

**Design Review & Historic Preservation Board
Agenda
December 10, 2020**

HISTORIC PRESERVATION DISCUSSION

RESIDENTIAL APPLICATION FOR REVIEW

- **3765 East Avenue**
The Applicant is returning for design review to amend an application previously approved at the 8/27/2020 meeting. The change to the design will be to the garage addition that will now be stepped back 4 feet. The change to the design still meets the Zoning Board approval for a side setback variance on August 17, 2020.
- **11 Old Landmark Drive**
The Applicant is requesting design review for the addition of a screened porch. The screened porch will be approximately 225 square feet and will be located to the rear of the property.

RESIDENTIAL APPLICATION FOR REVIEW – NEW

- **94 Coventry Ridge**
The Applicant is requesting design review for the construction of a two story single family home. The home will be approximately 3354 square feet of living area and will be located in the Coventry Ridge Subdivision.
- **22 Hawkstone Way**
The Applicant is requesting design review for the construction of a one story single family home. The home will be approximately 1994 square feet and will be located in the cottages at Malvern Subdivision.
- **20 Escena Rise**
The Applicant is requesting design review for the construction of a two story single family home. The home will have approximately 3311 square feet of living space and will be located in the Wilshire Hills Subdivision.

COMMERCIAL APPLICATION FOR REVIEW

- **3349 Monroe Avenue – Body Fuel**
The Applicant is requesting design review for the addition of a business identification sign. The sign will be located in Pittsford Plaza and will identify the business "Body Fuel". The sign will be illuminated with white LED flush mounted letters.
- **3400 Monroe Avenue – Ace Hardware**
The Applicant is requesting design review for the addition of a business identification sign. The sign will be located in the Pittsford Colony Plaza and will identify "Ace Hardware". The sign will be 72 sq. ft.

INFORMAL REVIEW - Kilbourn Place

- **Wright House**
The Applicant is requesting an informal review of the "Wright" House on the Kilbourn Place property.

OTHER – REVIEW OF 11/12/2020 MINUTES

How to view the meeting:

1. Zoom

- In your web browser, go to <https://townofpittsford.zoom.us/j/82101903797?pwd=ajcxWlJqbFV6QlVmaUhCbi9YUFMzQT09>
- You will be connected to the meeting.

2. Telephone

- You can access the meeting by phone. Use any of the phone numbers below, then enter the meeting ID when prompted. The Meeting ID is **821 0190 3797**. No password is necessary.

(929) 205-6099

(312) 626-6799

(253) 215-8782

(301) 715-8592

(346) 248-7799

(669) 900-6833

Draft
Design Review and Historic Preservation Board
Minutes
November 12, 2020

PRESENT

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

ALSO PRESENT

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

Proceedings of a regular meeting of the Pittsford Design Review and Historic Preservation Board were held on Thursday, November 12 at 6:00 P.M. local time. The meeting took place with Board members and applicants participating remotely using Zoom.

Dirk Schneider opened the meeting at 6:00 pm.

HISTORIC PRESERVATION DISCUSSION

Leticia Fornataro discussed the progress in procuring the banners for the historic district.

RESIDENTIAL APPLICATION FOR REVIEW

- **65 Mahogany Run**

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

Tim Smith of Woodstone Custom Homes was present to represent the homeowners.

The proposed sunroom will be built to the rear of the home. The siding, trim and windows will match the existing materials on the home.

A discussion was held regarding aligning the new transom windows with the existing on the right side elevation. Mr. Smith indicated it could be done but the windows were proposed to be the same height of the slider door on the interior. The windows will be masked by evergreens. The decision was made that as drawn will be appropriate.

Bonnie Salem moved to approve the application as submitted.

Kathleen Cristman seconded.

All Ayes.

- **597 Mendon Road**

The Applicant is requesting design review for the proposed construction of a detached garage with a hobby room and porch. The construction will total 864 sq. ft. and will be replacing an existing 600 sq. ft.+ detached garage. This application is being reviewed by the Zoning Board of Appeals on 1/16/20.

The contractor, Greg Bowering, and homeowners, Paul and Katie Rector were present to discuss the application with the Board.

Mr. Bowering described the new garage to be built will be a barn like style with a black metal roof, vertical board and batten, and barn doors. This structure will be screened from the road by trees.

Bonnie Salem and Dirk Schneider commented that this structure will be an improvement to what it already on the property.

David Wigg moved to approve the application as submitted.

Letitia Fornataro seconded.

All Ayes.

- **305 W. Bloomfield Rd.**

The Applicant is requesting Design Review for the proposed construction of a 2-story addition. The addition will total approximately 1600 sq. ft.

The architect, Paul Morabito, was present to discuss the application with the Board.

Mr. Morabito discussed the proposed addition to the current home. The siding will be a Hardi siding in Russian olive color with tan trim.

The Board as a whole reviewed their concerns with this application. The consensus was as follows:

1. Work had been completed on the side elevation to convert to a bay window addition without design review.
2. The plan shows no discernable entry point/front door entrance on the front façade of the home.

The Board feels that the bay window needs to show some structural support and that a porch entry should be added to provide some identity to the front elevation.

It was decided that this application should be held open to discuss the concerns with the homeowner. It was requested that any future submission should include an up to date photo of the home.

RESIDENTIAL APPLICATION FOR REVIEW – NEW

- **48 Coventry Ridge**

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

Jim Connaughton of Coventry Ridge Building Corporation was present to discuss the application.

Mr. Connaughton described the new dwelling on a corner lot trimmed by two materials. There will be a walkout basement.

A discussion was held about bringing the trim to the ground on the garage on the left side elevation. Mr. Connaughton said he could do this.

Kathleen Cristman moved to accept the application as submitted with the adjustment of the trim on the drawing for the garage.

Dirk Schneider seconded.

All Ayes.

- **10 Lexton Way**

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

Jeff Morrell of Morrell Builders was present to discuss the application with the Board. He described the new construction as being trimmed with two materials and having a side load garage.

There was no further discussion from the Board.

Paul Whitbeck moved to accept the application as submitted.

Leticia Fornataro seconded.

All Ayes.

- **18 & 20 Skylight Trail**

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

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

Mr. Morrell clarified the developmental key to for colors and stone locations. The placement of units with clean lines will be placed next to buildings with stone. There will be three types of wood grain for the garage and front door. No front elevation will be similar to the unit next to it. The shake element will be tone on tone with the clapboard.

Mr. Morrell extended an invitation to Board members to come on site to view construction.

The gable on this unit has been eliminated and there is one side load garage.

Leticia Fornataro moved to accept the application as submitted.

Kathleen Cristman seconded.

All Ayes.

- **35 & 37 Skylight Trail**

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

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

Mr. Morrell stated that the color of this unit will be light mist and the doors will be English walnut.

A dormer element has been added to this unit.

Bonnie Salem moved to approve the application as submitted.

John Mitchell seconded.

All Ayes.

- **65 Pickwick Dr.**

The Applicant is requesting design review for the proposed construction of a new 2761 sq. ft. home. The existing home is proposed to be demolished and replaced with this home.

The architect, Paul Morabito, the contractor Tim Smith and homeowners Jim and Martina Post were present to discuss the application with the Board.

Mr. Morabito indicated that the new home is not much more of a footprint than the home being demolished. The exterior will be light gray shiplap siding, with darker gray color in the shake material in the gables with white trim. The main roof will be standard gray asphalt roof. The metal roof will be darker for contrast.

Paul Whitbeck moved to approve the application as submitted.

David Wigg seconded.

All Ayes

COMMERCIAL APPLICATION FOR REVIEW

- **3001 Monroe Avenue – Edible Arrangements**

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

Rich Loria was present to represent this application before the Board.

The new sign will be similar in size and colors to the existing sign.

Dirk Schneider commented that the new sign is more legible than the old one.

Kathleen Cristman moved to accept the application as submitted.

Bonnie Salem seconded.

All Ayes.

- **900 Linden Avenue – Cube Smart**

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

Tony Snow of Gupp Signs was present.

The new sign is free standing with the name and address of the company and lit by the two existing ground spotlights.

Bonnie Salem moved to approve the application as submitted.

John Mitchell seconded.

All Ayes.

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

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

Ralph Barnanes of Skilight Signs was present to discuss the application with the Board.

The letters and circle on the sign will be internally illuminated The sign will have a metal background.

David Wigg moved to approve the application as submitted.

Leticia Fornataro seconded.

All Ayes.

INFORMAL REVIEW - Kilbourn Place

David Riedman and Jerry Watkins of Riedman Corporation were present along with David Hanlon of Hanlon Architects.

The proposals for the East Building (Building 1) and West Building (Building 2) were reviewed. The existing historic Wright Home is also proposed to be restored to be put to the use of a community center. There will be a grade change of 4-5 feet between building 2 to building 1.

The buildings were described to be designed to mimic the large homes which line East Avenue. Building 1 and Building 2 will be two different heights and shapes. A central courtyard will be recessed between the east and west wings of the buildings. The materials will be a mixture of brick and siding.

Additionally, a third carriage home will be constructed in the style and materials of the two existing on the property.

The Board posed questions regarding the proposal of the restoration of the Wright Home. The members were in agreement that a more detailed presentation of elevations and materials for this structure is in order for any approval.

In general, the Board asked that documentation and presentation of materials to be used in new projects such as this one is paramount for approval given the current circumstance of virtual meeting format.

OTHER – REVIEW OF 10/22/2020 MINUTES

John Mitchell moved to accept the minutes of October 22, 2020 with corrections.

Leticia Fornataro seconded.

All Ayes.

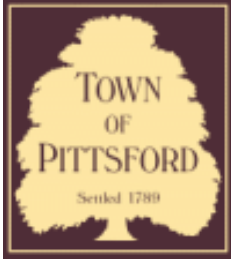
ADJOURNMENT

Dirk Schneider moved to close the meeting at 8:10 pm.

All Ayes.

Respectfully submitted,

Susan Donnelly
Secretary to the Design Review and Historic Preservation Board



Town of Pittsford

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

Permit #
B20-000125

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

DESIGN REVIEW AND HISTORIC PRESERVATION BOARD REFERRAL OF APPLICATION

Property Address: 3765 East Avenue ROCHESTER, NY 14618

Tax ID Number: 138.18-2-15

Zoning District: RN Residential Neighborhood

Owner: Glenn Paynter

Applicant: Joseph O'Donnell (Architect)

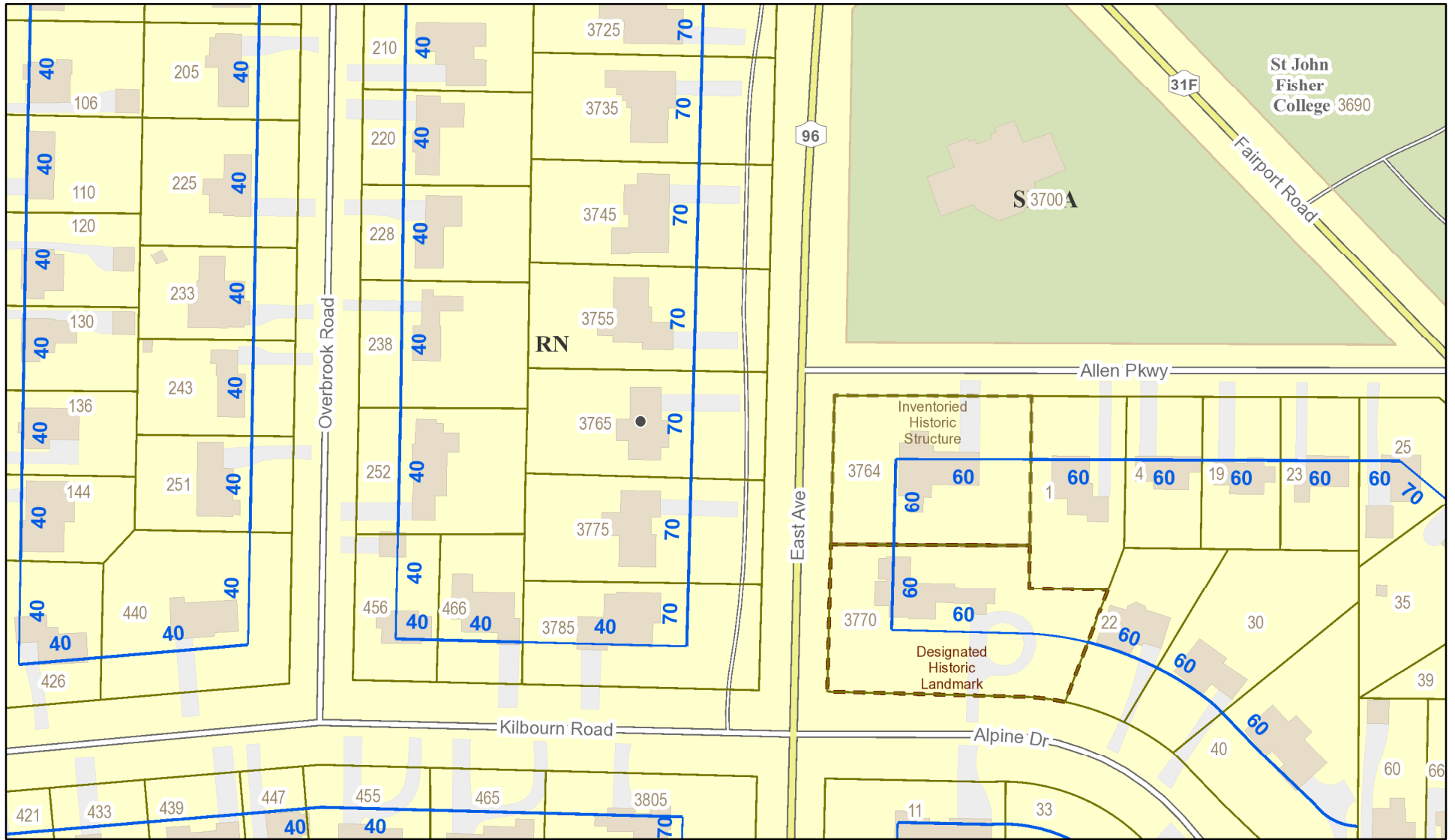
Application Type:

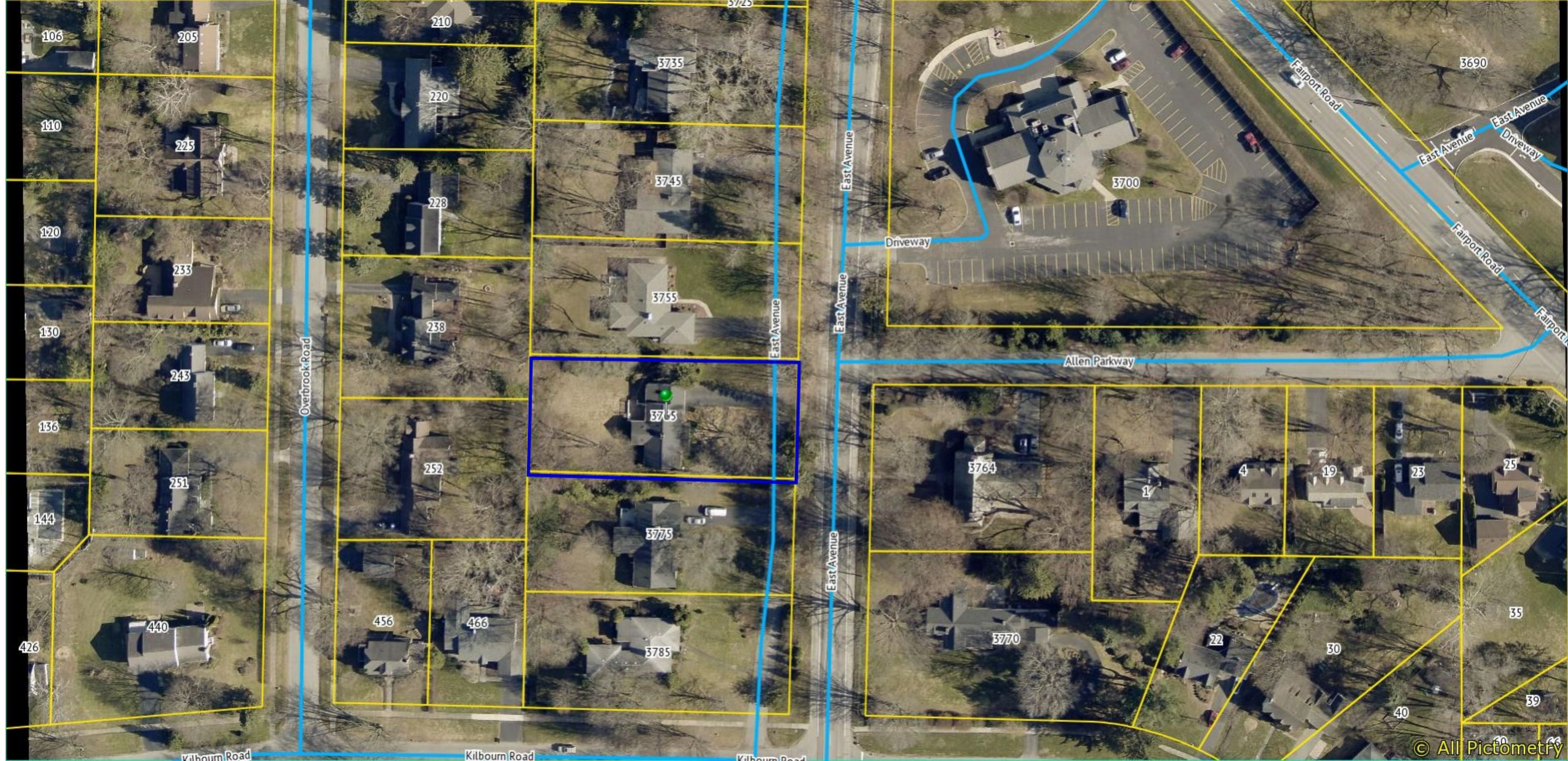
- | | |
|---|---|
| <input checked="" type="checkbox"/> Residential Design Review
§185-205 (B) | <input type="checkbox"/> Build to Line Adjustment
§185-17 (B) (2) |
| <input type="checkbox"/> Commercial Design Review
§185-205 (B) | <input type="checkbox"/> Building Height Above 30 Feet
§185-17 (M) |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

Project Description: The applicant is returning for design review to amend a previously approved application approved at the 8/27/2020 meeting. The change to the design will be to the garage addition which will now be stepped back 4 feet. The change to the design still meets the Zoning Board approval for a side setback variance on August 17, 2020.

Meeting Date: December 10, 2020

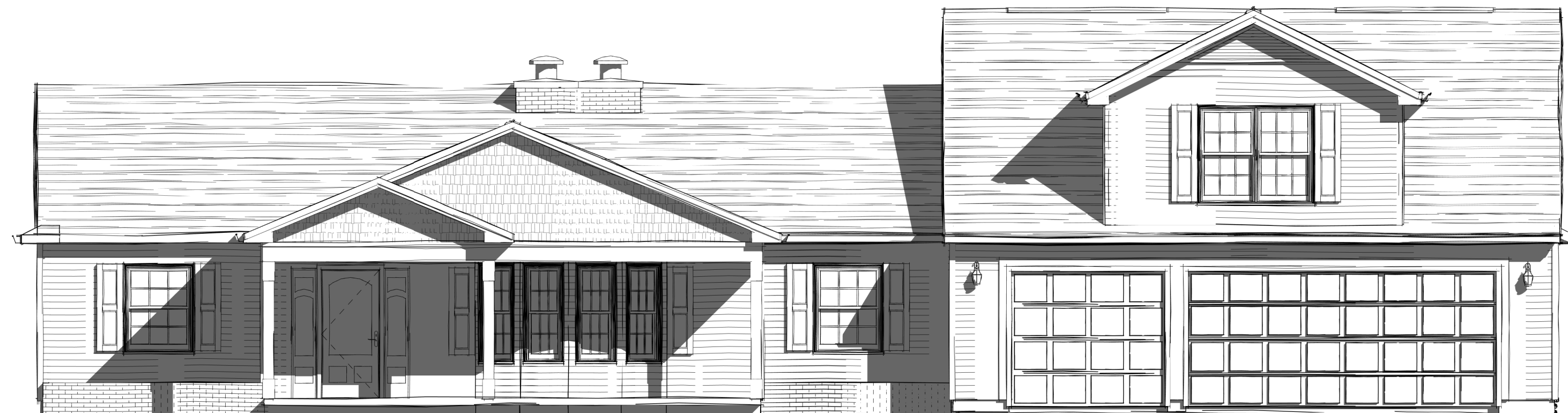
RN Residential Neighborhood Zoning





PAYNTER RESIDENCE

3765 EAST AVENUE PITTSFORD, NY 14534



CLIENT: GLENN PAYNTER

DATE:
07-17-20

*** Approved at 8/27/2020 Meeting***

ARCHITECT:

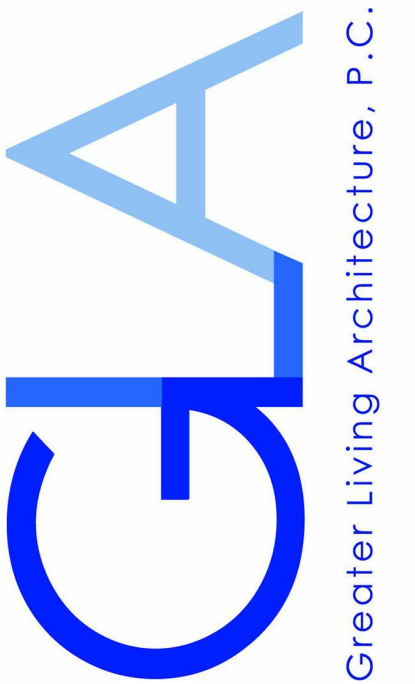


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ROCHESTER, NY 14623

DRAWING LIST

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

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REVISIONS:

DATE	BY	DESCRIPTION

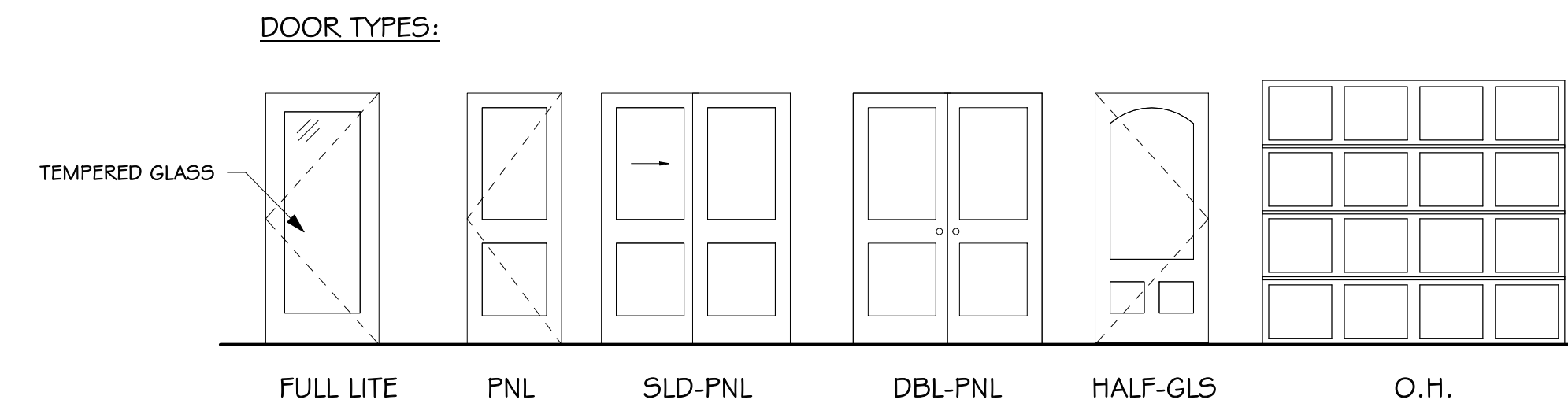
COVER PAGE

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

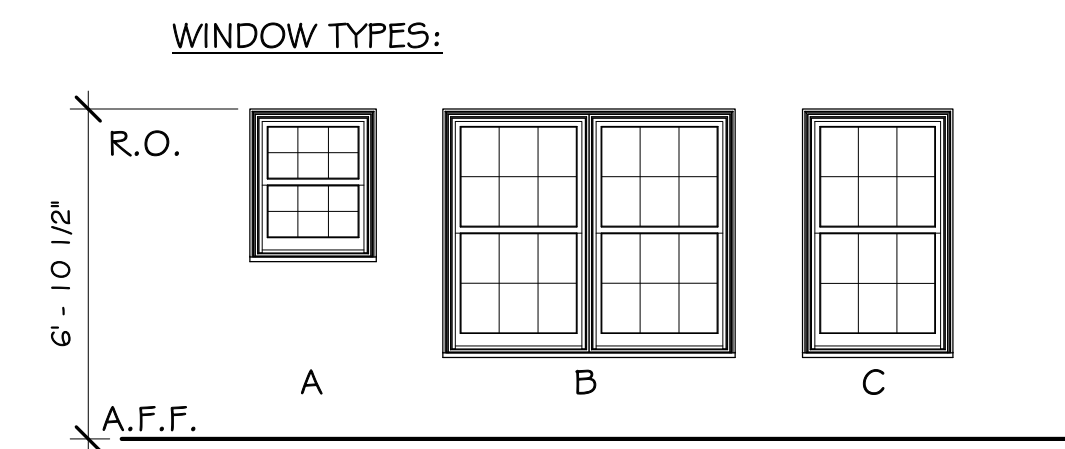
DOOR SCHEDULE									
#	TYPE	MATERIAL	THICKNESS	WIDTH	HEIGHT	FRAME TYPE	HARDWARE	#	COMMENTS
1	PNL	GLASS	1 3/8"	2' - 6"	7' - 8 1/4"		PASSAGE SET	1	OPTIONAL SHOWER GLASS DR AS SELECTED BY OWNER
2	PNL		1 3/8"	1' - 6"	6' - 8"		PASSAGE SET	2	PANEL DOOR AS SELECTED BY OWNER
3	PNL		1 3/8"	2' - 6"	6' - 8"	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

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

ELECTRIC GENERATOR TO COMPLY CHAPTER 27 ELECTRICAL, SECTION 2702.1.1 "STATIONARY GENERATORS" OF THE 2020 BCNYS. STATIONARY EMERGENCY AND STANDBY POWER GENERATOR SHALL BE LISTED IN ACCORDANCE WITH UL 220. INSTALL PER MANUFACTURER'S SPECIFICATIONS



WINDOW SCHEDULE					
SYMBOL	MODEL NUMBER	ROUGH HEIGHT	ROUGH WIDTH	QUAN.	COMMENTS
A	2/GX3/O	3' - 0"	2' - 6"	1	
B	3/OX5/O-2	5' - 0"	5' - 11 1/2"	2	EGRESS WINDOW AS REQUIRED
C	3/OX5/O	5' - 0"	3' - 0"	2	



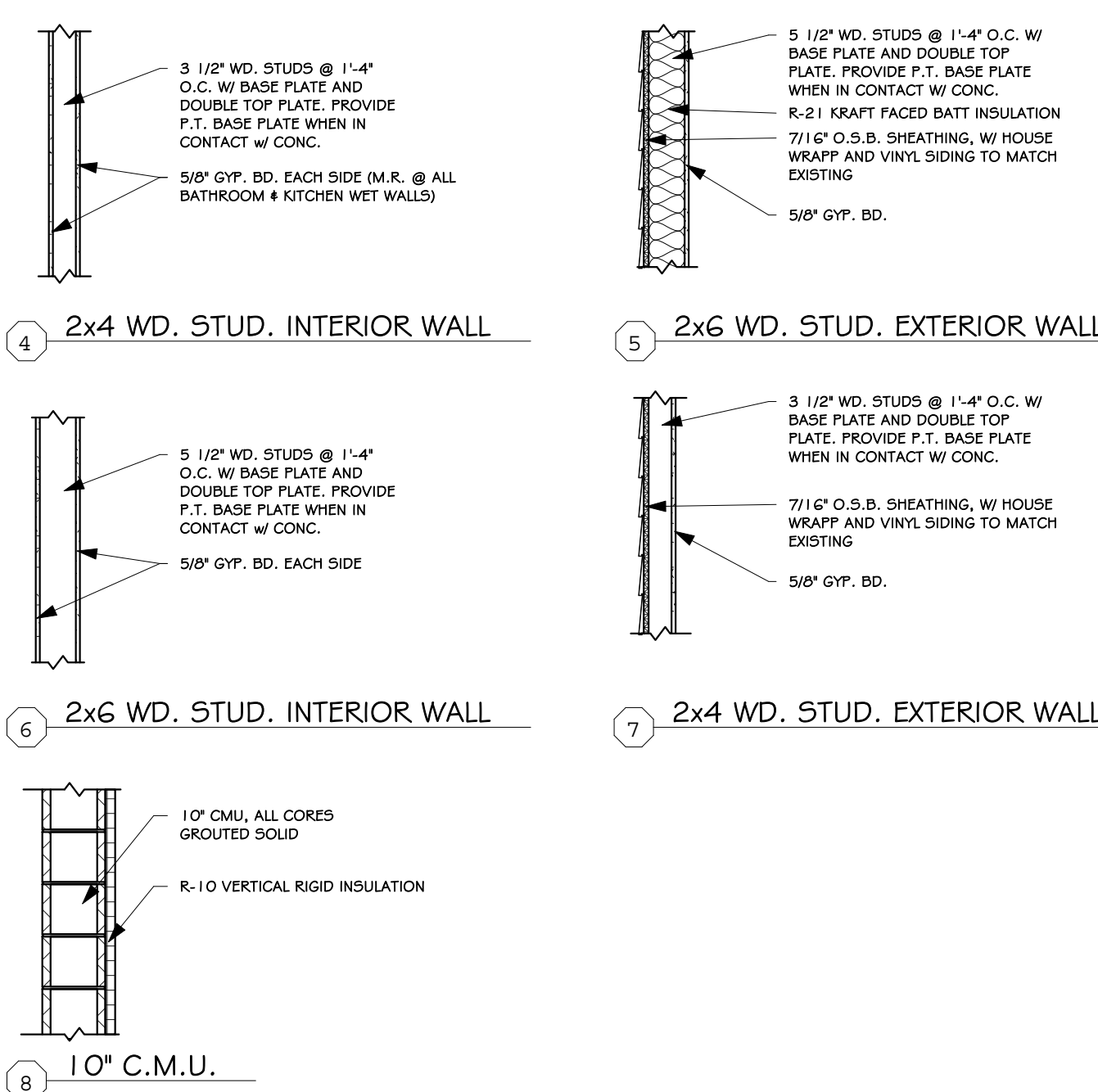
WINDOW/ DOOR LEGEND

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

WINDOW NOTES:

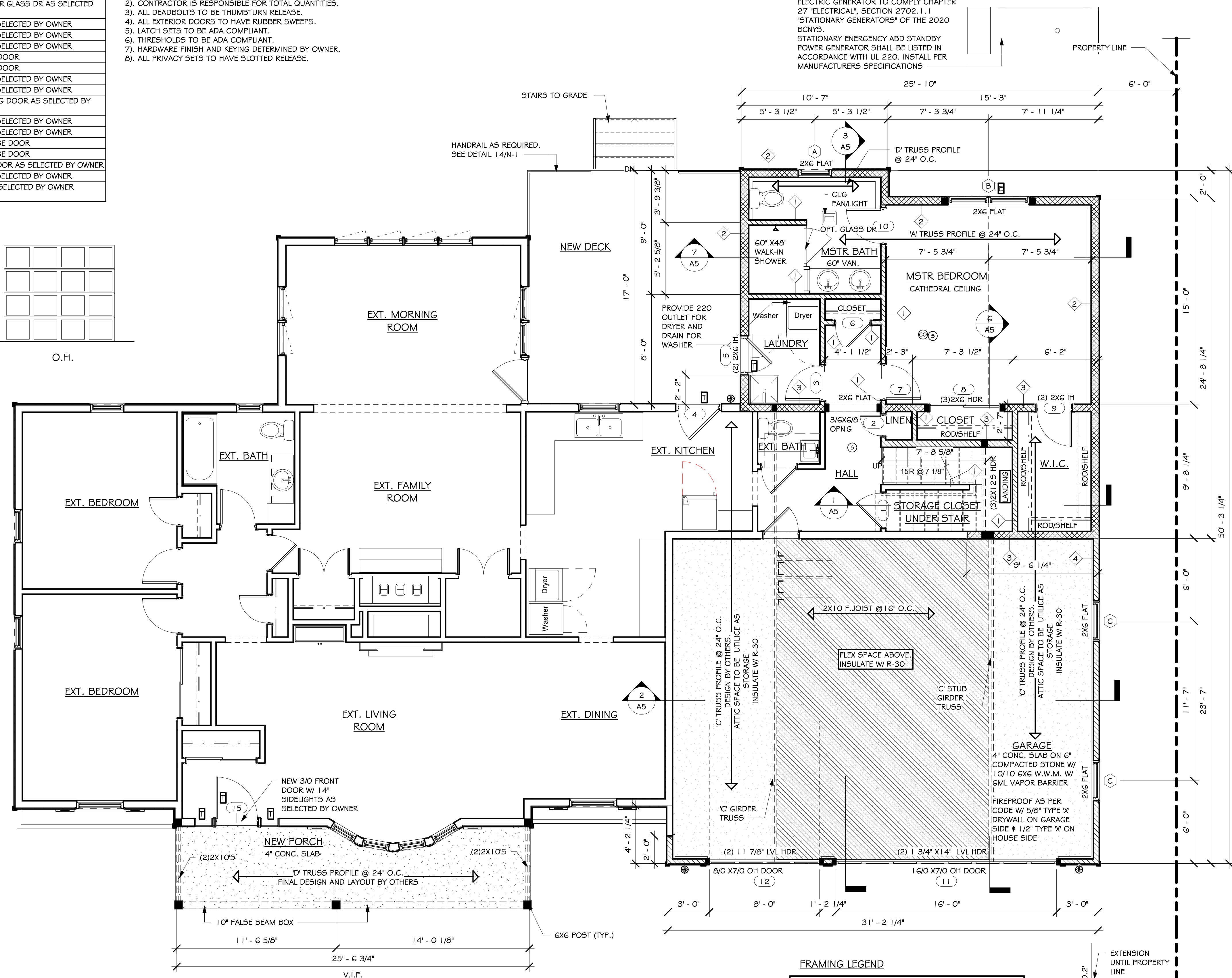
- 1). CONTRACTOR IS RESPONSIBLE FOR COORDINATING DIMENSIONS IF DIFFERENT WINDOW TYPES FROM THOSE SPECIFIED ARE APPROVED.
- 2). MEASURE WINDOW OPENINGS BEFORE ORDERING, FIELD VERIFY WINDOW SIZES & QUANTITIES.
- 3). PROVIDE MESH, FULL SCREENS FOR ALL DOUBLE HUNG WINDOW UNITS.
- 4). PROVIDE OBSCURE GLAZING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

WALL TYPES:



FIRST FLOOR PLAN

1/4" = 1'-0"



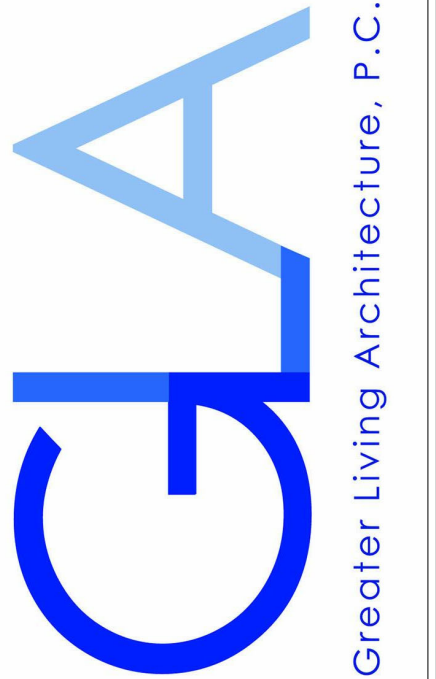
HEADER SCHEDULE	
EXTERIOR WALLS - FIRST FLOOR	
< 4'-0"	(2) 2x6's G4N w/ (2) JACK STUDS
< 5'-0"	(2) 2x8's G4N w/ (2) JACK STUDS
< 6'-2"	(2) 2x10's G4N w/ (2) JACK STUDS
< 7'-1"	(2) 2x12's OR (3) 2x10's G4N w/ (2) JACK STUDS
EXTERIOR WALLS - SECOND FLOOR	
< 3'-2"	(2) 2x4's G4N w/ (2) JACK STUDS
< 4'-8"	(2) 2x6's G4N w/ (2) JACK STUDS
< 5'-11"	(2) 2x8's G4N w/ (2) JACK STUDS
< 7'-3"	(2) 2x10's OR (3) 2x8's G4N w/ (2) JACK STUDS

FRAMING LEGEND

- PROVIDE SOLID POSTING- GLUED & NAILED, EQUAL TO THE # OF HEADERS TO BE SUPPORTED- UNLESS NOTED OTHERWISE
 - DROPPED HEADER
 - FLUSH HEADER
 - 2X4 STUDS @ 24" O.C.
 - 2X6 STUDS @ 24" O.C.
- 12" STUDS @ 16" O.C. AT STAIR WALLS, GARAGE WALLS, HOUSE-GARAGE WALLS, & ALL CABINET WALLS

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

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REVISIONS:

DATE	BY	DESCRIPTION

CLIENT/LOCATION:

GLENN PAYNTER
 3765 EAST AVENUE PITTSFORD, NY 14534

REVISIONS:

DATE	BY	DESCRIPTION

FIRST FLOOR PLAN

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

* Approved at 8/27/2020 Meeting *

PAYNTER RESIDENCE

3765 EAST AVENUE PITTSFORD, NY 14534



CLIENT: GLENN PAYNTER

DATE:
11-04-20

ARCHITECT:

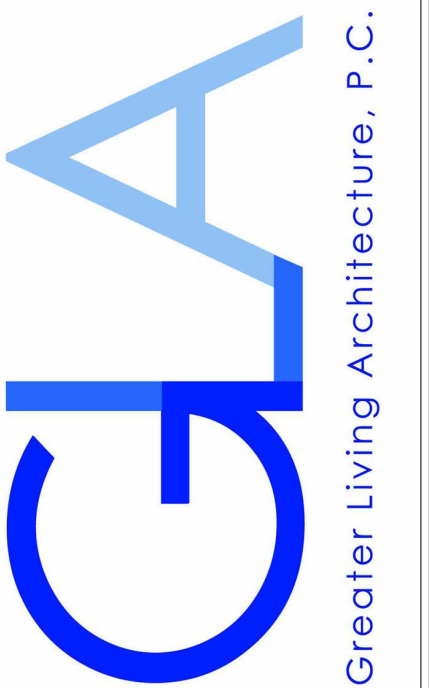


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ROCHESTER, NY 14623

DRAWING LIST

No.	SHEET NAME
A2	FIRST FLOOR PLAN
A5	SECTIONS
A5.1	PROPOSED SITE PLAN
A4	ELEVATIONS, GARAGE STEPPED BACK
A9	3D VIEWS, GARAGE STEPPED BACK
A3	SECOND FLOOR PLAN
A1	FOUNDATION PLAN
A6	ROOF PLAN
A7	ROOF FRAMING PLAN

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CONSULTANT:

CLIENT/LOCATION:

GLENN PAYNTER
 3765 EAST AVENUE PITTSFORD, NY 14534

REVISIONS:

DATE	BY	DESCRIPTION

COVER PAGE

DRAWN: DOR	DATE: 11/04/2020
PROJECT: 19252	SHEET: CO

ABBREVIATIONS:

AAT	ACCESSIBLE ACOUSTICAL TILE	LH	LEFT HAND
AB	ANCHOR BOLT	LH	LONG LEG HORIZONTAL
ABV	ABOVE	LLV	LONG LEG VERTICAL
ACST	ACUSTICAL	LOC	LOCATION
ADJ	ADJACENT	LDR	LOUVER
A.F.F.	ABOVE FINISHED FLOOR	LT	LIGHT
ALUM	ALUMINUM	LVL	LEVEL
ANOD	ANODIZED	LW	LIGHT WEIGHT
APPROX	APPROXIMATE	MANUF	MANUFACTURER
APPROV	APPROVED	MATL	MATERIAL
ARCHT	ARCHITECT	MAX	MAXIMUM
ASPH	ASPHALT	MCH	MECHANICAL
ATT	ATTACHED	MEMB	MEMBRANE
B, BO	BULLETIN BOARD	MFR	MANUFACTURER
BD	BOARD	MR	MAN HOLE
BITUM	BITUMINOUS	MN	MINIMUM
BLDG	BUILDING	MIS	MISCELLANEOUS
BLK	BLOCK	MO	MASONRY OPENING
BM	BEAM	MOM	MOUNTMENT
B.O.F.	BOTTOM OF FOOTING	MT	MOUNTED
B.O.H.	BOTTOM OF HEADER	MTL	METAL
BRC	BEARING	MULL	MULLION
BRK	BRICK	N	NORTH
BSMT	BASEMENT	NA	NOT APPLICABLE
BTM	BOTTOM	NCC	NECESSARY
BTWN	BETWEEN	N.H.	NOW HEALING
CRPT	CARPET	N.I.C.	NOT IN CONTRACT
CAB	CABINET	NO	NUMBER
CB	CATCH BASIN	NOM	NOMINAL
CC	CENTER TO CENTER	NTS	NOT TO SCALE
CMNT	CEMENT	OV	OVERALL
CH	CONCRETE HARDENER	OC	ON CENTER
CI	CAST IRON	OD	OUTSIDE DIAMETER
CJ	CONTROL JOINT	ODIA	OUTSIDE DIAMETER
CLST	CLOSET	OPG	OPENING
CL	CENTER LINE	OPF	OPPOSITE
CLG	CILING	OV	OVER
CLG	CEILING	OO	OUTSIDE TO OUTSIDE
CMU	CONCRETE MASONRY UNIT	P	PAINT
CO	CLEAN OUT	FC	FLUING CONTRACTOR
COL	COLUMN	FL	PLATE
COMBO	COMBINATION	F-LAM	FLASTIC LAMINATE
CONC	CONCRETE	FLAS	FLASTER
COND	CONDUCTOR	FLD	FLACES
CONIN	CONNECTION	FLWD	FLOORWOOD
CONST	CONSTRUCTION	F P F	PAINT # PRIME
CONT	CONTINUOUS	FR	FRAME
CS	COUNTER SINK	FR	FRESHLY TREATED
CR	CERAMIC TILE	FS	PIPE SLEEVE
CTR	CENTER	FSS	FOOTS PER SQUARE INCH
D	DEEP	FT	POINT
D	DOUBLE	FTN	PARTITION
DBL	DOUBLE	F.V.C.	FLUOR VITL CHLORIDE
DEPT	DEPARTMENT	PM	PAVEMENT
DRINK	DRINKING FOUNTAIN	QTY	QUANTITY
DIA	DIAMETER	Q	QUARRY TILE
DIM	DIMENSION	QTY	QUANTITY
DN	DOWN	R	RADIUS
D.O.	DITTO	RB	RUBBER BASE
DR	DOOR	RD	ROOF DRAIN
DS	DOWNSPOUT	REC	RECESSED
DTL	DETAIL	REF	REFRIGERATOR
DR	DRYWALL	REIN	REINFORCING
DWG	DRAWING	REQD	REQUIRED
DWR	DRAWER	RESIL	RESILIENT
EA	EACH	RFM	ROOFING
EJ	EXPANSION JOINT	RM	ROOM
ELEV	ELEVATION	RH	RIGHT HAND
ELCC	ELECTRIC	R.O.	ROUGH OPENING
EMER	EMERGENCY	R.O.B.	RUN OF BANK
ENCL	ENCLOSURE	R.O.W.	RIGHT OF WAY
ENT	ENTRANCE	R 4 R	REMOVE # REPLACE
EP	ELECTRICAL PANEL	RS	RISERS
EQ	EQUAL	S	SLAB
EQUIP	EQUIPMENT	SC	SOLID CORE
EW	EACH WAY	SCHED	SCHEDULE
EX	EXTERIOR	SD	SMOKE DETECTOR
EXC	EXCAVATE	SECT	SECTION
EXIST	EXISTING	SGLT	STRUCTURAL GLAZED UNIT
EXP	EXPANSION	SH	SHIELD
EXP.D	EXPPOSED	SHT	SHEATHING
E.I.F.S.	EXTERIOR INSULATION & FINISH SYSTEM	SIDLT	SIDE LIGHT
FACT	FACTORY	SM	SMALL
FD	FLOOR DRAIN	SL	SLATE
FE	FIRE EXTINGUISHER	SP	SPACE
FF	FINISH FLOOR	SPEC	SPECIFICATIONS
FN	FINISH	SQ	SQUARE
FKT	FIXTURE	SS	STAINLESS STEEL
FL	FLOOR	STD	STANDARD
FLG	FLASHING	STR	STRIP
FLNG	FLANGE	STR	STRUCTURAL
FLOR	FLOURESCENT	SUSP	SUSPENDED
FR	FIRE PROOF	T	TILE
FPW	FIRE RESISTANT PLYWOOD	T	TRENCH DRAIN
FT	FOOT	TD	TELEPHONE
FTG	FOOTING	TEMP	TEMPERED
FUR	FURRING	TERE	TERRAZZO
GA	GALVE	T G	TONGUE & GROOVE
GALV	GALVANIZED	THK	THICK
GC	GENERAL CONTRACTOR	THR	THRESHOLD
GEN	GENERAL	TOP	TOP OF PLATE
GL	GLASS	TOS	TOP OF SLAB
GR	GRADE	TR	TREAD
GYP	GYPSUM BOARD	TR	TREAD
GYP BD	GYPSUM BOARD	TYF	TYPICAL
GWB	GYPSUM WALL BOARD	UH	UNIT HEATER
G 4 N	GLUE # NAIL	UNF	UNFINISHED
G 4 S	GLUE # SCREW	U.O.N.	UNLESS OTHERWISE NOTED
H	HIGH	V	VENT
HIB	HOSE BIBB	VAR	VARIABLES
HC	HANDICAPPED	VB	VIBN BASE
HD	HEAVY DUTY	VCT	VIBN COMPOSITION TILE
HDR	HEADER	VERT	VERTICAL
HDWD	HARDWOOD	VEST	VESTIBULE
HDWR	HARDWARE	VF	VERIFY IN FIELD
HGT	HEIGHT	VFR	VIBN REINFORCED TILE
HM	HOLLOW METAL	VS	VENT STACK
HRZ	HORIZONTAL	VENT PIPE	VENT PIPE
HVC	HEATING & VENTILATING CONTRACTOR	W	WIDE
HVAC	HEATING, VENTILATING & AIR CONDITIONING	W	WITH
IA	INSIDE DIAMETER	WAN	WAINSCOT
INCL	INCLUDE	WC	WALL COVERING
INSL	INSULATION	WD	WOOD
INT	INTERIOR	WF	WIDE FLANGE
INVT	INVERT	WH	WATER HEATER
JT	JOINT	WO	WITHOUT
KIT	KITCHEN	WR	WATERPROOF
LAM	LAMINATE	WR	WATER RESISTANT
LAV	LAVATORY	WT	WEIGHT
LD	LOAD	WT	WOVEN WIRE FABRIC
LG	LONG	YD	YARD

GENERAL NOTES:

THESE PLANS COMPLY WITH THE 2020 RESIDENTIAL BUILDING CODE ON NEW YORK STATE AND THE NOVEMBER 2018 UNIFORM CODE SUPPLEMENT AND 2020 INTERNATIONAL ENERGY CONSERVATION CODE AND THE 2020 SUPPLEMENT TO THE NYS ENERGY CONSERVATION CODE.

COMPLIANCE METHOD: RES CHECK CERTIFICATE

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

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

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

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

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

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

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

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

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

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

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

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

R506.2 MINIMUM VENT AREA. THE MINIMUM NET FREE VENTILATION AREA SHALL BE 1/150 OF THE AREA OF THE VENTED SPACE.

SITE WORK:

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

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

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

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

FOUNDATION:

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

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

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

POSITIVE DRAINAGE SHOULD BE PROVIDED SO THAT FINISHED GRADE SLOPES AWAY FROM PERIMETER WALL AND FOOTINGS.

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

CONCRETE AND MASONRY FOUNDATION WALLS SHALL BE CONSTRUCTED AS SET FORTH AS PER REINFORCEMENT CHARTS.

FIREPLACES:

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

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

FRAMING:

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

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

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

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

BUILDER ASSUMES FULL RESPONSIBILITY FOR MAINTAINING THE STRUCTURAL INTEGRITY OF JOISTS, BEAMS OR STUDS WHICH ARE NOTCHED OR DRILLED TO ACCOMMODATE MECHANICAL OR ELECTRICAL LINES.

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

ENERGY EFFICIENCY:

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

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

R402.4 AIR LEAKAGE. THE BUILDING THERMAL ENVELOPE SHALL BE CONSTRUCTED TO LIMIT AIR LEAKAGE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTIONS R402.4.2 THROUGH R402.4.4.

R404.4 BUILDING THERMAL ENVELOPE. THE BUILDING THERMAL ENVELOPE SHALL COMPLY WITH SECTIONS R402.4.2.2 AND R402.4.1.2. THE SEALING METHODS BETWEEN DISSIMILAR MATERIALS SHALL ALLOW FOR DIFFERENTIAL EXPANSION AND CONTRACTION.

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

R402.4.1.2 TESTING. THE ADDITION SHALL BE TESTED AND VERIFIED AS HAVING AN AIR LEAKAGE RATE NOT EXCEEDING FIVE AIR CHANGES PER HOUR IN CLIMATE ZONES 1 AND 2, AND THREE AIR CHANGES PER HOUR IN CLIMATE ZONES 3 THROUGH 6. TESTING SHALL BE CONDUCTED IN ACCORDANCE WITH ASTM E 779 OR ASTM E 1827 AND REPORTED AT A PRESSURE OF 0.2 INCH W.G., (50 PASCALS). WHERE REQUIRED BY THE CODE OFFICIAL, TESTING SHALL BE CONDUCTED BY AN APPROVED THIRD PARTY. A WRITTEN REPORT OF THE RESULTS OF THE TEST SHALL BE SIGNED BY THE PARTY CONDUCTING THE TEST AND PROVIDED TO THE CODE OFFICIAL TESTING SHALL BE PERFORMED AT ANY TIME AFTER CREATION OF ALL PENETRATIONS OF THE BUILDING THERMAL ENVELOPE.

DURING TESTING:

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

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

R402.5 MAXIMUM PENETRATION U-FACTOR # SHGC (MANDATORY). THE AREA-WEIGHTED AVERAGE MAXIMUM PENETRATION U-FACTOR PERMITTED USING TRADEOFFS FROM SECT. R402.1.5 OR R405 SHGC SHALL BE .48 IN CLIMATE ZONES 4 # 5 AND .40 IN CLIMATE ZONES 6-8 FOR VERTICAL PENETRATION, # .75 IN CLIMATE ZONES 4-8 FOR SKYLIGHTS. THE AREA WEIGHTED AVERAGE MAXIMUM PENETRATION SHGC PERMITTED USING TRADEOFFS FROM SECTION R405 IN CLIMATES ZONES 1-3 SHALL BE .50.

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

R403.1.2 HEAT PUMP SUPPLEMENTARY HEAD (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.

R403.1.3 INSULATION (PRESCRIPTIVE). SUPPLY AND RETURN DUCTS IN ATTICS SHALL BE INSULATED TO A MIN. OF R-6 WITH THE EXCEPTION OF DUCTS OR PORTIONS THEREOF LOCATED COMPLETELY INSIDE THE BUILDING THERMAL ENVELOPE.

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

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

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

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

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

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

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

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

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

R403.6.1 WHOLE-HOUSE MECHANICAL VENTILATION SYSTEM FAN EFFICACY. MECHANICAL VENTILATION SYSTEM FANS SHALL MEET THE EFFICACY REQUIREMENTS OF TABLE R403.6.1.1

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

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

GARAGE FIREPROOFING:

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

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

STAIRWAY GUARD REQUIREMENTS:

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

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

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

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

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

VENTILATION:

R506.2 MINIMUM VENT AREA. NOT LESS THAN 40 PERCENT AND NOT MORE THAN 50 PERCENT OF THE REQUIRED VENTILATING AREA IS TO BE PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE ATTIC OR RAFTER SPACE. UPPER VENTILATORS SHALL BE LOCATED NOT MORE THAN 3 FEET BELOW THE RIDGE OR HIGHEST POINT OF THE SPACE, MEASURED VERTICALLY. WITH THE BALANCE OF REQUIRED VENTILATION PROVIDED BY EAVE OR CORNICE VENTS. WHERE THE LOCATION OF WALL OR ROOF FRAMING MEMBERS CONFLICTS WITH THE INSTALLATION OF UPPER VENTILATORS, INSTALLATION MORE THAN 3 FEET BELOW THE RIDGE OR HIGHEST POINT OF THE SPACE SHALL BE PERMITTED.

STRUCTURAL MATERIAL SPECIFICATIONS:

STRUCTURAL STEEL ASTM A-36, Fy=36 KSI

REINFORCED STEEL ASTM A-615, Fy=40 KSI

WIRE MESH ASTM A-185, 6x6-1/0 W.W.W.M.

LUMBER ALL STRUCTURAL MEMBERS, JOIST, RAFTERS, ETC. TO BE # 2 GRADE LUMBER (DOUGLAS FIRE-LARCH, HEM-FIR, SOUTHERN PINE OR SPRUCE PINE-FIR) WITH A MIN. FIBER STRESS OF 850 P.S.I. UNLESS NOTED OTHERWISE

PLYWOOD CDX, PANEL INDEX

LVL, PSL, LSL Fb = 2600 Fv = 285 Ex 1'0" - 1.9 FcL = 750

MASONRY ASTM C90, GRADE N-1 Fm=1350 PSI

MORTAR ASTM C270, TYPE S

GROUT Fc=2000 PSI ASTM C476

CONCRETE Fc=2500 PSI MIN. (FOOTINGS, BASEMENT SLAB) Fc=3500 PSI MIN (GARAGE SLAB, PORCH SLAB & POURED FOUNDATION WALLS) ALL CONCRETE EXPOSED TO FROST OR WEATHER SHALL BE AIR-ENTRAINED BETWEEN 4.5% TO 6.5%

BOLTS ASTM A307, Fy=33 KSI

DESIGN CRITERIA (FOR GREATER ROCHESTER AREA & ADJACENT COUNTIES)

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

1ST AND 2ND FLOOR LIVING AREA LIVE LOAD 40 P.S.F.

SLEEPING AND ATTIC AREA LIVE LOAD 30 P.S.F.

FLOOR DEAD LOAD 15 P.S.F.

GROUND SNOW LOAD 40 P.S.F.

ROOF DEAD LOAD 10 P.S.F.

ALLOWABLE SOIL BEARING 42" BELOW FINISHED GRADE 2500 P.S.F. AT MINIMUM

WIND SPEED 115 MPH, EXPOSURE B

SEISMIC DESIGN CATEGORY B

WEATHERING SEVERE

FROST LINE DEPTH 42 INCHES

TERMITTE DAMAGE SLIGHT TO MODERATE

DECAY DAMAGE NONE TO SLIGHT

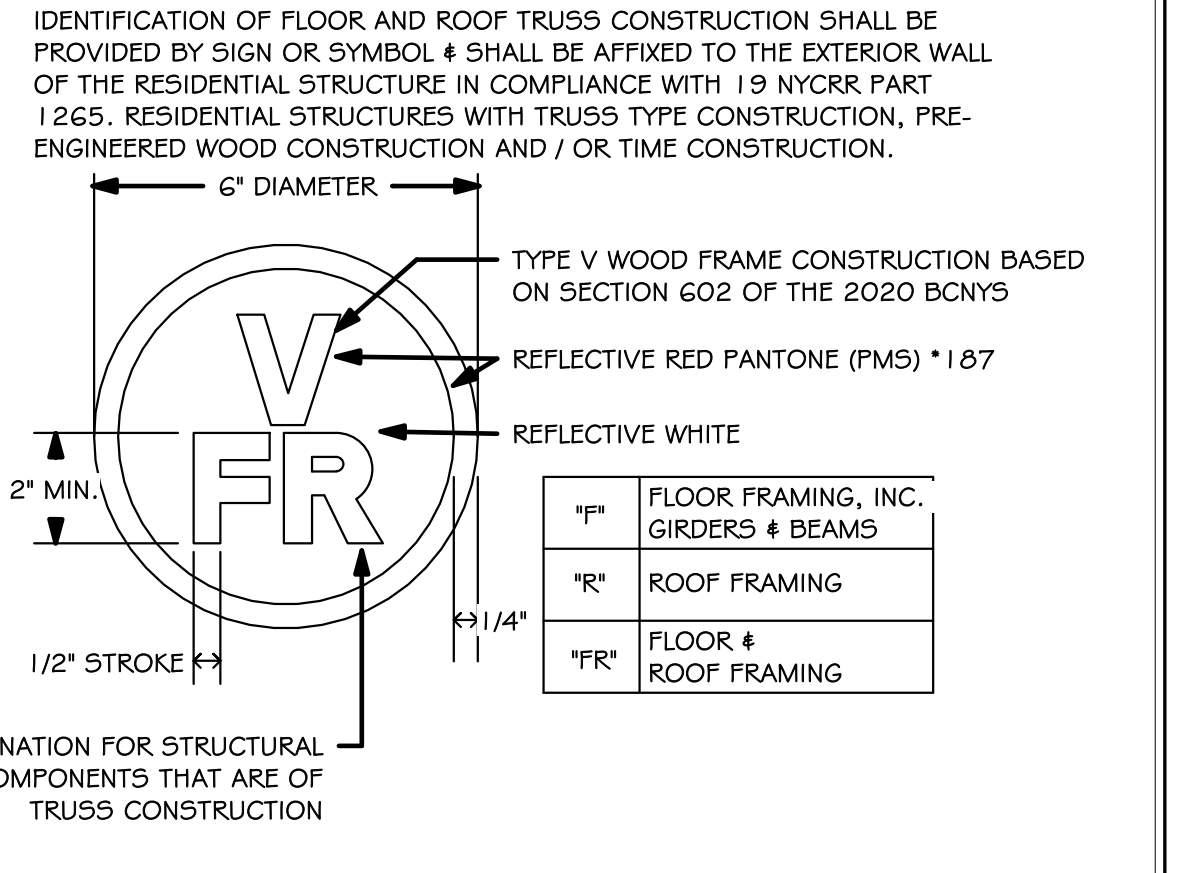
WINTER DESIGN TEMPERATURE 1 DEGREE

ICE SHIELD UNDERLAYMENT REQUIRED 24" INSIDE THE EXTERIOR WALL LINE AND ON ROOFS W/ SLOPE OF 8/12 AND STEEPER. 36" MIN. ALONG THE ROOF SLOPE @ EAVE EDGE

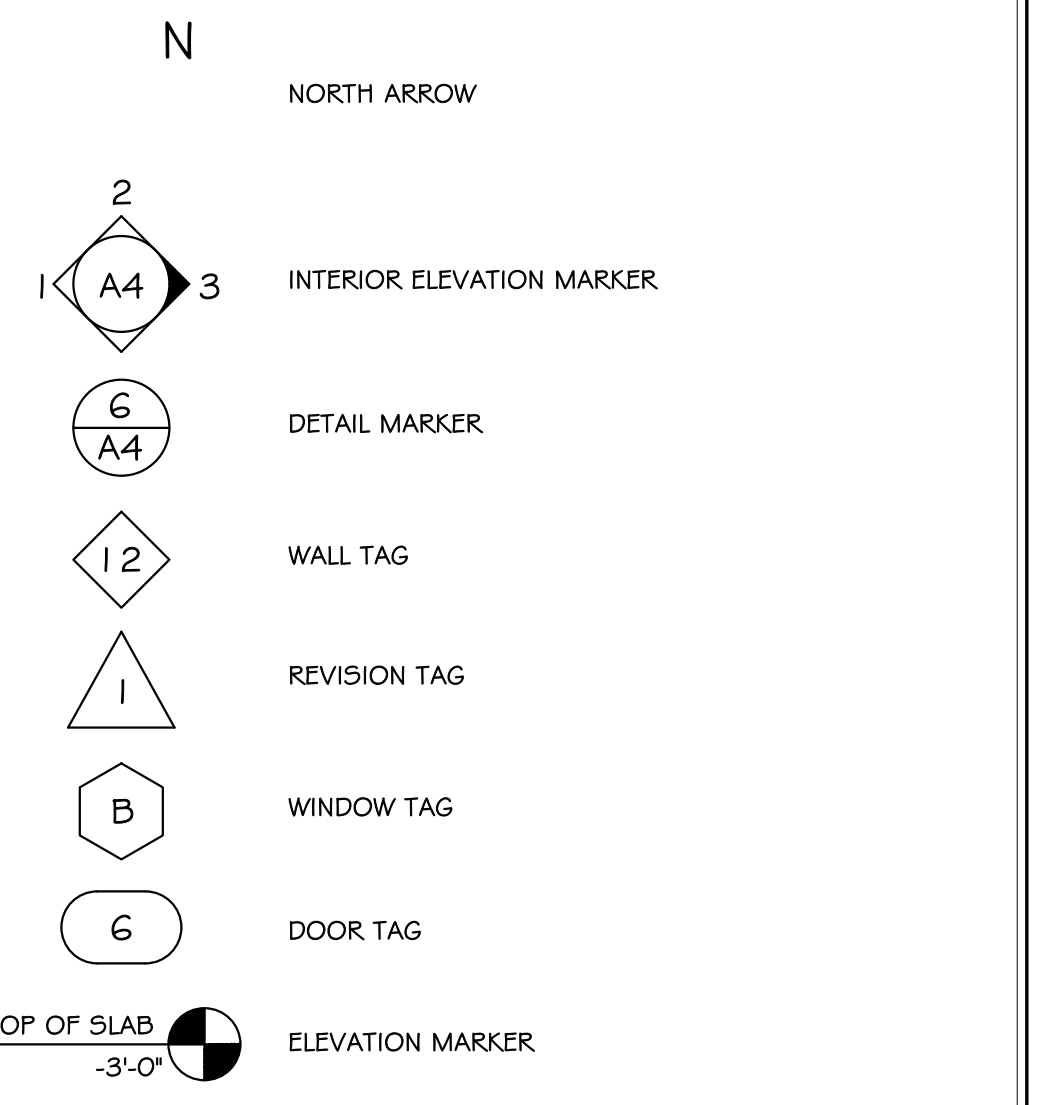
FLOOR HAZARD FIRM-2008

ROOF TIE DOWN REQUIREMENTS R502.1.1, BASED UPON SPECIFIC ROOF DESIGN

TRUSS IDENTIFICATION:



SYMBOLS KEY:

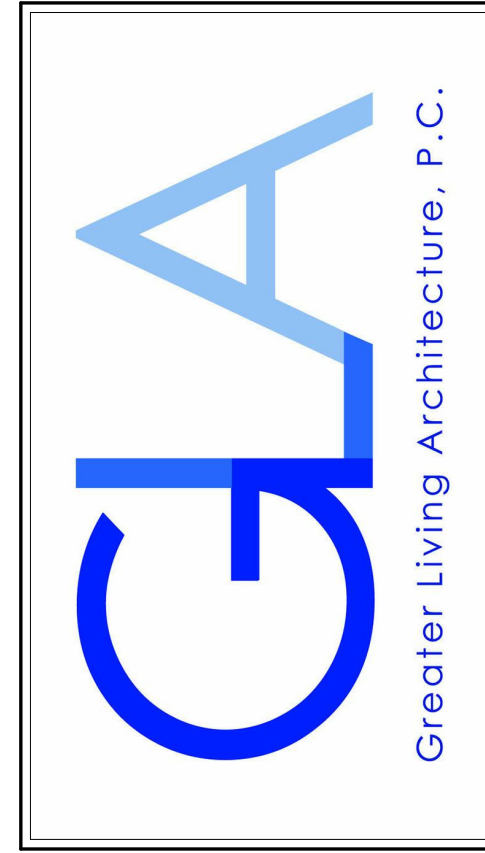


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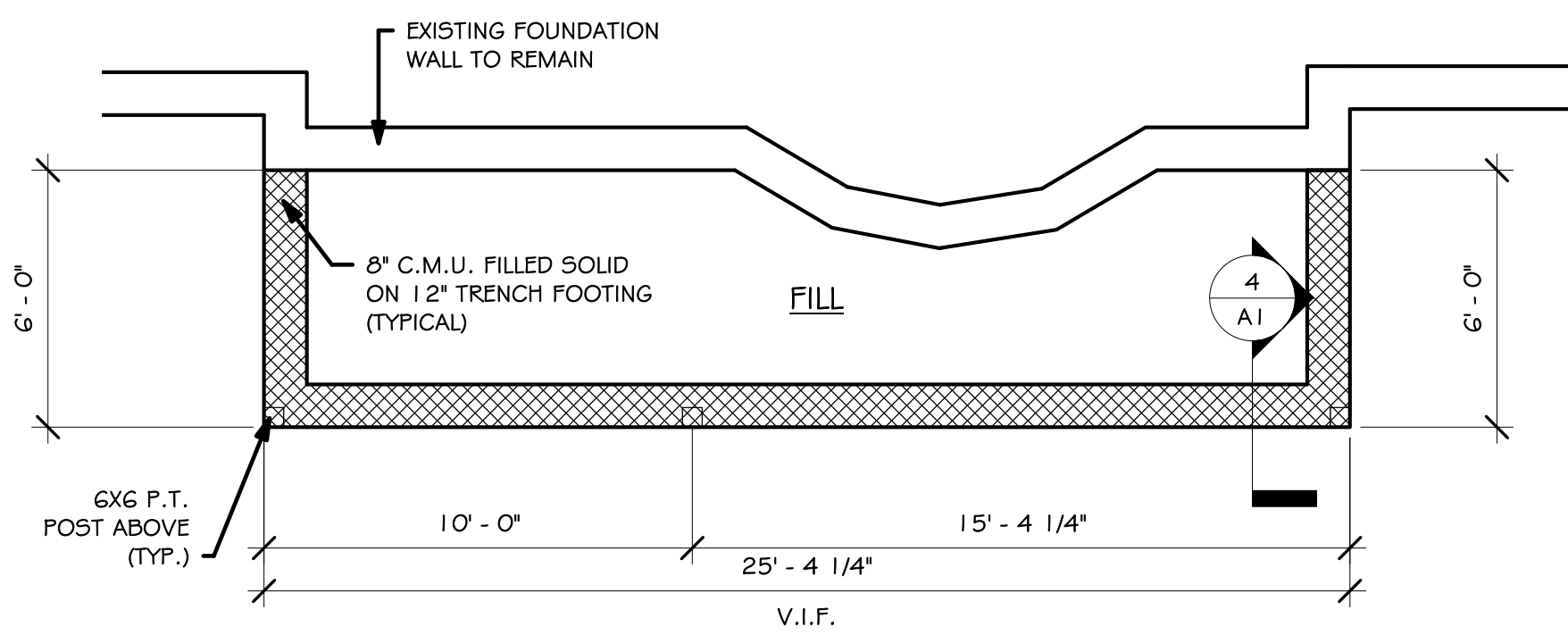
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REVISIONS:

DATE	BY	DESCRIPTION

TECHNICAL DATA

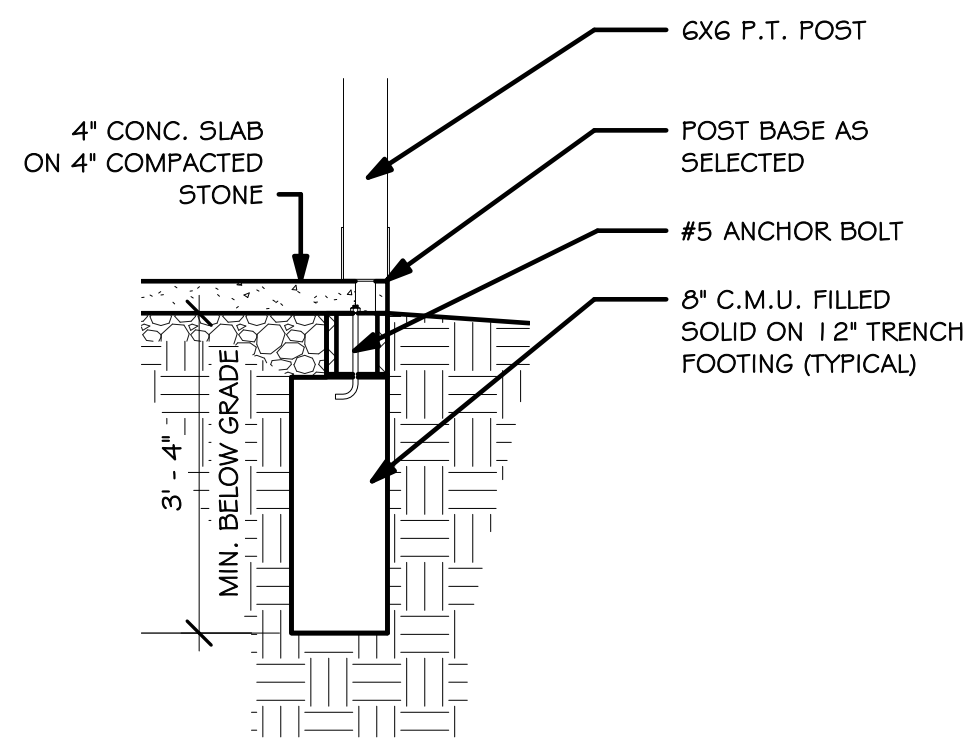
DRAWN: DOR	DATE: 11/04/2020
PROJECT: 19252	SHEET: T1



PORCH FOUNDATION

PLAN

1/4" = 1'-0"



PORCH FOUNDATION

DETAIL

1/2" = 1'-0"

TYPICAL EXTERIOR WALL
2x6 WD. STUDS @ 16" O.C. w/ BASE PLATE AND DOUBLE TOP PLATE; R-21 KRAFT FACED BATT INSULATION, 7/16" O.S.B. SHEATHING, w/ HOUSE WRAP AND VINYL SIDING TO MATCH EXISTING

2X6 PRESURE TREATED SILL PLATE w/ SILL SEALER # 1/2" DIA. / 18" LONG NON-CORROSIVE ANCHOR BOLTS @ 48" O.C.

METAL CONTINUOUS FLASHING w/ EDGE PROTECTIVE COVERING APPLIED TO ABV RIGID FOAM.

6" C.M.U. ON 5 CRS OF 10" C.M.U. ON 20" X 8" CONC. FOOTING

4'-0" BELOW FINISH GRADE

2X10 LEDGER w/ FASTENERS AS PER TABLE R507.2

APPROVED JOIST HANGER SIMPSON DTT 12 OR EQUAL. HOLD-DOWN DEVICE MIN 750 LB CAP. @ 4 LOCATIONS, EVENLY DISTRIBUTED ALONG DECK # (1) w/ 24" OF EA. END OF LEDGER. DEVICE SHALL FULLY ENGAGE DECK JOIST PER MANUF. SPECS.

R-10 VERTICAL RIGID INSULATION

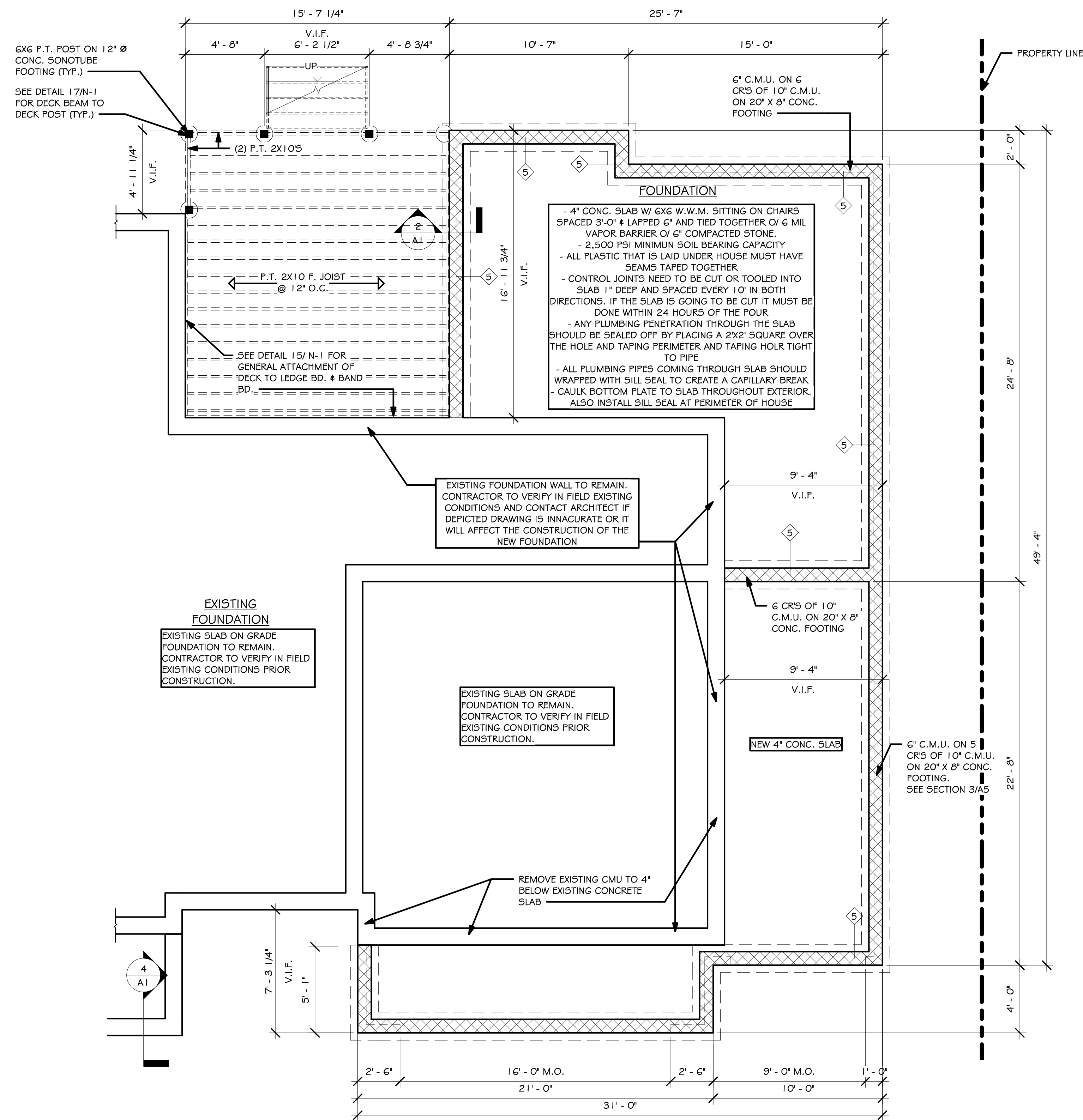
(2) #5 REBARS CONTINUOUS

NOTE: 2,500 PSI MINIMUM SOIL BEARING CAPACITY

TYPICAL FOUNDATION

WALL

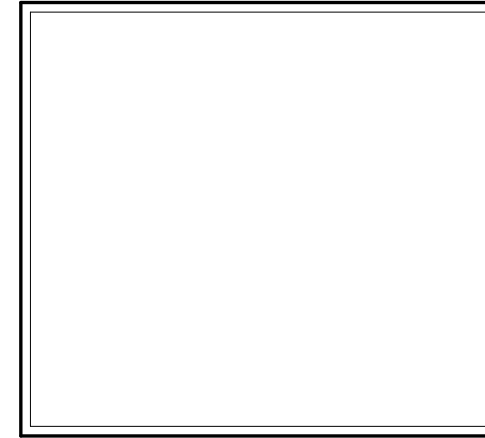
3/4" = 1'-0"



FOUNDATION PLAN

1/4" = 1'-0"

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FOUNDATION PLAN

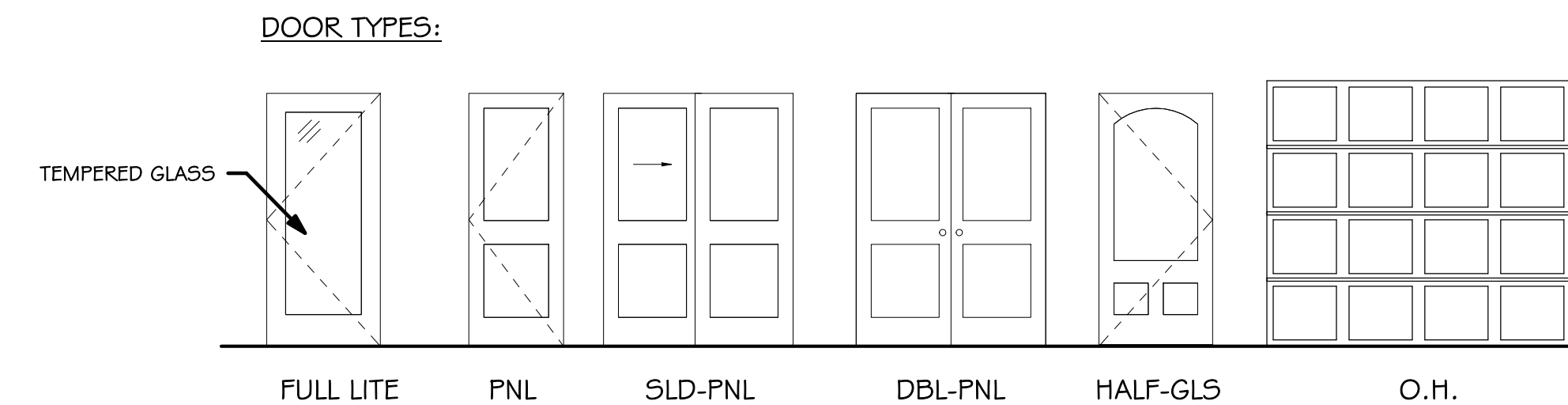
DATE	BY	DESCRIPTION

DRAWN: DOR	DATE: 11/04/2020
PROJECT: 19252	SHEET: A1

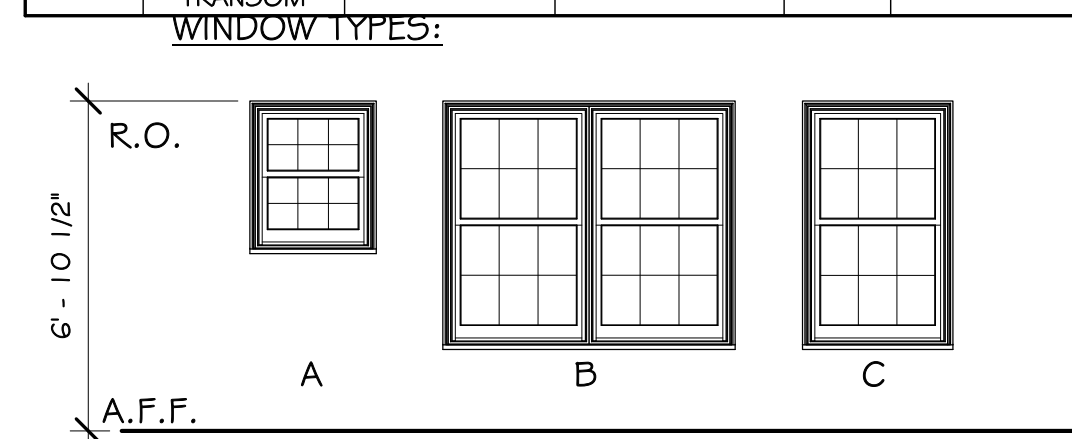
DOOR SCHEDULE											
#	TYPE	MATERIAL	THICKNESS	WIDTH	HEIGHT	FRAME TYPE	HARDWARE	#	COMMENTS		
2	PNL		1 3/8"	1' - 6"	6' - 8"		PASSAGE SET	2	PANEL DOOR AS SELECTED BY OWNER		
3			1 3/8"	3' - 0"	6' - 8"		PASSAGE SET	3	PANEL DOOR AS SELECTED BY OWNER		
5	FULL LITE		1 3/4"	2' - 6"	6' - 8"		LOCKSET	5	FULL LITE SINGLE DOOR		
6	L20		1 3/8"	3' - 0"	6' - 8"		PASSAGE SET	6	PANEL DOOR AS SELECTED BY OWNER		
7	PNL		1 3/8"	2' - 6"	6' - 8"		PRIVACY SET	7	PANEL DOOR AS SELECTED BY OWNER		
8			1 3/8"	4' - 0"	6' - 8"		PASSAGE SET	8	PANEL DBL SLIDING DOOR AS SELECTED BY OWNER		
9	PNL		1 3/8"	2' - 6"	6' - 8"		PASSAGE SET	9	PANEL DOOR AS SELECTED BY OWNER		
10	PNL		1 3/8"	2' - 6"	6' - 8"		PRIVACY SET	10	PANEL DOOR AS SELECTED BY OWNER		
11	O.H.			16' - 0"	9' - 0"			11	OVERHEAD GARAGE DOOR		
12				16' - 0"	7' - 0"			12	OVERHEAD GARAGE DOOR		
14	PNL		1 3/8"	2' - 6"	6' - 8"		PRIVACY SET	14	PANEL DOOR AS SELECTED BY OWNER		
15	HALF-GLSS		1 3/8"	3' - 0"	6' - 8"		LOCKSET	15	FRONT SOOR AS SELECTED BY OWNER		
19	PNL		1 3/8"	2' - 6"	6' - 8"			19			

- DOOR GENERAL NOTES:**
- DOOR STOPS TO BE WALL MOUNTED UNLESS IMPRACTICAL OR LOCATION DOES NOT SERVE INTENDED FUNCTION.
 - CONTRACTOR IS RESPONSIBLE FOR TOTAL QUANTITIES.
 - ALL DEADBOLTS TO BE THUMBTURN RELEASE.
 - ALL EXTERIOR DOORS TO HAVE RUBBER SWEEPS.
 - LATCH SETS TO BE ADA COMPLIANT.
 - THRESHOLDS TO BE ADA COMPLIANT.
 - HARDWARE FINISH AND KEYING DETERMINED BY OWNER.
 - ALL PRIVACY SETS TO HAVE SLOTTED RELEASE.

