

**Design Review & Historic Preservation Board
Agenda
November 12, 2020**

HISTORIC PRESERVATION DISCUSSION

RESIDENTIAL APPLICATION FOR REVIEW

- **65 Mahogany Run**
The Applicant is requesting design review for the addition of a sunroom. The addition will be approximately 349 square feet and will be located to the rear of the home.
- **597 Mendon Road**
The Applicant is requesting design review for the proposed construction of a detached garage with a hobby room and porch. The construction will total 864 sq. ft. and will be replacing an existing 600 sq. ft.- detached garage. This application is being reviewed by the Zoning Board of Appeals on 1/16/20.
- **305 W. Bloomfield Rd.**
The Applicant is requesting Design Review for the proposed construction of a 2 story addition. The addition will total approximately 1600 Sq. Ft.

RESIDENTIAL APPLICATION FOR REVIEW – NEW

- **48 Coventry Ridge**
The Applicant is requesting design review for the construction of a two story single family home. The home will have a total living area of 3223 square feet and will be located in the Coventry Ridge Subdivision.
- **10 Lexton Way**
The Applicant is requesting design review for the construction of a two story single family home. The home will be approximately 2339 square feet and will be located in the Wilshire Hills Subdivision.
- **18 & 20 Skylight Trail**
The 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 5 (18 Skylight Trail) will be approximately 2000 sq. ft. and Lot 6 (20 Skylight Trail) will be 1987 sq. ft. The town homes will be located in the new Alpine Ridge development.
- **35 & 37 Skylight Trail**
The 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 34 (35 Skylight Trail) will be approximately 2000 sq. ft. and Lot 33 (37 Skylight Trail) will be 2217 sq. ft. The town homes will be located in the new Alpine Ridge development.
- **65 Pickwick Dr.**
The Applicant is requesting Design Review for the proposed construction of a new 2761 Sq. Ft. home. The existing home is proposed to be demolished and replaced with this home.

COMMERCIAL APPLICATION FOR REVIEW

- **3001 Monroe Avenue – Edible Arrangements**
The Applicant is requesting design review for the change to an existing business identification sign. The sign will still identify the business "Edible Arrangements" but will be increased in size by 1 square foot and display a new design.

- **900 Linden Avenue – Cube Smart**

The Applicant is requesting design review for the addition of a business identification sign. The sign will be a two-sided aluminum post and panel approximately 8 square feet identifying "CubeSmart".

- **959 Panorama Trail – Whitney Co.**

The Applicant is requesting design review for the installation of a business identification sign. The proposed size is 15 sq. ft.

INFORMAL REVIEW - Kilbourn Place

OTHER – REVIEW OF 10/22/2020 MINUTES

How to view the meeting:

1. Zoom

- In your web browser, go to <https://townofpittsford.zoom.us/j/87417320986?pwd=UXd1ZW42S2FwK3F3M0lwS0tZVXEzZz09>
- 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 **874 1732 0986**. 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
October 22, 2020

PRESENT

Dirk Schneider, Chairman; Paul Whitbeck, Bonnie Salem, John Mitchell, Leticia Fornataro

ALSO PRESENT

Kevin Beckford, Town Board liaison; Robert Koegel, Town Attorney; Allen Reitz, Assistant Building Inspector; Susan Donnelly, Secretary to the Board

ABSENT

Dave Wigg, Kathleen Cristman

Proceedings of a regular meeting of the Pittsford Design Review and Historic Preservation Board were held on Thursday, October 22 at 6:00 P.M. local time. The meeting took place with Board members and applicants participating remotely using Zoom.

Dirk Schneider opened the meeting at 6:00 pm.

HISTORIC PRESERVATION DISCUSSION

Dirk Schneider reported that he has not had any response from his contact at the Landmark Society as far as outreach programs for inventoried homeowners.

Bonnie Salem discussed that she and Audrey Johnson, Town Historian, are researching landmarking the East Street Burying Ground. Supervisor Smith supports this effort.

Leticia Fornataro reported that further progress is being made on purchasing the banners for the historic district. Contacts have been made with the Town to arrange payment with the vendor. Town staff will be responsible for installation. It was recommended that an event/celebration be coordinated to coincide with the installation. Kevin Beckford agreed to bring this idea to the Town Board. Details will be worked out as to when installation can best occur.

RESIDENTIAL APPLICATION FOR REVIEW

• **132 East Street**

The Applicant is requesting design review for the renovation of an existing home. The home will receive new siding, roofing, windows and doors. The roof over the old kitchen and on the north side of the second floor will be removed and replaced. The applicant will be seeking approval by the Zoning Board for a front setback variance at the October 19 meeting.

The architect, Dan Pope, and homeowners Andrew and Jantyda Scherdin were present.

The homeowner stated that the renovations are to make the home livable but keep the charm of the farmhouse style.

The windows are being changed to a 2 over 2 style and the shutters will be eliminated according to Ms. Scherdin.

The Board questioned the use of both the clapboard materials and board and batten on the north elevation of the home facing East Street. It was agreed upon by most Board members that one of the

materials only should be chosen for the street side elevation. Ms. Scherdin indicated she was agreeable to using the board and batten materials only on the street side (north) elevation.

Leticia Fornataro moved to accept the application as submitted with the condition with the board and batten material be used on the north elevation. The shiplap clapboard siding will be eliminated on this elevation.

Dirk Schneider seconded.

Aye – Schneider, Fornataro, Whitbeck, Mitchell

Nay – Salem

- **4044 East Avenue**

The Applicant is requesting design review for the addition of a mud room/laundry room. The addition will be approximately 100 square feet and will be located on the east side of the home.

The homeowner, Justin Hamilton, was present.

He discussed the renovations proposed to the rear of the home. The board and batten siding will tie in with the siding on the carriage house. The windows that will be removed will be reused on the north elevation.

Paul Whitbeck moved to accept the application as submitted.

John Mitchell seconded.

All Ayes.

RESIDENTIAL APPLICATION FOR REVIEW – NEW

- **12 Hawkstone Way**

The Applicant is requesting design review for the construction of a one story single family home. The home will be approximately 2142 square feet and will be located in the Cottages of Malvern Hills.

Marie Kenton of Ketmar Development was present.

Ms. Kenton discussed that despite the fact that the garage is somewhat forward the design tries to compensate by making the porch deeper.

Paul Whitbeck noted the multiple textures. Ms. Kenton discussed that the additional texture is only in the one gable and will be the same color as the home. It is noted that this precedent is already set in this neighborhood.

John Mitchell moved to accept the application as submitted.

Dirk Schneider seconded.

All Ayes.

- **16 Hawkstone Way**

The Applicant is requesting design review for the construction of a one story single family home. The home will be approximately 2197 square feet and will be located in the Cottages of Malvern Hills.

Marie Kenton was present to discuss this application with the Board.

She indicated that there is only a small amount of shake material in the gable but will be the color of main body of the home. The posts will be timber as opposed to painted posts. Ms. Kenton noted that there are three other homes in the neighborhood already with timber post accents.

Bonnie Salem moved to accept the application as submitted.

John Mitchell seconded.

All Ayes.

COMMERCIAL APPLICATION FOR REVIEW

- **111 East Jefferson Road (Sign)**

The Applicant is requesting design review for the replacement of a business identification sign. The new sign will be for the Edgewood Church and will replace the current YMCA sign located at the entrance. The sign will be a monument sign approximately 19 square feet with vinyl wrapped panels with printed watermark logo.

Douglas Landford, pastor at Edgewood Church, was present.

Leticia Fornataro indicated that her firm was working in the past with this project, albeit not the signage, and offered to recuse herself from the vote if necessary.

Mr. Langford described that the existing YMCA sign is wrapped with a superimposed logo and name on the signage.

The Board commented that the base of the sign should be more substantial and suggested more depth for the stone.

John Mitchell moved to accept the application as submitted with the recommendation that the stone bottom of the sign be expanded to present a more substantial base.

Dirk Schneider seconded.

All Ayes.

INFORMAL REVIEW

- **180 Kilbourn Road**

The Applicant is requesting an informal review for the demolition of a home built in 1948 in the Kilbourn neighborhood. The home will be replaced with an approximately 2038 square foot two-story home.

The architect Patrick Morabito was present. Mr. Morabito indicated that there are several issues with the current home so demolition and new construction is the preferred option for the homeowners. The new home will be built in the existing footprint of the current home. The site will transform from a simple ranch home to a two-story dwelling.

The Board held a discussion on the current mix of styles of homes in this neighborhood. Dirk Schneider summed up the feelings of the Board members that more information on exactly what the

composition of different styles of homes in the neighborhood with information on the heights and massing. Bonnie Salem felt that the design is rustic and questioned whether it was complementary to the neighborhood. Paul Whitbeck and Ms. Salem questioned the substantial stone pillars.

Mr. Morabito stated that he has built two other two-story homes in this area and referenced that clients find this a desirable location due to its proximity to Oak Hill and this sort of turnover is a current trend. He feels that this neighborhood is eclectic in style in general but he could work to bring the profile of the home down somewhat. He also stated that the color palette would be chosen carefully with complementary stone. Dirk Schneider requested a photo submission of the proposed stone for future. Additionally, more information will be needed on the color, stone piers, and structure height in context to the neighborhood.

OTHER – REVIEW OF 10/8/2020 MINUTES

Bonnie Salem moved to accept the minutes of October 8, 2020 as written.

John Mitchell seconded.

All Ayes.

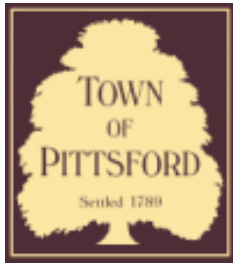
ADJOURNMENT

Dirk Schneider moved to close the meeting at 7:25 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

Permit #
B20-000184

Phone: 585-248-6250

FAX: 585-248-6262

DESIGN REVIEW AND HISTORIC PRESERVATION BOARD REFERRAL OF APPLICATION

Property Address: 65 Mahogany PITTSFORD, NY 14534

Tax ID Number: 177.04-2-17

Zoning District: RN Residential Neighborhood

Owner: Singer, Gregory M

Applicant: Woodstone Custom Homes Inc.

Application Type:

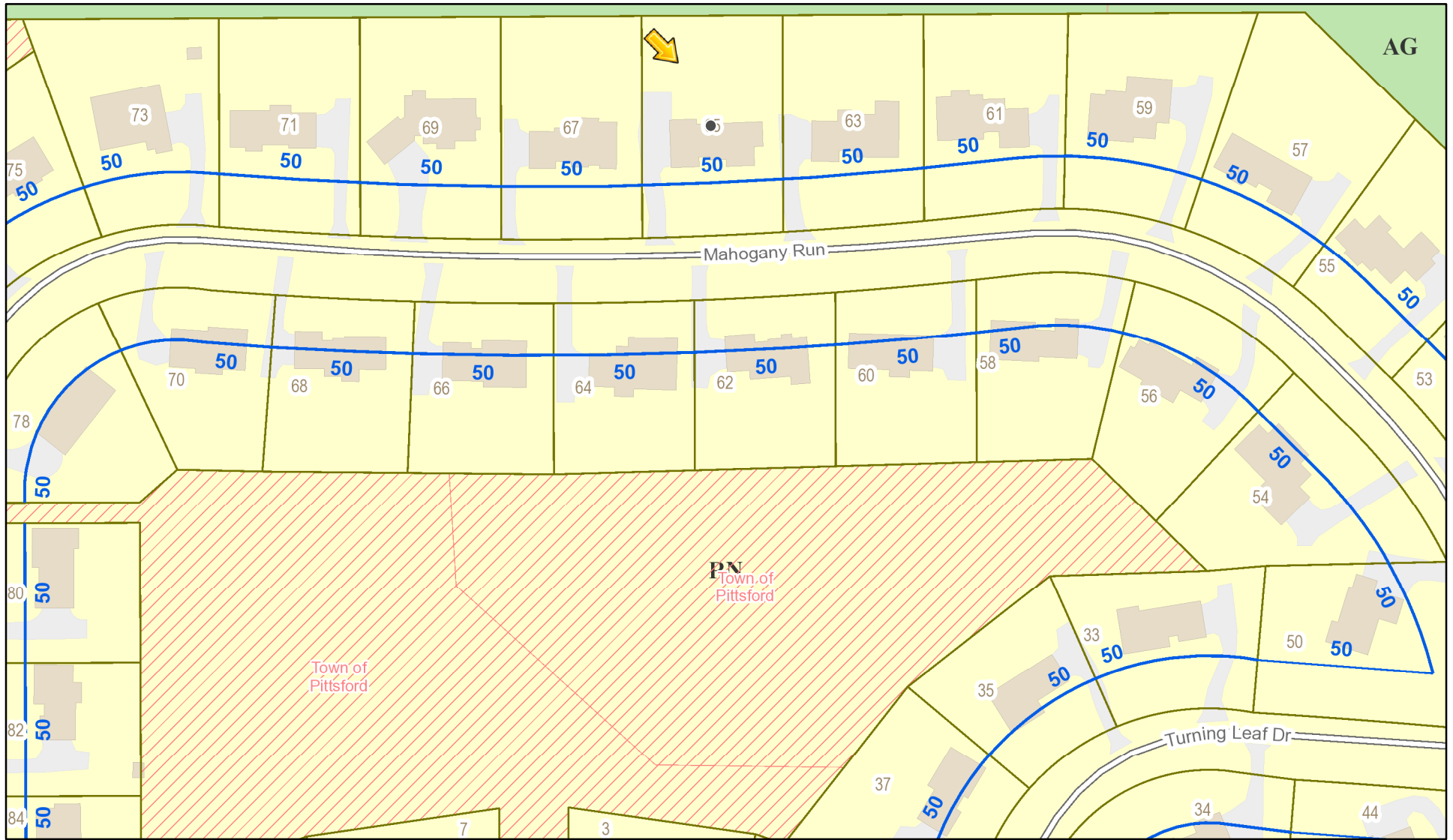
- | | |
|---|---|
| <input checked="" type="checkbox"/> Residential Design Review
§185-205 (B) | <input type="checkbox"/> Build to Line Adjustment
§185-17 (B) (2) |
| <input type="checkbox"/> Commercial Design Review
§185-205 (B) | <input type="checkbox"/> Building Height Above 30 Feet
§185-17 (M) |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

Project Description: Applicant is requesting design review for the addition of a sunroom. The addition will be approximately 349 square feet and will be located to the rear of the home.

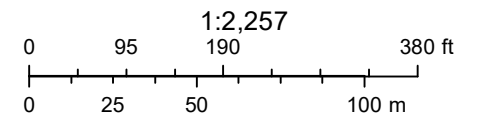
Meeting Date: November 12, 2020



RN Residential Neighborhood Zoning

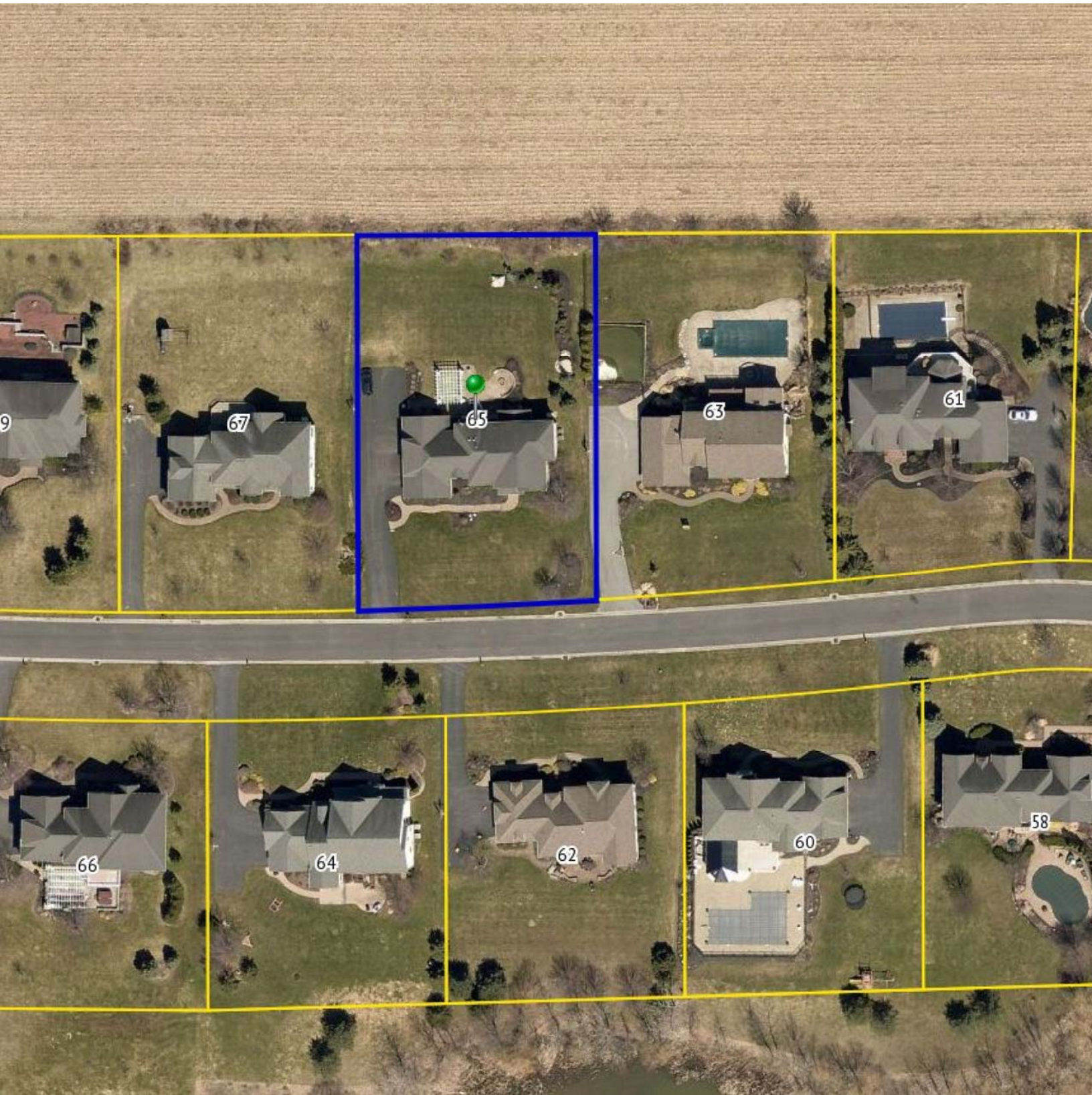


Printed October 29, 2020



Town of Pittsford GIS

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



9

67

65

63

61

66

64

62

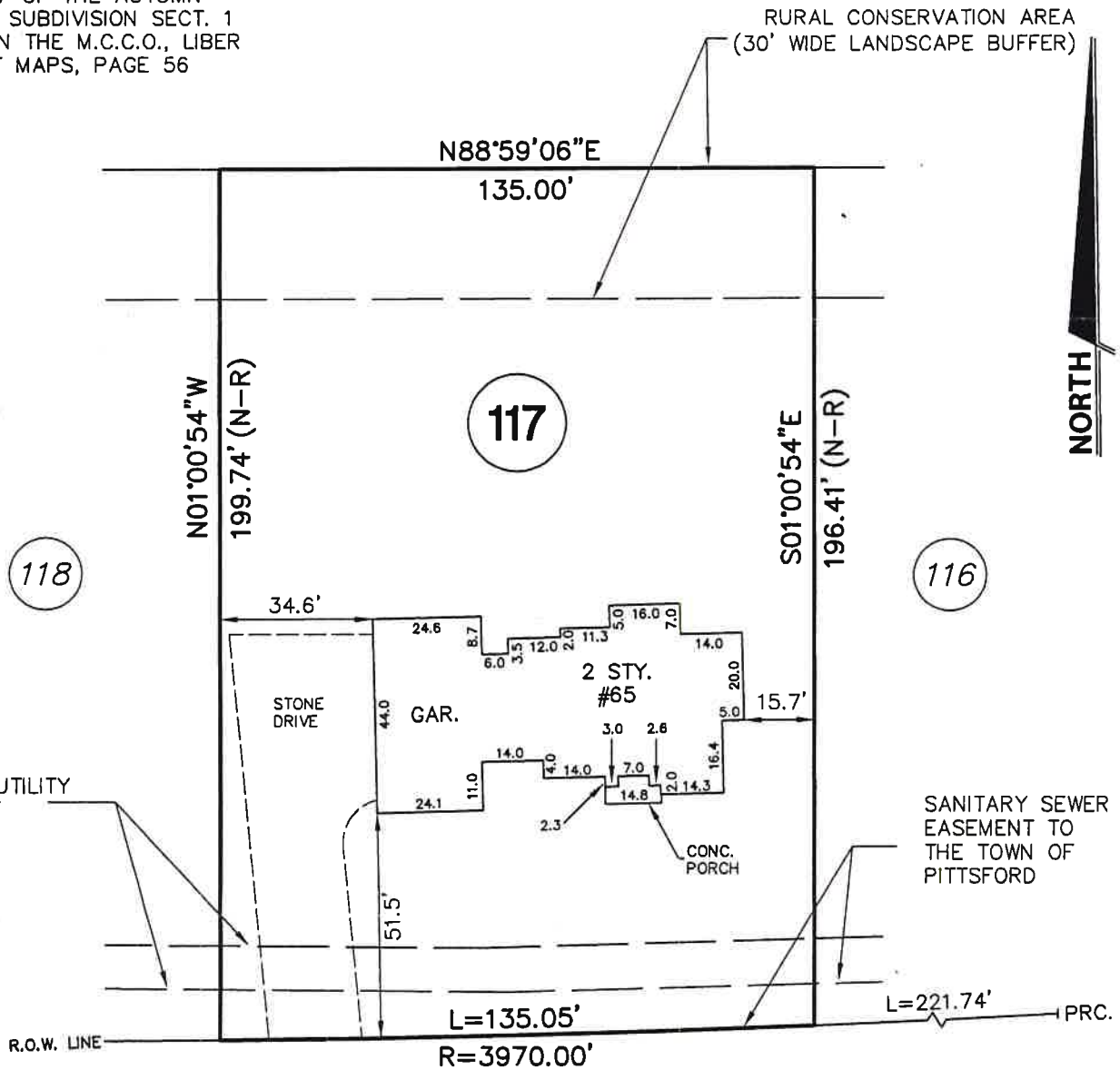
60

58

REFERENCE:

LOT 117 OF THE AUTUMN WOODS SUBDIVISION SECT. 1 FILED IN THE M.C.C.O., LIBER 309 OF MAPS, PAGE 56

RURAL CONSERVATION AREA (30' WIDE LANDSCAPE BUFFER)



MAHOGANY (60.0' WIDE) RUN

**MAP OF AN INSTRUMENT SURVEY OF:
LOT 117 OF THE AUTUMN WOODS SUBDIVISION, SECT. 1**

TOWN OF PITTSFORD SITUATE IN: MONROE COUNTY NEW YORK

DATE: SEPTEMBER 29, 2005 SCALE: 1" = 40'
ADD CERTS DEC. 22, 2005

ANY UNAUTHORIZED ALTERATION OR ADDITION TO THIS MAP IS A VIOLATION OF ARTICLE 145, SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW.

WE, PARRONE ENGINEERING, HEREBY CERTIFY THAT THIS MAP WAS PREPARED FROM NOTES OF AN INSTRUMENT SURVEY COMPLETED ON SEPTEMBER 28, 2005. IT IS FURTHER CERTIFIED TO:

BANK OF AMERICA, N.A., its successors and/or assigns
MONROE TITLE INSURANCE CORPORATION
DAVIDSON, FINK, COOK, KELLY & GALBRAITH LLP.
JILL M. MYERS, ESQ.
MICHAEL F. BARRA AND LICIA M. BARRA

David S. Staerr
DAVID S. STAERR, P.L.S. LIC. NO. 049962
PARRONE ENGINEERING

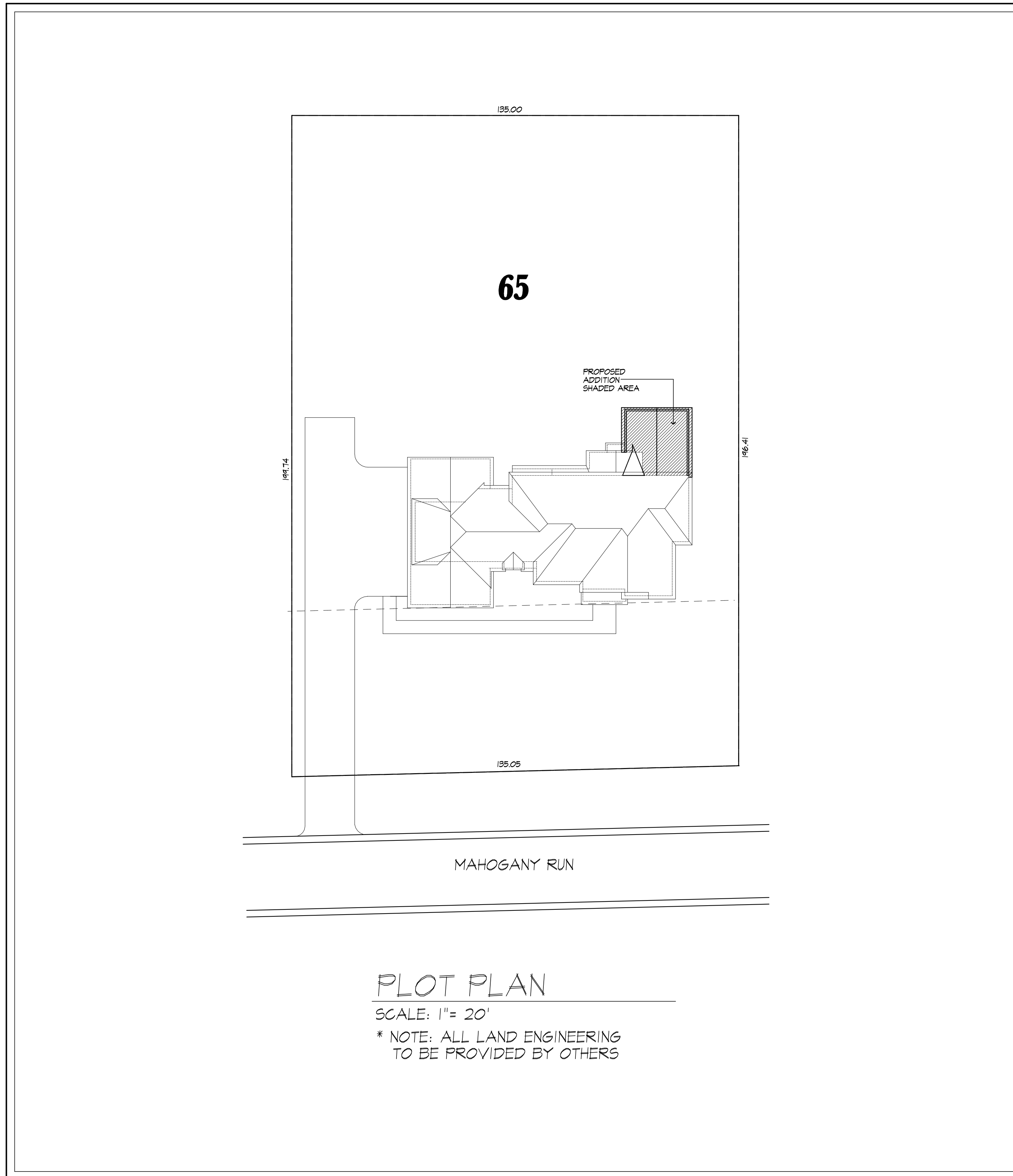
PARRONE
engineering

THE PIANO WORKS
349 WEST COMMERCIAL STREET
SUITE 3200
EAST ROCHESTER, NY 14445
T 585.586.0200 F 585.586.6752



GENERAL NOTES:

- THESE PLANS HAVE BEEN PREPARED TO THE BEST OF THE ARCHITECT'S KNOWLEDGE, BELIEF, AND PROFESSIONAL JUDGMENT IN ACCORDANCE WITH THE 2020 RESIDENTIAL CODE OF NEW YORK STATE AND ENERGY CONSERVATION CODE REQUIREMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADAPTING THESE PLANS, IF REQUIRED, TO SUIT THE NEEDS OF THE BUILDING ON THE SITE. PROVIDED THAT THE ALTERATIONS DO NOT VIOLATE THE CODE OR ALTER THE STRUCTURAL INTEGRITY OF THE BUILDING.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE WITH ALL APPLICABLE BUILDING/ELECTRICAL/MECHANICAL/SANITARY AND ENERGY CODES, STATE OR LOCAL. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE WITH THE ENERGY CONSERVATION CODE FOR ALL HVAC EQUIPMENT, HVAC CONTROLS, WATER HEATING EQUIPMENT, PIPE AND DUCT INSULATION, AND FLUORESCENT LAMPS AND BALLASTS.
- THE CONTRACTOR SHALL BE RESPONSIBLE SO THAT BRANDS OF WINDOWS AND DOORS INSTALLED MEET THE NEW YORK STATE ENERGY CONSERVATION CODE REQUIREMENTS. WINDOWS AND / OR DOORS SHOWN ARE INDICATED FOR SIZING ONLY.
- ALL FOOTINGS SHALL REST ON UNDISTURBED VIRGIN SOIL. THE FOOTING/FOUNDATION DESIGN ASSUMES MINIMUM SOIL BEARING PRESSURE TO BE 2000 PSF. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SUBGRADE CONDITIONS. IF REQUIRED, THE OWNER AND / OR CONTRACTOR SHALL BE RESPONSIBLE FOR HIRING A SOILS ENGINEER TO VERIFY SUBGRADE CONDITIONS AND SUBSTANTIATE ACTUAL BEARING CAPACITY.
- BACKFILL MATERIALS SHALL BE NATIVE SOIL. FOR FILL UNDER THE GARAGE FLOOR OR BASEMENT FLOOR, PROVIDE SAND/ GRAVEL FILL FOR COMPACTION AS NEEDED.
- MINIMUM CONCRETE COMPRESSIVE STRENGTH:
2500 PSI FOOTINGS
2500 PSI FLOOR SLABS
3500 PSI PORCH
3500 PSI GARAGE
- CONCRETE BLOCK SHALL CONFORM TO ASTM C90 N-1, WALL REINFORCING - ASTM A82. ALL MORTAR SHALL CONFORM TO ASTM C270, TYPE S - 1 PART PORTLAND CEMENT, 1/4 PART LIME, 3 PARTS SAND.
- STRUCTURAL STEEL SHALL CONFORM TO ASTM A36. SHOP-PRIME PAINT TT-P-20, TT-P-31G, TT-P-36S. FABRICATION AND INSTALLATION PER THE LATEST EDITION OF THE AISC MANUAL AND SPECIFICATIONS.
- MINIMUM FIBER STRESS IN BENDING (FB) FOR ALL FRAMING LUMBER TO BE 1150 PSI #2 HEM-FIR OR BETTER. PROVIDE DOUBLE FRAMING MEMBERS UNDER PARTITIONS RUNNING IN SAME DIRECTION.
- CONTRACTOR SHALL PAY STRICT ADHERENCE TO MICROLAM MANUFACTURER'S WRITTEN DIRECTIONS FOR CUTTING, DRILLING, NOTCHING, JOINING AND GENERAL INSTALLATION OF THEIR PRODUCTS.
- WOOD TRUSSES SHALL BE DESIGNED BY MANUFACTURER. SUPPLIER SHALL BE RESPONSIBLE FOR INSTALLATION DETAILS AND REQUIRED BRIDGING/BRACING.
- PLYWOOD SHALL CONFORM TO U.S. PRODUCT STANDARD PS - 1, THICKNESS AS SHOWN. APA RATED SHEATHING EXP-1, NAILING AND SPACING PER APA RECOMMENDATIONS FOR LOCATIONS INTENDED.
- ALL WOOD IN CONTACT WITH CONCRETE OR MASONRY SHALL BE FULLY WOOD PRESERVATIVE-TREATED WITH OSMOSALTS OR MOLMAN SALTS.
- ALL OPENINGS IN THE BUILDING ENVELOPE (DOORS, WINDOWS, UTILITIES) SHALL BE CAULKED, WEATHER-STRIPPED, OR OTHERWISE SEALED. CORROSION RESISTIVE FLASHING SHALL BE PROVIDED AT THE LOCATIONS ON THE EXTERIOR WALL ENVELOPE PER RESIDENTIAL CODE OF NEW YORK (2020).
- CONTRACTOR SHALL VERIFY ALL NOTES AND DIMENSIONS PRIOR TO CONSTRUCTION. THESE DRAWINGS ARE NOT TO BE SCALED - USE DIMENSIONS GIVEN.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND SAFETY PRECAUTIONS IN CONNECTION WITH THE WORK.
- THESE DRAWINGS HAVE BEEN PREPARED FOR STRUCTURAL INTENT ONLY. ELECTRICAL, MECHANICAL, AND OTHER BUILDING SYSTEMS, AS REQUIRED ARE TO BE DESIGNED BY OTHERS.
- THE FOLLOWING DESIGN LOADS HAVE BEEN USED IN THE STRUCTURES DESIGN IN ACCORDANCE WITH THE PRINTED SPAN TABLES IN THE RESIDENTIAL CODE OF NEW YORK STATE (2020).
FLOOR LOADS (LIVING AREAS-1ST FLOOR) 40 PSF
SLEEPING AREAS (2ND FLOOR) 30 PSF
EXTERIOR DECKS 40 PSF
- ALL WORK, MATERIALS, METHODS, EQUIPMENT, ETC. SHALL BE IN STRICT ACCORDANCE WITH THE CONTRACT DOCUMENTS. ALL MATERIALS SHALL BE NEW UNLESS NOTED OTHERWISE.
- WORK SEQUENCE AND SCHEDULE SHALL BE MUTUALLY AGREED UPON BY BOTH THE OWNER AND THE CONTRACTOR.
- IT IS ASSUMED THAT THE SUBSURFACE CONDITIONS WILL BE EARTH OR SOIL. IF BEDROCK IS ENCOUNTERED, REMOVAL WILL BE CONSIDERED AN ADDITION TO CONTRACT.
- ANY DEMOLITION WORK SHALL BE DONE CAREFULLY. ALL DISTURBED SURFACES TO BE REPAIRED APPROPRIATELY. ALL SALVAGEABLE ITEMS SHALL BE TURNED OVER TO THE OWNER.
- EXAMINATION OF THE SITE SHOULD BE MADE BY ALL CONTRACTORS CONCERNED TO FULLY CONSIDER ALL SITE CONDITIONS WHICH MAY HAVE A BEARING ON THE WORK OF THE ENTIRE PROJECT. SUBMISSION OF A BID IS PRESUMPTIVE EVIDENCE THAT THE BIDDER IS CONVERSANT WITH LOCAL JURISDICTIONS AND HAS MADE DUE ALLOWANCES IN HIS BID FOR ALL CONTINGENCIES. THE OWNER RESERVES THE RIGHT TO REJECT ANY OR ALL BIDS.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE ARCHITECT IN CASE OF ANY OR ALL DEVIATIONS FROM THESE DRAWINGS. THE ARCHITECT SHALL BE HELD HARMLESS AS A RESULT OF ANY UNAUTHORIZED CHANGES TO THESE PLANS. ADDITIONAL FEES MAY OCCUR FOR "AS BUILT" DOCUMENTATION DUE TO CIRCUMSTANCES BEYOND THE ARCHITECT'S CONTROL, OR OWNER / CONTRACTOR CHANGES TO THESE DRAWINGS.
- THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS AND APPROVALS REQUIRED BY THE LOCAL ZONING AND BUILDING DEPARTMENTS AND ANY OTHER GOVERNMENTAL AGENCY HAVING JURISDICTION OVER THE WORK. ALL APPLICABLE REGULATIONS SHALL BE ADHERED TO AND CARRIED OUT BY ALL INDIVIDUALS UNDER THIS CONTRACT.
- THE CONTRACTOR SHALL FURNISH A CERTIFICATE OF INSURANCE INDICATING THE TYPE AND AMOUNTS OF COVERAGE AS REQUIRED BY NEW YORK STATE AND THE LOCAL MUNICIPALITY.
- THE CONTRACTOR SHALL REMOVE ALL RUBBISH AND LEAVE THE COMPLETED PROJECT IN A CLEAN STATE, SATISFACTORY TO THE OWNER.
- THE CONTRACTOR SHALL GUARANTEE HIS WORK AND HIS SUBCONTRACTOR'S WORK AGAINST FAULTY MATERIALS AND WORKMANSHIP IN ACCORDANCE WITH NEW YORK STATE GENERAL BUSINESS LAW.
- ONLY COPIES FROM THE ORIGINALS OF THESE DRAWINGS MARKED WITH AN ORIGINAL OF THE ARCHITECT'S EMBOSSED SEAL SHALL BE CONSIDERED TO BE VALID TRUE COPIES.
- BUILDING IS CLASSIFIED AS A ONE FAMILY DWELLING.
- SMOKE-DETECTING ALARM DEVICES SHALL BE INSTALLED IN COMPLIANCE WITH SECTION R319.1 OF THE RESIDENTIAL CODE OF NEW YORK STATE (2020).
- CARBON MONOXIDE ALARM DEVICES SHALL BE INSTALLED IN COMPLIANCE WITH SECTION R319.4 OF THE BUILDING CODE OF NEW YORK STATE (2020).
- PROVIDE A MIN. 3/4 HR. FIRE SEPARATION PER SECTION R309.2 OF THE RESIDENTIAL CODE OF NEW YORK STATE (2020). ALL WALLS AND FLOORS DEMISING RESIDENCE FROM AN ATTACHED GARAGE.
- ALL MATERIALS USED IN THIS PROJECT SHALL BE NON-ASBESTOS AND NON-LEAD CONTAINING.



ADDITION TO RESIDENCE

65 MAHOGANY RUN PITTSFORD, NY 14534

WOODSTONE CUSTOM HOMES

DRAWING INDEX

1	TITLE PAGE
2	ELEVATIONS
3	FOUNDATION/FLOOR PLAN/BUILDING SECTIONS
4	TYPICAL NOTES

ENERGY COMPLIANCE DETAILS & PATH

MEETS OR EXCEEDS PRESCRIPTIVE REQUIREMENTS
(2020 RESIDENTIAL CODE OF NEW YORK STATE) CLIMATE ZONE - 5


COMPONENT	REQUIRED	PROVIDED
1. FENESTRATION U-FACTOR	30	30
2. CEILING R-FACTOR	49	49
3. WOOD FRAME WALL R-VALUE	20 OR 13-5	HIGH DENSITY 2I 2I/BAND JSTS
4. CRAWLSPACE CONCRETE WALL R-VALUE	15 CONTINUOUS FULL HEIGHT	R-15 CONTINUOUS FULL HEIGHT

2020 INTERNATIONAL ENERGY CONSERVATION CODE (IECC) COMPLIANCE PATH

- A MINIMUM OF 75% OF THE LAMPS IN PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL BE HIGH-EFFICIENCY LAMPS PER SECTION 110.4.1.
- RECESSED LUMINAIRES INSTALLED IN THE BUILDING THERMAL ENVELOPE SHALL BE SEALED WITH A GASKET OR CAULK BETWEEN THE HOUSING AND THE INTERIOR WALL OR CEILING COVERING TO LIMIT AIR LEAKAGE BETWEEN CONDITIONED AND UNCONDITIONED SPACES. PER SECTION 110.2.4.5
- CONTRACTOR TO PROVIDE A PROGRAMMABLE THERMOSTAT TO CONTROL THE HVAC SYSTEM PER SECTION 110.9.1.1
- ALL CIRCULATING SERVICE HOT WATER PIPING SHALL BE INSULATED TO AT LEAST R-2. CIRCULATION HOT WATER SYSTEMS SHALL INCLUDE AN AUTOMATIC OR READILY ACCESSIBLE MANUAL SWITCH THAT CAN TURN OFF THE HOT WATER CIRCULATING PUMP WHEN THE SYSTEM IS NOT IN USE. PER SECTION 110.9.3.4
- AIR LEAKAGE TEST TO BE CONDUCTED & PERFORMED BY A THIRD PARTY IN COMPLIANCE WITH 110.2.4.1.2. AIR LEAKAGE RATE MAY NOT EXCEED 3 ACH (CLIMATE ZONE 5)
- ATTIC ACCESS SHALL BE INSULATED WITH THE SAME R-VALUE AS THE ATTIC, WEATHER STRIPPED AND LATCHED PER SECTION 110.2.2.3
- DUCTWORK ON EXTERIOR WALLS IF REQUIRED SHALL BE INSULATED TO A MINIMUM OF R-6 PER 110.9.2.1
- MECHANICAL VENTILATION PER SECTION 110.9.6 TO BE MET WITH CONTINUOUS USE EXHAUST FANS AND MAKE-UP AIR CONTROLS, PER SECTION 110.9.7.3.9 REQUIREMENT.
- MECHANICAL VENTILATION FAN EFFICACY SHALL MEET MINIMUM REQUIREMENTS PER SECTION 110.9.6.1.
- HEATING AND COOLING EQUIPMENT SHALL BE SIZED IN ACCORDANCE WITH SECTION 110.9.7 REQUIREMENTS.

BASIC DESIGN CRITERIA

- GROUND SNOW LOAD - 40 PSF R301.2 (5)
- WIND SPEED - 115 MPH, EXPOSURE B R301.2.1
- SEISMIC DESIGN CATEGORY - A R301.2 (2)
- WEATHERING - SEVERE
- FROST LINE DEPTH - 48"
- TERMITE DAMAGE - NONE TO SLIGHT
- DECAY DAMAGE - NONE TO SLIGHT
- WINTER DESIGN TEMPERATURE - 1
- ICE SHEARD UNDERLAYMENT REQUIRED - YES
- FLOOD HAZARD - FIRM - 1492
- ROOF TIE DOWN REQUIREMENTS R802.1.1



MORABITO ARCHITECTS
LICENSED IN CT, MA, ME, NH, NY, PA, SC

121 Sully's Trail
Pittsford, NY 14534

(585) 264-1330
(585) 264-1333 Fax

www.MorabitoArchitects.com

NOTICE:

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS ACTING UNDER THE SUPERVISION OF A LICENSED ARCHITECT TO ALTER ANY ITEM ON THIS DOCUMENT IN ANY WAY.

ANY LICENSEE WHO ALTERS THIS DOCUMENT IS REQUIRED BY LAW TO FIX HIS OR HER SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS OR HER SIGNATURE AND A SPECIFIC DESCRIPTION OF THE ALTERATIONS.

THESE DRAWINGS ARE COPYRIGHTED AND ARE SUBJECT TO COPYRIGHT PROTECTION AS AN "ARCHITECTURAL WORK" UNDER SEC. 107 OF THE COPYRIGHT ACT, 17 U.S.C. AS AMENDED (DECEMBER 1990 AND KNOW AS ARCHITECTURAL WORKS COPYRIGHT PROTECTION ACT OF 1990). THE PROTECTION INCLUDES, BUT IS NOT LIMITED TO, THE OVERALL FORM AS WELL AS THE ARRANGEMENT AND COMPOSITION OF SPACES AND ELEMENTS OF THE DESIGN.

UNDER SUCH PROTECTION, UNAUTHORIZED USE OF THESE DRAWINGS OR WORK REPRESENTED HEREIN, CAN LEGALLY RESULT IN THE CESSION OF COPYRIGHT OR BUILDING PERMITS, AND/OR MONETARY COMPENSATION TO PATRICK J. MORABITO, A.I.A. ARCHITECT P.C. NO FURTHER USE OR DISTRIBUTION IS ALLOWED WITHOUT THE WRITTEN PERMISSION AND CONSENT OF PATRICK J. MORABITO, A.I.A. ARCHITECT P.C.

COPYRIGHT 2020
PATRICK J. MORABITO, A.I.A. ARCHITECT P.C.

PROJECT:
SUNROOM ADDITION
65 MAHOGANY RUN

CLIENT:
WOODSTONE CUSTOM HOMES

DRAWING:
TITLE PAGE

DRAWN: FM	CHECKED: V
---------------------	----------------------

DATE: OCTOBER 2020


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

JOB NO.: 20209477

SHEET:

1

OF 4 SHEETS





REAR ELEVATION



RIGHT SIDE ELEVATION



LEFT SIDE ELEVATION



121 Sully's Trail
Pittsford, NY 14534

(585) 264-1330
(585) 264-1333 Fax

www.MorabitoArchitects.com

NOTICE:

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS ACTING UNDER THE SUPERVISION OF A LICENSED ARCHITECT TO ALTER ANY ITEM ON THIS DOCUMENT IN ANY WAY.

ANY LICENSEE WHO ALTERS THIS DOCUMENT IS REQUIRED BY LAW TO FIX HIS OR HER SEAL, AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS OR HER SIGNATURE AND A SPECIFIC DESCRIPTION OF THE ALTERATIONS.

THESE DRAWINGS ARE COPYRIGHTED AND ARE SUBJECT TO COPYRIGHT PROTECTION AS AN "ARCHITECTURAL WORK" UNDER SEC. 102 OF THE COPYRIGHT ACT, 17 U.S.C. AS AMENDED DECEMBER 1990 AND KNOWN AS ARCHITECTURAL WORKS COPYRIGHT PROTECTION ACT OF 1990. THE PROTECTION INCLUDES, BUT IS NOT LIMITED TO, THE OVERALL FORM AS WELL AS THE ARRANGEMENT AND COMPOSITION OF SPACES AND ELEMENTS OF THE DESIGN.

UNDER SUCH PROTECTION, UNAUTHORIZED USE OF THESE DRAWINGS OR WORK REPRESENTED HEREIN, CAN LEGALLY RESULT IN THE CESSATION OF CONSTRUCTION OR BUILDING BEING STOPPED, AND/OR MONETARY COMPENSATION TO PATRICK J. MORABITO, A.L.A. ARCHITECT P.C. NO FURTHER USE OR DISTRIBUTION IS ALLOWED WITHOUT THE WRITTEN PERMISSION AND CONSENT OF PATRICK J. MORABITO, A.L.A. ARCHITECT P.C.

COPYRIGHT 2020
PATRICK J. MORABITO, A.L.A. ARCHITECT P.C.

PROJECT:
SUNROOM ADDITION
65 MAHOSANY RUN

CLIENT:
WOODSTONE CUSTOM HOMES

DRAWING:
ELEVATIONS

DRAWN: FM	CHECKED: V
---------------------	----------------------

DATE: OCTOBER 2020

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

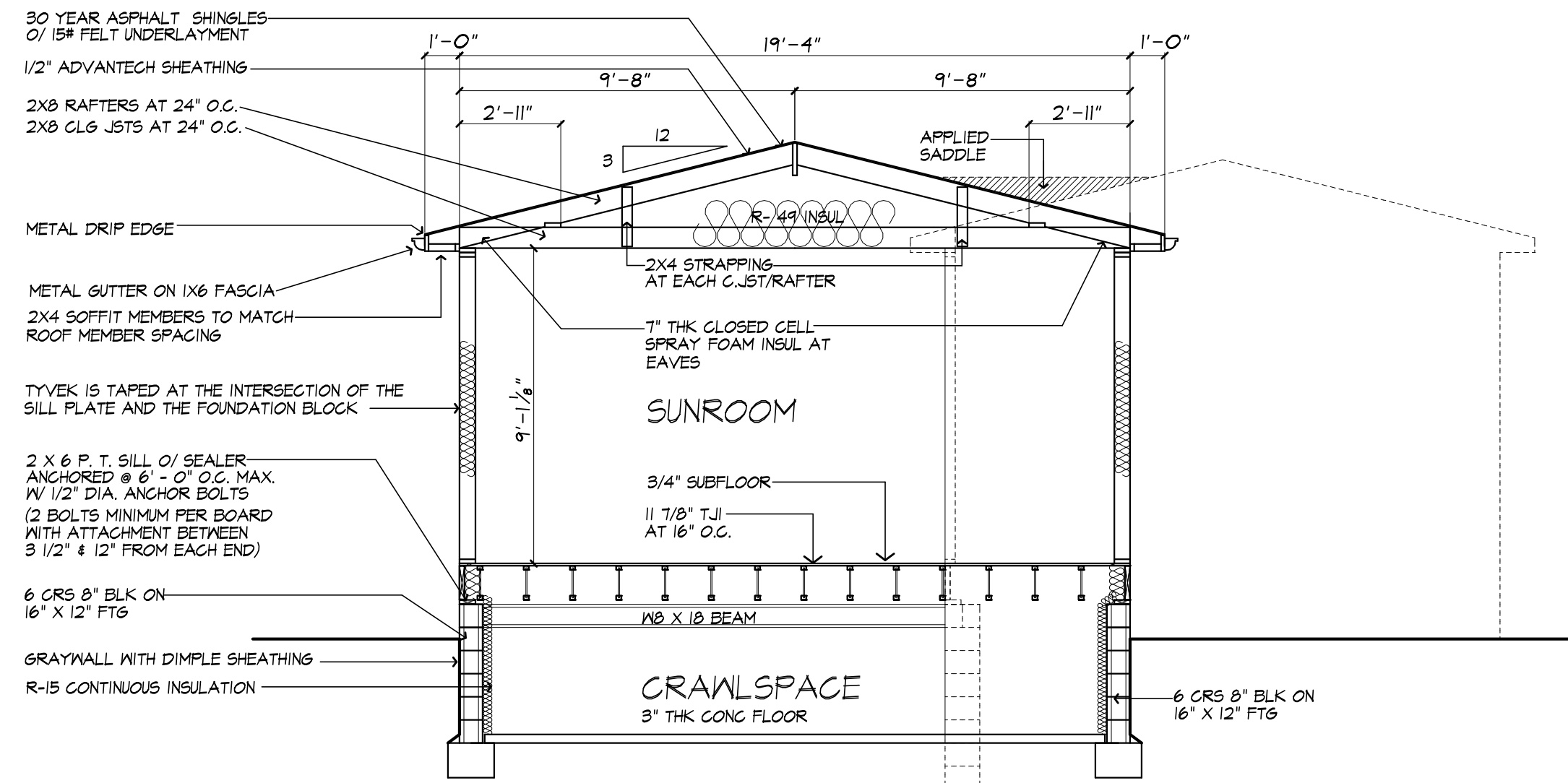
JOB NO.: 20MB977

SHEET:

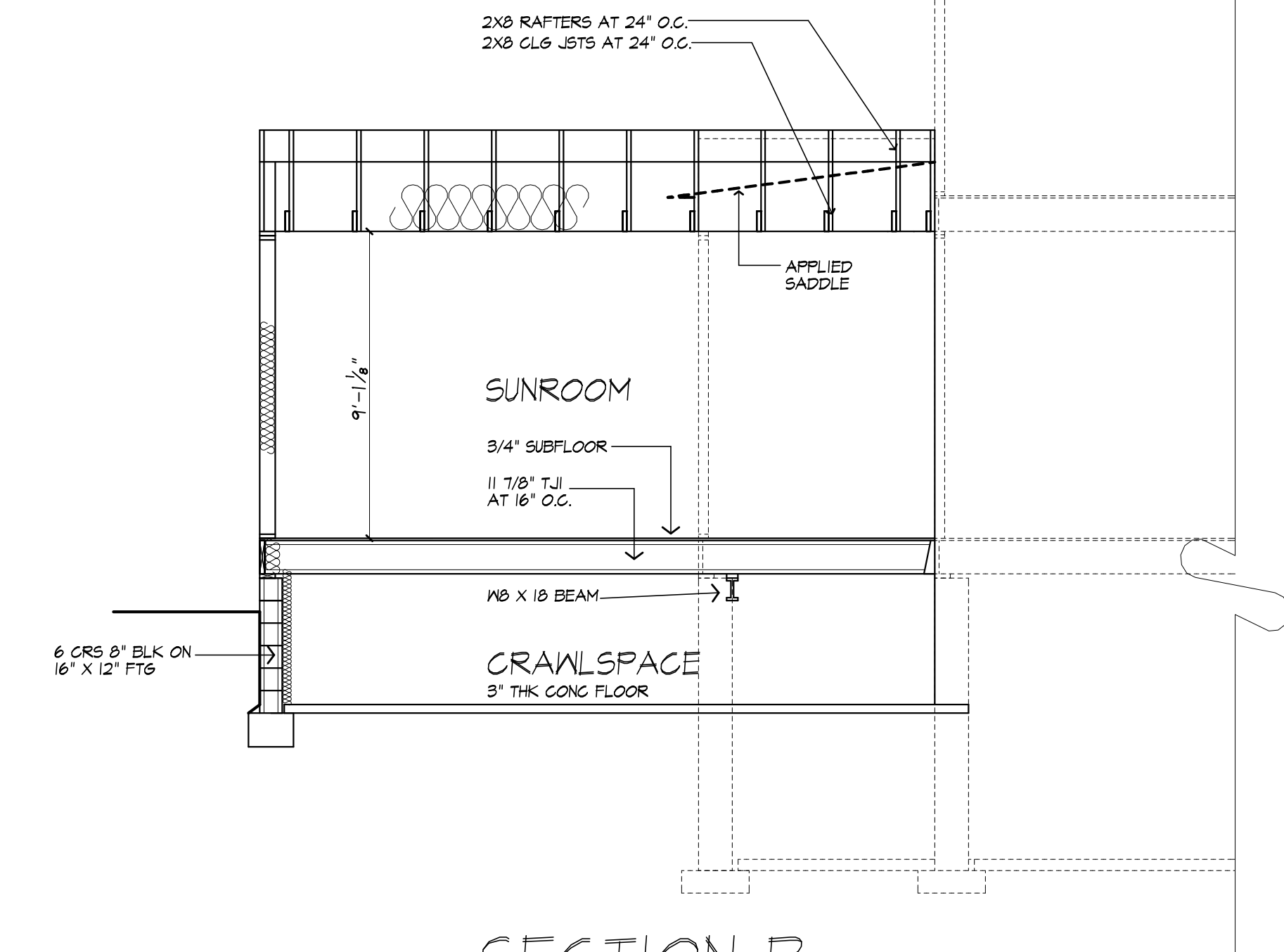
2

OF 4 SHEETS

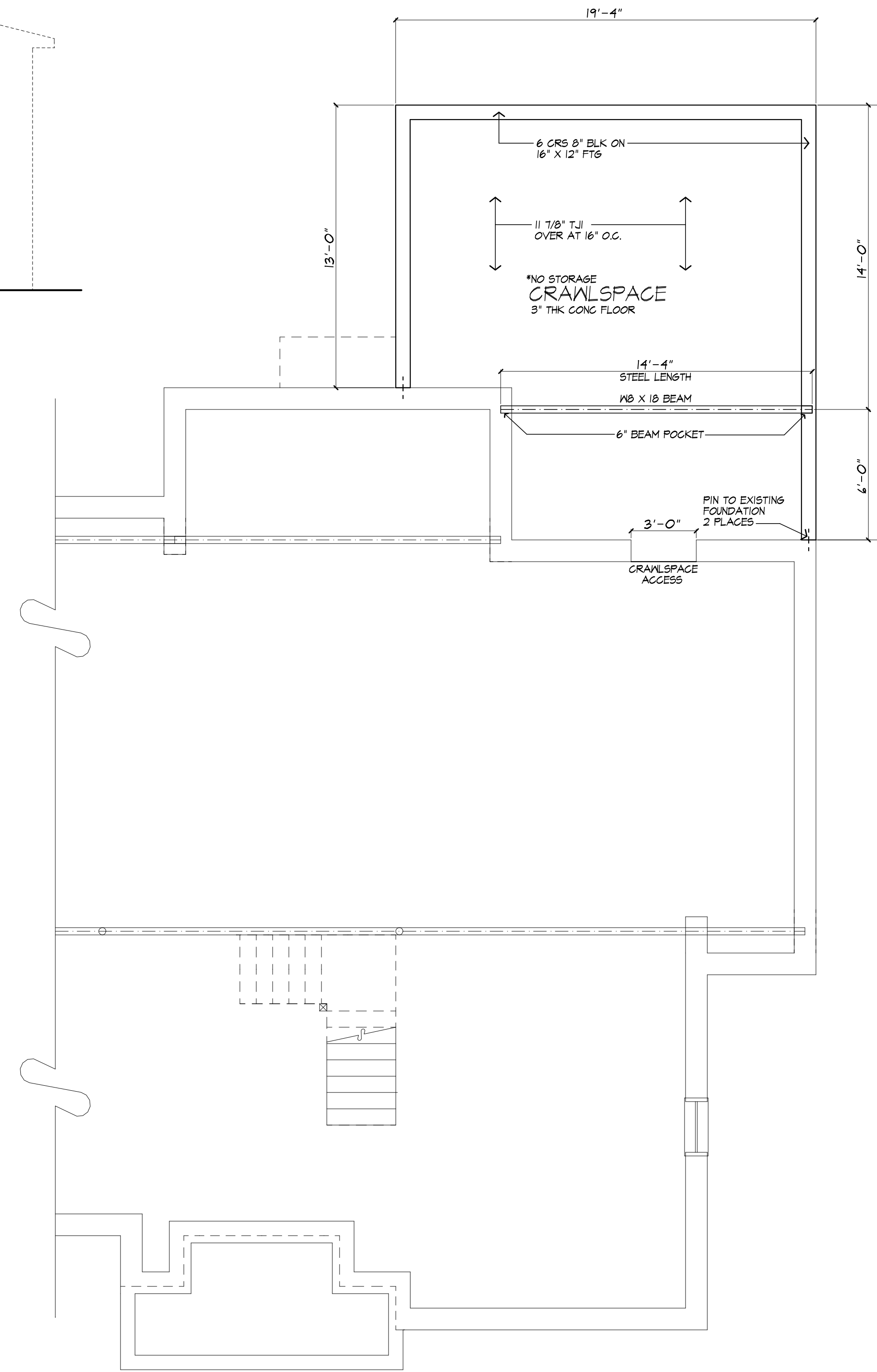




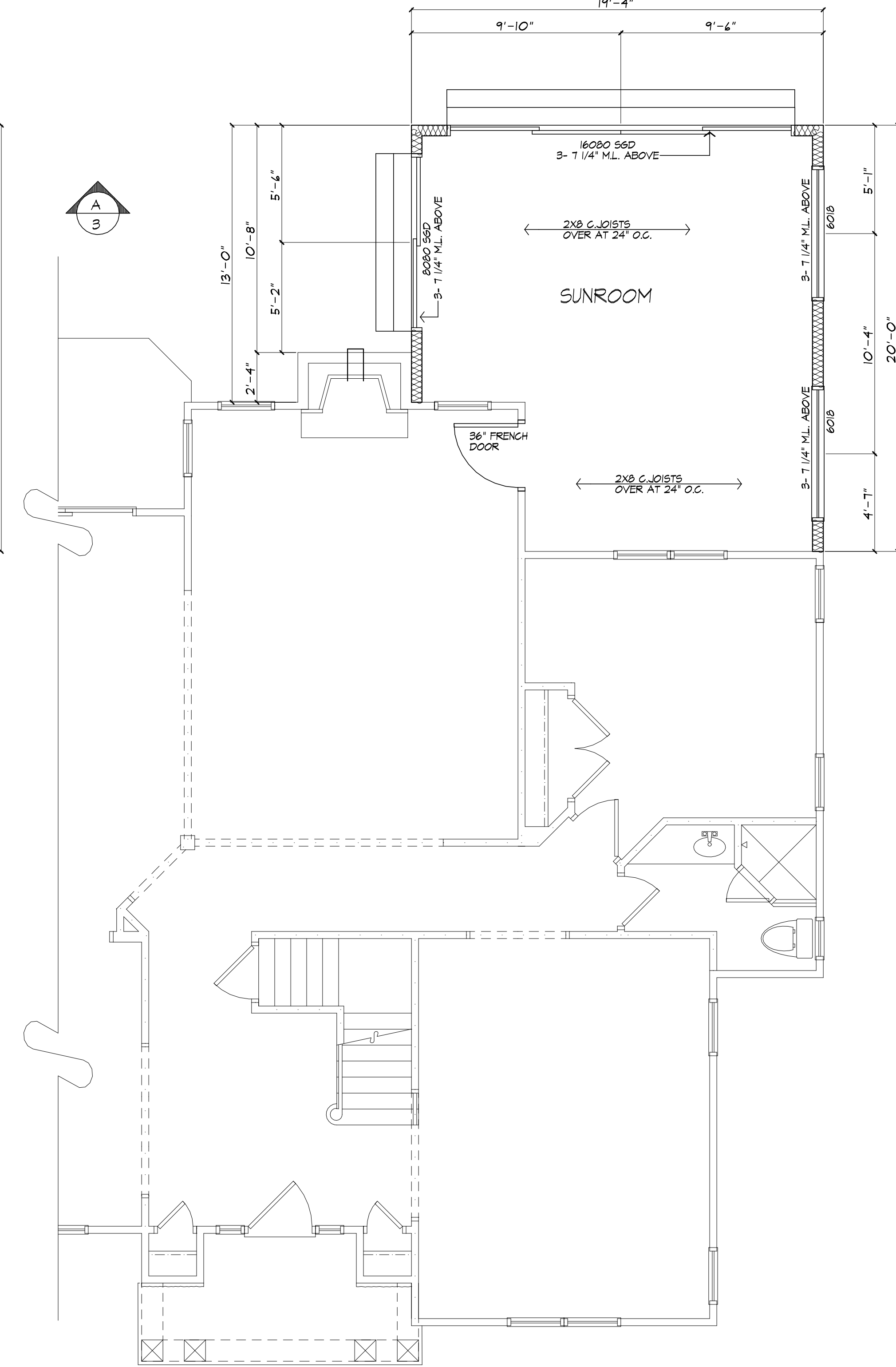
SECTION A



SECTION B



FOUNDATION PLAN
6 CRS 8" BLK



FIRST FLOOR PLAN
AREA: 349 SQ FT (SUNROOM)



121 Sully's Trail
Pittsford, NY 14534
(585) 264-1330
(585) 264-1333 Fax

www.MorabitoArchitects.com

NOTICE:
IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS ACTING UNDER THE SUPERVISION OF A LICENSED ARCHITECT TO ALTER ANY ITEM ON THIS DOCUMENT IN ANY WAY.
ANY LICENSEE WHO ALTERS THIS DOCUMENT IS REQUIRED BY LAW TO FIX HIS OR HER SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS OR HER SIGNATURE AND A SPECIFIC DESCRIPTION OF THE ALTERATIONS.
THESE DRAWINGS ARE COPYRIGHTED AND ARE SUBJECT TO COPYRIGHT PROTECTION AS AN "ARCHITECTURAL WORK" UNDER SEC. 102 OF THE COPYRIGHT ACT, 17 U.S.C. AS AMENDED (DECEMBER 1990 AND KNOWN AS ARCHITECTURAL WORKS COPYRIGHT PROTECTION ACT OF 1990). THE PROTECTION INCLUDES, BUT IS NOT LIMITED TO, THE OVERALL FORM AS WELL AS THE ARRANGEMENT AND COMPOSITION OF SPACES AND ELEMENTS OF THE DESIGN.
UNDER SUCH PROTECTION, UNAUTHORIZED USE OF THESE DRAWINGS OR WORK REPRESENTED HEREIN, CAN LEGALLY RESULT IN THE CESSATION OF CONSTRUCTION OR BUILDING BEING STOPPED AND/OR MONETARY COMPENSATION TO PATRICK J. MORABITO, A.L.A., ARCHITECT P.C. NO FURTHER USE OR DISTRIBUTION IS ALLOWED WITHOUT THE WRITTEN PERMISSION AND CONSENT OF PATRICK J. MORABITO, A.L.A., ARCHITECT P.C.
COPYRIGHT 2020
PATRICK J. MORABITO, A.L.A., ARCHITECT P.C.

