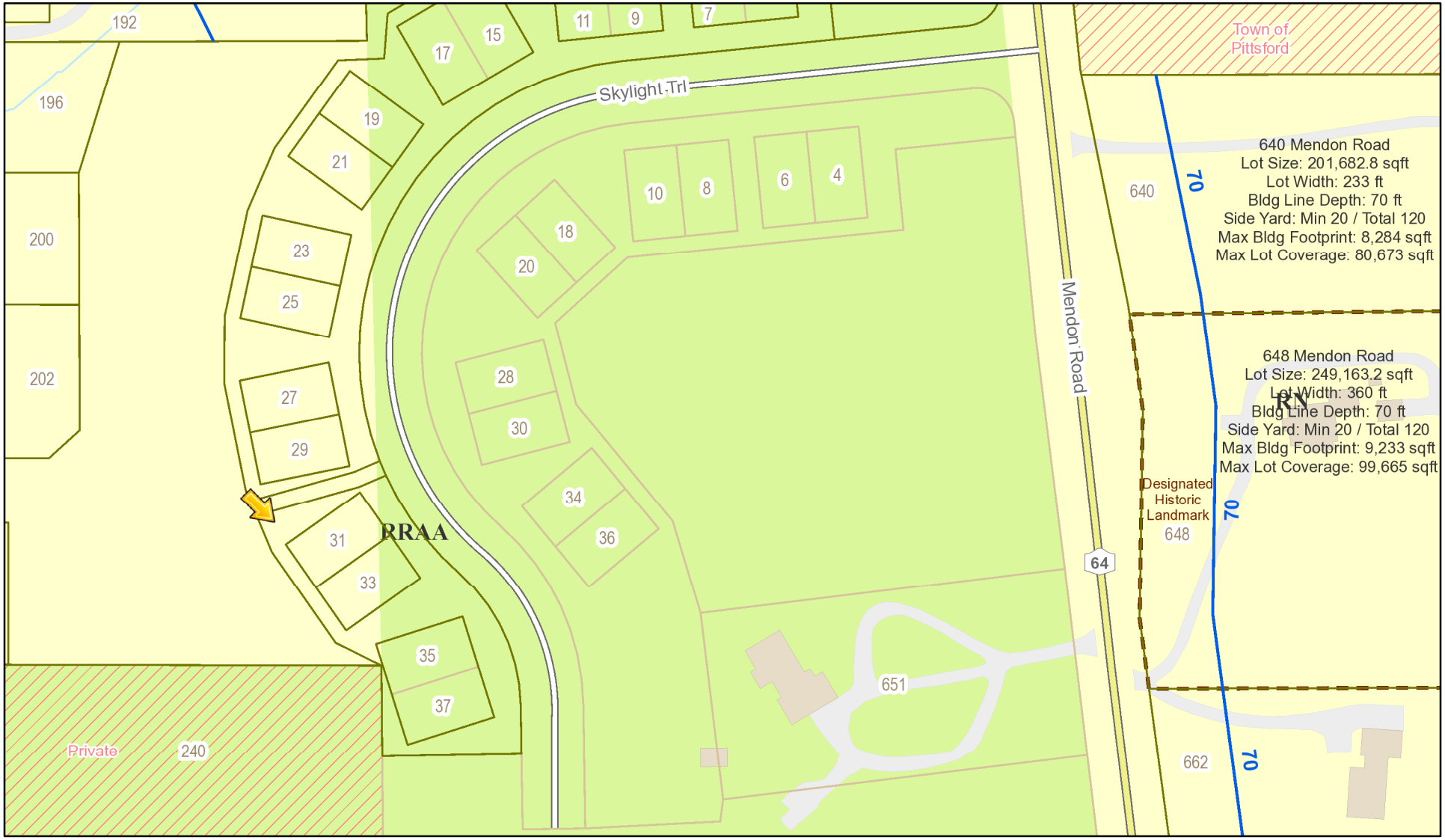
Application Type:

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

Project Description: Applicant is requesting design review for the proposed construction of a new town home dwelling. The proposed building will consist of 2 attached single family dwellings sharing a common wall. Lot 35 (33 Skylight Trail) will be approximately 2000 sq. ft. and Lot 36 (31 Skylight Trail) will be 2013 sq. ft. The town homes will be located in the new Alpine Ridge development.

Meeting Date: October 08, 2020

RN Residential Neighborhood Zoning



Printed October 1, 2020

1:2,257

0 95 190 380 ft

0 25 50 100 m

Town of Pittsford GIS


Bromsgrove Hill
Epping Wood Trail
Bromsgrove Hill
Mendon Road
Van Voorhis Road
Van Voorhis Road
Fawn Run
Driveway
Pine Vista
Nature View
611
625
184
192
191
190
197
196
200
206
203
202
208
211
210
640
648
662
670
682
684
240
237
251
260
707
2
8
10
16
18
20
7
9
11
15
17
19
21
26
20
14
32
33
27
21
15
6
2
60
1
9
19
29
39
49
59
40
41
44
46
48
50
52
47
49
51