ELECTRIC GENERATOR TO COMPLY CHAPTER 27 ELECTRICAL, SECTION 2702.1.1 "STATIONARY GENERATORS" OF THE 2020 BCNYS. STATIONARY EMERGENCY AND STANDBY POWER GENERATOR SHALL BE LISTED IN ACCORDANCE WITH UL 220. INSTALL PER MANUFACTURER'S SPECIFICATIONS



WINDOW SCHEDULE					
SYMBOL	MODEL NUMBER	ROUGH HEIGHT	ROUGH WIDTH	QUAN.	COMMENTS
A	2/GX3/O	3' - 0"	2' - 6"	1	
B	3/OX5/O-2	5' - 0"	5' - 11 1/2"	2	EGRESS WINDOW AS REQUIRED
C	3/OX5/O	5' - 0"	3' - 0"	2	
D	3/OX2/O TRANSOM	1' - 11 5/8"	3' - 1"	2	



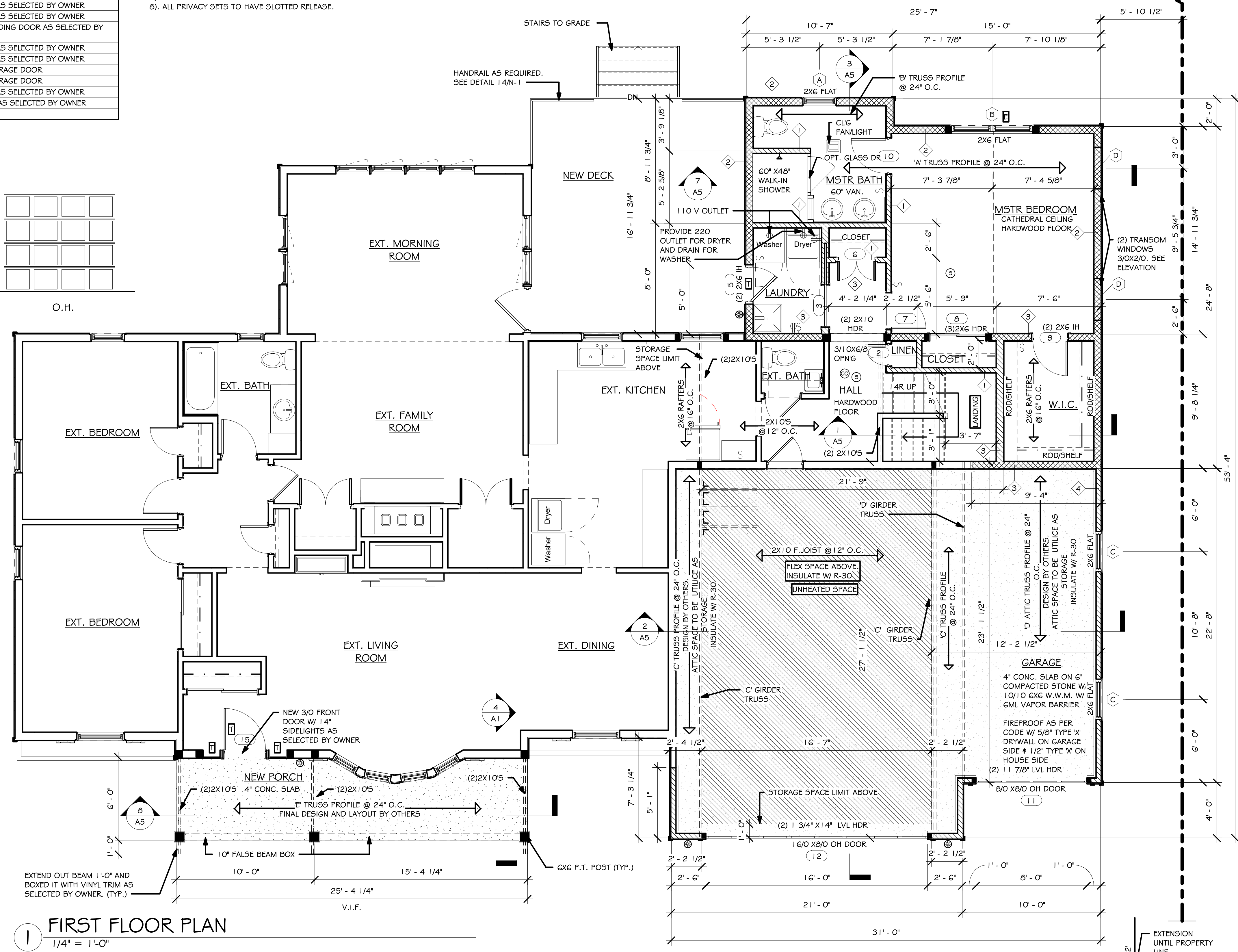
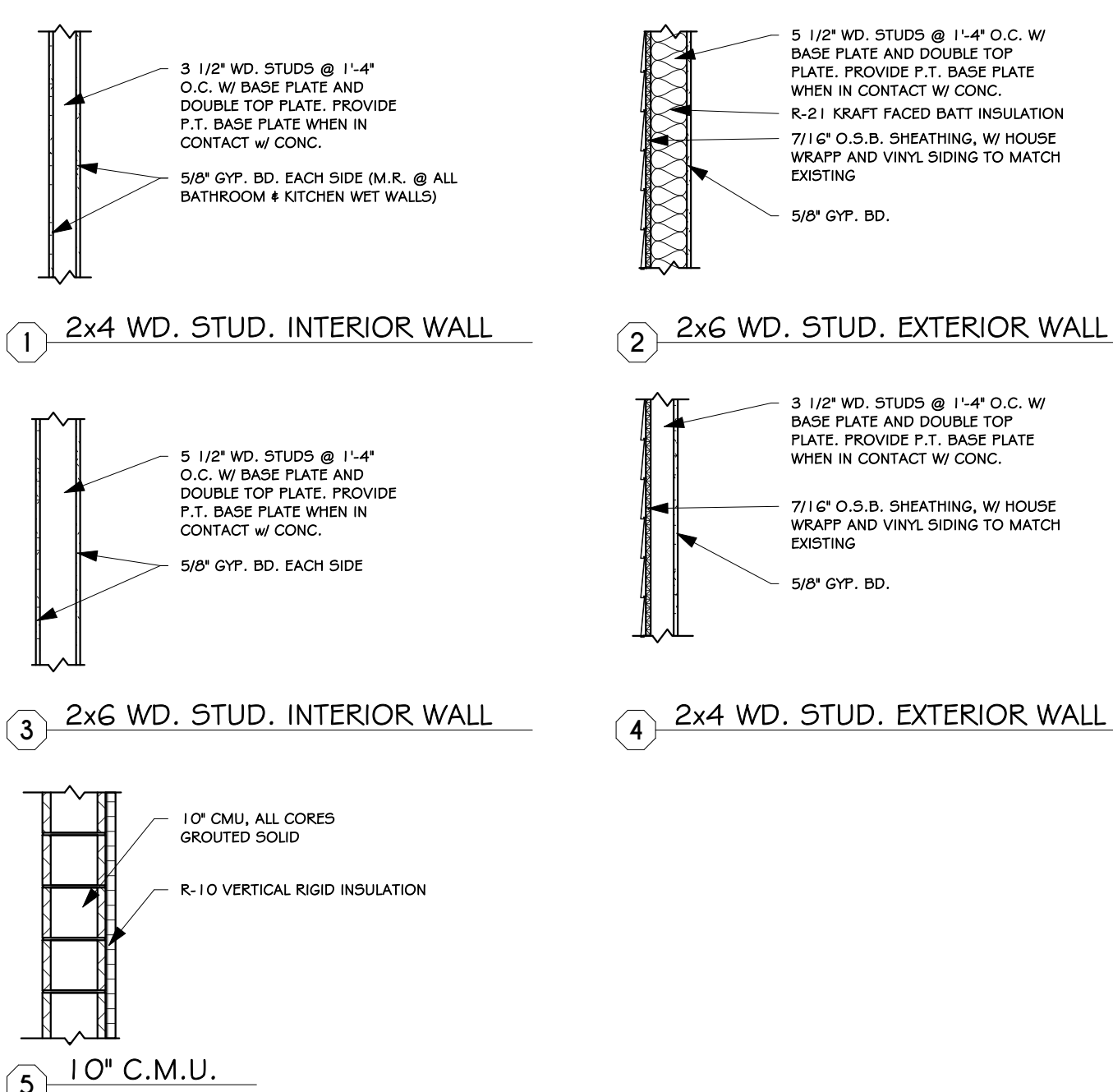
WINDOW/ DOOR LEGEND

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

WINDOW NOTES:

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

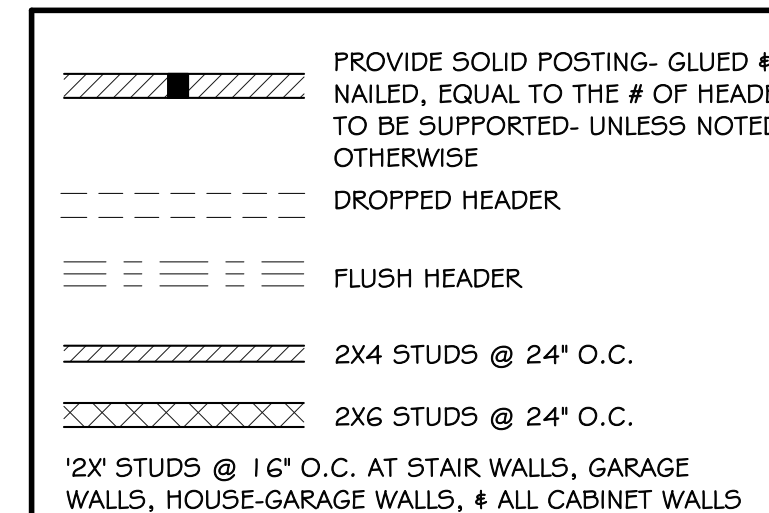
WALL TYPES:



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

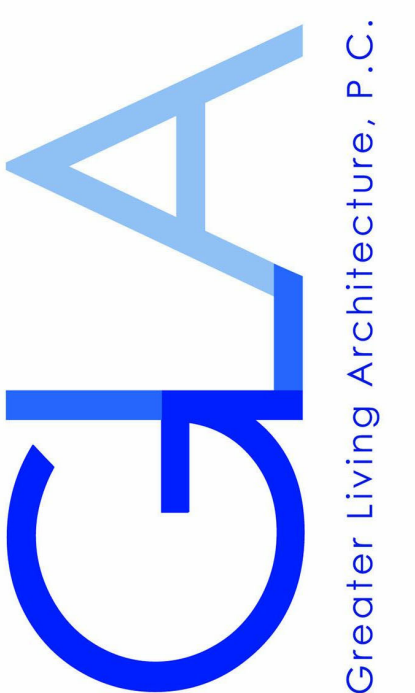
HEADER SCHEDULE		
EXTERIOR WALLS - FIRST FLOOR		
< 4'-0"	(2) 2x6's	G4N w/ (2) JACK STUDS
< 5'-0"	(2) 2x8's	G4N w/ (2) JACK STUDS
< 6'-2"	(2) 2x10's	G4N w/ (2) JACK STUDS
< 7'-1"	(2) 2x12's OR (3) 2x10's	G4N w/ (2) JACK STUDS
EXTERIOR WALLS - SECOND FLOOR		
< 3'-2"	(2) 2x4's	G4N w/ (2) JACK STUDS
< 4'-8"	(2) 2x6's	G4N w/ (2) JACK STUDS
< 5'-11"	(2) 2x8's	G4N w/ (2) JACK STUDS
< 7'-3"	(2) 2x10's OR (3) 2x8's	G4N w/ (2) JACK STUDS

FRAMING LEGEND



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

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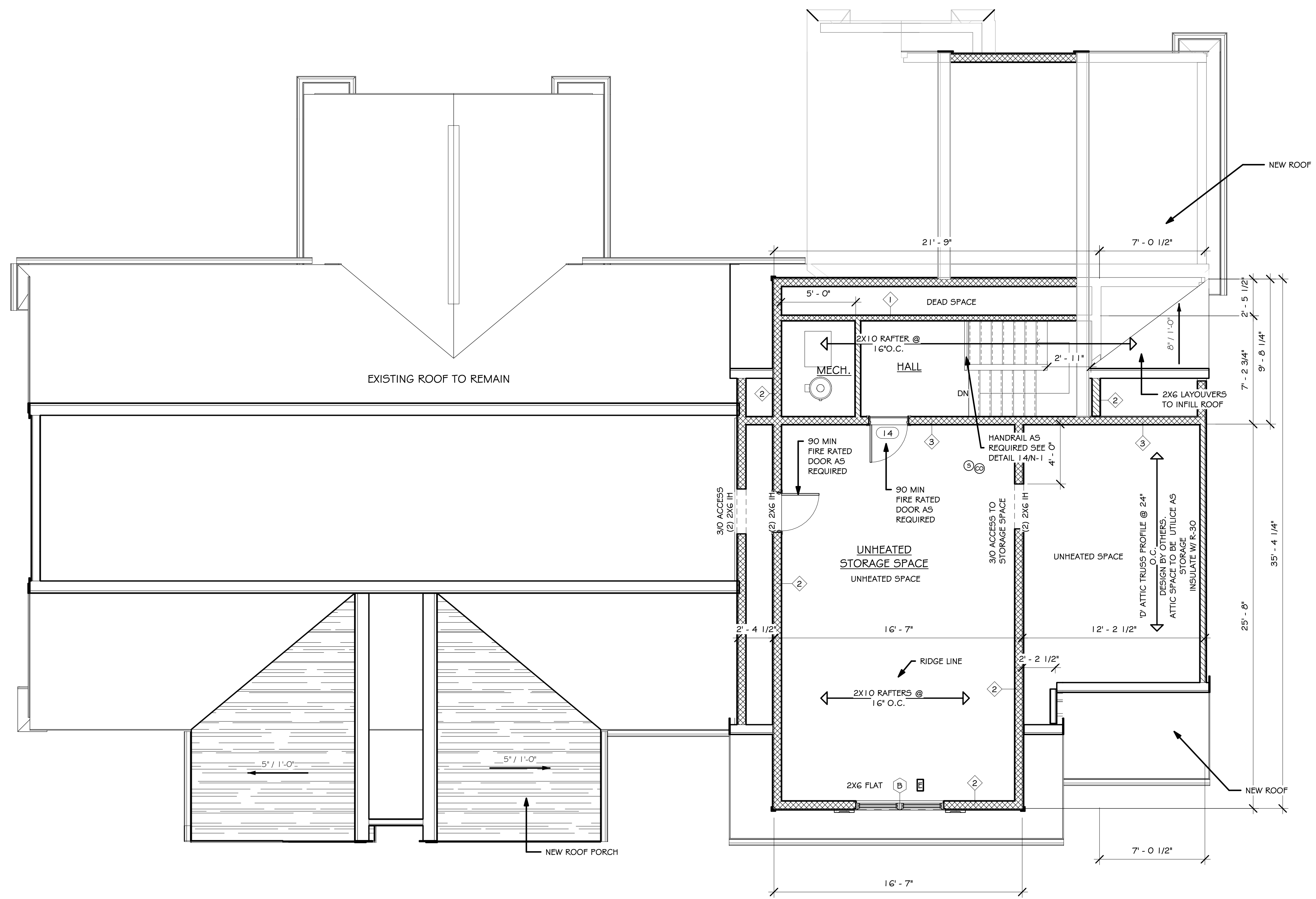
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DATE	BY	DESCRIPTION

FIRST FLOOR PLAN

DRAWN: **DOR** DATE: **11/04/2020**
 PROJECT: **19252** SHEET: **A2**

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

WINDOW/ DOOR LEGEND

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

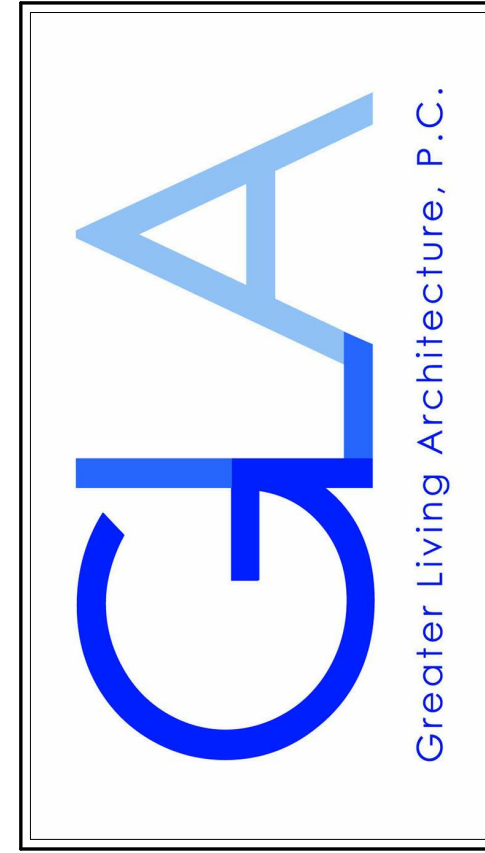
FRAMING LEGEND

	PROVIDE SOLID POSTING- GLUED & NAILED, EQUAL TO THE # OF HEADERS TO BE SUPPORTED- UNLESS NOTED OTHERWISE
	DROPPED HEADER
	FLUSH HEADER
	2X4 STUDS @ 24" O.C.
	2X6 STUDS @ 24" O.C.
	2X STUDS @ 16" O.C. AT STAIR WALLS, GARAGE WALLS, HOUSE-GARAGE WALLS, & ALL CABINET WALLS

HEADER SCHEDULE

EXTERIOR WALLS - FIRST FLOOR		
< 4'-0"	(2) 2x6's	G4N w/ (2) JACK STUDS
< 5'-0"	(2) 2x8's	G4N w/ (2) JACK STUDS
< 6'-2"	(2) 2x10's	G4N w/ (2) JACK STUDS
< 7'-1"	(2) 2x12's OR (3) 2x10's	G4N w/ (2) JACK STUDS
EXTERIOR WALLS - SECOND FLOOR		
< 3'-2"	(2) 2x4's	G4N w/ (2) JACK STUDS
< 4'-8"	(2) 2x6's	G4N w/ (2) JACK STUDS
< 5'-11"	(2) 2x8's	G4N w/ (2) JACK STUDS
< 7'-3"	(2) 2x10's OR (3) 2x8's	G4N w/ (2) JACK STUDS

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



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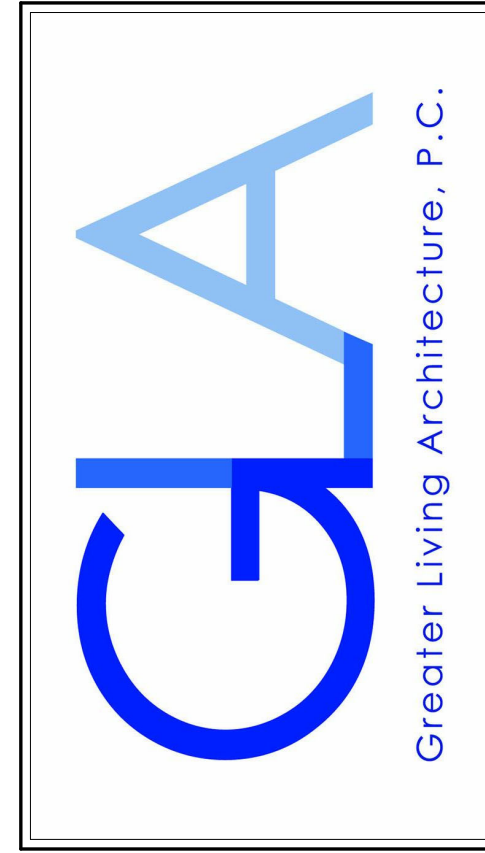
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SECOND FLOOR PLAN

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DATE: 11/04/2020
PROJECT: 19252
SHEET: A3

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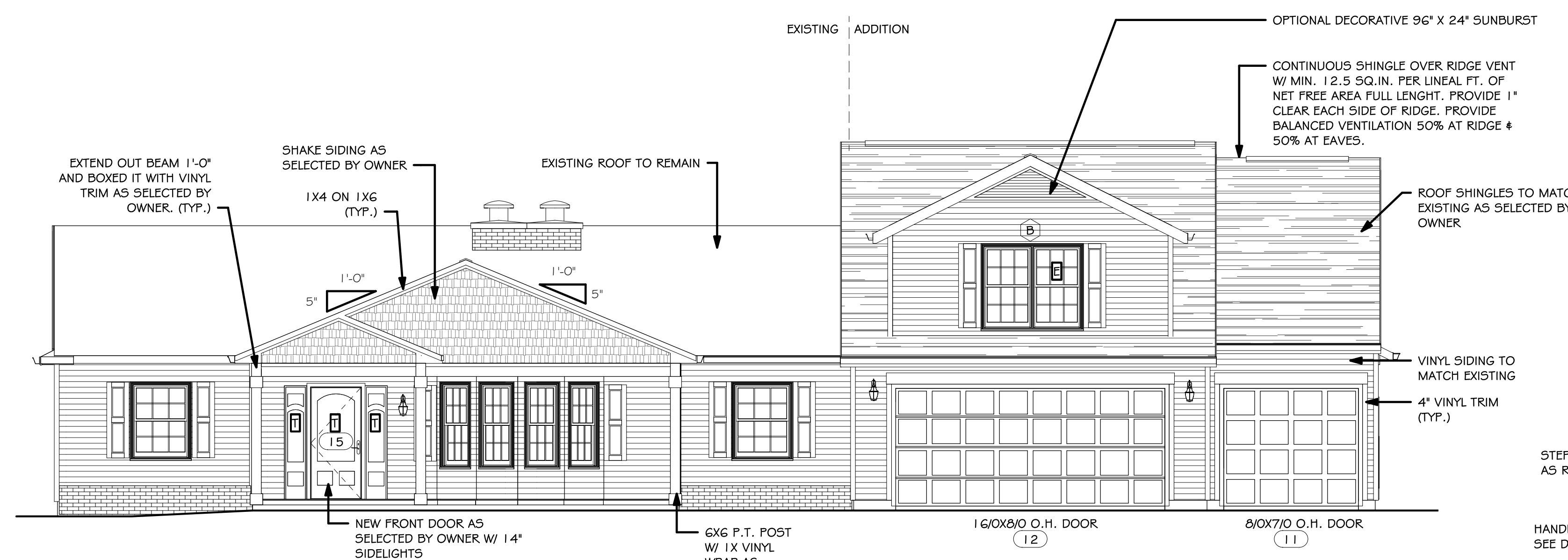
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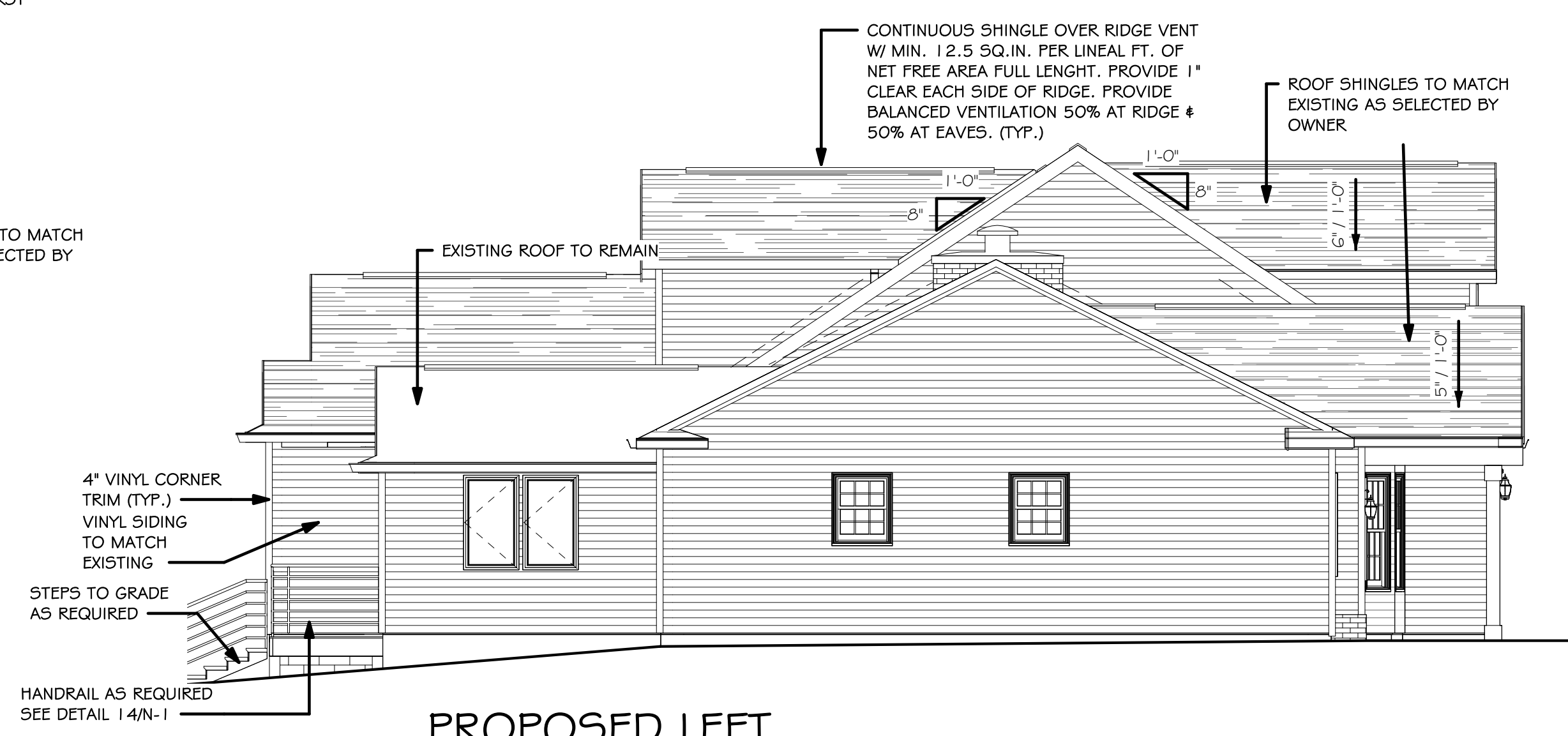
DATE	BY	DESCRIPTION

ELEVATIONS. GARAGE STEPPED BACK

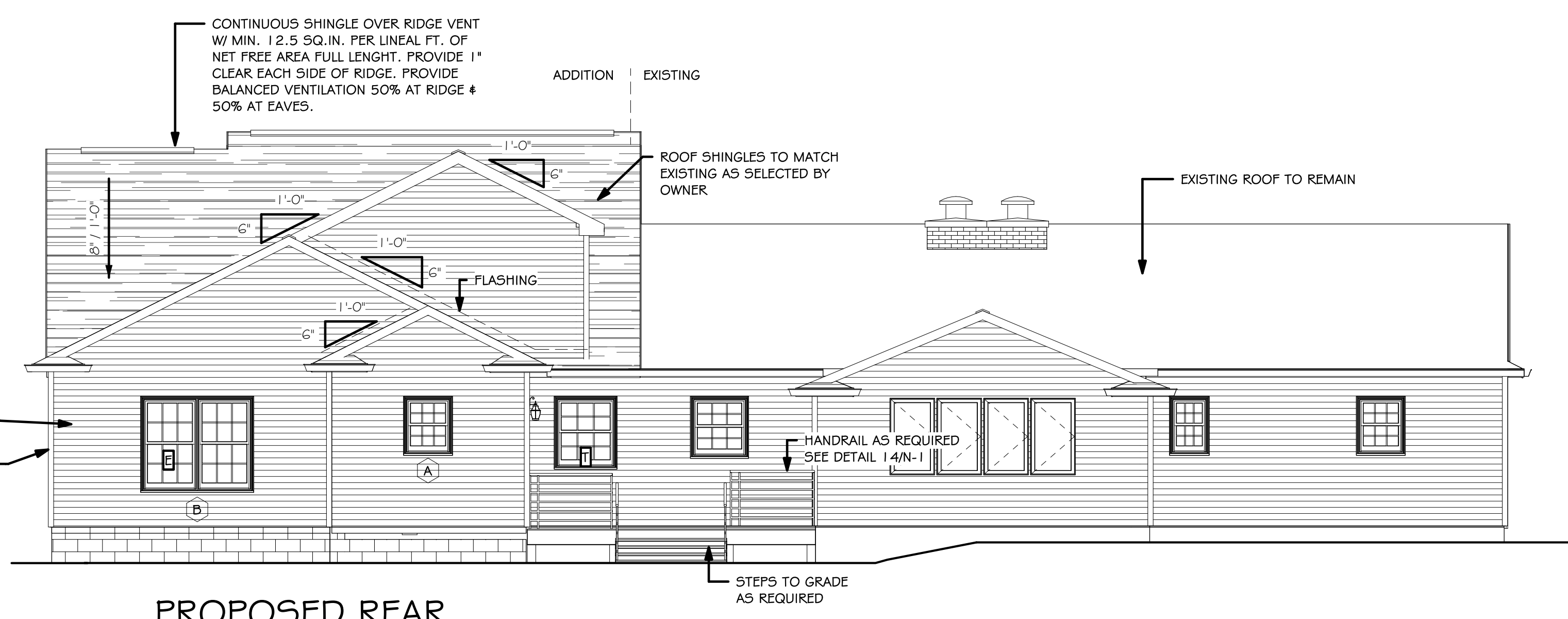
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PROJECT: 19252	SHEET: A4



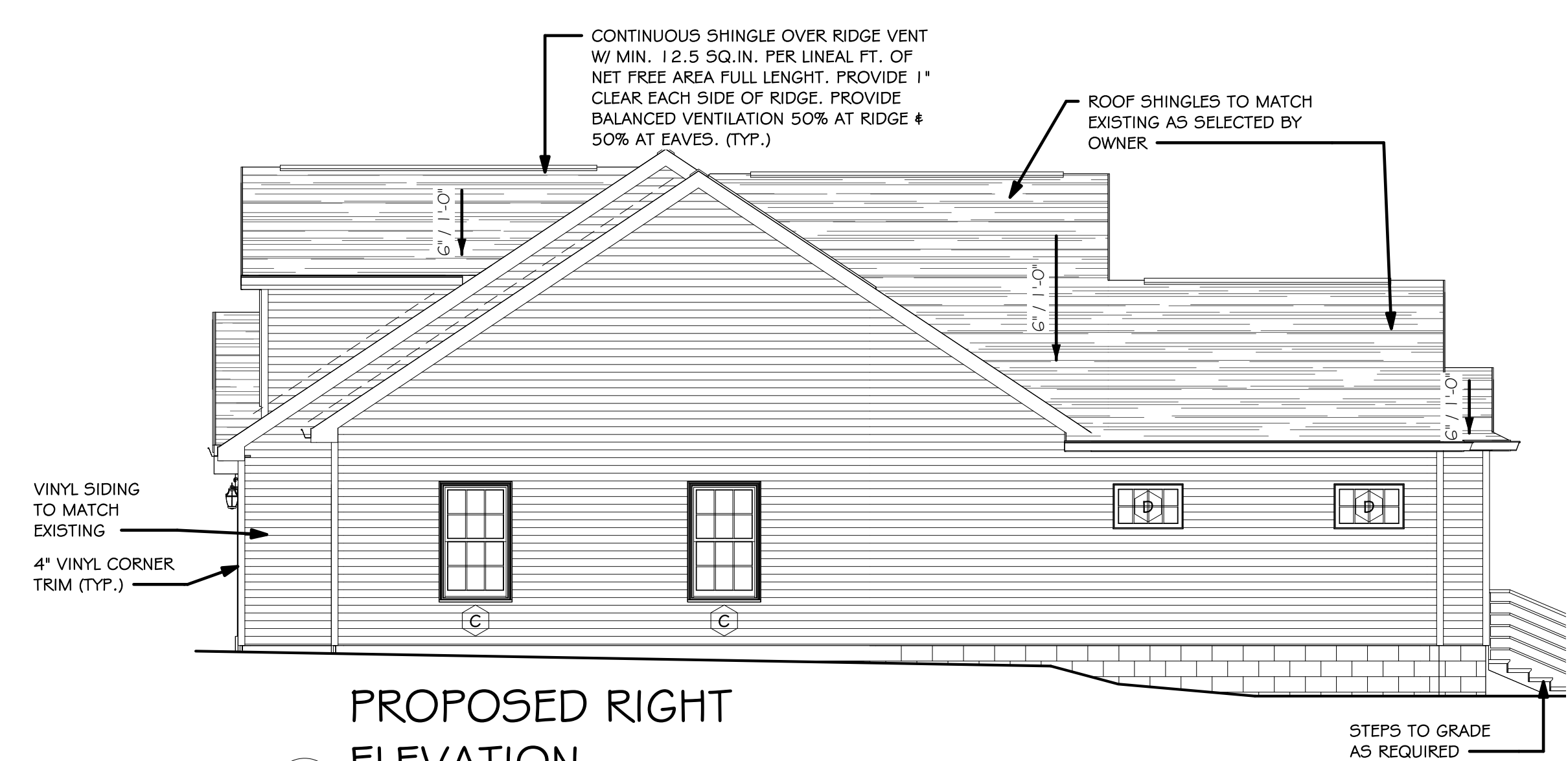
PROPOSED FRONT ELEVATION
 ④ 3/16" = 1'-0"



PROPOSED LEFT ELEVATION
 ③ 3/16" = 1'-0"



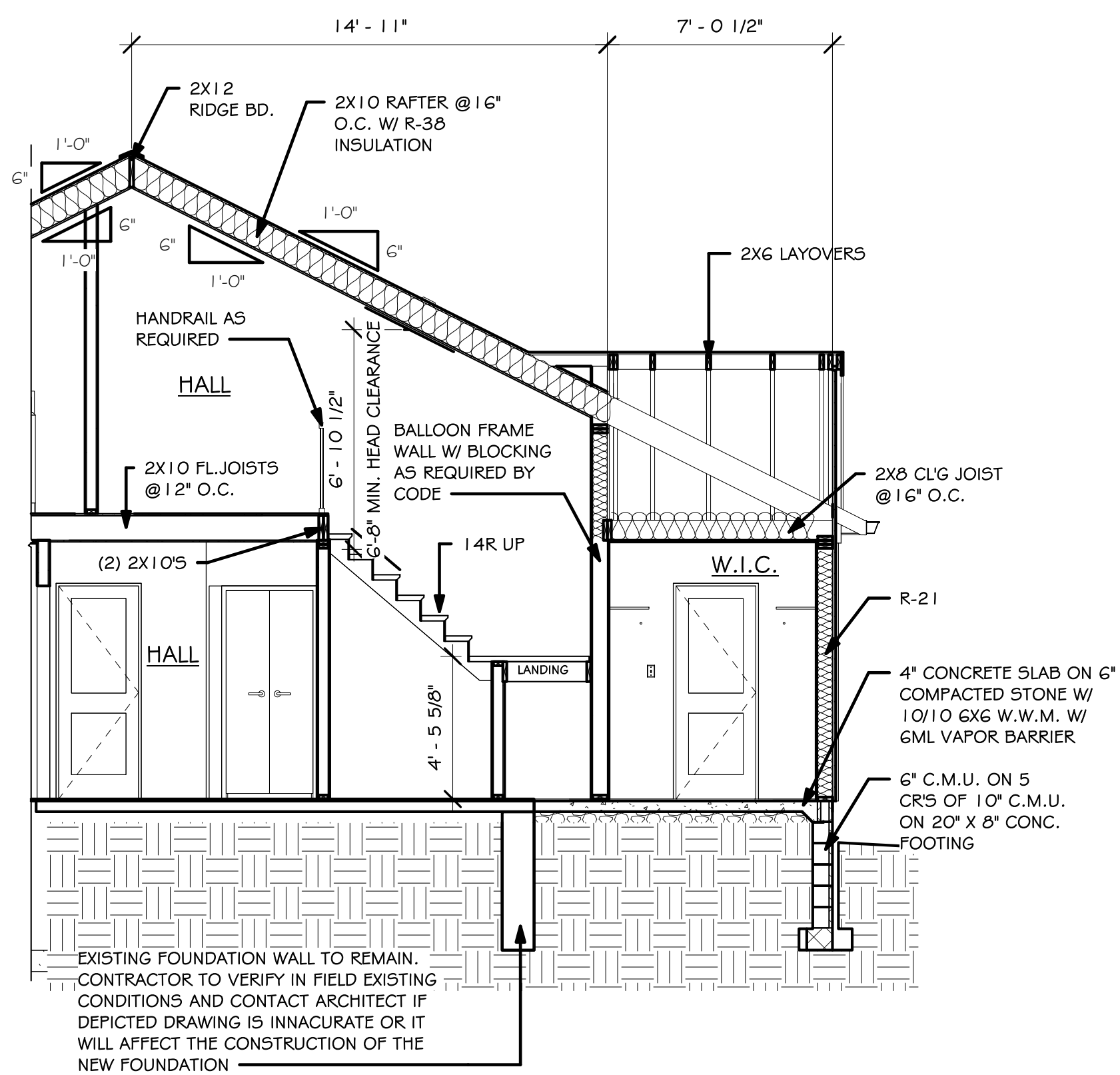
PROPOSED REAR ELEVATION
 ② 3/16" = 1'-0"



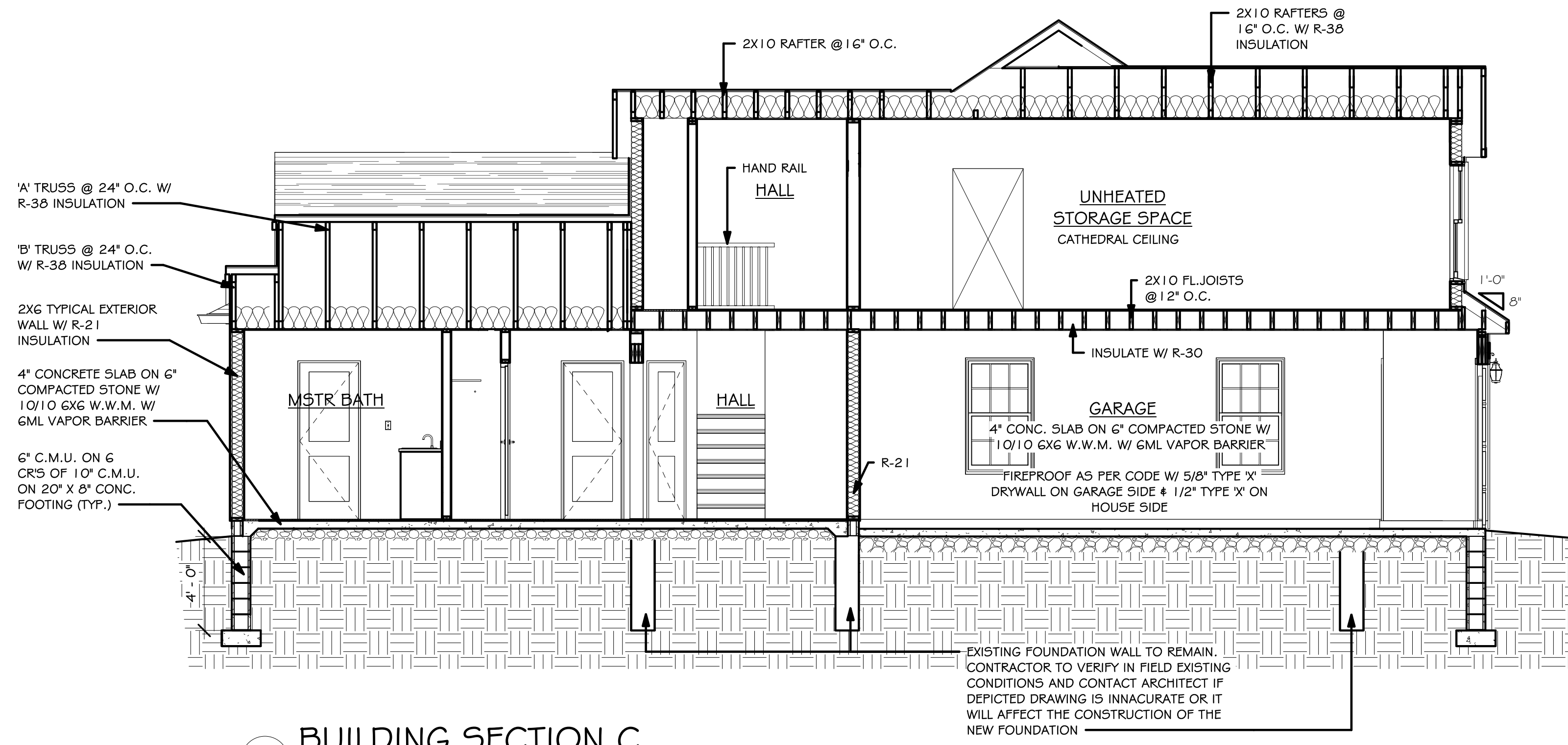
PROPOSED RIGHT ELEVATION
 ① 3/16" = 1'-0"

TRUSS NOTES:

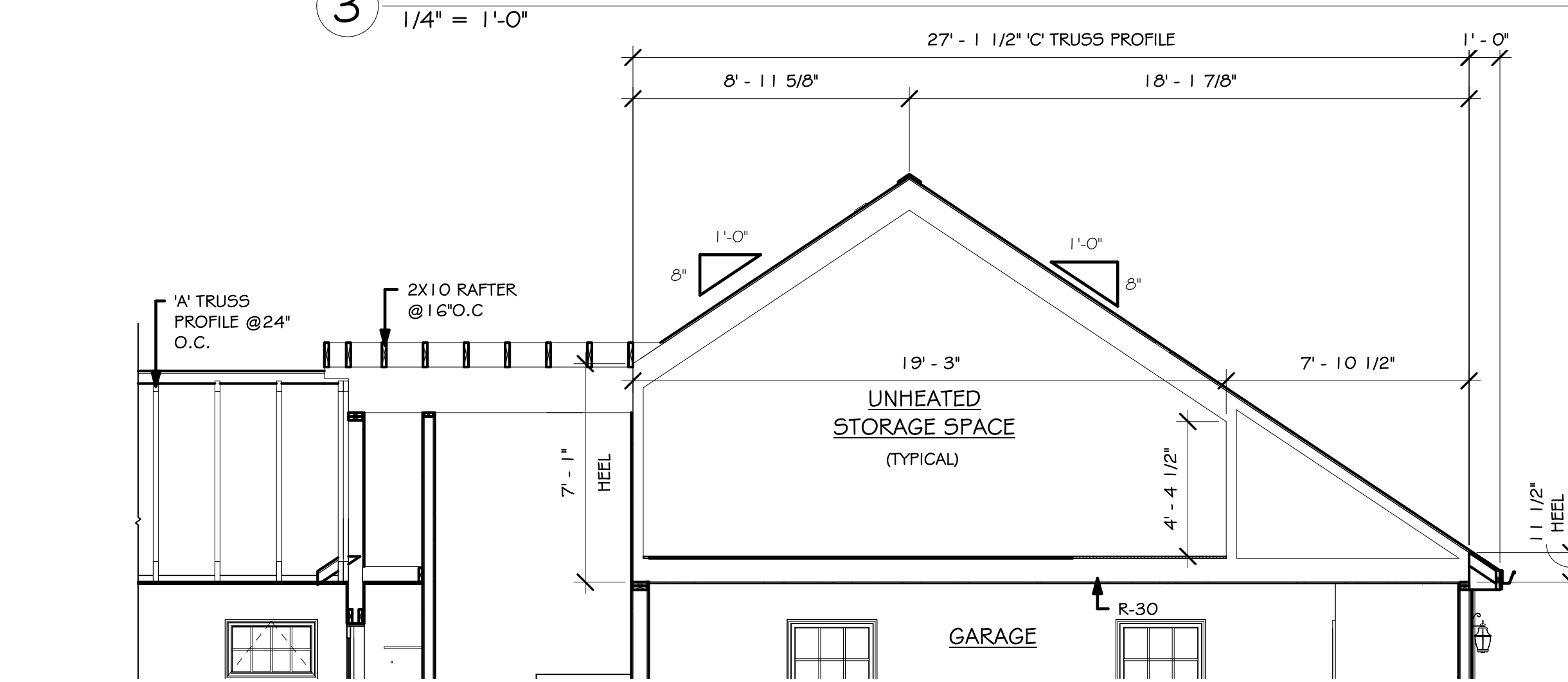
- TRUSS PROFILE SHOWN FOR REFERENCE ONLY - MANUFACTURER IS RESPONSIBLE FOR CHORD LAYOUT AS REQUIRED FOR DESIGN LOAD.
- PROVIDE STEP-DOWN GABLE END TRUSSES.
- PROVIDE TRUSS BRACING AS INDICATED BY TRUSS DESIGNER.
- PROVIDE HURRICANE CLIPS AT ALL END BEARING CONDITIONS OF TRUSSES.
- PROVIDE HOT DIP GALVANIZED HANGERS ("SIMPSON" OR EQUAL) AT ALL TRUSS/GIRDER TRUSS OR TRUSS/BLIND BEAM CONNECTIONS.
- TRUSS MANUFACTURER TO PROVIDE GABLE END TRUSSES.
- ROOF TRUSSES, INCLUDING DESIGN, CONNECTIONS, BRACING ERECTION AND QUALITY SHALL CONFORM TO THE SPECIFICATIONS AND RECOMMENDATIONS OF NIFFA AND THE TRUSS PLATE INSTITUTE (TPI.) TEMPORARY AND PERMANENT BRACING SHALL BE IN STRICT ACCORDANCE WITH TPI BW7-76, BRACING WOOD TRUSSES.
- SUBMIT DESIGN CALCULATIONS AND SHOP DRAWINGS FOR ALL ROOF TRUSSES, PREPARED AND SEALED BY A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF NEW YORK, TO THE ARCHITECT FOR REVIEW BEFORE BEGINNING FABRICATION.



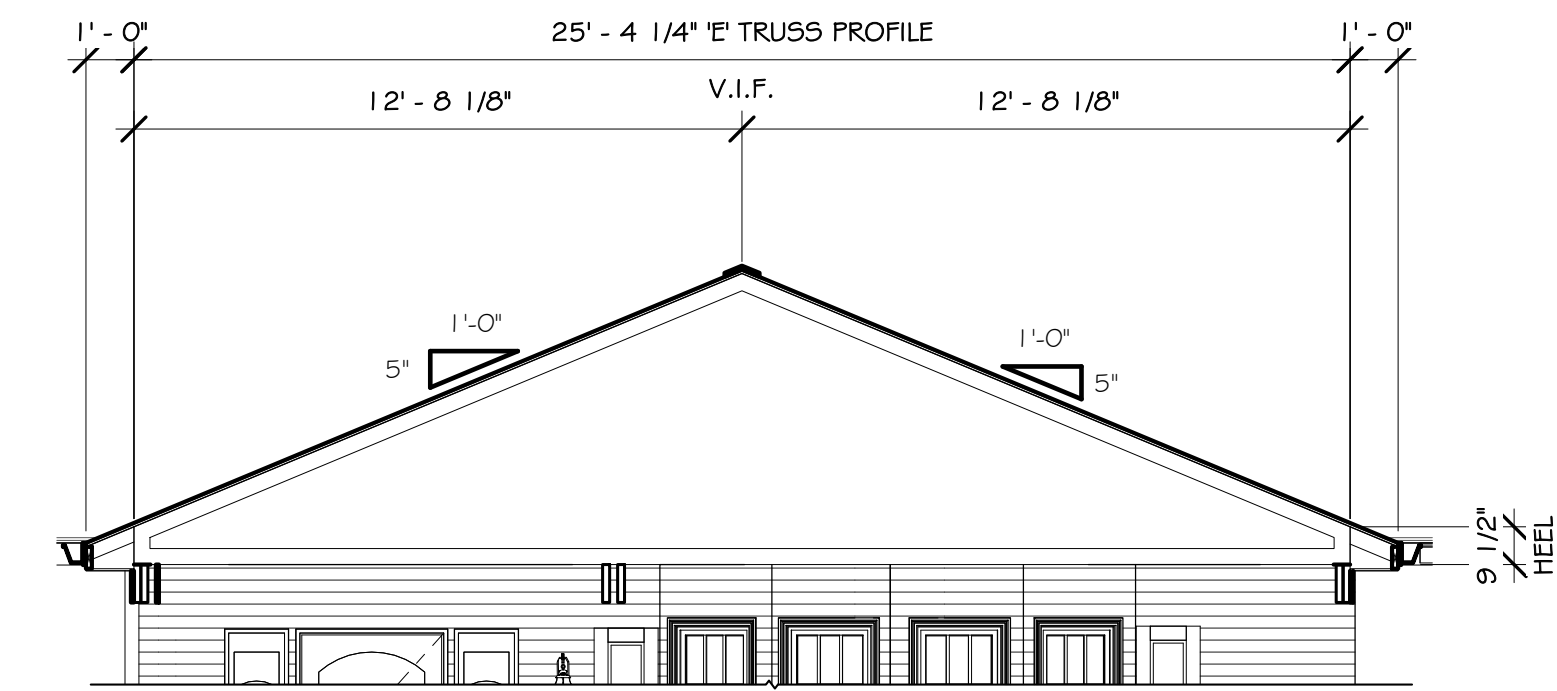
1 BUILDING SECTION A
1/4" = 1'-0"



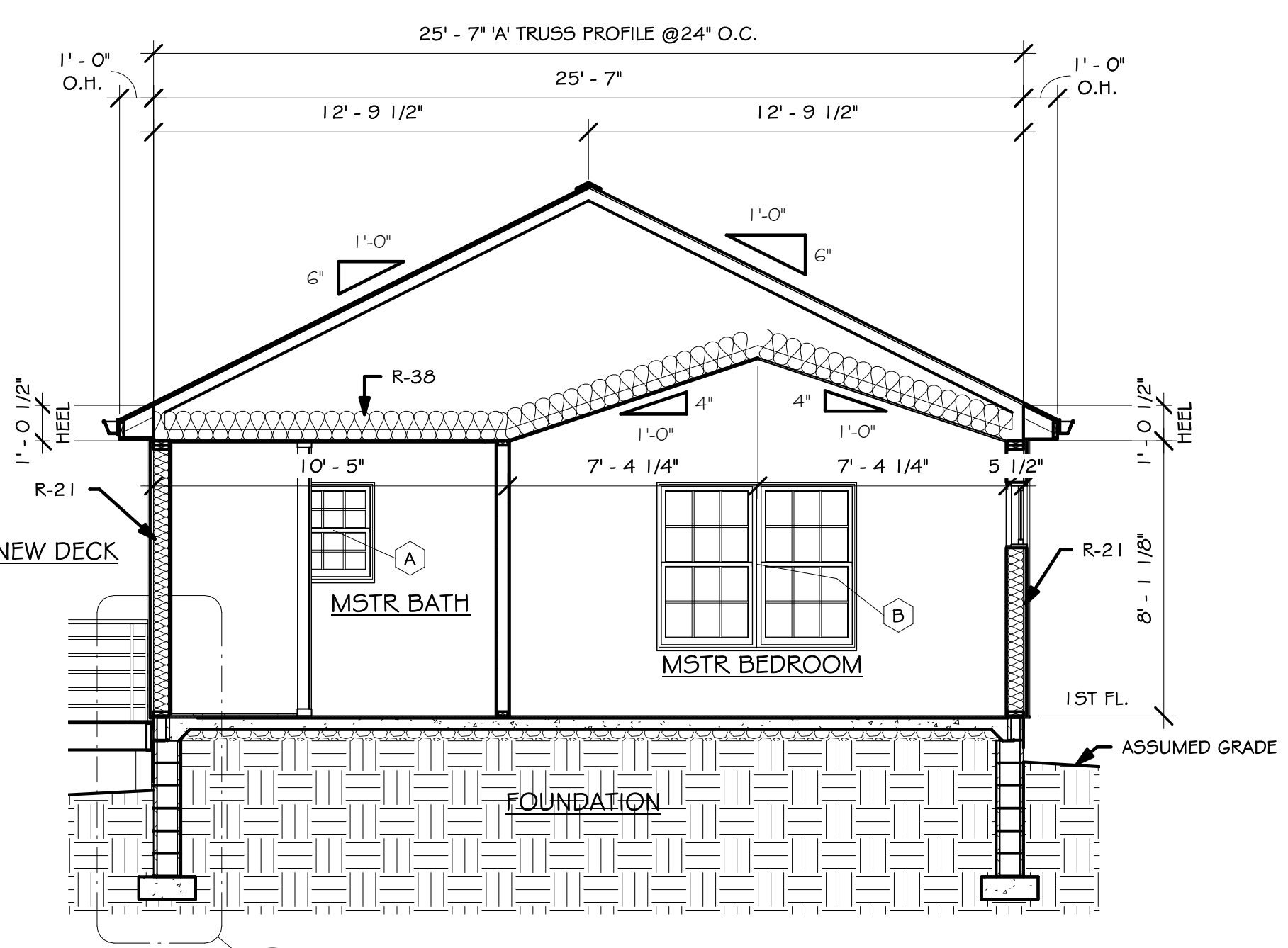
3 BUILDING SECTION C
1/4" = 1'-0"



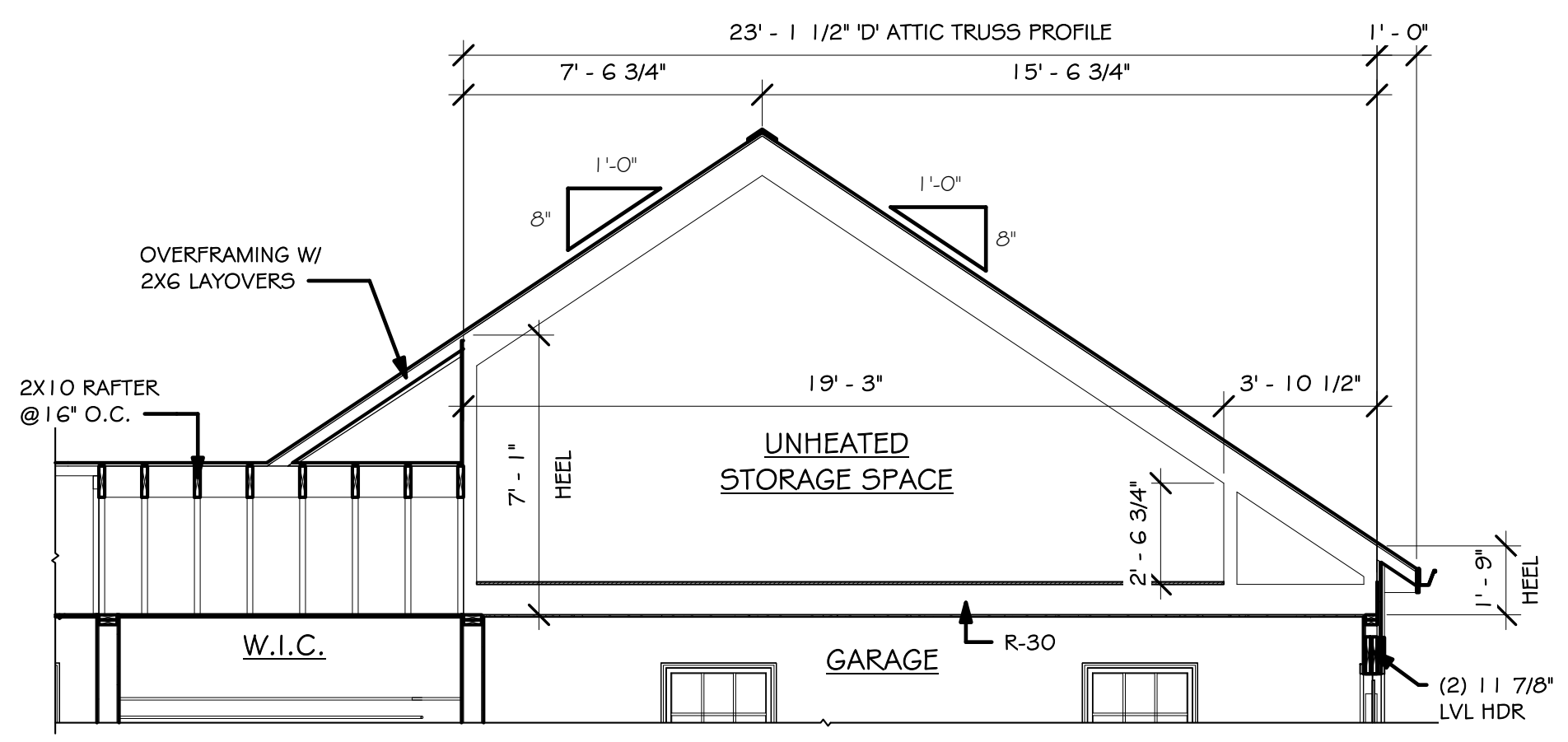
4 'C' TRUSS PROFILE
1/4" = 1'-0"



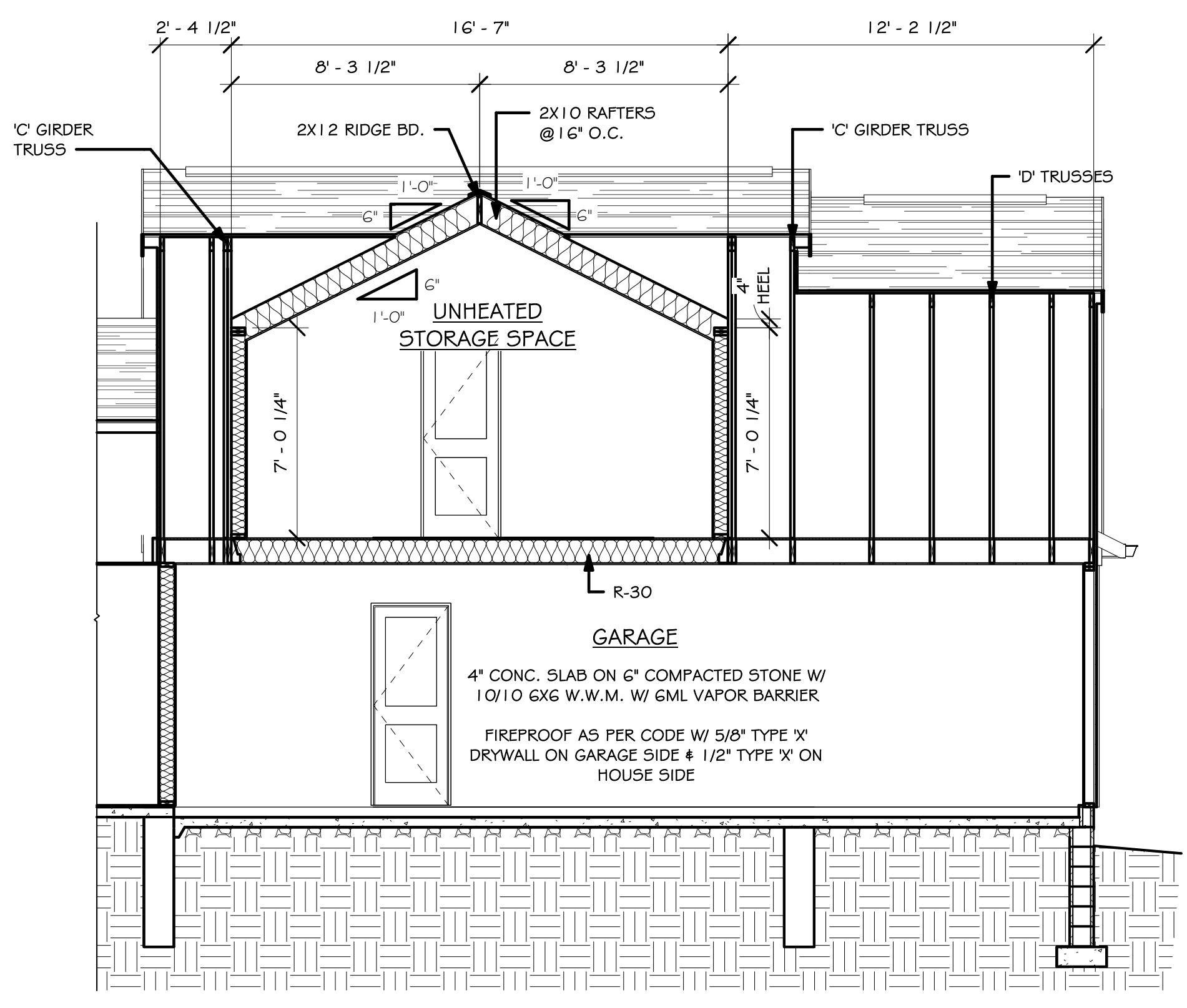
8 'E' TRUSS PROFILE
1/4" = 1'-0"



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

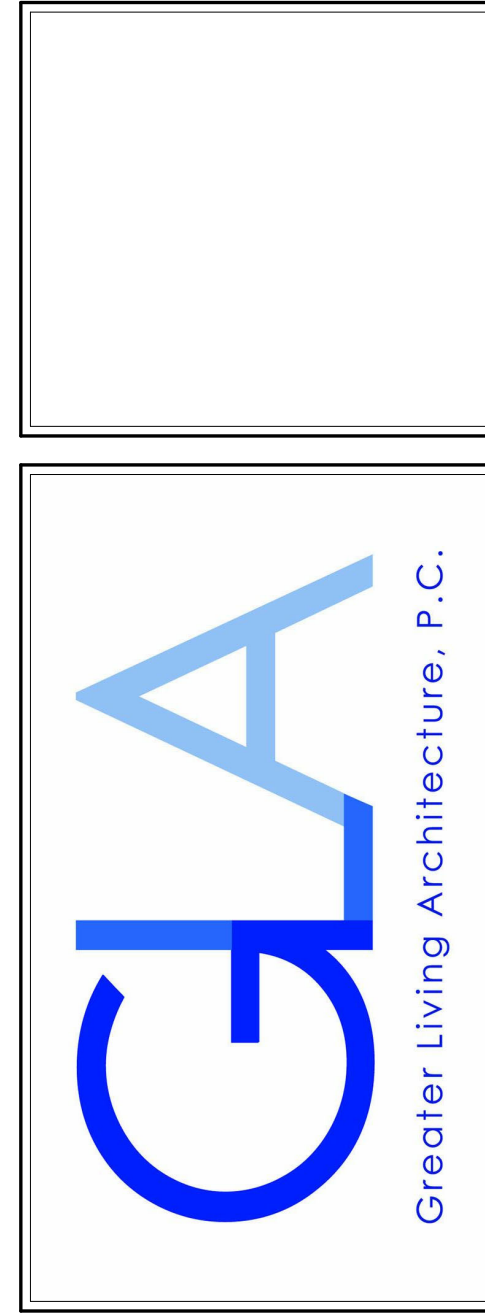


5 'D' ATTIC TRUSS PROFILE
1/4" = 1'-0"



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

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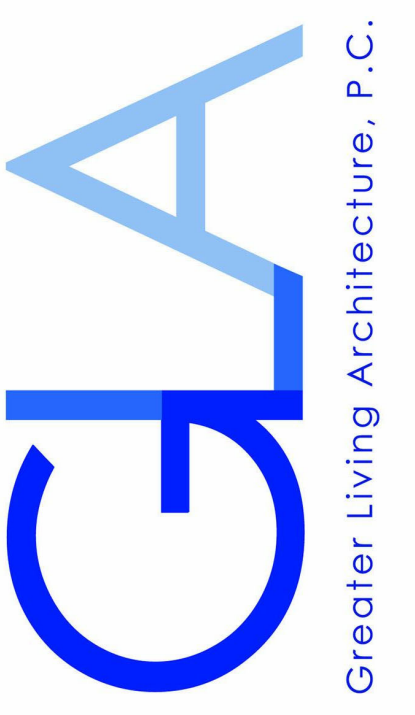
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DATE	BY	DESCRIPTION

SECTIONS

DRAWN:	DATE:
DOR	11/04/2020
PROJECT:	SHEET:
19252	A5

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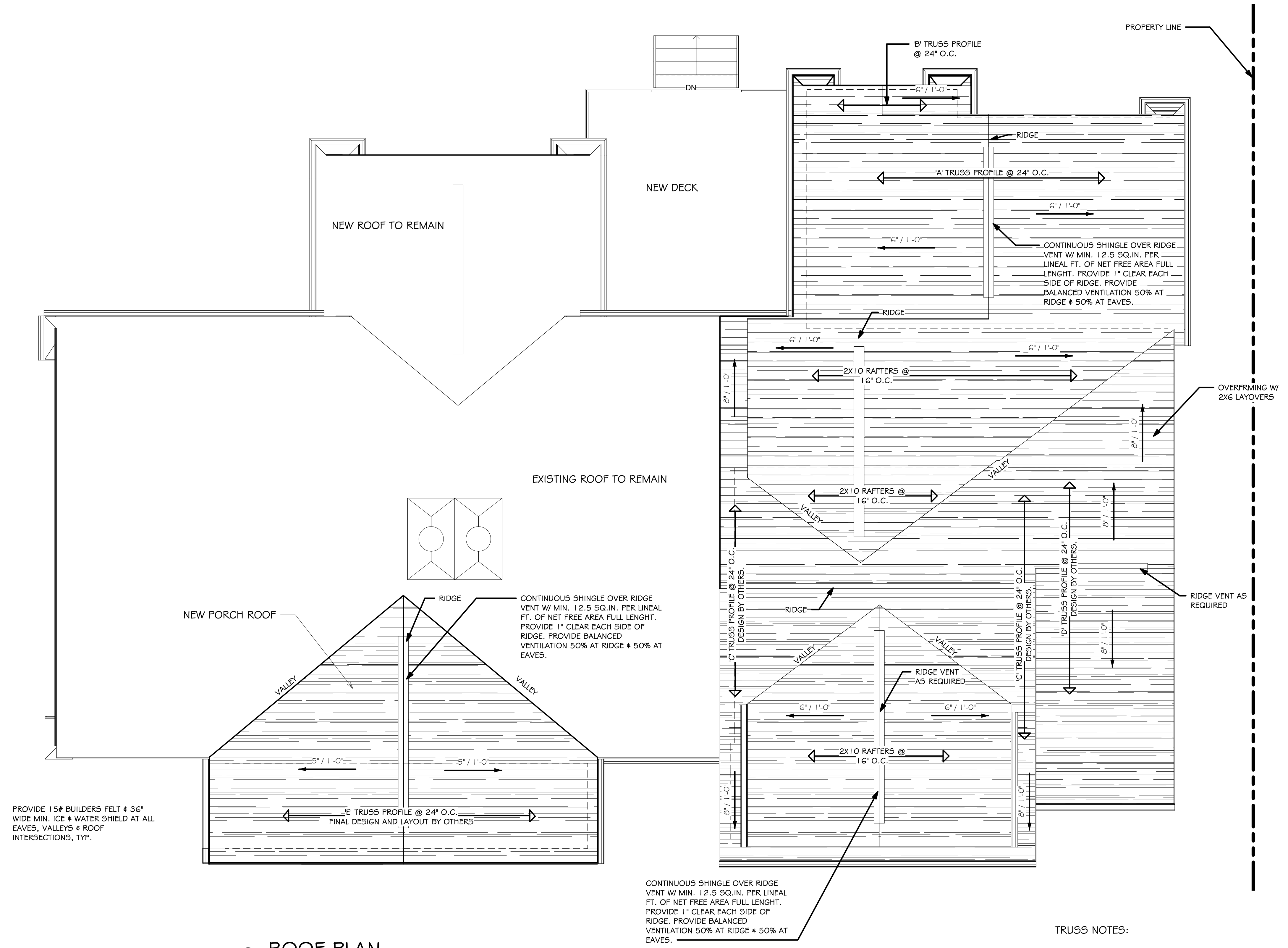
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 GLENN PAYNTER
 3765 EAST AVENUE PITTSFORD, NY 14534

REVISIONS:

DATE	BY	DESCRIPTION

ROOF PLAN

DRAWN: DOR	DATE: 11/04/2020
PROJECT: 19252	SHEET: A6



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

GENERAL ROOF NOTES:

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

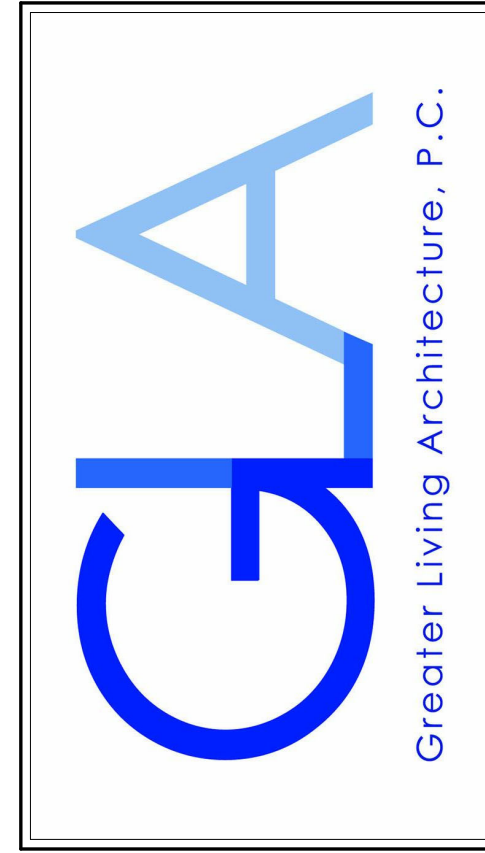
TYPICAL ROOF:

- TRUSS DESIGN BASED ON UL DESIGN P522.
- 30 YR. (MIN. WARRANTY) FIBERGLASS SHINGLES OVER 15# BUILDERS FELT w/ (2) COURSE ICE & WATER SHIELD AT ALL EAVES AND VALLEYS.
- 5/8" ADVANTECH SHEATHING, CLIP BETWEEN JOINTS, STAGGER SEAMS.
- PRE-FAB WOOD TRUSSES @ 24" O.C. (DESIGNED BY MANUFACTURER) w/ HURRICANE CLIP: SIMPSON H1 OR HURRICANE STRAPS PER SPECIFICATIONS @ EACH BEARING END OF TRUSS, TYP. R-36 BATT INSULATION w/ GML POLY VAPOR BARRIER.

TRUSS NOTES:

- TRUSS PROFILE SHOWN FOR REFERENCE ONLY - MANUFACTURER IS RESPONSIBLE FOR CHORD LAYOUT AS REQUIRED FOR DESIGN LOAD.
- PROVIDE STEP-DOWN GABLE END TRUSSES.
- PROVIDE TRUSS BRACING AS INDICATED BY TRUSS DESIGNER.
- PROVIDE HURRICANE CLIPS AT ALL END BEARING CONDITIONS OF TRUSSES.
- PROVIDE HOT DIP GALVANIZED HANGERS ("SIMPSON" OR EQUAL) AT ALL TRUSS/GIRDER TRUSS OR TRUSS/BLIND BEAM CONNECTIONS.
- TRUSS MANUFACTURER TO PROVIDE GABLE END TRUSSES.
- ROOF TRUSSES, INCLUDING DESIGN, CONNECTIONS, BRACING ERECTION AND QUALITY SHALL CONFORM TO THE SPECIFICATIONS AND RECOMMENDATIONS OF NFPA AND THE TRUSS PLATE INSTITUTE (TPI). TEMPORARY AND PERMANENT BRACING SHALL BE IN STRICT ACCORDANCE WITH TPI BWT-7G, BRACING WOOD TRUSSES.
- SUBMIT DESIGN CALCULATIONS AND SHOP DRAWINGS FOR ALL ROOF TRUSSES, PREPARED AND SEALED BY A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF NEW YORK, TO THE ARCHITECT FOR REVIEW BEFORE BEGINNING FABRICATION.

