

**Design Review & Historic Preservation Board  
Agenda  
September 9, 2021**

**HISTORIC PRESERVATION DISCUSSION**

**CERTIFICATE OF APPROPRIATENESS**

- **810 Allens Creek**  
The Applicant is returning to request a Certificate of Appropriateness, pursuant to Code Section 185-196, for an addition and exterior changes to a designated historic home as well as the construction of an oversized accessory structure on the property of said home.
  
- **117 East Street**  
The Applicant is returning to request a Certificate of Appropriateness, pursuant to Code Section 185-196, for a porch addition. This property is zoned (RN) Residential Neighborhood and is designated historic.

**RESIDENTIAL APPLICATION FOR REVIEW**

- **21 Warder Drive**  
The Applicant is requesting design review for the construction of approximately a 1,700 SF addition with first floor laundry, great room, full bathroom and sunroom with the second floor addition including bedroom, bathroom and enclosed porch.
  
- **25 Creekside Lane**  
The Applicant is requesting design review for the construction of approximately a 255 SF garden room addition off the back of the existing house.
  
- **38 Coventry Ridge**  
The Applicant is requesting design review for the construction of approximately a 256 SF screened in porch addition off the back of the existing house.
  
- **104 Maywood Avenue**  
The Applicant is requesting design review for the construction of approximately a 368 SF addition off the back of the existing house.
  
- **146 Caversham Woods**  
The Applicant is requesting design review for the construction of approximately a 224 SF addition off the back of the existing house.

**Design Review and Historic Preservation Board**  
**Minutes**  
**August 26, 2021**

**PRESENT**

Dirk Schneider, Chairman; Bonnie Salem, Leticia Fornataro, John Mitchell, Dave Wigg, Vice-Chair

**ALSO PRESENT**

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

**ABSENT**

Robert Koegel, Town Attorney; Kathleen Cristman, Paul Whitbeck

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

**HISTORIC PRESERVATION DISCUSSION**

It was reported that the historical marker for the East Street Burying Ground has been ordered. David Wigg has agreed to install it.

Bonnie Salem has researched other jurisdictions who have listed a historic homes index on their Town website. Kevin Beckford offered suggestions for a gallery or interactive map on the Pittsford website to create interest in the historical homes located in Town. This could be coordinated with Historic Preservation Month in May.

**CERTIFICATE OF APPROPRIATENESS**

• **810 Allens Creek Road**

The Applicant is returning to request a Certificate of Appropriateness, pursuant to Code Section 185-196, for an addition and exterior changes to a designated historic home as well as the construction of an oversized accessory structure on the property of said home.

This public hearing has remained open.

The property owner, Kim Bailey, was present.

Ms. Bailey reviewed her application with the Board. She proposes to match the copper work, lintels, brick and trim details on the current structure. She discussed the Anderson E series replacement windows. They will be aluminum clad wood casing with the wood being painted white. The front door will be maintained.

The Board discussed and agreed that detailed information is missing on the drawings and needs to be provided. Examples of missing information included but not limited to:

1. Downspout locations
2. Shutter style
3. Type of windows and doors being installed – windows should be the same
4. Deck/porch materials
5. Colors to be used (i.e. color name and color code)
6. Column details

The applicant needs to outline on the elevations exactly what she proposes doing on all elements of the home exterior. A full working drawing needs to be submitted.

The application was held open.

- **156 Mendon Center Road**

The Applicant is requesting a Certificate of Appropriateness, pursuant to Code Section 185-196, for an addition and attached garage to a designated historic home.

Dirk Schneider opened the Public Hearing.

The homeowners, Matt and Katie Andres, were present.

Bonnie Salem disclosed that she knows the applicants but did not feel it would affect her vote.

Mr. Andres described the project.

Photographs from 1919 were examined in an effort to replicate the original design. The oldest windows in the home are 6/6. There are several types of windows on the structure currently. The owners propose aluminum clad wood windows 6/6 with simulated divided lites. Roof, siding materials and deck railings are proposed to match the existing. The second floor door is proposed to be a full glass slider door.

There was no public comment.

Dirk Schneider moved to close the Public Hearing.

All Ayes.

A resolution was moved by Bonnie Salem and seconded by John Mitchell.

Salem – Aye  
Schneider – Aye  
Fornataro – Aye  
Wigg – Aye  
Mitchell – Aye  
Cristman – Absent  
Whitbeck - Absent

The granting of the Certificate of Appropriateness is made subject to the following specific conditions:

1. Windows will be aluminum clad wood, 6/6 with simulated divided lites and 1 by 4 trim.
2. Porch railing will match existing railing.
3. Back deck will have a jeldwen half-glass patio door similar to the door on the rear elevation.
4. All work to be completed by December 31, 2022.

#### **RESIDENTIAL APPLICATION FOR REVIEW**

- **28 Coddington Grove**

The Applicant is requesting design review for the addition of a porch. The porch will be approximately 290 square feet and will be located to the rear of the home.

The architect, Jack Sigrist, was present.

The project is a 16' x 16' open porch. The posts will be cedar and the shingles and fascia will match the existing on the home.

Leticia Fornataro moved to accept the application as submitted.

Dirk Schneider seconded.

All Ayes.

- **35 Stonington Drive**

The Applicant is requesting design review for the construction of an approximately 728 square foot addition.

The architect, Jenna Evans, was present.

The single story addition will come off of the garage. All materials will match existing. The siding will be the same style as the current and will be matched as closely as possible.

John Mitchell moved to accept the application as submitted.

Bonnie Salem seconded.

All Ayes.

#### **RESIDENTIAL APPLICATION FOR REVIEW – NEW**

- **77 Coventry Ridge**

The Applicant is requesting design review for the construction of a two story single family home. The home will have approximately 3585 square feet of livable area and is located in the Coventry Ridge Subdivision.

Jim Connaughton representing Spall Homes was present.

This is the spec house in a new section of the development. There will be 2 materials on the façade and a side load garage. The Board expressed their approval of these elements.

Dirk Schneider moved to approve the application as submitted.

David Wigg seconded.

All Ayes.

- **18 Black Wood Circle**

The Applicant is requesting design review for the construction of a one story single family home. The home will be approximately 1616 square feet and will be located in the Wilshire Hills Subdivision.

Bill Arieno, representing Morrell Builders/Pride Mark, was present.

Mr. Arieno described the new home features as wood frame around the door to match the timber frame, board and batten elements and faux stone on the front elevation.

David Wigg moved to accept the application as submitted.

Leticia Fornataro seconded.

All Ayes.

- **15 & 17 Skylight Trail**

The Applicant is requesting design review for the construction of a single story single family home. The home will have a total living area of approximately 2600 square feet and located in the Alpine Ridge Subdivision.

Bill Arieno discussed this application with the Board.

Mr. Arieno showed examples of the colors of surrounding homes and noted that a false dormer was an element of differentiation in this model.

John Mitchell moved to accept the application as submitted.

Dirk Schneider seconded.

All Ayes.

#### **COMMERCIAL APPLICATION FOR REVIEW - SIGNS**

- **3030-3070 Monroe Avenue**

The Applicant is requesting design review for the addition of a business identification sign. The sign will be approximately 15.92 square feet and will identify the "Burd Physical Therapy" business.

Chelsea Burdick and Bri Brown of Burd Physical Therapy were present.

Ms. Burdick described the design. The sign will not be internally illuminated but will be lit by three overhanging goose neck lights. The sign is in keeping with the brand of the company which has a branch in Fairport.

Leticia Fornataro moved to accept the application as submitted with the modifications of the submitted plans to eliminate the LED internal lighting and reflect a change to goose neck lamp lighting.

John Mitchell seconded.

All Ayes.

- **959 Panorama Trail**

The Applicant is requesting design review for the addition of a business identification sign. The sign will be approximately 16 square feet and will identify the "Cerion Nanomaterials" business.

Deb Herb was present to discuss the application with the Board.

The aluminum sign will not be illuminated. It is in keeping with the Town sign plan.

Bonnie Salem moved to approve the application as submitted.

Dirk Schneider seconded.

All Ayes.

- **3000 Monroe Avenue**

The Applicant is requesting design review for the addition of a business identification sign. The sign will approximately 92 square feet and will identify the "Envision Eye & Aesthetics" business.

No representative was present.

The proposed sign fits into the panel which is presently installed on the building. The sign is an update to the company signage which is presently on the building.

Dave Wigg moved to accept the application for a renovated sign submitted.

Bonnie Salem seconded.

All Ayes.

#### **INFORMAL REVIEW**

- **181 Sylvania Road**

The Applicant is requesting an informal review to subdivide the property at 181 Sylvania Road. The home located at this address is designated historic as well as the property surrounding the home. The property located to the west would be subdivided to allow for a buildable lot.

This application was withdrawn by the Applicant.

- **920 Linden Avenue**

The Applicant is requesting an informal design review for the construction of a commercial building. The building will be approximately 21,160 square feet and will be used as an indoor recreation center.

No representative was present.

Bonnie Salem discussed that she had reviewed other commercial buildings in the area. This is in keeping with what is presently there. The Board appreciated the mix of materials and the effort to break up the space on the building. Parking is in the rear which the Board approved of. Questions were raised about the location of the front door.

In general, the Board had no objections on this design as long as the building meets the requirements of the industrial zone.

#### **REVIEW OF MINUTES OF JULY 22, 2021 MEETING**

Leticia Fornataro moved to accept the minutes of July 22, 2021 with a correction.

All Ayes.

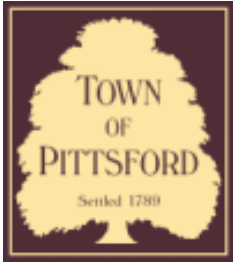
#### **ADJOURNMENT**

Chairman Dirk Schneider moved to close the meeting at 8:15 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 #**  
**CA21-000003**

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

## DESIGN REVIEW AND HISTORIC PRESERVATION BOARD REFERRAL OF APPLICATION

**Property Address:** 810 Allens Creek Road ROCHESTER, NY 14618

**Tax ID Number:** 138.13-1-40

**Zoning District:** RN Residential Neighborhood

**Owner:** Stahl Property Associates

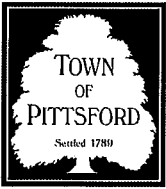
**Applicant:** Stahl Property Associates

### Application Type:

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

**Project Description:** Applicant is returning to request a Certificate of Appropriateness, pursuant to Code Section 185-196, for an addition and exterior changes to a designated historic home as well as the construction of an oversized accessory structure on the property of said home.

**Meeting Date:** September 9, 2021



# DESIGN REVIEW & HISTORIC PRESERVATION BOARD APPLICATION

11 S. Main Street – Pittsford, NY 14534 – 248-6260

Property Owner: Stahl Property Associates

Name(s) of Property Owner(s): Kimberley S. Bailey

Name of Applicant: Kimberley S. Bailey

Telephone Numbers: (585) 415-9882  
(Owner) (Applicant)

Email Address: kimbailey99@gmail.com

### PLEASE CHECK ONE

- REQUEST FOR APPROVAL** (Please provide a brief description of the project.)
- REQUEST FOR INFORMAL REVIEW** (Please provide a brief description of the project.)

We are requesting approval from the Historic Preservation Board for a project located at 810 Allens Creek Road based on our plans and input from 2 previous informal meetings. We are proposing the addition of a porte cochere at side entry, a detached garage, and addition to the rear of home located at existing garage, and landscape and driveway changes. Attached is a site plan, survey, 3D perspective sketch, along with local and otherwise photos and documents regarding Georgian and Colonial Revival homes in the era with similar modifications we are requesting.

### APPLICANT MUST PROVIDE:

- Building Permit Application
- One set of architectural drawings in PDF form (Elevations, Floor Plans, and Sections)
- Plot Map/Tape Map showing location of addition

**\*These documents must be submitted by the deadline or the application will be held from the agenda and placed on the following Design and Review meeting.\***

### RECOMMENDED:

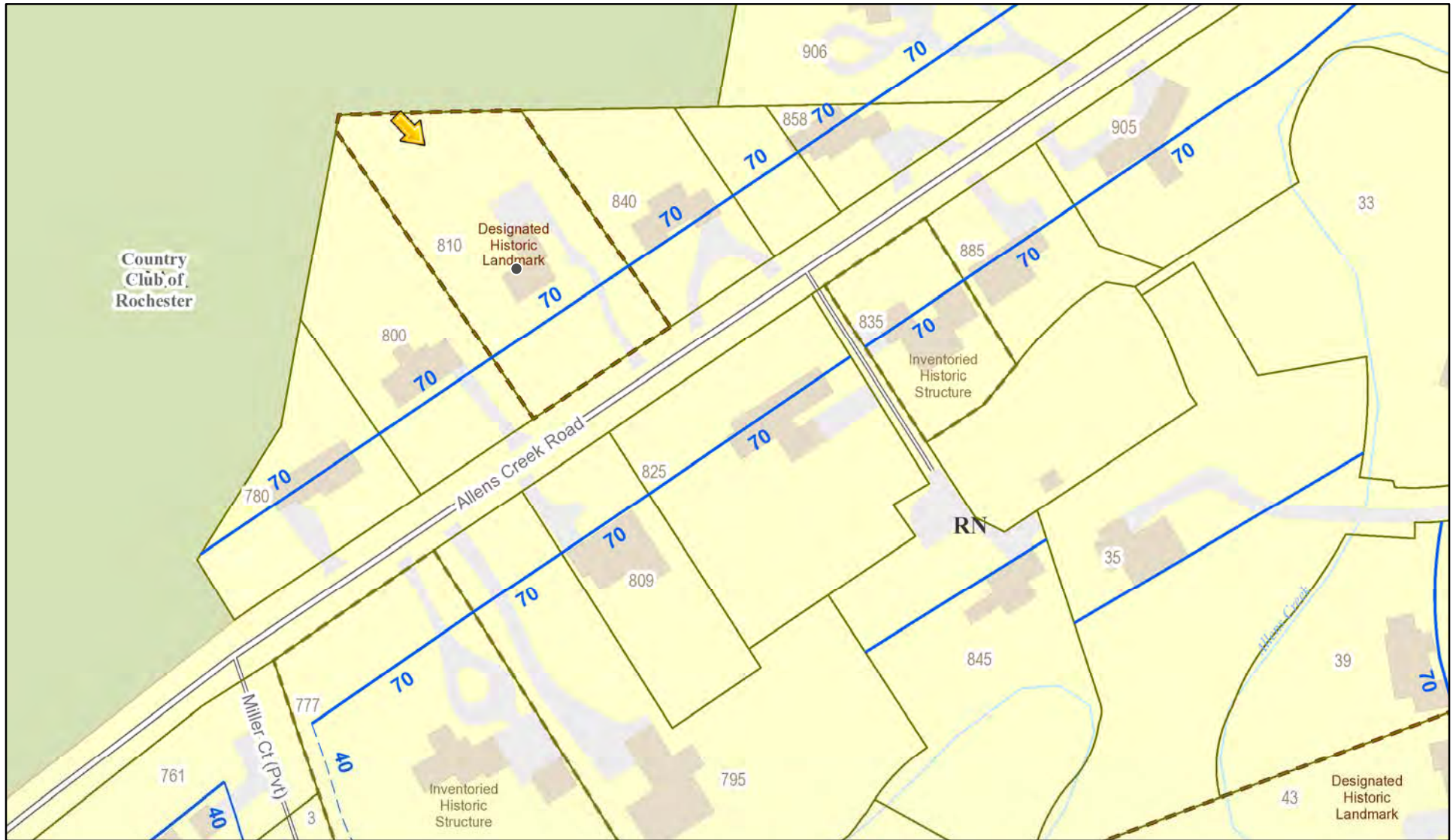
- Pictures showing the location of the construction
- Samples of materials that will be used in construction

### *For Official Use Only*

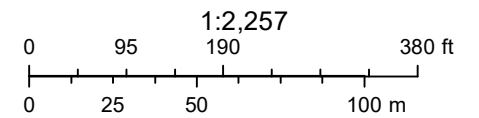
Received By \_\_\_\_\_ Received Date 7/14/2021 Meeting Date 7/22/2021



# RN Residential Neighborhood Zoning



Printed April 15, 2021



Town of Pittsford GIS

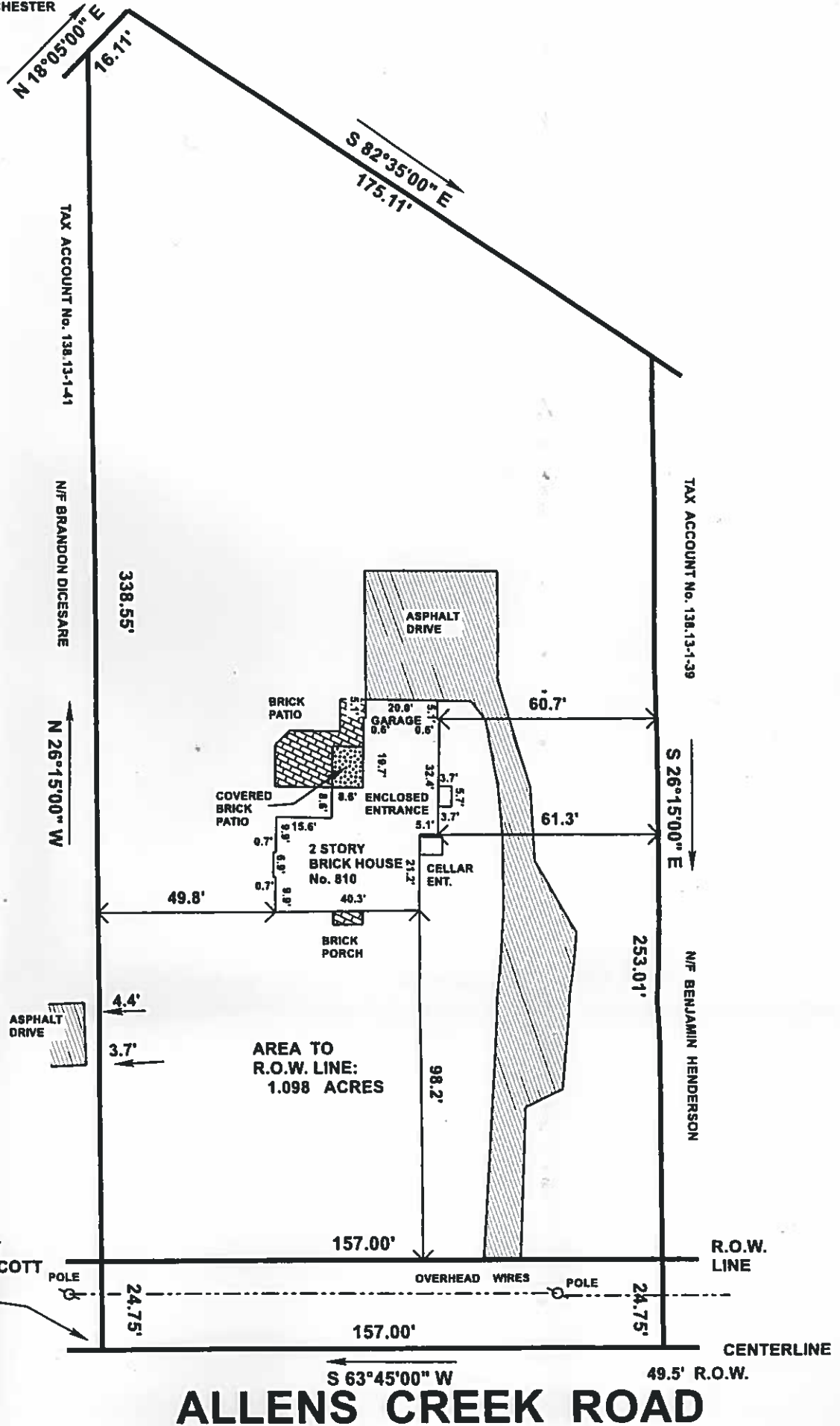
The information depicted on this map is representational and should be used for general reference purposes only. No warranties, expressed or implied, are provided for the data or its use or interpretation.

TAX ACCOUNT No. 137.16-2-1  
N/F COUNTRY CLUB OF ROCHESTER



**REFERENCES**

1. TAX ACCOUNT No. 138.13-1-40
2. L. 7785 DEEDS, P.91
3. L. 39 MAPS, P.9
4. L. 93 MAPS, P.22
5. FIRST AMERICAN TITLE INSURANCE COMPANY No. 459676, DATED MARCH 2, 2021



354.95' TO BOUNDARY LINE N/F J. STINSON SCOTT AND COUNTRY CLUB OF ROCHESTER

\*GUARANTEES OR CERTIFICATIONS INDICATED HEREON SHALL RUN ONLY TO THE PERSON FOR WHOM THE SURVEY IS PREPARED, AND ON HIS BEHALF TO THE TITLE, COMPANY, GOVERNMENTAL AGENCY AND LENDING INSTITUTION LISTED HEREON, AND TO THE ASSIGNEES OF THE LENDING INSTITUTION. GUARANTEES OR CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.\*

COPIES OF THIS SURVEY MAP NOT BEARING THE LAND SURVEYOR'S INKED SEAL OR EMBOSSED SEAL SHALL NOT BE CONSIDERED TO BE A VALID TRUE COPY.

\*UNAUTHORIZED ALTERATION OR ADDITION TO THIS SURVEY MAP IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW.\*

I HEREBY CERTIFY TO THE PARTIES LISTED HEREON THAT THIS MAP WAS COMPLETED ON MARCH 18, 2021 FROM NOTES OF AN INSTRUMENT SURVEY COMPLETED ON MARCH 17, 2021 USING THE REFERENCE MATERIALS LISTED.

*Bruce E. Fries*



BRUCE E. FRIES N.Y.S.P.L.S. NO. 050263  
4150 RIDGE CHAPEL ROAD, MARION, NEW YORK 14505

**INSTRUMENT SURVEY MAP**  
810 ALLENS CREEK ROAD  
PART LOT 69, TOWNSHIP 12, RANGE 5  
TOWN OF PITTSFORD

MONROE COUNTY

NEW YORK

SCALE: 1"=40'

BRUCE E. FRIES  
PROFESSIONAL LAND SURVEYOR

MARCH 18, 2021

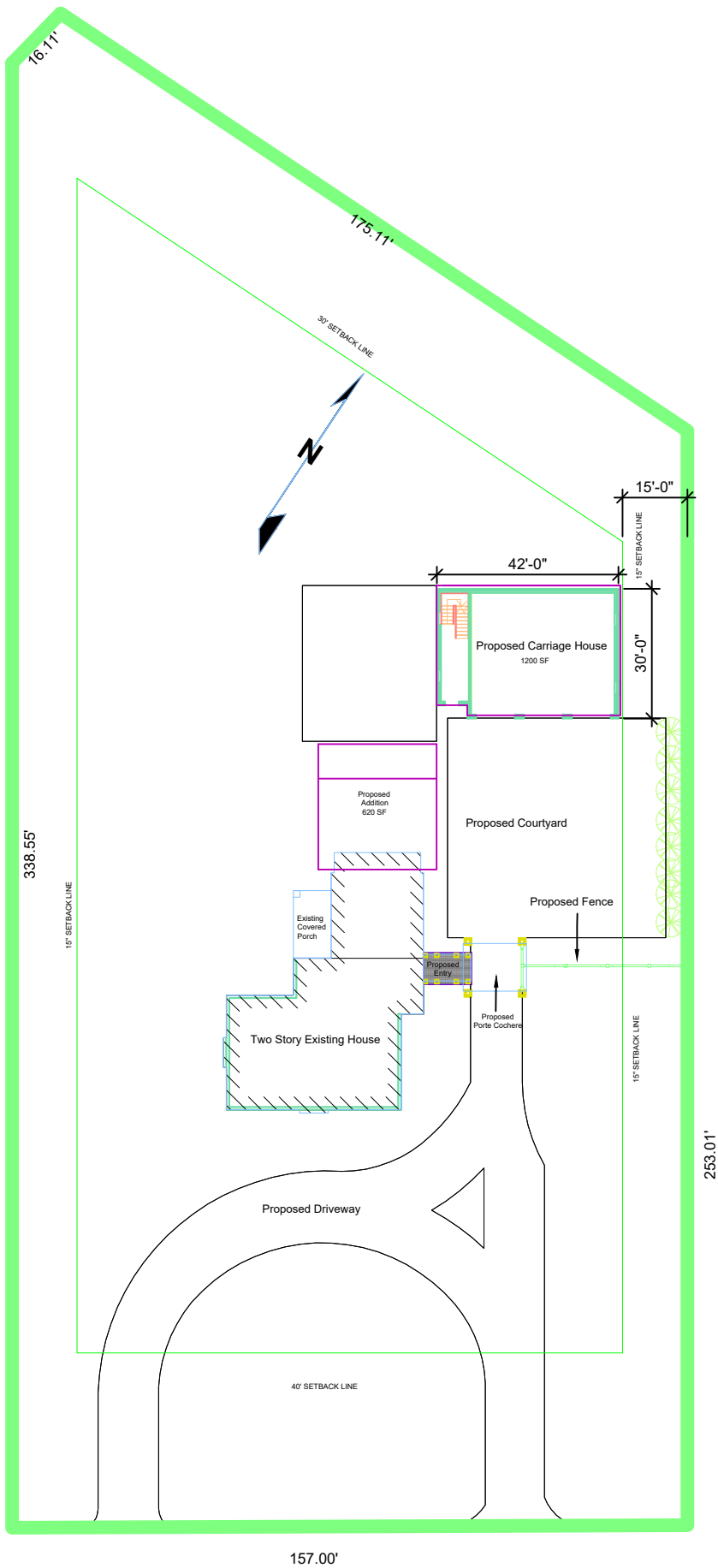
PHONE: 800-772-3734

4150 RIDGE CHAPEL ROAD ■ MARION, NEW YORK 14505

FAX: 800-772-7419

**CERTIFIED TO:**

1. STAHL PROPERTY ASSOCIATES IV, LLC
2. WOODS OVIATT GILMAN LLP
3. STEWART TITLE INSURANCE COMPANY



253.01'

ALLENS CREEK ROAD



















NORTH ELEVATION



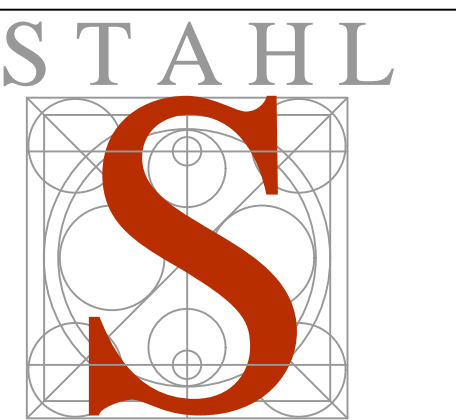
EAST ELEVATION

- Main Ridge 27' - 10"
- Ridge Addition 25' - 9"
- Ridge Center 24' - 1"
- 2nd Floor Ceiling Joist Main House 17' - 9"
- 2nd Fl Ceiling Joist Bedrm/Addition 16' - 7 3/4"
- TO 2nd Floor SF Main House 9' - 8"
- First Floor Ceiling Joist Main House 8' - 10"
- Bedrm/Addition 8' - 7"
- TO 1st Floor SF Main House 0' - 0"
- Grade -1' - 0"
- Addition Slab -1' - 9"
- Basement Slab -7' - 10"

810 ALLENS CREEK ROAD, ROCHESTER, NY 14618

MAIN HOUSE ELEVATIONS 1/4" = 1'

Rev. 8.31.21



PROPERTY ASSOCIATES, LLC



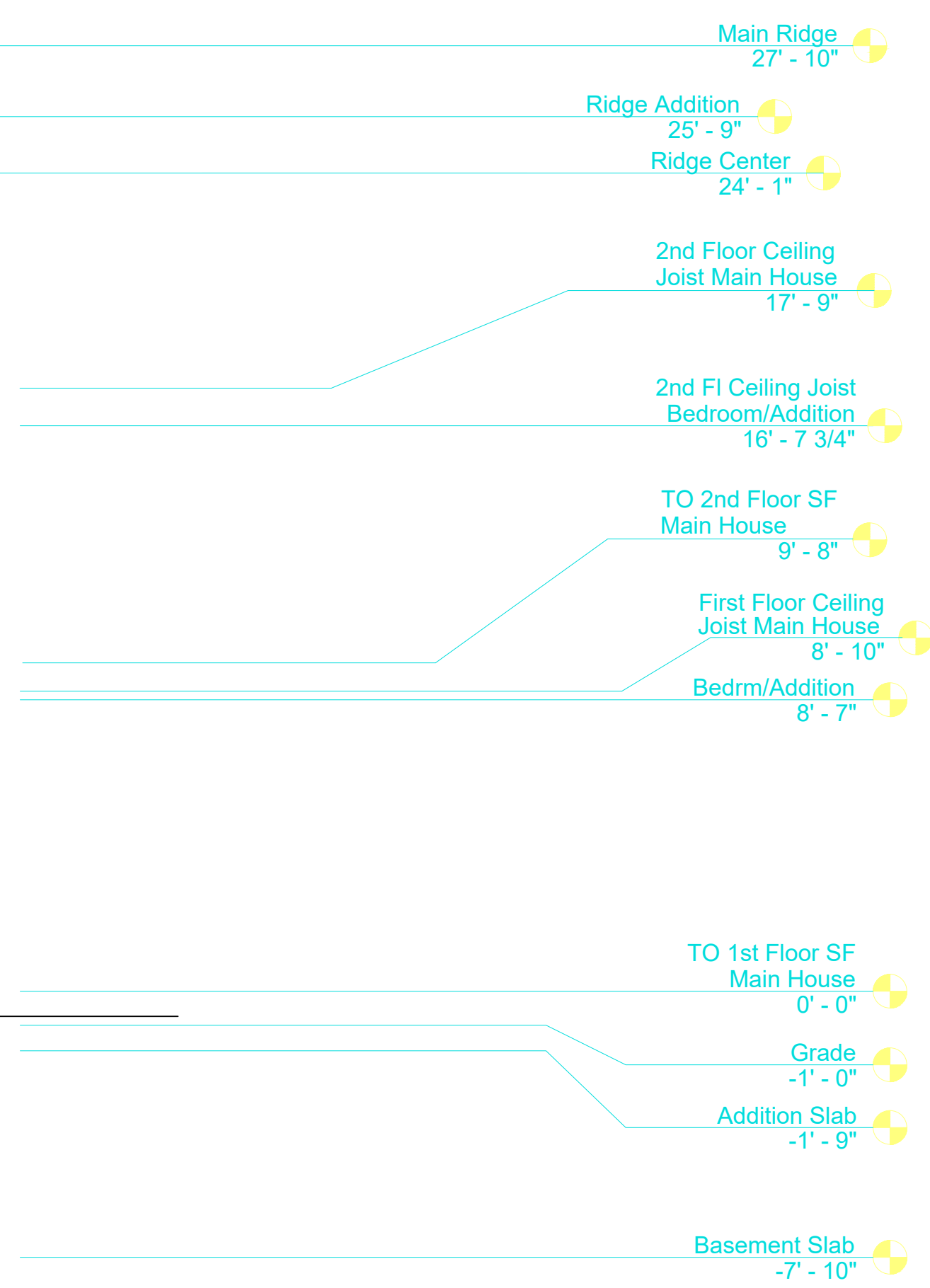
WEST ELEVATION



SOUTH ELEVATION

810 ALLENS CREEK ROAD, ROCHESTER, NY 14618

MAIN HOUSE ELEVATIONS 1/4" = 1'



Rev. 8.31.21

**STAHL**

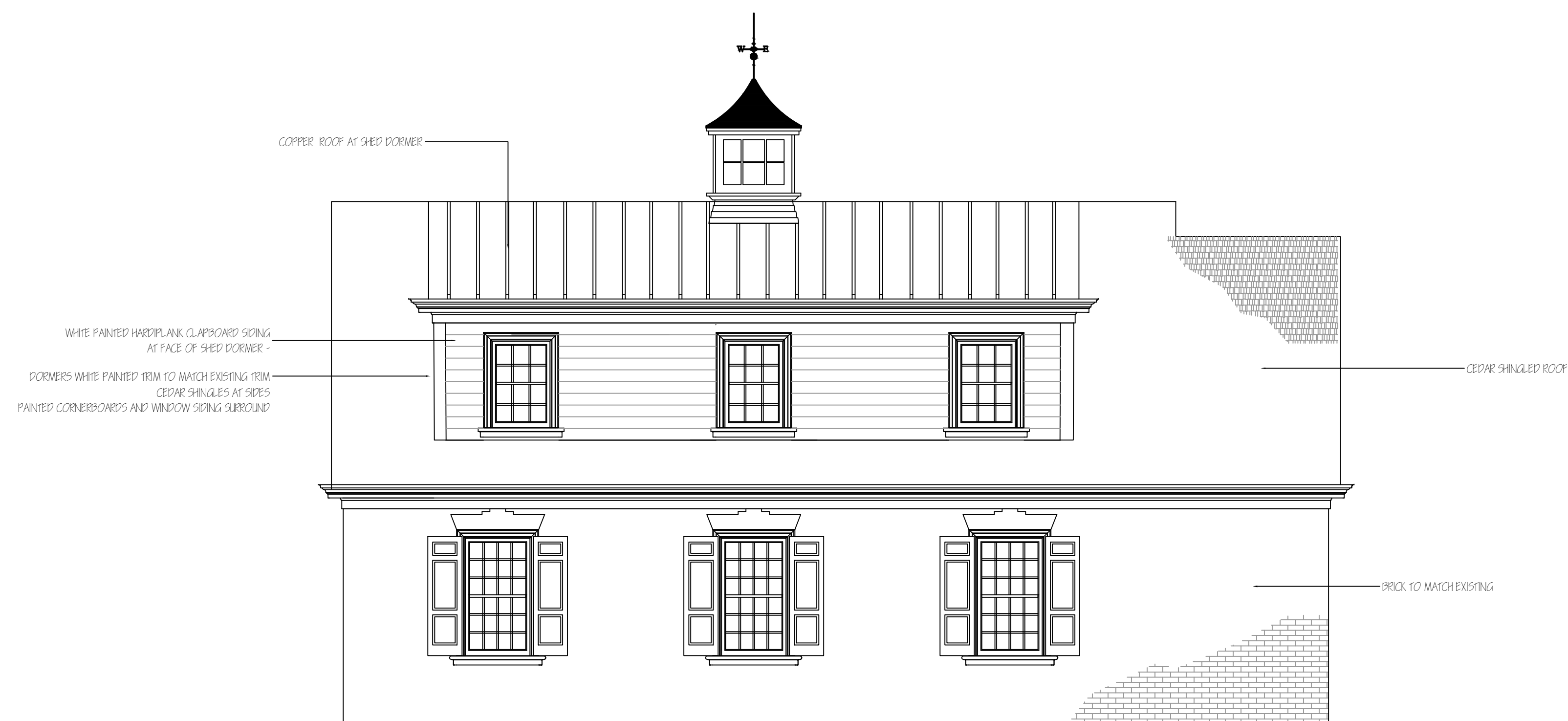
PROPERTY ASSOCIATES, LLC



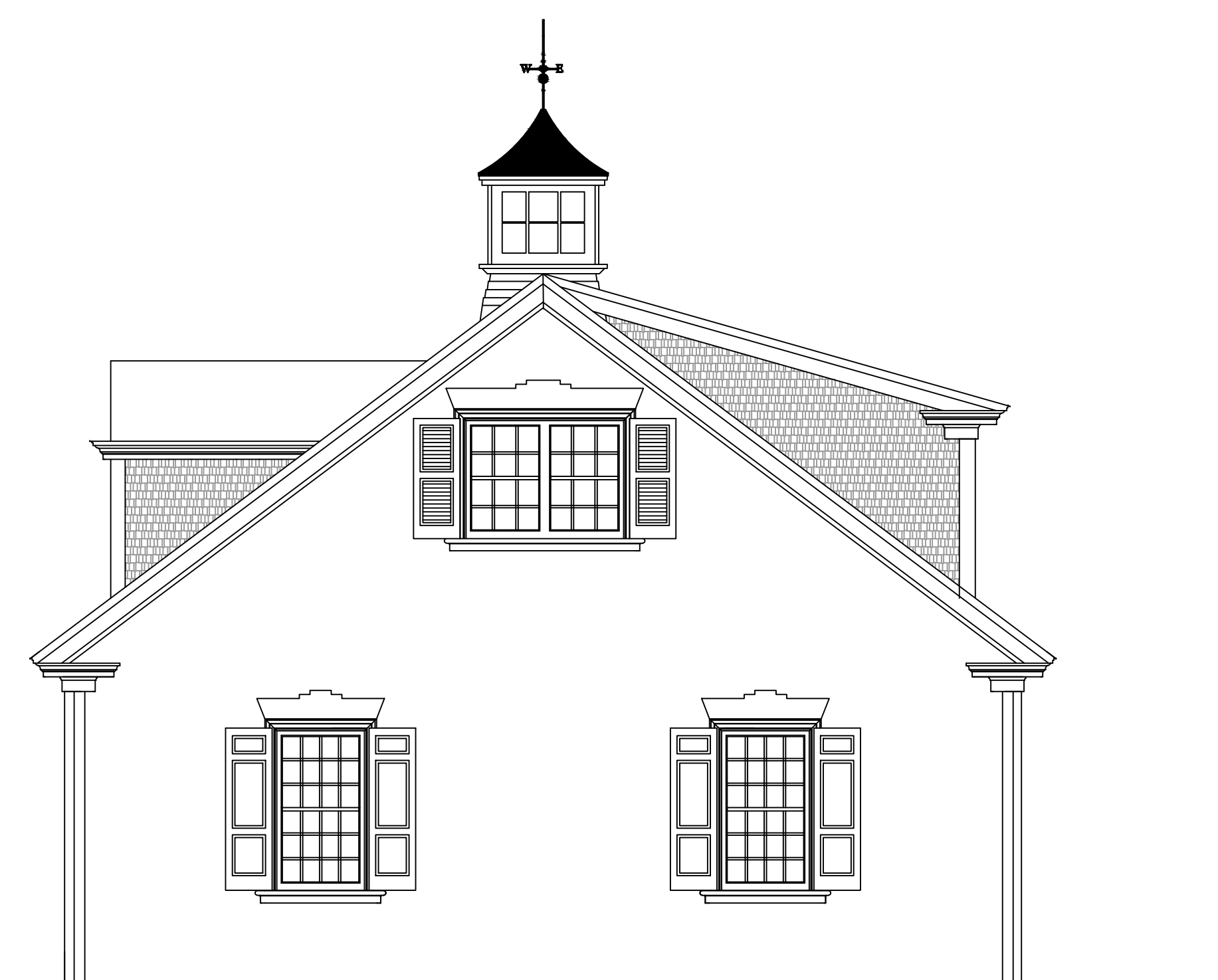
SOUTH ELEVATION



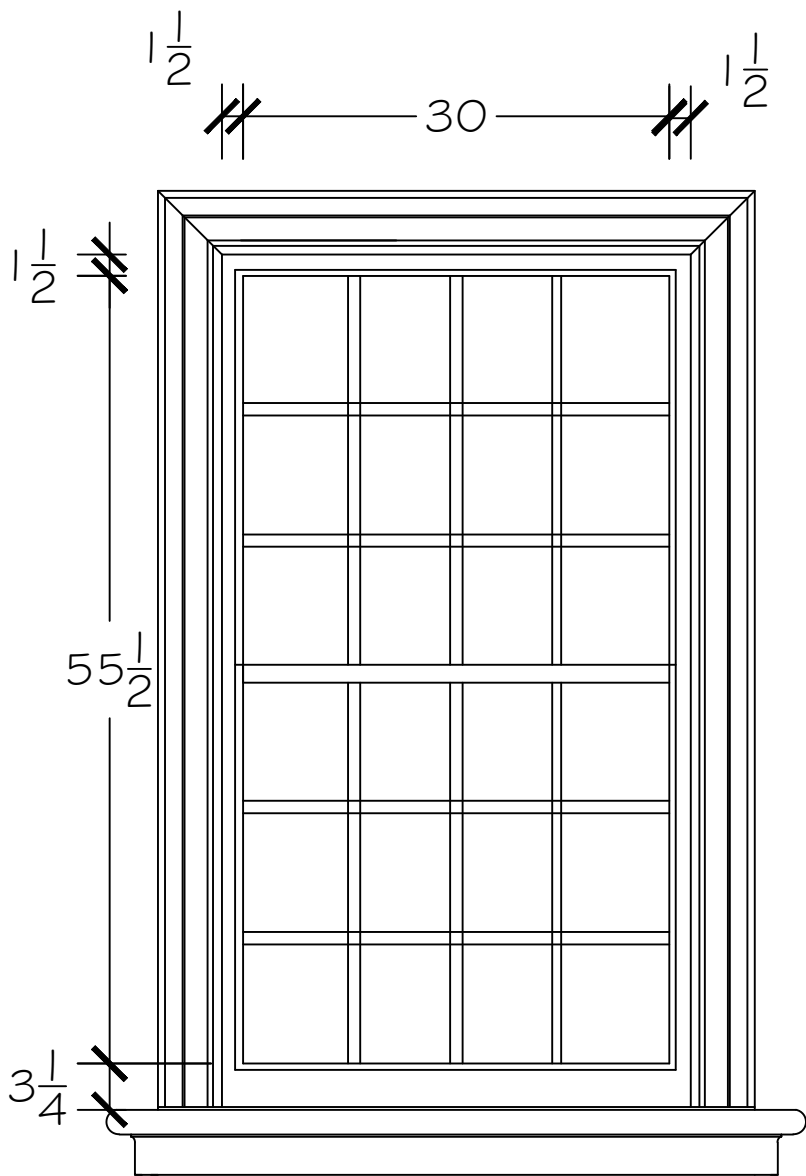
WEST ELEVATION



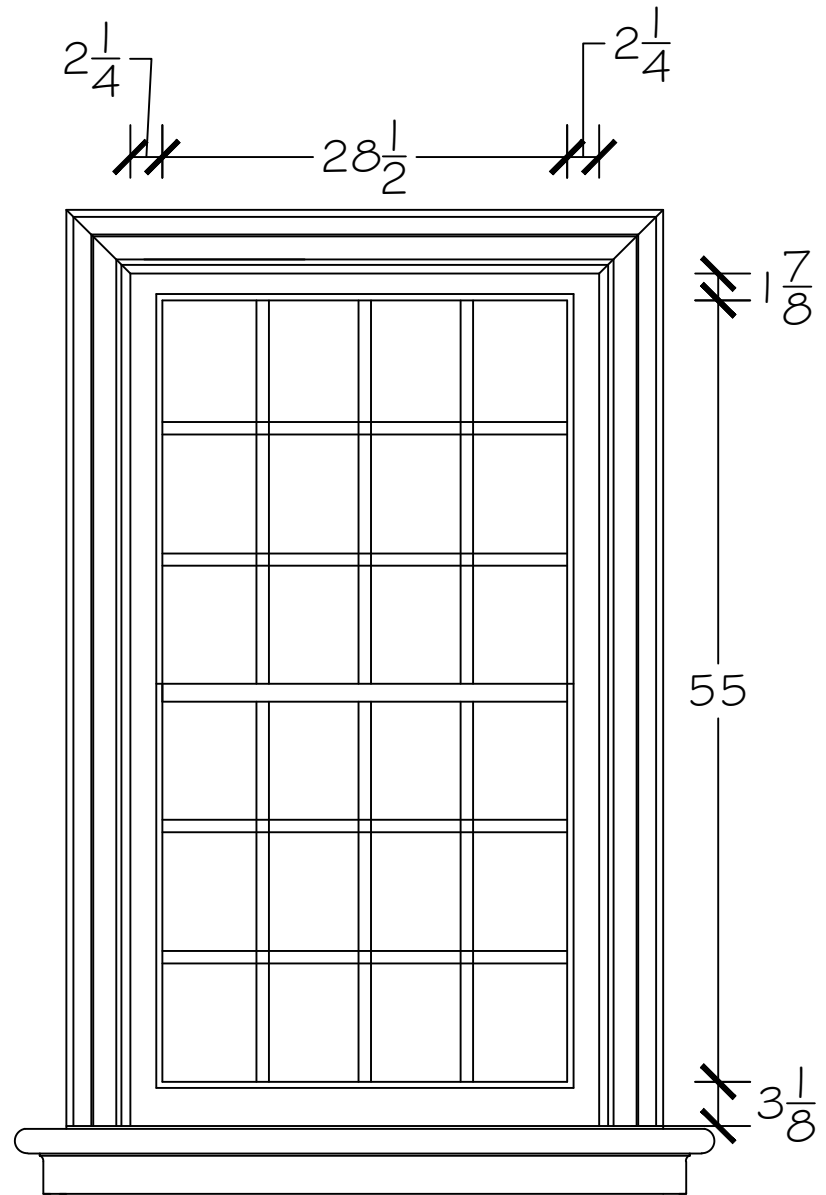
NORTH ELEVATION



EAST ELEVATION



EXISTING WINDOW EXTERIOR VIEW



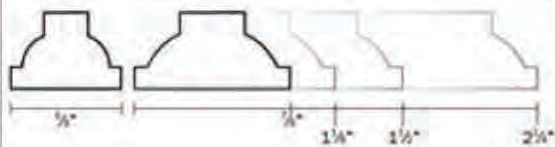
ANDERSON E-SERIES SASH REPLACEMENTS



## Full Divided Light

Give any window an authentic look with full divided light grilles that are permanently applied to the interior and exterior of your window with a spacer between the glass.

