

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

**HISTORIC PRESERVATION DISCUSSION**

**APPLICATION FOR CERTIFICATE OF APPROPRIATENESS - RETURNING**

- **3001 Monroe Avenue**  
The Applicant is requesting a Certificate of Appropriateness, pursuant to Code Section 185-196, for the expansion of an outdoor patio. This property is zoned MATZ – Monroe Avenue Transitional Zone and is designated historic.

**APPLICATION FOR CERTIFICATE OF APPROPRIATENESS**

- **682 Stone Road**  
The Applicant is requesting a Certificate of Appropriateness, pursuant to Code Section 185-196, for the construction of an oversized accessory structure on the property of a designated historic home.

**RESIDENTIAL APPLICATION FOR REVIEW**

- **45 Country Club Drive**  
The Applicant is requesting design review for the addition to an existing home. The additions will be off each side of the property as well as the back.
- **3 Summers Circle**  
The Applicant is requesting design review for the construction of an approximately 144 SF 3 season room off the back of the house.
- **9 High Street**  
The Applicant is requesting design review for the addition of a 220 SF addition off the detached garage.
- **97 Country Club Drive**  
The Applicant is requesting design review for the addition of an approximately 795 SF addition/renovation of the existing house as well as the addition of an approximately 500 SF garage.
- **7 Round Trail**  
The Applicant is requesting design review for the construction of approximately a 120 SF sunroom on the existing deck.
- **155 Sylvania Road**  
The Applicant is requesting design review for the addition of a third car garage off the side of the house as well as a pool cabana off the rear off the house.

**RESIDENTIAL APPLICATION FOR REVIEW – NEW HOMES**

- **35 Coventry Ridge**  
The Applicant is requesting design review for the construction of a two story single family home. The home will have a total living area of approximately 3005 square feet and located in the Coventry Ridge Subdivision.

**COMMERCIAL APPLICATION FOR REVIEW - SIGN**

- **3330 Monroe Avenue**  
The Applicant is requesting design review for the addition of two temporary business identification signs. The sign on the east side of the building will be approximately 41 square feet and the sign on the south side of the building will be approximately 92 squarefeet. The signs will be made with banner material and will display the "Kinecta" Logo.

**COMMERCIAL APPLICATION FOR REVIEW – WRIGHT HOUSE**

- **3524 East Avenue**  
The Applicant is requesting design review for the interior and exterior renovations to the Wright House.

**Design Review and Historic Preservation Board**  
**Minutes**  
**November 11, 2021**

**PRESENT**

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

**ALSO PRESENT**

Robert Koegel, Town Attorney; Bill Zink, Building Inspector; Susan Donnelly, Secretary to the Board

**ABSENT**

Kathleen Cristman, Leticia Fornataro

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

**HISTORIC PRESERVATION DISCUSSION**

Bonnie Salem discussed the East Burying ground signage. The new sign has not been delivered. The secondary sign located at the front fence line posted as part of an Eagle Scout project is approved to be relocated.

**RESIDENTIAL APPLICATION FOR REVIEW – NEW HOMES**

- **101 Coventry Ridge**

The Applicant is requesting design review for the construction of a two story single family home. The home will have a total living area of approximately 5418 square feet and located in the Coventry Ridge Subdivision.

Steve Maynard representing Coventry Ridge Building Corporation was present. This home is wooded on three sides, two sides belonging to the Town of Pittsford. The garage will be angled to the street.

Bonnie Salem commented that she appreciated the use of only two materials, vinyl siding and stone.

Paul Whitbeck moved to approve the application as submitted.

John Mitchell seconded.

All Ayes.

- **49 & 51 Skylight Trail**

The Applicant is requesting design review for the proposed construction of a new town home dwelling. The proposed building will consist of 2 attached single family dwellings sharing a common wall. Lot 27 (51 Skylight Trail) will be approximately 2000 sq. ft. and Lot 28 (49 Skylight Trail) will be 1987 sq. ft. The town homes will be located in the new Alpine Ridge development.

Bill Arieno, representing Morrell Builders, was present.

This is the first unit in the second section of Alpine Ridge subdivision. Mr. Arieno showed samples of materials being used.

The Board requested that in future submissions the map be highlighted on which home is being constructed.

Mr. Arieno reiterated that the colors are pre-chosen and the client/homeowner does not have control over the choice.



John Mitchell moved to accept the application as submitted.

David Wigg seconded.

All Ayes.

- **49 Van Voorhis Road**

The Applicant is requesting design review for the construction of a two story single family home. The home will have a total living area of approximately 2874 square feet.

John Grasize of Gerber Homes was present to discuss the application with the Board. The siding will be different textures in all one color with dark stone and a black roof. The timber detail in the gable and porch columns will be wood color. There will be a side load garage. This home is 150 ft. from the road.

The Board commented that the design would be more successful with more simple textures. Comments were also made regarding the relatively same size of the garage to the home.

Dirk Schneider moved to approve the application with the recommendation that the shingles siding be changed to board and batten.

John Mitchell seconded.

All Ayes.

#### **APPLICATION FOR CERTIFICATE OF APPROPRIATENESS**

- **3419 Clover Street**

The Applicant is returning to request a Certificate of Appropriateness, pursuant to Code Section 185-196, for the rear addition on a designated historic home. This property is zoned RN -Residential Neighborhood.

Dirk Schneider moved to open the Public Hearing.

The homeowner, Frank Dutko, was present.

Mr. Dutko is returning to amend his plan for changes to the exterior of his home. He is adding a door and two windows on the rear elevation second floor from the original approval of a sliding glass door.

The windows will be Anderson 200 series with the same mullion pattern as most of the existing windows on the home.

Wood siding that will removed will be repurposed on the exterior of the home.

There was no public comment.

Dirk Schneider moved to close the public hearing.

Bonnie Salem seconded.

All Ayes.

A resolution was moved by Board member Bonnie Salem, seconded by Board member John Mitchell, and was voted upon by members of the Board as follows:

Bonnie Salem	Aye
Paul Whitbeck	Aye
Kathleen Cristman	Absent
John Mitchell	Aye
Leticia Fornataro	Absent
David Wigg	Aye
Dirk Schneider	Aye

The granting of the Certificate of Appropriateness was made subject to the following specific condition:

a. All work is to be completed by November 30, 2022.

- **3001 Monroe Avenue**

The Applicant is requesting a Certificate of Appropriateness, pursuant to Code Section 185-196, for the expansion of an outdoor patio. This property is zoned MATZ – Monroe Avenue Transitional Zone and is designated historic.

Dirk Schneider opened the Public Hearing.

Aaron Malbone of Buckingham Properties was present. Kathy Mott of Monroe's Restaurant and Jillian Farrar were also in attendance. Monroe's Restaurant is looking to expand their existing patio, an additional 24 seats. A glass wall is proposed on the north side of the patio facing Monroe Avenue, similar to the one at Next Door Bar and Grill. The patio surface will be stamped concrete to match the existing. The size increase is 600 sq. ft.

The Board discussed whether there is a need for the glass wall and indicated a preference for increased landscaping or "green wall" around the patio area on the north and west sides.

Dirk Schneider called for public comment.

Joan (Declined to give last name) of 2520 Clover Street discussed her concerns that the increased patio would generate increased noise and light pollution. Dirk Schneider discussed that these are concerns best addressed directly to the Code Enforcement Officer at the Town of Pittsford, as the Design Review and Historic Preservation Board's role is to review design aspects. Robert Koegel, Town Attorney, stated that this Board has no control over her concerns and has no right to turn down the application based on her concerns.

Mr. and Mrs. Silver of 2534 Clover Street also discussed their concerns about additional noise that increased seating could present. Robert Koegel reiterated that the Design Review Board does not have control over these concerns, as it is not in their purview. They indicated that increased plantings would be appreciated despite the fact that as a Board member pointed out their property is above the area on a wooded hill.

Dirk Schneider moved to close the Public Hearing.

Bonnie Salem seconded.

All Ayes.

The Board held further discussion on the need for further landscaping. A wood fence was discussed but Kathy Mott indicated she does not want this.

Dirk Schneider indicated that the matching stamped concrete is in keeping with the existing. He recommended increased screening with the understanding that there will be no added lights or plugs to accommodate a sound system. Kathy Mott stated that there are no speakers in the area and bands are only allowed by Town permit.

David Wigg expressed preference for screening on all three sides of the patio. Ms. Mott said she could increase landscaping on two sides but the south side of the parking lot has mature trees.

John Mitchell stated that he has no opinion on the wall but felt it would be critical to see a more defined landscaping plan.

The Board determined that they would like to see a landscaping plan prior to making a decision since the project is not going under construction until Spring 2022.

The decision was made to hold this application open.

#### **REVIEW OF MINUTES OF OCTOBER 28, 2021 MEETING**

Bonnie Salem moved to accept the minutes of October 28, 2021 as written.

Paul Whitbeck seconded.

All Ayes.

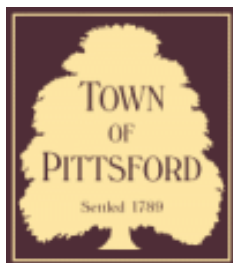
#### **ADJOURNMENT**

Dirk Schneider moved to close the meeting at 8:27 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 #  
**CA21-000008**

Phone: 585-248-6250

FAX: 585-248-6262

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

**Property Address:** 3001 Monroe Avenue ROCHESTER, NY 14618

**Tax ID Number:** 150.08-1-71.1

**Zoning District:** C Commercial

**Owner:** Monroe Clover Plaza LLC

**Applicant:** Monroe Clover Plaza LLC

#### 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 requesting a Certificate of Appropriateness, pursuant to Code Section 185-196, for the expansion of an outdoor patio. This property is zoned MATZ - Monroe Avenue Transitional Zone and is designated historic.

**Meeting Date:** December 9, 2021



**MONROE'S** NOW OPEN! **BAR & RESTAURANT**  
**SPRINGHOUSE COMMONS**

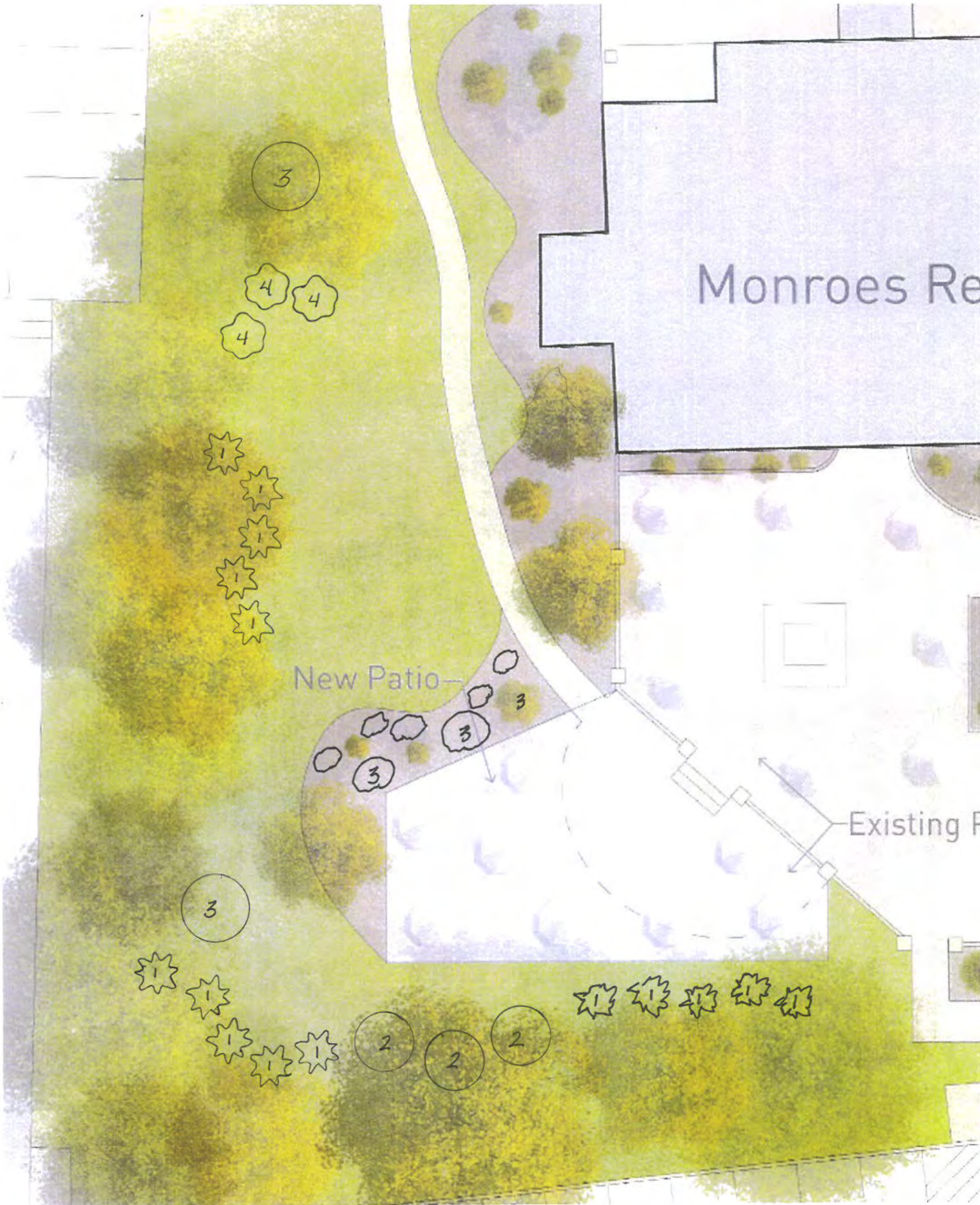
**BAKERY & CATERING**

NO PARKING  
ANY TIME



Restaurant West and South lot line plantings for sound and privacy buffer:

# on plan	Shrub/tree suggestion	Approx. Mature height
1	Upright pyramidal Yew(taxus) or Eastern Hemlock(both are evergreen)	10-20'
2	Oakleaf hydrangea	8'
3	Viburnum	8-10'
4	False cypress 'Soft Serve' pyramidal evergreen	10'





























# TOWN OF PITTSFORD

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

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

1. Property Address: 3001 Monroe Avenue Rochester, NY 14618

2. Tax Account Number: 16-1591452

3. Applicant's Name: Monroe Clover Plaza LLC

Address: 259 Alexander Street Phone: (585) 295-9500  
Street  
Rochester, NY 14607 E-mail: \_\_\_\_\_  
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: Buckingham Properties

Address: 259 Alexander Street Phone: (585) 797-3048  
Street  
Rochester, NY 14607 E-mail: AMalbone@buckprop.com  
City State Zip Code

7. Project Design Professional (if Available): HBT Architects

Address: 2 Elton Street Phone: (585) 510-2487  
Street  
Rochester, NY 14607 E-mail: mprattico@hbtarchitects.com  
City State Zip Code



8. Project Contractor (if Available): Buckingham Properties  
Address: 259 Alexander Street Phone: (585) 295-9500  
*Street*  
Rochester, NY 14607 E-mail: \_\_\_\_\_  
*City State Zip Code*

9. Present use of Property: Restuarant/Patio/Green space

10. Zoning District of Property: Commercial

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):

No exterior architectural improvements are being proposed.

- 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):

We are requesting an expansion of the existing slate patio to accommodate additional seating for 3001 Monroe Ave. Improvements will include removal of existing slate patio to be replaced with a new stamped concrete patio. A glass screen wall is proposed for screening on the north and west sides of the new expanded patio. The existing landscaping the south side of patio will remain undisturbed with new landscaping being installed adjacent to the new glass walls. New landscaped area will consist of decorative bushes. Please see additional photos and site plan as reference.

- 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).

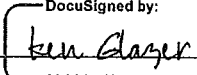
No interior improvements are proposed.

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

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

**Applicant Certification:**

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

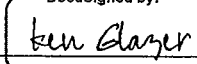
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 824CA950E34B453... Signature of applicant

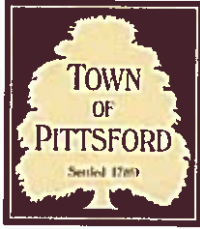
10/20/2021  
 Date

**Owner Consent:**

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

- Yes
- No

If Yes, owner's signature:   
 824CA950E34B453...



# TOWN OF PITTSFORD SITE PLAN AUTHORIZATION TO MAKE APPLICATION

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

*If the applicant is not the owner of the subject property, this form must be completed and signed by the owner.*

I, Monroe Clover Plaza LLC, the owner of the property located

at: 3001 Monroe Avenue, Rochester, NY 14618  
(Street) (Town) (Zip)

Tax Parcel # 150.08-1-71.1 do hereby authorize

Kathy Mott to make application to the

Town of Pittsford Planning Board, 11 South Main Street, Pittsford NY 14534 for the

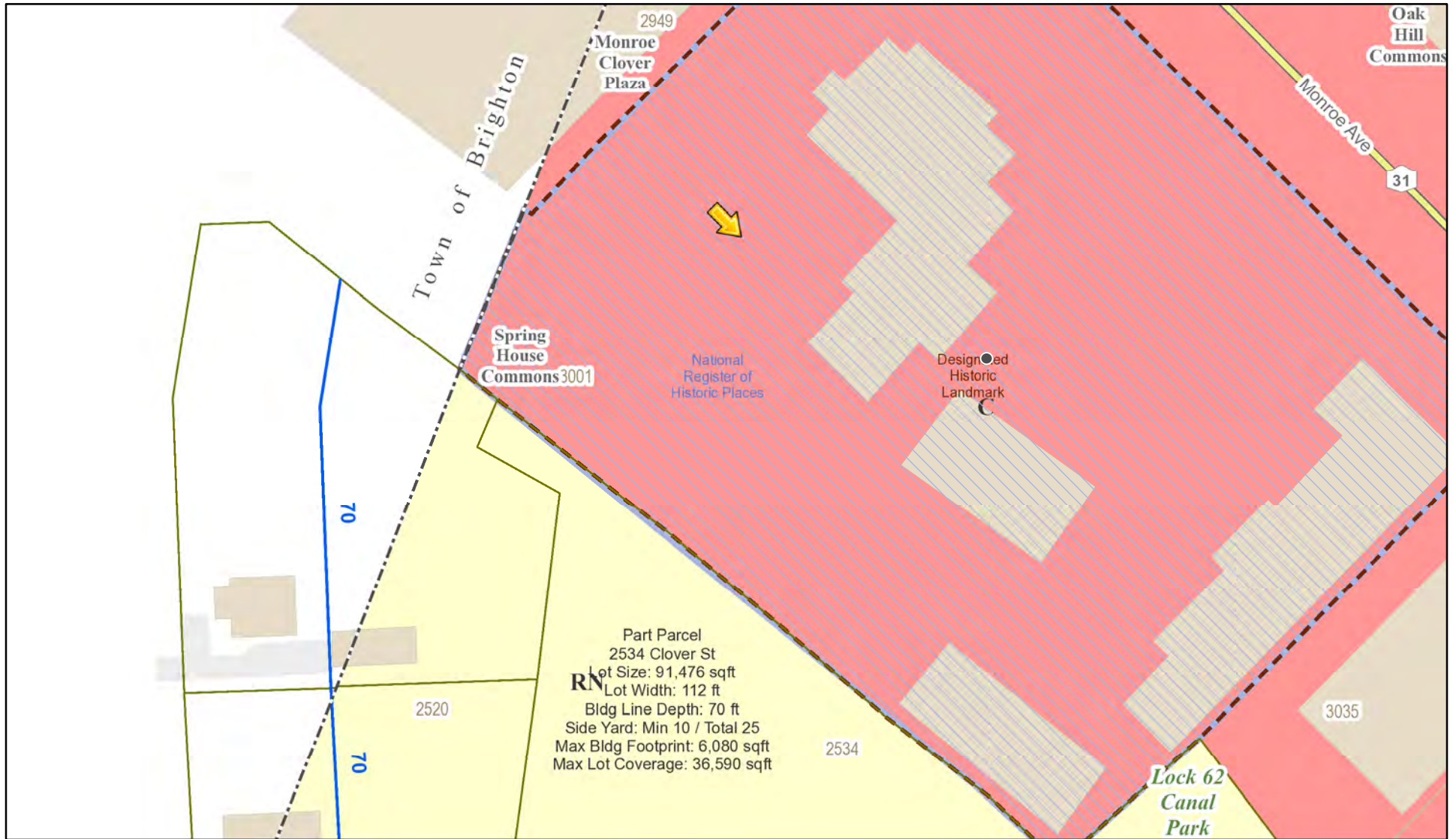
purpose(s) of expansion of existing outdoor patio space

[Handwritten Signature]  
Signature of Owner

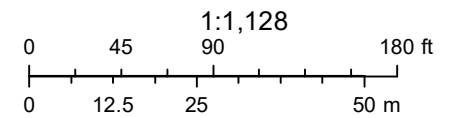
September 15, 2021  
Date



# RN Residential Neighborhood Zoning



Printed October 6, 2021



Town of Pittsford GIS

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Monroe & 2945 Monroe

31

Monroe Ave

Monroe & 3030 Monroe



Monroe Ave

31

Spring House



65

Clover St

Clover St

65

Bizmark Ln

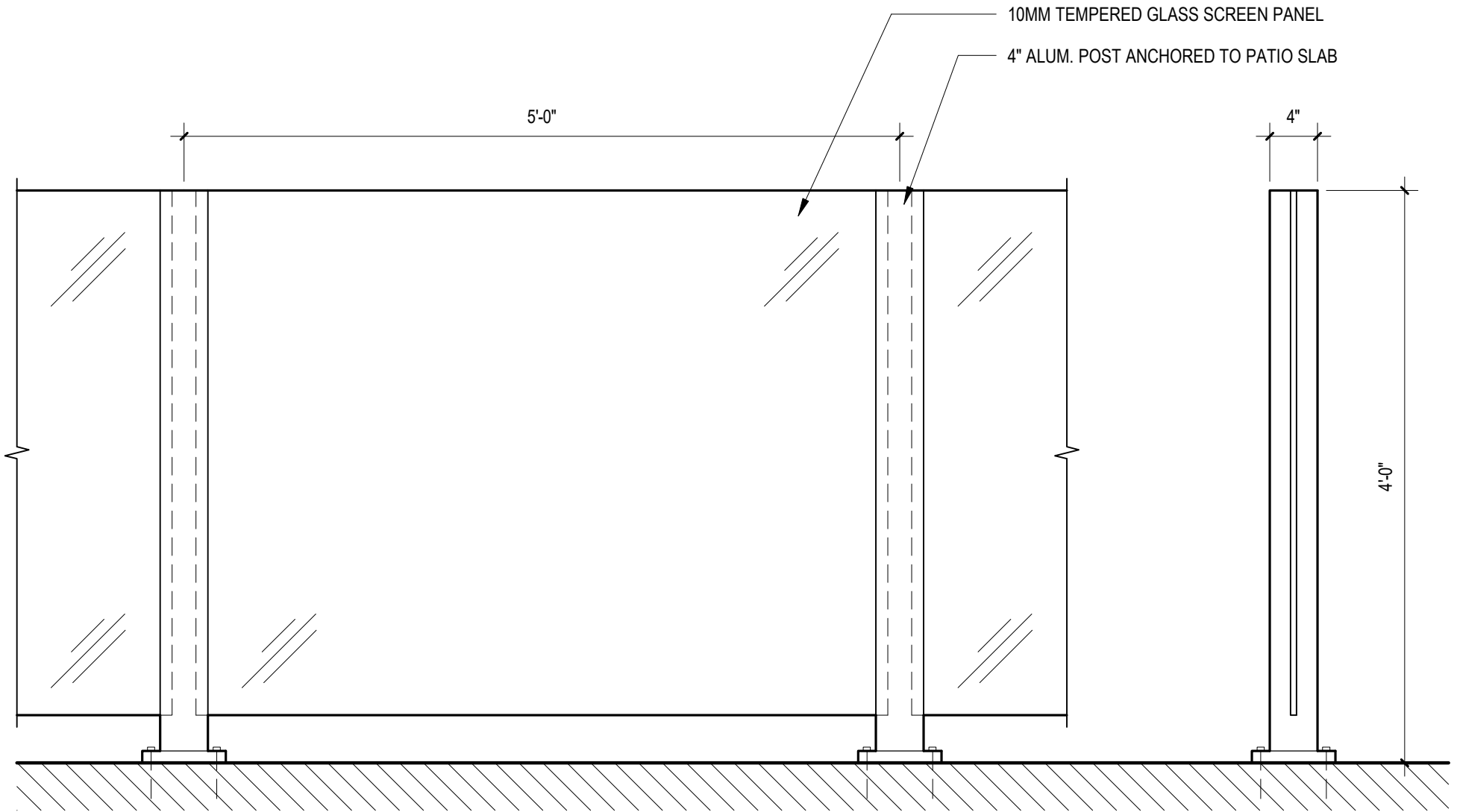




Monroe &

Monroe

Spring House









Buckingham Properties LLC  
259 Alexander Street | Rochester, NY 14607

P: (585) 295-9500 | F: (585) 295-9505  
[www.buckprop.com](http://www.buckprop.com)

# BUCKINGHAM PROPERTIES

Town of Pittsford  
Town Planning Board  
11 South Main Street  
Pittsford, NY 14534

**Re: Monroe's at the Spring House Outdoor Patio**

To whom it may concern;

This letter is in regard to the request for additional patio space and outdoor seating for Monroe's at the Spring House located at 3001 Monroe Avenue.

Currently, per the August 10, 2009 planning board resolution 56 seats for the outdoor patio space are allowed. We are requesting an additional 24 seats to be allowed as well as the expansion of the existing patio space. Please see the attached seating and landscaping plan as reference for this request. We are planning to use the same materials and finishes as to match the existing outdoor patio space.

Thank you for your time and attention on this matter. Any questions or for further information regarding this matter please do not hesitate to contact me directly at 585- 797-3048 or [amalbone@buckprop.com](mailto:amalbone@buckprop.com)

Respectfully,

*AARON MALBONE*

Aaron Malbone

VP of Construction and Development

Buckingham Properties LLC



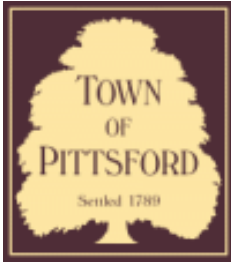












## Town of Pittsford

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

Permit #  
**CA21-000010**

Phone: 585-248-6250

FAX: 585-248-6262

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

**Property Address:** 682 Stone Road PITTSFORD, NY 14534

**Tax ID Number:** 163.16-1-24

**Zoning District:** RN Residential Neighborhood

**Owner:** Goldman, Richard A

**Applicant:** Goldman, Richard A

#### Application Type:

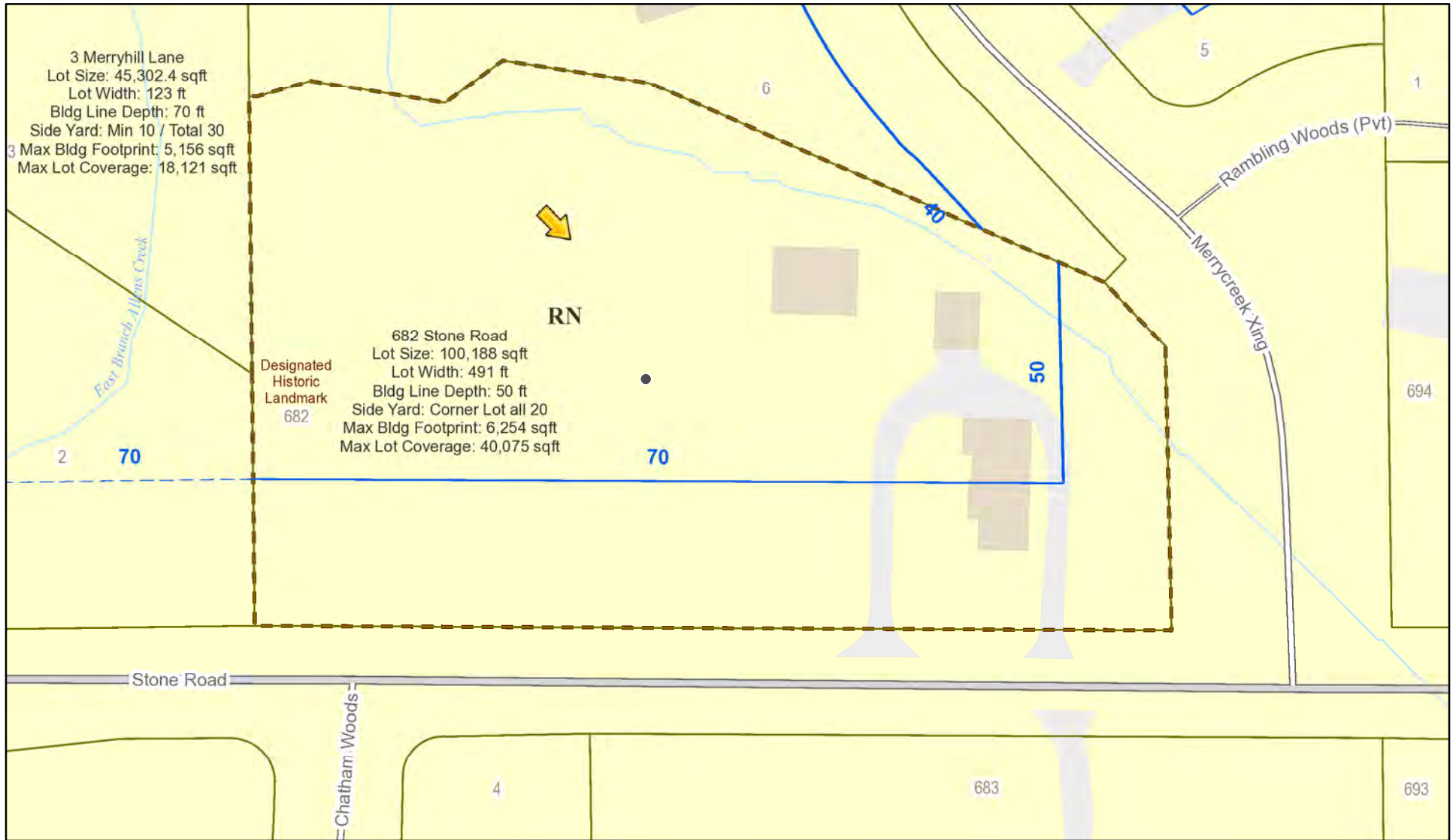
- |  |   |
|--|---|
| <input type="checkbox"/> Residential Design Review<br>§185-205 (B)             | <input type="checkbox"/> Build to Line Adjustment<br>§185-17 (B) (2)            |
| <input type="checkbox"/> Commercial Design Review<br>§185-205 (B)              | <input type="checkbox"/> Building 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 requesting a Certificate of Appropriateness, pursuant to Code Section 185-196, for the construction of an oversized accessory structure on the property of a designated historic home.

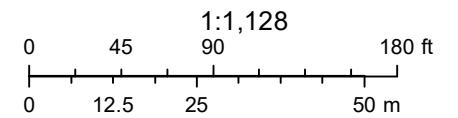
**Meeting Date:** December 09, 2021



# RN Residential Neighborhood Zoning



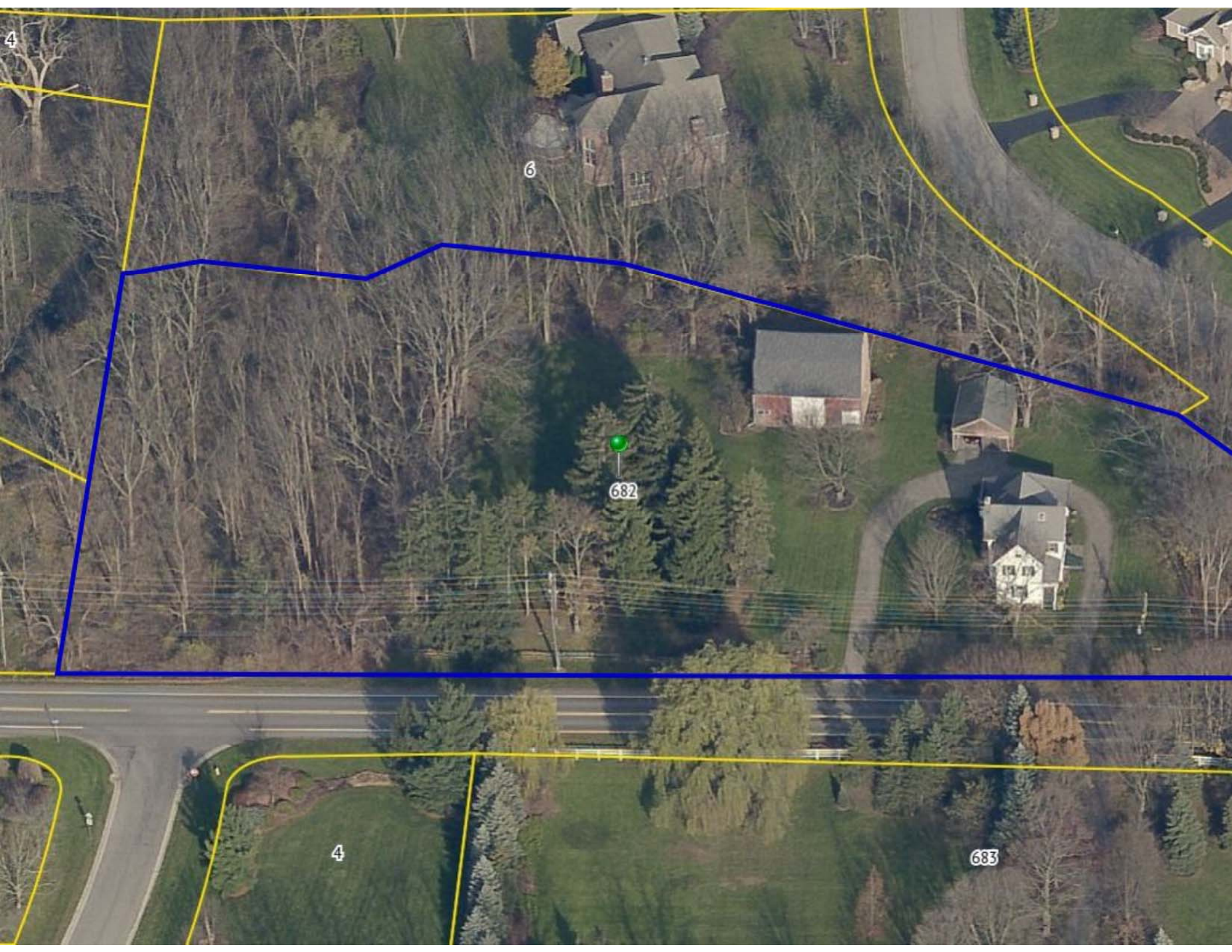
Printed November 22, 2021



Town of Pittsford GIS

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4

6

682

4

683

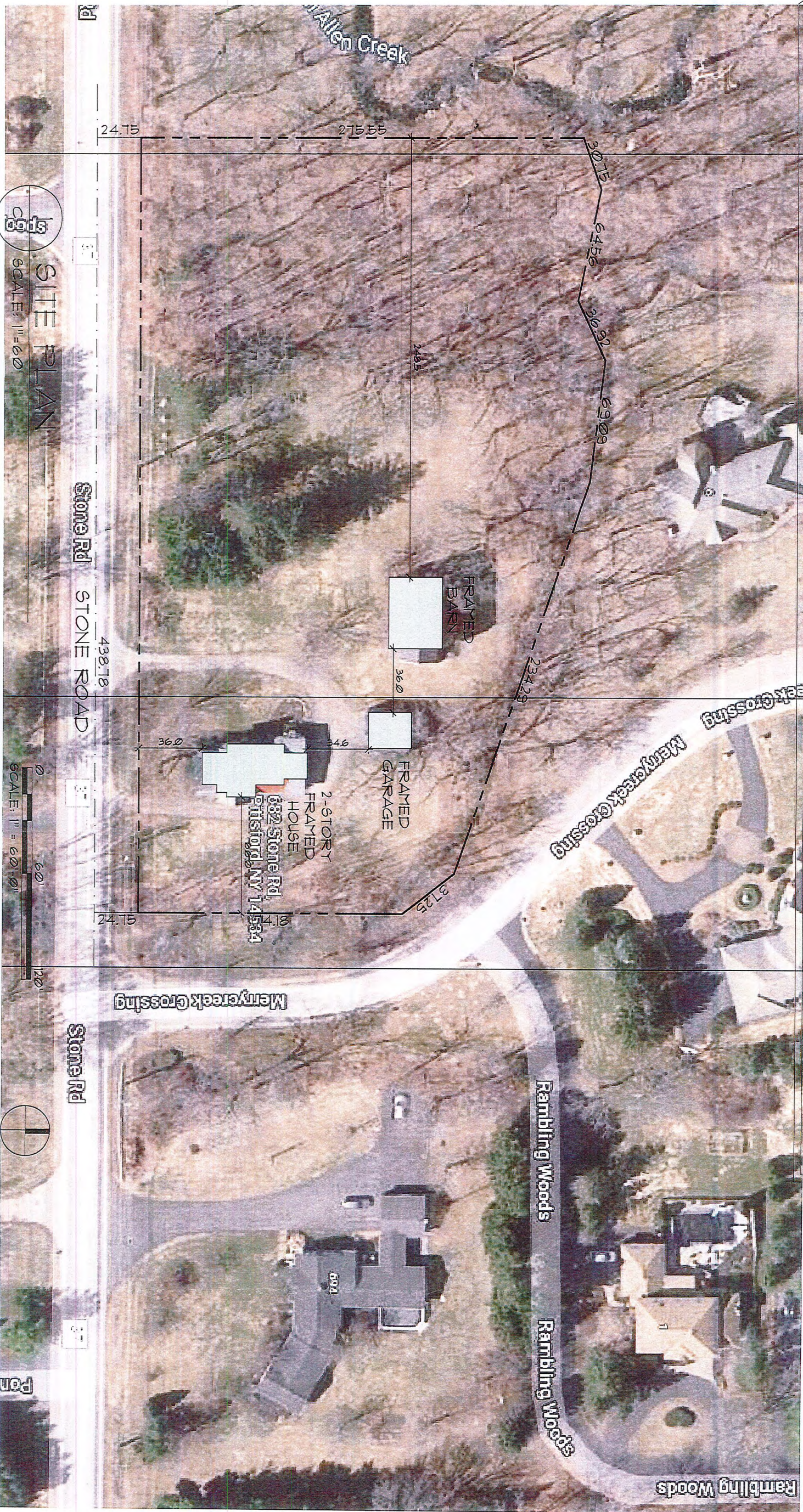


**SITE INFORMATION:**

PROPERTY ADDRESS: 682 STONE ROAD  
 TAX MAP # 16316-1-24  
 DEED MAP 316-164  
 PRESENT ZONING: RN  
 TOWN OF PITTSFORD, MONROE COUNTY

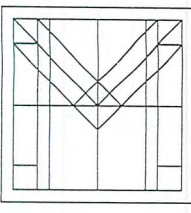
INFORMATION TAKEN FROM SURVEY BY DENLUCK, THOMAS, MCGRAIL & ASSOCIATES SURVEYORS DATED OCTOBER 3, 1973 WHICH REFERENCE THE SURVEY BY THOMAS SEAR DATED SEPTEMBER 13, 1958

- PARCEL AREA:  
101689 SF = (+/-) 2.3 ACRES)
  - EXISTING HOUSE SQUARE FOOTAGE:  
2068 SF
  - EXISTING BARN SQUARE FOOTAGE:  
1222 SF
  - EXISTING GARAGE SQUARE FOOTAGE:  
500 SF
- PROPOSED NEW GARAGE:  
480 SF
1. SIDE - 20' MINIMUM ONE SIDE, 120' BOTH SIDES TOTAL 66'+/- AND 314' TOTAL PROVIDED
  2. REAR BUFFER - 20' REQUIRED, 50' +/- PROVIDE



**SITE PLAN**  
 SCALE: 1" = 60'

**SITE PLAN**  
 SCALE: 1" = 60'-0"



**MOSSIEN ASSOCIATES**  
 ARCHITECTS, P.C.

**GOLDMAN RESIDENCE  
 NEW GARAGE**

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682 STONE ROAD  
 PITTSFORD, NY 14534

PROJECT NO.:  
2021-038

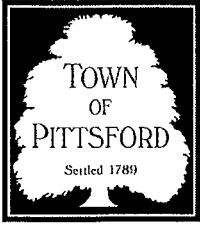
DATE:  
11/09/2021

DRAWN BY:  
JAB

DRAWING NO.:  
01

© 2021 DANIEL E. MOSSIEN





# TOWN OF PITTSFORD

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

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

- Property Address: 682 Stone Road, Pittsford NY 14534
- Tax Account Number: 163.16-1-24
- Applicant's Name: Jeffrey Ashline (Mossien Associates Architects, P.C.)  
Address: 70 Linden Oaks, Suite 110 Phone: 585.262.6000  
*Street*  
Rochester NY 14625 E-mail: jashline@mossien.com  
*City State Zip Code*
- Applicant's Interest in Property:  
Owner:  Lessee:  Holding Purchase Offer:   
Other (explain): Owner's Architect
- Owner (if other than above): Dick Goldman  
Address: 682 Stone Road Phone: 585.953.6103  
*Street*  
Pittsford NY 14534 E-mail: rgoldman682@gmail.com  
*City State Zip Code*  
Has the Owner been contacted by the Applicant? Yes  No
- Application prepared by: Jeffrey Ashline (Mossien Associates Architects, P.C.)  
Address: 70 Linden Oaks, Suite 110 Phone: 585.262.6000  
*Street*  
Rochester NY 14625 E-mail: jashline@mossien.com  
*City State Zip Code*
- Project Design Professional (if Available): Same as above  
Address: \_\_\_\_\_ Phone: \_\_\_\_\_  
*Street*  
\_\_\_\_\_  
*City State Zip Code*

8. Project Contractor (if Available): Charles Robinson General Contractors  
Address: 7455 Boughton Road Phone: \_\_\_\_\_  
Bloomfield NY 14469 E-mail: charliero54@icloud.com  
*City State Zip Code*

9. Present use of Property: Single family home + detached garage + detached storage barn

10. Zoning District of Property: RN

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):

The scope-of-work for this project includes the removal of the existing, non-historic 2-car garage and replacement with a new 2-car garage in the same location and fitting within the same limits as the current garage. The existing garage is structurally un-sound and in need of replacement. The exterior siding barn boards are weathered and unable to prevent water infiltration and the existing stone foundation is failing and in need of a new, stable masonry foundation and slab.

Our proposal is to provide a new garage that is no taller than the existing garage that sits on the same footprint as the current garage. We will provide new CMU foundation walls along with a new poured concrete slab. The exterior walls will be wood framed and have a white vinyl lap siding with a profile and smooth texture that matches that of the existing single family home. There will be new composite windows on the east and west elevations, a new window above the overhead door along with a single 'man-door' on the east elevation. The new 16' overhead garage door is proposed to be 'Green' in color, to match that of the existing green window shutters on the home. The new shingles will be simple and dark in color to match that of the existing home. A new cupola is being proposed to add a small touch of ornament to the new structure.

- 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):

As part of the scope-of-work for the project we would like to raise the garage floor slab approximately 18" so that when the existing asphalt driveway is re-paved there is positive drainage away from the overhead door. This is not the case today as water drains towards and into the garage. The new foundation wall is proposed to be concrete block and can be painted or left natural like the wall is today. Existing landscaping will need to be removed in order to demolish and rebuild the new garage but similar low-lying plantings and ground-cover will be planted after garage construction. The Owner has had a new garage on his list for several years. Among the issues he has seen are:

- Sliding doors that stick in the winter (He has even raised the sliding supports once)
- The sticking of the doors occurs on the east side, meaning the structure is not level anymore
- Water seeps into the garage and freezes on the floor in the winter – a dangerous situation
- One rafter is barely secure, a risk of falling
- Most of the external side boards are decaying at the bottom on the east side
- Some foundation blocks are crumbling and separating from each other

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).

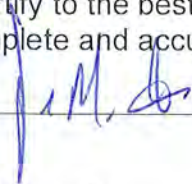
Not applicable

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

- |   |  |
|---|--|
| <input checked="" type="checkbox"/> Parcel map      | <input checked="" type="checkbox"/> Architectural elevations                         |
| <input checked="" type="checkbox"/> Photographs     | <input checked="" type="checkbox"/> Architectural plans                              |
| <input checked="" type="checkbox"/> Other materials | Asphalt shingle sample, exterior lap siding sample, green overhead door color sample |

**Applicant Certification:**

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



Signature of applicant

11-17-21

Date

**Owner Consent:**

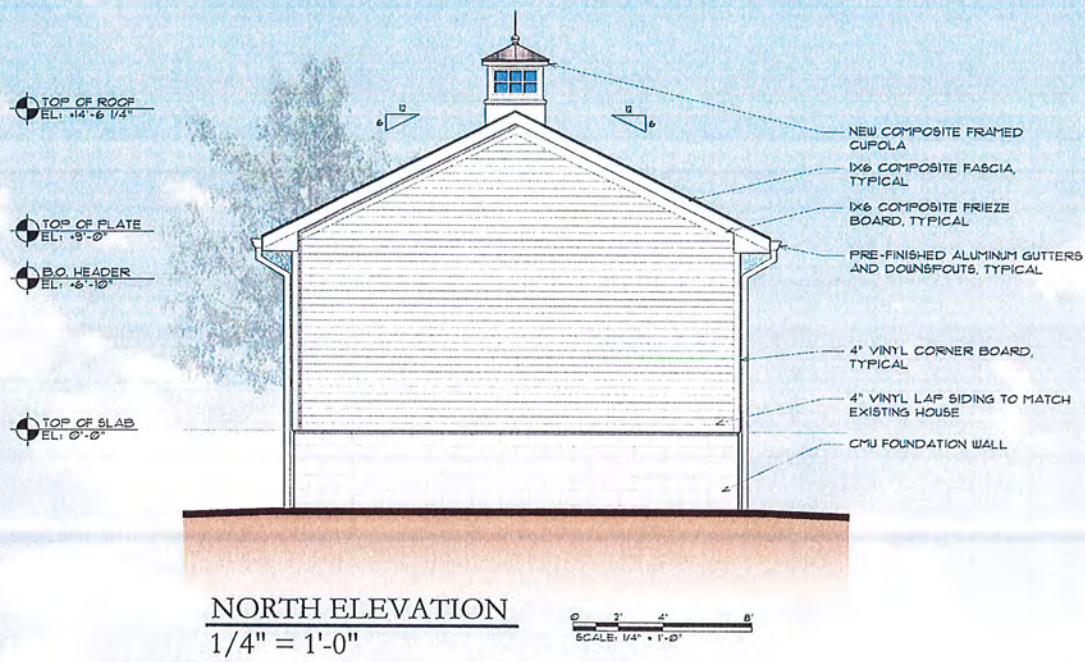
If the applicant is other than the owner, does the owner concur with this application?

Yes  No

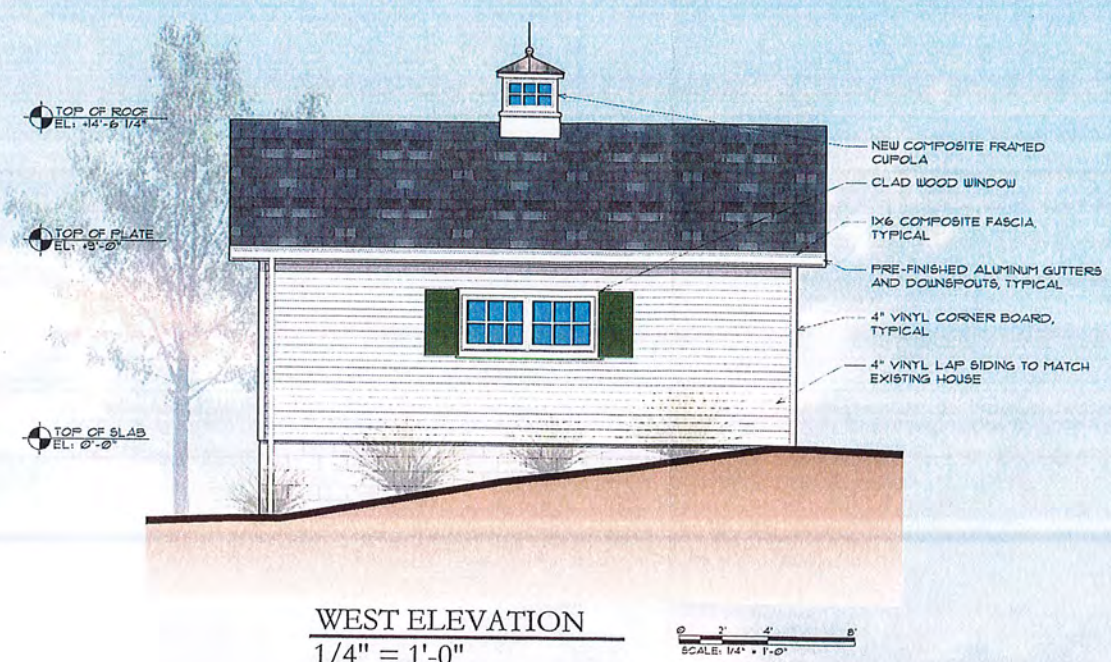
If Yes, owner's signature:



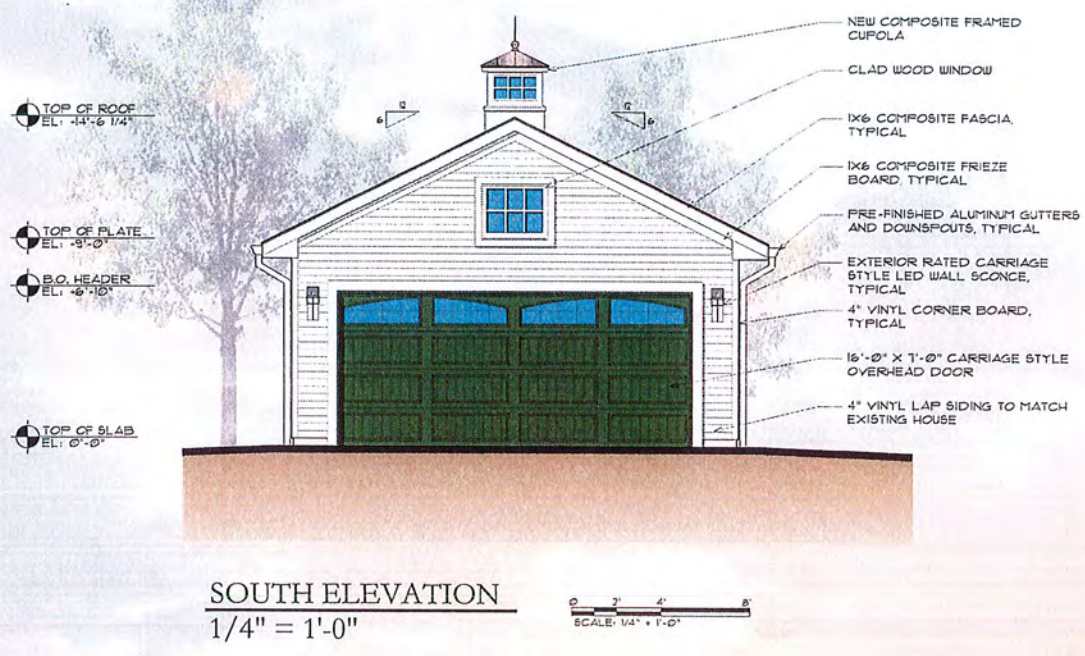




**NORTH ELEVATION**  
1/4" = 1'-0"



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



**SOUTH ELEVATION**  
1/4" = 1'-0"



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

**Project**  
**PROPOSED RESIDENTIAL GARAGE - GOLDMAN RESIDENCE**  
 682 STONE ROAD / PITTSFORD, NEW YORK  
 OCTOBER 2021  
 MAA # 2021-038

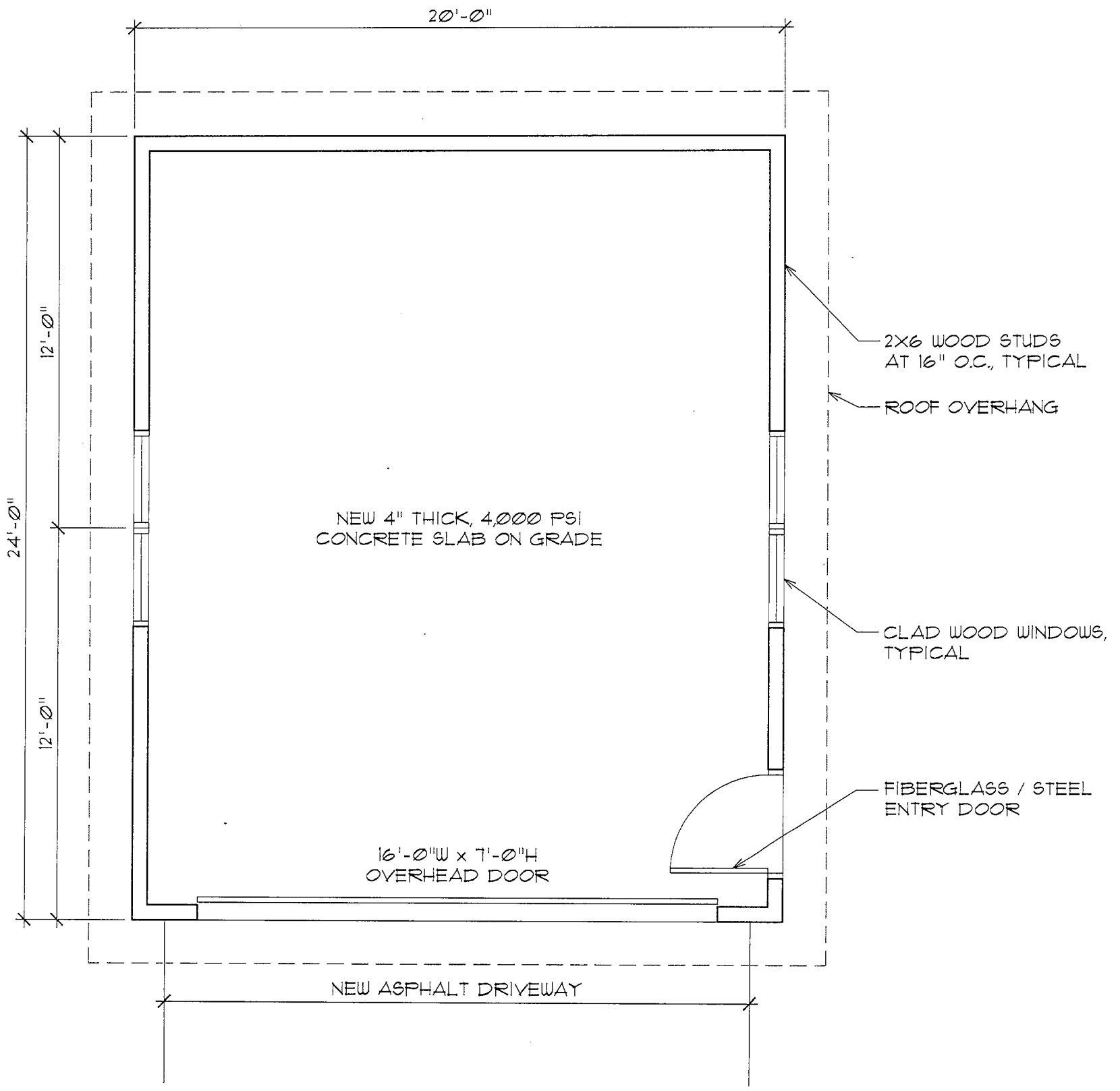
**Client**  
 DICK GOLDMAN  
 682 Stone Road  
 Pittsford, NY 14534

**General Contractor**  
 CHARLES ROBINSON  
 GENERAL CONTRACTORS  
 7455 Boughton Road  
 Bloomfield NY 14469

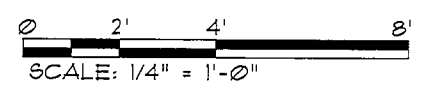
**Architect**  
**MOSSIEN ASSOCIATES**  
 ARCHITECTS, P.C.  
 255-212-1235  
 15 LINDEN GARDEN LANE 110 ROCHESTER, NY 14620  
 WWW.MOSSIEN.COM

P:\2021\2021-038\2021-038-01\2021-038-01-01.dwg, 10/15/2021, 10:58:10 AM, L. MOSSIEN

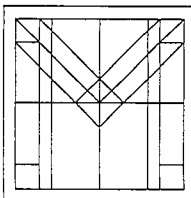




1 PROPOSED FLOOR PLAN  
SK-1 SCALE: 1/4" = 1'-0"



P:\2021\2021\_038\_Goldman\_682\_Stone\_Road\Drawings\2Schem\SD\_EP01\_038.dwg, 11/15/2021 12:11:36 PM, RICOH IN, C:\3000 PCL6



**MOSSIEN**  
ASSOCIATES  
ARCHITECTS, P.C.

GOLDMAN RESIDENCE  
NEW GARAGE

---

682 STONE ROAD  
PITTSFORD, NY 14534

PROJECT NO.:  
2021-038

DATE:  
11/16/2021

DRAWN BY:  
JAB

DRAWING NO.:

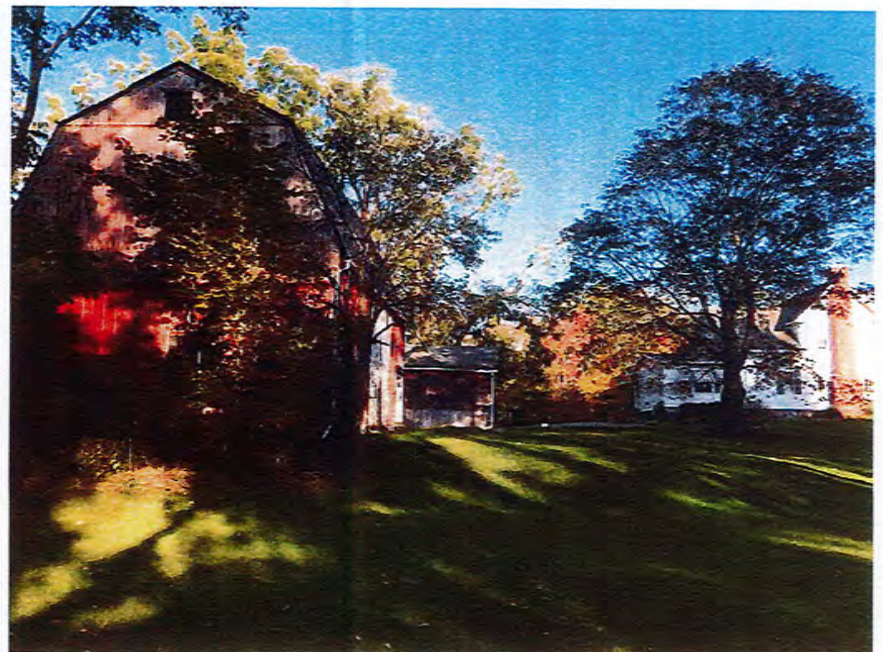
**SK**

1

© 2021 DANIEL E. MOSSIEN



682 Stone Road - Goldman Residence  
Existing Barn, House & Garage - 10.12.2021





682 Stone Road - Goldman Residence  
Existing Garage - 10.12.2021





682 Stone Road - Goldman Residence  
Existing House - 10.12.2021



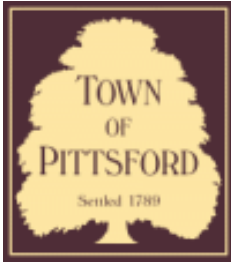












## Town of Pittsford

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

**Permit #**  
**B21-000237**

Phone: 585-248-6250

FAX: 585-248-6262

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

**Property Address:** 45 Country Club Drive ROCHESTER, NY 14618

**Tax ID Number:** 151.05-1-54

**Zoning District:** RN Residential Neighborhood

**Owner:** Margaret Boucher

**Applicant:** Rochester Remodeling & Home Builders

#### 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 addition to an existing home. The additions will be off each side of the property as well as the back.