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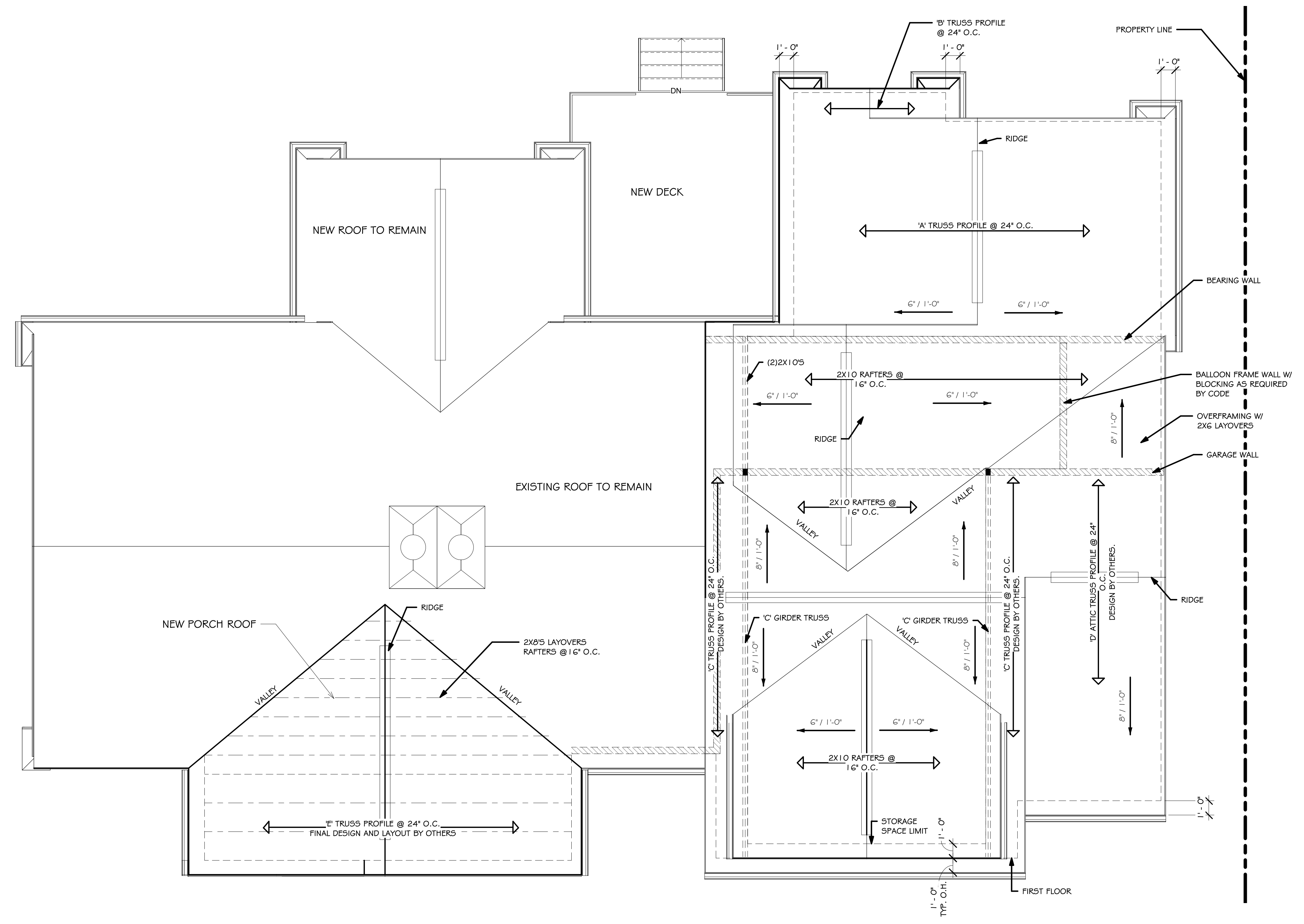
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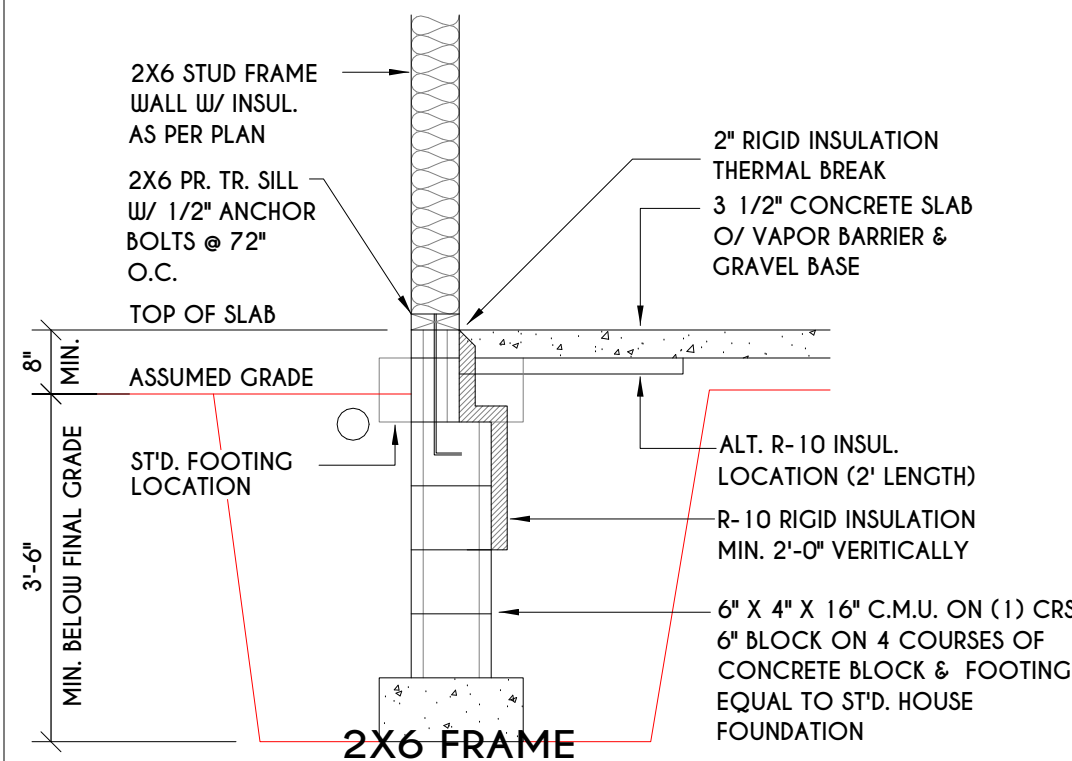
DATE	BY	DESCRIPTION

ROOF FRAMING PLAN

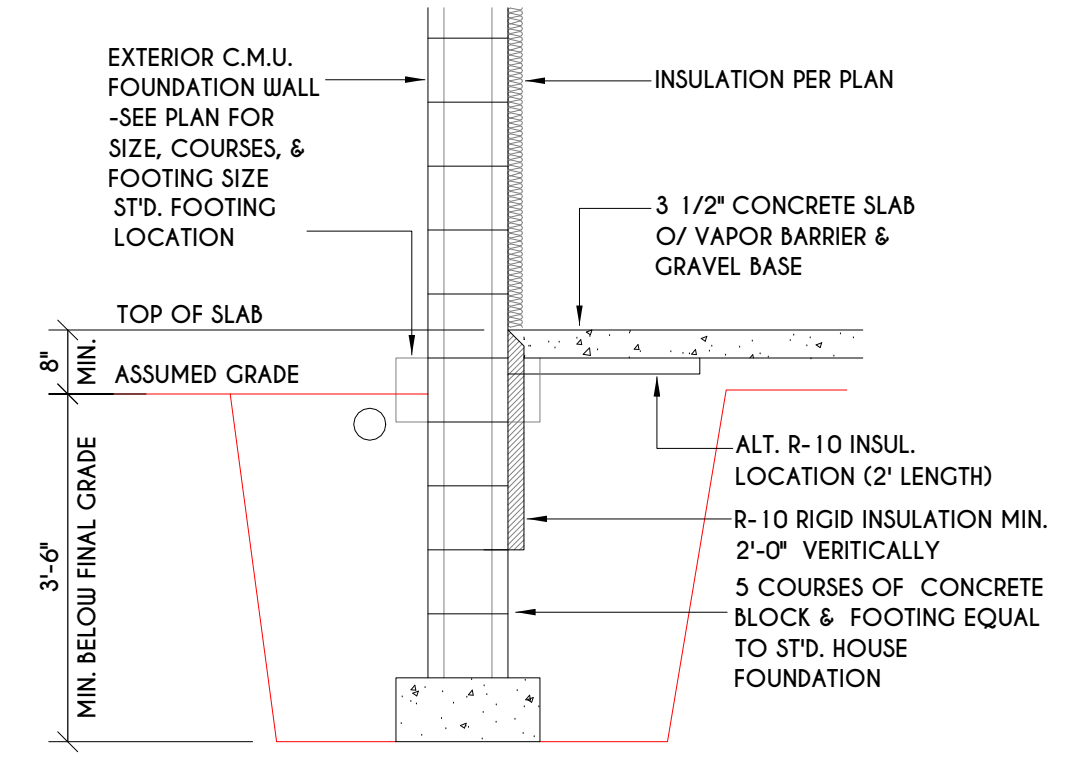
DRAWN: DOR DATE: 11/04/2020
 PROJECT: SHEET: 19252 A7



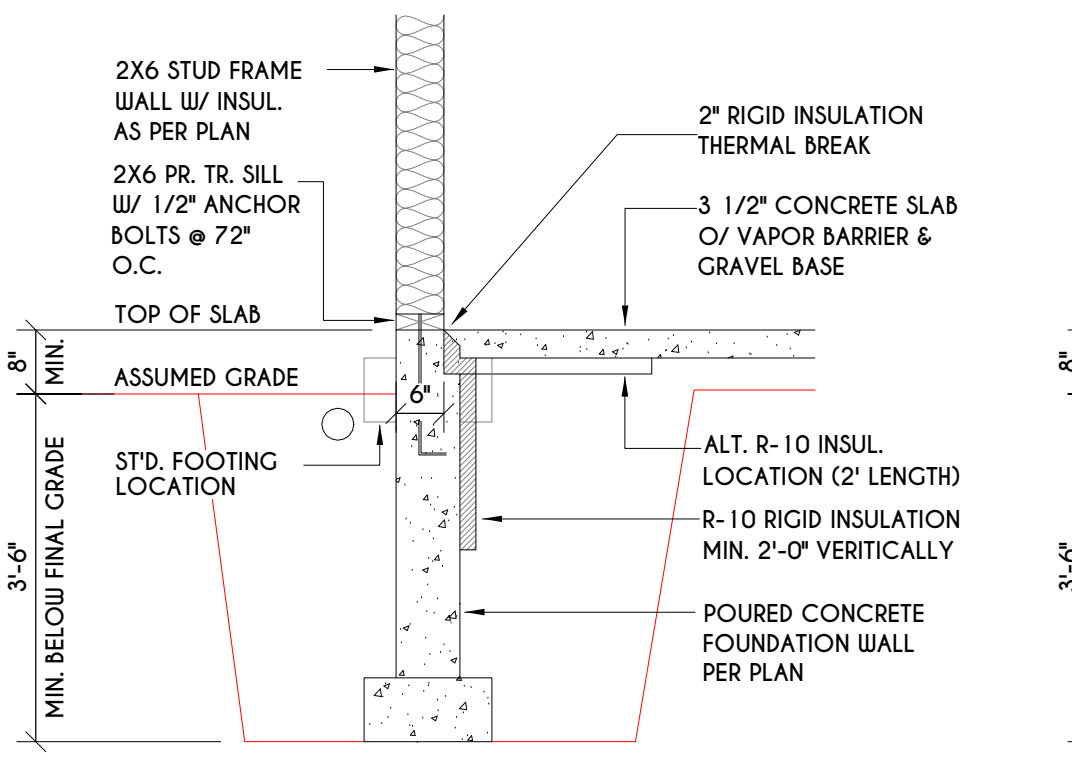
1 ROOF FRAMING PLAN
 1/4" = 1'-0"



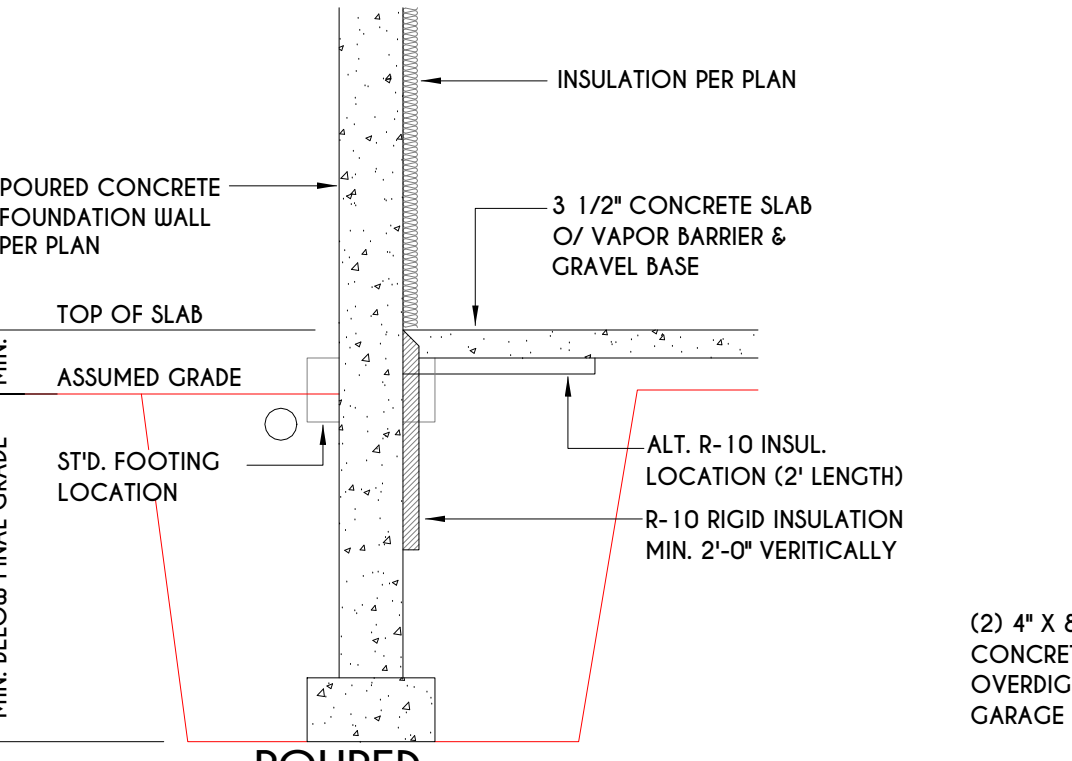
1
N-1
2x6 FRAME WALL ON CONCRETE FOOTING
SCALE: 1/2" = 1'-0"



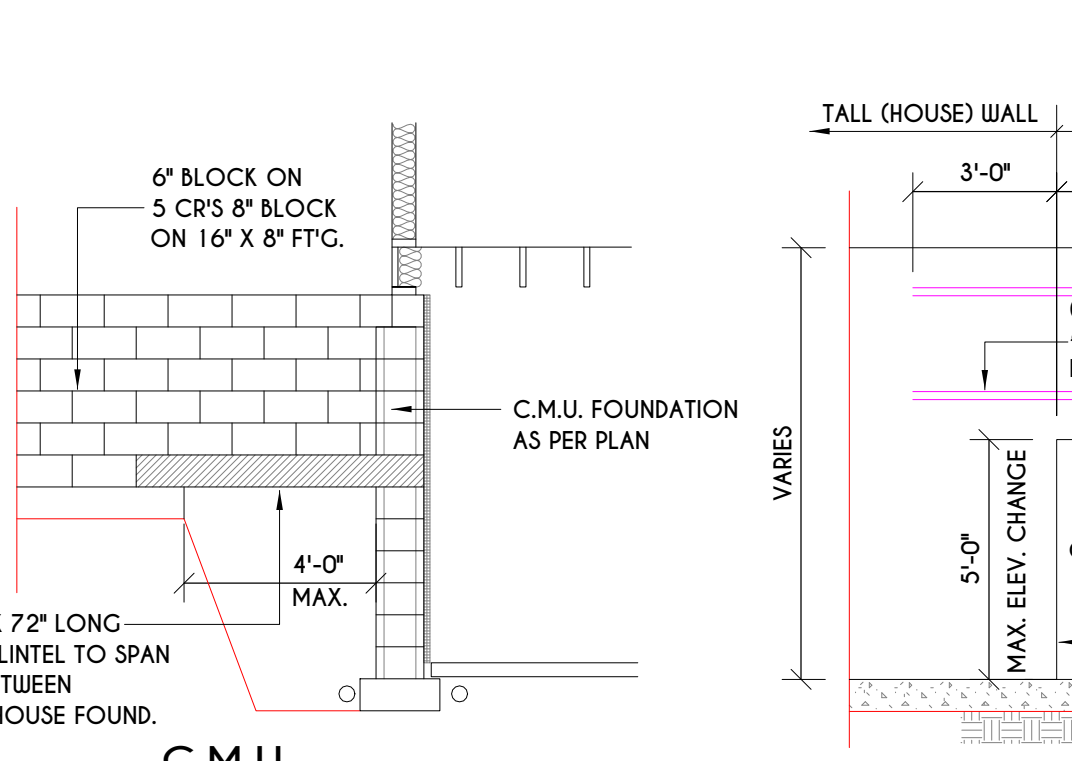
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N-1
C.M.U. WALL ON CONCRETE FOOTING
SCALE: 1/2" = 1'-0"



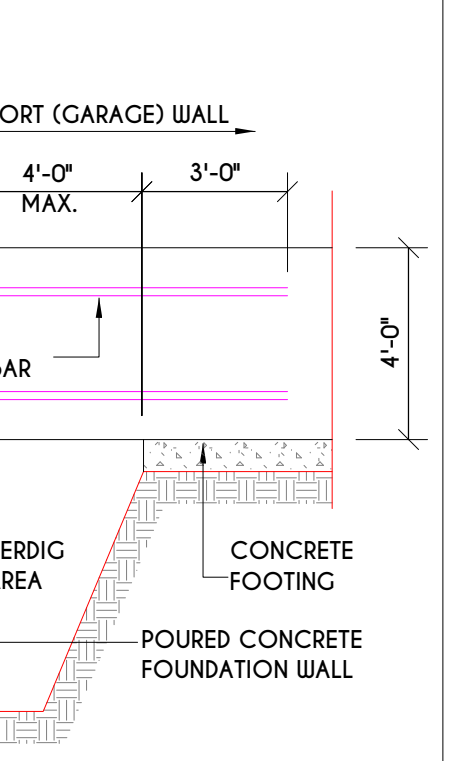
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N-1
2x6 FRAME WALL ON POURED CONCRETE FOOTING
SCALE: 1/2" = 1'-0"



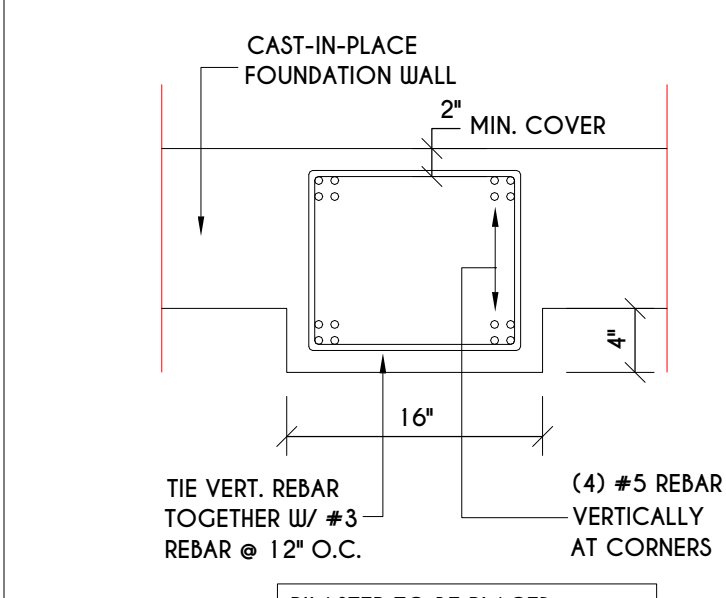
4
N-1
POURED CONCRETE WALL ON CONCRETE FOOTING
SCALE: 1/2" = 1'-0"



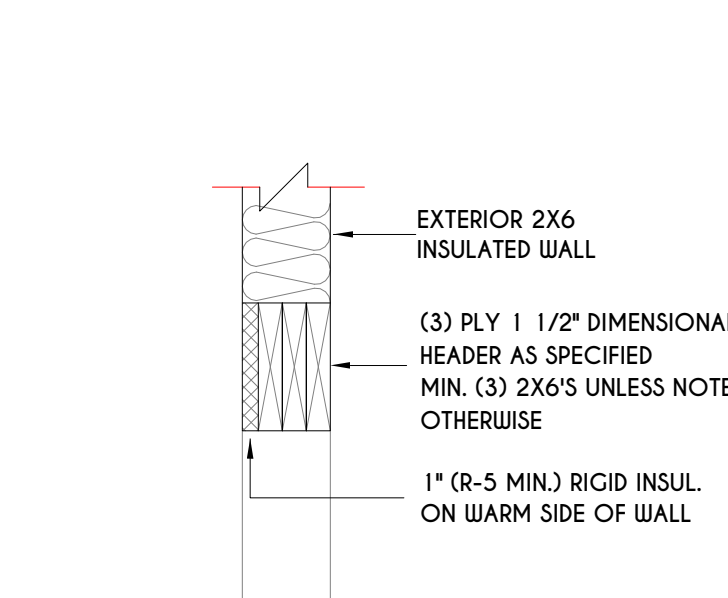
5
N-1
C.M.U. WALL ON CONCRETE FOOTING
SCALE: 1/4" = 1'-0"



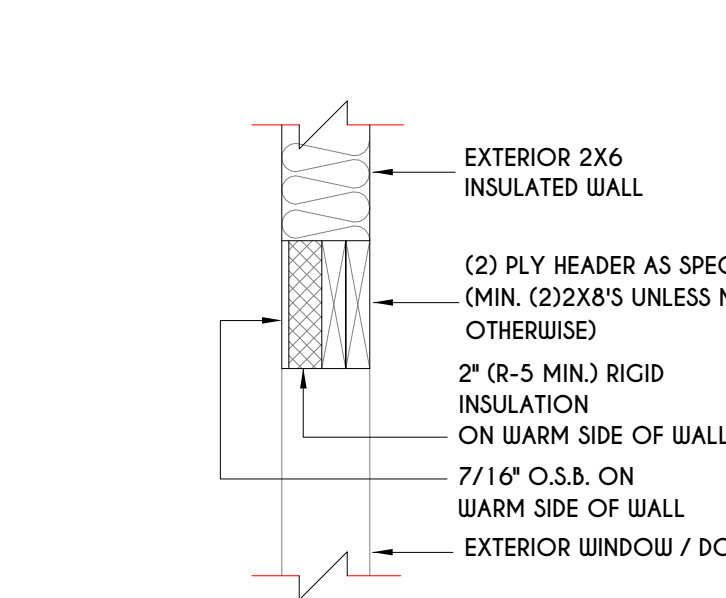
6
N-1
POURED WALL JUMP
SCALE: 1/4" = 1'-0"



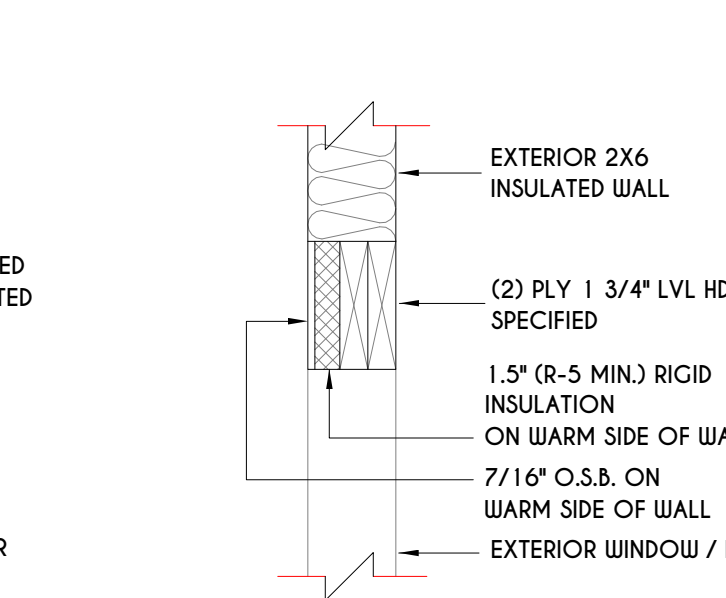
7
N-1
POURED WALL PILASTER
SCALE: 1" = 1'-0"



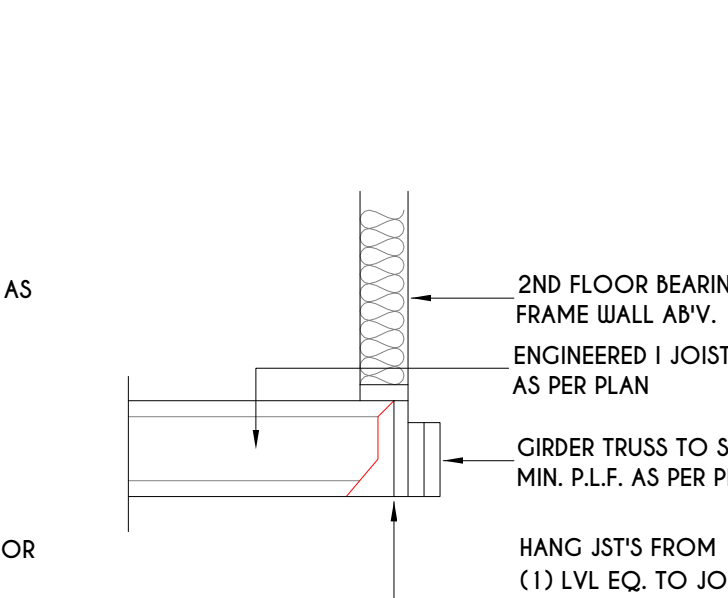
8
N-1
EXTERIOR INSULATED 3 PLY HEADER
SCALE: 1" = 1'-0"



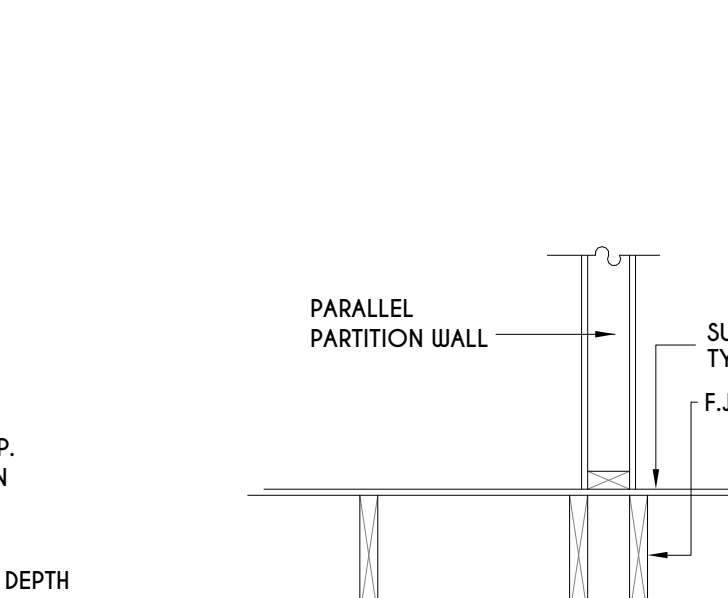
9
N-1
EXTERIOR INSULATED 2 PLY HEADER
SCALE: 1" = 1'-0"



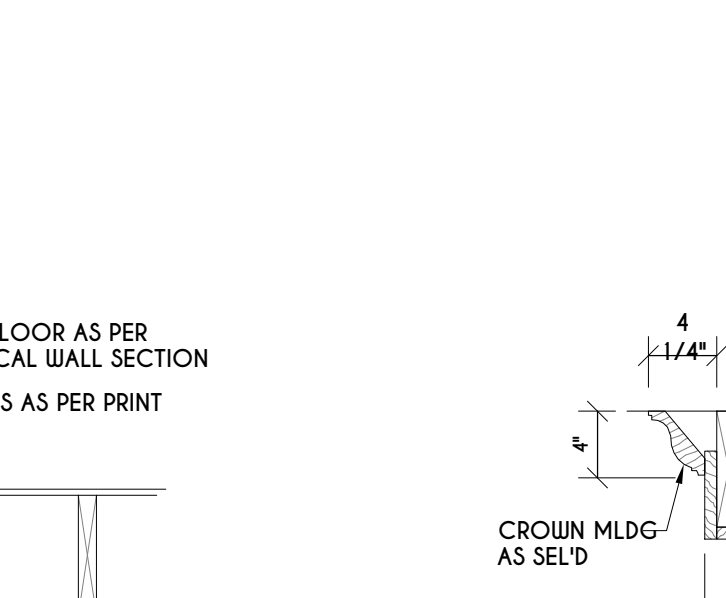
10
N-1
EXTERIOR INSULATED 2 PLY LVL HEADER
SCALE: 1" = 1'-0"



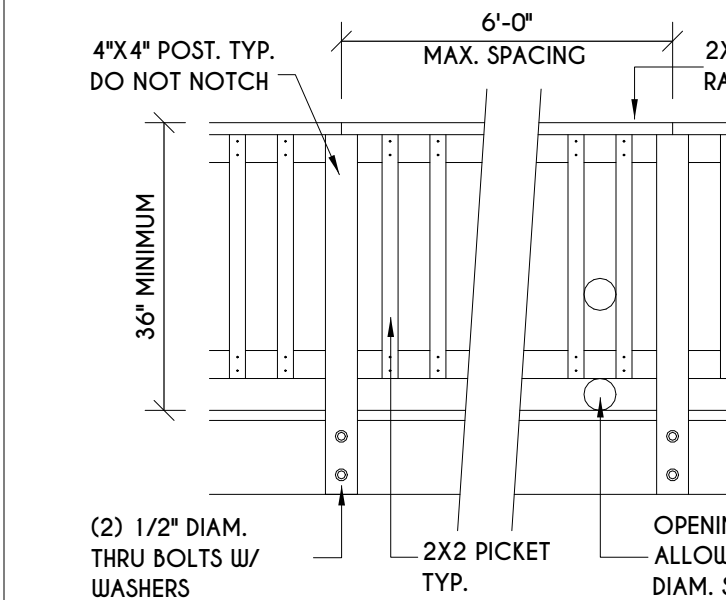
11
N-1
I-JST / GIRDER DETAIL
SCALE: 1/2" = 1'-0"



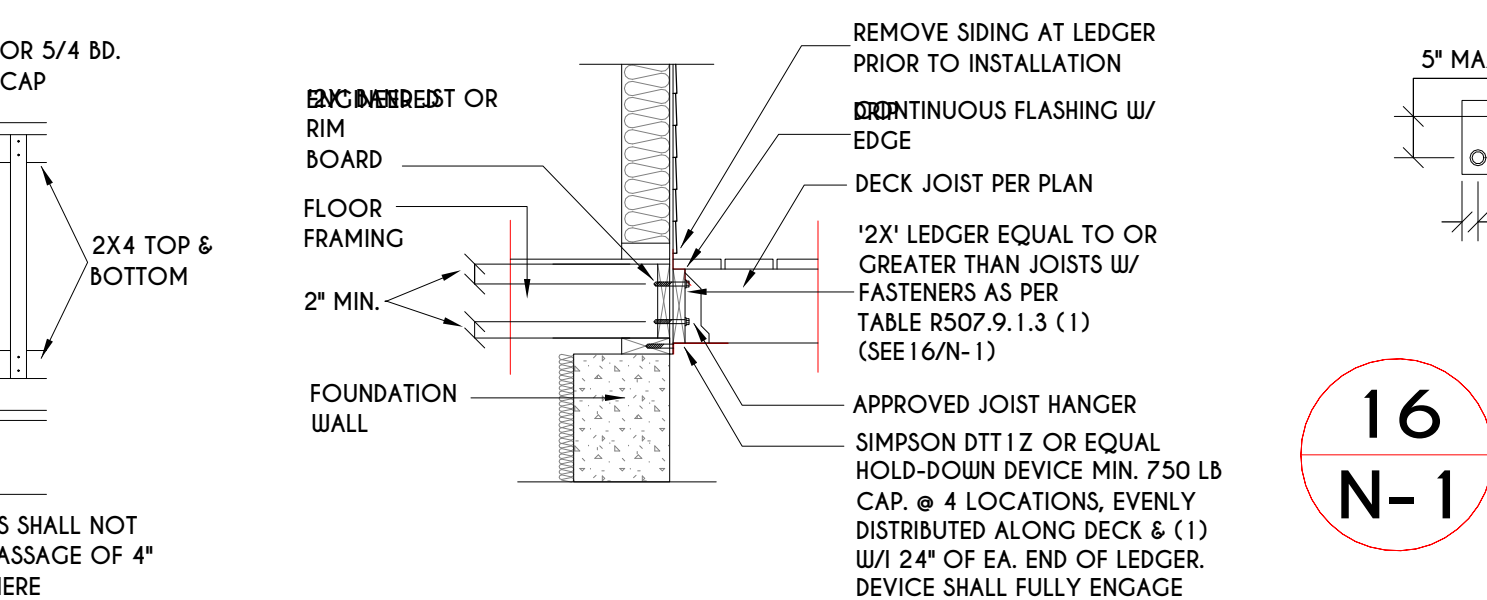
12
N-1
PARALLEL PARTITION WALL DETAIL
N.T.S.



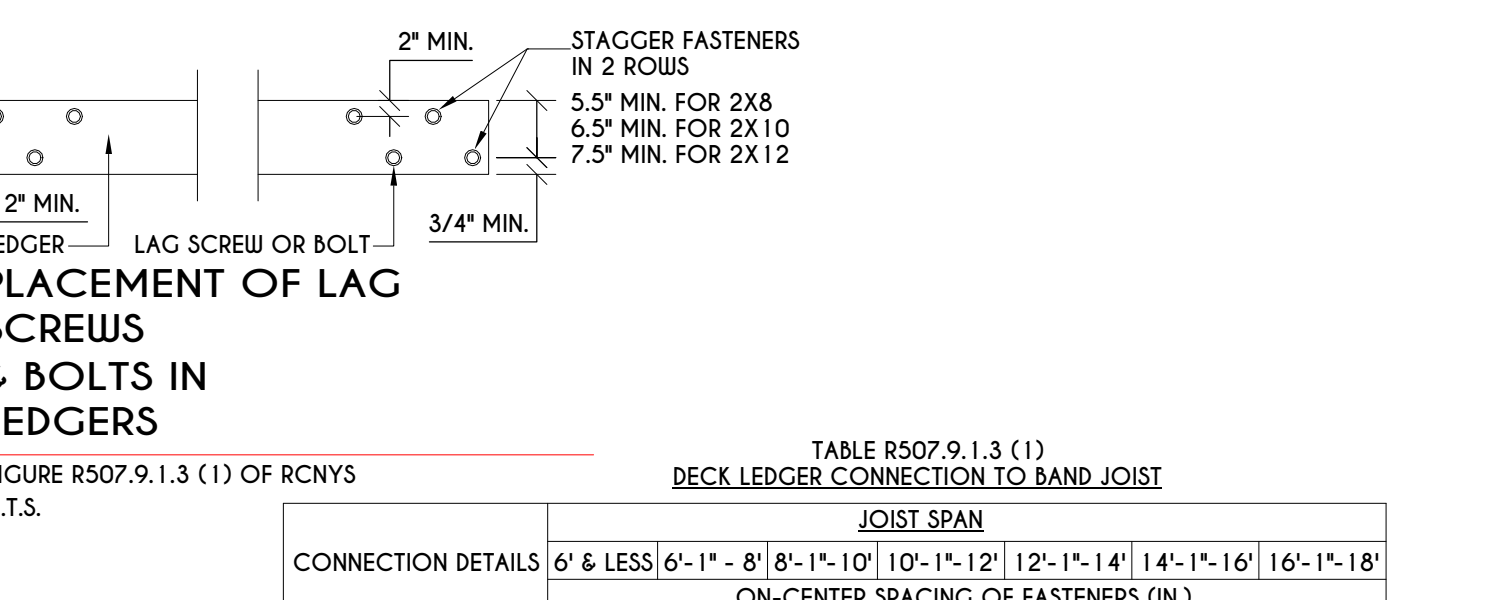
13
N-1
COFFERED BEAM DETAIL
N.T.S.



14
N-1
TYPICAL GUARD RAIL DETAIL
SCALE: 1/2" = 1'-0"



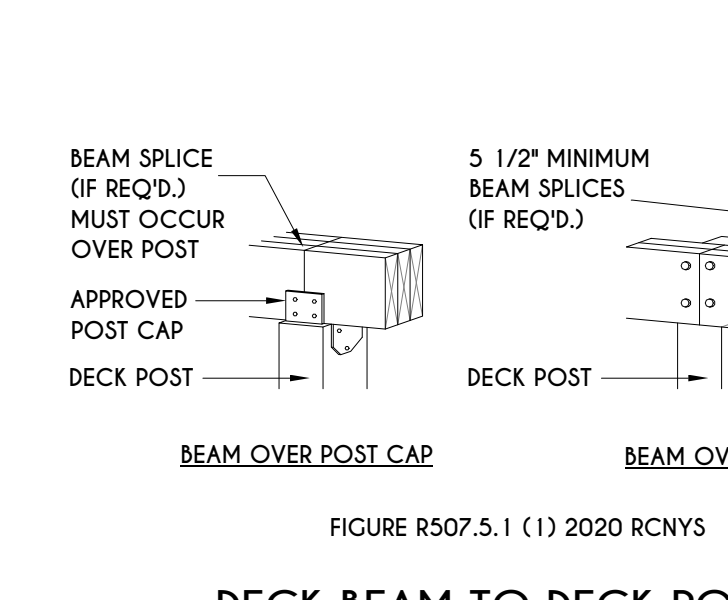
15
N-1
GENERAL ATTACHMENT OF DECK TO LEDGER BD & BAND BD.
SCALE: 1/2" = 1'-0"



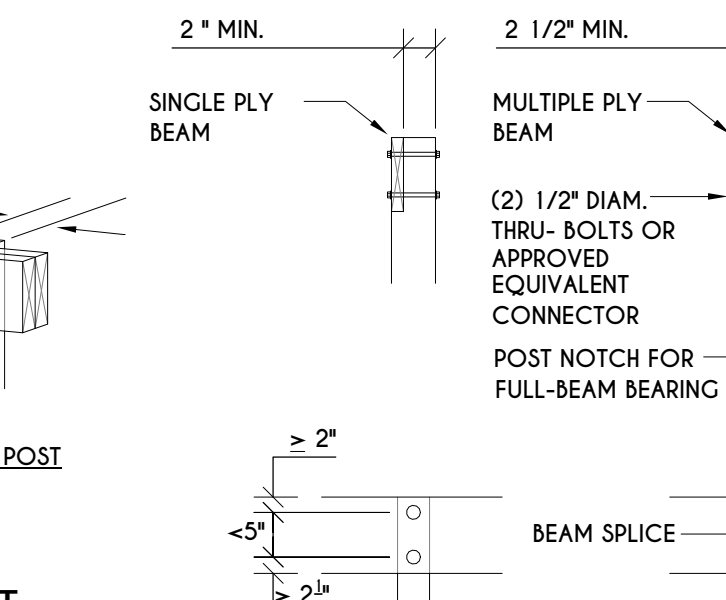
16
N-1
PLACEMENT OF LAG SCREWS & BOLTS IN LEDGERS
SCALE: 1" = 1'-0"

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

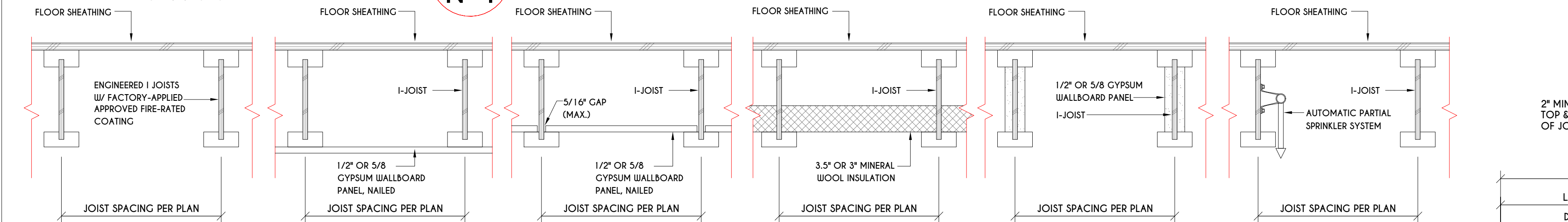
CONNECTION DETAILS	JOIST SPAN						
	6' & LESS	6'-1" - 8'	8'-1" - 10'	10'-1" - 12'	12'-1" - 14'	14'-1" - 16'	16'-1" - 18'
1/2" DIAM. LAG SCREW W/ 1/2" MAX. SHEATHING	30	23	18	15	13	11	10
1/2" DIAM. BOLT W/ 1/2" MAX. SHEATHING	36	36	34	29	24	21	19
1/2" DIAM. BOLT W/ 1" MAX. SHEATHING	36	36	29	24	21	18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



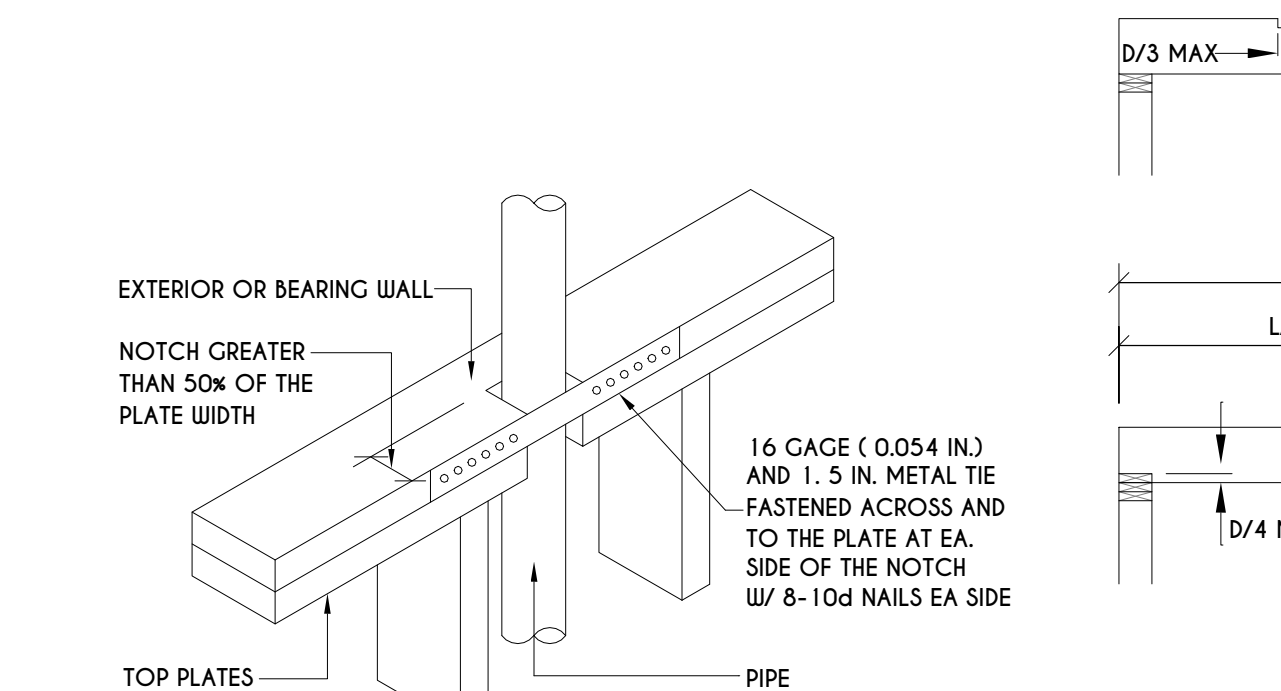
17
N-1
DECK BEAM TO DECK POST NOTCHED POST-TO-BEAM CONNECTION
SCALE: 1" = 1'-0"



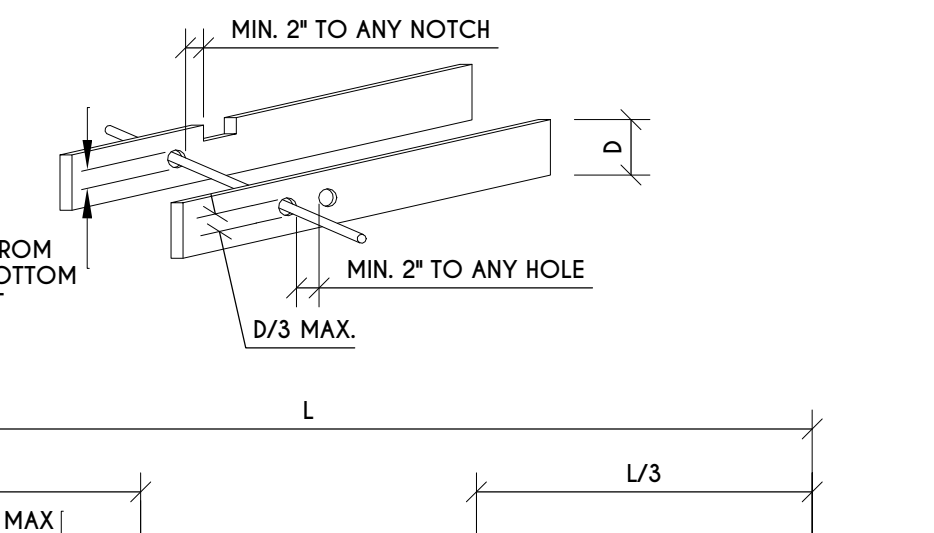
18
N-1
I-JOIST FLOOR SYSTEMS FIRE RATED FLOOR ASSEMBLY
SCALE: 1/2" = 1'-0"



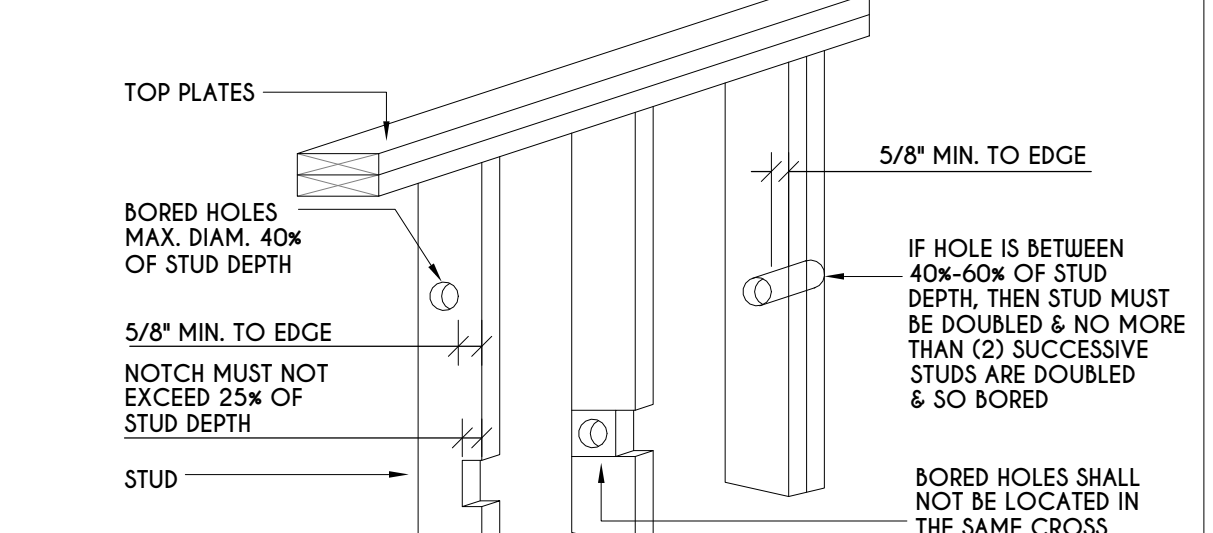
19
N-1
250.52(A) (3) CONCRETE-ENCASED ELECTRODES
SCALE: 1/2" = 1'-0"



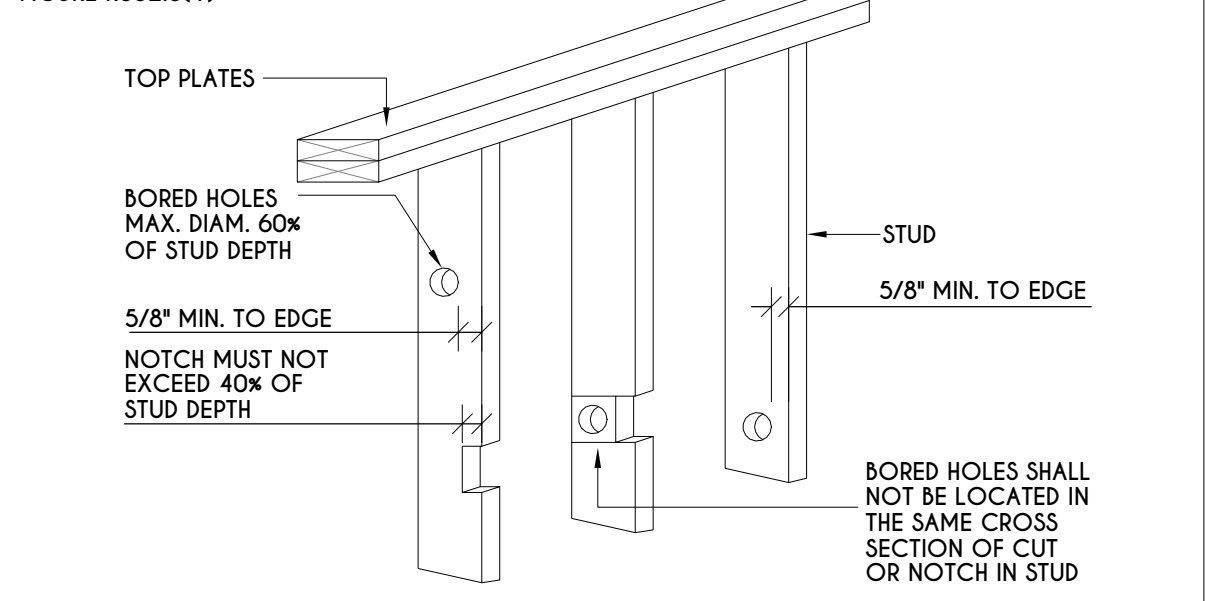
20
N-1
TOP PLATE FRAMING TO ACCOMMODATE PIPING
SCALE: 1/2" = 1'-0"



21
N-1
CUTTING, NOTCHING, & DRILLING OF JOISTS
SCALE: 1/2" = 1'-0"

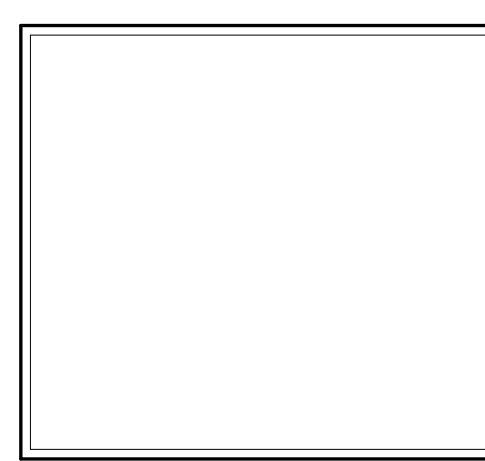


22
N-1
NOTCHING & BORED HOLE LIMITATIONS FOR EXTERIOR WALLS & BEARING WALLS
SCALE: 1/2" = 1'-0"



23
N-1
NOTCHING & BORED HOLE LIMITATIONS FOR INTERIOR NONBEARING WALLS
SCALE: 1/2" = 1'-0"

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REVISIONS:

DATE	BY	DESCRIPTION

CLIENT/LOCATION:
GLENN PAYNTER
3765 EAST AVENUE PITTSFORD, NY 14534

DETAILS

DRAWN: DOR
DATE: 11/04/2020
PROJECT: 19252
SHEET: N-1

TABLE R404.1.1(2)

WALL HEIGHT	HEIGHT OF UNBALANCED BACKFILL, e	MINIMUM VERTICAL REINFORCEMENT AND SPACING (INCHES) ^{b, c}				
		SOIL CLASSES AND LATERAL SOIL LOAD ^d (psf PER FOOT BELOW GRADE)				
		CU, CP, SU, AND SP SOILS 30	GM, GS, SM-SC AND ML SOILS 45	SC, MH, ML-CL AND INORGANIC CL SOILS 60	75	80
6'-8"	4' (OR LESS)	#4 @ 48" O.C.	#4 @ 48" O.C.	#4 @ 48" O.C.	#4 @ 48" O.C.	
	5'	#4 @ 48" O.C.	#4 @ 48" O.C.	#4 @ 48" O.C.	#4 @ 48" O.C.	
7'-4"	4' (OR LESS)	#4 @ 48" O.C.	#4 @ 48" O.C.	#4 @ 48" O.C.	#4 @ 48" O.C.	
	5'	#4 @ 48" O.C.	#4 @ 48" O.C.	#4 @ 48" O.C.	#4 @ 48" O.C.	
	7'-4"	#5 @ 48" O.C.	#6 @ 48" O.C.	#6 @ 40" O.C.	#6 @ 40" O.C.	
8'-0"	4' (OR LESS)	#4 @ 48" O.C.	#4 @ 48" O.C.	#4 @ 48" O.C.	#4 @ 48" O.C.	
	5'	#4 @ 48" O.C.	#4 @ 48" O.C.	#4 @ 48" O.C.	#4 @ 48" O.C.	
	6'	#4 @ 48" O.C.	#5 @ 48" O.C.	#5 @ 40" O.C.	#5 @ 40" O.C.	
	8'-0"	#5 @ 48" O.C.	#6 @ 48" O.C.	#6 @ 32" O.C.	#6 @ 32" O.C.	
8'-8"	4' (OR LESS)	#4 @ 48" O.C.	#4 @ 48" O.C.	#4 @ 48" O.C.	#4 @ 48" O.C.	
	5'	#4 @ 48" O.C.	#4 @ 48" O.C.	#5 @ 48" O.C.	#5 @ 48" O.C.	
	6'	#4 @ 48" O.C.	#5 @ 48" O.C.	#5 @ 40" O.C.	#5 @ 40" O.C.	
	8'-8"	#5 @ 48" O.C.	#6 @ 48" O.C.	#6 @ 24" O.C.	#6 @ 24" O.C.	
9'-4"	4' (OR LESS)	#4 @ 48" O.C.	#4 @ 48" O.C.	#4 @ 48" O.C.	#4 @ 48" O.C.	
	5'	#4 @ 48" O.C.	#4 @ 48" O.C.	#5 @ 48" O.C.	#5 @ 48" O.C.	
	6'	#4 @ 48" O.C.	#5 @ 48" O.C.	#5 @ 40" O.C.	#5 @ 40" O.C.	
	9'-4"	#5 @ 48" O.C.	#6 @ 48" O.C.	#6 @ 16" O.C.	#6 @ 16" O.C.	
10'-0"	4' (OR LESS)	#4 @ 48" O.C.	#4 @ 48" O.C.	#4 @ 48" O.C.	#4 @ 48" O.C.	
	5'	#4 @ 48" O.C.	#4 @ 48" O.C.	#5 @ 48" O.C.	#5 @ 48" O.C.	
	6'	#4 @ 48" O.C.	#5 @ 48" O.C.	#5 @ 32" O.C.	#5 @ 32" O.C.	
	10'-0"	#5 @ 48" O.C.	#6 @ 48" O.C.	#6 @ 24" O.C.	#6 @ 24" O.C.	

a. MORTAR SHALL BE TYPE M OR S AND MASONRY SHALL BE LAID IN RUNNING BOND.
b. ALTERNATIVE REINFORCING BAR SIZES AND SPACINGS SHALL HAVE AN EQUIVALENT CROSS-SECTIONAL AREA OF REINFORCEMENT PER LINEAL FOOT OF WALL SHALL BE PERMITTED PROVIDED THE SPACING OF THE REINFORCEMENT DOES NOT EXCEED 72" IN SEISMIC DESIGN CATEGORIES A, B, AND C, AND 48" IN SEISMIC DESIGN CATEGORIES D1 AND D2.
c. VERTICAL REINFORCEMENT SHALL BE GRADE 60 MINIMUM. THE DISTANCE FROM THE FACE OF THE SOIL SIDE OF THE WALL TO THE CENTER OF VERTICAL REINFORCEMENT SHALL BE NOT LESS THAN 5 INCHES.
d. SOIL CLASSES ARE IN ACCORDANCE WITH THE UNIFIED SOIL CLASSIFICATION SYSTEM AND DESIGN LATERAL SOIL LOADS ARE FOR MOIST CONDITIONS WITHOUT HYDROSTATIC PRESSURE. REFER TO TABLE R405.1.
e. UNBALANCED BACKFILL HEIGHT IS THE DIFFERENCE IN HEIGHT BETWEEN THE EXTERIOR FINISH GROUND LEVEL AND THE LOWER OF THE TOP OF THE CONCRETE FOOTING THAT SUPPORTS THE FOUNDATION WALL OR THE INTERIOR FINISH GROUND LEVEL. WHERE AN INTERIOR CONCRETE SLAB-ON-GRADE IS PROVIDED AND IS IN CONTACT WITH THE INTERIOR SURFACE OF THE FOUNDATION WALL, MEASUREMENT OF THE UNBALANCED BACKFILL HEIGHT FROM THE EXTERIOR FINISH GROUND LEVEL TO THE TOP OF THE INTERIOR CONCRETE SLAB IS PERMITTED.
f. THE USE OF THIS TABLE SHALL BE PROHIBITED FOR SOIL CLASSIFICATIONS NOT SHOWN.

TABLE R404.1.1(3)

WALL HEIGHT	HEIGHT OF UNBALANCED BACKFILL, e	MINIMUM VERTICAL REINFORCEMENT AND SPACING (INCHES) ^{b, c}				
		SOIL CLASSES AND LATERAL SOIL LOAD ^d (psf PER FOOT BELOW GRADE)				
		CU, CP, SU, AND SP SOILS 30	GM, GS, SM-SC AND ML SOILS 45	SC, MH, ML-CL AND INORGANIC CL SOILS 60	75	80
6'-8"	4' (OR LESS)	#4 @ 56" O.C.	#4 @ 56" O.C.	#4 @ 56" O.C.	#4 @ 56" O.C.	
	5'	#4 @ 56" O.C.	#4 @ 56" O.C.	#4 @ 56" O.C.	#4 @ 56" O.C.	
7'-4"	4' (OR LESS)	#4 @ 56" O.C.	#4 @ 56" O.C.	#4 @ 56" O.C.	#4 @ 56" O.C.	
	5'	#4 @ 56" O.C.	#4 @ 56" O.C.	#4 @ 56" O.C.	#4 @ 56" O.C.	
	7'-4"	#5 @ 56" O.C.	#5 @ 56" O.C.	#5 @ 56" O.C.	#5 @ 56" O.C.	
8'-0"	4' (OR LESS)	#4 @ 56" O.C.	#4 @ 56" O.C.	#4 @ 56" O.C.	#4 @ 56" O.C.	
	5'	#4 @ 56" O.C.	#4 @ 56" O.C.	#4 @ 56" O.C.	#4 @ 56" O.C.	
	6'	#4 @ 56" O.C.	#4 @ 56" O.C.	#4 @ 56" O.C.	#4 @ 56" O.C.	
	8'-0"	#5 @ 56" O.C.	#5 @ 56" O.C.	#5 @ 56" O.C.	#5 @ 56" O.C.	
8'-8"	4' (OR LESS)	#4 @ 56" O.C.	#4 @ 56" O.C.	#4 @ 56" O.C.	#4 @ 56" O.C.	
	5'	#4 @ 56" O.C.	#4 @ 56" O.C.	#4 @ 56" O.C.	#4 @ 56" O.C.	
	6'	#4 @ 56" O.C.	#4 @ 56" O.C.	#4 @ 56" O.C.	#4 @ 56" O.C.	
	8'-8"	#5 @ 56" O.C.	#5 @ 56" O.C.	#5 @ 56" O.C.	#5 @ 56" O.C.	
9'-4"	4' (OR LESS)	#4 @ 56" O.C.	#4 @ 56" O.C.	#4 @ 56" O.C.	#4 @ 56" O.C.	
	5'	#4 @ 56" O.C.	#4 @ 56" O.C.	#4 @ 56" O.C.	#4 @ 56" O.C.	
	6'	#4 @ 56" O.C.	#4 @ 56" O.C.	#4 @ 56" O.C.	#4 @ 56" O.C.	
	9'-4"	#5 @ 56" O.C.	#5 @ 56" O.C.	#5 @ 56" O.C.	#5 @ 56" O.C.	
10'-0"	4' (OR LESS)	#4 @ 56" O.C.	#4 @ 56" O.C.	#4 @ 56" O.C.	#4 @ 56" O.C.	
	5'	#4 @ 56" O.C.	#4 @ 56" O.C.	#4 @ 56" O.C.	#4 @ 56" O.C.	
	6'	#4 @ 56" O.C.	#4 @ 56" O.C.	#4 @ 56" O.C.	#4 @ 56" O.C.	
	10'-0"	#5 @ 56" O.C.	#5 @ 56" O.C.	#5 @ 56" O.C.	#5 @ 56" O.C.	

a. MORTAR SHALL BE TYPE M OR S AND MASONRY SHALL BE LAID IN RUNNING BOND.
b. ALTERNATIVE REINFORCING BAR SIZES AND SPACINGS SHALL HAVE AN EQUIVALENT CROSS-SECTIONAL AREA OF REINFORCEMENT PER LINEAL FOOT OF WALL SHALL BE PERMITTED PROVIDED THE SPACING OF THE REINFORCEMENT DOES NOT EXCEED 72" IN SEISMIC DESIGN CATEGORIES A, B AND C, AND 48" IN SEISMIC DESIGN CATEGORIES D1 AND D2.
c. VERTICAL REINFORCEMENT SHALL BE GRADE 60 MINIMUM. THE DISTANCE FROM THE FACE OF THE SOIL SIDE OF THE WALL TO THE CENTER OF VERTICAL REINFORCEMENT SHALL BE NOT LESS THAN 6.75 INCHES.
d. SOIL CLASSES ARE IN ACCORDANCE WITH THE UNIFIED SOIL CLASSIFICATION SYSTEM AND DESIGN LATERAL SOIL LOADS ARE FOR MOIST CONDITIONS WITHOUT HYDROSTATIC PRESSURE. REFER TO TABLE R405.1.
e. UNBALANCED BACKFILL HEIGHT IS THE DIFFERENCE IN HEIGHT BETWEEN THE EXTERIOR FINISH GROUND LEVEL AND THE LOWER OF THE TOP OF THE CONCRETE FOOTING THAT SUPPORTS THE FOUNDATION WALL OR THE INTERIOR FINISH GROUND LEVEL. WHERE AN INTERIOR CONCRETE SLAB-ON-GRADE IS PROVIDED AND IS IN CONTACT WITH THE INTERIOR SURFACE OF THE FOUNDATION WALL, MEASUREMENT OF THE UNBALANCED BACKFILL HEIGHT FROM THE EXTERIOR FINISH GROUND LEVEL TO THE TOP OF THE INTERIOR CONCRETE SLAB IS PERMITTED.
f. THE USE OF THIS TABLE SHALL BE PROHIBITED FOR SOIL CLASSIFICATIONS NOT SHOWN.

TABLE R404.1.1(4)

WALL HEIGHT	HEIGHT OF UNBALANCED BACKFILL, e	MINIMUM VERTICAL REINFORCEMENT AND SPACING (INCHES) ^{b, c}				
		SOIL CLASSES AND LATERAL SOIL LOAD ^d (psf PER FOOT BELOW GRADE)				
		CU, CP, SU, AND SP SOILS 30	GM, GS, SM-SC AND ML SOILS 45	SC, MH, ML-CL AND INORGANIC CL SOILS 60	75	80
6'-8"	4' (OR LESS)	#4 @ 72" O.C.	#4 @ 72" O.C.	#4 @ 72" O.C.	#4 @ 72" O.C.	
	5'	#4 @ 72" O.C.	#4 @ 72" O.C.	#4 @ 72" O.C.	#4 @ 72" O.C.	
7'-4"	4' (OR LESS)	#4 @ 72" O.C.	#4 @ 72" O.C.	#4 @ 72" O.C.	#4 @ 72" O.C.	
	5'	#4 @ 72" O.C.	#4 @ 72" O.C.	#4 @ 72" O.C.	#4 @ 72" O.C.	
	7'-4"	#5 @ 72" O.C.	#5 @ 72" O.C.	#5 @ 72" O.C.	#5 @ 72" O.C.	
8'-0"	4' (OR LESS)	#4 @ 72" O.C.	#4 @ 72" O.C.	#4 @ 72" O.C.	#4 @ 72" O.C.	
	5'	#4 @ 72" O.C.	#4 @ 72" O.C.	#4 @ 72" O.C.	#4 @ 72" O.C.	
	6'	#4 @ 72" O.C.	#4 @ 72" O.C.	#4 @ 72" O.C.	#4 @ 72" O.C.	
	8'-0"	#5 @ 72" O.C.	#5 @ 72" O.C.	#5 @ 72" O.C.	#5 @ 72" O.C.	
8'-8"	4' (OR LESS)	#4 @ 72" O.C.	#4 @ 72" O.C.	#4 @ 72" O.C.	#4 @ 72" O.C.	
	5'	#4 @ 72" O.C.	#4 @ 72" O.C.	#4 @ 72" O.C.	#4 @ 72" O.C.	
	6'	#4 @ 72" O.C.	#4 @ 72" O.C.	#4 @ 72" O.C.	#4 @ 72" O.C.	
	8'-8"	#5 @ 72" O.C.	#5 @ 72" O.C.	#5 @ 72" O.C.	#5 @ 72" O.C.	
9'-4"	4' (OR LESS)	#4 @ 72" O.C.	#4 @ 72" O.C.	#4 @ 72" O.C.	#4 @ 72" O.C.	
	5'	#4 @ 72" O.C.	#4 @ 72" O.C.	#4 @ 72" O.C.	#4 @ 72" O.C.	
	6'	#4 @ 72" O.C.	#4 @ 72" O.C.	#4 @ 72" O.C.	#4 @ 72" O.C.	
	9'-4"	#5 @ 72" O.C.	#5 @ 72" O.C.	#5 @ 72" O.C.	#5 @ 72" O.C.	
10'-0"	4' (OR LESS)	#4 @ 72" O.C.	#4 @ 72" O.C.	#4 @ 72" O.C.	#4 @ 72" O.C.	
	5'	#4 @ 72" O.C.	#4 @ 72" O.C.	#4 @ 72" O.C.	#4 @ 72" O.C.	
	6'	#4 @ 72" O.C.	#4 @ 72" O.C.	#4 @ 72" O.C.	#4 @ 72" O.C.	
	10'-0"	#5 @ 72" O.C.	#5 @ 72" O.C.	#5 @ 72" O.C.	#5 @ 72" O.C.	

a. MORTAR SHALL BE TYPE M OR S AND MASONRY SHALL BE LAID IN RUNNING BOND.
b. ALTERNATIVE REINFORCING BAR SIZES AND SPACINGS SHALL HAVE AN EQUIVALENT CROSS-SECTIONAL AREA OF REINFORCEMENT PER LINEAL FOOT OF WALL SHALL BE PERMITTED PROVIDED THE SPACING OF THE REINFORCEMENT DOES NOT EXCEED 72" IN SEISMIC DESIGN CATEGORIES A, B AND C, AND 48" IN SEISMIC DESIGN CATEGORIES D1 AND D2.
c. VERTICAL REINFORCEMENT SHALL BE GRADE 60 MINIMUM. THE DISTANCE FROM THE FACE OF THE SOIL SIDE OF THE WALL TO THE CENTER OF VERTICAL REINFORCEMENT SHALL BE NOT LESS THAN 8.75 INCHES.
d. SOIL CLASSES ARE IN ACCORDANCE WITH THE UNIFIED SOIL CLASSIFICATION SYSTEM AND DESIGN LATERAL SOIL LOADS ARE FOR MOIST CONDITIONS WITHOUT HYDROSTATIC PRESSURE. REFER TO TABLE R405.1.
e. UNBALANCED BACKFILL HEIGHT IS THE DIFFERENCE IN HEIGHT BETWEEN THE EXTERIOR FINISH GROUND LEVEL AND THE LOWER OF THE TOP OF THE CONCRETE FOOTING THAT SUPPORTS THE FOUNDATION WALL OR THE INTERIOR FINISH GROUND LEVEL. WHERE AN INTERIOR CONCRETE SLAB-ON-GRADE IS PROVIDED AND IS IN CONTACT WITH THE INTERIOR SURFACE OF THE FOUNDATION WALL, MEASUREMENT OF THE UNBALANCED BACKFILL HEIGHT FROM THE EXTERIOR FINISH GROUND LEVEL TO THE TOP OF THE INTERIOR CONCRETE SLAB IS PERMITTED.
f. THE USE OF THIS TABLE SHALL BE PROHIBITED FOR SOIL CLASSIFICATIONS NOT SHOWN.

TABLE R404.1.2(8)

MAXIMUM WALL HEIGHT (FEET)	MINIMUM VERTICAL REINFORCEMENT-BAR SIZE & SPACING (INCHES)											
	SOIL CLASSES ^a AND DESIGN LATERAL SOIL LOAD ^b (psf PER FOOT OF DEPTH)											
	MINIMUM WALL THICKNESS (INCHES)											
	CU, CP, SU, AND SP SOILS 30	GM, GS, SM-SC AND ML SOILS 45	SC, MH, ML-CL AND INORGANIC CL SOILS 60	75	80	85	90	95	100	105	110	115
4	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR
	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR
5	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR
	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR
6	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR
	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR
7	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR
	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR
8	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR
	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR
9	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR
	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR
10	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR
	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR

a. SOIL CLASSES ARE IN ACCORDANCE WITH THE UNIFIED SOIL CLASSIFICATION SYSTEM REFER TO TABLE R405.1.
b. TABLE VALUES ARE BASED ON REINFORCING BARS WITH A MINIMUM YIELD STRENGTH OF 60,000 PSI.
c. VERTICAL REINFORCEMENT WITH A YIELD STRENGTH OF LESS THAN 60,000 PSI AND/OR BARS OF A DIFFERENT SIZE THAN SPECIFIED IN THE TABLE ARE PERMITTED IN ACCORDANCE WITH SECTION R404.1.3.3.7.6 AND TABLE R404.1.2(9).
d. NR INDICATES NO VERTICAL WALL REINFORCEMENT IS REQUIRED, EXCEPT FOR 6-INCH NOMINAL WALLS FORMED WITH STAY-IN-PLACE FORMING SYSTEMS IN WHICH CASE VERTICAL REINFORCEMENT SHALL BE NO. 4 @ 48 INCHES ON CENTER.
e. ALLOWABLE DEFLECTION CRITERION IS $L/240$, WHERE L IS THE UNSUPPORTED HEIGHT OF THE BASEMENT WALL IN INCHES.
f. INTERPOLATION IS NOT PERMITTED.
g. WHERE WALLS WILL REMAIN 4 FEET OR MORE OF UNBALANCED BACKFILL, THEY SHALL BE LATEROALLY SUPPORTED AT THE TOP AND BOTTOM BEFORE BACKFILLING.
h. VERTICAL REINFORCEMENT SHALL BE LOCATED TO PROVIDE A COVER OF 1 1/4 INCHES MEASURED FROM THE INSIDE FACE OF THE WALL, THE CENTER OF THE STEEL SHALL NOT VARY FROM THE SPECIFIED LOCATION BY MORE THAN THE GREATER OF 10 PERCENT OF THE WALL THICKNESS OR 3/8 INCH.
i. CONCRETE COVER FOR THE REINFORCEMENT MEASURED FROM THE INSIDE FACE OF THE WALL SHALL BE NOT LESS THAN 3/4 INCH. CONCRETE COVER FOR REINFORCEMENT MEASURED FROM THE OUTSIDE FACE OF THE WALL SHALL BE NOT LESS THAN 1 1/2 INCHES FOR NO. 3 BARS AND SMALLER, AND NOT LESS THAN 2 INCHES FOR NO. 4 AND LARGER.
j. FOR MEANS DESIGN IS REQUIRED IN ACCORDANCE WITH THE APPLICABLE BUILDING CODE, OR WHERE THERE IS NO CODE, IN ACCORDANCE WITH ACI 318.
k. CONCRETE SHALL HAVE A SPECIFIED COMPRESSIVE STRENGTH, f_c OF NOT LESS THAN 2,500 PSI AT 28 DAYS, UNLESS A HIGHER STRENGTH IS REQUIRED BY FOOTNOTE 1 OR h_c .
l. THE MINIMUM THICKNESS IS PERMITTED TO BE REDUCED 2 INCHES, PROVIDED THE MINIMUM SPECIFIED COMPRESSIVE STRENGTH OF CONCRETE, f_c IS 4,000 PSI.
m. A PLAIN CONCRETE WALL WITH A MINIMUM NOMINAL THICKNESS OF 12 INCHES IS PERMITTED, PROVIDED MINIMUM SPECIFIED COMPRESSIVE STRENGTH OF CONCRETE, f_c IS 3,500 PSI.
n. SEE TABLE R603.8 FOR TOLERANCE FROM NOMINAL THICKNESS PERMITTED FOR FLAT WALLS.
o. THE USE OF THIS TABLE SHALL BE PROHIBITED FOR SOIL CLASSIFICATIONS NOT SHOWN.

TABLE R 402.4.1.1
AIR BARRIER AND INSULATION INSTALLATION

COMPONENT	AIR BARRIER CRITERIA	INSULATION INSTALLATION CRITERIA
GENERAL REQUIREMENTS	A CONTINUOUS AIR BARRIER SHALL BE INSTALLED IN THE BUILDING ENVELOPE. THE EXTERIOR THERMAL ENVELOPE CONTAINS A CONTINUOUS AIR BARRIER. BREAKS OR JOINTS IN THE AIR BARRIER SHALL BE SEALED. THE AIR BARRIER IN ANY DROPPED CEILING / SOFFIT SHALL BE SEALED WITH THE INSULATION AND ANY GAPS IN THE AIR BARRIER SHALL BE SEALED. ACCESS OPENINGS, DROP DOWN STAIRS, OR KNEE WALL DOORS TO UNCONDITIONED ATTIC SPACES SHALL BE SEALED.	AIR-PERMEABLE INSULATION SHALL NOT BE USED AS A SEALING MATERIAL. THE INSULATION IN ANY DROPPED CEILING / SOFFIT SHALL BE ALIGNED WITH THE AIR BARRIER.
CEILING / ATTIC	THE AIR BARRIER IN ANY DROPPED CEILING / SOFFIT SHALL BE SEALED WITH THE INSULATION AND ANY GAPS IN THE AIR BARRIER SHALL BE SEALED. ACCESS OPENINGS, DROP DOWN STAIRS, OR KNEE WALL DOORS TO UNCONDITIONED ATTIC SPACES SHALL BE SEALED.	THE INSULATION IN ANY DROPPED CEILING / SOFFIT SHALL BE ALIGNED WITH THE AIR BARRIER.
WALLS	THE JUNCTION OF THE FOUNDATION AND SILL PLATE SHALL BE SEALED. THE JUNCTION OF THE TOP PLATE AND THE TOP OF EXTERIOR WALLS SHE BE SEALED. KNEE WALLS SHALL BE SEALED. THE SPACE BETWEEN WINDOW / DOOR JAMES AND FRAMING, AND SKYLIGHTS AND FRAMING SHALL BE SEALED.	CAVITIES WITH CORNERS AND HEADERS OF FRAME WALLS SHALL BE INSULATED BY COMPLETELY FILLING THE CAVITY WITH A MATERIAL HAVING A THERMAL RESISTANCE OF R-3 PER INCH MINIMUM. EXTERIOR THERMAL ENVELOPE INSULATION FOR FRAMED WALLS SHALL BE INSTALLED IN SUBSTANTIAL CONTACT AND CONTINUOUS ALIGNMENT WITH THE AIR BARRIER.
WINDOW, SKYLIGHTS AND DOORS	THE SPACE BETWEEN WINDOW / DOOR JAMES AND FRAMING, AND SKYLIGHTS AND FRAMING SHALL BE SEALED.	RIM JOISTS SHALL BE SEALED.
RIM JOISTS	RIM JOISTS SHALL INCLUDE THE AIR BARRIER.	RIM JOISTS SHALL BE SEALED.
FLOORS (INCLUDING ABOVE GARAGE AND CANTILEVERED FLOORS)	THE AIR BARRIER SHALL BE INSTALLED AT ANY EXPOSED EDGE OF INSULATION.	FLOOR FRAMING CAVITY INSULATION SHALL BE INSTALLED TO MAINTAIN PERMANENT CONTACT WITH THE UNDERSIDE OF SUBFLOOR DECKING, OR FLOOR FRAMING CAVITY INSULATION SHALL BE PERMITTED TO BE IN CONTACT WITH THE TOP SIDE OF SHEATHING, OR CONTINUOUS INSULATION INSTALLED ON THE UNDERSIDE OF FLOOR FRAMING AND EXTENDS FROM THE BOTTOM TO THE TOP OF ALL PERIMETER FLOOR FRAMING MEMBERS.
CRACK SPACE WALLS	EXPOSED EARTH IN UNVENTED CRAWL SPACES SHALL BE COVERED WITH A CLASS 1 VAPOR BARRIER WITH OVERLAPPING JOINTS TAPED.	WHERE PROVIDED INSTEAD OF FLOOR INSULATION, INSULATION SHALL BE PERMANENTLY ATTACHED TO THE CRACKSPACE WALLS.
SHAFTS, PENETRATIONS	DUCT SHAFTS, UTILITY PENETRATIONS, AND PIPES OPENING THE EXTERIOR OR UNCONDITIONED SPACE SHALL BE SEALED.	BATTS IN NARROW CAVITIES SHALL BE CUT TO FIT, OR NARROW CAVITIES SHALL BE FILLED BY INSULATION THAT ON INSTALLATION READILY CONFORMS TO THE AVAILABLE CAVITY SPACE.
NARROW CAVITIES		
GARAGE SEPARATION	AIR SEALING SHALL BE PROVIDED BETWEEN THE GARAGE AND CONDITIONED SPACES.	
RECESSED LIGHTING	RECESSED LIGHT FIXTURES INSTALLED IN THE BUILDING THERMAL ENVELOPE SHALL BE SEALED TO THE DRYWALL.	RECESSED LIGHT FIXTURES INSTALLED IN THE BUILDING THERMAL ENVELOPE SHALL BE AIR TIGHT AND IC RATED. BATT INSULATION SHALL BE CUT NEATLY TO FIT AROUND WIRING AND PLUMBING IN EXTERIOR WALLS, OR INSULATION THAT ON INSTALLATION READILY CONFORMS TO AVAILABLE SPACE SHALL EXTEND BEHIND PIPING AND WIRING.
PLUMBING AND WIRING	THE AIR BARRIER SHALL BE INSTALLED AT EXTERIOR WALLS ADJACENT TO SHOWERS AND TUBS. SEPARATE THEM FROM THE SHOWERS AND TUBS.	EXTERIOR WALLS ADJACENT TO SHOWERS AND TUBS SHALL BE SEALED.
SHOWER / TUB ON EXTERIOR WALL	THE AIR BARRIER SHALL BE INSTALLED BEHIND ELECTRICAL OR COMMUNICATION BOXES OR AIR-SEALED BOXES SHALL BE INSTALLED.	
ELECTRICAL / PHONE BOX ON EXTERIOR WALLS	THE AIR BARRIER SHALL BE INSTALLED BEHIND ELECTRICAL OR COMMUNICATION BOXES OR AIR-SEALED BOXES SHALL BE INSTALLED.	
HVAC REGISTER BOOTS	HVAC REGISTER BOOTS THAT PENETRATE BUILDING THERMAL ENVELOPE SHALL BE SEALED TO THE SUBFLOOR OR DRYWALL.	
CONCEALED SPRINKLERS	WHEN REQUIRED TO BE SEALED, CONCEALED FIRE SPRINKLERS SHALL ONLY BE SEALED IN A MANNER THAT IS RECOMMENDED BY THE MANUFACTURER. CALLING OR OTHER ADHESIVE SEALANTS SHALL NOT BE USED TO FILL VOIDS BETWEEN FIRE SPRINKLER COVER PLATES AND WALL OR CEILING.	

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

R401.4 SOIL TESTS.

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

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

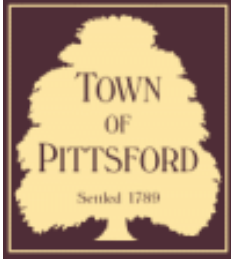
TABLE R401.4.1
PRESUMPTIVE LOAD-BEARING VALUES OF FOUNDATION MATERIALS

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

a. WHERE SOIL TESTS ARE REQUIRED BY SECTION R401.4, THE ALLOWABLE BEARING CAPACITIES OF THE SOIL SHALL BE PART OF THE RECOMMENDATIONS.
b. WHERE THE BUILDING OFFICIAL DETERMINES THAT IN PLACE SOILS WITH AN ALLOWABLE BEARING CAPACITY OF LESS THAN 1,500 psf ARE LIKELY TO BE PRESENT AT THE SITE, THE ALLOWABLE BEARING CAPACITY SHALL BE DETERMINED BY A SOILS INVESTIGATION.

UNIFIED SOIL CLASSIFICATION SYSTEM

UNIFIED SOIL CLASSIFICATION SYSTEM SYMBOL	SOIL DESCRIPTION
CU	WELL-GRADED GRAVELS, GRAVEL SAND MIXTURES, LITTLE OR NO FINES
CP	POORLY GRADED GRAVELS OR GRAVEL SAND, LITTLE OR NO FINES
SU	WELL-GRADED SANDS, GRAVELLY SANDS, LITTLE OR NO FINES
SP	POORLY GRADED SANDS OR GRAVELLY SANDS, LITTLE OR NO FINES
GM	



Town of Pittsford

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

Permit #
B20-000203

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

DESIGN REVIEW AND HISTORIC PRESERVATION BOARD REFERRAL OF APPLICATION

Property Address: 11 Old Landmark Drive ROCHESTER, NY 14618

Tax ID Number: 138.13-2-36

Zoning District: RN Residential Neighborhood

Owner: Polozie, Stephen M

Applicant: Homes by Design

Application Type:

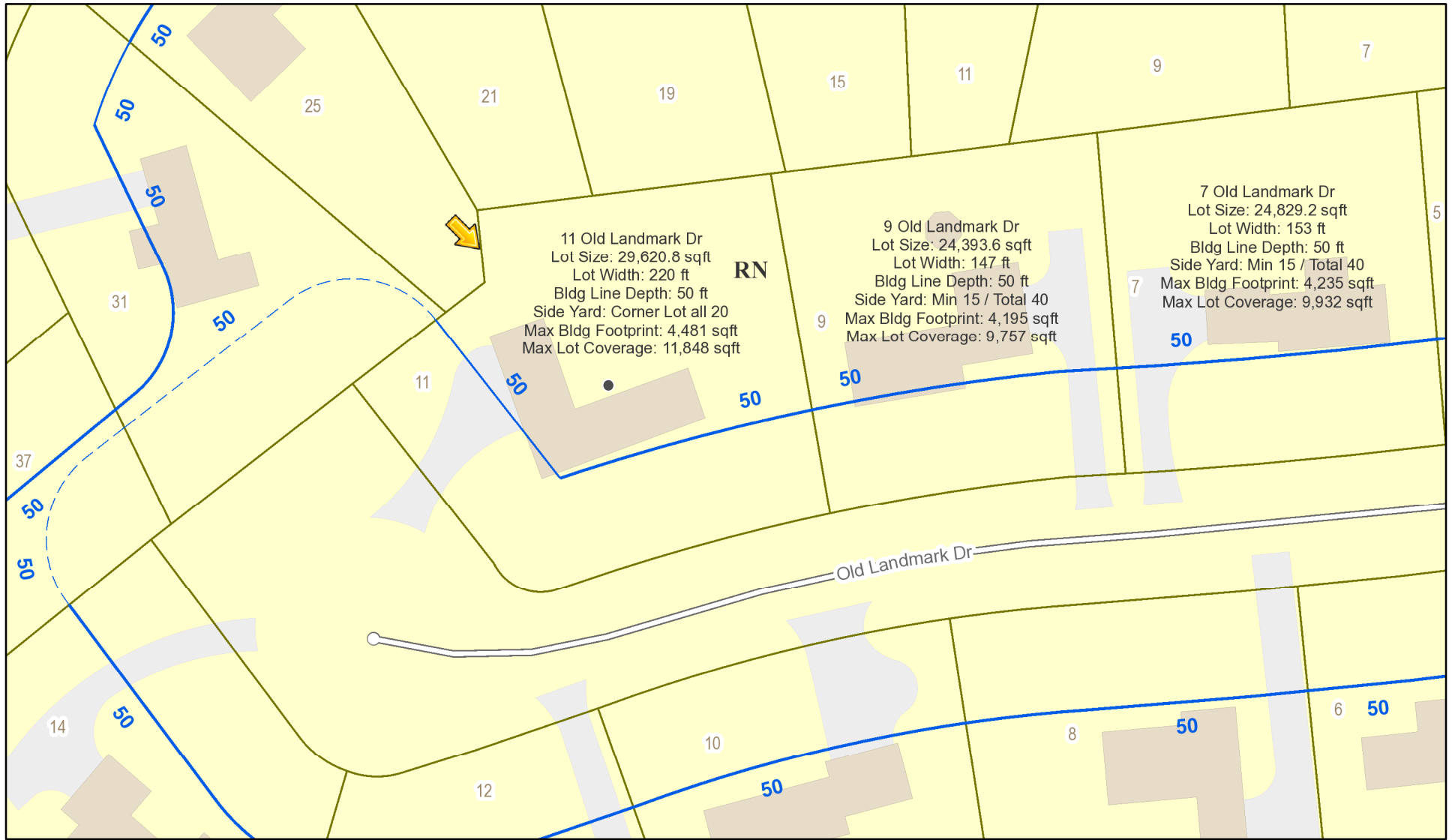
- | | |
|---|---|
| <input checked="" type="checkbox"/> Residential Design Review
§185-205 (B) | <input type="checkbox"/> Build to Line Adjustment
§185-17 (B) (2) |
| <input type="checkbox"/> Commercial Design Review
§185-205 (B) | <input type="checkbox"/> Building Height Above 30 Feet
§185-17 (M) |
| <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 screened porch. The screened porch will be approximately 225 square feet and will be located to the rear of the property.

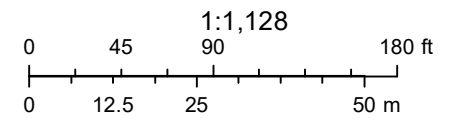
Meeting Date: December 10, 2020



RN Residential Neighborhood Zoning

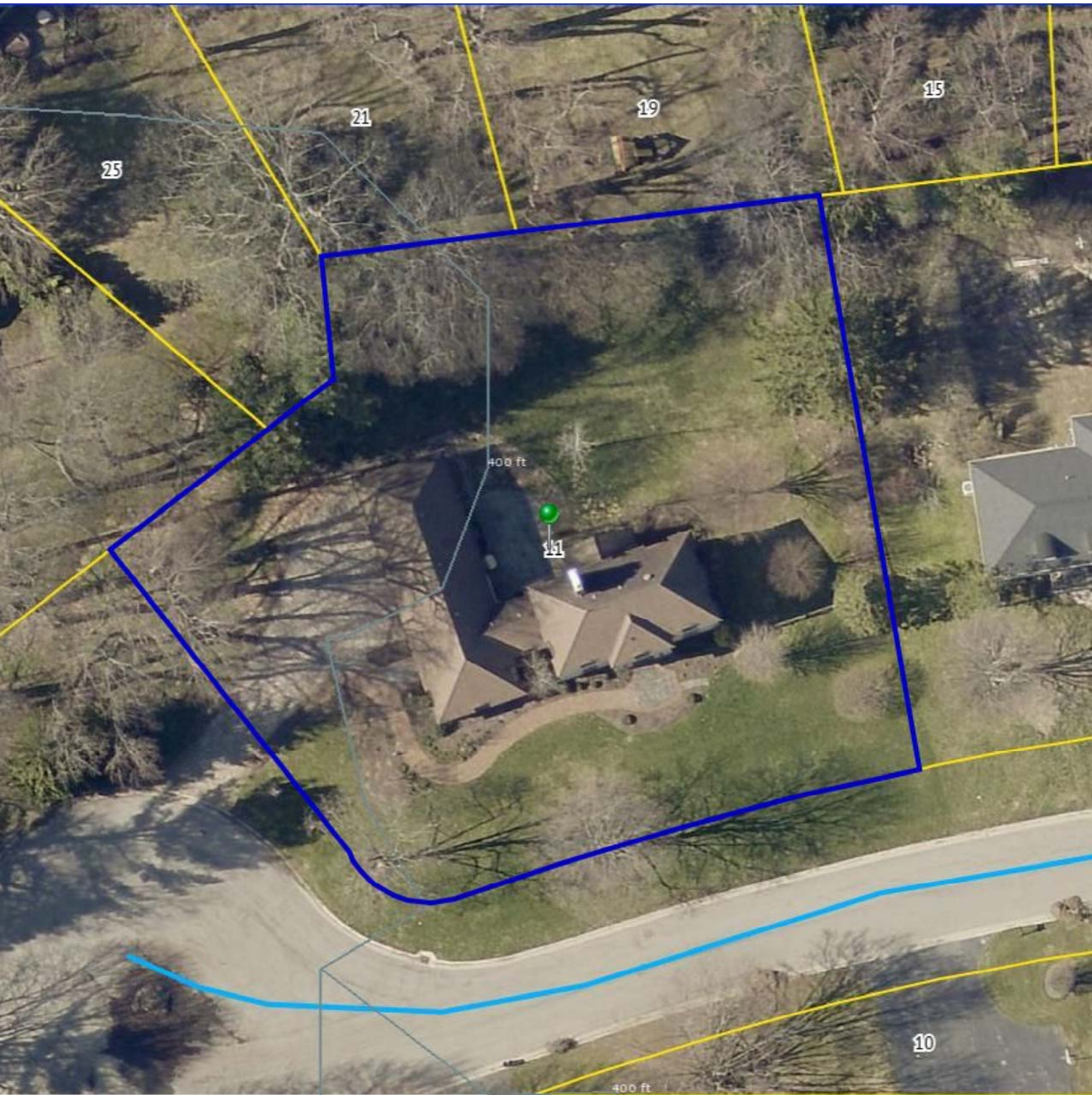


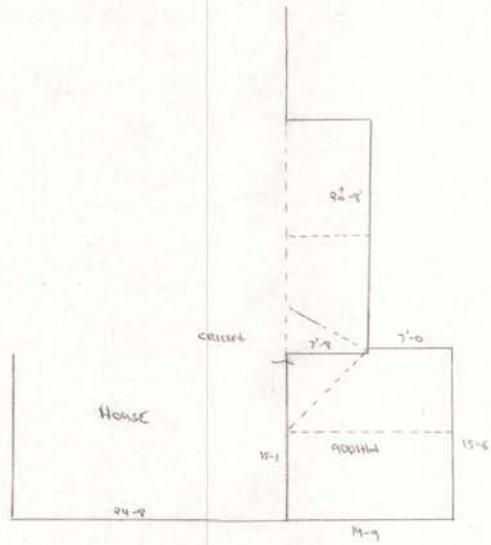
Printed December 3, 2020



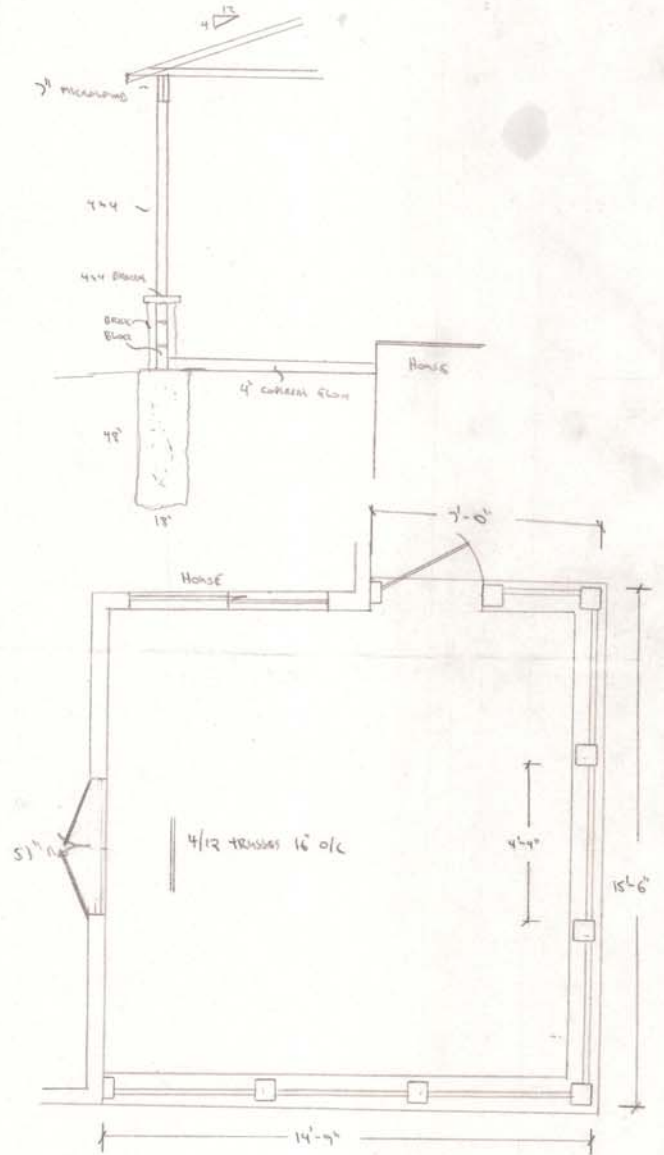
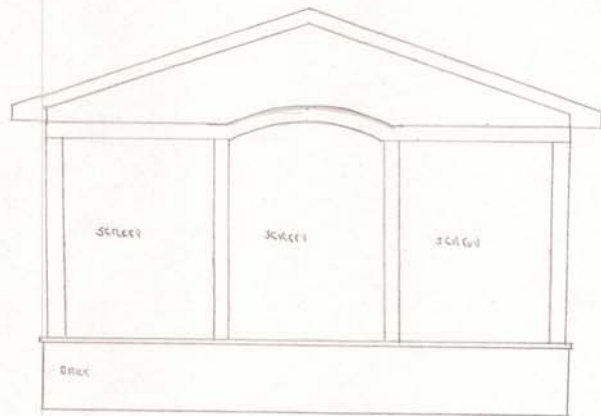
Town of Pittsford GIS

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1/8" = 1'

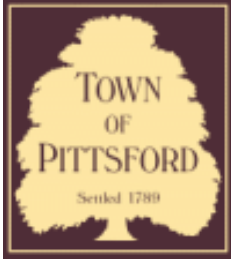


STEVE + KATE POLZIE 11 OLD LADYMARK DR		
SCALE: 3/4" = 1'	APPROVED BY: MIKE 455-1740	DRAWN BY: MIKE
DATE:	HOME BY DESIGN LLC	REVISED
11 OLD LADYMARK RD		
		DRAWING NUMBER









Town of Pittsford

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

Permit #
B20-000212

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

DESIGN REVIEW AND HISTORIC PRESERVATION BOARD REFERRAL OF APPLICATION

Property Address: 94 Coventry Ridge PITTSFORD, NY 14534

Tax ID Number: 177.04-3-49

Zoning District: IZ Incentive Zoning

Owner: Clover St. Development Corp.