PROJECT:
SUNROOM ADDITION
65 MAHOSANY RUN

CLIENT:
WOODSTONE CUSTOM HOMES

DRAWING:
FLOOR PLAN/FOUNDATION PLAN
BUILDING SECTIONS

DRAWN: FM	CHECKED: V
---------------------	----------------------

DATE: OCTOBER 2020

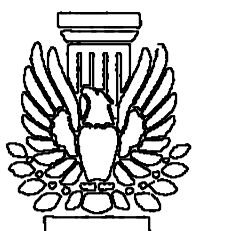
SCALE: 1/4" = 1'-0"

JOB NO.: 20M0471

SHEET:

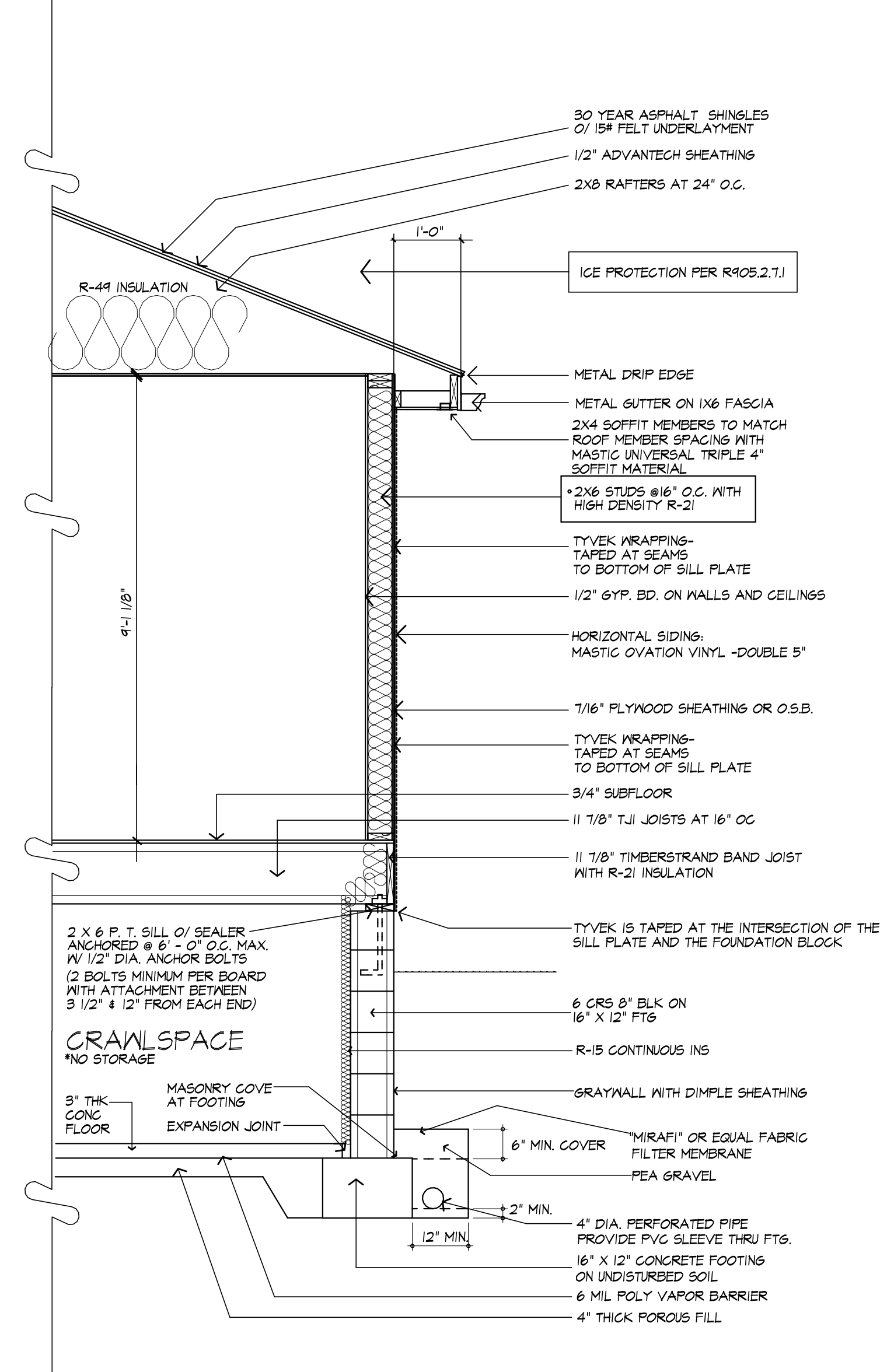
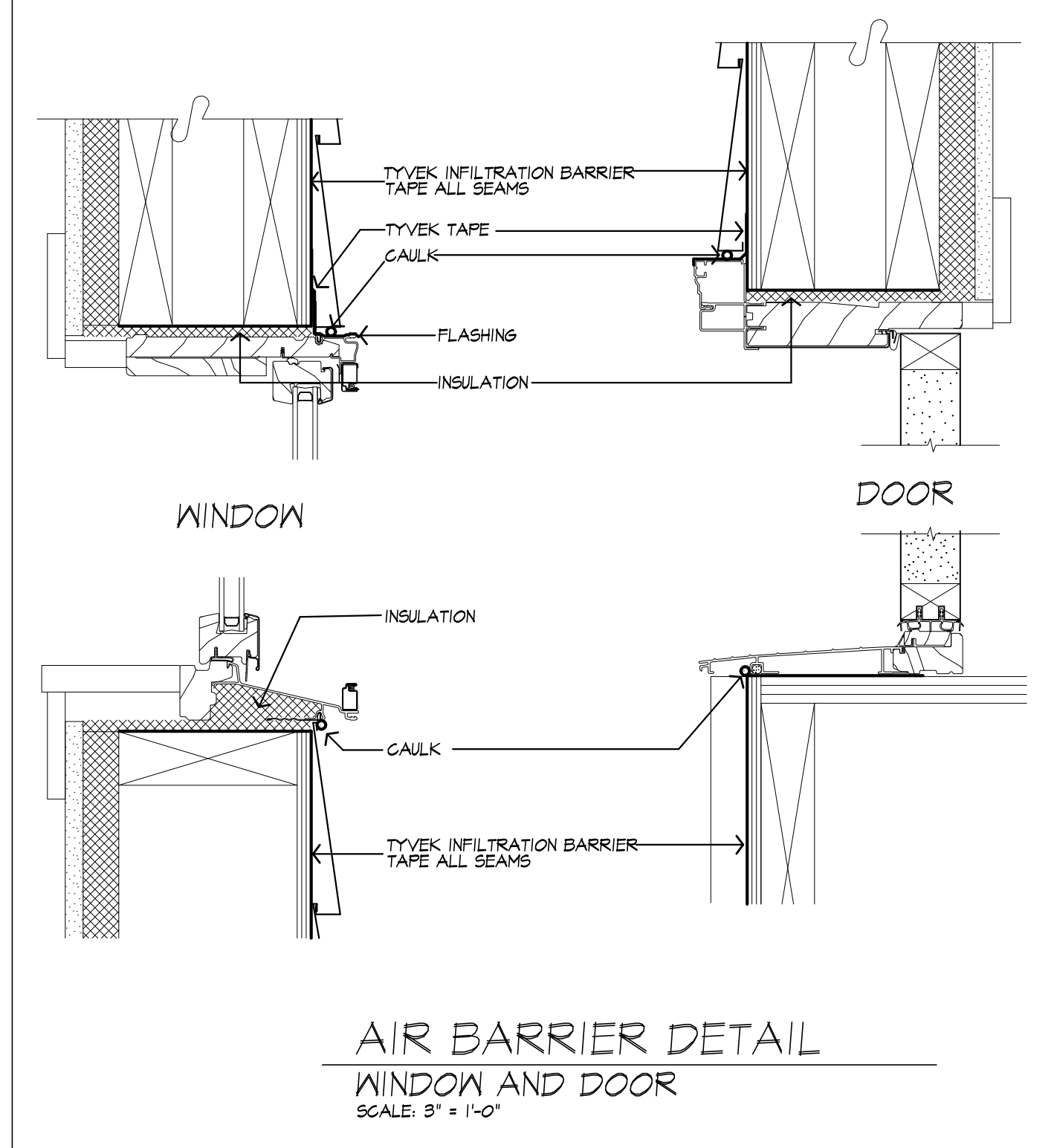
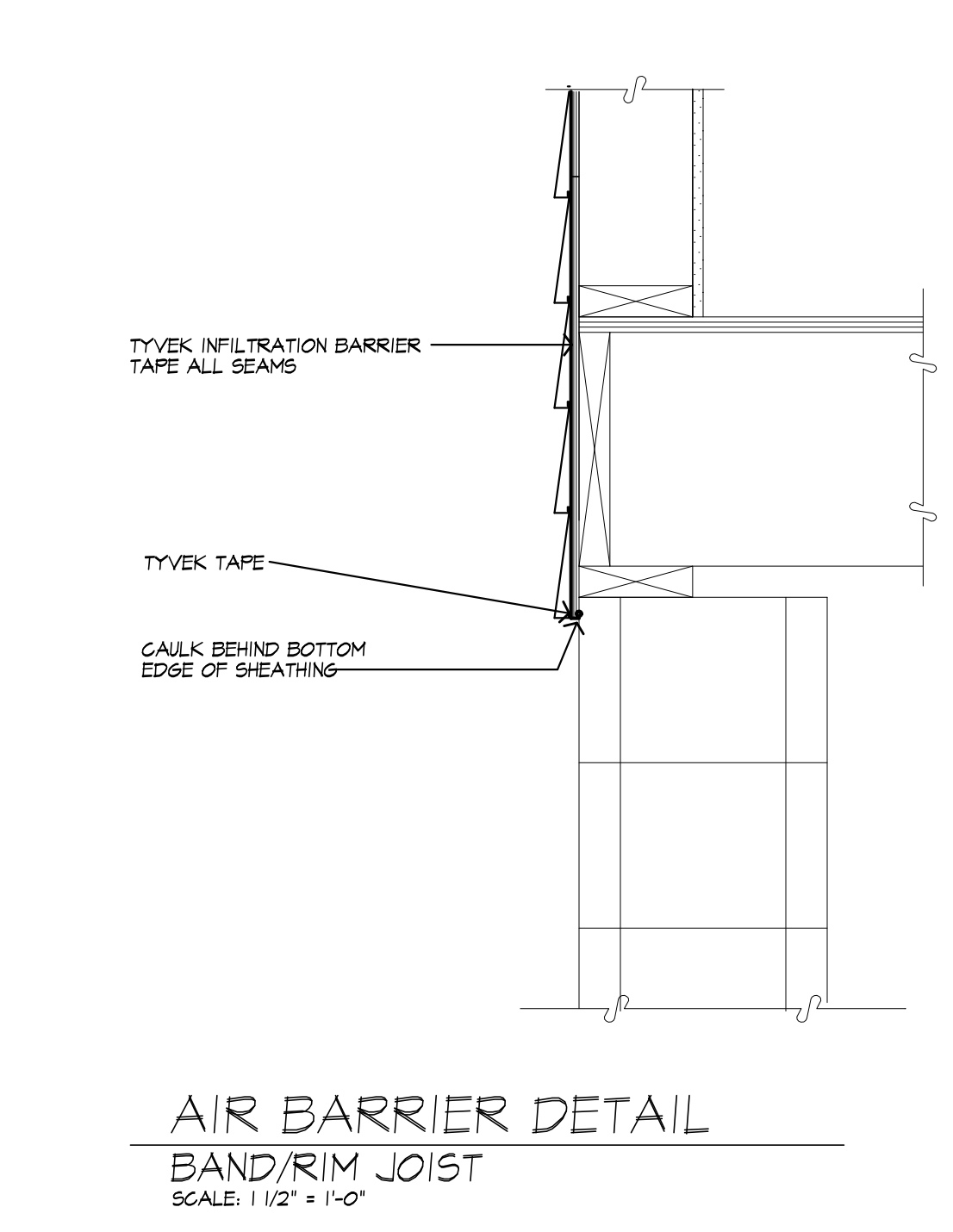
3

OF **4** SHEETS



NOTICE:

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS ACTING UNDER THE SUPERVISION OF A LICENSED ARCHITECT TO ALTER ANY ITEM ON THIS DOCUMENT IN ANY WAY.
ANY LICENSEE WHO ALTERS THIS DOCUMENT IS REQUIRED BY LAW TO FIX HIS OR HER SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS OR HER SIGNATURE AND A SPECIFIC DESCRIPTION OF THE ALTERATIONS.
THESE DRAWINGS ARE COPYRIGHTED AND ARE SUBJECT TO COPYRIGHT PROTECTION AS AN "ARCHITECTURAL WORK" UNDER SEC. 102 OF THE COPYRIGHT ACT, 17 U.S.C. AS AMENDED (DECEMBER 1990 AND KNOWN AS ARCHITECTURAL WORKS COPYRIGHT PROTECTION ACT OF 1990). THE PROTECTION INCLUDES BUT IS NOT LIMITED TO THE OVERALL FORM AS WELL AS THE ARRANGEMENT AND COMPOSITION OF SPACES AND ELEMENTS OF THE DESIGN.
UNDER SUCH PROTECTION, UNAUTHORIZED USE OF THESE DRAWINGS OR WORK REPRESENTED HEREIN, CAN LEGALLY RESULT IN THE CESSION OF CONSTRUCTION OR BUILDING PERMITS, AND/OR MONETARY COMPENSATION TO PATRICK J. MORABITO, A.I.A., ARCHITECT P.C. NO FURTHER USE OR DISTRIBUTION IS ALLOWED WITHOUT THE WRITTEN PERMISSION AND CONSENT OF PATRICK J. MORABITO, A.I.A., ARCHITECT P.C.
COPYRIGHT 2020
PATRICK J. MORABITO, A.I.A., ARCHITECT P.C.



LIGHTING FIXTURE SCHEDULE

OUTDOOR EGRESS DOORS (EACH) MINIMUM (1) 60 WATT FIXTURE
BASEMENT MINIMUM (3) 60 WATT FIXTURES
STAIRWAYS MINIMUM (1) 60 WATT FIXTURE
HALLWAYS MINIMUM (1) 120 WATT FIXTURE
GARAGE ENTRY MINIMUM (1) 120 WATT FIXTURE
LAUNDRY ROOM MINIMUM (1) 120 WATT FIXTURE
WALK-IN CLOSETS MINIMUM (1) 60 WATT FIXTURE
POWDER ROOM MINIMUM (1) 120 WATT FIXTURE
BATHROOM (EACH) MINIMUM (1) 120 WATT FIXTURE
DINETTE MINIMUM (1) 120 WATT FIXTURE
KITCHEN MINIMUM (1) 120 WATT FIXTURE
DINING ROOM MINIMUM (1) 120 WATT FIXTURE
ALL OTHER FIRST FLOOR ROOMS (EACH) MINIMUM (1) 120 WATT FIXTURE
ALL OTHER SECOND FLOOR ROOMS (EACH) MINIMUM (1) 120 WATT FIXTURE
ATTIC SPACE MINIMUM (1) 60 WATT FIXTURE
GARAGE MINIMUM (2) 60 WATT FIXTURES

LIGHTING FIXTURE CONTROL NARRATIVE

AT LEAST ONE WALL SWITCH-CONTROLLED LIGHTING OUTLET SHALL BE INSTALLED IN EVERY HABITABLE ROOM AND BATHROOM. AT LEAST ONE WALL-SWITCH-CONTROLLED LIGHTING OUTLET SHALL BE INSTALLED IN HALLWAYS, STAIRWAYS, ATTACHED GARAGES, AND DETACHED GARAGES WITH ELECTRICAL POWER. AT LEAST ONE WALL-SWITCH-CONTROLLED LIGHTING OUTLET SHALL BE INSTALLED TO PROVIDE ILLUMINATION ON THE EXTERIOR SIDE OF EACH OUTDOOR EGRESS DOOR HAVING GRADE LEVEL ACCESS, INCLUDING OUTDOOR EGRESS DOORS FOR ATTACHED AND DETACHED GARAGES WITH ELECTRICAL POWER. WHERE ONE OR MORE LIGHTING OUTLETS ARE INSTALLED FOR INTERIOR STAIRWAYS, THERE SHALL BE A WALL SWITCH AT EACH FLOOR LEVEL AND LANDING LEVEL THAT INCLUDES AN ENTRYWAY TO CONTROL THE LIGHTING OUTLETS WHERE THE STAIRWAY BETWEEN FLOOR LEVELS HAS SIX OR MORE RISERS. IN ATTICS, UNDER-FLOOR SPACES, UTILITY ROOMS AND BASEMENTS, AT LEAST ONE LIGHTING OUTLET SHALL BE INSTALLED WHERE THESE SPACES ARE USED FOR STORAGE OR CONTAIN EQUIPMENT REQUIRING SERVICING. SUCH LIGHTING OUTLET SHALL BE CONTROLLED BY A WALL SWITCH OR SHALL HAVE AN INTEGRAL SWITCH. AT LEAST ONE POINT OF CONTROL SHALL BE AT THE USUAL POINT OF ENTRY TO THESE SPACES. THE LIGHTING OUTLET SHALL BE PROVIDED AT OR NEAR THE EQUIPMENT REQUIRING SERVICING.

- TYPICAL NOTES**
- 1) DOOR MANUFACTURER: PELLA ENCOMPASS SLIDING 0.10 CFM
 - 2) WINDOW AIR INFILTRATION PELLA 250 SERIES/PELLA ENCOMPASS CASEMENT, AWNING, FIXED 0.05 CFM
 - 3) N/A
 - 4) JOINTS IN DUCT SYSTEM SEALED WITH MASTIC, TAPE OR GASKETING.
 - 5) CLASS I VAPOR RETARDER ON INTERIOR OF 2X4 FRAMED WALLS: RIGID POLYISOCYANURATE FOAM-FOIL BOARD
CLASS II VAPOR RETARDER ON INTERIOR OF CEILINGS AND 2X6 FRAMED WALLS: KRAFT BATTS
 - 6) MECHANICAL SYSTEM PIPING CAPABLE OF CARRYING FLUIDS ABOVE 105F OR BELOW 55F SHALL BE INSULATED TO A MINIMUM OF R-8.
 - 7) BUILDING CAVITIES SHALL NOT BE USED FOR SUPPLY DUCTS.
 - 8) DAMPERS INSTALLED ON ALL OUTDOOR INTAKE AND EXHAUST OPENINGS.
 - 9) THE AIR HANDLER AND ALL DUCTS SHALL BE LOCATED WITHIN THE CONDITIONED SPACE. IF ANY DUCTWORK IS LOCATED COMPLETELY OUTSIDE OF THE CONDITIONED SPACE THE DUCT TIGHTNESS SHALL BE VERIFIED PER SECTION 403.2.2 OF THE 2018 ENERGY CONSERVATION CODE.
 - 10) ANY SUPPLY DUCTS IN THE ATTICS SHALL BE INSULATED TO A MINIMUM OF R-8. ALL OTHER DUCTS LOCATED COMPLETELY OUTSIDE OF THE BUILDING THERMAL ENVELOPE SHALL BE INSULATED TO A MINIMUM OF R-6.
 - 11) THERE ARE NOT TO BE WATER SUPPLY LINES IN THE EXTERIOR WALLS

SMOKE & CARBON MONOXIDE ALARM LOCATIONS
R314/R315

R314.9 LOCATION SMOKE ALARMS SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS:
1. IN EACH SLEEPING ROOM.
2. OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS.
3. ON EACH ADDITIONAL STORY OF THE DWELLING, INCLUDING BASEMENTS BUT NOT INCLUDING CRAWL SPACES AND UNHABITABLE ATTICS. IN DWELLINGS OR DWELLING UNITS WITH SPLIT LEVELS AND WITHOUT AN INTERVENING DOOR BETWEEN THE ADJACENT LEVELS, A SMOKE ALARM INSTALLED ON THE UPPER LEVEL SHALL SUFFICE FOR THE ADJACENT LOWER LEVEL PROVIDED THAT THE LOWER LEVEL IS LESS THAN ONE FULL STORY BELOW THE UPPER LEVEL. WHEN MORE THAN ONE SMOKE ALARM IS REQUIRED TO BE INSTALLED WITHIN AN INDIVIDUAL DWELLING UNIT THE ALARM DEVICES SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTUATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS IN THE INDIVIDUAL UNIT.

R315.3 REQUIRED LOCATIONS. CARBON MONOXIDE ALARMS SHALL BE PROVIDED IN THE FOLLOWING LOCATIONS:
1. WITHIN EACH DWELLING UNIT ON EACH STORY CONTAINING A SLEEPING AREA.
2. WITHIN 10 FEET OF THE SLEEPING AREA. MORE THAN ONE CARBON MONOXIDE ALARM SHALL BE PROVIDED WHERE NECESSARY TO ASSURE THAT NO SLEEPING AREA ON A STORY IS MORE THAN 10 FEET AWAY FROM A CARBON MONOXIDE ALARM.
3. ON ANY STORY OF A DWELLING UNIT THAT CONTAINS A CARBON MONOXIDE SOURCE.

PROJECT:
SUNROOM ADDITION
65 MAHOSANY RUN

CLIENT:
WOODSTONE CUSTOM HOMES

DRAWING:
TYPICAL NOTES

DRAWN: FM	CHECKED: V
---------------------	----------------------

DATE: OCTOBER 2020

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

JOB NO.: 20M3977

SHEET:

4

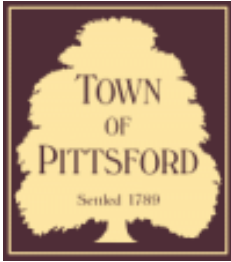
OF **4** SHEETS











Town of Pittsford

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

Permit #
RA20-000212

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

DESIGN REVIEW AND HISTORIC PRESERVATION BOARD REFERRAL OF APPLICATION

Property Address: 597 Mendon Road PITTSFORD, NY 14534

Tax ID Number: 178.03-2-10

Zoning District: RN Residential Neighborhood

Owner: Rector, Paul T

Applicant: Rector, Paul T

Application Type:

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

Project Description: The applicant is requesting Design Review for the proposed construction of a detached garage with a hobby room and porch. The construction will total 864 Sq. Ft. and will be replacing an existing 600 Sq. Ft. +/- detached garage. This application is being reviewed by the Pittsford Zoning Board of appeals on November 16, 2020.

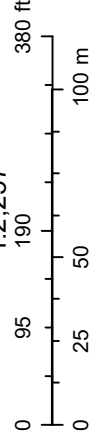
Meeting Date: November 12, 2020

RN Residential Neighborhood Zoning



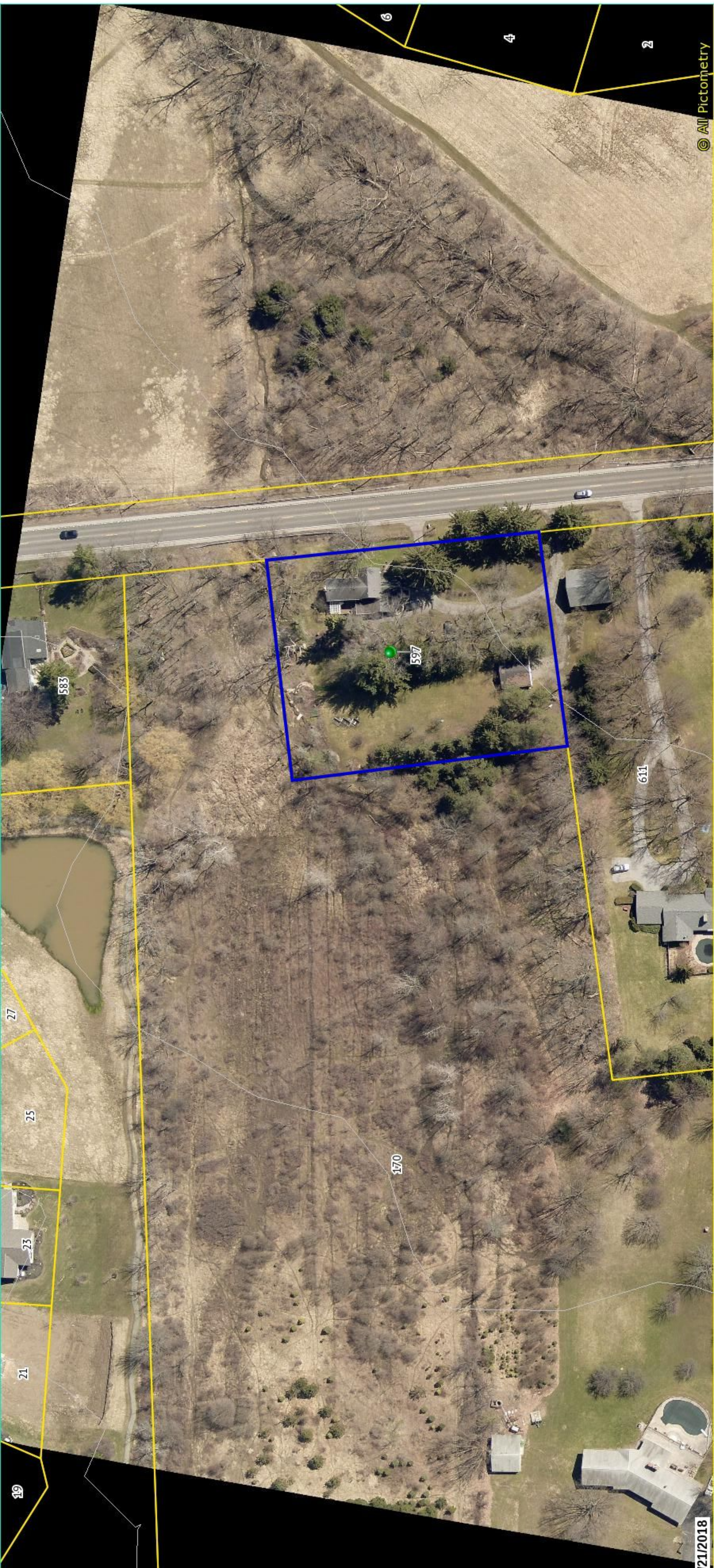
Printed November 2, 2020

1:2,257



Town of Pittsford GIS

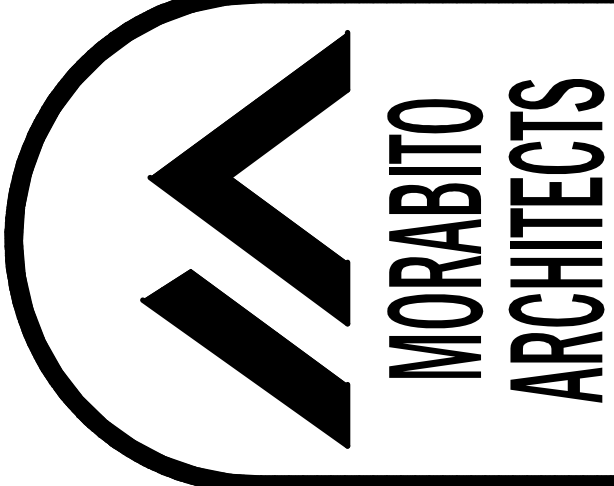
The information depicted on this map is representational and should be used for general reference purposes only. No warranties, expressed or implied, are provided for the data or its use or interpretation.



04/21/2018

© All Pictometry



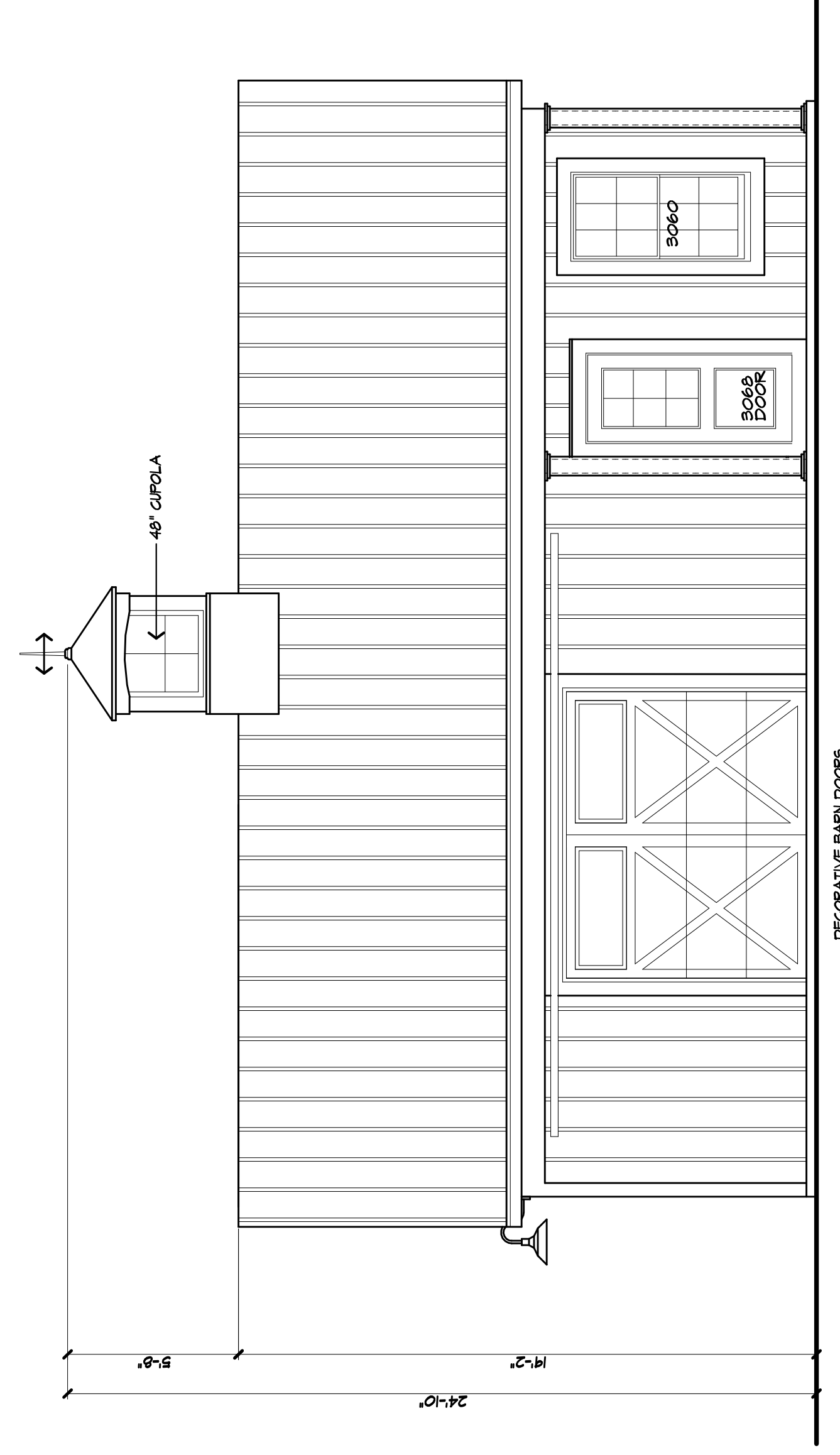
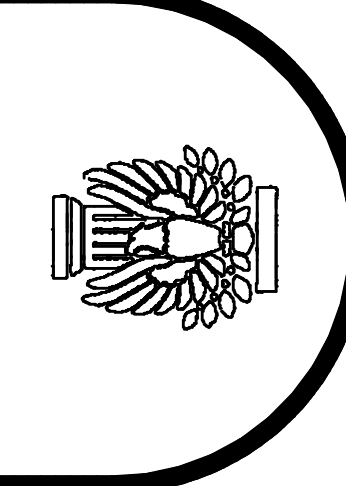


MORABITO ARCHITECTS
 121 Sully's Trail
 Pittsford, NY 14534
 (585) 264-1330
 (585) 264-1333 Fax
 www.MorabitoArchitects.com

NOTICE:
 IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS SO DESIGNATED BY THE SUPERVISOR, TO REPRODUCE OR TRANSMIT THIS DOCUMENT OR ANY ITEM ON THIS DOCUMENT IN ANY WAY. ANY LICENSEE WHO ALTERS THIS DOCUMENT IS RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION AND THE INFORMATION ALERSED BY FOLLOWING BY HIS OR HER SIGNATURE AND A SECOND SIGNATURE OF THE ARCHITECT OR ARCHITECTS THESE DRAWINGS ARE CONSIDERED AND ARE SUBJECT TO COPYRIGHT PROTECTION AS AN ARCHITECTURAL WORK UNDER THE PROTECTION ACT OF 1990. THE PROTECTION INCLUDES ARCHITECTURAL DESIGN, CONCEPTS, AND AS WELL AS THE MANAGEMENT AND COMPOSITION OF SPACES AND ELEMENTS OF THE DESIGN. UNDER SUCH PROTECTION, UNAUTHORIZED USE OF THESE DRAWINGS FOR ANY PURPOSE OTHER THAN THAT FOR WHICH THEY WERE PREPARED IS PROHIBITED. ANY UNAUTHORIZED REPRODUCTION OR TRANSMISSION OF THESE DRAWINGS TO ANY OTHER PERSON WITHOUT THE WRITTEN PERMISSION AND CONSENT OF PATRICK J. MORABITO, A.J.A. ARCHITECT P.C. OR PATRICK J. MORABITO, A.J.A. ARCHITECT P.C. IS PROHIBITED.
 COPYRIGHT 2020
 PATRICK J. MORABITO, A.J.A. ARCHITECT P.C.

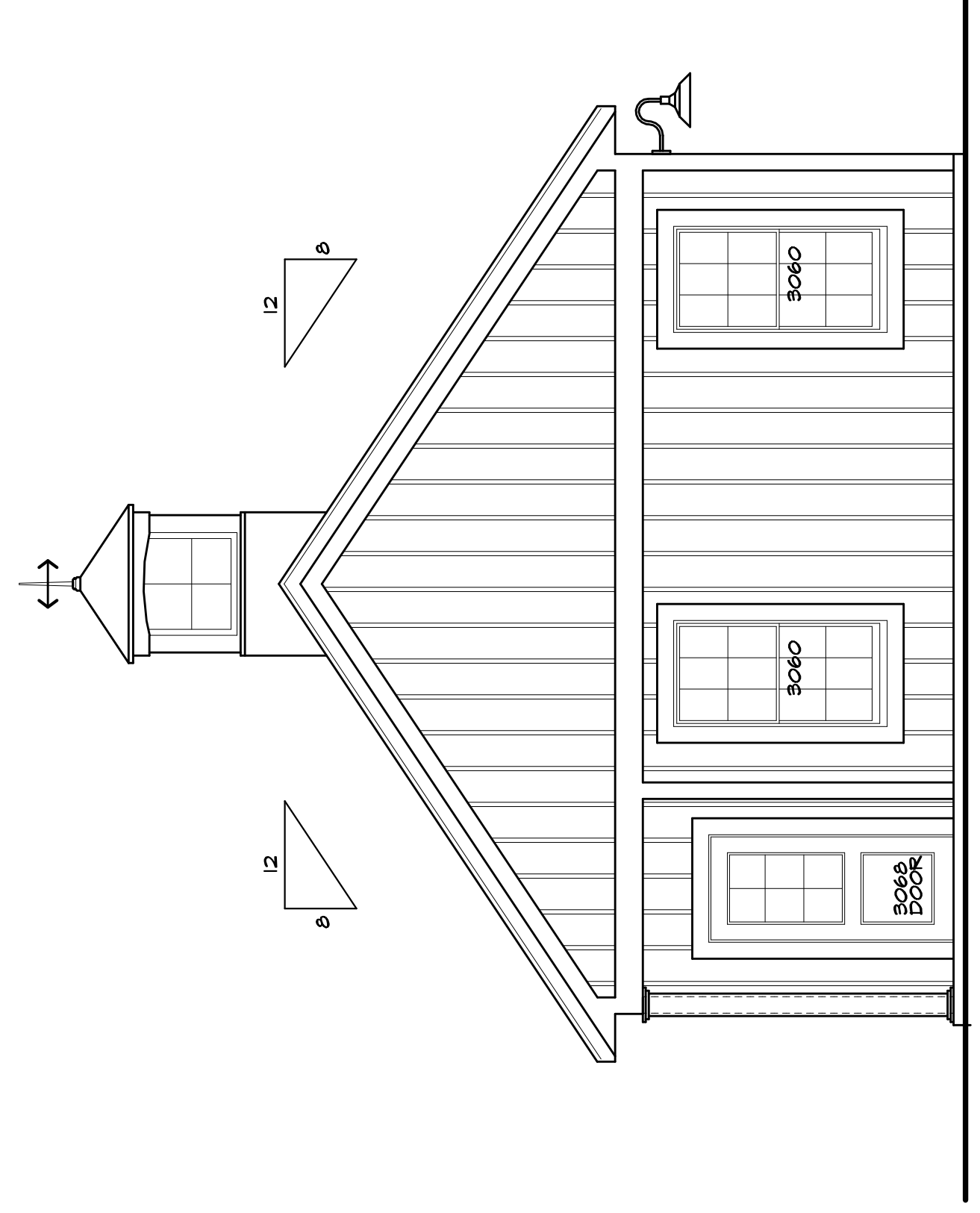
REVISED 11/9/2020 P.J.M.A.
 REVISED 10/15/2020 P.J.M.A.
PROJECT:
 PROPOSED GARAGE BUILDING
 5871 MELDON RD
 TOWN OF PITTSFORD NY
CLIENT:
 PAUL AND KATIE RECTOR
 5871 MELDON RD
 TOWN OF PITTSFORD NY
DRAWING:
 PROPOSED ELEVATIONS
DRAWN: P.J.M.A.
CHECKED: V
DATE: SEPTEMBER 2020
SCALE: 1/4"=1'-0"
JOB NO.: 20190466
SHEET:

1
 OF SHEETS



FRONT ELEVATION

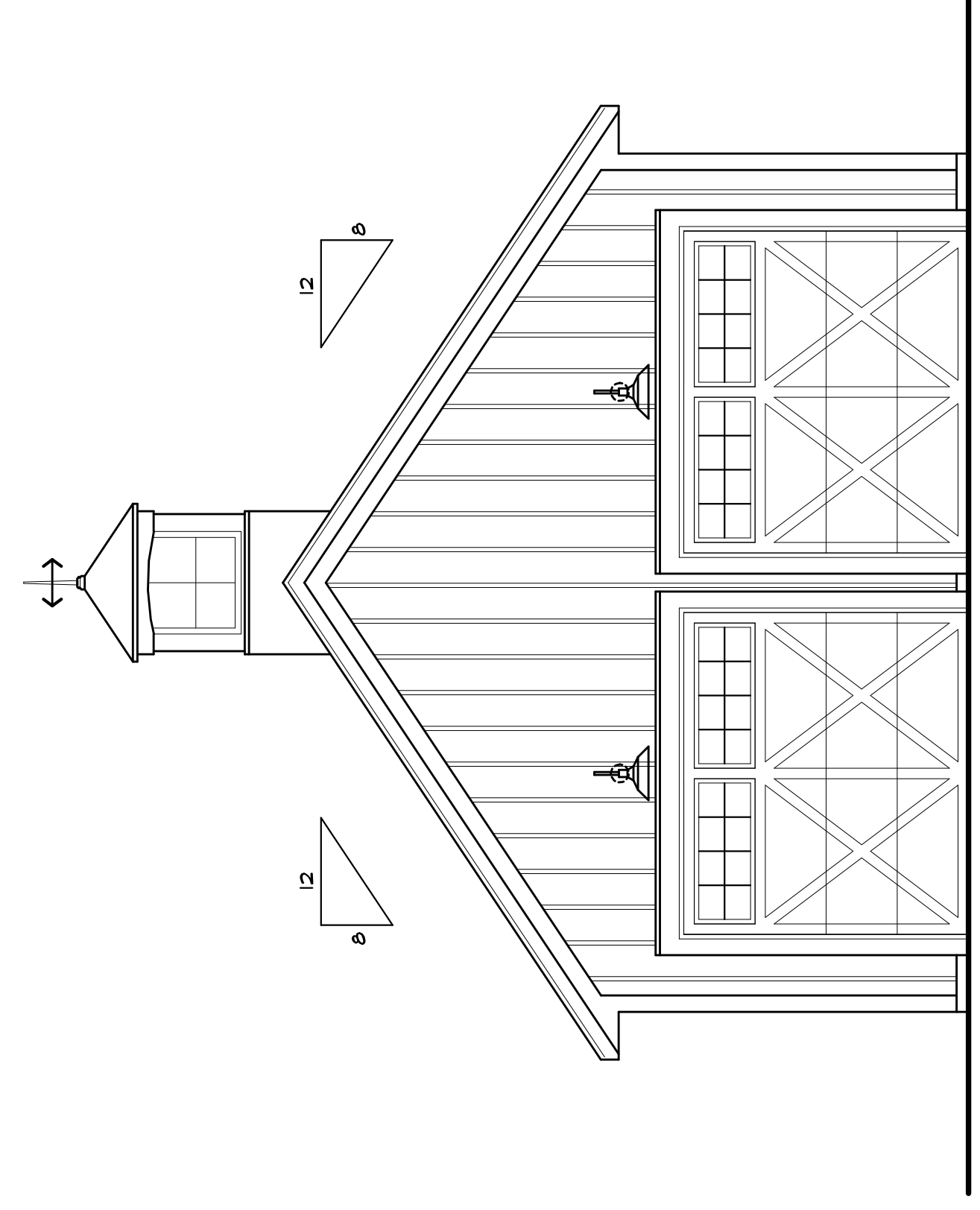
TOTAL BUILDING FOOTPRINT AREA: 864 SF.



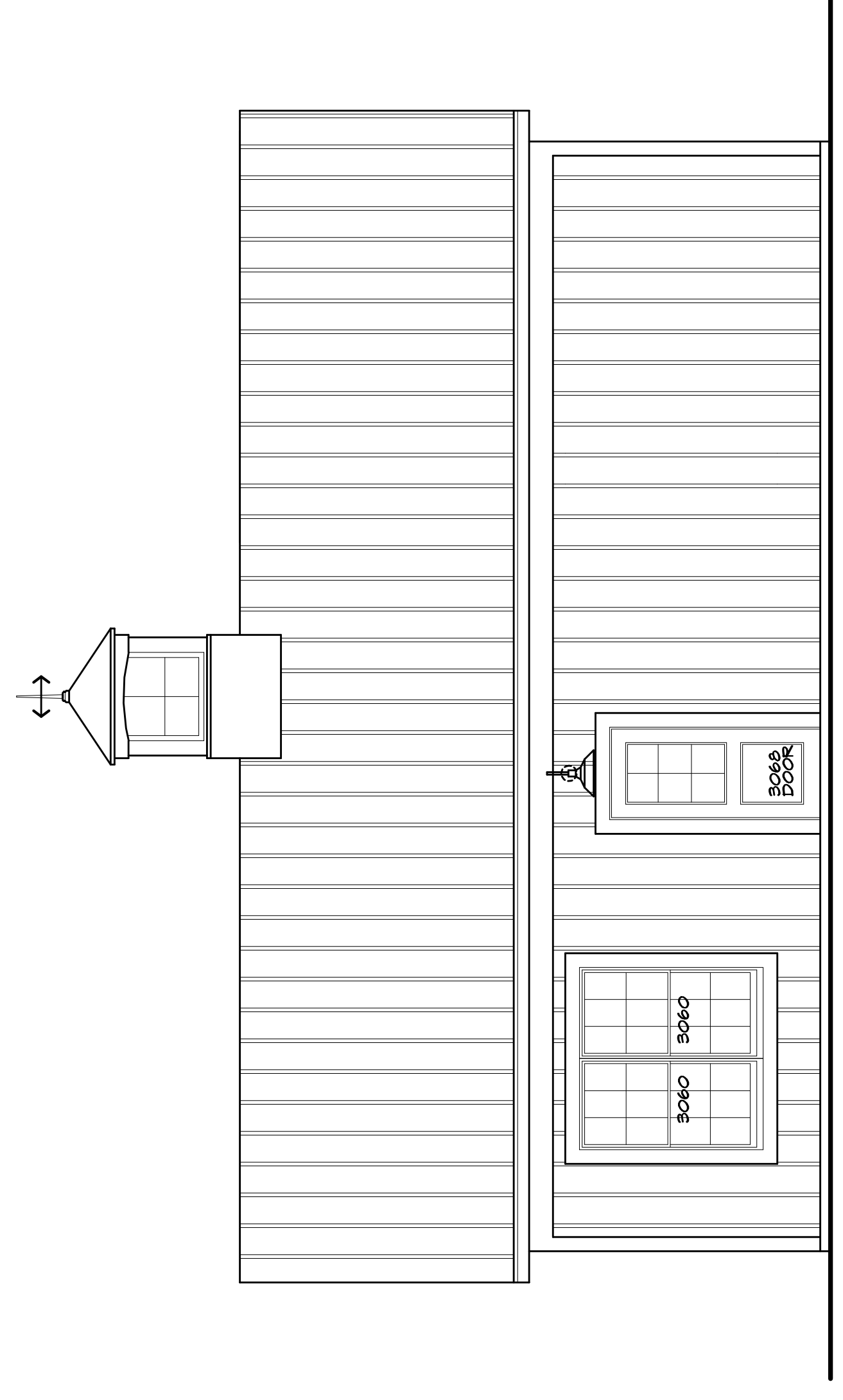
RIGHT SIDE ELEVATION

EXTERIOR COLOR SCHEDULE

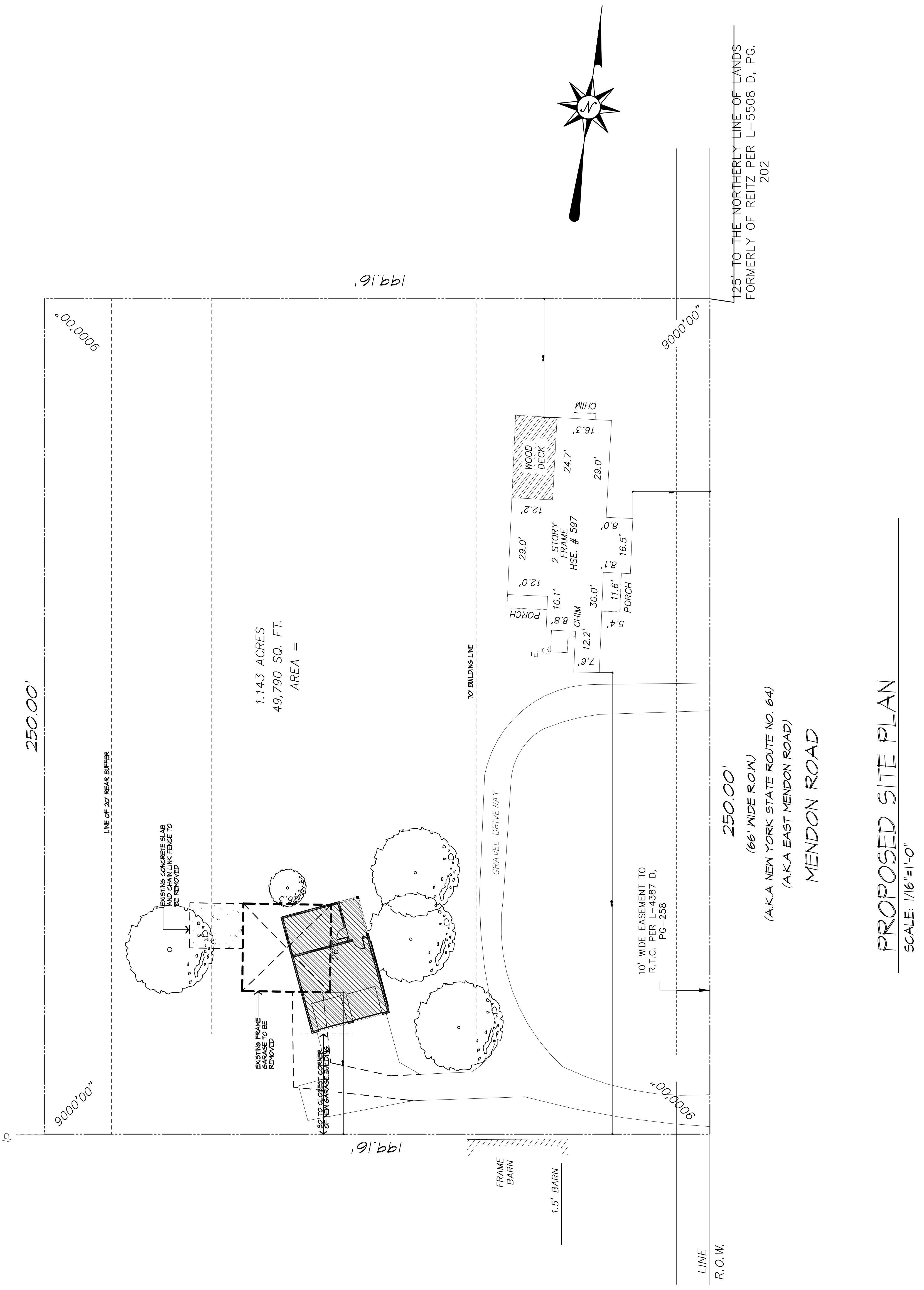
- ROOFING: STANDING SEAM METAL ROOF/ COLOR: BLACK
- SIDING: CERTAINEED VINYL 12" ROUGH CEDAR LOOK BOARD AND BATTEN/ COLOR: WHITE
- EXTERIOR TRIM: MIRATECH/ COLOR: WHITE
- WINDOW MFR.: VMD VINYL/ COLOR: WHITE
- OVERHEAD DOORS: CH1 CRAFTSMAN SERIES 5500/ COLOR: WHITE
- BARN DOORS AND HARDWARE: BLACK
- CUPOLA/ COLOR: WHITE
- LIGHT FIXTURES: COLOR: BLACK



LEFT SIDE ELEVATION



REAR ELEVATION



PROPOSED SITE PLAN
SCALE: 1/16"=1'-0"





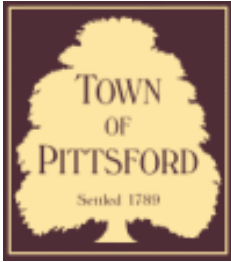












Town of Pittsford

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

Permit #
B20-000199

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

DESIGN REVIEW AND HISTORIC PRESERVATION BOARD REFERRAL OF APPLICATION

Property Address: 305 West Bloomfield Road PITTSFORD, NY 14534

Tax ID Number: 192.01-1-29.1

Zoning District: RN Residential Neighborhood

Owner: Krenzer, E. Michael

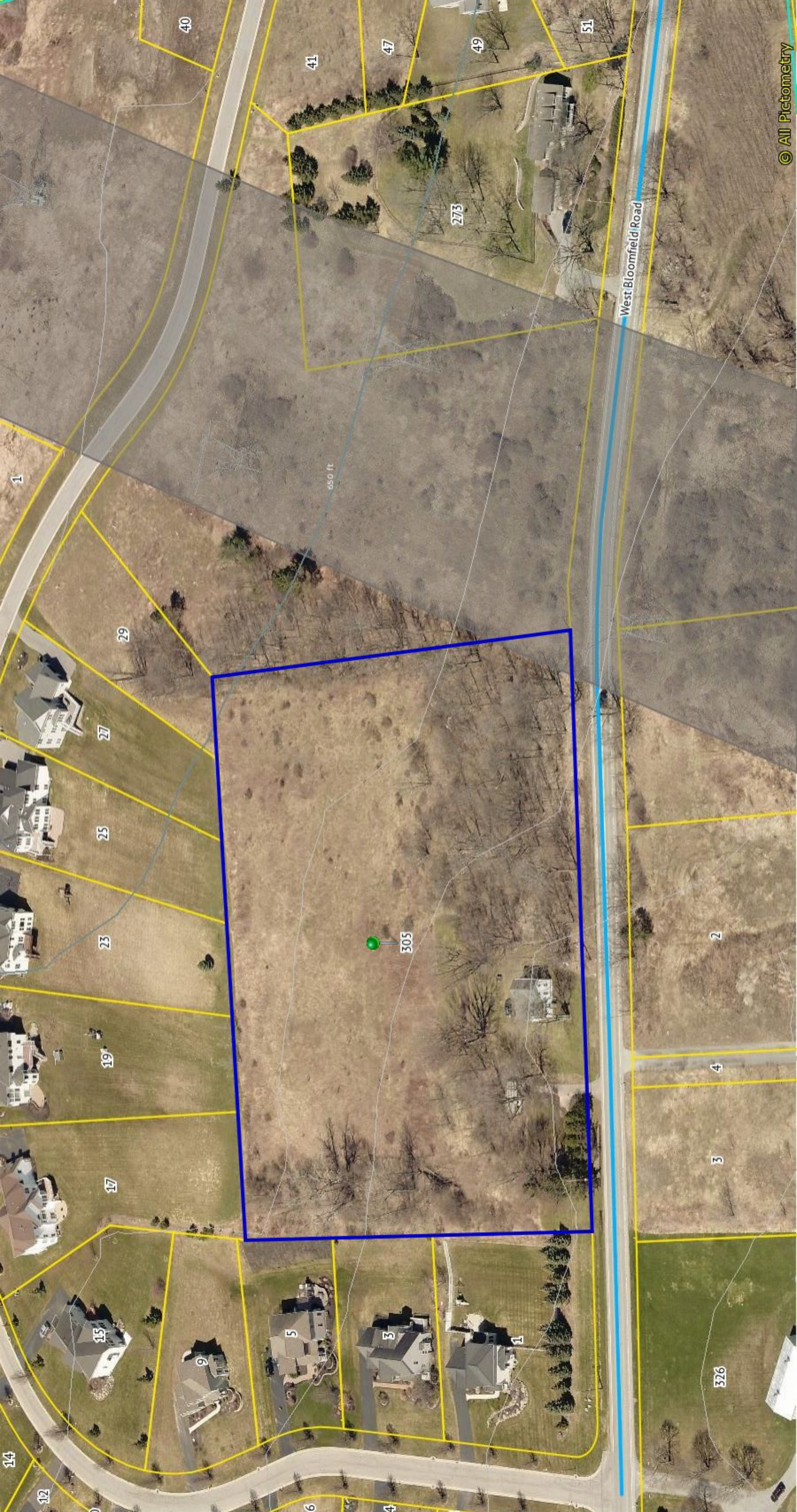
Applicant: Krenzer, E. Michael

Application Type:

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

Project Description: The Applicant is requesting Design Review for the proposed construction of a 2 story addition. The addition will total approximately 1600 Sq. Ft.

Meeting Date: November 12, 2020

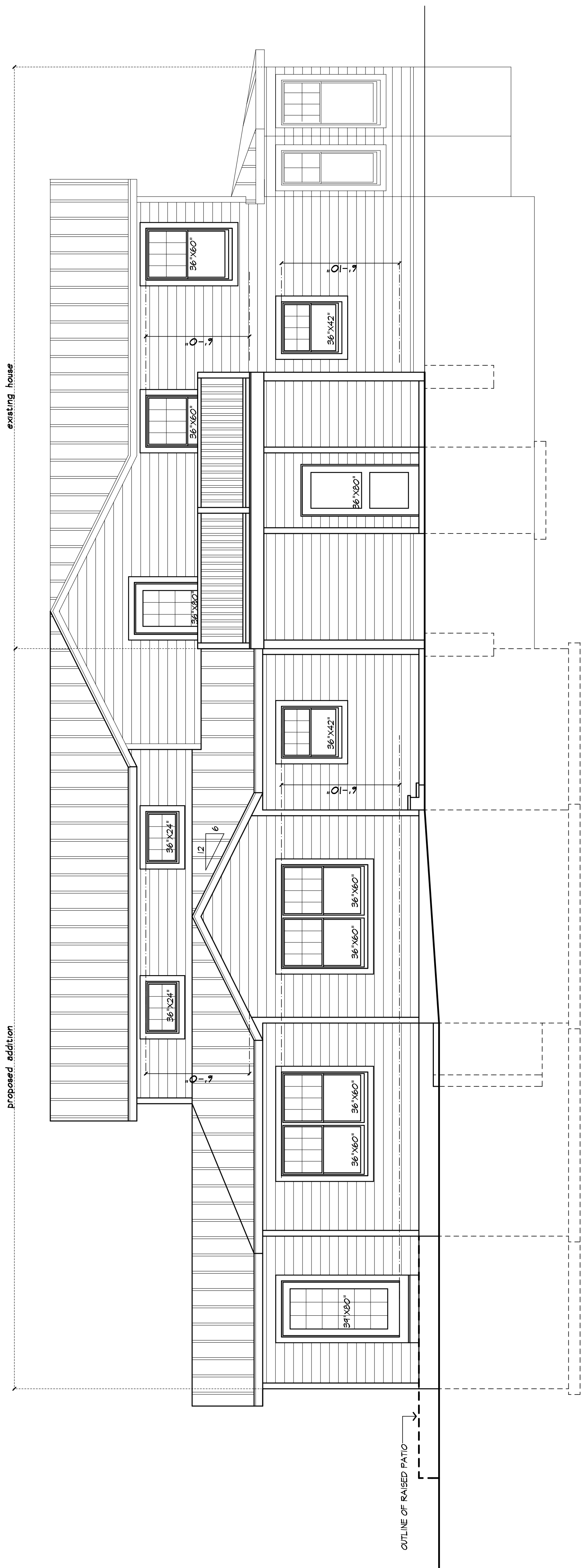




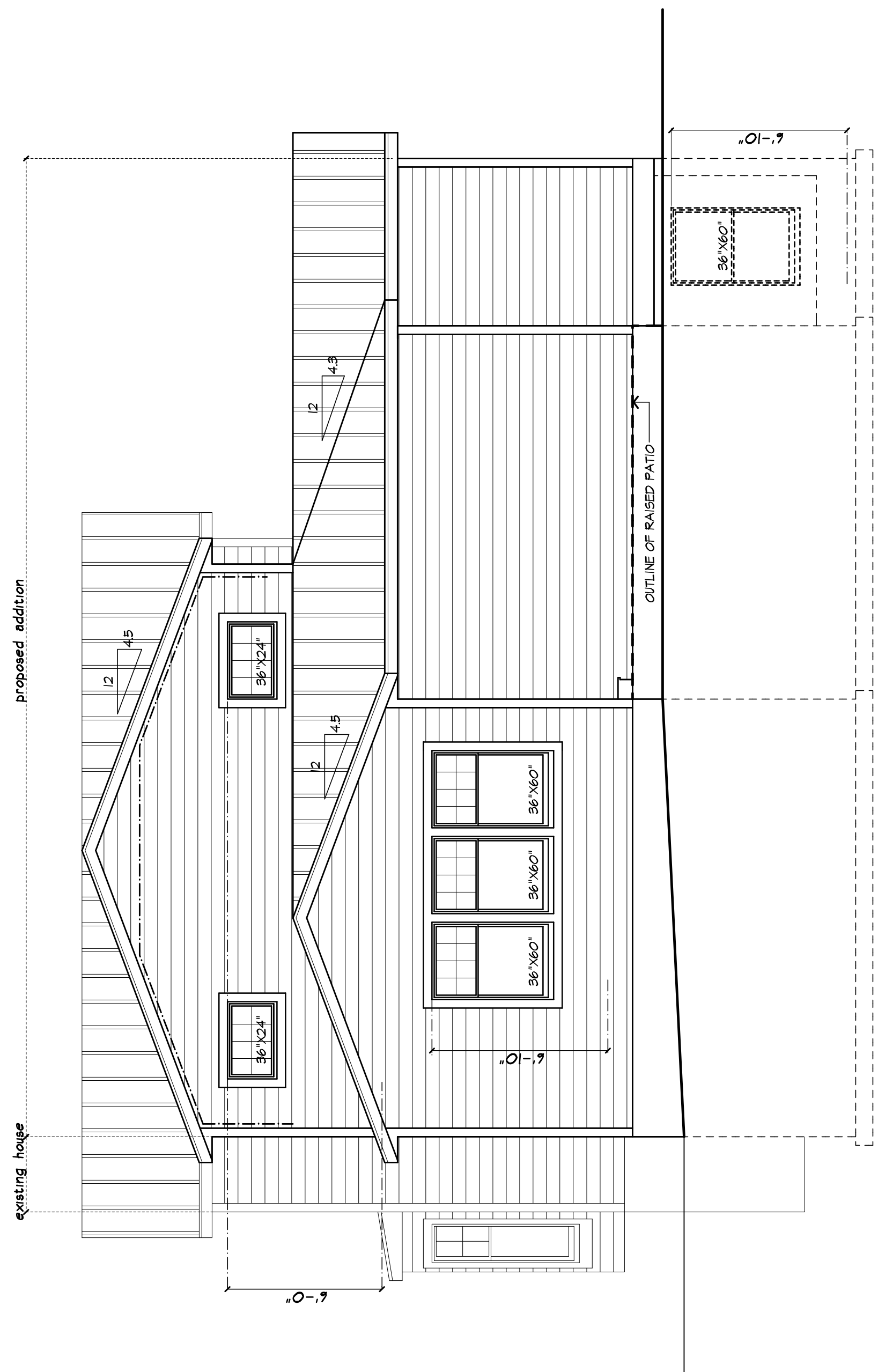


121 Sully's Trail
 Pittsford, NY 14534
 (585) 264-1330
 (585) 264-1333 Fax
 www.MorabitoArchitects.com

NOTICE:
 IT IS THE POLICY OF MORABITO ARCHITECTS, P.C. TO PROTECT THE RIGHTS OF A LICENSED ARCHITECT TO ALTER ANY DRAWING OR THIS DOCUMENT IN ANY MANNER WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. ANY ALTERATION TO THESE DRAWINGS WITHOUT THE WRITTEN CONSENT OF MORABITO ARCHITECTS, P.C. IS AT THE USER'S SOLE RISK AND THE USER AGREES TO HOLD MORABITO ARCHITECTS, P.C. HARMLESS FROM ANY AND ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES, INCLUDING ATTORNEY'S FEES, THAT MAY BE INCURRED BY MORABITO ARCHITECTS, P.C. AS A RESULT OF SUCH ALTERATION. THESE DRAWINGS ARE COPYRIGHTED AND ARE THE PROPERTY OF MORABITO ARCHITECTS, P.C. AND ARE NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY MANNER WITHOUT THE WRITTEN CONSENT OF MORABITO ARCHITECTS, P.C. THE COPYRIGHT ACT OF 1976, AS AMENDED, AND THE ARCHITECTURAL WORKS COPYRIGHT PROTECTION ACT OF 1990, AS AMENDED, APPLY TO THESE DRAWINGS. MORABITO ARCHITECTS, P.C. DOES NOT WARRANT THE ACCURACY OF THESE DRAWINGS OR WORK REPRESENTED THEREIN. MORABITO ARCHITECTS, P.C. IS NOT RESPONSIBLE FOR ANY CONSTRUCTION OR BUILDING CODES, ORDINANCES, REGULATIONS, AND/OR MONETARY CONTRIBUTION TO ANY PROJECT. MORABITO ARCHITECTS, P.C. DOES NOT GUARANTEE THE PERFORMANCE OF ANY CONTRACTOR OR SUBCONTRACTOR. NO FURTHER USE OR DISTRIBUTION IS ALLOWED WITHOUT THE WRITTEN CONSENT OF MORABITO ARCHITECTS, P.C.
 COPYRIGHT 2020
 PATRICK J. MORABITO, A.I.A. ARCHITECT P.C.



REAR ELEVATION



RIGHT SIDE ELEVATION

PROJECT:
 ADDITION TO RESIDENCE
 505 A BLOOMFIELD RD
 PITTSFORD, NY 14534

CLIENT:
 LEIF MASTERS AND
 KIM MENZER

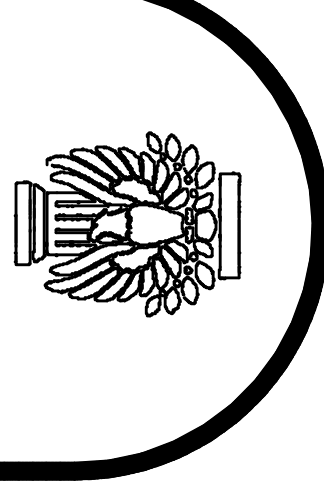
DRAWING:
 ELEVATIONS - PROPOSED

DRAWN: JUL/PM
CHECKED: PM

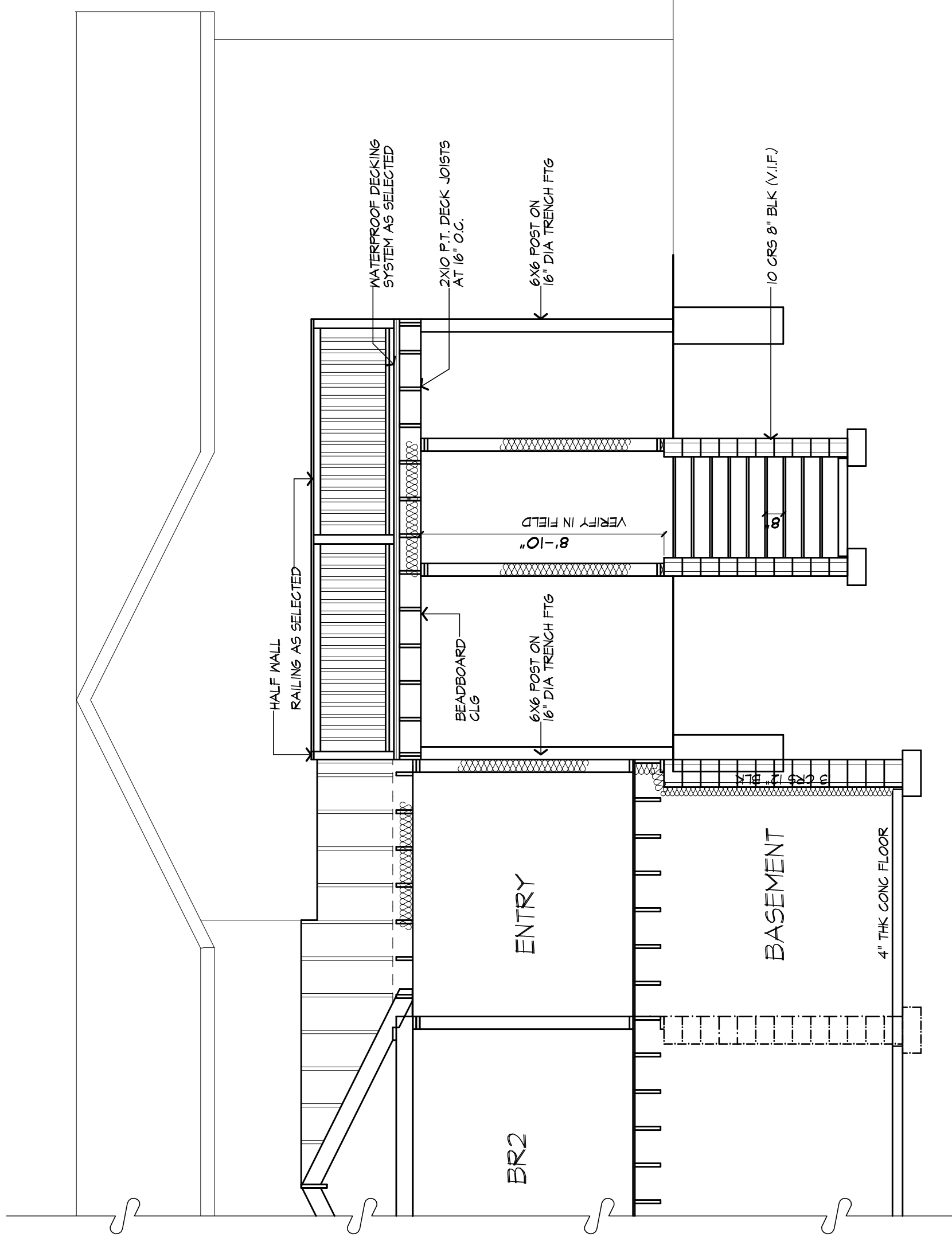
DATE: NOVEMBER 2020
SCALE: 1/4"=1'-0"

JOB NO.: 20190463
SHEET:

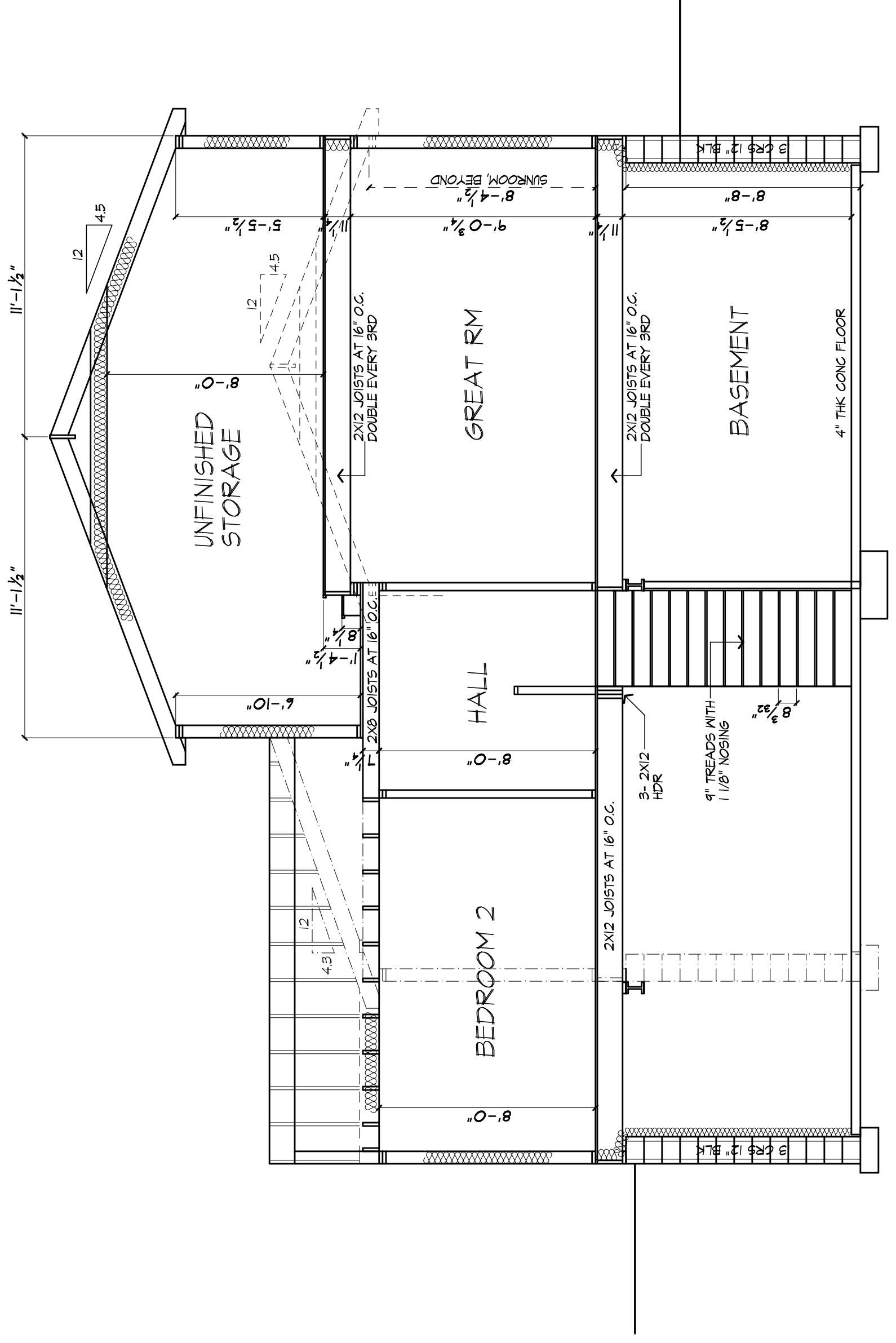
3
 OF 11 SHEETS



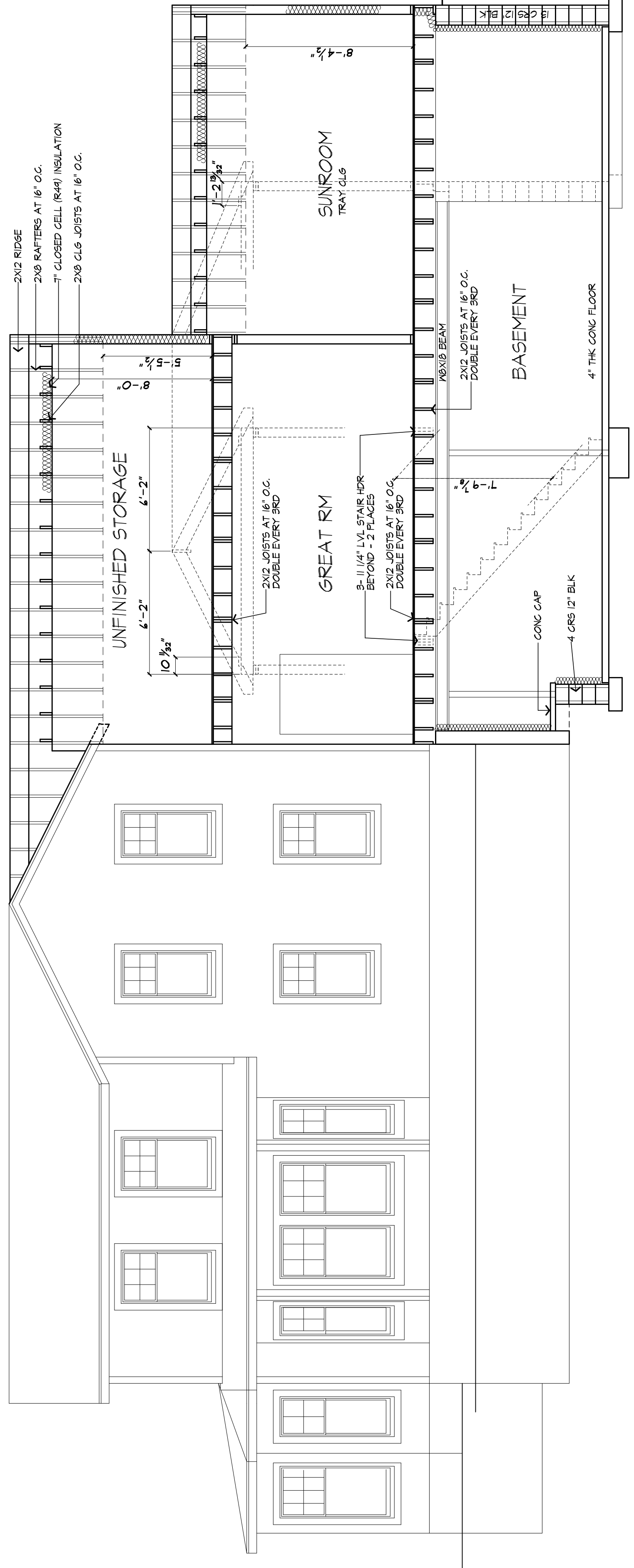
*NOTE:
 PROVIDE ICE PROTECTION UNDERLAYMENT ON PERIMETER OF ROOF TO 24" INSIDE INTERIOR WALLS PER RCBO7.1.2 2020 RESIDENTIAL CODE OF NEW YORK STATE



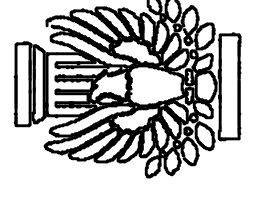
PARTIAL SECTION C



BUILDING SECTION A



BUILDING SECTION B

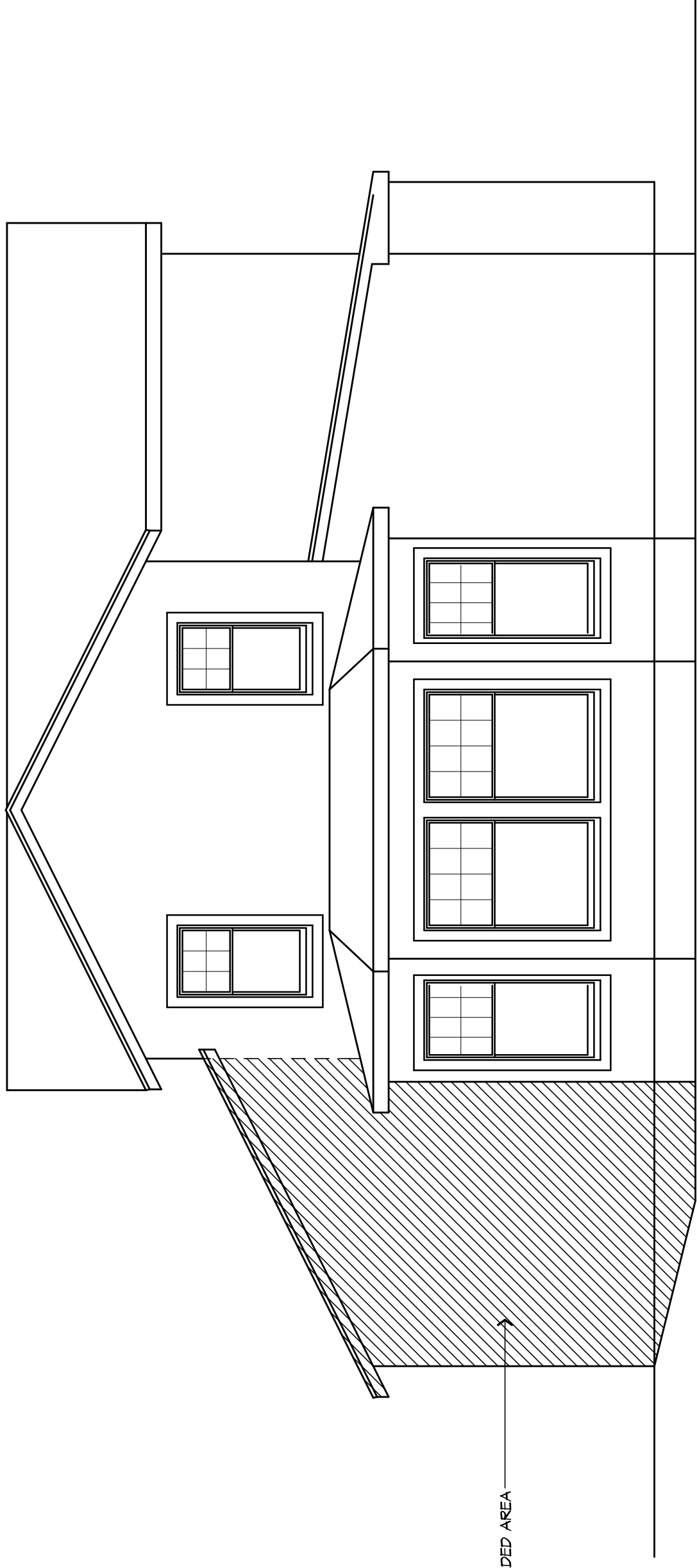


NOTICE:

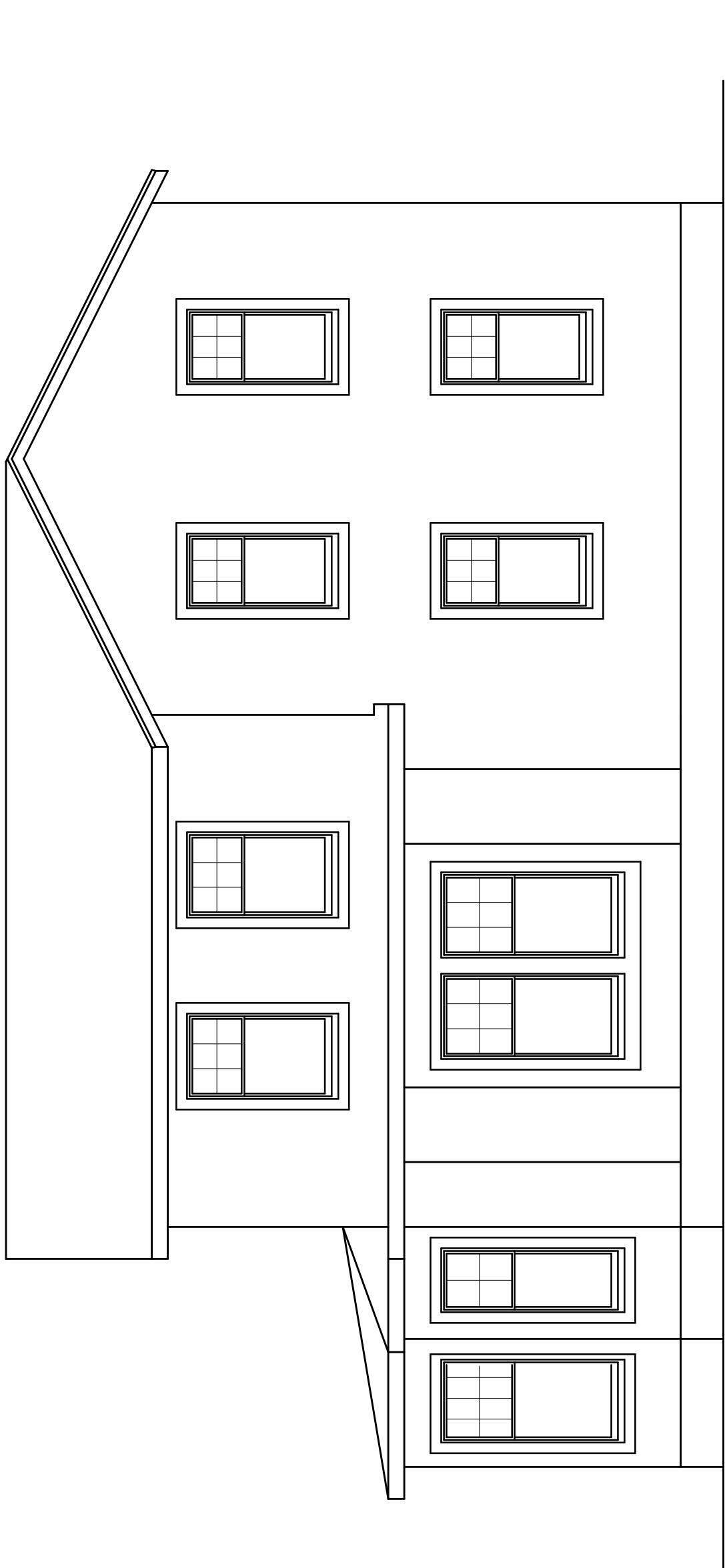
IT IS THE POLICY OF MORABITO ARCHITECTS, P.C. TO PROVIDE PROFESSIONAL ARCHITECTURAL SERVICES TO CLIENTS THROUGH THE LICENSED ARCHITECT TO ALTER ANY DRAWING OR THIS DOCUMENT IN ANY MANNER WITHOUT THE WRITTEN CONSENT OF MORABITO ARCHITECTS, P.C. ANY ALTERATIONS MADE BY ANY OTHER PERSON ARE SOLELY HIS OR HER OWN AND THE NOTATION "ALTERED BY FOLLOWED BY NAME OF ARCHITECT" SHALL BE PLACED AT THE END OF EACH LINE OF ALTERATION. THESE DRAWINGS ARE COPYRIGHTED AND ARE THE PROPERTY OF MORABITO ARCHITECTS, P.C. ANY REPRODUCTION OR DISTRIBUTION OF THESE DRAWINGS OR WORK REPRESENTED THEREIN WITHOUT THE WRITTEN CONSENT OF MORABITO ARCHITECTS, P.C. IS PROHIBITED. THESE DRAWINGS ARE NOT TO BE USED FOR ANY OTHER PROJECT OR FOR ANY OTHER MONETARY CONTRIBUTION TO ANY OTHER PROJECT WITHOUT THE WRITTEN CONSENT OF MORABITO ARCHITECTS, P.C. NO FURTHER USE OR DISTRIBUTION IS ALLOWED WITHOUT THE WRITTEN CONSENT OF MORABITO ARCHITECTS, P.C.