# Grille Profiles



Interior Wood: Ovolo  
(Colonial)

Widths:

- 5/8"
- 7/8"
- 1 1/8"
- 1 1/2"
- 2 1/4"

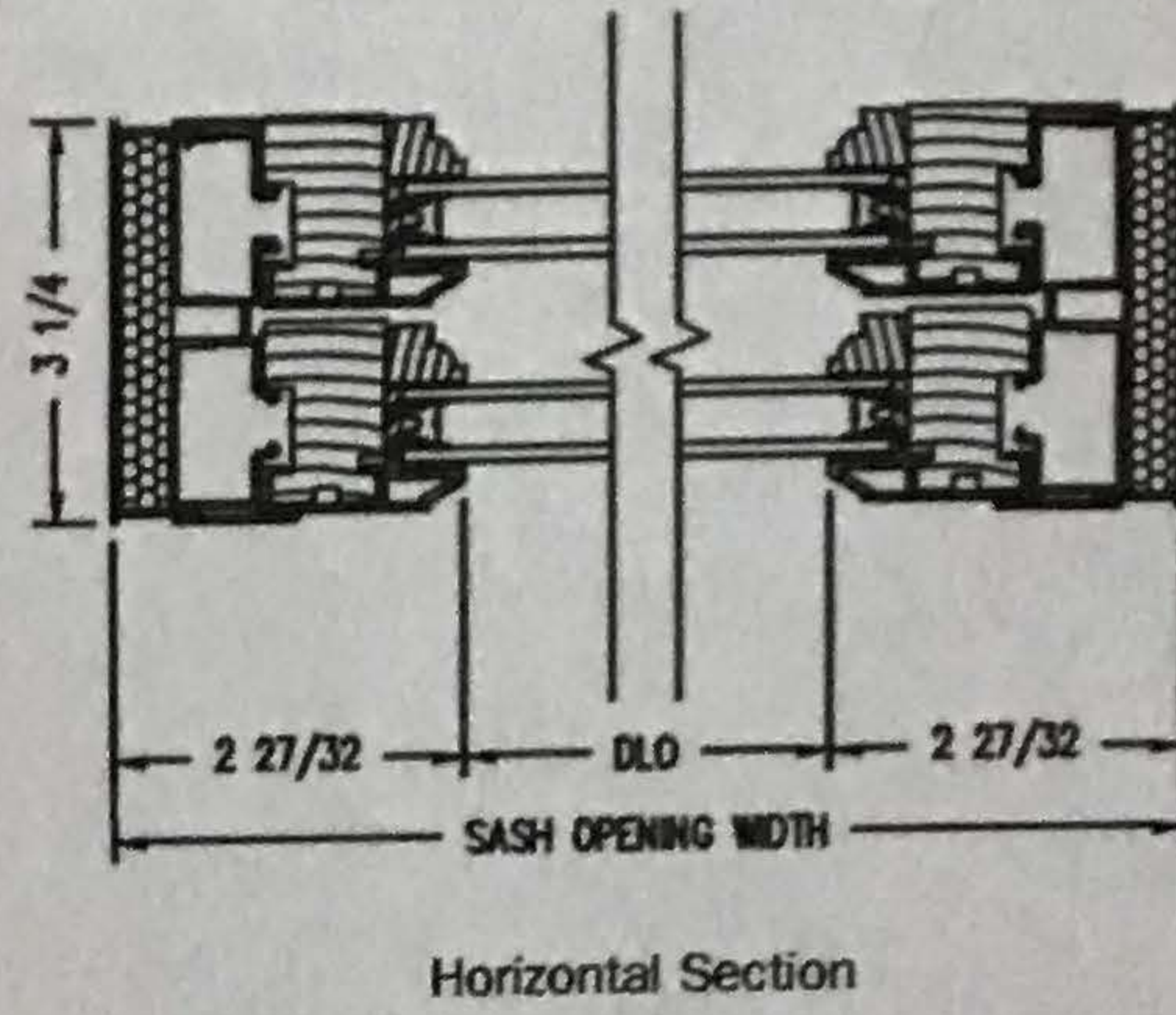
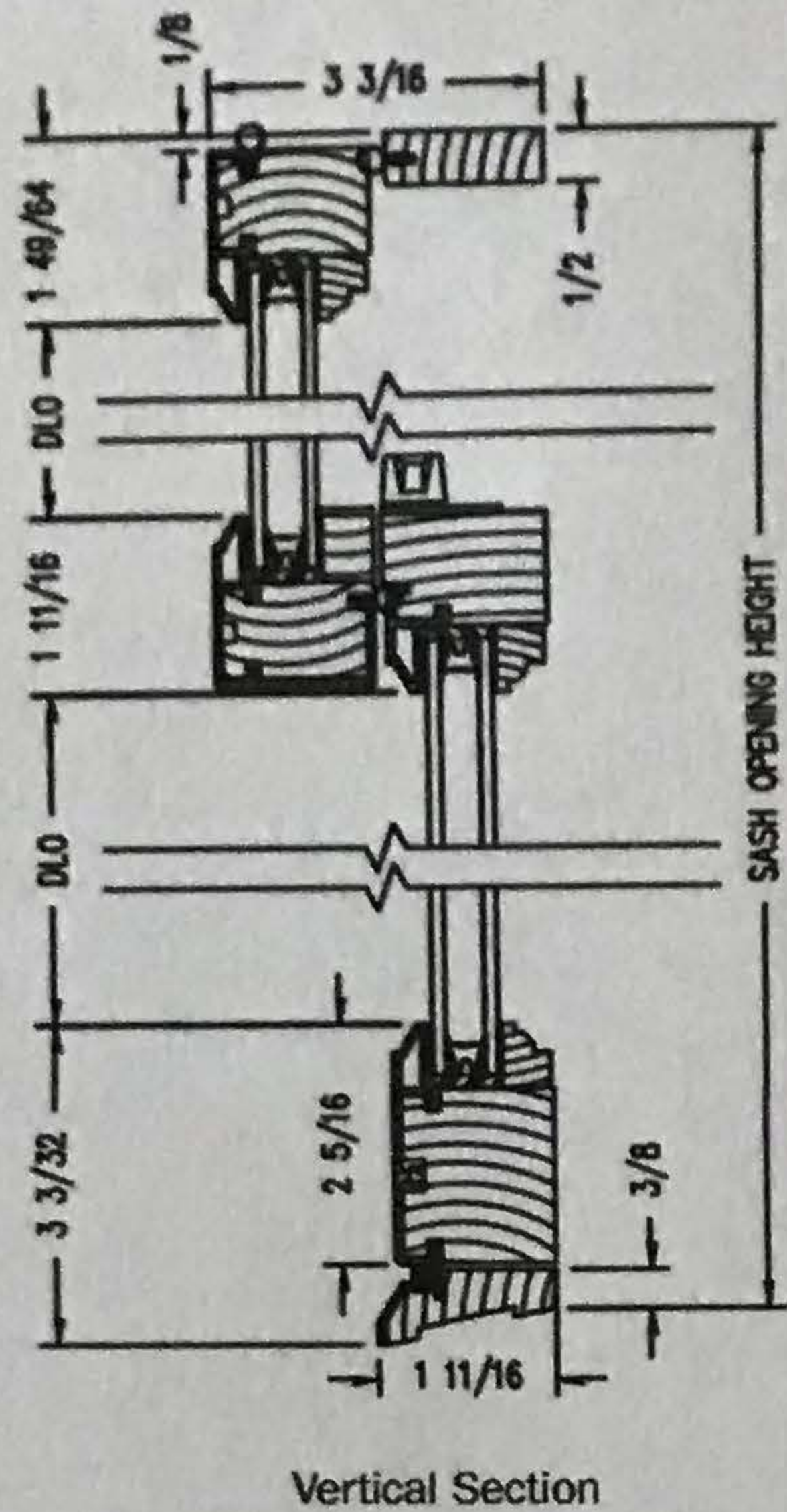
Available with:

- Full Divided Light
- Simulated Divided Light



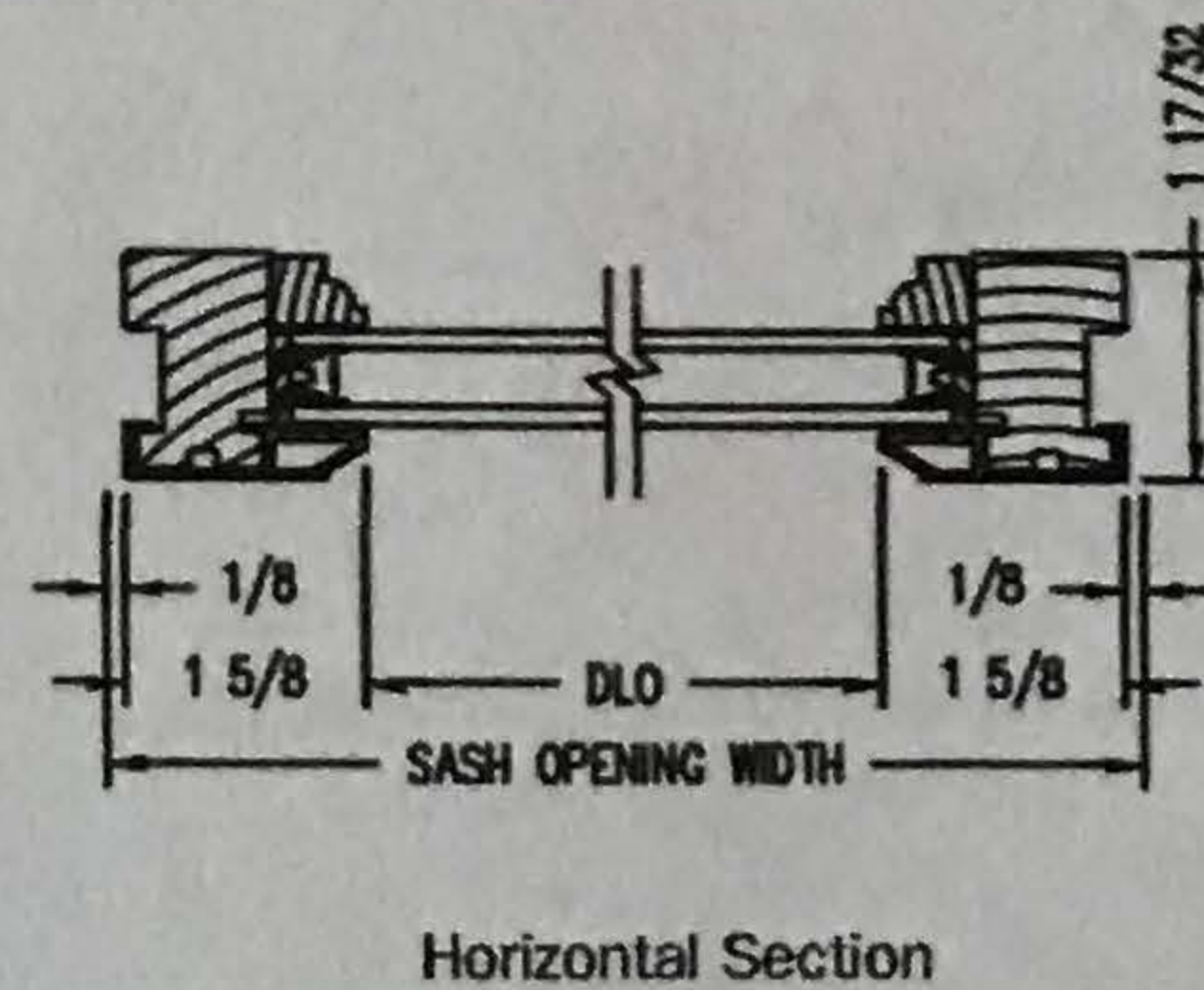
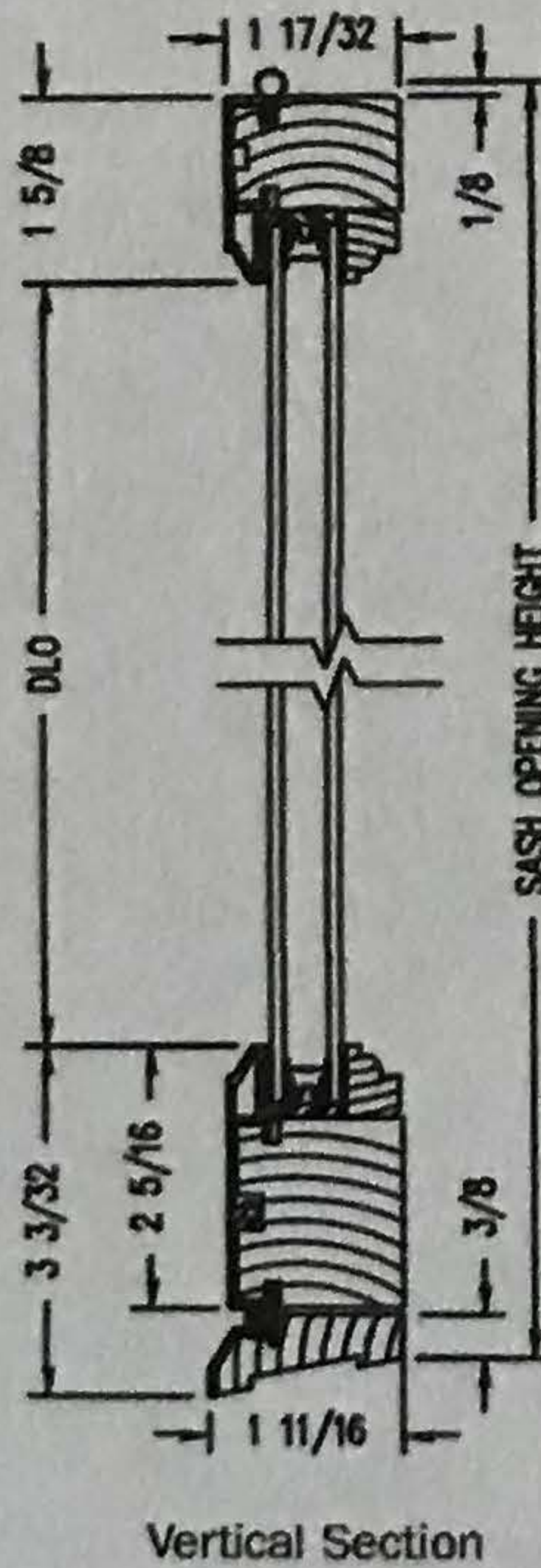
Double-Hung Sash Replacement Kits

Double-Hung Sash Replacement



At Existing Windows

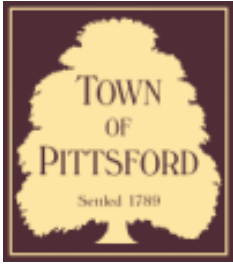
Double-Hung Picture Sash Replacement



Shown with ovolo (colonial) glass stops.

PROPER INSTALLATION AND MAINTENANCE OF E-SERIES PRODUCTS IS ESSENTIAL TO ATTAIN OPTIMUM PERFORMANCE AND OPERATION. WRITTEN INSTALLATION INSTRUCTIONS THAT PROVIDE GUIDELINES FOR PROPER INSTALLATION ARE AVAILABLE BY VISITING [ANDERSENWINDOWS.COM](http://ANDERSENWINDOWS.COM). CUSTOM SIZES ARE AVAILABLE. CONTACT YOUR LOCAL SUPPLIER FOR MORE INFORMATION. DRAWINGS ARE NOT TO SCALE.





# Town of Pittsford

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

Permit #  
**CA21-000004**

Phone: 585-248-6250

FAX: 585-248-6262

## DESIGN REVIEW AND HISTORIC PRESERVATION BOARD REFERRAL OF APPLICATION

**Property Address:** 117 East Street PITTSFORD, NY 14534

**Tax ID Number:** 178.02-1-2.1

**Zoning District:** AG Agricultural

**Owner:** Gleason, Michael P

**Applicant:** Gleason, Michael P

### Application Type:

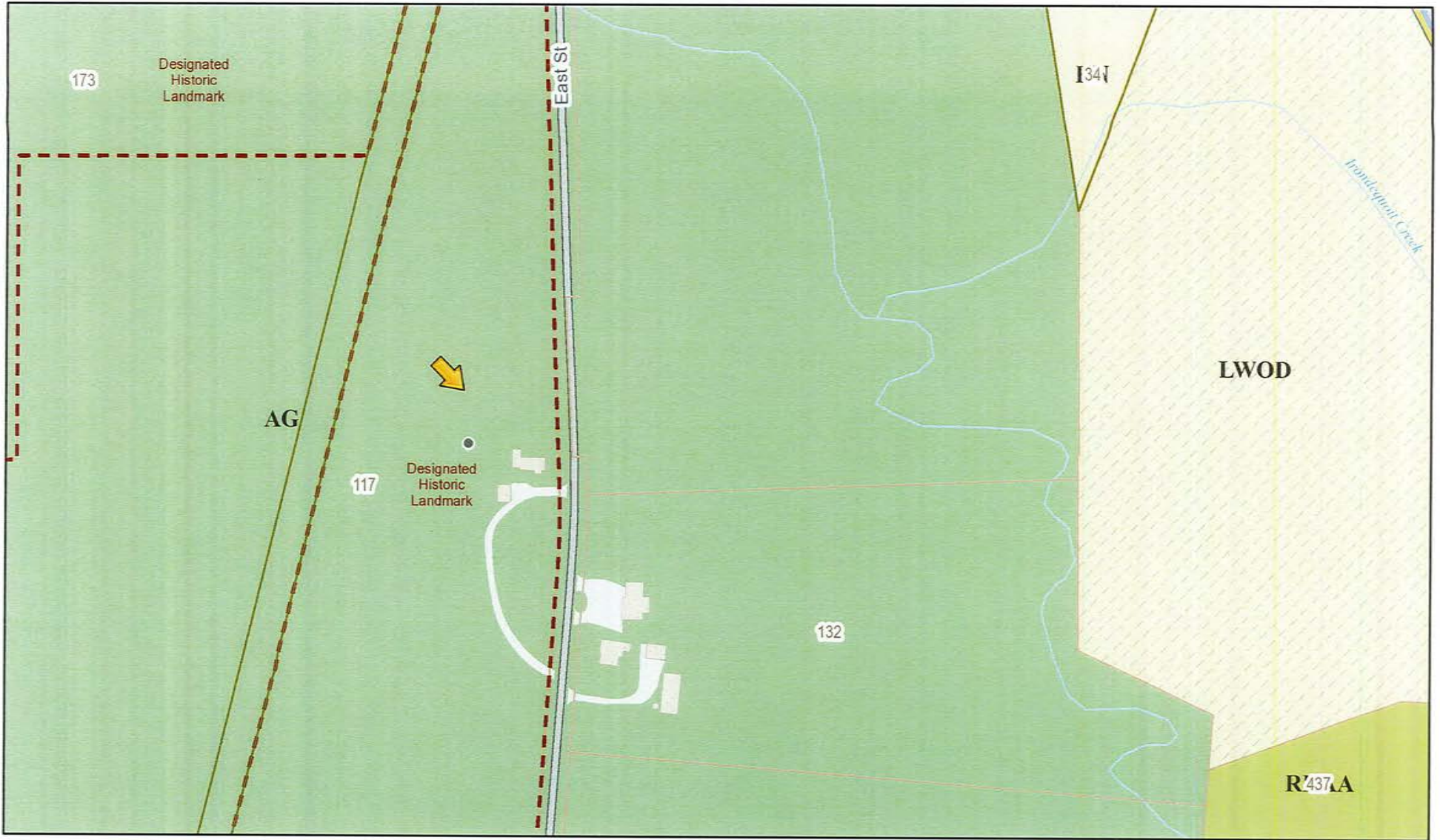
- |  |   |
|--|---|
| <input type="checkbox"/> Residential Design Review<br>§185-205 (B)             | <input type="checkbox"/> Build to Line Adjustment<br>§185-17 (B) (2)            |
| <input type="checkbox"/> Commercial Design Review<br>§185-205 (B)              | <input type="checkbox"/> Building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

**Project Description:** Applicant is returning to request a Certificate of Appropriateness, pursuant to Code Section 185-196, for a porch addition. This property is zoned (RN) Residential Neighborhood and is designated historic.

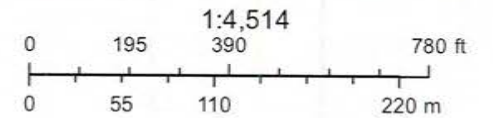
**Meeting Date:** September 9, 2021



# RN Residential Neighborhood Zoning



Printed June 18, 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.

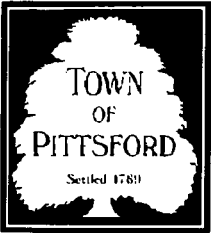


117

450 ft

East Street

45 ft



# TOWN OF PITTSFORD

## Design Review & Historic Preservation Board Application for Certificate of Appropriateness

Case # \_\_\_\_\_

1. Property Address: 117 East St

2. Tax Account Number: \_\_\_\_\_

3. Applicant's Name: Michael & Kathryn Gleason

Address: 117 East St Phone: \_\_\_\_\_  
Street

Pittsford NY 14534 E-mail: Kathrynglea@gmail.com  
City State Zip Code

4. Applicant's Interest in Property:

Owner:

Lessee:

Holding Purchase Offer:

Other (explain): \_\_\_\_\_

5. Owner (if other than above): \_\_\_\_\_

Address: \_\_\_\_\_ Phone: \_\_\_\_\_  
Street

\_\_\_\_\_ E-mail: \_\_\_\_\_  
City State Zip Code

Has the Owner been contacted by the Applicant? Yes  No

6. Application prepared by: Kathryn Gleason

Address: Same Phone: 586 9482  
Street

\_\_\_\_\_ E-mail: Kathrynglea@gmail.com  
City State Zip Code

7. Project Design Professional (if Available): \_\_\_\_\_

Address: \_\_\_\_\_ Phone: \_\_\_\_\_  
Street

\_\_\_\_\_ E-mail: \_\_\_\_\_  
City State Zip Code

8. Project Contractor (if Available): John Rick  
 Address: 79 Ridgecrest Dr Phone: 739-8399  
Street  
Rochester, NY 14617 E-mail: JRICK@ROCHESTER, RR.COM  
City State Zip Code

9. Present use of Property: Residential home

10. Zoning District of Property: A9

11. Is the property located in a Town Designated Historic District?  
 Yes  No

12. Is the property listed on the National Registry of Historic Places?  
 Yes  No

13. Will State or Federal Funding be used in this project, or will the project result in an application for Tax Credits or other State and Federal benefits?  
 Yes  No

If Yes, please explain:

14. Proposed Exterior Improvements:

A. Describe all exterior architectural improvements proposed with this project (include project materials and finishes; attach additional sheets if necessary):

We would like to build a screened in porch over the existing patio on the south side of the house. It is to be built out of wood with the support columns to match existing. Roof to match existing roof. Painted white to match house.  
~~Roof pitch will be higher than attached photo to match existing roof line~~



B. Describe all significant site improvements proposed with this project (include proposed changes in landscaping, significant plant material alterations, and other improvements associated with hardscape materials such as driveways and retaining walls; attach additional sheets if necessary):

Possibly 3 bushes will be removed and re-planted 7-2 ft forward (toward the street) if needed.

15. If the structure is a Commercial Property open to the Public, please describe all interior improvements proposed at the project site (attach additional sheets if necessary).

16. Additional materials submitted with this application (if available):

- Parcel map
- Photographs
- Other materials
- Architectural elevations
- Architectural plans

**Applicant Certification:**

I certify to the best of my knowledge that the information supplied on this application is complete and accurate.

*Kathy Gleason*  
Signature of applicant

4/7/2020  
Date

**Owner Consent:**

If the applicant is other than the owner, does the owner concur with this application?

Yes  No

If Yes, owner's signature: \_\_\_\_\_



Schoenhardt, LLC  
Eric Schoenhardt  
403 East Linden Ave  
East Rochester, NY 14445  
[eric@schoenhardtconstruction.com](mailto:eric@schoenhardtconstruction.com)  
585-314-8037

**May 19, 2021**

## **CLARIFICATIONS**

Patio Enclosure

Kathy and Mike Gleason

117 East Street

The Gleason's asked for some help in putting together some scale drawings of the patio enclosure they are proposing. This document is to clarify some of the particulars of that design. Should the project be approved, a licensed architect would be retained to provide stamped drawings for the project.

I have attached the drawings so far and some photo's of the existing house where we will be building the enclosure.

There exists on the house now an entry stoop this stoop would not be demolished but would be enclosed under the new shelter the eave of that roof is the height we would align our new shelter roof with. This height is consistent with the roof to the right in the photo. The roof eave line would be approximately 12" lower than the roof eave to the left.

The window to the left and right of the stoop would now be under the new roof. The shutters would be removed from the single window to the right of the stoop. The double window to the left does not have shutters

- The roof as I would plan on it now would be conventionally framed.
- The house has 3 in 1 roof shingles in grey on it and our new roof would be the same.
- All fascia would be configured to match the existing including rake and fascia details. Soffits would be closed. The gable end would be board and batten to match the details of the siding to the addition on the left. All would be painted white like the rest of the house.



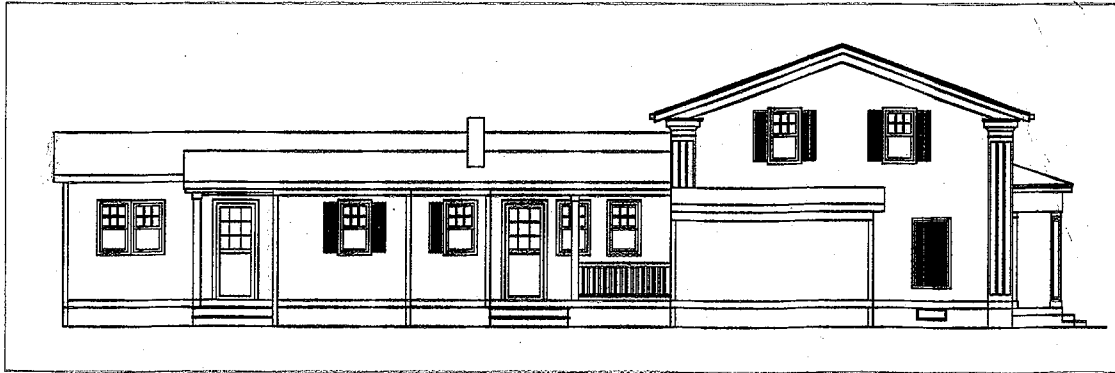
- The +/- 8x8 columns would be wood wrapped PT 6x6's. They would have a +/-5" 5/4 base mold and top detailing to match the existing column on the porch to the right of the new enclosure



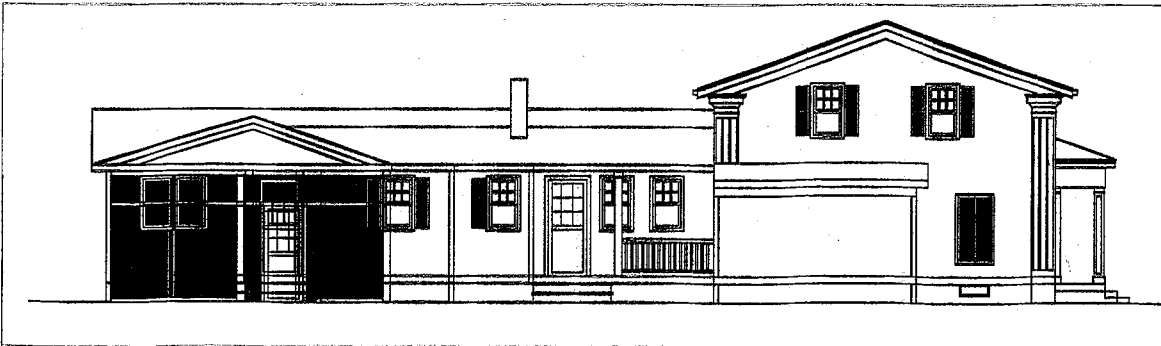
- The screen doors (2) will be framed to be within 4x4 frames painted white. One will face forward as shown the second will open to the back-yard (not shown)
- The screens would all be framed in 1x and painted white with black screens.
- The owner's initial sketches included a railing system behind the screens. As the patio is at grade these are not necessary for safety and the owner is considering whether they might be desirable in terms of protecting the screens from pet or child damage.
- The ceiling inside has not be settled on yet as to whether it would be open or exterior drywall finished and painted at 9' above the existing paver bricks
- The existing paver bricks to remain



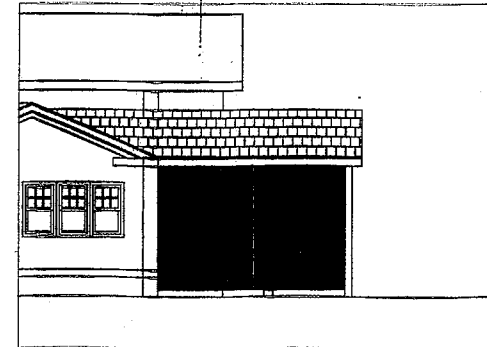




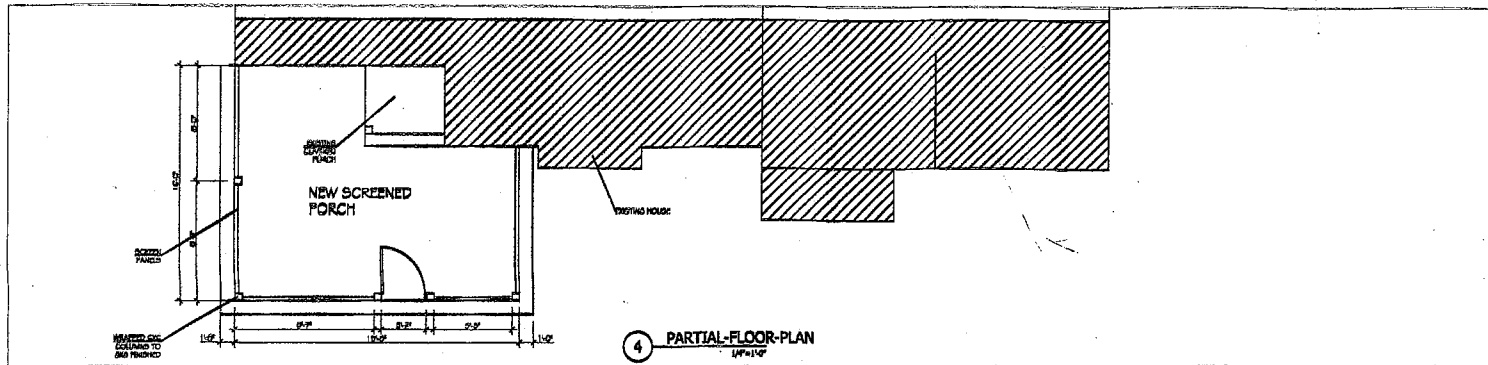
1 EXISTING ELEVATION  
1/4"=1'-0"



2 PROPOSED ELEVATION  
1/4"=1'-0"



3 PROPOSED SIDE ELEVATION  
1/4"=1'-0"



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



Graywood Design  
ARCHITECTURE INC.  
25371 East 12th Ave  
Pittsford, NY

PROJECT NAME:  
PROJECT NO.:  
DATE:  
DRAWN BY:  
CHECKED BY:  
DATE:  
SCALE:  
SHEET NO. OF \_\_\_\_\_

REVISIONS:  
NO. DESCRIPTION DATE

117 EAST STREET  
Pittsford, NY

DRAWING TITLE:  
ELEVATIONS

PROJECT NO.:

AS NOTED  
DRAWN: ST  
CHECKED: ORG/2/21

DRAWING NO.:

A-1

# SCHOENHARDT

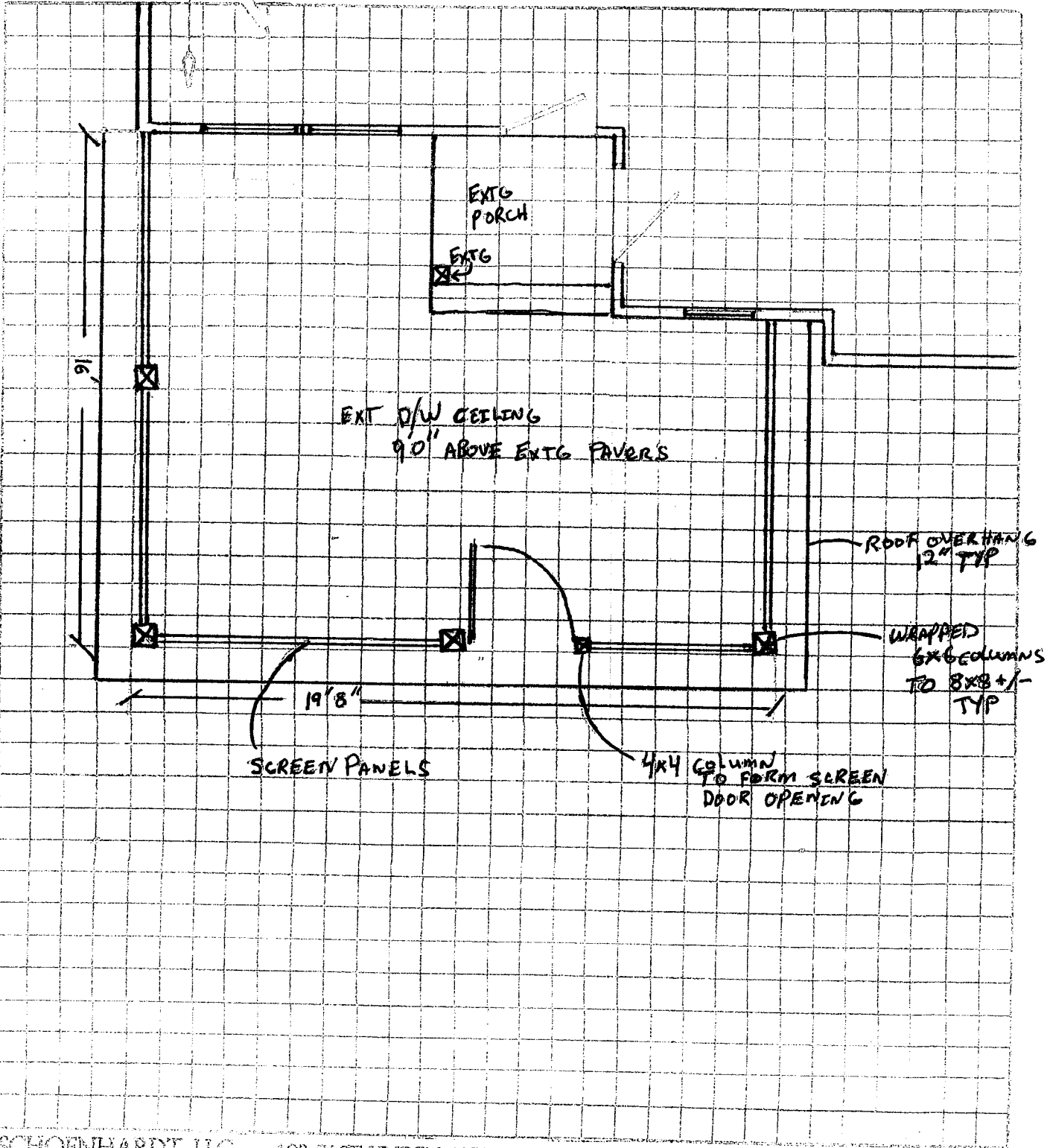
CONSTRUCTION & BUILDING SERVICES

WE MAKE VISION HAPPEN

Project Capitol Building

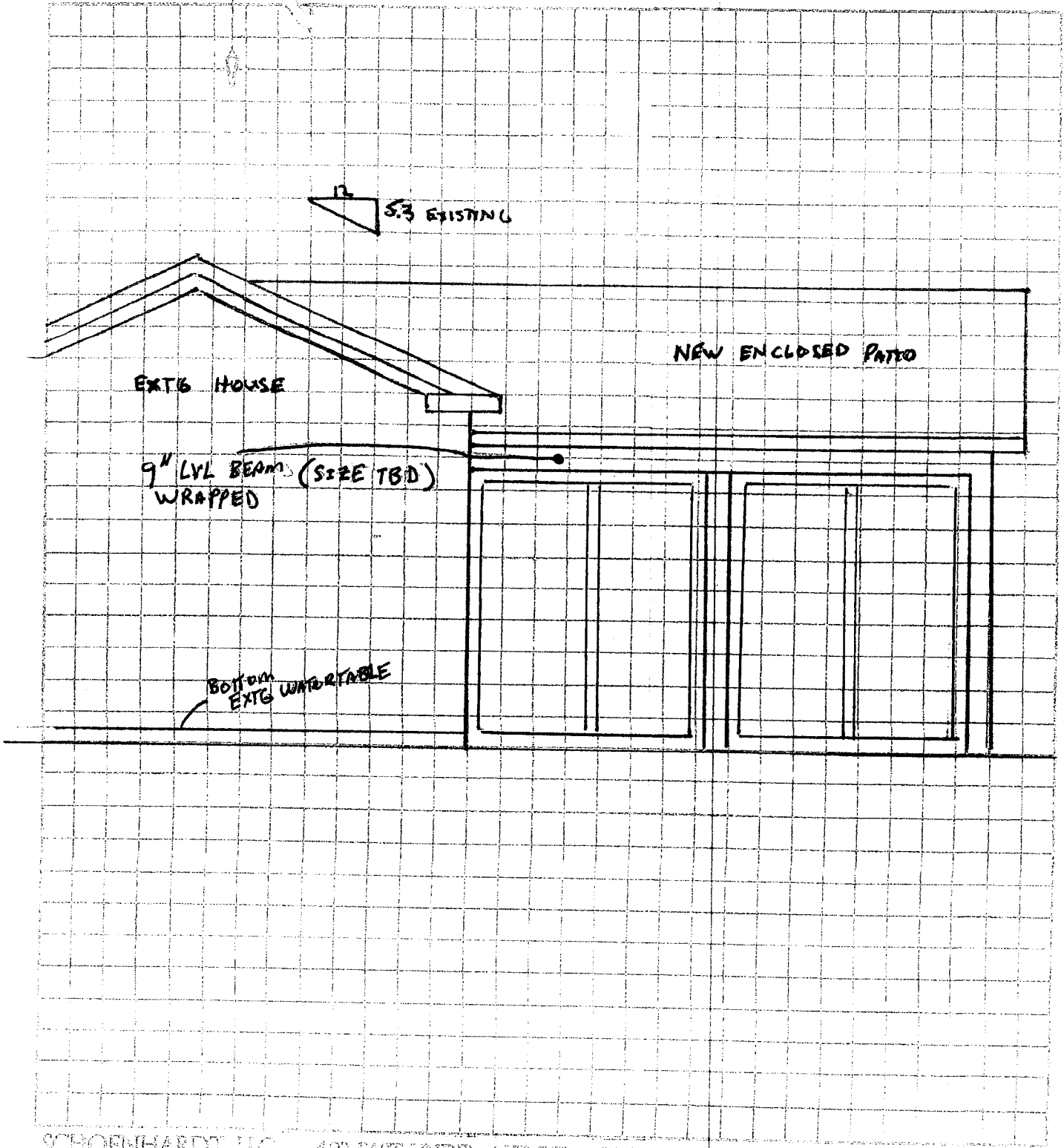
Estimator SES

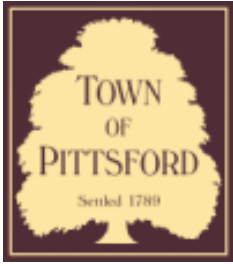
Date 1/15/14











## Town of Pittsford

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

**Permit #**  
**B21-000177**

Phone: 585-248-6250

FAX: 585-248-6262

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

**Property Address:** 21 warder ,  
**Tax ID Number:** 178.06-3-37  
**Zoning District:** RN Residential Neighborhood  
**Owner:** Hossain, Monir  
**Applicant:** 3D Contracting. Dean Leeson

