

**Design Review & Historic Preservation Board
Agenda
September 8, 2022**

HISTORIC PRESERVATION DISCUSSION

BUILDING INSPECTOR REMARKS

RESIDENTIAL APPLICATION FOR REVIEW - RETURNING

- **22 Evergreen Lane**
The Applicant is returning to request design review for the construction of an approximately 160 SF 3 season room addition off the back of the house.

RESIDENTIAL APPLICATION FOR REVIEW

- **91 Knollwood Drive**
The applicant is requesting design review for the demolish of an existing covered patio and construct a new 1122 SF covered outdoor entertainment space per plans and specs
- **97 Country Club Road**
The Applicant is requesting design review for the addition of an approximately 795 SF addition/renovation of the existing house as well as the addition of an approximately 500 SF garage.
- **2721 Clover Street**
The Applicant is requesting design review for the construction of a two-story single-family home. The home will be approximately 2321 square feet.

CERTIFICATE OF APPROPRIATENESS - RETURNING

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

CERTIFICATE OF APPROPRIATENESS – NEW

- **2590 Clover Street**
The Applicant is requesting a Certificate of Appropriateness, pursuant to Code Section 185-196, for the rear addition on a designated historic home. This property is zoned RN - Residential Neighborhood.

draft
Design Review and Historic Preservation Board
Minutes
August 25, 2022

PRESENT

Dirk Schneider, Chairman; Jim Vekasy, David Wigg, Vice Chairman; Paul Whitbeck, Bonnie Salem, Kathleen Cristman

ALSO PRESENT

Doug DeRue, Director of Planning and Zoning; Anthony Caruso, Building Inspector; Susan Donnelly, Secretary to the Board

ABSENT

John Mitchell

HISTORIC PRESERVATION DISCUSSION

David Wigg discussed research he has done regarding windows appropriate for the historically designated schoolhouse on Thornell Road.

Bonnie Salem indicated she is still working on the website project for designated homes.

RESIDENTIAL APPLICATION FOR REVIEW

• **22 Evergreen Lane**

The Applicant is requesting design review for the construction of an approximately 160 SF 3 season room addition off the back of the house.

No representative was present to discuss this application with the Board.

The Board had several questions regarding the applications.

It was determined that it would appropriate to have a representative appear to provide information on the following:

1. The choice of the color/trim. Will it match/be complementary to the existing structure?
2. Will the roof panels match/be complementary to the existing roof?
3. Will skirting be installed underneath the structure?

This application was left open.

• **592 Allens Creek Road**

The Applicant is requesting design review for the construction of an approximately 350 SF two story addition where the current sunroom is as well as the construction of a new 690 SF screened in porch off the back side of the house.

The designer, Tom Johnson, was present.

Mr. Johnson has appeared before the Board prior for an informal review for this project. He indicated that nothing has changed since the original proposal and reviewed updated additional sketches with the Board. Mr. Johnson stated that the windows will be casement windows respectful of the 1920's style of the home. The column details on the rear will mirror the column on the front elevation. The steps will be blue stone. The bay windows on the front elevation will be removed.

Paul Whitbeck moved to approve the application as submitted.

Bonnie Salem seconded.

All Ayes.

RESIDENTIAL APPLICATION FOR REVIEW - NEW HOMES

- **49 Coventry Ridge**

The Applicant is requesting design review for the construction of a two-story single-family home approximately 4485 square feet that is located in the Coventry Ridge Subdivision.

Jim Connaughton was present to discuss the application with the Board.

The model home is on a corner lot. There is open space to the rear of the property. The home features a side load garage.

The Board discussed the distance between the fireplace and the window below but determined it was acceptable.

Bonnie Salem moved to approve the application as submitted.

Kathleen Cristman seconded.

All Ayes.

PUBLIC HEARING FOR DEMOLITION AND RESIDENTIAL APPLICATION FOR REVIEW - RETURNING

- **4000 East Avenue**

In accordance with Chapter 64 Article VIII, §64-43 of the Pittsford Town Code, the owner of 4000 East Avenue is requesting approval from the Design Review and Historic Preservation Board to demolish the existing "Caretaker home" and rebuild a new guest house on the same footprint.

This public hearing remains open.

Chuck Smith of Design Works Architecture was present. Peter Ragusa also attended.

Mr. Smith described the project to include the demolition of the current guest and the construction of a new cottage structure in the same footprint. The architectural style will match that of the current home. The addition of a small shed is also proposed. The structure will feature white stucco materials and windows will be bronze vinyl with divided lites. A landscaping plan was presented. Two large trees will need to be removed but a large walnut tree is being saved. The measured height of the structure will not change.

The Board inquired as to if any of the materials could be salvaged, or the structure be utilized for Fire Department practice prior to demolition.

Discussion was held regarding the history of the structure. It is suspected that it was connected to the hotel which once operated on site, but the research has not borne that out. The applicant has completed some research on the former Short Hills hotel/resort and will provide their findings to the Town Historian for her records.

There was no public comment.

Dirk Schneider moved to close the public hearing.

Bonnie Salem seconded.

All Ayes.

The Board continued further discussion. Bonnie Salem expressed her opinion that the structure had lost its historic integrity some time ago. Dirk Schneider stated that he feels this project is going in the right direction.

A resolution to approve the proposed demolition of the caretaker cottage and new construction in the same footprint was moved by Board member Dirk Schneider, seconded by Board member Bonnie Salem, and was voted upon by members of the Board as follows:

Dirk Schneider voted	Aye
Bonnie Salem voted	Aye
Paul Whitbeck voted	Aye
Kathleen Cristman voted	Aye
David Wigg voted	Aye
John Mitchell voted	Absent
Jim Vekasy voted	Aye

Adopted by the Design Review & Historic Preservation Board on August 25, 2022.

DISCUSSION FOR DEMOLITION AND RESIDENTIAL APPLICATION FOR REVIEW - RETURNING

- **93 Kilbourn Road**

In accordance with Chapter 64 Article VIII, §64-43 of the Pittsford Town Code, the owner of 93 Kilbourn Road is requesting approval from the Design Review and Historic Preservation Board to demolish the existing 2,220 +/- square foot home at 93 Kilbourn Road and rebuild a new 4800 +/- square foot single family home on the property.

Although this hearing was previously closed, the Board requested the applicant, Christine Giangreco, review her proposal for the benefit of all the Board members present.

Ms. Giangreco reviewed the project and the adjustments she has proposed in an effort to gain approval for the project. The current one-story home is built on a slab and features a one car garage. The square footage of the present home is inadequate for the owners needs. An original plan which was withdrawn by the applicant was for a two-story home. A plan for a one-story home was then submitted which featured a three-bay garage. The home stands on a one-acre lot. No historical significance of this structure was discovered. Letters of support were received by the Town by two neighbors, also one letter of concern by neighbors was submitted by the most affected neighbor. Subsequently this neighbor reviewed the final proposed plans and indicated they "looked good". To address the Board's concerns the square footage was adjusted to remove one bay from the garage and one bedroom (from four to three). The plan was then adjusted to include a front load garage design with two garage doors which projects forward of the home.

The Board continued their discussion. They expressed an appreciation for the applicant's presentation and recognized that the applicant had made some efforts to address their previous concerns.

The Board was divided on their opinions.

Dirk Schneider expressed that the proposed one-story design is a good approach to keeping in character with the neighborhood. Jim Vekasy stated that even though the forward garage design is unusual that the applicant had made concessions and that the home is not a significant detriment to the neighborhood.

Paul Whitbeck expressed his concerns regarding the size of the home and stated that he did not feel that the depth of the lot was a consideration. He referenced the zoning code which seeks to preserve the character of a neighborhood and felt this would be a deviation from that. David Wigg referenced his previous objections to the size of the structure. Bonnie Salem also referenced the significant large size of the proposed home as an effort to put too large of a home in too small a lot in width. She also expressed that the garage still projects out too far and deviates from the character of other garages in the neighborhood. Kathleen Cristman noted that the applicant has tried to keep the design in character with the neighborhood but also expressed misgivings about the size of the home on the lot.

A resolution to approve the demolition of the applicant's existing ranch house at 93 Kilbourn Road and the reconstruction of a larger ranch house on the same property, all in accordance with the applicant's submitted plans, as revised, and pursuant to the issuance of associated building permits by Board Chairman Dirk Schneider, seconded by Board member Kathleen Cristman, and was voted upon by members of the Board as follows:

Dirk Schneider voted	Aye
Bonnie Salem voted	Nay
Paul Whitbeck voted	Nay
Kathleen Cristman voted	Aye
David Wigg voted	Nay
John Mitchell voted	Absent
Jim Vekasy voted	Aye

The motion failed to carry.

The Board discussed the options to consider a denial.

A resolution to deny the demolition of the applicant's existing ranch house at 93 Kilbourn Road and the reconstruction of a larger ranch house on the same property, all in accordance with the applicant's submitted plans, as revised, and pursuant to the issuance of associated building permits was moved by Board Chairman Dirk Schneider, seconded by Board member Bonnie Salem, and was voted upon by members of the Board as follows:

Dirk Schneider voted	Nay
Bonnie Salem voted	Aye
Paul Whitbeck voted	Aye
Kathleen Cristman voted	Aye
David Wigg voted	Aye
John Mitchell voted	Absent
Jim Vekasy voted	Nay

The Board **denied** the demolition of the existing home at 93 Kilbourn Road.

AND;

The work to remove asbestos, which started without a building permit, must be completed and the home must be restored to livable condition. Please contact the Building Department for issuance of a building permit to continue work.

Adopted by the Design Review & Historic Preservation Board on August 25, 2022.

REVIEW OF MINUTES OF AUGUST 11, 2022 MEETING

Dirk Schneider moved to accept the minutes of the August 11, 2022 meeting as written.

David Wigg seconded.

All Ayes.

POINT PERSONS FOR CERTIFICATE OF APPROPRIATENESS – 9/8/22

315 Thornell Road – Dave Wigg

2590 Clover Street – Bonnie Salem

ADJOURNMENT

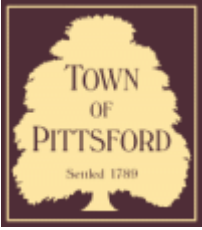
Dirk Schneider moved to close the meeting at 8:25 pm.

All Ayes.

Respectfully submitted,

Susan Donnelly
Secretary to the Design Review and Historic Preservation Board

DRAFT



Town of Pittsford

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

Permit #
B22-000124

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

DESIGN REVIEW AND HISTORIC PRESERVATION BOARD REFERRAL OF APPLICATION

Property Address: 22 Evergreen Lane ROCHESTER, NY 14618

Tax ID Number: 150.12-1-24

Zoning District: RN Residential Neighborhood

Owner: Scudder, Brian D

Applicant: Scudder, Brian D

Application Type:

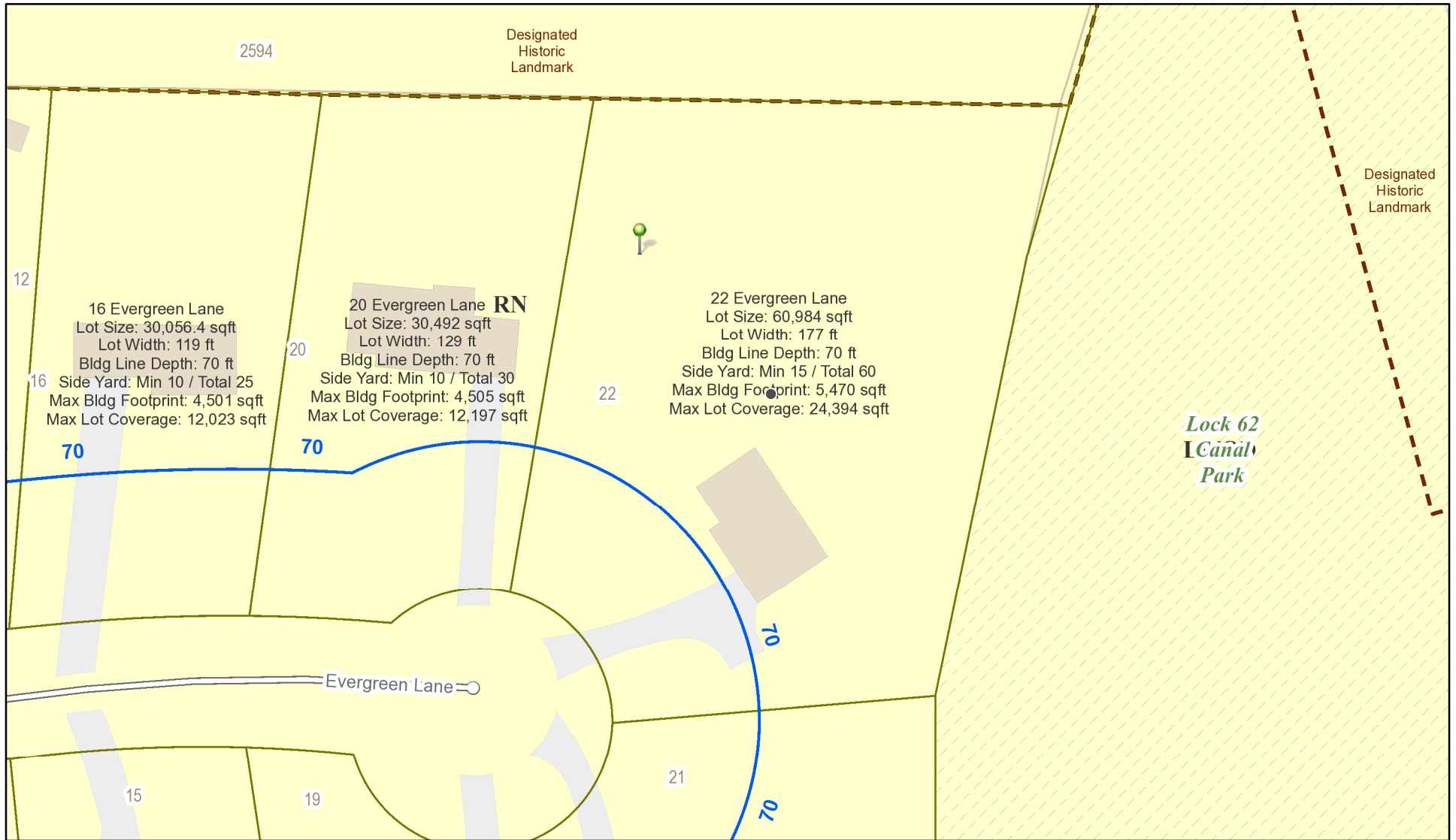
- | | |
|---|---|
| <input checked="" type="checkbox"/> Residential Design Review
§185-205 (B) | <input type="checkbox"/> Build to Line Adjustment
§185-17 (B) (2) |
| <input type="checkbox"/> Commercial Design Review
§185-205 (B) | <input type="checkbox"/> Building Height Above 30 Feet
§185-17 (M) |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

Project Description: Applicant is requesting design review for the construction of an approximately 160 SF 3 season room addition off the back of the house.

