

**Design Review & Historic Preservation Board
Agenda
November 14, 2019**

HISTORIC PRESERVATION DISCUSSION

RESIDENTIAL APPLICATION FOR REVIEW

- **32 Landsdown Lane**

Applicant is requesting design review for the addition of a 1 car garage and porch. The new garage will be approximately 390 sq. ft. and added to the existing garage on the northeast side. The porch will be approximately 65 sq. ft. and will be located on the front of the home.

- **57 Reitz Parkway**

Applicant is requesting design review for the addition of a sun room. The sun room will be approximately 192 sq. ft. and will be located to the rear of the existing home.

COMMERCIAL APPLICATION FOR REVIEW

- **900 Linden Ave**

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

OTHER – REVIEW OF 10/24/2019 MINUTES



Town of Pittsford

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

Permit #
B19-000160

Phone: 585-248-6250

FAX: 585-248-6262

DESIGN REVIEW AND HISTORIC PRESERVATION BOARD REFERRAL OF APPLICATION

Property Address: 32 Landsdowne Lane ROCHESTER, NY 14618

Tax ID Number: 151.11-1-13

Zoning District: RN Residential Neighborhood

Owner: Nemani, Ajai

Applicant: Nemani, Ajai (James Fahy Design Associates)

Application Type:

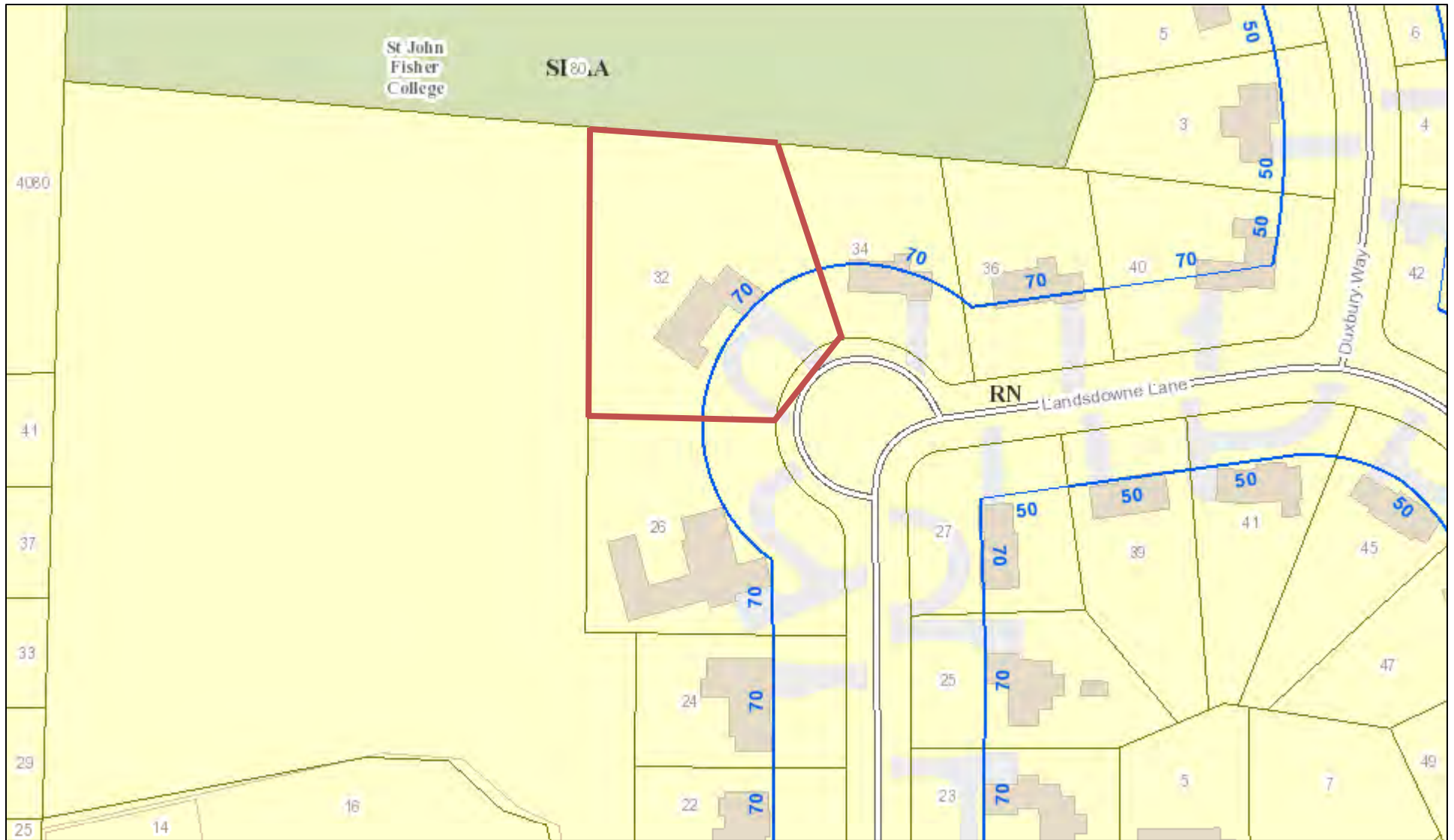
- | | |
|---|---|
| <input checked="" type="checkbox"/> Residential Design Review
§185-205 (B) | <input type="checkbox"/> Build to Line Adjustment
§185-17 (B) (2) |
| <input type="checkbox"/> Commercial Design Review
§185-205 (B) | <input type="checkbox"/> Building Height Above 30 Feet
§185-17 (M) |
| <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 1 car garage and porch. The new garage will be approximately 390 sq. ft. and added to the existing garage on the northeast side. The porch will be approximately 65 sq. ft. and will be located on the front of the home.

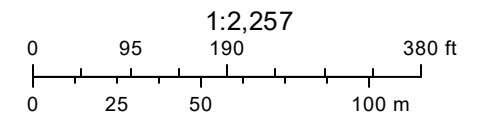
Meeting Date: November 14, 2019



RN Residential Neighborhood Zoning

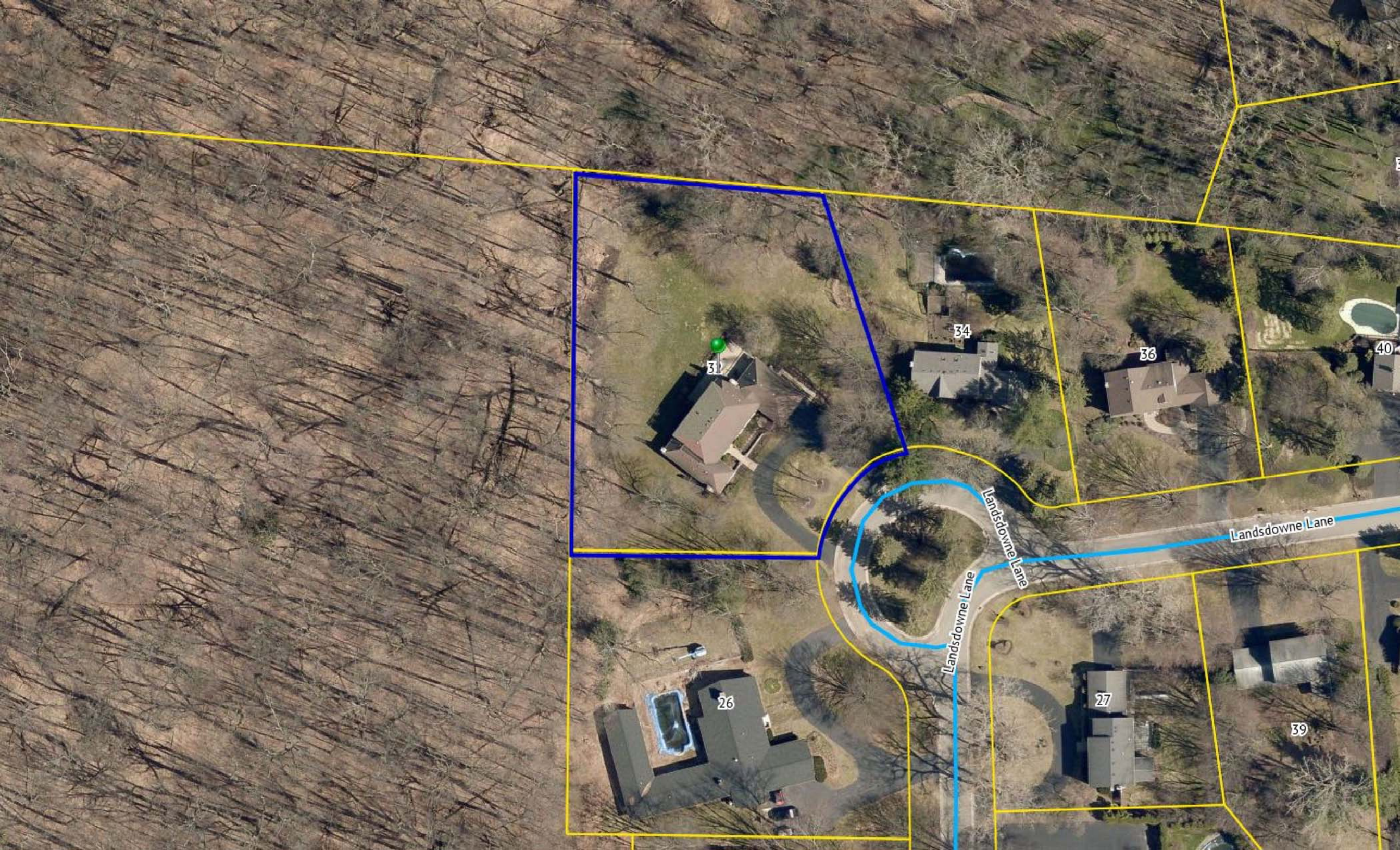


Printed October 23, 2019



Town of Pittsford GIS

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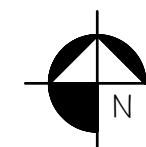
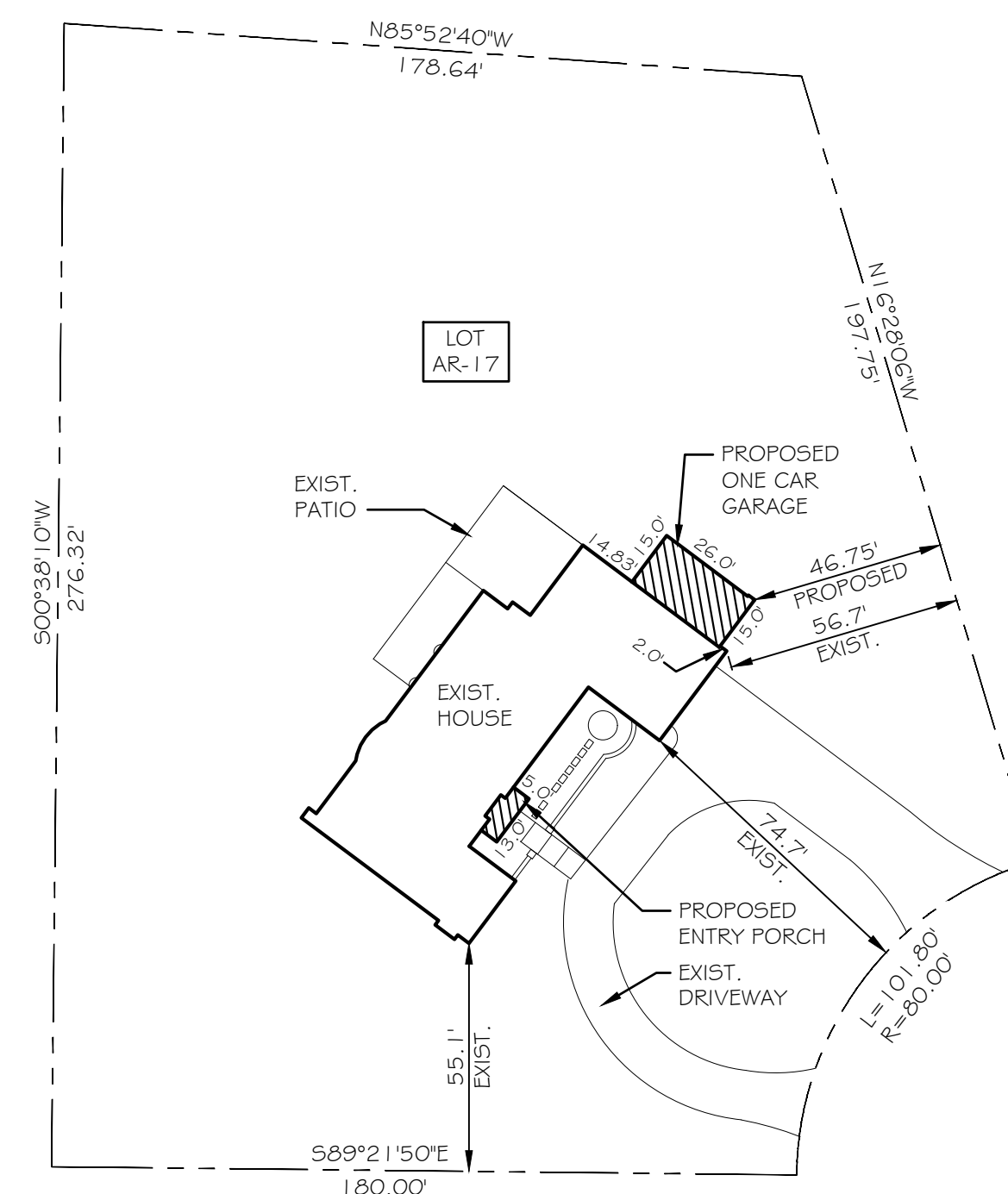
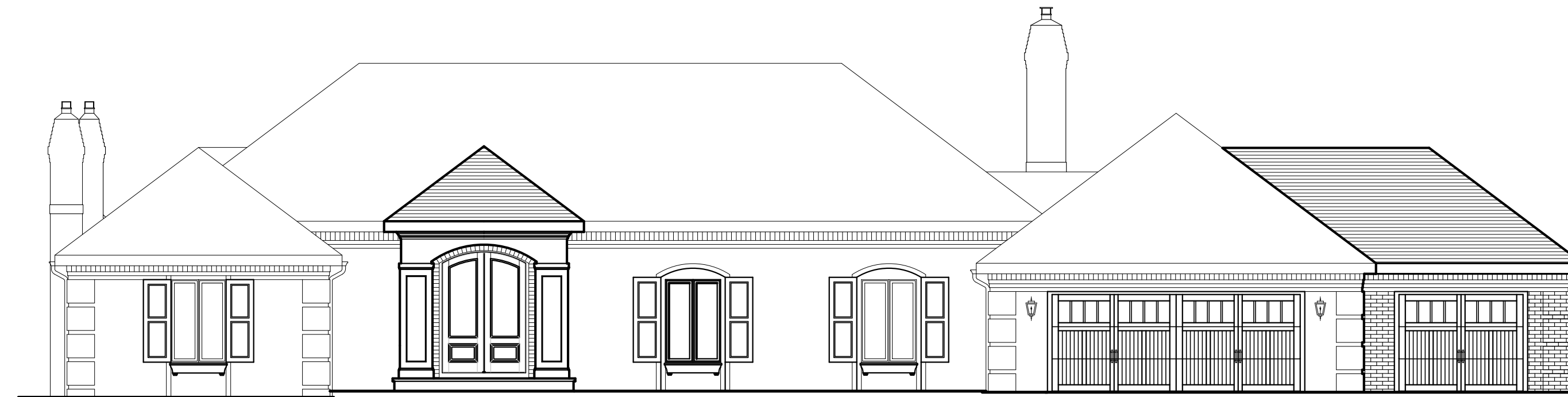
39

Landsdowne Lane

Landsdowne Lane

NEMANI RESIDENCE

32 LANDSOWNE LANE
PITTSFORD, NEW YORK



ARCHITECTURAL SITE PLAN

SCALE: 1"=40'-0"

ARCHITECTURAL SITE PLAN INFORMATION TAKEN
FROM INSTRUMENT SURVEY PREPARED BY:
PASSERO ASSOCIATES
16 EAST MAIN STREET
SUITE, 435
ROCHESTER, NY 14614
DATED: JUNE 26, 2019

DRAWING INDEX:

ARCHITECTURAL:

- T1.0 COVER SHEET
- T2.0 MATERIAL & GUIDE SPECIFICATIONS
- T3.0 2015 IECC REQUIREMENTS W/ NYS SUPPLEMENT
- T4.0 ARCHITECTURAL ABBREVIATION & SYMBOL INDEXES

- A1.0 SOUTHEAST AND SOUTHWEST DEMOLITION ELEVATIONS
- A1.1 NORTHWEST AND NORTHEAST DEMOLITION ELEVATIONS
- A1.2 SOUTHEAST AND SOUTHWEST PROPOSED ELEVATIONS
- A1.3 NORTHWEST AND NORTHEAST PROPOSED ELEVATIONS

- A2.0 FOUNDATION PLAN

- A3.0 DEMOLITION FIRST FLOOR PLAN
- A3.1 PROPOSED FIRST FLOOR PLAN

- A4.0 DEMOLITION SECOND FLOOR PLAN
- A4.1 PROPOSED SECOND FLOOR PLAN

- A5.0 NOT USED

- A6.0 BUILDING SECTIONS

- A7.0 WALL SECTION AND DETAILS
- A7.1 DETAILS

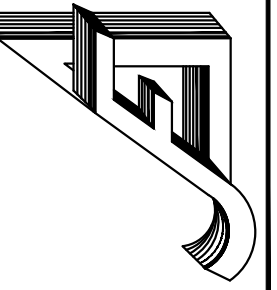
- A8.0 DOOR & WINDOW SCHEDULES

- A9.0 ROOM FINISH SCHEDULE

STRUCTURAL:

- S1.0 SECOND FLOOR & FIRST FLOOR CEILING FRAMING PLAN
- S2.0 SECOND FLOOR & FIRST FLOOR CEILING FRAMING PLAN
- S3.0 ROOF FRAMING PLAN

James Fahy Design Associates
Architecture & Engineering P.C.



2024 W. Henrietta Rd. Suite 3K
Rochester, New York 14623
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Email: info@jamesfahy.com
Website: www.jamesfahy.com

NEMANI RESIDENCE

32 LANDSOWNE LANE
PITTSFORD, NEW YORK

AJAI & JYOTI NEMANI

PROJECT:

CLIENT:

REVISIONS:

NO. DATE

JOB NO.
A19-080

PROJECT NO.
RENOVATION

PHASE:
CONSTRUCTION DOCUMENTS

DATE:
9-9-2019

DRAWING NO.

T1.0

BID DOCUMENTS

GENERAL NOTES:

These plans are protected by Federal Copyright Law. Reproduction or modification of these plans without the written consent of James Fahy Design is strictly prohibited.

- 1. Construction shall conform to the latest edition of the 2015 International Residential Code with the 2017 NYS Residential Code Supplement. To the best of our knowledge, belief and professional judgement these plans and specifications are in compliance with the 2015 International Energy Conservation Code with the 2016 NYS Energy Conservation Code Supplement.
2. Construction documents for this work have been prepared in accordance with generally accepted architectural and engineering practice to meet minimum requirements of the referenced codes.
3. In the event of conflict between pertinent codes and regulations and referenced standards of these drawings and specifications, the more stringent provisions shall govern.
4. Contractor shall be responsible for all materials, construction methods, craftsmanship, procedures, and conditions (including safety).
5. Contractor shall verify all existing conditions, requirements, notes and dimensions shown on drawings or noted in specifications. Any variances within drawings and specifications, or with conditions encountered at job site, shall be reported to James Fahy Design before commencement of any work effected by such variance.
6. Contractor shall notify and receive clarification from James Fahy Design of any variances between contract documents and governing regulations.
7. The Contractor shall make no structural changes without written approval of James Fahy Design.
8. James Fahy Design has not been engaged for construction supervision and assumes no responsibility for construction conformance, means, methods techniques or procedures of on-site work relating to the construction plans.
9. Contractor shall investigate site during clearing and earthwork operations for filled excavations or buried structures such as cesspools, cisterns, foundations, etc. If any such items are found and affect the ability to adhere to the construction documents, James Fahy Design shall be notified for revised specifications.
10. All manufactured materials, components, fasteners, assemblies, etc. shall be handled and installed in accordance with manufacturer's instructions and provisions of applicable industry standards. Where specific manufactured products are called for, generic designs which meet applicable standard and specifications may be used.
11. Construction loads shall not overload structure nor shall they be in excess of design loading indicated herein.
12. Design of electric, plumbing, and HVAC systems by others. Verify location of existing utilities / services prior to construction.

STRUCTURAL MATERIAL SPECIFICATIONS:

Table listing material specifications: Structural Steel (ASTM A-36, Fy = 36 ksi), Reinforcing Steel (ASTM A-615, Fy = 60 ksi), Wire Mesh (ASTM A-185, 6 x 6 10/10 WMM), Lumber (No. 2 Hem Fir, Fb = 1075 psi), Wood Structure Panels (DOC PSI, DOC P52), Microlams & Ganglams (Fb = 2600 psi), Masonry (ASTM C90, Grade N-1), Mortar (ASTM C270, Type S), Grout (ASTM C476, Fc = 2000 psi), Bolts (ASTM A307, Fy = 33 ksi), Concrete (ACI 318).

TABLE R402.2 (ABBREVIATED FOR SEVERE WEATHERING POTENTIAL) MINIMUM SPECIFIED COMPRESSIVE STRENGTH OF CONCRETE

Table with 2 columns: TYPE OR LOCATION OF CONCRETE CONSTRUCTION and MINIMUM SPECIFIED COMPRESSIVE STRENGTH (PSI). Rows include basement walls, slabs, and exterior walls.

For Sl: 1 pound per square inch = 6.895 kPa.

- a. Strength at 28 days psi.
c. Concrete in these locations that may be subject to freezing and thawing during construction shall be air-entrained concrete in accordance with footnote a.
d. Concrete shall be air-entrained. Total air content (percent by volume of concrete) shall be not less than 5 percent or more than 7 percent.
e. See Section R402.2 for maximum cementitious materials content.
f. For garage floors with a steel troweled finish, reduction of the total air content (percent by volume of concrete) to not less than 3 percent is permitted if the specified compressive strength of the concrete is increased to not less than 4,000 psi.

FOUNDATIONS:

I. GENERAL:

- Contractor to notify James Fahy Design if site conditions such as adverse ground water or soil conditions warrant modifications to the engineering design of the foundation.
A. Footings may be poured near against sides of excavations only if sloughing or raveling does not occur.
B. Contractor shall be responsible for support of all temporary embankments and excavations.
C. Backfill shall not be placed against basement foundation walls until:
- Concrete or masonry grout has reached sufficient strength to resist damage.
- Structural floor framing (including plywood subfloor) required to stabilize walls to complete and fully nailed and anchored or sufficient bracing is applied to prevent wall damage.

2. STRUCTURAL BACKFILL:

- A. Structural backfill shall be placed in 6-inch maximum lifts and compacted to a minimum density of 95% (under slabs - on - grade and building structure) and 90% (elsewhere) of maximum dry density at moisture content within 3% optimum as determined by ASTM D1557. Backfill shall be free of excessive vegetation, debris or other deleterious materials and contain no particles larger than 3 inches in diameter.

3. FOOTINGS:

- A. Footings shall be placed at a minimum depth of 42 inches below adjacent finished grade unless otherwise specified on the contract documents.
B. Final 3 inches of excavation shall be removed by hand tool operations in order to assure undisturbed bearing surfaces.
C. Footing shall be founded on firm, undisturbed, native soils free of frost and loose material. Footings may bear on properly engineered backfill provided settlement and / or consolidation tests performed indicate anticipated settlement will not exceed that allowed for the proposed structure.
D. Bottom surface of footings shall not slope more than 1:0 vertical to 10:0 horizontal, except as shown otherwise on drawings.
E. No excavation shall be made lower and closer to any footing than 1:0 vertical to 3:0 horizontal, except as shown on drawings.
F. Footings and slab-on-grade shall not be placed on muddy or frozen ground.

