

**Design Review & Historic Preservation Board
Agenda
February 24, 2022**

HISTORIC PRESERVATION DISCUSSION

RESIDENTIAL APPLICATION FOR REVIEW

- **25 Knollwood Drive**
The Applicant is requesting design review for the construction of a new covered entryway off the front of the house. In addition, the Applicant would like raise the ridge of the back roof of the main house to blend with the roof of the previously added sunroom.
- **4035 East Avenue**
The Applicant is requesting design review for the construction of an approximately 100 SF mudroom entryway off the back of the house.
- **592 Allens Creek Road**
The Applicant is requesting design review for the construction of an approximately 350 SF two story addition where the current sun room is as well as the construction of a new 690 SF screened in porch off the back side of the house.
- **12 Frederick Road**
The Applicant is requesting design review for the construction of an approximately 432 SF addition off the rear of the house. The existing attached sunroom shall be removed.
- **246 Long Meadow Circle**
The Applicant is requesting design review for the construction of an approximately 1210 SF addition off the rear of the house.

RESIDENTIAL APPLICATION FOR REVIEW – NEW HOMES RETURNING

- **33 Coventry Ridge**
The Applicant is returning to request design review for the construction of a two story single family home approximately 2926 square feet that is located in the Coventry Ridge Subdivision. Applicant would like change to an end load garage instead of the front load garage that was previously approved.

RESIDENTIAL APPLICATION FOR REVIEW – NEW HOMES

- **1 Stable View**
The Applicant is requesting design review for the construction of a two story single family home. The home will be approximately 2951 SF.
- **41 Nature View**
The Applicant is requesting design review for the construction of a two story single family home approximately 2040 SF.
- **8 Black Wood Circle**
The Applicant is requesting design review for the construction of an approximately 2107 SF new single story family home in the Wilshire Hill subdivision.
- **5 Hawkstone Way**
The Applicant is requesting design review for the construction of a one story single family home. The home will be approximately 3095 square feet and will be located in the Cottages at Malvern Hills Subdivision.

Design Review and Historic Preservation Board
Minutes
January 27, 2022

PRESENT

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

ALSO PRESENT

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

ABSENT

Dave Wigg, Kathleen Cristman

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

HISTORIC PRESERVATION DISCUSSION

Susan Donnelly, Secretary to the Board, reported that the pole for the marker for the East Street Burying Ground has been delivered. In addition, she reported that an order has been placed at the request of the homeowner for a historic plaque for the designated home located at 255 East Brook Road.

- **14 Landsdowne Lane**

The Applicant is requesting design review for the construction of a two story single family home. The home will be approximately 4504 square feet.

Jim Fahy of Fahy Design Associates and Greg Bowering of Bowering Homes were present to discuss the application with the Board on behalf of the homeowners Dan and Meredith Wilmot.

Mr. Fahy discussed the new construction. The existing mature vegetation will be retained near the neighboring properties. The ridge height from the front elevation is 25 ft. and the footprint of the home is 15% of the allowed lot coverage. Drainage is diverted away from neighboring properties.

The finishes were described as board and batten siding with quarried stone at the water table on all elevations. The front porch will be post and rail on the front elevation and stainless cable rail on the rear elevation. The windows will be Anderson series with black trim, shingles will be architectural shingles on the main roof and accent roofs will be black standing seam metal. The front door will be wooden and garage doors will be carriage style with wood veneer to match the front door. Mr. Fahy indicated that the house will be built as per the color rendering presented to the Board, however the owners are considering stain instead of white paint for the posts and rails on the exterior.

Bonnie Salem inquired about landscaping between the home and the neighboring properties. Mr. Fahy responded that a substantial amount of trees remain between #23 Briar Patch Drive and #25 Briar Patch is farther away from the structure than #23.

Dirk Schneider moved to approve the application as submitted with the option of staining the heavy timber work on all elevations to include the porch posts, box beams, railings and brackets should the owner chose to.

Bonnie Salem seconded.

All Ayes.

- **9 Hawkstone Way**

The Applicant is requesting design review for the construction of a one story single family home. The home will be approximately 1908 square feet and will be located in the Cottages at Malvern Hills Subdivision.

This application was withdrawn from the agenda by the Applicant prior to the meeting but will return at a later date.

COMMERCIAL APPLICATION FOR REVIEW – SIGNS

- **3400 Monroe Avenue – Massage Envy**

The Applicant has requested design review to replace two business identification signs. The building sign will be approximately 72 square feet over the entrance and the sign on the door will be approximately 4 square feet. Both signs meet zoning and will identify the business "Massage Envy."

Kurt Wright was present to discuss the proposed signage with the Board.

The sign will be the same square footage, color and illumination as the existing sign but feature a new font.

Paul Whitbeck moved to approve the application as submitted.

John Mitchell seconded.

All Ayes.

- **3750 Monroe Avenue – Kore**

The Applicant has requested design review to install a new business identification sign. The building sign will be approximately 60 square feet over the entrance. The sign meets zoning and will identify the business "KORE."

Jim Columbo of Skylight Signs was present to discuss new signage for Kore Wireless.

The sign will be vinyl copy consistent with the other current signs in the plaza.

The Board reviewed the renderings for the new sign.

Bonnie Salem moved to approve the application as submitted.

Paul Whitbeck seconded.

All Ayes.

REVIEW OF MINUTES OF JANUARY 13, 2022 MEETING

Dirk Schneider moved to accept the minutes of January 13, 2022 with one change.

Bonnie Salem seconded.

All Ayes.

ADJOURNMENT

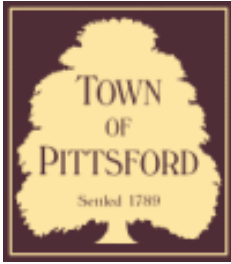
Dirk Schneider moved to close the meeting at 6:40 pm.

All Ayes.

Respectfully submitted,

Susan Donnelly
Secretary to the Design Review and Historic Preservation Board

DRAFT



Town of Pittsford

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

Permit #
B21-000256

Phone: 585-248-6250

FAX: 585-248-6262

DESIGN REVIEW AND HISTORIC PRESERVATION BOARD REFERRAL OF APPLICATION

Property Address: 25 Knollwood Drive ROCHESTER, NY 14618

Tax ID Number: 138.13-1-5

Zoning District: RN Residential Neighborhood

Owner: Senthil & Colleen Natarajan

Applicant: Senthil & Colleen Natarajan

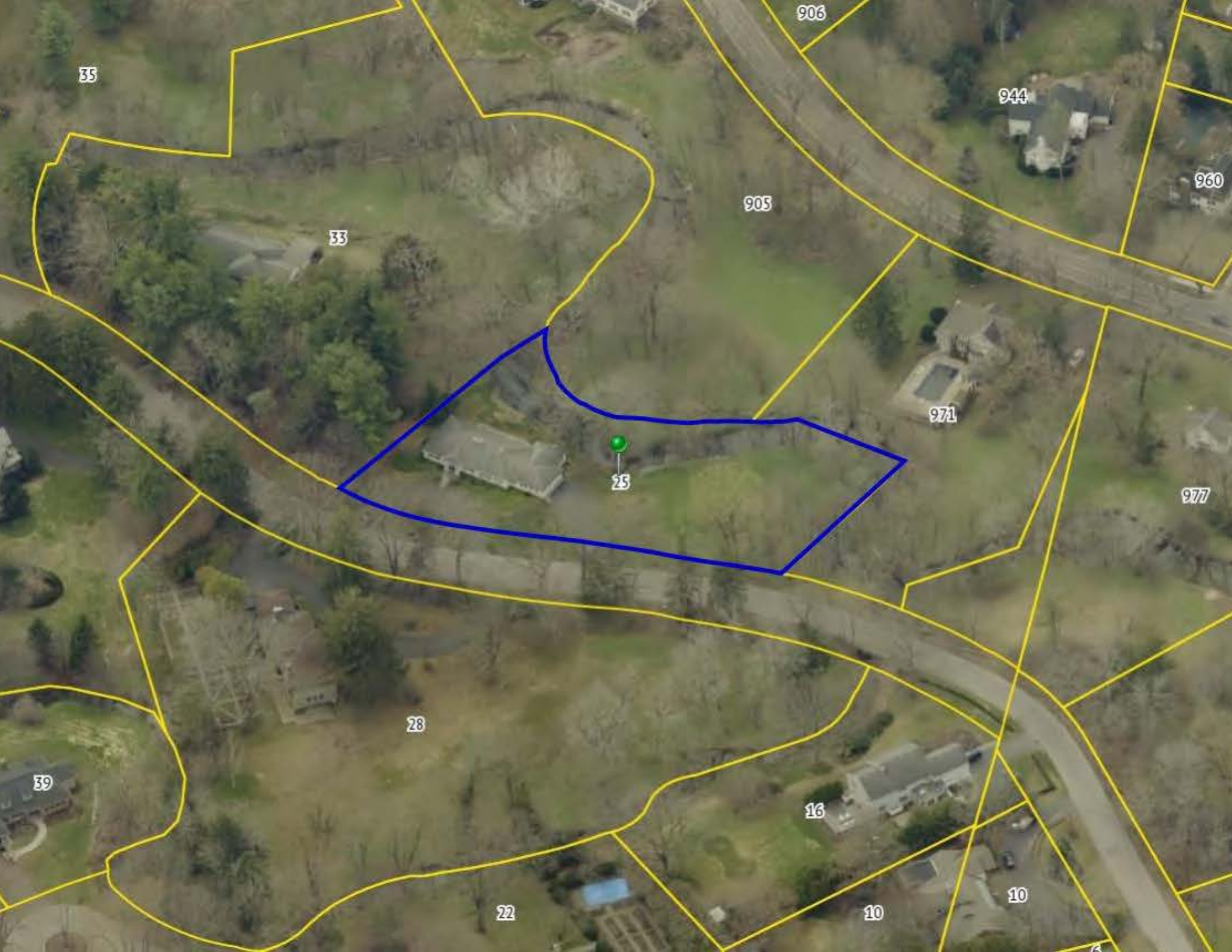
Application Type:

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

Project Description: Applicant is requesting design review for the construction of a new covered entryway off the front of the house. In addition, the applicant would like raise the ridge of the back roof of the main house to blend with the roof of the previously added sun room.

Meeting Date: February 24, 2022





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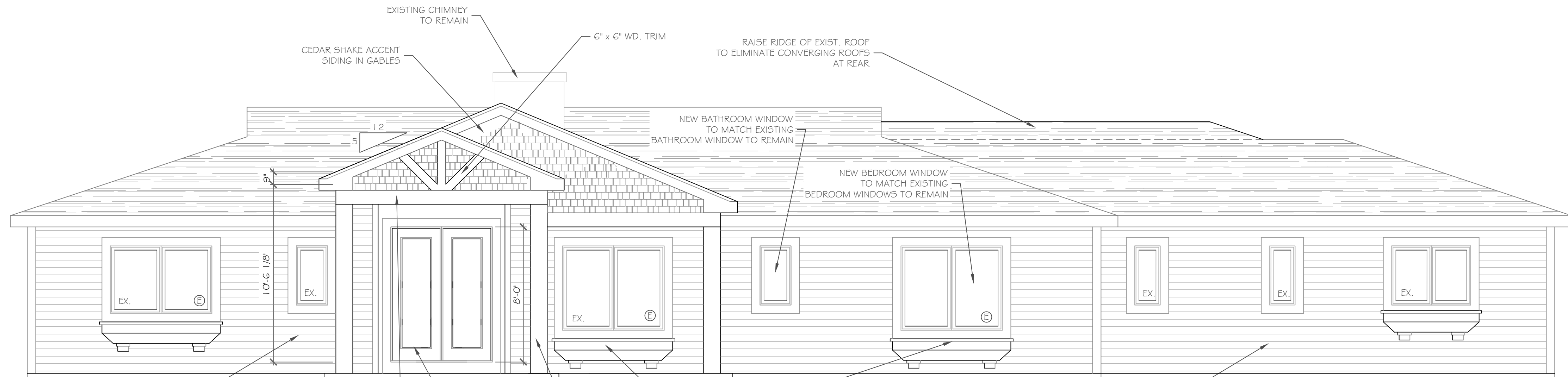
10

DEMOLITION NOTES:

- A. It is the contractor's responsibility to familiarize themselves with all details involved in selective demolition. Specific instructions on each item will not be given.
- B. All plumbing, electrical and HVAC fixtures, doors, trim and any other items which the owner indicates they want to save shall be removed by the contractor, stored and maintained in good condition per the owner's directions for future reuse. The owner shall provide the contractor with the list of all such items.
- C. Contractor to remove all existing walls, doors, and finishes not shown to remain. Infill wall openings as required and patch surfaces to match adjacent existing.
- D. Remove all existing lighting, wiring, and devices as required to complete work. Remove all abandoned conduit and wire. Terminate at nearest active panel.
- E. Remove all existing water, sewer, storm and vent piping as required to complete work. Remove all abandoned piping, cap at nearest active main or riser.
- F. Remove all existing ductwork, piping and related HVAC systems as required to complete work. Cap all ductwork and piping at nearest active main riser. Coordinate removal of all associate power and plumbing services with other trades.
- G. On items, D, E, and F, contractor may be required to go beyond the contract area to reach the first shutoff valve, main or electrical panel. When this happens, the contractor shall remove and repair existing finish surfaces as required.
- H. All existing floor, wall and ceiling finishes in areas to be renovated shall be removed down to subfloor/rough framing as required. Prepare existing surfaces to receive new finish materials.
- I. The contractor shall be responsible for the salvage of existing materials as required for patching existing areas to remain. Wherever removals occur, disturbed surfaces should be patched to match adjacent existing.
- J. The contractor shall coordinate the demolition work with the owner's use of the premises. All work to be scheduled and coordinated with owner.
- K. The contractor shall provide fireproof and dustproof partitions around the construction area during all demolition and construction work.
- L. The contractor shall maintain safe access to all designated exits for the building occupants during construction.
- M. Storage for contractor's equipment and debris must be kept inside the contract area.
- N. Dumpsters for construction debris are to be provided by contractor. All debris to be hauled off site upon removal by contractor.
- O. If materials are suspected to contain asbestos, contractor is to immediately inform owner and architect. All existing materials known to contain asbestos that are to be removed should be done so in accordance with established A.H.E.R.A. regulations.

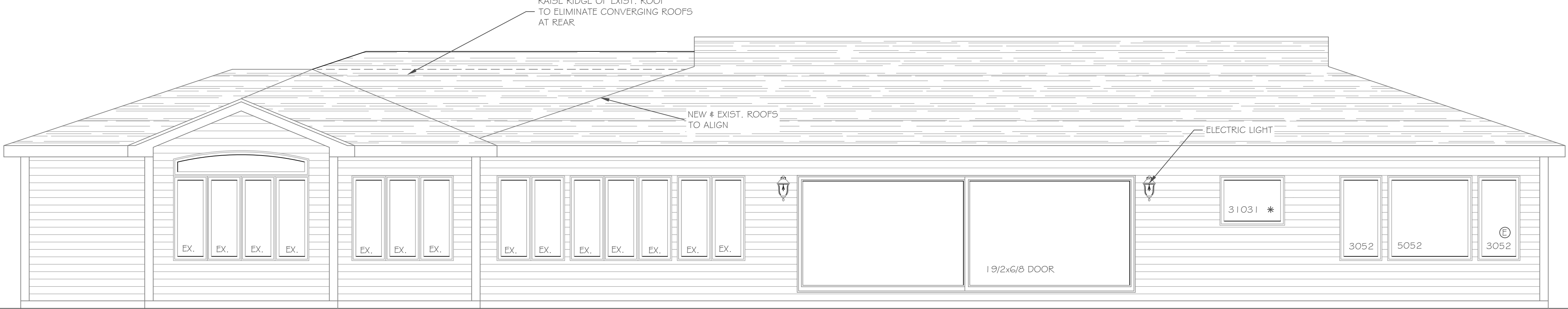
CONSTRUCTION NOTES:

1. Construction shall conform to the residential code of New York State.
2. Comply with all local, state and federal codes and regulations.
3. General Contractor is responsible for all materials, construction methods and craftsmanship.
4. General Contractor to verify all existing conditions, requirements, notes and dimensions prior to start of construction. Notify the Architect if conditions vary from those shown on the documents.
5. General Contractor to provide adequate support of existing foundation walls, load bearing walls and partitions during demolition and construction.
6. Contractor's are responsible for coordinating work with other trades whenever they overlap.
7. When materials and / or finishes are found to be absent, or when existing construction is removed, disturbed, damaged, replaced or renovated in any way, contractor shall provide patching, painting and materials of same type and quality as to match adjacent existing surfaces unless otherwise noted.
8. Provide all blocking, furring and shimming as necessary for installation and completion of the work.
9. All new work shall be plumb, level and square. Scribe and make fit all new work to existing.
10. All details are subject to change due to existing field conditions. Contractor must notify owner and architect of same.
11. All dimensions are face of wall to face of wall (rough).
12. Exterior stud wall framing shall be 2 x 6 @ 16" o.c. and interior stud wall framing shall be 2 x 4 @ 16" o.c. (unless otherwise noted).
13. No site visits will be made by this Architect, contractor shall assume all responsibility for changes to these drawings.
14. Coordinate interior doors/hardware, wood trim and finishes, and exterior finish materials (siding, roofing etc.) to match existing. Final selection by owner and general contractor unless otherwise specified.
15. Call UFPO before you dig. 1-800-962-7962
16. All exterior below-grade walls to receive one (1) coat foundation coat and two (2) coats of tar
17. Coordinate the installation of continuous aluminum gutters and downspouts to match existing. Downspouts are to be located in field and approved by owner. All downspouts are to run to precast concrete splashblocks, or to underground conductors per local code.
18. Design and coordination of all sitework, including finish grading and hydroseeding, by contractor.
19. Design and coordination of electric, plumbing, and HVAC system installation by contractor. Verify capacity and location of existing utilities/services prior to construction.
20. To the best of our knowledge, belief and professional judgment, these plans are in compliance with the State of New York Energy Code.
21. These documents do not purport to show all items and procedures required for a complete installation. The intent is to indicate the general scope for the project, in terms of the architectural design concept, the location/dimensions of the construction and major architectural elements of construction.



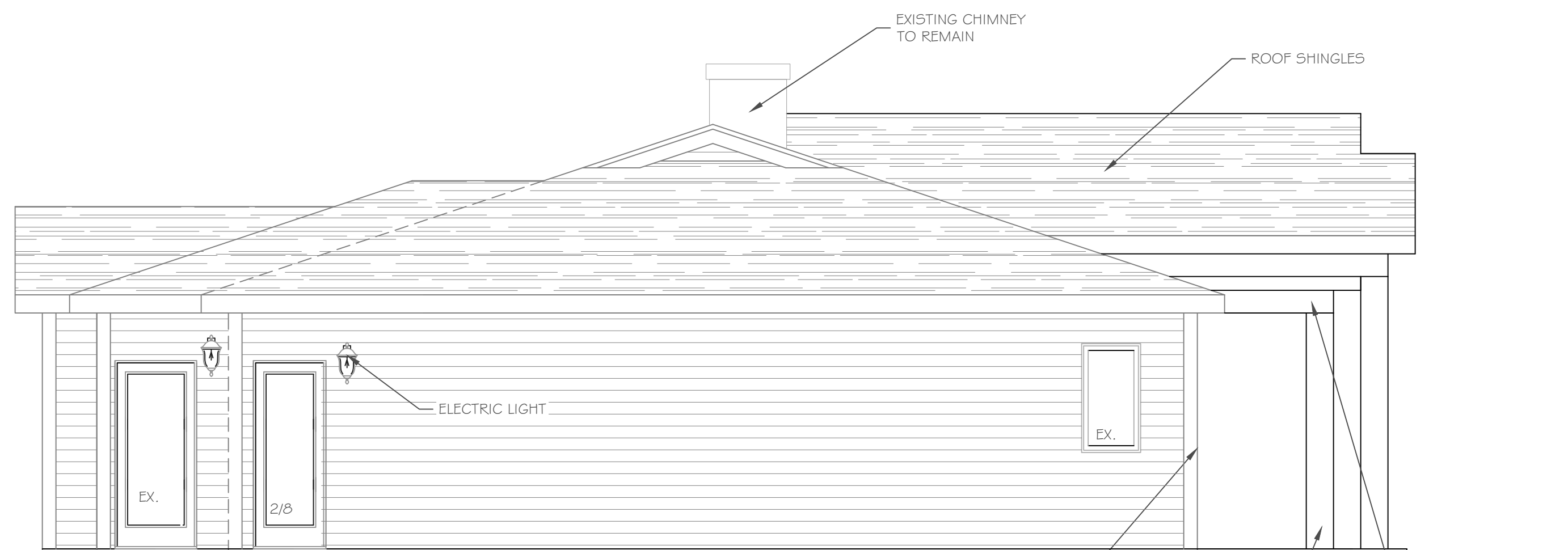
NOTE:
ALL EXISTING WINDOW OPENINGS TO REMAIN UNLESS NOTED OTHERWISE. NEW WINDOWS SIZED AND ORDERED THROUGH WONDER WINDOWS.

FRONT ELEVATION
1/4" = 1'-0"
NOTE: - WINDOWS TO BE "ANDERSEN 200 SERIES" (HP LOW-E) DOUBLE-HUNG (OR EQUAL)
- DOORS TO BE "ANDERSEN" (OR EQUAL)
- DOWN SPOUTS TO BE LOCATED BY CONTRACTOR IN FIELD
- WINDOW MEETS OR EXCEEDS THE EGRESS REQUIREMENTS PER SECTION R310 OF THE RES. CODE OF NYS
- * SAFETY GLASS REQ. PER SECTION R308.4 OF THE RES. CODE OF NYS



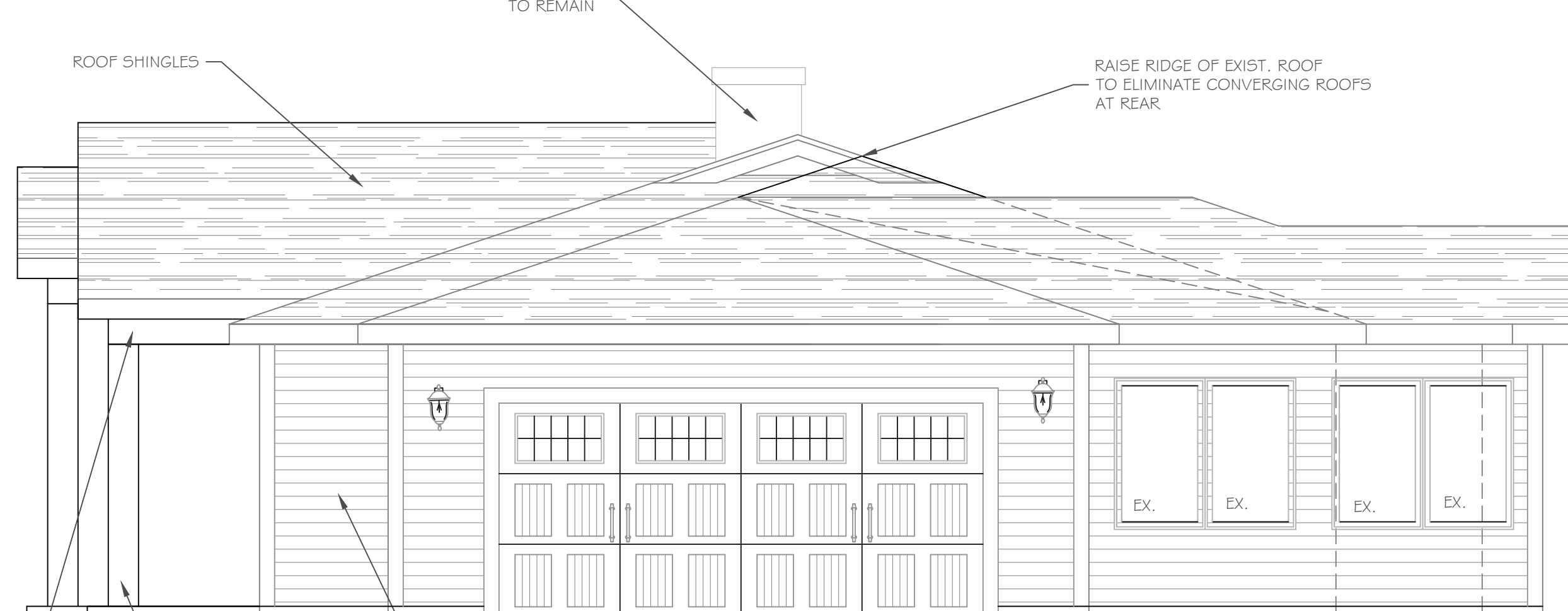
NOTE:
ALL EXISTING WINDOW OPENINGS TO REMAIN UNLESS NOTED OTHERWISE. NEW WOOD WINDOWS SIZED AND ORDERED THROUGH WONDER WINDOWS.

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



NOTE:
ALL EXISTING WINDOW OPENINGS TO REMAIN UNLESS NOTED OTHERWISE. NEW WOOD WINDOWS SIZED AND ORDERED THROUGH WONDER WINDOWS.

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



NOTE:
ALL EXISTING WINDOW OPENINGS TO REMAIN UNLESS NOTED OTHERWISE. NEW WINDOWS SIZED AND ORDERED THROUGH WONDER WINDOWS.

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

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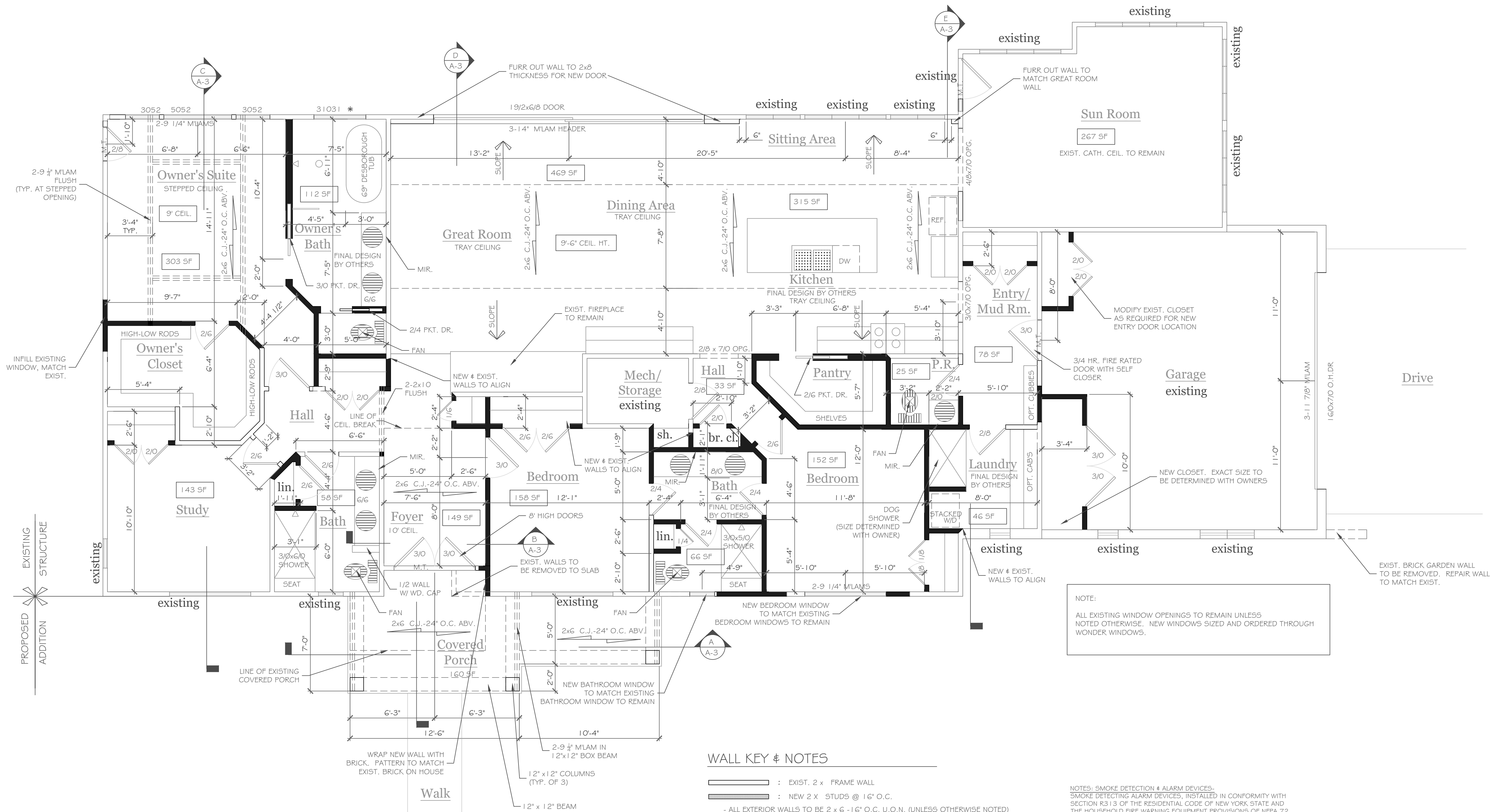
REVISIONS-	NO.	DATE	DESCRIPTION

PROJECT: Renovations to: 25 Knollwood Drive	CLIENT: Senthil & Colleen Natarajan	DRAWING TITLE: Elevation & Sections	PHASE: Construction Documents
		JOB NO. - A21-011	DATE: January 2022

PROJECT: Renovations to: 25 Knollwood Drive	CLIENT: Senthil & Colleen Natarajan	DRAWING TITLE: Elevation & Sections	PHASE: Construction Documents
		JOB NO. - A21-011	DATE: January 2022

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

DRAWING NO. - A-1



First Floor Plan

1/4"=1'-0"

WALL KEY & NOTES

- : EXIST. 2 x FRAME WALL
- : NEW 2 x STUDS @ 16" O.C.
- ALL EXTERIOR WALLS TO BE 2 x 6 -16" O.C. U.O.N. (UNLESS OTHERWISE NOTED)
- ALL INTERIOR WALLS TO BE 2 x 4 -16" O.C. U.O.N.

G.C. NOTE: THE SYMBOL +/- INDICATES A DIMENSION TO BE VERIFIED IN FIELD PROVIDE SOLID BLKG. (3 STUD POST MIN. GLUE AND NAIL U.O.N.) @ ALL BRG. POINTS. ■ WINDOW R.O. HTS. TO BE +/- 6'-10 1/2" (U.O.N.) CLG. HTS. TO BE +/- 8'-0" (NEW # EXIST. FLOOR & CEIL. LEVELS TO ALIGN)(U.O.N.) ALL ANGLES TO BE 12/12 U.O.N. REFER TO SPEC. SHEET FOR ALL UNSPECIFIED HDRS. (E) WINDOW MEETS OR EXCEEDS THE EGRESS REQUIREMENTS PER SECTION R310 OF THE RES. CODE OF NYS * : SAFETY GLASS REQ. PER SECTION R308.4 OF THE RES. CODE OF NYS DBL. JACK STUDS @ ALL LOAD BRG. LINTELS OVER 4' LONG

NOTES: SMOKE DETECTION & ALARM DEVICES- SMOKE DETECTING ALARM DEVICES, INSTALLED IN CONFORMITY WITH SECTION R313 OF THE RESIDENTIAL CODE OF NEW YORK STATE AND THE HOUSEHOLD FIRE WARNING EQUIPMENT PROVISIONS OF NFPA 72 SHALL BE PROVIDED IN EACH SLEEPING SPACE, OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS, AND ON EACH ADDITIONAL STORY OF THE DWELLING, INCLUDING BASEMENTS AND CELLARS BUT NOT INCLUDING CRAWL SPACES AND UNINHABITABLE ATTICS. CARBON MONOXIDE ALARMS, INSTALLED IN CONFORMITY WITH SECTION R313 OF THE RCNY, SHALL BE PROVIDED IN EACH DWELLING UNIT ON ANY STORY HAVING A SLEEPING AREA AND ON ANY STORY OF A DWELLING UNIT WHERE FUEL-FIRED APPLIANCES AND EQUIPMENT, SOLID-FUEL BURNING APPLIANCES AND EQUIPMENT, FIREPLACES, OR ATTACHED GARAGES ARE LOCATED.

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REVISIONS-	NO.	DATE	DESCRIPTION

DRAWING TITLE-	First Floor Plan
PHASE-	Construction Documents

PROJECT-	Renovations to: 25 Knollwood Drive
CLIENT-	Senthil & Colleen Natarajan
JOB NO. -	A21-011
DATE-	January 2022

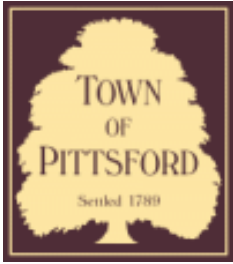
CKH
architecture
1501 Pinetree Victor Road
Suite 100
Victor, New York 14564
phone-(585) 249-1334
e-mail-CKHennessey@frontiernet.net

DRAWING NO. -
A-2









Town of Pittsford

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

**Permit #
B22-000014**

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

DESIGN REVIEW AND HISTORIC PRESERVATION BOARD REFERRAL OF APPLICATION

Property Address: 4035 East Avenue ROCHESTER, NY 14618

Tax ID Number: 151.06-1-21

Zoning District: RN Residential Neighborhood

Owner: Mike Devine

Applicant: Tom Lawler

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 construction of an approximately 100 SF mud room entryway off the back of the house.

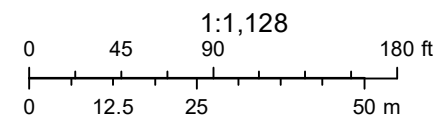
Meeting Date: February 24, 2022



RN Residential Neighborhood Zoning



Printed February 3, 2022



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.



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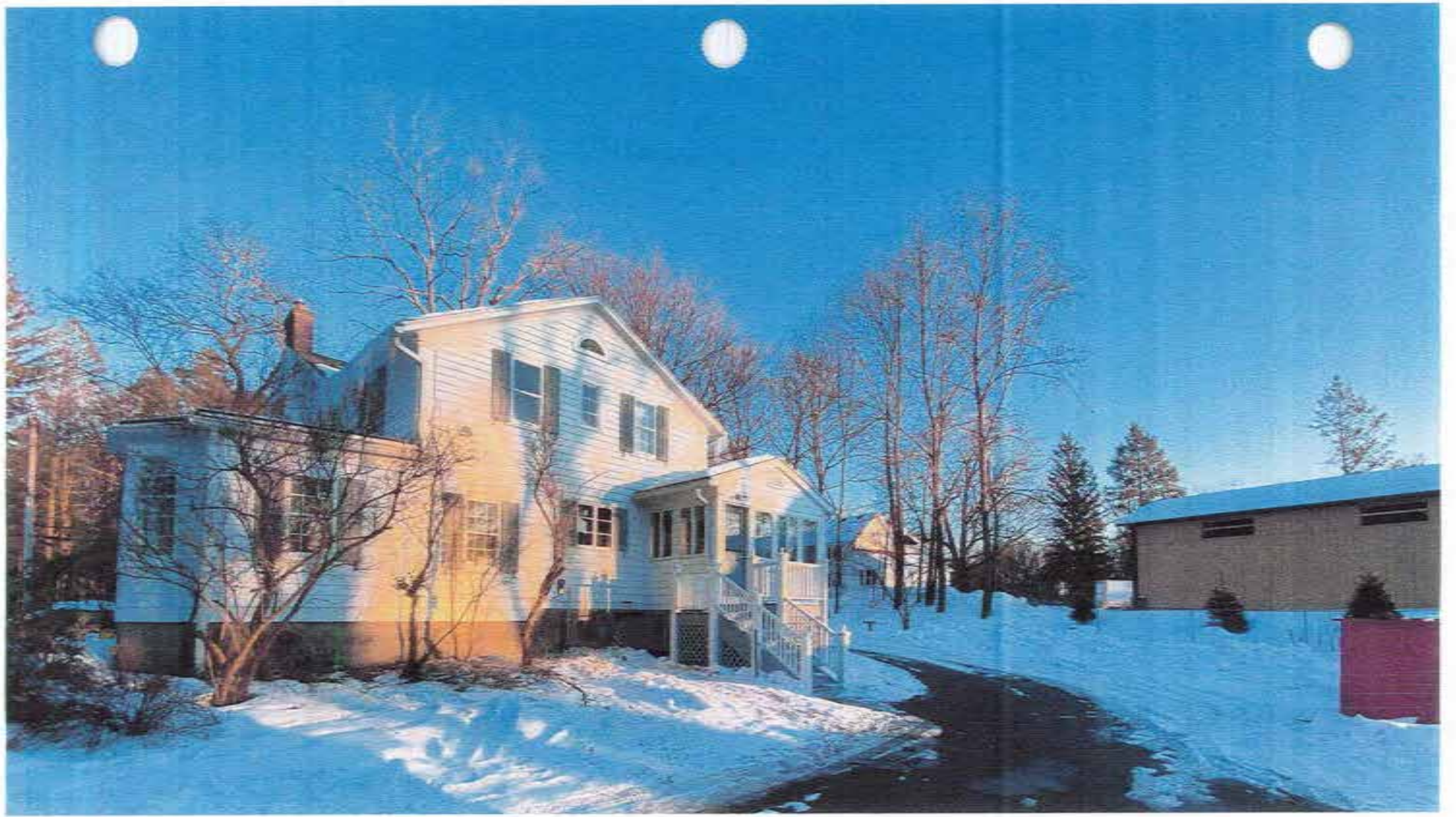
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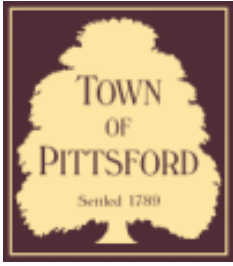
4016











Town of Pittsford

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

Permit #
B22-000018

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

DESIGN REVIEW AND HISTORIC PRESERVATION BOARD REFERRAL OF APPLICATION

Property Address: 592 Allens Creek Road ROCHESTER, NY 14618

Tax ID Number: 137.16-2-21

Zoning District: RN Residential Neighborhood

Owner: Cunniffe, Daniel T

Applicant: A Frank and Co. LLC

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)
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- 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 construction of an approximately 350 SF two story addition where the current sun room is as well as the construction of a new 690 SF screened in porch off the back side of the house.

Meeting Date: February 24, 2022





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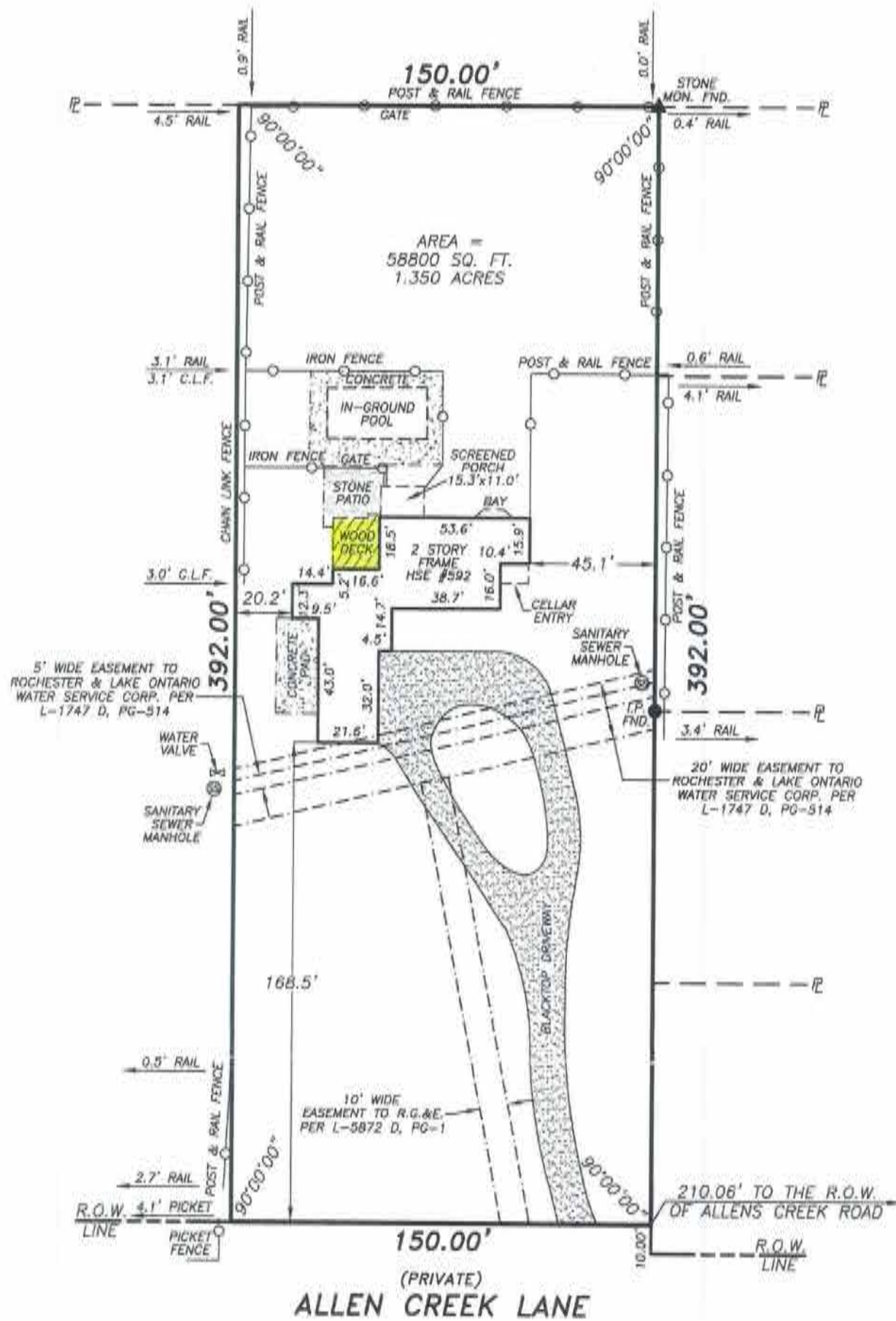
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CERTIFICATION:

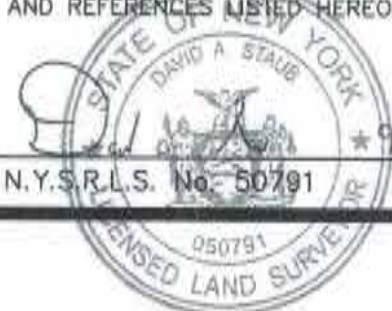
I, DAVID A. STAUB, HEREBY CERTIFY TO:

- DANIEL CUNNIFFE
- OLVER KORTS, LLP.
- CITIBANK, N.A., ITS SUCCESSORS AND/OR ASSIGNS
- STEWART TITLE INSURANCE COMPANY
- THE LAW FIRM REPRESENTING THE LENDER

THAT THIS MAP WAS MADE SEPTEMBER 4, 2012 FROM NOTES OF AN INSTRUMENT SURVEY COMPLETED AUGUST 30, 2012 AND REFERENCES LISTED HEREON.

REFERENCES:

- 1.) LIBER 9632 OF DEEDS, PAGE 656.
- 2.) ABSTRACT OF TITLE No. WTA-12-25677-NY (WEB TITLE).
- 3.) EASEMENT TO R.G.&E. PER LIBER 5872 OF DEEDS, PAGE 85.
- 4.) EASEMENT TO ROCHESTER & LAKE ONTARIO WATER PER LIBER 2434 OF DEEDS, PAGE 265.



N.Y.S.R.L.S. No. 50791

DATE:

NOTE: PREMISES SUBJECT TO ALL EASEMENTS, RESTRICTIONS & COVENANTS OF RECORD.

INSTRUMENT SURVEY
592 ALLEN CREEK LANE
 BEING PART OF TOWN LOTS No. 68 & 69,
 TOWNSHIP No. 12, RANGE No. 5, TOWN OF PITTSFORD,
 COUNTY OF MONROE, STATE OF NEW YORK

*UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2, OF THE NEW YORK STATE EDUCATION LAW.

ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S RED INK SEAL SHALL BE CONSIDERED TO BE VALID TRUE COPIES.

CERTIFICATIONS INDICATED HEREON SIGNIFY THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE EXISTING CODE OF PRACTICE FOR LAND SURVEYS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS. SAID CERTIFICATIONS SHALL RUN ONLY TO THE PERSON FOR WHOM THE SURVEY IS PREPARED, AND ON HIS BEHALF TO THE TITLE COMPANY, GOVERNMENTAL AGENCY AND LENDING INSTITUTION LISTED HEREON, AND TO THE ASSIGNEES OF THE LENDING INSTITUTION. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.



TRIPLE POINT LAND SURVEYING, LLC.

16 EAST MAIN STREET SUITE 320
 ROCHESTER, NEW YORK 14614
 Phone (585) 263-9950
 Fax (585) 263-3591

SCALE: 1" = 50'

TAX ACCOUNT: 137.16-2-21

JOB No. 1088-12

DATE: SEPT. 4, 2012



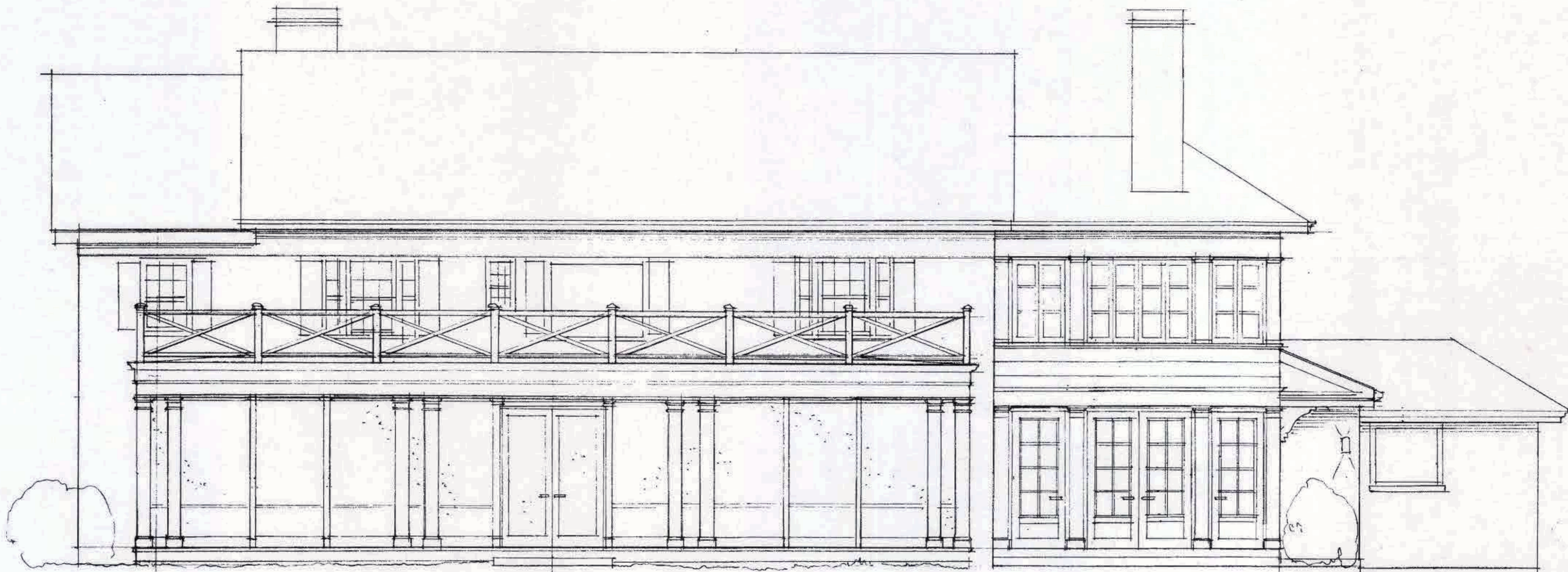
Cumille · Atlas Creek

JUNE 4, 2021



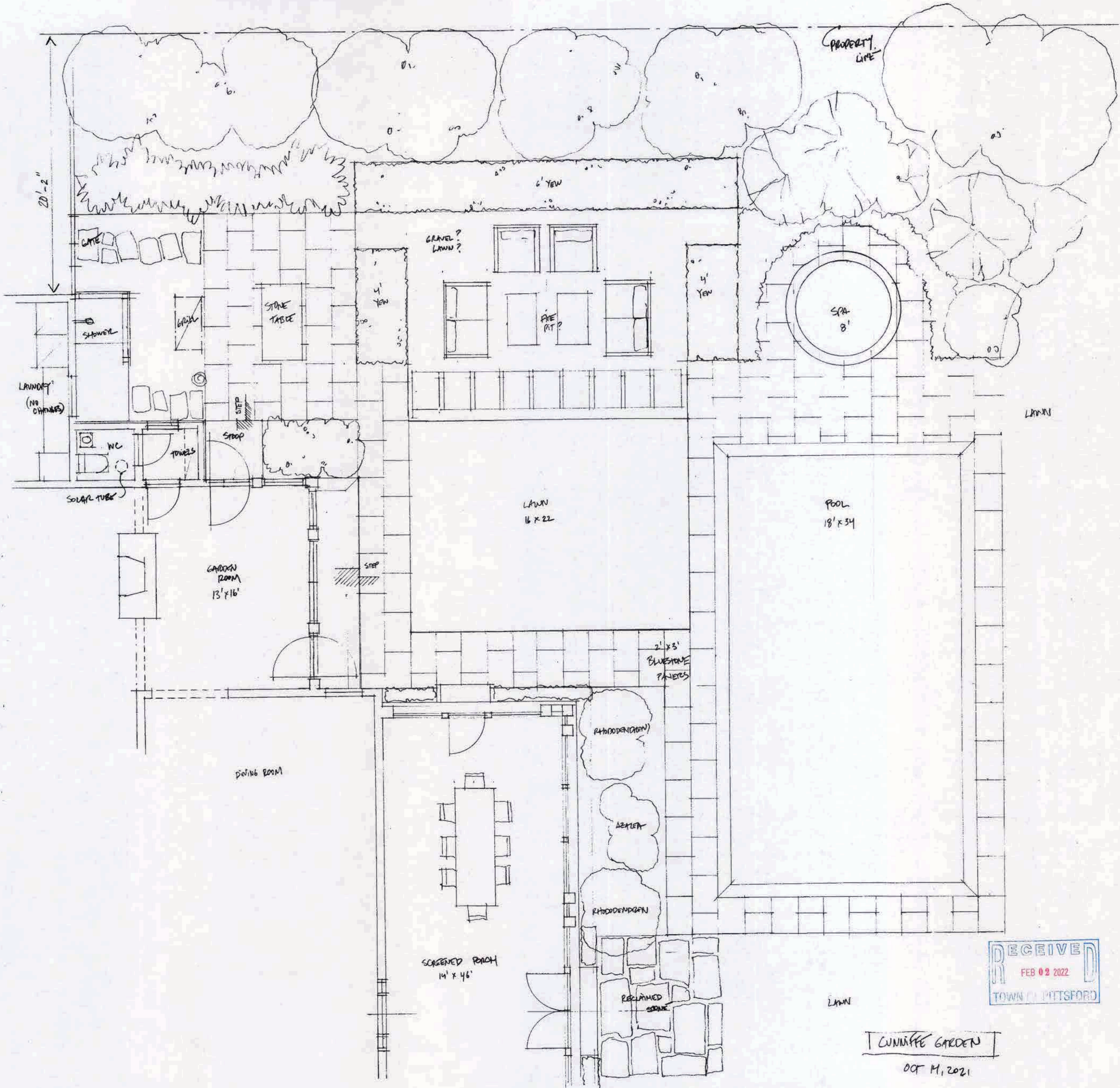
CUNIFFE RESIDENCE
OCT 15, 2021

RECEIVED
FEB 02 2022
TOWN OF PITTSFORD



CUNIFFE RESIDENCE
OCT 15, 2021





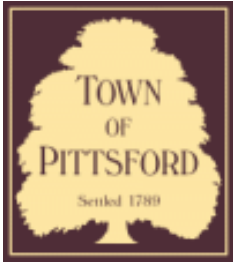
RECEIVED
FEB 02 2022
TOWN OF PITTSFORD

CUNIFFE GARDEN
OCT 11, 2021









Town of Pittsford

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

Permit #
B22-000023

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

DESIGN REVIEW AND HISTORIC PRESERVATION BOARD REFERRAL OF APPLICATION

Property Address: 12 Frederick Road PITTSFORD, NY 14534

Tax ID Number: 178.06-4-19

Zoning District: RN Residential Neighborhood

Owner: Syntik, Alexander A

Applicant: Jim Beswick

Application Type:

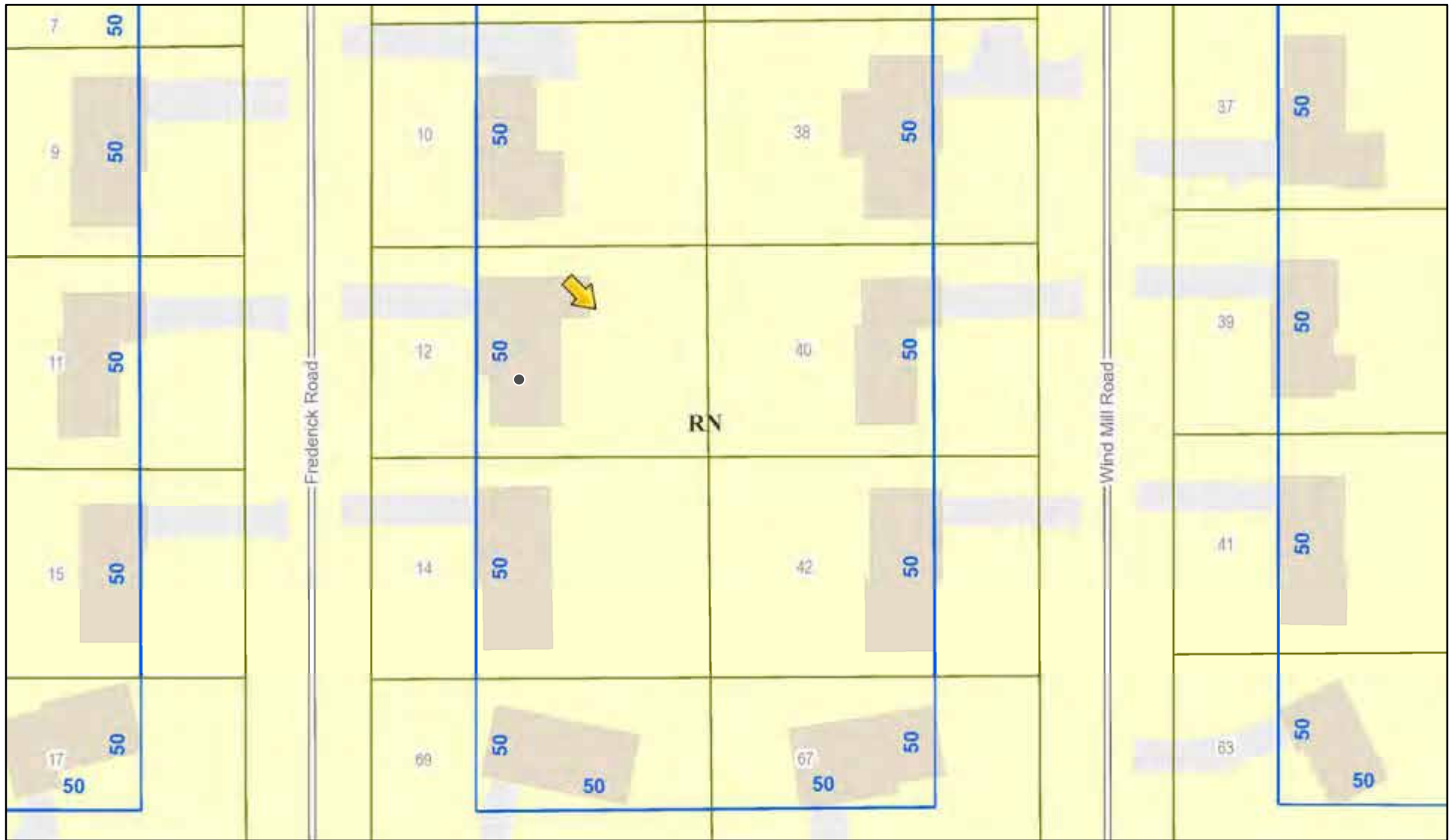
- Residential Design Review §185-205 (B)
- Commercial Design Review §185-205 (B)
- Signage §185-205 (C)
- Certificate of Appropriateness §185-197
- Landmark Designation §185-195 (2)
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- Build to Line Adjustment §185-17 (B) (2)
- Building Height Above 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 construction of an approximately 432 SF addition off the rear of the house. The existing attached sunroom shall be removed.

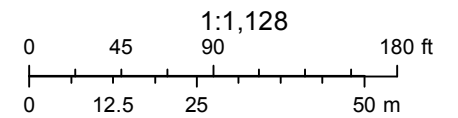
Meeting Date: February 24, 2022



RN Residential Neighborhood Zoning



Printed February 9, 2022



Town of Pittsford GIS

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36

38

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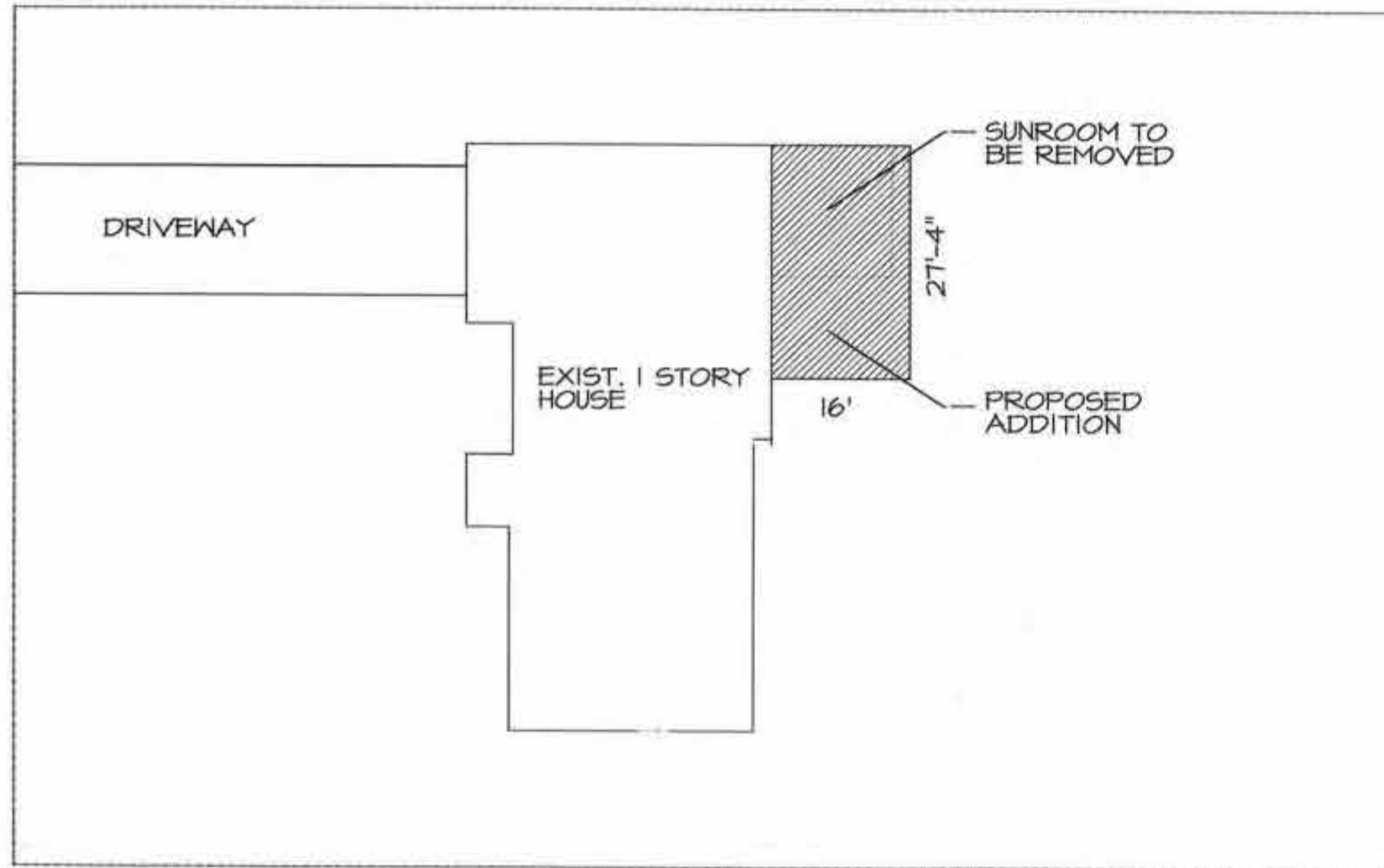
15

RESIDENTIAL ENERGY EFFICIENCY
 2020 INTERNATIONAL ENERGY CONSERVATION CODE
 TABLE 402.1.2
 INSULATION AND FENESTRATION REQUIREMENTS BY COMPONENT - CLIMATE ZONE 5

FENESTRATION U-FACTOR	SKYLIGHT U-FACTOR	CEILING R-VALUE	WOOD FRAME WALL R-VALUE	MASS WALL R-VALUE	FLOOR R-VALUE	BASEMENT WALL R-VALUE	SLAB R-VALUE & DEPTH	CRAWL SPACE WALL R-VALUE
0.30	0.55	49	20 OR 13 + 5	13/17	30 *	15/19	10, 2 ft.	15/19

* OR INSULATION SUFFICIENT TO FILL FRAMING CAVITY, R=19 MIN.

ENERGY EFFICIENCY



SITE PLAN

1" = 30'

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Contractor to verify all notes and dimensions before starting construction and be responsible for errors and/or omissions.

Contractor shall be responsible for construction means, methods, techniques, sequences or procedures, and safety precautions and programs in connection with the work.

TO THE BEST OF MY KNOWLEDGE, BELIEF, AND PROFESSIONAL JUDGEMENT, THESE DRAWINGS COMPLY WITH 2015 INTERNATIONAL ENERGY CONSERVATION CONSTRUCTION CODE AND 2020 INTERNATIONAL RESIDENTIAL CODE, DRAWINGS S1, A1 THROUGH A6 DATED JUNE 18, 2021.

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- S-1 SURVEY, SITE PLAN, & COVER
- A-1 FIRST FLOOR PLAN
- A-2 EXTERIOR ELEVATIONS
- A-3 BUILDING SECTION 1-1
- A-4 BUILDING SECTION 2-2
- A-5 FOUNDATION/ FLOOR FRAMING PLAN
- A-6 ROOF FRAMING PLAN
- ME-1 ELEC PLAN, INT. ELEVATIONS

INDEX TO DRAWINGS

PRELIMINARY -
 NOT FOR CONSTRUCTION

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 burrowsarchitect@yahoo.com

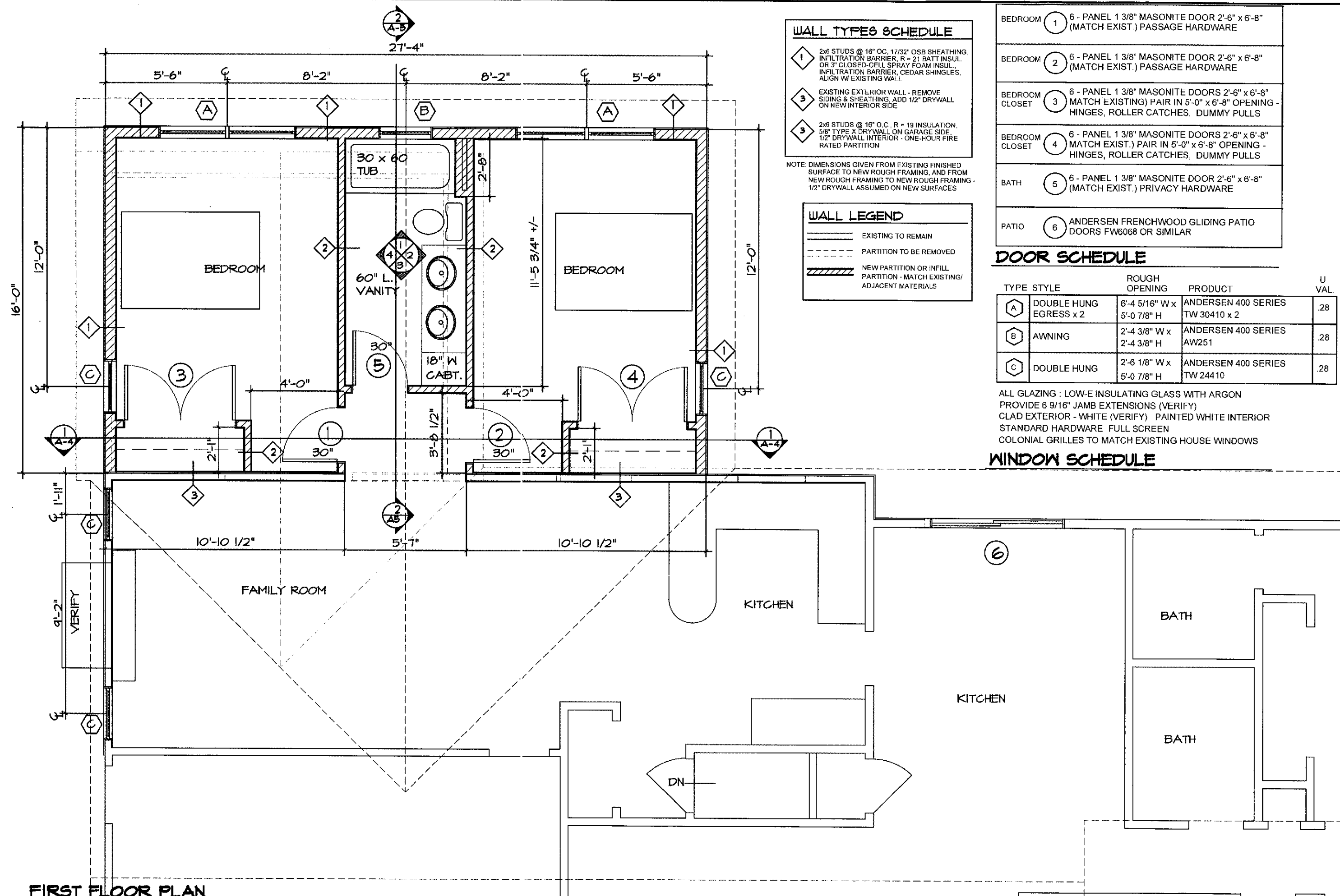
ADDITION AND REMODELING FOR
 Alexander and Emily SYTNIK
 12 FREDERICK ROAD
 PITTSFORD, NEW YORK 14534

06/18/21
 REVISIONS

2032

S-1

OF 1



WALL TYPES SCHEDULE

1	2x6 STUDS @ 16" O.C. 17/32" OSB SHEATHING, INFILTRATION BARRIER, R = 21 BATT INSUL. OR 3" CLOSED-CELL SPRAY FOAM INSUL., INFILTRATION BARRIER, CEDAR SHINGLES, ALIGN W/ EXISTING WALL.
3	EXISTING EXTERIOR WALL - REMOVE SIDING & SHEATHING, ADD 1/2" DRYWALL ON NEW INTERIOR SIDE
3	2x8 STUDS @ 16" O.C., R = 19 INSULATION, 5/8" TYPE X DRYWALL ON GARAGE SIDE 1/2" DRYWALL INTERIOR - ONE-HOUR FIRE RATED PARTITION

NOTE: DIMENSIONS GIVEN FROM EXISTING FINISHED SURFACE TO NEW ROUGH FRAMING, AND FROM NEW ROUGH FRAMING TO NEW ROUGH FRAMING - 1/2" DRYWALL ASSUMED ON NEW SURFACES

WALL LEGEND

	EXISTING TO REMAIN
	PARTITION TO BE REMOVED
	NEW PARTITION OR INFILL PARTITION - MATCH EXISTING/ADJACENT MATERIALS

DOOR SCHEDULE

BEDROOM	1	6 - PANEL 1 3/8" MASONITE DOOR 2'-6" x 6'-8" (MATCH EXIST.) PASSAGE HARDWARE
BEDROOM	2	6 - PANEL 1 3/8" MASONITE DOOR 2'-6" x 6'-8" (MATCH EXIST.) PASSAGE HARDWARE
BEDROOM CLOSET	3	6 - PANEL 1 3/8" MASONITE DOORS 2'-6" x 6'-8" (MATCH EXISTING) PAIR IN 5'-0" x 6'-8" OPENING - HINGES, ROLLER CATCHES, DUMMY PULLS
BEDROOM CLOSET	4	6 - PANEL 1 3/8" MASONITE DOORS 2'-6" x 6'-8" (MATCH EXIST.) PAIR IN 5'-0" x 6'-8" OPENING - HINGES, ROLLER CATCHES, DUMMY PULLS
BATH	5	6 - PANEL 1 3/8" MASONITE DOOR 2'-6" x 6'-8" (MATCH EXIST.) PRIVACY HARDWARE
PATIO	6	ANDERSEN FRENCHWOOD GLIDING PATIO DOORS FW6068 OR SIMILAR

WINDOW SCHEDULE

TYPE	STYLE	ROUGH OPENING	PRODUCT	U VAL.
A	DOUBLE HUNG EGRESS x 2	6'-4 5/16" W x 5'-0 7/8" H	ANDERSEN 400 SERIES TW 30410 x 2	.28
B	AWNING	2'-4 3/8" W x 2'-4 3/8" H	ANDERSEN 400 SERIES AW251	.28
C	DOUBLE HUNG	2'-6 1/8" W x 5'-0 7/8" H	ANDERSEN 400 SERIES TW 24410	.28

ALL GLAZING : LOW-E INSULATING GLASS WITH ARGON
 PROVIDE 6 9/16" JAMB EXTENSIONS (VERIFY)
 CLAD EXTERIOR - WHITE (VERIFY) PAINTED WHITE INTERIOR
 STANDARD HARDWARE FULL SCREEN
 COLONIAL GRILLES TO MATCH EXISTING HOUSE WINDOWS

WINDOW SCHEDULE

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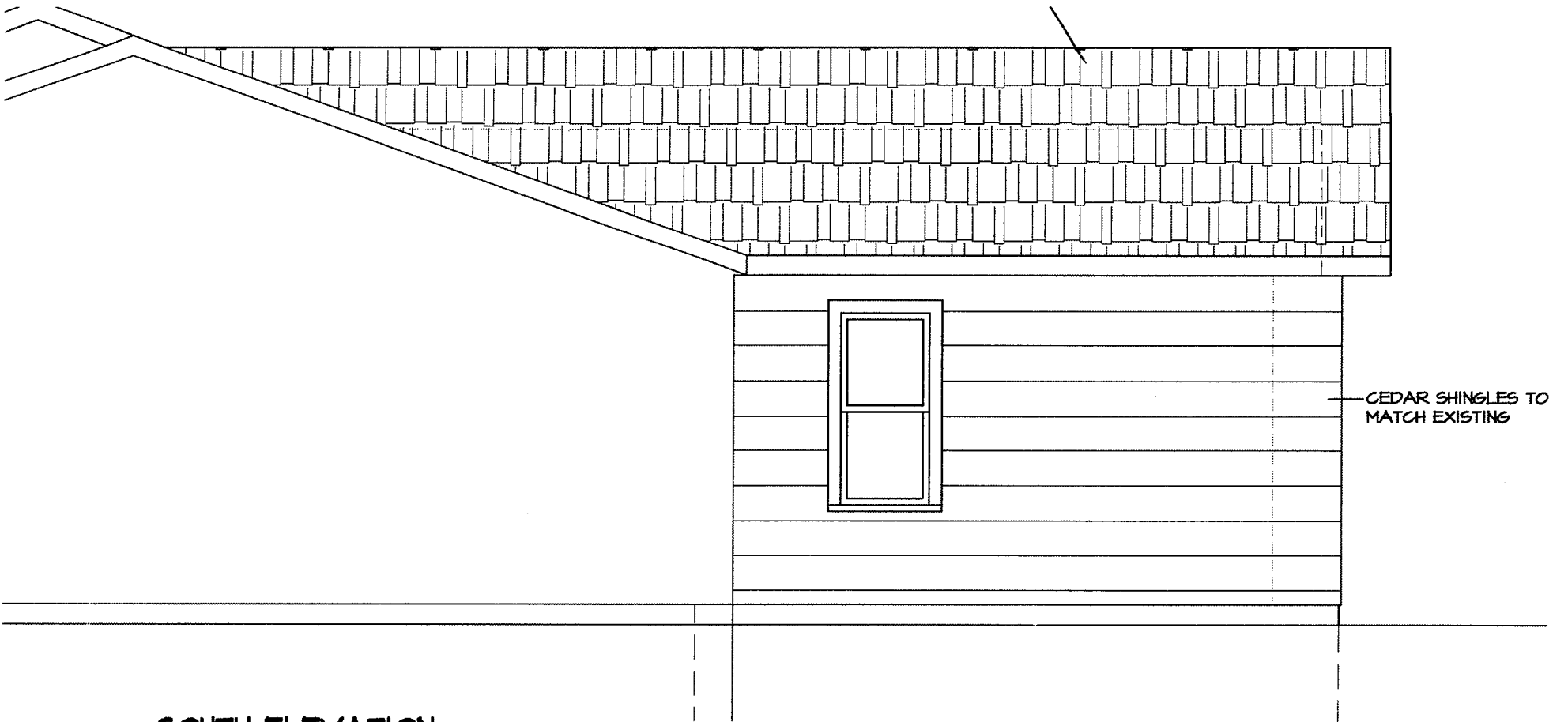
ADDITION AND REMODELING FOR
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 12 FREDERICK ROAD
 PITTSFORD, NEW YORK 14534

06/18/21
REVISIONS

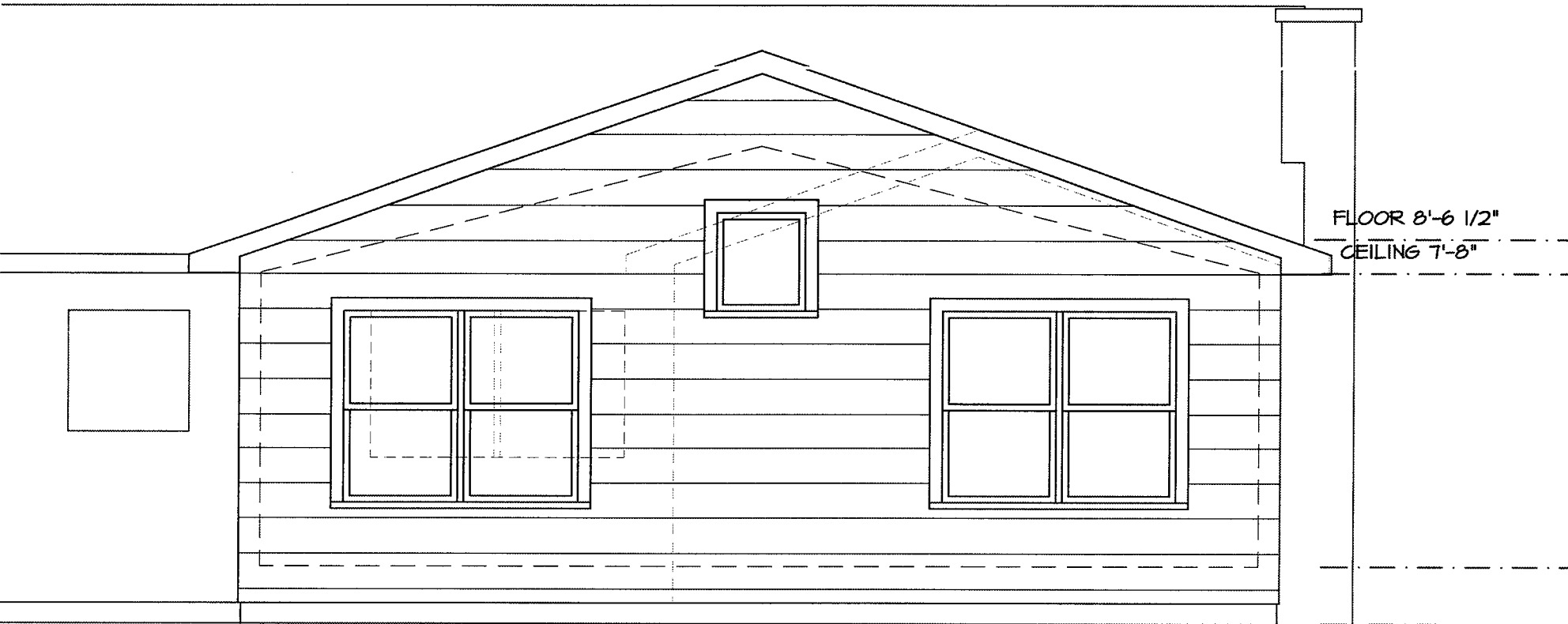
2032

A-1
OF 6

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



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



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



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

A-2 OF 6	2032	REVISIONS 06/18/21	ADDITION AND REMODELING FOR Alexander and Emily SYTNIK 12 FREDERICK ROAD PITTSFORD, NEW YORK 14534	DAVID M. BURROWS ARCHITECT 64 ERIE CRESCENT FAIRPORT, NEW YORK 14450 (585) 766-8220 burrowsarchitect@yahoo.com	PRELIMINARY - NOT FOR CONSTRUCTION
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30-YEAR ASPHALT
FIBERGLASS ROOF SHINGLES
ON ROOFING PAPER

SHEATHING PER ROOF
FRAMING PLAN

TRUSSES PER ROOF FRAMING PLAN
PITCH TO MATCH EXISTING ROOF
APPROX. 5 IN 12 - FIELD VERIFY

5 1/2" CLOSED-CELL SPRAY FOAM
R=36 ON UNDERSIDE OF SHEATHING

OR R = 41 FIBERGLASS BATT
INSULATION, SCREENED SOFFIT VENT,
RAFT-R-MATE INSULATION BAFFLES,
CONTINUOUS RIDGE VENT -
PROVIDE ADEQUATE VENTILATION

ALUM. GUTTERS &
DOWNSPOUTS, TYP.