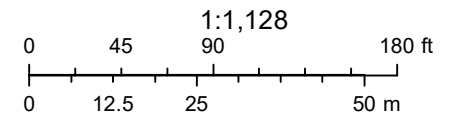
Meeting Date: September, 8 2022



RN Residential Neighborhood Zoning



Printed August 16, 2022



Town of Pittsford GIS

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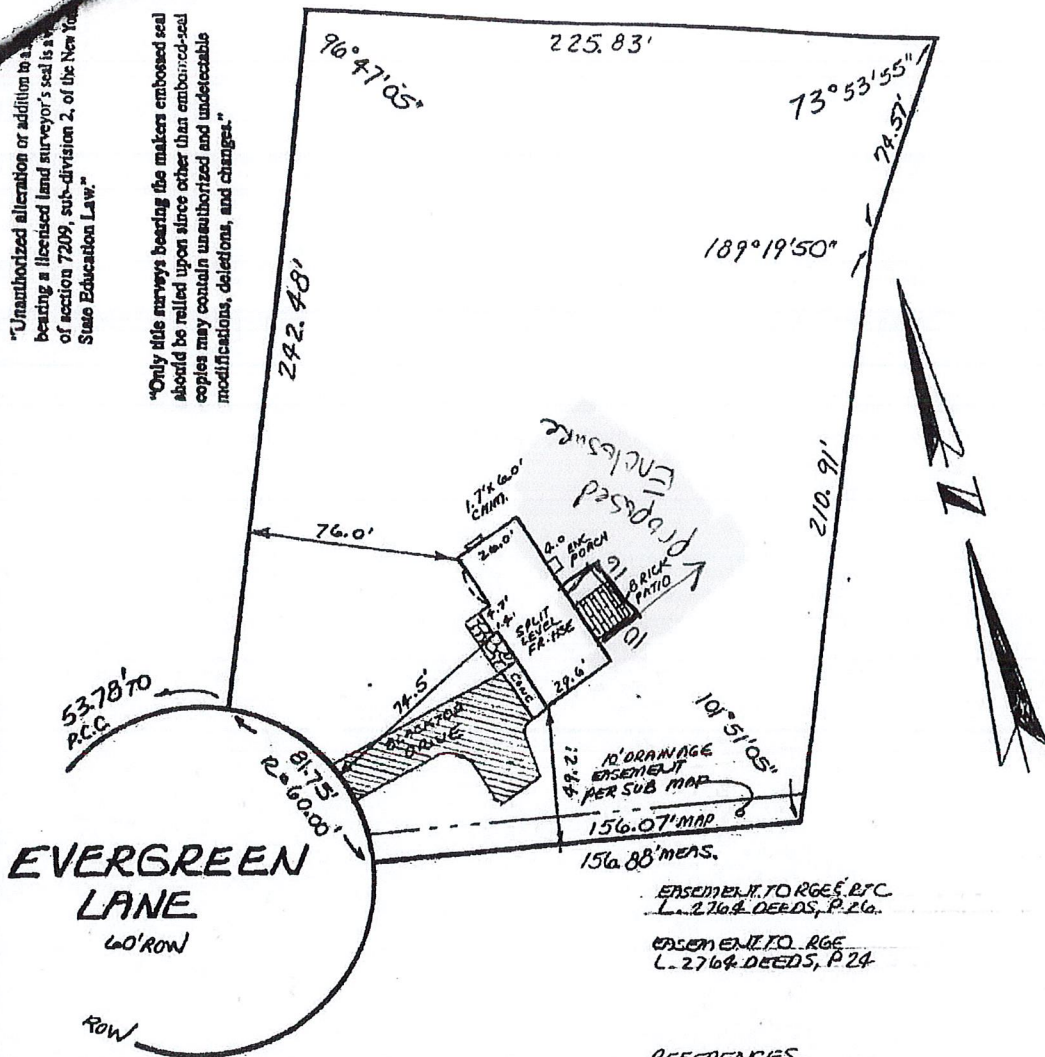


Emergreen Ln

22 EVERGREEN LANE

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

"Only title surveys bearing the makers embossed seal should be relied upon since other than embossed seal copies may contain unauthorized and undetectable modifications, deletions, and changes."



EVERGREEN LANE
60' ROW

EASEMENT TO RGE & ETC
L. 276 & DEEDS, P. 26.

EASEMENT TO RGE
L. 276 & DEEDS, P. 24.

REFERENCES
1. L. 3083 DEEDS, P. 466
2. L. 115 MAPS, P. 35
3. TICOR TITLE INSURANCE COMPANY
SEARCH NO. 5199-01616, DATED OCT. 19,
1999.

CERTIFIED TO:
1. BRANK A. SCUDDER & KELLY A. SCUDDER
2. FRANK A. FERRIS, III, ESQ.
3. _____
4. _____
5. _____

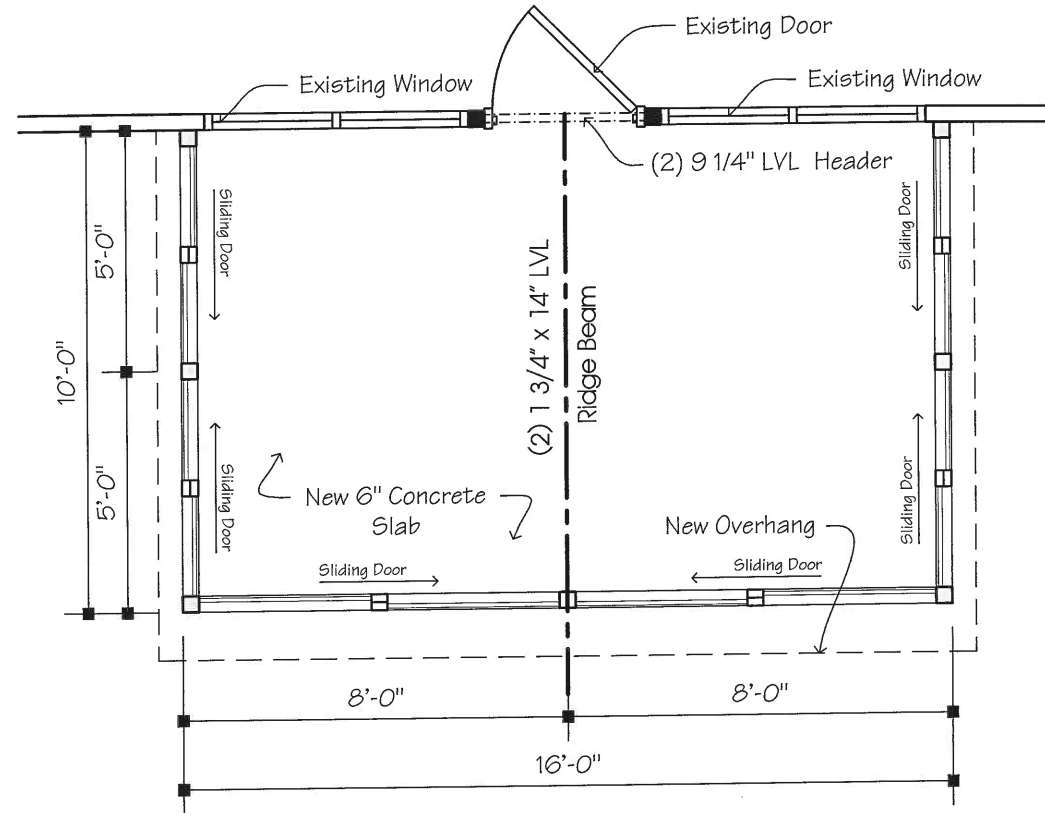
THIS SURVEY IS THE PARTIES LISTED HEREON
AND THE PARTIES LISTED ON NOV. 4, 1999
FOR THE PURPOSES OF AN INSTRUMENT SURVEY COMPLETED ON
NOV. 5, 1999.

James M. Leoni
JAMES M. LEONI, N.Y.S. R.L.S. #9225
SUITE 202, 21 COUNTRY CLUB ROAD
WEST ADDY CENTER, N.Y. 14445

INSTRUMENT SURVEY
22 EVERGREEN LANE
LOT 4 BLUE SPRUCE TRACT
SITuate IN
TOWN OF PITTSFORD
MONROE CO. NEW YORK

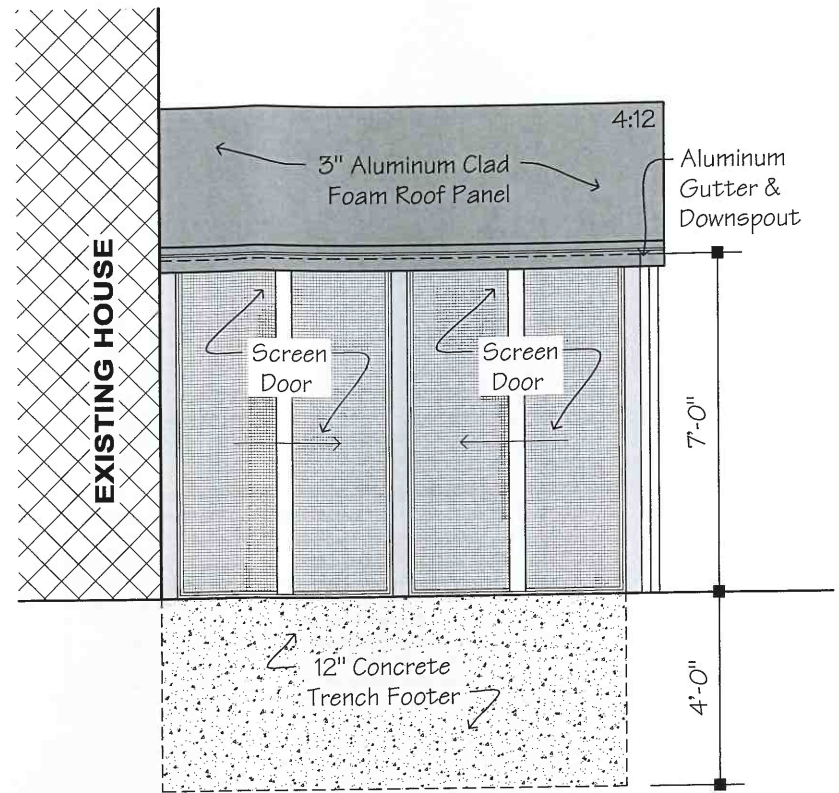
SCALE: 1" = 50'

NOV. 4, 1999



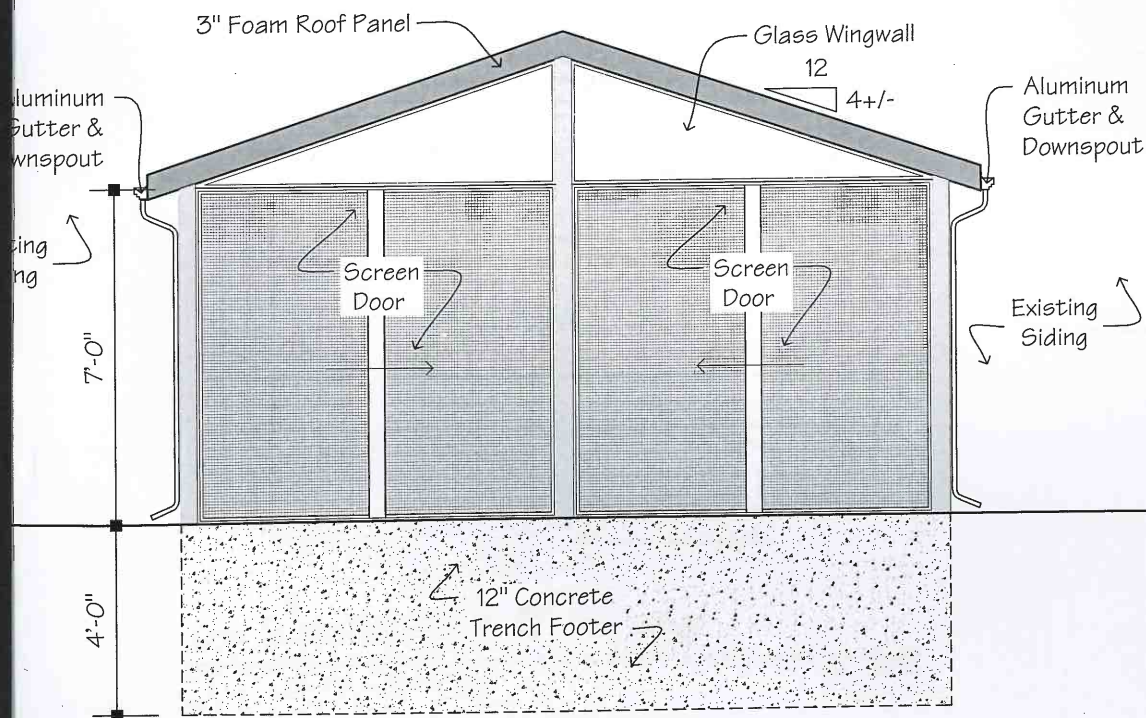
A1.1 Floor Plan

1/4"=1'-0"