CONCRETE:

- 1. All reinforced concrete shall be furnished and installed in accordance with the current ACI-318 'Building Code Requirements for Reinforced Concrete'.
2. In on-grade concrete slabs the welded wire fabric reinforcement (when required) shall be located midway in the slab thickness.
3. All exterior concrete to be air - entrained.
4. Provide concrete reinforcing bars at footing locations where soil is engineered fill. Bars shall be 2 no. 4 bars, at the bottom with a minimum of 3" concrete cover, unless noted otherwise. Concrete reinforcing bars are not required at footings bearing on undisturbed soil with a bearing capacity of 2000 psf unless noted otherwise on the drawings.
5. Provisions must be taken to protect all concrete work from frost damage with special attention paid to footings and other on - grade construction prior to backfilling and enclosing the building.
6. Anchor bolts shall conform to ASTM A-307 and shall be 1/2" diameter and 10" long unless otherwise noted (i.o.n.). Placement of anchor bolts shall be: 12" from plate end, 6'-0" o.c. maximum intermediate spacing, minimum 2 bolts per bearing plate section.
7. Provide 6 mil polyethylene vapor barrier complying with ASTM D 2103 where indicated on drawings.

MILD STEEL REINFORCEMENTS FOR CONCRETE AND MASONRY:

- 1. Mild steel reinforcement for concrete and masonry construction shall conform to ASTM-A615 Grade 60. Ties, stirrups, and hoops shall conform to ASTM A615-87, Grade 60.
2. Welded wire fabric shall conform to ASTM A185 in as long lengths as practical.
3. SPLICES:
A. Reinforcement in concrete and masonry shall have lap lengths as follows, unless otherwise specified on drawings:
- #3: 1'-6"
- #4: 2'-0"
- #5: 2'-6"
- #6: 3'-4"
B. Welded wire fabrics shall be lapped one grid width plus 2"
C. Reinforcement shall be bent cold.
D. Reinforcement shall not be welded.

4. PLACING:

- A. Reinforcement shall be accurately placed and adequately supported by concrete, metal, or other approved chairs, spacers, or ties, and secured against displacement during concrete or grout placement. Tack welding is not allowed.
B. Except where shown otherwise on structural drawings, reinforcement in concrete shall have concrete cover as follows:
- Concrete deposited against earth: 2"
- Formed concrete against earth: 2"
- Exterior faces of walls: 2"
- Interior faces of walls: 3/4"
- To top of slabs on grade: 3/4"

WOOD:

I. MATERIALS:

- A. All woods and wood construction shall comply with specifications and codes with modifications as specified herein:
1. American Institute of Timber Construction: (Standard Manual)
2. National Forest Products Association: National Design Specifications for Wood Construction.
3. Southern Pine Inspection Bureau: Standard grading rules for Southern Pine Lumber.
4. Truss Plate Institute: Design Specifications for Light Metal Plate Connected Wood Trusses (TFI-71)
5. U.S. Department of Commerce N.I.S.T. PS-1 & PS-2
6. American Plywood Association: Guide to Plywood for Floors, Plywood Sheathings for Walls and Roofs.
7. American Wood Preservers Association Standards.
B. All structural lumber shall be Hem Fir #2 (minimum) stress grade lumber unless noted otherwise. Fb = 1075 psi; Fy = 150 psi; E = 1,300,000 psi. Repetitive member value may vary due to member size per National Forest Products Association specifications.
C. All structural lumber shall be stamped in accordance with the American Institute of Timber Construction 'Construction Manual'
D. Grade loss resulting from effects of weathering, handling, storage, resawing or dividing lengths will be cause for rejection.
E. All plywood shall be identified by grade mark of an approved inspection agency and shall be Standard C-D, Flat interior with ext. glue unless otherwise specified on drawings.
F. Wood structural panels shall conform to the requirements of DOC PS-1 & PS-2 and be identified by a grade mark of an approved inspection agency.
G. Wood which is in contact with concrete, masonry, within 0'-8" of grade or exposed to the exterior shall be pressure preservative treated. All fasteners, joist hangers and flashings shall be hot dip galvanized, stainless steel or approved by the manufacturer with pressure preservative treated wood.
H. All headers at non-bearing conditions shall be as follows: (unless otherwise noted)
- opening size: 2'-0"
- header size: 2-2x8
- 6'-0" to 9'-0": 2-2x10

- I. Locate double floor joist under all interior partitions running parallel to framing under plumbing fixtures and at floor openings. Provide 1x3 mid-span cross bracing at all floor joists and spans. Double floor joists under parallel partitions over 8'-0" in length.
J. Design of wood trusses by others. Manufacturer to have truss design reviewed and certified by an Architect or Professional Engineer licensed in the state of New York prior to fabrication. See Truss Manufacturers specification for details.

2. CONNECTIONS:

- A. Nailing:
1. Minimum nailing requirements for standard connections listed specifically shown or noted otherwise
ITEM NO. OR G/O OF NAILS SIZE OF NAIL BOX OR COMMON
Joint
toe nail to plates, sill or girder 3 8d
To parallel alternate joints 3 16d
At laps overbearing, face nail 3 16d
Studs
End nail to plates 2 16d
Or toe nail 2 each side 4 8d
Top Plates
Spike together 16" o/c 2 16d
Laps at intersections, face nail 16d
Blocking
to plate 2 16d
to toe nail 4 8d
to joist each side 2 16d
or toenail 4 8d
Endgirding
to nail to joist, each end 2 8d
2' x ... Laminated beams
Lutels spike together 16" o/c 16d
Double Joists or Headers
Spike together, along each edge 16" o/c 16d
Plywood Sheathing and Sub-Floor
Nailing at edges of each sheet 3/8" thick 6" o/c max. 8d
Nailing at edges of each sheet 1/2" & 5/8" thick 6" o/c max. 10d
At interior of each sheet space nails 10" o/c for 3/8" and 1/2" thick plywood
B. Sheathing shall be nailed as follows, except where shown otherwise:
1. Roof sheathing: 8d common at 6" o/c at all supported edges and at 12" o/c at interior supports.
2. Floor sheathing: 8d common at 6" o/c at all supported edges and at 10" o/c at interior supports.
3. Nail wood sheathing direct to framing: 10d common at 6" o/c all panel edges and at 10" o/c at all interior studs.
C. All manufactured connection hardware designated on drawings shall be nailed in strict conformance to manufacturer's instructions.
D. All steel connection assembly details on drawings shall be fabricated from ASTM A36 steel in conformance with applicable requirements of AISC 'Specification for the design Fabrication and Erection of Structural Steel for Building'. Welding shall conform to AWS D1.1-86.
E. Install lag screws in drilled lead holes with a diameter equal to 3/4 of the shank diameter (lag screws shall not be hammered in). Wax or soap lag screws. Provide washers under heads bearing on wood. Holes shall be properly aligned.
F. Bolt holes shall be drilled 1/16" larger than bolt diameter. Provide washers under all bolt heads and nuts bearing on wood. Holes shall be properly aligned.
G. In no case shall misalignment be allowed which prevents proper bearing or alignment of members. Oversize holes shall not be allowed. Bolts shall be ASTM A307 bolts. Nuts shall be tightened snug.

3. INSTALLATIONS:

- A. All stud walls shown on drawings shall have studs placed at 16" o/c, except where shown otherwise.
B. Top plates shall be doubled on all stud walls.
C. Girders under headers shall be continuous to sole plate.
D. Block all stud walls as required for sheathing.
E. Beams, girders, and joists supporting bearing walls or other concentrated loads, shall not be notched unless specified. Joists, except as above, may be notched no deeper than 1/6 the depth provided such notch is located within 1/3 span from face of support. Saw cuts for notches shall not occur over depth of notch. Holes in joists, beams and girders shall not be larger in diameter than 1/3 the depth of member and shall be located within center half of the span. All holes shall be centered with depth of member with a minimum of 2" lumber remaining above and below drill holes. Holes and notches in studs shall be located within 1/3 of height from either top or bottom, but no closer than 6" from plates. Holes and notches in studs shall not exceed 1/4 of the stud width. Holes bored through studs may not exceed 40% of stud width and be no closer than 5/8" to edge of stud.
F. Joists, rafter, and decking shall not be cut and headed or displaced to provide for openings in roofs or floors, except as detailed on drawings.
G. Install all horizontal members with crown up. All beam and joist intersections to receive galvanized joist / beam hangers.
H. All members in bearing shall be accurately cut and aligned so that full bearing is provided without use of shims. Bearing posts shall have full blocking or support under.
I. All rafters shall be notched for full bearing at all supports unless otherwise specified.
J. All joists shall have a minimum of 2" bearing at supports unless otherwise specified.
K. All wood wall sheathing shall be applied as follows: center vertical joints over studs, Nail top of panels to double top plate, and nail bottom of panels to anchored sill plate. Apply gypsum board so that end joints of adjacent courses do not occur over the same stud.
L. Plywood sub-floor and roof sheathing: Install with face grain at right angles to supports, continuous over two or more spans. Allow minimum space 1/16" between end joints and 1/8" at edge joints for expansion and contraction of panels. Plywood decking shall also be continuously glued and nailed to all joists, rafters or trusses.

FINISHES:

- A. Provide 5/8" type 'X' wall board at fire-resistance assemblies where indicated. Full compliance with products and installation of wallboard per the fire-rated assembly test indicated must be provided, as noted. Note: Type 'X' is a generic term. See referenced tests for actual wall board specifications to be provided.
B. Per 2015 IRC Section R302.9.1 Flame spread index: Wall and ceiling finishes shall have a flame spread index of not greater than 200. Exception: Flame spread index requirements for finishes shall not apply to trim defined as picture rails, chair rails, baseboards and handrails: to doors and windows or their frames: or to materials that are less than 1/28 inch in thickness cemented to the surface of walls or ceilings if these materials exhibit a flame spread index values not greater than those of paper of the thickness cemented to a non combustible backing.
C. Per IRC Section 302.9.2 Smoke-developed index: Wall and ceiling finishes shall have a smoke-developed index of not greater than 450

THERMAL & MOISTURE PROTECTION:

- 1. The following specification shall govern with modifications as specified herein: American Society of Heating, Refrigerating and Air Conditioning Engineers (ASHRAE) Handbook of Fundamentals.
2. Install flashing and metal in compliance with Architectural Sheet Metal Manual by SWANNA.
3. Aluminum flashing shall conform to ASTM B 209
4. Provide and install flashing at all roof to wall conditions, projections of wood beams through exterior walls, exterior openings, and elsewhere as required to provide watertight weatherproof performance as specified in Section R203 & R903 of the IRC.
5. Roofing shall be installed according to manufacturer's printed instructions and shall include all accessories required for a complete installation.
6. Roofing linings shall be installed in accordance with manufacturer's installation instructions before applying shingles.
A. Open Valleys: metal linings shall be at least 24" wide of approved corrosion resistant metals of Table R905.2.8.2 of the IRC. 2-ply of mineral surface rolled roofing complying with ASTM D249. Bottom layer 18" and top layer 36" wide.
B. Closed Valleys: 1-ply smooth-roll roofing complying with ASTM D224 Type II or III 36" (min.) wide.
7. Shingles shall be fastened according to manufacturer's printed instructions. Provide one layer of 1 1/2 lb. (min.) building felt under shingles unless otherwise specified. Ice and water shield shall be installed beneath shingles extending from eaves edge to a point at least 24" inside the exterior wall line of the structure.
8. Enclosed attic spaces and roof rafters shall have cross ventilation for each separate space by ventilating openings protected against the entrance of rain. The net free ventilating area shall 1/150 of the area of the vented space unless otherwise noted. Provide continuous gable vents and soffit vents in plan, installed to manufacturer's printed instructions.
9. Provide and install ceiling and exterior wall insulation with draft facing per plan.
10. In all framed walls floors and roof ceilings comprising elements of the building thermal envelope a vapor retarder shall be installed on the warm winter side of the insulation.
11. All locations indicated on drawings unless otherwise noted and wherever air, water, or dust may infiltrate between construction members shall be caulked. Set exterior edges of all exterior thresholds in caulking to provide weather tight seal.
12. Provide seamless kick starters and downspouts connected to storm sewer system or non-erosive splash pads at grade. Include all accessories required for a complete installation.
13. The design, materials, construction and qualities of roof assemblies shall be in compliance with the provisions set forth in IRC Chapter 9 and with applicable manufacturers specifications.
14. The wall area above built-in tubs with installed shower heads and in shower compartments shall be constructed of smooth, noncorrosive and non-absorbent waterproof materials to a height of not less than 6 feet above the room floor level and not less than 70 inches where measured from the compartment floor at the drain. Such walls shall form a water-tight joint with each other and with either the tub, receptor or shower floor.
15. R203.5 A water, soil, or waste pipe shall not be installed outside of the building, in exterior walls, in attics or crawl spaces or in any other place subject to freezing temperatures unless adequate provision is made to protect it from freezing by insulation, heat, or both.
16. Insulation materials including facings such as vapor retarders or vapor permeable membranes installed within floor-ceiling assemblies, roof-ceiling assemblies, wall assemblies, crawl/basement spaces and attics shall have a flame spread index not to exceed 25 with an accompanying smoke developed index not to exceed 450 when tested in accordance with ASTM E 84. When installed in concealed spaces (ie. drywall covered framing cavity) the flame spread and smoke developed index limitations do not apply to the facings.

MECHANICAL:

- 1. Contractor shall provide all labor, materials, and equipment necessary to install plumbing, related fixtures, ventilation of, roof and floor drains, heating and air conditioning. All work shall comply with applicable Federal state and local codes and ordinances. Subcontractors shall coordinate work with all other trades. Terminal hook-up of all fixtures and tap in to all utilities is required. Contractor shall install and check all pressure reducing valves, pop off valves and other safety devices prior to operations of system.
2. R403.6 mechanical ventilation (mandatory). The building shall be provided with ventilation that meets the requirements of the international residential code or international mechanical code, 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.
3. All bathrooms, water closet compartments, or similar rooms without natural ventilation shall be provided with mechanical ventilation in conformity with section R303.3 of the IRC. The minimum ventilation rate shall be 50 cfm for intermittent ventilation or 20 cfm for continuous ventilation. Ventilation air from the space shall be exhausted directly to the outside.
4. All equipment and appliances shall be installed in accordance with the IRC Chapter 13 and manufacturers installation instructions. Instructions shall be made available to the code enforcement official.
5. Vented gas fireplace (decorative) shall be listed, labeled, and installed in accordance with ANSI Z21.50, IRC Chapter 24 and the manufacturer's instructions. Instructions shall be available on site for building inspection. Appliance shall be equipped with a flame safeguard device in accordance with Section G2432.2 of the IRC.
6. Automatic garage door openers shall be listed in accordance with UL325.
7. Clothes dryers shall be exhausted in accordance with the manufacturer's instructions and comply with the requirements of IRC G2439.

ELECTRICAL:

- 1. Contractor shall provide and install all labor, materials, and equipment necessary to install wiring, related fixtures, electric heat elements, and control. All work shall comply with National Electrical Code and the Provisions of Part VIII of the IRC. Subcontractor shall coordinate work with all other trades. Terminal hookup is required of all fixtures and appliances, motors, fans, and controls.
2. Electrical system layouts, if included in construction documents, are generally diagrammatic, locations of outlets and equipment is approximate. Exact routing of wiring, locations of outlets shall be governed by structural conditions and obstructions. Wiring for equipment requiring maintenance and inspection shall be readily accessible.

STRUCTURAL LOADING DESIGN CRITERIA:

Table with 3 columns: Live Load Location, Live, Dead, Limit. Rows include 1st Floor, 2nd Floor (sleeping), 2nd Floor (non-sleeping), Attic (no storage), Attic (light storage), Roof (unfinished clg.), Roof (finished clg.), Decks.

REFERENCED STANDARDS ORGANIZATIONS:

A.C.I. American Concrete Institute
2240 W. 7 Mile Rd., Box 19150, Redford Station Detroit, MI 48219. Phone: (313) 532-2600
A.I.T.C. American Institute for Timber Construction
333 W. Hampden Ave., Englewood, CO 80110 Phone: (303) 761-3212.

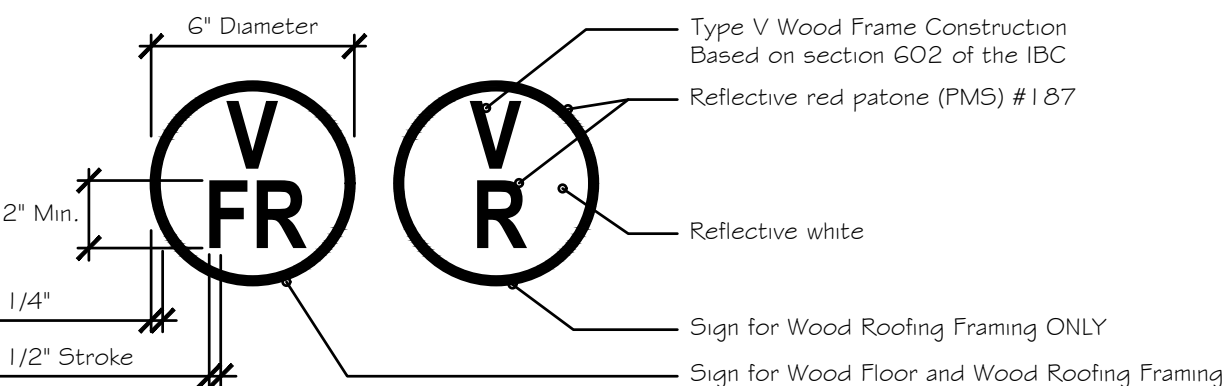
A.S.T.M. American Society for Testing and Materials
1916 Race St., Philadelphia, PA 19103 Phone: (215) 299-5400.

D.O.C. United States Department of Commerce
National Institute of Standards Technology
Gaithersburg, MD 20899

*Roof live loads based on 40 psf ground snow load w/ reduction factors per ASCE 7 for sloped roofs.
Assumed Safe Soil Bearing: ... 2000 psf at min.
42 inches below finished grade.
*Value may be increased if site specific soil classification or load bearing test data is available.

TRUSS IDENTIFICATION SIGN:

- Identification of floor and roof truss construction shall be provided by sign or symbol and shall be affixed to the exterior wall of the residential structure in compliance with 19 NYCRR PART 1265. Residential Structures with Truss Type Construction, Pre-Engineered Wood Construction and/or Timber Construction.



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REVISIONS:

Table with 4 columns: NO., DATE, BY, DESCRIPTION. Multiple empty rows for revisions.

PROJECT:

NEMANI RENOVATION
32 LANDSDOWNE LANE
PITTSFORD, NY

CLIENT:

AJAI & JYOTI NEMANI

DRAWING TITLE:

MATERIAL # GUIDE SPECIFICATIONS

PHASE:

CONSTRUCTION DOCUMENTS

JOB NO.:

A19-080

PROJECT NO.:

RENOVATION

DRAWN BY:

JTL

DRAWING NO.:

T2.0

CHECKED BY:

JRF

DATE:

9-9-2019



James Fahy Design
2024 W. Hennetta Rd, Suite 3K
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e-mail: info@jamesfahy.com
website: www.jamesfahy.com

BID DOCUMENTS

RESIDENTIAL ENERGY EFFICIENCY

2015 INTERNATIONAL ENERGY CONSERVATION CODE®
2016 Supplement to The New York State Energy Conservation Construction Code

R401.3 Certificate (Mandatory). A permanent certificate shall be completed by the builder or registered design professional and posted on a wall in the space where the furnace is located, a utility room or an approved location inside the building. Where located on an electrical panel, the certificate shall not cover or obstruct the visibility of the circuit directory label, service disconnect label or other required labels. The certificate shall list predominant R-values of insulation installed in or on ceiling/floor, walls, foundation (slab, basement wall, crawlspace wall and floor) and ducts outside conditioned spaces. U-factors for fenestration and the solar heat gain coefficient (SHGC) of fenestration, and the results from any required duct system and building envelope air leakage testing done on the building. Where there is more than one value for each component, the certificate shall list the value covering the largest area. The certificate shall list the types and efficiencies of heating, cooling and service water heating equipment. Where a gas-fired inverted room electric heater is heater, electric furnace or baseboard installed in the residence, the certificate shall list "gas-fired inverted room heater," "electric furnace" or "baseboard electric heater," as appropriate. An efficiency shall not be listed for gas-fired inverted room heaters, electric furnaces or electric baseboard heaters.

SECTION R402 BUILDING THERMAL ENVELOPE

R402.1 General (Prescriptive).
 *7. Amendments to Section R402.1 (General (Prescriptive)).
 Section R402.1 of the 2015 IECC Residential Provisions shall be deemed to be amended to read as follows:

R402.1 General (Prescriptive). The building thermal envelope shall meet the requirements of Sections R402.1.1 through R402.1.5.

Exception: The following low-energy buildings, or portions thereof, separated from the remainder of the building by building thermal envelope assemblies complying with this certificate shall be exempt from the building thermal envelope provisions of Sections R402.1.1 through R402.1.5:

- Those with a peak design rate of energy usage less than 3.4 Btu/h (10.7 W/m²) or 1.0 w.e./ft² (10.7 W/m²) of floor area for space-conditioning purposes.
- Those that do not contain conditioned space.

R402.1.1 Vapor retarder.
 *8. Amendments to Section R402.1.1 (Vapor retarder).
 Section R402.1.1 of the 2015 IECC Residential Provisions shall be deemed to be amended to read as follows:

R402.1.1 Vapor retarder. Wall assemblies in the building thermal envelope shall comply with the vapor retarder requirements of Section R702.7 of the 2015 International Residential Code (as amended), Section 1405.3 of the 2015 International Building Code (as amended), or the *New York City Construction Codes*, as applicable.

R402.1.2 Insulation and fenestration criteria. The building thermal envelope shall meet the requirements of Table R402.1.2, based on the climate zone specified in Chapter 3.

R402.1.3 R-value computation. Insulation material used in layers, such as framing cavity insulation, or continuous insulation, shall be summed to compute the corresponding component R-value. The manufacturer's settled R-value shall be used for blown insulation. Computed R-values shall not include an R-value for other building materials or air films. Where insulated siding is used for the purpose of complying with the continuous insulation requirements of Table R402.1.2, the manufacturer's labeled R-value for insulated siding shall be reduced by R-0.6.

R402.1.4 U-factor alternative. An assembly with a U-factor equal to or less than that specified in Table R402.1.4 shall be permitted as an alternative to the R-value in Table R402.1.2.

R402.1.5 Total UA alternative. If the total building thermal envelope UA (sum of U-factor times assembly area) is less than or equal to the total UA resulting from using the U-factors in Table R402.1.4 (multiplied by the same assembly area as in the proposed building), the building shall be considered in compliance with Table R402.1.2. The UA calculation shall be done using a method consistent with the ASHRAE Handbook of Fundamentals and shall include the thermal bridging effects of framing materials. The SHGC requirements shall be met in addition to a UA compliance.

R402.2 Specific insulation requirements (Prescriptive). In addition to the requirements of Section R402.1, insulation shall meet the specific requirements of Sections R402.2.1 through R402.2.13.

R402.2.1 Ceilings with attic spaces. Where Section R402.1.2 would require R-38 insulation in the ceiling, installing R-30 and 100 percent of the ceiling area requiring insulation shall be deemed to satisfy the requirement for R-38 wherever the full height of uncompressed R-30 insulation extends over the wall top plate at the eaves. Similarly, where Section R402.1.2 would require R-49 insulation in the ceiling, installing R-38 over 100 percent of the ceiling area requiring insulation shall be deemed to satisfy the requirement for R-49 insulation wherever the full height of uncompressed R-38 insulation extends over the wall top plate at the eaves. This reduction shall not apply to the U-factor alternative approach in Section R402.1.4 and the total UA alternative in Section R402.1.5.

R402.2.2 Ceilings without attic spaces. Where Section R402.1.2 would require insulation levels above R-30 and the design of the roof/ceiling assembly does not allow sufficient space for the required insulation, the minimum required insulation for such roof/ceiling assemblies shall be R-30. This reduction of insulation from the requirements of Section R402.1.2 shall be limited to 500 square feet (46 m²) or 20 percent of the total insulated ceiling area, whichever is less. This reduction shall not apply to the U-factor alternative approach in Section R402.1.4 and the total UA alternative in Section R402.1.5.