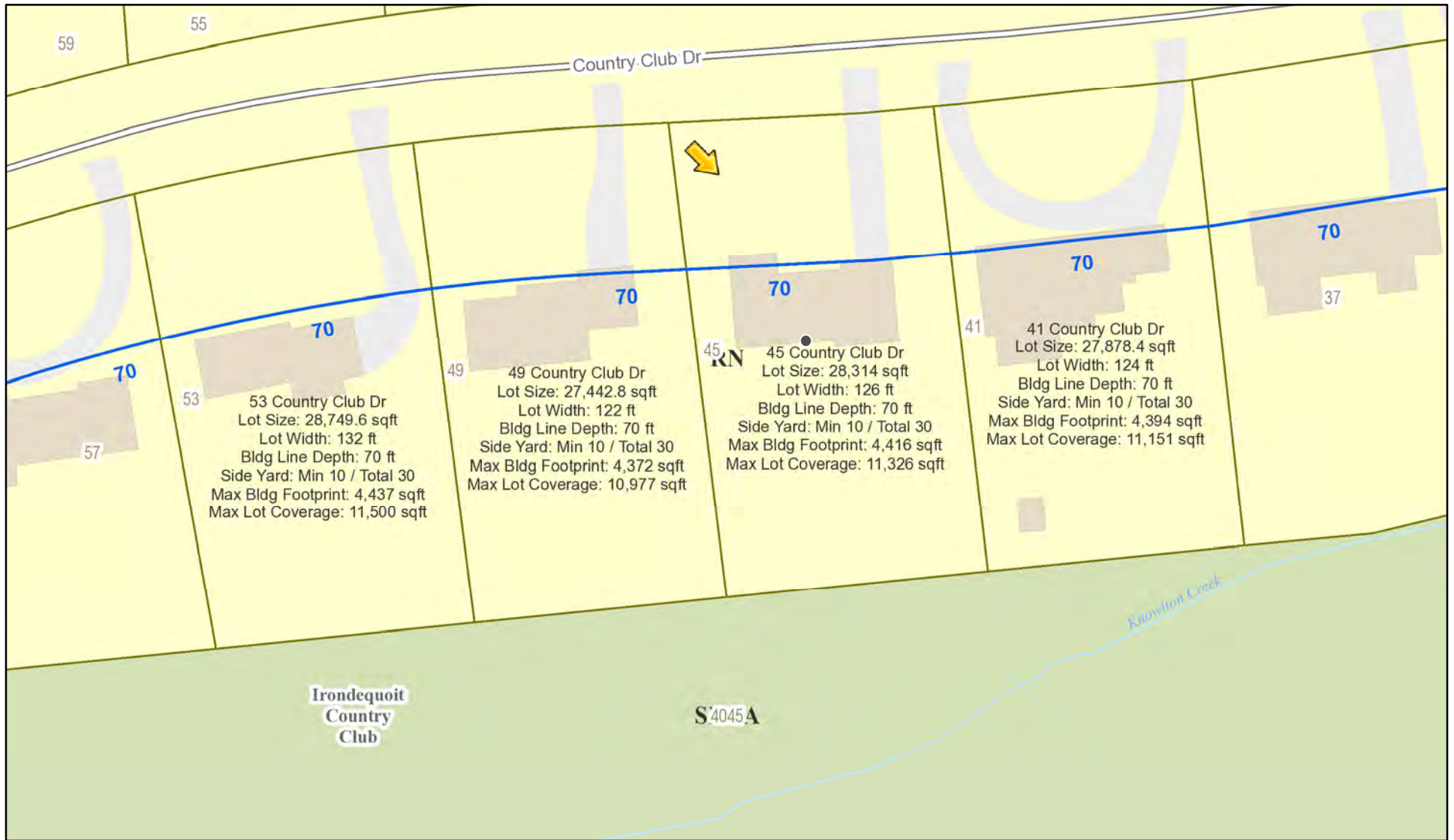
**Meeting Date:** December 09, 2021



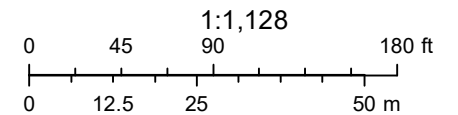




# RN Residential Neighborhood Zoning



Printed November 24, 2021



Town of Pittsford GIS

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4045

41

45

49

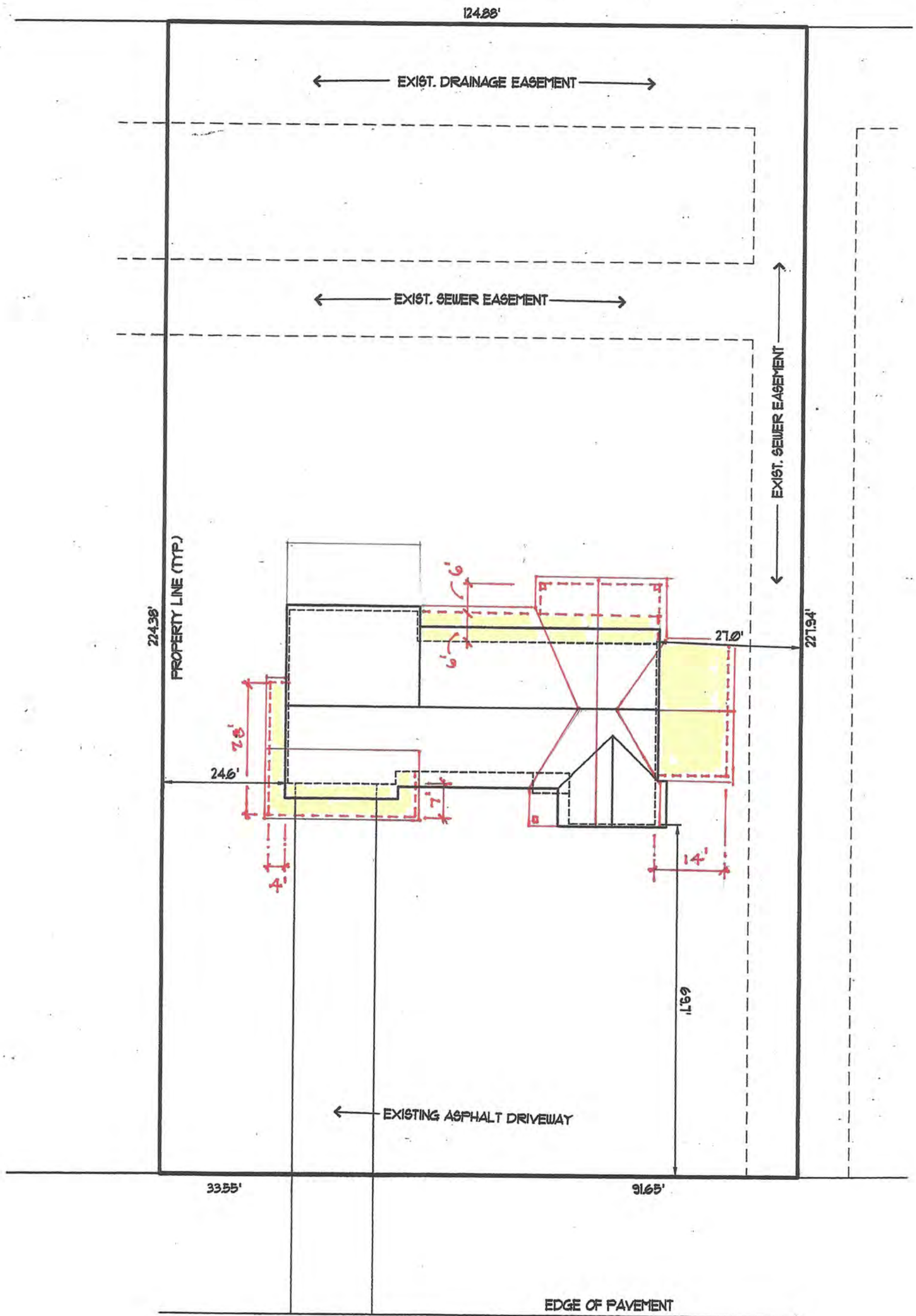
43

47

51





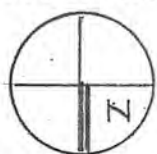


Proposed Additions to Boucher Residence

45 Country Club Drive

**Site Plan**

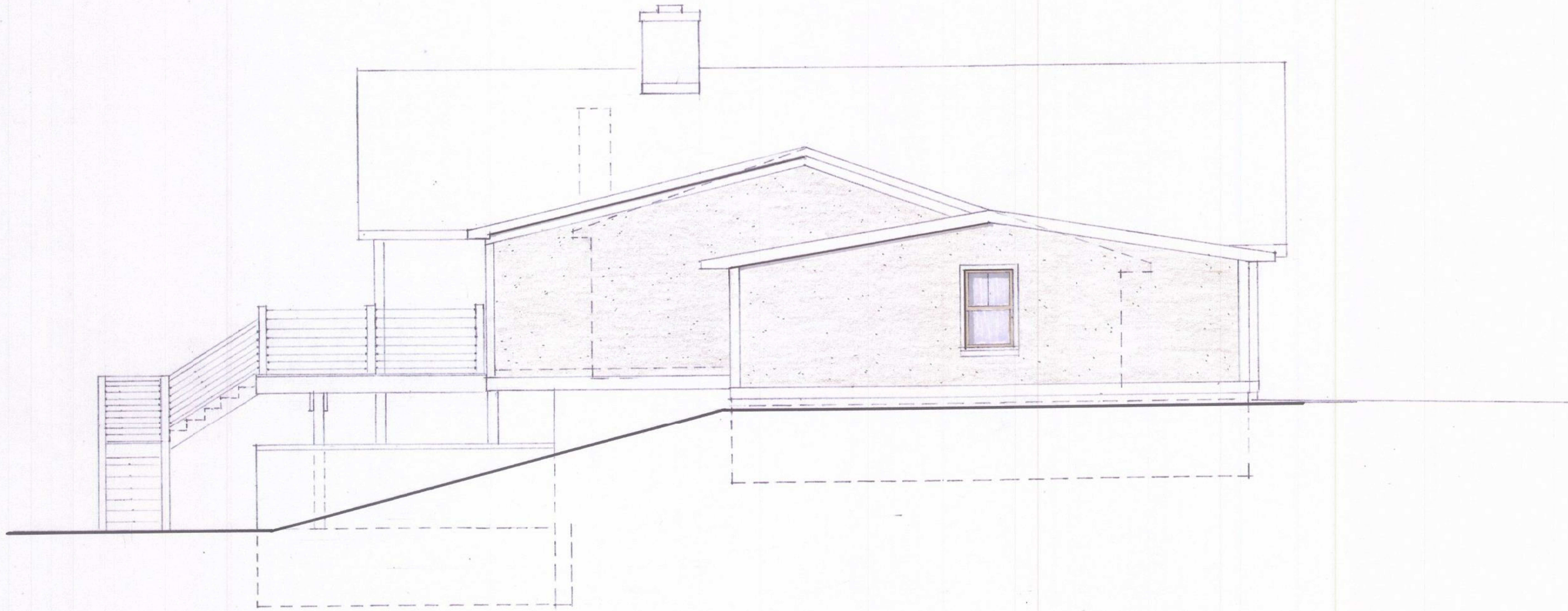
11/22/21



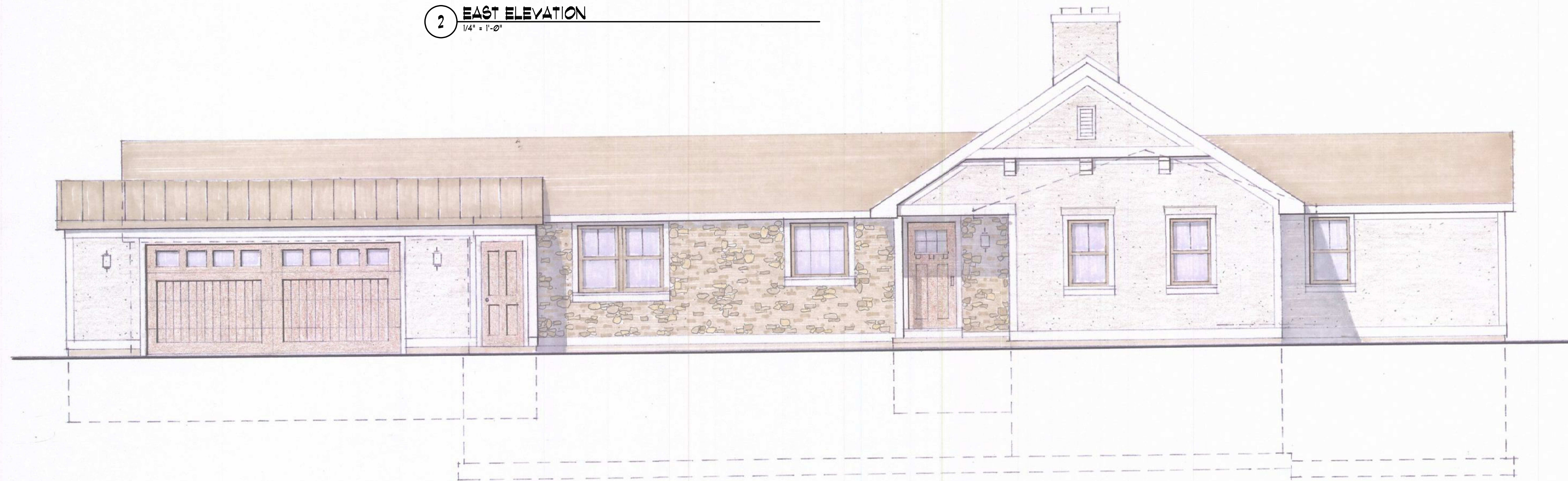
**JD** JDurfee, Architect

Jim Durfee | 26 Kilbourn Road, Rochester, New York 14618  
585.750.9611 | jdurfee@durfeearchitect.com





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



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

**JD** JDurfee, Architect  
 Jim Durfee | 26 Kilbourn Road, Rochester, New York 14618  
 585.750.9611 | jdurfee@durfeearchitect.com

**TSE** Torchia  
 Structural  
 Engineering  
 & Design P.C.  
 625 Panorama Trail  
 Suite #2210  
 Rochester, NY 14626  
 Phone: 585-385-7630  
 Fax: 585-385-6386  
 www.TSE123.com

PROJECT TITLE:  
**ALTERATIONS TO:  
 THE BOUCHER RESIDENCE**  
 45 COUNTRY CLUB DRIVE  
 ROCHESTER, NEW YORK 14618

DRAWING TITLE:  
**EAST AND NORTH  
 ELEVATIONS**

NOTICE:  
 UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS  
 DRAWING ARE IN VIOLATION OF THE NEW YORK STATE  
 EDUCATION LAW ARTICLE 147, SECTION 7266. NO  
 REVISIONS ARE PERMITTED UNLESS AUTHORIZED BY  
 THE ARCHITECT OF RECORD.

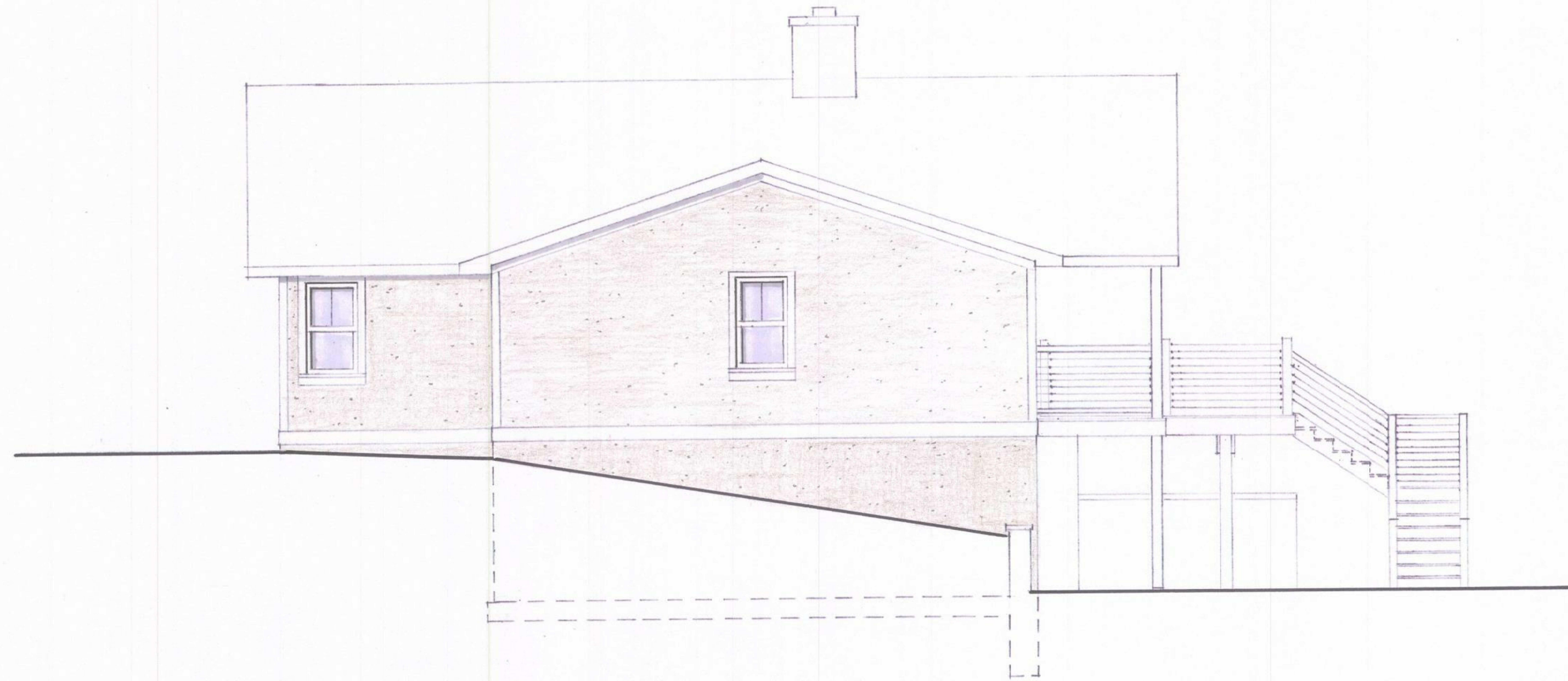
REVISIONS:

PROJECT NO: 21-10-05  
 SCALE: AS NOTED  
 DRAWN BY: DH  
 CHECKED BY: CT  
 DATE: 12/01/2021  
 DRAWING #

**SD-1**

NOT FOR CONSTRUCTION





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



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



## Proposed Additions to Boucher Residence

45 Country Club Drive

Pittsford, NY

Photos of Existing Residence (11/22/21)



North Elevation (Street View)



View Looking Northeast



Proposed Addition to Boucher Residence (continued)



South Elevation



East Elevation





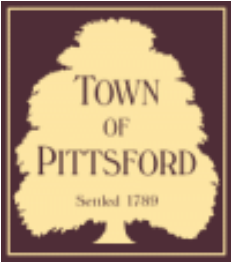












## Town of Pittsford

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

**Permit #**  
**B21-000231**

Phone: 585-248-6250

FAX: 585-248-6262

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

**Property Address:** 3 Summers Circle PITTSFORD, NY 14534

**Tax ID Number:** 177.01-4-12

**Zoning District:** RN Residential Neighborhood

**Owner:** Falcone, James P

**Applicant:** Santora Development

#### 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 an approximately 144 SF 3 season room off the back of the house.

**Meeting Date:** December 09, 2021



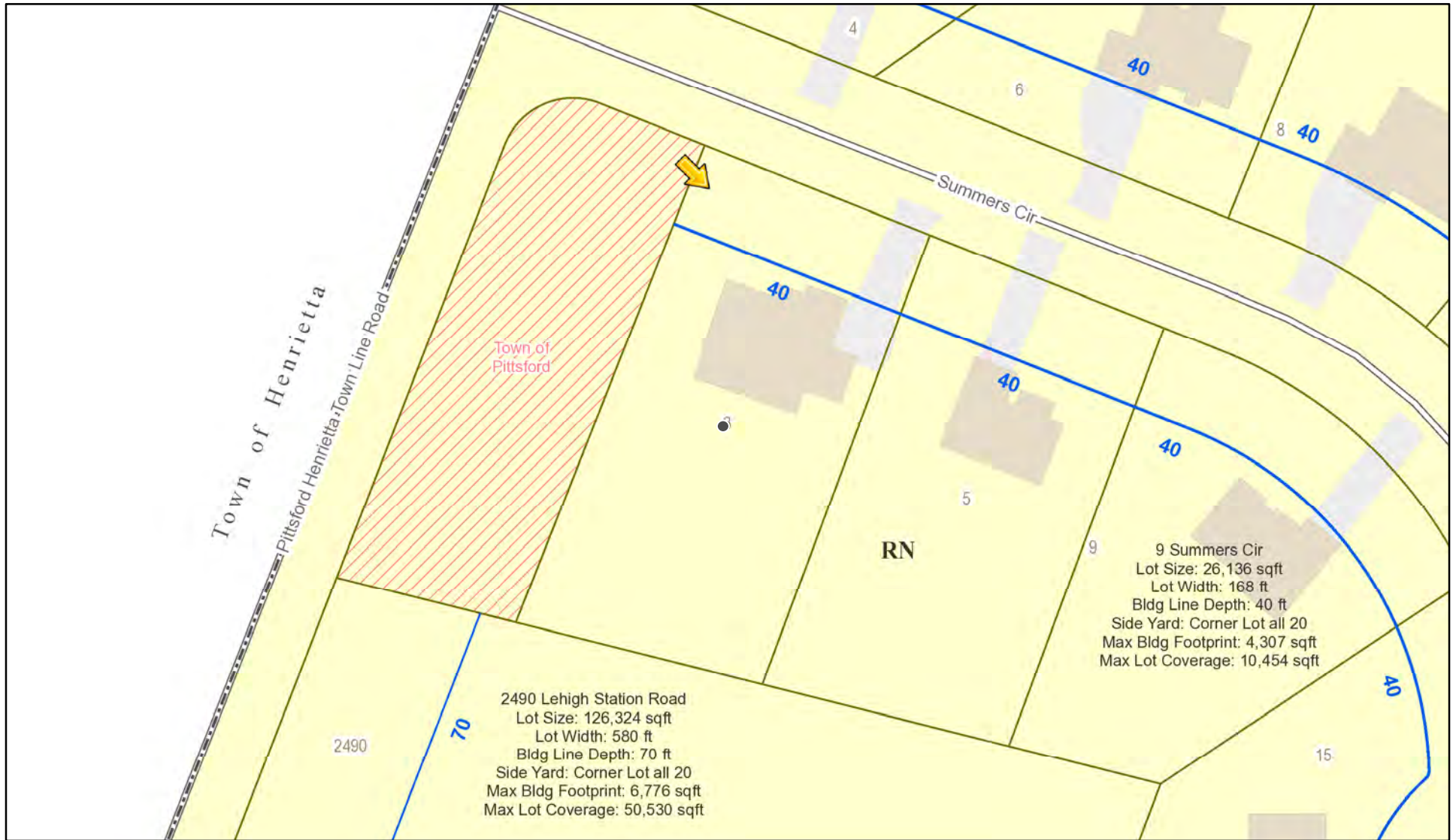


FOR SALE  
AUBURN  
ESTATES  
585-738-8889

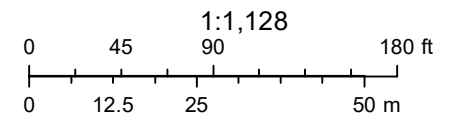
AUBURN  
ESTATES  
12



# RN Residential Neighborhood Zoning



Printed November 23, 2021



Town of Pittsford GIS

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2490

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4



New 3 Season Room

existing house

existing deck post 16 oc

windows  
100x64  
9'

3 additional outlets  
on existing circuit.

4 can lights &  
ceiling fan on existing exterior  
lighting circuit  
existing covered porch

1/2 bead board sheetrock inside.

96x80 French door

94x64 window

Post

new 2x6 Framed Wall  
16 oc w/ R-21 Fiberglass  
insulation

Post

16'

1/2" OSB Sheetrock/w Vinyl Siding  
to match existing

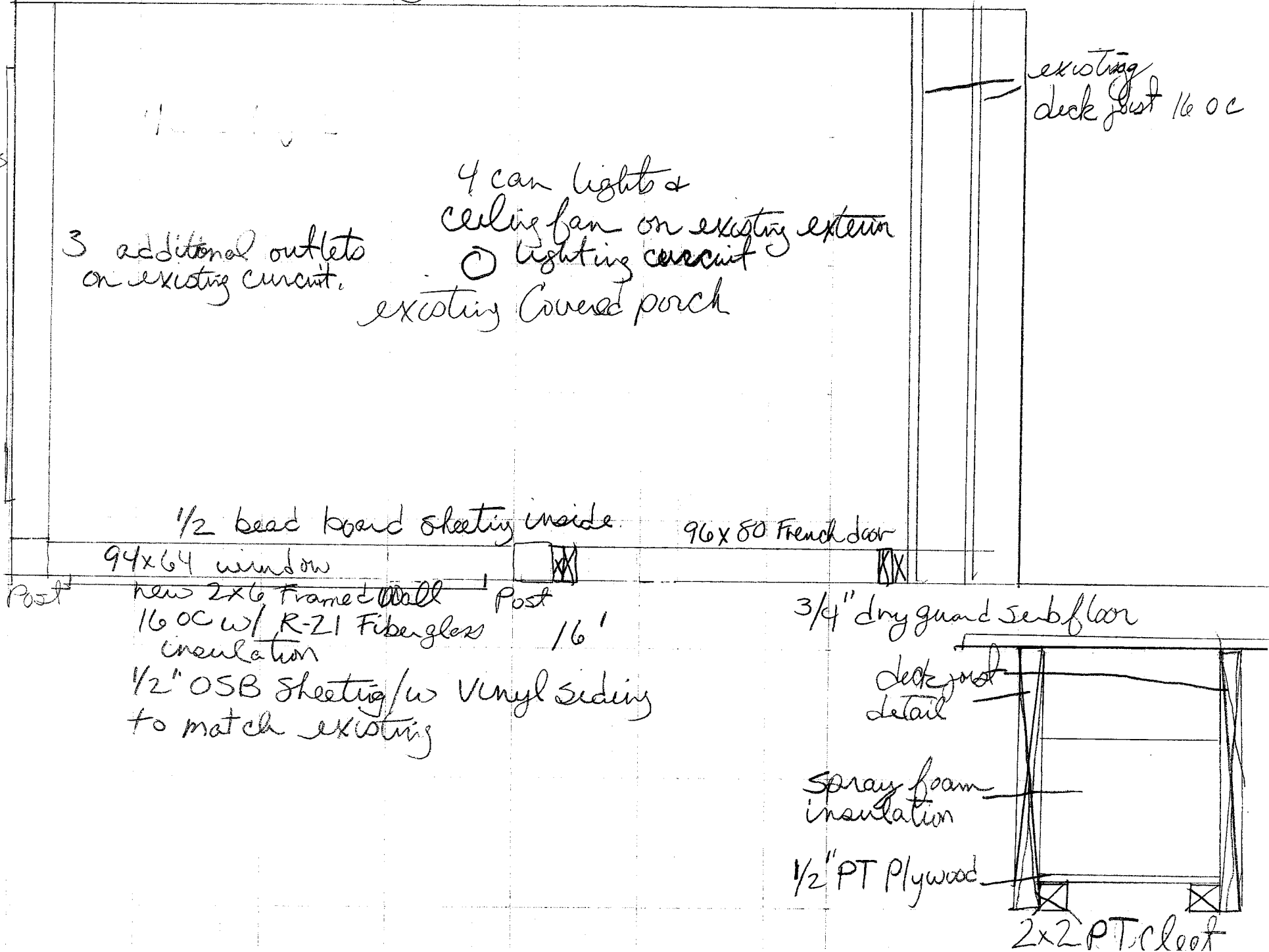
3/4" dry guard sub floor

deck post  
detail

spray foam  
insulation

1/2" PT Plywood

2x2 PT cleot





second story

Porch Roof

soffit

Casement  
windows

French  
doors

existing  
double  
window

existing  
4 seating

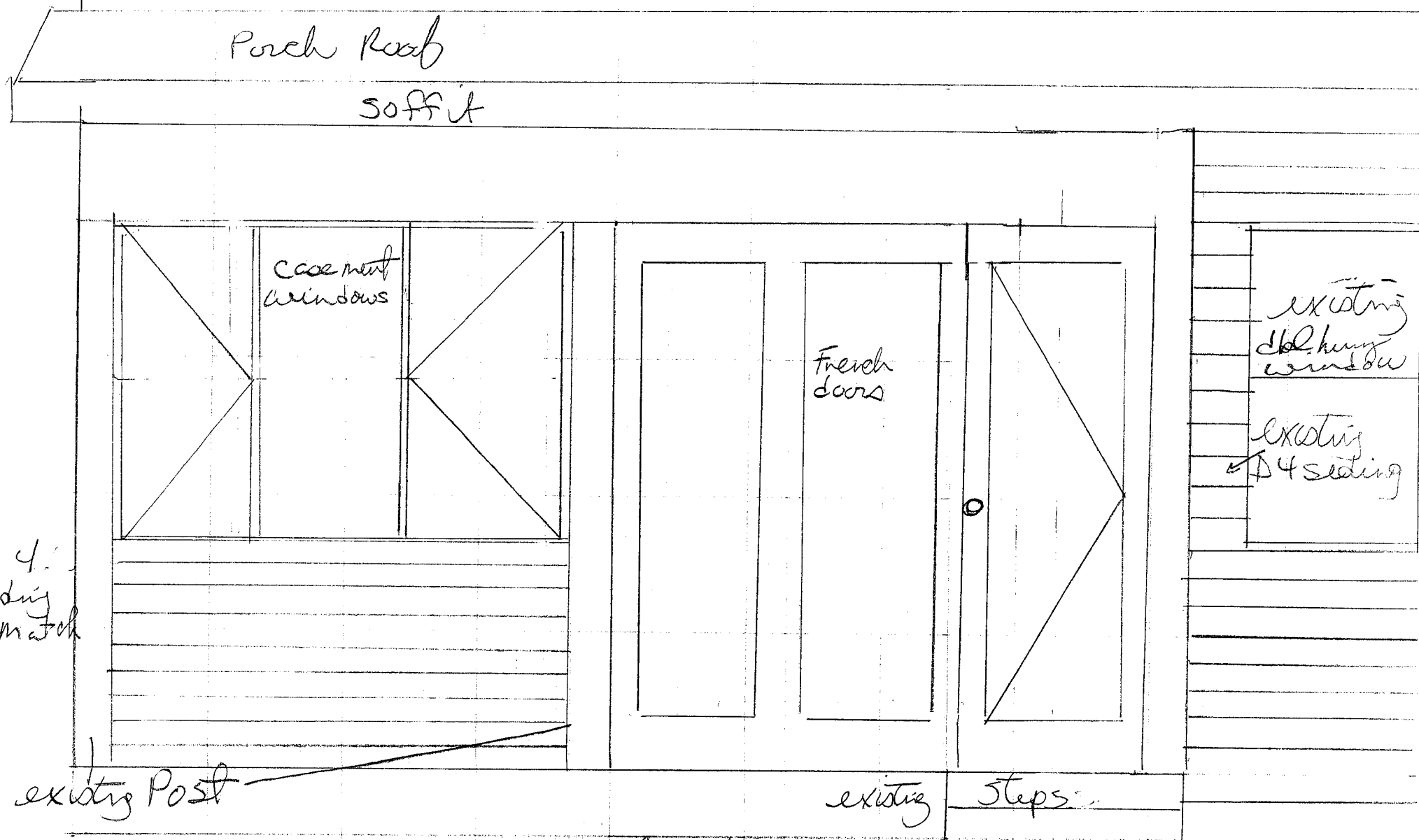
d 4  
siding  
to match

existing Post

existing

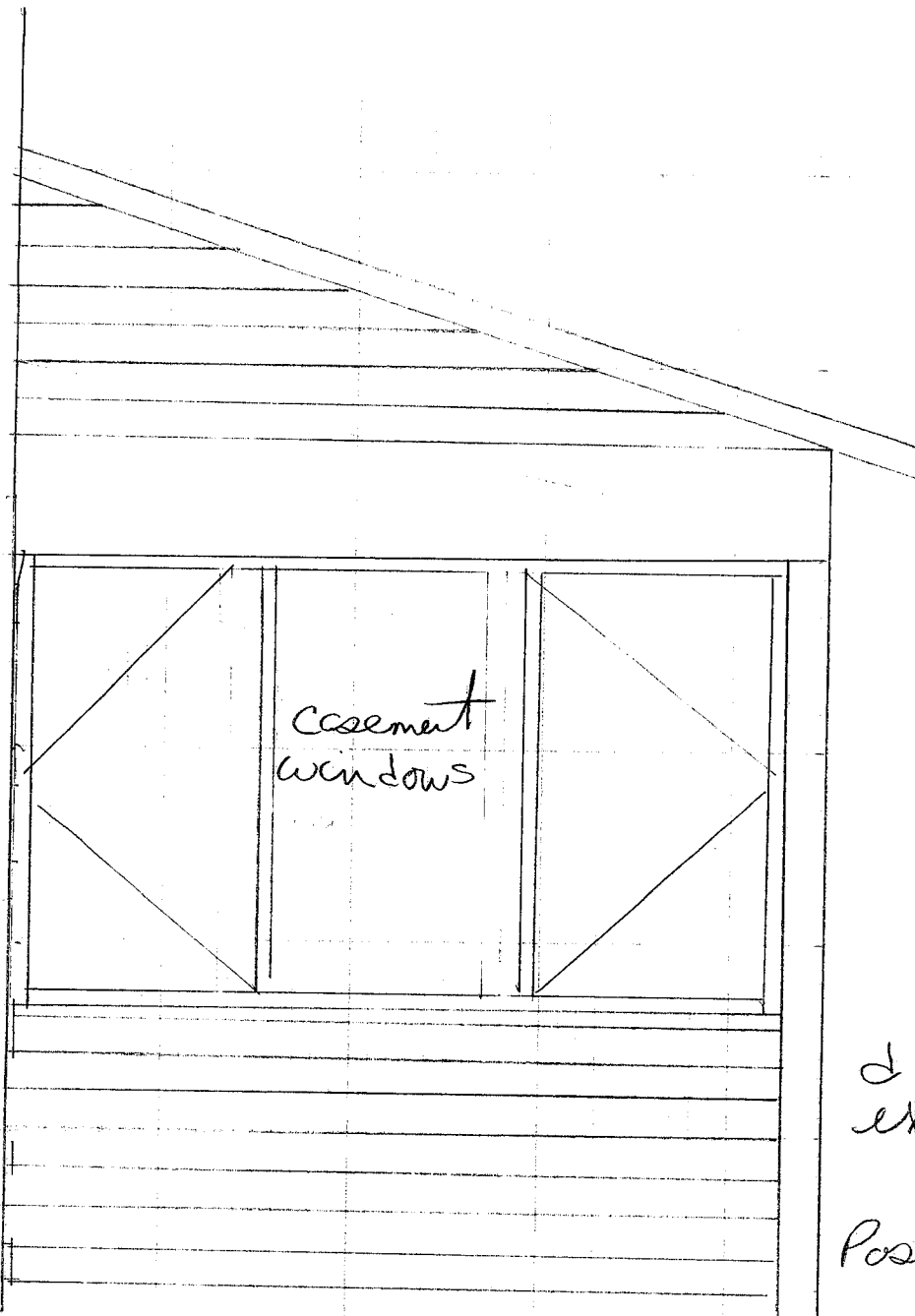
steps

South elevation





Second  
Story



4 siding to match  
existing

Post

Basement

west side





07/25/2016





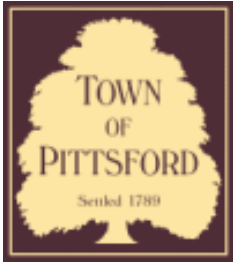
07/25/2016





07/25/2016





# Town of Pittsford

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

**Permit #**  
**RA21-000233**

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

## DESIGN REVIEW AND HISTORIC PRESERVATION BOARD REFERRAL OF APPLICATION

**Property Address:** 9 High Street PITTSFORD, NY 14534

**Tax ID Number:** 151.14-1-55

**Zoning District:** RN Residential Neighborhood

**Owner:** Beerens, Barbara W

**Applicant:** Beerens, Barbara W

### Application Type:

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

**Project Description:** Applicant is requesting design review for the addition of a 220 SF addition off the detached garage.

**Meeting Date:** December 09, 2021



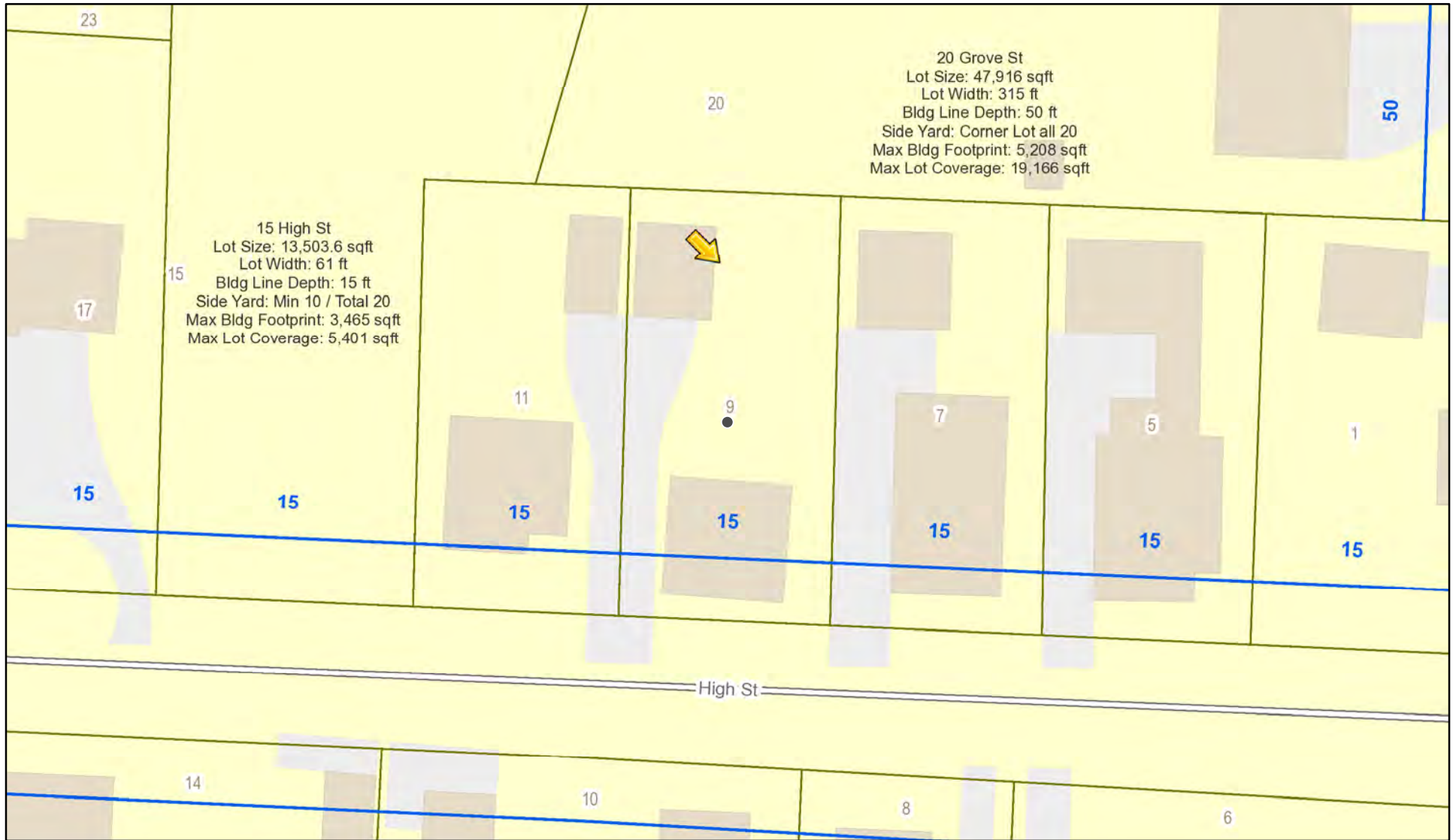


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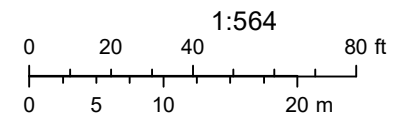




# RN Residential Neighborhood Zoning



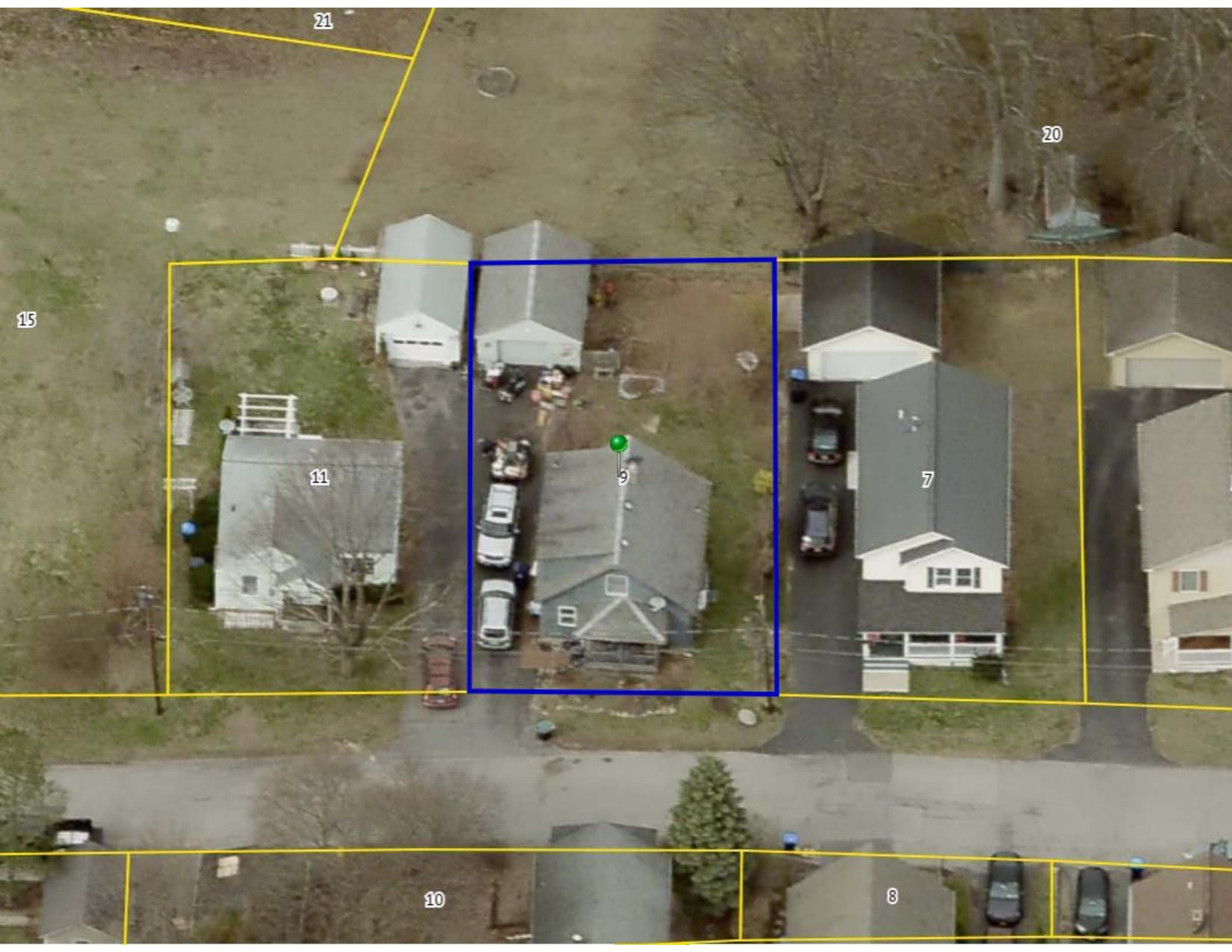
Printed December 1, 2021



Town of Pittsford GIS

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21

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SKETCH

STANDARD TAPE LOCATION MAP

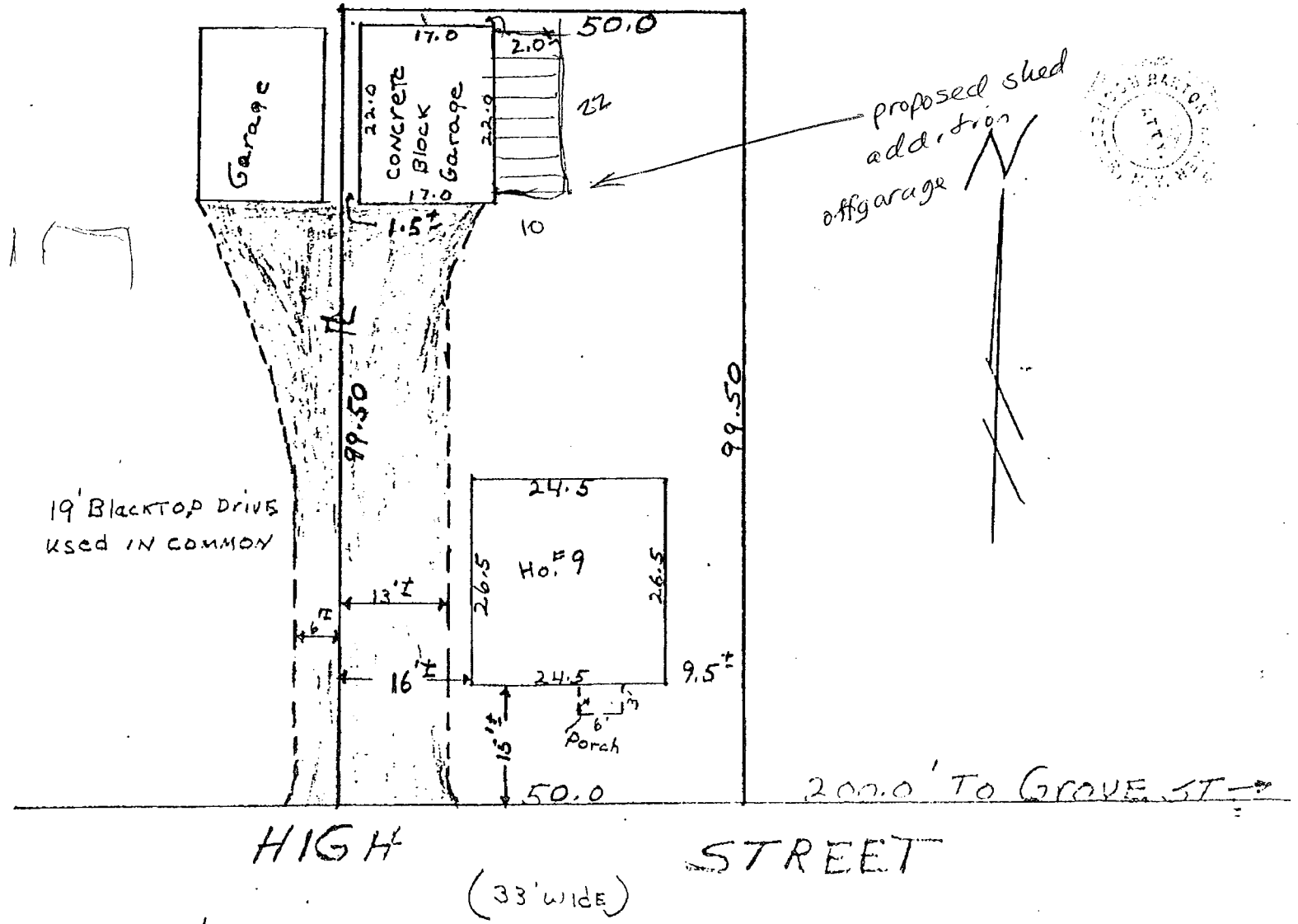
ROBERT L. OWEN

— Professional Land Surveyor —

77 Thorneliff Road Phone: 352-3523 Spencerport, N.Y. 14559

City  
Village  
Town  
County

For ..... Parcel at PITTSFORD, Monroe  
Street 9 High Street Lot No. .... Subdivision A.C. CLARK  
Reference Data: Liber 25 of Maps, Page 29; Liber 2484 of Deeds, Page 125  
Showing FRAMC ONE story dwelling; garage (not) attached. Monuments used  Yes  No  
Distance as shown from EAST property line actually Measured. Main front wall is (is not) an apparent uniform set-back line.



SCALE 1" = 20'

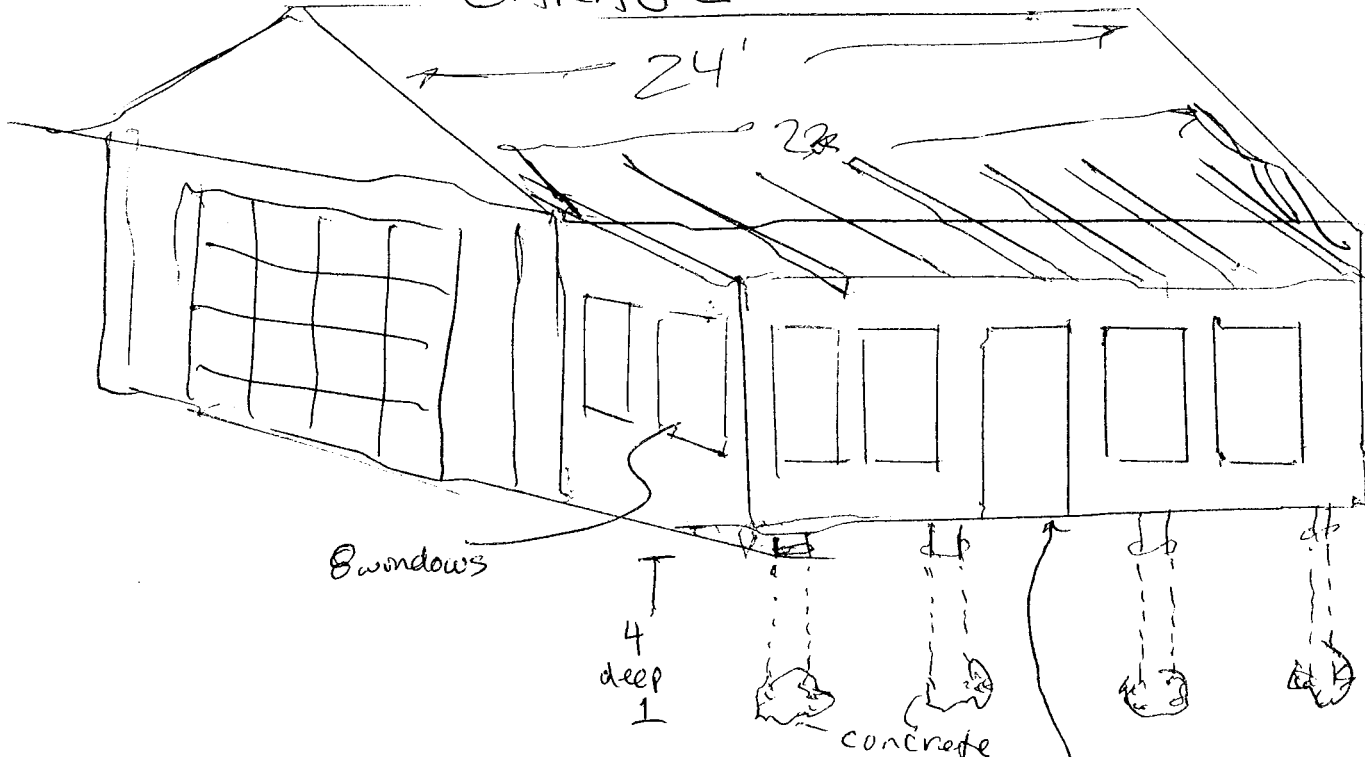
This information is for IDENTIFICATION PURPOSES for the MORTGAGEE. It is not intended or represented to be a part of any property line survey. No monuments exist. Do not use for establishing fence or building lines.