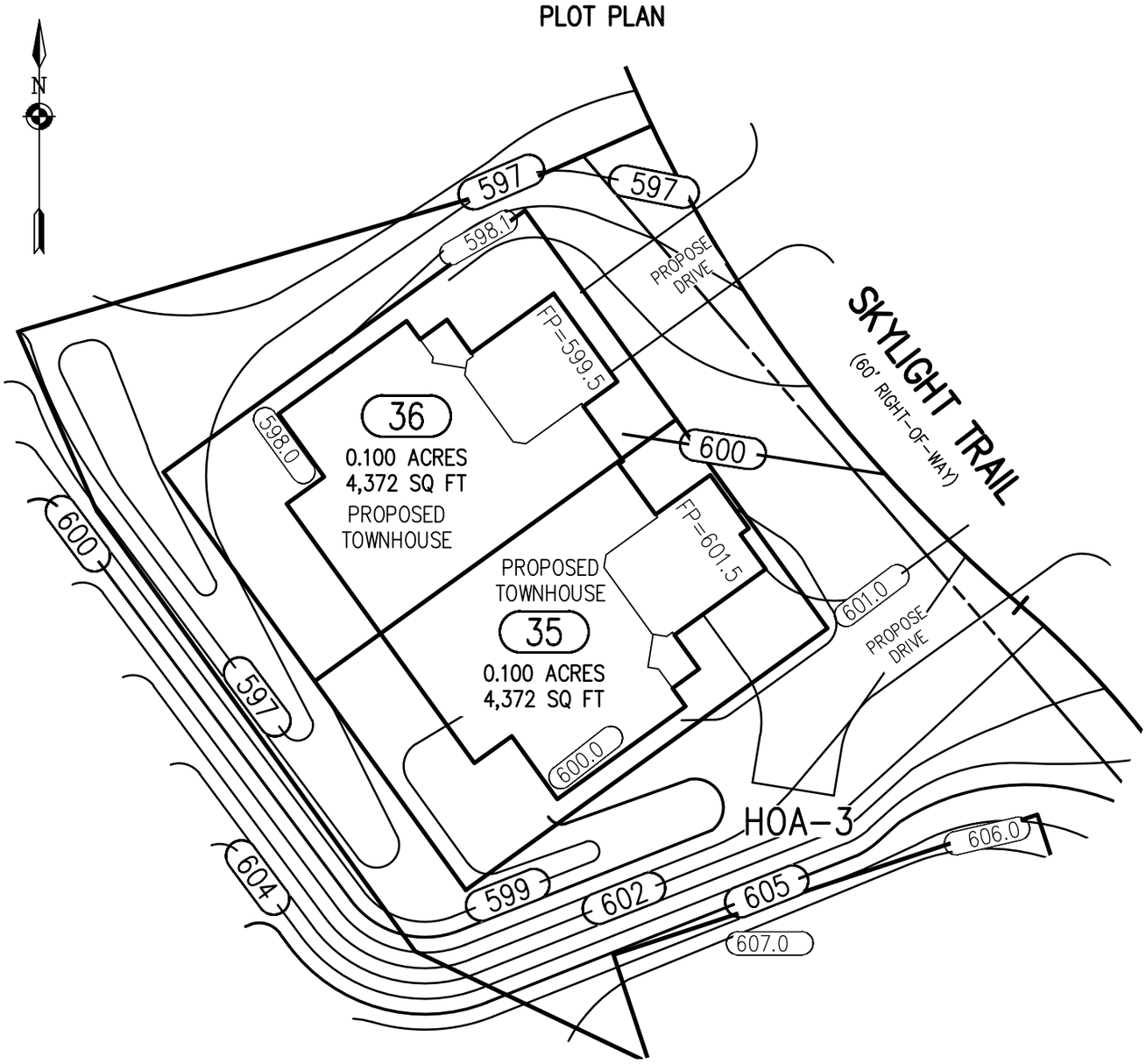
X= Proposed **X= Built**

= Side Load Garage

V ; / -0 md ` sgjbg l e f_q qrm l c

	Cobblestone	Light Mist	Navajo Beige	Khaki Brown	Booth Bay Blue
Color	✕	✕	✕	✕	✕
Building Step	✕				

PLOT PLAN



REFERENCES:

1. A PLAN ENTITLED "ALPINE RIDGE SUBDIVISION, SECTION 1, BEING A RE-SUBDIVISION OF THE KEVIN RYAN SUBDIVISION, AS FILED 4/15/2019 IN M.C.C.O. AS LIBER 358 OF MAPS, PAGE 41," PREPARED BY DOUGLAS W. MAGDE, L.S. HAVING DRAWING NUMBER SV1.0 AND LAST REVISED JUNE 27, 2019.