R402.2.3 Eave baffle. For air-permeable insulations in vented attics, a baffle shall be installed adjacent to soffit and eave vents. Baffles shall maintain an opening equal to or greater than the size of the vent. The baffle shall extend over the top of the attic insulation. The baffle shall be permitted to be any solid material.

R402.2.4 Access hatches and doors. Access doors from conditioned spaces to unconditioned spaces such as attics and crawl spaces shall be weatherstripped and insulated to a level equivalent to the insulation on the surrounding sur-faces. Access shall be provided to all equipment that pre-vents damaging or compressing the insulation. A wood-framed or equivalent baffle or retainer is required to be provided when loose-fill insulation is installed, the purpose of which is to prevent the loose-fill insulation from spilling into the living space when the attic access is opened, and to provide a permanent means of maintaining the installed R-value of the loose-fill insulation.

Exception: Vertical doors that provide access from con-ditioned to unconditioned spaces shall be permitted to meet the fenestration requirements of Table R402.1.2 based on the applicable climate zone specified in Chapter 3.

R402.2.5 Mass walls. Mass walls for the purposes of this chapter shall be considered above-grade walls of concrete block, concrete, insulated concrete form (ICF), masonry cavity, brick (other than brick veneer), earth (adobe, com-pressed earth block, rammed earth) and solid timbers/logs, or any other walls having a heat capacity greater than or equal to 6 Btu/R² × ft³ (123 kJ/m² × K).

R402.2.6 Steel-frame ceilings, walls and floors. Steel-frame ceilings, walls, and floors shall meet the insulation requirements of Table R402.2.6 or shall meet the U-factor requirements of Table R402.1.4. The calculation of the U-factor for a steel-frame envelope assembly shall use a series-parallel path calculation method.

R402.2.7 Walls with partial structural sheathing. Where Section R402.1.2 would require continuous insulation on the exterior walls and structural sheathing covers 40 percent or less of the gross area of all exterior walls, the continuous insulation R-value shall be permitted to be reduced by an amount necessary to result in a consistent total sheathing thickness, but not more than R-3, on areas of the walls covered by structural sheathing. This reduction shall not apply to the U-factor alternative approach in Section R402.1.4 and the total UA alternative in Section R402.1.5.

R402.2.8 Floors. Floor framing-cavity insulation shall be installed to maintain permanent contact with the underside of the subfloor decking. Exception: The floor framing-cavity insulation shall be permitted to be in contact with the topside of sheathing or continuous insulation installed on the bottom side of floor framing where combined with insulation that meets or exceeds the minimum wood frame wall R-value in Table R402.1.2 and that extends from the bottom to the top of all perimeter floor framing members.

R402.2.9 Basement walls. Walls associated with conditioned basements shall be insulated from the top of the basement wall down to 10 feet (3048 mm) below grade, or to the basement floor, whichever is less. Walls associated with unconditioned basements shall meet this requirement unless the floor overhead is insulated in accordance with Sections R402.1.2 and R402.2.8.

R402.2.10 Slab-on-grade floors. Slab-on-grade floors with a floor surface less than 12 inches (305 mm) below grade shall be insulated in accordance with Table R402.1.2. The insulation shall extend downward from the top of the slab on the outside or inside of the foundation wall. Insulation located below grade shall be extended the distance provided in Table R402.1.2 by any combination of vertical insulation, insulation extending under the slab or insulation extending out from the building. Insulation extending away from the building shall be protected by pavement or by not less than 10 inches (254 mm) of soil. The top edge of the insulation installed between the exterior wall and the edge of the interior slab shall be permitted to be cut at a 45-degree (0.79 rad) angle away from the exterior wall. Slab-edge insulation is not required in jurisdictions designated by the code official as having a very heavy termite infestation.

R402.2.11 Crawl Space Walls
 *9. Amendments to Section R402.2.11 (Crawl space walls).
 Section R402.2.11 of the 2015 IECC Residential Provisions shall be deemed to be amended to read as follows:

R402.2.11 Crawl space walls. As an alternative to insulating floors over crawl spaces, crawl space walls shall be permitted to be insulated when the crawl space is not vented to the outside. Crawl space wall insulation shall be permanently fastened to the wall and extend downward from the floor to the finished grade level and then vertically and/or horizontally for at least an additional 24 inches (610 mm). Exposed earth in unvented crawl space foundations shall be covered with a continuous Class I vapor retarder in accordance with the 2015 International Building Code (as amended), or the *New York City Construction Codes*, as applicable. *All joints of the vapor retarder shall overlap by 6 inches (153 mm) and be sealed or taped. The edges of the vapor retarder shall extend at least 6 inches (153 mm) up the stem wall and be attached to the stem wall.*

R402.2.12 Masonry veneer. Insulation shall not be required on the horizontal portion of the foundation that supports a masonry veneer.
R402.2.13 Sunroom insulation. Sunrooms enclosing con-ditioned space shall meet the insulation requirements of this code.

Exception: For sunrooms with thermal isolation, and enclosing conditioned space, the following exceptions to the insulation requirements of this code shall apply:

- The minimum ceiling insulation R-values shall be R-19 in Climate Zones 1 through 4 and R-24 in Climate Zones 5 through 8.
- The minimum wall R-value shall be R-13 in all cli-mate zones. Walls separating a sunroom with a thermal isolation from conditioned space shall meet the building thermal envelope requirements of this code.

requirements of Section R402, fenestration shall comply with Sections R402.3.1 through R402.3.6.

R402.3.1 U-factor. An area-weighted average of fenestration products shall be permitted to satisfy the U-factor requirements. R402.3.2 Glazed fenestration SHGC. An area-weighted average of fenestration products more than 50-percent glazed shall be permitted to satisfy the SHGC requirements.

Dynamic glazing shall be permitted to satisfy the SHGC requirements of Table R402.1.2 provided the ratio of the higher to lower labeled SHGC is greater than or equal to 2.4, and the dynamic glazing is automatically controlled to mod-ulate the amount of solar gain into the space in multiple steps. Dynamic glazing shall be considered separately from other fenestration, and area-weighted averaging with other fenestration that is not dynamic glazing is not permit.

Exception: Dynamic glazing is not required to comply with this section when both the lower and higher labeled SHGC already comply with the requirements of Table R402.1.1.

R402.3.2 Glazed fenestration exemption. Up to 10.5 square feet (1.4 m²) of glazed fenestration per dwelling unit shall be permitted to be exempt from U-factor and SHGC requirements in Section R402.1.2. This exemption shall not apply to the U-factor alternative approach in Section R402.1.4 and the Total UA alternative in Section R402.1.5.

R402.3.4 Opaque door exemption. One side-hinged opaque door assembly up to 24 square feet (2.22 m²) in area is exempted from the U-factor requirement in Section R402.1.4. This exemption shall not apply to the U-factor alternative approach in Section R402.1.4 and the total UA Alternative in Section R402.1.5.

R402.3.5 Sunroom fenestration. Sunrooms enclosing conditioned space shall meet the fenestration requirements of this code.

Exception: For sunrooms with thermal isolation and enclosing conditioned space in Climate Zones 2 through 8, the maximum fenestration U-factor shall be 0.45 and the maximum skylight U-factor shall be 0.70.

New fenestration separating the sunroom with thermal isolation from conditioned space shall meet the building thermal envelope requirements of this code.

R402.4 Air Leakage (Mandatory)

*10. Amendments to Section R402.4 (Air leakage (Mandatory)).
 Section R402.4 of the 2015 IECC Residential Provisions shall be deemed to be amended to read as follows:

R402.4 Air leakage (Mandatory). The building thermal envelope shall be tested and verified in accordance with the requirements of Sections R402.4.1 through R402.4.6.

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 mate-rials shall allow for differential expansion and contraction.

R402.4.1.1 Installation. The components of the building thermal envelope as listed in Table R402.4.1.1 shall be installed in accordance with the manufacturing instructions and the criteria listed in Table R402.4.1.1, applicable to the method of construction. Where required by the code official, an approved third party shall inspect all components and verify compliance.

R402.4.1.2 Testing.
 *11. Amendments to Section R402.4.1.2 (Testing).
 Section R402.4.1.2 of the 2015 IECC Residential Provisions shall be deemed to be amended to read as follows:

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 ASTM E 779 or ASTM E 1827 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, fireplace and stove doors shall be closed, but not sealed, beyond the intended weather-stripping 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 the test, shall be turned off.
- Supply and return registers, if installed at the time of the test, shall be fully open.

Where required by the code official, testing shall be conducted by an approved third party. A written report of the results of the test shall be prepared and signed by the party conducting the test and provided to the code official. The written report shall include:

- the name and place of business of the party conducting the test;
- the address of the building which was tested; the conditioned floor area of dwelling, calculated in accordance with ANSI Z65, except that conditioned floor area shall include areas where the ceiling height is less than 5 feet (1524 mm);
- measurement of the air volume lost at an internal pressurization of 0.2 inches w.g. (50 Pascals);
- the date(s) of the test;
- a certification by the party conducting the test of the accuracy of the test results; and
- the signature of the party conducting the test.

*12. Addition of new Section R402.4.1.3 (Optional testing procedure for buildings with two or more dwelling units within the building thermal envelope) and new Section R402.4.1.3.1 (Buildings with seven or more dwelling units).

Section R402.4.1 of the 2015 IECC Residential Provisions shall be deemed to be amended by the addition of a new Section R402.4.1.3 and a new Section R402.4.1.3.1, to read as follows:

R402.4.1.3 Optional testing procedure for buildings with two or more dwelling units within the building thermal envelope. Where two or more dwelling units are located within the building thermal envelope of a building, the testing procedure specified in this Section R402.4.1.3 shall be permitted as an alternative to compliance with Section R402.4.1.2.

Exceptions:

- Direct vent appliances with both intake and exhaust pipes installed continuous to the outside.
- Fireplaces and stoves complying with Section R402.4.2 and Section R1006 of the International Residential Code.

In this Section R402.4.1.3, each dwelling unit and each other conditioned occupied space located within the building thermal envelope of the building shall be referred to as a "testing unit," and the "enclosure surface area" within a testing unit shall be equal to the sum of the areas of (i) each exterior wall in such testing unit, (ii) each interior wall in such testing unit that abuts other testing unit(s), (iii) each ceiling in such testing unit that abuts other testing unit(s) or abuts unconditioned space, and (iv) each floor in such testing unit that abuts other testing unit(s) or abuts unconditioned space.

Each testing unit shall be tested and verified as having an air leakage rate not exceeding 0.3 cubic feet per minute per square foot of enclosure surface area within the testing area. Testing shall be conducted with a blower door at a pressure of 0.2 inches w.g. (50 Pascals), and shall be conducted in accordance with ASTM E779. Testing shall be performed at any time after creation of all penetrations of the building thermal envelope. During testing:

- Exterior windows and doors, fireplace and stove doors shall be closed, but not sealed, beyond the intended weather-stripping 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 the test, shall be turned off.
- Supply and return registers, if installed at the time of the test, shall be fully open.

Where required by the code official, testing shall be conducted by an approved third party.

A written report of the results of the test shall be prepared and signed by the party conducting the test and provided to the code official. The written report shall include:

- the name and place of business of the party conducting the test;
- the address of the building which was tested; the conditioned floor area of dwelling, calculated in accordance with ANSI Z65-1996, except that conditioned floor area shall include areas where the ceiling height is less than 5 feet (1524 mm);
- measurements of the air leakage rate of each testing unit;
- the date(s) of the test;
- a certification by the party conducting the test of the accuracy of the test results; and
- the signature of the party conducting the test.

R402.4.1.3.1 Buildings with more than seven dwelling units. When the optional testing procedure authorized by Section R402.4.1.3 is used for a building with more than seven dwelling units, testing each testing unit shall not be required, and testing of sample testing units selected in accordance with the provisions set forth below in this Section 402.4.1.3.1 shall be permitted, when approved by the code official.

1. Testing units shall be grouped into sample sets of not more than seven testing units and common rooms in each sample set. Each sample set shall contain testing units that are representative of all dwelling unit types and all other conditioned occupied spaces.

2. If all testing units in the first sample set tested are verified as having an air leakage rate not exceeding 0.3 cubic feet per minute per square foot of enclosure surface area within the testing area, remaining sample sets shall be permitted to be tested at the rate of one testing unit per sample set.

3. If any testing unit tested in accordance with paragraph 2 above is not verified as having an air leakage rate not exceeding 0.3 cubic feet per minute per square foot of enclosure surface area within the testing area, two additional testing units in the sample set shall be tested.

4. If any testing unit tested in accordance with paragraph 3 above is not verified as having an air leakage rate not exceeding 0.3 cubic feet per minute per square foot of enclosure surface area within the testing area, all testing units in the sample set shall be tested, and all testing units in the subsequent sample set, if any, shall be tested.

5. If all testing units in the sample set tested in accordance with paragraph 4 above are verified as having an air leakage rate not exceeding 0.3 cubic feet per minute per square foot of enclosure surface area within the testing area, subsequent sample sets shall be permitted to be tested in accordance with paragraph 2 above, where approved by the code official.

R402.4.2 Fireplaces.
 *13. Amendments to Section R402.4.2 (Fireplaces).
 Section R402.4.2 of the 2015 IECC Residential Provisions shall be deemed to be amended to read as follows:

R402.4.2 Fireplaces. New wood-burning fireplaces that are designed to allow an open burn and new wood-burning fireplaces that are designed to allow an open burn shall have tight-fitting flue dampers or tight-fitting doors. Tight-fitting doors used on a factory-built fireplace listed and labeled in accordance with UL 127 or on a factory-built fireplace unit listed and labeled in accordance with UL 127 shall be tested and listed for such fireplace or fireplace unit. Tight-fitting doors used on a masonry fireplace shall be listed and labeled in accordance with UL 907.

New wood-burning fireplaces that are designed to allow an open burn and new wood-burning fireplace units that are designed to allow an open burn shall be provided with a source of outdoor combustion air as required by the fireplace construction provisions of the 2015 International Building Code (as amended), the 2015 International Residential Code (as amended) or the *New York City Construction Codes*, as applicable.

R402.4.3 Fenestration air leakage. Windows, skylights and sliding glass doors shall have an air infiltration rate of no more than 0.3 cm³ per square foot (1.5 L/s/m²), and swinging doors no more than 0.5 cm³ per square foot (2.6 L/s/m²), when tested according to NFRC 400 or AAMA WDMA/ACA 1011.8.2/A440 by an accredited, independent laboratory and listed and labeled by the manufacturer.

R402.4.4 Rooms: Site-built windows, skylights and doors. **Exception:** Rooms containing fuel-burning appliances. In Climate Zones 3 through 8, where open combustion air ducts provide combustion air to open combustion fuel burning appliances, the appliances and combustion air opening shall be located outside the building thermal envelope or enclosed in a room, isolated from inside the thermal envelope. Such rooms shall be sealed and insulated in accordance with the insulation requirements of Table R402.1.2, as well as the walls, floors and ceilings shall meet not less than the basement wall R-value requirement. The door into the room shall be fully gasketed and any water lines and ducts in the room insulated in accordance with Section R403. The combustion air duct shall be insu-lated where it passes through conditioned space to a mini-mm-of-R-8.

Exceptions:

- Direct vent appliances with both intake and exhaust pipes installed continuous to the outside.
- Fireplaces and stoves complying with Section R402.4.2 and Section R1006 of the International Residential Code.

R403.2.5 Recessed lighting. Recessed luminaires installed in the building thermal envelope shall be sealed to limit air leakage between conditioned and unconditioned spaces. All recessed luminaires shall be IC-rated and labeled as having an air leakage rate not more than 2.0 cfm (0.044 L/s) when tested in accordance with ASTM E 283 at a 1.57 psf (75 Pa) pressure differential. All recessed luminaires shall be sealed with a gasket or caulk between the housing and the interior wall or ceiling covering.

R403.2.6 Maximum fenestration U-factor and SHGC (Mandatory). The area-weighted average maximum fenestration U-factor permitted using tradeoffs from Section R402.1.5 or R405 shall be 0.48 in Climate Zones 4 and 5 and 0.40 in Climate Zones 6 through 8 for vertical fenestration, and 0.75 in Climate Zones 4 through 8 for skylights. The area-weighted average maximum fenestration SHGC permitted using trade-offs from Section R405 in Climate Zones 1 through 3 shall be 0.50.

*14. Addition of new Section 402.4.6 (Tenant separation walls (Mandatory)).
 Section C402.4 of the 2015 IECC Residential Provisions shall be deemed to be amended by the addition of a new section C402.4.6, to read as follows:

R402.4.6 Tenant separation walls (Mandatory). Fire separations between dwelling units in two-family dwellings and multiple single-family dwellings (townhouses) shall be insulated to no less than R-10 and the walls shall be air sealed in accordance with Section R402.4 of this chapter.

SECTION R403 SYSTEMS

R403.1 Controls (Mandatory). At least one thermostat shall be provided for each separate heating and cooling system.

R403.1.1 Programmable thermostat. The thermostat controlling the primary heating or cooling system of the dwelling unit 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 include the capability to set back or temporarily operate the system to maintain zone tempera-tures down to 55°F (13°C) or up to 85°F (29°C). The ther-mo-stat shall initially be programmed by the manufacturer with a heating temperature set point no higher than 70°F (21°C) and a cooling temperature set point no lower than 78°F (26°C).

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.

R403.2 Hot water boiler outdoor temperature setback. Hot water boilers that supply heat to the building through one- or two-pipe heating systems shall have an outdoor reset back control that lowers the boiler water temperature based on the outdoor temperature.

R403.3 Ducts. Ducts and air handlers shall be in accordance with Sections R403.3.1 through R403.3.5.

R403.3.1 Insulation (Prescriptive). Supply and return ducts in attics shall be insulated to a minimum of R-8 where 3 inches (76 mm) in diameter and greater and R-6 where less than 3 inches (76 mm) in diameter. Supply and return ducts in other portions of the building shall be insulated to a minimum of R-6 where 3 inches (76 mm) in diameter or greater and R-4.2 where less than 3 inches (76 mm) in diameter.

Exception: Ducts or portions thereof located completely inside the building thermal envelope.

R403.3.2 Sealing (Mandatory).
 *15. Amendments to Section R403.3.2 (Sealing (Mandatory)).
 Section R403.3.2 of the 2015 IECC Residential Provisions shall be deemed to be amended to read as follows:

R403.3.2 Sealing (Mandatory). Ducts, air handlers and filter boxes shall be sealed. Joints and seams shall comply with the 2015 International Mechanical Code (as amended), the 2015 International Residential Code (as amended), or the New York City Construction Codes, as applicable.

R403.3.3 Air Barrier (Mandatory). Ducts, air handlers and filter boxes shall be sealed. Joints and seams shall comply with the 2015 International Mechanical Code (as amended), the 2015 International Residential Code (as amended), or the New York City Construction Codes, as applicable.

R403.3.4 Heat trace systems. Electric heat trace systems shall comply with IEEE 515.1 or UL 515. Con-trols for such systems shall automatically adjust the energy input to the heat tracing to maintain the desired water temperature in the piping in accordance with the times when heated water is used in the occupancy.

R403.3.5 Demand recirculation systems. A water distribution system having one or more recirculation pumps that pump water from a heated water supply pipe back to the heated water source through a cold water supply pipe shall be a demand recirculation water system. Pumps shall have controls that comply with both of the following:

- The control shall start the pump upon receiving a signal from the action of a user of a fixture or appli-ance, sensing the presence of a user of a fixture or sensing the flow of hot or tempered water to a fix-ture, fitting or appliance.
- The control shall limit the temperature of the water entering the cold water piping to 104°F (40°C).

Exception: Where more than 60 percent of the energy used for heating an outdoor heated pool or outdoor heated permanent spa is from site-recovered energy or solar energy source, covers or other vapor-retardant means shall not be required.

R403.3.6 Demand recirculation systems. A water distribution system having one or more recirculation pumps that pump water from a heated water supply pipe back to the heated water source through a cold water supply pipe shall be a demand recirculation water system. Pumps shall have controls that comply with both of the following:

- The control shall start the pump upon receiving a signal from the action of a user of a fixture or appli-ance, sensing the presence of a user of a fixture or sensing the flow of hot or tempered water to a fix-ture, fitting or appliance.
- The control shall limit the temperature of the water entering the cold water piping to 104°F (40°C).

Exception: Where more than 60 percent of the energy used for heating an outdoor heated pool or outdoor heated permanent spa is from site-recovered energy or solar energy source, covers or other vapor-retardant means shall not be required.

R403.3.7 Demand recirculation systems. A water distribution system having one or more recirculation pumps that pump water from a heated water supply pipe back to the heated water source through a cold water supply pipe shall be a demand recirculation water system. Pumps shall have controls that comply with both of the following:

- The control shall start the pump upon receiving a signal from the action of a user of a fixture or appli-ance, sensing the presence of a user of a fixture or sensing the flow of hot or tempered water to a fix-ture, fitting or appliance.
- The control shall limit the temperature of the water entering the cold water piping to 104°F (40°C).

Exception: Where more than 60 percent of the energy used for heating an outdoor heated pool or outdoor heated permanent spa is from site-recovered energy or solar energy source, covers or other vapor-retardant means shall not be required.

R403.3.8 Demand recirculation systems. A water distribution system having one or more recirculation pumps that pump water from a heated water supply pipe back to the heated water source through a cold water supply pipe shall be a demand recirculation water system. Pumps shall have controls that comply with both of the following:

- The control shall start the pump upon receiving a signal from the action of a user of a fixture or appli-ance, sensing the presence of a user of a fixture or sensing the flow of hot or tempered water to a fix-ture, fitting or appliance.
- The control shall limit the temperature of the water entering the cold water piping to 104°F (40°C).

Exception: Where more than 60 percent of the energy used for heating an outdoor heated pool or outdoor heated permanent spa is from site-recovered energy or solar energy source, covers or other vapor-retardant means shall not be required.

R403.3.9 Demand recirculation systems. A water distribution system having one or more recirculation pumps that pump water from a heated water supply pipe back to the heated water source through a cold water supply pipe shall be a demand recirculation water system. Pumps shall have controls that comply with both of the following:

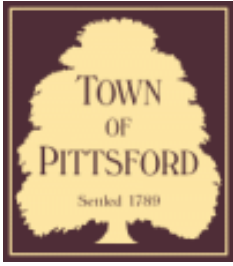
- The control shall start the pump upon receiving a signal from the action of a user of a fixture or appli-ance, sensing the presence of a user of a fixture or sensing the flow of hot or tempered water to a fix-ture, fitting or appliance.
- The control shall limit the temperature of the water entering the cold water piping to 104°F (40°C).

Exception: Where more than 60 percent of the energy used for heating an outdoor heated pool or outdoor heated permanent spa is from site-recovered energy or solar energy source, covers or other vapor-retardant means shall not be required.









Town of Pittsford

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

Permit #
B19-000168

Phone: 585-248-6250

FAX: 585-248-6262

DESIGN REVIEW AND HISTORIC PRESERVATION BOARD REFERRAL OF APPLICATION

Property Address: 57 Reitz PITTSFORD, NY 14534

Tax ID Number: 164.10-2-32

Zoning District: RN Residential Neighborhood

Owner: Reitz, Bonnie W

Applicant: Comfort Windows Co., Inc.