Date: 7-9-77  
Signed: Robert L. Owen

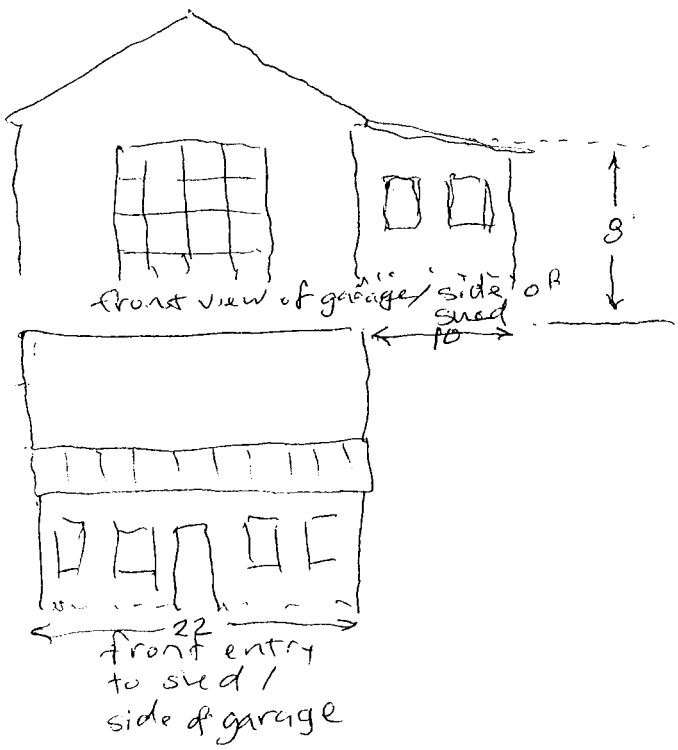


9 High St.

# GARAGE



- 32" storm door
- 8 windows
- steel roof
- 2x4 walls
- 2x8 floor joists
- 2x6 rafters
- OSB sheathing
- 2x6 deck floor















6





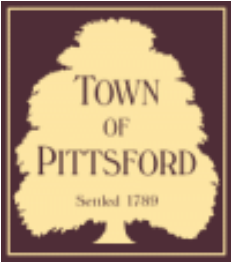




10

STOVES





# Town of Pittsford

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

**Permit #**  
**B21-000235**

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

## DESIGN REVIEW AND HISTORIC PRESERVATION BOARD REFERRAL OF APPLICATION

**Property Address:** 97 Country Club Drive ROCHESTER, NY 14618

**Tax ID Number:** 151.05-1-41

**Zoning District:** RN Residential Neighborhood

**Owner:** Stein, Mark H

**Applicant:** Stein, Mark H

### Application Type:

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

**Project Description:** Applicant is requesting design review for the addition of an approximately 795 SF addition/renovation of the existing house as well as the addition of an approximately 500 SF garage.

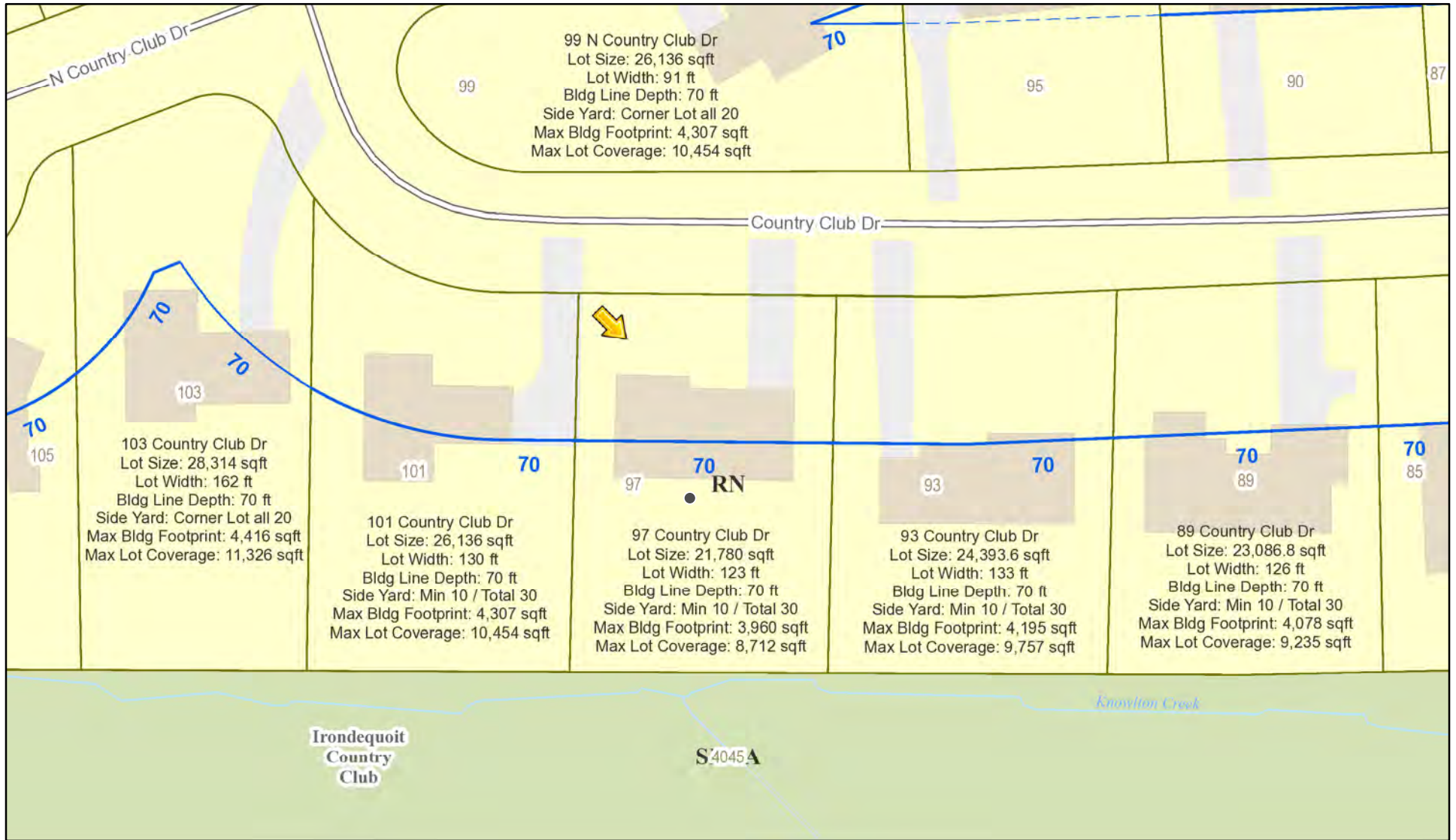
**Meeting Date:** December 09, 2021



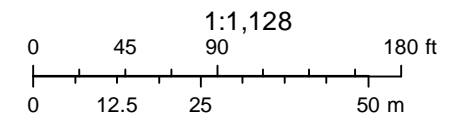




# RN Residential Neighborhood Zoning



Printed November 22, 2021



Town of Pittsford GIS

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4045

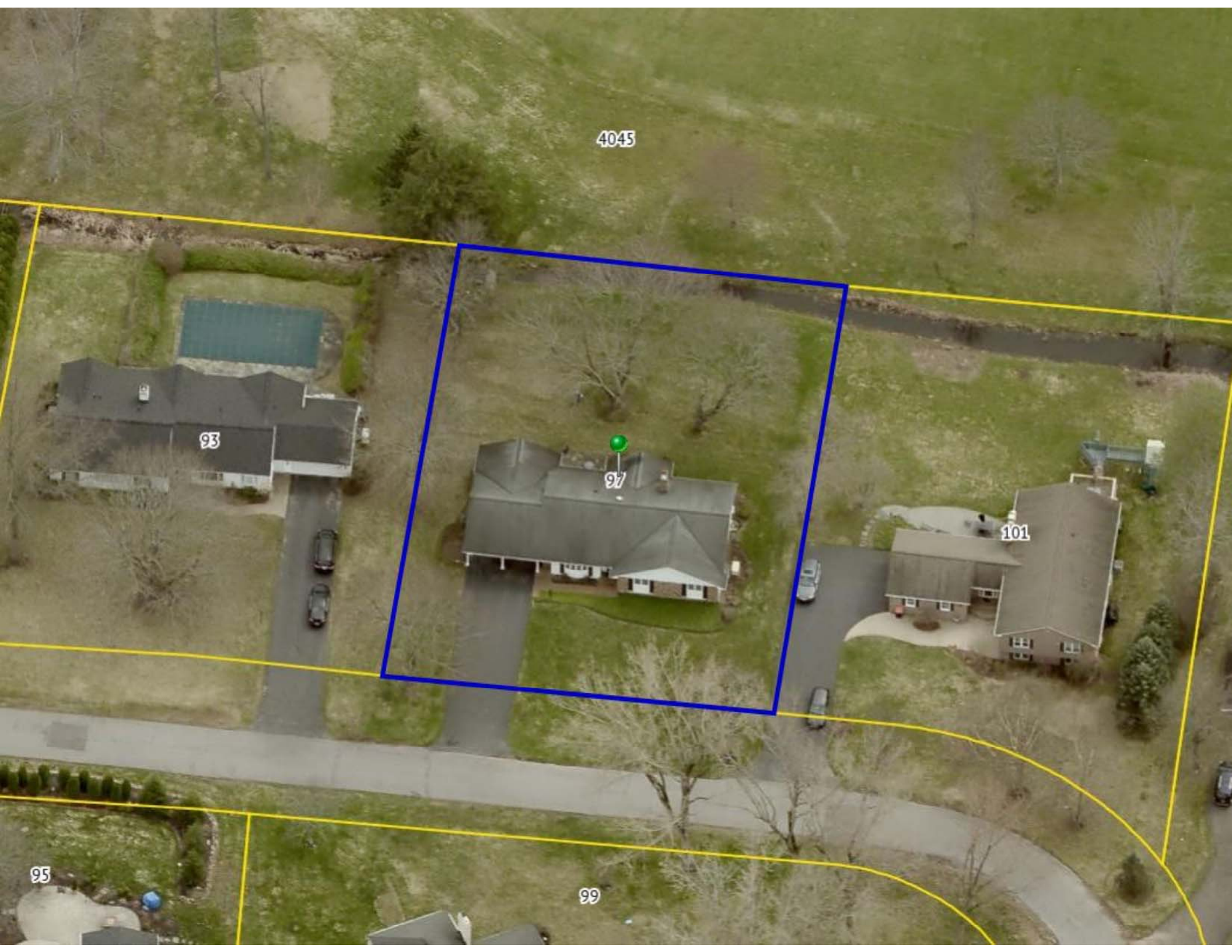
93

97

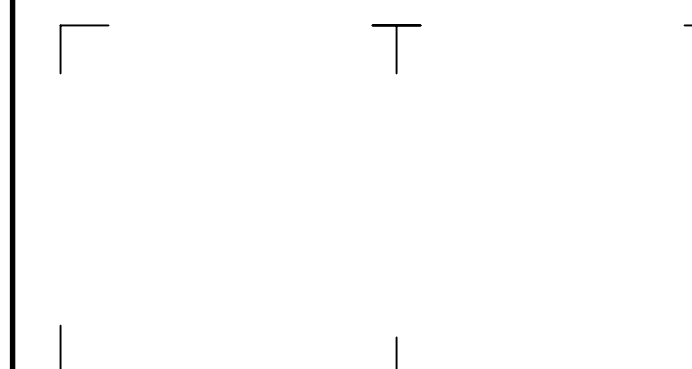
101

95

99







It is a violation of New York Education Law Article 145 Sec.7209, for any person, unless acting under the direction of a licensed architect, professional engineer, or land surveyor, to alter an item in any way. If an item bearing the seal of an architect, engineer, or land surveyor is altered; the altering architect, engineer, or land surveyor shall affix to the item their seal and notation "altered by" followed by their signature and date of such alteration, and a specific description of the alteration.

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**ADDITIONS &  
RENOVATION PLANS  
FOR:**

**STEIN  
RESIDENCE**

97 COUNTRY CLUB DRIVE  
PITTSFORD, NY

NO.	DATE	DESCRIPTION
REVISIONS		
PROJECT NUMBER: P2100259		
DRAWN BY: SM		
REVIEWED BY: SM, TM		
ISSUED FOR: SCHEMATIC DRAWINGS		
DATE: 10/21/21		
DRAWING NAME:		

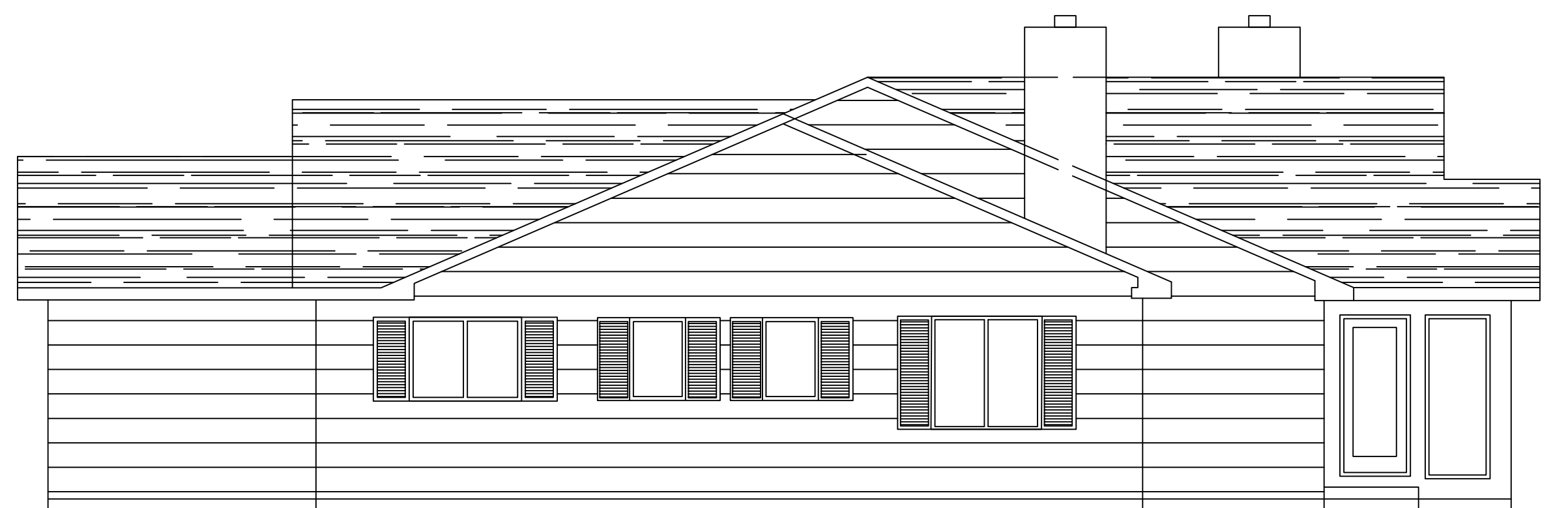
**PROPOSED ELEVATIONS**

DRAWING NUMBER:

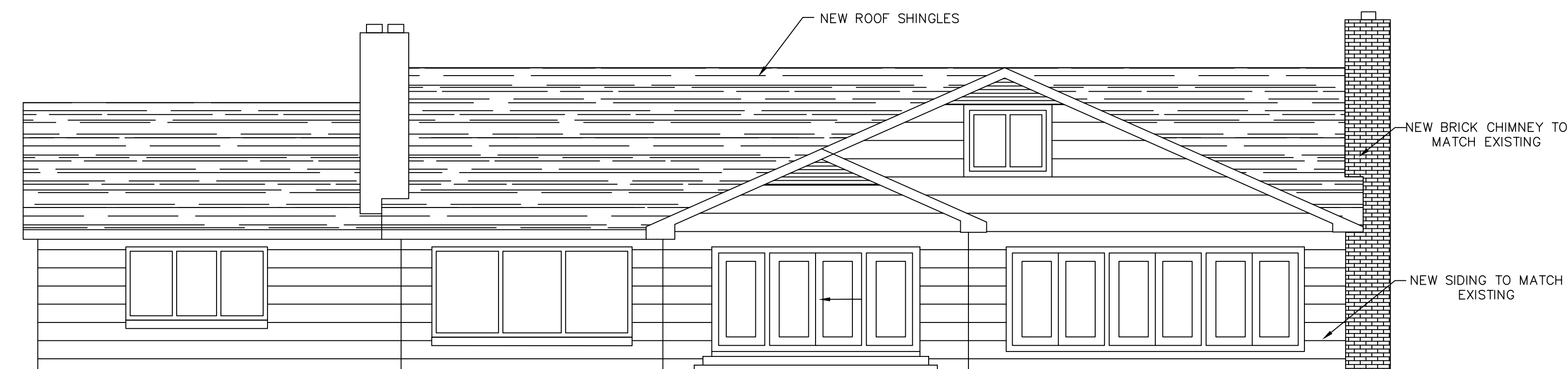
**A2.0**



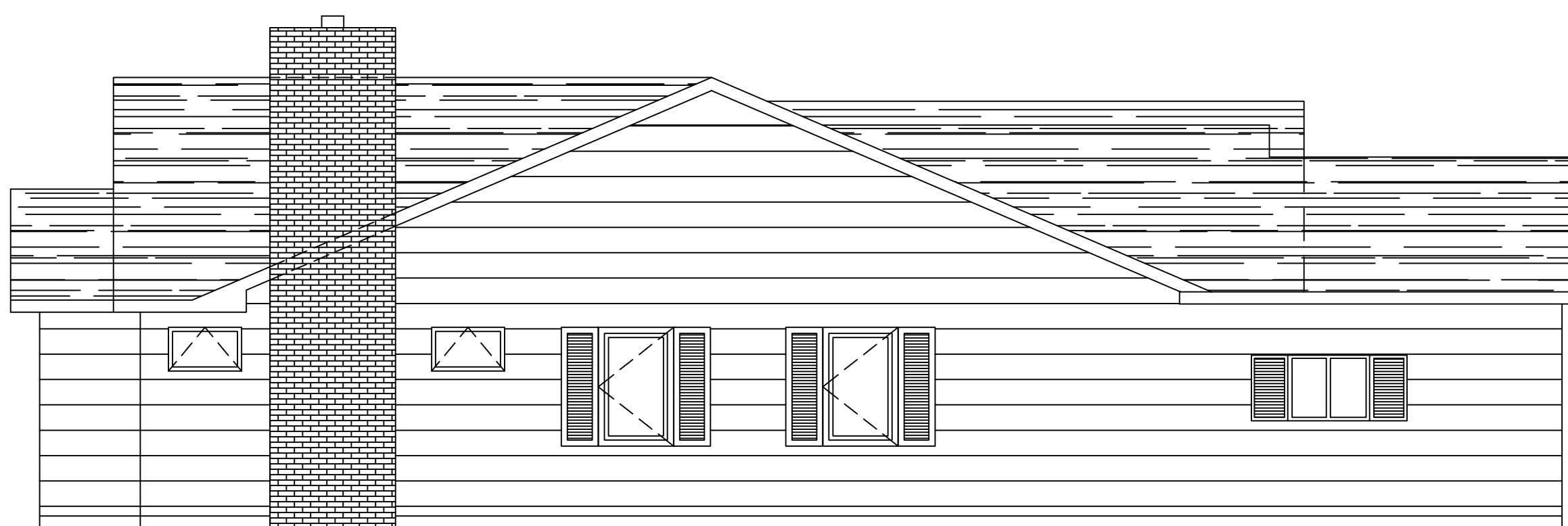
1 PROPOSED NORTH ELEVATION  
A2.0 SCALE: 3/16" = 1'-0"



2 PROPOSED WEST SIDE ELEVATION  
A2.0 SCALE: 3/16" = 1'-0"



3 PROPOSED SOUTH ELEVATION  
A2.0 SCALE: 3/16" = 1'-0"



4 PROPOSED EAST SIDE ELEVATION  
A2.0 SCALE: 3/16" = 1'-0"









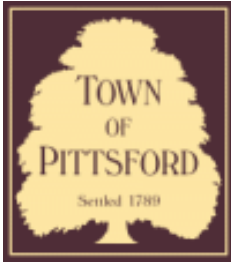












## Town of Pittsford

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

**Permit #**  
**B21-000232**

Phone: 585-248-6250

FAX: 585-248-6262

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

**Property Address:** 7 Round Trail Drive PITTSFORD, NY 14534

**Tax ID Number:** 178.07-2-64

**Zoning District:** RN Residential Neighborhood

**Owner:** Cohn, Michael H

**Applicant:** Marshall Exteriors

#### 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 120 SF sunroom on the existing deck.

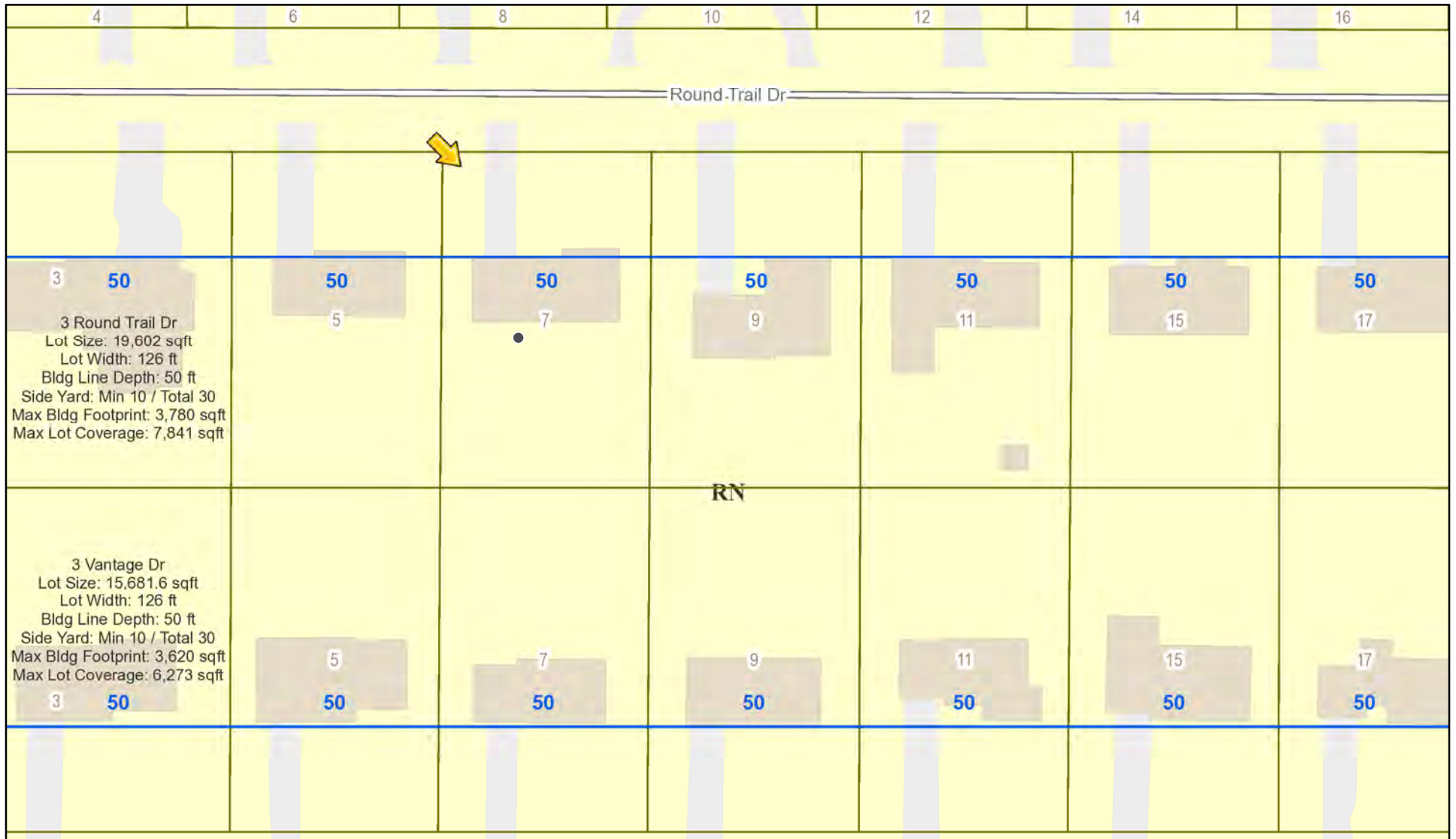
**Meeting Date:** December 09, 2021



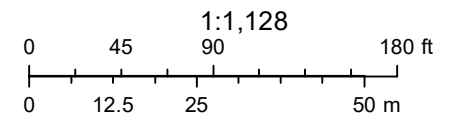




# RN Residential Neighborhood Zoning



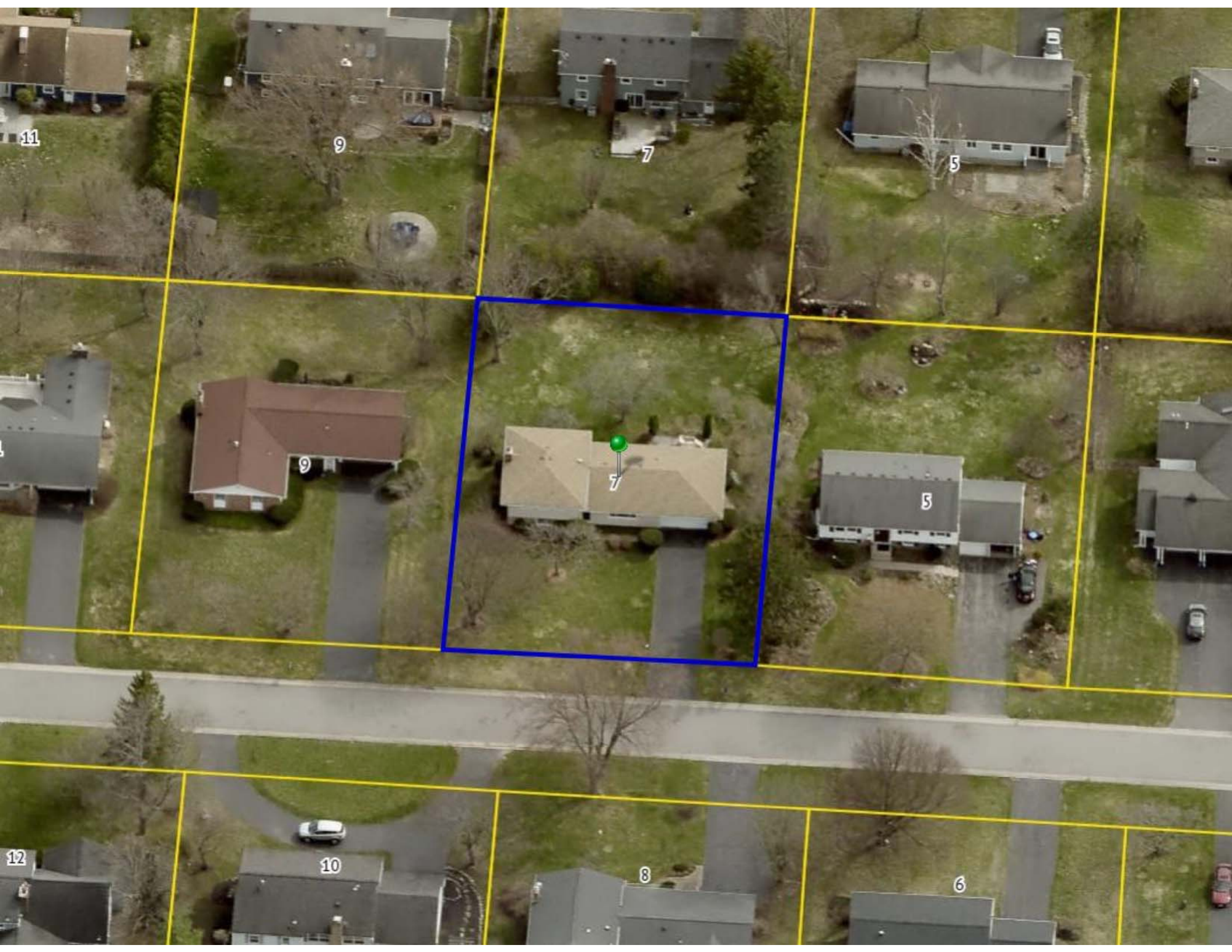
Printed November 30, 2021



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.













↔  
10'

↕  
12'

Centered on  
Sliding patio  
Door



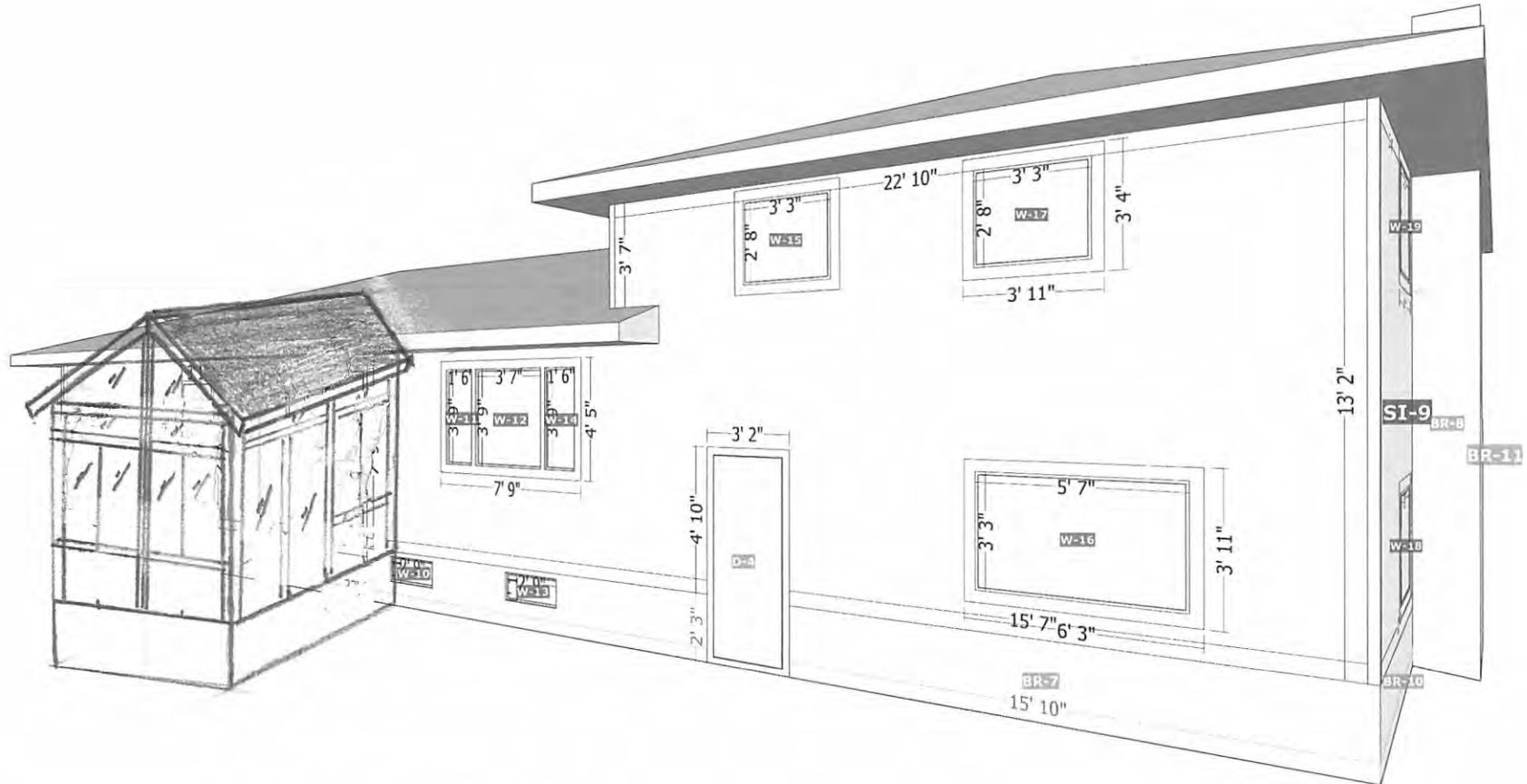
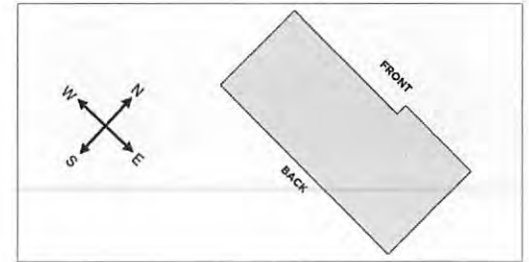






Complete Measurements

7 Round Trail Drive, Pittsford, NY  
BACK-LEFT





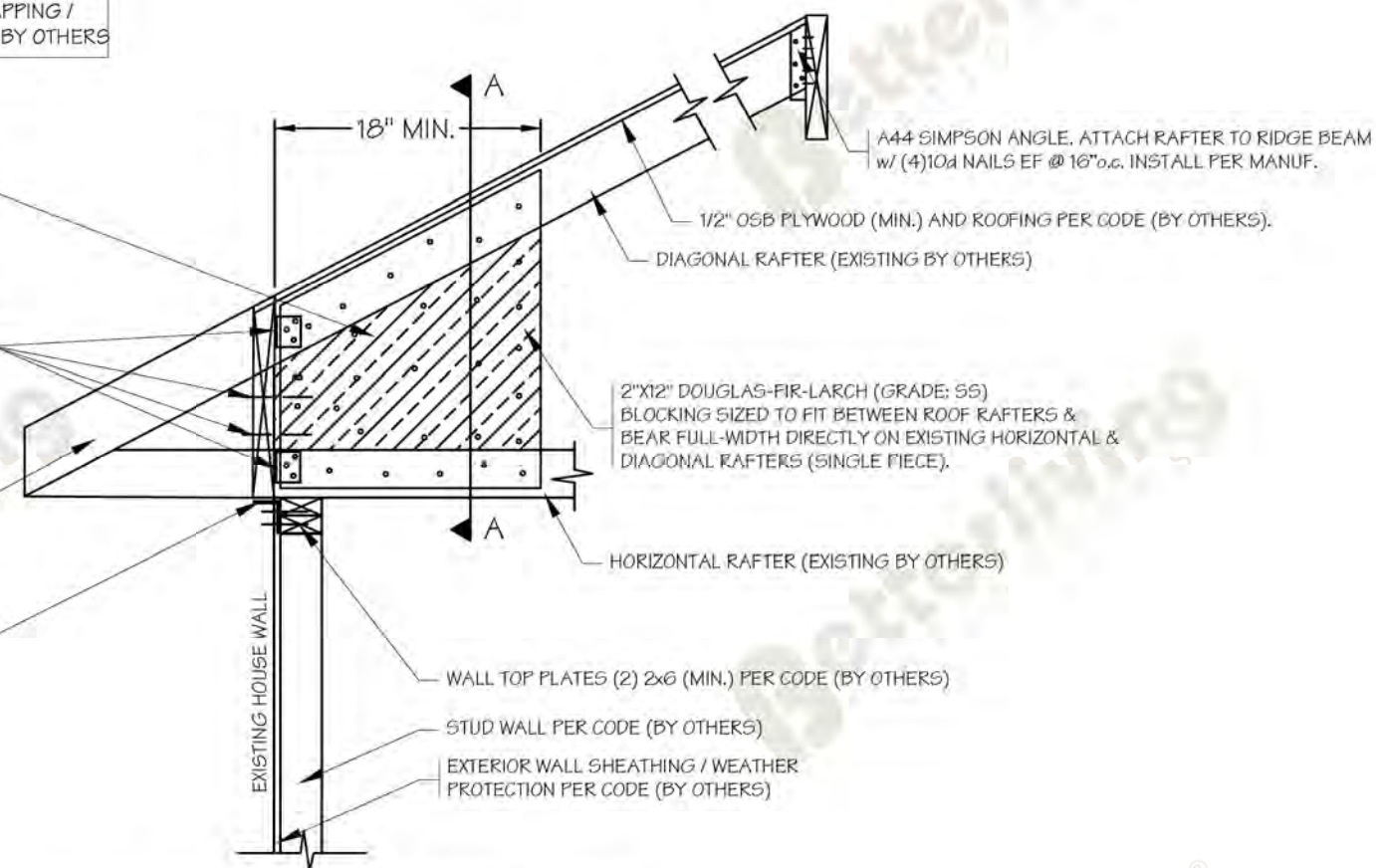
NOTE: FLASHING / CAPPING / WEATHER PROOFING BY OTHERS

(1) SHEATHING (3/4" THICK ADVANTECH OR EQUIV.) ES, ATTACH TO DIAG. & HORIZ. ROOF RAFTER & 2x12 BLOCKING w/ 10d x 3" NAILS STAGGERED @ 3" o.c. (PERIM.) & @ 6" o.c. (INTERIOR).

(1) LEDGER (3-1/2" x 9-3/4" LVL (MIN.) FIELD SIZED) FULL LENGTH, ATTACH TO BLOCKING w/ (2) 3/8" DIAM. SS LAGS (3" EMBED MIN. & PRE-DRILL) @ 16" o.c. & ATTACH TO DIAG. & HORIZ. ROOF RAFTERS w/ (1) A33 SIMPSON ANGLE T&B w/ (4) 10d NAILS EF. INSTALL PER MANUF.

TRUSS CUT BACK. CONTRACTOR RESPONSIBLE FOR MEANS AND METHODS & STRUCTURAL STABILITY.

A33 SIMPSON ANGLE. ATTACH LVL TO SILL PLATE/STUD w/ (4) 10d NAILS EF @ 16" o.c. INSTALL PER MANUF.



DETAIL FOR LEDGER ATTACHMENT AT EACH TRUSS CUT BACK (TYP.)



NOTES:

1. MINIMUM PROPERTIES FOR SPECIES: DOUGLAS-FIR-LARCH (GRADE STRUCTURAL SELECT (SS):

	2" & WIDER
BENDING STRESS F <sub>b</sub> (PSI):	1,500
TENSION PARALLEL TO GRAIN F <sub>t</sub> (PSI):	1,000
SHEAR PARALLEL TO GRAIN F <sub>v</sub> (PSI):	180
COMP. PERP. TO GRAIN F <sub>cp</sub> (PSI):	625
COMP. PARALLEL TO GRAIN F <sub>cl</sub> (PSI):	1,700
MODULUS OF ELASTICITY E (PSI):	1,900,000
SPECIFIC GRAVITY:	0.5

2. REF: 2018 NDS DESIGN VALUES FOR WOOD CONSTRUCTION

3. ALL LUMBER EXPOSED TO WEATHER / WATER / CONCRETE / MASONRY / FUNGUS / TERMITE OR ANY TYPE OF DECAY TO BE PRESSURE TREATED / WOLMANIZED AND/OR PROTECTED PER CODE AND INSTALLED PER MANUFACTURER'S INSTRUCTIONS.

4. EXISTING MEMBERS TO BE ENGINEERED ACCORDING TO LOCAL CODES.

5. CONTRACTOR TO INSPECT ALL EXISTING CONDITIONS AND AS NECESSARY REPAIR AND/OR REPLACE ALL MATERIALS AS REQUIRED TO RENDER THEM STRUCTURALLY SOUND AND COMPLETE..

6. AUTHORIZED FOR BETTERLIVING DEALER USE ONLY.

7. ALL EXISTING HOUSE WALL COMPONENTS TO BE VERIFIED TO COMPLY WITH LOCAL CODES (BY OTHERS).

8. REPAIR / REPLACE CRACKED / DAMAGED LUMBER.

9. WEATHER PROOFING, CAPPING, FLASHING, BY OTHERS.

10. CONTRACTOR RESPONSIBLE FOR STRUCTURAL STABILITY AND MEANS & METHODS.

FOR NOTES SEE SHEET 1 - PROJECT NOTES

NYS PE NOTE: IT IS A VIOLATION OF NY STATE ARTICLE 145, PROFESSIONAL ENGINEERING, LAND SURVEYING AND GEOLOGY 7209, SPECIAL PROVISIONS; FOR ANY PERSON, UNLESS HE OR SHE IS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR, TO ALTER AN ITEM IN ANY WAY ON PLANS, SPECIFICATIONS, PLATS AND REPORTS TO WHICH THE SEAL OF A PROFESSIONAL ENGINEER OR LAND SURVEYOR HAS BEEN APPLIED.



PROJECT:  
COHN  
GROUND TRAIL DRIVE  
PITTSFORD, NY 14534  
DRAWN BY: LYF  
SCALE: 1/4" = 1'-0"

CONTRACTOR:  
MARSHALL EXTERIORS, LLC  
1/1 WEST SHORE BLVD.  
NEWARK, NY 14513  
DWG NO.: SHEET OF 6  
Cohn-Gbl-Encl-12' x 10'-a  
REV: R1 DATE: 10/25/21

EXISTING ROOF OVERHANG CUT BACK TYP.



**GENERAL NOTES:**

- PER 2020 RCNYS / 2018 IRC R301.2.1.1 SUNROOMS, "SUNROOMS SHALL COMPLY WITH AAMA/NPEA/NSA 2100," CATEGORY III: A THERMALLY ISOLATED SUNROOM WITH ENCLOSED WALLS. THE OPENINGS ARE ENCLOSED WITH TRANSLUCENT OR TRANSPARENT PLASTIC OR GLASS. THE SUNROOM FENESTRATION COMPLIES WITH ADDITIONAL REQUIREMENTS FOR AIR INFILTRATION RESISTANCE AND WATER PENETRATION RESISTANCE. THE SPACE IS NON-HABITABLE AND UNCONDITIONED.
- ENCLOSURES TO BE INSTALLED BY BETTERLIVING DEALER USING MATERIALS SUPPLIED BY CRAFTBILT MANUFACTURING COMPANY (CBM).
- MINIMUM DESIGN LOADS FOR BUILDINGS AND OTHER ENCLOSED STRUCTURES PER ASCE 7-16 AS REFERENCED IN IRC.
- LOCAL DESIGN LOADS:
  - GROUND SNOW LOAD - 40 PSF
  - WIND SPEED - 120 MPH, EXP B.
- ALLOWABLE STRESS DESIGN PER ALUMINUM DESIGN MANUAL (2015).
- ALLOWABLE DEFLECTION NOT TO EXCEED L/120 PER IRC TABLE R301.7, NOTE c.
- PROVIDE GUARDS ALONG OPEN-SIDED WALKING SURFACES (STAIRS, RAMPS, DECKS & LANDINGS) LOCATED 30-INCHES OR MORE ABOVE GRADE PER IRC R312.1.1, R312.1.2, R312.1.3.
- PROVIDE WINDOW FALL PROTECTION AT OPENINGS OF OPERABLE WINDOWS LOCATED MORE THAN 72-INCHES ABOVE FINISHED GRADE PER IRC R312.2.
- EXISTING CONDITIONS TO BE INSPECTED BY CONTRACTOR AND ALL MATERIALS REPAIRED AND/OR REPLACED AS REQUIRED TO RENDER THEM STRUCTURALLY SOUND AND COMPLETE.
- CONTRACTOR SOLELY RESPONSIBLE FOR MEANS AND METHODS DURING ALL PHASES OF CONSTRUCTION.
- OWNER/CONTRACTOR JOINTLY RESPONSIBLE FOR COMPLIANCE WITH ALL REQUIREMENTS OF AUTHORITY HAVING JURISDICTION (A.H.).
- ANY DISCREPANCIES OR DEVIATIONS FROM DRAWING(S) REQUIRE REVISED ENGINEERING.
- DRAWINGS APPLY ONLY TO STRUCTURAL / FRAMING ELEMENTS OF PROJECT.
- DRAWINGS NOT TO SCALE. SCALING OF DIMENSIONS OFF DRAWINGS NOT PERMITTED.
- ALUMINUM SHOULD NOT BE USED IN DIRECT CONTACT WITH PRESERVATIVE TREATED WOOD.
- STUDIO ENCLOSURES EXCEEDING 18FTx20FT AND GABLE ENCLOSURES EXCEEDING 18FTx20FT IN SIZE REQUIRE SITE SPECIFIC ENGINEERING DRAWINGS.
- STUDIO / GABLE ENCLOSURES IN HIGH SNOW LOAD (>40 PSF) AND/OR HIGH WIND AREA REQUIRE SITE SPECIFIC ENGINEERING DRAWINGS.

**FRAMING NOTES:**

- FRAMING SHAPES AND SIZES SHOWN ON APPROVED FRAMING DRAWINGS / FASTENER TABLES REPRESENT MINIMUM DIMENSIONS TO RESIST COMBINED WIND AND ALLOWABLE GROUND SNOW LOADS (SEE TABULATED VALUES).
- EXTRUDED FRAMING SECTIONS TO USE 6063-T6 ALUMINUM ALLOY / TEMPER (OR BETTER) PER MANUFACTURE.
- ALL STRUCTURAL COLUMNS TO BE CONTINUOUS FROM FLOOR TO ROOF.
- ALL STRUCTURAL BEAMS TO BE CONTINUOUS BETWEEN SUPPORTS.
- END BEARING OF FRAMING MEMBER(S) TO BE UNIFORM ACROSS FULL CROSS SECTION.
- BUILTUP FRAMING MEMBERS TO BE MECHANICALLY CONNECTED IN FIELD TO ACT AS A SINGLE MEMBER (MIN. 2#B5DS @6"oc/PLY).
- BARRIER MEMBRANE(S)/COATINGS TO BE INSTALLED TO PROTECT ALUMINUM MEMBERS FROM GALVANIC ACTION BY OTHER METALS AND TO PREVENT CORROSION FROM CONTACT WITH CONCRETE, WOOD TREATMENTS AND OTHER MATERIALS.
- MAXIMUM MEMBER LENGTH / HEIGHT NOT TO EXCEED DIMENSIONS SHOWN & TABULATED VALUES.
- MULLION SPACING NOT TO EXCEED THE LESSOR OF 7.5FT OR ONE HALF THE WALL DIMENSION.
- WALL HEIGHT NOT TO EXCEED 98-3/4" (ALUMINUM ENCLOSURES) OR 111-3/4" (VINYL ENCLOSURES).

**FASTENER NOTES:**

- FASTENER SIZES AND QUANTITIES SHOWN ON APPROVED CONNECTION DRAWINGS REPRESENT MINIMUM INSTALLATION TO RESIST COMBINED SNOW AND WIND LOADING IN TABLES.
- USE FASTENERS THAT COMPLY WITH BUILDING CODES.
- USE FASTENERS THAT RESIST CORROSION BY ACQ-C, ACQ-D AND CA-B OR OTHER TREATED LUMBER (WHERE APPLICABLE) AND/OR GALVANIC ACTION WHEN FASTENED THROUGH DISSIMILAR MATERIALS.
- HOT-DIPPED GALVANIZED COATED FASTENERS TO CONFORM TO ASTM A153 OR BETTER.
- HOT-DIPPED GALVANIZED COATED CONNECTORS TO CONFORM TO ASTM A653 (CLASS G-185) OR BETTER.
- STAINLESS STEEL FASTENERS AND CONNECTORS TO BE USED IN HIGHLY CORROSIVE ENVIRONMENTS AS REQUIRED BY BUILDING CODES. MOST COMMONLY AVAILABLE ELECTROPLATED GALVANIZED FASTENERS DO NOT HAVE A SUFFICIENT COATING OF ZINC AND ARE NOT RECOMMENDED.
- NEVER MIX GALVANIZED STEEL WITH STAINLESS STEEL IN THE SAME CONNECTION.
- FASTENERS IN LUMBER (0.5" ≤ G ≤ 0.6") TO BE INSTALLED INTO PRE-DRILLED HOLES WITH DIAMETER NOT EXCEEDING FASTENER SHANK MIN DIAMETER (0.153" DIA FOR #10 WOOD SCREWS, 0.150" DIA FOR #12 WOOD SCREWS, 0.171" DIA FOR #14 WOOD SCREWS / 0.25" DIA. LAGS) PER FASTENER MANUFACTURER'S INSTRUCTIONS.
- MINIMUM SPACING BETWEEN FASTENERS TO BE 2.5xNOMINAL FASTENER DIAMETER.
- MINIMUM SPACING FROM FASTENER TO EDGE OF PART TO BE 1.5xNOMINAL FASTENER DIAMETER.
- ALL OVERDRIVEN FASTENERS TO BE REPLACED IN NEW HOLES.
- BOLT HOLES TO BE 1/32-INCH TO 1/16-INCH DIAMETER LARGER THAN THE BOLTS.
- BOLTS TO MEET OR EXCEED ASTM A 307 OR SAE J429 GRADES 1 OR 2, OR BETTER.
- BOLT TO EXTEND THROUGH THE FULL THICKNESS OF THE MEMBERS.
- BOLTS TO BE USED WITH WASHERS NOT LESS THAN A STANDARD CUT WASHER UNDER THE HEAD AND NUT MEETING ANSI B18.22.1.
- FASTENER QUANTITY / SPACING DESIGNATION 2x6 IN TABLES REQUIRES 2 ROWS OF 8 FASTENERS, OF TYPE SHOWN IN TABLE.
- FOR CONNECTIONS TO MASONRY/SOLID CMU, REPLACE LAGS WITH SAME DIAMETER HILTI ADHESIVE ANCHORS / TAPCONS / NAIL ANCHORS. INSTALL PER MANUFACTURER INSTRUCTIONS.
- MASONRY VENEER IS NON-STRUCTURAL. DRILL THRU VENEER AND ATTACH LAGS DIRECTLY TO STRUCTURAL FRAMING.

**WINDOWS & DOORS NOTES:**

- WINDOW AND DOOR UNIT DESIGN PRESSURE (DP) RATINGS TO SATISFY ALL CODE REQUIREMENTS.
- WINDOW AND DOOR UNITS IN CONDITIONED SPACES TO COMPLY WITH ENERGY RATINGS PER CODE.
- GLAZING USED IN DOORS AND WINDOWS TO BE TEMPERED OR, IF INSTALLED IN HAZARDOUS LOCATIONS, TO CONFORM TO CODE GLAZING REQUIREMENTS IRC R308.

**CBM ROOF / WALL PANEL NOTES:**

- TYPES, SIZES AND ATTACHMENTS OF STRUCTURAL PANELS SHOWN ON APPROVED LAYOUT DRAWINGS TO BE SELECTED TO RESIST COMBINED SNOW AND WIND LOADING (SEE TABULATED VALUES) USING PUBLISHED EVALUATION REPORT AND/OR CBM RECOMMENDATIONS.
- PANELS TO USE 3004 H374 ALUMINUM ALLOY / TEMPER (OR BETTER).
- PANELS/PANEL CORES TO BE CONTINUOUS BETWEEN SUPPORTS.
- PANELS TO BE INSTALLED WITH CONTINUOUS CBM SILICONE SEALANT (MIN 1.5" WIDTH) ON ALL CONTACT SURFACES.
- ALL CONTACT SURFACES TO BE PROPERLY CLEANED PER MANUFACTURER, PRIOR TO APPLYING SEALANT.
- ALL PANELS TO BE MECHANICALLY ANCHORED PER APPROVED DRAWINGS AND TABLES.
- ALL PANELS TO BE INSTALLED WITH AL H-STIFFENERS ALONG ADJOINING EDGES.
- ALL PANELS TO BE ATTACHED TO H-STIFFENERS (MIN #8 SDS TEK @ 6"OC) OR AS REQUIRED TO ACHIEVE FIRE RATINGS.
- PANELS TO BE USED ONLY IN ONE STORY ENCLOSURES OF CONSTRUCTION TYPE VB, AS PERMITTED BY CODE.
- PANELS TO BE USED ONLY IN ENCLOSURES WHERE CLASS B OR CLASS II INTERIOR FINISHES ARE PERMITTED BY CODE.
- PANEL OVERHANG AT ROOM PERIMETERS NOT TO EXCEED 12-INCHES.

**FOOTING/FOUNDATION NOTES:**

- PROVISIONS OF IRC CHAPTER 4 SHALL CONTROL CONSTRUCTION OF FOUNDATIONS.
- IN LIEU OF A COMPLETE GEOTECHNICAL EVALUATION, THE LOAD-BEARING VALUES IN TABLE R401.4.1 (SEE BELOW) SHALL BE ASSUMED PER IRC R401.4.1.
- REQUIRED MINIMUM FOOTING DIAMETERS/DIMENSIONS FOR CLAY, SANDY CLAY, SILTY CLAY, CLAYEY SILT, SILT AND SANDY SILT (CL, ML, MH AND CH) WITH PRESUMPTIVE LOAD-BEARING\* = 1,500 PSF:  
FOOTING A (IN) = 22 DIA OR 20 X 20 SQUARE  
FOOTING B (IN) = 16 DIA
- REQUIRED MINIMUM FOOTING DIAMETERS/DIMENSIONS FOR SAND, SILTY SAND, CLAYEY SAND, SILTY GRAVEL AND CLAYEY GRAVEL (SW, SP, SM, SC, GM, & GC) WITH PRESUMPTIVE LOAD-BEARING\* = 2,000 PSF:  
FOOTING A (IN) = 20 DIA OR 18 X 18 SQUARE  
FOOTING B (IN) = 14 DIA
- REQUIRED MINIMUM FOOTING DIAMETERS/DIMENSIONS FOR SANDY GRAVEL AND/OR GRAVEL (GW AND GP) WITH PRESUMPTIVE LOAD-BEARING\* = 3,000 PSF:  
FOOTING A (IN) = 18 DIA  
FOOTING B (IN) = 12 DIA

NOTE: \* PRESUMPTIVE LOAD-BEARING VALUES OF FOUNDATION MATERIALS FROM IRC TABLE R401.4.1. CLASS OF MATERIAL TO BE FIELD VERIFIED AT JOBSITE (BY OTHERS)

- CONSTRUCT CONCRETE FOOTING PER IRC R403 OR ACI 332.
- MINIMUM SIZES FOR CONCRETE FOOTINGS TO BE 12-INCHES OR PER IRC R403.1.1, TABLES R403.1 & FIGURE R403.1(1) / FIGURE R403.1.3, AS APPLICABLE.
- MINIMUM DEPTH FOR CONCRETE FOOTINGS TO BE 12-INCHES BELOW UNDISTURBED GROUND SURFACE AND SHALL CONFORM TO IRC R403.1.4.1 PER IRC R403.1.4.
- FOOTINGS TO BE SUPPORTED ON UNDISTURBED NATURAL SOILS OR ENGINEERED FILL PER IRC R403.1. WHEN QUESTIONABLE SOILS, UNDERPINNING / SLOPING / UNSTABLE CONDITIONS, OR LOADING OF ADJACENT STRUCTURES EXIST PER IRC R401.4 & R403.1.7, CONSULT A GEOTECHNICAL ENGINEER.
- PROTECT FOOTING EXCAVATIONS FROM WEATHER INCLUDING PRECIPITATION / FREEZING.
- UNDER NO CIRCUMSTANCES SHALL NEW FOOTING EXCAVATIONS EXTEND BELOW DEPTH OF ADJACENT EXISTING FOOTINGS.
- PROTECT FOUNDATION WALLS, PIERS AND OTHER PERMANENT SUPPORTS OF BUILDINGS & STRUCTURES FROM FROST PER IRC R403.1.4.1.
- MINIMUM CONCRETE COMPRESSIVE STRENGTH FOR FOOTINGS TO BE 3,000 PSI AT 28 DAYS OR PER IRC R402.2 & TABLE R402.2. MATERIALS FOR CONCRETE SHALL COMPLY WITH IRC R608.5.1.
- FOOTING AND STEM WALL REINFORCEMENT SHALL COMPLY WITH IRC R403.1.3.5.1 THROUGH R403.1.3.5.4, AS APPLICABLE.
- MASONRY SYSTEMS SHALL HAVE A MINIMUM SPECIFIED COMPRESSIVE STRENGTH OF 1,500 PSI PER IRC 402.4.

NYS PE NOTE: IT IS A VIOLATION OF NY STATE ARTICLE 145, PROFESSIONAL ENGINEERING, LAND SURVEYING AND GEOLOGY 7209. SPECIAL PROVISIONS, FOR ANY PERSON, UNLESS HE OR SHE IS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR, TO ALTER AN ITEM IN ANY WAY ON PLANS, SPECIFICATIONS, PLATS AND REPORTS TO WHICH THE SEAL OF A PROFESSIONAL ENGINEER OR LAND SURVEYOR HAS BEEN APPLIED.