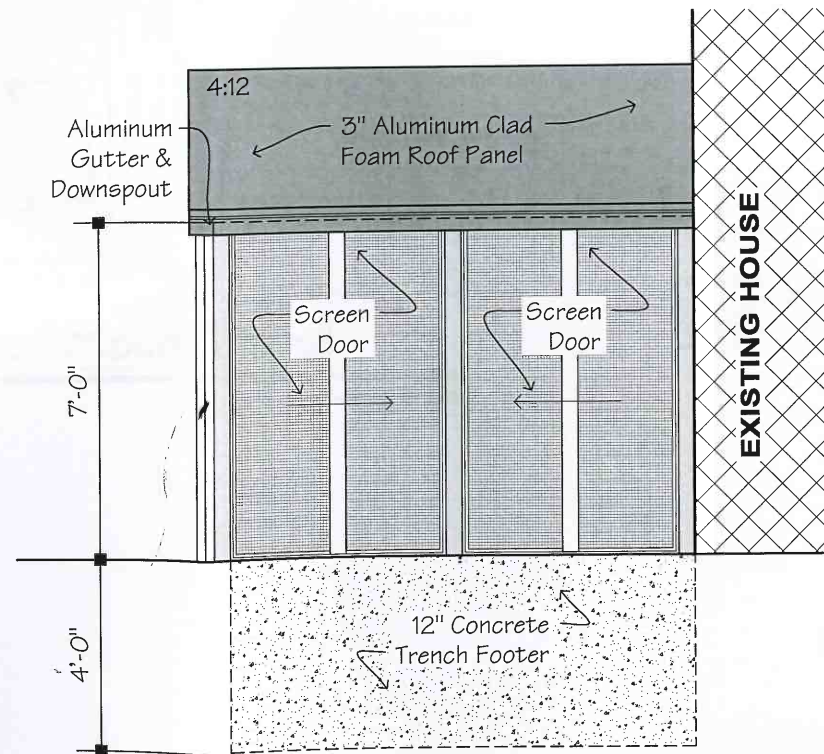
A1.4 Elevation

1/4"=1'-0"



A1.2 Elevation

1/4"=1'-0"



A1.4 Elevation

1/4"=1'-0"

General Notes:

- All Wood In Direct Contact With Concrete Must Be EPA Approved Preservative Treated Per Code, & Designated As "Ground Contact"
- All Connections To Existing House Shall Be Done In Accordance With Sound Construction Practices. Particular Attention Must Be Given To Ensure A Proper Load Path From The Sunroom To The Existing House Framing & To The Sunroom Foundation
- All Wood Member Connections Shall Be Rigid & Secure Or Simpson Strong-Tie Or Equivalent Where Applicable
- When Using EPA Approved Preservative Treated Lumber In Contact With Aluminum, First Isolate Wood From Aluminum With Either Of The Following: 15 Lb Roof Felt, Or 10 Mil Plastic Sheeting Prior To Installation Of Aluminum. All Fasteners In Direct Contact With Preservative Treated Wood Shall Be Hot-Dipped Galvanized Per ASTM A153, Or Other Approved Protective Coating Trim Coil To Be Attached To Isolated Wood Post Using Stainless Steel Nails. Lags Onto Decks Must Penetrate Center Of Header Or Joist Board, Or Provide Solid Blocking For Lag Embedment.
- Wedge Bolts Shall Have Empigard "Tri-Coat Coating" & Shall Be Installed Per Manufacturers Recommendations.
- All Windows, Doors, & Glass Wing Panels Shall Be Tempered Insulated Glass. Roof Panels Are Tempered Insulated Glass Or Annealed Insulated Laminated Glass If Height Above Grade Equals 12 Feet Or More
- Registered Professional Stamping These Details Cannot Be Responsible For Soil Bearing Analysis Or Adequacy Of Existing Structures, Or Proposed Work Performed Or Coordinated By Owner

Note:

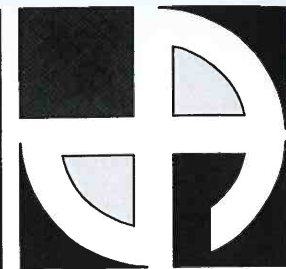
- This Is A 3 Season, Unheated, Non-Habitable Space Exempt From NYS Energy Code.
- Either The Contractor Or The Owner Shall Install Smoke Detectors Throughout Existing Structure Per RCNYS 313
- All Dimensions Are Nominal, Installed On New Or Existing Concrete Foundation

I Certify That When This Pre Engineered Structure By "Patio Enclosures, Inc." Is Assembled With The Manufacturers Directions It Meets The Design Load Requirements Of RCNYS: Snow: 55 Pst Wind: 115 Mph

Notes:

- All Lumber To Be SP-F#2 Or Better
- All Lumber In Contact w/ Concrete To Be Pressure Treated
- All Lumber Closer Than 18" To Ground To Be Pressure Treated
- New 16" Dia Piers Calculated To Support Roof & Floor Loading

Design Loads:
 Snow- 50 PSF
 Wind- 115 MPH
 Live- 50 PSF
 Dead- 10 PSF
 Seismic- D



DEAN ARCHITECTS

www.deanarchitects.com



22-313

GREAT DAY IMPROVEMENTS, LLC

2620 North America Dr. West Seneca, NY 14224 (716) 674-6446

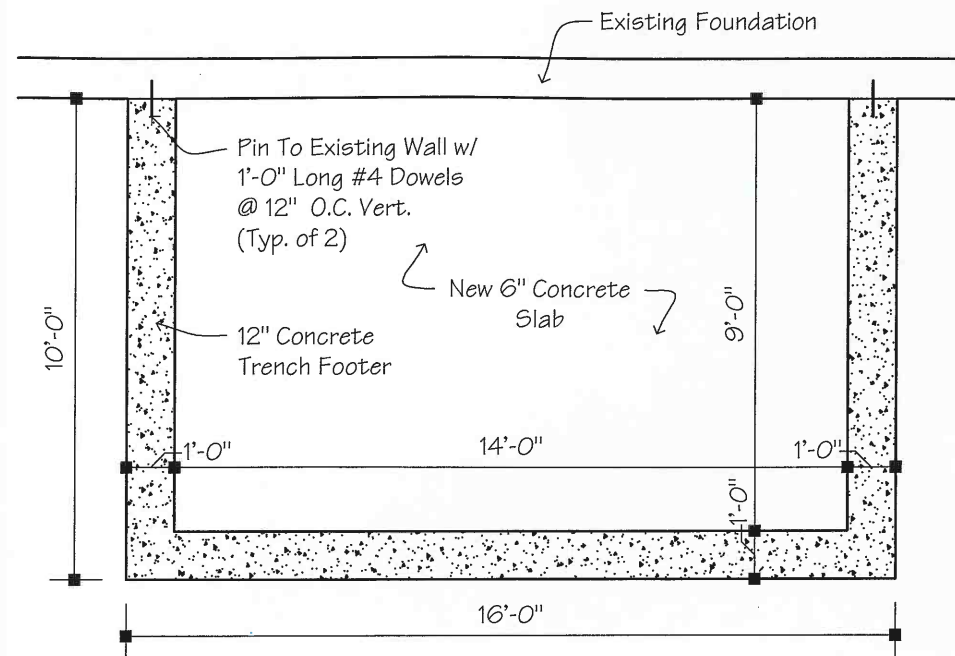
Scudder Residence 22 Evergreen Ln. Rochester, NY 14618

No.	Description	Date	By

DATE: 7-12-2022
 DRAWN BY: M. Kasperek
 CHECKED BY: M. Dean
 SCALE: 1/4"= 1'-0"

Plans & Elevations

A1



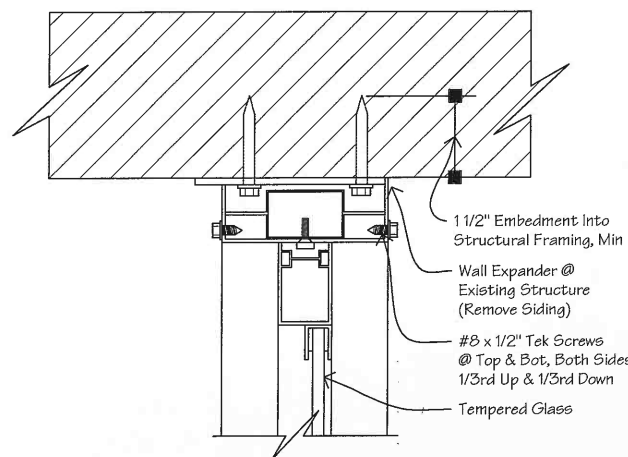
A2.1 **Foundation Plan**

1/4"=1'-0"

Attaching Sunroom Wall Expander To Existing Structure:
Wood Framed Structures & Wood Framing w/ Brick Veneer Use 1/4 Inch Diameter Galvanized Lags & Washers Providing A Minimum 1 1/2" Inch Embedment Into Wood Framing Or Wood Blocking Installed & Nailed To Wood Framing At All Locations Noted Below.

Bearing Walls:
Locate (2) Fasteners Near Floor Level, (2) At Kneewall Or Railing Height, (2) At Transom, & (2) Near Header Height. Install Single Fasteners Located @ 16" O.C. Vertically & Staggered Along The Expander Height Between Double Fastener Locations Typical.

Non-Bearing Walls:
Locate (2) Fasteners Near Floor, (2) At Kneewall Or Railing Height, (2) At Transom Height, (2) At H, & (2) Near Top End Of Expander. Install Single Fasteners Located At 16" O.C. Vertically & Staggered Along The Expander Height Between Double Fasteners Locations (Typ)



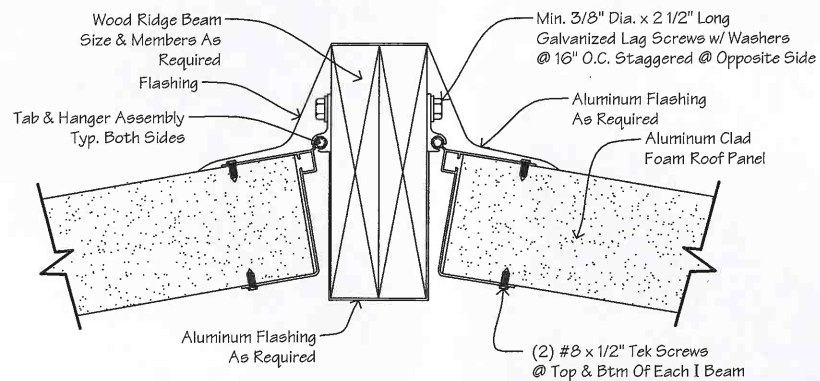
A2.2 **Connection @ House**

To Existing House

1/4"=1'-0"

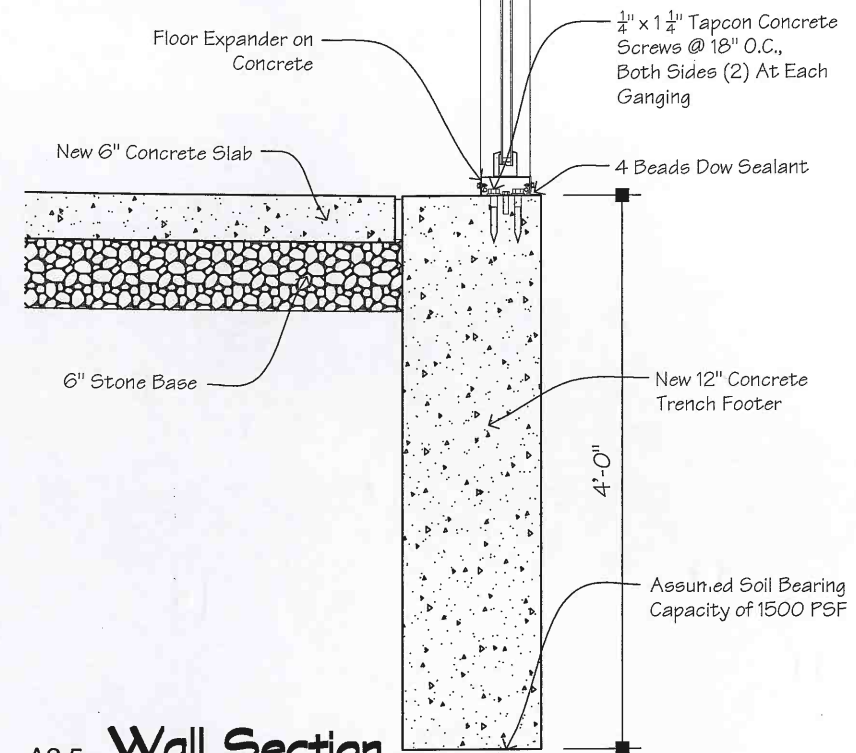
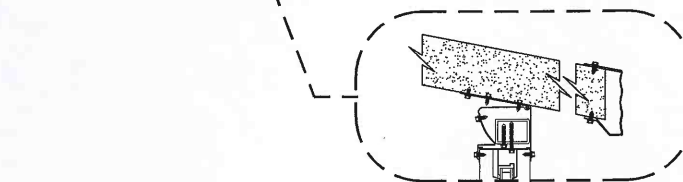
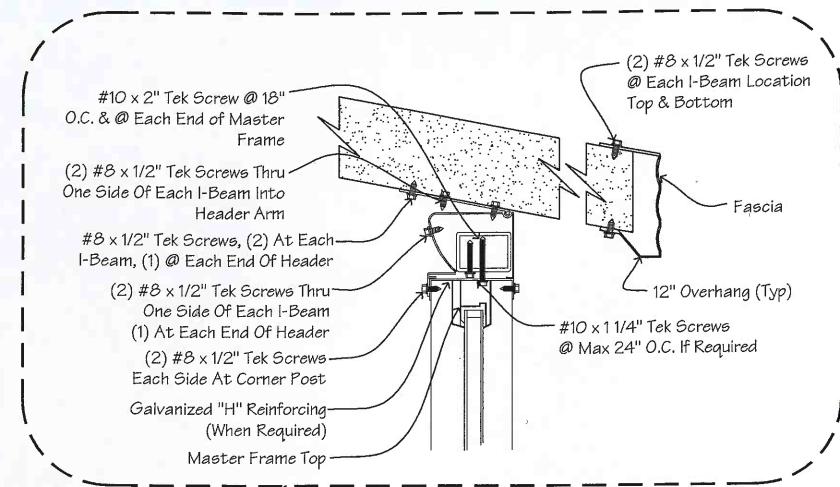
Mounting To Existing Structures:
Remove Existing Siding & Any Compressible Sheathing At Connection Points Of Enclosure To House. Lags Must Be Securely Anchored To Structural Framing Or Install Blocking Securely To Structural Framing To Provide Minimum 1 1/2" Embedment For Mounting Fasteners.

Mounting Note:
The Quality & Size of Fasteners Required Varies By Application. A Ledger w/ Lags Adequately Fastened To The Existing Structure, Or A Support Beam Mounted On Support Posts At The Face Of The Existing Structure May Be Required Under Heavy Loads.