2. AN ABSTRACT OF TITLE WAS NOT PROVIDED FOR THE COMPLETION OF THIS SURVEY.

NOTES:

1. THE BEARING BASE SHOWN HEREON WAS TAKEN FROM REFERENCE 1.

2. SETBACK REQUIREMENTS:
   FRONT 0' (LOT) 25' (R.O.W.)
   SIDE 0'
   REAR 0'

3. UTILITY EASEMENT TO THE TOWN OF PITTSFORD PER REFERENCE 1.

4. GRADING SHOW HEREON WAS TAKEN FROM A PLAN ENTITLED "FINAL SECTION 1 PLANS FOR ALPINE RIDGE SUBDIVISION, GRADING PLAN (SHEET 1 OF 2), PREPARED BY MARATHON ENGINEERING, HAVING JOB NUMBER 0891-17, DRAWING NUMBER C4.0 AND LAST REVISED JUNE 27, 2019.

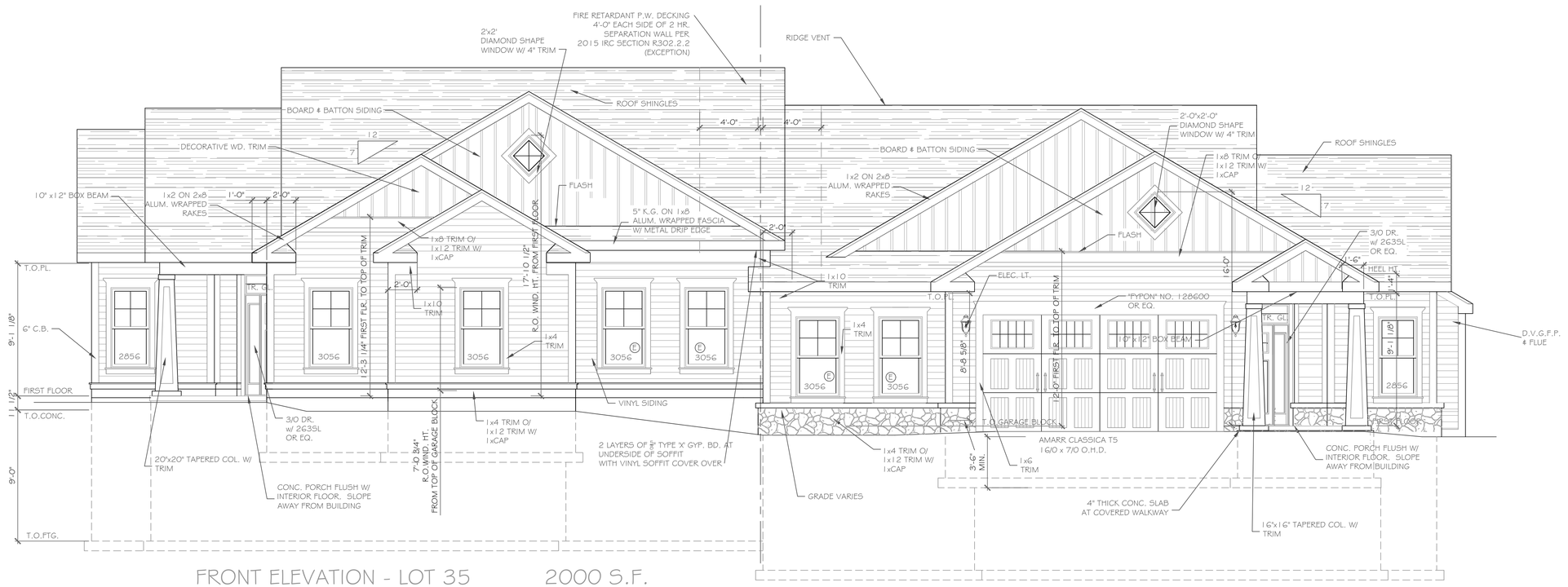
BME ASSOCIATES
ENGINEERS • SURVEYORS • LANDSCAPE ARCHITECTS
10 LIFT BRIDGE LANE EAST
FAIRPORT, NEW YORK 14450
PHONE 585-377-7360
FAX 585-377-7309

LOTS 35 & 36 ALPINE RIDGE SUBDIVISION SECTION 1
TOWN OF PITTSFORD MONROE COUNTY NEW YORK

DRAWN BY: GDB
DATE: 10-01-20

SCALE: 1"=30'
DWG NO: 2688-05

STATE OF NEW YORK
GREGORY D. DEAL
050661
LICENSED LAND SURVEYOR



FRONT ELEVATION - LOT 35 2000 S.F.

1/4"= 1'-0"