10/26/2021

**DECK NOTES:**

- CONSTRUCT WOOD-FRAMED DECKS PER IRC R507.
- LUMBER SPECIES / SIZES SHOWN ON APPROVED DECK DRAWINGS REPRESENT MINIMUM REQUIREMENTS TO SAFELY SUPPORT LOADING FROM: GROUND SNOW LOAD, LIVE LOAD = 40 PSF (MAX.) AND DEAD LOAD (10 PSF).
- INSTALLED LUMBER SPECIES / SIZES TO EXCEED THE FOLLOWING MINIMUM PROPERTIES:  
GRADE / SPECIES / SIZE: NO. 2 SOUTHERN PINE  
2"x6"      2"x8"      2"x10"      2"x12"  
BENDING STRESS F<sub>b</sub> (PSI): 1,000      925      800      750  
TENSION PARALLEL TO GRAIN F<sub>t</sub> (PSI): 600      550      475      450  
SHEAR PARALLEL TO GRAIN F<sub>v</sub> (PSI): 175      175      175      175  
COMPRESSION PERPENDICULAR TO GRAIN F<sub>cp</sub> (PSI): 565      565      565      565  
COMPRESSION PARALLEL TO GRAIN F<sub>c</sub> (PSI): 1,400      1,350      1,300      1,250  
MODULUS OF ELASTICITY E (PSI): 1,400,000  
REF: 2018 NDS DESIGN VALUES FOR WOOD CONSTRUCTION TABLE 4B (VISUALLY GRADED SOUTHERN PINE)
- ALL LUMBER EXPOSED TO WEATHER / WATER / CONCRETE / MASONRY / FUNGUS / TERMITE OR ANY TYPE OF DECAY TO BE PRESERVATIVE-TREATED / WOLMANIZED AND/OR PROTECTED PER IRC 317 AND INSTALLED PER MANUFACTURER'S INSTRUCTIONS.
- ELEVATED DECKS (30" OR MORE ABOVE GRADE) TO BE INSTALLED WITH BRACING TO RESIST LATERAL LOADS PER CODE.
- INSTALL A 6-MIL (0.006 INCH) POLYETHYLENE (OR APPROVED) VAPOR RETARDER WITH JOINTS LAPPED NOT LESS THAN 6-INCHES BELOW FLOORING IF REQUIRED BY CODE / IRC R408.1.
- BLOCKING, NAILED BOTH SIDES, TO BE PROVIDED BETWEEN ADJACENT JOISTS AT 8FT O.C. (MAX).
- USE METAL FASTENERS AND CONNECTORS PER IRC R317.3 AND TABLE R507.2.3.
- USE FLASHING PER IRC R507.2.4.
- ATTACH DECK LEDGER TO BAND JOIST PER IRC R507.9.
- PLACE LAG SCREWS OR BOLTS IN DECK LEDGERS AND BAND JOISTS PER IRC R507.9.1.3 & TABLE 507.9.1.3(1) & 507.9.1.3(2) & FIGURES 507.9.1.3(1) & 507.9.1.3(2).
- INSTALL LATERAL LOAD CONNECTIONS FOR DECK USING HOLD-DOWN TENSION DEVICES AT 2 LOCATIONS (MIN) PER IRC R507.9.2 & FIGURE 507.9.2(1) OR 507.9.2(2).
- CONTRACTOR TO VERIFY JOIST HANGERS SATISFY LOCAL CODE(S) AND ARE INSTALLED PER MANUFACTURER'S INSTRUCTIONS.
- FINAL GRADE SHALL FALL 6" (MIN) WITHIN FIRST 10 FT. AWAY FROM HOUSE / DECK / ENCLOSURE PER IRC R401.3.

**INTERIOR ENGINEERED LUMBER / LAMINATED VENEER LUMBER (LVL) NOTES:**

- CONTRACTOR: ALL LVL JOISTS ARE RATED FOR "DRY-USE / INTERIOR" APPLICATIONS ONLY.
- ENGINEERED WOOD PRODUCTS TO CONFORM TO IRC 502.
  - LVL JOISTS TO BE INSTALLED PER MANUFACTURER'S INSTRUCTIONS.
  - LVL MODULUS OF ELASTICITY 2.0 E RATED (MIN.)
  - LVL JOISTS NOT TO BE INSTALLED IN DIRECT CONTACT WITH CONCRETE OR MASONRY CONSTRUCTION.
  - LVL-JOIST BEARING AT SUPPORTS TO BE SIZED PER MANUFACTURER'S INSTRUCTIONS BUT NOT LESS THAN 3 INCHES FULL CONTACT. THE BEARING SURFACE MUST BE SOLID AND CONTINUOUS OVER THE WHOLE SURFACE.
  - LVL JOISTS TO BE RESTRAINED AGAINST ROTATION AT ENDS AND SUPPORTS. PER MANUFACTURER'S INSTRUCTIONS.
  - LVL-JOIST TOP (OR COMPRESSION EDGE) TO BE Laterally SUPPORTED BY PERPENDICULAR FRAMING OR BRACING AT 24-INCHES ON-CENTER OR CLOSER, PER MANUFACTURER'S INSTRUCTIONS.
  - EXTERIOR-RATED LVLs TO BE SUBSTITUTED PER MANUFACTURER'S RECOMMENDATION FOR APPLICATIONS WHERE LVL IS NOT PROTECTED FROM WEATHER.

**ABBREVIATIONS:**

CBM = CRAFT-BILT MANUFACTURING COMPANY  
D = DOOR, M = MULLION, W = WINDOW, P = PANEL,  
HC = HONEYCOMB PANELS, EPS = POLYSTYRENE PANELS,  
AL = ALUMINUM, H = THERMALLY-BROKEN ALUMINUM H-STIFFENER,  
PT = PRESURE-PRESERVATIVE TREATED OR APPROVED DECAY RESISTANT,  
IN = INCHES, FT = FEET, MPH = MILES PER HOUR, PSF = POUNDS / SQ FOOT, PLF = POUNDS PER LINEAR FOOT  
IRC = INTERNATIONAL RESIDENTIAL CODE, IBC = INTERNATIONAL BUILDING CODE,  
SPECS = SPECIFICATIONS, MAX = MAXIMUM, MIN = MINIMUM, DIA = DIAMETER,  
SDS = SELF DRILLING SCREW, OC = ON CENTER, ASCE = AMERICAN SOCIETY FOR CIVIL ENGINEERS  
NDS = NATIONAL DESIGN SPECIFICATIONS FOR WOOD CONSTRUCTION.

**PROJECT DRAWING LIST**

- SHEET 1 OF 6 - GABLE ENCLOSURE PROJECT NOTES
- SHEET 2 OF 6 - GABLE ENCLOSURE WALLS / LAYOUT
- SHEET 3 OF 6 - DECK FRAMING PLAN
- SHEET 4 OF 6 - TYPICAL ALUMINIUM GABLE ENCLOSURE CONNECTION DETAILS
- SHEET 5 OF 6 - ALUMINIUM GABLE ENCLOSURE STRUCTURAL FRAMING
- SHEET 6 OF 6 - EXISTING ROOF OVERHANG CUT BACK TYP.

PROJECT:  
COHN  
ROUND TRAIL DRIVE  
PITTSFORD, NY 14534

DRAWN BY: LYF

SCALE: N.T.S.

CONTRACTOR:  
MARSHALL EXTERIORS, LLC  
171 WEST SHORE BLVD.  
NEWARK, NY 14513

DWG NO.: SHEET 1 OF 6

Cohn-Gbl-Encl-12' X 10'-a

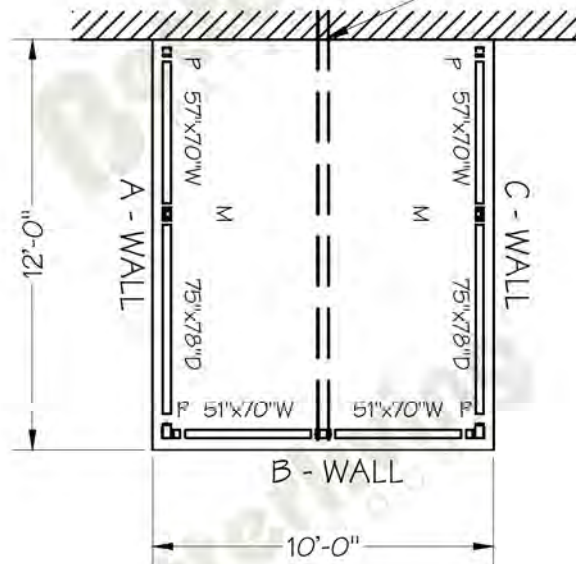
REV: R1 DATE: 10/25/21

**ALUMINIUM GABLE ENCLOSURE PROJECT NOTES**



# LAYOUT PLANS

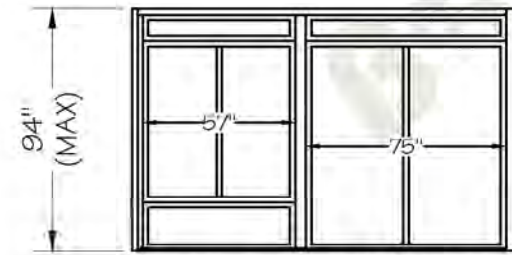
EXISTING BUILDING



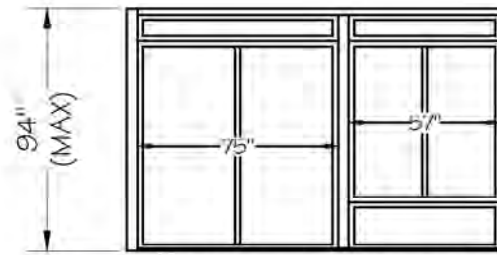
GABLE FLOOR PLAN  
(NOT TO SCALE)

TIE-IN TO EXISTING HOUSE BY CONTRACTOR.  
 FULL SUPPORT REQ'D CONTINUOUS TO FOUNDATION.  
 EXISTING STRUCTURE MUST SAFELY SUPPORT (OR BE  
 UPGRADED TO SUPPORT) NEW SUPERIMPOSED LOADS OF:  
 1700 LBS - GRAVITY LOAD & 650 LBS - UPLIFT LOAD  
 850 LBS - LATERAL LOAD (BY OTHERS)  
 END BEARING PER MANUF. (MIN. 4") (BY OTHERS)

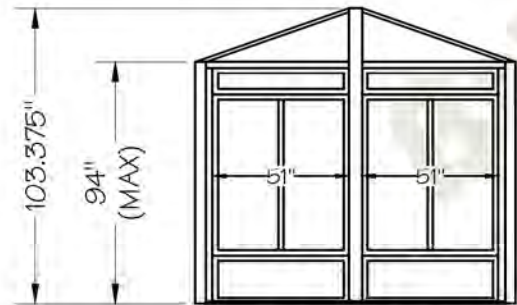
# WALL SECTIONS



GABLE SIDE WALL (A)

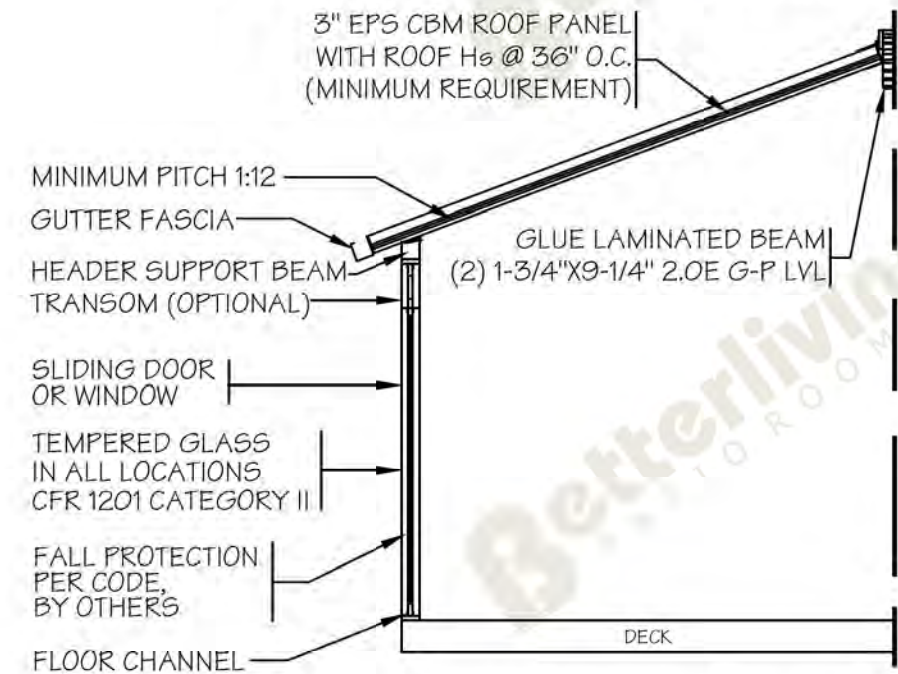


GABLE SIDE WALL (C)



GABLE FRONT WALL (B)

# ASSEMBLY DETAILS



TYPICAL GABLE SECTION  
NOT TO SCALE

NYS PE NOTE: IT IS A VIOLATION OF NY STATE ARTICLE 145, PROFESSIONAL ENGINEERING, LAND SURVEYING AND GEOLOGY §209. SPECIAL PROVISIONS, FOR ANY PERSON, UNLESS HE OR SHE IS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR, TO ALTER AN ITEM IN ANY WAY ON PLANS, SPECIFICATIONS, PLATS AND REPORTS TO WHICH THE SEAL OF A PROFESSIONAL ENGINEER OR LAND SURVEYOR HAS BEEN APPLIED.



PROJECT:  
COHN  
7 ROUND TRAIL DRIVE  
PITTSFORD, NY 14534

DRAWN BY: LYF

SCALE: 1" = 1/8"

CONTRACTOR:  
MARSHALL EXTERIORS, LLC  
1/1 WEST SHORE BLVD.  
NEWARK, NY 14513

DWG NO.: SHEET 2 OF 6

Cohn-Gbl-Encl-12' X 10'-a

REV: R1 DATE: 10/25/21

ALUMINIUM  
GABLE ENCLOSURE  
GENERAL LAYOUT

FOR NOTES SEE SHEET 1 - PROJECT NOTES



2X12 LEDGER, SECURED TO STRUCTURAL STUDS IN HOUSE (PRE-DRILL HOLES) w/ (2) 1/2"x5" S.S. or HOT DIP. GALV. LAGS w/ WASHERS, @ 16" o.c. (3" MIN. EMBED.)  
 JOIST HANGERS TO BE SIZED AND INSTALLED PER MANUFACTURER. EXISTING STRUCTURE MUST SAFELY SUPPORT (OR BE UPGRADED TO SUPPORT) NEW SUPERIMPOSED LOADS OF: 250PLF - GRAVITY LOAD & 850 LBS - LATERAL LOAD (BY OTHERS).

(2) 2X12 TIMBER JOISTS NAILED @12" WITH 10d NAILS

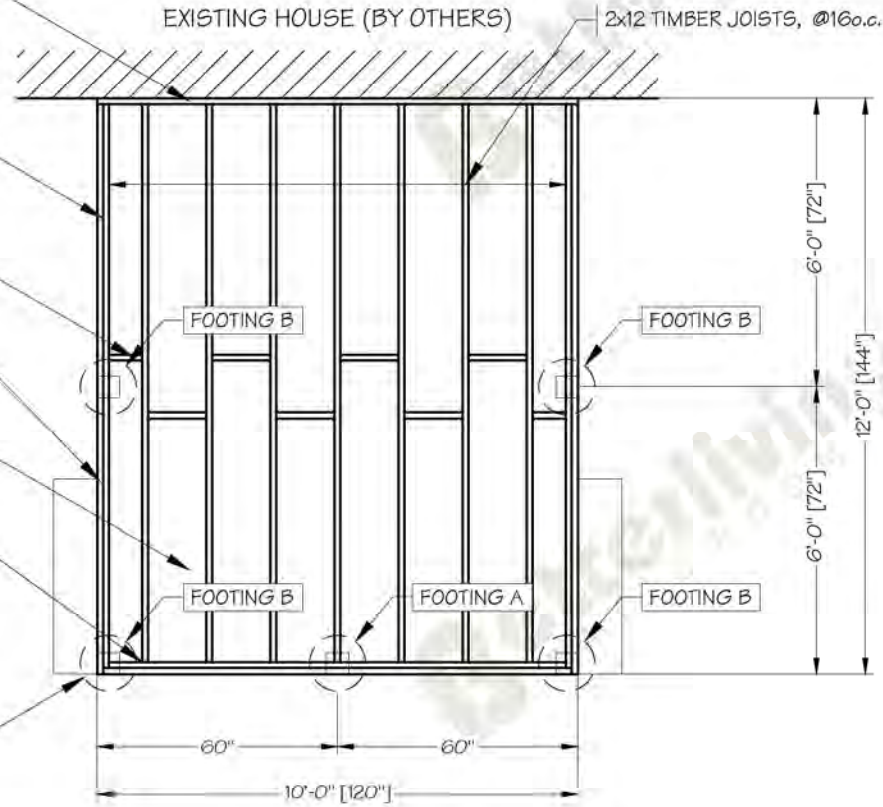
2X12 MID SPAN BLOCKING

LANDINGS / RAILING / STAIRS TO GRADE PER CODE, BY OTHERS (TYP.)

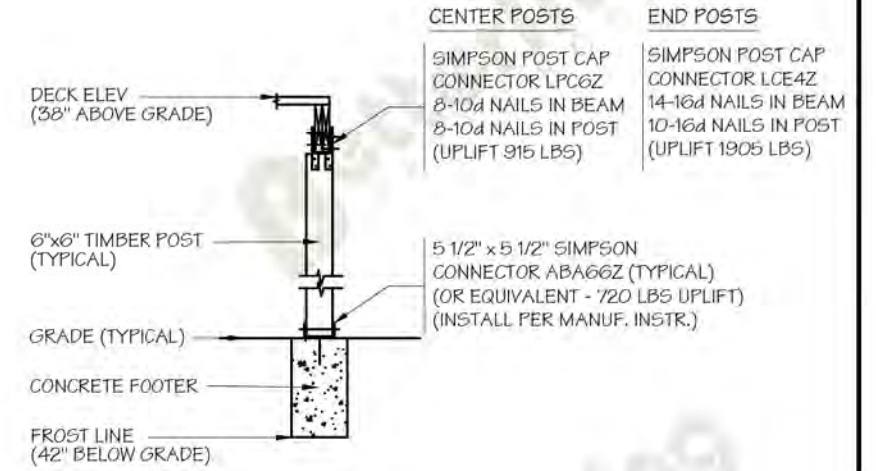
3/4" PLYWOOD DECKING SUBFLOOR ATTACH DECKING TO TOP EDGES OF ALL JOISTS W/8d NAILS @ 6"oc (SHEET PERIMETER) AND @ 12"oc (SHEET INTERIORS)

(2) 2X12 TIMBER JOISTS NAILED @ 12" WITH 10d NAILS. JOIST HANGERS SIZED AND INSTALLED PER MANUF.

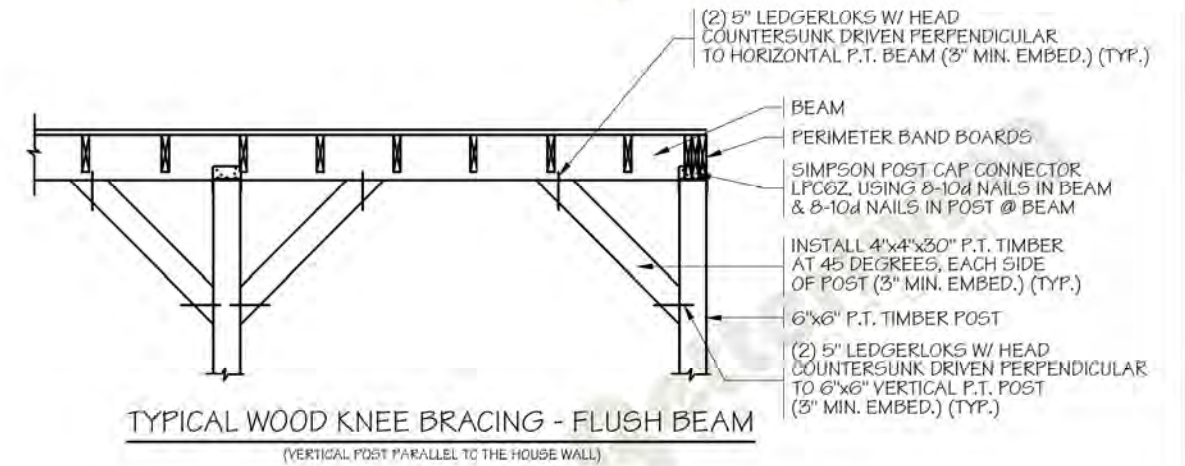
CONCRETE FOOTING, SEE SHEET 1 FOR SIZES



DECK FRAMING PLAN (NOT TO SCALE)



TYPICAL POST DETAIL FOR FOOTINGS-FLUSH BEAM



TYPICAL WOOD KNEE BRACING - FLUSH BEAM (VERTICAL POST PARALLEL TO THE HOUSE WALL)

NYS PE NOTE: IT IS A VIOLATION OF NY STATE ARTICLE 145, PROFESSIONAL ENGINEERING, LAND SURVEYING AND GEOLOGY §209, SPECIAL PROVISIONS, FOR ANY PERSON, UNLESS HE OR SHE IS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR, TO ALTER AN ITEM IN ANY WAY ON PLANS, SPECIFICATIONS, PLATS AND REPORTS TO WHICH THE SEAL OF A PROFESSIONAL ENGINEER OR LAND SURVEYOR HAS BEEN APPLIED.



PROJECT:  
 COHN  
 7 ROUND TRAIL DRIVE  
 PITTSFORD, NY 14534

DRAWN BY: LYF

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

CONTRACTOR:  
 MARSHALL EXTERIORS, LLC  
 1/1 WEST SHORE BLVD.  
 NEWARK, NY 14513

DWG NO.: SHEET 3 OF 6

Cohn-Gbl-Deck-12' x 10'-a

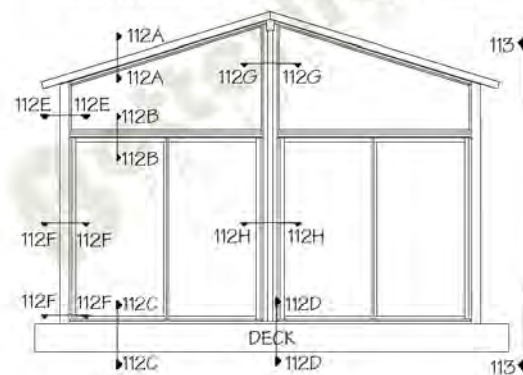
REV: R1 DATE: 10/25/21

12'-0" X 10'-0"  
 DECK FRAMING PLAN  
 FOR GABLE ENCLOSURE

FOR NOTES SEE SHEET 1 - PROJECT NOTES



# TYPICAL FRONT WALL CONNECTION DETAILS



SECTION 112

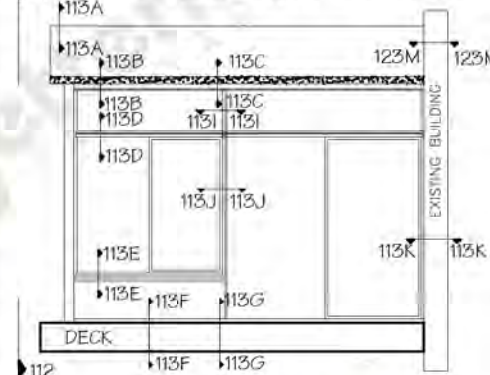
## ALUMINIUM GABLE FASTENER TABLES

TABLE 1B - FASTENERS FOR 120 MPH WIND, EXPOSURE B, 40 PSF SNOW\*\*

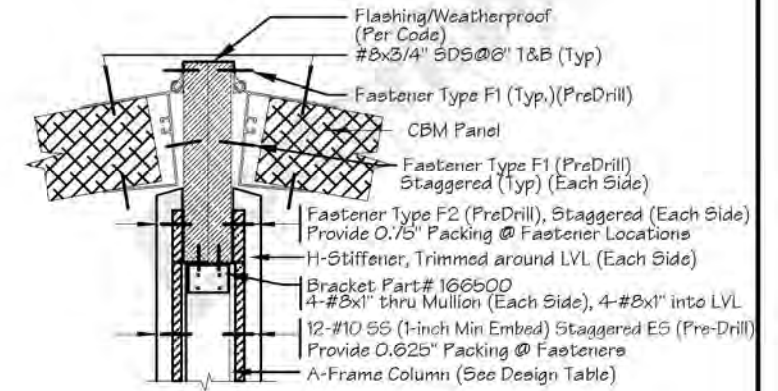
Detail	ID	Type	Fastener Quantity / Spacing (in)				
			Room Width (B-Wall)				
			10'	12'	14'	16'	18'
113A	F1	3/8" x 3" Lag Screw	1@12"	1@12"	1@12"	1@12"	1@12"
113A	F2	1/2" x 3" Lag Screw	2x2	2x2	2x2	2x2	2x3
113B	F1*	1/4" Lag+3x3x0.1" Washer	-	-	-	-	-
113C	F1*	1/4" Lag Screw thru Al H's	1@36"	1@36"	1@36"	1@36"	1@36"
113C	F2	#8x3/4" SDS@Mullion/H	2x3	2x3	2x3	2x3	2x3
113C	F2	#8x3/4" SDS@3x3 Post	1x4	1x4	1x5	2x3	2x3
112D	F1	#8x3/4" SDS@Mul/Post	2x3	2x3	2x3	2x3	2x3
112D	F1	#10x3/4" SDS@A-Fr Col	2x4	2x4	2x5	2x5	2x6
112D	F1	#10 SDS+Brkt@A-Fr Col	4x2	4x2	4x2	4x2	4x2
112D	F2	1/4" Lag+Washer@Post	1x3	1x3	1x3	1x3	1x3
112D	F2	1/4" Lag+Wash@A-Fr Col	2X3	2X3	2X3	2X4	2X4
112D	F2	1/4" Lag+Brkt@A-Fr Col	2-2x1	2-2x1	2-2x1	2-2x1	2-3x1
112F	F1	#8x3/4" SDS@Post	2x3	2x3	2x4	2x4	2x5

Note: \*Lag thread to fully engage Al H flanges and Header top flange  
 \*\*Table valid for enclosed structures

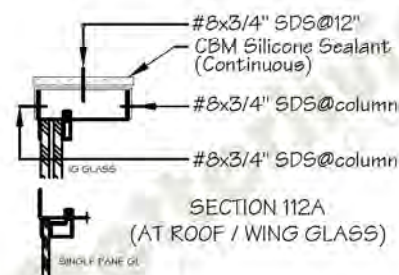
# TYPICAL SIDE WALL CONNECTION DETAILS



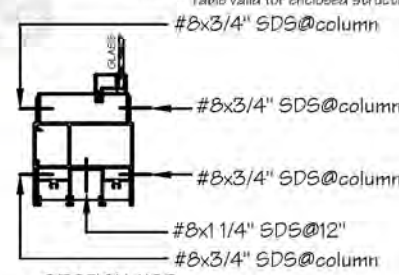
SECTION 113



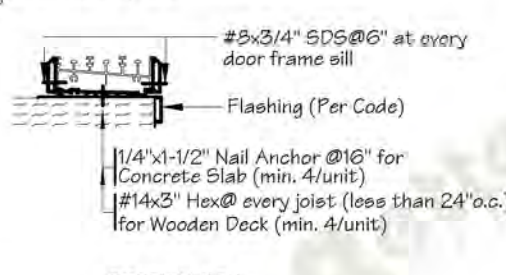
SECTION 113-A for GLUE LAMINATED A-FRAME BEAM



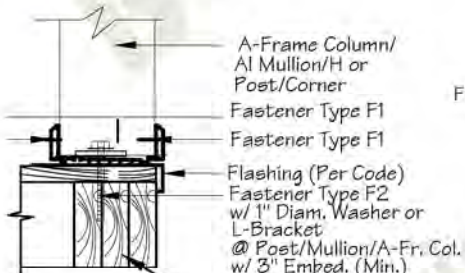
SECTION 112A (AT ROOF / WING GLASS)



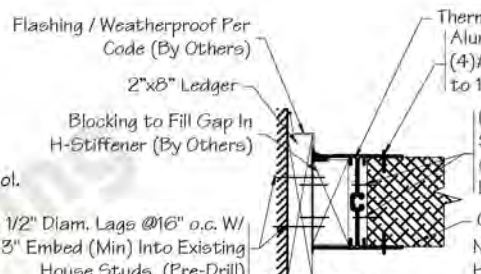
SECTION 112B (AT WING / HEADER)



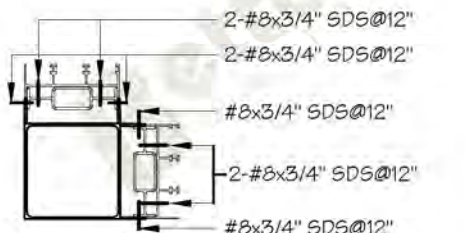
SECTION 112C (AT FLOOR TRACK)



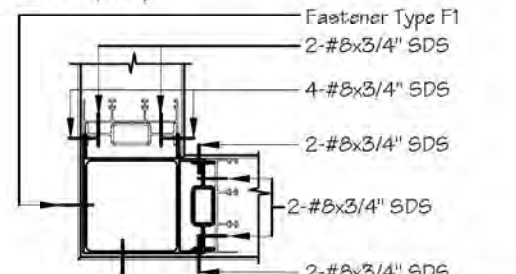
SECTION 112D (AT RIM BOARDS OF TIMBER DECK)



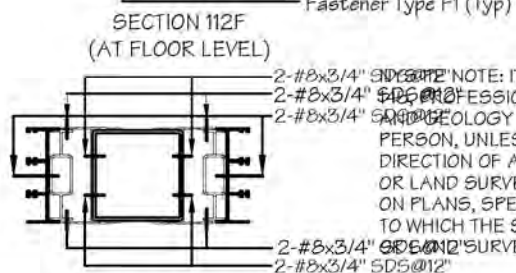
SECTION 112E (AT WING GLASS)



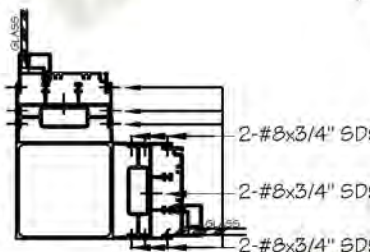
SECTION 112F (ABOVE FLOOR LEVEL TO TOP)



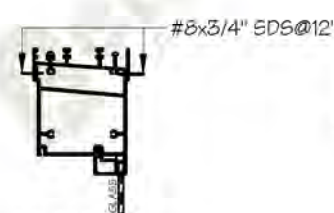
SECTION 112G (GBL POST AT TRANSOM GLASS)



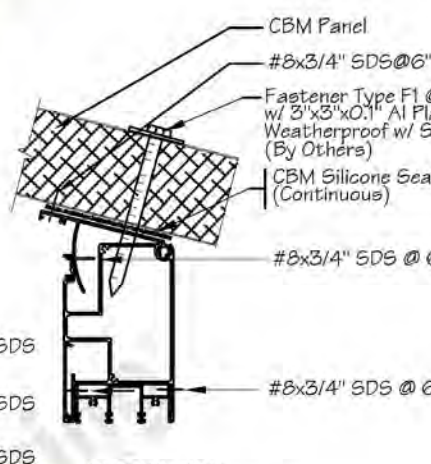
SECTION 112H (GBL POST AT ROOM)



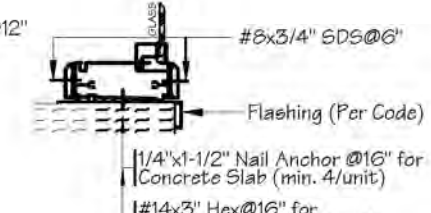
SECTION 112E (AT WING GLASS)



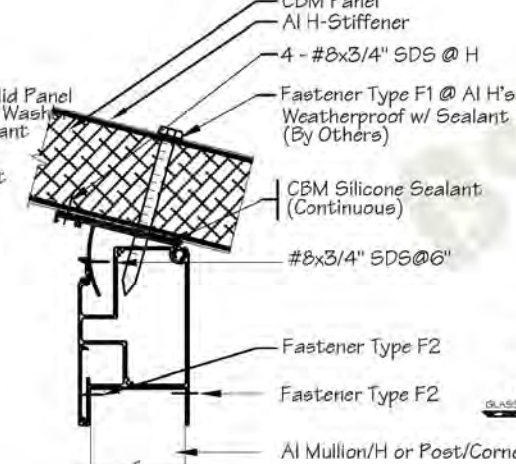
SECTION 113E (AT TOP OF GLASS KNEEWALL)



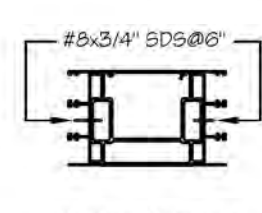
SECTION 113B (HEADER IN BETWEEN POSTS)



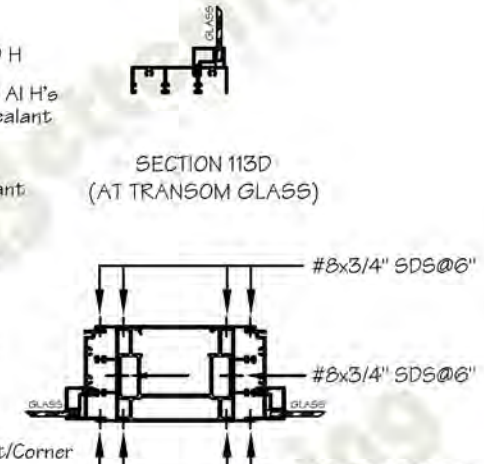
SECTION 113F (AT FLOOR / KNEEWALL)



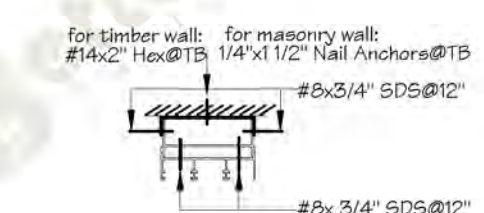
SECTION 113C (HEADER AT MULLION/POST)



SECTION 113J (AT MULLION)



SECTION 113D (AT TRANSOM GLASS)



SECTION 113K (AT HOUSE WALL)

NOTE: IT IS A VIOLATION OF NY STATE ARTICLE 130 OF THE PROFESSIONAL ENGINEERING, LAND SURVEYING AND GEOLOGY /209, SPECIAL PROVISIONS, FOR ANY PERSON, UNLESS HE OR SHE IS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR, TO ALTER AN ITEM IN ANY WAY ON PLANS, SPECIFICATIONS, PLATS AND REPORTS TO WHICH THE SEAL OF A PROFESSIONAL ENGINEER OR LAND SURVEYOR HAS BEEN APPLIED.



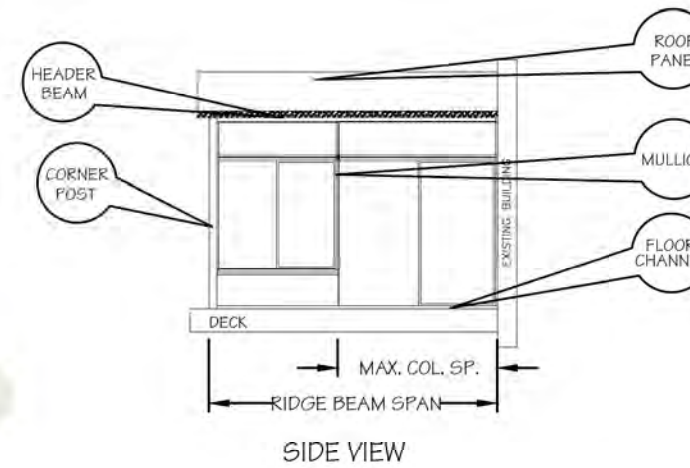
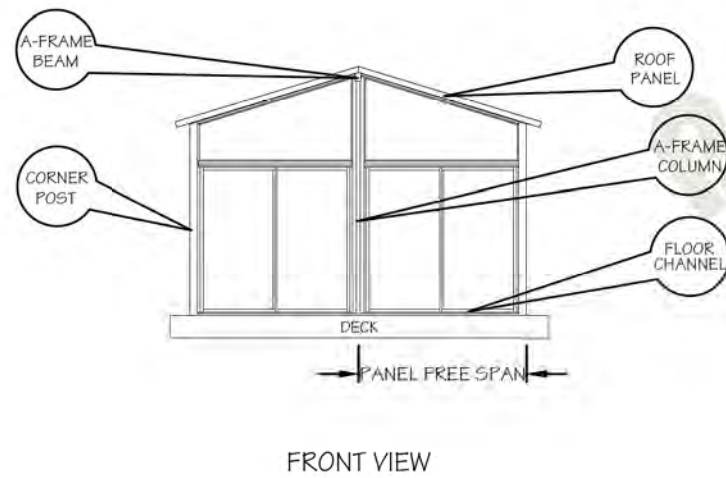
PROJECT: COHN ROUND TRAIL DRIVE PITTSFORD, NY 14534  
 DRAWN BY: LYF  
 SCALE: N.T.S.

CONTRACTOR: MARSHALL EXTERIORS, LLC  
 171 WEST SHORE BLVD, NEWARK, NY 14513  
 DWG NO.: SHEET 4 OF 6  
 Alum-Gbl-Corrn  
 REV: R1 DATE: 10/25/21

ALUMINIUM GABLE ENCLOSURE CONNECTION DETAILS  
 120 MPH - EXP B & 40 PSF SNOW



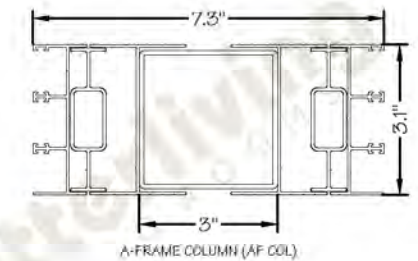
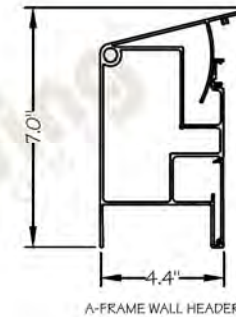
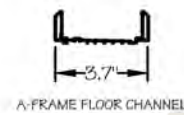
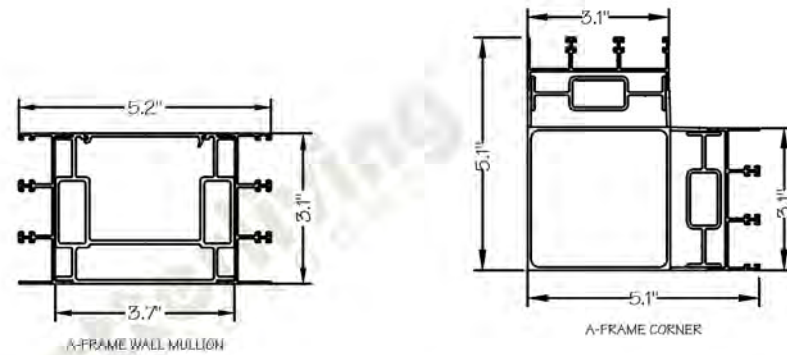
### TYPICAL GABLE ENCLOSURE



### A-FRAME WALL MULLIONS / CORNER

### FLOOR / HEADER / RIDGE BEAM OPTIONS

### A-FRAME COLUMNS



AF WALL MULLION - ELEC. MULLION + 2-JAMBS (MAX HT 8 FT - INTERIOR)

MULLION SPACING (FT)	MAX. ALLOWABLE GROUND SNOW LOAD (PSF)					
	PANEL FREE SPAN (FT)					
	5'	6'	7'	8'	9'	10'
5'	100	100	100	100	100	100
5.5'	100	100	100	100	100	100
6'	100	100	100	100	100	100
6.5'	100	100	100	100	100	100
7'	100	100	100	100	100	100
7.5'	100	100	100	100	100	100

AF WALL CORNER + 2-MULLIONS + 2-JAMBS (MAX HT 8 FT - CORNER)

MULLION SPACING (FT)	MAX. ALLOWABLE GROUND SNOW LOAD (PSF)					
	PANEL FREE SPAN (FT)					
	5'	6'	7'	8'	9'	10'
5'	100	100	100	100	100	100
5.5'	100	100	100	100	100	100
6'	100	100	100	100	100	100
6.5'	100	100	100	100	100	100
7'	100	100	100	100	100	100
7.5'	100	100	100	100	100	100

AF FLOOR CHANNEL

MULLION SPACING (FT)	MAX. ALLOWABLE GROUND SNOW LOAD (PSF)					
	PANEL FREE SPAN (FT)					
	5'	6'	7'	8'	9'	10'
5'	100	100	100	100	100	100
5.5'	100	100	100	100	100	100
6'	100	100	100	100	100	100
6.5'	100	100	100	100	100	100
7'	100	100	100	100	100	100
7.5'	100	100	100	100	100	100

AF WALL HEADER + ARM (MAX SPAN 7.5 FT)

MULLION SPACING (FT)	MAX. ALLOWABLE GROUND SNOW LOAD (PSF)					
	PANEL FREE SPAN (FT)					
	5'	6'	7'	8'	9'	10'
5'	100	100	100	100	100	100
5.5'	100	100	100	100	100	99
6'	100	100	100	100	100	100
6.5'	100	100	100	100	100	100
7'	100	100	100	100	100	100
7.5'	100	100	100	100	100	100

AF COL - 3X3 + 2H + 2MUL + 2-JAMBS (MAX HT 10 FT)

RIDGE BEAM SPAN (FT)	MAX. ALLOWABLE GROUND SNOW LOAD (PSF)					
	PANEL FREE SPAN (FT)					
	5'	6'	7'	8'	9'	10'
8'	100	100	100	100	100	100
10'	100	100	100	100	100	100
12'	100	100	100	100	92	84
14'	100	100	100	90	77	71
16'	100	100	98	77	67	61
18'	100	100	85	68	60	54

NYS PE NOTE: IT IS A VIOLATION OF NY STATE ARTICLE 145, PROFESSIONAL ENGINEERING, LAND SURVEYING AND GEOLOGY 7209, SPECIAL PROVISIONS, FOR ANY PERSON, UNLESS HE OR SHE IS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR, TO ALTER AN ITEM IN ANY WAY ON PLANS, SPECIFICATIONS, PLATS AND REPORTS TO WHICH THE SEAL OF A PROFESSIONAL ENGINEER OR LAND SURVEYOR HAS BEEN APPLIED.



PROJECT:  
COHN  
7 ROUND TRAIL DRIVE  
PITTSFORD, NY 14534

DRAWN BY: LYF

SCALE: N.T.S.

CONTRACTOR:  
MARSHALL EXTERIORS, LLC  
1/1 WEST SHORE BLYD.  
NEWARK, NY 14513

DWG NO.: SHEET 5 OF 6

REV: R1 DATE: 10/25/21

ALUMINIUM  
GABLE ENCLOSURE  
STRUCTURAL FRAMING  
UPTO 120MPH - EXP B

FOR NOTES SEE SHEET 1 - PROJECT NOTES





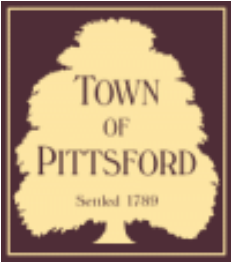












## Town of Pittsford

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

**Permit #**  
**B21-000238**

Phone: 585-248-6250

FAX: 585-248-6262

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

**Property Address:** 155 Sylvania Road ROCHESTER, NY 14618

**Tax ID Number:** 151.06-1-4

**Zoning District:** RN Residential Neighborhood

**Owner:** Herrema, Erik S

**Applicant:** Herrema, Erik S

#### 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 addition of a third car garage off the side of the house as well as a pool cabana off the rear off the house.

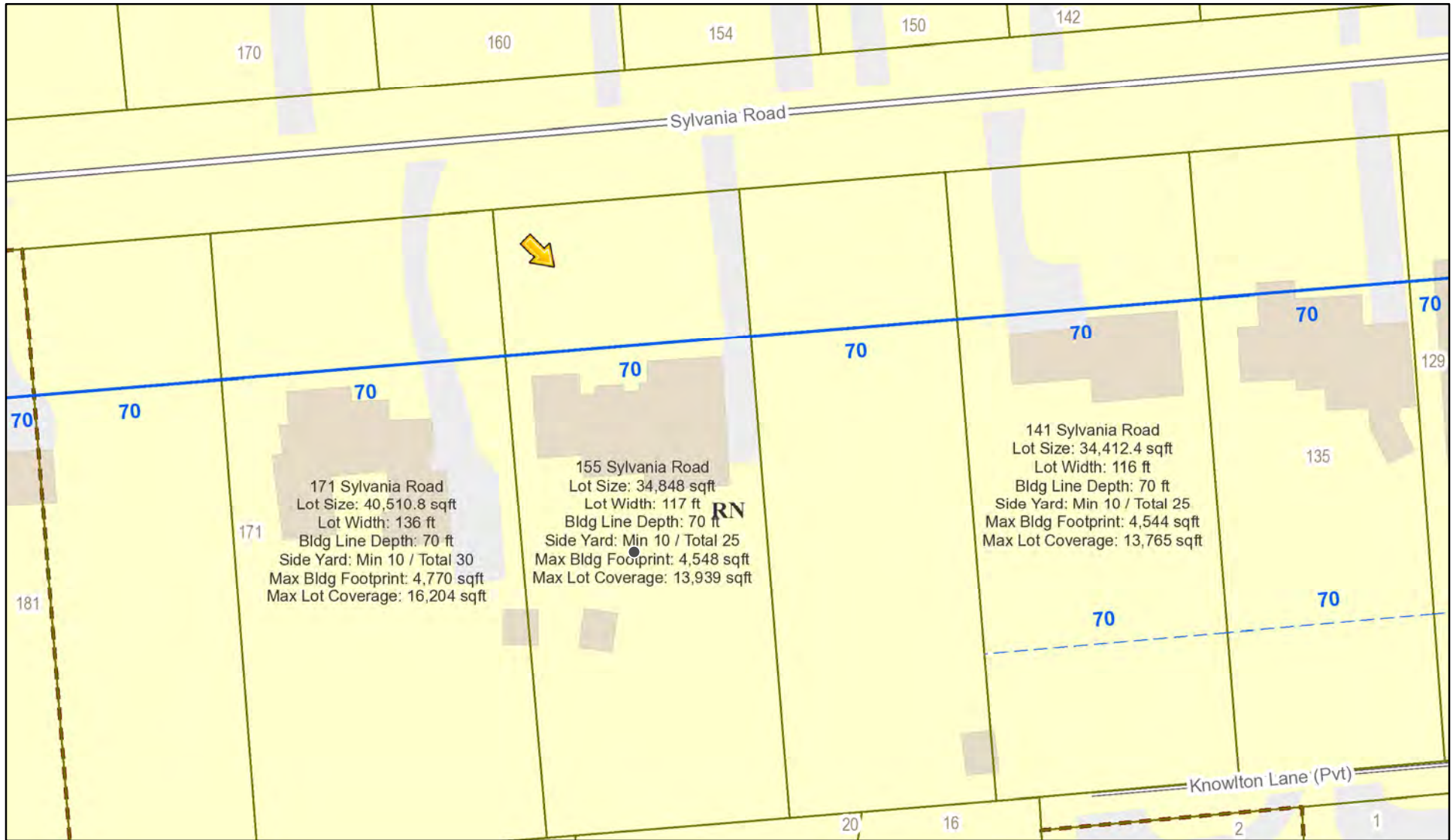
**Meeting Date:** December 09, 2021



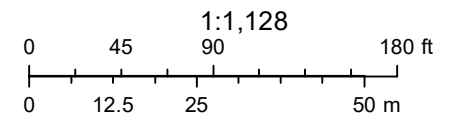




# RN Residential Neighborhood Zoning



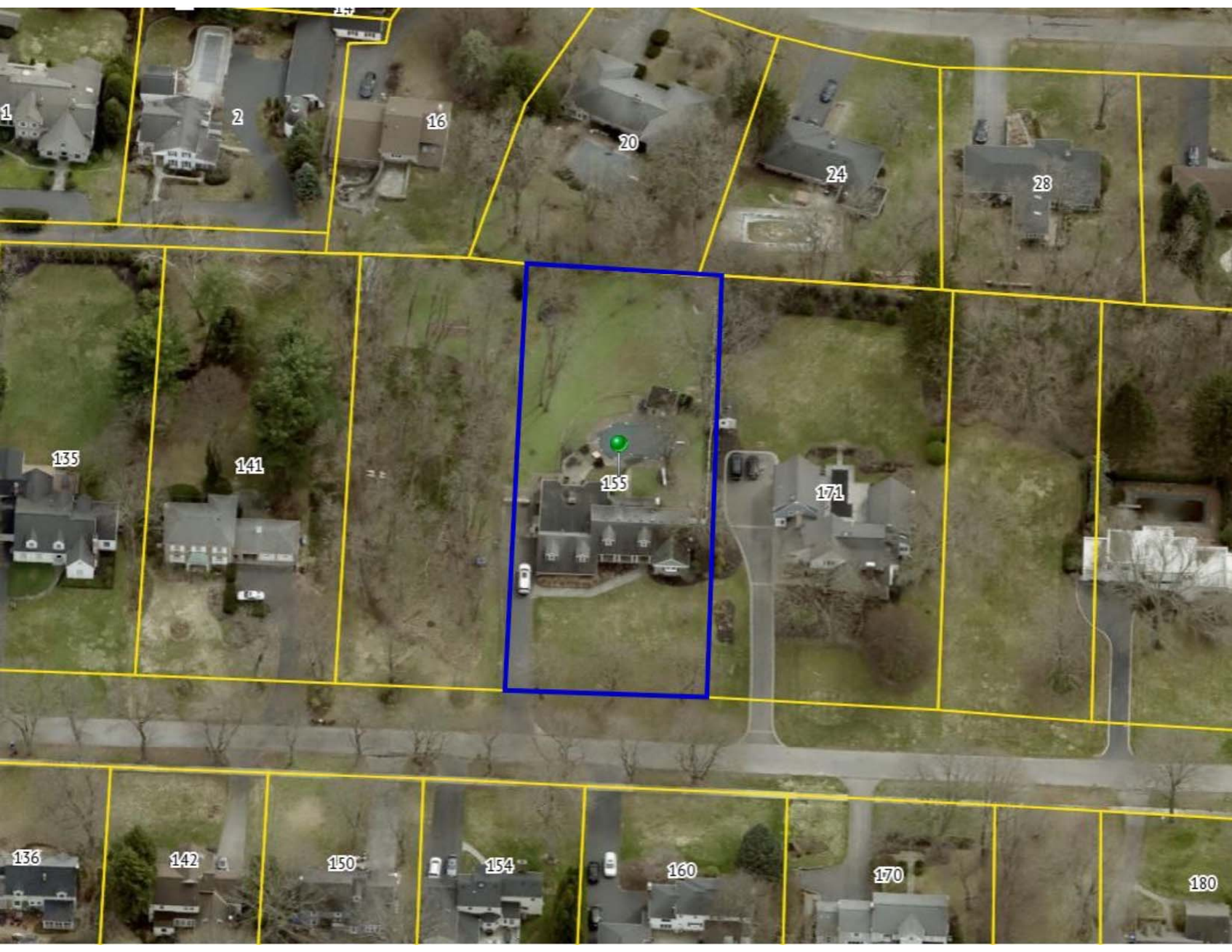
Printed November 23, 2021



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.