#### Application Type:

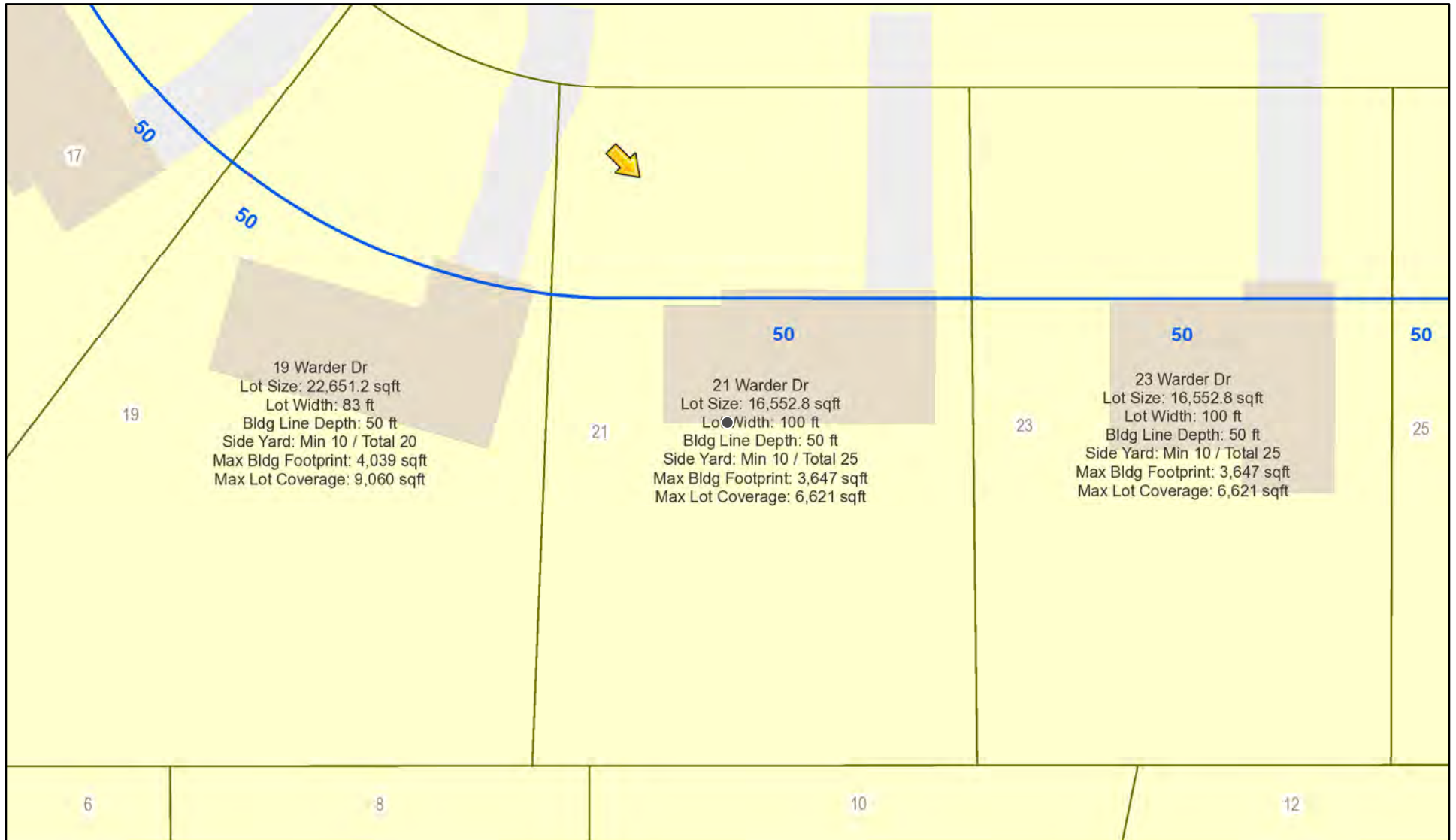
- |   |   |
|---|---|
| <input checked="" type="checkbox"/> Residential Design Review<br>§185-205 (B) | <input type="checkbox"/> Build to Line Adjustment<br>§185-17 (B) (2)            |
| <input type="checkbox"/> Commercial Design Review<br>§185-205 (B)             | <input type="checkbox"/> Building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

**Project Description:** Applicant is requesting design review for the construction of approximately an 1,700 SF addition with first floor laundry, great room, full bathroom and sun room with the second floor addition including bedroom, bathroom and enclosed porch.

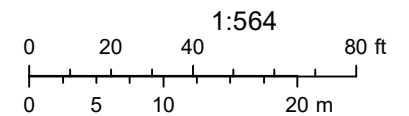
**Meeting Date:** September 09, 2021



# RN Residential Neighborhood Zoning



Printed August 31, 2021



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.



Warder Dr

# INSTRUMENT SURVEY

ROBERT B. RESAVAGE  
Professional Land Surveyor  
174 Troutbeck Lane  
Rochester, New York 14626  
585-453-9862

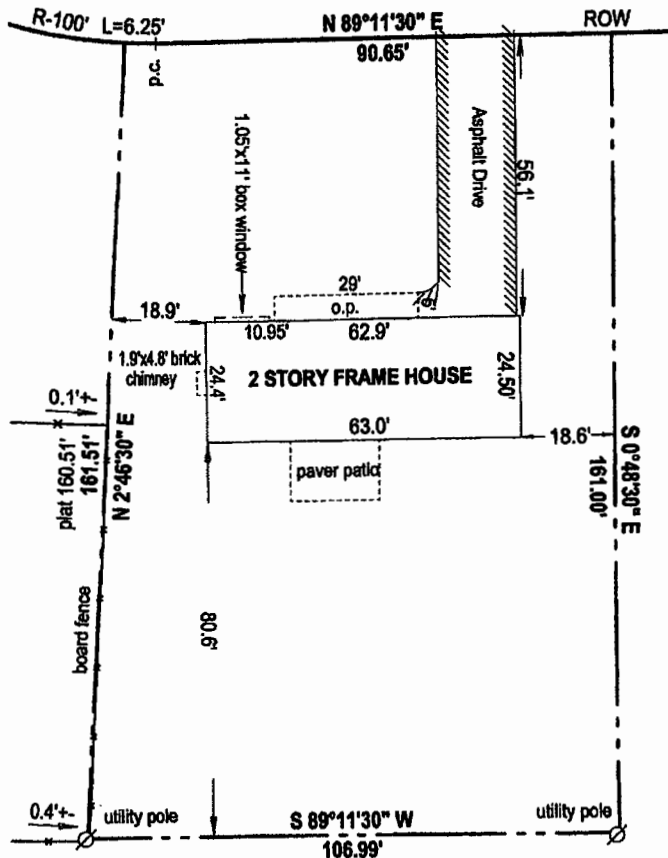


**REFERENCES:**

1. LIBER 170 OF MAPS, PAGES 27 AND 28
2. STEWART TITLE INSURANCE COMPANY ABSTRACT OF TITLE NO. 193238, DATED APRIL 26, 2019
3. LIBER 3703 OF DEEDS, PAGE 124, PERPETUAL EASEMENT AND ROAD DEDICATION
4. LIBER 3746 OF DEEDS, PAGE 376, EASEMENT
5. LIBER 3746 OF DEEDS, PAGE 378, EASEMENT
6. LIBER 9206 OF DEEDS, PAGE 126

## WARDER DRIVE

(60' WIDE))



**CERTIFICATION TO:**

1. MONIR HOSSAIN AND SHAZEDA CHOWDHURY
2. STEWART TITLE INSURANCE COMPANY
3. ROBERT P. FREDRICK, ESQ.
4. KENYON AND KENYON

I, Robert B. Resavage hereby certify that this map was prepared from references listed hereon and notes of an instrument survey completed on

MAY 16, 2019

This parcel is subject to any easements or encumbrances of record.

*Robert B. Resavage*  
Robert B. Resavage, NYSL No. 050055

**SCALE**

1" = 30'

**DATE**

MAY 21, 2019

"If the surveyor's signature is not colored red, the plan is a copy that should be assumed to contain unauthorized alterations. The certification on this plan shall not apply to any copies."

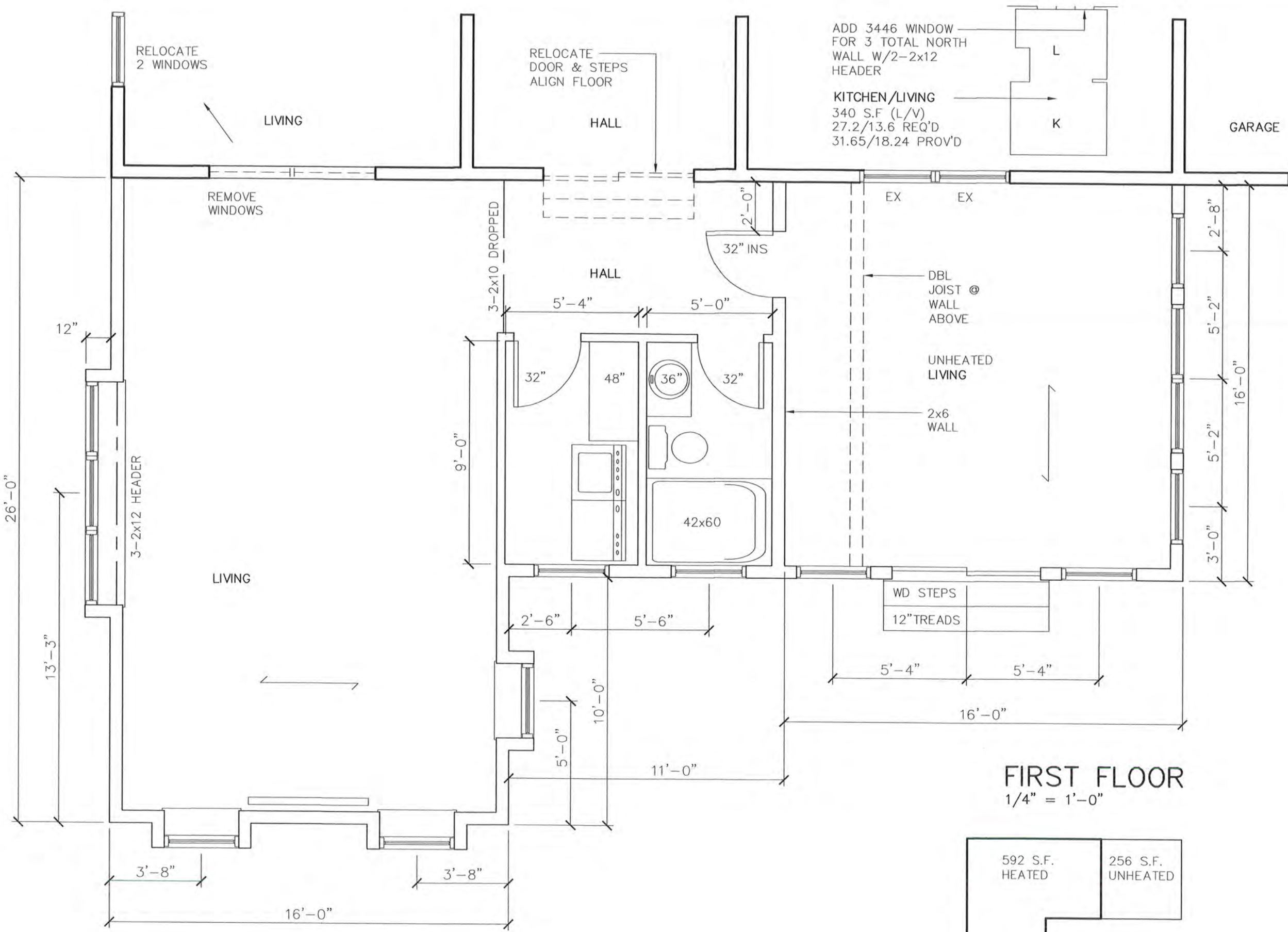
**21 WARDER DRIVE**

**LOT 203 BOCKER FARM SUBDIVISION, SECTION 4**

**TOWN OF PITTSFORD, COUNTY OF MONROE, STATE OF NEW YORK**

Copyright © 2019 Robert B. Resavage, PLS. All Rights Reserved

"Certifications indicated hereon signify that this survey was prepared in accordance with the Code of Practice for Land Surveys adopted by the New York State Association of Professional Land Surveyors, Inc. Said certifications shall run only to the person for whom the survey is prepared and on his behalf to the title company, governmental agency and lending institution listed hereon, and to the assignees of the lending institution. Certifications are not transferable to additional institutions or subsequent owners and do not extend to underground improvements or encroachments. Only copies from the original of this survey marked with an original of the land surveyor's inked or embossed seal shall be considered to be valid true copies. Unauthorized alteration or addition to a survey map bearing a licensed land surveyor's seal is a violation of section 7209, sub-division 2, of the New York State Education Law."

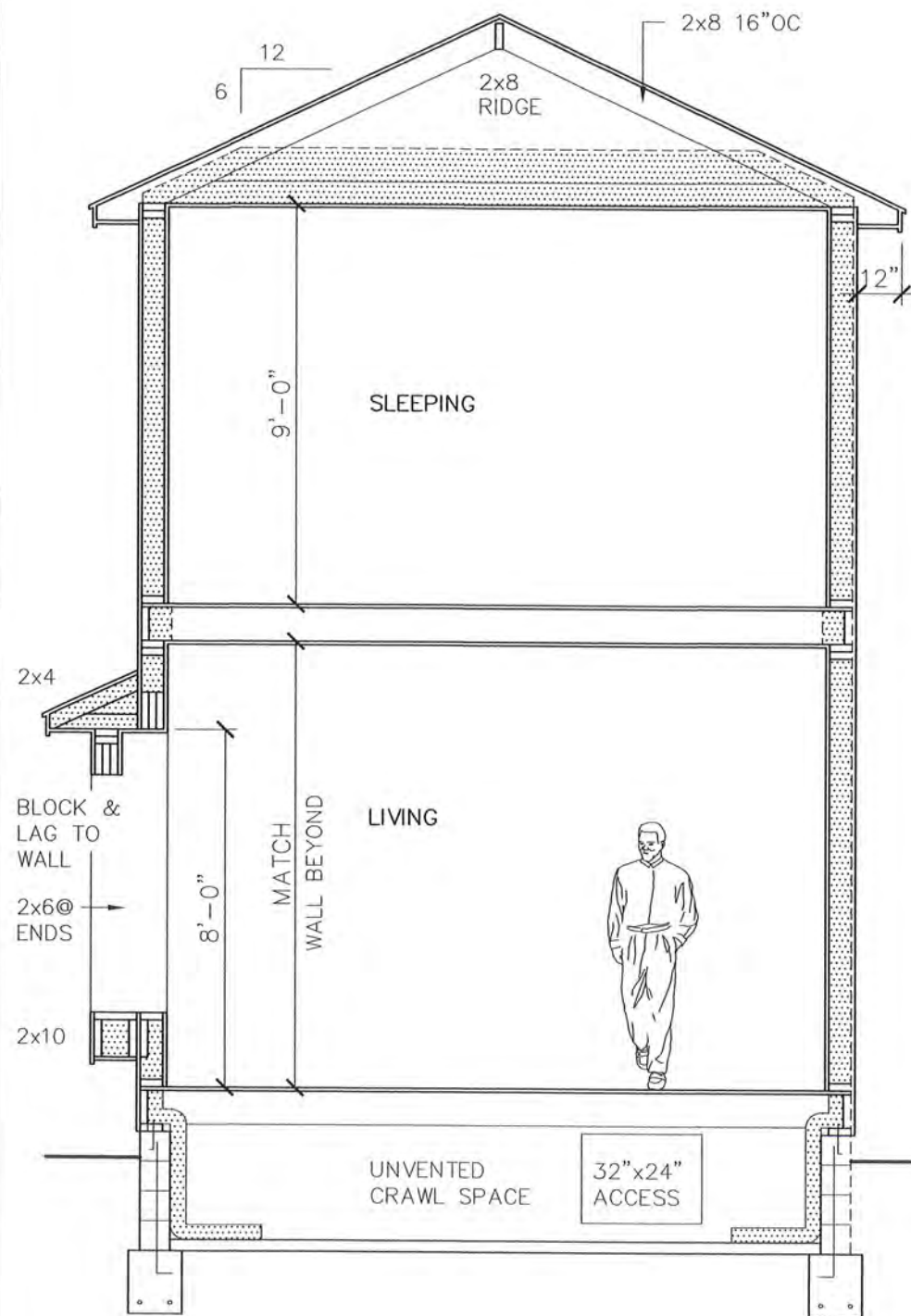


**FIRST FLOOR**  
1/4" = 1'-0"

592 S.F. HEATED	256 S.F. UNHEATED
--------------------	----------------------

HOUSE PLANS  
FOR  
**21 WARDER DRIVE**  
PITTSFORD, NEW YORK

LOSON ARCHITECTURE PLLC 284 THORNTON ROAD ROCHESTER NY 14617 585-406-4757	
DATE	DW'G NO.
8/27/21	A-1



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

ALIGN

ASPHALT SHINGLE ON  
15# FELT PAPER ON  
2 COURSE ICE & WATER @ EAVES  
BOX VENTS

1/2" CDX PLYWD SHEATHING ON  
2x RAFTER 16"OC  
R-38 KRAFT BATT INS  
W/ BAFFLE @ EAVES

ALUM FASCIA ON WOOD BLOCKING  
VINYL SOFFIT CONTINUOUS VENTED  
ALUM GUTTER AND DOWNSPOUTS

2x10 FLOOR JOIST 16"OC  
3/4" T&G PLYWOOD SUBFLOOR

3-2x8 HEADERS UNLESS NOTED

1/2" DRYWALL

VINYL SIDING AND ACCESSORIES  
OVER AIR BARRIER

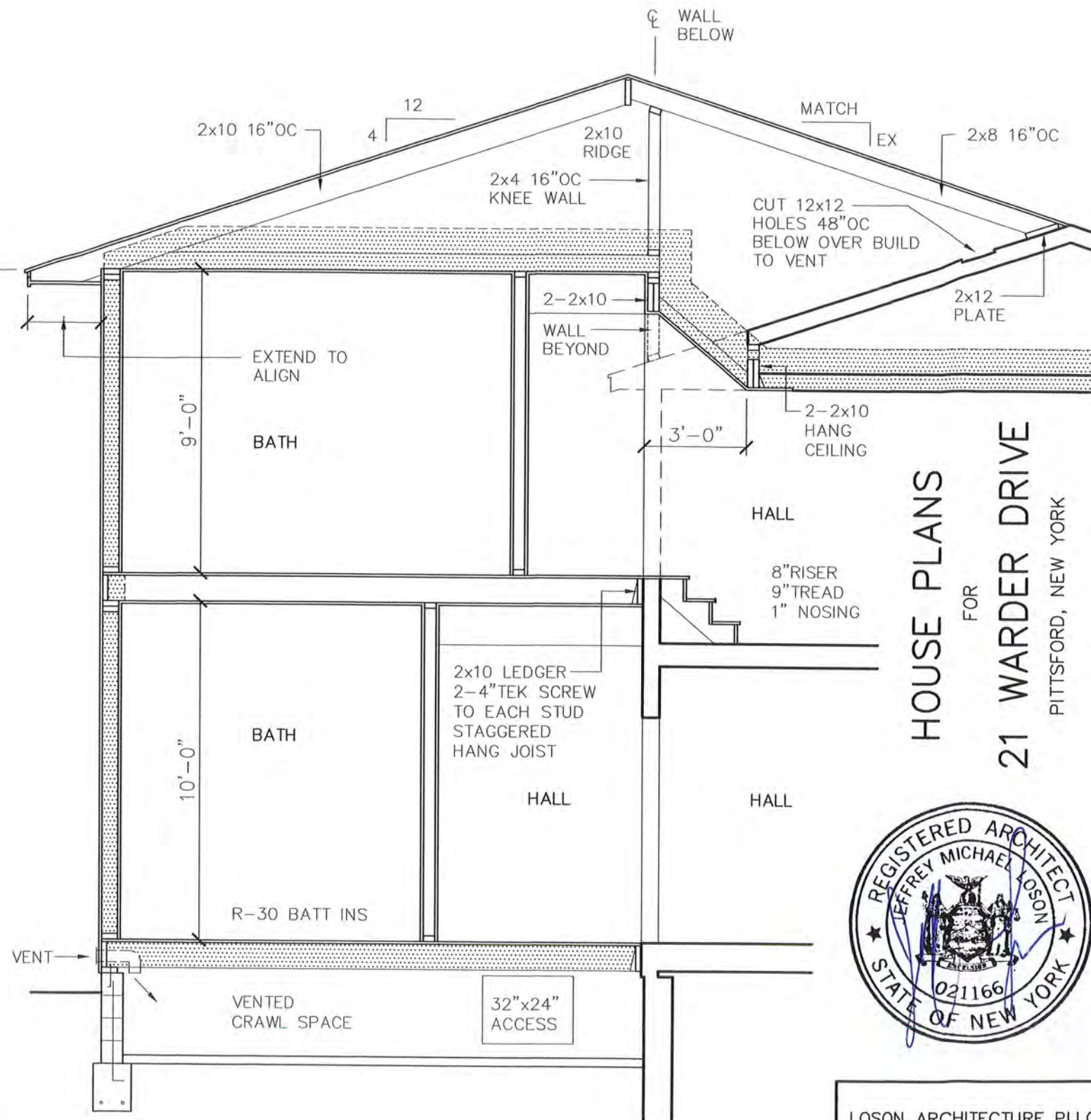
2x6 WOOD STUD 16"OC  
1/2" EXT PLYWD SHEATHING  
R-19 KRAFT BATT INS  
2x4 16"OC INTERIOR WALLS

2x10 FLOOR JOIST 12"OC  
3/4" T&G PLYWOOD SUBFLOOR  
2x6 PT SILL PLATE & SILL  
ANCHOR TO BLOCK 6'-0" OC

4 COURSE BLOCK ON  
14" CONC TRENCH FOOTING W/  
#4 DOWEL 6'-0"OC &  
2-#4 BARS CONTINUOUS

3" CONC MUD SLAB ON  
10 MIL POLY

R-15 VINYL WRAPED BLANKET INS  
ON WALL & 24" ONTO FLOOR



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

HOUSE PLANS  
FOR  
21 WARDER DRIVE  
PITTSFORD, NEW YORK



LOSON ARCHITECTURE PLLC  
284 THORNTON ROAD  
ROCHESTER NY 14617  
585-406-4757

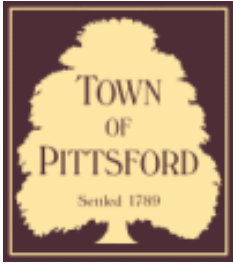
DATE	DW'G NO.
8/27/21	A-4











## Town of Pittsford

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

Permit #  
**B21-000161**

Phone: 585-248-6250

FAX: 585-248-6262

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

**Property Address:** 25 Creekside Lane ROCHESTER, NY 14618

**Tax ID Number:** 138.13-2-44

**Zoning District:** RN Residential Neighborhood

**Owner:** Carty, James W

**Applicant:** Carty, James W

#### Application Type:

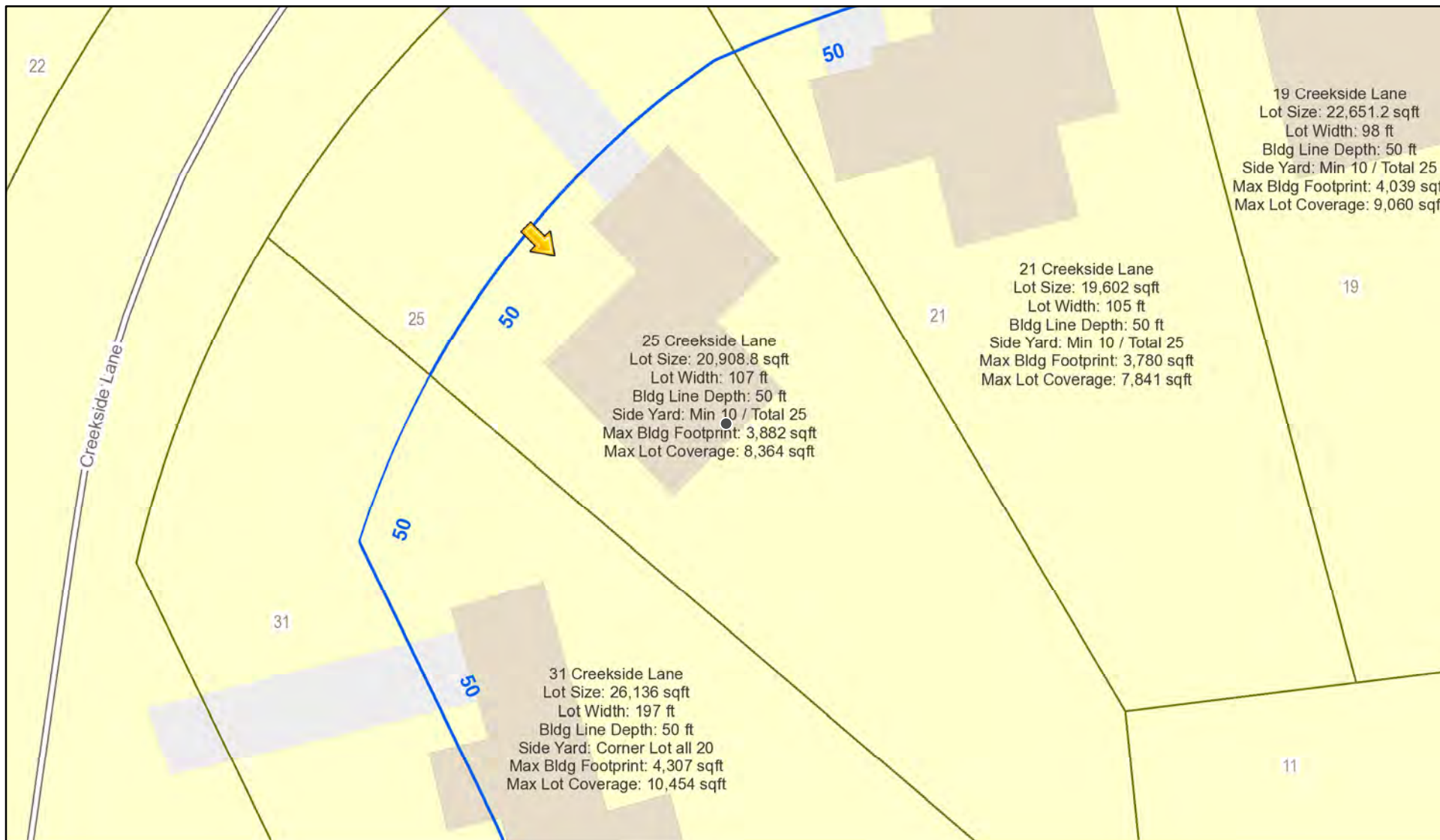
- |   |   |
|---|---|
| <input checked="" type="checkbox"/> Residential Design Review<br>§185-205 (B) | <input type="checkbox"/> Build to Line Adjustment<br>§185-17 (B) (2)            |
| <input type="checkbox"/> Commercial Design Review<br>§185-205 (B)             | <input type="checkbox"/> Building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

**Project Description:** Applicant is requesting design review for the construction of approximately an 255 SF garden room addition off the back of the existing house.

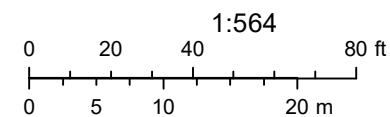
**Meeting Date:** September 09, 2021



# RN Residential Neighborhood Zoning



Printed August 17, 2021



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.



Creekside Ln

Creekside Ln

Creekside Ln

X

X

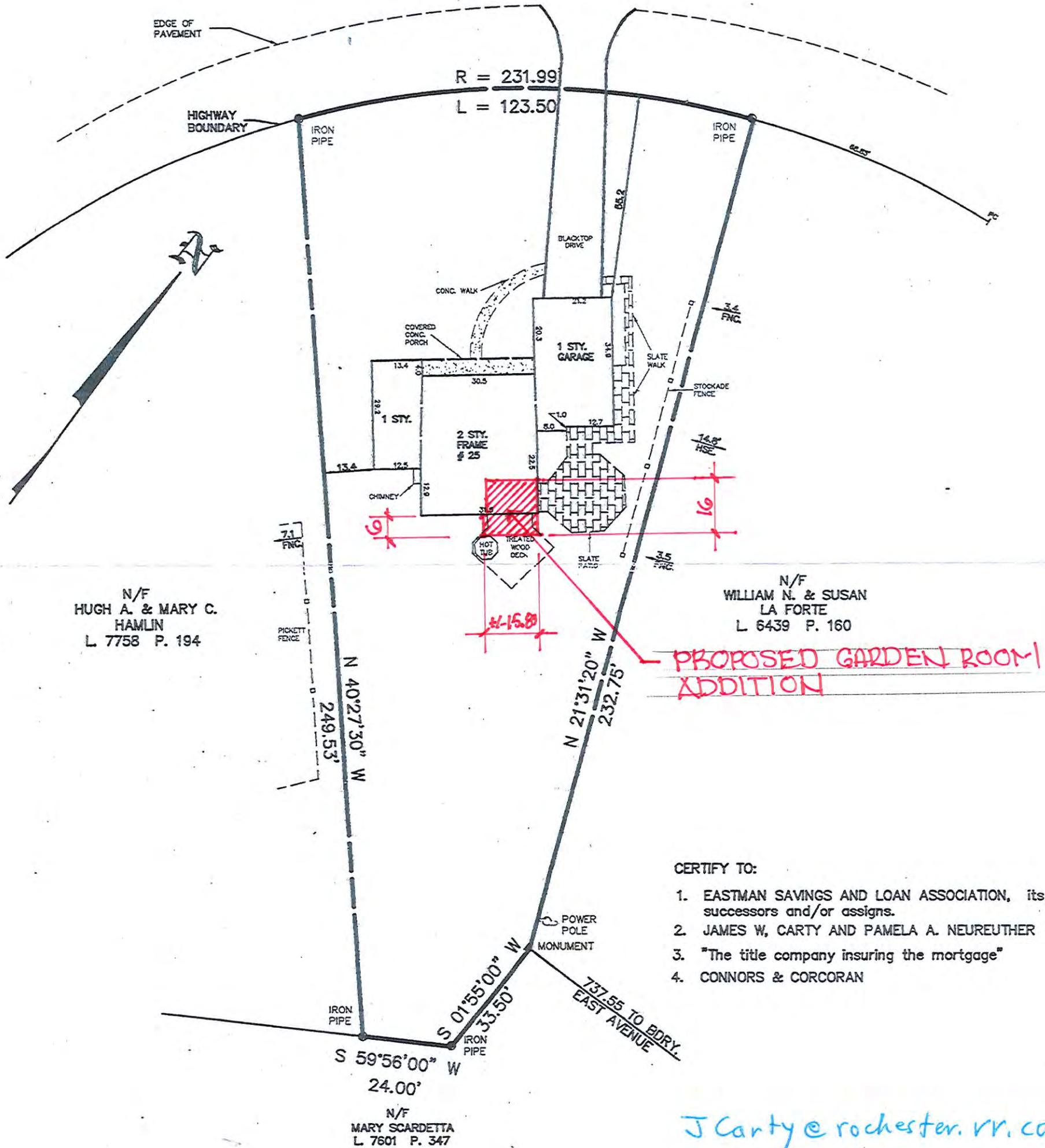
AE

# INSTRUMENT SURVEY MAP

ADDRESS 25 CREEKSIDE LANE  
 LOT NO. 14 SUBDIVISION JENKINS  
 TOWN OF PITTSFORD COUNTY OF MONROE  
 LIBER 106 OF MAPS, PAGE 54 TAX MAP PARCEL NO. 138.13-02-44  
 OWNER GEORGE F. & GAYLE S. MEDILL LIBER 4596 OF DEEDS, PAGE 110

## CREEKSIDE LANE

( 60' WIDE )



**CERTIFY TO:**

1. EASTMAN SAVINGS AND LOAN ASSOCIATION, its successors and/or assigns.
2. JAMES W. CARTY AND PAMELA A. NEUREUTHER
3. "The title company insuring the mortgage"
4. CONNORS & CORCORAN

*J.Carty@rochester.vv.com*

**DRAWING ALTERATION**


The following is an excerpt from the New York Education Law, Article 145 Section 7209 and applies to this drawing.  
 It is a violation of this law for any person unless he is acting under the direction of a licensed professional engineer or land surveyor to alter in any way, if an item bearing the seal of an engineer or land surveyor is altered the altering engineer or land surveyor shall affix to the item his seal and the notation "altered by" followed by his signature and the date of such alteration and a specific description of the alteration.



6710 W. HENRIETTA RD.  
RUSH, NEW YORK 14543  
(716) 359-4200

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WE, CORNWALL CONSULTANTS, P.C. HEREBY CERTIFY THAT THIS MAP WAS PREPARED FROM FIELD NOTES OF AN INSTRUMENT SURVEY COMPLETED ON JULY 5, 1995 AND FROM THE REFERENCES LISTED HEREON.

  
 DATE: 8/7/95  
 DOUGLAS W. CARTY, LICENSE NO. 049957

DRAWN BY C.J.R.