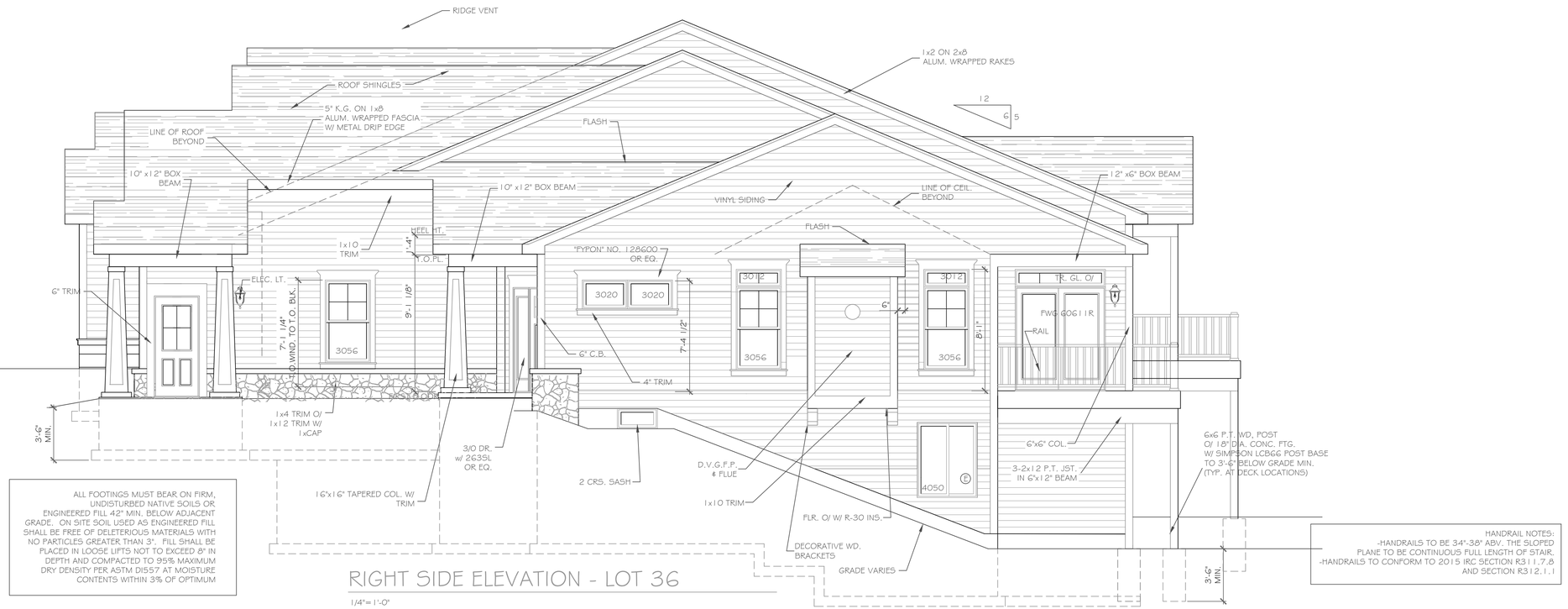
NOTE: - WINDOWS TO BE "VWD 210 SERIES" DOUBLE-HUNG, LOW-E
- DOORS TO BE "THERMA-TRU" OR EQ.
- DOWN SPOUTS TO BE LOCATED BY CONTRACTOR IN FIELD
-(E): WINDOW MEETS OR EXCEEDS THE EGRESS REQUIREMENTS PER SECTION R310 OF THE RES. CODE OF NYS

ALL FOOTINGS MUST BEAR ON FIRM, UNDISTURBED NATIVE SOILS OR ENGINEERED FILL 42" MIN. BELOW ADJACENT GRADE. ON SITE SOIL USED AS ENGINEERED FILL SHALL BE FREE OF DELETERIOUS MATERIALS WITH NO PARTICLES GREATER THAN 3". FILL SHALL BE PLACED IN LOOSE LIFTS NOT TO EXCEED 8" IN DEPTH AND COMPACTED TO 95% MAXIMUM DRY DENSITY PER ASTM D1557 AT MOISTURE CONTENTS WITHIN 3% OF OPTIMUM

FRONT ELEVATION - LOT 36 2013 S.F.

1/4"= 1'-0"

NOTE: - WINDOWS TO BE "VWD 210 SERIES" DOUBLE-HUNG, LOW-E
- DOORS TO BE "THERMA-TRU" OR EQ.
- DOWN SPOUTS TO BE LOCATED BY CONTRACTOR IN FIELD
-(E): WINDOW MEETS OR EXCEEDS THE EGRESS REQUIREMENTS PER SECTION R310 OF THE RES. CODE OF NYS



RIGHT SIDE ELEVATION - LOT 36

1/4"= 1'-0"

ALL FOOTINGS MUST BEAR ON FIRM, UNDISTURBED NATIVE SOILS OR ENGINEERED FILL 42" MIN. BELOW ADJACENT GRADE. ON SITE SOIL USED AS ENGINEERED FILL SHALL BE FREE OF DELETERIOUS MATERIALS WITH NO PARTICLES GREATER THAN 3". FILL SHALL BE PLACED IN LOOSE LIFTS NOT TO EXCEED 8" IN DEPTH AND COMPACTED TO 95% MAXIMUM DRY DENSITY PER ASTM D1557 AT MOISTURE CONTENTS WITHIN 3% OF OPTIMUM

HANDRAIL NOTES:
-HANDRAILS TO BE 34"-38" ABV. THE SLOPED PLANE TO BE CONTINUOUS FULL LENGTH OF STAIR.
-HANDRAILS TO CONFORM TO 2015 IRC SECTION R311.7.8 AND SECTION R312.1.1