Application Type:

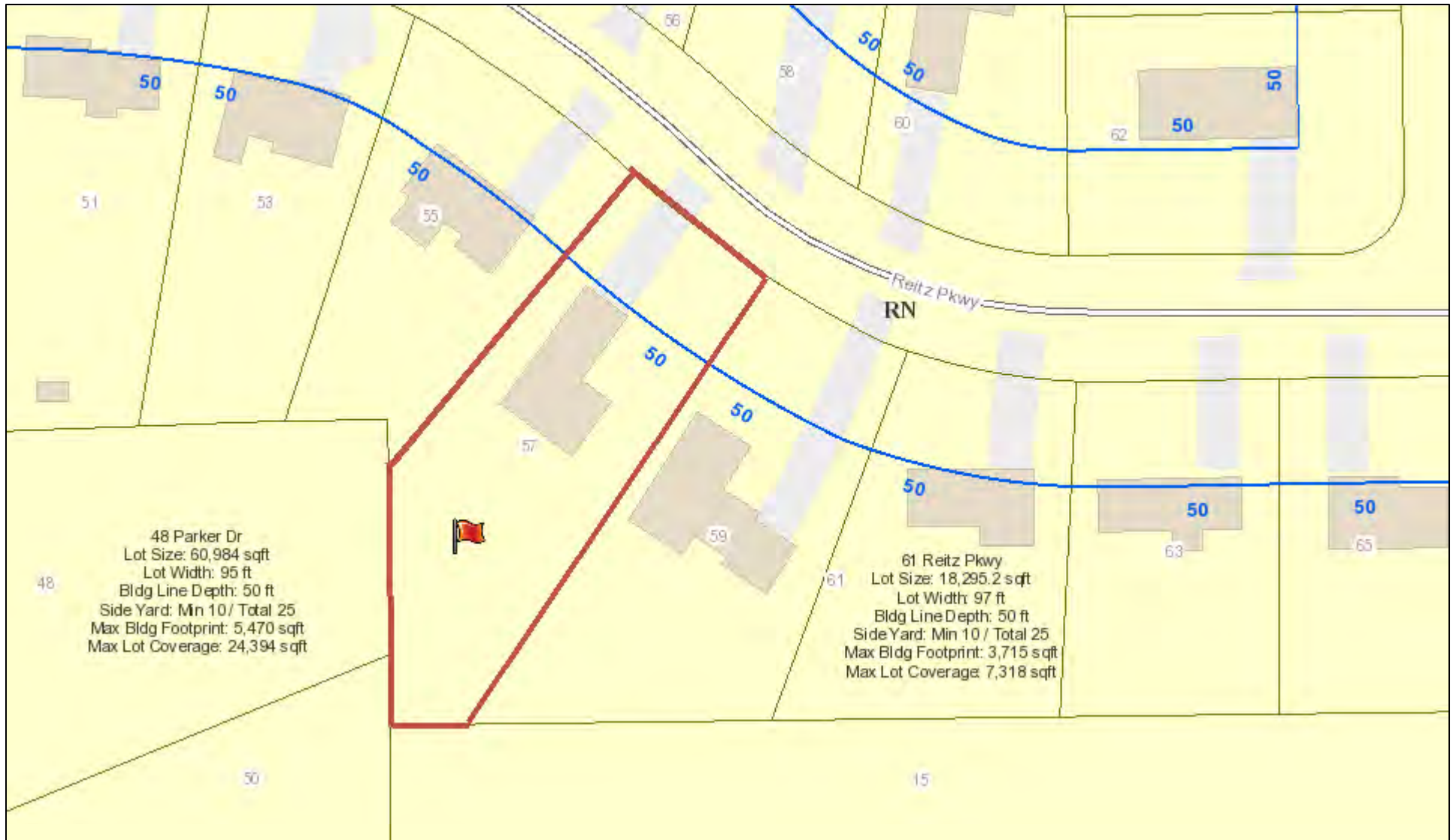
- | | |
|---|---|
| <input checked="" type="checkbox"/> Residential Design Review
§185-205 (B) | <input type="checkbox"/> Build to Line Adjustment
§185-17 (B) (2) |
| <input type="checkbox"/> Commercial Design Review
§185-205 (B) | <input type="checkbox"/> Building Height Above 30 Feet
§185-17 (M) |
| <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 sun room. The sun room will be approximately 192 sq. ft. and will be located to the rear of the existing home.

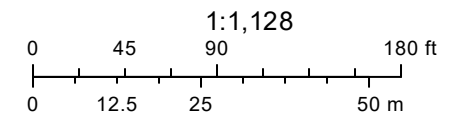
Meeting Date: November 14, 2019



RN Residential Neighborhood Zoning

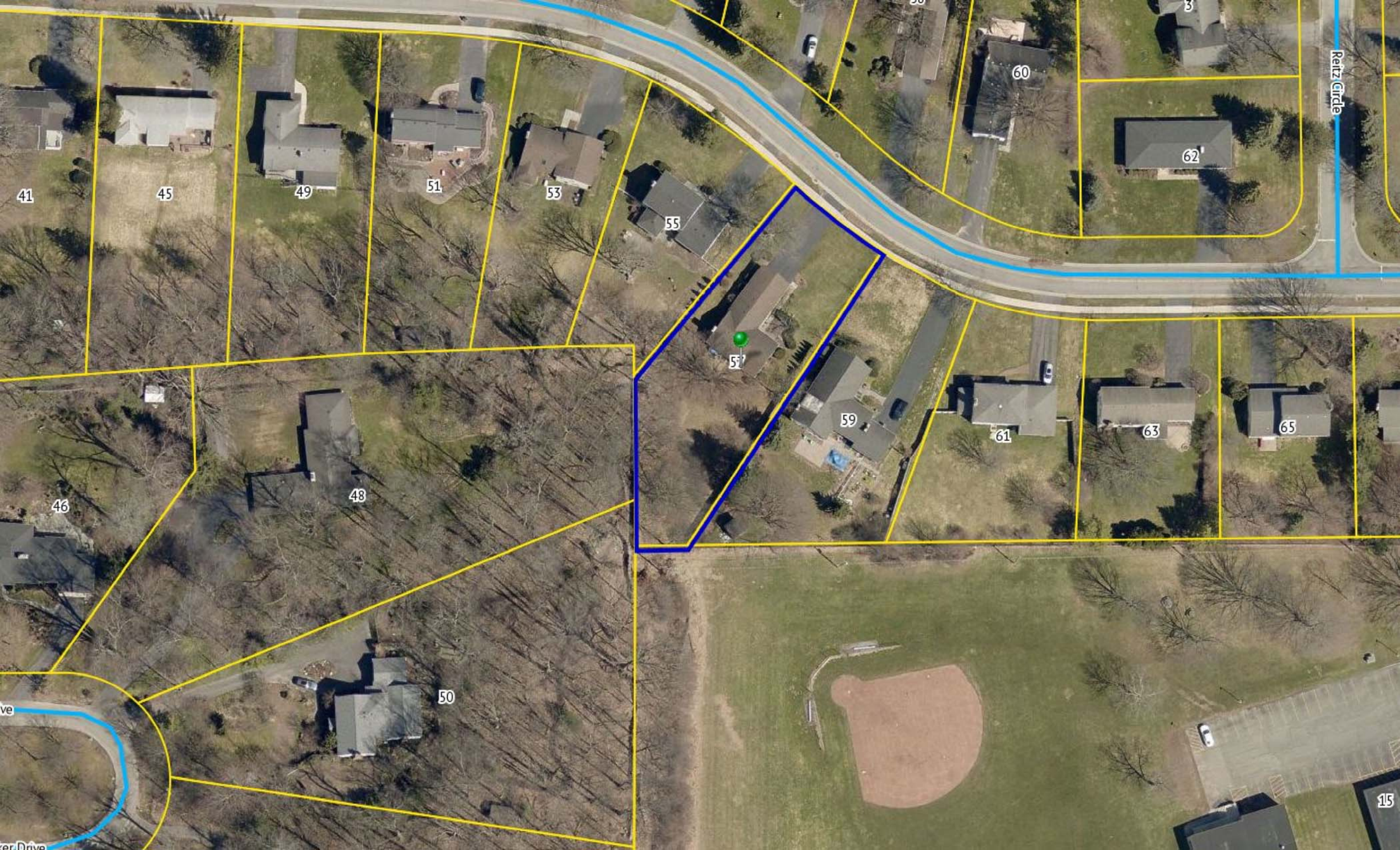


Printed November 5, 2019



Town of Pittsford GIS

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Reitz Circle

41

45

49

51

53

55

60

62

46

48

57

59

61

63

65

50

15

ve

er Drive

218

TAPE LOCATION MAP

NAME PARKER FARM ADDITION

STREET REITZ PARKWAY VILLAGE PITTSFORD, N.Y.

LOT NO. 55 LIBER 147 OF MAPS: PAGE 65

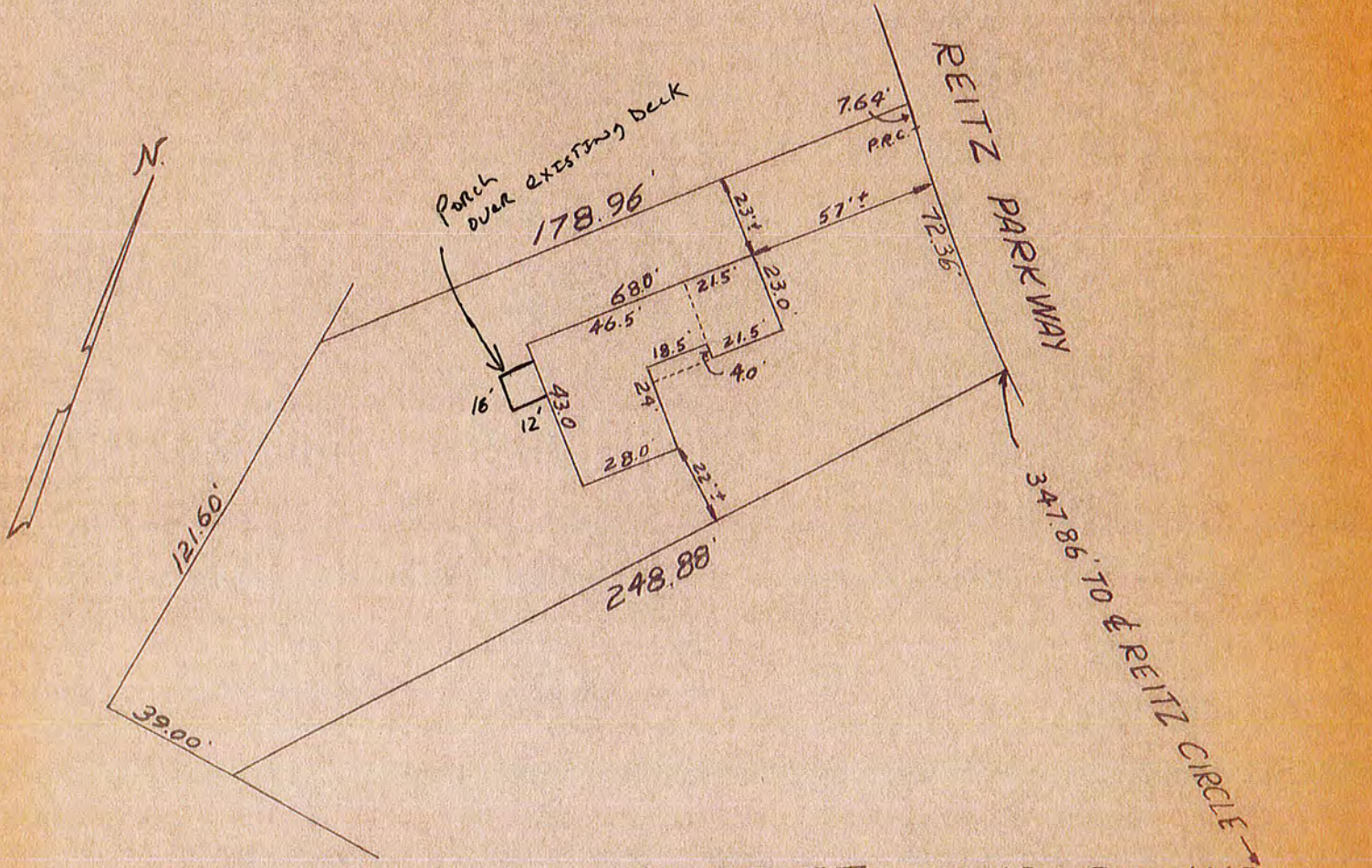
SHOWING ONE STORY FRAME DWELLING: GARAGE, YES NO ATTACHED YES

DISTANCE AS SHOWN FROM SOUTHERLY PROPERTY LINE ACTUALLY MEASURED.

MONUMENTS USED: YES NO

ALL BUILDINGS ON PREMISES AND ANY APPARENT ENCROACHMENT BY OR ON PREMISES ARE SHOWN.

MAIN FRONT WALL IS (~~IS NOT~~) ON APPARENT UNIFORM SET-BACK LINE.



REMARKS: THIS INFORMATION IS FOR H.L. REITZ LAND CO. INC.

THIS IS NOT AN INSTRUMENT SURVEY AND INFORMATION SHOWN SHOULD NOT BE USED FOR BUILDING PURPOSES OR EXACT LOCATION OF PROPERTY LINES.

LOZIER ENGINEERS, INC.
10 GIBBS STREET
ROCHESTER 4, NEW YORK

DATED 12/5/63

SIGNED: N.Y. STATE LICENSE NO. 28726 L.S.

Robert A. Lozier









WINDOWS
DOORS • SIDING • SUNROOMS
BATHS • BASEMENTS • INSULATION
The Name You Know, The People You Trust

PROJECT: REITZ

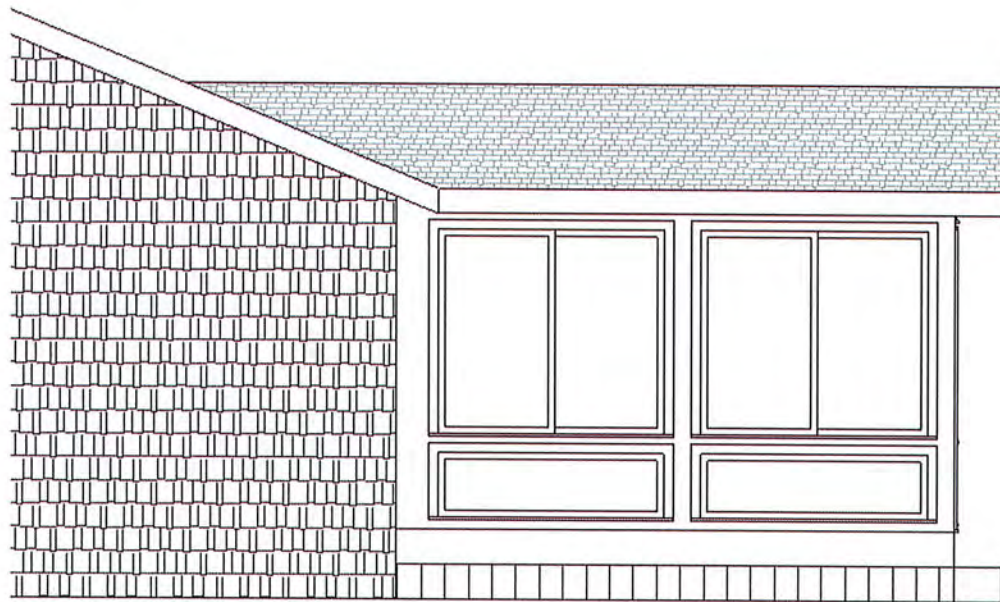


WINDOWS

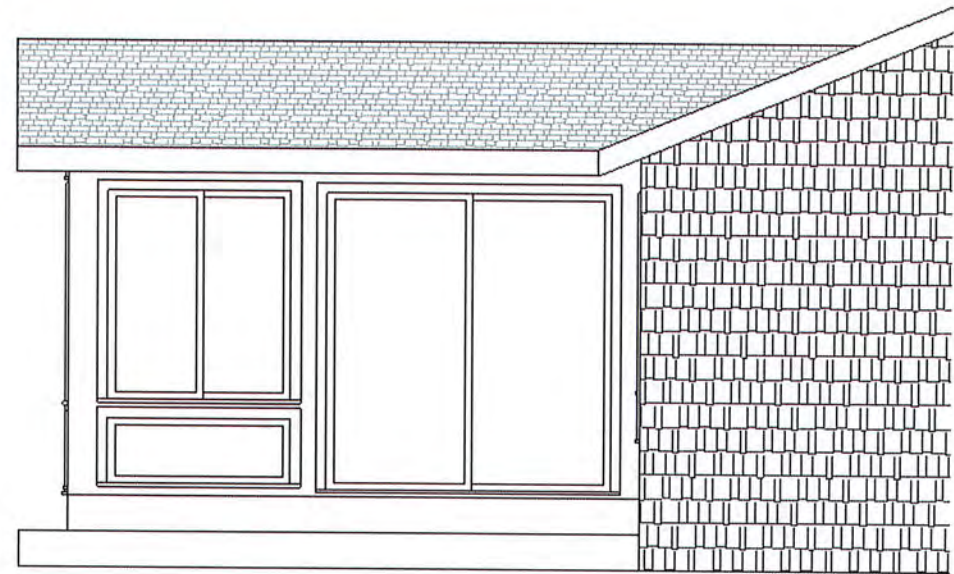
PROJECT: REITZ

DATE: 11/4/19

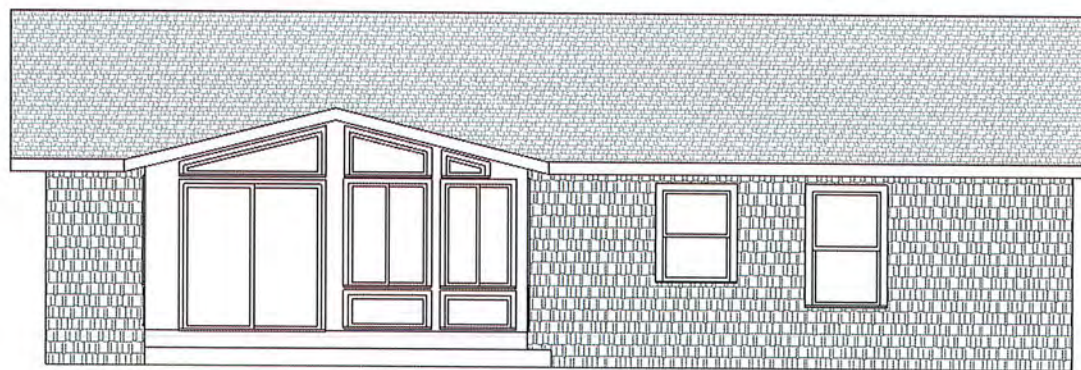
PAGE:



LEFT ELEVATION



RIGHT ELEVATION



FRONT ELEVATION

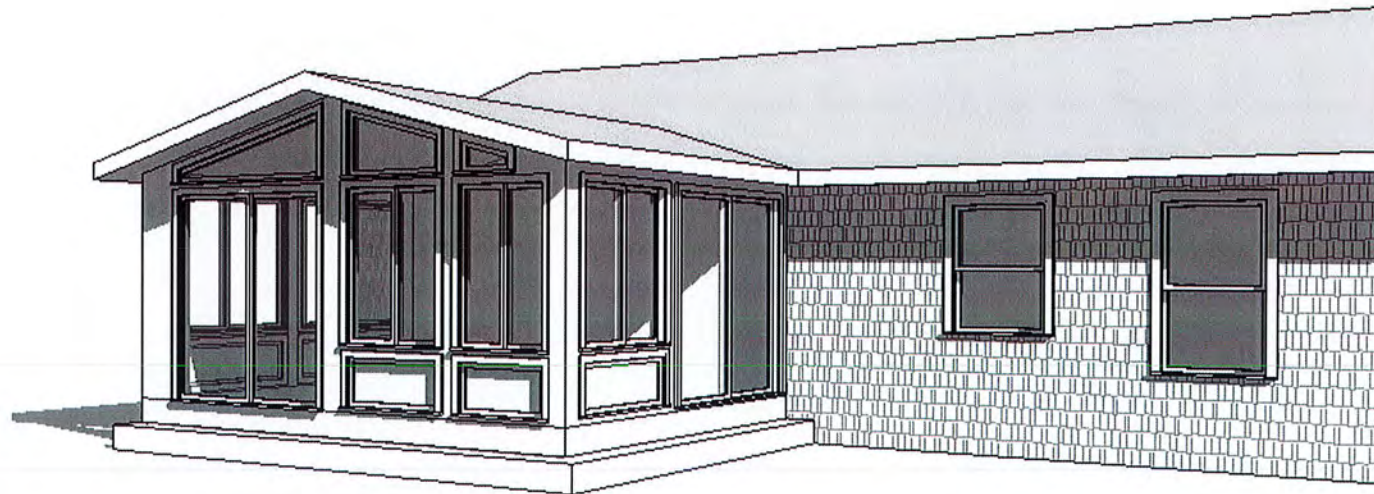
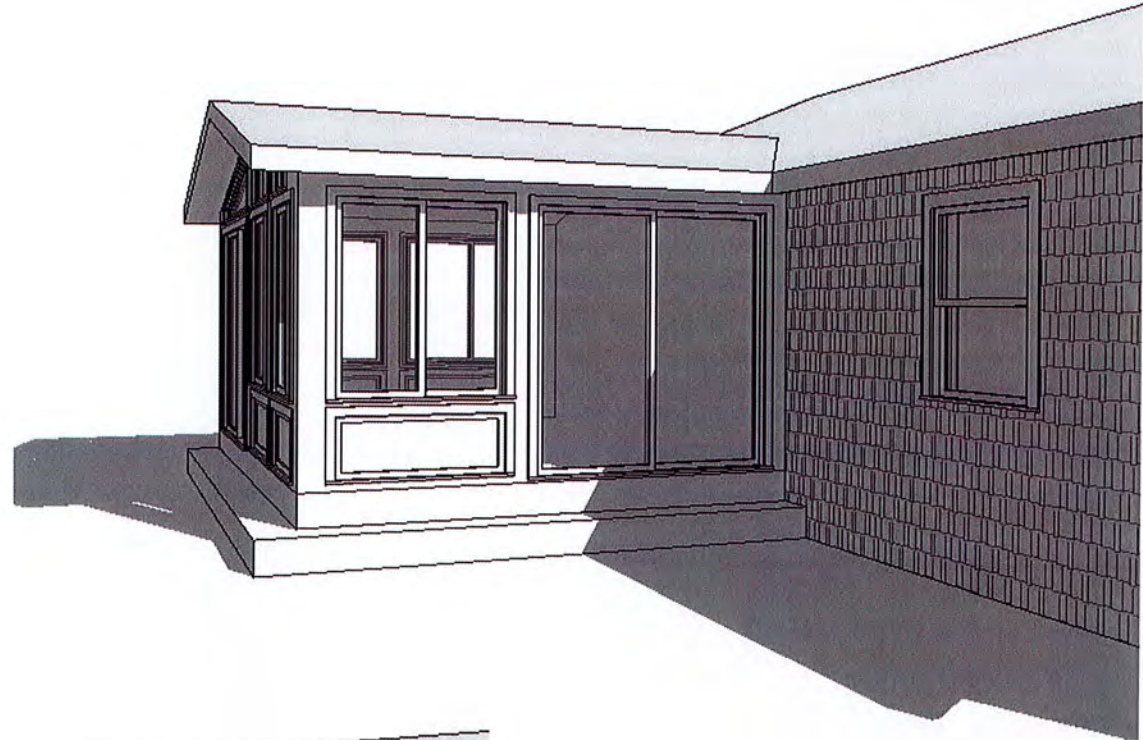