Applicant: Spall Homes

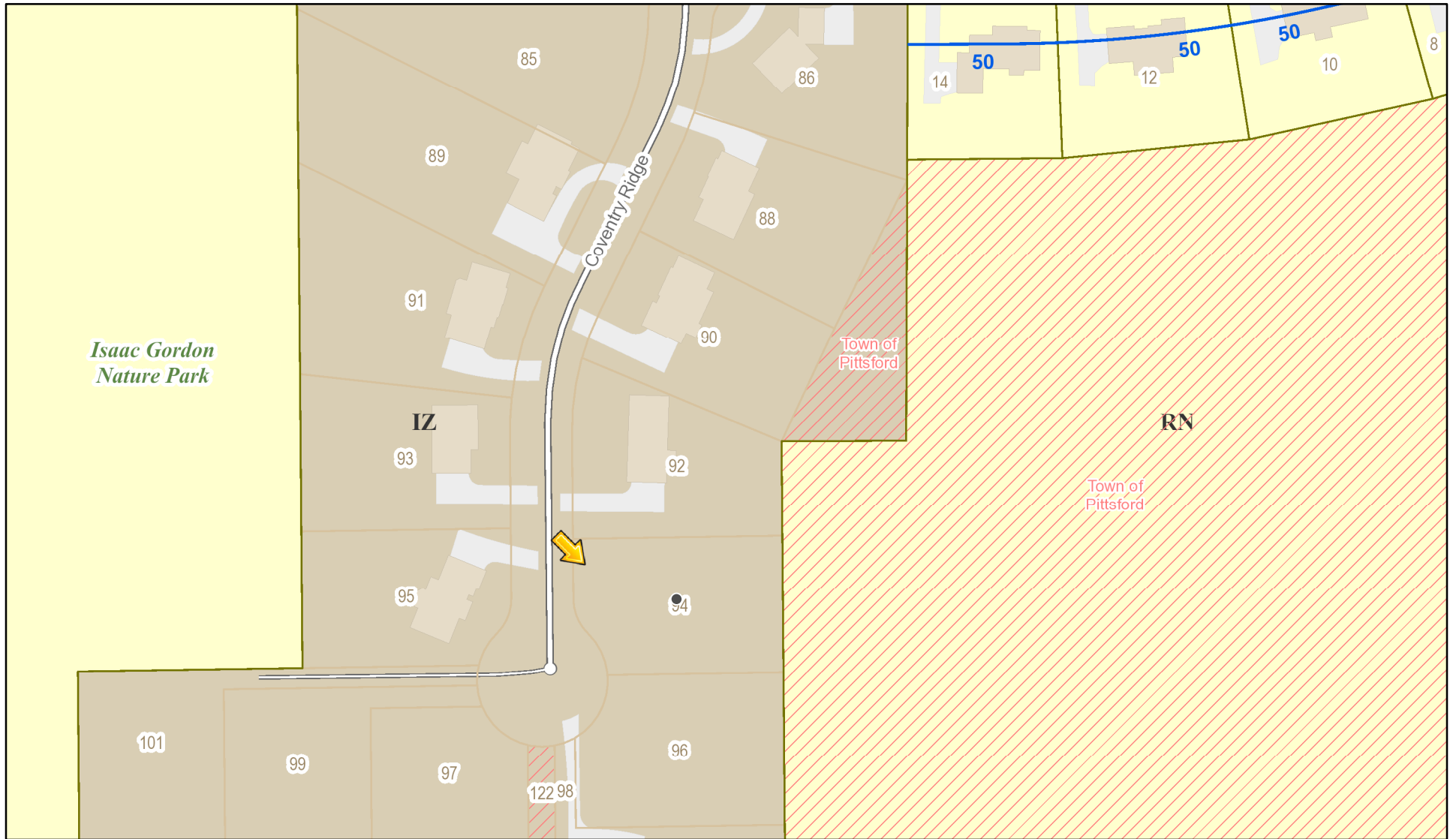
Application Type:

- | | |
|---|---|
| <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
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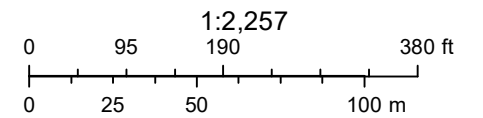
Project Description: Applicant is requesting design review for the construction of a two story single family home. The home will be approximately 3354 square feet of living area and will be located in the Coventry Ridge Subdivision.

Meeting Date: December 10, 2020

RN Residential Neighborhood Zoning

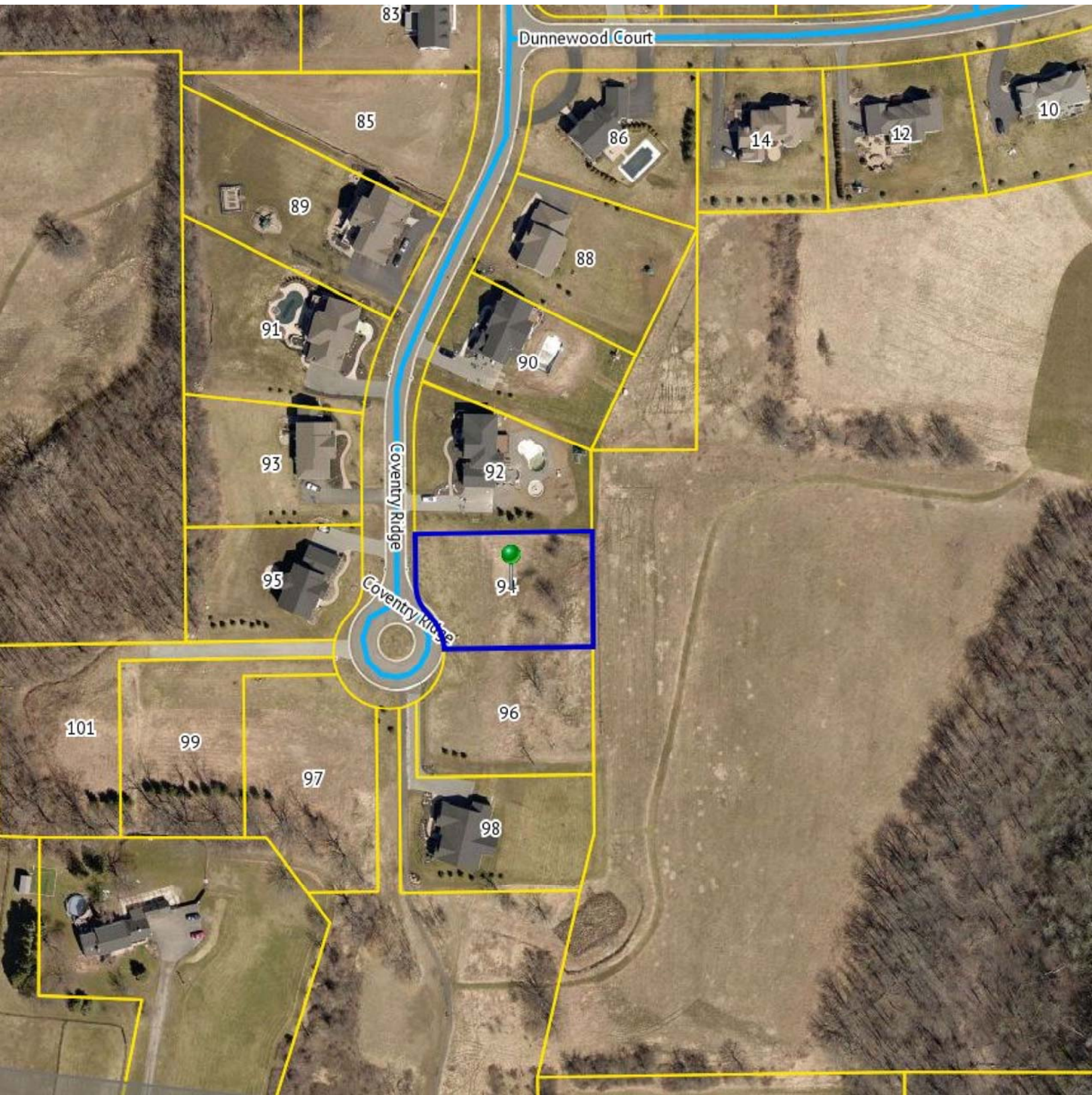


Printed December 3, 2020



Town of Pittsford GIS

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Dunnewood Court

Coventry Ridge

Coventry Ridge

101

99

97

98

96

94

92

90

88

89

85

86

83

14

12

10



GURBACKI RESIDENCE

LOT 66 COVENTRY RIDGE

PITTSFORD, NY

COVENTRY RIDGE BUILDING CORP.

PLAN 3354 / PROJECT 15305 D

SHEET INDEX

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

GENERAL NOTES:

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

COMPLIANCE METHOD: RESCHECK CERTIFICATE OR PRESCRIPTIVE

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

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

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

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

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

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

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

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

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

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

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

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

R806.2 MINIMUM VENT AREA. THE MINIMUM NET FREE VENTILATION AREA SHALL BE 1/30 OF THE AREA OF THE VENTED SPACE.

GAS PIPING SHALL BE INSTALLED IN ACCORDANCE WITH PART VI OF THE 2020 RCNYS. A SHUTOFF VALVE SHALL BE PROVIDED AHEAD OF EVERY GAS APPLIANCE OR OUTLET FOR A GAS CONNECTION. VALVES SHALL BE LOCATED IN THE SAME ROOM AS, & WITHIN 6' OF THE APPLIANCE, EXCEPT THAT VALVES FOR VENTED GAS FIREPLACES, INSERTS, LOGS & ROOM HEATERS MAY BE REMOTE FROM THE APPLIANCE WHERE PROVIDED WITH READY ACCESS. SUCH VALVES SHALL BE PERMANENTLY IDENTIFIED & SERVE NO OTHER EQUIPMENT. SHUTOFF VALVES SHALL BE INSTALLED IN ACCORDANCE W/ SECTION G242.0.

DRYER EXHAUST DUCTS SHALL HAVE A SMOOTH INTERIOR FINISH & BE CONSTRUCTED OF METAL HAVING A MINIMUM THICKNESS OF 0.0157" (NO. 28 GAUGE), & SHALL BE 4" NOMINAL IN DIAMETER. EXHAUST DUCTS SHALL TERMINATE ON THE OUTSIDE OF THE BUILDING AS PER MANUFACTURER'S INSTALLATION INSTRUCTIONS, BUT NOT LESS THAN 3' IN ANY DIRECTION FROM OPENINGS INTO BUILDINGS.

ENERGY EFFICIENCY:

R401.3 CERTIFICATE (MANDATORY) A PERMANENT CERTIFICATE COMPLETED SHALL BE COMPLETED BY THE BUILDER OR OTHER APPROVED PARTY, AND POSTED ON A WALL IN THE SPACE WHERE THE FURNACE IS LOCATED, A UTILITY ROOM OR AN APPROVED LOCATION INSIDE THE BUILDING.

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

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

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

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

R402.4.1.2 TESTING. THE BUILDING OR DUELLING UNIT SHALL BE TESTED AND VERIFIED AS HAVING AN AIR LEAKAGE RATE NOT EXCEEDING THREE AIR CHANGES PER HOUR. TESTING SHALL BE CONDUCTED IN ACCORDANCE WITH RESNET/ACC 380, ASTM E779, OR ASTM E1827 AND REPORTED AT A PRESSURE OF 0.2 INCH W.G. (50 PASCALES). TESTING SHALL BE PERFORMED AT ANY TIME AFTER CREATION OF ALL PENETRATIONS OF THE BUILDING THERMAL ENVELOPE. A WRITTEN REPORT OF THE TEST RESULTS SHALL BE SUPPLIED TO THE CODE OFFICIAL PRIOR TO RECEIPT OF A C OF O. THE CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE AN APPROVED PARTY INDEPENDENT OF THE INSULATION INSTALLER TO DO THE INSPECTIONS

DURING TESTING:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

SITE WORK:

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

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

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

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

FOUNDATION:

THE BOTTOM OF ALL FOOTINGS SHALL BE AT LEAST 48" BELOW FINISHED GRADE & TO REST ON (ORIGINAL) UNDISTURBED SOIL & ASSUMED MINIMUM SOIL BEARING PRESSURE TO BE 2500 P.S.F. CONTRACTOR TO BE RESPONSIBLE FOR ALL SUBGRADE CONDITIONS.

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

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

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

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

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

FIREPLACES:

VENTED GAS FIREPLACE SHALL BE LISTED, LABELED & INSTALLED IN ACCORDANCE WITH ANSI Z21.50, SECT. G2434 OF THE 2020 RCNYS & THE MANUFACTURER'S INSTRUCTIONS. INSTRUCTIONS SHALL BE AVAILABLE ON SITE FOR BUILDING INSPECTOR. APPLIANCE SHALL BE EQUIPPED WITH A FLAME SAFEGUARD DEVICE IN ACCORDANCE WITH SECT. G2431.

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

FRAMING:

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

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

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

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

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

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

ALL WOOD, IN CONTACT WITH CONCRETE OR EXPOSED TO THE ELEMENTS, SHALL BE PRESSURE TREATED OR OF A SPECIES SUITABLE FOR OUTDOOR USE. ALL FASTENER, JOIST HANGERS, & FLASHING SHALL BE HOT DIP GALVANIZED, STAINLESS STEEL, SILICON, BRONZE, OR COPPER, & SHALL BE APPROVED BY THE MANUFACTURER FOR USE W/ PRESSURE TREATED WOOD.

FLASHING IS REQUIRED IN THE FOLLOWING LOCATIONS: AT WALL & ROOF INTERSECTIONS & PROJECTING WOOD TRIM, TOP OF ALL EXTERIOR WINDOWS & DOOR OPENINGS, CHIMNEYS, UNDER & AT ENDS OF MASONRY, WOOD OR METAL COPINGS & SILLS, & WHERE EXTERIOR PORCHES, DECKS OR STAIRS ATTACH TO A WALL, OR FLOOR ASSEMBLY OF WOOD-FRAMED CONSTRUCTION & BUILT-IN QUITCHES. FLASHINGS SHALL BE PROVIDED AS REQ'D TO COMPLY WITH ALL OF SECT. R703.4 OF THE 2020 RCNYS.

STRUCTURAL COLUMNS SHALL BE RESTRAINED TO PREVENT LATERAL DISPLACEMENT AT THE BOTTOM END. WOOD COLUMNS SHALL NOT BE LESS IN NOMINAL SIZE THAN 4" X 4" & STEEL COLUMNS SHALL NOT BE LESS THAN 3" DIAM. STANDARD PIPE OR APPROVED EQUIVALENT.

STAIRWAY & GUARD REQUIREMENTS:

STAIRWAYS SHALL BE AT LEAST 36" WIDE. TREADS SHALL BE AT LEAST 9" DEEP PLUS 3/4" TO 1 1/4" NOSING FOR CLOSED RISER TYPE, OR 9" FOR OPEN RISER TYPE. RISERS SHALL BE NO MORE THAN 8 1/4" HIGH. STAIRS SHALL COMPLY WITH SECTION R31.1.7 OF THE 2020 RCNYS.

HANDRAILS SHALL BE PROVIDED ON AT LEAST ONE SIDE OF STAIRWAYS WITH FOUR OR MORE RISERS. TOP SURFACE OF HANDRAILS SHALL BE BETWEEN 34" & 36" ABOVE TREAD NOSING.

GUARDS SHALL BE LOCATED ALONG AN OPEN SIDED WALKING SURFACE THAT ARE LOCATED MORE THAN 30 INCHES MEASURED VERTICALLY TO THE FLOOR OR GRADE BELOW AT ANY POINT WITHIN 36 INCHES HORIZONTALLY TO THE EDGE OF THE OPEN SIDE. REQUIRED GUARDS SHALL NOT BE LESS THAN 36" IN HEIGHT MEASURED VERTICALLY ABOVE WALKING SURFACE.

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

GARAGE FIREPROOFING:

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

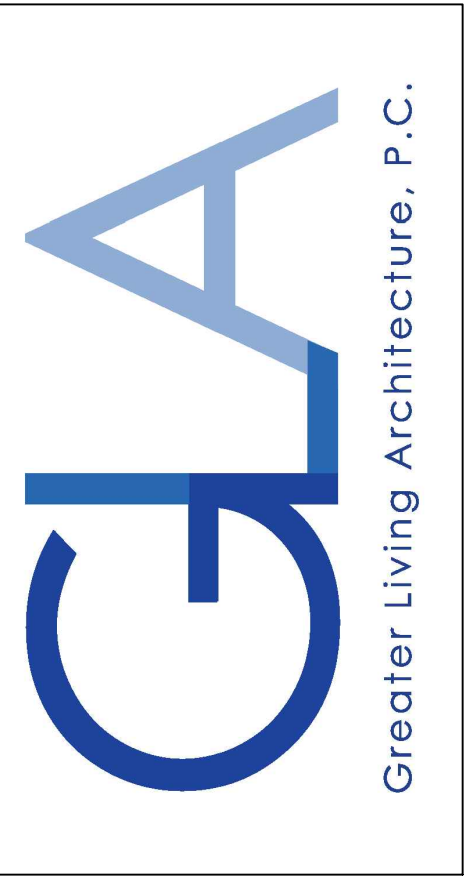
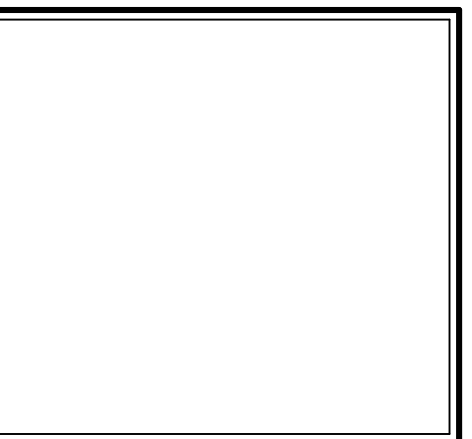
IF HORIZONTAL CONSTRUCTION IS USED TO SEPARATE THE GARAGE FROM LIVING AREA OR BONUS AREAS ABOVE, THEN ONE LAYER OF 5/8" TYPE X DRYWALL ON THE CEILING IS REQUIRED, WHERE THE HORIZONTAL CONSTRUCTION IS A FLOOR-CEILING ASSEMBLY, THE STRUCTURE SUPPORTING THE SEPARATION SHALL ALSO PROTECTED BY 5/8" TYPE X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

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REVISIONS:

DATE	BY	DESCRIPTION

CLIENT/LOCATION:

GURBACKI RESIDENCE
LOT 66
COVENTRY RIDGE
PITTSFORD, NY

BUILDER:

COVENTRY RIDGE
BUILDING CORP.

COVER PAGE

GLA PLAN 3354

drawn: CDK	checked: CSB
scale: AS NOTED	date: 12 / 20
PROJECT: 15305 D	sheet: C / 1

STRUCTURAL MATERIAL SPECIFICATIONS:

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

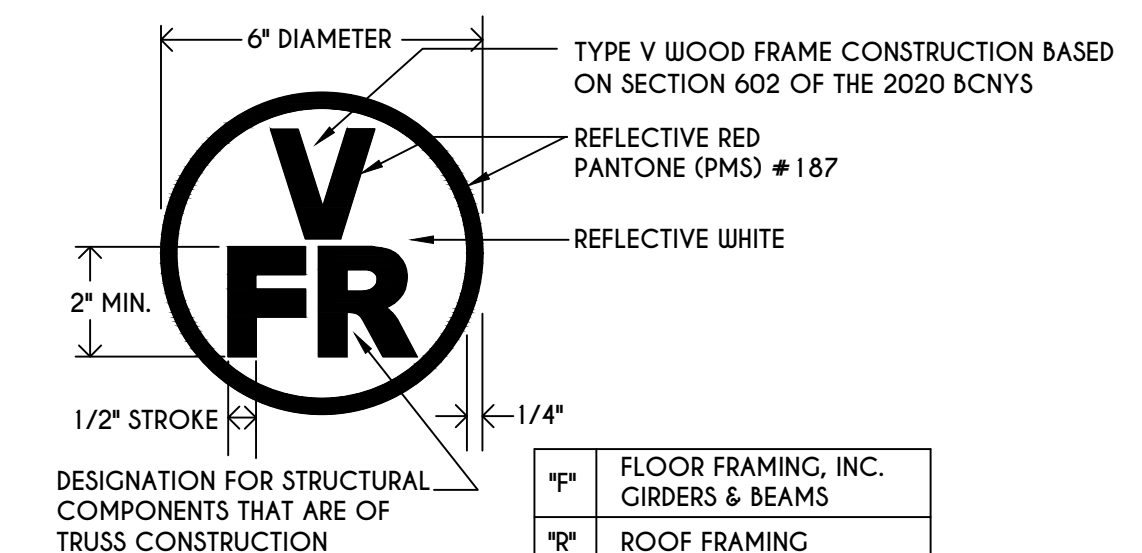
DESIGN CRITERIA:

(FOR GREATER ROCHESTER AREA & ADJACENT COUNTIES)

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

TRUSS IDENTIFICATION:

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



"V"	FLOOR FRAMING, INC. GIRDBERS & BEAMS
"R"	ROOF FRAMING
"FR"	FLOOR & ROOF FRAMING

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

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

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

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

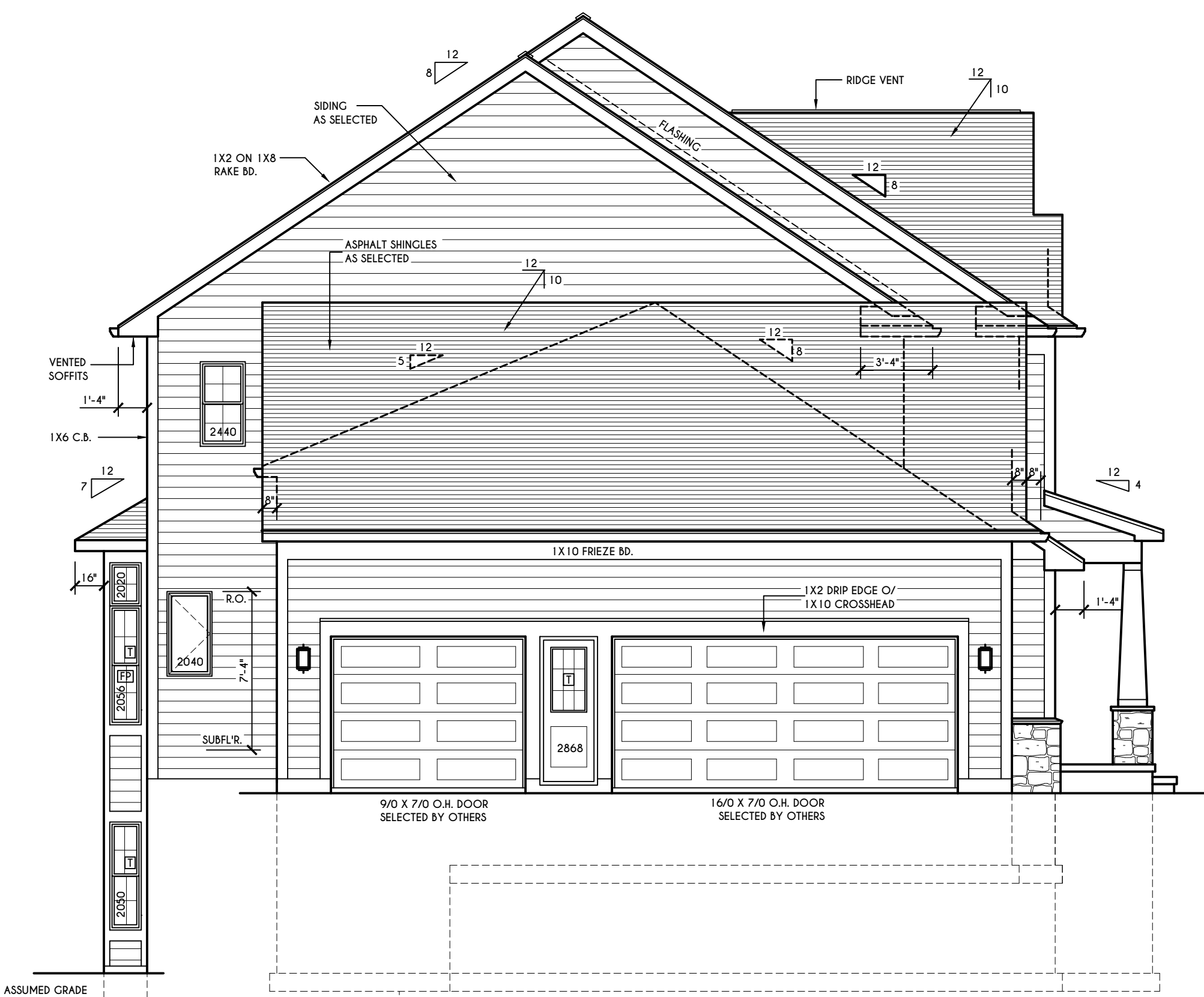
RUN-TIME PERCENTAGE IN EA. 4-HOUR SEGMENT FACTOR a	25%	33%	50%	66%	75%	100%
	b	4	3	2	1.5	1.3

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

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

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

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



LEFT ELEVATION

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

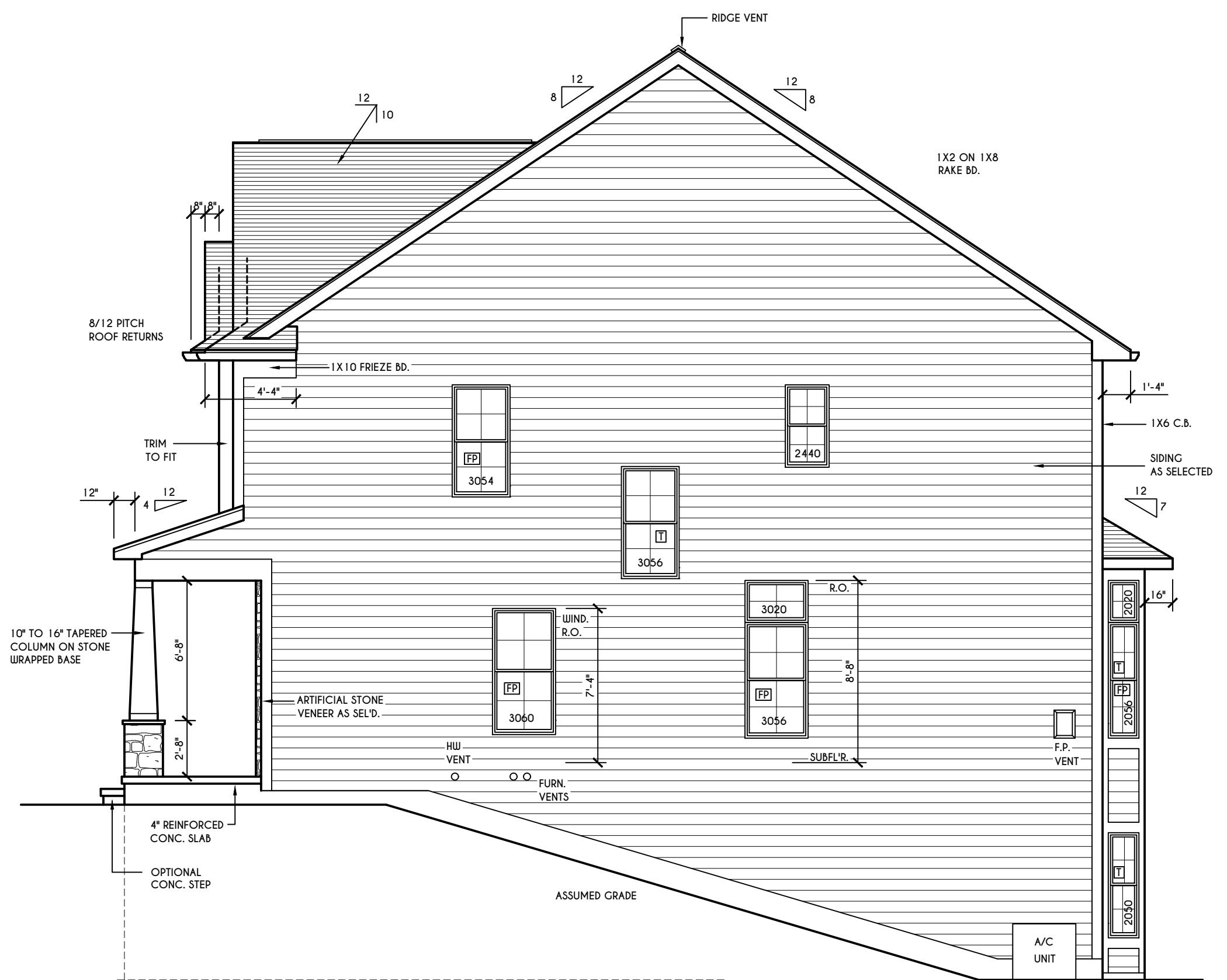


FRONT ELEVATION

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

FIRST FLOOR LIVING AREA = 1680 SQ.FT.
SECOND FLOOR LIVING AREA = 1674 SQ.FT.
TOTAL LIVING AREA = 3354 SQ.FT.

TOTAL CONDITIONED VOLUME = 48,075 CU.FT.



RIGHT ELEVATION

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



REAR ELEVATION

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

WINDOWS: VWD SOLAR GAIN GLASS W/ ARGON

U-FACTOR 0.29
SHGC 0.56

DOORS: SELECTION BY OWNER

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

WINDOW / DOOR LEGEND:

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

GENERAL NOTES:

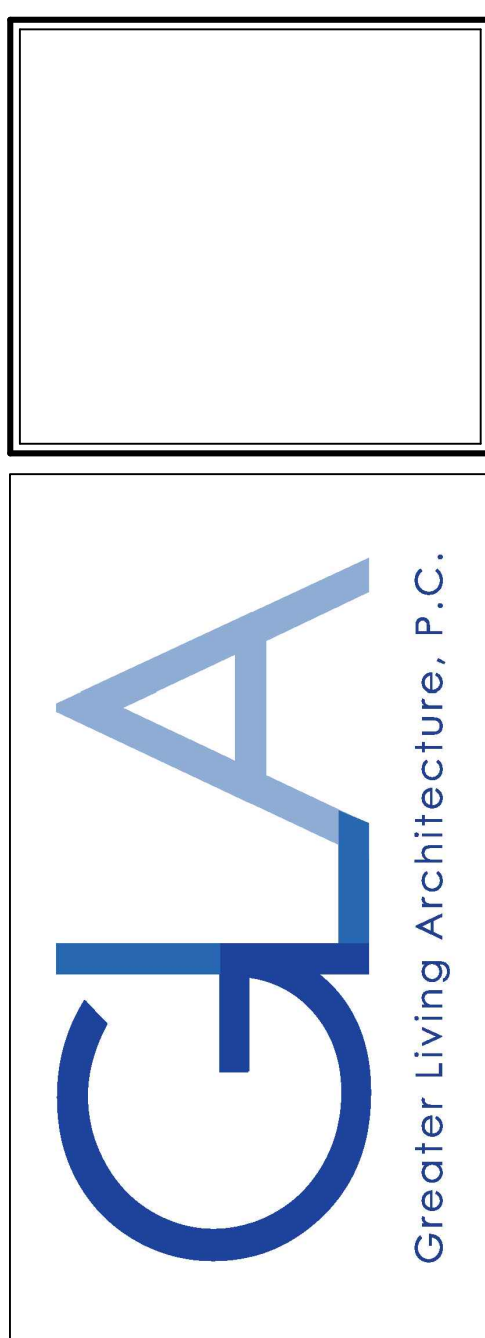
ALL RAKES & OVERHANGS ARE TO BE 1'-0" UNLESS NOTED OTHERWISE
BUILDER TO PROVIDE ROOF OR RIDGE VENTS AS PER CODE- THE MINIMUM NET FREE VENTILATION AREA SHALL BE 1/150 OF THE AREA OF THE VENTED SPACE (SECT. R806.2)

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

MECHANICAL VENTILATION RATE:

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

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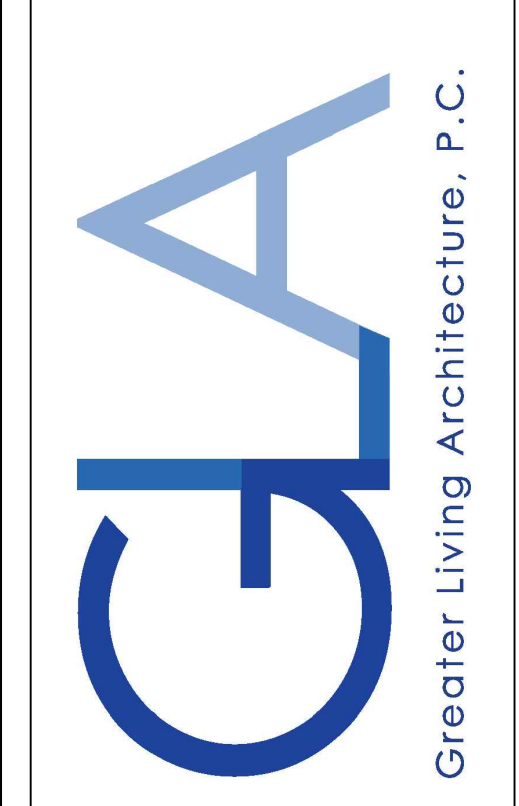
CLIENT/LOCATION:
GURBACKI RESIDENCE
LOT 66
COVENTRY RIDGE
PITTSFORD, NY

BUILDER:
COVENTRY RIDGE
BUILDING CORP.

ELEVATIONS
GLA PLAN 3354

drawn: CDK	checked: CSB
scale: AS NOTED	date: 12 / 20
PROJECT: 15305 D	sheet: 1 / 5

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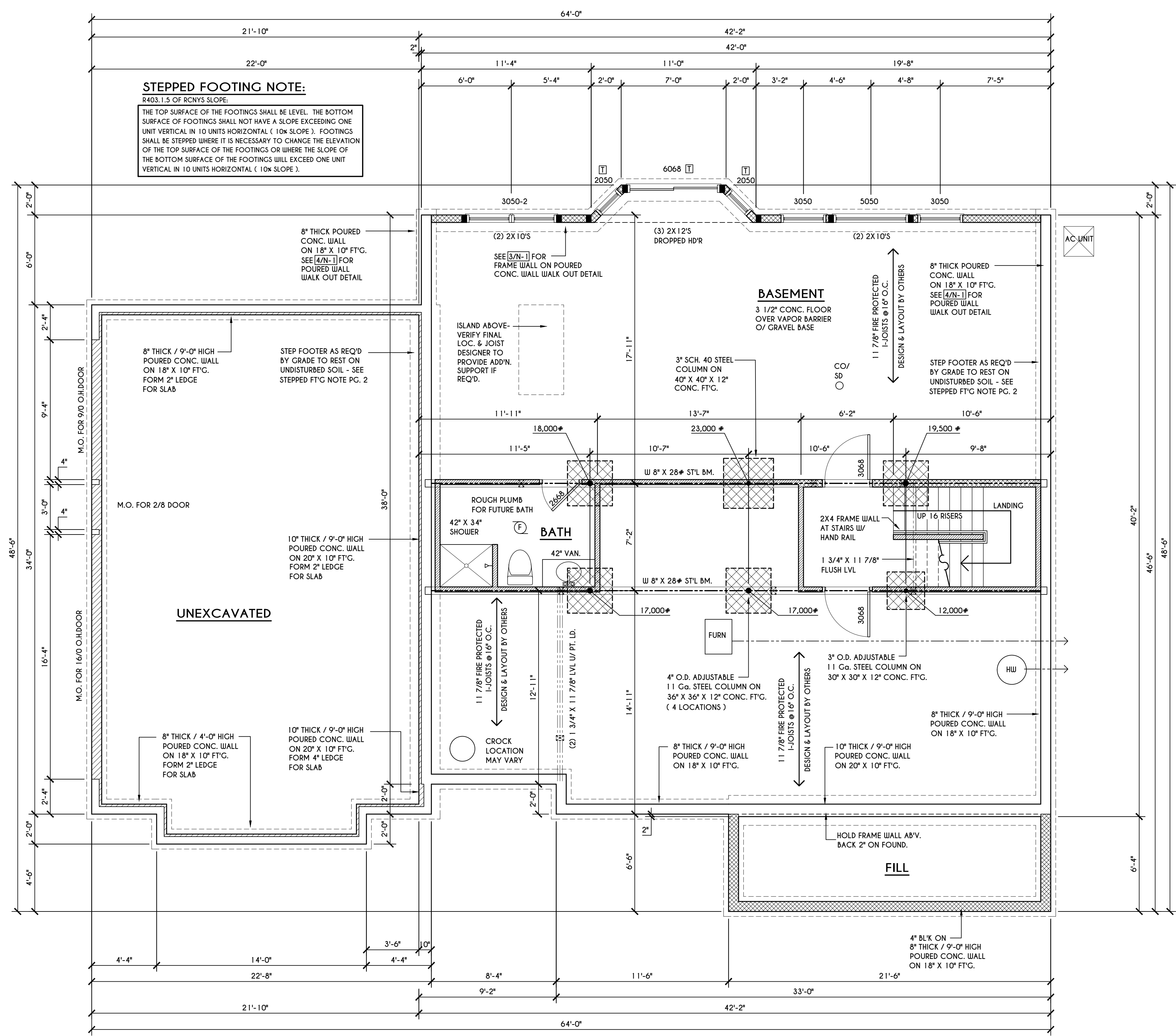
CLIENT/LOCATION:
 GURBACKI RESIDENCE
 LOT 66
 COVENTRY RIDGE
 PITTSFORD, NY

BUILDER:
 COVENTRY RIDGE
 BUILDING CORP.

FOUNDATION PLAN

GLA PLAN 3354

drawn: CDK	checked: CSB
scale: AS NOTED	date: 12 / 20
PROJECT: 15305 D	sheet: 2 / 5



BASEMENT & FOUNDATION PLAN

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

NOTES: CONTRACTOR TO CONTACT THIS OFFICE PRIOR TO CONSTRUCTION IF THE ASSUMED GRADE DEPICTED IS INACCURATE AND / OR WILL ALTER THE FOUNDATION DESIGN AND /OR STRUCTURE NOTED
 ALL WINDOW R.O. HCTS TO BE 6'-10 1/2" U.N.O.
 WHERE EMERGENCY ESCAPE & RESCUE OPENINGS ARE PROVIDED THEY SHALL HAVE A SILL HEIGHT OF NOT MORE THAN 44" ABOVE FLOOR. THE MIN. HORIZONTAL AREA OF THE WINDOW WELL SHALL BE 9 SQ. FT. WITH A MINIMUM HORIZONTAL PROJECTION & WIDTH OF 36"
 PROVIDE SOLID BLOCKING UNDER ALL BEARING POINTS DOWN TO FOUNDATION WALL AND / OR BEAMS PROVIDE DB'L JACK STUDS EA. SIDE OF LOAD BEARING OPENINGS > 4'-0"
 ALL ANGLES TO BE 45 DEG. U.N.O.
 ALL EXTERIOR WINDOW & DOOR HEADERS TO HAVE MIN. R-5 INSUL. & TO BE MIN. (2) 2X8'S (U.N.O.)
 ALL APPLIANCES SHOWN TO BE BY QUINER OR AS PER CONTRACT BY BUILDER
 SMOKE (SD) & HEAT DETECTOR (HD), SHALL BE INSTALLED AS PER SECT. R314 OF 2020 RCNYS
 CARBON MONOXIDE ALARMS SHALL BE INSTALLED AS PER SECT. 915.33 FCNYS & BE WITHIN 10' OF ALL SLEEPING AREAS
 REINFORCE FOUNDATION WALLS AS PER 2020 RCNYS. SEE PG. N-2 FOR REINFORCING CHARTS
 SEE CONCRETE-ENCASED ELECTRODE DETAIL 1/9N-1

WINDOW / DOOR LEGEND:

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

STEPPED FOOTING NOTE:
 R403.1.5 OF RCNYS SLOPE:
 THE TOP SURFACE OF THE FOOTINGS SHALL BE LEVEL. THE BOTTOM SURFACE OF FOOTINGS SHALL NOT HAVE A SLOPE EXCEEDING ONE UNIT VERTICAL IN 10 UNITS HORIZONTAL (10% SLOPE). FOOTINGS SHALL BE STEPPED WHERE IT IS NECESSARY TO CHANGE THE ELEVATION OF THE TOP SURFACE OF THE FOOTINGS OR WHERE THE SLOPE OF THE BOTTOM SURFACE OF THE FOOTINGS WILL EXCEED ONE UNIT VERTICAL IN 10 UNITS HORIZONTAL (10% SLOPE).

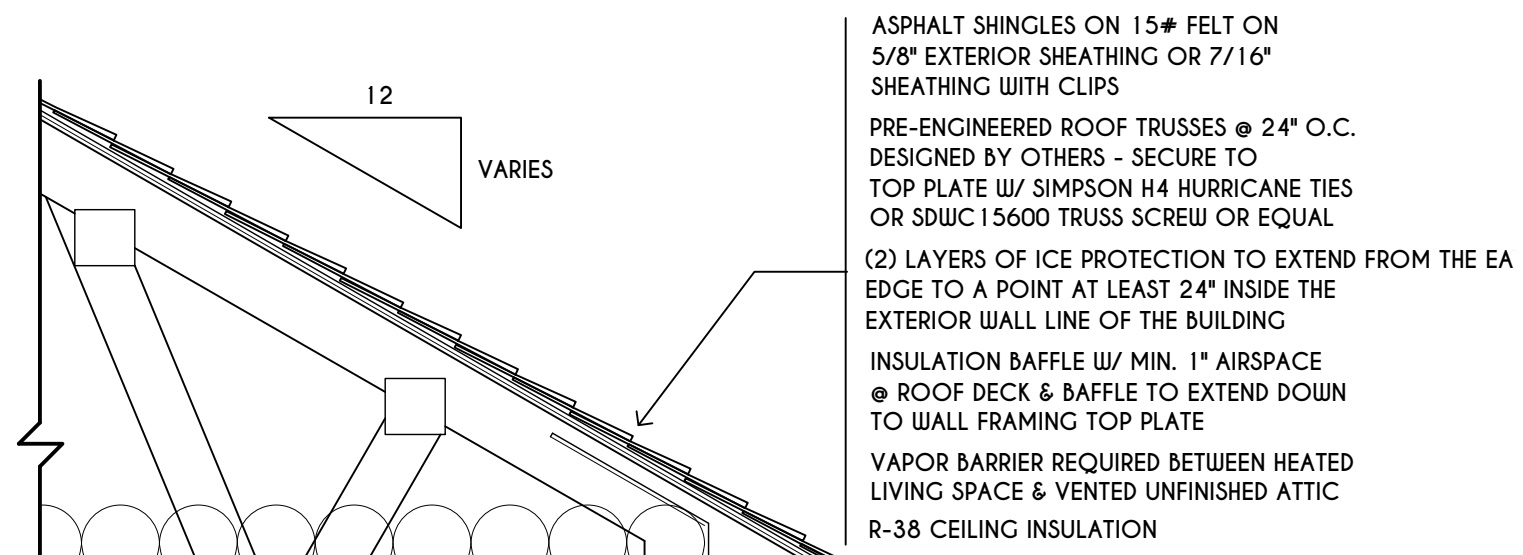
ENGINEERED FL'R JOIST NOTE:

ALL ENGINEERED FLOOR JOISTS TO BE DESIGNED BY & LAYOUT TO BE DONE BY MANUFACTURER TO THE SPECS BELOW:
 ALL LIVING AREA JOISTS TO BE DESIGNED FOR 55 P.S.F. TOTAL LOAD
 ALL SLEEPING AREA JOISTS TO BE DESIGNED FOR 45 P.S.F. TOTAL LOAD
 ENGINEERED I JOISTS MUST COMPLY WITH SECT. R302.13 OF 2020 RCNYS
 SEE DETAIL [1&N-1] FOR FIREPROOFING METHODS

FRAMING LEGEND:

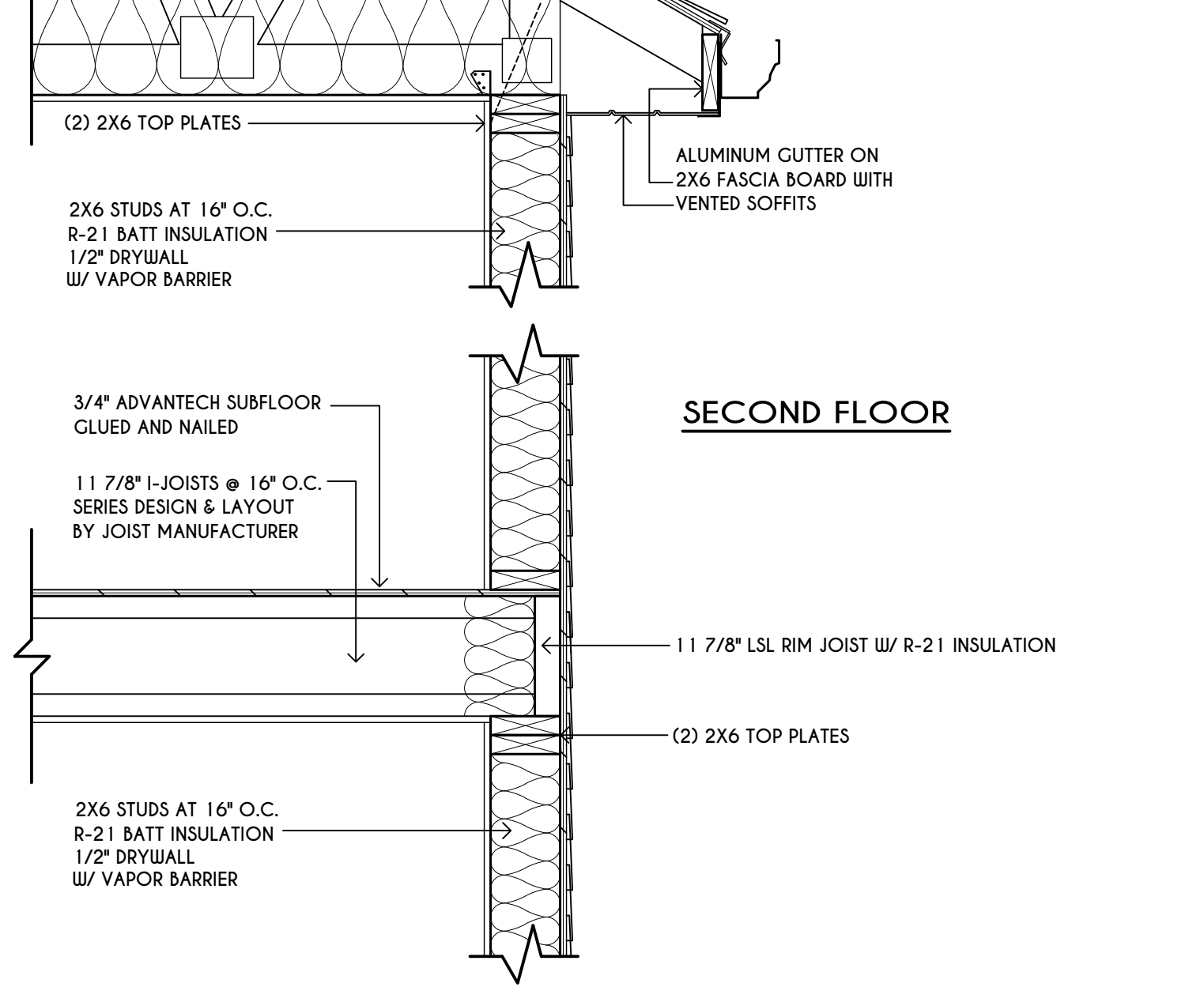
- [Solid Line] - PROVIDE SOLID POSTING- GLUED & NAILED, EQUAL TO THE # OF HEADERS TO BE SUPPORTED- UNLESS NOTED OTHERWISE
- [Dashed Line] - DROPPED HEADER
- [Dotted Line] - FLUSH HEADER
- [Hatched Box] - 2X4 STUDS @ 16" O.C.
- [Cross-hatched Box] - 2X6 STUDS @ 16" O.C.

TRUSS EAVE CONSTRUCTION



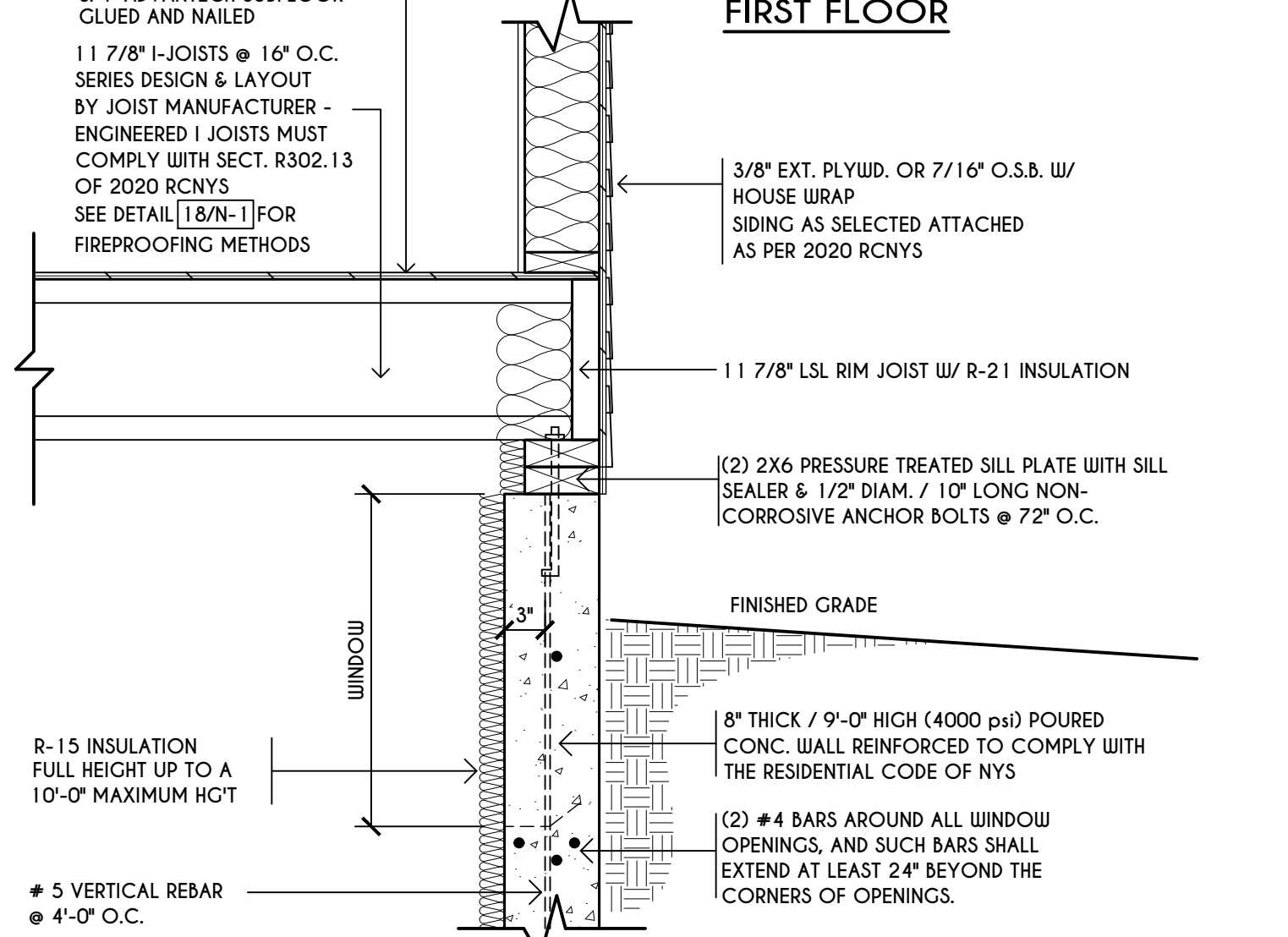
ASPHALT SHINGLES ON 15# FELT ON 5/8" EXTERIOR SHEATHING OR 7/16" SHEATHING WITH CLIPS
 PRE-ENGINEERED ROOF TRUSSES @ 24" O.C. DESIGNED BY OTHERS - SECURE TO TOP PLATE W/ SIMPSON H4 HURRICANE TIES OR SDUC15600 TRUSS SCREW OR EQUAL
 (2) LAYERS OF ICE PROTECTION TO EXTEND FROM THE EDGE TO A POINT AT LEAST 24" INSIDE THE EXTERIOR WALL LINE OF THE BUILDING
 INSULATION BAFFLE W/ MIN. 1" AIRSPACE
 ROOF DECK & BAFFLE TO EXTEND DOWN TO WALL FRAMING TOP PLATE
 VAPOR BARRIER REQUIRED BETWEEN HEATED LIVING SPACE & VENTED UNFINISHED ATTIC
 R-38 CEILING INSULATION

SECOND FLOOR



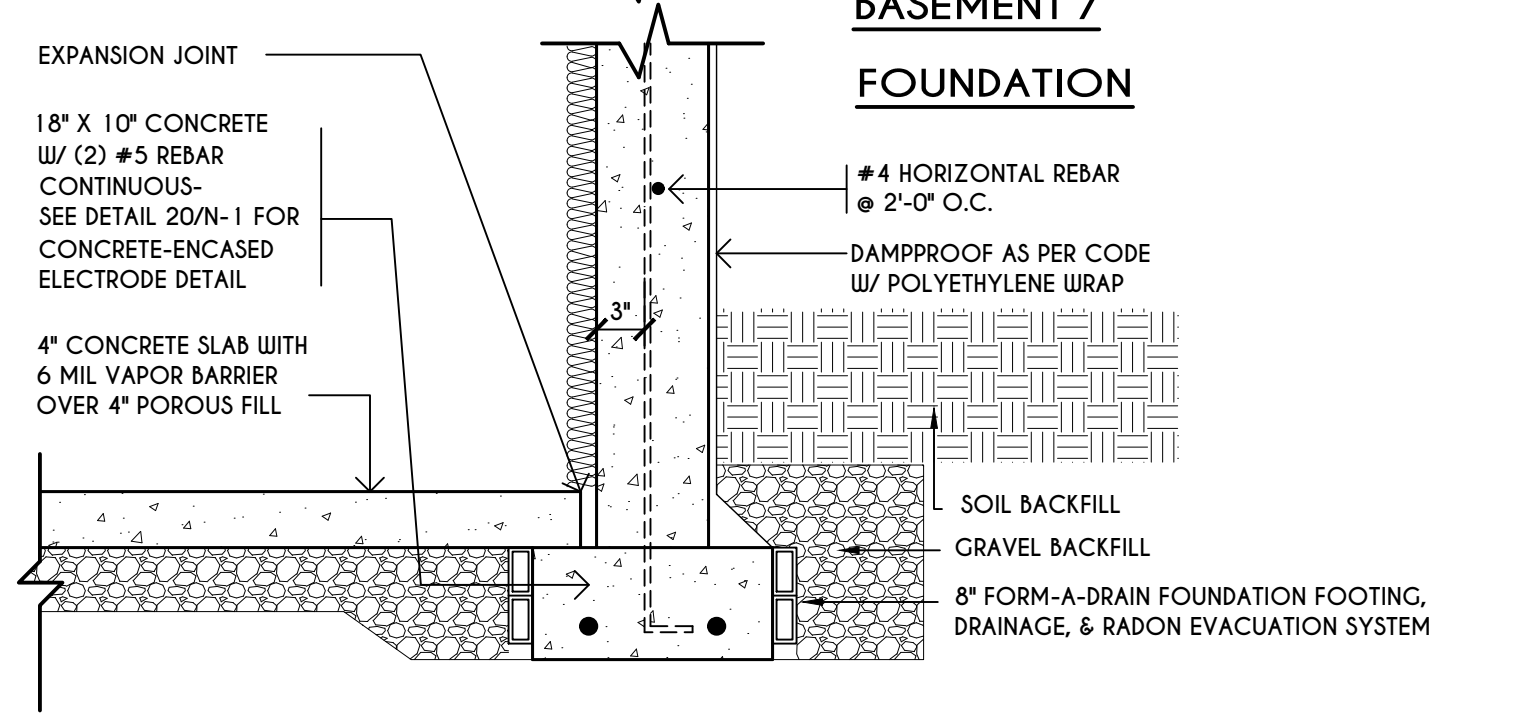
(2) 2X6 TOP PLATES
 ALUMINUM GUTTER ON 2X6 FASCIA BOARD WITH VENTED SOFFITS
 2X6 STUDS AT 16" O.C.
 R-21 BATT INSULATION
 1/2" DRYWALL W/ VAPOR BARRIER
 3/4" ADVANTECH SUBFLOOR GLUED AND NAILED
 11 7/8" I-JOISTS @ 16" O.C. SERIES DESIGN & LAYOUT BY JOIST MANUFACTURER
 11 7/8" LSL RIM JOIST W/ R-21 INSULATION
 (2) 2X6 TOP PLATES
 2X6 STUDS AT 16" O.C.
 R-21 BATT INSULATION
 1/2" DRYWALL W/ VAPOR BARRIER

FIRST FLOOR



3/4" ADVANTECH SUBFLOOR GLUED AND NAILED
 11 7/8" I-JOISTS @ 16" O.C. SERIES DESIGN & LAYOUT BY JOIST MANUFACTURER - ENGINEERED I JOISTS MUST COMPLY WITH SECT. R302.13 OF 2020 RCNYS
 SEE DETAIL [1&N-1] FOR FIREPROOFING METHODS
 3/8" EXT. PLYUD. OR 7/16" O.S.B. W/ HOUSE WRAP SIDING AS SELECTED ATTACHED AS PER 2020 RCNYS
 11 7/8" LSL RIM JOIST W/ R-21 INSULATION
 (2) 2X6 PRESSURE TREATED SILL PLATE WITH SILL SEALER & 1/2" DIAM. / 10" LONG NON-CORROSIVE ANCHOR BOLTS @ 72" O.C.
 FINISHED GRADE
 8" THICK / 9'-0" HIGH (4000 PSI) POURED CONC. WALL REINFORCED TO COMPLY WITH THE RESIDENTIAL CODE OF NYS
 (2) #4 BARS AROUND ALL WINDOW OPENINGS, AND SUCH BARS SHALL EXTEND AT LEAST 24" BEYOND THE CORNERS OF OPENINGS.

BASEMENT / FOUNDATION

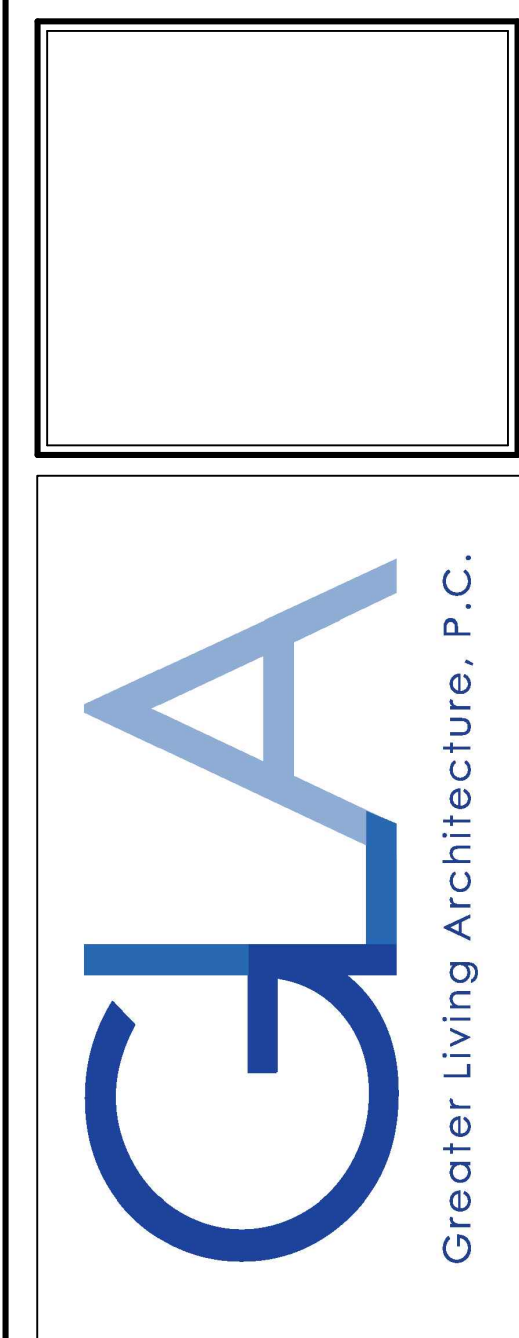


#5 VERTICAL REBAR @ 4'-0" O.C.
 EXPANSION JOINT
 18" X 10" CONCRETE W/ (2) #5 REBAR CONTINUOUS - SEE DETAIL 20/N-1 FOR CONCRETE-ENCASED ELECTRODE DETAIL
 4" CONCRETE SLAB WITH 6 MIL VAPOR BARRIER OVER 4" POROUS FILL
 #4 HORIZONTAL REBAR @ 2'-0" O.C.
 DAMPROOF AS PER CODE W/ POLYETHYLENE WRAP
 SOIL BACKFILL
 GRAVEL BACKFILL
 8" FORM-A-DRAIN FOUNDATION FOOTING, DRAINAGE, & RADON EVACUATION SYSTEM

TYPICAL WALL SECTION

SCALE: 1" = 1'-0"

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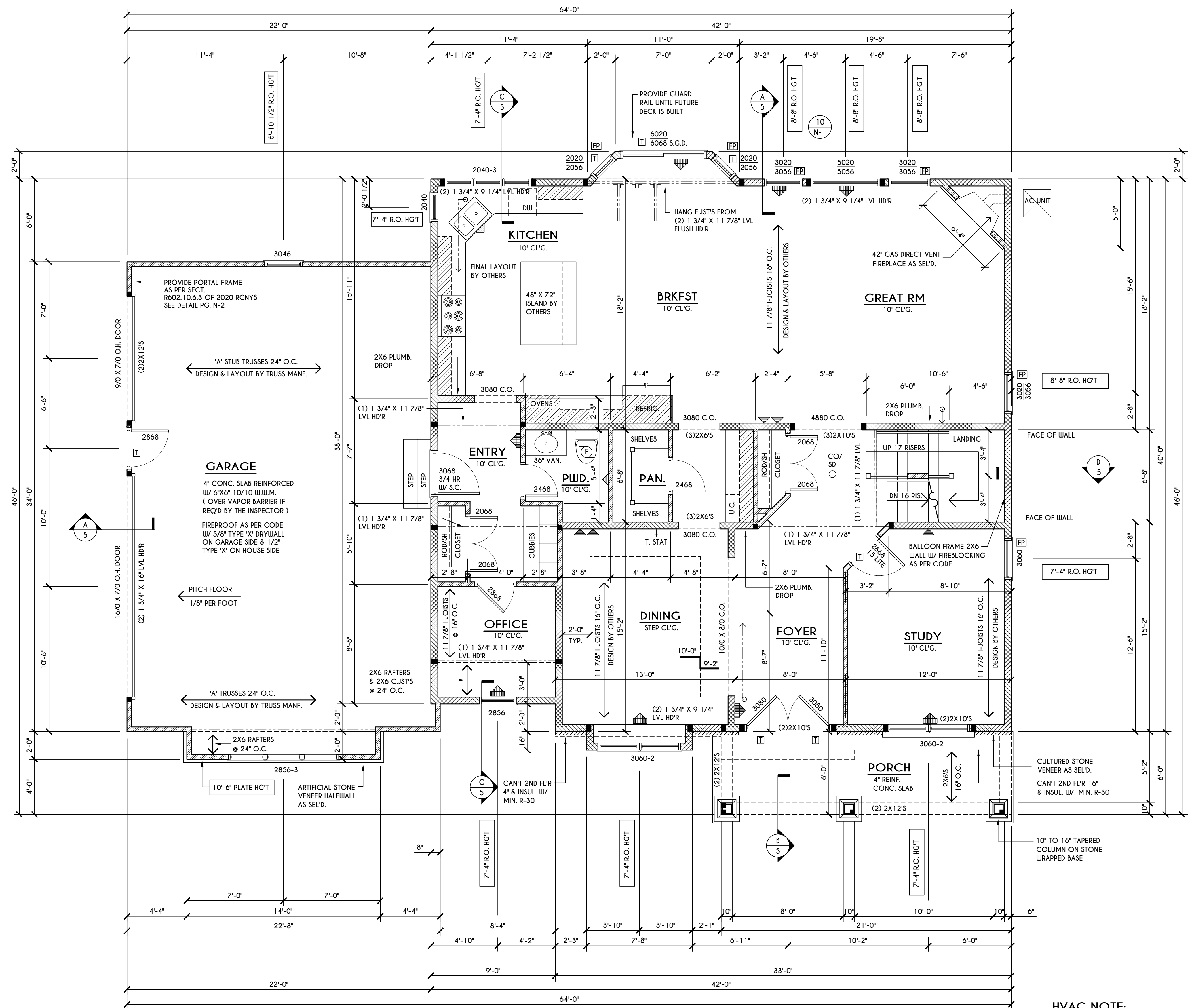
DATE	BY	DESCRIPTION

CLIENT/LOCATION:
 GURBACKI RESIDENCE
 LOT 66
 COVENTRY RIDGE
 PITTSFORD, NY

BUILDER:
 COVENTRY RIDGE
 BUILDING CORP.

FIRST FLOOR PLAN
 GLA PLAN 3354

drawn: CDK	checked: CSB
scale: AS NOTED	date: 12 / 20
PROJECT: 15305 D	sheet: 3 / 5



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

FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0" 1680 SQ. FT.

FRAMING LEGEND:

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

NOTES: FIRST FLOOR PLATE HGT TO BE 10'-1 1/8" (UNLESS NOTED OTHERWISE)
 ALL WINDOW R.O. HGT'S TO BE 7'-4" U.N.O.
 PROVIDE SOLID BLOCKING UNDER ALL BEARING POINTS DOWN TO FOUNDATION WALL
 PROVIDE DW/ JACK STUDS EA. SIDE OF LOAD BEARING OPENINGS > 7' - 4'-0"
 ALL ANGLES TO BE 45 DEG. U.N.O.
 ALL EXTERIOR WINDOW & DOOR HEADERS TO HAVE MIN. R-5 INSUL. & TO BE MIN. (2)2X8'S (U.N.O.)
 ALL APPLIANCES SHOWN TO BE BY QUINER OR AS PER CONTRACT BY BUILDER
 SMOKE (SD) & HEAT DETECTOR (HD), SHALL BE INSTALLED AS PER SECT. R314 OF 2020 RCNYS
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 IF AN AUTOMATIC GARAGE DOOR OPENER IS PROVIDED, IT SHALL BE LISTED IN ACCORDANCE W/ UL 325
 THE AIR BARRIER INSTALLED AT EXTERIOR WALLS ADJACENT TO SHOWERS AND TUBS SHALL SEPARATE THEM FROM THE SHOWER OR TUBS.

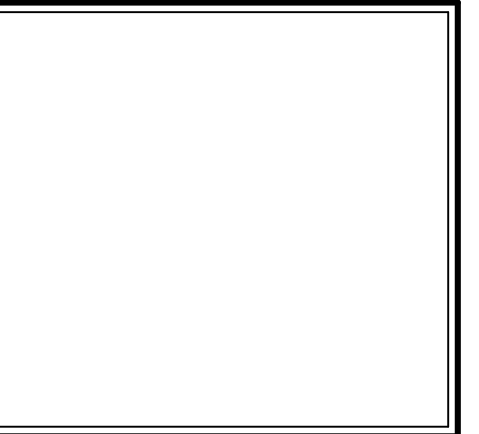
WINDOW / DOOR LEGEND:

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

HVAC NOTE:
 ANY EXTERIOR WALL CAVITIES USED FOR HVAC DUCTS NEEDS MIN. R-8 INSULATION BEHIND DUCT WORK

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

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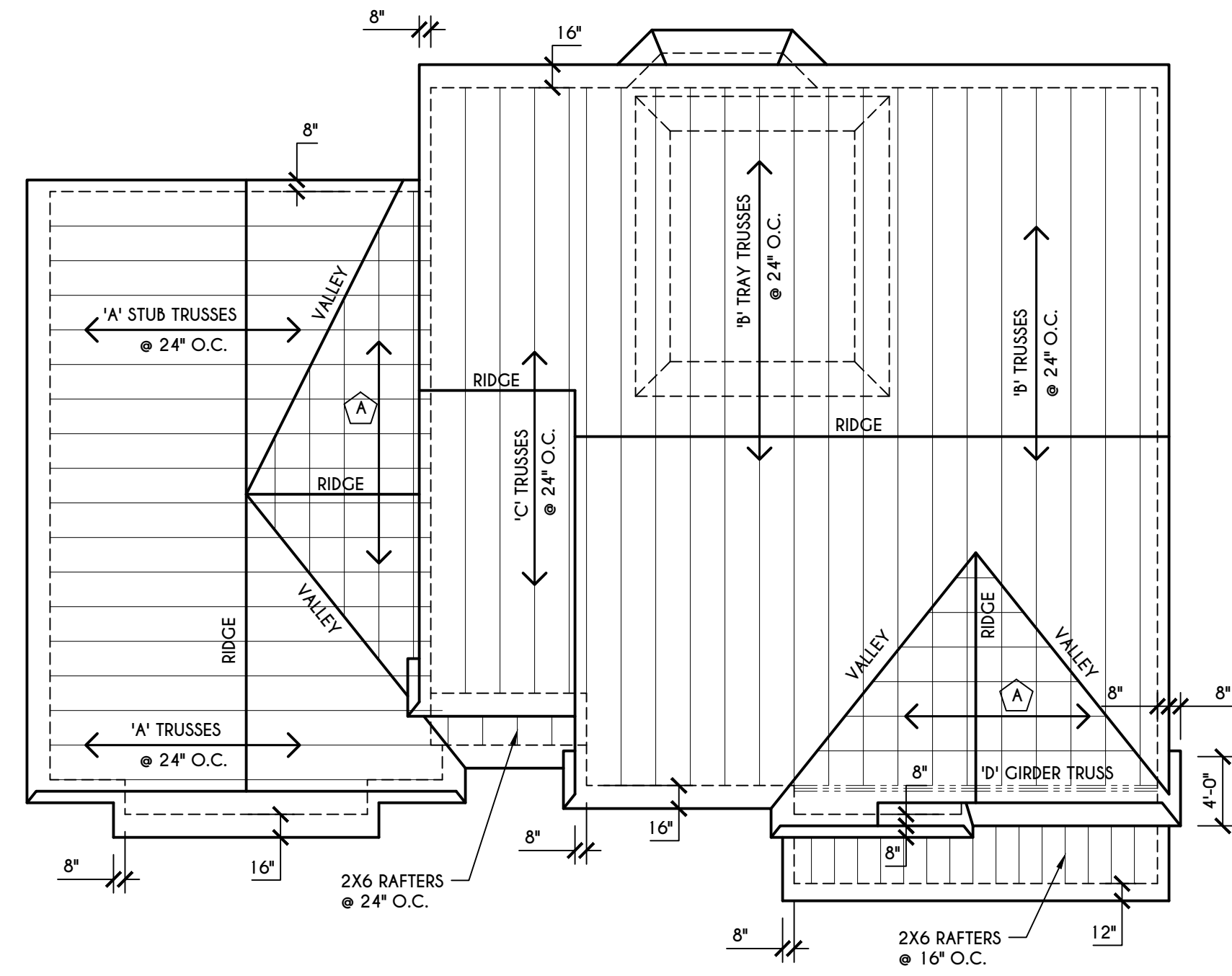
CLIENT/LOCATION:
 CURBACKI RESIDENCE
 LOT 66
 COVENTRY RIDGE
 PITTSFORD, NY

BUILDER:
 COVENTRY RIDGE
 BUILDING CORP.

SECOND FLOOR PLAN

GLA PLAN 3354

drawn: CDK	checked: CSB
scale: AS NOTED	date: 12 / 20
PROJECT: 15305 D	sheet: 4 5



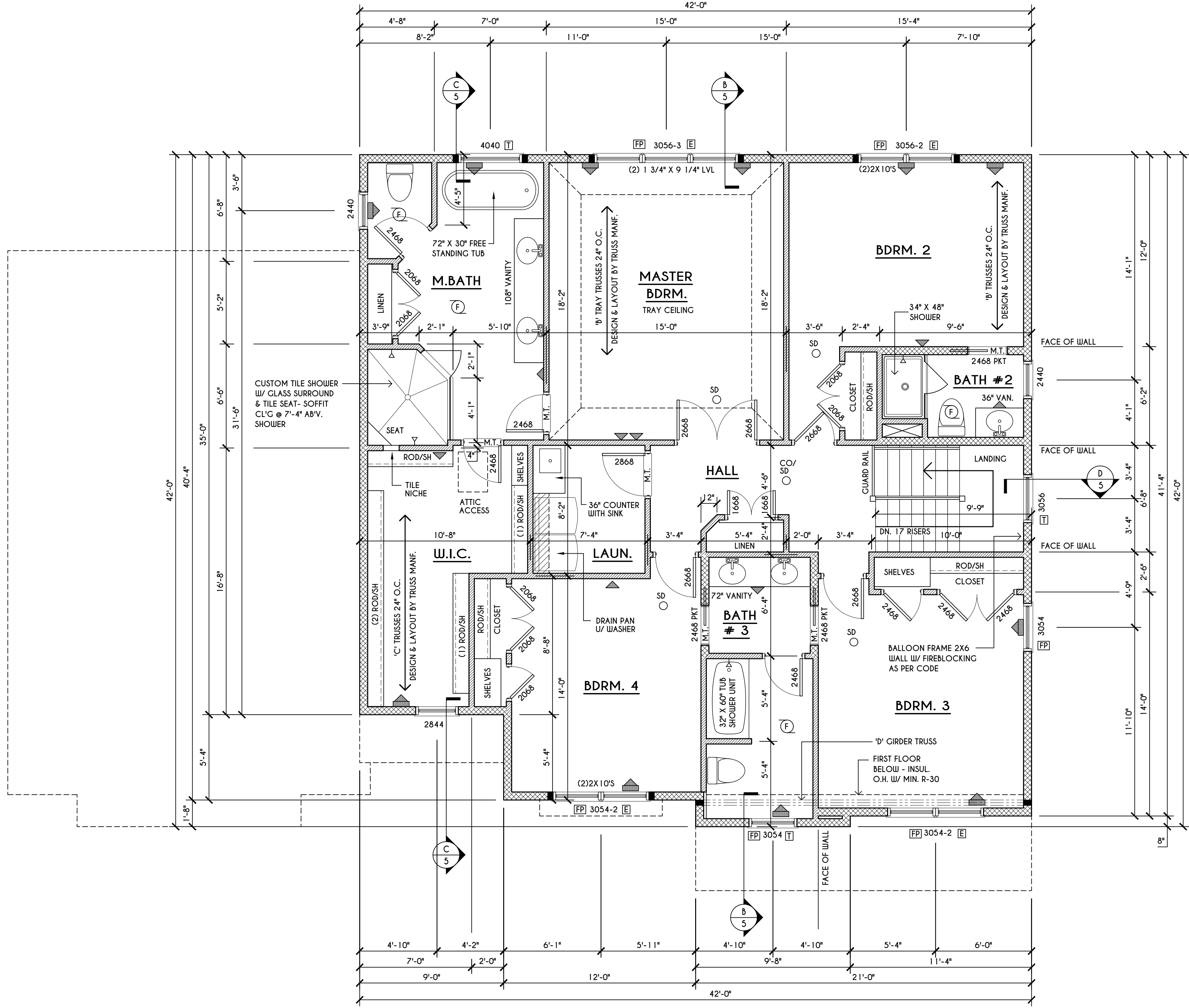
ROOF PLAN

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

ALL OVERHANGS TO BE 1'-4" & ALL RAKES TO BE 8" UNLESS NOTED OTHERWISE

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

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



SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0" 1674 SQ.FT.