SIMPSON H3 HURRICANE
TIES (TYP. @ EA. END OF
EACH TRUSS)

MATCH EXIST. FASCIA, SOFFIT,
TRIM & MOLDINGS, TYPICAL

(2) 2x6 TOP PLATE

CEDAR SHINGLES - MATCH
EXISTING EXPOSURE

INFILTRATION BARRIER

OSB SHEATHING

3" CLOSED CELL SPRAY FOAM
OR R=21 BATT INSULATION

2x6 STUDS @ 16" OC

ENGINEERED HARDWOOD FLOORING

3/4" ADVANTEK SUBFLOOR

2x6 P.T. SILL PLATE W/SEAL &
1/2" DIA. A.B. @ 32" O.C. (MAX.)

REGRADE, RESTORE LAWN

WASHED #1 & #2 STONE
WRAPPED W/MIRAFI
FILTER FABRIC

MORTAR WASH

WATERPROOFING (EXTEND
DOWN & AROUND FOOTING)

4" DIA. PVC PERIMETER DRAINAGE
WRAP W/MIRAFI FILTER FABRIC -
CONNECT TO STORM DRAIN SYSTEM

12" D x 24" W CONC. FTG. W/
(2) #5 CONT.

8" CMU GROUT SOLID
#5 VERT. @ 48" OC CENTER IN CORES
R = 15 VINYL-FACED
BATT INSULATION
2" CONC. MID SLAB
2" RIGID INSULATION
6 MIL POLY
6" CRUSHED STONE

EXISTING RIDGE
BEYOND

SOLATUBE

ROOF PITCH SHOWN -
5 IN 12 - FIELD VERIFY

JOISTS FOR
FLAT CEILING

JOISTS FOR
FLAT CEILING
@ CLOSET

JOISTS FOR
FLAT CEILING
@ CLOSET

CEILING
FANLIGHT

CEILING
FANLIGHT

CLOSET
(BEYOND)

OPENING TO
EXISTING SPACE

CLOSET
(BEYOND)

2x10 FLOOR JOISTS
@ 12" O.C.

CEILING 7'-8"

FLOOR 0'-0"

GARAGE/GRADE -10"

SECTION I-I

1/4" = 1'-0"

PRELIMINARY -
NOT FOR CONSTRUCTION

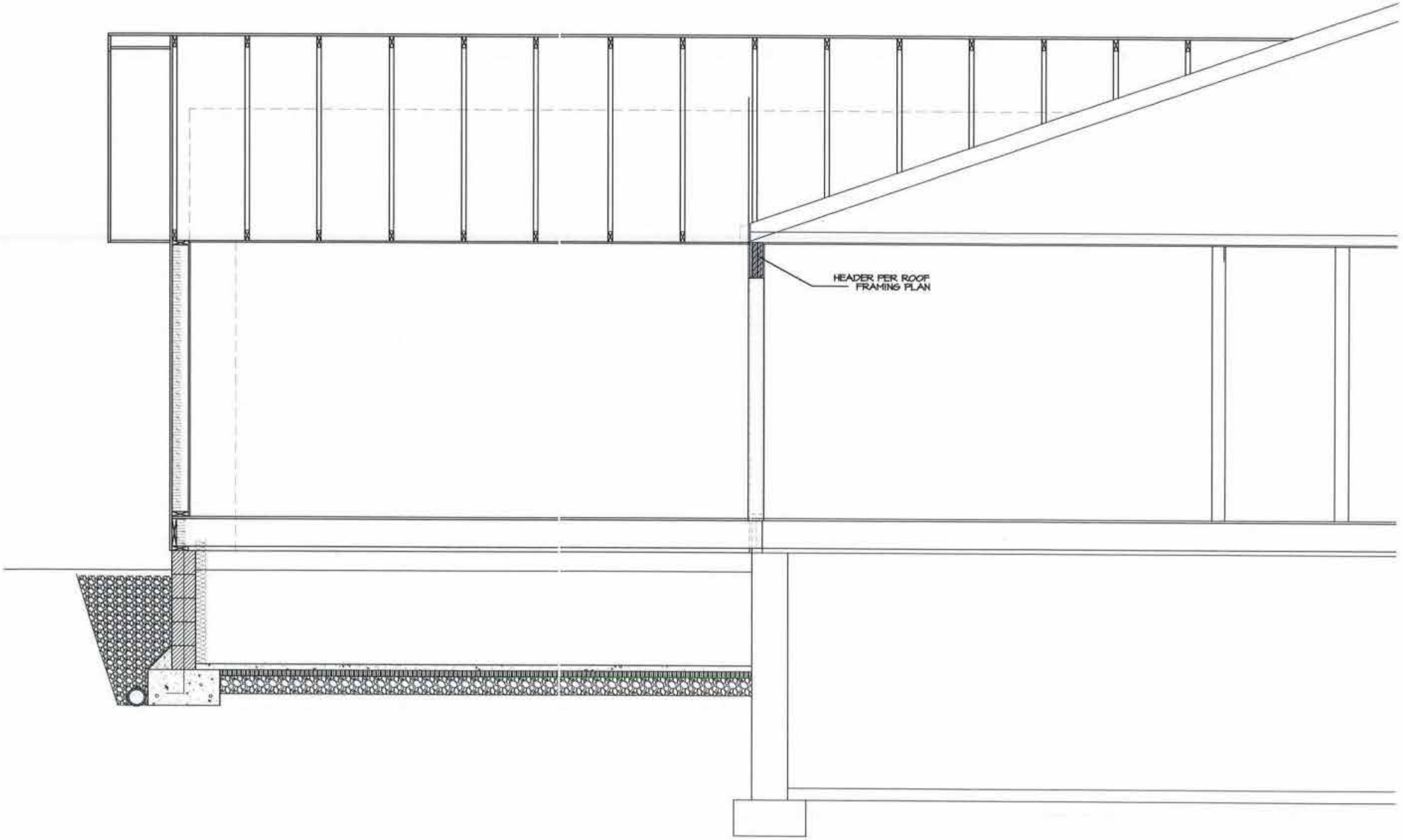
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ADDITION AND REMODELING FOR
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PITTSFORD, NEW YORK 14534

06/18/21
REVISIONS

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SECTION 2-2
3/8" = 1'-0"

ADDITION AND REMODELING FOR
 Alexander and Emily SYTNIK
 12 FREDERICK ROAD
 PITTSFORD, NEW YORK 14534

06/18/21
 REVISIONS

2032

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 OF 6

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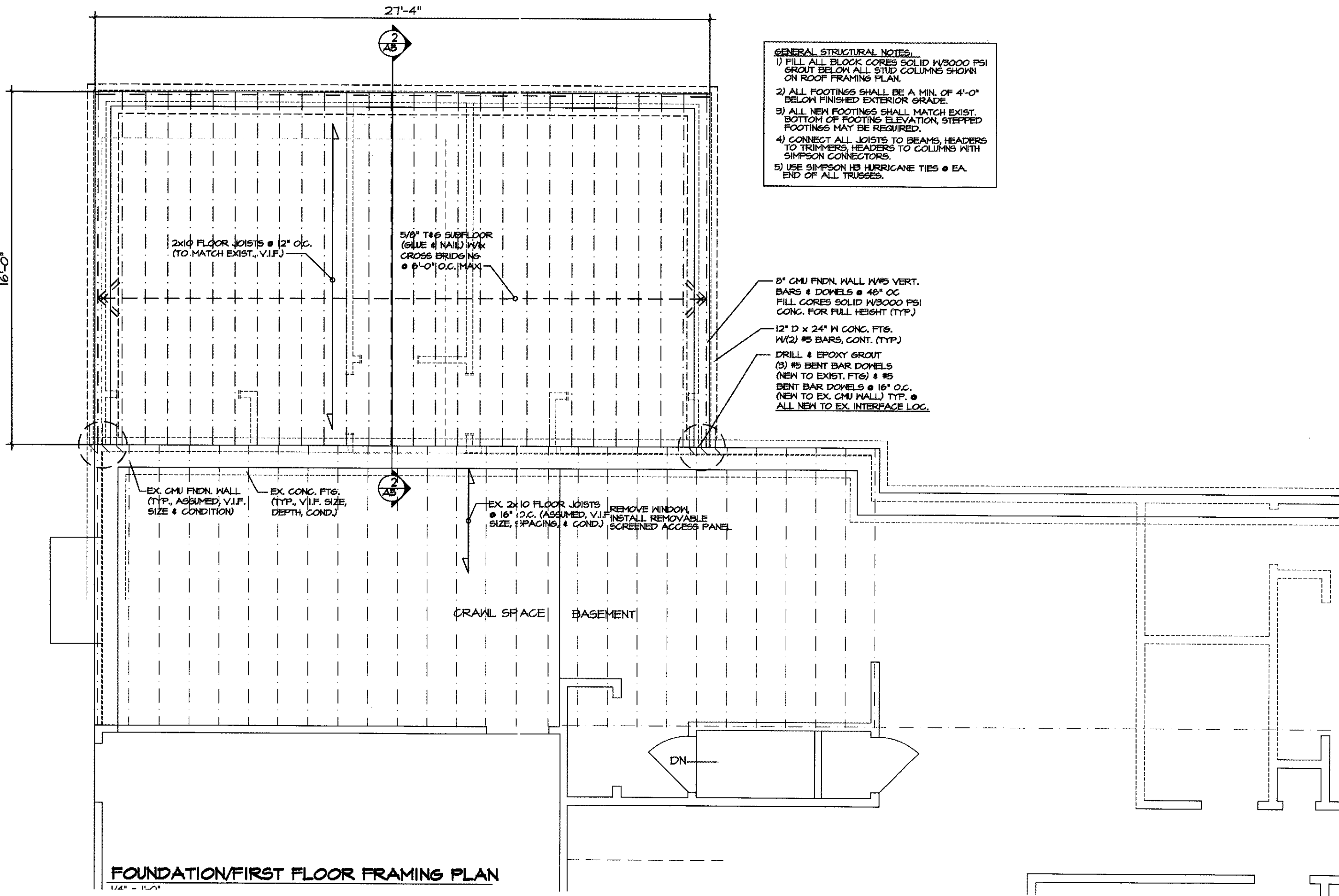
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06/18/21
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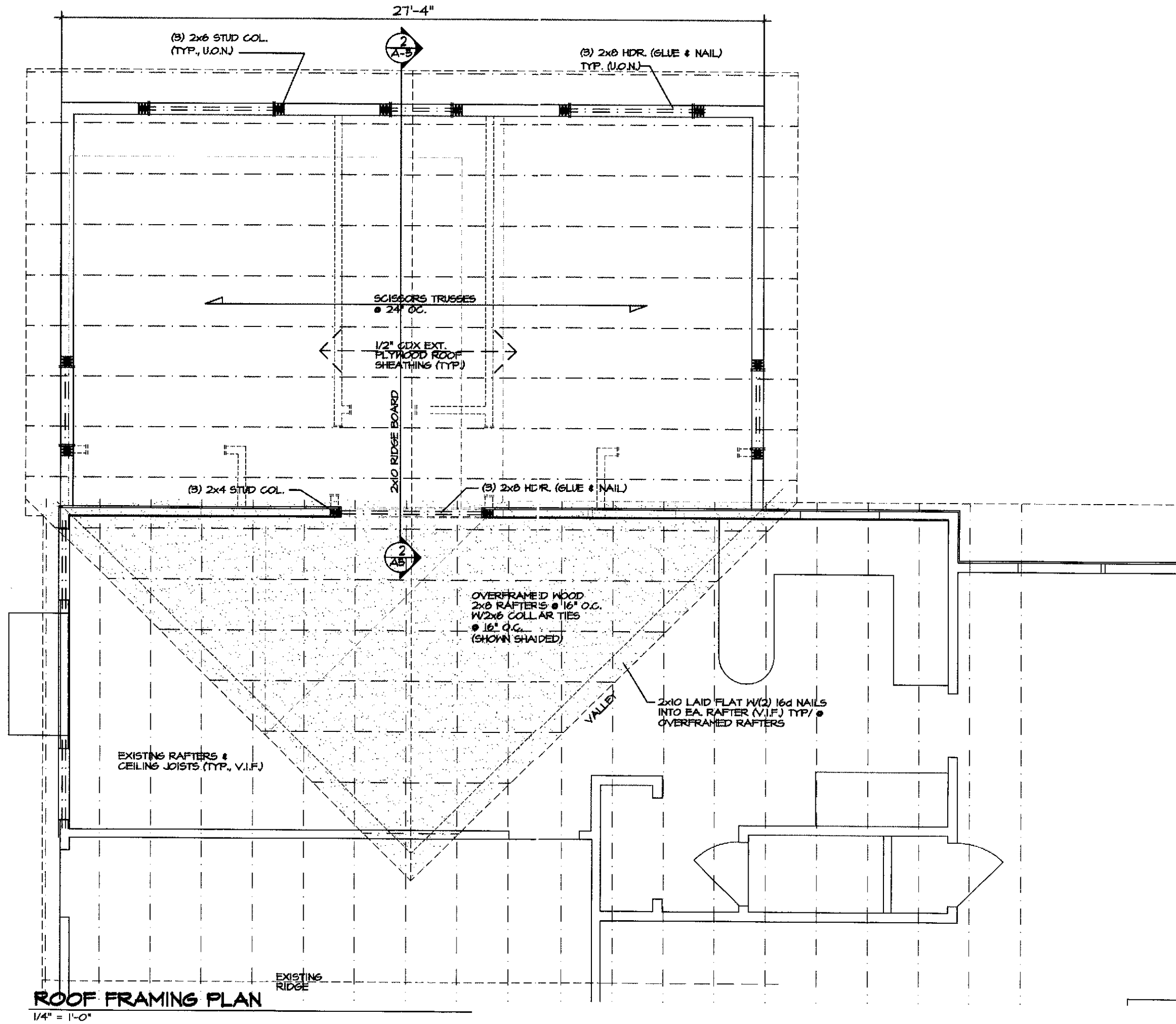
2032

A-5
OF 6

- GENERAL STRUCTURAL NOTES:**
- 1) FILL ALL BLOCK CORES SOLID W/3000 PSI GROUT BELOW ALL STUD COLUMNS SHOWN ON ROOF FRAMING PLAN.
 - 2) ALL FOOTINGS SHALL BE A MIN. OF 4'-0" BELOW FINISHED EXTERIOR GRADE.
 - 3) ALL NEW FOOTINGS SHALL MATCH EXIST. BOTTOM OF FOOTING ELEVATION, STEPPED FOOTINGS MAY BE REQUIRED.
 - 4) CONNECT ALL JOISTS TO BEAMS, HEADERS TO TRIMMERS, HEADERS TO COLUMNS WITH SIMPSON CONNECTORS.
 - 5) USE SIMPSON H3 HURRICANE TIES @ EA. END OF ALL TRUSSES.



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



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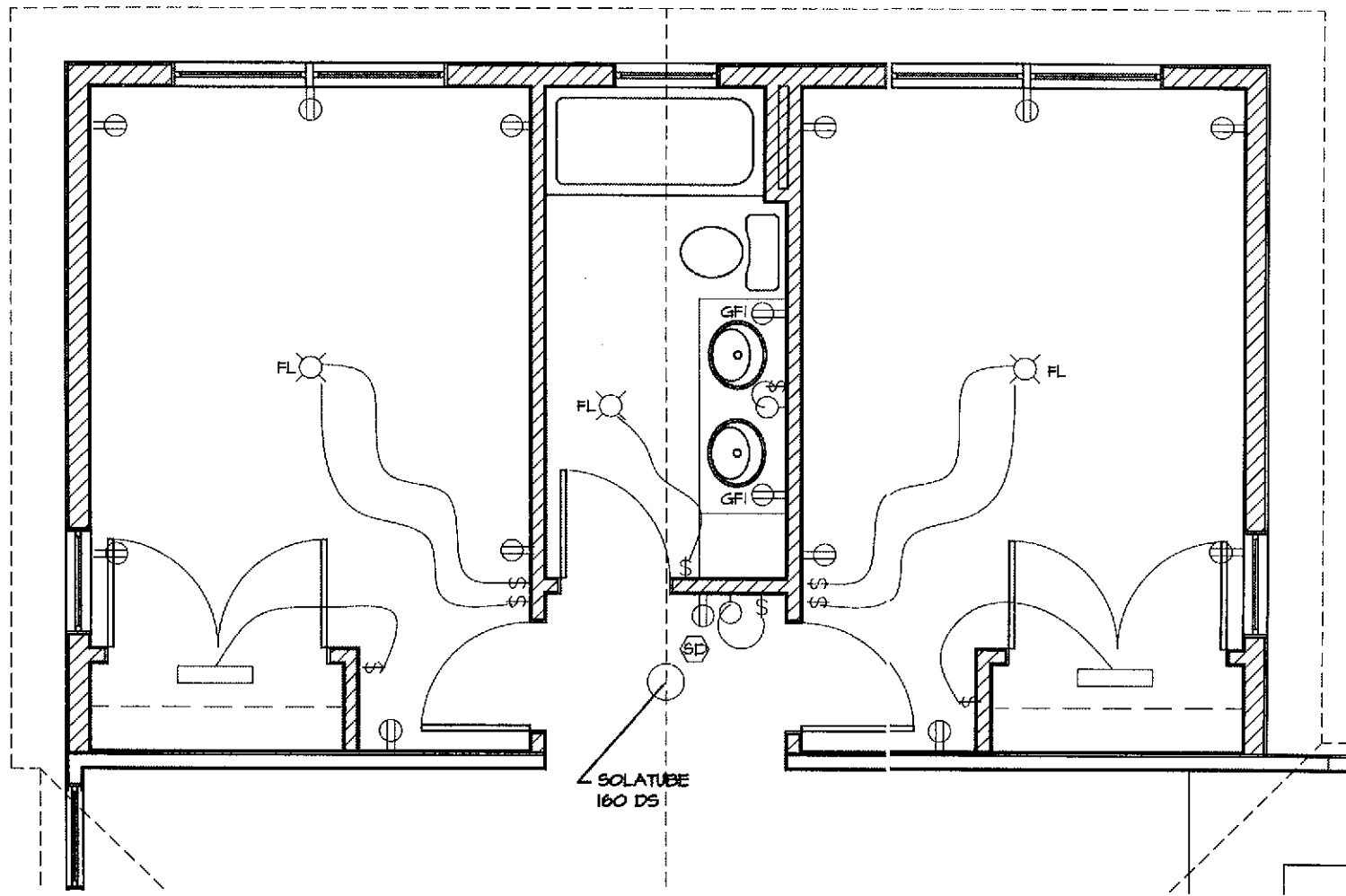
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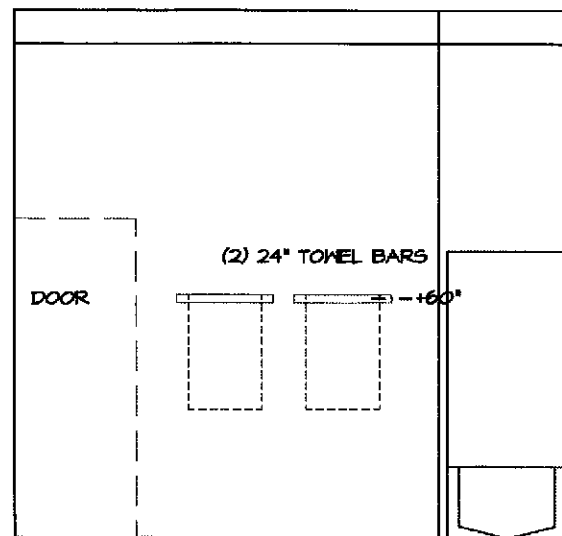
A-6
OF 6



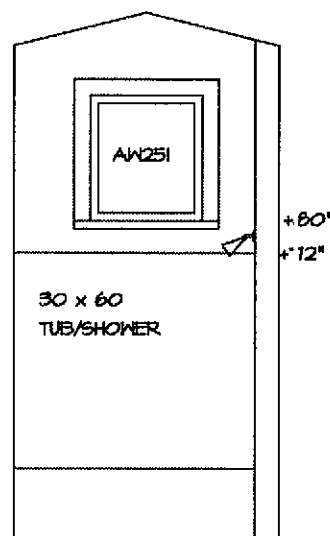
KEY TO ELECTRICAL SYMBOLS	
SYMBOL	DESCRIPTION
	DUPLEX OUTLET
	DUPLEX OUTLET - SWITCHED
	220 V OUTLET
	DUPLEX OUTLET - WATERPROOF
	SINGLE POLE SWITCH
	CEILING FAN/LIGHT SWITCH
	3-WAY SWITCH
	DIMMER SWITCH (TOGGLE TYPE)
	RECESSED LIGHT FIXTURE (INCANDESCENT)
	CEILING MOUNTED LIGHT FIXTURE (INCANDESCENT)
	CEILING MOUNTED LIGHT FIXTURE (FLOURESCENT)
	WALL MOUNTED LIGHT FIXTURE (AS NOTED)
	BATH EXHAUST FAN/LIGHT COMBINATION
	TRACK LIGHT FIXTURE (CEILING MOUNTED)
	THERMOSTAT
	TELEPHONE JACK (AS NOTED)
	CABLE TELEVISION OUTLET
	SMOKE DETECTOR
	1500 W WALL-MOUNTED HEATER

MECHANICAL/ELECTRICAL PLAN

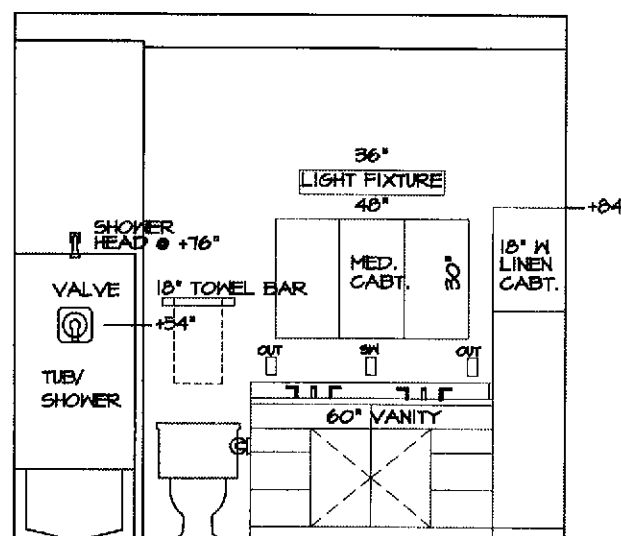
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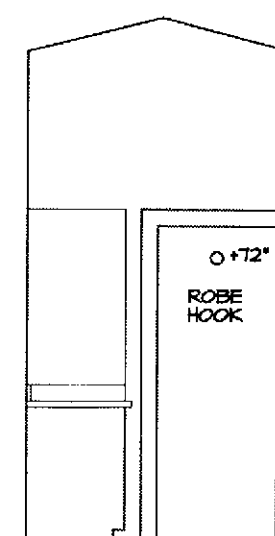
INT ELEV 1



INT ELEV 2



INT ELEV 3



INT ELEV 4

INTERIOR ELEVATIONS

PRELIMINARY -
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PITTSFORD, NEW YORK 14534

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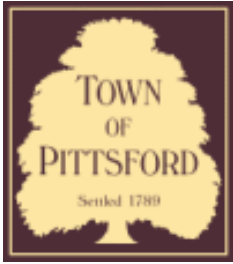
ME-1

OF 1









Town of Pittsford

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

**Permit #
B22-000025**

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

DESIGN REVIEW AND HISTORIC PRESERVATION BOARD REFERRAL OF APPLICATION

Property Address: 246 Long Meadow Circle PITTSFORD, NY 14534

Tax ID Number: 151.13-1-38

Zoning District: RN Residential Neighborhood

Owner: Neal and Pamela Sherman

Applicant: Neal and Pamela Sherman

Application Type:

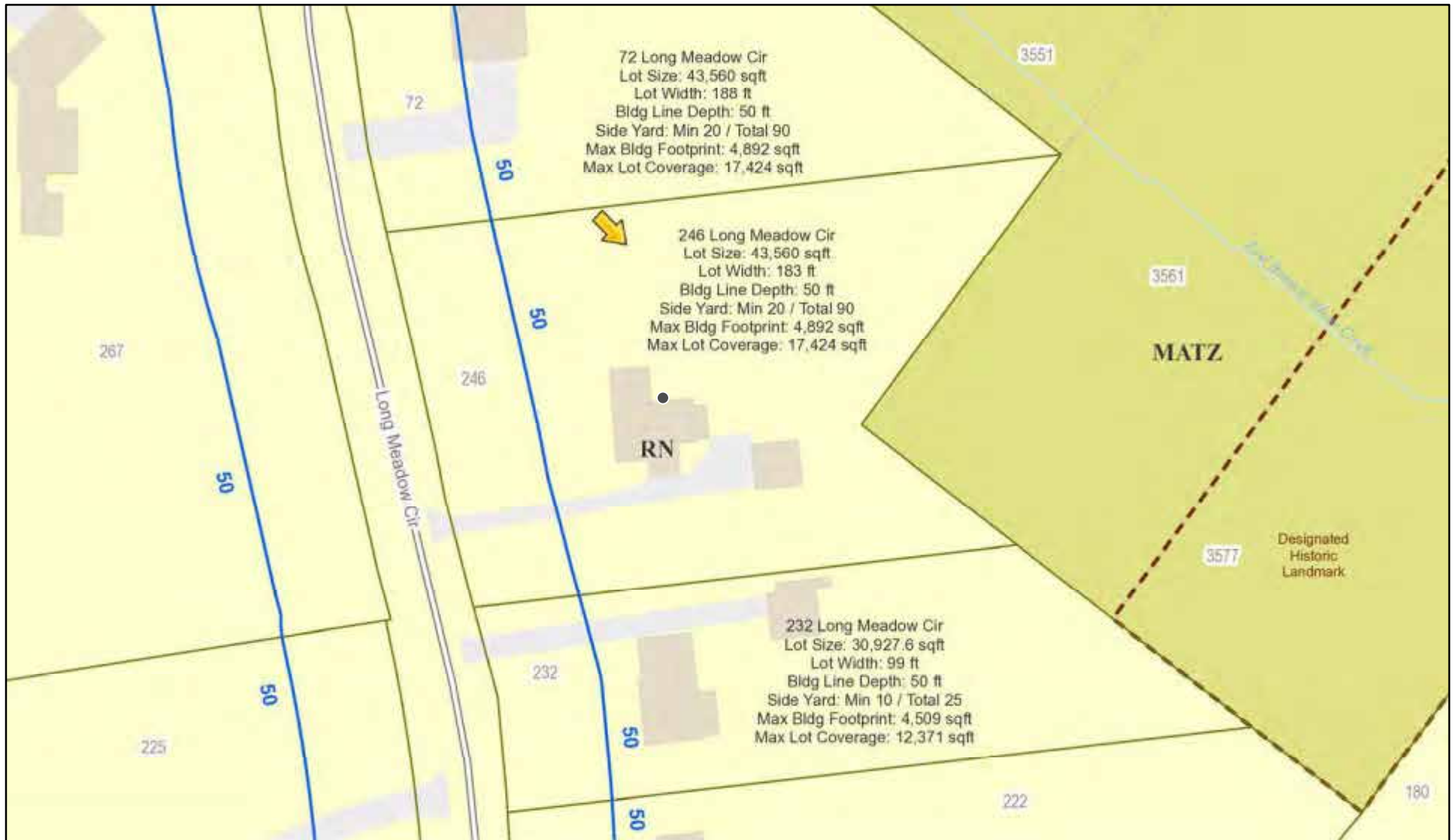
- Residential Design Review §185-205 (B)
- Commercial Design Review §185-205 (B)
- Signage §185-205 (C)
- Certificate of Appropriateness §185-197
- Landmark Designation §185-195 (2)
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- Building Height Above 30 Feet §185-17 (M)
- Corner Lot Orientation §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 construction of an approximately 1210 SF addition off the rear of the house.

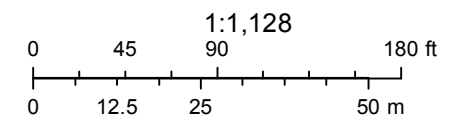
Meeting Date: February 24, 2022



RN Residential Neighborhood Zoning

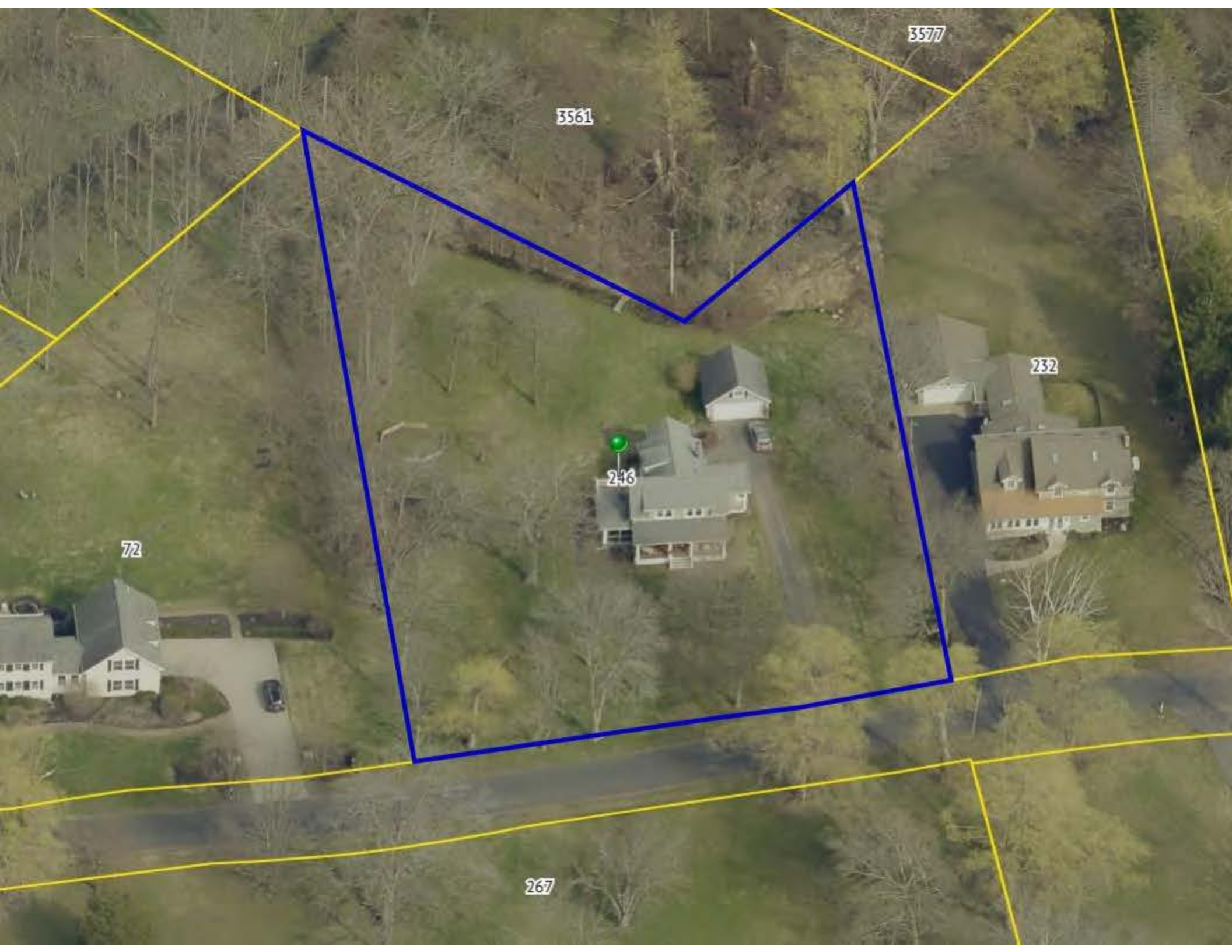


Printed February 9, 2022



Town of Pittsford GIS

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3577

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267

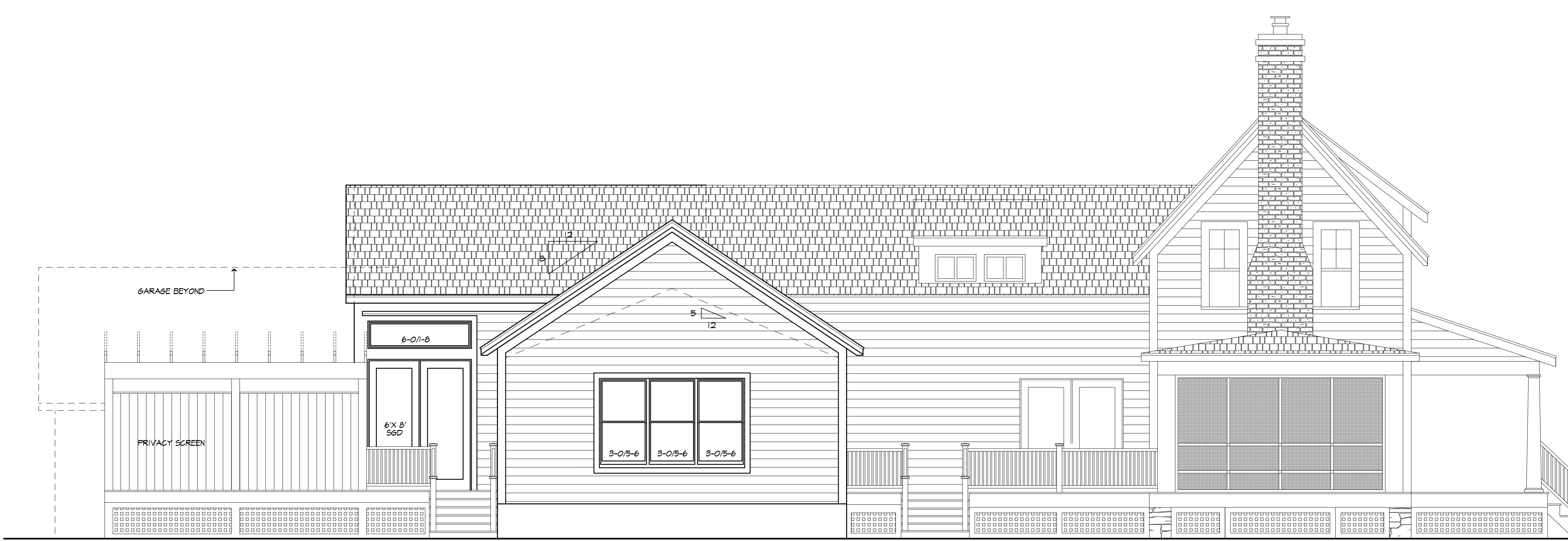
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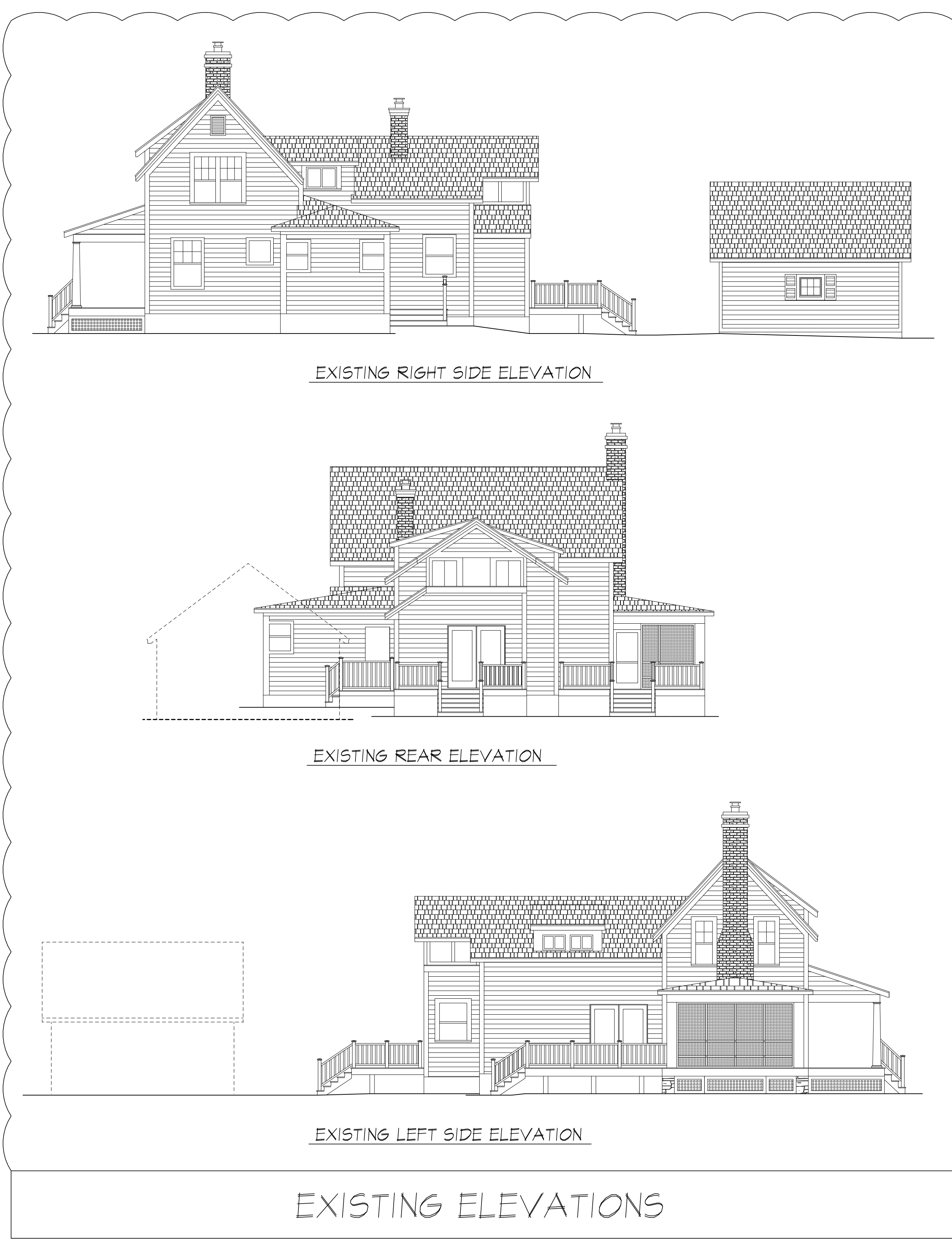
PROPOSED RIGHT SIDE ELEVATION



PROPOSED REAR ELEVATION



PROPOSED LEFT SIDE ELEVATION



EXISTING ELEVATIONS

PROJECT:
 SHERMAN ADDITION
 246 LONG MEADOW CIRCLE

CLIENT:
 NEAL & PAM SHERMAN

DRAWING:
 PROPOSED ELEVATIONS &
 EXISTING ELEVATIONS

DRAWN:
 PAUL MORABITO

DATE: JANUARY 2022

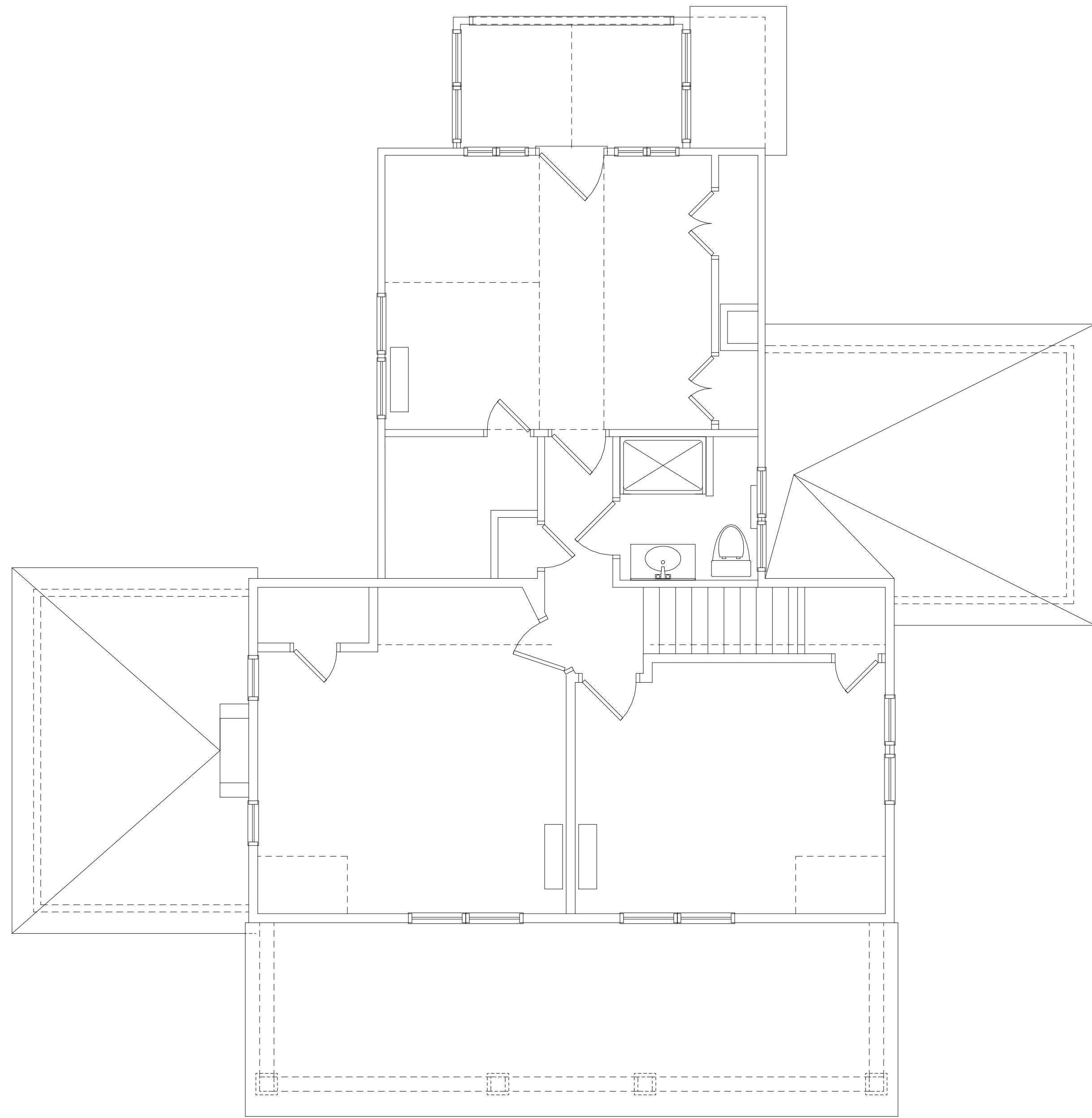
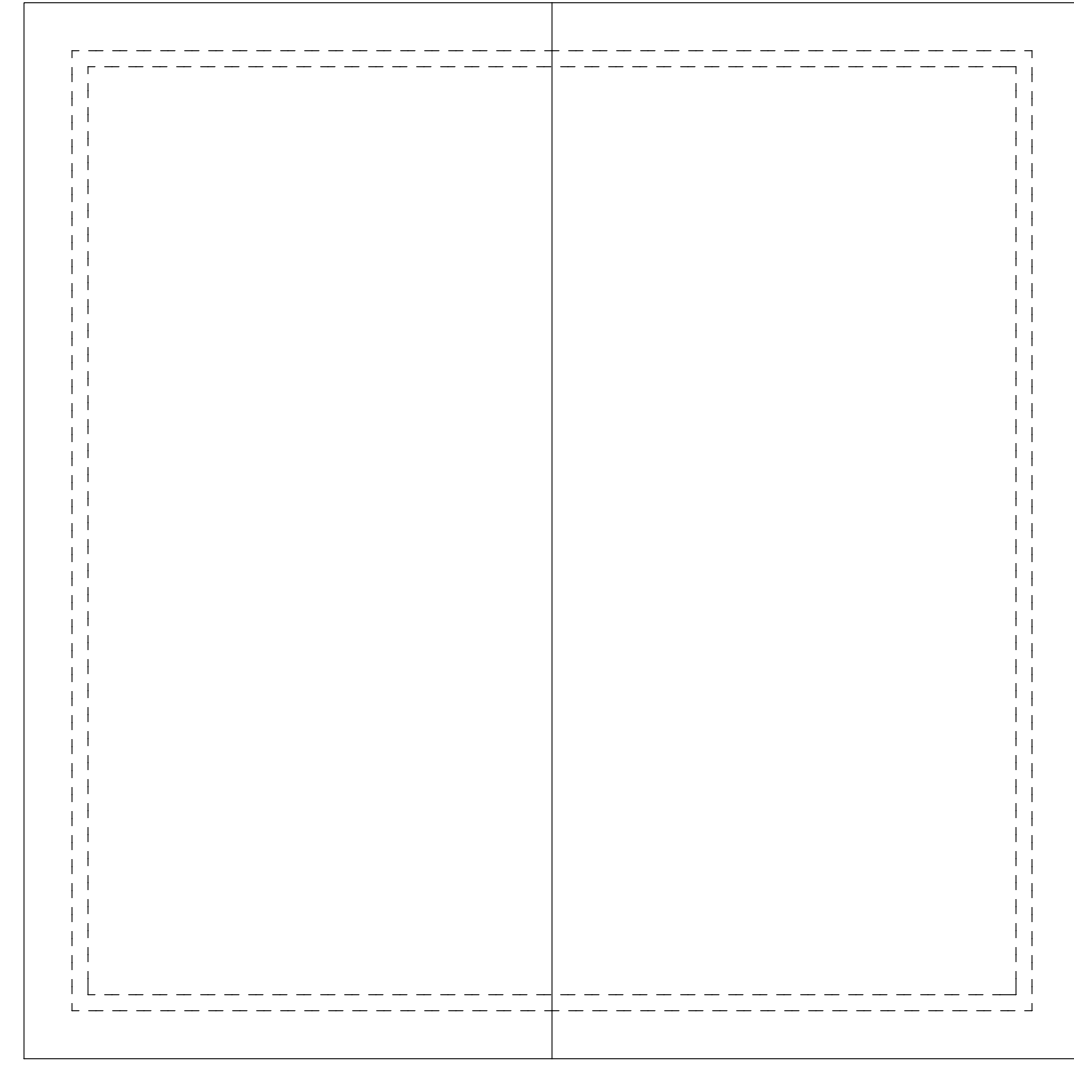
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JOB NO.: 2104/22

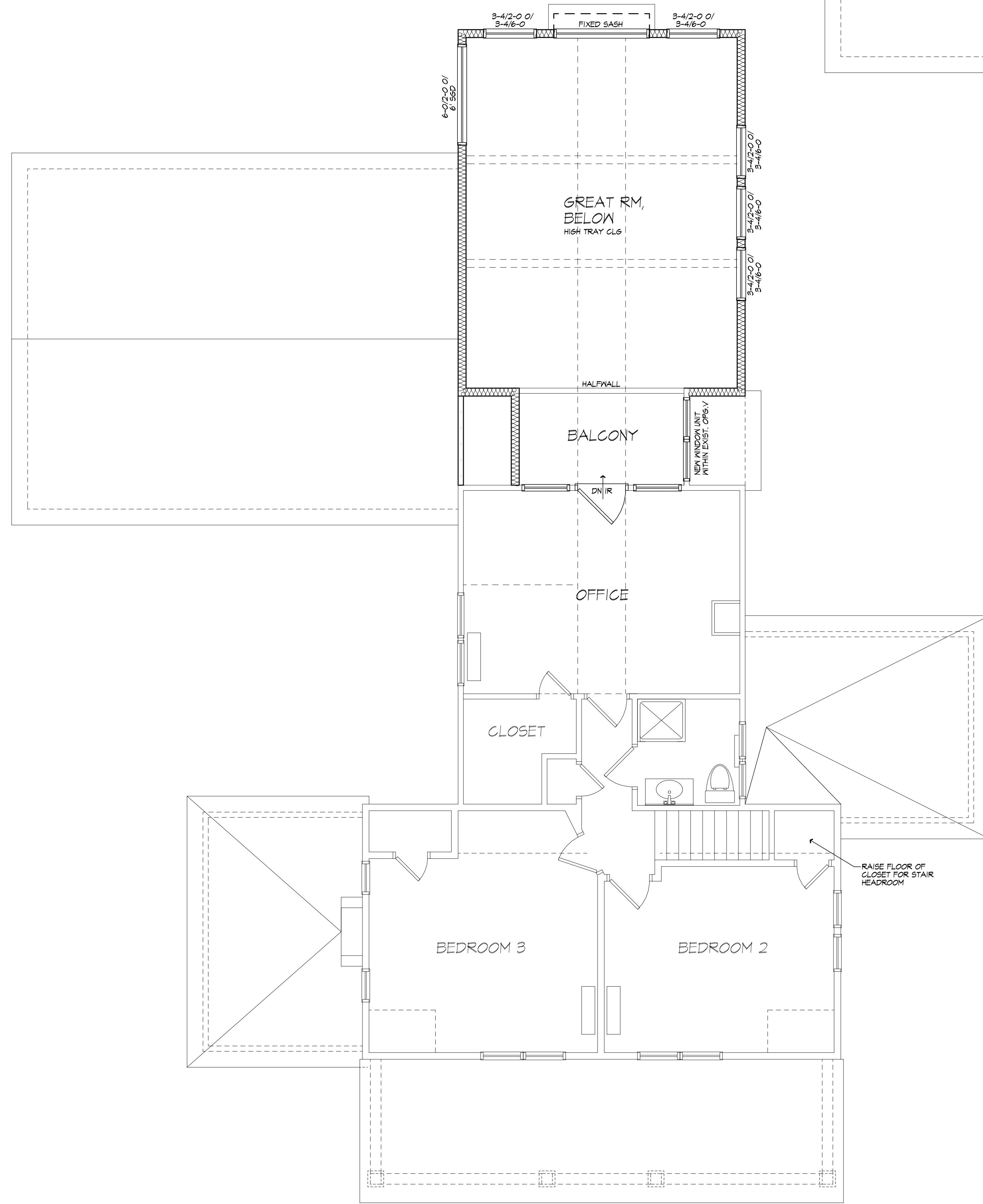
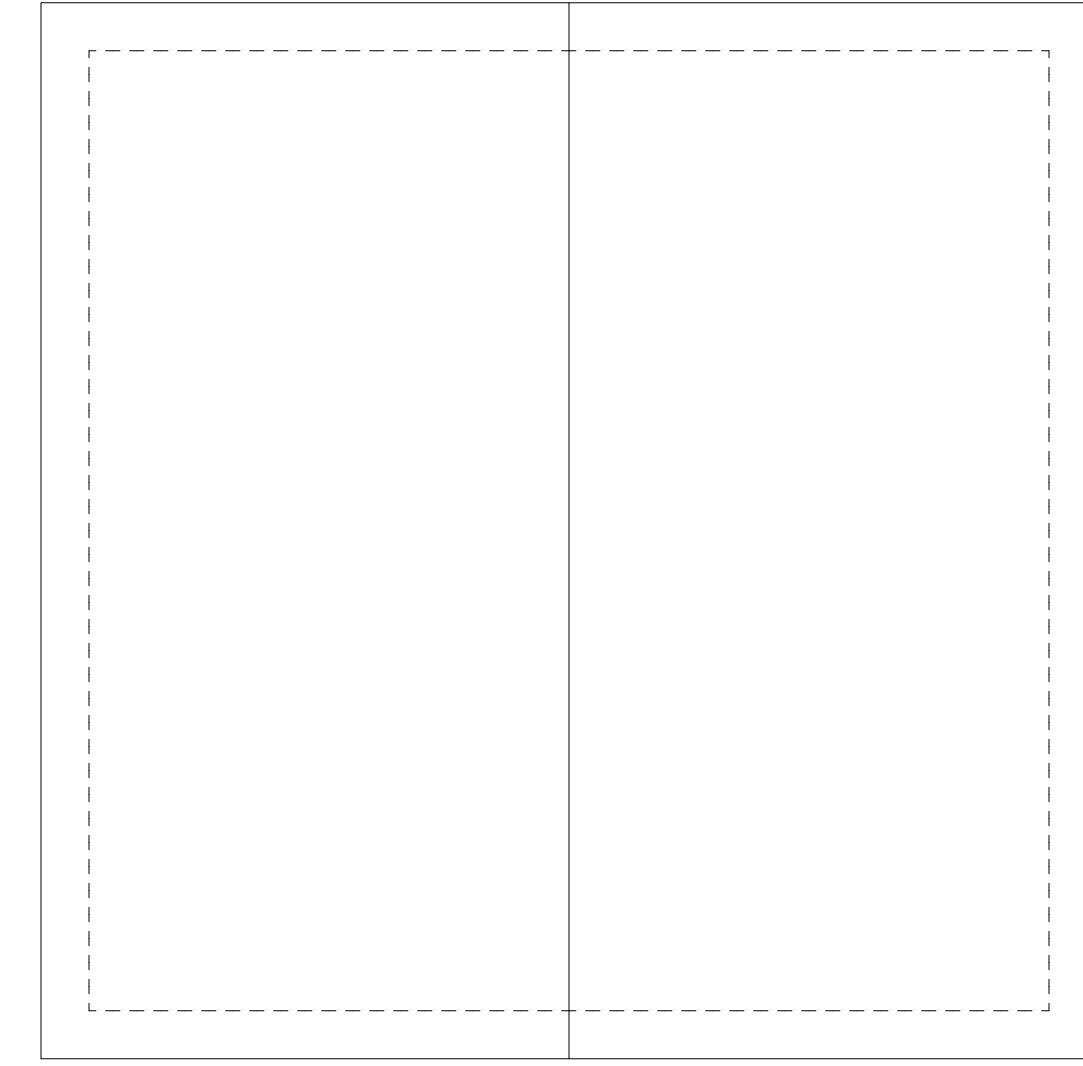
SHEET:

2
 OF 7 SHEETS





EXISTING SECOND FLOOR PLAN



PROPOSED SECOND FLOOR PLAN

EXISTING AREA: 817 SQ FT
 PROPOSED ADDITION AREA: 67 SQ FT
 TOTAL PROPOSED AREA: 884 SQ FT SQ FT



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

121 Sully's Trail
 Pittsford, NY 14534

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

www.MorabitoArchitects.com

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PROJECT:
 SHERMAN ADDITION
 246 LONG MEADOW CIRCLE

CLIENT:
 NEAL & PAM SHERMAN

DRAWING:
 2ND FLOOR PLAN

DRAWN:
 PAUL MORABITO

DATE: JANUARY 2022

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

JOB NO.: 2104/22

SHEET:

6

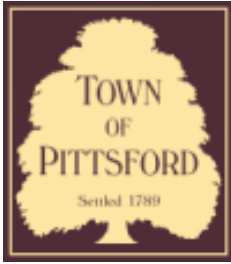
OF 7 SHEETS











Town of Pittsford

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

Permit #
B21-000240

Phone: 585-248-6250

FAX: 585-248-6262

DESIGN REVIEW AND HISTORIC PRESERVATION BOARD REFERRAL OF APPLICATION

Property Address: 33 Coventry Ridge PITTSFORD, NY 14534

Tax ID Number: 177.03-5-42

Zoning District: IZ Incentive Zoning

Owner: TOC Capital Ventures LLC

Applicant: Coventry Ridge Building Corp.

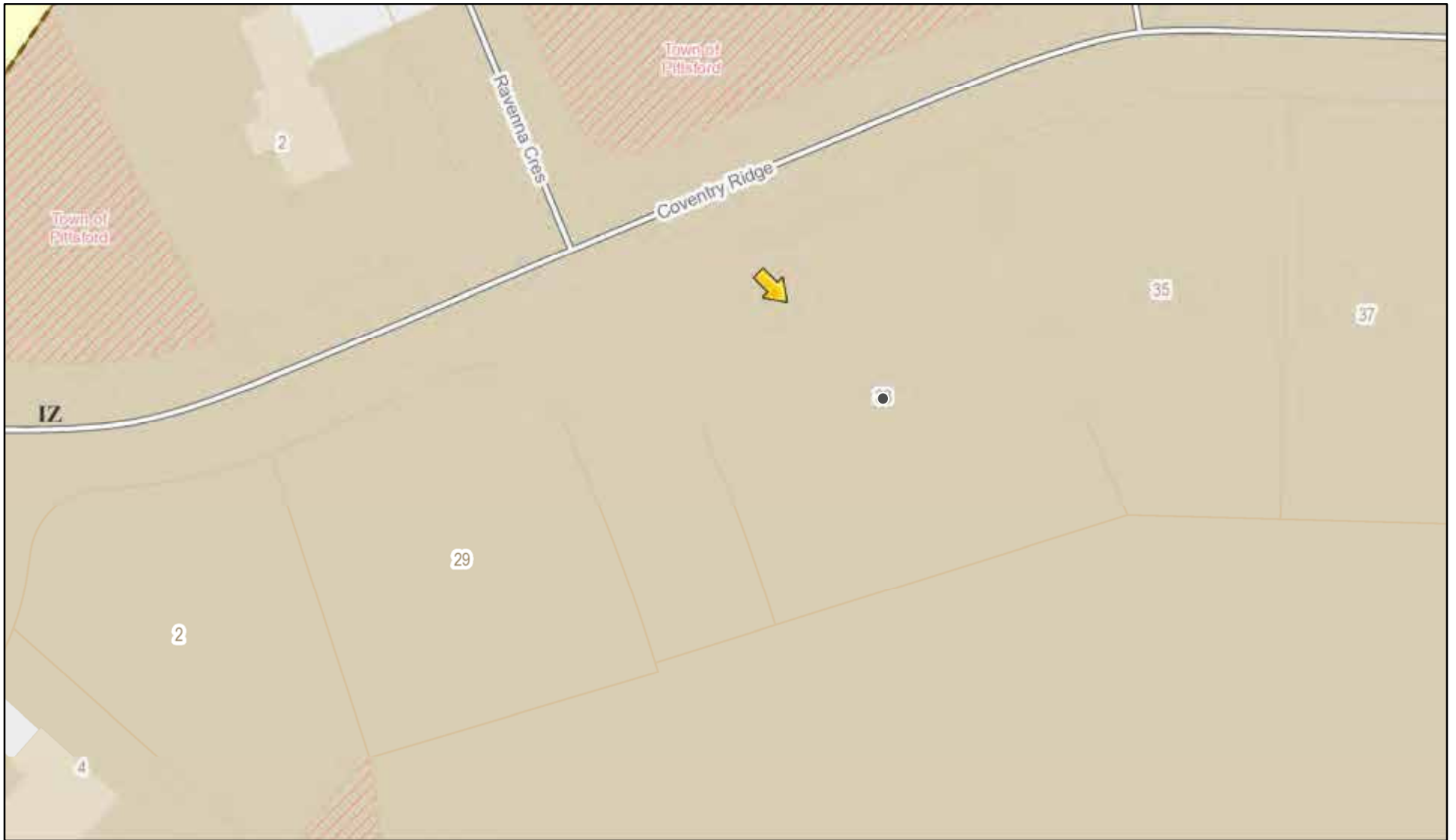
Application Type:

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

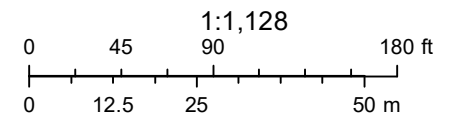
Project Description: Applicant is returning to request design review for the construction of a two story single family home approximately 2926 square feet that is located located in the Coventry Ridge Subdivision. Applicant would like change to an end load garage instead of the front load garage that was previously approved.

Meeting Date: February 24, 2022

RN Residential Neighborhood Zoning

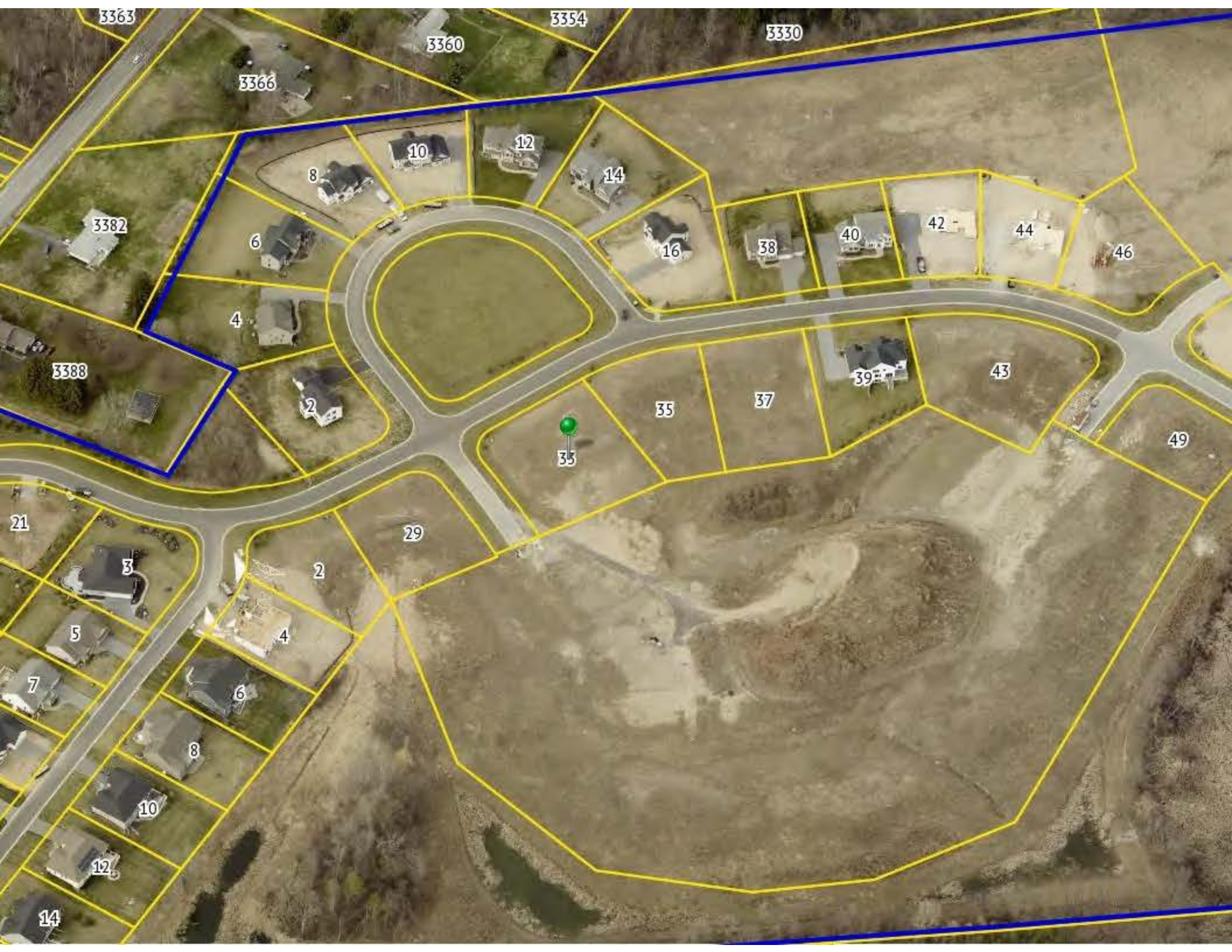


Printed December 29, 2021



Town of Pittsford GIS

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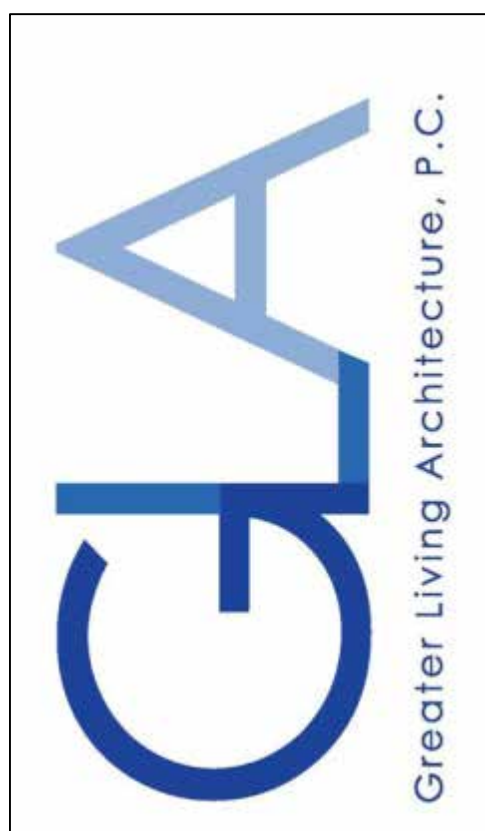
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REVISIONS:

DATE	BY	DESCRIPTION

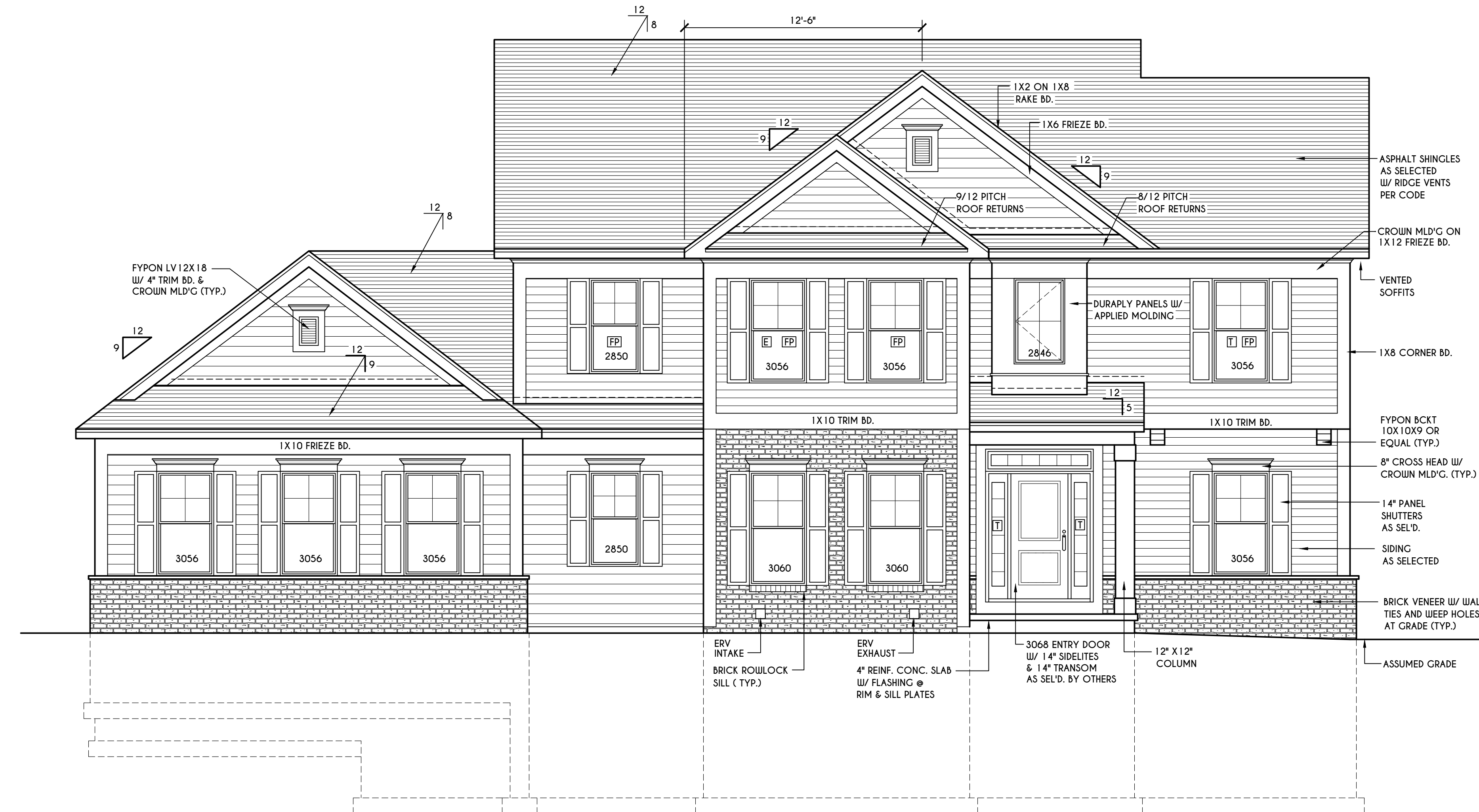
CLIENT/LOCATION:
 SPEC HOUSE
 LOT 103 COVENTRY RIDGE
 PITTSFORD, NY

BUILDER:
 COVENTRY RIDGE
 BUILDING CORP.

ELEVATIONS

GLA PLAN 2926

drawn: CDK	checked: JJS
scale: AS NOTED	date: 2 / 22
PROJECT: 15420E	sheet: 1 / 6



FRONT ELEVATION

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

FIRST FLOOR LIVING AREA = 1444 SQ.FT.
 SECOND FLOOR LIVING AREA = 1482 SQ.FT.
 TOTAL LIVING AREA = 2926 SQ.FT.
 TOTAL CONDITIONED VOLUME = 40,774 CU.FT.

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

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

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

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

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

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

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

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

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

WINDOWS: VUD 2 LOC DH SOLAR GAIN W/ ARGON
 U-FACTOR 0.29
 SHGC 0.56

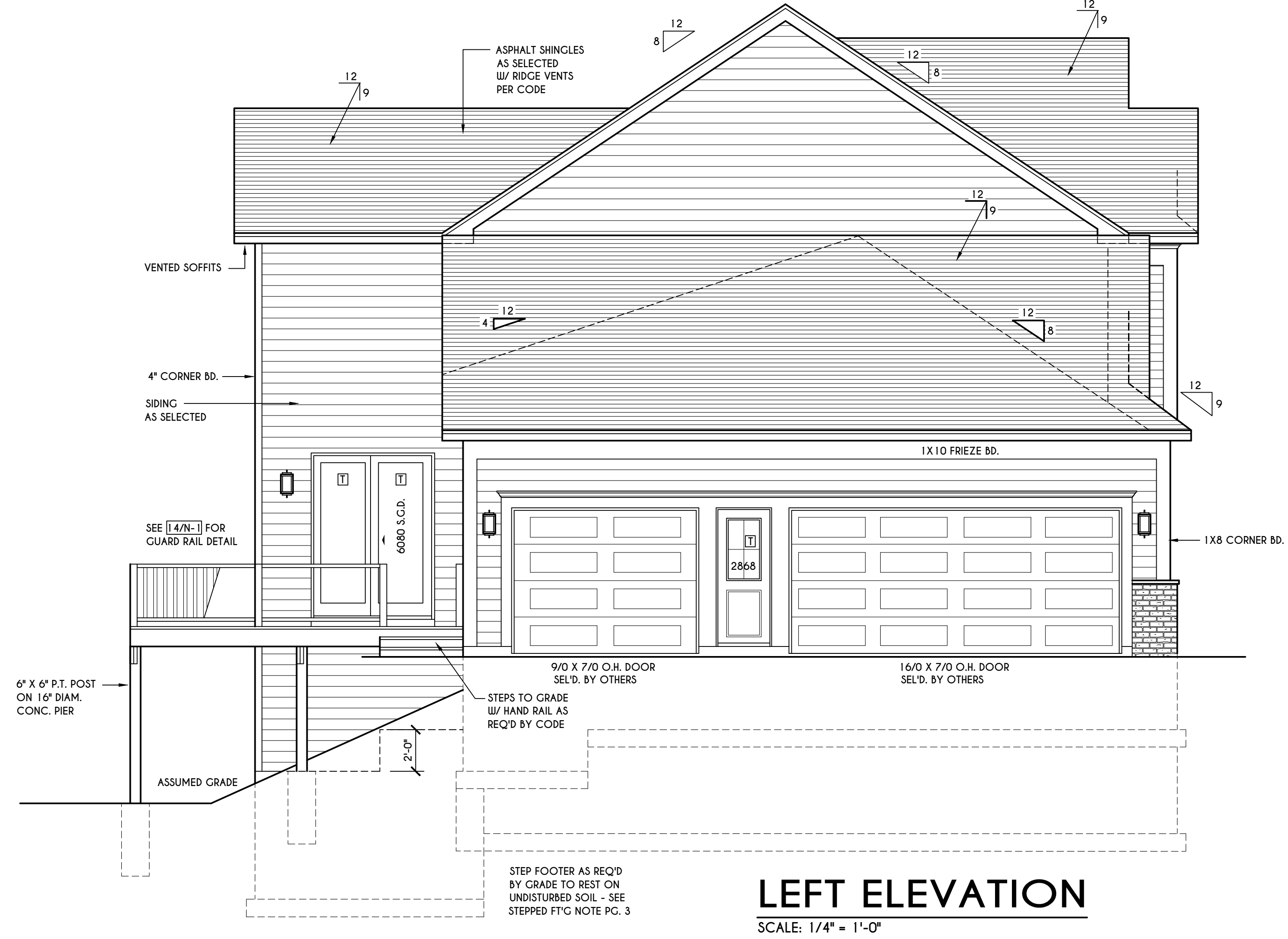
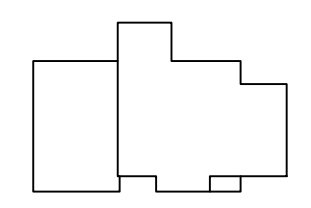
DOORS: SELECTION BY OWNER
 AIR INFILTRATION RATE FOR WINDOWS, SKYLIGHTS, & SLIDING DOORS TO BE NO MORE THAN 0.3 cfm/ft. & SWING DOORS NO MORE THAN 0.5 cfm/ft. AS PER SECT. R402.4.3 OF 2020 ECCCNYS

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

GENERAL NOTES:
 ALL RAKES & OVERHANGS ARE TO BE 1'-0" UNLESS NOTED OTHERWISE
 BUILDER TO PROVIDE ROOF OR RIDGE VENTS AS PER CODE- THE MINIMUM NET FREE VENTILATION AREA SHALL BE 1/150 OF THE AREA OF THE VENTED SPACE (SECT. R806.2)
 4/12 PITCH ROOFS OR SHALLOWER TO HAVE 2 LAYERS 15# FELT
 CONTRACTOR TO CONTACT THIS OFFICE PRIOR TO CONSTRUCTION IF THE ASSUMED GRADE DEPICTED IS INACCURATE AND / OR WILL ALTER THE DESIGN AND / OR STRUCTURE NOTED.

MECHANICAL VENTILATION RATE:
 THIS PLAN AS DESIGNED REQUIRES (MIN) 1 CONTINUOUSLY RUN EXHAUST FAN CAPABLE OF (MIN) 60 c.f.m. WITH A MANUAL OVERRIDE SWITCH AS PER SECTION M1505.4.2 OF 2020 RCNYS
 SEE TABLES M1505.4.3(1) & M1505.4.3(2) & M1505.4.4 (PAGE 1)

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



LEFT ELEVATION

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

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 PITTSFORD, NY

BUILDER:
 COVENTRY RIDGE
 BUILDING CORP.