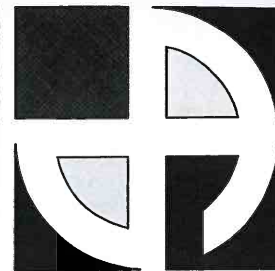
A2.4 **Roof Mount Detail**

Not To Scale



A2.5 **Wall Section**

Not To Scale



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www.deanarchitects.com



3284 WALDEN AVENUE
DEPEW, NEW YORK 14043
PHONE: (716) 651-0381
FAX: (716) 651-0382

22-313



GREAT DAY IMPROVEMENTS, LLC

2620 North America Dr.
West Seneca, NY 14224
(716) 674-6446

Sudder Residence
22 Evergreen Ln.
Rochester, NY 14618

No.	Description	Date	By

DATE: 7-12-2022
DRAWN BY: M. Kasperek
CHECKED BY: M. Dean
SCALE: AS NOTED

Foundation Details

A2

PATIO ENCLOSURES - Sunroom Designer & 3D Visualizer



☰ AR View

Elevation

PATIO ENCLOSURES - Sunroom Designer & 3D Visualizer

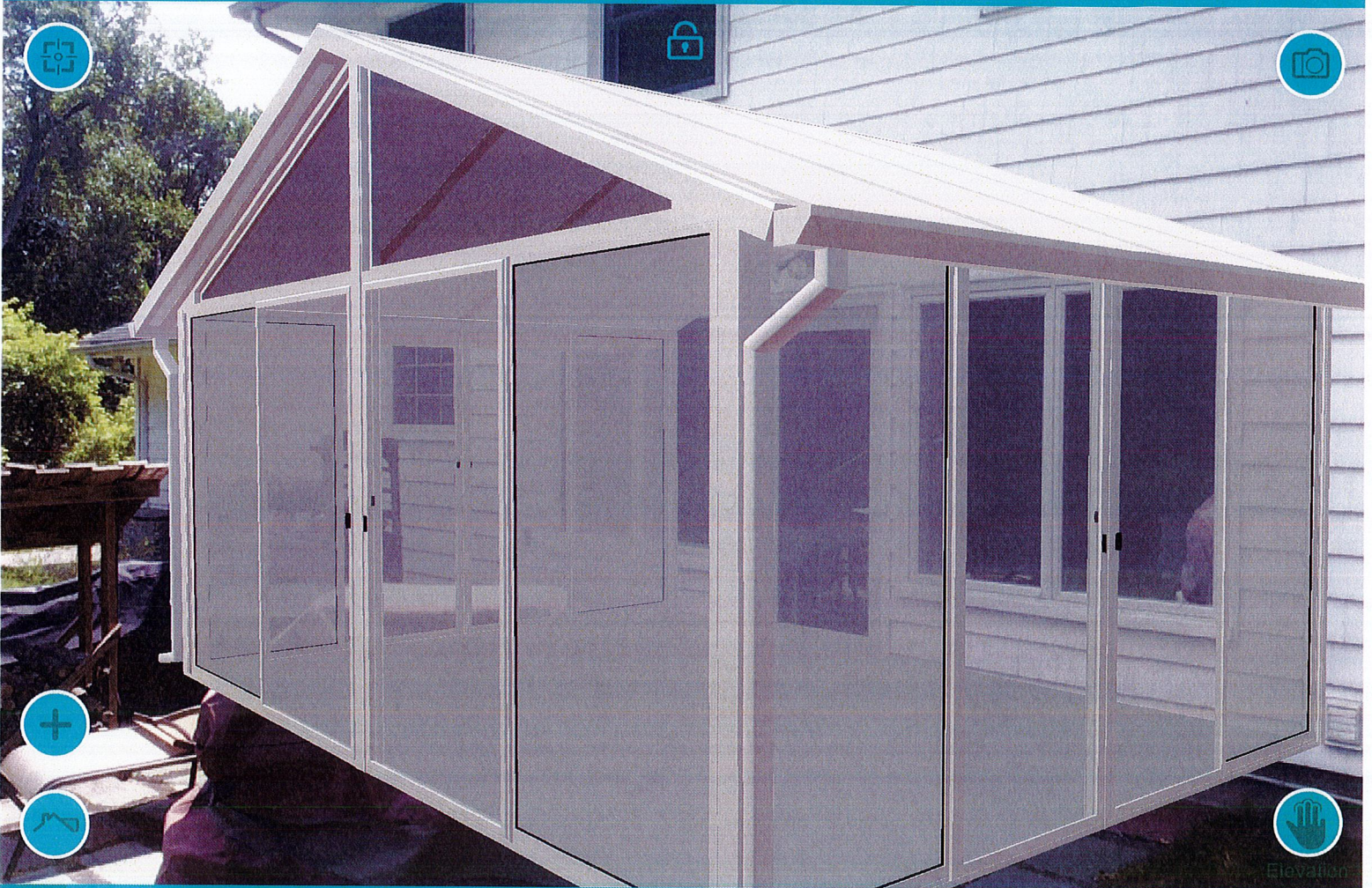


AR View



Elevation

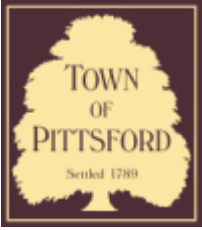
PATIO ENCLOSURES - Sunroom Designer & 3D Visualizer



Elevation



AR View



Town of Pittsford

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

Permit #
B22-000130

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

DESIGN REVIEW AND HISTORIC PRESERVATION BOARD REFERRAL OF APPLICATION

Property Address: 91 Knollwood Drive ROCHESTER, NY 14618

Tax ID Number: 138.17-1-12

Zoning District: RN Residential Neighborhood

Owner: Cotroneo, Anthony

Applicant: Cotroneo, Anthony

Application Type:

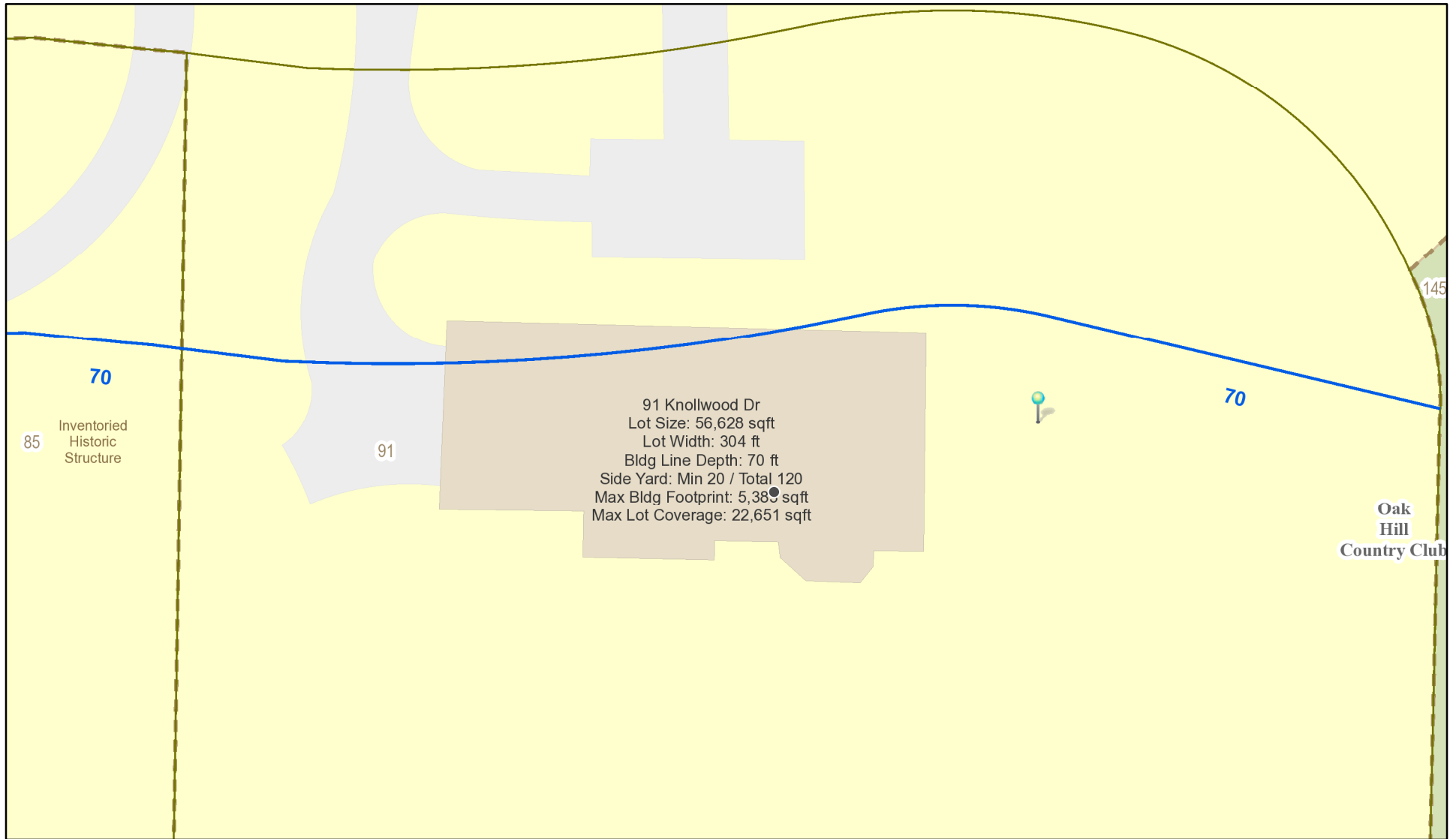
- | | |
|---|---|
| <input checked="" type="checkbox"/> Residential Design Review
§185-205 (B) | <input type="checkbox"/> Build to Line Adjustment
§185-17 (B) (2) |
| <input type="checkbox"/> Commercial Design Review
§185-205 (B) | <input type="checkbox"/> Building Height Above 30 Feet
§185-17 (M) |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

Project Description: The applicant is requesting design review for the demolish of an existing covered patio and construct a new 1122 SF covered outdoor entertainment space per plans and specs

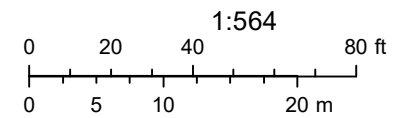
Meeting Date: September 08, 2022



RN Residential Neighborhood Zoning



Printed August 31, 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.



Chapin Way



Knollwood Dr

Knollwood Dr

04/03/2021

© All EagleView Technology Corporation

COTRONEO RESIDENCE

91 Knollwood Drive Rochester, NY 14618



DATE:
4-28-22

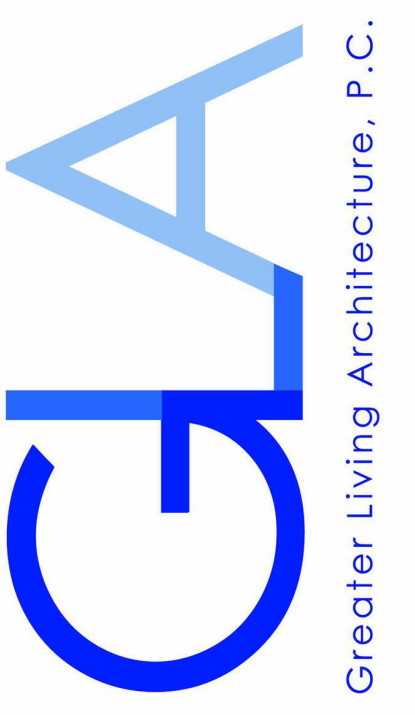
ARCHITECT:
GLA
Greater Living Architecture, P.C.
3033 BRIGHTON HENRIETTA TOWNLINE RD
ROCHESTER, NY 14623

STRUCTURAL ENGINEER:
HALE
TiP TECHNOLOGY IN PRACTICE

DRAWING LIST

CO	COVER PAGE
T1	TECHNICAL DATA
A1	PROPOSED FLOOR PLANS
A2	PROPOSED EXTERIOR ELEVATIONS
A3	ROOF PLAN & DETAILS
A4	SECTION & DETAILS
N-1	DETAILS
N-2	REINFORCEMENT
S1	FOUNDATION AND ROOF FRAMING PLANS
S2	STRUCTURAL DETAILS

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

CONSULTANT:

CLIENT/LOCATION:
Anthony & Sue Cotroneo
91 Knollwood Drive
Rochester, NY 14618

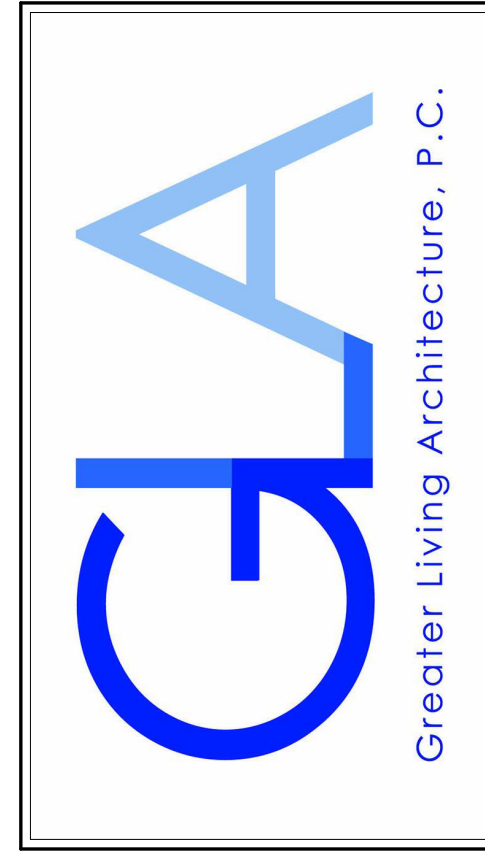
REVISIONS:

DATE	BY	DESCRIPTION

COVER PAGE

DRAWN: XW	DATE: 04/28/22
PROJECT: 22106	SHEET: CO

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CONSULTANT:

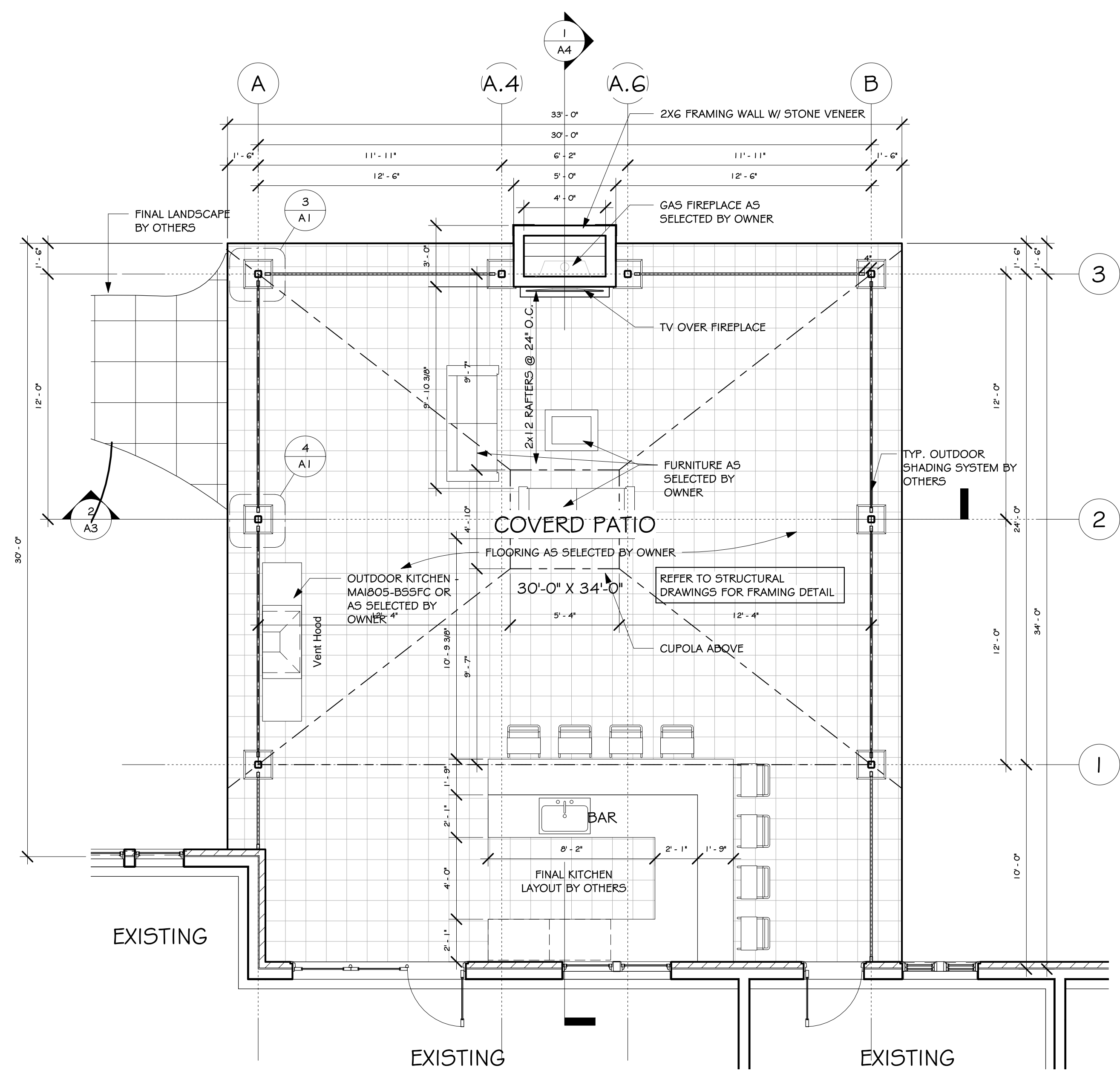
CLIENT/LOCATION:
 Anthony & Sue Cotroneo
 91 Knollwood Drive
 Rochester, NY 14618

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PROPOSED FLOOR PLANS

DRAWN: XW	DATE: 04/28/22
PROJECT: 22106	SHEET: A1



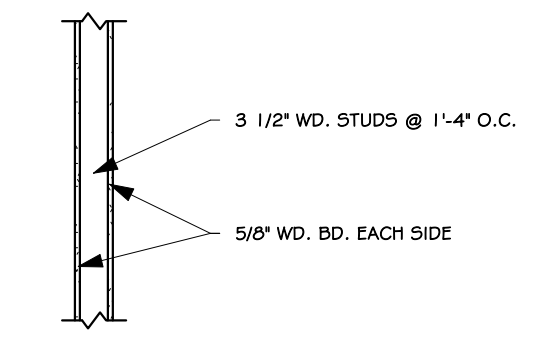
2 FIRST FLOOR PLAN
 1/4" = 1'-0" 1020 SQ. FT. COVERD PORCH

WINDOW SCHEDULE					
SYMBOL	MODEL NUMBER	ROUGH WIDTH	ROUGH HEIGHT	QUAN.	COMMENTS
A	CUCA3648	2'-7"	1'-11 5/8"	4	

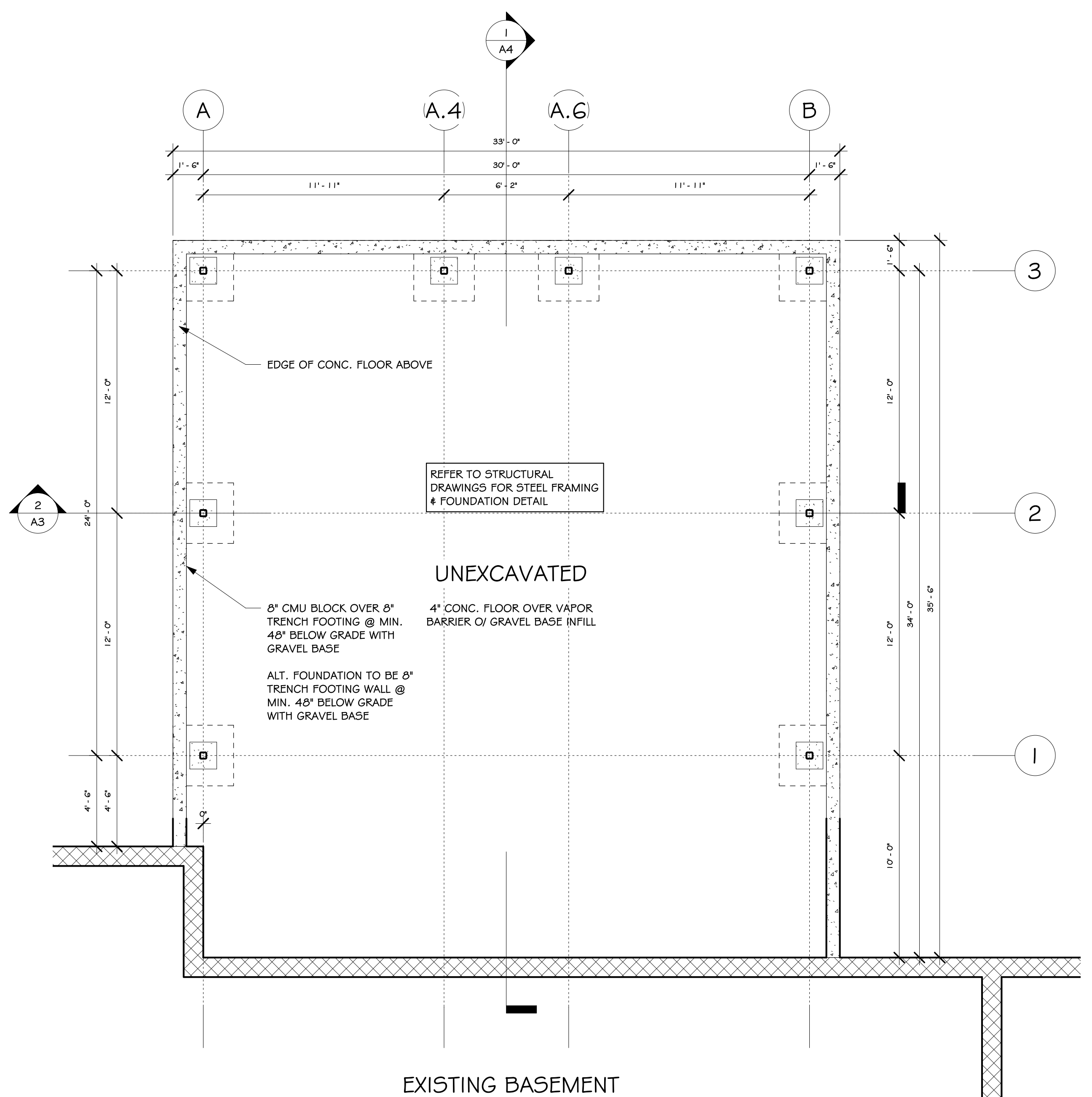
- WINDOW NOTES:**
- CONTRACTOR IS RESPONSIBLE FOR COORDINATING DIMENSIONS IF DIFFERENT WINDOW TYPES FROM THOSE SPECIFIED ARE APPROVED.
 - MEASURE WINDOW OPENINGS BEFORE ORDERING. FIELD VERIFY WINDOW SIZES & QUANTITIES.
 - PROVIDE MESH, FULL SCREENS FOR ALL DOUBLE HUNG WINDOW UNITS.
 - PROVIDE OBSCURE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

ALL WINDOW LOCATIONS TO BE REVIEWED WITH SUPPLIER FOR CONFORMANCE WITH SAFETY GLAZING AND FALL PROTECTION PRIOR TO ORDERING. ANY DISCREPANCIES TO BE REVIEWED W/ ARCHITECT PRIOR TO ORDERING.

WALL TYPES:

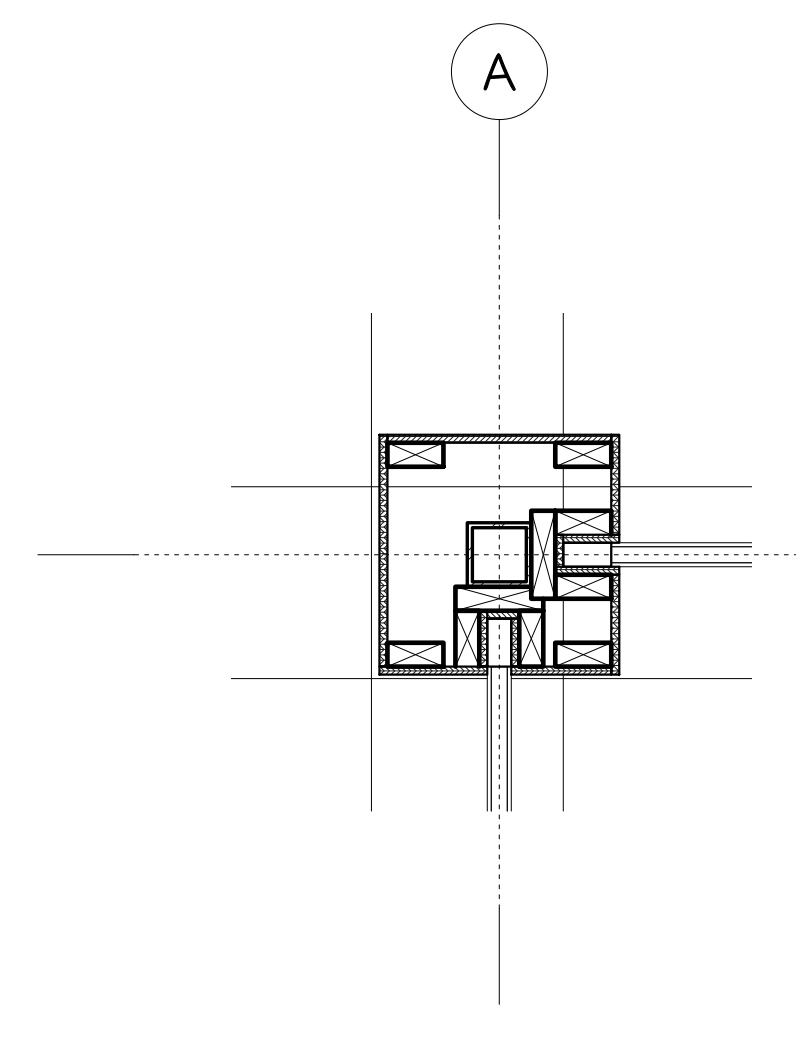


1 3 1/2" CUPOLA WALL

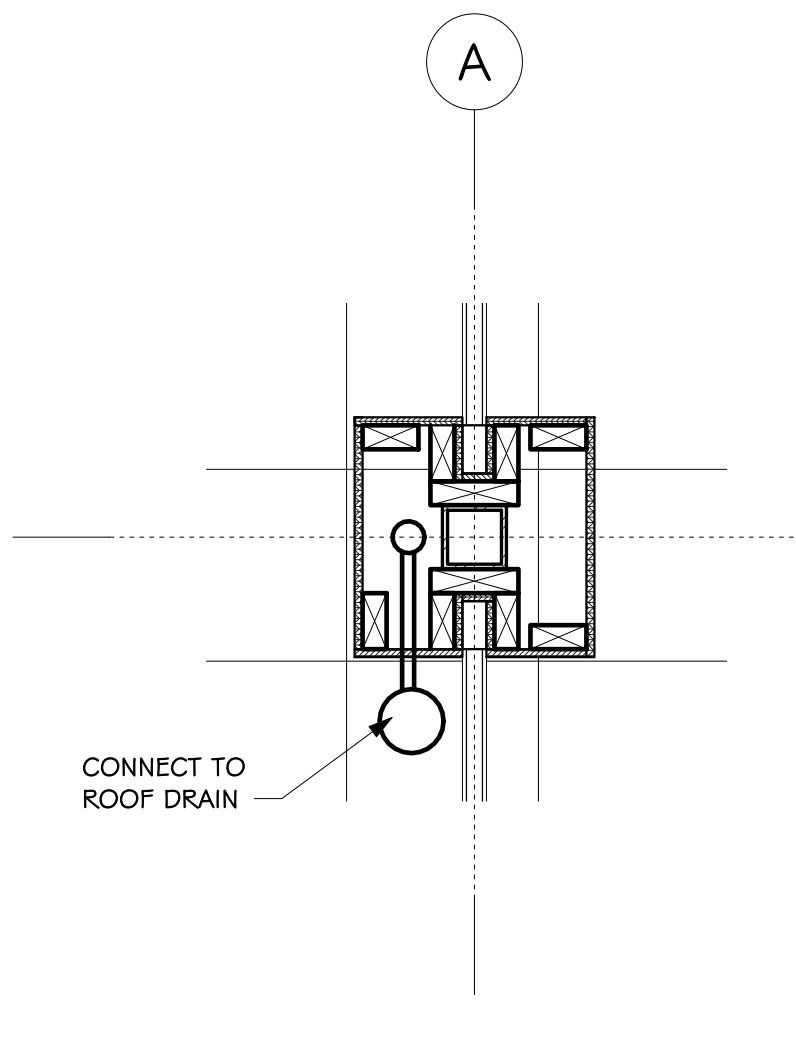


1 PROPOSED FOUNDATION PLAN
 1/4" = 1'-0" 1020 SQ. FT. COVERD PORCH

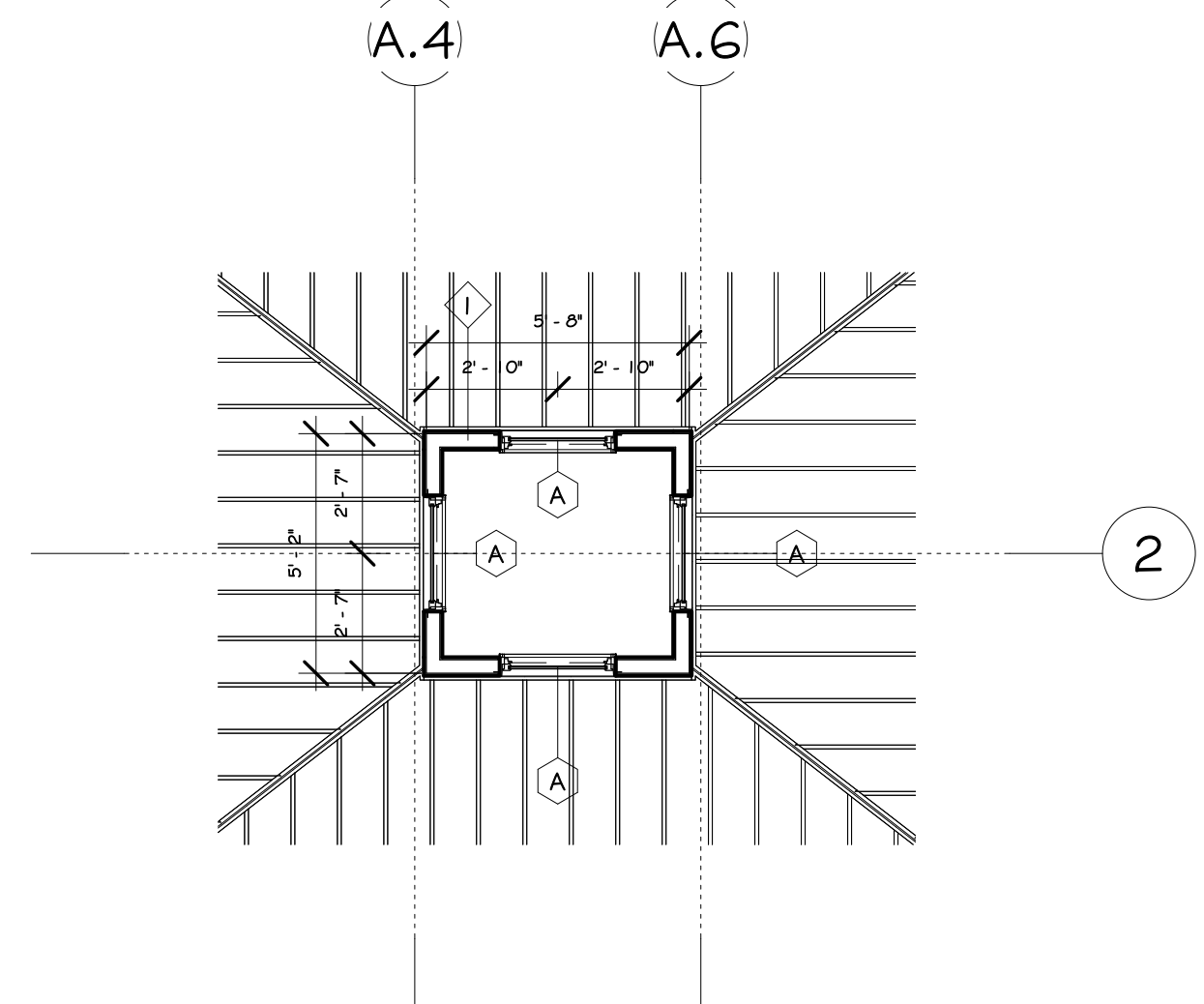
- FOUNDATION NOTES:**
- CONTRACTOR TO CONTACT THIS OFFICE PRIOR TO CONSTRUCTION IF THE ASSUMED GRADE DEPICTED IS INACCURATE AND / OR WILL ALTER THE FOUNDATION DESIGN AND / OR STRUCTURE NOTED
 - 6 MIL POLY VAPOR OR APPROVED VAPOR RETARDER W/ JOINTS LAPPED NO LESS THAN 6" TO BE PLACED B/W CONCRETE FLOOR SLABS & BASE COURSE OR PREPARED SUBGRADE



3 COLUMN DETAIL A
 1" = 1'-0"

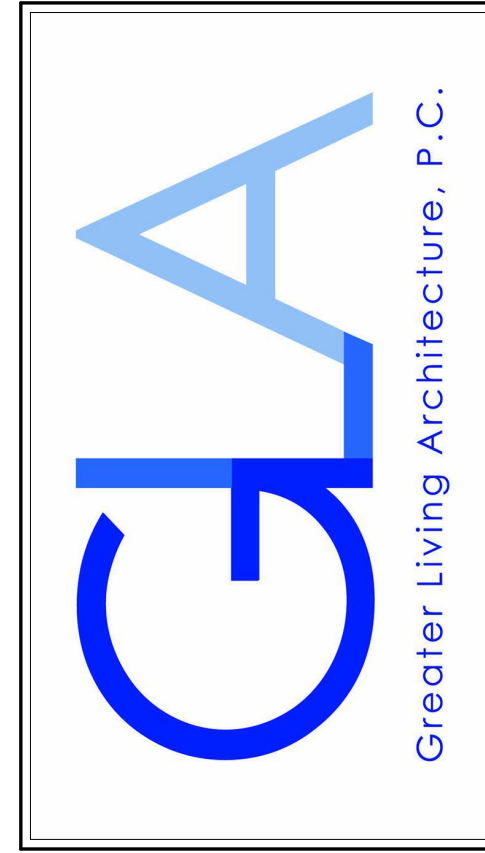


4 COLUMN DETAIL B
 1" = 1'-0"



5 CUPOLA PLAN
 1/4" = 1'-0"

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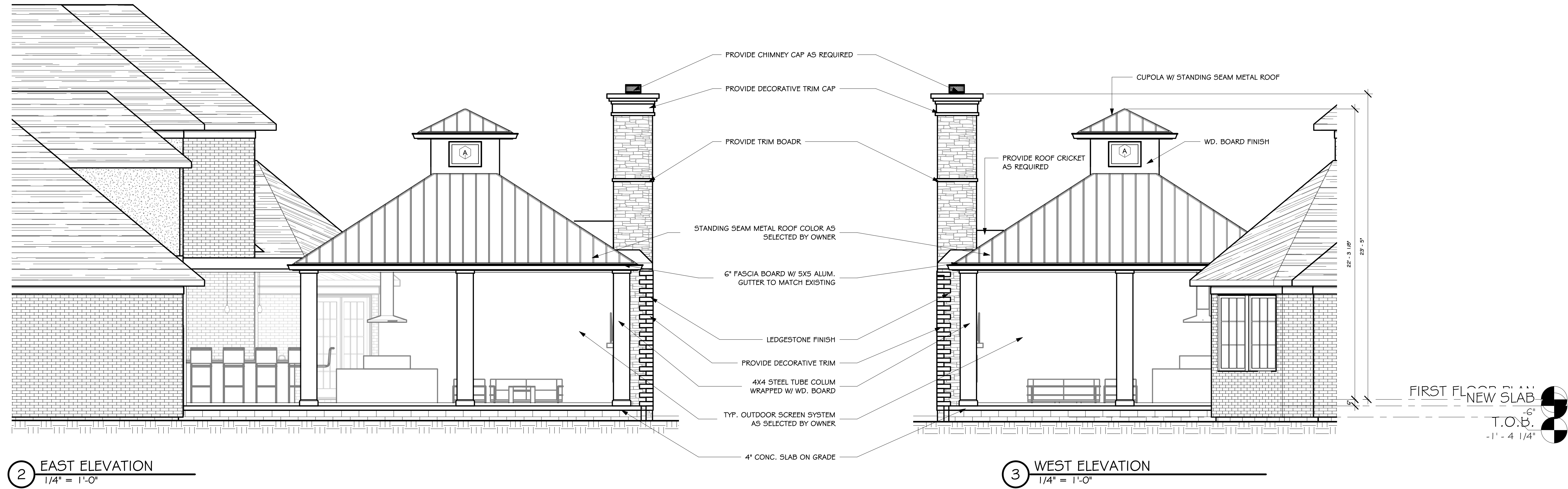
DATE	BY	DESCRIPTION

PROPOSED EXTERIOR ELEVATIONS

DRAWN: XW	DATE: 04/28/22
PROJECT: 22106	SHEET: A2



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

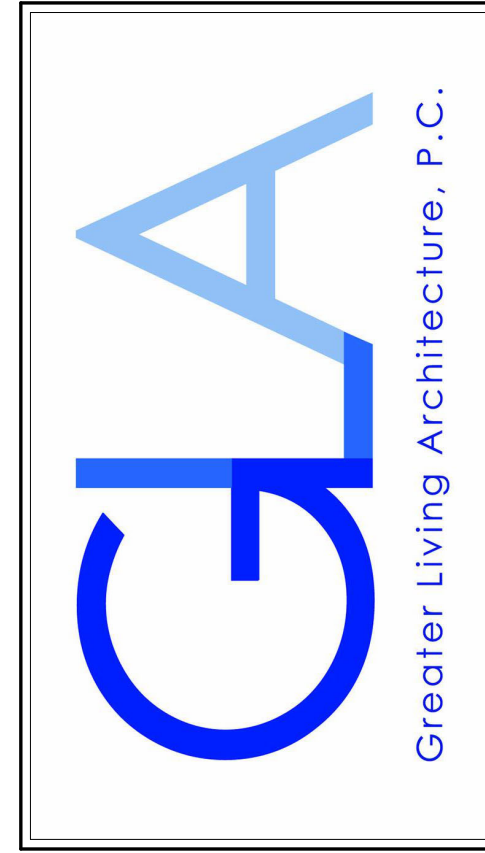


2 EAST ELEVATION
 1/4" = 1'-0"

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

FIRST FLOOR PLAN - NEW SLAB
 T.O.B. -6"
 -1' - 4 1/4"