THESE DRAWINGS ARE COPYRIGHTED AND ARE THE PROPERTY OF MORABITO ARCHITECTS, P.C. ANY REPRODUCTION OR DISTRIBUTION OF THESE DRAWINGS OR WORK REPRESENTED THEREIN WITHOUT THE WRITTEN CONSENT OF MORABITO ARCHITECTS, P.C. IS PROHIBITED. THESE DRAWINGS ARE NOT TO BE USED FOR ANY OTHER PROJECT OR FOR ANY OTHER MONETARY CONTRIBUTION TO ANY OTHER PROJECT WITHOUT THE WRITTEN CONSENT OF MORABITO ARCHITECTS, P.C. NO FURTHER USE OR DISTRIBUTION IS ALLOWED WITHOUT THE WRITTEN CONSENT OF MORABITO ARCHITECTS, P.C.

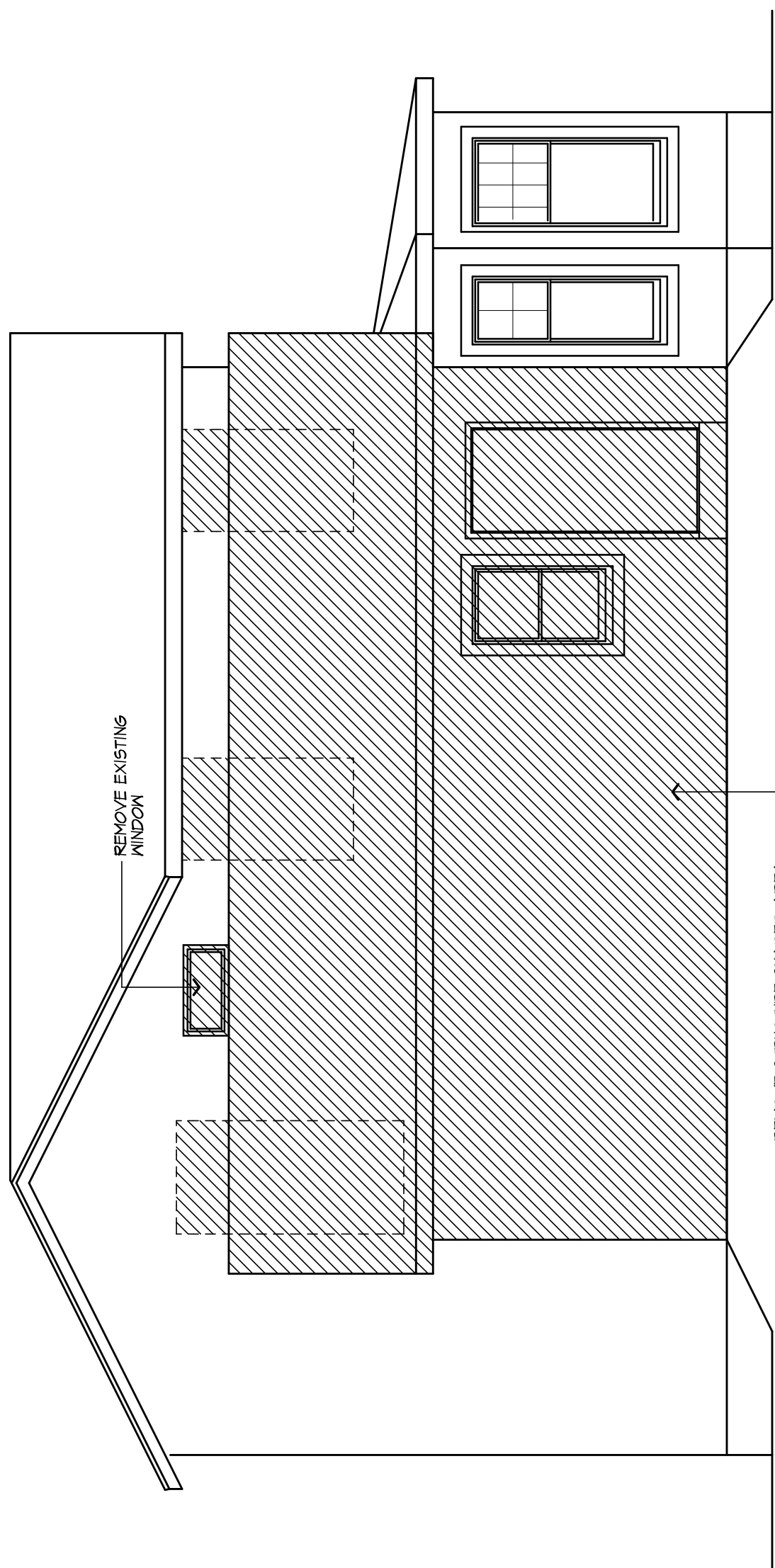
COPYRIGHT 2020
PATRICK J. MORABITO, A.J.A. ARCHITECT P.C.



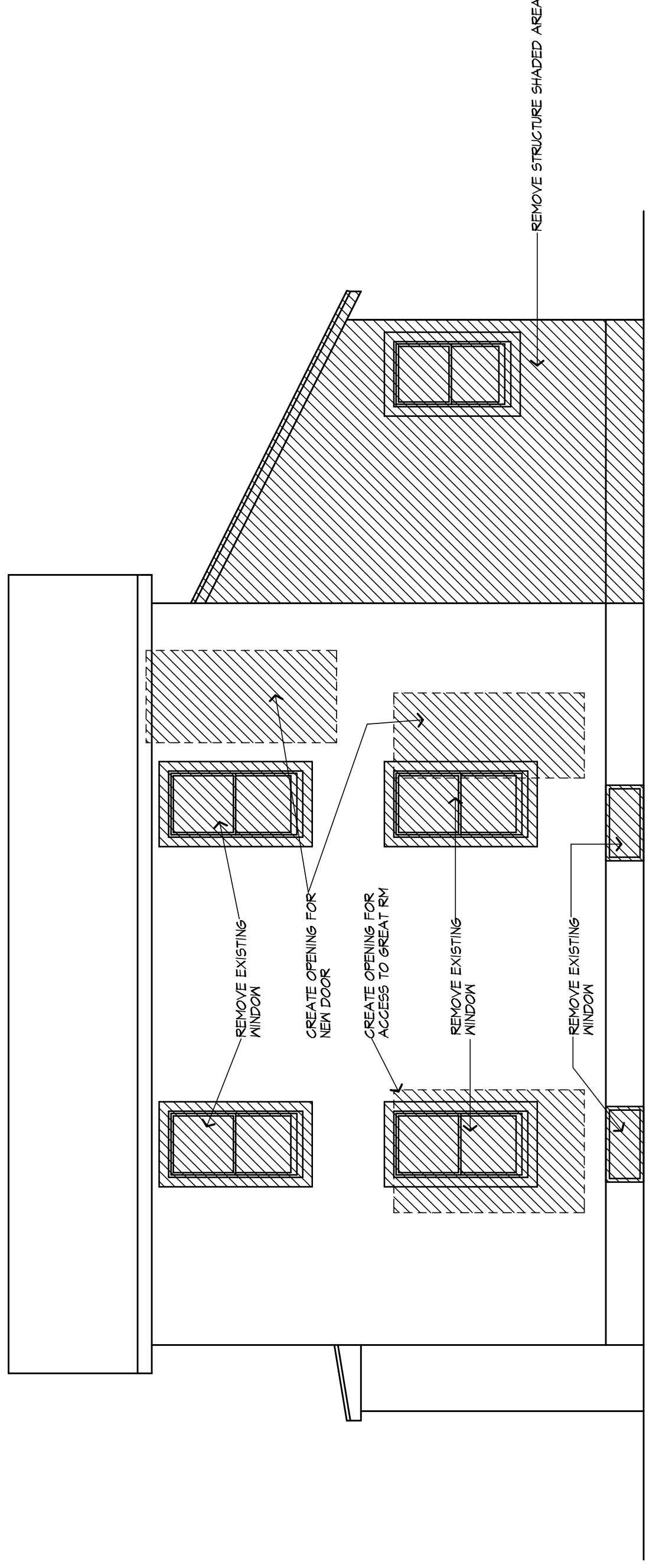
FRONT ELEVATION
EXISTING WITH REMOVALS SHOWN



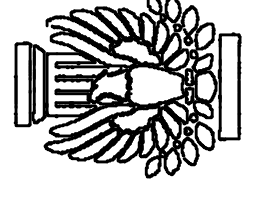
LEFT SIDE ELEVATION
EXISTING WITH REMOVALS SHOWN



RIGHT SIDE ELEVATION
EXISTING WITH REMOVALS SHOWN

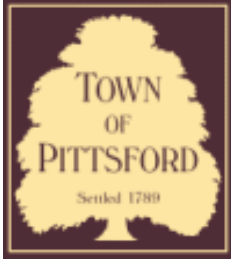


REAR ELEVATION
EXISTING WITH REMOVALS SHOWN









Town of Pittsford

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

Permit #
B20-000196

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

DESIGN REVIEW AND HISTORIC PRESERVATION BOARD REFERRAL OF APPLICATION

Property Address: 48 Coventry Ridge PITTSFORD, NY 14534

Tax ID Number: 177.03-5-35

Zoning District: IZ Incentive Zoning

Owner: Clover Street Development

Applicant: Clover Street Development

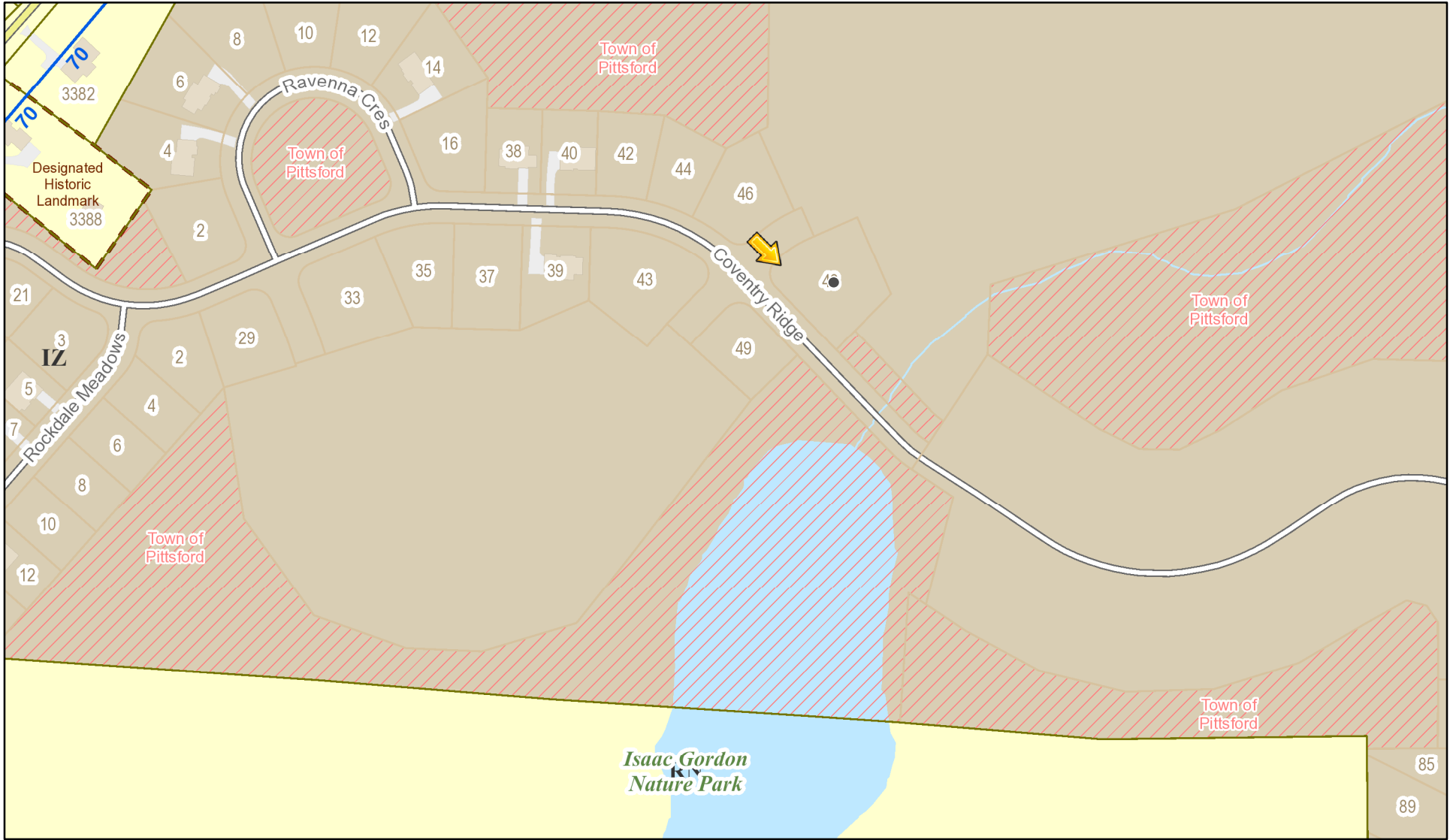
Application Type:

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

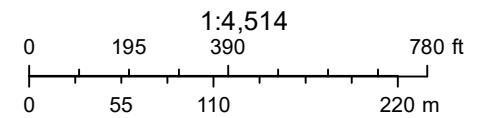
Project Description: Applicant is requesting design review for the construction of a two story single family home. The home will have a total living area of 3223 square feet and will be located in the Coventry Ridge Subdivision.

Meeting Date: November 12, 2020

RN Residential Neighborhood Zoning

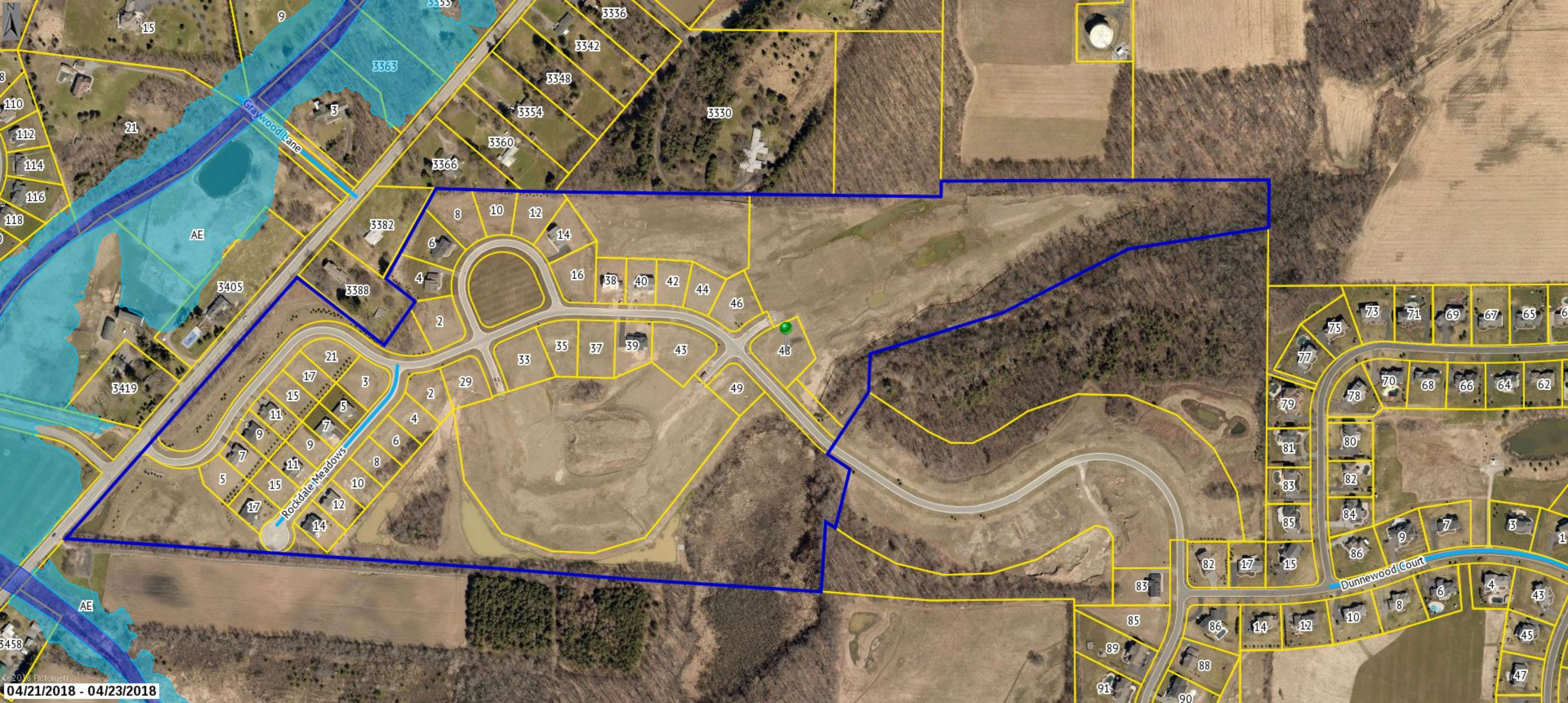


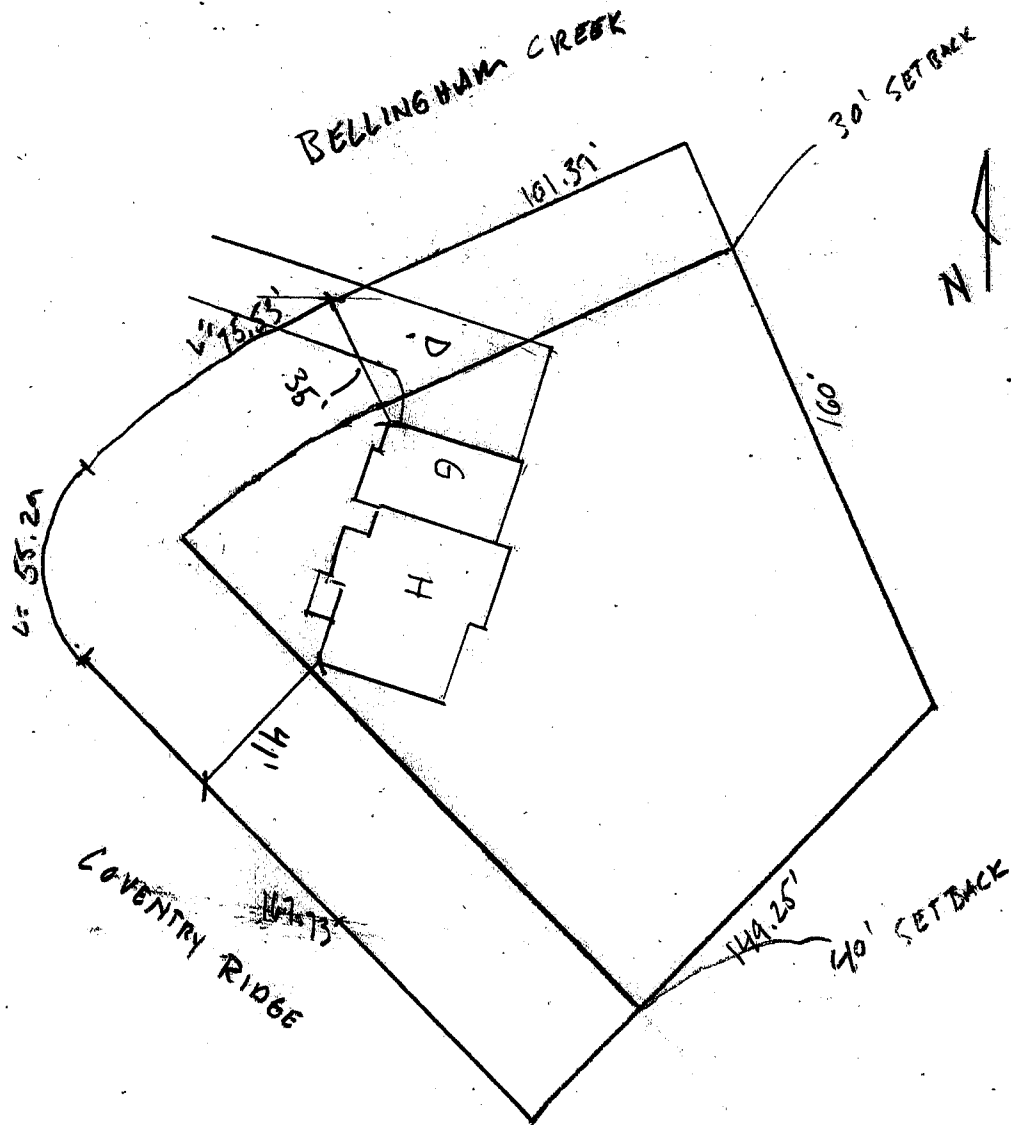
Printed November 2, 2020



Town of Pittsford GIS

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





BELLINGHAM CREEK

30' SETBACK



1" = 50'
33,217 SQ FT

LOT 90
COVENTRY RIDGE

COVENTRY RIDGE

40' SETBACK



GENERAL NOTES:

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

COMPLIANCE METHOD: RESCHECK CERTIFICATE OR PRESCRIPTIVE

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

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

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

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

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

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

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

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

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

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

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

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

R806.2 MINIMUM VENT AREA. THE MINIMUM NET FREE VENTILATION AREA SHALL BE $\frac{1}{30}$ OF THE AREA OF THE VENTED SPACE.

ENERGY EFFICIENCY:

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

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

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

R402.4.1 BUILDING 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/ACC 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:

- EXTERIOR WINDOWS AND DOORS, FIREPLACES AND STOVE DOORS SHALL BE CLOSED, BUT NOT SEALED, BEYOND THE INTENDED WEATHERSTRIPPING OR OTHER INFILTRATION CONTROL MEASURES.
- DAMPERS INCLUDING EXHAUST, INTAKE, MAKEUP AIR, BACKDRAFT AND FLUE DAMPERS SHALL BE CLOSED, BUT NOT SEALED BEYOND INTENDED INFILTRATION CONTROL MEASURES.
- INTERIOR DOORS, IF INSTALLED AT THE TIME OF THE TEST, SHALL BE OPEN.
- EXTERIOR DOORS FOR CONTINUOUS VENTILATION SYSTEMS AND HEAT RECOVERY VENTILATORS SHALL BE CLOSED AND SEALED.
- HEATING AND COOLING SYSTEMS, IF INSTALLED AT THE TIME OF TEST, SHALL BE TURNED OFF.
- SUPPLY AND RETURN REGISTERS, IF INSTALLED AT THE TIME OF TEST, 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 LUMINAIRES 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 LUMINAIRES 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 (PRESCRIPTIVE) 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:

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

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

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

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

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

- PIPING 3/4" AND LARGER IN NOMINAL DIAMETER.
- PIPING SERVING MORE THAN ONE DWELLING UNIT.
- PIPING LOCATED OUTSIDE THE CONDITIONED SPACE.
- PIPING FROM THE WATER HEATER TO A DISTRIBUTION MANIFOLD.
- PIPING LOCATED UNDER A FLOOR SLAB.
- BURIED IN PIPING.
- 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 5 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 AFFECT THE FOUNDATION, DRAINAGE OR STRUCTURAL MEMBERS INCLUDING REQUIREMENTS FOR ADDITIONAL DEPTH OF FOOTINGS, UNSTABLE SOIL CONDITIONS AND HIGH GROUND WATER TABLE.

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

FOUNDATION:

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

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

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

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

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

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

FIREPLACES:

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

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

FRAMING:

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

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

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

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

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

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

STAIRWAY GUARD REQUIREMENTS:

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

PETTINELLA RESIDENCE

LOT 90 COVENTRY RIDGE

PITTSFORD, NY

COVENTRY RIDGE BUILDING CORP.

PLAN 3223 / PROJECT 15430

SHEET INDEX

C-1 COVER SHEET

1/5 ELEVATIONS

2/5 FOUNDATION PLAN

3/5 FIRST FLOOR PLAN

4/5 SECOND FLOOR & ROOF PLAN

5/5 SECTIONS

N-1 DETAILS

N-2 REINFORCING NOTES

STRUCTURAL MATERIAL SPECIFICATIONS:

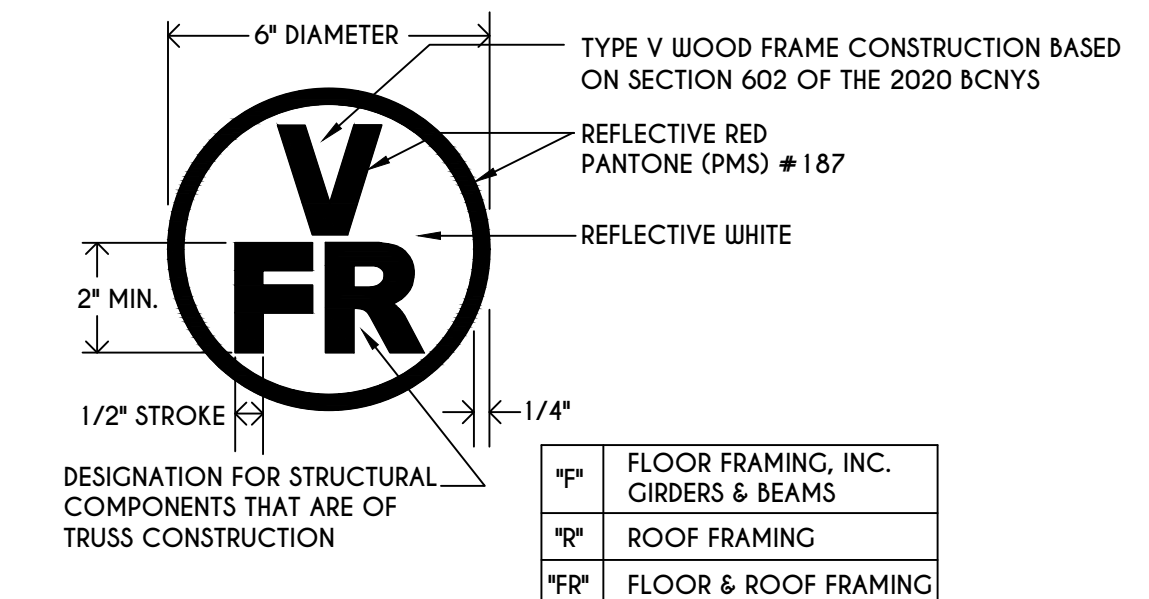
STRUCTURAL STEEL	ASTM A-36, Fy = 36 ksi
REINFORCED STEEL	ASTM A-615, Fy = 40 ksi
WIRE MESH	ASTM A-185, 6 x 6 - 10/10 W.W.M.
LUMBER	ALL STRUCTURAL MEMBERS, JOISTS, RAFTERS, ETC. TO BE #2 GRADE LUMBER (DOUGLAS FIR-LARCH, HEM-FIR, SOUTHERN PINE OR SPRUCE PINE-FIR) WITH A MIN. FIBER STRESS OF 850 P.S.I. UNLESS NOTED OTHERWISE
PLYWOOD	CDX, PANEL INDEX
LVL, PSL, LSL	Fb = 2600 Fv = 285 E x 10 ³ = 1.9 Fc = 750
MASONRY	ASTM C90, GRADE N-1, Fm = 1350 PSI
MORTAR	ASTM C270, TYPE S
GROUT	Fc = 2000 PSI ASTM C476
CONCRETE	Fc = 2500 PSI MIN. (FOOTINGS, BASEMENT SLAB) Fc = 3500 PSI MIN. (GARAGE SLAB, PORCH SLAB, & POURED FOUNDATION WALLS)
BOLTS	ASTM A307, Fy - 33 KSI

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

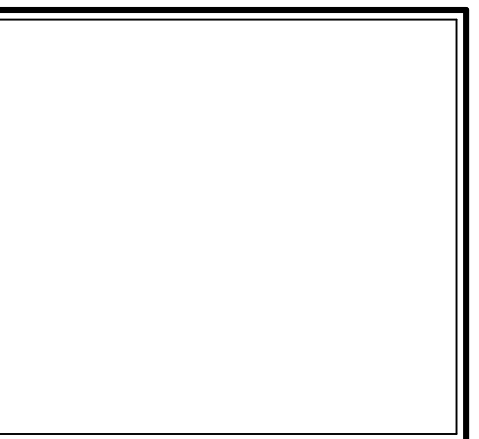
LOCAL JURISDICTION DESIGN CRITERIA MAY VARY AND SHALL BE STRICTLY ADHERED TO	
1ST FLOOR LIVING AREA LIVE LOAD	40 P.S.F.
2ND FLOOR LIVING AREA LIVE LOAD	30 P.S.F.
1ST & 2ND FLOOR DEAD LOAD	15 P.S.F.
GROUND SNOU LOAD	40 P.S.F.
ROOF DEAD LOAD	10 P.S.F.
ALLOWABLE SOIL BEARING	2500 P.S.F. AT MINIMUM 42" BELOW 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 SHIELD 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.



COPYRIGHT NOTICE :
THESE PLANS ARE PROTECTED UNDER FEDERAL COPYRIGHT LAWS BY GREATER LIVING ARCHITECTURE. ANY UNAUTHORIZED REPRODUCTION OR MODIFICATION OF THESE PLANS IS A VIOLATION OF COPYRIGHT LAWS. CLIENT RIGHTS ARE LIMITED TO ONE-TIME USE FOR THE CONSTRUCTION OF THESE PLANS
UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS PLAN IS A VIOLATION OF THE NEW YORK STATE EDUCATION LAW, ARTICLE 145, SECTION 7209
COPYRIGHT © ALL RIGHTS RESERVED GREATER LIVING ARCHITECTURE, P.C.



Greater Living Architecture, P.C.

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

REVISIONS:		
DATE	BY	DESCRIPTION

CLIENT/LOCATION:

PETTINELLA RESIDENCE
LOT 90
COVENTRY RIDGE
PITTSFORD, NY

BUILDER:

COVENTRY RIDGE
BUILDING CORP.

COVER PAGE

GLA PLAN 3223

drawn: CDK	checked: CSB
scale: AS NOTED	date: 10 / 20
PROJECT: 15430	sheet: C 1

COPYRIGHT NOTICE :
 THESE PLANS ARE PROTECTED UNDER FEDERAL COPYRIGHT LAWS BY GREATER LIVING ARCHITECTURE. ANY UNAUTHORIZED REPRODUCTION OR MODIFICATION OF THESE PLANS IS A VIOLATION OF COPYRIGHT LAWS. CLIENT RIGHTS ARE LIMITED TO ONE-TIME USE FOR THE CONSTRUCTION OF THESE PLANS.
 UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS PLAN IS A VIOLATION OF THE NEW YORK STATE EDUCATION LAW, ARTICLE 145, SECTION 7209
 COPYRIGHT © ALL RIGHTS RESERVED GREATER LIVING ARCHITECTURE, P.C.



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

REVISIONS:

DATE	BY	DESCRIPTION

CLIENT/LOCATION:
 PETTINELLA RESIDENCE
 LOT 90
 COVENTRY RIDGE
 PITTSFORD, NY

BUILDER:
 COVENTRY RIDGE
 BUILDING CORP.

ELEVATIONS
 GLA PLAN 3223

drawn:	checked:
CDK	CSB
scale:	date:
AS NOTED	10/20
PROJECT:	sheet:
15430	1 / 5

TABLE M 1505.4.3 (1)
 CONTINUOUS WHOLE-HOUSE MECHANICAL VENTILATION SYSTEM AIRFLOW RATE REQUIREMENTS

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

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

TABLE M 1505.4.3 (2)
 INTERMITTENT WHOLE-HOUSE MECHANICAL VENTILATION RATE FACTORS^{a,b}

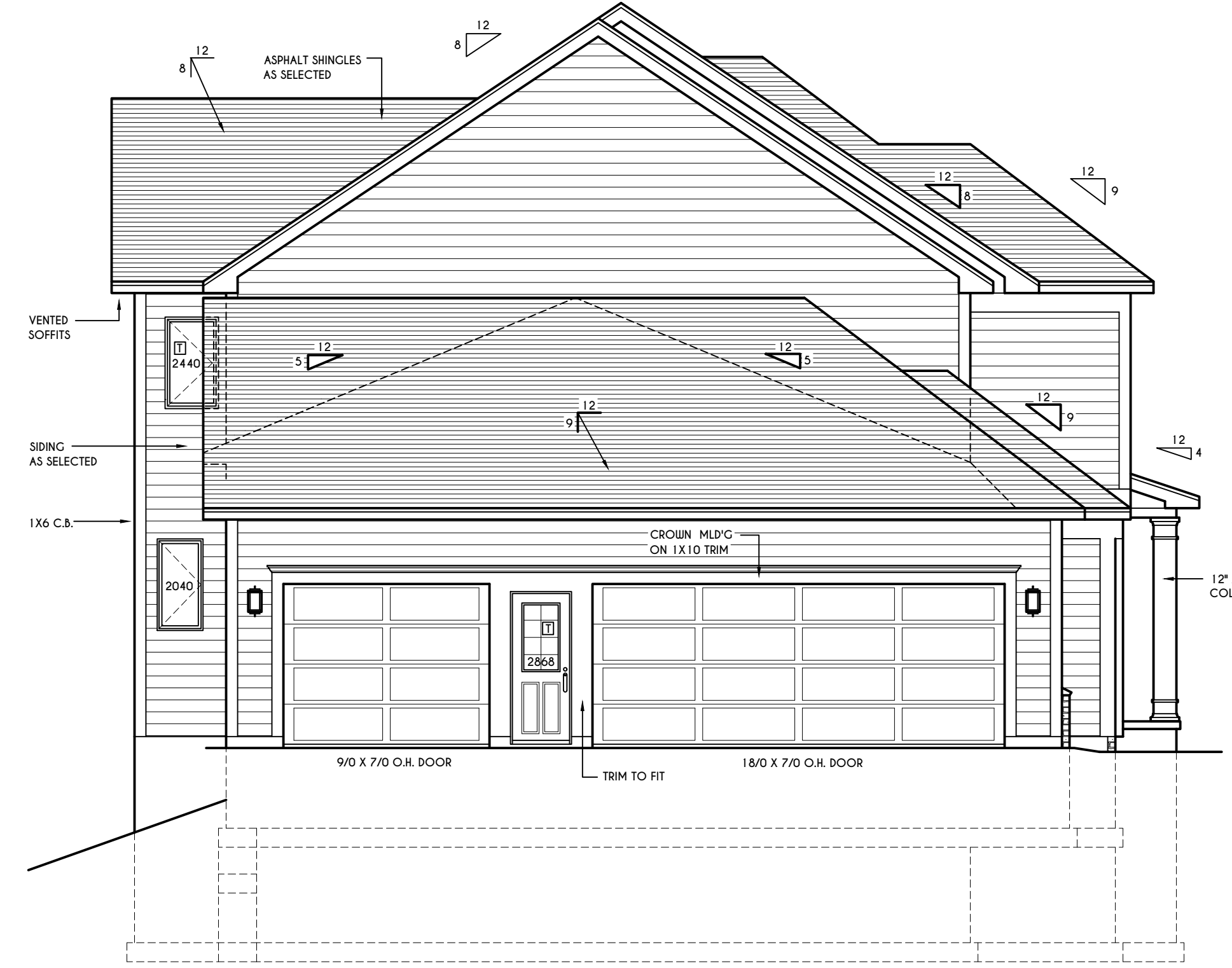
RUN-TIME PERCENTAGE IN EA. 4-HOUR SEGMENT	25%	33%	50%	66%	75%	100%
	FACTOR ^a					
	4	3	2	1.5	1.3	1.0

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

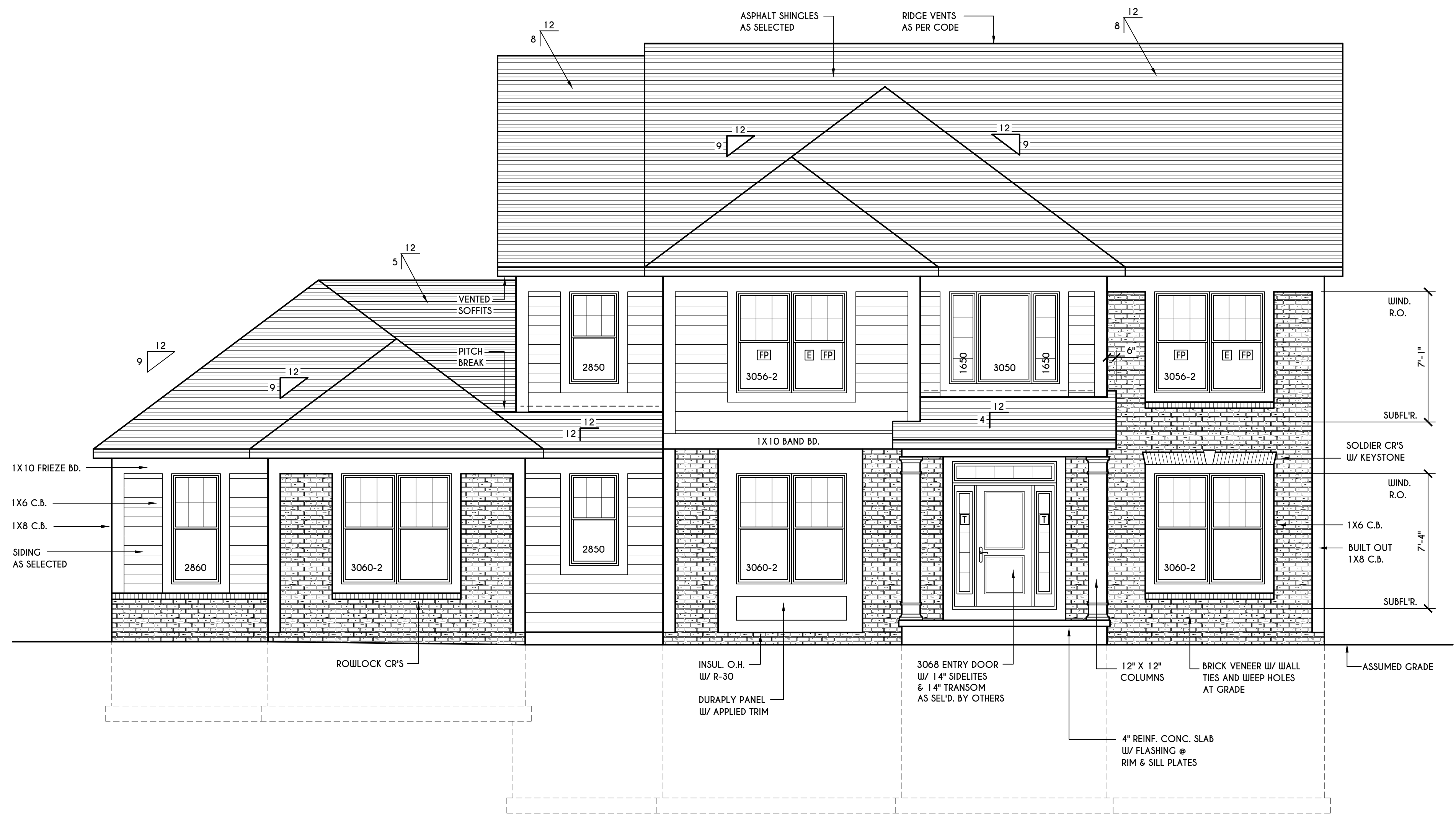
TABLE M 1505.4.4
 MINIMUM REQUIRED LOCAL EXHAUST RATES FOR ONE AND TWO-FAMILY DWELLINGS

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

FOR Sf: 1 CUBIC FT. PER MINUTE = 0.0004719 m³/s.

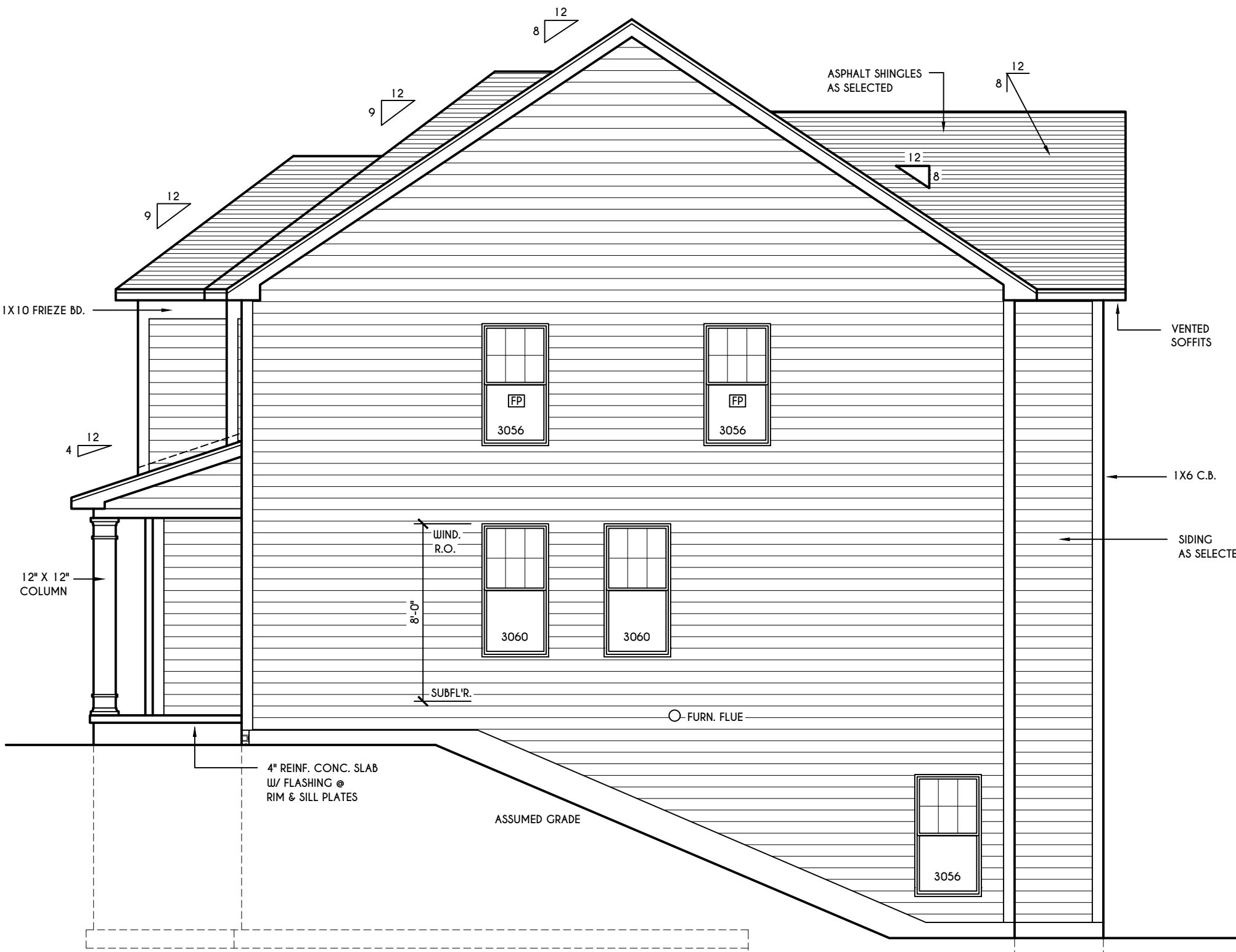


LEFT ELEVATION
 SCALE: 3/16" = 1'-0"



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

FIRST FLOOR LIVING AREA = 1651 SQ.FT.
 SECOND FLOOR LIVING AREA = 1572 SQ.FT.
 TOTAL LIVING AREA = 3223 SQ.FT.
 TOTAL CONDITIONED VOLUME = 45,562 CU.FT.



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



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

WINDOWS: VUID SOLAR GAIN GLASS W/ ARGON
 U-FACTOR 0.29
 SHCC 0.56

DOORS: SELECTION BY OWNER

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

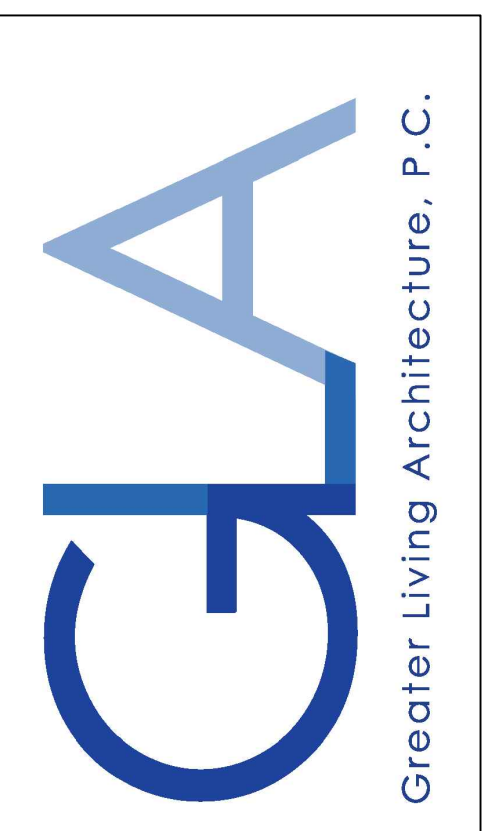
WINDOW / DOOR LEGEND:

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

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

MECHANICAL VENTILATION RATE:
 THIS PLAN AS DESIGNED REQUIRES (MIN) 1 CONTINUOUSLY RUN EXHAUST FAN CAPABLE OF (MIN) 90 c.f.m. WITH A MANUAL OVERRIDE SWITCH AS PER SECTION M 1505.4.2 OF 2020 RCNYS SEE TABLES M 1505.4.3(1) & M 1505.4.3(2) & M 1505.4.4 (PAGE 1)

COPYRIGHT NOTICE :
 THESE PLANS ARE PROTECTED UNDER FEDERAL COPYRIGHT LAWS BY GREATER LIVING ARCHITECTURE. ANY UNAUTHORIZED REPRODUCTION OR MODIFICATION OF THESE PLANS IS A VIOLATION OF COPYRIGHT LAWS. CLIENT RIGHTS ARE LIMITED TO ONE-TIME USE FOR THE CONSTRUCTION OF THESE PLANS.
 UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS PLAN IS A VIOLATION OF THE NEW YORK STATE EDUCATION LAW, ARTICLE 145, SECTION 7209
 COPYRIGHT © ALL RIGHTS RESERVED GREATER LIVING ARCHITECTURE, P.C.



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

REVISIONS:

DATE	BY	DESCRIPTION

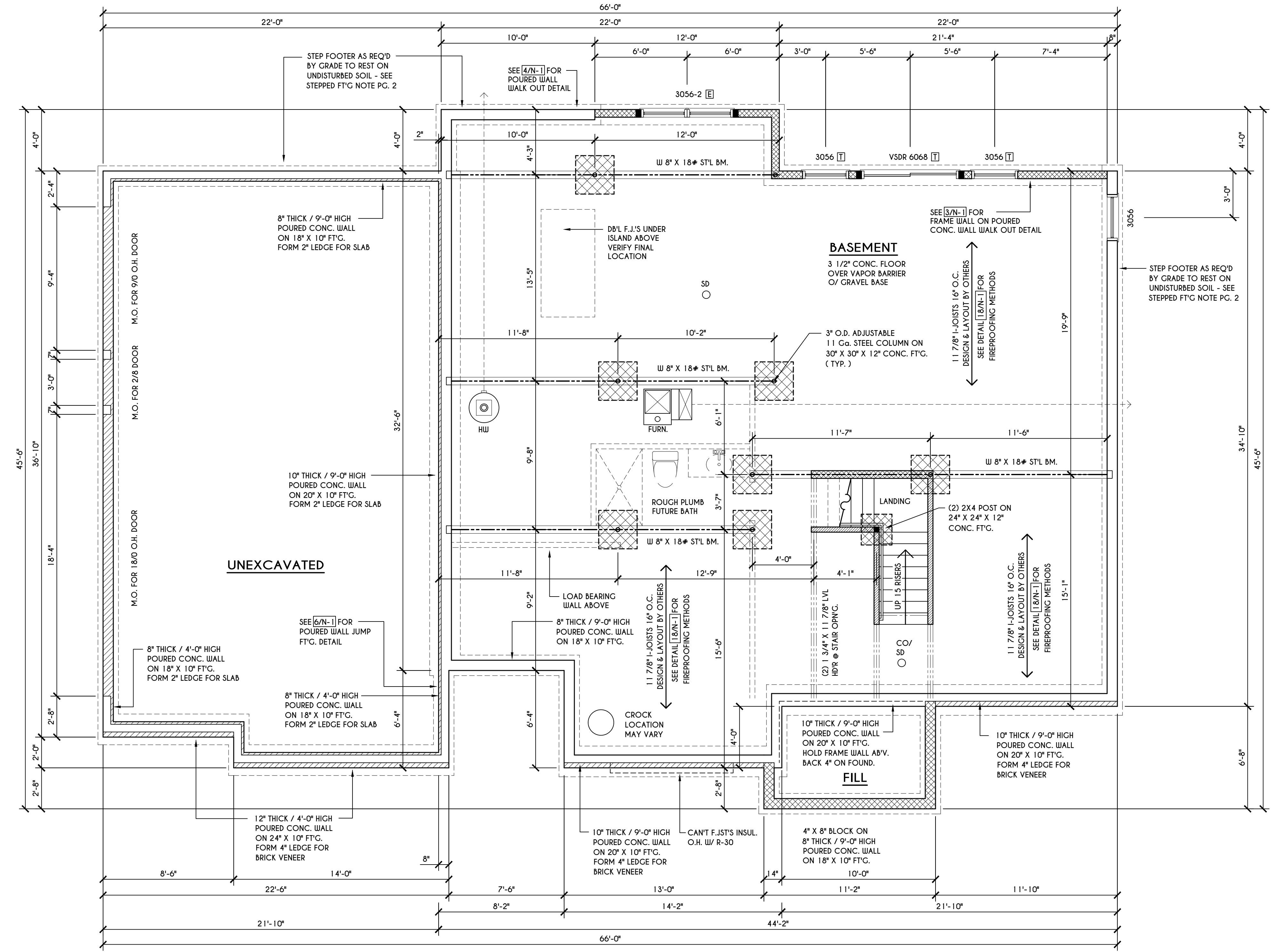
CLIENT/LOCATION:
 PETTINELLA RESIDENCE
 LOT 90
 COVENTRY RIDGE
 PITTSFORD, NY

BUILDER:
 COVENTRY RIDGE
 BUILDING CORP.

FOUNDATION PLAN

GLA PLAN 3223

drawn: CDK	checked: CSB
scale: AS NOTED	date: 10/20
PROJECT: 15430	sheet: 2 5



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. HG'TS TO BE 6'-10 1/2" U.N.O.
 PROVIDE SOLID BLOCKING UNDER ALL BEARING POINTS DOWN TO FOUNDATION WALL AND / OR BEAMS PROVIDE DB'L JACK STUDS EA. SIDE OF LOAD BEARING OPENINGS - / = 4'-0" ALL ANGLES TO BE 45 DEG. U.N.O.
 ALL EXTERIOR WINDOW & DOOR HEADERS TO HAVE MIN. R-5 INSUL. & TO BE MIN. (2)2X8'S OR (3)2X6'S (U.N.O.)
 ALL APPLIANCES SHOWN TO BE BY OWNER OR AS PER CONTRACT BY BUILDER.
 SMOKE (SD) & CARBON MONOXIDE (CO) DETECTORS SHALL BE INSTALLED AS PER SECT. R314 OF 2020 RCNYS REINFORCE FOUNDATION WALLS AS PER 2020 RCNYS. SEE PG. N-2 FOR REINFORCING CHARTS
 SEE CONCRETE-ENCASED ELECTRODE DETAIL 19/N-1

WINDOW / DOOR LEGEND:

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

FRAMING LEGEND:

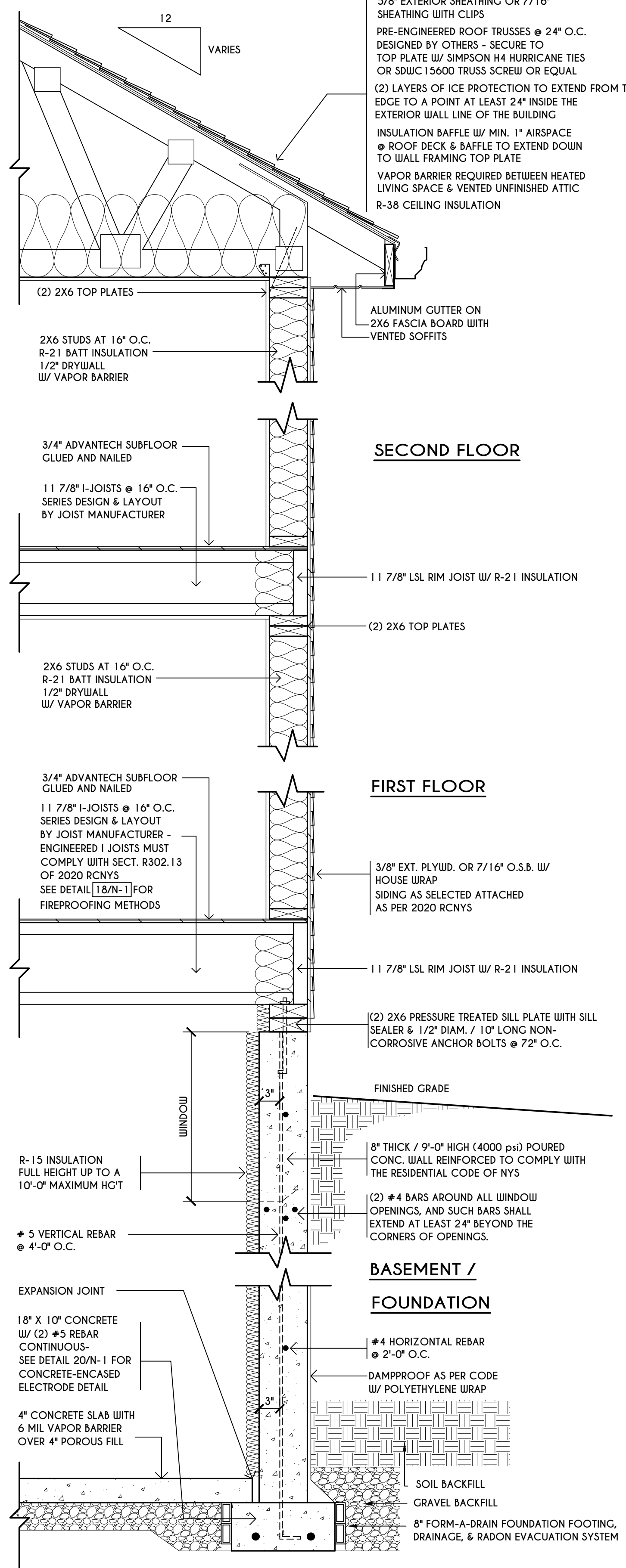
- [Solid Line] - PROVIDE SOLID POSTING- GLUED & NAILED, EQUAL TO THE # OF HEADERS TO BE SUPPORTED- UNLESS NOTED OTHERWISE
- [Dashed Line] - DROPPED HEADER
- [Dash-dot Line] - FLUSH HEADER
- [Line with Dots] - 2X4 STUDS @ 16" O.C.
- [Line with X's] - 2X6 STUDS @ 16" O.C.

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).

TRUSS EAVE CONSTRUCTION

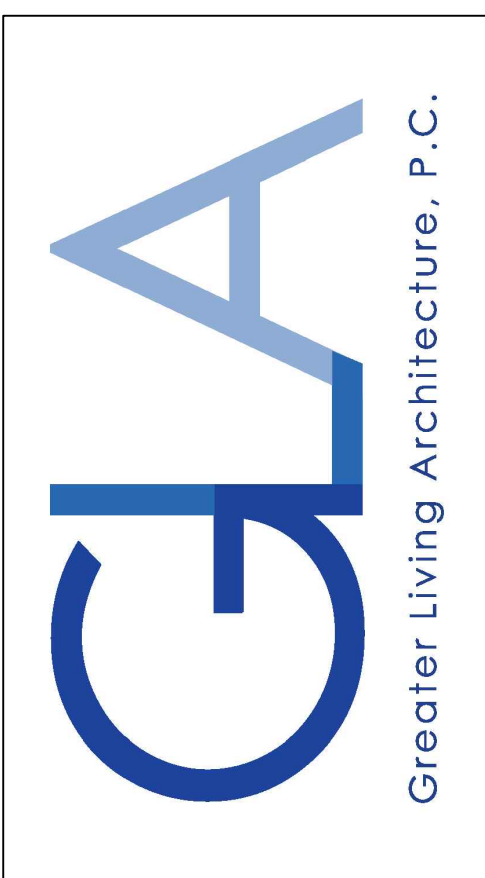
ASPHALT SHINGLES ON 15# FELT ON 5/8" EXTERIOR SHEATHING OR 7/16" SHEATHING WITH CLIPS
 PRE-ENGINEERED ROOF TRUSSES @ 24" O.C. DESIGNED BY OTHERS - SECURE TO TOP PLATE W/ SIMPSON H4 HURRICANE TIES OR SDWC15600 TRUSS SCREW OR EQUAL
 (2) LAYERS OF ICE PROTECTION TO EXTEND FROM THE EAVE'S EDGE TO A POINT 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 LIVING SPACE & VENTED UNFINISHED ATTIC R-38 CEILING INSULATION



TYPICAL WALL SECTION

SCALE: 1" = 1'-0"

COPYRIGHT NOTICE :
 THESE PLANS ARE PROTECTED UNDER FEDERAL COPYRIGHT LAWS BY GREATER LIVING ARCHITECTURE. ANY UNAUTHORIZED REPRODUCTION OR MODIFICATION OF THESE PLANS IS A VIOLATION OF COPYRIGHT LAWS. CLIENT RIGHTS ARE LIMITED TO ONE-TIME USE FOR THE CONSTRUCTION OF THESE PLANS.
 UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS PLAN IS A VIOLATION OF THE NEW YORK STATE EDUCATION LAW, ARTICLE 145, SECTION 7209.
 COPYRIGHT © ALL RIGHTS RESERVED 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

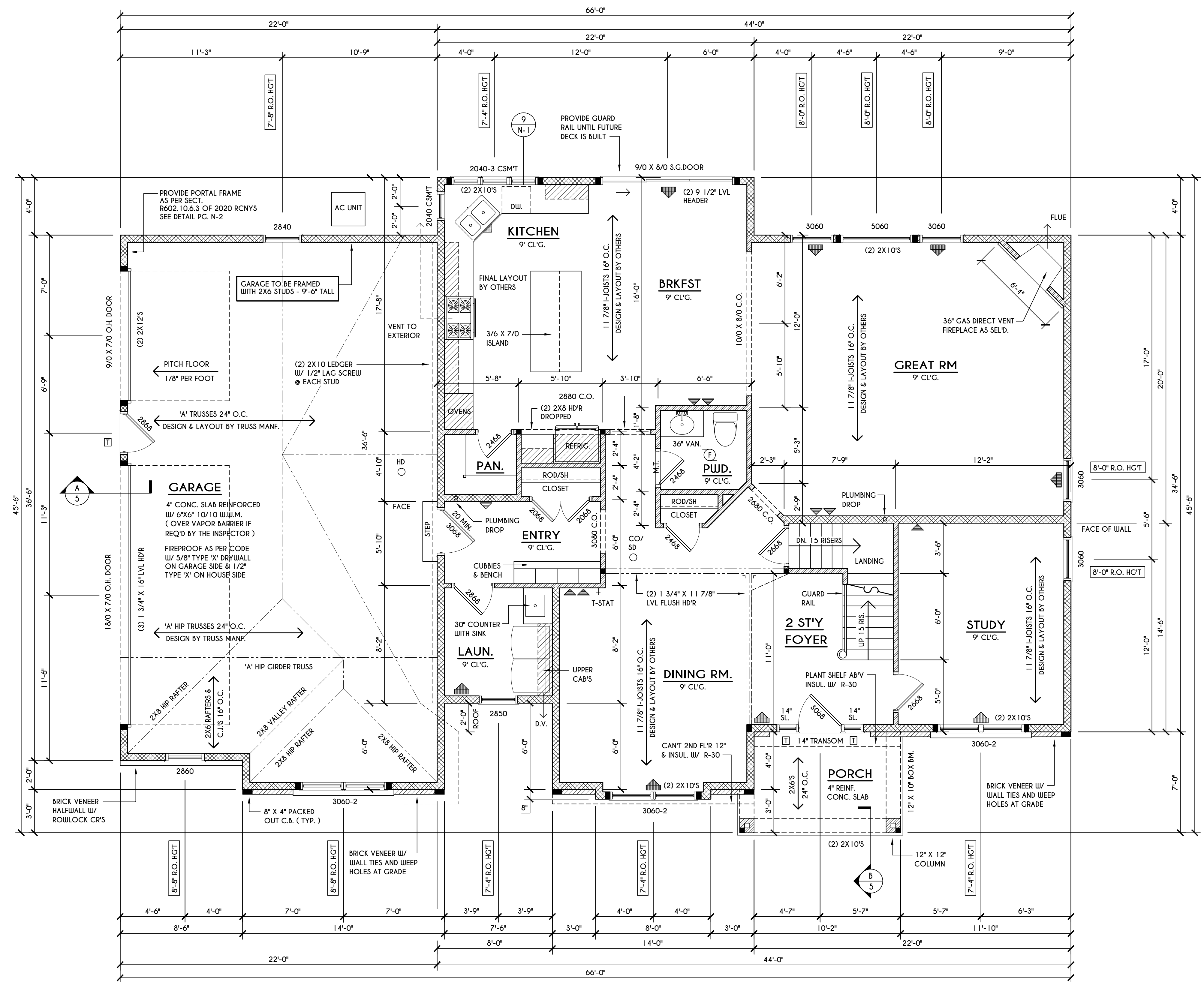
CLIENT/LOCATION:
 PETTINELLA RESIDENCE
 LOT 90
 COVENTRY RIDGE
 PITTSFORD, NY

BUILDER:
 COVENTRY RIDGE
 BUILDING CORP.