ELEVATIONS

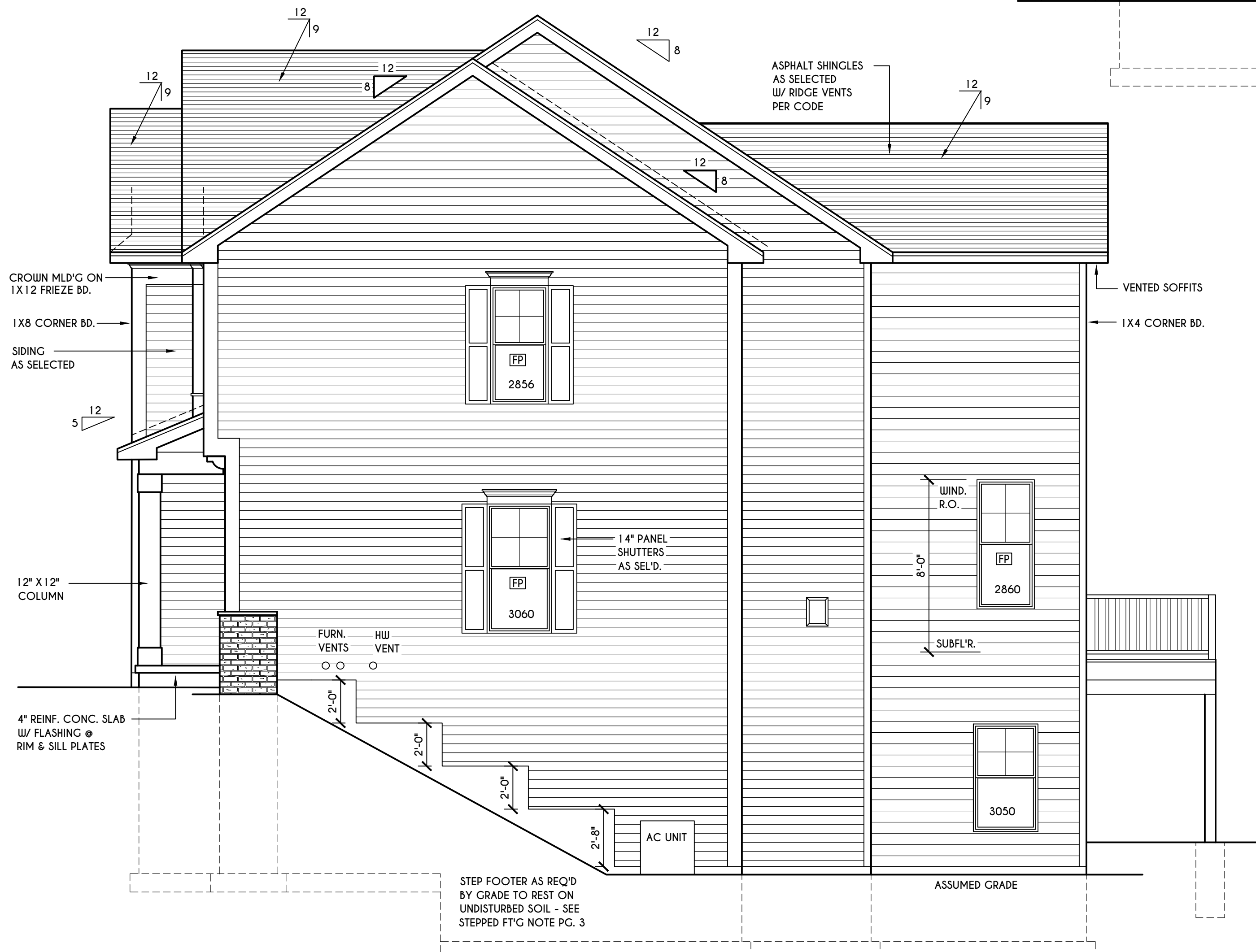
GLA PLAN 2926

drawn: CDK	checked: JJS
scale: AS NOTED	date: 2 / 22
PROJECT: 15420E	sheet: 2 / 6



REAR ELEVATION

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



RIGHT ELEVATION

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

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

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6,001-7,500	90	105	120	135	150
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FOR SI: 1 square foot=0.0929 m². 1 cubic foot per min=0.0004719 m³/s

TABLE M 1505.4.3 (2)
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FACTOR ^a	4	3	2	1.5	1.3	1.0

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

WINDOWS: VWD 2 10C DH SOLAR GAIN W/ ARGON
 U-FACTOR 0.29
 SHGC 0.56

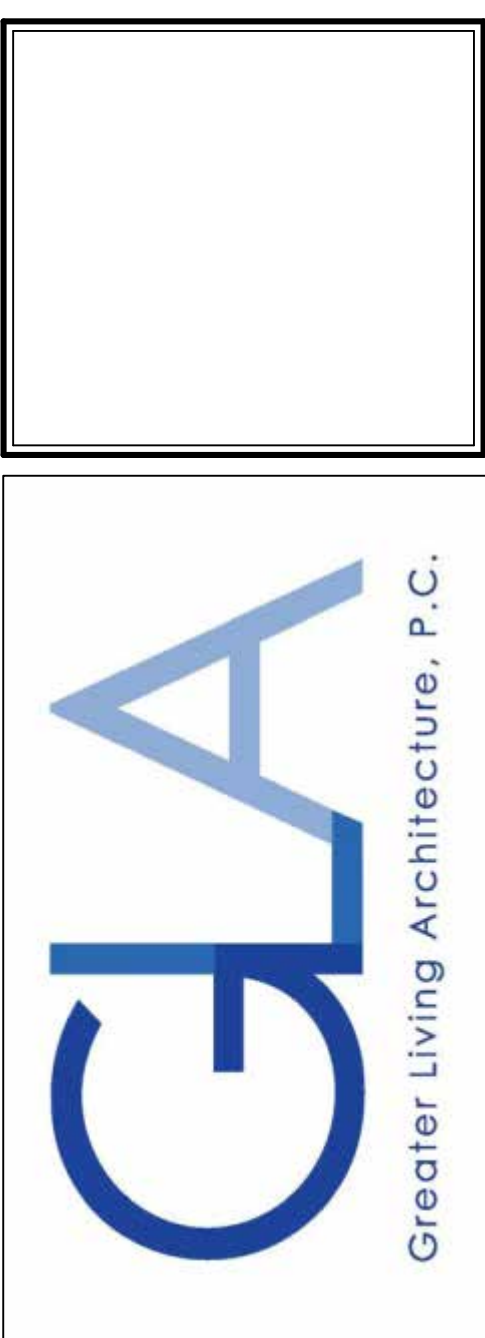
DOORS: SELECTION BY QUINER
 AIR INFILTRATION RATE FOR WINDOWS, SKYLIGHTS, & SLIDING DOORS TO BE NO MORE THAN 0.3 cfm/sf. & SWING DOORS NO MORE THAN 0.5 cfm/sf. AS PER SECT. R402.4.3 OF 2020 ECCNY

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
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 4/12 PITCH ROOFS OR SHALLOWER TO HAVE 2 LAYERS 15# FELT
 CONTRACTOR TO CONTACT THIS OFFICE PRIOR TO CONSTRUCTION IF THE ASSUMED GRADE DEPICTED IS INACCURATE AND / OR WILL ALTER THE DESIGN AND / OR STRUCTURE NOTED.

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

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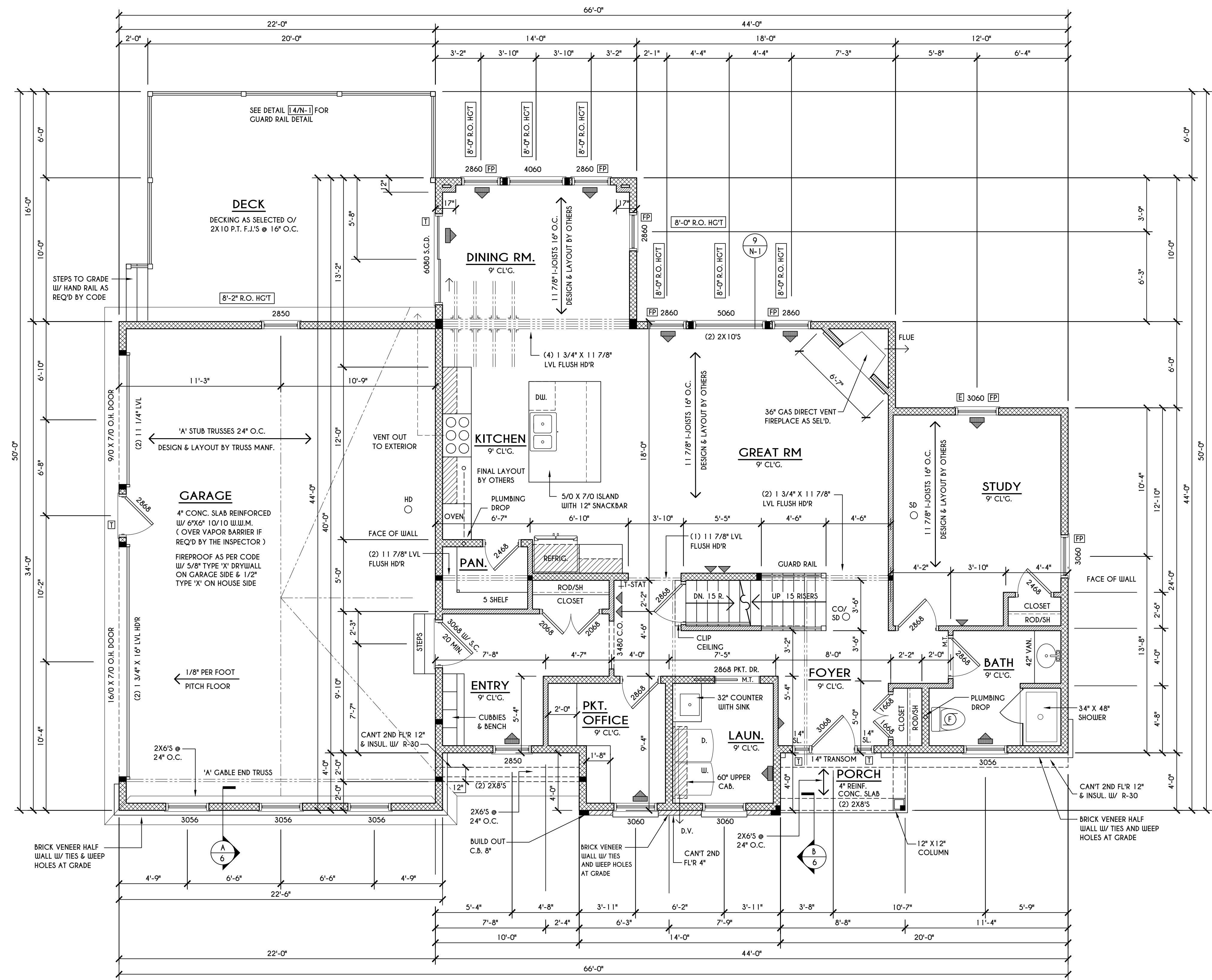
CLIENT/LOCATION:
 SPEC HOUSE
 LOT 103 COVENTRY RIDGE
 PITTSFORD, NY

BUILDER:
 COVENTRY RIDGE
 BUILDING CORP.

FIRST FLOOR PLAN

GLA PLAN 2926

drawn: CDK	checked: JJS
scale: AS NOTED	date: 2 / 22
PROJECT: 15420E	sheet: 4 / 6



FIRST FLOOR PLAN
 SCALE: 1/4" = 1'-0"
 1444 SQ. FT.

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

FRAMING LEGEND:

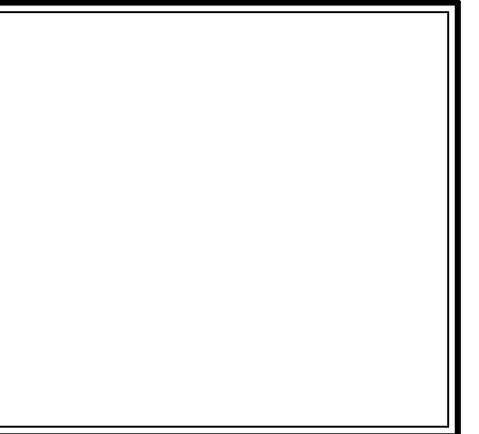
	PROVIDE SOLID POSTING- GLUED & NAILED, EQUAL TO THE # OF HEADERS TO BE SUPPORTED- UNLESS NOTED OTHERWISE
	DROPPED HEADER
	FLUSH HEADER
	2X4 STUDS @ 16" O.C.
	2X6 STUDS @ 16" O.C.

GENERAL FIRST FLOOR PLAN NOTES:
 FIRST FLOOR PLATE HGT TO BE 9'-1 1/8" (UNLESS NOTED OTHERWISE)
 ALL WINDOW R.O. HCTS TO BE 6'-10 1/2" U.N.O.
 PROVIDE SOLID BLOCKING UNDER ALL BEARING POINTS DOWN TO FOUNDATION WALL
 PROVIDE DBL JACK STUDS EA. SIDE OF LOAD BEARING OPENINGS > / = 4'-0"
 ALL ANGLES TO BE 45 DEG. U.N.O.
 ALL EXTERIOR WINDOW & DOOR HEADERS TO HAVE MIN. R-5 INSUL. & TO BE MIN. (2)2X8'S OR (3)2X6'S (U.N.O.)
 ALL APPLIANCES SHOWN TO BE BY OWNER OR AS PER CONTRACT BY BUILDER
 SMOKE (SD) & 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 OPERATOR 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

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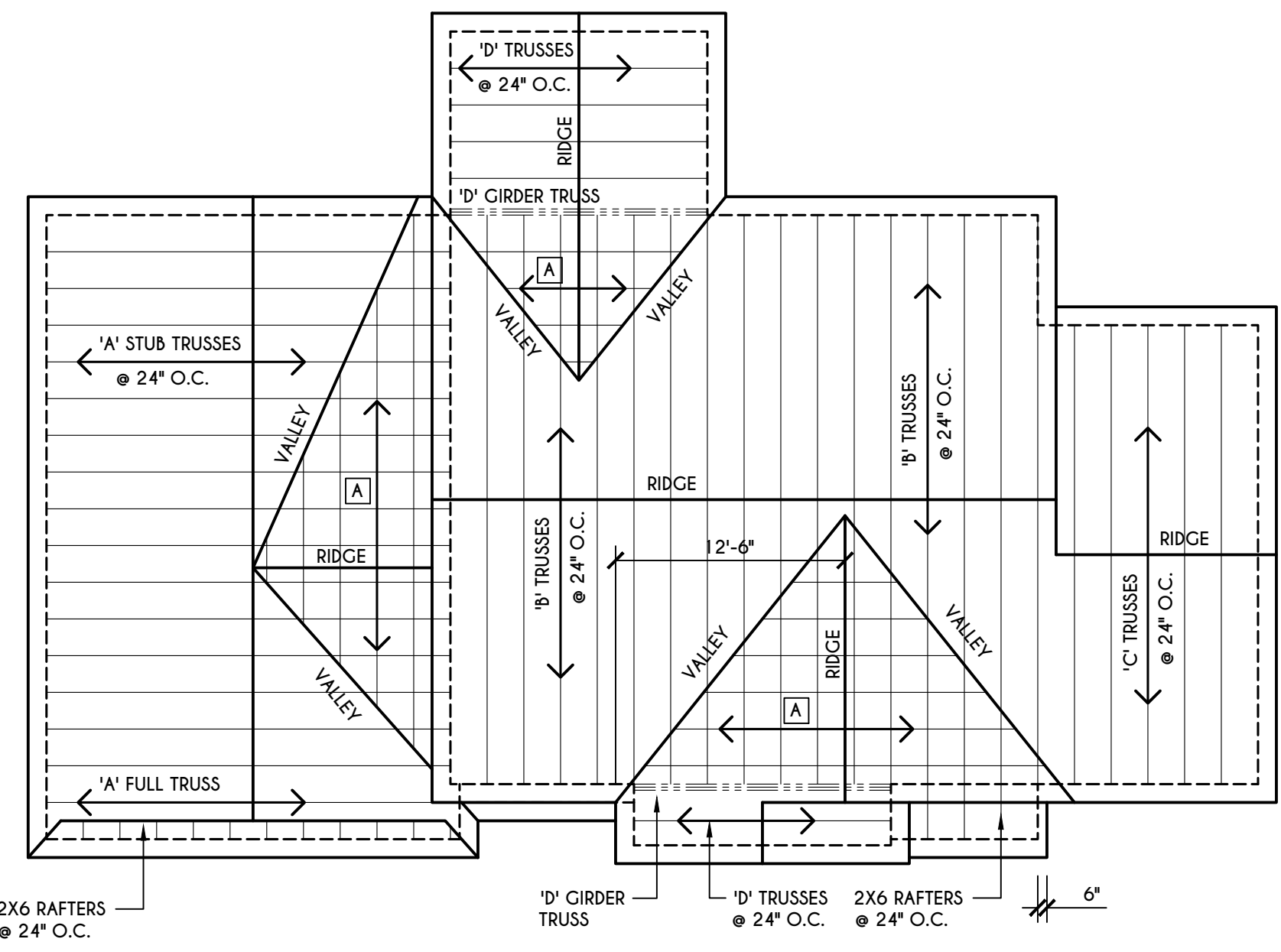
BUILDER:

COVENTRY RIDGE
 BUILDING CORP.

SECOND FLOOR PLAN

GLA PLAN 2926

drawn: CDK	checked: JJS
scale: AS NOTED	date: 2 / 22
PROJECT: 15420E	sheet: 5 / 6



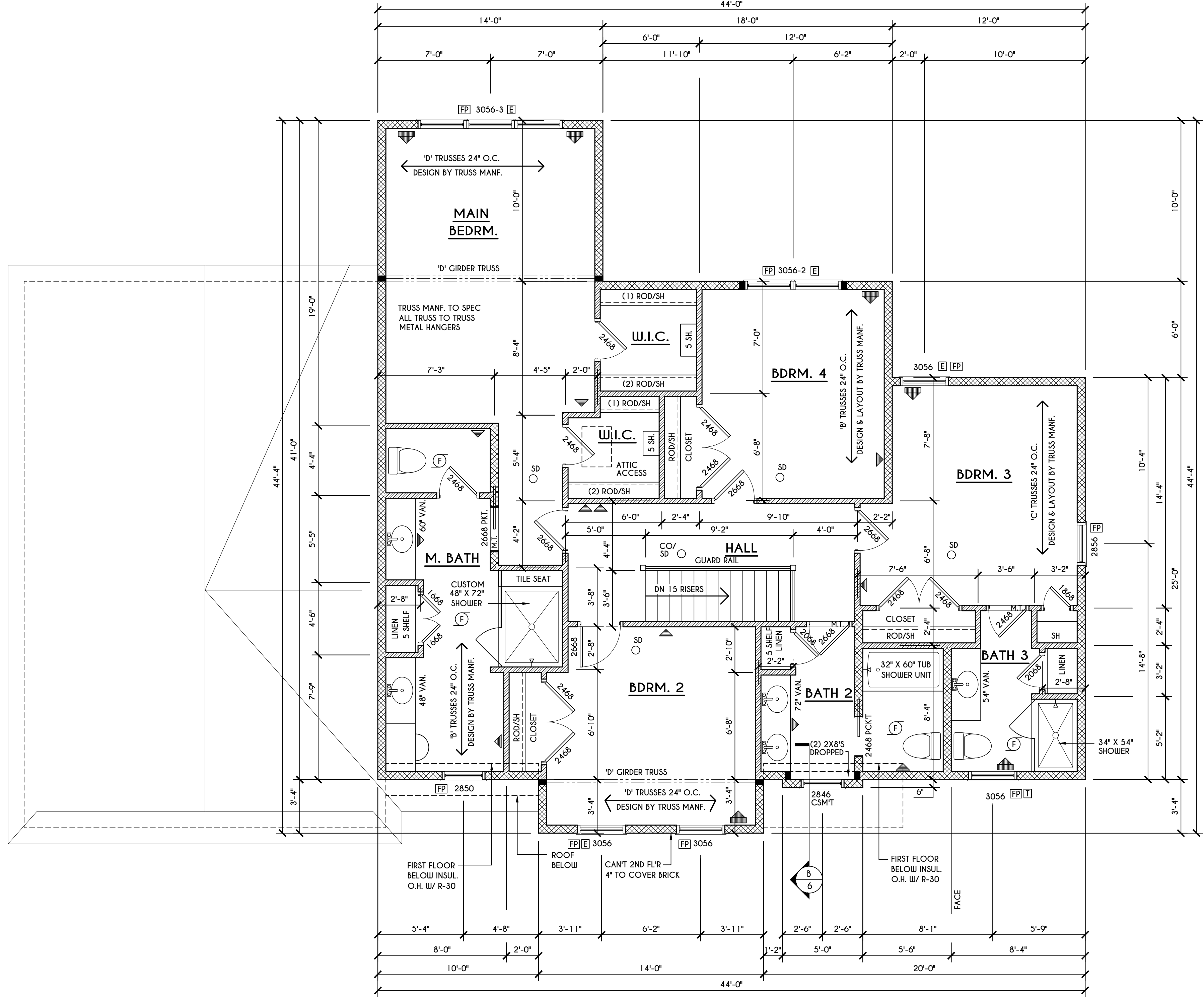
GENERAL ROOF NOTES:

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
 4/12 PITCH ROOFS OR SHALLOWER TO HAVE 2 LAYERS 15# FELT

ROOF PLAN

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

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



SECOND FLOOR PLAN

1482 SQ.FT.

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

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.
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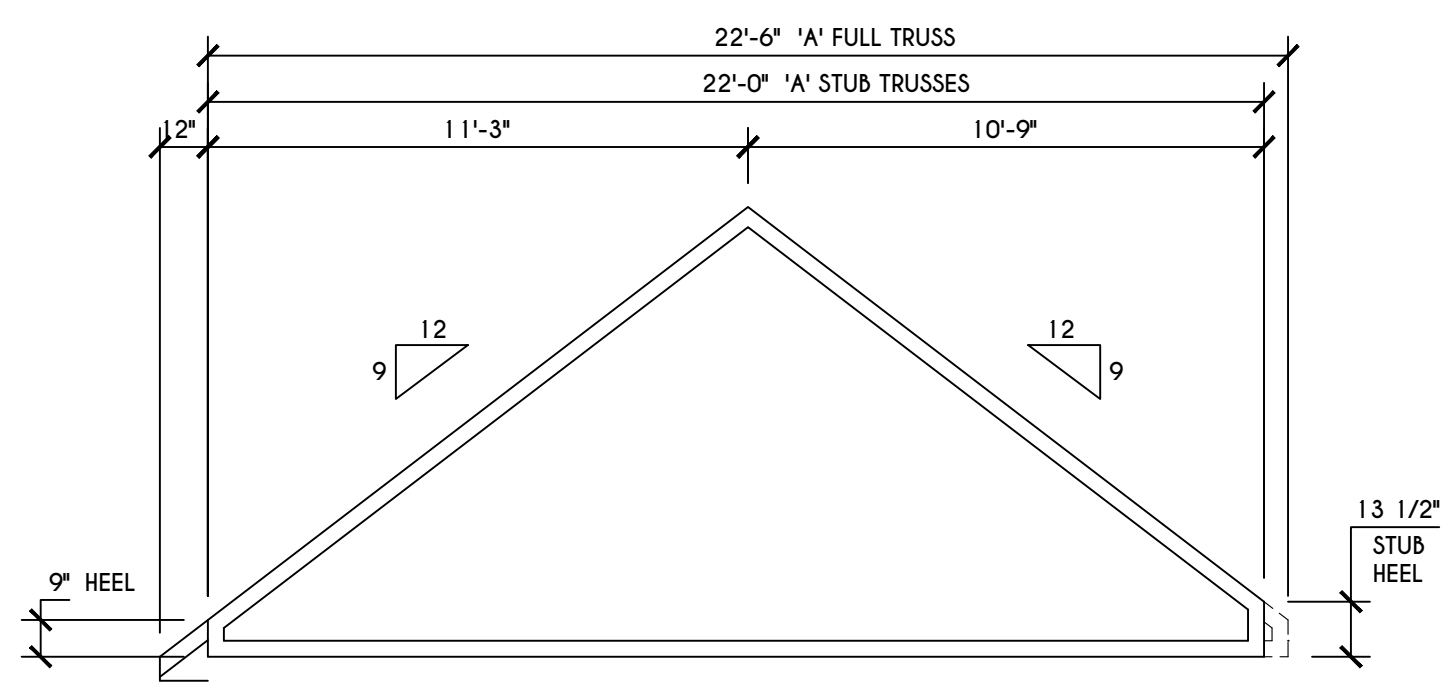
GENERAL SECOND FLOOR PLAN NOTES:

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 D/WL JACK STUDS EA. SIDE OF LOAD BEARING OPENINGS > 4'-0"
 ALL ANGLES TO BE 45 DEG. U.N.O.
 ALL EXTERIOR WINDOW & DOOR HEADERS TO HAVE MIN. R-5 INSUL. & TO BE MIN. (2)2X8'S OR (3)2X6'S (U.N.O.)
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 SMOKE (SD) & HEAT DETECTOR (HD), SHALL BE INSTALLED AS PER SECT. R314 OF 2020 RCNYS
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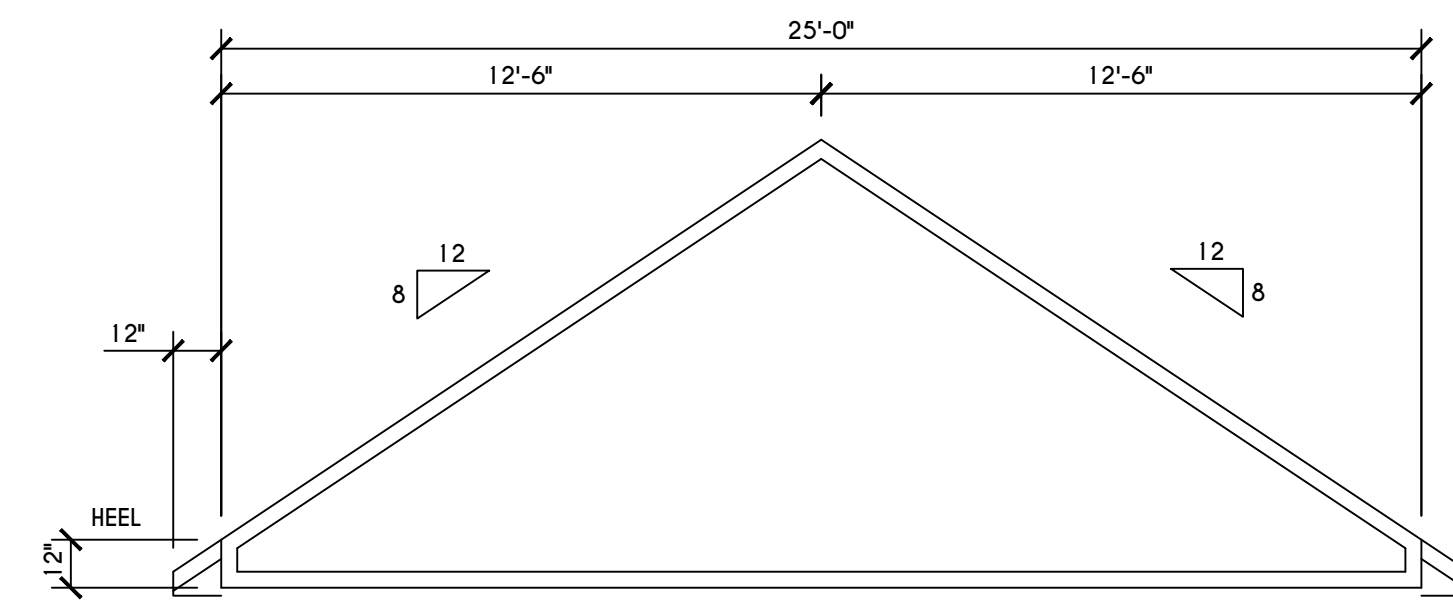
WINDOW / DOOR LEGEND:

- MEETS OR EXCEEDS EGRESS REQUIREMENTS
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 - CLEAR OPENING HEIGHT OF 24"
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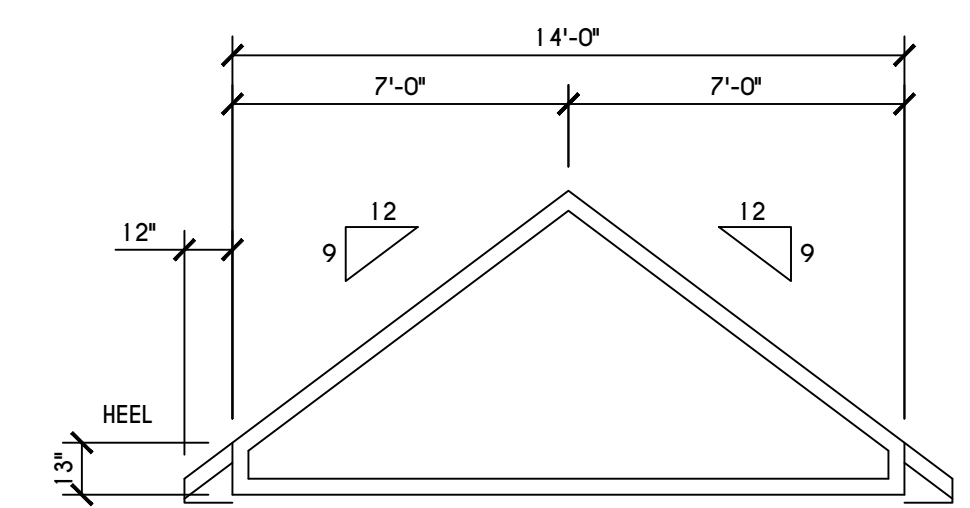
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'A' TRUSS PROFILE
 SCALE: 1/4" = 1'-0"

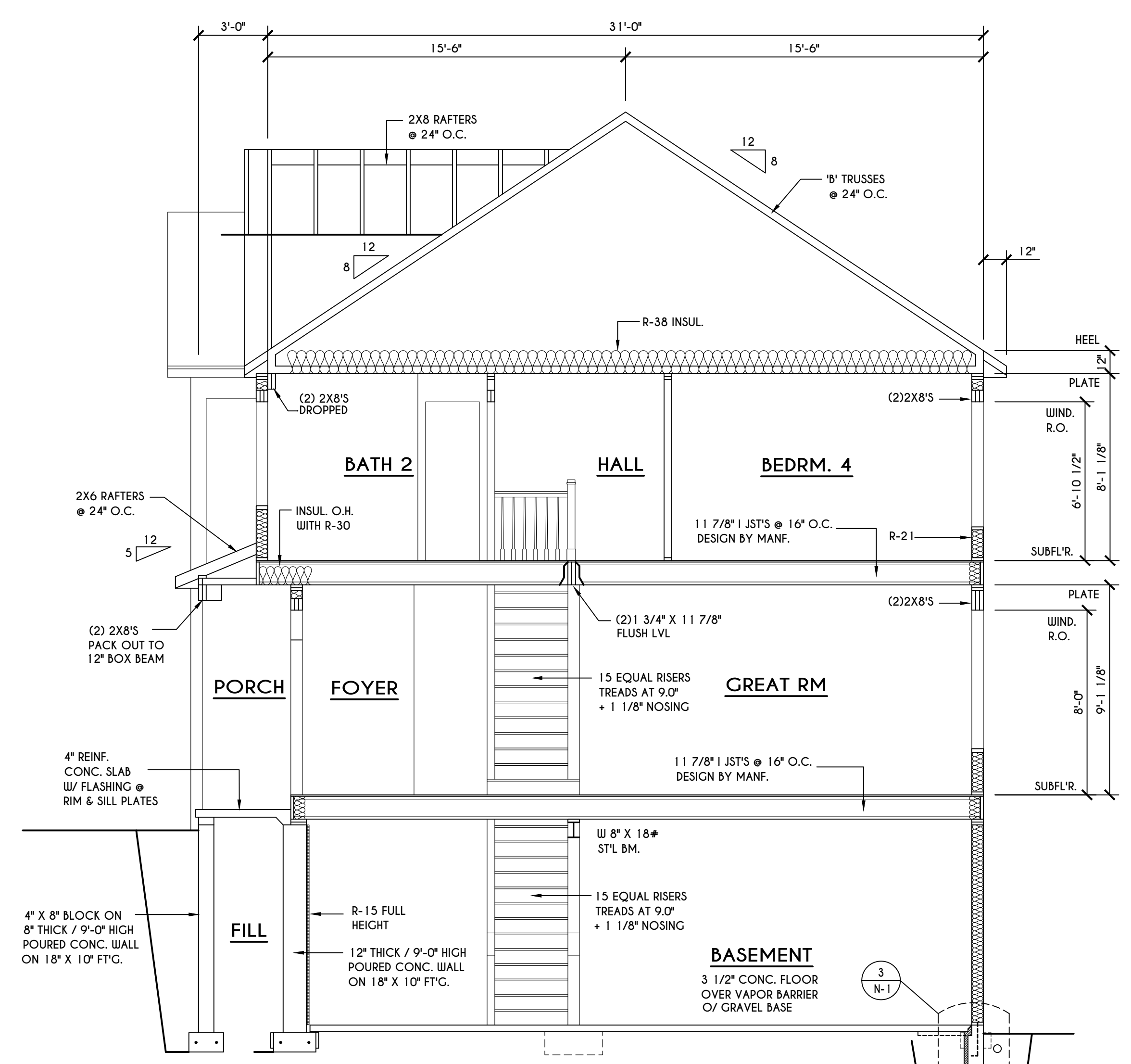


'C' TRUSS PROFILE
 SCALE: 1/4" = 1'-0"

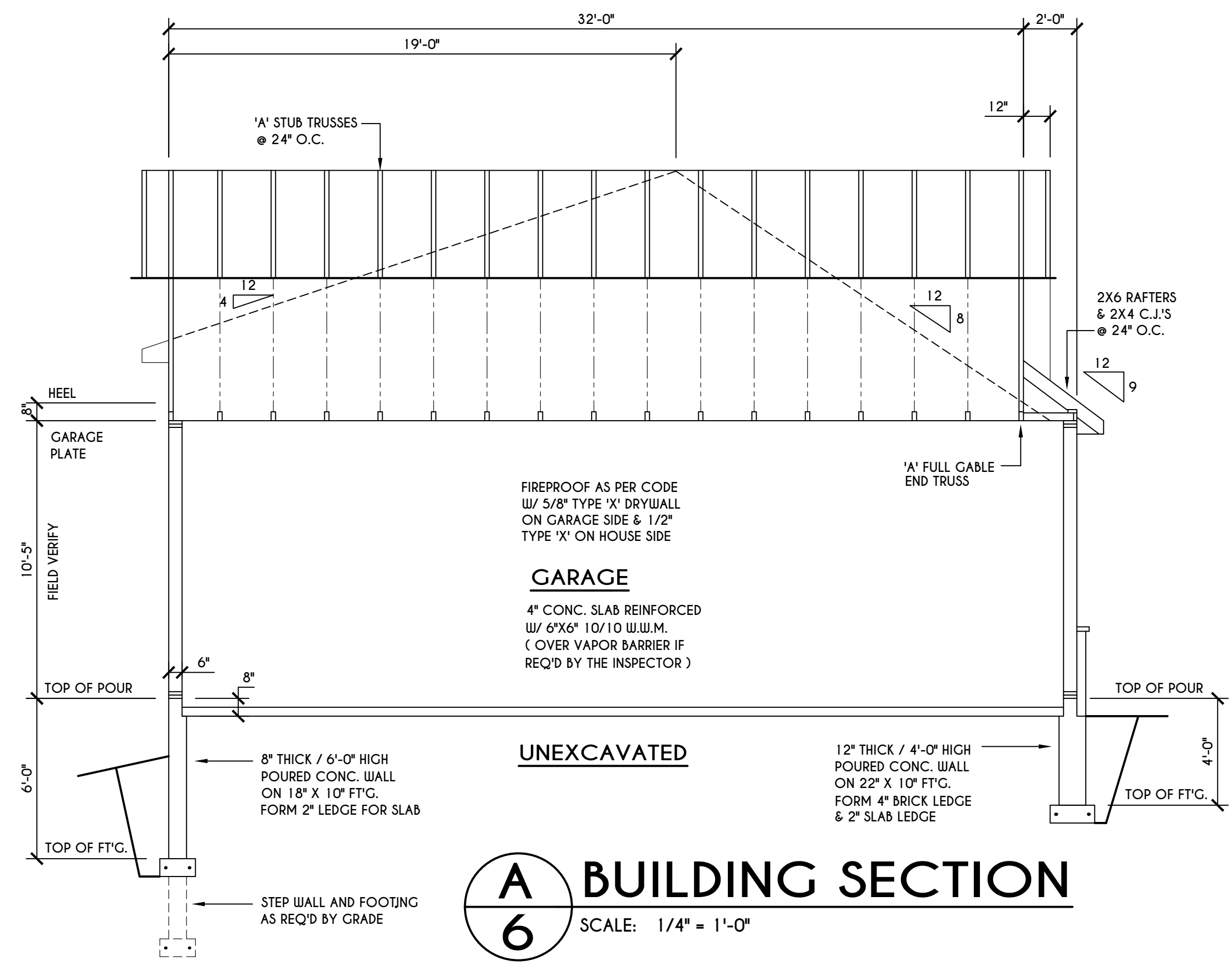


'D' TRUSS PROFILE
 SCALE: 1/4" = 1'-0"

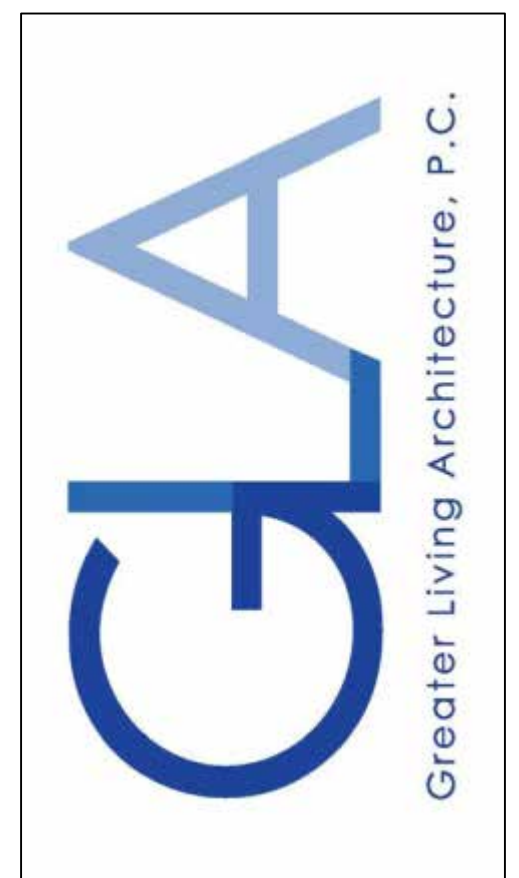
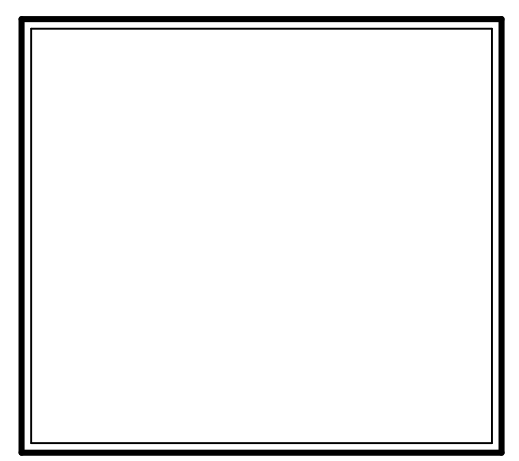
TRUSS NOTES:
 TRUSS PROFILE SHOWN FOR REFERENCE ONLY - MANUFACTURER IS RESPONSIBLE FOR CHORD LAYOUT AS REQ'D FOR DESIGN LOAD.
 TRUSS MANUFACTURER TO VERIFY ACTUAL LOAD AT GIRDER-TO-GIRDER CONNECTIONS & TO SPECIFY A MIN. METAL HANGER TO SUPP. THAT LOAD.
 PROVIDE TRUSS BRACING AS INDICATED BY TRUSS DESIGNER.



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



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



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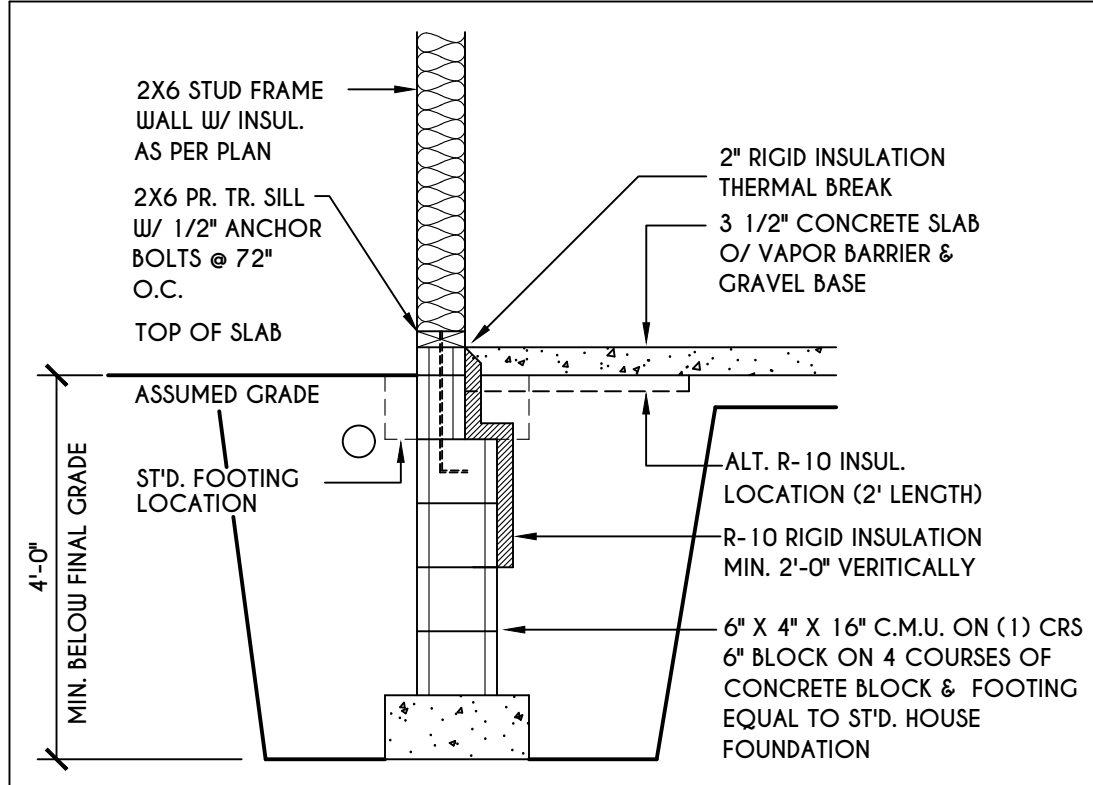
CLIENT/LOCATION:
 SPEC HOUSE
 LOT 103 COVENTRY RIDGE
 PITTSFORD, NY

BUILDER:
 COVENTRY RIDGE
 BUILDING CORP.

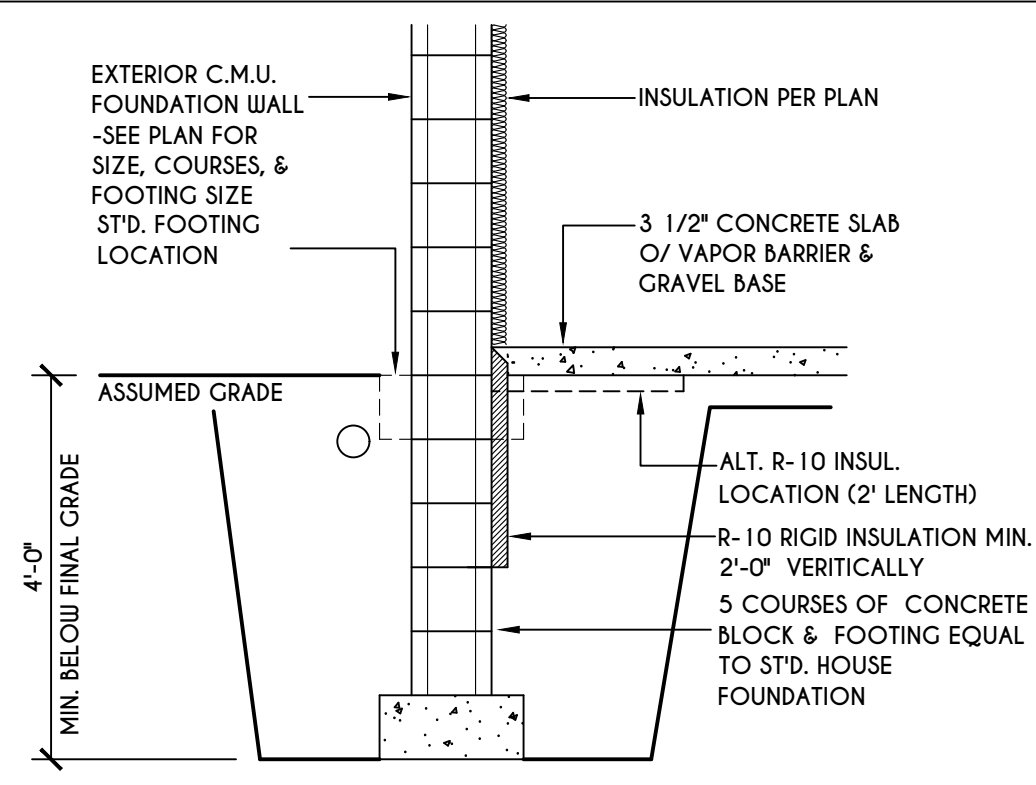
SECTIONS

GLA PLAN 2926

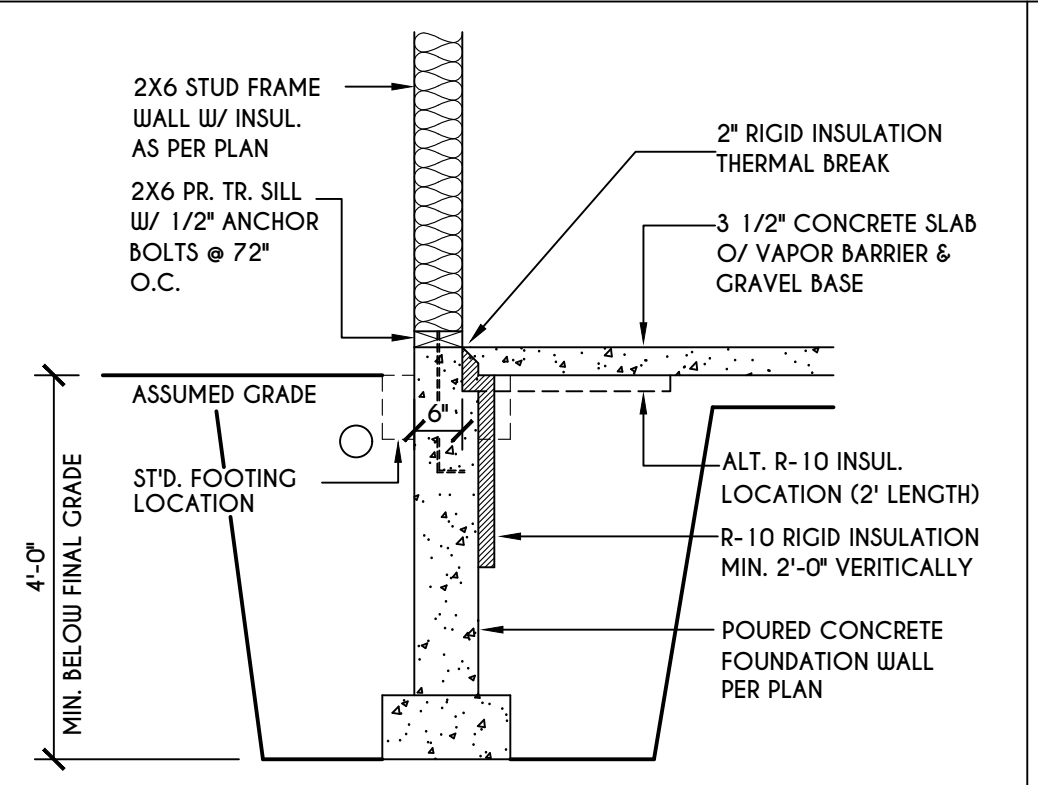
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scale: AS NOTED	date: 2 / 22
PROJECT: 15420E	sheet: 6 / 6



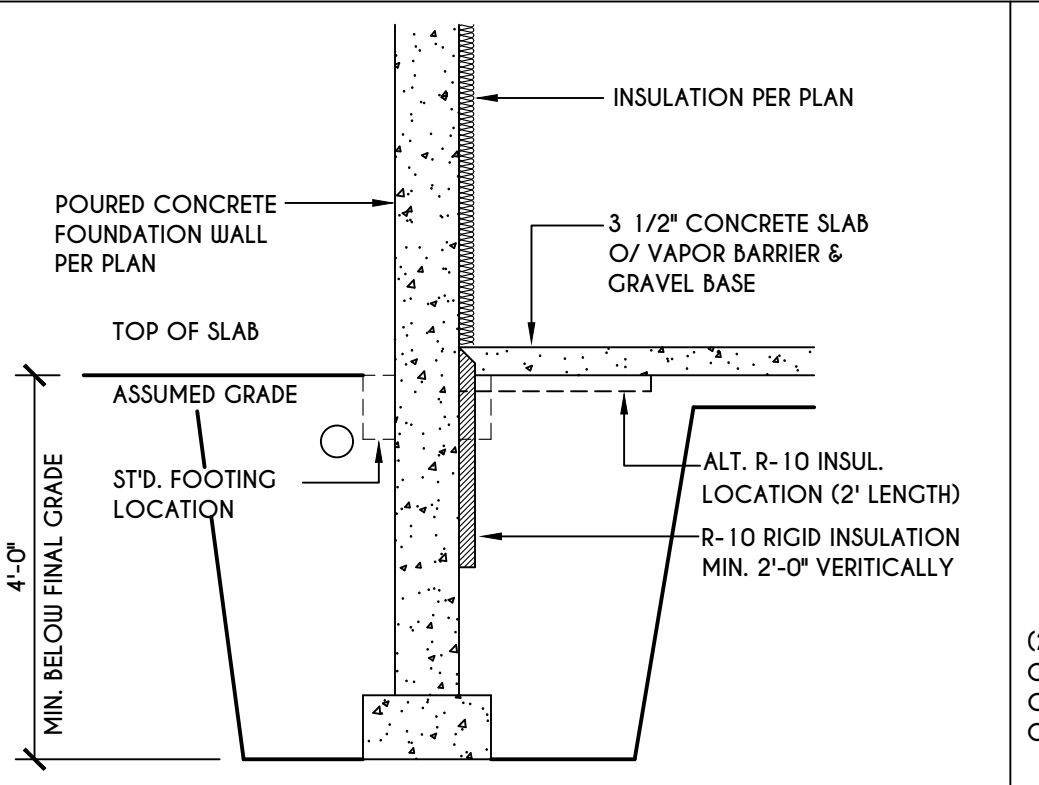
1
N-1
2X6 FRAME WALL ON C.M.U.
WALK OUT DETAIL
SCALE: 1/2" = 1'-0"



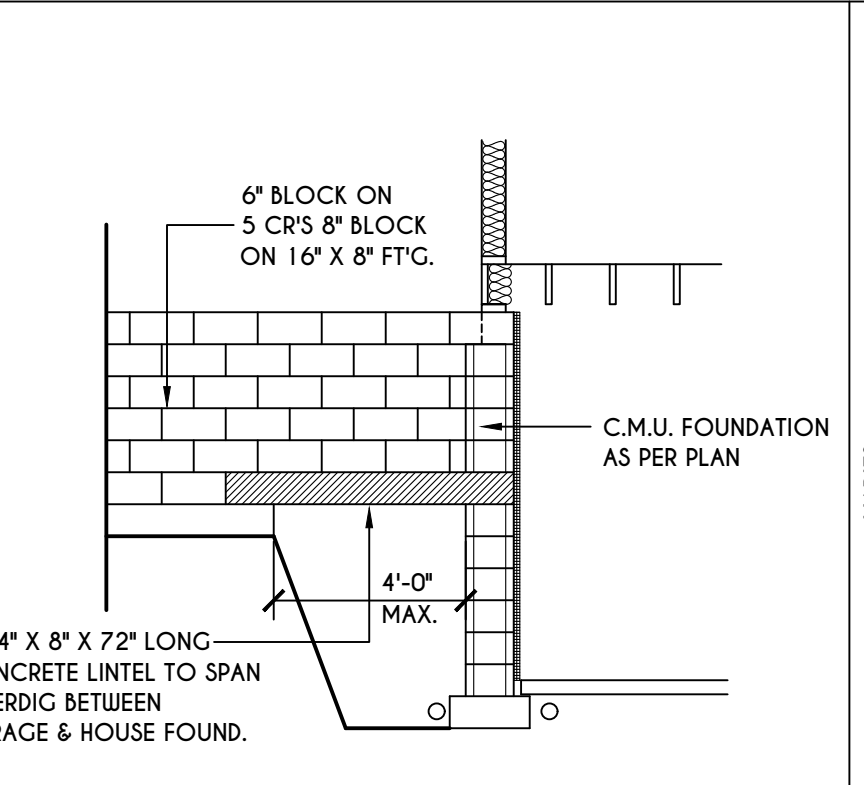
2
N-1
C.M.U.
WALK OUT DETAIL
SCALE: 1/2" = 1'-0"



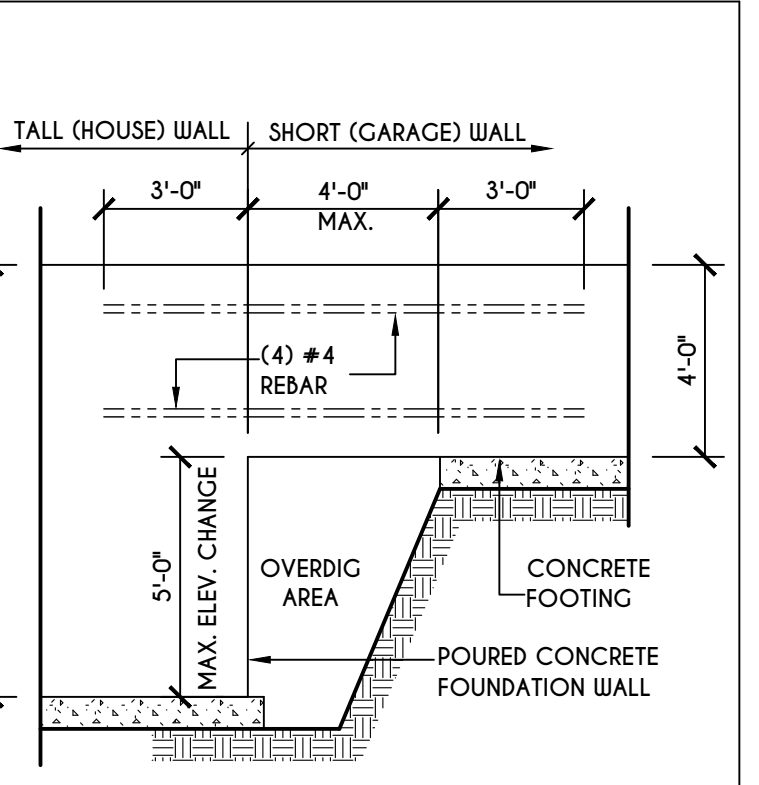
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N-1
2X6 FRAME WALL ON POURED CONC.
WALK OUT DETAIL
SCALE: 1/2" = 1'-0"



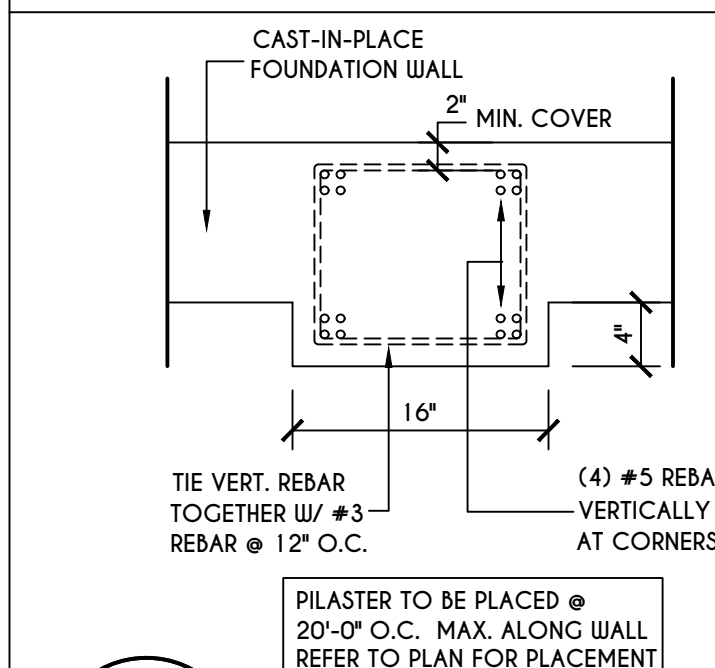
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N-1
POURED CONC.
WALK OUT DETAIL
SCALE: 1/2" = 1'-0"



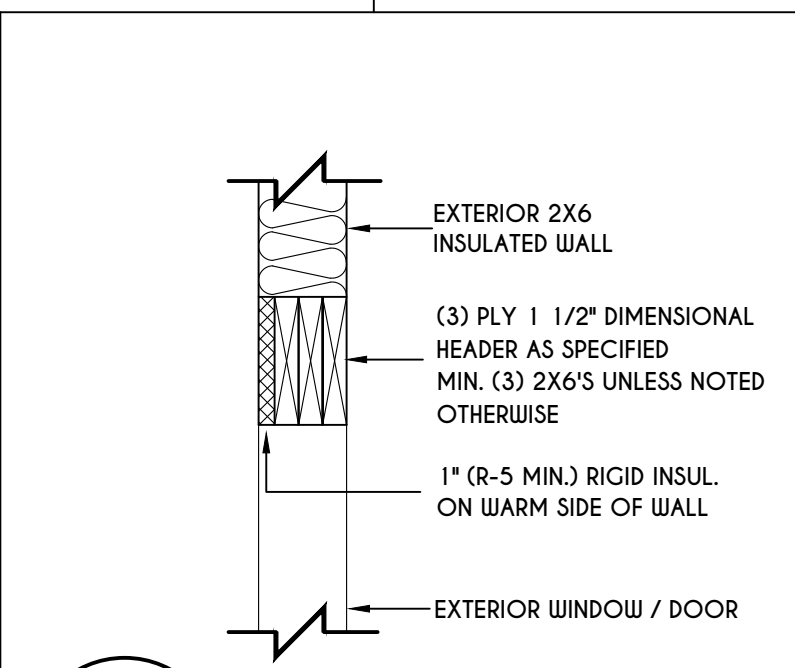
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N-1
C.M.U. JUMP
FOOTING DETAIL
SCALE: 1/4" = 1'-0"



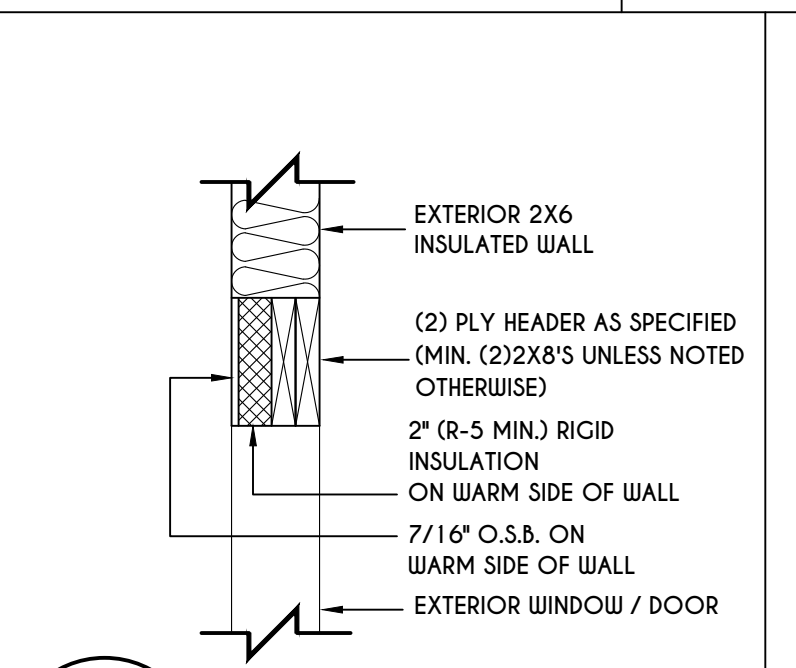
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N-1
POURED WALL JUMP
FOOTING DETAIL
SCALE: 1/4" = 1'-0"



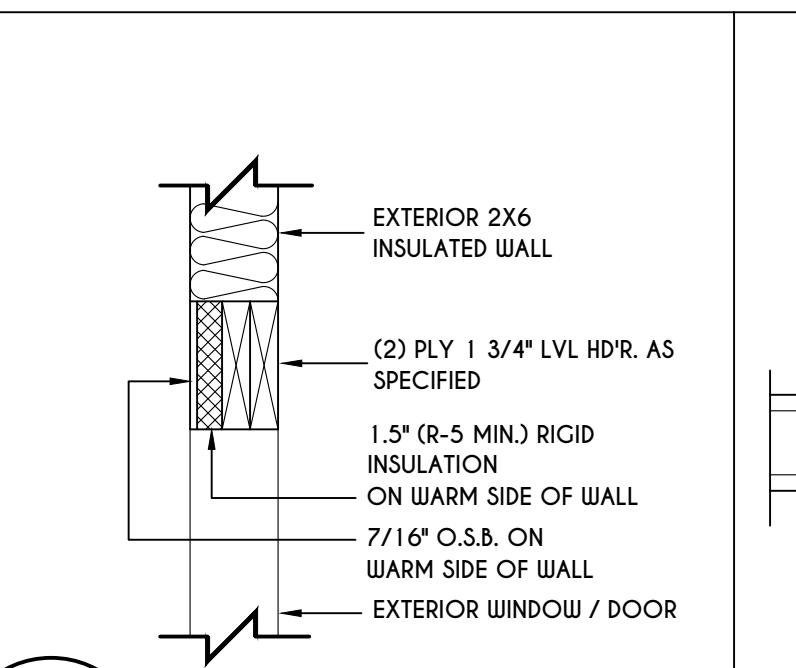
7
N-1
POURED WALL
PILASTER DETAIL
SCALE: 1" = 1'-0"



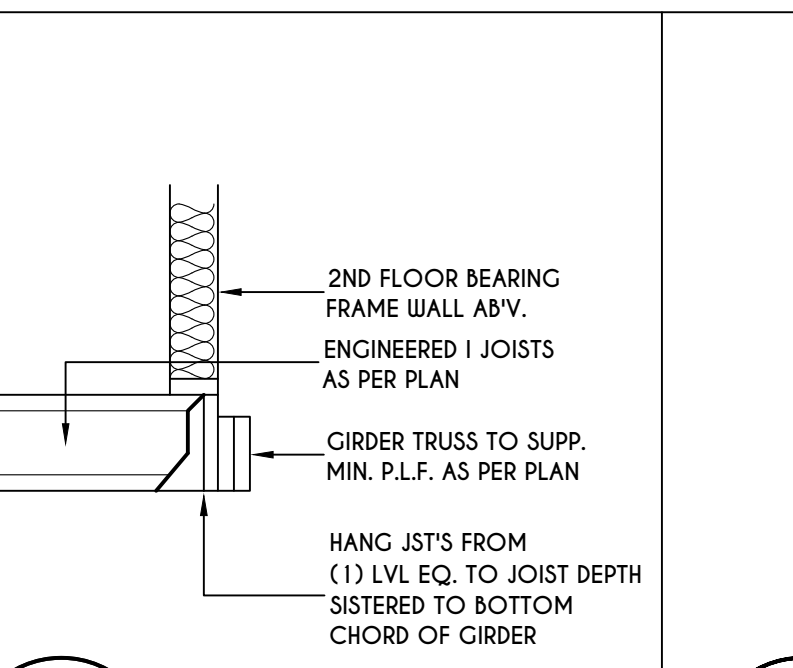
8
N-1
EXTERIOR INSULATED
3 PLY HEADER DETAIL
SCALE: 1" = 1'-0"



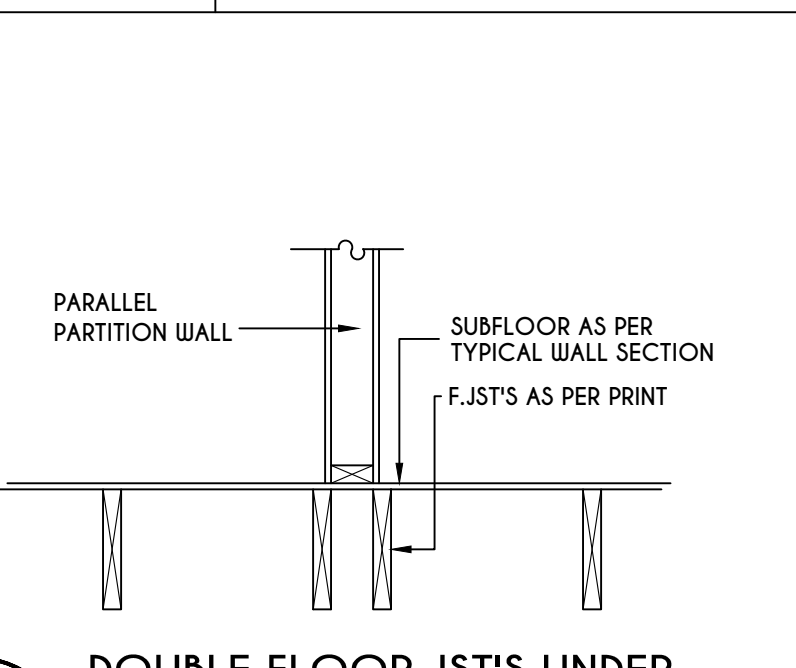
9
N-1
EXTERIOR INSULATED
2 PLY HEADER DETAIL
SCALE: 1" = 1'-0"



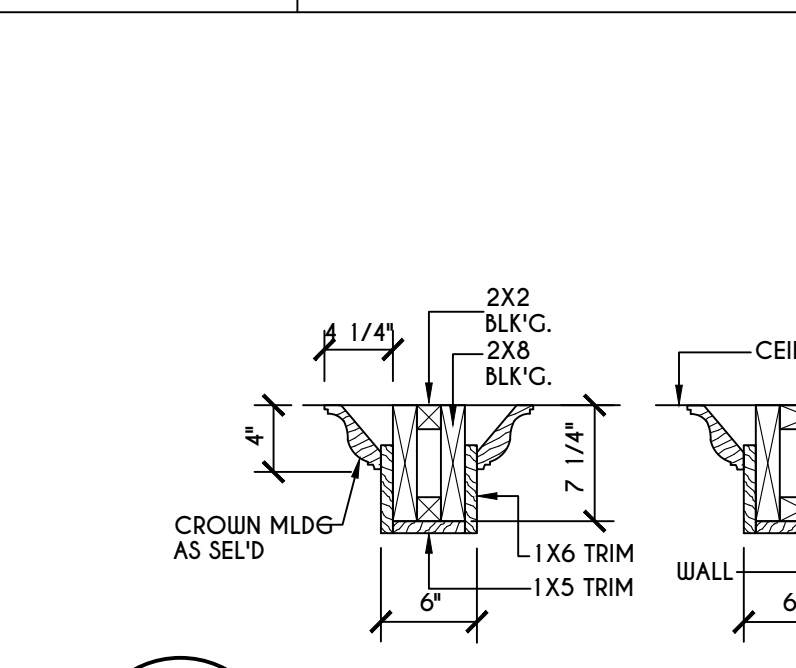
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N-1
EXTERIOR INSULATED
2 PLY LVL HEADER DETAIL
SCALE: 1" = 1'-0"



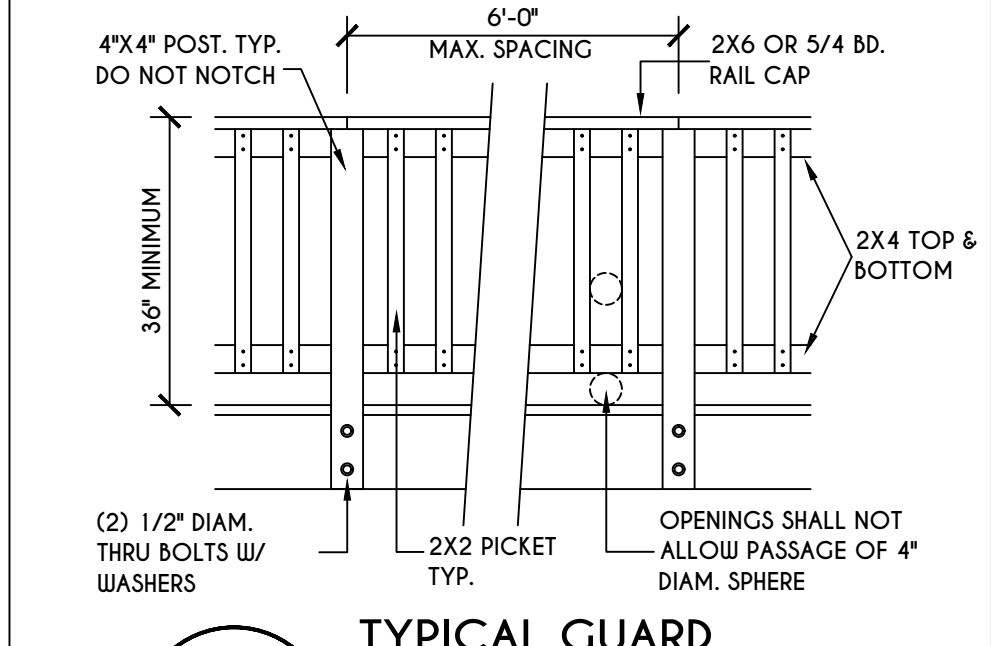
11
N-1
I JST / GIRDER DETAIL
SCALE: 1/2" = 1'-0"



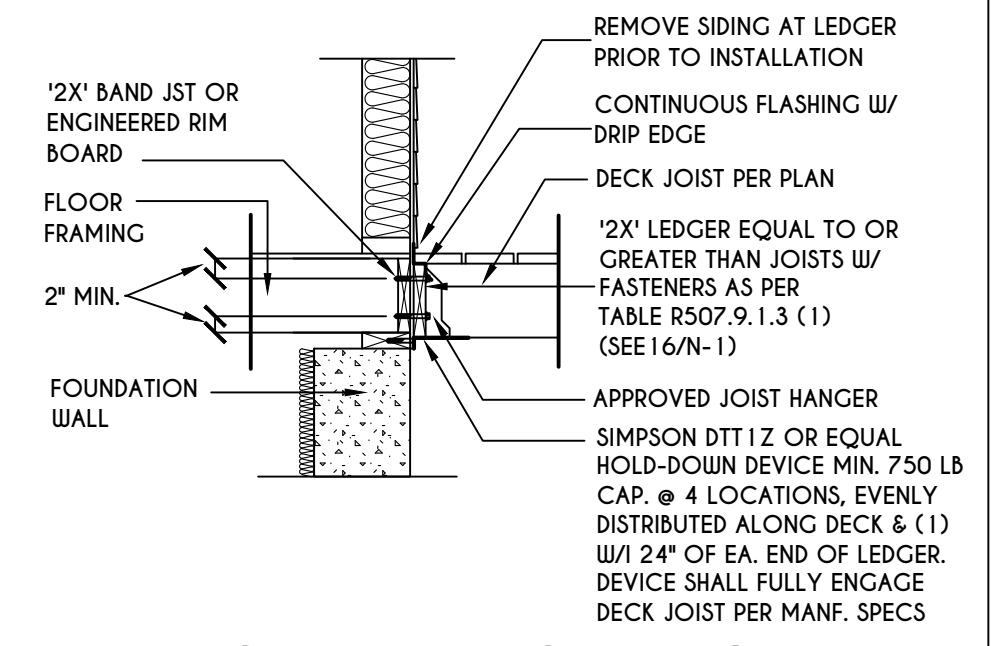
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N-1
DOUBLE FLOOR JST'S UNDER
PARALLEL PARTITION WALL DETAIL
N.T.S.



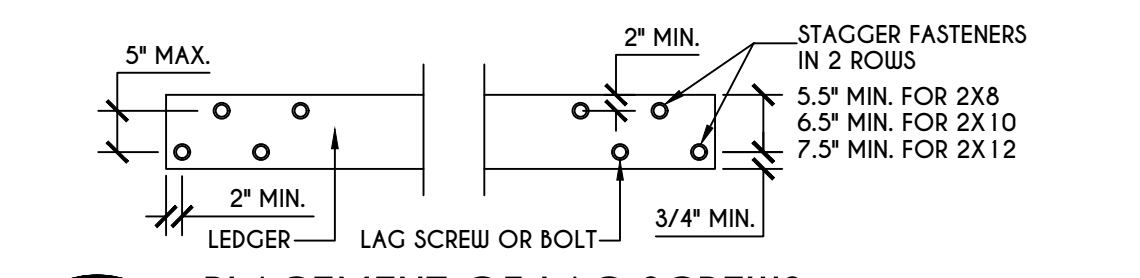
13
N-1
COFFERED BEAM DETAIL
N.T.S.