ELEVATIONS

PROJECT: REITZ

DATE: 11/4/19

PAGE: 1/4



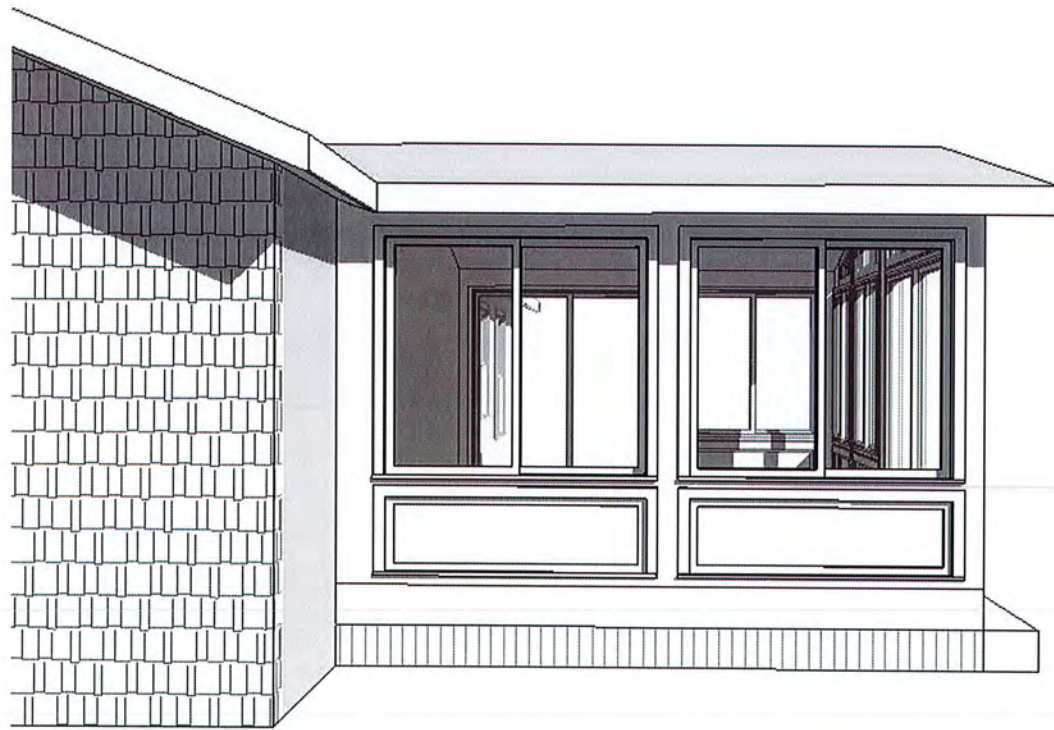
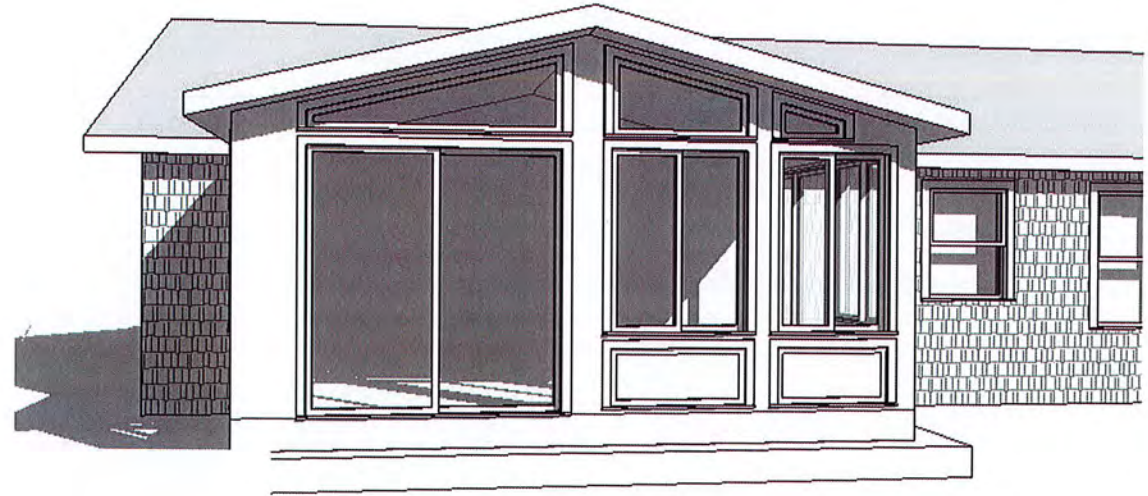
WINDOWS

3D VIEWS

PROJECT: REITZ

DATE: 11/4/19

PAGE: 2/4



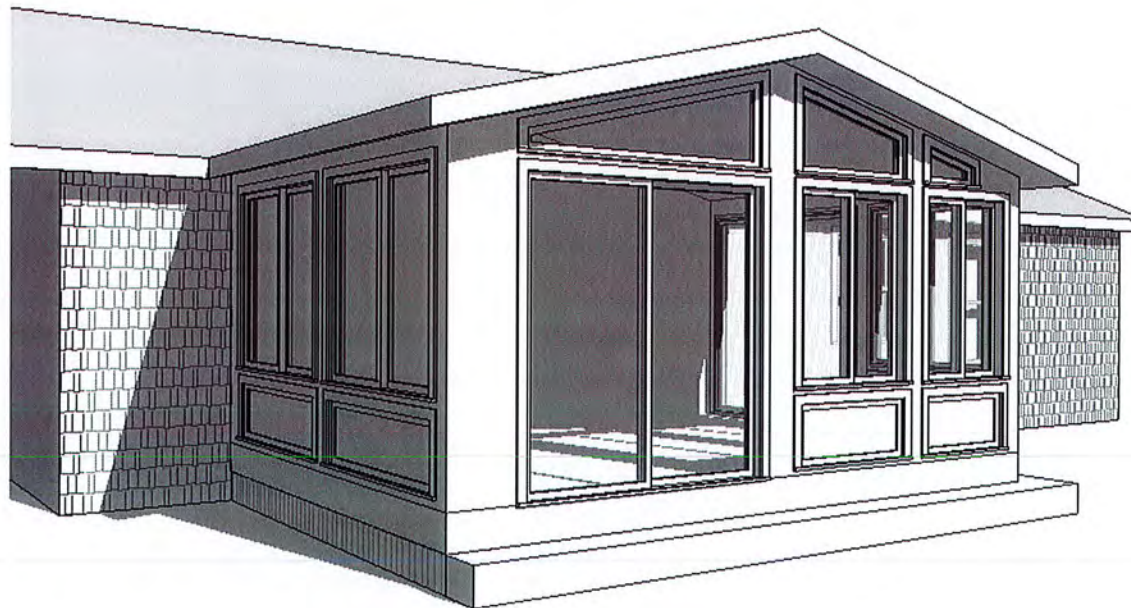
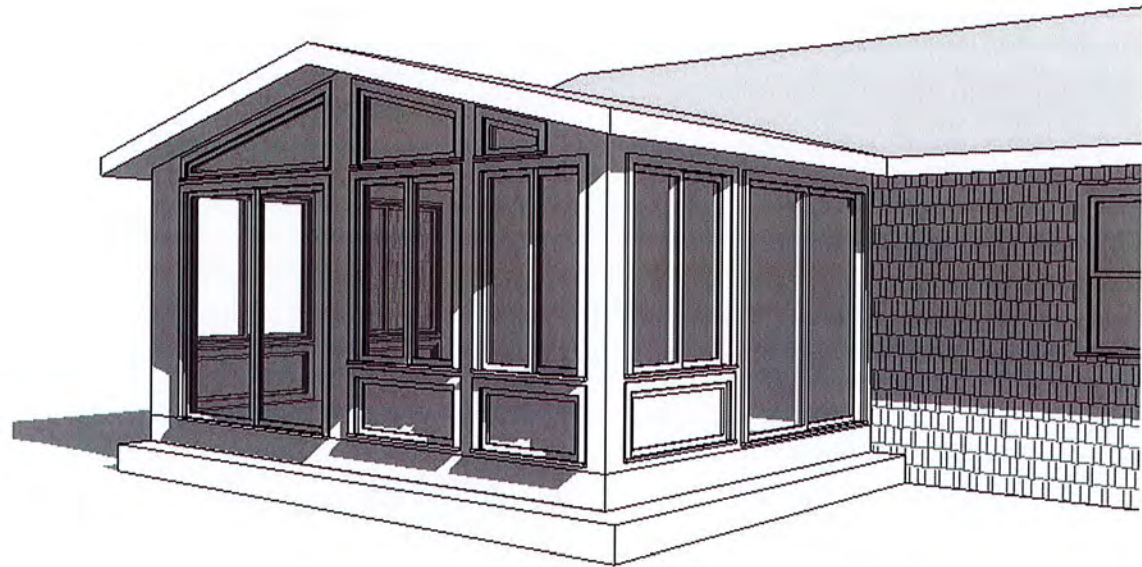
COMFORT™
WINDOWS

3D VIEWS

PROJECT: REITZ

DATE: 11/4/19

PAGE: 3/4



COMFORT™
WINDOWS

3D VIEWS

PROJECT: REITZ

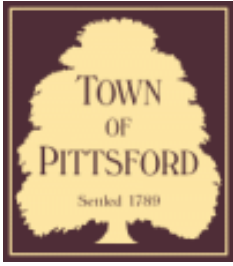
DATE: 11/4/19

PAGE: 4/4









Town of Pittsford

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

Permit #
C19-000046

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: Brush John D & Co Inc

Applicant: Mitchell Construction

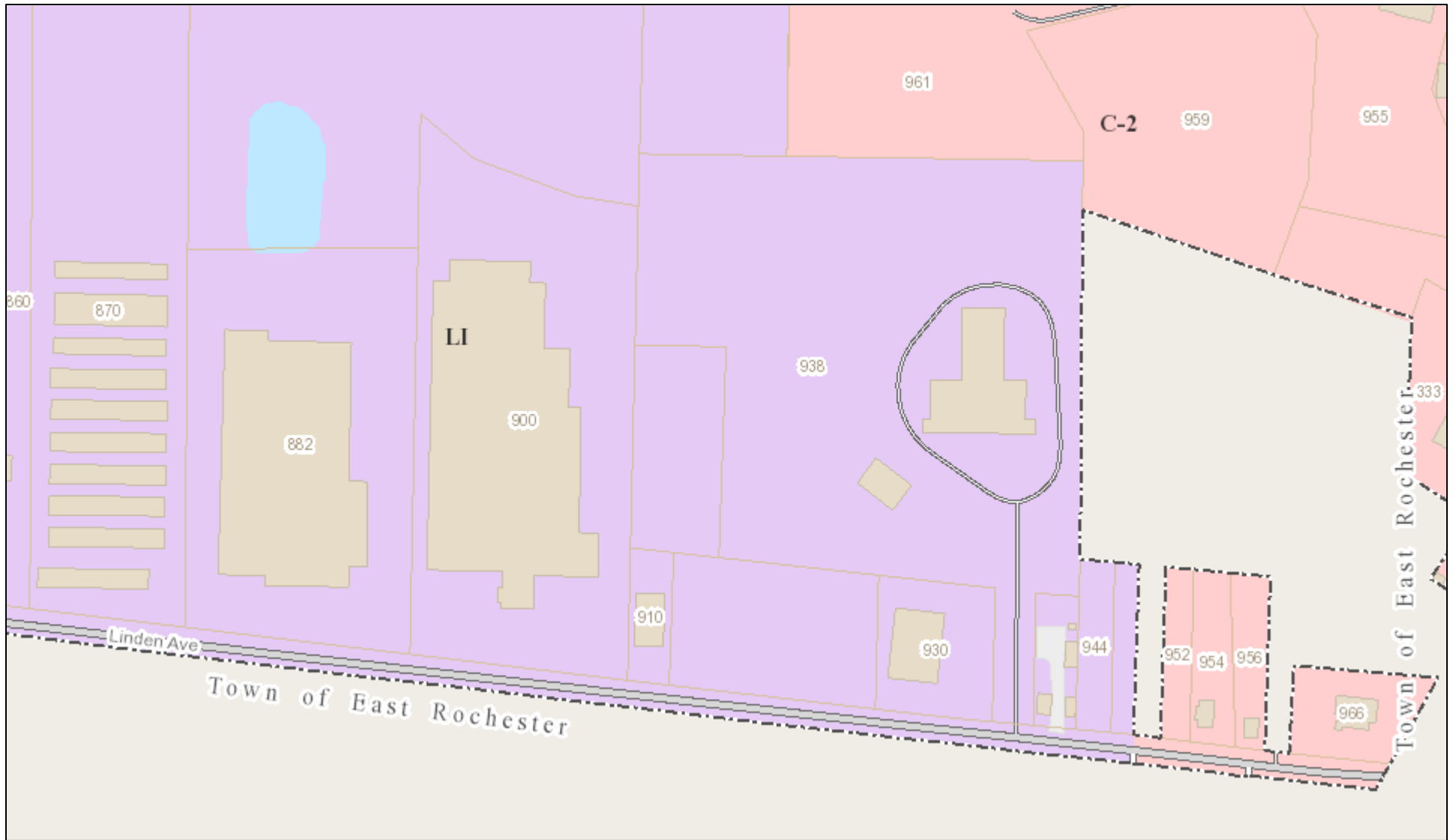
Application Type:

- | | |
|--|---|
| <input type="checkbox"/> Residential Design Review
§185-205 (B) | <input type="checkbox"/> Build to Line Adjustment
§185-17 (B) (2) |
| <input checked="" 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 | |

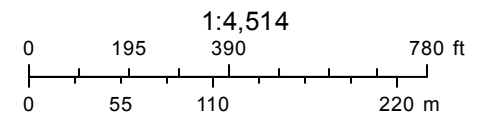
Project Description: Applicant is requesting design review for the renovation of a 50,000 Sq. Ft. vacant building. The new owner is proposing to convert the building to self-storage with some general warehouse space.

Meeting Date: November 14, 2019

RN Residential Neighborhood Zoning



Printed August 30, 2019



Town of Pittsford GIS

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900 LINDEN STORAGE

900 WEST LINDEN AVE. - ROCHESTER, NY 14625



SITE LOCATION PLAN
SCALE: NTS

PROJECT CONTACTS:

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

ARCHITECT: BRAD HUMBERSTONE
BHUMBERSTONE@MITCHELLDESIGNBUILD.COM

PROJECT MANAGER: SPENCER READ
SREAD@MITCHELLDESIGNBUILD.COM

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

DRAWING INDEX:

S000	COVER SHEET
S101	SITE PLAN
S102	SITE DETAILS
A201	ELEVATIONS
A202	ELEVATIONS
A202	ELEVATIONS
A204	NOT USED
A205	RENDERINGS

REVISIONS:
7/31/19 (PB SUBMISSION)
8/23/19 (PB CHANGES)
9/16/19 (PB CHANGES)

DRAWING TITLE:
COVER SHEET

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

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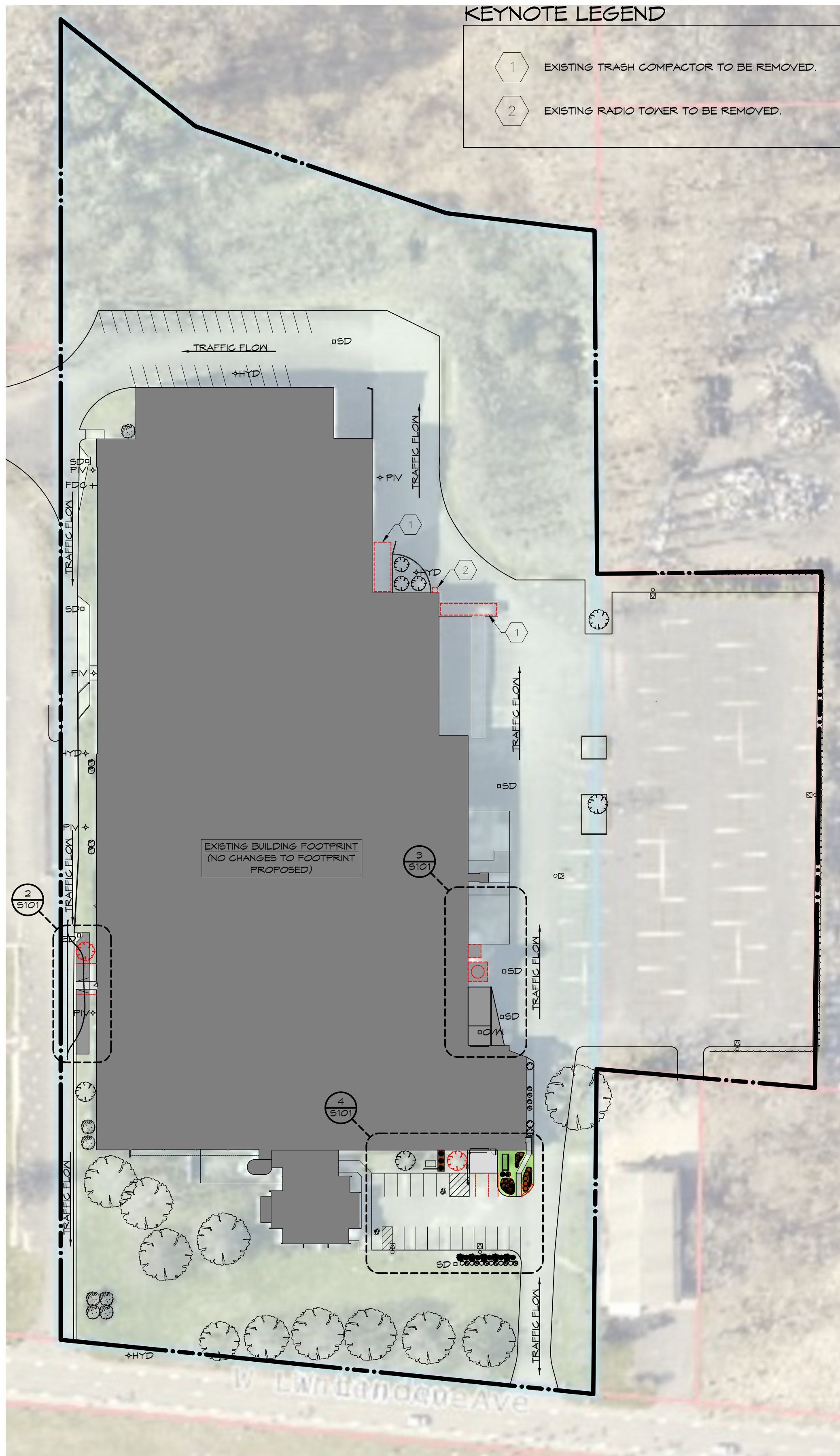
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DESIGN-BUILD • ARCHITECTURE • CONSTRUCTION
BUILDING ON A FOUNDATION OF ARCHITECTURE
7607 Commons Blvd, Victor, NY 14564 • 585-385-6800 • mitchelldesignbuild.com

DATE: 7/31/19 DRAWN BY: CP

SCALE: AS NOTED PROJECT: 19.039

SHEET:

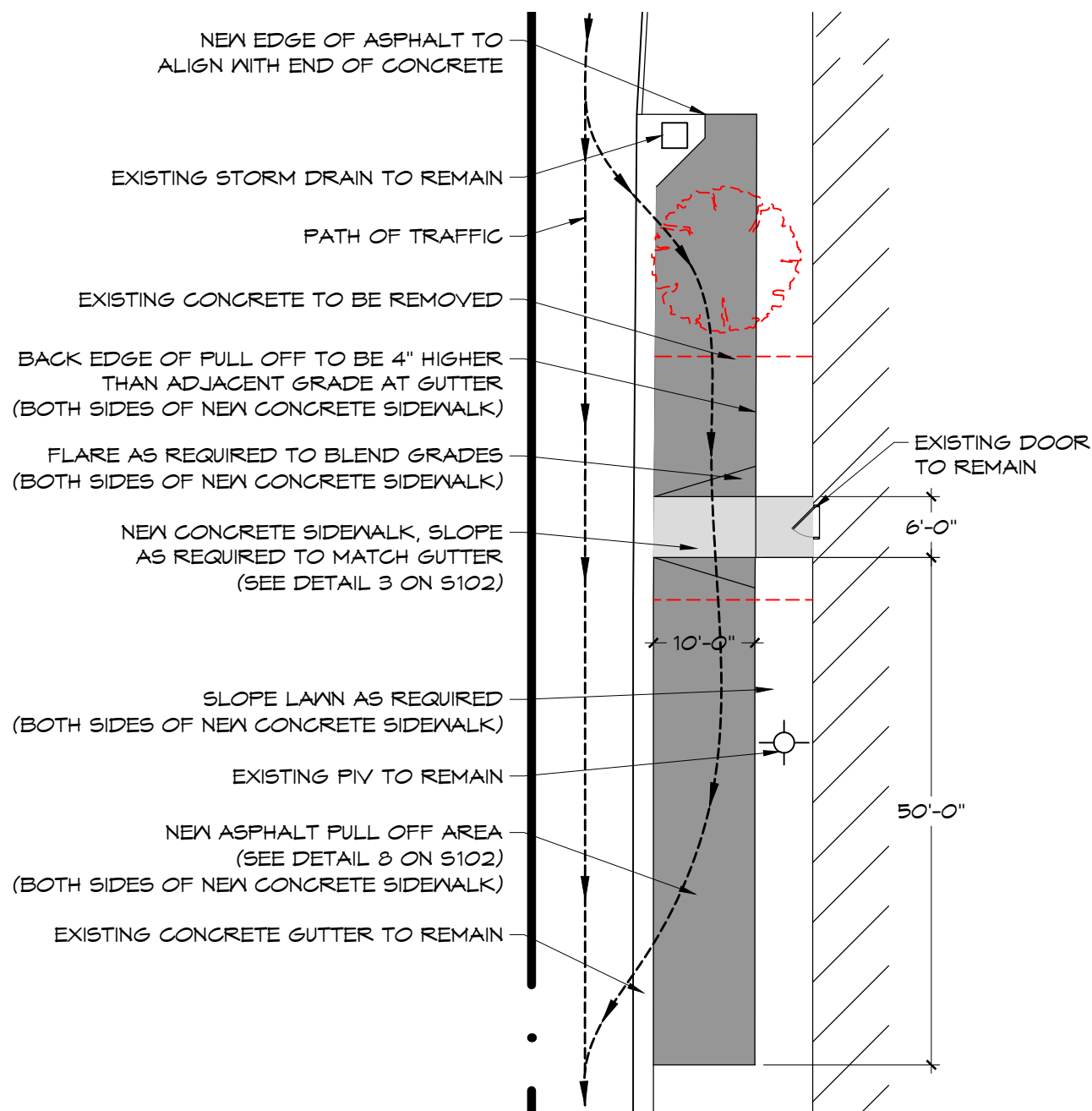
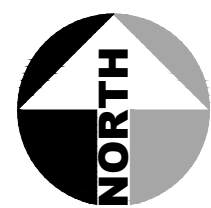
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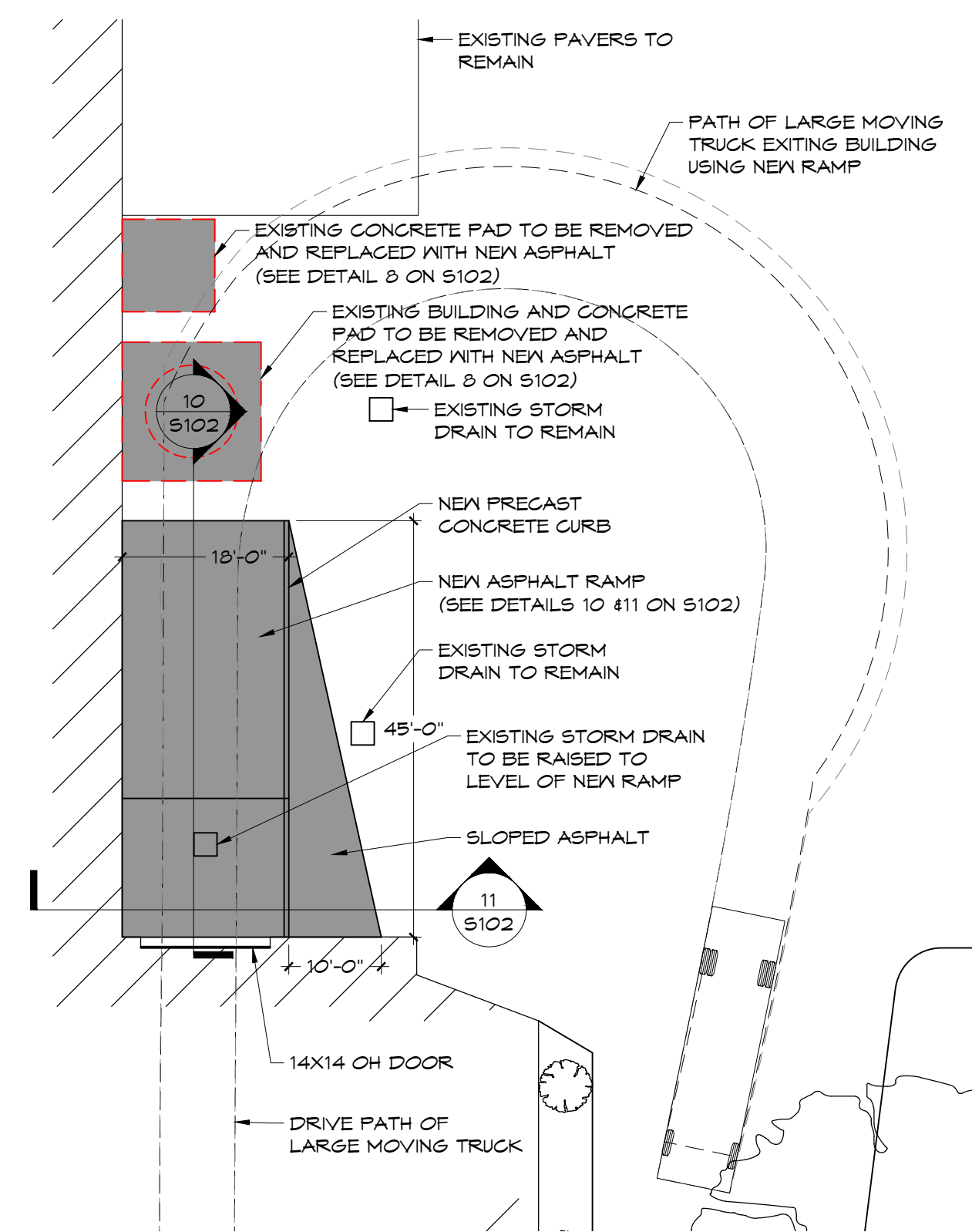
KEYNOTE LEGEND

- 1 EXISTING TRASH COMPACTOR TO BE REMOVED.
- 2 EXISTING RADIO TOWER TO BE REMOVED.