FIRST FLOOR PLAN

GLA PLAN 3223

drawn: CDK	checked: CSB
scale: AS NOTED	date: 10/20
PROJECT: 15430	sheet: 3 5



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

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

FRAMING LEGEND:

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

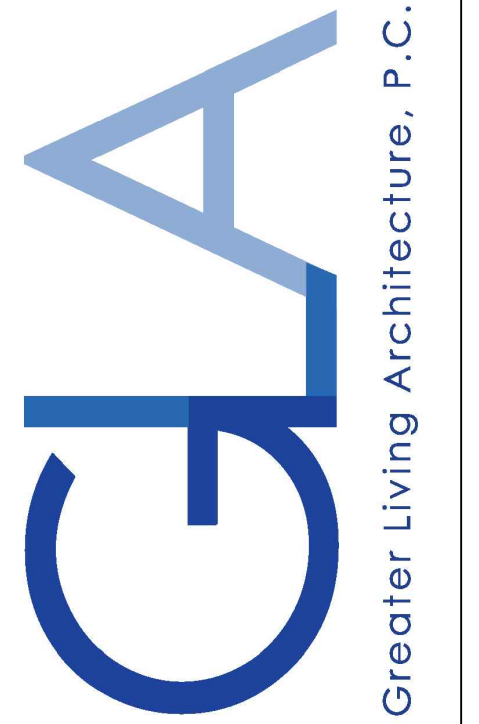
FIRST FLOOR PLAN 1651 SQ. FT.
 SCALE: 1/4" = 1'-0"

NOTES: FIRST FLOOR PLATE HGT TO BE 9'-1 1/8" (UNLESS NOTED OTHERWISE)
 ALL WINDOW R.O. HGT'S TO BE 8'-0" U.N.O.
 PROVIDE SOLID BLOCKING UNDER ALL BEARING POINTS DOWN TO FOUNDATION WALL
 PROVIDE DNL 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.

WINDOW / DOOR LEGEND:

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

COPYRIGHT NOTICE :
 THESE PLANS ARE PROTECTED UNDER FEDERAL COPYRIGHT LAWS BY GREATER LIVING ARCHITECTURE. ANY UNAUTHORIZED REPRODUCTION OR MODIFICATION OF THESE PLANS IS A VIOLATION OF COPYRIGHT LAWS. CLIENT RIGHTS ARE LIMITED TO ONE-TIME USE FOR THE CONSTRUCTION OF THESE PLANS.
 UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS PLAN IS A VIOLATION OF THE NEW YORK STATE EDUCATION LAW, ARTICLE 145, SECTION 7209
 COPYRIGHT © ALL RIGHTS RESERVED GREATER LIVING ARCHITECTURE, P.C.



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

REVISIONS:

DATE	BY	DESCRIPTION

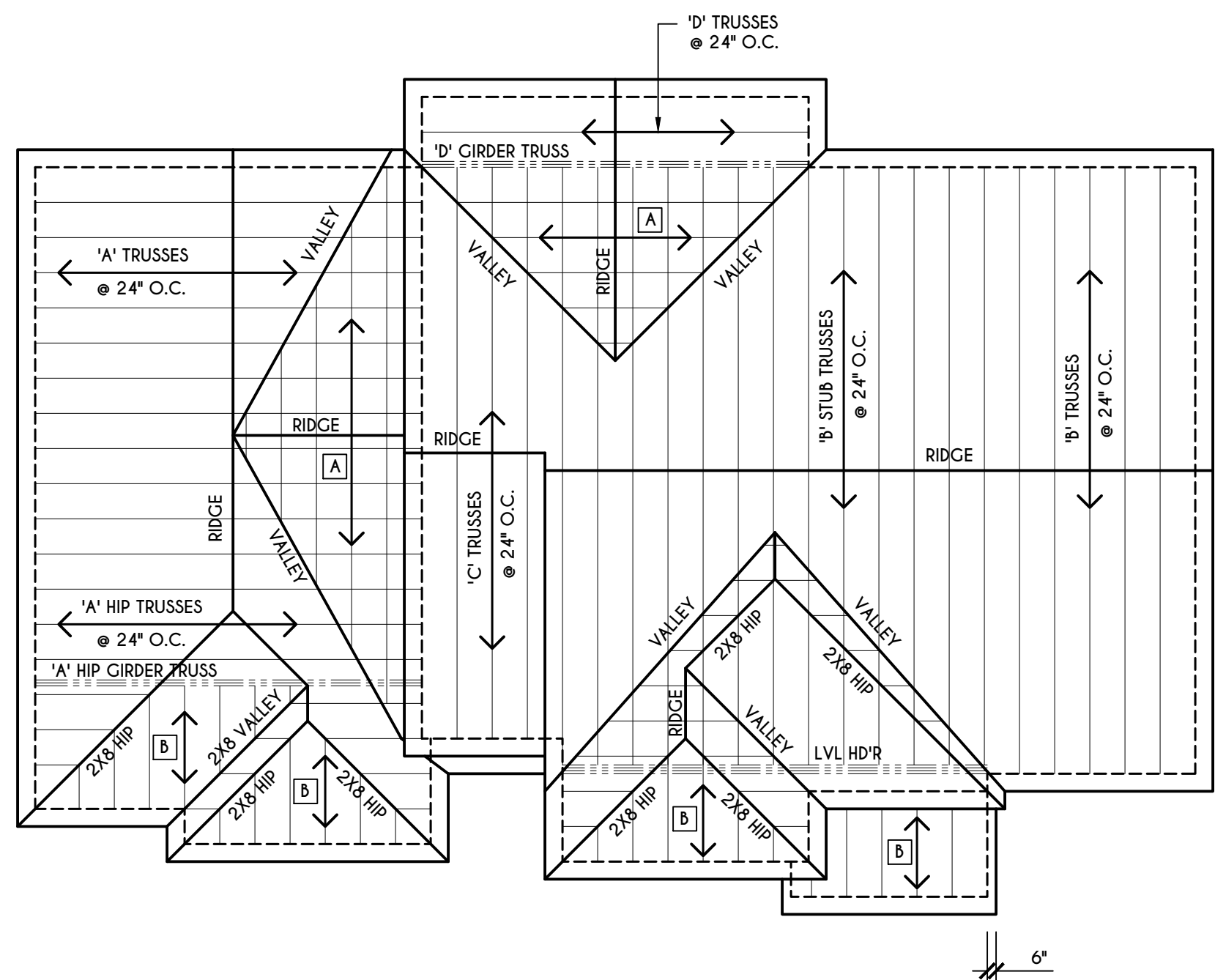
CLIENT/LOCATION:
 PETTINELLA RESIDENCE
 LOT 90
 COVENTRY RIDGE
 PITTSFORD, NY

BUILDER:
 COVENTRY RIDGE
 BUILDING CORP.

SECOND FLOOR PLAN

GLA PLAN 3223

drawn: CDK	checked: CSB
scale: AS NOTED	date: 10/20
PROJECT: 15430	sheet: 4 5

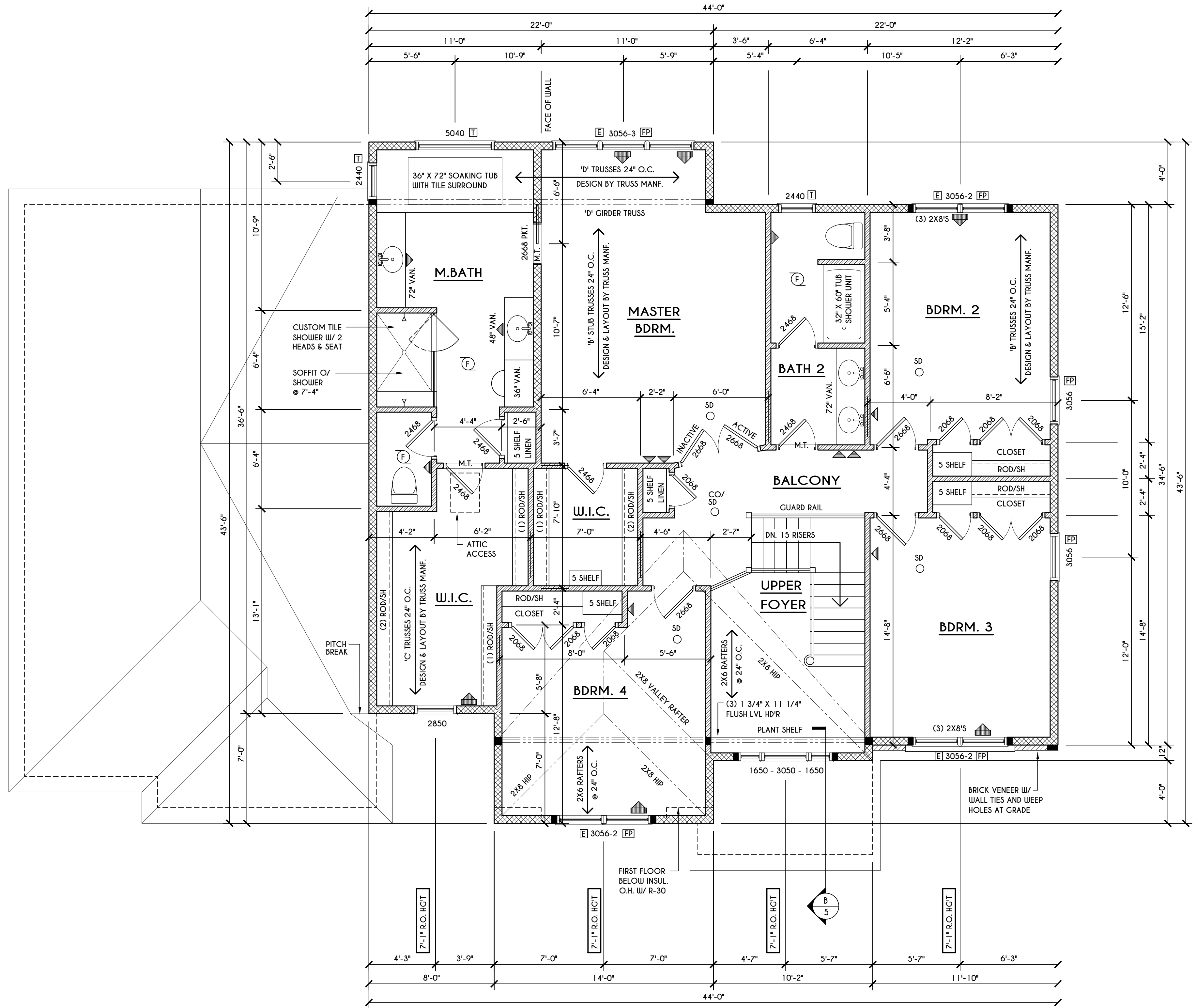


ROOF PLAN

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

- ALL RAKES & OVERHANGS ARE TO BE 1'-0" UNLESS NOTED OTHERWISE
- ALL NON-STRUCTURAL VALLEYS TO HAVE 2X12 SLEEPER ATTACHED TO PLYWOOD ROOF SHEATHING
- THIS FRAMING DIAGRAM IS INTENDED TO BE SCHEMATIC AND POSITION OF MEMBERS MAY BE ALTERED TO SUIT ACTUAL FIELD CONDITIONS

- A - 2X8 LAYOVER RAFTERS 24" O.C.
- B - 2X6 RAFTERS @ 24" O.C.



SECOND FLOOR PLAN

1572 SQ. FT.

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

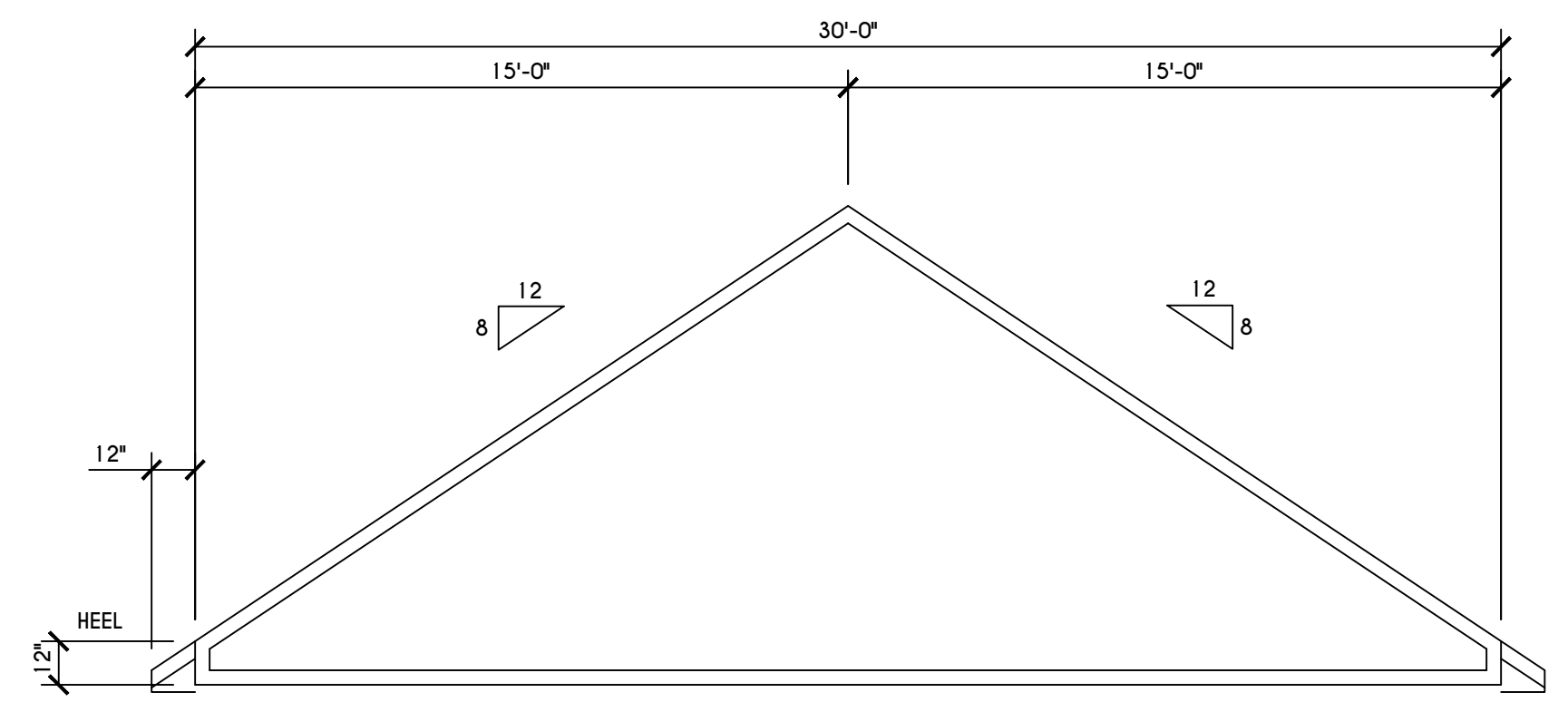
NOTES: SECOND FLOOR PLATE HGT TO BE 8'-1 1/8" (UNLESS NOTED OTHERWISE)
 ALL WINDOW R.O. HGT'S TO BE 6'-10 1/2" U.N.O.
 PROVIDE SOLID BLOCKING UNDER ALL BEARING POINTS DOWN TO FOUNDATION WALL
 PROVIDE DBL JACK STUDS EA. SIDE OF LOAD BEARING OPENINGS > / = 4'-0"
 ALL ANGLES TO BE 45 DEG. U.N.O.
 ALL EXTERIOR 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) DETECTORS SHALL BE INSTALLED AS PER SECT. R314 OF 2020 RCNYS
 THE AIR BARRIER INSTALLED AT EXTERIOR WALLS ADJACENT TO SHOWERS AND TUBS SHALL SEPARATE THEM FROM THE SHOWER OR TUBS.

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

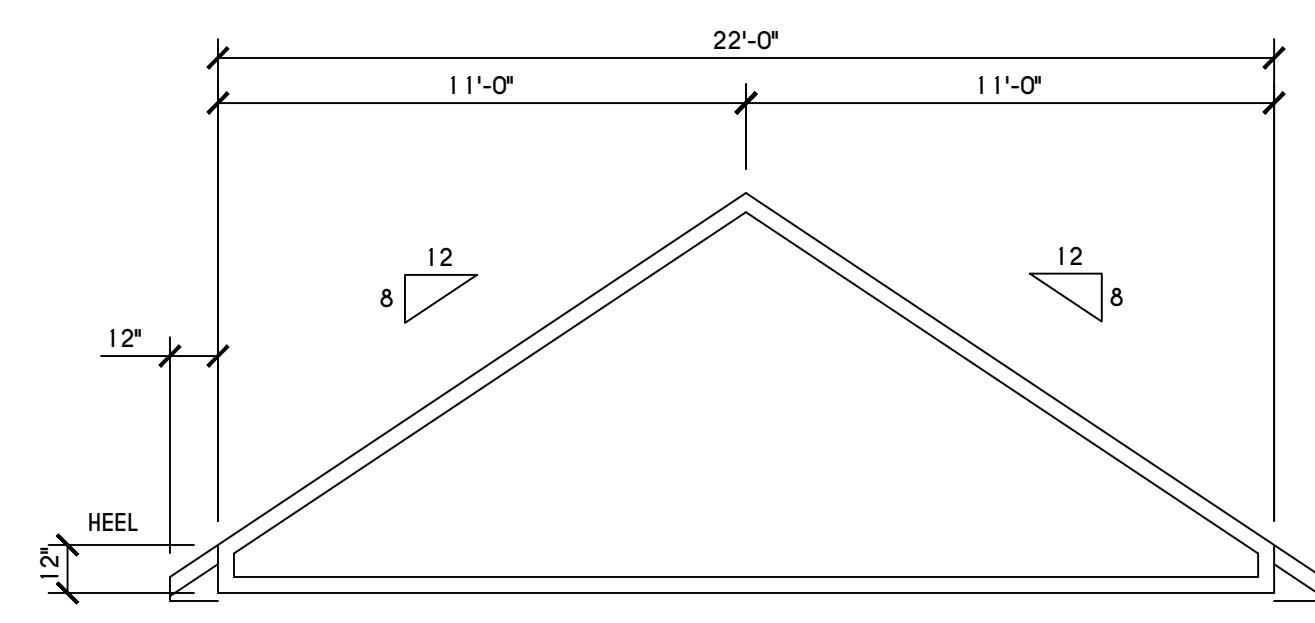
WINDOW / DOOR LEGEND:

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

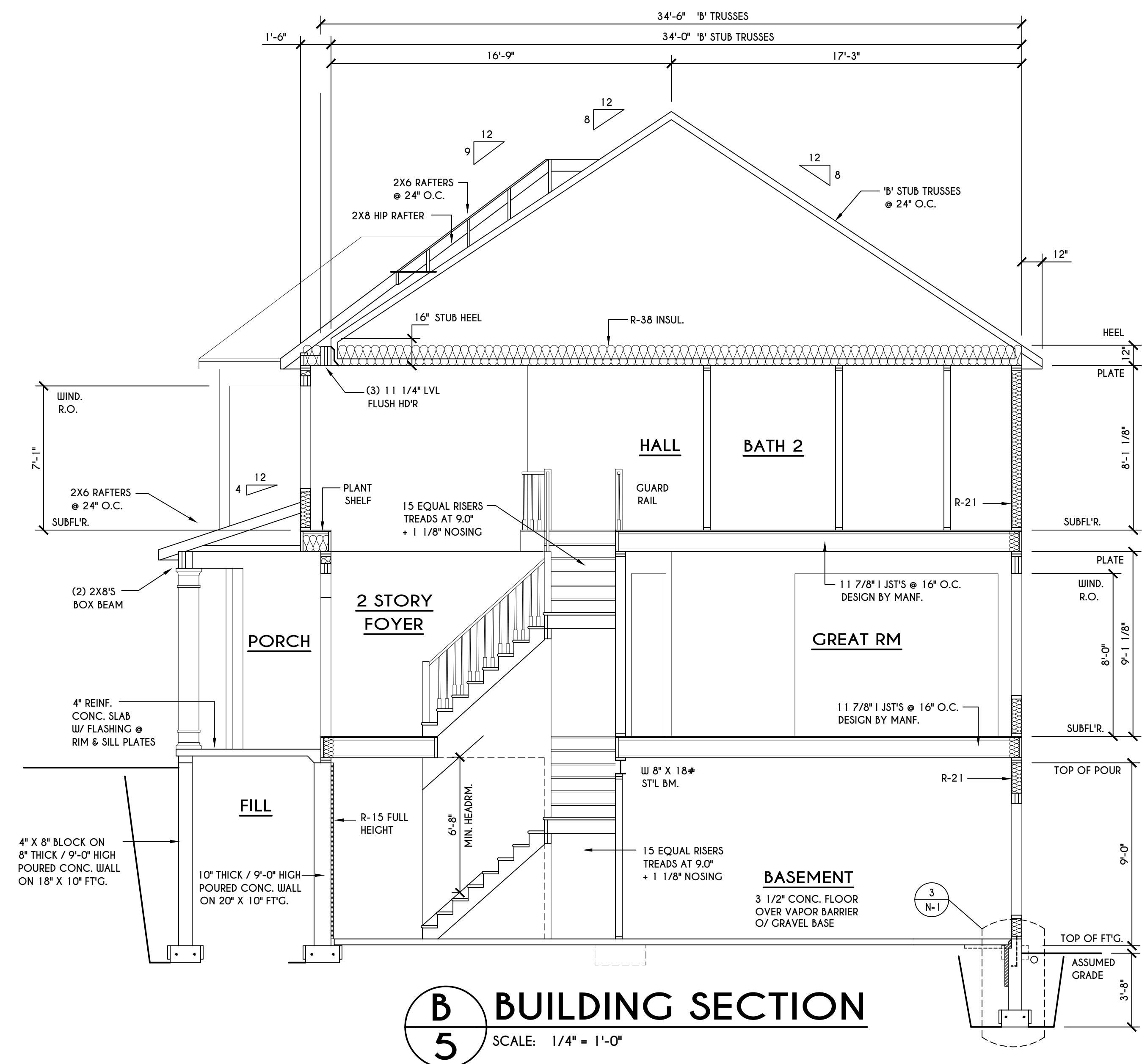
COPYRIGHT NOTICE :
 THESE PLANS ARE PROTECTED UNDER FEDERAL COPYRIGHT LAWS BY GREATER LIVING ARCHITECTURE. ANY UNAUTHORIZED REPRODUCTION OR MODIFICATION OF THESE PLANS IS A VIOLATION OF COPYRIGHT LAWS. CLIENT RIGHTS ARE LIMITED TO ONE-TIME USE FOR THE CONSTRUCTION OF THESE PLANS.
 UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS PLAN IS A VIOLATION OF THE NEW YORK STATE EDUCATION LAW, ARTICLE 145, SECTION 7209.
 COPYRIGHT © ALL RIGHTS RESERVED
 GREATER LIVING ARCHITECTURE, P.C.



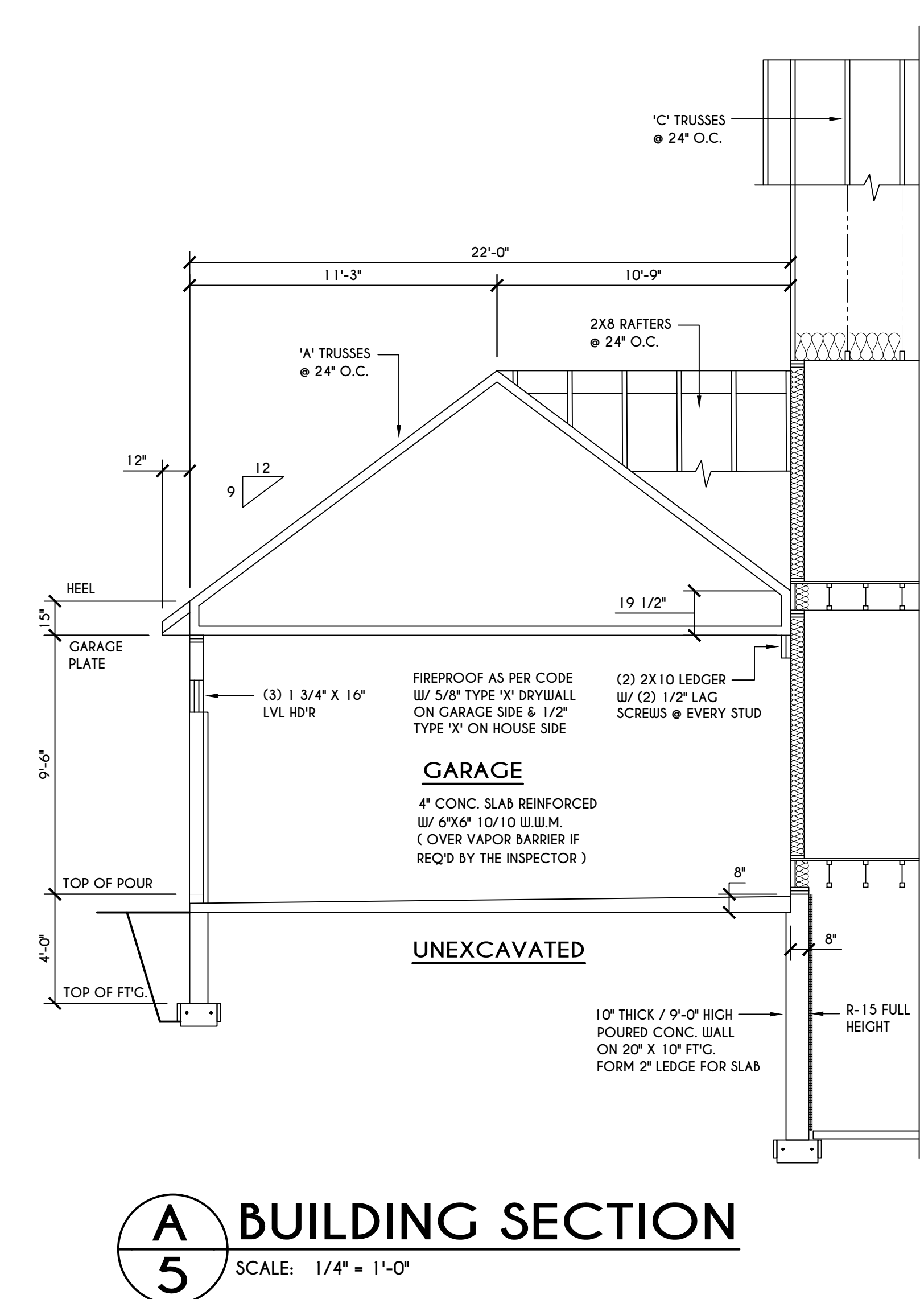
'C' TRUSS PROFILE
 SCALE: 1/4" = 1'-0"



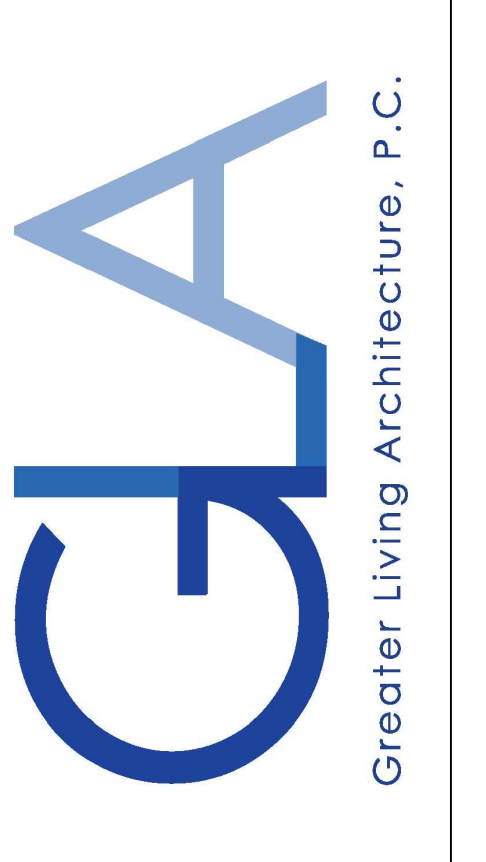
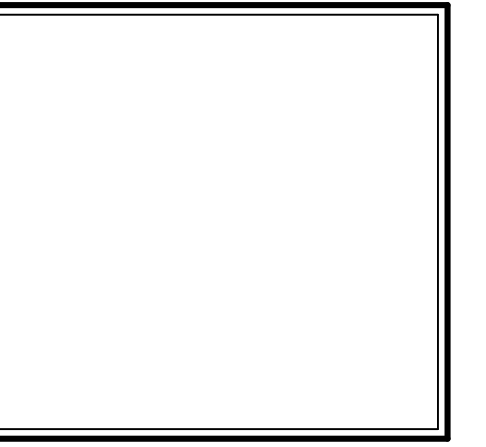
'D' TRUSS PROFILE
 SCALE: 1/4" = 1'-0"



B BUILDING SECTION
 5 SCALE: 1/4" = 1'-0"



A BUILDING SECTION
 5 SCALE: 1/4" = 1'-0"



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

REVISIONS:

DATE	BY	DESCRIPTION

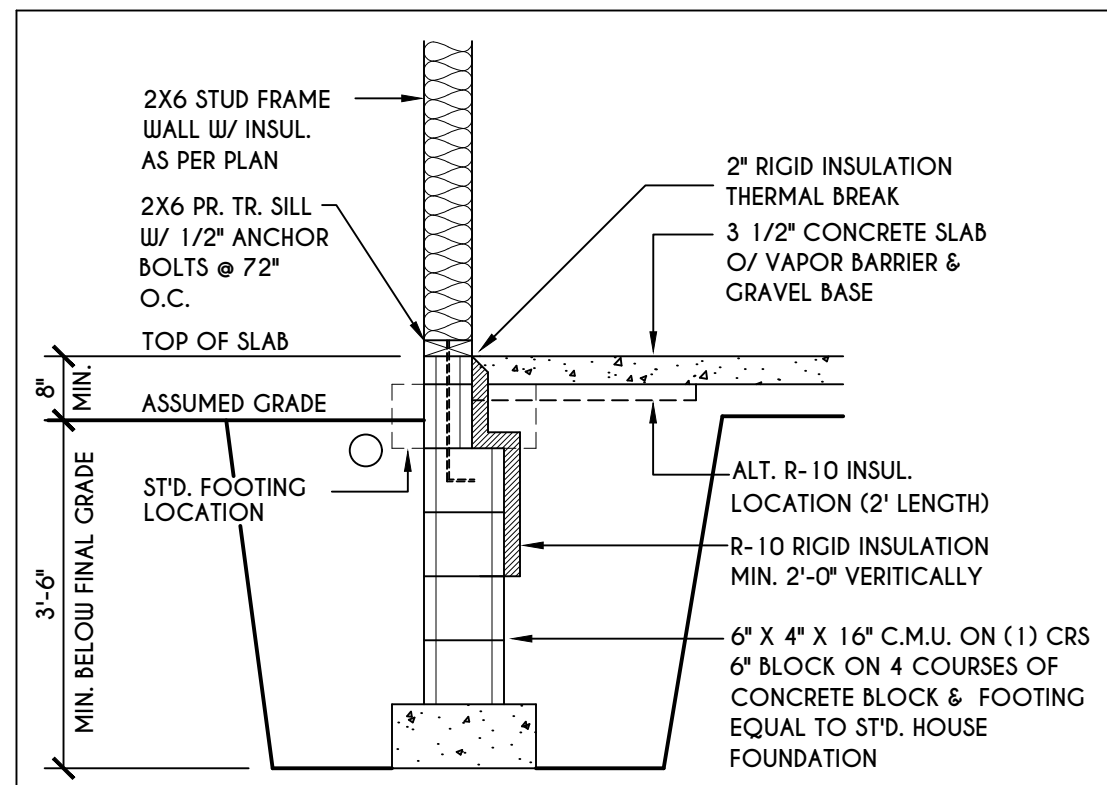
CLIENT/LOCATION:
 PETTINELLA RESIDENCE
 LOT 90
 COVENTRY RIDGE
 PITTSFORD, NY

BUILDER:
 COVENTRY RIDGE
 BUILDING CORP.

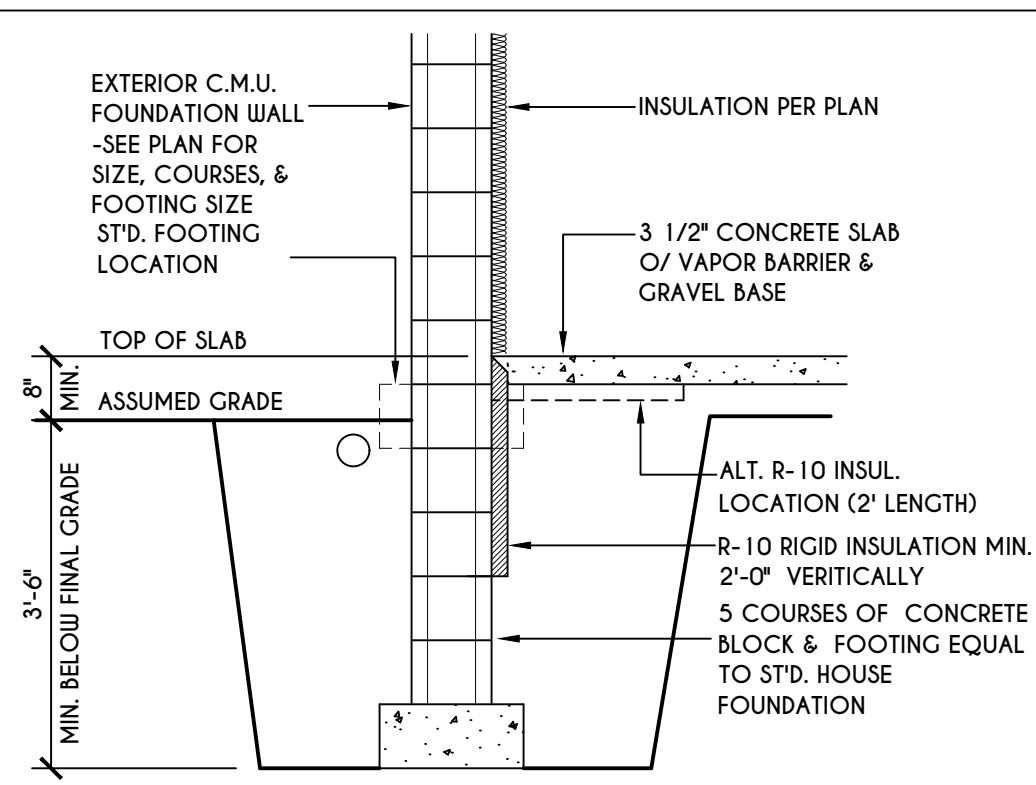
SECTIONS

GLA PLAN 3223

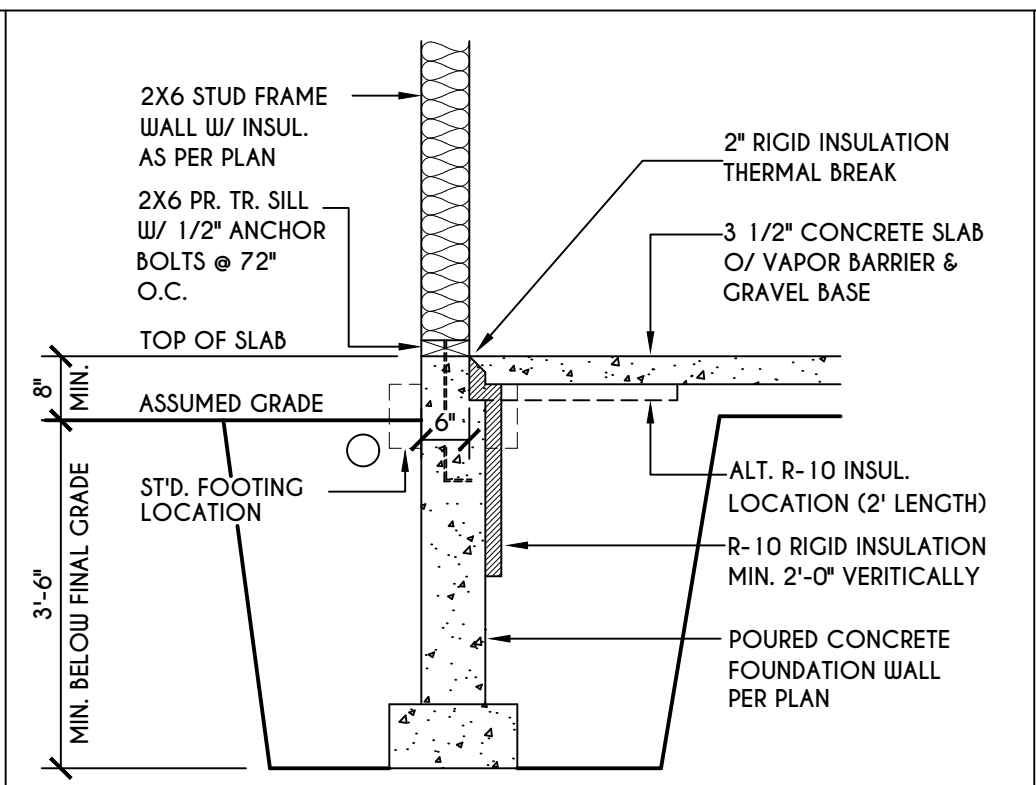
drawn: CDK	checked: CSB
scale: AS NOTED	date: 10/20
PROJECT: 15430	sheet: 5



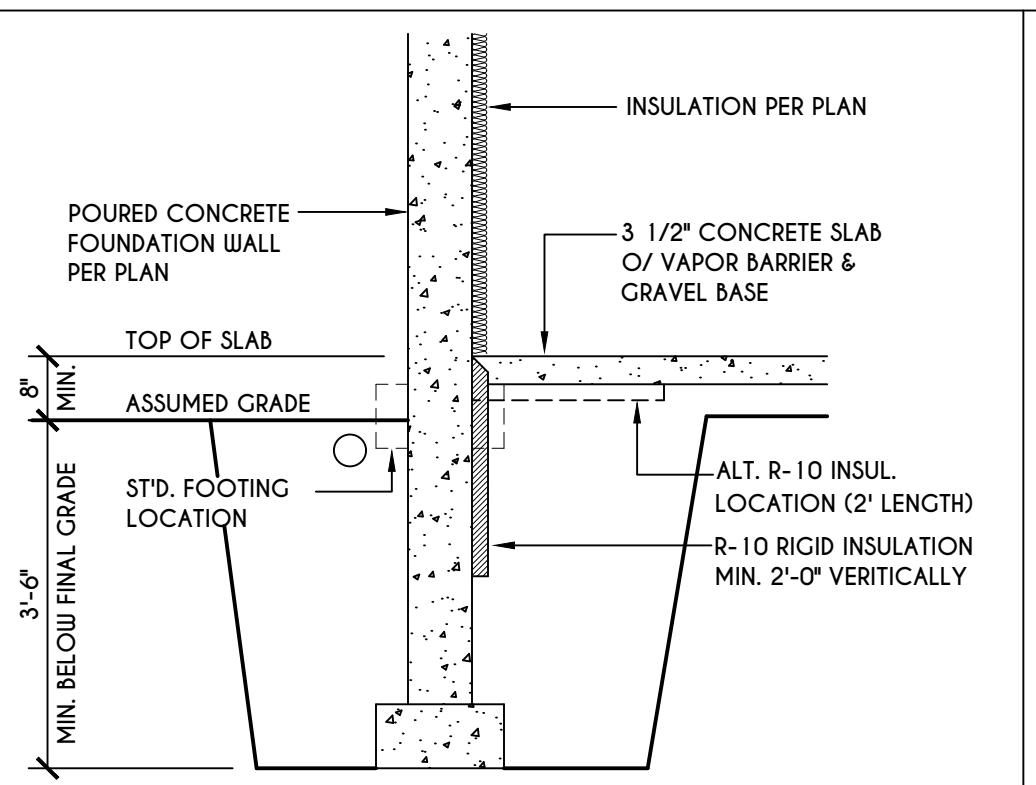
1
N-1
2X6 FRAME WALL ON C.M.U.
WALK OUT DETAIL
SCALE: 1/2" = 1'-0"



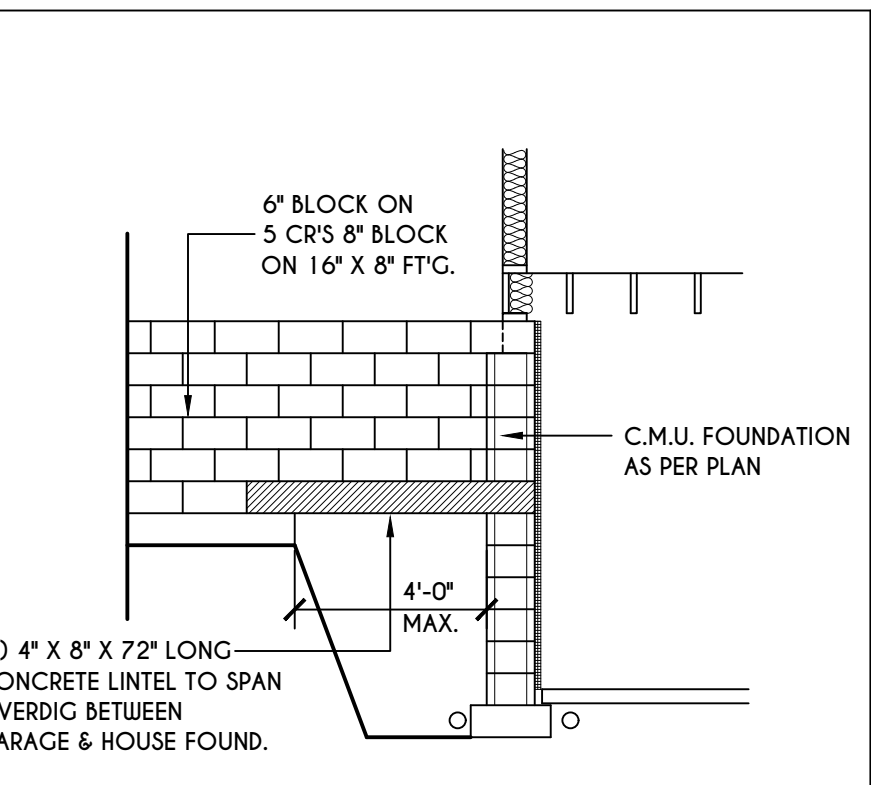
2
N-1
C.M.U.
WALK OUT DETAIL
SCALE: 1/2" = 1'-0"



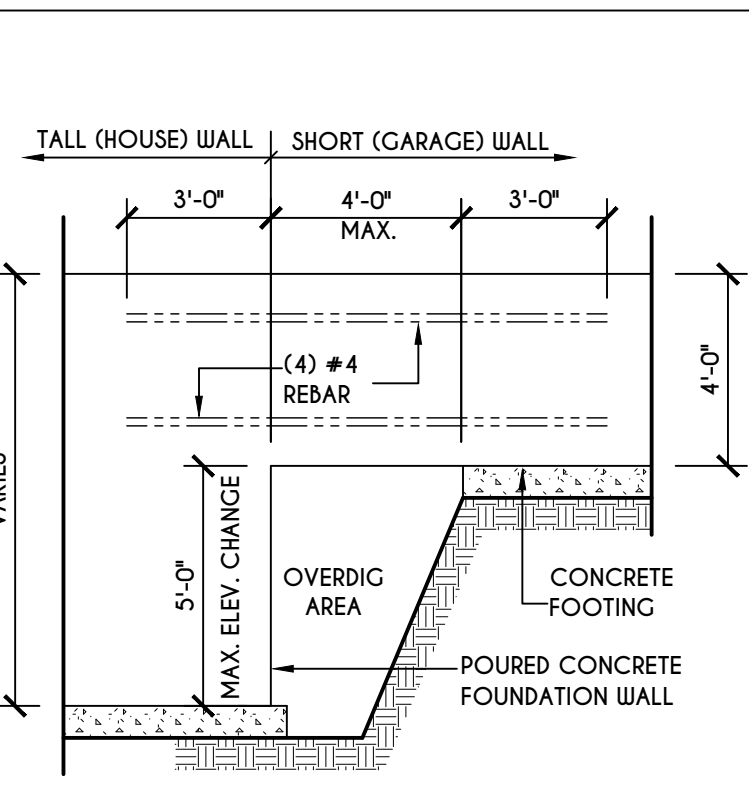
3
N-1
2X6 FRAME WALL ON POURED CONC.
WALK OUT DETAIL
SCALE: 1/2" = 1'-0"



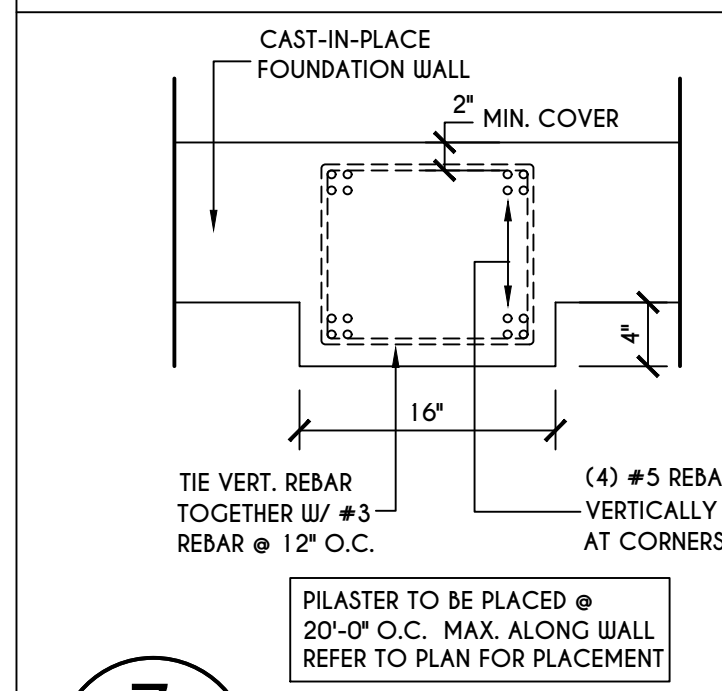
4
N-1
POURED CONC.
WALK OUT DETAIL
SCALE: 1/2" = 1'-0"



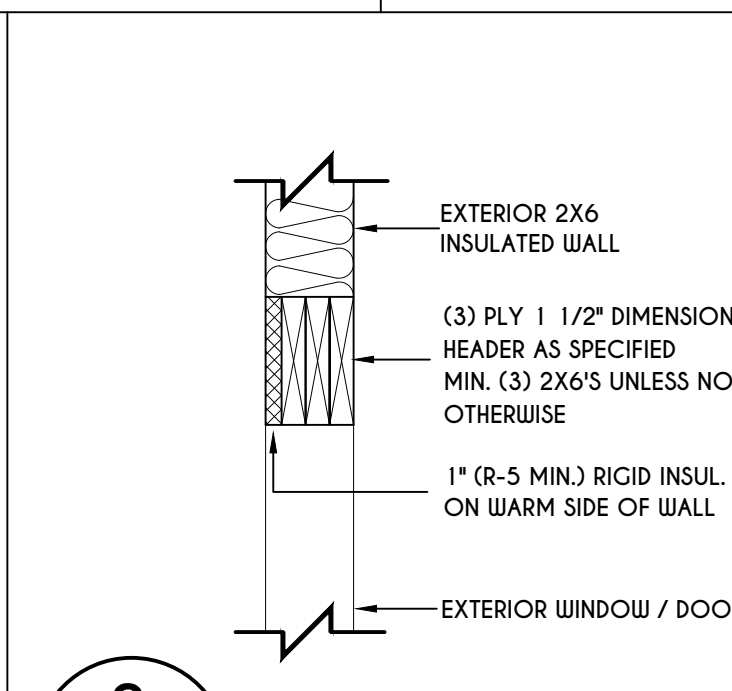
5
N-1
C.M.U. JUMP
FOOTING DETAIL
SCALE: 1/4" = 1'-0"



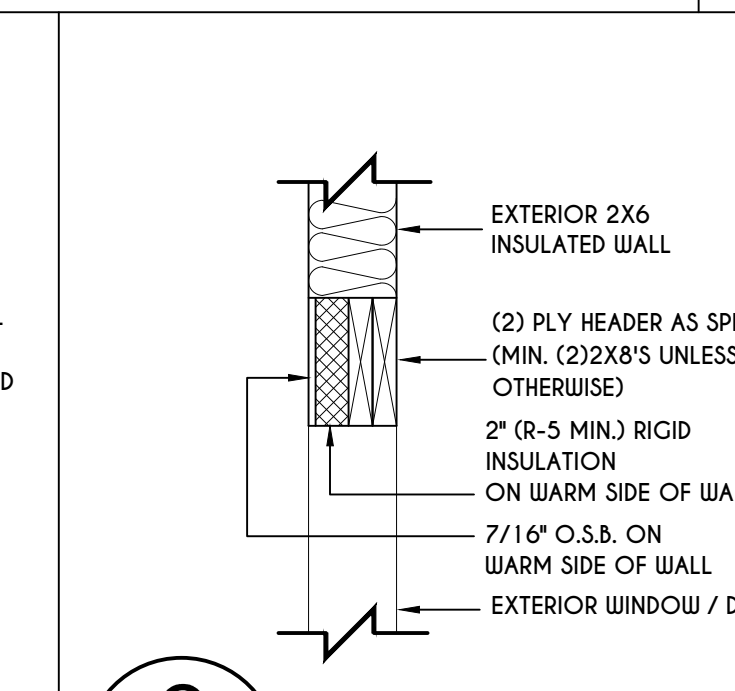
6
N-1
POURED WALL JUMP
FOOTING DETAIL
SCALE: 1/4" = 1'-0"



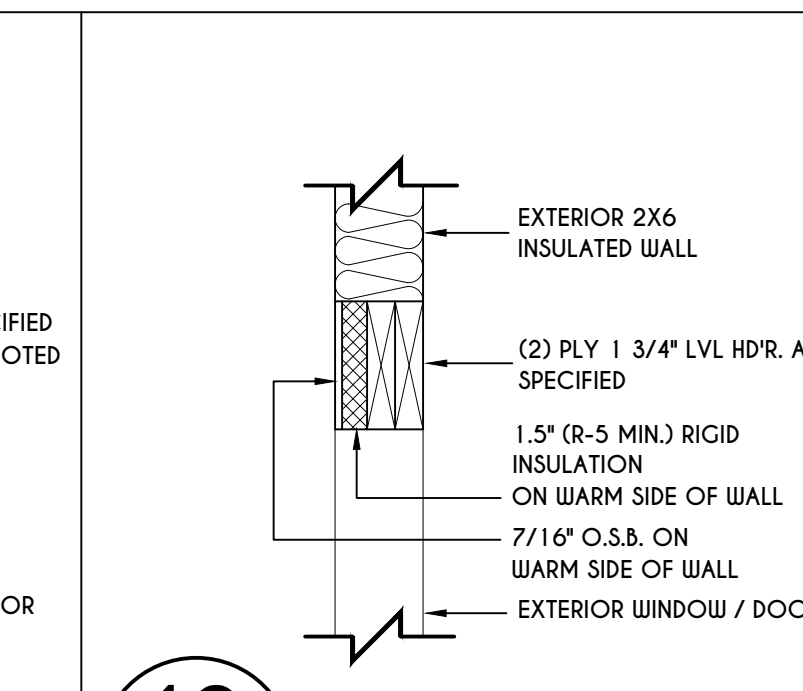
7
N-1
POURED WALL
PILASTER DETAIL
SCALE: 1" = 1'-0"



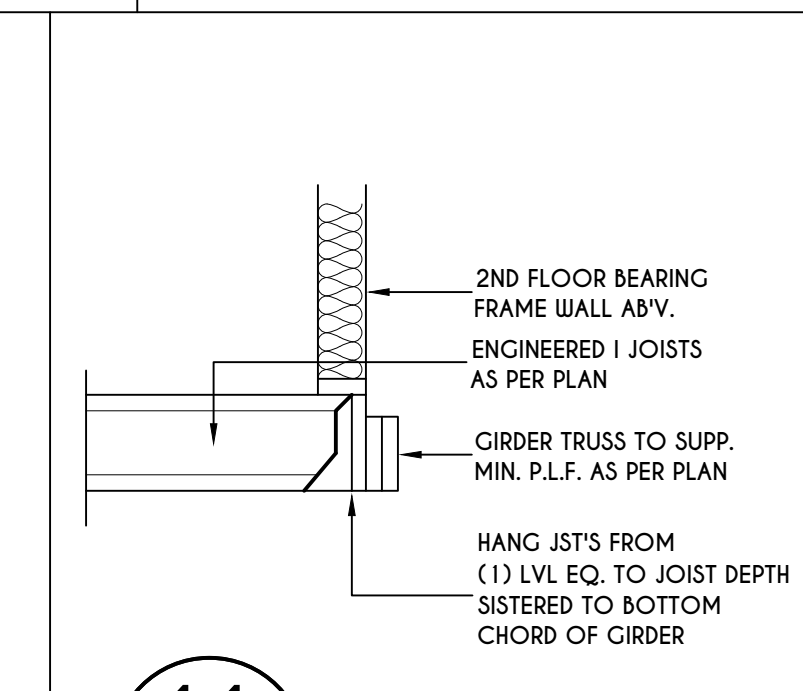
8
N-1
EXTERIOR INSULATED
3 PLY HEADER DETAIL
SCALE: 1" = 1'-0"



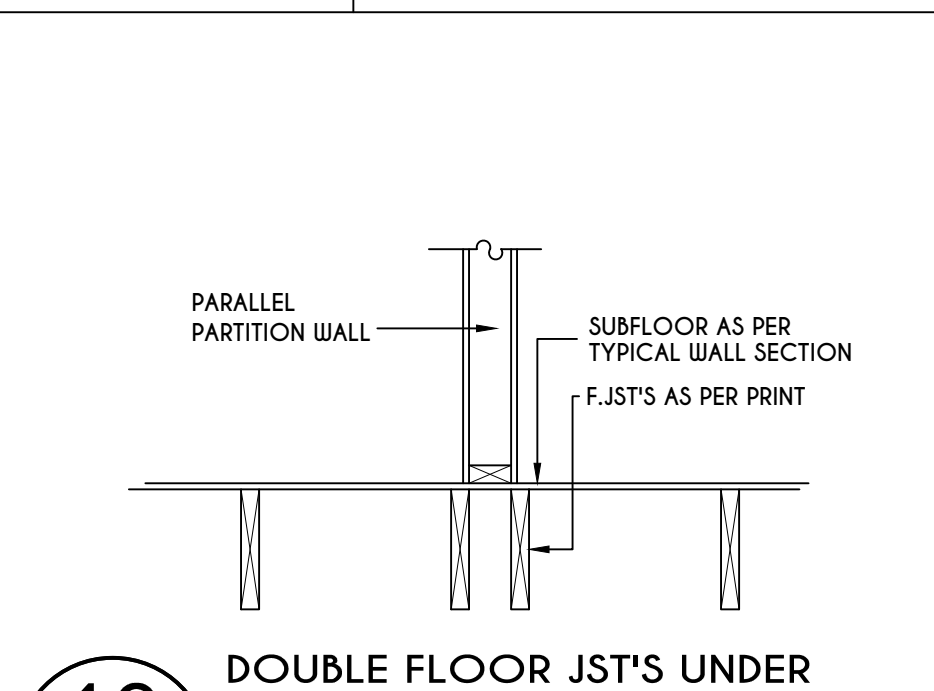
9
N-1
EXTERIOR INSULATED
2 PLY HEADER DETAIL
SCALE: 1" = 1'-0"



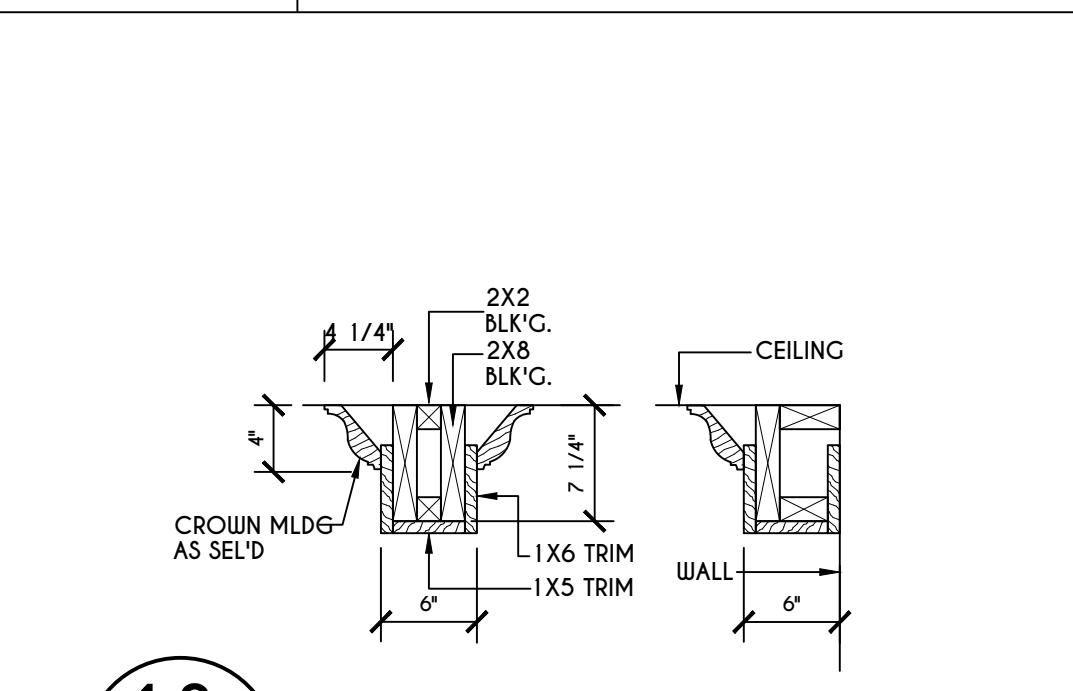
10
N-1
EXTERIOR INSULATED
2 PLY LVL HEADER DETAIL
SCALE: 1" = 1'-0"



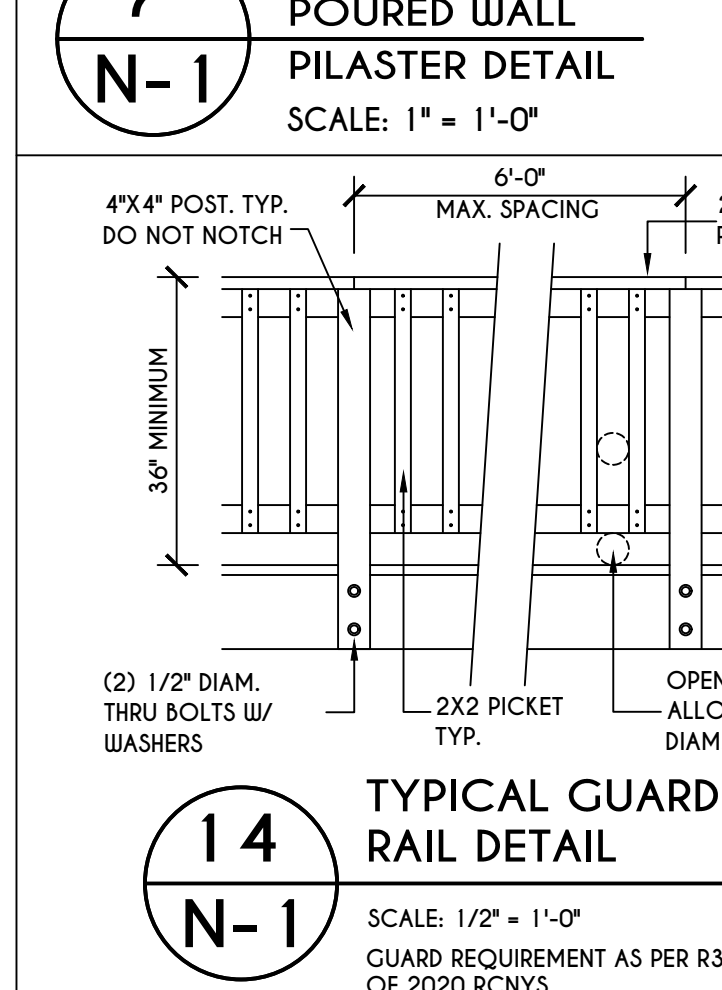
11
N-1
I JST / GIRDER DETAIL
SCALE: 1/2" = 1'-0"



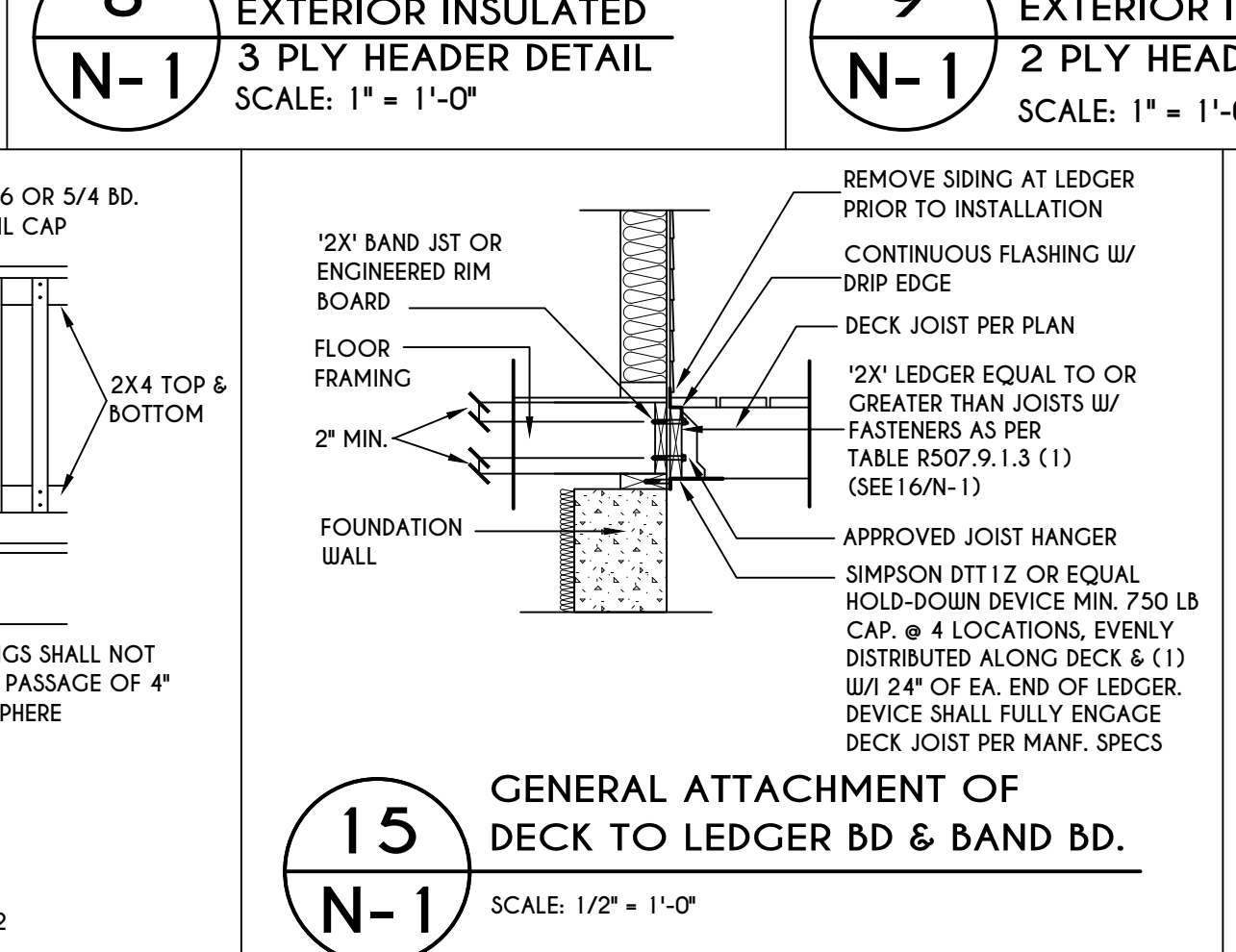
12
N-1
DOUBLE FLOOR JST'S UNDER
PARALLEL PARTITION WALL DETAIL
N.T.S.



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



14
N-1
TYPICAL GUARD
RAIL DETAIL
SCALE: 1/2" = 1'-0"
GUARD REQUIREMENTS AS PER R3 12 OF 2020 RCNYS

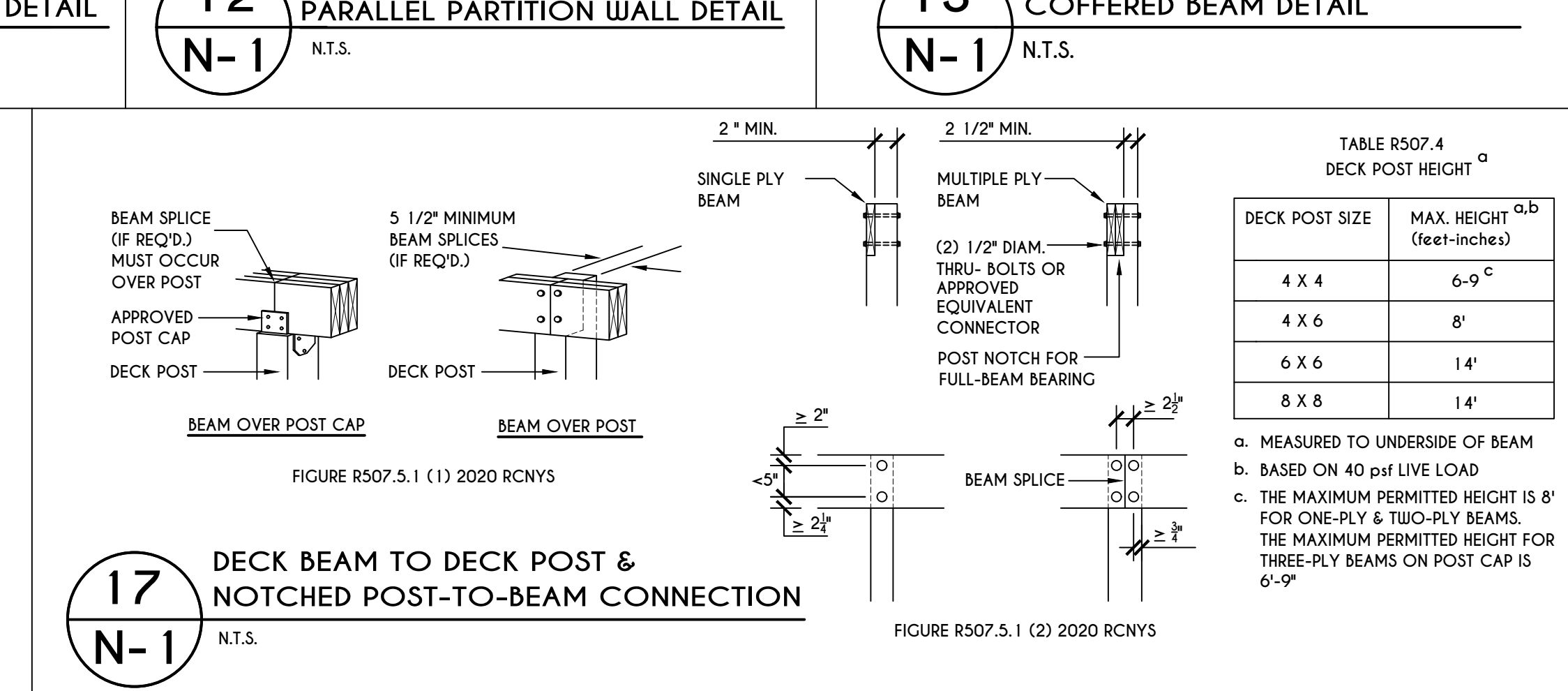


15
N-1
GENERAL ATTACHMENT OF
DECK TO LEDGER BD & BAND BD.
SCALE: 1/2" = 1'-0"

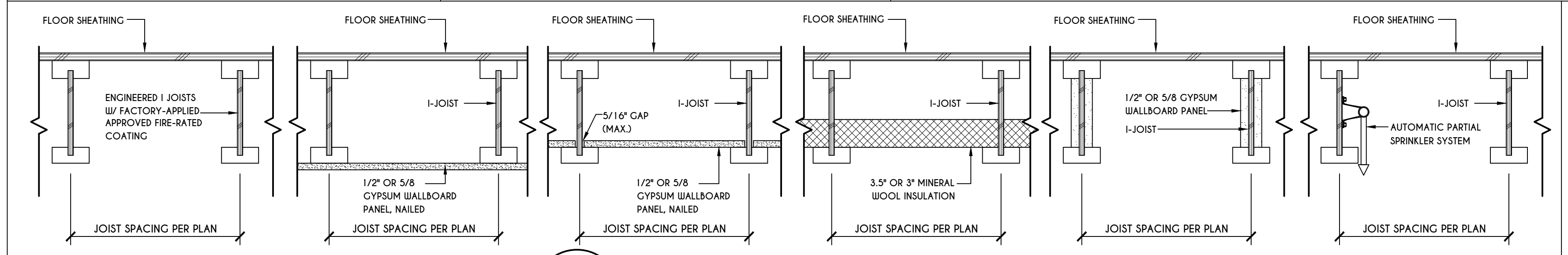
16
N-1
PLACEMENT OF LAG SCREWS & BOLTS IN LEDGERS
FIGURE R507.9.1.3 (1) OF RCNYS
N.T.S.