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



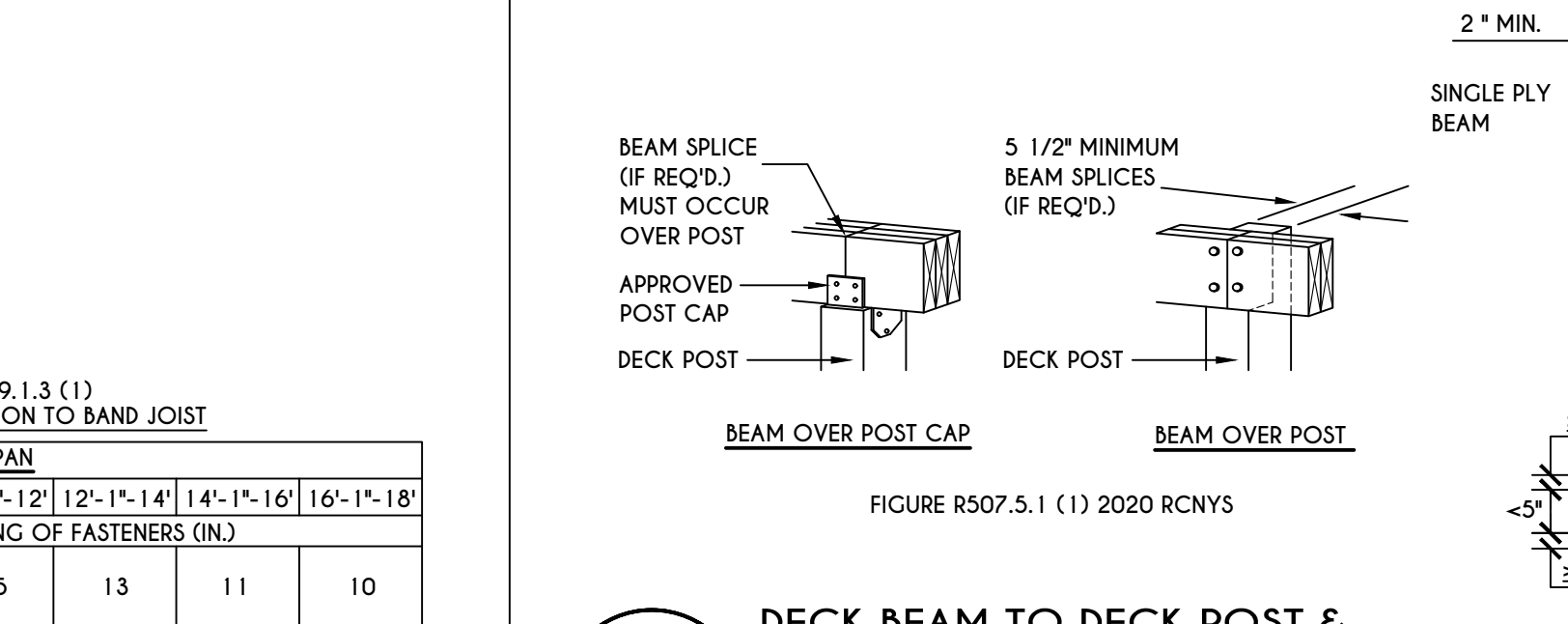
15
N-1
GENERAL ATTACHMENT OF
DECK TO LEDGER BD & BAND BD.
SCALE: 1/2" = 1'-0"



16
N-1
PLACEMENT OF LAG SCREWS
& BOLTS IN LEDGERS
N.T.S.

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

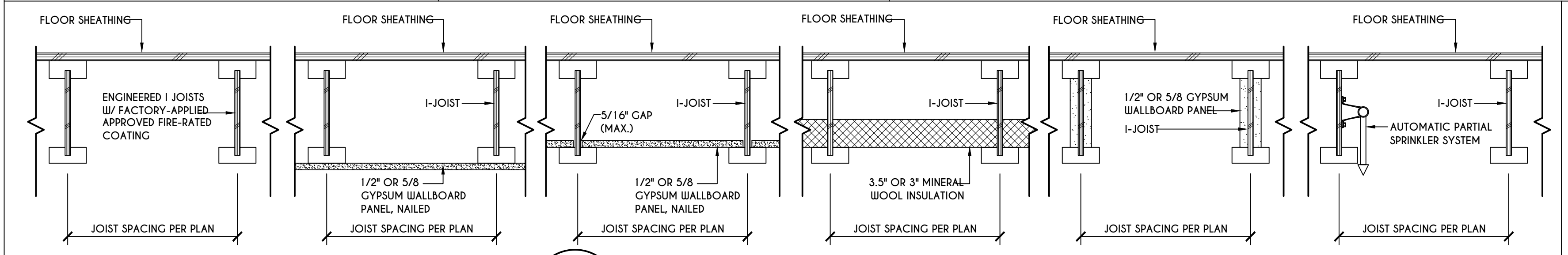


17
N-1
DECK BEAM TO DECK POST &
NOTCHED POST-TO-BEAM CONNECTION
N.T.S.

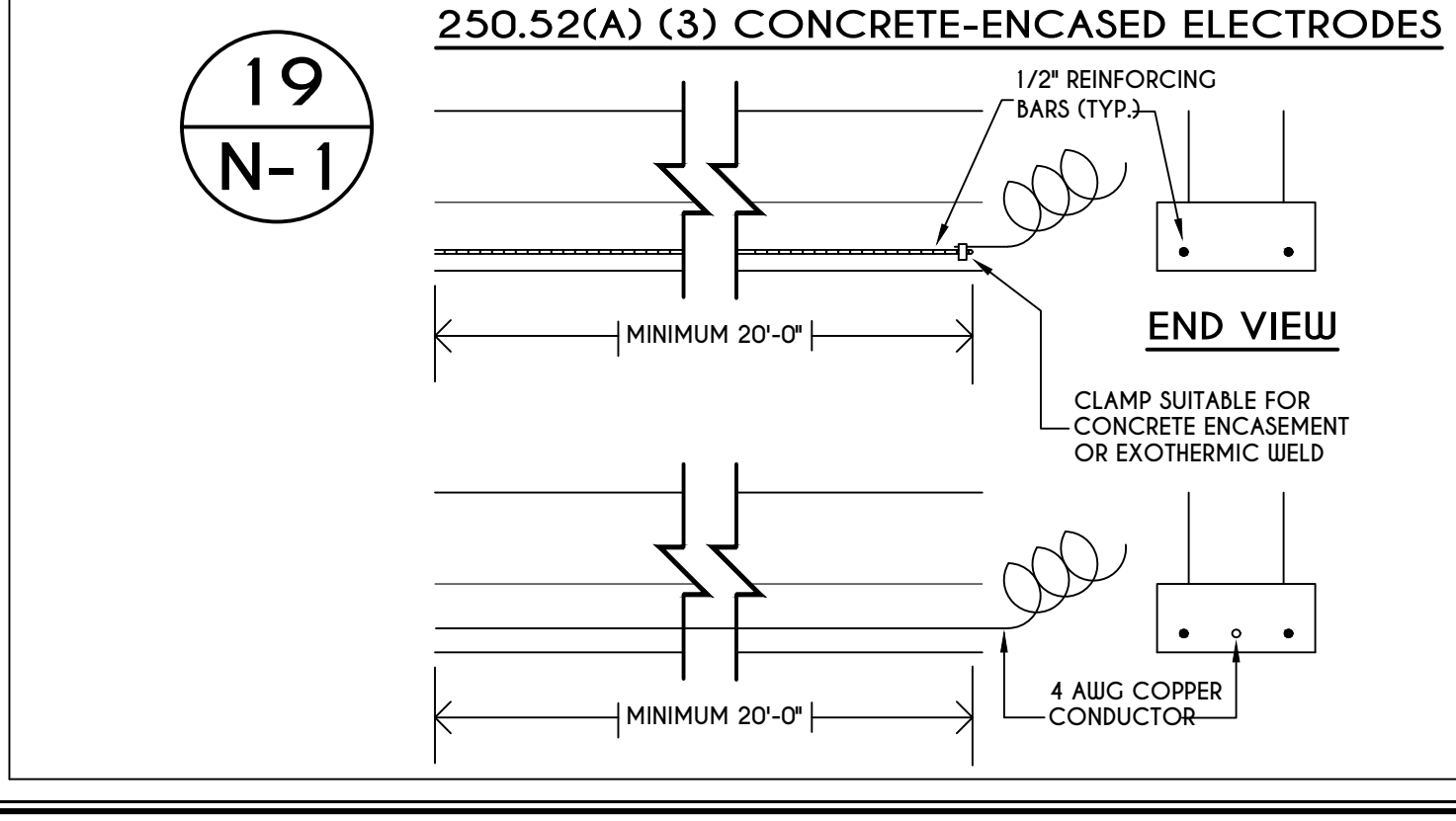
TABLE R507.4
DECK POST HEIGHT

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

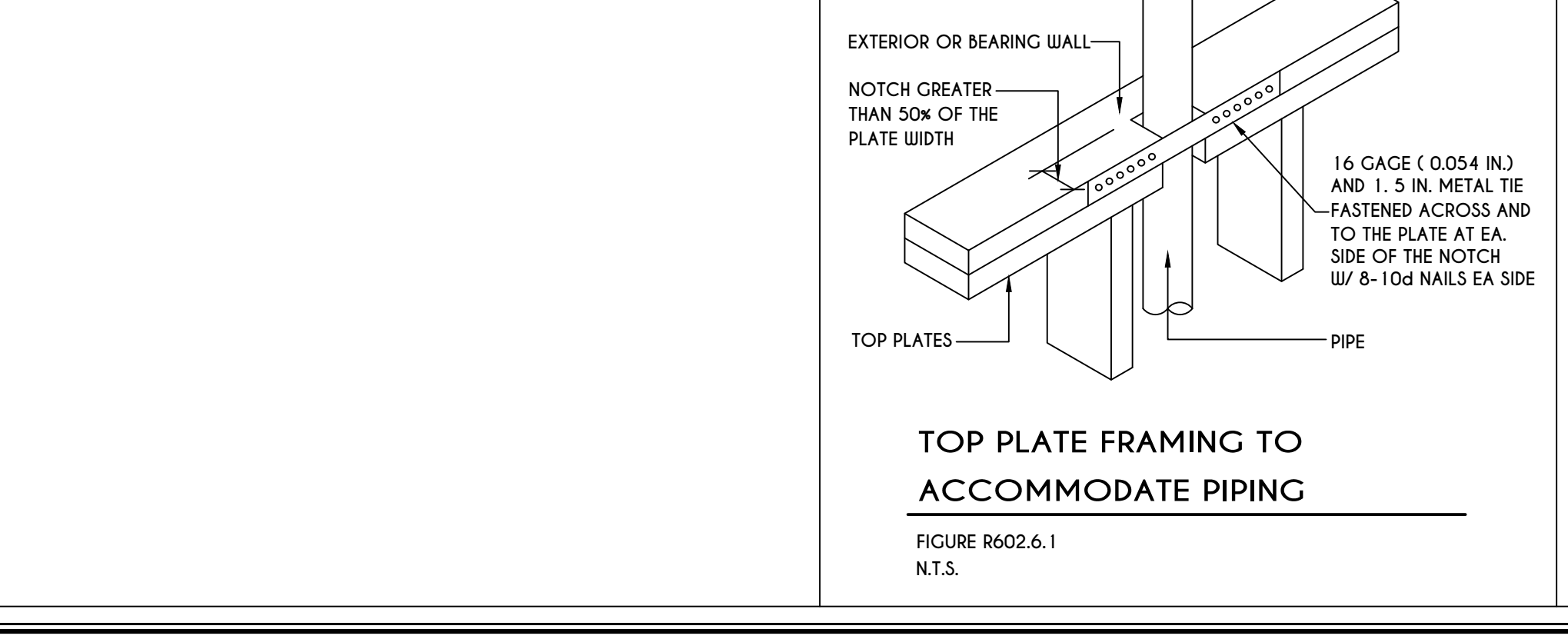
a. MEASURED TO UNDERSIDE OF BEAM
b. BASED ON 40 psf LIVE LOAD
c. THE MAXIMUM PERMITTED HEIGHT IS 8' FOR ONE-PLY & TWO-PLY BEAMS. THE MAXIMUM PERMITTED HEIGHT FOR THREE-PLY BEAMS ON POST CAP IS 6'-9"



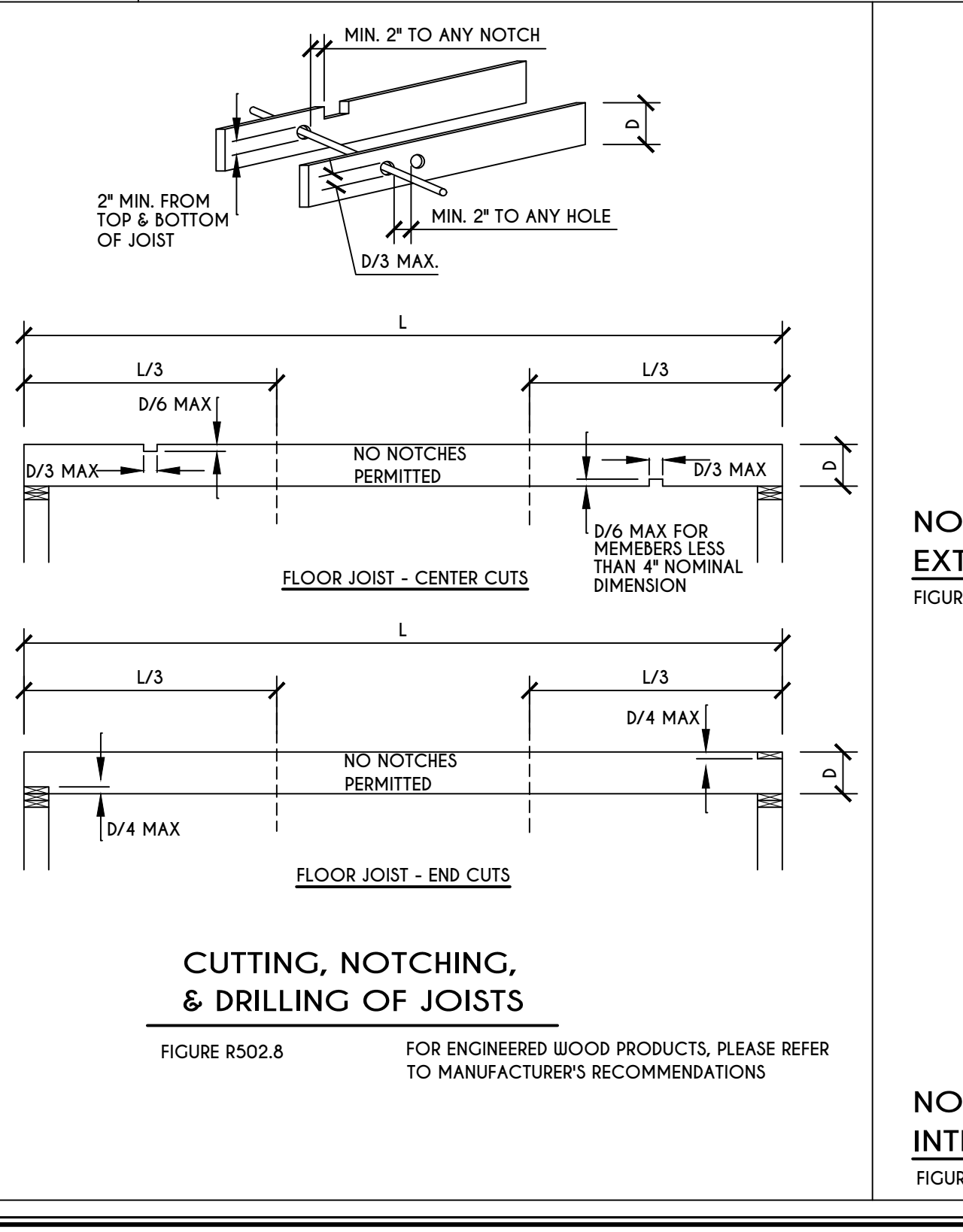
18
N-1
I-JOIST FLOOR SYSTEMS
FIRE RATED FLOOR ASSEMBLY
DETAILS AS PER APA FIRE PROTECTION OF FLOORS (FP-01) FOR COMPLIANCE WITH SECTION R302.13 OF RCNYS



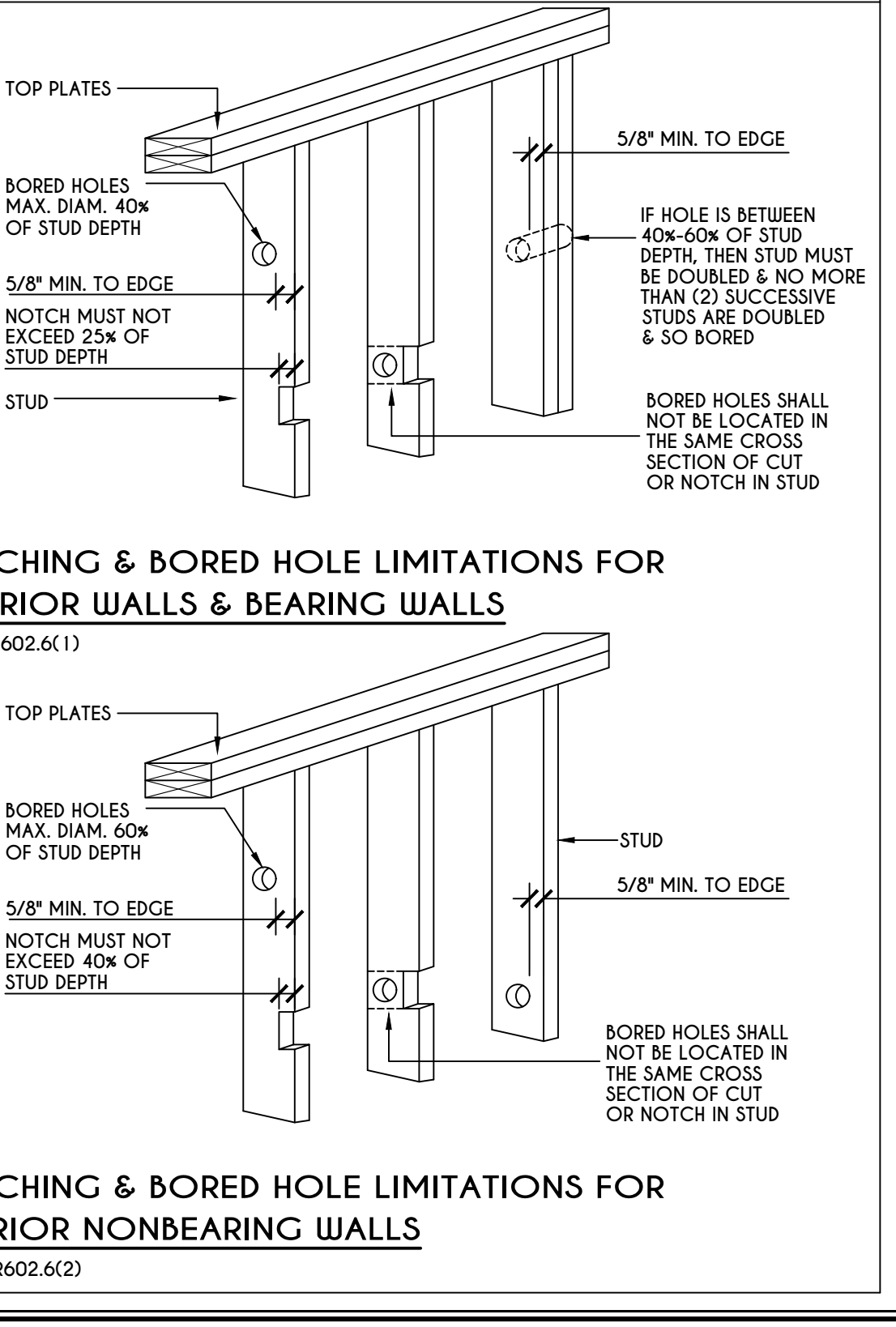
19
N-1
250.52(A) (3) CONCRETE-ENCASED ELECTRODES
END VIEW
MINIMUM 20'-0"
1/2" REINFORCING BARS (TYP.)
CLAMP SUITABLE FOR CONCRETE ENCASEMENT OR EXOTHERMIC WELD
4 AWG COPPER CONDUCTOR



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

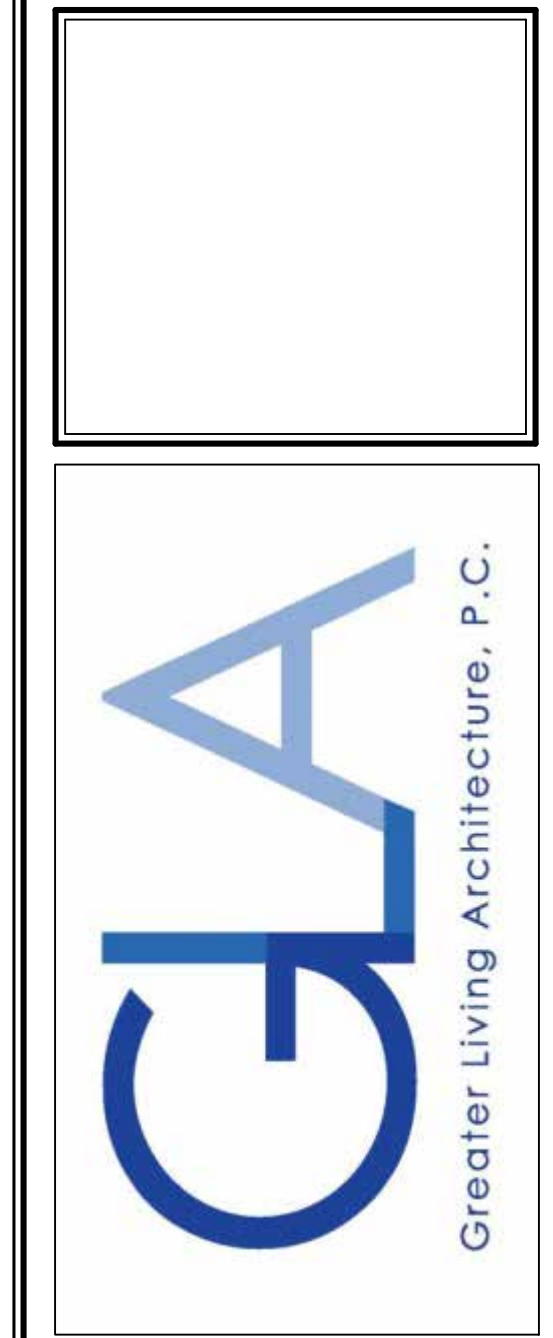


CUTTING, NOTCHING, & DRILLING OF JOISTS
FIGURE R502.8
FOR ENGINEERED WOOD PRODUCTS, PLEASE REFER TO MANUFACTURER'S RECOMMENDATIONS



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

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REVISIONS:

DATE	BY	DESCRIPTION

CLIENT/LOCATION:
SPEC HOUSE
LOT 103 COVENTRY RIDGE
PITTSFORD, NY

BUILDER:
COVENTRY RIDGE
BUILDING CORP.

DETAILS

GLA PLAN 2926

drawn: CDK	checked: JIS
scale: AS NOTED	date: 2 / 22
PROJECT: 15420E	sheet: N 1

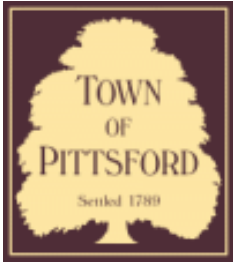




07/25/2016



07/25/2016



Town of Pittsford

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

**Permit #
B22-000017**

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

DESIGN REVIEW AND HISTORIC PRESERVATION BOARD REFERRAL OF APPLICATION

Property Address: 1 Stable View PITTSFORD, NY 14534

Tax ID Number: 192.01-3-32

Zoning District: RN Residential Neighborhood

Owner: Masi Enterprises Inc.

Applicant: Masi Enterprises Inc.

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)

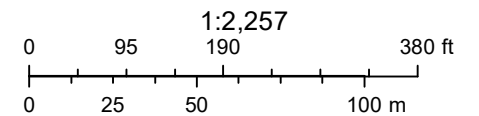
Project Description: Applicant is requesting design review for the construction of a two story single family home. The home will be approximately 2951 square feet.

Meeting Date: February 24, 2022

RN Residential Neighborhood Zoning



Printed February 3, 2022



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.



22

24

2

6

7

5

3

25

27

29



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

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

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

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

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

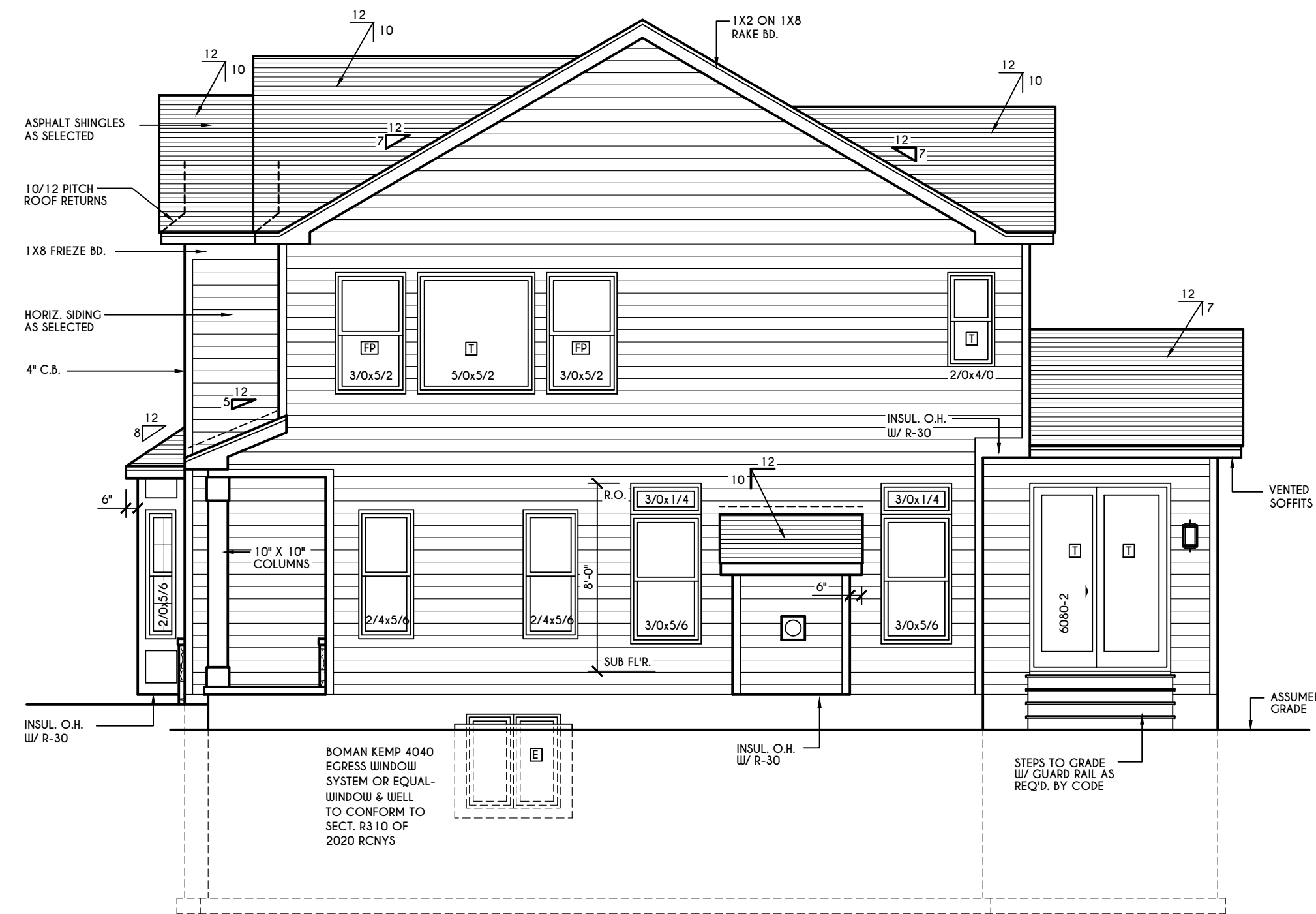
a. For ventilation system run time values between those given, the factors are permitted to be determined by interpolation.
b. Extrapolation beyond the table is prohibited.

TABLE M1505.4.4

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

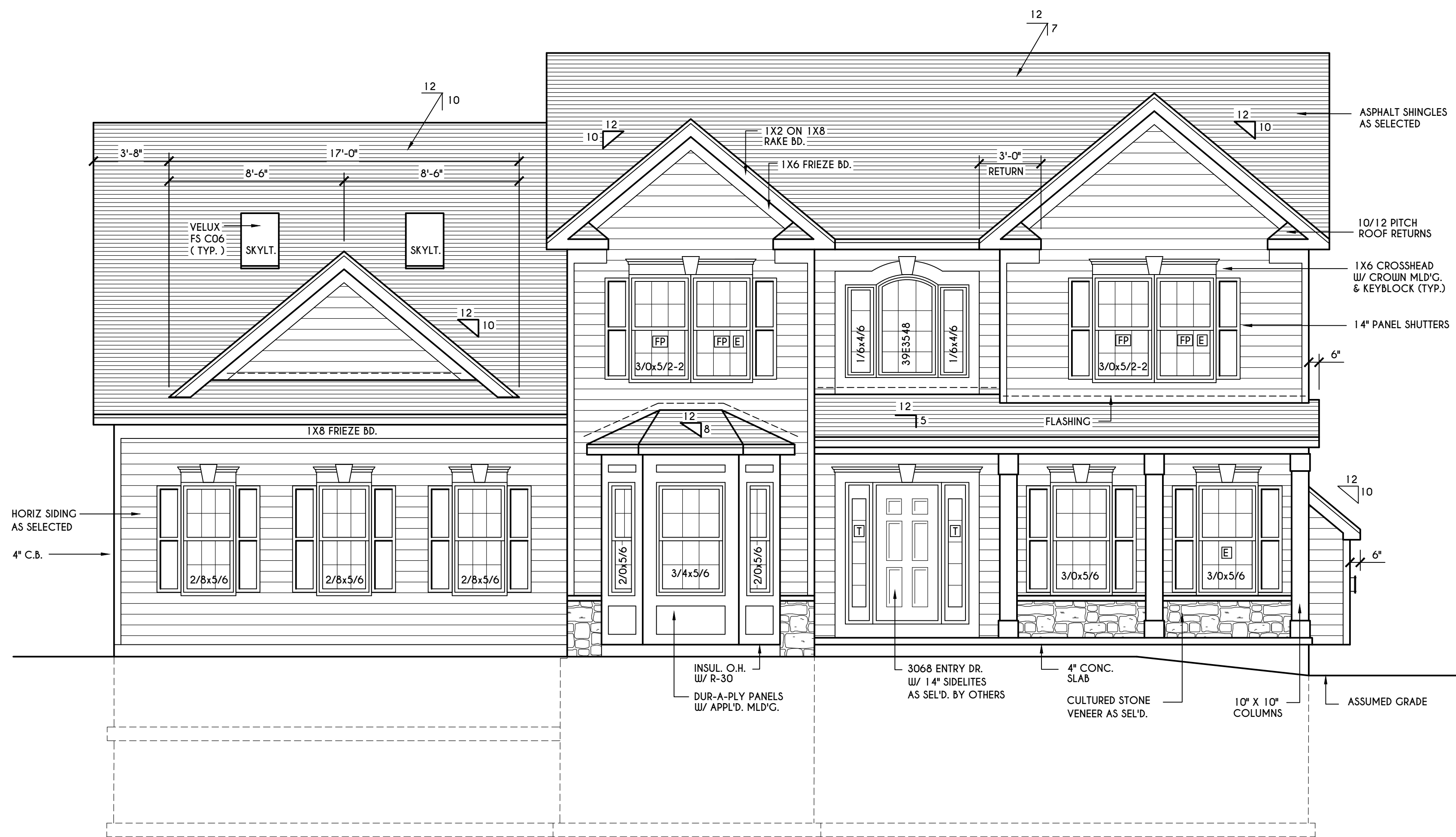
AREA TO BE EXHAUSTED	EXHAUST RATES
KITCHENS	100 cfm INTERMITTENT OR 25 cfm CONTINUOUS
BATHROOMS-TOILET ROOMS	MECHANICAL EXHAUST CAPACITY OF 50 cfm INTERMITTENT OR 20 cfm CONTINUOUS

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



RIGHT ELEVATION

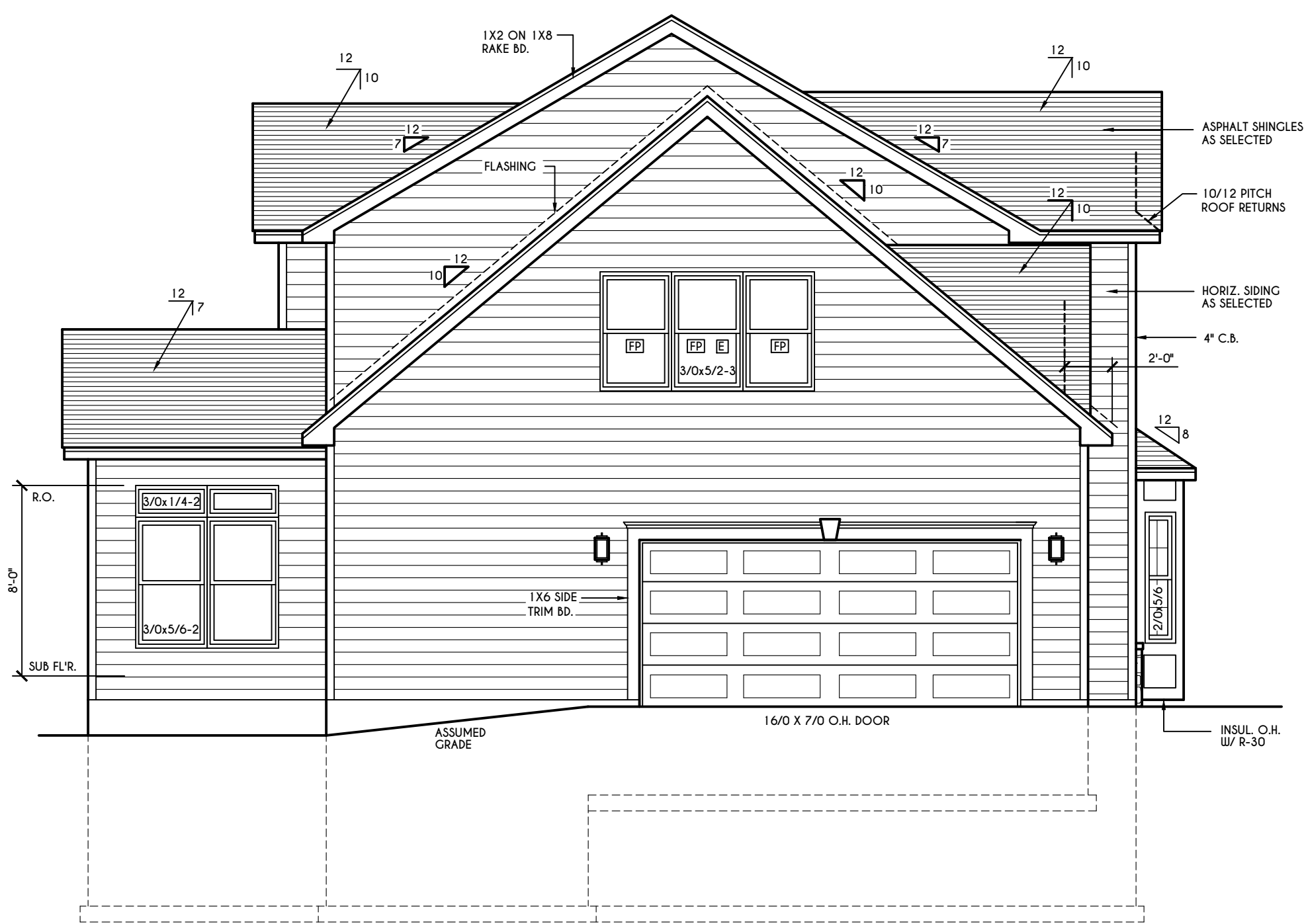
SCALE: 3/16" = 1'-0"



FRONT ELEVATION

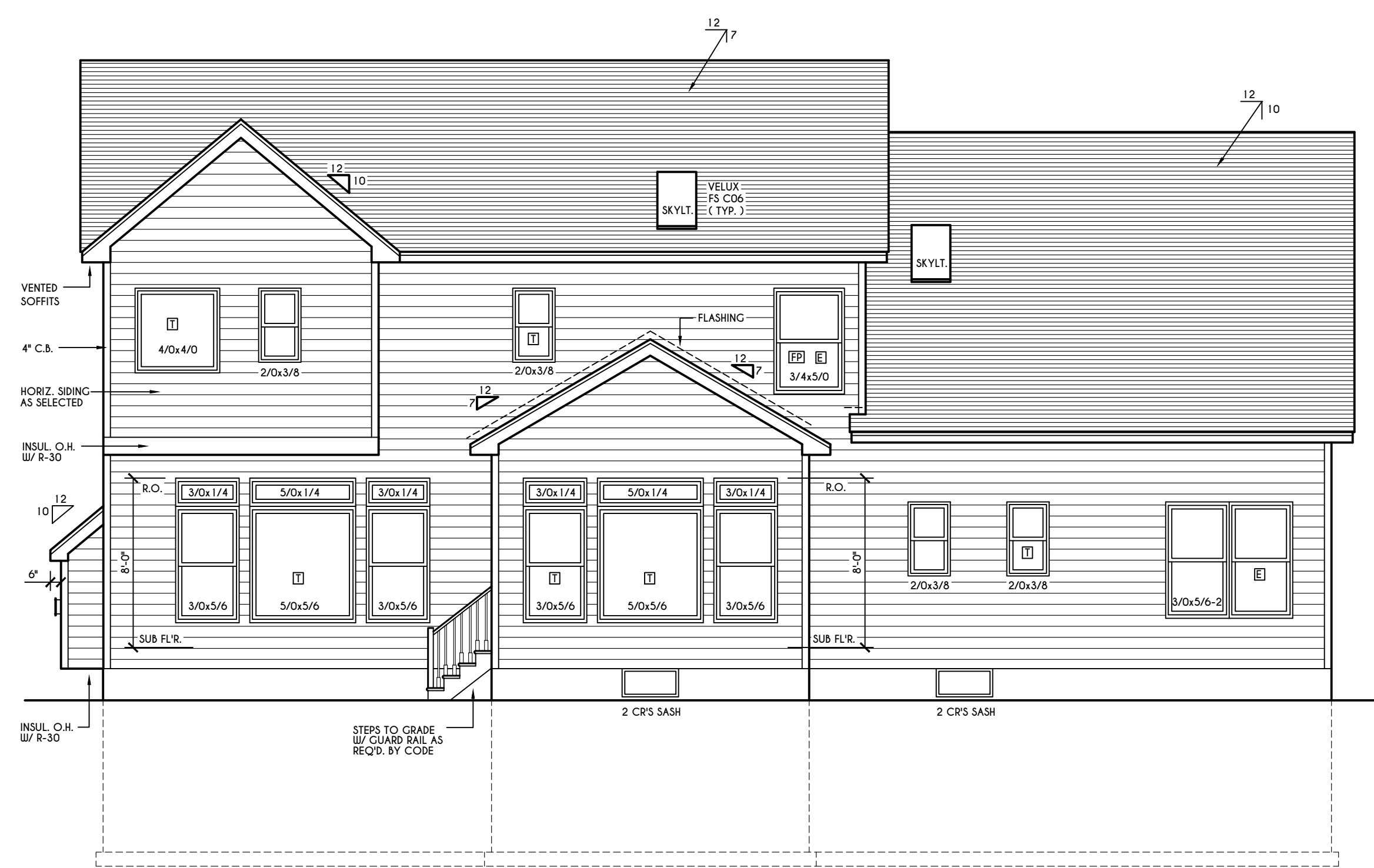
SCALE: 1/4" = 1'-0"

FIRST FLOOR LIVING AREA = 1495 SQ.FT.
SECOND FLOOR LIVING AREA = 1456 SQ.FT.
TOTAL LIVING AREA = 2951 SQ.FT.
TOTAL CONDITIONED VOLUME = 40,108 CU.FT.



LEFT ELEVATION

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



REAR ELEVATION

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

WINDOWS:

SILVERLINE DH LOW E ARGON
U-FACTOR 0.29
SHGC 0.28

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 ECCCNS

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

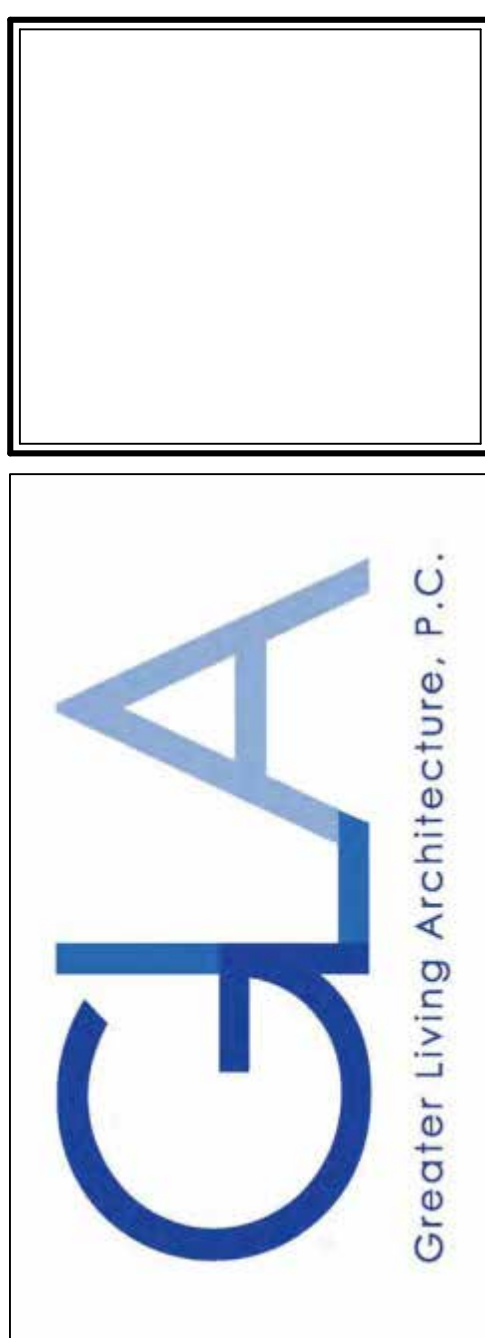
GENERAL NOTES:

ALL BARKS & OVERHANGS ARE TO BE 1'-0" UNLESS NOTED OTHERWISE
BUILDER TO PROVIDE ROOF OR RIDGE VENTS AS PER CODE. THE MINIMUM NET FRESH VENTILATION AREA SHALL BE 1/150 OF THE AREA OF THE VENTED SPACE (SECT. 806.2)
4/12 PITCH ROOFS OR SHALLOWER TO HAVE 2 LAYERS 15# FELT
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 SPECIFIED REQUIRES (MIN) 1 CONTINUOUSLY RUN EXHAUST FAN CAPABLE OF (MIN) 75 c.f.m. WITH A MANUAL OVERRIDE SWITCH AS PER SECTION M1505.4.2 OF 2020 RCNYS SEE TABLES M1505.4.3(1) & M1505.4.3(2) & M1505.4.4 (PAGE 1)

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www.greaterliving.com

REVISIONS:

DATE	BY	DESCRIPTION

CLIENT/LOCATION:
MING LIN RESIDENCE
LOT 32 COUNTRY POINTE
PITTSFORD, NY

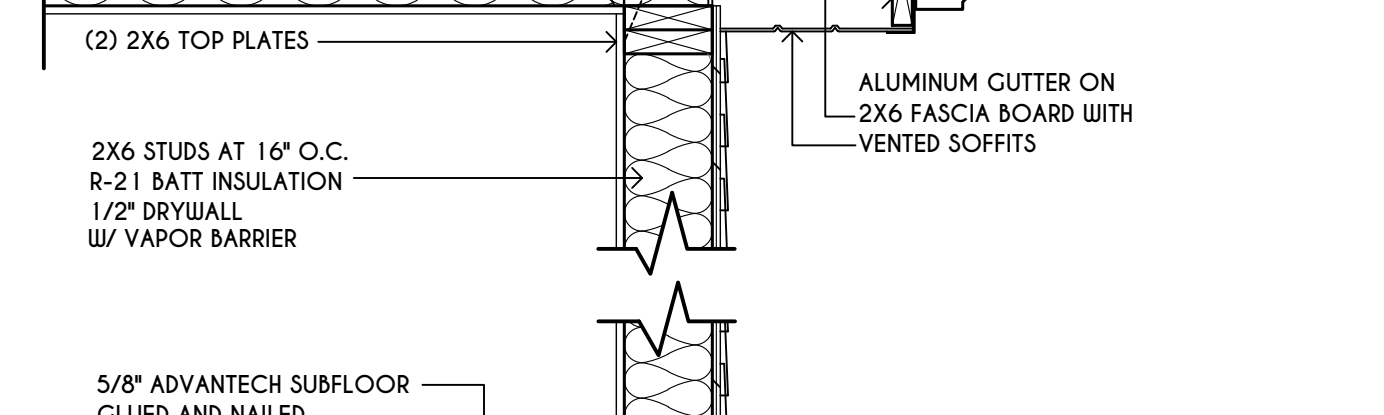
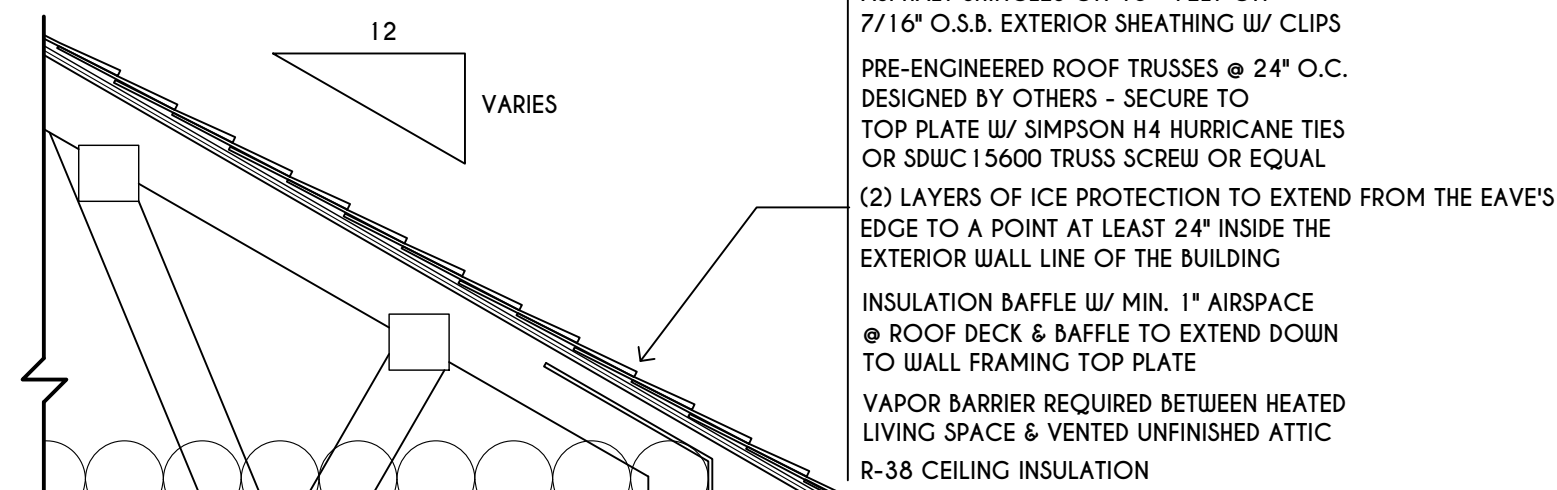
BUILDER:
MASCOT INC.

ELEVATIONS

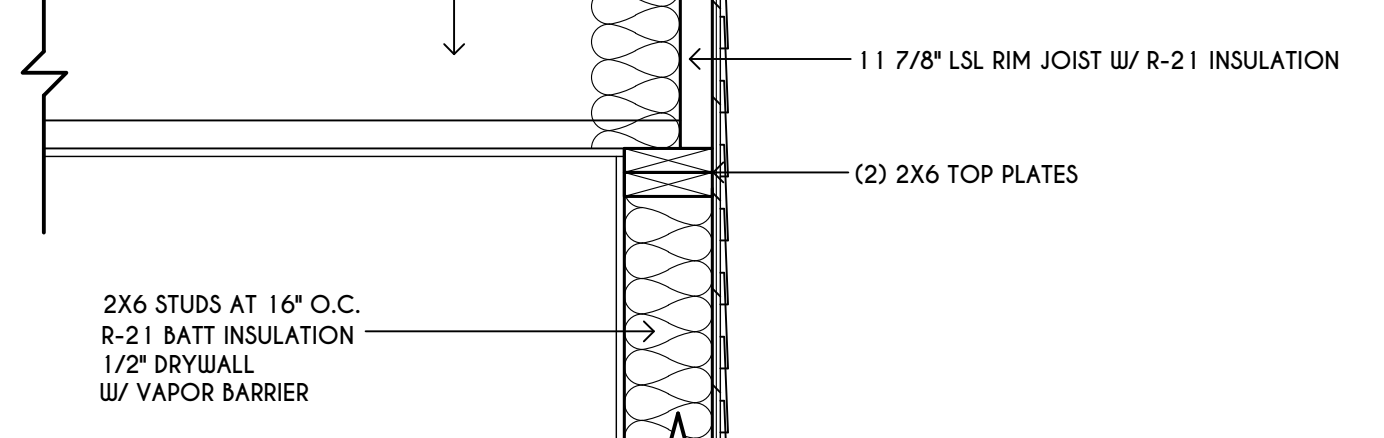
GLA PLAN 2951

drawn: CDK	checked: CSB
scale: AS NOTED	date: 12 / 21
PROJECT: 5988T	sheet: 1 / 5

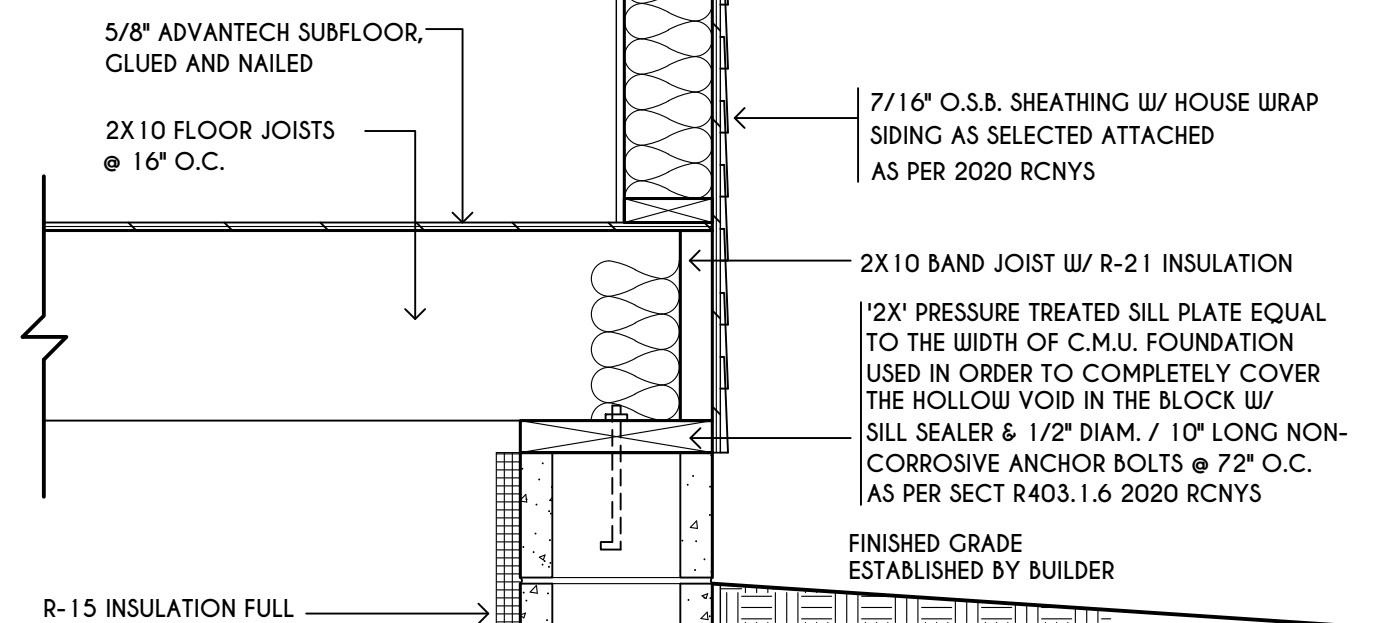
TRUSS EAVE CONSTRUCTION



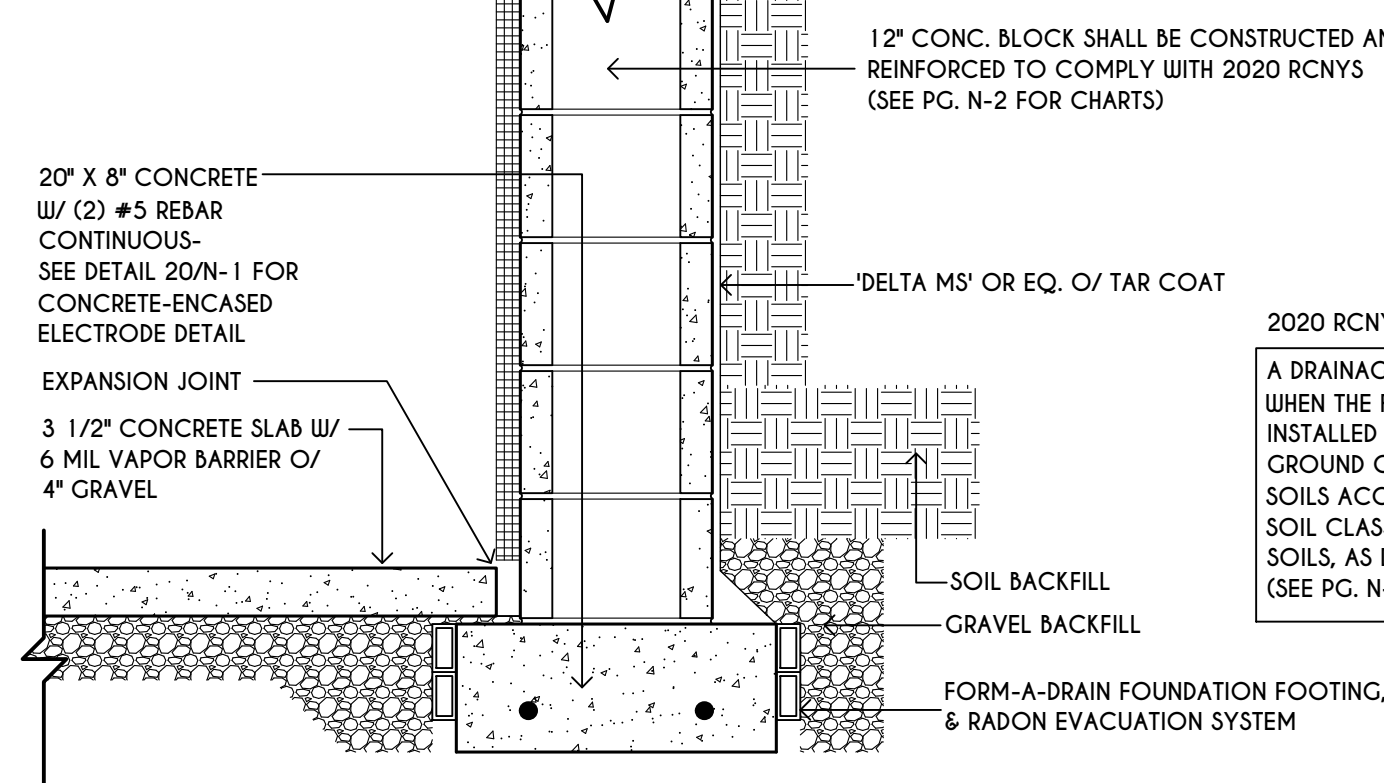
SECOND FLOOR



FIRST FLOOR



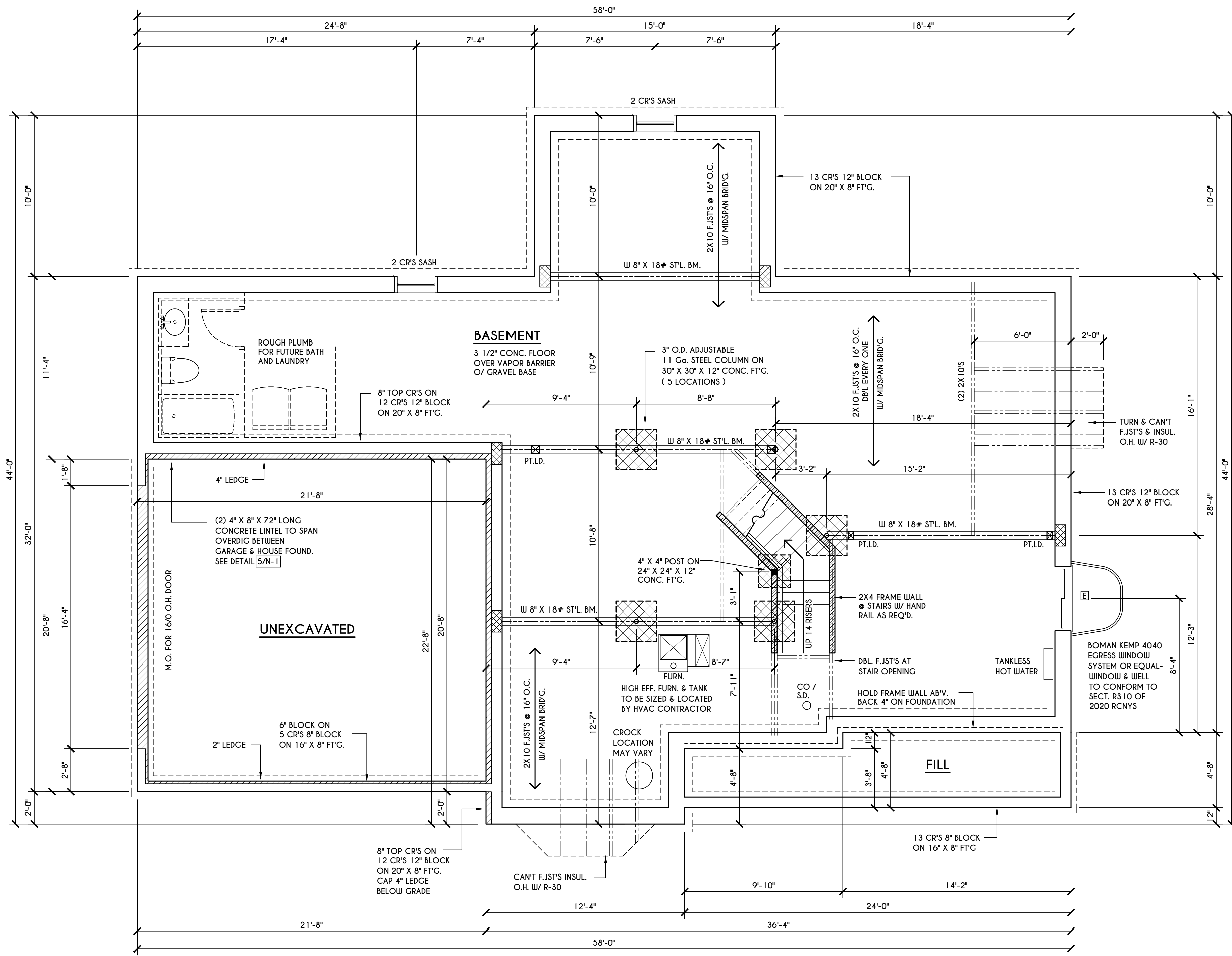
BASEMENT / FOUNDATION



2020 RCNYS SECT. R405.1, EXCEPTION
 A DRAINAGE SYSTEM IS NOT REQ'D. WHEN THE FOUNDATION IS INSTALLED ON A WELL-DRAINED GROUND OR SAND-GRAVEL MIXTURE SOILS ACCORDING TO THE UNIFIED SOIL CLASSIFICATION SYSTEM, GROUP 1 SOILS, AS DETAILED IN TABLE R405.1. (SEE PG. N-2)

TYPICAL WALL SECTION

SCALE: 1" = 1'-0"



BASEMENT & FOUNDATION PLAN

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

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.

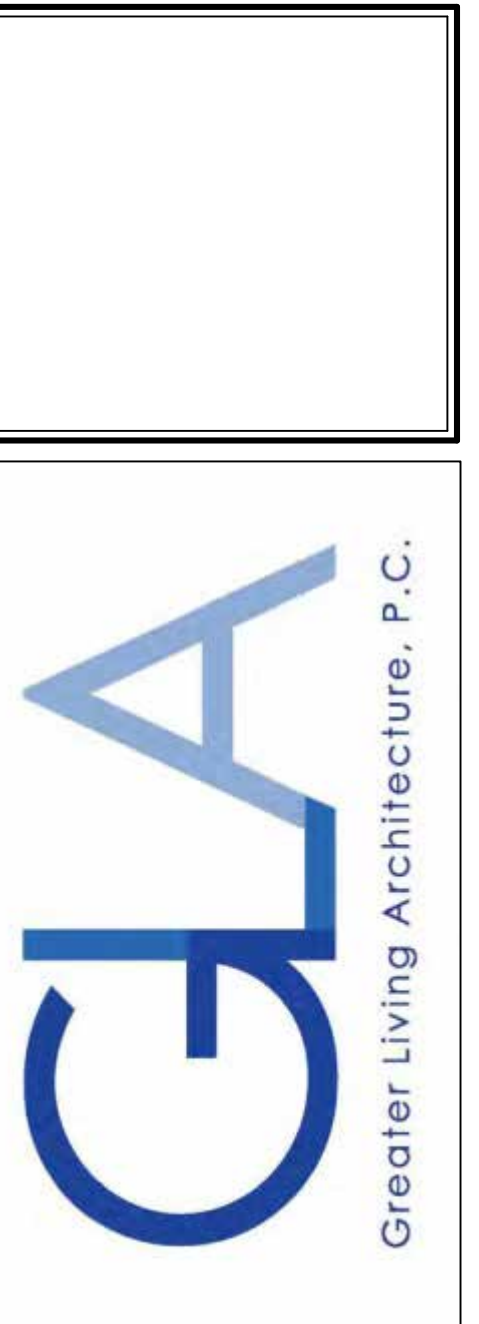
GENERAL FOUNDATION / BASEMENT NOTES:

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. HGT'S TO BE 6'-10 1/2" UNL.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 DBL JACK STUDS EA. SIDE OF LOAD BEARING OPENINGS > / = 4'-0"
 ALL ANGLES TO BE 45 DEG. U.N.O.
 ALL EXTERIOR WINDOW & DOOR HEADERS TO HAVE MIN. R-5 INSUL. & TO BE MIN. (2)2X8'S OR (3)2X6'S (U.N.O.) ALL APPLIANCES SHOWN TO BE BY OWNER OR AS PER CONTRACT BY BUILDER
 SMOKE (SD) & HEAT DETECTOR (HD), SHALL BE INSTALLED AS PER SECT. R314 OF 2020 RCNYS
 CARBON MONOXIDE ALARMS SHALL BE INSTALLED AS PER SECT. 915.33 FCNYS & BE WITHIN 10' OF ALL SLEEPING AREAS
 REINFORCE FOUNDATION WALLS AS PER 2020 RCNYS. SEE PG. N-2 FOR REINFORCING CHARTS
 SEE CONCRETE-ENCASED ELECTRODE DETAIL 19/N-1

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

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 LOT 32 COUNTRY POINTE
 PITTSFORD, NY

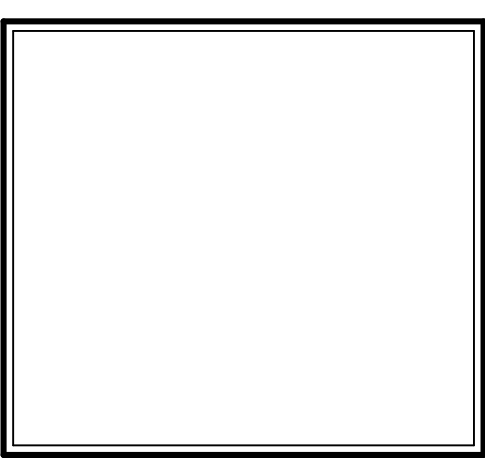
BUILDER:
 MASCOT INC.

FOUNDATION PLAN

GLA PLAN 2951

drawn: CDK	checked: CSB
scale: AS NOTED	date: 12 / 21
PROJECT: 5988T	sheet: 2 / 5

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REVISIONS:

DATE	BY	DESCRIPTION

CLIENT/LOCATION:

MING LIN RESIDENCE
 LOT 32 COUNTRY POINTE
 PITTSFORD, NY

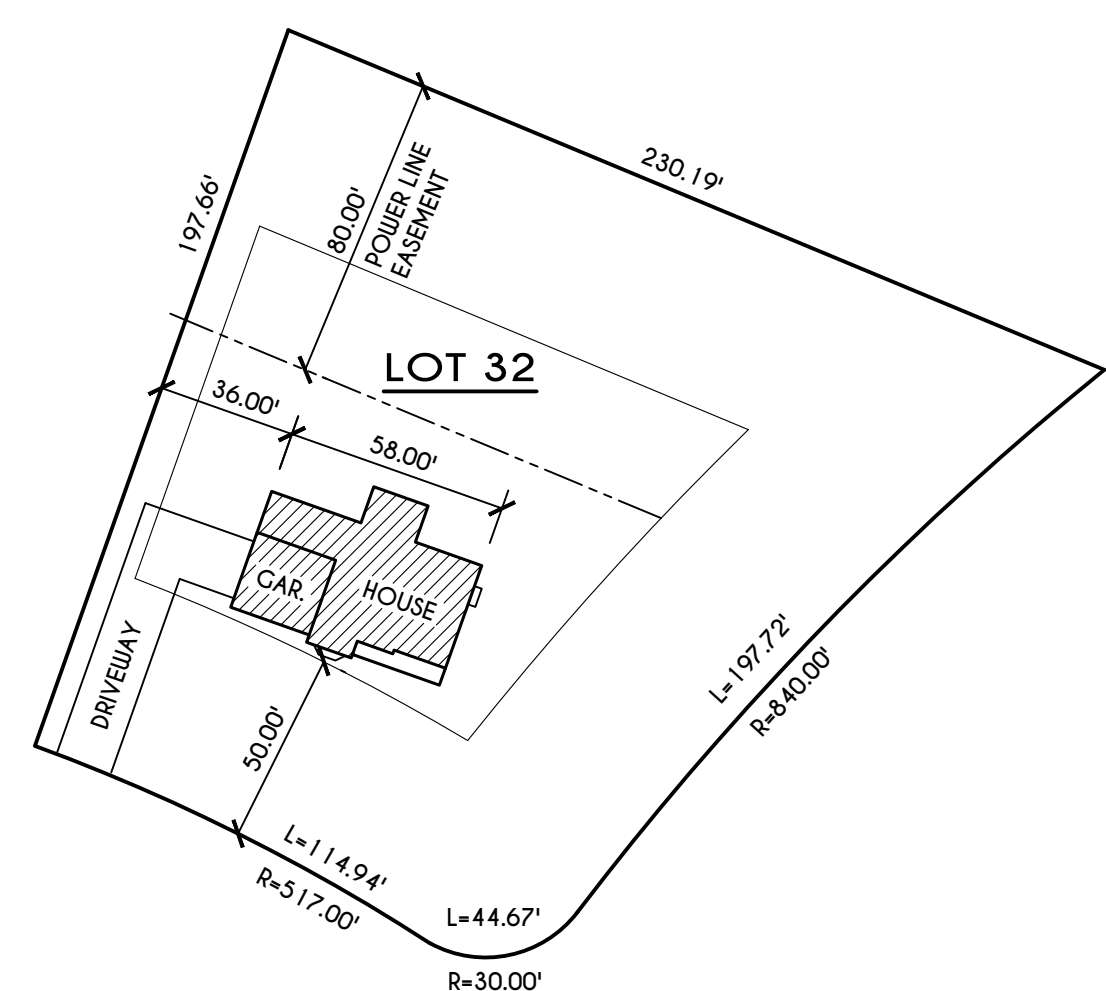
BUILDER:

MASCOT INC.

FIRST FLOOR PLAN

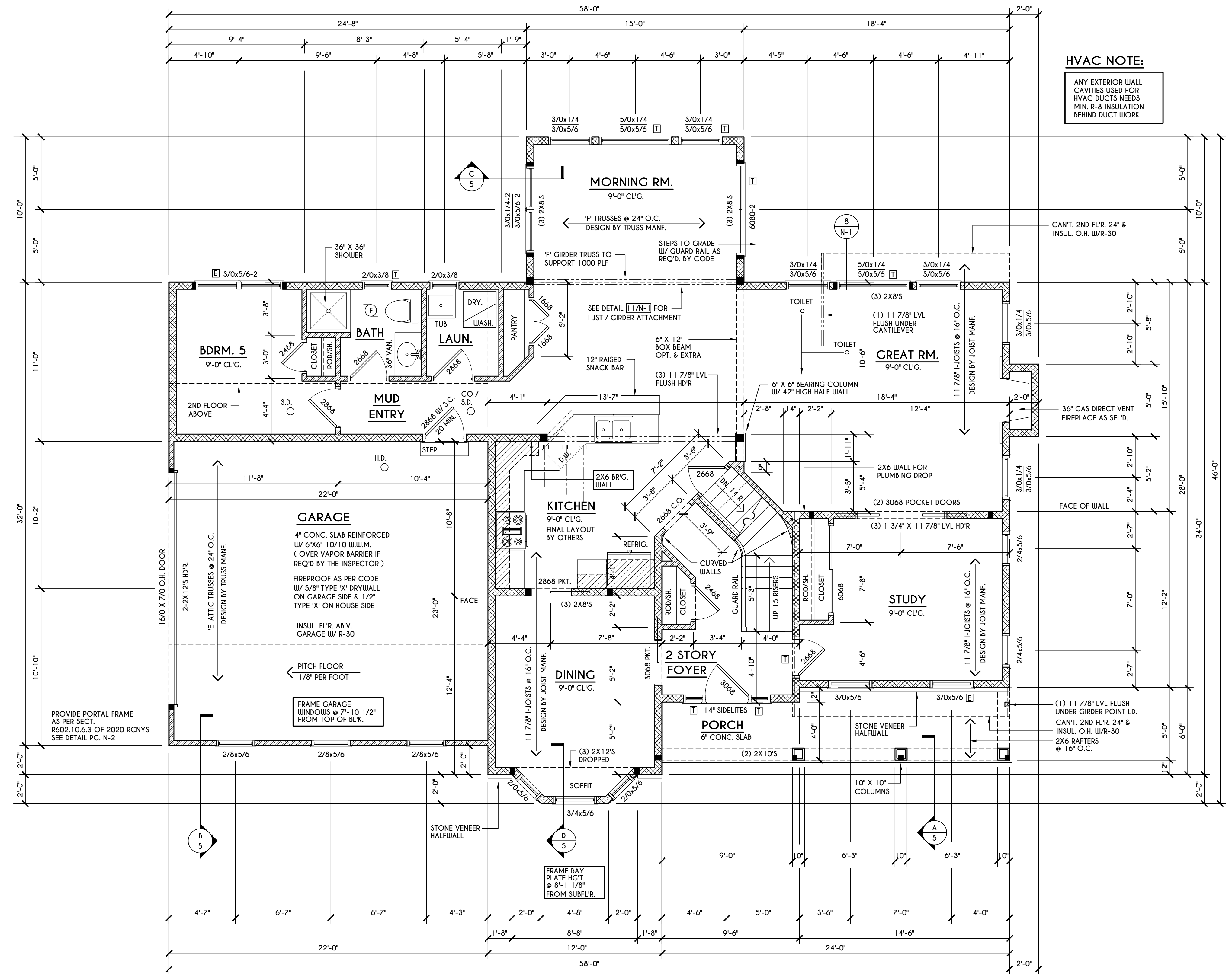
GLA PLAN 2951

drawn: CDK	checked: CSB
scale: AS NOTED	date: 12 / 21
PROJECT: 5988T	sheet: 3 / 5



PLOT PLAN

SCALE: 1" = 50'
 LOT 32 COUNTRY POINTE



FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0" 1495 SQ. FT.

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

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.

GENERAL FIRST FLOOR PLAN NOTES:

FIRST FLOOR PLATE HGT TO BE 9'-1 1/8" (UNLESS NOTED OTHERWISE)
 ALL WINDOW R.O. HCTS TO BE 6'-10 1/2" U.N.O.
 PROVIDE SOLID BLOCKING UNDER ALL BEARING POINTS DOWN TO FOUNDATION WALL
 PROVIDE DBL JACK STUDS EA. SIDE OF LOAD BEARING OPENINGS > 4'-0"
 ALL ANGLES TO BE 45 DEG. U.N.O.
 ALL EXTERIOR WINDOW & DOOR HEADERS TO HAVE MIN. R-5 INSUL. & TO BE MIN. (2)2X8'S OR (3)2X6'S (U.N.O.)
 ALL APPLIANCES SHOWN TO BE BY OWNER OR AS PER CONTRACT BY BUILDER
 SMOKE (SD) & 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 15' 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.

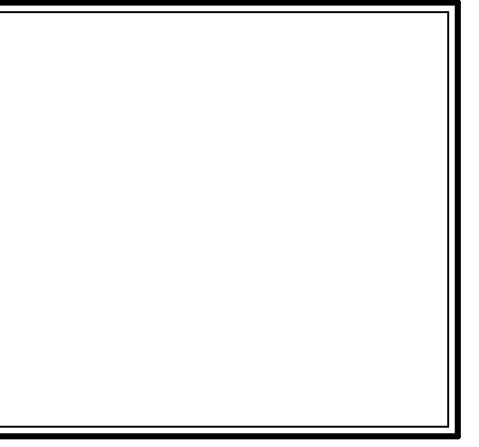
WINDOW / DOOR LEGEND:

- 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

HVAC NOTE:

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

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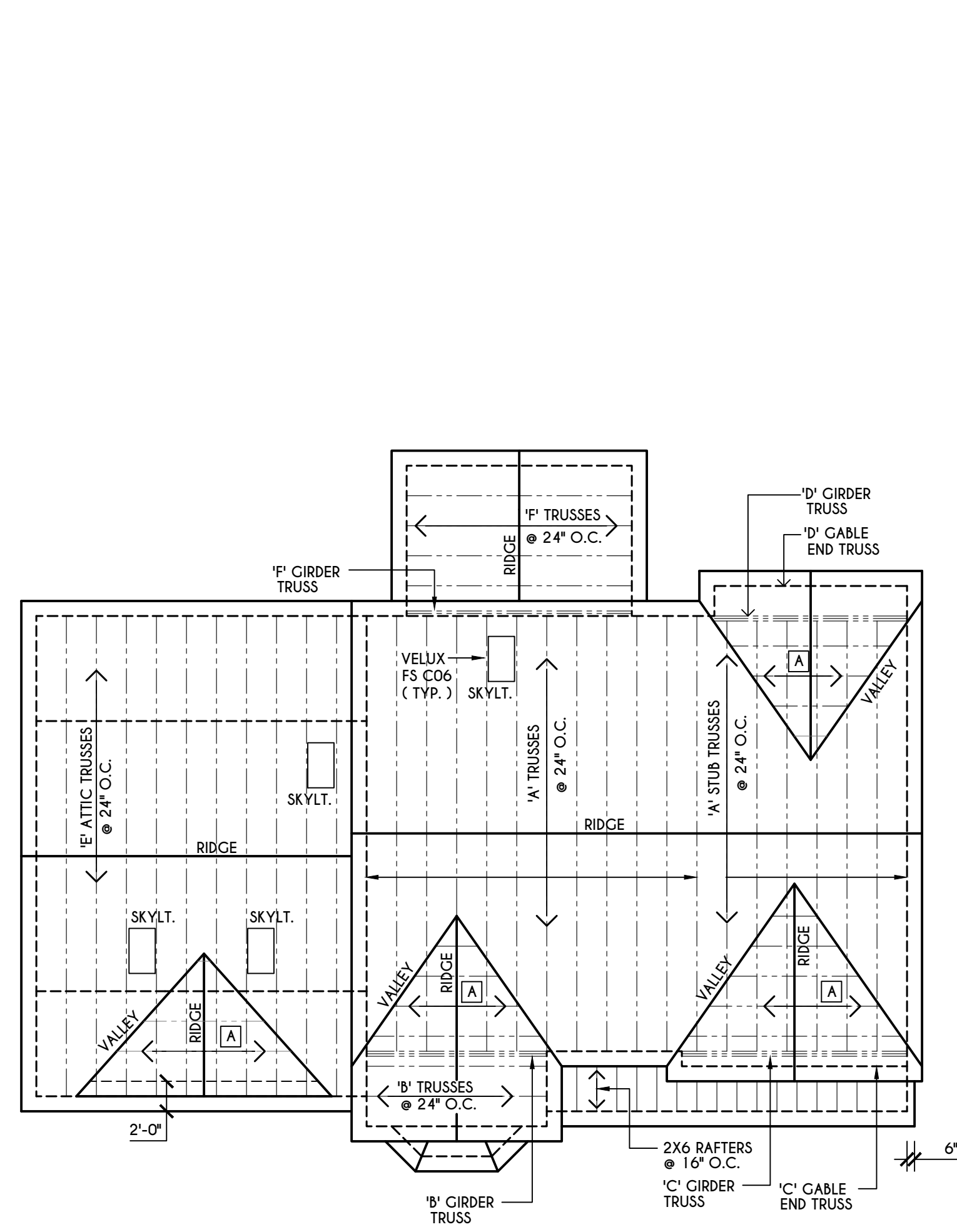
CLIENT/LOCATION:
 MING LIN RESIDENCE
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 PITTSFORD, NY

BUILDER:
 MASCOT INC.

SECOND FLOOR PLAN

GLA PLAN 2951

drawn: CDK	checked: CSB
scale: AS NOTED	date: 12 / 21
PROJECT: 5988T	sheet: 4 / 5



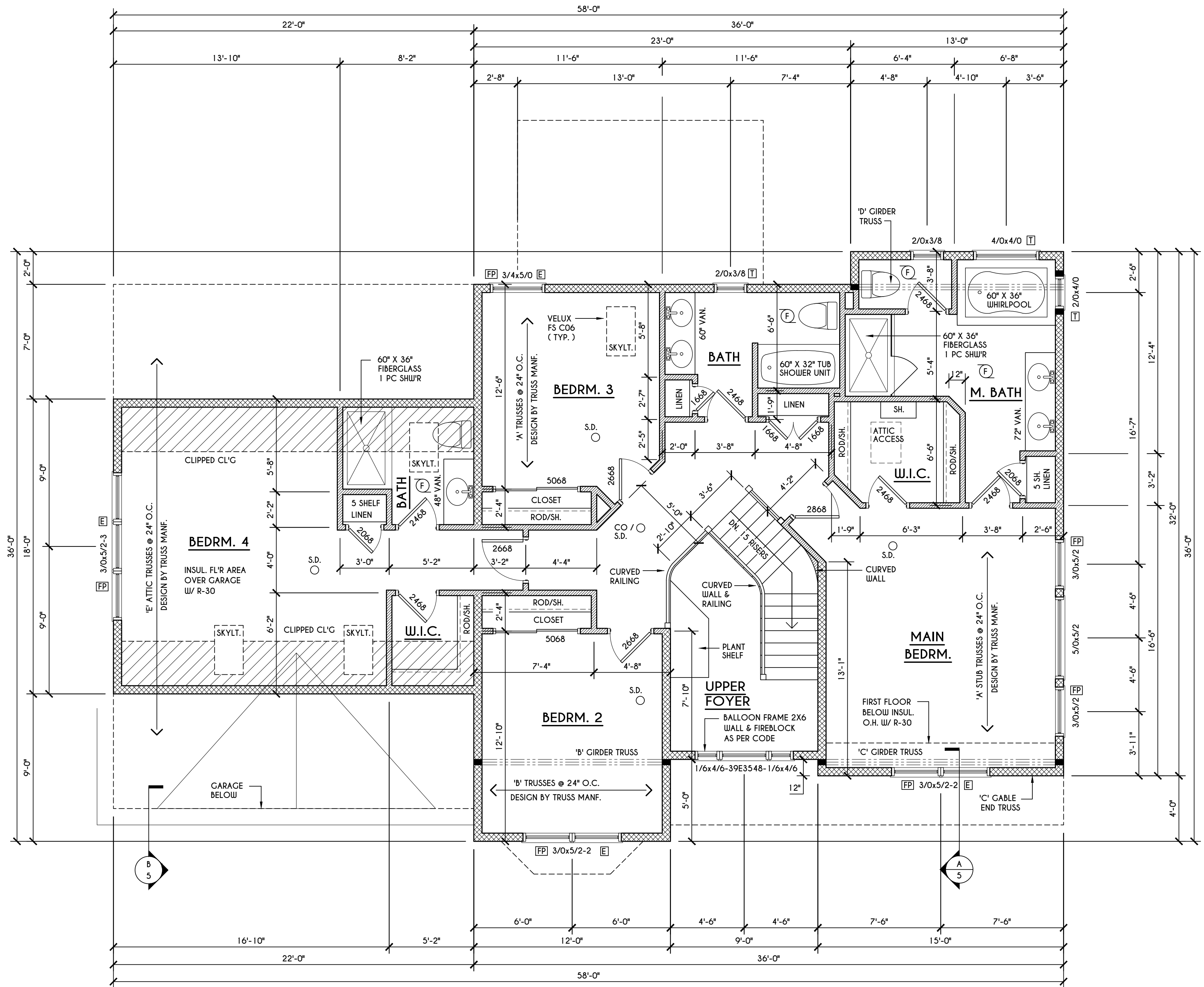
GENERAL ROOF NOTES:

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
 4/12 PITCH ROOFS OR SHALLOWER TO HAVE 2 LAYERS 15# FELT

ROOF PLAN

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

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



SECOND FLOOR PLAN

1456 SQ.FT.

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

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.

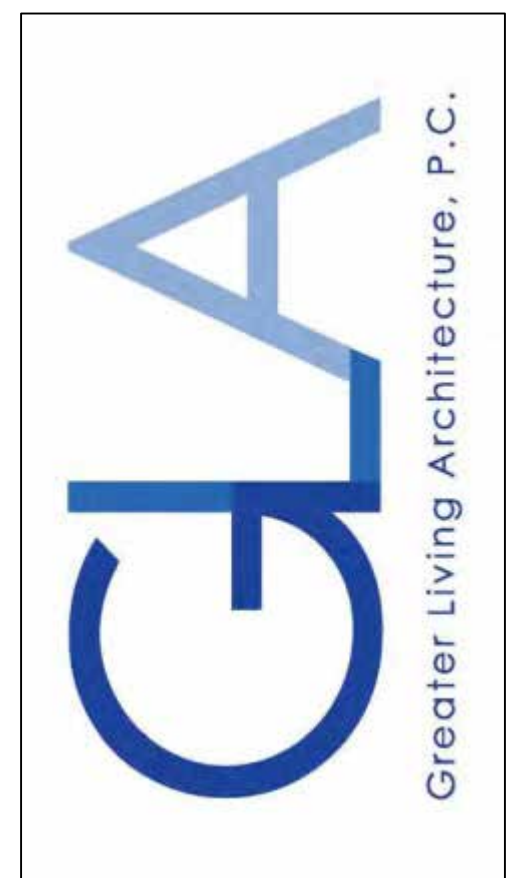
GENERAL SECOND FLOOR PLAN NOTES:

SECOND FLOOR PLATE HGT TO BE 8'-1 1/8" (UNLESS NOTED OTHERWISE)
 ALL WINDOW R.O. HGT'S TO BE 6'-10 1/2" U.N.O.
 PROVIDE SOLID BLOCKING UNDER ALL BEARING POINTS DOWN TO FOUNDATION WALL
 PROVIDE DIAL JACK STUDS EA. SIDE OF LOAD BEARING OPENINGS > 7 - 4'-0"
 ALL ANGLES TO BE 45 DEG. U.N.O.
 ALL EXTERIOR WINDOW & DOOR HEADERS TO HAVE MIN. R-5 INSUL. & TO BE MIN. (2)2X8'S OR (3)2X6'S (U.N.O.)
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 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.