1

2

16

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135

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**Herrema Residence**  
155 Sylvania Road  
Rochester, NY

**Front Elevation**



**James Fahy Design Associates**  
Architecture & Engineering P.C.  
Rochester, NY



ADDITION / RENOVATION

# HERREMA RESIDENCE

155 SYLVANIA ROAD  
 ROCHESTER, NEW YORK



**CLIENT:**

RIK & CORY HERREMA

**ARCHITECT:**

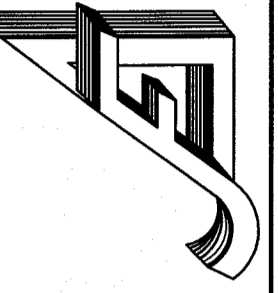
JAMES FAHY DESIGN ASSOCIATES  
 ARCHITECTURE & ENGINEERING P.C.  
 2024 W. HENRIETTA RD. SUITE 3K  
 ROCHESTER, NY 14623

TEL. (585) 272-1650  
 E-MAIL: info@jamesfahy.com  
 WEBSITE: www.jamesfahy.com

**DRAWING INDEX:**

- T1.0 COVER SHEET
- A1.0 PROPOSED & EXISTING FRONT ELEVATIONS
- A1.1 PROPOSED & EXISTING REAR ELEVATIONS
- A1.2 PROPOSED & EXISTING RIGHT SIDE ELEVATIONS
- A1.3 PROPOSED & EXISTING LEFT SIDE ELEVATIONS
- A3.0 EXISTING FIRST FLOOR PLAN
- A3.1 PROPOSED FIRST FLOOR PLAN
- A4.0 EXISTING SECOND FLOOR PLAN
- A4.1 PROPOSED SECOND FLOOR PLAN

James Fahy Design Associates  
 Architecture & Engineering P.C.  
 2024 W. Henrietta Rd. Suite 3K  
 Rochester, New York 14623  
 e-mail: info@jamesfahy.com  
 website: www.jamesfahy.com



ADDITION / RENOVATION  
**HERREMA RESIDENCE**  
 155 SYLVANIA ROAD  
 ROCHESTER, NEW YORK  
 CLIENT: RIK & CORY HERREMA

REVISIONS:	NO.	DATE

JOB NO. A21-060
PROJECT NO. ADDITION
PHASE: PRELIMINARY
DATE: 10-6-2021

DRAWING NO.  
**T1.0**





































proposed front elevation  
 scale: 1/8"=1'-0"

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REVISIONS:			
NO.	DATE	BY	DESCRIPTION

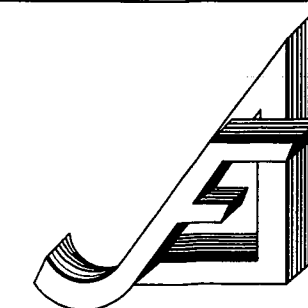
PROJECT:  
 HERREMA RENOVATION  
 155 SYLVANIA ROAD  
 ROCHESTER, NEW YORK

CLIENT:  
 RIK & CORY HERREMA

DRAWING TITLE:  
 PROPOSED FRONT ELEVATION

PHASE:  
 PRELIMINARY PLAN

JOB NO. A21-060	PROJECT NO. RENOVATION
DRAWN BY: KAD	DRAWING NO: 1 of 4
CHECKED BY: JRF	
DATE: 10-15-2021	



**James Fahy Design**

2024 W. HENNETTA RD. SUITE 3K  
 ROCHESTER, NEW YORK 14623  
 (585) 272-1650 Fax (585) 272-1008  
 e-mail: info@jamesfahy.com  
 website: www.jamesfahy.com





proposed rear elevation  
 scale: 1/8"=1'-0"

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REVISIONS:			
NO.	DATE	BY	DESCRIPTION

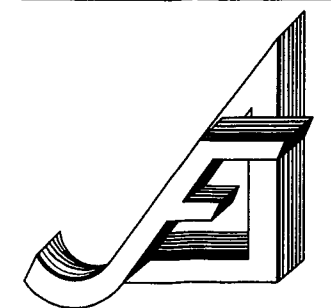
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 HERREMA RENOVATION  
 155 SYLVANIA ROAD  
 ROCHESTER, NEW YORK

CLIENT:  
 RIK & CORY HERREMA

DRAWING TITLE:  
 PROPOSED REAR ELEVATION

PHASE:  
 PRELIMINARY PLAN

<small>JOB NO.</small> A21-060	<small>PROJECT NO.</small> RENOVATION
<small>DRAWN BY:</small> KAD	<small>DRAWING NO.:</small> 2 of 4
<small>CHECKED BY:</small> JRF	
<small>DATE:</small> 10-15-2021	



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proposed right side elevation  
 scale: 1/8"=1'-0"

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REVISIONS:			
NO.	DATE	BY	DESCRIPTION

**PROJECT:**  
 HERREMA RENOVATION  
 155 SYLVANIA ROAD  
 ROCHESTER, NEW YORK

**CLIENT:**  
 RIK & CORY HERREMA

**DRAWING TITLE:**  
 PROPOSED RIGHT ELEVATION

**PHASE:**  
 PRELIMINARY PLAN

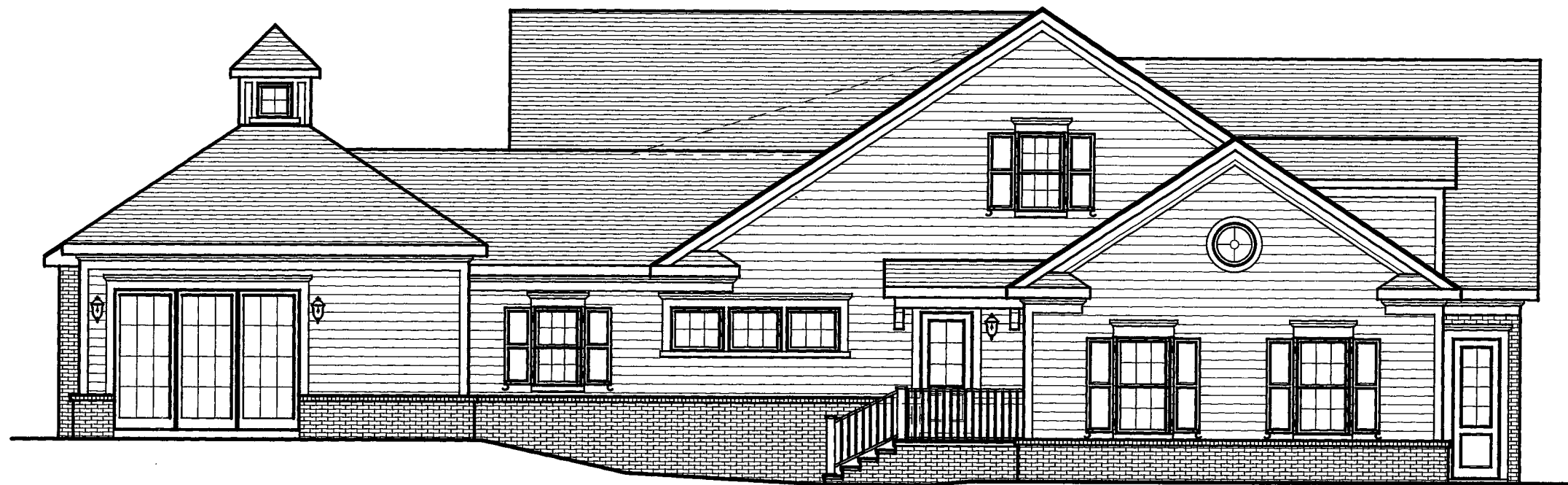
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<b>DRAWN BY:</b> KAD	<b>DRAWING NO.:</b> 3 of 4
<b>CHECKED BY:</b> JRF	
<b>DATE:</b> 10-15-2021	



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 e-mail: info@jamesfahy.com  
 website: www.jamesfahy.com





proposed left side elevation  
 scale: 1/8"=1'-0"

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REVISIONS:			
NO.	DATE	BY	DESCRIPTION

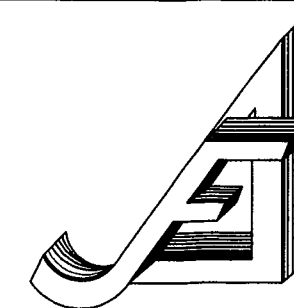
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 HERREMA RENOVATION  
 155 SYLVANIA ROAD  
 ROCHESTER, NEW YORK

**CLIENT:**  
 RIK & CORY HERREMA

**DRAWING TITLE:**  
 PROPOSED LEFT ELEVATION

**PHASE:**  
 PRELIMINARY PLAN

JOB NO. A21-060	PROJECT NO. RENOVATION
DRAWN BY: KAD	DRAWING NO: <b>4 of 4</b>
CHECKED BY: JRF	
DATE: 10-15-2021	

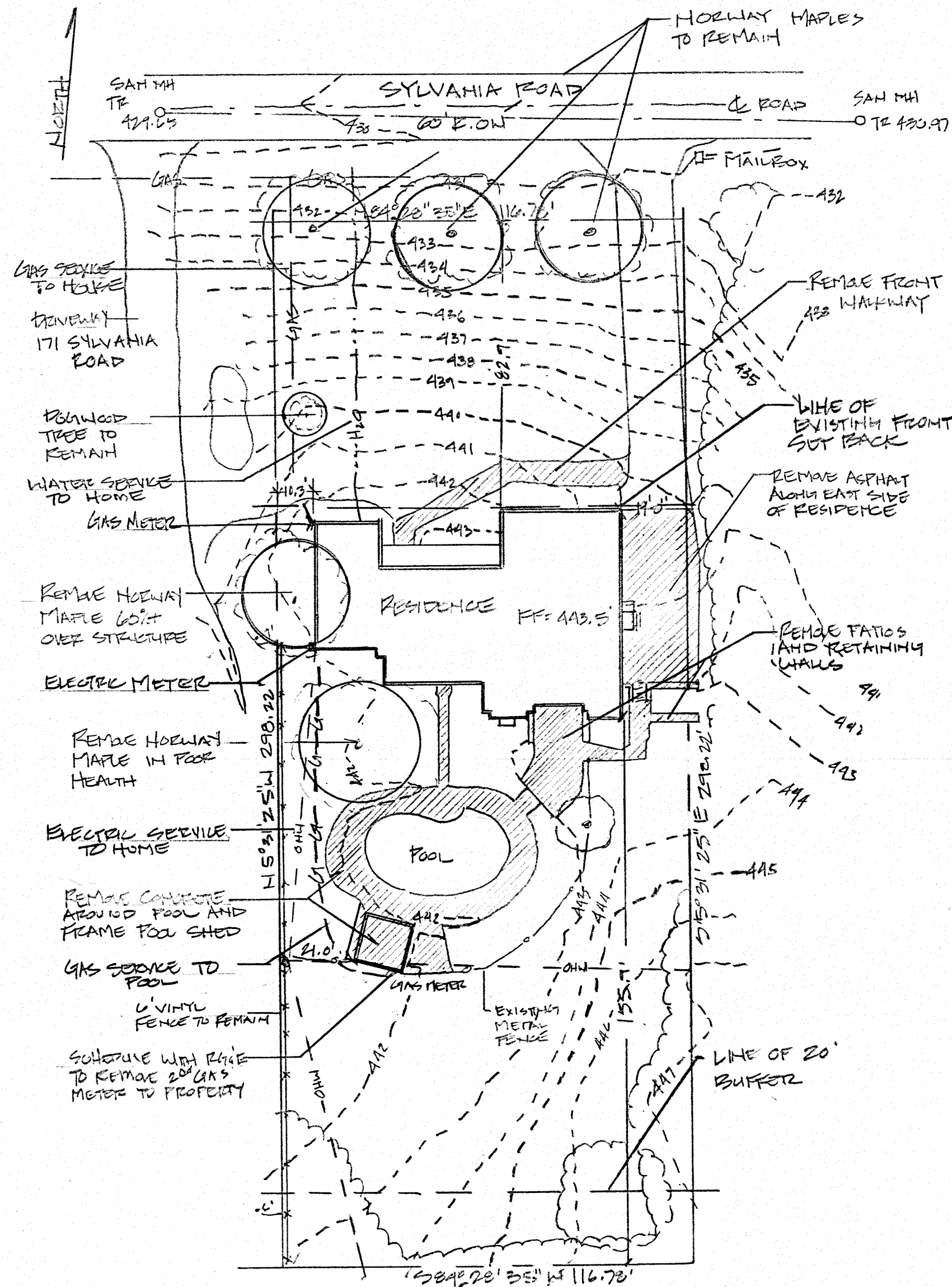


**James Fahy Design**

2024 W. Henrietta Rd. Suite 3K  
 Rochester, New York 14623  
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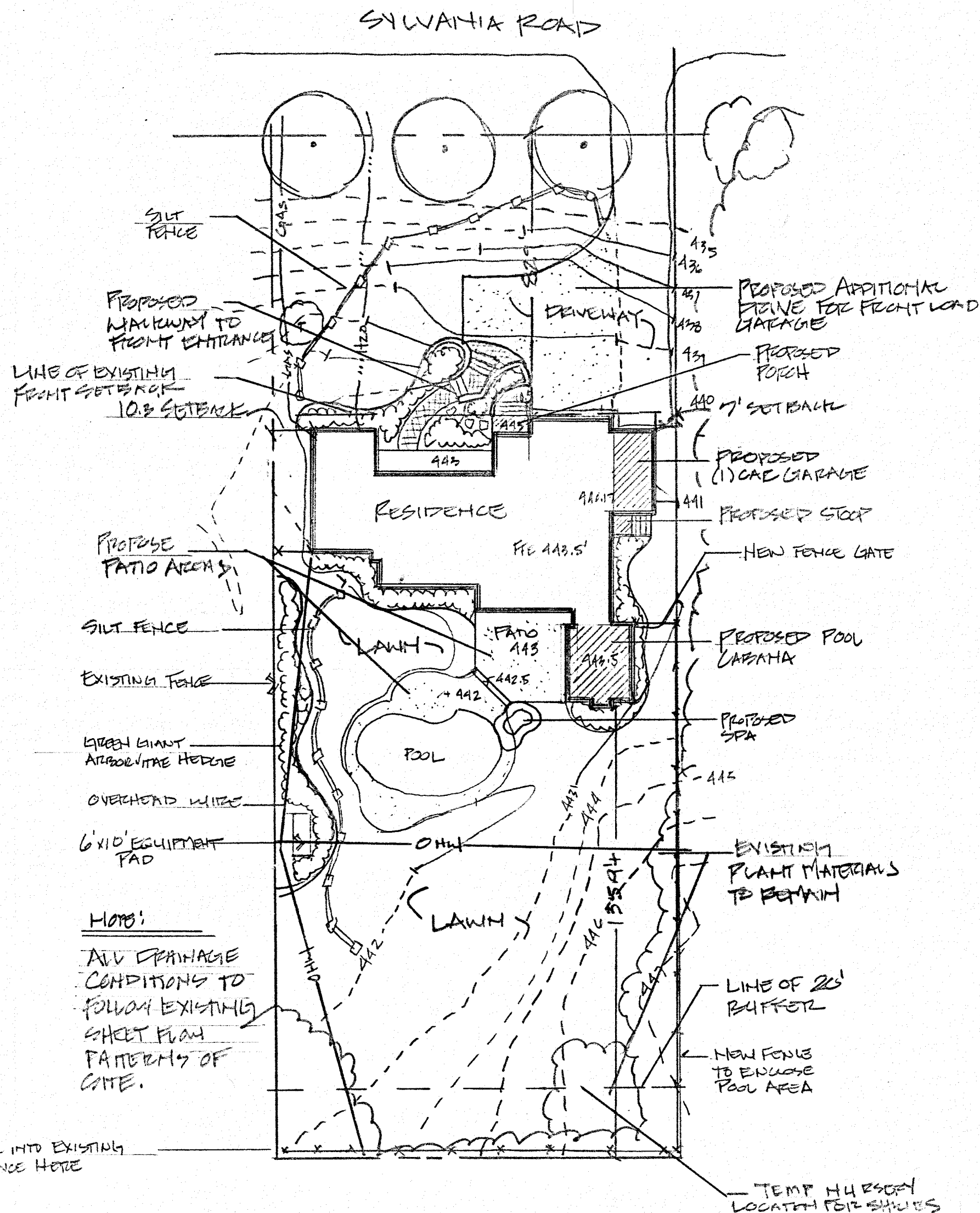
**EXISTING CONDITIONS AND DEMOLITION PLAN**



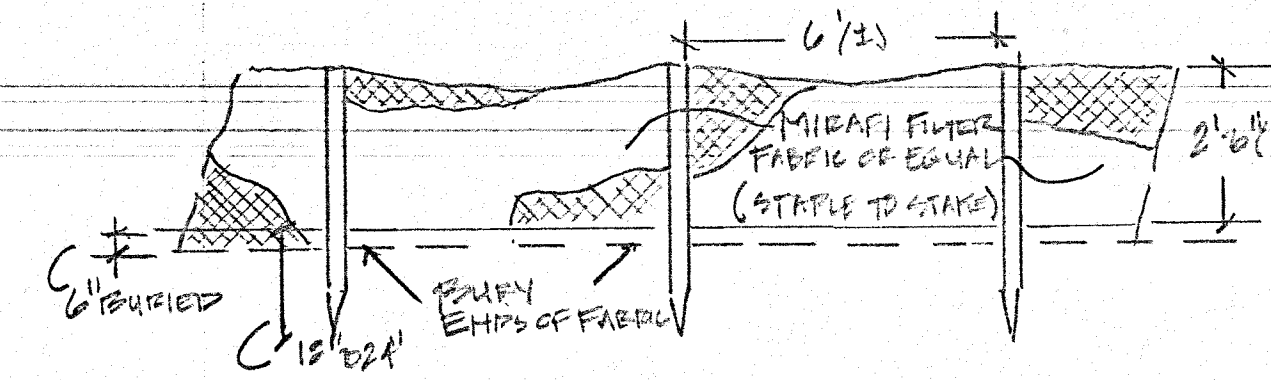
EXISTING CONDITIONS : DEMOLITION PLAN  
1"=30'-0"

**PROPOSED ADDITIONS AND SITE PLAN GRADING**

**NOTE:**  
EXISTING UTILITIES TO RESIDENCE TO REMAIN AT CURRENT LOCATIONS. ALL LOCATIONS MUST BE FIELD VERIFIED BY CONTRACTOR PRIOR TO ANY EXCAVATION OR DEMOLITION.



PROPOSED SITE PLAN  
1"=30'-0"



**NOTE:**  
SILTATION FENCE SHALL BE REPLACED AS NECESSARY DUE TO DAMAGE. ALL SILTATION SHALL BE REMOVED FROM UP HILL SIDE OF FENCE REGULARLY TO PREVENT EXCESSIVE HEIGHT.  
IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO INSTALL AND MAINTAIN ALL SILTATION FENCES.

SILT FENCE DETAIL  
HTS

**EXCAVATION:** SHALL BE REMOVED FROM SITE AT TIME OF WORK TO AVOID STUMP AND SITE ACCESS RESTRICTIONS. FINAL GRADUITY OF EXCAVATION AREAS SHALL BE IMPORTED AT TIME OF WORK.

**ENTRANCE:** EXISTING ASPHALT DRIVE SHALL ACT AS STABILIZED CONSTRUCTION ENTRANCE. AREA SHALL BE CLEANED FULLY (BY CONTRACTOR) AS WELL AS MAIN ROAD OF MUD DEBRIS TO PREVENT TRACKING OR SEDIMENT FLOW ONTO A PUBLIC STREET.

**WASH OUT:** CONCRETE WASH OUT SHALL OCCUR IN 7" DIA 18" T PLASTIC KIDNEY Pools. ALL WASH OUT SHALL BE REMOVED FROM SITE WITHIN THREE (3) DAYS OF EVENT AND DISPOSED OF OFF SITE AT LEGAL WASTE FACILITIES.

**TREE AND SHrub PLANTING:**  
IT IS THE INTENTION OF THIS PROJECT TO HARVEST AND REUSE EXISTING PLANT MATERIALS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO WATER TRANSPLANTED MATERIALS STORED ON SITE AT SOUTH-EAST REAR YARD.

- SEED MIX:**
- 19.99% REBONFOR TALL FESCUE 70%
  - 19.89% 4<sup>th</sup> MILLENNIUM SRP TALL FESCUE 90%
  - 18.93% ESSENTIAL TALL FESCUE 85%
  - 14.60% COCHISE IV AST TALL FESCUE 85%
  - 9.870 PALMETO ANNUAL PINEGRASS 10%
  - 9.20% GREEN SUPERFINE PERENNIAL BLE 90%
  - 4.970 BROOKLAWN PERENNIAL BLE 85%
- APPLY SEED AT RATE OF 6 LBS/1000<sup>sq</sup> TO PAVED SOIL. EACH DRAM 50 LB/525<sup>sq</sup> OF SEED AND HYDRO-MULCH

**APPROVALS:**

TOWN PLANNING BOARD CHAIRPERSON \_\_\_\_\_ DATE: \_\_\_\_\_

TOWN ZONING BOARD CHAIRPERSON \_\_\_\_\_ DATE: \_\_\_\_\_

**DR SAFE:**  
IT IS THE RESPONSIBILITY OF CONTRACTOR'S PERFORMANCE UNDER TO CONTACT ALL CITY STATE PRIOR TO ANY EXCAVATION OR DEMOLITION TO VERIFY UTILITY LOCATIONS.

**LOT DATA FOR EXISTING CONDITIONS:**

- House and Garage 4077.0<sup>sq</sup>
  - Shed 209.44<sup>sq</sup>
  - Patio's and Walkways/Walls 1974.51<sup>sq</sup>
  - Asphalt Driveways 2319<sup>sq</sup>
  - Pool Surface 230<sup>sq</sup>
- 9455.00<sup>sq</sup> COVERAGE**

SITE: .799 ACRES  
34,825.00<sup>sq</sup>

EXISTING BUILDING COVERAGE IS 11.71%  $\frac{9455}{81,125}$   
EXISTING SITE COVERAGE IS 27.15%  $\frac{9455}{34,825}$

**RN ZONING REQUIRED**

- Lot size 91'-120'
- Side Setback 10' with 25' combined
- Max Footprint 4500<sup>sq</sup> + 40<sup>sq</sup> 1% for 30'0" 35K LOT SIZE ALLOWED THIS LOT 13,108
- Max Lot Coverage 40%
- Buffer Rear 20'
- Front Setback N/A

**PROPOSED SITE DATA:**

- COVERAGE**
- House and Garage 4743<sup>sq</sup>
  - Patio's and Walkways 1839<sup>sq</sup>
  - Asphalt 30954<sup>sq</sup>
  - Pool Surface 880<sup>sq</sup>
  - Spr. Coring 144<sup>sq</sup>
- 12701.40<sup>sq</sup>**
- PROPOSED BUILDING COVERAGE 13.60%**  $\frac{4743}{34,625} = 13.6\%$
- PROPOSED SITE COVERAGE 30.91%**  $\frac{12701.40}{34,625} = 30.91\%$
- VARIANCES NEEDED:**
- #1 SITE YARD SET BACK RELIEF OF 7.7' VARIANCE
  - #2 BUILDING COVERAGE 13.10% ALLOWED 13.60% REQUESTED REQUEST 0.50% VARIANCE

**DATE PROVIDED BY:**

JAMES FAHY DESIGN ASSOCIATES  
ARCHITECTURE AND ENGINEERING PC  
2024 WEST HENRIETTA ROAD 3K  
ROCHESTER, NEW YORK 14623

**NOTE:**  
SURVEY TAKEN FROM: BME ASSOCIATES  
10 LIFT BRIDLE LANE EAST  
FAIRPORT, NEW YORK 14450  
DATE: AUGUST 13, 2021  
SCALE 1"=30'-0"

**DRAWING TITLE**

EXISTING CONDITIONS AND DEMOLITION  
PROPOSED ADDITIONS AND  
SITE PLAN

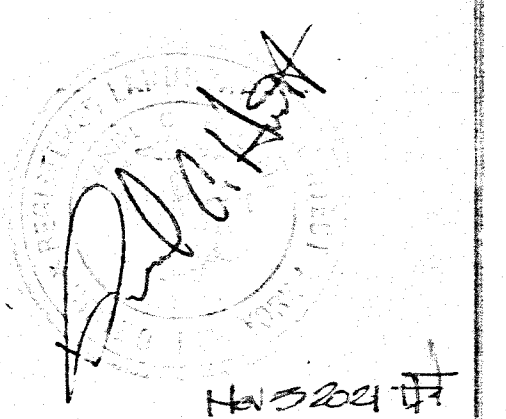
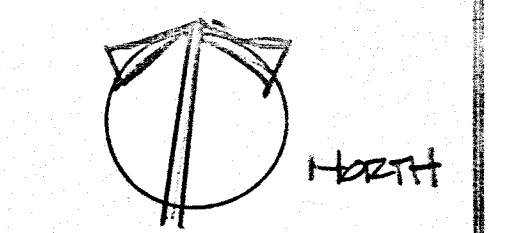
DANIEL C. HACKETT  
LANDSCAPE ARCHITECT  
5555 LAKEWOOD TRAIL  
CAMARADERIA, NEW YORK  
14424

**CLIENT:**  
FIC & CORY HERGENA  
155 SYLVANIA DRIVE  
FITZGERALD, NEW YORK  
14534

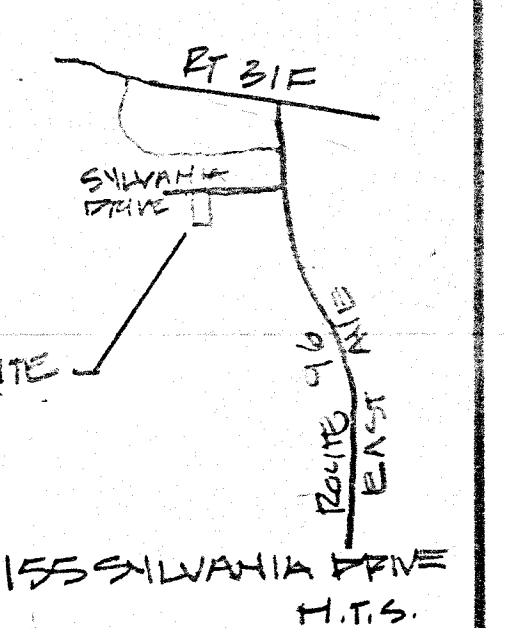
**REVISIONS**

NO.	DATE	DESCRIPTION
1	11/23/2021	FINAL SITE DATA RECALCULATIONS FOR FINAL PLANS
2		
3		
4		
5		
6		

SCALE 1"=30'-0"



**LOCATION MAP**



JOB # 217534  
SCALE 1"=30'-0"  
DATE NOV 2021  
DRAWN BY JFH  
CHECKED BY JFH

**SHEET**  
1 OF 1







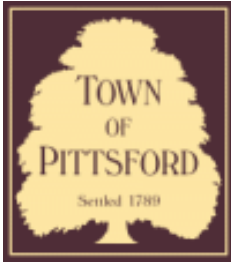






171





## Town of Pittsford

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

**Permit #**  
**B21-000239**

Phone: 585-248-6250

FAX: 585-248-6262

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

**Property Address:** 35 Coventry Ridge PITTSFORD, NY 14534

**Tax ID Number:** 177.03-5-41

**Zoning District:** IZ Incentive Zoning

**Owner:** Two Rivers Son LLC

**Applicant:** Coventry Ridge Building Corp.

#### Application Type:

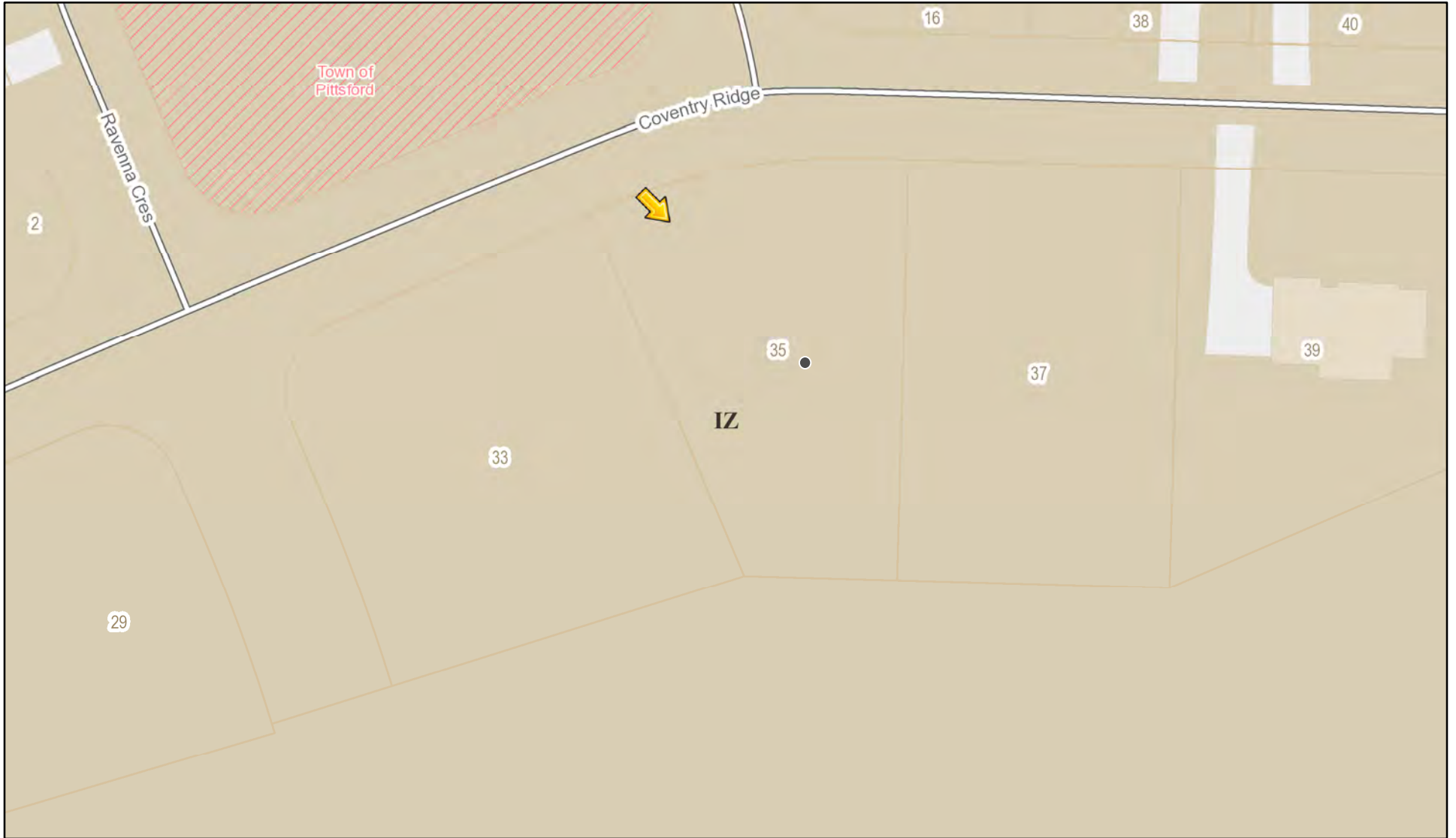
- |   |   |
|---|---|
| <input checked="" type="checkbox"/> Residential Design Review<br>§185-205 (B) | <input type="checkbox"/> Build to Line Adjustment<br>§185-17 (B) (2)            |
| <input type="checkbox"/> Commercial Design Review<br>§185-205 (B)             | <input type="checkbox"/> Building 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 a two story single family home. The home will have a total living area of approximately 3005 square feet and located in the Coventry Ridge Subdivision.

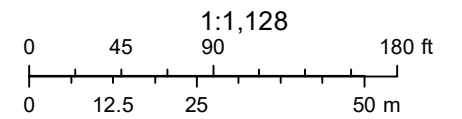
**Meeting Date:** December 09, 2021



# RN Residential Neighborhood Zoning



Printed November 30, 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.





3382

3388

8

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12





# LOT 112 COVENTRY RIDGE PITTSFORD, NY COVENTRY RIDGE BUILDING CORP. PLAN 3005 / PROJECT 15399 B

## SHEET INDEX

- C-1 COVER SHEET
- 1/6 ELEVATIONS
- 2/6 ELEVATIONS
- 3/6 FOUNDATION PLAN
- 4/6 FIRST FLOOR PLAN
- 5/6 SECOND FLOOR PLAN
- 6/6 SECTIONS
- N-1 DETAILS
- N-2 REINFORCING NOTES

## GENERAL NOTES:

THESE PLANS COMPLY WITH THE 2020 RESIDENTIAL CODE OF NEW YORK STATE ( RCNYS ) AND THE 2018 ENERGY CONSERVATION CONSTRUCTION CODE OF NEW YORK STATE ( ECCCNYS ).

COMPLIANCE METHOD: RESCHECK CERTIFICATE OR PRESCRIPTIVE

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

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

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

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

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

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

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

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

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

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

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

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

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

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

## ENERGY EFFICIENCY:

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

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

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

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

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

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

DURING TESTING:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

## SITE WORK:

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

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

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

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

## FOUNDATION:

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

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

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

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

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

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

## FIREPLACES:

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

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

## FRAMING:

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

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

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

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

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

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

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

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

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

## STAIRWAY & GUARD REQUIREMENTS:

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

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

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

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

## GARAGE FIREPROOFING:

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

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

## STRUCTURAL MATERIAL SPECIFICATIONS:

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

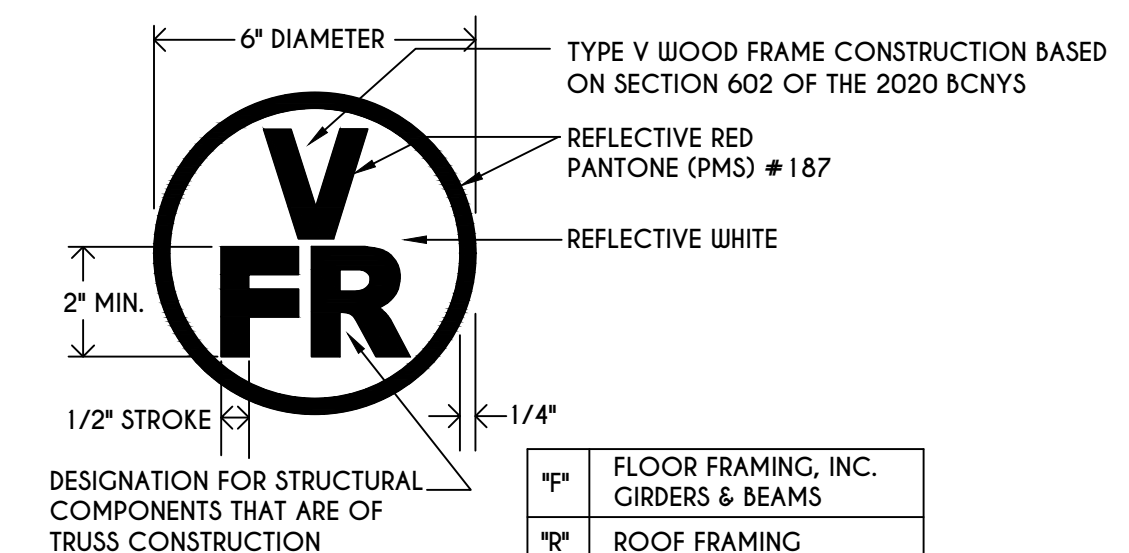
## DESIGN CRITERIA: ( FOR GREATER ROCHESTER AREA & ADJACENT COUNTIES )

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

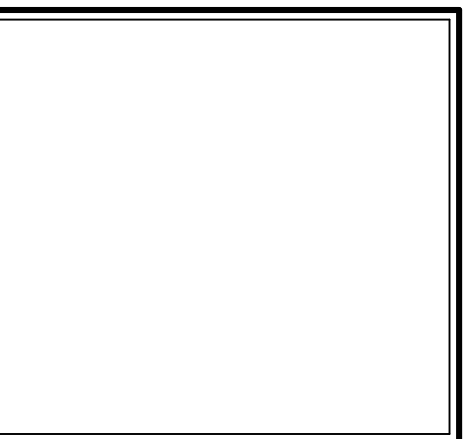
1ST FLOOR LIVING AREA LIVE LOAD	40 P.S.F.
2ND FLOOR LIVING AREA LIVE LOAD	30 P.S.F.
1ST & 2ND FLOOR DEAD LOAD	15 P.S.F.
GROUND SNOW LOAD	40 P.S.F.
ROOF DEAD LOAD	10 P.S.F.
ALLOWABLE SOIL BEARING	2500 P.S.F. AT MINIMUM 42" BELOW FINISHED GRADE
WIND SPEED	115 MPH, EXPOSURE B
SEISMIC DESIGN	CATEGORY B
WEATHERING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

## TRUSS IDENTIFICATION:

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



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PITTSFORD, NY

## BUILDER:

COVENTRY RIDGE  
BUILDING CORP.

## COVER PAGE

GLA PLAN 3005

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

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

FOR SI: 1 square foot=0.0929 m<sup>2</sup>, 1 cubic foot per min=0.0004719 m<sup>3</sup>/s

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

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

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

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

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

FOR SI: 1 CUBIC FT. PER MINUTE = 0.0004719 m<sup>3</sup>/s

**WINDOWS:** VUD SOLARBAN GLASS W/ ARGON

U-FACTOR ..... 0.28  
SHGC ..... 0.31

**DOORS:** SELECTION BY OWNER

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

**WINDOW / DOOR LEGEND:**

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

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

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

**GENERAL NOTES:**

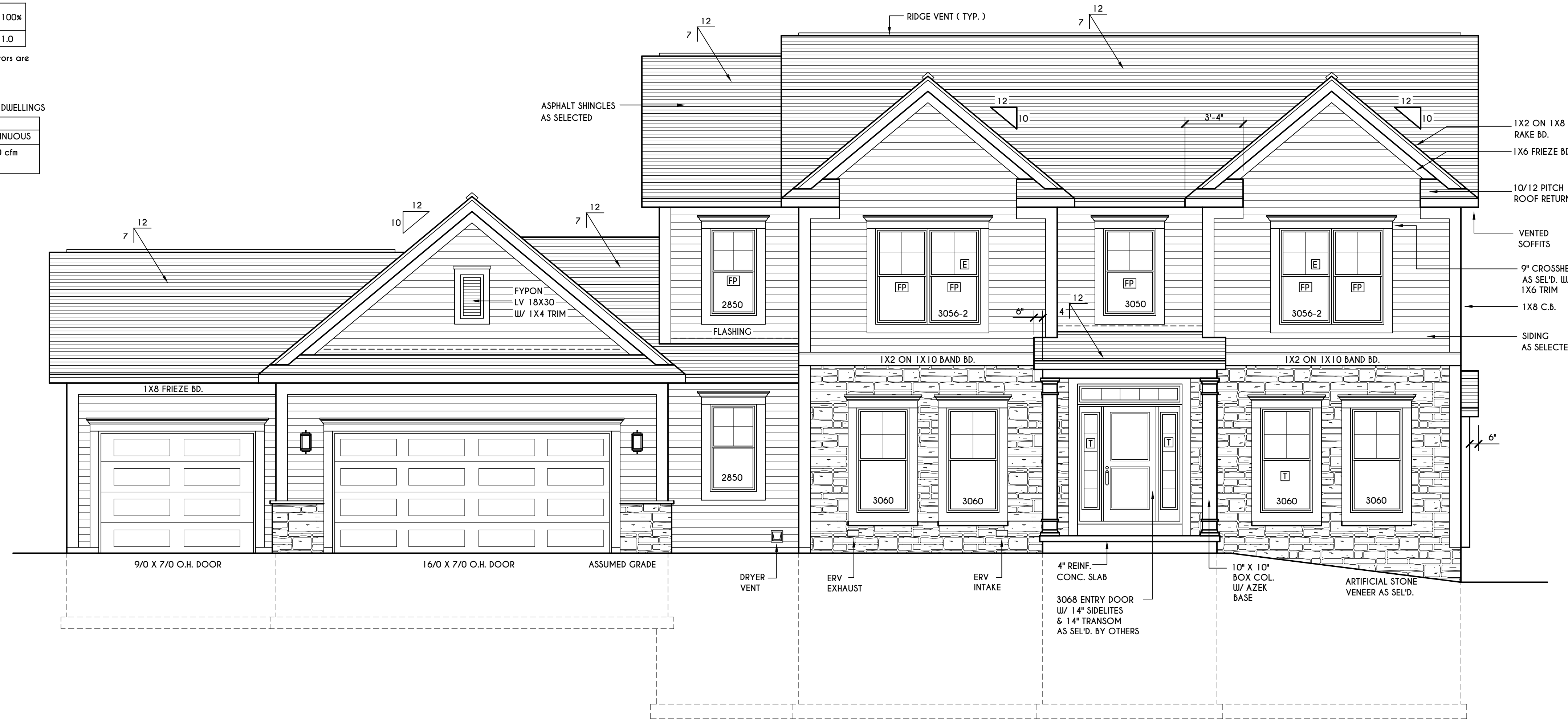
ALL RAKES & OVERHANGS ARE TO BE 1'-0" UNLESS NOTED OTHERWISE

4/12 PITCH ROOFS OR SHALLOWER TO HAVE 2 LAYERS 15# FELT  
BUILDER TO PROVIDE ROOF OR RIDGE VENTS AS PER CODE- THE MINIMUM NET FREE VENTILATION AREA SHALL BE 1/150 OF THE AREA OF THE VENTED SPACE (SECT. R806.2)

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

**MECHANICAL VENTILATION RATE:**

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



**FRONT ELEVATION**

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

FIRST FLOOR LIVING AREA = 1488 SQ.FT.  
SECOND FLOOR LIVING AREA = 1517 SQ.FT.  
TOTAL LIVING AREA = 3005 SQ.FT.  
TOTAL CONDITIONED VOLUME = 40,807 CU.FT.



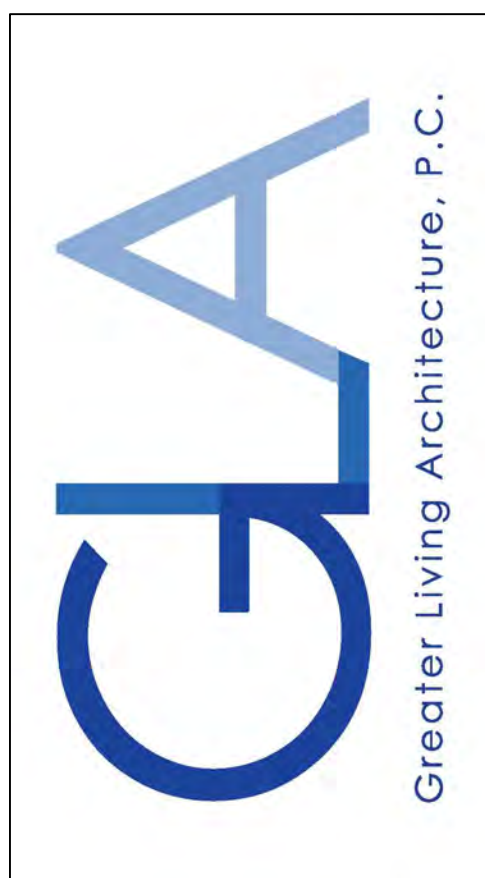
**REAR ELEVATION**

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

**HOUSE FOOTPRINT**

SCALE: 1" = 50'-0"

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**BUILDER:**  
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**ELEVATIONS**

**GLA PLAN 3005**

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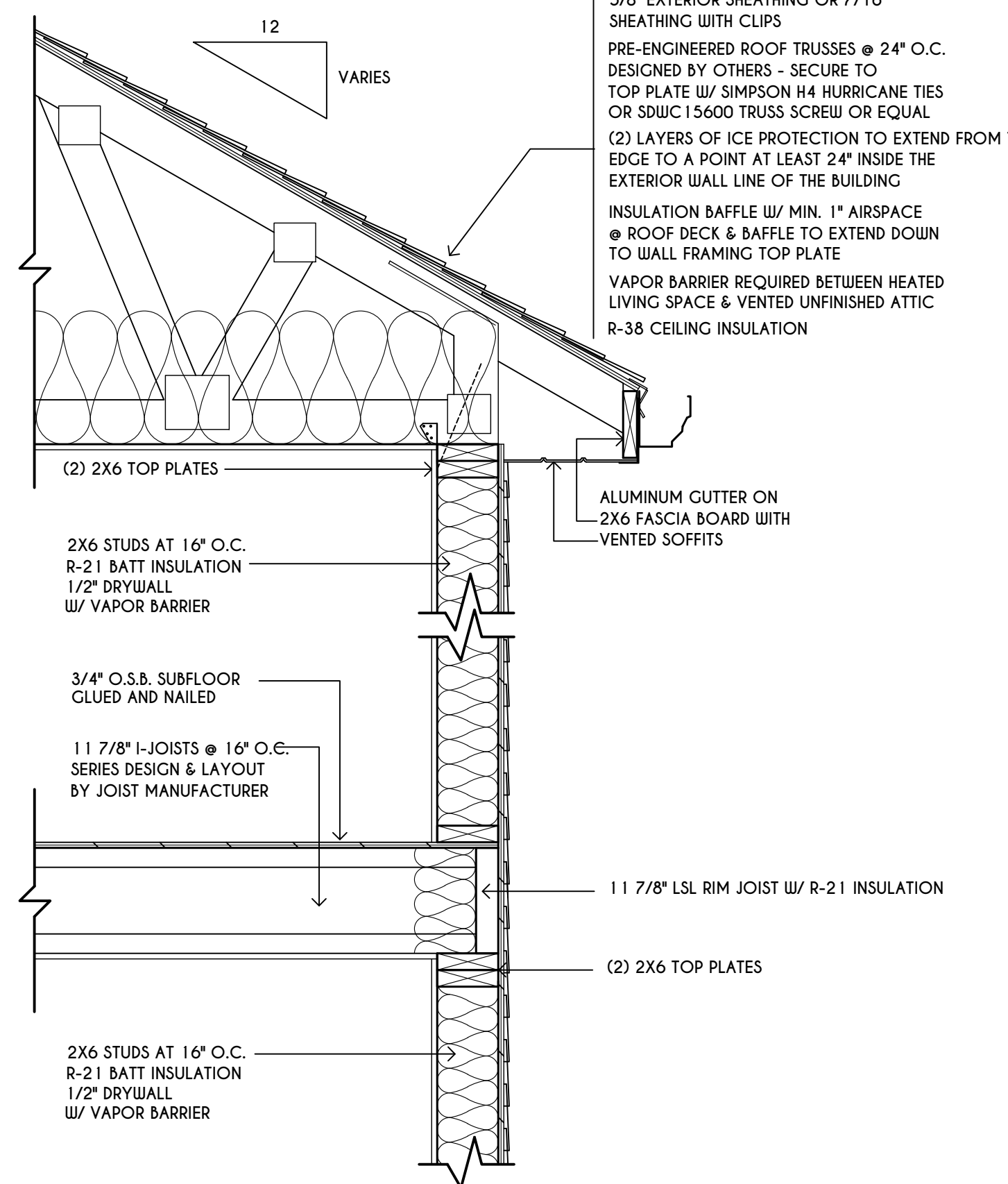
**ELEVATIONS**

**GLA PLAN 3005**

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**TRUSS EAVE CONSTRUCTION**

ASPHALT SHINGLES ON 15# FELT ON 5/8" EXTERIOR SHEATHING OR 7/16" SHEATHING WITH CLIPS  
 PRE-ENGINEERED ROOF TRUSSES @ 24" O.C. DESIGNED BY OTHERS - SECURE TO TOP PLATE W/ SIMPSON H4 HURRICANE TIES OR SDWC 15600 TRUSS SCREW OR EQUAL  
 (2) LAYERS OF ICE PROTECTION TO EXTEND FROM THE EAVE'S EDGE TO A POINT AT LEAST 24" INSIDE THE EXTERIOR WALL LINE OF THE BUILDING  
 INSULATION BAFFLE W/ MIN. 1" AIRSPACE @ ROOF DECK & BAFFLE TO EXTEND DOWN TO WALL FRAMING TOP PLATE  
 VAPOR BARRIER REQUIRED BETWEEN HEATED LIVING SPACE & VENTED UNFINISHED ATTIC  
 R-38 CEILING INSULATION



**FIRST FLOOR**

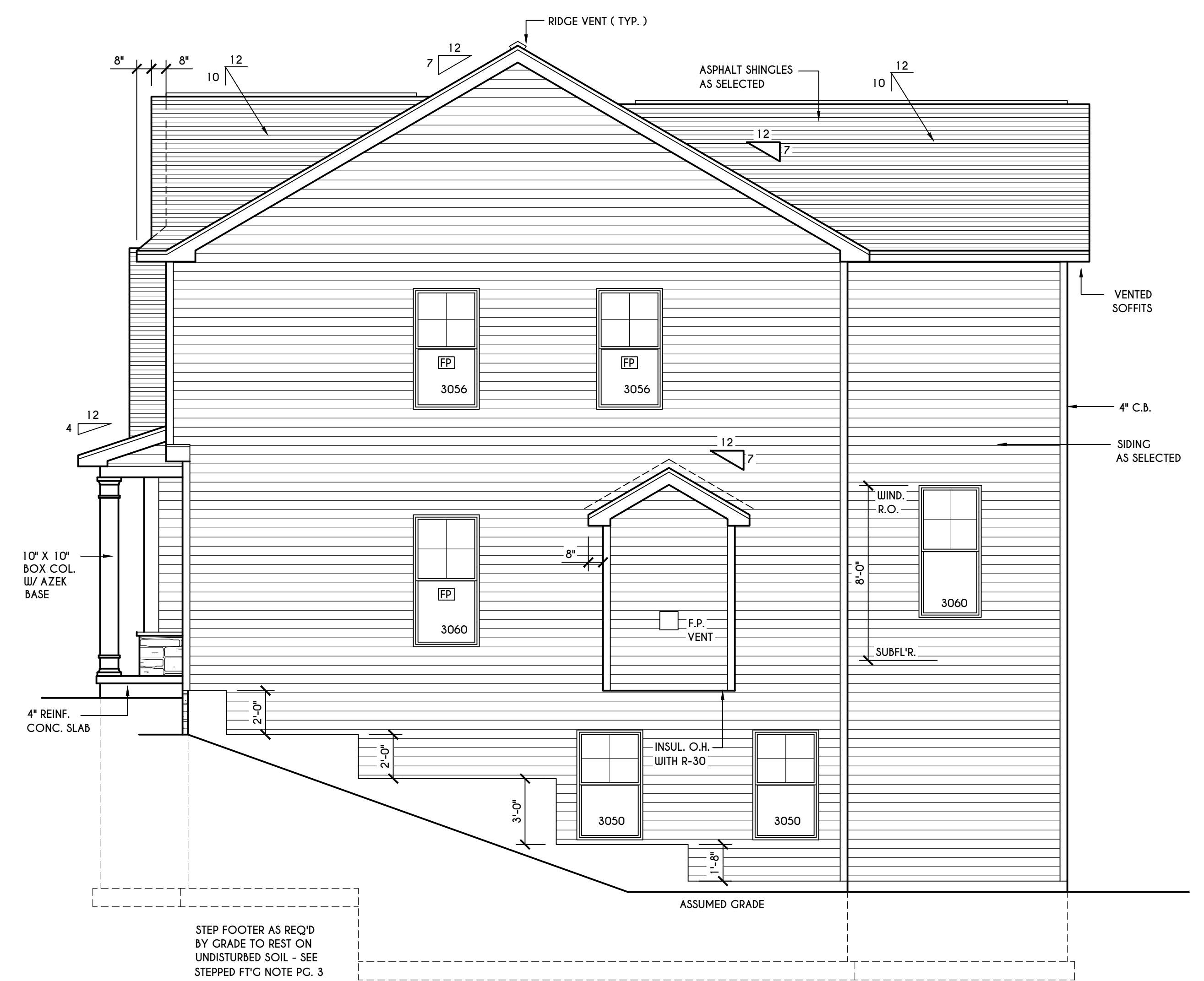
3/8" EXT. PLYWD. OR 7/16" O.S.B. W/ HOUSE WRAP SIDING AS SELECTED ATTACHED AS PER 2020 RCNYS  
 11 7/8" LSL RIM JOIST W/ R-21 INSULATION  
 (2) 2X6 PRESSURE TREATED SILL PLATE WITH SILL SEALER & 1/2" DIAM. / 10" LONG NON-CORROSIVE ANCHOR BOLTS @ 72" O.C.  
 FINISHED GRADE  
 8" THICK / 9'-0" HIGH (4000 psi) POURED CONC. WALL REINFORCED TO COMPLY WITH THE RESIDENTIAL CODE OF NYS  
 (2) #4 BARS AROUND ALL WINDOW OPENINGS, AND SUCH BARS SHALL EXTEND AT LEAST 24" BEYOND THE CORNERS OF OPENINGS.  
 R-11 INSULATION FULL HEIGHT UP TO A 10'-0" MAXIMUM HGT  
 #5 VERTICAL REBAR @ 4'-0" O.C.  
 EXPANSION JOINT  
 18" X 10" CONCRETE W/ (2) #5 REBAR CONTINUOUS - SEE DETAIL 20/N-1 FOR CONCRETE-ENCASED ELECTRODE DETAIL  
 4" CONCRETE SLAB WITH 6 MIL VAPOR BARRIER OVER 4" POROUS FILL  
 SOIL BACKFILL  
 GRAVEL BACKFILL  
 8" FORM-A-DRAIN FOUNDATION FOOTING, DRAINAGE, & RADON EVACUATION SYSTEM

**BASEMENT / FOUNDATION**

#4 HORIZONTAL REBAR @ 2'-0" O.C.  
 DAMPROOF AS PER CODE W/ POLYETHYLENE WRAP  
 SOIL BACKFILL  
 GRAVEL BACKFILL  
 8" FORM-A-DRAIN FOUNDATION FOOTING, DRAINAGE, & RADON EVACUATION SYSTEM

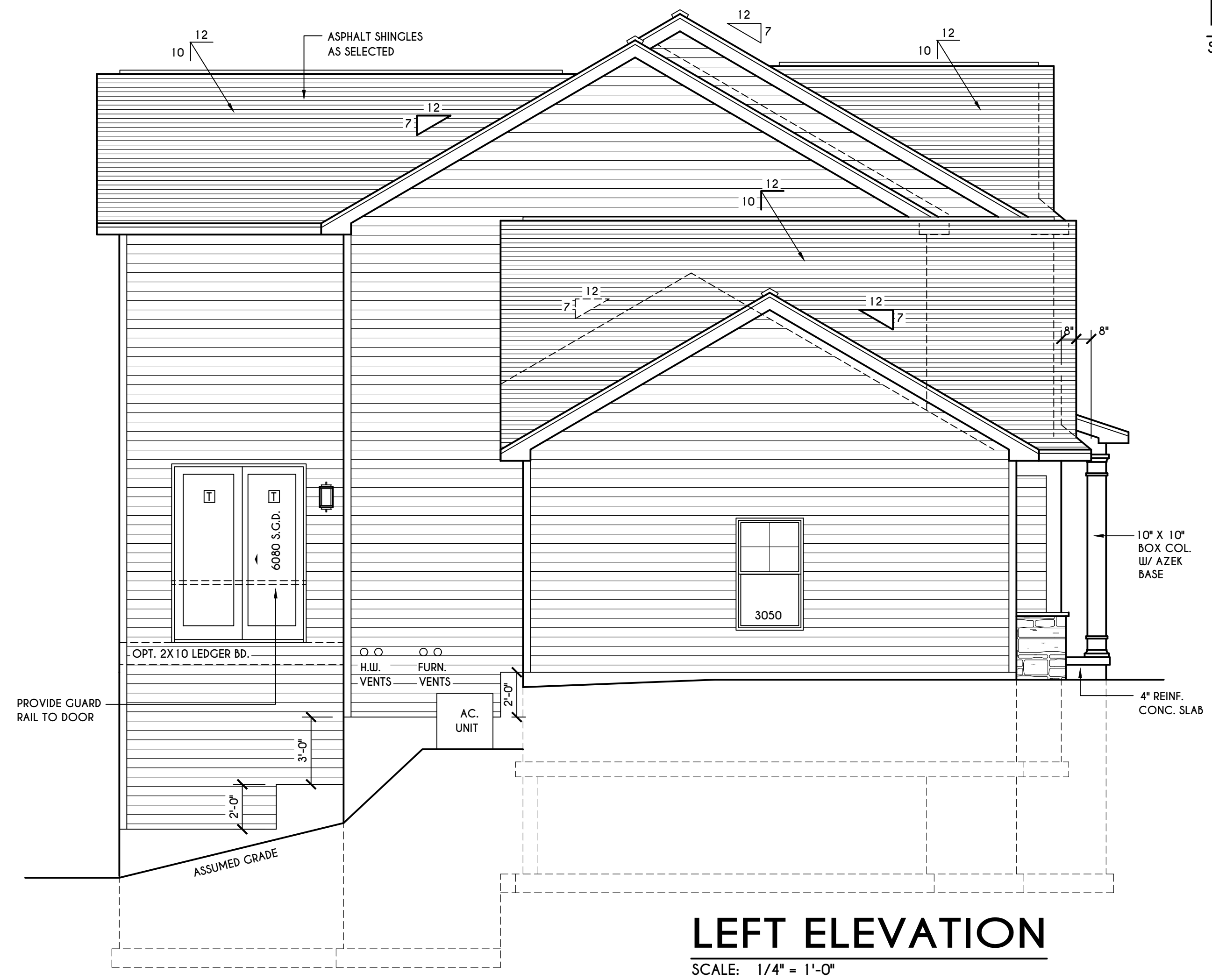
**TYPICAL WALL SECTION**

SCALE: 1" = 1'-0"



**RIGHT ELEVATION**

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



**LEFT ELEVATION**

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



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**REVISIONS:**

DATE	BY	DESCRIPTION

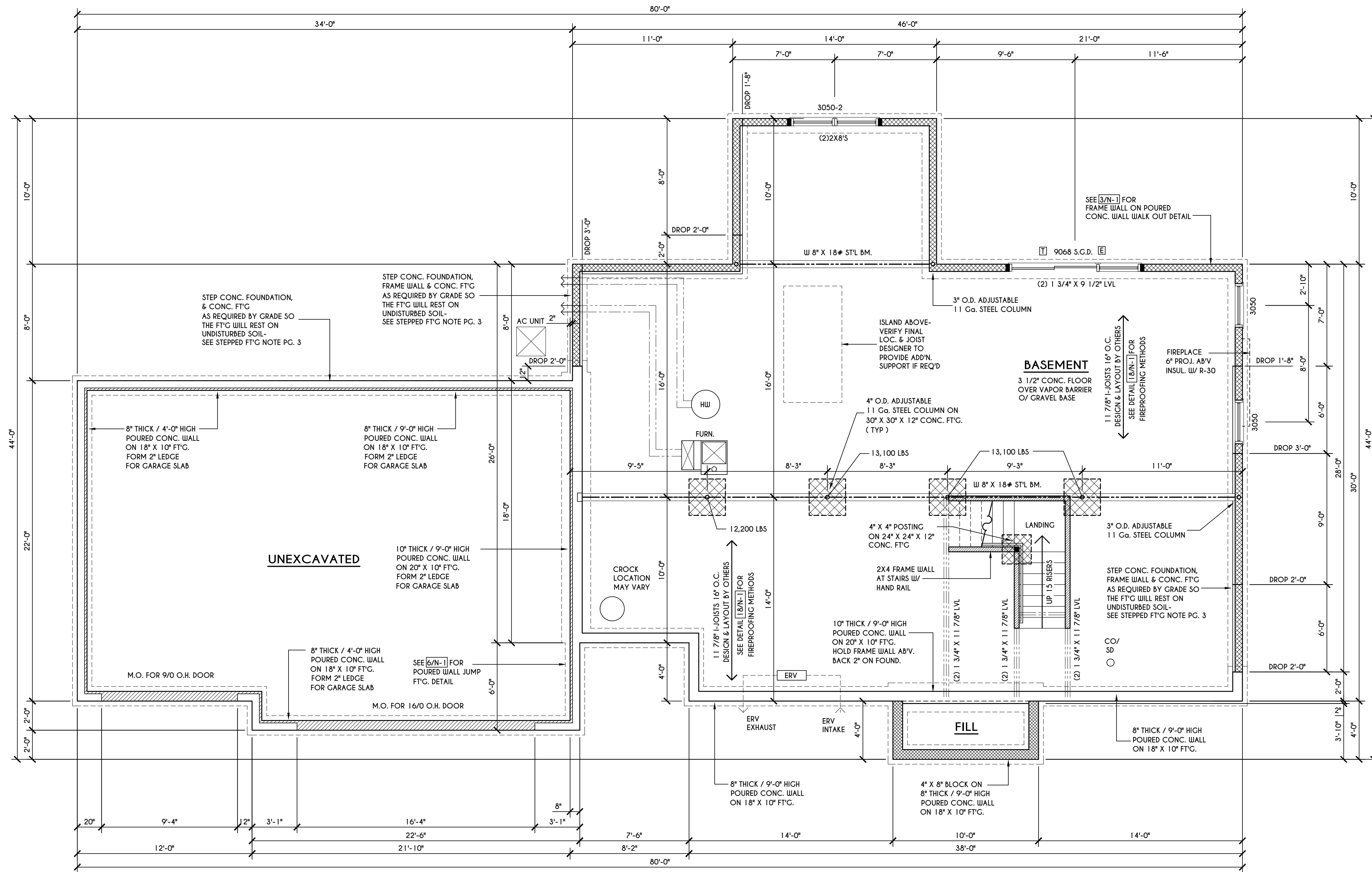
**CLIENT/LOCATION:**  
 LOT 112  
 COVENTRY RIDGE  
 PITTSFORD, NY

**BUILDER:**  
 COVENTRY RIDGE  
 BUILDING CORP.

**FOUNDATION PLAN**

GLA PLAN 3005

drawn: CSB	checked: CDK
scale: AS NOTED	date: 11/21
PROJECT: 15399B	sheet: 3 6



**BASEMENT & FOUNDATION PLAN**

SCALE: 1/4" = 1'-0"  
**NOTES:**  
 CONTRACTOR TO CONTACT THIS OFFICE PRIOR TO CONSTRUCTION IF THE ASSUMED GRADE DEPICTED IS INACCURATE AND / OR WILL ALTER THE FOUNDATION DESIGN AND / OR STRUCTURE NOTED  
 ALL WINDOW R.O. HGTS TO BE 6'-10 1/2" U.N.O.  
 WHERE EMERGENCY ESCAPE & RESCUE OPENINGS ARE PROVIDED THEY SHALL HAVE A SILL HEIGHT OF NOT MORE THAN 44" ABOVE FLOOR. THE MIN. HORIZONTAL AREA OF THE WINDOW WELL SHALL BE 9 SQ. FT. WITH A MINIMUM HORIZONTAL PROJECTION & WIDTH OF 36"  
 PROVIDE SOLID BLOCKING UNDER ALL BEARING POINTS DOWN TO FOUNDATION WALL AND / OR BEAMS PROVIDE 2X4 JACK STUDS EA. SIDE OF LOAD BEARING OPENINGS > 4'-0"  
 ALL ANGLES TO BE 45 DEG. U.N.O.  
 ALL EXTERIOR WINDOW & DOOR HEADERS TO HAVE MIN. R-5 INSUL. & TO BE MIN. (2)2X8'S  
 ALL APPLIANCES SHOWN TO BE BY OWNER OR AS PER CONTRACT BY BUILDER  
 SMOKE (SD) & HEAT DETECTOR (HD), SHALL BE INSTALLED AS PER SECT. R314 OF 2020 RCNYS  
 CARBON MONOXIDE ALARMS SHALL BE INSTALLED AS PER SECT. R15.33 FCNYS & BE WITHIN 10' OF ALL SLEEPING AREAS  
 REINFORCE FOUNDATION WALLS AS PER 2020 RCNYS. SEE PG. N-2 FOR REINFORCING CHARTS  
 SEE CONCRETE-ENCASED ELECTRODE DETAIL 19/N-1

**WINDOW / DOOR LEGEND:**

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

**ENGINEERED FL'R JOIST NOTE:**

ALL ENGINEERED FLOOR JOISTS TO BE DESIGNED BY & LAYOUT TO BE DONE BY MANUFACTURER TO THE SPECS BELOW:  
 ALL LIVING AREA JOISTS TO BE DESIGNED FOR 55 P.S.F. TOTAL LOAD  
 ALL SLEEPING AREA JOISTS TO BE DESIGNED FOR 45 P.S.F. TOTAL LOAD  
 ENGINEERED JOISTS MUST COMPLY WITH SECT. R302.13 OF 2020 RCNYS  
 SEE DETAIL [18/N-1] FOR FIREPROOFING METHODS

**FRAMING LEGEND:**

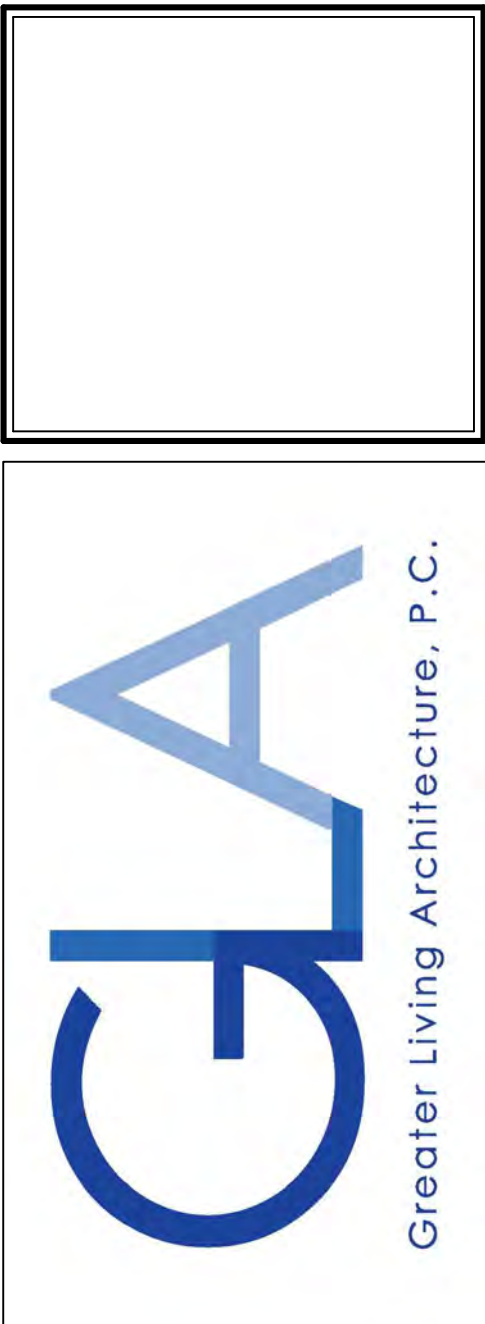
- [Hatched] - PROVIDE SOLID POSTING- GLUED & NAILED, EQUAL TO THE # OF HEADERS TO BE SUPPORTED- UNLESS NOTED OTHERWISE
- [Dashed] - DROPPED HEADER
- [Flush] - FLUSH HEADER
- [2x4] - 2X4 STUDS @ 16" O.C.
- [2x6] - 2X6 STUDS @ 16" O.C.