CONNECTION DETAILS	JOIST SPAN						
	6' & LESS	6'-1" - 8'	8'-1" - 10'	10'-1" - 12'	12'-1" - 14'	14'-1" - 16'	16'-1" - 18'
1/2" DIAM. LAG SCREWS 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

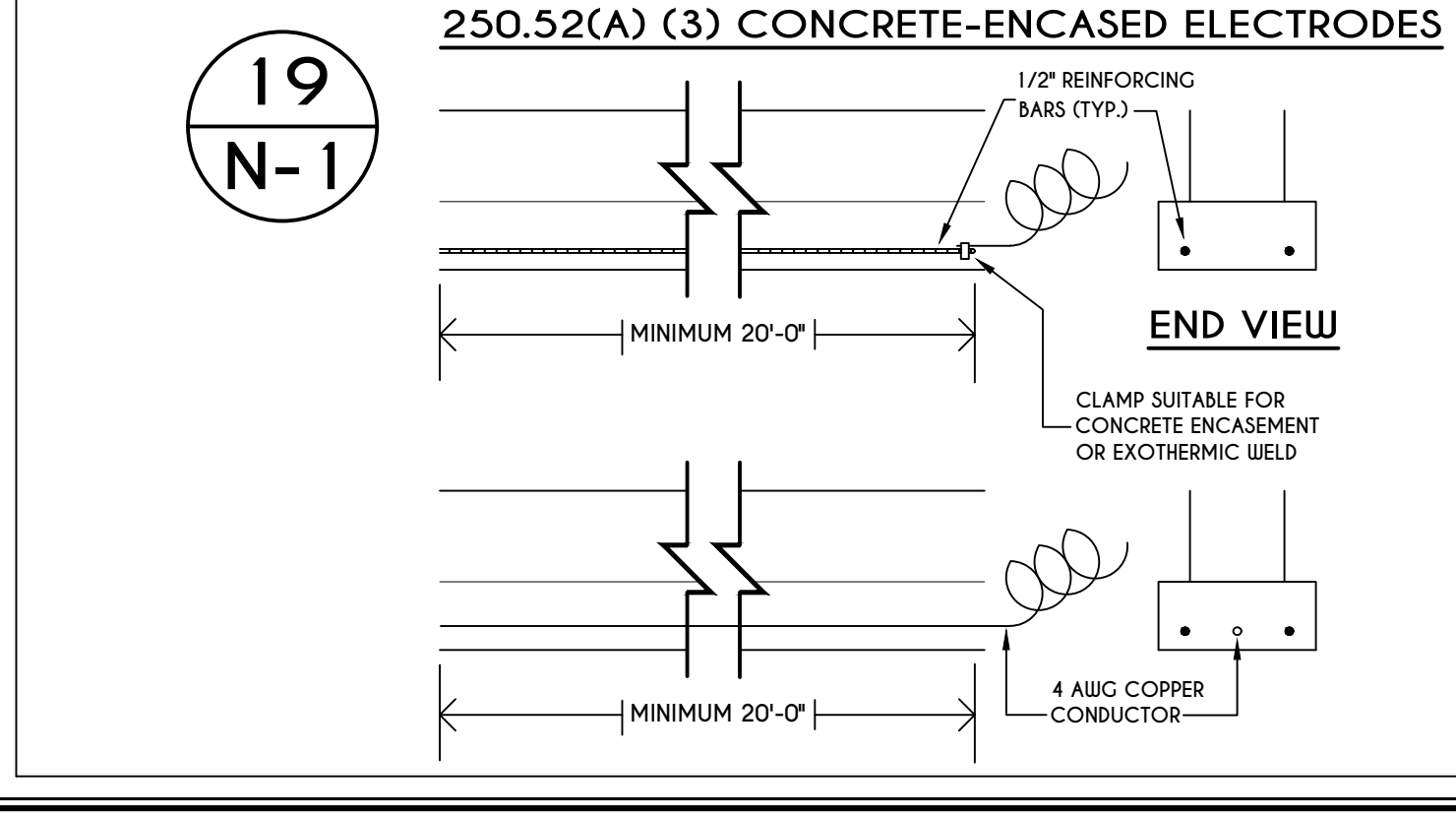
TABLE R507.9.1.3 (1) OF RCNYS
DECK LEDGER CONNECTION TO BAND JOIST
ON-CENTER SPACING OF FASTENERS (IN.)



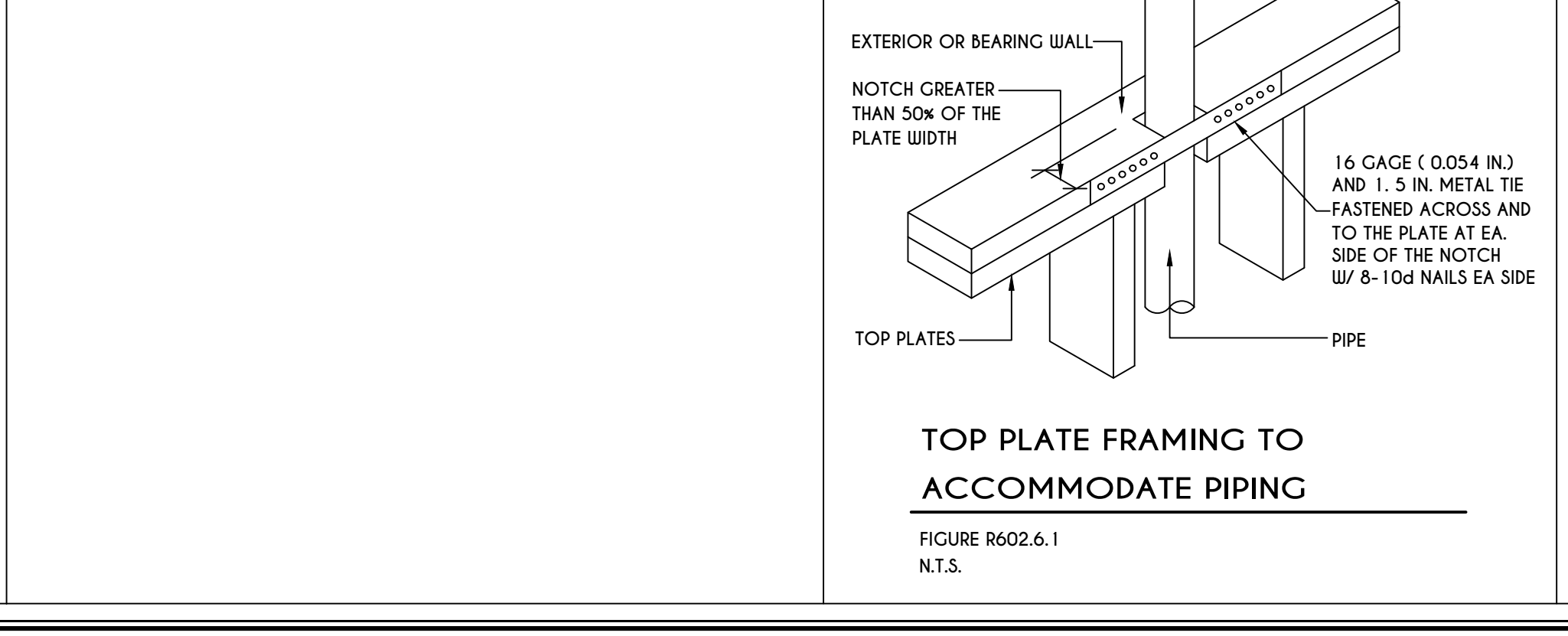
17
N-1
DECK BEAM TO DECK POST &
NOTCHED POST-TO-BEAM CONNECTION
N.T.S.



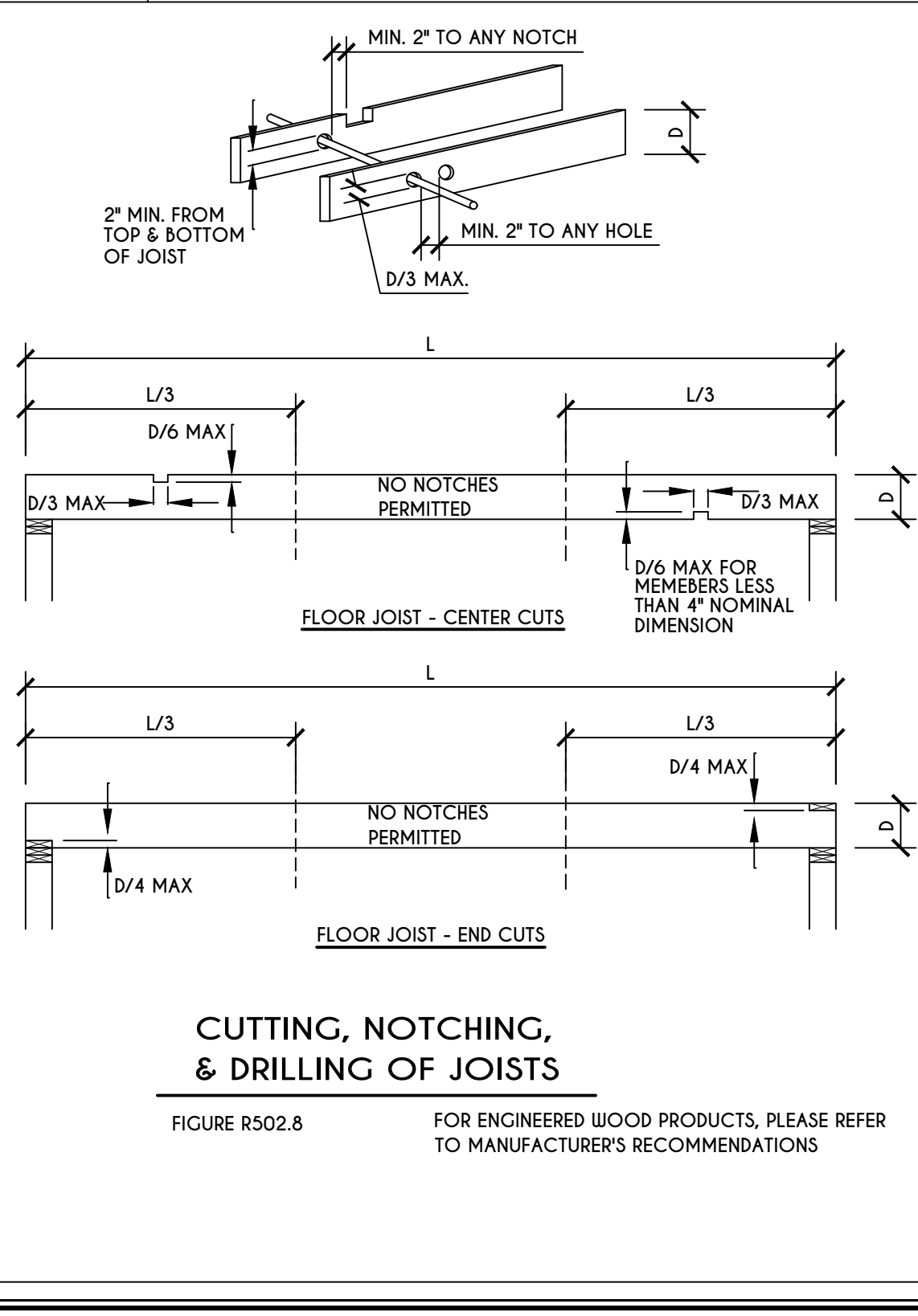
18
N-1
I-JOIST FLOOR SYSTEMS
FIRE RATED FLOOR ASSEMBLY
DETAILS AS PER AIA FIRE PROTECTION OF FLOORS (FP-01) FOR COMPLIANCE WITH SECTION R302.13 OF RCNYS



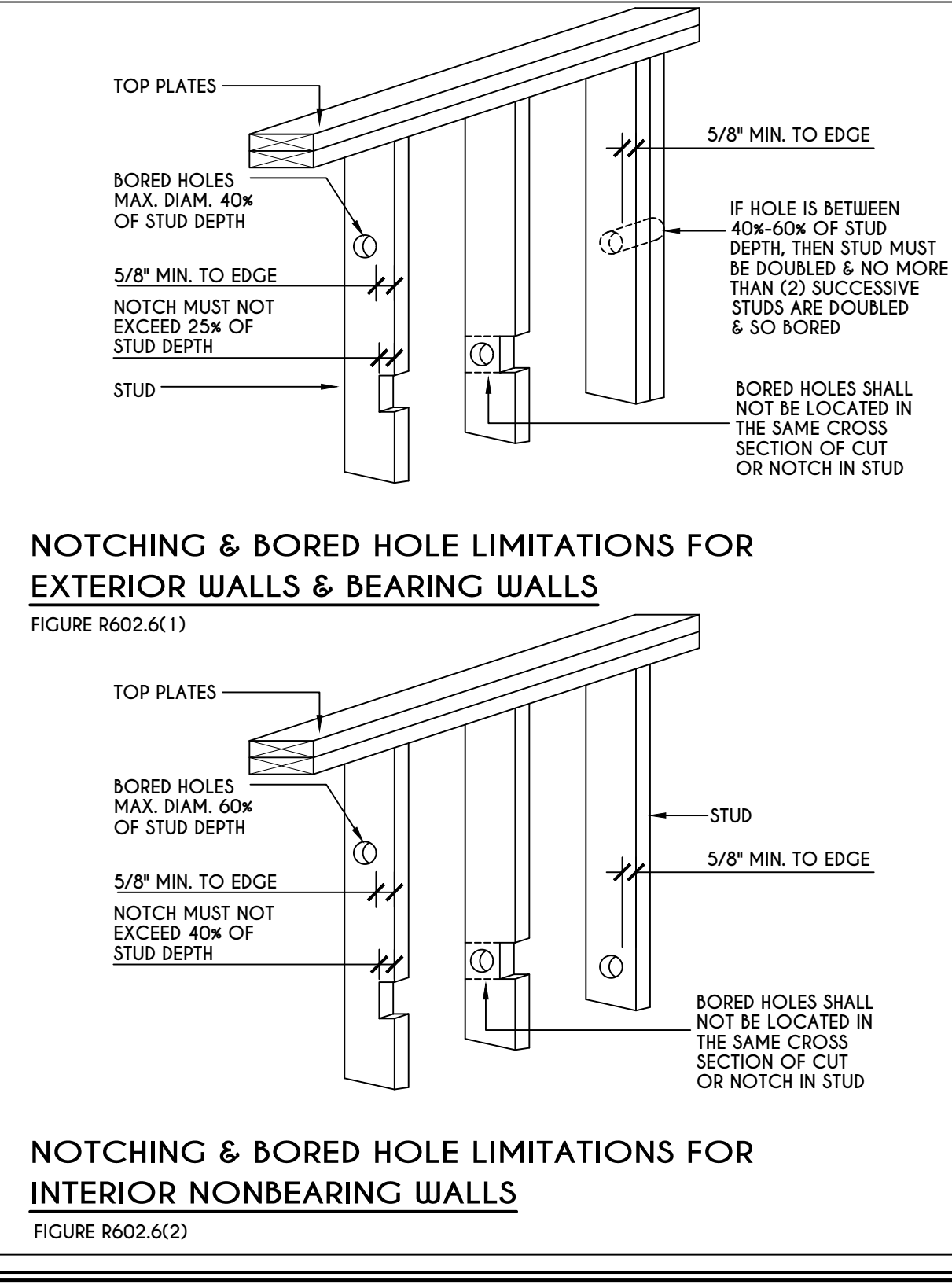
19
N-1
250.52(A) (3) CONCRETE-ENCASED ELECTRODES



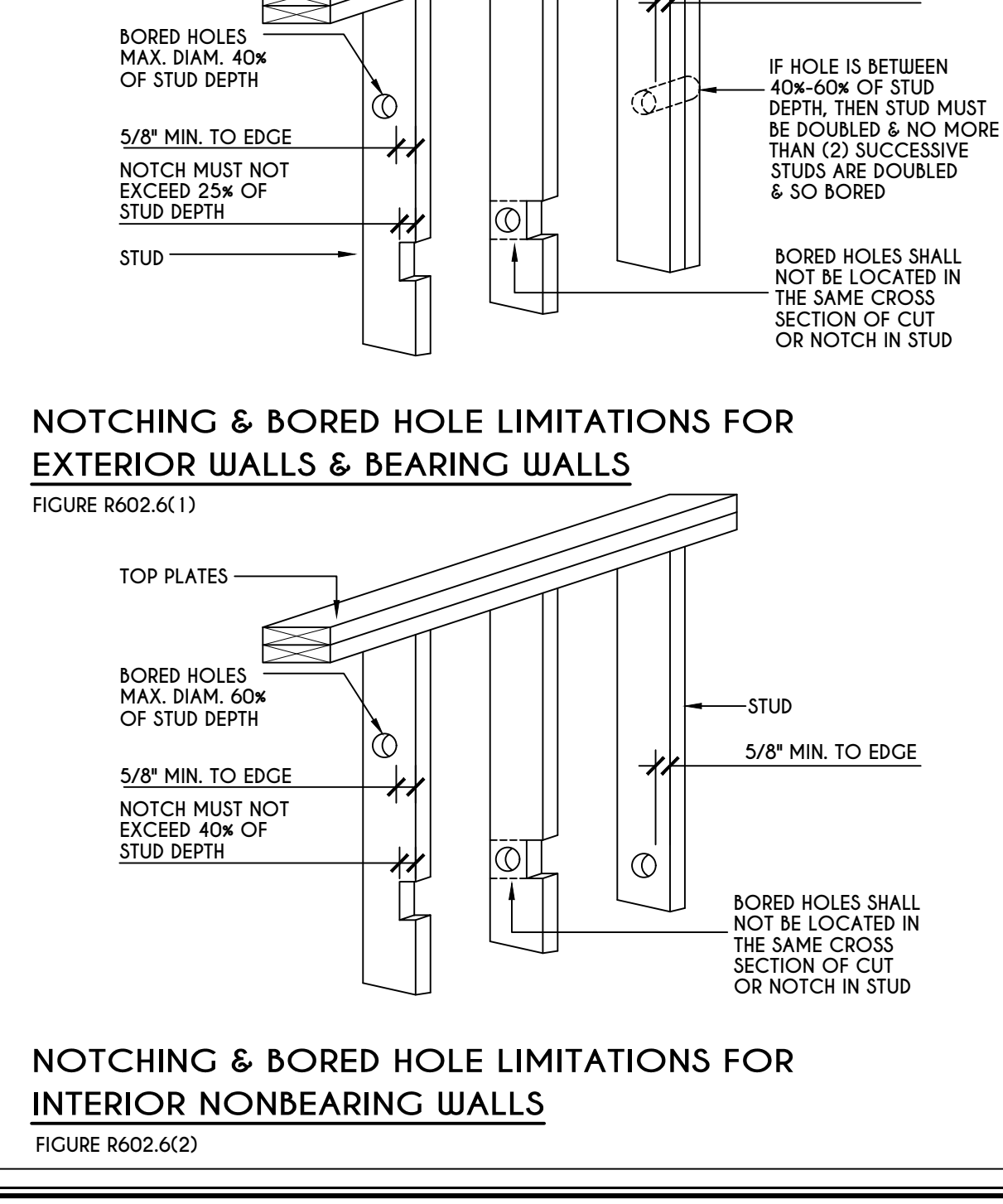
20
N-1
TOP PLATE FRAMING TO
ACCOMMODATE PIPING
FIGURE R602.6.1
N.T.S.



21
N-1
CUTTING, NOTCHING,
& DRILLING OF JOISTS
FIGURE R502.8
FOR ENGINEERED WOOD PRODUCTS, PLEASE REFER TO MANUFACTURER'S RECOMMENDATIONS

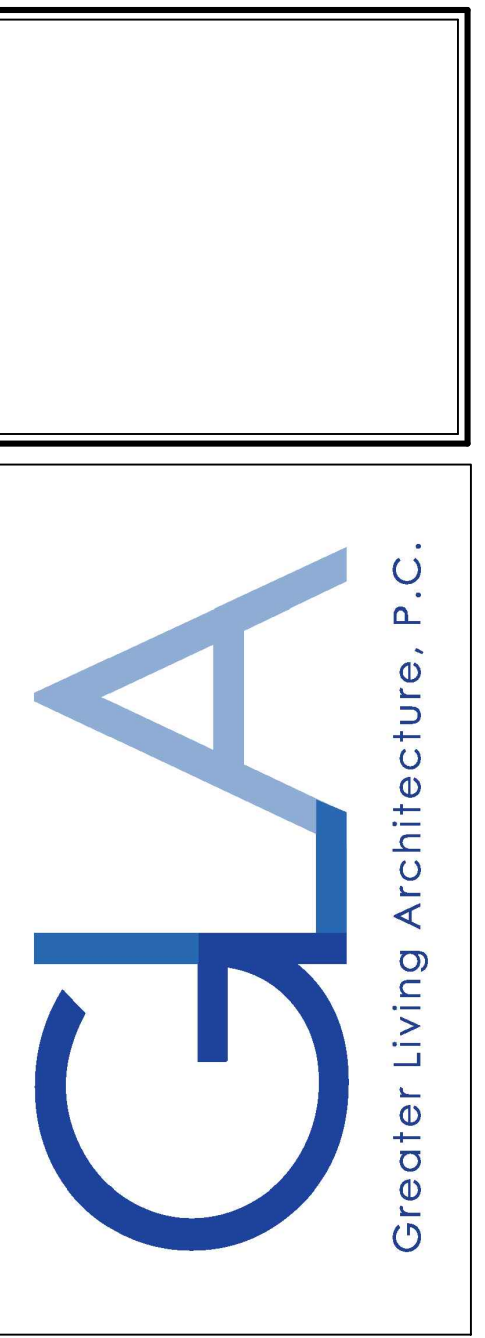


22
N-1
NOTCHING & BORED HOLE LIMITATIONS FOR
EXTERIOR WALLS & BEARING WALLS
FIGURE R602.6(1)



23
N-1
NOTCHING & BORED HOLE LIMITATIONS FOR
INTERIOR NONBEARING WALLS
FIGURE R602.6(2)

COPYRIGHT NOTICE :
THESE PLANS ARE PROTECTED UNDER FEDERAL COPYRIGHT LAWS BY GREATER LIVING ARCHITECTURE. ANY UNAUTHORIZED REPRODUCTION OR MODIFICATION OF THESE PLANS IS A VIOLATION OF COPYRIGHT LAWS. CLIENT RIGHTS ARE LIMITED TO ONE-TIME USE FOR THE CONSTRUCTION OF THESE PLANS. UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS PLAN IS A VIOLATION OF THE NEW YORK STATE EDUCATION LAW, ARTICLE 145, SECTION 7209. COPYRIGHT © ALL RIGHTS RESERVED 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:
PETTINELLA RESIDENCE
LOT 90
COVENTRY RIDGE
PITTSFORD, NY

BUILDER:
COVENTRY RIDGE
BUILDING CORP.

DETAILS
GLA PLAN 3223

drawn: CDK	checked: CSB
scale: AS NOTED	date: 10/20
PROJECT: 15430	sheet: N 1

TABLE R404.1.1(2)

8-INCH MASONRY FOUNDATION WALLS WITH REINFORCING WHERE $d \geq 5$ INCHES ^{a, c, f}

WALL HEIGHT	HEIGHT OF UNBALANCED BACKFILL ^g	MINIMUM VERTICAL REINFORCEMENT AND SPACING (INCHES) ^{b, c}			
		SOIL CLASSES AND LATERAL SOIL LOAD ^d (psf PER FOOT BELOW GRADE)			
		GM, GP, SU, AND SP SOILS 30	GM, GS, SM-SC AND ML SOILS 45	SC, MK, 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"	#5 @ 48" O.C.	#5 @ 48" O.C.	#5 @ 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.	
	7'-4"	#5 @ 48" O.C.	#5 @ 48" O.C.	#5 @ 48" 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.	#4 @ 48" O.C.	#4 @ 48" O.C.	
	8'-0"	#5 @ 48" O.C.	#5 @ 48" O.C.	#5 @ 48" 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.	#4 @ 48" O.C.	
	6'	#4 @ 48" O.C.	#4 @ 48" O.C.	#4 @ 48" O.C.	
	8'-8"	#5 @ 48" O.C.	#5 @ 48" O.C.	#5 @ 48" 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.	#4 @ 48" O.C.	
	6'	#4 @ 48" O.C.	#4 @ 48" O.C.	#4 @ 48" O.C.	
	9'-4"	#5 @ 48" O.C.	#5 @ 48" O.C.	#5 @ 48" 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.	#4 @ 48" O.C.	
	6'	#4 @ 48" O.C.	#4 @ 48" O.C.	#4 @ 48" O.C.	
	10'-0"	#5 @ 48" O.C.	#5 @ 48" O.C.	#5 @ 48" O.C.	

- a. MORTAR SHALL BE TYPE M OR S AND MASONRY SHALL BE LAID IN RUNNING BOND.
b. ALTERNATIVE REINFORCING BAR SIZES AND SPACINGS SHALL HAVE AN EQUIVALENT CROSS-SECTIONAL AREA OF REINFORCEMENT PER LINEAL FOOT OF WALL SHALL BE PERMITTED PROVIDED THE SPACING OF THE REINFORCEMENT DOES NOT EXCEED 72" IN SEISMIC DESIGN CATEGORIES A, B AND C, AND 48 INCHES IN SEISMIC DESIGN CATEGORIES DD, 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 R404.1.
e. UNBALANCED BACKFILL HEIGHT IS THE DIFFERENCE IN HEIGHT BETWEEN THE EXTERIOR FINISH GROUND LEVEL AND THE LOWER OF THE TOP OF THE CONCRETE FOOTING THAT SUPPORTS THE FOUNDATION WALL OR THE INTERIOR FINISH GROUND LEVEL, WHERE AN INTERIOR CONCRETE SLAB-ON-GRADE IS PROVIDED AND IS IN CONTACT WITH THE INTERIOR SURFACE OF THE FOUNDATION WALL. MEASUREMENT OF THE UNBALANCED BACKFILL HEIGHT FROM THE EXTERIOR FINISH GROUND LEVEL TO THE TOP OF THE INTERIOR CONCRETE SLAB IS PERMITTED.
f. THE USE OF THIS TABLE SHALL BE PROHIBITED FOR SOIL CLASSIFICATIONS NOT SHOWN.

TABLE R404.1.1(3)

10-INCH MASONRY FOUNDATION WALLS WITH REINFORCING WHERE $d \geq 6.75$ INCHES ^{a, c, f}

WALL HEIGHT	HEIGHT OF UNBALANCED BACKFILL ^g	MINIMUM VERTICAL REINFORCEMENT AND SPACING (INCHES) ^{b, c}			
		SOIL CLASSES AND LATERAL SOIL LOAD ^d (psf PER FOOT BELOW GRADE)			
		GM, GP, SU, AND SP SOILS 30	GM, GS, SM-SC AND ML SOILS 45	SC, MK, 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"	#5 @ 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.	
	7'-4"	#5 @ 56" O.C.	#5 @ 56" O.C.	#5 @ 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.	#4 @ 56" O.C.	
	8'-0"	#5 @ 56" O.C.	#5 @ 56" O.C.	#5 @ 56" 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.	#4 @ 56" O.C.	
	8'-8"	#5 @ 56" O.C.	#5 @ 56" O.C.	#5 @ 56" 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.	#4 @ 56" O.C.	#4 @ 56" O.C.	
	9'-4"	#5 @ 56" O.C.	#5 @ 56" O.C.	#5 @ 56" 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.	#4 @ 56" O.C.	#4 @ 56" O.C.	
	10'-0"	#5 @ 56" O.C.	#5 @ 56" O.C.	#5 @ 56" O.C.	

- a. MORTAR SHALL BE TYPE M OR S AND MASONRY SHALL BE LAID IN RUNNING BOND.
b. ALTERNATIVE REINFORCING BAR SIZES AND SPACINGS SHALL HAVE AN EQUIVALENT CROSS-SECTIONAL AREA OF REINFORCEMENT PER LINEAL FOOT OF WALL SHALL BE PERMITTED PROVIDED THE SPACING OF THE REINFORCEMENT DOES NOT EXCEED 72" IN SEISMIC DESIGN CATEGORIES A, B AND C, AND 48 INCHES IN SEISMIC DESIGN CATEGORIES DD, 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 R404.1.
e. UNBALANCED BACKFILL HEIGHT IS THE DIFFERENCE IN HEIGHT BETWEEN THE EXTERIOR FINISH GROUND LEVEL AND THE LOWER OF THE TOP OF THE CONCRETE FOOTING THAT SUPPORTS THE FOUNDATION WALL OR THE INTERIOR FINISH GROUND LEVEL, WHERE AN INTERIOR CONCRETE SLAB-ON-GRADE IS PROVIDED AND IS IN CONTACT WITH THE INTERIOR SURFACE OF THE FOUNDATION WALL. MEASUREMENT OF THE UNBALANCED BACKFILL HEIGHT FROM THE EXTERIOR FINISH GROUND LEVEL TO THE TOP OF THE INTERIOR CONCRETE SLAB IS PERMITTED.
f. THE USE OF THIS TABLE SHALL BE PROHIBITED FOR SOIL CLASSIFICATIONS NOT SHOWN.

TABLE R404.1.1(4)

12-INCH MASONRY FOUNDATION WALLS WITH REINFORCING WHERE $d \geq 6.75$ INCHES ^{a, c, f}

WALL HEIGHT	HEIGHT OF UNBALANCED BACKFILL ^g	MINIMUM VERTICAL REINFORCEMENT AND SPACING (INCHES) ^{b, c}			
		SOIL CLASSES AND LATERAL SOIL LOAD ^d (psf PER FOOT BELOW GRADE)			
		GM, GP, SU, AND SP SOILS 30	GM, GS, SM-SC AND ML SOILS 45	SC, MK, 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"	#5 @ 72" O.C.	#5 @ 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.	
	7'-4"	#5 @ 72" O.C.	#5 @ 72" O.C.	#5 @ 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.	#4 @ 72" O.C.	
	8'-0"	#5 @ 72" O.C.	#5 @ 72" O.C.	#5 @ 72" 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.	#4 @ 72" O.C.	
	8'-8"	#5 @ 72" O.C.	#5 @ 72" O.C.	#5 @ 72" 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.	#4 @ 72" O.C.	#4 @ 72" O.C.	
	9'-4"	#5 @ 72" O.C.	#5 @ 72" O.C.	#5 @ 72" 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.	#4 @ 72" O.C.	#4 @ 72" O.C.	
	10'-0"	#5 @ 72" O.C.	#5 @ 72" O.C.	#5 @ 72" O.C.	

- a. MORTAR SHALL BE TYPE M OR S AND MASONRY SHALL BE LAID IN RUNNING BOND.
b. ALTERNATIVE REINFORCING BAR SIZES AND SPACINGS SHALL HAVE AN EQUIVALENT CROSS-SECTIONAL AREA OF REINFORCEMENT PER LINEAL FOOT OF WALL SHALL BE PERMITTED PROVIDED THE SPACING OF THE REINFORCEMENT DOES NOT EXCEED 72" IN SEISMIC DESIGN CATEGORIES A, B AND C, AND 48 INCHES IN SEISMIC DESIGN CATEGORIES DD, 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 R404.1.
e. UNBALANCED BACKFILL HEIGHT IS THE DIFFERENCE IN HEIGHT BETWEEN THE EXTERIOR FINISH GROUND LEVEL AND THE LOWER OF THE TOP OF THE CONCRETE FOOTING THAT SUPPORTS THE FOUNDATION WALL OR THE INTERIOR FINISH GROUND LEVEL, WHERE AN INTERIOR CONCRETE SLAB-ON-GRADE IS PROVIDED AND IS IN CONTACT WITH THE INTERIOR SURFACE OF THE FOUNDATION WALL. MEASUREMENT OF THE UNBALANCED BACKFILL HEIGHT FROM THE EXTERIOR FINISH GROUND LEVEL TO THE TOP OF THE INTERIOR CONCRETE SLAB IS PERMITTED.
f. THE USE OF THIS TABLE SHALL BE PROHIBITED FOR SOIL CLASSIFICATIONS NOT SHOWN.

TABLE R404.1.2(8)

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

MAXIMUM WALL HEIGHT (FEET)	MAXIMUM UNBALANCED BACKFILL HEIGHT (FEET)	MINIMUM VERTICAL REINFORCEMENT-BAR SIZE & SPACING (INCHES)											
		SOIL CLASSES ^a AND DESIGN LATERAL SOIL LOAD ^d (psf PER FOOT OF DEPTH)											
		GM, GP, SU, AND SP SOILS 30				GM, GS, SM-SC AND ML SOILS 45				SC, MK, ML-CL AND INORGANIC CL SOILS 60			
5	4	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR
		NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR
6	5	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR
		NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR
7	6	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR
		NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR
8	7	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR
		NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR
9	8	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR
		NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR
10	9	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR
		NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR

- a. SOIL CLASSES ARE IN ACCORDANCE WITH THE UNIFIED SOIL CLASSIFICATION SYSTEM. REFER TO TABLE R404.1.
b. TABLE VALUES ARE BASED ON REINFORCING BARS WITH A MINIMUM YIELD STRENGTH OF 60,000 PSI.
c. VERTICAL REINFORCEMENT 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. 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 WILL REMAIN 4 FEET OR MORE OF UNBALANCED BACKFILL, THEY SHALL BE LATERALLY SUPPORTED AT THE TOP AND BOTTOM BEFORE BACKFILLING.
h. VERTICAL REINFORCEMENT SHALL BE LOCATED TO PROVIDE A COVER OF 1 1/4 INCHES MEASURED FROM THE INSIDE FACE OF THE WALL. THE CENTER OF THE STEEL SHALL NOT VARY FROM THE SPECIFIED LOCATION BY MORE THAN THE GREATER OF 10 PERCENT OF THE WALL THICKNESS OR 3/8 INCH.
i. CONCRETE COVER FOR THE REINFORCEMENT MEASURED FROM THE INSIDE FACE OF THE WALL SHALL BE NOT LESS THAN 3/4 INCH. CONCRETE COVER FOR REINFORCEMENT MEASURED FROM THE OUTSIDE FACE OF THE WALL SHALL BE NOT LESS THAN 1 1/2 INCHES FOR NO. 5 BARS AND SMALLER, AND NOT LESS THAN 2 INCHES FOR LARGER BARS.
j. DR MEANS DESIGN IS REQUIRED IN ACCORDANCE WITH THE APPLICABLE BUILDING CODE, OR WHERE THERE IS NO CODE, IN ACCORDANCE WITH ACI 318.
k. CONCRETE SHALL HAVE A SPECIFIED COMPRESSIVE STRENGTH, f_c OF NOT LESS THAN 2,500 PSI AT 28 DAYS, UNLESS A HIGHER STRENGTH IS REQUIRED BY FOOTNOTE 1 OR 8.
l. THE MINIMUM THICKNESS IS PERMITTED TO BE REDUCED 2 INCHES, PROVIDED THE MINIMUM SPECIFIED COMPRESSIVE STRENGTH OF CONCRETE, f_c IS 4,000 PSI.
m. A PLAN CONCRETE WALL WITH A MINIMUM NOMINAL THICKNESS OF 12 INCHES IS PERMITTED, PROVIDED MINIMUM SPECIFIED COMPRESSIVE STRENGTH OF CONCRETE, f_c IS 3,500 PSI.
n. SEE TABLE R602.3 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. THE AIR BARRIER IN ANY DROPPED CEILING / SOFFIT SHALL BE ALIGNED WITH THE INSULATION AND ANY GAPS IN THE AIR BARRIER SHALL BE SEALED.	AIR-PERMEABLE INSULATION SHALL NOT BE USED AS A SEALING MATERIAL. THE INSULATION IN ANY DROPPED CEILING / SOFFIT SHALL BE ALIGNED WITH THE AIR BARRIER.
CEILING / ATTIC	ACCESS OPENINGS, DROP DOWN STAIRS, OR KNEE WALL DOORS TO UNCONDITIONED ATTIC SPACES SHALL BE SEALED.	CAVITIES WITH CORNERS AND HEADERS OF FRAME WALLS SHALL BE INSTALLED BY COMPLETELY FILLING THE CAVITY WITH A MATERIAL HAVING A THERMAL RESISTANCE OF R-3 PER INCH MINIMUM.
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.	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.
CRACK SPACE WALLS	EXPOSED EARTH IN UNVENTED CRACK SPACES SHALL BE COVERED WITH A CLASS I VAPOR BARRIER WITH OVERLAPPING JOINTS TAPED.	WHERE PROVIDED INSTEAD OF FLOOR INSULATION, INSULATION SHALL BE PERMANENTLY ATTACHED TO THE CRACKSPACE WALLS.
SHAFTS, PENETRATIONS	DUCT SHAFTS, UTILITY PENETRATIONS, AND FLUE SHAFTS OPENING THE EXTERIOR OR UNCONDITIONED SPACE SHALL BE SEALED.	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.
NARROW CAVITIES		
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. CHALKING OR OTHER ADHESIVE SEALANTS SHALL NOT BE USED TO FILL VOIDS BETWEEN FIRE SPRINKLER COVER PLATES AND WALL OR CEILING.	

a. IN ADDITION, INSPECTION OF LOG WALLS SHALL BE IN ACCORDANCE WITH THE PROVISIONS OF ICC-403.

R401.4 SOIL TESTS.

WHERE QUANTIFIABLE DATA CREATED BY ACCEPTED SOIL SCIENCE METHODOLOGIES INDICATE EXPANSIVE, COMPRESSIBLE, 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

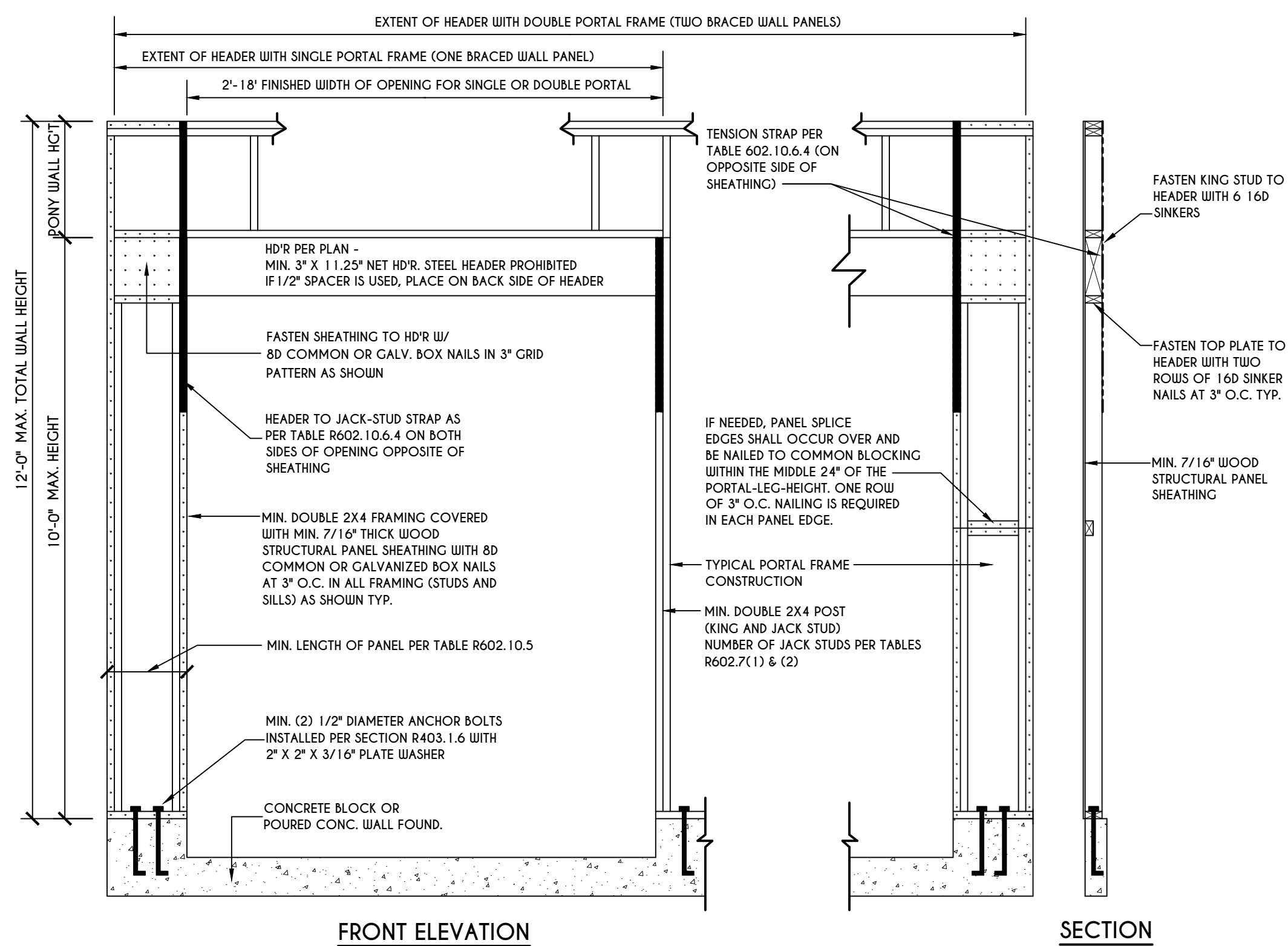
PRESUMPTIVE LOAD-BEARING VALUES OF FOUNDATION MATERIALS

CLASS OF MATERIALS	LOAD-BEARING PRESSURE (pounds per square foot)
CRYSTALLINE BEDROCK	12,000
SEDIMENTARY & FOLIATED ROCK	4,000
SANDY GRAVEL AND/OR GRAVEL (GM & GP)	3,000
SAND, SILTY SAND, CLAYEY SAND, SILTY GRAVEL AND CLAYEY GRAVEL (SU, 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
SU	WELL-GRADED 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



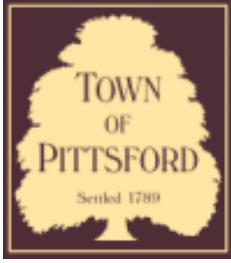
PORTAL FRAME AT GARAGE DOOR OPENINGS IN SEISMIC DESIGN CATEGORIES A, B, AND C
SCALE: N.T.S. FIGURE R602.10.6.3

COPYRIGHT NOTICE :









Town of Pittsford

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

Permit #
B20-000191

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

DESIGN REVIEW AND HISTORIC PRESERVATION BOARD REFERRAL OF APPLICATION

Property Address: 10 Lexton Way PITTSFORD, NY 14534

Tax ID Number: 178.03-5-19

Zoning District: IZ Incentive Zoning

Owner: Wilshire Hill LLC

Applicant: S & J Morrell

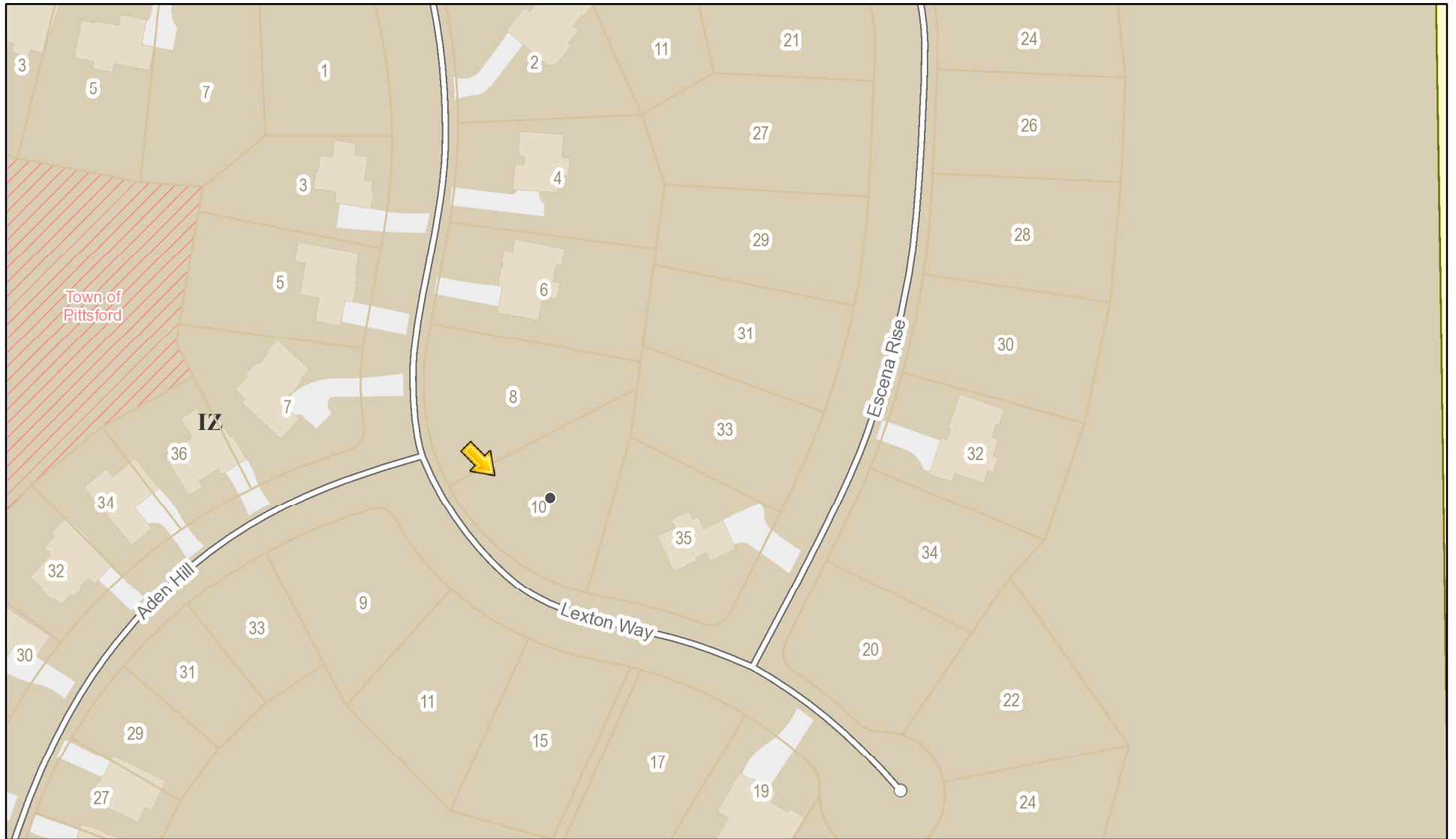
Application Type:

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

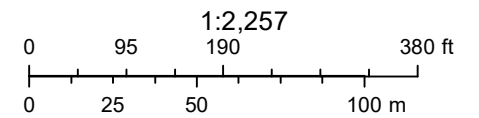
Project Description: Applicant is requesting design review for the construction of a two story single family home. The home will be approximately 2339 square feet and will be located in the Wilshire Hills Subdivision.

Meeting Date: November 12, 2020

RN Residential Neighborhood Zoning

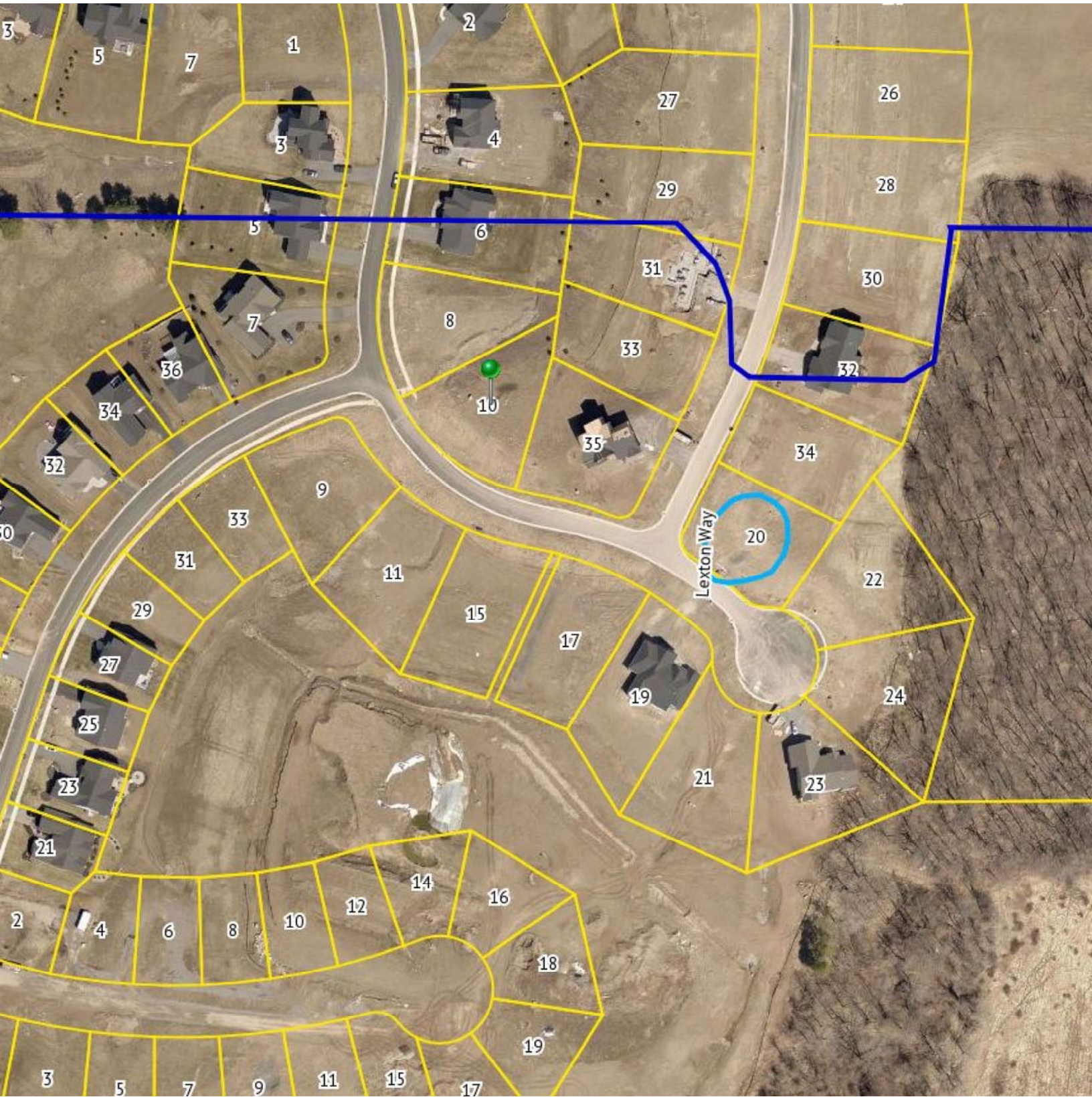


Printed October 29, 2020

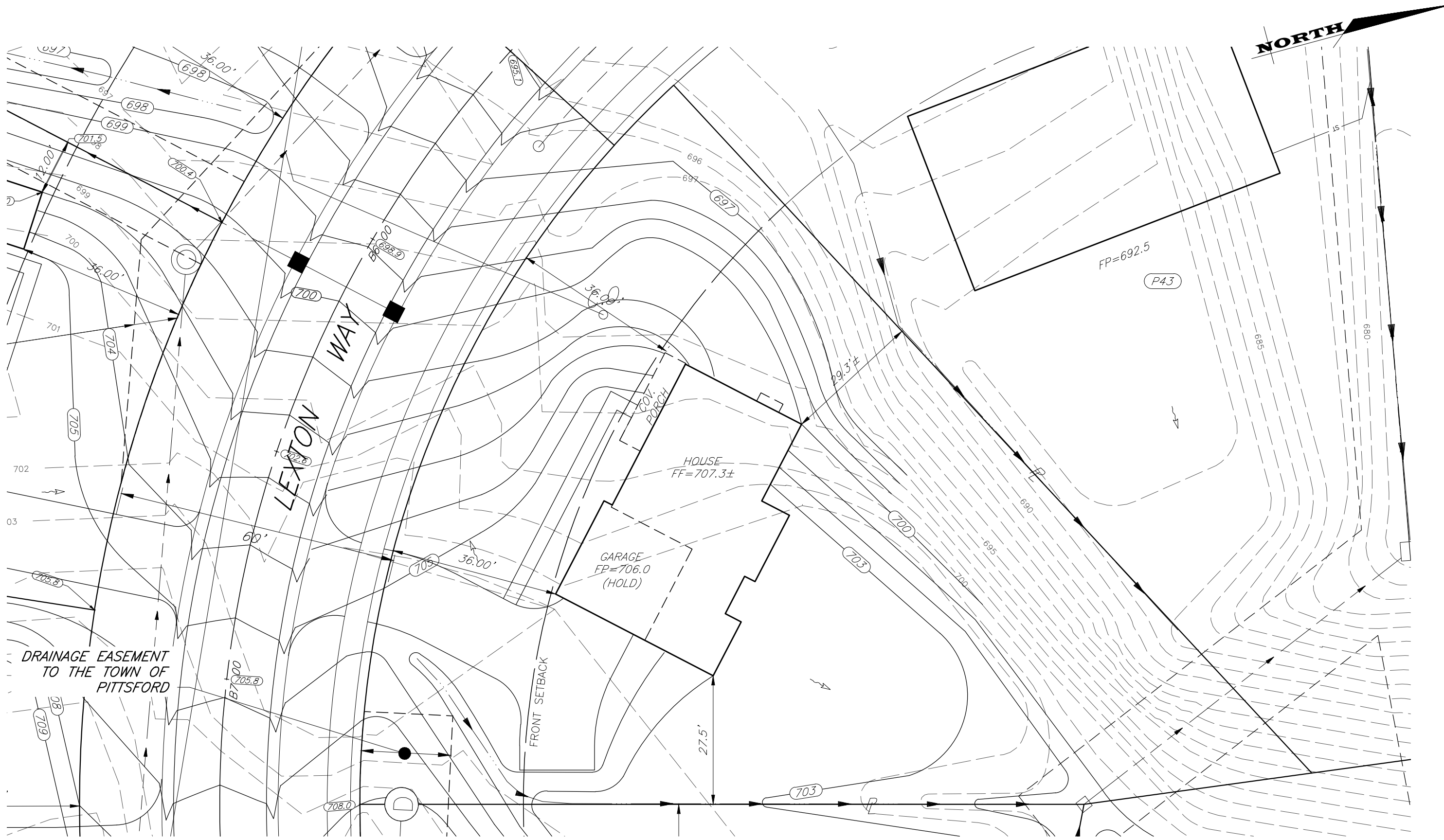


Town of Pittsford GIS

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



File: Z:\Engineering\Job Files\0423-12\Drawings\Section 3\Plot Plans\Lot P42\LOT P-42.dwg, Plot Date: 10/21/2020, By: RTI/DE



JOB NO: 0423-17
SCALE: 1" = 20'
DRAWN: RJT
DESIGNED: RJT
DATE: 10/21/2020

SETBACK	REQUIRED	PROVIDED
FRONT	35'	36.0'
SIDE	10'	27.5'
REAR	20'	N/A

TITLE:

PLOT PLAN - LOT P42

WILSHIRE HILL - SECTION 3A

TOWN OF PITTSFORD MONROE COUNTY NEW YORK

DESIGN CRITERIA:

-For Greater Rochester Area and surrounding counties.

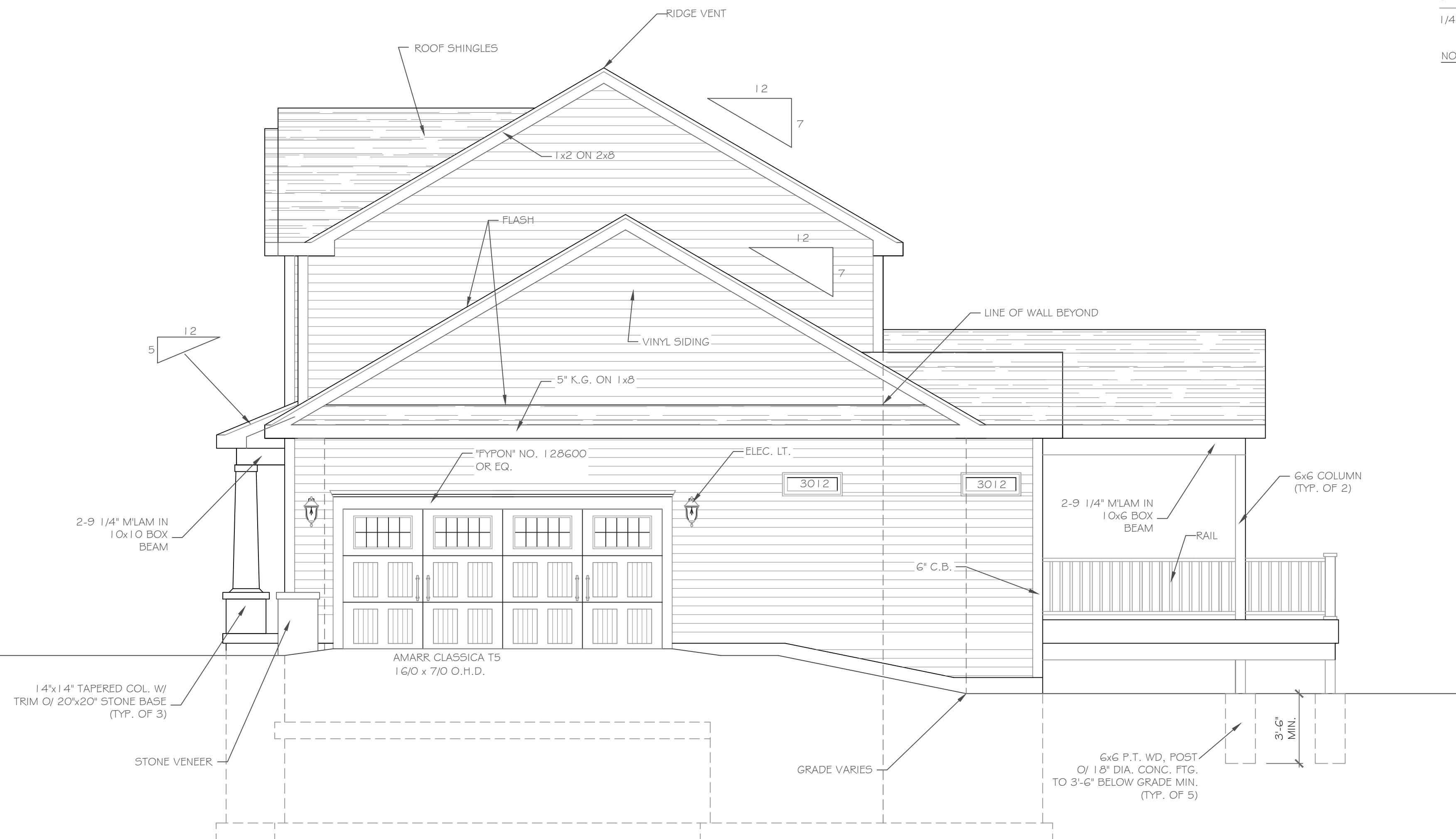
1ST & 2ND FLOOR LIVING AREA LIVE LOAD	40 PSF
SLEEPING AND ATTIC AREA LIVE LOAD	30 PSF
FLOOR DEAD LOAD	15 PSF
GROUND SNOW LOAD	40 PSF
ROOF DEAD LOAD	10 PSF
ALLOWABLE SOIL BEARING	2500 PSF AT MINIMUM 42" BELOW FINISHED GRADE
WIND SPEED	115 MPH, EXPOSURE B
SEISMIC DESIGN	CATEGORY B
WEATHERING	SEVERE
FROST DEPTH LINE	42 INCHES
TERMITE DAMAGE	SLIGHT TO MODERATE
DECAY DAMAGE	NONE TO SLIGHT
WINTER DESIGN TEMPERATURE	1 DEGREE
ICE SHIELD UNDERLAYMENT	REQUIRED 24" INSIDE OF EXTERIOR WALL LINE
FLOOD HAZARD	FIRM - 1992
ROOF TIE DOWN REQUIREMENTS	R802.1.1, BASED UPON SPECIFIC ROOF DESIGN



FRONT ELEVATION 2339 S.F.

1/4" = 1'-0"

- NOTE:
- WINDOWS TO BE "GREAT LAKES" DOUBLE-HUNG, LOW-E
 - DOORS TO BE "THERMA-TRU" OR EQ.
 - DOWN SPOUTS TO BE LOCATED BY CONTRACTOR IN FIELD
 - WINDOW MEETS OR EXCEEDS THE EGRESS REQUIREMENTS PER SECTION R310 OF THE RES. CODE OF NYS
 - * : SAFETY GLASS REQ. PER SECTION R308.4 OF THE RES. CODE OF NYS



RIGHT SIDE ELEVATION

1/4" = 1'-0"

COPYRIGHT NOTICE:
These plans are instruments of service and may not be altered, reproduced, or copied without the written consent of CKH Architecture, P.A. Any unauthorized alterations to these plans is a violation of law. Section 7209 Article 145.
CKH Architecture, P.A.
Copyright ©
All rights reserved.

REVISIONS-	NO.	DATE	DESCRIPTION

DRAWING TITLE- Elevations	PHASE- Construction Documents
	DATE- October 2020

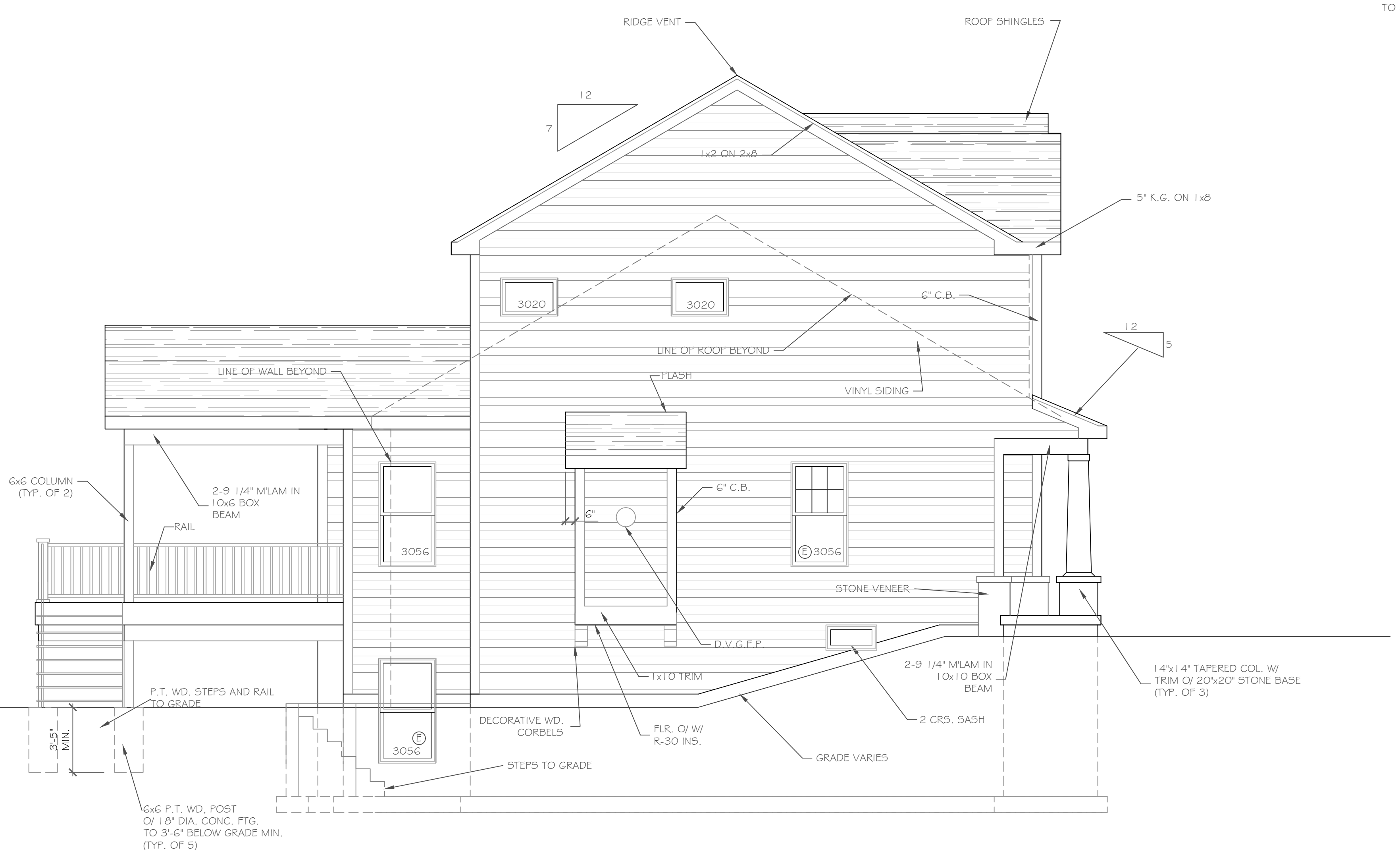
PROJECT- Lot 42P, Wilshire Hill Pittsford, New York	CLIENT- Morrell Builders
JOB NO.- A20-040	DATE- October 2020

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

DRAWING NO.-
A-1



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



LEFT SIDE ELEVATION
1/4" = 1'-0"

COPYRIGHT NOTICE:
These plans are instruments of service and may not be altered, reproduced, or copied without the written consent of CKH Architecture, P.A. Unauthorised alterations to these plans is a violation of law. Section 7209, Article 145, Chapter 209, Title 19, P.S. CKH Architecture, P.A. Copyright © All rights reserved.

