

**Design Review & Historic Preservation Board
Agenda
April 14, 2022**

HISTORIC PRESERVATION DISCUSSION

RESIDENTIAL APPLICATION FOR REVIEW

- **27 Landsdowne Lane**
The Applicant is requesting design review for a complete redesign of the front main entry of the home. The redesign will have columns and a new gabled-shingled roof.
- **49 French Road**
The Applicant is requesting design review for the construction of an approximately 528 SF garage addition off the right side of the house.
- **33 Country Club Drive**
The Applicant is requesting design review for the construction of a 270 S.F. addition to an existing single-family residence. The addition/remodel will enlarge two existing bedrooms and one existing bathroom. Under the bedroom/bathroom addition will be an open covered porch.

RESIDENTIAL APPLICATION FOR REVIEW – NEW HOMES

- **81 Coventry Ridge**
The Applicant is returning to request design review for the construction of a two story single family home approximately 3845 square feet that is located in the Coventry Ridge Subdivision.

COMMERCIAL APPLICATION FOR REVIEW – NEW

- **3500 East Avenue – Amenities**
The Applicant is requesting design review for the construction of the amenities portion of the Wright house to include a pavilion and grill structure that will be located on the Kilbourne Place on East property.
- **3500 East Avenue - Sign**
The Applicant is requesting design review for the addition of an identification sign for the Kilbourne Place properties. The sign will be approximately 10 square feet. The sign will be a painted aluminum cabinet on top of a stone base with the "Kilbourne Place on East" logo.

Design Review and Historic Preservation Board
Minutes
March 24, 2022

PRESENT

Dirk Schneider, Chairman; Bonnie Salem, Dave Wigg, John Mitchell, Jim Vekasy, Paul Whitbeck, Kathleen Cristman

ALSO PRESENT

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

HISTORIC PRESERVATION DISCUSSION

The Board members discussed the direction they would like to take with utilizing the Town website to highlight historically designated homes in the Town of Pittsford. The Board has reviewed websites from other jurisdictions. They are in favor of creating an interactive map where the location can be chosen and a blurb highlighting particular information on that property to appear. This information could potentially include address, year built, architectural style and brief description. It was discussed that perhaps not all homeowners would like to be included in this and it would be prudent to send a letter to the homeowners of designated to see if they want to be included in this or not. Susan Donnelly, Secretary to the Board informed members that the Town Communications Director, Shelly O' Brien is willing to attend the next Board meeting to discuss the feasibility of this project.

RESIDENTIAL APPLICATION FOR REVIEW – NEW HOME RETURNING

• **41 Nature View**

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

The homeowner, Tricia Umiker, was returning to discuss the condition under which her home was approved by the Board at the 2/28/22 meeting. She is unhappy with the addition of the two transom windows in the bedroom on the left elevation which was a condition of approval.

Chairman Dirk Schneider quoted from the Town's Residential Design Standards and Guidelines adopted by the Town Board on December 7, 2011 and amended by the Town Board on September 18, 2012 page 7 stating that "*large areas of blank wall are strongly discouraged along all facades of the house.*" Bonnie Salem cited that the small windows were made a condition to minimize the effect by providing some breakup of the massing on this left elevation. The Board also suggested creating a frieze board with different materials to break up the massing but the homeowner stated she did not want to incur the costs of these materials.

The homeowner suggested planting a tree but Kathleen Cristman noted that landscaping is not a permanent solution.

The Board noted that this elevation would face the cul-de-sac which will eventually have 7 other homes on it. In addition, they reiterated that the guidelines are very clear on what is and what is not allowed and they do not feel that they can deviate in this case and asked the homeowner for her suggestions as the two alternatives they had suggested were not acceptable to her. The homeowner then offered one full window on the bedroom wall the size of the window on the lower part of the elevation. The Board agreed this would be acceptable.

Dirk Schneider moved to approve the application as submitted with the condition of the addition of a window on the left side elevation on the second floor to reflect the same proportion as the window of the same size on the first floor.

Paul Whitbeck seconded.

All Ayes.

RESIDENTIAL APPLICATION FOR REVIEW

- **7 Old Landmark Drive**

The Applicant is requesting design review for the construction of an approximately 530 SF addition off the rear of the existing house.

JR McCarthy of Ted Collins Associates was present. Mr. McCarthy handed out new drawings to the Board. He indicated there is a wider opening to the patio than in the original rendering. The siding, trim and color will match the existing. He indicated that the owner would be agreeable to this.

John Mitchell moved to accept the application as submitted with the materials matching the existing trim, doors and siding.

Bonnie Salem seconded.

All Ayes.

- **222 Shoreham Drive**

The Applicant is requesting design review for the construction of an approximately 700 SF detached garage.

The architect, Tom Johnson, and builder, Justin Hamilton, were present.

Mr. Johnson stated that the intention is to match the existing materials on the home and will feature a wood shingle roof, applied stone, two garage doors and a man door. Non-working antique windows will be installed in the top of the structure. The gutters will match the gutters on the home.

Bonnie Salem commented that this home is a contributing home in a potential historic district.

Bonnie Salem moved to approve the application as submitted.

Kathleen Cristman seconded.

All Ayes.

RESIDENTIAL APPLICATION FOR REVIEW – NEW HOMES

- **11 Evesham Place**

The Applicant is requesting design review for the construction of a two story single family home. The home will have a total living area of approximately 9056 square feet and located in the Malvern Hills Subdivision.

Marie Kenton of Ketmar Development Corporation was present.

The home will be white shingle and the timber brackets will be painted white to match. The porch will feature a standing seam roof.

Paul Whitbeck moved to accept the application as submitted.

Dirk Schneider seconded.

All Ayes.

- **3 Covington Woods**

The Applicant is requesting design review for the construction of a two story single family home. The home will have a total living area of approximately 2810 square feet and located in the Greythorne Hill Subdivision.

Jim Connaughton of Covington Woods Corporation was present. This home will feature an end load garage.

Jim Vekasy offered comments about the trim on the side of the right side elevation.

Kathleen Cristman moved to accept the application as submitted.

Bonnie Salem seconded.

All Ayes.

- **80 Coventry Ridge**

The Applicant is requesting design review for the construction of a two story single family home. The home will have a total living area of approximately 4087 square feet and located in the Coventry Ridge Subdivision.

Jim Connaughton of Coventry Woods Corporation presented this application to the Board.

Mr. Connaughton showed the Board pictures of other homes completed on this street.

This home will feature a side load garage and a stone return from the front elevation to the side elevations.

John Mitchell moved to accept the application as submitted.

All Ayes.

- **4 San Rafael Drive**

The Applicant is requesting design and review for the construction of a new single family home. The home will be approximately 5263 sq. ft. of livable space and will be located on a vacant lot in the San Rafael Drive neighborhood.

The homeowner, Christian Durant, and contractor Dominick Caroselli were present.

This design had been previously approved but is returning with major design changes. The courtyard has been removed from the original design.

The new design is two-story masonry stucco home featuring three chimneys. The home will reflect an old world style reminiscent of elements of other homes on the street.

The Board was pleased with the new design and feels it will complement the neighborhood.

Kathleen Cristman moved to accept the updated application as submitted.

Dirk Schneider seconded.

All Ayes.

COMMERCIAL APPLICATION FOR REVIEW – NEW

- **3500 East Avenue – Carriage Home**

The Applicant is requesting design review for another carriage house at Kilbourn Place. This will serve as a rental unit.

Jerry Watkins, Carmen Torchia and Theresa Winship attended.

This application is for Carriage House #1.

This carriage house is slightly smaller than the previously built Carriage house #2.

David Wigg moved to approve Carriage House #1 as submitted.

Kathleen Cristman seconded.

All Ayes.

- **3500 East Avenue – Townhome #4**

The Applicant is requesting design review for four additional townhouses at Kilbourn Place.

Jerry Watkins, Carmen Torchia and Theresa Winship were in attendance.

This building will feature 4 units and will be slightly smaller than Townhouse #3. The materials will be different and have some changes to the appearance of the front porch entrances.

The Board contrasted the look of this unit compared to the previously built which features similar elements but not a carbon copy.

Kathleen Cristman moved to accept the application as submitted.

Bonnie Salem seconded.

All Ayes.

REVIEW OF MINUTES OF MARCH 10, 2022 MEETING

Bonnie Salem moved to accept the minutes of the March 10, 2022 meeting with a change.

Dirk Schneider seconded.

All Ayes.

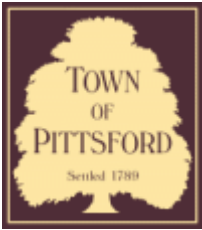
ADJOURNMENT

Dirk Schneider moved to close the meeting at 8:40 pm.

All Ayes.

Respectfully submitted,

Susan Donnelly
Secretary to the Design Review and Historic Preservation Board



Town of Pittsford

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

Permit #
B22-000057

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

DESIGN REVIEW AND HISTORIC PRESERVATION BOARD REFERRAL OF APPLICATION

Property Address: 27 Landsdowne Lane ROCHESTER, NY 14618

Tax ID Number: 151.11-1-48

Zoning District: RN Residential Neighborhood

Owner: Brandt, Gary

Applicant: Brandt, Gary

Application Type:

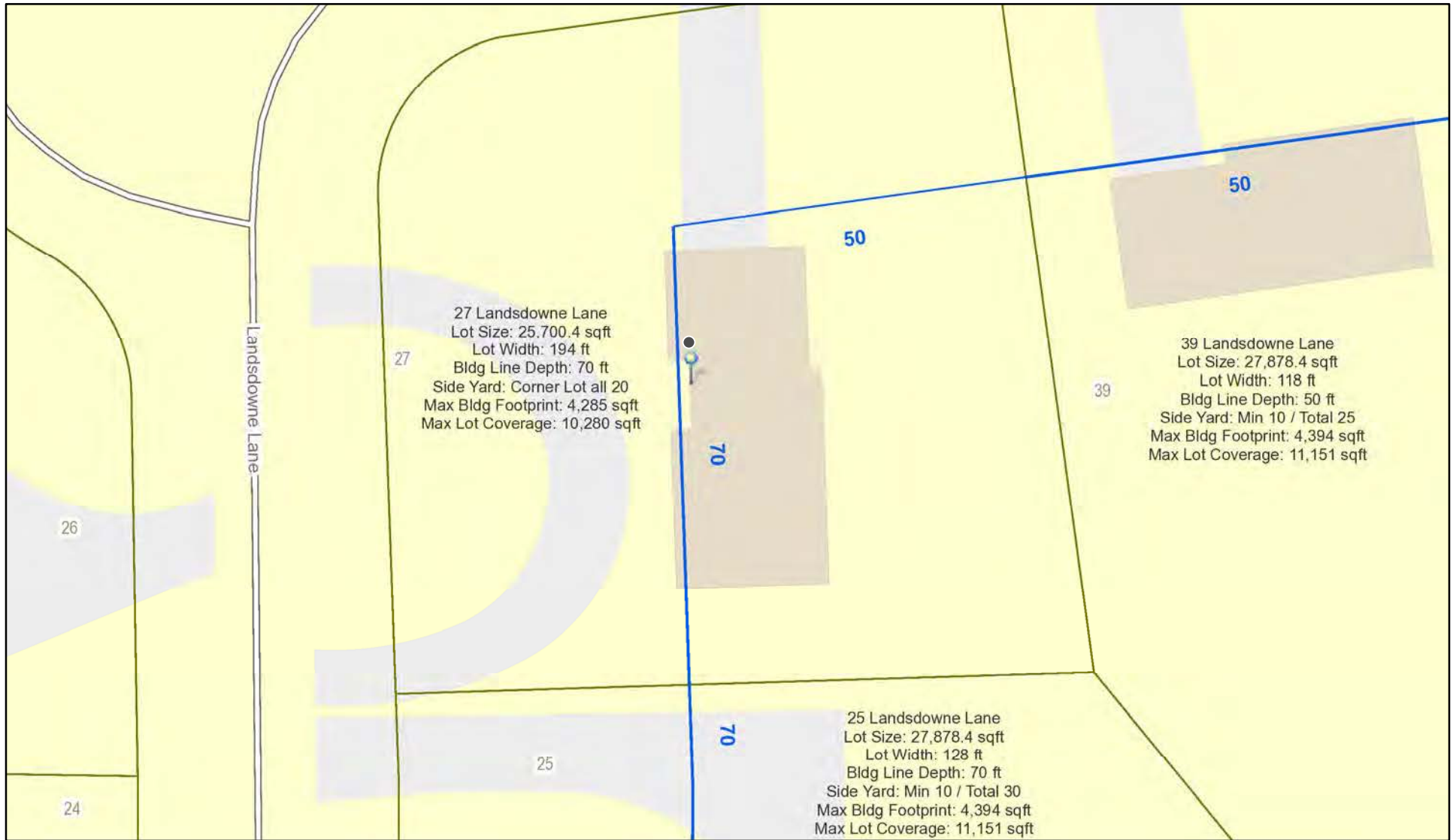
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§185-205 (B) | <input type="checkbox"/> Build to Line Adjustment
§185-17 (B) (2) |
| <input type="checkbox"/> Commercial Design Review
§185-205 (B) | <input type="checkbox"/> Building Height Above 30 Feet
§185-17 (M) |
| <input type="checkbox"/> Signage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

Project Description: The applicant is requesting design review for a complete redesign of the front main entry of the home. The redesign will have columns and a new gabled shingled roof.

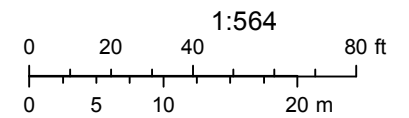
Meeting Date: April 14, 2022



RN Residential Neighborhood Zoning



Printed March 29, 2022



Town of Pittsford GIS

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04/03/2021

Date MARCH 3, 1969

Showing TWO STORY FRAME DWELLING WITH GARAGE ATTACHED

Lot No. R-19 Subdivision EAST AVENUE MANCR

Town PITTSFORD Liber 173 of Maps, Pg. 45

Monuments Used NOT MONUMENTED

Distance from _____ to _____ line of property was actually measured.

Main building line is not approx. parallel to street line.

Porch OPEN

SCALE 1" = 40'



This map was made at the request of B.M.H. DEVELOPMENT CORP. to show gene location of structures on the lot. It must not be used for any other purposes, such as locating property line fences or driveways. It is not an instrument survey map.

SEAR, BROWN, SCHOENBERGER & COSTICH
Consulting Civil Engineers
65 Broad Street
Rochester, N. Y. 14614

By Paul Slapelis
PAUL SLAPELIS
Land Surveyor
License No. 32430



NEW GABLED SHINGLED ROOF TO MATCH EXST'G HOME - SECURE NEW FRAMING TO EXSTG HOME STRUCTURE - FLASH ALL AS REQD

MIN 4" THICK ARCHED SKIRT OR CONTINUOUS BARREL VAULT

SEE SECTION

ENTABLATURE

CORNICE MOULDING IF REQ'D NEXT TO WALL TO CONCEAL EXST'G ORNAMENT

27

ALL EXISTING ORNAMENT, DOORS & GLAZING TO REMAIN IN PLACE

FOUR EA TUSCAN OR IONIC STYLE CIRCULAR COLUMNS

THICK SQUARE STONE PLINTH (MAY BE COMBINED TO CREATE TWO TOTAL)

APPROX 34" FIELD VERIFY

INSTALL DIMMABLE NARROW SPOT BEHIND ARCHED SKIRT (or recessed in barrel vault.) TO HIGHLIGHT ACORN FINIAL

NEW 7" STEP TO MATCH EXISTING (or new^{***})

(EXISTING 4'7")
TBD

DESIGN-BUILD CONTRACTOR TO FIELD VERIFY ALL FINAL PROJECT MEASUREMENTS WITH OWNER PRIOR TO CONSTRUCTION^{***}

EXISTING 7" STEP (^{***} may be extended away from front entry door)

CONCEPTUAL PLAN & ELEVATION

ALL WOOD, FIBERGLASS, AND/OR METAL CONSTRUCTION (EXCEPT FOR PORCELAIN SURFACE)



Entire facade assembly w/ decorative frieze elements and fenestration, shutters, signage, and light fixtures to remain "as-is".

(Ornamental casework moulding)

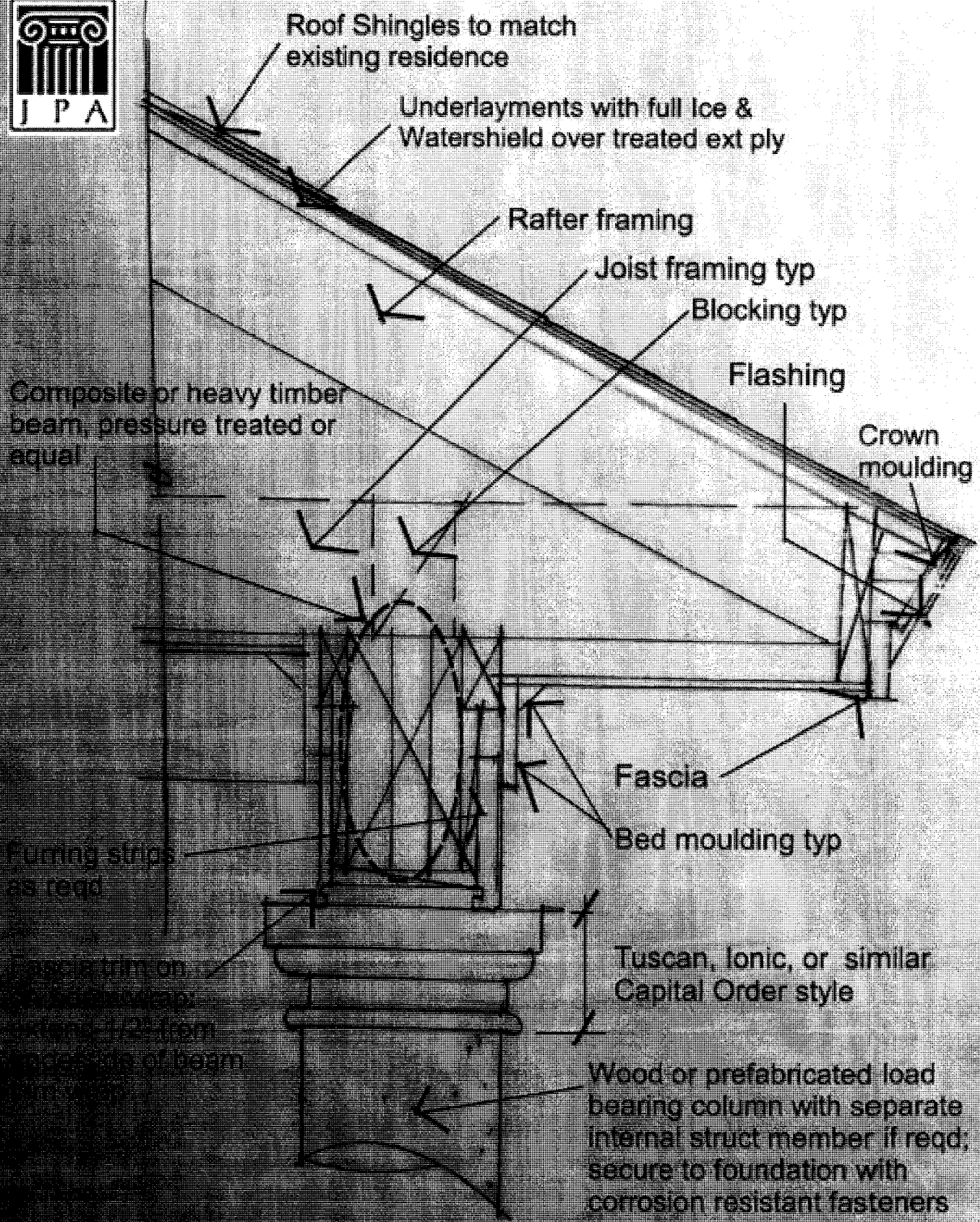
("Broken Arch" pediment w/ acorn motif)

27

< Existing 10'4" w x 4'7" d x 2" h porch >

(Prior to repair and/or replacement of existing bluestone finish, porch substrate will be modified as reqd to support point loads imposed by new portico)

BRANDT RESIDENCE
EXISTING PRIMARY ENTRY | EXTERIOR FINISH
27 Landsdowne Lane, Rochester, NY 14618



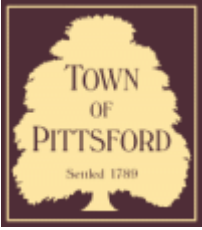
Column & Soffit Section

For Design, Builder & Owner Consideration only









Town of Pittsford

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

Permit #
B22-000062

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

DESIGN REVIEW AND HISTORIC PRESERVATION BOARD REFERRAL OF APPLICATION

Property Address: 49 French Road ROCHESTER, NY 14618

Tax ID Number: 151.14-1-69

Zoning District: RN Residential Neighborhood

Owner: Hill, Robin Brian

Applicant: Hill, Robin Brian

Application Type:

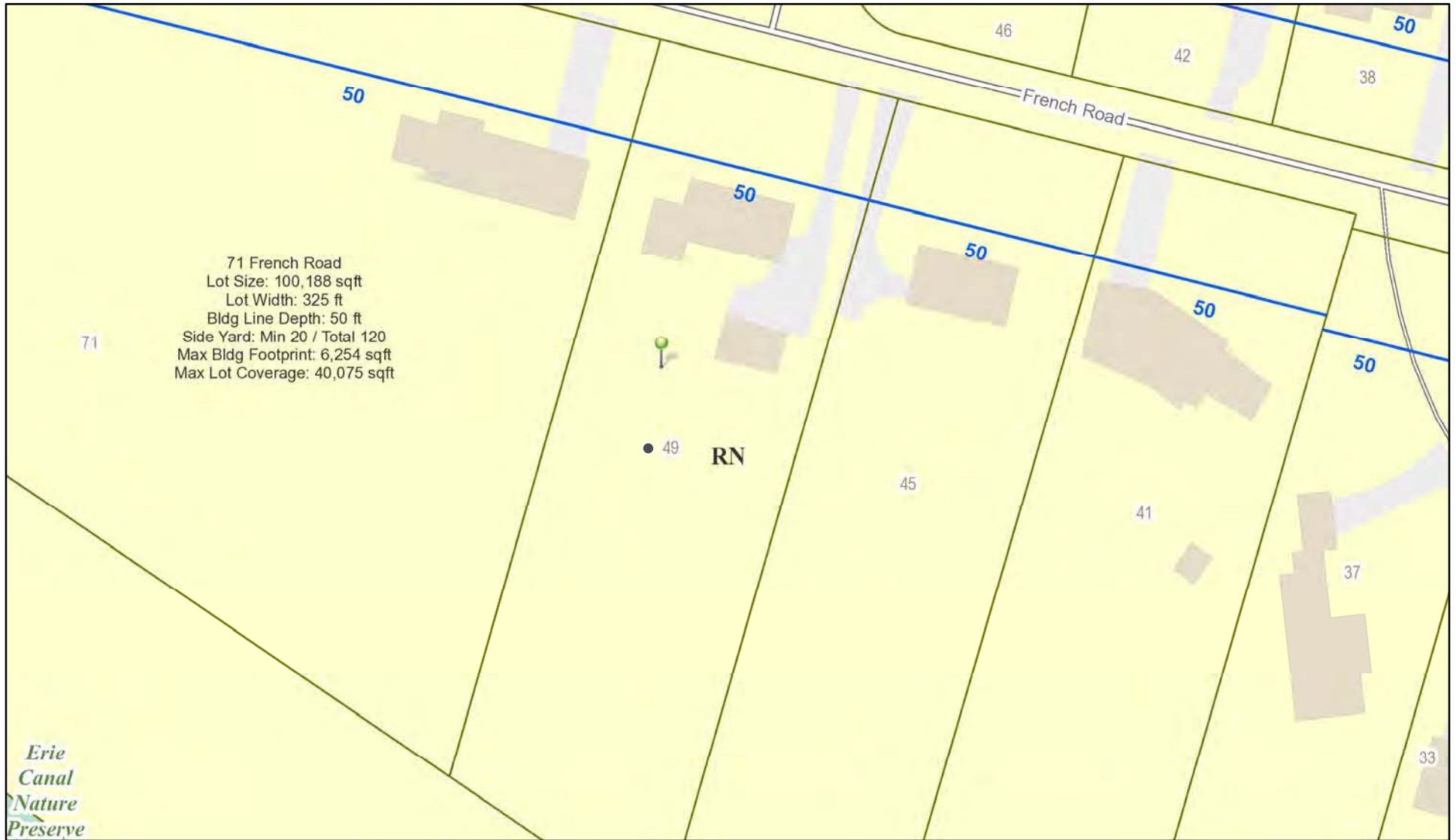
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|---|---|
| <input checked="" type="checkbox"/> Residential Design Review
§185-205 (B) | <input type="checkbox"/> Build to Line Adjustment
§185-17 (B) (2) |
| <input type="checkbox"/> Commercial Design Review
§185-205 (B) | <input type="checkbox"/> Building Height Above 30 Feet
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§185-205 (C) | <input type="checkbox"/> Corner Lot Orientation
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| <input type="checkbox"/> Landmark Designation
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| <input type="checkbox"/> Informal Review | |

Project Description: Applicant is requesting design review for the construction of an approximately 528 SF garage addition off the right side of the house.

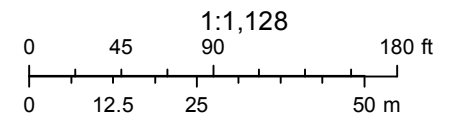
Meeting Date: April 14, 2022



RN Residential Neighborhood Zoning

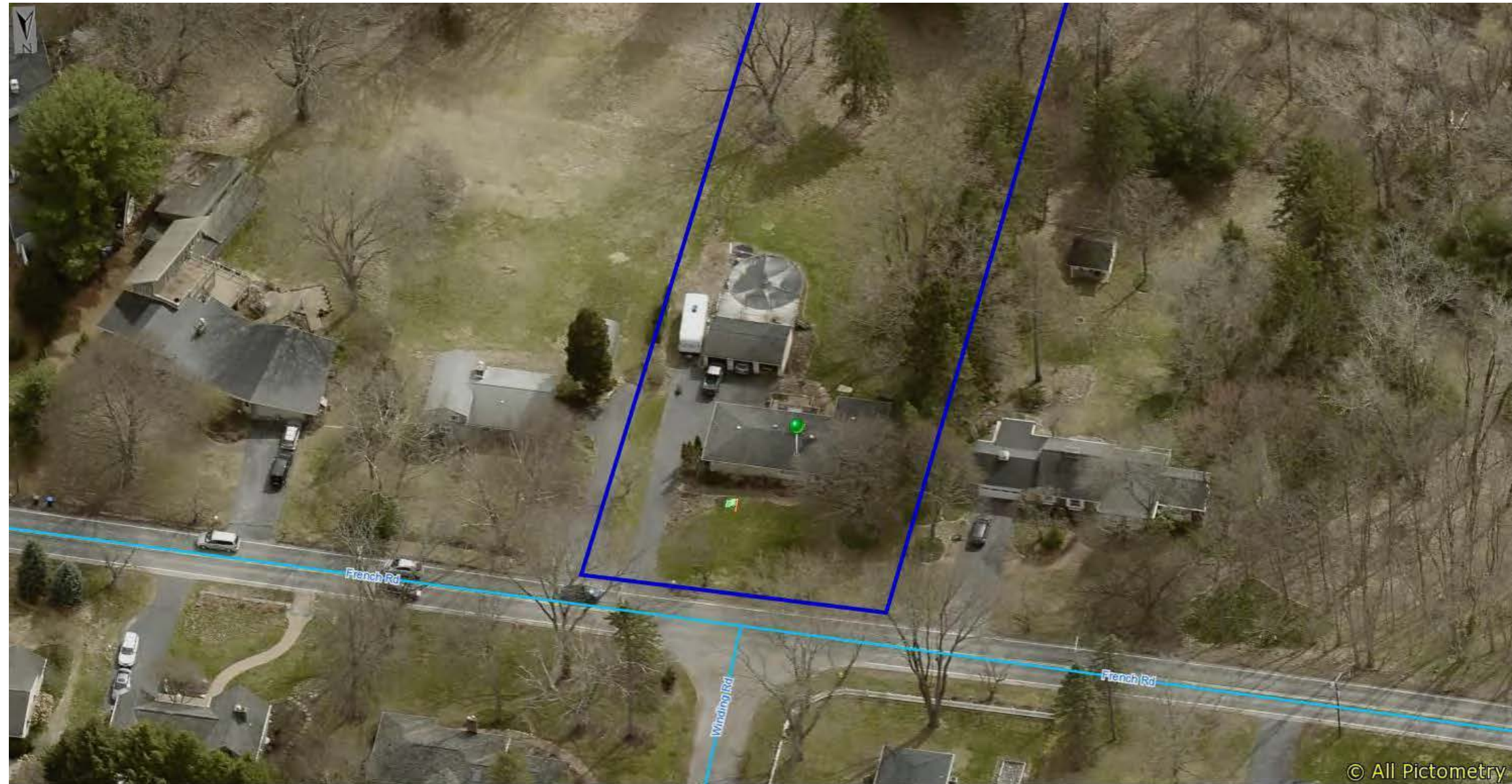


Printed April 8, 2022



Town of Pittsford GIS

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The seal affixed to these documents is for the work performed by Carini Engineering Designs, P.C. on the original documents and does not relate to any added date by others. Our liability is limited to the amount of the fee paid.

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The contractor is responsible for checking dimensions and site conditions and is to report any errors or omissions to this office before the start of construction. Written dimensions always have precedence over scaled dimensions. All materials, products, fixtures, and equipment shall be installed in accordance with manufacturer's installation instructions and all applicable codes.

These plans comply with the 2020 code.

© COPYRIGHT 2022

Revisions

Project: GARAGE ADDITION

Client: ROBIN & ELAINE HILL

Job Location: 44 FRENCH ROAD
PITTSFORD, NEW YORK

Drawing Title: ELEVATIONS

Drawn: T.J.M. Checked By:

Date: MARCH, 2022

Job No: 38602

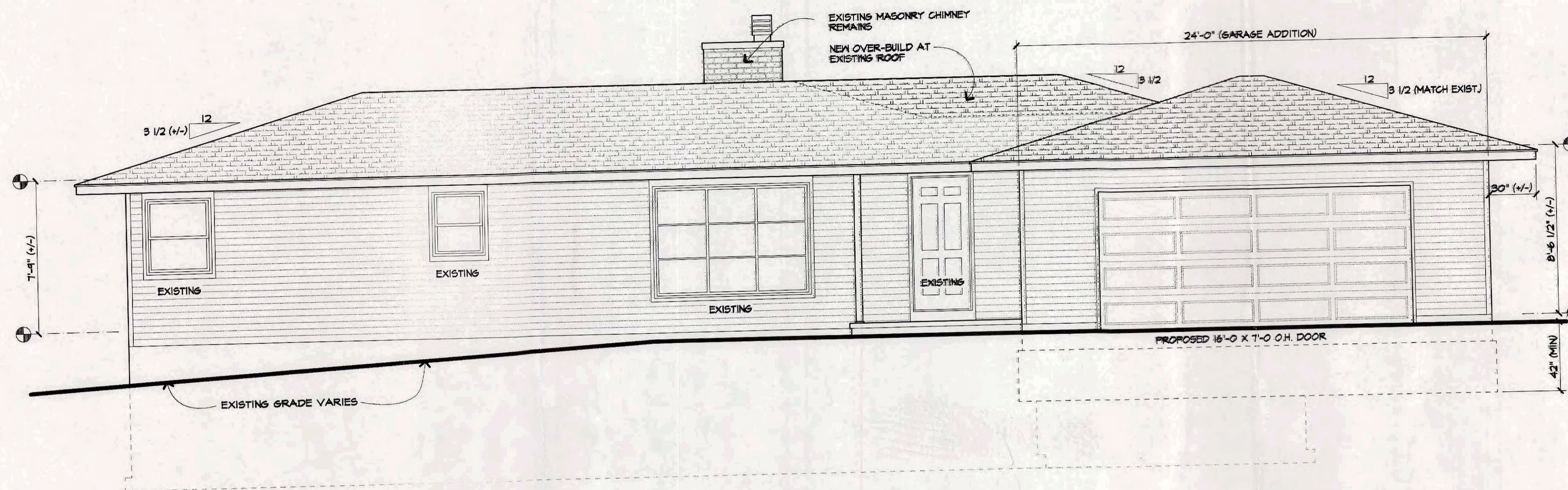
Sheet: 1 of 2

UNLESS OTHERWISE NOTED

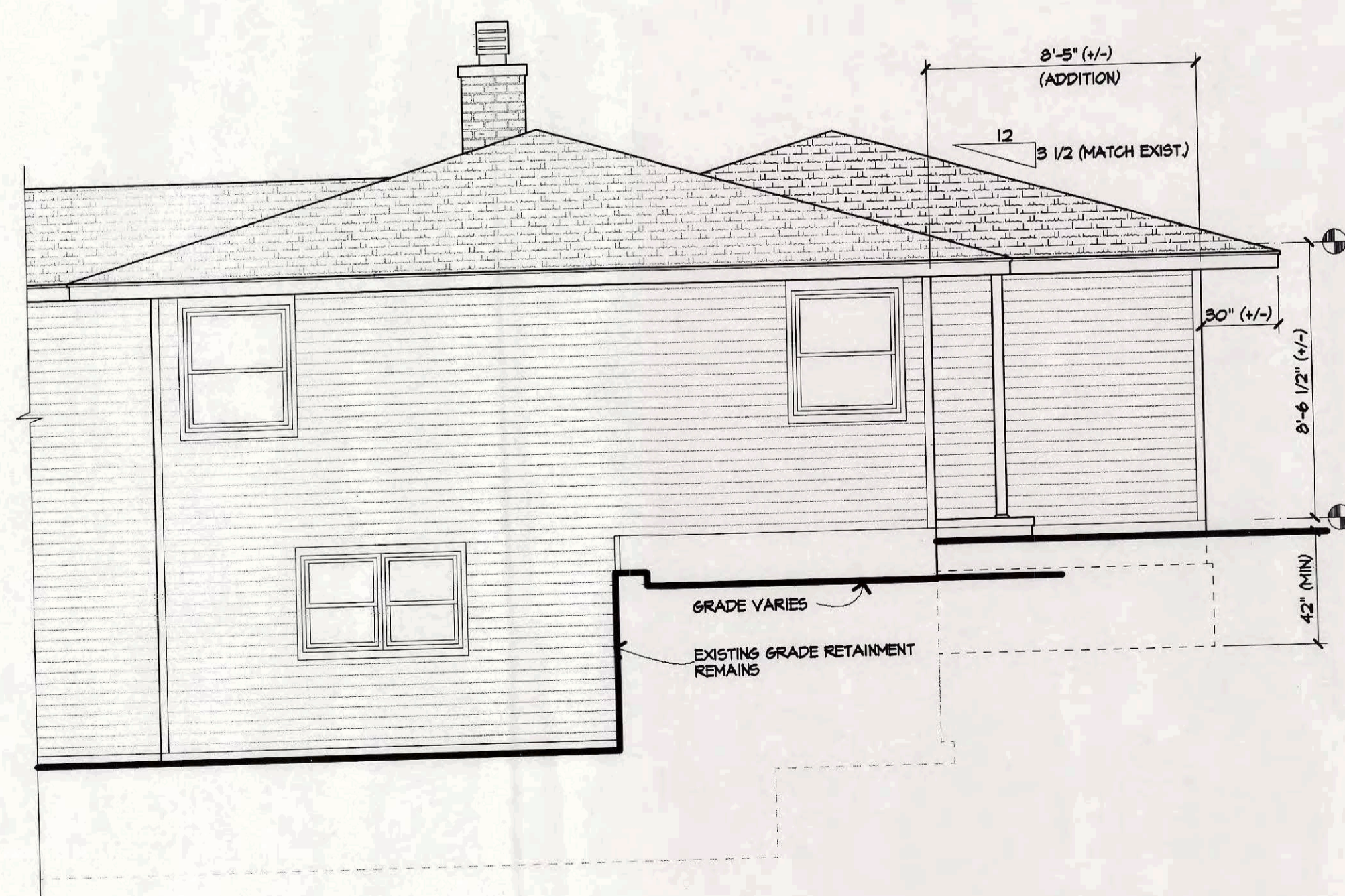
ROOFING: ASPHALT / FIBERGLASS SHINGLES AS SELTD
ROOF VENTING: ONE SQ FT NET PER 300 SQ. FT. ATTIC SPACE (PER EXCEPTION IN R202.2 OF THE CODE)