DATE JULY 6, 1995

SCALE 1"=30'

DRAWING NO. 95-020

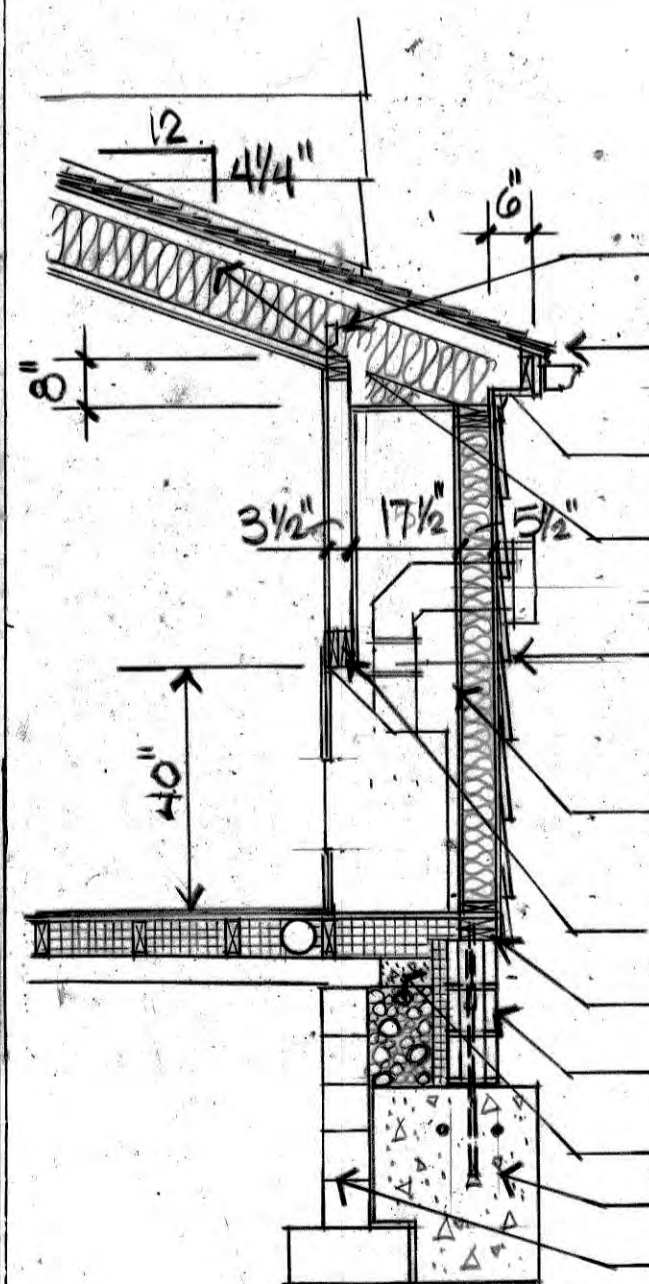
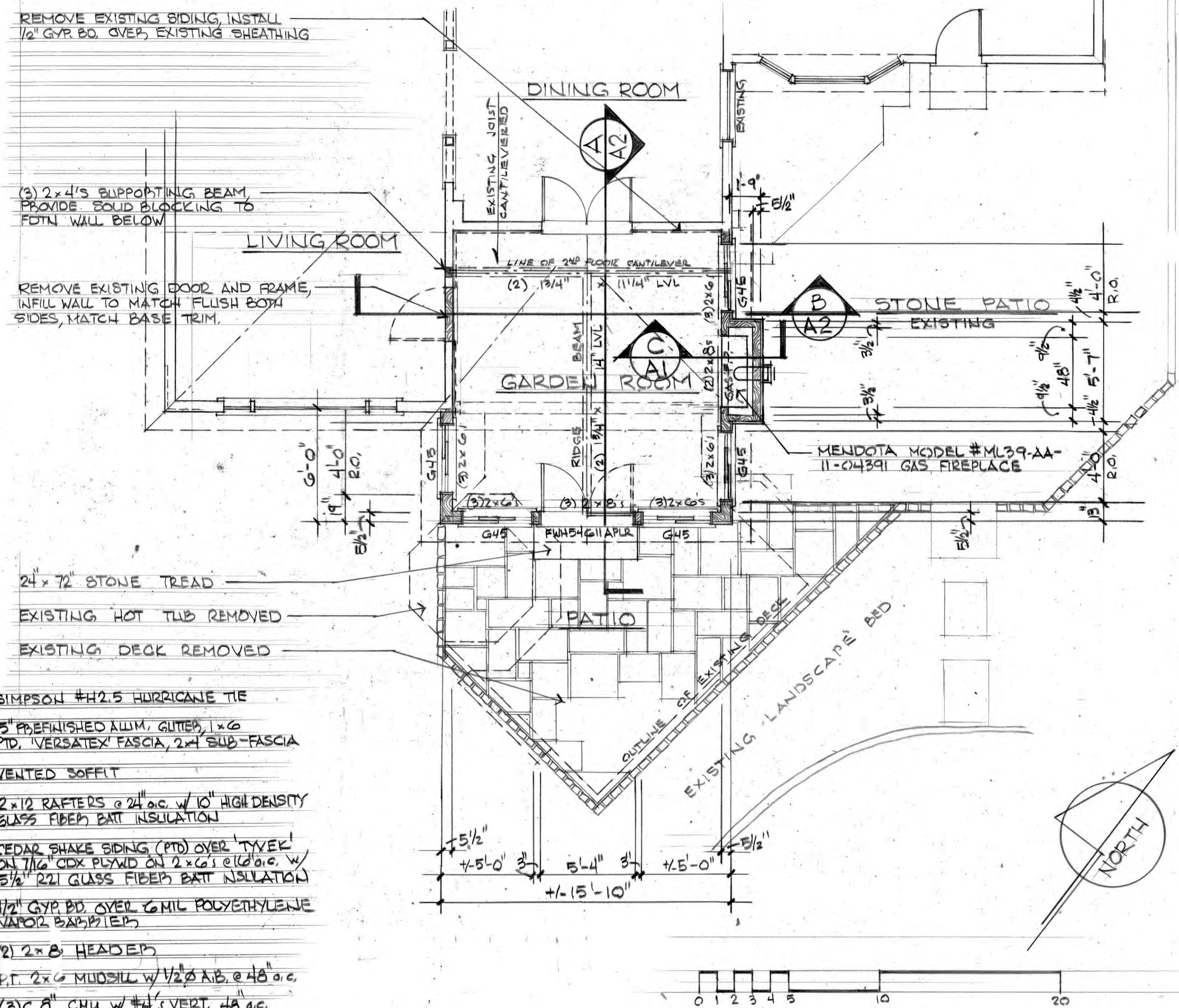


REVISED 9/3/2021

GARDEN ROOM ADDITION  
 for the  
**CARTY RESIDENCE**  
 25 CREEKSIDE LANE  
 PITTSFORD, NEW YORK

PROJECT NUMBER  
 2021-34  
 DATE  
 AUGUST 10, 2021  
 DRAWN BY  
 PEACOCK  
 SHEET TITLE  
 1<sup>st</sup> FLOOR PLAN

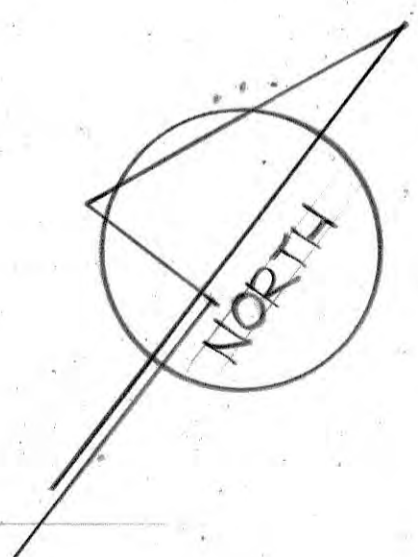
SHEET NUMBER  
**A1**



- 24" x 72" STONE TREAD
- EXISTING HOT TUB REMOVED
- EXISTING DECK REMOVED
- SIMPSON #H2.5 HURRICANE TIE
- 5" PREFINISHED ALUM. GUTTER, 1 x 6  
PTD, 'VERSATEX' FASCIA, 2 x 4 SUB-FASCIA
- VENTED SOFFIT
- 2 x 12 RAFTERS @ 24" o.c. w/ 10" HIGH DENSITY  
GLASS FIBER BATT INSULATION
- CEDAR SHAKE SIDING (PTD) OVER 'TYVEK'  
ON 7/16" CDX PLYWD ON 2 x 6's @ 16" o.c. w/  
5 1/2" R21 GLASS FIBER BATT INSULATION
- 1/2" GYP. BD. OVER 6 MIL POLYETHYLENE  
VAPOR BARRIER
- (2) 2 x 8 HEADED
- P.T. 2 x 6 MUOSILL w/ 1/2" Ø A.B. @ 48" o.c.
- (3) 8" CMU w/ #4'S VERT. 48" o.c.
- CONCRETE CAP ON FILL MATERIAL
- 4000 PSI CONCRETE TRENCH FTG
- EXISTING FOUNDATION

**SECTION @ FIREPLACE**  
 SCALE = 3/8" = 1'-0"

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



EXISTING SECOND FLOOR WALL

FLASH NEW ROOF TO THE EXIST. WALL

EXISTING FLOOR STRUCTURE  
ACTUAL FRAMING & CANTILEVER AREA IS NOT KNOWN, OPEN CEILING TO EXPOSE, IF FRAMED AS SHOWN PROVIDE SHORING FOR EAST END

(2) 1 3/4" x 1 1/4" LVL BEAM FASTENED TOGETHER W/ (2) ROWS 3" SDS SCREWS @ 12" o.c., STAGGERED TOP AND BOTTOM

(3) 2x6 HEADERS W/ 1" RIGID INSUL SPACERS

EXISTING DOOR

EXISTING FLOOR STRUCTURE

EXISTING FOUNDATION WALL

EXISTING SLOPED PORCH SLAB TO REMAIN

10 MIL POLYETHYLENE MOISTURE BARRIER W/ SEALED SEAMS

2 3/32" T & G STURDIFLOOR SUBFLOOR GLUED AND SCREWED TO 2x8'S @ 16" o.c. (RIP 2x8'S TO MATCH SLOPE OF EXISTING FLOOR SLAB)

FILL SPACE BTWN SLEEPERS W/ CLOSED POLYISO  
4" CONC. SLAB ON COMPACTED FILL MAT'L

EXISTING PORCH FOUNDATION WALL

2x6 @ 16" o.c. LADDER FRAMED RAKE OVERHANG, PAINTED 1x8 VERSATEX RAKE BOARD & 1x3 SHINGLE STOP, PREFINISHED ALUM. RAKE EDGE

ROOFING TO MATCH EXISTING OVER DECK PROTECTION MEMBRANE ON 7/16" CDX PLYWD ROOF DECK

2x12 RAFTERS @ 24" o.c., HIGH DENSITY 10" R38C GLASS FIBER BATT BETWEEN

(3) 2x8 HEADERS W/ 1" POLYISOCYANURATE RIGID INSULATION SPACER

5/8" GYP BD. CEILING OVER 1" (R6) POLYISOCYANURATE RIGID INSULATION BOARD

EXISTING PORCH STRUCTURE REMOVED

(2) RT. 2x6 SILL W/ 1/2" ANCHOR BOLTS @ 48" o.c.

STONE PATIO PAVERS ON 1" SAND ON 6" COMPACTED STONE ON GEO-FABRIC BASE

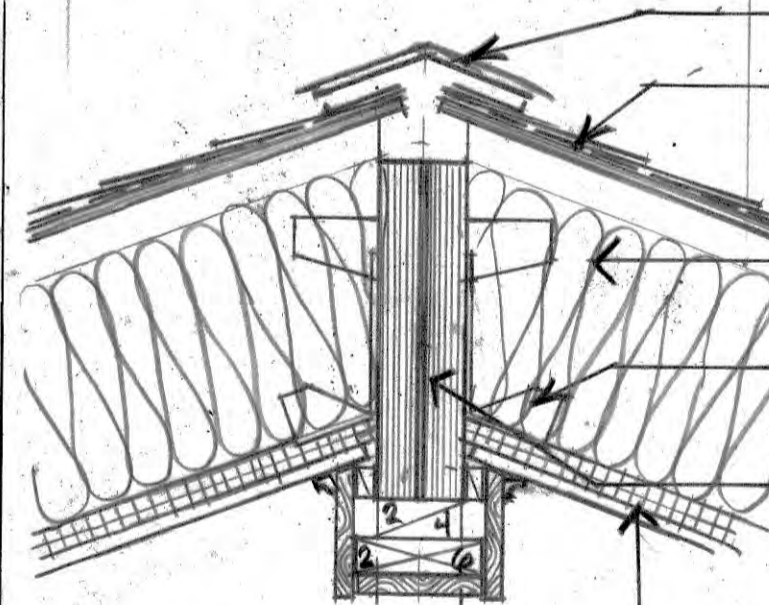
STONE STEP ON COMPACTED GRAVEL FILL - PRECAST CONC. RETAINING WALL BLOCK

(3) C 8" CMU W/ #4 BARS @ 48" o.c. - GROUT CMU SOLID, 2" POLYSTYRENE (R-10) ON INSIDE FACE

20" WIDE, 4000 PSI CONC. TRENCH FOOTING W/ (2) #5'S TOP & BOTTOM, BOTTOM @ MIN. 48" BELOW GRADE

# A BUILDING SECTION

SCALE = 3/8" = 1'-0"



CONCEALED CONT. RIDGE VENT.

ROOF SHINGLES (MATCH EXISTING) OVER DECK PROTECTION MEMBRANE ON 7/16" CDX PLYWD ROOF DECK

2x12'S @ 24" o.c. W/ 10" R38C GLASS FIBER BATT INSULATION

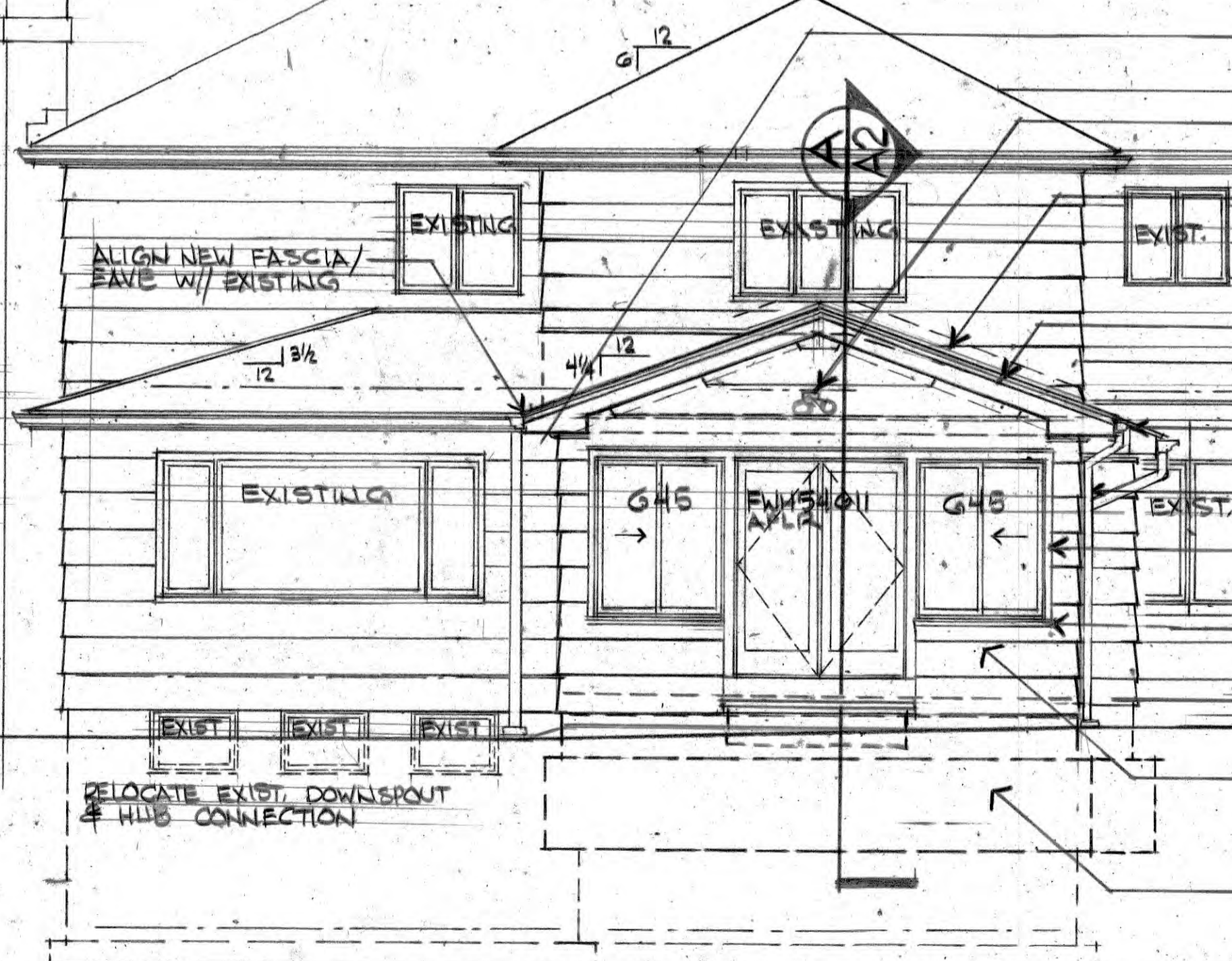
SIMPSON #LSSU210 SLOPED RAFTER HANGERS

(2) 1 3/4" x 1 1/4" LVL W/ SDS SCREWS @ 12" o.c. STAGGERED TOP AND BOTTOM

5/8" GYP BD. OVER 1" POLYISO RIGID INSULATION BOARD

# 1 RIDGE DETAIL

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



REMOVE EXISTING FLOOD LIGHT & PATCH WALL TO MATCH

NEW LED FLOODLIGHT FIXTURE TO BE SELECTED

FLASH NEW ROOF TO EXISTING WALL (MATCH IN CEDAR SHAKES (MAINTAIN 1/2" GAP BTWN SIDING AND ROOF SURFACE

PREFINISHED RAKE EDGE, PAINTED VERSATEX 1x3 SHINGLE STOP AND 1x8 RAKE BOARD

5" PREFINISHED ALUM. 'K' GUTTER

DOWNSPOUT RELOCATED

2" PAINTED VERSATEX BRICK MOLD TRIM

PAINTED VERSATEX WINDOW SILL (9/4-SLOPED)

TOP OF NEW CMU ELEV. = 98'-4" (8" HIGHER THAN EXISTING CMU)

PAINTED +/- 1 3/2" EXPOSURE CEDAR SIDING TO MATCH EXISTING - OVER 'TYVEK'

4,000 PSI CONC. TRENCH FOOTING (20" WIDE MIN) W/ BOTTOM @ 48" BELOW GRADE

# SOUTH ELEVATION

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

RANDALL F. PEACOCK ARCHITECT

ARCHITECT

70 Linden Oaks, Suite 110  
Rochester, New York 14625  
TEL.: 585-328-8250 EMAIL: RFP@MOSSIEEN.COM

REVISED 9-3-2021

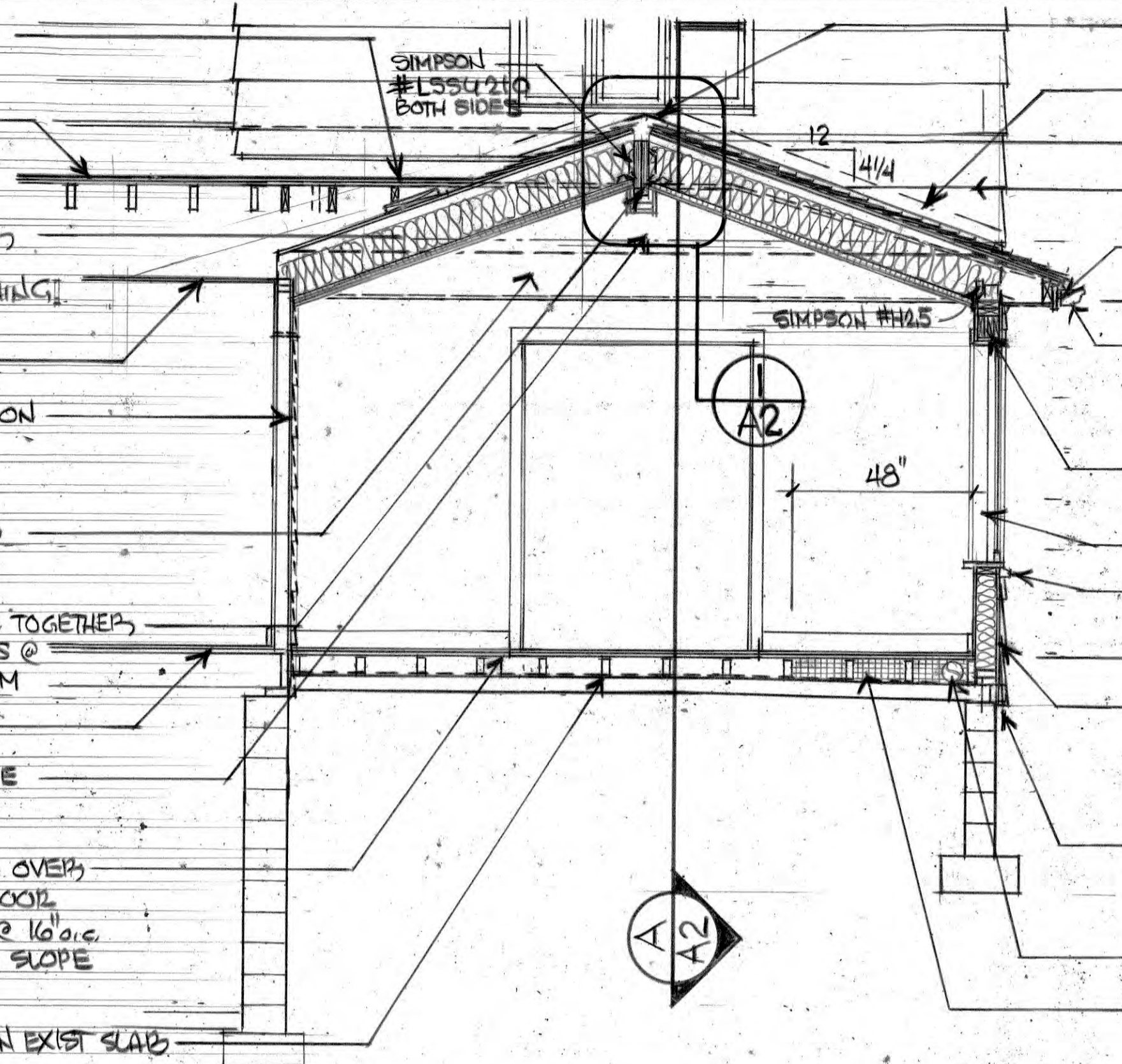
GARDEN ROOM ADDITION for the  
**CARTY RESIDENCE**  
25 CREEKSIDE LANE  
PITTSFORD, NEW YORK

PROJECT NUMBER  
2021-34  
DATE  
AUGUST 10, 2021  
DRAWN BY  
PEACOCK  
SHEET TITLE  
ELEVATIONS

SHEET NUMBER

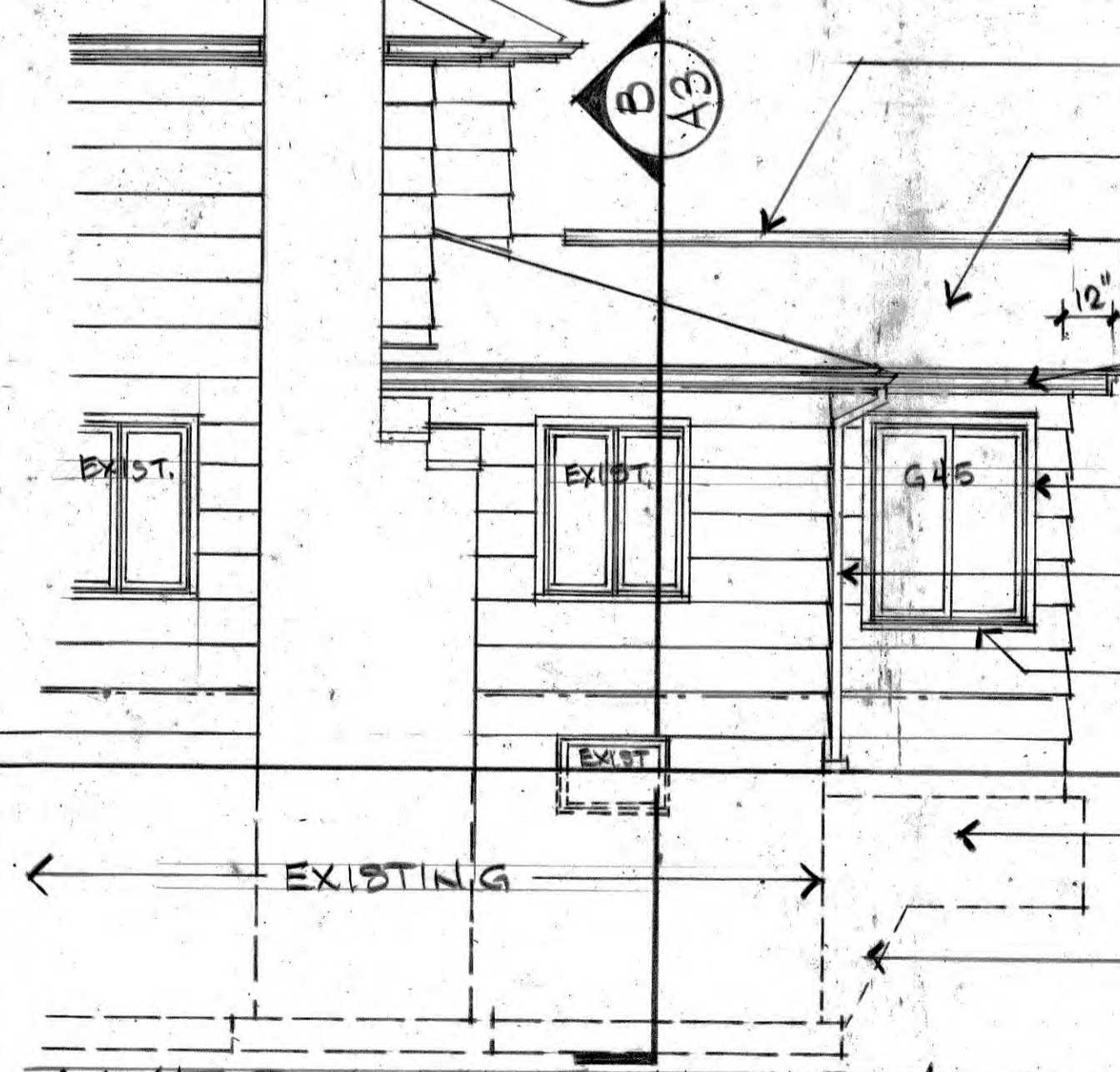
A2

- RECONSTRUCT EXISTING ROOF OVER BUILT ON NEW ROOF
- EXISTING ROOF TO REMAIN
- 2x12 RAFTERS @ 24" o.c. w/ 10" HIGH DENSITY R38 G GLASS FIBER BATT INSULATION, 1/2" GYP. BD. ON INTERIOR FACE, 7/16" CDX SHEATHING ON TOP
- EXISTING CEILING
- EXISTING WALL, REMOVE SIDING ON PORCH SIDE, INSTALL 1/2" GYP. BD. OVER EXISTING SHEATHING
- (2) 1 3/4" x 11 1/4" LVL BEAM, RIGHT END TAPERED TO MATCH ROOF SLOPE
- (2) 1 3/4" x 14" LVL RIDGE BOARD (FASTEN TOGETHER) w/ (2) ROWS SDS FRAMING SCREWS @ 12" o.c. STAGGERED TOP & BOTTOM
- EXISTING FLOOR
- 4x4 STUD COLUMN, BOX OUT RIDGE BEAM TO CREATE ELEC CHASE
- FINISH FLOORING TO BE SELECTED OVER 2 3/32" T & G 'STURDI FLOOR' SUBFLOOR GLUED & SCREWED TO 2x6's @ 16" o.c. WHICH MUST BE RIPPED TO MATCH SLOPE OF CONC. SLAB
- 10 MIL POLY MOISTURE BARRIER ON EXIST SLAB



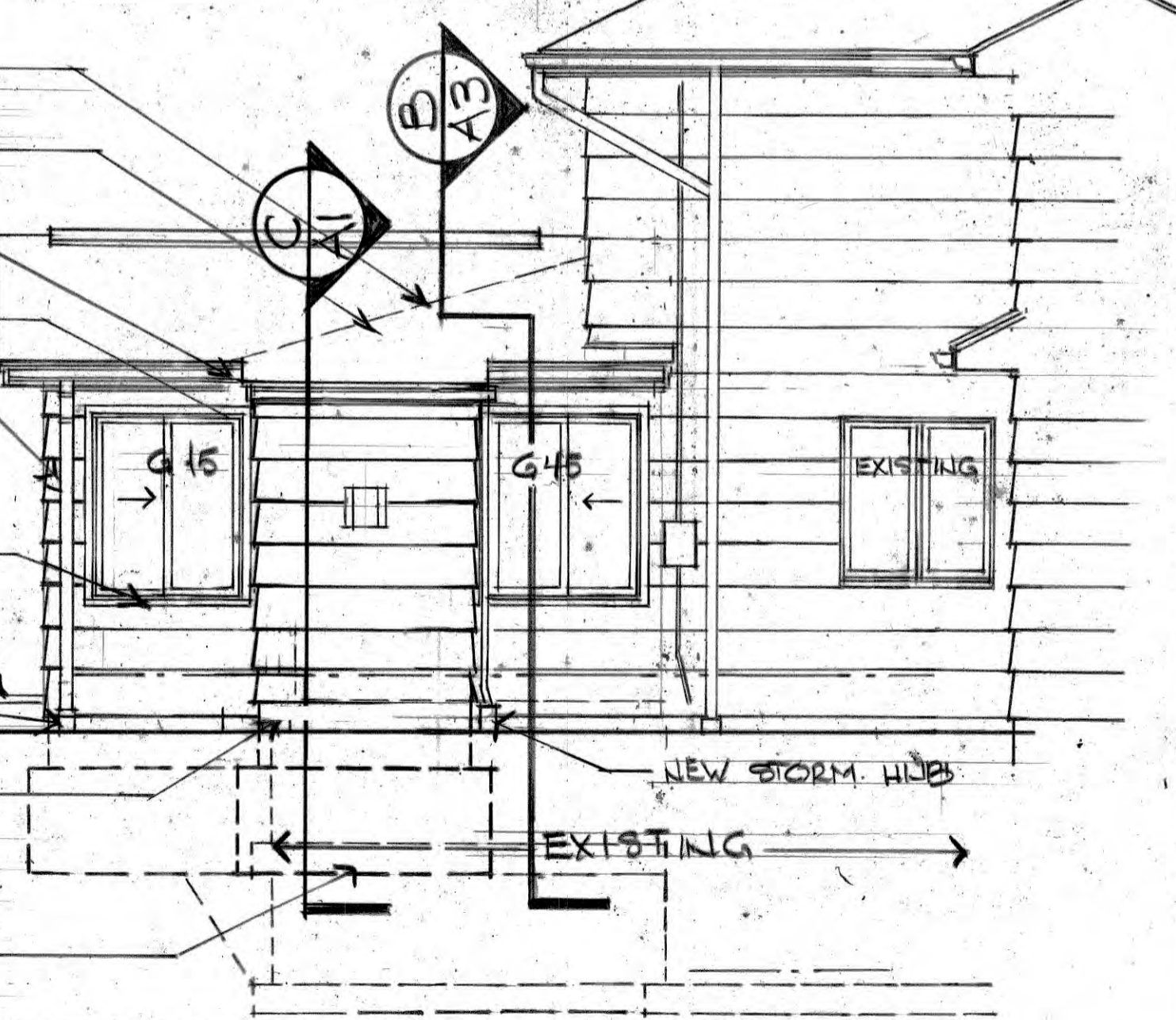
- CONCEALED CONTINUOUS RIDGE VENT
- FLASH NEW ROOF TO EXIST. WALL TOP OF RIDGE BEAM ELEV. = 111'-2" +/-
- REINSTALL MATCHING SIDING, PAINT
- 1x6 FASCIA @ SAME LOCATION AS EXISTING FASCIA
- TOP OF WALL PLATE
- ELEV. = 7'-107'-9" (ADJUST AS REQ'D)
- 5" PREFINISHED ALUM. 'K' GUTTER, 1x6 PTD 'VERSATEX' FASCIA, VENTED SOFFIT TO MATCH EXISTING & 2x6 SUB-FASCIA
- (3) 2x6 HEADERS w/ 1" RIGID INSULN SPACER
- GLIDING WINDOW
- VERSATEX PTD. SILL MOLDING
- TOP OF SUBFLOOR
- ELEV. = 100'-0"
- 1 3/2" +/- EXPOSURE CEDAR SHAKE SIDING OVER 'TYVEK' ON 7/16" CDX PLYWD ON 2x6's @ 16" o.c. w/ R-21 GLASS FIBER BATT INSULATION
- CUT BACK OVERHANGING EDGE OF EXISTING CONC. SLAB, ANCHOR NEW RT. 2x6 MUDDSILL ON SILL SEALER
- SUPPLY DUCT
- CLOSED CELL POLYISO SPIBAY FOAM INSULATION (+/- R30)

**B BUILDING SECTION**  
SCALE = 3/8" = 1'-0"



- CONTINUOUS CONCEALED RIDGE VENT
- ROOF SHINGLES TO MATCH EXISTING OVER DECK PROTECTION MEMBRANE - ICE AND WATER SHIELD @ EAVES AND VALLEYS
- 5" PREFINISHED ALUM. 'K' GUTTER - CONNECT TO EXISTING GUTTERS
- 2" PAINTED 'VERSATEX' BRICKMOLD TRIM
- EXISTING DOWNSPOUT (RELOCATED)
- PAINTED 'VERSATEX' SILL MOLDING
- 20" WIDE 4,000 PSI CONC. TRENCH FOOTINGS
- DROP FOOTING DOWN THROUGH ORIGINAL OVER DIG TO BEAR ON EXISTING FOOTING

- LINE OF EXISTING ROOF BEYOND
- REMOVE EXISTING PORCH ROOF & WALLS
- NEW 5" PREFINISHED ALUMINUM 'K' GUTTER
- DOWNSPOUT RELOCATED BETWEEN WINDOWS
- 4-14" EXPOSURE CEDAR SHAKE SIDING MATCHED INTO EXISTING COURSING INSTALL OVER 'TYVEK'
- VERSATEX MOLDED SILL
- STONE STEP
- NEW STORM HUB
- EXISTING STORM HUB REMOVED
- EXISTING FOOTING



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

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

**RANDALL F. PEACOCK**  
ARCHITECT  
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REVISED 9-3-2021

GARDEN ROOM ADDITION  
for the  
**CARTY RESIDENCE**  
25 CREEKSIDE LANE  
PITTSFORD, NEW YORK

PROJECT NUMBER  
2021-34  
DATE  
AUGUST 16, 2021  
DRAWN BY  
PEACOCK  
SHEET TITLE  
ELEVATIONS

SHEET NUMBER  
**A3**

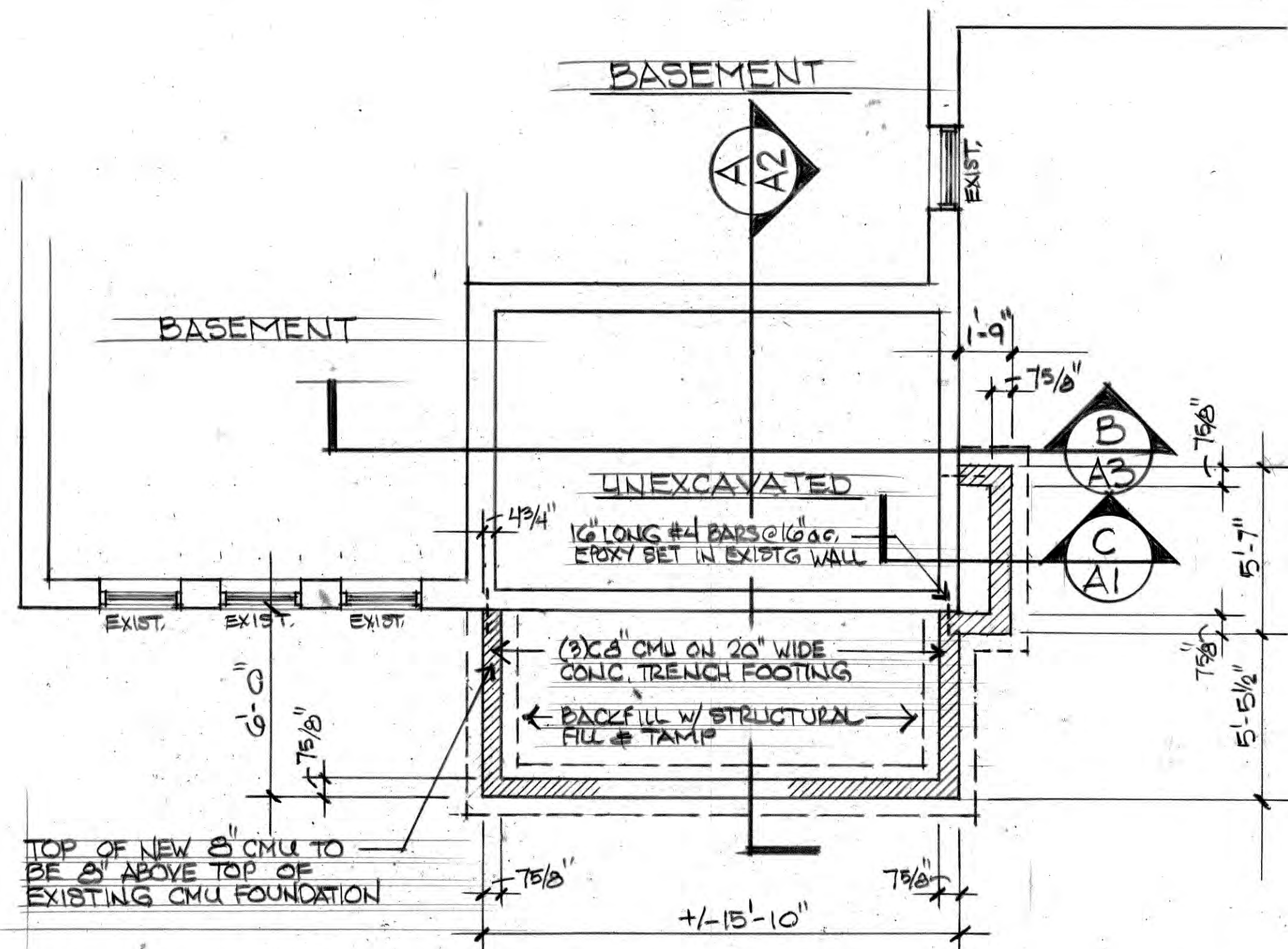
# GENERAL NOTES AND SPECIFICATIONS

## 01 GENERAL NOTES

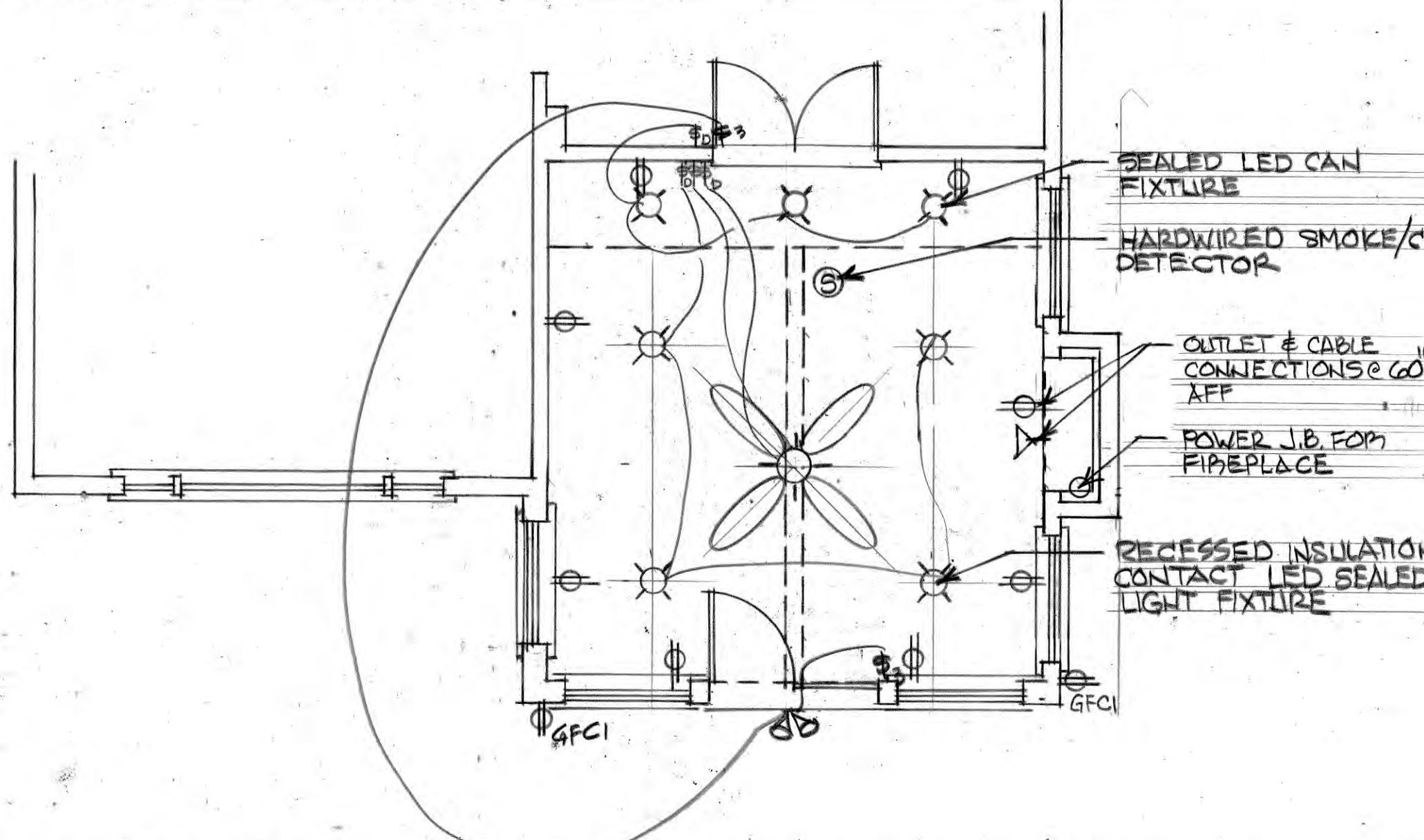
- 1) These plans are instruments of service and may not be altered, reproduced or copied without prior written consent of the Architect. These plans are Copyright 2021 and remain the property of the Architect.
- 2) It is a violation of law for any person, unless acting under the direction of a licensed architect or engineer, to alter any items in these documents in any way. Any licensee who alters this document is required by law to affix his/her seal and the notation "altered by" followed by his/her signature and a specific description of the alterations.
- 3) The Contractor(s) shall be responsible for safety precautions and employee training and safety programs necessary in conjunction with the work of this project. The Contractor shall indemnify the Owner and the Architect through adequate insurance coverage against any claims arising from construction-related injuries or injuries resulting from a failure to maintain safe conditions on the job site. The contractor shall provide the owner with Certificates of Insurance indicating that the Contractor has in force statutory Workmen's Compensation Insurance and adequate Builders Liability Insurance, (minimum of 1 Million dollars per occurrence). The contractor shall maintain adequate collision and liability insurance on all of his owned or leased vehicles used in conjunction with this project. The contractor shall notify the owner immediately if any of these policies should lapse or be terminated during the course of the construction project. The General Contractor shall be responsible for verifying that all subcontractors carry the minimum insurance requirements identified above.
- 4) The owner shall obtain hazard insurance on the structure and property to protect the owner and contractor from damage to the structure by natural causes or vandalism during the process of construction.
- 5) This structure has been designed in conformance with the requirements of the 2020 New York State Residential Code (NYSRC) and the 2020 New York State Energy Conservation Code. The Contractor(s) shall be responsible for understanding and complying with these codes and with all additional local, state, and federal laws, codes, standards, and regulations applicable to this project and its construction.
- 6) The Contractor shall be responsible for obtaining a building permit and shall include in his pricing all necessary permit and inspection fees for the Town of Pittsford in which the project is located.
- 7) The Contractor(s) shall be responsible for supplying all materials, labor, assemblies, finishes, etc., to provide the owner with a complete job, the quality of which matches or exceeds the highest reasonable standard of quality found in the local industry.
- 8) The Contractor(s) shall be responsible for construction means and methods, including (but not limited to) temporary shoring of existing structures to be preserved and/or reconstructed, temporary shoring of new construction where required, temporary connecting structures, etc. The shoring shall be maintained until such time as the work is stable and braced in its final configuration. Shoring and bracing design shall be provided by the contractor.
- 9) Material, products, fixtures and equipment shall be installed in strict accordance with Manufacturer's written instructions or shop drawings. Applicable requirements of the building code shall be adhered to.
- 10) The contractor shall be responsible for familiarizing himself with the Contract Documents, field conditions, and dimensions. Prior to ordering materials or proceeding with construction the contractor shall confirm that the work may be accomplished as shown. The contractor shall further be responsible for advising the Architect of any discrepancies and/or conflicts between the existing conditions and the proposed work prior to proceeding with the work in question. Should there be any questions related to the Contract Documents, existing conditions, and/or the design intent, the contractor shall be responsible for obtaining a clarification from the Architect prior to proceeding with the work in question.
- 11) If, at any time, the Contractor(s) become aware of an error or inconsistency in these documents the Architect should be notified immediately and a correction should be solicited.
- 12) Due to revisions made during the development of these plans they may not reflect the dimensions noted. Wherever possible the abbreviation N.T.S. (Not to Scale) has been used to identify these conditions. DO NOT SCALE THE DRAWINGS! If a dimension is needed that cannot be deduced from the drawings contact the architect.
- 13) In the event of a materials conflict, written specifications or notes are to take precedence over the drawings.
- 14) In the event of a dimensional conflict, drawings take precedence over written specifications. Large-scale drawings shall take precedence over small-scale drawings. Bring any conflicting instructions or information to the attention of the Architect immediately.
- 15) These drawings are to be taken as a whole. Items or materials called out and described at one location are typical for all similar areas unless noted otherwise.
- 16) The contractor shall maintain the structure and the site free of debris and garbage throughout the duration of the construction project. Execute daily cleaning to keep the work area free from accumulation of waste materials. The contractor shall maintain on-site containers for the collection of waste and shall be responsible for the cost of legal disposal of all waste material generated by this project.
- 17) The contractor shall take reasonable measures to guard the site against trespassing and to protect the occupants from dangerous conditions. Erect temporary fencing and barriers and overhead protection to protect the public and occupants from dangers on the project site.
- 18) MATERIALS STORAGE: The Contractor shall carefully and safely store all construction materials on the site in a neat and orderly manner so as to prevent damage from exposure to the elements, vandalism, or theft.
- 19) CLEANING: Prior to completion of the project the contractor shall thoroughly clean all surfaces and spaces. The Contractor shall deliver the structure to the owner in a "broom clean" condition. All non-essential labels shall be removed from materials and surfaces shall be clean and free of any dust or dirt. All debris, containers, packaging, waste material, etc. generated as a result of this project shall be removed from the site and be legally disposed of by the contractor.
- 20) The contractor shall prepare a binder containing all warranty information for equipment and material in the building.
- 21) DESIGN LOADS:
 

b). Loads:	Live Load	Dead Load	Total Load
First Floor:	40 PSF	12 PSF	52 PSF
Second Floor:	40 PSF	12 PSF	52 PSF
Roof:	35 PSF	15 PSF	50 PSF

(Roof snow load is calculated using a Ground Snow Load of 60 P.S.F.)
- 22) Assumed minimum soil bearing capacity is 1,500 P.S.F. Contact the architect if poor soil conditions are discovered.