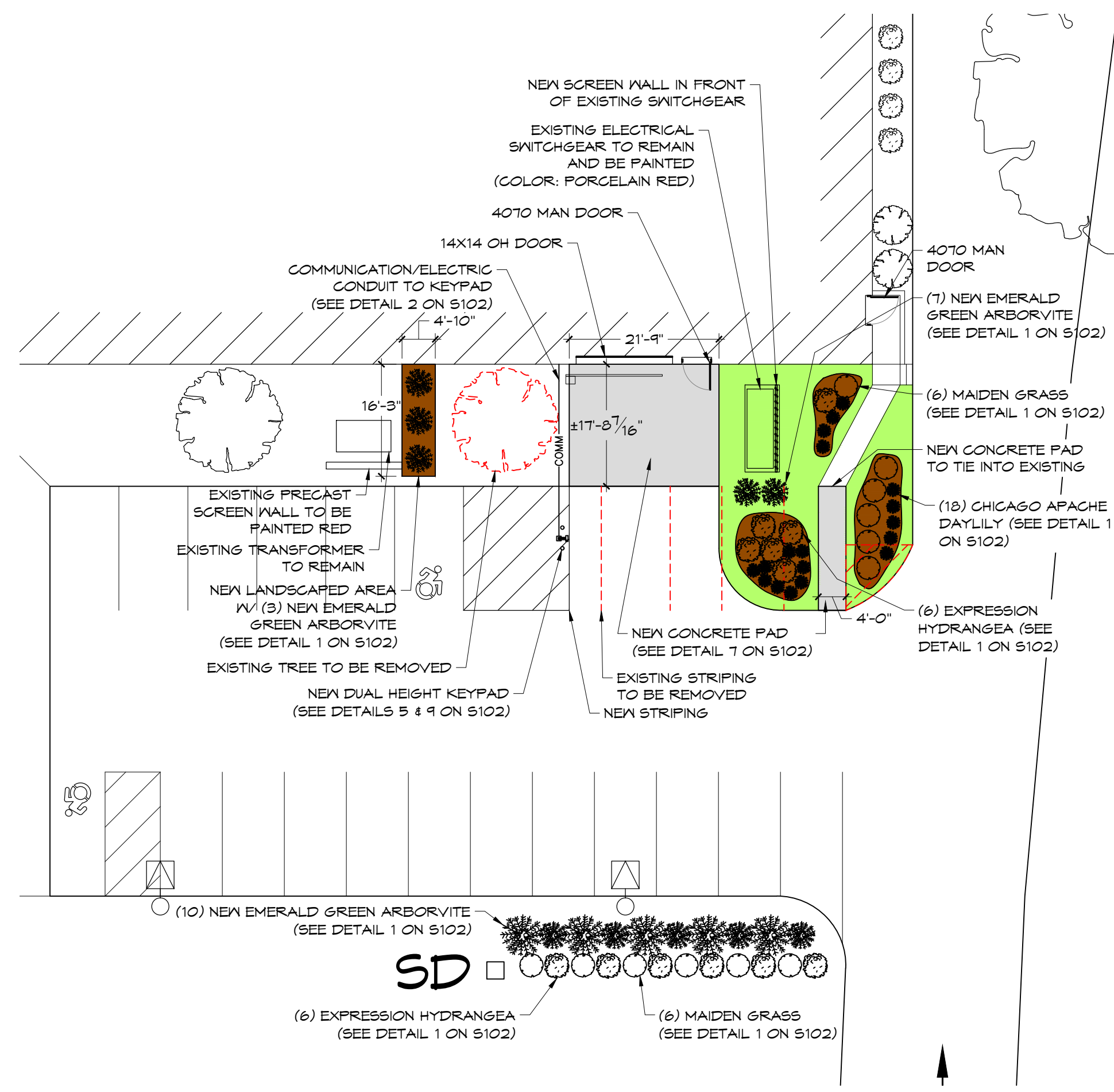
1 OVERALL SITE PLAN
SCALE: 1" = 60'



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



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



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

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

DRAWING TITLE:
SITE PLAN

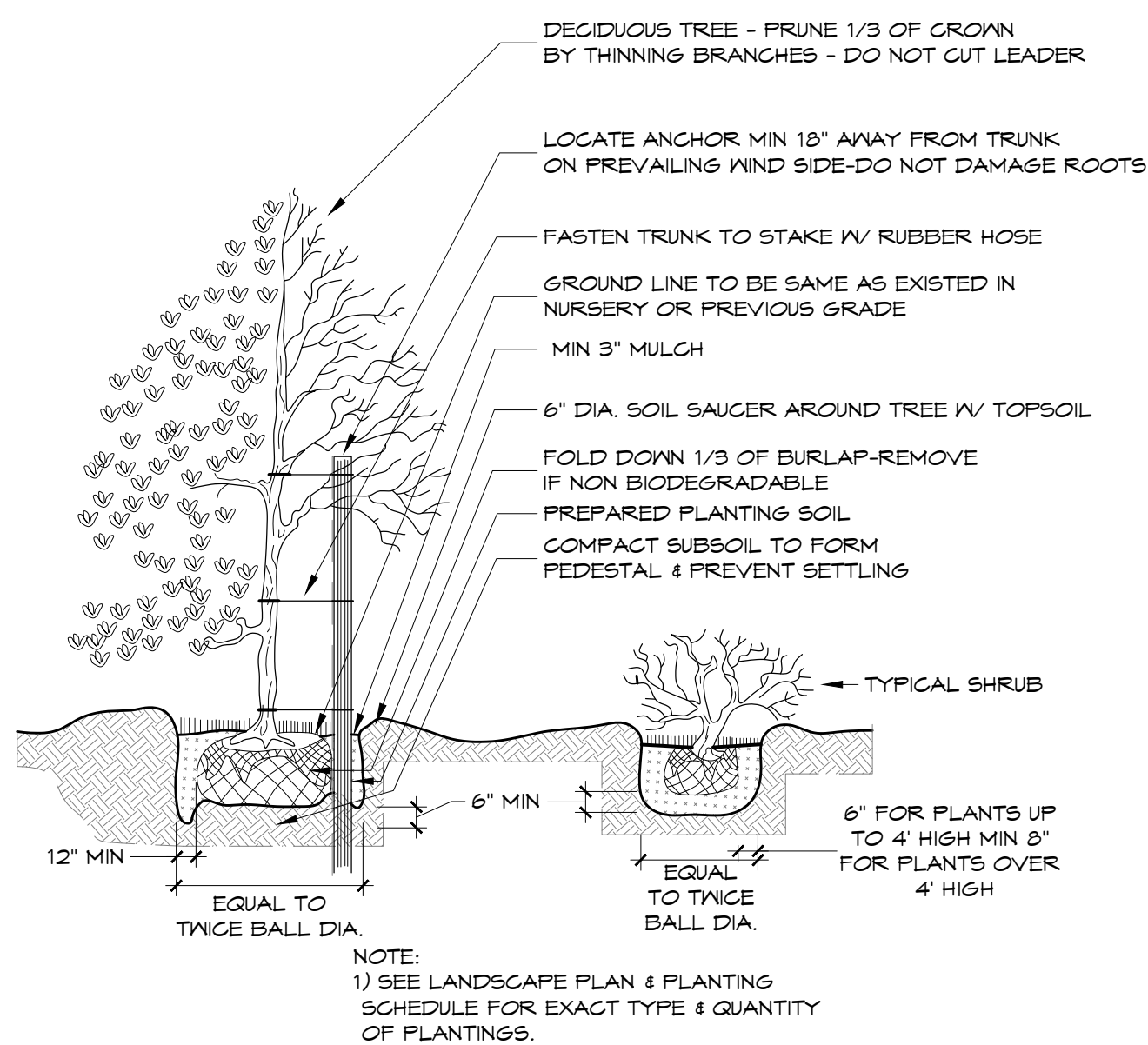
PROJECT TITLE:
900 LINDEN STORAGE
900 WEST LINDEN AVE.
ROCHESTER, NY 14625

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SECTION 22012 - LIGHTS, REFLECTORS, AND SIGNS

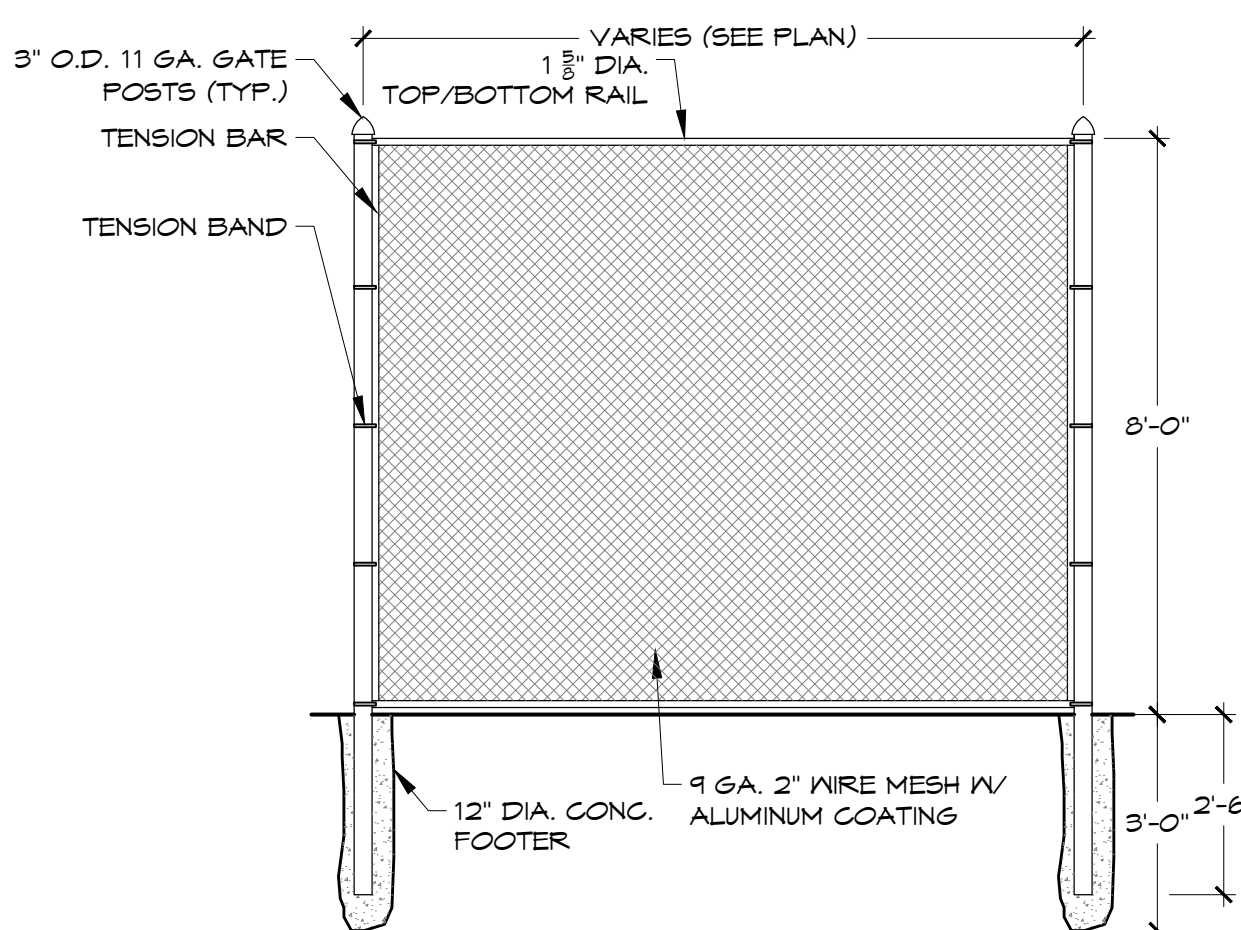
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DATE: 7/31/19 DRAWN BY: CP
SCALE: AS NOTED PROJECT: 19.039

SHEET:
S101

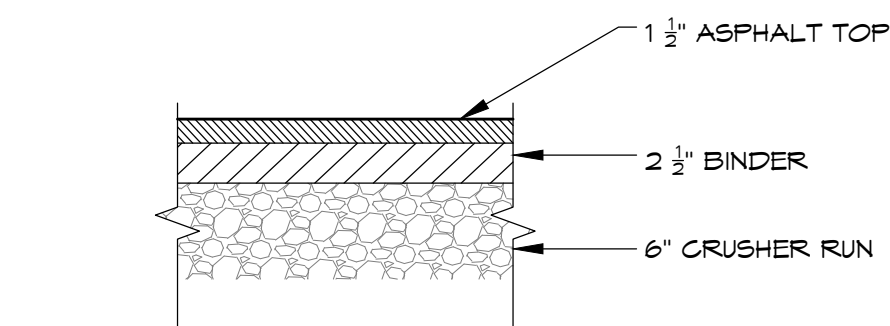


1 TYPICAL LANDSCAPING DETAIL
SCALE: 1/4" = 1' - 0"



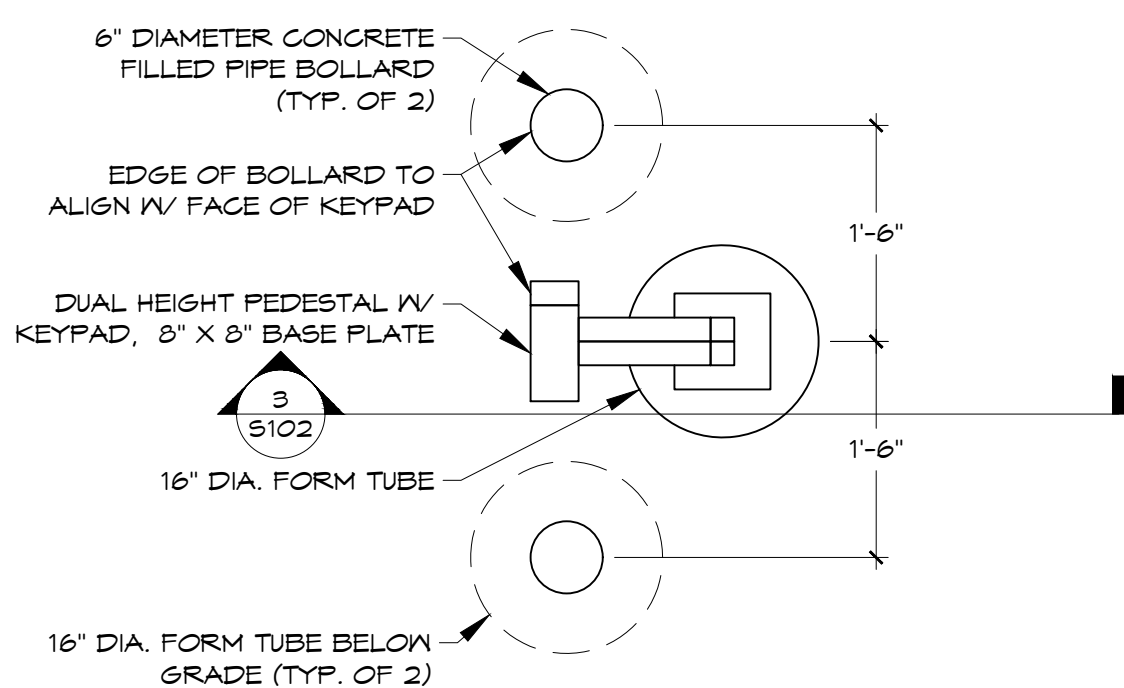
4 TYPICAL FENCE DETAIL
SCALE: 3/8" = 1' - 0"

NOTE:
FENCE POST AND FOUNDATION SIZING TO BE FINALIZED BY FENCE CONTRACTOR PER INDUSTRY STANDARDS.

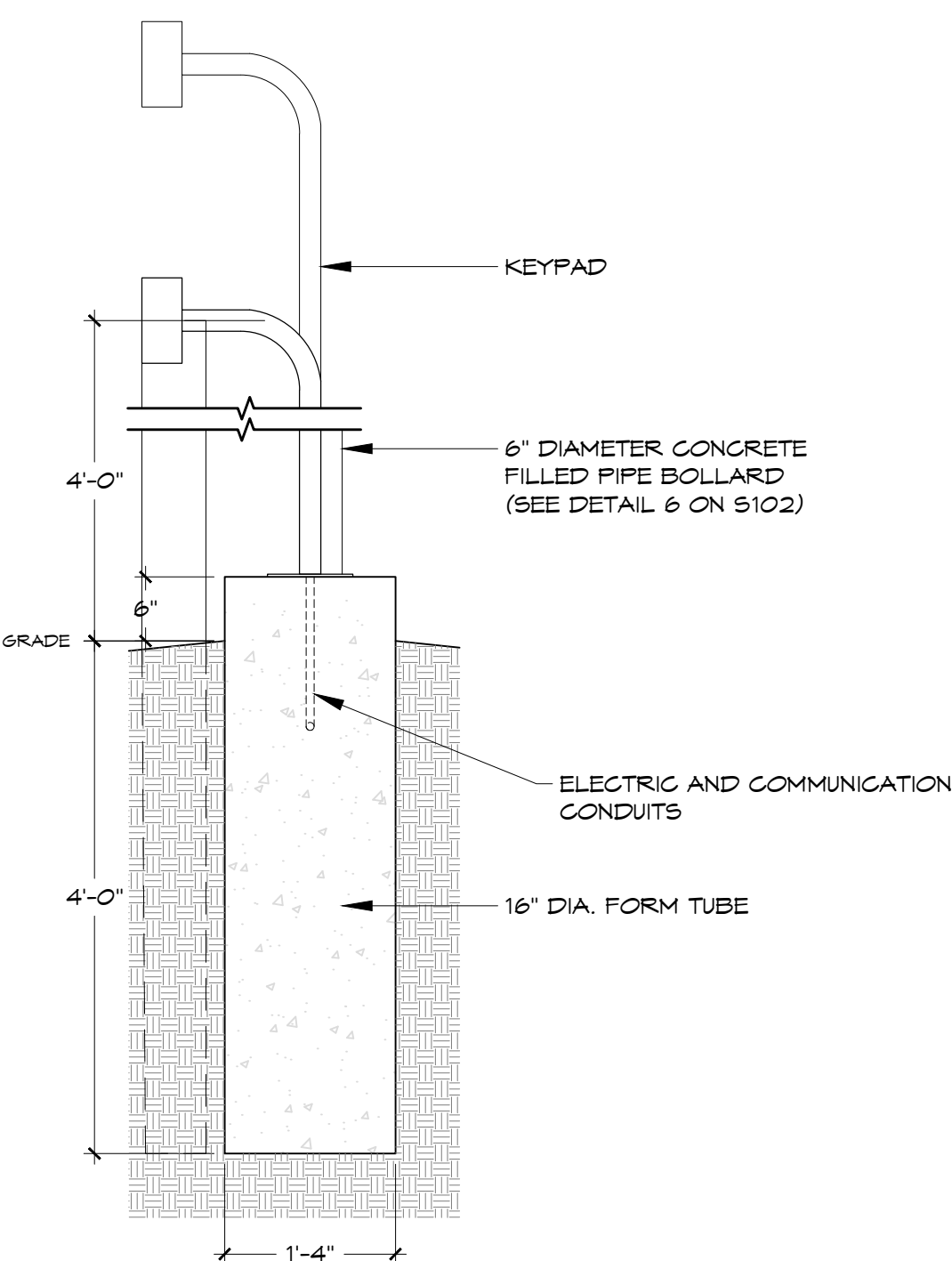


8 TYPICAL PAVEMENT DETAIL
SCALE: 1" = 1' - 0"

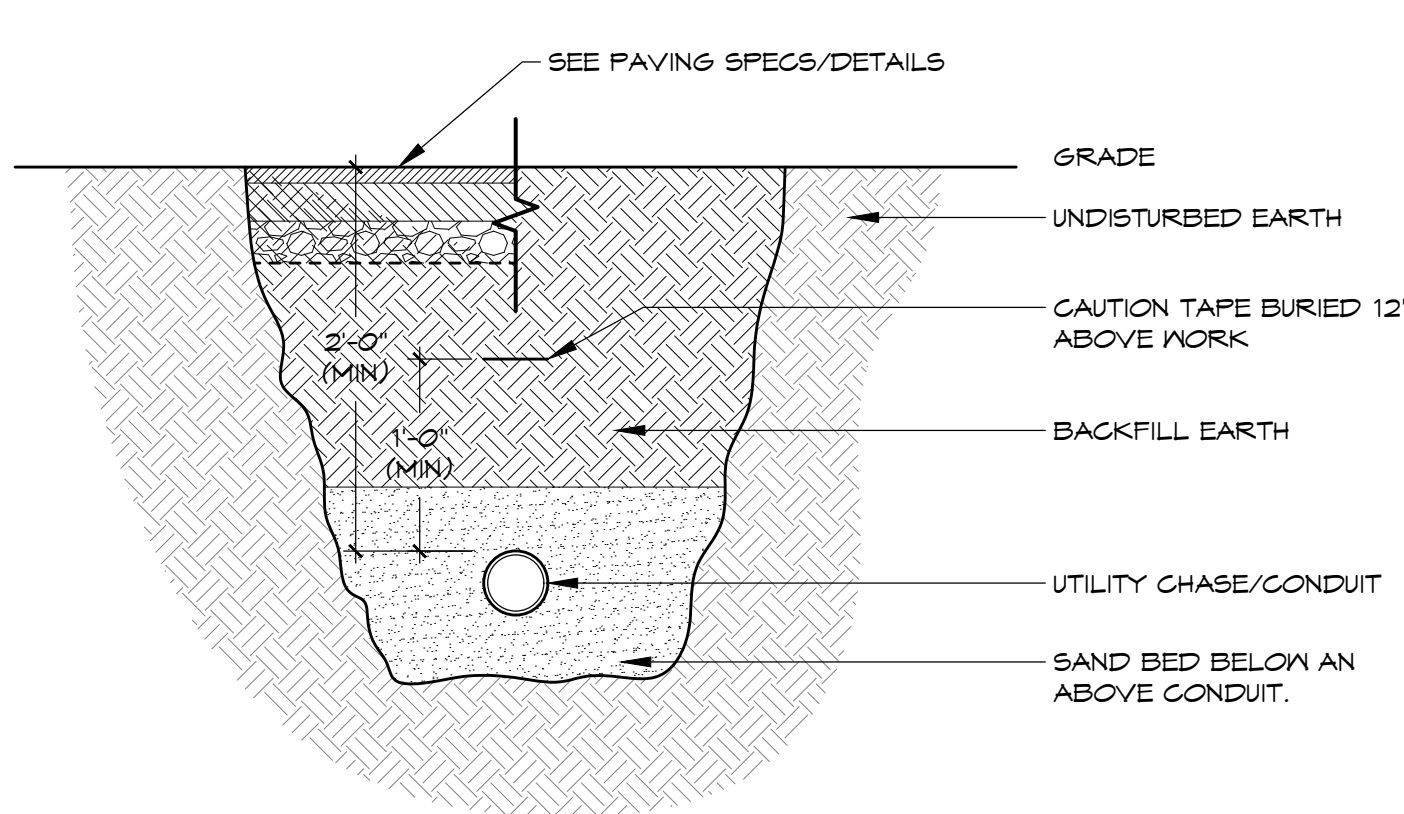
NOTE:
PROVIDE TACK COAT BETWEEN ANY NEW AND EXISTING PAVING