REVISIONS-

NO.	DATE	DESCRIPTION
1	8/20	COVERED DECK - LOT 39

DRAWING TITLE- Elevations

PROJECT: Alpine Ridge - Units 35 & 36
Pittsford, New York

CLIENT- Morrell Builders

PHASE- Construction Documents

DATE: August 4, 2020

JOB NO.- A20-046

CKH architecture
1501 Pittsford Victor Rd.
Suite 100
Victor, New York 14564
phone: (585) 249-1234
e-mail- CKHennessey@frontiernet.net

DRAWING NO.- A-1

REAR ELEVATION - LOT 36

1/4"= 1'-0"

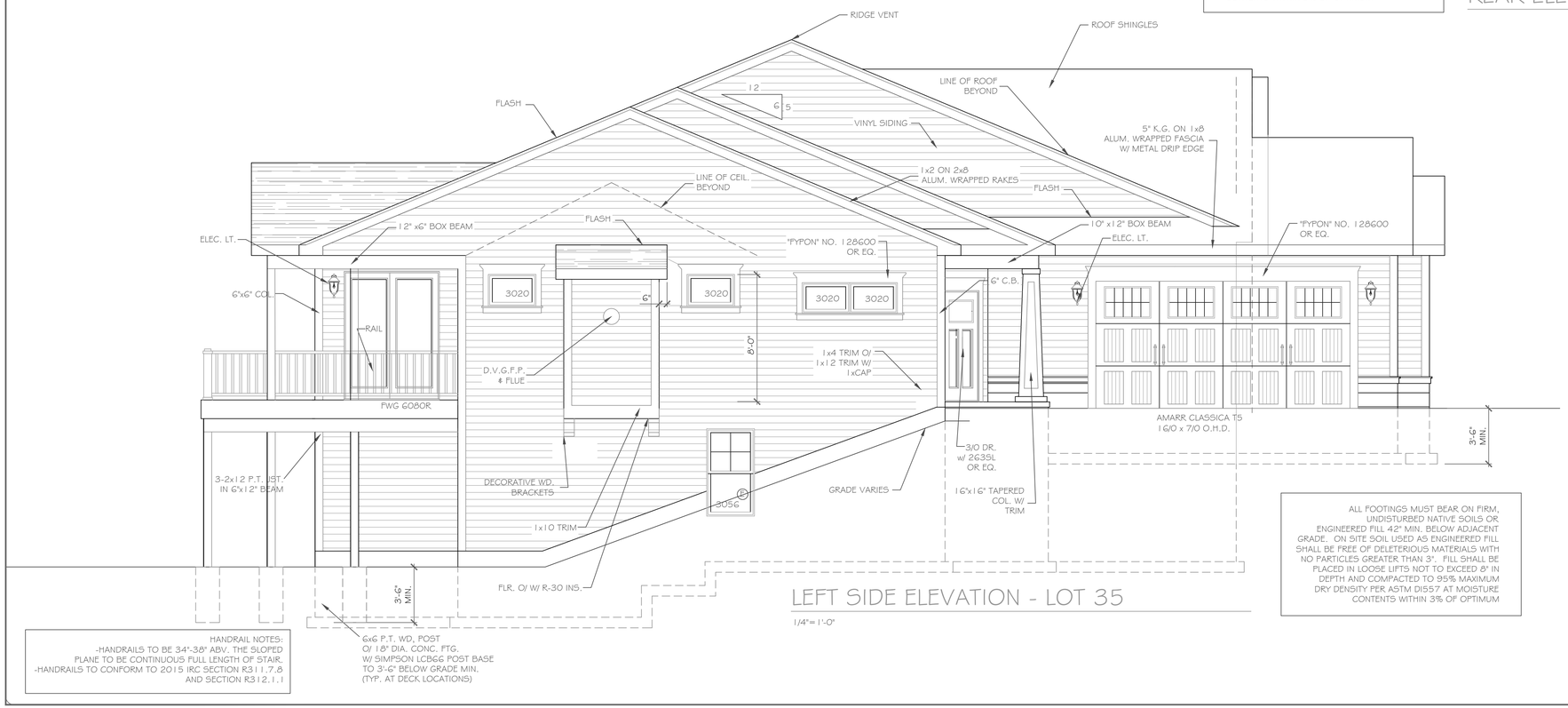
ALL FOOTINGS MUST BEAR ON FIRM, UNDISTURBED NATIVE SOILS OR ENGINEERED FILL 42" MIN. BELOW ADJACENT GRADE. ON SITE SOIL USED AS ENGINEERED FILL SHALL BE FREE OF DELETERIOUS MATERIALS WITH NO PARTICLES GREATER THAN 3". FILL SHALL BE PLACED IN LOOSE LIFTS NOT TO EXCEED 8" IN DEPTH AND COMPACTED TO 95% MAXIMUM DRY DENSITY PER ASTM D1557 AT MOISTURE CONTENTS WITHIN 3% OF OPTIMUM

6xG P.T. WD. POST O/ 18" DIA. CONC. FTG. W/ SIMPSON LCB66 POST BASE TO 3'-6" BELOW GRADE MIN. (TYP. AT DECK LOCATIONS)