**FOUNDATION PLAN**  
SCALE = 1/4" = 1'-0"



**ELECTRIC / LIGHTING PLAN**  
SCALE = 1/4" = 1'-0"

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REVISED 9.3.2021

GARDEN ROOM ADDITION  
for the  
**CARTY RESIDENCE**  
25 CREEKSIDE LANE  
PITTSFORD, NEW YORK

PROJECT NUMBER:  
2021-34  
DATE:  
AUGUST 10, 2021  
DRAWN BY:  
PEACOCK  
SHEET TITLE:  
FDTH PLAN

SHEET NUMBER:  
**A4**

23) The contractor is to include fire blocking in all walls and ceiling structures as required by the 2020 NYSRC. Fire blocking shall be placed so as to prevent the spread of fire within or through the concealed spaces within interior walls and cavities of the structure.

## 02 SITE CONSTRUCTION

- Demolish the existing deck and dispose of all construction debris properly.
- Demolish the existing porch and dispose of all construction debris properly.
- New patio will be designed/constructed by others.

## 03 CONCRETE

### 1) FOUNDATION NOTES:

- Footings shall bear on soil with a net allowable bearing pressure of 1,500psf.
- Excavation for foundations shall be taken to firm undisturbed soil, dry and free from frost or loose material.
- Contractor shall verify and locate all existing below grade utilities prior to construction.
- Contractor to provide temporary protection as required for foundations exposed to water or freezing.
- Backfill below grade shall be well graded sand and gravel or crusher run stone having a maximum size of 3" and no more than 10% particles passing the #200 sieve. Backfill shall be placed in 6" to 8" lifts, or as recommended by the geotechnical engineer. Each lift shall be compacted to at least 95% of maximum density as determined by the modified proctor method.
- All piping sleeves through foundation walls and footing steps to accommodate piping shall be coordinated.
- Bottom of all footings shall be a minimum of 4-0" below grade.
- Backfilling of foundation walls is not permitted unless walls are adequately braced or filling is balanced.
- The contractor shall include control and construction joints for all areas of concrete. This includes walls, toppings and slabs on grade.

- Concrete design and construction shall conform to the latest edition of ACI 318 and ACI 301.
- Minimum compressive strength at 28 days shall be:  
footings, piers, foundation walls.....4000psi, max. W/c ratio = 0.45  
slab on grade.....3500psi, max. W/c ratio = 0.54
- All concrete exposed to earth or weather shall have 4% to 6% entrained air.
- Reinforcing steel shall conform to ASTM a615, grade 60. Welded wire fabric shall conform to ASTM a185, and shall be supplied in sheets only. The welding of reinforcing bars shall conform to ASTM a706 and AWS d1.4.
- The contractor shall fabricate all reinforcement and furnish all accessories, chairs, spacer bars and supports necessary to secure the reinforcement prior to pouring concrete.
- Clear cover to reinforcing shall conform to ACI-318 unless shown otherwise on the drawings.
- Lap splices shall conform to the requirements of ACI-318 for class "b" tension lap splices, unless noted otherwise.
- Hooks and bends in reinforcing bars shall conform to ACI-318 unless shown otherwise on the drawings.
- Unless shown otherwise, dowels into foundation elements shall have a standard 90 degree hook and shall be the same size and quantity of piers and walls above the foundation.
- Provide a #4 x4'-0"lg. rebar in concrete slabs across all reentrant corners of rectangular slab openings and around the perimeter of round slab openings.
- Provide corner bars to match horizontal reinforcing in all walls and footings.
- The foundation is to be constructed with FOX insulated concrete forms. All of the ICF manufacturer's recommended practices and details are to be followed. The installing contractor shall be trained and certified by the manufacturer to install the products.

## 04 MASONRY

- Concrete masonry design and construction shall conform to the latest edition of ACI 530. All concrete units shall conform to ASTM C 90, Type 1, Grade N, moisture controlled units with  $f_m = 3,000\text{psi}$ . Mortar shall be Type M or S.
- Reinforcing steel to conform to ASTM 615, Grade 60 as indicated on drawings. Welded wire mesh to conform to ASTM A185.
- Provide hot dip galvanized ladder type horizontal joint reinforcing at 16" o.c. unless noted otherwise. Concrete masonry walls shall have control joints spaced no further than 25'-0" apart in continuous exterior and interior walls.
- All concrete masonry walls are to be grouted solid with concrete grout.
- Grout for filling block cores shall conform to ASTM C476 with a minimum compressive strength of 3,000psi at 28 days. Grout shall be placed in lifts not exceeding 7 courses in height unless otherwise approved by the engineer.
- Coordinate location of all masonry walls, partitions and openings with architectural drawings.
- Lap splices in vertical reinforcing for concrete block masonry walls and pilasters shall be a minimum of 48 bar diameters unless detailed otherwise on the drawings.

## 05 STEEL

## 06 WOOD

- Unless noted otherwise all nominal framing lumber is to be Hem Fir #2 with minimum base  $F_b = 850\text{psi}$  adjusted for location and duration of load.
- Floor framing lumber is to be Hem Fir #2.
- Plywood panels are to be APA rated panels, exposure 1. Fasten all plywood with nails at 8" o.c. at the perimeter of the panel and 12" o.c. at the interior along stud lines.
- Sub flooring is to be 23/32" thick tongue and groove edge "Sturdfloor", glued and screwed to the floor joists. Use manufacturer recommended smooth shank screws to attach the panels.
- Roof deck is to be 7/16" APA rated panels.

6. "Gang-Lam" and/or "LVL" refers to laminated veneer lumber as manufactured by the Louisiana-Pacific Company with minimum  $F_b = 2950\text{psi}$  and 1,900,000 Modulus of Elasticity. Bolt or nail multiple member beams together as instructed in the manufacturer's literature or as otherwise indicated on the drawings.

7. The contractor shall take note that floor joists, rafters and other wood structural members are not to be penetrated for installation of electrical, mechanical, and plumbing systems unless it is absolutely necessary to do so. If penetrations are necessary they shall not exceed more than 1/3 of the depth of the member, they shall be located at the center of the member's depth and they shall not be placed within the first three feet of either end or bearing point of the member. The Contractor shall strictly adhere to the manufacturer's instructions, recommendations, and precautions for penetrations through manufactured wood joists (LP Joists).

8. FRAMING ACCESSORIES: throughout the drawings framing anchors, hangers, post caps, post bases, hurricane ties, etc. are called out. These items are to be as manufactured by Simpson Strong Tie Company. Install all framing accessories using all fasteners required by the manufacturer. All roof framing members are to be physically tied to the wall framing with anchors such as straps or hurricane ties, whether indicated on the drawings or not.

9. FINISH CARPENTRY: Provide interior wall base with shoe molding, window and door casing and window stools to match the trim in the existing house. Paint all.

10. EXTERIOR FINISH CARPENTRY: Provide VERSATEX trim at door and window casings, and other exterior trim areas where indicated on the building elevations. Use smooth faced material.

11. FASCIAS: Fascias are to be 1 x 6 VERSATEX, painted

12. MUDSILLS: all mudsills are to be pressure preservative treated 2 x 6's or otherwise as indicated on the drawings. Set on sill seal gaskets. Anchor bolts are to be hot dip galvanized 3/4" dia. by 16" long steel with hooked ends embedded in poured foundation walls. Place bolts at a minimum of 48 inches on center with a bolt located a minimum of 8" from the end of each wall segment.

13. PRESSURE PRESERVATIVE TREATED WOOD (P.T.) Lumber identified in the drawings as P.T. or Pressure Treated is to be Grade No. 2, Southern Pine, "Wolmanized Residential Outdoor Wood" treated with Type C Copper Azole preservative meeting the standards of the American Wood Protection Association. Lumber is to be dried after treatment. All metal fastenings and brackets in contact with pressure treated wood shall be hot dip galvanized.

14. All wood blocking and furring that is installed in contact with concrete or concrete masonry units shall be pressure preservative treated unless protected by a modified bitumen waterproofing membrane sheet.

## 07 THERMAL AND MOISTURE PROTECTION

1. BUILDING WALL INSULATION: all new 2 x 6 exterior walls exposed on one side to ambient temperatures shall include a 6 inch R-21 high density glass fiber insulation batt between the studs.

2. SLAB EDGE INSULATION: At new concrete slab areas install 2 inch thick R-10 extruded polystyrene insulation board on the interior face of the cmu foundation wall prior to pouring the floor slab. Provide a thermal break between the slab and the cmu wall with the insulation.

3. SLEEPER FLOOR INSULATION: Fill joist spaces between subfloor and concrete slab to a distance four feet inside of the building wall with closed cell polyisocyanurate insulation. This insulation will be a minimum of 6 inches thick providing an R value of 36.

4. CATHEDRAL CEILING INSULATION: Cathedral ceiling areas are to be insulated with 10 inch thick high density glass fiber R-38C cathedral ceiling batt insulation. Maintain ventilation air pathways between the insulation and the roof deck. Install a continuous 1 inch thick sheet of Hunter Xci 286 foil faced insulation on the underside of the rafters.

5. VAPOR BARRIER: A 6 mil polyethylene vapor barrier is to be installed on the interior face of all wall studs prior to installing the gypsum board finish. Foil or kraft paper faced insulation batts do not count as a vapor barrier!

6. WEATHER-INFILTRATION BARRIER: all exterior walls (both new and existing) shall be wrapped with an infiltration barrier. Use "Tyvek" Commercial Wrap or equal. Seal the "Tyvek" membrane around all joining seams and at window and door openings with the manufacturer's sealing and joint tape. Flash the membrane to all window and door jambs with "Tyvek Straight Edge" flashing tape. At window and door heads the Tyvek material is to be installed in weather fashion over the top of an aluminum head flashing installed over the window head attachment flange.

7. EXTERIOR FINISH: Exterior walls are to be finished with +/- 13.5 inch exposure resawn and rebutted cedar shakes to match the existing. (Double shingle depth to match existing butt depth.) Prime and paint all siding.

8. EXTERIOR TRIM: Exterior trim including corner boards, frieze boards, rakes boards, and window casings are to be "Versatex" PVC trim boards. Paint all trim after installation.

9. SEALANTS: seal all joints between exterior materials, around windows and doors, at wall penetrations, etc. with "G.E. Waterproof" and Paintable Silicone II XST" paintable, UV resistant sealant. At all siding joints use a manufacturer approved sealant material.

10. FLASHINGS AT OPENINGS: all window and door heads, louver heads, and other penetrations in vertical walls, are to be protected by prefinished aluminum flashings with a hemmed drip leg overhanging the head trim of the opening. The flashing shall extend up the walls a minimum of 8 inches. The Tyvek weather barrier material is to lap over the top of the vertical leg of the flashing.

11. WINDOW SEALING: after installation of windows and doors, seal all shim space around the unit with expanding foam insulation. Flash all window sills with Dupont "Flexwrap" flashing installed prior to window installation over the window sub-sill with upturned end dams. Flash window heads and jambs with Dupont "Straight flash" installed over the window installation flange sealing it to the building wrap. Seal infiltration barrier material around the new and existing windows with "Tyvek Straight Edge" flashing material.

12. PLATE SEALING: seal all wall plates to floor decks with a bead of "G.E. Silicone II Window and Door with BioSeal" sealant.

13. Seal all interior frame joints between wall sole plates. Apply a bead of sealant to the interior face of wall top plates prior to installing gypsum board. Seal all joints in exterior materials where infiltration could occur.

14. "Ice and Water Shield" modified bitumen membrane shall be installed at all roof eaves to a distance of 36 inches inside of the wall line and at all valleys and roof areas with slopes less than 4 on 12.

## 08 DOORS AND WINDOWS

- NEW WINDOWS: New windows shall be Andersen 400 -Series with Low E4 with Heatlock

tempered argon filled insulated glazing or approved equal. Sizes shown on the drawings are manufacturer's unit numbers.

Gliding windows shall have a minimum U-value of 0.26 and a SHGC value of 0.28

- All windows within 18 inches of the floor are required to have tempered safety glazing. The safety glazing shall be identified on the glass panel.
- Sliding glass doors are to be Frenchwood A Series as manufactured by Andersen with Low E4 with Heatlock tempered argon filled insulated glazing. U-value for the doors shall be 0.24 or better and SHGC of .20.
- Window and door hardware selections shall be made by the interior designer.

## 09 FINISHES

- Interior gypsum board wall and ceiling surfaces are to be 5/8 inch gyp board to span 24 inch on center framing and are to be finished with a smooth surface three coat mud finish. Apply one coat of latex drywall primer and two finish coats of premium latex eggshell paint.
- Floor finishes are to be selected by the owner. Include allowance amounts for all quartersawn oak hardwood floors with a stain applied and a "Glitsa" finish.

## 10 MECHANICAL

- The General Contractor shall employ a heating and cooling subcontractor to design modifications to the heating and cooling system for the additions: The subcontractor will be expected to evaluate the heating and cooling loads and design modifications of the existing system to serve the new area.
- The mechanical systems in the house must be designed in compliance with the requirements of the 2020 International Energy Conservation Construction Code.

## 11 PLUMBING

- All plumbing work shall comply with the requirements of the 2020 International Residential Code.
- All downspouts must be connected to the existing storm water lateral piping around the building. It will be necessary to relocate some of the downspouts and storm sewer hubs.

## 12 ELECTRICAL

- All electrical work shall conform to the requirements of the National Electrical Code.
- Provide circuits for all new lighting, convenience outlets, and equipment indicated on the drawings. Verify location of outlets and switches with the owner and architect prior to installation.
- Circuiting shall be as determined in the field.
- The final selection of all lighting fixtures shall be made by the owner. All light fixtures are to be supplied with appropriate LED lamps.
- All lighting fixtures recessed in ceilings under attic areas or in direct contact with insulation shall be sealed insulation contact rated fixtures. Seal the vapor barrier to these fixtures.
- SMOKE DETECTORS: provide a hardwired smoke detector in the new space. Additionally, if possible to accomplish without the removal of finishes, provide additional interconnected hard wired smoke detector alarms inside each existing bedroom, in hallways outside of the bedrooms and in the basement. (The additional smoke detectors may be battery operated single station alarms if the removal of finishes is necessary to install them.) The existing spaces may already be equipped with smoke detectors.
- CO DETECTORS: provide hardwired interconnected Carbon Monoxide detectors complying with UL2034 on each level of the structure including the basement.
- A minimum of 50% of the lamps in permanently installed lighting fixtures are required to be high-efficiency lamps.
- Seal all penetrations points where cables enter the building.

## 13 ENERGY CODE COMPLIANCE

1. ResCheck evaluation of the building has been completed and will be provided along with the construction documents.

2. The building thermal envelope is required to be durably sealed to limit infiltration. The sealing methods between dissimilar materials shall allow for differential expansion and contraction. The following shall be caulked, gasketed, weather stripped or otherwise sealed with an air barrier material, suitable film or solid material:

- All joints seams and penetrations
- Site built windows, doors and skylights
- Openings between window and door assemblies and their respective jambs and framing.
- Utility penetrations
- Dropped ceilings or chases adjacent to the thermal envelope.
- Knee walls
- Walls and ceilings separating a garage from conditioned spaces
- Behind tubs and showers on exterior walls.
- Attic access openings.
- Rimjoist junctions.
- Sill plates and headers. Foam plastic (spray foam insulation) shall be permitted to be spray applied to a sill plate, header, and rimjoists without the thermal barrier as specified in the Residential Code of New York State, Section 314.4 if the foam is less than 3/4 inches thick, has a density in the range of 0.5 to 2.0 pounds per cubic foot and has a flame spread index of 25 or less and an accompanying smoke developed index of 450 or less when tested in accordance with ASTM E84.

3. A copy of the insulation statement provide in the ResCheck evaluation report is to be installed on the inside cover of the electrical distribution panel located in the basement.

**RANDALL F. PEACOCK**

ARCHITECT

70 Linden Oaks, Suite 110  
Rochester, New York 14625  
TEL: 585-328-8250 EMAIL: RFP@MOSSSEN.COM

GARDEN ROOM ADDITION  
for the

**CARTY RESIDENCE**

25 CREEKSIDE LANE  
PITTSFORD, NEW YORK

PROJECT NUMBER

2021-34

DATE

AUGUST 10, 2021

DRAWN BY

PEACOCK

SHEET TITLE

GENERAL NOTES

SHEET NUMBER

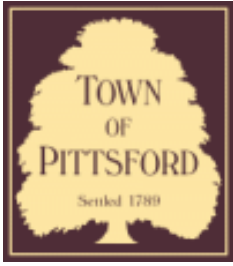
**A5**











## Town of Pittsford

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

**Permit #**  
**B21-000167**

Phone: 585-248-6250

FAX: 585-248-6262

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

**Property Address:** 38 Coventry Ridge PITTSFORD, NY 14534

**Tax ID Number:** 177.03-5-30

**Zoning District:** IZ Incentive Zoning

**Owner:** Van Veldhuizen, Peter J

**Applicant:** Kummerow

#### Application Type:

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

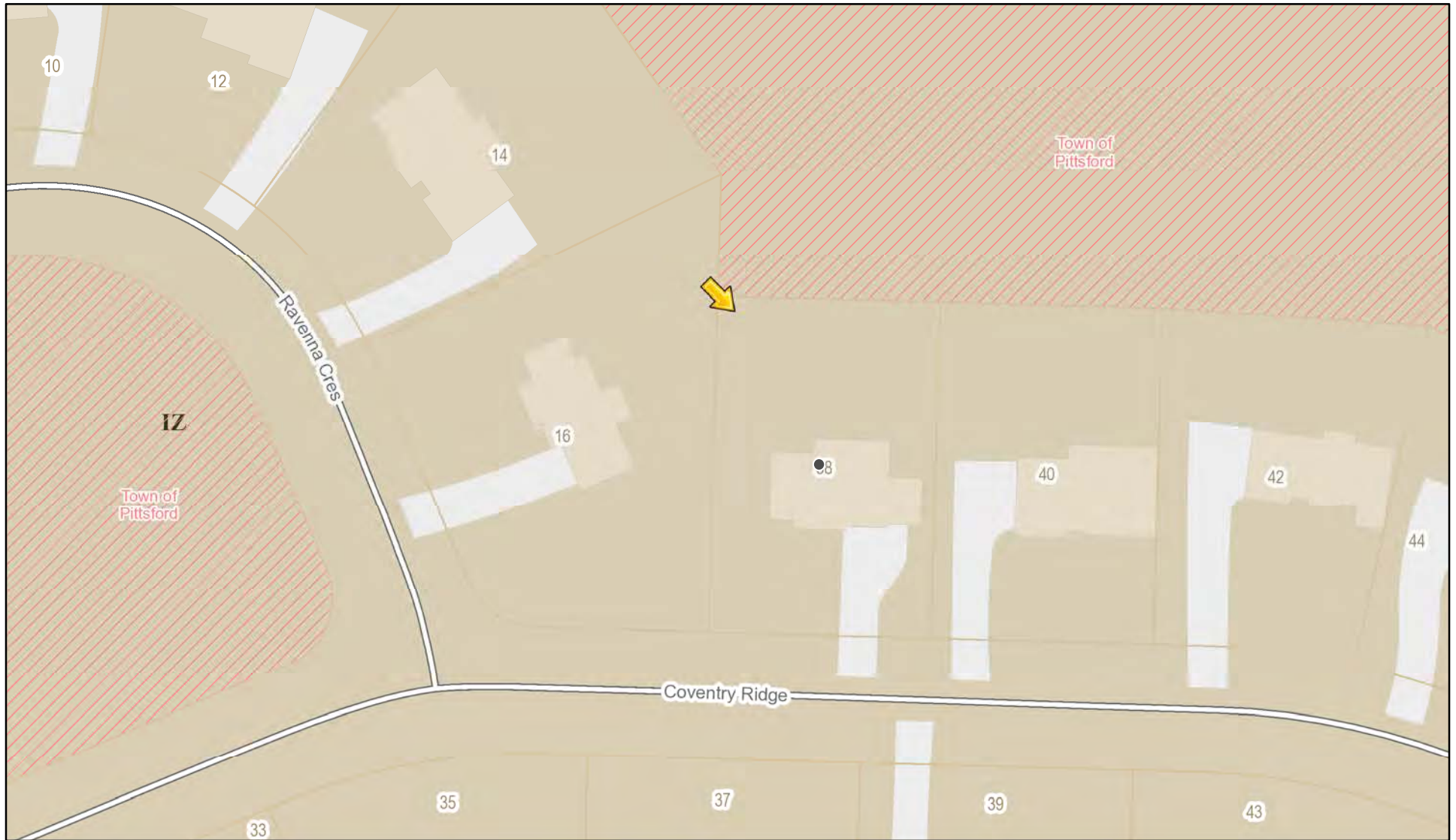
**Project Description:** Applicant is requesting design review for the construction of approximately an 256 SF screened in porch addition off the back of the existing house.

**Meeting Date:** September 09, 2021

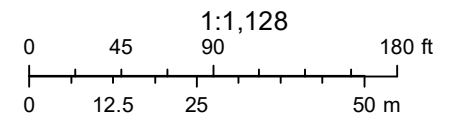




# RN Residential Neighborhood Zoning



Printed August 31, 2021

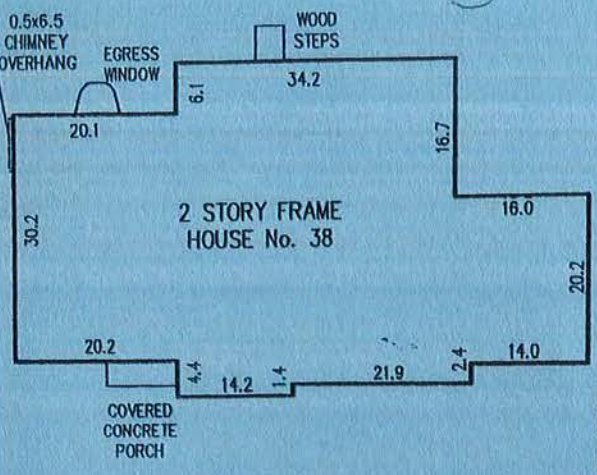


Town of Pittsford GIS

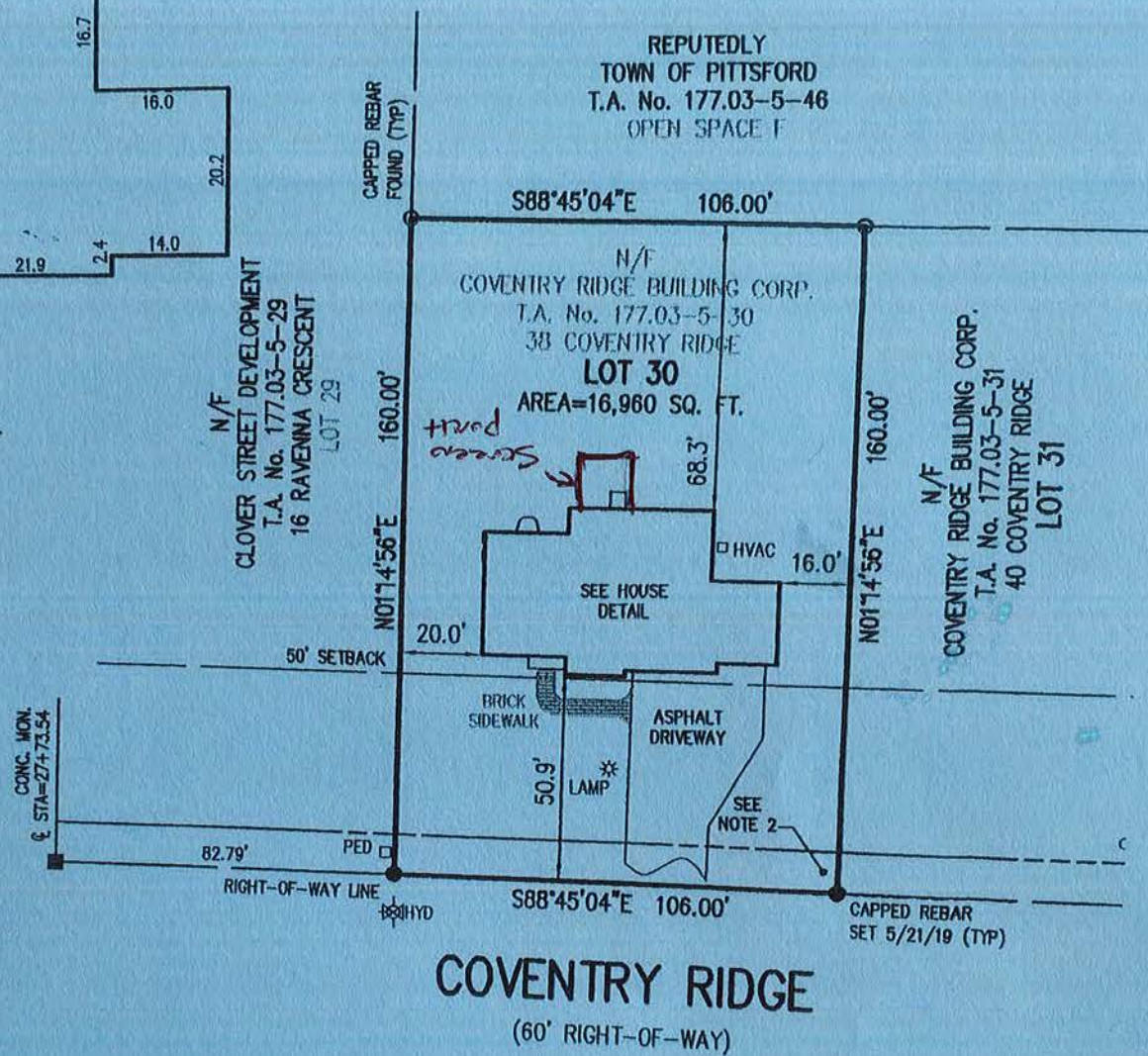
The information depicted on this map is representational and should be used for general reference purposes only. No warranties, expressed or implied, are provided for the data or its use or interpretation.



# MAP OF A SURVEY



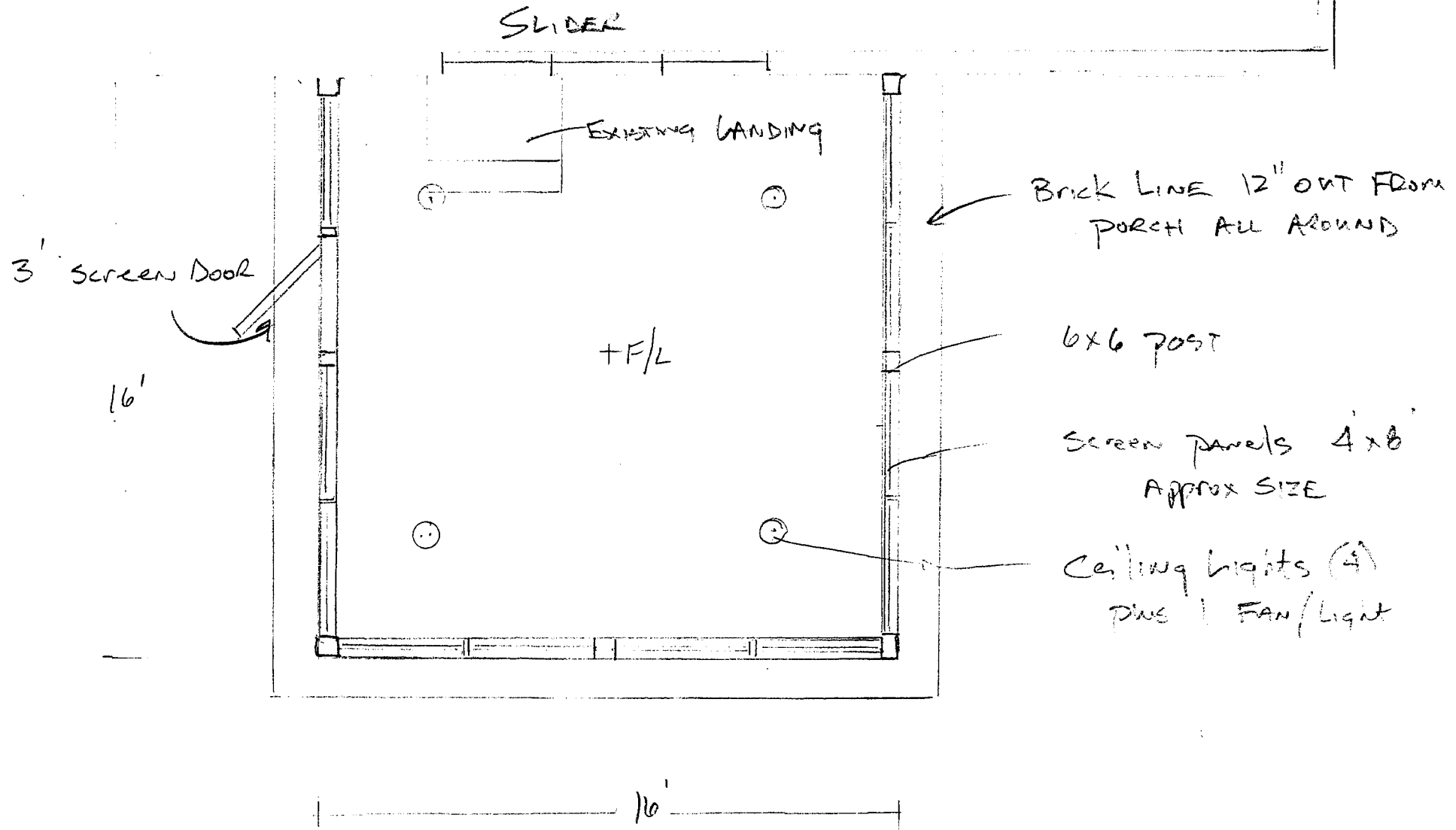
**HOUSE DETAIL**  
NOT TO SCALE

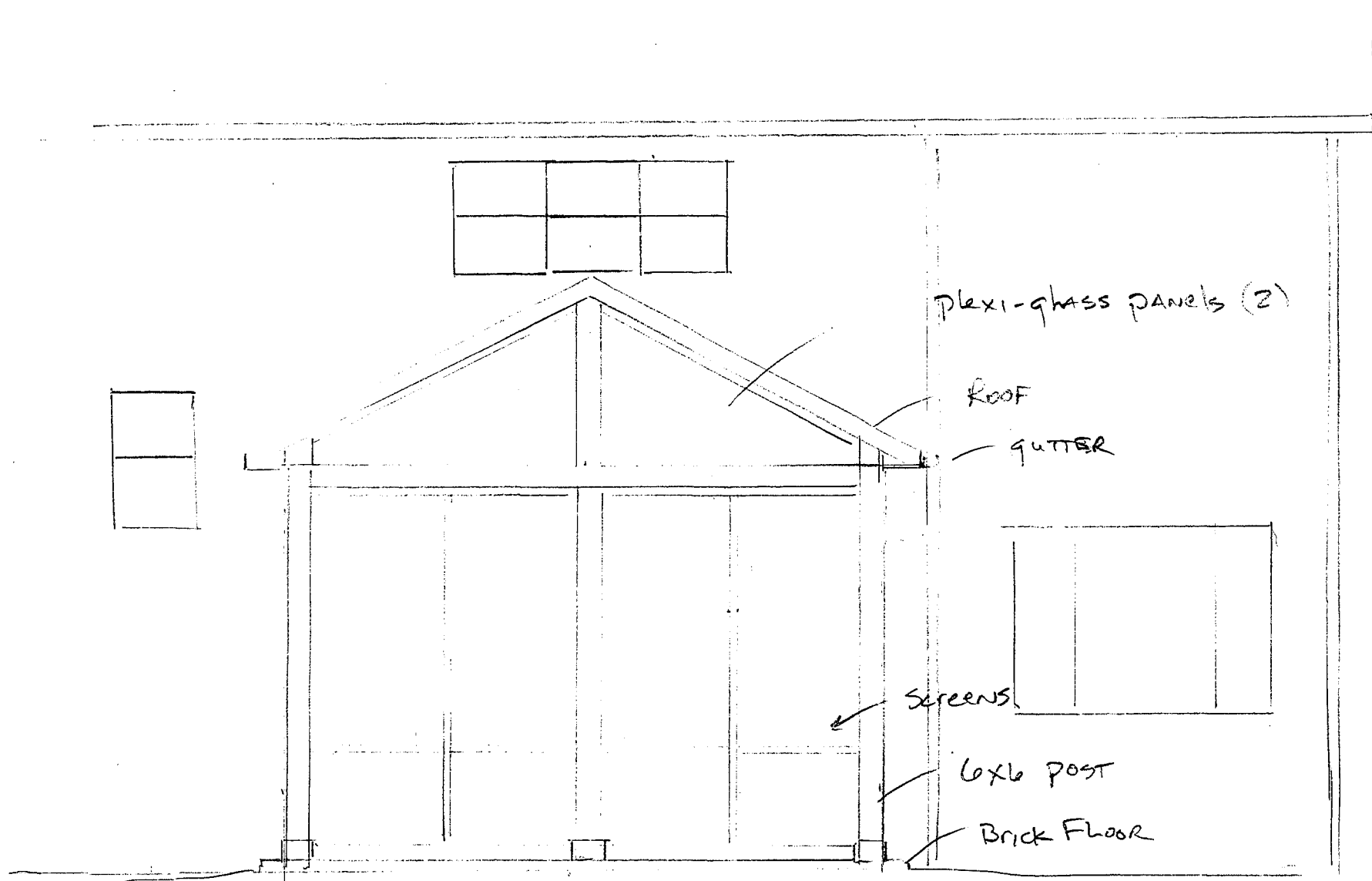


## COVENTRY RIDGE (60' RIGHT-OF-WAY)

- REFERENCES:**
1. A PLAN PREPARED BY BME ASSOCIATES ENTITLED "COVENTRY RIDGE, SECTION 2, FINAL SUBDIVISION PLAT" AS FILED AT THE MONROE COUNTY CLERK'S OFFICE IN LIBER 349 OF MAPS, PAGE 77.
  2. AN ABSTRACT OF TITLE PREPARED BY STEWART TITLE INSURANCE COMPANY, HAVING ORDER No. 8150330, DATED APRIL 16, 2019.