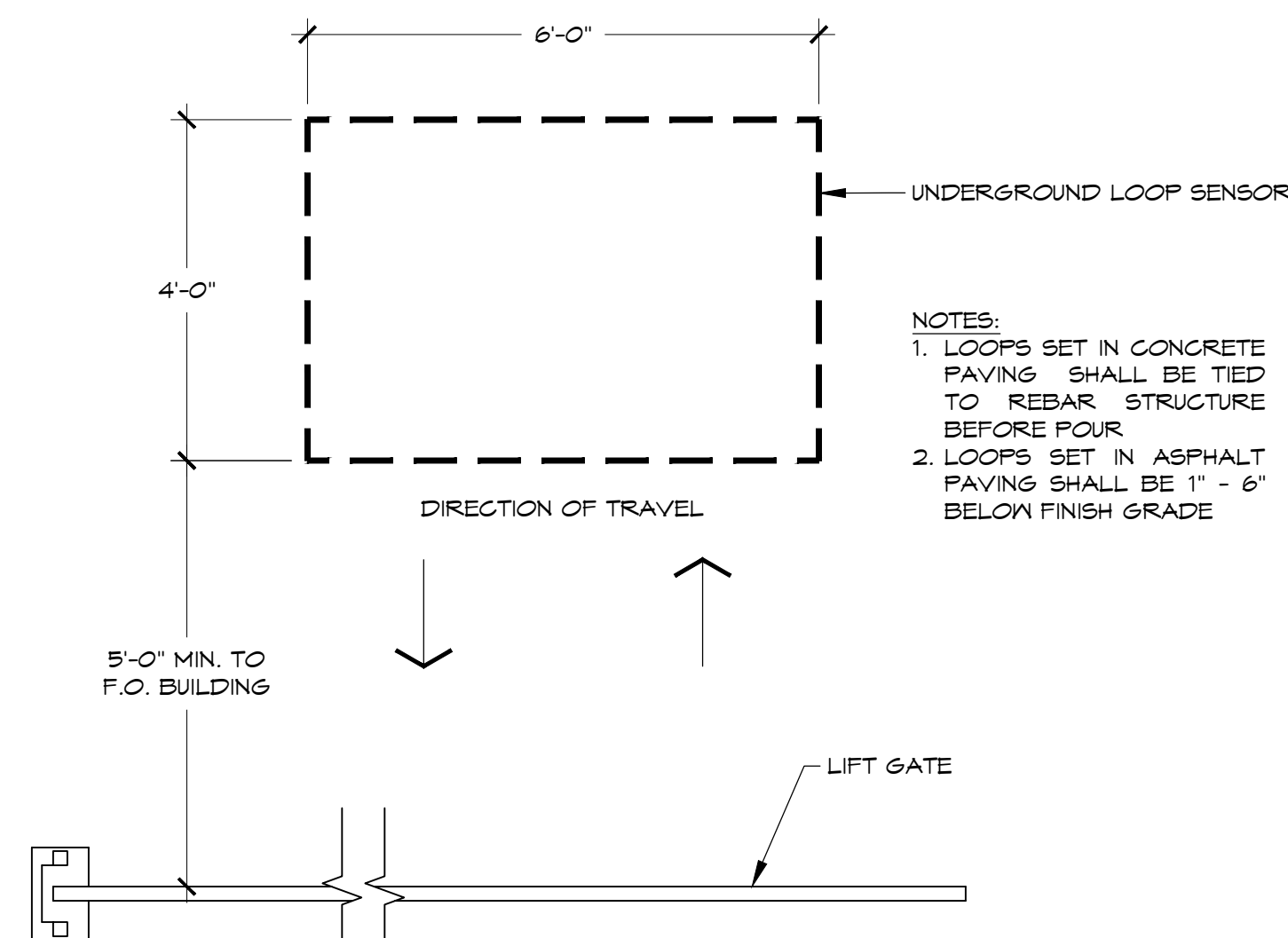
9 KEYPAD PLAN
SCALE: 3/4" = 1' - 0"



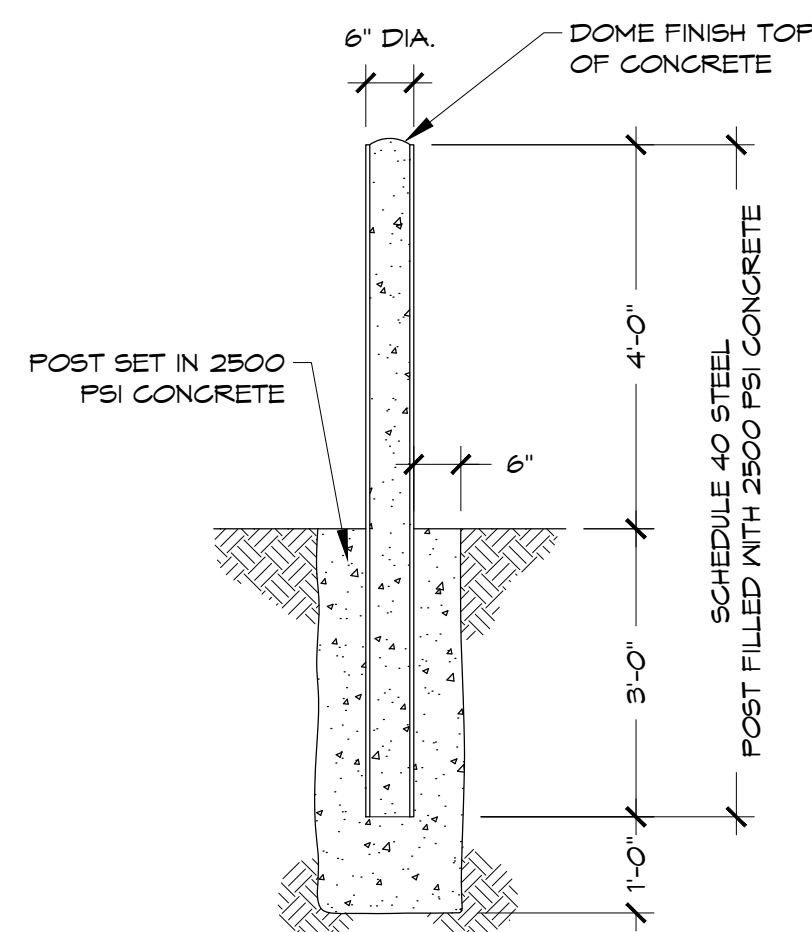
5 KEYPAD SECTION
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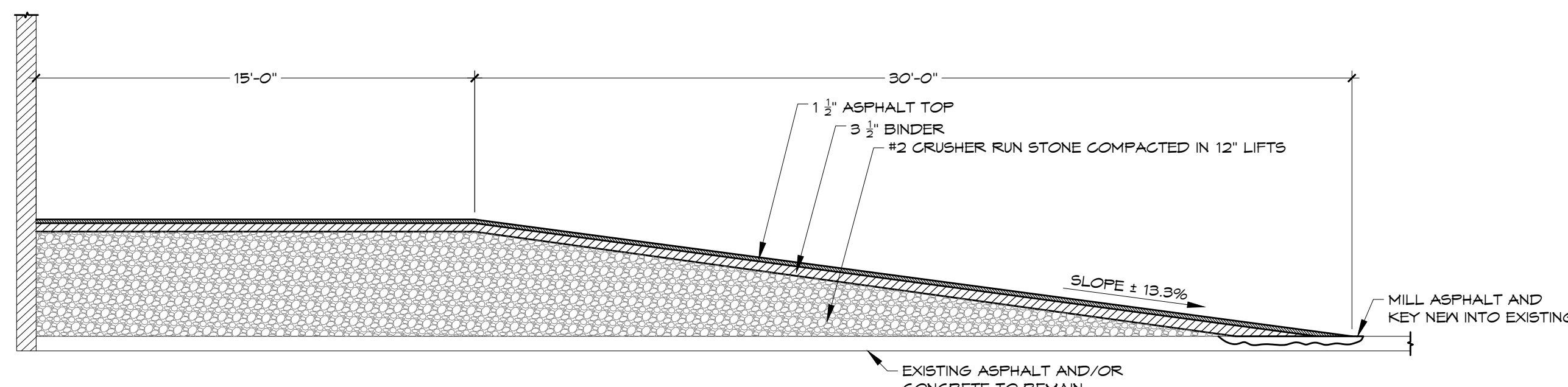
2 TYPICAL UTILITY TRENCH DETAIL
SCALE: 1" = 1' - 0"



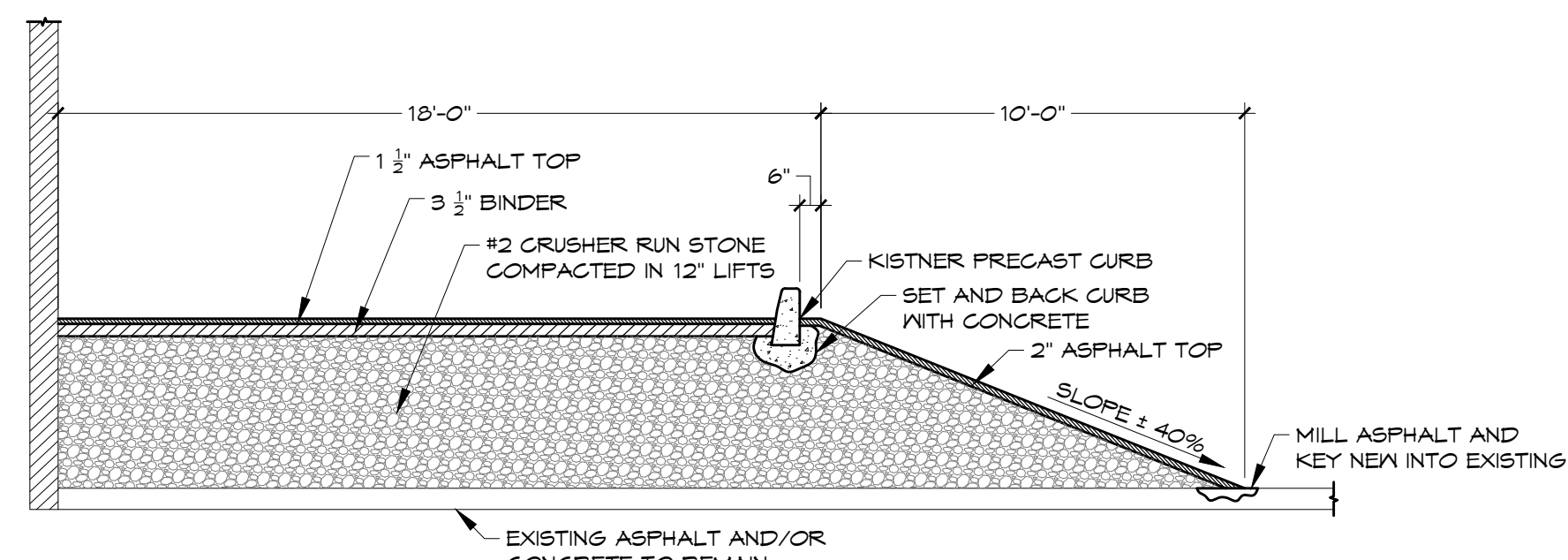
2A GROUND LOOP SENSOR
SCALE: 1/2" = 1' - 0"



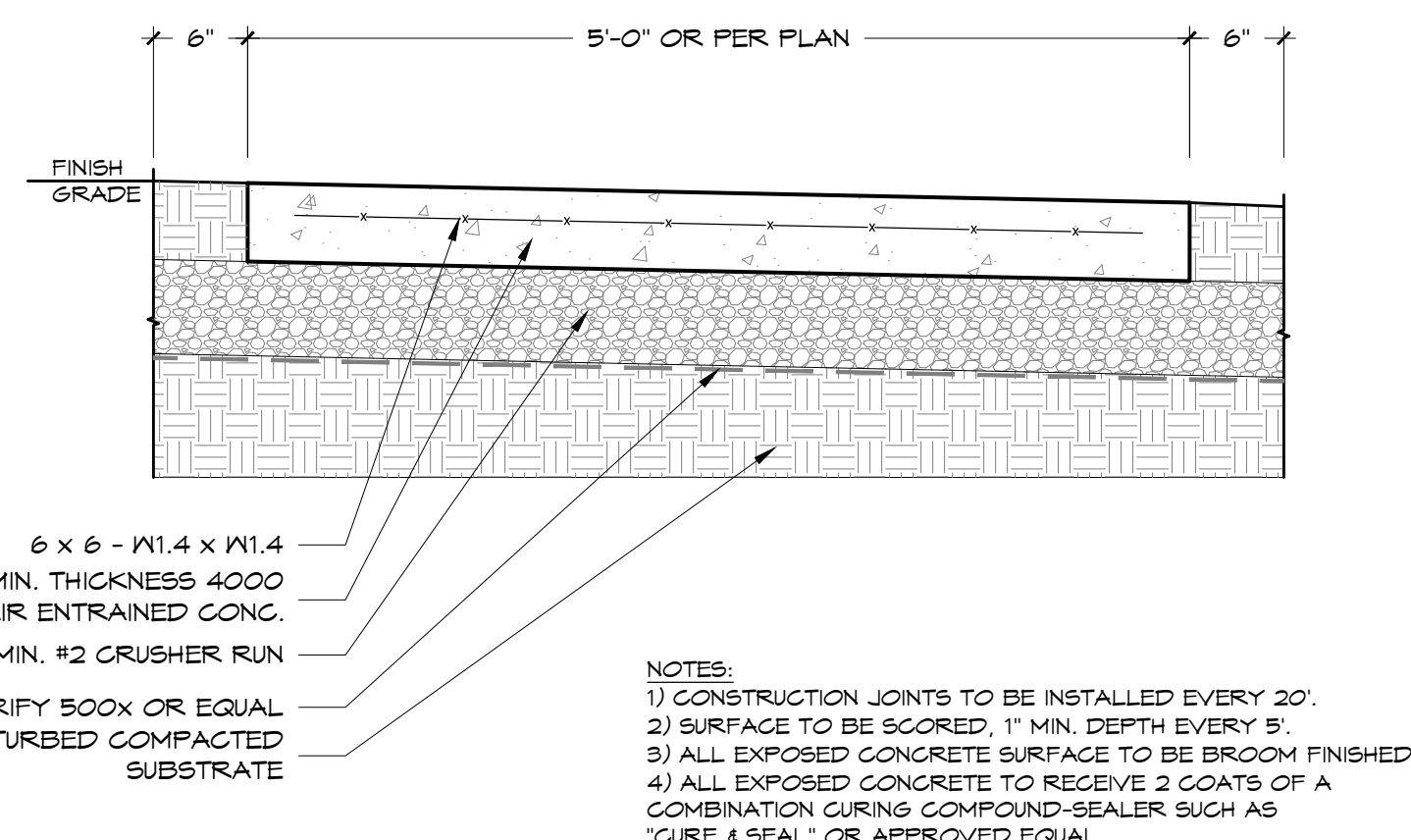
6 TYPICAL BOLLARD DETAIL
SCALE: 1/2" = 1' - 0"



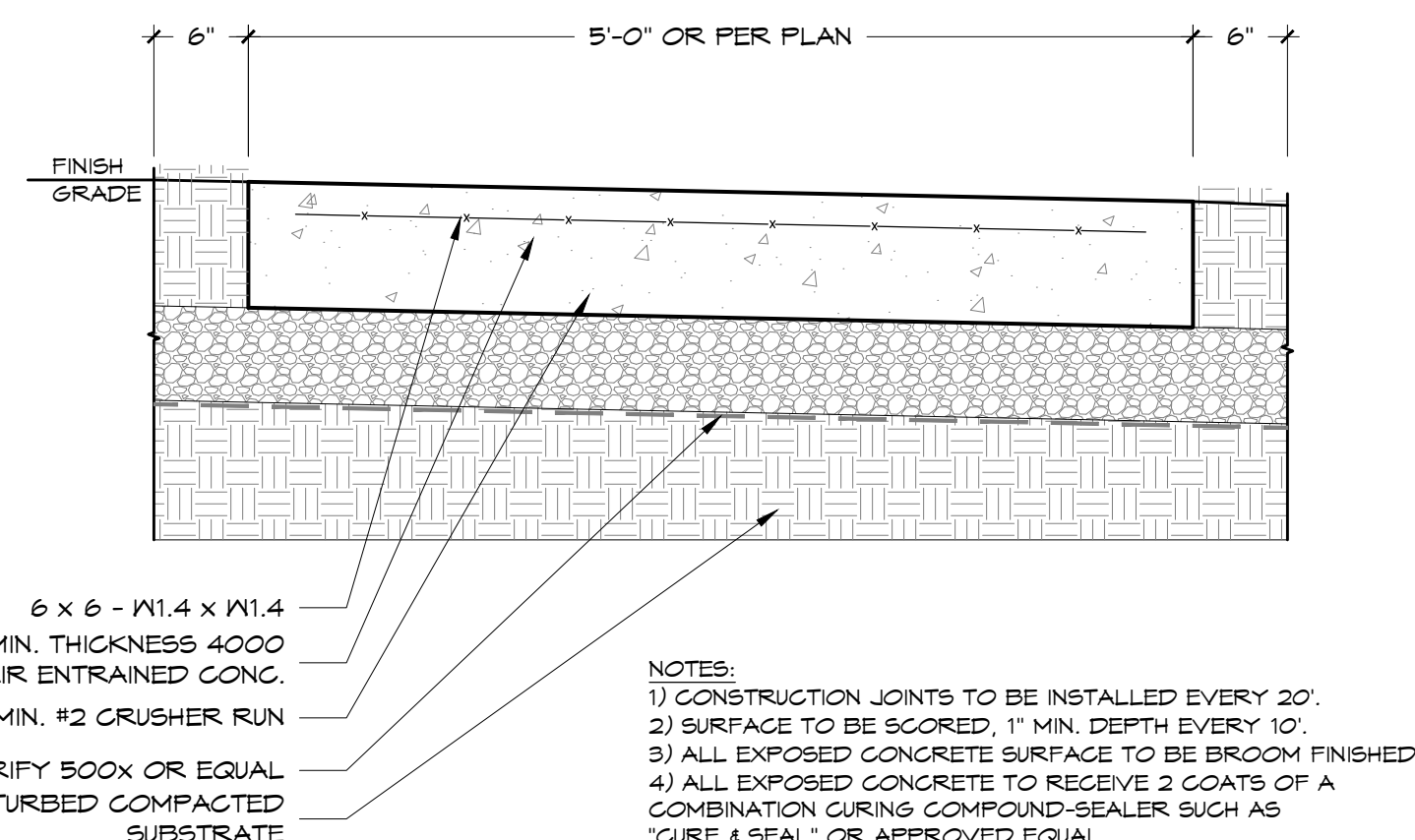
10 ASPHALT RAMP DETAIL
SCALE: 1/4" = 1' - 0"



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



3 TYPICAL CONCRETE SIDEWALK DETAIL (FOOT TRAFFIC)
SCALE: 1" = 1' - 0"



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

REVISIONS:
7/31/19 (PB SUBMISSION)
8/23/19 (PB CHANGES)
9/16/19 (PB CHANGES)

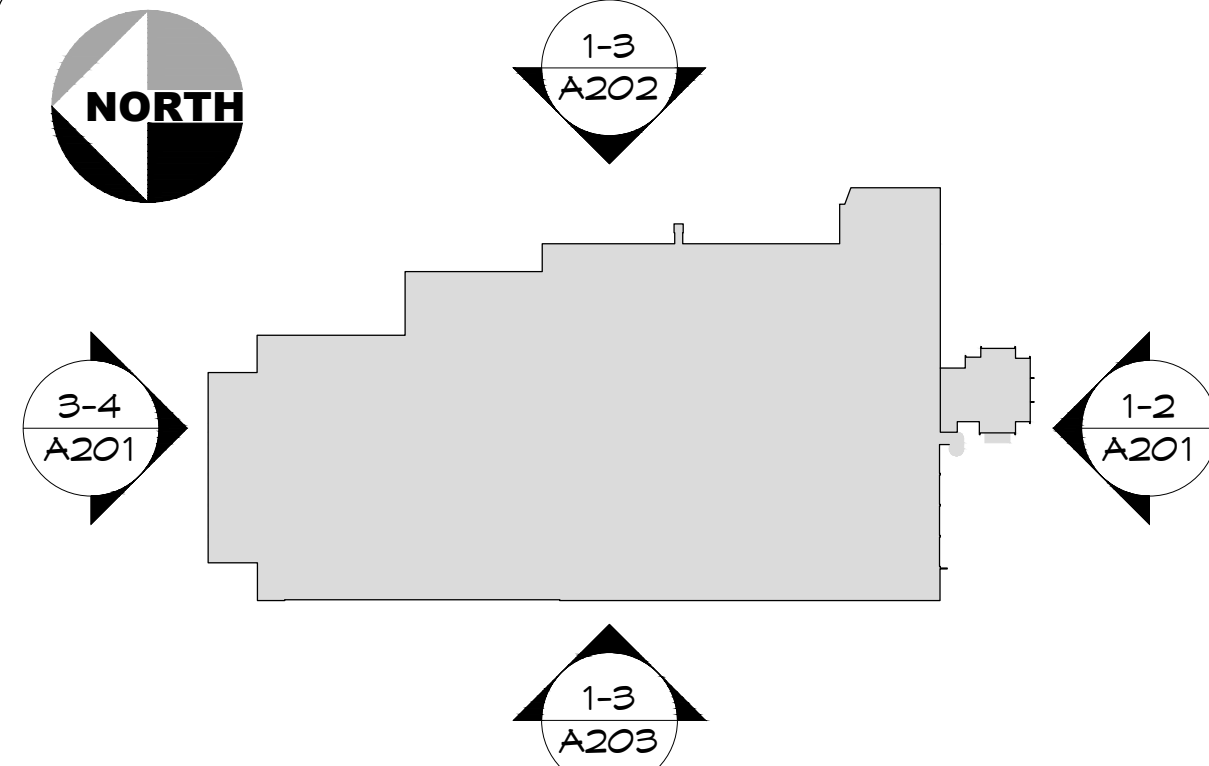
DRAWING TITLE:
SITE DETAILS
PROJECT TITLE:
900 LINDEN STORAGE
900 WEST LINDEN AVE.
ROCHESTER, NY 14625