FACIA: MATCH EXISTING
FRIEZEBOARDS: MATCH EXISTING
CORNERBOARDS: MATCH EXISTING
CASINGS: MATCH EXISTING
SIDING: MATCH EXISTING
EAVE O/HANGS: (1/2) 30" (MATCH EXIST)
RAKE O/HANGS: N/A
FOOTING DEPTH: 3'-6" BELOW GRADE
PLATE HEIGHT: (1/2) 1'-4" (MATCH EXIST)
FIRST FLOOR:

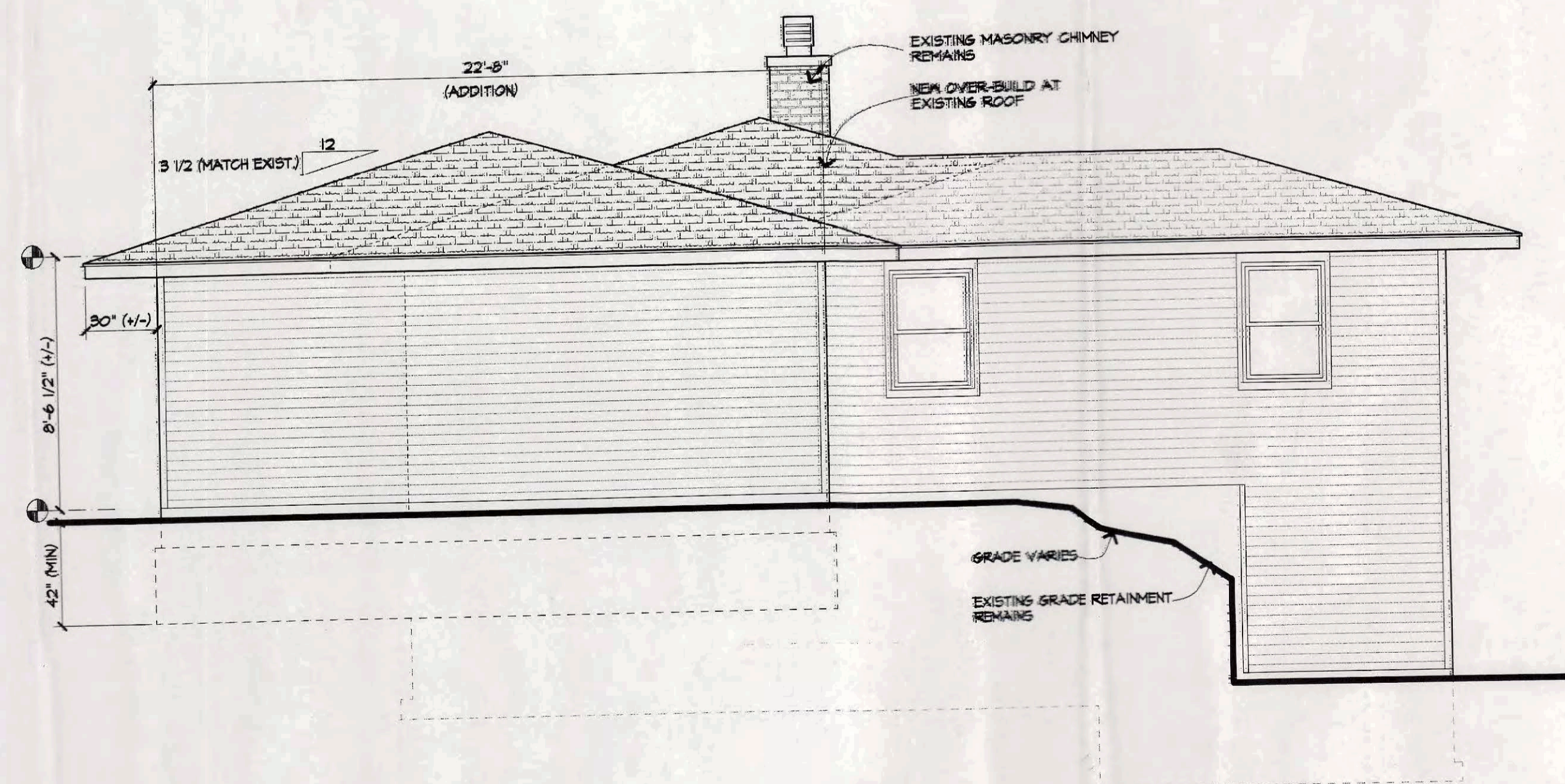
WINDOW & WINDOW R.O. HEIGHT: FIRST FLOOR: 6'-10 1/2"



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



PROPOSED
EAST ELEVATION
SCALE: 1/4" = 1'-0"



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

INSTRUMENT LOCATION MAP

NO. 49 FRENCH ROAD

BEING PART OF TOWN LOT 62 OF THE FRENCH ROAD TRACT

TOWN OF PITTSFORD

COUNTY OF MONROE

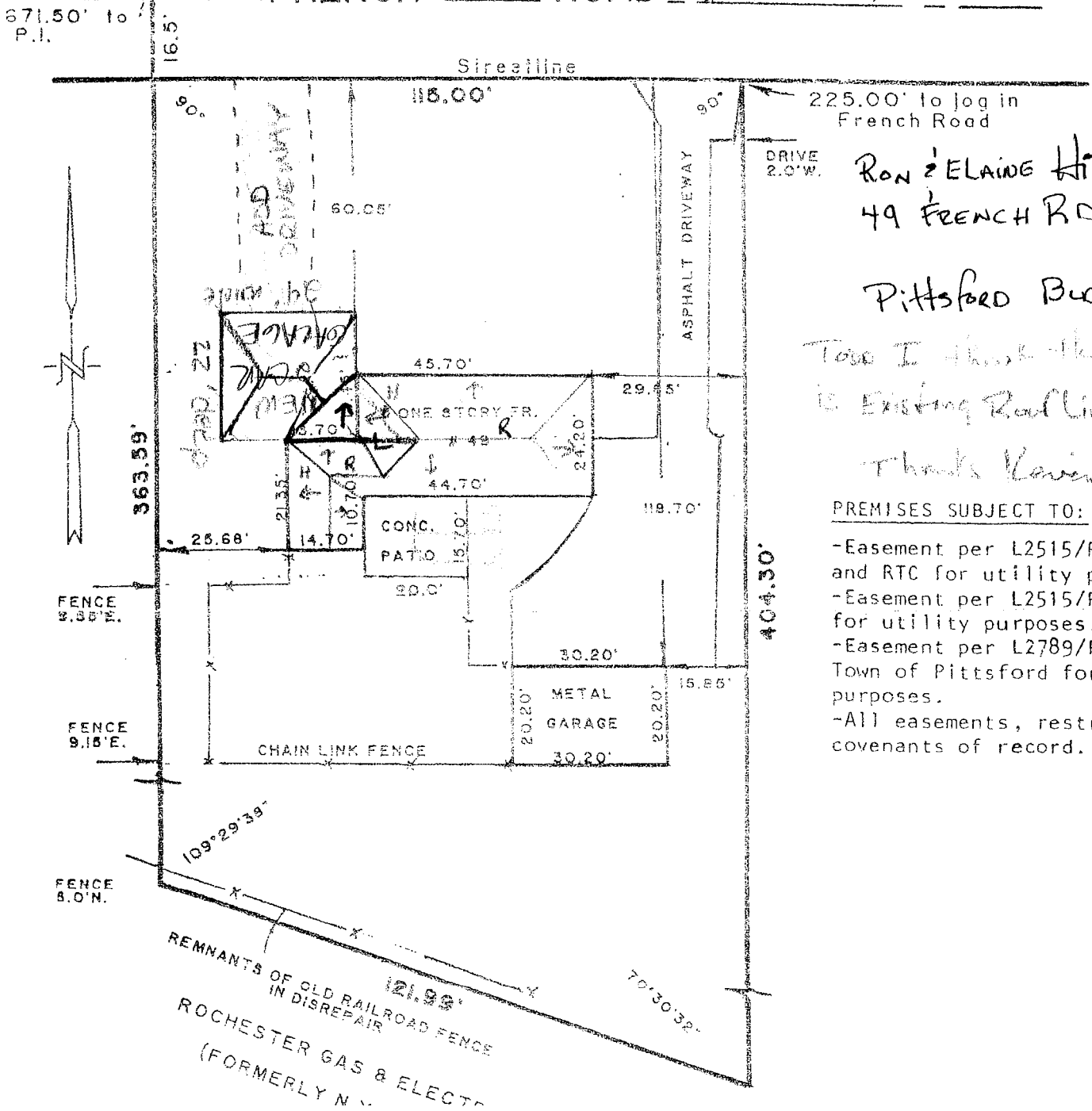
STATE OF NEW YORK

SCALE 1" = 30'

SEPTEMBER 20, 1993

EDWARD H. BARG
PROFESSIONAL LAND SURVEYOR
165 HIGH POINT TRAIL
ROCHESTER, NEW YORK 14609
(716) 288-2584

FRENCH ROAD (33.00' Wide)



225.00' to Jog in French Road
DRIVE 2.0' W.
Ron & Elaine Hill
49 FRENCH RD 14618

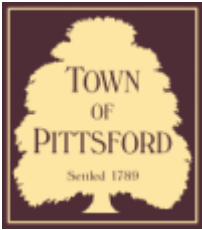
Pittsford Bus Dept.
Too I think this is Existing Rail line.
Thank Kevin

- PREMISES SUBJECT TO:
- Easement per L2515/P501 to RGE and RTC for utility purposes.
 - Easement per L2515/P502 to RGE for utility purposes.
 - Easement per L2789/P95 to The Town of Pittsford for utility purposes.
 - All easements, restrictions and covenants of record.









Town of Pittsford

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

Permit #
B22-000059

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

DESIGN REVIEW AND HISTORIC PRESERVATION BOARD REFERRAL OF APPLICATION

Property Address: 33 Country Club Drive ROCHESTER, NY 14618

Tax ID Number: 151.06-1-43

Zoning District: RN Residential Neighborhood

Owner: Fox, Barie

Applicant: Fox, Barie

Application Type:

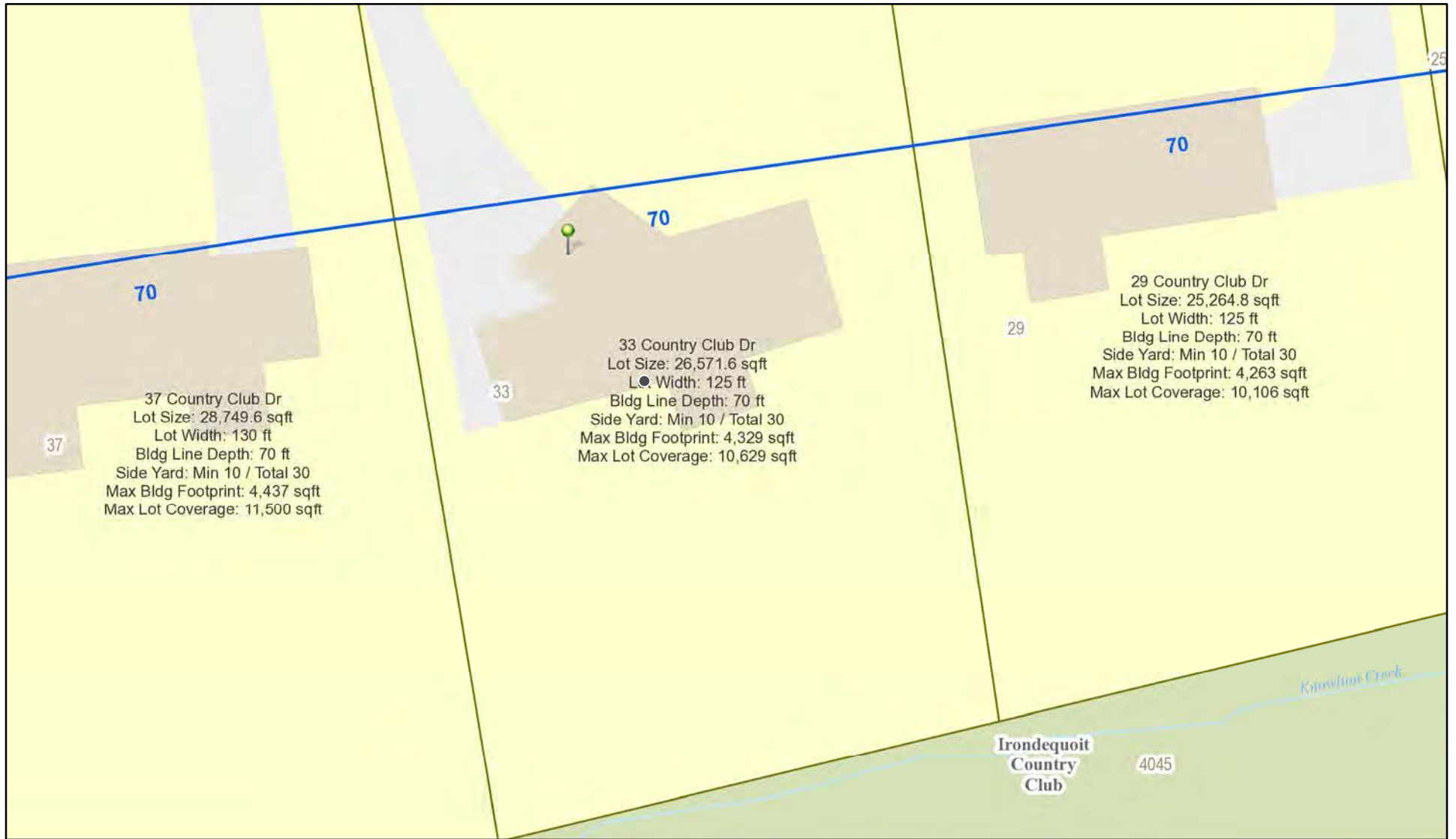
- | | |
|---|---|
| <input checked="" type="checkbox"/> Residential Design Review
§185-205 (B) | <input type="checkbox"/> Build to Line Adjustment
§185-17 (B) (2) |
| <input type="checkbox"/> Commercial Design Review
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§185-17 (M) |
| <input type="checkbox"/> 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 270 S.F. addition to an existing single family residence. The addition/remodel will enlarge two existing bedrooms and one existing bathroom. Under the bedroom/bathroom addition will be an open covered porch.

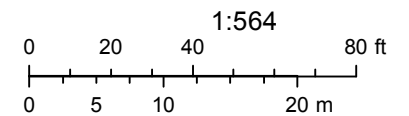
Meeting Date: April 14, 2022



RN Residential Neighborhood Zoning



Printed March 30, 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.



PROJECT INFORMATION

OWNER(S): BARIÉ FOX
 ADDRESS: 33 COUNTRY CLUB DRIVE, ROCHESTER, NY 14618
 TAX ID: 151.06-1-43
 EMAIL: barie.fox@gmail.com
 TOWN: PITTSFORD
 COUNTY: MONROE

CONSULTANTS

ARCHITECTS:
 Amanda Everson Costanza, RA, AIA, LEED AP
 Christopher A. Costanza, RA, AIA, LEED AP
 9x30 Design, Architecture, PLLC
 (585) 242-0501 office
 amanda@9x30.com, chris@9x30.com

STRUCTURAL ENGINEER:
 Eric C. Garnot, P.E.
 Accent Structural Engineering
 620 Park Avenue, #383
 Rochester, NY 14607
 (585) 319-2372
 eric@accentstructural.com

ZONING CODE

ZONING: RN
 FRONT SETBACK: PER TOWN
 SIDE SETBACK: 10' MIN., 30' TOTAL
 REAR SETBACK: PER TOWN
 HEIGHT LIMIT: 30'
 MAXIMUM BLDG FOOTPRINT: 4,250 + .05(1,675) = 4,334 S.F.
 MAXIMUM LOT COVERAGE: 40%

SCOPE OF WORK:

This project consists of a 270 S.F. addition to an existing single family residence. The addition/remodel will enlarge two existing bedrooms and one existing bathroom. Under the bedroom/bathroom addition will be an open covered porch. All exterior materials will match the existing home and the addition will not be visible from the street.

AREA CALCS:

BUILDING COVERAGE:

Existing:
 2,485 S.F. Existing Building Footprint
 Lot Area: 26,675 S.F.

Proposed:
 2,485 S.F. Existing Total Footprint (House, Garage, Carport, Shed)
 270 S.F. Proposed Addition Footprint

Total Proposed Building Footprint: 2,755 S.F.

LOT COVERAGE:

2,755 S.F. House + Garage
 2,260 S.F. Existing Asphalt Driveway
 575 S.F. Existing Walkways
 1950 S.F. Existing Pool & Patios

Total Proposed Impervious Surface: 7,540 S.F.
Proposed Lot Coverage: 28.3%

LIVABLE FLOOR AREA:

1,837 S.F. Existing Livable Floor Area (Main Floor)
 918 S.F. Existing Livable Floor Area (Basement)
 +246 S.F. New Livable Floor Area in Addition (Main Floor)

3,001 S.F. Proposed Total Livable Floor Area

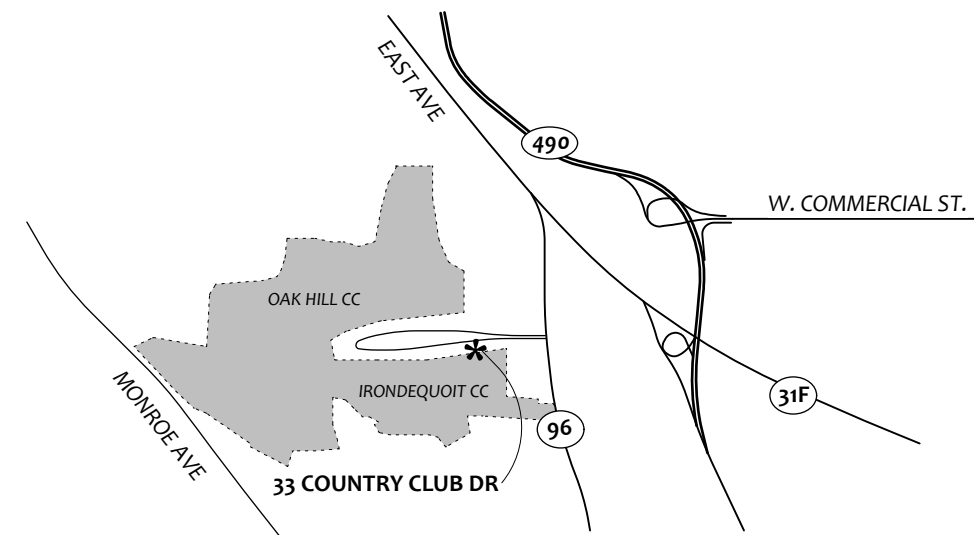
ENERGY CONSERVATION CODE REQUIREMENTS:

Climate Zone: 5
 Fenestration U-Factor: 0.30
 Skylight U-Factor: 0.55
 Ceiling Insulation: R-49
 Wood Framed Wall Insulation: R-20, or R-13 + R5
 Mass Wall Insulation: R-13 (or R-17 when more than 1/2 of insulation is on interior)
 Floor Insulation: R-30
 Basement Wall Insulation: R-15 Continuous; R-19 Cavity
 Concrete Slab Insulation: R-10, depth 2"
 Crawl Space Wall Insulation: R-15 Continuous; R-19 Cavity

GENERAL NOTES:

- Code references included in this document refer to the 2020 Residential Code of New York State.
- Existing spaces, rooms, exits and building systems that were not altered as part of this project were not reviewed.
- All electrical work shall comply with Appendix J of the 2020 Residential Code of New York State. Provide building department with final electrical inspection approval.
- All plumbing shall be installed by a Village of Pittsford licensed plumber or the homeowner. Work shall comply with Appendix J of the 2020 Residential Code of New York State.
- Owner to provide a statement from the heating contractor indicating that the existing furnace has the capacity to heat the addition.
- Smoke detectors shall be installed as required by Appendix J of the 2020 Residential Code of New York State in the following locations: - In each sleeping room; - In hallways adjacent to sleeping rooms; - At least one on each story including basement. Where wall and/or ceiling finishes are removed to expose the structure, detectors shall be hard-wired. Other detectors may be battery operated. Hard-wired detectors shall be interconnected such that if one activates, all will activate. Detectors shall be listed and installed in accordance with NFPA-72 and Appendix J of the Residential Code. Listed combination smoke/carbon monoxide alarm may be used in lieu of smoke alarms.
- Carbon monoxide alarms shall be installed as required by Section 915 of the 2020 Fire Code of NYS in the following locations: - In any room containing a fuel burning appliance and within 10 feet of any sleeping area. - On any story where fuel-fired appliances or equipment, solid-fuel burning appliances and equipment, fireplaces or attached garages are located. Where wall and/or ceiling finishes are removed to expose the structure, alarms shall be hard-wired. Other alarms may be battery operated. Hard-wired alarms shall be interconnected such that if one activates, all will activate. Alarms shall be listed and labeled in accordance with UL 2034. Combination carbon monoxide and smoke alarms shall be listed in accordance with UL 2034 and UL 217 and shall be installed in accordance with manufacturer's instructions.
- Foam plastic insulation on basement (and crawl space) walls shall be covered with gypsum board or have a flame-spread index not greater than 75 with an accompanying smoke-developed index not to exceed 450 when tested in accordance with ASTM 84.
- Flashing is required in the following locations: at wall and roof intersections and projecting wood trim, top of all exterior windows and door openings; chimneys; under and at ends of masonry, wood or metal copings and sills; and where exterior porches, decks or stairs attach to a wall or floor assembly of wood-frame construction. Flashings shall be provided as required to comply with all of Section R703.4 of the 2020 Residential Code of New York State.
- Where roof slope is 2 in 12 to 4 in 12, TWO layers of underlayment shall be applied in accordance with Section R905.1.1 of the 2020 Residential Code.
- Where existing windows and/or doors are removed, the infill construction shall be fully insulated with insulation having a minimum R value of R-3 per inch.
- To provide compliance with the 2020 Code, the installed insulation values shall meet or exceed the values shown in the REScheck provided for this project.
- The addition envelope air tightness and insulation installation shall be demonstrated to comply with Section R502 of the 2020 Energy Conservation Code.
- Duct insulation and duct tightness shall be demonstrated to comply with Section R403.3 of the 2020 Energy Conservation Code.
- Clothes dryers shall be exhausted in accordance with the manufacturer's instructions. Dryer exhaust systems shall be independent of all other systems and shall convey the moisture and any products of combustion to the outside of the building. The maximum length of a clothes dryer exhaust duct shall not exceed 35 feet from the dryer location to the outlet terminal. The maximum length of the duct shall be reduced for each 45 degree bend and for each 90 degree bend as per Table 502.4.5.1 of the 2020 IRC.
- Dryer exhaust ducts shall have a smooth interior finish and be constructed of metal having a minimum thickness of 0.0157 inches (No. 28 gage), and shall be 4 inches nominal in diameter. Exhaust ducts shall terminate on the outside of the building as per manufacturers installation instructions, but not less than 3 feet in any direction from openings into buildings. They shall be secured in place and supported at intervals not to exceed 12 feet.
- Gas piping shall be installed in accordance with Part VI of the 2020 Residential Code. A shutoff valve shall be provided ahead of every gas appliance or outlet for a gas connection. Valves shall be located in the same room as, and within 6 feet of the appliance, except that valves for vented gas fireplaces, inserts, logs and room heaters may be remote from the appliance where provided with ready access. Such valves shall be permanently identified and serve no other equipment. Shutoff valves shall be installed in accordance with Section G2420 of the Residential Code and shall comply with required standards as indicated in Section G2420.1.1.
- A gas piping system that contains any corrugated stainless steel tubing (CSST) shall be electrically continuous and shall be bonded to the electrical service grounding electrode system. No portion of the gas piping system shall be used as, or considered to be, a grounding electrode or a grounding electrode conductor. CSST shall be installed and bonded in accordance with Section 2411.2 of the 2020 Residential Code of NYS and the stricter of: (a) the requirements set forth in the CSST manufacturer's installation instructions, or (b) the requirements set forth in §RC2411, and §RC2415.7.
- CSST shall not be supported on or by other electrically conductive systems including copper water pipe, electric power cables, air conditioning and heating ducts, communication cables and structural steel beams. Electrical wiring, including the bonding jumper, shall be supported and secured independently of the CSST so that it does not come in contact with the CSST.
- All equipment and appliances shall be installed in accordance with the manufacturer's installation instructions and the requirements of the 2020 Residential Code of NYS.
- All work shall comply with local Codes, New York State Codes, Amendments, Rules, Regulations, Ordinances, Laws, Orders, Approvals, etc. that are required by Governing Authorities. In the event of conflict, the most stringent requirements shall apply.
- Contractor shall examine and verify conditions of the job site. Any discrepancy between drawings and existing conditions should be recorded in writing and reported to the Architect for resolution prior to commencement of work.
- All dimensions are face of finish dimensions unless otherwise noted. Notify Architect of any discrepancies or conflict between architectural drawings, specifications or schedules prior to subsequent work. Additionally, notify Architect of any discrepancies or conflict between architectural drawings and consultant drawings, specifications or schedules prior to subsequent work.
- Any changes to framing and engineered connections shall be approved by the Architect prior to subsequent work.
- The coordination and documentation of any Special Inspections required by governing authorities is the responsibility of the Contractor. The Contractor must request special inspections by qualified professionals at the appropriate time during the construction process, and document their execution. The Architect will NOT write any Letters of Special Inspection Compliance at the conclusion of the job, without this prior written documentation. In the event that required Special Inspection areas of the Work are "covered" without such documented inspection, the contractor shall provide all labor and materials required to access, inspect and repair such work at his or her own expense.
- All Change Orders shall be written and shall be approved by Architect and Owner prior to execution of work.
- All building materials are to be stored appropriately and protected from damage.
- Owner is responsible for the accuracy of information provided to the Architect by any previous architect(s), engineers, surveyors, designers or other consultants.
- Contractor must schedule a walkthrough with Architect after rough electrical and rough plumbing but prior to insulating. Additionally, Contractor must schedule a walkthrough with Architect at substantial completion.
- Contractor must maintain a copy of the latest version of the plans, specifications, schedules, details and revisions at the job site at all times.
- Material choices, fixtures, adhesives, and finishes not specified on drawings, specifications, or schedules shall be pre-approved by Owner and/or Architect prior to purchase and installation.
- Contractor to maintain quality and cleanliness of vegetation and grounds throughout construction. Contractor to clean up job site at the end of every working day, isolate construction area from other interior living space, and minimize dust as best as possible.

VICINITY MAP



PHOTOGRAPHS



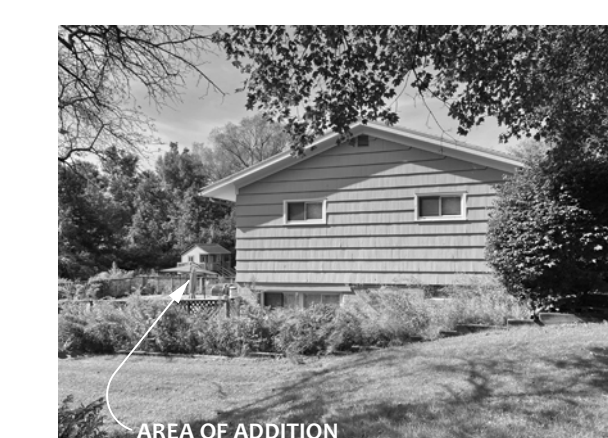
VIEW FROM BACKYARD



VIEW FROM BACKYARD



VIEW FROM BACKYARD



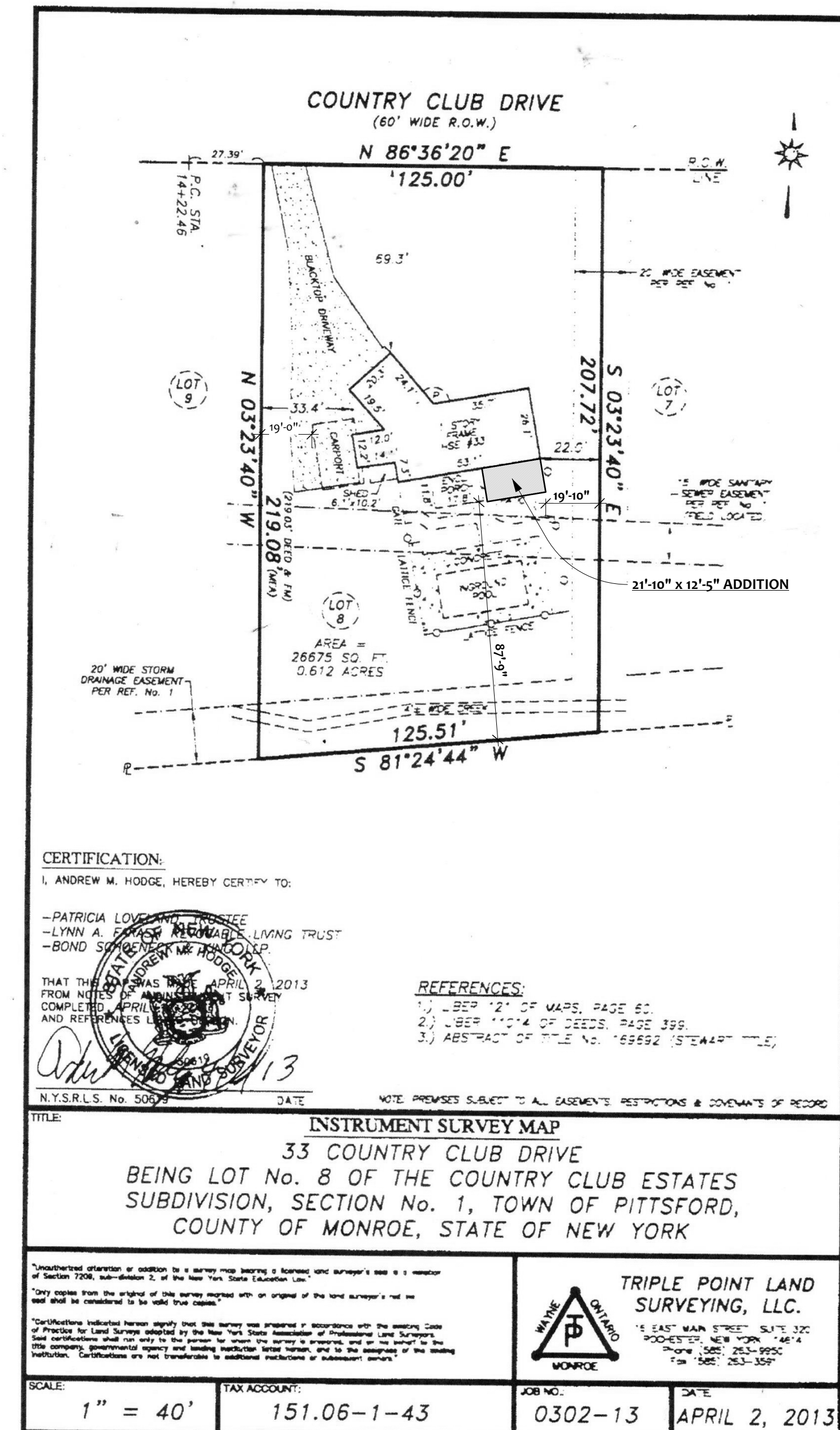
VIEW FROM EASTERN NEIGHBOR

ABBREVIATIONS:

(N) = NEW (E) = EXISTING (R) = REPLACE EXISTING PL = PROPERTY LINE TYP = TYPICAL S.S.D. = SEE STRUCTURAL DRAWINGS V.I.F. = VERIFY IN FIELD V.M.O. = VERIFY WITH OWNER T.B.D. = TO BE DETERMINED G.W.B. = GYPSUM WALL BOARD F.O.S. = FACE OF STUD F.O.F. = FACE OF FINISH RS = ROUGH SAWN RWL = RAIN WATER LEADER PTGR = PAINT GRADE O.C. = ON CENTER F.F. = FINISHED FLOOR A.F.F. = ABOVE FINISHED FLOOR F.G. = FINISHED GRADE HT = HEAVY TIMBER CANT. = CANTILEVERED STD. = STANDARD PL = PLATE THK = THICK VERT = VERTICAL	CMU = CONCRETE MASONRY UNIT SH = SILL HEIGHT HH = HEAD HEIGHT CH = CEILING HEIGHT WH = WALL HEIGHT EXT. = EXTERIOR TRD. = TO BE DETERMINED H.F. = HEM FIR ICF = INSULATED CONCRETE FORMS LOJL. = UNLESS OTHERWISE NOTED STL = STEEL COL. = COLUMN CONC. = CONCRETE WI = WITH W/O = WITHOUT WI) = WITHIN EA. = EACH T.O.B. = TOP OF BEAM REQ'D = REQUIRED MANUF. = MANUFACTURER CONN. = CONNECTOR DIA. = DIAMETER FTG. = FOOTING MIN. = MINIMUM MAX. = MAXIMUM
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SHEET INDEX

- A0.0 PROJECT INFORMATION & SITE PLAN
- A1.0 EXISTING PLANS & ELEVATIONS
- A2.0 NEW BASEMENT FLOOR PLAN
- A2.1 NEW MAIN FLOOR PLAN & SCHEDULES
- A2.2 NEW ROOF PLAN
- A3.0 NEW ELEVATIONS
- A4.0 NEW INTERIOR ELEVATIONS
- E1.0 NEW ELECTRICAL PLAN
- S1.0 NEW FOUNDATION & MAIN FLOOR FRAMING PLAN
- S2.0 NEW ROOF FRAMING PLAN & BUILDING SECTION



1 SITE PLAN
 Scale: 1" = 40 ft

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 314 Hollywood Avenue
 Rochester, NY 14618
 (ph) 585.242.0501
 info@9x30.com
 www.9x30.com