# FLOOR PLAN





Plexi-glass panels (2)

Roof

GUTTER

Screens

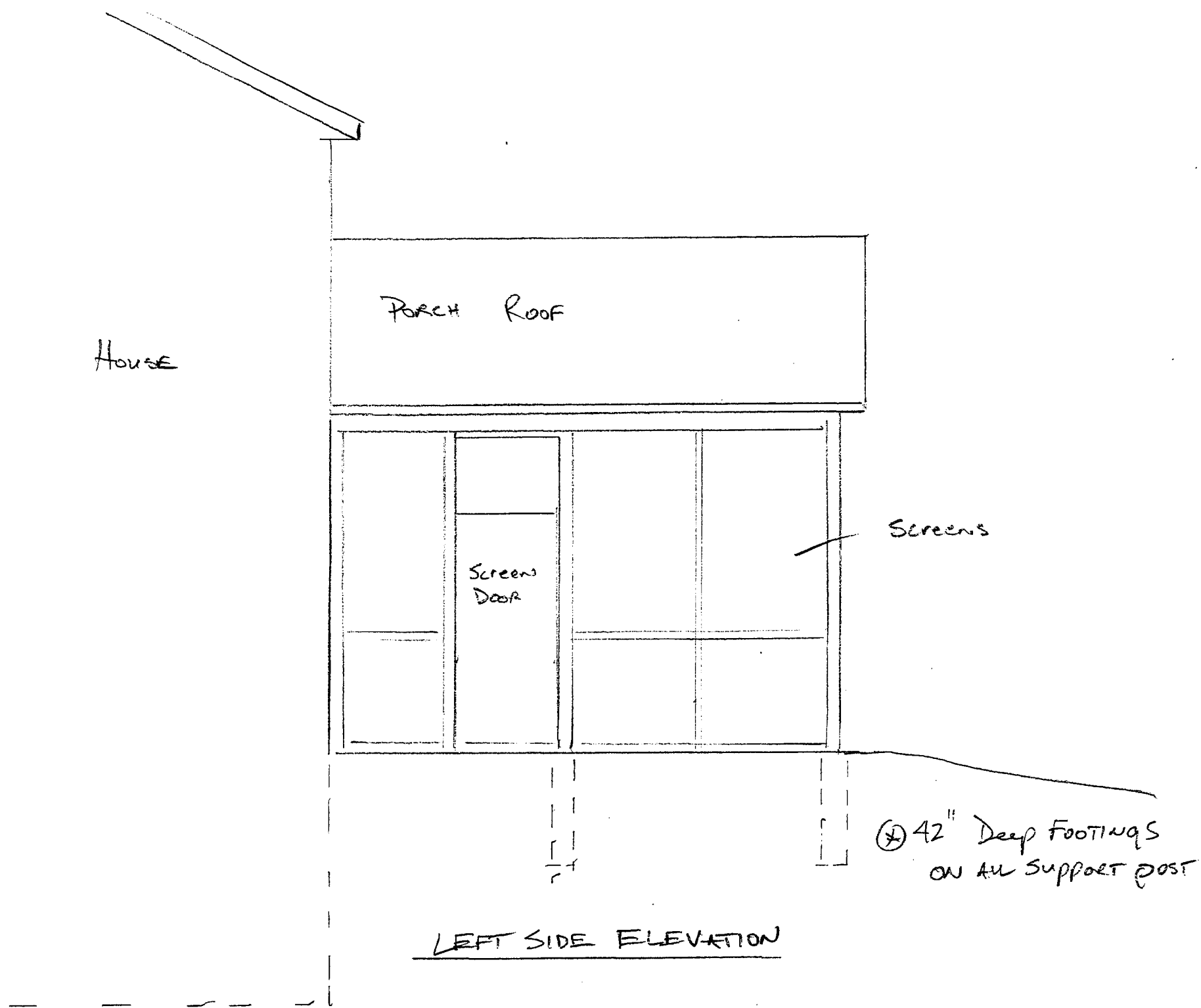
6x6 POST

Brick Floor

16'

REAR ELEVATION





House

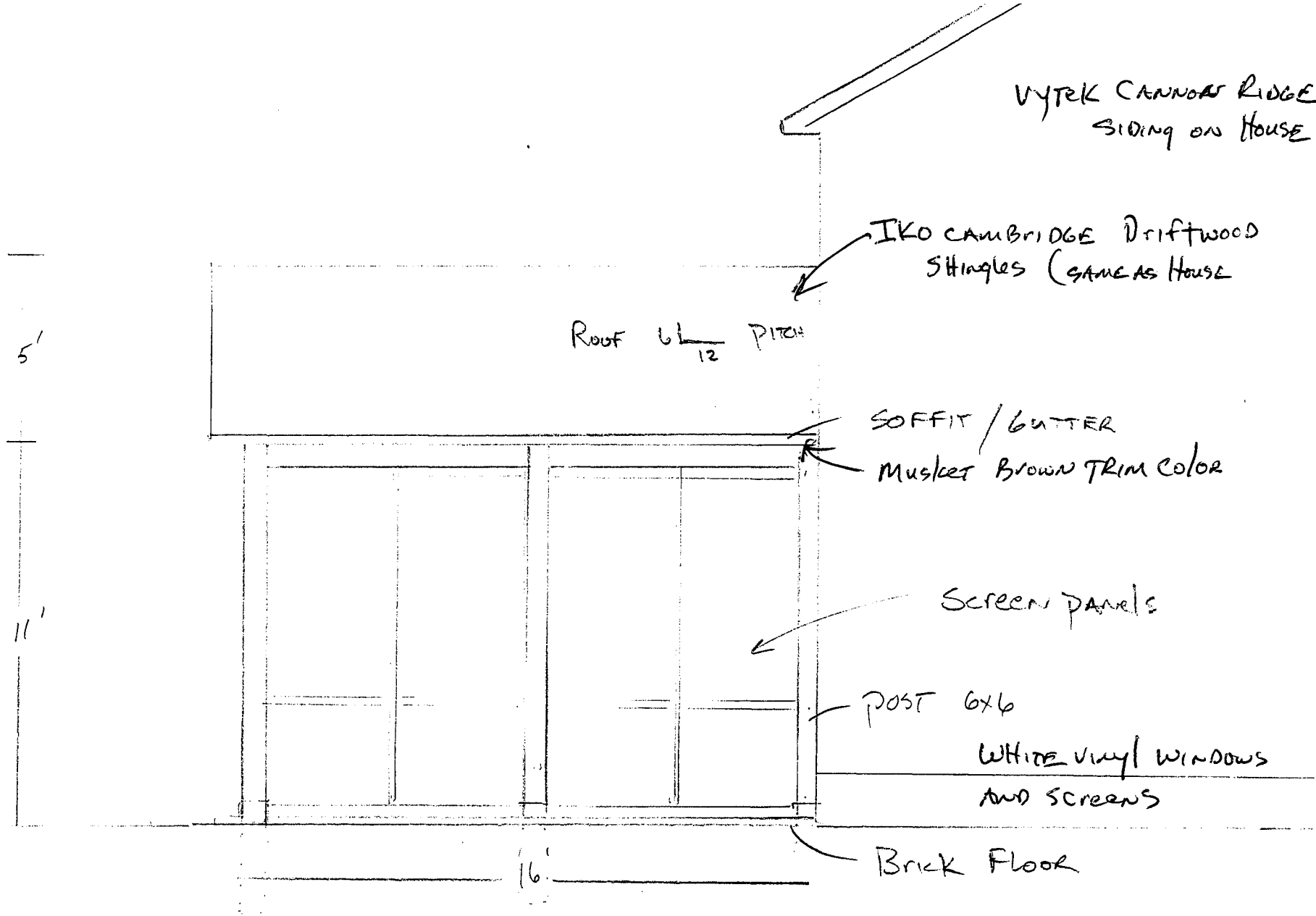
PORCH ROOF

Screen Door

Screens

⊕ 42" Deep FOOTINGS ON ALL SUPPORT POST

LEFT SIDE ELEVATION



VYTEK CANNOAS RIDGE  
SIDING ON HOUSE

IKO CAMBRIDGE DRIFTWOOD  
SHINGLES (SAME AS HOUSE)

Roof  $\frac{6}{12}$  PITCH

5'

SOFFIT / GUTTER  
MUSKET BROWN TRIM COLOR

11'

SCREEN PANELS

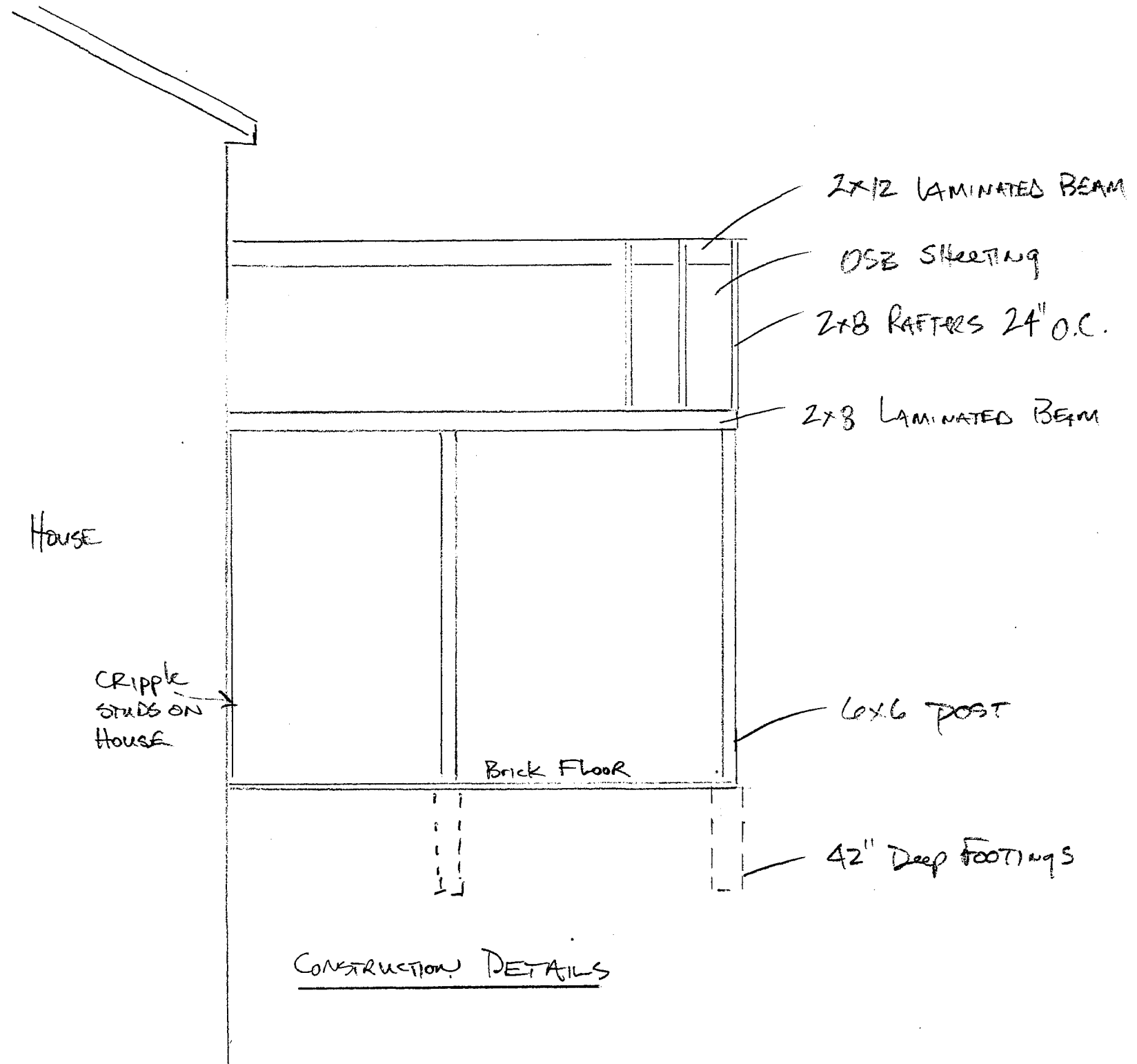
POST 6x6

WHITE VINYL WINDOWS  
AND SCREENS

16'

BRICK FLOOR

RIGHT SIDE ELEVATION



HOUSE

CRIPPLE  
STUDS ON  
HOUSE

BRICK FLOOR

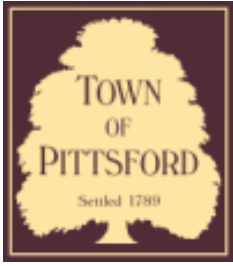
CONSTRUCTION DETAILS



FOR SALE  
Call Mary [unclear]  
[unclear]  
AVAILABLE







## Town of Pittsford

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

Permit #  
**B21-000174**

Phone: 585-248-6250

FAX: 585-248-6262

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

**Property Address:** 104 Maywood Avenue ROCHESTER, NY 14618

**Tax ID Number:** 138.18-1-41

**Zoning District:** RN Residential Neighborhood

**Owner:** Webb, Susan J

**Applicant:** OPH Renovations

#### Application Type:

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

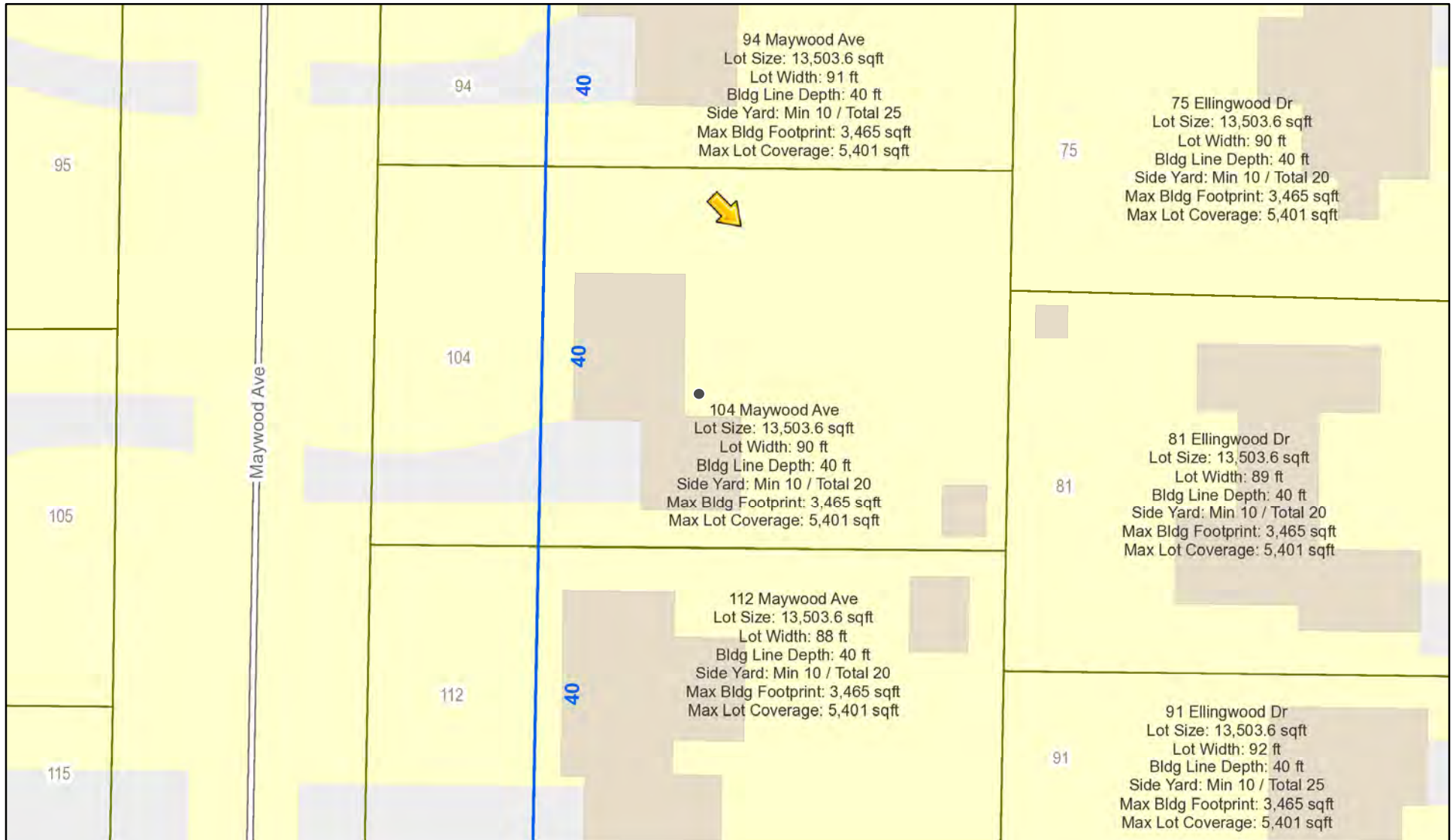
**Project Description:** Applicant is requesting design review for the construction of approximately an 368 SF addition off the back of the existing house.

**Meeting Date:** September 09, 2021

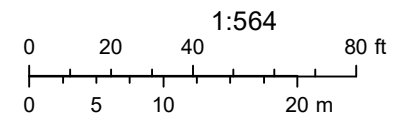




# RN Residential Neighborhood Zoning



Printed August 31, 2021



Town of Pittsford GIS

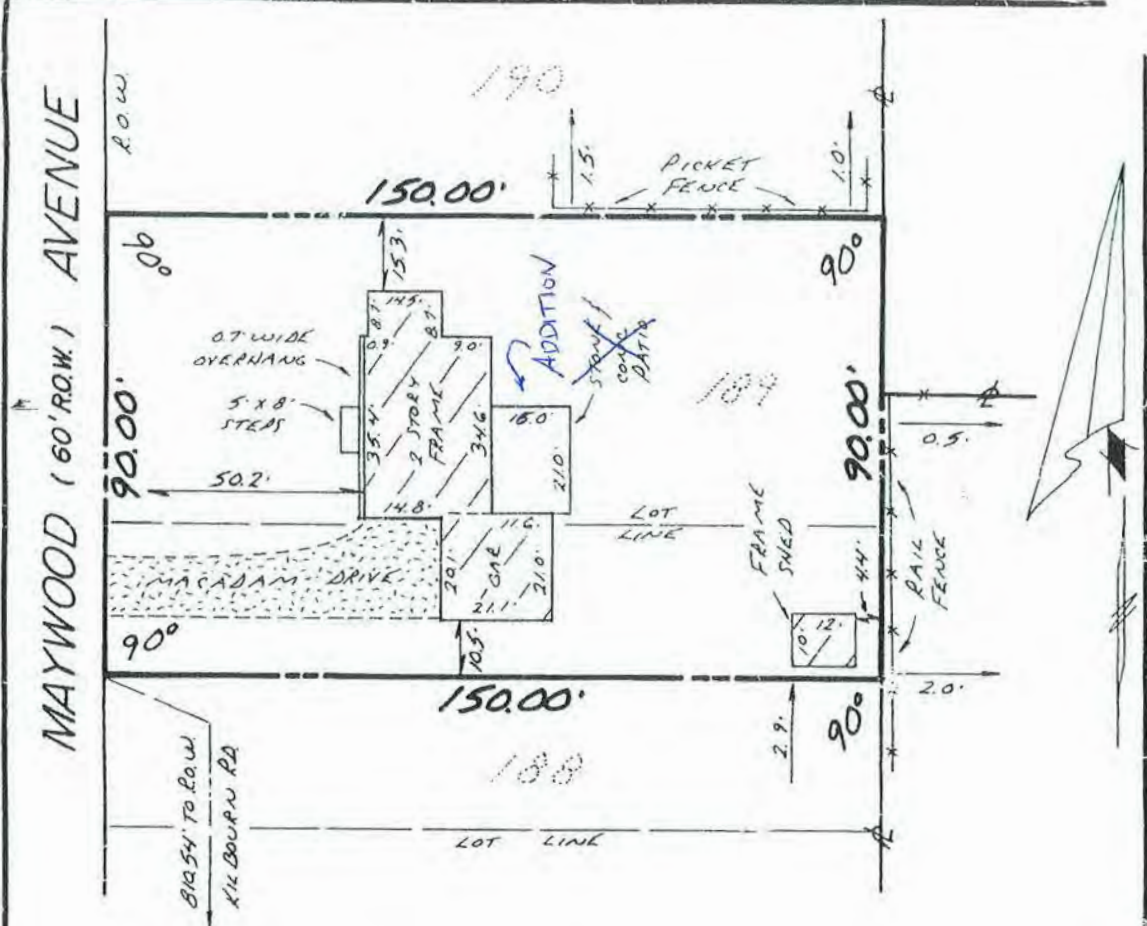
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Maywood Ave

Maywood Ave

Maywood Ave



- REFERENCES:**
- 1) ABSTRACT OF TITLE NOT PROVIDED
  - 2) LIBER 54 OF MAPS PAGE 13 - EAST AVENUE ESTATES SUBD.
  - 3) LIBER 7445 OF DEEDS PAGE 319
  - 4) TAX ACCOUNT N° 138 180-01-041

**CERTIFICATION:** CITIBANK (NEW YORK STATE) ITS SUCCESSORS /  
 PETERS / ANCUS, P.C. ASSIGNORS  
 I hereby certify to: THE OLD REPUBLIC NATIONAL TITLE INSURANCE CO  
 STEPHEN / KATHRYN LEGAWIEE, OWNERS

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

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

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

that this map was made OCTOBER 27, 1993 from notes of an Instrument Survey completed OCTOBER 26, 1993 and references listed above:

*Ronald W. Staub*  
 RONALD W. STAUB, N.Y.S.L.S. # 44621



**TITLE:**  
 INSTRUMENT SURVEY MAP  
 #104 MAYWOOD AVENUE  
 Lot 189 Pt. Lot 188 - EAST AVENUE ESTATES SUBD.  
 TOWN OF PITTSFORD, MONROE COUNTY, NEW YORK

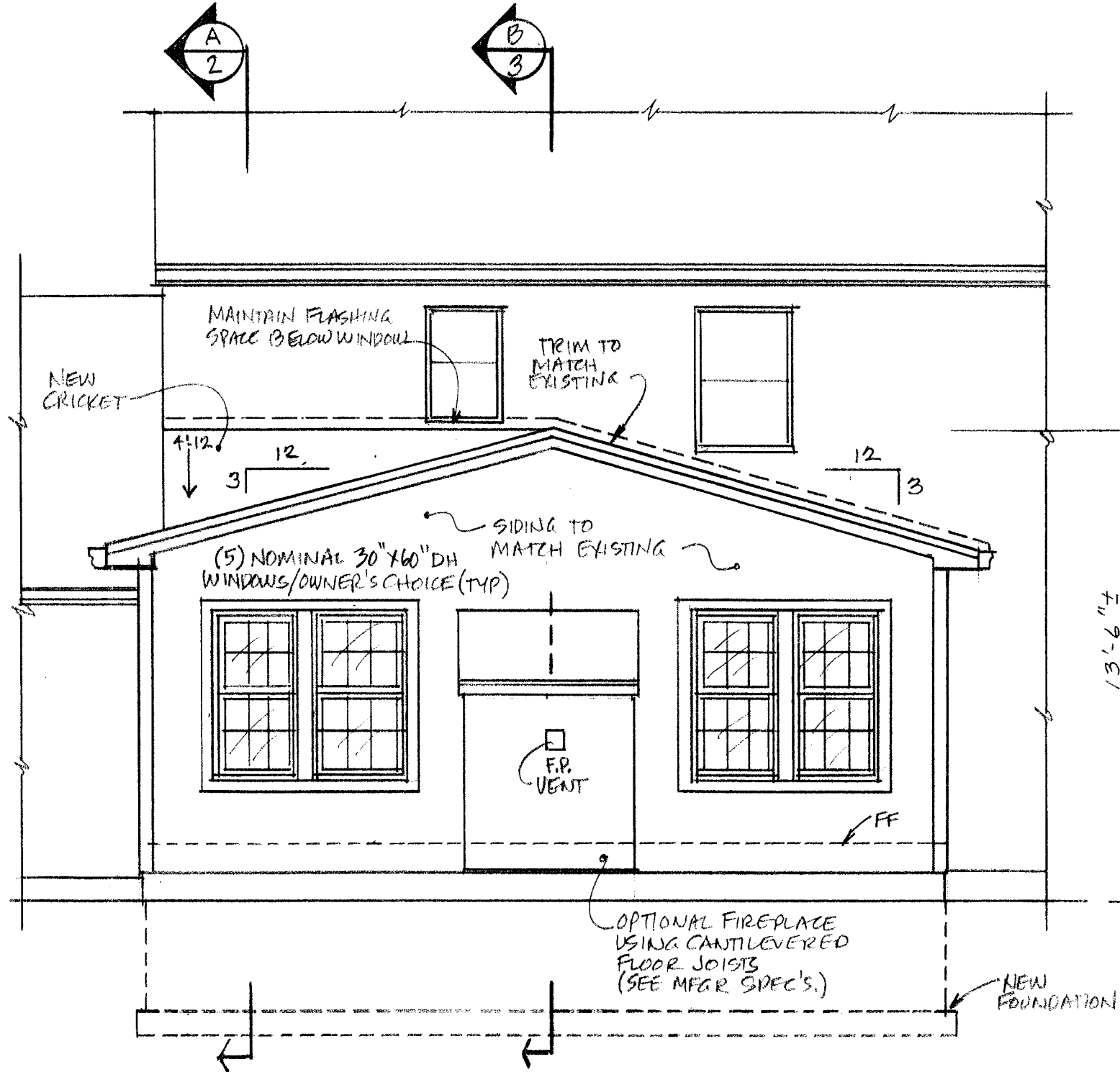
**CLIENT:**  
 STEPHEN / KATHRYN LEGAWIEE  
 c/o INDEPENDENT TITLE SERVICES CO, INC.  
 67-B MONROE AVENUE  
 PITTSFORD, NEW YORK 14534

**RONALD W. STAUB**  
 LAND SURVEYORS  
 400 Reynolds Arcade  
 Rochester, N.Y. 14614

**SCALE:** 1 INCH = 30 FEET  
**FILE NO.:**  
**JOB NO.:**  
**REDATE:**  
**DATE:** Oct. 27, 1993

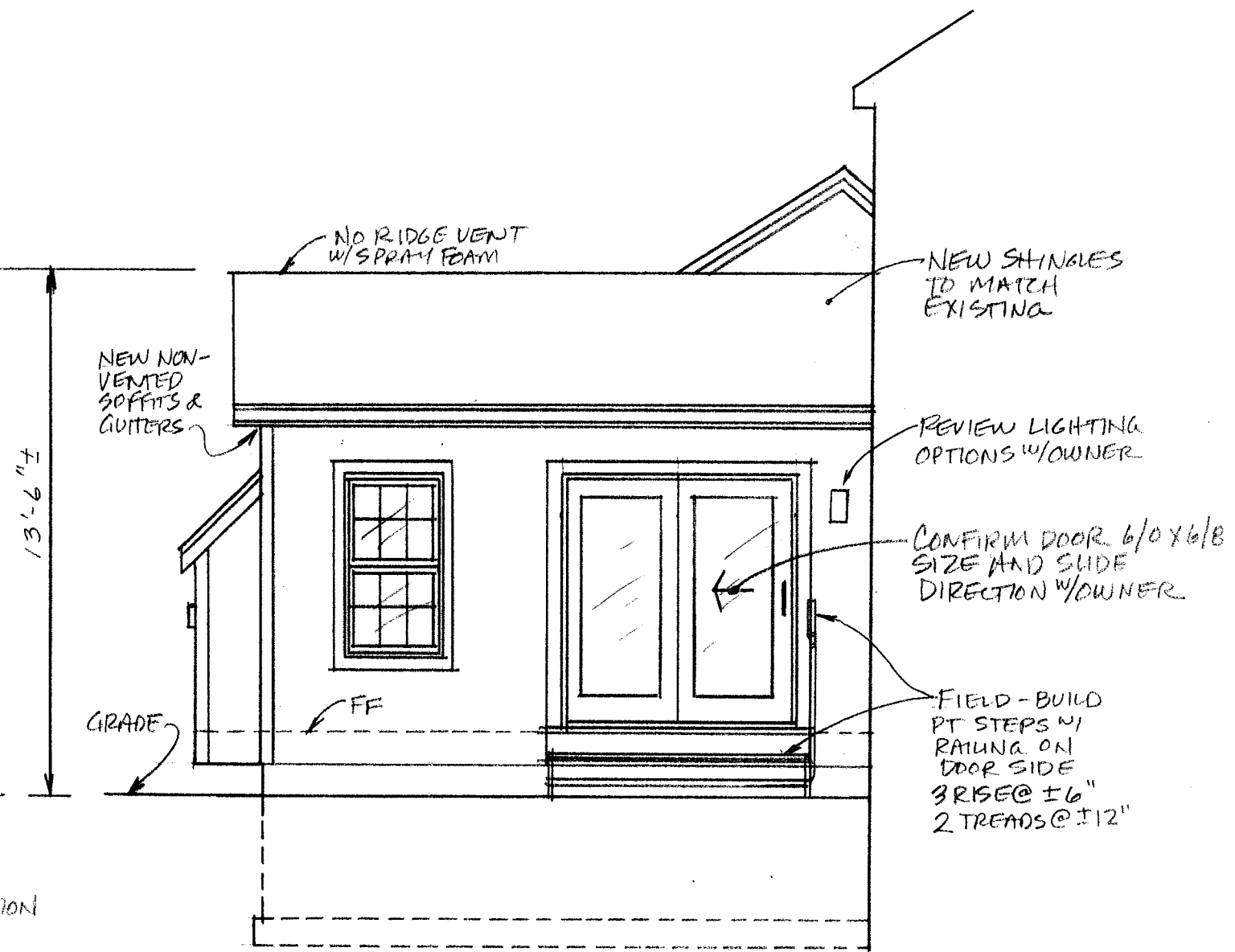
M.D.C. GRAPHIX INC. 416823





### EAST ELEVATION

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

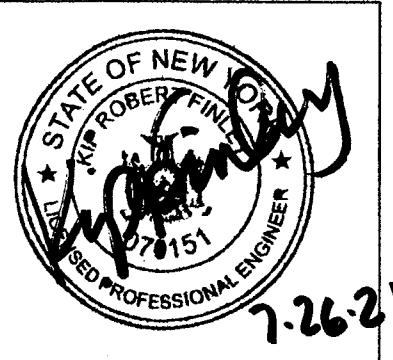


### NORTH ELEVATION

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

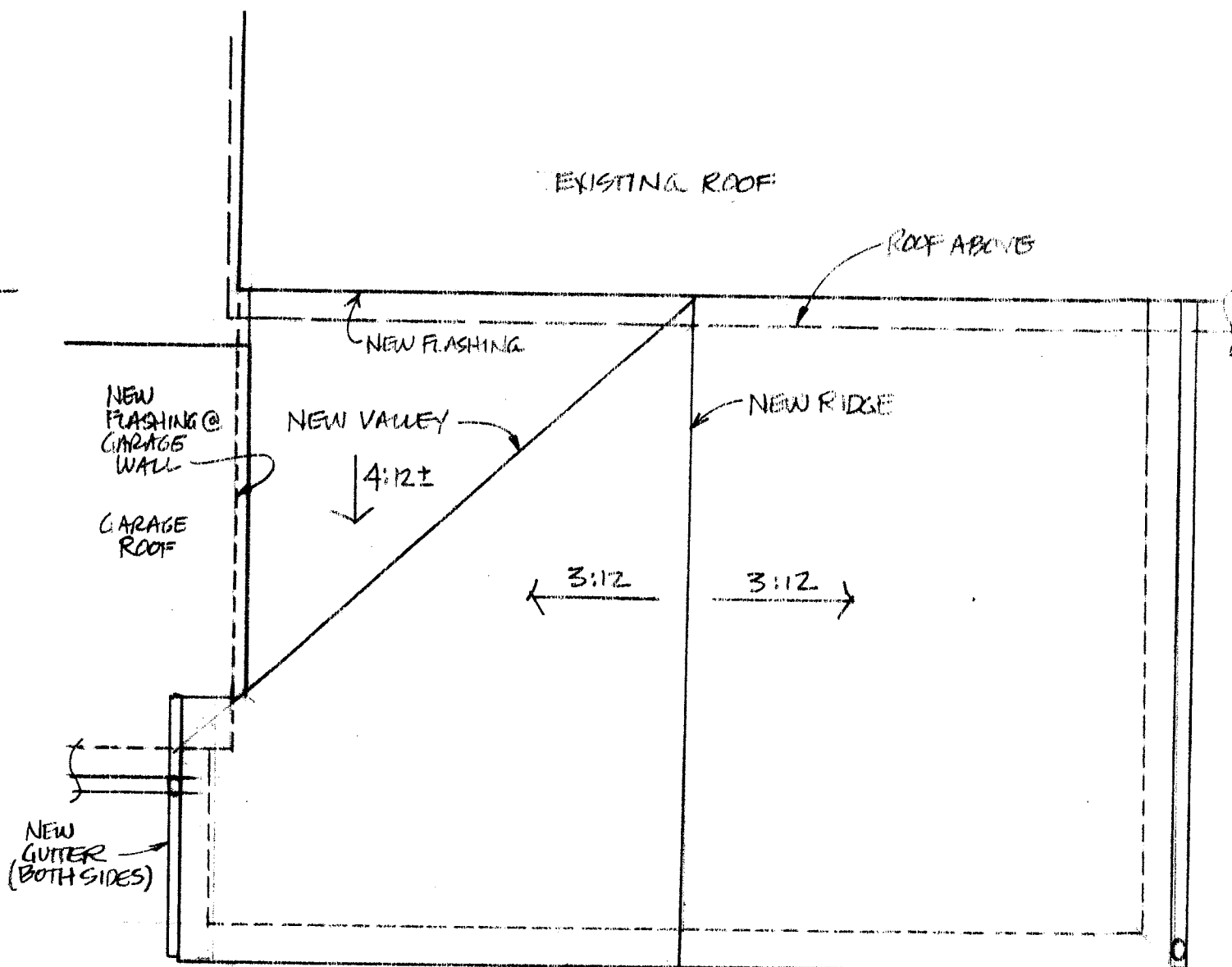
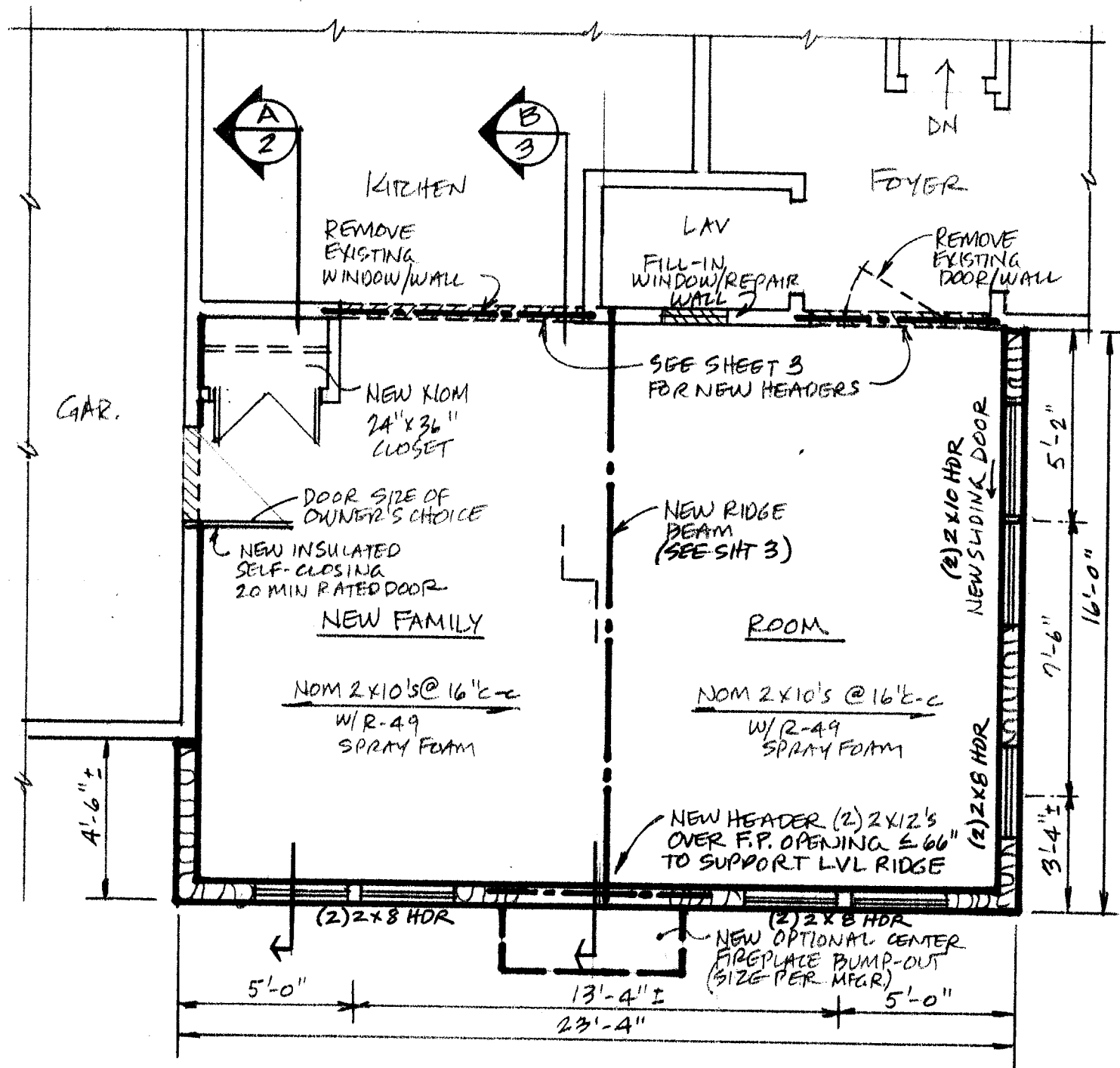
#### REVISIONS

Kip Finley, PE  
 d.b.a Victory Hill Land Company  
 868 Winslow Road  
 Churchville, NY 14428  
[kip.finley@gmail.com](mailto:kip.finley@gmail.com)  
 (585) 451-6538



**EBELING RESIDENCE**  
**FAMILY ROOM**  
 104 Maywood Avenue  
 Town of Pittsford, New York  
 SHEET 5 OF 5

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 Permitted by Engineer Only



### FLOOR PLAN

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

### ROOF PLAN

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

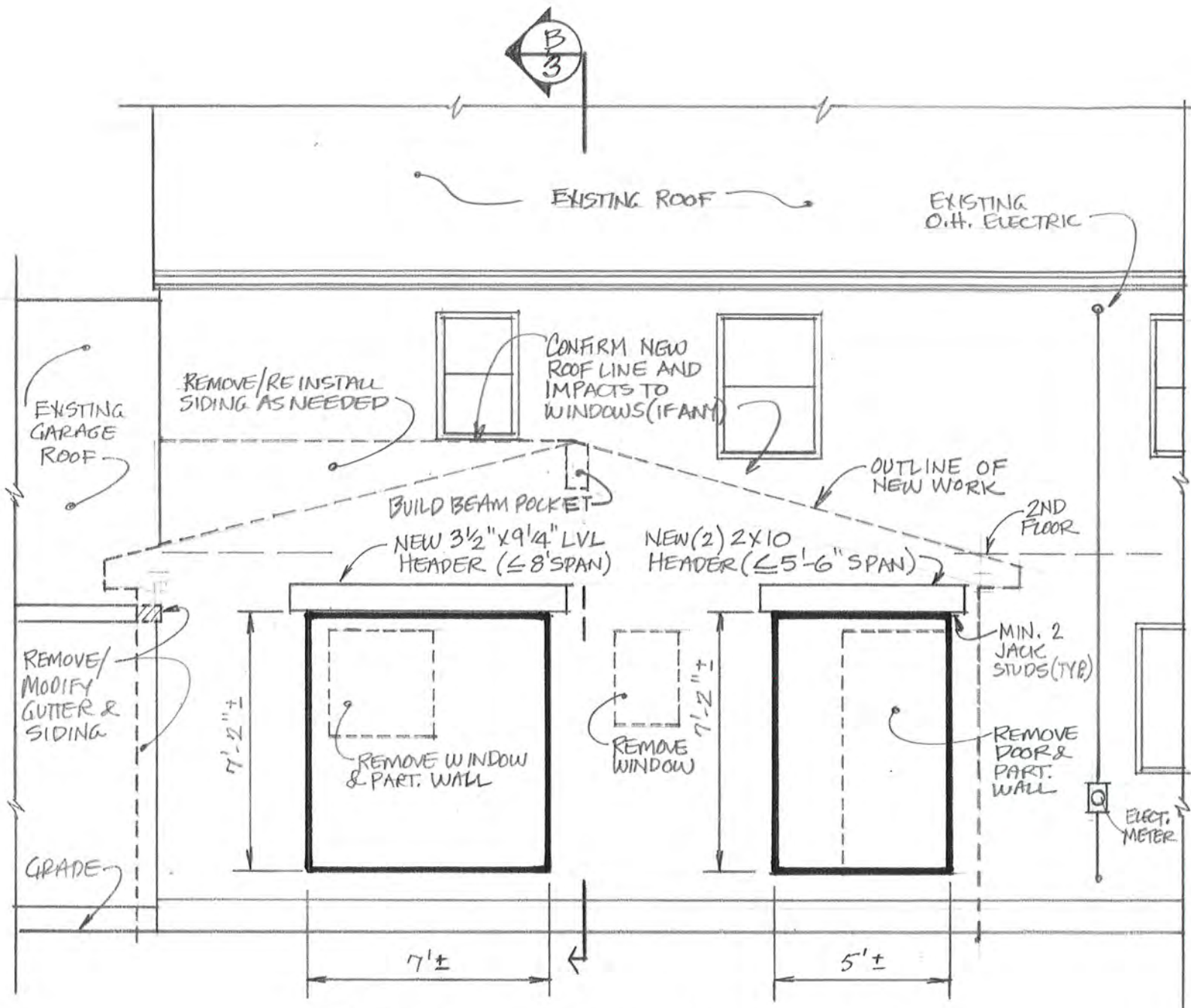
#### REVISIONS

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d.b.a Victory Hill Land Company  
868 Winslow Road  
Churchville, NY 14428  
kip.finley@gmail.com  
(585) 451-6538

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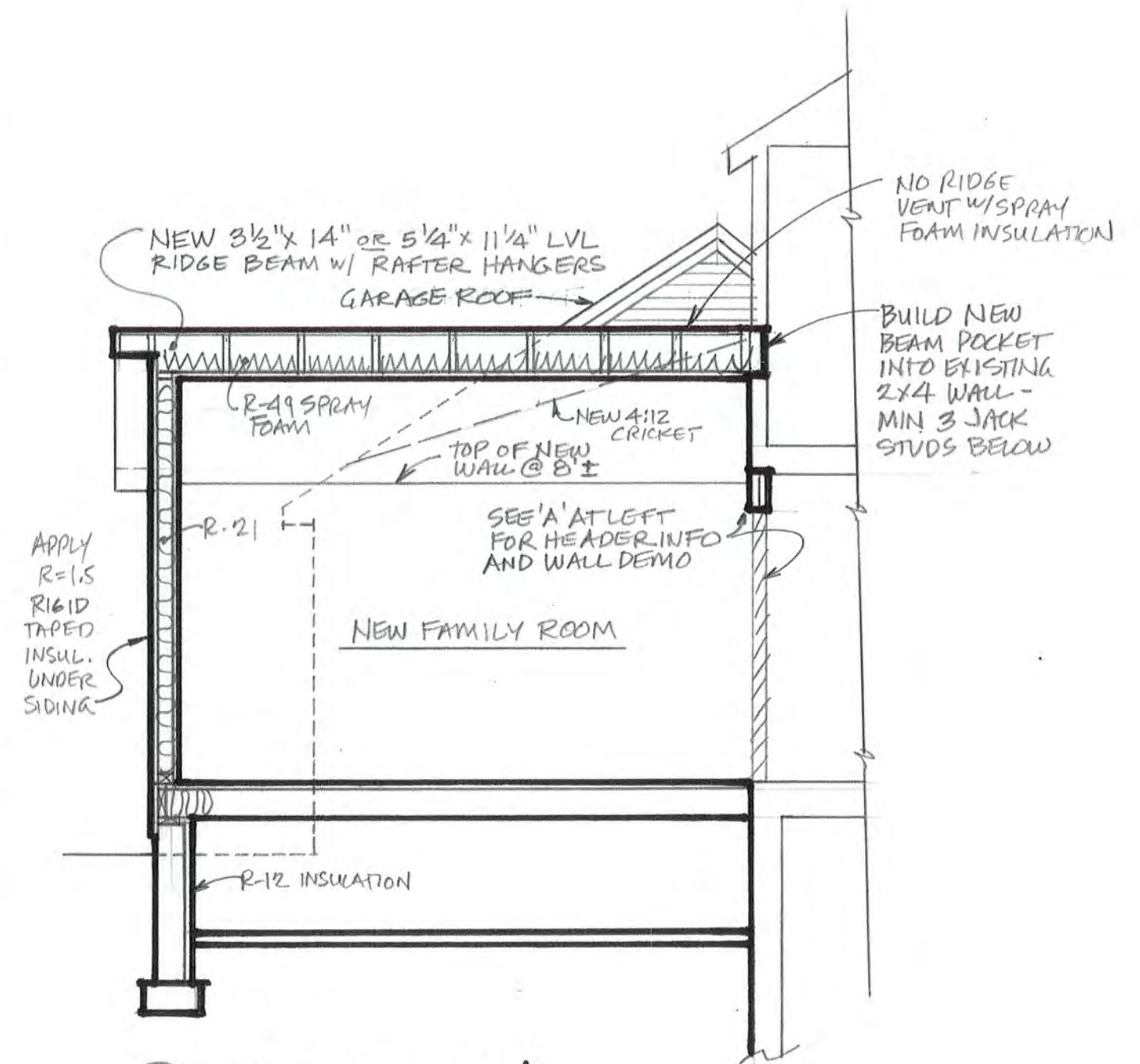