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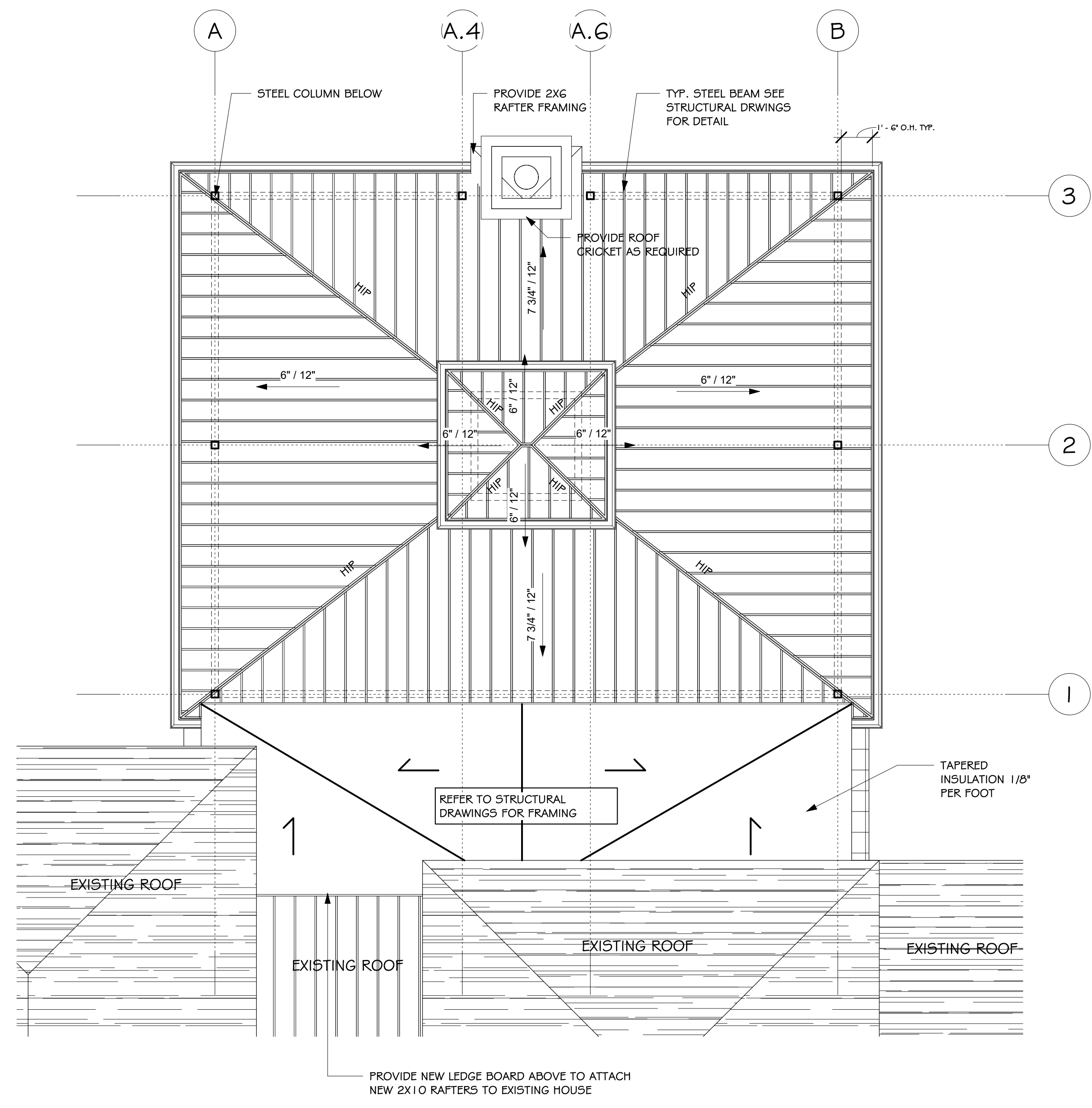
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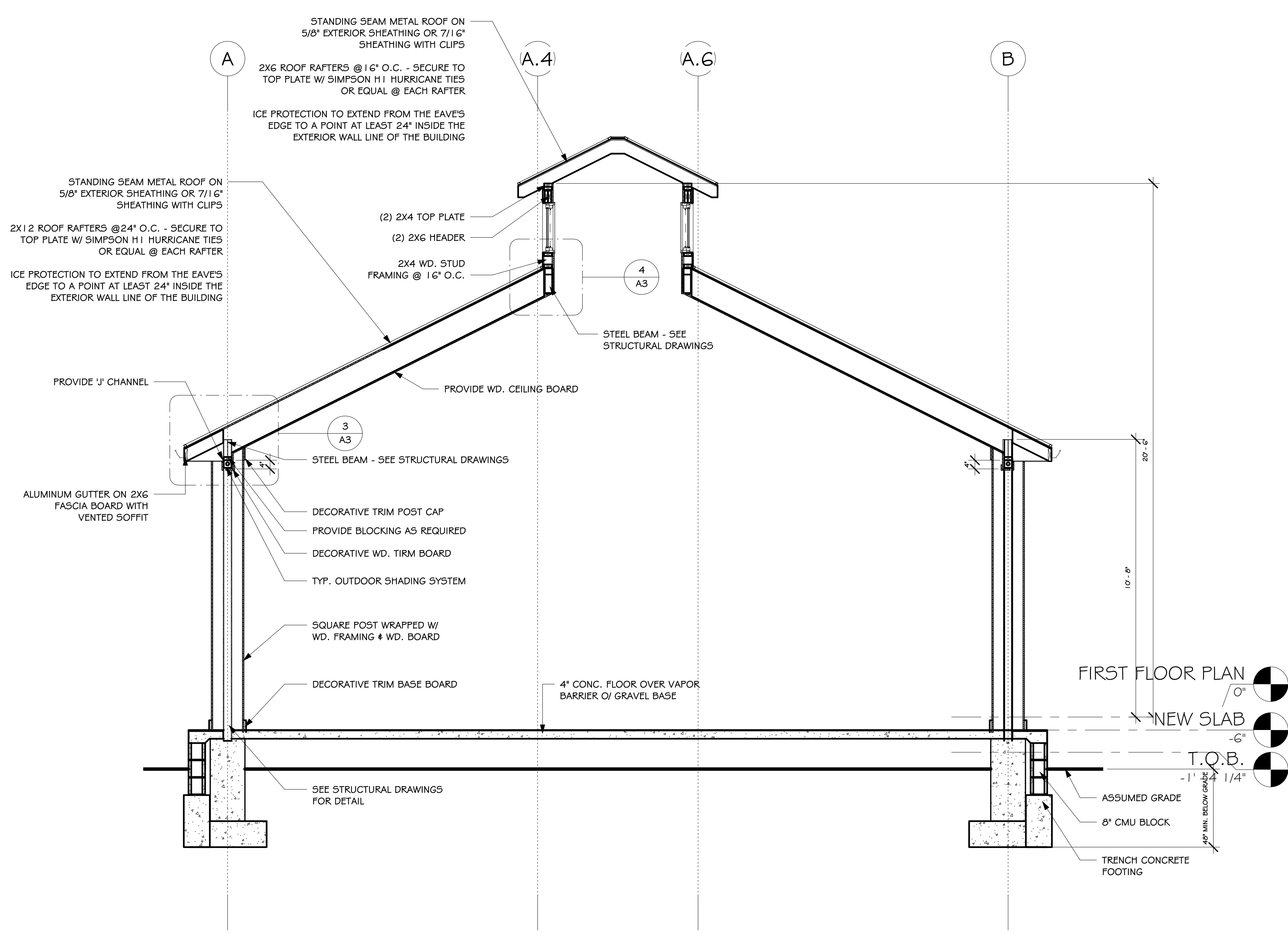
DATE	BY	DESCRIPTION

ROOF PLAN & DETAILS

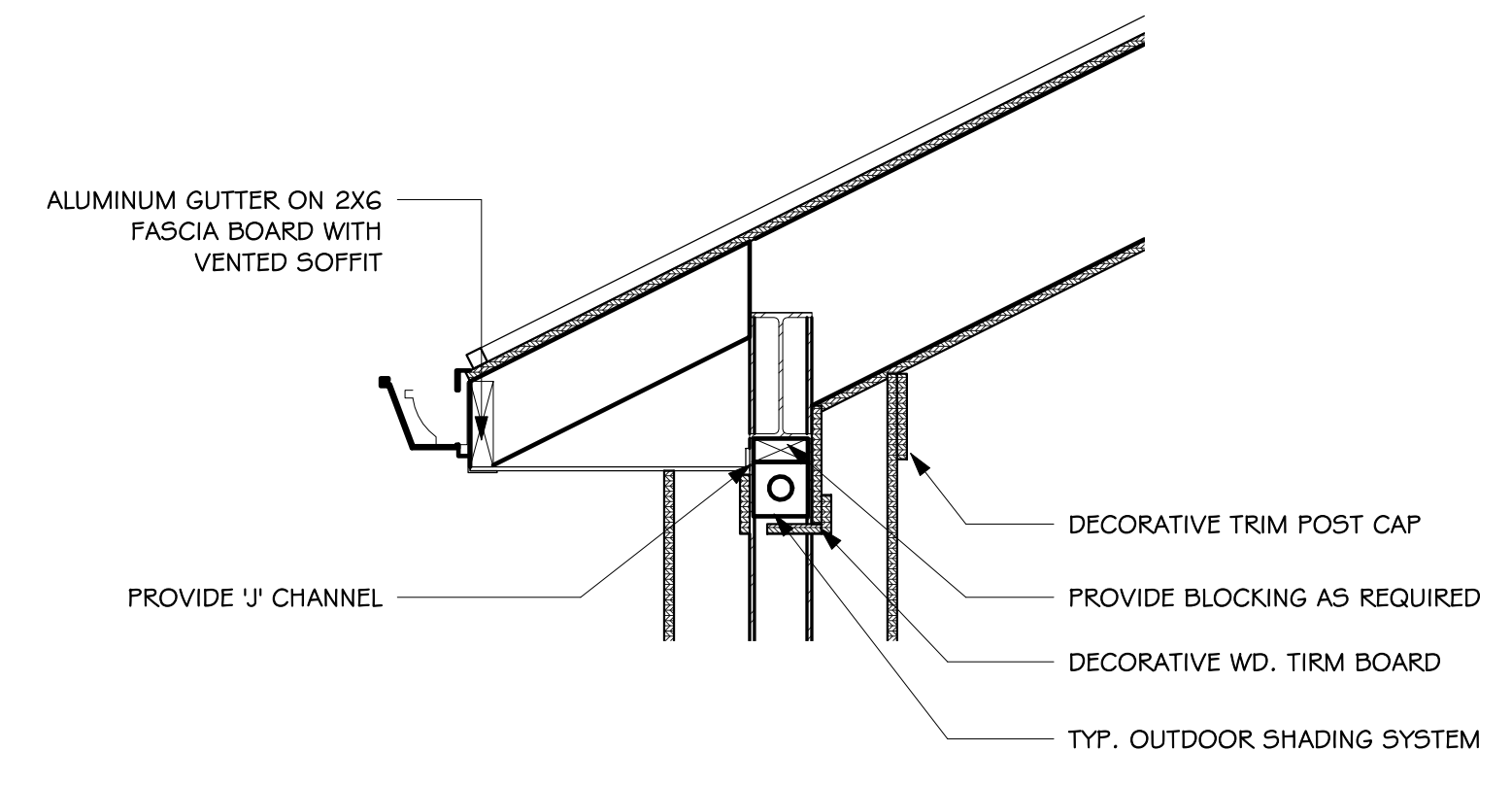
DRAWN: XW	DATE: 04/28/22
PROJECT: 22106	SHEET: A3



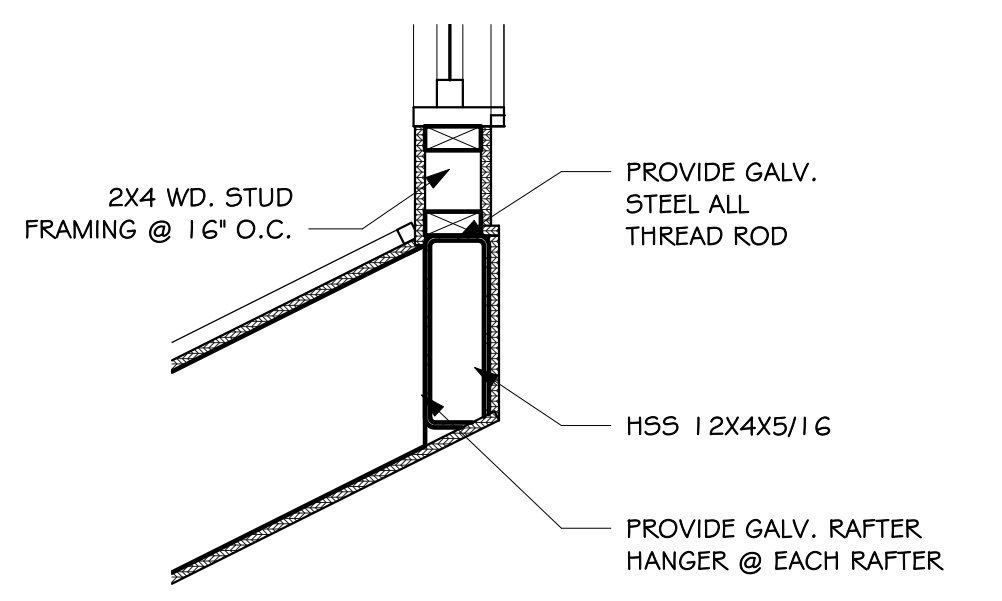
1 PROPOSED ROOF PLAN
 1/4" = 1'-0"



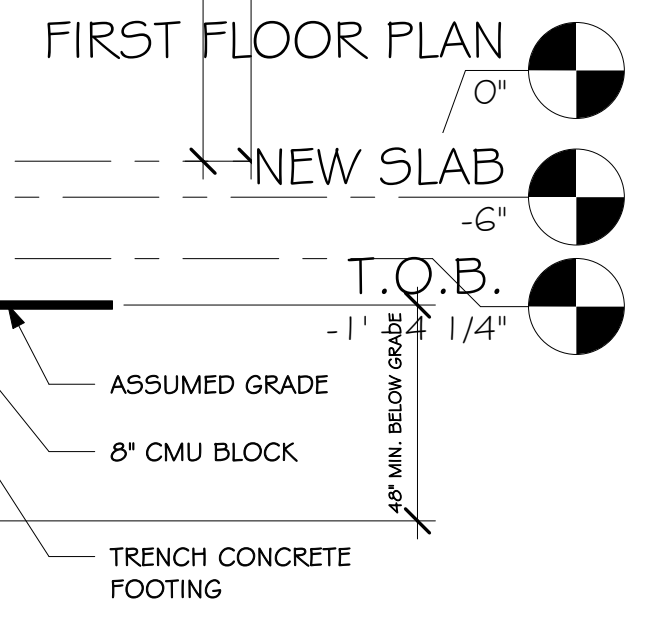
2 BUILDING SECTION A
 3/8" = 1'-0"