FOX RESIDENCE
 33 COUNTRY CLUB DRIVE
 ROCHESTER, NY 14618

PROJECT INFORMATION & SITE PLAN

DATE: 12.8.21

SCALE: AS INDICATED

DRAWN BY: AEC

FOR BID

FOX

A0.0

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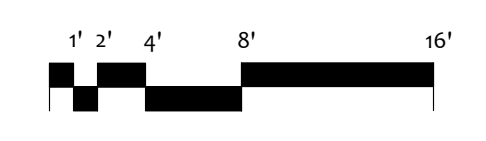
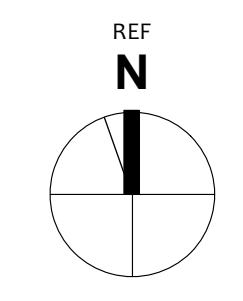
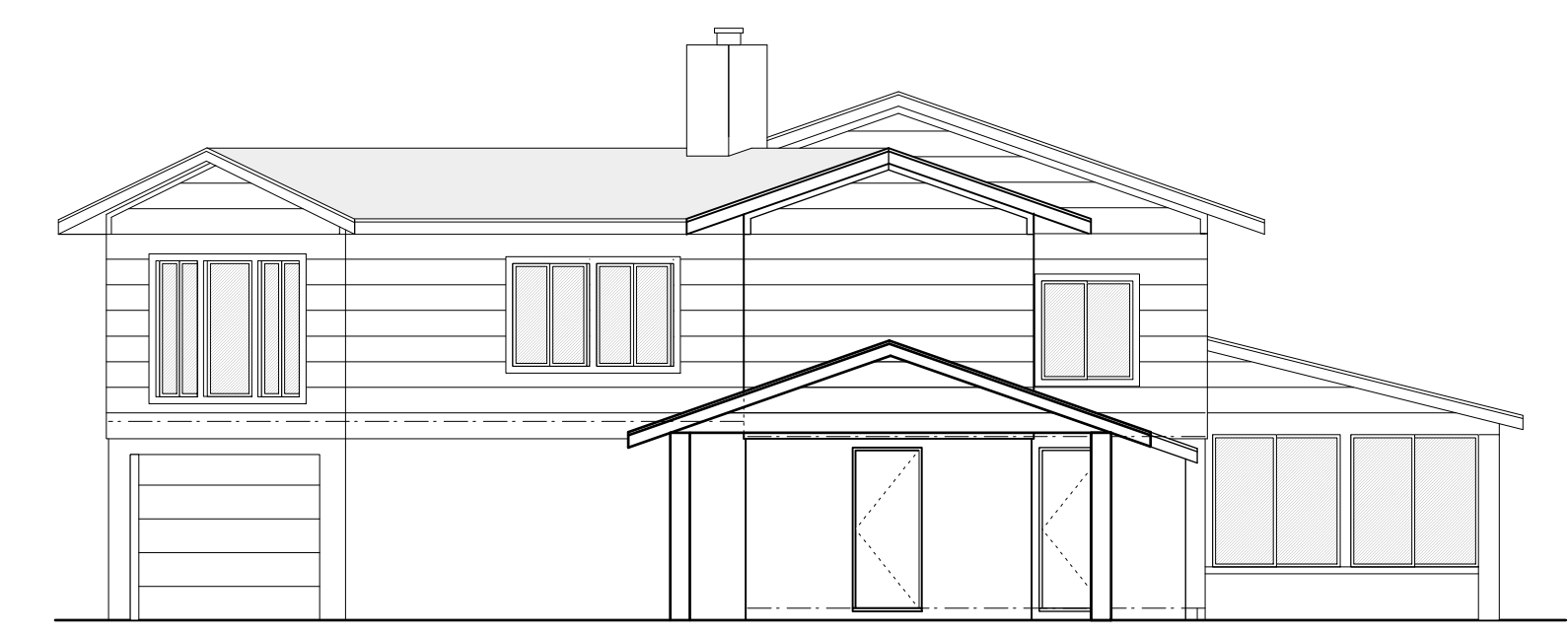
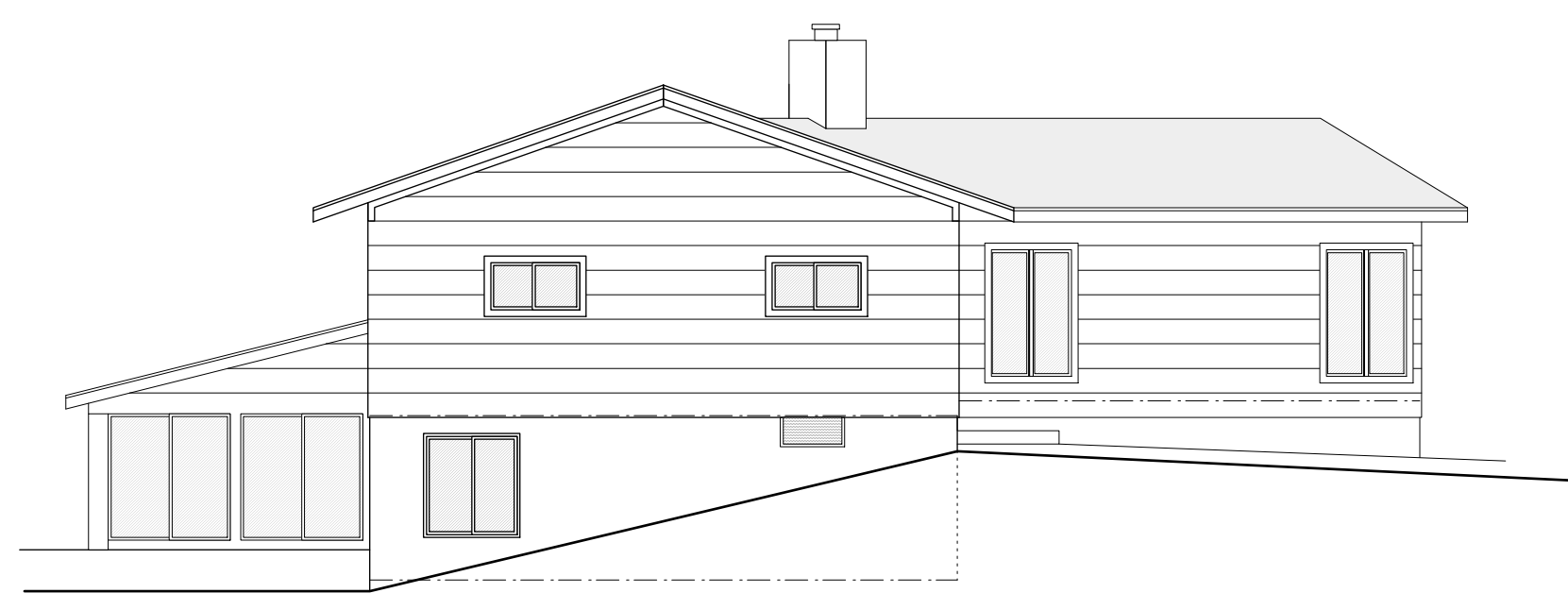
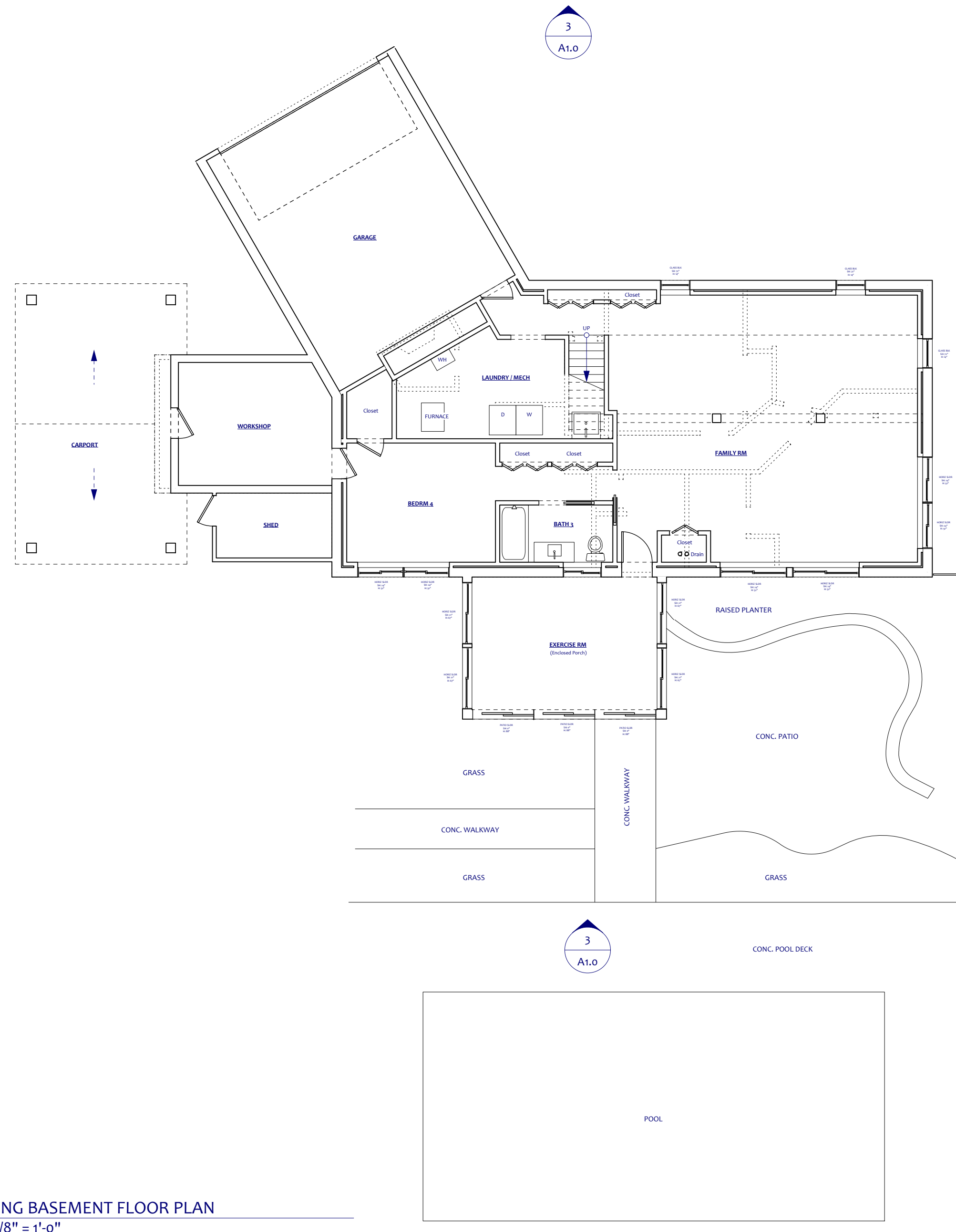
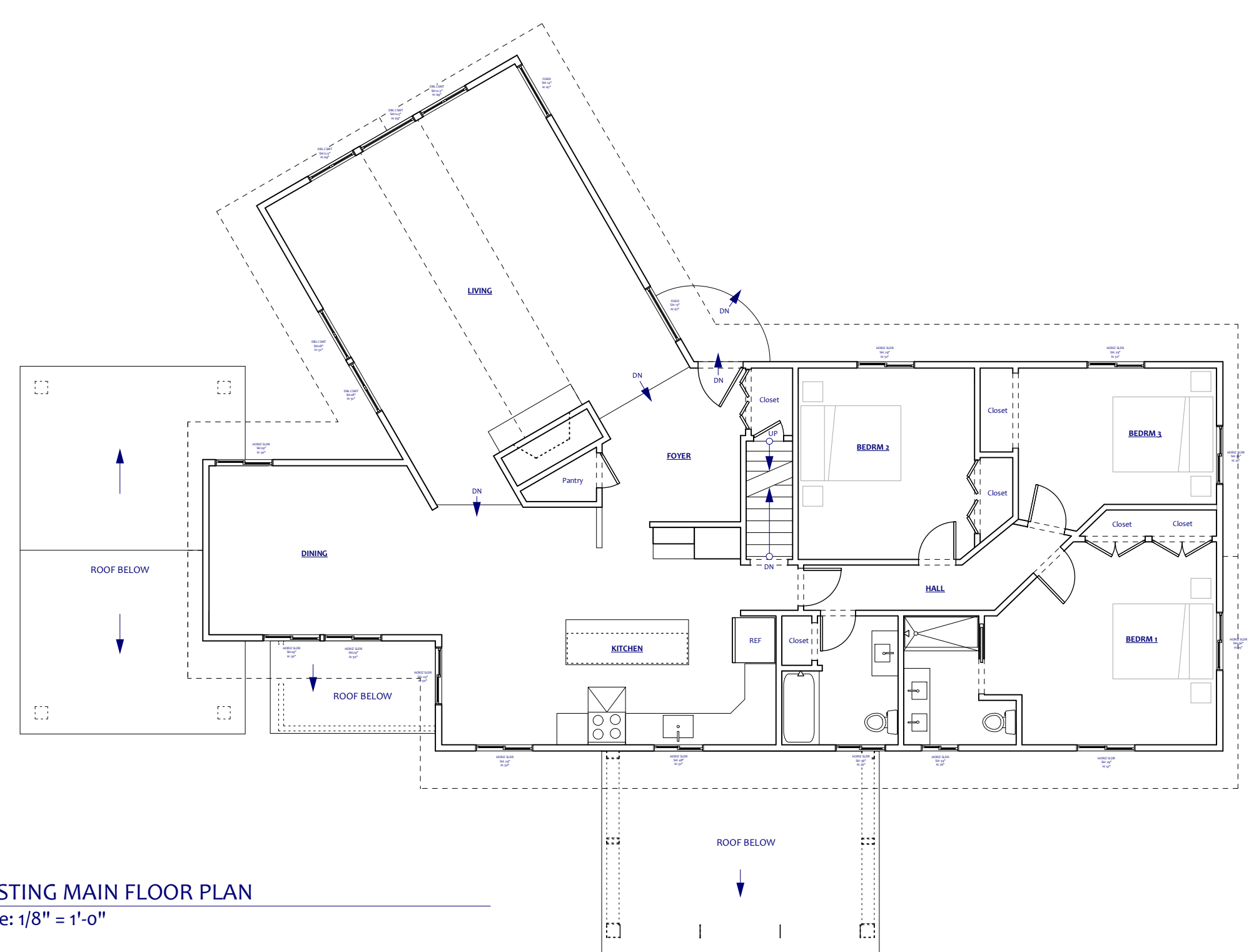
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**EXISTING PLANS
& ELEVATIONS**

DATE: 12.8.21
SCALE: AS INDICATED
DRAWN BY: AEC
FOR BID

FOX

A1.0



KEY TO WALL CONSTRUCTION

- NEW CONSTRUCTION
- EXISTING TO REMAIN
- EXISTING TO BE REMOVED

REVISIONS

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NEW BASEMENT
FLOOR PLAN

DATE: 12.8.21
SCALE: AS INDICATED
DRAWN BY: AEC
FOR BID

FOX

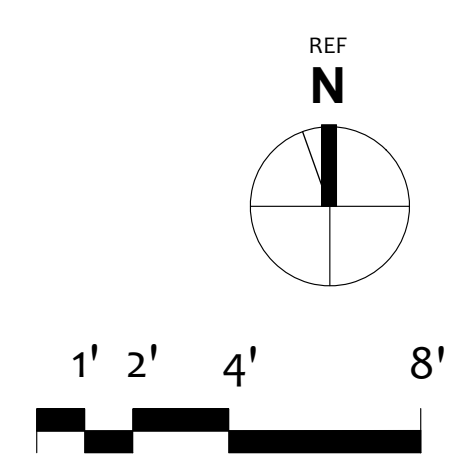
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3
A3.0

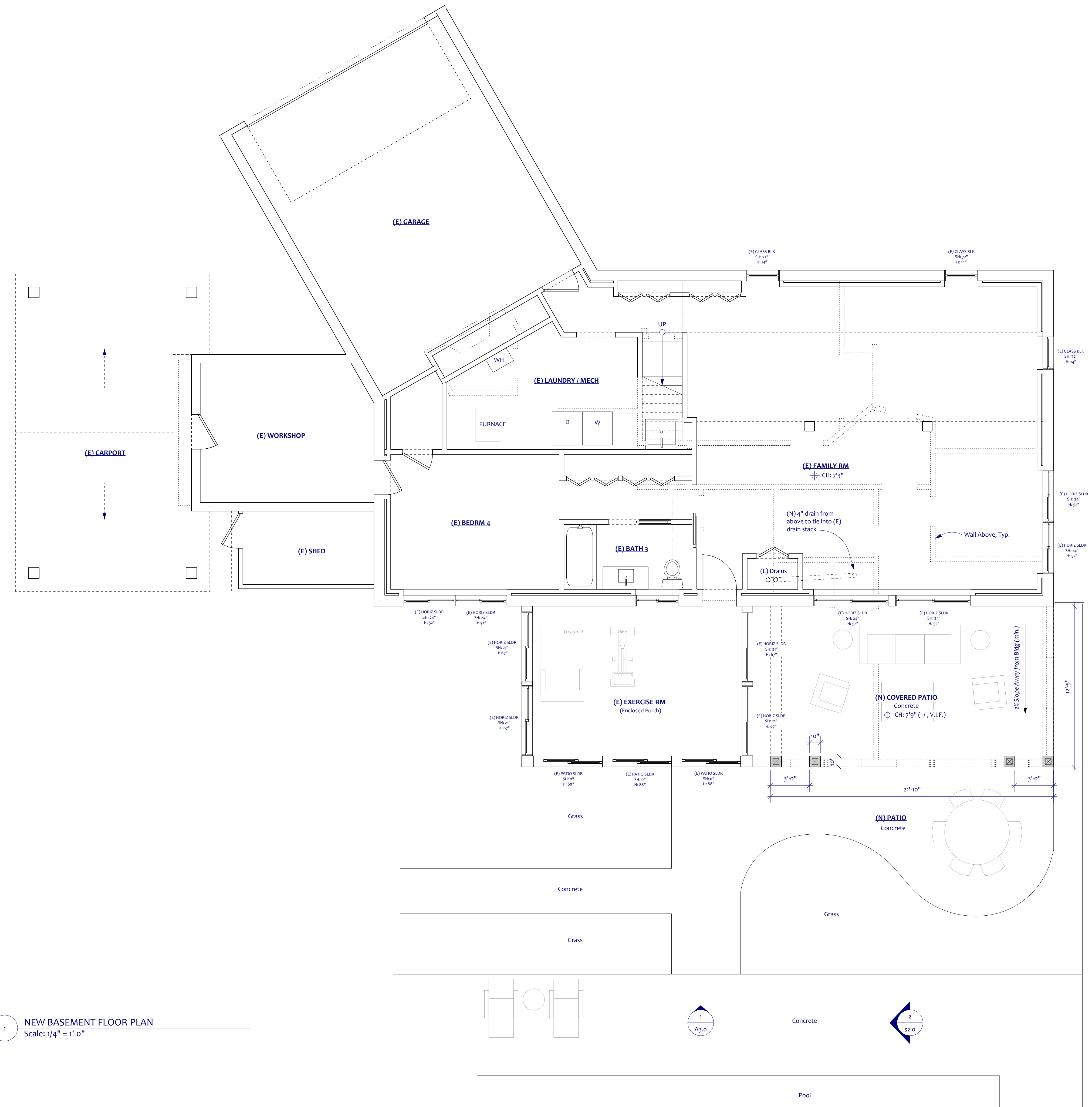
2
A3.0

1
A3.0

2
S2.0



1 NEW BASEMENT FLOOR PLAN
Scale: 1/4" = 1'-0"



KEY TO WALL CONSTRUCTION

[Solid Grey]	NEW CONSTRUCTION
[Dashed Grey]	EXISTING TO REMAIN
[Dotted Grey]	EXISTING TO BE REMOVED

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www.9x30.com

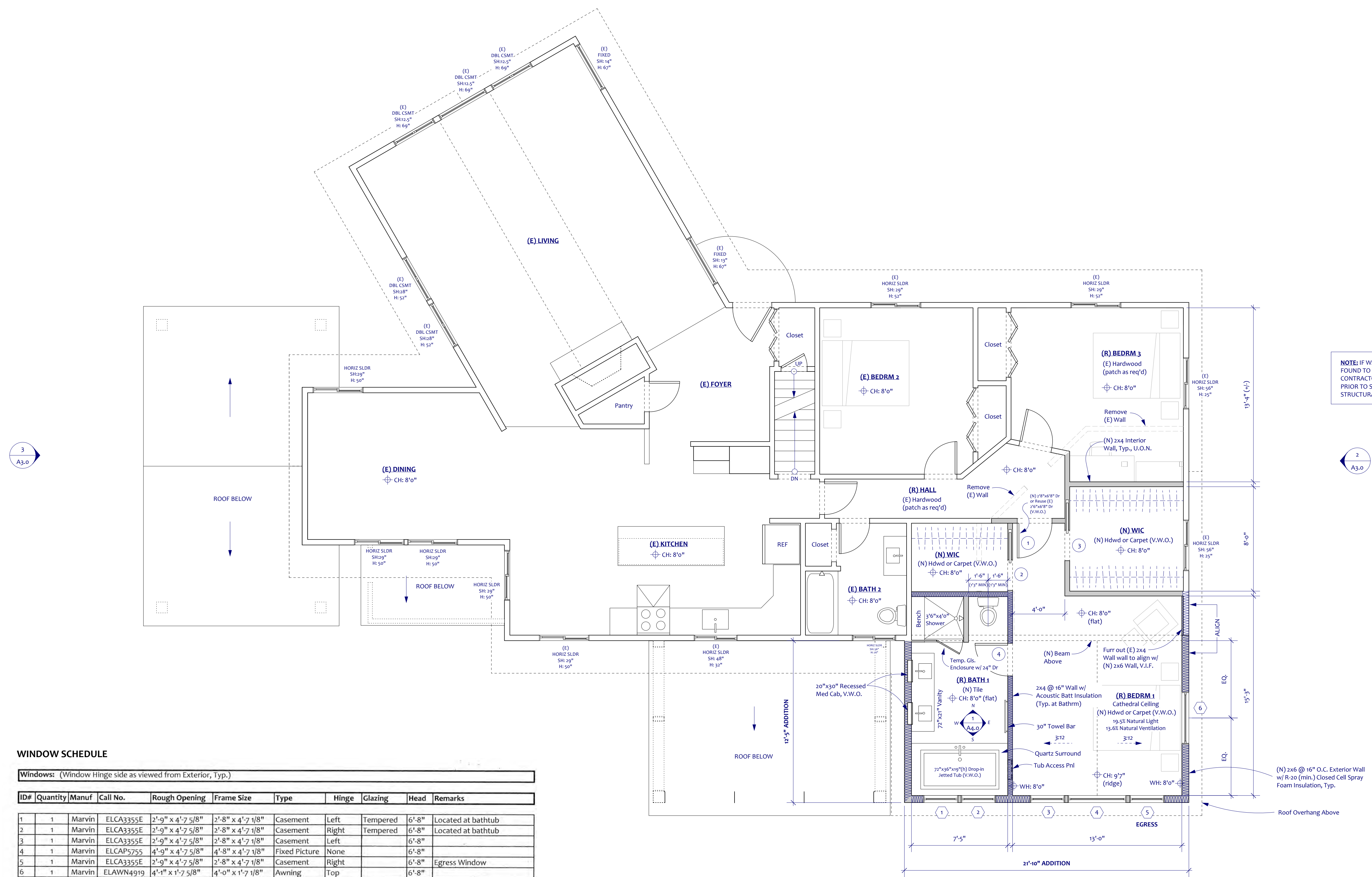
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NEW MAIN FLOOR PLAN SCHEDULES

DATE: 12.8.21
SCALE: AS INDICATED
DRAWN BY: AEC
FOR BID

FOX

A2.1



NOTE: IF WALLS TO BE REMOVED ARE FOUND TO BE LOAD-BEARING, CONTRACTOR TO CONTACT ARCHITECT PRIOR TO START OF CONSTRUCTION FOR STRUCTURAL DESIGN.

WINDOW SCHEDULE

Windows: (Window Hinge side as viewed from Exterior, Typ.)

ID#	Quantity	Manuf	Call No.	Rough Opening	Frame Size	Type	Hinge	Glazing	Head	Remarks
1	1	Marvin	ELCA3355E	2'-9" x 4'-7 5/8"	2'-8" x 4'-7 1/8"	Casement	Left	Tempered	6'-8"	Located at bathtub
2	1	Marvin	ELCA3355E	2'-9" x 4'-7 5/8"	2'-8" x 4'-7 1/8"	Casement	Right	Tempered	6'-8"	Located at bathtub
3	1	Marvin	ELCA3355E	2'-9" x 4'-7 5/8"	2'-8" x 4'-7 1/8"	Casement	Left	Tempered	6'-8"	
4	1	Marvin	ELCAP5755	4'-9" x 4'-7 5/8"	4'-8" x 4'-7 1/8"	Fixed Picture	None	None	6'-8"	
5	1	Marvin	ELCA3355E	2'-9" x 4'-7 5/8"	2'-8" x 4'-7 1/8"	Casement	Right	Tempered	6'-8"	Egress Window
6	1	Marvin	ELAWN4919	4'-1" x 1'-7 5/8"	4'-0" x 1'-7 1/8"	Awning	Top	None	6'-8"	

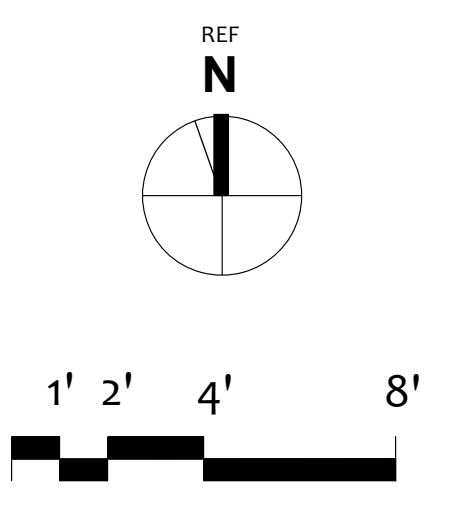
* New windows and doors to be Fiberglass Exterior; Wood Interior, double pane, low E w/ argon, Marvin "Elevate" or Sim.

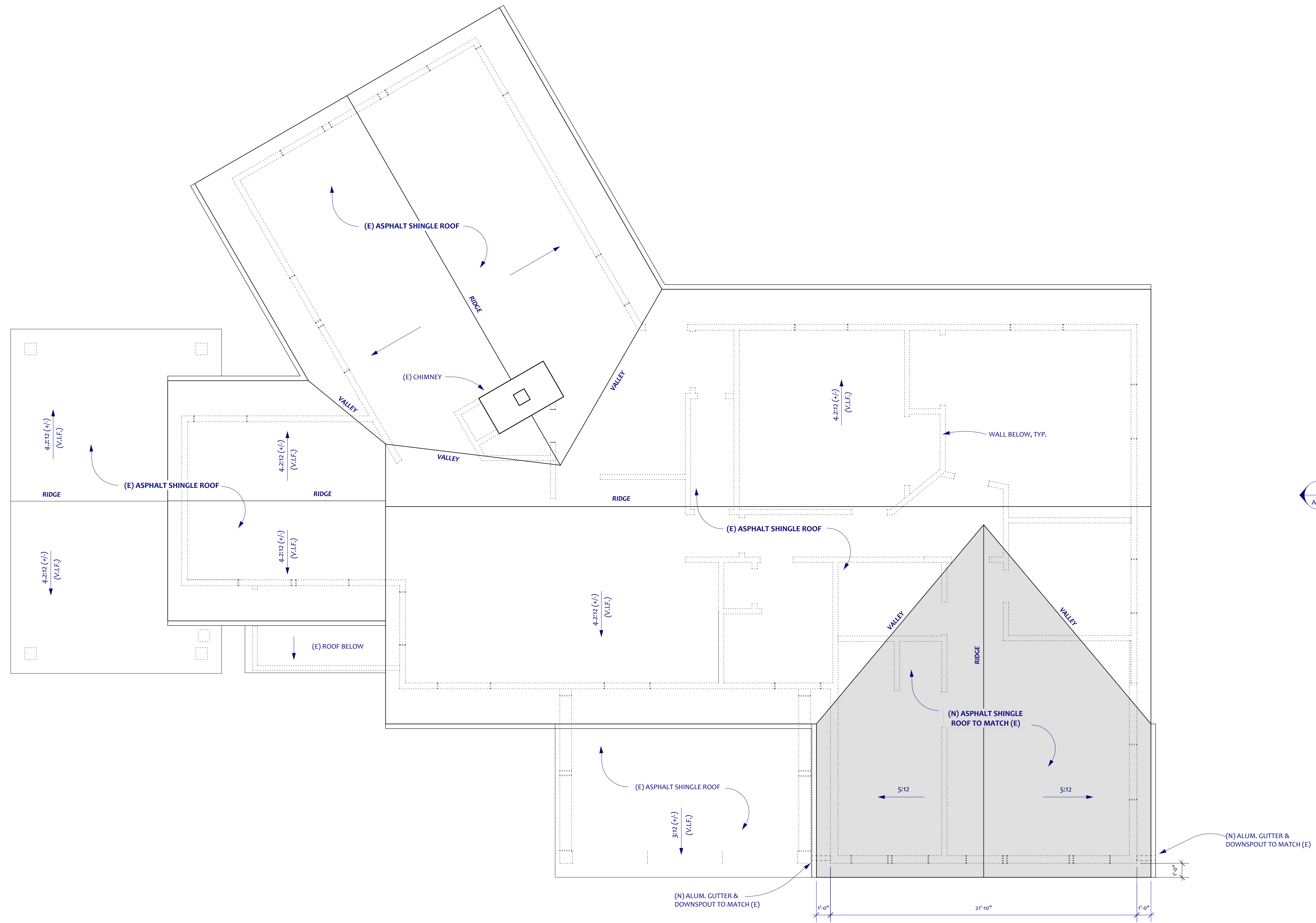
INTERIOR DOOR SCHEDULE

Door ID#	Size	Type	Handing	Door Material	Style	Jamb V.I.F.	Finish	Tempered Glazing	Hardware Type	Finish	Notes
101	2'-8" x 6'-8"	Swing	Right	Solid Core Wd	6 panel	4 1/2"	Painted	None	Privacy	Br. Nkl	or Reuse Existing Door
102	2'-4" x 6'-8"	Pocket	N/A	Solid Core Wd	6 panel	4 1/2"	Painted	None	Passage	Br. Nkl	
103	2'-4" x 6'-8"	Pocket	N/A	Solid Core Wd	6 panel	4 1/2"	Painted	None	Passage	Br. Nkl	
104	2'-6" x 6'-8"	Swing	Right	Solid Core Wd	6 panel	4 1/2"	Painted	None	Privacy	Br. Nkl	

*Handing is side of handle when door is swinging toward user
**Match Door style and hardware of Existing Doors

1 NEW MAIN FLOOR PLAN
Scale: 1/4" = 1'-0"





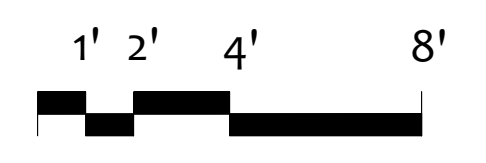
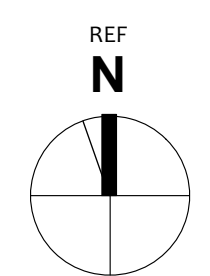
3
A3.0

2
A3.0

1
NEW ROOF PLAN
Scale: 1/4" = 1'-0"

1
A3.0

2
S2.0



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(ph) 585.242.0501
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NEW ROOF PLAN

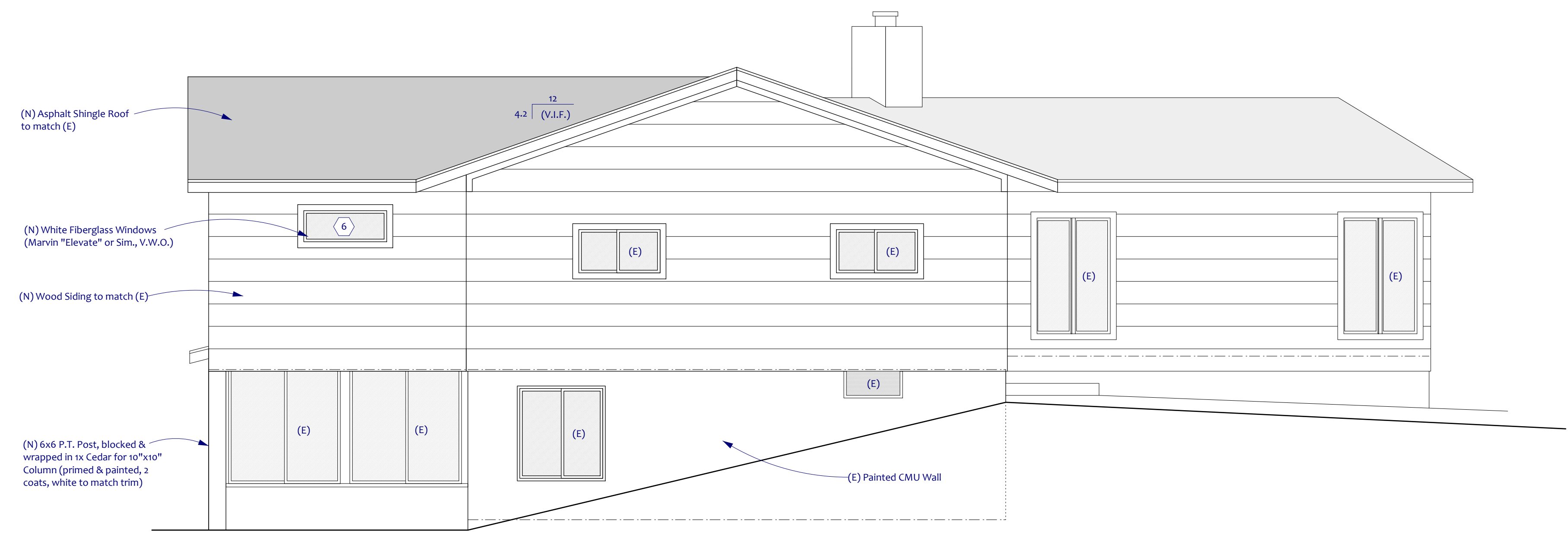
DATE: 12.8.21
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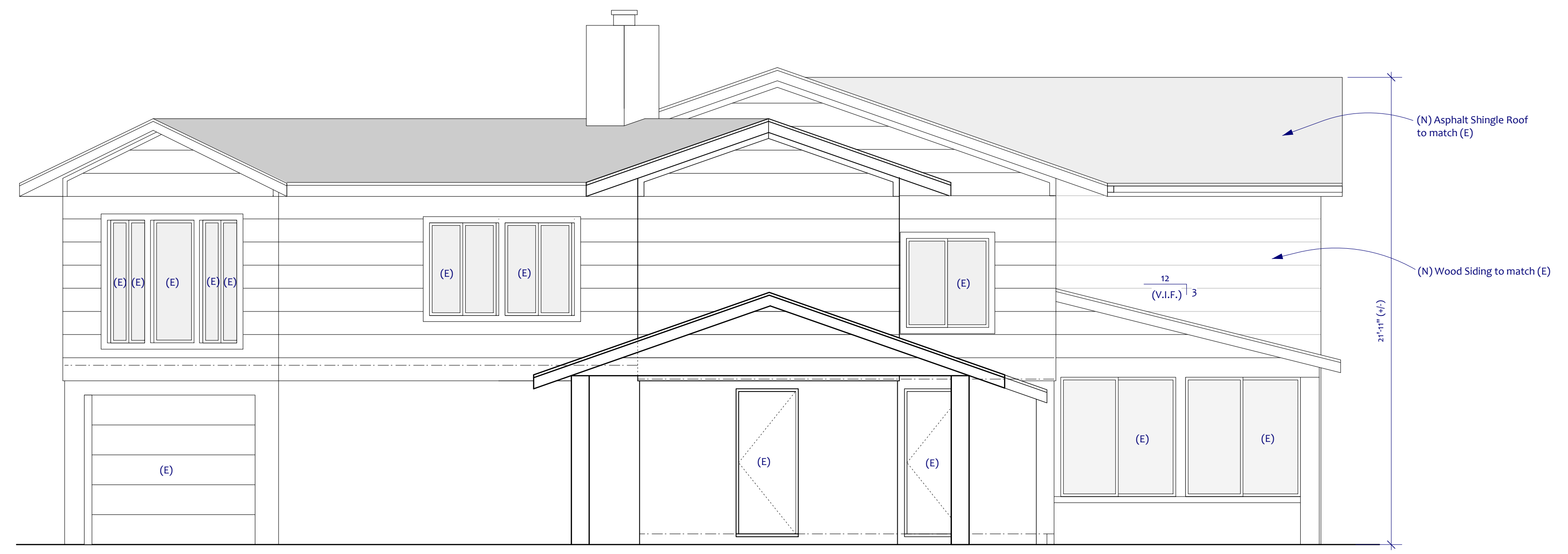
A2.2



1 NEW SOUTH (REAR) ELEVATION
Scale: 1/4" = 1'-0"



2 NEW EAST (SIDE) ELEVATION
Scale: 1/4" = 1'-0"



3 NW WEST (SIDE) ELEVATION
Scale: 1/4" = 1'-0"

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NEW ELEVATIONS

DATE: 12.8.21
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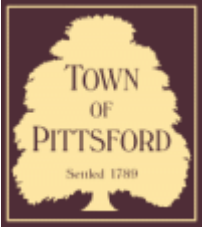
FOX

A3.0









Town of Pittsford

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

Permit #
B22-000063

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

DESIGN REVIEW AND HISTORIC PRESERVATION BOARD REFERRAL OF APPLICATION

Property Address: 81 Coventry Ridge ,

Tax ID Number:

Zoning District:

Owner: Coventry Ridge Building Corp

Applicant: Coventry Ridge Building Corp

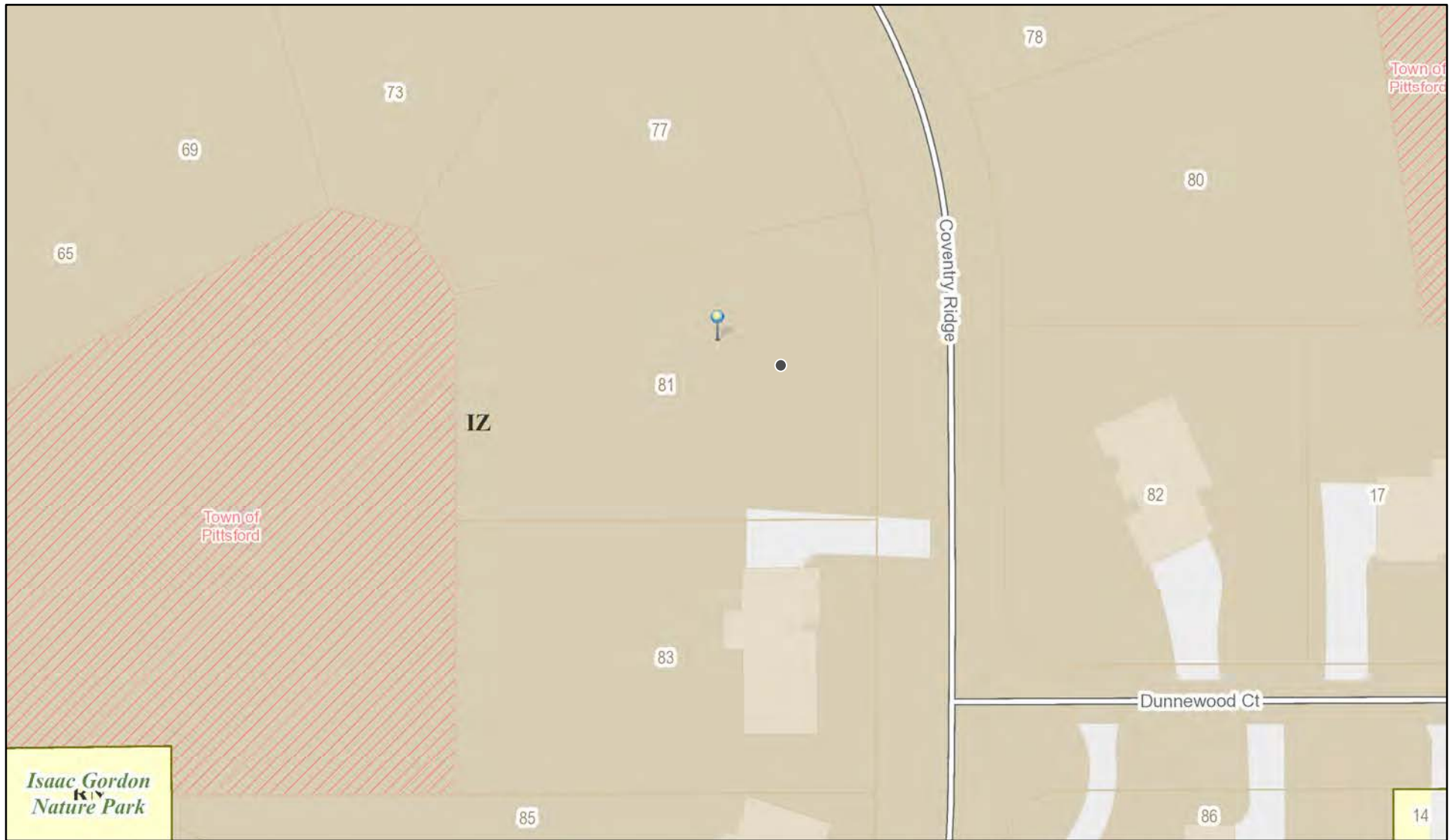
Application Type:

- | | |
|---|---|
| <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 | |

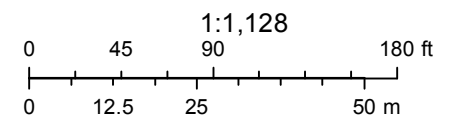
Project Description: Applicant is returning to request design review for the construction of a two story single family home approximately 3845 square feet that is located located in the Coventry Ridge Subdivision.