**EBELING RESIDENCE**  
**FAMILY ROOM**  
104 Maywood Avenue  
Town of Pittsford, New York  
SHEET 2 OF 5



(SEE FLOOR PLAN FOR OPENING LOCATIONS)

**(A) NEW HEADERS / OPENINGS**  
SCALE: 1/4" = 1'-0"



**(B) SECTION**  
SCALE: 1/4" = 1'-0"

**REVISIONS**

Kip Finley, PE  
d.b.a Victory Hill Land Company  
868 Winslow Road  
Churchville, NY 14428  
kip.finley@gmail.com  
(585) 451-6538

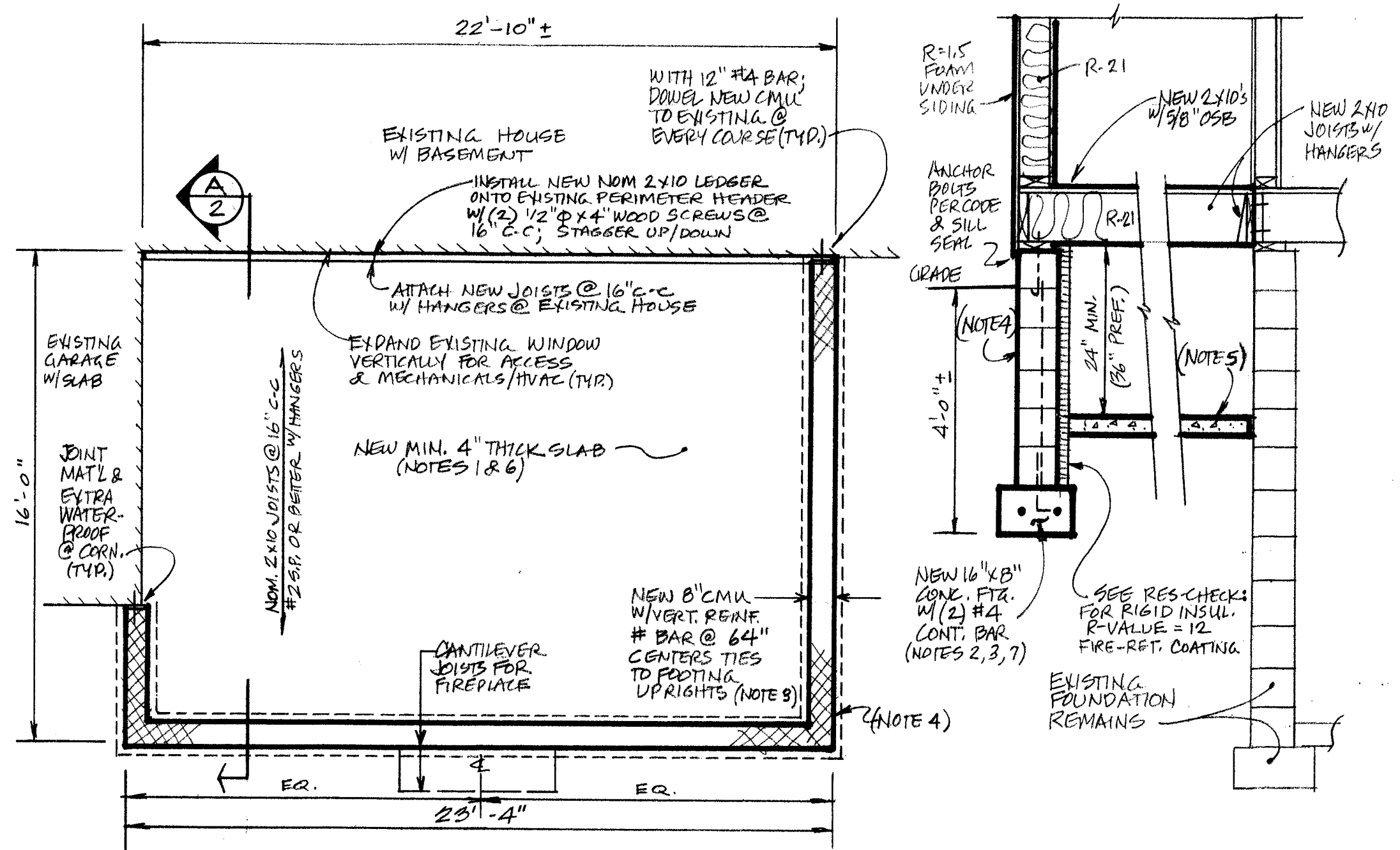
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**EBELING RESIDENCE**  
**FAMILY ROOM**  
104 Maywood Avenue  
Town of Pittsford, New York  
SHEET 3 OF 5

# FOUNDATION NOTES

1. THE FAMILY ROOM FOUNDATION HAS BEEN DESIGNED BASED ON 1500 psf BEARING FOR UNDESCRIBED "URBAN LAND" PER THE NATIONAL SOILS SURVEY AND SECTION R403.1 OF THE NYS RESIDENTIAL CODE.
2. CONCRETE SHALL BE PROVIDED AS FOLLOWS:  
FOOTINGS- MIN. 2500 psi  
CRAWLSPACE SLAB MIN. 2500 psi
3. HORIZONTAL AND VERTICAL REINFORCING SHALL BE SPECIFIED ON THE DRAWINGS. FOOTING REBARS SHALL BE OVERLAPPED AND TIED TO CREATE CONTINUOUS LENGTHS OF BAR. VERTICAL #4 REBAR SHALL BE PLACED INTO THE FOOTING AT 32" CENTERS AND EXTEND INTO THE CONCRETE MASONRY UNITS (CMU'S). ALL VERTICAL BARS SHALL BE GROUTED.
4. ALL FOUNDATION WALLS BELOW GRADE SHALL BE WATERPROOFED WITH EPOXY PARGING AND BITUMINOUS COATING. ADDED DRAINAGE SHEETING MAY BE ADDED IN ADDITION TO PARGING AND WATERPROOFING.
5. THE CONCRETE FLOOR SLAB SHALL BE PLACED ON TOP OF A MINIMUM 8-mil VAPOR BARRIER AND MINIMUM 4" THICKNESS OF #1 CRUSHED STONE OR PEA GRAVEL. USE A PLASTIC EXPANSION/COMPRESSION JOINT BETWEEN THE FLOOR SLAB AND WALL.
6. SAW CUT CONTROL JOINTS IN THE CONCRETE SLAB TO REDUCE CRACKING.
7. NOTIFY THE ENGINEER IF GROUNDWATER IS ENCOUNTERED DURING EXCAVATION SO UNDERDRAIN CAN BE CONSIDERED. GROUNDWATER IS NOT ANTICIPATED TO BE AN ISSUE WITH THE SPECIFIED CRAWLSPACE FLOOR ELEVATION.



## FOUNDATION PLAN

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

## A SECTION

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

### REVISIONS

Kip Finley, PE  
d.b.a Victory Hill Land Company  
868 Winslow Road  
Churchville, NY 14428  
kip.finley@gmail.com  
(585) 451-6538



7.26.21

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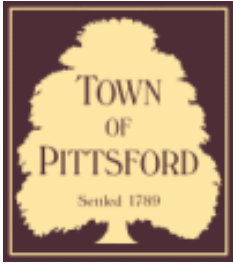
EBELING RESIDENCE  
FAMILY ROOM  
104 Maywood Avenue  
Town of Pittsford, New York  
SHEET 4 OF 5











## Town of Pittsford

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

**Permit #**  
**B21-000175**

Phone: 585-248-6250

FAX: 585-248-6262

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

**Property Address:** 146 Caversham Woods PITTSFORD, NY 14534

**Tax ID Number:** 163.20-2-12

**Zoning District:** RN Residential Neighborhood

**Owner:** Niebel, Justin J

**Applicant:** Tri-State Construction & Renovation Group

#### Application Type:

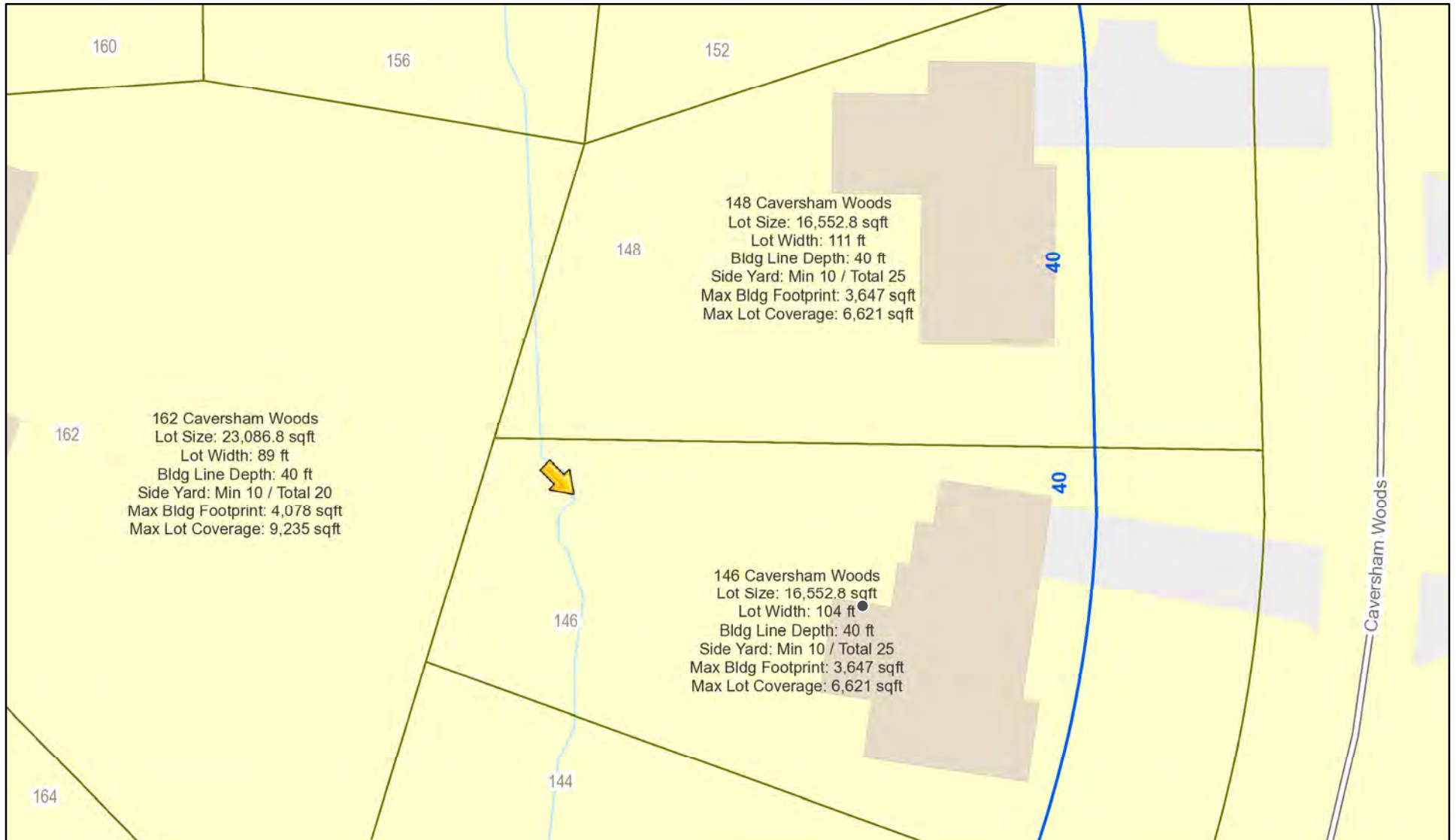
- |   |   |
|---|---|
| <input checked="" type="checkbox"/> Residential Design Review<br>§185-205 (B) | <input type="checkbox"/> Build to Line Adjustment<br>§185-17 (B) (2)            |
| <input type="checkbox"/> Commercial Design Review<br>§185-205 (B)             | <input type="checkbox"/> Building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

**Project Description:** Applicant is requesting design review for the construction of approximately an 224 SF addition off the back of the existing house.

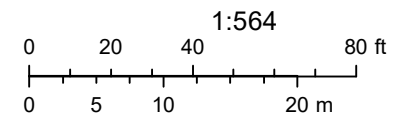
**Meeting Date:** September 09, 2021



# RN Residential Neighborhood Zoning

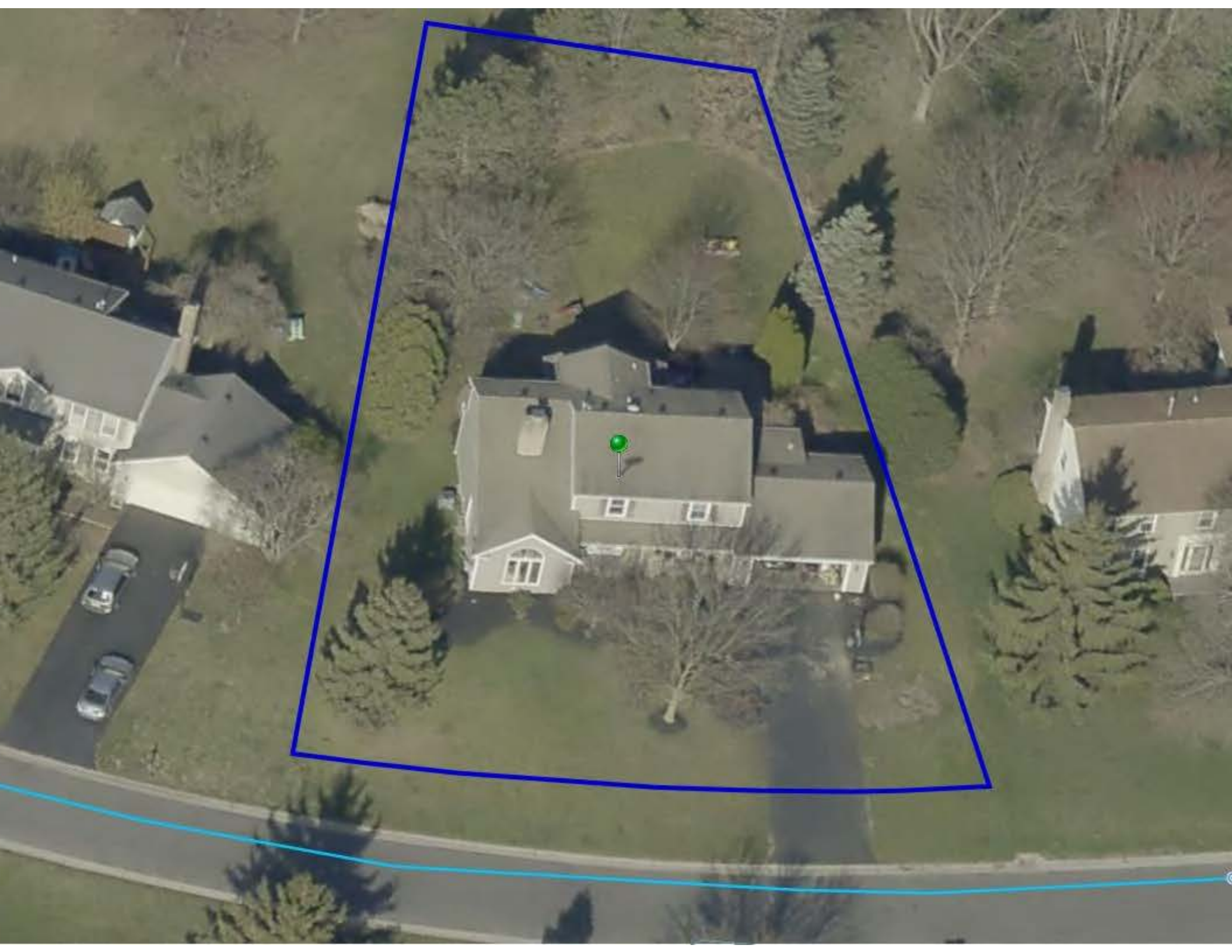


Printed September 2, 2021



Town of Pittsford GIS

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**NOTES** (GENERAL NOTES TO BE APPLIED AS NEEDED TO THIS REMODELING PROJECT)

- (1) BUILDING IS CLASSIFIED AS A ONE FAMILY DWELLING.
- (2) THE 2020 CODE SHALL PREVAIL AND BUILDING CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE REGARDLESS OF ANY MISSING OR INCOMPLETE DETAILS OR NOTES ON THE DRAWINGS.
- (3) THE 2020 ENERGY CONSERVATION CODE SHALL PREVAIL AND BUILDING CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE REGARDLESS OF ANY MISSING OR INCOMPLETE DETAILS OR NOTES ON THE DRAWINGS.
- (4) BUILDING CONTRACTOR AND HIS SUBCONTRACTORS SHALL CONFORM TO LOCAL CONSTRUCTION ORDINANCES AND SHALL VERIFY ALL DIMENSIONS AND CONDITIONS BEFORE PROCEEDING WITH WORK.
- (5) ROOF TRUSS ENGINEERING AND SIZES DETERMINED BY AND ARE THE SOLE RESPONSIBILITY OF THE MANUFACTURER. (MFR)
- (6) NOTED DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.
- (7) THESE DRAWINGS HAVE BEEN PREPARED FOR DESIGN AND STRUCTURAL REFERENCE ONLY. ELECTRICAL, MECHANICAL, PIPING, AND OTHER BUILDING SYSTEMS IF ANY, ARE TO BE PREPARED BY AND ARE THE RESPONSIBILITY OF OTHERS.
- (8) BEARING CAPACITY OF SOIL IS ASSUMED AT 2000 P.S.F. AND CONTRACTOR SHALL VERIFY PRIOR TO PLACEMENT OF FOOTINGS.
- (9) ALLOWABLE STRESSES OF MATERIALS: (THE WEATHERING POTENTIAL FOR CONCRETE IS ASSUMED TO BE SEVERE. SEE FIGURE R301.2(4))
  - A) CONCRETE (R402.2) - MIN. COMPRESSIVE STRENGTH @ 28 DAYS PSI =
    - FOOTINGS: 2500 PSI
    - BASEMENT SLABS: 2800 PSI (W/ FIBER REINF. ADDITIVE, OPTIONAL)
    - GARAGE & PORCH SLABS: 3500 PSI (AIR-ENTRAINED)
    - BASEMENT WALLS: 3000 PSI (AIR-ENTRAINED WHERE EXPOSED TO WEATHER)
 Poured conc. shall be protected from freeze/thaw during construction, or air entrained conc. must be used. (TABLE R402.2, NOTE 2.)
  - B) STRUCTURAL STEEL TO BE ASTM - A36
  - C) WOOD JOISTS, BEAMS, HEADERS, AND RAFTERS SHALL HAVE AN EXTREME FIBER STRESS IN BENDING (F<sub>b</sub>) WITH REPETITIVE MEMBER USE OF 150 P.S.I. (NEM F1R #2 OR BETTER).
- (10) FIREPLACES SHALL HAVE AN OUTSIDE AIR SOURCE FOR COMBUSTION WITH A DUCT, DAMPER ETC. & SHALL COMPLY WITH CODE SECTION R101-R106 AS APPLICABLE.
- (11) SETTING THE BUILDING ELEVATION IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND SHALL COMPLY WITH R403.1.1.3 OF THE 2020 RESIDENTIAL CODE OF NEW YORK STATE
- (12) THE CONTRACTOR SHALL INSTALL 4" HIGH NUMBERS ON THE FRONT OF THIS BUILDING TO IDENTIFY THE SITE ADDRESS. (SEE SECTION R314.)
- (13) GLAZING IN DOORS, STORM DOORS, SIDELIGHTS, SHOWER SPACES, AND TUB ENCLOSURES IS DEEMED TO BE HAZARDOUS PER SECTION R308.4 OF THE 2020 CODE AND SHALL BE IDENTIFIED AS SUCH IN COMPLIANCE WITH SECTION R 309.1. DECORATIVE GLASS IS EXEMPT IN SHINING DOORS AND SIDELIGHTS (SEE SECTION R308.4 FOR ADDITIONAL HAZARDOUS LOCATIONS).
- (14) DESIGN CRITERIA:
  - A) ROOMS OTHER THAN SLEEPING = 40 PSF LIVE LOAD
  - B) SLEEPING ROOMS = 30 PSF LIVE LOAD
  - C) GROUND SNOW LOAD = 40 PSF (FIG R501.2(6))
  - D) WIND SPEED - 40 MPH EXPOSURE B
  - E) SEISMIC DESIGN CATEGORY - A OR B - R301.2(2)
  - F) WEATHERING - SEVERE
  - G) FROST LINE DEPTH - 42"
  - H) TERMITE DAMAGE - CONTACT LOCAL JURISDICTION
  - I) DECAY DAMAGE - NONE TO SLIGHT
  - J) WINTER DESIGN TEMPERATURE - (1) DEGREE
  - K) ICE BARRIER IS REQUIRED
  - L) ROOF TIE-DOWN REQUIREMENTS - R402.11 (BASED UPON SPECIFIC ROOF DESIGN)
  - M) ENERGY COMPLIANCE DETAILS AND PATH - N101.13
- (15) FOOTINGS TO BEAR ON FIRM, LEVEL, UNDISTURBED NATURAL SOIL, FREE FROM FROST OR LOOSE MATERIAL.
- (16) DRAWING ALTERATION: THE FOLLOWING IS AN EXCERPT FROM THE N.Y.S. EDUCATION LAW ARTICLE 149 - SECTION 1209 AND APPLIES TO THESE DRAWINGS. "IT IS A VIOLATION OF THIS LAW FOR ANY PERSON UNLESS HE IS ACTING UNDER THE DIRECT SUPERVISION OF A LICENSED PROFESSIONAL ENGINEER OR ARCHITECT TO ALTER AN ITEM IN ANY WAY, IF AN ITEM BEARING THE SEAL OF AN ENGINEER OR ARCHITECT IS ALTERED, THE ALTERING ENGINEER OR ARCHITECT SHALL AFFIX TO THE ITEM HIS SEAL, AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS SIGNATURE AND THE DATE OF SUCH ALTERATION AND A SPECIFIC DESCRIPTION OF THE ALTERATION."
- (17) WHERE LOCAL EXHAUST OR WHOLE-HOUSE MECHANICAL VENTILATION IS PROVIDED, THE EQUIPMENT SHALL BE DESIGNED IN ACCORDANCE WITH SECTION M107 OF THE CODE.
- (18) "CODE" SHALL MEAN THE 2020 RESIDENTIAL CODE OF NEW YORK STATE, "ENERGY CONSERVATION CODE" OR "ENERGY CODE" SHALL MEAN CHAPTER 11 OF THE CODE.
- (19) TO THE BEST OF MY KNOWLEDGE, BELIEF AND PROFESSIONAL JUDGEMENT, THESE PLANS ARE IN COMPLIANCE WITH THE ENERGY CONSERVATION CODE.

**ENERGY CONSERVATION, CHAPTER 11, ENERGY EFFICIENCY**

1. A MINIMUM OF 90 PERCENT OF THE LAMPS IN PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL BE HIGH-EFFICACY LAMPS PER SECTION N102.4.
2. RECESSED LUMINARIES INSTALLED IN THE BUILDING THERMAL ENVELOPE SHALL BE SEALED WITH A GASKET OR CAULK BETWEEN THE HOUSING AND THE INTERIOR WALL OR CEILING COVERING TO LIMIT AIR LEAKAGE BETWEEN CONDITIONED AND UNCONDITIONED SPACES PER SECTION N102.4.5
3. CONTRACTOR TO PROVIDE A PROGRAMMABLE THERMOSTAT TO CONTROL THE HVAC SYSTEM PER SECTION N103.1.1
4. ALL DUCTS, AIR HANDLERS, FILTER BOXES SHALL BE SEALED PER SECTION N103.3.2.
5. ALL CIRCULATING SERVICE HOT WATER PIPING SHALL BE INSULATED TO AT LEAST R-3. CIRCULATING HOT WATER SYSTEMS SHALL INCLUDE AN AUTOMATIC OR READILY ACCESSIBLE MANUAL SWITCH THAT CAN TURN OFF THE HOT WATER CIRCULATING PUMP WHEN THE SYSTEM IS NOT IN USE. PER SECTION N103.5
6. ATTIC ACCESS SHALL BE INSULATED WITH THE SAME R-VALUE AS THE ATTIC, WEATHER-STRIPPED AND LATCHED PER SECTION N102.2.4
7. AIR TIGHTNESS AND INSULATION INSTALLATION SHALL BE PER MANUFACTURERS INSTRUCTIONS AND CRITERIA LISTED IN SECTIONS N102.4.1 THROUGH N102.4.6.
8. THE STRUCTURE SHALL BE TESTED AND VERIFIED AS HAVING AN AIR LEAKAGE RATE NOT EXCEEDING 3 AIR CHANGES PER HOUR. CONDUCT TEST ACCORDING TO ASTM E1178 OR ASTM E1821 OR NET/ICC 3502 AND REPORTED AT A PRESSURE OF 0.2 INCH W.G. COMPLY WITH N102.4.1.2.
9. THE CONTRACTORS AND SUB-CONTRACTORS SHALL BE FAMILIAR WITH THE ENERGY CODE AND EXPERIENCED IN PERFORMING WORK THAT COMPLIES WITH ALL ASPECTS OF THE ENERGY CODE. THESE NOTES ARE NOT INTENDED TO BE ALL INCLUSIVE.

**ADDITION / RENOVATION**  
146 CAVERSHAM WOODS, PITTSFORD, NEW YORK

**JUSTIN NIEBEL, HOMEOWNER**

**ENERGY CODE COMPLIANCE PATH:**

THIS PROJECT IS DESIGNED TO COMPLY WITH THE "PRESCRIPTIVE" ENERGY CODE COMPLIANCE REQUIREMENTS. CONTRACTOR SHALL PROVIDE AND INSTALL ALL MATERIALS AND COMPONENTS NECESSARY AND IN A MANNER TO COMPLY WITH THE "PRESCRIPTIVE" REQUIREMENTS SECTION N102 OF THE 2020 ENERGY CODE.

CLIMATE ZONE 5A	MINIMUM R - MAXIMUM U VALUES FROM TABLE N102.1.2
FENESTRATION	MAX U VALUE = 0.30
SKYLIGHTS	MAX U VALUE = 0.35
CEILING	MIN R VALUE = 44
WOOD FRAMED WALLS	MIN R VALUE = 20
FLOOR	MIN R VALUE = 20
BASEMENT WALLS	MIN R VALUE = 15 (CONTINUOUS)

CLIMATE ZONE 5A	EQUIVALENT U-FACTORS FROM TABLE N102.1.4
CEILING	U-FACTOR = 0.26 OR MIN R VALUE = 38
U-VALUE & R-VALUE CONVERSION (U=1/R) AND (R=1/U)	

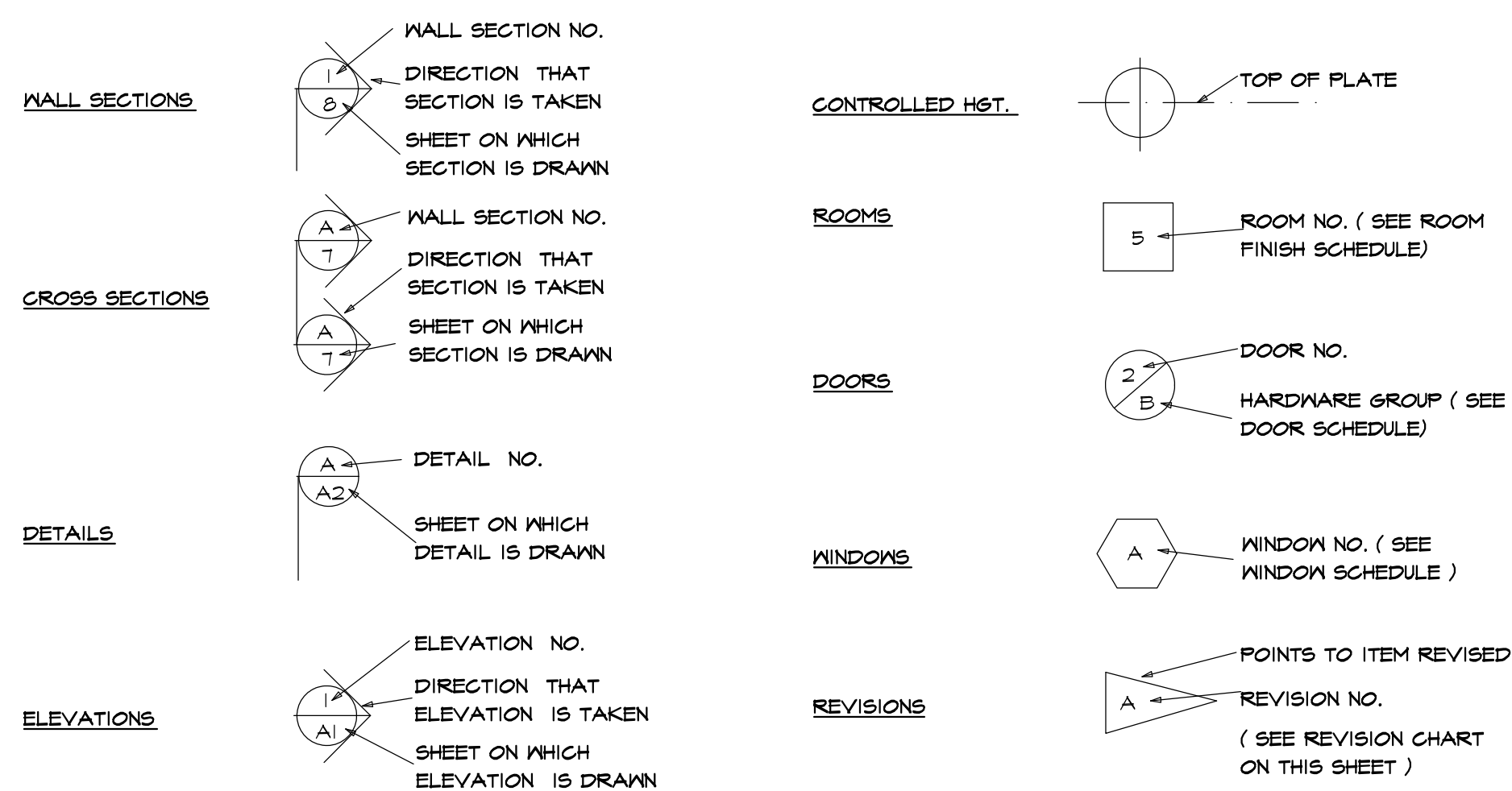
N102.2.1 CEILINGS WITH ATTIC SPACES: WHERE SECTION N102.1.2 WOULD REQUIRE R-44 INSULATION IN THE CEILING, INSTALLING R-38 OVER 100 PERCENT OF THE CEILING AREA REQUIRING INSULATION SHALL BE DEEMED TO SATISFY THE REQUIREMENT FOR R-44 INSULATION WHEREVER THE FULL HEIGHT OF UNCOMPRESSED R-38 INSULATION EXTENDS OVER THE WALL TOP PLATE AT EAVES. THIS REDUCTION SHALL NOT APPLY TO THE U-FACTOR ALTERNATIVE APPROACH IN SECTION N102.1.4 AND THE TOTAL UA ALTERNATIVE IN SECTION N102.1.5.

**GENERAL NOTES**

- CONTRACTOR SHALL COMPLY WITH ALL STATE AND LOCAL CODES WHICH PERTAIN TO THE CONSTRUCTION OF THIS STRUCTURE
- CONTRACTOR SHALL VERIFY EXISTING STRUCTURAL CONDITIONS AND DIMENSIONS PRIOR TO DEMOLITION AND / OR CONSTRUCTION
- CONTRACTOR SHALL PROVIDE ANY NECESSARY BRACING, TEMPORARY FRAMING SUPPORTS (SHORING), AND UNDERPINNING OF EXISTING STRUCTURE AS REQUIRED
- CONTRACTOR SHALL CO-ORDINATE THE INSTALLATION OF NEW AND / OR USE OF RELOCATED DOORS, AND WINDOWS WITH HOMEOWNER
- CONTRACTOR SHALL (WHERE POSSIBLE) MATCH PLATE HEIGHTS, SUBFLOORS, AND WINDOW ROUGH OPENING HEIGHTS TO MAINTAIN CONTINUITY
- WHERE POSSIBLE - MATCH CONCRETE BLOCK COURSES AT NEW AND EXISTING FOUNDATION WALLS
- MINIMUM GRADE COVER AT ALL CONCRETE FOOTINGS SHALL BE 3'-6"
- INFILL EXISTING EXPOSED EXTERIOR FRAMING CAVITIES FULL WITH INSULATION
- CONTRACTOR NOTE: IF EXISTING CONDITIONS DIFFER FROM PLANS CONTRACTOR IS TO CONTACT CARINI ENGINEERING DESIGNS, P.C.

MINIMUM R - MAXIMUM U VALUES	
FENESTRATION	MAX U VALUE = 0.30

**SYMBOLS**



**ABBREVIATIONS**

APPROX	-APPROXIMATE	FT (')	-FOOT	O.H.D	-OVERHEAD DOOR
&	-AND	FT6	-FOOTING	O/ HANG	-OVERHANG
@	-AT	FDN	-FOUNDATION	O/	-OVER
BM	-BEAM	GYP	-GYPSUM	OPT	-OPTIONAL
BLK	-BLOCK	HND'CP	-HANDICAP	P.D.R	-POWDER ROOM
BD	-BOARD	HST	-HEIGHT	PSF	-POUNDS PER SQ. FT.
BLDG	-BUILDING	HN	-HOT WATER	PSI	-POUNDS PER SQ. IN.
BTR	-BETTER	HDR	-HEADER	P.T.	-PRESSURE TREATED
CL6	-CEILING	IN (")	-INCH	PLYWD	-PLYWOOD TREATED
CL	-CENTERLINE	INCL	-INCLUDE	REQ'D	-REQUIRED
COL	-COLUMN	INFO	-INFORMATION	RM	-ROOM
CONC	-CONCRETE	ID	-INSIDE DIAMETER	RES	-RESIDENTIAL
CONT	-CONTINUOUS	INSUL	-INSULATION	RS	-RISERS
COMM	-COMMERCIAL	INT	-INTERIOR	RD & SH	-ROD & SHELF
CRS	-COURSE	INT	-INTERIOR	S	-SOUTH
DL	-DEAD LOAD	JT	-JOINT	SKYLT	-SKYLIGHT
DIA	-DIAMETER	JST5	-JOISTS	SH	-SHELF
DBL	-DOUBLE	LT	-LIGHT	SHS	-SHELVES
DN	-DOWN	LL	-LIVE LOAD	STOR	-STORAGE
DWG	-DRAWINGS	LL	-LIVE LOAD	STL	-STEEL
DIM	-DIMENSION	MFR	-MANUFACTURER	SUSP	-SUSPENDED
ELEG	-ELECTRIC	MAX	-MAXIMUM	SYN	-SYNTHETIC
EXP	-EXPANSION	MECH	-MECHANICAL	T.B.D.	-TO BE DETERMINED
EXT	-EXTERIOR	MTL	-METAL	TS	-TREADS
FT (')	-FEET	N	-NORTH	(TYP)	-TYPICAL
FIN	-FINISH	NTS	-NOT TO SCALE	T&G	-TONGUE & GROOVE
FLR	-FLOOR	NO	-NUMBER	V.I.F.	-VERIFY IN FIELD
I ST	-FIRST	OPNG	-OPENING	W	-WITH
FLUOR	-FLUORESCENT	O/A	-OVERALL	W/O	-WITHOUT

**TABLE N1102.4.1.1 (402.4.1.1) AIR BARRIER AND INSULATION INSTALLATION**

COMPONENT	AIR BARRIER CRITERIA	INSULATION INSTALLATION CRITERIA
General requirements	A continuous air barrier shall be installed in the building envelope. The exterior thermal envelope contains a continuous air barrier. Breaks or joints in the air barrier shall be sealed.	Air-permeable insulation shall not be used as a sealing material.
Ceiling/attic	The air barrier in any dropped ceiling/soffit shall be aligned with the insulation and any gaps in the air barrier sealed. Access openings, drop down stairs or knee wall doors to unconditioned attic spaces shall be sealed.	The insulation in any dropped ceiling/soffit shall be aligned with the air barrier.
Walls	The junction of the foundation and sill plate shall be sealed. The junction of the top plate and the top of exterior walls shall be sealed. Knee walls shall be sealed.	Cavities within corners and headers of frame walls shall be insulated by completely filling the cavity with a material having a thermal resistance of R-3 per inch minimum. Exterior thermal envelope insulation for framed walls shall be installed in substantial contact and continuous alignment with the air barrier.
Windows, skylights and doors	The space between window/door jambs and framing, and skylights and framing shall be sealed.	
Rim joists	Rim joists shall include the air barrier.	Rim joists shall be insulated.
Floors (including above garage and cantilevered floors)	The air barrier shall be installed at any exposed edge of insulation.	Floor framing cavity insulation shall be installed to maintain permanent contact with the underside of subfloor decking, or floor framing cavity insulation shall be permitted to be in contact with the top side of sheathing, or continuous insulation installed on the underside of floor framing, and extends from the bottom to the top of all perimeter floor framing members.
Crawl space walls	Exposed earth in unvented crawl spaces shall be covered with a Class 1 vapor retarder with overlapping joints taped.	Where provided instead of floor insulation, insulation shall be permanently attached to the crawl space walls.
Shafts, penetrations	Duct shafts, utility penetrations, and flue shafts opening to exterior or unconditioned space shall be sealed.	
Narrow cavities		Batts in narrow cavities shall be cut to fit, or narrow cavities shall be filled by insulation that on installation readily conforms to the available cavity space.
Garage separation	Air sealing shall be provided between the garage and conditioned spaces.	
Recessed lighting	Recessed light fixtures installed in the building thermal envelope shall be sealed to the drywall.	Recessed light fixtures installed in the building thermal envelope shall be air-tight and IC rated.
Plumbing and wiring		Batt insulation shall be cut neatly to fit around wiring and plumbing in exterior walls, or insulation that on installation readily conforms to available space shall extend behind piping and wiring.
Shower/tub on exterior wall	The air barrier installed at exterior walls adjacent to showers and tubs shall separate them from the showers and tubs.	Exterior walls adjacent to showers and tubs shall be insulated.
Electrical/phone box on exterior walls	The air barrier shall be installed behind electrical or communication boxes or air-sealed boxes shall be installed.	
HVAC register boots	HVAC register boots that penetrate building thermal envelope shall be sealed to the subfloor or drywall. When required to be sealed, concealed fire sprinklers shall only be sealed in a manner that is recommended by the manufacturer. Caulking or other adhesive sealants shall not be used to fill voids between fire sprinkler cover plates and walls or ceilings.	
Concealed sprinklers		

a. In addition, inspection of log walls shall be in accordance with the provisions of ICC 400.