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

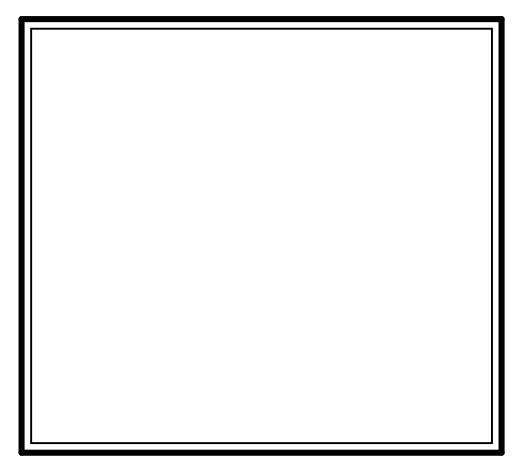
FRAMING LEGEND:

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

WINDOW / DOOR LEGEND:

	MEETS OR EXCEEDS EGRESS REQUIREMENTS - CLEAR OPENING AREA OF 5.7 SQ.FT. - CLEAR OPENING WIDTH OF 20" - CLEAR OPENING HEIGHT OF 24" PER SECT. R310.2.1 OF 2020 RCNYS
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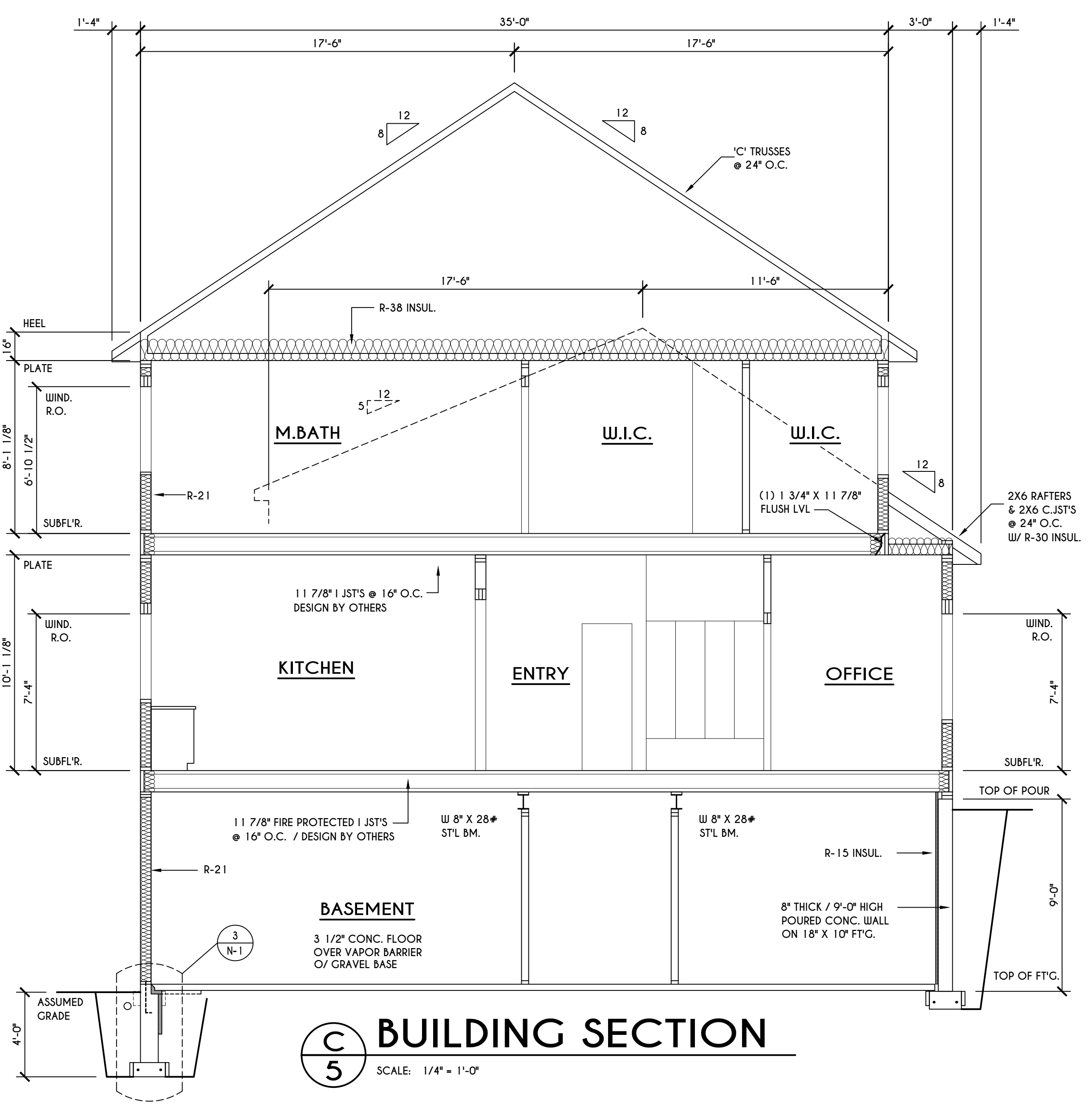
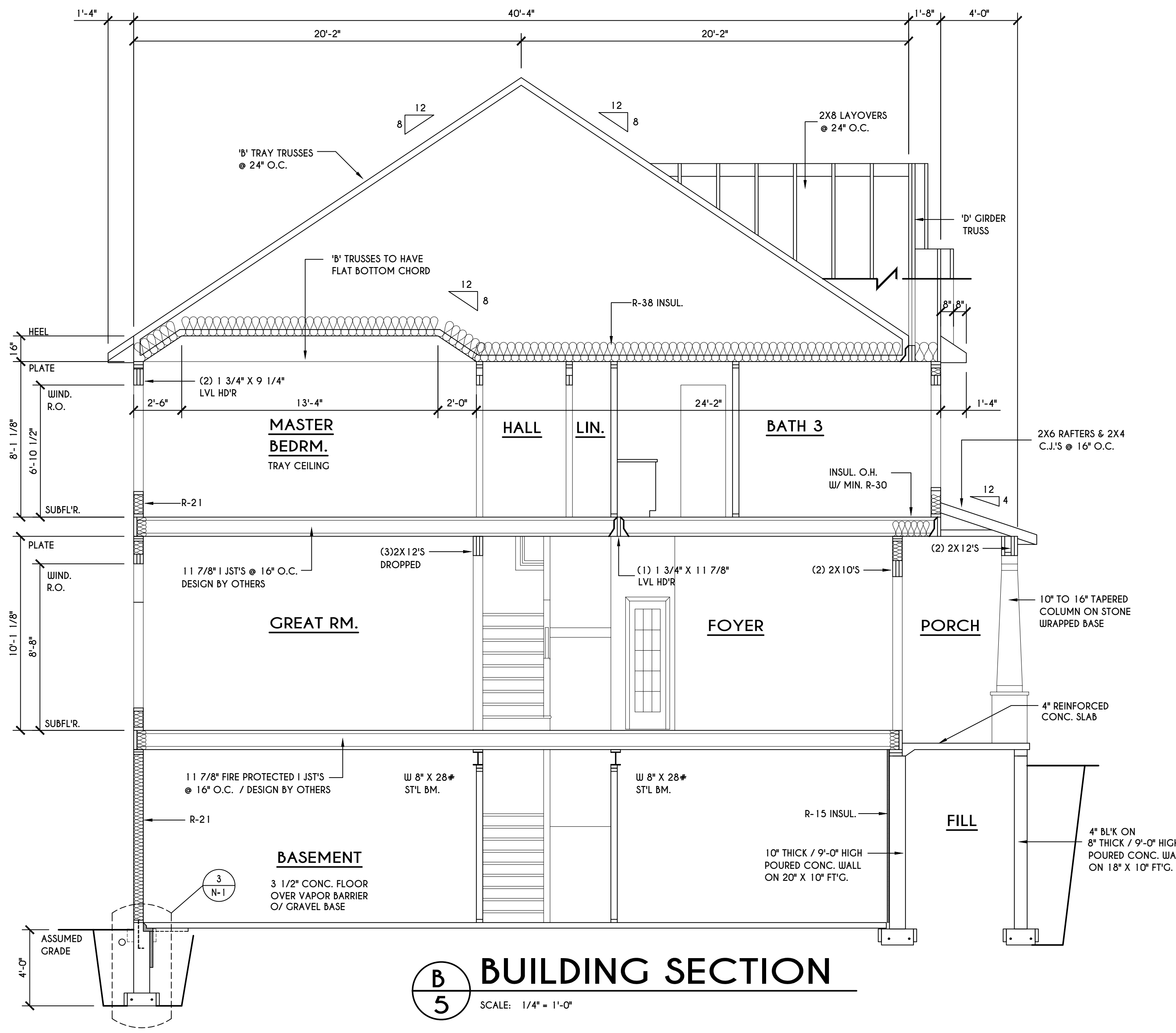
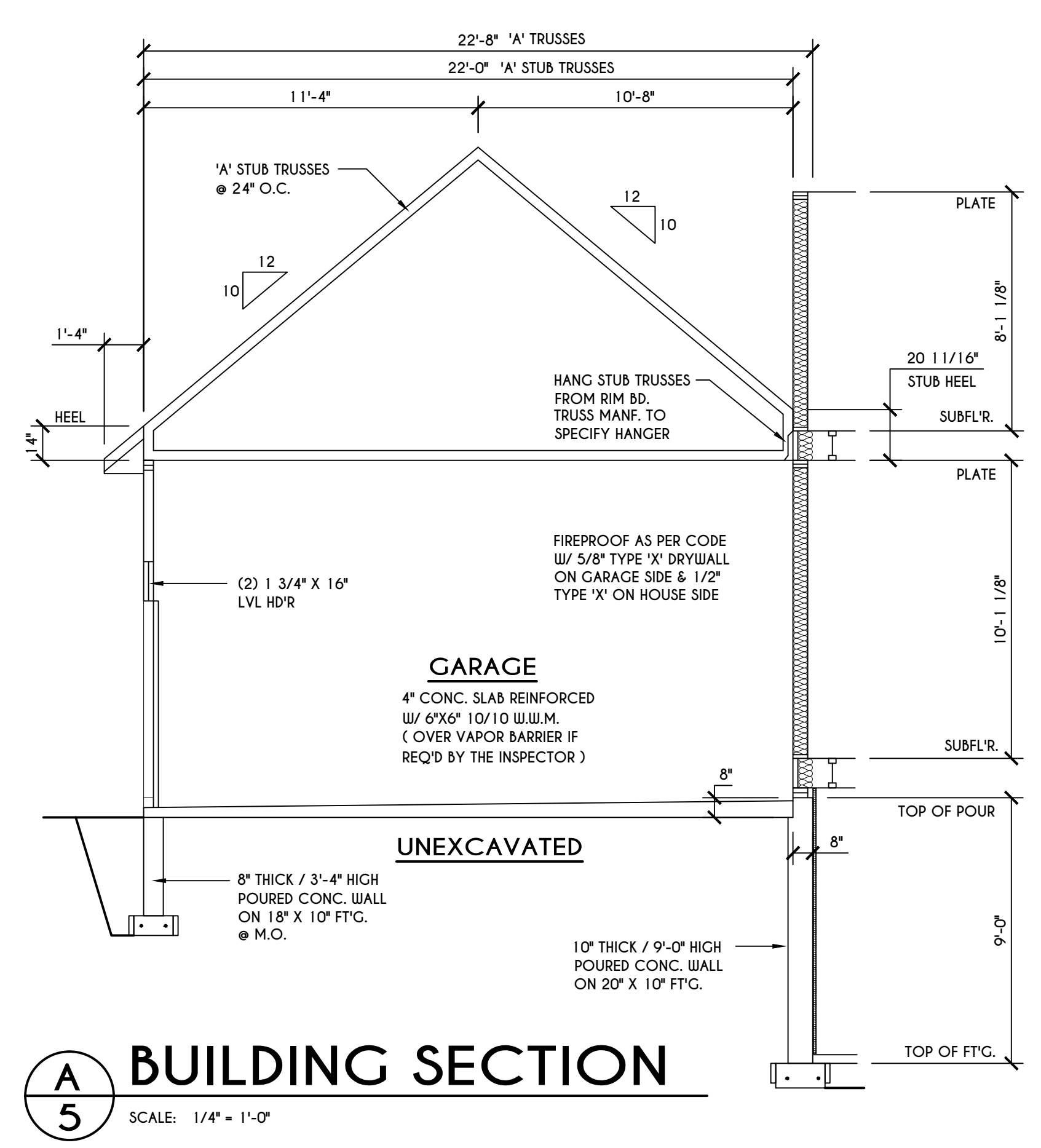
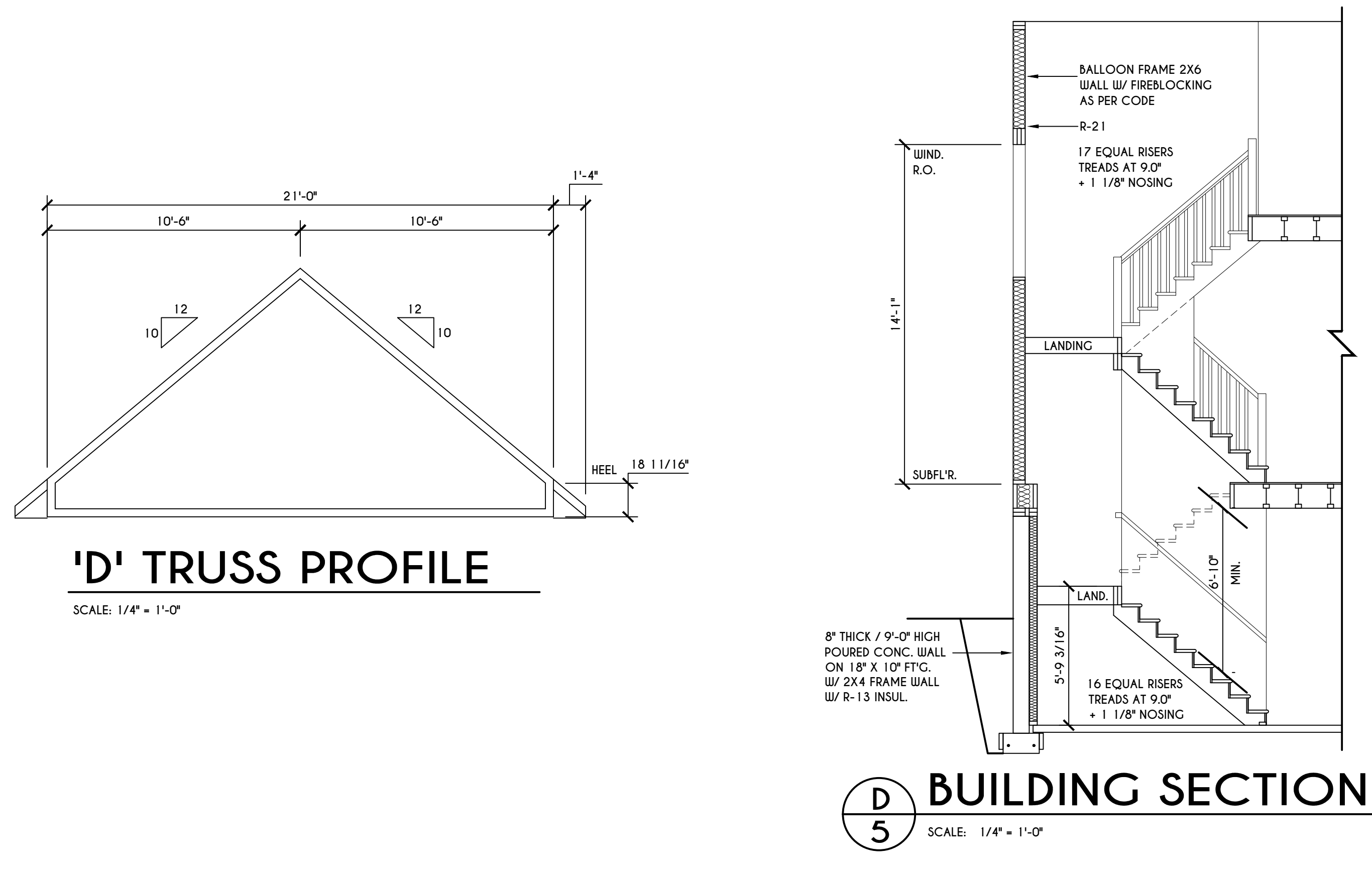
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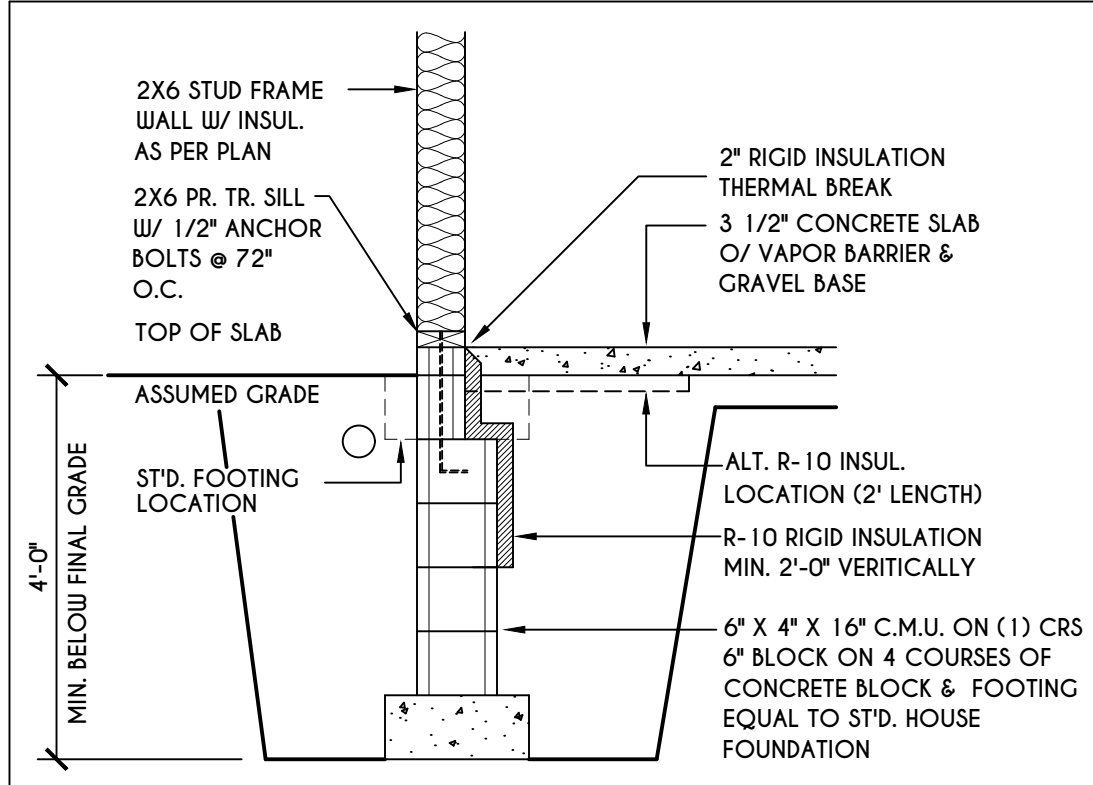
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BUILDER:
 COVENTRY RIDGE
 BUILDING CORP.

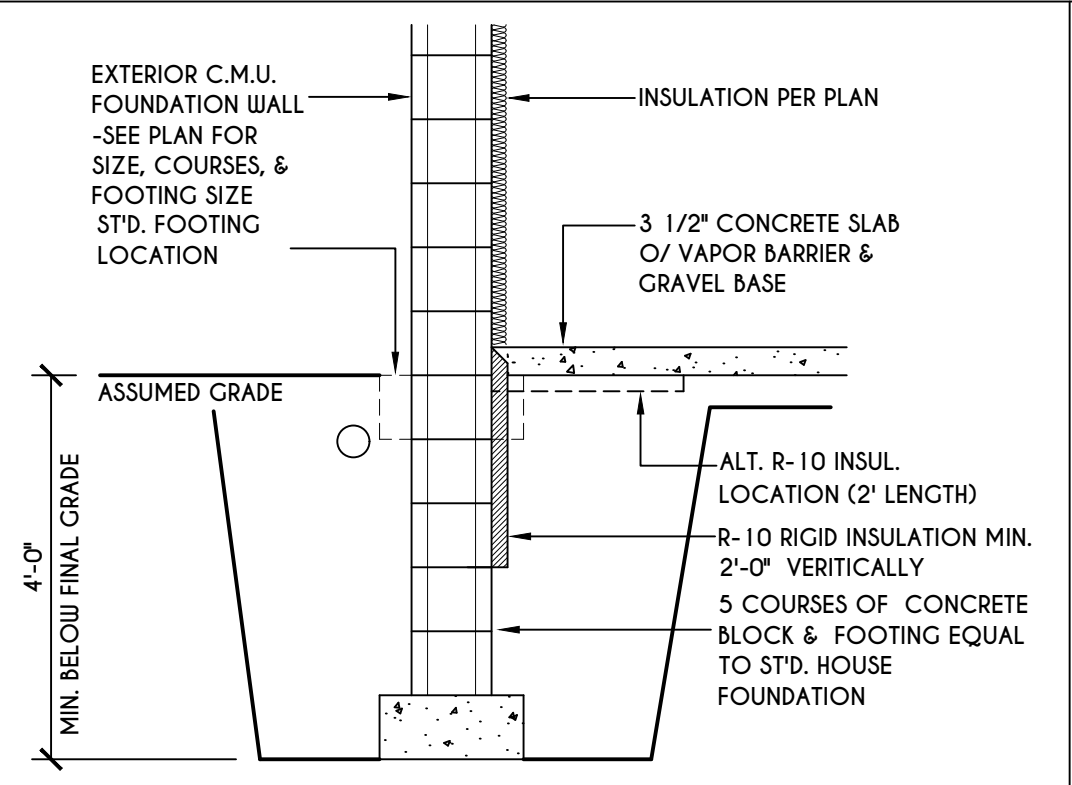
SECTIONS
 GLA PLAN 3354

drawn: CDK	checked: CSB
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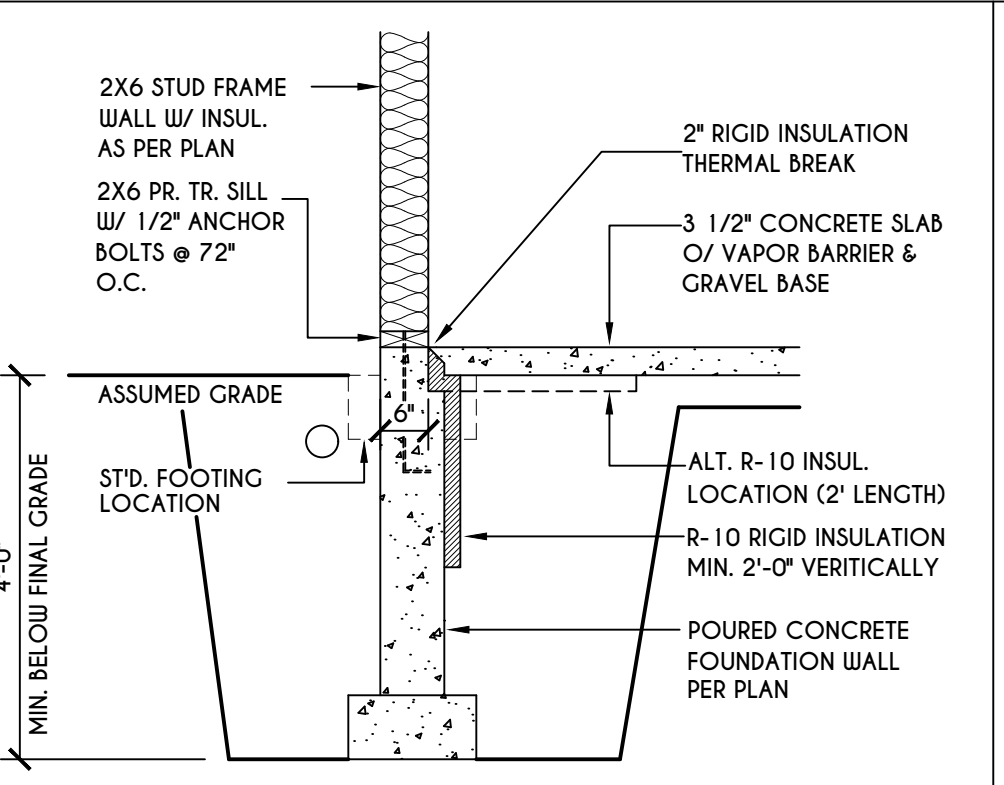




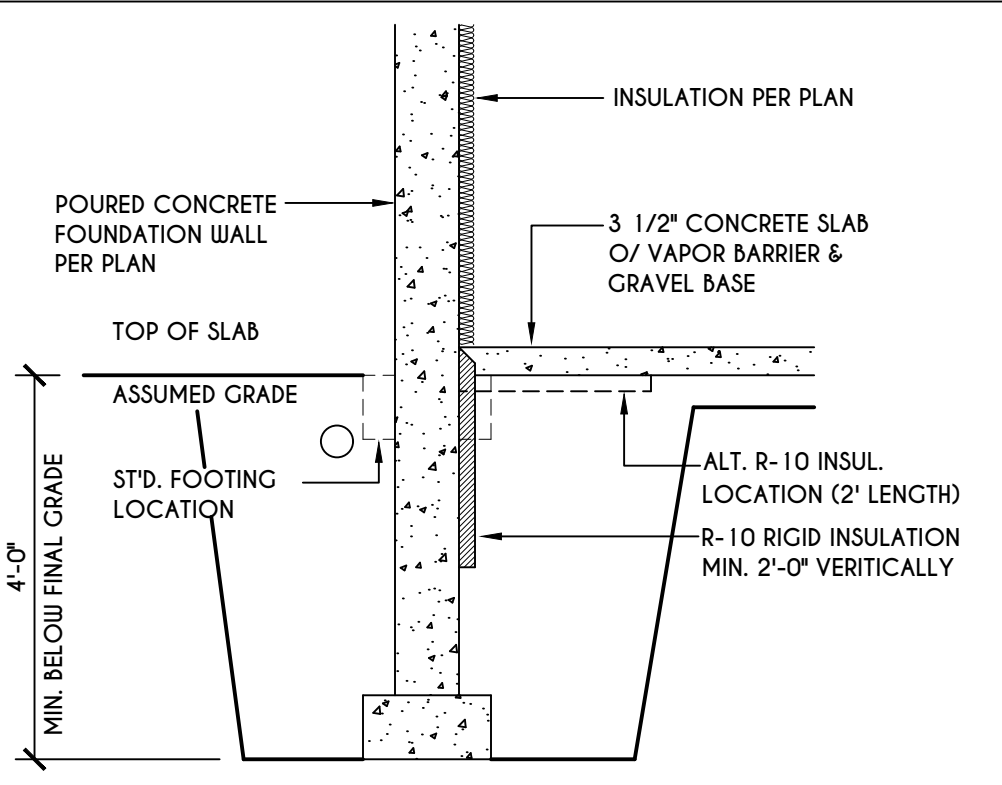
1
N-1
2X6 FRAME WALL ON C.M.U.
WALK OUT DETAIL
SCALE: 1/2" = 1'-0"



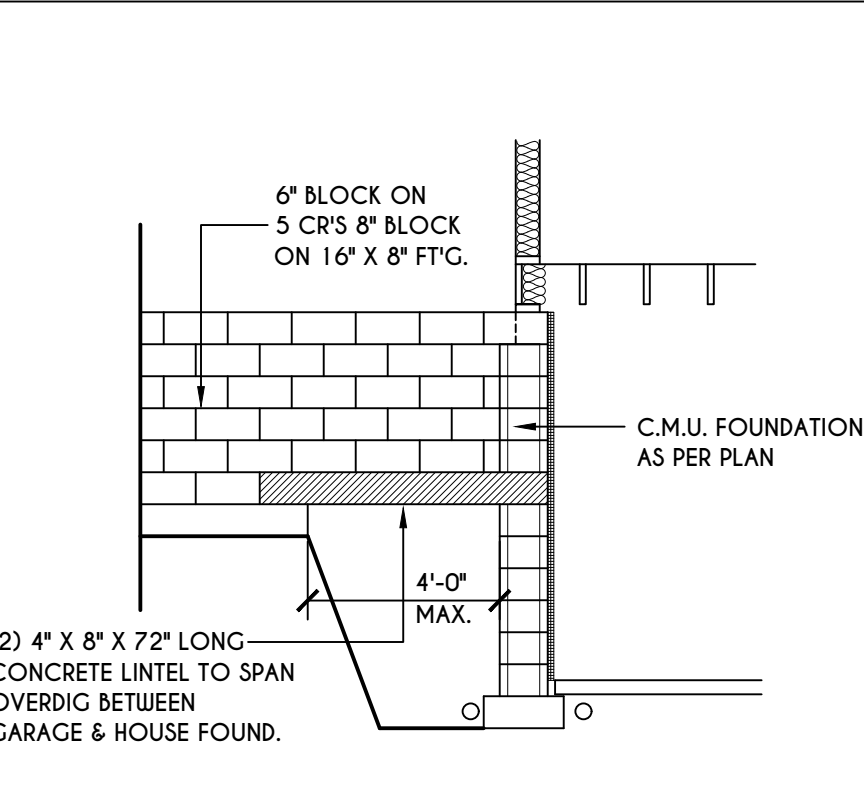
2
N-1
C.M.U.
WALK OUT DETAIL
SCALE: 1/2" = 1'-0"



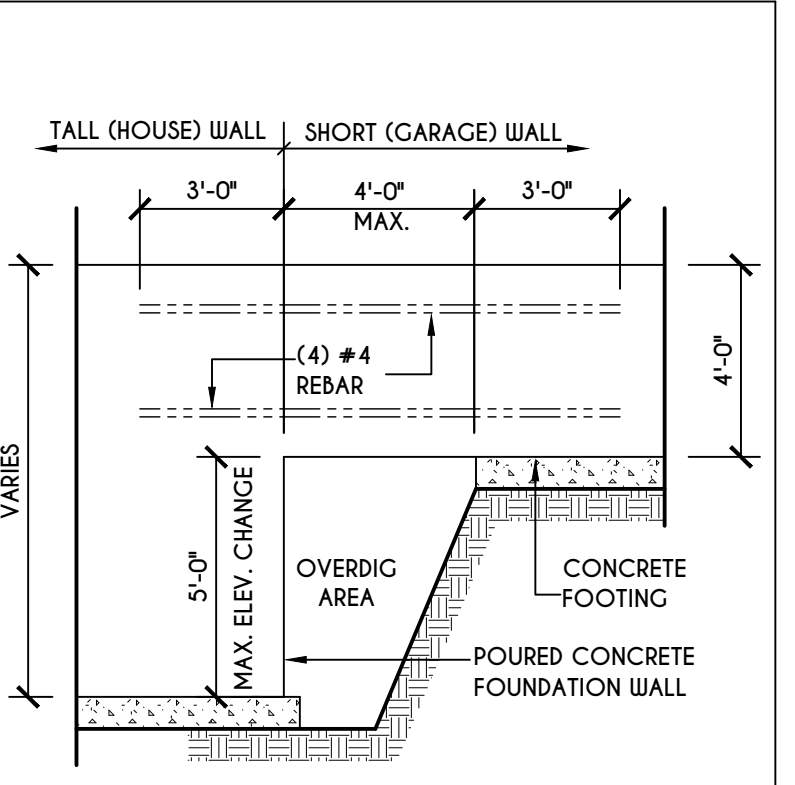
3
N-1
2X6 FRAME WALL ON POURED CONC.
WALK OUT DETAIL
SCALE: 1/2" = 1'-0"



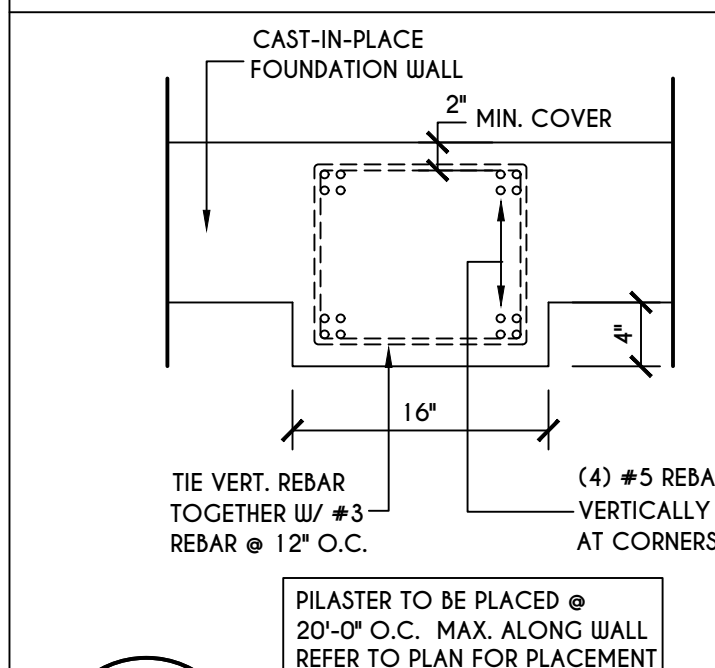
4
N-1
POURED CONC.
WALK OUT DETAIL
SCALE: 1/2" = 1'-0"



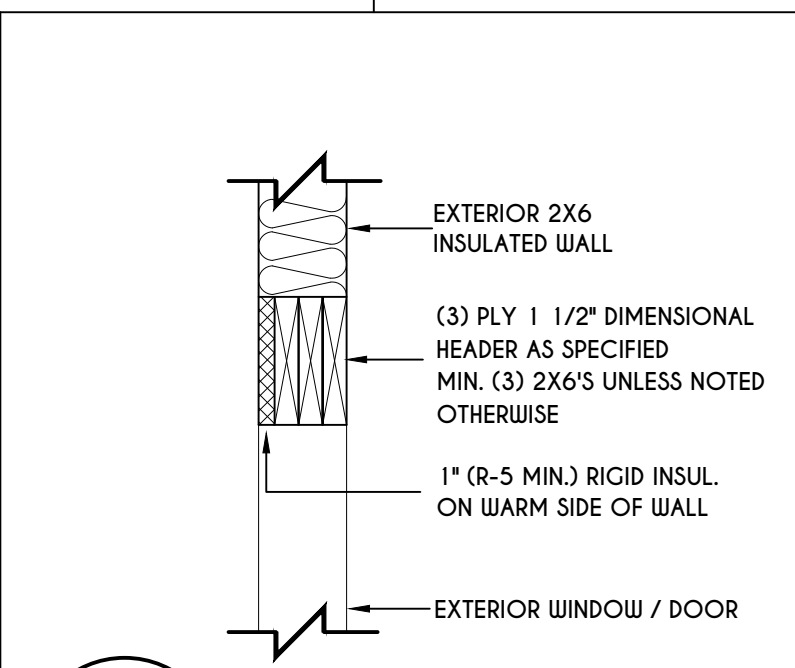
5
N-1
C.M.U. JUMP
FOOTING DETAIL
SCALE: 1/4" = 1'-0"



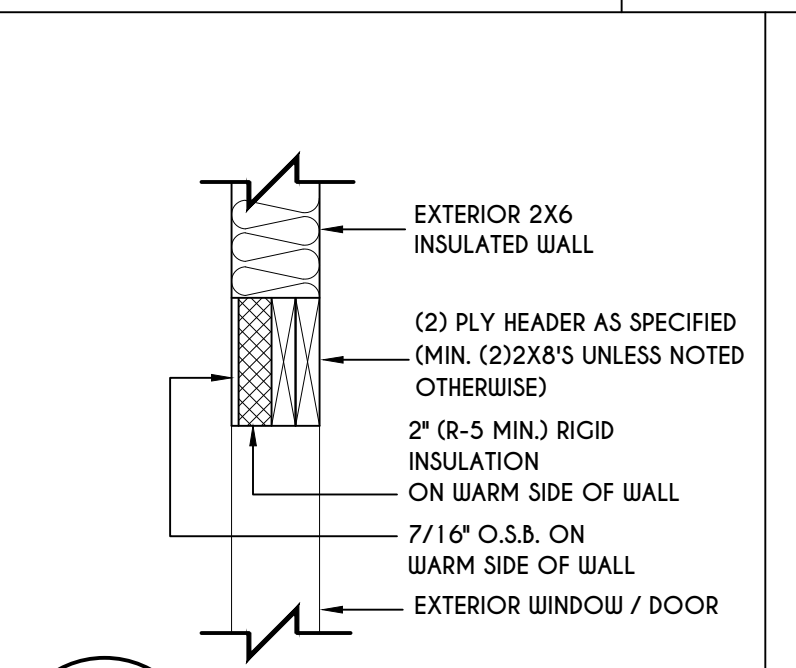
6
N-1
POURED WALL JUMP
FOOTING DETAIL
SCALE: 1/4" = 1'-0"



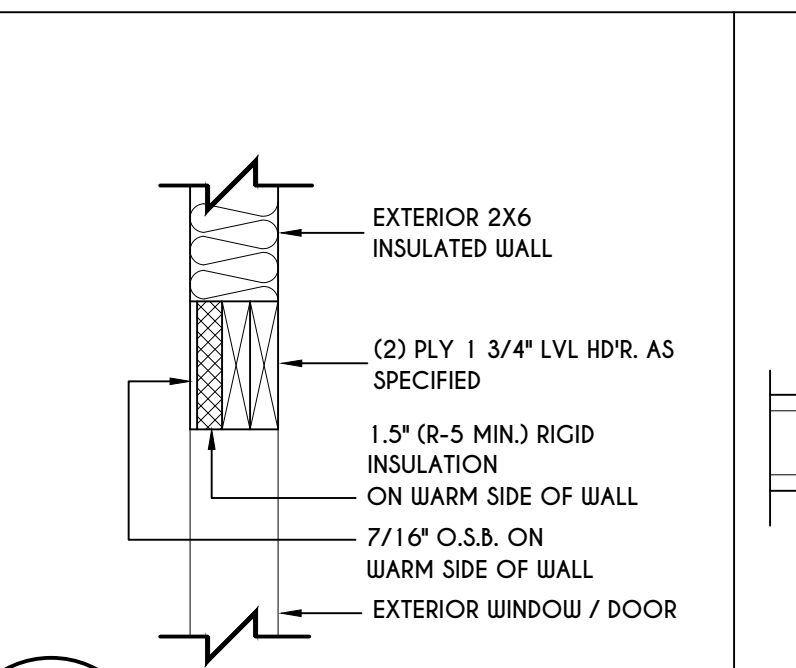
7
N-1
POURED WALL
PILASTER DETAIL
SCALE: 1" = 1'-0"



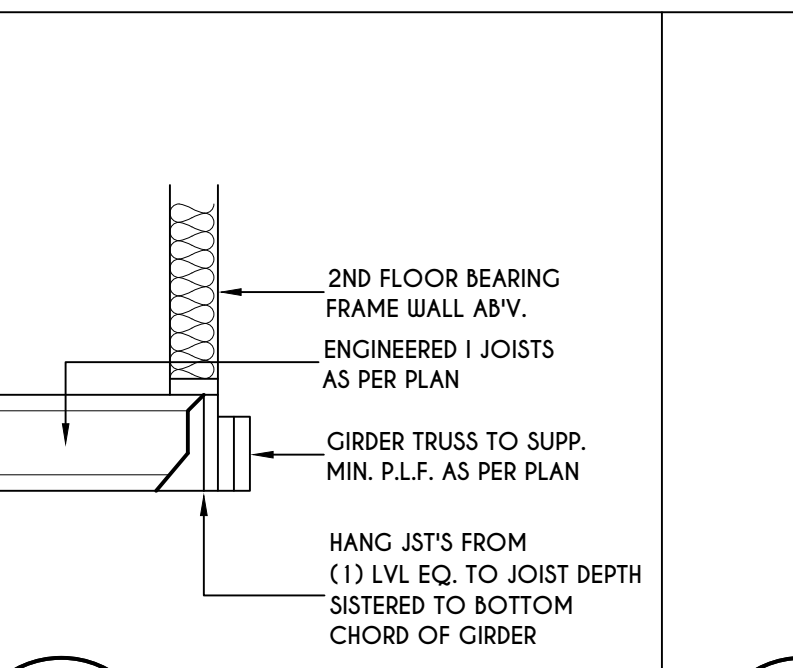
8
N-1
EXTERIOR INSULATED
3 PLY HEADER DETAIL
SCALE: 1" = 1'-0"



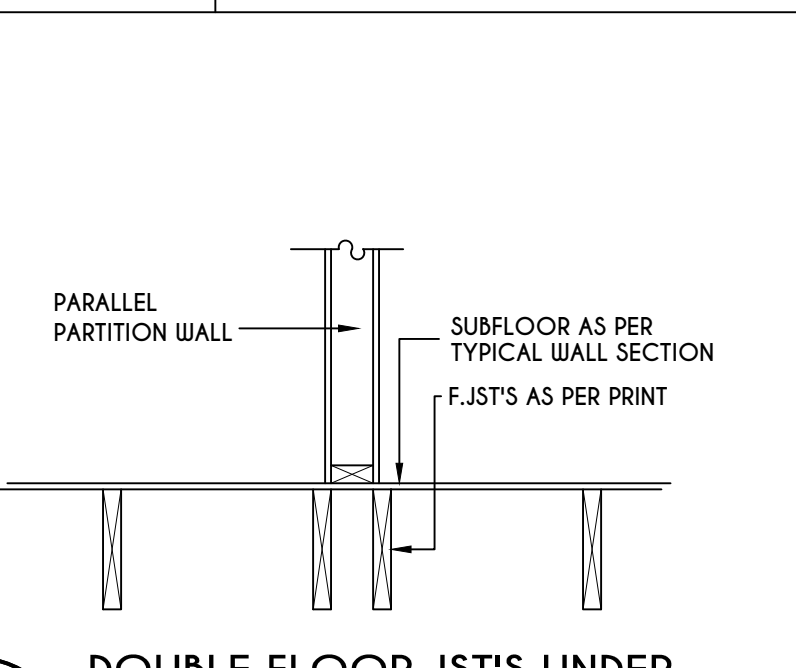
9
N-1
EXTERIOR INSULATED
2 PLY HEADER DETAIL
SCALE: 1" = 1'-0"



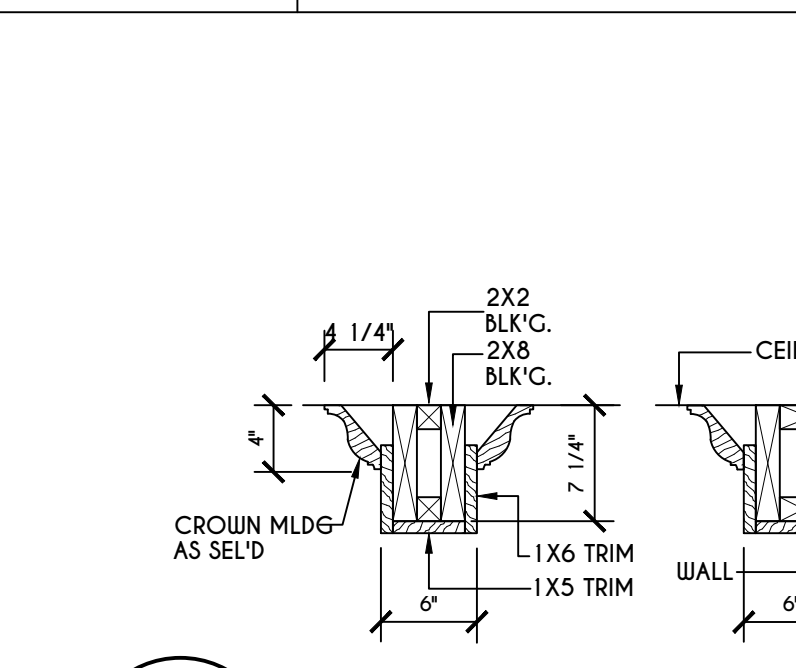
10
N-1
EXTERIOR INSULATED
2 PLY LVL HEADER DETAIL
SCALE: 1" = 1'-0"



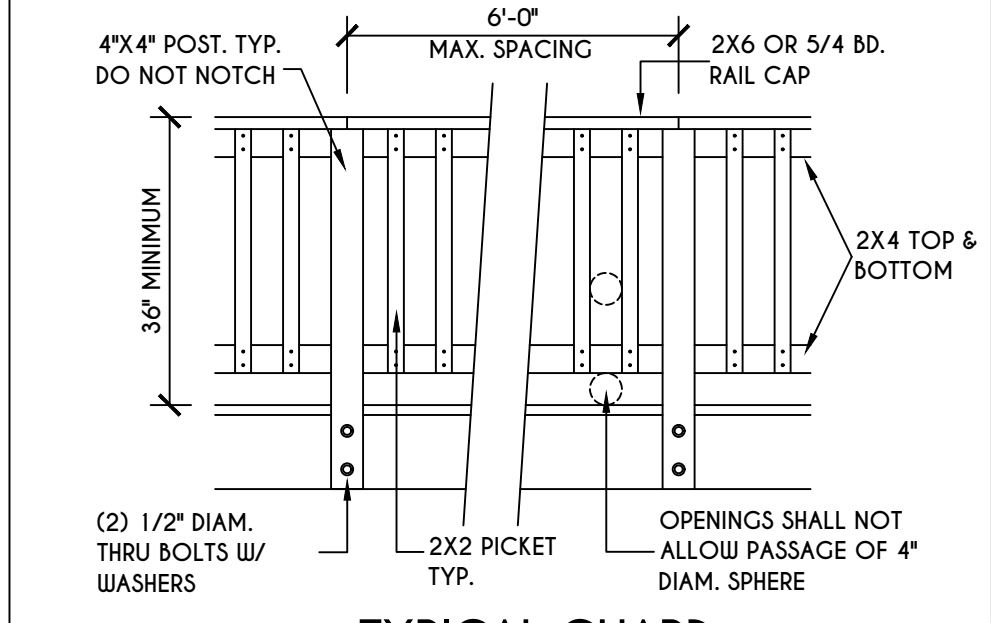
11
N-1
I JST / GIRDER DETAIL
SCALE: 1/2" = 1'-0"



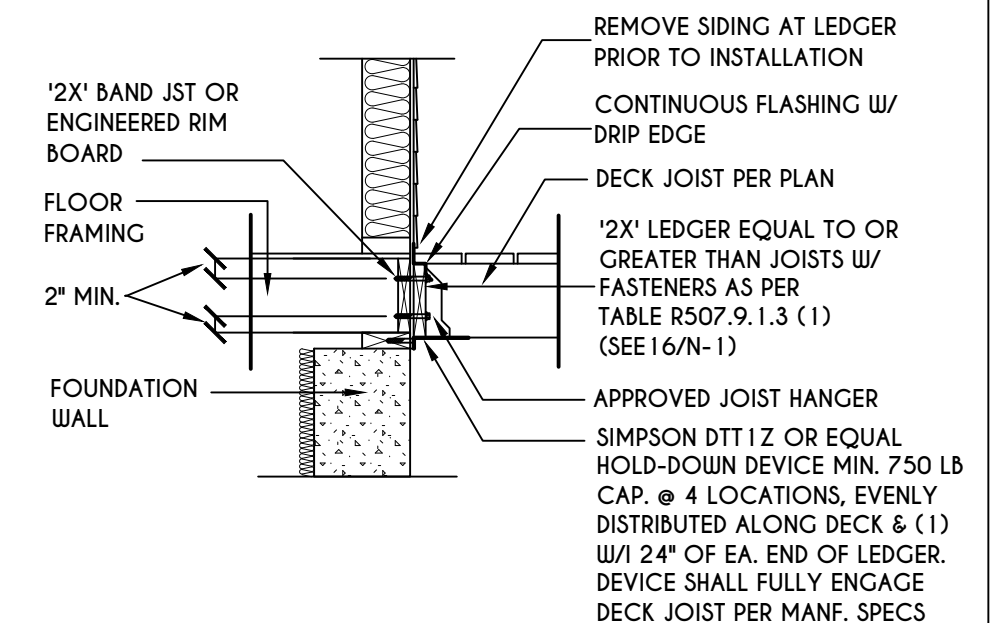
12
N-1
DOUBLE FLOOR JST'S UNDER
PARALLEL PARTITION WALL DETAIL
N.T.S.



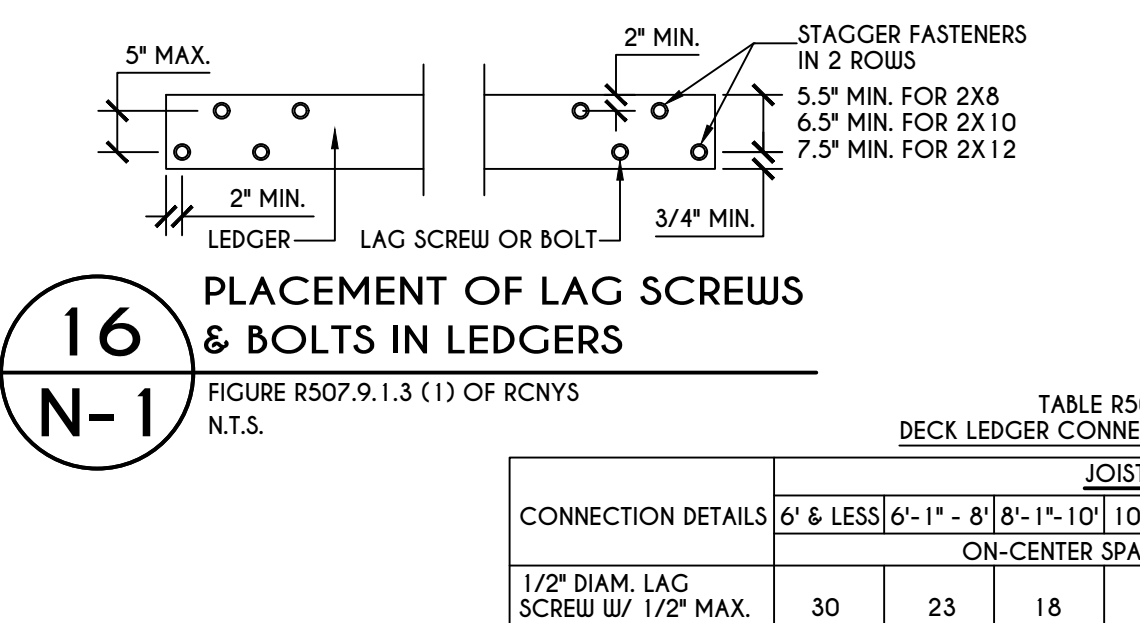
13
N-1
COFFERED BEAM DETAIL
N.T.S.



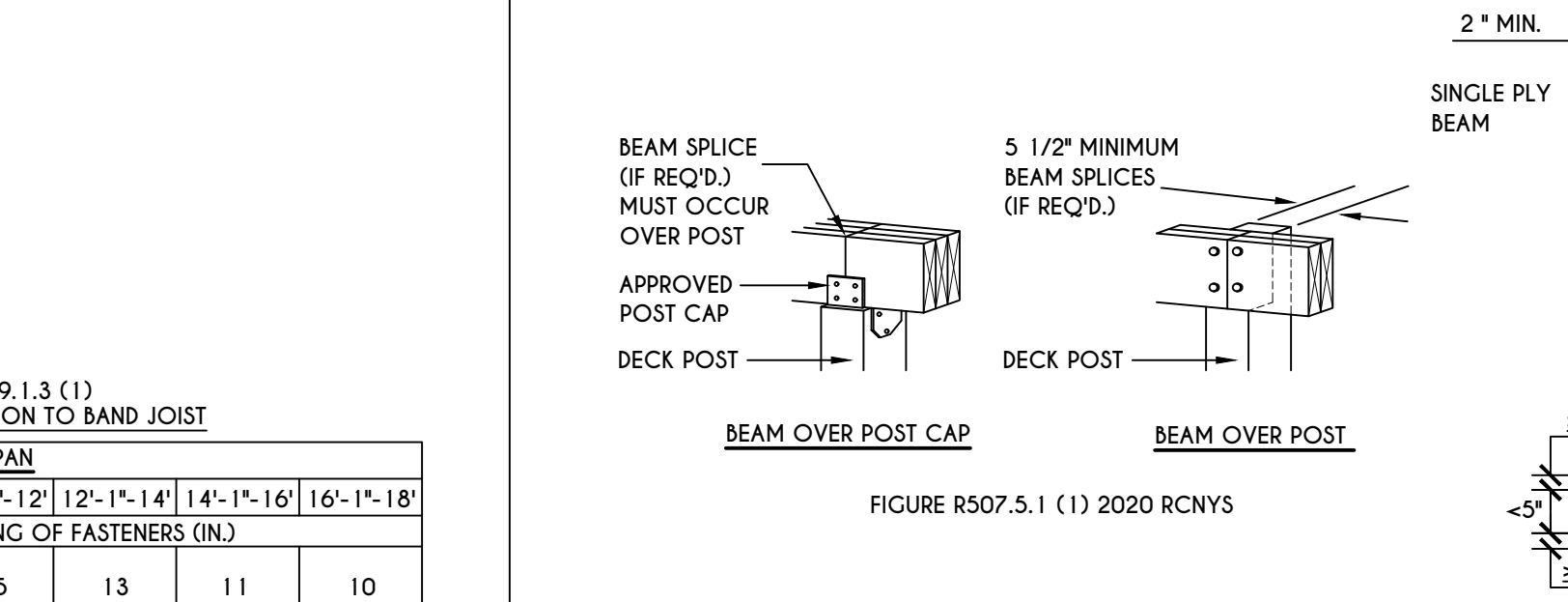
14
N-1
TYPICAL GUARD
RAIL DETAIL
SCALE: 1/2" = 1'-0"



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



16
N-1
PLACEMENT OF LAG SCREWS
& BOLTS IN LEDGERS
SCALE: 1/2" = 1'-0"

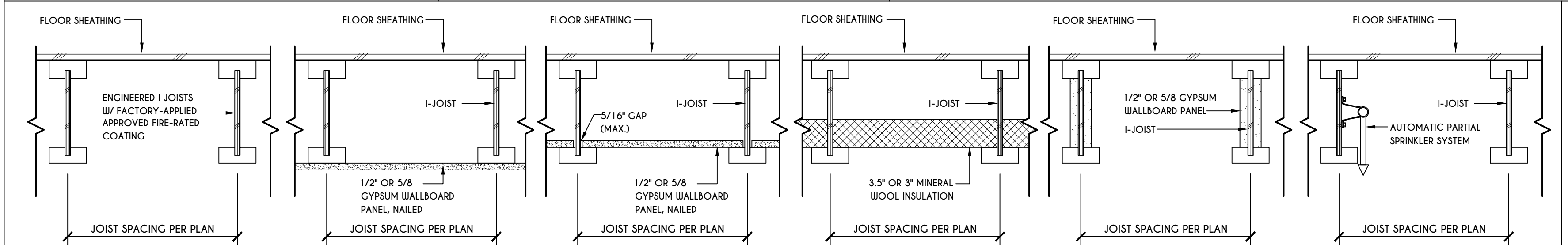


17
N-1
DECK BEAM TO DECK POST &
NOTCHED POST-TO-BEAM CONNECTION
SCALE: 1/2" = 1'-0"

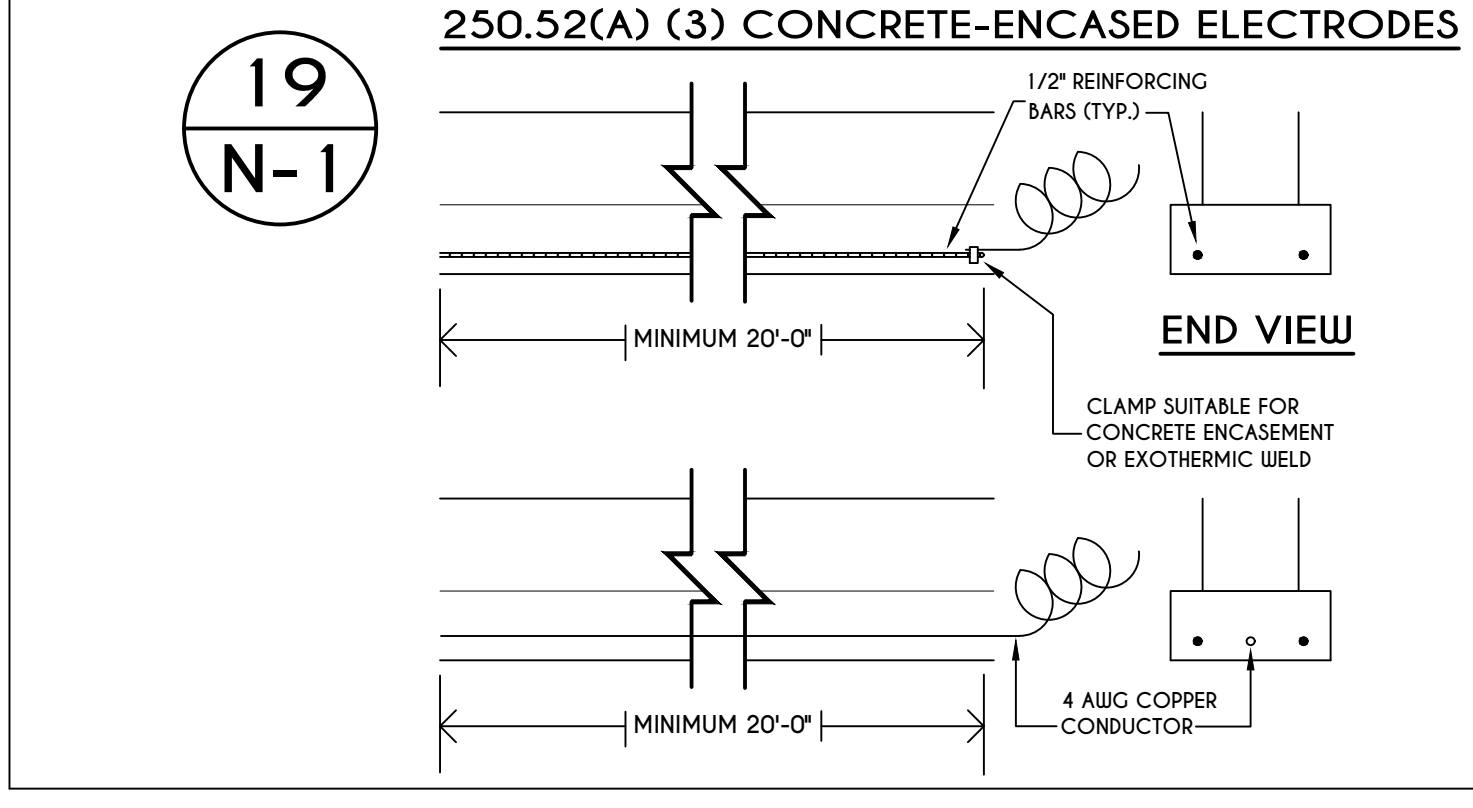
TABLE R507.4
DECK POST HEIGHT

DECK POST SIZE	MAX. HEIGHT ^{a,b} (feet-inches)
4 X 4	6'-9"
4 X 6	8'
6 X 6	14'
8 X 8	14'

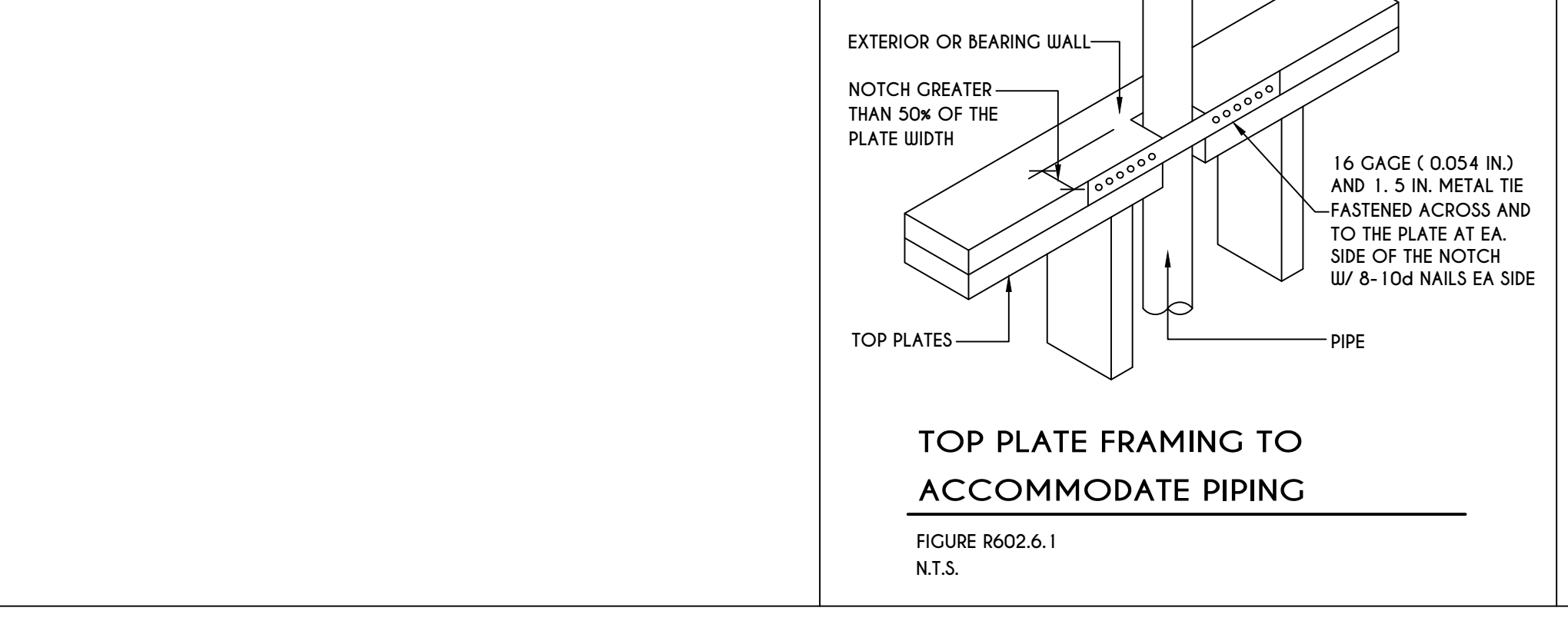
a. MEASURED TO UNDERSIDE OF BEAM
b. BASED ON 40 psf LIVE LOAD
c. THE MAXIMUM PERMITTED HEIGHT IS 8' FOR ONE-PLY & TWO-PLY BEAMS. THE MAXIMUM PERMITTED HEIGHT FOR THREE-PLY BEAMS ON POST CAP IS 6'-9"



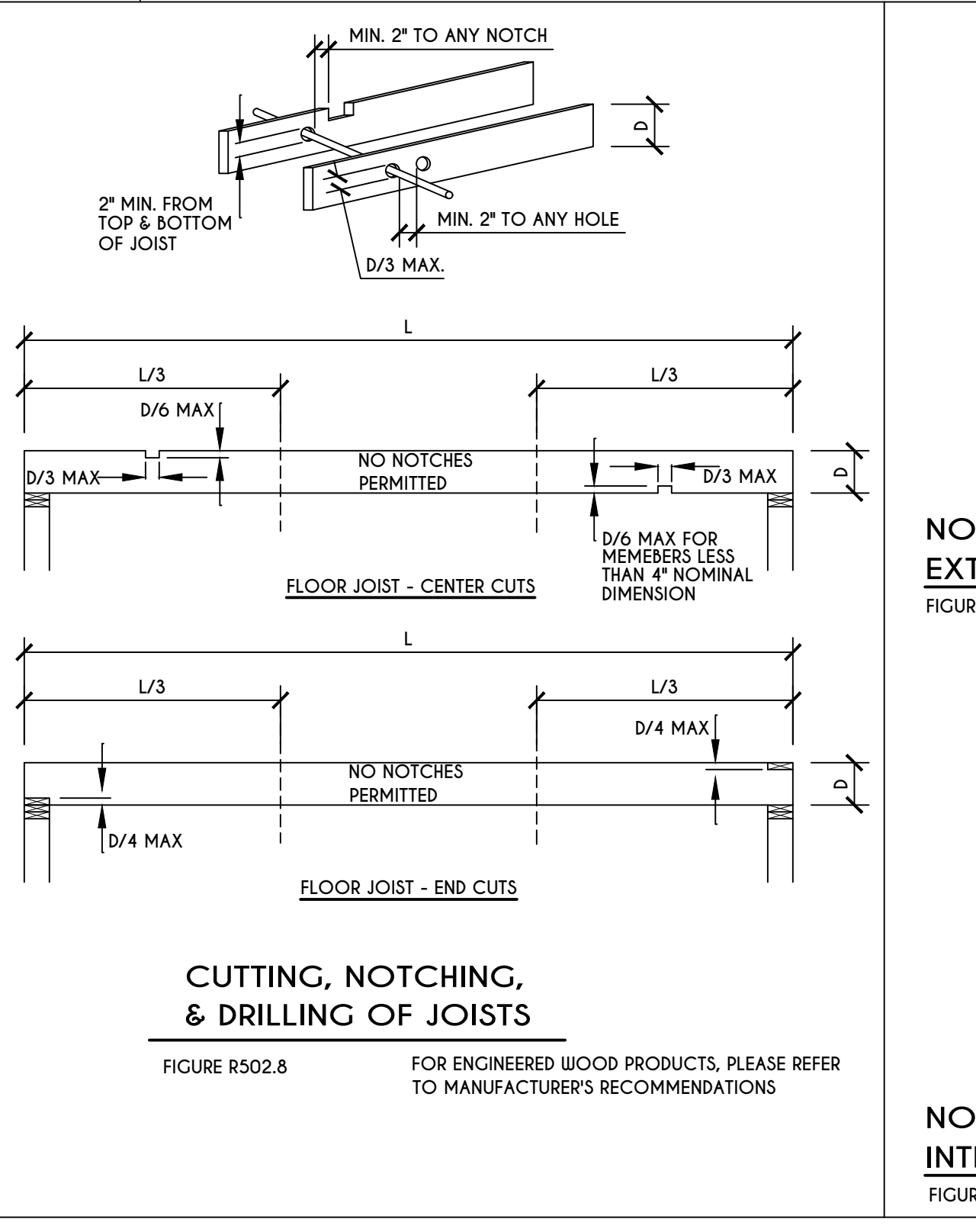
18
N-1
I-JOIST FLOOR SYSTEMS
FIRE RATED FLOOR ASSEMBLY
DETAILS AS PER AIA FIRE PROTECTION OF FLOORS (FP-01) FOR COMPLIANCE WITH SECTION R302.13 OF RCNYS



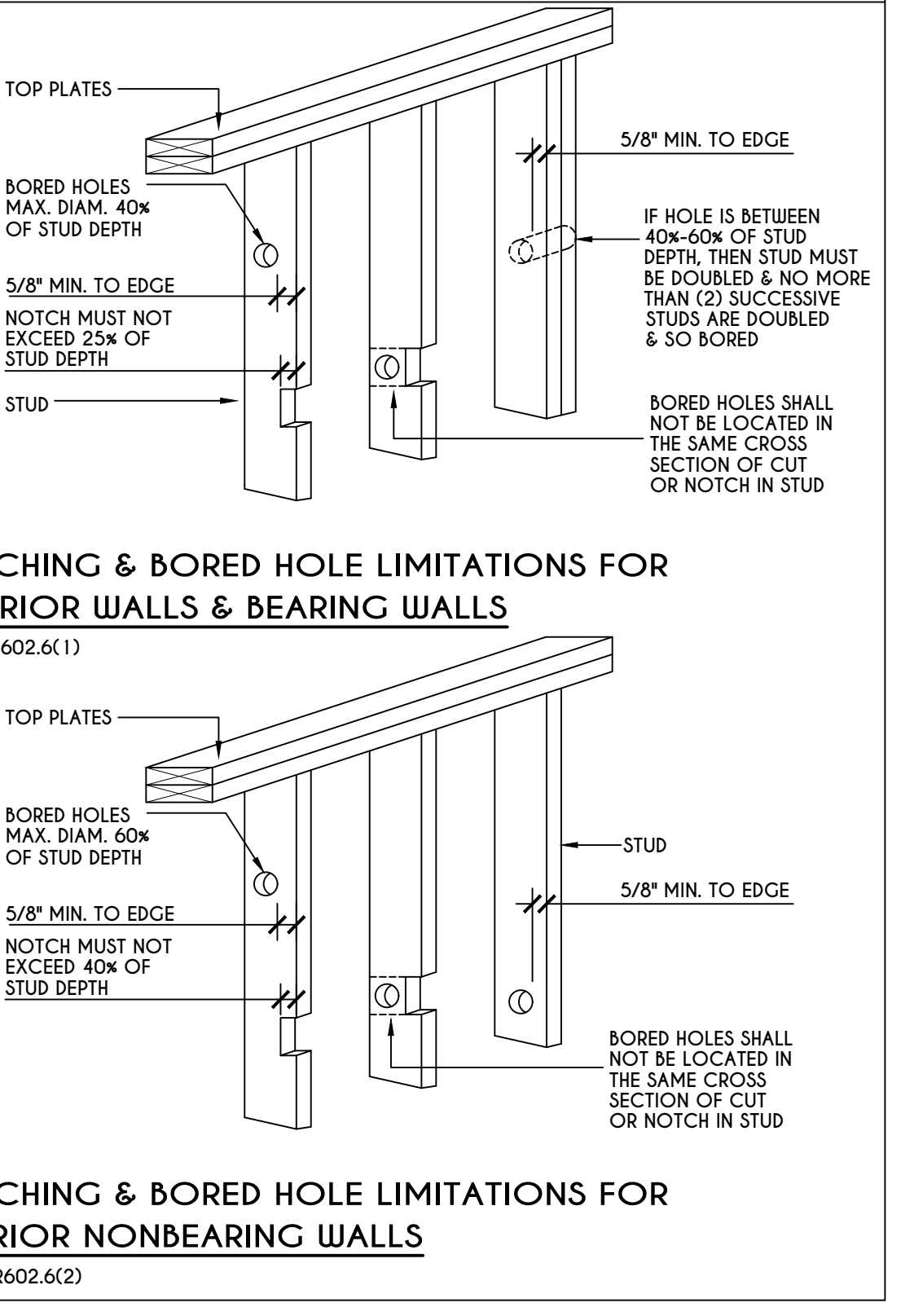
19
N-1
250.52(A) (3) CONCRETE-ENCASED ELECTRODES
SCALE: 1/2" = 1'-0"



TOP PLATE FRAMING TO
ACCOMMODATE PIPING
SCALE: 1/2" = 1'-0"

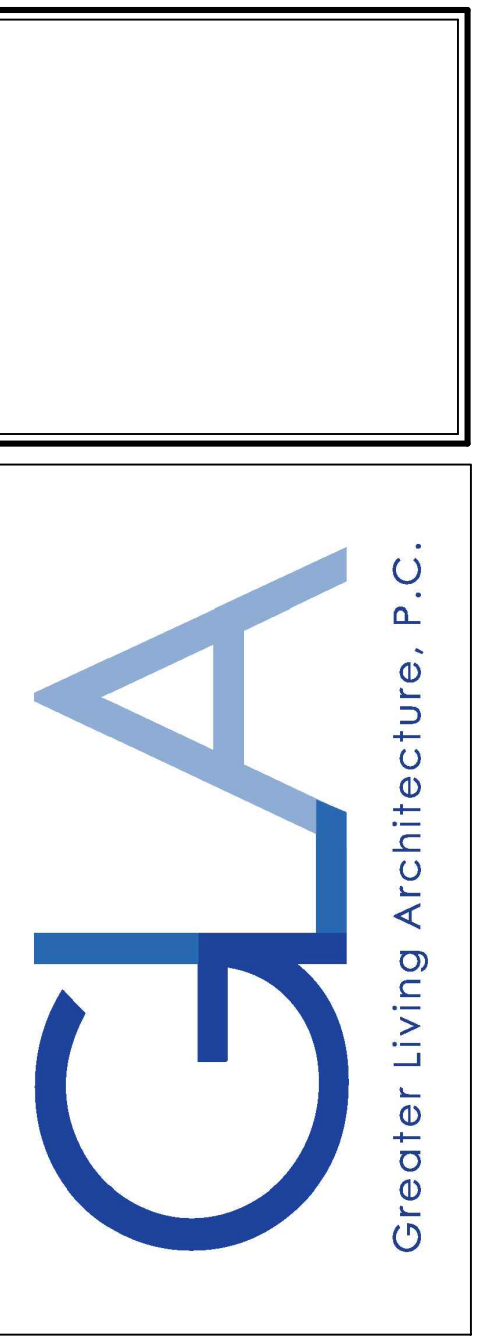


CUTTING, NOTCHING,
& DRILLING OF JOISTS
SCALE: 1/2" = 1'-0"



NOTCHING & BORED HOLE LIMITATIONS FOR
INTERIOR NONBEARING WALLS
SCALE: 1/2" = 1'-0"

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www.greaterliving.com

REVISIONS:

DATE	BY	DESCRIPTION

CLIENT/LOCATION:

GURBACKI RESIDENCE
LOT 66
COVENTRY RIDGE
PITTSFORD, NY

BUILDER:

COVENTRY RIDGE
BUILDING CORP.

DETAILS
GLA PLAN 3354

drawn: CDK	checked: CSB
scale: AS NOTED	date: 12 / 20
PROJECT: 15305 D	sheet: N 1

TABLE R404.1.1(2)

Table with columns: WALL HEIGHT, HEIGHT OF UNBALANCED BACKFILL, MINIMUM VERTICAL REINFORCEMENT AND SPACING (INCHES), SOIL CLASSES AND LATERAL SOIL LOAD (psf PER FOOT BELOW GRADE), and sub-columns for soil types (CU, CP, SU, and SP SOILS; GM, GS, SM-SC and ML SOILS; SC, MH, ML-CL and INORGANIC CL SOILS).

- a. MORTAR SHALL BE TYPE M OR S AND MASONRY SHALL BE LAID IN RUNNING BOND.
b. ALTERNATIVE REINFORCING BAR SIZES AND SPACINGS SHALL HAVE AN EQUIVALENT CROSS-SECTIONAL AREA OF REINFORCEMENT PER LINEAL FOOT OF WALL SHALL BE PERMITTED PROVIDED THE SPACING OF THE REINFORCEMENT DOES NOT EXCEED 72" IN SEISMIC DESIGN CATEGORIES A, B AND C, AND 48 INCHES IN SEISMIC DESIGN CATEGORIES D, E, F AND G.

TABLE R404.1.1(3)

Table with columns: WALL HEIGHT, HEIGHT OF UNBALANCED BACKFILL, MINIMUM VERTICAL REINFORCEMENT AND SPACING (INCHES), SOIL CLASSES AND LATERAL SOIL LOAD (psf PER FOOT BELOW GRADE), and sub-columns for soil types (CU, CP, SU, and SP SOILS; GM, GS, SM-SC and ML SOILS; SC, MH, ML-CL and INORGANIC CL SOILS).

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TABLE R404.1.1(4)

Table with columns: WALL HEIGHT, HEIGHT OF UNBALANCED BACKFILL, MINIMUM VERTICAL REINFORCEMENT AND SPACING (INCHES), SOIL CLASSES AND LATERAL SOIL LOAD (psf PER FOOT BELOW GRADE), and sub-columns for soil types (CU, CP, SU, and SP SOILS; GM, GS, SM-SC and ML SOILS; SC, MH, ML-CL and INORGANIC CL SOILS).

- a. MORTAR SHALL BE TYPE M OR S AND MASONRY SHALL BE LAID IN RUNNING BOND.
b. ALTERNATIVE REINFORCING BAR SIZES AND SPACINGS SHALL HAVE AN EQUIVALENT CROSS-SECTIONAL AREA OF REINFORCEMENT PER LINEAL FOOT OF WALL SHALL BE PERMITTED PROVIDED THE SPACING OF THE REINFORCEMENT DOES NOT EXCEED 72" IN SEISMIC DESIGN CATEGORIES A, B AND C, AND 48 INCHES IN SEISMIC DESIGN CATEGORIES D, E, F AND G.

TABLE R404.1.2(8)

Table with columns: MAXIMUM UNBALANCED BACKFILL HEIGHT (FEET), MINIMUM VERTICAL REINFORCEMENT FOR 6-, 8-, 10-, AND 12-INCH NOMINAL FLAT BASEMENT WALLS, SOIL CLASSES AND DESIGN LATERAL SOIL LOAD (psf PER FOOT OF DEPTH), and sub-columns for soil types and wall thicknesses.

- a. SOIL CLASSES ARE IN ACCORDANCE WITH THE UNIFIED SOIL CLASSIFICATION SYSTEM. REFER TO TABLE R405.1.
b. TABLE VALUES ARE BASED ON REINFORCING BARS WITH A MINIMUM YIELD STRENGTH OF 60,000 PSI.
c. VERTICAL REINFORCEMENT SHALL BE GRADE 60 MINIMUM. THE DISTANCE FROM THE FACE OF THE SOIL SIDE OF THE WALL TO THE CENTER OF VERTICAL REINFORCEMENT SHALL BE NOT LESS THAN 8.75 INCHES.

TABLE R 402.4.1.1 AIR BARRIER AND INSULATION INSTALLATION

Table with columns: COMPONENT, AIR BARRIER CRITERIA, and INSULATION INSTALLATION CRITERIA. Rows include General Requirements, Ceiling/Attic, Walls, Windows/Skylights/Doors, Rim Joists, Floors, Cracks/Space Walls, Shafts/Penetrations, Narrow Cavities, Garage Separation, Recessed Lighting, Plumbing and Wiring, Shower/Tub on Exterior Wall, Electrical/Phone Box on Exterior Walls, HVAC Register Boots, and Concealed Sprinklers.

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

R401.4 SOIL TESTS.

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

R401.4.1 GEOTECHNICAL EVALUATION.

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

TABLE R401.4.1 PRESUMPTIVE LOAD-BEARING VALUES OF FOUNDATION MATERIALS

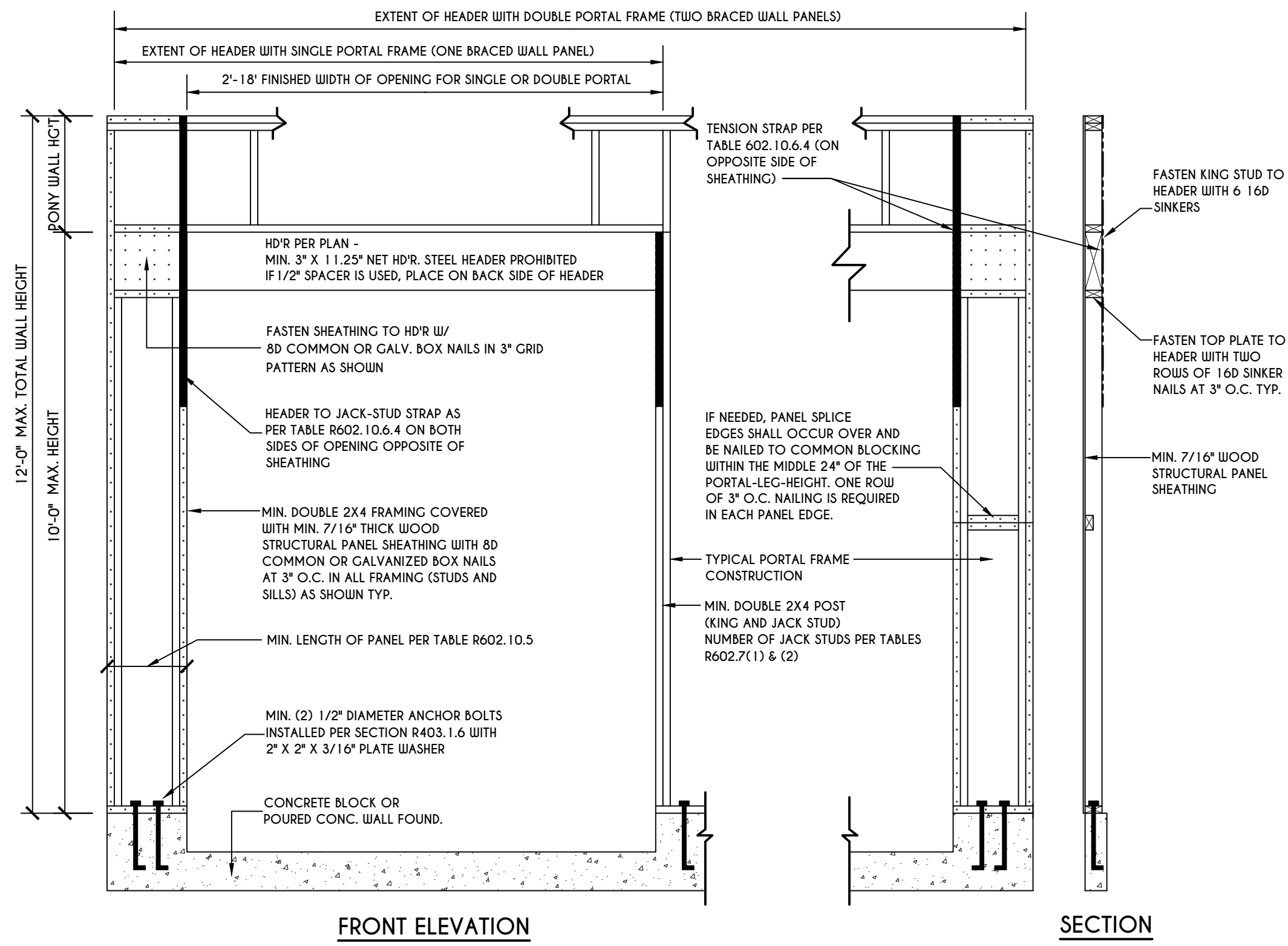
Table with columns: CLASS OF MATERIALS and LOAD-BEARING PRESSURE (pounds per square foot). Rows include Crystalline bedrock, Sedimentary & foliated rock, Sandy gravel and/or gravel, Sand, silty sand, clayey sand, silty gravel, and clayey gravel, Clay, sandy clay, silty clay, clayey silt, silty sand and sandy silt, and CL, ML, MH, & CH.

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

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

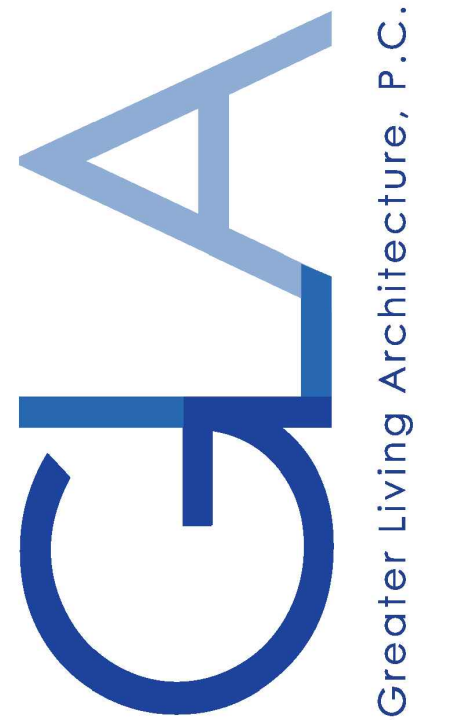
UNIFIED SOIL CLASSIFICATION SYSTEM

Table with columns: UNIFIED SOIL CLASSIFICATION SYSTEM SYMBOL and SOIL DESCRIPTION. Rows include CU (Well-graded gravels), GP (Poorly graded gravels), SU (Well-sorted sands), SP (Poorly sorted sands), GM (Silty gravels), SM (Silty sand), GC (Clayey gravels), SC (Clayey sands), MC (Inorganic silts), CL (Inorganic clays of low plasticity), CH (Inorganic clays of high plasticity), MH (Inorganic silts, micaceous or platy), OL (Organic silts), OH (Organic clays of high plasticity), and PT (Peat & other highly organic soils).



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

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REVISIONS:

Table with columns: DATE, BY, DESCRIPTION. It is currently empty.

CLIENT/LOCATION:

GURBACKI RESIDENCE LOT 66 COVENTRY RIDGE PITTSFORD, NY

BUILDER:

COVENTRY RIDGE BUILDING CORP.

REINFORCING NOTES

GLA PLAN 3354

Table with columns: drawn, checked, scale, date, PROJECT, sheet. Values include CDK, CSB, AS NOTED, 12 / 20, 15305 D, N, 2.



Call
Holly Creek
505-724-5050

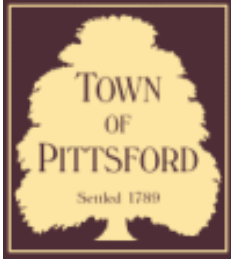
07/25/2016



07/25/2016



07/25/2016



Town of Pittsford

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

Permit #
B20-000213

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

DESIGN REVIEW AND HISTORIC PRESERVATION BOARD REFERRAL OF APPLICATION

Property Address: 22 Hawkstone Way PITTSFORD, NY 14534

Tax ID Number: 178.03-4-13

Zoning District: RN Residential Neighborhood

Owner: Ketmar Development Corp

Applicant: Ketmar Development Corp

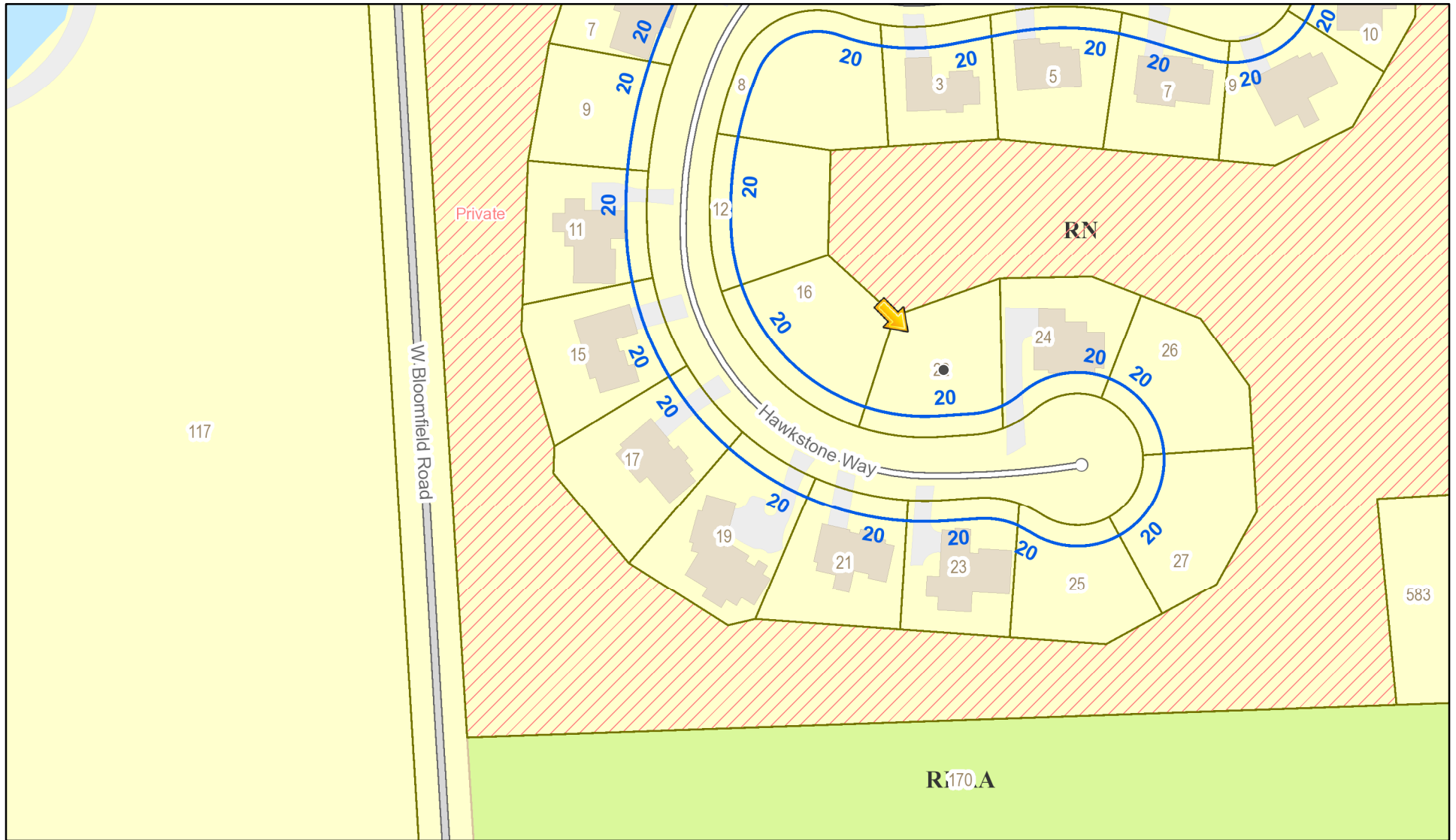
Application Type:

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

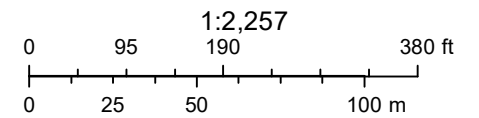
Project Description: Applicant is requesting design review for the construction of a one story single family home. The home will be approximately 1994 square feet and will be located in the cottages at Malvern Subdivision.