Meeting Date: April 14, 2022

RN Residential Neighborhood Zoning



Printed April 8, 2022



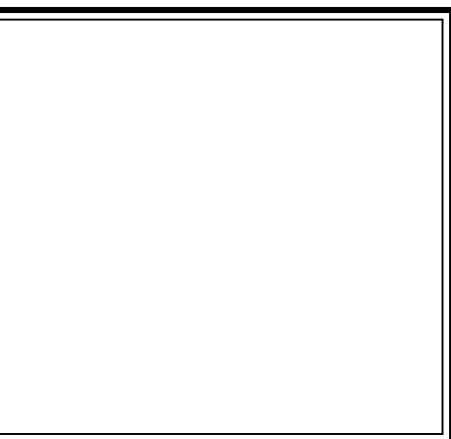
Town of Pittsford GIS

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04/05/2021

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ROCHESTER, NY 14623
CALL: (585) 272-9170
FAX: (585) 292-1262
www.greatertliving.com

REVISIONS:

DATE	BY	DESCRIPTION

CLIENT/LOCATION:

THE LINWOOD ALT.
LOT 78 COVENTRY RIDGE
PITTSFORD, NY

BUILDER:

COVENTRY RIDGE
BUILDING CORP.

COVER PAGE

GLA PLAN 3088

drawn: CDK	checked: CSB
scale: AS NOTED	date: 3 / 22
PROJECT: 15381D	sheet: C 1

THE LINWOOD ALT. SPEC HOME

LOT 78 COVENTRY RIDGE PITTSFORD, NY

COVENTRY RIDGE BUILDING CORP.

PLAN 3088 / PROJECT 15381 D

SHEET INDEX

- C-1 COVER SHEET
- 1/6 FRONT & LEFT ELEVATIONS
- 2/6 REAR & RIGHT ELEVATIONS
- 3/6 FOUNDATION PLAN
- 4/6 FIRST FLOOR PLAN
- 5/6 SECOND FLOOR & ROOF PLAN
- 6/6 SECTIONS
- N-1 DETAILS
- N-2 REINFORCING NOTES



GENERAL NOTES:

THESE PLANS COMPLY WITH THE 2020 RESIDENTIAL CODE OF NEW YORK STATE (RCNYS) AND THE 2018 ENERGY CONSERVATION CONSTRUCTION CODE OF NEW YORK STATE (ECCCNY S).
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CONTRACTOR TO BE RESPONSIBLE TO LOCAL BUILDING DEPARTMENT AND THAT DEPARTMENT'S INTERPRETATION OF THE BUILDING CODE SHOULD IT DIFFER FROM THESE PLANS.
CONTRACTOR TO BE RESPONSIBLE THAT BRAND NAME OF WINDOWS AND DOORS INSTALLED MEET NEW YORK STATE EXIT REQUIREMENTS.

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

CONTRACTOR TO BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, PROCEDURES AND SAFETY PRECAUTIONS/ PROGRAMS IN CONNECTION WITH THE WORK.
THESE DRAWINGS ARE NOT TO BE SCALED FOR DIMENSIONS - USE DIMENSIONS GIVEN.
THE CONTRACTOR/ OWNER SHALL REQUEST LOCATION OF ALL UTILITIES PRIOR TO ANY DIGGING.
THE CONTRACTOR SHALL INDEMNIFY THE OWNER AND OWNER'S AGENTS THROUGH ADEQUATE INSURANCE COVERAGE AGAINST ANY CLAIMS ARISING FROM INJURIES DURING CONSTRUCTION, OR FAILURE TO MAINTAIN SAFE CONDITIONS ON THE SITE.

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

R806.2 MINIMUM VENT AREA. THE MINIMUM NET FREE VENTILATION AREA SHALL BE 1% OF THE AREA OF THE VENTED SPACE.
GAS PIPING SHALL BE INSTALLED IN ACCORDANCE WITH PART VI OF THE 2020 RCNYS. A SHUTOFF VALVE SHALL BE PROVIDED AHEAD OF EVERY GAS APPLIANCE OR OUTLET FOR A GAS CONNECTION. VALVES SHALL BE LOCATED IN THE SAME ROOM AS, & WITHIN 6' OF THE APPLIANCE. EXCEPT THAT VALVES FOR VENTED GAS FIREPLACES, INSERTS, LOGS & ROOM HEATERS MAY BE REMOTE FROM THE APPLIANCE WHERE PROVIDED WITH READY ACCESS. SUCH VALVES SHALL BE PERMANENTLY IDENTIFIED & SERVE NO OTHER EQUIPMENT. SHUTOFF VALVES SHALL BE INSTALLED IN ACCORDANCE WITH SECTION G242.0.
DRYER EXHAUST DUCTS SHALL HAVE A SMOOTH INTERIOR FINISH & BE CONSTRUCTED OF METAL HAVING A MINIMUM THICKNESS OF 0.0157" (NO. 28 GAUGE), & SHALL BE 4" NOMINAL IN DIAMETER. EXHAUST DUCTS SHALL TERMINATE ON THE OUTSIDE OF THE BUILDING AS PER MANUFACTURER'S INSTALLATION INSTRUCTIONS, BUT NOT LESS THAN 3' IN ANY DIRECTION FROM OPENINGS INTO BUILDINGS.

ENERGY EFFICIENCY:

R401.3 CERTIFICATE (MANDATORY) A PERMANENT CERTIFICATE COMPLETED SHALL BE COMPLETED BY THE BUILDER OR OTHER APPROVED PARTY, AND POSTED ON A WALL IN THE SPACE WHERE THE FURNACE IS LOCATED, A UTILITY ROOM OR AN APPROVED LOCATION INSIDE THE BUILDING.
R402.2.4 ATTIC ACCESS SHALL BE INSULATED WITH THE SAME R- VALUE AS THE ATTIC, WEATHER STRIPPED & LATCHED
R402.4 AIR LEAKAGE. THE BUILDING THERMAL ENVELOPE SHALL BE CONSTRUCTED TO LIMIT AIR LEAKAGE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTIONS R402.4.1 THROUGH R402.4.5.
R402.4 BUILDING THERMAL ENVELOPE . THE BUILDING THERMAL ENVELOPE SHALL COMPLY WITH SECTIONS R402.4.1.1 AND R402.4.1.2. THE SEALING METHODS BETWEEN DISSIMILAR MATERIALS SHALL ALLOW FOR DIFFERENTIAL EXPANSION AND CONTRACTION.
R402.4.1.1 INSTALLATION. THE COMPONENTS OF THE BUILDING THERMAL ENVELOPE AS LISTED IN TABLE 402.4.1.1 SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS AND THE CRITERIA LISTED IN TABLE R402.4.1.1. AS APPLICABLE TO THE METHOD OF CONSTRUCTION, WHERE REQUIRED BY THE CODE OFFICIAL, AN APPROVED THIRD PARTY SHALL INSPECT ALL COMPONENTS AND VERIFY COMPLIANCE. SEE PAGE N-2 FOR TABLE.
R402.4.1.2 TESTING. THE BUILDING OR DUELLING UNIT SHALL BE TESTED AND VERIFIED AS HAVING AN AIR LEAKAGE RATE NOT EXCEEDING THREE AIR CHANGES PER HOUR. TESTING SHALL BE CONDUCTED IN ACCORDANCE WITH RESNET/ACC 380, ASTM E779, OR ASTM E1827 AND REPORTED AT A PRESSURE OF 0.2 INCH w.p. (50 PASCALs). TESTING SHALL BE PERFORMED AT ANY TIME AFTER CREATION OF ALL PENETRATIONS OF THE BUILDING THERMAL ENVELOPE. A WRITTEN REPORT OF THE TEST RESULTS SHALL BE SUPPLIED TO THE CODE OFFICIAL PRIOR TO RECEIPT OF A C OF O. THE CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE AN APPROVED PARTY INDEPENDENT OF THE INSULATION INSTALLER TO DO THE INSPECTIONS
DURING TESTING:
1. EXTERIOR WINDOWS AND DOORS, FIREPLACES AND STOVE DOORS SHALL BE CLOSED, BUT NOT SEALED, BEYOND THE INTENDED WEATHERSTRIPPING OR OTHER INFILTRATION CONTROL MEASURES.
2. DAMPERS INCLUDING EXHAUST, INTAKE, MAKEUP AIR, BACKDRAFT AND FLUE DAMPERS SHALL BE CLOSED, BUT NOT SEALED BEYOND INTENDED INFILTRATION CONTROL MEASURES.
3. INTERIOR DOORS, IF INSTALLED AT THE TIME OF THE TEST, SHALL BE OPEN.
4. EXTERIOR DOORS FOR CONTINUOUS VENTILATION SYSTEMS AND HEAT RECOVERY VENTILATORS SHALL BE CLOSED AND SEALED.
5. HEATING AND COOLING SYSTEMS, IF INSTALLED AT THE TIME OF REST, SHALL BE TURNED OFF.
6. SUPPLY AND RETURN REGISTERS, IF INSTALLED AT THE TIME OF REST, SHALL BE FULLY OPEN.

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

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

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

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

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

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

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

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

R403.3.5 BUILDING CAVITIES (MANDATORY). BUILDING FRAMING CAVITIES SHALL NOT BE USED AS DUCTS OR PLENUMS.
R403.4 MECHANICAL SYSTEM PIPING CAPABLE OF CARRYING FLUIDS ABOVE 105 DEGREES F OR BELOW 55 DEGREES F SHALL BE INSULATED TO A MINIMUM OF R-3.

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

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

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

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

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

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

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

SITE WORK:

THESE PLANS HAVE BEEN PREPARED ACCORDING TO THE 2020 RCNYS AND IECC REQUIREMENTS TO SUIT A GENERAL RANGE OF CONDITIONS THAT MAY BE AFFECTED BY A PARTICULAR BUILDING SITE OR BUILDER/ OWNER CONTRACTUAL AGREEMENT. CONTRACTOR TO BE RESPONSIBLE TO ADAPT THESE PLANS TO SUIT THE NEEDS OF THE BUILDING ON SITE AS REQUIRED, PROVIDED THAT SUCH ADJUSTMENTS DO NOT VIOLATE THE CODE OR ALTER THE STRUCTURAL INTEGRITY OF THE BUILDING.
CONTRACTOR/ OWNER SHALL PERFORM EXPLORATORY EXCAVATION TO DETERMINE ACTUAL FIELD CONDITIONS AND NOTIFY THIS OFFICE OF THE FINDINGS TO ALLOW FOR DESIGN CHANGES PRIOR TO ACTUAL CONSTRUCTION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR/ OWNER TO DEVELOP THE NECESSARY FOUNDATION SOIL TO SUSTAIN THE LOAD DESIGNS OF 2500 P.S.F. AND TO HIRE, IF NECESSARY, A SOILS ENGINEER TO INSPECT AND VERIFY SOIL CONDITIONS PRIOR TO POURING OF FOUNDATIONS.

THE CONTRACTOR, BUILDER OR OWNER SHALL NOTIFY GREATER LIVING ARCHITECTURE OF ANY UNUSUAL SITE CONDITIONS WHICH MAY AFFECT THE FOUNDATION, DRAINAGE OR STRUCTURAL MEMBERS INCLUDING REQUIREMENTS FOR ADDITIONAL DEPTH OF FOOTINGS, UNSTABLE SOIL CONDITIONS AND HIGH GROUND WATER TABLE.
NO SITE INSPECTIONS ARE TO BE MADE BY THIS OFFICE. CONTRACTOR TO BE RESPONSIBLE FOR MATERIALS AND WORKMANSHIP. SUBSTITUTIONS FOR MATERIALS SPECIFIED TO BE MADE WITH THE PERMISSION OF THE LOCAL BUILDING DEPT.

FOUNDATION:

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

BASEMENT/CELLAR WALLS AND FOOTING DESIGNS ASSUMED PARTIALLY SATURATED SOIL CONDITIONS TO THE FULL WALL DEPTH. SHOULD SATURATED CONDITIONS BE ENCOUNTERED, OUR OFFICE SHOULD BE CONTACTED FOR REVIEW AND POSSIBLE REVISIONS TO THE PLANS.
CONTRACTOR ASSUMES FULL RESPONSIBILITY FOR PROVIDING PROPER DRAINAGE SHOULD INTERMITTENT SPRINGS OR PERCHED WATER BE ENCOUNTERED.

POSITIVE DRAINAGE SHALL BE PROVIDED SO THAT FINISHED GRADE SLOPES AWAY FROM PERIMETER WALLS & FOOTINGS. CONTINUOUS 4" DIAM. PERFORATED DRAIN PIPE SHALL BE PLACED ALONG THE PERIMETER OF THE BASEMENT WALLS WHICH DRAINS TO THE PUMP PUMP. A MINIMUM OF 6" GRANULAR BASE SHALL BE PLACED OVER THE DRAIN TILE AND MINIMUM OF 2" UNDER THE TILE.
CONCRETE AND MASONRY FOUNDATION WALLS SHALL BE CONSTRUCTED AS SET FORTH AS PER TABLES ON N-2.

FIREPLACES:

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

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

FRAMING:

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

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

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

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

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

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

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

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

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

STAIRWAY & GUARD REQUIREMENTS:

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

HANDRAILS SHALL BE PROVIDED ON AT LEAST ONE SIDE OF STAIRWAYS WITH FOUR OR MORE RISERS. TOP SURFACE OF HANDRAILS SHALL BE BETWEEN 34" & 36" ABOVE TREAD NOSING.
GUARDS SHALL BE LOCATED ALONG AN OPEN SIDED WALKING SURFACE THAT ARE LOCATED MORE THAN 30 INCHES MEASURED VERTICALLY TO THE FLOOR OR GRADE BELOW AT ANY POINT WITHIN 36 INCHES HORIZONTALLY TO THE EDGE OF THE OPEN SIDE. REQUIRED GUARDS SHALL NOT BE LESS THAN 36" IN HEIGHT MEASURED VERTICALLY ABOVE WALKING SURFACE.

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

GARAGE FIREPROOFING:

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

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

STRUCTURAL MATERIAL SPECIFICATIONS:

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

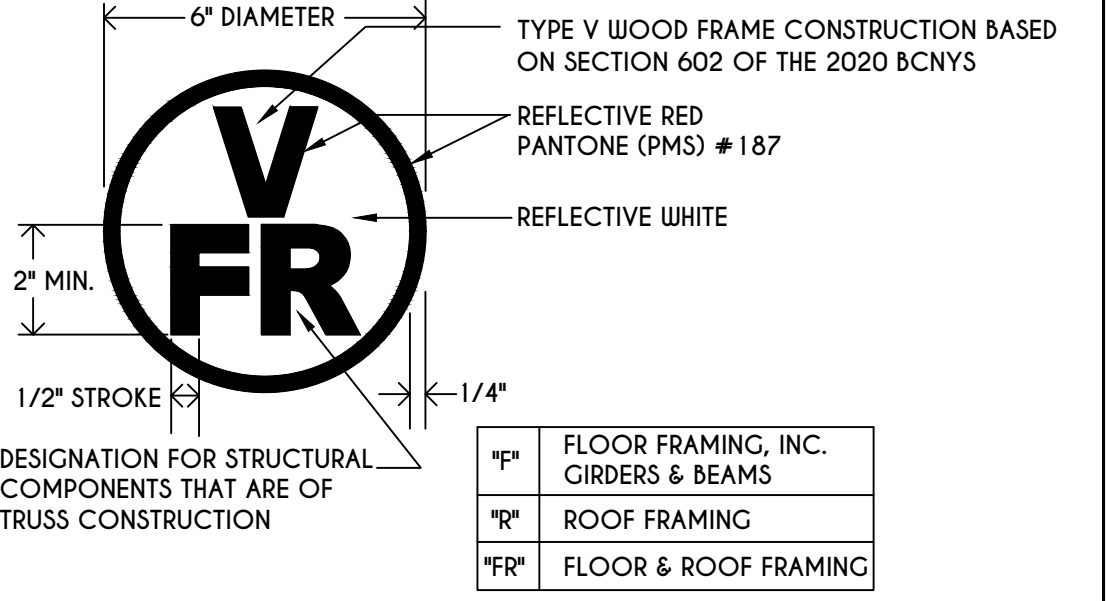
DESIGN CRITERIA:

(FOR GREATER ROCHESTER AREA & ADJACENT COUNTIES)

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

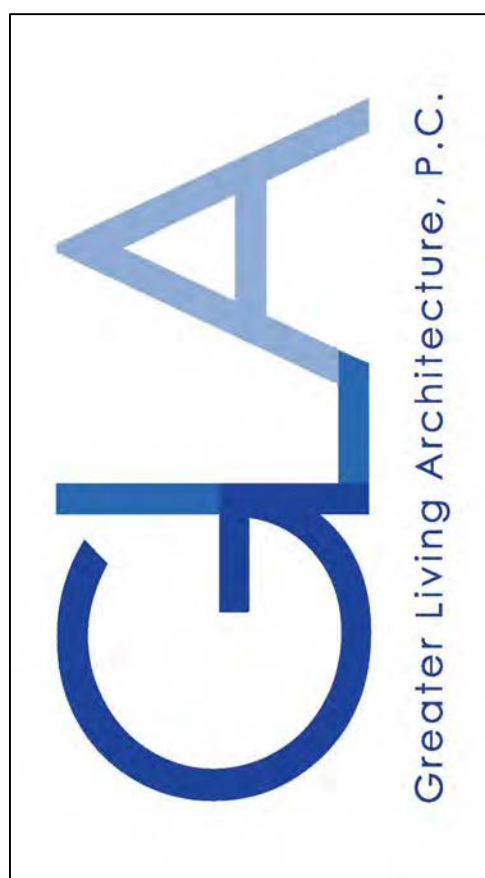
TRUSS IDENTIFICATION:

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



"V"	FLOOR FRAMING, INC. GIRDERS & BEAMS
"FR"	ROOF FRAMING
"VFR"	FLOOR & ROOF FRAMING

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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

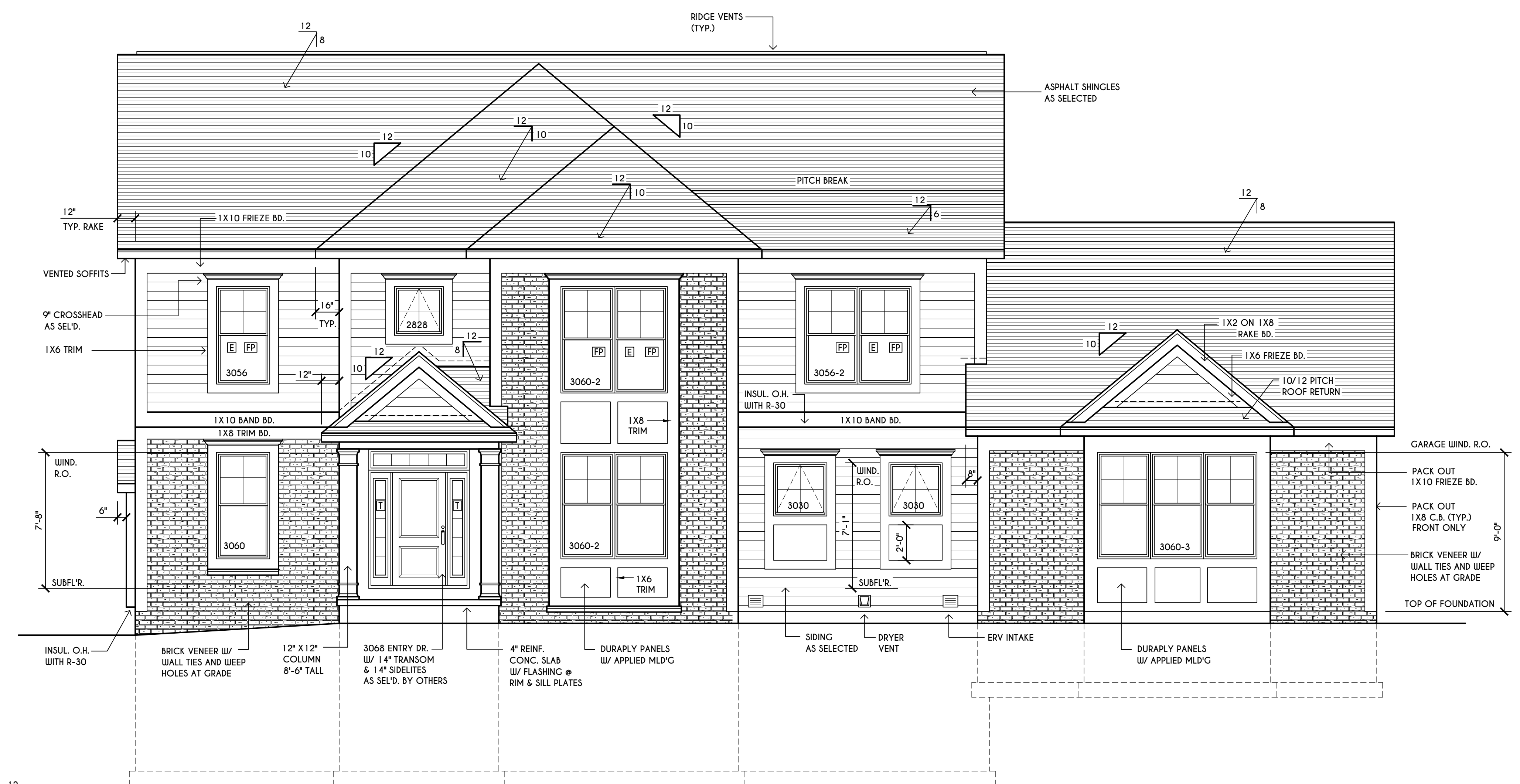
CLIENT/LOCATION:
 THE LINWOOD ALT.
 LOT 78 COVENTRY RIDGE
 PITTSFORD, NY

BUILDER:
 COVENTRY RIDGE
 BUILDING CORP.

ELEVATIONS

GLA PLAN 3088

drawn: CDK	checked: CSB
scale: AS NOTED	date: 3 / 22
PROJECT: 1538 ID	sheet: 1 / 6

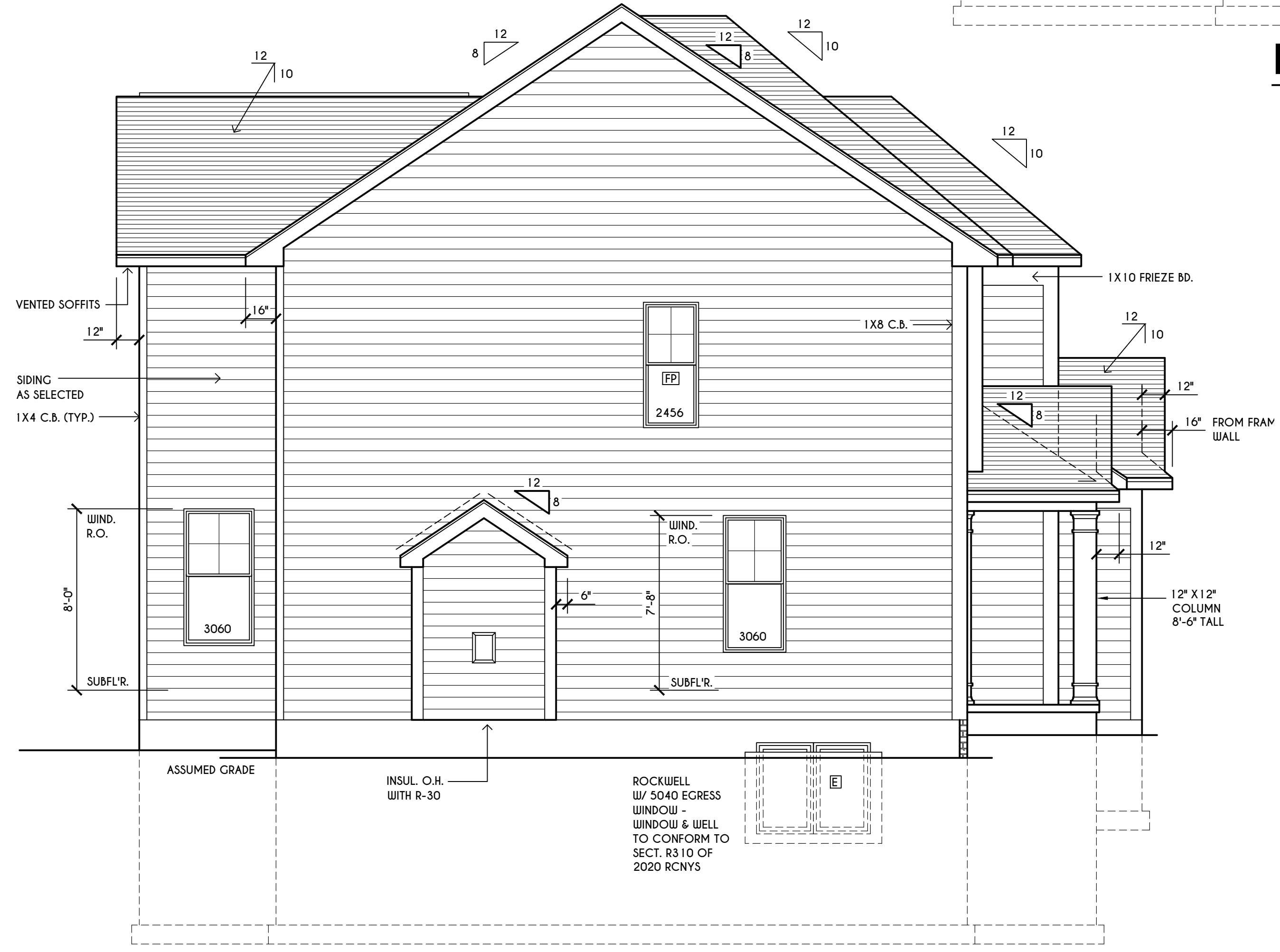
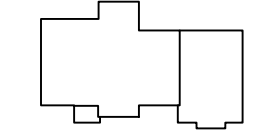


FRONT ELEVATION

FIRST FLOOR LIVING AREA = 1524 SQ.FT.
 SECOND FLOOR LIVING AREA = 1564 SQ.FT.
 TOTAL LIVING AREA = 3088 SQ.FT.
 TOTAL CONDITIONED VOLUME = 41,988 CU.FT.

HOUSE FOOTPRINT

SCALE: 1" = 50'-0"



LEFT ELEVATION

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

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

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

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

TABLE M 1505.4.3 (2)
 INTERMITTENT WHOLE-HOUSE MECHANICAL VENTILATION RATE FACTORS^{a,b}

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

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

TABLE M 1505.4.4
 MINIMUM REQUIRED LOCAL EXHAUST RATES FOR ONE AND TWO-FAMILY DWELLINGS

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

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

WINDOWS: VIVID SOLARBAN GLASS W/ ARGON
 U-FACTOR 0.28
 SHGC 0.31

DOORS: SELECTION BY OWNER

AIR INFILTRATION RATE FOR WINDOWS, SKYLIGHTS, & SLIDING DOORS TO BE NO MORE THAN 0.3 cfm/ft. & SWING DOORS NO MORE THAN 0.5 cfm/ft. 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 TO BE 12" AND ALL OVERHANGS TO BE 16" FROM FRAME WALLS 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)

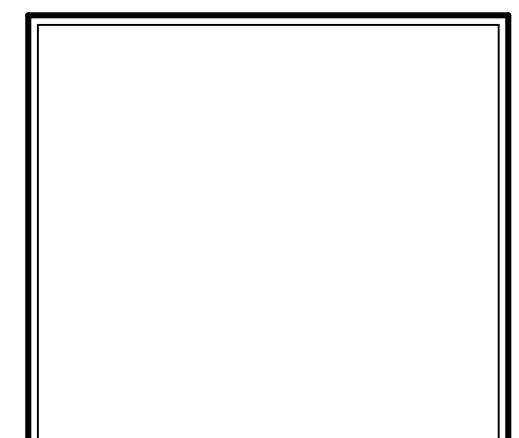
4/12 PITCH ROOFS OR SHALLOWER TO HAVE 2 LAYERS 15# FELT

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) 90 c.f.m. 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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 FAX: (585) 292-1262
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REVISIONS:

DATE	BY	DESCRIPTION

CLIENT/LOCATION:
 THE LINWOOD ALT.
 LOT 78 COVENTRY RIDGE
 PITTSFORD, NY

BUILDER:
 COVENTRY RIDGE
 BUILDING CORP.

ELEVATIONS

GLA PLAN 3088

drawn: CDK	checked: CSB
scale: AS NOTED	date: 3 / 22
PROJECT: 1538 1D	sheet: 2 / 6



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



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

WINDOWS: VIND SOLARBAN GLASS W/ ARGON
 U-FACTOR 0.28
 SHGC 0.31

DOORS: SELECTION BY OWNER

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

WINDOW / DOOR LEGEND:

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- [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 TO BE 12" AND ALL OVERHANGS TO BE 16" FROM FRAME WALLS 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)

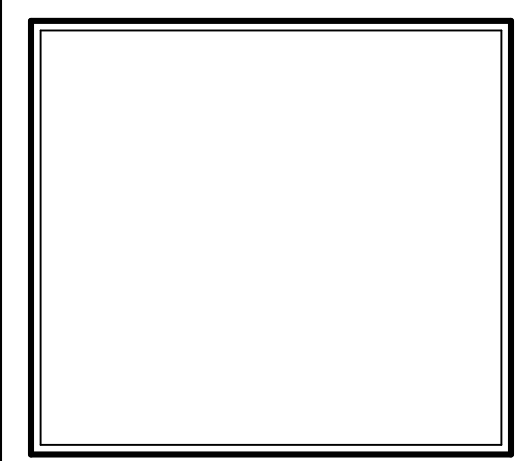
4/12 PITCH ROOFS OR SHALLOWER TO HAVE 2 LAYERS 15# FELT

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) 90 c.f.m. WITH A MANUAL OVERRIDE SWITCH AS PER SECTION M1505.4.2 OF 2020 RCNYS SEE TABLES M1505.4.3(1) & M1505.4.3(2) & M1505.4.4 (PAGE 1)

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 PITTSFORD, NY

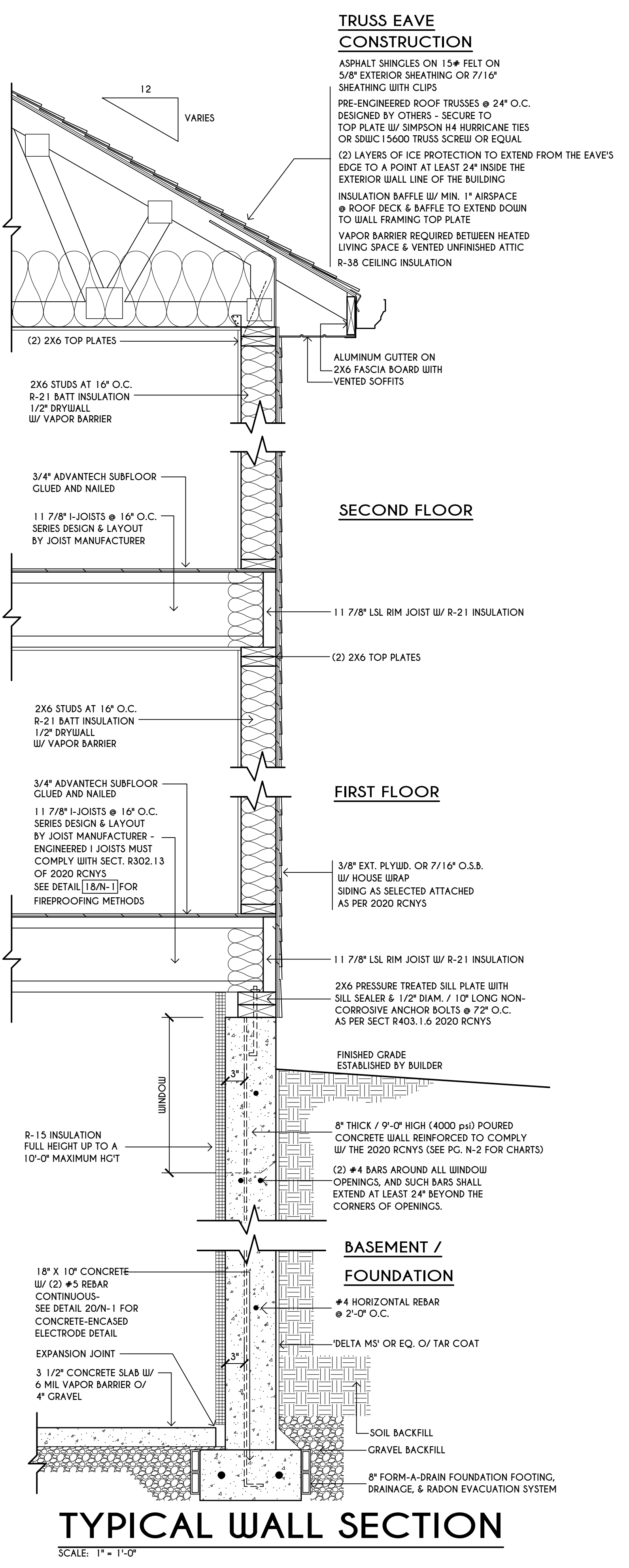
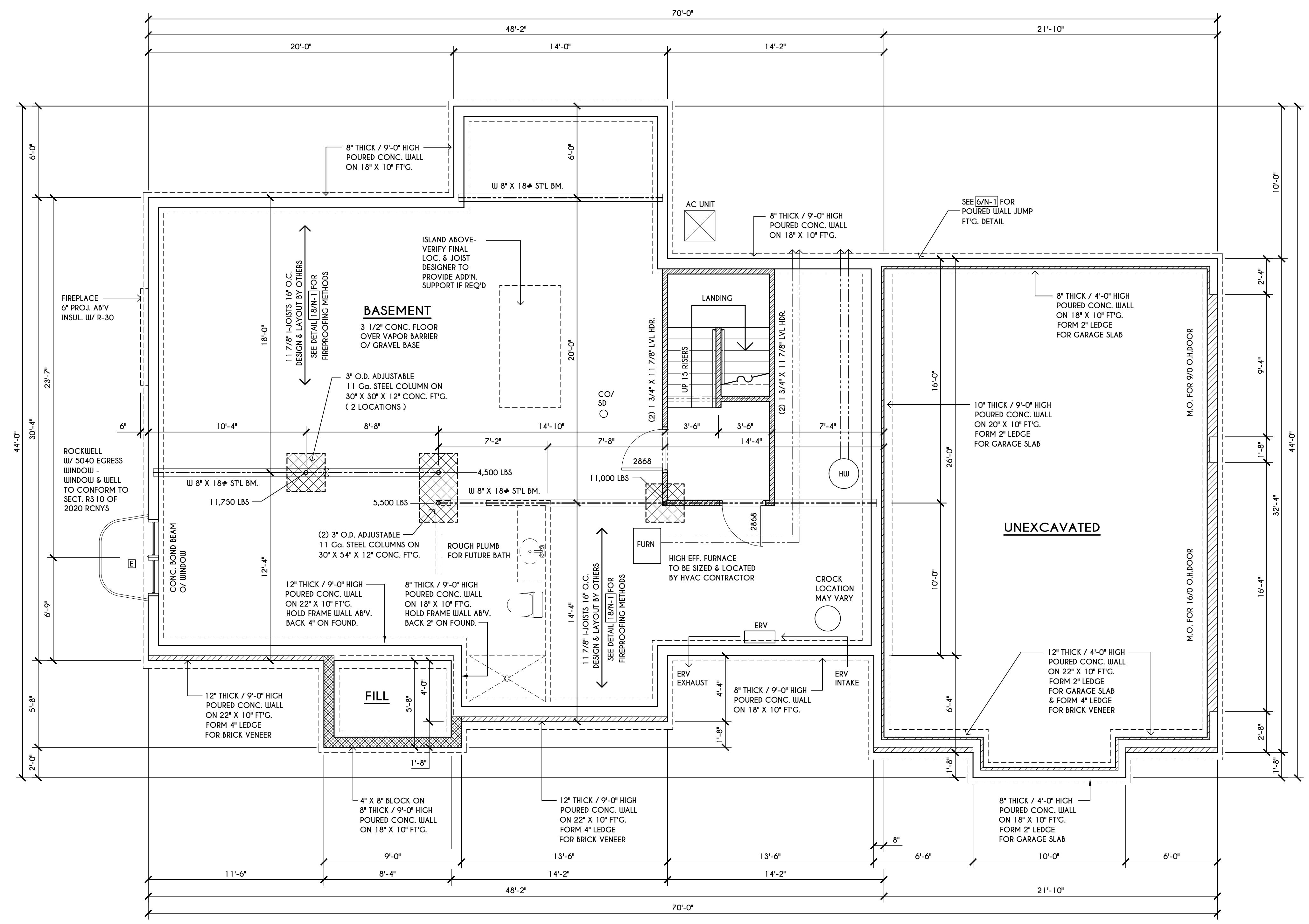
BUILDER:

COVENTRY RIDGE
 BUILDING CORP.