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**Revisions**

**Project**

NIEBEL RESIDENCE

**Client**

PROPERTY PRO

**Job Location:**

146 CAVERSHAM WOODS  
PITTSFORD, NEW YORK

**Drawing Title:**

COVER SHEET & NOTES

**Drawn**

TJM / SMK

**Checked By**

SLC

**Date**

JUNE 2021

**Job No.**

38445

**Sheet**

1 of 5



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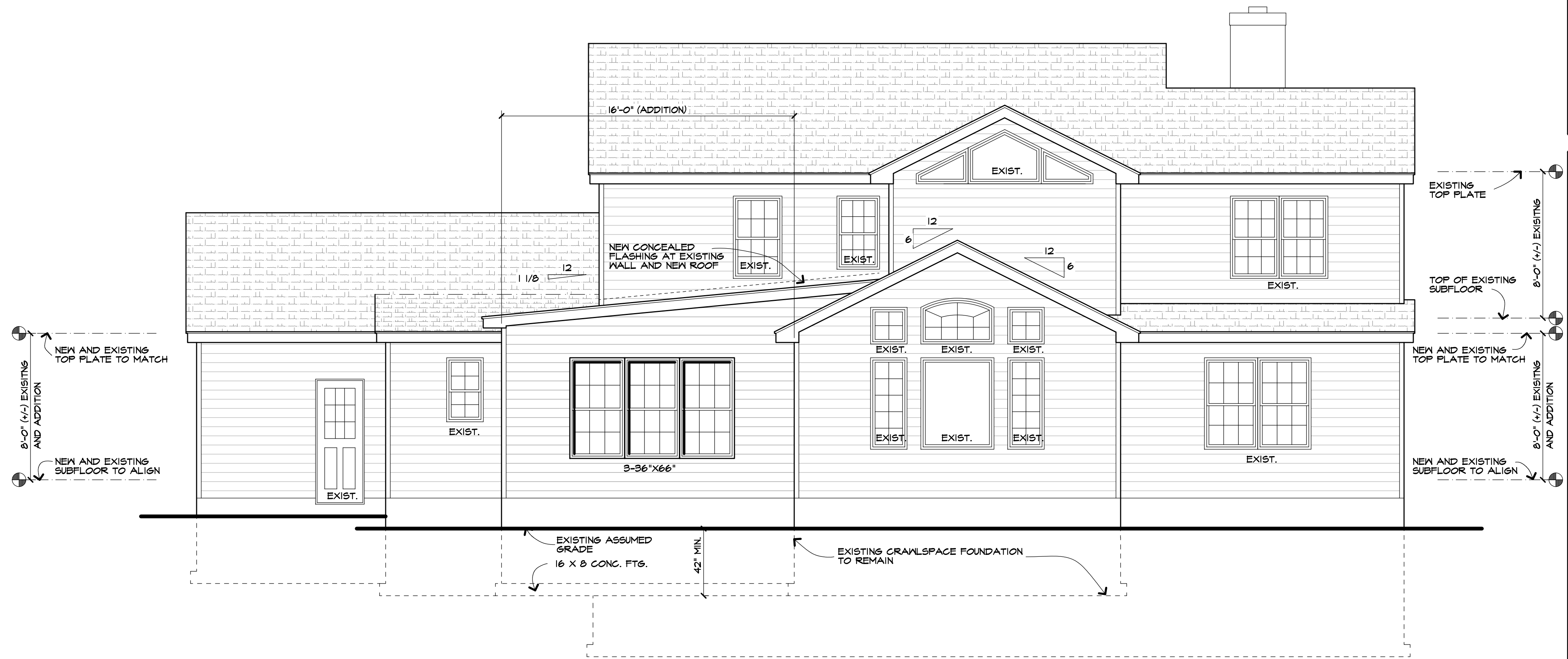
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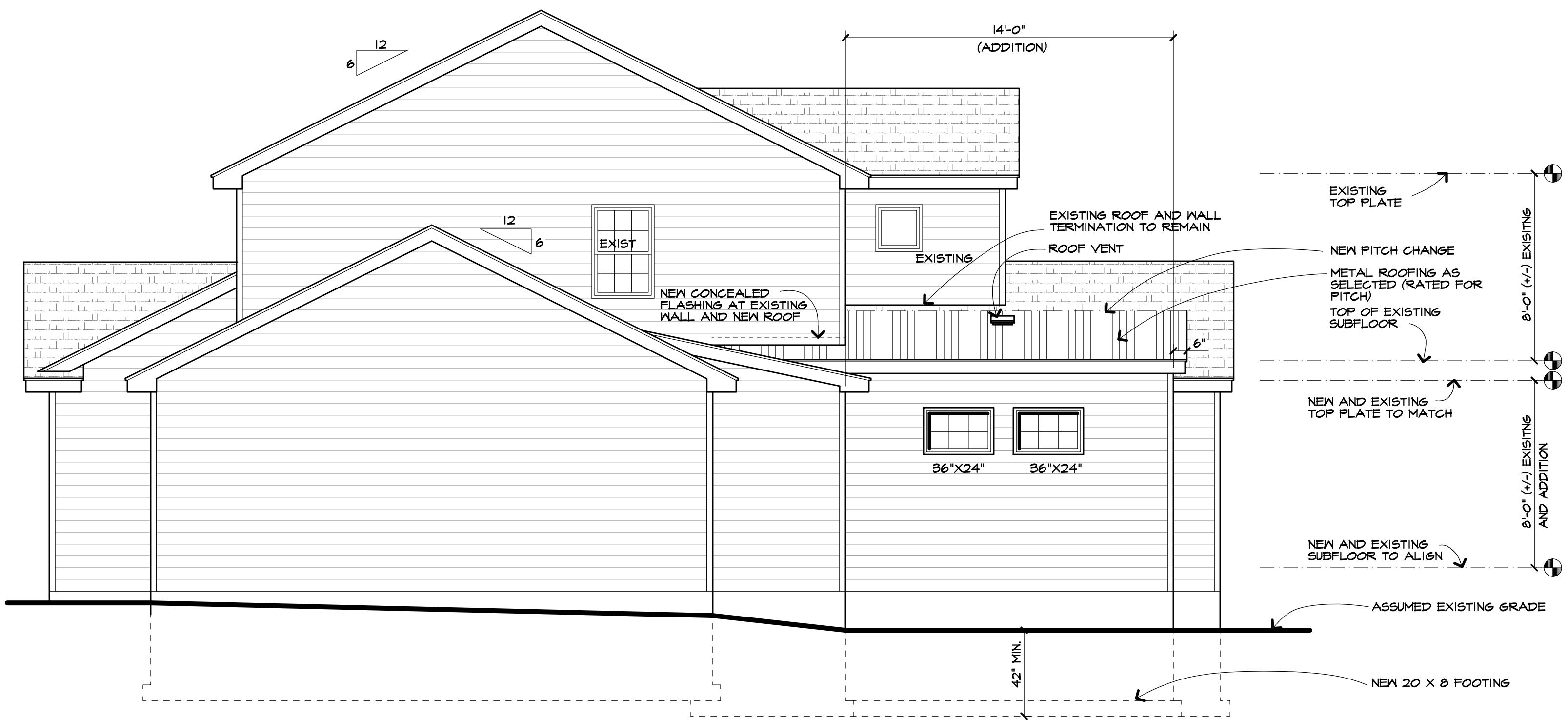
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**REAR ELEVATION**

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



**UNLESS OTHERWISE NOTED**

ROOFING:	ASPHALT / FIBERGLASS SHINGLES AS SELTD
ROOF VENTING:	ONE SQ.FT NET PER 300 SQ. FT. ATTIC SPACE (PER EXCEPTION IN R302.2 OF THE CODE)
FACIA:	ALUM WRAP 2X6 MATCH EXIST.
FRIEZEBOARDS:	N/A
CORNERBOARDS:	6"
CASINGS:	N/A
SIDING:	VINYL AS SELTD SIMILAR TO EXISTING V.I.F.
EAVE O/HANGS:	1'-0"
RAKE O/HANGS:	6"
FOOTING DEPTH:	3'-6" BELOW GRADE
PLATE HEIGHT:	FIRST FLOOR: 8'-0" (+/-) V.I.F. SECOND FLOOR: 8'-0" (+/-) V.I.F.
WINDOW R.O. HEIGHT:	FIRST FLOOR: 6'-10 1/2" SECOND FLOOR: 6'-10 1/2"
WINDOW MFR:	"VINYL TO BE DETERMINED" LOW E - MAX U VALUE = 0.30

**RIGHT SIDE ELEVATION**

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

Revisions	
Project	NIEBEL RESIDENCE
Client	PROPERTY PRO
Job Location	146 CAVERSHAM WOODS PITTSFORD, NEW YORK
Drawing Title	ELEVATIONS
Drawn	TJM / SMK
Checked By	SLC
Date	JUNE 2021
Job No.	38445
Sheet	2 of 5

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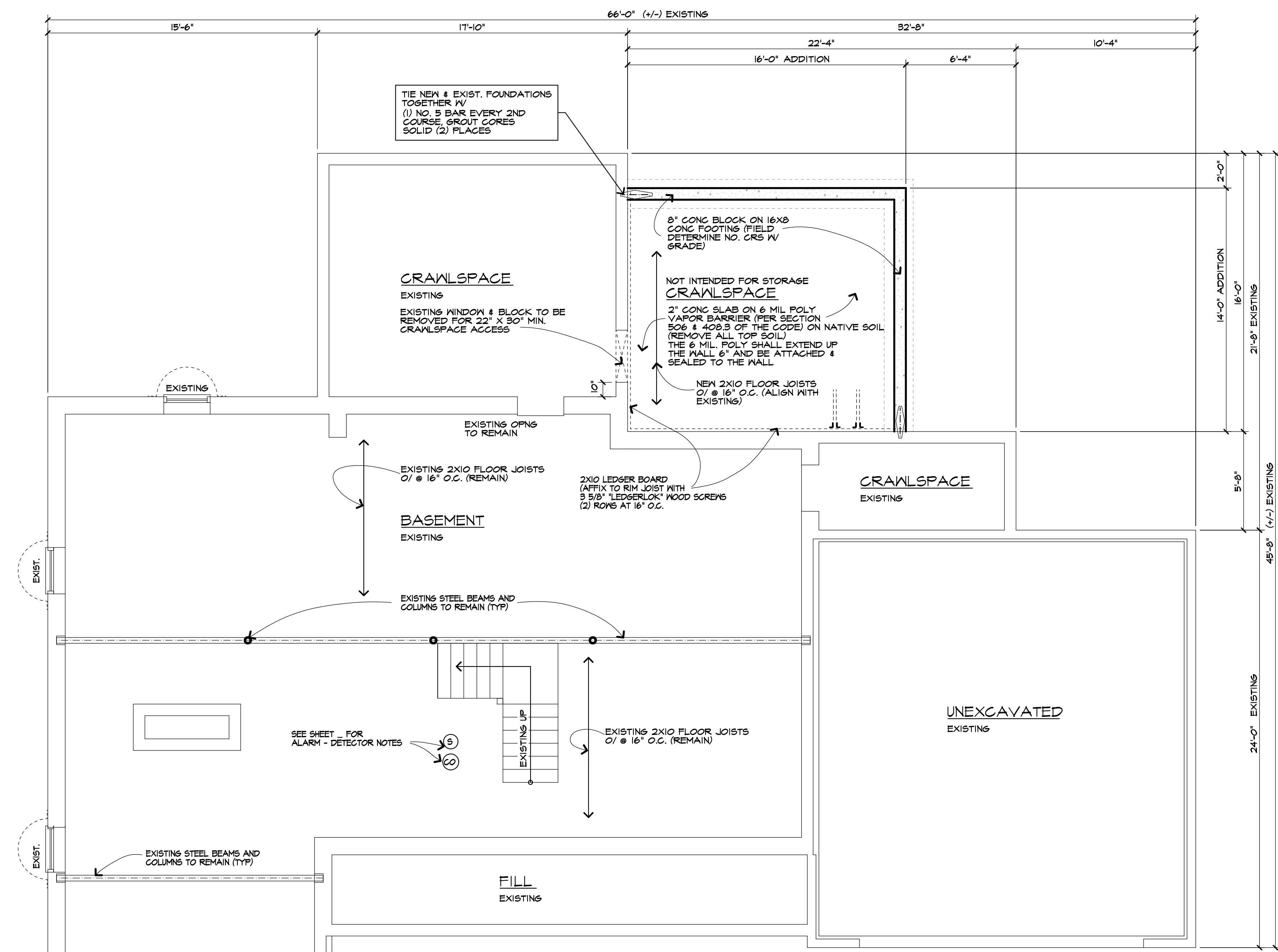
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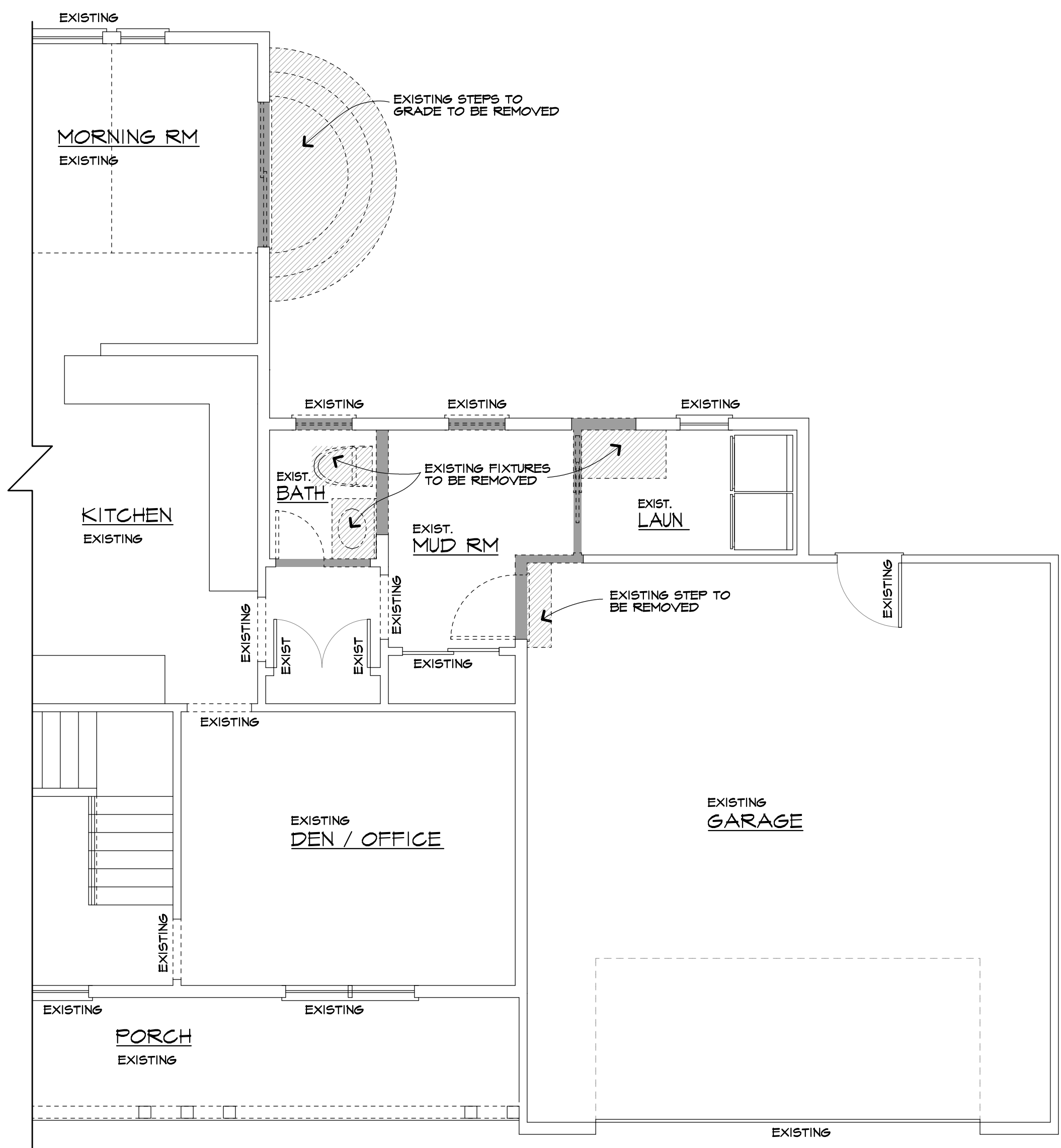
- DOUBLE FLOOR JOISTS UNDER ALL PARALLEL WALLS 48" OR LONGER
- CONTRACTOR SHALL INSTALL SMOKE & CARBON MONOXIDE DETECTORS TO COMPLY WITH CURRENT CODE
- ALL EXTERIOR FLOOR CANTILEVERS SHALL RECEIVE 1/2" DURAPLY (OR EQUAL) FINISH AT UNDERSIDE FULL DEPTH RIM JOIST, AND SOLID BLOCKING AT SUPPORT WALL.
- INSTALL MID-SPAN CROSS BRIDGING AT FLOOR JOIST SPANS UP TO 14'-0" & INSTALL CROSS BRIDGING AT 1/3 POINTS FOR SPANS OVER 14'-0"
- INSTALL HANDRAIL & GUARDS AT STAIR PER SECTIONS R311.7.3-R311.2.2 AND R-312 OF 2020 CODE.
- LVL AND TJI PRODUCTS, ACCESSORIES, AND CONNECTION DETAILS SHALL CONFORM TO MANUF'S SPECIFICATIONS, AND PRODUCT LITERATURE. (DESIGN 'E' = 2,000,000)
- HEATING AND COOLING EQUIPMENT EFFICIENCY RATING SHALL BE IN ACCORDANCE WITH R403.1 OF THE ENERGY CODE.
- WOOD FLOOR ASSEMBLIES USING DIMENSION LUMBER OR STRUCTURAL COMPOSITE LUMBER EQUAL OR GREATER THAN 2-INCH BY 10 INCH NOMINAL DIMENSIONS OR OTHER APPROVED FLOOR ASSEMBLIES DEMONSTRATING EQUIVALENT FIRE PERFORMANCE SHALL NOT REQUIRE TO BE FIRE-RESISTANCE RATED SECTION R502.1.5



ADDITION AND EXISTING  
**BASEMENT & FOUNDATION PLAN**  
SCALE: 1/4" = 1'-0"  
EXISTING (12) BLOCK COURSE BASEMENT

Revisions	
Project	NIEBEL RESIDENCE
Client	PROPERTY PRO
Job Location	146 CAVERS HAM WOODS PITTSFORD, NEW YORK
Drawing Title	BASEMENT PLAN
Drawn	TJM / SMK
Checked By	SLC
Date	JUNE, 2021
Job No.	38445
Sheet	3 of 5

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DEMOLITION AND PARTIAL EXISTING  
**FIRST FLOOR PLAN**

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

**WALL LEGEND**  
UNLESS OTHERWISE NOTED

- EXISTING FIXTURES TO BE REMOVED
- EXISTING WALLS TO REMAIN
- EXISTING WALLS TO BE REMOVED

**HEADER SCHEDULE**  
UNLESS OTHERWISE NOTED

OPENING	2X6 WALL	2X4 WALL
UP TO 5'-0"	(3) 2X6	(2) 2X6
6'-0"	(3) 2X10	(2) 2X10
7'-0"	(3) 2X10	(2) 2X10
8'-0"	(3) 2X12	(2) 2X12

NOTE:  
PROVIDE (2) 1/2" PLYWOOD GUSSETS - 2X6 WALL  
PROVIDE (1) 1/2" PLYWOOD GUSSET-2X4 WALL

**WALL LEGEND**

- 2X4 STUDS AT 16" O.C.
- 2X6 STUDS AT 16" O.C.
- EXISTING WALLS TO REMAIN
- INFILL OPENING TO MATCH EXISTING ADJACENT ASSEMBLY
- LUMBER IN DIRECT CONTACT WITH MASONRY SHALL BE PRESS. TREATED
- PROVIDE (3) STUDS SOLID WHERE SHOWN W/ SOLID BLK'S TO BELOW

CONTRACTOR SHALL INSTALL SMOKE, HEAT & CARBON MONOXIDE ALARM / DETECTOR TO COMPLY WITH SECTIONS R314 & R315 OF THE CODE AND 915 OF THE FIRE CODE.

- (S) : SMOKE DETECTOR
- (CO) : CARBON MONOXIDE DETECTOR

**R314.3 SMOKE DETECTOR LOCATION**  
SMOKE DETECTORS REQUIRED IN EVERY BEDROOM AND OUTSIDE EACH SEPARATE SLEEPING AREA AND AT LEAST ONE ON EACH STORY INCLUDING THE BASEMENT.

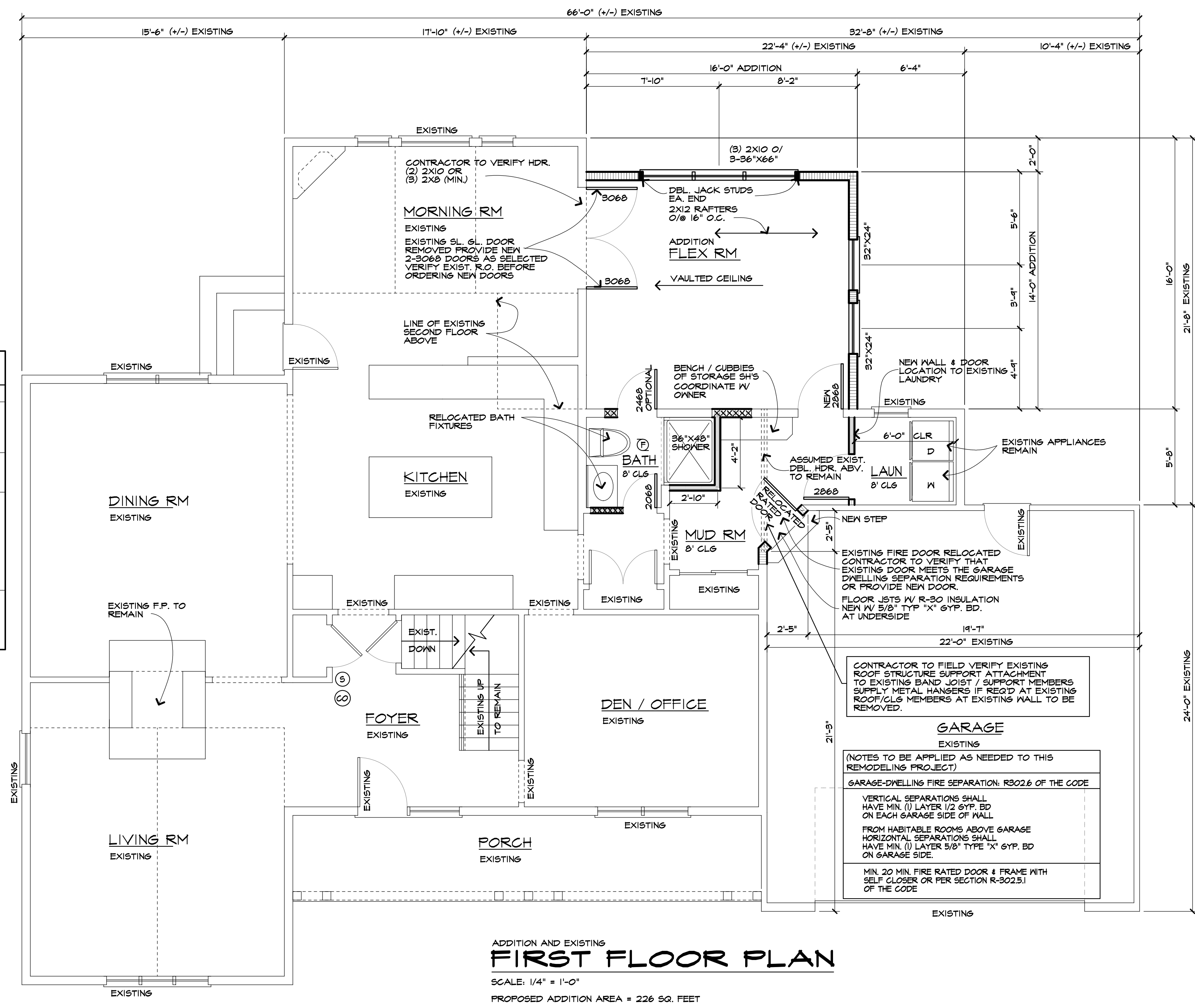
**R314.4 INTERCONNECTION - EXCEPTION:**  
INTERCONNECTION OF SMOKE ALARMS IN EXISTING AREAS SHALL NOT BE REQUIRED WHERE ALTERATIONS OR REPAIRS DO NOT RESULT IN REMOVAL OF INTERIOR WALL OR CEILING FINISHES EXPOSING THE STRUCTURE, UNLESS THERE IS AN ATTIC, CRAWL SPACE OR BASEMENT AVAILABLE THAT COULD PROVIDE ACCESS FOR INTERCONNECTION WITHOUT THE REMOVAL OF INTERIOR FINISHES

**R315.3 CARBON MONOXIDE ALARM LOCATIONS**  
OUTSIDE EA. SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS, WHERE A FUEL-BURNING APPLIANCE IS LOCATED WITHIN A BEDROOM OR ITS ATTACHED BATHROOM, A CARBON MONOXIDE ALARM SHALL BE INSTALLED WITHIN THE BEDROOM

**R315.4 & 315.6.4 COMBINATION ALARMS,** COMBINATION CARBON MONOXIDE AND SMOKE ALARMS SHALL BE PERMITTED TO BE USED IN LIEU OF SMOKE OR CARBON MONOXIDE ALARMS.

UNLESS OTHERWISE NOTED ON PLAN, FIRST FLOOR PLATE HEIGHT SHALL BE 8'-0" (+/-) ABOVE TOP OF SUBFLOOR, V.I.F.

- DOUBLE FLOOR JOISTS UNDER ALL PARALLEL WALLS 48" OR LONGER
- CONTRACTOR SHALL INSTALL SMOKE, HEAT AND CARBON MONOXIDE DETECTORS TO COMPLY WITH CURRENT NYS CODES
- INSTALL MID-SPAN CROSS BRIDGING AT FLOOR JOIST SPANS UP TO 14'-0" & INSTALL CROSS BRIDGINGS AT 1/3 POINTS FOR SPANS OVER 14'-0"
- INSTALL HANDRAIL & GUARDS AT STAIR PER SECTIONS R311.1.8-R311.1.2 AND R-312 OF THE CODE
- L.V.L. AND T.J.I. PRODUCTS, ACCESSORIES, AND CONNECTION DETAILS SHALL CONFORM TO MFR SPECIFICATIONS, AND PRODUCT LITERATURE. (DESIGN "E" = 2,000,000)
- PER R312 WINDOW FALL PROTECTION SHALL BE PROVIDED IN ACCORDANCE WITH SECTIONS R312.1 AND R312.2. WINDOW MANUFACTURER/SUPPLIER & CONTRACTOR SHALL BE RESPONSIBLE FOR CONFORMITY



Revisions

Project: NIEBEL RESIDENCE

Client: PROPERTY PRO

Job Location: 146 CAVERS HAM WOODS PITTSFORD, NEW YORK

Drawing Title: FIRST FLOOR PLAN

Drawn: TJM / SMK  
Checked By: SLC

Date: JUNE 2021

Job No: 38445

Sheet: 4 of 5

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Revisions

Project: NIEBEL RESIDENCE

Client: PROPERTY PRO

Job Location: 146 CAVERS HAM WOODS  
PITTSFORD, NEW YORK

Drawing Title: SECOND FLOOR PLAN & TYPICAL SECTION

Drawn: TJM / SMK Checked By: SLG

Date: JUNE 2021

Job No: 38445

Sheet: 5 of 5

CONTRACTOR SHALL INSTALL SMOKE, HEAT & CARBON MONOXIDE ALARM / DETECTOR TO COMPLY WITH SECTIONS R314 & R315 OF THE CODE AND 915 OF THE FIRE CODE.

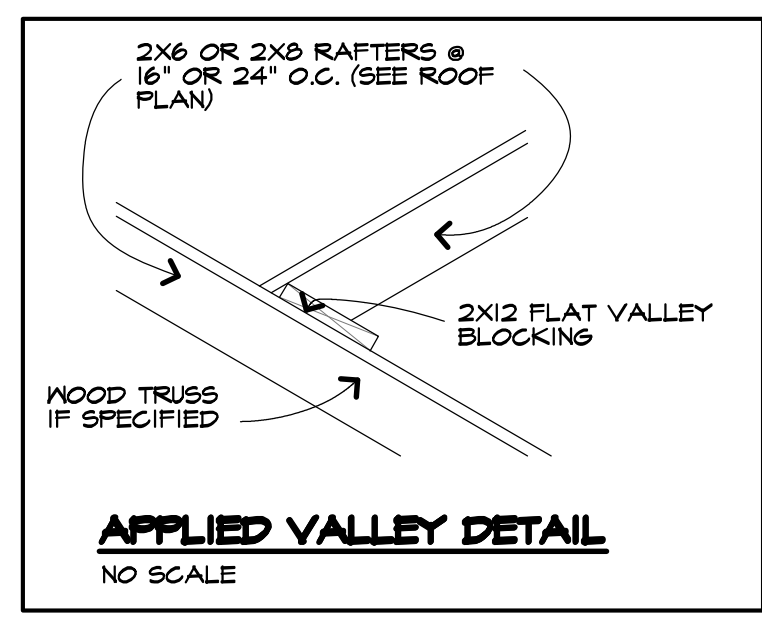
Ⓢ : SMOKE DETECTOR  
Ⓞ : CARBON MONOXIDE DETECTOR

**R314.3 SMOKE DETECTOR LOCATION**  
SMOKE DETECTORS REQUIRED IN EVERY BEDROOM AND OUTSIDE EACH SEPARATE SLEEPING AREA AND AT LEAST ONE ON EACH STORY INCLUDING THE BASEMENT.

**R314.4 INTERCONNECTION - EXCEPTION:**  
INTERCONNECTION OF SMOKE ALARMS IN EXISTING AREAS SHALL NOT BE REQUIRED WHERE ALTERATIONS OR REPAIRS DO NOT RESULT IN REMOVAL OF INTERIOR WALL OR CEILING FINISHES EXPOSING THE STRUCTURE UNLESS THERE IS AN ATTIC, CRAWL SPACE OR BASEMENT AVAILABLE THAT COULD PROVIDE ACCESS FOR INTERCONNECTION WITHOUT THE REMOVAL OF INTERIOR FINISHES.

**R315.3 CARBON MONOXIDE ALARM LOCATIONS**  
OUTSIDE EA. SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS, WHERE A FUEL-BURNING APPLIANCE IS LOCATED WITHIN A BEDROOM OR ITS ATTACHED BATHROOM, A CARBON MONOXIDE ALARM SHALL BE INSTALLED WITHIN THE BEDROOM.

**R315.4 & 915.6.4 COMBINATION ALARMS,** COMBINATION CARBON MONOXIDE AND SMOKE ALARMS SHALL BE PERMITTED TO BE USED IN LIEU OF SMOKE OR CARBON MONOXIDE ALARMS.



**UNLESS NOTED OTHERWISE**

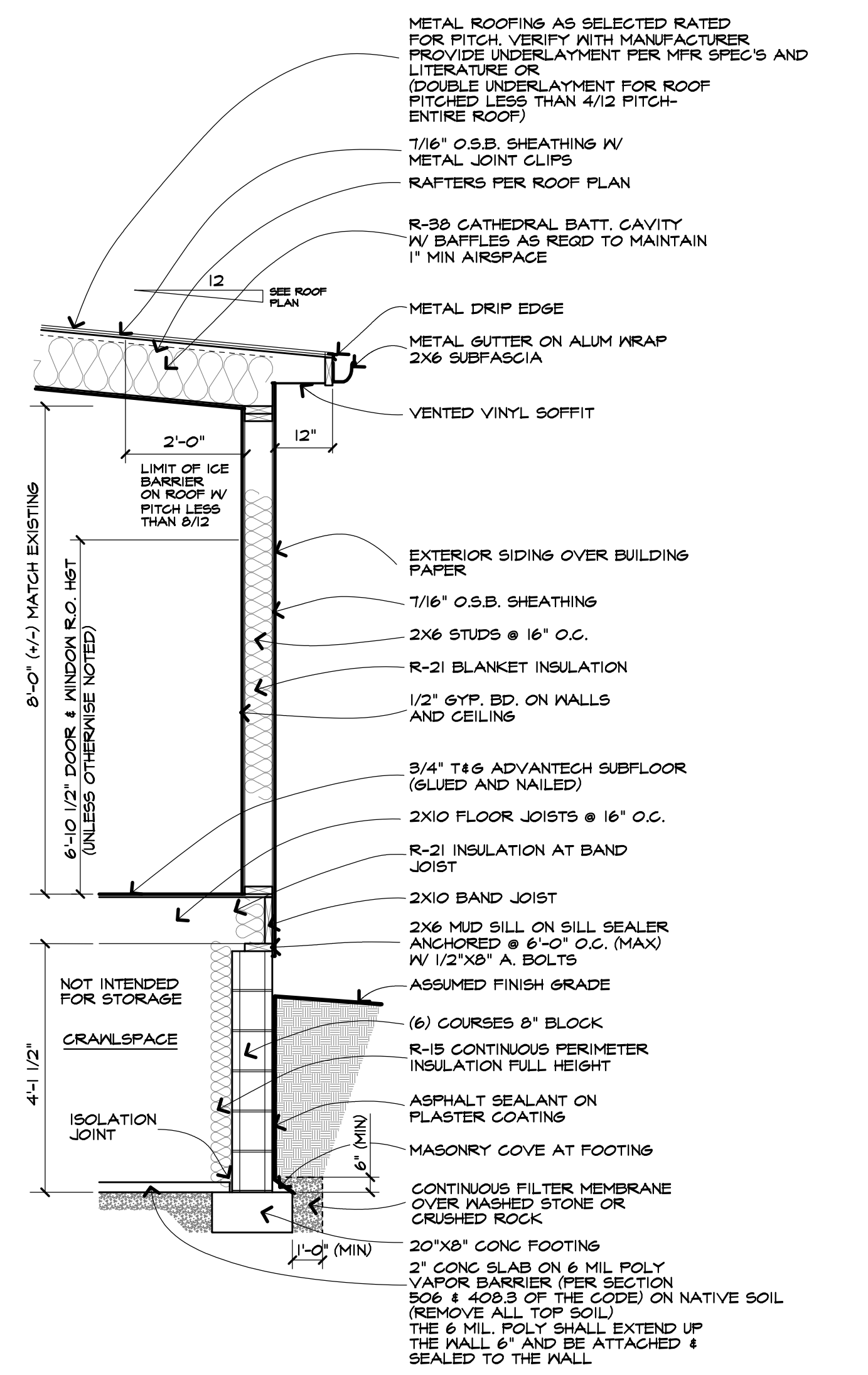
RI → 2X12 RAFTERS AT 16" O.C. WITH PITCH NOTED

EX → EXISTING ROOF STRUCTURE WITH PITCH NOTED (ASSUMED)

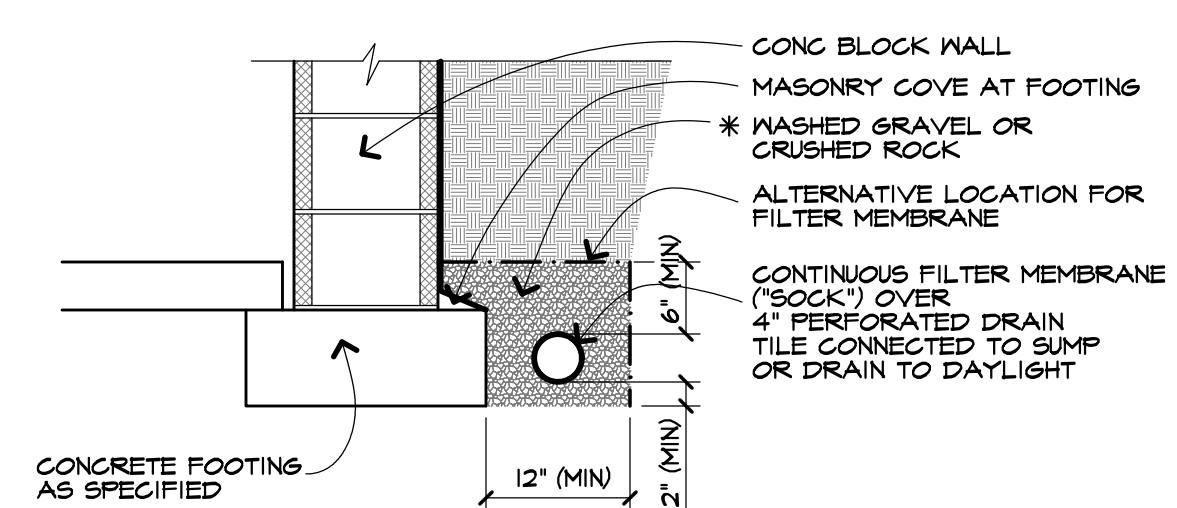
EAVE OVERHANGS SHALL BE 1'-0" (+/-) MATCH EXISTING

RAKE OVERHANGS SHALL BE 0'-6" (+/-) MATCH EXISTING

INSTALL ICE BARRIER ON ROOF TO COMPLY WITH SECTION 1507.1.2 OF THE CODE

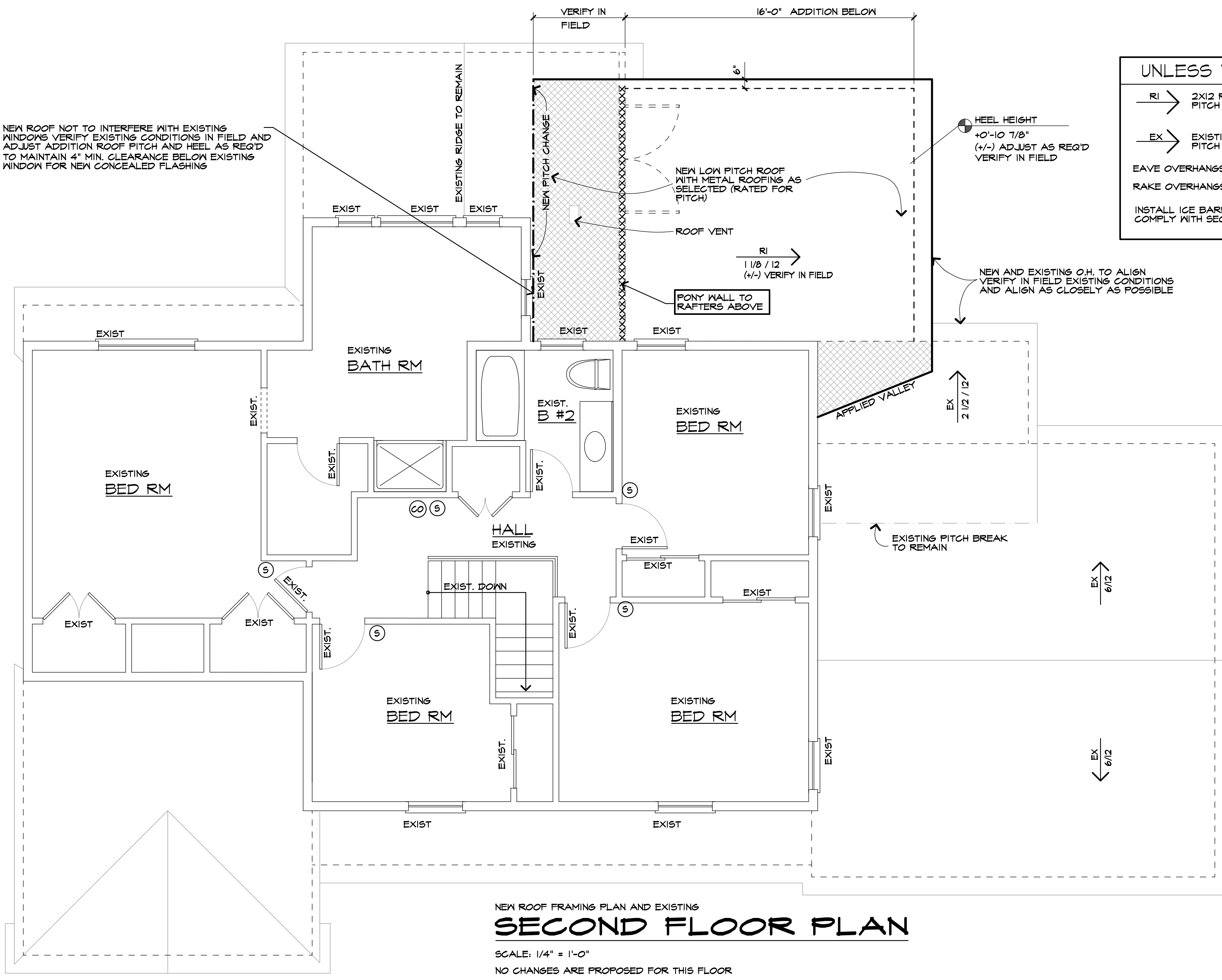


**TYPICAL WALL SECTION**  
SCALE: 1/2" = 1'-0"



REQ'D IF CRAWLSPACE IS USED FOR STORAGE  
**DRAIN TILE DETAIL**  
SCALE: 3/4" = 1'-0"  
WASHED GRAVEL OR CRUSHED ROCK SHALL NOT BE LESS THAN ONE SIEVE SIZE LARGER THAN THE TILE JOINT OPENING OR PERFORATION.

NEW ROOF NOT TO INTERFERE WITH EXISTING WINDOWS VERIFY EXISTING CONDITIONS IN FIELD AND ADJUST ADDITION ROOF PITCH AND HEEL AS REQ'D TO MAINTAIN 4" MIN. CLEARANCE BELOW EXISTING WINDOW FOR NEW CONCEALED FLASHING



NEW ROOF FRAMING PLAN AND EXISTING  
**SECOND FLOOR PLAN**  
SCALE: 1/4" = 1'-0"  
NO CHANGES ARE PROPOSED FOR THIS FLOOR