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

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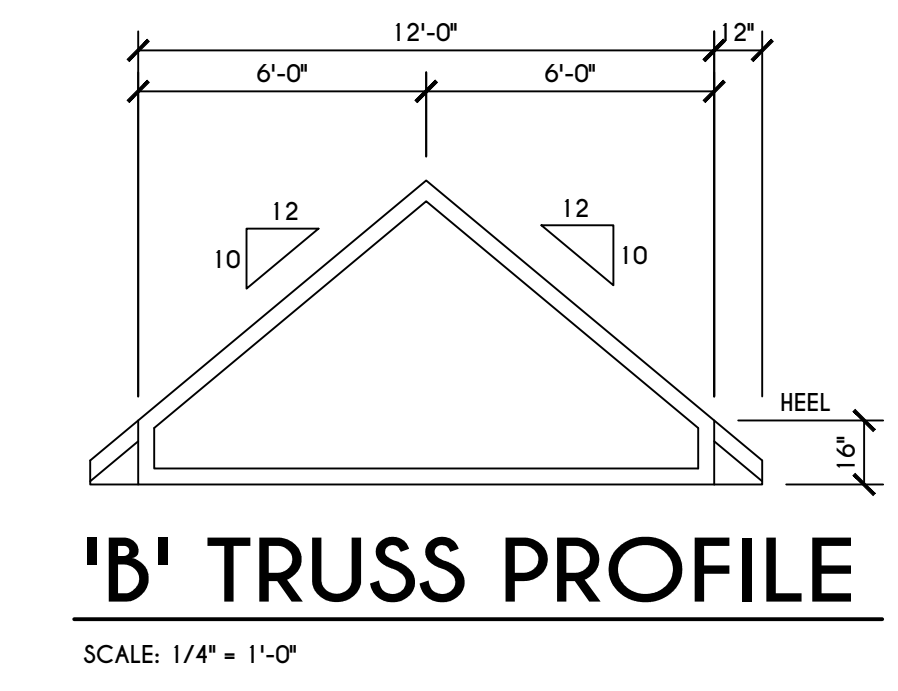
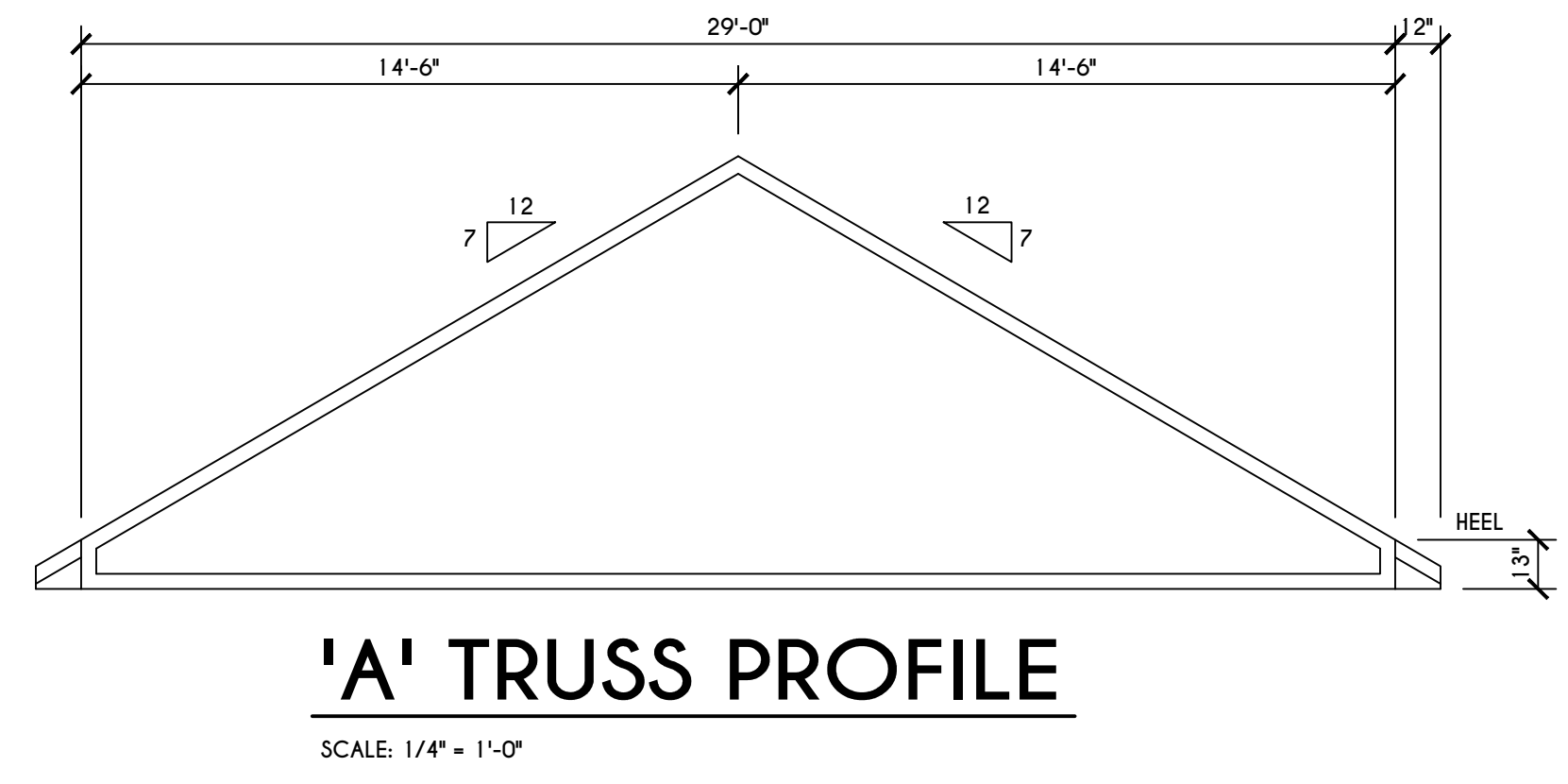
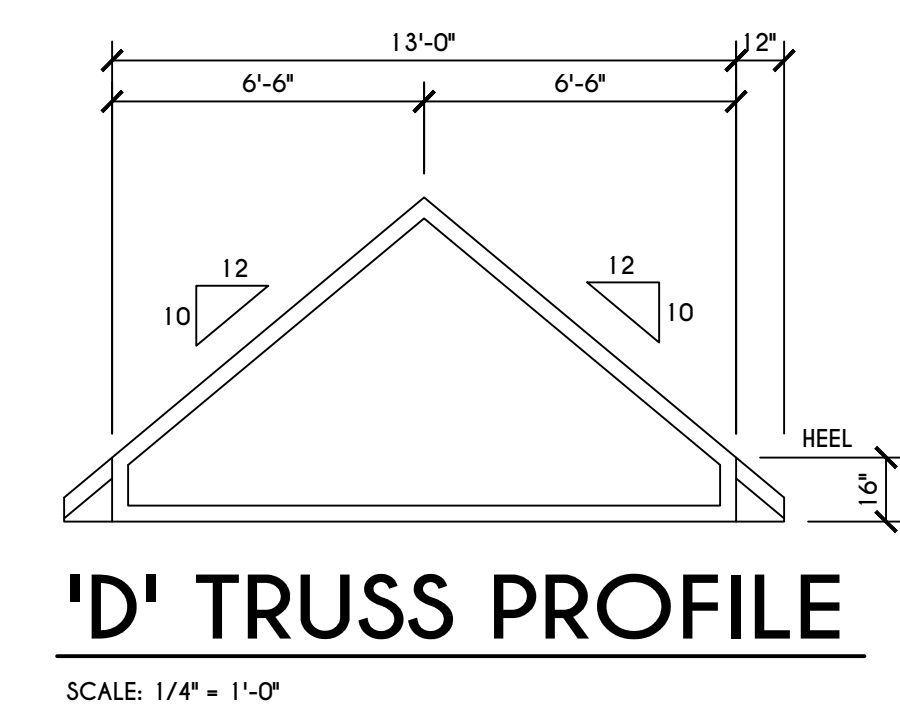
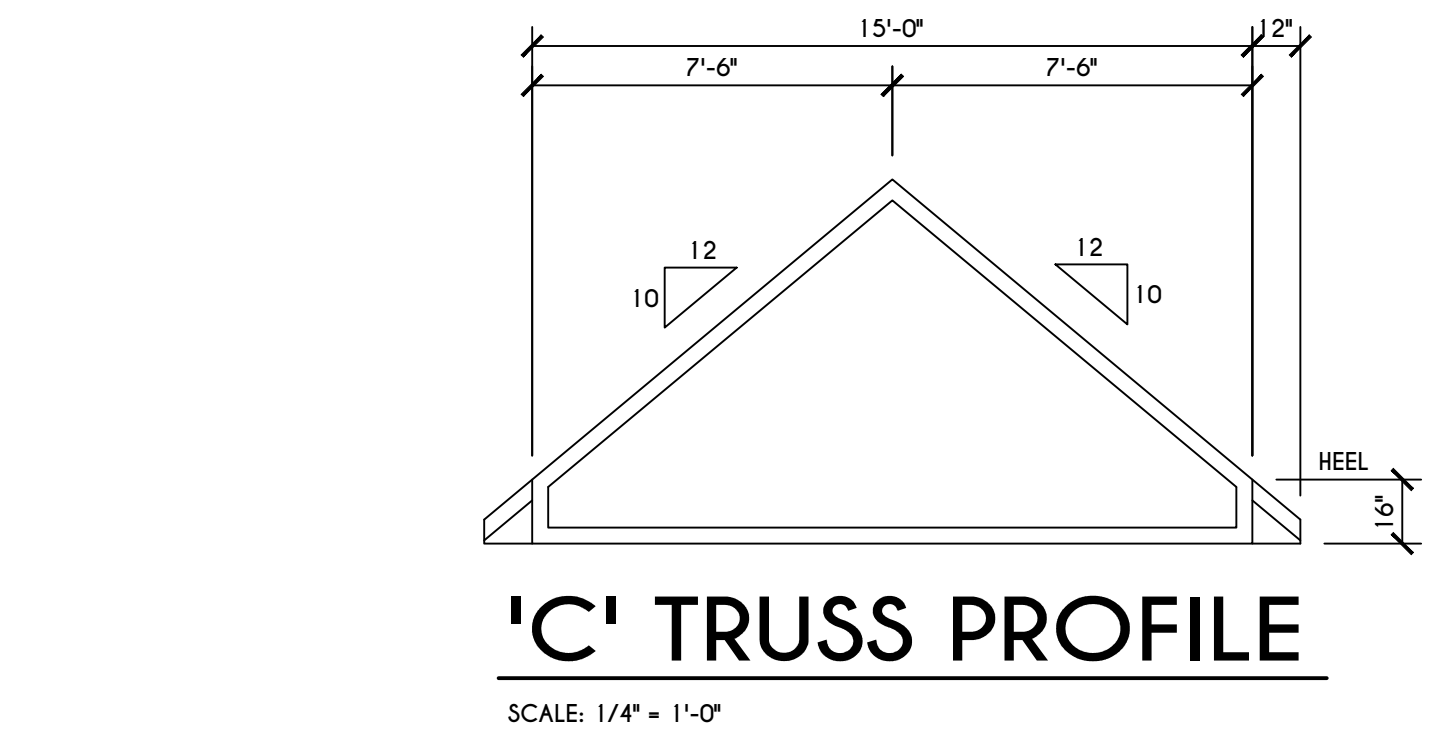
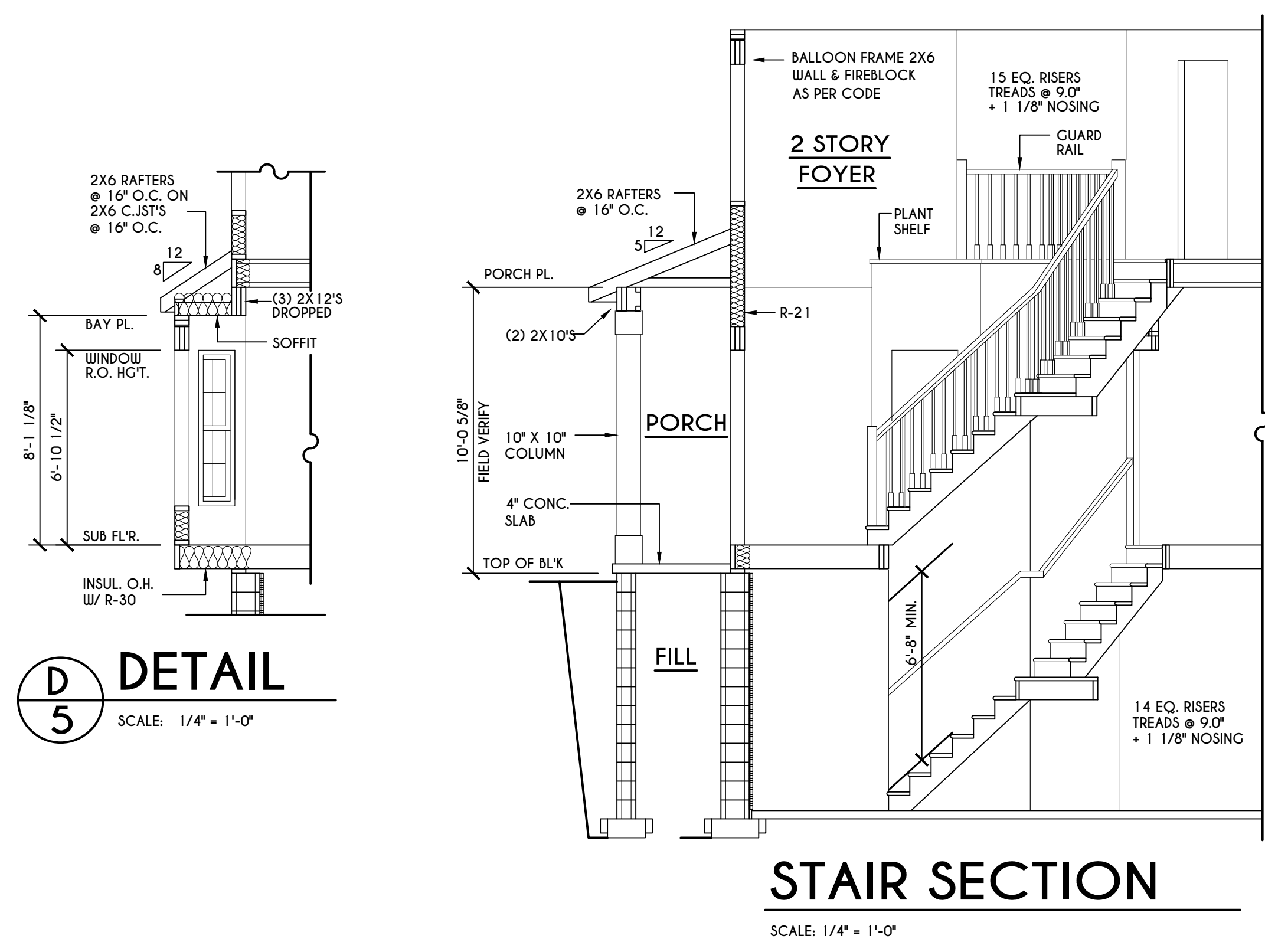
DATE	BY	DESCRIPTION

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 PITTSFORD, NY

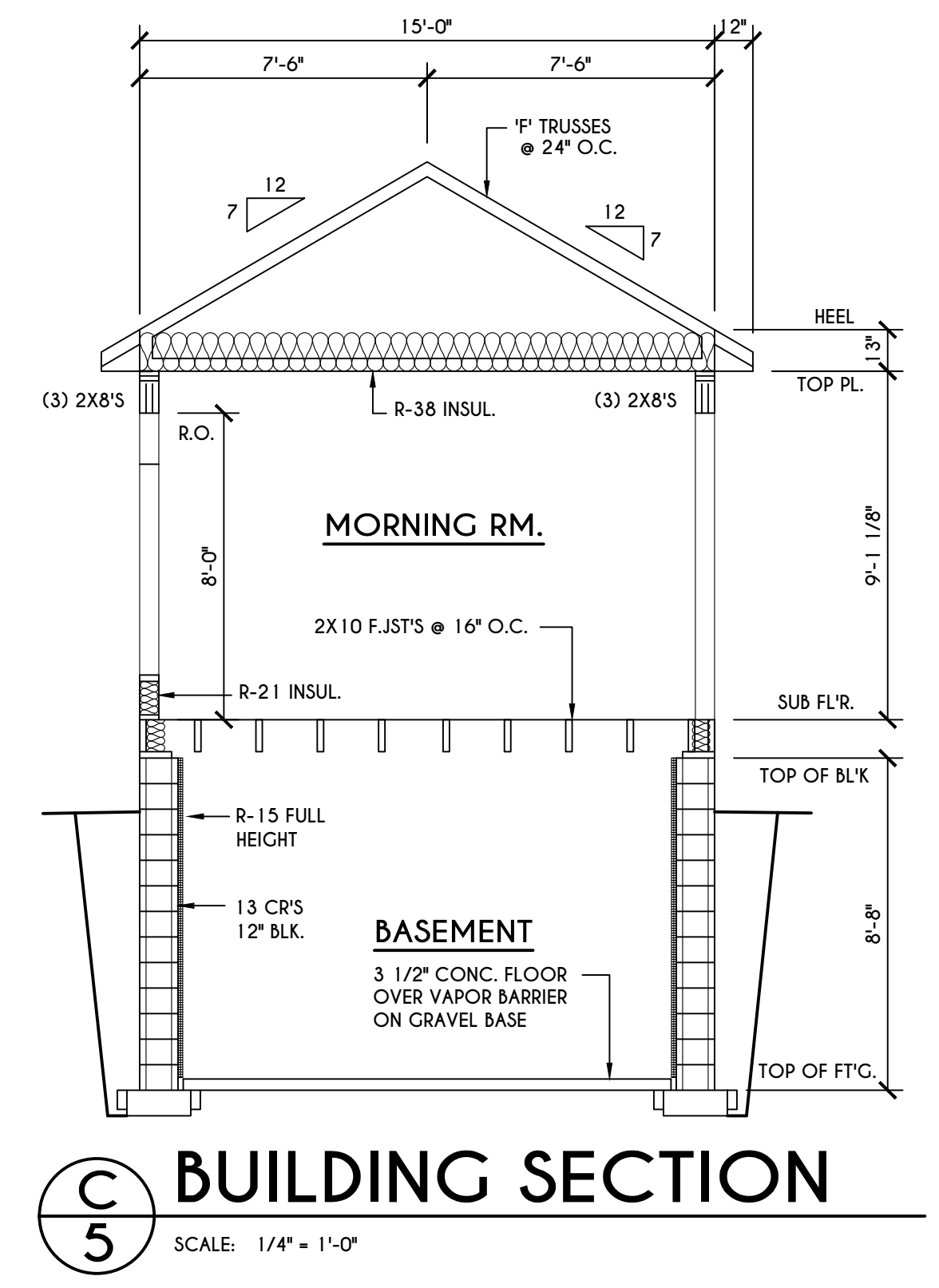
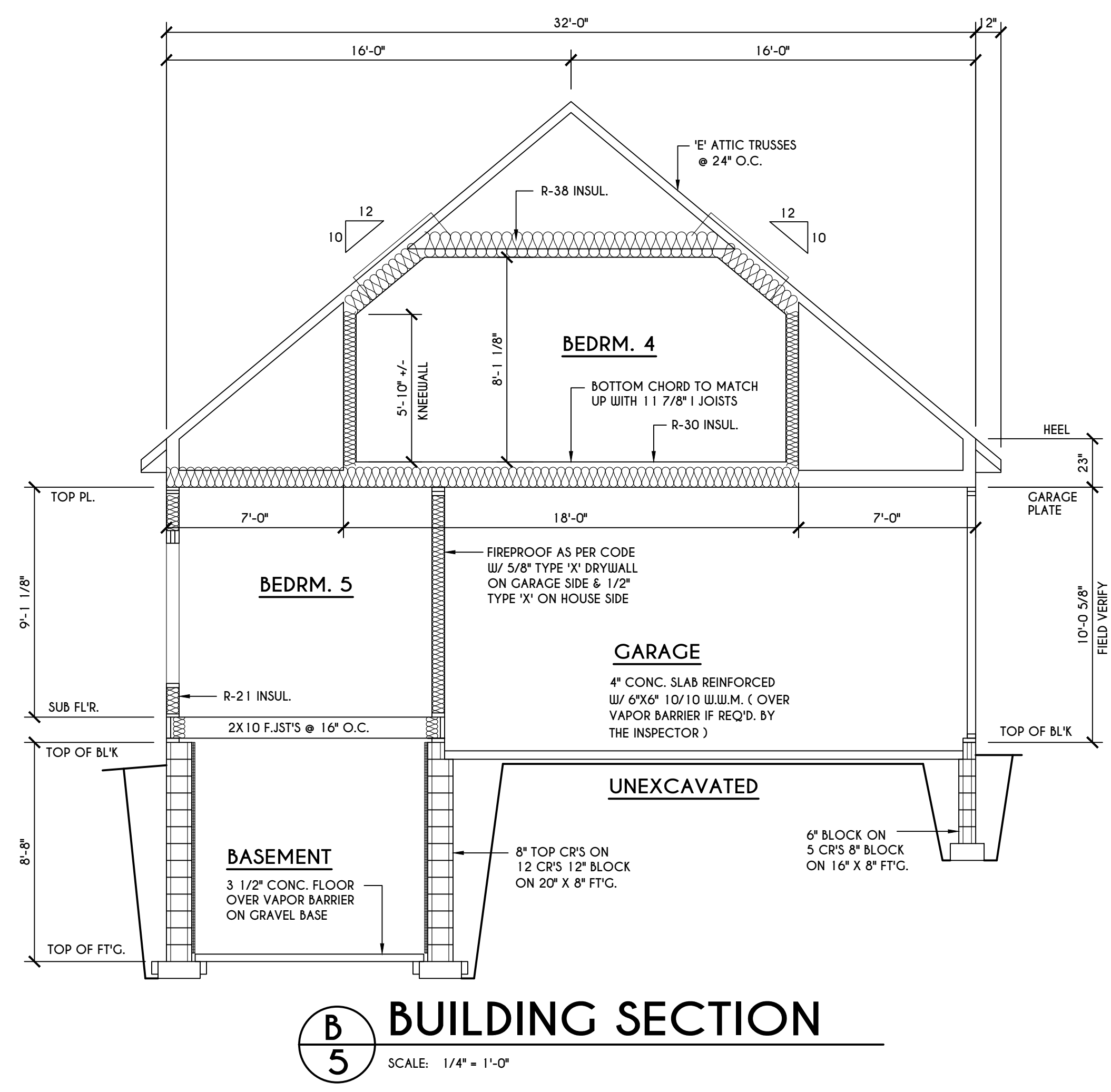
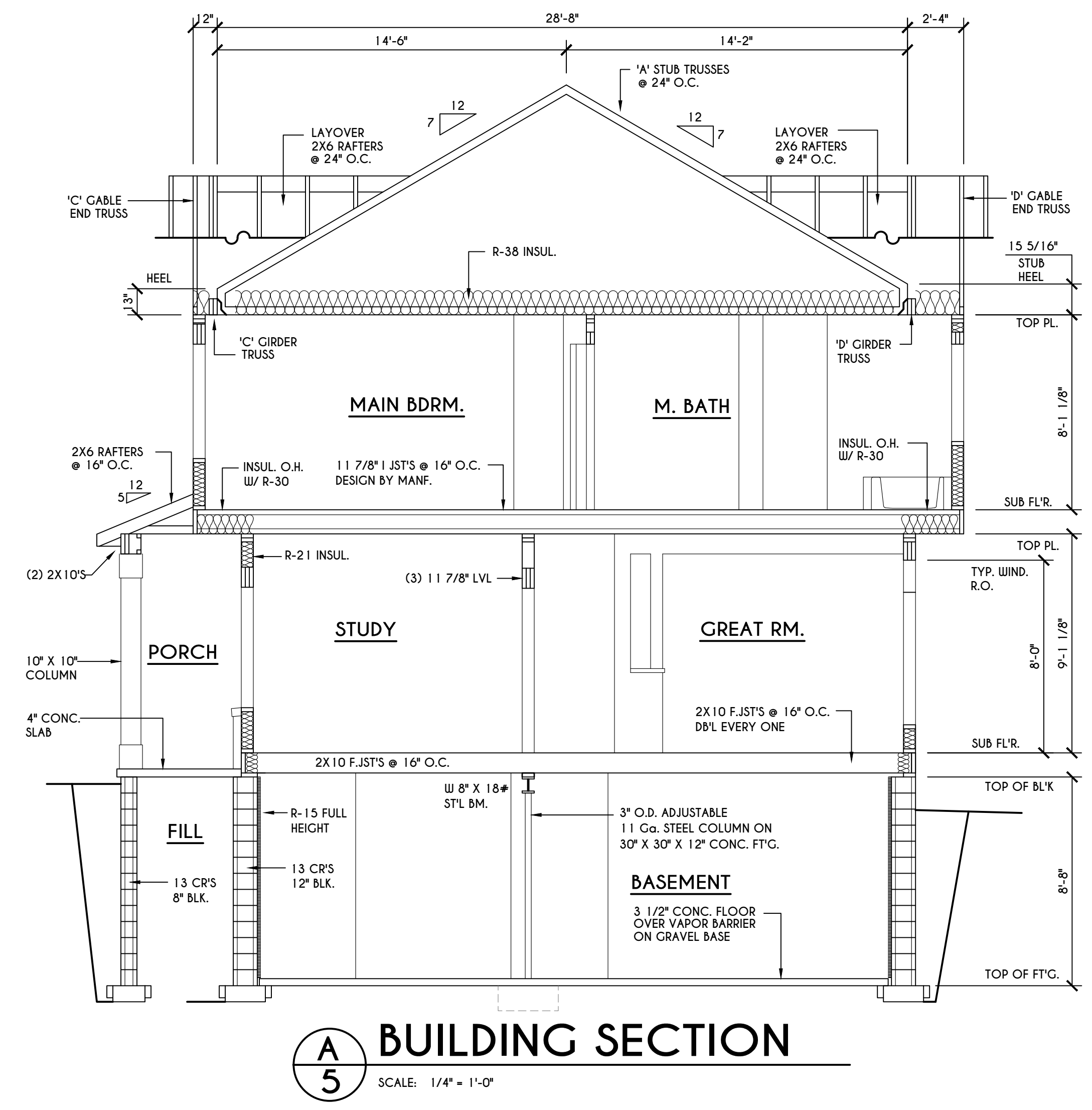
BUILDER:
 MASCOT INC.

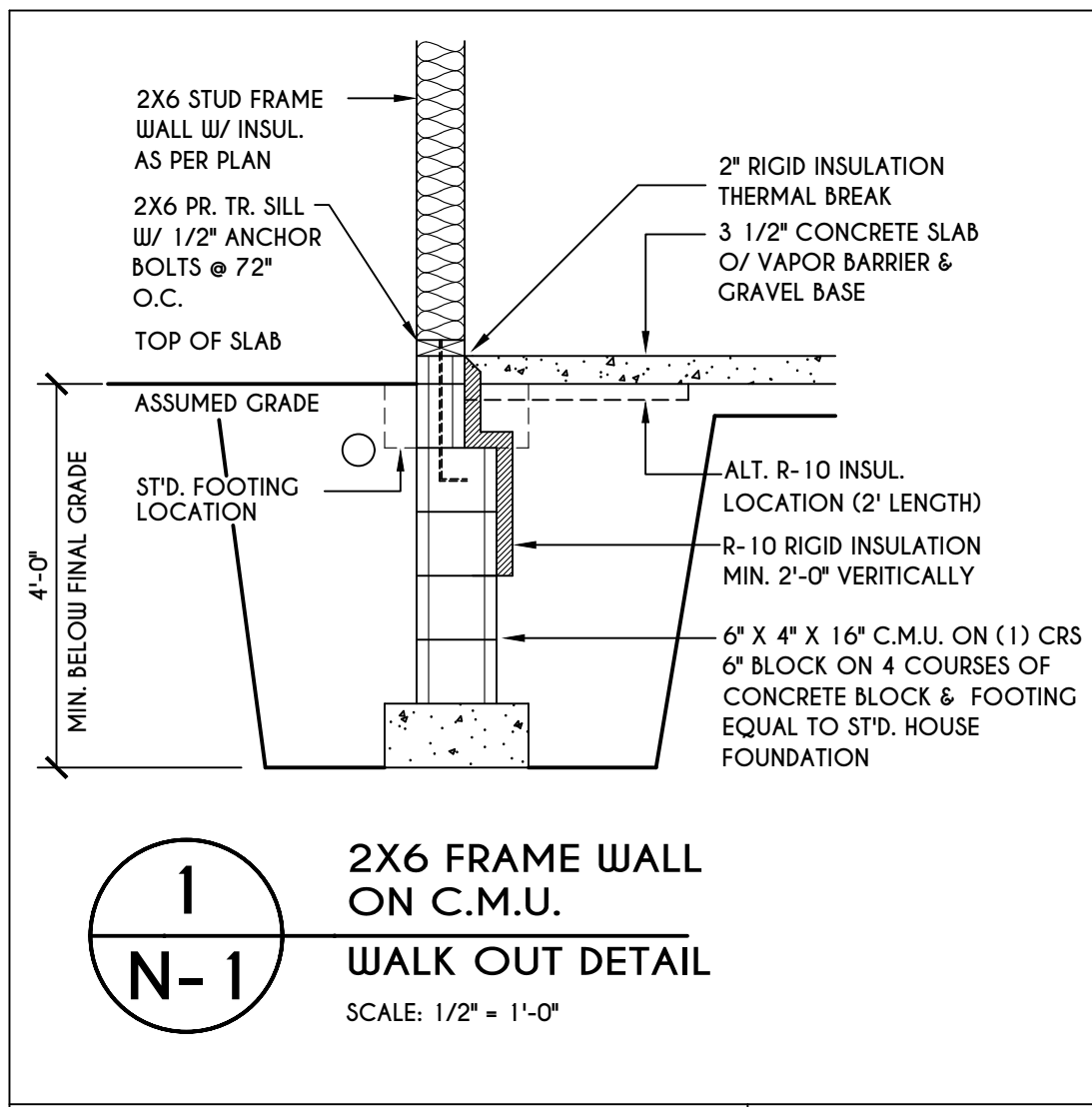
SECTIONS
 GLA PLAN 2951

drawn: CDK	checked: CSB
scale: AS NOTED	date: 12 / 21
PROJECT: 5988T	sheet: 5

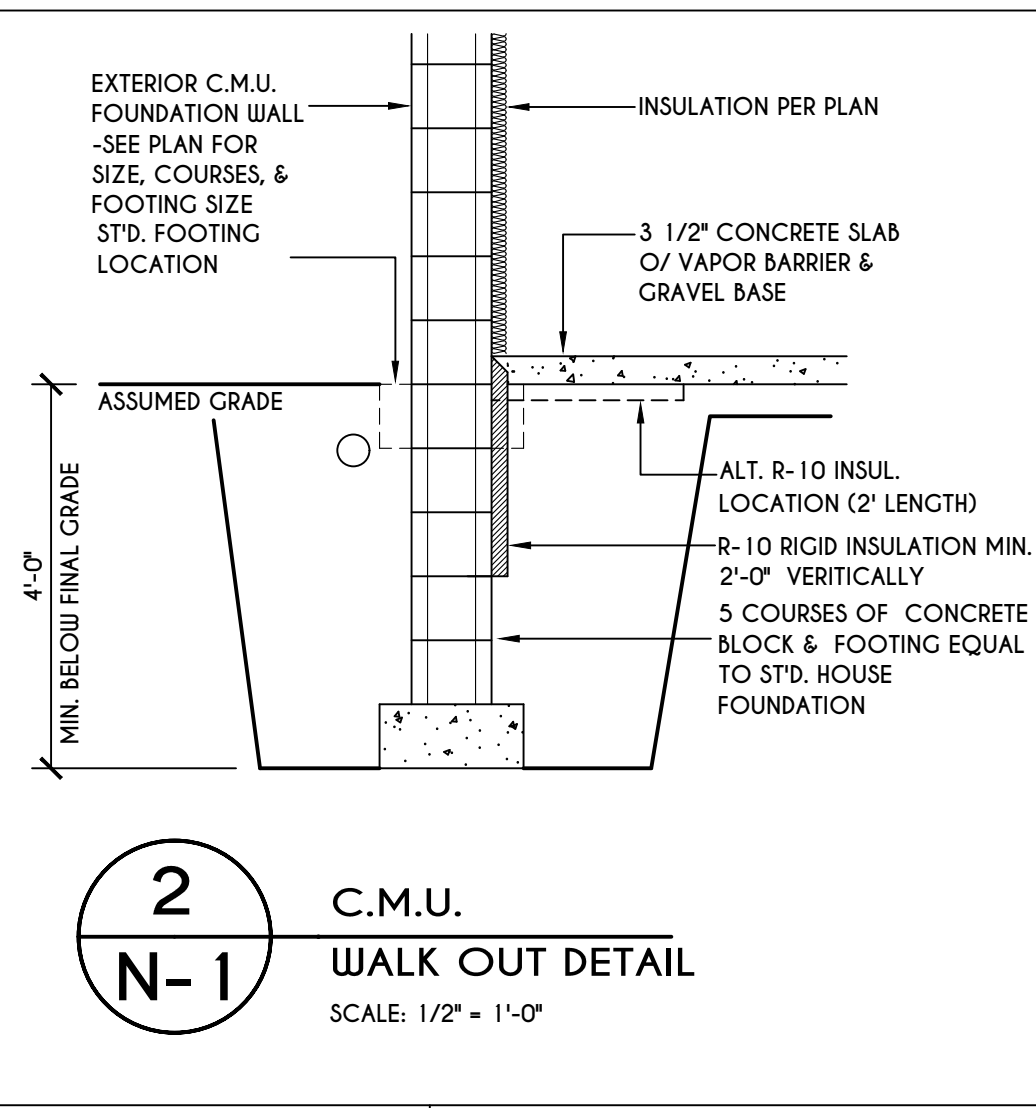


TRUSS NOTES:
 TRUSS PROFILE SHOWN FOR REFERENCE ONLY - MANUFACTURER IS RESPONSIBLE FOR CHORD LAYOUT AS REQ'D FOR DESIGN LOAD
 TRUSS MANUFACTURER TO VERIFY ACTUAL LOAD AT GIRDER-TO-GIRDER CONNECTIONS & TO SPECIFY A MIN. METAL HANGER TO SUPP. THAT LOAD
 PROVIDE TRUSS BRACING AS INDICATED BY TRUSS DESIGNER

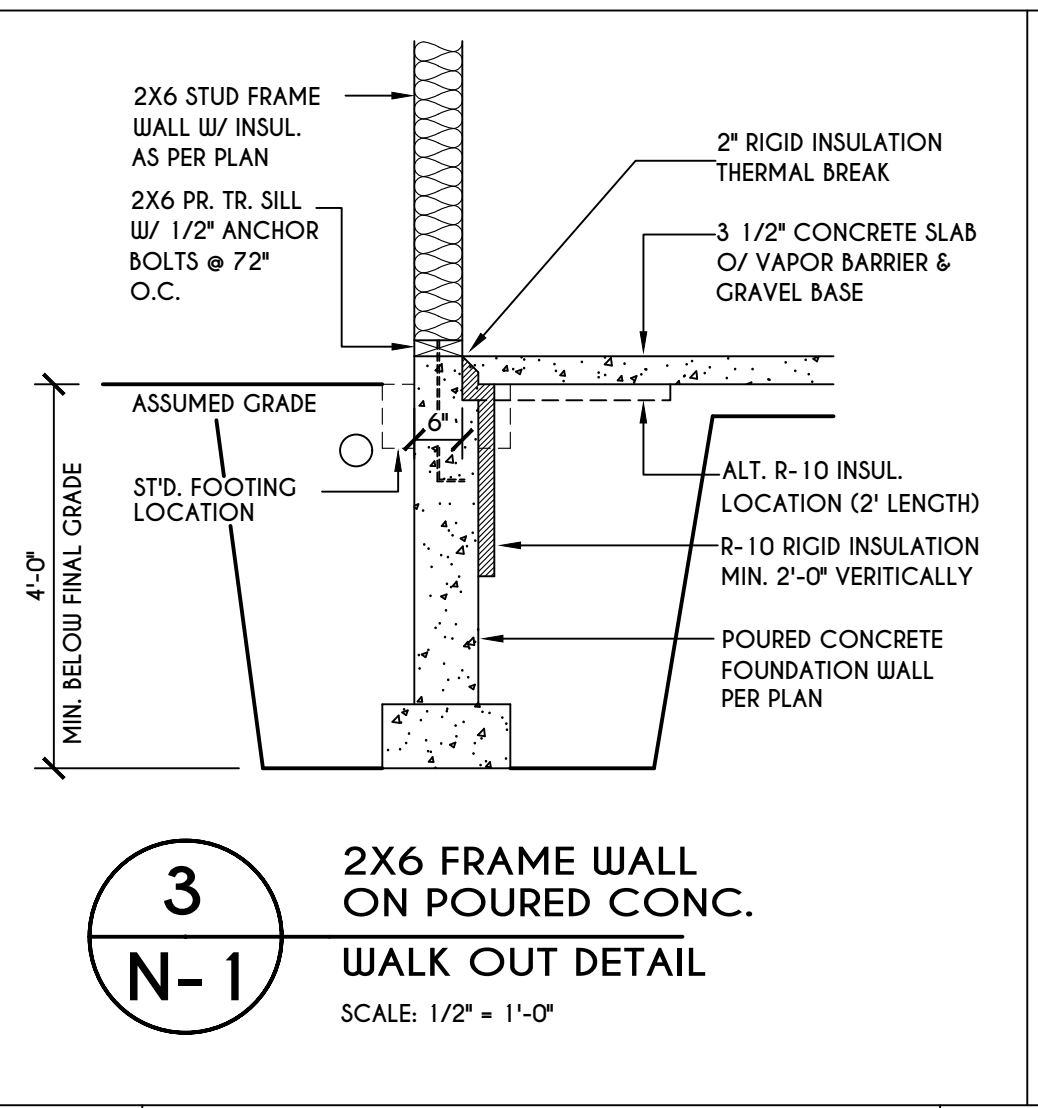




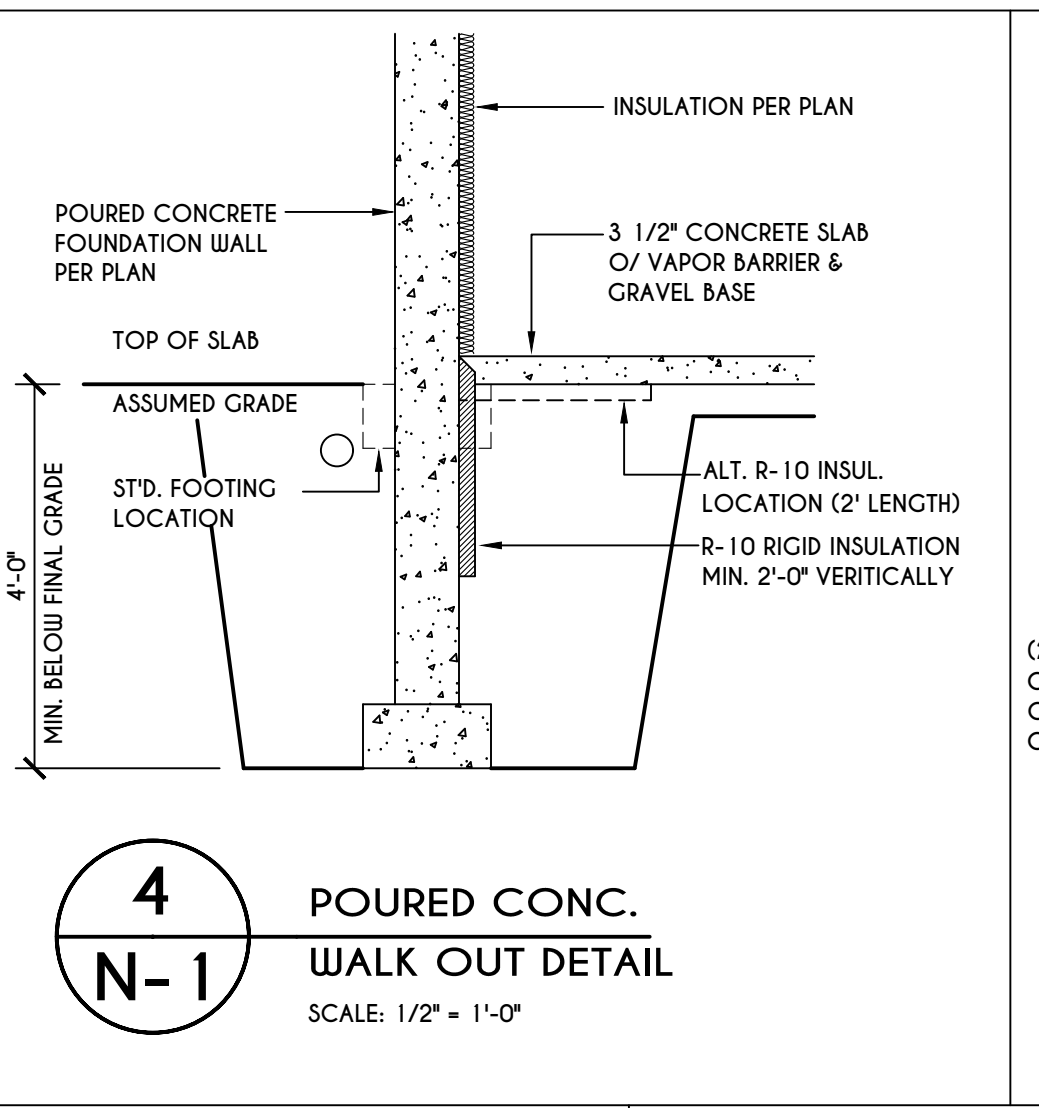
1
N-1
2X6 FRAME WALL ON C.M.U. WALK OUT DETAIL
SCALE: 1/2" = 1'-0"



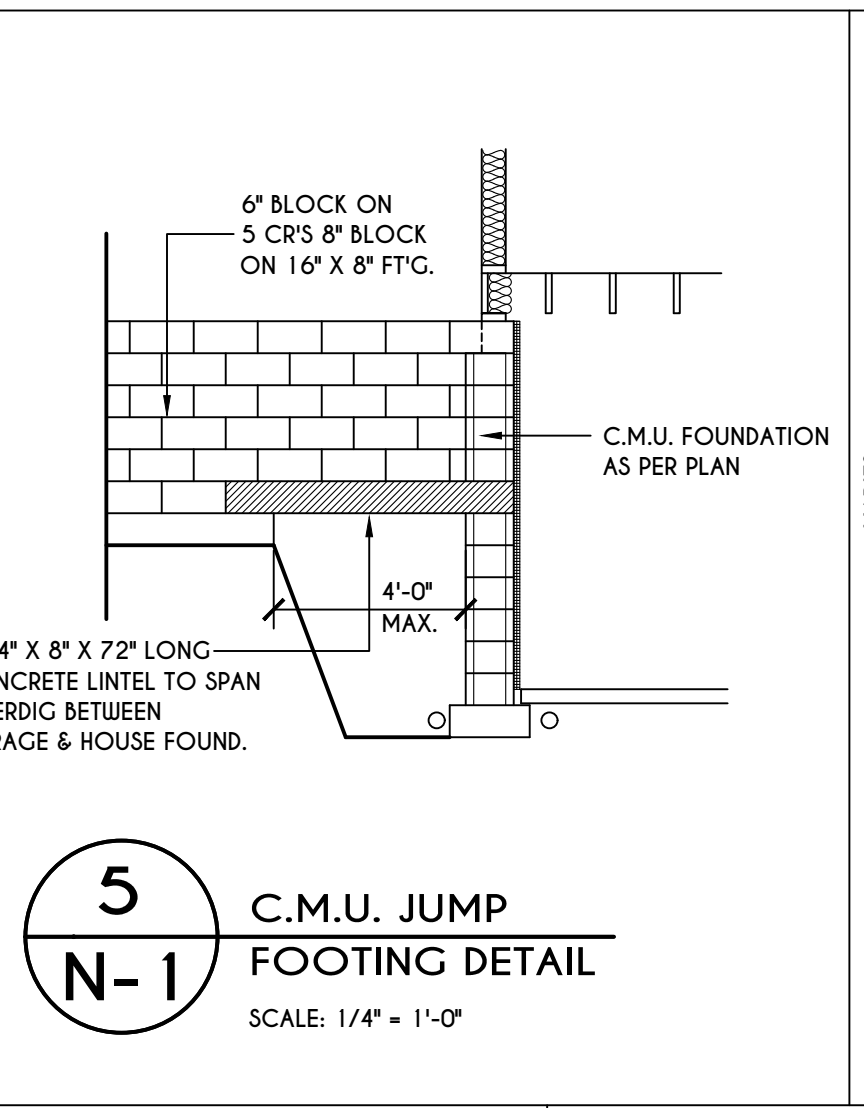
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N-1
C.M.U. WALK OUT DETAIL
SCALE: 1/2" = 1'-0"



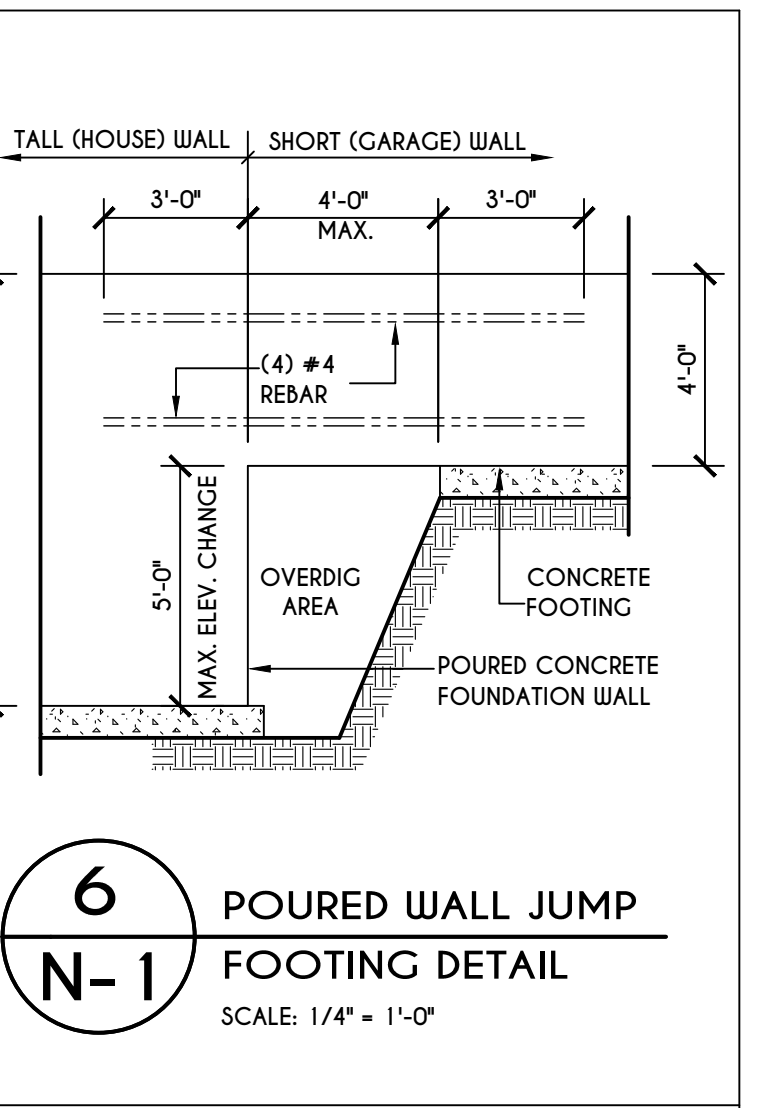
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N-1
2X6 FRAME WALL ON POURED CONC. WALK OUT DETAIL
SCALE: 1/2" = 1'-0"



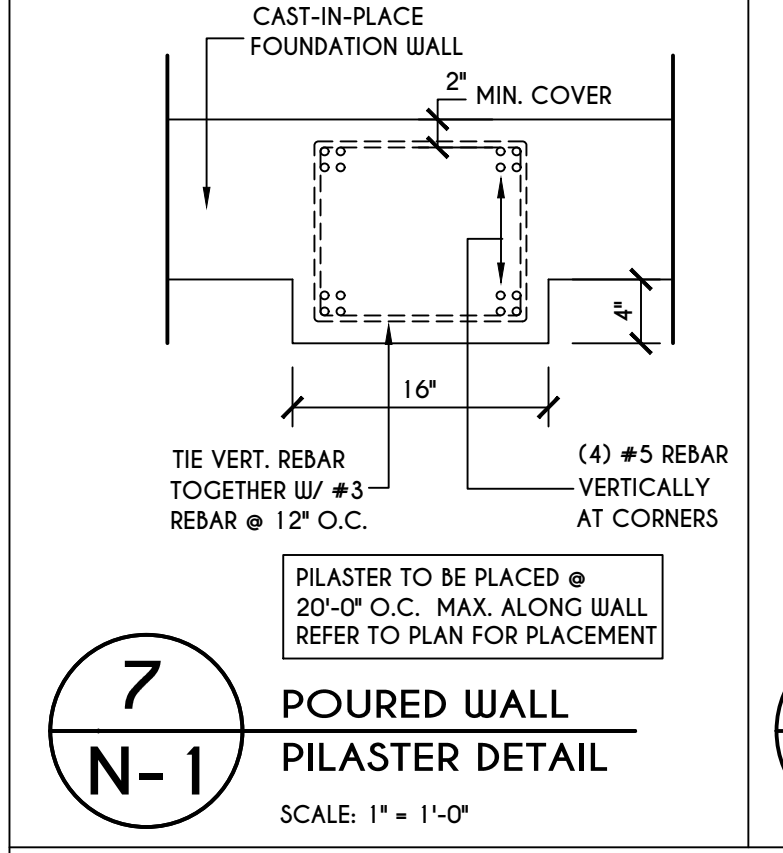
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N-1
POURED CONC. WALK OUT DETAIL
SCALE: 1/2" = 1'-0"



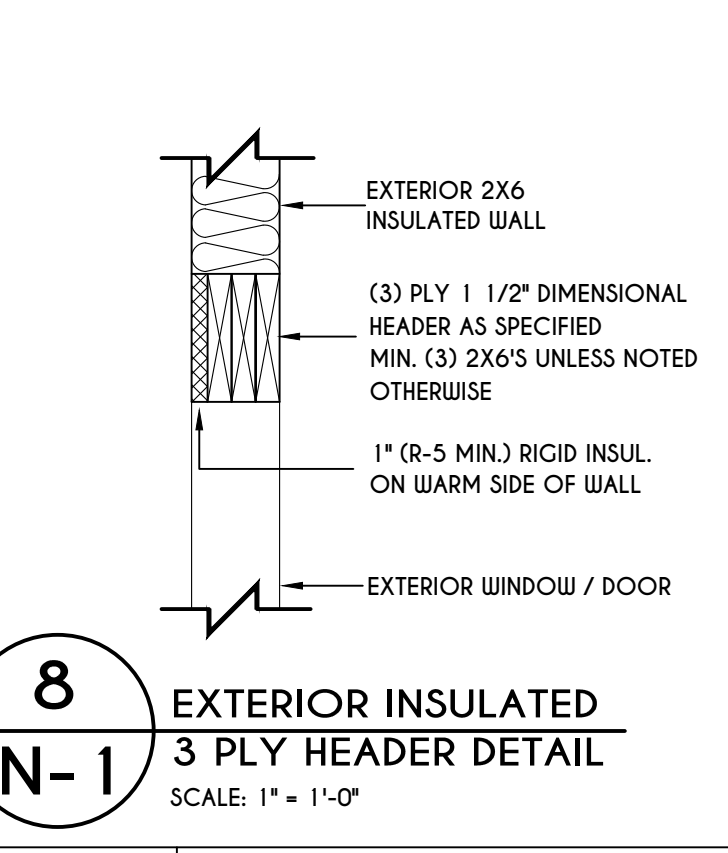
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N-1
C.M.U. JUMP FOOTING DETAIL
SCALE: 1/4" = 1'-0"



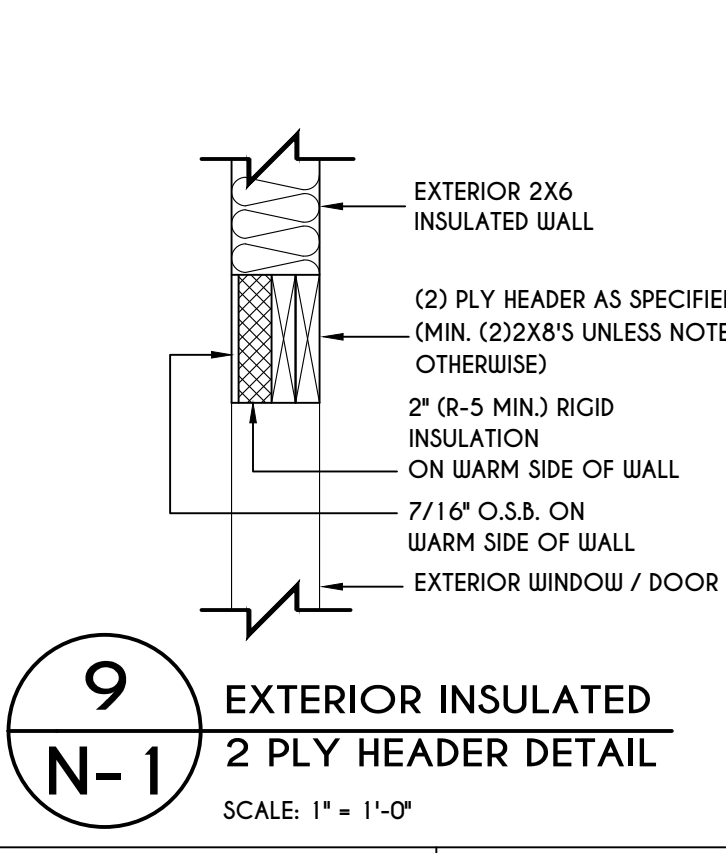
6
N-1
POURED WALL JUMP FOOTING DETAIL
SCALE: 1/4" = 1'-0"



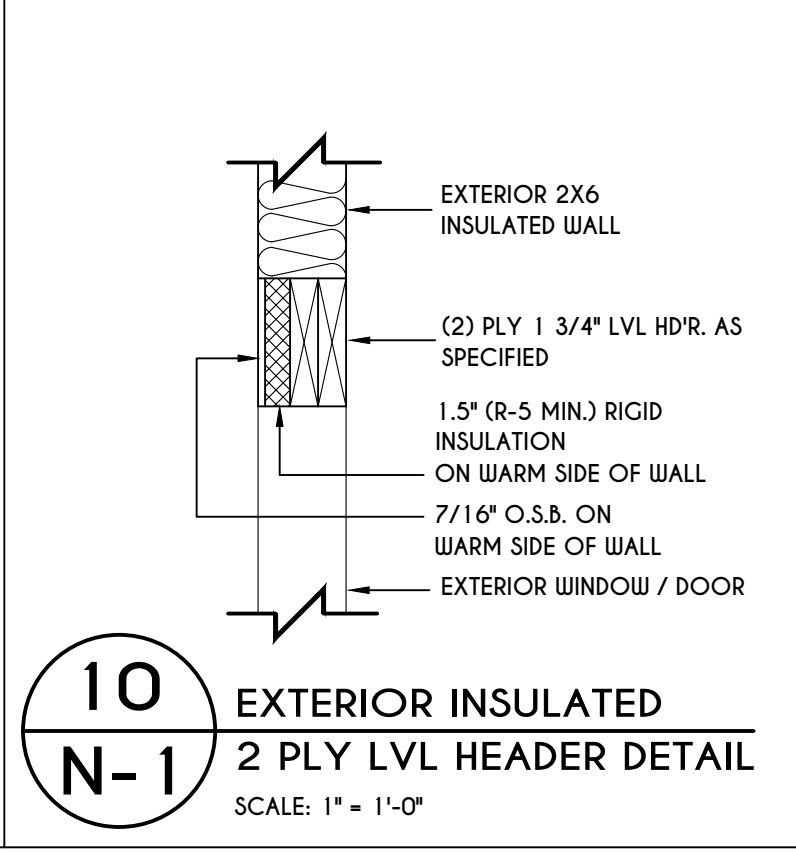
7
N-1
POURED WALL PILASTER DETAIL
SCALE: 1" = 1'-0"



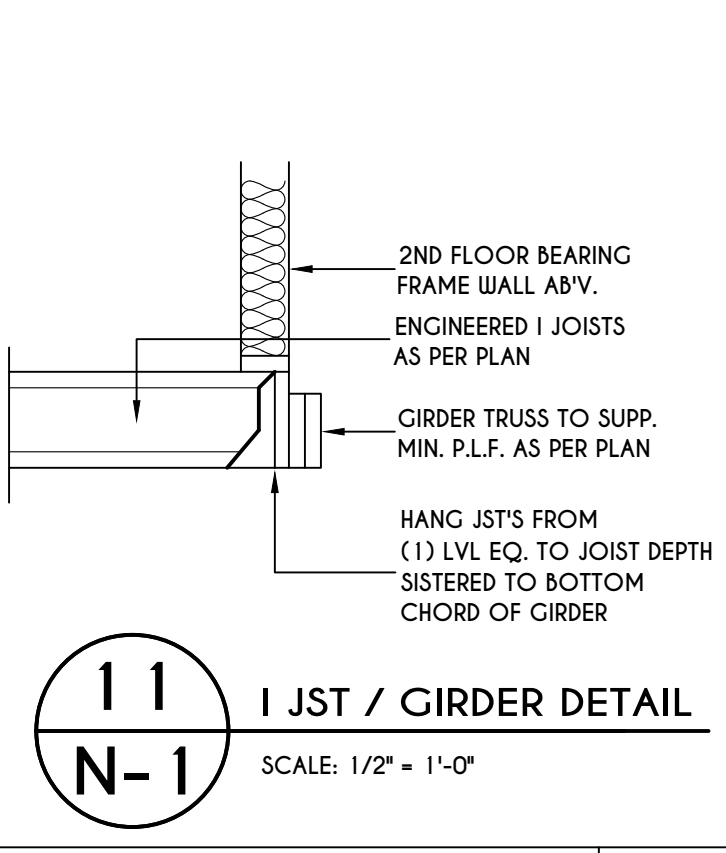
8
N-1
EXTERIOR INSULATED 3 PLY HEADER DETAIL
SCALE: 1" = 1'-0"



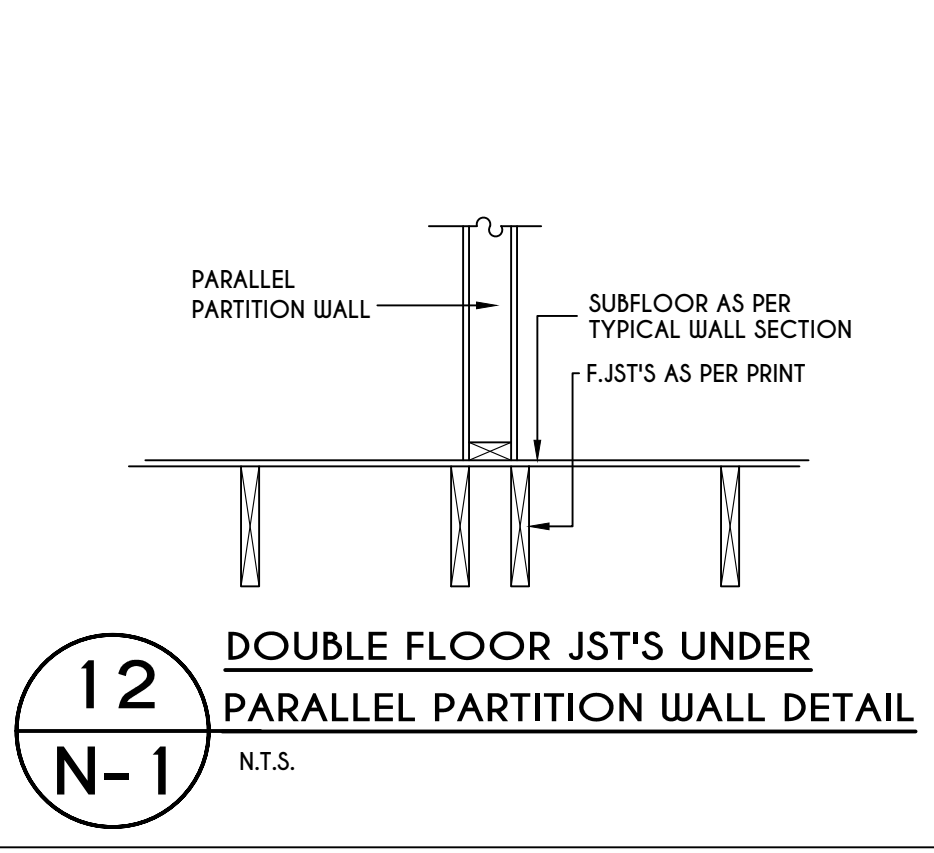
9
N-1
EXTERIOR INSULATED 2 PLY HEADER DETAIL
SCALE: 1" = 1'-0"



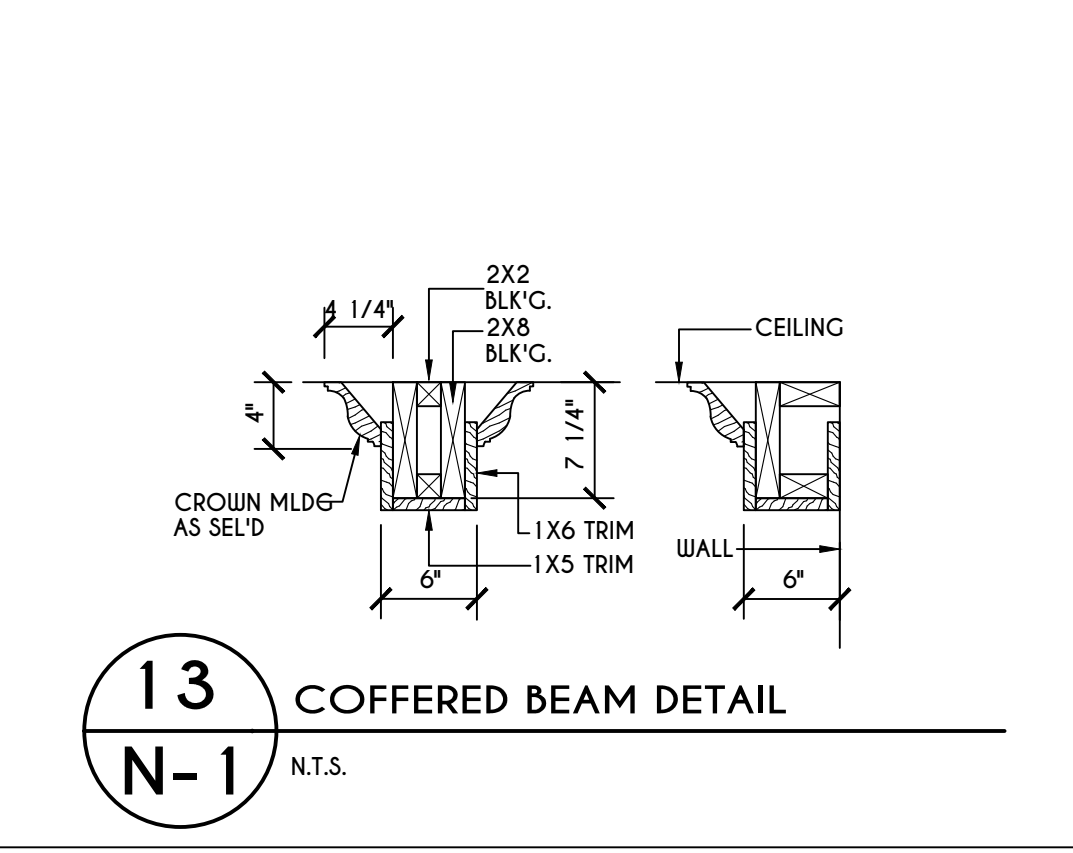
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N-1
EXTERIOR INSULATED 2 PLY LVL HEADER DETAIL
SCALE: 1" = 1'-0"



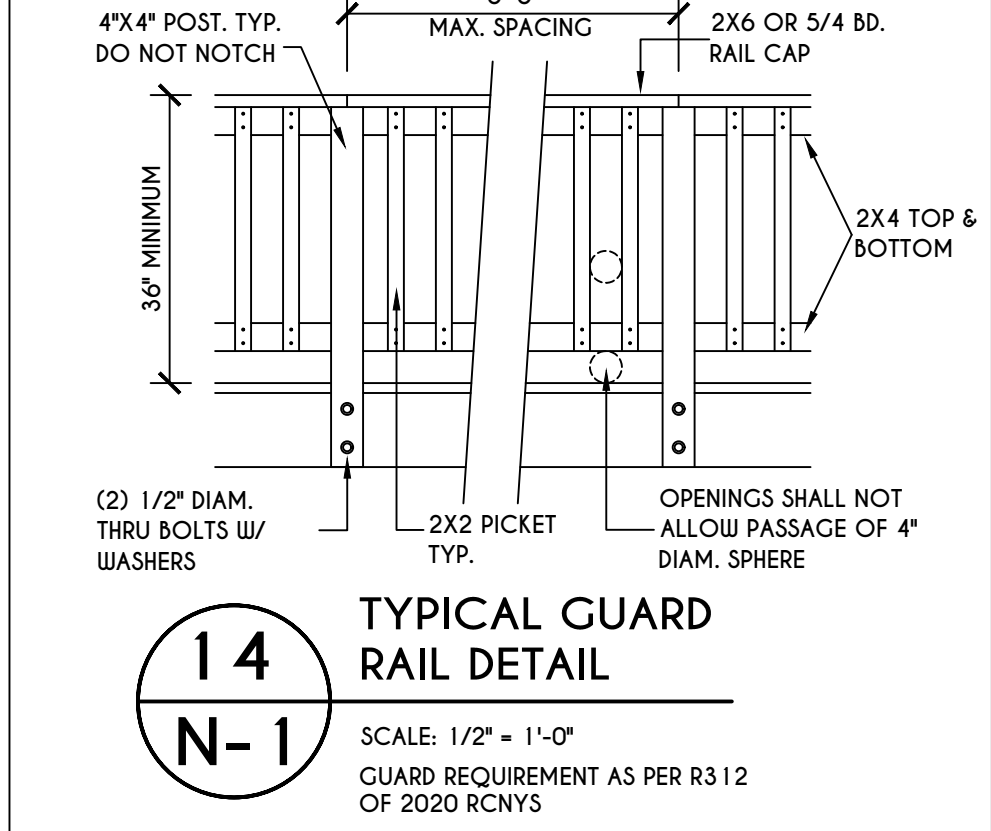
11
N-1
I JST / GIRDER DETAIL
SCALE: 1/2" = 1'-0"



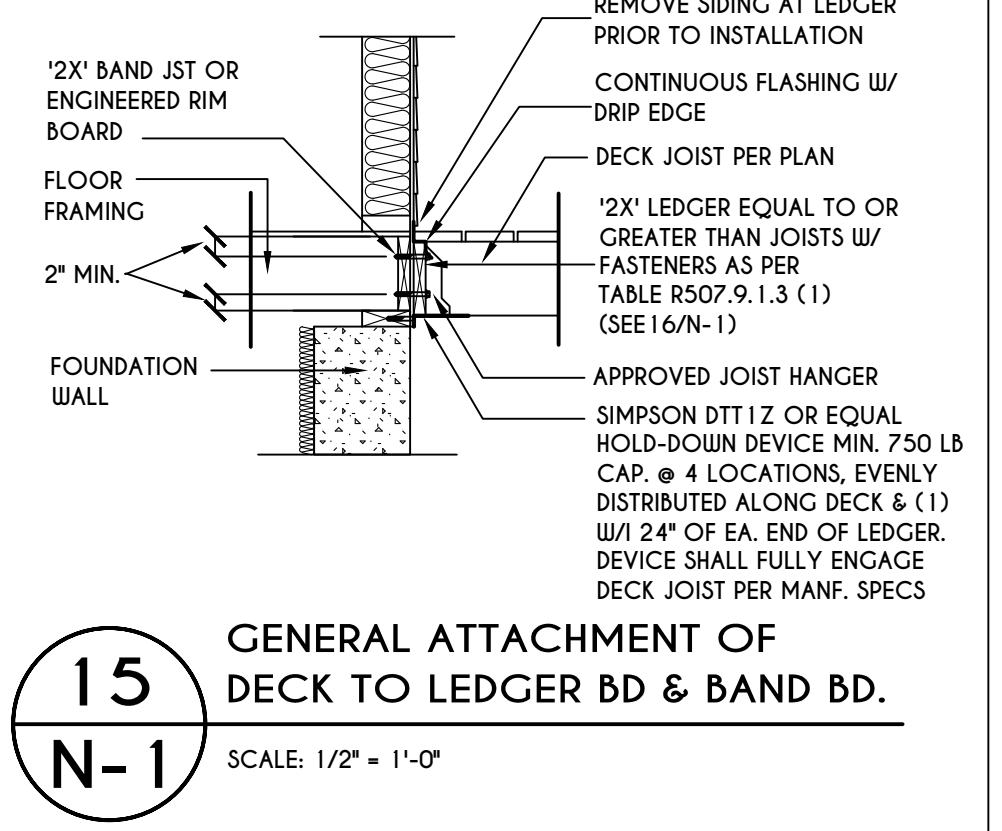
12
N-1
DOUBLE FLOOR JST'S UNDER PARALLEL PARTITION WALL DETAIL
N.T.S.