Meeting Date: December 10, 2020

RN Residential Neighborhood Zoning

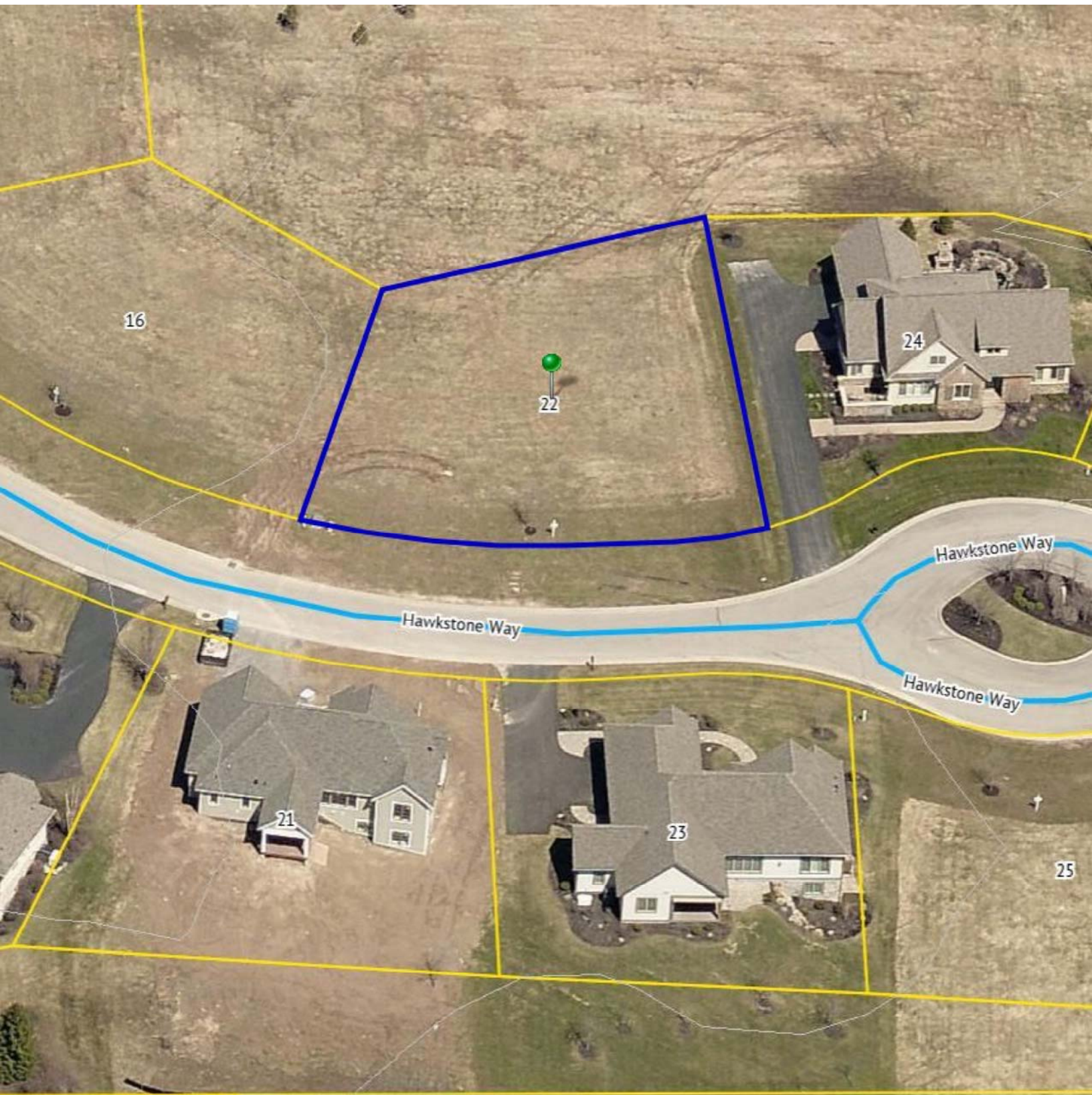


Printed December 3, 2020



Town of Pittsford GIS

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



16

22

24

Hawkstone Way

Hawkstone Way

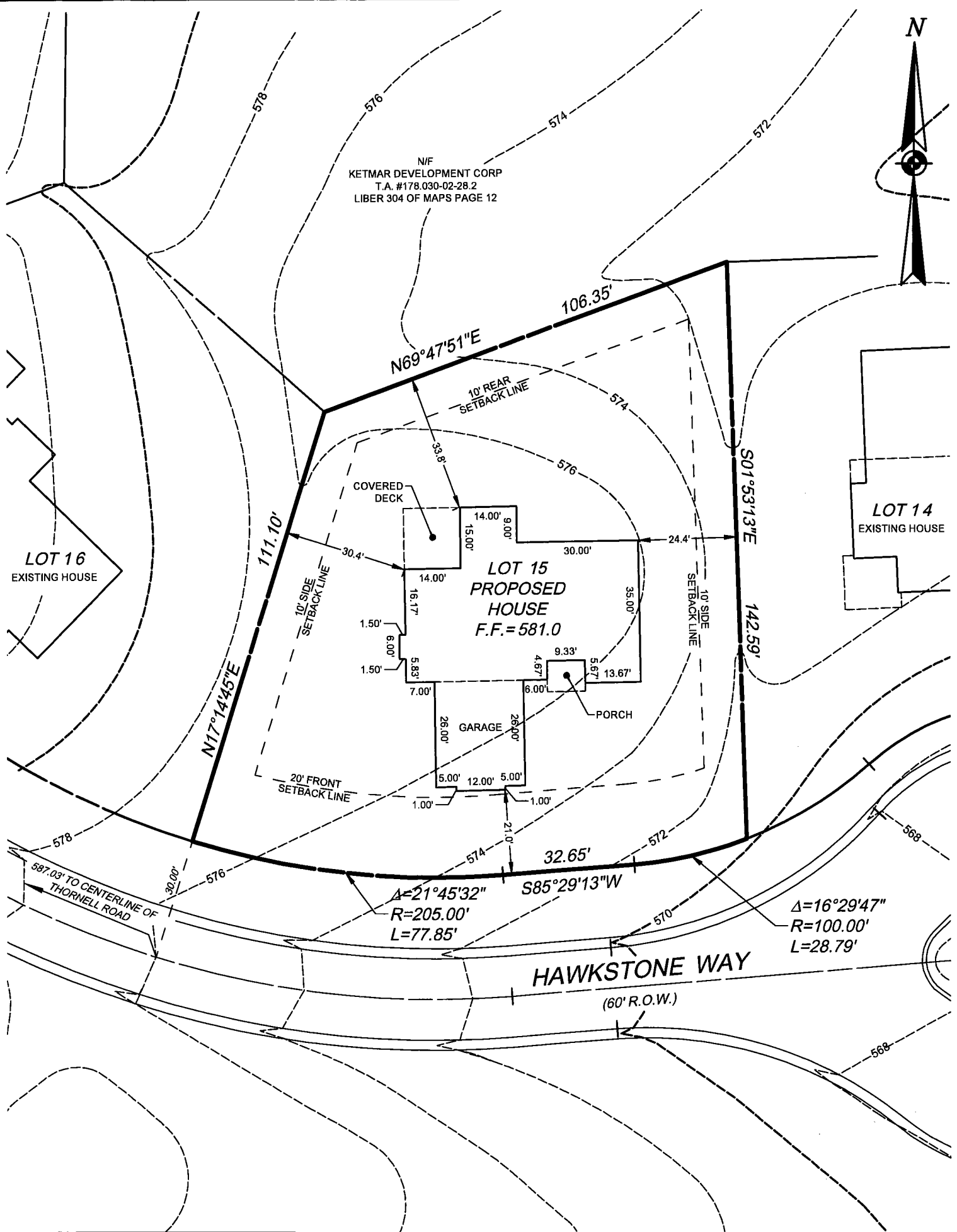
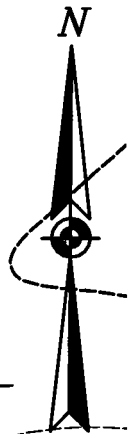
Hawkstone Way

21

23

25

N/F
 KETMAR DEVELOPMENT CORP
 T.A. #178.030-02-28.2
 LIBER 304 OF MAPS PAGE 12



LOT 16
 EXISTING HOUSE

LOT 15
 PROPOSED
 HOUSE
 F.F. = 581.0

LOT 14
 EXISTING HOUSE

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



KLEIN RESIDENCE

LOT 15 COTTAGES AT MALVERN
 PITTSFORD, NY
 KETMAR DEVELOPMENT CORP.

PLAN 1994 R / PROJECT 2555 H

SHEET INDEX

- C-1 COVER SHEET
- 1/4 ELEVATIONS
- 2/4 FOUNDATION PLAN
- 3/4 FIRST FLOOR & ROOF PLAN
- 4/4 SECTIONS
- N-1 DETAILS

GENERAL NOTES:

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

COMPLIANCE METHOD: RESCHECK CERTIFICATE OR PRESCRIPTIVE

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

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

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

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

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

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

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

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

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

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

R806.2 MINIMUM VENT AREA. THE MINIMUM NET FREE VENTILATION AREA SHALL BE 1/30 OF THE AREA OF THE VENTED SPACE.

GAS PIPING SHALL BE INSTALLED IN ACCORDANCE WITH PART VI OF THE 2020 RCNYS. A SHUTOFF VALVE SHALL BE PROVIDED AHEAD OF EVERY GAS APPLIANCE OR OUTLET FOR A GAS CONNECTION. VALVES SHALL BE LOCATED IN THE SAME ROOM AS, & WITHIN 6' OF THE APPLIANCE, EXCEPT THAT VALVES FOR VENTED GAS FIREPLACES, INSERTS, LOGS & ROOM HEATERS MAY BE REMOTE FROM THE APPLIANCE WHERE PROVIDED WITH READY ACCESS. SUCH VALVES SHALL BE PERMANENTLY IDENTIFIED & SERVE NO OTHER EQUIPMENT. SHUTOFF VALVES SHALL BE INSTALLED IN ACCORDANCE WITH SECTION G242.0.

DRYER EXHAUST DUCTS SHALL HAVE A SMOOTH INTERIOR FINISH & BE CONSTRUCTED OF METAL HAVING A MINIMUM THICKNESS OF 0.0157" (NO. 28 GAUGE), & SHALL BE 4" NOMINAL IN DIAMETER. EXHAUST DUCTS SHALL TERMINATE ON THE OUTSIDE OF THE BUILDING AS PER MANUFACTURER'S INSTALLATION INSTRUCTIONS, BUT NOT LESS THAN 3' IN ANY DIRECTION FROM OPENINGS INTO BUILDINGS.

ENERGY EFFICIENCY:

R401.3 CERTIFICATE (MANDATORY) A PERMANENT CERTIFICATE COMPLETED SHALL BE COMPLETED BY THE BUILDER OR OTHER APPROVED PARTY, AND POSTED ON A WALL IN THE SPACE WHERE THE FURNACE IS LOCATED, A UTILITY ROOM OR AN APPROVED LOCATION INSIDE THE BUILDING.

R402.2.4 ATTIC ACCESS SHALL BE INSULATED WITH THE SAME R-VALUE AS THE ATTIC, WEATHER STRIPPED & LATCHED
 R402.4 AIR LEAKAGE. THE BUILDING THERMAL ENVELOPE SHALL BE CONSTRUCTED TO LIMIT AIR LEAKAGE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTIONS R402.4.1 THROUGH R402.4.5.

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

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

R402.4.1.2 TESTING. THE BUILDING OR DUELLING UNIT SHALL BE TESTED AND VERIFIED AS HAVING AN AIR LEAKAGE RATE NOT EXCEEDING THREE AIR CHANGES PER HOUR. TESTING SHALL BE CONDUCTED IN ACCORDANCE WITH RESNET/ACC 380, ASTM E779, OR ASTM E1827 AND REPORTED AT A PRESSURE OF 0.2 INCH W.G. (50 PASCALES). TESTING SHALL BE PERFORMED AT ANY TIME AFTER CREATION OF ALL PENETRATIONS OF THE BUILDING THERMAL ENVELOPE. A WRITTEN REPORT OF THE TEST RESULTS SHALL BE SUPPLIED TO THE CODE OFFICIAL PRIOR TO RECEIPT OF A C OF O. THE CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE AN APPROVED PARTY INDEPENDENT OF THE INSULATION INSTALLER TO DO THE INSPECTIONS

DURING TESTING:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

SITE WORK:

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

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

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

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

FOUNDATION:

THE BOTTOM OF ALL FOOTINGS SHALL BE AT LEAST 48" BELOW FINISHED GRADE & TO REST ON (ORIGINAL) UNDISTURBED SOIL & ASSUMED MINIMUM SOIL BEARING PRESSURE TO BE 2500 P.S.F. CONTRACTOR TO BE RESPONSIBLE FOR ALL SUBGRADE CONDITIONS.

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

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

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

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

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

FIREPLACES:

VENTED GAS FIREPLACE SHALL BE LISTED, LABELED & INSTALLED IN ACCORDANCE WITH ANSI Z21.50, SECT. G2434 OF THE 2020 RCNYS & THE MANUFACTURER'S INSTRUCTIONS. INSTRUCTIONS SHALL BE AVAILABLE ON SITE FOR BUILDING INSPECTOR. APPLIANCE SHALL BE EQUIPPED WITH A FLAME SAFEGUARD DEVICE IN ACCORDANCE WITH SECT. G2431.

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

FRAMING:

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

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

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

ALL WINDOWS AND DOORS ARE TO BE FRAMED WITH MINIMUM (22)X8 OR (32)X6 HEADER UNLESS NOTED OTHERWISE.

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

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

ALL WOOD, IN CONTACT WITH CONCRETE OR EXPOSED TO THE ELEMENTS, SHALL BE PRESSURE TREATED OR OF A SPECIES SUITABLE FOR OUTDOOR USE. ALL FASTENER, JOIST HANGERS, & FLASHING SHALL BE HOT DIP GALVANIZED, STAINLESS STEEL, SILICON, BRONZE, OR COPPER, & SHALL BE APPROVED BY THE MANUFACTURER FOR USE WITH PRESSURE TREATED WOOD.

FLASHING IS REQUIRED IN THE FOLLOWING LOCATIONS: AT WALL & ROOF INTERSECTIONS & PROJECTING WOOD TRIM, TOP OF ALL EXTERIOR WINDOWS & DOOR OPENINGS, CHIMNEYS UNDER & AT ENDS OF MASONRY, WOOD OR METAL COPINGS & SILLS, & WHERE EXTERIOR PORCHES, DECKS OR STAIRS ATTACH TO A WALL OR FLOOR ASSEMBLY OF WOOD-FRAMED CONSTRUCTION & BUILT-IN GUTTERS. FLASHINGS SHALL BE PROVIDED AS REQD. TO COMPLY WITH ALL OF SECT. R703.4 OF THE 2020 RCNYS.

STRUCTURAL COLUMNS SHALL BE RESTRAINED TO PREVENT LATERAL DISPLACEMENT AT THE BOTTOM END. WOOD COLUMNS SHALL NOT BE LESS IN NOMINAL SIZE THAN 4" X 4" & STEEL COLUMNS SHALL NOT BE LESS THAN 3" DIAM. STANDARD PIPE OR APPROVED EQUIVALENT.

STAIRWAY & GUARD REQUIREMENTS:

STAIRWAYS SHALL BE AT LEAST 36" WIDE. TREADS SHALL BE AT LEAST 9" DEEP PLUS 3/4" TO 1 1/4" NOSING FOR CLOSED RISER TYPE, OR 9" FOR OPEN RISER TYPE. RISERS SHALL BE NO MORE THAN 8 1/4" HIGH. STAIRS SHALL COMPLY WITH SECTION R311.7 OF THE 2020 RCNYS.

HANDRAILS SHALL BE PROVIDED ON AT LEAST ONE SIDE OF STAIRWAYS WITH FOUR OR MORE RISERS. TOP SURFACE OF HANDRAILS SHALL BE BETWEEN 34" & 36" ABOVE TREAD NOSING.

GUARDS SHALL BE LOCATED ALONG AN OPEN SIDED WALKING SURFACE THAT ARE LOCATED MORE THAN 30 INCHES MEASURED VERTICALLY TO THE FLOOR OR GRADE BELOW AT ANY POINT WITHIN 36 INCHES HORIZONTALLY TO THE EDGE OF THE OPEN SIDE. REQUIRED GUARDS SHALL NOT BE LESS THAN 36" IN HEIGHT MEASURED VERTICALLY ABOVE WALKING SURFACE.

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

GARAGE FIREPROOFING:

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

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

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

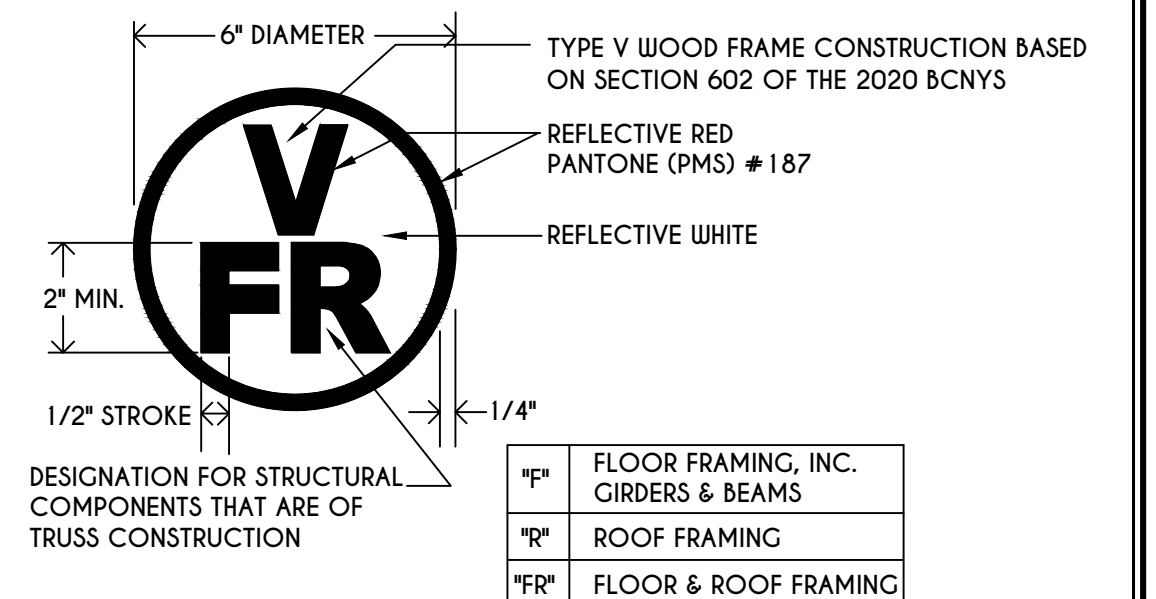
DESIGN CRITERIA:

(FOR GREATER ROCHESTER AREA & ADJACENT COUNTIES)

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

TRUSS IDENTIFICATION:

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

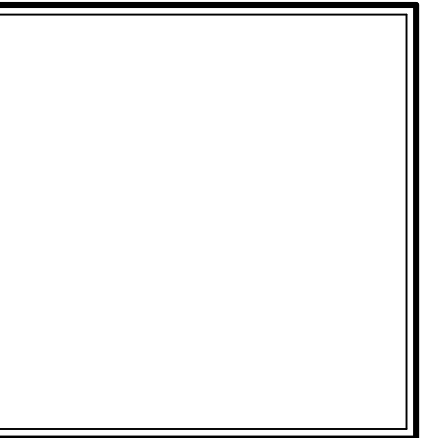


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 LOT 15
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 PITTSFORD, NY

BUILDER:

KETMAR DEVELOPMENT CORP.

COVER PAGE

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

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

FOR SI: 1 square foot=0.0929 m², 1 cubic foot per min=0.00047 19 m³/s

TABLE M 1505.4.3 (2)

INTERMITTENT WHOLE-HOUSE MECHANICAL VENTILATION RATE FACTORS^{a, b}

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

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

TABLE M 1505.4.4

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

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

FOR SI: 1 CUBIC FT. PER MINUTE = 0.00047 19 m³/s.

WINDOWS: VIVID SOLARBAN GLASS W/ ARGON

U-FACTOR 0.28
SHGC 0.31

DOORS: SELECTION BY OWNER

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

WINDOW / DOOR LEGEND:

[E] = MEETS OR EXCEEDS EGRESS REQUIREMENTS
- CLEAR OPENING AREA OF 5.7 SQ.FT.
- CLEAR OPENING WIDTH OF 20"
- CLEAR OPENING HEIGHT OF 24"
PER SECT. R310.1.1 OF 2020 RCNYS

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

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

GENERAL NOTES:

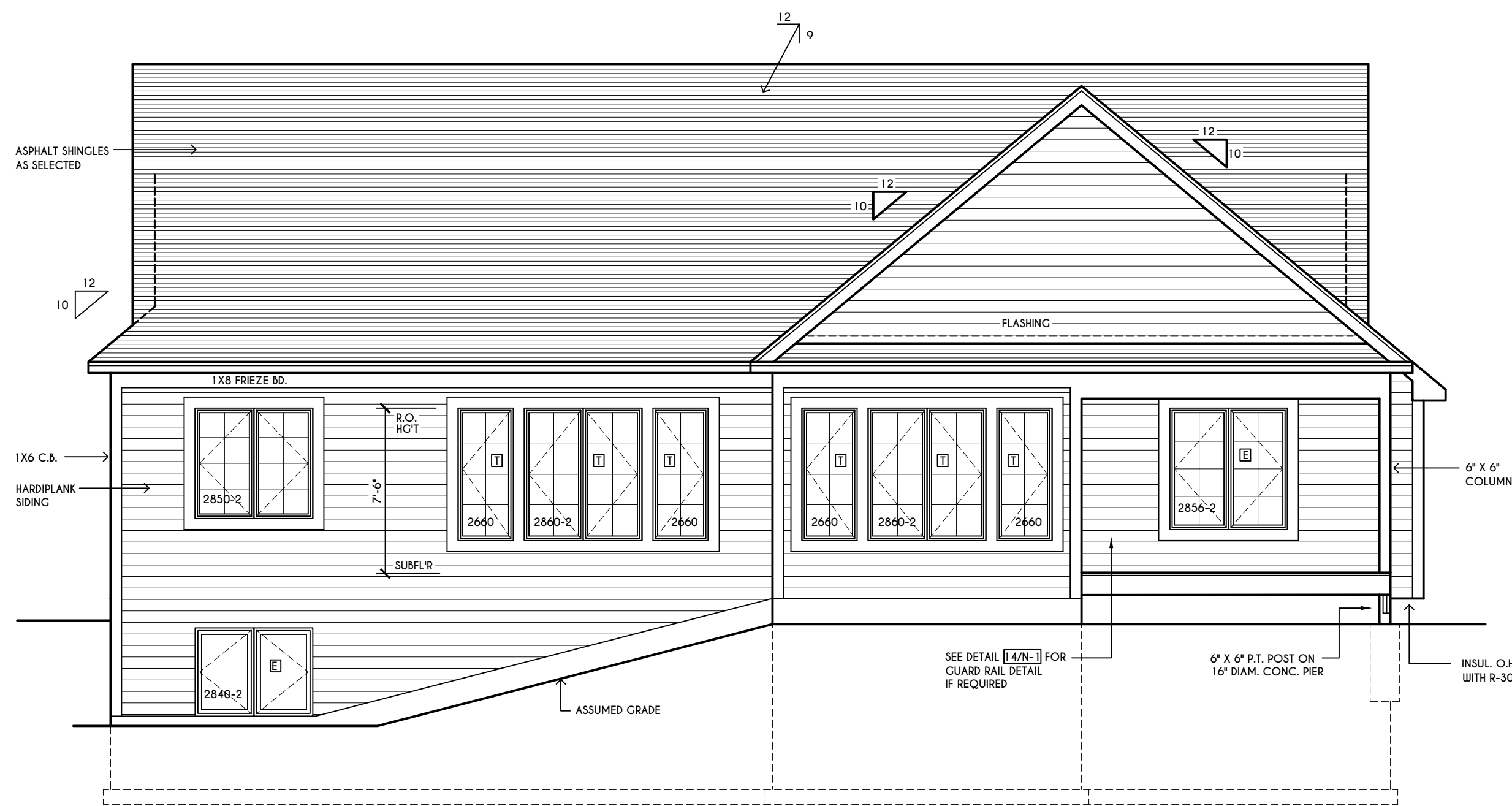
ALL RAKES & OVERHANGS ARE TO BE 1'-0" UNLESS NOTED OTHERWISE

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

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

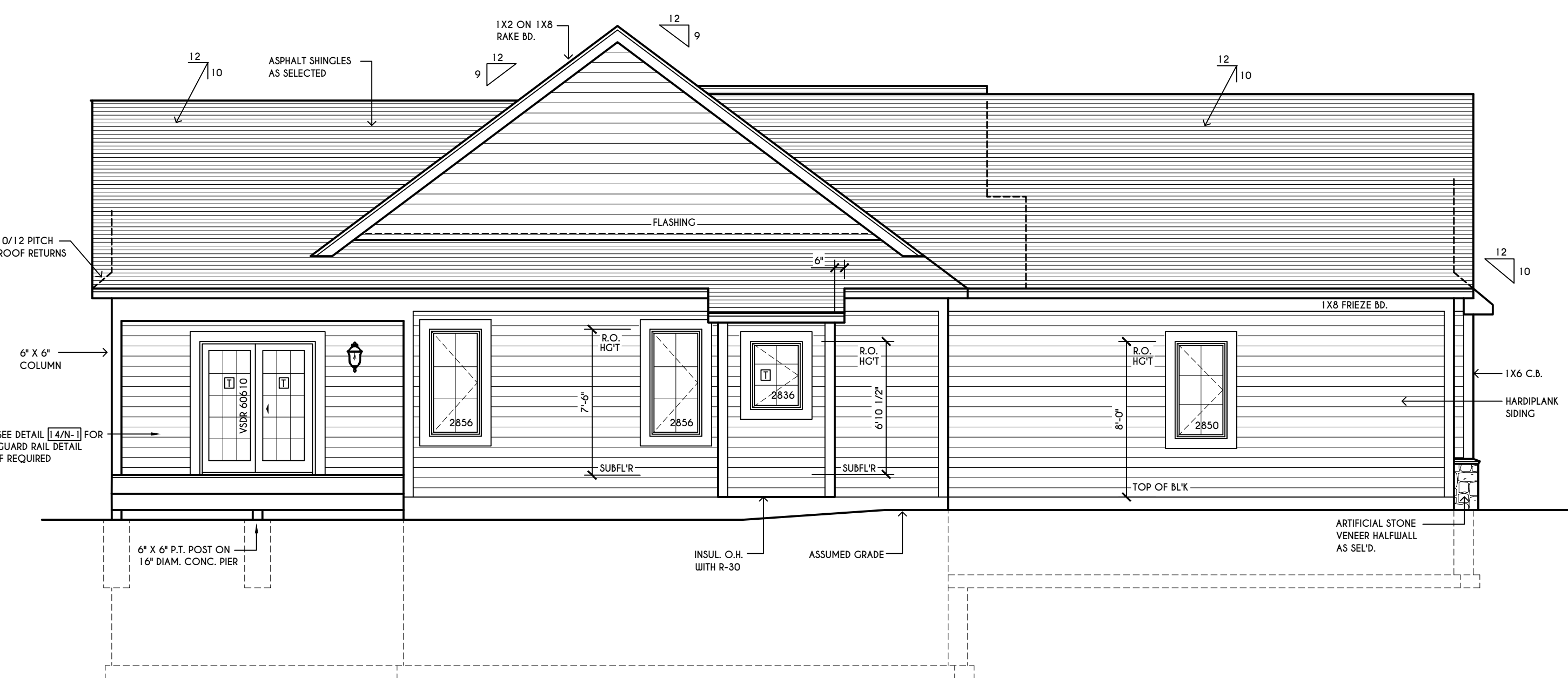
MECHANICAL VENTILATION RATE:

THIS PLAN AS DESIGNED REQUIRES (MIN) 1 CONTINUOUSLY RUN EXHAUST FAN CAPABLE OF (MIN) 60 cfm WITH A MANUAL OVERRIDE SWITCH AS PER SECTION M 1505.4.2 OF 2020 RCNYS SEE TABLES M 1505.4.3(1) & M 1505.4.3(2) & M 1505.4.4 (PAGE 1)



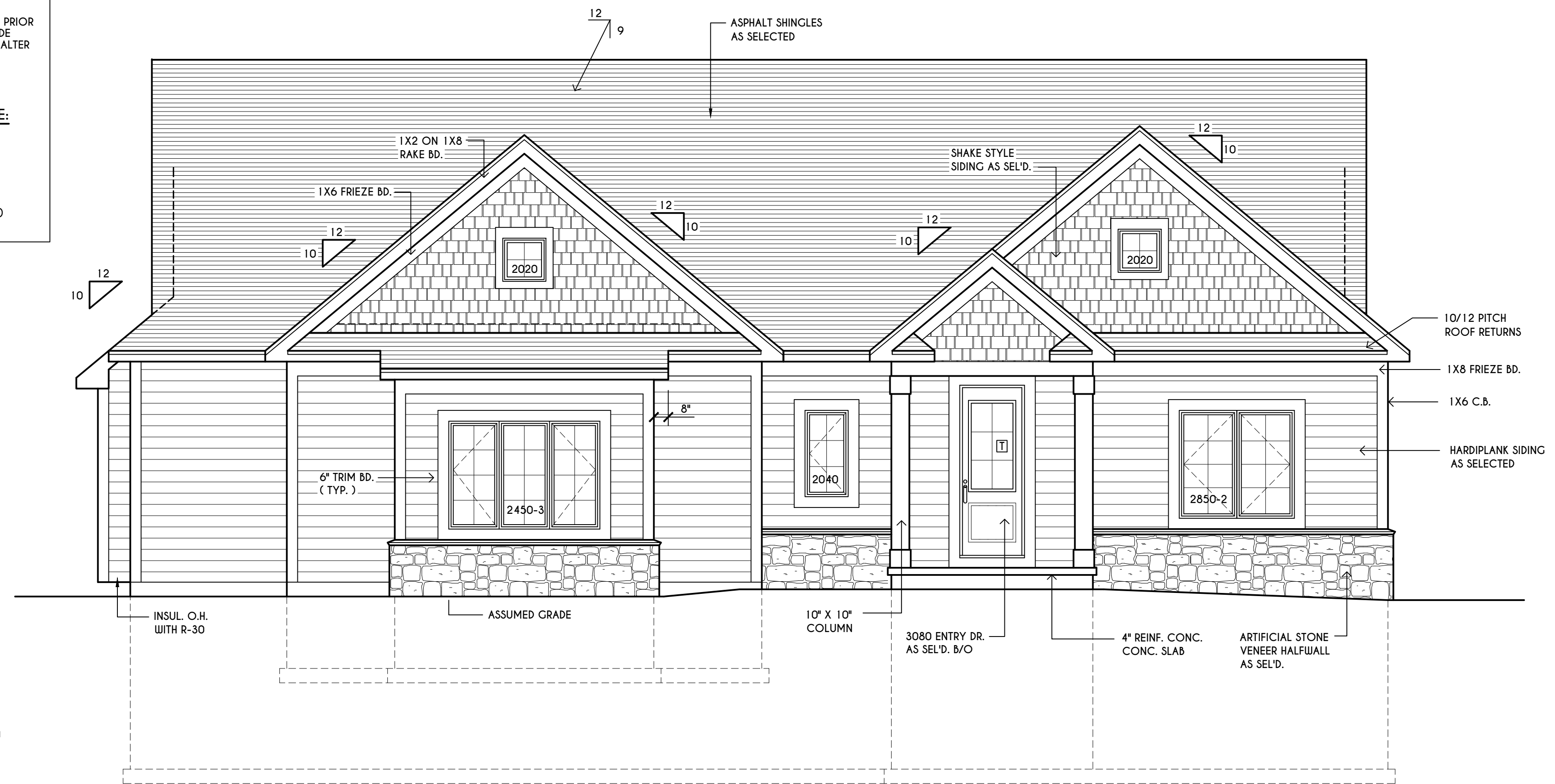
REAR ELEVATION

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



LEFT ELEVATION

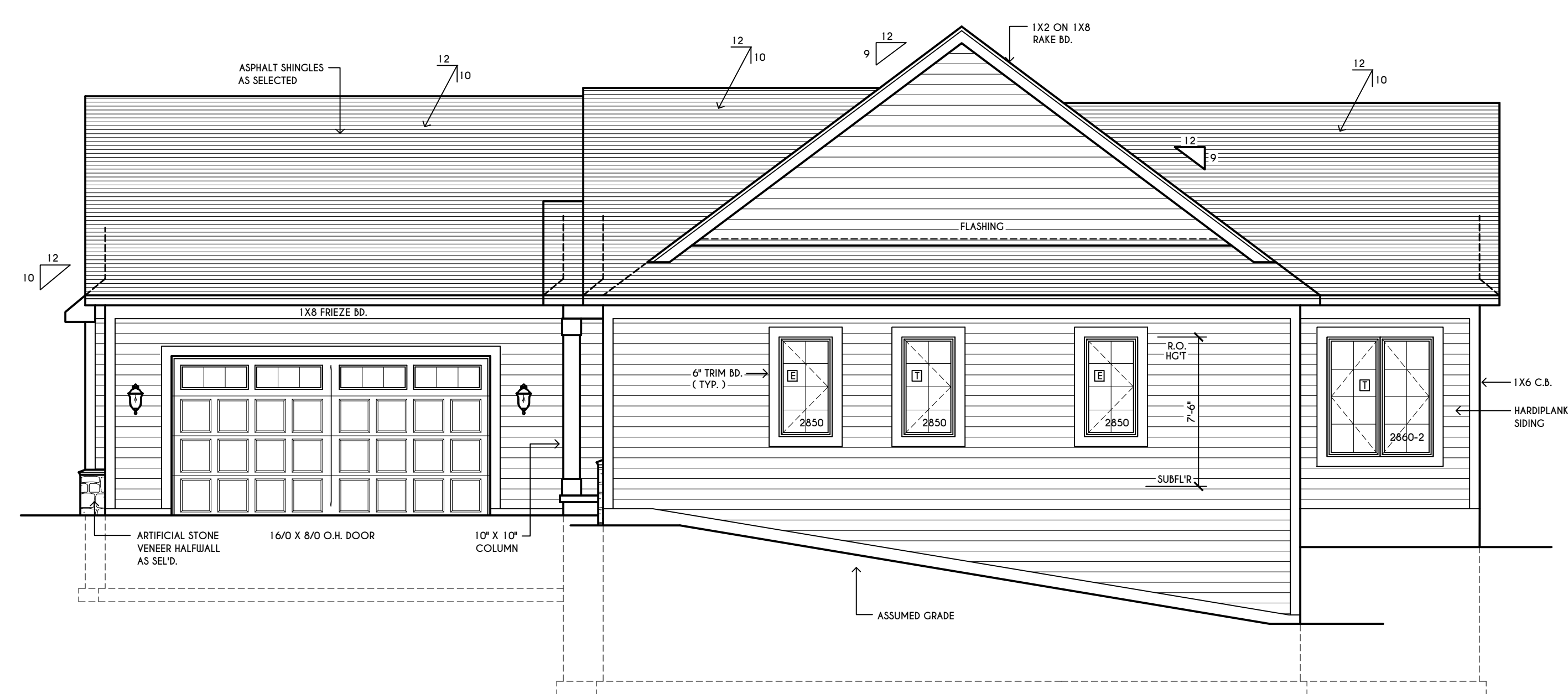
SCALE: 3/16" = 1'-0"



FRONT ELEVATION

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

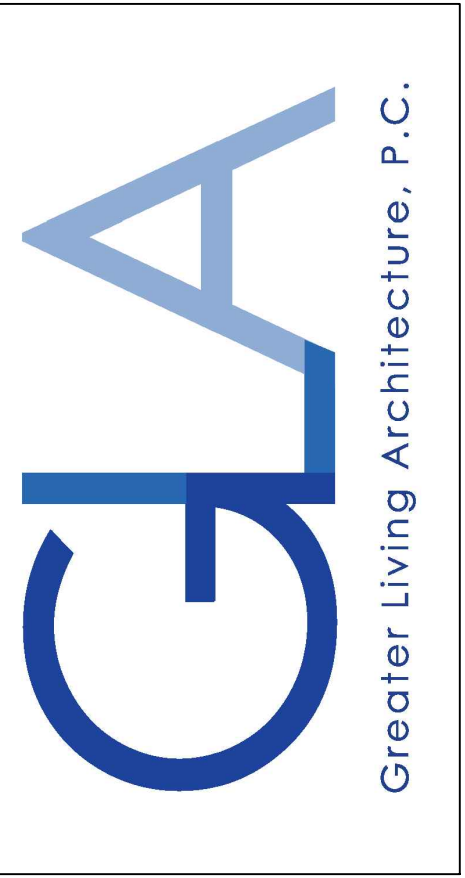
TOTAL LIVING AREA = 1994 SQ.FT.
TOTAL CONDITIONED VOLUME = 35,256 CU.FT.



RIGHT ELEVATION

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

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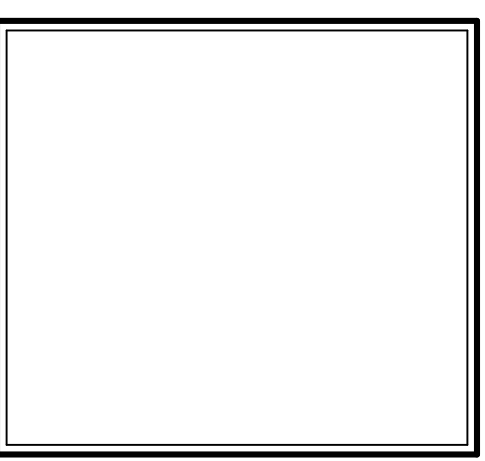
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ELEVATIONS
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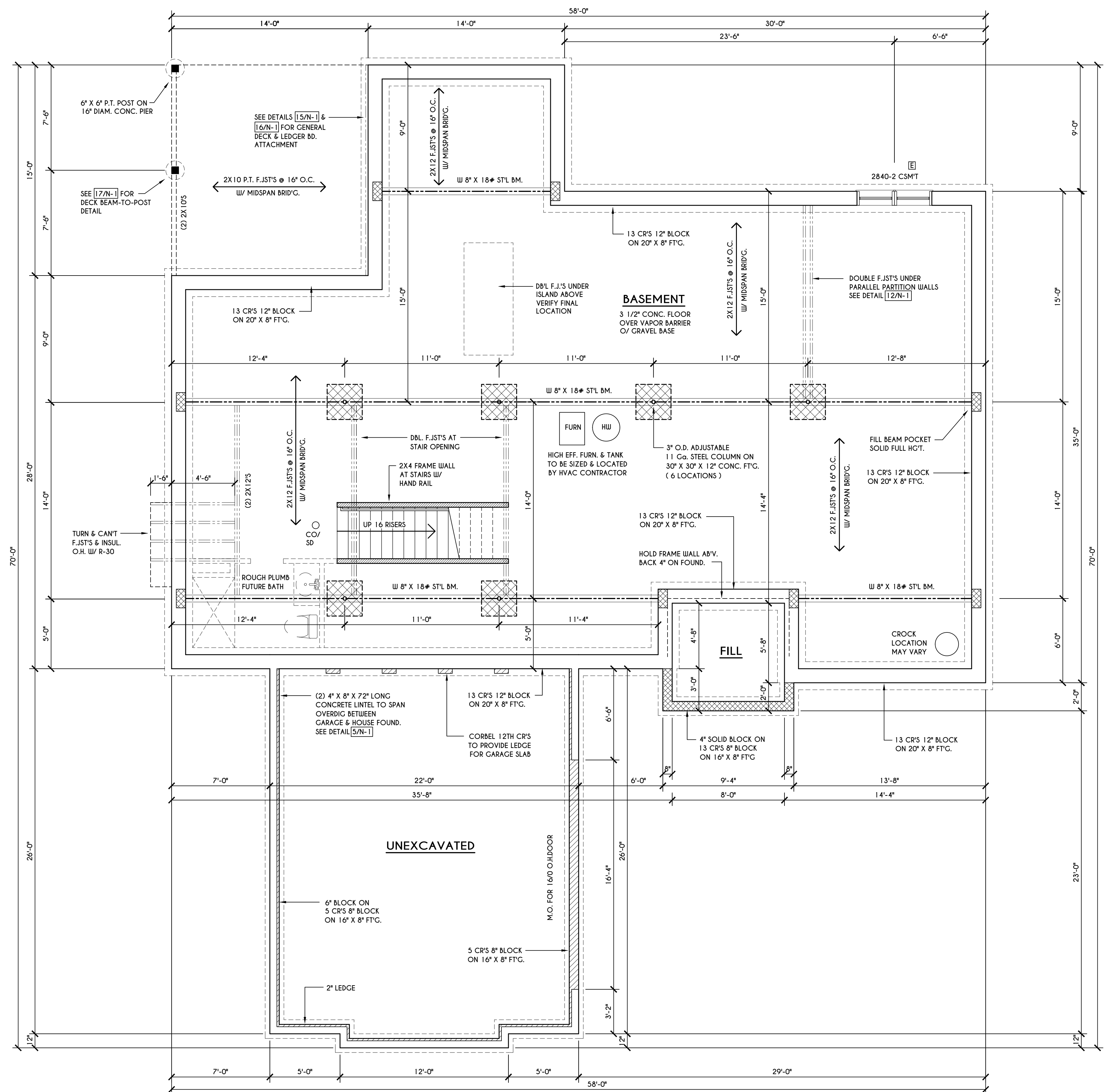
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FOUNDATION PLAN

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PROJECT: 2555 H	sheet: 2 / 4

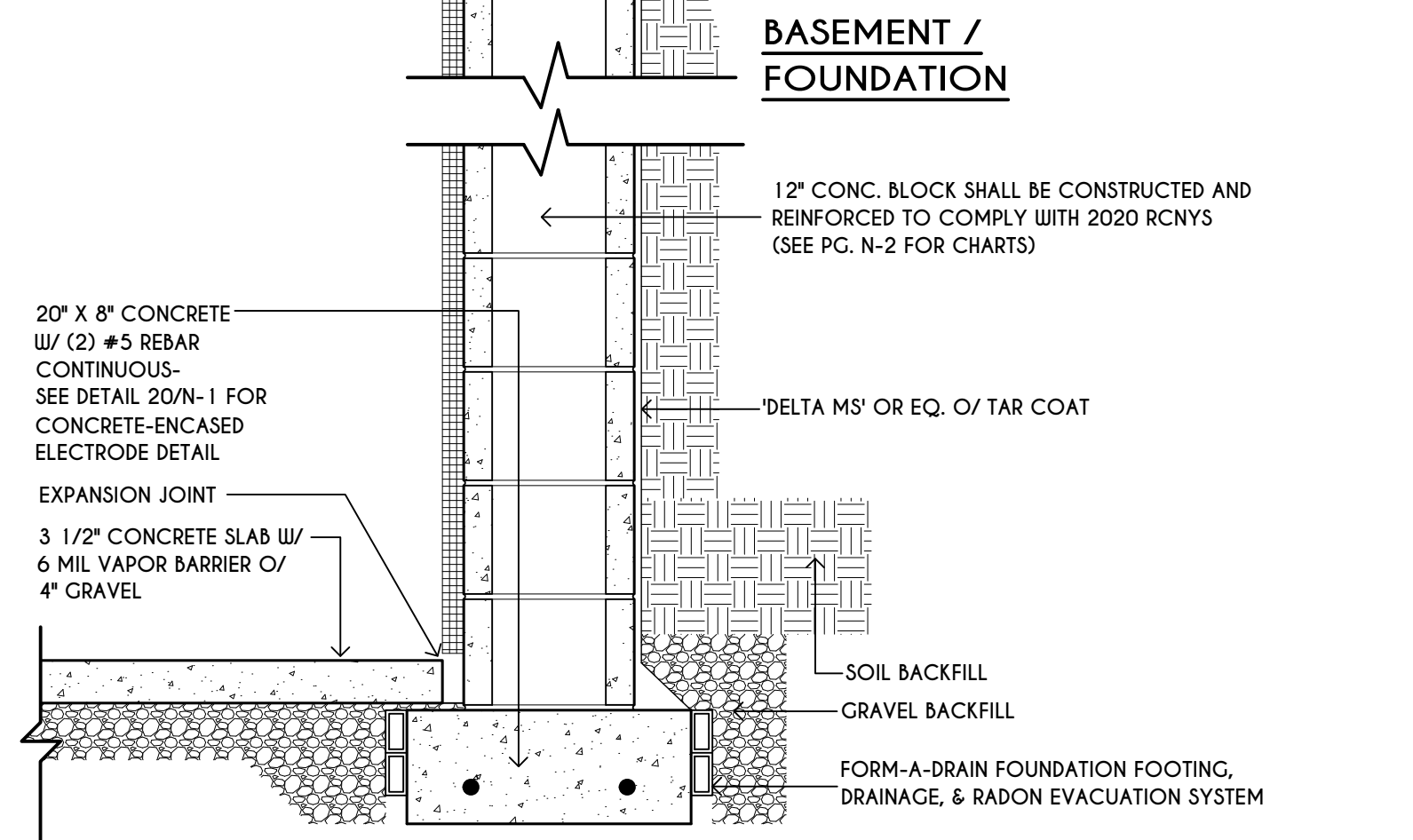
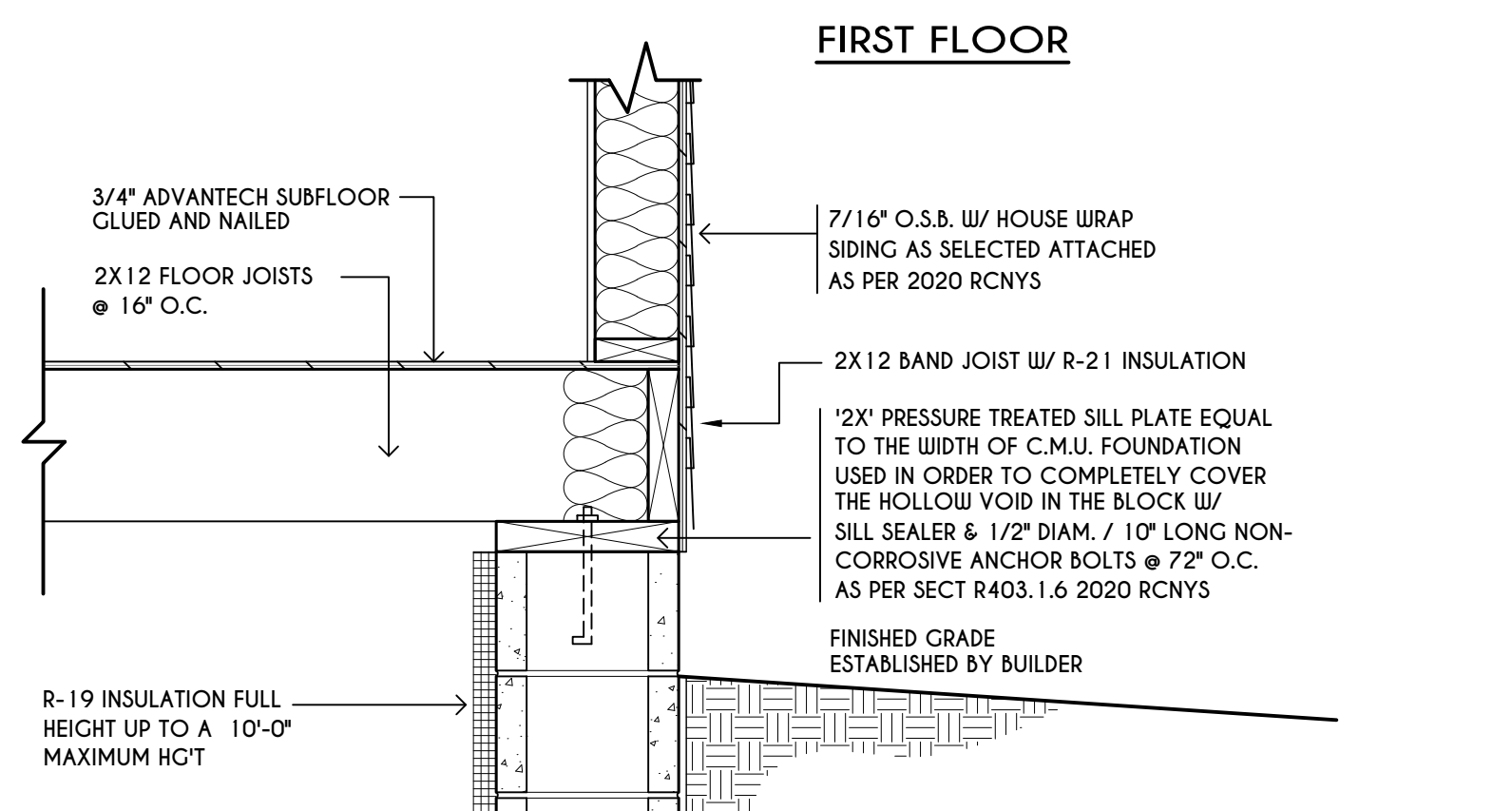
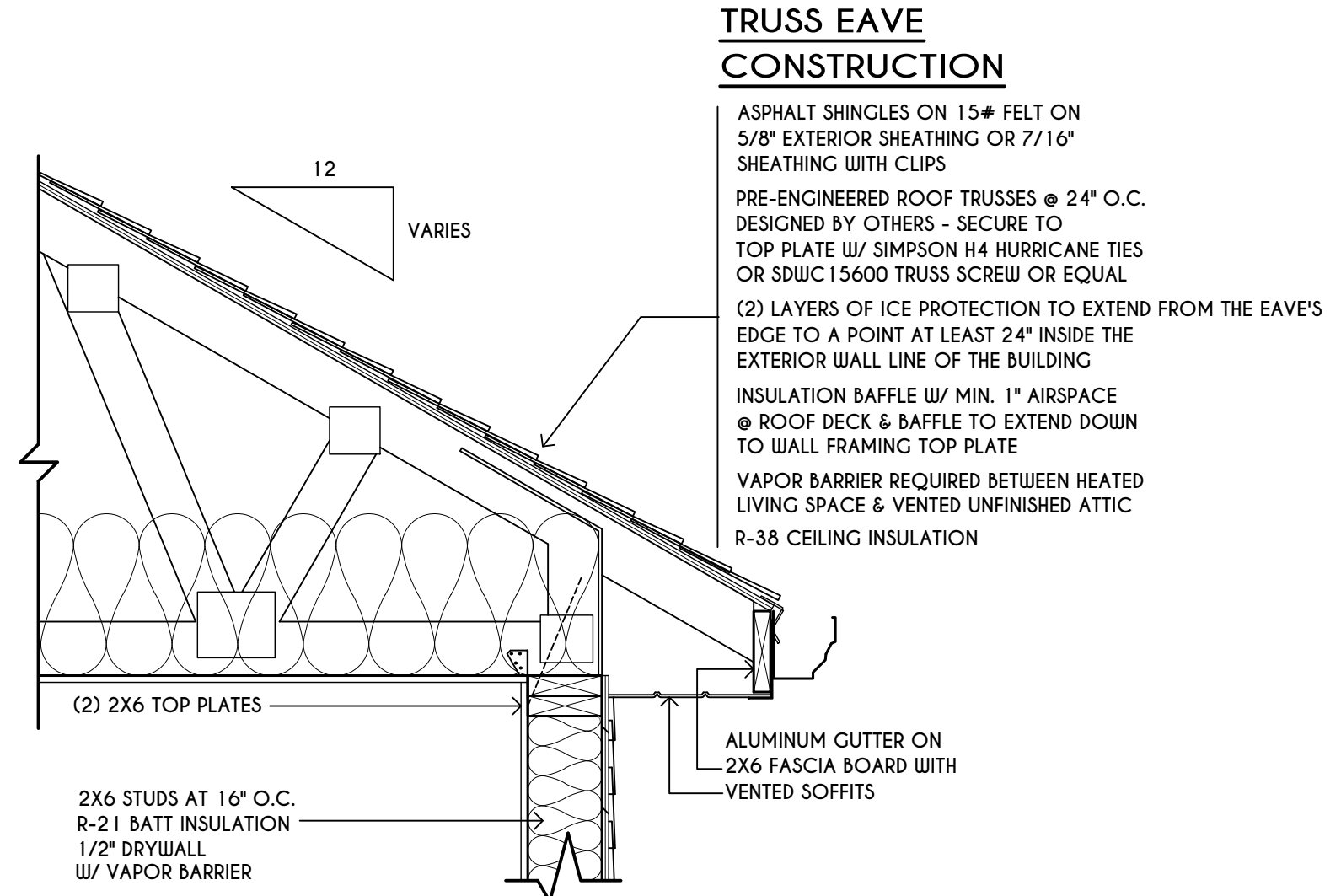


FRAMING LEGEND:

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

WINDOW / DOOR LEGEND:

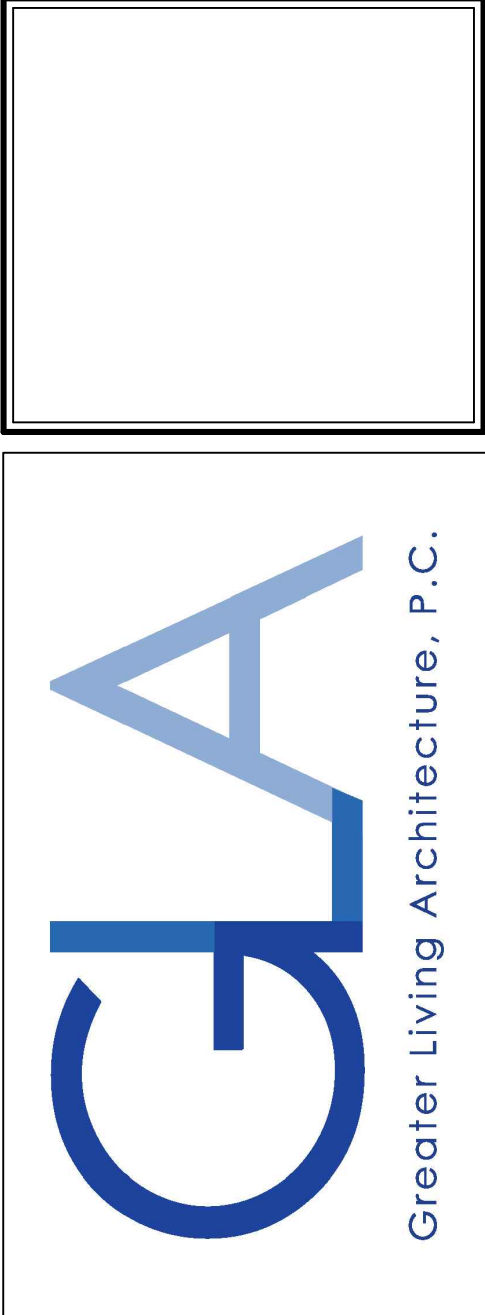
	- MEETS OR EXCEEDS EGRESS REQUIREMENTS - CLEAR OPENING AREA OF 5.7 SQ.FT. - CLEAR OPENING WIDTH OF 20" - CLEAR OPENING HEIGHT OF 24" PER SECT. R310.2.1 OF 2020 RCNYS
	- SPECIFIES THAT THIS FIXED OR OPERABLE UNIT REQUIRES SAFETY GLAZING PER SECT. R308.4 OF 2020 RCNYS
	- SPECIFIES THAT THIS OPERABLE WINDOW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



TYPICAL WALL SECTION

SCALE: 1" = 1'-0"

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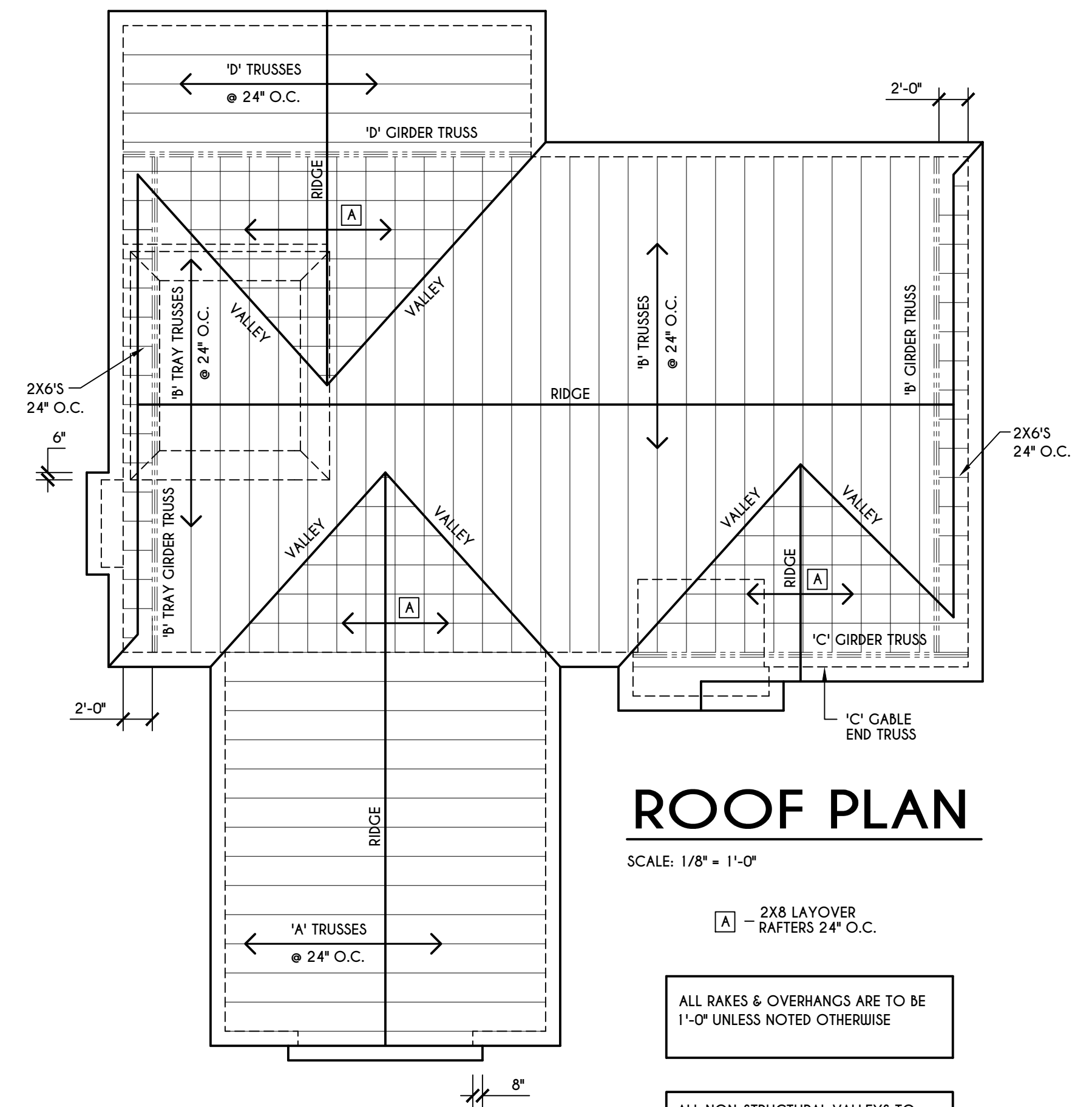
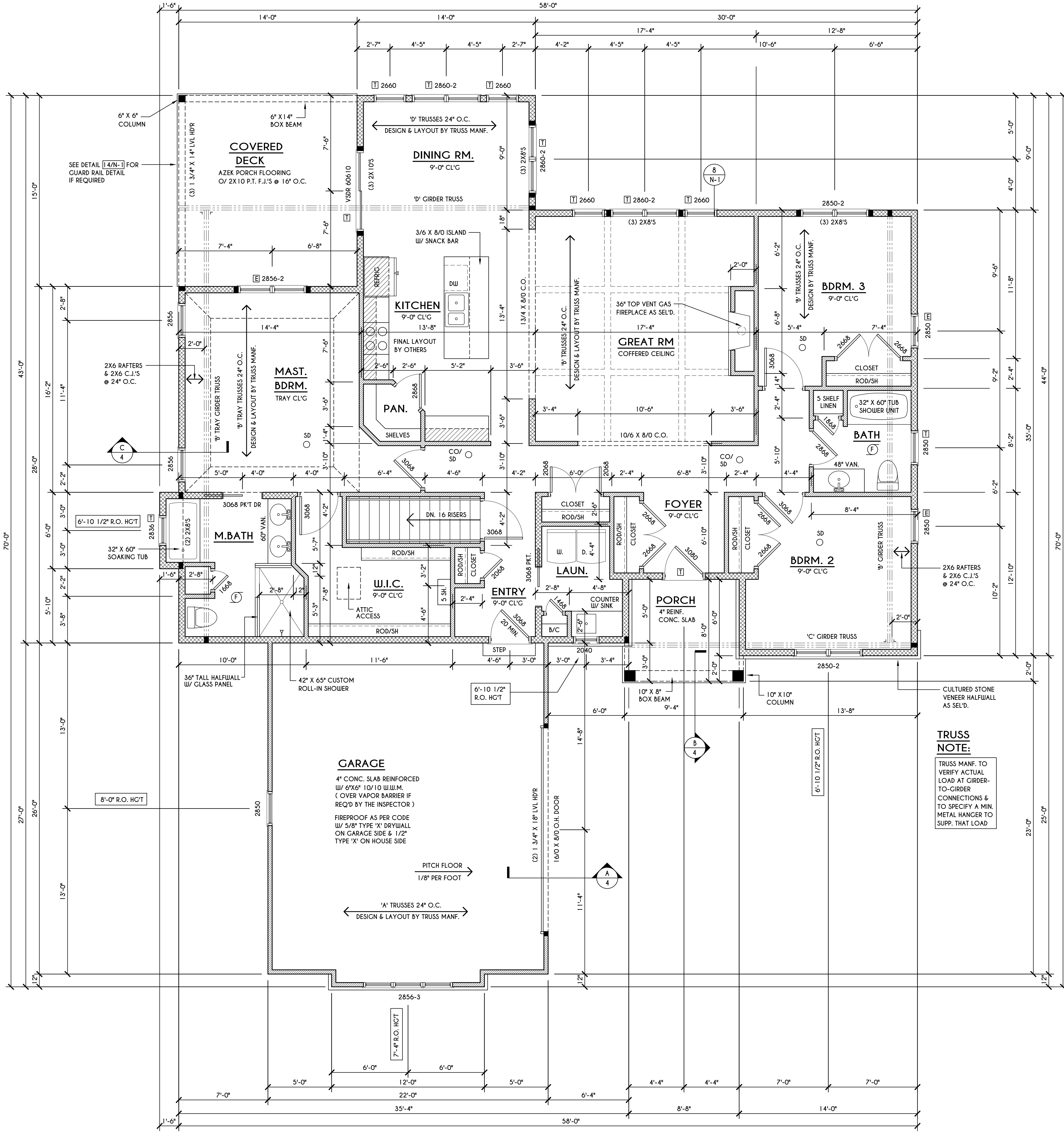
CLIENT/LOCATION:
 KLEIN RESIDENCE
 LOT 15
 COTTAGES AT MALVERN
 PITTSFORD, NY

BUILDER:
 KETMAR
 DEVELOPMENT CORP.

FIRST FLOOR PLAN

GLA PLAN 1994 R

drawn: CDK	checked: CSB
scale: AS NOTED	date: 12 / 20
PROJECT: 2555 H	sheet: 3 4



ROOF PLAN

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

- [A] - 2X8 LAYOVER RAFTERS 24" O.C.
- ALL RAKES & OVERHANGS ARE TO BE 1'-0" UNLESS NOTED OTHERWISE
- ALL NON-STRUCTURAL VALLEYS TO HAVE 2X12 SLEEPER ATTACHED TO PLYWOOD ROOF SHEATHING
- THIS FRAMING DIAGRAM IS INTENDED TO BE SCHEMATIC AND POSITION OF MEMBERS MAY BE ALTERED TO SUIT ACTUAL FIELD CONDITIONS

FIRST FLOOR PLAN

1994 SQ. FT.

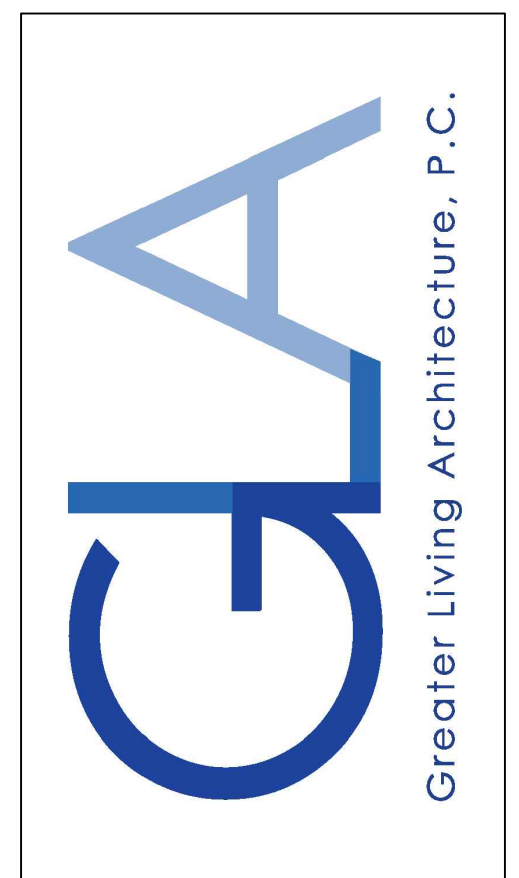
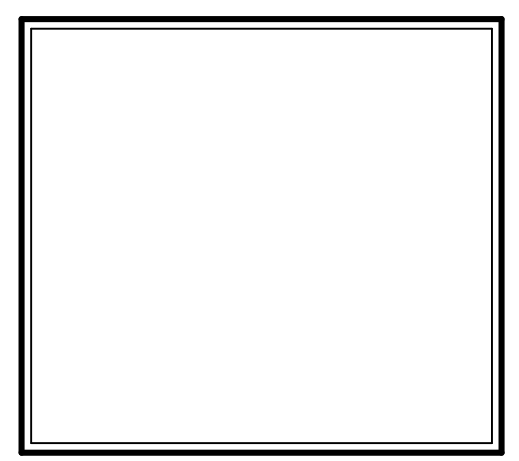
SCALE: 1/4" = 1'-0"

- NOTES:**
- FIRST FLOOR PLATE HGT TO BE 9'-1 1/8" (UNLESS NOTED OTHERWISE)
 - ALL WINDOW R.O. HGT'S TO BE 7'-6" U.N.O.
 - PROVIDE SOLID BLOCKING UNDER ALL BEARING POINTS DOWN TO FOUNDATION WALL
 - PROVIDE DBL JACK STUDS EA. SIDE OF LOAD BEARING OPENINGS > 1' = 4'-0"
 - ALL ANGLES TO BE 45 DEG. U.N.O.
 - ALL EXTERIOR WINDOW & DOOR HEADERS TO HAVE MIN. R-5 INSUL. & TO BE MIN. (2)2X8'S OR (3)2X6'S (U.N.O.)
 - ALL APPLIANCES SHOWN TO BE BY OWNER OR AS PER CONTRACT BY BUILDER
 - SMOKE (SD) & HEAT DETECTOR (HD), SHALL BE INSTALLED AS PER SECT. R314 OF 2020 RCNYS
 - CARBON MONOXIDE ALARMS SHALL BE INSTALLED AS PER SECT. 915.33 FCNYS & BE WITHIN 10' OF ALL SLEEPING AREAS
 - IF AN AUTOMATIC GARAGE DOOR OPENER IS PROVIDED, IT SHALL BE LISTED IN ACCORDANCE W/ UL 325
 - THE AIR BARRIER INSTALLED AT EXTERIOR WALLS ADJACENT TO SHOWERS AND TUBS SHALL SEPARATE THEM FROM THE SHOWER OR TUBS.

- FRAMING LEGEND:**
- [Solid line] - PROVIDE SOLID POSTING- GLUED & NAILED, EQUAL TO THE # OF HEADERS TO BE SUPPORTED- UNLESS NOTED OTHERWISE
 - [Dashed line] - DROPPED HEADER
 - [Dotted line] - FLUSH HEADER
 - [Hatched box] - 2X4 STUDS @ 16" O.C.
 - [Cross-hatched box] - 2X6 STUDS @ 16" O.C.

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

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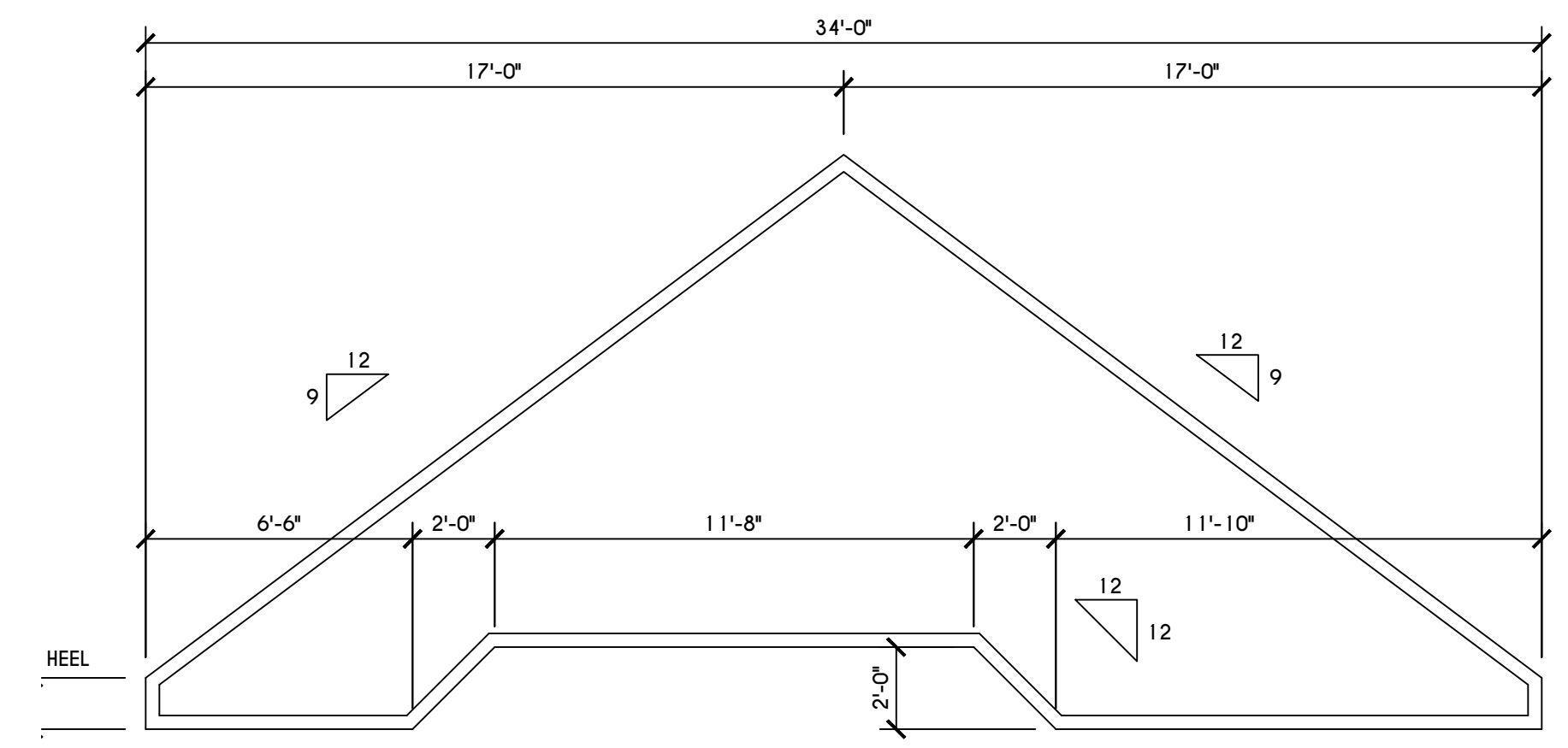
CLIENT/LOCATION:
 KLEIN RESIDENCE
 LOT 15
 COTTAGES AT MALVERN
 PITTSFORD, NY

BUILDER:
 KETMAR DEVELOPMENT CORP.