REVISIONS-	NO.	DATE	DESCRIPTION

DRAWING TITLE -	Elevations
PROJECT -	Lot 42P, Wilshire Hill Pittsford, New York
CLIENT -	Morrell Builders
JOB NO. -	A20-040
DATE	October 2020
PHASE	Construction Documents

PROJECT -	Lot 42P, Wilshire Hill Pittsford, New York
CLIENT -	Morrell Builders
JOB NO. -	A20-040
DATE	October 2020
PHASE	Construction Documents

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

DRAWING NO. -
A-6

2 STEPPED FOOTING DETAIL

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

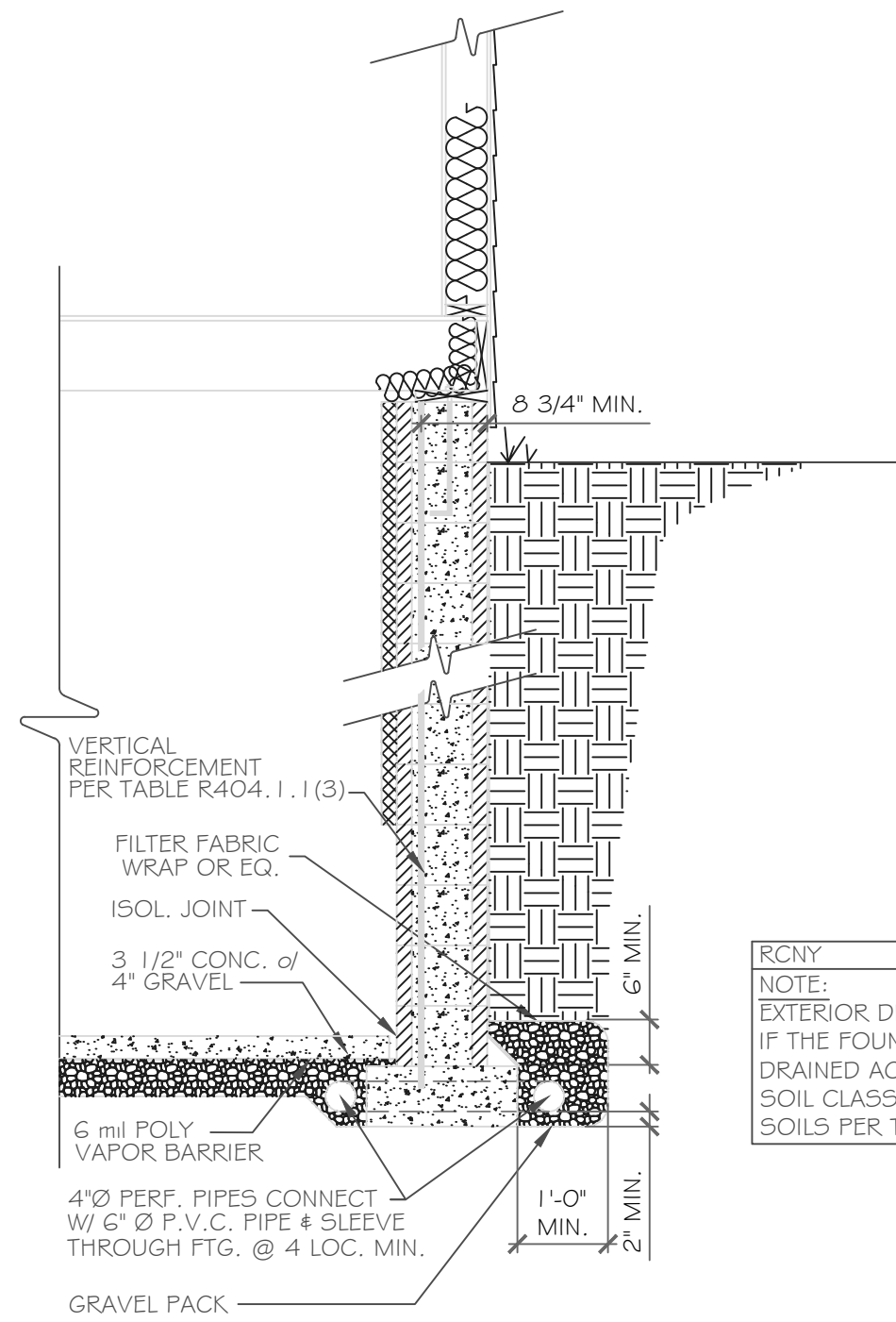
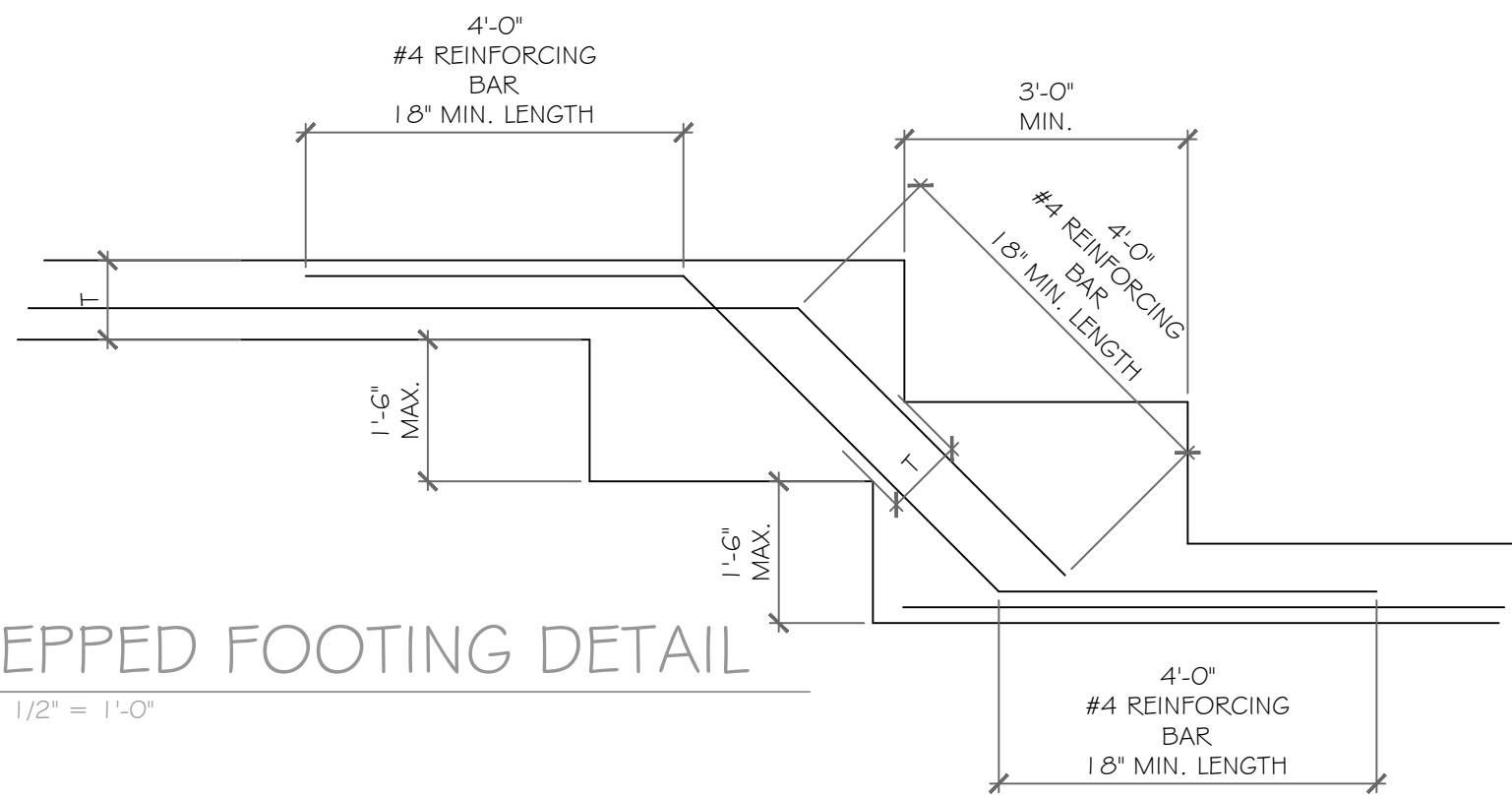
NOTE:

T = FOOTING THICKNESS

-THE MINIMUM FOOTING THICKNESS, T, IN STEPPED AREAS SHALL EQUAL THE FOOTING THICKNESS IN THOSE UNSTEPPED AREAS.

-THE REINFORCING BAR SIZE IN STEPPED AREAS SHALL EQUAL THE BAR SIZE IN THOSE UNSTEPPED AREAS.

-A MINIMUM OF 3" OF CONCRETE IS REQUIRED AROUND ALL REINFORCING BARS.



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

1 FOUNDATION WALL DETAIL

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

BASEMENT & FOUNDATION PLAN

1/4" = 1'-0"

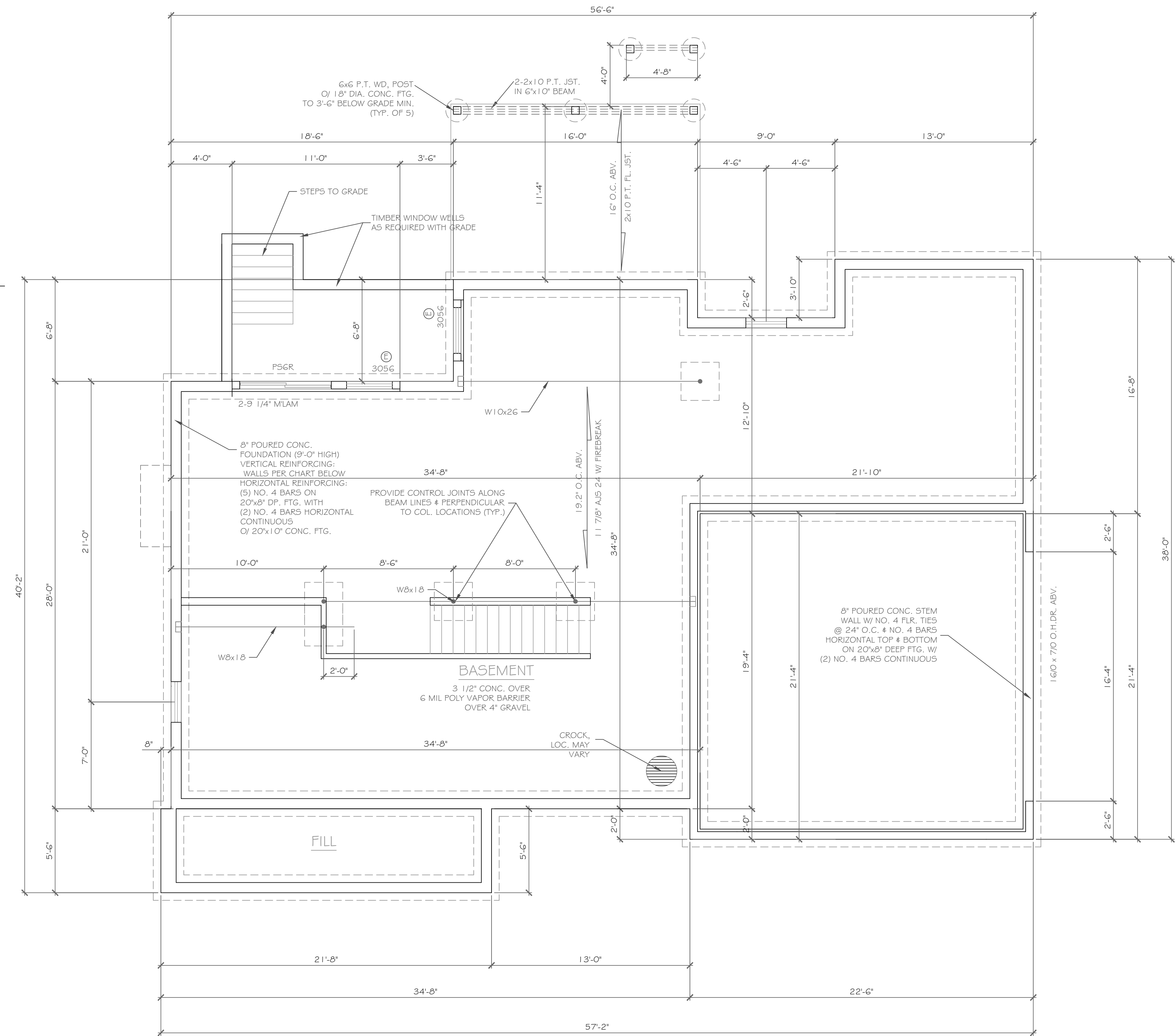
NOTE: - PROVIDE (2) NO. 5 BARS VERTICAL, TIE INTO FOOTING & GROUT BLOCK CORES SOLID FULL HEIGHT AT ALL BEAM BEARINGS
- PLACE 8" x 20" GARAGE FTG. ON ENGINEERED FILL & REINFORCE W/ 2 #5 BARS HORIZONTALLY, 6" MIN.
- PROVIDE SOLID BLKG. TO BLK. @ ALL BRG. POINTS: ■

CONC. LEGEND:

ELEV. = 0' :
ELEV. = (-) 8' :
ELEV. = (-) 1'-4" :
ELEV. = (-) 6'-4" :
ELEV. = (-) 9'-0" :

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

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



COPYRIGHT NOTICE:
These plans are instruments of service and may not be altered, reproduced, or copied without the written consent of CKH Architecture, P.A. These plans are a violation of the Copyright Act of 1976, Section 107, Article 145. CKH Architecture, P.A. Copyright © All rights reserved.

REVISIONS-	NO.	DATE	DESCRIPTION

DRAWING TITLE:
Basement & Foundation Plan

PROJECT:
**Lot 42P, Wilshire Hill
Pittsford, New York**

CLIENT:
Morrell Builders

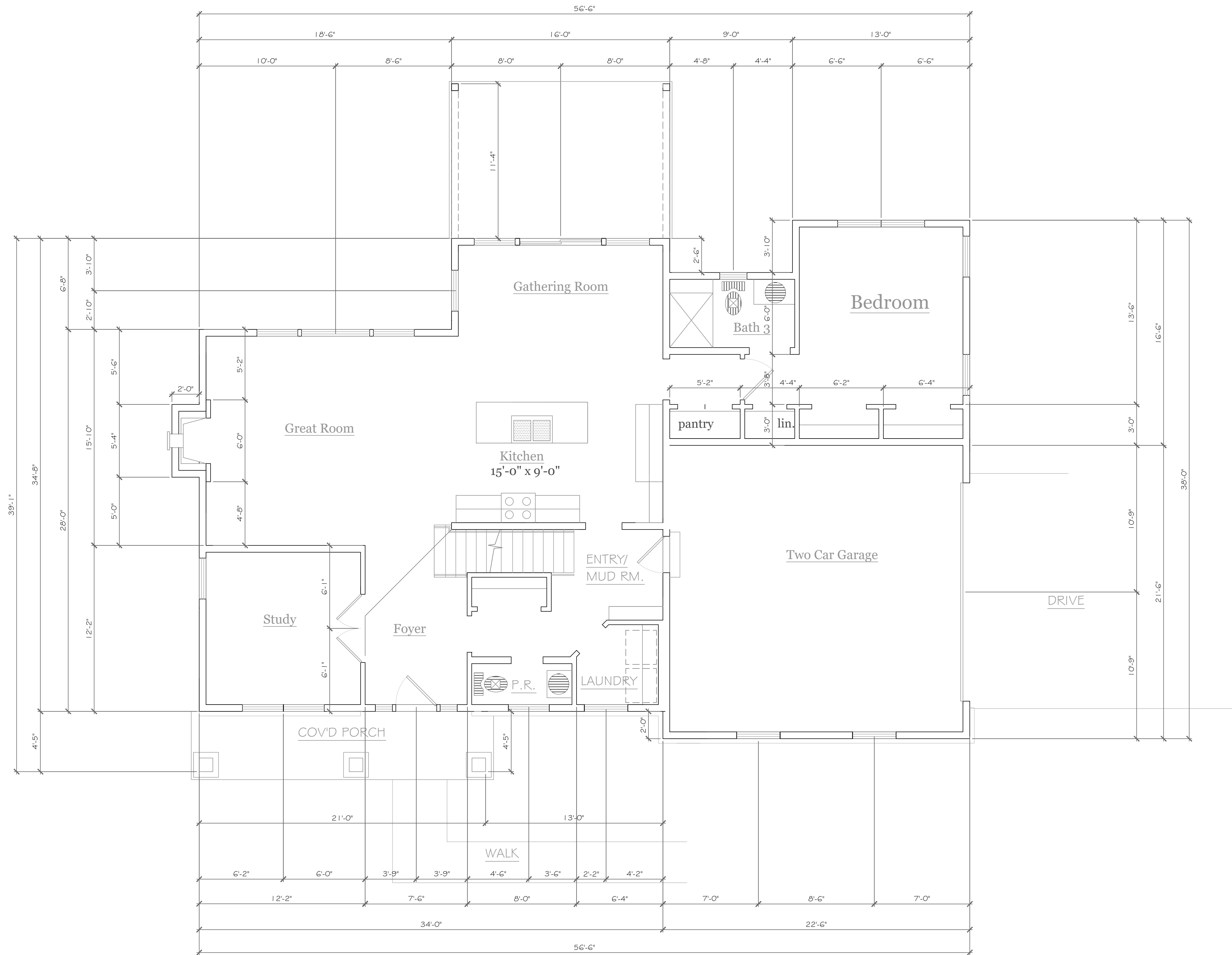
JOB NO.:
A20-040

DATE:
October 2020

PHASE:
Construction Documents

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

DRAWING NO.:
A-2



FIRST FLOOR PLAN 1401 S.F.

2339 Total Square Footage

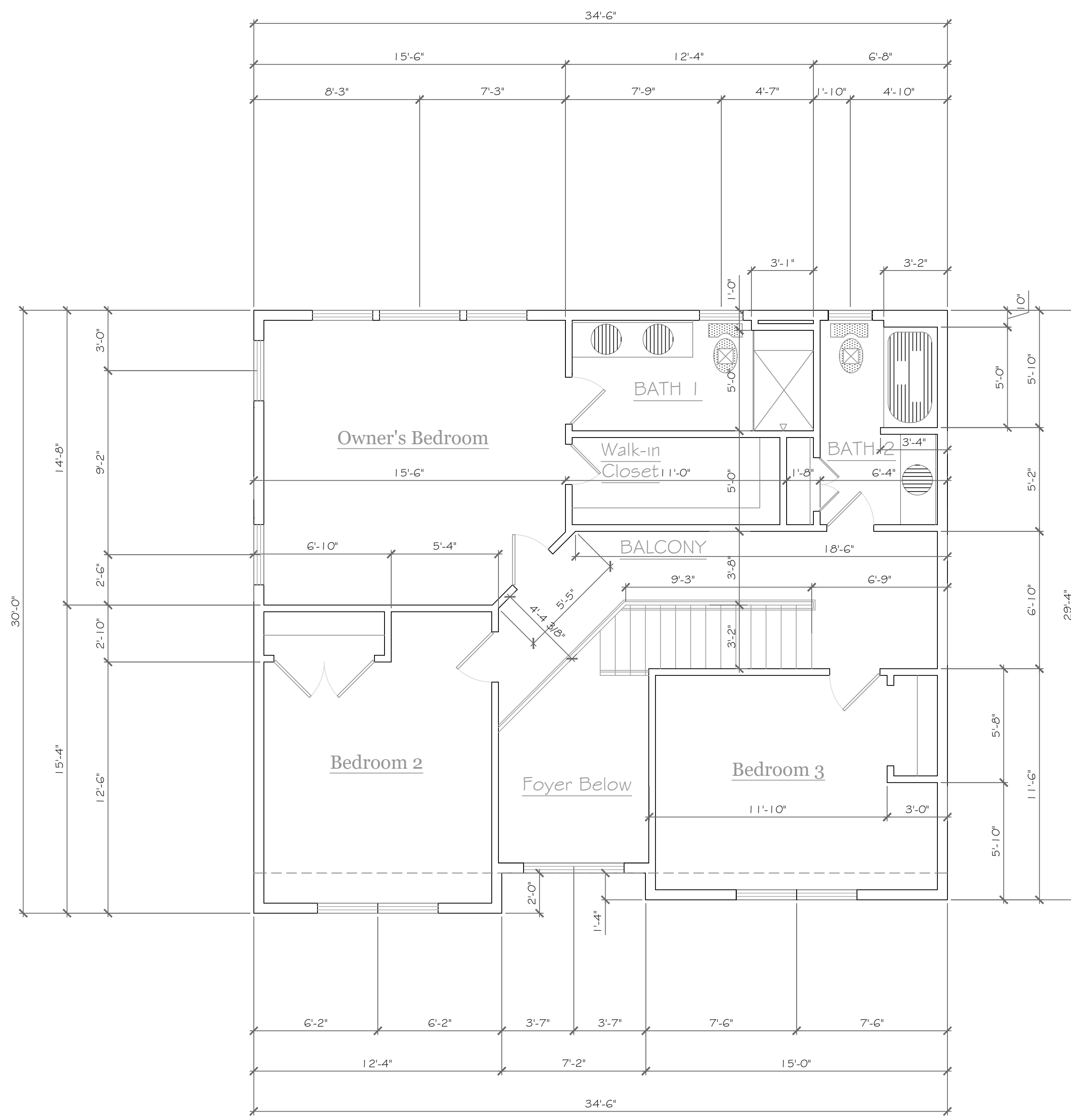
COPYRIGHT NOTICE:
 These plans are instruments of service and may not be altered, reproduced, or copied without the written consent of CKH Architecture, P.A. Any unauthorized alterations to these plans is a violation of the Professional Services Agreement, Section 7.209 Article 1.45. CKH Architecture, P.A. Copyright © All rights reserved.

REVISIONS- NO.	DATE	DESCRIPTION

PROJECT- Lot 42P, Wilshire Hill Pittsford, New York	CLIENT- Morrell Builders	DRAWING TITLE- First Floor Plan
		PHASE- Construction Documents
JOB NO. - A20-040	DATE- October 2020	PHASE- Construction Documents

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

DRAWING NO. -
 A-3



SECOND FLOOR PLAN 938 S.F.

2339 Total Square Footage

COPYRIGHT NOTICE:
 These plans are instruments of service and may not be altered, reproduced, or copied without the written consent of CKH Architecture, P.A. Any unauthorized alterations to these plans is a violation of the Professional Services Agreement, Section 7.209 Article 1.45. CKH Architecture, P.A. Copyright © All rights reserved.

REVISIONS-	NO.	DATE	DESCRIPTION

PROJECT- Lot 42P, Wilshire Hill Pittsford, New York	CLIENT- Morrell Builders	DRAWING TITLE- Second Floor Plan	PHASE- Construction Documents
		JOB NO.- A20-040	DATE- October 2020

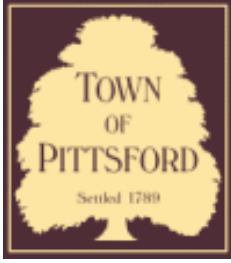
CKH
 architecture
 1 501 Pittsford Victor Road
 Suite 100
 Victor, New York 14564
 phone-(585) 249-1334
 e-mail-CKHennessey@frontier.net







W
LOT #P8
SOLD



Town of Pittsford

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

Permit #
B20-000192

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

DESIGN REVIEW AND HISTORIC PRESERVATION BOARD REFERRAL OF APPLICATION

Property Address: 18 & 20 Skylight Trail PITTSFORD, NY 14534

Tax ID Number: 192.06-1-5

Zoning District: RRAA Rural Residential

Owner: S & J Morrell, Inc

Applicant: S & J Morrell, Inc

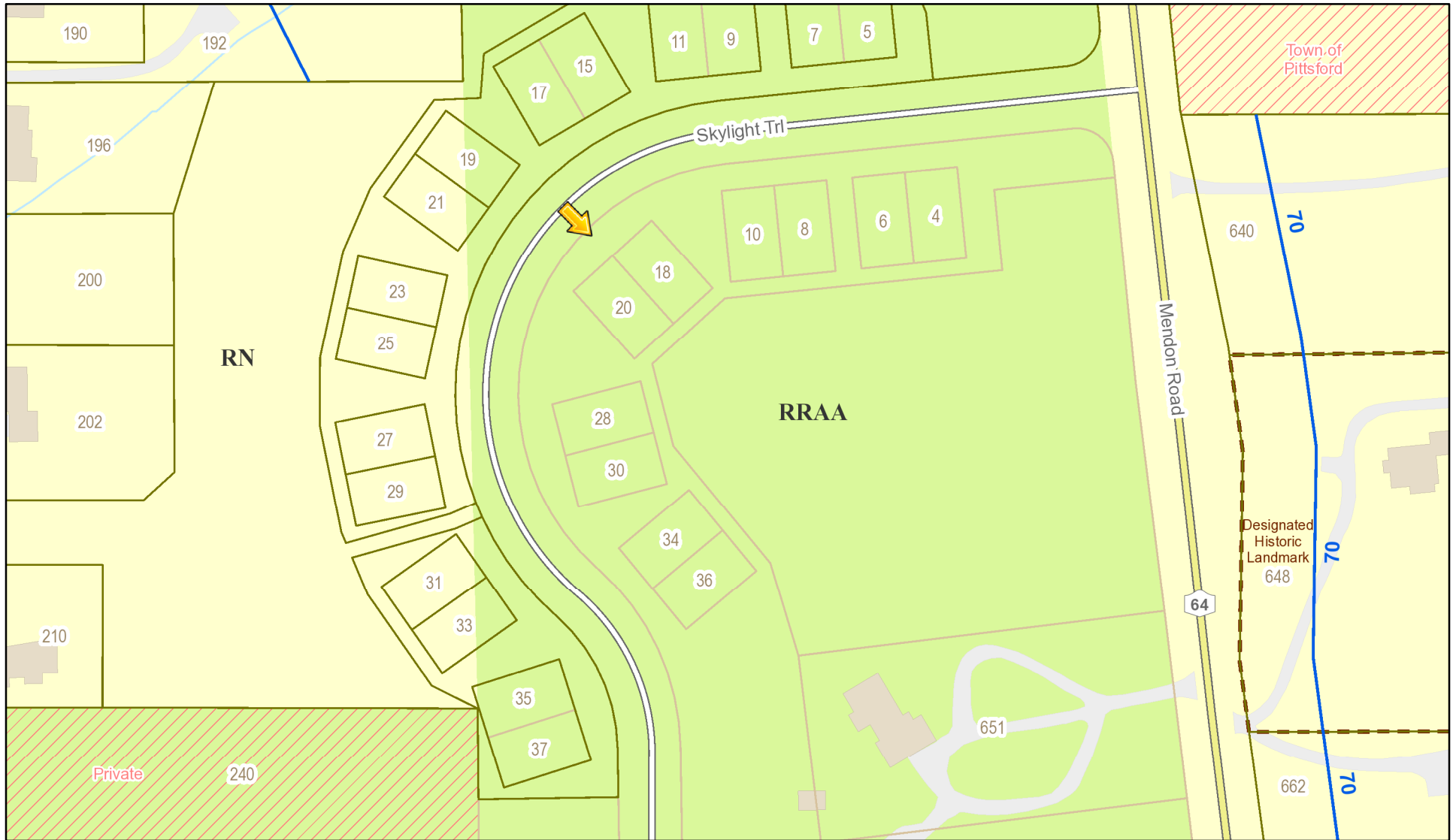
Application Type:

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

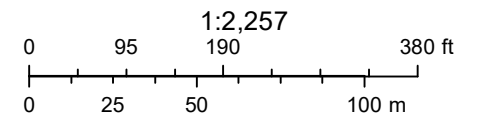
Project Description: Applicant is requesting design review for the proposed construction of a new town home dwelling. The proposed building will consist of 2 attached single family dwellings sharing a common wall. Lot 5 (18 Skylight Trail) will be approximately 2000 sq. ft. and Lot 6 (20 Skylight Trail) will be 1987 sq. ft. The town homes will be located in the new Alpine Ridge development.

Meeting Date: November 12, 2020

RN Residential Neighborhood Zoning



Printed October 29, 2020



Town of Pittsford GIS

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



192

625

11

9

7

5

17

15

19

21

23

25

27

29

31

33

35

37

11

9

7

5

17

15

19

21

23

25

27

29

31

33

35

37

11

9

7

5

17

15

19

21

23

25

27

29

31

33

35

37

11

9

7

5

17

15

19

21

23

25

27

29

31

33

35

37

11

9

7

5

17

15

19

21

23

25

27

29

31

33

35

37

11

9

7

5

17

15

19

21

23

25

27

29

31

33

35

37

11

9

7

5

17

15

19

21

23

25

27

29

31

33

35

37

11

9

7

5

17

15

19

21

23

25

27

29

31

33

35

37

11

9

7

5

17

15

19

21

23

25

27

29

31

33

35

37

11

9

7

5

17

15

19

21

23

25

27

29

31

33

35

37

11

9

7

5

17

15

19

21

23

25

27

29

31

33

35

37

11

9

7

5

17

15

19

21

23

25

27

29

31

33

35

37

11

9

7

5

17

15

19

21

23

25

27

29

31

33

35

37

11

9

7

5

17

15

19

21

23

25

27

29

31

33

35

37

11

9

7

5

17

15

19

21

23

25

27

29

31

33

35

37

11

9

7

5

17

15

19

21

23

25

27

29

31

33

35

37

11

9

7

5

17

15

19

21

23

25

27

29

31

33

35

37

11

9

7

5

17

15

19

21

23

25

27

29

31

33

35

37

11

9

7

5

17

15

19

21

23

25

27

29

31

33

35

37

11

9

7

5

17

15

19

21

23

25

27

29

31

33

35

37

11

9

7

5

17

15

19

21

23

25

27

29

31

33

35

37

11

9

7

5

17

15

19

21

23

25

27

29

ALPINE RIDGE
A MORRELL COMMUNITY

No development agricultural zone

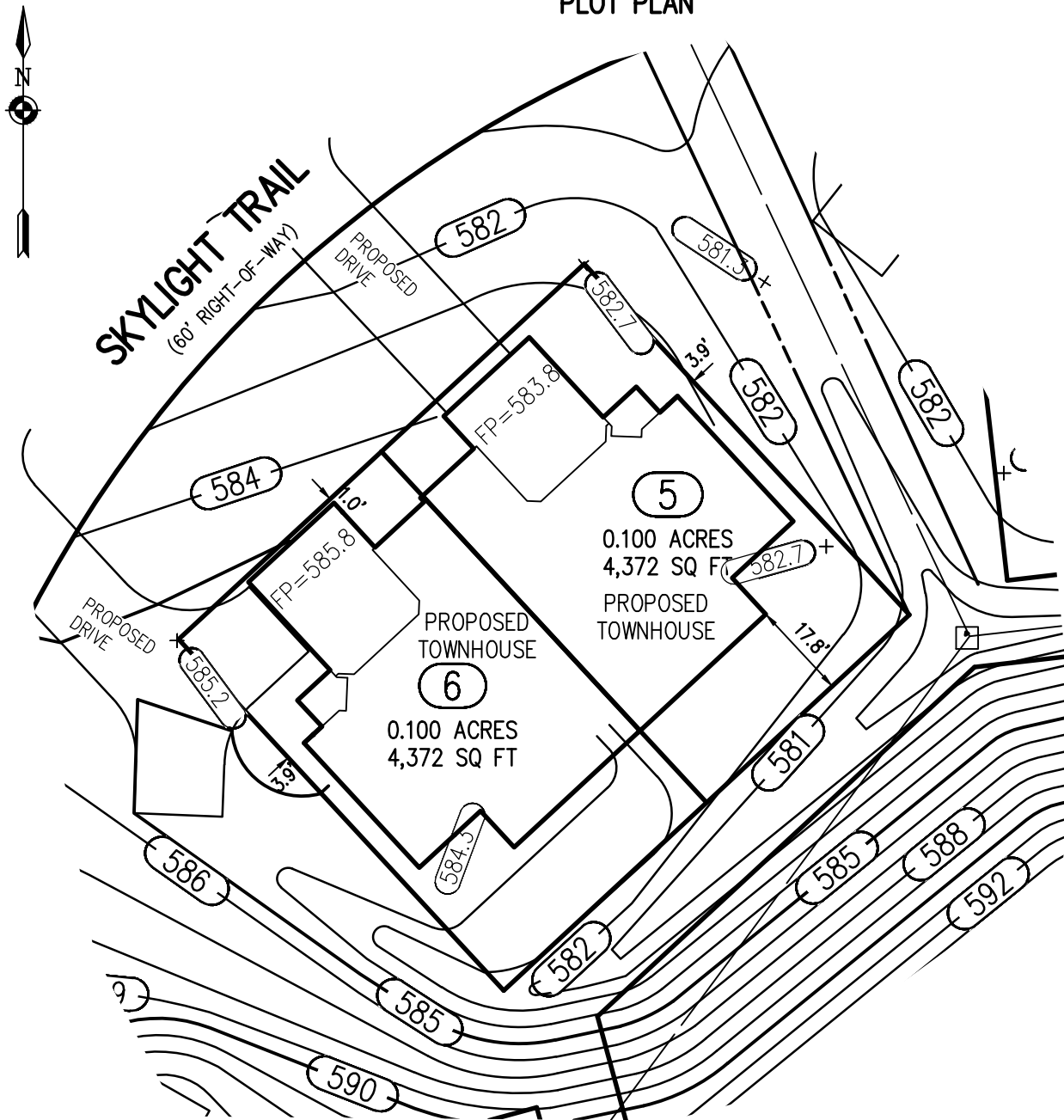


● = Side Load Garage

X = Stone Siding

	Cobblestone (CS)	Light Mist (LM)	Navajo Beige (NB)	Khaki Brown (KB)	Boothbay Blue (BB)
Color					
Denotes Buildign Step					
Garage Door	Dark Oak (DO)	Walnut (EW)	Mahogany (MA)	Dark Oak (DO)	Mahogany (MA)

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.

"CERTIFICATIONS INDICATED HEREON 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."
 THIS MAP AND THE INFORMATION SHOWN HEREON IS NOT TO BE USED WITH AN "AFFIDAVIT OF NO CHANGE." BME ASSOCIATES ASSUMES NO LIABILITY TO THE PARTIES NOTED HEREON OR TO ANY FUTURE OWNER, TITLE COMPANY, GOVERNMENTAL AGENCY, ATTORNEY, OR LENDING INSTITUTION IN THE EVENT THAT THIS MAP IS USED WITH AN "AFFIDAVIT OF NO CHANGE," OR SIMILAR INSTRUMENT.
 COPIES OF THIS SURVEY MAP NOT BEARING THE LAND SURVEYOR'S ORIGINAL INKED SEAL OR EMBOSSED SEAL SHALL NOT BE CONSIDERED TO BE A VALID TRUE COPY.
 UNAUTHORIZED ALTERATION OR ADDITION TO THIS SURVEY MAP IS A VIOLATION OF SECTION 7209, OF THE NEW YORK STATE EDUCATION LAW.

BME ASSOCIATES

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

COPYRIGHT ©2020
 BME Associates

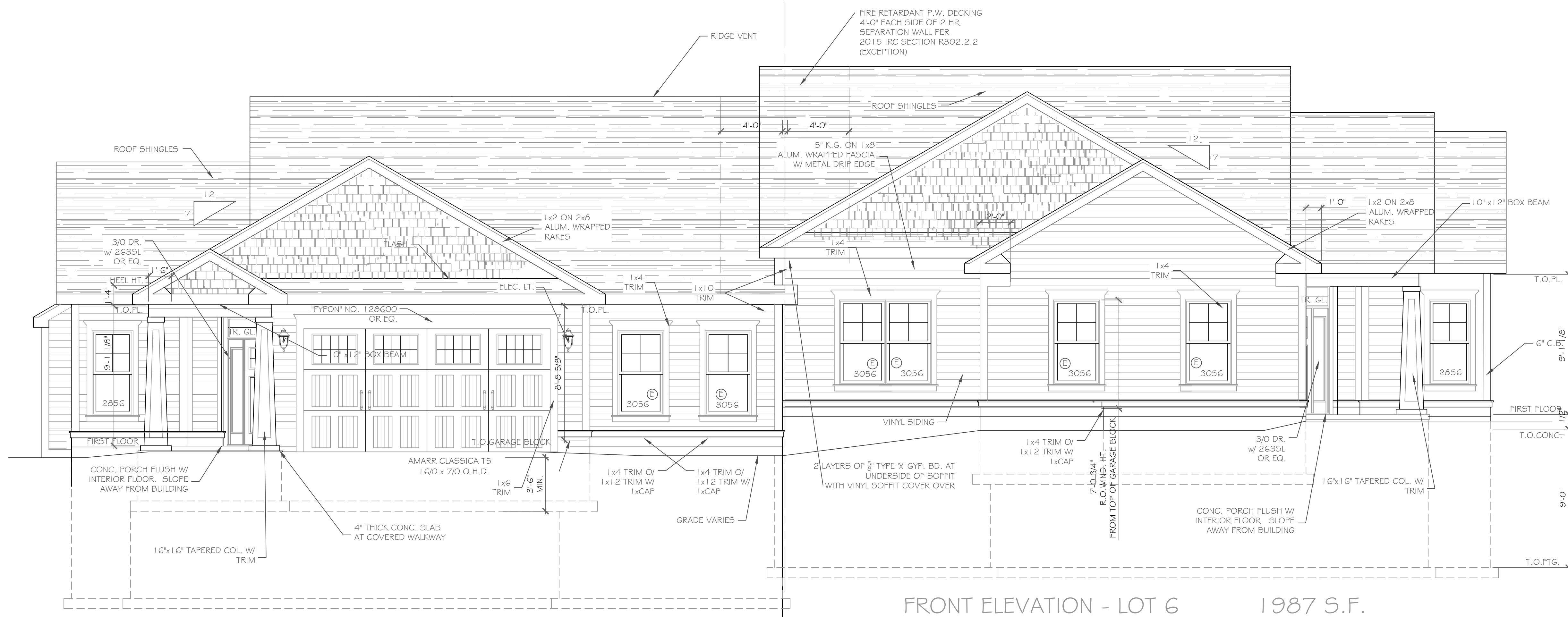
**LOTS 5 & 6 ALPINE RIDGE SUBDIVISION SECTION 1
 TOWN OF PITTSFORD MONROE COUNTY NEW YORK**



DRAWN BY: MRP
 DATE: 10-28-20

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





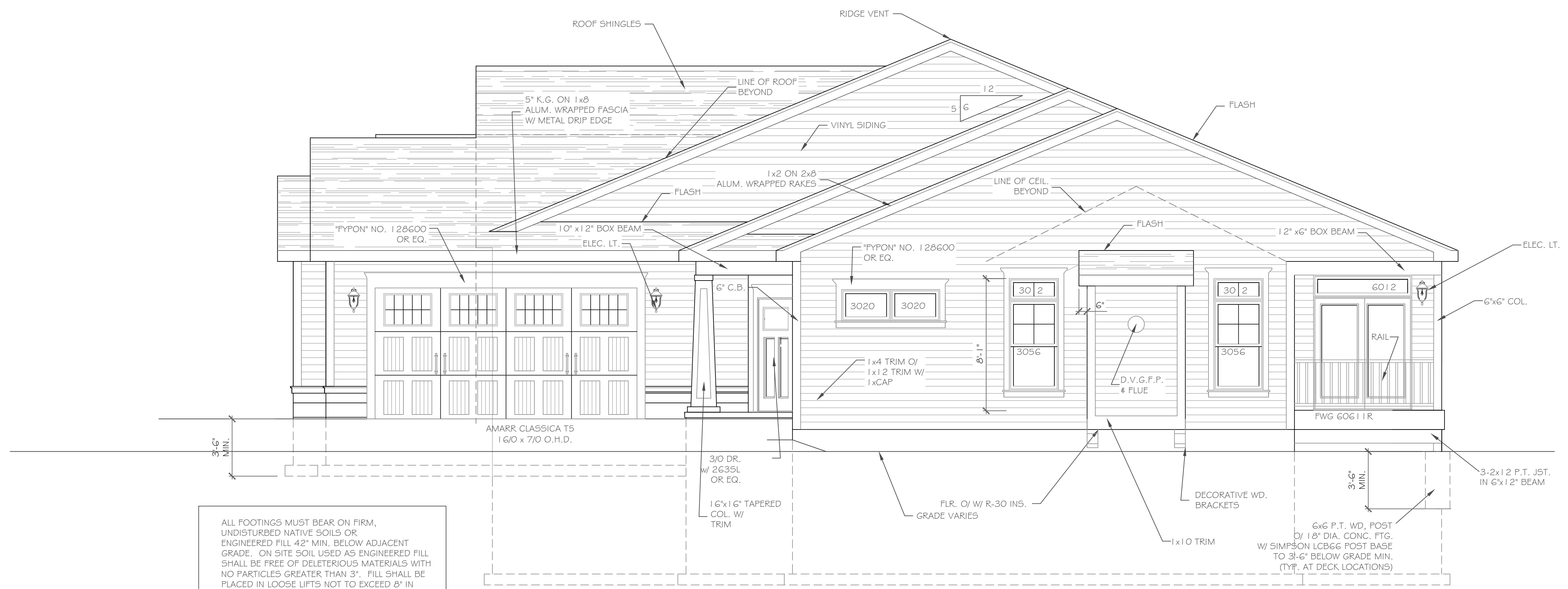
FRONT ELEVATION - LOT 5 2000 S.F.
1/4" = 1'-0"

FRONT ELEVATION - LOT 6 1987 S.F.
1/4" = 1'-0"

NOTE: - WINDOWS TO BE "WVD 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

NOTE: - WINDOWS TO BE "WVD 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 6
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

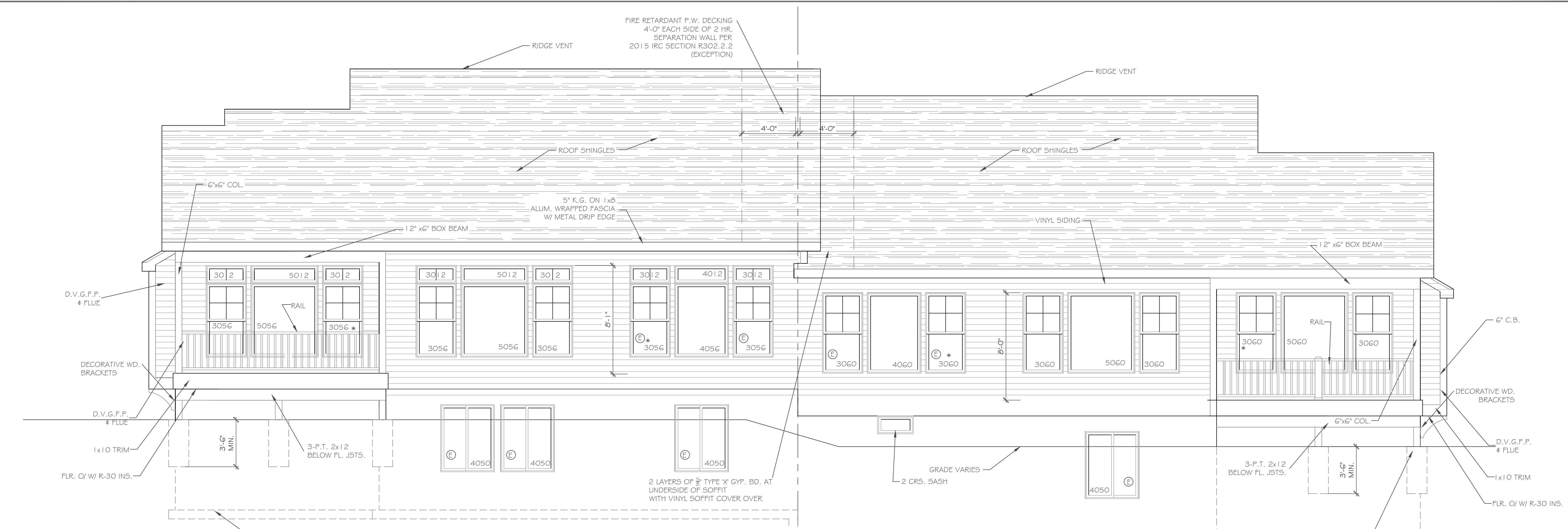
COPYRIGHT NOTICE:
These plans are instruments of service and may not be altered, reproduced, or copied without the written consent of CKH Architecture, P.A. UnAUTHORIZED alterations to these plans is a violation of the Copyright Act of 1976, Section 107, Article 145. CKH Architecture, P.A. Copyright © All rights reserved.

REVISIONS-	NO.	DATE	DESCRIPTION

DRAWING TITLE: Elevations	PHASE: Construction Documents
	DATE: October 13, 2020

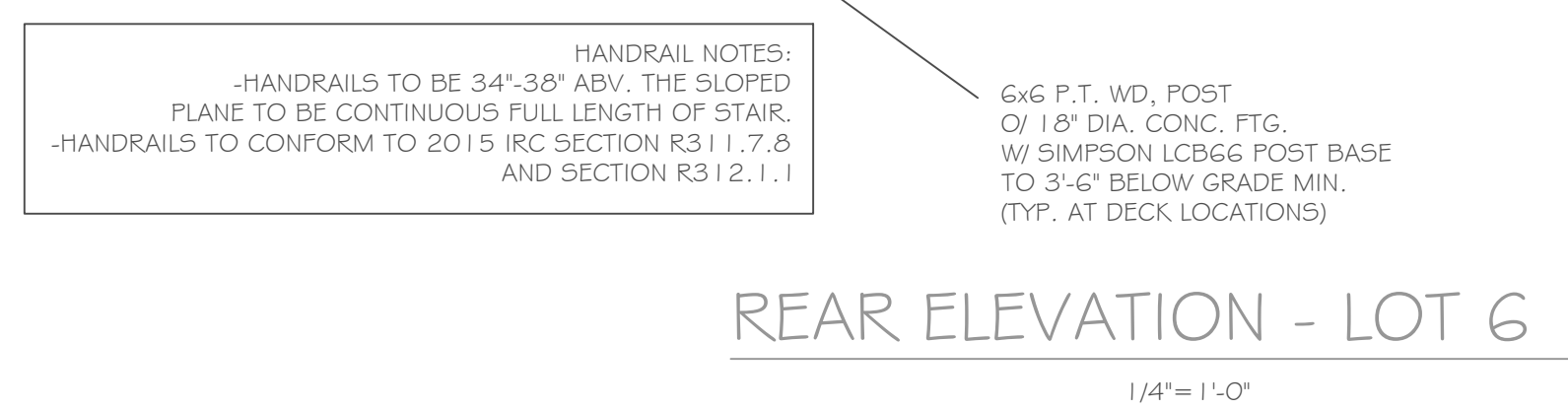
PROJECT: Alpine Ridge - Units 5 & 6 Pittsford, New York	CLIENT: Morrell Builders
JOB NO. - A20-049	DATE: October 13, 2020

CKH
architecture
1501 Pittsford Victor Rd.
Suite 100
Victor, New York 14564
phone: (585) 249-1334
fax: (585) 249-1333
email: CKHennessey@frontiernet.net



REAR ELEVATION - LOT 5

1/4" = 1'-0"



REAR ELEVATION - LOT 6

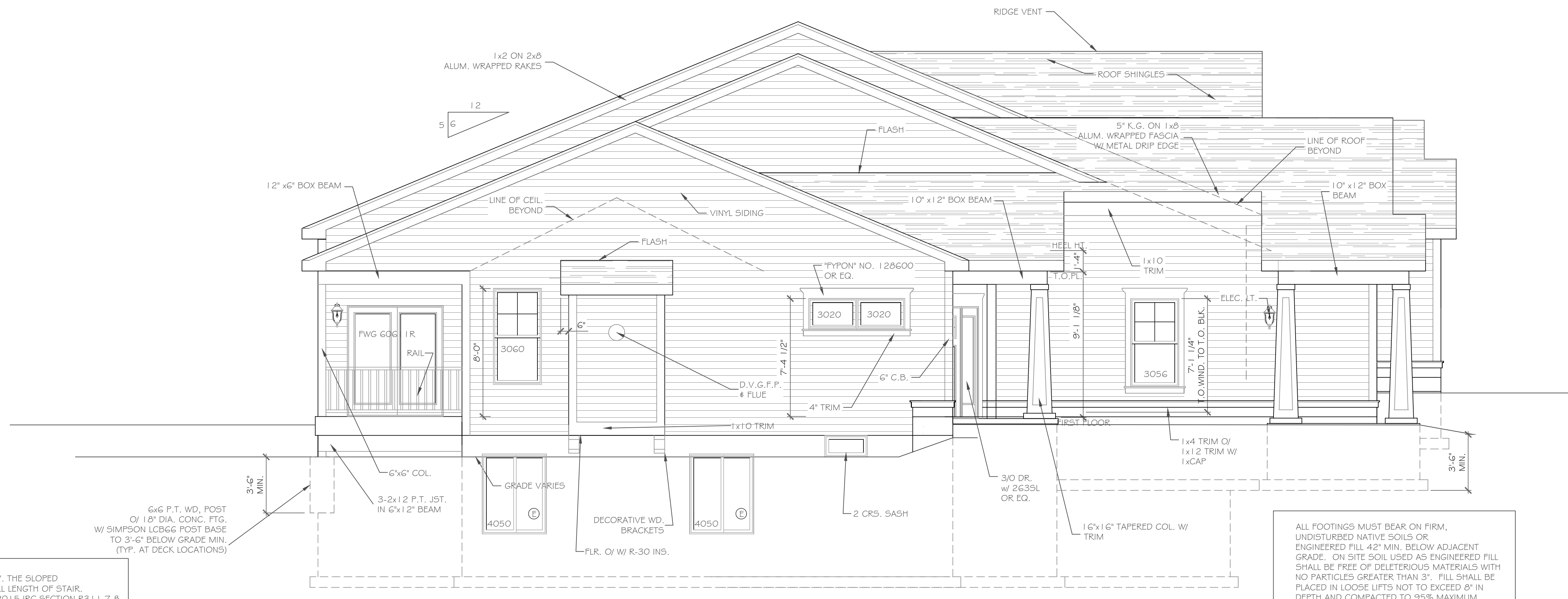
1/4" = 1'-0"

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

6x6 P.T. WD. POST O/ 1 1/8" DIA. CONC. FTG. W/ SIMPSON LCB66 POST BASE TO 3'-6" BELOW GRADE MIN. (TYP. AT DECK LOCATIONS)

6x6 P.T. WD. POST O/ 1 1/8" DIA. CONC. FTG. W/ SIMPSON LCB66 POST BASE TO 3'-6" BELOW GRADE MIN. (TYP. AT DECK LOCATIONS)



LEFT SIDE ELEVATION - LOT 5

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

6x6 P.T. WD. POST O/ 1 1/8" DIA. CONC. FTG. W/ SIMPSON LCB66 POST BASE TO 3'-6" BELOW GRADE MIN. (TYP. AT DECK LOCATIONS)

COPYRIGHT NOTICE:
These plans are instruments of service and may not be altered, reproduced, or copied without the written consent of CKH Architecture, P.A. These plans are a violation of the Copyright Act of 1976, Section 107 and 108, and Section 109, Article 145. CKH Architecture, P.A. Copyright © All rights reserved.

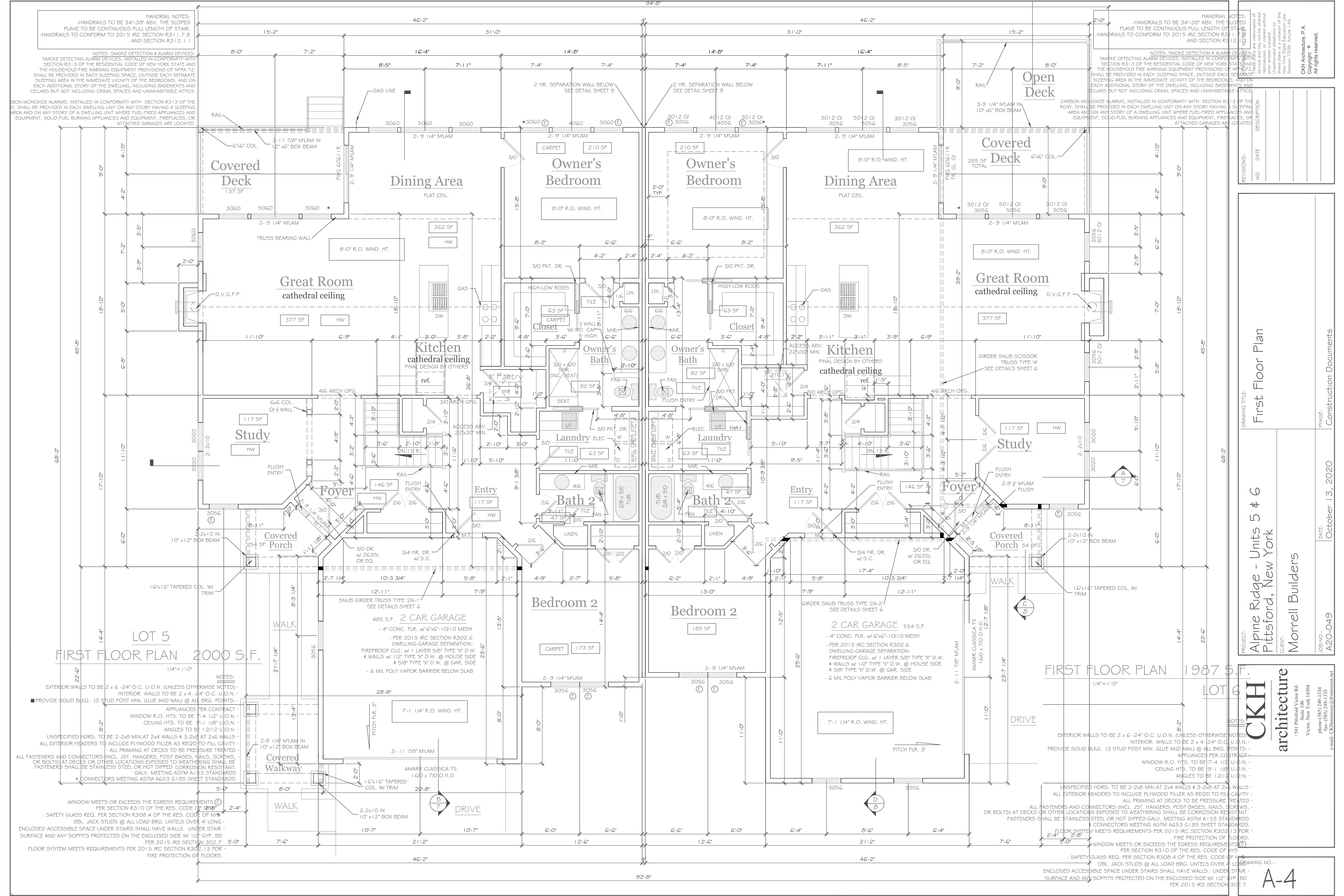
NO.	DATE	DESCRIPTION

PROJECT:	Alpine Ridge - Units 5 & 6
CLIENT:	Morrell Builders
PHASE:	Construction Documents
DATE:	October 13, 2020
JOB NO.:	A20-049

DRAWING TITLE:	Elevations
PROJECT:	Alpine Ridge - Units 5 & 6
CLIENT:	Morrell Builders
DATE:	October 13, 2020
JOB NO.:	A20-049

CKH
architecture
1501 Pittsford Victor Rd.
Suite 100
Victor, New York 14564
phone: (585) 249-1334
fax: (585) 249-1333
email: CKHennessey@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 CONFORMANCE 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.

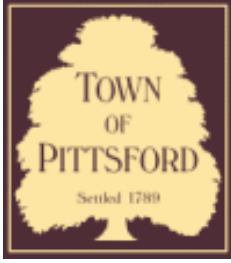
HANDRAIL NOTES:
 - HANDRAILS TO BE 34"-38" ABV. THE SLOPED PLANE TO BE CONTINUOUS FULL LENGTH OF STAIR.
 - HANDRAILS TO CONFORM TO 2015 IRC SECTION R311.7.8 AND SECTION R312.1.1.

NOTES: SMOKE DETECTION & ALARM DEVICES - SMOKE DETECTING ALARM DEVICES, INSTALLED IN CONFORMANCE 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.

NO.	DATE	DESCRIPTION

PROJECT: Alpine Ridge - Units 5 & 6
CLIENT: Morrell Builders
DATE: October 13, 2020
PHASE: Construction Documents
JOB NO.: A20-049

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



Town of Pittsford

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

Permit #
B20-000194

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

DESIGN REVIEW AND HISTORIC PRESERVATION BOARD REFERRAL OF APPLICATION

Property Address: 35 & 37 Skylight Trail PITTSFORD, NY 14534

Tax ID Number: 192.06-1-12

Zoning District: RN Residential Neighborhood / RRAA Rural Residential

Owner: S & J Morrell, Inc

Applicant: S & J Morrell, Inc

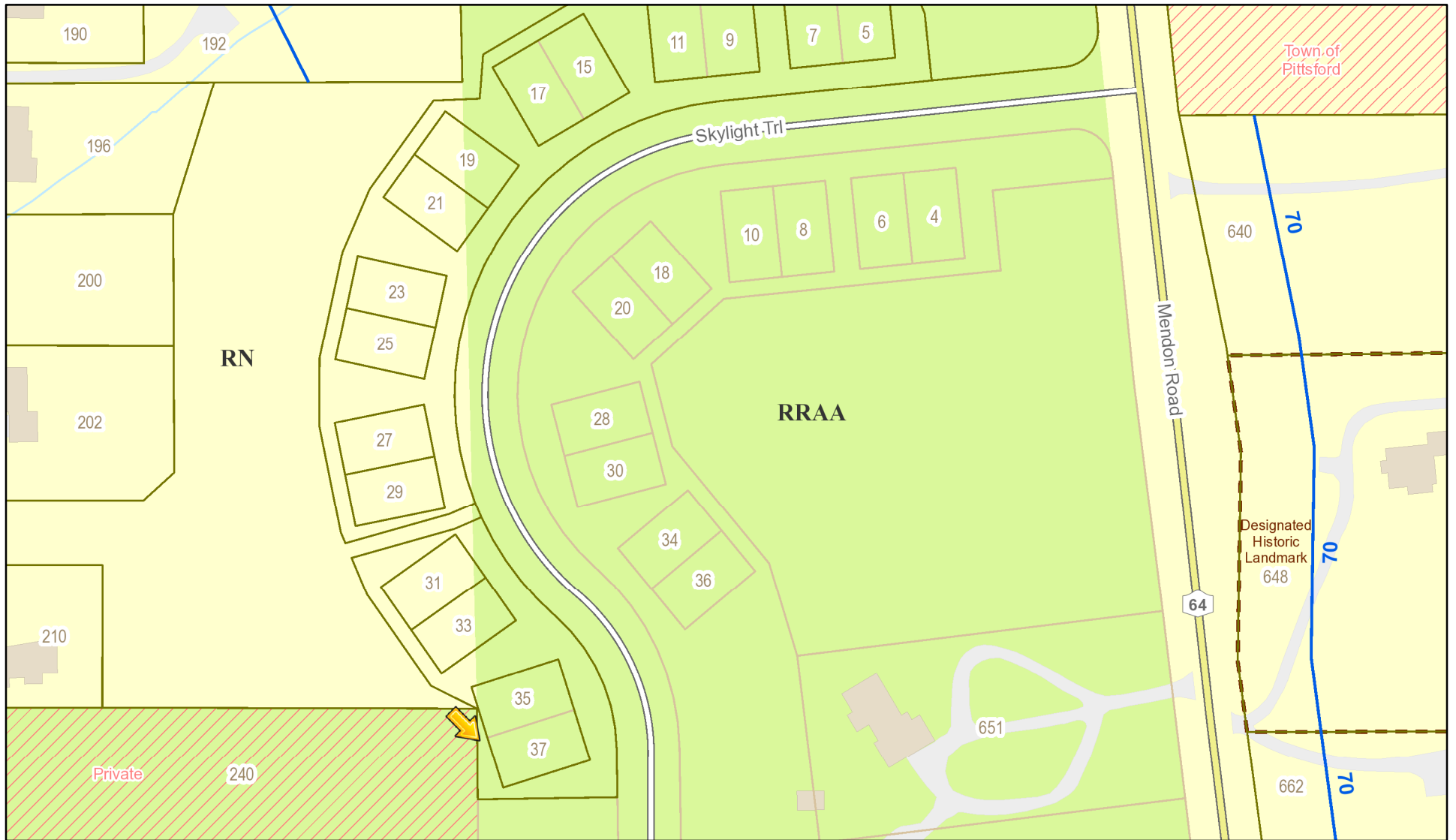
Application Type:

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

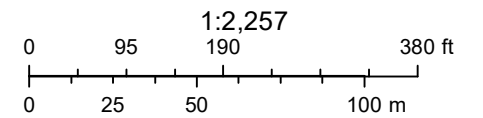
Project Description: Applicant is requesting design review for the proposed construction of a new town home dwelling. The proposed building will consist of 2 attached single family dwellings sharing a common wall. Lot 34 (35 Skylight Trail) will be approximately 2000 sq. ft. and Lot 33 (37 Skylight Trail) will be 2217 sq. ft. The town homes will be located in the new Alpine Ridge development.

Meeting Date: November 12, 2020

RN Residential Neighborhood Zoning

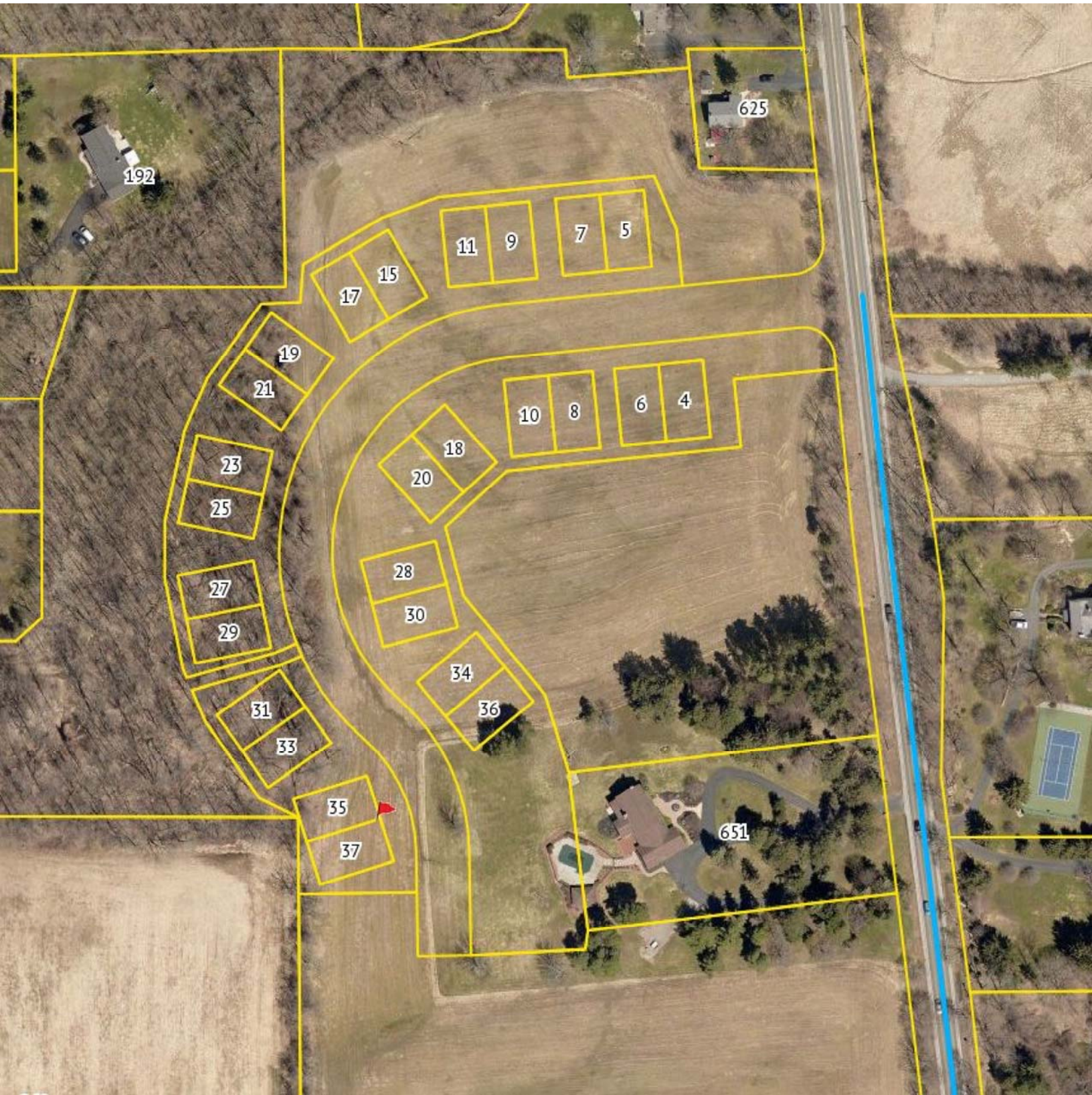


Printed October 29, 2020



Town of Pittsford GIS

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



192

625

11

9

7

5

17

15

19

21

23

25

27

29

31

33

35

37

11

9

7

5

17

15

19

21

23

25

27

29

31

33

35

37

10

8

6

4

18

20

28

30

34

36

651

ALPINE RIDGE
A MORRELL COMMUNITY

No development agricultural zone

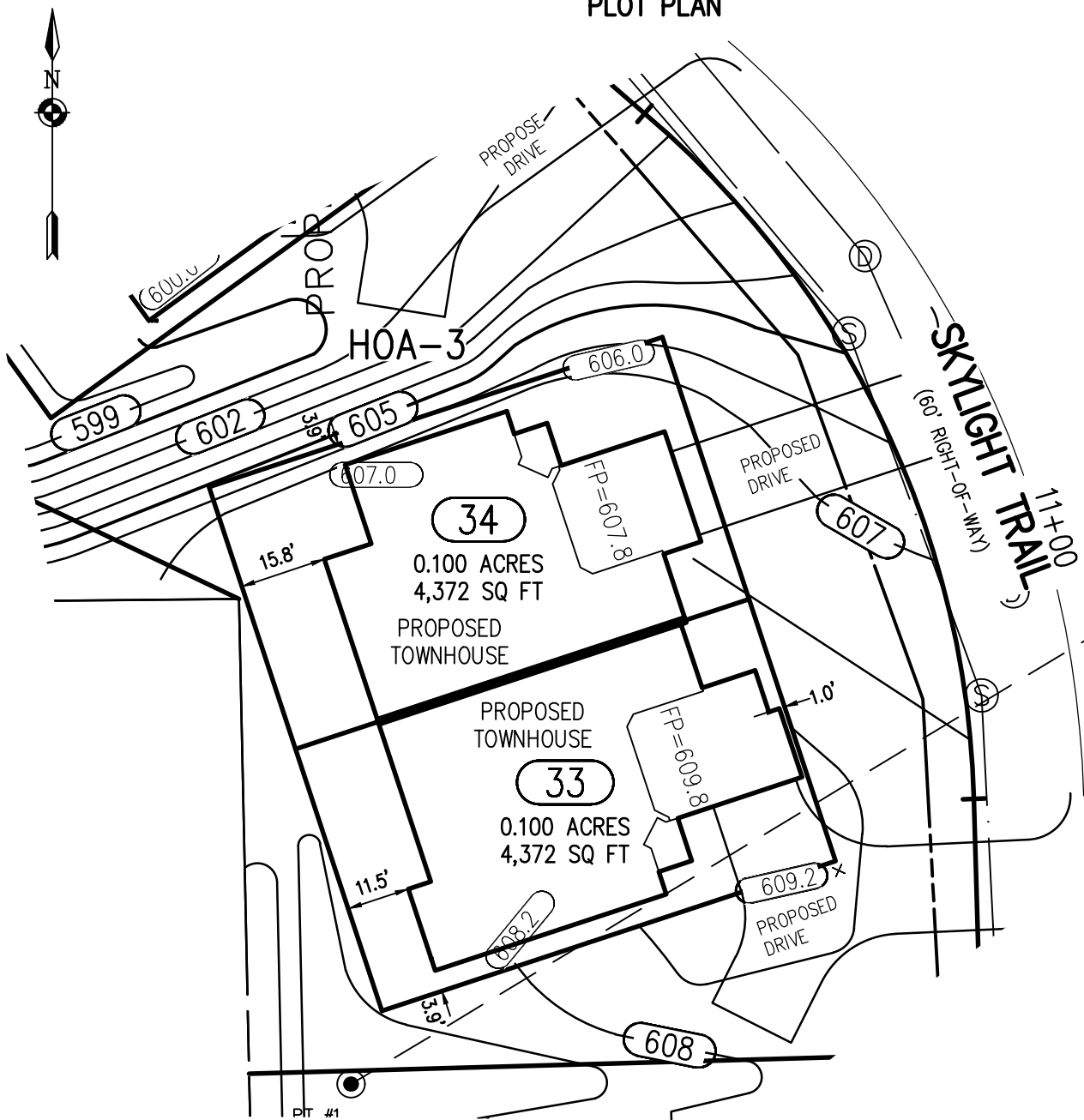


● = Side Load Garage

X = Stone Siding

	Cobblestone (CS)	Light Mist (LM)	Navajo Beige (NB)	Khaki Brown (KB)	Boothbay Blue (BB)
Color					
Denotes Buildign Step					
Garage Door	Dark Oak (DO)	Walnut (EW)	Mahogany (MA)	Dark Oak (DO)	Mahogany (MA)

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.

"CERTIFICATIONS INDICATED HEREON 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."
 THIS MAP AND THE INFORMATION SHOWN HEREON IS NOT TO BE USED WITH AN "AFFIDAVIT OF NO CHANGE." BME ASSOCIATES ASSUMES NO LIABILITY TO THE PARTIES NOTED HEREON OR TO ANY FUTURE OWNER, TITLE COMPANY, GOVERNMENTAL AGENCY, ATTORNEY, OR LENDING INSTITUTION IN THE EVENT THAT THIS MAP IS USED WITH AN "AFFIDAVIT OF NO CHANGE," OR SIMILAR INSTRUMENT.
 COPIES OF THIS SURVEY MAP NOT BEARING THE LAND SURVEYOR'S ORIGINAL INKED SEAL OR EMBOSSED SEAL SHALL NOT BE CONSIDERED TO BE A VALID TRUE COPY.
 UNAUTHORIZED ALTERATION OR ADDITION TO THIS SURVEY MAP IS A VIOLATION OF SECTION 7209, OF THE NEW YORK STATE EDUCATION LAW.