HANDRAIL NOTES:
-HANDRAILS TO BE 34"-38" ABV. THE SLOPED PLANE TO BE CONTINUOUS FULL LENGTH OF STAIR.
-HANDRAILS TO CONFORM TO 2015 IRC SECTION R311.7.8 AND SECTION R312.1.1

REAR ELEVATION - LOT 35

1/4"= 1'-0"



LEFT SIDE ELEVATION - LOT 35

1/4"= 1'-0"

ALL FOOTINGS MUST BEAR ON FIRM, UNDISTURBED NATIVE SOILS OR ENGINEERED FILL 42" MIN. BELOW ADJACENT GRADE. ON SITE SOIL USED AS ENGINEERED FILL SHALL BE FREE OF DELETERIOUS MATERIALS WITH NO PARTICLES GREATER THAN 3". FILL SHALL BE PLACED IN LOOSE LIFTS NOT TO EXCEED 8" IN DEPTH AND COMPACTED TO 95% MAXIMUM DRY DENSITY PER ASTM D1557 AT MOISTURE CONTENTS WITHIN 3% OF OPTIMUM

HANDRAIL NOTES:
-HANDRAILS TO BE 34"-38" ABV. THE SLOPED PLANE TO BE CONTINUOUS FULL LENGTH OF STAIR.
-HANDRAILS TO CONFORM TO 2015 IRC SECTION R311.7.8 AND SECTION R312.1.1

REVISIONS-

NO.	DATE	DESCRIPTION
1	8/20	COVERED DECK - LOT 39

DRAWING TITLE- Elevations

PHASE- Construction Documents

PROJECT- Alpine Ridge - Units 35 & 36
Pittsford, New York

CLIENT- Morrell Builders

DATE- August 4, 2020

JOB NO.- A20-046

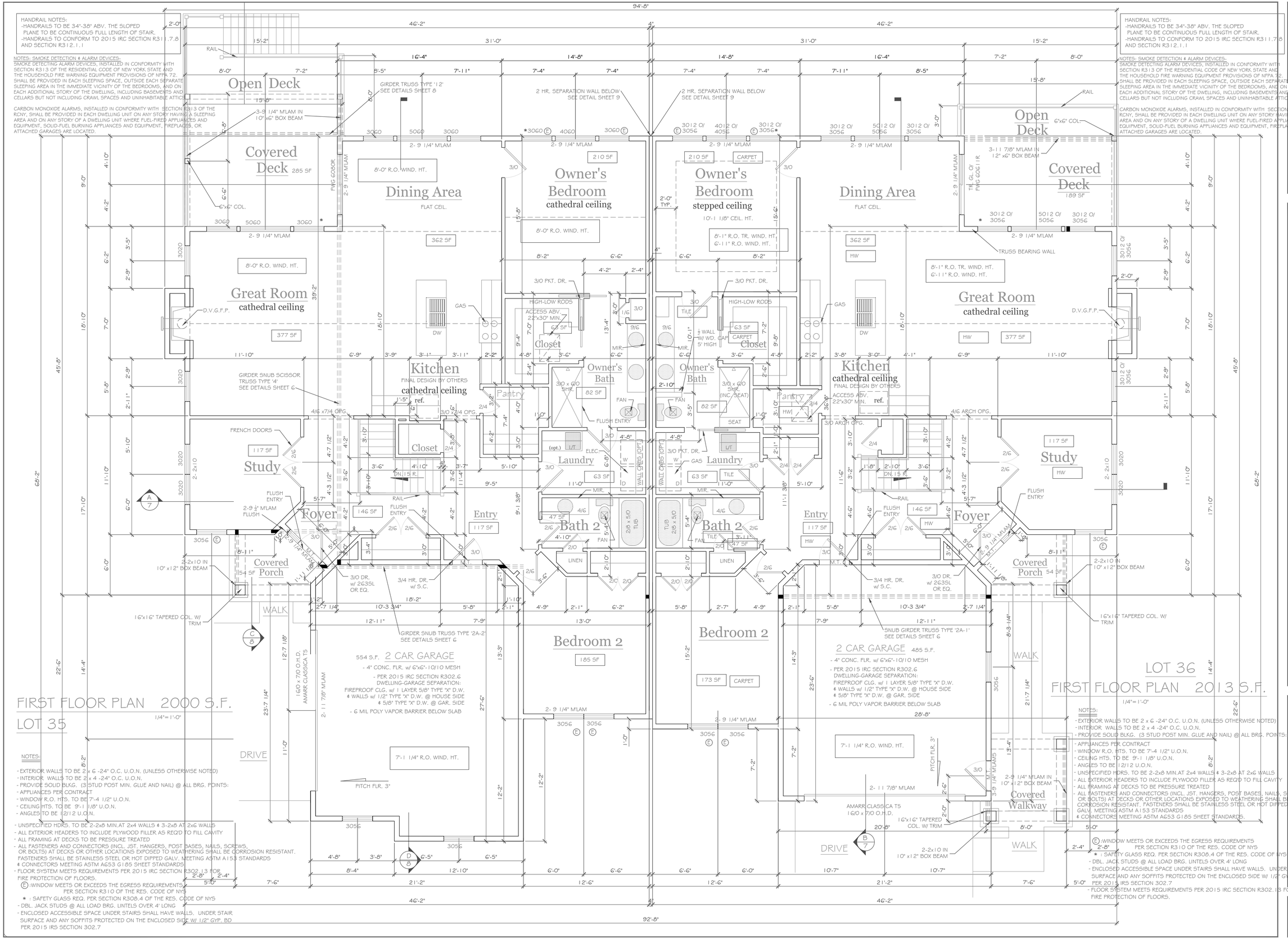
CKH architecture
1501 Pittsford Victor Rd.
Suite 100
Victor, New York 14564
phone: (585) 249-1234
e-mail: CKHarnessey@frontiernet.net