FOUNDATION PLAN

GLA PLAN 3088

drawn: CDK	checked: CSB
scale: AS NOTED	date: 3 / 22
PROJECT: 15381D	sheet: 3 / 6



ENGINEERED FL'R JOIST NOTE:

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

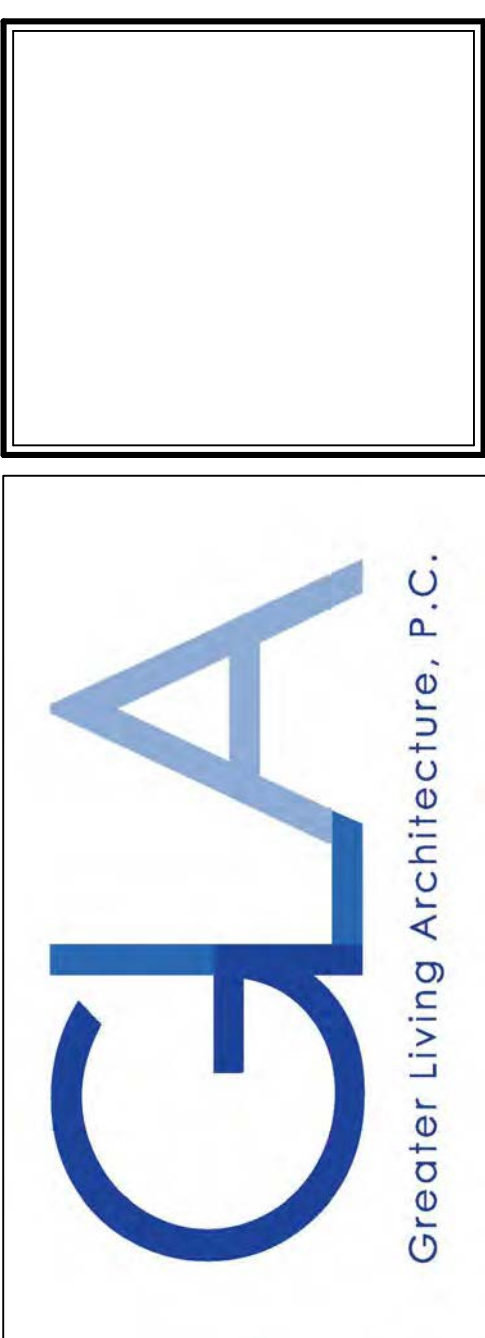
FRAMING LEGEND:

- 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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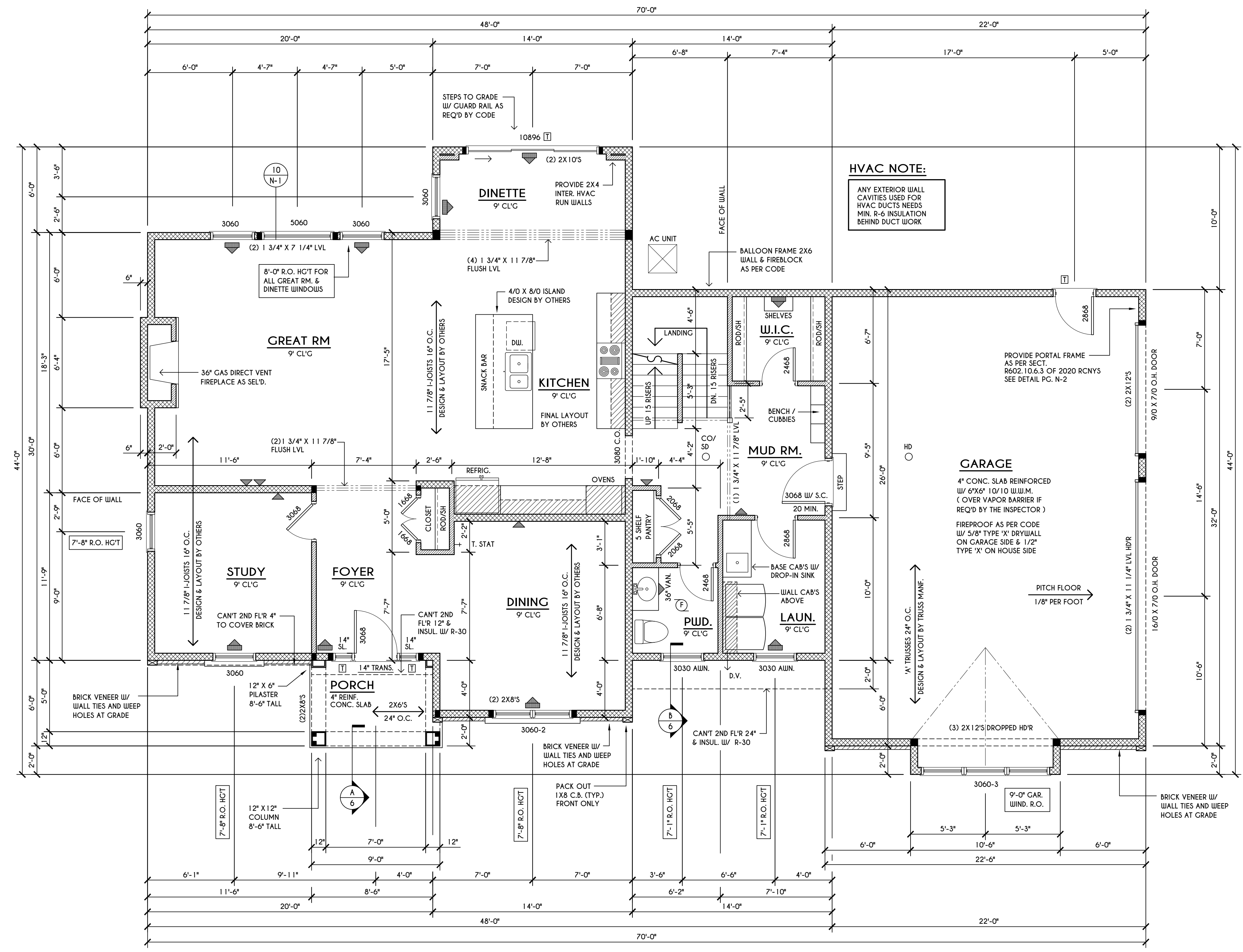
CLIENT/LOCATION:
 THE LINWOOD ALT.
 LOT 78 COVENTRY RIDGE
 PITTSFORD, NY

BUILDER:
 COVENTRY RIDGE
 BUILDING CORP.

FIRST FLOOR PLAN

GLA PLAN 3088

drawn: CDK	checked: CSB
scale: AS NOTED	date: 3 / 22
PROJECT: 1538 1D	sheet: 4 / 6



FIRST FLOOR PLAN

1524 SQ. FT.

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

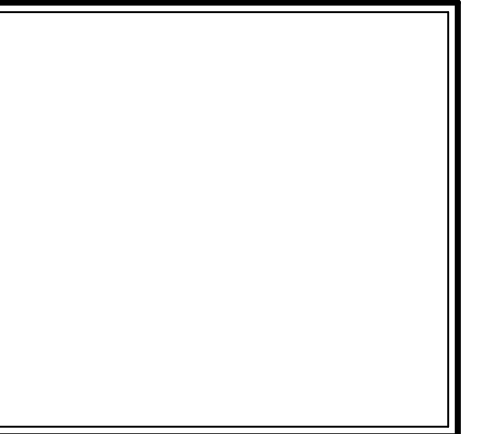
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 ALL ENGINEERED FLOOR JOISTS TO BE DESIGNED BY & LAYOUT TO BE DONE BY MANUFACTURER TO THE SPECS BELOW:
 ALL LIVING AREA JOISTS TO BE DESIGNED FOR 55 P.S.F. TOTAL LOAD
 ALL SLEEPING AREA JOISTS TO BE DESIGNED FOR 45 P.S.F. TOTAL LOAD

- 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. HGT'S TO BE 8'-0" 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-3 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.

- WINDOW / DOOR LEGEND:**
- MEETS OR EXCEEDS EGRESS REQUIREMENTS
 - CLEAR OPENING AREA OF 5.7 SQ.FT.
 - CLEAR OPENING WIDTH OF 20"
 - CLEAR OPENING HEIGHT OF 24" PER SECT. R310.2.1 OF 2020 RCNYS
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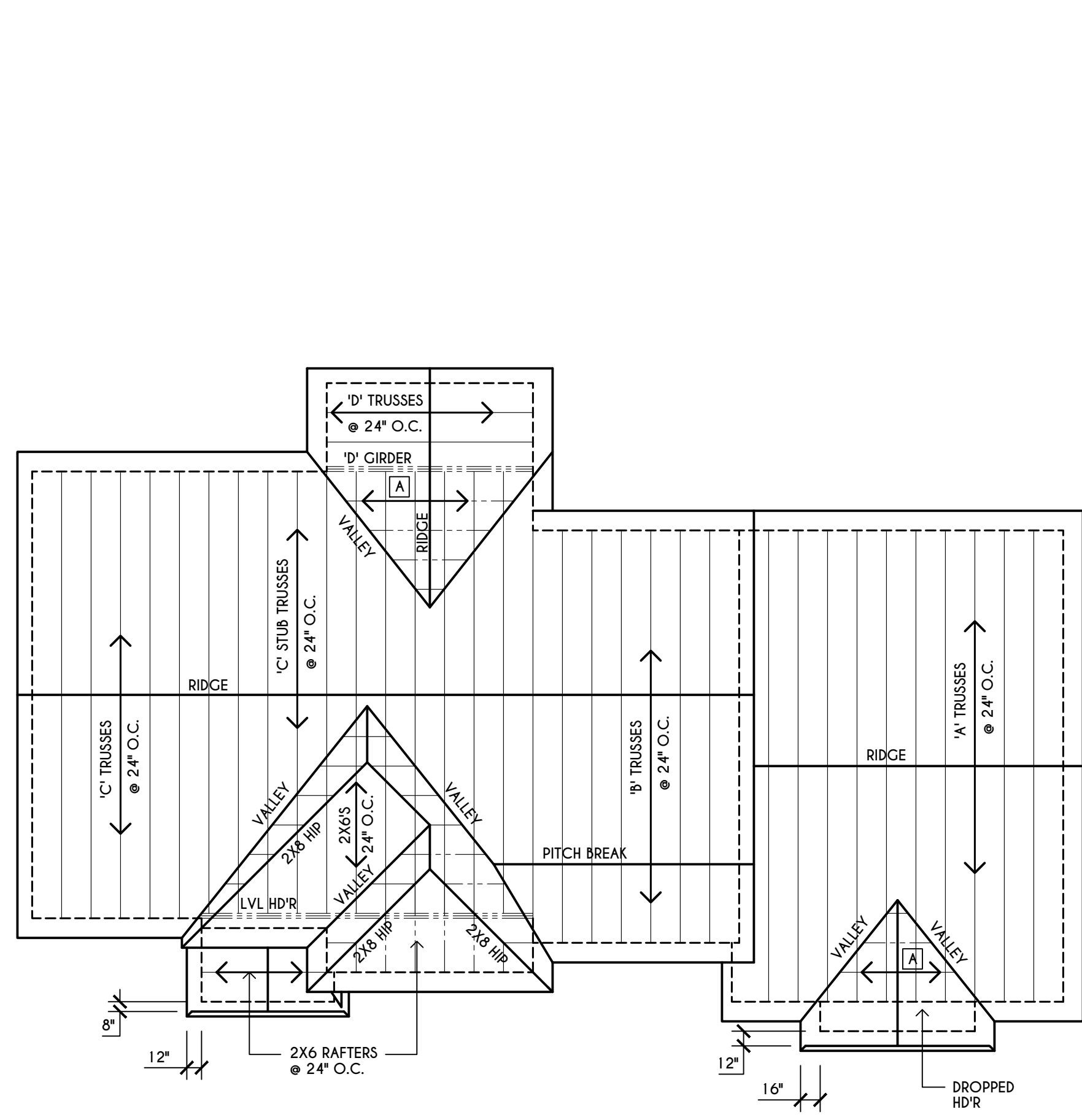
BUILDER:

COVENTRY RIDGE
 BUILDING CORP.

SECOND FLOOR PLAN

GLA PLAN 3088

drawn: CDK	checked: CSB
scale: AS NOTED	date: 3 / 22
PROJECT: 15381D	sheet: 5 6



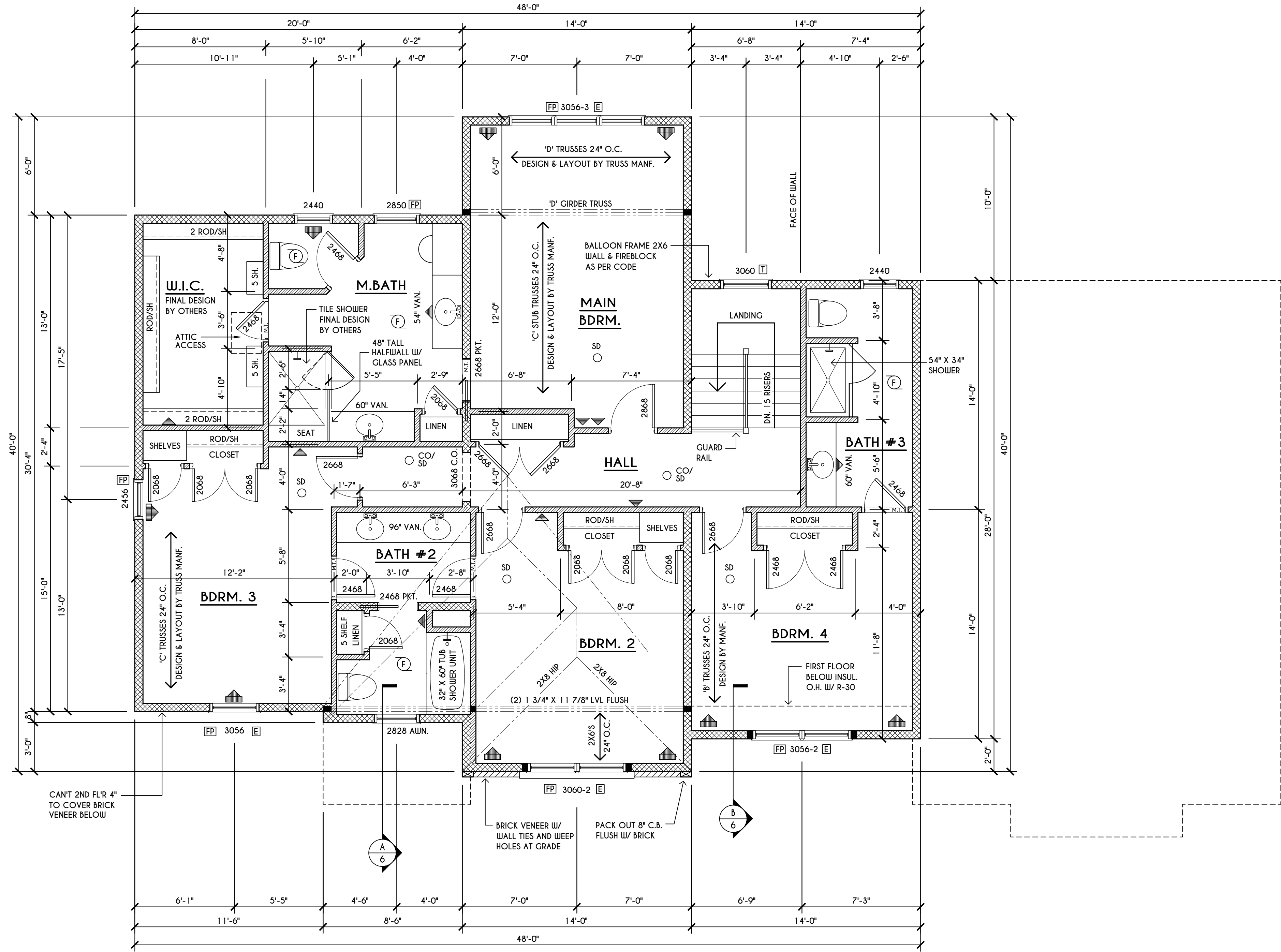
GENERAL ROOF NOTES:

ALL RAKES TO BE 12" AND ALL OVERHANGS TO BE 16" FROM FRAME WALLS 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

SCALE: 1/4" = 1'-0" 1564 SQ.FT.

FRAMING LEGEND:

- [Pattern] - PROVIDE SOLID POSTING- GLUED & NAILED, EQUAL TO THE # OF HEADERS TO BE SUPPORTED- UNLESS NOTED OTHERWISE
- [Pattern] - DROPPED HEADER
- [Pattern] - FLUSH HEADER
- [Pattern] - 2X4 STUDS @ 16" O.C.
- [Pattern] - 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 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. (222X8'S OR (332X6'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

THE AIR BARRIER INSTALLED AT EXTERIOR WALLS ADJACENT TO SHOWERS AND TUBS SHALL SEPARATE THEM FROM THE SHOWER OR TUBS.

WINDOW / DOOR LEGEND:

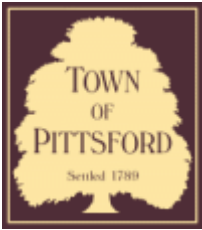
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- [FP] - SPECIFIES THAT THIS OPERABLE WINDOW UNIT REQUIRES FACTORY APPLIED FALL PROTECTION PER SECT. R312.2 OF 2020 RCNYS





07/25/2016





Town of Pittsford

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

Permit #
C22-000020

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

DESIGN REVIEW AND HISTORIC PRESERVATION BOARD REFERRAL OF APPLICATION

Property Address: 3500 East Avenue ROCHESTER, NY 14618

Tax ID Number: 138.14-1-13.1

Zoning District: RN Residential Neighborhood

Owner: 3500 East Avenue, LLC

Applicant: 3500 East Avenue, LLC

Application Type:

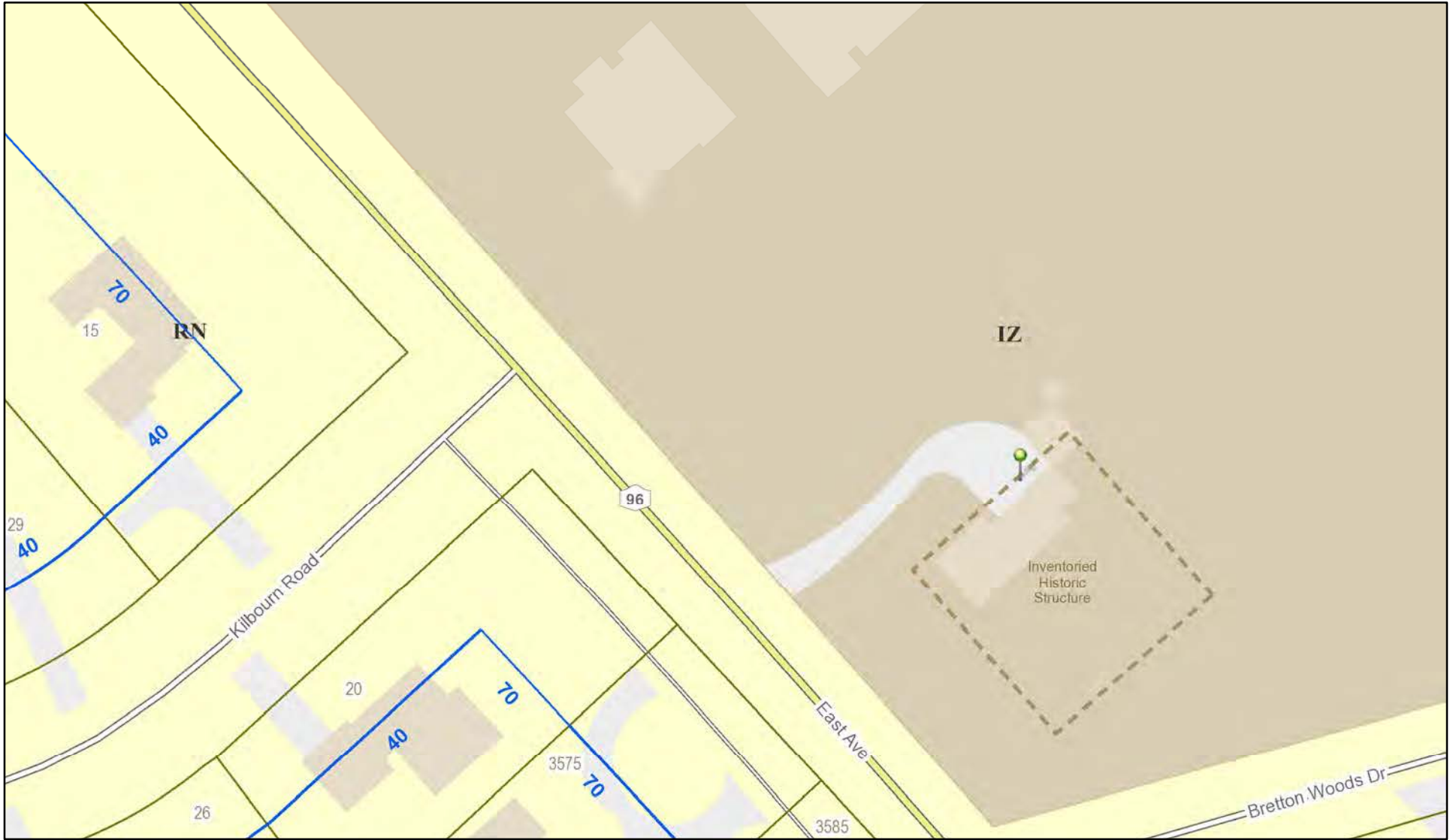
- | | |
|--|---|
| <input type="checkbox"/> Residential Design Review
§185-205 (B) | <input type="checkbox"/> Build to Line Adjustment
§185-17 (B) (2) |
| <input checked="" type="checkbox"/> Commercial Design Review
§185-205 (B) | <input type="checkbox"/> Building Height Above 30 Feet
§185-17 (M) |
|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

Project Description: Applicant is requesting design review for the construction of the amenities portion of the Wright house to include a pavilion and grill structure that will be located on the Kilbourne Place on East property.

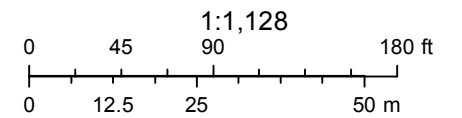
Meeting Date: April 14, 2022



RN Residential Neighborhood Zoning



Printed March 30, 2022



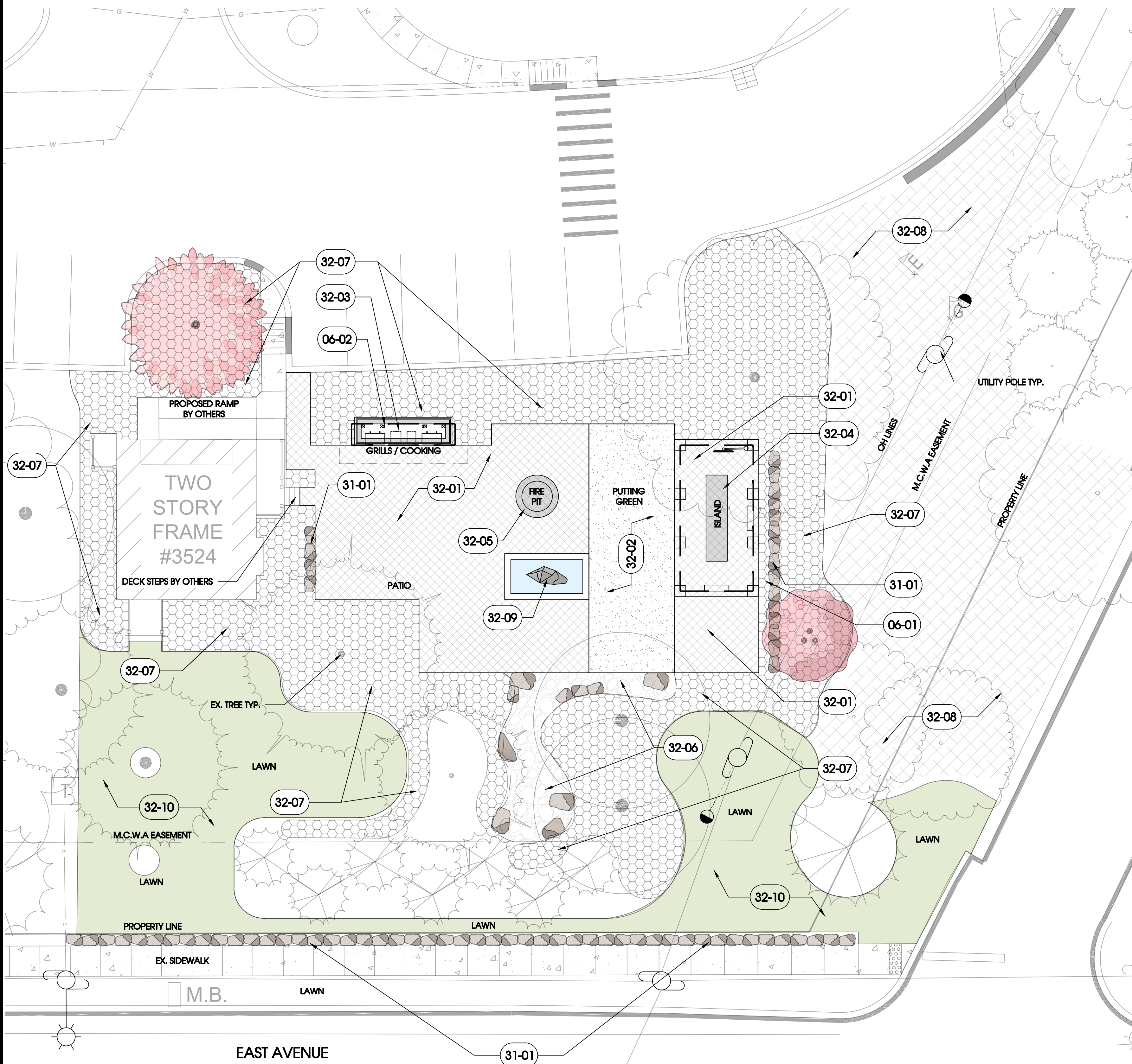
Town of Pittsford GIS

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.

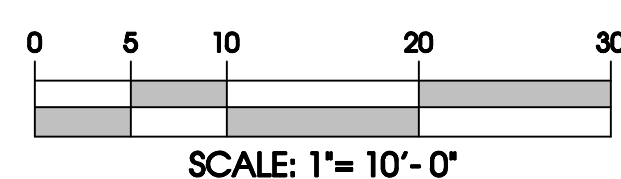


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04/03/2021



1. LAYOUT PLAN

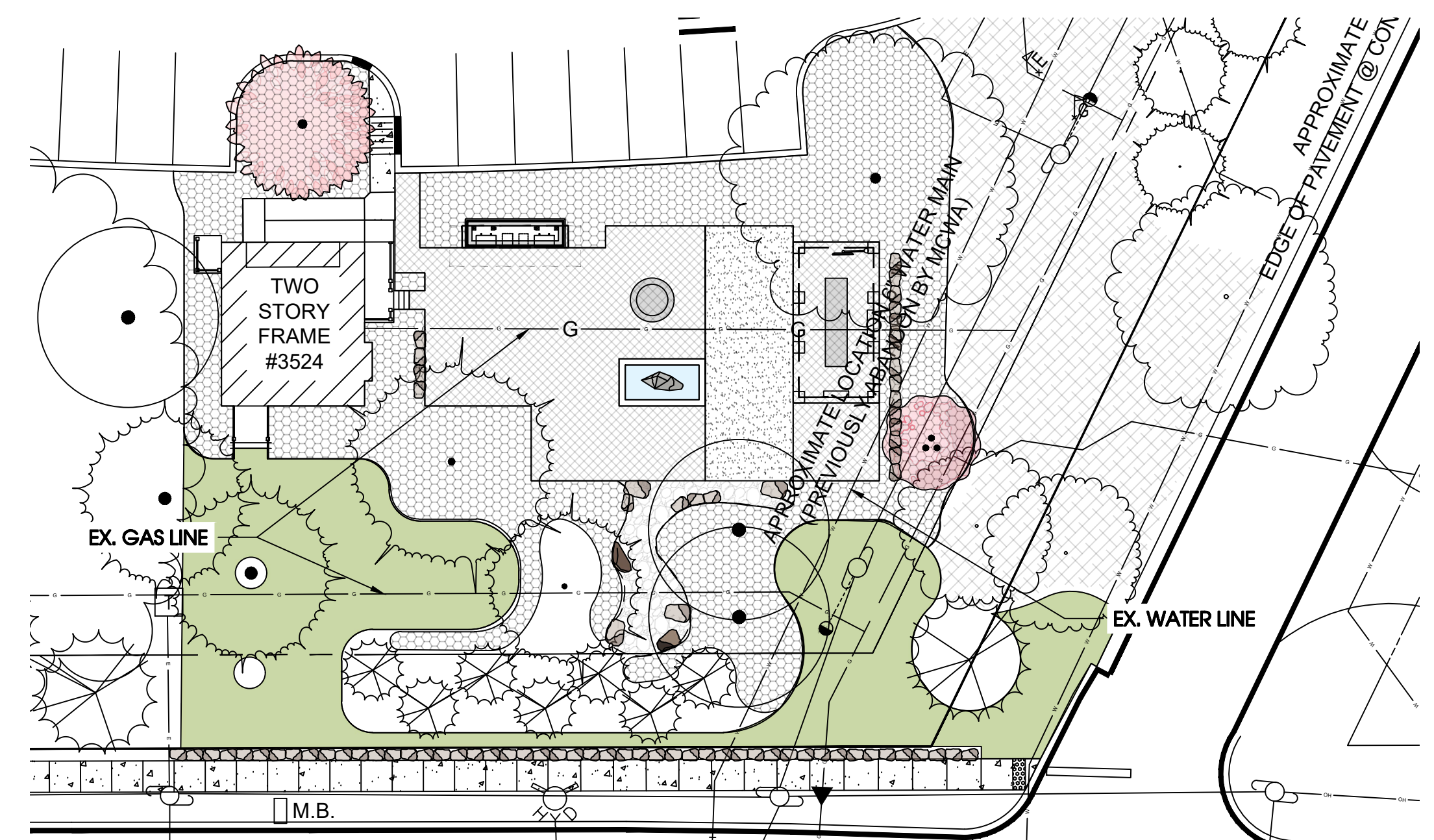


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GENERAL NOTES:

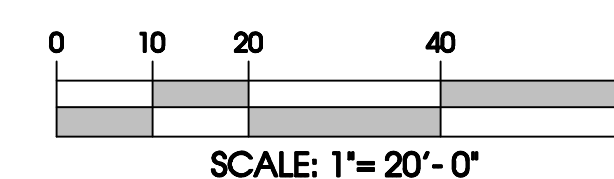
- EXISTING BASE INFORMATION DERIVED FROM SITE PLANS DATED 9/16/2020 AND REVISED 12/23/2020, PREPARED BY COSTICH ENGINEERING.
- THE CONTRACTOR SHALL FIELD VERIFY ALL AREAS AND QUANTITIES WITHIN SCOPE OF WORK PRIOR TO START OF LANDSCAPE CONSTRUCTION. CONTACT THE LANDSCAPE ARCHITECT, THE OWNER, OR OWNER'S REPRESENTATIVE IMMEDIATELY TO REVIEW AND APPROVE ANY FIELD ISSUES DURING CONSTRUCTION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MATERIAL AND CONSTRUCTION QUALITY ASSURANCES AND WARRANTIES.
- THE CONTRACTOR IS RESPONSIBLE FOR CONFIRMING THE LOCATION OF ALL EXISTING UNDERGROUND UTILITIES. ANY DAMAGE OCCURRING TO UTILITIES OR PROPERTY DURING EXCAVATION AND CONSTRUCTION WILL BE REPAIRED AT CONTRACTOR'S EXPENSE.
- THE CONTRACTOR WILL SUBMIT PRODUCT DATA AND SHOP DRAWINGS TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING DEMOLITION PERMITS FROM THE MUNICIPALITY AS NECESSARY. TO ALSO INCLUDE ANY NECESSARY PERMITTING FOR TRAFFIC REDIRECTION AND DISRUPTION.
- THE CONTRACTOR SHALL MAINTAIN SAFE, CLEARLY MARKED PEDESTRIAN AND VEHICULAR ACCESS TO ALL ADJACENT PROPERTIES THROUGHOUT THE CONSTRUCTION PROCESS.