**STEPPED FOOTING NOTE:**

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



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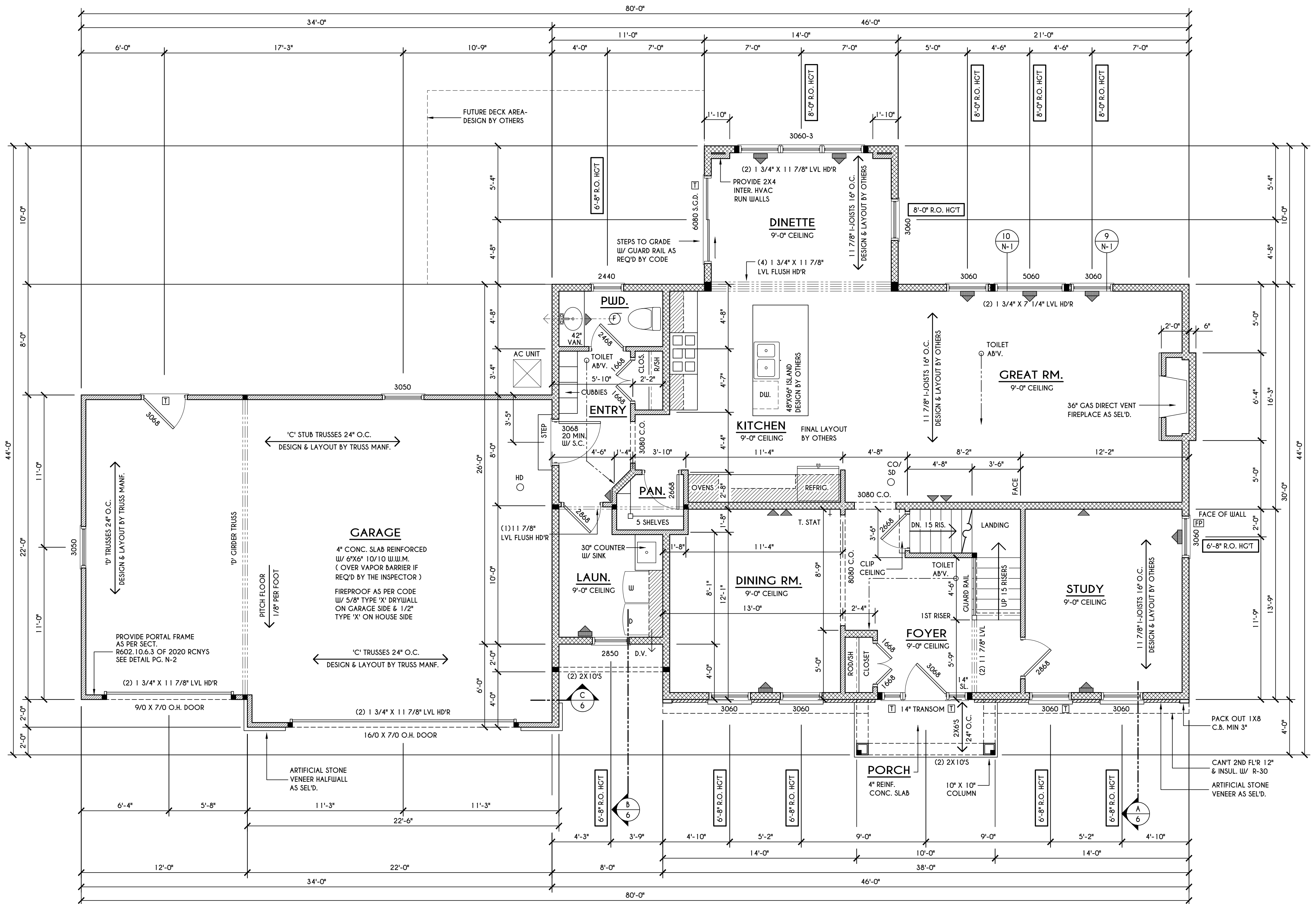
**CLIENT/LOCATION:**  
 LOT 112  
 COVENTRY RIDGE  
 PITTSFORD, NY

**BUILDER:**  
 COVENTRY RIDGE  
 BUILDING CORP.

**FIRST FLOOR PLAN**

GLA PLAN 3005

drawn: CSB	checked: CDK
scale: AS NOTED	date: 11/21
PROJECT: 15399B	sheet: 4 6



**FRAMING LEGEND:**

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

**FIRST FLOOR PLAN**

SCALE: 1/4" = 1'-0" 1488 SQ. FT.

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

**WINDOW / DOOR LEGEND:**

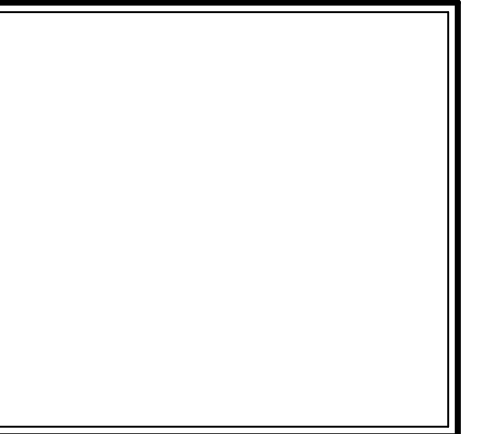
	- MEETS OR EXCEEDS EGRESS REQUIREMENTS - CLEAR OPENING AREA OF 5.7 SQ.FT. - CLEAR OPENING WIDTH OF 20" - CLEAR OPENING HEIGHT OF 24" PER SECT. R310.2.1 OF 2020 RCNYS
	- SPECIFIES THAT THIS FIXED OR OPERABLE UNIT REQUIRES SAFETY GLAZING PER SECT. R308.4 OF 2020 RCNYS
	- SPECIFIES THAT THIS OPERABLE WINDOW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

**ENGINEERED FL'R JOIST NOTE:**

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



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**REVISIONS:**

DATE	BY	DESCRIPTION

**CLIENT/LOCATION:**

LOT 112  
 COVENTRY RIDGE  
 PITTSFORD, NY

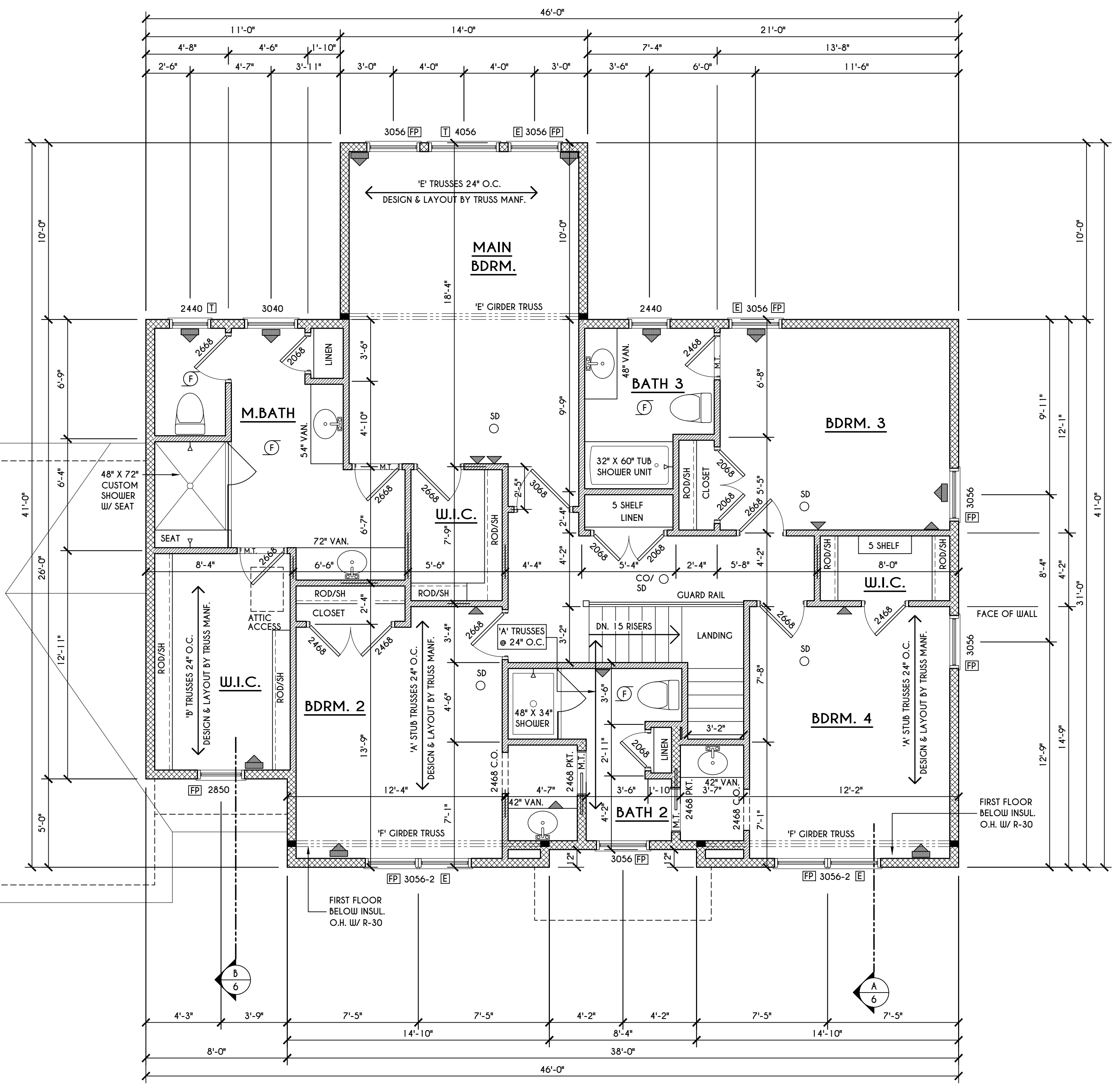
**BUILDER:**

COVENTRY RIDGE  
 BUILDING CORP.

**SECOND FLOOR PLAN**

GLA PLAN 3005

drawn: CSB	checked: CDK
scale: AS NOTED	date: 11/21
PROJECT: 15399B	sheet: 5 6



**SECOND FLOOR PLAN**

1517 SQ.FT.

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

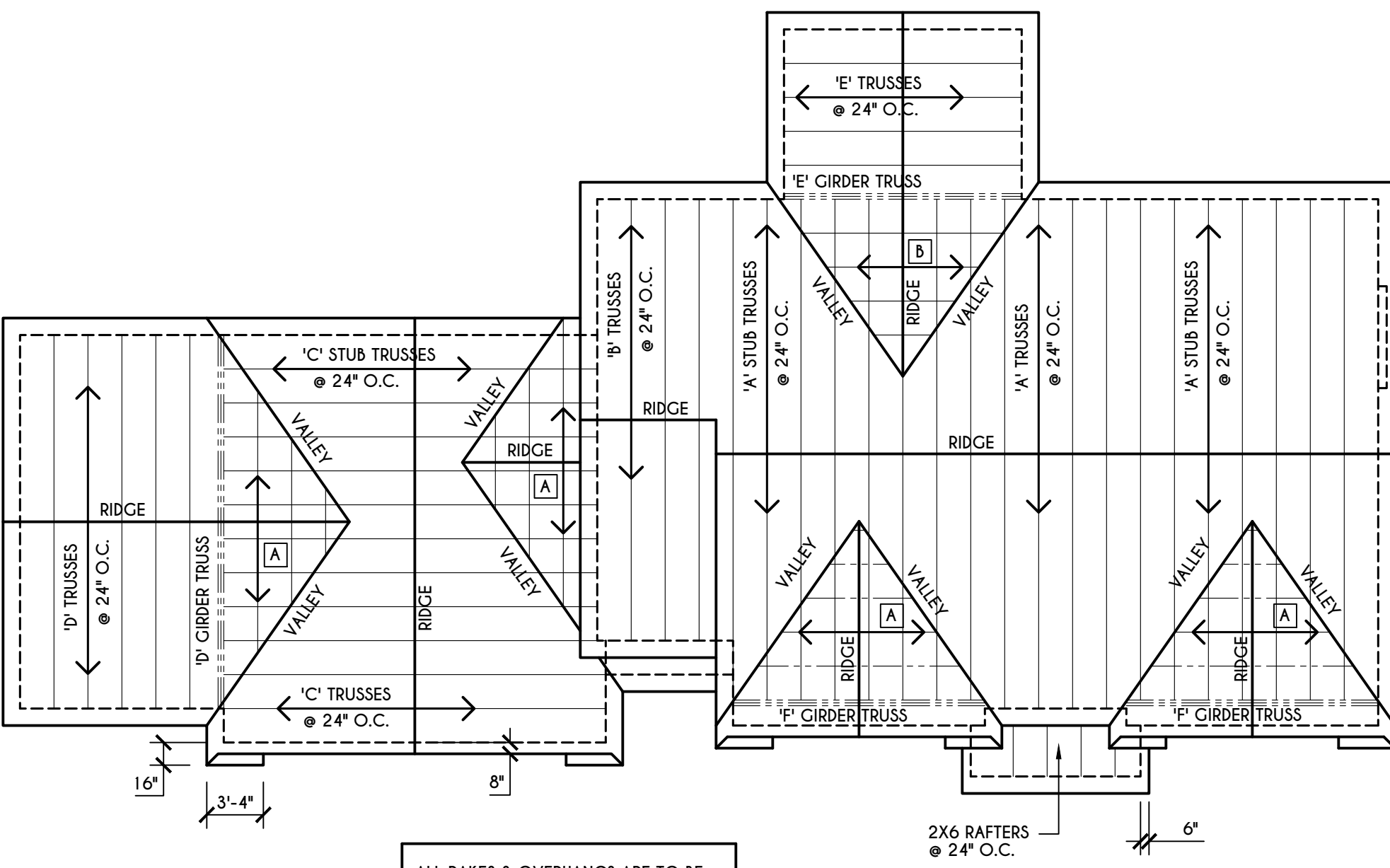
**NOTES:**  
 SECOND FLOOR PLATE HGT TO BE 8'-1 1/8" ( UNLESS NOTED OTHERWISE )  
 ALL WINDOW R.O. HGTS TO BE 6'-10 1/2" U.N.O.  
 PROVIDE SOLID BLOCKING UNDER ALL BEARING POINTS DOWN TO FOUNDATION WALL  
 PROVIDE DB'L JACK STUDS EA. SIDE OF LOAD BEARING OPENINGS > / = 4'-0"  
 ALL ANGLES TO BE 45 DEG. U.N.O.  
 ALL EXTERIOR WINDOW & DOOR HEADERS TO HAVE MIN. R-5 INSUL. & TO BE MIN. (2)2X8'S  
 ALL APPLIANCES SHOWN TO BE BY OWNER OR AS PER CONTRACT BY BUILDER  
 SMOKE (SD) & HEAT DETECTOR (HD), SHALL BE INSTALLED AS PER SECT. R3 14 OF 2020 RCNYS  
 CARBON MONOXIDE ALARMS SHALL BE INSTALLED AS PER SECT. 915.33 FCNYS & BE WITHIN 10' OF ALL SLEEPING AREAS  
 THE AIR BARRIER INSTALLED AT EXTERIOR WALLS ADJACENT TO SHOWERS AND TUBS SHALL SEPARATE THEM FROM THE SHOWER OR TUBS.

**FRAMING LEGEND:**

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

**WINDOW / DOOR LEGEND:**

	- MEETS OR EXCEEDS EGRESS REQUIREMENTS - CLEAR OPENING AREA OF 5.7 SQ.FT. - CLEAR OPENING WIDTH OF 20" - CLEAR OPENING HEIGHT OF 24" PER SECT. R3 10.2.1 OF 2020 RCNYS
	- SPECIFIES THAT THIS FIXED OR OPERABLE UNIT REQUIRES SAFETY GLAZING PER SECT. R308.4 OF 2020 RCNYS
	- SPECIFIES THAT THIS OPERABLE WINDOW UNIT REQUIRES FACTORY APPLIED FALL PROTECTION PER SECT. R3 12.2 OF 2020 RCNYS



**ROOF PLAN**

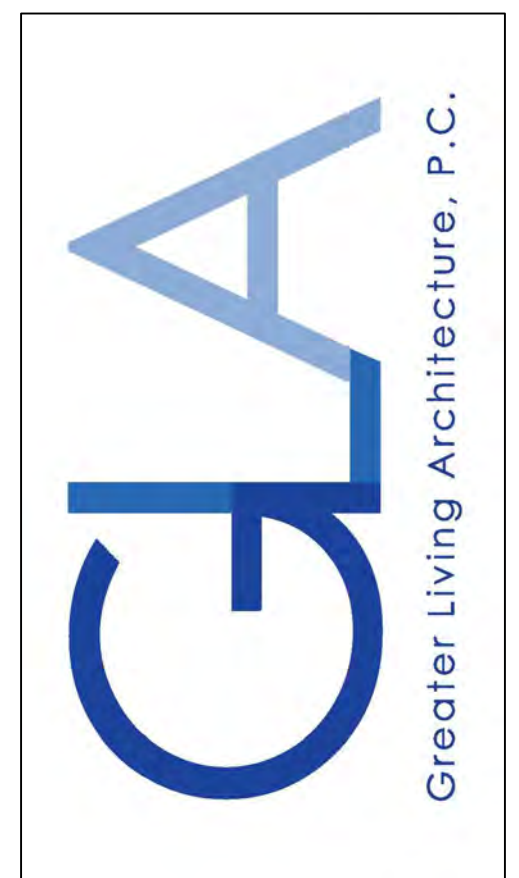
SCALE: 1/8" = 1'-0"

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

- 2X8 LAYOVER RAFTERS 24" O.C.
- 2X6 LAYOVER RAFTERS 24" O.C.



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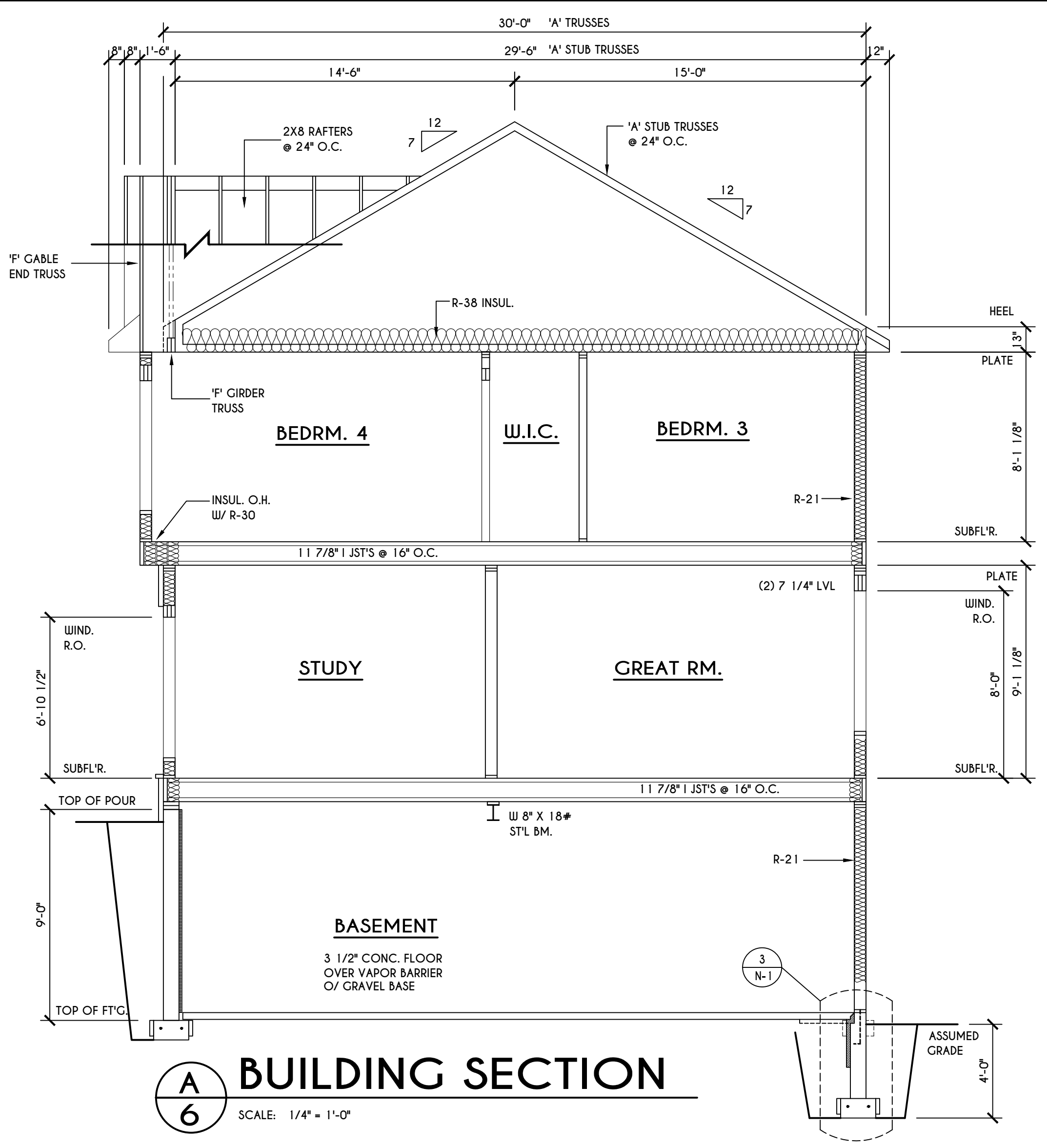
DATE	BY	DESCRIPTION

**CLIENT/LOCATION:**  
 LOT 112  
 COVENTRY RIDGE  
 PITTSFORD, NY

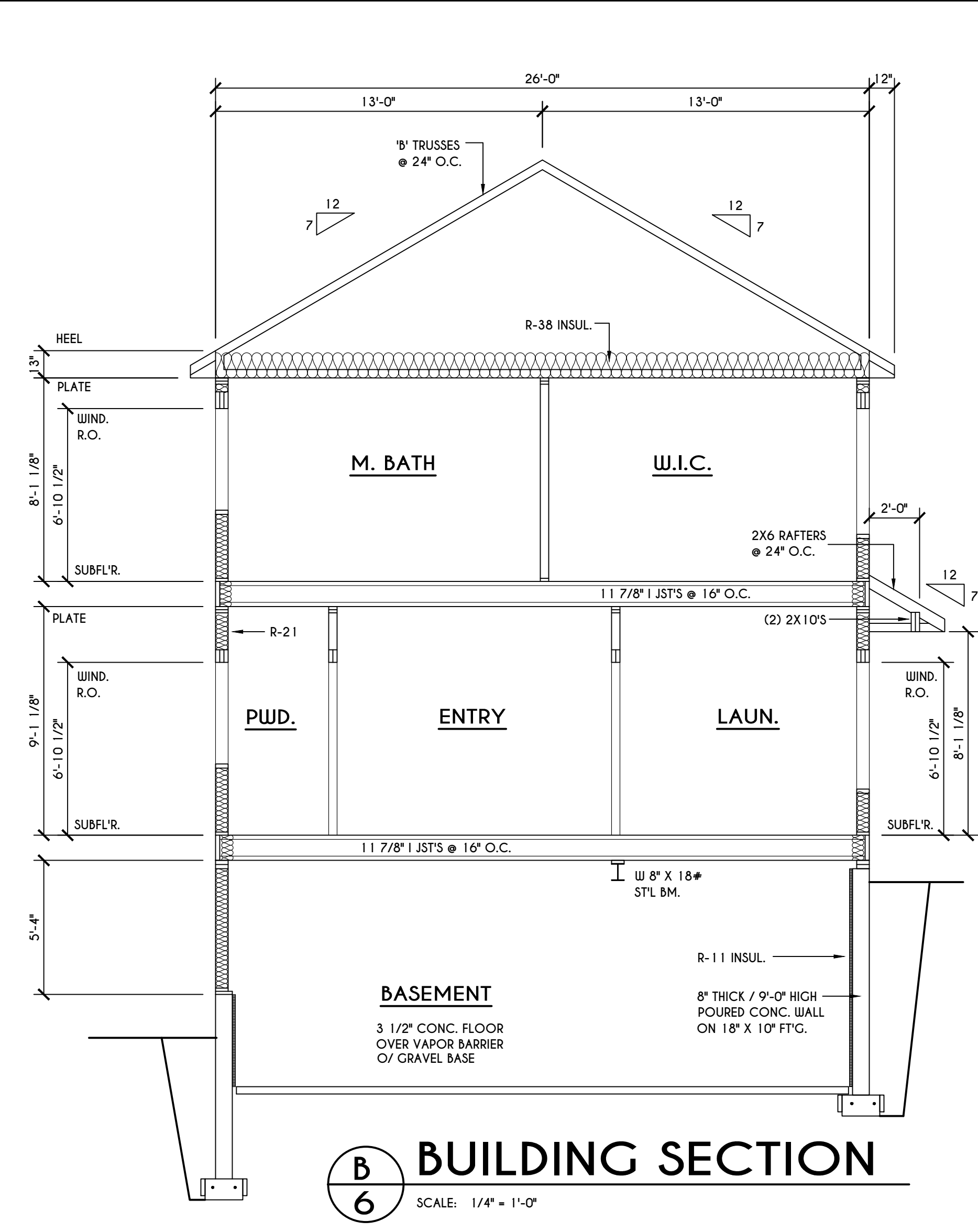
**BUILDER:**  
 COVENTRY RIDGE  
 BUILDING CORP.

**SECTIONS**  
 GLA PLAN 3005

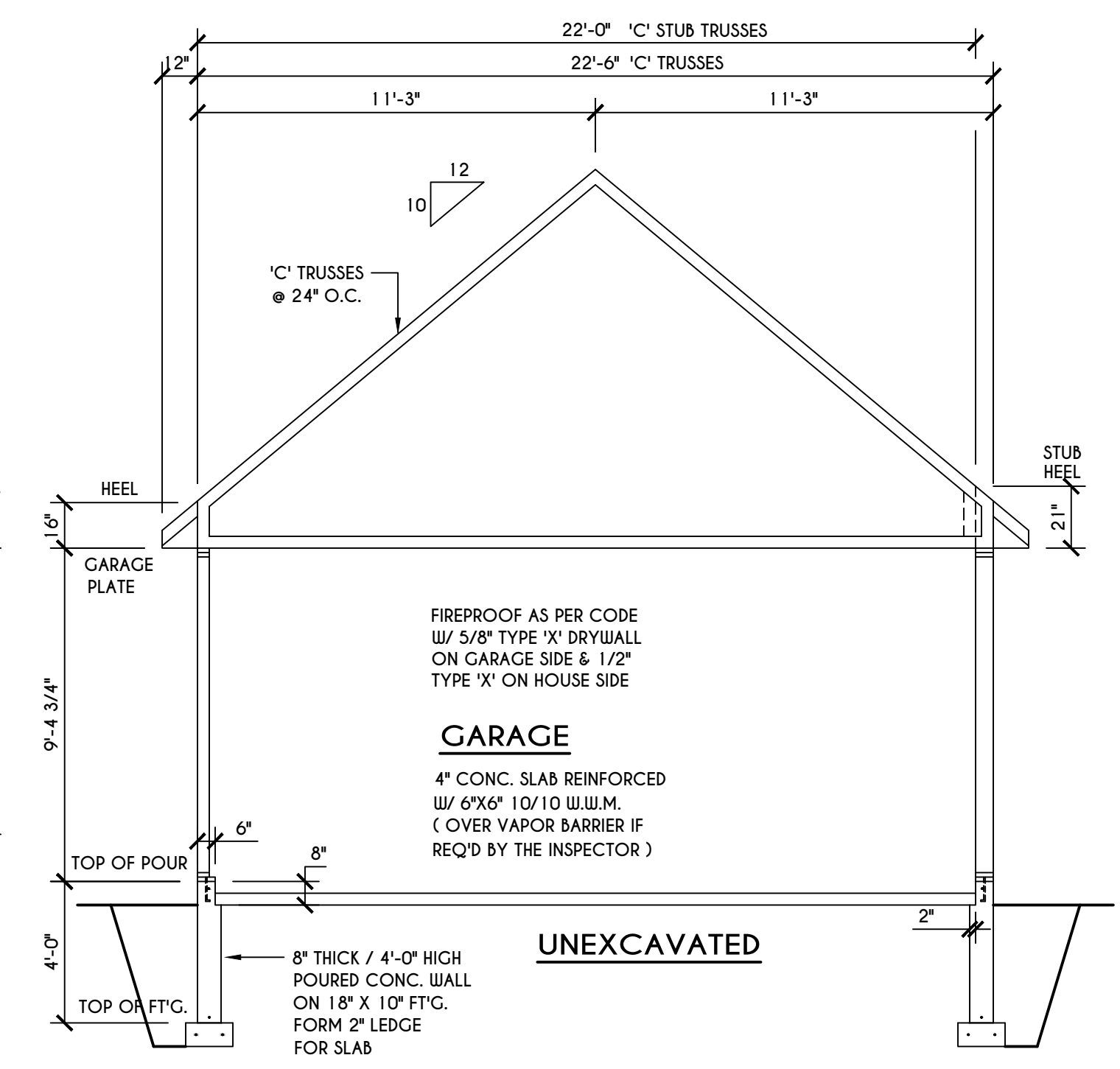
drawn: CSB	checked: CDK
scale: AS NOTED	date: 11/21
PROJECT: 15399B	sheet: 6/6



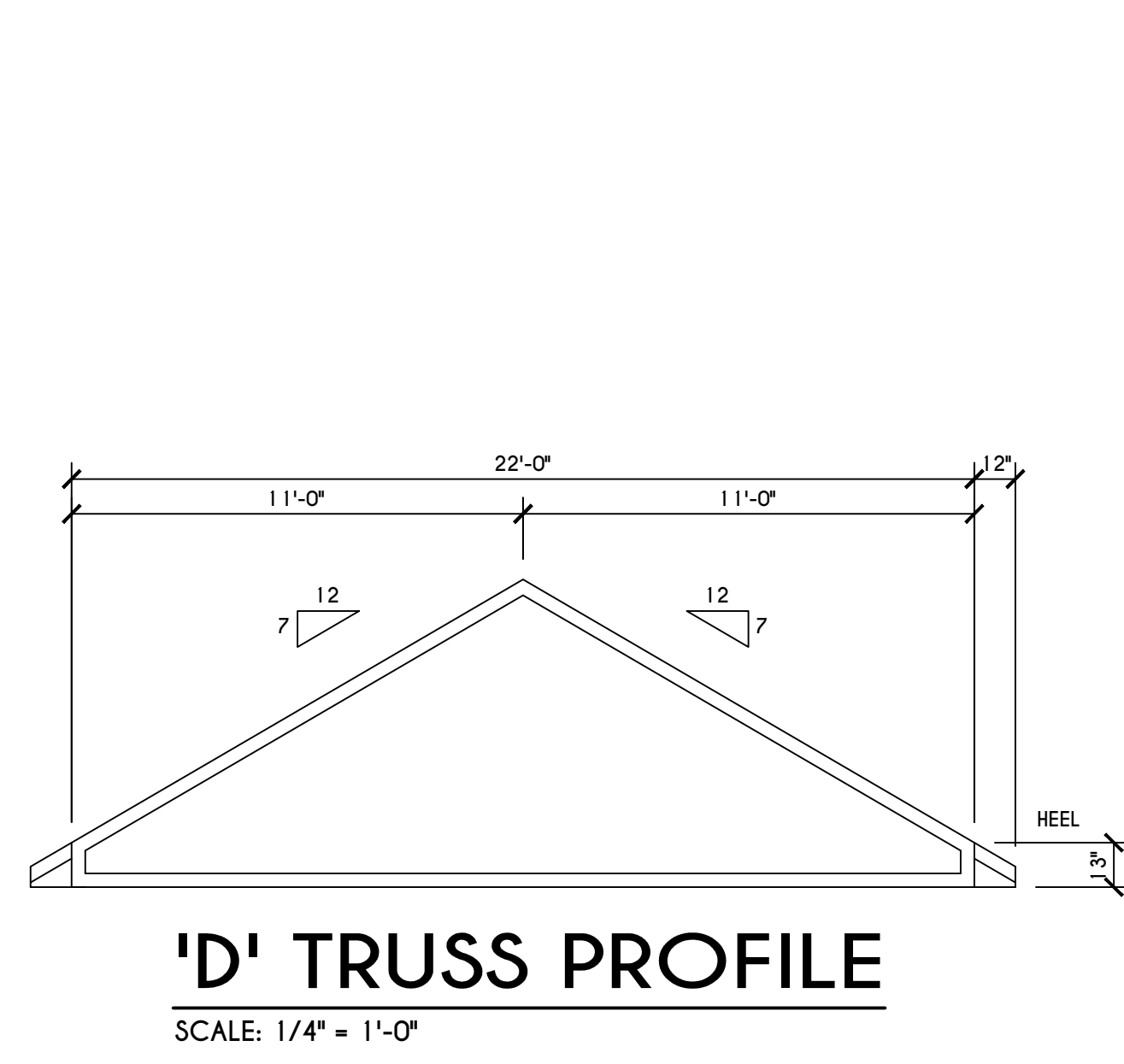
**A BUILDING SECTION**  
 SCALE: 1/4" = 1'-0"



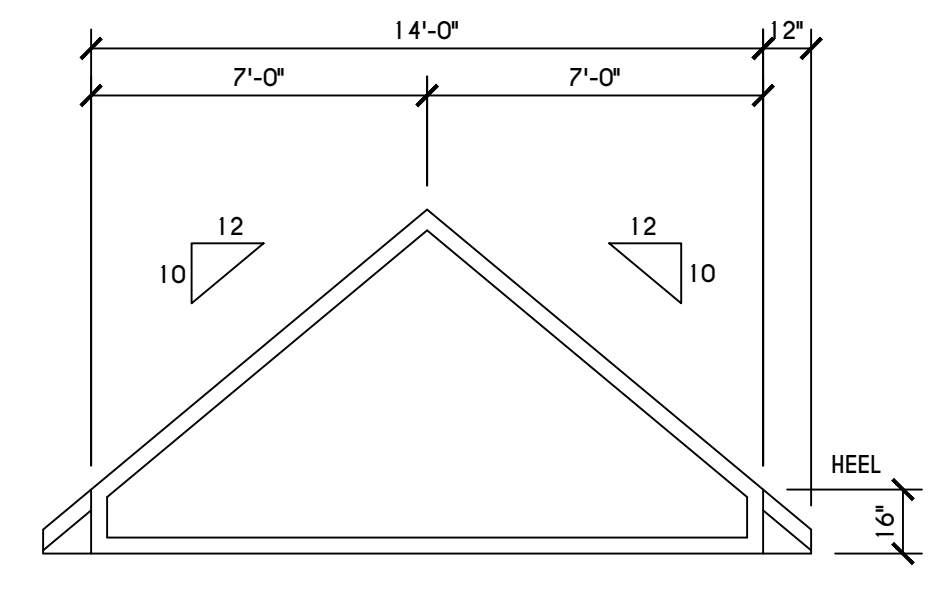
**B BUILDING SECTION**  
 SCALE: 1/4" = 1'-0"



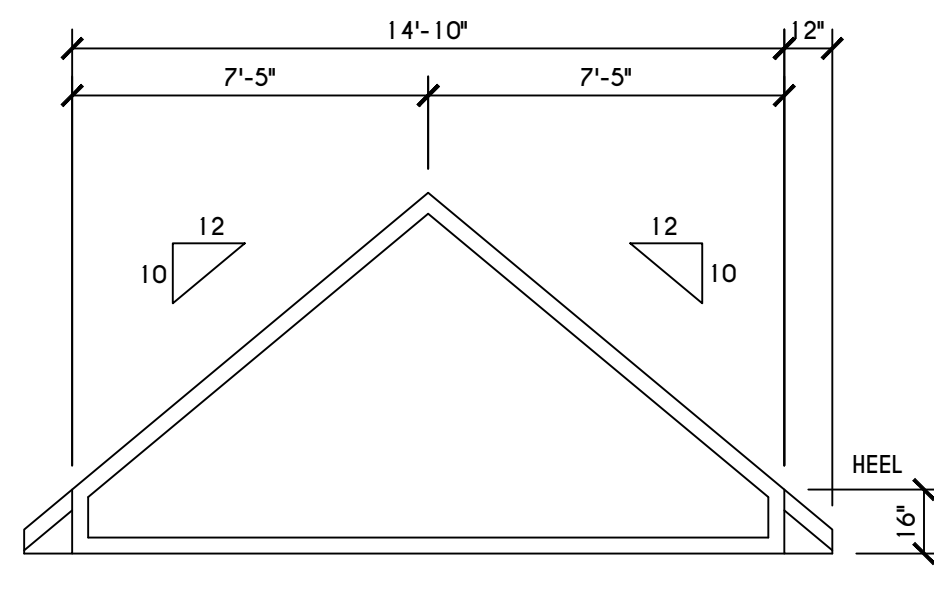
**C BUILDING SECTION**  
 SCALE: 1/4" = 1'-0"



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

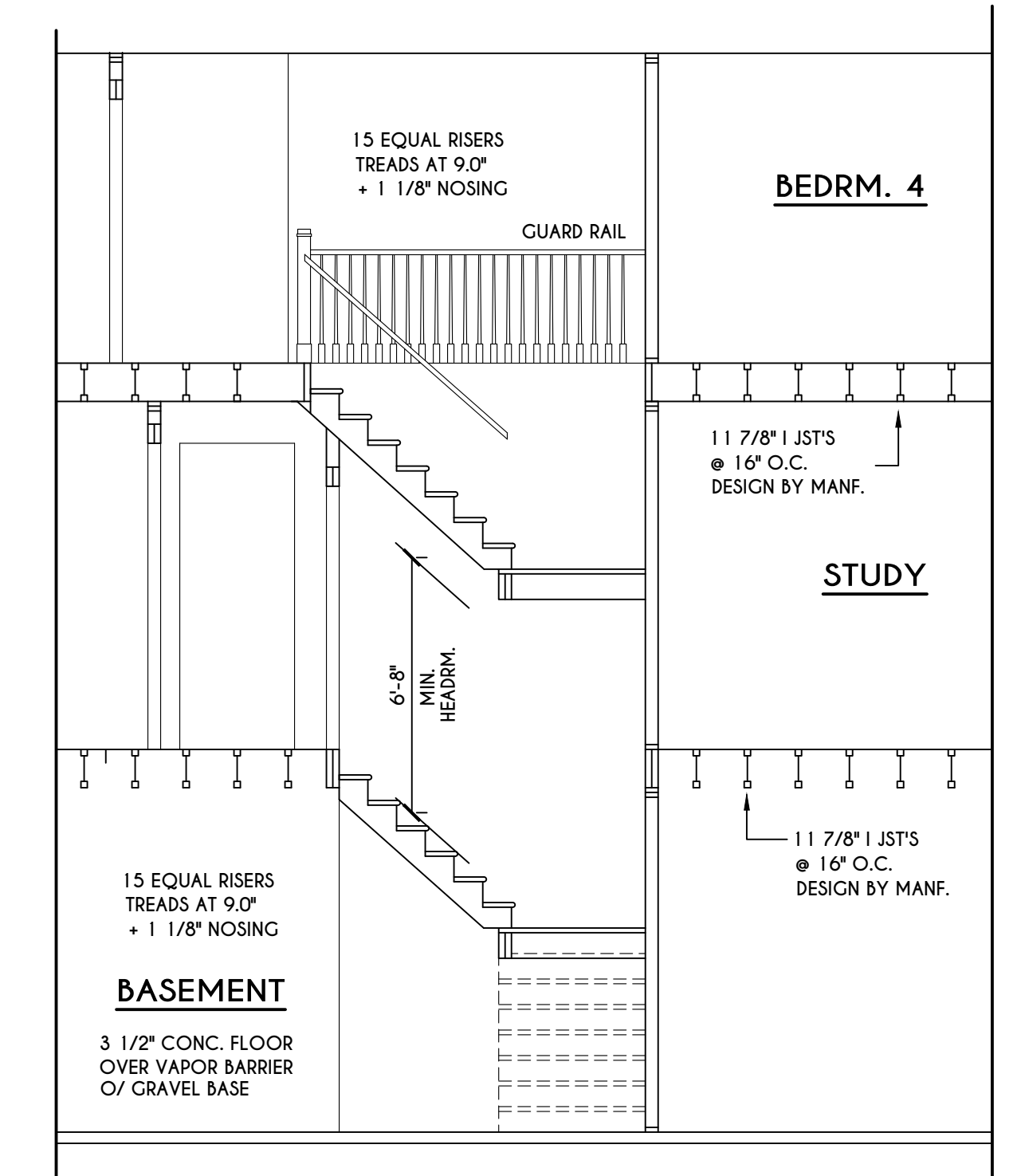


**'E' TRUSS PROFILE**  
 SCALE: 1/4" = 1'-0"



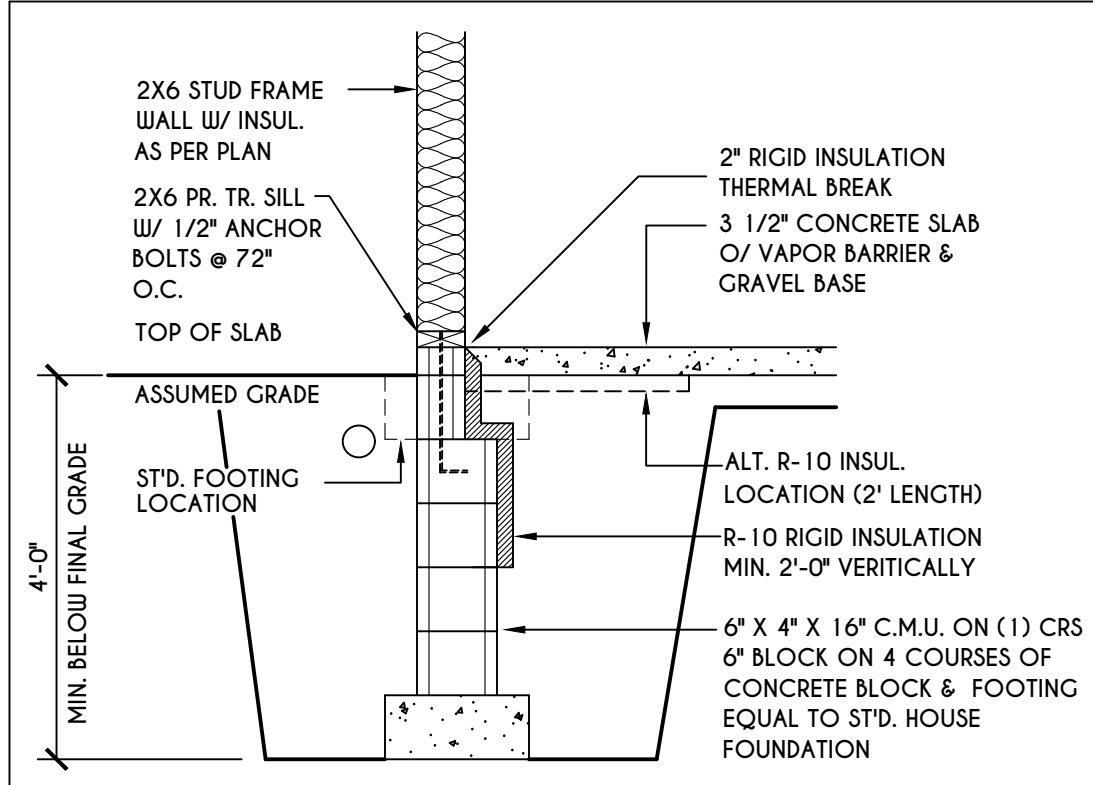
**'F' TRUSS PROFILE**  
 SCALE: 1/4" = 1'-0"

**TRUSS NOTES:**  
 TRUSS PROFILE SHOWN FOR REFERENCE ONLY - MANUFACTURER IS RESPONSIBLE FOR CHORD LAYOUT AS REQ'D FOR DESIGN LOAD  
 TRUSS MANUFACTURER TO VERIFY ACTUAL LOAD AT GIRDER-TO-GIRDER CONNECTIONS & TO SPECIFY A MIN. METAL HANGER TO SUPP. THAT LOAD  
 PROVIDE TRUSS BRACING AS INDICATED BY TRUSS DESIGNER

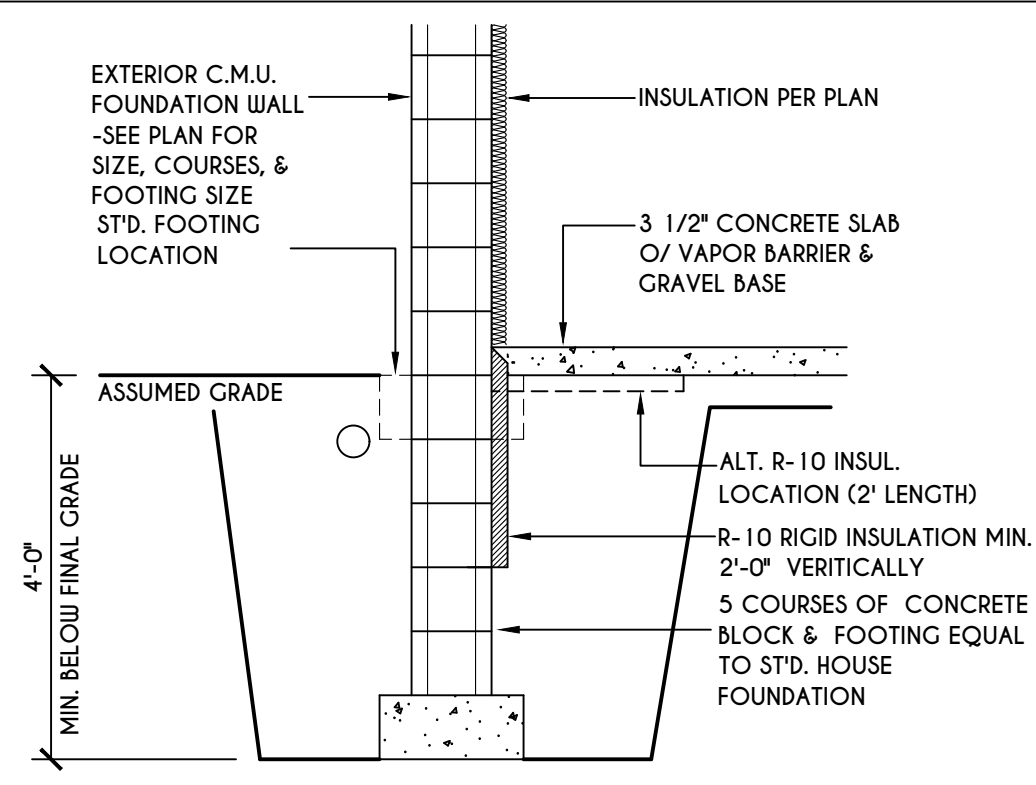


**STAIR SECTION**  
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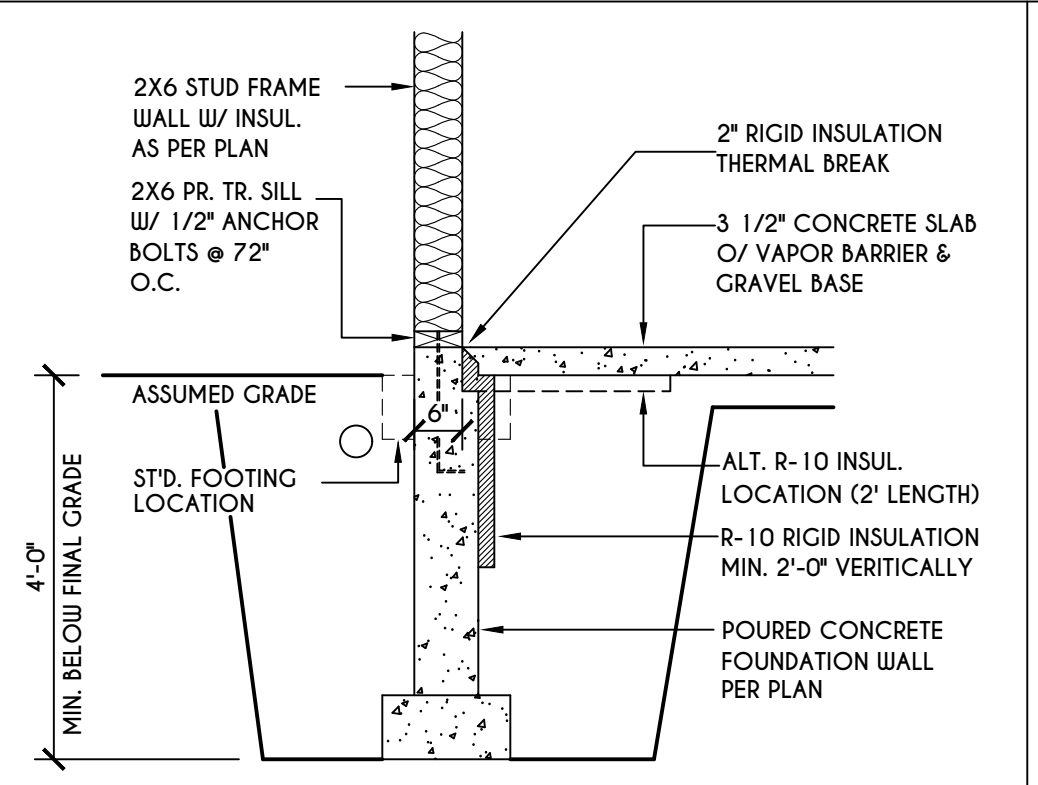




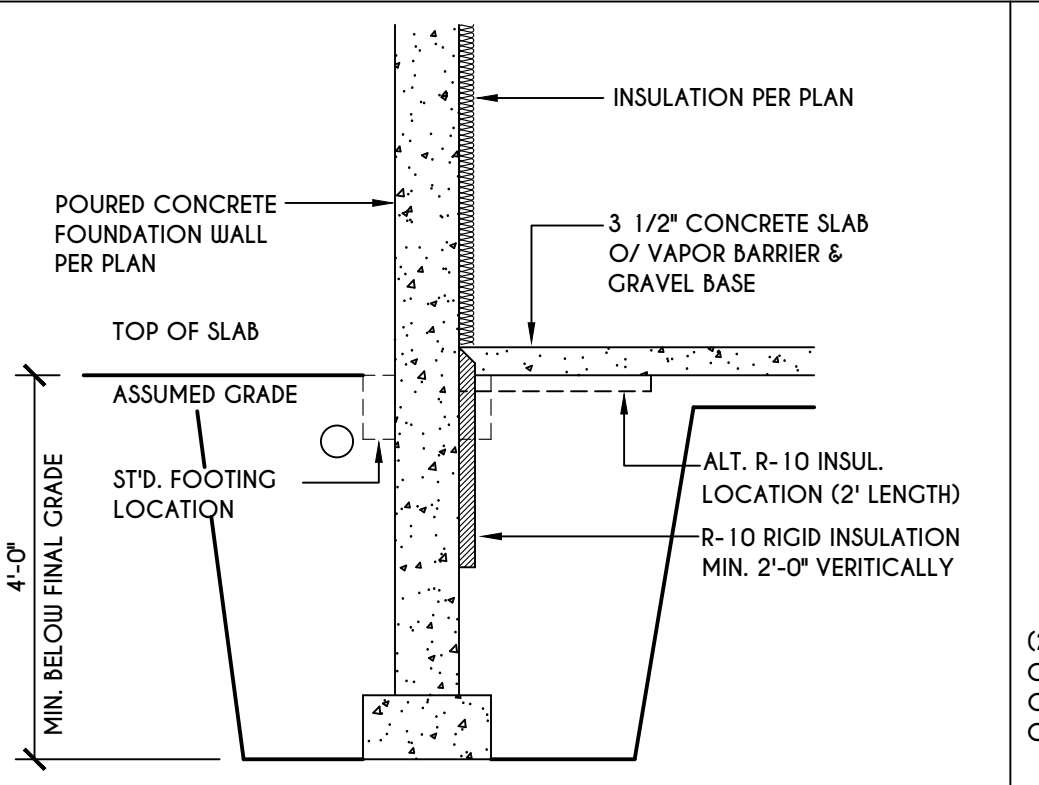
**1**  
**N-1**  
2X6 FRAME WALL ON C.M.U. WALK OUT DETAIL  
SCALE: 1/2" = 1'-0"