DRAWING NO.- A-2

HANDRAIL NOTES:
-HANDRAILS TO BE 34"-38" ABV. THE SLOPED PLANE TO BE CONTINUOUS FULL LENGTH OF STAIR.
-HANDRAILS TO CONFORM TO 2015 IRC SECTION R311.7.8 AND SECTION R312.1.1

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

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



FIRST FLOOR PLAN 2000 S.F.
LOT 35

1/4"= 1'-0"

NOTES:
- EXTERIOR WALLS TO BE 2 x 6 -24" O.C. U.O.N. (UNLESS OTHERWISE NOTED)
- INTERIOR WALLS TO BE 2 x 4 -24" O.C. U.O.N.
- PROVIDE SOLID BLKG. (3 STUD POST MIN. GLUE AND NAIL) @ ALL BRG. POINTS:
- APPLIANCES PER CONTRACT
- WINDOW R.O. HTS. TO BE 7'-4 1/2" U.O.N.
- CEILING HTS. TO BE 9'-1 1/8" U.O.N.
- ANGLES TO BE 12/12 U.O.N.
- UNSPECIFIED HDRS. TO BE 2-2x8 MIN.AT 2x4 WALLS & 3-2x8 AT 2x6 WALLS
- ALL EXTERIOR HEADERS TO INCLUDE PLYWOOD FILLER AS REQ'D TO FILL CAVITY
- ALL FRAMING AT DECKS TO BE PRESSURE TREATED
- ALL FASTENERS AND CONNECTORS (INCL. JST. HANGERS, POST BASES, NAILS, SCREWS, OR BOLTS) AT DECKS OR OTHER LOCATIONS EXPOSED TO WEATHERING SHALL BE CORROSION RESISTANT. FASTENERS SHALL BE STAINLESS STEEL OR HOT DIPPED GALV. MEETING ASTM A153 STANDARDS & CONNECTORS MEETING ASTM A653 G185 SHEET STANDARDS
- FLOOR SYSTEM MEETS REQUIREMENTS PER 2015 IRC SECTION R302.13 FOR FIRE PROTECTION OF FLOORS.
- (E) :WINDOW MEETS OR EXCEEDS THE EGRESS REQUIREMENTS PER SECTION R310 OF THE RES. CODE OF NYS
- * : SAFETY GLASS REQ. PER SECTION R308.4 OF THE RES. CODE OF NYS
- DBL. JACK STUDS @ ALL LOAD BRG. LINTELS OVER 4' LONG
- ENCLOSED ACCESSIBLE SPACE UNDER STAIRS SHALL HAVE WALLS. UNDER STAIR SURFACE AND ANY SOFFITS PROTECTED ON THE ENCLOSED SIDE W/ 1/2" GYP. BD PER 2015 IRS SECTION 302.7

FIRST FLOOR PLAN 2013 S.F.
LOT 36

1/4"= 1'-0"

NOTES:
- EXTERIOR WALLS TO BE 2 x 6 -24" O.C. U.O.N. (UNLESS OTHERWISE NOTED)
- INTERIOR WALLS TO BE 2 x 4 -24" O.C. U.O.N.
- PROVIDE SOLID BLKG. (3 STUD POST MIN. GLUE AND NAIL) @ ALL BRG. POINTS:
- APPLIANCES PER CONTRACT
- WINDOW R.O. HTS. TO BE 7'-4 1/2" U.O.N.
- CEILING HTS. TO BE 9'-1 1/8" U.O.N.
- ANGLES TO BE 12/12 U.O.N.
- UNSPECIFIED HDRS. TO BE 2-2x8 MIN.AT 2x4 WALLS & 3-2x8 AT 2x6 WALLS
- ALL EXTERIOR HEADERS TO INCLUDE PLYWOOD FILLER AS REQ'D TO FILL CAVITY
- ALL FRAMING AT DECKS TO BE PRESSURE TREATED
- ALL FASTENERS AND CONNECTORS (INCL. JST. HANGERS, POST BASES, NAILS, SCREWS, OR BOLTS) AT DECKS OR OTHER LOCATIONS EXPOSED TO WEATHERING SHALL BE CORROSION RESISTANT. FASTENERS SHALL BE STAINLESS STEEL OR HOT DIPPED GALV. MEETING ASTM A153 STANDARDS & CONNECTORS MEETING ASTM A653 G185 SHEET STANDARDS.
- (E) WINDOW MEETS OR EXCEEDS THE EGRESS REQUIREMENTS PER SECTION R310 OF THE RES. CODE OF NYS
- * : SAFETY GLASS REQ. PER SECTION R308.4 OF THE RES. CODE OF NYS
- DBL. JACK STUDS @ ALL LOAD BRG. LINTELS OVER 4' LONG
- ENCLOSED ACCESSIBLE SPACE UNDER STAIRS SHALL HAVE WALLS. UNDER STAIR SURFACE AND ANY SOFFITS PROTECTED ON THE ENCLOSED SIDE W/ 1/2" GYP. BD PER 2015 IRS SECTION 302.7
- FLOOR SYSTEM MEETS REQUIREMENTS PER 2015 IRC SECTION R302.13 FOR FIRE PROTECTION OF FLOORS.