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



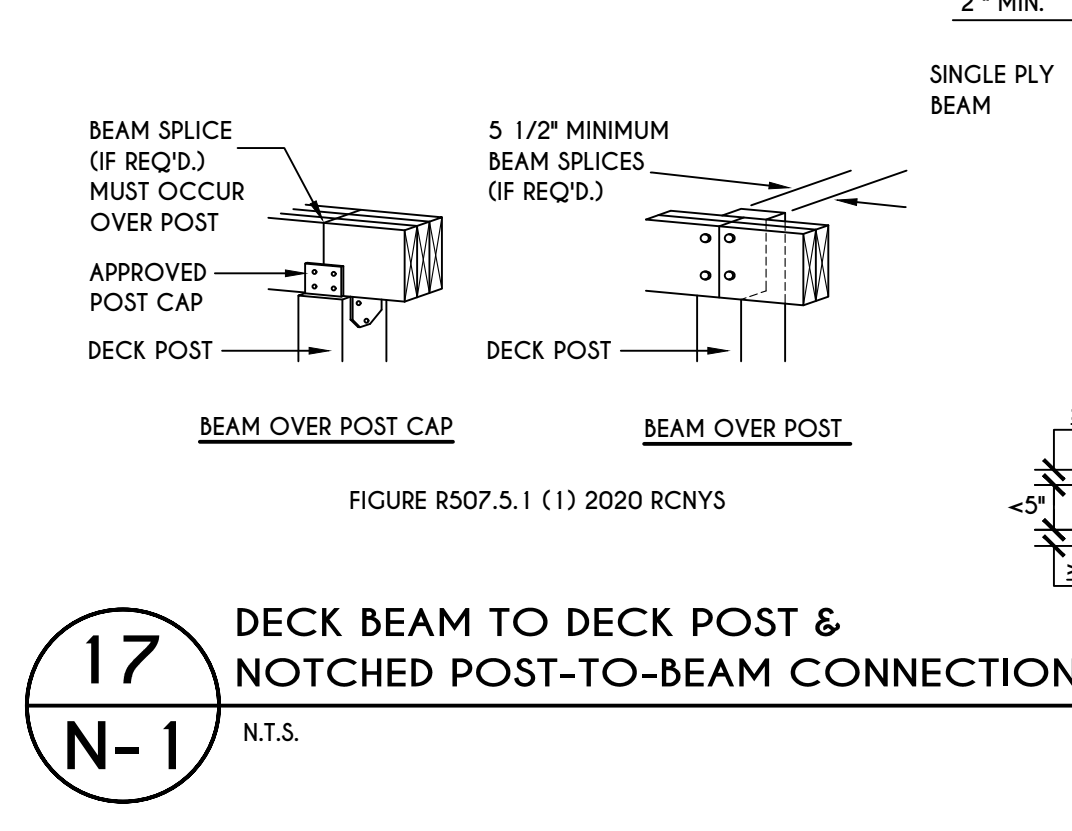
14
N-1
TYPICAL GUARD RAIL DETAIL
SCALE: 1/2" = 1'-0"
GUARD REQUIREMENTS AS PER R3 12 OF 2020 RCNYS



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

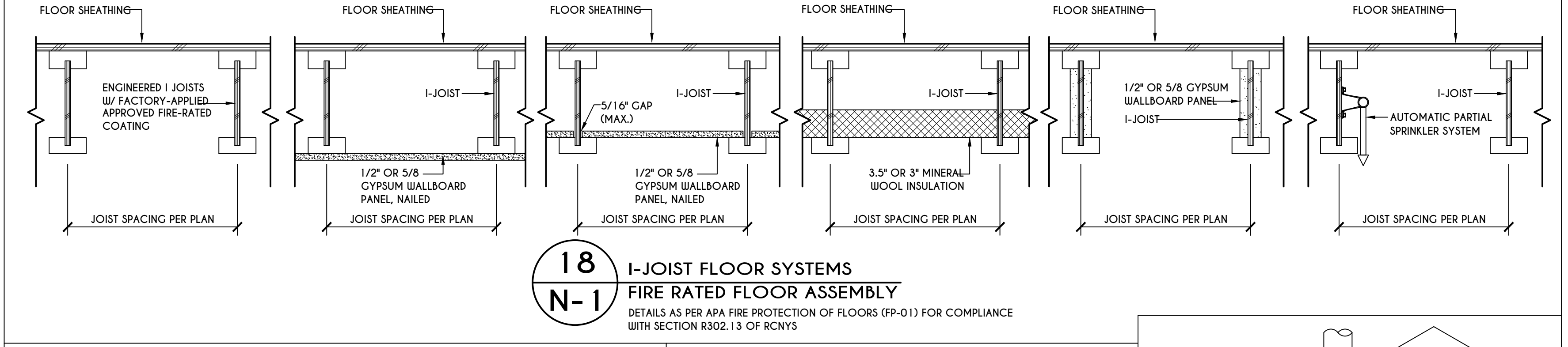


17
N-1
DECK BEAM TO DECK POST & NOTCHED POST-TO-BEAM CONNECTION
N.T.S.

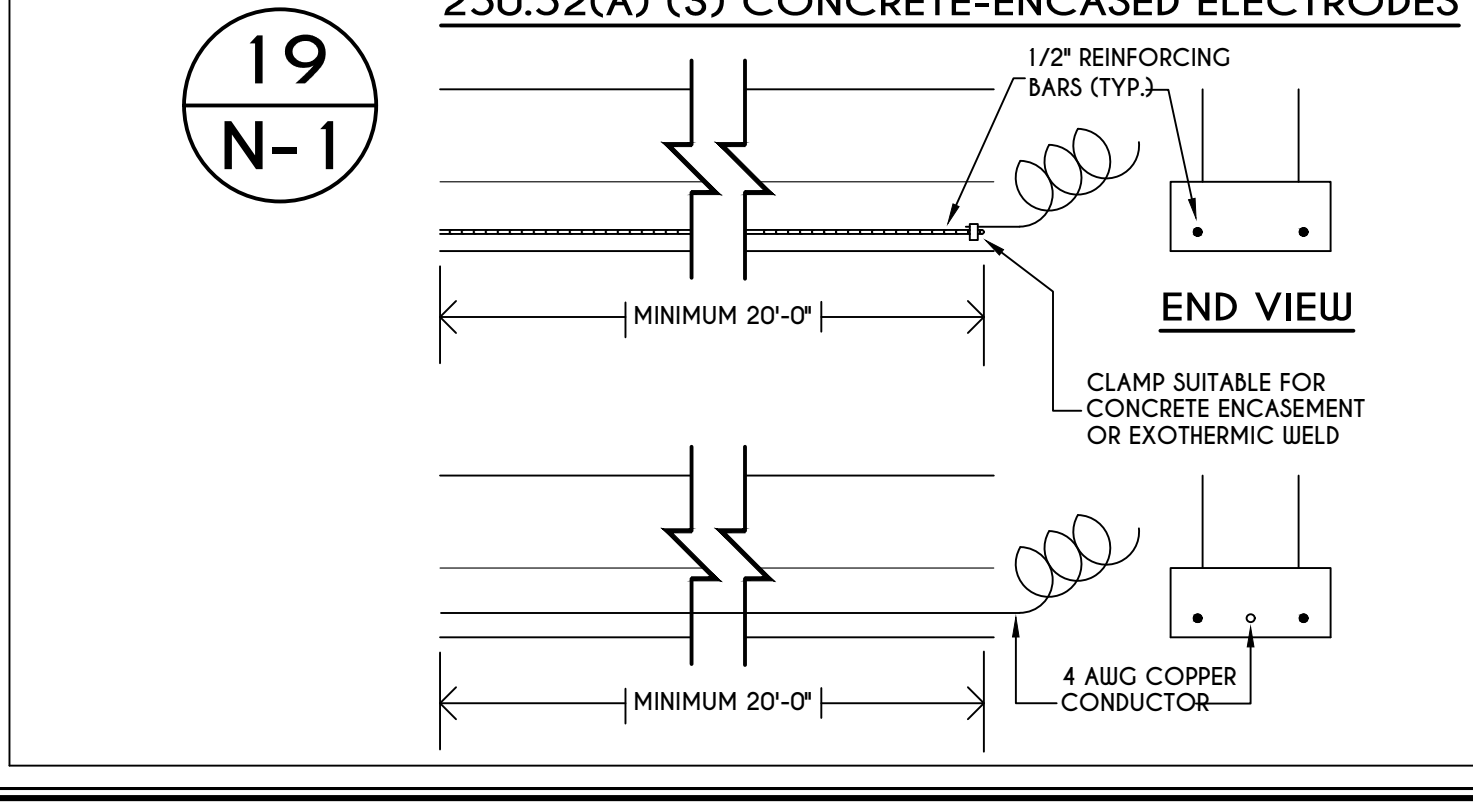
TABLE R507.4
DECK POST HEIGHT

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

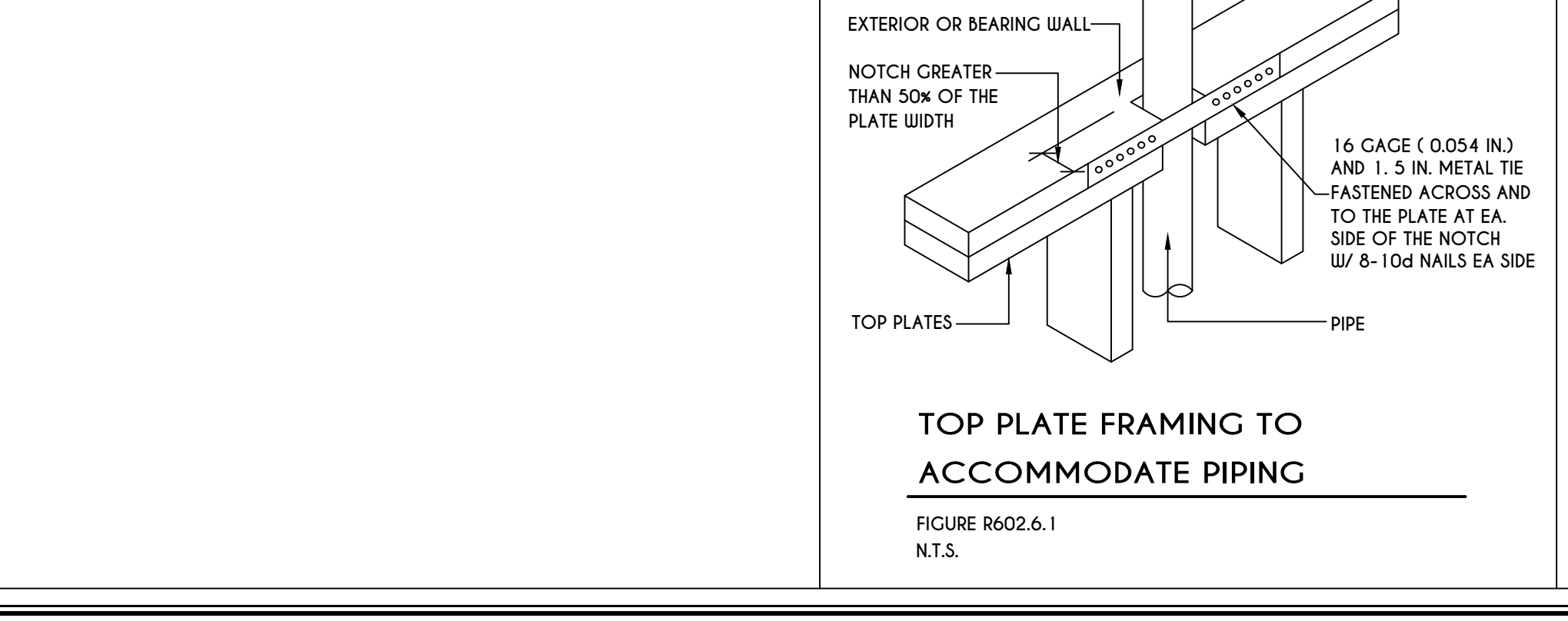
a. MEASURED TO UNDERSIDE OF BEAM
b. BASED ON 40 psf LIVE LOAD
c. THE MAXIMUM PERMITTED HEIGHT IS 8' FOR ONE-PLY & TWO-PLY BEAMS. THE MAXIMUM PERMITTED HEIGHT FOR THREE-PLY BEAMS ON POST CAP IS 6'-9"



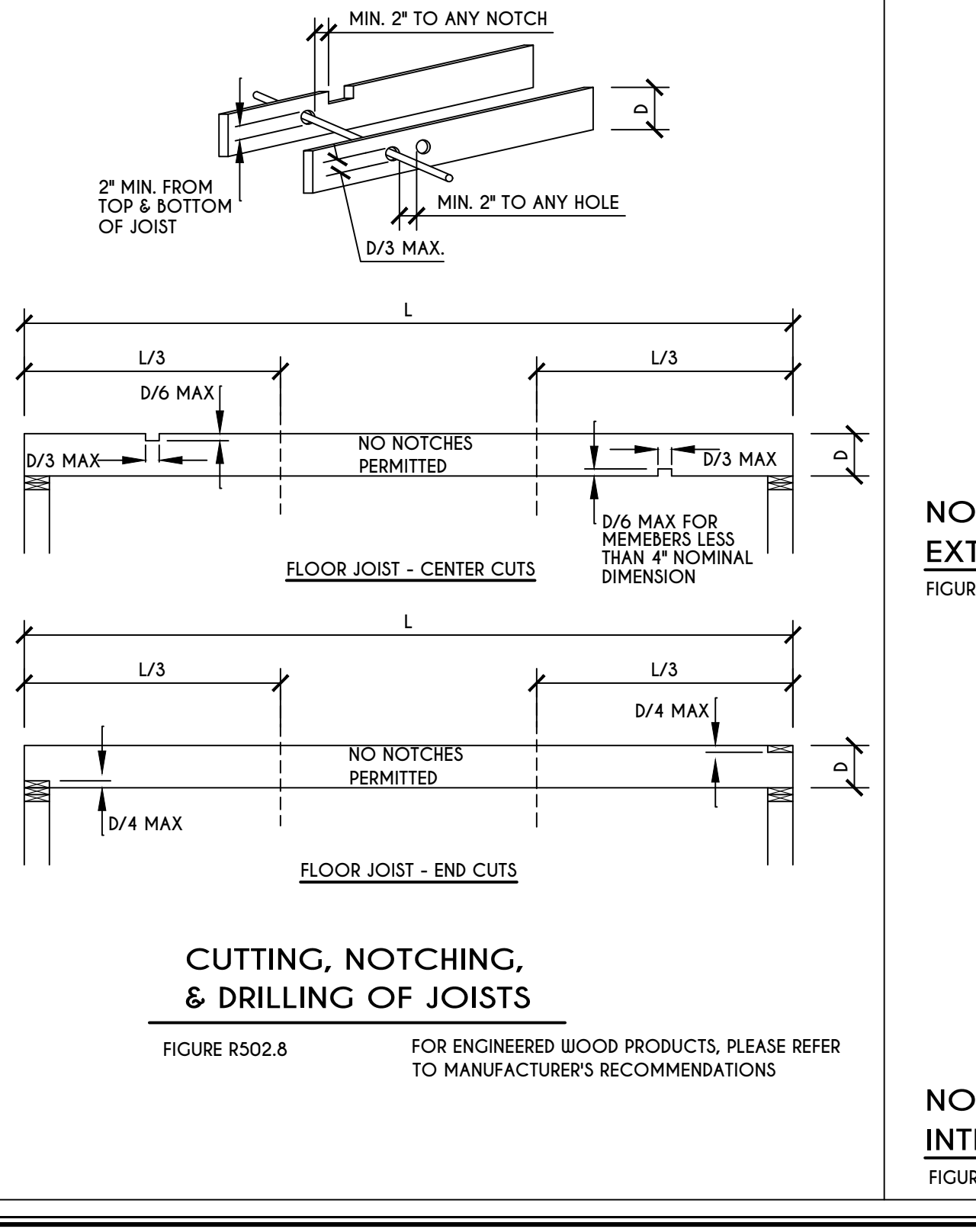
18
N-1
I-JOIST FLOOR SYSTEMS FIRE RATED FLOOR ASSEMBLY
DETAILS AS PER APA FIRE PROTECTION OF FLOORS (FP-01) FOR COMPLIANCE WITH SECTION R302.13 OF RCNYS



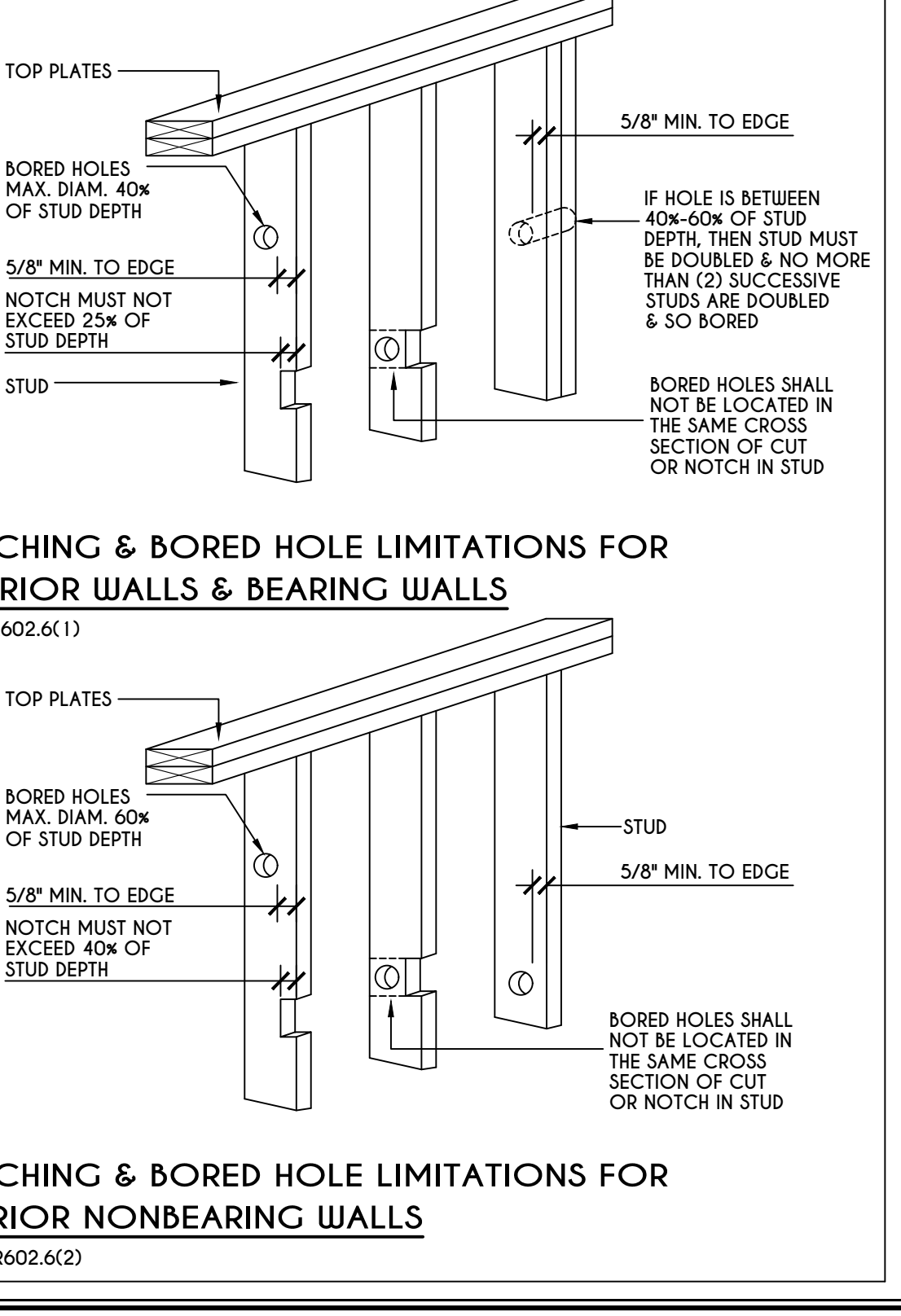
19
N-1
250.52(A) (3) CONCRETE-ENCASED ELECTRODES
SCALE: 1/2" = 1'-0"



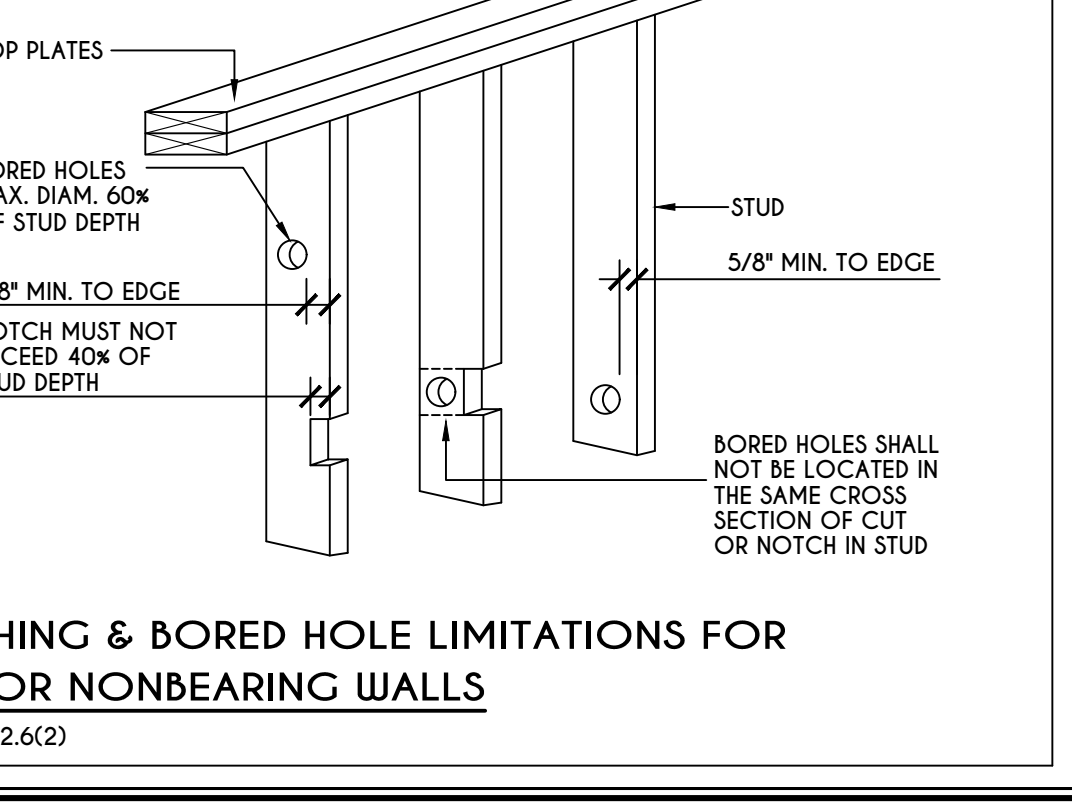
TOP PLATE FRAMING TO ACCOMMODATE PIPING
FIGURE R602.6.1
N.T.S.



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

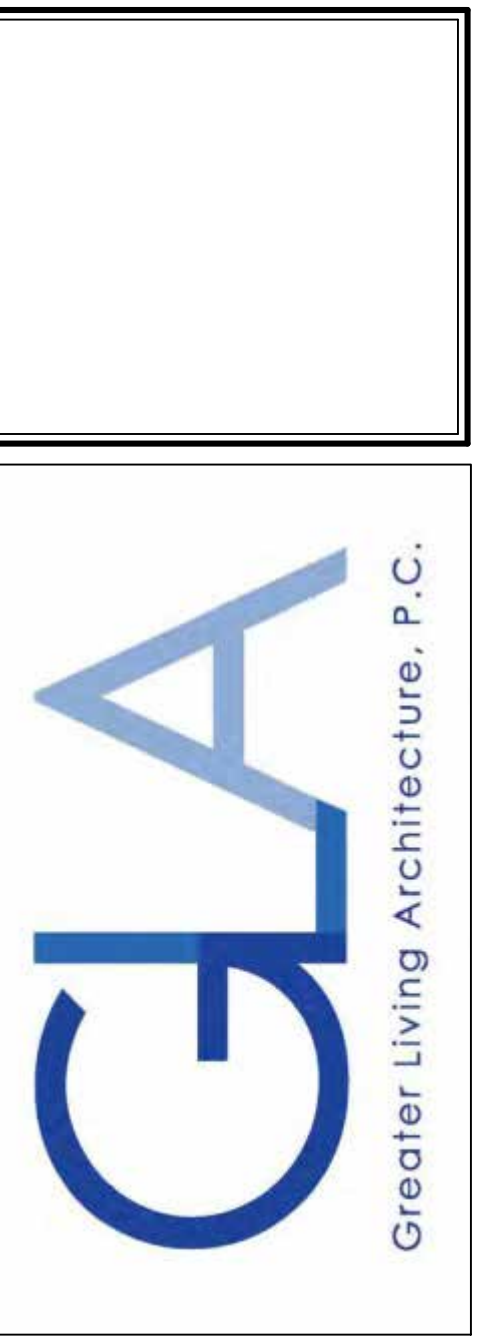


NOTCHING & BORED HOLE LIMITATIONS FOR EXTERIOR WALLS & BEARING WALLS
FIGURE R602.6(1)



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

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LOT 32 COUNTRY POINTE
PITTSFORD, NY

BUILDER:
MASCOT INC.

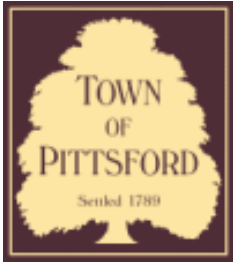
DETAILS
GLA PLAN 2951

drawn: CDK	checked: CSB
scale: AS NOTED	date: 12 / 21
PROJECT: 5988T	sheet: N 1









Town of Pittsford

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

**Permit #
B22-000026**

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

DESIGN REVIEW AND HISTORIC PRESERVATION BOARD REFERRAL OF APPLICATION

Property Address: 41 Nature View PITTSFORD, NY 14534

Tax ID Number: 192.01-3-42

Zoning District: RN Residential Neighborhood

Owner: Masi Enterprises Inc.

Applicant: Mascot Inc.

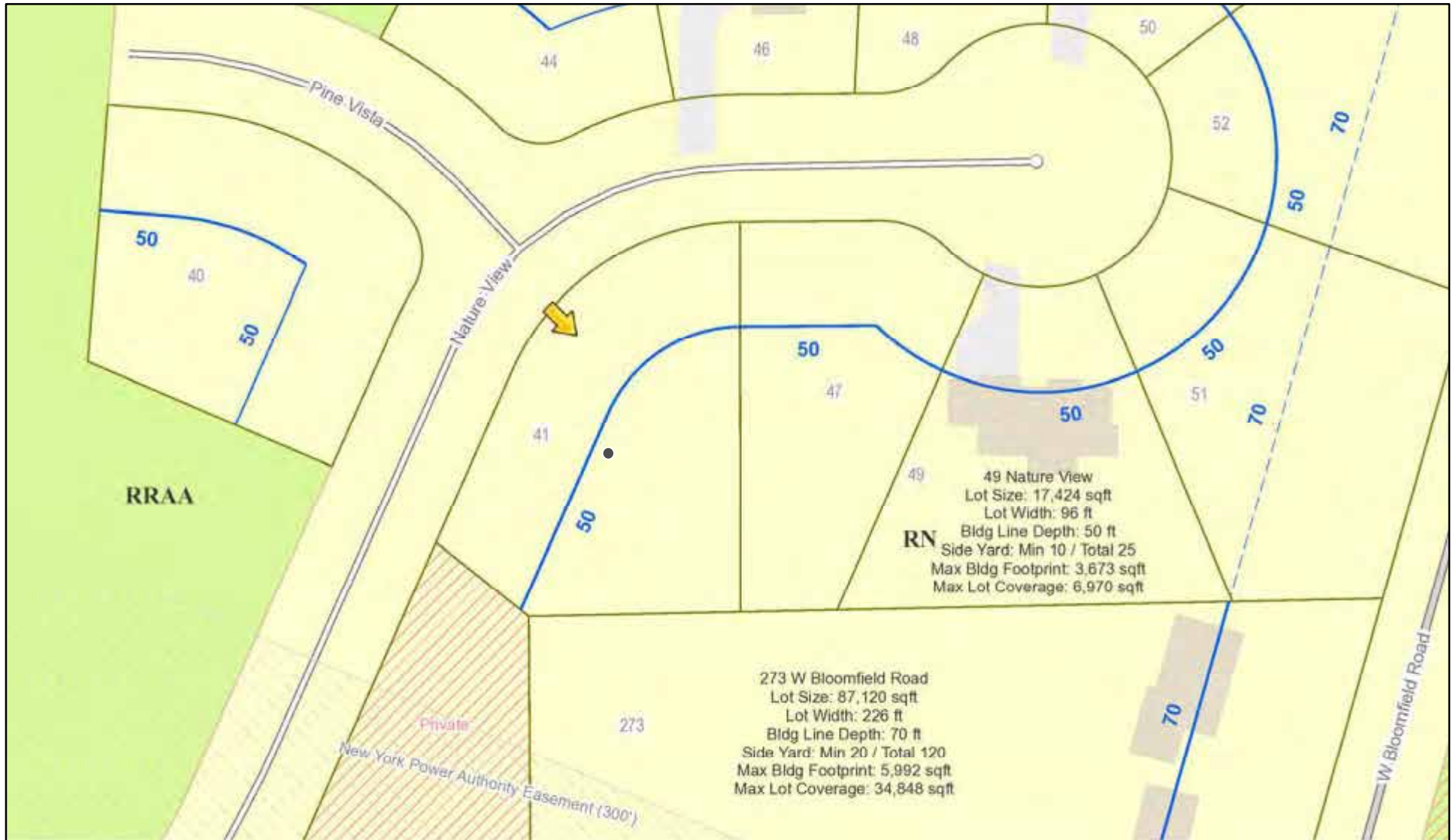
Application Type:

- 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)

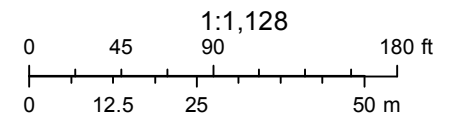
Project Description: Applicant is requesting design review for the construction of a two story single family home approximately 2040 square feet.

Meeting Date: February 24, 2022

RN Residential Neighborhood Zoning



Printed February 15, 2022



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.



51

49

47

41

40

WINDOWS: SILVERLINE DH LOW E ARGON

U-FACTOR 0.29
SHGC 0.28

DOORS: SELECTION BY OWNER

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

WINDOW / DOOR LEGEND:

- [E]** = MEETS OR EXCEEDS EGRESS REQUIREMENTS
 - CLEAR OPENING AREA OF 5.7 SQ.FT.
 - CLEAR OPENING WIDTH OF 20"
 - CLEAR OPENING HEIGHT OF 24"
 - PER SECT. R310.1 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) 60 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)

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

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

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

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

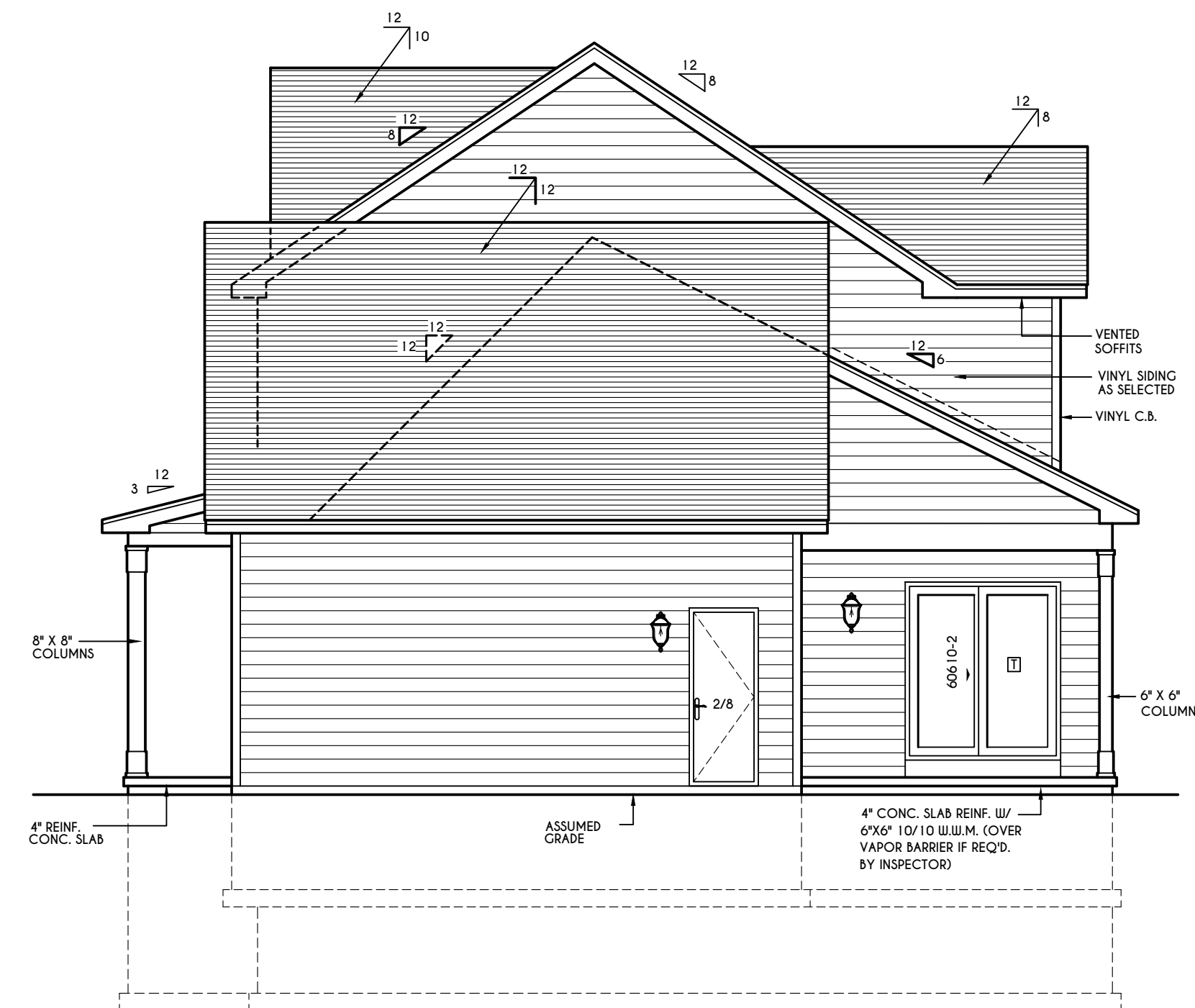
RUN-TIME PERCENTAGE IN EA. 4-HOUR SEGMENT	25%	33%	50%	66%	75%	100%
FACTOR ^a	4	3	2	1.5	1.3	1.0

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

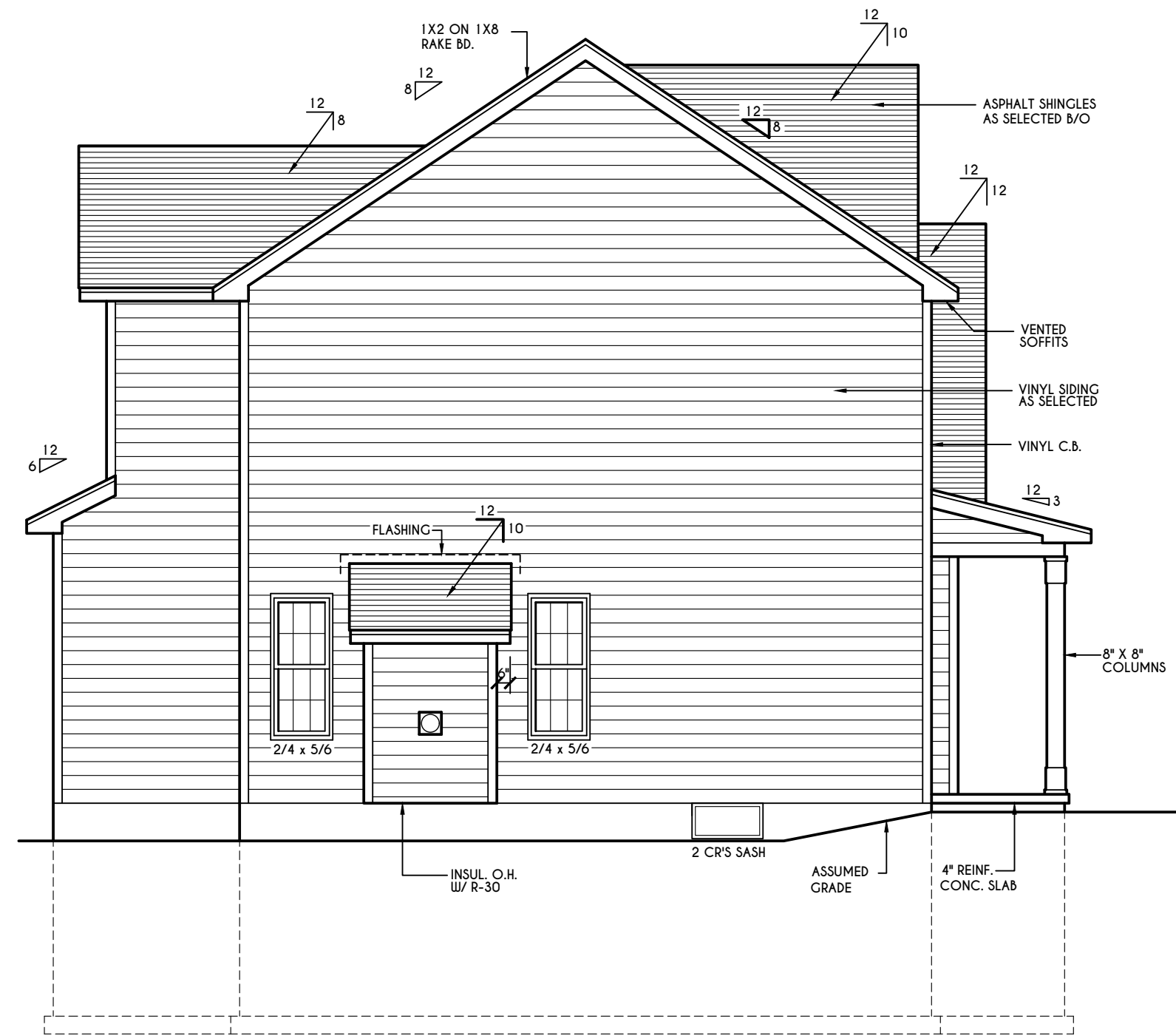
TABLE M1505.4.4
MINIMUM REQUIRED LOCAL EXHAUST RATES FOR ONE AND TWO-FAMILY DWELLINGS

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

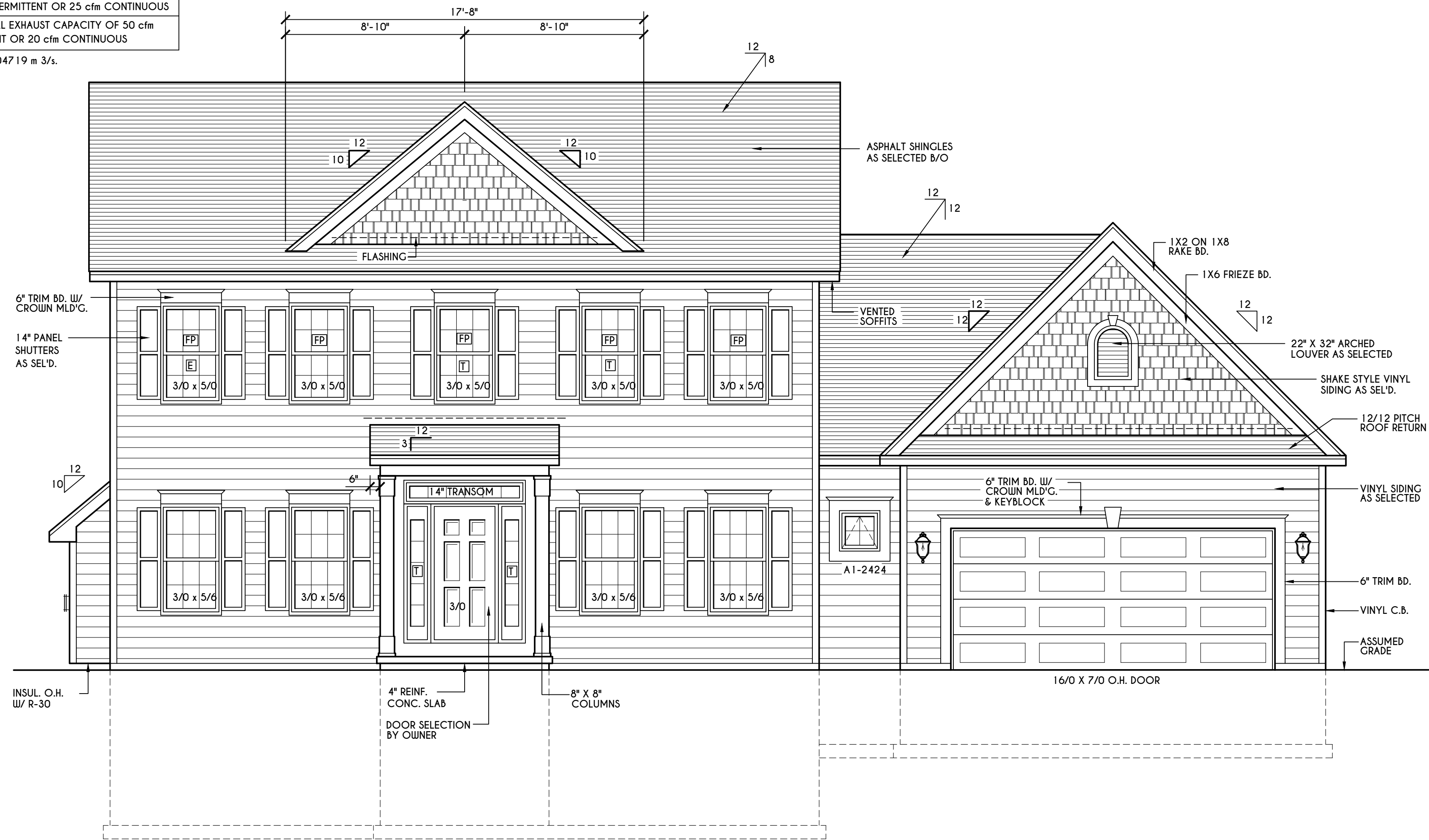
FOR SI: 1 CUBIC FT. PER MINUTE = 0.00047 19 m³/s



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

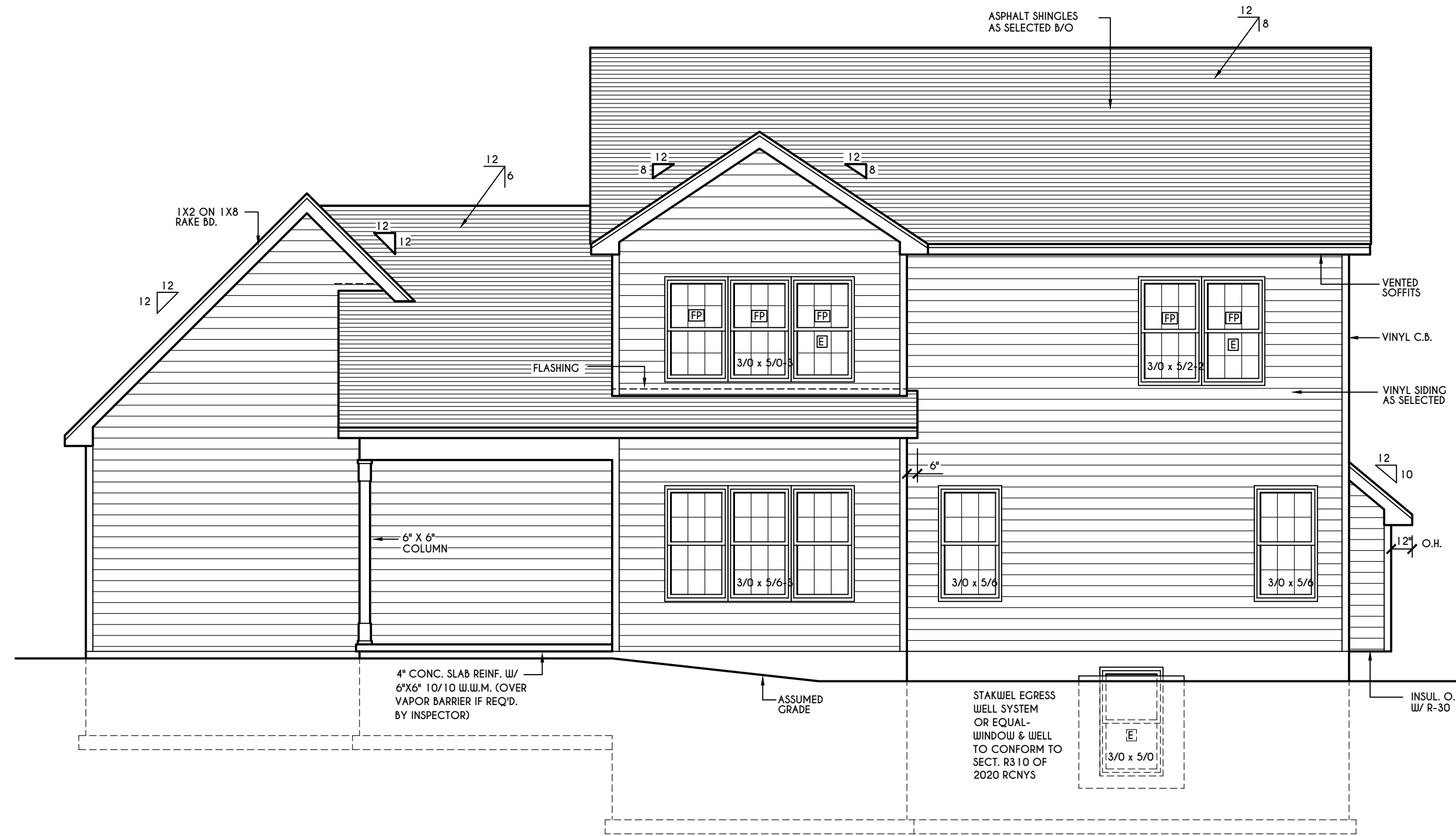


LEFT ELEVATION
SCALE: 3/16" = 1'-0"



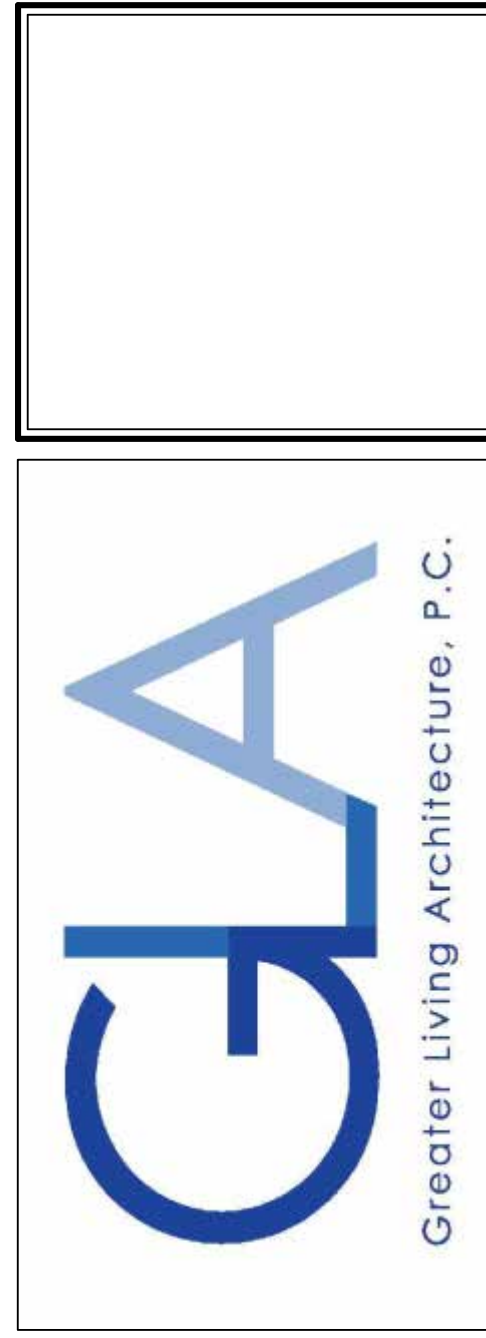
FRONT ELEVATION
SCALE: 1/4" = 1'-0"

FIRST FLOOR LIVING AREA = 1008 SQ.FT.
SECOND FLOOR LIVING AREA = 1032 SQ.FT.
TOTAL LIVING AREA = 2040 SQ.FT.
TOTAL CONDITIONED VOLUME = 37,432 CU.FT.



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

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REVISIONS:

DATE	BY	DESCRIPTION

CLIENT/LOCATION:

LOT 42 COUNTRY POINT
PITTSFORD, NY

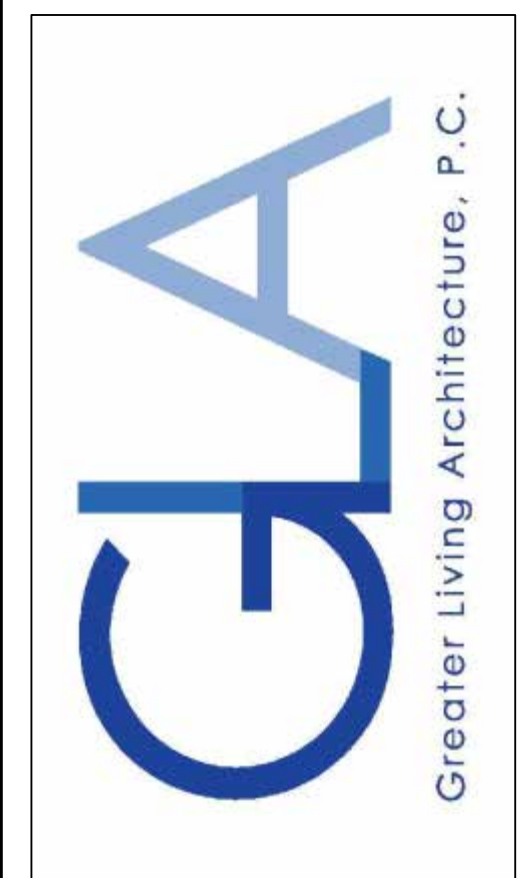
BUILDER:
MASCOT INC.

ELEVATIONS

GLA PLAN 2040-3

drawn: AMM	checked: CDK
scale: AS NOTED	date: 1/22
PROJECT: 3439L	sheet: 1 5

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REVISIONS:

DATE	BY	DESCRIPTION

CLIENT/LOCATION:

 LOT 42 COUNTRY POINTE
 PITTSFORD, NY

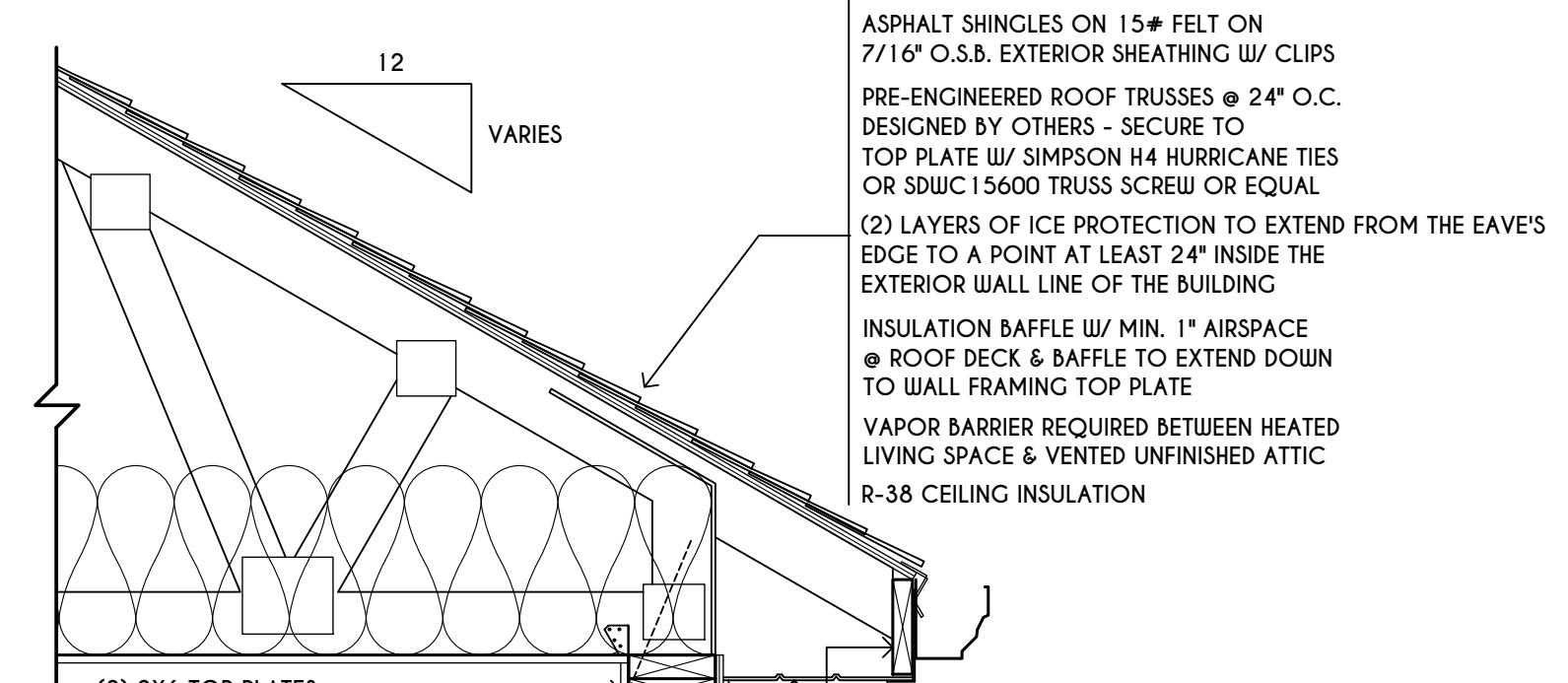
BUILDER:
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FOUNDATION PLAN

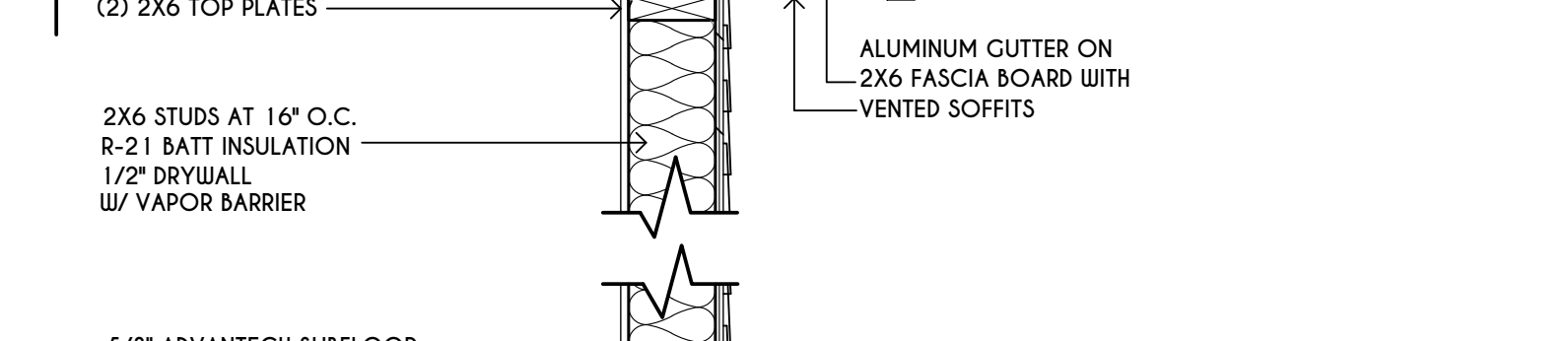
GLA PLAN 2040-3

drawn: AMM	checked: CDK
scale: AS NOTED	date: 1/22
PROJECT: 3439L	sheet: 2 5

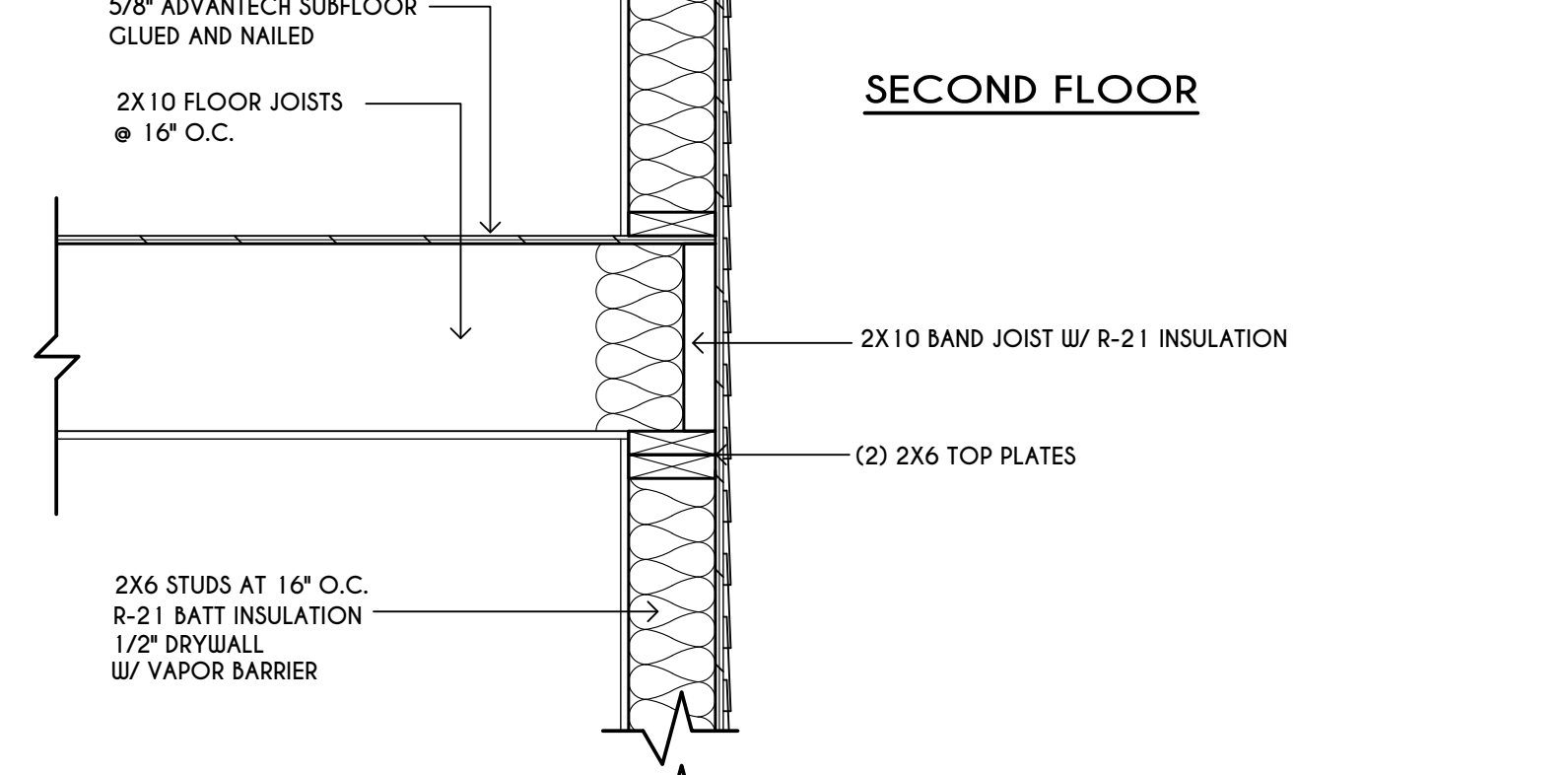
TRUSS EAVE CONSTRUCTION



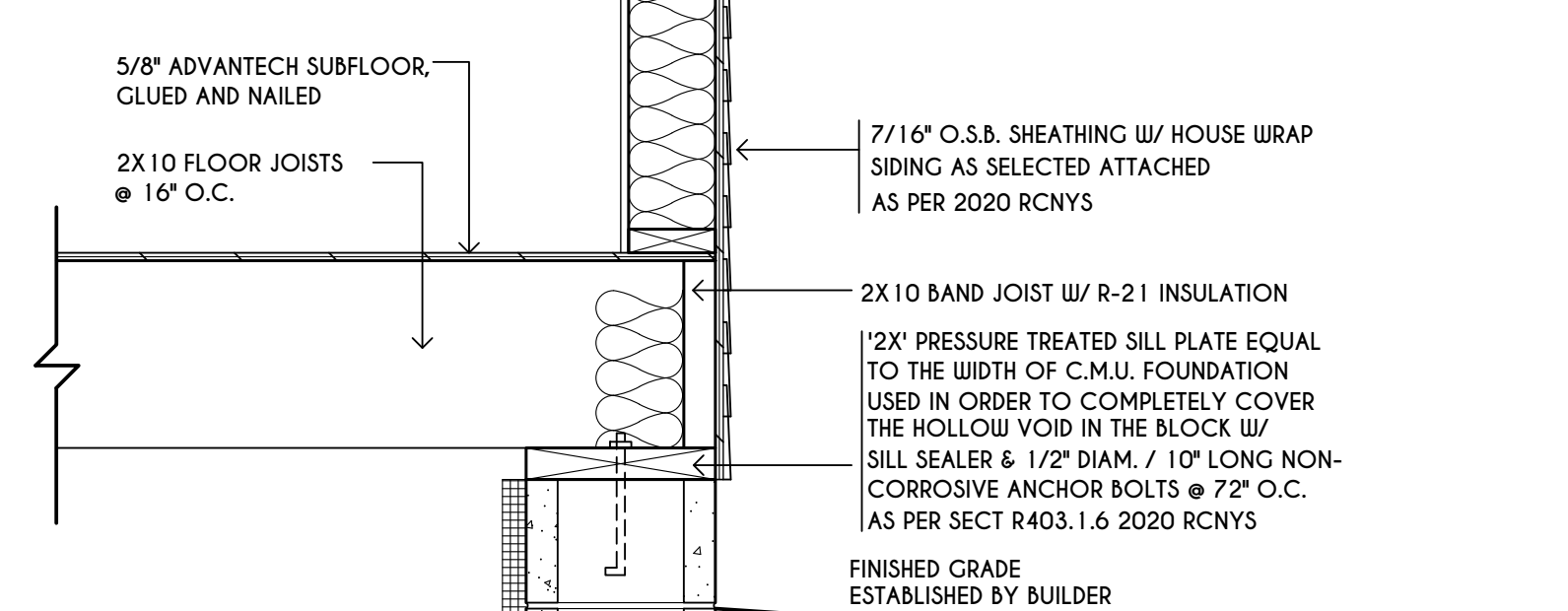
ASPHALT SHINGLES ON 15# FELT ON 7/16" O.S.B. EXTERIOR SHEATHING W/ CLIPS
 PRE-ENGINEERED ROOF TRUSSES @ 24" O.C. DESIGNED BY OTHERS - SECURE TO TOP PLATE W/ SIMPSON H4 HURRICANE TIES OR SDWC 15600 TRUSS SCREW OR EQUAL
 (2) LAYERS OF ICE PROTECTION TO EXTEND FROM THE EAVE'S EDGE TO A POINT AT LEAST 24" 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



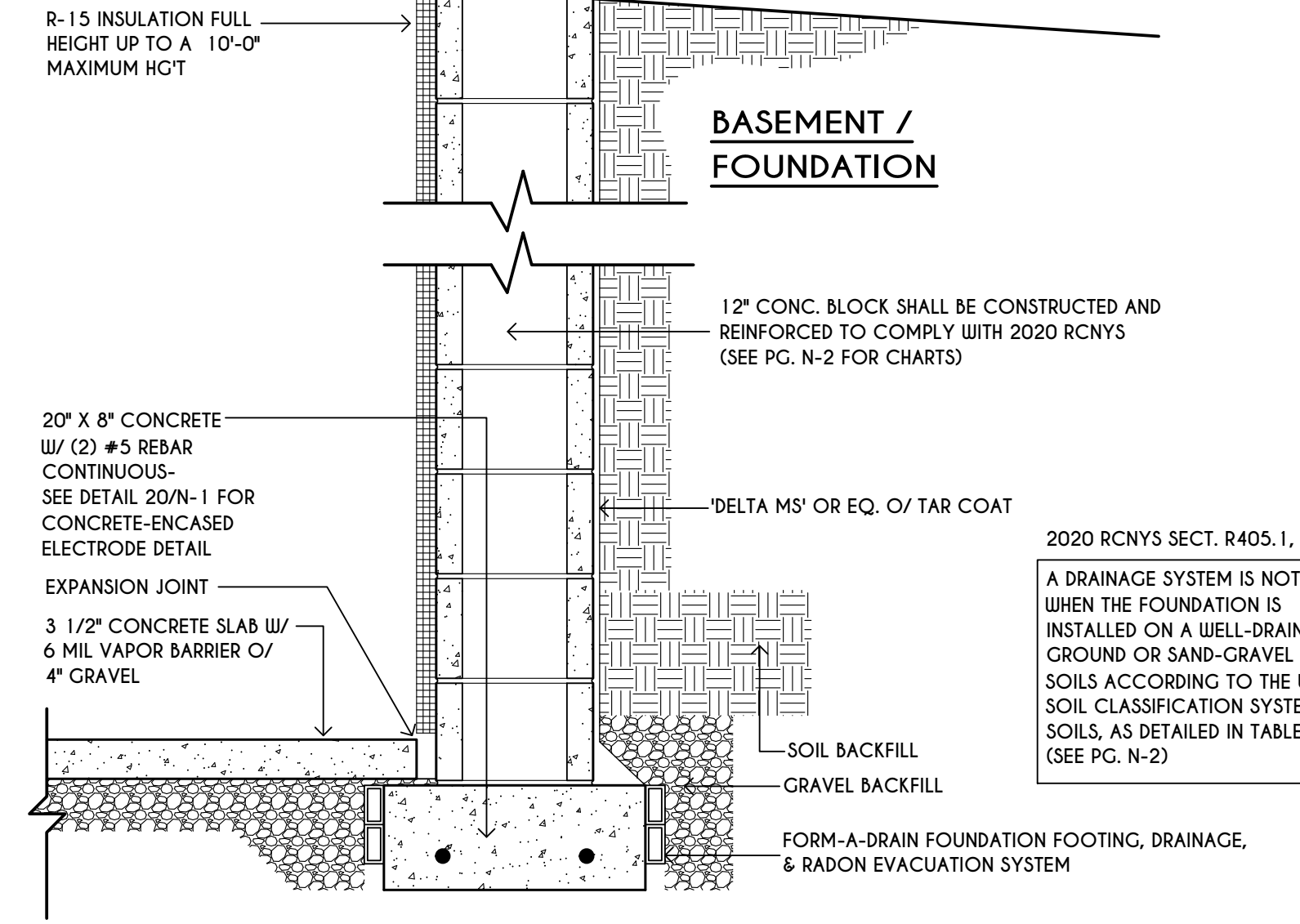
SECOND FLOOR



FIRST FLOOR

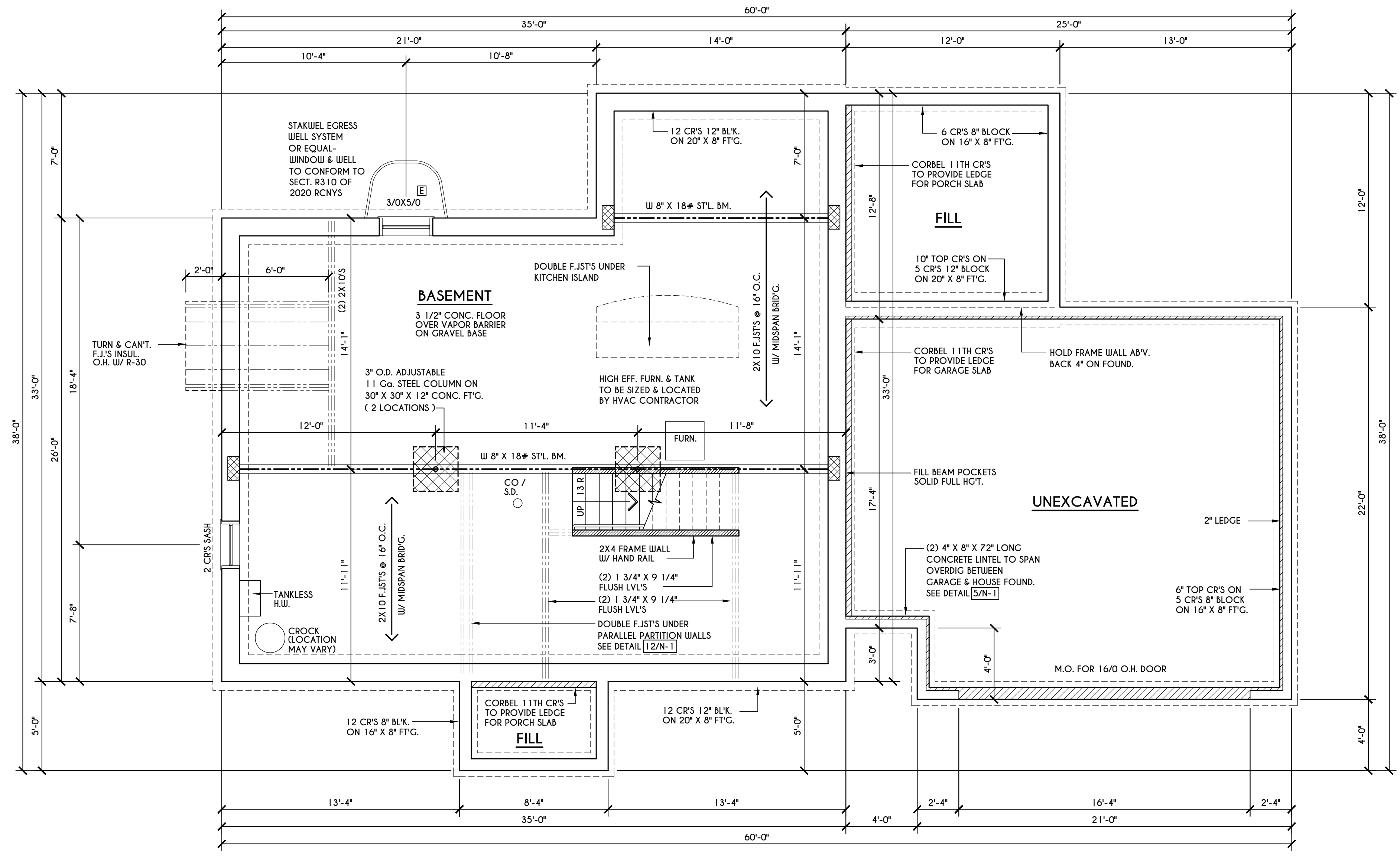


BASEMENT / FOUNDATION



12" CONC. BLOCK SHALL BE CONSTRUCTED AND REINFORCED TO COMPLY WITH 2020 RCNYS (SEE PG. N-2 FOR CHARTS)

2020 RCNYS SECT. R405.1, EXCEPTION
 A DRAINAGE SYSTEM IS NOT REQ'D. WHEN THE FOUNDATION IS INSTALLED ON A WELL-DRAINED GROUND OR SAND-GRAVEL MIXTURE SOILS ACCORDING TO THE UNIFIED SOIL CLASSIFICATION SYSTEM, GROUP 1 SOILS, AS DETAILED IN TABLE R405.1. (SEE PG. N-2)



BASEMENT & FOUNDATION PLAN

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

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.

GENERAL FOUNDATION / BASEMENT NOTES:

CONTRACTOR TO CONTACT THIS OFFICE PRIOR TO CONSTRUCTION IF THE ASSUMED GRADE DEPICTED IS INACCURATE AND / OR WILL ALTER THE FOUNDATION DESIGN AND / OR STRUCTURE NOTED ALL WINDOW R.O. HCTS TO BE 6'-10 1/2" U.N.O.
 WHERE EMERGENCY ESCAPE & RESCUE OPENINGS ARE PROVIDED THEY SHALL HAVE A SILL HEIGHT OF NOT MORE THAN 44" ABOVE FLOOR. THE MIN. HORIZONTAL AREA OF THE WINDOW WELL SHALL BE 9 SQ. FT. WITH A MINIMUM HORIZONTAL PROJECTION & WIDTH OF 36"
 PROVIDE SOLID BLOCKING UNDER ALL BEARING POINTS DOWN TO FOUNDATION WALL AND / OR BEAMS PROVIDE DBL JACK STUDS EA. SIDE OF LOAD BEARING OPENINGS - / - 4'-0"
 ALL ANGLES TO BE 45 DEG. U.N.O.
 ALL EXTERIOR WINDOW & DOOR HEADERS TO HAVE MIN. R-5 INSUL. & TO BE MIN. (2)2X8'S OR (3)2X6'S (U.N.O.)
 ALL APPLIANCES SHOWN TO BE BY OWNER OR AS PER CONTRACT BY BUILDER
 SMOKE (SD) & HEAT DETECTOR (HD), SHALL BE INSTALLED AS PER SECT. R314 OF 2020 RCNYS
 CARBON MONOXIDE ALARMS SHALL BE INSTALLED AS PER SECT. 915.33 FCNYS & BE WITHIN 10' OF ALL SLEEPING AREAS
 REINFORCE FOUNDATION WALLS AS PER 2020 RCNYS. SEE PG. N-2 FOR REINFORCING CHARTS
 SEE CONCRETE-ENCASED ELECTRODE DETAIL 19/N-1

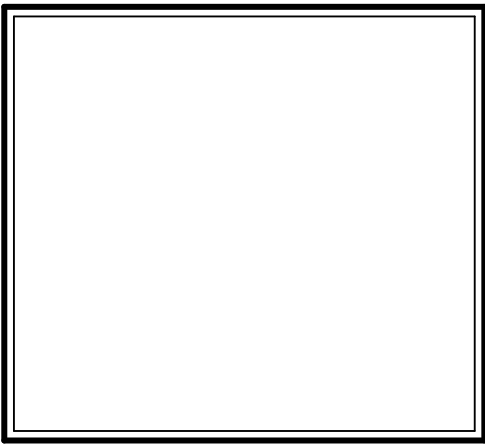
WINDOW / DOOR LEGEND:

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

TYPICAL WALL SECTION

SCALE: 1" = 1'-0"

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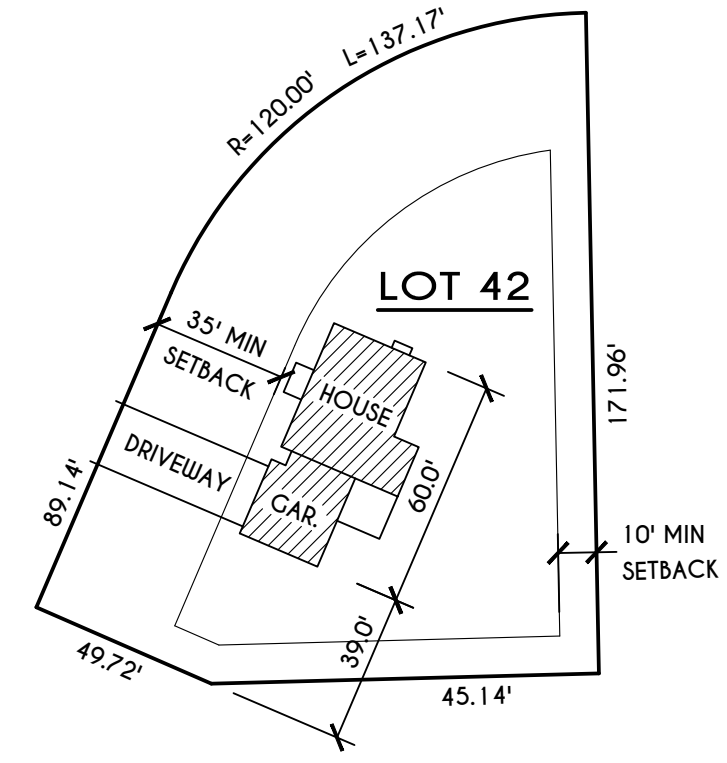
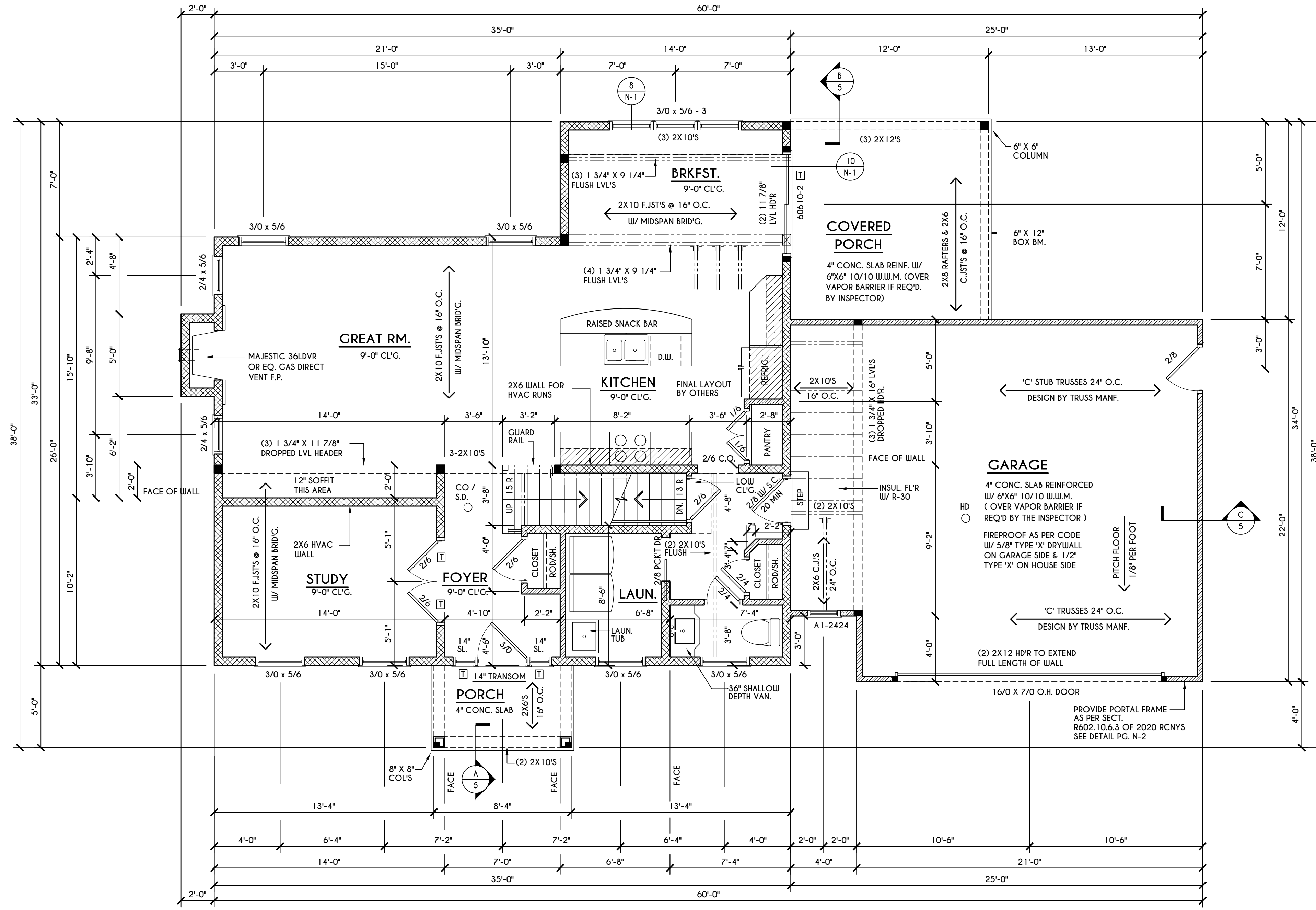
CLIENT/LOCATION:
 LOT 42 COUNTRY POINTE
 PITTSFORD, NY

BUILDER:
 MASCOT INC.

FIRST FLOOR PLAN

GLA PLAN 2040-3

drawn: AMM	checked: CDK
scale: AS NOTED	date: 1/22
PROJECT: 3439L	sheet: 3 5



PLOT PLAN
 SCALE: 1" = 50'

LOT 42 COUNTRY POINTE

FIRST FLOOR PLAN

1008 SQ. FT.

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

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.