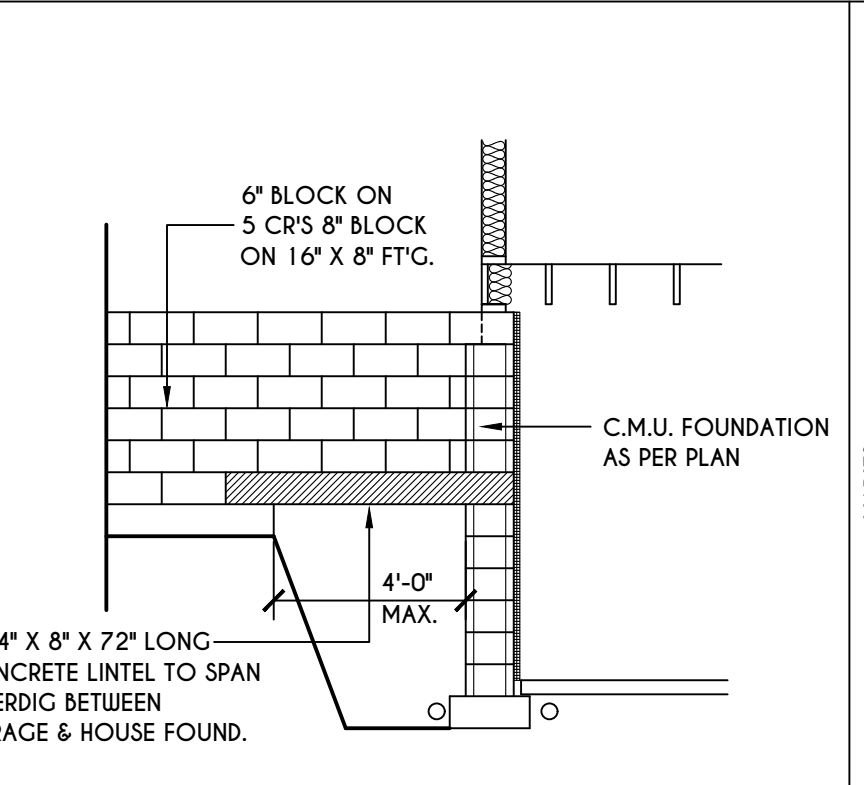
**2**  
**N-1**  
C.M.U. WALK OUT DETAIL  
SCALE: 1/2" = 1'-0"



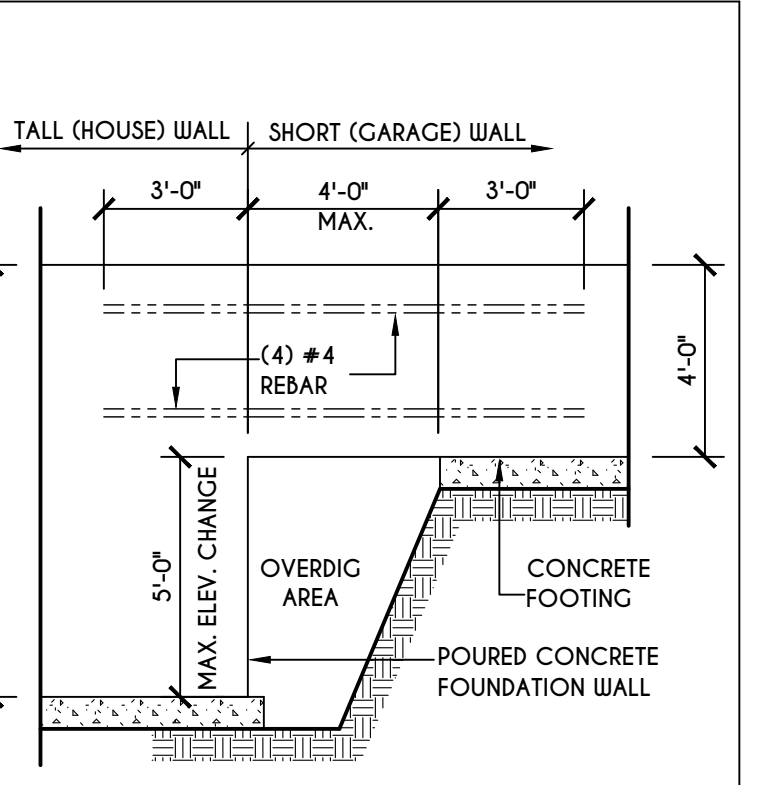
**3**  
**N-1**  
2X6 FRAME WALL ON POURED CONC. WALK OUT DETAIL  
SCALE: 1/2" = 1'-0"



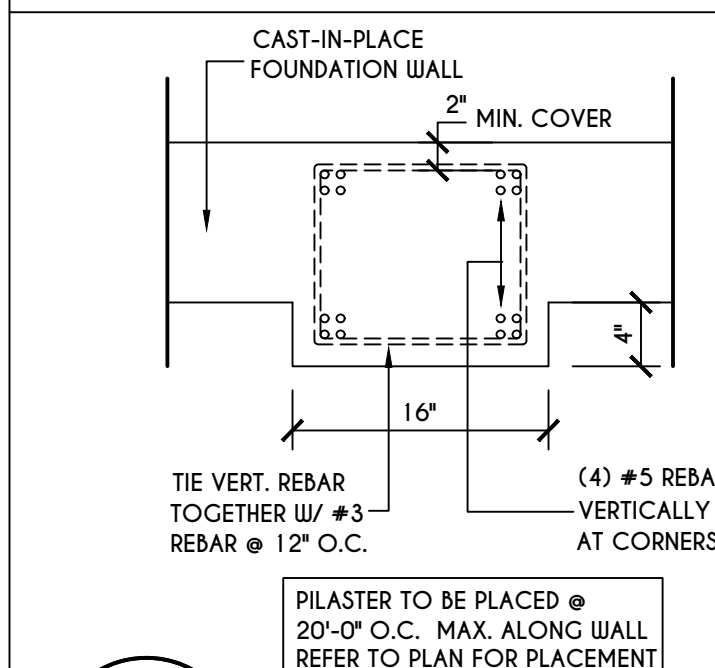
**4**  
**N-1**  
POURED CONC. WALK OUT DETAIL  
SCALE: 1/2" = 1'-0"



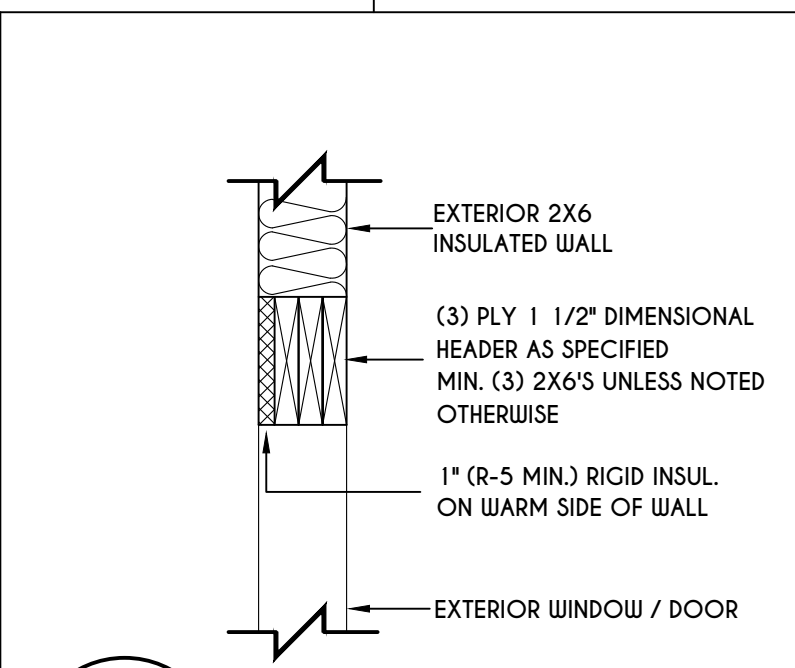
**5**  
**N-1**  
C.M.U. JUMP FOOTING DETAIL  
SCALE: 1/4" = 1'-0"



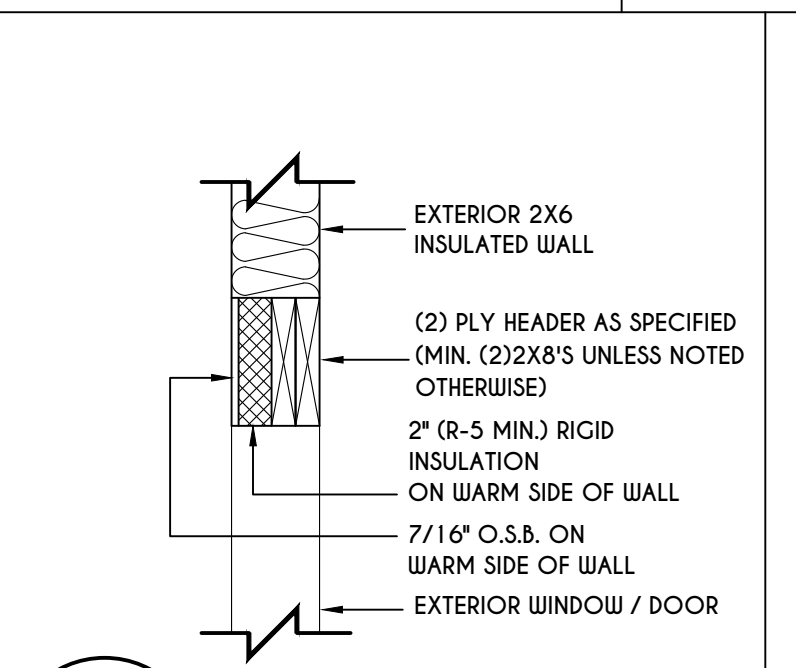
**6**  
**N-1**  
POURED WALL JUMP FOOTING DETAIL  
SCALE: 1/4" = 1'-0"



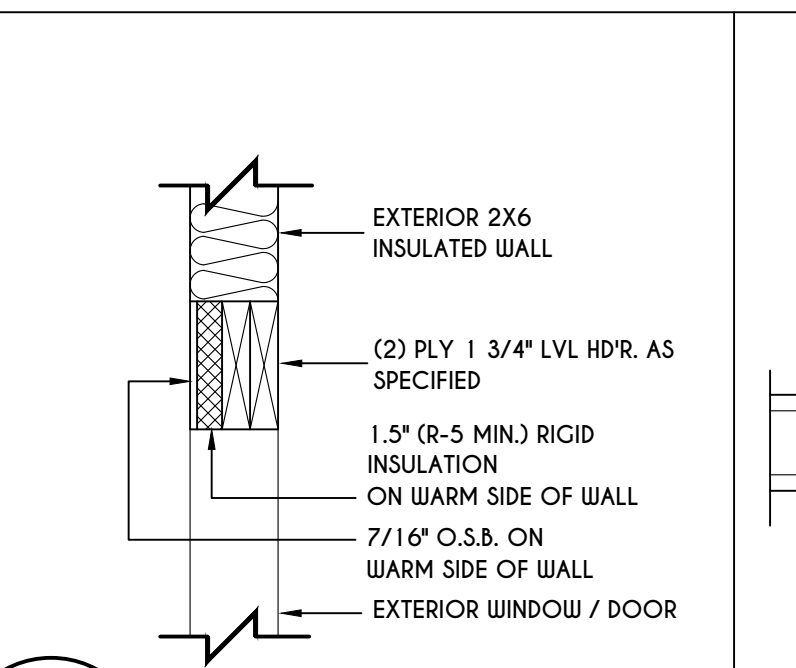
**7**  
**N-1**  
POURED WALL PILASTER DETAIL  
SCALE: 1" = 1'-0"



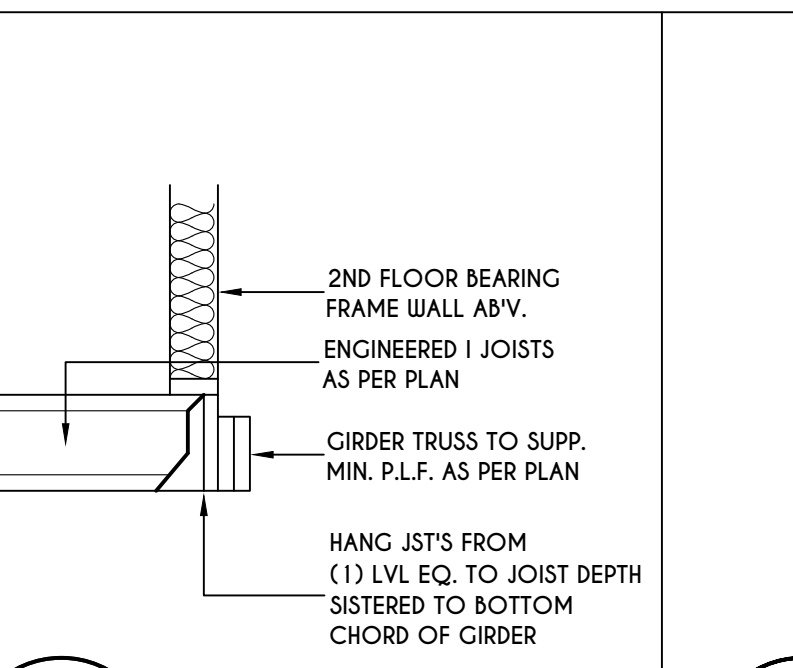
**8**  
**N-1**  
EXTERIOR INSULATED 3 PLY HEADER DETAIL  
SCALE: 1" = 1'-0"



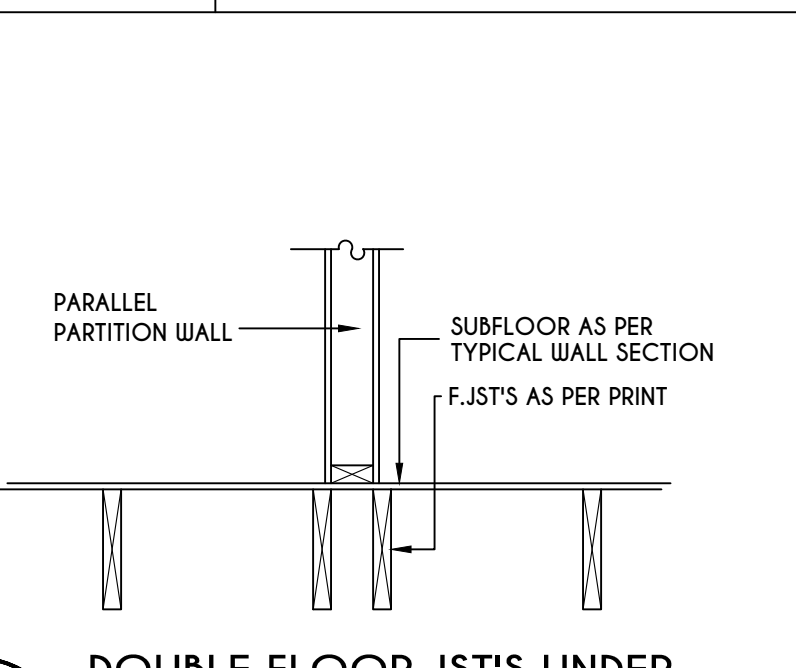
**9**  
**N-1**  
EXTERIOR INSULATED 2 PLY HEADER DETAIL  
SCALE: 1" = 1'-0"



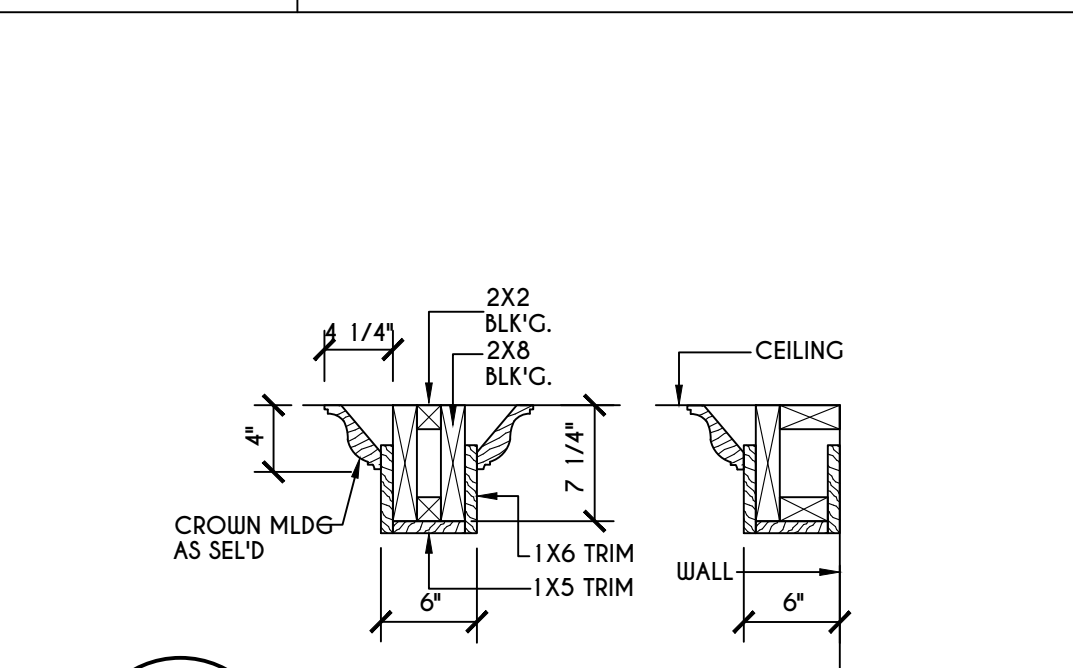
**10**  
**N-1**  
EXTERIOR INSULATED 2 PLY LVL HEADER DETAIL  
SCALE: 1" = 1'-0"



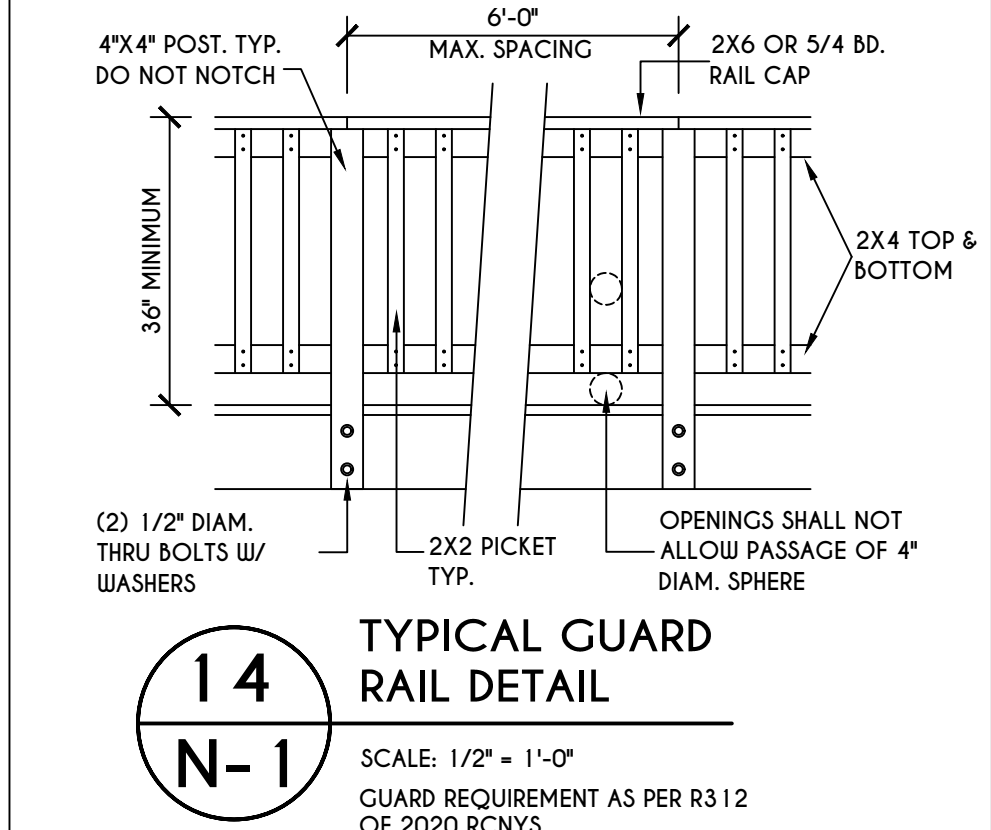
**11**  
**N-1**  
I JST / GIRDER DETAIL  
SCALE: 1/2" = 1'-0"



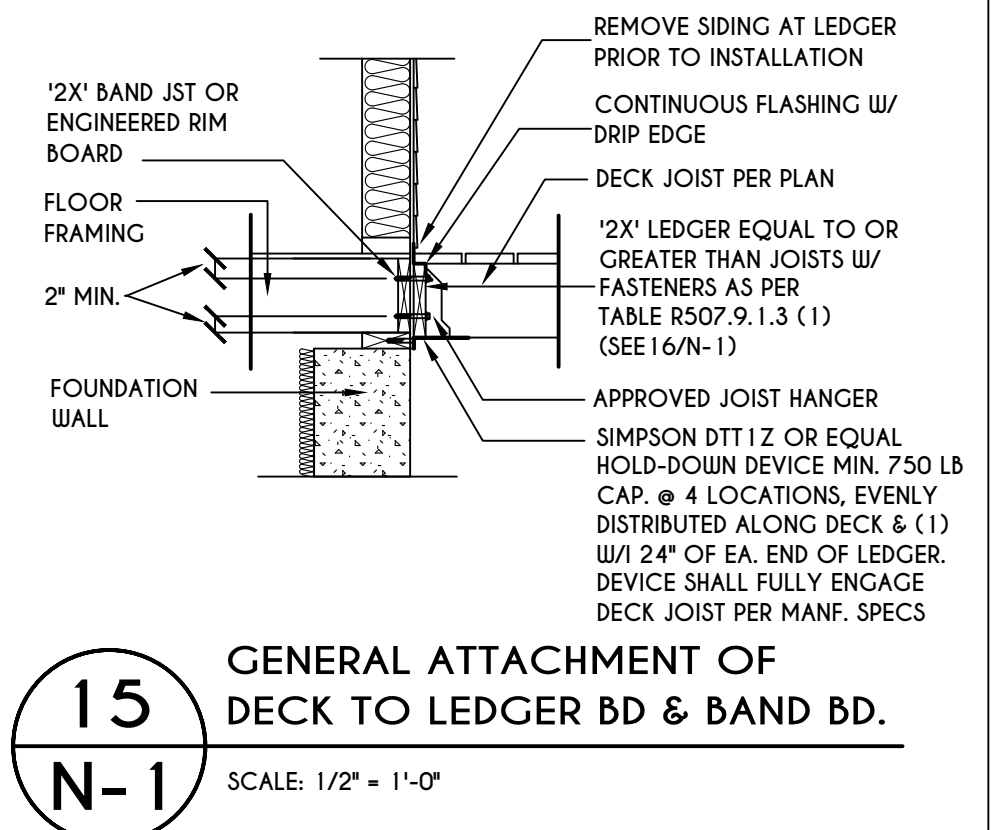
**12**  
**N-1**  
DOUBLE FLOOR JST'S UNDER PARALLEL PARTITION WALL DETAIL  
N.T.S.



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



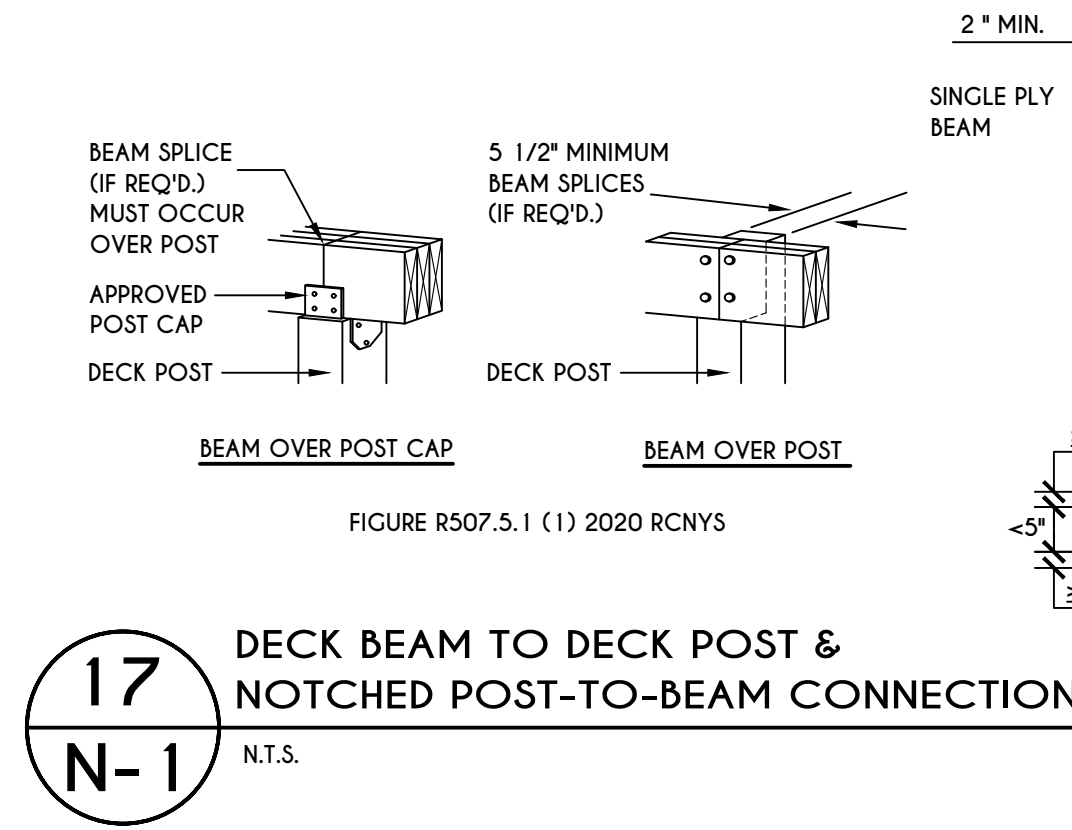
**14**  
**N-1**  
TYPICAL GUARD RAIL DETAIL  
SCALE: 1/2" = 1'-0"  
GUARD REQUIREMENTS AS PER R3 12 OF 2020 RCNYS



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

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

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

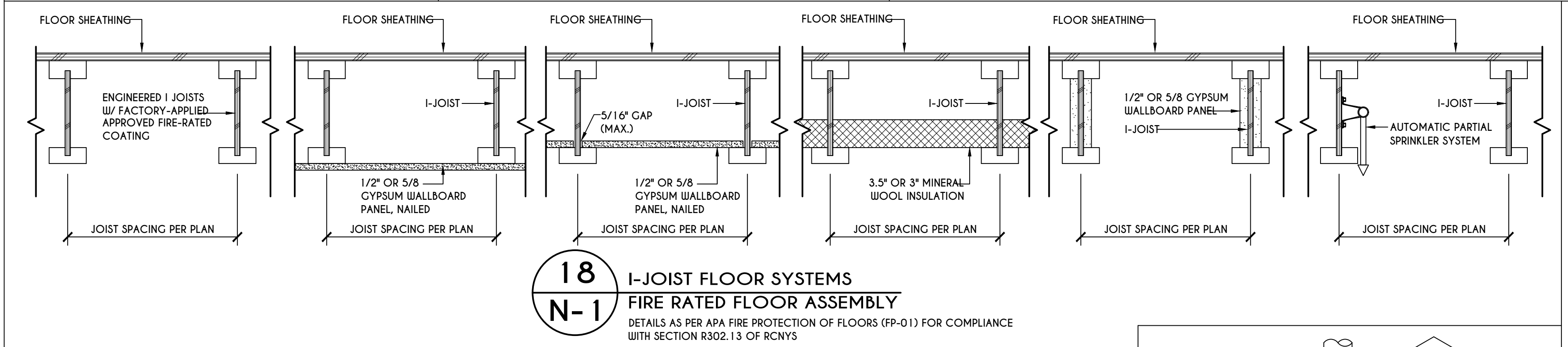


**17**  
**N-1**  
DECK BEAM TO DECK POST & NOTCHED POST-TO-BEAM CONNECTION  
N.T.S.

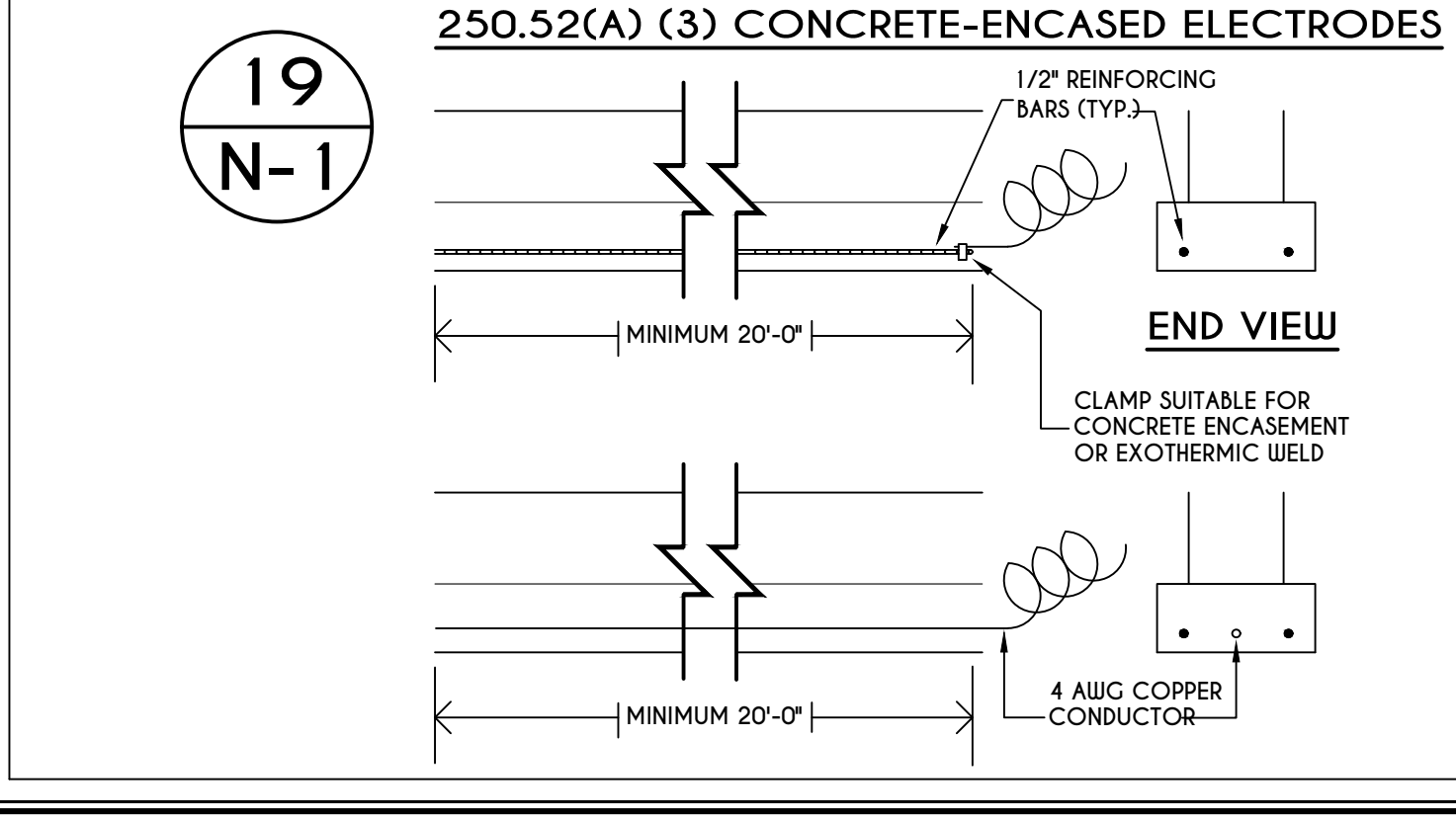
TABLE R507.4  
DECK POST HEIGHT

DECK POST SIZE	MAX. HEIGHT <sup>a,b</sup> (feet-inches)
4 x 4	6'-9"
4 x 6	8'
6 x 6	14'
8 x 8	14'

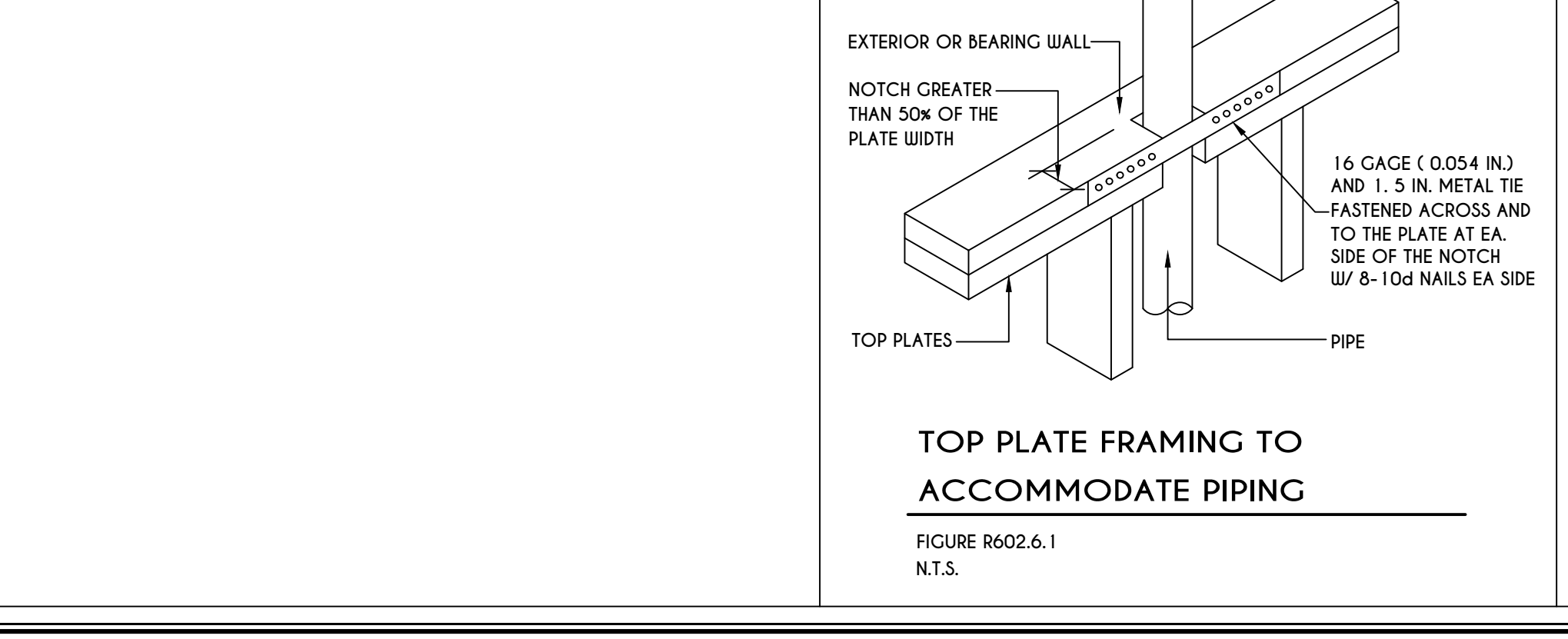
a. MEASURED TO UNDERSIDE OF BEAM  
b. BASED ON 40 psf LIVE LOAD  
c. THE MAXIMUM PERMITTED HEIGHT IS 8' FOR ONE-PLY & TWO-PLY BEAMS. THE MAXIMUM PERMITTED HEIGHT FOR THREE-PLY BEAMS ON POST CAP IS 6'-9"



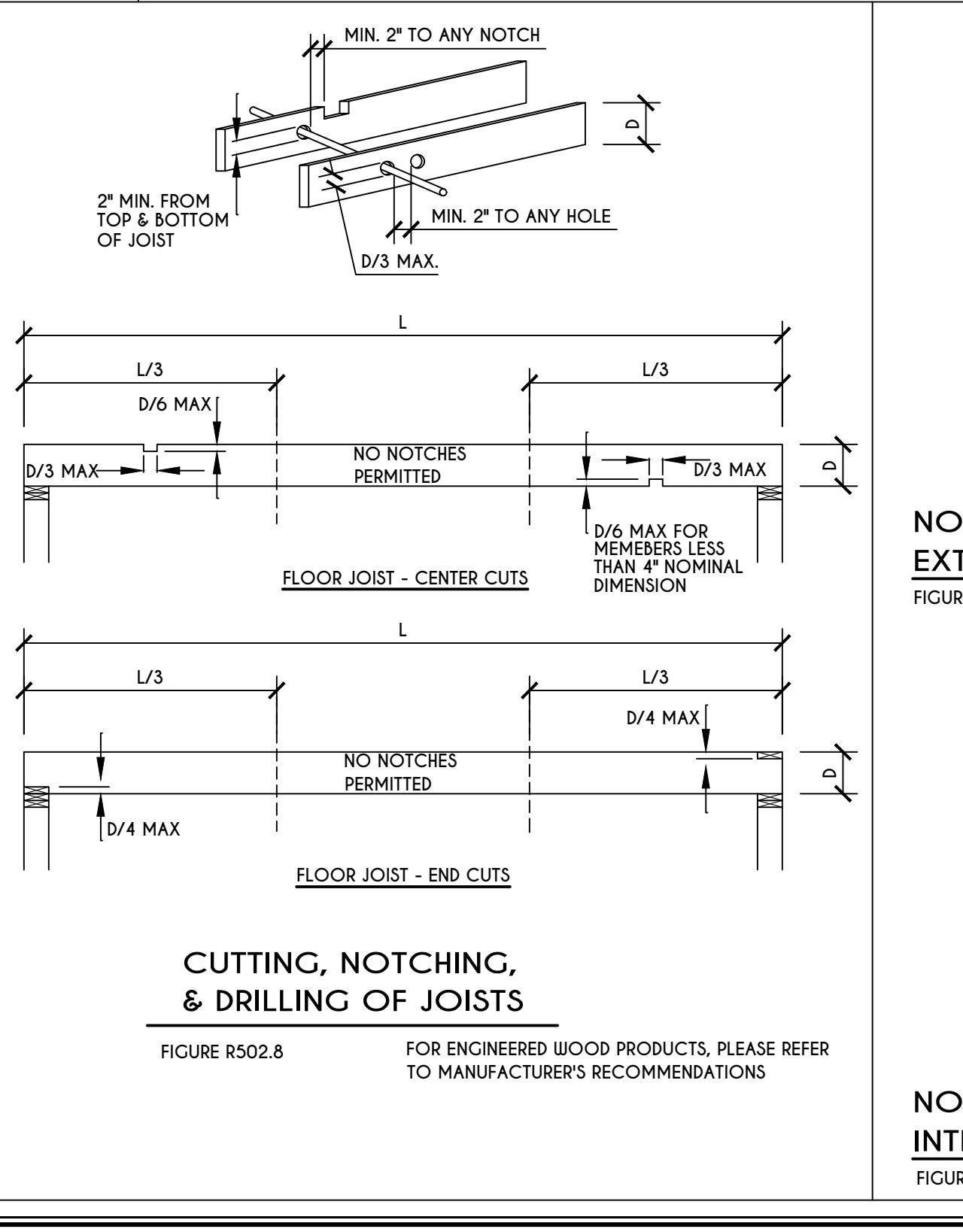
**18**  
**N-1**  
I-JOIST FLOOR SYSTEMS FIRE RATED FLOOR ASSEMBLY  
DETAILS AS PER APA FIRE PROTECTION OF FLOORS (FP-01) FOR COMPLIANCE WITH SECTION R302.13 OF RCNYS



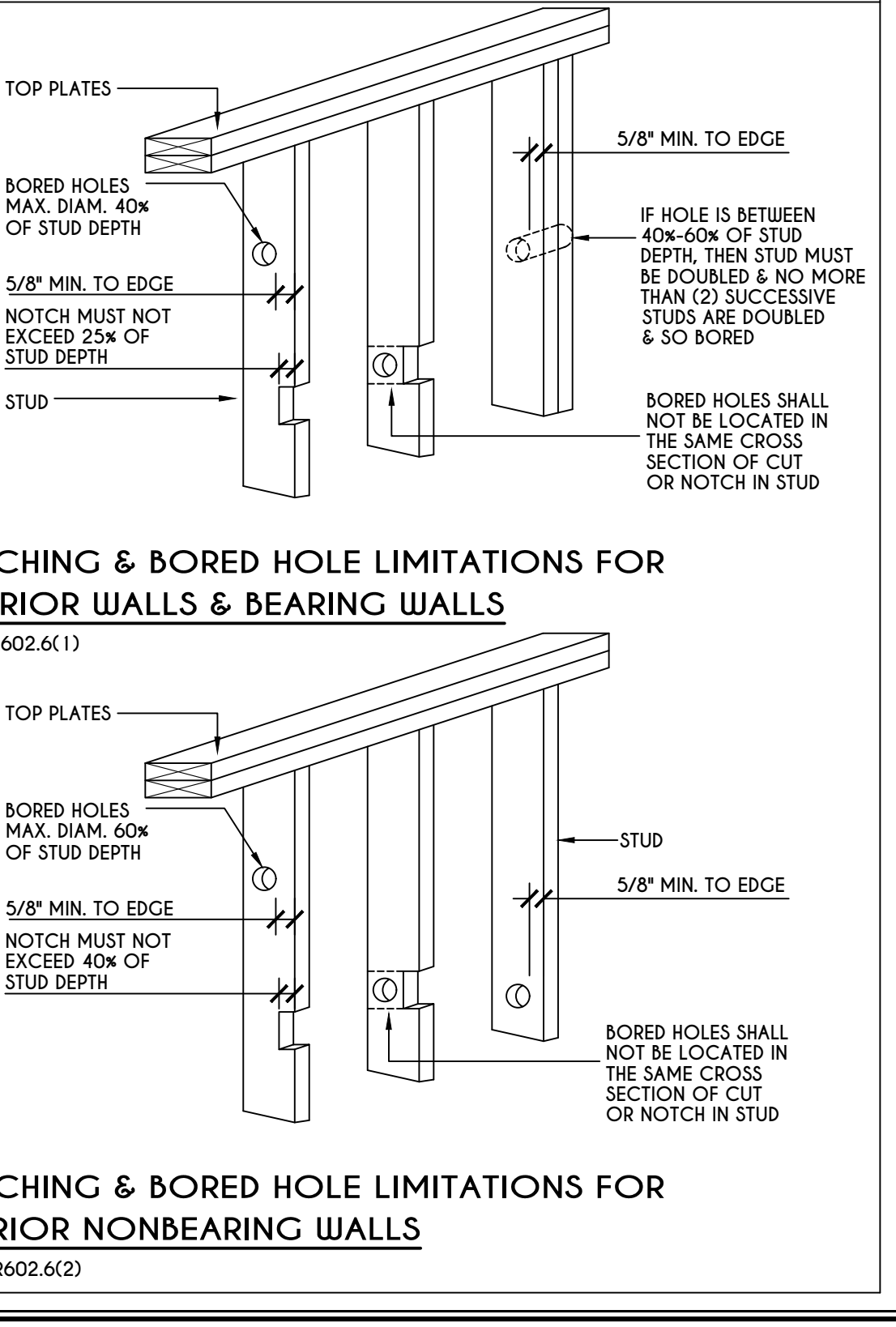
**19**  
**N-1**  
250.52(A) (3) CONCRETE-ENCASED ELECTRODES  
END VIEW  
CLAMP SUITABLE FOR CONCRETE ENCASEMENT OR EXOTHERMIC WELD  
4 AWG COPPER CONDUCTOR  
MINIMUM 20'-0"



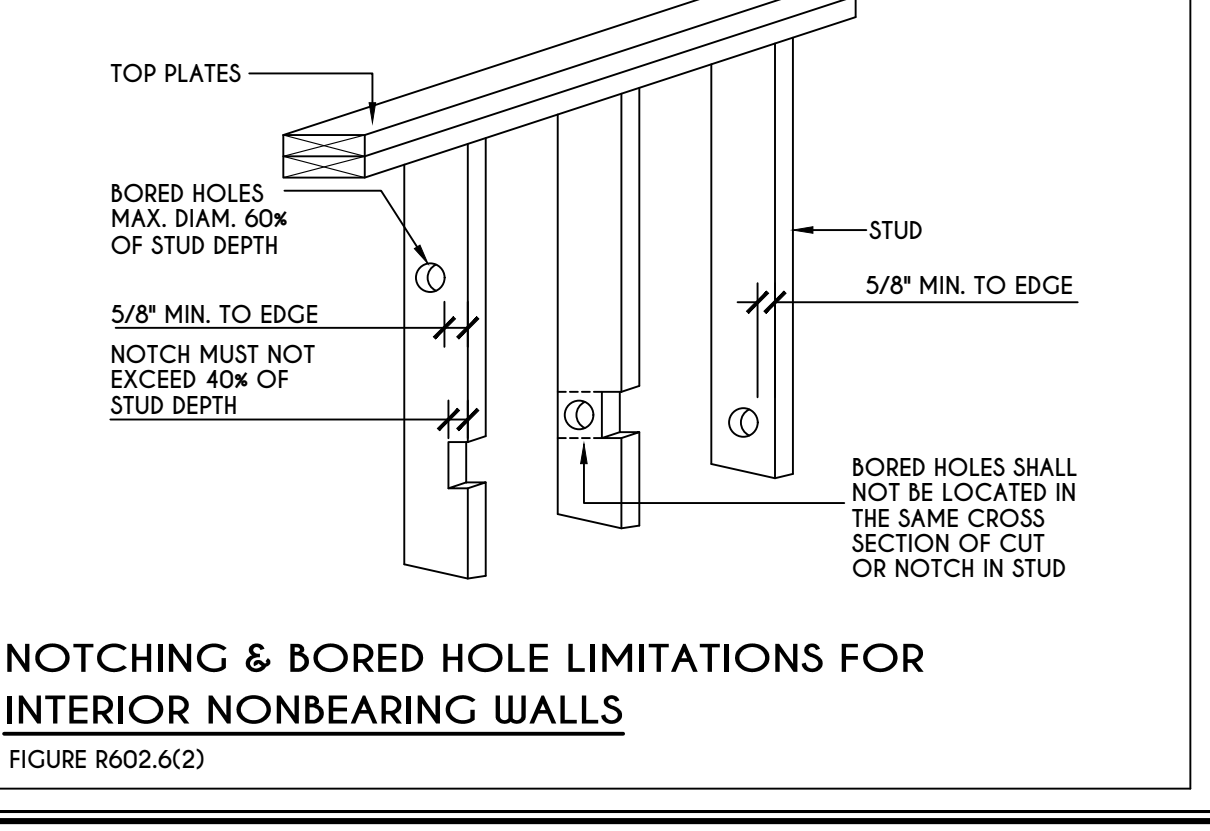
TOP PLATE FRAMING TO ACCOMMODATE PIPING  
FIGURE R602.6.1  
N.T.S.



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

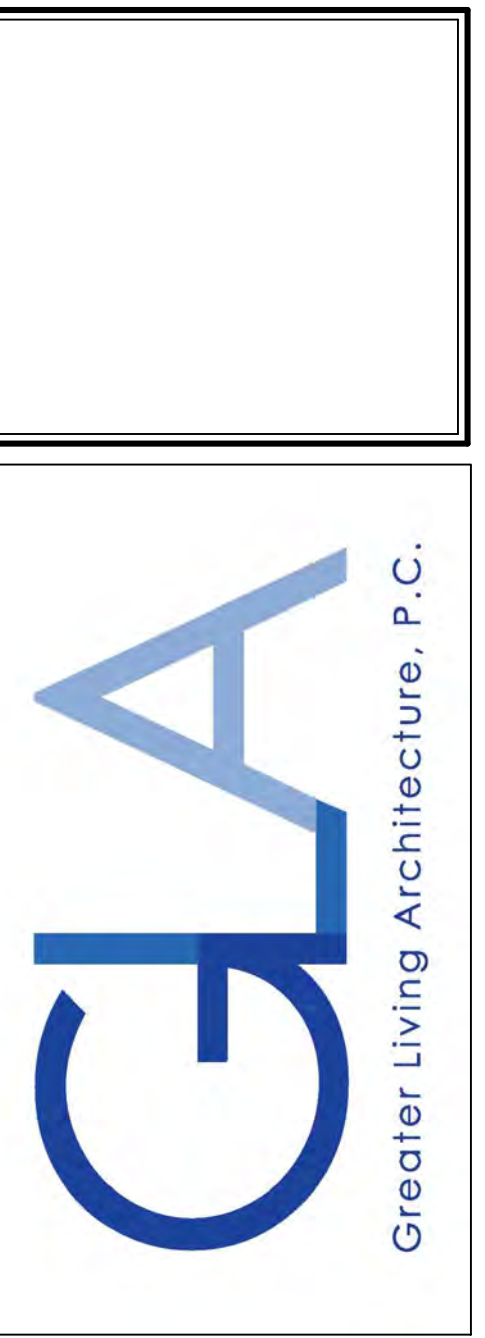


NOTCHING & BORED HOLE LIMITATIONS FOR EXTERIOR WALLS & BEARING WALLS  
FIGURE R602.6(1)



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

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DATE	BY	DESCRIPTION

**CLIENT/LOCATION:**

**BUILDER:**

**DETAILS**  
GLA PLAN 3005

drawn: CSB	checked: CDK
scale: AS NOTED	date: 11/21
PROJECT: 15399B	sheet: N 1



**TABLE R404.1.1(2)**

8-INCH MASONRY FOUNDATION WALLS WITH REINFORCING WHERE  $d > 5$  INCHES <sup>a, c, f</sup>

WALL HEIGHT	HEIGHT OF UNBALANCED BACKFILL <sup>g</sup>	MINIMUM VERTICAL REINFORCEMENT AND SPACING (INCHES) <sup>b, c</sup>			
		SOIL CLASSES AND LATERAL SOIL LOAD <sup>d</sup> (psf PER FOOT BELOW GRADE)			
		GM, GP, SU, AND SP SOILS 30	GM, GS, SM-SC AND ML SOILS 45	SC, MK, ML-CL AND INORGANIC CL SOILS 60	SC, MK, ML-CL AND INORGANIC CL SOILS 60
6'-8"	4' (OR LESS)	#4 @ 48" O.C.	#4 @ 48" O.C.	#4 @ 48" O.C.	#4 @ 48" O.C.
	5'	#4 @ 48" O.C.	#4 @ 48" O.C.	#4 @ 48" O.C.	#4 @ 48" O.C.
	6'-8"	#5 @ 48" O.C.	#5 @ 48" O.C.	#5 @ 48" O.C.	#5 @ 48" O.C.
7'-4"	4' (OR LESS)	#4 @ 48" O.C.	#4 @ 48" O.C.	#4 @ 48" O.C.	#4 @ 48" O.C.
	5'	#4 @ 48" O.C.	#4 @ 48" O.C.	#4 @ 48" O.C.	#4 @ 48" O.C.
	7'-4"	#5 @ 48" O.C.	#5 @ 48" O.C.	#5 @ 48" O.C.	#5 @ 48" O.C.
8'-0"	4' (OR LESS)	#4 @ 48" O.C.	#4 @ 48" O.C.	#4 @ 48" O.C.	#4 @ 48" O.C.
	5'	#4 @ 48" O.C.	#4 @ 48" O.C.	#4 @ 48" O.C.	#4 @ 48" O.C.
	6'	#4 @ 48" O.C.	#4 @ 48" O.C.	#4 @ 48" O.C.	#4 @ 48" O.C.
	8'-0"	#5 @ 48" O.C.	#5 @ 48" O.C.	#5 @ 48" O.C.	#5 @ 48" O.C.
8'-8"	4' (OR LESS)	#4 @ 48" O.C.	#4 @ 48" O.C.	#4 @ 48" O.C.	#4 @ 48" O.C.
	5'	#4 @ 48" O.C.	#4 @ 48" O.C.	#4 @ 48" O.C.	#4 @ 48" O.C.
	6'	#4 @ 48" O.C.	#4 @ 48" O.C.	#4 @ 48" O.C.	#4 @ 48" O.C.
	8'-8"	#5 @ 48" O.C.	#5 @ 48" O.C.	#5 @ 48" O.C.	#5 @ 48" O.C.
9'-4"	4' (OR LESS)	#4 @ 48" O.C.	#4 @ 48" O.C.	#4 @ 48" O.C.	#4 @ 48" O.C.
	5'	#4 @ 48" O.C.	#4 @ 48" O.C.	#4 @ 48" O.C.	#4 @ 48" O.C.
	6'	#4 @ 48" O.C.	#4 @ 48" O.C.	#4 @ 48" O.C.	#4 @ 48" O.C.
	9'-4"	#5 @ 48" O.C.	#5 @ 48" O.C.	#5 @ 48" O.C.	#5 @ 48" O.C.
10'-0"	4' (OR LESS)	#4 @ 48" O.C.	#4 @ 48" O.C.	#4 @ 48" O.C.	#4 @ 48" O.C.
	5'	#4 @ 48" O.C.	#4 @ 48" O.C.	#4 @ 48" O.C.	#4 @ 48" O.C.
	6'	#4 @ 48" O.C.	#4 @ 48" O.C.	#4 @ 48" O.C.	#4 @ 48" O.C.
	10'-0"	#5 @ 48" O.C.	#5 @ 48" O.C.	#5 @ 48" O.C.	#5 @ 48" O.C.