REVISIONS-

NO.	DATE	DESCRIPTION
1	8/20	COVERED DECK LOT 35 FLUSH ENTRY SHOWER

PROJECT:
Alpine Ridge - Units 35 & 36
Pittsford, New York

CLIENT:
Morrell Builders

JOB NO.:
A20-046

DATE:
August 4, 2020

PHASE:
Construction Documents

DRAWING TITLE:
First Floor Plan

CKH architecture
1501 Pittsford Victor Rd.
Suite 100
Victor, New York 14564
phone (585) 249-1334
e-mail- CKHmessage@frontiernet.net

DRAWING NO.:
A-4

PROPOSED ELEVATION

ANTIQUE PARCHMENT

FRONT ELEVATION - LOT 35 2000 S.F.

FRONT ELEVATION - LOT 36 2013 S.F.

APPROVED ELEVATION

MYSTIC BLUE

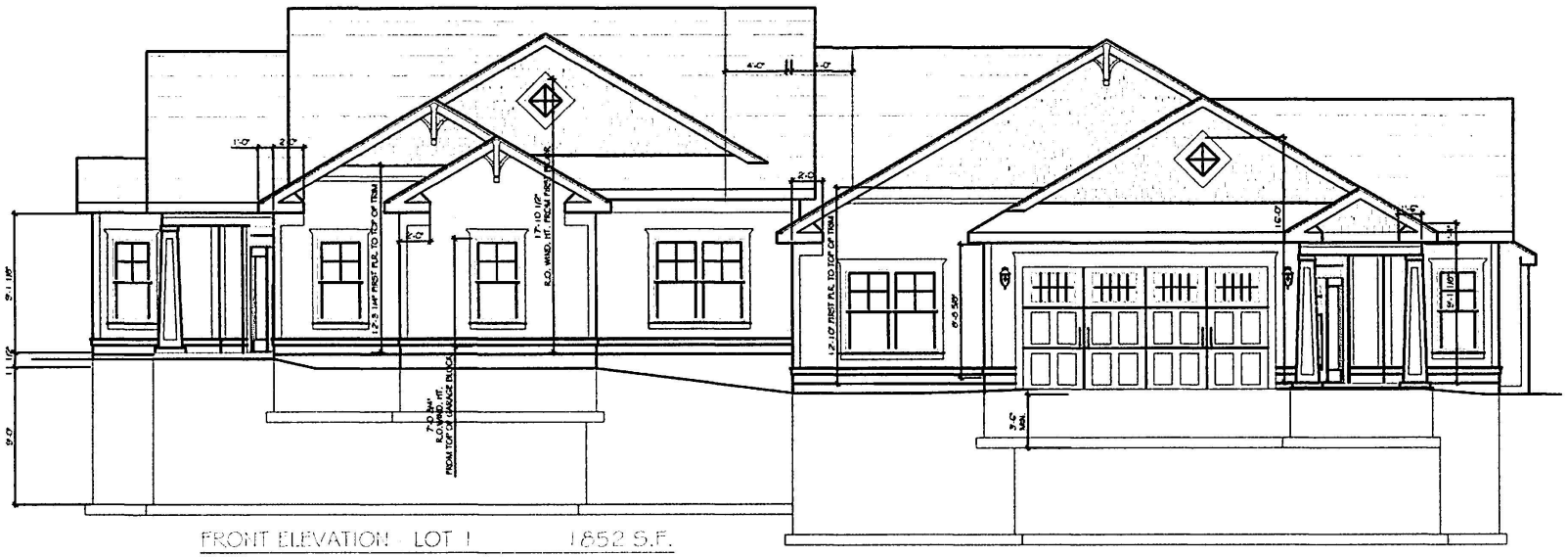
FRONT ELEVATION - LOT 39 2000 S.F.

FRONT ELEVATION - LOT 40 2013 S.F.

Front Elevation # 2

CONSTRUCTED

4&6 Skylight Trail



Front Elevation # 1

APPROVED & UNDER CONSTRUCTION

9&11 Skylight Trail

FRONT ELEVATION - LOT 46 1987 S.F.

FRONT ELEVATION - LOT 45 2000 S.F.