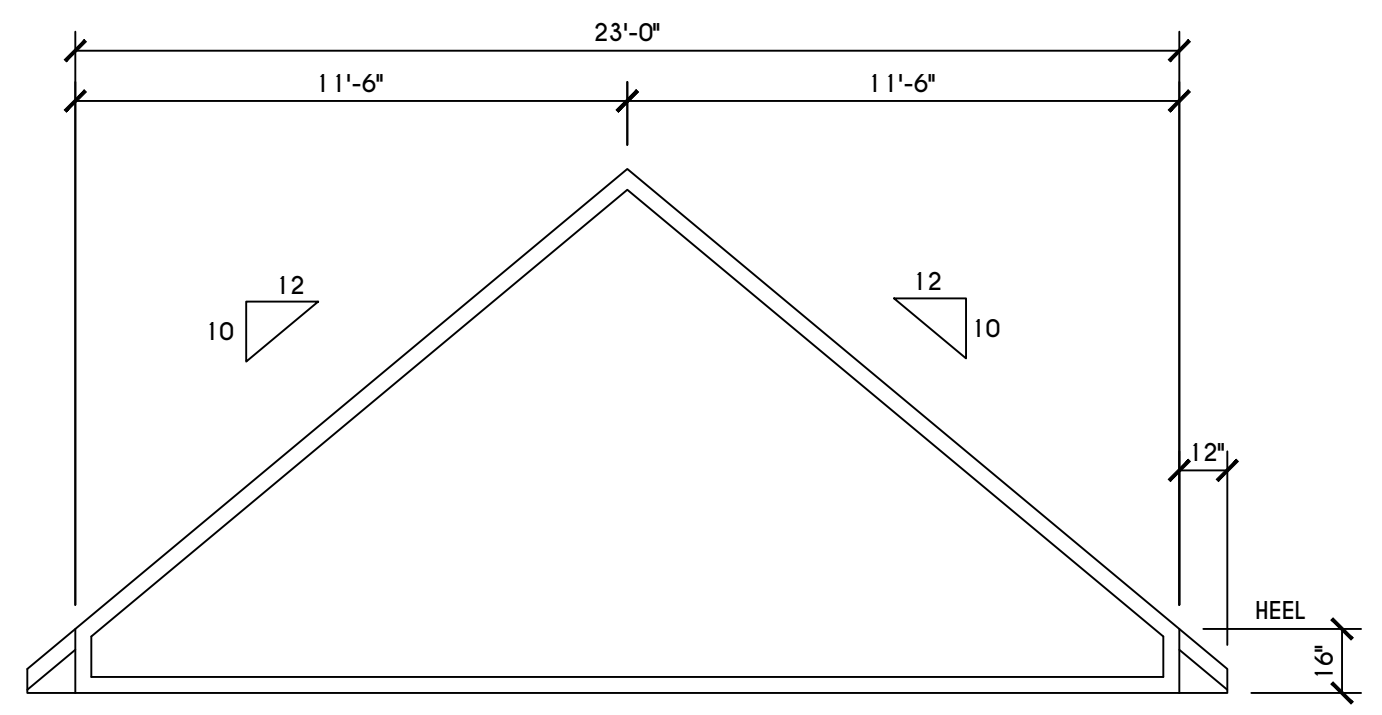
SECTIONS

GLA PLAN 1994 R

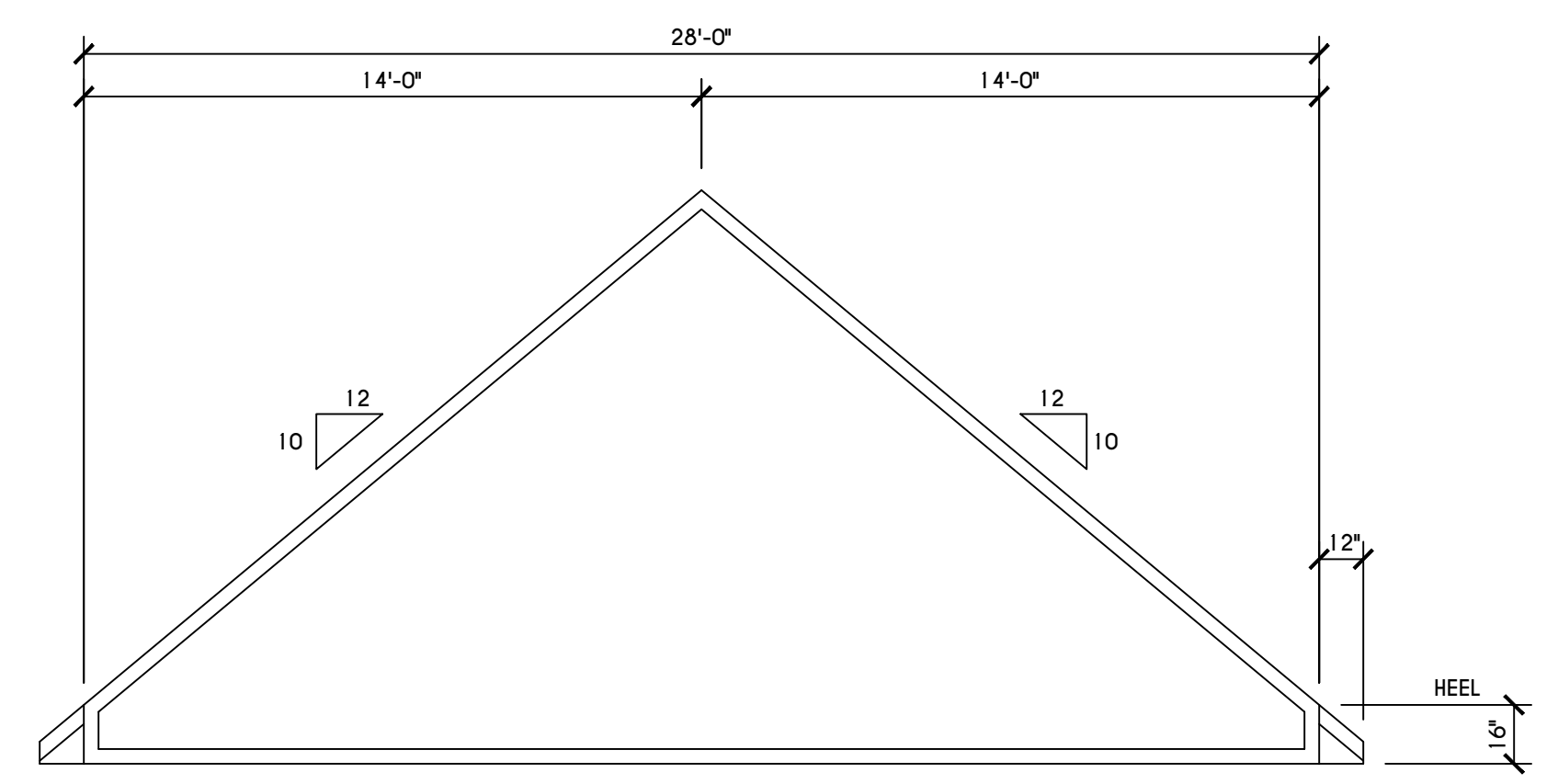
drawn: CDK	checked: CSB
scale: AS NOTED	date: 12 / 20
PROJECT: 2555 H	sheet: 4



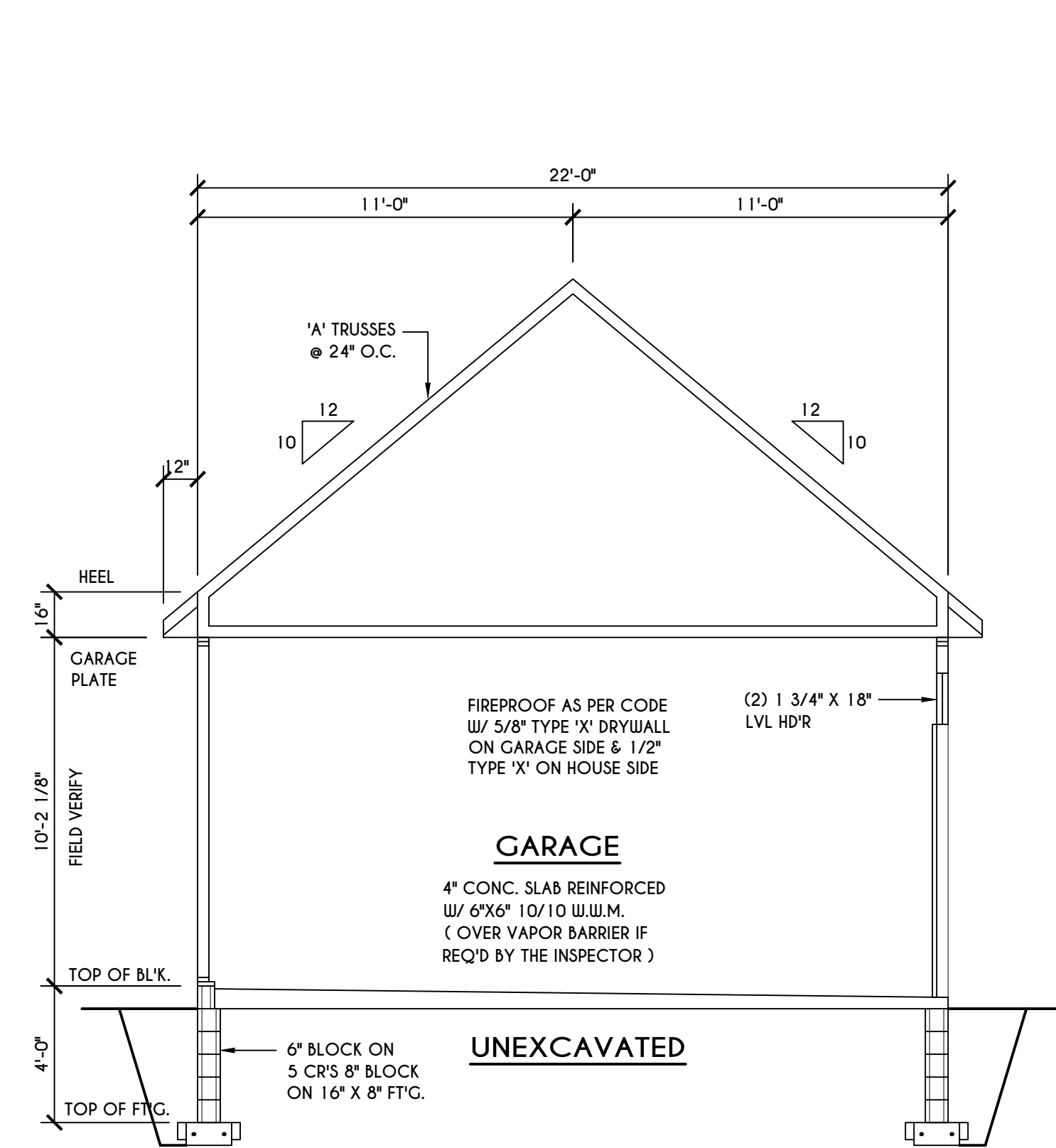
'B' TRAY TRUSS PROFILE
 SCALE: 1/4" = 1'-0"



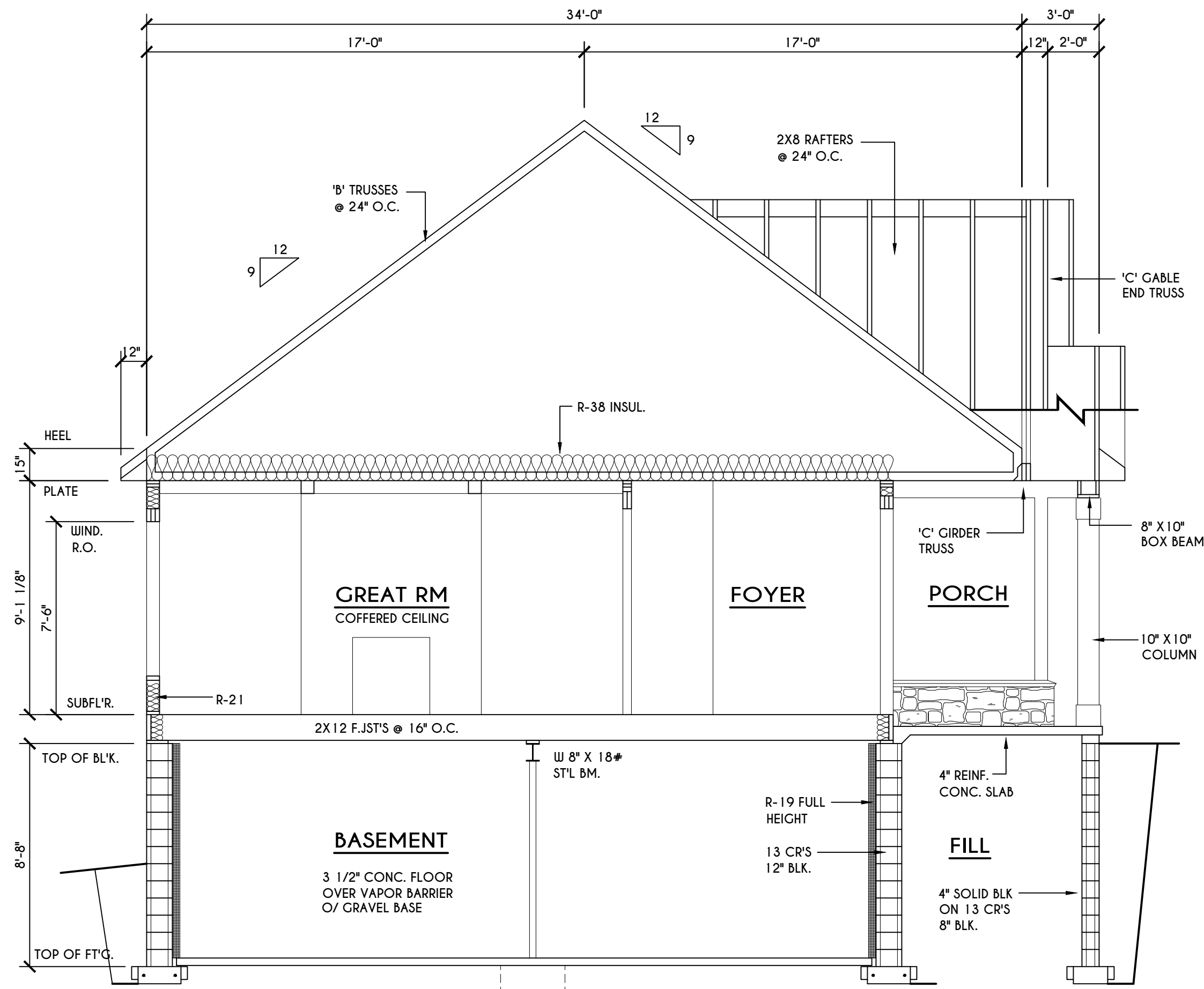
'C' TRUSS PROFILE
 SCALE: 1/4" = 1'-0"



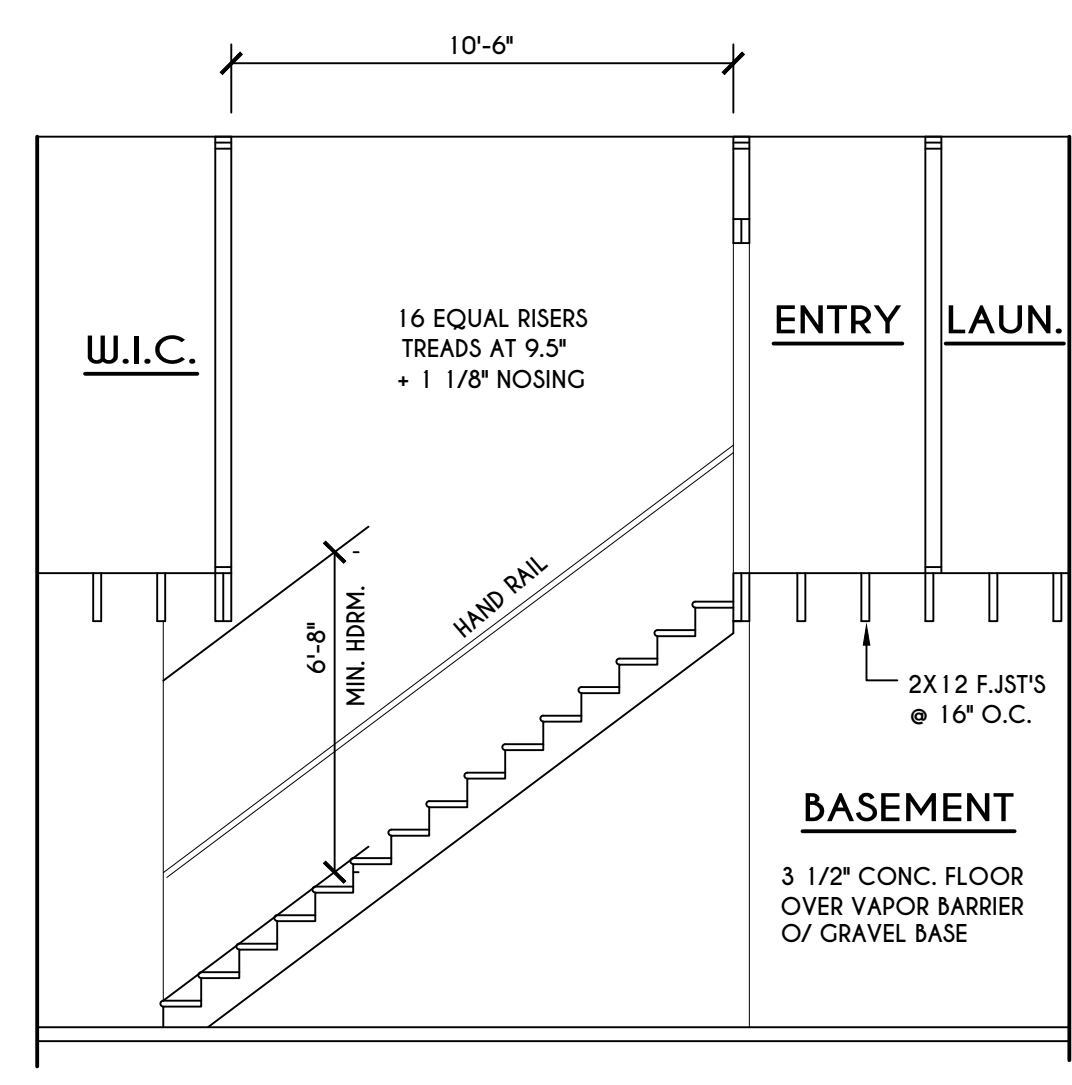
'D' TRUSS PROFILE
 SCALE: 1/4" = 1'-0"



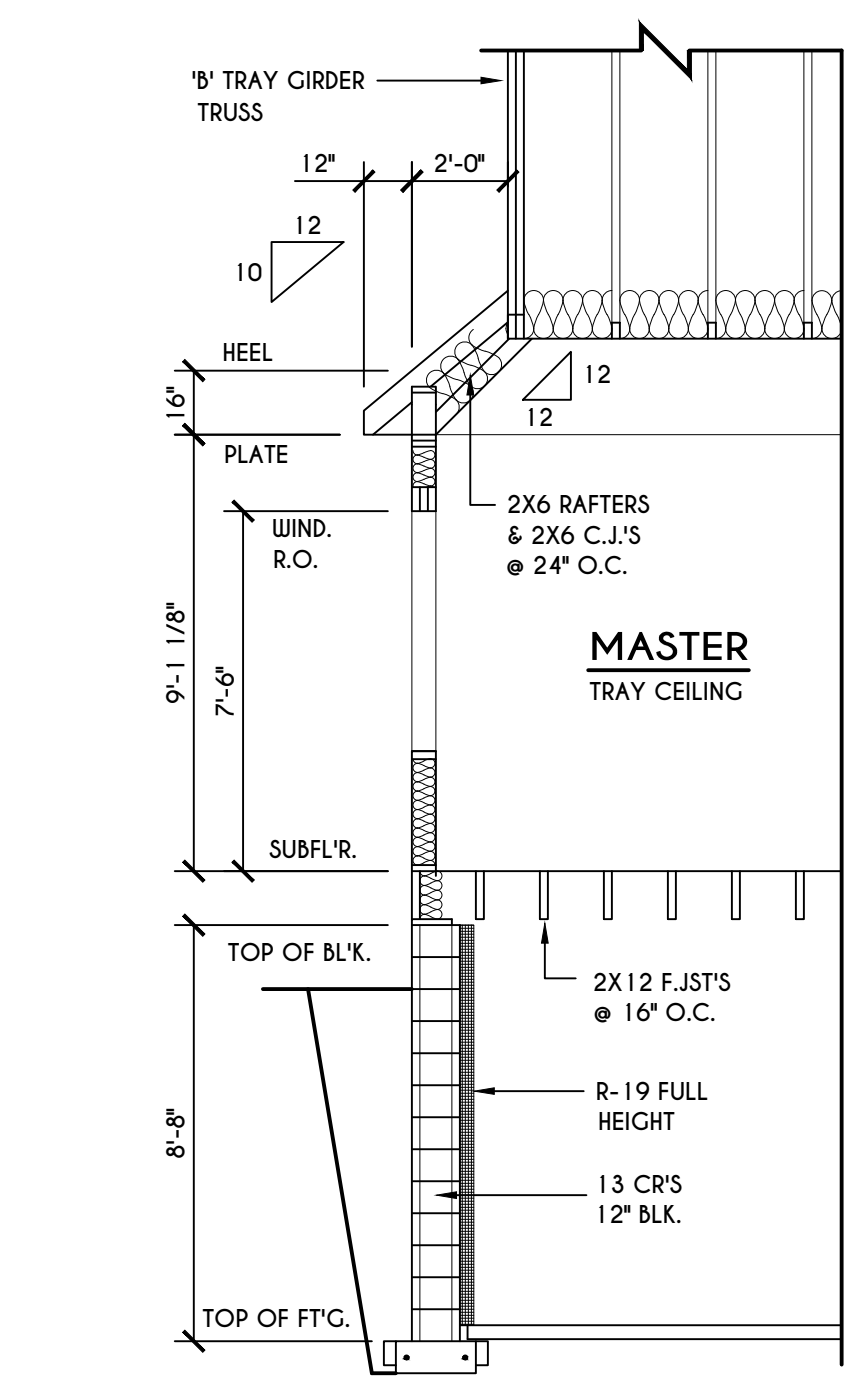
A BUILDING SECTION
 SCALE: 1/4" = 1'-0"



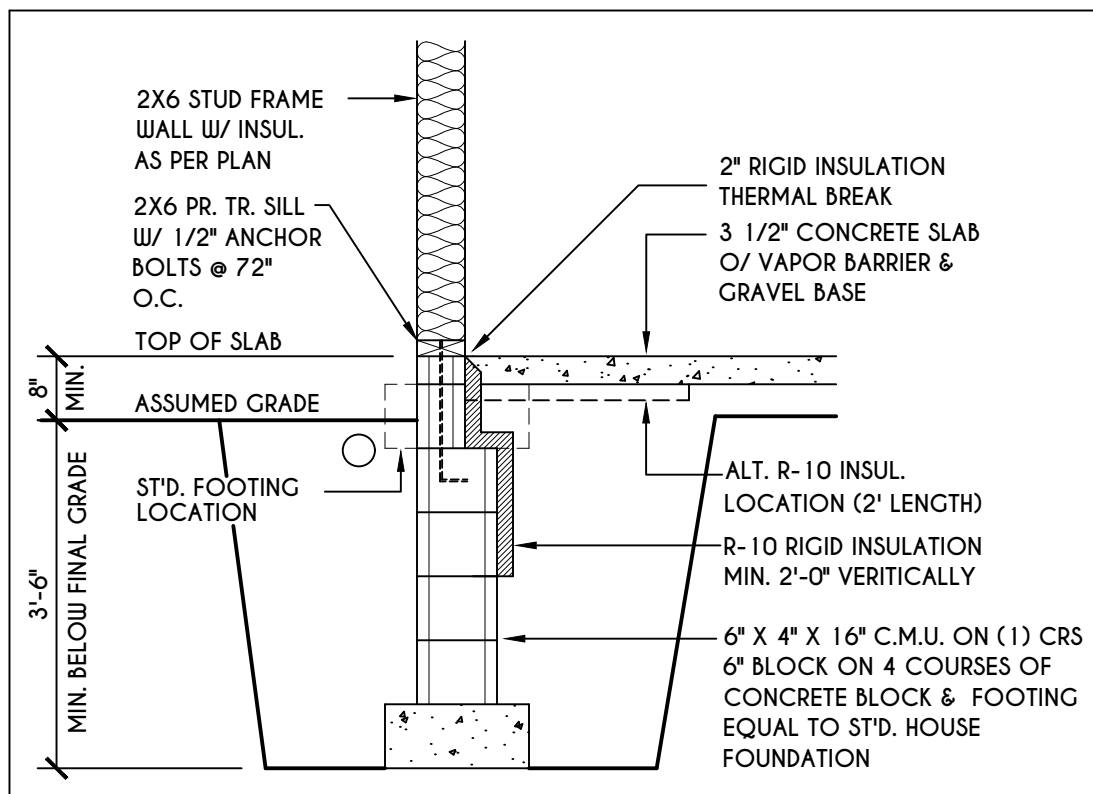
B BUILDING SECTION
 SCALE: 1/4" = 1'-0"



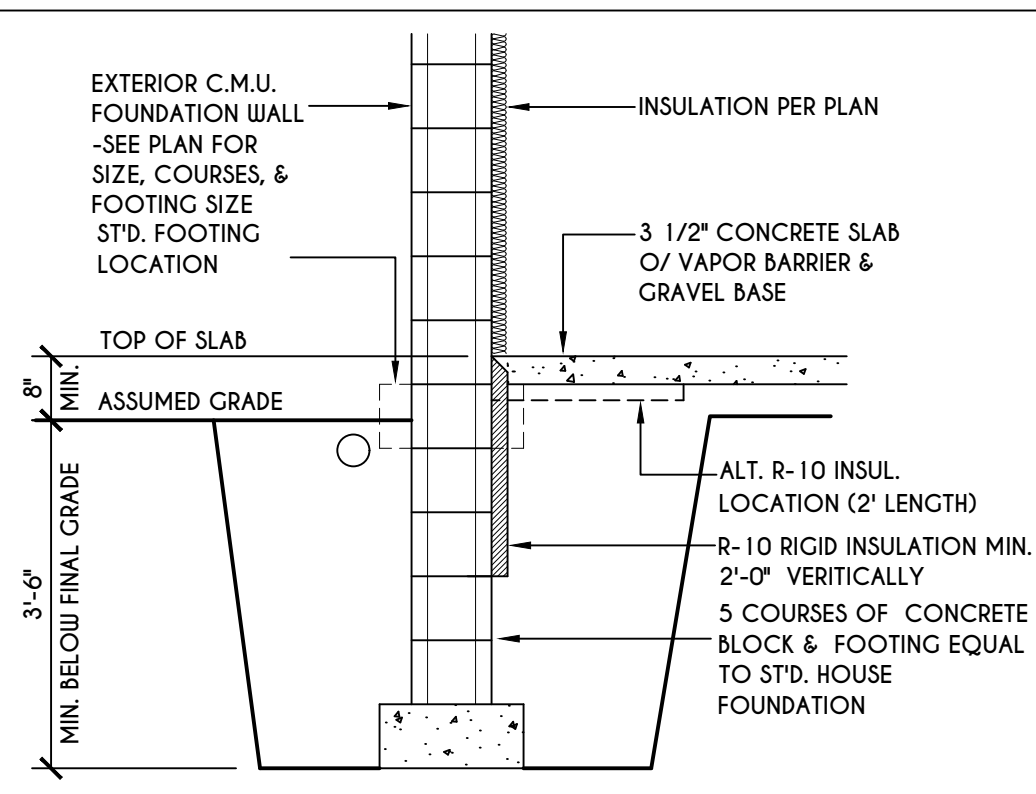
STAIR SECTION
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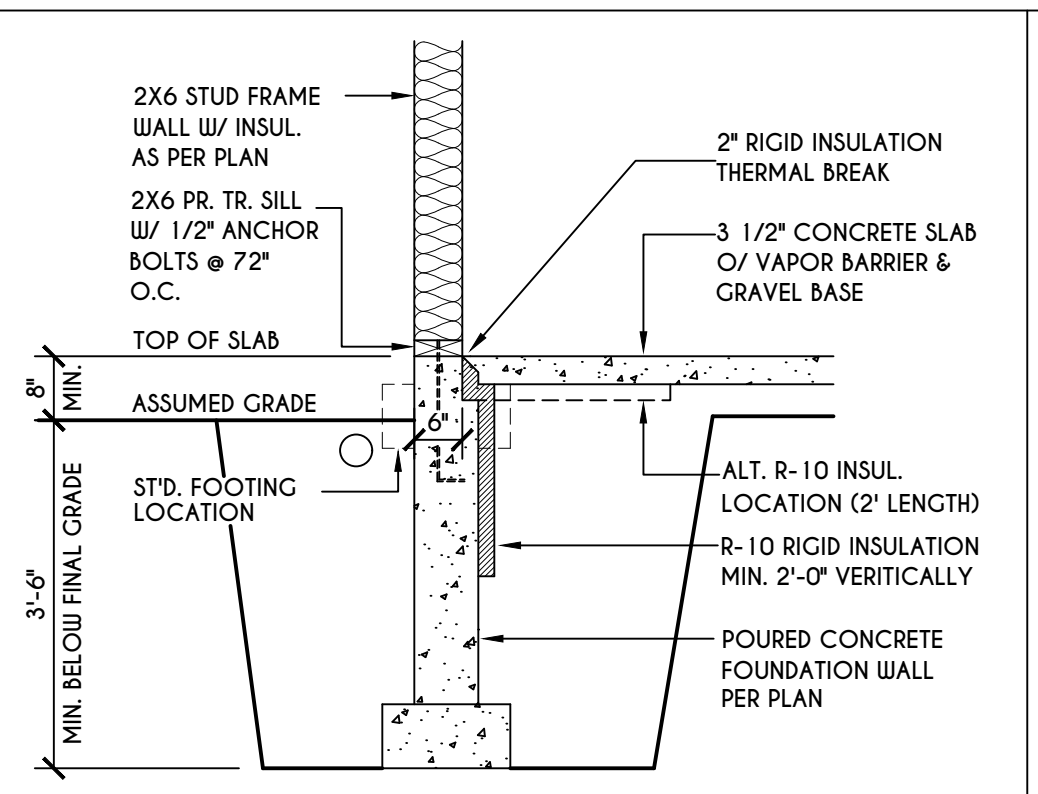
C BUILDING SECTION
 SCALE: 1/4" = 1'-0"



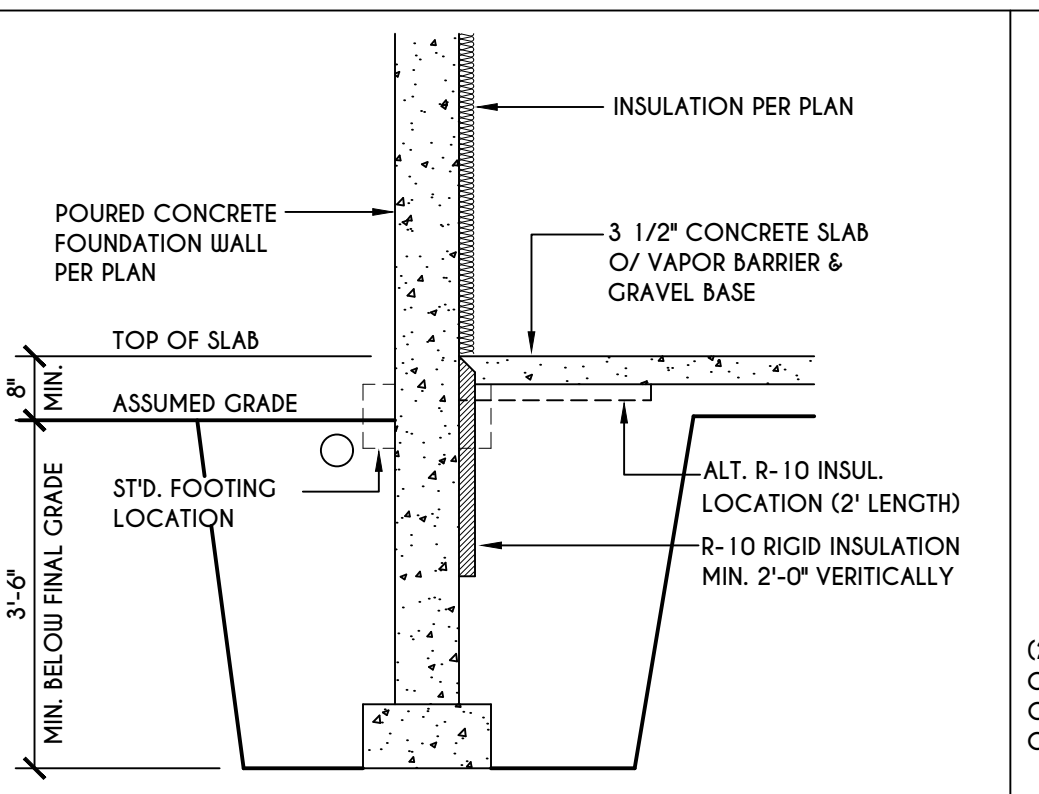
1
N-1
2X6 FRAME WALL ON C.M.U.
WALK OUT DETAIL
SCALE: 1/2" = 1'-0"



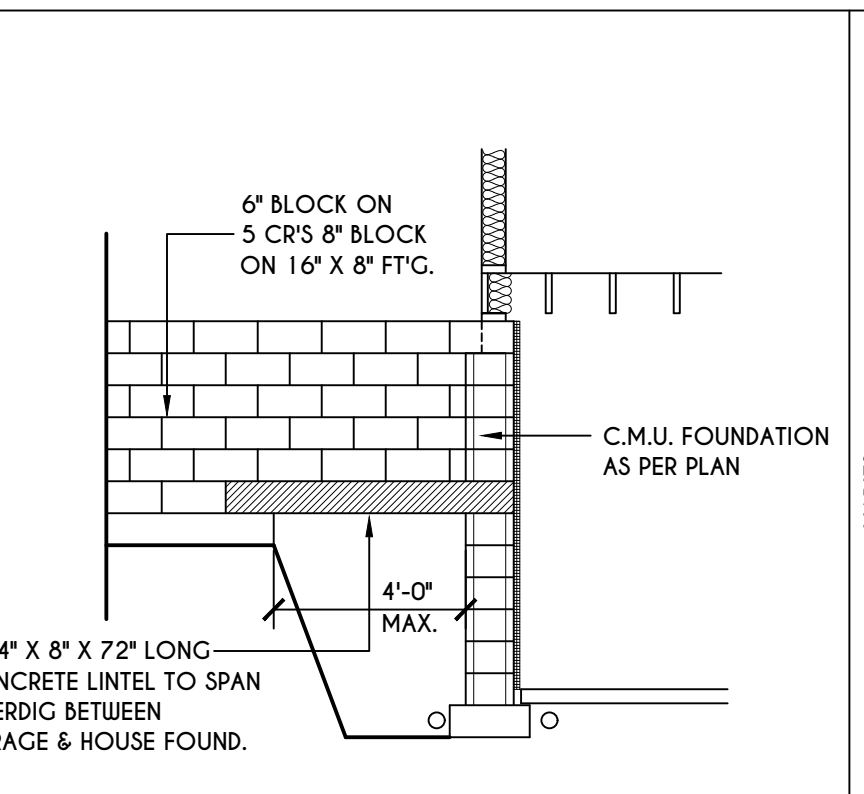
2
N-1
C.M.U.
WALK OUT DETAIL
SCALE: 1/2" = 1'-0"



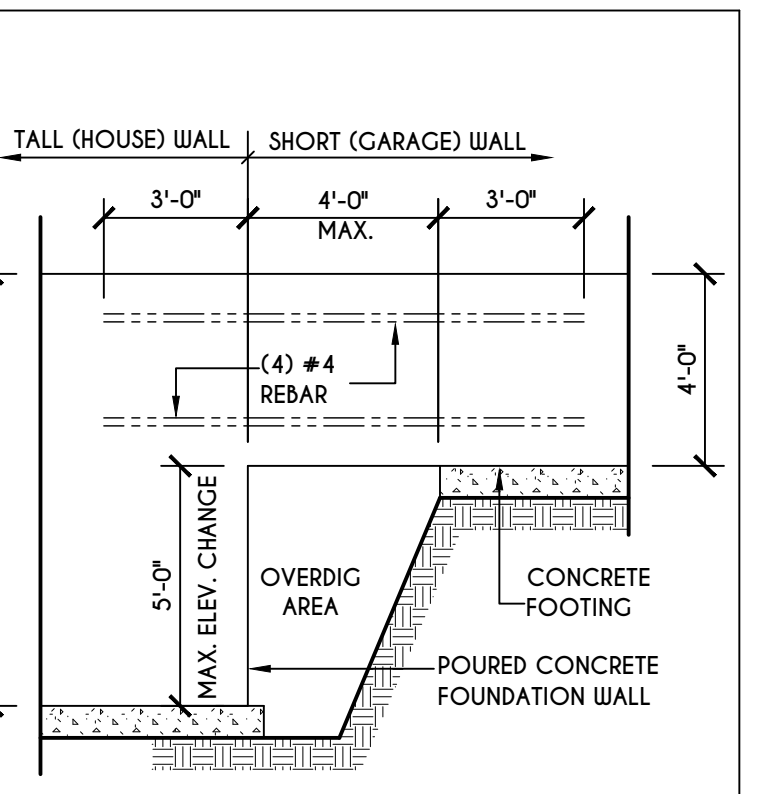
3
N-1
2X6 FRAME WALL ON POURED CONC.
WALK OUT DETAIL
SCALE: 1/2" = 1'-0"



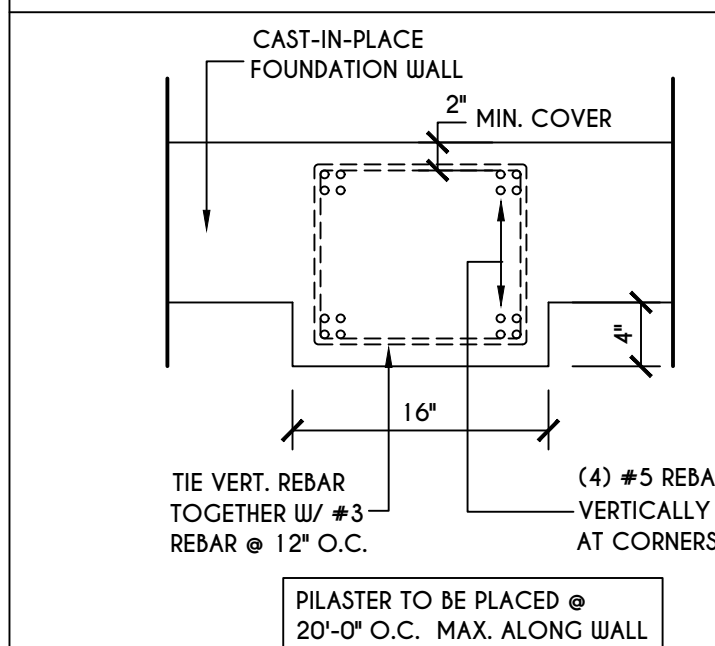
4
N-1
POURED CONC.
WALK OUT DETAIL
SCALE: 1/2" = 1'-0"



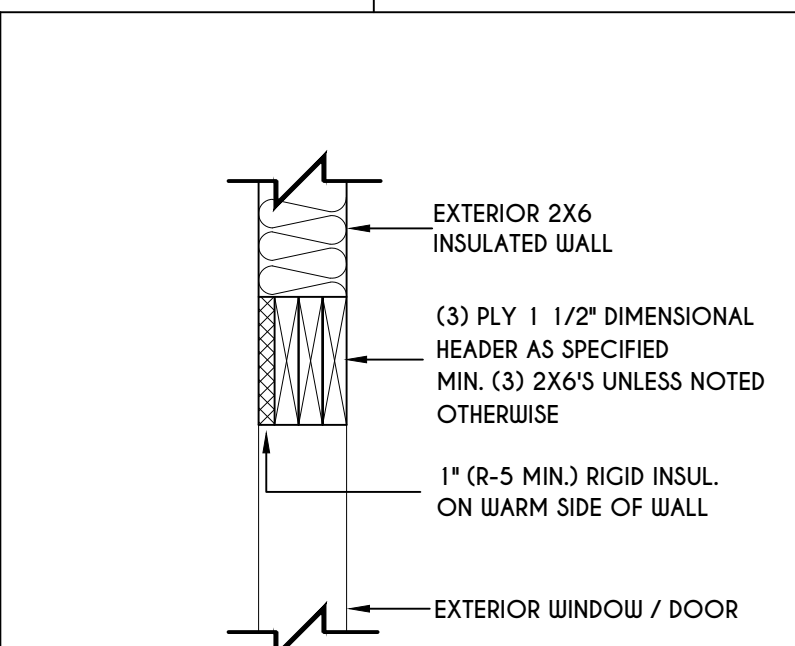
5
N-1
C.M.U. JUMP FOOTING DETAIL
SCALE: 1/4" = 1'-0"



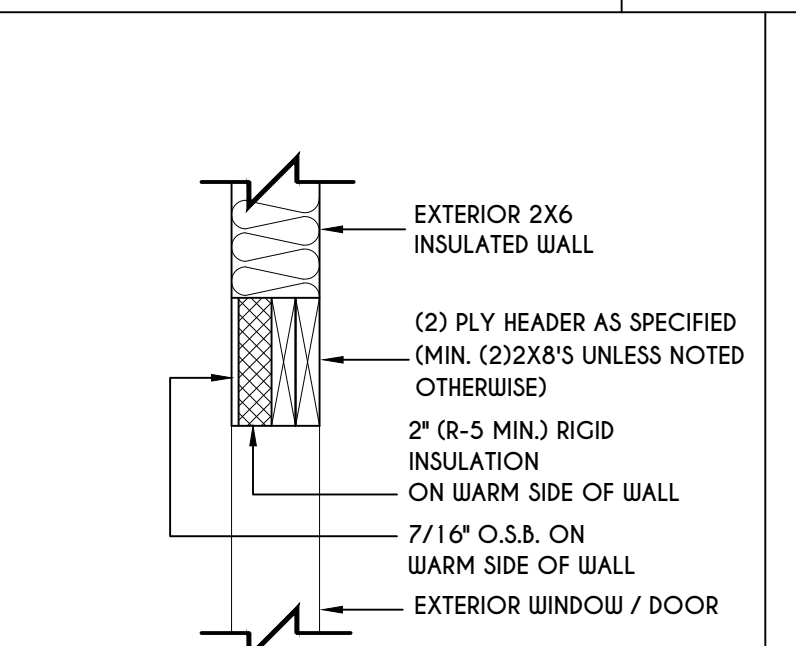
6
N-1
POURED WALL JUMP FOOTING DETAIL
SCALE: 1/4" = 1'-0"



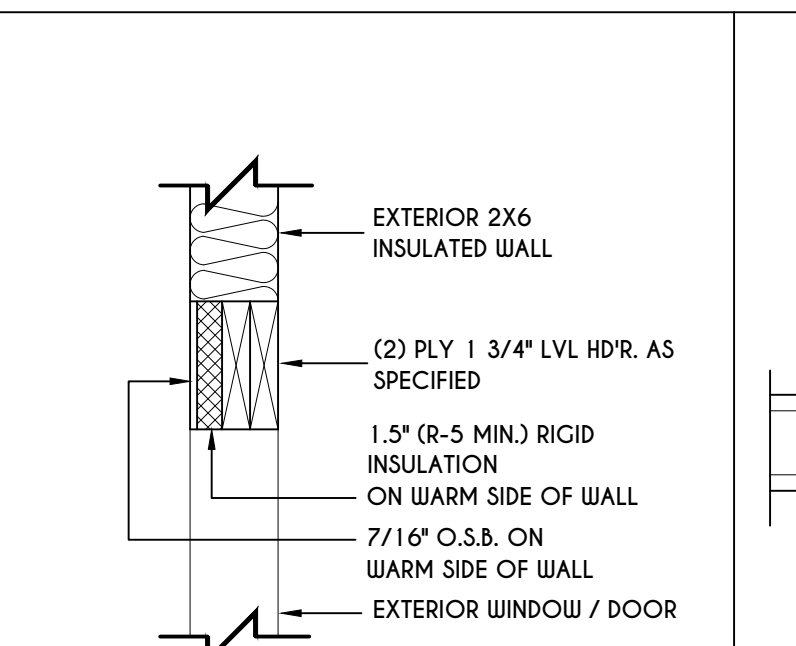
7
N-1
POURED WALL PILASTER DETAIL
SCALE: 1" = 1'-0"



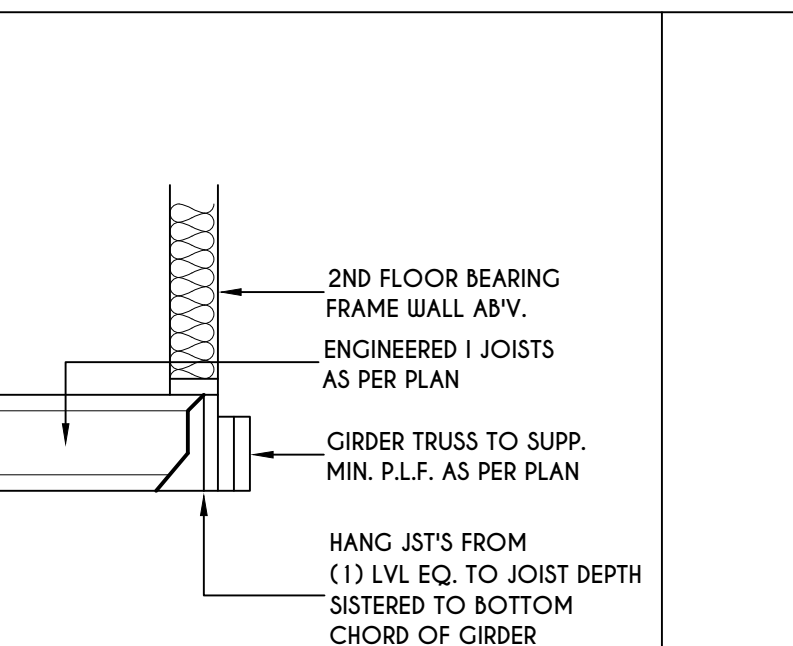
8
N-1
EXTERIOR INSULATED 3 PLY HEADER DETAIL
SCALE: 1" = 1'-0"



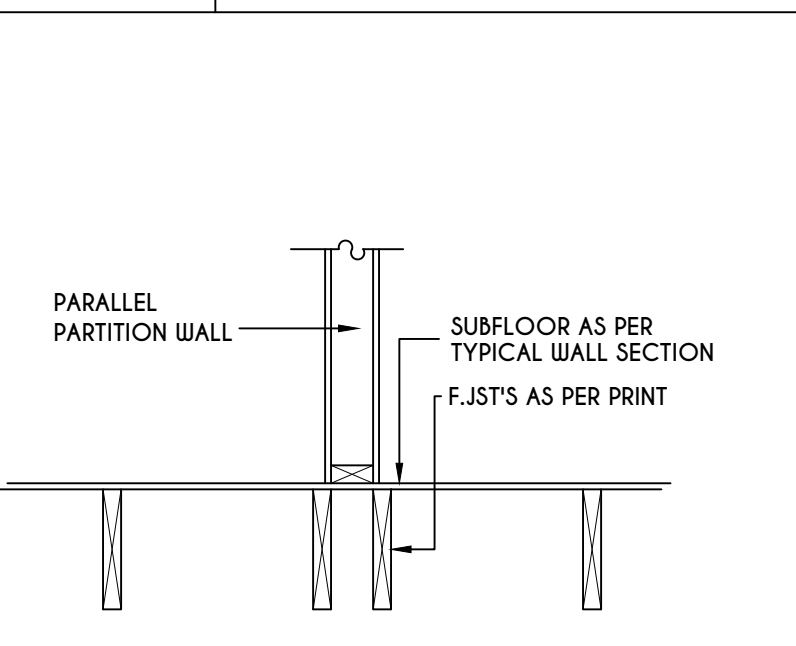
9
N-1
EXTERIOR INSULATED 2 PLY HEADER DETAIL
SCALE: 1" = 1'-0"



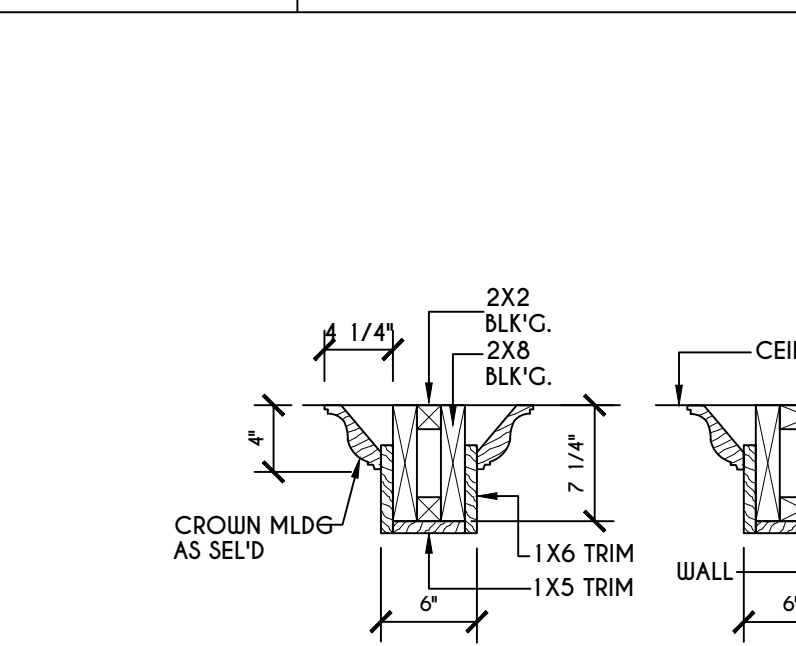
10
N-1
EXTERIOR INSULATED 2 PLY LVL HEADER DETAIL
SCALE: 1" = 1'-0"



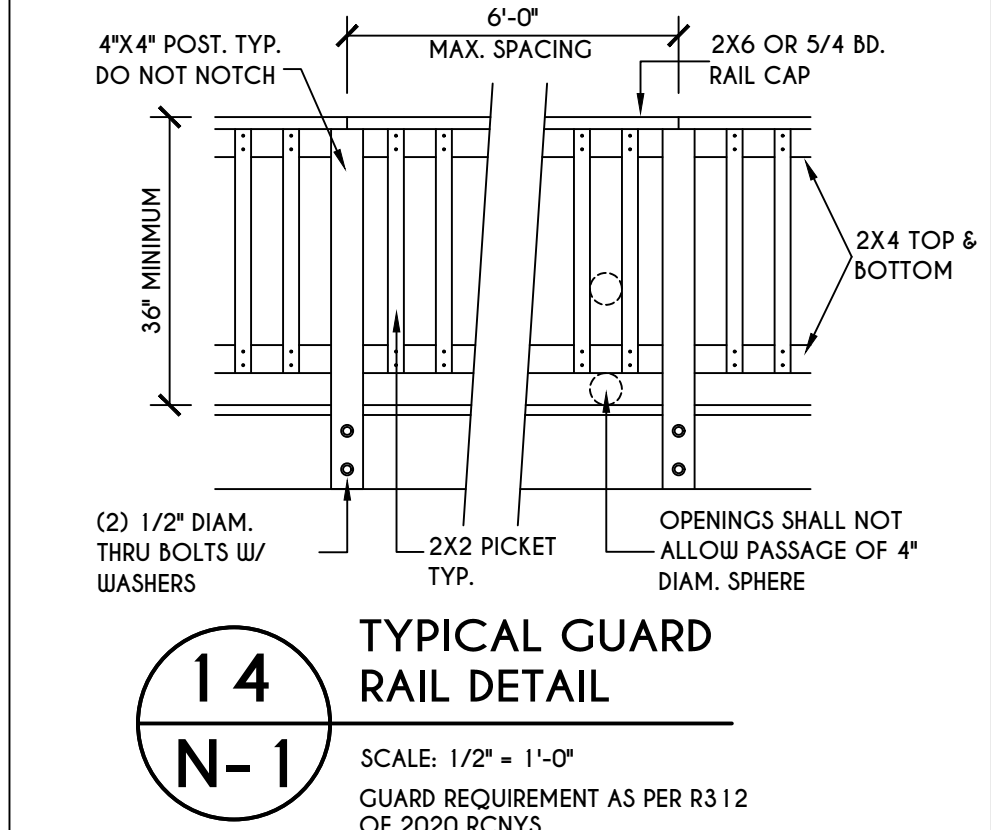
11
N-1
I JST / GIRDER DETAIL
SCALE: 1/2" = 1'-0"



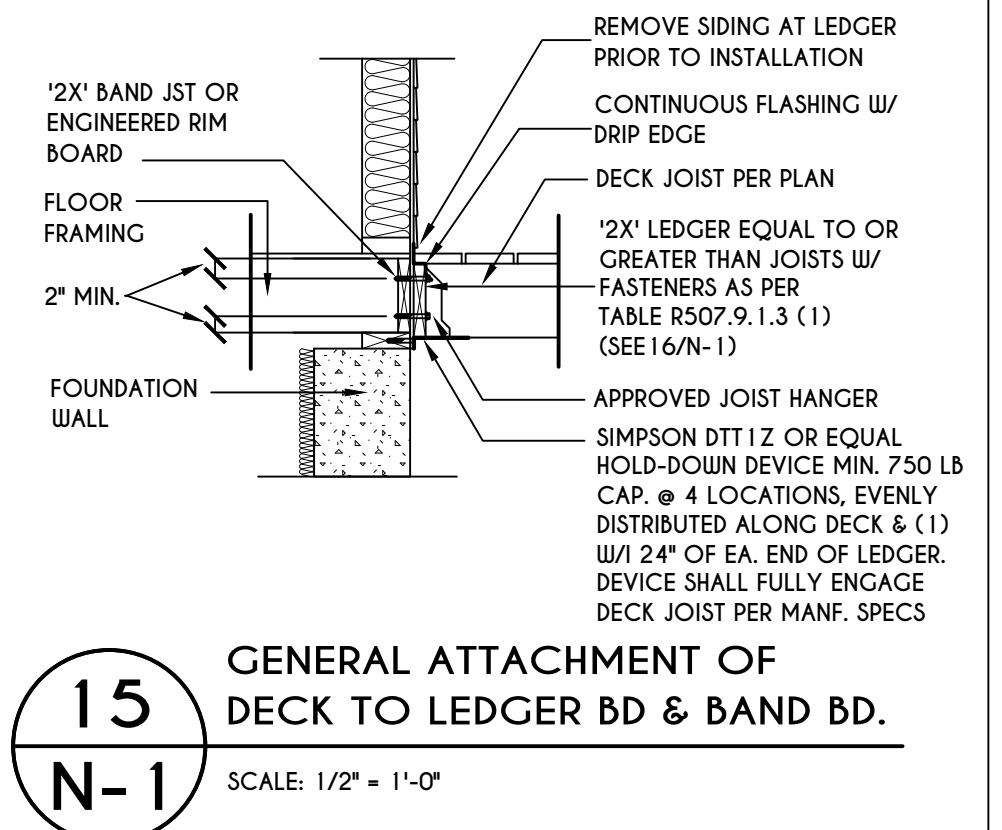
12
N-1
DOUBLE FLOOR JST'S UNDER PARALLEL PARTITION WALL DETAIL
N.T.S.



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



14
N-1
TYPICAL GUARD RAIL DETAIL
SCALE: 1/2" = 1'-0"

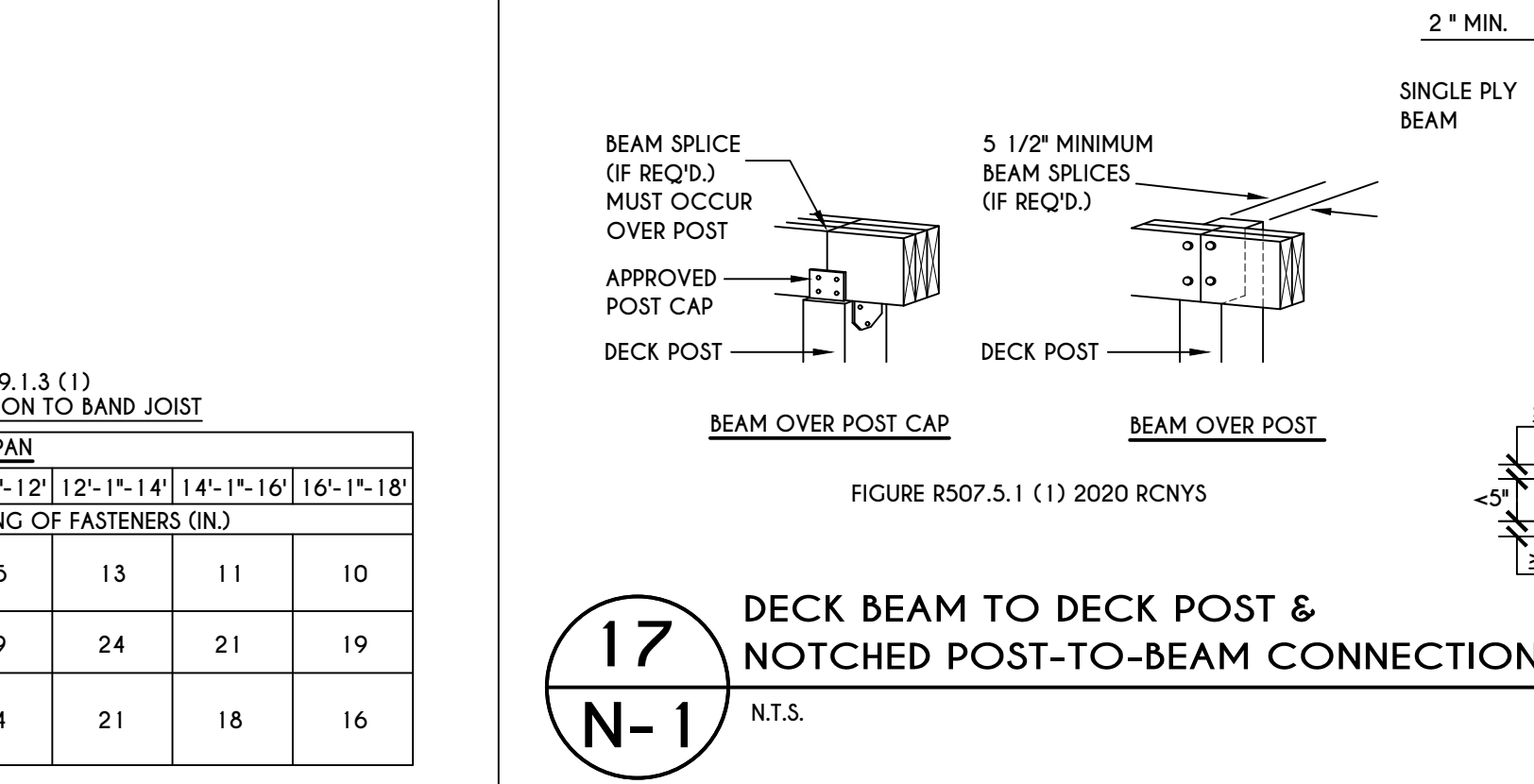


15
N-1
GENERAL ATTACHMENT OF DECK TO LEDGER BD & BAND BD.
SCALE: 1/2" = 1'-0"

16
N-1
PLACEMENT OF LAG SCREWS & BOLTS IN LEDGERS
SCALE: 1/2" = 1'-0"

FIGURE R507.9.1.3 (1) OF RCNYS
N.T.S.

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

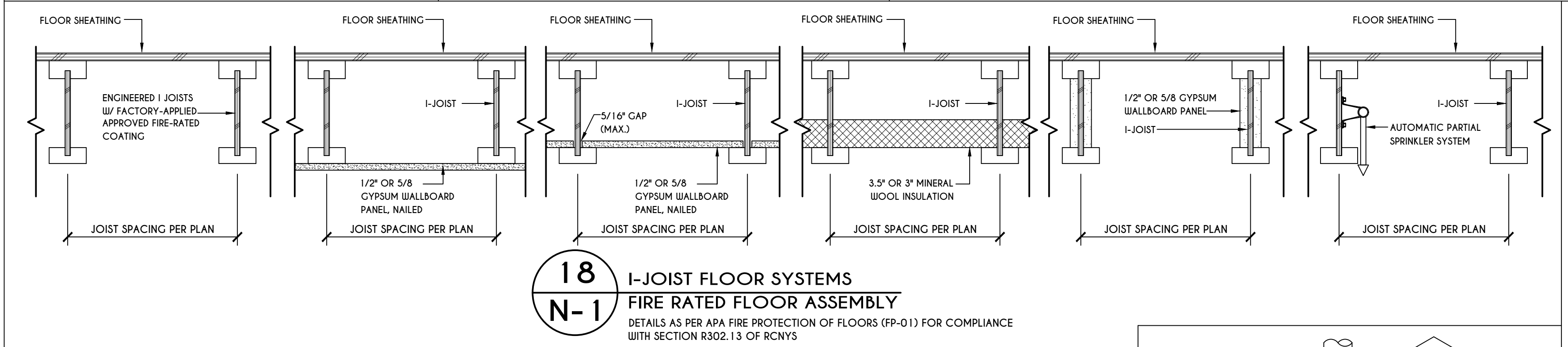


17
N-1
DECK BEAM TO DECK POST & NOTCHED POST-TO-BEAM CONNECTION
N.T.S.

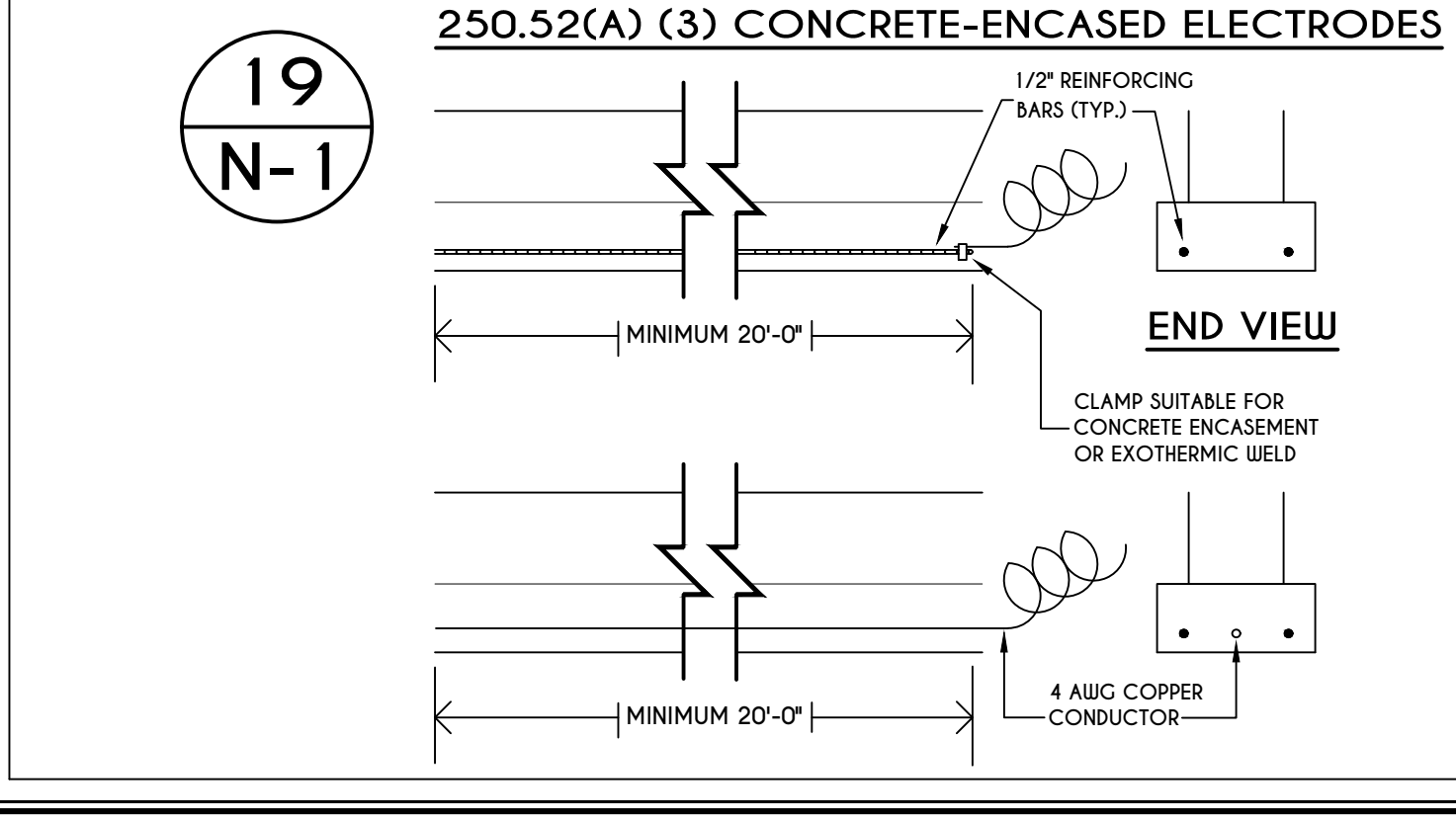
TABLE R507.4
DECK POST HEIGHT

DECK POST SIZE	MAX. HEIGHT ^{a,b} (feet-inches)
4 X 4	6'-9"
4 X 6	8'
6 X 6	14'
8 X 8	14'

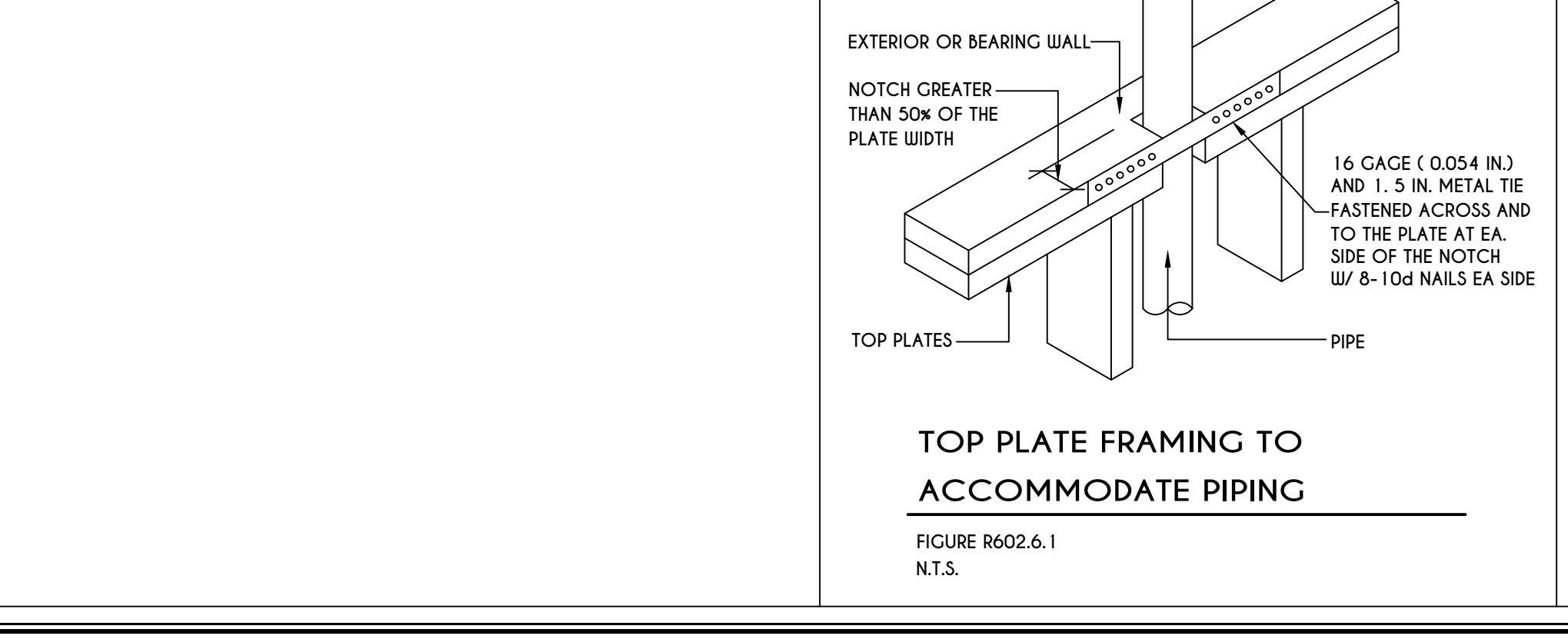
a. MEASURED TO UNDERSIDE OF BEAM
b. BASED ON 40 psf LIVE LOAD
c. THE MAXIMUM PERMITTED HEIGHT IS 8' FOR ONE-PLY & TWO-PLY BEAMS. THE MAXIMUM PERMITTED HEIGHT FOR THREE-PLY BEAMS ON POST CAP IS 6'-9"



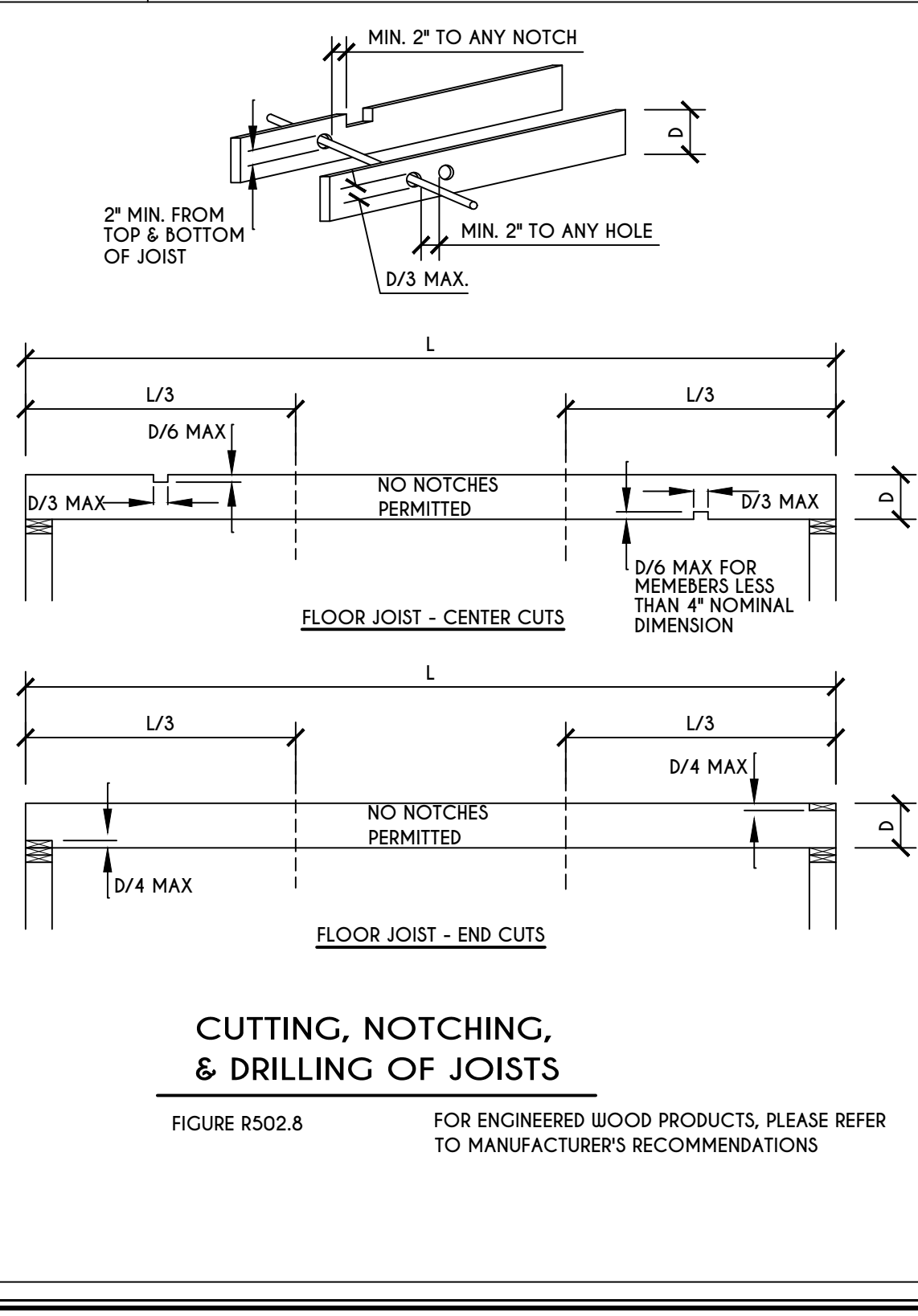
18
N-1
I-JOIST FLOOR SYSTEMS
FIRE RATED FLOOR ASSEMBLY
DETAILS AS PER AIA FIRE PROTECTION OF FLOORS (FP-01) FOR COMPLIANCE WITH SECTION R302.13 OF RCNYS



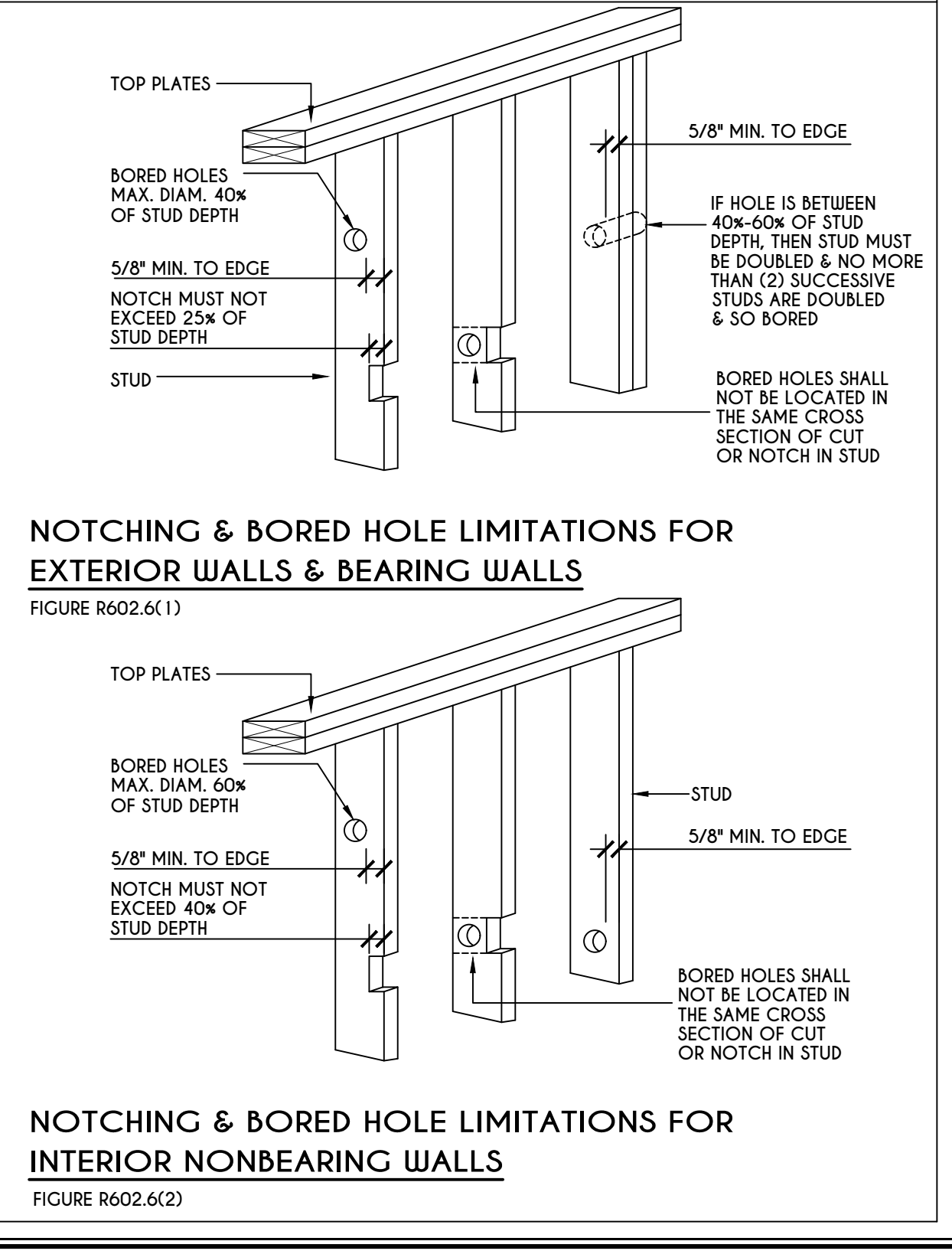
19
N-1
250.52(A) (3) CONCRETE-ENCASED ELECTRODES
SCALE: 1/2" = 1'-0"



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

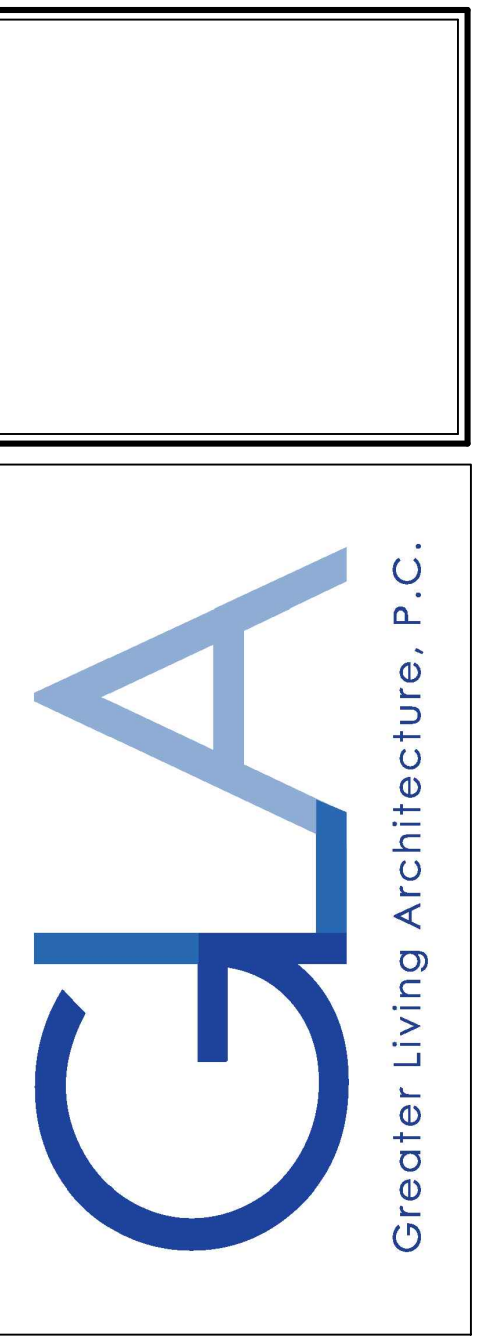


CUTTING, NOTCHING, & DRILLING OF JOISTS
FIGURE R502.8
FOR ENGINEERED WOOD PRODUCTS, PLEASE REFER TO MANUFACTURER'S RECOMMENDATIONS



NOTCHING & BORED HOLE LIMITATIONS FOR EXTERIOR WALLS & BEARING WALLS
FIGURE R602.6(1)
NOTCHING & BORED HOLE LIMITATIONS FOR INTERIOR NONBEARING WALLS
FIGURE R602.6(2)

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BUILDER:
KETMAR DEVELOPMENT CORP.

DETAILS
GLA PLAN 1994 R

drawn: CDK	checked: CSB
scale: AS NOTED	date: 12 / 20
PROJECT: 2555 H	sheet: N 1

TABLE R404.1.1(2)

WALL HEIGHT	HEIGHT OF UNBALANCED BACKFILL ^g	MINIMUM VERTICAL REINFORCEMENT AND SPACING (INCHES) h, c			
		SOIL CLASSES AND LATERAL SOIL LOAD ^d (psf PER FOOT BELOW GRADE)			
		GM, CP, SU, AND SP SOILS	GM, CS, SM-SC AND ML SOILS	SC, MH, ML-CL AND INORGANIC CL SOILS	
6'-8"	4' (OR LESS)	#4 @ 48" O.C.	#4 @ 48" O.C.	#4 @ 48" O.C.	
	5'	#4 @ 48" O.C.	#4 @ 48" O.C.	#4 @ 48" O.C.	
	6'-8"	#5 @ 48" O.C.	#5 @ 48" O.C.	#5 @ 48" O.C.	
7'-4"	4' (OR LESS)	#4 @ 48" O.C.	#4 @ 48" O.C.	#4 @ 48" O.C.	
	5'	#4 @ 48" O.C.	#4 @ 48" O.C.	#4 @ 48" O.C.	
	7'-4"	#5 @ 48" O.C.	#5 @ 48" O.C.	#5 @ 48" O.C.	
8'-0"	4' (OR LESS)	#4 @ 48" O.C.	#4 @ 48" O.C.	#4 @ 48" O.C.	
	5'	#4 @ 48" O.C.	#4 @ 48" O.C.	#4 @ 48" O.C.	
	8'-0"	#5 @ 48" O.C.	#5 @ 48" O.C.	#5 @ 48" O.C.	
8'-8"	4' (OR LESS)	#4 @ 48" O.C.	#4 @ 48" O.C.	#4 @ 48" O.C.	
	5'	#4 @ 48" O.C.	#4 @ 48" O.C.	#4 @ 48" O.C.	
	8'-8"	#5 @ 48" O.C.	#5 @ 48" O.C.	#5 @ 48" O.C.	
9'-4"	4' (OR LESS)	#4 @ 48" O.C.	#4 @ 48" O.C.	#4 @ 48" O.C.	
	5'	#4 @ 48" O.C.	#4 @ 48" O.C.	#4 @ 48" O.C.	
	9'-4"	#5 @ 48" O.C.	#5 @ 48" O.C.	#5 @ 48" O.C.	
10'-0"	4' (OR LESS)	#4 @ 48" O.C.	#4 @ 48" O.C.	#4 @ 48" O.C.	
	5'	#4 @ 48" O.C.	#4 @ 48" O.C.	#4 @ 48" O.C.	
	10'-0"	#5 @ 48" O.C.	#5 @ 48" O.C.	#5 @ 48" O.C.	

TABLE R404.1.1(3)

WALL HEIGHT	HEIGHT OF UNBALANCED BACKFILL ^g	MINIMUM VERTICAL REINFORCEMENT AND SPACING (INCHES) h, c			
		SOIL CLASSES AND LATERAL SOIL LOAD ^d (psf PER FOOT BELOW GRADE)			
		GM, CP, SU, AND SP SOILS	GM, CS, SM-SC AND ML SOILS	SC, MH, ML-CL AND INORGANIC CL SOILS	
6'-8"	4' (OR LESS)	#4 @ 56" O.C.	#4 @ 56" O.C.	#4 @ 56" O.C.	
	5'	#4 @ 56" O.C.	#4 @ 56" O.C.	#4 @ 56" O.C.	
	6'-8"	#5 @ 56" O.C.	#5 @ 56" O.C.	#5 @ 56" O.C.	
7'-4"	4' (OR LESS)	#4 @ 56" O.C.	#4 @ 56" O.C.	#4 @ 56" O.C.	
	5'	#4 @ 56" O.C.	#4 @ 56" O.C.	#4 @ 56" O.C.	
	7'-4"	#5 @ 56" O.C.	#5 @ 56" O.C.	#5 @ 56" O.C.	
8'-0"	4' (OR LESS)	#4 @ 56" O.C.	#4 @ 56" O.C.	#4 @ 56" O.C.	
	5'	#4 @ 56" O.C.	#4 @ 56" O.C.	#4 @ 56" O.C.	
	8'-0"	#5 @ 56" O.C.	#5 @ 56" O.C.	#5 @ 56" O.C.	
8'-8"	4' (OR LESS)	#4 @ 56" O.C.	#4 @ 56" O.C.	#4 @ 56" O.C.	
	5'	#4 @ 56" O.C.	#4 @ 56" O.C.	#4 @ 56" O.C.	
	8'-8"	#5 @ 56" O.C.	#5 @ 56" O.C.	#5 @ 56" O.C.	
9'-4"	4' (OR LESS)	#4 @ 56" O.C.	#4 @ 56" O.C.	#4 @ 56" O.C.	
	5'	#4 @ 56" O.C.	#4 @ 56" O.C.	#4 @ 56" O.C.	
	9'-4"	#5 @ 56" O.C.	#5 @ 56" O.C.	#5 @ 56" O.C.	
10'-0"	4' (OR LESS)	#4 @ 56" O.C.	#4 @ 56" O.C.	#4 @ 56" O.C.	
	5'	#4 @ 56" O.C.	#4 @ 56" O.C.	#4 @ 56" O.C.	
	10'-0"	#5 @ 56" O.C.	#5 @ 56" O.C.	#5 @ 56" O.C.	

TABLE R404.1.1(4)

WALL HEIGHT	HEIGHT OF UNBALANCED BACKFILL ^g	MINIMUM VERTICAL REINFORCEMENT AND SPACING (INCHES) h, c			
		SOIL CLASSES AND LATERAL SOIL LOAD ^d (psf PER FOOT BELOW GRADE)			
		GM, CP, SU, AND SP SOILS	GM, CS, SM-SC AND ML SOILS	SC, MH, ML-CL AND INORGANIC CL SOILS	
6'-8"	4' (OR LESS)	#4 @ 72" O.C.	#4 @ 72" O.C.	#4 @ 72" O.C.	
	5'	#4 @ 72" O.C.	#4 @ 72" O.C.	#4 @ 72" O.C.	
	6'-8"	#5 @ 72" O.C.	#5 @ 72" O.C.	#5 @ 72" O.C.	
7'-4"	4' (OR LESS)	#4 @ 72" O.C.	#4 @ 72" O.C.	#4 @ 72" O.C.	
	5'	#4 @ 72" O.C.	#4 @ 72" O.C.	#4 @ 72" O.C.	
	7'-4"	#5 @ 72" O.C.	#5 @ 72" O.C.	#5 @ 72" O.C.	
8'-0"	4' (OR LESS)	#4 @ 72" O.C.	#4 @ 72" O.C.	#4 @ 72" O.C.	
	5'	#4 @ 72" O.C.	#4 @ 72" O.C.	#4 @ 72" O.C.	
	8'-0"	#5 @ 72" O.C.	#5 @ 72" O.C.	#5 @ 72" O.C.	
8'-8"	4' (OR LESS)	#4 @ 72" O.C.	#4 @ 72" O.C.	#4 @ 72" O.C.	
	5'	#4 @ 72" O.C.	#4 @ 72" O.C.	#4 @ 72" O.C.	
	8'-8"	#5 @ 72" O.C.	#5 @ 72" O.C.	#5 @ 72" O.C.	
9'-4"	4' (OR LESS)	#4 @ 72" O.C.	#4 @ 72" O.C.	#4 @ 72" O.C.	
	5'	#4 @ 72" O.C.	#4 @ 72" O.C.	#4 @ 72" O.C.	
	9'-4"	#5 @ 72" O.C.	#5 @ 72" O.C.	#5 @ 72" O.C.	
10'-0"	4' (OR LESS)	#4 @ 72" O.C.	#4 @ 72" O.C.	#4 @ 72" O.C.	
	5'	#4 @ 72" O.C.	#4 @ 72" O.C.	#4 @ 72" O.C.	
	10'-0"	#5 @ 72" O.C.	#5 @ 72" O.C.	#5 @ 72" O.C.	