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

**TABLE R404.1.1(3)**

10-INCH MASONRY FOUNDATION WALLS WITH REINFORCING WHERE  $d > 6.75$  INCHES <sup>a, c, f</sup>

WALL HEIGHT	HEIGHT OF UNBALANCED BACKFILL <sup>g</sup>	MINIMUM VERTICAL REINFORCEMENT AND SPACING (INCHES) <sup>b, c</sup>			
		SOIL CLASSES AND LATERAL SOIL LOAD <sup>d</sup> (psf PER FOOT BELOW GRADE)			
		GM, GP, SU, AND SP SOILS 30	GM, GS, SM-SC AND ML SOILS 45	SC, MK, ML-CL AND INORGANIC CL SOILS 60	SC, MK, ML-CL AND INORGANIC CL SOILS 60
6'-8"	4' (OR LESS)	#4 @ 56" O.C.	#4 @ 56" O.C.	#4 @ 56" O.C.	#4 @ 56" O.C.
	5'	#4 @ 56" O.C.	#4 @ 56" O.C.	#4 @ 56" O.C.	#4 @ 56" O.C.
	6'-8"	#5 @ 56" O.C.	#5 @ 56" O.C.	#5 @ 56" O.C.	#5 @ 56" O.C.
7'-4"	4' (OR LESS)	#4 @ 56" O.C.	#4 @ 56" O.C.	#4 @ 56" O.C.	#4 @ 56" O.C.
	5'	#4 @ 56" O.C.	#4 @ 56" O.C.	#4 @ 56" O.C.	#4 @ 56" O.C.
	7'-4"	#5 @ 56" O.C.	#5 @ 56" O.C.	#5 @ 56" O.C.	#5 @ 56" O.C.
8'-0"	4' (OR LESS)	#4 @ 56" O.C.	#4 @ 56" O.C.	#4 @ 56" O.C.	#4 @ 56" O.C.
	5'	#4 @ 56" O.C.	#4 @ 56" O.C.	#4 @ 56" O.C.	#4 @ 56" O.C.
	6'	#4 @ 56" O.C.	#4 @ 56" O.C.	#4 @ 56" O.C.	#4 @ 56" O.C.
	8'-0"	#5 @ 56" O.C.	#5 @ 56" O.C.	#5 @ 56" O.C.	#5 @ 56" O.C.
8'-8"	4' (OR LESS)	#4 @ 56" O.C.	#4 @ 56" O.C.	#4 @ 56" O.C.	#4 @ 56" O.C.
	5'	#4 @ 56" O.C.	#4 @ 56" O.C.	#4 @ 56" O.C.	#4 @ 56" O.C.
	6'	#4 @ 56" O.C.	#4 @ 56" O.C.	#4 @ 56" O.C.	#4 @ 56" O.C.
	8'-8"	#5 @ 56" O.C.	#5 @ 56" O.C.	#5 @ 56" O.C.	#5 @ 56" O.C.
9'-4"	4' (OR LESS)	#4 @ 56" O.C.	#4 @ 56" O.C.	#4 @ 56" O.C.	#4 @ 56" O.C.
	5'	#4 @ 56" O.C.	#4 @ 56" O.C.	#4 @ 56" O.C.	#4 @ 56" O.C.
	6'	#4 @ 56" O.C.	#4 @ 56" O.C.	#4 @ 56" O.C.	#4 @ 56" O.C.
	9'-4"	#5 @ 56" O.C.	#5 @ 56" O.C.	#5 @ 56" O.C.	#5 @ 56" O.C.
10'-0"	4' (OR LESS)	#4 @ 56" O.C.	#4 @ 56" O.C.	#4 @ 56" O.C.	#4 @ 56" O.C.
	5'	#4 @ 56" O.C.	#4 @ 56" O.C.	#4 @ 56" O.C.	#4 @ 56" O.C.
	6'	#4 @ 56" O.C.	#4 @ 56" O.C.	#4 @ 56" O.C.	#4 @ 56" O.C.
	10'-0"	#5 @ 56" O.C.	#5 @ 56" O.C.	#5 @ 56" O.C.	#5 @ 56" O.C.

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

**TABLE R404.1.1(4)**

12-INCH MASONRY FOUNDATION WALLS WITH REINFORCING WHERE  $d > 8.75$  INCHES <sup>a, c, f</sup>

WALL HEIGHT	HEIGHT OF UNBALANCED BACKFILL <sup>g</sup>	MINIMUM VERTICAL REINFORCEMENT AND SPACING (INCHES) <sup>b, c</sup>			
		SOIL CLASSES AND LATERAL SOIL LOAD <sup>d</sup> (psf PER FOOT BELOW GRADE)			
		GM, GP, SU, AND SP SOILS 30	GM, GS, SM-SC AND ML SOILS 45	SC, MK, ML-CL AND INORGANIC CL SOILS 60	SC, MK, ML-CL AND INORGANIC CL SOILS 60
6'-8"	4' (OR LESS)	#4 @ 72" O.C.	#4 @ 72" O.C.	#4 @ 72" O.C.	#4 @ 72" O.C.
	5'	#4 @ 72" O.C.	#4 @ 72" O.C.	#4 @ 72" O.C.	#4 @ 72" O.C.
	6'-8"	#5 @ 72" O.C.	#5 @ 72" O.C.	#5 @ 72" O.C.	#5 @ 72" O.C.
7'-4"	4' (OR LESS)	#4 @ 72" O.C.	#4 @ 72" O.C.	#4 @ 72" O.C.	#4 @ 72" O.C.
	5'	#4 @ 72" O.C.	#4 @ 72" O.C.	#4 @ 72" O.C.	#4 @ 72" O.C.
	7'-4"	#5 @ 72" O.C.	#5 @ 72" O.C.	#5 @ 72" O.C.	#5 @ 72" O.C.
8'-0"	4' (OR LESS)	#4 @ 72" O.C.	#4 @ 72" O.C.	#4 @ 72" O.C.	#4 @ 72" O.C.
	5'	#4 @ 72" O.C.	#4 @ 72" O.C.	#4 @ 72" O.C.	#4 @ 72" O.C.
	6'	#4 @ 72" O.C.	#4 @ 72" O.C.	#4 @ 72" O.C.	#4 @ 72" O.C.
	8'-0"	#5 @ 72" O.C.	#5 @ 72" O.C.	#5 @ 72" O.C.	#5 @ 72" O.C.
8'-8"	4' (OR LESS)	#4 @ 72" O.C.	#4 @ 72" O.C.	#4 @ 72" O.C.	#4 @ 72" O.C.
	5'	#4 @ 72" O.C.	#4 @ 72" O.C.	#4 @ 72" O.C.	#4 @ 72" O.C.
	6'	#4 @ 72" O.C.	#4 @ 72" O.C.	#4 @ 72" O.C.	#4 @ 72" O.C.
	8'-8"	#5 @ 72" O.C.	#5 @ 72" O.C.	#5 @ 72" O.C.	#5 @ 72" O.C.
9'-4"	4' (OR LESS)	#4 @ 72" O.C.	#4 @ 72" O.C.	#4 @ 72" O.C.	#4 @ 72" O.C.
	5'	#4 @ 72" O.C.	#4 @ 72" O.C.	#4 @ 72" O.C.	#4 @ 72" O.C.
	6'	#4 @ 72" O.C.	#4 @ 72" O.C.	#4 @ 72" O.C.	#4 @ 72" O.C.
	9'-4"	#5 @ 72" O.C.	#5 @ 72" O.C.	#5 @ 72" O.C.	#5 @ 72" O.C.
10'-0"	4' (OR LESS)	#4 @ 72" O.C.	#4 @ 72" O.C.	#4 @ 72" O.C.	#4 @ 72" O.C.
	5'	#4 @ 72" O.C.	#4 @ 72" O.C.	#4 @ 72" O.C.	#4 @ 72" O.C.
	6'	#4 @ 72" O.C.	#4 @ 72" O.C.	#4 @ 72" O.C.	#4 @ 72" O.C.
	10'-0"	#5 @ 72" O.C.	#5 @ 72" O.C.	#5 @ 72" O.C.	#5 @ 72" O.C.

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

**TABLE R404.1.2(8)**

MINIMUM VERTICAL REINFORCEMENT FOR 6-, 8-, 10- AND 12-INCH NOMINAL FLAT BASEMENT WALLS <sup>b, c, d, e, f, h, k, n, o</sup>

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

- a. SOIL CLASSES ARE IN ACCORDANCE WITH THE UNIFIED SOIL CLASSIFICATION SYSTEM. REFER TO TABLE R404.1.  
 b. TABLE VALUES ARE BASED ON REINFORCING BARS WITH A MINIMUM YIELD STRENGTH OF 60,000 PSI.  
 c. VERTICAL REINFORCEMENT WITH A YIELD STRENGTH OF LESS THAN 60,000 PSI AND / OR BARS OF A DIFFERENT SIZE THAN SPECIFIED IN THE TABLE ARE PERMITTED IN ACCORDANCE WITH SECTION R404.1.3.3.7.6 AND TABLE R404.1.2 (2).  
 d. NR INDICATES NO VERTICAL WALL REINFORCEMENT IS REQUIRED, EXCEPT FOR 6-INCH NOMINAL WALLS FORMED WITH STAY-IN-PLACE FORMING SYSTEMS IN WHICH CASE VERTICAL REINFORCEMENT SHALL BE NO. 4 @ 48 INCHES ON CENTER.  
 e. ALLOWABLE DEFLECTION CRITERION IS L/240, WHERE L IS THE UNSUPPORTED HEIGHT OF THE BASEMENT WALL IN INCHES.  
 f. INTERPOLATION IS NOT PERMITTED.  
 g. WHERE WALLS WILL REMAIN 4 FEET OR MORE OF UNBALANCED BACKFILL, THEY SHALL BE LATERALLY SUPPORTED AT THE TOP AND BOTTOM BEFORE BACKFILLING.  
 h. VERTICAL REINFORCEMENT SHALL BE LOCATED TO PROVIDE A COVER OF 1 1/4 INCHES MEASURED FROM THE INSIDE FACE OF THE WALL. THE CENTER OF THE STEEL SHALL NOT VARY FROM THE SPECIFIED LOCATION BY MORE THAN THE GREATER OF 10 PERCENT OF THE WALL THICKNESS OR 3/8 INCH.  
 i. CONCRETE COVERS FOR THE REINFORCEMENT MEASURED FROM THE INSIDE FACE OF THE WALL SHALL BE NOT LESS THAN 3/4 INCH. CONCRETE COVERS FOR REINFORCEMENT MEASURED FROM THE OUTSIDE FACE OF THE WALL SHALL BE NOT LESS THAN 1 1/2 INCHES FOR NO. 5 BARS AND SMALLER, AND NOT LESS THAN 2 INCHES FOR LARGER BARS.  
 j. DR. MEANS DESIGN IS REQUIRED IN ACCORDANCE WITH THE APPLICABLE BUILDING CODE, OR WHERE THERE IS NO CODE, IN ACCORDANCE WITH ACI 318.  
 k. CONCRETE SHALL HAVE A SPECIFIED COMPRESSIVE STRENGTH,  $f_c$  OF NOT LESS THAN 2,500 PSI AT 28 DAYS, UNLESS A HIGHER STRENGTH IS REQUIRED BY FOOTNOTE 1 OR n.  
 l. THE MINIMUM THICKNESS IS PERMITTED TO BE REDUCED 2 INCHES, PROVIDED THE MINIMUM SPECIFIED COMPRESSIVE STRENGTH OF CONCRETE,  $f_c$  IS 4,000 PSI.  
 m. A PLAN CONCRETE WALL WITH A MINIMUM NOMINAL THICKNESS OF 12 INCHES IS PERMITTED, PROVIDED MINIMUM SPECIFIED COMPRESSIVE STRENGTH OF CONCRETE,  $f_c$  IS 3,500 PSI.  
 n. SEE TABLE R602.3 FOR TOLERANCE FROM NOMINAL THICKNESS PERMITTED FOR FLAT WALLS.  
 o. THE USE OF THIS TABLE SHALL BE PROHIBITED FOR SOIL CLASSIFICATIONS NOT SHOWN.

**TABLE R 402.4.1.1  
AIR BARRIER AND INSULATION INSTALLATION**

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

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

**R401.4 SOIL TESTS.**

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

**R401.4.1 GEOTECHNICAL EVALUATION.**

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

**TABLE R401.4.1**

PRESUMPTIVE LOAD-BEARING VALUES OF FOUNDATION MATERIALS

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







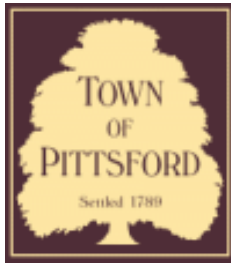


1311  
Spartanburg, SC  
AVAILABLE









## Town of Pittsford

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

Permit #  
**S21-000005**

Phone: 585-248-6250

FAX: 585-248-6262

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

**Property Address:** 3330 Monroe Avenue ROCHESTER, NY 14618

**Tax ID Number:** 150.12-1-16

**Zoning District:** C Commercial

**Owner:** Kinecta

**Applicant:** Rochester Sign Company

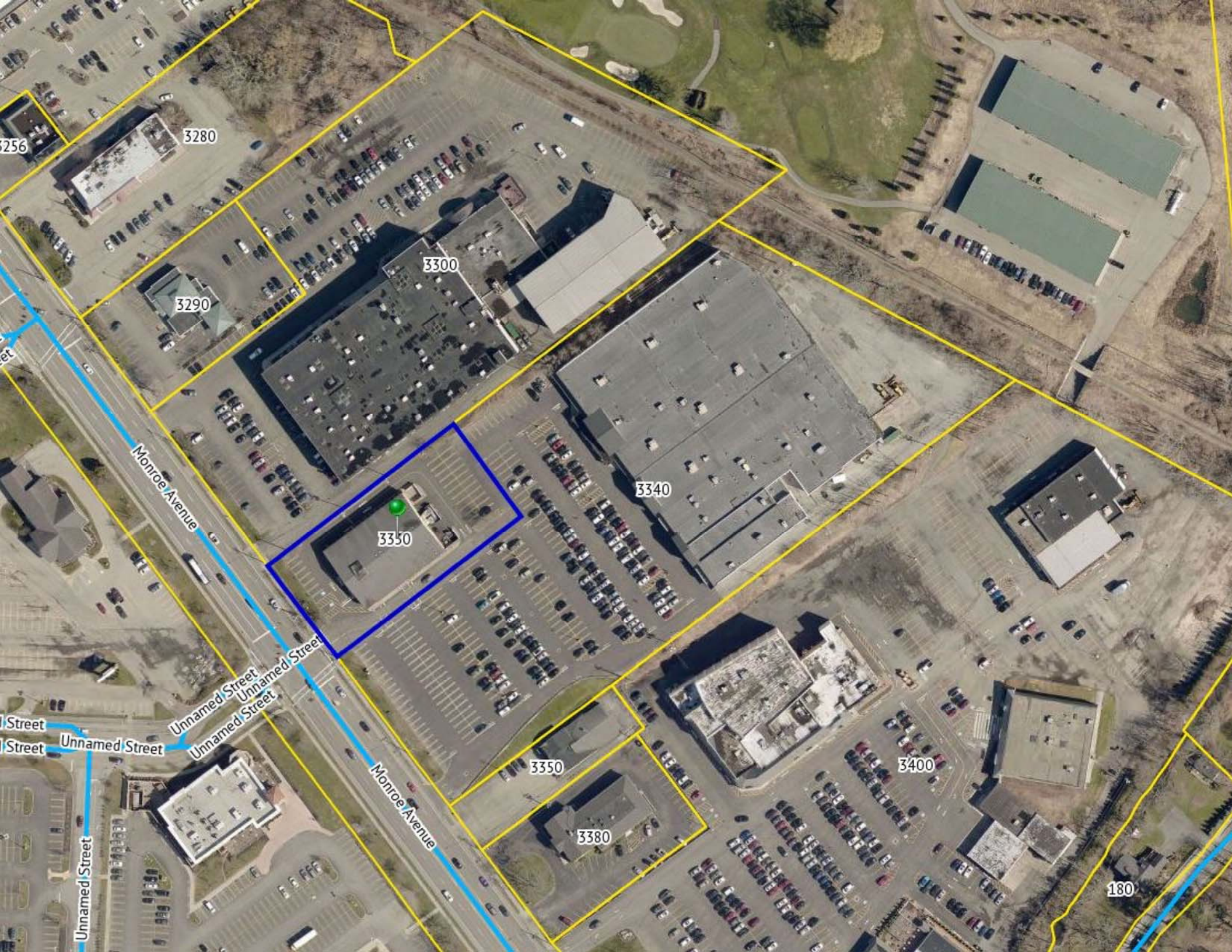
#### Application Type:

- |   |   |
|---|---|
| <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 checked="" 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 addition of two temporary business identification signs. The sign on the east side of the building will be approximately 41 square feet and the sign on the south side of the building will be approximately 92 square feet. The signs will be made with banner material and will display the "Kinecta" Logo.

**Meeting Date:** December 9, 2021





3256

3280

3290

3300

3330

3340

3350

3380

3400

180

Monroe Avenue

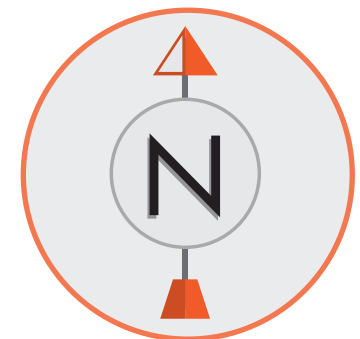
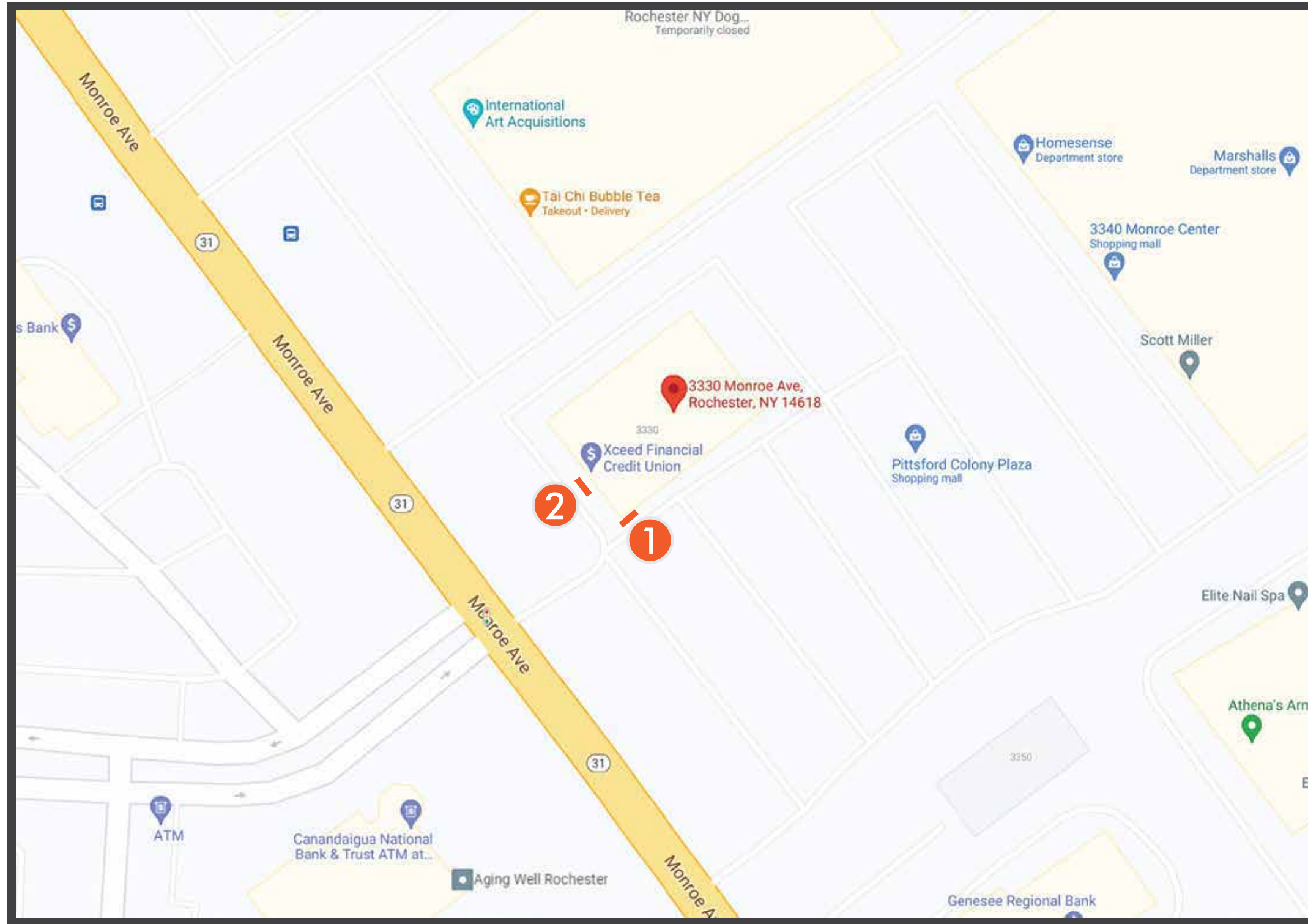
Monroe Avenue


Unnamed Street  
Unnamed Street  
Unnamed Street

Unnamed Street  
Unnamed Street

Unnamed Street





	Project Name.	Project Address.	Account Rep.	Designer.	Date.	Revisions	Approvals:	<small>This is an original unpublished drawing prepared for you by Tako Tyko Signs and Lighting for your business. All ideas, designs, arrangements and plans indicated or represented in this drawing are owned by and the property of Tako Tyko Signs and Lighting. It is not to be shown to anyone outside of your organization nor to be reproduced, copied or exhibited in any fashion without the written permission of Tako Tyko Signs and Lighting.</small> © COPYRIGHT PROTECTED	Page.
	Kinecta	3330 Monroe Ave., Rochester, NY 14618	Eric Cielak	L. Moreno	4-22-2021		Client		5
	21 - 10140						Salesperson		





# KINECTA

---

3330 Monroe Ave., Rochester, NY 14618

**PERMIT DRAWING**

5010 Venice Blvd. Los Angeles, CA 90019

Ph - 323.937.4445

Fx - 323.937.3912

TakoTyko.com



Existing



Proposed



Sq. Ft. = 41.6 - Qty - 1

Side View

Scope : Remove existing signs, Patch and paint walls.



.090 Aluminum Face with Vinyl Copy and Logo

5/16" x 3" screws with Washers every 24" Minimum 12 -

Colors



Full Color Print on .063" Aluminum Panel

Revisions	





Existing



Proposed

11'-9" To Grade

Sq. Ft. = 92.5' - Qty - 1

Side View

Scope : Remove existing signs, Patch and paint walls.



.090 Aluminum Face with Vinyl Copy and Logo

5/16" x 3" screws with Washers every 24" Minimum 12 -

Colors



Full Color Print on .063" Aluminum Panel



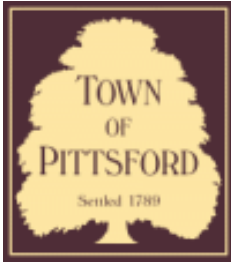
Existing



Proposed







## Town of Pittsford

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

**Permit #**  
**B21-000229**

Phone: 585-248-6250

FAX: 585-248-6262

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

**Property Address:** 3524 East Avenue ROCHESTER, NY 14618

**Tax ID Number:** 138.14-1-66.3

**Zoning District:** IZ Incentive Zoning

**Owner:** Kilbourn Place Associates, LP

**Applicant:** Kilbourn Place Associates, LP

#### 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 checked="" 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 interior and exterior renovations to the Wright House.

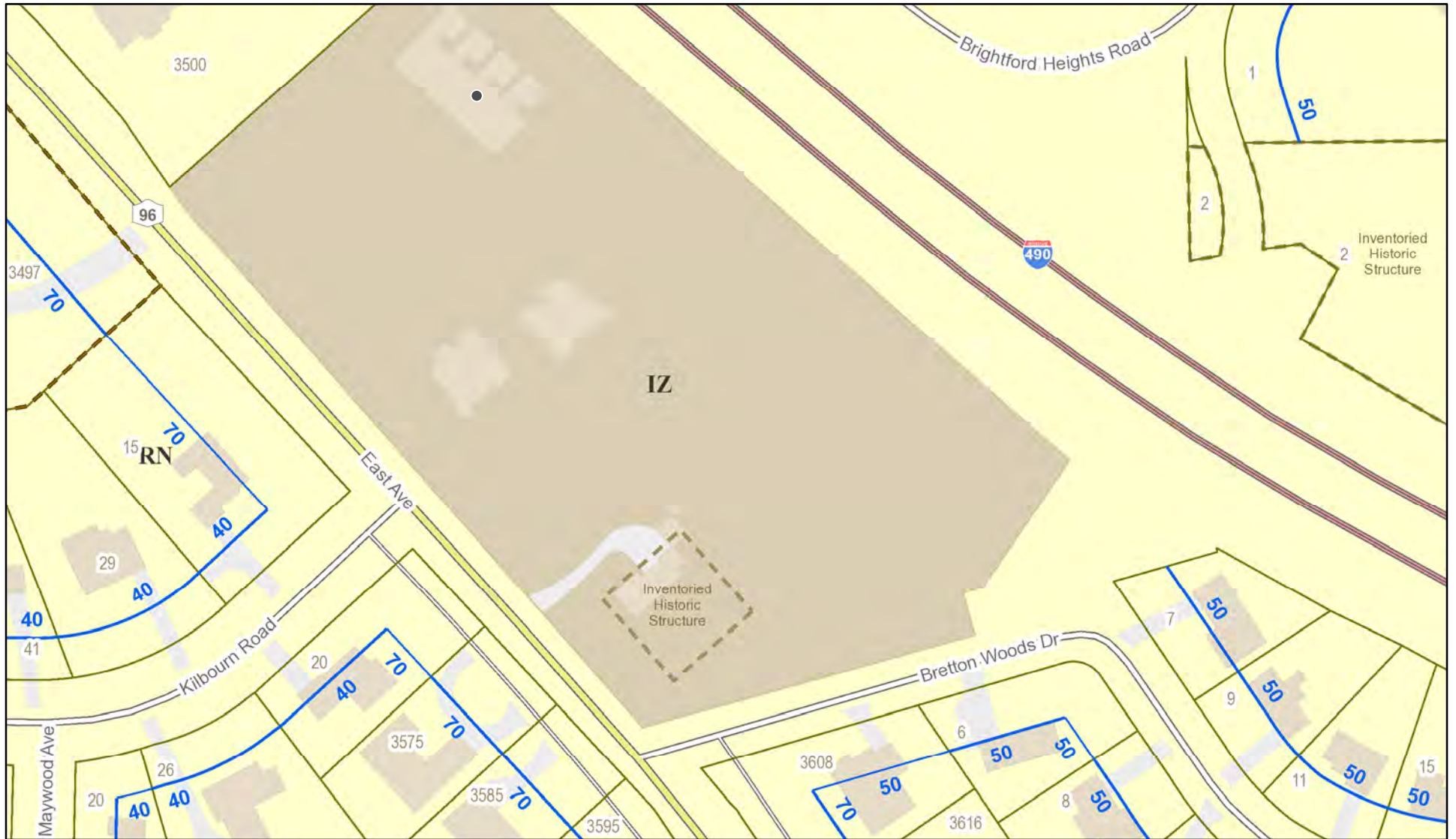
**Meeting Date:** December 09, 2021



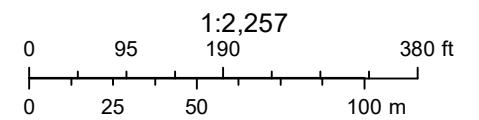




# RN Residential Neighborhood Zoning



Printed November 22, 2021



Town of Pittsford GIS

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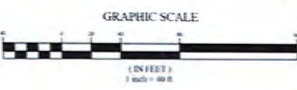




INTERSTATE 490 EASTERN THRUWAY CONNECTION



Dig Safely, New York  
**Call 811**  
before you dig



1	REVISION	REVISIONS TO CONCEPTUAL SITE PLAN	DATE	BY
2	REVISION	REVISIONS TO CONCEPTUAL SITE PLAN	DATE	BY
3	REVISION	REVISIONS TO CONCEPTUAL SITE PLAN	DATE	BY
4	REVISION	REVISIONS TO CONCEPTUAL SITE PLAN	DATE	BY
5	REVISION	REVISIONS TO CONCEPTUAL SITE PLAN	DATE	BY
6	REVISION	REVISIONS TO CONCEPTUAL SITE PLAN	DATE	BY
7	REVISION	REVISIONS TO CONCEPTUAL SITE PLAN	DATE	BY
8	REVISION	REVISIONS TO CONCEPTUAL SITE PLAN	DATE	BY
9	REVISION	REVISIONS TO CONCEPTUAL SITE PLAN	DATE	BY
10	REVISION	REVISIONS TO CONCEPTUAL SITE PLAN	DATE	BY



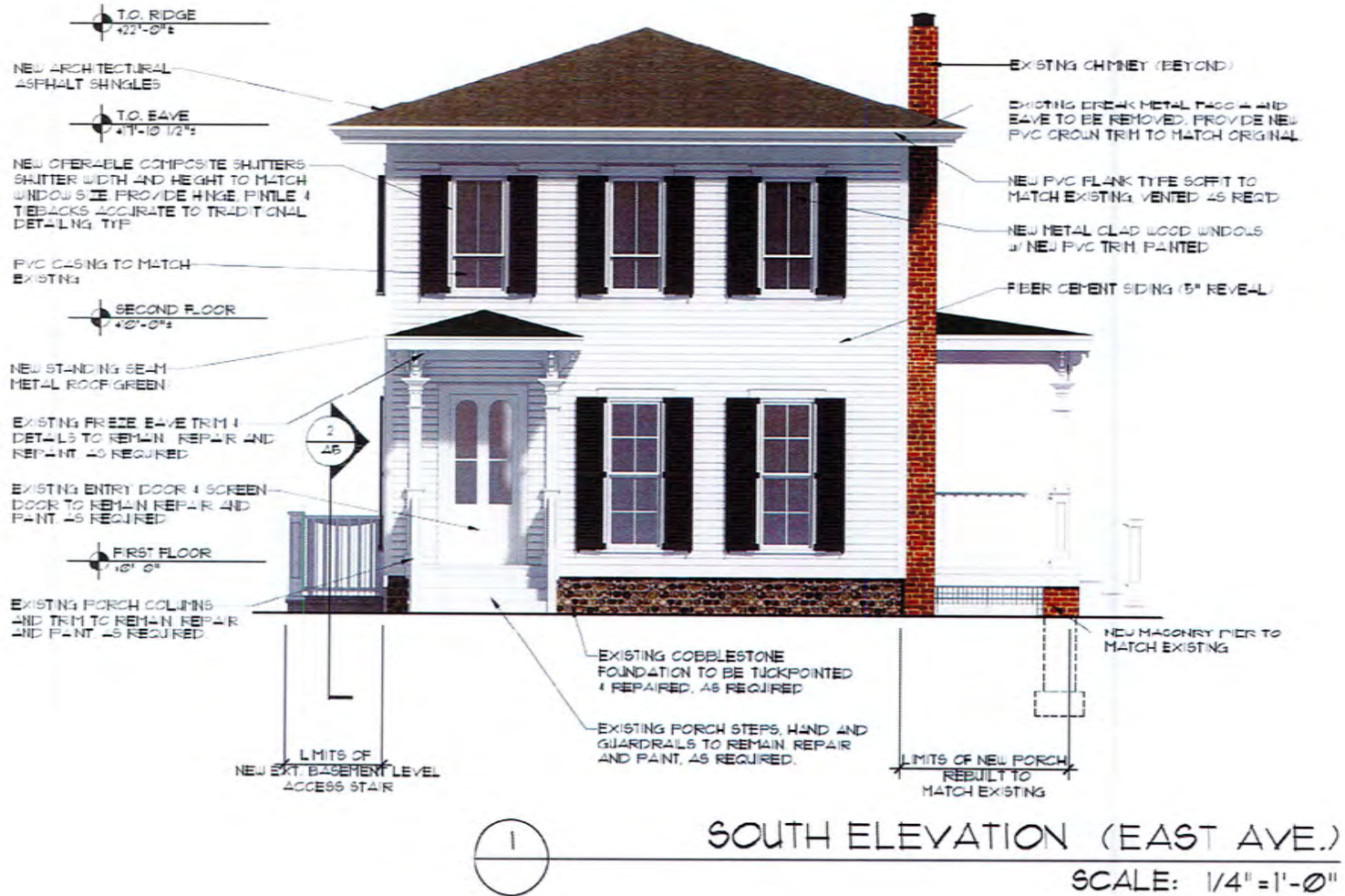
CONSULTANT  
A.A.A.  
D.J.L.  
D.T.H.  
R.B.G.  
#012284  
1"-8"



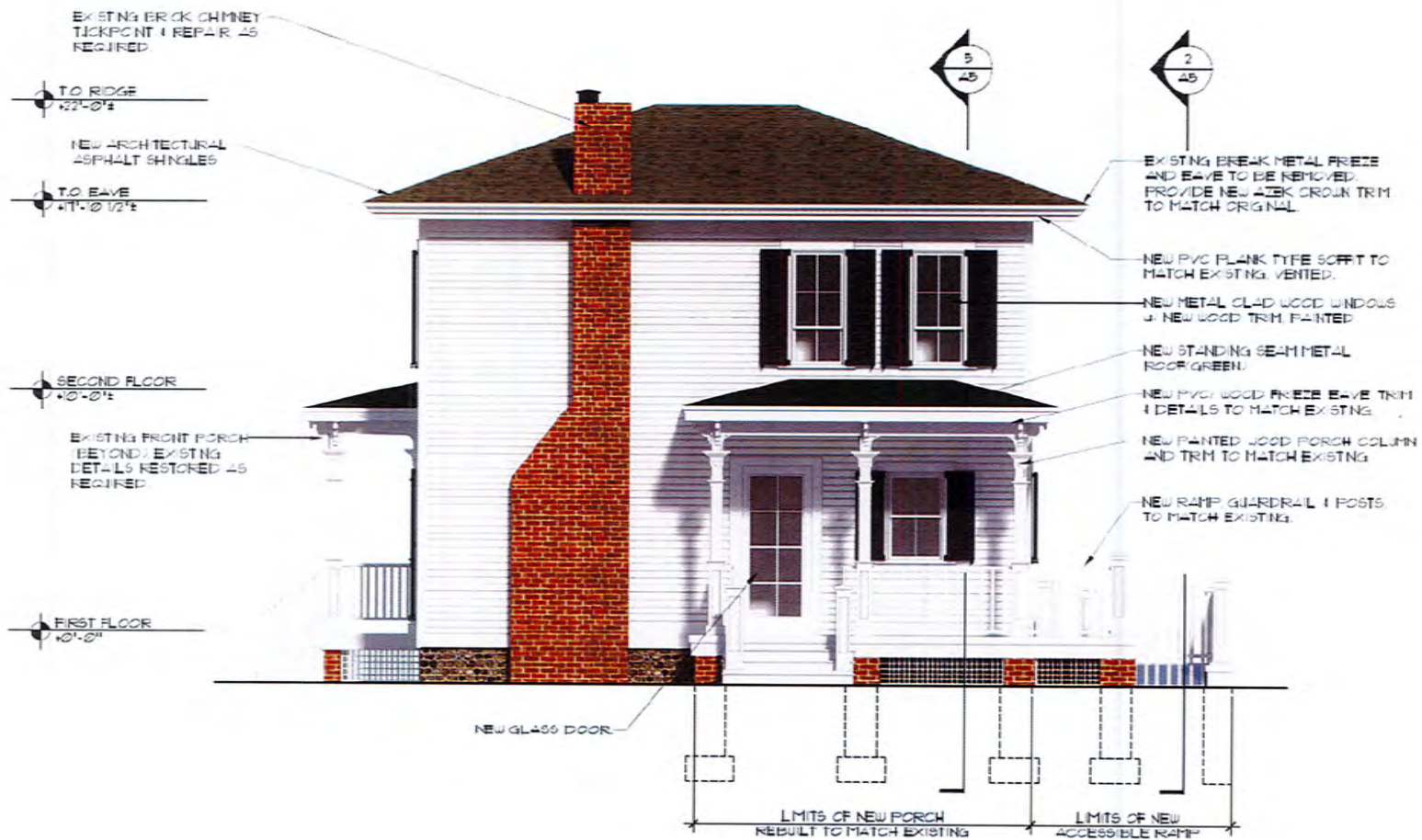
COSTICH  
ENGINEERING  
277 LANE AVENUE  
ROCKVILLE, NY 14546  
(518) 481-2200

**KILBOURN APARTMENTS**  
OVERALL CONCEPTUAL  
SITE PLAN  
DATE: 11/11/2011  
SCALE: 1" = 30.0' - 90.0'  
PROJECT NO.: CN106  
SHEET NO.: 1 OF 1







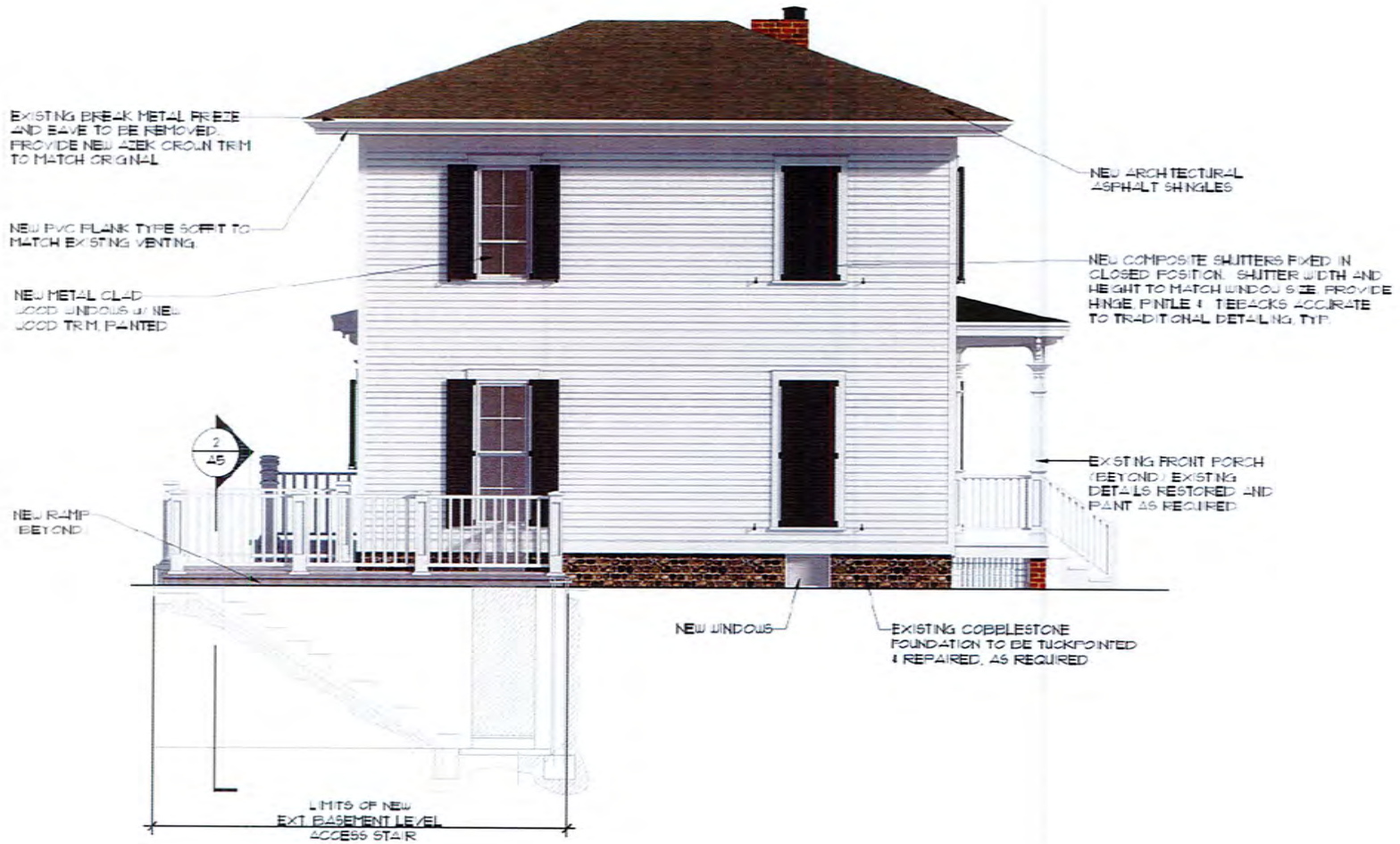


3

EAST ELEVATION

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

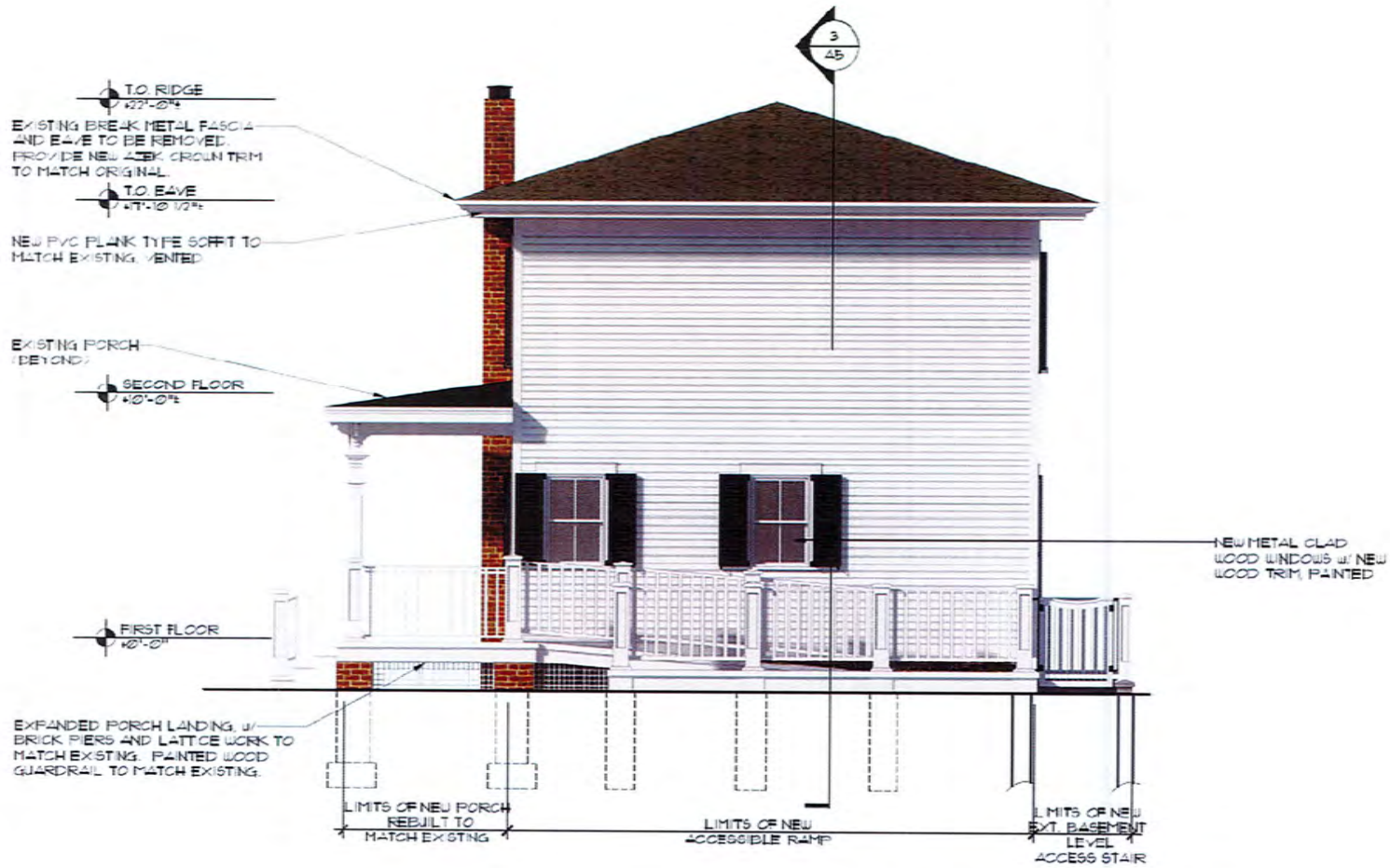




WEST ELEVATION

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



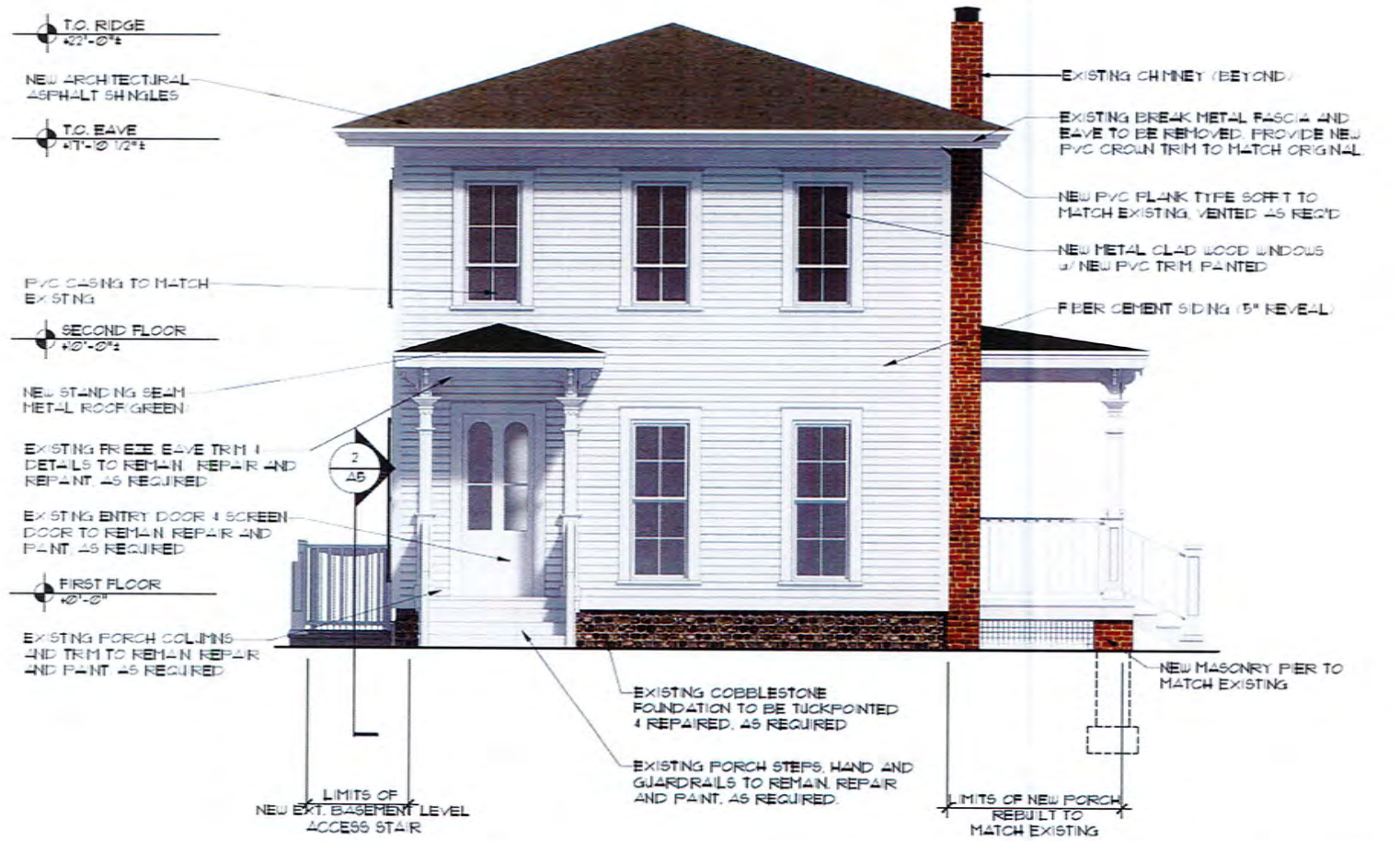


2

NORTH ELEVATION

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



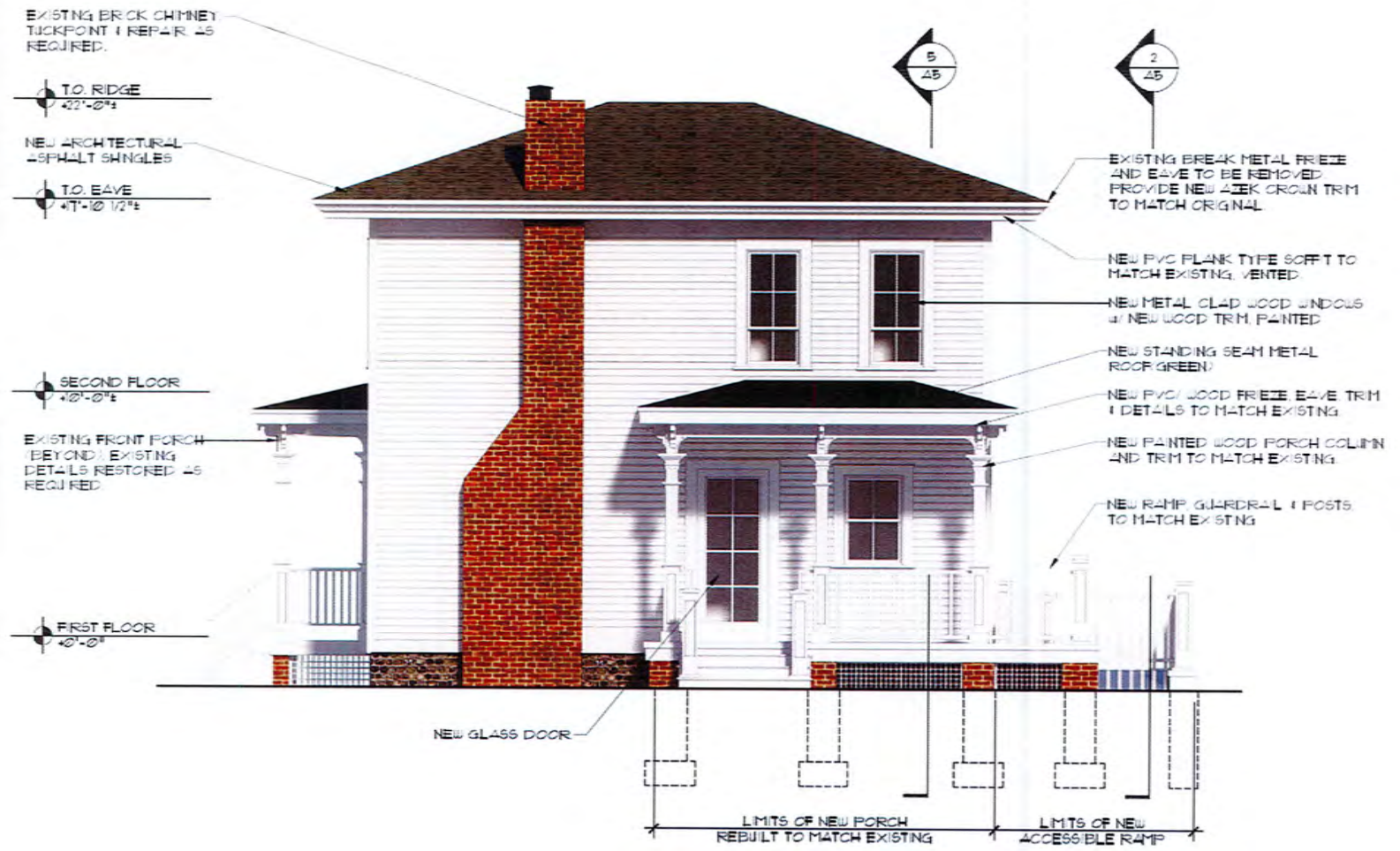


1

SOUTH ELEVATION (EAST AVE.)

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





3

EAST ELEVATION

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



EXISTING BREAK METAL FRIeze AND EAVE TO BE REMOVED. PROVIDE NEW AZEK CROWN TRIM TO MATCH ORIGINAL.

NEW PVC PLANK TYPE SOFFIT TO MATCH EXISTING VENTING.

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



NEW RAMP (BEYOND)



NEW ARCHITECTURAL ASPHALT SHINGLES

NEW COMPOSITE SHUTTERS FIXED IN CLOSED POSITION. SHUTTER WIDTH AND HEIGHT TO MATCH WINDOW SIZE. PROVIDE HINGE, PINTLE & TEEBACKS ACCURATE TO TRADITIONAL DETAILING TYPE.

EXISTING FRONT PORCH (BEYOND). EXISTING DETAILS RESTORED AND PAINT AS REQUIRED.

NEW WINDOWS

EXISTING COBBLESTONE FOUNDATION TO BE TUCKPOINTED & REPAIRED, AS REQUIRED.

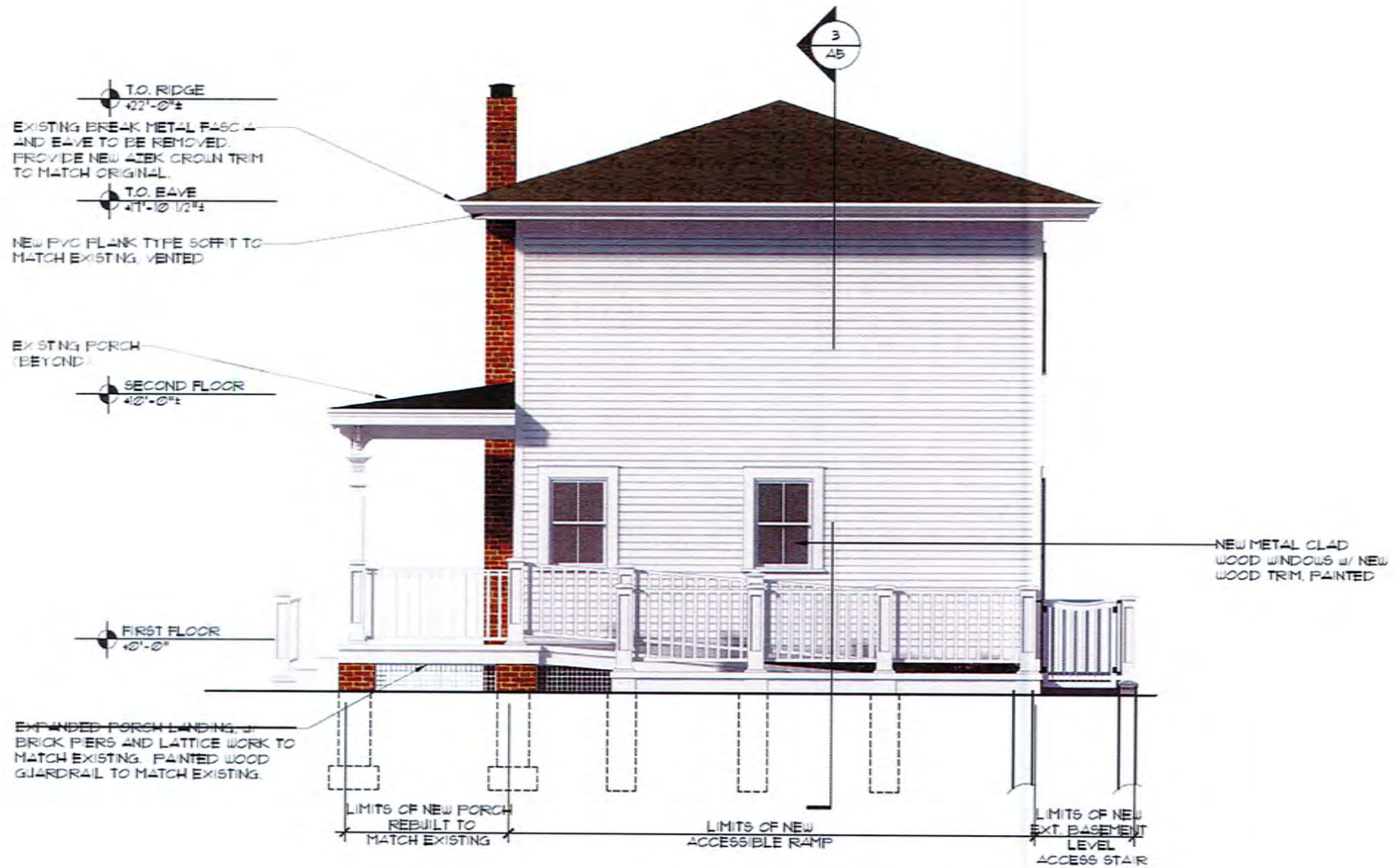
LIMITS OF NEW EXT. BASEMENT LEVEL ACCESS STAIR



# WEST ELEVATION

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



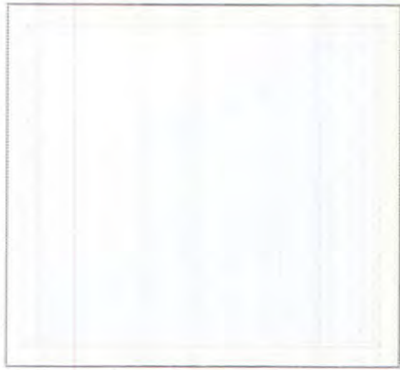


2

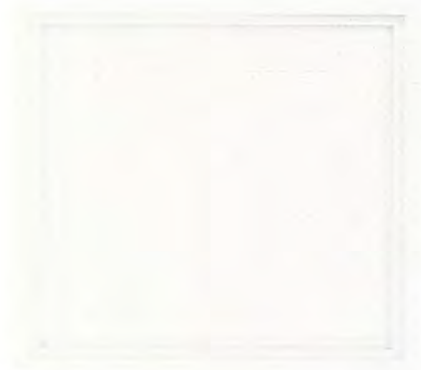
NORTH ELEVATION

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





WINDOW: METAL CLAD WOOD.  
WHITE WITH TRUE DIVIDED LIGHTS



TRIM: PAINTED WOOD



SIDING: FIBER CEMENT LAP SIDING.  
WHITE, SMOOTH



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



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



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



BRICK: TO MATCH EXISTING