BME ASSOCIATES

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

COPYRIGHT ©2020
 BME Associates

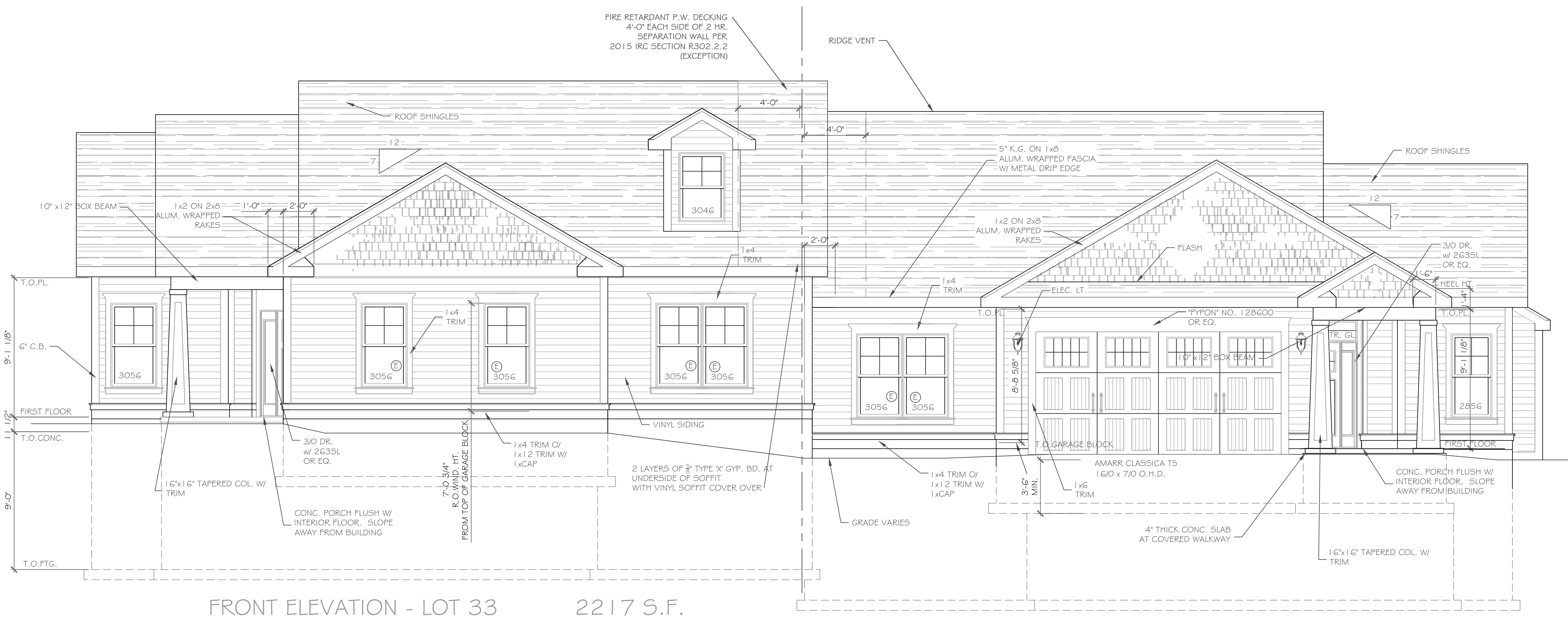
**LOTS 33 & 34 ALPINE RIDGE SUBDIVISION SECTION 1
 TOWN OF PITTSFORD MONROE COUNTY NEW YORK**



DRAWN BY: MRP
 DATE: 10-21-20

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





FRONT ELEVATION - LOT 33 2217 S.F.

1/4" = 1'-0"

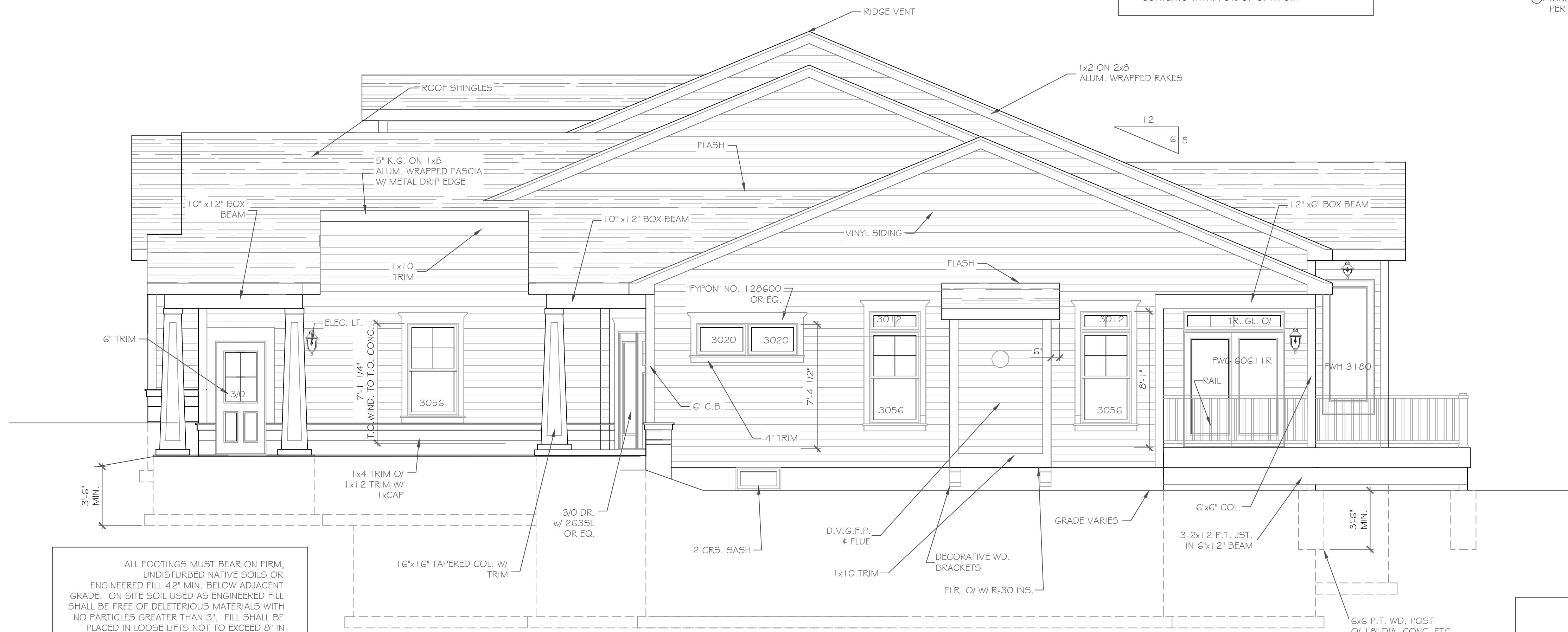
NOTE: - WINDOWS TO BE "VWD 210 SERIES" DOUBLE-HUNG, LOW-E
 - DOORS TO BE "THERMA-TRU" OR EQ.
 - DOWN SPOUTS TO BE LOCATED BY CONTRACTOR IN FIELD
 (C) WINDOW MEETS OR EXCEEDS THE EGRESS REQUIREMENTS PER SECTION R310 OF THE RES. CODE OF NYS

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 34 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
 (C) WINDOW MEETS OR EXCEEDS THE EGRESS REQUIREMENTS PER SECTION R310 OF THE RES. CODE OF NYS



RIGHT SIDE ELEVATION - LOT 34

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

COPYRIGHT NOTICE:
 These plans are instruments of service and may not be altered, reproduced, or copied without the written consent of CKH Architecture, P.A. Unauthorised alterations to these plans is a violation of law. Section 7209, Article 145, Chapter 2009 of the Laws of the State of New York.
 CKH Architecture, P.A.
 Copyright ©
 All rights reserved.

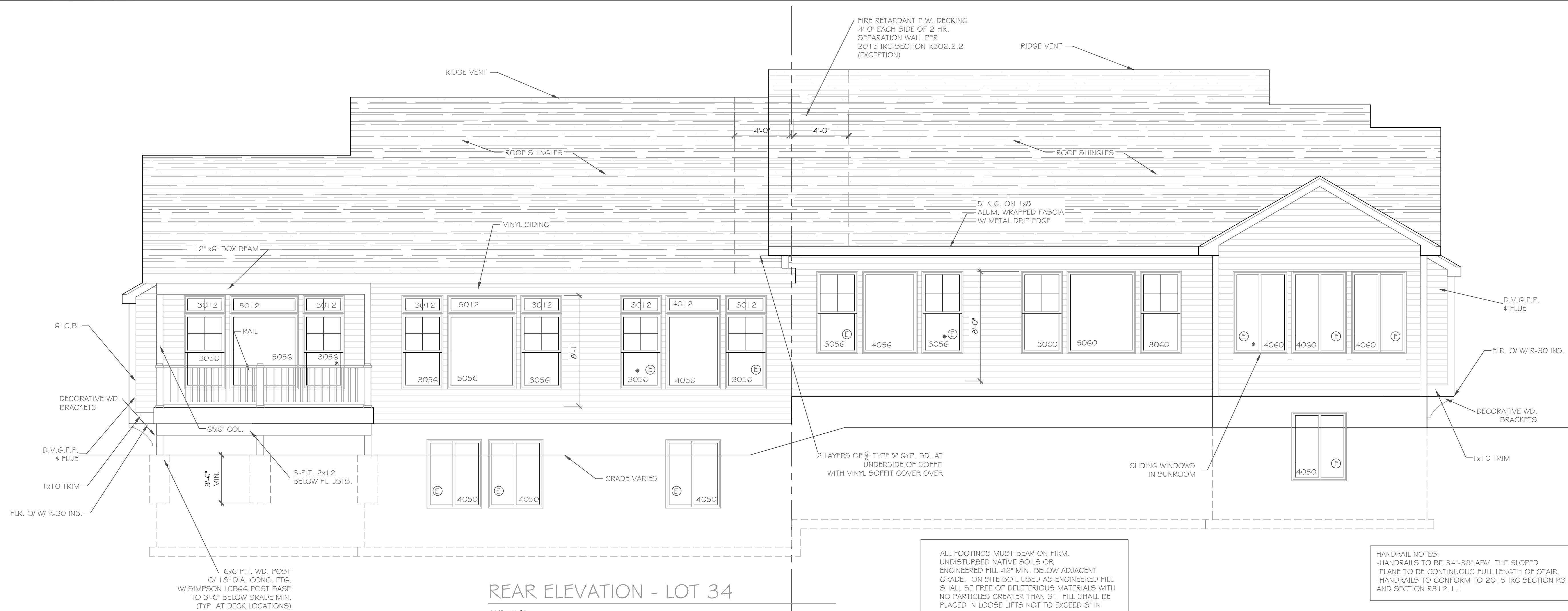
REVISIONS-	NO.	DATE	DESCRIPTION

DRAWING TITLE: Elevations	PHASE: Construction Documents
	DATE: October 23, 2020

PROJECT: Alpine Ridge - Units 33 & 34 Pittsford, New York	CLIENT: Morrell Builders
JOB NO.: A20-048	DATE: October 23, 2020

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

DRAWING NO.:	A-1
--------------	-----



REAR ELEVATION - LOT 34

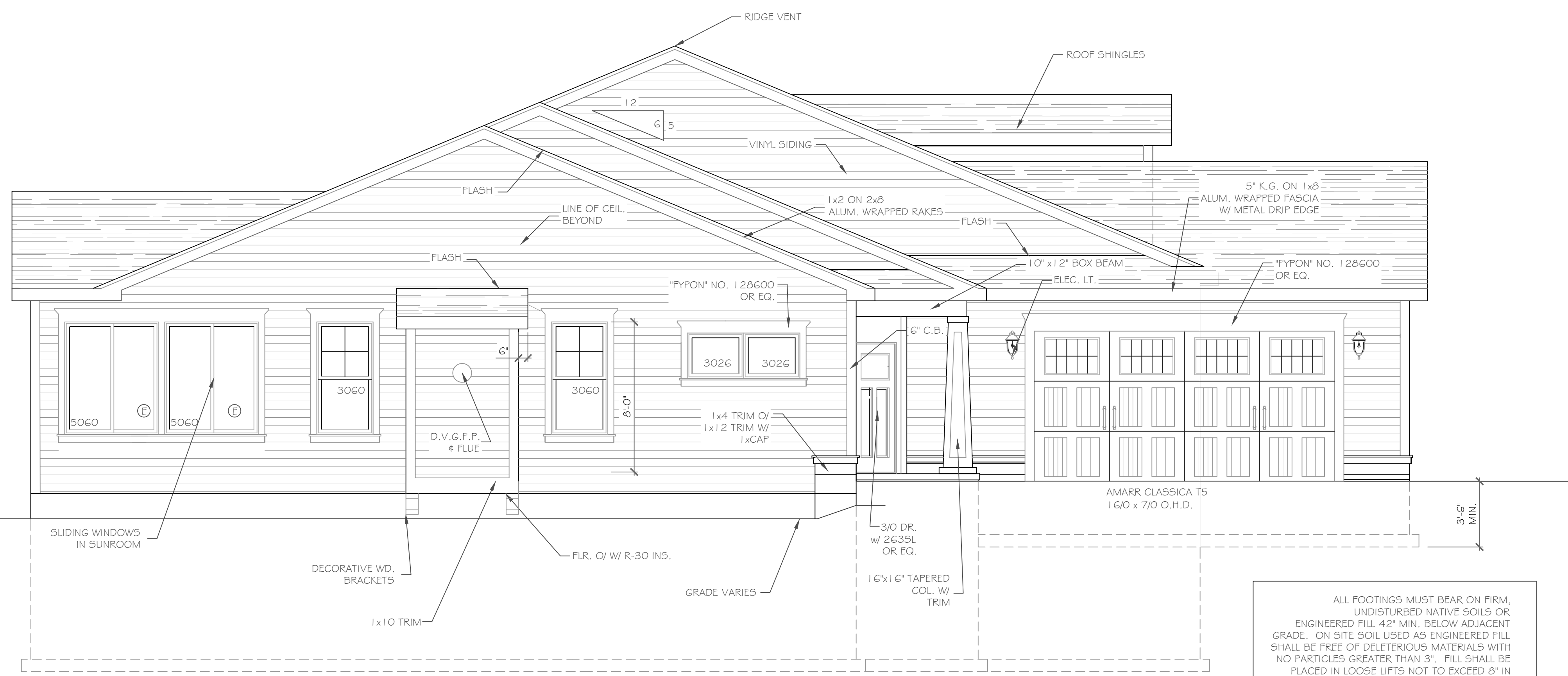
1/4" = 1'-0"

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

REAR ELEVATION - LOT 33

1/4" = 1'-0"



LEFT SIDE ELEVATION - LOT 33

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

COPYRIGHT NOTICE:
 These plans are instruments of service and may not be altered, reproduced, or copied without the written consent of CKH Architecture, P.A. These plans are a violation of the Copyright Act of 1976, Section 107, and 17 U.S.C. Section 108. CKH Architecture, P.A. Copyright © All rights reserved.

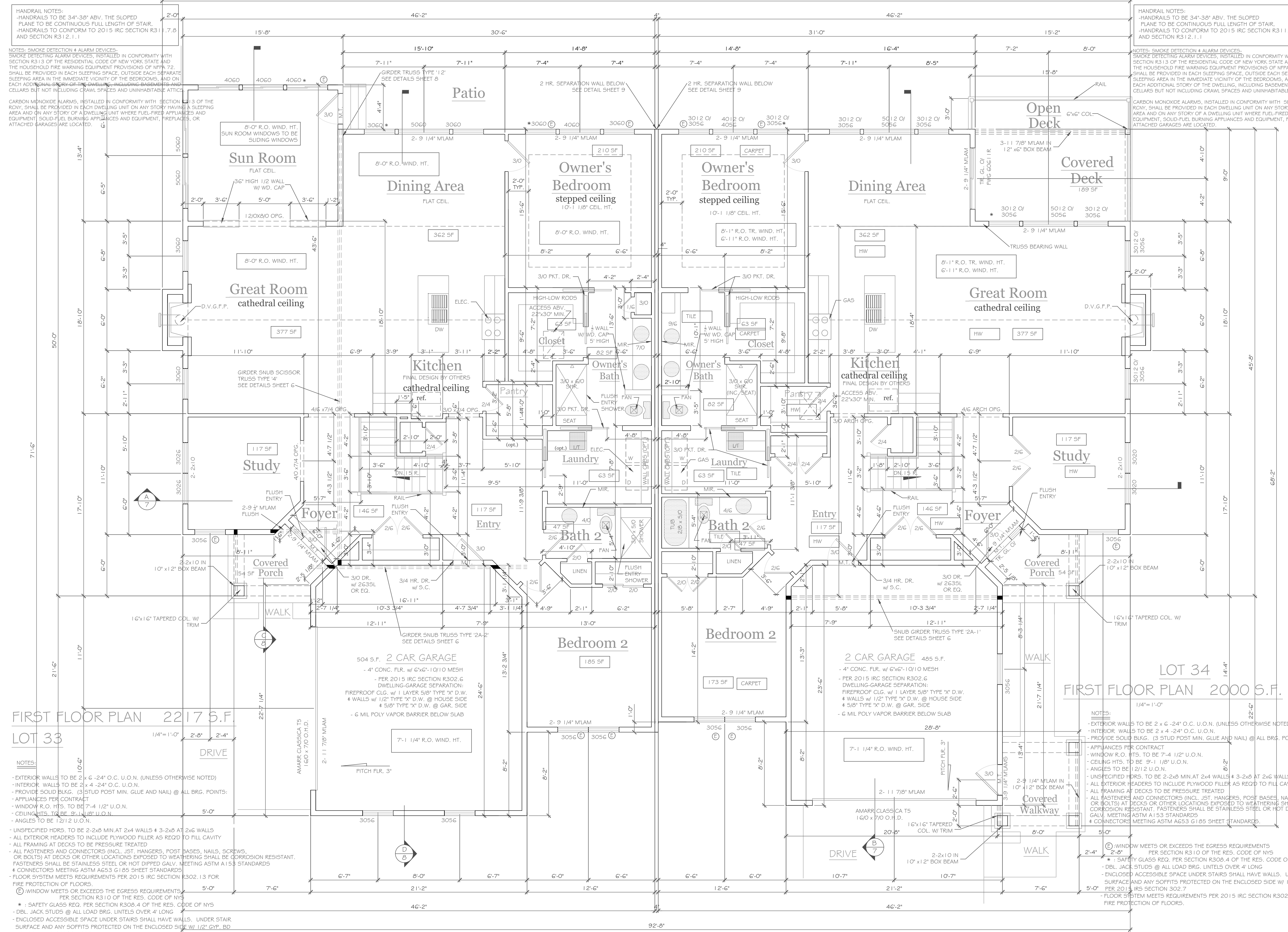
REVISIONS-	NO.	DATE	DESCRIPTION
	1	8/20	COVERED DECK - LOT 39

PROJECT: Alpine Ridge - Units 33 & 34 Pittsford, New York	CLIENT: Morrell Builders	DRAWING TITLE:	Elevations
		PHASE:	Construction Documents

JOB NO.:	A20-048
DATE:	October 23, 2020

CKH
 architecture
 1501 Pittsford Victor Rd.
 Suite 100
 Victor, New York 14564
 Phone: (585) 249-1316 Fax: (585) 249-1333
 e-mail: CKHennessey@frontnet.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 R313.03 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 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.

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 R313.03 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 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.

REVISIONS-	NO.	DATE	DESCRIPTION

COPYRIGHT NOTICE:
 These plans are instruments of service and may not be altered, reproduced, or copied without the written consent of CKH Architecture, P.A. These plans are a valuation of the work of CKH Architecture, P.A. Section 7209 Article 145. CKH Architecture, P.A. Copyright © All rights reserved.

DRAWING TITLE:
 First Floor Plan

PHASE:
 Construction Documents

PROJECT:
 Alpine Ridge - Units 33 & 34
 Pittsford, New York

CLIENT:
 Morrell Builders

DATE:
 October 23, 2020

JOB NO.:
 A20-048

FIRST FLOOR PLAN 2217 S.F.
LOT 33

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 BLDG. (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.
- WINDOW MEETS OR EXCEEDS THE EGRESS REQUIREMENTS PER SECTION R310 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 IRC SECTION 302.7
- FLOOR SYSTEM MEETS REQUIREMENTS PER 2015 IRC SECTION R302.13 FOR FIRE PROTECTION OF FLOORS.

2 CAR GARAGE 485 S.F.
 - 4" CONC. FLR. w/ 6"x6"-10/10 MESH
 - PER 2015 IRC SECTION R302.6 DWELLING-GARAGE SEPARATION: FIREPROOF CLG. w/ 1 LAYER 5/8" TYPE "X" D.W. & WALLS w/ 1/2" TYPE "X" D.W. @ HOUSE SIDE & 5/8" TYPE "X" D.W. @ GAR. SIDE
 - 6 MIL POLY VAPOR BARRIER BELOW SLAB

2 CAR GARAGE 504 S.F.
 - 4" CONC. FLR. w/ 6"x6"-10/10 MESH
 - PER 2015 IRC SECTION R302.6 DWELLING-GARAGE SEPARATION: FIREPROOF CLG. w/ 1 LAYER 5/8" TYPE "X" D.W. & WALLS w/ 1/2" TYPE "X" D.W. @ HOUSE SIDE & 5/8" TYPE "X" D.W. @ GAR. SIDE
 - 6 MIL POLY VAPOR BARRIER BELOW SLAB

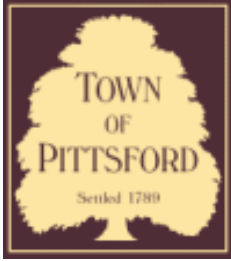
LOT 34 FIRST FLOOR PLAN 2000 S.F.

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 BLDG. (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.
- WINDOW MEETS OR EXCEEDS THE EGRESS REQUIREMENTS PER SECTION R310 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 IRC SECTION 302.7
- FLOOR SYSTEM MEETS REQUIREMENTS PER 2015 IRC SECTION R302.13 FOR FIRE PROTECTION OF FLOORS.

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

DRAWING NO.:
 A-4



Town of Pittsford

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

Permit #
B20-000200

Phone: 585-248-6250

FAX: 585-248-6262

DESIGN REVIEW AND HISTORIC PRESERVATION BOARD REFERRAL OF APPLICATION

Property Address: 65 Pickwick Drive ROCHESTER, NY 14618

Tax ID Number: 150.08-1-51

Zoning District: RN Residential Neighborhood

Owner: Post, James D

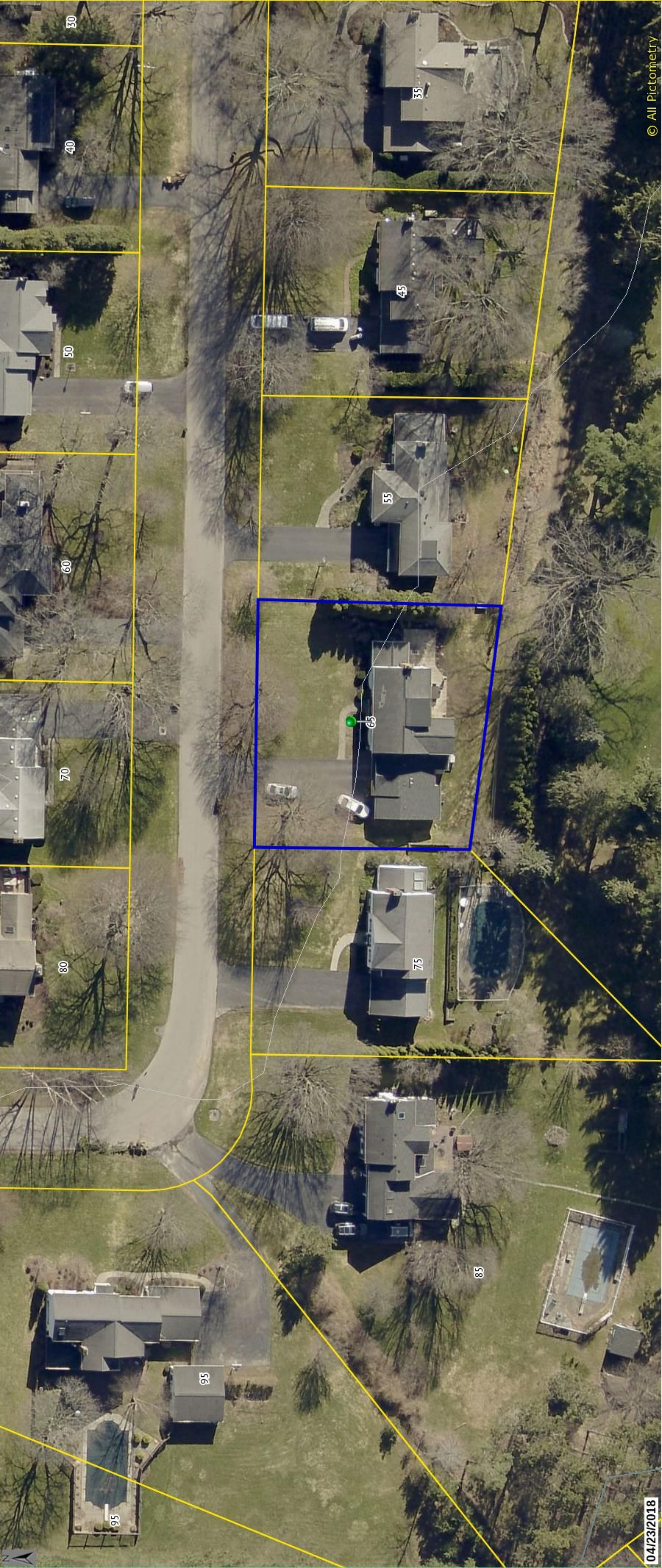
Applicant: Post, James D

Application Type:

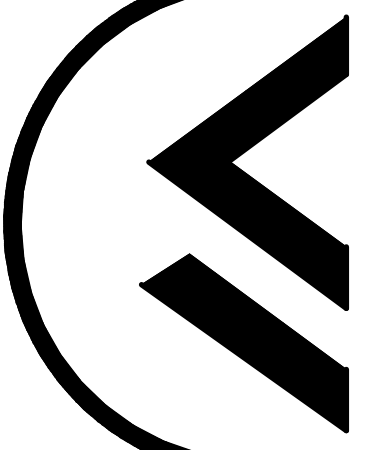
- | | |
|---|---|
| <input checked="" type="checkbox"/> Residential Design Review
§185-205 (B) | <input type="checkbox"/> Build to Line Adjustment
§185-17 (B) (2) |
| <input type="checkbox"/> Commercial Design Review
§185-205 (B) | <input type="checkbox"/> Building Height Above 30 Feet
§185-17 (M) |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

Project Description: The applicant is requesting Design Review for the proposed construction of a new 2761 Sq. Ft. home. The existing home is proposed to be demolished and replaced with this home.

Meeting Date: November 12, 2020







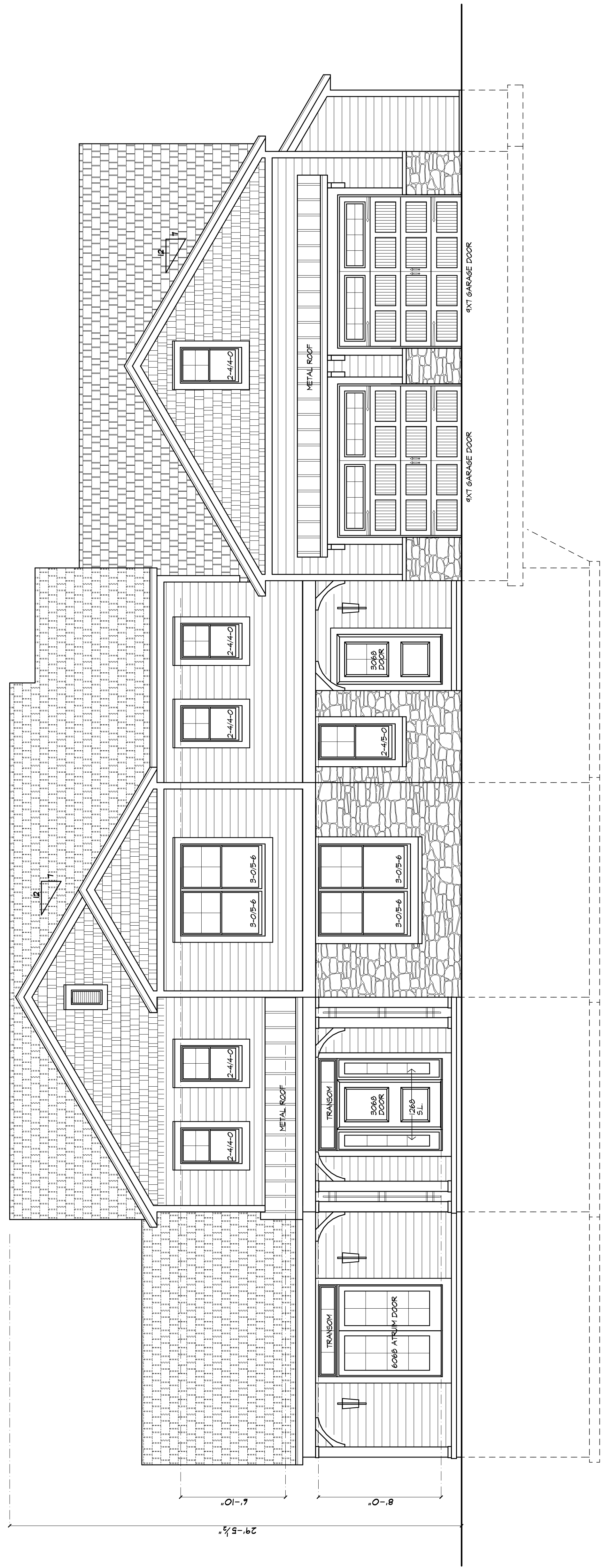
MORABITO ARCHITECTS
 PATRICK J. MORABITO, A.I.A. ARCHITECT, P.C.
 LICENSED IN CO. MA, ME, NY, NY, PA, SD

121 Sully's Trail
 Pittsford, NY 14534
 (585) 264-1330
 (585) 264-1333 Fax

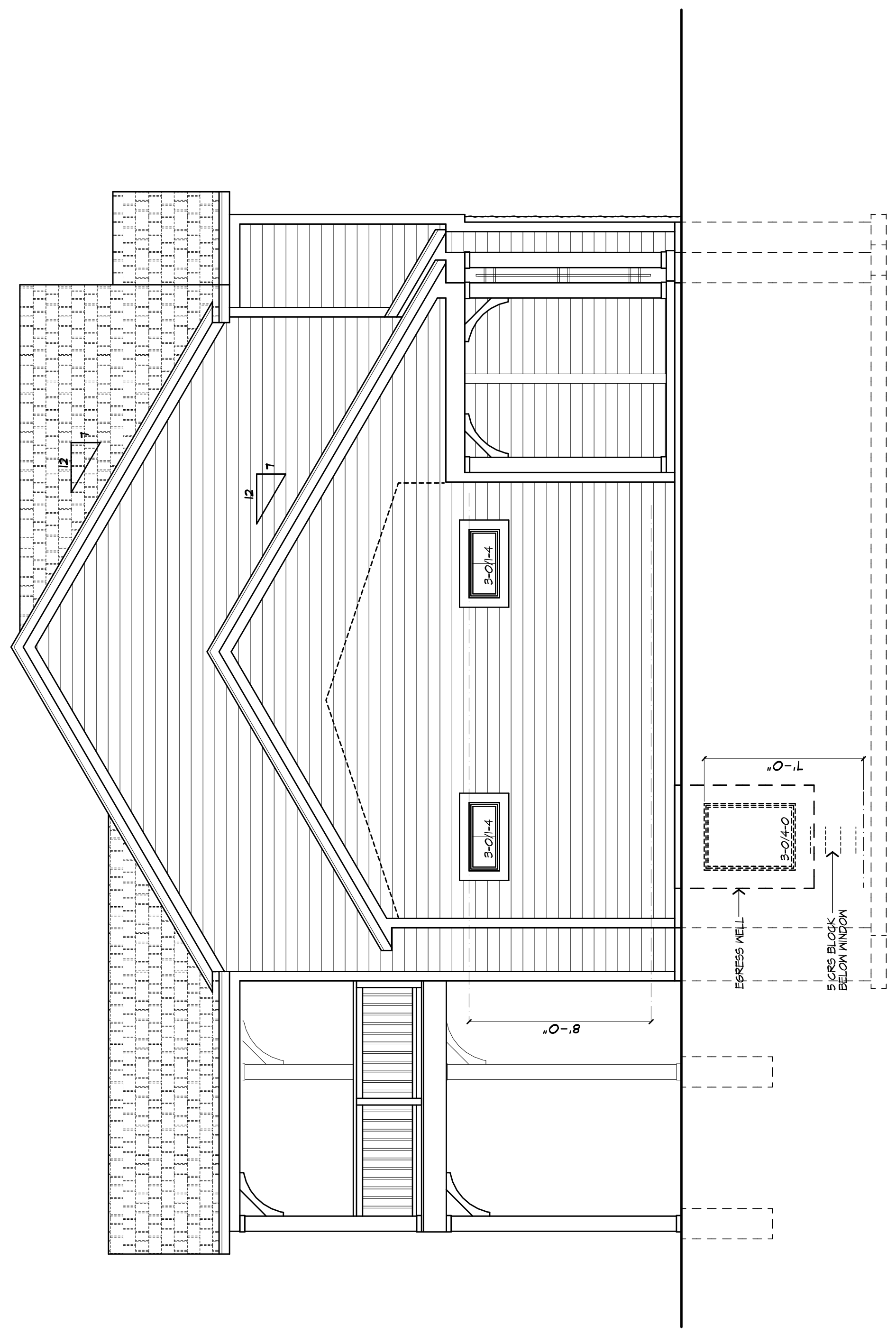
www.MorabitoArchitects.com

NOTICE:

IT IS A VIOLATION OF LAW FOR ANY PERSON, FIRM OR CORPORATION TO REPRODUCE OR TO BE REPRODUCED BY ANY MEANS, WITHOUT THE WRITTEN PERMISSION AND CONSENT OF MORABITO ARCHITECTS, P.C.
 ANY LICENSEE WHO ALTERS THIS DOCUMENT IS RESPONSIBLE FOR ANY ERRORS, OMISSIONS AND THE NOTATION "ALTERED BY" FOLLOWED BY THE NAME OF THE ALTERER SHALL BE A PART OF THE DESCRIPTION OF THE ALTERATIONS.
 THESE DRAWINGS ARE COPYRIGHTED AND ARE SUBJECT TO COPYRIGHT PROTECTION AS AN ARCHITECTURAL WORKS COPYRIGHT PROTECTION ACT OF 1976. ANY REPRODUCTION OR ALTERATION OF THESE DRAWINGS OR WORK REPRESENTED HEREON, CAN LEGALLY RESULT IN THE CESSATION OF THE ARCHITECT'S LIABILITY TO THE CLIENT AND/OR MONETARY COMPENSATION TO THE ARCHITECT. NO FURTHER USE OR DISTRIBUTION IS ALLOWED WITHOUT THE WRITTEN PERMISSION AND CONSENT OF MORABITO ARCHITECTS, P.C.
 COPYRIGHT © 2020
 PATRICK J. MORABITO, A.I.A. ARCHITECT P.C.



FRONT ELEVATION



LEFT SIDE ELEVATION

UNLESS OTHERWISE NOTED

- ROOFING: 30 YR GUARANTEE ASPHALT SHINGLES
- ROOF VENTING: SHINGLEVENT RIDGE VENT
- FASCIAS: 5 1/2"
- FRIEZEBDS: 5" FRONT ONLY
- CORNICES: 5 1/2" FRONT, 4" SIDES & REAR
- CASINGS: 5" FRONT ONLY
- SIDING:
 - HORIZONTAL- MASTIC OVATION VINYL DOUBLE 5"
 - SHAKE- MASTIC CEDAR DISCOVERY PERFECTION SHINGLE DOUBLE T
- OVERHANGS: 12"
- RAKE OVERHANGS: 12 1/8" (AS NOTED)
- MIN FTS DEPTH: 4'-0"
- CLS HEIGHT 1ST/2ND: 9'-1 1/8" / 8'-1 1/8"
- WINDOW MFR: PELLA 250 SERIES
- SLIDING GLASS DOORS: PELLA ENCOMPASS

PROJECT:
 POST RESIDENCE
 65 PUGNICK

CLIENT:
 JAMES POST & MARTINE TRAHANFAVETTE

DRAWING:
 FRONT / LEFT SIDE ELEVATIONS

DRAWN:
 PM

CHECKED:
 V

DATE: OCTOBER 2020

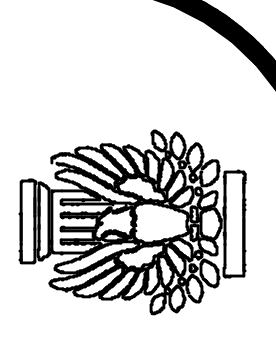
SCALE: 1/4"=1'-0"

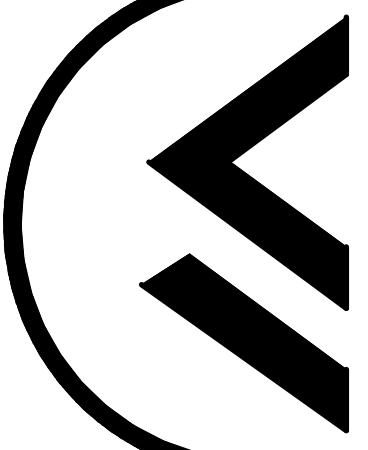
JOB NO.: 20190112

SHEET:

2

OF 9 SHEETS

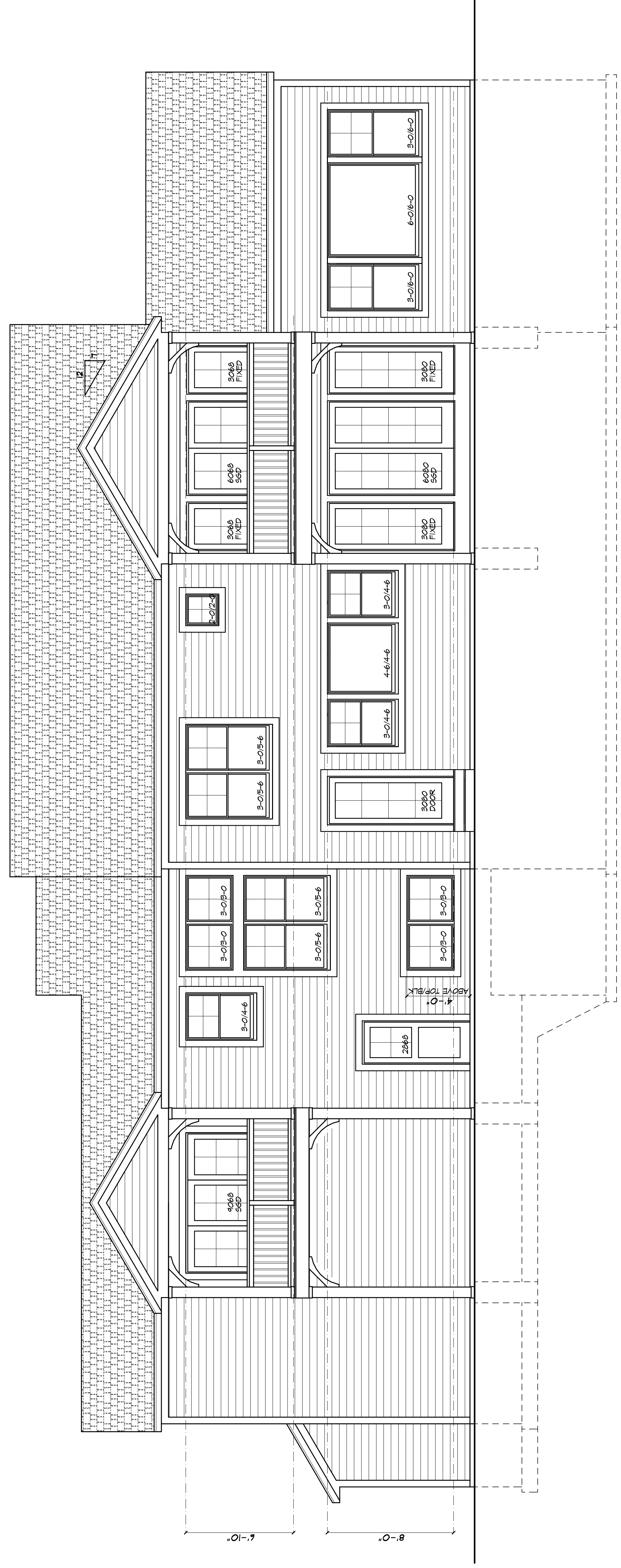




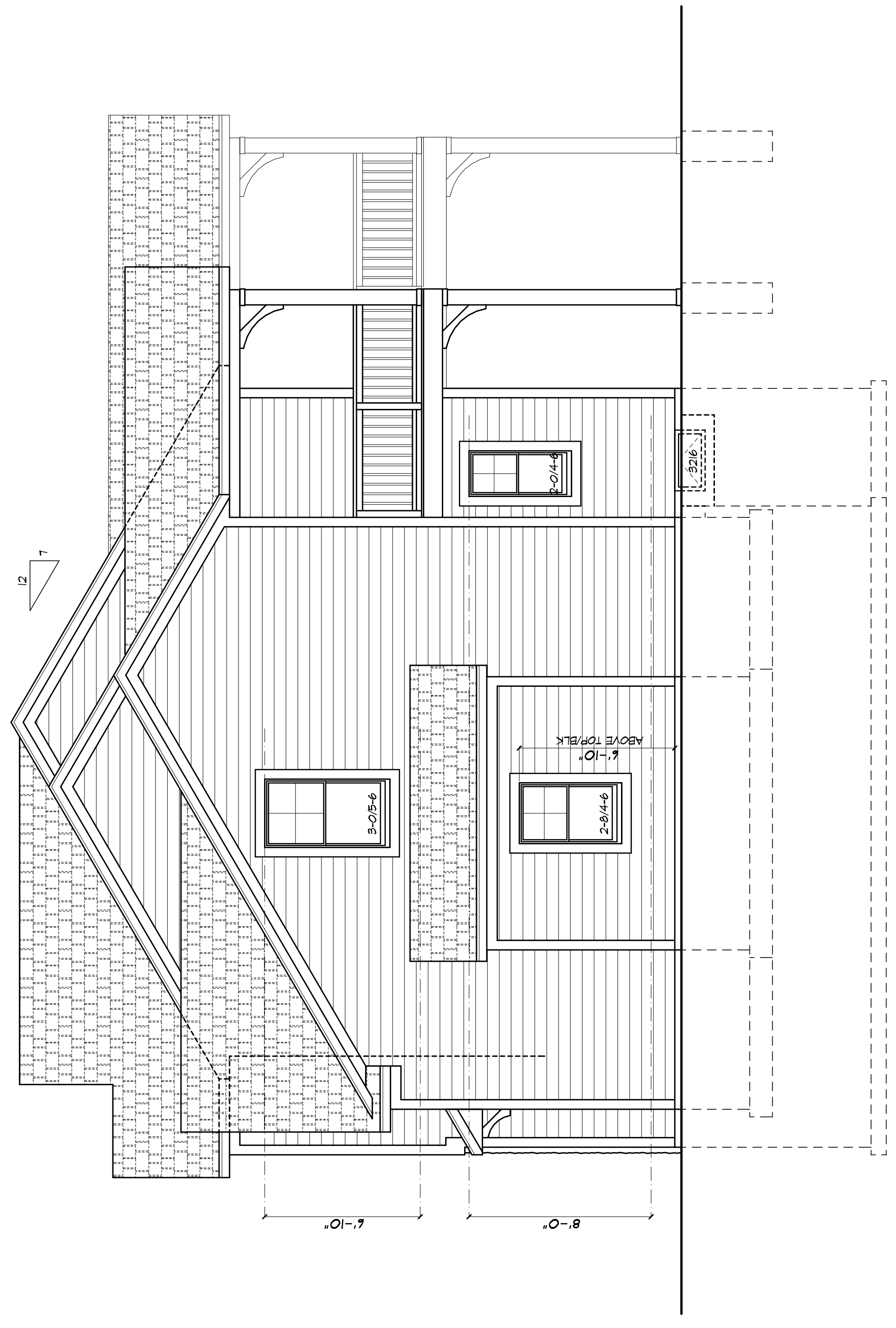
MORABITO ARCHITECTS
 PATRICK J. MORABITO, A.I.A. ARCHITECT, P.C.
 LICENSED IN CO., MA., ME., NY., NY., PA., SD.

121 Sully's Trail
 Pittsford, NY 14534
 (585) 264-1330
 (585) 264-1333 Fax
 www.MorabitoArchitects.com

NOTICE:
 IT IS A VIOLATION OF LAW FOR ANY PERSON, FIRM OR CORPORATION TO REPRODUCE OR TO ATTEMPT TO REPRODUCE ANY ITEM ON THIS DOCUMENT IN ANY WAY.
 ANY LICENSEE WHO ALTERS THIS DOCUMENT IS RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION AND THE NOTATION. ALTERS BE FOLLOWED BY THE NOTATION "ALTERS BY" FOLLOWED BY THE LICENSEE'S NAME AND A BRIEF DESCRIPTION OF THE ALTERATIONS.
 THESE DRAWINGS ARE COPYRIGHTED AND ARE SUBJECT TO COPYRIGHT PROTECTION AS AN ORIGINAL WORK OF ART. ANY REPRODUCTION OF THESE DRAWINGS WITHOUT THE WRITTEN PERMISSION AND CONSENT OF MORABITO ARCHITECTS, P.C. IS STRICTLY PROHIBITED.
 COPYRIGHT © 2020
 PATRICK J. MORABITO, A.I.A. ARCHITECT P.C.



REAR ELEVATION



RIGHT SIDE ELEVATION

UNLESS OTHERWISE NOTED

ROOFING:	30 YR GUARANTEE ASPHALT SHINGLES
ROOF VENTING:	SHINGLEVENT RIDGE VENT
FASCIAS:	5 1/2"
FRIEZEBDS:	5"
CORNICES:	5 1/2" FRONT, 4" SIDES & REAR
CASINGS:	5"
SIDING:	HORIZONTAL - MASTIC OVATION VINYL DOBBLE 5" SHAKE - MASTIC CEDAR DISCOVERY PERFECTION SHINGLE DOBBLE 7"
OVERHANGS:	12"
RAKE OVERHANGS:	12/16" (AS NOTED)
MIN FIB. DEPTH:	4'-0"
CLG. HEIGHT (SITING):	9'-1 1/8" @ 118"
WINDOW MFR:	FELLA 250 SERIES
SLIDING GLASS DOORS:	FELLA ENCOMPASS

PROJECT:
 POST RESIDENCE
 65 PLUNKCK

CLIENT:
 JAMES POST & MARTINE TRAHANFAVETTE

DRAWING:
 REAR / RIGHT SIDE ELEVATIONS

DRAWN:
 PM

CHECKED:
 V

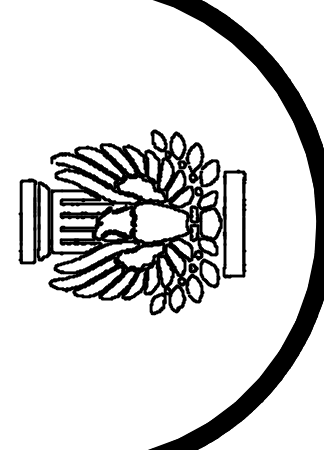
DATE:
 OCTOBER 2020

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

JOB NO.:
 20-09112

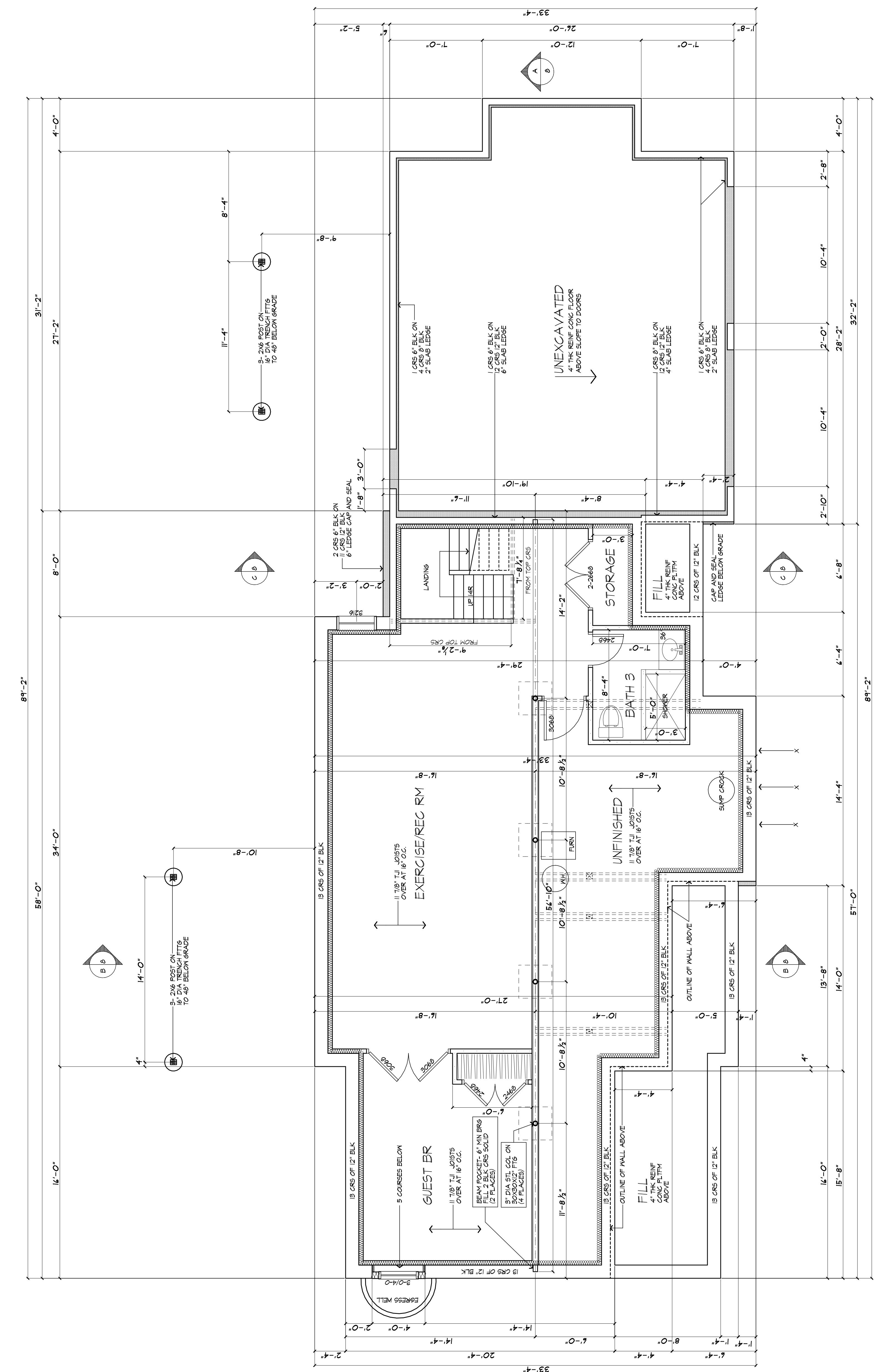
SHEET:
 3

OF 9 SHEETS



NOTICE:
 IT IS A VIOLATION OF LAW FOR ANY PERSON, OTHER THAN THE ARCHITECT OR AN EMPLOYEE OF A LICENSED ARCHITECT TO ALTER ANY ITEM ON THIS DOCUMENT IN ANY WAY. ANY LICENSEE WHO ALTERS THIS DOCUMENT IS SUBJECT TO THE PENALTIES OF THE PROFESSIONAL ACT OF UNLAWFUL PRACTICE. THE NOTATION "ALtered BY" FOLLOWED BY THE NAME OF THE ARCHITECT OR EMPLOYEE DESCRIBES THE ALTERATIONS.
 THESE DRAWINGS ARE COPYRIGHTED AND ARE SUBJECT TO COPYRIGHT PROTECTION AS AN ARCHITECTURAL WORK. ANY REPRODUCTION OF THESE DRAWINGS OR WORK REPRESENTED HEREON, CAN LEGALLY RESULT IN THE CESSATION OF THE ARCHITECT'S PROFESSIONAL RIGHTS AND/OR MONETARY COMPENSATION TO THE ARCHITECT. NO PART OF THESE DRAWINGS OR WORK REPRESENTED HEREON CAN BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, WITHOUT THE WRITTEN PERMISSION AND CONSENT OF MORABITO ARCHITECTS, P.C.
 MORABITO ARCHITECTS, P.C.
 PATRICK J. MORABITO, A.I.A. ARCHITECT, P.C.

PROJECT: POST RESIDENCE 65 PLANKCK	CHECKED: V
CLIENT: JAMES POST & MARTINE TRAHANFAVETTE	DATE: OCTOBER 2020
DRAWING: BASEMENT / FOUNDATION PLAN	SCALE: 1/4" = 1'-0"
DRAWN: PK	JOB NO.: 20-09172
SHEET: 4	SHEETS: 9



BASEMENT & FOUNDATION PLAN

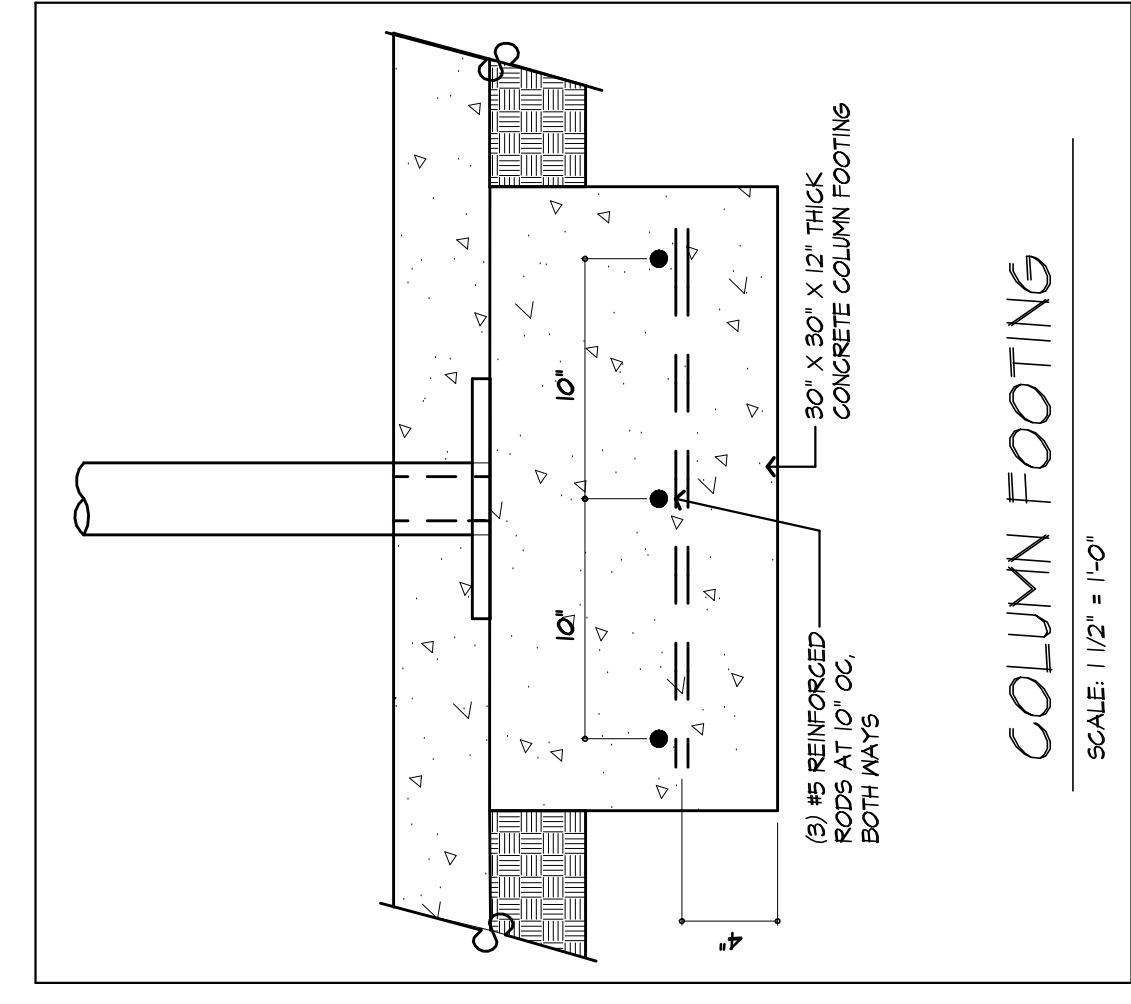
LOWER LEVEL FINISHED AREA: 494 SQ FT
 CONCRETE FLOOR AREA: 191 SQ FT

- * FLR JST SERIES & LAYOUT TO BE PROVIDED BY MANUFACTURER. SUBMIT SHOP DRAWINGS TO ARCHITECT FOR APPROVAL PRIOR TO CONSTRUCTION
- ** PROVIDE SIMPSON OR EQUAL JOIST HANGERS AT ALL HOR CONNECTIONS OF WOOD FRAMING
- *** FIRE PROTECTION REQUIREMENTS PER R319
- **** AUTOMATIC SPRINKLER SYSTEM INSTALLED IN COMPLIANCE WITH SECTION P2404 OR NFPA 13D

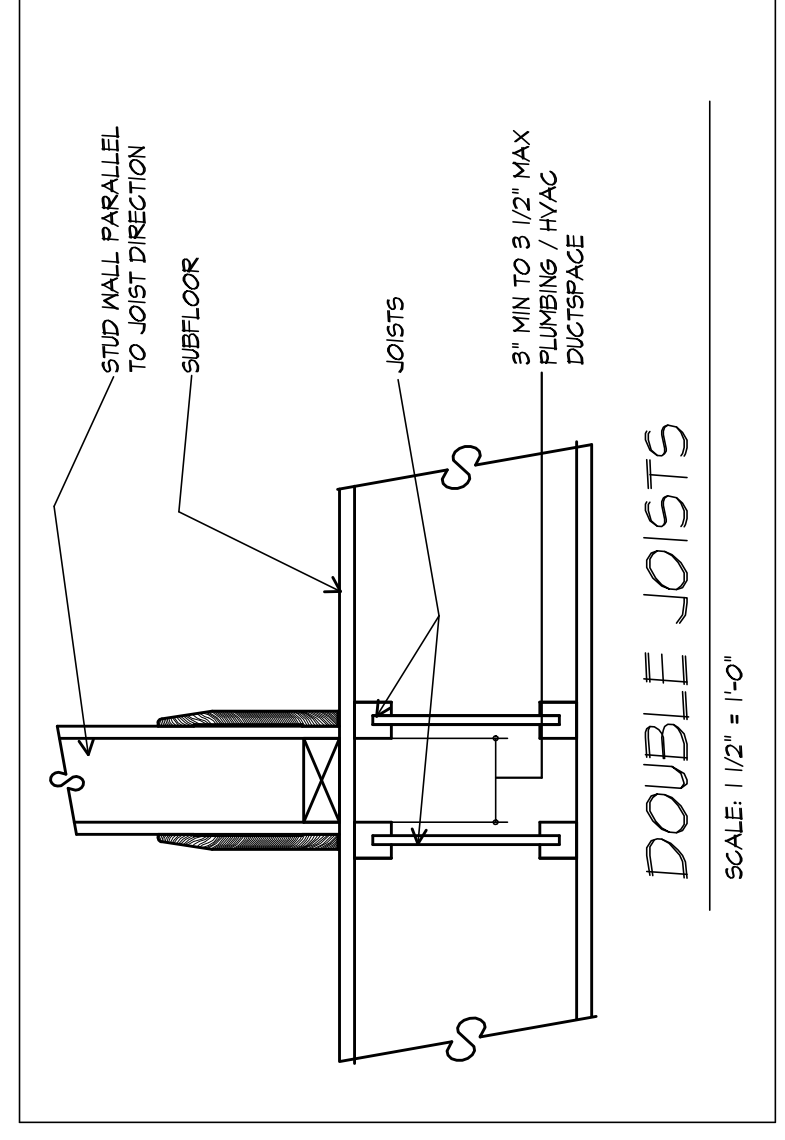
TABLE R404.1(4) 12-INCH MASONRY FOUNDATION WALLS WITH REINFORCING WHERE D ≥ 8.75 INCHES (A)

WALL HEIGHT	MINIMUM VERTICAL REINFORCEMENT (B, C)	
	SOIL CLASSES AND LATERAL SOIL LOAD (D) (PSF PER FOOT BELOW GRADE)	SC, M-L, AND INORGANIC CL SOILS
6'-8"	6M, 6F, 5M, 5C AND M-L SOILS	48
	6M, 6F, 5M, 5C AND M-L SOILS	60
	6M, 6F, 5M, 5C AND M-L SOILS	60
7'-4"	4'-0" OR LESS	44 AT 12" O.C.
	5'-0"	44 AT 12" O.C.
	6'-0"	44 AT 12" O.C.
8'-0"	4'-0" OR LESS	44 AT 12" O.C.
	5'-0"	44 AT 12" O.C.
	6'-0"	44 AT 12" O.C.
8'-8"	4'-0" OR LESS	44 AT 12" O.C.
	5'-0"	44 AT 12" O.C.
	6'-0"	44 AT 12" O.C.

FOR S₁ (1 INCH = 25.4 MM) | FOOT = 304.8 MM | FOUND PER SQUARE FOOT PER FOOT = 0.017 KPA/MM.
 A. MORTAR SHALL BE TYPE M OR S AND MASONRY SHALL BE LAID IN RUNNING BOND.
 B. ALTERNATIVE REINFORCING BAR SIZES AND SPACINGS HAVING AN EQUIVALENT CROSS-SECTIONAL AREA OF REINFORCEMENT PER LINEAL FOOT OR METRE SHALL BE PERMITTED. THE SPACING OF THE REINFORCEMENT DOES NOT EXCEED 12 INCHES.
 C. VERTICAL REINFORCEMENT SHALL BE GRADE 60 UNLESS OTHERWISE NOTED. THE MINIMUM LAPS SHALL BE AT LEAST 8.75 INCHES.
 D. SOIL CLASSES ARE IN ACCORDANCE WITH THE UNIFIED SOIL CLASSIFICATION SYSTEM AND DESIGN LATERAL SOIL LOADS ARE FOR TABLE R404.1(4).
 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 OR THE TOP OF THE EXTERIOR FINISH GROUND LEVEL. IN CONTACT WITH THE CONCRETE SLAB ABOVE-GRADE IS PROVIDED AND IN CONTACT WITH THE INTERIOR SURFACE OF THE FOUNDATION WALL. MEASUREMENT OF THE UNBALANCED BACKFILL HEIGHT SHALL BE PERMITTED TO BE MEASURED FROM THE EXTERIOR FINISH GROUND LEVEL TO THE TOP OF THE INTERIOR CONCRETE SLAB IS PERMITTED.

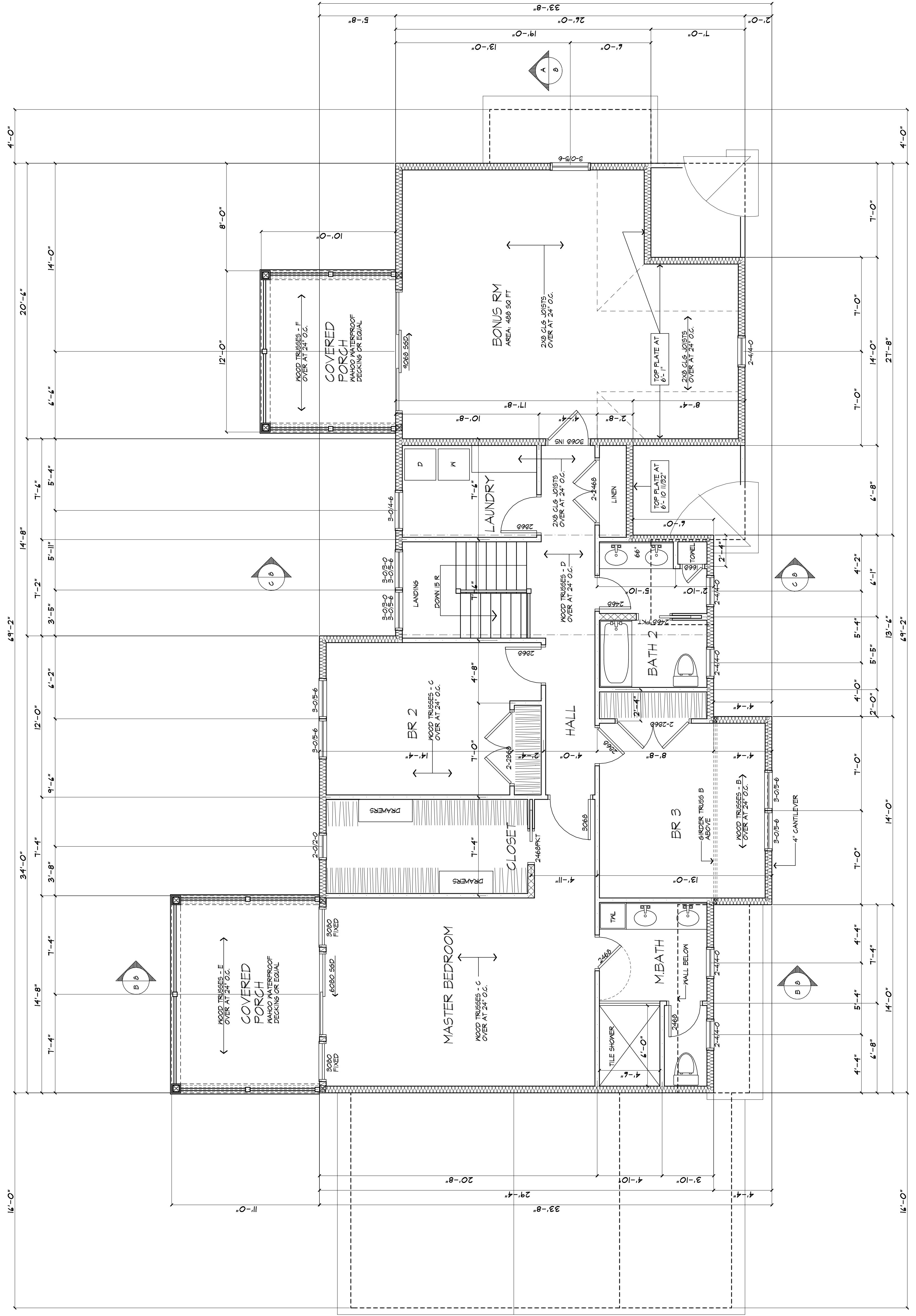


- NOTES:**
- FOOTINGS TO BE PLACED ON UNDISTURBED SOIL HAVING A MIN. BEARING CAPACITY OF 2000 P.S.F.
 SIZES:
 (GARAGE) 8" BLK., 16" WIDE X 8" THK.
 (GARAGE) 8" BLK., 16" WIDE X 12" THK.
 - MIN. CONC. COMPRESSIVE STRENGTH IN 28 DAYS:
 FOOTINGS: 2500 P.S.I.
 FLOOR SLABS: 3000 P.S.I.
 GARAGE: 3500 P.S.I.
 - PROVIDE DOUBLE JOISTS UNDER ALL WALLS PARALLEL TO JOIST DIRECTION
 - PROVIDE CROSS BRIDGES AT MID SPAN OF FLOOR FRAMING
 - ALL STEEL STUDS ARE TO BE STANDARD STRUCTURAL STEEL PER AISC.
 - REINFORCE BLOCK WALL PER SECTION R604.1.5 RC 2020



NOTICE:
 IT IS A VIOLATION OF LAW FOR ANY PERSON, OTHER THAN THE ARCHITECT OR A LICENSED ARCHITECT TO ALTER ANY ITEM ON THIS DOCUMENT IN ANY WAY.
 ANY LICENSEE WHO ALTERS THIS DOCUMENT IS RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREIN AND THE NOTATION "ALTERED BY" FOLLOWED BY THE NAME OF THE LICENSEE SHALL BE PLACED AT THE POINT OF ALTERATION.
 THESE DRAWINGS ARE COPYRIGHTED AND ARE SUBJECT TO COPYRIGHT PROTECTION AS AN ORIGINAL WORK OF ART. ANY REPRODUCTION OF THESE DRAWINGS WITHOUT THE WRITTEN PERMISSION AND CONSENT OF MORABITO ARCHITECTS, P.C. IS PROHIBITED.
 COPYRIGHT © 2020
 PATRICK J. MORABITO, A.I.A. ARCHITECT P.C.

PROJECT: POST RESIDENCE 65 PLUNKCK	CURVE: JAMES POST & MARTINE TRAHANFAVETTE
DRAWING: PM	CHECKED: V
DATE: OCTOBER 2020	SCALE: 1/4"=1'-0"
JOB NO.: 20-09412	SHEET: 6
2ND FLOOR PLAN	
AREA : 1283 SQUARE FEET	
OF 9 SHEETS	



SECOND FLOOR PLAN
 AREA : 1283 SQUARE FEET
 PROVIDE MINIMUM 22" X 30" ATTIC ACCESS PANEL TO COMPLY WITH R907.1.
 LOCATION TO BE DETERMINED BY BUILDER/OWNER

EXHAUST DUCTS AND EXHAUST OPENINGS

M 1506.2 DUCT LENGTH
 EXHAUST DUCTS SHALL BE SUPPLIED WITH VENTILATING EQUIPMENT AS LISTED IN TABLE M506.2. THE DUCT SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH TABLE M506.2. THE FLOW RATE OF THE INSTALLED VENTILATING EQUIPMENT IS VERIFIED BY THE MANUFACTURER'S DATA OR BY A REGISTERED MECHANICAL ENGINEER USING A FLOW HOOD, FLOW GRID OR OTHER AIR FLOW MEASURING DEVICE.