06 WOOD, PLASTIC AND COMPOSITES SCHEDULE	
CODE	DESCRIPTION
06-01	PROVIDE APPROX. 450 SF WOOD PAVILION. SEE DETAILS SHEET S1.0.
06-02	PROVIDE APPROX. 140 SF WOOD CUSTOM PERGOLA OVER GRILLING / COOKING STATION. SEE DETAIL 1/L1.6 & SHEET S2.0.
31 EARTHWORK SCHEDULE	
CODE	DESCRIPTION
31-01	PROVIDE APPROX. 180 LF BOULDER RETAINING WALL WITH SENECA TANS BOULDERS BY YUKON VALLEY. BOULDER LINE ABUTTING PROPOSED SIDEWALK SHALL BE AT LEAST DOUBLE-STACKED (ADDITIONAL COURSES AS NECESSARY PENDING FINAL GRADES). ALL OTHER BOULDER LINES SHOWN SHALL BE SINGLE COURSE. SEE DETAIL 4 & 5/L1.7.
32 EXTERIOR IMPROVEMENTS SCHEDULE	
CODE	DESCRIPTION
32-01	PROVIDE APPROX. 2,140 SF PAVER SURFACE TO AREAS SHOWN. SEE DETAIL 3/L1.7. PAVERS TO BE NATURAL-CLEFT FULL-COLOR BLUESTONE BY YUKON VALLEY IN MIXED RECTANGULAR PATTERN (2X2, 2X3).
32-02	PROVIDE APPROX. 580 SF SYNTHETIC TURF LAWN (TALL-PILE-HIGHT TURF TO BE AT OUTER 18" PERIMETER OF PUTTING GREEN AREA AND SHORT-PILE-HIGHT TURF TO COMPRISE REMAINDER OF PUTTING GREEN AREA). SEE DETAIL 6/L1.7. PROVIDE ALLOWANCE FOR (3) GOLF CUPS WITH SYNTH-TURF PLUGS. LOCATIONS TBD.
32-03	PROVIDE GRILL STATION. SEE DETAIL 1/L1.6 & SHEET S2.0.
32-04	PROVIDE SEATING ISLAND / BAR STATION. SEE DETAIL 2/L1.6.
32-05	PROVIDE ROUND FIRE PIT. SEE DETAIL 1/L1.7.
32-06	'DRY CREEK BED' DRAINAGE SWALE - APPROX. 270 SF. PROVIDE 4" TO 8" YUKON VALLEY NY COBBLES TO 6" MIN. DEPTH OVER NONWOVEN GEOTEXTILE STAKED TO DECOMPACTED SUBGRADE. TO INCLUDE THE PROVISION OF APPROX. (12) LARGE DECORATIVE BOULDERS PLACED ABOUT RIVER BED AS SHOWN. USE LARGE BOULDS, 'ONTARIO' BY YUKON VALLEY OR APPROVED EQUAL.
32-07	PROPOSED LANDSCAPE BED - REFER TO SPECIFICATIONS ON PLANTING PLAN SHEET AND PLANTING DETAILS SHEETS.
32-08	PROVIDE APPROX. 0.09 AC CONSERVATION SEED MIX. SEE PLANTING PLAN SHEET L1.5.
32-09	PROVIDE APPROX. 80 SF WATER FEATURE WITH CORED BOULDER FOUNTAIN AND SUNKEN POOL. SEE DETAIL 2/L1.7.
32-10	PROVIDE APPROX. 0.05 AC. LAWN SEED MIX. SEE PLANTING PLAN SHEET L1.5.



* SEE COSTICH SITE PLANS FOR ADDITIONAL REFERENCE

2. EXISTING BURIED UTILITIES



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www.rpkla.com

(P) 585-502-7529

rkelly@rpkla.com

RPKLA



WARNING:
IT IS A VIOLATION OF THE LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED LANDSCAPE ARCHITECT, TO ALTER IN ANY WAY, IF AN ITEM BEARING THE SEAL OF A LANDSCAPE ARCHITECT IS ALTERED, THE ALTERNING LANDSCAPE ARCHITECT SHALL AFFIX TO HIS ITEM THE SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS SIGNATURE AND THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.

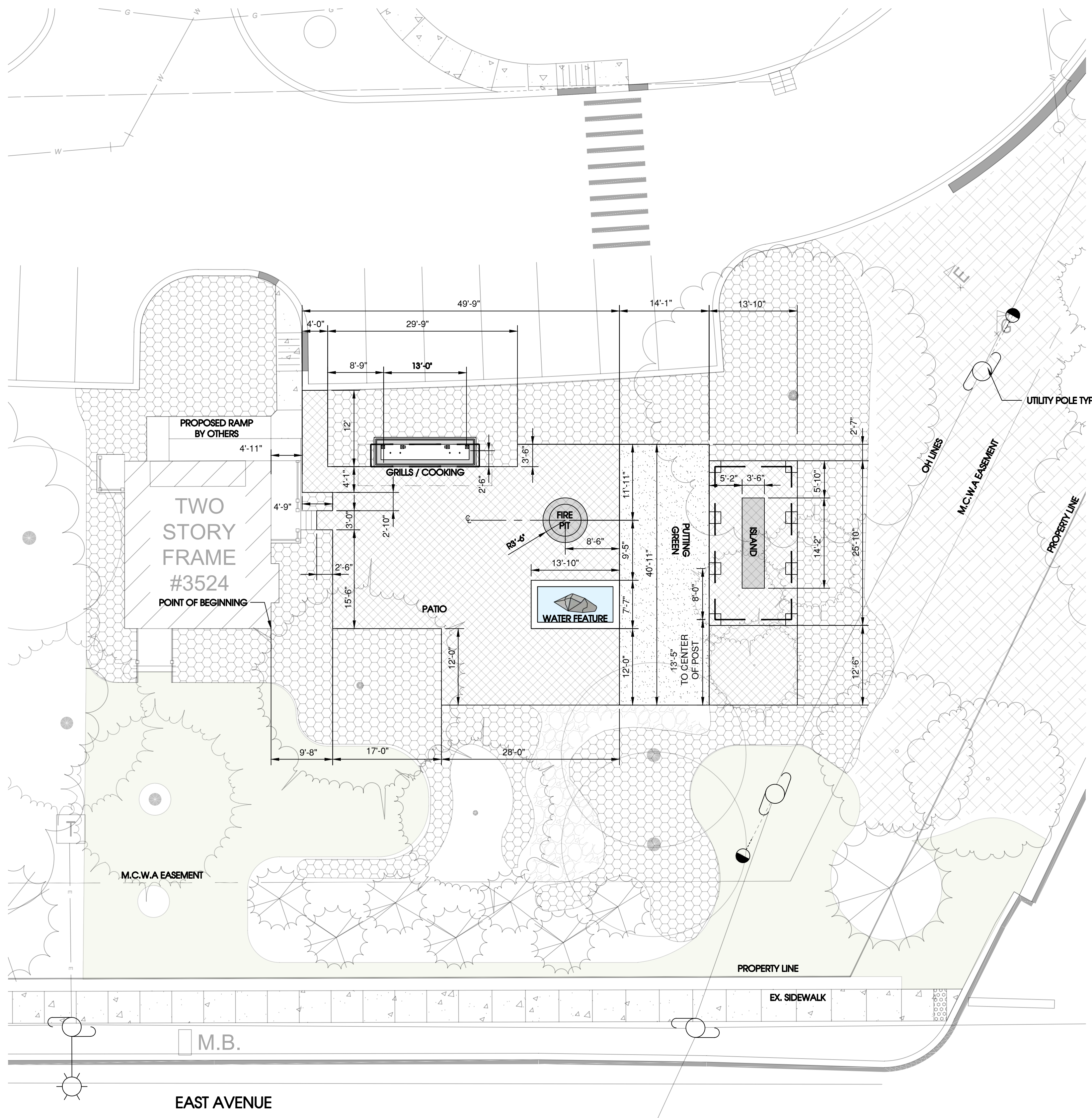
DATE	DESCRIPTION

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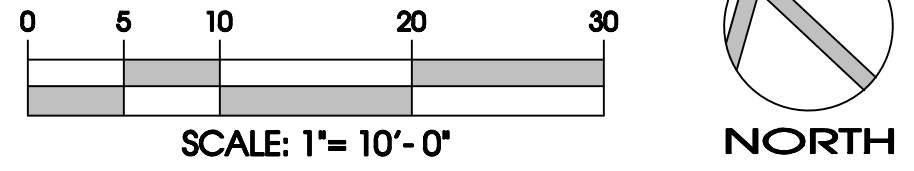
KILBOURN APARTMENTS
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RPK
ISSUE DATE
NOVEMBER 5, 2021
JOB NUMBER
SHEET NAME
LAYOUT PLAN
SHEET NUMBER

L1.1



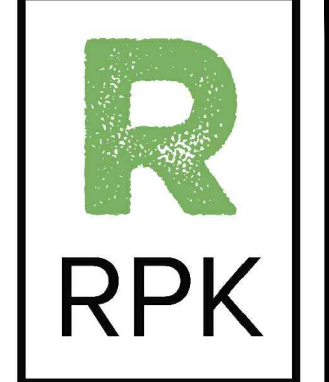
1. DIMENSION PLAN



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GENERAL NOTES:

1. EXISTING BASE INFORMATION DERIVED FROM SITE PLANS DATED 9/16/2020 AND REVISED 12/23/2020, PREPARED BY COSTICH ENGINEERING.
2. THE CONTRACTOR SHALL FIELD VERIFY ALL AREAS AND QUANTITIES WITHIN SCOPE OF WORK PRIOR TO START OF LANDSCAPE CONSTRUCTION. CONTACT THE LANDSCAPE ARCHITECT, THE OWNER, OR OWNER'S REPRESENTATIVE IMMEDIATELY TO REVIEW AND APPROVE ANY FIELD ISSUES DURING CONSTRUCTION.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MATERIAL AND CONSTRUCTION QUALITY ASSURANCES AND WARRANTIES.
4. THE CONTRACTOR IS RESPONSIBLE FOR CONFIRMING THE LOCATION OF ALL EXISTING UNDERGROUND UTILITIES. ANY DAMAGE OCCURRING TO UTILITIES OR PROPERTY DURING EXCAVATION AND CONSTRUCTION WILL BE REPAIRED AT CONTRACTOR'S EXPENSE.
5. THE CONTRACTOR WILL SUBMIT PRODUCT DATA AND SHOP DRAWINGS TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING DEMOLITION PERMITS FROM THE MUNICIPALITY AS NECESSARY. TO ALSO INCLUDE ANY NECESSARY PERMITTING FOR TRAFFIC REDIRECTION AND DISRUPTION.
7. THE CONTRACTOR SHALL MAINTAIN SAFE, CLEARLY MARKED PEDESTRIAN AND VEHICULAR ACCESS TO ALL ADJACENT PROPERTIES THROUGHOUT THE CONSTRUCTION PROCESS.



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(P) 585-502-7529

rkelly@rpkla.com

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Δ	DATE	DESCRIPTION

PROJECT NAME

KILBOURN APARTMENTS
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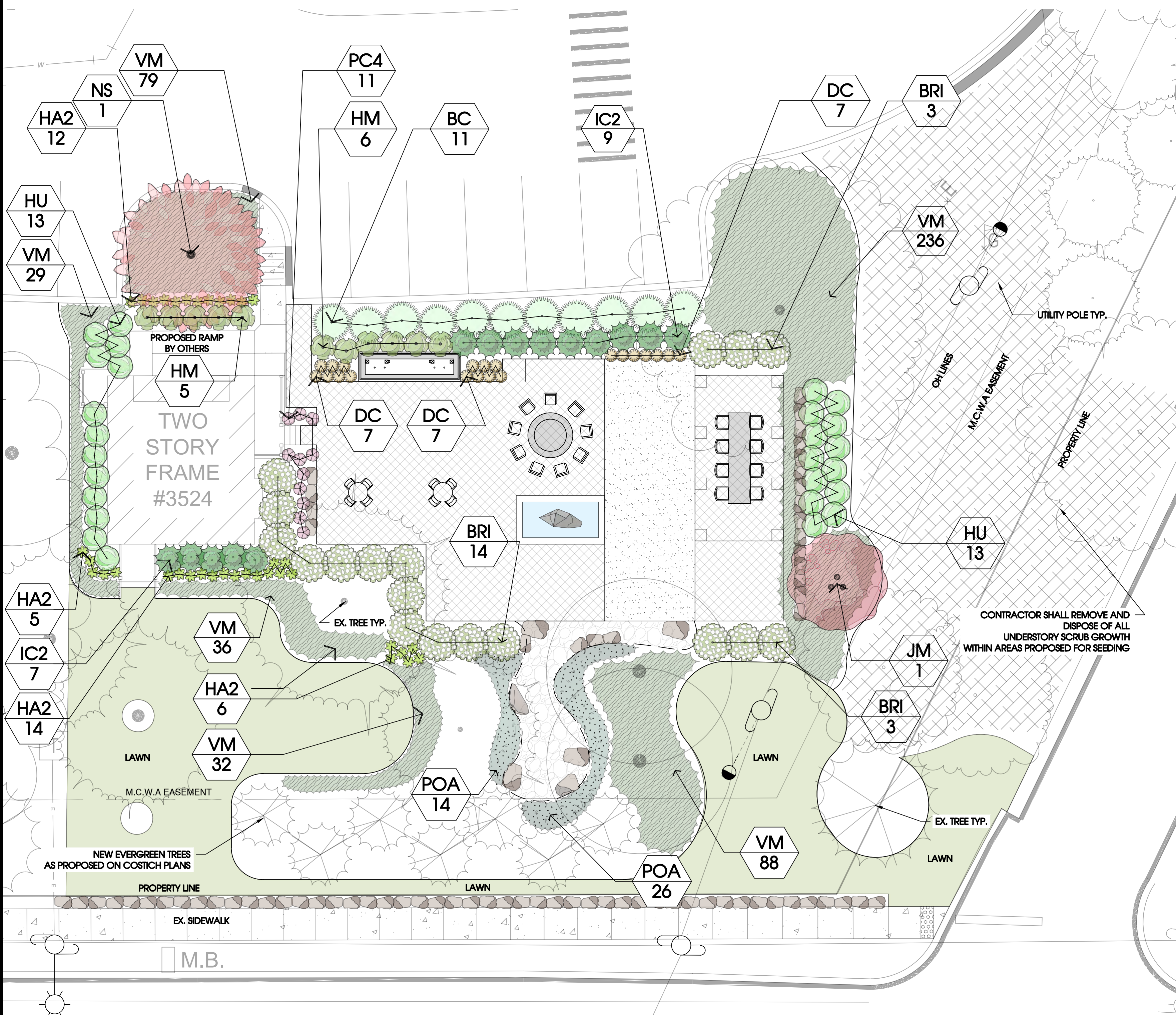
ISSUE DATE
NOVEMBER 5, 2021

JOB NUMBER

SHEET NAME
DIMENSION PLAN

SHEET NUMBER

L1.2



GENERAL NOTES:

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- THE CONTRACTOR SHALL FIELD VERIFY ALL AREAS AND QUANTITIES WITHIN SCOPE OF WORK PRIOR TO START OF LANDSCAPE CONSTRUCTION. CONTACT THE LANDSCAPE ARCHITECT, THE OWNER, OR OWNER'S REPRESENTATIVE IMMEDIATELY TO REVIEW AND APPROVE ANY FIELD ISSUES DURING CONSTRUCTION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MATERIAL AND CONSTRUCTION QUALITY ASSURANCES AND WARRANTIES.
- THE CONTRACTOR IS RESPONSIBLE FOR CONFIRMING THE LOCATION OF ALL EXISTING UNDERGROUND UTILITIES. ANY DAMAGE OCCURRING TO UTILITIES OR PROPERTY DURING EXCAVATION AND CONSTRUCTION WILL BE REPAIRED AT CONTRACTOR'S EXPENSE.
- THE CONTRACTOR WILL SUBMIT PRODUCT DATA AND SHOP DRAWINGS TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING DEMOLITION PERMITS FROM THE MUNICIPALITY AS NECESSARY. TO ALSO INCLUDE ANY NECESSARY PERMITTING FOR TRAFFIC REDIRECTION AND DISRUPTION.
- THE CONTRACTOR SHALL MAINTAIN SAFE, CLEARLY MARKED PEDESTRIAN AND VEHICULAR ACCESS TO ALL ADJACENT PROPERTIES THROUGHOUT THE CONSTRUCTION PROCESS.

PLANTING NOTES:

- THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL PLANT AND MATERIAL QUANTITIES PRIOR TO BIDDING AND PROCUREMENT.
- FIRST REPURPOSE ALL FILL FROM LANDSCAPE CONSTRUCTION FOR PLANTING OPERATIONS. ALL IMPORTED FILL FOR USE IN PLANTING BEDS WILL BE UNSCREENED TOPSOIL WITH COMPOST ADDED AT A RATE OF APPROX. 1.5 CU. FT. PER 1 CU. YD. OF TOPSOIL.
- LANDSCAPE ARCHITECT WILL APPROVE ALL PLANT MATERIALS PRIOR TO INSTALLATION.
- ALL WOODY PLANTS WILL BE OBTAINED FROM NURSERY SOURCE(S) WITH SIMILAR CLIMATE AND SOIL CONDITIONS AS THE PROJECT SITE.
- ALL MATERIALS WILL BE PLANTED AS PER DETAILS PROVIDED.
- ALL PLANT MATERIALS WILL BE PROVIDED WITH A **2-YEAR WARRANTY**.
- ALL PLANT MATERIALS WILL BE WATERED AT THE TIME OF INSTALLATION.
- PROVIDE 3" LAYER OF UNDYED, TRIPLE-GROUND HARDWOOD MULCH IN DARK BROWN COLOR TO ALL PLANTING BEDS, UNLESS OTHERWISE NOTED.
- ALL PLANTS PROVIDED SHALL BE STRAIGHT SPECIES OR NON-STERILE CULTIVARS, UNLESS OTHERWISE NOTED ON PLANT SCHEDULE.
- CONTRACTOR SHALL PROVIDE A NATURAL SPADED-EDGE BED LINE TO ALL PLANTING AREAS, UNLESS OTHERWISE NOTED.
- THE CONTRACTOR IS RESPONSIBLE FOR FULLY MAINTAINING ALL PLANT MATERIALS (INCLUDING BUT NOT LIMITED TO WATERING, SPRAYING, MULCHING, FERTILIZING ETC.) AND LAWN AREAS UNTIL THE WORK IS ACCEPTED IN TOTAL BY THE OWNER OR OWNER'S REPRESENTATIVE.

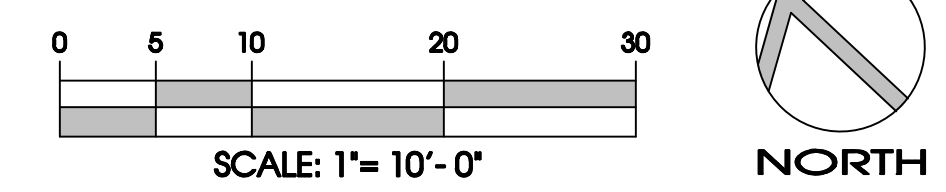
TOPSOIL SPECIFICATIONS:

REMOVE ALL CRUSHED STONE AND BASE MATERIALS FROM PROPOSED TREE OR PLANTING BED LOCATION, TO THE DIMENSIONS NOTED IN THE REFERENCE NOTES OR ON PLAN. REPLACE WITH AN APPROPRIATE PLANTING SOIL MIX, TO BE FERTILE, FRIABLE UNSCREENED TOPSOIL WITH COMPOST ADDED AT A RATE OF APPROX. 1.5 CU. FT. PER 1 CU. YD. OF TOPSOIL. MIX SHALL CONTAIN LESS THAN 5% TOTAL VOLUME OF THE COMBINATION OF SUBSOIL, REFUSE, ROOTS LARGER THAN 1 INCH DIAMETER, HEAVY, STICKY OR STIFF CLAY, STONES LARGER THAN 2 INCHES IN DIAMETER, NOXIOUS SEEDS, STICKS, BRUSH, LITTER, OR ANY SUBSTANCES DELETERIOUS TO PLANT GROWTH. PLANTING SOIL SHALL NOT HAVE BEEN SCREENED AND SHALL RETAIN SOIL PEDS OR CLODS LARGER THAN 2 INCHES IN DIAMETER THROUGHOUT THE STOCKPILE AFTER HARVESTING. STOCKPILED EXISTING TOPSOIL AT THE SITE MEETING THE ABOVE CRITERIA MAY BE ACCEPTABLE.

PLANT SCHEDULE							
TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE
	JM	1	ACER PALMATUM 'BLOODGOOD'	BLOODGOOD JAPANESE MAPLE	B&B	MULTI	8-10' HT.
	NS	1	NYSSA SYLVATICA	BLACK TUPELO	B&B	1.75- 2"	
SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE	
	HU	26	CLETHRA ALNIFOLIA 'HUMMINGBIRD'	SUMMERSWEET	#7 CONT.		
	BC	11	HIBISCUS SYRIACUS 'BLUE CHIFFON'	ROSE-OF-SHARON	#10 CONT.		
	HM	11	HYDRANGEA MACROPHYLLA 'BAILMER' TM	ENDLESS SUMMER	#3 CONT.		
	BRI	18	HYDRANGEA QUERCIFOLIA 'BRIDO'	'SNOWFLAKE' OAKLEAF HYDRANGEA	#10 CONT.		
	IC2	14	ILEX CRENATA 'STEEDS'	STEEDS JAPANESE HOLLY	#5 CONT.	42"-48" SP.	
ANNUALS/PERENNIALS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE	
	PC4	11	ECHINACEA PURPUREA 'BRIGHT STAR'	PURPLE CONEFLOWER	#1 CONT.		
	HA2	37	HOSTA PLANTAGINEA 'APHRODITE'	FRAGRANT PLANTAIN LILY	#2 CONT.		
GRASSES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE	
	DC	21	DESCHAMPSIA CESPITOSA 'GOLDTAU'	GOLD DEW TUFTED HAIR GRASS	#2 CONT.		
GROUND COVERS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE	
	POA	40	POLYSTICHUM ACROSTICHOIDES	CHRISTMAS FERN	#1 CONT.	28" o.c.	
	VM	500	VINCA MINOR 'BOWLES'	BOWLES' COMMON PERIWINKLE	QUART	24" o.c.	

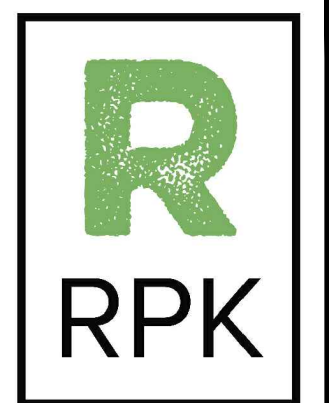
SEED LEGEND:

- LAWN (0.05 AC): CROSMAN TOWN & COUNTRY TURFGRASS SEED MIX (RATE: 300LBS/AC)**
- CONSERVATION SEED (0.09 AC): ERNST R.O.W. NATIVE WOODS MIX W/ ANNUAL RYEGRASS - ERMX-132-1 (RATE: 30LBS/AC)**



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1. PLANTING PLAN



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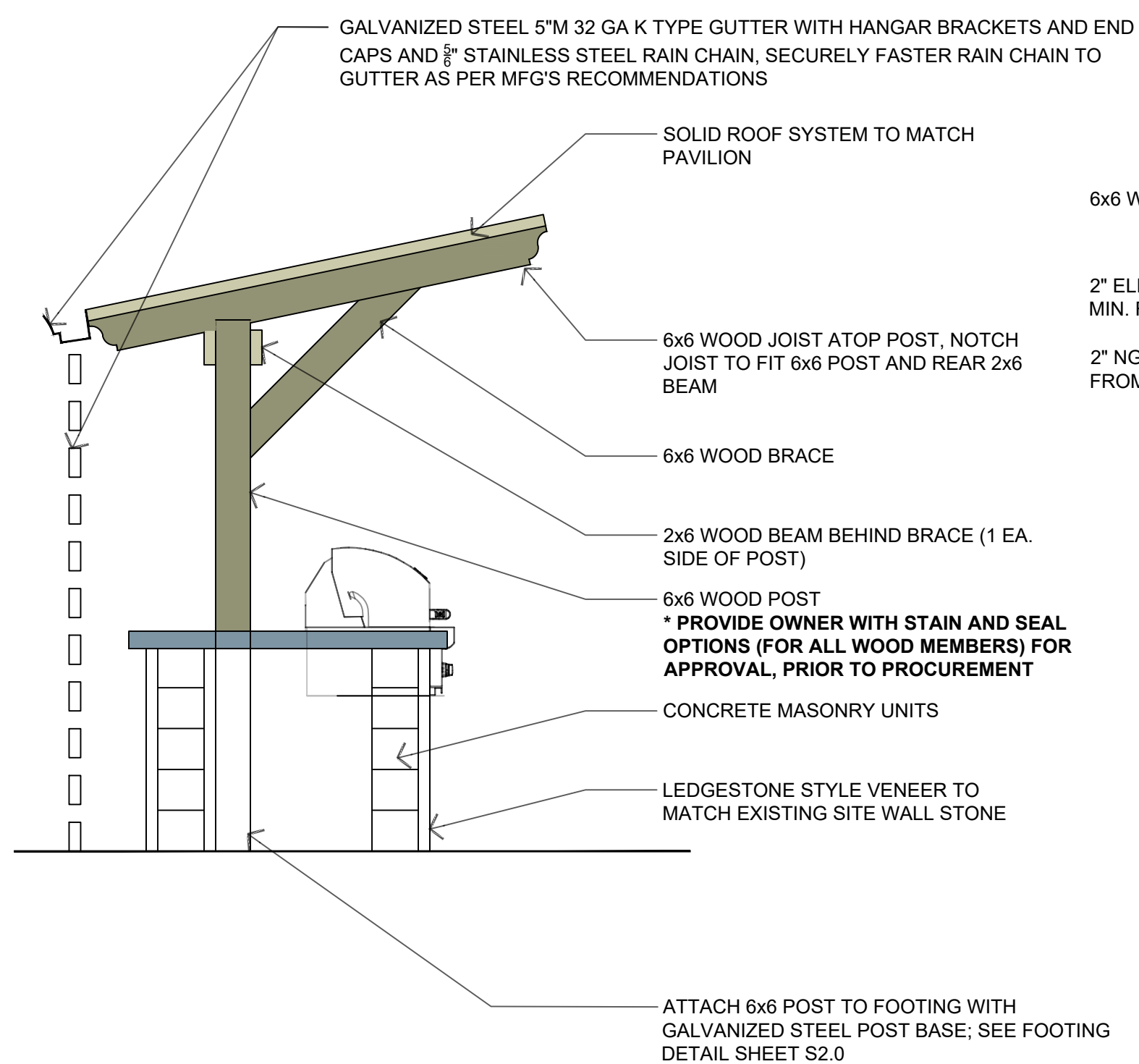
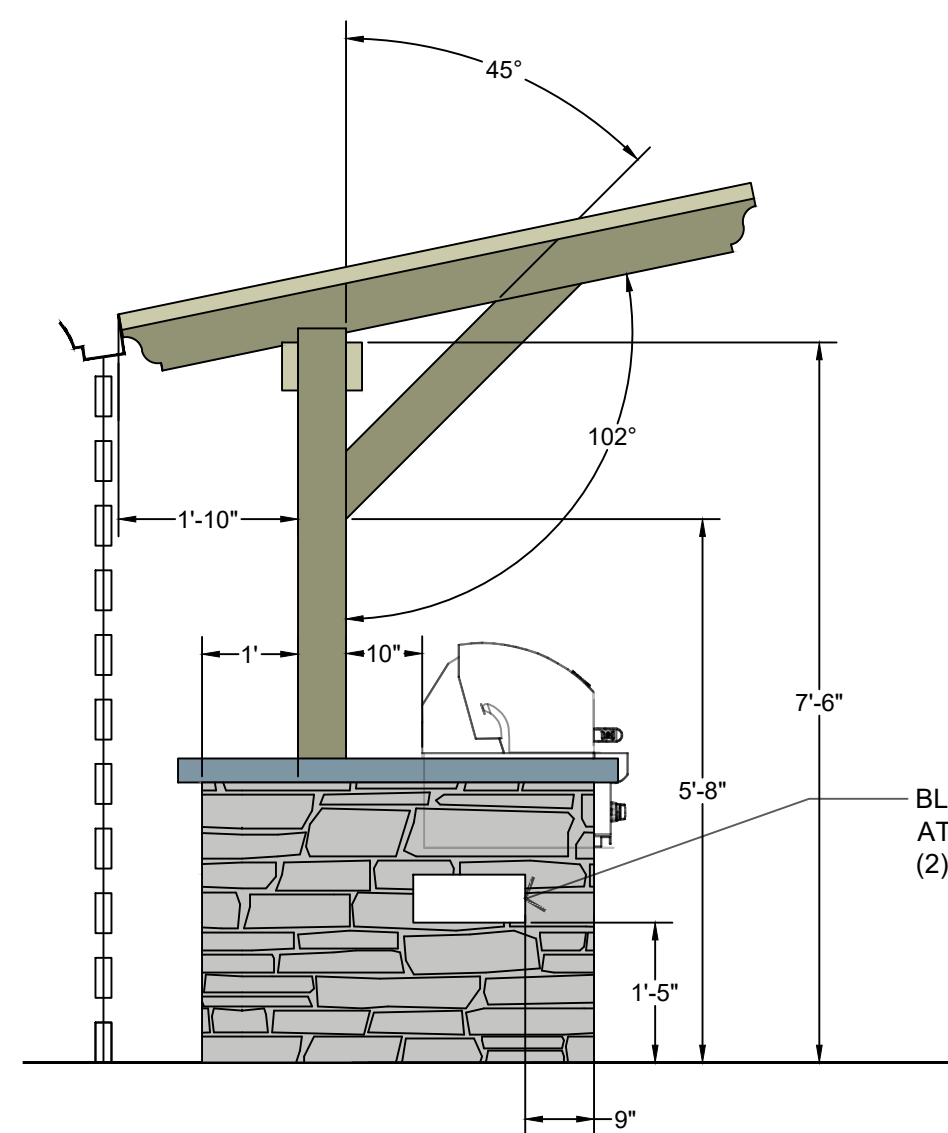
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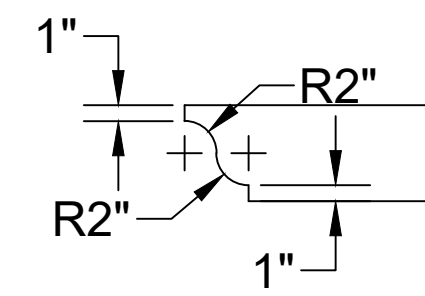
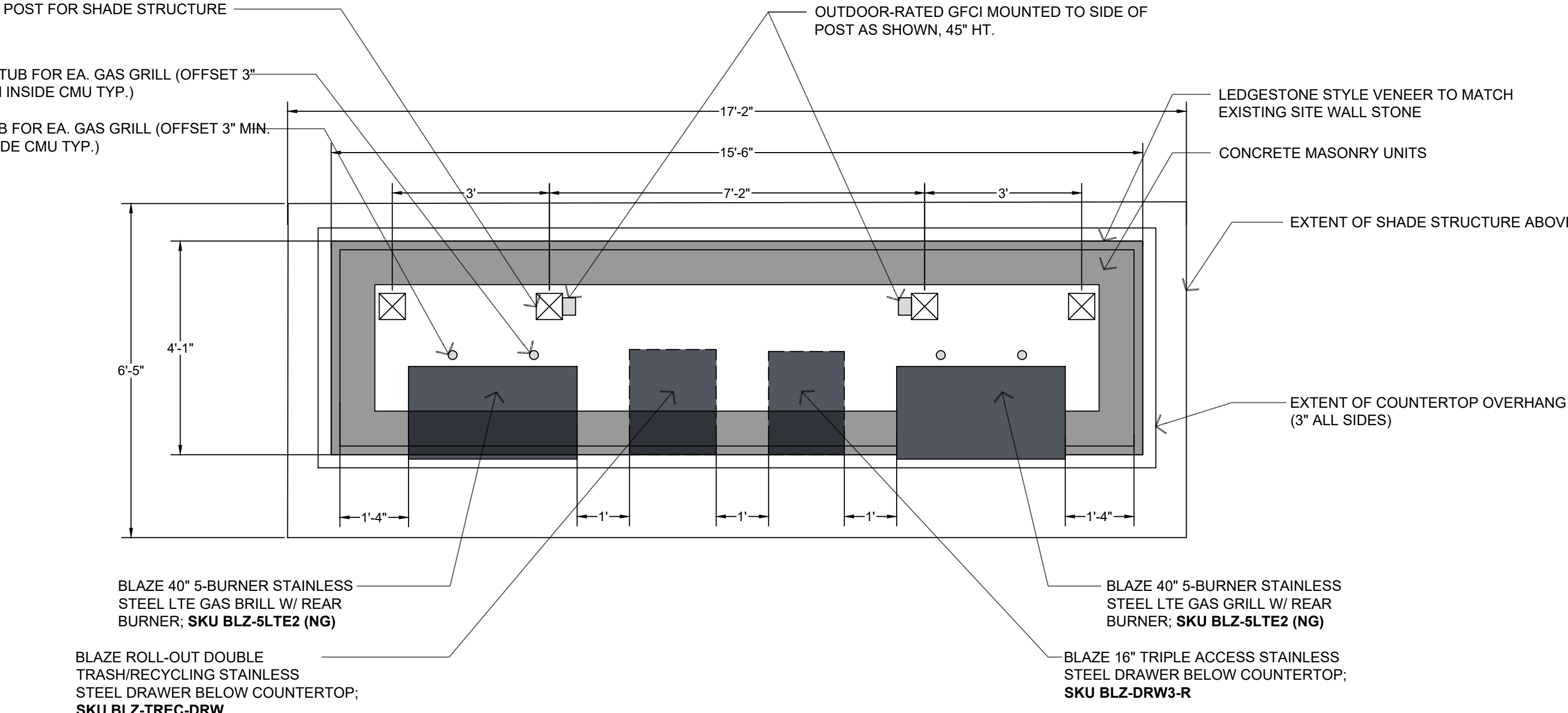
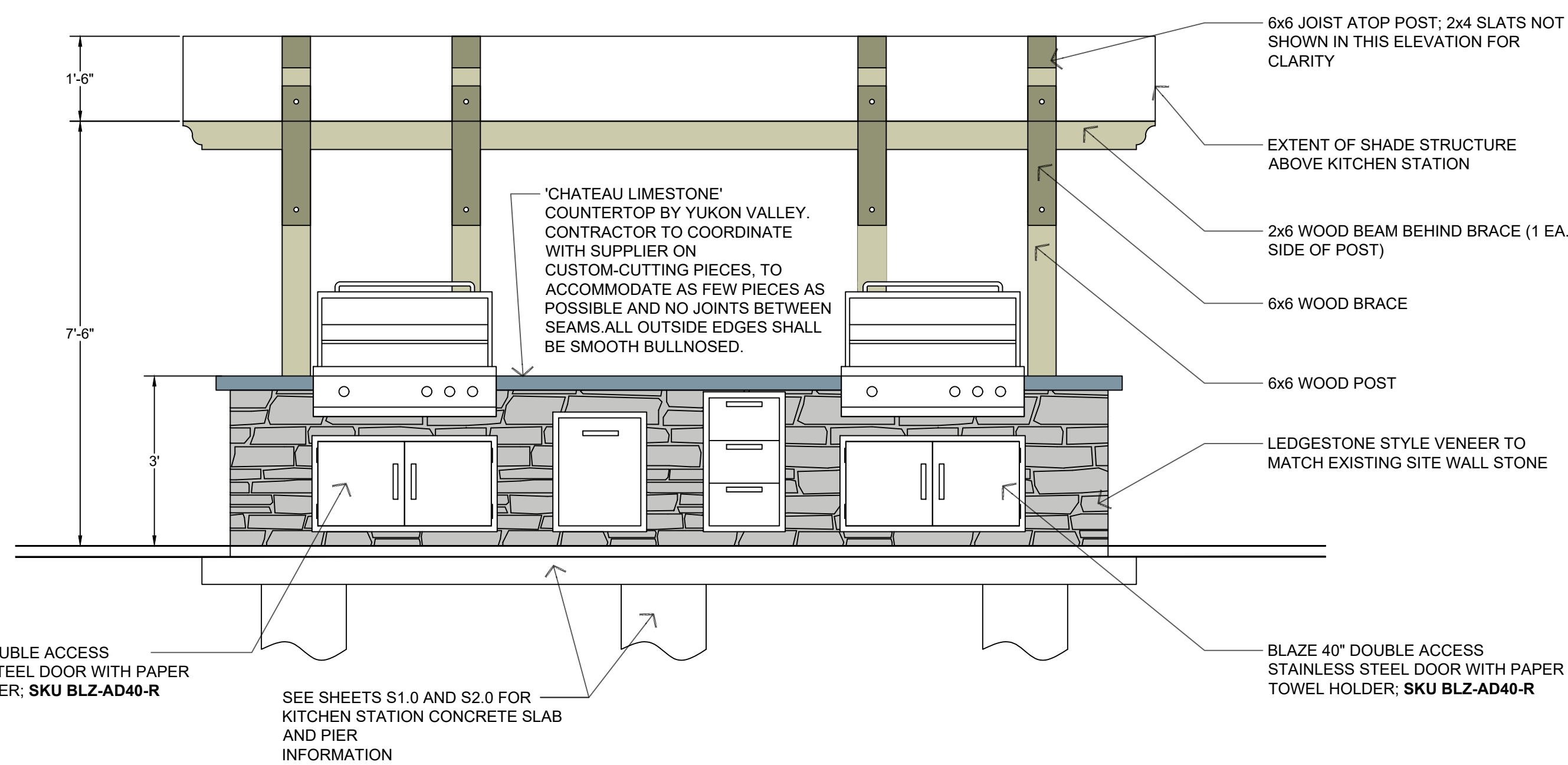
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ISSUE DATE: NOVEMBER 5, 2021
JOB NUMBER:
SHEET NAME: PLANTING PLAN