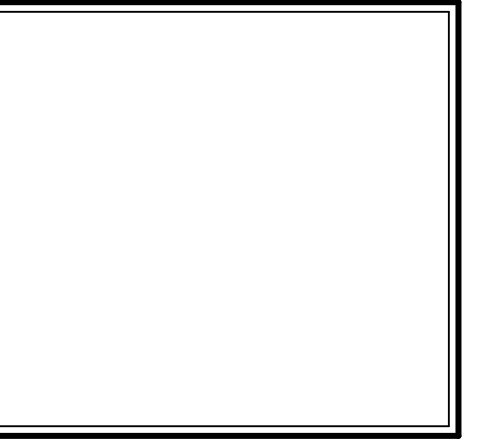
GENERAL FIRST FLOOR PLAN NOTES:

FIRST FLOOR PLATE HGT TO BE 9'-1 1/8" (UNLESS NOTED OTHERWISE)
 ALL WINDOW R.O. HGT'S TO BE 6'-10 1/2" U.N.O.
 PROVIDE SOLID BLOCKING UNDER ALL BEARING POINTS DOWN TO FOUNDATION WALL
 PROVIDE DBL JACK STUDS EA. SIDE OF LOAD BEARING OPENINGS > / = 4'-0"
 ALL ANGLES TO BE 45 DEG. U.N.O.
 ALL EXTERIOR WINDOW & DOOR HEADERS TO HAVE MIN. R-5 INSUL. & TO BE MIN. (2)2X8'S OR (3)2X6'S (U.N.O.)
 ALL APPLIANCES SHOWN TO BE BY OWNER OR AS PER CONTRACT BY BUILDER
 SMOKE (SD) & HEAT DETECTOR (HD), SHALL BE INSTALLED AS PER SECT. R31.4 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

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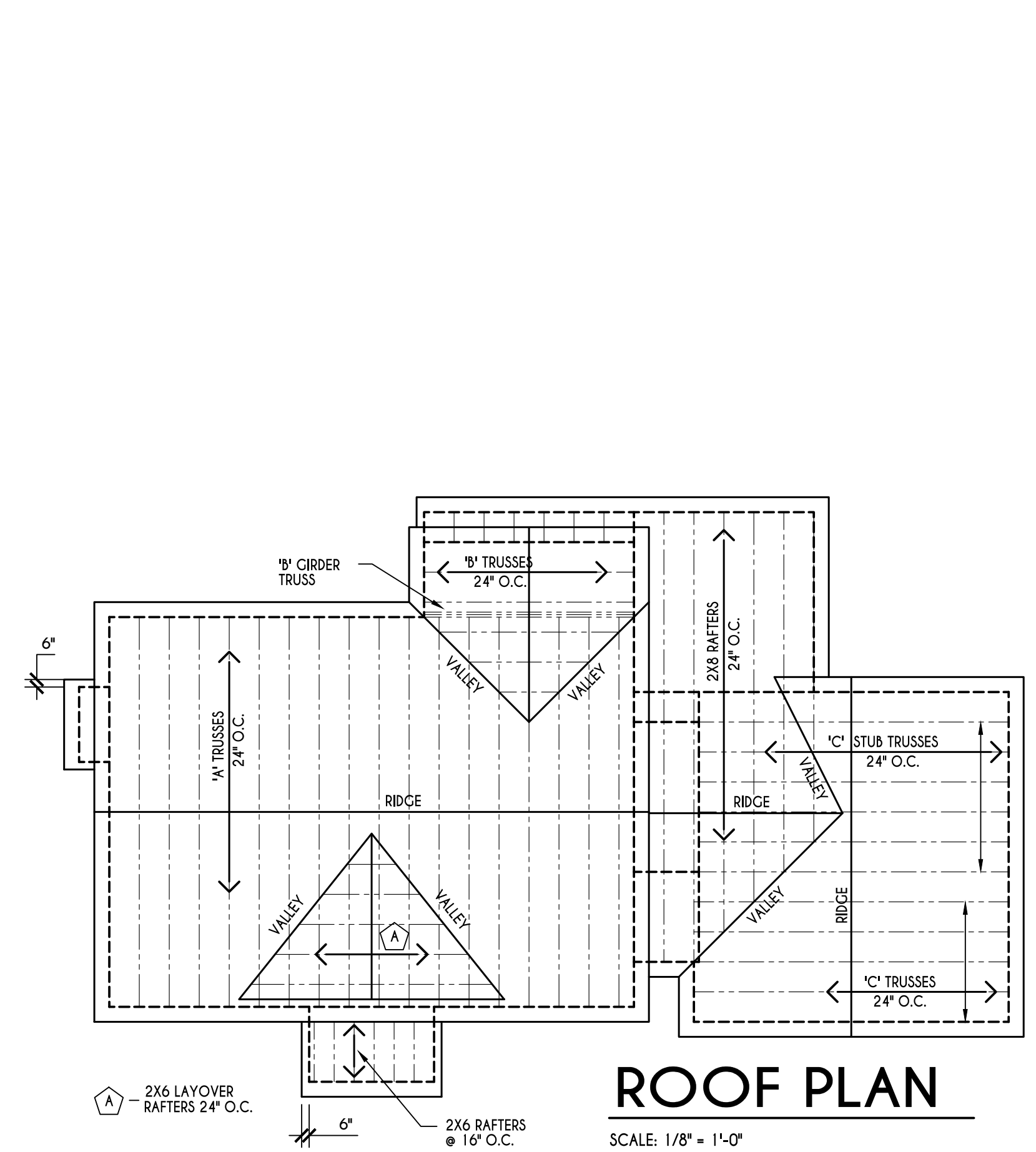
 LOT 42 COUNTRY POINTE
 PITTSFORD, NY

BUILDER:
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SECOND FLOOR PLAN

GLA PLAN 2040-3

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scale: AS NOTED	date: 1/22
PROJECT: 3439L	sheet: 4 5

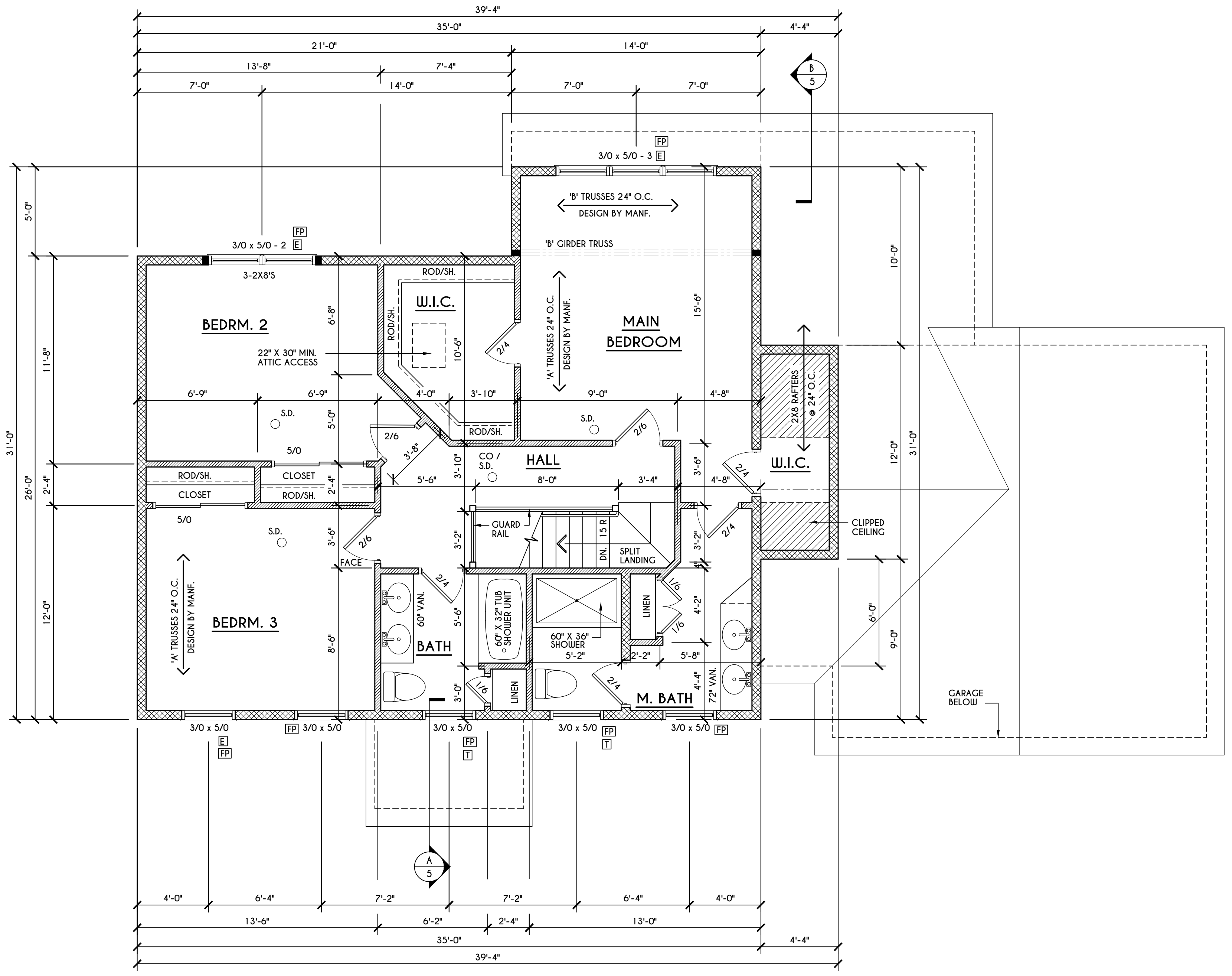


ROOF PLAN

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

GENERAL ROOF NOTES:

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
 4/12 PITCH ROOFS OR SHALLOWER TO HAVE 2 LAYERS 15# FELT



SECOND FLOOR PLAN

1032 SQ.FT.

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

FRAMING LEGEND:

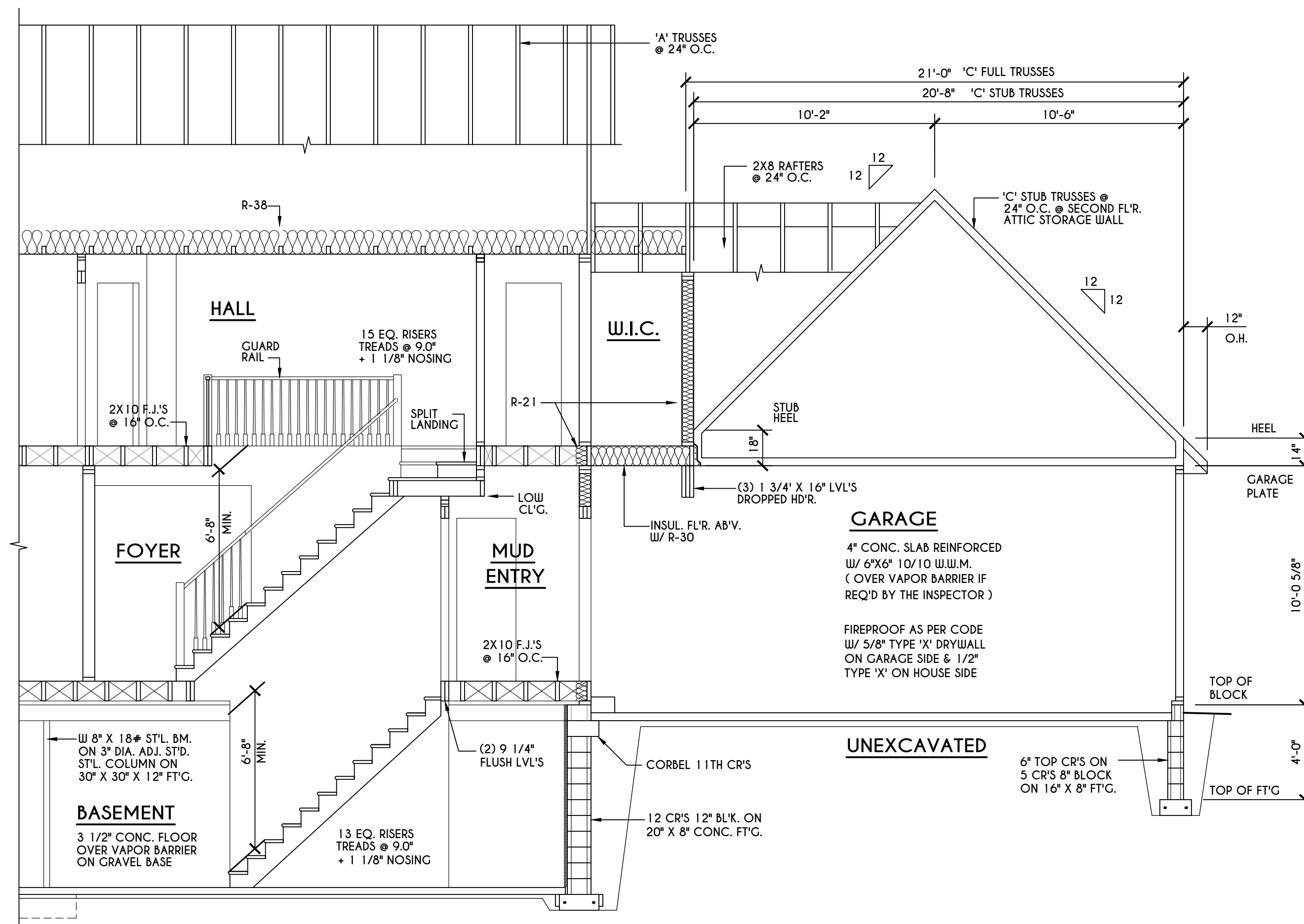
	- PROVIDE SOLID POSTING- GLUED & NAILED, EQUAL TO THE # OF HEADERS TO BE SUPPORTED- UNLESS NOTED OTHERWISE
	- DROPPED HEADER
	- FLUSH HEADER
	- 2X4 STUDS @ 16" O.C.
	- 2X6 STUDS @ 16" O.C.

GENERAL SECOND FLOOR PLAN NOTES:

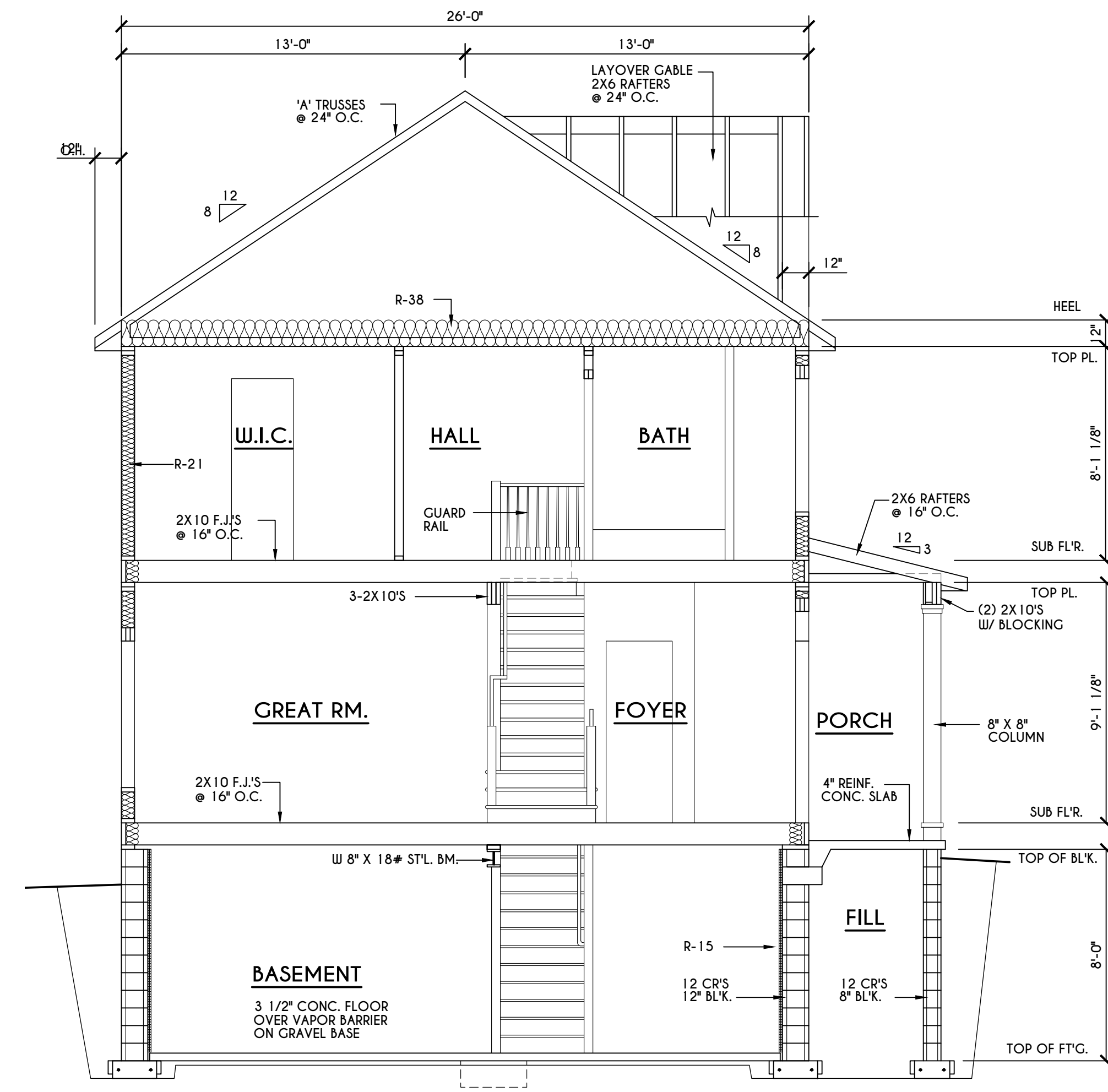
SECOND FLOOR PLATE HGT TO BE 8'-1 1/2" (UNLESS NOTED OTHERWISE)
 ALL WINDOW R.O. HGT'S TO BE 6'-10 1/2" U.N.O.
 PROVIDE SOLID BLOCKING UNDER ALL BEARING POINTS DOWN TO FOUNDATION WALL
 PROVIDE DB'L JACK STUDS EA. SIDE OF LOAD BEARING OPENINGS > / = 4'-0"
 ALL ANGLES TO BE 45 DEG. U.N.O.
 ALL EXTERIOR WINDOW & DOOR HEADERS TO HAVE MIN. R-5 INSUL. & TO BE MIN. (2)2X8'S OR (3)2X6'S (U.N.O.)
 ALL APPLIANCES SHOWN TO BE BY OWNER OR AS PER CONTRACT BY BUILDER
 SMOKE (SD) & 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
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WINDOW / DOOR LEGEND:

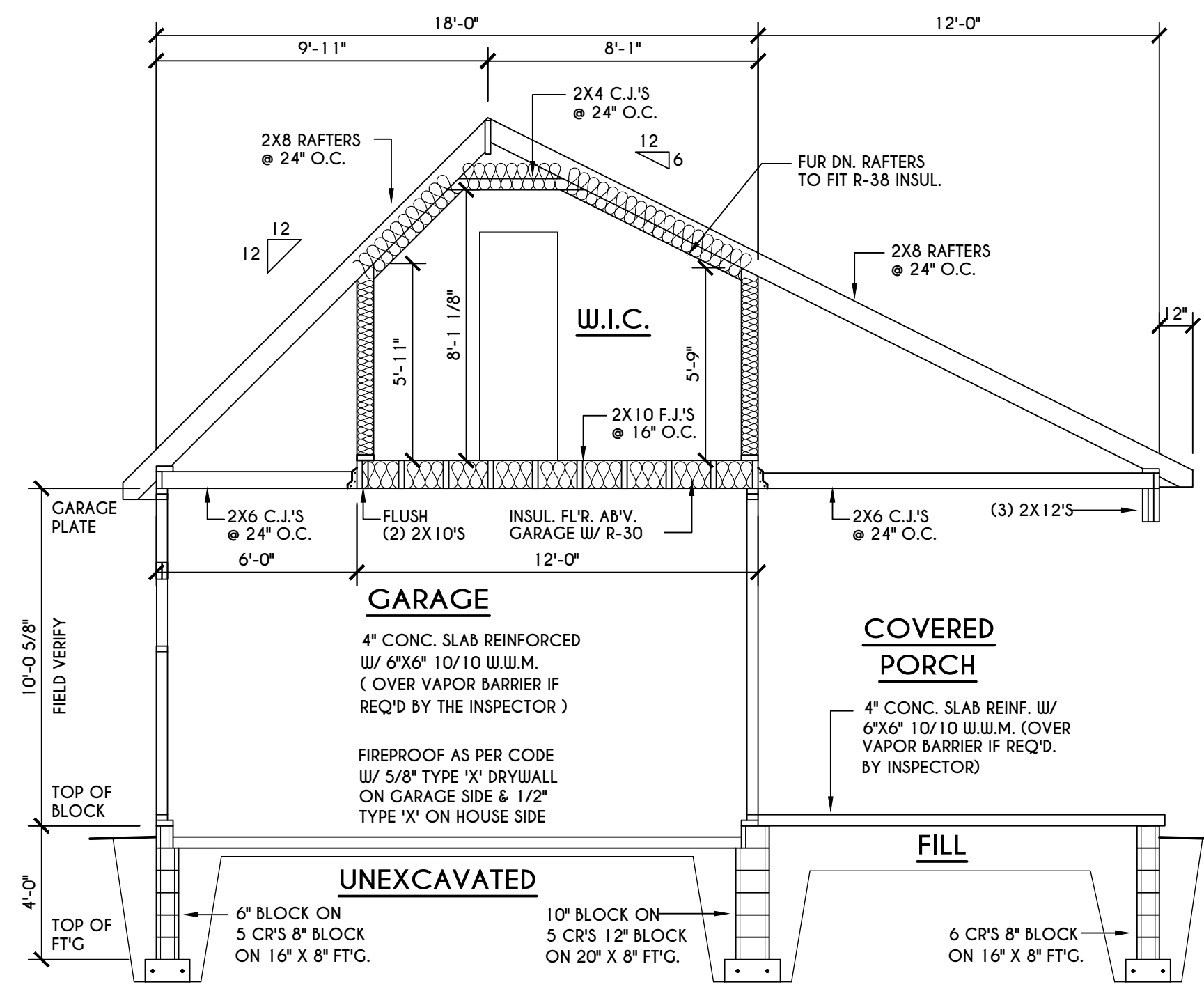
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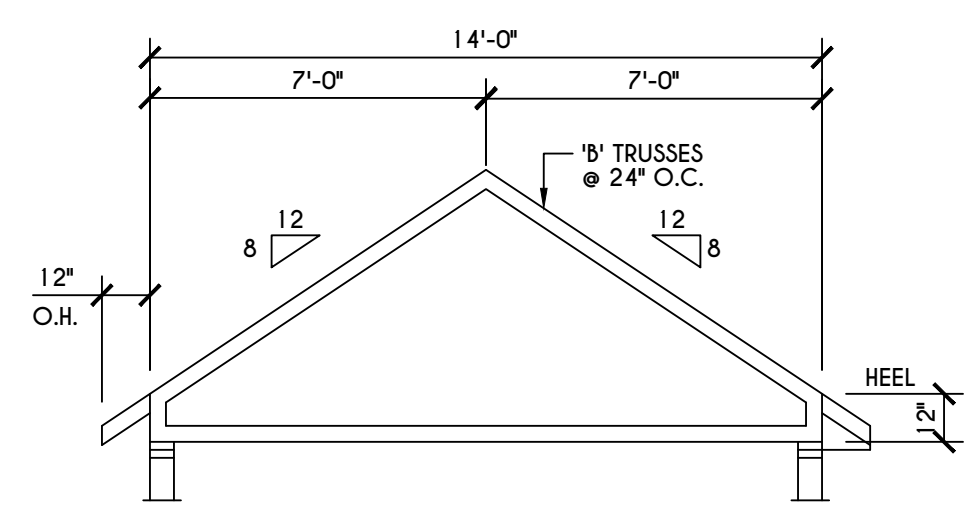
C
5 BUILDING SECTION
SCALE: 1/4" = 1'-0"



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



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



'B' 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 MINI METAL HANGER TO SUPP. THAT LOAD
PROVIDE TRUSS BRACING AS INDICATED BY TRUSS DESIGNER

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REVISIONS:

DATE	BY	DESCRIPTION

CLIENT/LOCATION:

LOT 42 COUNTRY POINTE
PITTSFORD, NY

BUILDER:

MASCOT INC.

SECTIONS
GLA PLAN 2040-3

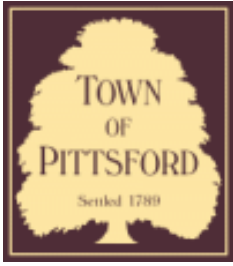
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scale: AS NOTED	date: 1/22
PROJECT: 3439L	sheet: 5 5




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Town of Pittsford

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

**Permit #
B22-000016**

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

DESIGN REVIEW AND HISTORIC PRESERVATION BOARD REFERRAL OF APPLICATION

Property Address: 8 Black Wood Circle PITTSFORD, NY 14534

Tax ID Number: 178.03-5-29

Zoning District: IZ Incentive Zoning

Owner: Wilshire Hill LLC

Applicant: Pride Mark Homes

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)

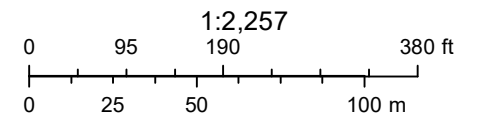
Project Description: Applicant is requesting design review for the construction of an approximately 2107 SF new single story family home in the Wilshire Hill subdivision.

Meeting Date: February 24, 2022

RN Residential Neighborhood Zoning



Printed February 3, 2022



Town of Pittsford GIS

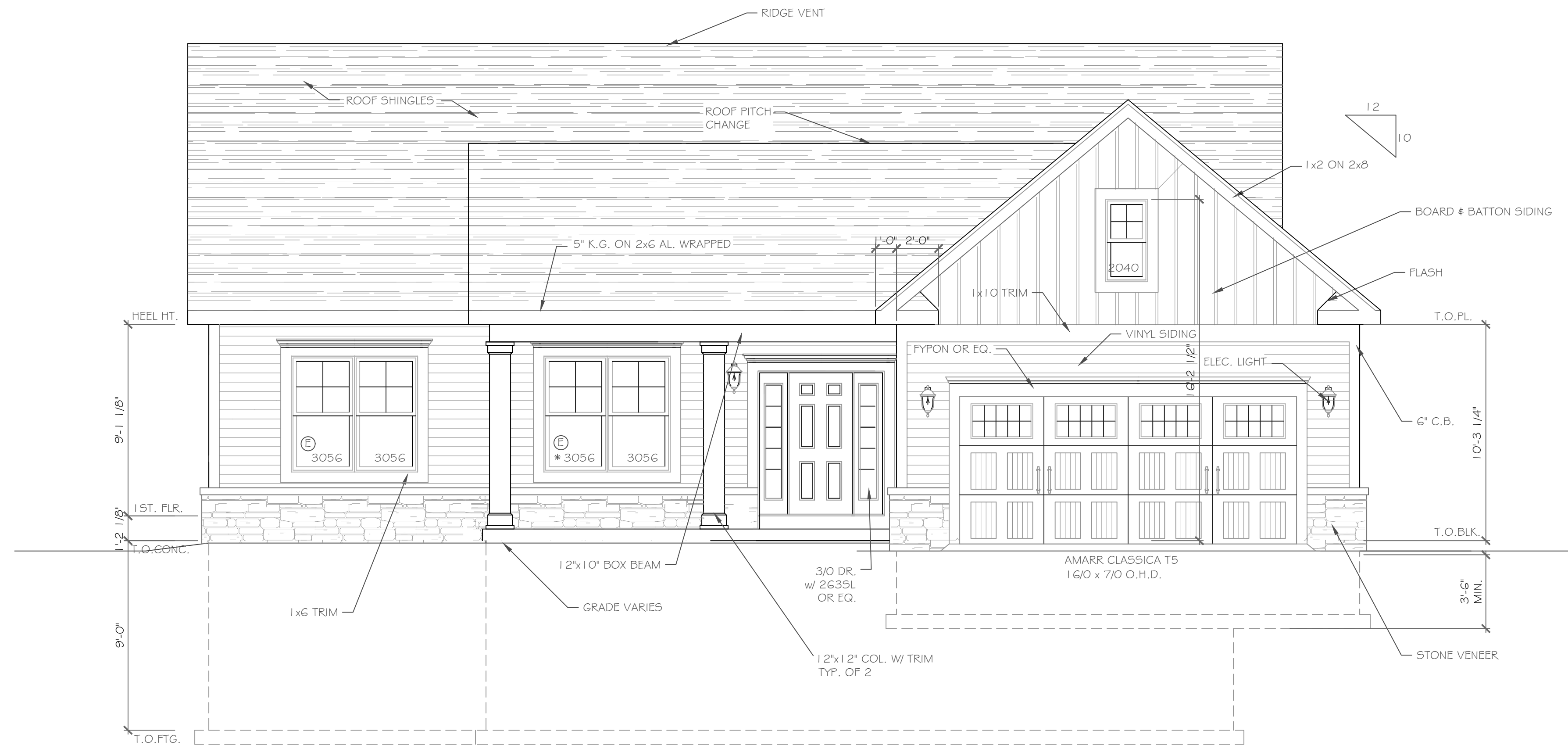
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DESIGN CRITERIA:

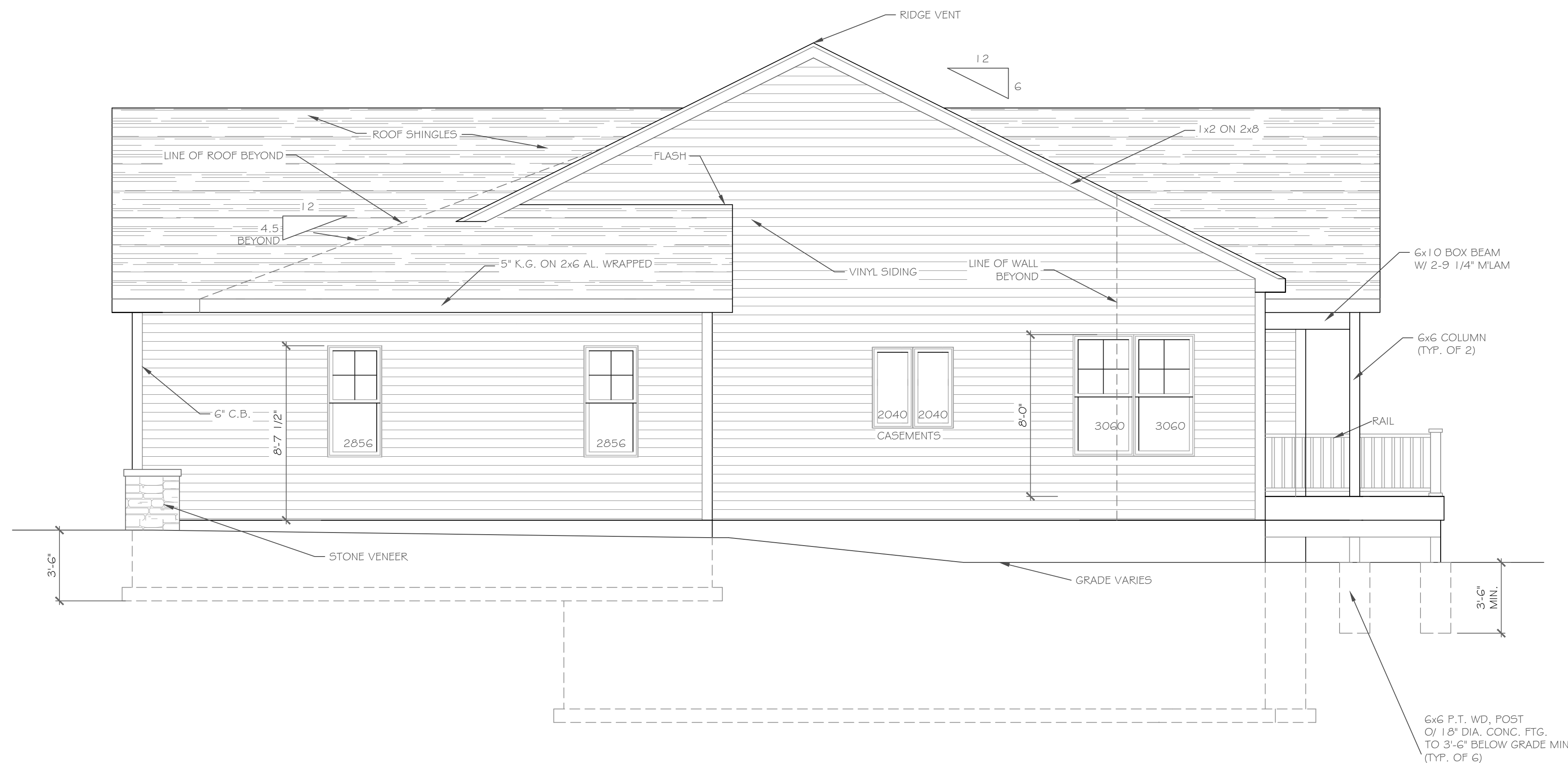
-For Greater Rochester Area and surrounding counties.

1ST & 2ND FLOOR LIVING AREA LIVE LOAD	40 PSF
SLEEPING AND ATTIC AREA LIVE LOAD	30 PSF
FLOOR DEAD LOAD	15 PSF
GROUND SNOW LOAD	40 PSF
ROOF DEAD LOAD	10 PSF
ALLOWABLE SOIL BEARING	2500 PSF AT MINIMUM 42" BELOW FINISHED GRADE
WIND SPEED	115 MPH, EXPOSURE B
SEISMIC DESIGN	CATEGORY B
WEATHERING	SEVERE
FROST DEPTH LINE	42 INCHES
TERMITE DAMAGE	SLIGHT TO MODERATE
DECAY DAMAGE	NONE TO SLIGHT
WINTER DESIGN TEMPERATURE	1 DEGREE
ICE SHIELD UNDERLAYMENT	REQUIRED 24" INSIDE OF EXTERIOR WALL LINE
FLOOD HAZARD	FIRM - 1992
ROOF TIE DOWN REQUIREMENTS	R802.11, BASED UPON SPECIFIC ROOF DESIGN



FRONT ELEVATION 2017 S.F.

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



RIGHT SIDE ELEVATION

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

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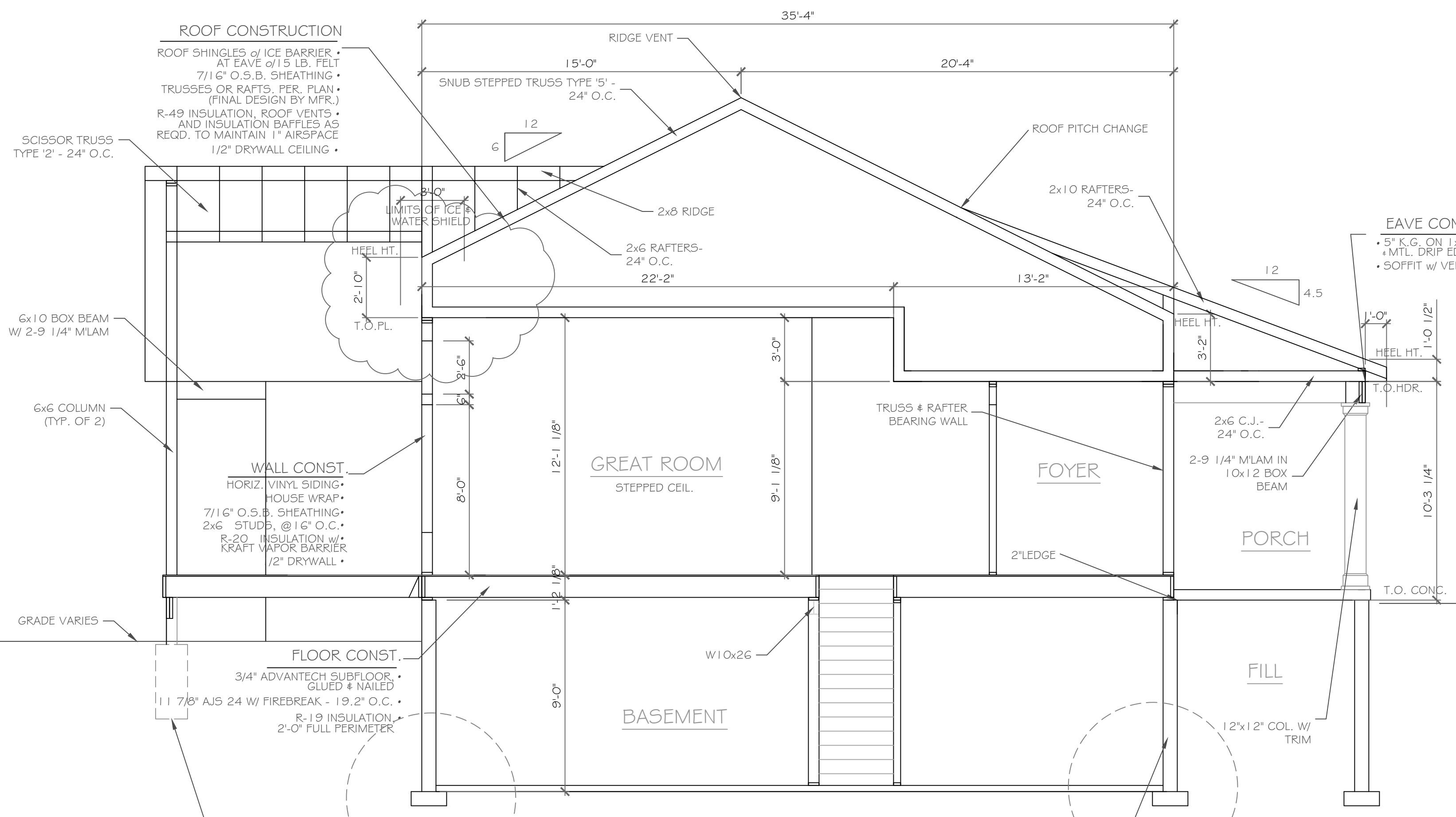
REVISIONS-	NO.	DATE	DESCRIPTION

DRAWING TITLE: Elevations	PHASE: Construction Documents
	DATE: February 2, 2022

PROJECT: Lot 28C Wishire Hill Pittsford, New York	CLIENT: Morrell Builders
JOB NO.:A21-074	DATE: February 2, 2022

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

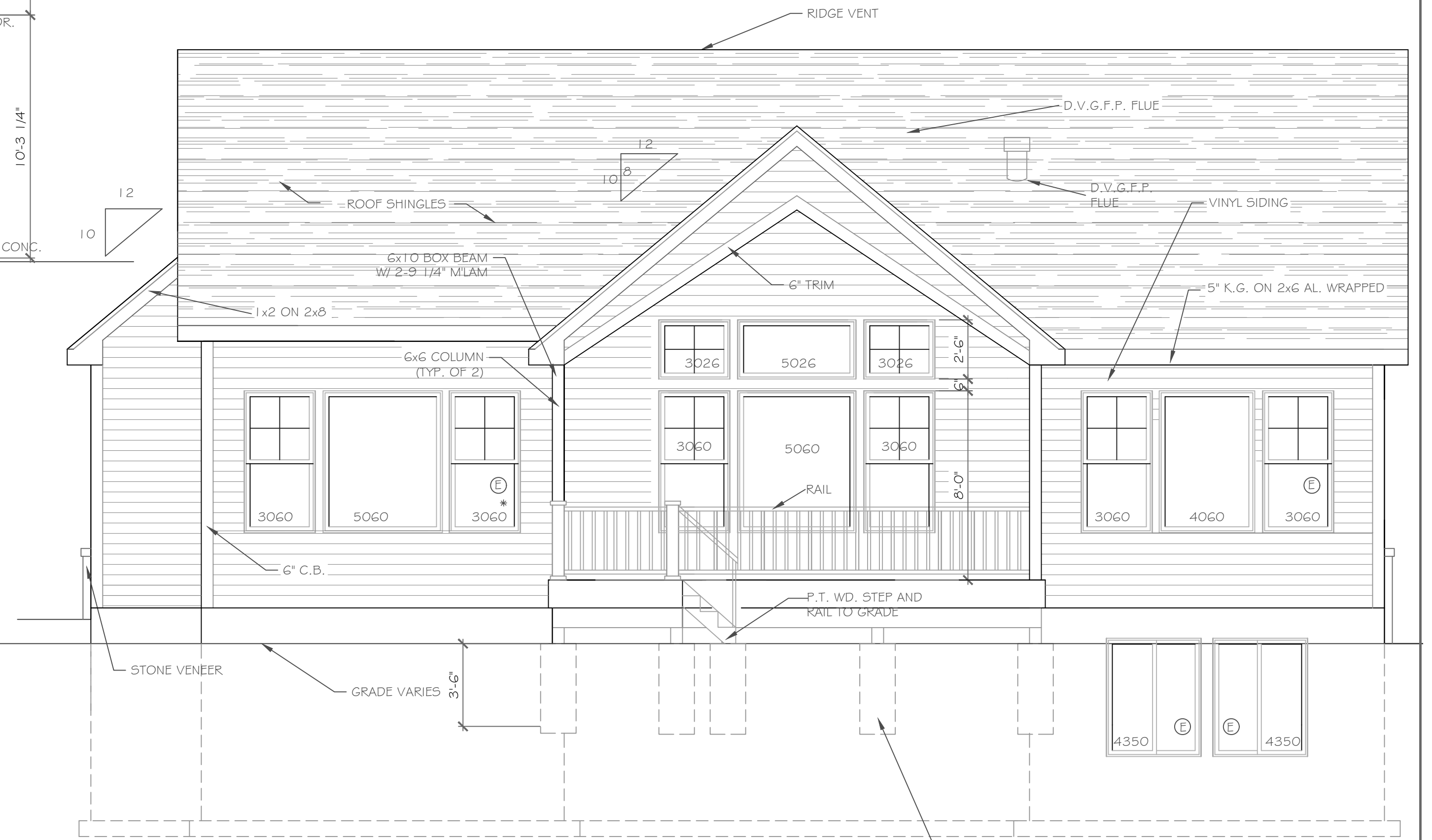
DRAWING NO. -
A-1



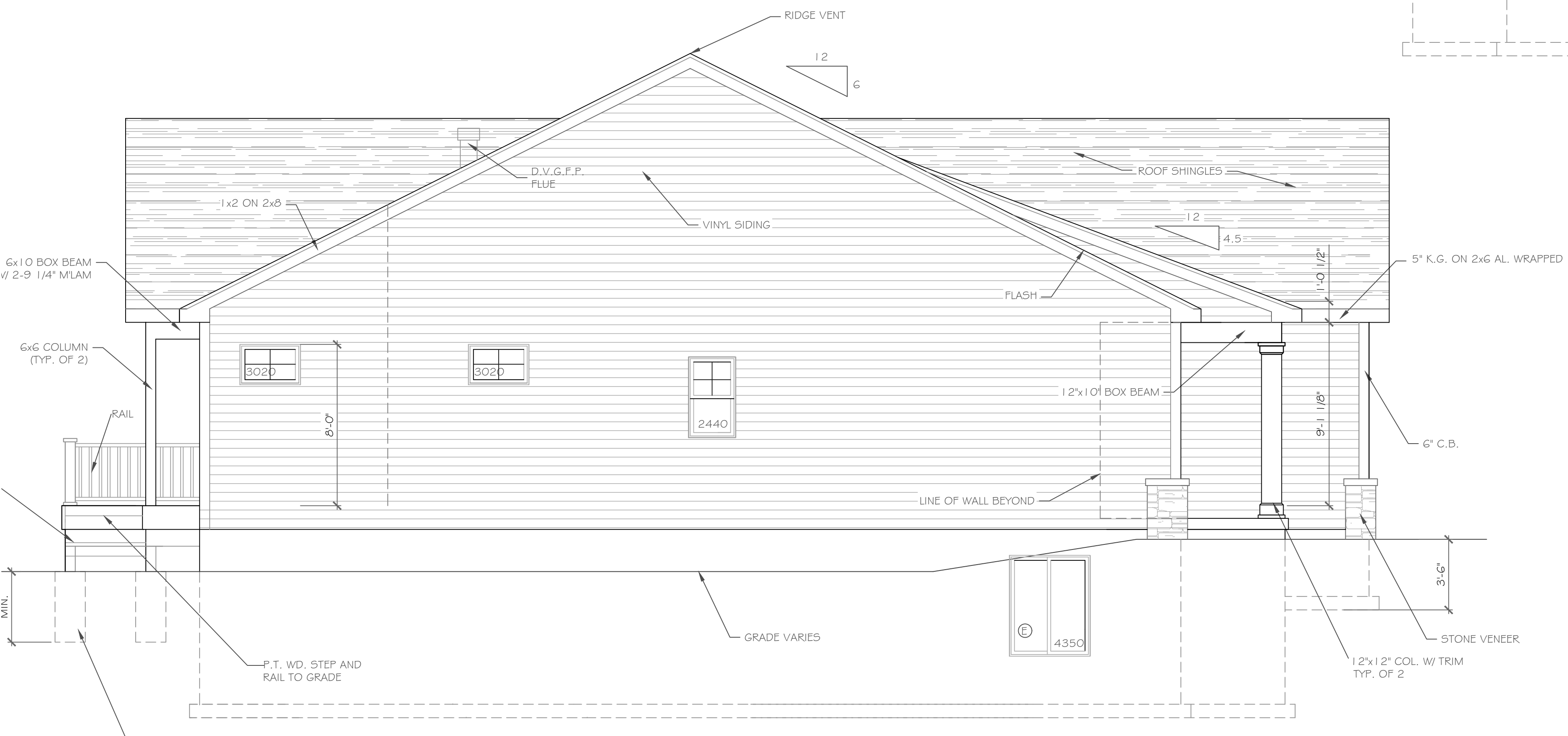
A CROSS SECTION
1/4" = 1'-0"

FOUNDATION CONST.
 2x8 SILL PLATE w/ SILL SEALER
 1/2" ANCHOR BOLTS @ 6'-0" O.C. MIN.
 POURED 9" CONC. WALL; FOR VERTICAL REINFORCING SEE TABLE R404.1.1(1) ON FOUNDATION PLAN
 CEMENT FARGE AND TAR COAT DAMPPROOFING OR EQ.
 R-15 INSULATION TO SLAB
 20"x8" CONT. CONC. FTG. w/ COVE BASE

EAVE CONST.
 5" K.G. ON 1x8 ON 2x6
 + MTL. DRIP EDGE
 + SOFFIT w/ VENTS



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



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

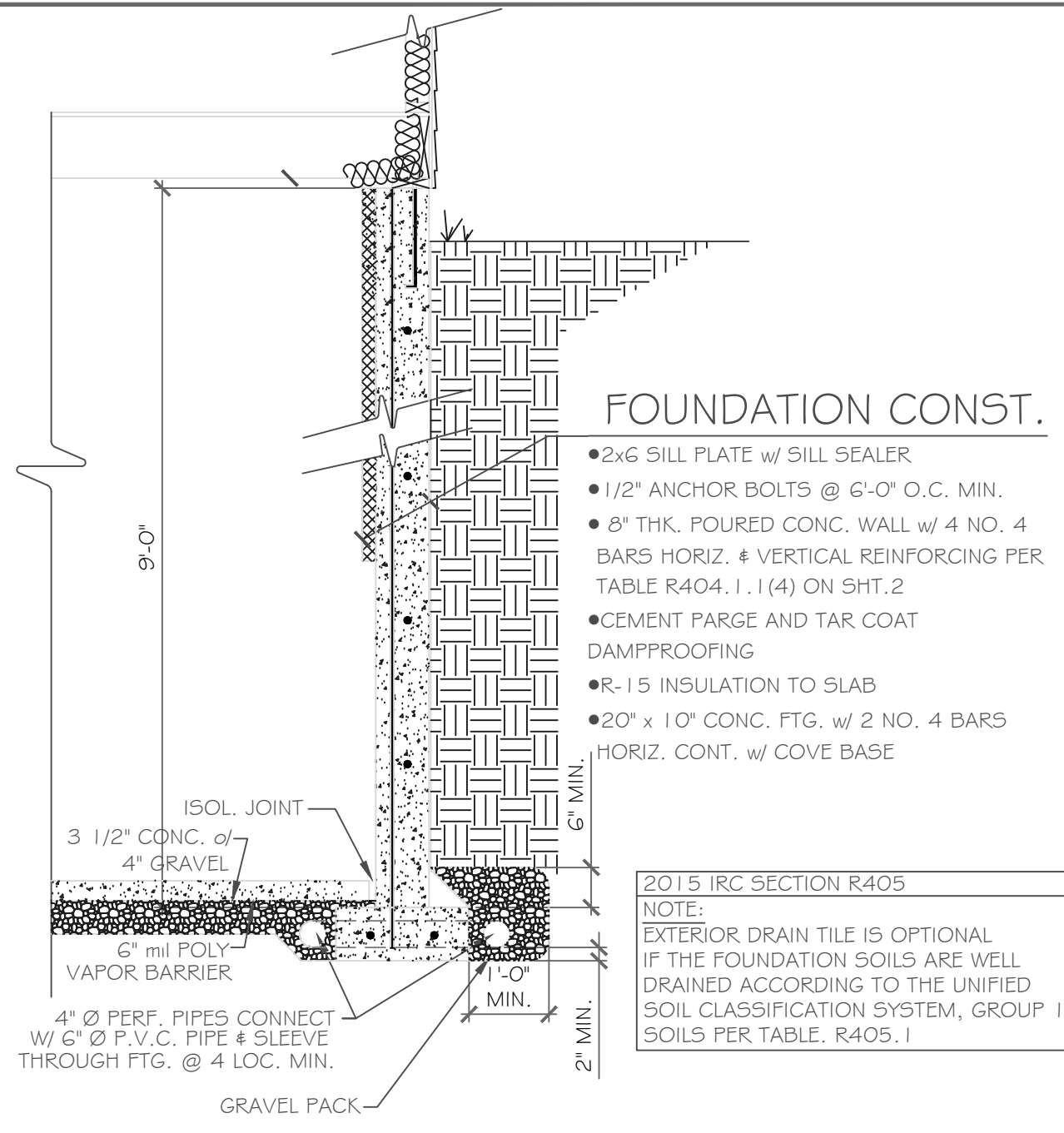
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REVISIONS-	NO.	DATE	DESCRIPTION

DRAWING TITLE- Elevations	PHASE- Construction Documents
	DATE- February 2, 2022

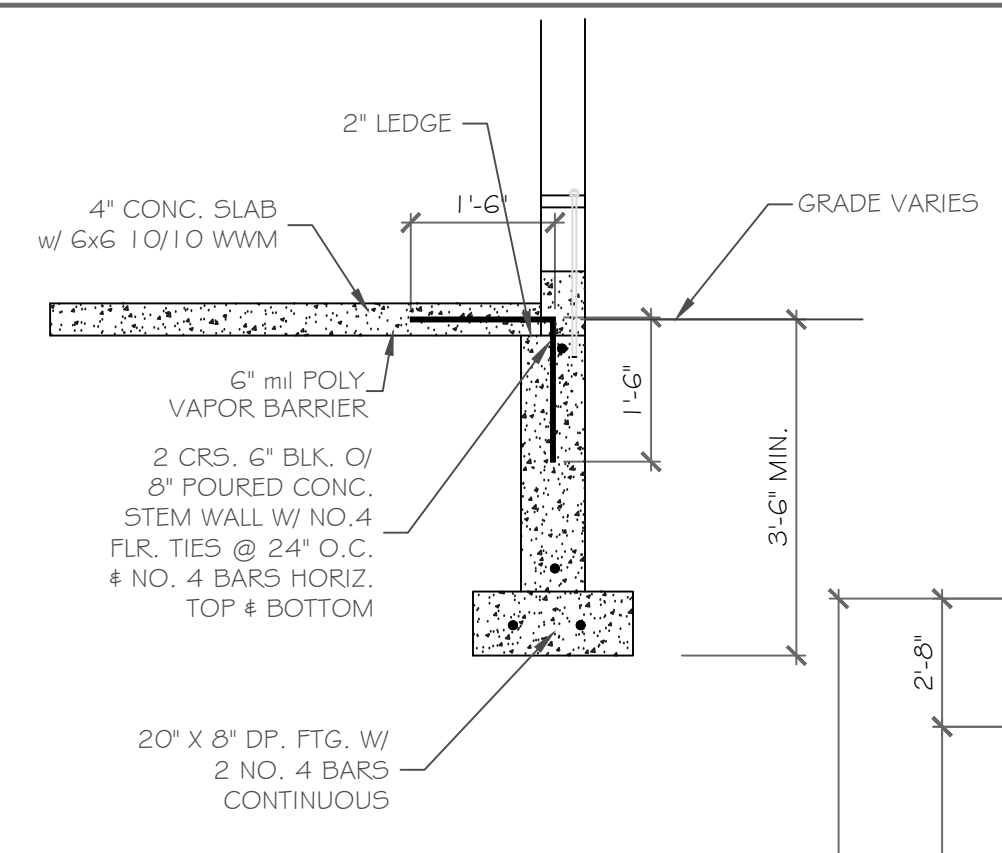
PROJECT- Lot 28C Wishire Hill Pittsford, New York	CLIENT- Morrell Builders
JOB NO.- A21-074	DATE- February 2, 2022

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



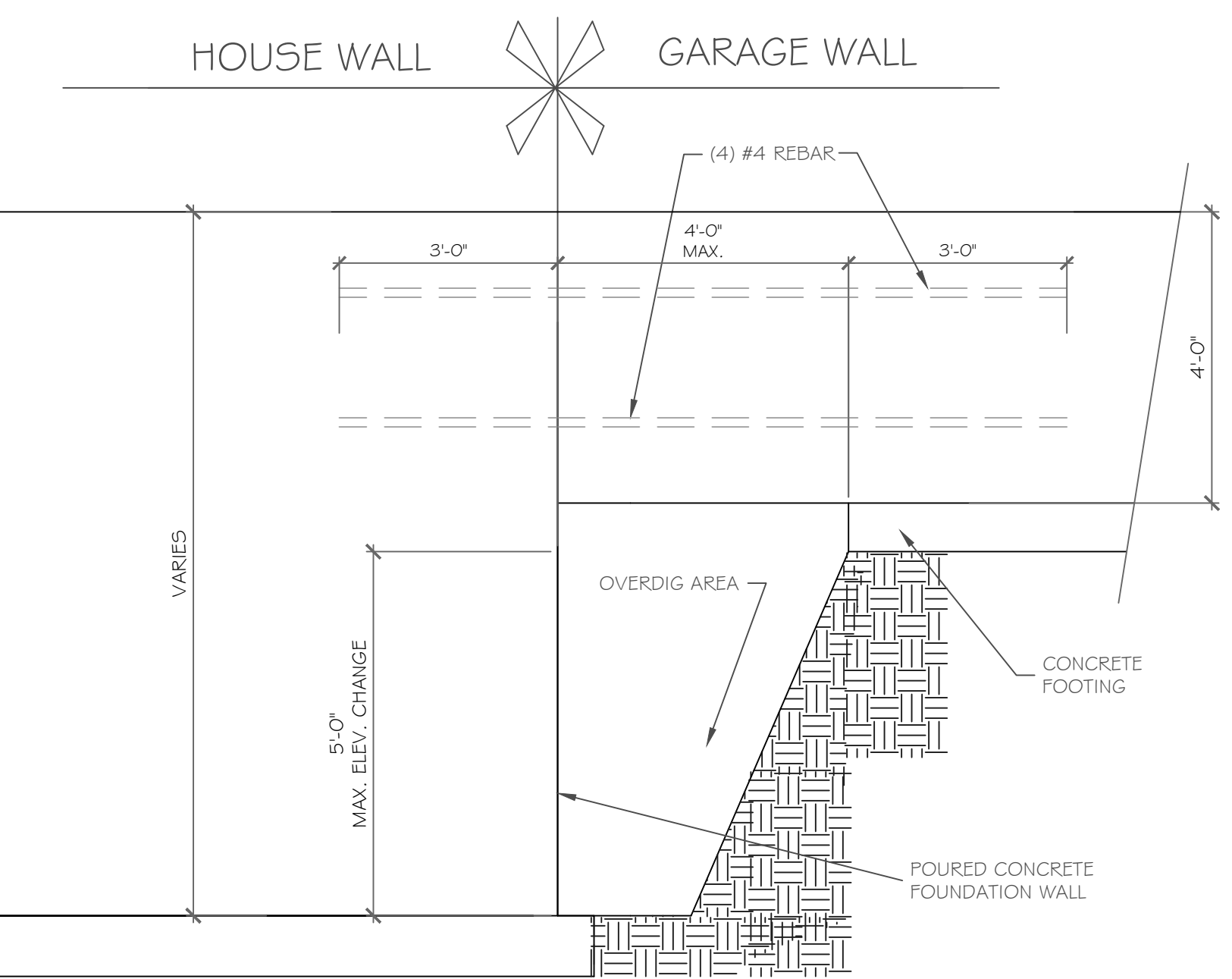
FOUNDATION CONST.

- 2x6 SILL PLATE w/ SILL SEALER
- 1/2" ANCHOR BOLTS @ 6'-0" O.C. MIN.
- 8" THK. POURED CONC. WALL w/ 4 NO. 4 BARS HORIZ. & VERTICAL REINFORCING PER TABLE R404.1.1 (4) ON SHT. 2
- CEMENT FARGE AND TAR COAT DAMPROOFING
- R-15 INSULATION TO SLAB
- 20" x 10" CONC. FTG. w/ 2 NO. 4 BARS HORIZ. CONT. w/ COVE BASE

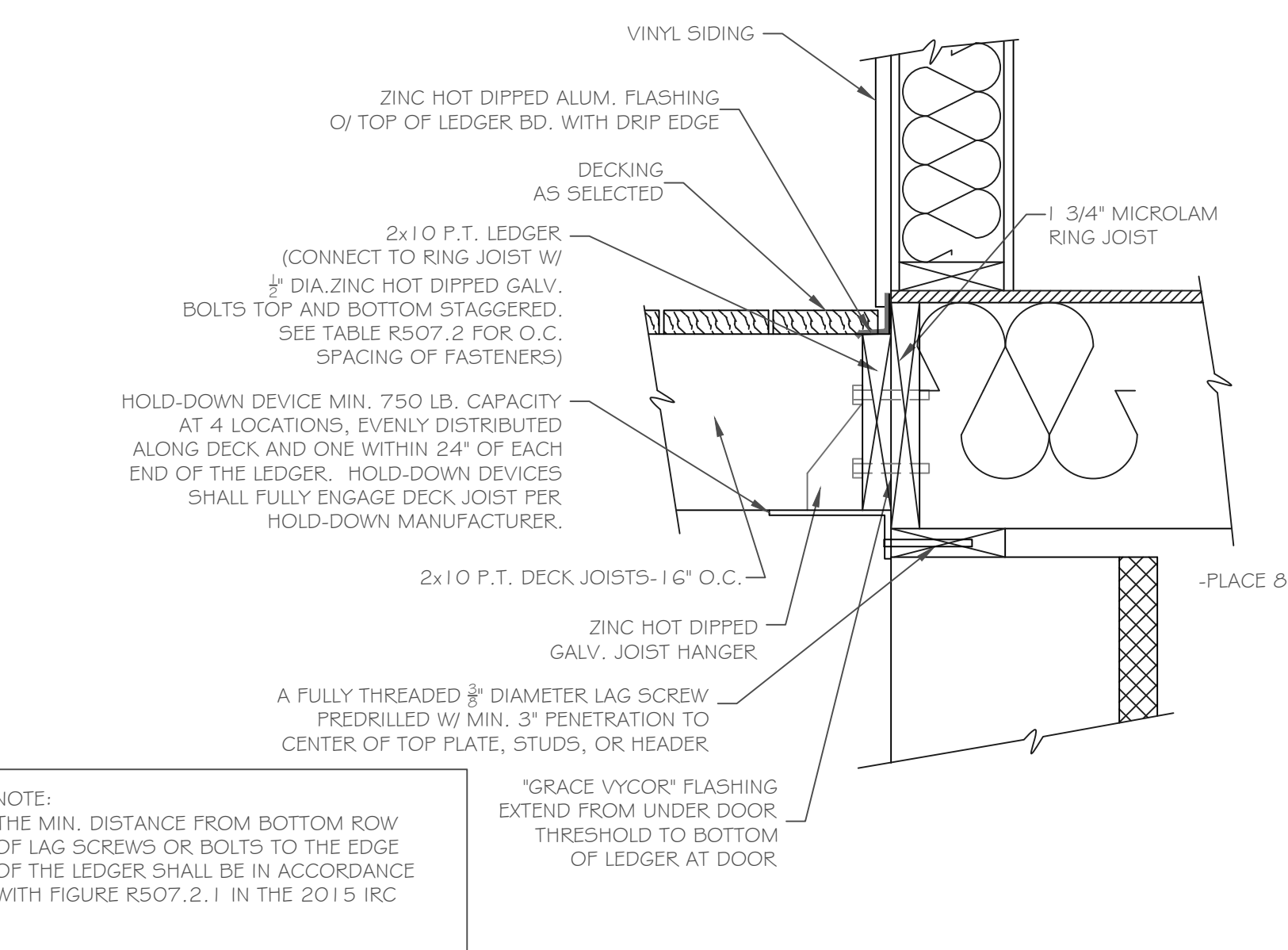


GARAGE WALL DETAIL
SCALE: 1/2" = 1'-0"

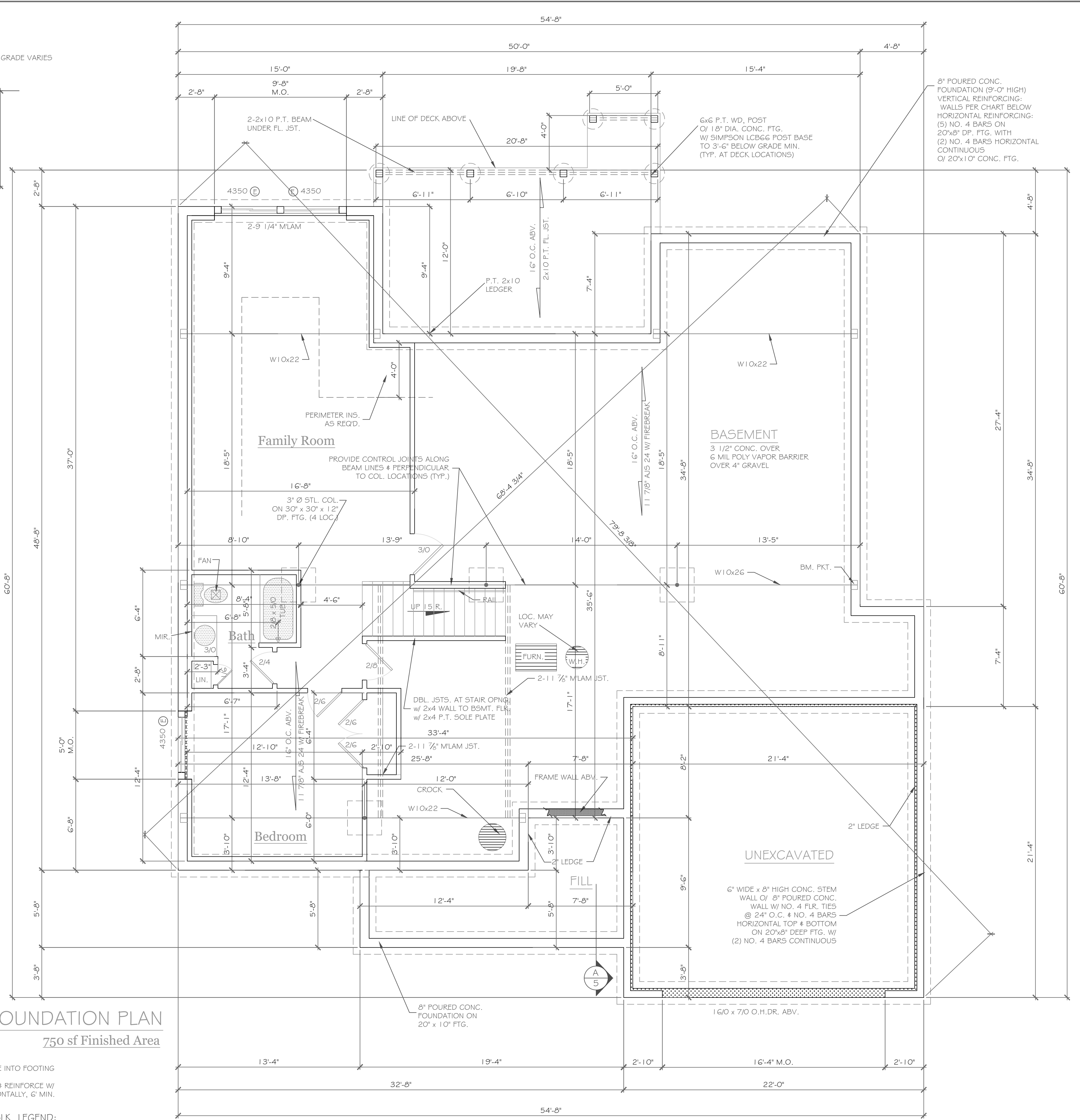
TYPICAL POURED WALL DETAILS
SCALE: 1/2" = 1'-0"



POURED WALL JUMP FOOTING DETAIL
SCALE: 1/2" = 1'-0"



5 DECK CONNECTION TO DWELLING
SCALE: 1/2" = 1'-0"



BASEMENT & FOUNDATION PLAN
1/4" = 1'-0"
750 sf Finished Area

CONC. BLK. LEGEND:

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

NOTE:
- PROVIDE (2) NO. 5 BARS VERTICAL, TIE INTO FOOTING
- PLACE 8" x 20" GARAGE FTG. ON ENGINEERED FILL & REINFORCE W/ 2 #5 BARS HORIZONTALLY, 6" MIN.

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

MAXIMUM WALL HEIGHT (feet)	MAXIMUM UNBALANCED BACKFILL HEIGHT(e) (feet)	MINIMUM VERTICAL REINFORCEMENT BAR SIZE AND SPACING(INCHES)			
		Soil classes(g) & design lateral soil (psf per foot of depth)			
		GW, GP, SW and SP 30 soils	GM, GC, SM, SM-SC and ML 45 soils	SH, ML, CL and inorganic CL 60 soils	
4	4	NR	NR	NR	NR
5	5	NR (i)	NR	NR	NR
6	6	NR	NR	NR	NR
7	7	#5 at 37" o.c.	#5 at 37" o.c.	#6 at 39" o.c.	#6 at 39" o.c.
8	8	#5 at 41" o.c.	#6 at 39" o.c.	#6 at 38" o.c.	#6 at 29" o.c.
9	9	#6 at 46" o.c.	#6 at 30" o.c.	#6 at 29" o.c.	#6 at 23" o.c.

b. Table values are based on reinforcing bars with a min. yield strength of 60,000 psi
c. Vertical reinforcement w/ a yield strength of less than 60,000 psi and/or bars of a different size than specified in the table are permitted in accordance with Section R404.1.3.3.7.6 and Table R404.1.2(9).
d. NR indicates no vertical reinforcement is required, except for 6" nominal walls formed w/ stay in place forming systems in which case vertical reinforcement shall be No. 4 @ 48" o.c.
e. Allowable deflection criterion is L/240, where L is the unsupported height of the basement wall in inches.
f. Interpretation is not permitted.
g. Vertical reinforcement shall be located to provide a cover of 1 1/4" measured from the inside face of the wall. The center of the steel shall not vary from the specified location by more than the greater of 1.0 percent of the wall thickness or 3/8".
h. Concrete cover for reinforcement measured from the inside face of the wall shall not be less than 3/4". Concrete cover for reinforcement measured from the outside face of the wall shall not be less than 1 1/2" for No. 5 bars and smaller, and not less than 2" for larger bars.
i. Concrete shall have a specified compressive strength of not less than 2,500 psi at 28 days, unless a higher strength is required by footnote l or m.
l. The minimum thickness is permitted to be reduced 2", provided the minimum specified compressive strength of concrete is 4,000 psi.
m. See Table R608.3 for tolerance from nominal thickness permitted for flat walls.
n. The use of this Table shall be prohibited for soil classifications not shown.

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REVISIONS-

NO.	DATE	DESCRIPTION

DRAWING TITLE:
Basement & Foundation Plan

PROJECT:
Lot 28C Wishire Hill
Pittsford, New York

CLIENT:
Morrell Builders

PHASE:
Construction Documents

DATE:
February 2, 2022

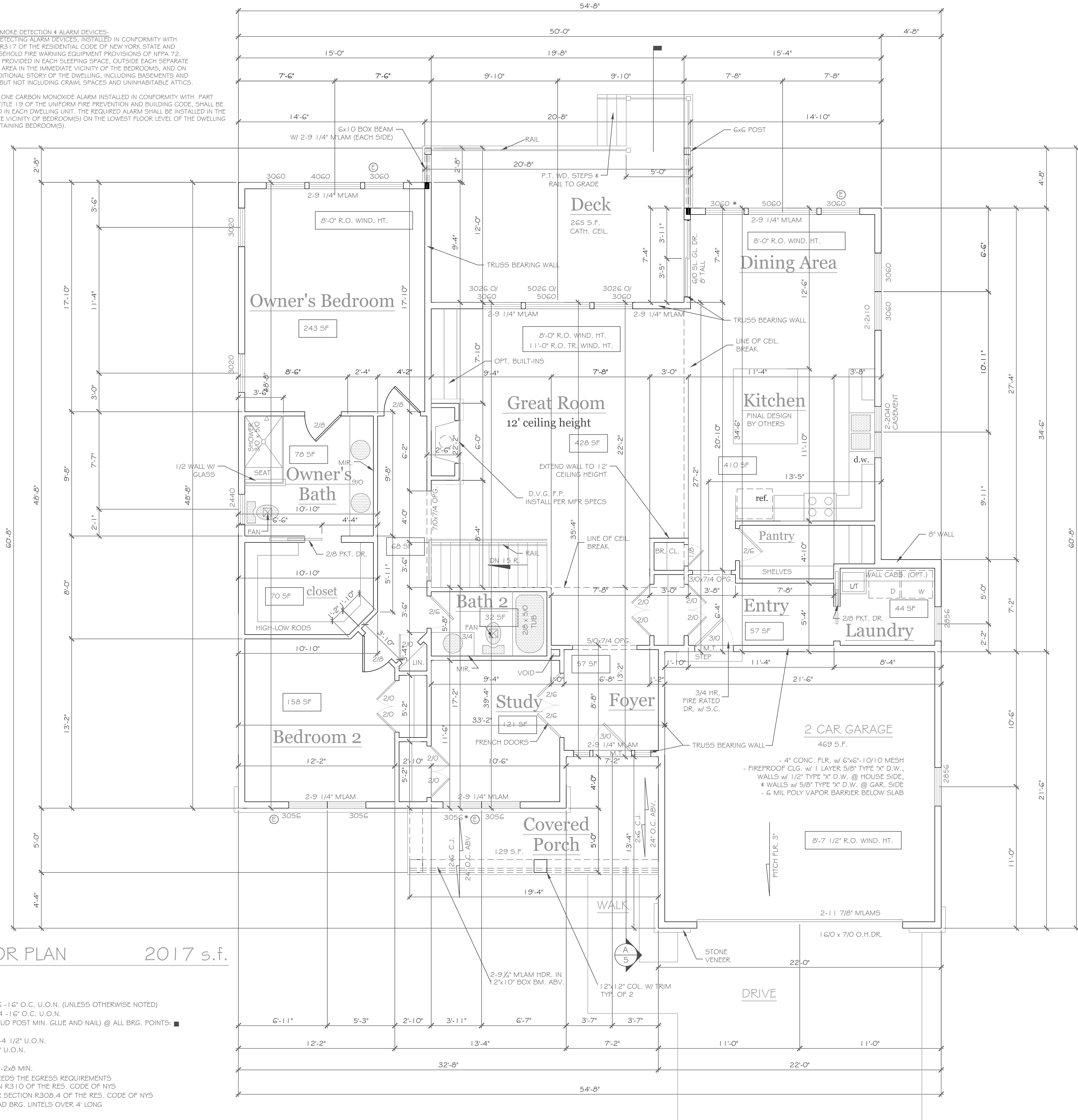
JOB NO.:
A21-074

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

DRAWING NO.:
A-2

NOTES: SMOKE DETECTION & ALARM DEVICES-
SMOKE DETECTING ALARM DEVICES, INSTALLED IN CONFORMITY WITH SECTION R317 OF THE RESIDENTIAL CODE OF NEW YORK STATE AND THE HOUSEHOLD FIRE WARNING EQUIPMENT PROVISIONS OF NFPA 72, SHALL BE PROVIDED IN EACH SLEEPING SPACE, OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS, AND ON EACH ADDITIONAL STORY OF THE DWELLING, INCLUDING BASEMENTS AND CELLARS BUT NOT INCLUDING CRAWL SPACES AND UNINHABITABLE ATTICS.

AT LEAST ONE CARBON MONOXIDE ALARM INSTALLED IN CONFORMITY WITH PART 1225.2, TITLE 19 OF THE UNIFORM FIRE PREVENTION AND BUILDING CODE, SHALL BE PROVIDED IN EACH DWELLING UNIT. THE REQUIRED ALARM SHALL BE INSTALLED IN THE IMMEDIATE VICINITY OF BEDROOM(S) ON THE LOWEST FLOOR LEVEL OF THE DWELLING UNIT CONTAINING BEDROOM(S).



FIRST FLOOR PLAN 2017 s.f.

1/4" = 1'-0"

NOTES:

EXTERIOR WALLS TO BE 2 x 6 - 16" O.C. U.O.N. (UNLESS OTHERWISE NOTED)

INTERIOR WALLS TO BE 2 x 4 - 16" O.C. U.O.N.

PROVIDE SOLID BLDG. (3 STUD POST MIN. GLUE AND NAIL) @ ALL BRG. POINTS: ■

APPLIANCES PER CONTRACT

WINDOW R.O. HTS. TO BE 7'-4 1/2" U.O.N.

CEILING HTS. TO BE 9'-1 1/8" U.O.N.

ANGLES TO BE 1 1/2 U.O.N.

UNSPECIFIED HDRS. TO BE 2-2x8 MIN.

Ⓢ: WINDOW MEETS OR EXCEEDS THE EGRESS REQUIREMENTS PER SECTION R310 OF THE RES. CODE OF NYS

* : SAFETY GLASS REQ. PER SECTION R308.4 OF THE RES. CODE OF NYS DBL. JACK STUDS @ ALL LOAD BRG. LINTELS OVER 4' LONG

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REVISIONS-	NO.	DATE	DESCRIPTION

DRAWING TITLE:
First Floor Plan

PHASE:
Construction Documents

PROJECT:
Lot 28C Wishire Hill
Pittsford, New York

CLIENT:
Morrell Builders

DATE:
February 2, 2022

JOB NO.:
A21-074

CKH
architecture

1501 Pittsford Victor Road
Suite 100
Victor, New York 14564

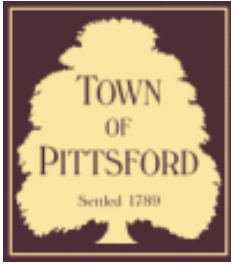
phone: (585) 249-1334
e-mail: CKHennessey@frontiernet.net

DRAWING NO.:
A-3









Town of Pittsford

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

Permit #
B22-000029

Phone: 585-248-6250

FAX: 585-248-6262

DESIGN REVIEW AND HISTORIC PRESERVATION BOARD REFERRAL OF APPLICATION

Property Address: 5 Hawkstone Way PITTSFORD, NY 14534

Tax ID Number: 178.03-4-26

Zoning District: RN Residential Neighborhood

Owner: Ketmar Development Corp

Applicant: Ketmar Development Corp

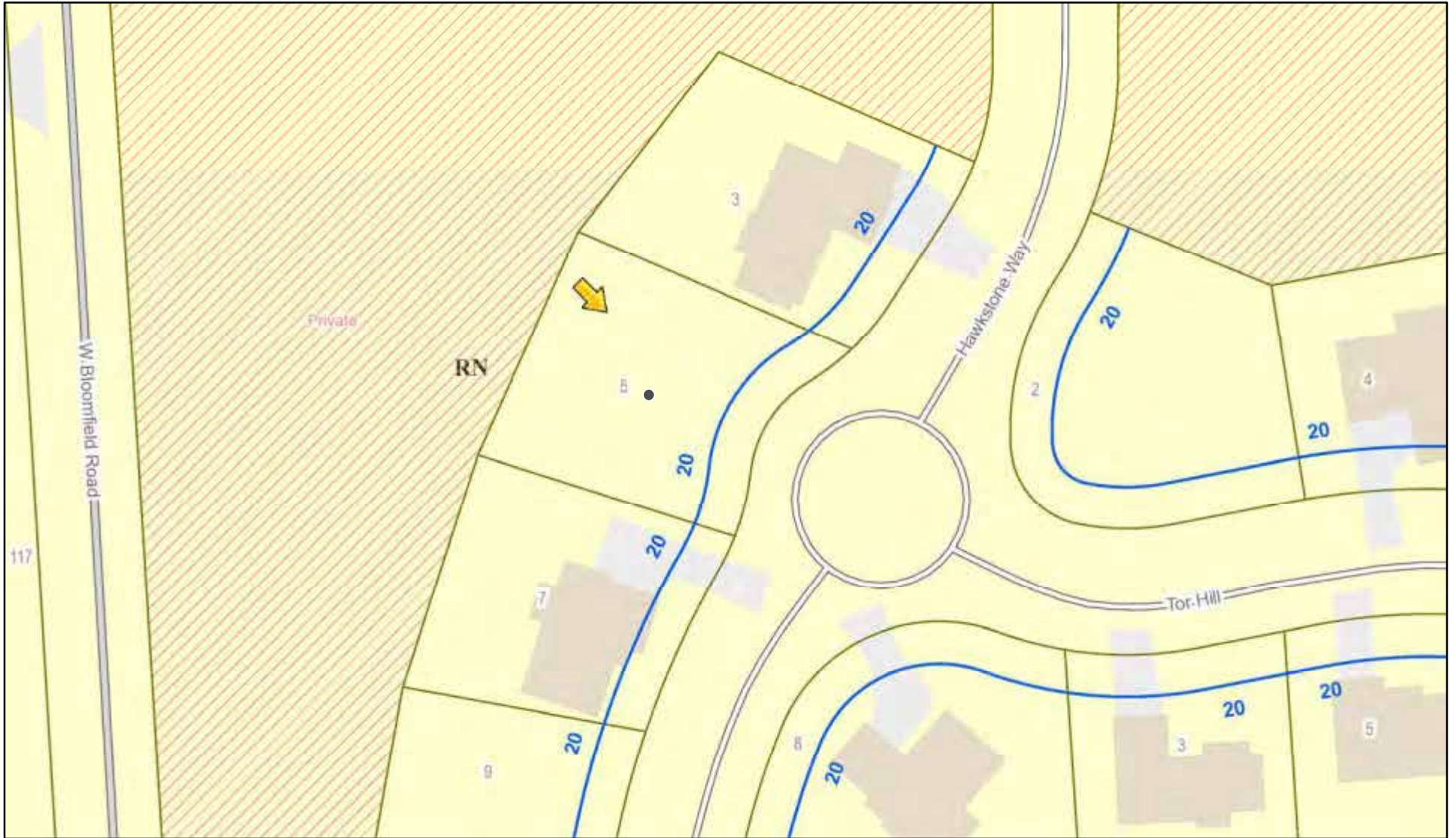
Application Type:

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

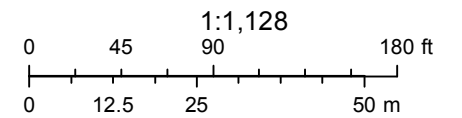
Project Description: Applicant is requesting design review for the construction of a one story single family home. The home will be approximately 3095 square feet and will be located in the Cottages at Malvern Hills Subdivision.

Meeting Date: February 24, 2022

RN Residential Neighborhood Zoning

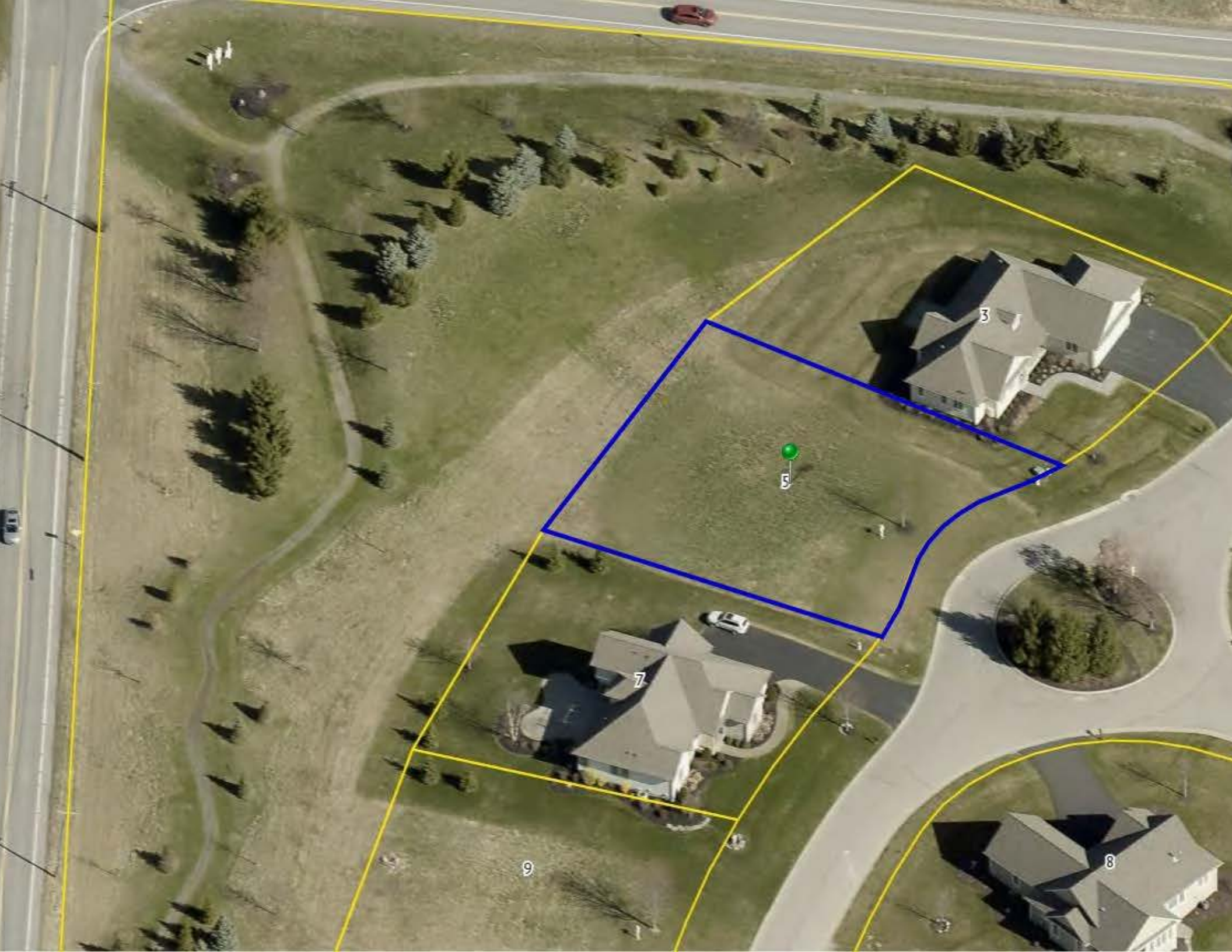


Printed February 15, 2022



Town of Pittsford GIS

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3

7

8

9

5

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

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

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

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

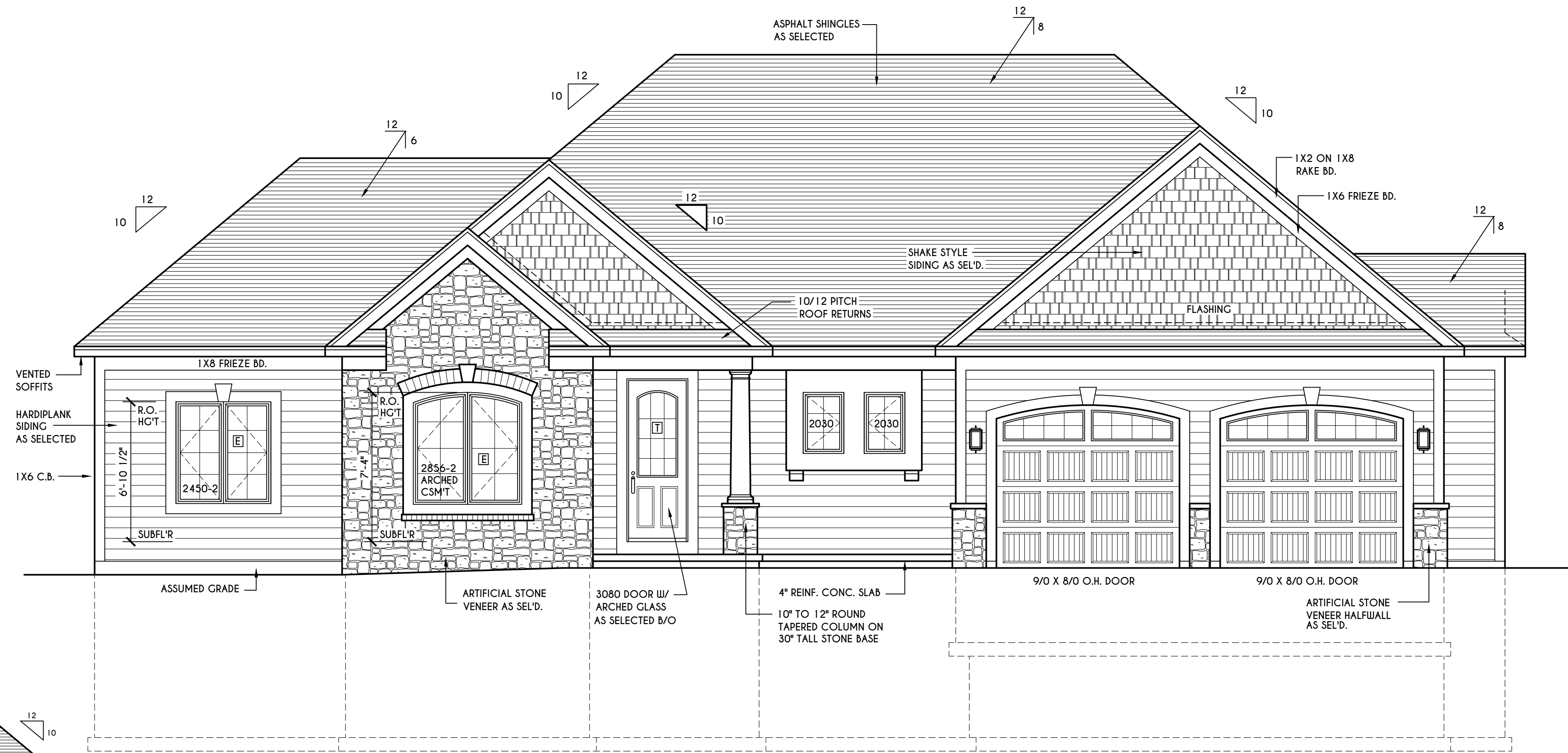
RUN-TIME PERCENTAGE IN EA. 4-HOUR SEGMENT	25%	33%	50%	66%	75%	100%
FACTOR ^a	4	3	2	1.5	1.3	1.0

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

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

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

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



FRONT ELEVATION

SCALE: 1/4" = 1'-0"
TOTAL LIVING AREA = 2369 SQ.FT.
TOTAL CONDITIONED VOLUME = 42,302 CU.FT.