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

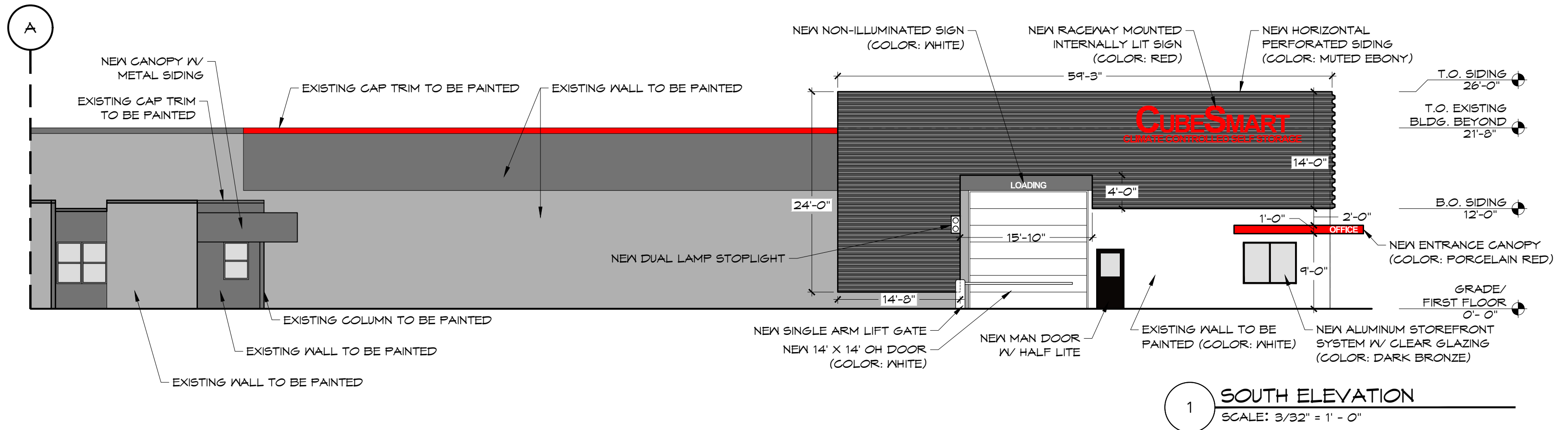
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DATE: 7/31/19
DRAWN BY: CP
SCALE: 1"=60"
PROJECT: 19.039

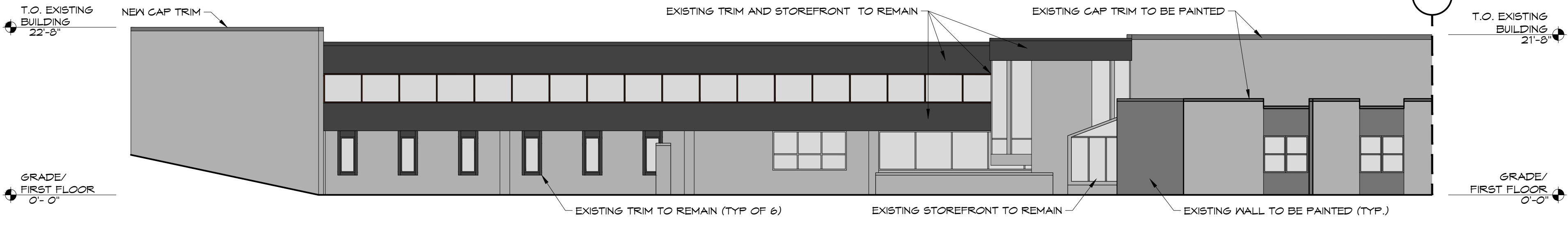
SHEET:
S102



ELEVATION KEY PLAN
SCALE: NTS



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



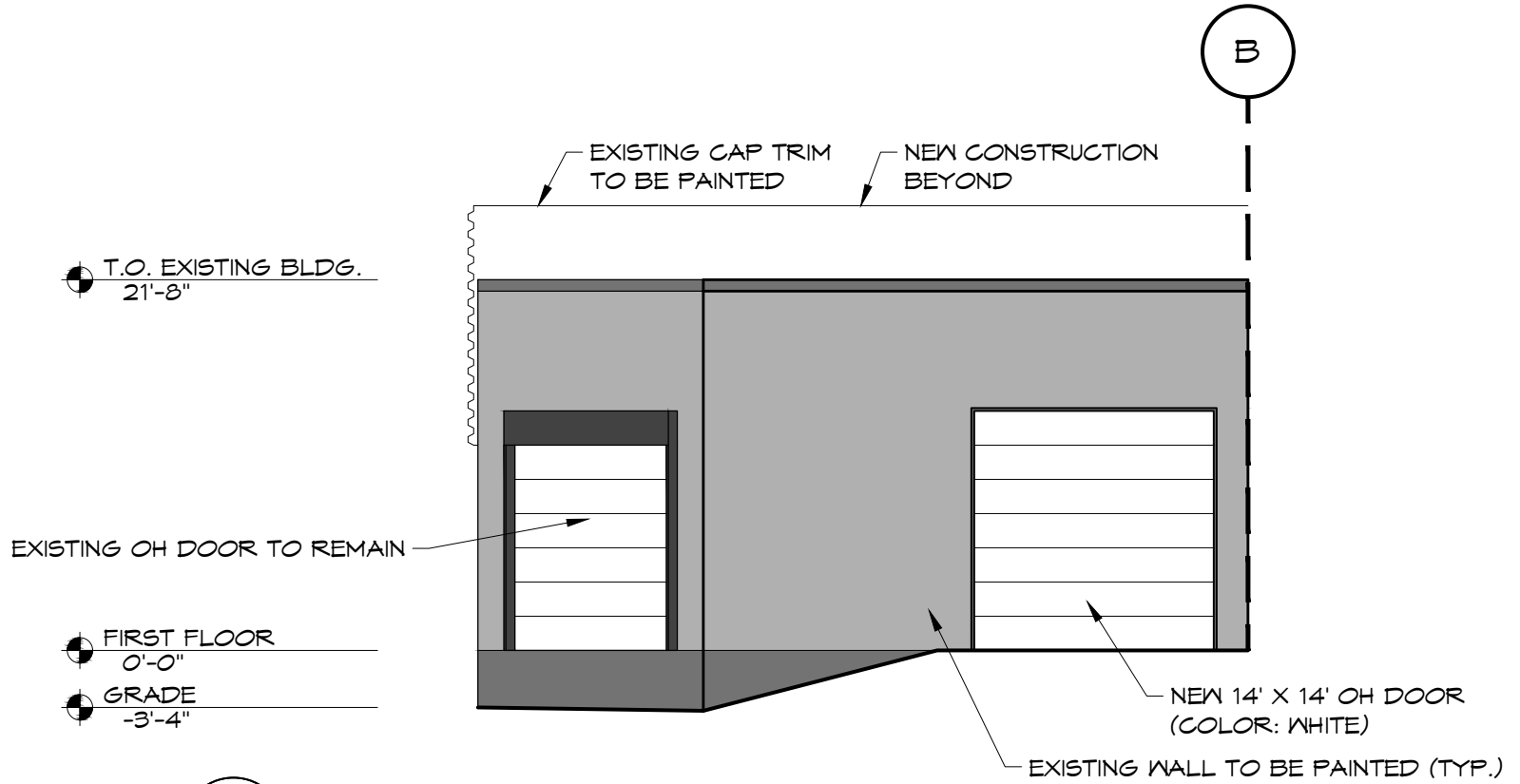
2 SOUTH ELEVATION
SCALE: 3/32" = 1' - 0"

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

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



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



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

21'-6 5/8"
4'-5 1/2"
CUBESMART
CLIMATE CONTROLLED SELF STORAGE

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



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

SIGN LETTERS TO BE RED (SHOWN IN BLACK FOR CLARITY)

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

REVISIONS:
7/31/19 (PB SUBMISSION)
8/23/19 (PB CHANGES)
9/18/19 (PB CHANGES)

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

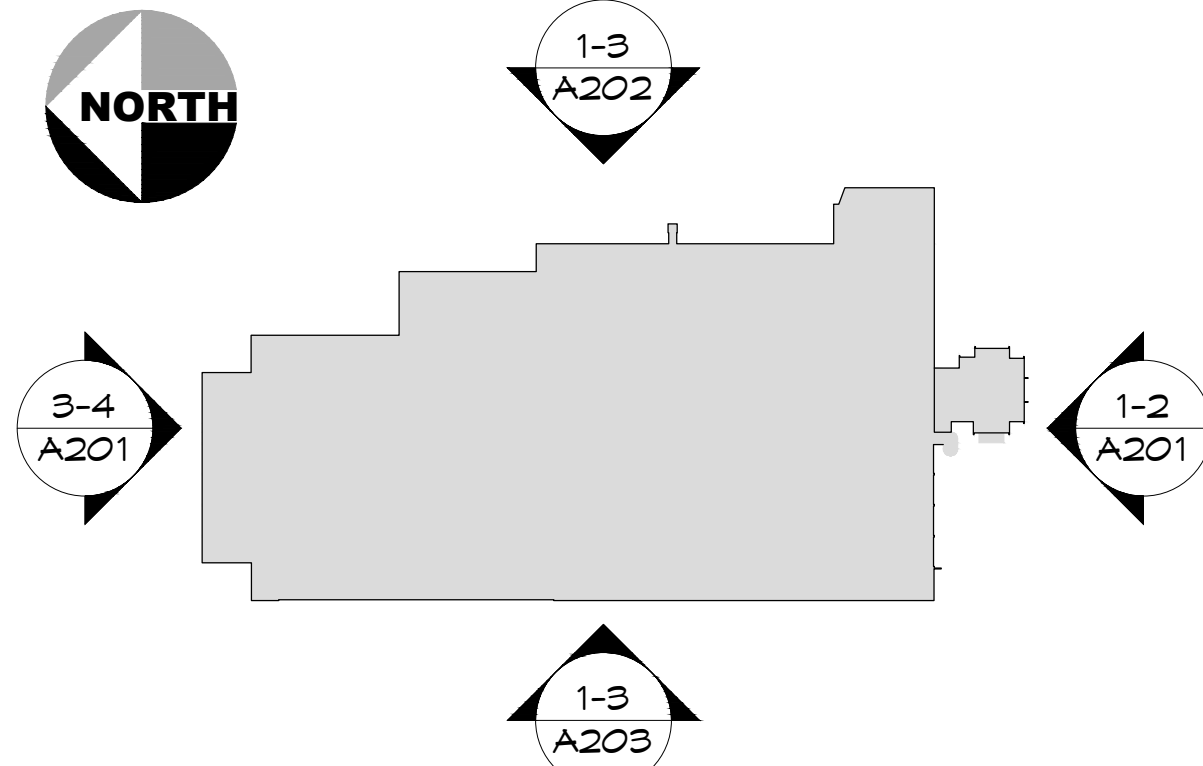
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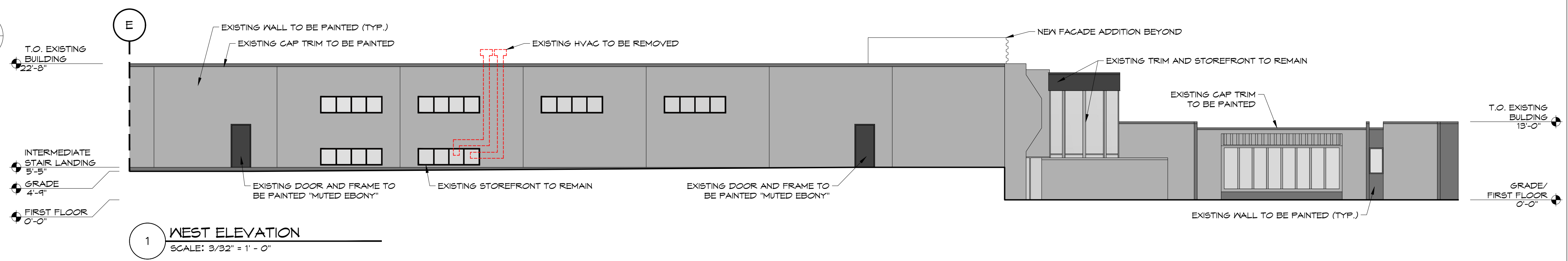
DATE: 7/31/19
DRAWN BY: CP

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

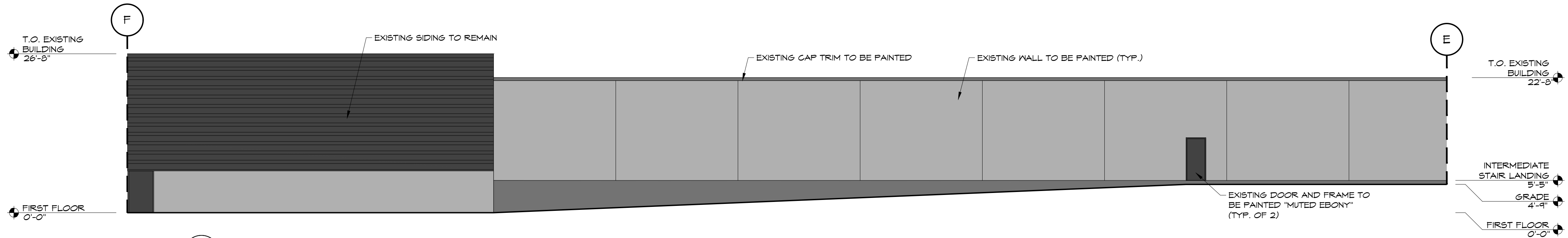
SHEET:
A201



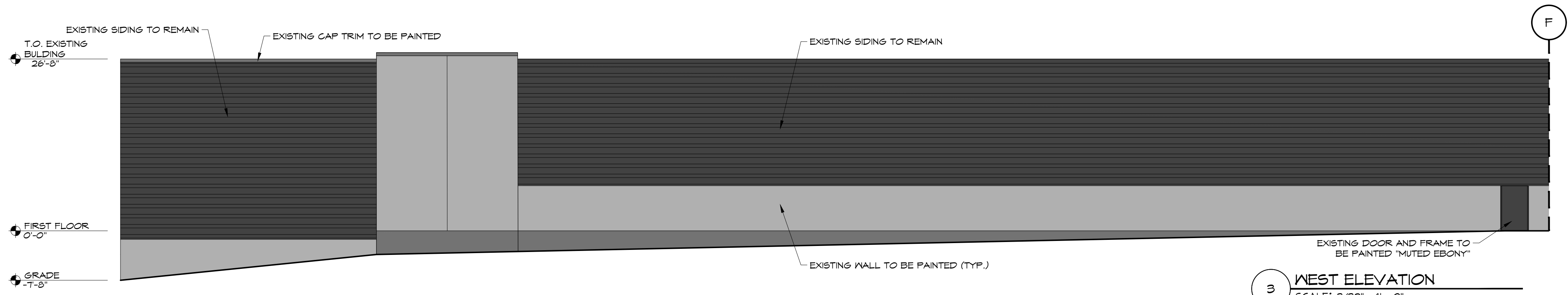
ELEVATION KEY PLAN
SCALE: NTS



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



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



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

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

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

REVISIONS:
7/31/19 (PB SUBMISSION)
8/23/19 (PB CHANGES)
9/16/19 (PB CHANGES)

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

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

SHEET:
A203



2 BUILDING ENTRANCE VIEW
SCALE: NTS

1 BUILDING TOWER ADDITION
SCALE: NTS



REVISIONS:
7/31/19 (PB SUBMISSION)
8/23/19 (PB CHANGES)
9/16/19 (PB CHANGES)

DRAWING TITLE:
RENDERINGS

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

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DATE: 7/31/19 DRAWN BY: CP

SCALE: N/A PROJECT: 19.039

SHEET:
A205

Draft
Design Review and Historic Preservation Board
Minutes
October 24, 2019

PRESENT

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

ALSO PRESENT

Stephanie Townsend, Town Board Liaison; Mark Lenzi, Building Inspector; Allen Reitz, Assistant Building Inspector, Robert Koegel, Town Attorney

ABSENT

Kathleen Cristman, Susan Donnelly, Secretary to the Board

Dirk Schneider opens the meeting at 6:49 PM

HISTORIC PRESERVATION DISCUSSION

The Board discussed the success of the inventoried homes event that was held in May which resulted in a Historic Designation. Bonnie Salem reported that she had recently talked with another homeowner at 201 Long Meadow that has decided to designate their home. Bonnie suggested that the Board hold another event since not every inventoried home was included in the first invitation list. The Board would like to look at possibly having the event in February or March of 2020.

There was a discussion about the continuation of sending the historic brochure to new owners of historic properties. Allen Reitz stated that the building secretary is still reviewing the list homes that have sold recently provided by the Assessor's office.

RESIDENTIAL APPLICATION FOR REVIEW – RETURNING

• **345 Kilbourn Road**

The Applicant is returning to request design review for the design change to a detached garage. The Applicant was held over from the September 26th meeting and asked to consider making some design changes. The project has appeared before the Zoning Board on August 19, 2019 for the removal of the attached portion of the previously approved garage. The Zoning Board granted a variance for size and height.

The homeowner, Kim Bailey, was present to discuss the application. She explained that new renderings show the gable ends and ridge lower to match the home as suggested by the Board.

Dirk Schneider stated that the changes were an improvement to the previously submitted renderings. He asked the homeowner if the cupola roof would match the home or if it would be copper. The homeowner stated that the roof will be copper to match the gutters and downspouts.

Bonnie Salem had questions regarding the balcony on the back. She felt the cantilever seemed to be rather large. The home owner commented that it would be about a 6' cantilever. John Mitchell stated that a 6' cantilever was rather large and that she should contact her architect to make sure that it is designed properly.

Leticia Fornataro moved to accept the application with the modifications submitted at the 10/24/2019 meeting and to also include the change to the window on the existing home as submitted.

Dirk Schneider seconded

All Ayes

RESIDENTIAL APPLICATION FOR REVIEW

- **21 Barrington Hills**

The Applicant is requesting design review for the bedroom addition. The addition will be approximately 441 sq. ft. and will be located to the rear of the home.

Linda Morabito, representative for the homeowner, was present to discuss the application. The addition will not be seen from the road except for maybe the cupola. All roof lines will match existing and deck material will match.

The Board commented that the cupola made the design "busy" and had questions about whether the cupola roof will have the same metal roof color as the front windows. The representative stated that the cupola will have the same color roof and was designed to increase light into the new space.

Bonnie Salem moved to accept the application as submitted.

Paul Whitbeck Seconded

All Ayes

- **5 Sturbridge Lane**

The Applicant is requesting design review for the addition of a screened porch. The porch will be approximately 240 sq. ft. and will be located on the north side of the home.

The homeowner, Mark Martin, was present to discuss the application.

The Board questioned whether the columns of the porch were going to be round or square and how the porch would be finished. The homeowner stated that the columns would be square and that they would be white. The home will be resided with vinyl shake and the porch will match.

John Mitchell moved to accept the application as submitted.

Dirk Schneider Seconded

All Ayes

RESIDENTIAL APPLICATION FOR REVIEW – NEW HOMES

- **4 Tor Hill**

The Applicant is requesting design and review for the construction of a one story single family home. The home will be approximately 1980 sq. ft. and will be located on Lot #26 of the Cottages at Malvern Hills.

Marie Kenton, Ketmar Development Corporation, was present to discuss the application. This home will be a courtyard entry home. Although the proposed design is similar to another home in the

neighborhood it will have different materials added such as horizontal stone which have not been picked out yet.

Dirk Schneider commented that he like the location of the home on the property. The applicant stated that this home will also have larger setbacks than other lots.

Paul Whitbeck moved to accept the application as submitted.

John Mitchell Seconded

All Ayes

- **4 & 6 Alpine Ridge**

The Applicant is requesting design review for the proposed construction of a new residential building. The proposed building will consist of 2 attached single family dwellings sharing a common wall. Lot 1 (#4 Alpine Ridge) will be 1852 sq. ft. and Lot 2 (#6 Alpine Ridge) will be 2000 sq. ft. The single family homes will be located in the new Alpine Ridge development.

Jeff Morrell, Morrell Builders Inc., was present to discuss the application. This is the first building in the new Alpine Ridge Subdivision. There will be 60 percent open space to separate the subdivision from the traffic on Mendon Road. This will also allow for trails, continuous agriculture and an increase in the separation of the townhouses. The homes feature step buildings to break up the frontage streetscape, increased color palate, woodgrain garage doors with windows and front doors that match the garage doors. These homes will be priced from \$385,000- \$550,000.

The Board discussed the new subdivision. The design of the buildings in the new subdivision appear to be very similar in appearance. The entries of the homes are recessed which makes the garage appear to be the dominant feature. This could be an issue because the right side of the proposed subdivision seems to be mostly front loading units.

John Mitchell commented that the front entries are setback and the porches do try to bring the door forward but fail to do so. He feels that the designs look the same and that changing colors of the homes will not help.

Dirk Schneider commented that if future unit types are the same design as the one submitted and located next to each other it will not be acceptable.

Leticia Fornataro asked if the diamond shaped windows were functional and if they could be removed to show some variation. Adding stone to the front façade may help as well. She would like to see a grading plan of each lot.

Mark Lenzi, Building Inspector, requested that the applicant supply a site map showing all of the homes and types, which unit type is being submitted, what the houses look like next door, color palate and grading plan. Similar to what was submitted for the Greenpoint Trail Subdivision.

Jeff Morrell responded that the color and types of units have been chosen and that they will adhere to the set layout of the subdivision. Fourteen out of the twenty-four units will have a side load garage. The front door design will remain but he will try to tweak the design to show diversity. The variations to design will be similar to the Greenpoint Trail Subdivision. They have done their best to take the Boards thoughts and requirements into account but still make the homes marketable for "empty nesters".

Dirk Schneider moved to approve the application for the first town home in the Alpine Ridge Development. This is the front and side load floor plan in Cape Cod gray as submitted.

John Mitchell Seconded

Ayes as follows: Paul Whitbeck, John Mitchell, Leticia Fornataro, David Wigg and Dirk Schneider.

Nay as follows: Bonnie Salem

- **Alpine Ridge Sign**

The Applicant is requesting design and review for the addition of a Monument sign at the entrance of the new Alpine Ridge Subdivision. An application was submitted to the Zoning Board requesting relief from code for the size of the sign.

Melanie Portland, Morrell Builders Inc., was present to discuss the application. They looked at many signs in the area to help make a decision on the design. The column will be seven feet tall with cobblestone, a cedar beam and a double sided sign that will be black with gold engraving. There will be dimmable Permapost- 410 Lumen up lighting for the sign.

The Board commented that the sign doesn't appear to tie into the development and had questions about if the sign was going to be stacked wording and if the color of the sign could be changed.

The applicant stated that the sign will display stacked lettering as shown in the drawing. The color of the sign was chosen because they felt it was the most visible color and there will only be one sign at the main entrance of the subdivision.

Leticia Fornataro moved to approve the application as submitted.

Dave Wigg Seconded

All Ayes

COMMERCIAL APPLICATION FOR REVIEW

- **3100 Monroe Avenue – Cornell's Jeweler**

The Applicant is requesting design review for the replacement of awnings and shutters. The awnings on the Cornell's Jewelers building will be recovered with sunbrella fabric in marine blue with canterbury cream graphics. Shutters will match the new awnings.

David Cornell, owner of Cornell's Jeweler, was present to discuss the application. The store front currently has green awnings and shutters which have been damaged by the sun. The submitted shutters and awnings in "marine blue" will replace the current in the exact locations.

The Board commented that the new awning and shutter color may stand out more than the current green color. They also noticed in the photos submitted appear to show a change in the business identification sign.

The applicant stated that the photos that he has included in the application do not represent the color of the new awnings and shutters perfectly. The color is more of a navy blue as opposed to a brighter blue. The photo that shows the old awnings also includes the old business Identification sign. This sign was changed a few years ago and did receive approval.

Paul Whitbeck moved to approve the application as submitted.

John Mitchell Seconded

All Ayes

- **882 Linden Avenue - Carestream**

The Applicant is requesting design review for the addition of a business identification sign. The sign will identify the business "Carestream" and will be approximately 7.87 Sq. Ft.

No representative present for this application.

The size of the sign does meet code.

Dave Wigg moved to approve the application as submitted.

Leticia Fornataro Seconded

All Ayes

- **3400 Monroe Avenue – Allens Creek Oral & Implant Surgery**

The Applicant is requesting design and review for the addition of a business Identification sign. The sign will identify "Allens Creek Oral and Implant Surgery" and will be approximately 56 sq. ft. Heather Chance, owner of Allens Creek Oral & Implant Surgery, was present to discuss the application. The sign will be centered on the door and the blue awning will be removed. There is no lighting proposed because the applicant would like to be as environmentally friendly as possible.

John Mitchell moved to approve the application as submitted.

Paul Whitbeck Seconded

All Aye

OTHER – REVIEW OF 9/26/2019 MINUTES

Dirk Schneider moved to approve the minutes of the 9/26/19 meeting as amended

All Ayes.

The meeting adjourned at 8:50 PM.

Respectfully submitted,

Allen Reitz
Assistant Building Inspector