TABLE R404.1.2(8)

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

a. MORTAR SHALL BE TYPE M OR S AND MASONRY SHALL BE LAID IN RUNNING BOND.
b. ALTERNATIVE REINFORCING BAR SIZES AND SPACINGS SHALL HAVE AN EQUIVALENT CROSS-SECTIONAL AREA OF REINFORCEMENT PER LINEAL FOOT OF WALL. SHALL BE PERMITTED PROVIDED THE SPACING OF THE REINFORCEMENT DOES NOT EXCEED 72" IN SEISMIC DESIGN CATEGORIES A, B AND C, AND 48 INCHES IN SEISMIC DESIGN CATEGORIES DD, D1 AND D2.
c. VERTICAL REINFORCEMENT SHALL BE GRADE 60 MINIMUM. THE DISTANCE FROM THE FACE OF THE SOIL SIDE OF THE WALL TO THE CENTER OF VERTICAL REINFORCEMENT SHALL BE NOT LESS THAN 5 INCHES.
d. SOIL CLASSES ARE IN ACCORDANCE WITH THE UNIFIED SOIL CLASSIFICATION SYSTEM AND DESIGN LATERAL SOIL LOADS ARE FOR MOIST CONDITIONS WITHOUT HYDROSTATIC PRESSURE. REFER TO TABLE R404.1.
e. UNBALANCED BACKFILL HEIGHT IS THE DIFFERENCE IN HEIGHT BETWEEN THE EXTERIOR FINISH GROUND LEVEL AND THE LOWER OF THE TOP OF THE CONCRETE FOOTING THAT SUPPORTS THE FOUNDATION WALL OR THE INTERIOR FINISH GROUND LEVEL, WHERE AN INTERIOR CONCRETE SLAB-ON-GRADE IS PROVIDED AND IS IN CONTACT WITH THE INTERIOR SURFACE OF THE FOUNDATION WALL. MEASUREMENT OF THE UNBALANCED BACKFILL HEIGHT FROM THE EXTERIOR FINISH GROUND LEVEL TO THE TOP OF THE INTERIOR CONCRETE SLAB IS PERMITTED.
f. THE USE OF THIS TABLE SHALL BE PROHIBITED FOR SOIL CLASSIFICATIONS NOT SHOWN.

a. MORTAR SHALL BE TYPE M OR S AND MASONRY SHALL BE LAID IN RUNNING BOND.
b. ALTERNATIVE REINFORCING BAR SIZES AND SPACINGS SHALL HAVE AN EQUIVALENT CROSS-SECTIONAL AREA OF REINFORCEMENT PER LINEAL FOOT OF WALL. SHALL BE PERMITTED PROVIDED THE SPACING OF THE REINFORCEMENT DOES NOT EXCEED 72" IN SEISMIC DESIGN CATEGORIES A, B AND C, AND 48 INCHES IN SEISMIC DESIGN CATEGORIES DD, D1 AND D2.
c. VERTICAL REINFORCEMENT SHALL BE GRADE 60 MINIMUM. THE DISTANCE FROM THE FACE OF THE SOIL SIDE OF THE WALL TO THE CENTER OF VERTICAL REINFORCEMENT SHALL BE NOT LESS THAN 5 INCHES.
d. SOIL CLASSES ARE IN ACCORDANCE WITH THE UNIFIED SOIL CLASSIFICATION SYSTEM AND DESIGN LATERAL SOIL LOADS ARE FOR MOIST CONDITIONS WITHOUT HYDROSTATIC PRESSURE. REFER TO TABLE R404.1.
e. UNBALANCED BACKFILL HEIGHT IS THE DIFFERENCE IN HEIGHT BETWEEN THE EXTERIOR FINISH GROUND LEVEL AND THE LOWER OF THE TOP OF THE CONCRETE FOOTING THAT SUPPORTS THE FOUNDATION WALL OR THE INTERIOR FINISH GROUND LEVEL, WHERE AN INTERIOR CONCRETE SLAB-ON-GRADE IS PROVIDED AND IS IN CONTACT WITH THE INTERIOR SURFACE OF THE FOUNDATION WALL. MEASUREMENT OF THE UNBALANCED BACKFILL HEIGHT FROM THE EXTERIOR FINISH GROUND LEVEL TO THE TOP OF THE INTERIOR CONCRETE SLAB IS PERMITTED.
f. THE USE OF THIS TABLE SHALL BE PROHIBITED FOR SOIL CLASSIFICATIONS NOT SHOWN.

a. SOIL CLASSES ARE IN ACCORDANCE WITH THE UNIFIED SOIL CLASSIFICATION SYSTEM. REFER TO TABLE R404.1.
b. TABLE VALUES ARE BASED ON REINFORCING BARS WITH A MINIMUM YIELD STRENGTH OF 60,000 PSI.
c. VERTICAL REINFORCEMENT SHALL BE GRADE 60 MINIMUM. THE DISTANCE FROM THE FACE OF THE SOIL SIDE OF THE WALL TO THE CENTER OF VERTICAL REINFORCEMENT SHALL BE NOT LESS THAN 5 INCHES.
d. NR INDICATES NO VERTICAL WALL REINFORCEMENT IS REQUIRED, EXCEPT FOR 6-INCH NOMINAL WALLS FORMED WITH STAY-IN-PLACE FORMING SYSTEMS IN WHICH CASE VERTICAL REINFORCEMENT SHALL BE NO. 4 @ 48 INCHES ON CENTER.
e. ALLOWABLE DEFLECTION CRITERION IS L/240, WHERE L IS THE UNSUPPORTED HEIGHT OF THE BASEMENT WALL IN INCHES.
f. INTERPOLATION IS NOT PERMITTED.
g. WHERE WALLS WILL REMAIN 4 FEET OR MORE OF UNBALANCED BACKFILL, THEY SHALL BE LATERALLY SUPPORTED AT THE TOP AND BOTTOM BEFORE BACKFILLING.
h. VERTICAL REINFORCEMENT SHALL BE LOCATED TO PROVIDE A COVER OF 1 1/4 INCHES MEASURED FROM THE INSIDE FACE OF THE WALL. THE CENTER OF THE STEEL SHALL NOT VARY FROM THE SPECIFIED LOCATION BY MORE THAN THE GREATER OF 10 PERCENT OF THE WALL THICKNESS OR 3/8 INCH.
i. CONCRETE COVER FOR THE REINFORCEMENT MEASURED FROM THE INSIDE FACE OF THE WALL SHALL BE NOT LESS THAN 3/4 INCH. CONCRETE COVER FOR REINFORCEMENT MEASURED FROM THE OUTSIDE FACE OF THE WALL SHALL BE NOT LESS THAN 1 1/2 INCHES FOR NO. 5 BARS AND SMALLER, AND NOT LESS THAN 2 INCHES FOR LARGER BARS.
j. DR MEANS DESIGN IS REQUIRED IN ACCORDANCE WITH THE APPLICABLE BUILDING CODE, OR WHERE THERE IS NO CODE, IN ACCORDANCE WITH ACI 318.
k. CONCRETE SHALL HAVE A SPECIFIED COMPRESSIVE STRENGTH, f_c OF NOT LESS THAN 2,500 PSI AT 28 DAYS, UNLESS A HIGHER STRENGTH IS REQUIRED BY FOOTNOTE 1 OR 8.
l. THE MINIMUM THICKNESS IS PERMITTED TO BE REDUCED 2 INCHES, PROVIDED THE MINIMUM SPECIFIED COMPRESSIVE STRENGTH OF CONCRETE, f_c IS 4,000 PSI.
m. A PLAIN CONCRETE WALL WITH A MINIMUM NOMINAL THICKNESS OF 12 INCHES IS PERMITTED, PROVIDED MINIMUM SPECIFIED COMPRESSIVE STRENGTH OF CONCRETE, f_c IS 3,500 PSI.
n. SEE TABLE R602.3 FOR TOLERANCE FROM NOMINAL THICKNESS PERMITTED FOR FLAT WALLS.
o. THE USE OF THIS TABLE SHALL BE PROHIBITED FOR SOIL CLASSIFICATIONS NOT SHOWN.

TABLE R 402.4.1.1
AIR BARRIER AND INSULATION INSTALLATION

COMPONENT	AIR BARRIER CRITERIA	INSULATION INSTALLATION CRITERIA
GENERAL REQUIREMENTS	A CONTINUOUS AIR BARRIER SHALL BE INSTALLED IN THE BUILDING ENVELOPE. THE EXTERIOR THERMAL ENVELOPE CONTAINS A CONTINUOUS AIR BARRIER. BREAKS OR JOINTS IN THE AIR BARRIER SHALL BE SEALED. THE AIR BARRIER IN ANY DROPPED CEILING / SOFFIT SHALL BE ALIGNED WITH THE INSULATION AND ANY GAPS IN THE AIR BARRIER SHALL BE SEALED. ACCESS OPENINGS, DROP DOWN STAIRS, OR KNEE WALL DOORS TO UNCONDITIONED ATTIC SPACES SHALL BE SEALED.	AIR-PERMEABLE INSULATION SHALL NOT BE USED AS A SEALING MATERIAL. THE INSULATION IN ANY DROPPED CEILING / SOFFIT SHALL BE ALIGNED WITH THE AIR BARRIER.
CEILING / ATTIC	THE AIR BARRIER IN ANY DROPPED CEILING / SOFFIT SHALL BE ALIGNED WITH THE INSULATION AND ANY GAPS IN THE AIR BARRIER SHALL BE SEALED. ACCESS OPENINGS, DROP DOWN STAIRS, OR KNEE WALL DOORS TO UNCONDITIONED ATTIC SPACES SHALL BE SEALED.	CAVITIES WITH CORNERS AND HEADERS OF FRAME WALLS SHALL BE INSULATED BY COMPLETELY FILLING THE CAVITY WITH A MATERIAL HAVING A THERMAL RESISTANCE OF R-3 PER INCH MINIMUM.
WALLS	THE JUNCTION OF THE FOUNDATION AND SILL PLATE SHALL BE SEALED. THE JUNCTION OF THE TOP PLATE AND THE TOP OF EXTERIOR WALLS SHALL BE SEALED. KNEE WALLS SHALL BE SEALED.	EXTERIOR THERMAL ENVELOPE INSULATION FOR FRAMED WALLS SHALL BE INSTALLED IN SUBSTANTIAL CONTACT AND CONTINUOUS ALIGNMENT WITH THE AIR BARRIER.
WINDOWS, SKYLIGHTS AND DOORS	THE SPACE BETWEEN WINDOW / DOOR JAMBS AND FRAMING, AND SKYLIGHTS AND FRAMING SHALL BE SEALED.	
RIM JOISTS	RIM JOISTS SHALL INCLUDE THE AIR BARRIER.	RIM JOISTS SHALL BE INSULATED.
FLOORS (INCLUDING ABOVE GARAGE AND CANTILEVERED FLOORS)	THE AIR BARRIER SHALL BE INSTALLED AT ANY EXPOSED EDGE OF INSULATION.	FLOOR FRAMING CAVITY INSULATION SHALL BE INSTALLED TO MAINTAIN PERMANENT CONTACT WITH THE UNDERSIDE OF SURFLOOR DECKING, OR FLOOR FRAMING CAVITY INSULATION SHALL BE PERMITTED TO BE IN CONTACT WITH THE TOP SIDE OF SHEATHING, OR CONTINUOUS INSULATION INSTALLED ON THE UNDERSIDE OF FLOOR FRAMING AND EXTENDS FROM THE BOTTOM TO THE TOP OF ALL PERIMETER FLOOR FRAMING MEMBERS.
CRACK SPACE WALLS	EXPOSED EARTH IN UNVENTED CRACK SPACES SHALL BE COVERED WITH A CLASS 1 VAPOR BARRIER WITH OVERLAPPING JOINTS TAPED.	WHERE PROVIDED INSTEAD OF FLOOR INSULATION, INSULATION SHALL BE PERMANENTLY ATTACHED TO THE CRACKSPACE WALLS.
SHAFTS, PENETRATIONS	DUCT SHAFTS, UTILITY PENETRATIONS, AND FLUE SHAFTS OPENING THE EXTERIOR OR UNCONDITIONED SPACE SHALL BE SEALED.	BATTS IN NARROW CAVITIES SHALL BE CUT TO FIT, OR NARROW CAVITIES SHALL BE FILLED BY INSULATION THAT ON INSTALLATION READILY CONFORMS TO THE AVAILABLE CAVITY SPACE.
NARROW CAVITIES		BATTS IN NARROW CAVITIES SHALL BE CUT TO FIT, OR NARROW CAVITIES SHALL BE FILLED BY INSULATION THAT ON INSTALLATION READILY CONFORMS TO THE AVAILABLE CAVITY SPACE.
GARAGE SEPARATION	AIR SEALING SHALL BE PROVIDED BETWEEN THE GARAGE AND CONDITIONED SPACES.	
RECESSED LIGHTING	RECESSED LIGHT FIXTURES INSTALLED IN THE BUILDING THERMAL ENVELOPE SHALL BE SEALED TO THE DRYWALL.	RECESSED LIGHT FIXTURES INSTALLED IN THE BUILDING THERMAL ENVELOPE SHALL BE AIR TIGHT AND IC BATED.
PLUMBING AND WIRING		BATT INSULATION SHALL BE CUT NEATLY TO FIT AROUND WIRING AND PLUMBING IN EXTERIOR WALLS, OR INSULATION THAT ON INSTALLATION READILY CONFORMS TO AVAILABLE SPACE SHALL EXTEND BEHIND PIPING AND WIRING.
SHOWER / TUB ON EXTERIOR WALL	THE AIR BARRIER INSTALLED AT EXTERIOR WALLS ADJACENT TO SHOWERS AND TUBS SHALL SEPARATE THEM FROM THE SHOWERS AND TUBS.	EXTERIOR WALLS ADJACENT TO SHOWERS AND TUBS SHALL BE INSULATED.
ELECTRICAL / PHONE BOX ON EXTERIOR WALLS	THE AIR BARRIER SHALL BE INSTALLED BEHIND ELECTRICAL OR COMMUNICATION BOXES OR AIR-SEALED BOXES SHALL BE INSTALLED.	
HVAC REGISTER BOOTS	HVAC REGISTER BOOTS THAT PENETRATE BUILDING THERMAL ENVELOPE SHALL BE SEALED TO THE SURFLOOR OR DRYPWALL.	
CONCEALED SPRINKLERS	WHEN REQUIRED TO BE SEALED, CONCEALED FIRE SPRINKLERS SHALL ONLY BE SEALED IN A MANNER THAT IS RECOMMENDED BY THE MANUFACTURER. CALICLING OR OTHER ADHESIVE SEALANTS SHALL NOT BE USED TO FILL GAPS BETWEEN FIRE SPRINKLER COVER PLATES AND WALL OR CEILING.	

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

R401.4 SOIL TESTS.

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

R401.4.1 GEOTECHNICAL EVALUATION.

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

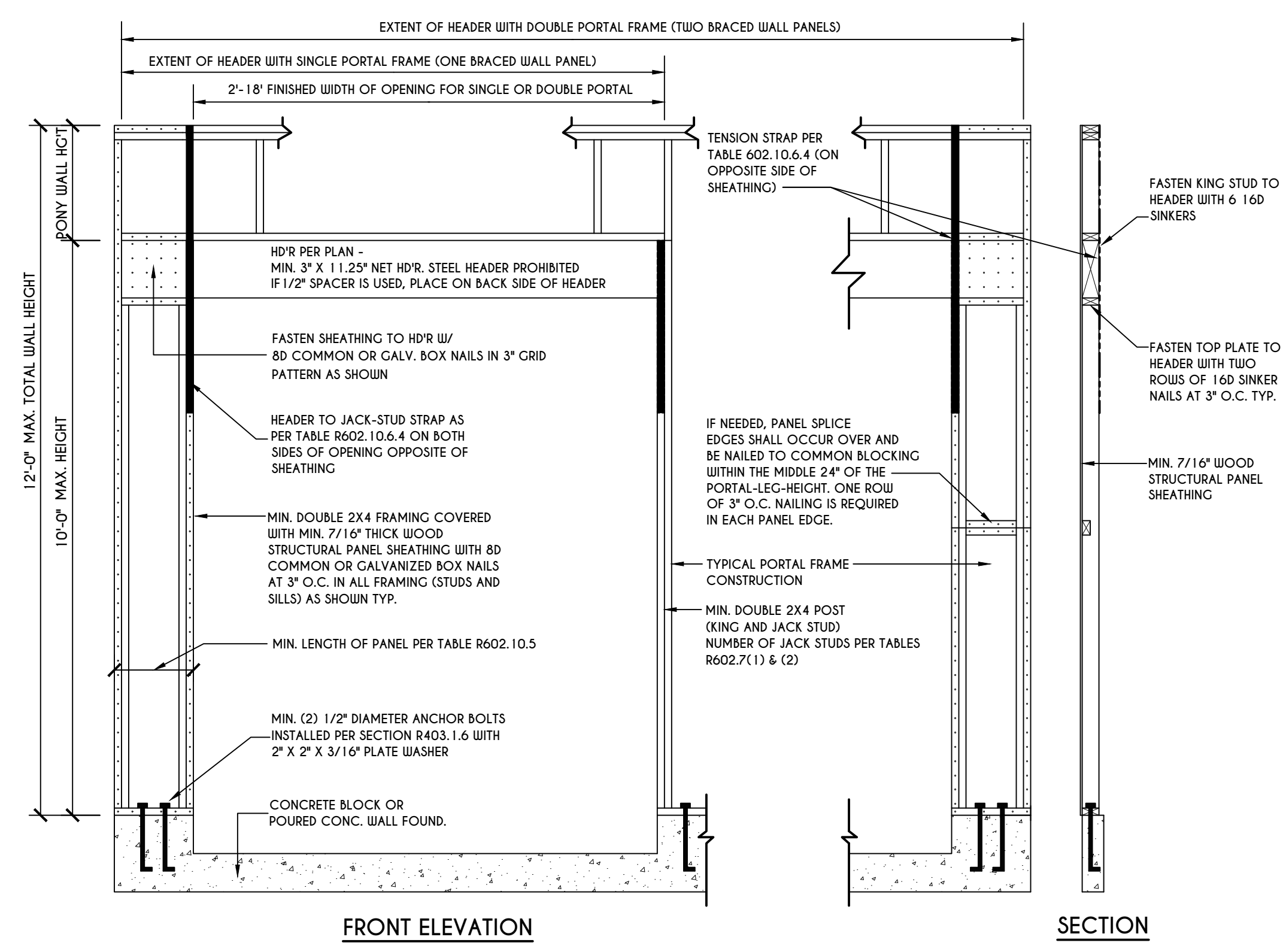
TABLE R401.4.1
PRESUMPTIVE LOAD-BEARING VALUES OF FOUNDATION MATERIALS

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

a. WHERE SOIL TESTS ARE REQUIRED BY SECTION R401.4, THE ALLOWABLE BEARING CAPACITIES OF THE SOIL SHALL BE PART OF THE RECOMMENDATIONS.
b. WHERE THE BUILDING OFFICIAL DETERMINES THAT IN-PLACE SOILS WITH AN ALLOWABLE BEARING CAPACITY OF LESS THAN 1,500 psf ARE LIKELY TO BE PRESENT AT THE SITE, THE ALLOWABLE BEARING CAPACITY SHALL BE DETERMINED BY A SOILS INVESTIGATION.

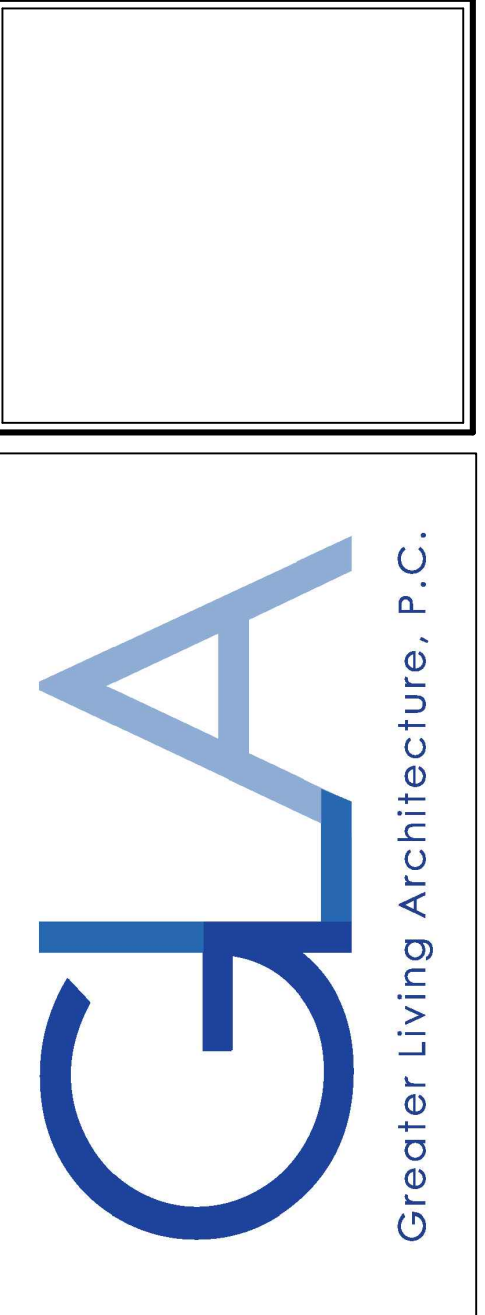
UNIFIED SOIL CLASSIFICATION SYSTEM

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



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

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REVISIONS:

DATE	BY	DESCRIPTION

CLIENT/LOCATION:

KLEIN RESIDENCE
LOT 15
COTTAGES AT MALVERN
PITTSFORD, NY

BUILDER:

KETMAR
DEVELOPMENT CORP.

REINFORCING NOTES

GLA PLAN 1994 R

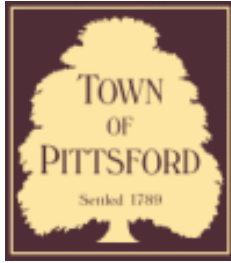
drawn: CDK	checked: CSB
scale: AS NOTED	date: 12 / 20
PROJECT: 2555 H	sheet: N 2







24



Town of Pittsford

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

Permit #
B20-000214

Phone: 585-248-6250

FAX: 585-248-6262

DESIGN REVIEW AND HISTORIC PRESERVATION BOARD REFERRAL OF APPLICATION

Property Address: 20 Escena Rise PITTSFORD, NY 14534

Tax ID Number: 178.03-5-1

Zoning District: IZ Incentive Zoning

Owner: Wilshire Hill LLC

Applicant: Wilshire Hill LLC

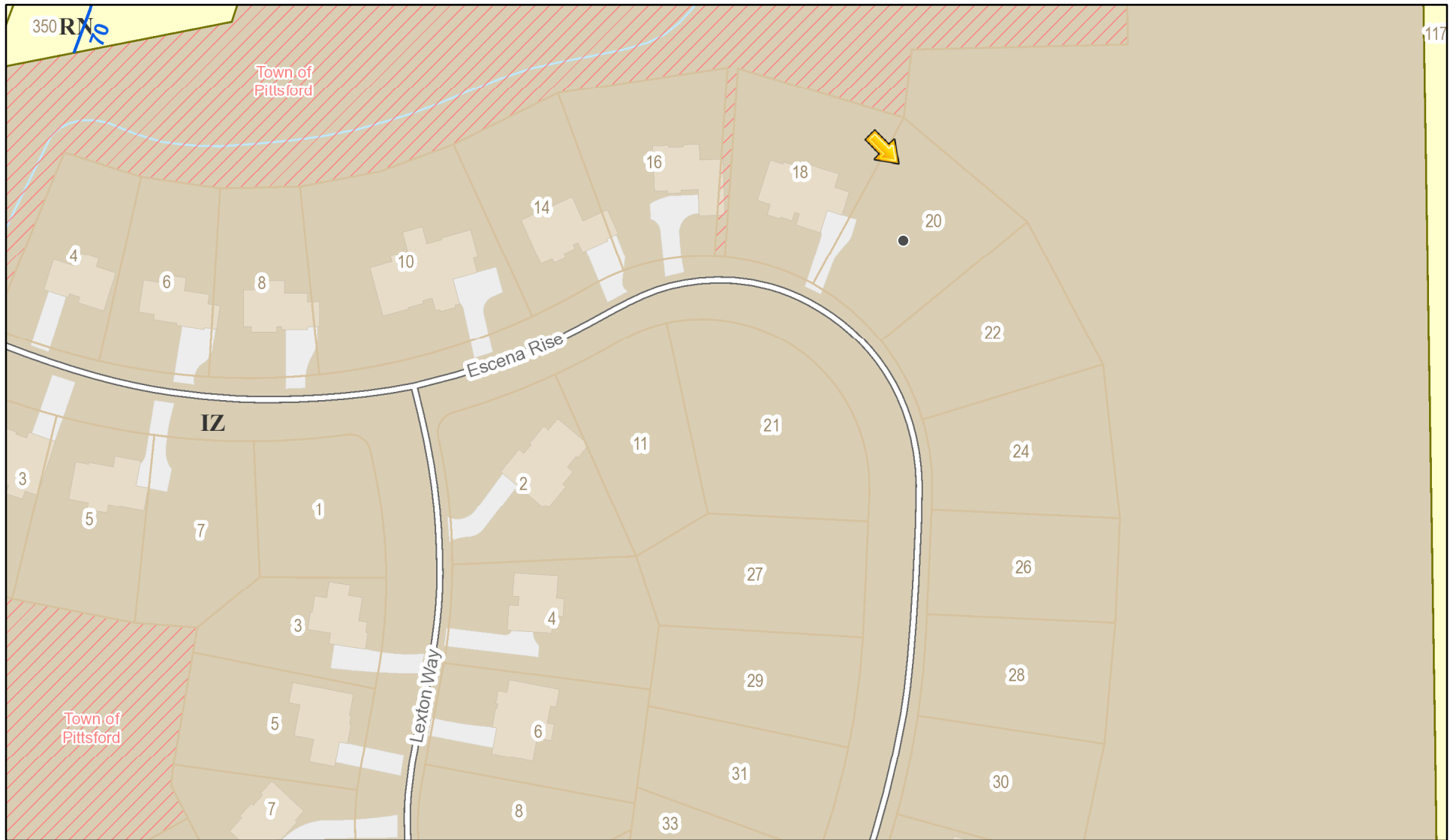
Application Type:

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

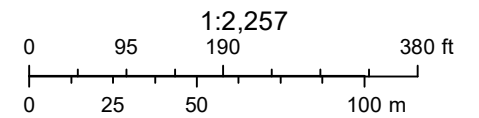
Project Description: Applicant is requesting design review for the construction of a two story single family home. The home will have approximately 3311 square feet of living space and will be located in the Wilshire Hills Subdivision.

Meeting Date: December 10, 2020

RN Residential Neighborhood Zoning

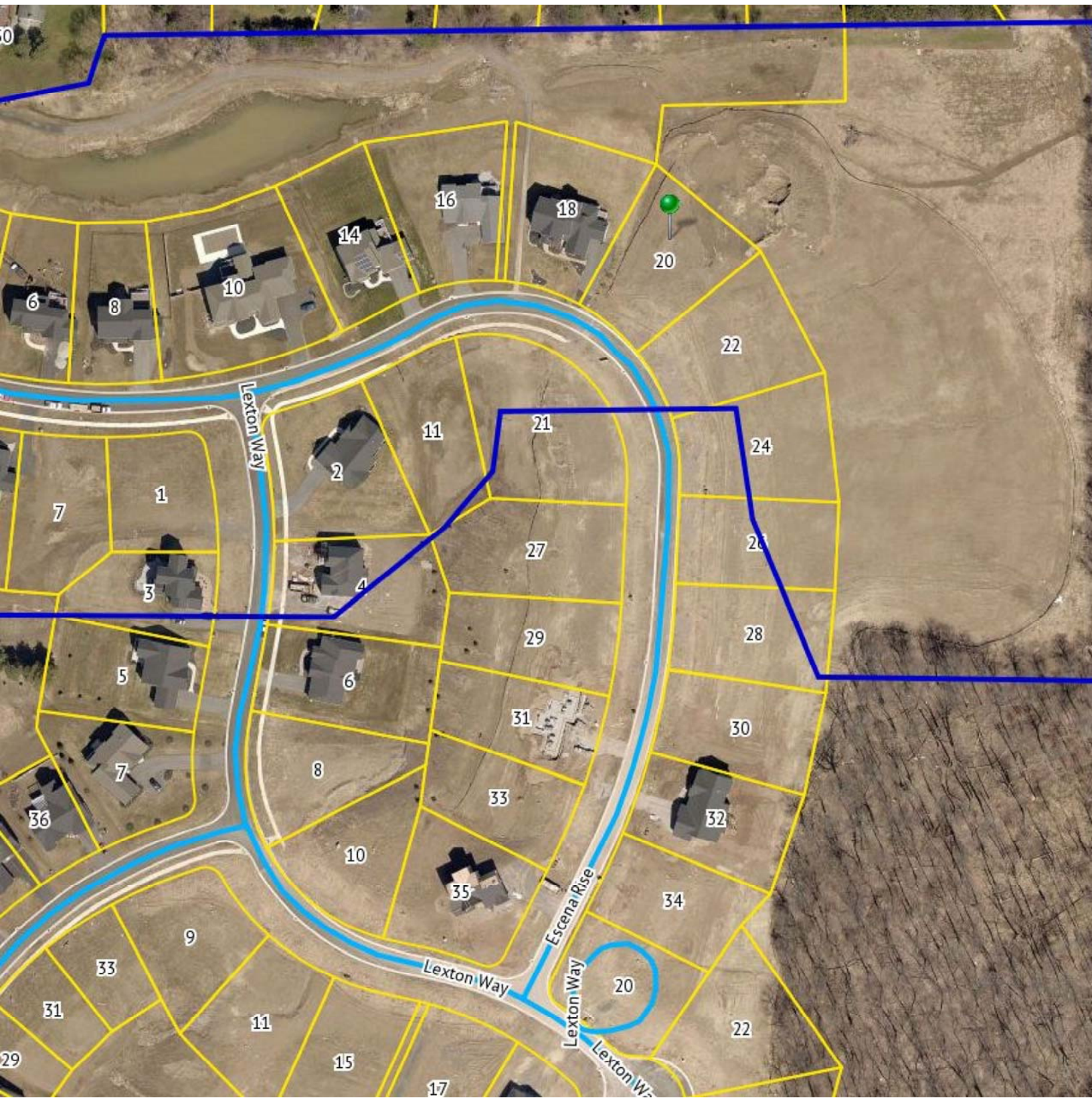


Printed December 3, 2020



Town of Pittsford GIS

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File: Z:\Engineering\Job Files\0423-12\Drawings\Section 3\Plot Plans\Lot P25\LOT P-25.dwg, Plot Date: 11/19/2020, By: RTI/DE

**SANITARY SEWER
EASEMENT TO THE
TOWN OF PITTSFORD**

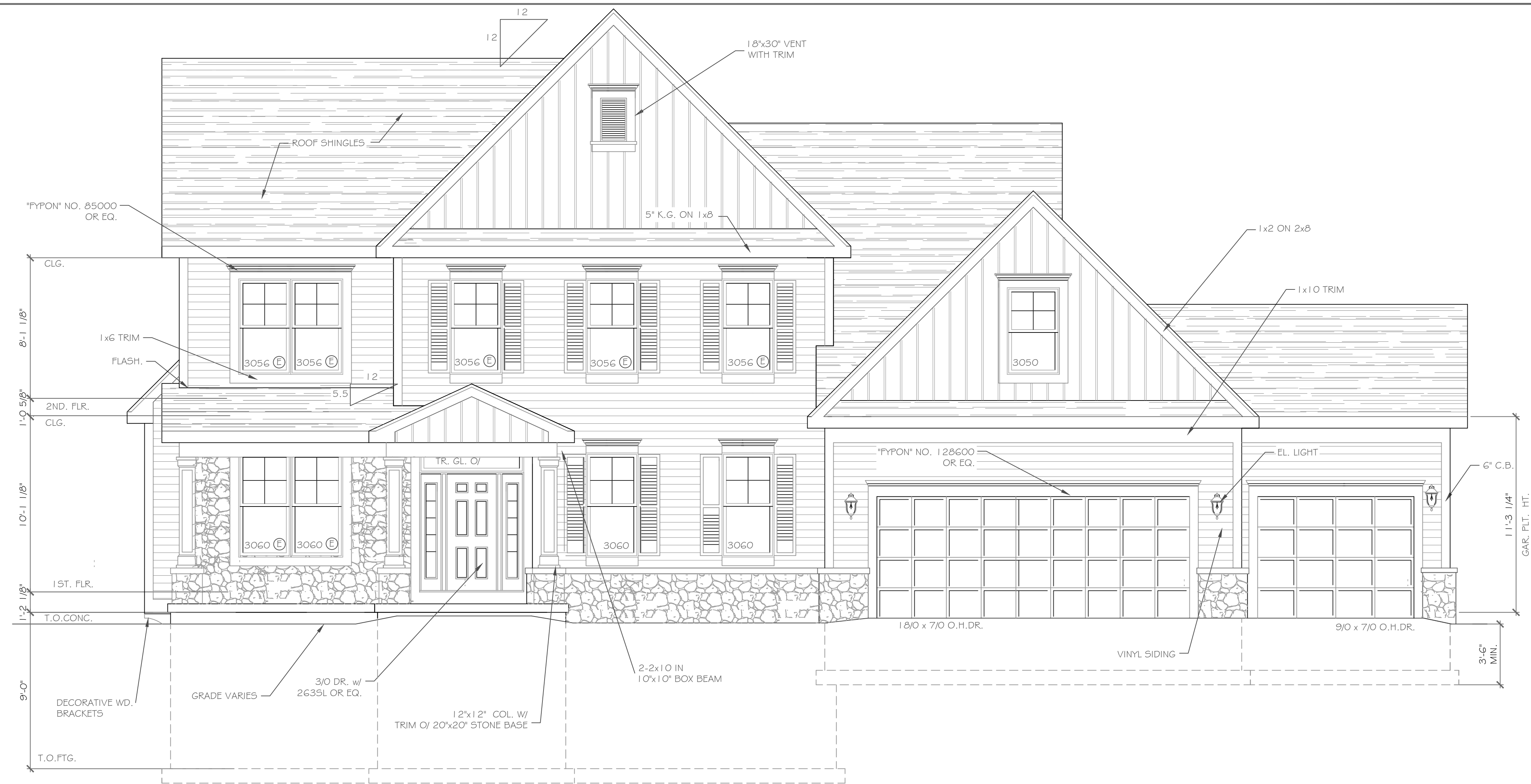


JOB NO: 0423-17
SCALE: 1" = 30'
DRAWN: RJT
DESIGNED: RJT
DATE: 11/19/2020

SETBACK	REQUIRED	PROVIDED
FRONT	35'	36.0'
SIDE	10'	12.6'
REAR	10'	53' ±

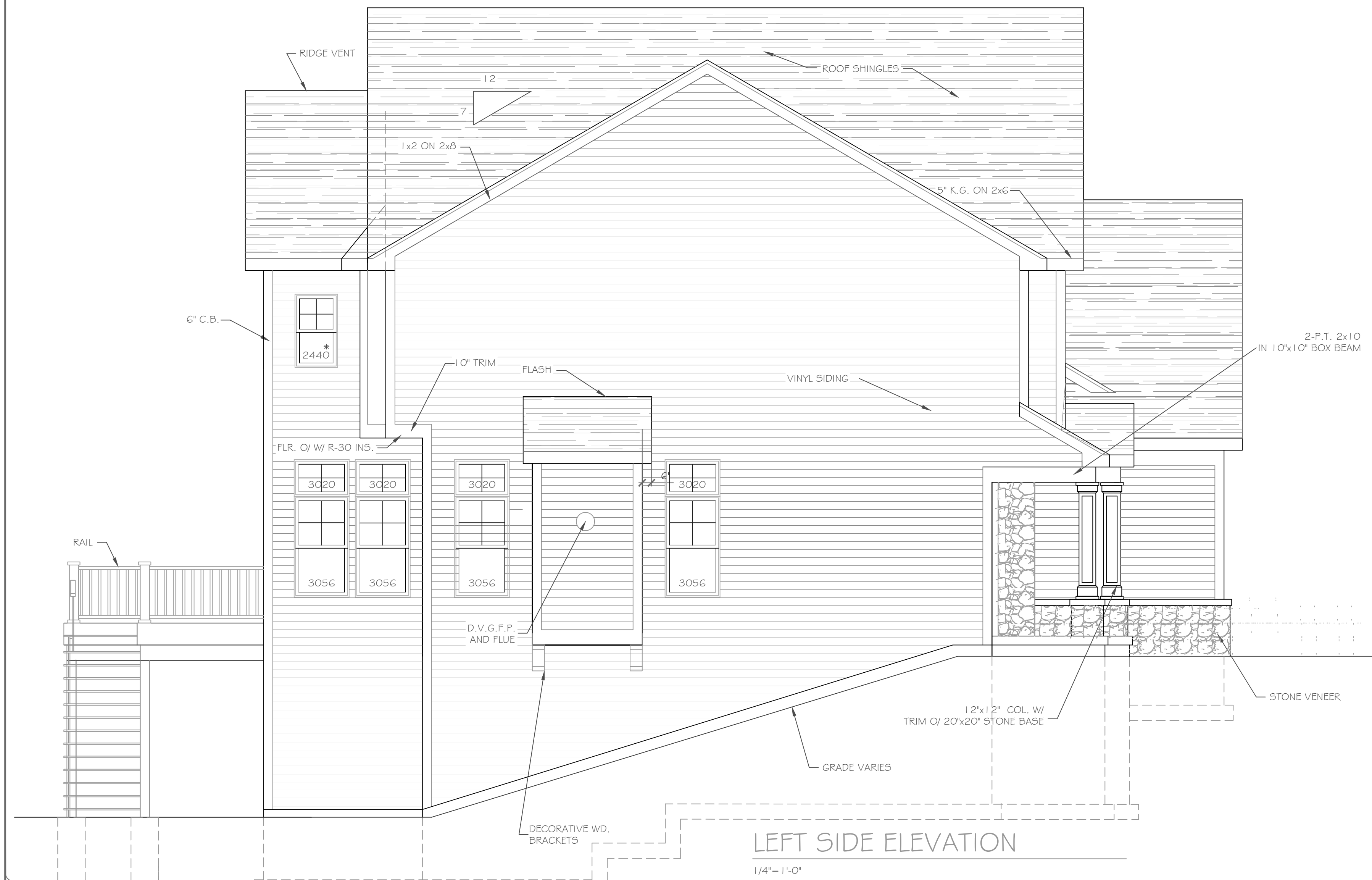
TITLE:

**PLOT PLAN - LOT P25
WILSHIRE HILL - SECTION 3A**



FRONT ELEVATION 3311 S.F.

1/4" = 1'-0"
 NOTE: - WINDOWS TO BE 'GREAT LAKES' DOUBLE-HUNG, LOW-E
 - DOORS TO BE 'THERMA-TRU' OR EQ.
 - DOWN SPOUTS TO BE LOCATED BY CONTRACTOR IN FIELD
 - WINDOW MEETS OR EXCEEDS THE EGRESS REQUIREMENTS PER SECTION R310 OF THE RES. CODE OF NYS
 - * : SAFETY GLASS REQ. PER SECTION R308.4 OF THE RES. CODE OF NYS



LEFT SIDE ELEVATION

1/4" = 1'-0"

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NO.	DATE	DESCRIPTION

DRAWING TITLE-
 Elevations

PHASE-
 Construction Documents

PROJECT-
 Lot 25P, Wishire Hill
 Pittsford, New York

CLIENT-
 Morrell Builders

JOB NO.-
 A20-060

DATE-
 December 2020

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

DRAWING NO.-
 A-1



REAR ELEVATION

1/4" = 1'-0"

RIGHT SIDE ELEVATION

1/4" = 1'-0"

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REVISIONS- NO.	DATE	DESCRIPTION

DRAWING TITLE-
Elevations

PHASE-
 Construction Documents

PROJECT-
**Lot 25P, Wilshire Hill
 Pittsford, New York**

CLIENT-
Morrell Builders

JOB NO.-
A20-060

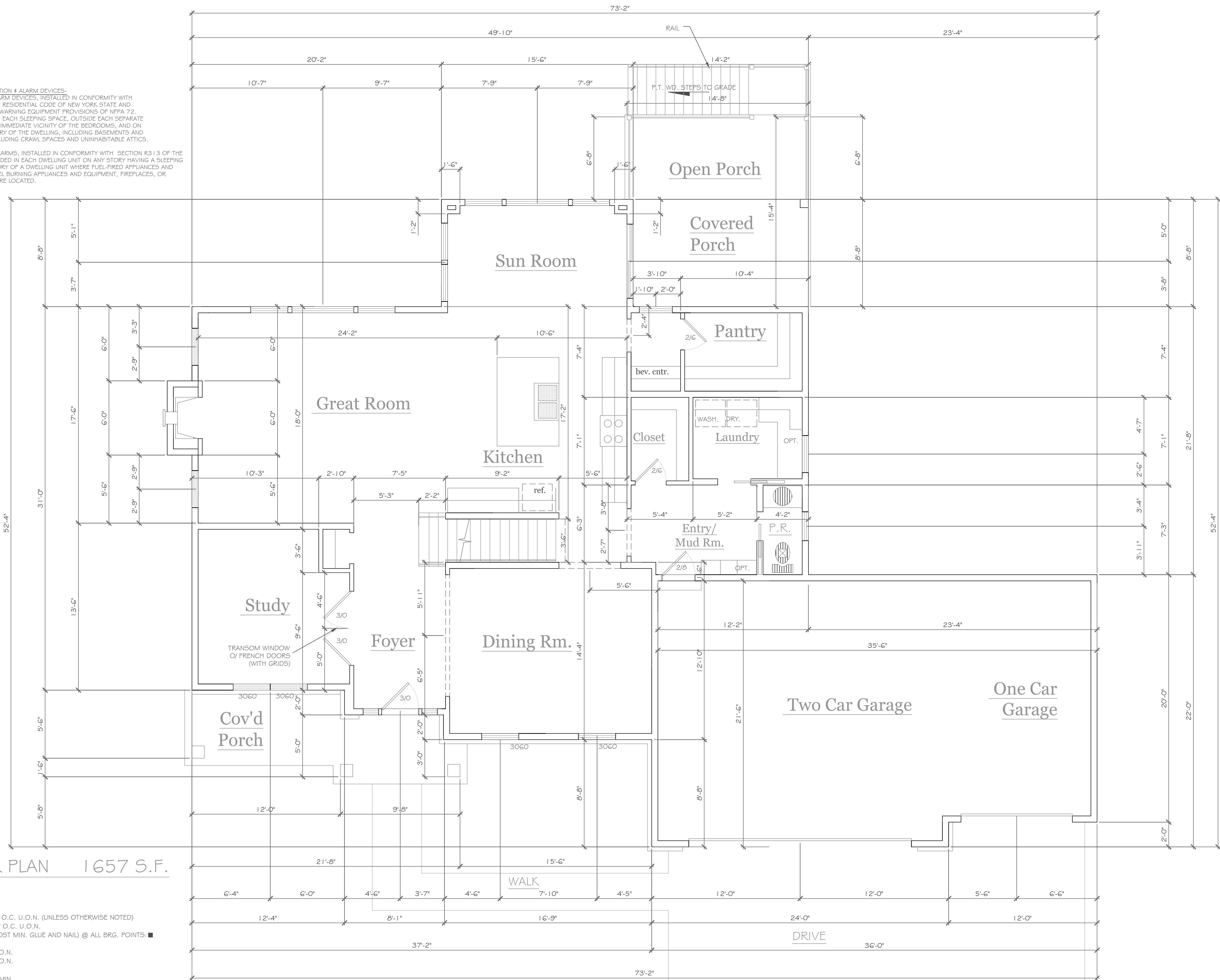
DATE-
December 2020

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

DRAWING NO.-
A-6

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

CARBON MONOXIDE ALARMS, INSTALLED IN CONFORMITY WITH SECTION R313.3 OF THE RCNY, SHALL BE PROVIDED IN EACH DWELLING UNIT ON ANY STORY HAVING A SLEEPING AREA AND ON ANY STORY OF A DWELLING UNIT WHERE FUEL-FIRED APPLIANCES AND EQUIPMENT, SOLID-FUEL BURNING APPLIANCES AND EQUIPMENT, FIREPLACES, OR ATTACHED GARAGES ARE LOCATED.



FIRST FLOOR PLAN 1657 S.F.

1/4" = 1'-0"

NOTES:

- EXTERIOR WALLS TO BE 2 x 6 - 16" O.C. U.O.N. (UNLESS OTHERWISE NOTED)
- INTERIOR WALLS TO BE 2 x 4 - 16" O.C. U.O.N.
- PROVIDE SOLID BLKG. (3 STUD POST MIN. GLUE AND NAIL) @ ALL BRG. POINTS: ■
- APPLIANCES PER CONTRACT
- WINDOW R.O. HTS. TO BE 8'-0" U.O.N.
- CEILING HTS. TO BE 10'-1 1/8" U.O.N.
- ANGLES TO BE 1/2" U.O.N.
- UNSPECIFIED HDRS. TO BE 2-2x8 MIN.
- Ⓢ WINDOW MEETS OR EXCEEDS THE EGRESS REQUIREMENTS PER SECTION R310 OF THE RES. CODE OF NYS
- * : SAFETY GLASS REQ. PER SECTION R308.4 OF THE RES. CODE OF NYS
- DBL. JACK STUDS @ ALL LOAD BRG. LINTELS OVER 4' LONG

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REVISIONS- NO.	DATE	DESCRIPTION

DRAWING TITLE: First Floor Plan	PHASE: Construction Documents
---	----------------------------------

PROJECT: Lot 25P, Wilshire Hill Pittsford, New York	DATE: November 2020
CLIENT: Morrell Builders	JOB NO. - A20-060

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

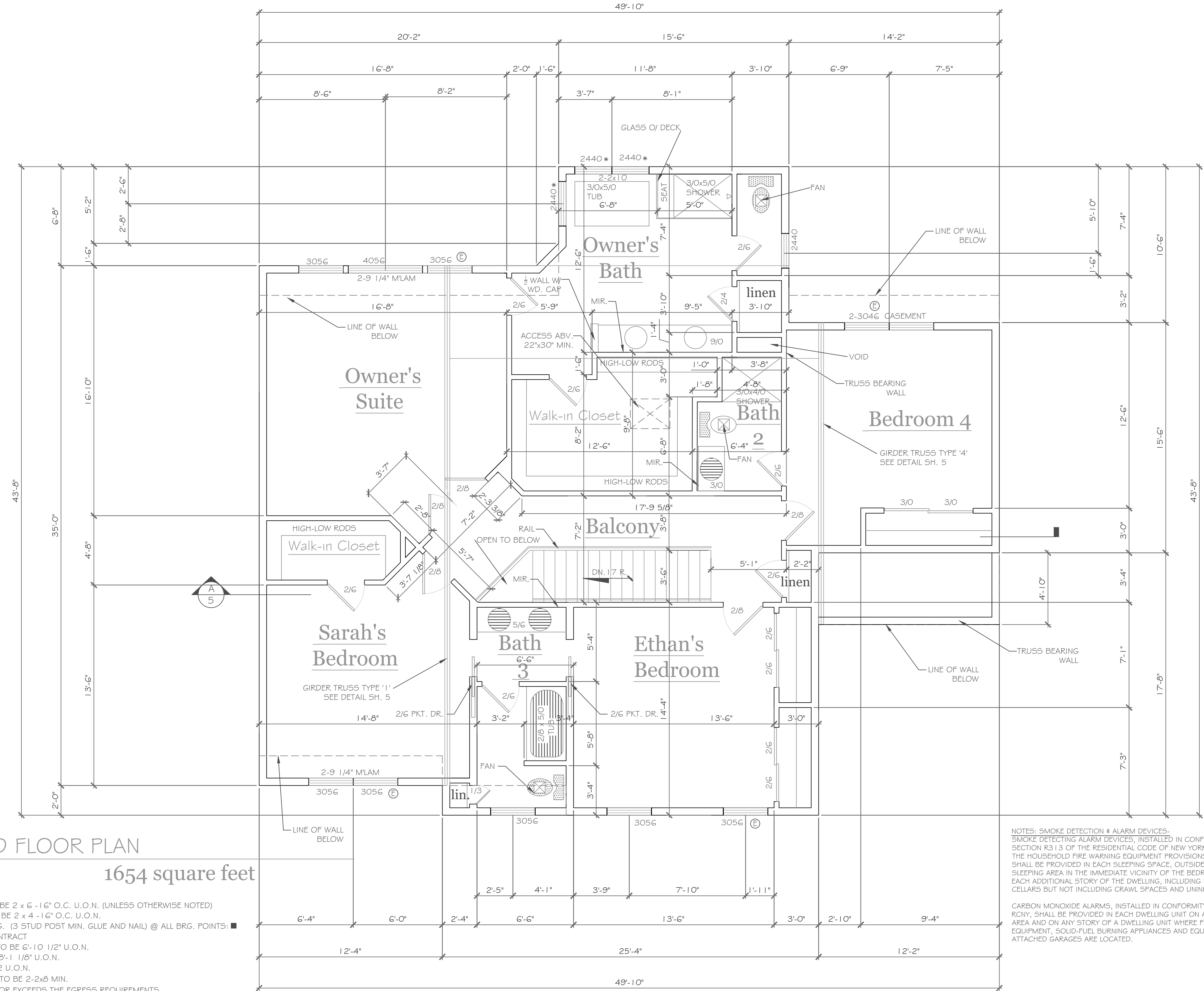
SECOND FLOOR PLAN

1/4" = 1'-0"

1654 square feet

NOTE:

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



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

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

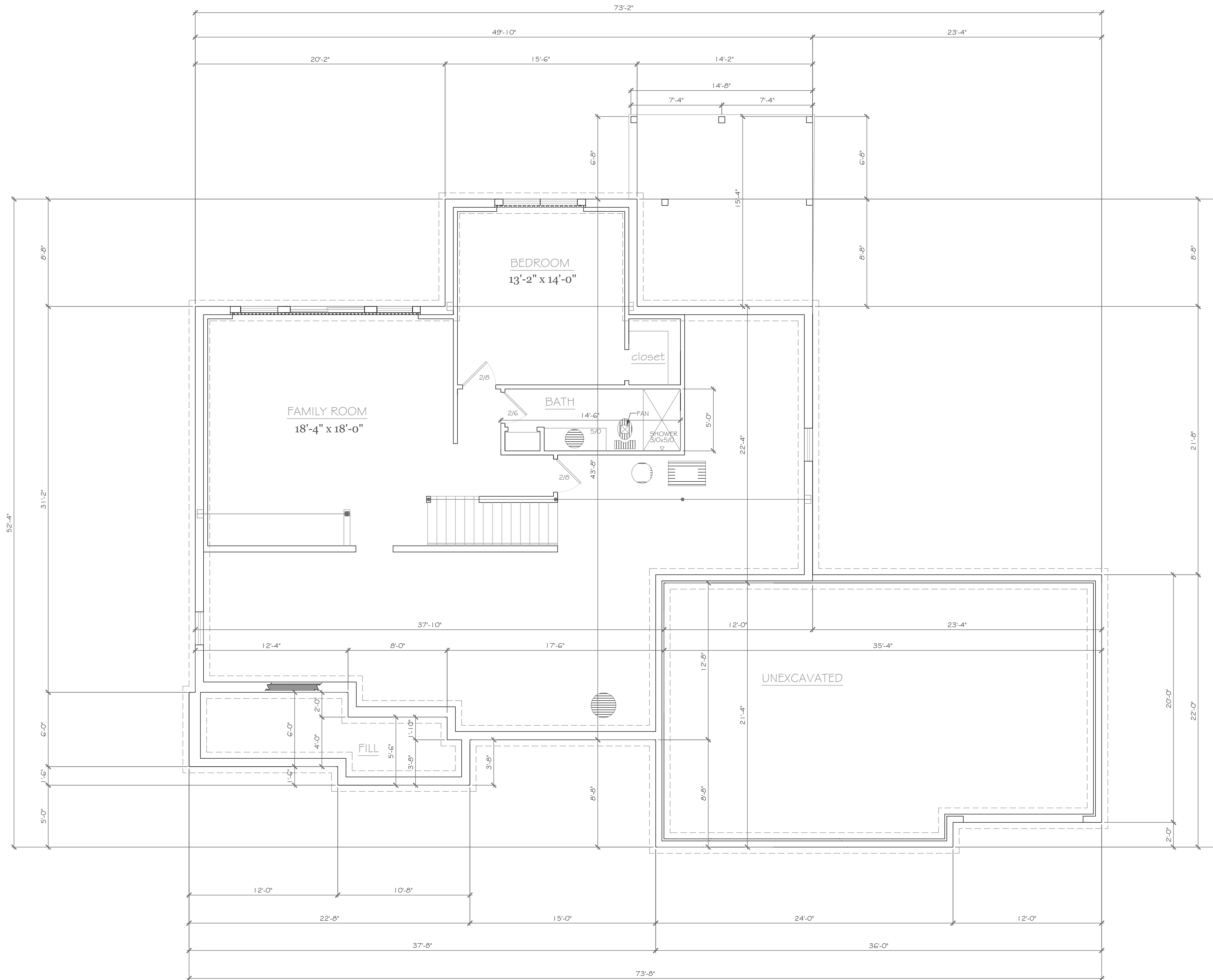
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REVISIONS-	NO.	DATE	DESCRIPTION

DRAWING TITLE:	Second Floor Plan
PROJECT:	Lot 25P, Wilshire Hill Pittsford, New York
CLIENT:	Morrell Builders
DATE:	November 2020
PHASE:	Construction Documents

PROJECT:	Lot 25P, Wilshire Hill Pittsford, New York
CLIENT:	Morrell Builders
DATE:	November 2020
PHASE:	Construction Documents

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



BASEMENT & FOUNDATION PLAN

1/4" = 1'-0" 787 SF FINISHED SPACE

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

CONC. LEGEND:

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

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

MAXIMUM WALL HEIGHT (feet)	MAXIMUM UNBALANCED BACKFILL HEIGHT (feet)	MINIMUM VERTICAL REINFORCEMENT BAR SIZE AND SPACING (INCHES)		
		Soil classes(a) & design lateral soil (psf per foot of depth)	Soil classes(a) & design lateral soil (psf per foot of depth)	Soil classes(a) & design lateral soil (psf per foot of depth)
9	4	NR	NR	NR
	5	NR	NR(I)	NR
	6	NR(I)	NR	#6 at 39" o.c.
	7	NR	#5 at 37" o.c.	#6 at 38" o.c.
	8	#5 at 41" o.c.	#6 at 38" o.c.	#6 at 29" o.c.
	9	#6 at 46" o.c.	#6 at 37" o.c.	#6 at 23" o.c.

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

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REVISIONS:

NO.	DATE	DESCRIPTION

DRAWING TITLE:
Basement & Foundation Plan

PHASE:
Construction Documents

PROJECT:
Lot 25P, Wilshire Hill
Pittsford, New York

CLIENT:
Morrell Builders

JOB NO.:
A20-060

DATE:
November 2020

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

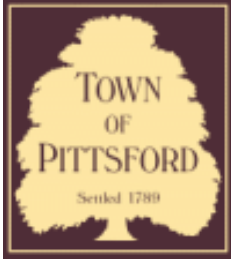
DRAWING NO.:
A-2







24 ESCENA RISE



Town of Pittsford

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

Permit #
S20-000019

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

DESIGN REVIEW AND HISTORIC PRESERVATION BOARD REFERRAL OF APPLICATION

Property Address: 3349 Monroe Avenue ROCHESTER, NY 14618

Tax ID Number: 150.12-1-18

Zoning District: C Commercial / MATZ Monroe Avenue Transitional Zone

Owner: Pittsford Plaza SPE, LLC

Applicant: Skylight Signs

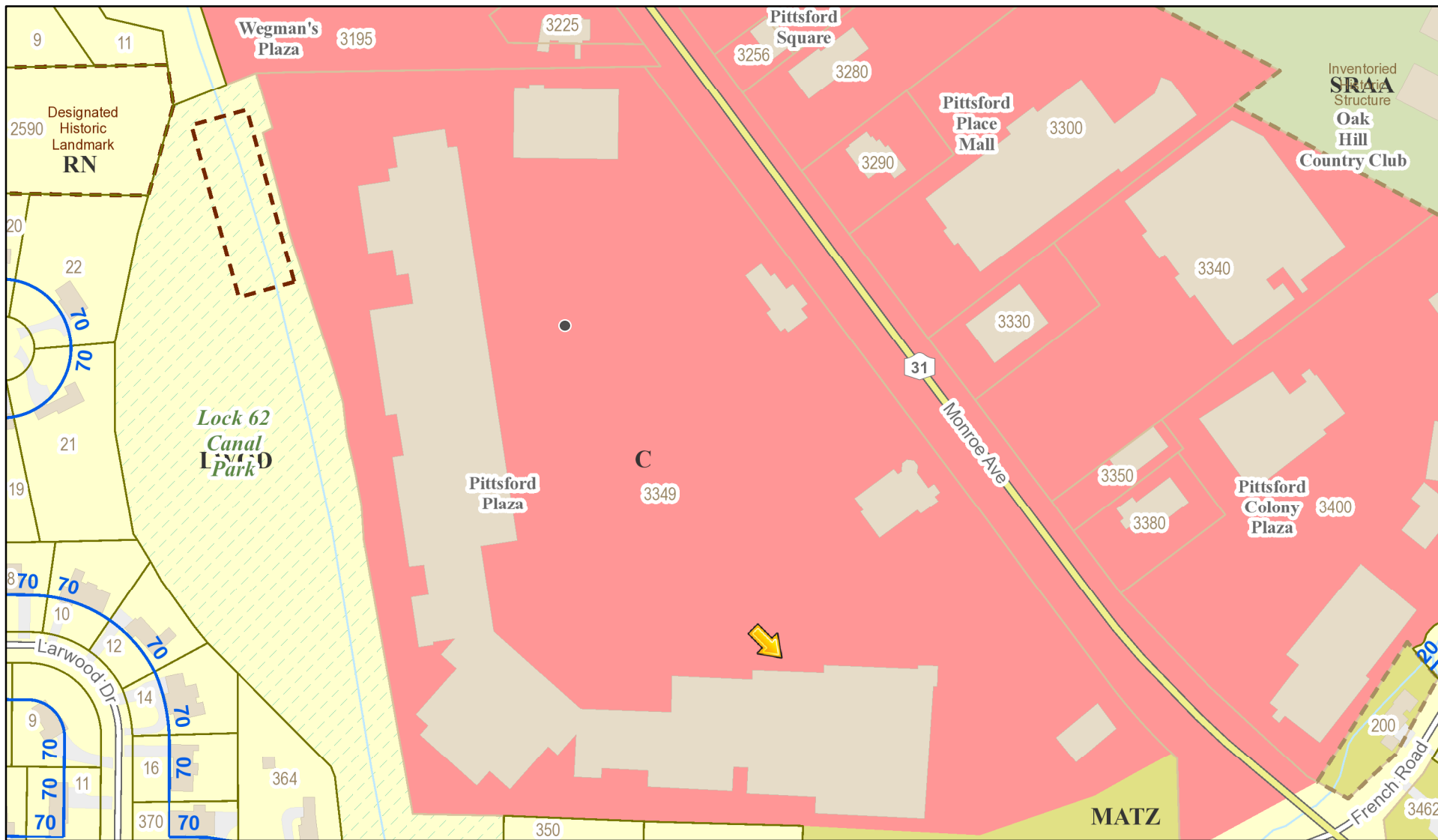
Application Type:

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

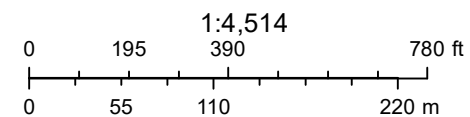
Project Description: Applicant is requesting design review for the addition of a business identification sign. The sign will be located in Pittsford Plaza and will identify the business "Body Fuel". The sign will be illuminated white LED flush mounted letters.

Meeting Date: December 10, 2020

RN Residential Neighborhood Zoning



Printed December 3, 2020



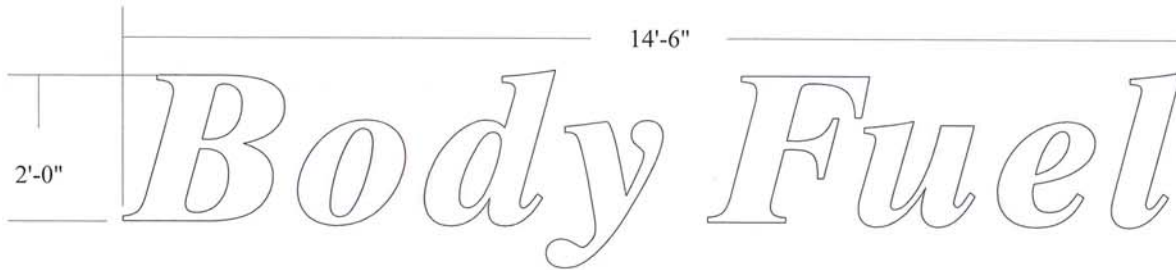
Town of Pittsford GIS

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3349 Monroe Ave Body Fuel

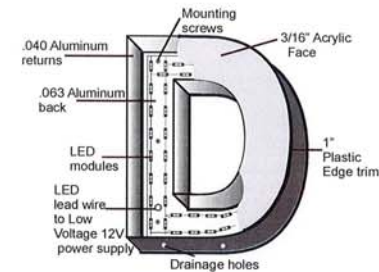
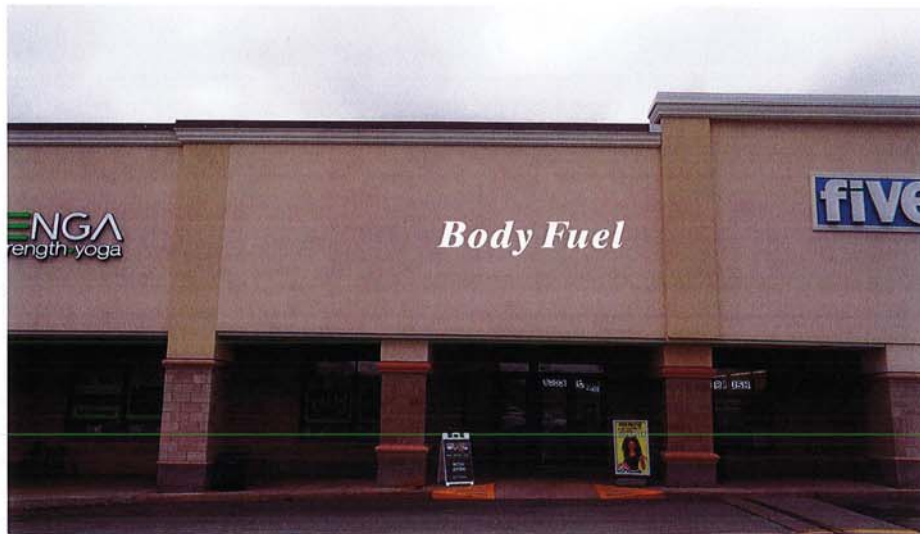


Sign is 29 Sq ft

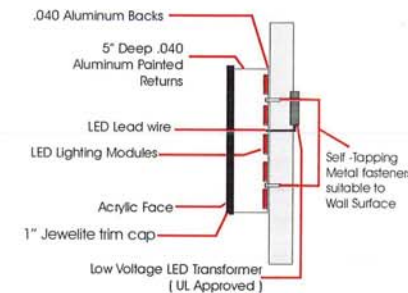


Colors:
 Face Acrylic: 7328 White
 Returns: Black
 Trim cap: White
 LED: White

Description: (1) set of Internally illuminated channel LED flush mounted letters.
 Letters to have aluminum returns with 1" trim cap and 3/16" acrylic faces.
 Letters mounted directly to fascia.



LED Flush Mount



Type of sign's	LED Channel letters
Date	11-16-20
Customer Name	Body Fuel
Address	PITTSFORD PLAZA

Sign Location

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

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

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

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

ALL ELECTRICAL SIGNS REQUIRE 120V ELECTRIC, UNLESS OTHERWISE STATED

skylight signs inc.

35 Regency Oaks Blvd.
 Rochester NY 14624
 Phone 585 594-2500
 Fax 585 594-2525

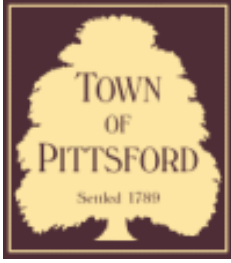
I have reviewed this drawing and accept it as shown. Any changes made to this drawing at any time will affect the contract price. Any and all changes to this drawing must be accompanied by written explanation and approved by both parties prior to production.

Customer Signature: _____

Date: _____

Landford Signature: _____

Date: _____



Town of Pittsford

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

Permit #
S20-000021

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

DESIGN REVIEW AND HISTORIC PRESERVATION BOARD REFERRAL OF APPLICATION

Property Address: 3400 Monroe Avenue ROCHESTER, NY 14618

Tax ID Number: 150.16-2-3

Zoning District: C Commercial

Owner: Pittsford Colony LLC

Applicant: Clinton Signs

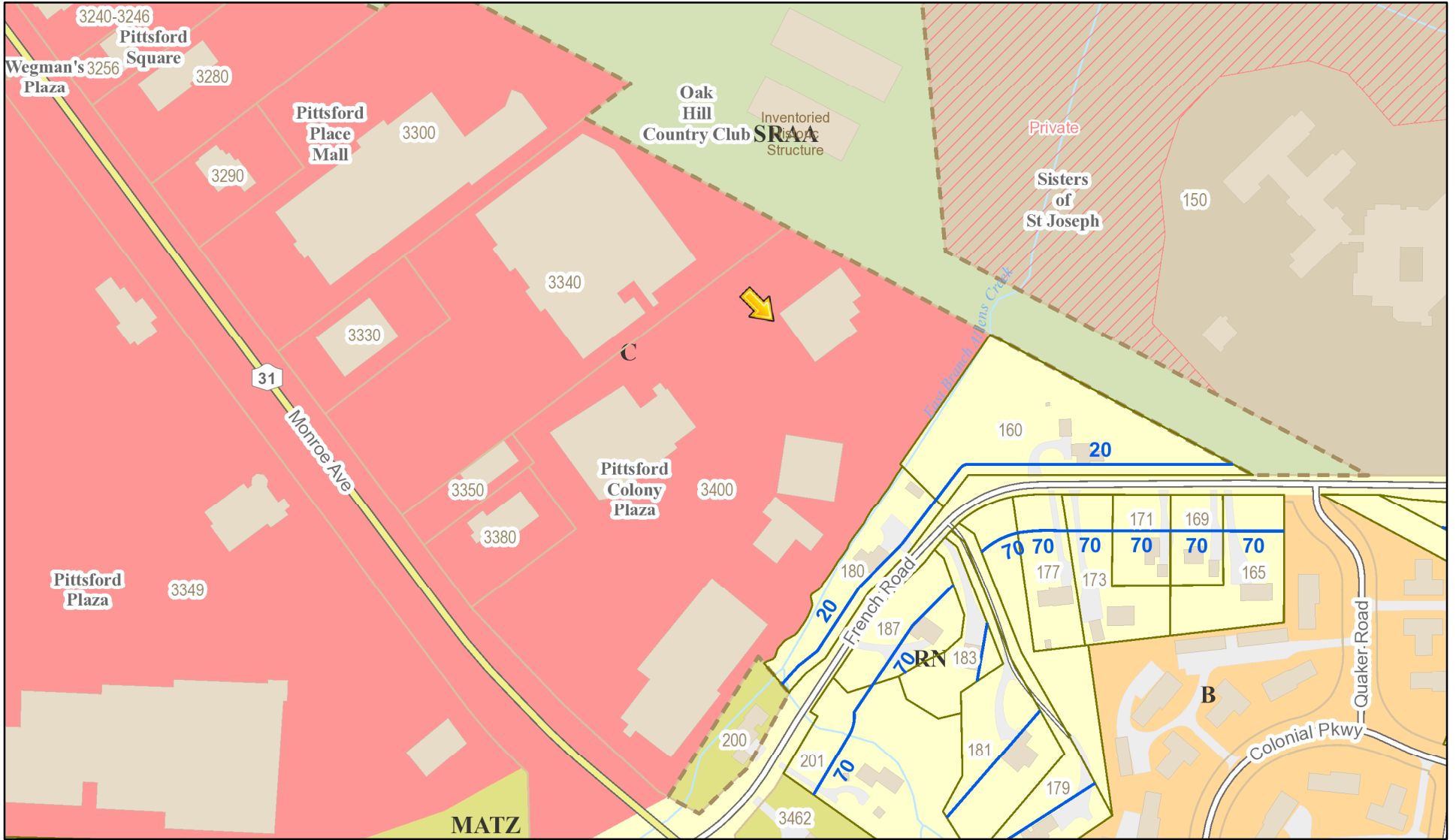
Application Type:

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

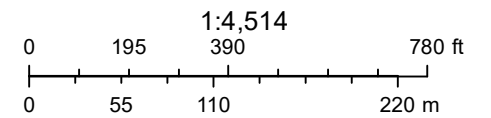
Project Description: Applicant is requesting design review for the addition of a business identification sign. The sign will be located in the Pittsford Colony Plaza and will identify "Ace Hardware". The sign will be 72 square feet.

Meeting Date: December 10, 2020

RN Residential Neighborhood Zoning



Printed December 3, 2020



Town of Pittsford GIS

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3400 Monroe Ave ACE Hardware





Sales: Michael Mammano III

1407 Empire Blvd.

Webster, NY 14580

P 585.482.1620

F 585.482.3384

Art Director: Jessica
artdepartment@clintonsigns.com

Job #:
20-0052.2

Date:
12/01/20

Customer:
Ace Hardware

Location:

Sign Type:

Size:

Material:

Graphics:

Type Style:

Mounting:

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80”h x 130”w 72 sq ft





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

Property Address: 3500, 3586-3588 East Ave. Kilbourn Place

Tax Account Number: NA

Zoning District: RN & IZ

Owner: Reidman

Applicant: Same

Application Type: INFORMAL REVIEW

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

Project Description:

Applicant is requesting an **informal** review of the "Wright" House on the Kilbourn Place property.

Meeting Date: December 10, 2020

Kilbourn Place
Design Review Board Presentation

RIEDMAN
C O M P A N I E S

Wright House



INTERSTATE 490 EASTERN THRUWAY CONNECTION

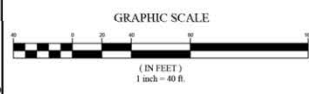


NEW YORK STATE ROUTE 96 - EAST AVENUE (66.0' WIDE)

KILBOURN ROAD (80.0' WIDE)

BRETTON WOODS DRIVE (60.0' WIDE)

Dig Safely, New York
Call 811
 before you dig



NO.	DESCRIPTION	DATE	BY	CHKD.	APP'D.
1	ISSUED	06/20/2018	AHA	AHA	
2	REMOVED GARAGE OUTSIDE PARKING SPACES	06/20/2018	AHA	AHA	
3	ADDED CAR GARAGE AT APARTMENT BUILDING 1	06/20/2018	AHA	AHA	
7	ISSUED	06/20/2018	AHA	AHA	
77	ISSUED NEW SITE DESIGN LAYOUT FOR LOT 1	06/20/2018	AHA	AHA	
8	ISSUED	06/20/2018	AHA	AHA	
9	ADJUSTMENT WPT LEGS & AUGMENTED PARKING AND GREEN/PARKING ON WPT LEGS 1	06/20/2018	AHA	AHA	
10	ISSUED	06/20/2018	AHA	AHA	
11	REMOVED FOUR SPACES IN EXISTING ZONING SUBMISSION	06/20/2018	AHA	AHA	
14	ISSUED	06/20/2018	AHA	AHA	
15	PARKING GREENWAYS	06/20/2018	AHA	AHA	
16	ISSUED	06/20/2018	AHA	AHA	
17	REVISED PER INCORPORATED ZONING SUBMISSION	06/20/2018	AHA	AHA	
18	ISSUED	06/20/2018	AHA	AHA	
19	CHANGED SITE DATA (LOT 1 & LOT 2)	06/20/2018	AHA	AHA	
20	ISSUED	06/20/2018	AHA	AHA	
21	ADDED SITE DATA AND BUILDING SETTINGS	06/20/2018	AHA	AHA	
22	ISSUED	06/20/2018	AHA	AHA	
23	ISSUED	06/20/2018	AHA	AHA	
24	ISSUED	06/20/2018	AHA	AHA	
25	ISSUED	06/20/2018	AHA	AHA	
26	ISSUED	06/20/2018	AHA	AHA	
27	ISSUED	06/20/2018	AHA	AHA	
28	ISSUED	06/20/2018	AHA	AHA	
29	ISSUED	06/20/2018	AHA	AHA	
30	ISSUED	06/20/2018	AHA	AHA	
31	ISSUED	06/20/2018	AHA	AHA	
32	ISSUED	06/20/2018	AHA	AHA	
33	ISSUED	06/20/2018	AHA	AHA	
34	ISSUED	06/20/2018	AHA	AHA	
35	ISSUED	06/20/2018	AHA	AHA	
36	ISSUED	06/20/2018	AHA	AHA	
37	ISSUED	06/20/2018	AHA	AHA	
38	ISSUED	06/20/2018	AHA	AHA	
39	ISSUED	06/20/2018	AHA	AHA	
40	ISSUED	06/20/2018	AHA	AHA	
41	ISSUED	06/20/2018	AHA	AHA	
42	ISSUED	06/20/2018	AHA	AHA	
43	ISSUED	06/20/2018	AHA	AHA	
44	ISSUED	06/20/2018	AHA	AHA	
45	ISSUED	06/20/2018	AHA	AHA	
46	ISSUED	06/20/2018	AHA	AHA	
47	ISSUED	06/20/2018	AHA	AHA	
48	ISSUED	06/20/2018	AHA	AHA	
49	ISSUED	06/20/2018	AHA	AHA	
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53	ISSUED	06/20/2018	AHA	AHA	
54	ISSUED	06/20/2018	AHA	AHA	
55	ISSUED	06/20/2018	AHA	AHA	
56	ISSUED	06/20/2018	AHA	AHA	
57	ISSUED	06/20/2018	AHA	AHA	
58	ISSUED	06/20/2018	AHA	AHA	
59	ISSUED	06/20/2018	AHA	AHA	
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63	ISSUED	06/20/2018	AHA	AHA	
64	ISSUED	06/20/2018	AHA	AHA	
65	ISSUED	06/20/2018	AHA	AHA	
66	ISSUED	06/20/2018	AHA	AHA	
67	ISSUED	06/20/2018	AHA	AHA	
68	ISSUED	06/20/2018	AHA	AHA	
69	ISSUED	06/20/2018	AHA	AHA	
70	ISSUED	06/20/2018	AHA	AHA	
71	ISSUED	06/20/2018	AHA	AHA	
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73	ISSUED	06/20/2018	AHA	AHA	
74	ISSUED	06/20/2018	AHA	AHA	
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77	ISSUED	06/20/2018	AHA	AHA	
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94	ISSUED	06/20/2018	AHA	AHA	
95	ISSUED	06/20/2018	AHA	AHA	
96	ISSUED	06/20/2018	AHA	AHA	
97	ISSUED	06/20/2018	AHA	AHA	
98	ISSUED	06/20/2018	AHA	AHA	
99	ISSUED	06/20/2018	AHA	AHA	
100	ISSUED	06/20/2018	AHA	AHA	

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PROJECT ENGINEER
 A.H.A.
 DESIGNER
 D.J.L.
 REVIEWER
 D.T.H.
 TORQUE
 R.B.G.
 DATE
 06/12/2018
 SCALE
 1"=40'



• CIVIL ENGINEERING
 • LAND SURVEYING
 • LANDSCAPE ARCHITECTURE

217 LAKE AVENUE
 ROCKHURST, NY 14556
 (518) 458-3020

TITLE OF PROJECT
KILBOURN APARTMENTS

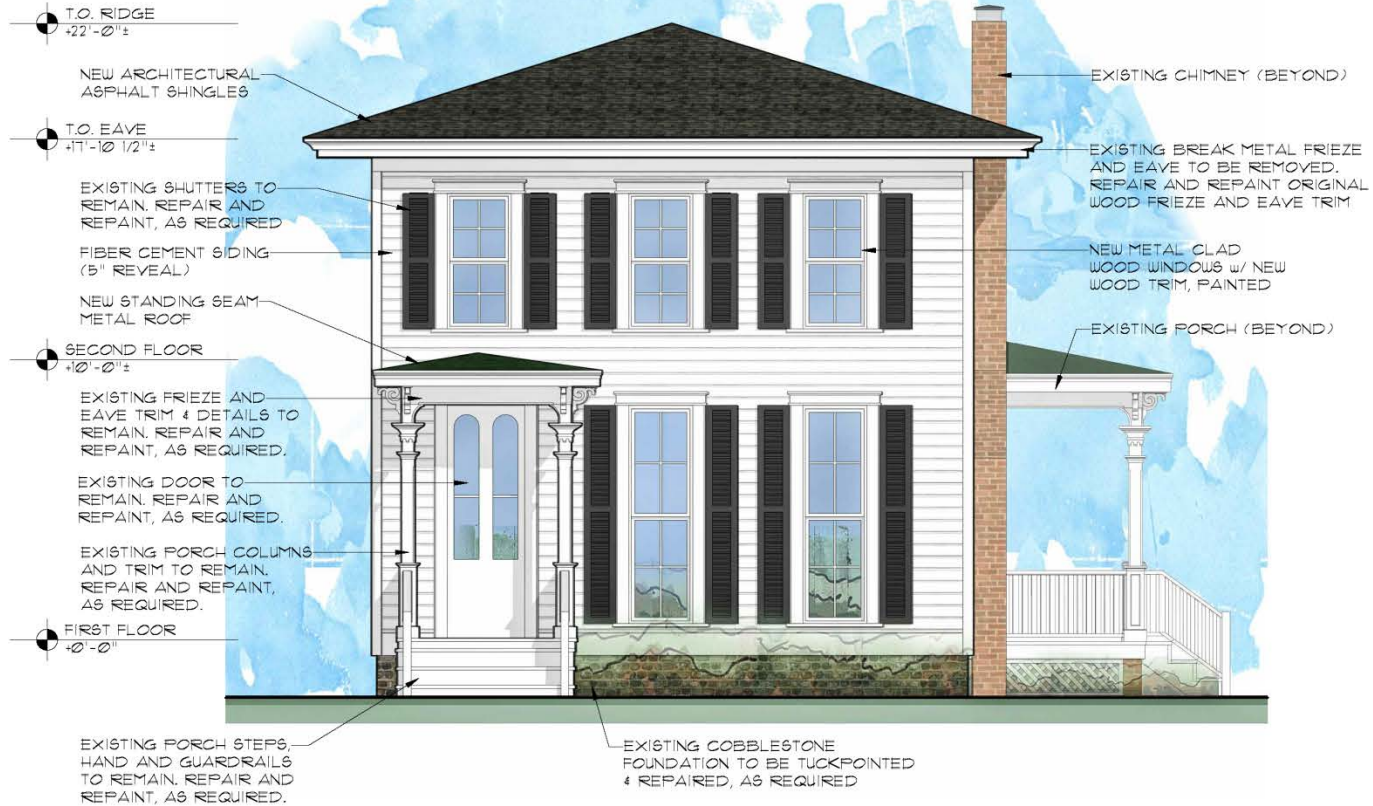
FILE OF DRAWING
OVERALL CONCEPT SITE PLAN

LOCATION OF PROJECT
 1450 HAVENS WAY 13B 141-11 AND A PORTION OF THE 14-01-13 TOWN LOT 1 AND 11, TOWNSHIP 11, RANGE 1, OF THE ALBANY TRACT TOWN OF PETERBOROUGH, COUNTY OF MONROE, STATE OF NEW YORK.

CLIENT
 KILBOURN PLACE LLC
 85 BUCKLE AVENUE
 ROCKHURST, NEW YORK 14556

DRAWN BY
 CN106

SHEET 1 OF 1



SOUTH ELEVATION

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

KILBOURN APARTMENTS
WRIGHT HOUSE ELEVATIONS

DATE: 12-2-20



T.O. RIDGE
+22'-0"±

NEW ARCHITECTURAL
ASPHALT SHINGLES

T.O. EAVE
+17'-10 1/2"±

FIBER CEMENT SIDING
(5" REVEAL) w/ 4" WOOD
CORNER BOARDS,
PAINTED.

SECOND FLOOR
+10'-0"±

EXISTING PORCH
(BEYOND)

FIRST FLOOR
0'-0"



EXISTING BREAK METAL FRIEZE
AND EAVE TO BE REMOVED.
REPAIR AND REPAINT ORIGINAL
WOOD FRIEZE AND EAVE TRIM

NEW METAL CLAD WOOD WINDOWS
w/ NEW WOOD TRIM, PAINTED

NEW STANDING SEAM METAL ROOF

EXISTING FRIEZE AND EAVE TRIM
& DETAILS TO REMAIN. REPAIR
AND REPAINT, AS REQUIRED.

NEW PAINTED WOOD PORCH COLUMN
AND TRIM TO MATCH EXISTING.

EXISTING PORCH COLUMNS
AND TRIM TO REMAIN. REPAIR
AND REPAINT, AS REQUIRED.

NEW POURED CONCRETE RAMP w/ BRICK
PIERS, PAINTED WOOD GUARDRAIL &
POSTS, TO MATCH EXISTING.

EXISTING BRICK CHIMNEY.
TUCKPOINT & REPAIR, AS
REQUIRED.

NEW GLASS DOOR

EXISTING PORCH STEPS, HAND AND
GUARDRAILS TO REMAIN. REPAIR
AND REPAINT, AS REQUIRED.

EAST ELEVATION

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



T.O. RIDGE
+22'-0"±

T.O. EAVE
+17'-10 1/2"±

EXISTING BREAK METAL FRIEZE AND EAVE TO BE REMOVED. REPAIR AND REPAINT ORIGINAL WOOD FRIEZE AND EAVE TRIM

EXISTING PORCH (BEYOND)

SECOND FLOOR
+10'-0"±

FIRST FLOOR
+0'-0"±

EXPANDED PORCH LANDING, w/ BRICK PIERS AND LATTICE WORK TO MATCH EXISTING. PAINTED WOOD GUARDRAIL TO MATCH EXISTING.

NEW POURED CONCRETE RAMP w/ BRICK PIERS, PAINTED WOOD GUARDRAIL & POSTS, TO MATCH EXISTING.

NEW ARCHITECTURAL ASPHALT SHINGLES

FIBER CEMENT SIDING (5" REVEAL) w/ 4" WOOD CORNER BOARDS, PAINTED.

NEW SHUTTERS TO MATCH EXISTING.

NEW METAL CLAD WOOD WINDOWS w/ NEW WOOD TRIM, PAINTED

EXISTING COBBLESTONE FOUNDATION TO BE TUCKPOINTED & REPAIRED, AS REQUIRED



NORTH ELEVATION

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

KILBOURN APARTMENTS
WRIGHT HOUSE_ELEVATIONS

DATE: 12-2-20

T.O. RIDGE
+22'-0"±

T.O. EAVE
+17'-0 1/2"±

EXISTING BREAK METAL FRIEZE AND EAVE TO BE REMOVED. REPAIR AND REPAINT ORIGINAL WOOD FRIEZE AND EAVE TRIM

NEW METAL CLAD WOOD WINDOWS w/ NEW WOOD TRIM, PAINTED

SECOND FLOOR
+10'-0"±

EXISTING SHUTTERS TO REMAIN. REPAIR AND REPAINT, AS REQUIRED

NEW RAMP (BEYOND)

FIRST FLOOR
+0'-0"±

NEW ARCHITECTURAL ASPHALT SHINGLES

FIBER CEMENT SIDING (5" REVEAL) w/ 4" WOOD CORNER BOARDS, PAINTED.

EXISTING PORCH (BEYOND)

NEW WINDOWS

EXISTING COBBLESTONE FOUNDATION TO BE TUCKPOINTED & REPAIRED, AS REQUIRED



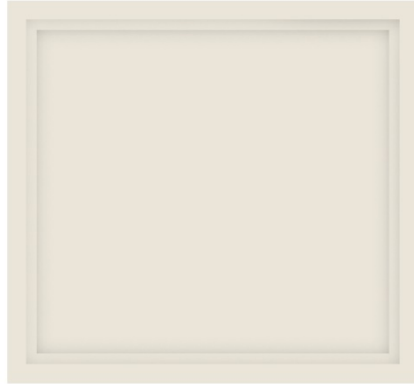
WEST ELEVATION
SCALE : 1/4"= 1'-0"

KILBOURN APARTMENTS
WRIGHT HOUSE_ELEVATIONS

DATE: 12-2-20



WINDOW: METAL CLAD WOOD.
WHITE WITH TRUE DIVIDED LIGHTS



TRIM: PAINTED WOOD



SIDING: FIBER CEMENT LAP SIDING.
WHITE, SMOOTH



ROOFING: ARCHITECTURAL ROOF SHINGLES
W/ ACCENT STANDING SEAM METAL ROOF



SHUTTERS: EXISTING TO BE RESTORED
AND REPAINTED. NEW SHUTTERS
TO MATCH EXISTING



PORCH RAILING: EXISTING TO BE RESTORED
AND REPAINTED. NEW RAILINGS
TO MATCH EXISTING



BRICK: TO MATCH EXISTING