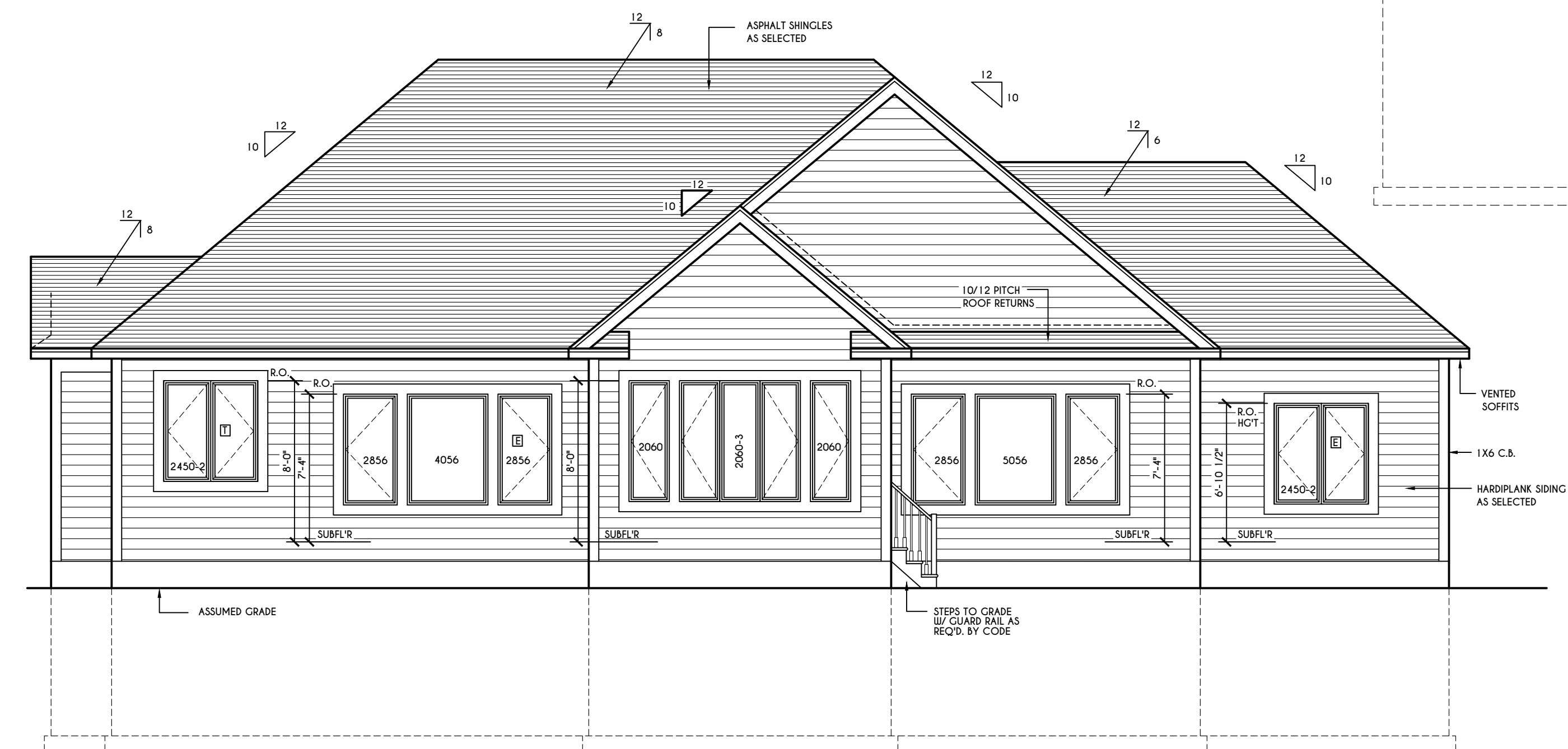
WINDOWS: VOID CASEMENTS
U-FACTOR 0.28
SHGC 0.31

DOORS: SELECTION BY OWNER

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. R3 10.1 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. R3 12.2 OF 2020 RCNYS

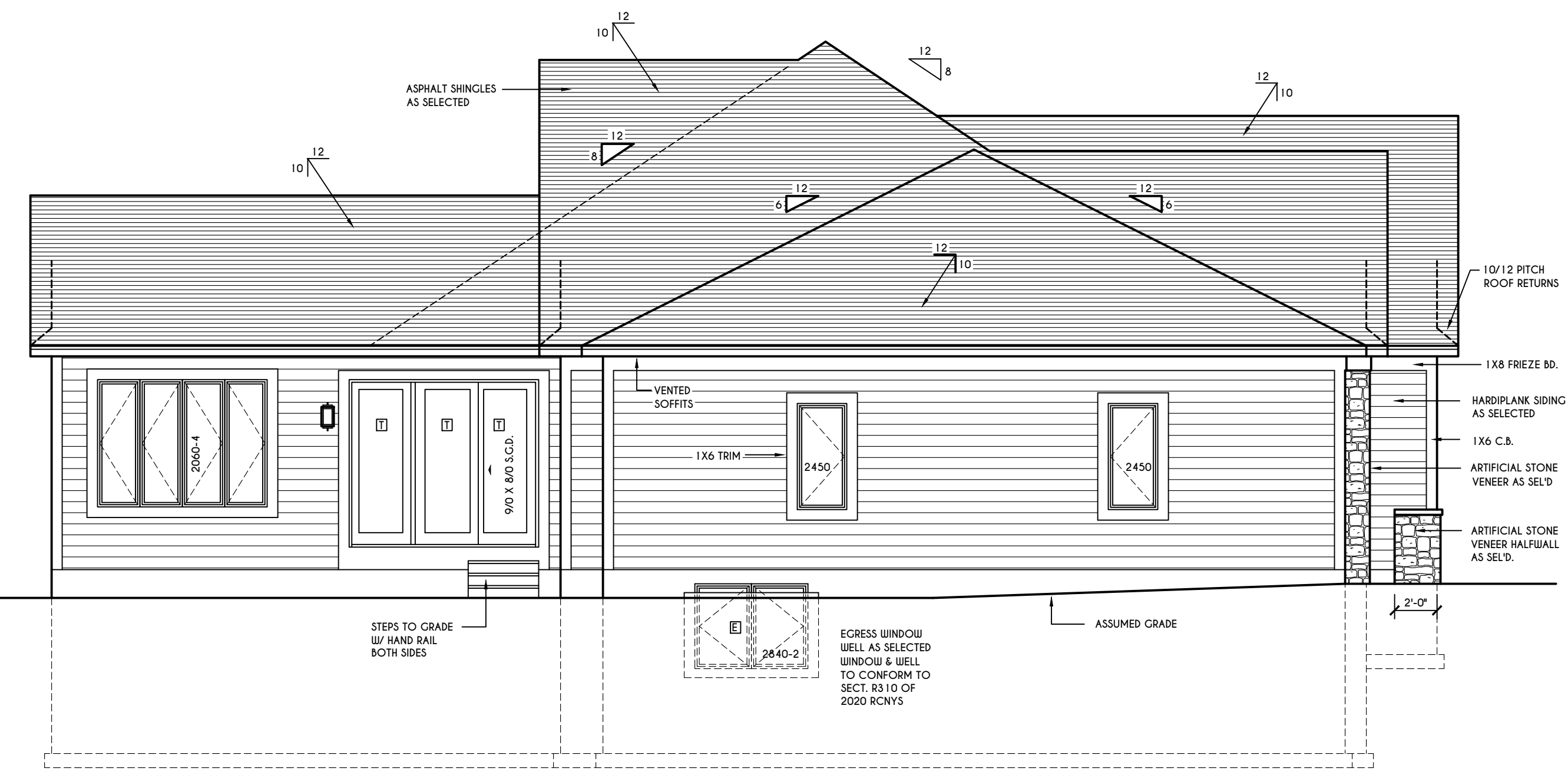
GENERAL NOTES:
ALL RAKES & OVERHANGS ARE TO BE 1'-0" UNLESS NOTED OTHERWISE
BUILDER TO PROVIDE ROOF OR RIDGE VENTS AS PER CODE- THE MINIMUM NET FREE VENTILATION AREA SHALL BE 1/150 OF THE AREA OF THE VENTED SPACE (SECT. R806.2)
CONTRACTOR TO CONTACT THIS OFFICE PRIOR TO CONSTRUCTION IF THE ASSUMED GRADE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

MECHANICAL VENTILATION RATE:
THIS PLAN AS DESIGNED REQUIRES (MIN) 1 CONTINUOUSLY RUN EXHAUST FAN CAPABLE OF (MIN) 60 c.f.m. WITH A MANUAL OVERRIDE SWITCH AS PER SECTION M1505.4.2 OF 2020 RCNYS SEE TABLES M1505.4.3(1) & M1505.4.3(2) & M1505.4.4 (PAGE 1)



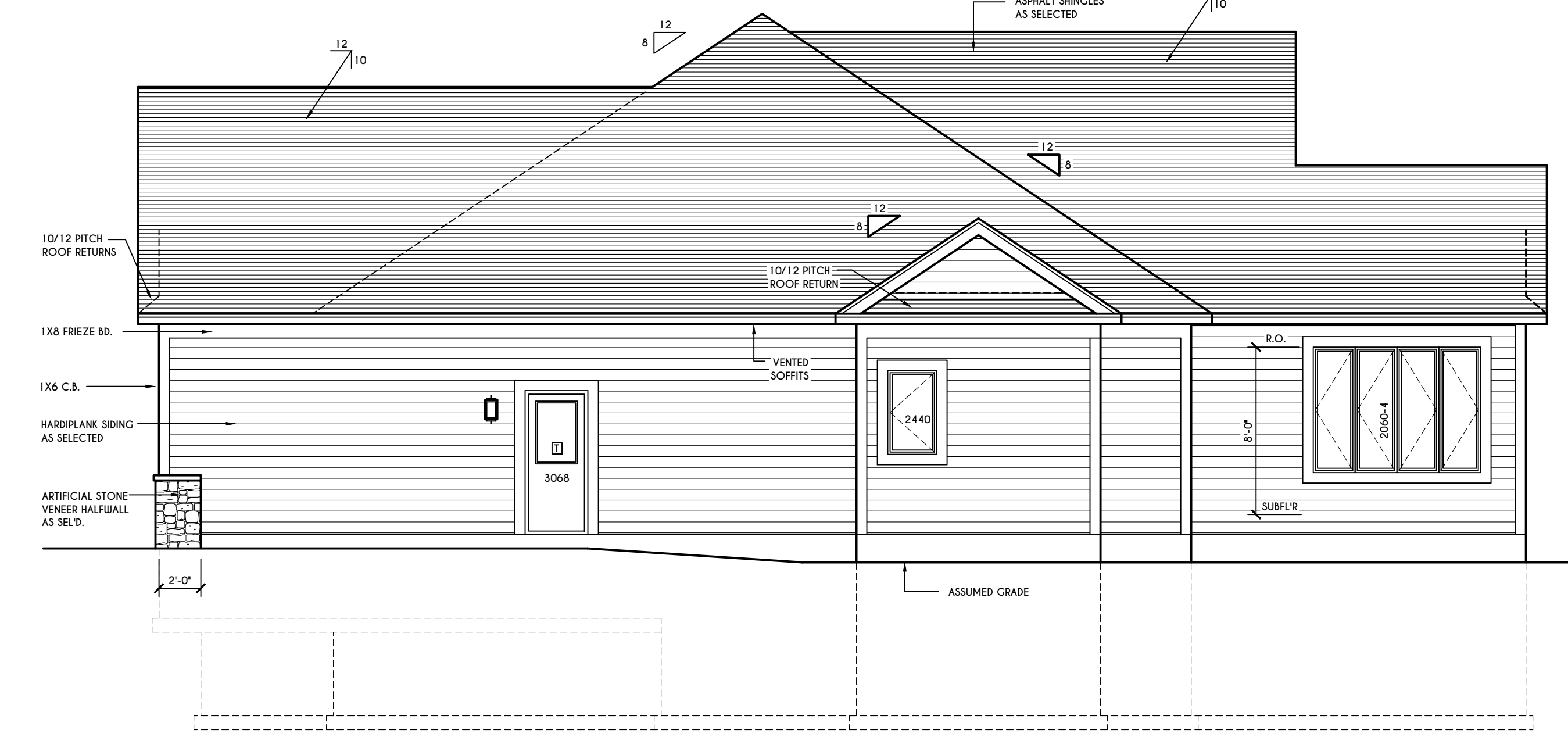
REAR ELEVATION

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



LEFT ELEVATION

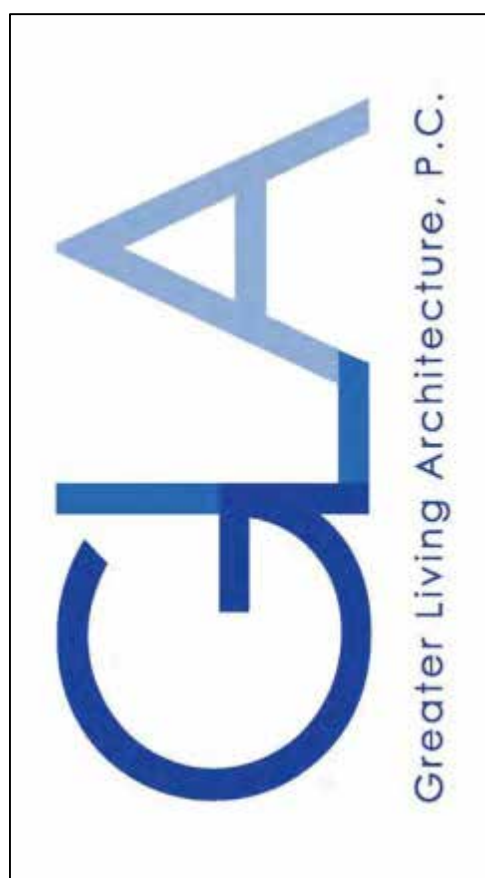
SCALE: 3/16" = 1'-0"



RIGHT ELEVATION

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

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

REVISIONS:

DATE	BY	DESCRIPTION

CLIENT/LOCATION:

STEELE RESIDENCE
LOT 2 HALLKSTONE
PITTSFORD, NY

BUILDER:

KETMAR DEVELOPMENT CORP.

ELEVATIONS

GLA PLAN 2369 R

drawn: CDK	checked: JJS
scale: AS NOTED	date: 2 / 22
PROJECT: 2549 L	sheet: 1 / 5



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

REVISIONS:

DATE	BY	DESCRIPTION

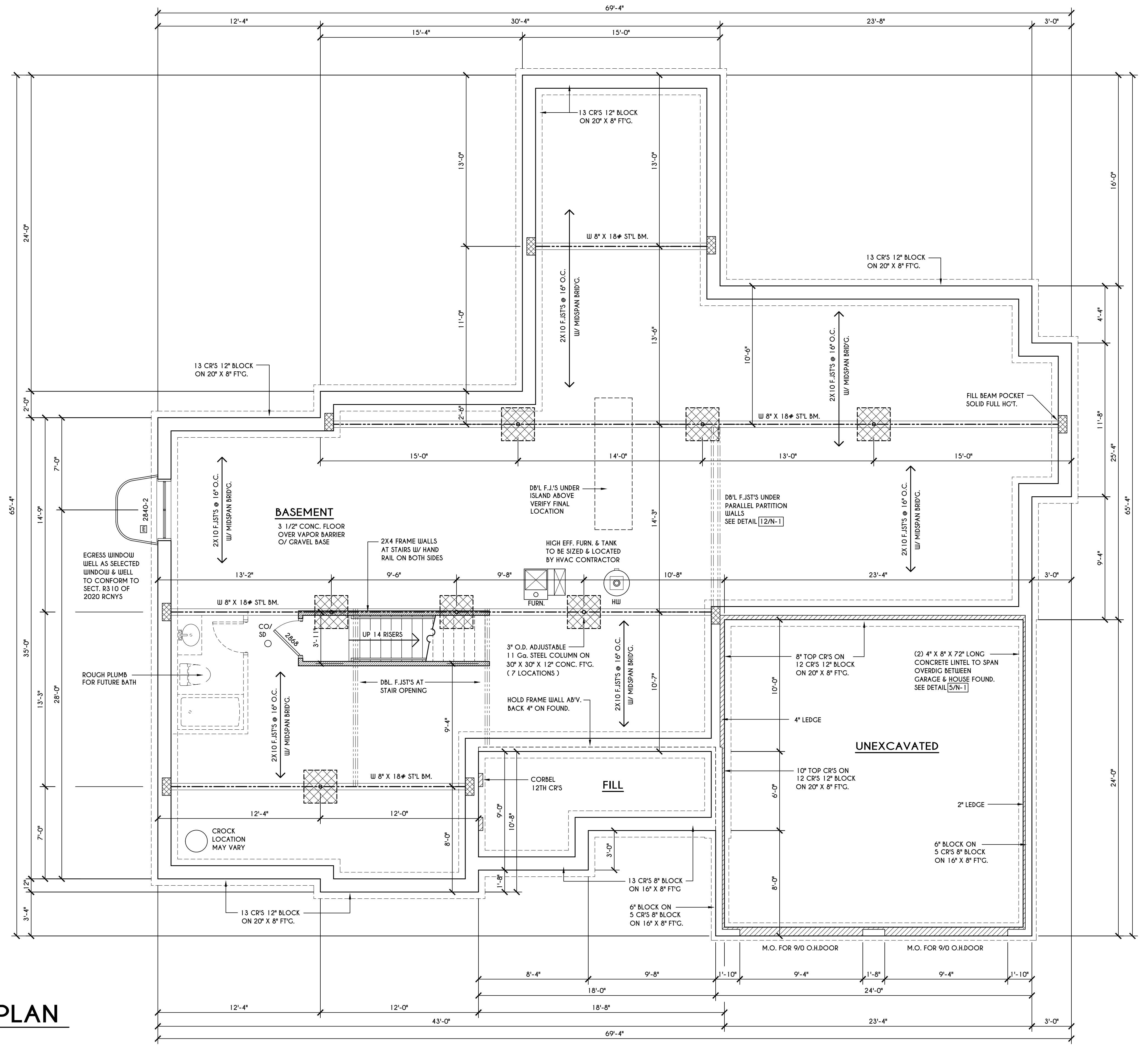
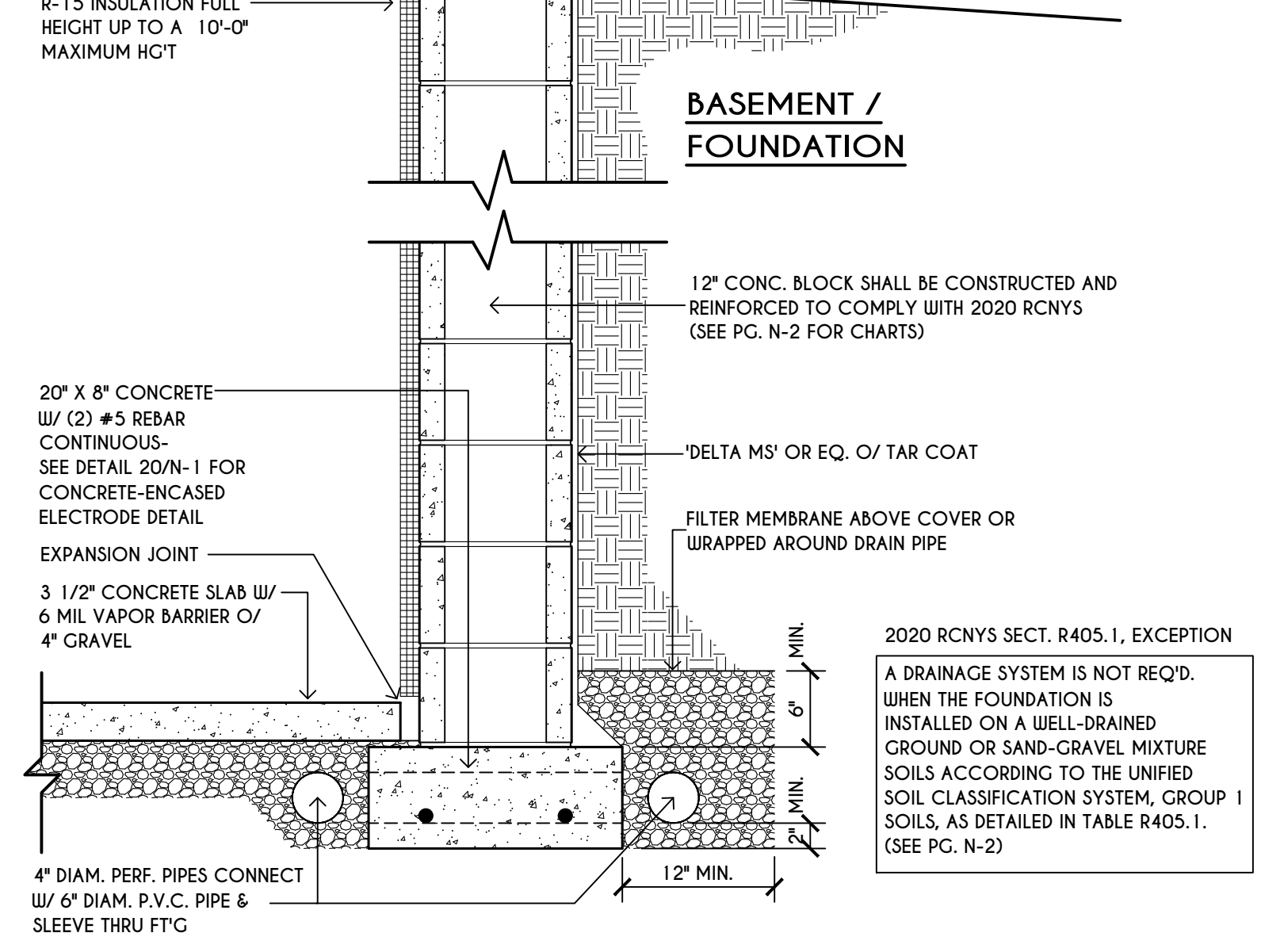
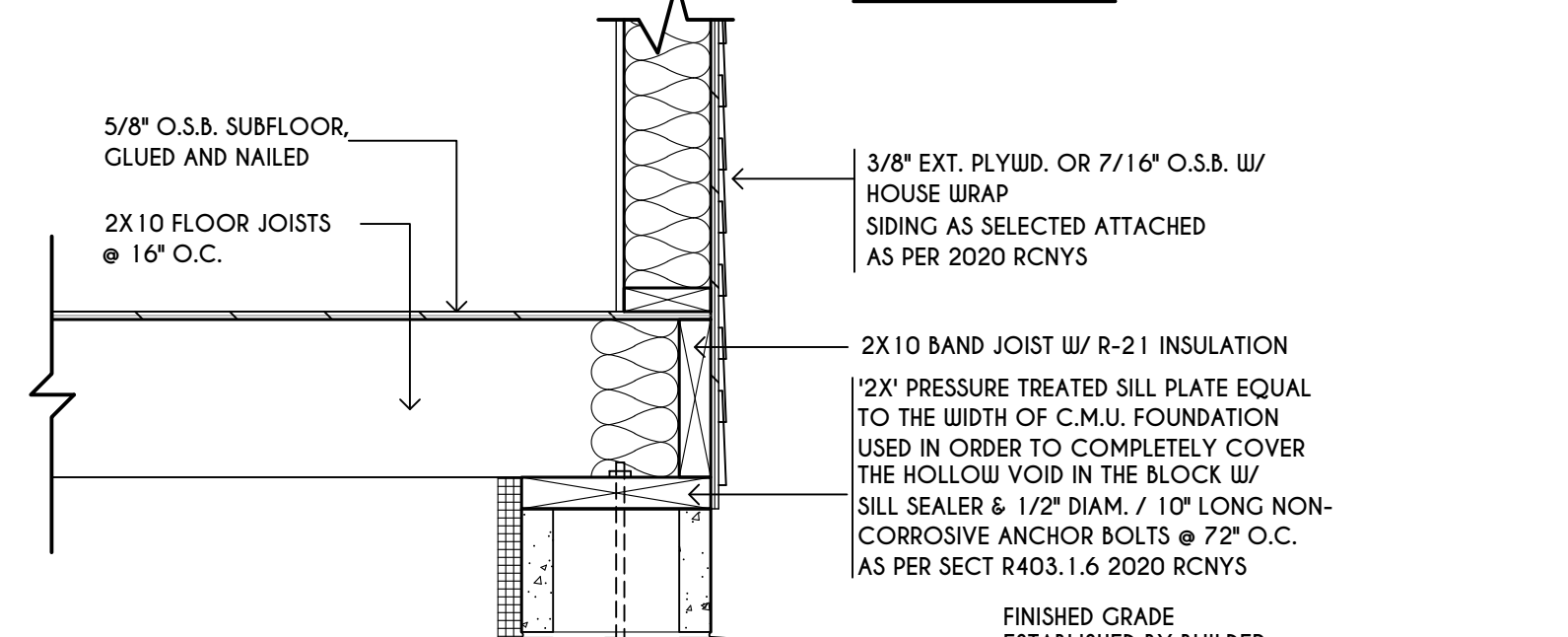
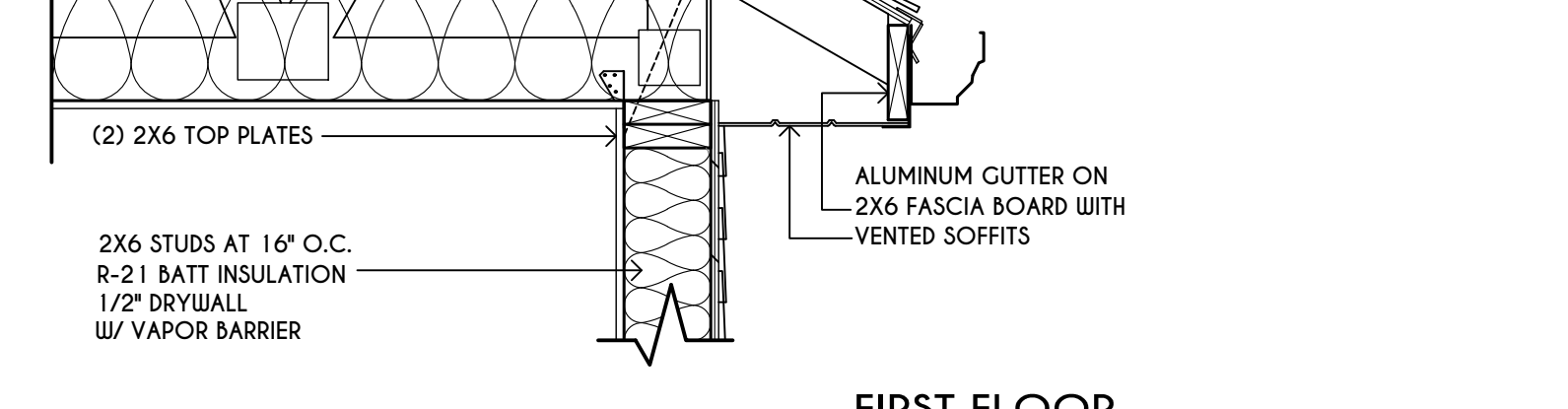
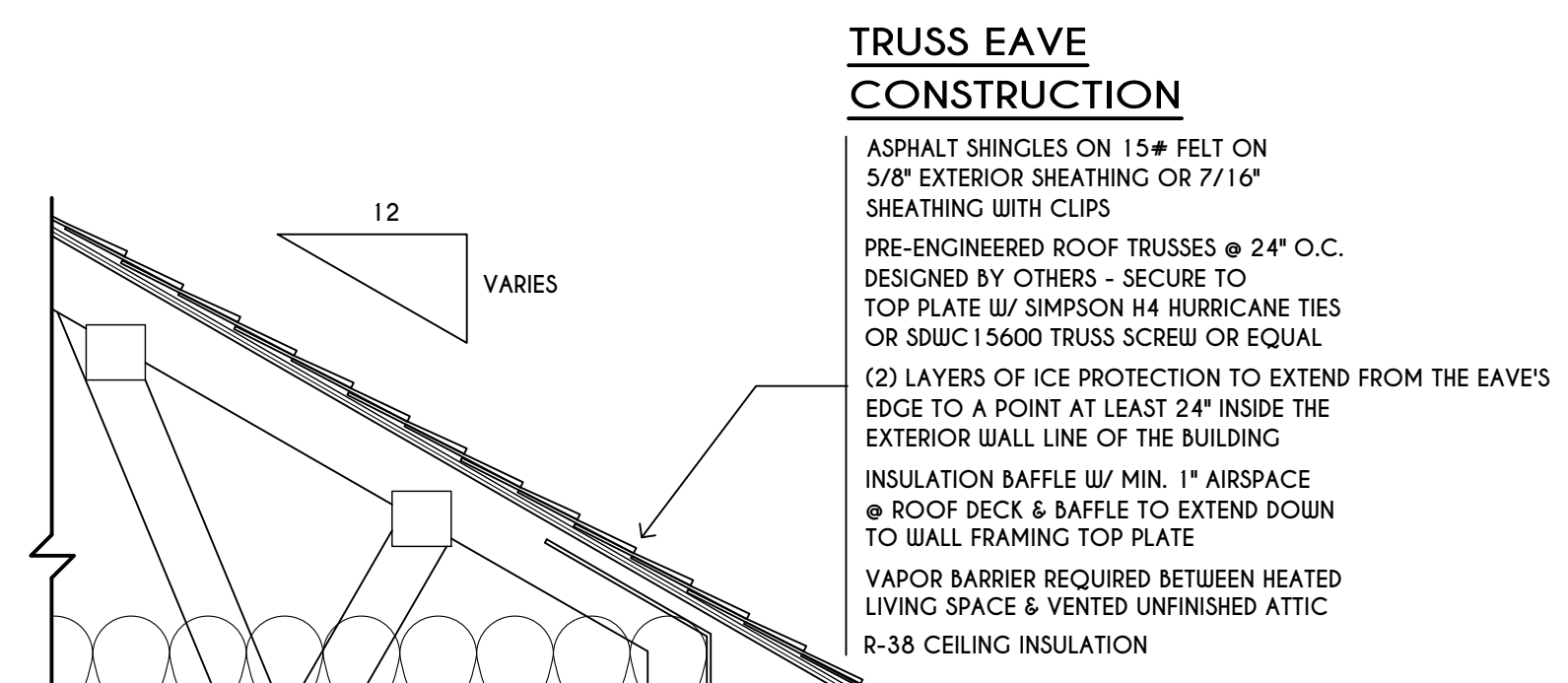
CLIENT/LOCATION:
 STEELE RESIDENCE
 LOT 2 HAWKSTONE
 PITTSFORD, NY

BUILDER:
 KETMAR DEVELOPMENT CORP.

FOUNDATION PLAN

GLA PLAN 2369 R

drawn: CDK	checked: JJS
scale: AS NOTED	date: 2 / 22
PROJECT: 2549 L	sheet: 2 / 5



BASEMENT & FOUNDATION PLAN

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

NOTES: CONTRACTOR TO CONTACT THIS OFFICE PRIOR TO CONSTRUCTION IF THE ASSUMED GRADE DEPICTED IS INACCURATE AND / OR WILL ALTER THE FOUNDATION DESIGN AND /OR STRUCTURE NOTED
 ALL WINDOW R.O. 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 DB'L JACK STUDS EA. SIDE OF LOAD BEARING OPENINGS > / = 4'-0"
 ALL ANGLES TO BE 45 DEG. U.N.O.
 ALL EXTERIOR WINDOW & DOOR HEADERS TO HAVE MIN. R-5 INSUL. & TO BE MIN. (2)2X8'S OR (3)2X6'S (U.N.O.)
 ALL APPLIANCES SHOWN TO BE BY 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 RCNYS & 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

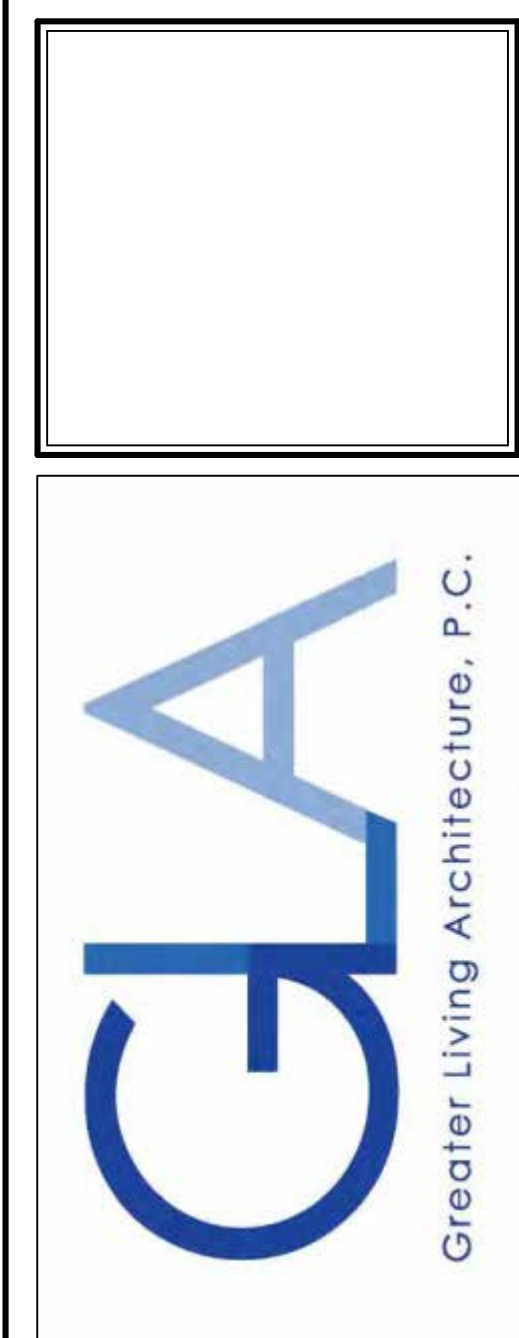
FRAMING LEGEND:

- 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. 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

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REVISIONS:

DATE	BY	DESCRIPTION

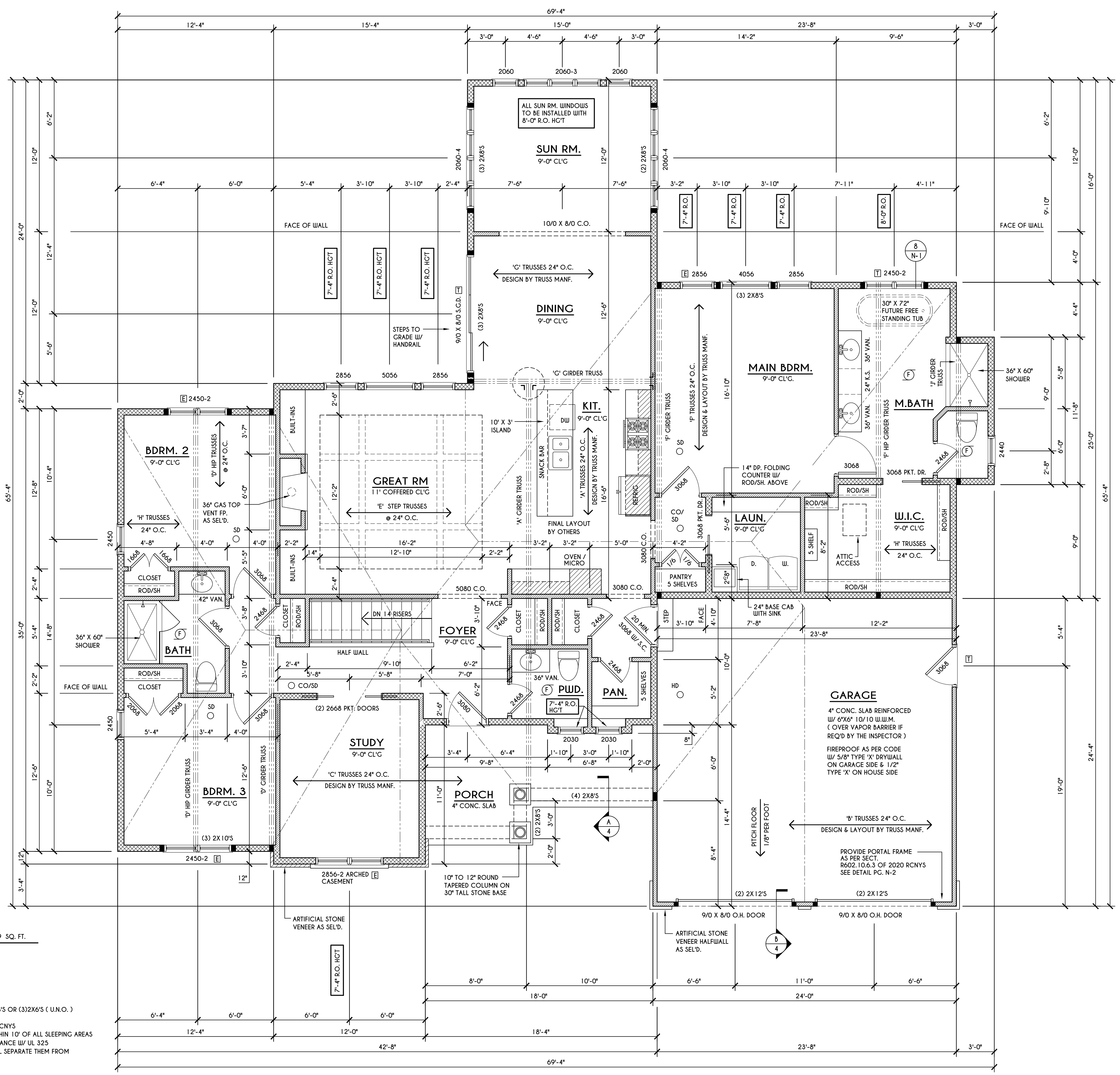
CLIENT/LOCATION:
 STEELE RESIDENCE
 LOT 2 HAUUKSTONE
 PITTSFORD, NY

BUILDER:
 KETMAR DEVELOPMENT CORP.

FIRST FLOOR PLAN

GLA PLAN 2369 R

drawn: CDK	checked: JJS
scale: AS NOTED	date: 2 / 22
PROJECT: 2549 L	sheet: 3 / 5



TRUSS NOTE:
 TRUSS MANF. TO VERIFY ACTUAL LOAD AT GIRDER-TO-GIRDER CONNECTIONS & TO SPECIFY A MIN. METAL HANGER TO SUPP. THAT LOAD

FRAMING LEGEND:

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

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

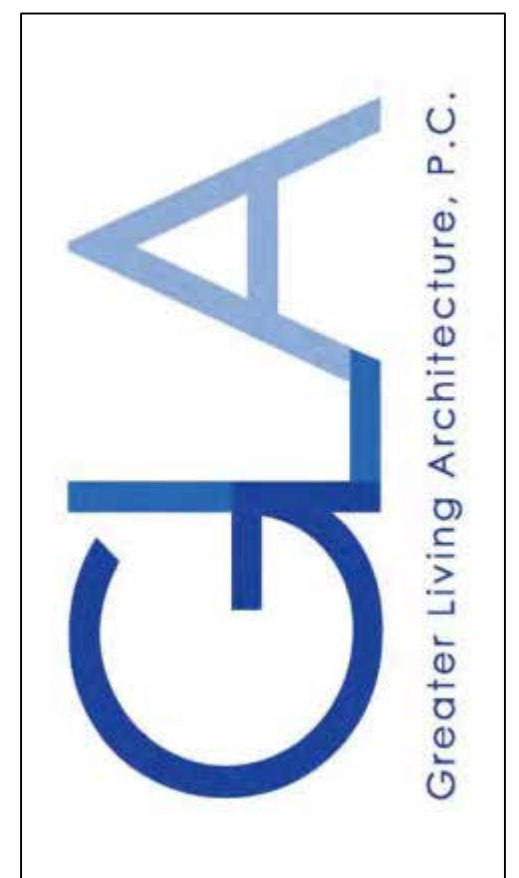
FIRST FLOOR PLAN

2369 SQ. FT.

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

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

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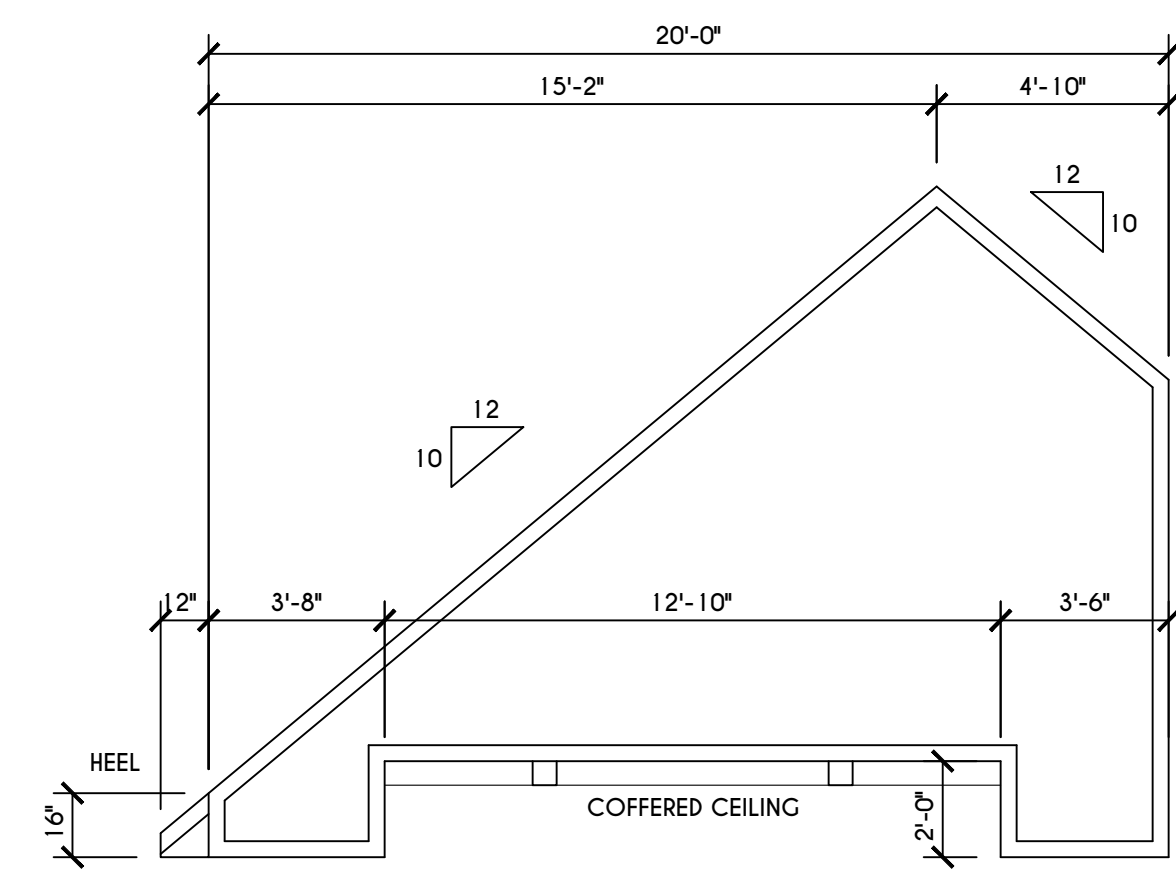
DATE	BY	DESCRIPTION

CLIENT/LOCATION:
 STEELE RESIDENCE
 LOT 2 HAWKSTONE
 PITTSFORD, NY

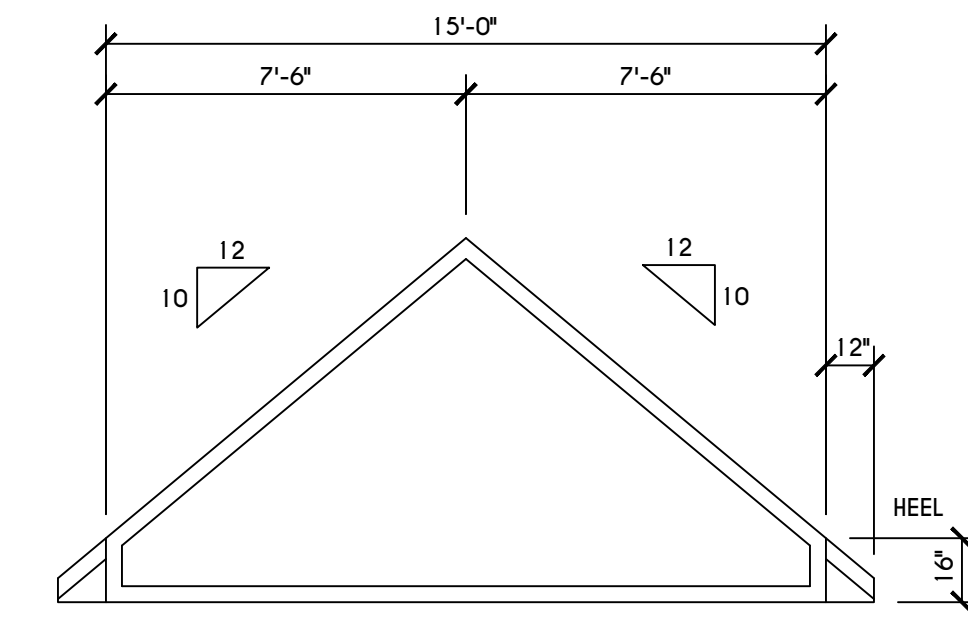
BUILDER:
 KETMAR DEVELOPMENT CORP.

SECTIONS
 GLA PLAN 2369 R

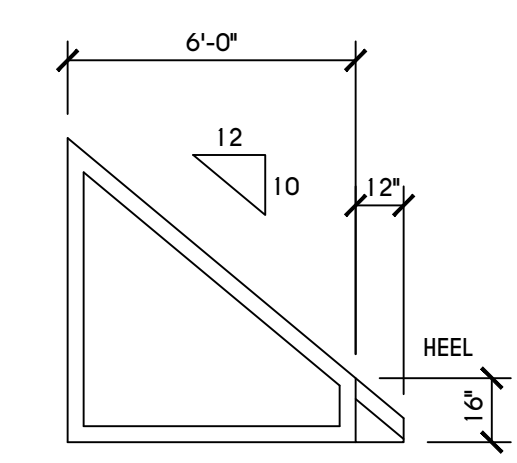
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scale: AS NOTED	date: 2 / 22
PROJECT: 2549 L	sheet: 4 / 5



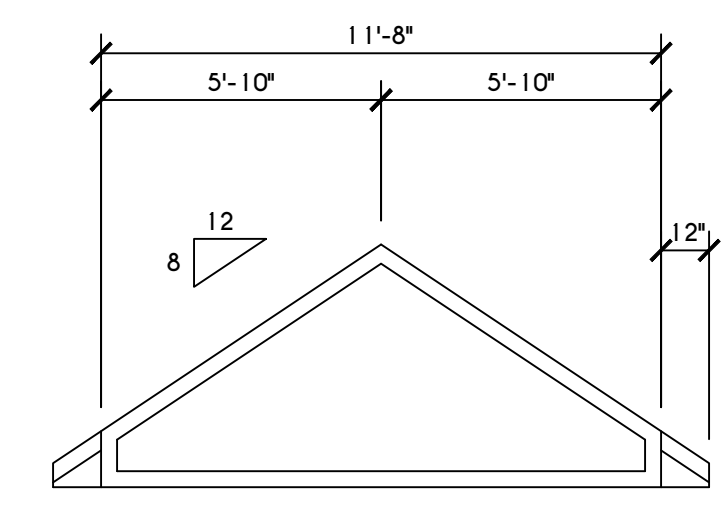
'E' STEP TRUSS PROFILE
 SCALE: 1/4" = 1'-0"



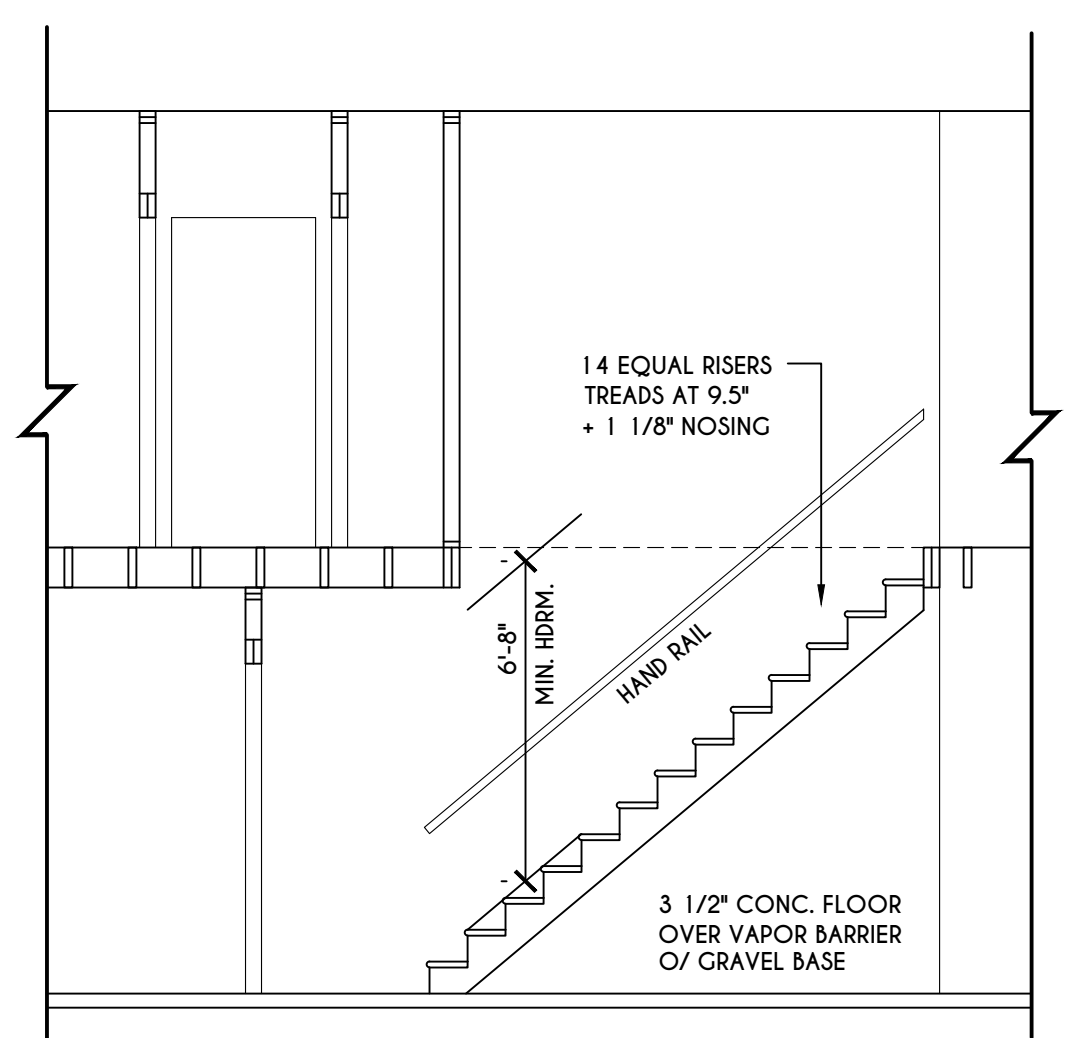
'G' TRUSS PROFILE
 SCALE: 1/4" = 1'-0"



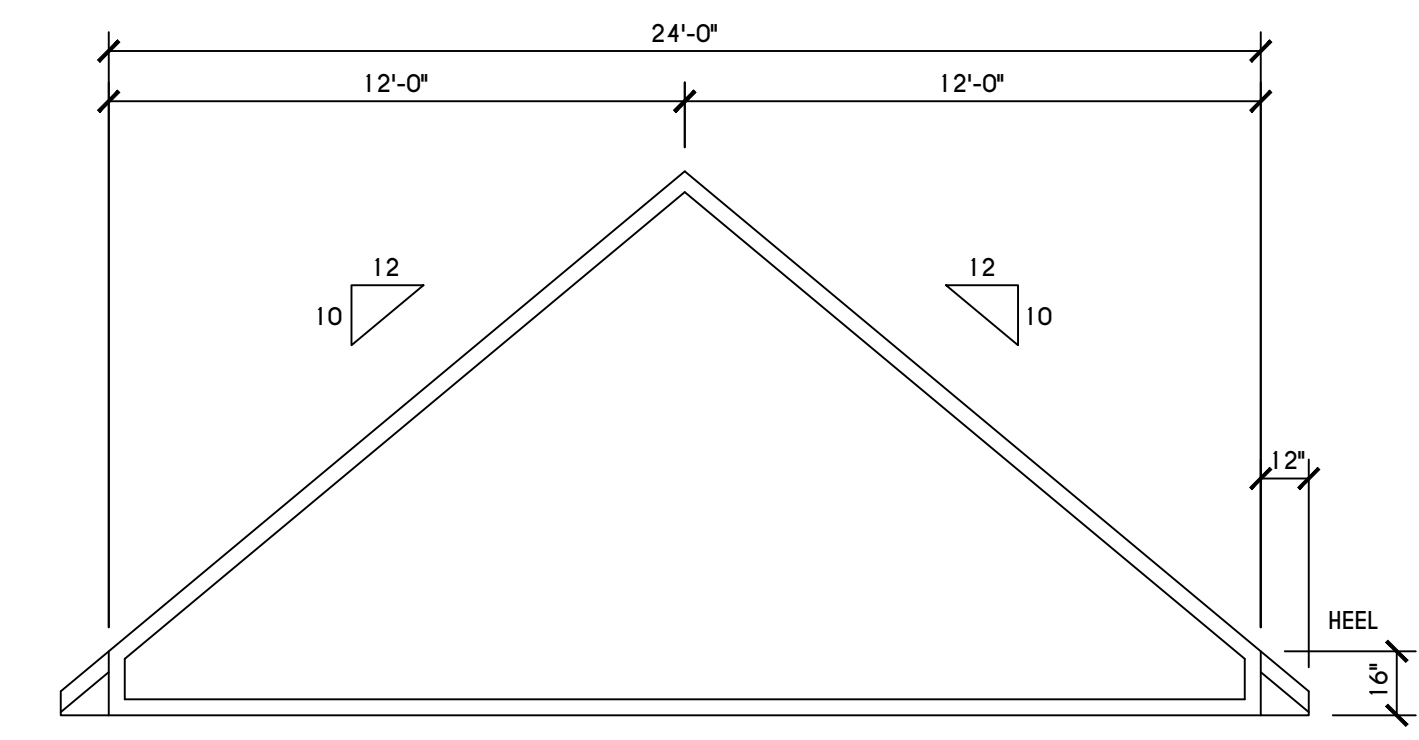
'H' TRUSS PROFILE
 SCALE: 1/4" = 1'-0"



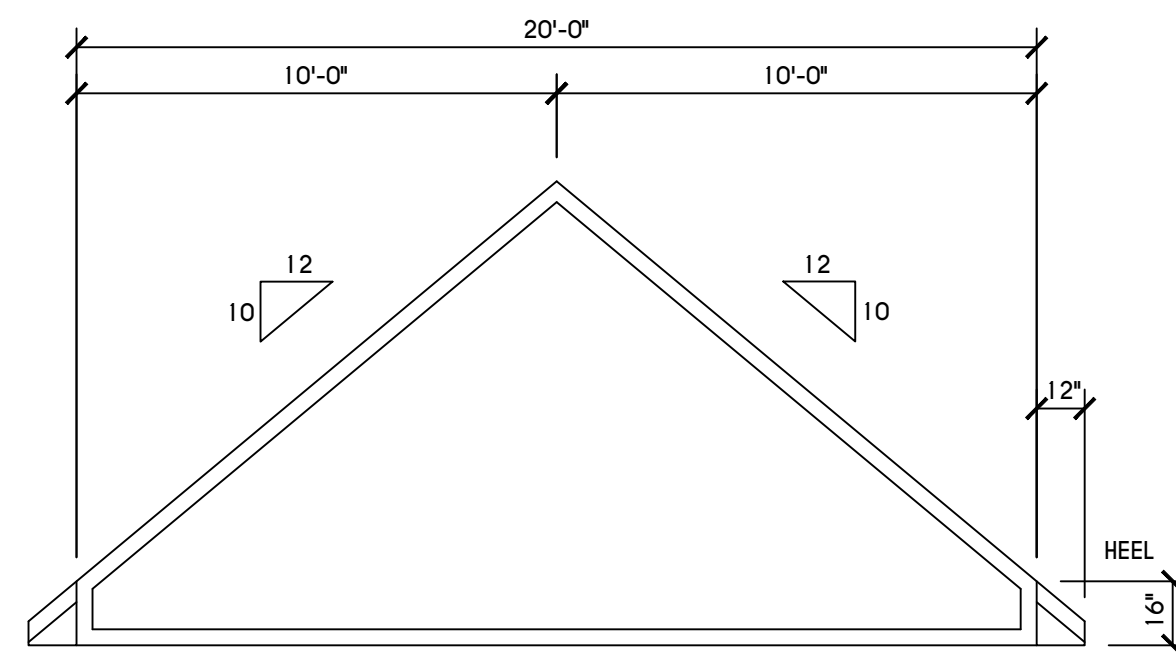
'J' TRUSS PROFILE
 SCALE: 1/4" = 1'-0"



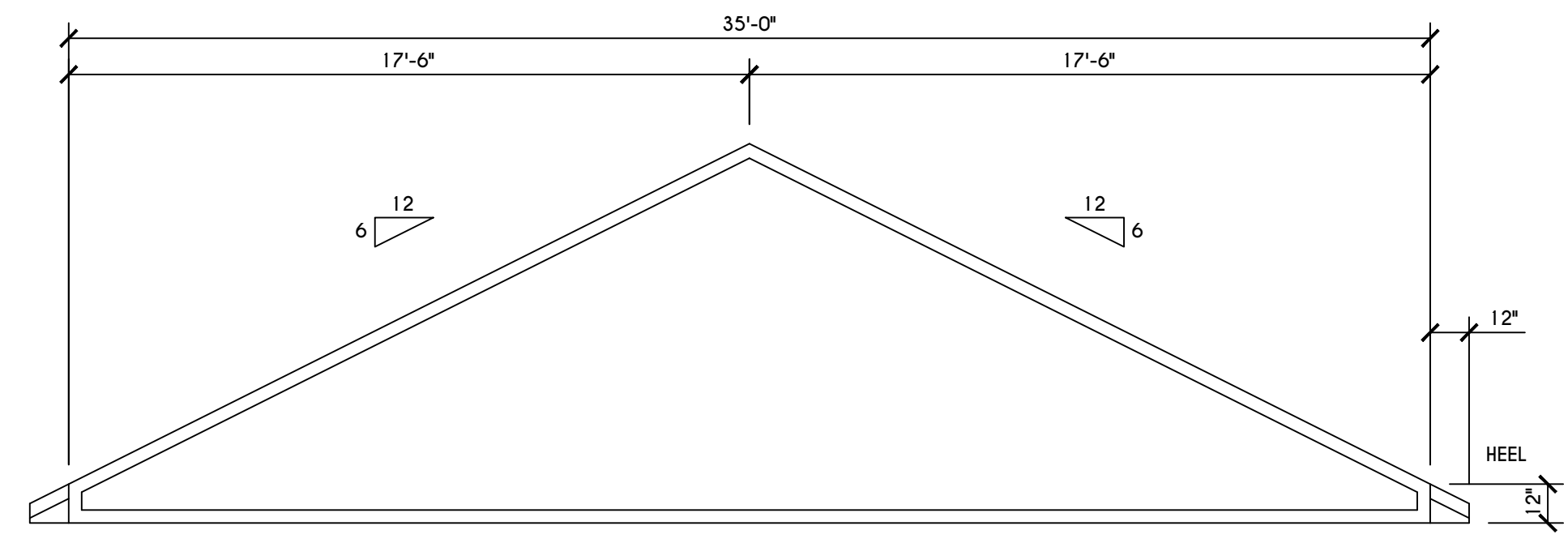
STAIR SECTION
 SCALE: 1/4" = 1'-0"



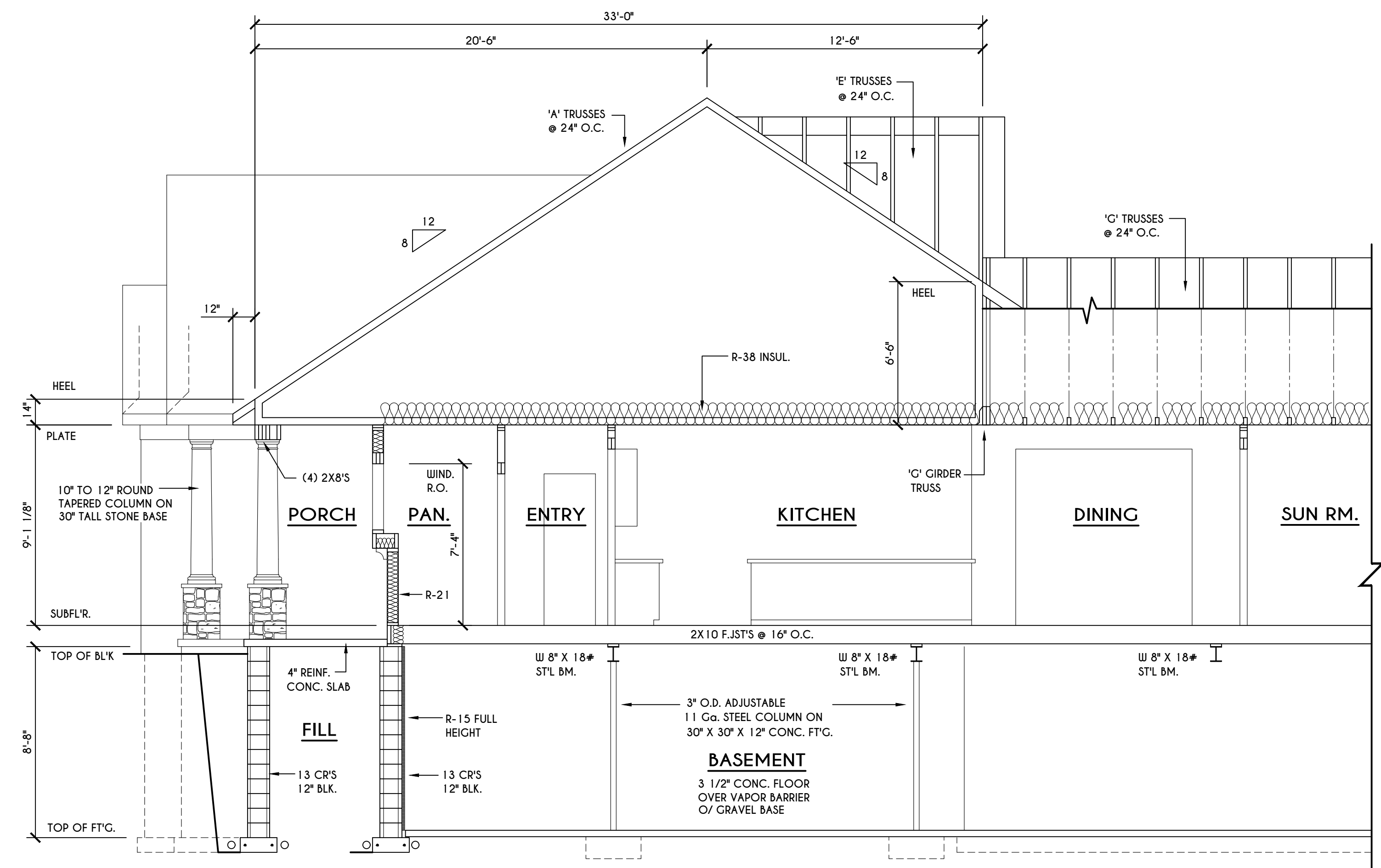
'B' TRUSS PROFILE
 SCALE: 1/4" = 1'-0"



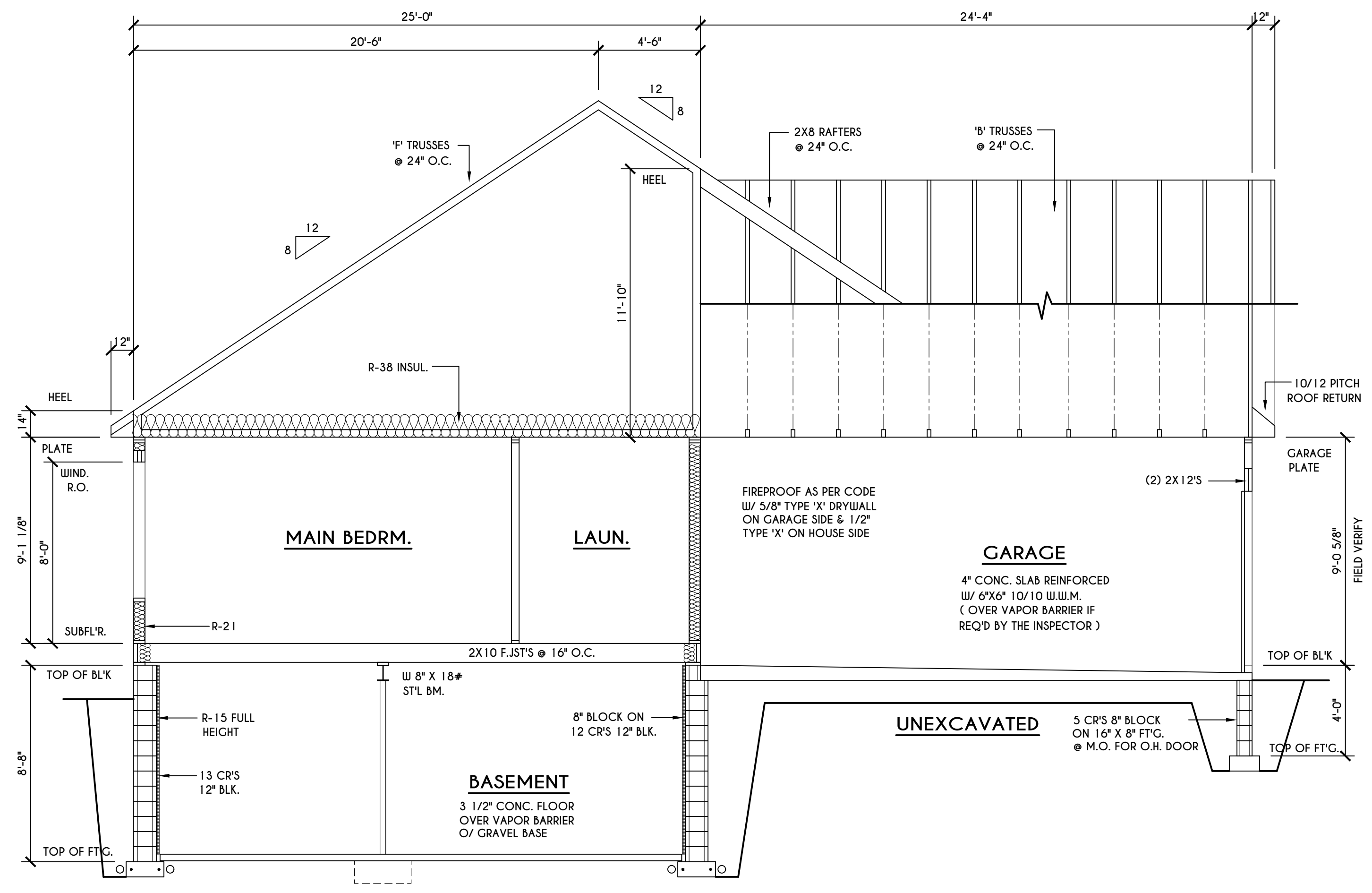
'C' TRUSS PROFILE
 SCALE: 1/4" = 1'-0"



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

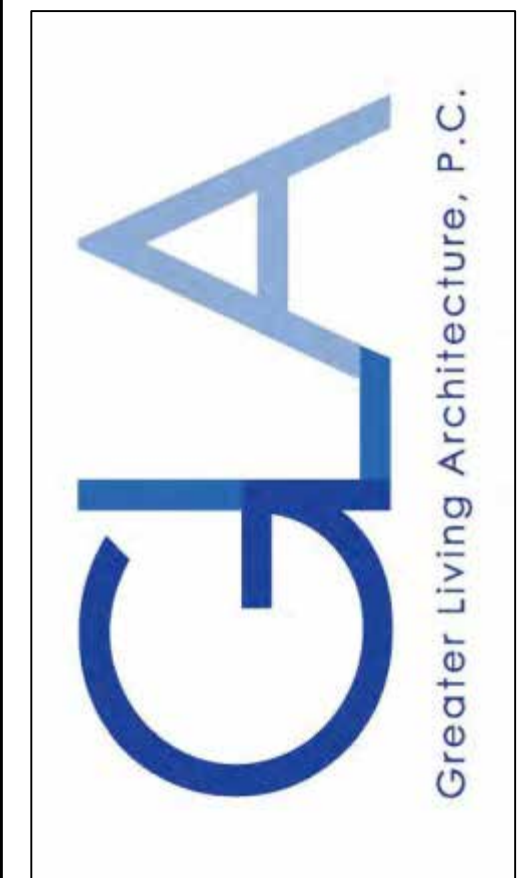
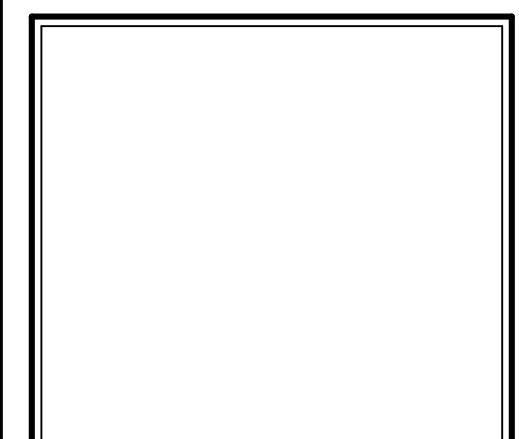


A BUILDING SECTION
 SCALE: 1/4" = 1'-0"



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

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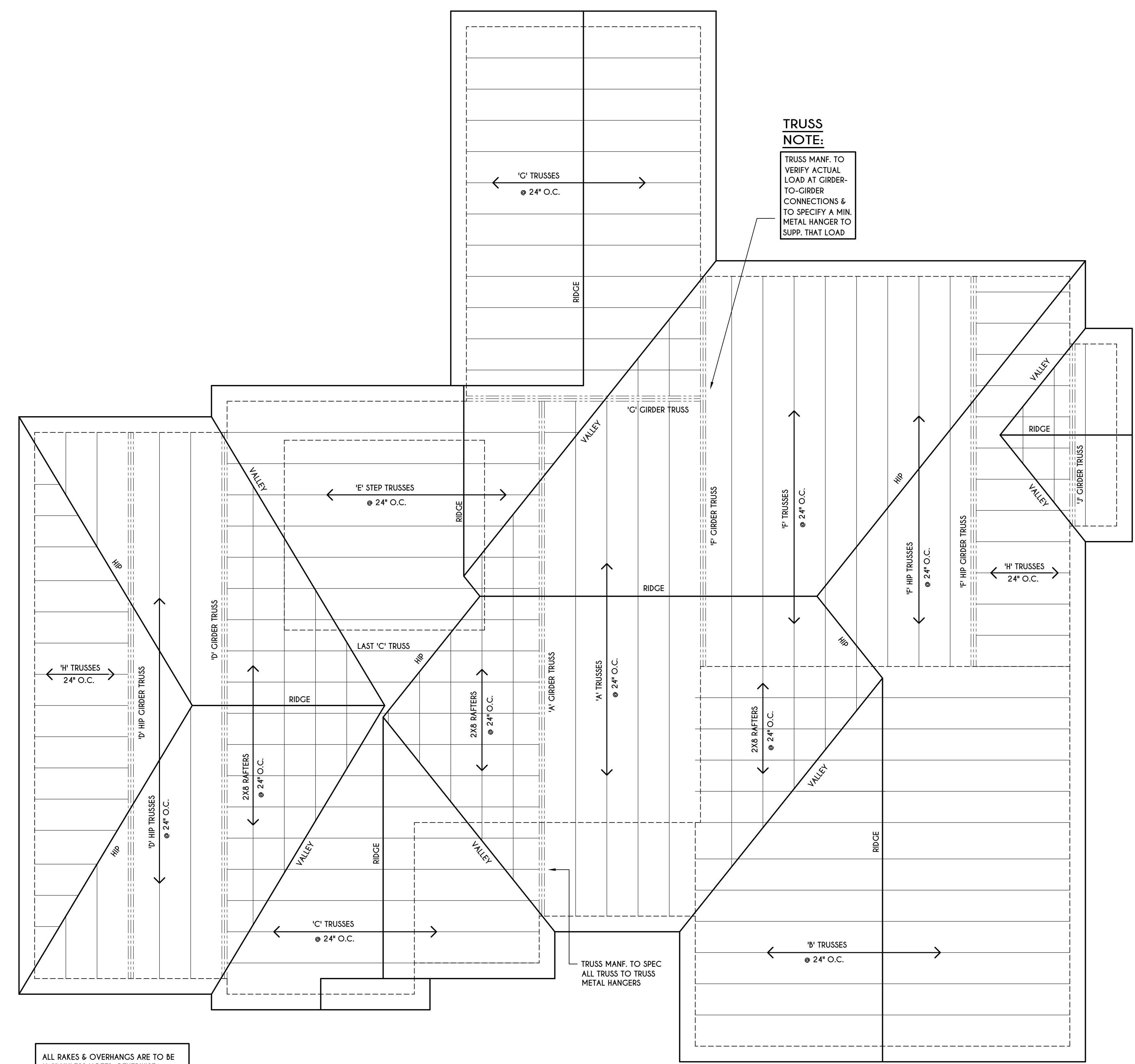
BUILDER:
 KETMAR
 DEVELOPMENT CORP.

SECOND FLOOR PLAN

GLA PLAN 2369 R

drawn: CDK	checked: JJS
scale: AS NOTED	date: 2 / 22
PROJECT: 2549 L	sheet: 5 5

TRUSS NOTE:
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ROOF PLAN

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

☐ - 2X6 LAYOVER RAFTERS 24" O.C.

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

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

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

TRUSS MANF. TO SPEC ALL TRUSS TO TRUSS METAL HANGERS