SHEET NUMBER:
L1.5

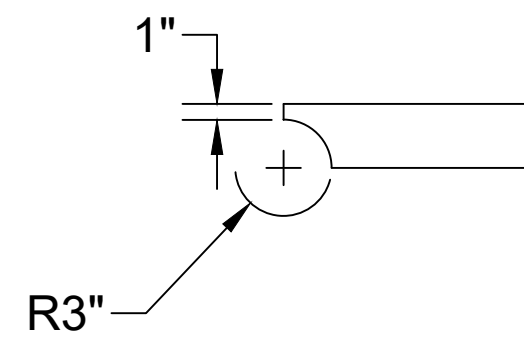


1. KITCHEN STATION DETAILS

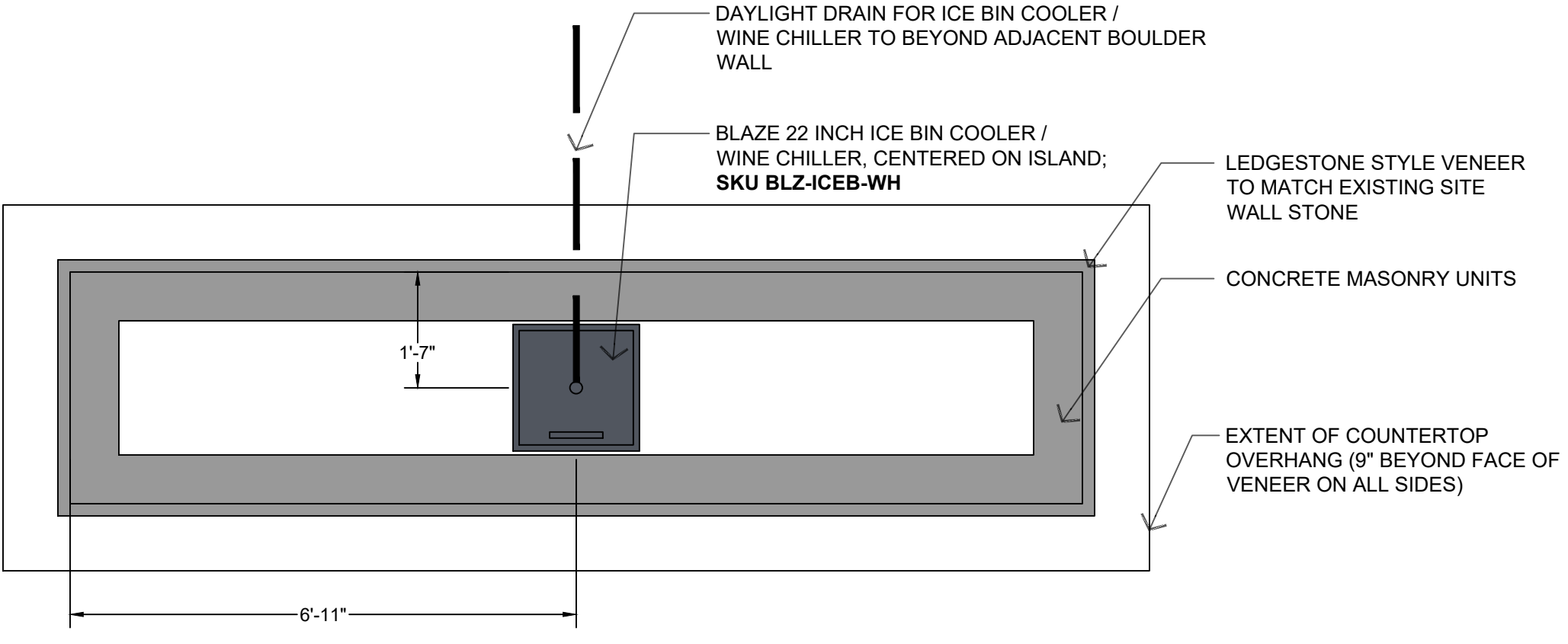
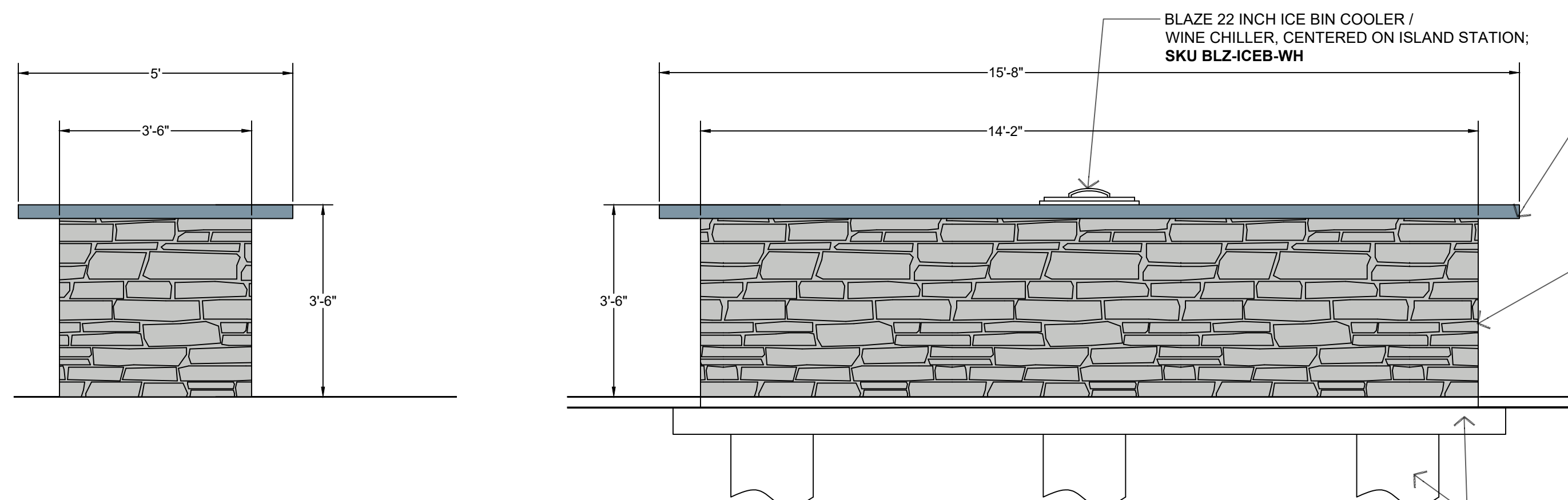
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END TREATMENT FOR 6x6 JOISTS & 2x6 BEAMS

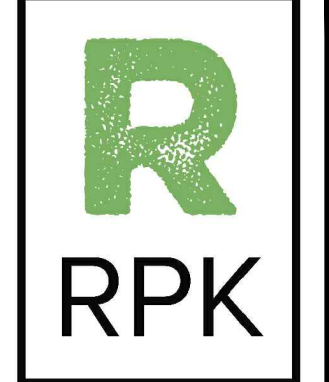


END TREATMENT FOR 2x4 SLATS



2. SEATING ISLAND / BAR STATION DETAILS

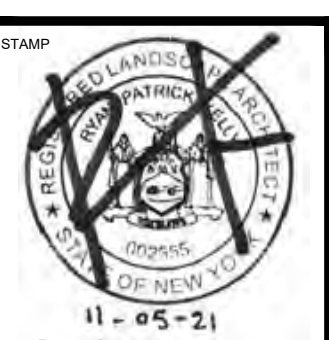
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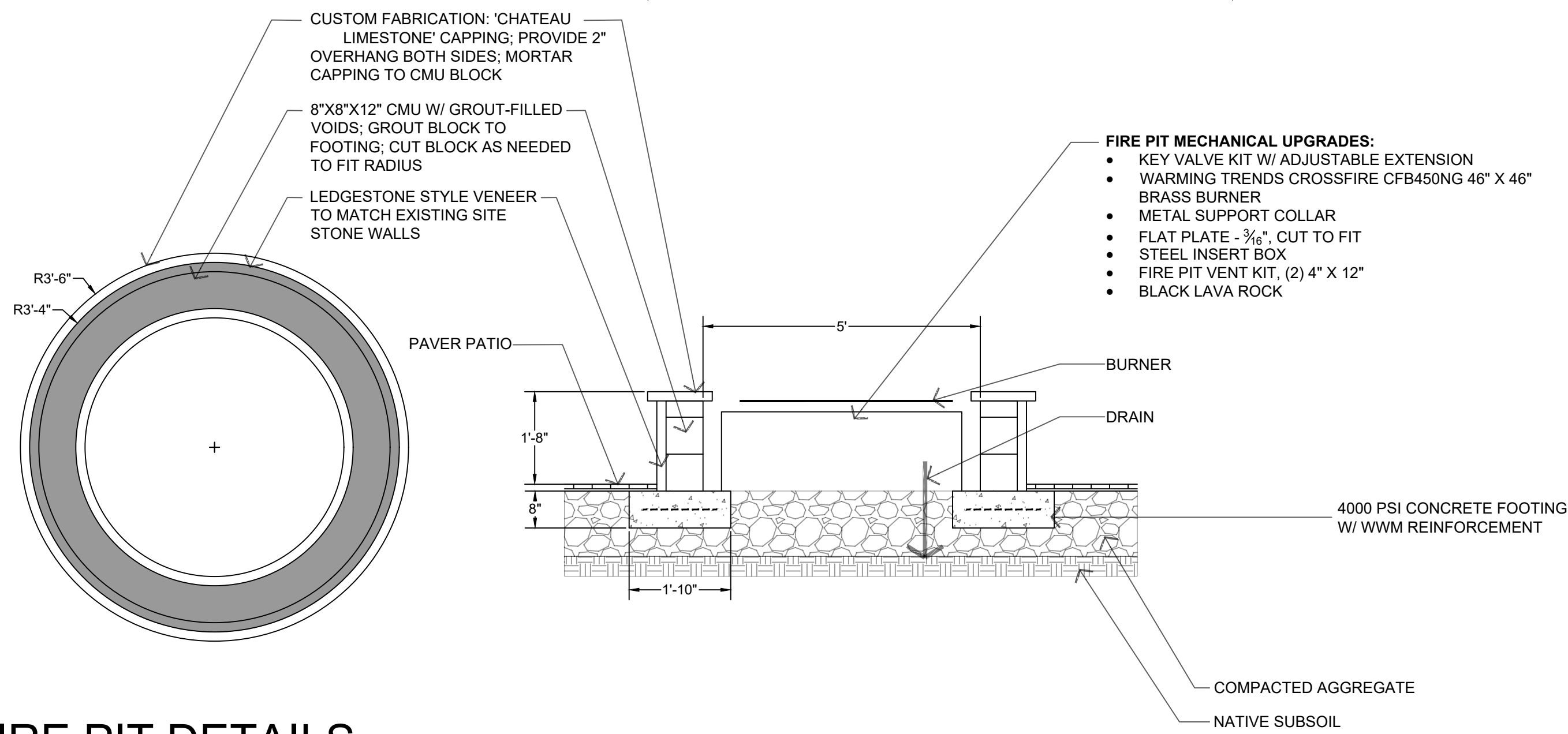
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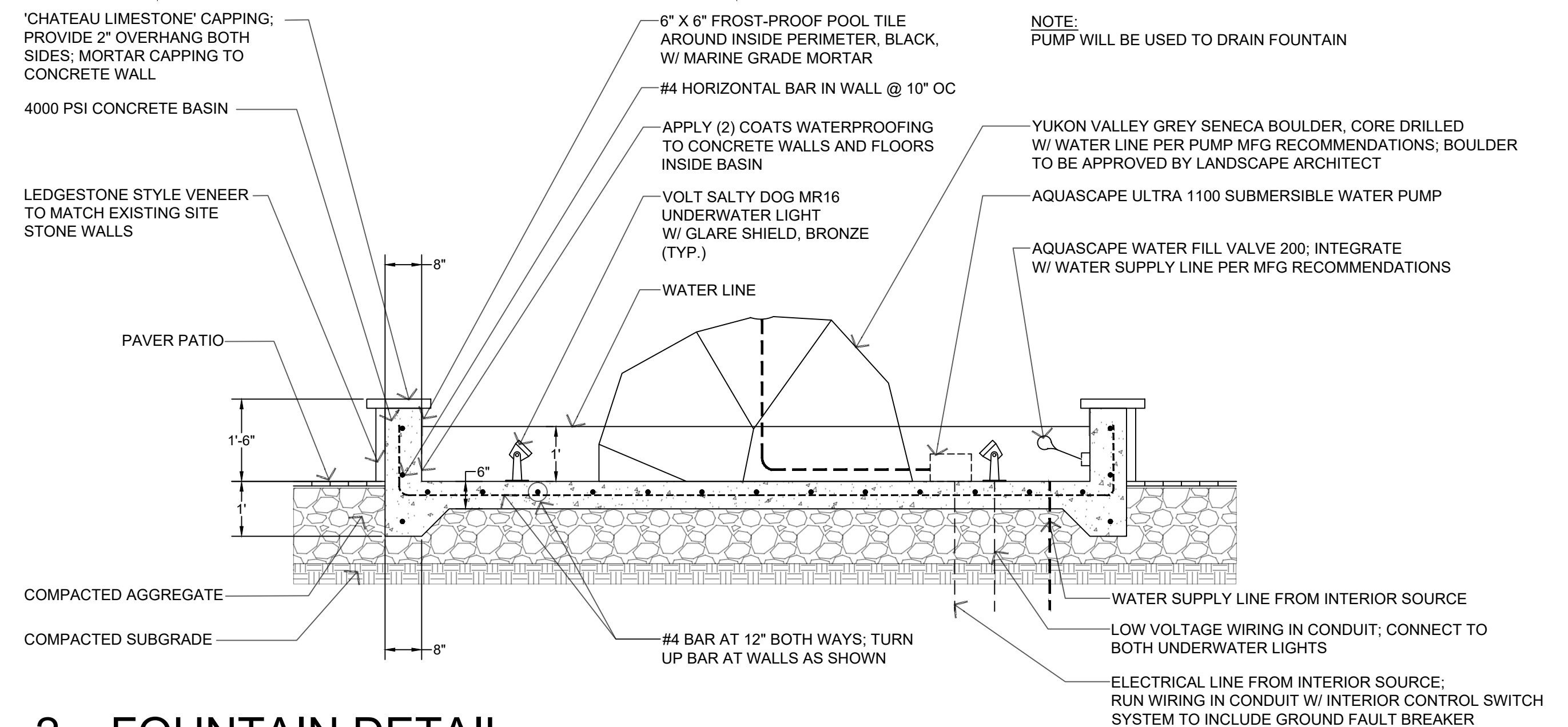
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JOB NUMBER:
SHEET NAME: LANDSCAPE DETAILS

SHEET NUMBER: **L1.6**



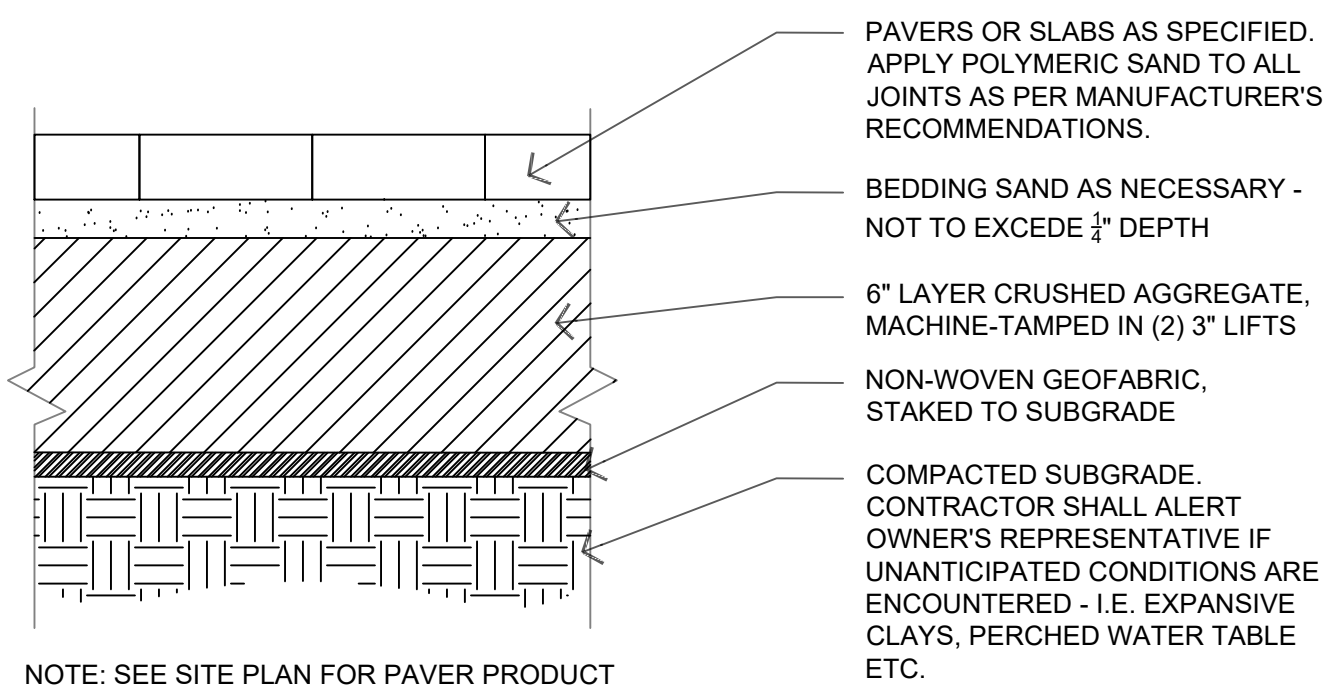
1. FIRE PIT DETAILS

N.T.S.



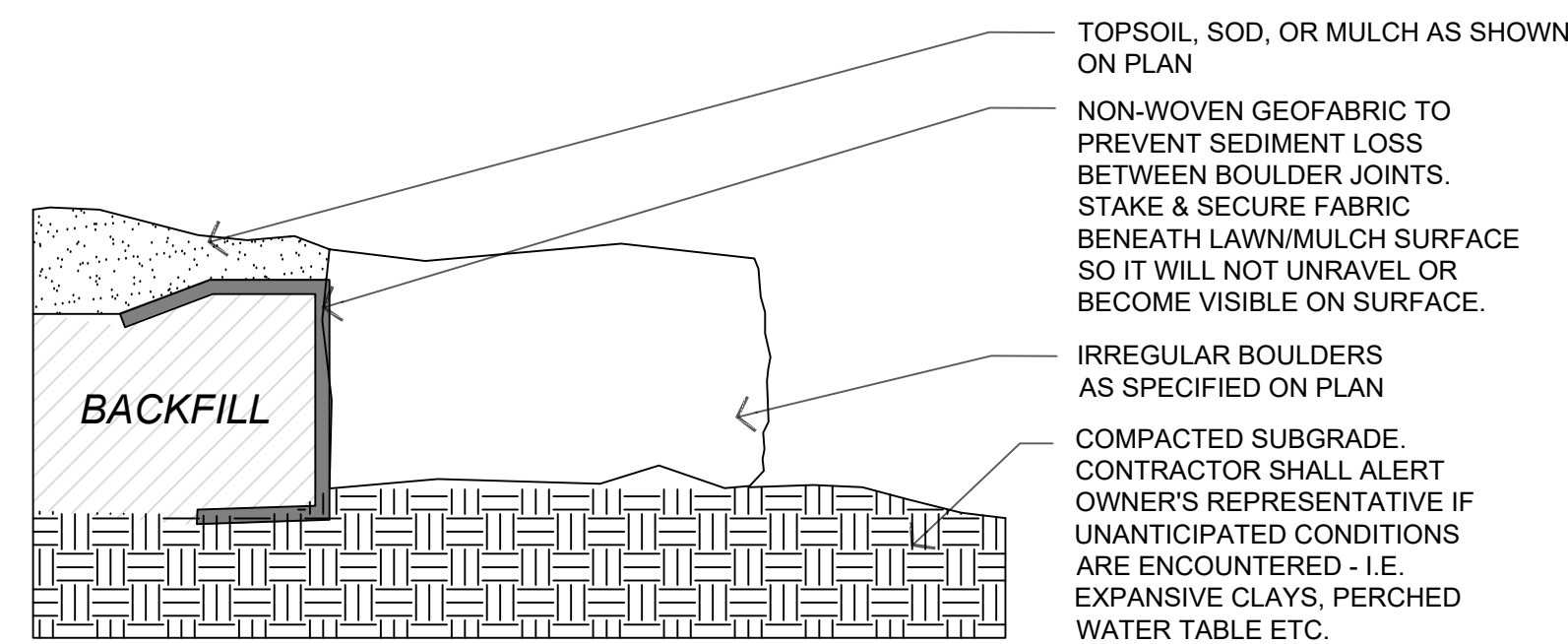
2. FOUNTAIN DETAIL

N.T.S.



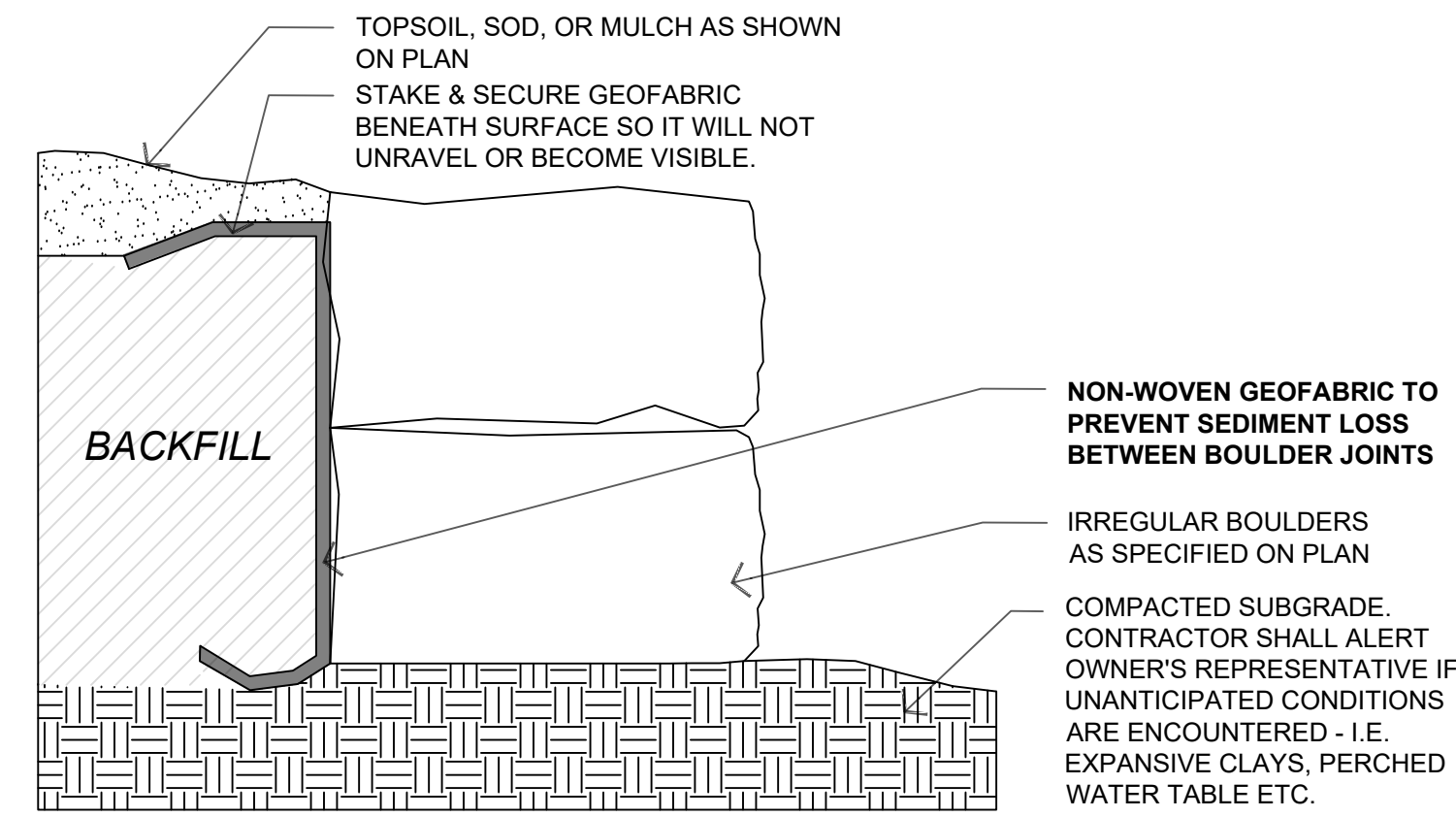
3. STANDARD PAVER SURFACE

N.T.S.



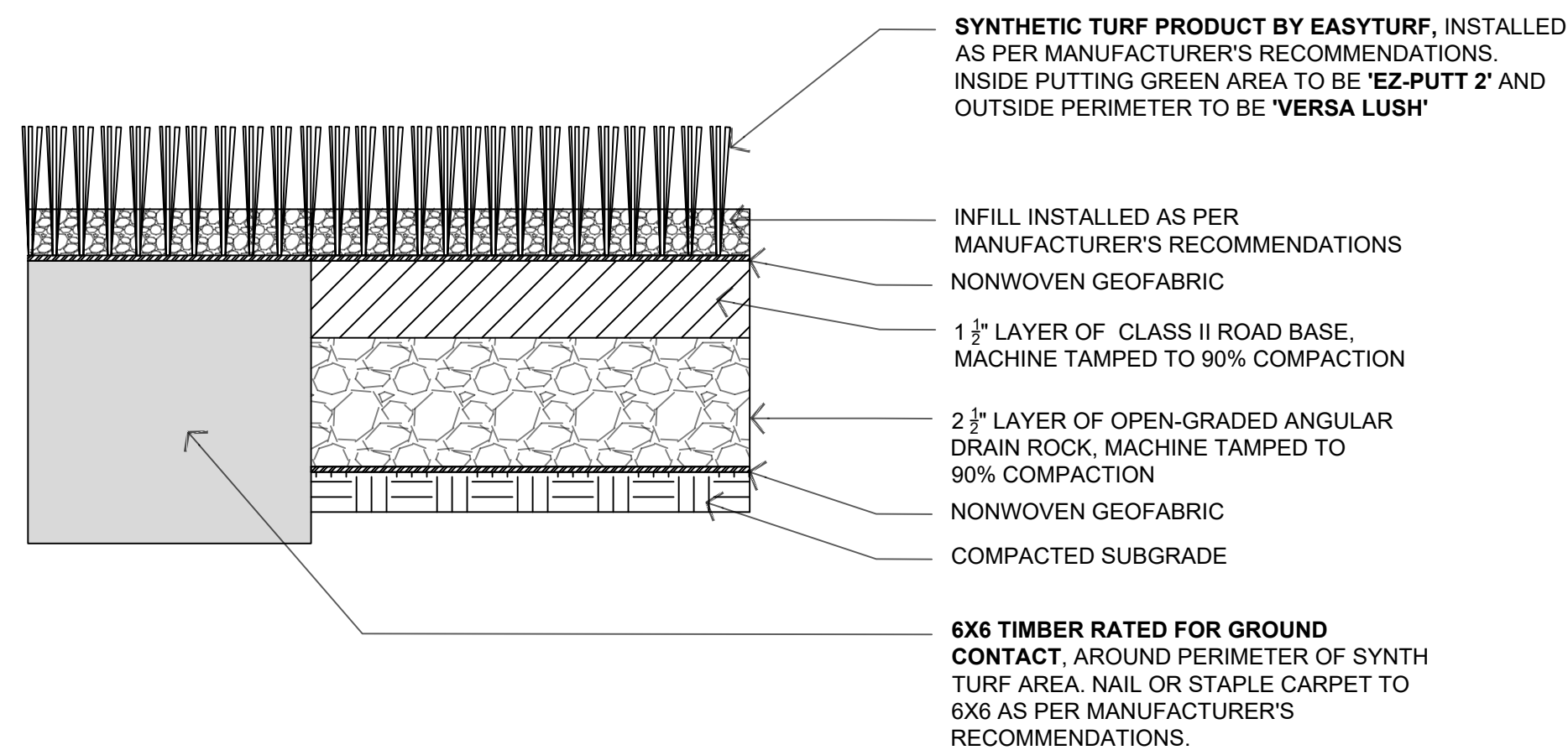
4. SINGLE-STACK BOULDER WALL DETAIL

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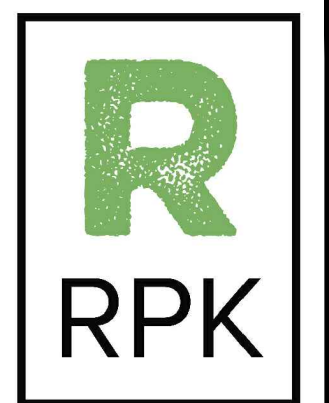
5. BOULDER RETAINING WALL DETAIL

N.T.S.



6. SYNTHETIC TURF SURFACE DETAIL

N.T.S.



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RPK LANDSCAPE ARCH.
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JOB NUMBER
SHEET NAME
LANDSCAPE DETAILS

SHEET NUMBER
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KILBOURN APARTMENTS
3500-3502 EAST AVENUE
TOWN OF PITTSFORD, NEW YORK

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ISSUE DATE

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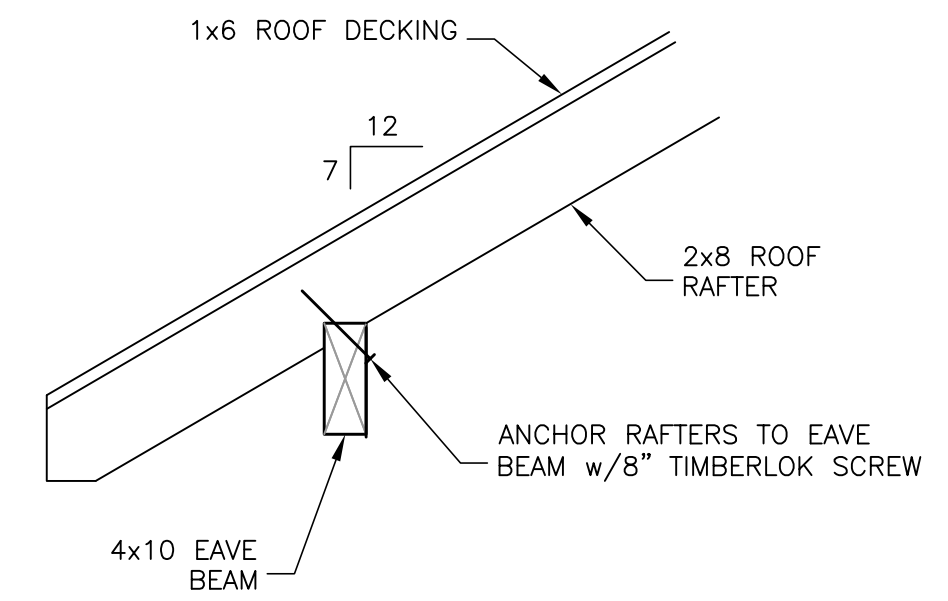
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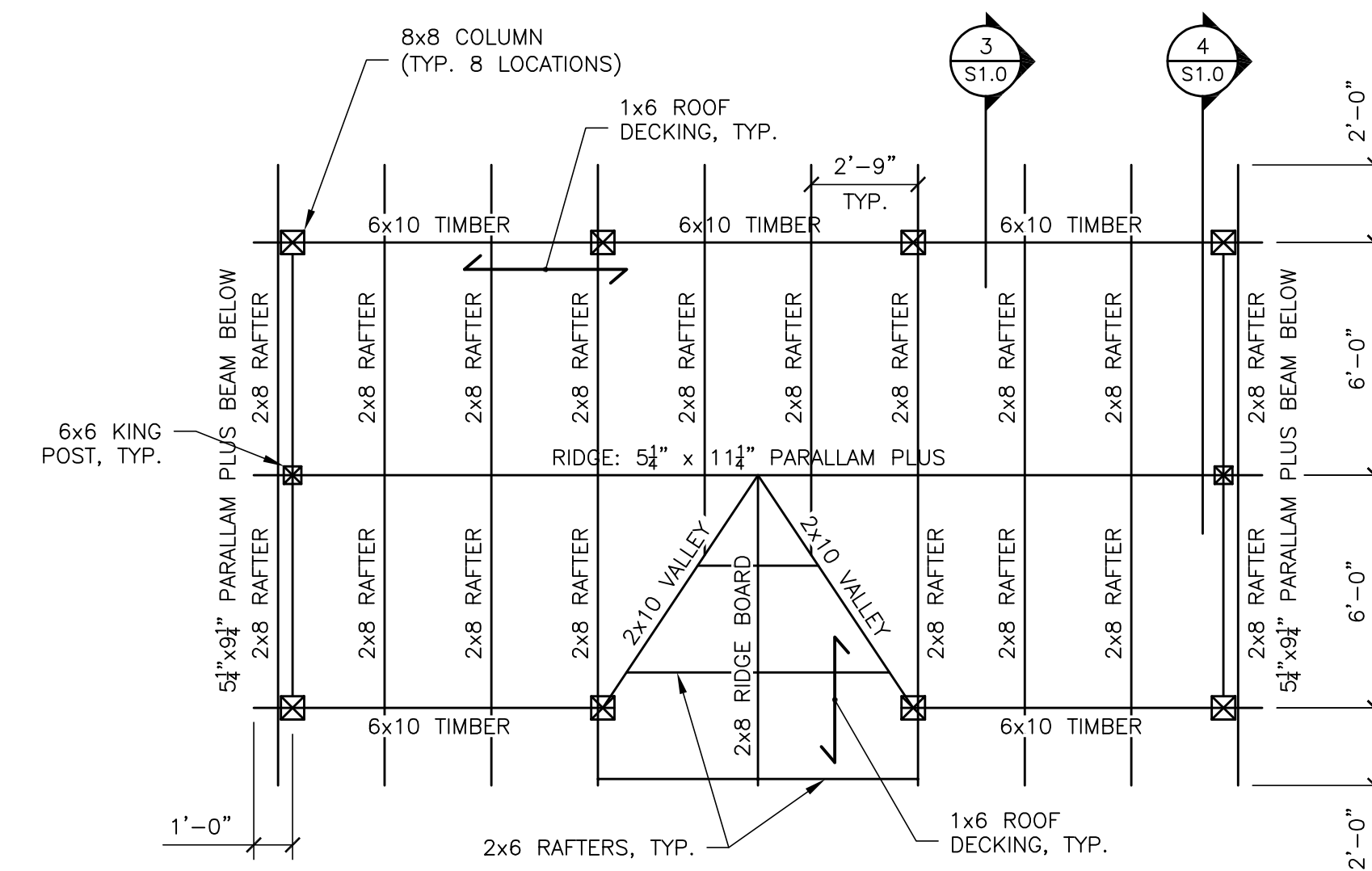
PAVILION STRUCTURAL PLANS, SECTIONS & WOOD SPECIFICATIONS