TABLE M 506.2 - DUCT LENGTH		SMOOTH WALL DUCT	
DUCT TYPE	FLEX DUCT	FAN AIRFLOW RATINGS CFM @ 0.25 INCH W.E. 1	MAXIMUM DUCT LENGTH FEET
1	X	30	150
2	X	60	150
3	X	90	150
4	X	120	150
5	X	150	150
6	X	180	150
7	X	210	150
8	X	240	150
9	X	270	150
10	X	300	150

FOOTNOTES:
 1. ALL DUCTS SHALL BE INSTALLED IN ACCORDANCE WITH SECTION 909.0 AND 909.1 OF THE BUILDING CODE.
 2. THE DUCT SHALL BE INSTALLED IN ACCORDANCE WITH SECTION 909.0 AND 909.1 OF THE BUILDING CODE.
 3. THE DUCT SHALL BE INSTALLED IN ACCORDANCE WITH SECTION 909.0 AND 909.1 OF THE BUILDING CODE.
 4. THE DUCT SHALL BE INSTALLED IN ACCORDANCE WITH SECTION 909.0 AND 909.1 OF THE BUILDING CODE.
 5. THE DUCT SHALL BE INSTALLED IN ACCORDANCE WITH SECTION 909.0 AND 909.1 OF THE BUILDING CODE.
 6. THE DUCT SHALL BE INSTALLED IN ACCORDANCE WITH SECTION 909.0 AND 909.1 OF THE BUILDING CODE.
 7. THE DUCT SHALL BE INSTALLED IN ACCORDANCE WITH SECTION 909.0 AND 909.1 OF THE BUILDING CODE.
 8. THE DUCT SHALL BE INSTALLED IN ACCORDANCE WITH SECTION 909.0 AND 909.1 OF THE BUILDING CODE.
 9. THE DUCT SHALL BE INSTALLED IN ACCORDANCE WITH SECTION 909.0 AND 909.1 OF THE BUILDING CODE.
 10. THE DUCT SHALL BE INSTALLED IN ACCORDANCE WITH SECTION 909.0 AND 909.1 OF THE BUILDING CODE.

WINDOW FALL PROTECTION
 WINDOW FALL PROTECTION SHALL BE PROVIDED IN ACCORDANCE WITH SECTION R902.1 AND R902.2.
 R902.1 WINDOW FALL PROTECTION SHALL BE PROVIDED IN ACCORDANCE WITH SECTION R902.1 AND R902.2.
 R902.2 WINDOW FALL PROTECTION SHALL BE PROVIDED IN ACCORDANCE WITH SECTION R902.1 AND R902.2.

WINDOW GLAZING
 WINDOW GLAZING SHALL BE PROVIDED IN ALL HAZARDOUS LOCATIONS IN ACCORDANCE WITH SECTION R903.
 R903 WINDOW GLAZING SHALL BE PROVIDED IN ALL HAZARDOUS LOCATIONS IN ACCORDANCE WITH SECTION R903.
 R903.1 WINDOW GLAZING SHALL BE PROVIDED IN ALL HAZARDOUS LOCATIONS IN ACCORDANCE WITH SECTION R903.
 R903.2 WINDOW GLAZING SHALL BE PROVIDED IN ALL HAZARDOUS LOCATIONS IN ACCORDANCE WITH SECTION R903.

SMOKE & CARBON MONOXIDE ALARM LOCATIONS
 R903.1 SMOKE & CARBON MONOXIDE ALARMS SHALL BE PROVIDED IN ALL HAZARDOUS LOCATIONS IN ACCORDANCE WITH SECTION R903.
 R903.2 SMOKE & CARBON MONOXIDE ALARMS SHALL BE PROVIDED IN ALL HAZARDOUS LOCATIONS IN ACCORDANCE WITH SECTION R903.
 R903.3 SMOKE & CARBON MONOXIDE ALARMS SHALL BE PROVIDED IN ALL HAZARDOUS LOCATIONS IN ACCORDANCE WITH SECTION R903.

HEADER SCHEDULE
 UNLESS OTHERWISE NOTED

OPENINGS	2x6 MALL	2x4 MALL
UP TO 4'-0"	(3) 2x6	(2) 2x6
5'-0"	(3) 2x6	(2) 2x6
6'-0"	(3) 2x6	(2) 2x6
7'-0"	(3) 2x6	(2) 2x6
8'-0"	(3) 2x6	(2) 2x6

WALL LEGEND

2x6 STUDS @ 16" OC	(3) STUDS @ 16" OC
2x6 STUDS @ 16" OC	(3) STUDS @ 16" OC
2x4 STUDS @ 16" OC	(3) STUDS @ 16" OC

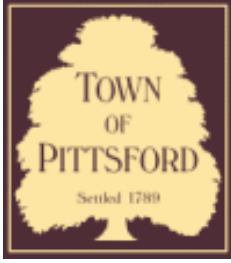
USE SIMONSON OR EQUAL METAL HANGERS AT ALL PER CONNECTIONS

PLUMBING NOTE:
 THERE ARE NOT TO BE WATER SUPPLY LINES IN THE EXTERIOR WALLS









Town of Pittsford

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

Permit #
S20-000017

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

DESIGN REVIEW AND HISTORIC PRESERVATION BOARD REFERRAL OF APPLICATION

Property Address: 3001 Monroe Avenue ROCHESTER, NY 14618

Tax ID Number: 150.08-1-71.1

Zoning District: C Commercial

Owner: Monroe Clover Plaza LLC

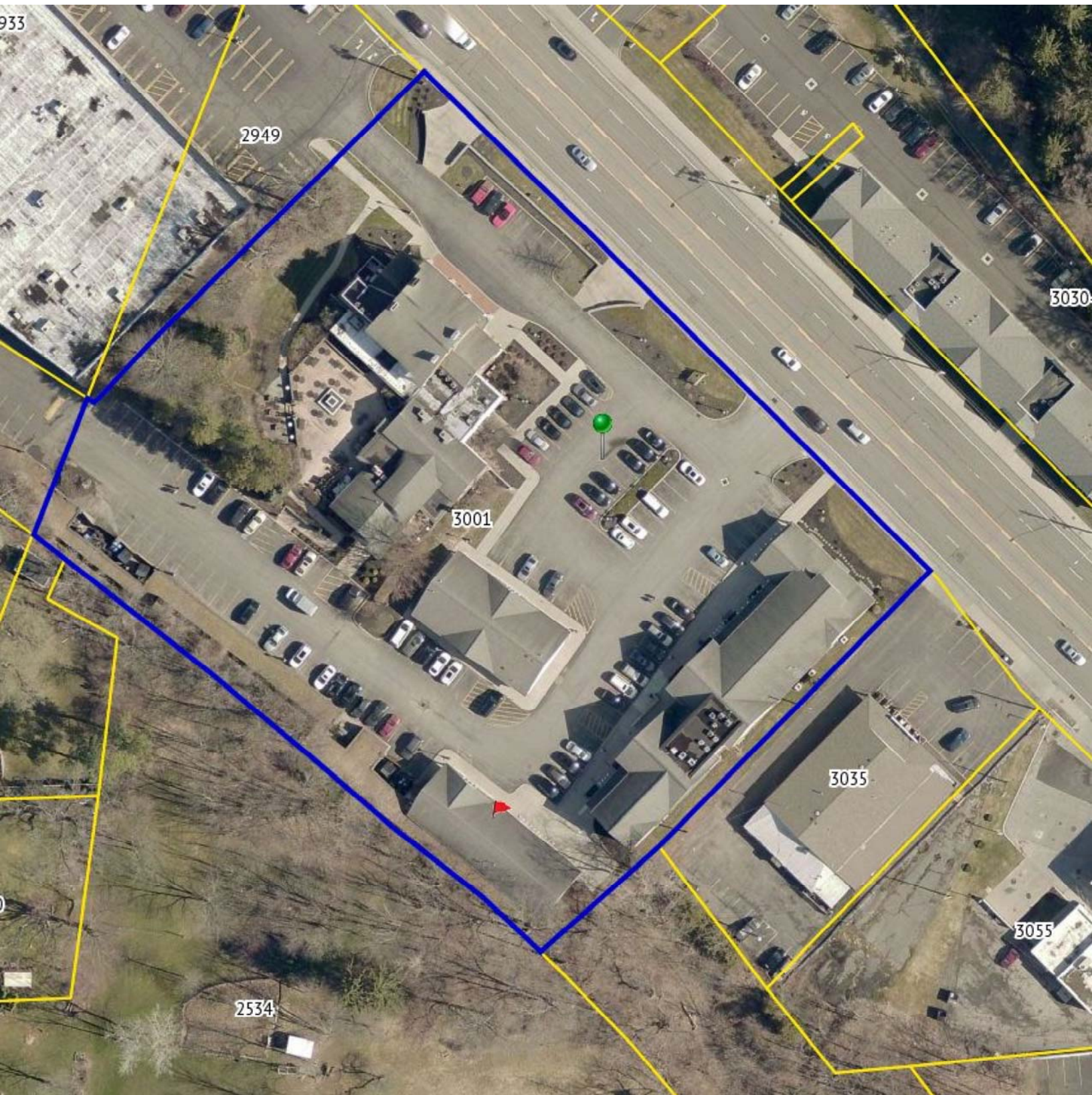
Applicant: Skylight Signs

Application Type:

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

Project Description: Applicant is requesting design review for the change to an existing business identification sign. The sign will still identify the business "Edible Arrangements" but will be increased in size by 1 square foot and display a new design.

Meeting Date: November 12, 2020



933

2949

3030

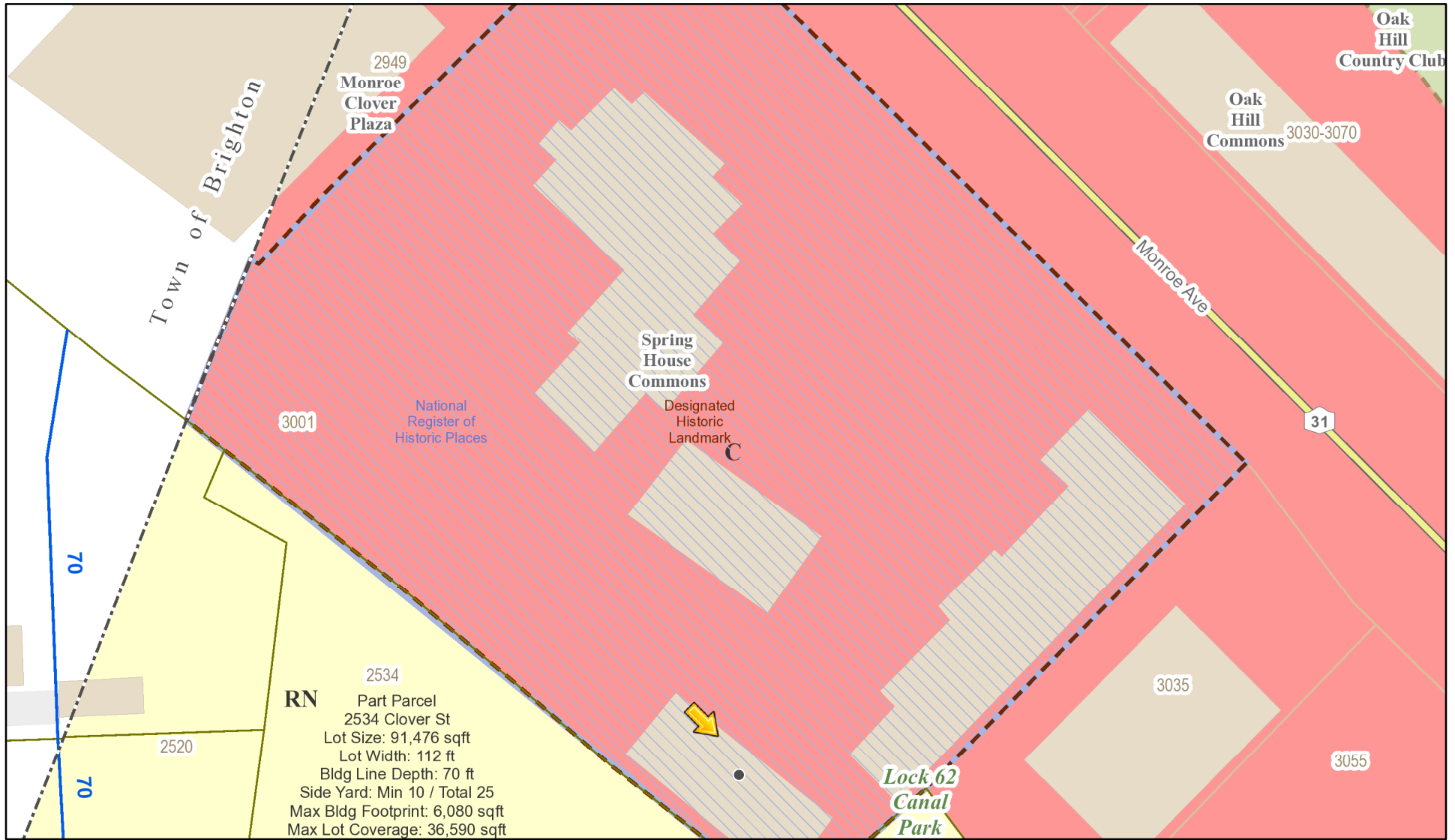
3001

3035

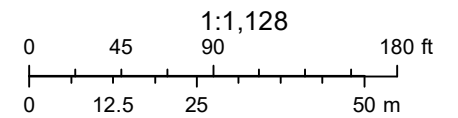
3055

2534

RN Residential Neighborhood Zoning

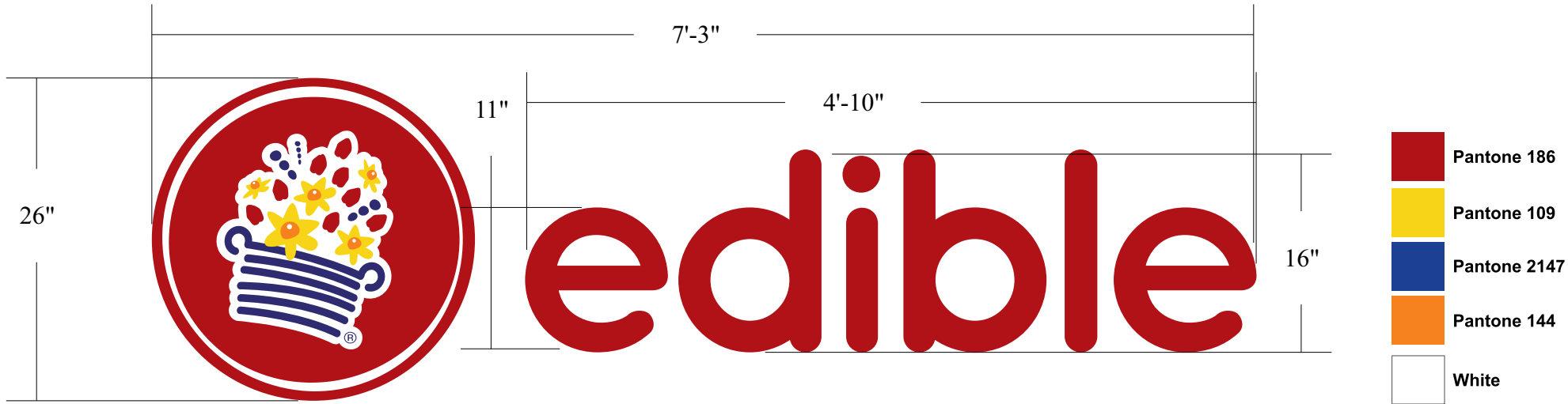


Printed October 30, 2020



Town of Pittsford GIS

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



Type of sign/s	Channel Letters
Date	10-13-2020
Customer Name	Edible Arrangements
Address	3011 Monroe Ave Pittsford NY
Sign Location	

This original, conceptual, and or shop drawing has been created by SKYLIGHT SIGNS INC.

It is submitted for use within the above stated organization ONLY and/or other parties necessary to make signage decisions.

This drawing is not to be shown, e-mailed or transmitted in anyway to anyone outside of your organization, nor is it to be used, reproduced or exhibited in any way, without expressed written consent.

This custom artwork is for representational purposes only. Colors will not exactly match the paint or materials to be used.

ALL ELECTRICAL SIGNS REQUIRE 120V ELECTRIC, UNLESS OTHERWISE STATED

skylight signs inc.
 60 Industrial Park Circle
 Rochester NY 14624
 Phone 585 594-2500
 Fax 585 594-2525

I have reviewed this drawing and accept it as shown. Any changes made to this drawing at any time will affect the contract price. Any and all changes to this drawing must be accompanied by written explanation and approved by both parties prior to production.

Customer Signature: _____

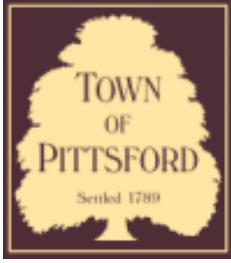
Date: DocuSigned by:
Aaron Malbone
 Landlord Signature: _____
 10/14/2020 4B5...
 Date: _____

Description : ½” Painted FCO laser cut acrylic with digitally printed logo ’

New sign is 14.50 sq ft

Existing sign is 13.50 sq ft





Town of Pittsford

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

Permit #
S20-000016

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

DESIGN REVIEW AND HISTORIC PRESERVATION BOARD REFERRAL OF APPLICATION

Property Address: 900 Linden Avenue ROCHESTER, NY 14625

Tax ID Number: 138.16-1-11.11

Zoning District: LI Light Industrial

Owner: Star Sentry, LLC

Applicant: RSS 1931 Corporation DBA Gupp Signs

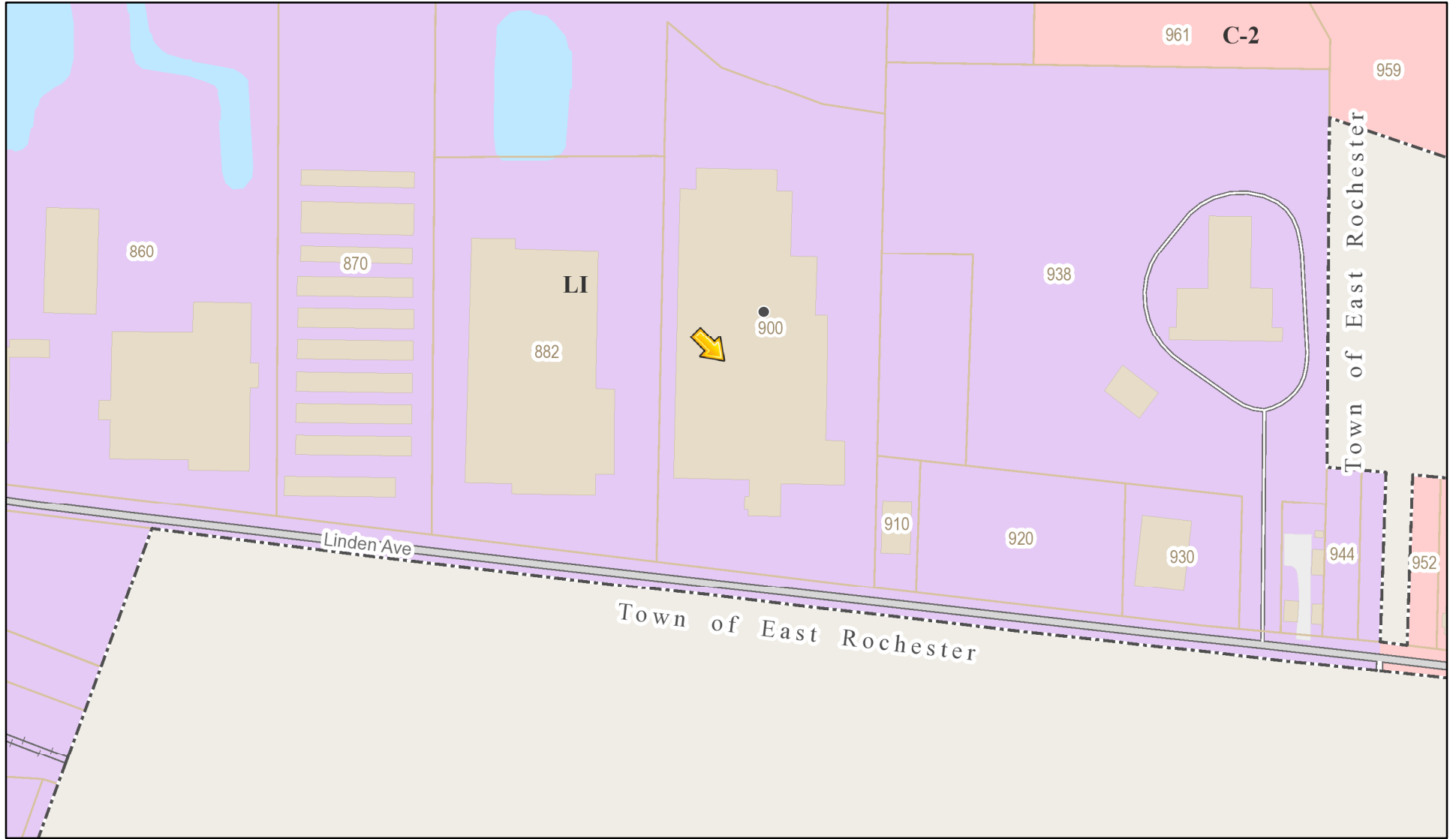
Application Type:

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

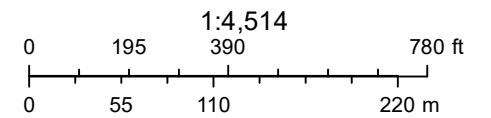
Project Description: Applicant is requesting design review for the addition of a business identification sign. The sign will be a two sided aluminum post and panel approximately 8 square feet identifying "CubeSmart".

Meeting Date: November 12, 2020

RN Residential Neighborhood Zoning



Printed October 29, 2020



Town of Pittsford GIS

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



860

870

882

900

910

920

930

927

929

935

941

943

945

947

949

909

511

493

465

115

103 REAR

507

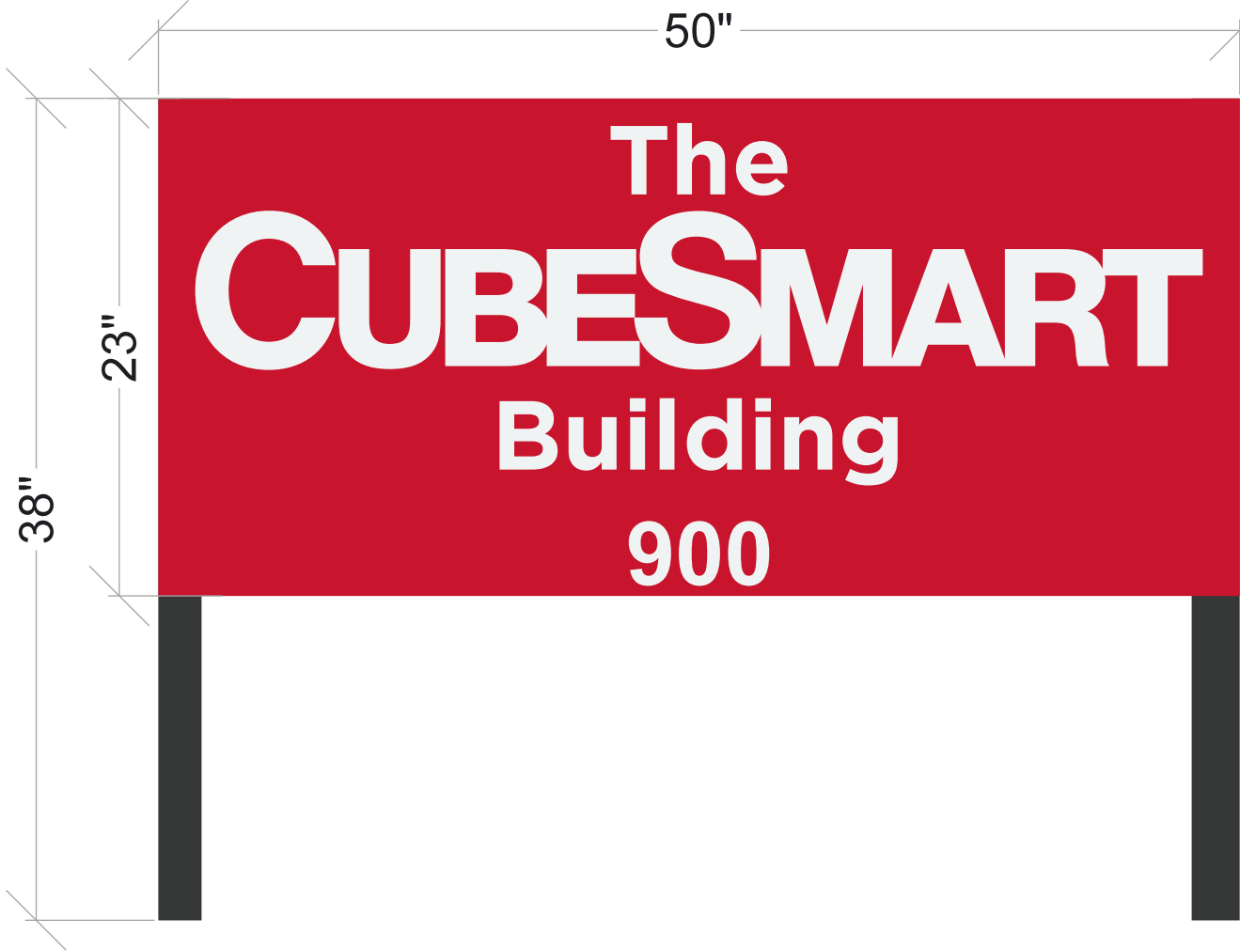
961

West Linden Avenue

Driveway

Driveway

West Linden Avenue





LANDSCAPE STONE & PLANT SIMILAR TO PHOTO

FACES: .125" ALUMINUM

PAINT: CS RED & WHITE

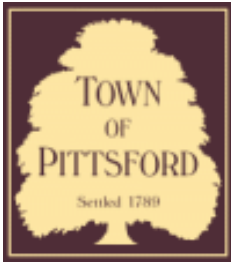
VINYL: 3M HP WHITE & 3M OPAQUE RED 033

SUPPORT: 3" X 3" ALUMINUM TUBE

PAINT: MP - BLACK SATIN

Proposed sign to be installed according to plans in the same location the previous sign was placed. Centered vertically and horizontally between the two existing spotlights.





Town of Pittsford

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

Permit #
S20-000018

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

DESIGN REVIEW AND HISTORIC PRESERVATION BOARD REFERRAL OF APPLICATION

Property Address: 959 Panorama Trail S S ROCHESTER, NY 14625

Tax ID Number: 139.13-1-1.3

Zoning District: C-2 Commercial

Owner: Panorama Landing LLC

Applicant: Gal-Son Development, Inc.

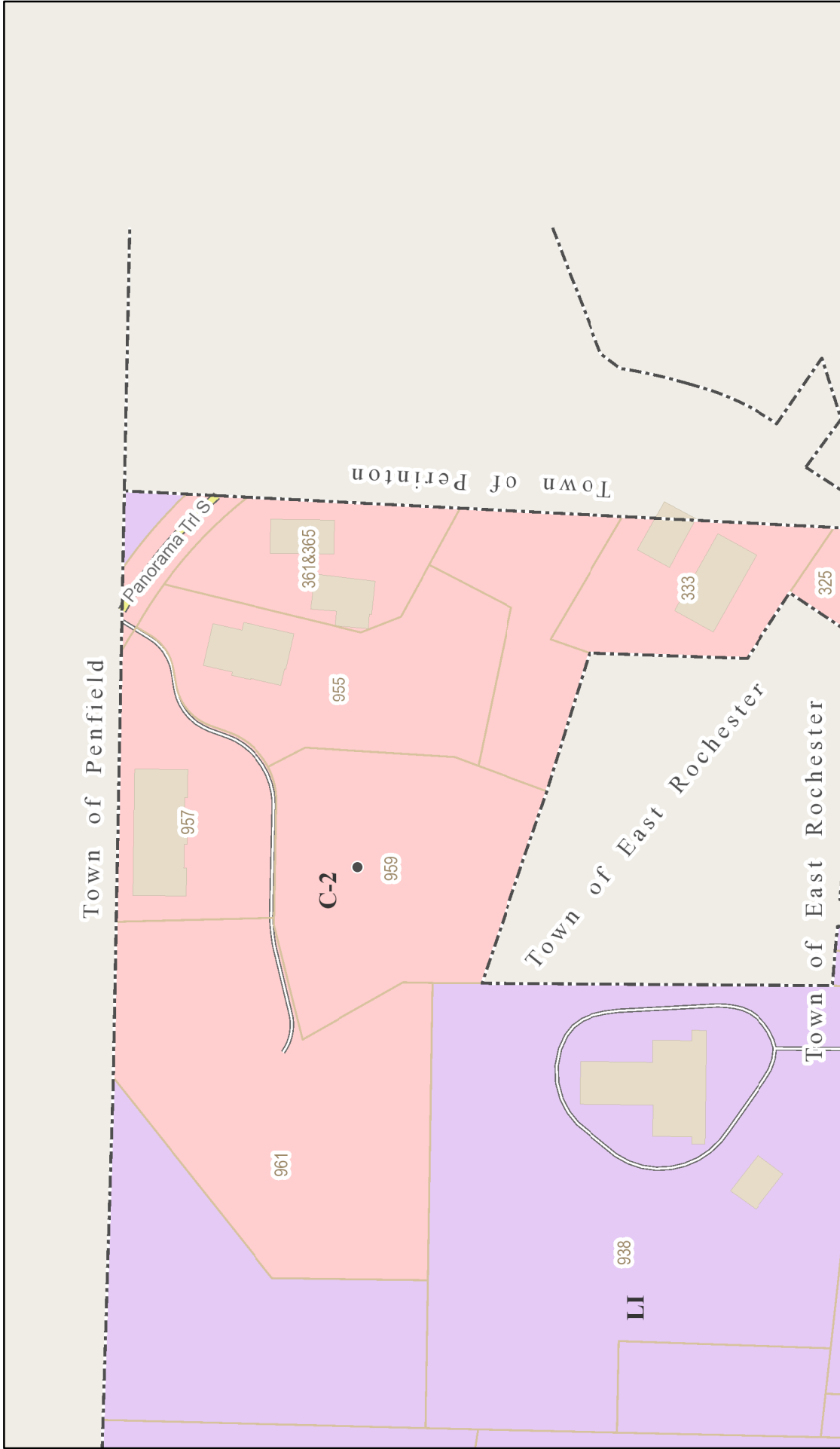
Application Type:

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

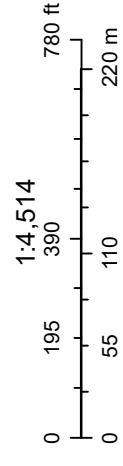
Project Description: The applicant is requesting Design Review Board approval for the installation of a Business Identification Sign. The proposed size is 15 Sq. Ft.

Meeting Date: November 12, 2020

RN Residential Neighborhood Zoning

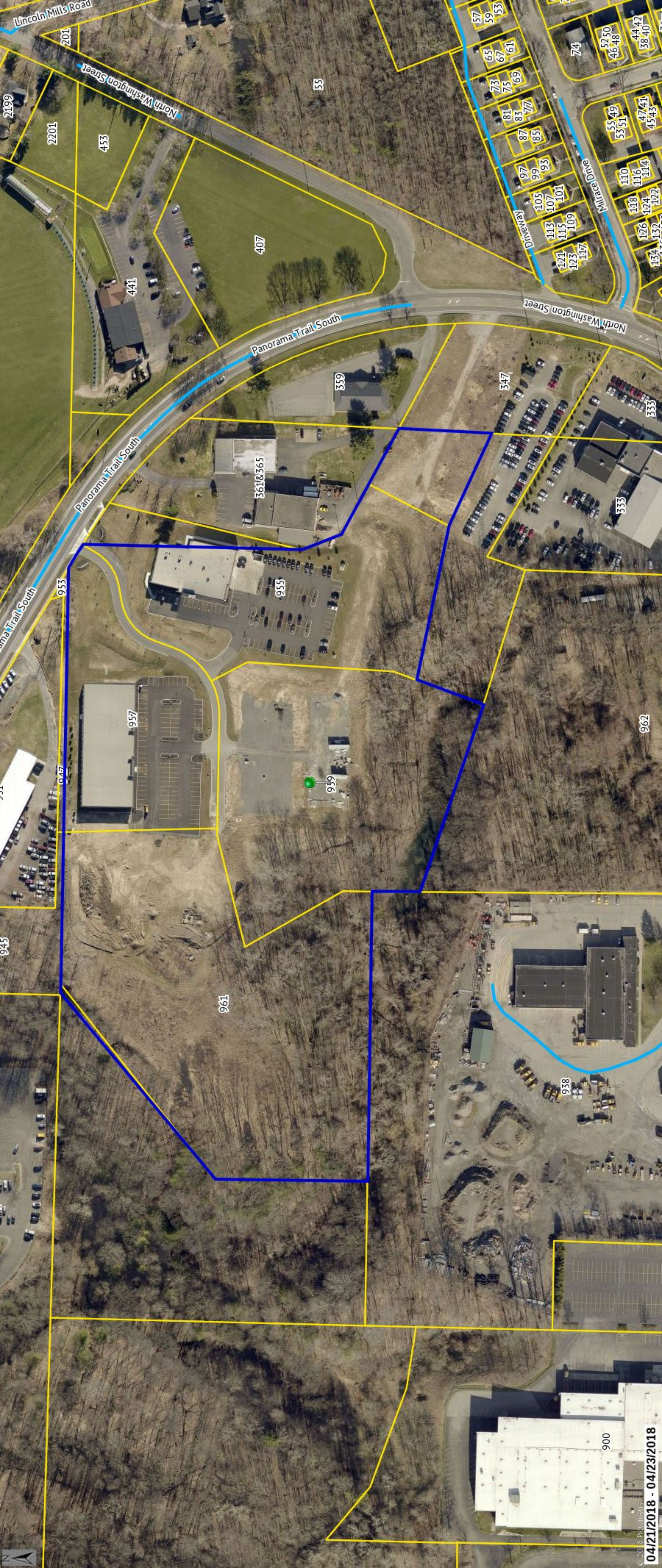


Printed November 5, 2020



Town of Pittsford GIS

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



Lincoln Mills Road

North Washington Street

Panorama Trail South

North Washington Street

Miracene Drive

2199
2201
433
201
407
441
953
947
945

55
359
361&365
955
957
961

57
59
65
67
61
73
75
69
81
83
77
85
93
97
105
99
107
101
113
115
109
121
123
117

74
5250
4648
4442
3840
5549
5551
110
116
114
118
124
122
126
132
134
333
347
962

999
938
900

Type of sign/s	Exterior Wall Sign
Date	10-30-2020
Customer Name	Whitney & Company
Address	959 Panorama Trail So. Rochester, NY
Sign Location	Same

This original, conceptual, and/or shop drawing has been created by SKYLIGHT SIGNS INC.

It is submitted for use within the above stated organization ONLY and/or other parties necessary to make signage decisions.

This drawing is not to be shown, e-mailed or transmitted in anyway to anyone outside of your organization, nor is it to be used, reproduced or exhibited in any way, without expressed written consent.

This custom artwork is for representational purposes only. Colors will not exactly match the paint or materials to be used.

ALL ELECTRICAL SIGNS REQUIRE 120V ELECTRIC, UNLESS OTHERWISE STATED

skylight signs inc.
 60 Industrial Park Circle
 Rochester NY 14624
 Phone 585 594-2500
 Fax 585 594-2525

I have reviewed this drawing and accept it as shown. Any changes made to this drawing at any time will affect the contract price. Any and all changes to this drawing must be accompanied by written explanation and approved by both parties prior to production.

Customer Signature: _____
 Date: _____
 Landlord Signature: _____
 Date: _____





**DESIGN REVIEW AND HISTORIC PRESERVATION BOARD
REFERRAL OF APPLICATION**

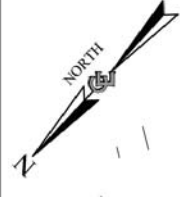
Property Address: 45 East Ave. Kilbourn Place
Tax Account Number: NA
Zoning District: RN & IZ
Owner: Reidman
Applicant: Same
Application Type:

- | | |
|--|--|
| <input checked="" type="checkbox"/> Residential Design Review
§185-205 (B) | <input type="checkbox"/> Build to Line Adjustment
§85-17 (B) (2) |
| <input type="checkbox"/> Commercial Design Review
§185-205 (B) | <input type="checkbox"/> Building Height Above 30 Feet
§185-17 (M) |
| <input type="checkbox"/> Signage
§185-205 (C) | <input type="checkbox"/> Corner Lot Orientation
§185-17 (K) (3) |
| <input type="checkbox"/> Certificate of Appropriateness
§185-197) | <input type="checkbox"/> Flag Lot Building Line Location
§185-17 (L) (1) (c) |
| <input type="checkbox"/> Landmark Designation
§185-195 (2) | <input type="checkbox"/> Undeveloped Flag Lot Requirements
§185-17 (L) (2) |

Project Description:

Applicant is requesting an **informal** review for the proposed construction of apartments and townhomes.

Meeting Date: November 16, 2020



INTERSTATE 490 EASTERN THRUWAY CONNECTION

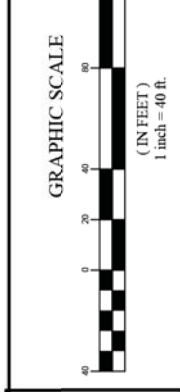


NEW YORK STATE ROUTE 96 - EAST AVENUE
(66.0' WIDE)

KILBOURN ROAD
(80.0' WIDE)

Call 811
before you dig

Dig, Safety, New York



NO.	DATE	REVISION	BY	CHKD.	APPROV.
1	08/14/2018	ADDED SITE DATA AND BUILDING SETTINGS	D.J.L.	A.H.A.	
2	08/22/2018	CHANGED SITE DATA FOR LOT 1 & LOT 2	D.J.L.	A.H.A.	
3	06/22/2018	REVISED PER INCENTIVE ZONING SUBMISSION	D.J.L.	A.H.A.	
4	06/27/2018	PARKING BREAKDOWN	C.J.M.	A.H.A.	
5	07/06/2018	REVISED FOR INCENTIVE ZONING SUBMISSION	D.J.L.	A.H.A.	
6	08/15/2018	ADDED NEW APT. BLDG. 2 & ADJUSTED PARKING AND SEVERAL A/PVOT ON APT. BLDG. 1	D.J.L.	A.H.A.	
7	08/15/2018	ADDED NEW SITE DESIGN LAYOUT FOR LOT 1	D.J.L.	A.H.A.	
8	08/15/2018	ADDED & CAR GARAGE AT APARTMENT BUILDING 1	D.J.L.	A.H.A.	
9	09/27/2018	REMOVED GARAGE OUTSIDE PARKING SPACES	D.J.L.	A.H.A.	

STATE OF NEW YORK
Professional Seal
No. 08585
Professional Engineer
Mark A. Costich

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS ACTING UNDER THE AUTHORITY OF A LICENSED PROFESSIONAL ENGINEER, LAND SURVEYOR, ARCHITECT, OR LANDSCAPE ARCHITECT, TO ALTER ANY DOCUMENTS OR PLANS PREPARED BY ANY LICENSED PROFESSIONAL ENGINEER, LAND SURVEYOR, ARCHITECT, OR LANDSCAPE ARCHITECT, WITHOUT THE WRITTEN CONSENT OF THE LICENSED PROFESSIONAL ENGINEER, LAND SURVEYOR, ARCHITECT, OR LANDSCAPE ARCHITECT. ANY VIOLATION SHALL BE PUNISHED AS A VIOLATION OF THE PROFESSIONAL ENGINEERING AND SURVEYING LAW. THE LICENSEE SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION IN THIS DOCUMENT. THE LICENSEE SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION IN THIS DOCUMENT.



PROJECT ENGINEER
A.H.A.
DRAWN BY
D.J.L.
BOUNDARY
D.L.H.
TOPOGRAPHY
R.B.G.
DATE
02/12/2018
SCALE
1"=40'

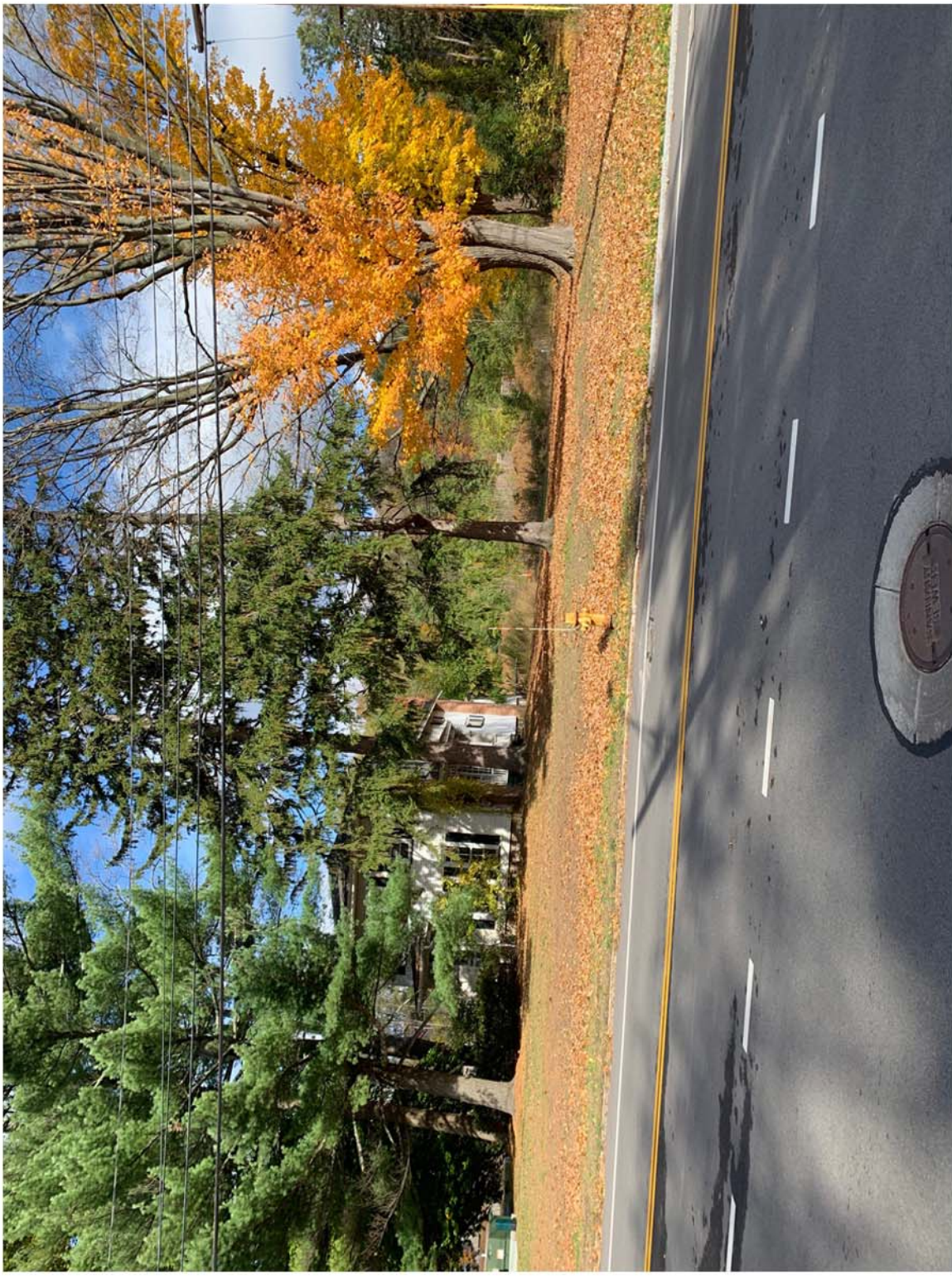
TITLE OF PROJECT
KILBOURN APARTMENTS
FILE OF DRAWING
OVERALL CONCEPTUAL SITE PLAN
LOCATION OF PROJECT
LOT 1 AND 2, TOWNSHIP 12, RANGE 1, OF THE BLAKE TRACT
TOWN OF PITTSFORD, COUNTY OF MONROE, STATE OF NEW YORK
CLIENT
KILBOURN PLACE LLC
45 EAST AVENUE
ROCHESTER, NEW YORK 14604
DWG. NO. 16550
CNI106
SHEET 1 OF 1

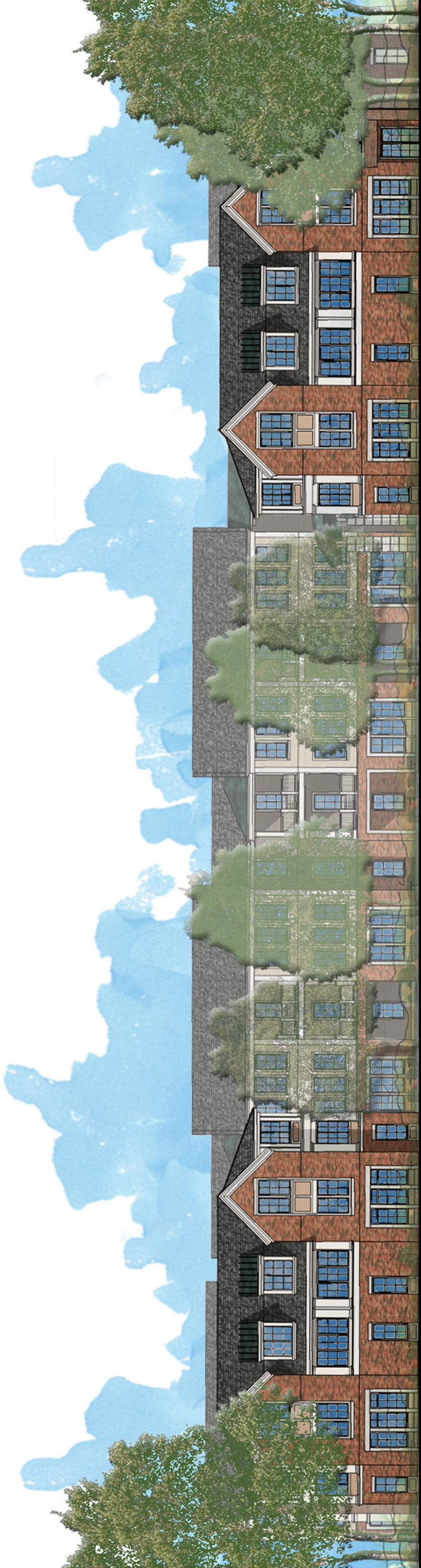
CIVIL ENGINEERING
LAND SURVEYING
LANDSCAPE ARCHITECTURE

COSTICH ENGINEERING
217 LAKE AVENUE
ROCHESTER, NY 14608
(585) 458-5050

NY DONALD A. BOYER ENGINEERS
T.A. # 138 140145
SHELDON AVENUE





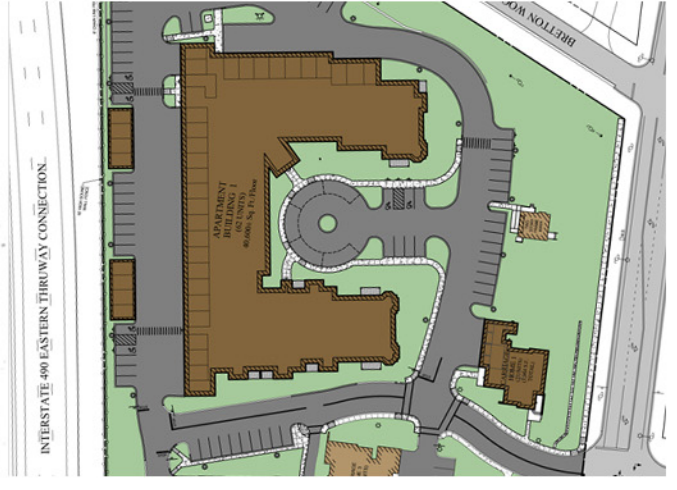


WEST WING

CENTRAL COURTYARD

EAST WING

EAST AVE ELEVATION
(SOUTH)

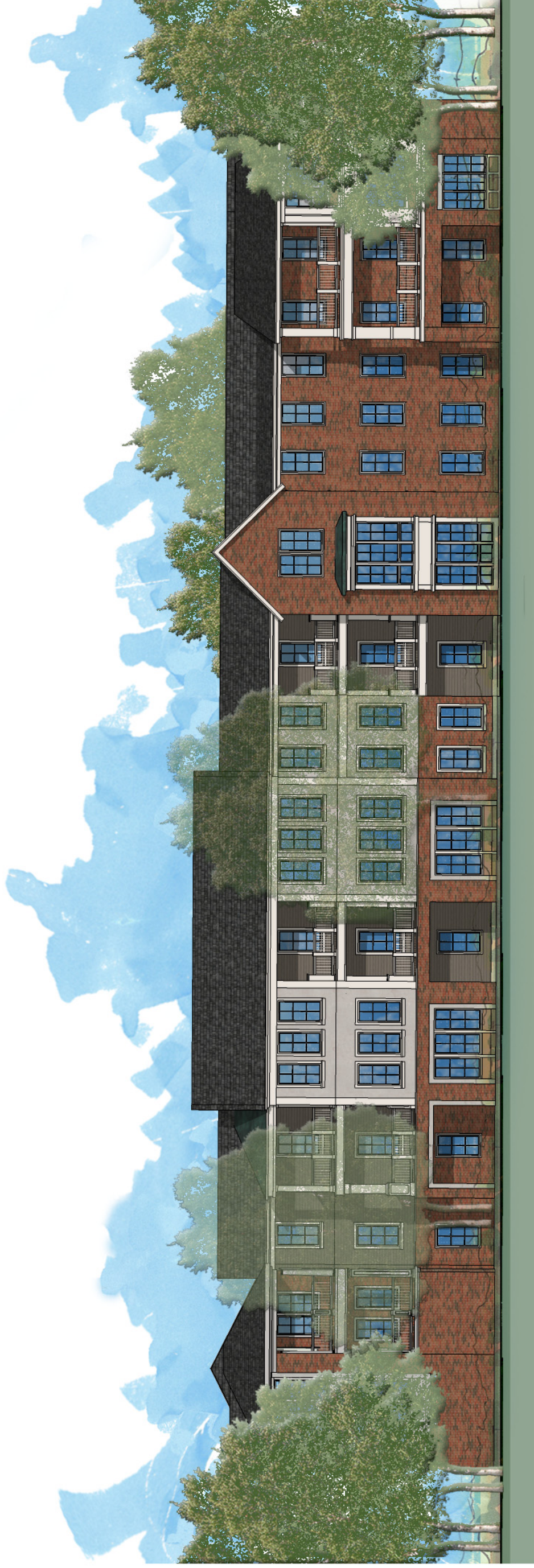


PROJECT
NORTH

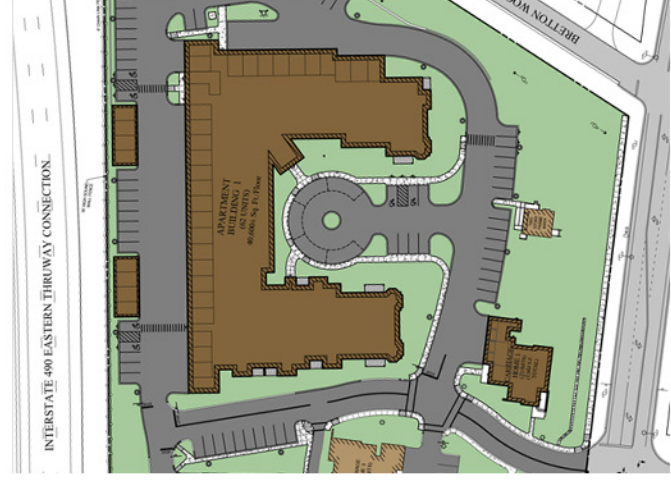


KILBOURN APARTMENTS
BUILDING 1 ELEVATIONS

DATE: 11-4-20



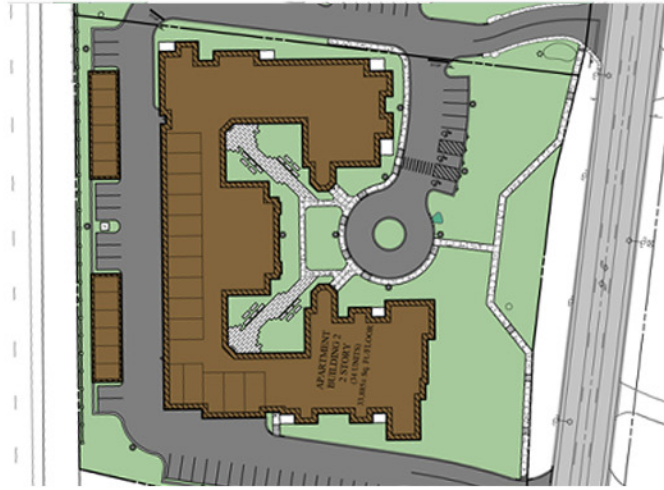
WEST ELEVATION
(EAST ELEVATION SIMILAR)



PROJECT
 NORTH



EAST ELEVATION



PROJECT
NORTH

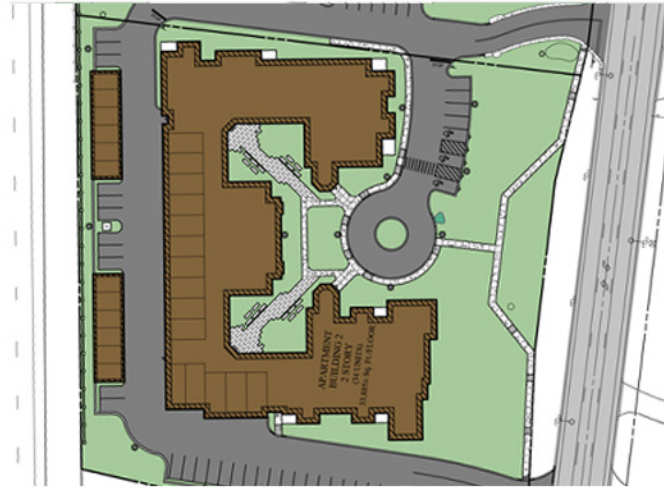
HNLN
HANLON ARCHITECTS

KILBOURN APARTMENTS
BUILDING 2 ELEVATIONS

DATE: 11-4-20



490 ELEVATION
(NORTH)



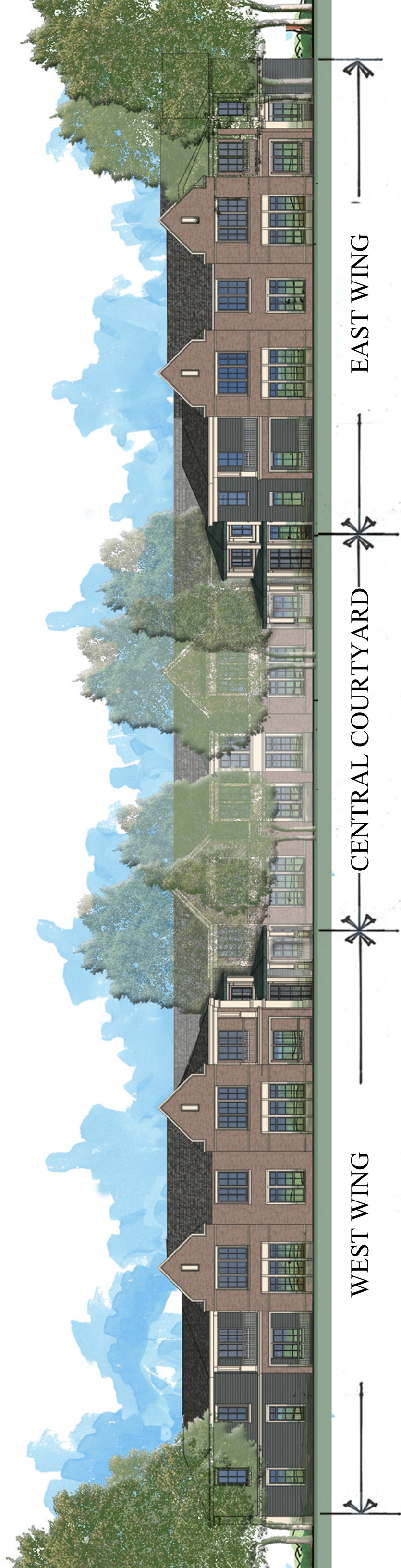
PROJECT
NORTH



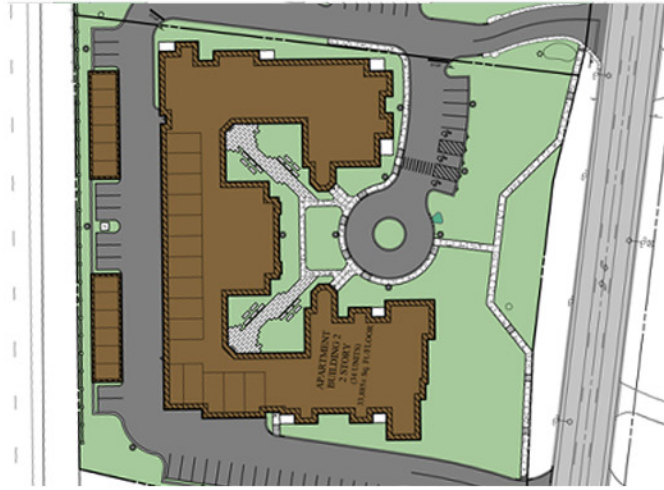
KILBOURN APARTMENTS
BUILDING 2 ELEVATIONS

DATE: 11-4-20



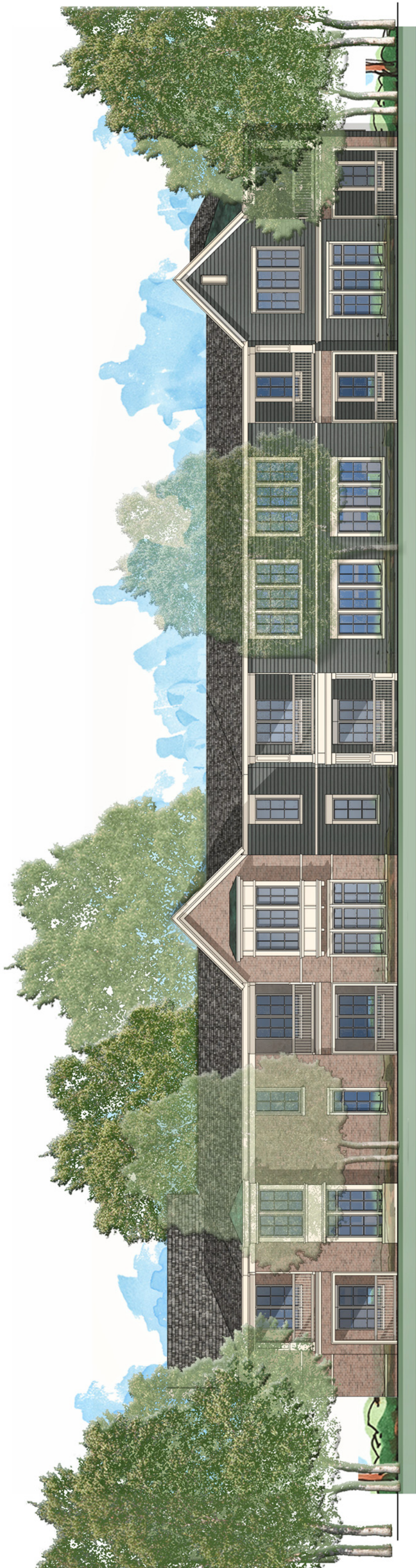


EAST AVE ELEVATION
SOUTH



KILBOURN APARTMENTS
BUILDING 2 ELEVATIONS

DATE: 11-4-20



WEST ELEVATION



PROJECT
NORTH

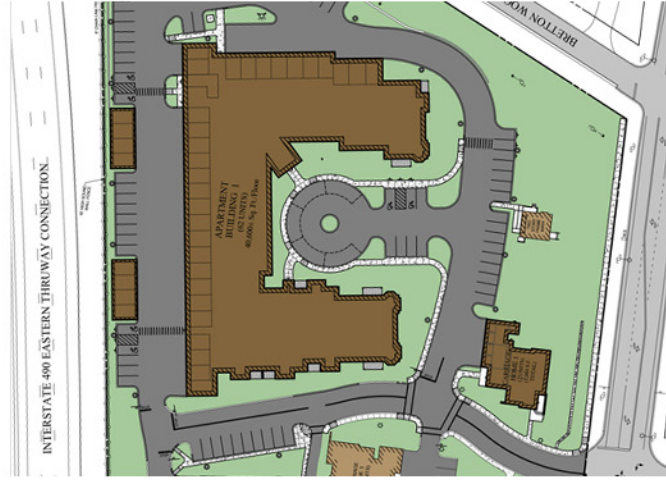
HNLN
HANLON ARCHITECTS

KILBOURN APARTMENTS
BUILDING 2 ELEVATIONS

DATE: 11-4-20



490 ELEVATION
(NORTH)

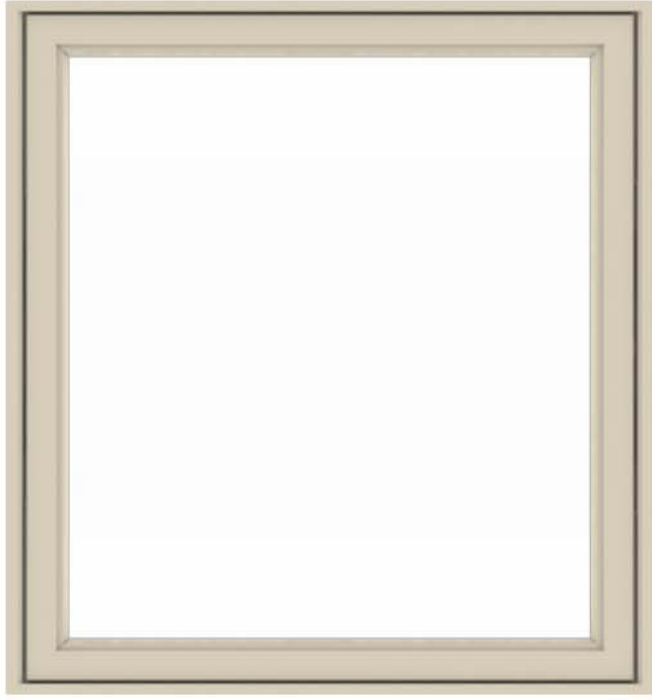


KILBOURN APARTMENTS
BUILDING 1 ELEVATIONS

DATE: 11-4-20







VINYL CASEMENT WINDOW



PVC TRIM- PAINTED



FIBER CEMENT LAP SIDING



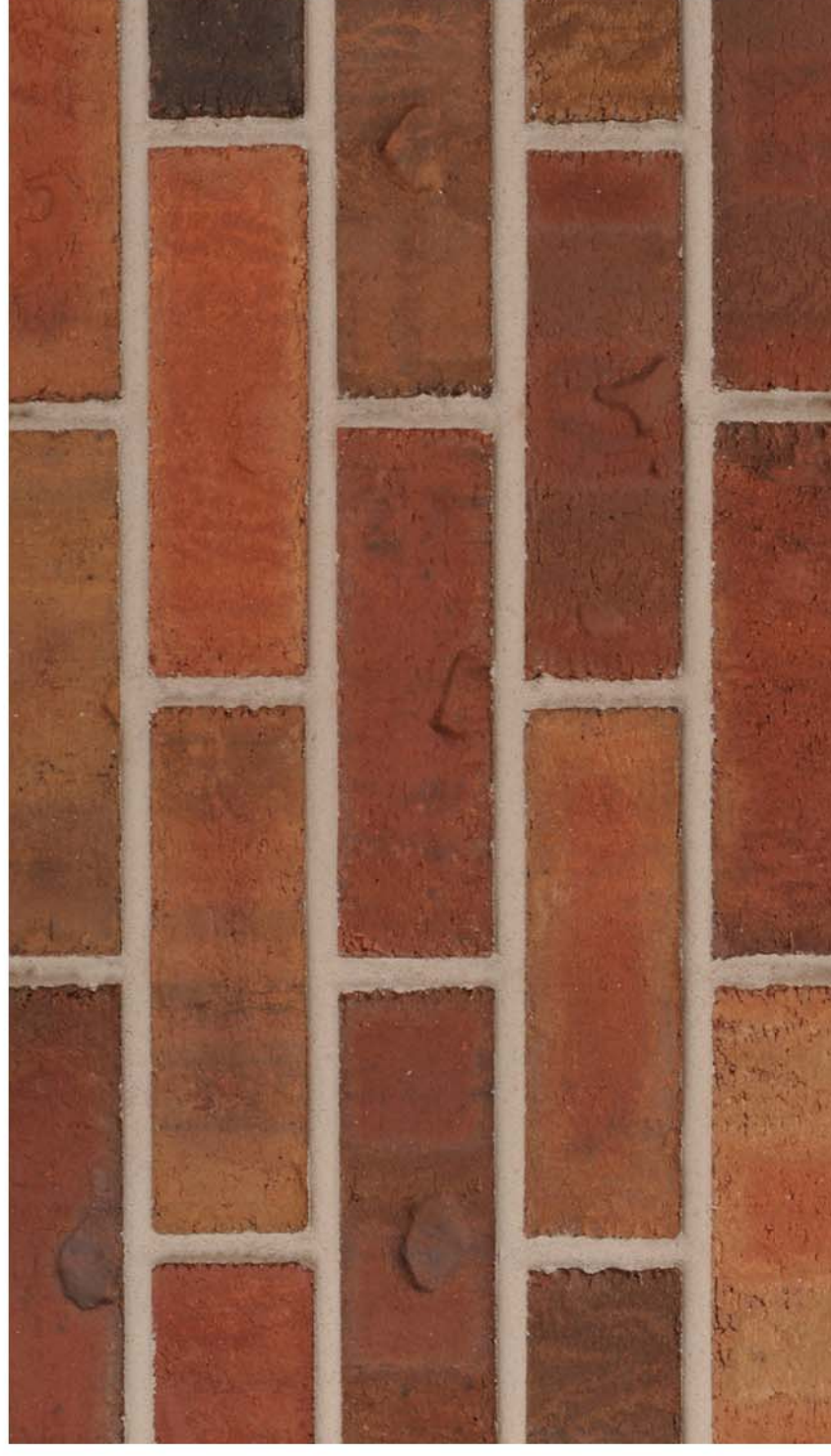
40 YEAR ARCHITECTURAL ROOF SHINGLES
WITH ACCENT STANDING SEAM METAL ROOF



ALUMINUM
STOREFRONT AT
COMMON AREA
(COLOR TO
MATCH TRIM



BALCONY RAILINGS:
ALUMINUM, POWDER COAT COLOR T.B.D.



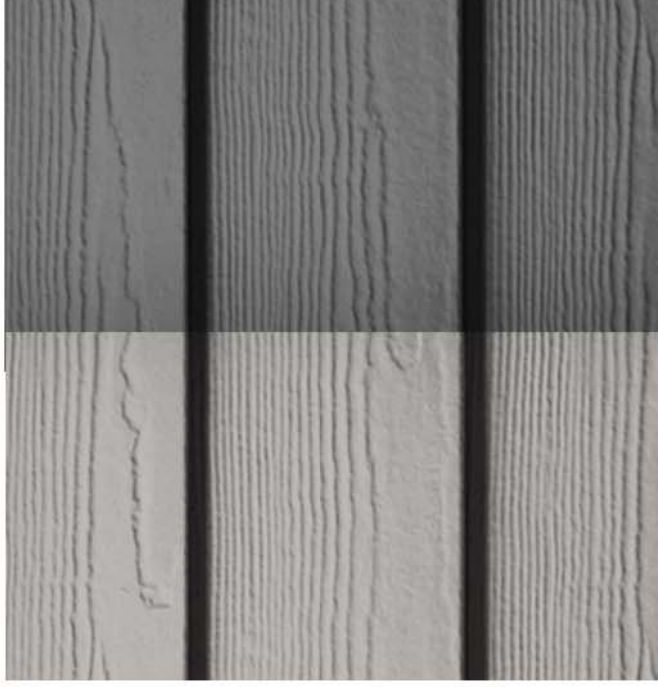
WATSONTOWN BRICK COMPANY MUDBOX WATEX, GEORGETOWN



VINYL CASEMENT WINDOW



PVC TRIM- PAINTED



FIBER CEMENT LAP SIDING



40 YEAR ARCHITECTURAL ROOF SHINGLES
WITH ACCENT STANDING SEAM METAL ROOF



BALCONY RAILINGS:
ALUMINUM, POWDER COAT COLOR T.B.D.



WATSON TOWN BRICK COMPANY IRON SPOT FRIT SERIES: BELVIDERE