SHEET NUMBER

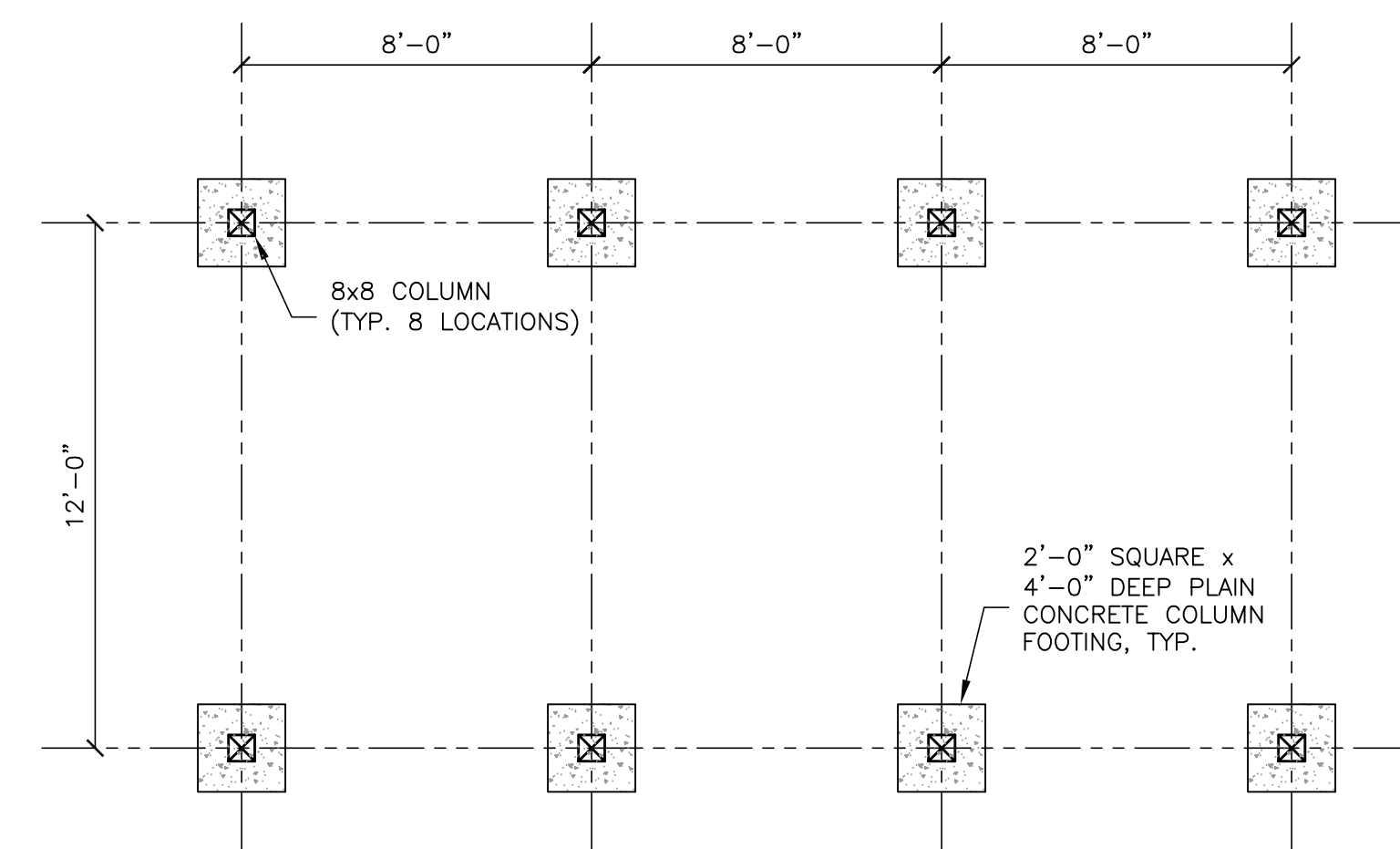
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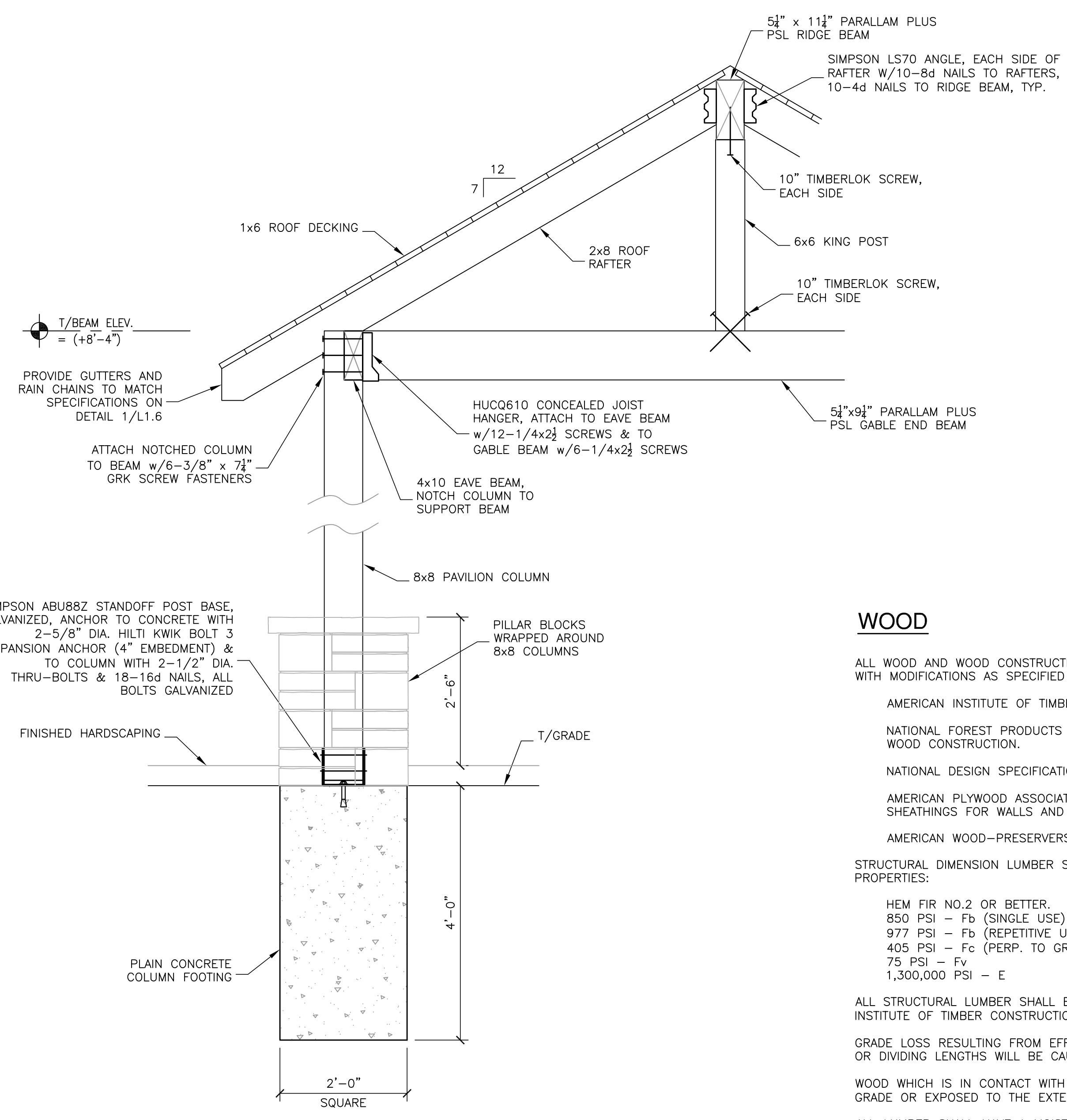
SECTION 3
3/4" = 1'-0"



PAVILION FRAMING PLAN 2
1/4" = 1'-0"



PAVILION FOUNDATION PLAN 1
1/4" = 1'-0"



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

WOOD

ALL WOOD AND WOOD CONSTRUCTION SHALL COMPLY WITH SPECIFICATIONS AND CODES WITH MODIFICATIONS AS SPECIFIED HEREIN.

AMERICAN INSTITUTE OF TIMBER CONSTRUCTION: (STANDARDS MANUAL).

NATIONAL FOREST PRODUCTS ASSOCIATIONS: NATIONAL DESIGN SPECIFICATIONS FOR WOOD CONSTRUCTION.

NATIONAL DESIGN SPECIFICATION (NDS)

AMERICAN PLYWOOD ASSOCIATION: GUIDE TO PLYWOOD FOR FLOORS, PLYWOOD SHEATHINGS FOR WALLS AND ROOFS.

AMERICAN WOOD-PRESERVERS ASSOCIATION STANDARDS.

STRUCTURAL DIMENSION LUMBER SHALL HAVE THE FOLLOWING MINIMUM DESIGN PROPERTIES:

- HEM FIR NO.2 OR BETTER.
- 850 PSI - Fb (SINGLE USE)
- 977 PSI - Fb (REPETITIVE USE)
- 405 PSI - Fc (PERP. TO GRAIN)
- 75 PSI - Fv
- 1,300,000 PSI - E

ALL STRUCTURAL LUMBER SHALL BE STAMPED IN ACCORDANCE WITH THE AMERICAN INSTITUTE OF TIMBER CONSTRUCTION'S "CONSTRUCTION MANUAL".

GRADE LOSS RESULTING FROM EFFECTS OF WEATHERING, HANDLING, STORAGE, RESAWING OR DIVIDING LENGTHS WILL BE CAUSE FOR REJECTION.

WOOD WHICH IS IN CONTACT WITH CONCRETE, MASONRY, SOIL OR WITHIN 1'-0" OF GRADE OR EXPOSED TO THE EXTERIOR SHALL BE PRESSURE PRESERVATIVE TREATED.

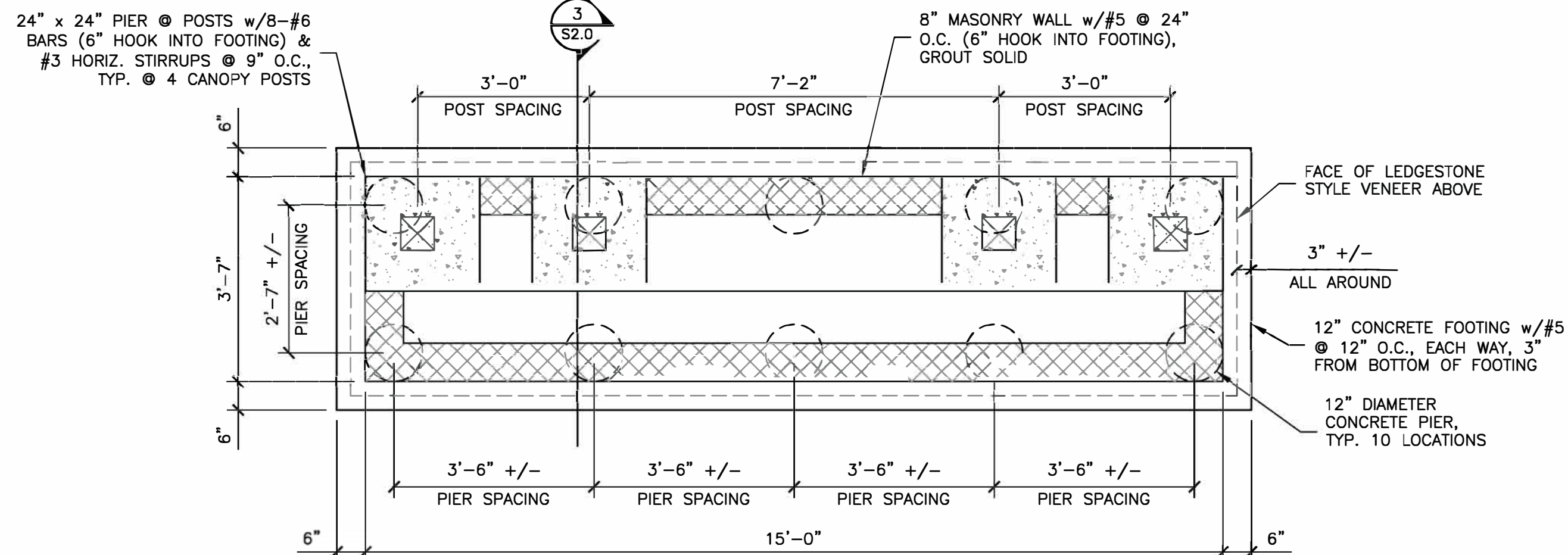
ALL LUMBER SHALL HAVE A MOISTURE CONTENT OF 19% OR LESS.

NOTCHES, COPES, AND HOLES IN WOOD MEMBERS ARE NOT PERMITTED UNLESS SPECIALLY DETAILED. NOTCHES, COPES, AND HOLES IN PRE-ENGINEERED MEMBER SHALL BE IN ACCORDANCE WITH THE SPECIFICATIONS OF AND APPROVED BY THE MANUFACTURER IN WRITING.

FRAMING ANCHORS AND MISCELLANEOUS METAL DEVICES FOR WOOD FRAMING SHALL BE GALVANIZED STEEL OF AT LEAST 18 GA. THICKNESS. INSTALL IN STRICT ACCORDANCE w/MANUFACTURER RECOMMENDATIONS. USE NAILS SUPPLIED BY OR RECOMMENDED BY THE MANUFACTURERS. JOIST HANGERS FOR LVL & PSL MEMBERS, AS WELL AS DIMENSIONAL LUMBER SHALL BE THOSE SPECIFICALLY MANUFACTURED FOR THE TYPE AND SIZE OF MEMBER.

ROOF SHEATHING SHALL BE APA STRUCTURAL 1, EXTERIOR GRADE, 32/16 MIN. SPAN RATING, 5/8" MIN. THK. OSB OR PLYWOOD PANELS. NAILING SHALL BE 10d NAILS 6" O.C. AT EDGES AND 12" O.C. AT INTERIOR SUPPORTS, UNLESS OTHERWISE NOTED.

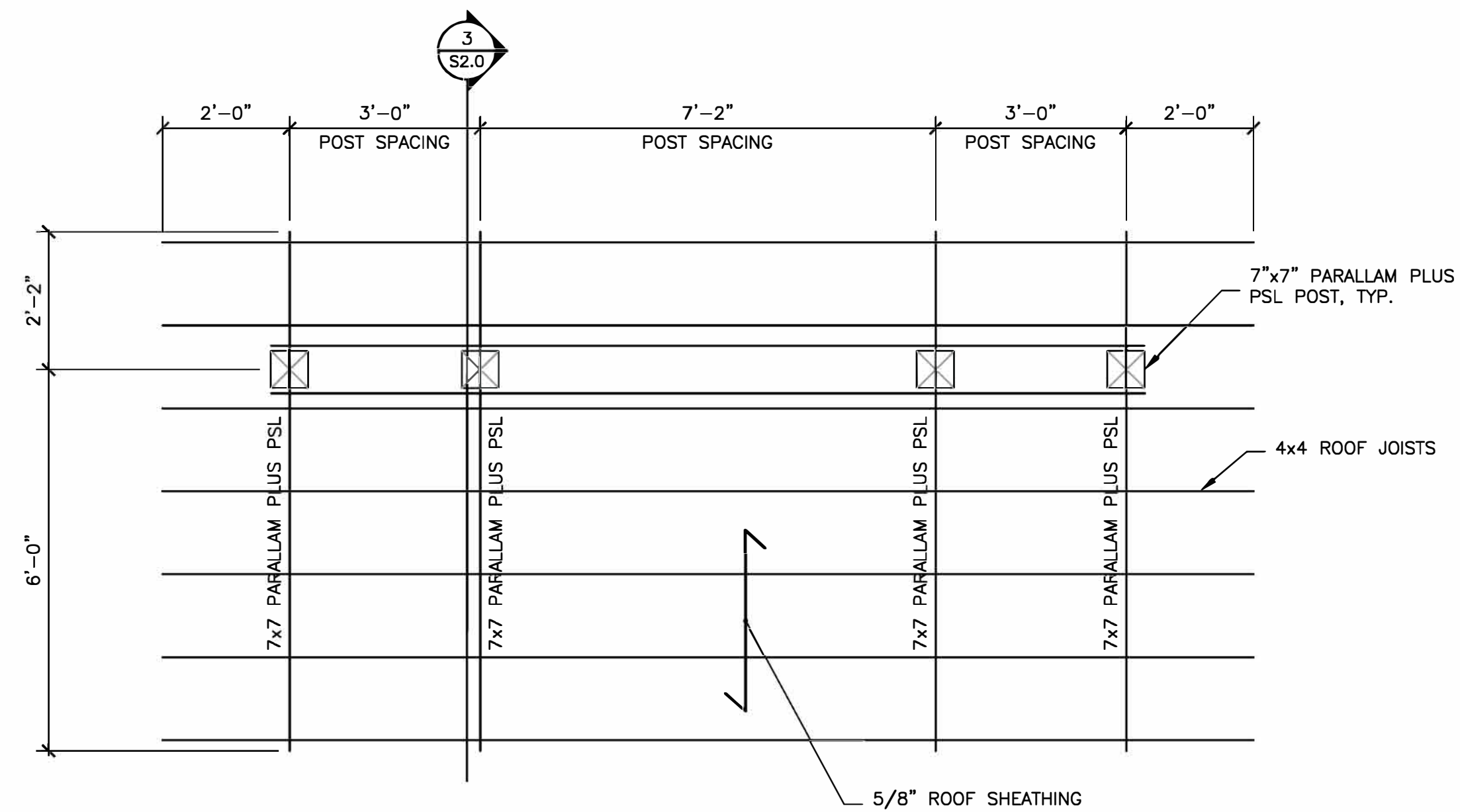
PARALLAM PLUS (PSL) - EXTERIOR EXPOSURE SHALL BE ENGINEERED WOOD PRODUCT AS MANUFACTURED BY WEYERHAEUSER OR APPROVED EQUAL. THE MATERIAL SHALL MEET THE FOLLOWING PROPERTIES: Fb = 1827 PSI, Fv = 197 PSI, E = 1,460,000 PSI.



COOKING STATION FOUNDATION PLAN

1/2" = 1'-0"

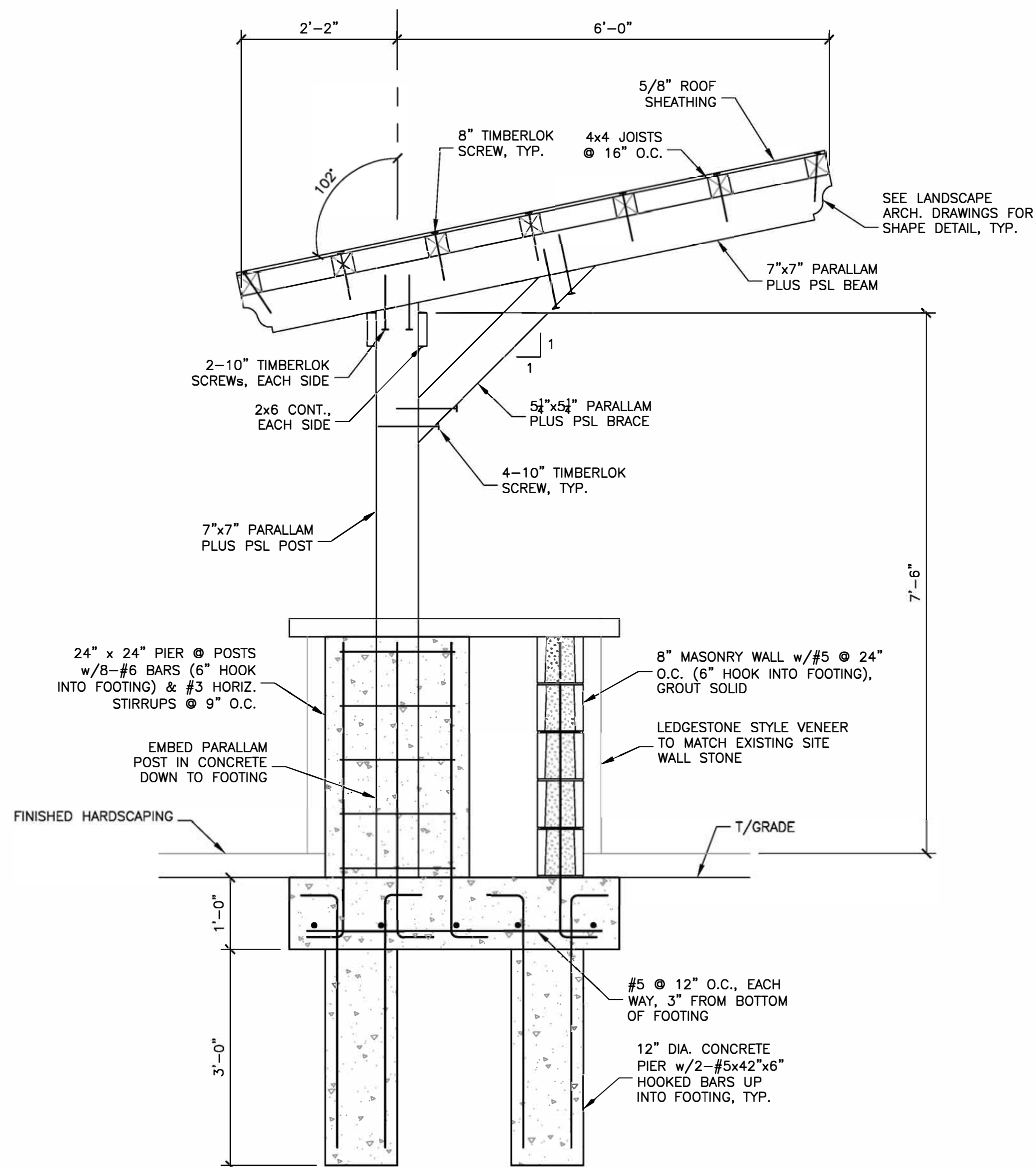
1



COOKING STATION CANOPY FRAMING PLAN

1/2" = 1'-0"

2



SECTION

3/4" = 1'-0"

3

FOUNDATIONS

GENERAL

FOOTINGS MAY BE POURED NEAT AGAINST SIDES OF EXCAVATIONS ONLY IF SLOUGHING OR RAVELING DOES NOT OCCUR.

CONTRACTOR SHALL BE RESPONSIBLE FOR SUPPORT OF ALL TEMPORARY EMBANKMENTS AND EXCAVATIONS.

FOOTINGS

FOOTINGS SHALL BE FOUNDED ON FIRM, UNDISTURBED, NATIVE SOILS FREE OF FROST AND LOOSE MATERIAL.

BOTTOM SURFACE OF FOOTINGS SHALL NOT SLOPE MORE THAN 1.0 VERTICAL TO 10.0 HORIZONTAL, EXCEPT AS SHOWN OTHERWISE ON DRAWINGS.

FOOTINGS SHALL NOT BE PLACED ON MUDDY OR FROZEN GROUND.

FILL

GRANULAR FILL SHOULD CONSIST OF A DURABLE SAND AND GRAVEL OR CRUSHER-RUN STONE (NYS DOT ITEM 304.12) AND BE FREE OF ANY ORGANIC MATTER. THE PLASTICITY INDEX SHOULD BE LESS THAN 5. GRANULAR FILL SHOULD HAVE 100 PERCENT FINER THAN A 3 INCH SIEVE, AT LEAST 20 PERCENT FINER THAN THE NUMBER 4 SIEVE, AND NO MORE THAN 10 PERCENT FINER THAN THE NUMBER 200 SIEVE.

COMMON FILL SHOULD CONSIST OF DURABLE MATERIAL AND BE FREE OF ANY ORGANIC MATTER. THE PLASTICITY INDEX SHOULD BE LESS THAN 15. COMMON FILL SHOULD HAVE 100 PERCENT FINER THAN A 6 INCH SIEVE, AT LEAST 90 PERCENT FINER THAN A 3 INCH SIEVE, AND AT LEAST 20 PERCENT FINER THAN THE NUMBER 4 SIEVE.

GRANULAR FILL SHOULD BE USED WITHIN 6 INCHES OF FLOOR SLABS, AND AS BACKFILL AGAINST EARTH-RETAINING WALLS. COMMON FILL MAY GENERALLY BE USED ELSEWHERE.

ALL LOAD-BEARING FILL SHOULD BE COMPACTED IN LIFTS OF 8 INCHES OR LESS TO AT LEAST 95 PERCENT OF THE MAXIMUM DRY DENSITY DETERMINED BY ASTM D 1557.

CONCRETE

ALL NORMAL WEIGHT CONCRETE SHALL MEET THE FOLLOWING REQUIREMENTS:

ELEMENT OR AREA	28 DAY STRENGTH	MAX. SLUMP	AIR CONTENT	COARSE AGGREGATE
FOOTINGS & PIERS	3000 PSI (A)	4"	4%-6%	ASTM #56
EXTERIOR SLABS	4500 PSI (A)	3" (B)(C)	6%-8%	ASTM #56

- (A) USE TYPE II CEMENT.
- (B) MIXING WATER SHALL BE LIMITED TO 275 LBS. PER CUBIC YARD. WORKABILITY SHALL BE OBTAINED BY METHODS OTHER THAN THE ADDITION OF WATER.
- (C) IF A HIGH RANGE WATER REDUCER (HRWR) IS USED TO IMPROVE WORKABILITY, THE MAX. SLUMP LIMIT MAY BE RELAXED AS APPROVED BY THE STRUCTURAL ENGINEER.

ALL CONCRETE WORK SHALL CONFORM TO ACI-318-05 "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE".

ALL CONCRETE SHALL BE CONTROLLED CONCRETE, MIXED AND PLACED UNDER THE SUPERVISION OF AN APPROVED CONCRETE TESTING AGENCY.

SUBMIT PROPOSED MIX DESIGN AND TEST DATA FOR APPROVAL.

CONCRETE MATERIALS & MIX REQUIREMENTS

PORTLAND CEMENT: ASTM C150, TYPE I/II FOR NORMAL WEIGHT CONCRETE.
 WATER: FRESH, CLEAN, AND POTABLE.
 AGGREGATE: ASTM C33, FOR NORMAL WEIGHT CONCRETE.
 ADMIXTURES: SHALL BE CERTIFIED BY MANUFACTURER FOR COMPATIBILITY WITH OTHER MIX COMPONENTS.
 AIR-ENTRAINING ADMIXTURE: ASTM C260
 WATER-REDUCING ADMIXTURE: ASTM C494, TYPE A
 HIGH-RANGE WATER-REDUCING ADMIXTURE: ASTM C494, TYPE F OR G

DO NOT CAST CONCRETE IN WATER OR ON FROZEN GROUND.

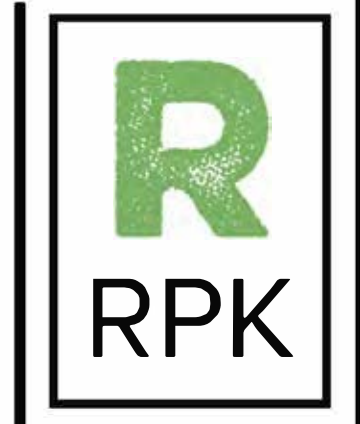
HOT AND COLD WEATHER CONCRETE PRACTICES SHALL BE FOLLOWED IN ACCORDANCE WITH ACI 305 AND 306.

ALL REINFORCING BARS SHALL BE NEW BILLET STEEL CONFORMING TO ASTM A615, GRADE 60.

ALL WELDED WIRE FABRIC (W.W.F.) SHALL CONFORM TO ASTM 185 (Fy = 65 KSI MIN.). W.W.F. SHALL BE PROVIDED IN FLAT SHEETS.

ALL REINFORCING SHALL BE SUPPORTED ON CHAIR SUPPORTS COMPLYING WITH CRSI.

ALL REINFORCING SHALL BE DETAILED, FABRICATED, AND PLACED IN ACCORDANCE WITH THE REQUIREMENTS OF ACI 315.



www.rpkla.com

(P) 585-502-7529

rkelly@rpkla.com



WARNING:
 IT IS A VIOLATION OF THE LAW FOR ANY PERSON UNLESS ACTIVE UNDER THE DIRECTION OF A LICENSED LANDSCAPE ARCHITECT, TO ALTER AN ITEM IN ANY WAY. IF AN ITEM BEARING THE SEAL OF A LANDSCAPE ARCHITECT IS ALTERED, THE ALTERING LANDSCAPE ARCHITECT SHALL AFFIX TO HIS SEAL THE SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS SIGNATURE AND THE DATE OF SUCH ALTERATION AND A SPECIFIC DESCRIPTION OF THE ALTERATION.

Δ	DATE	DESCRIPTION

PROJECT NAME

KILBOURN APARTMENTS
 3500-3562 EAST AVENUE
 TOWN OF PITTSFORD, NEW YORK

DESIGN BY: HSE
 CHECKED BY: DTF
 ISSUE DATE: NOVEMBER 5, 2021
 JOB NUMBER:
 SHEET NAME: COOKING STATION & CANOPY STRUCTURAL PLANS, SECTION & SPECIFICATIONS
 SHEET NUMBER:

S2.0





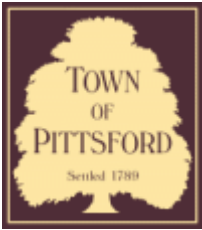












Town of Pittsford

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

Permit #
ZB22-000007

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

DESIGN REVIEW AND HISTORIC PRESERVATION BOARD REFERRAL OF APPLICATION

Property Address: 3500 East Avenue ROCHESTER, NY 14618

Tax ID Number: 138.14-1-13.1

Zoning District: RN Residential Neighborhood

Owner: 3500 East Avenue, LLC

Applicant: 3500 East Avenue, LLC

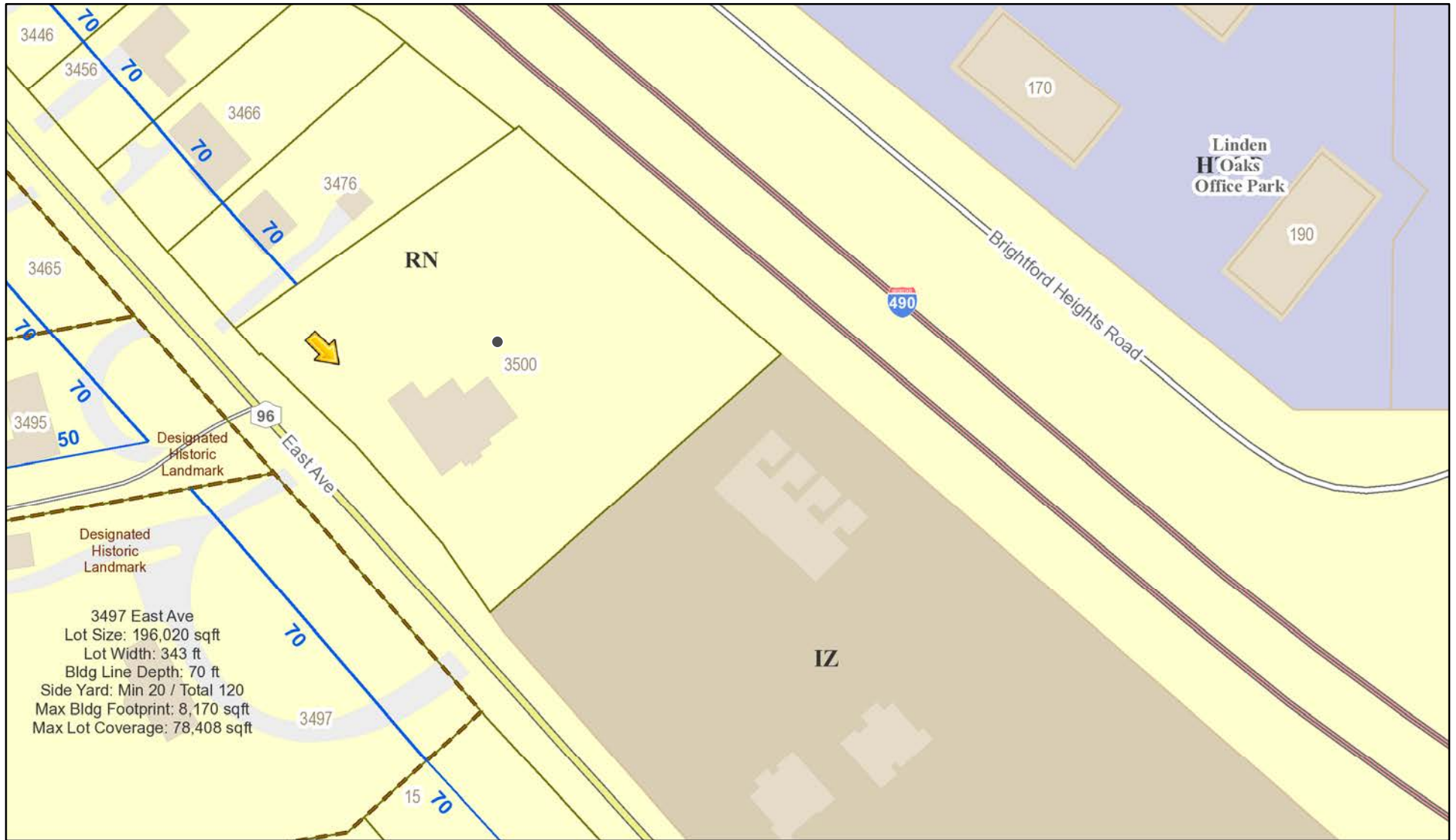
Application Type:

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

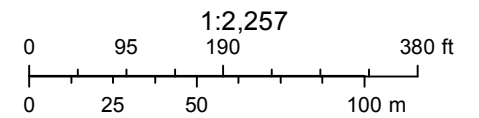
Project Description: The Applicant is requesting design review for the addition of an identification sign for the Kilbourne Place properties. The sign will be approximately 10 square feet. The sign will be a painted aluminum cabinet on top of a stone base with the "Kilbourne Place on East" logo.

Meeting Date: April 14, 2022

RN Residential Neighborhood Zoning



Printed March 8, 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.



3500

96

East Ave

East Ave

96

15

5'-0"

2'-0"

4.3 ft

1.2 ft

4'-0"

KILBOURN
PLACE ON EAST

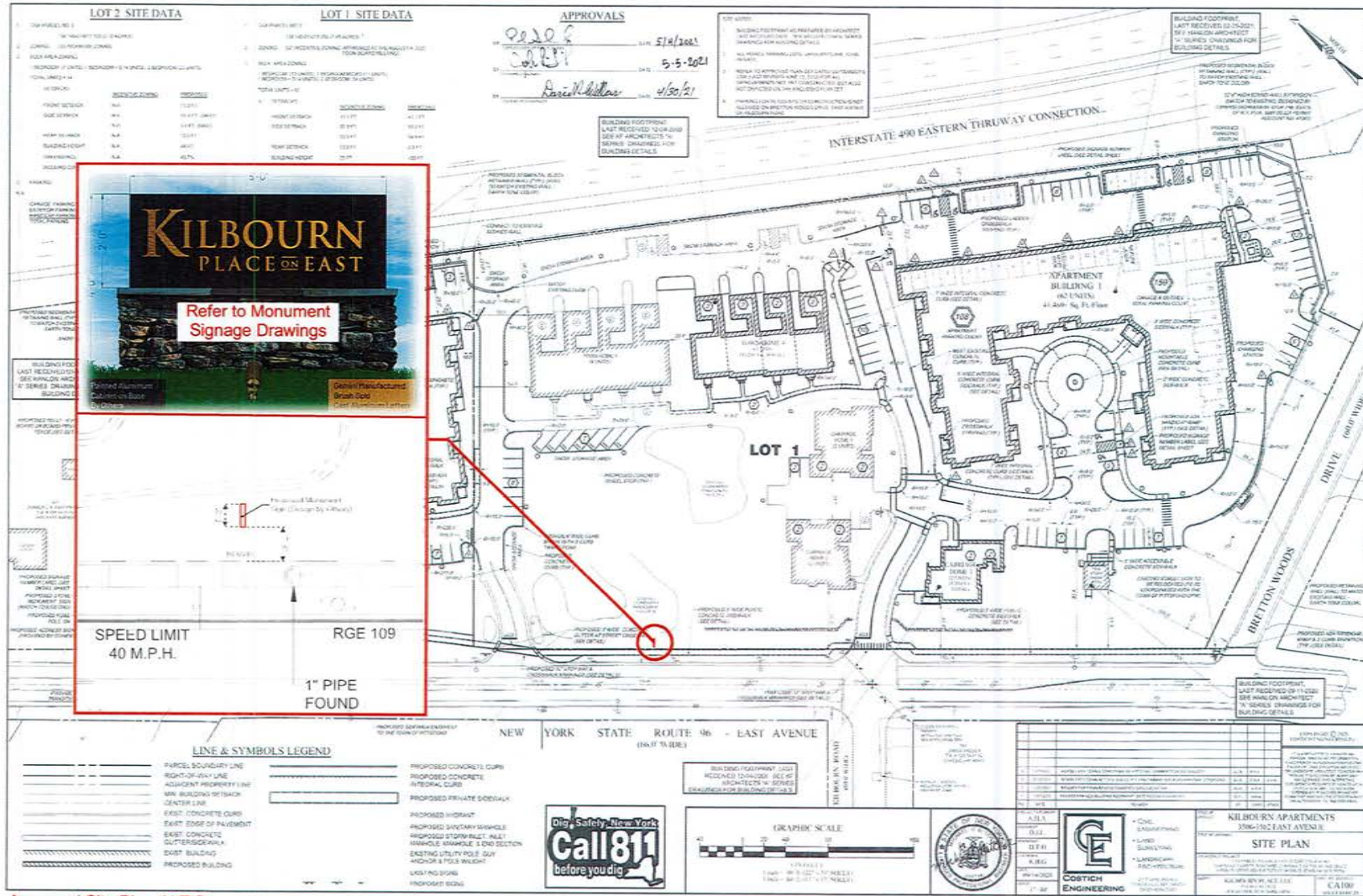
Painted Aluminum
Cabinet on Base
By Others

Gemini Manufactured
Brush Gold
Cast Aluminum Letters

KILBOURN
PLACE THE EAST







Approved Site Plan, N.T.S.



Design Review Board Review - Monument Sign
 CE#3530 | January 20, 2022