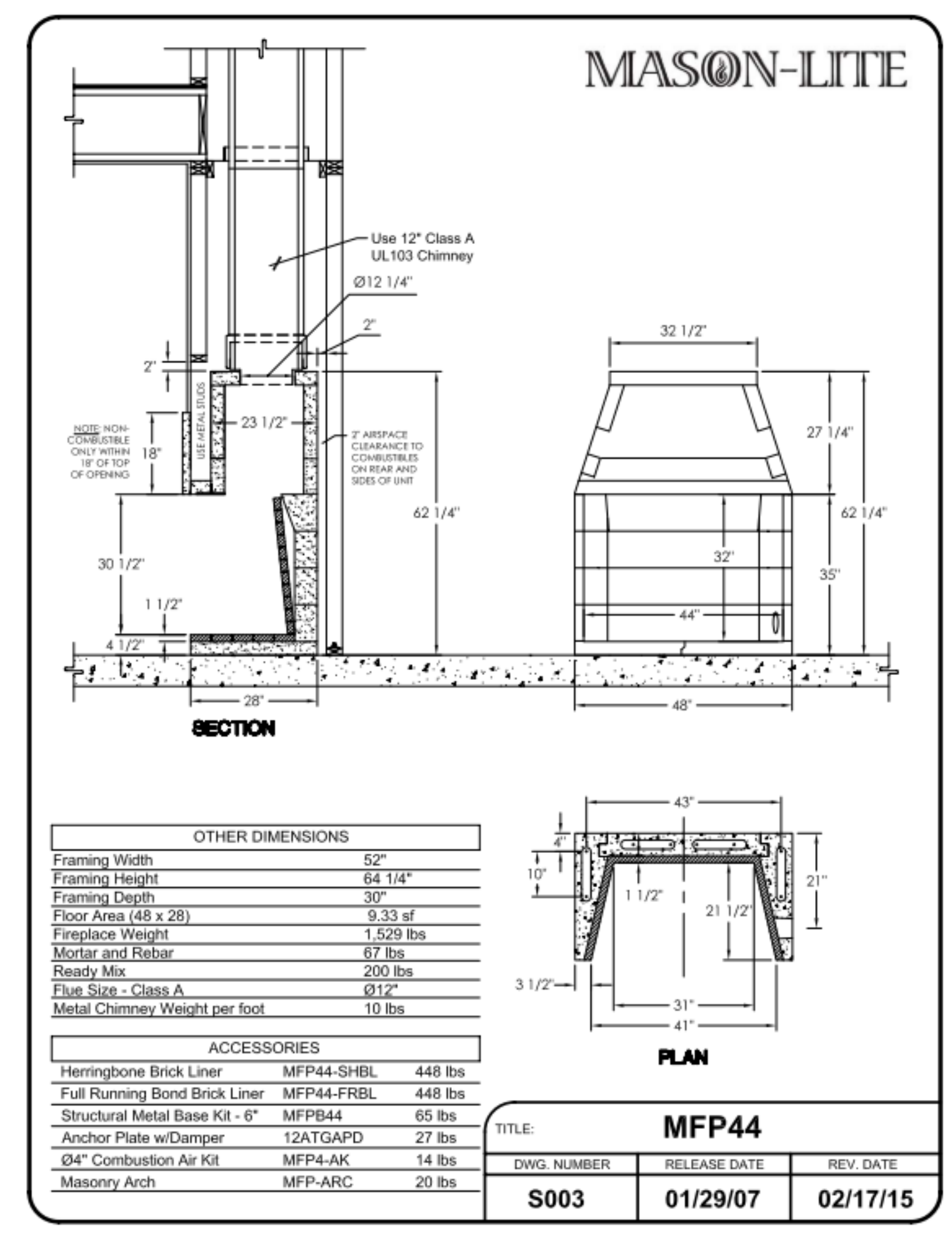
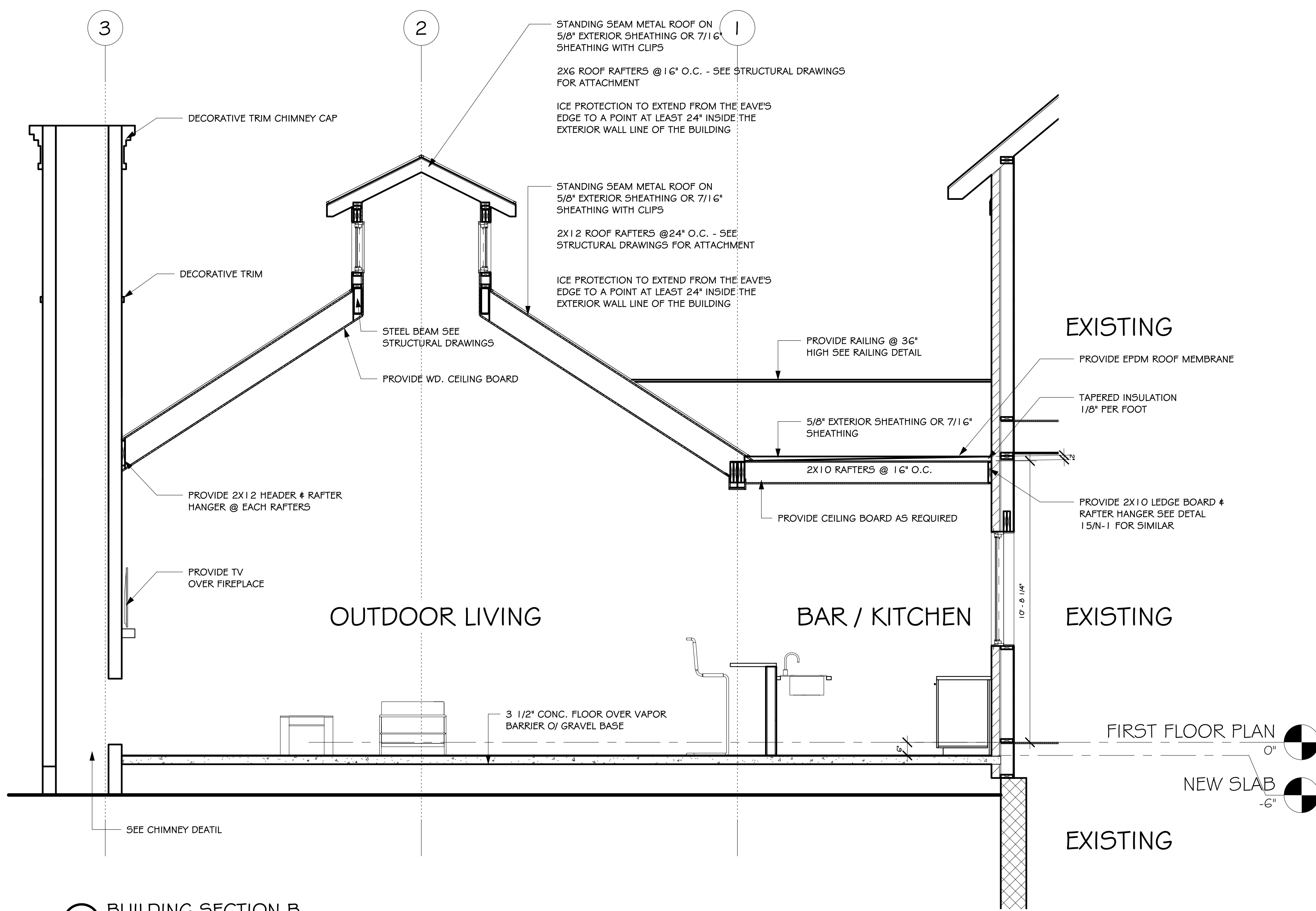
3 BUILDING SECTION A - POST TO RAFTER
 1" = 1'-0"



4 BUILDING SECTION A - RAFTER TO CUPOLA
 1" = 1'-0"

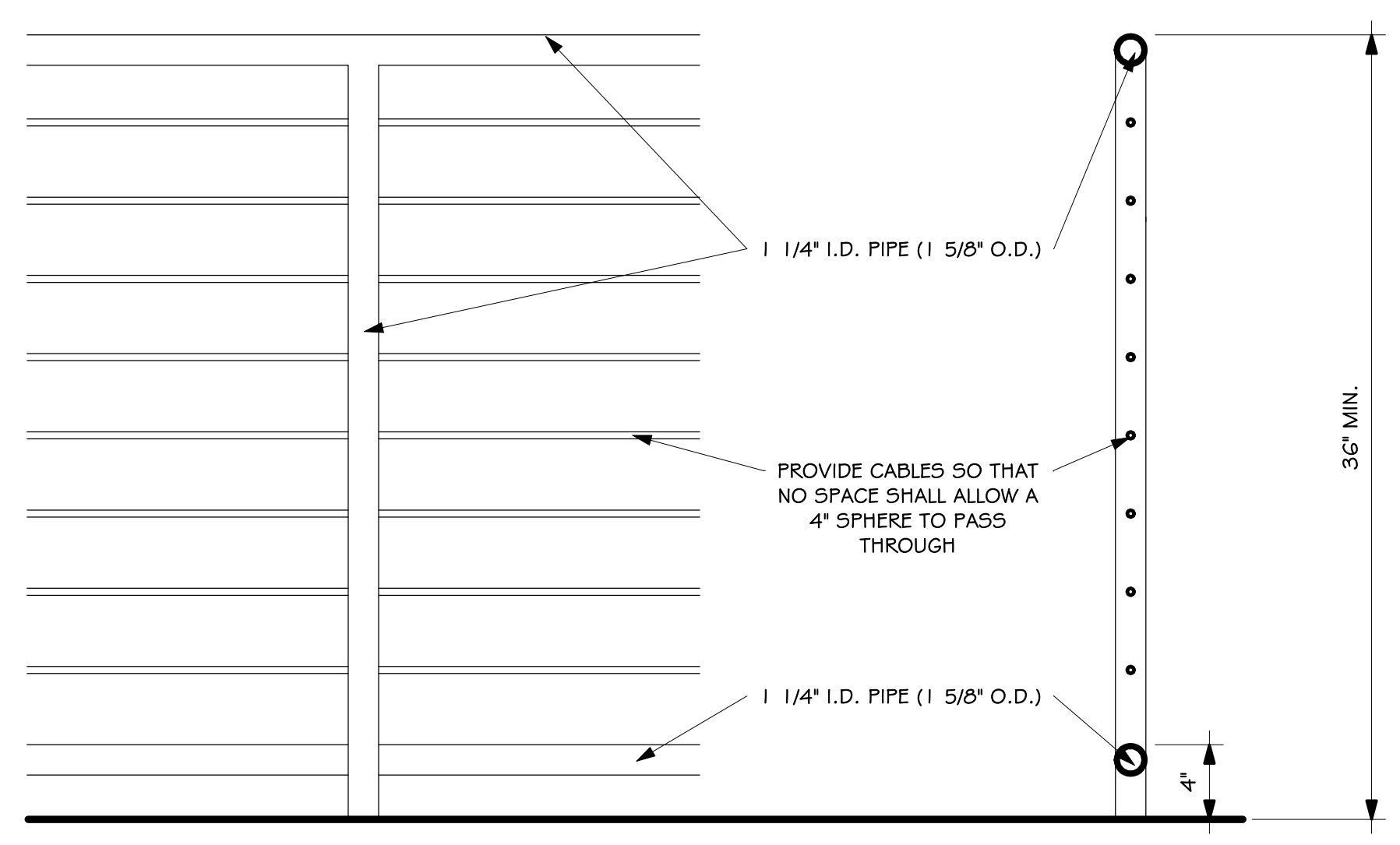


FIRST FLOOR PLAN
 0" = 1'-0"
 NEW SLAB
 -6"
 T.O.B.
 -1'
 1/4"
 ASSUMED GRADE
 8" CMU BLOCK
 TRENCH CONCRETE FOOTING
 48" MIN. BELOW GRADE



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

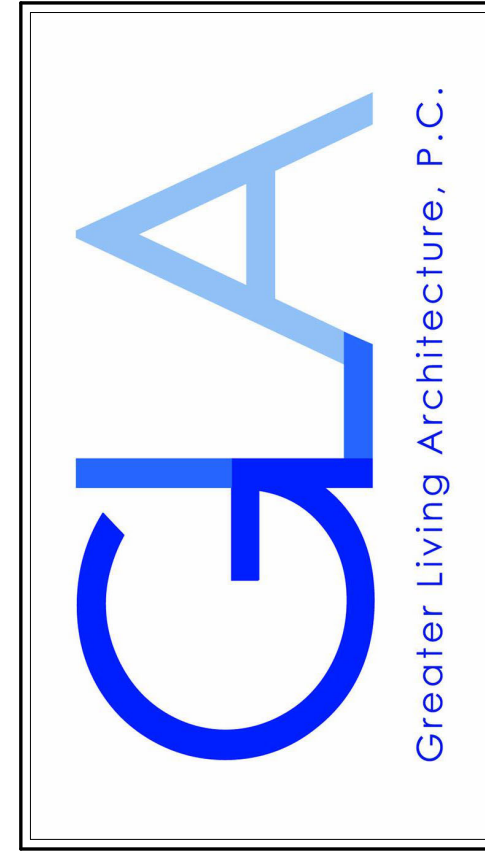
ALT. CHIMNEY DETAIL
1/4" = 1'-0"



SEE ALT. RAILING DETAIL ON DRAWING N-1

2 RAILING DETAIL
1 1/2" = 1'-0"

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REVISIONS:

DATE	BY	DESCRIPTION

SECTION & DETAILS

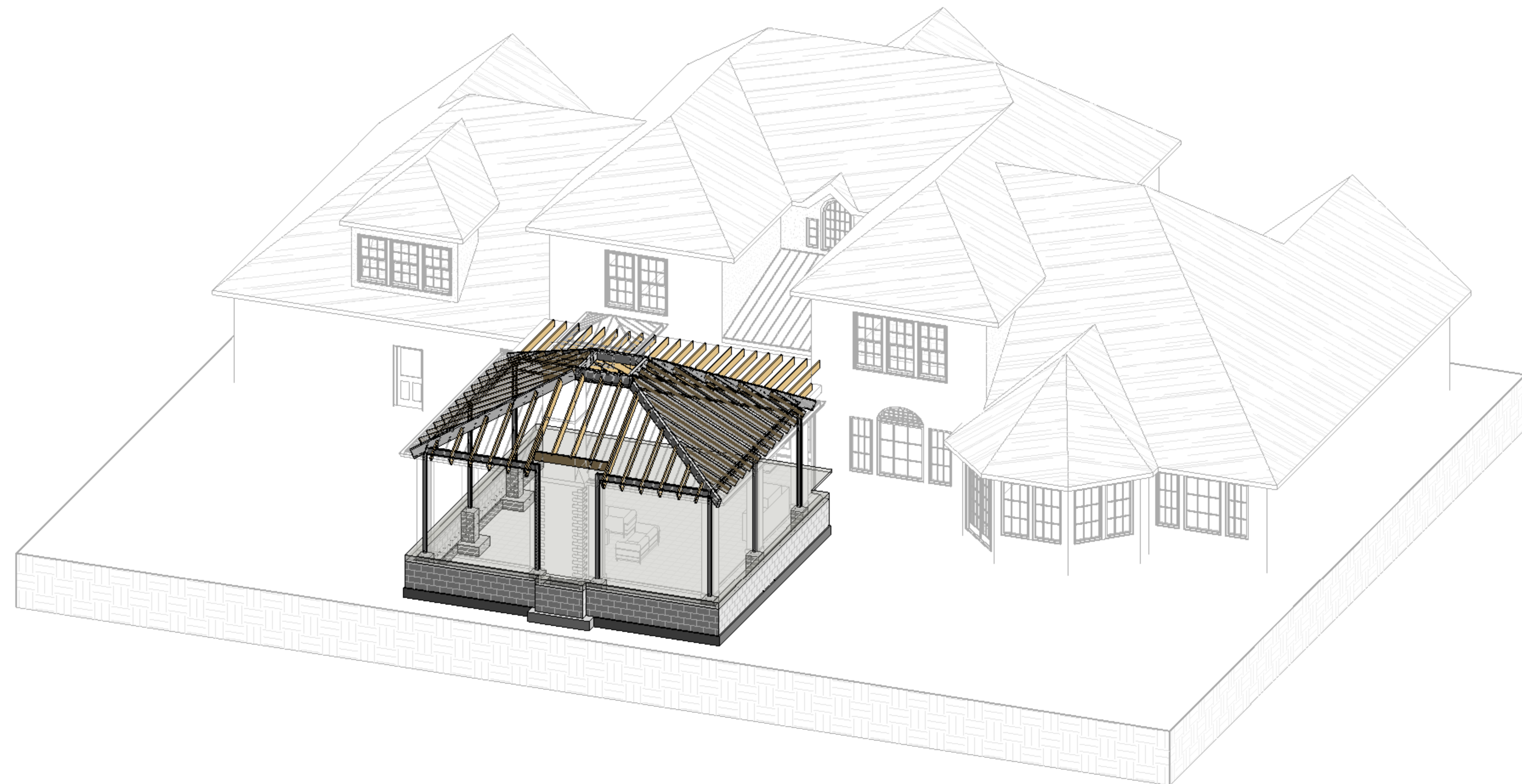
DRAWN:	DATE:
XW	04/28/22
PROJECT:	SHEET:
22106	A4

STRUCTURAL STEEL NOTES:

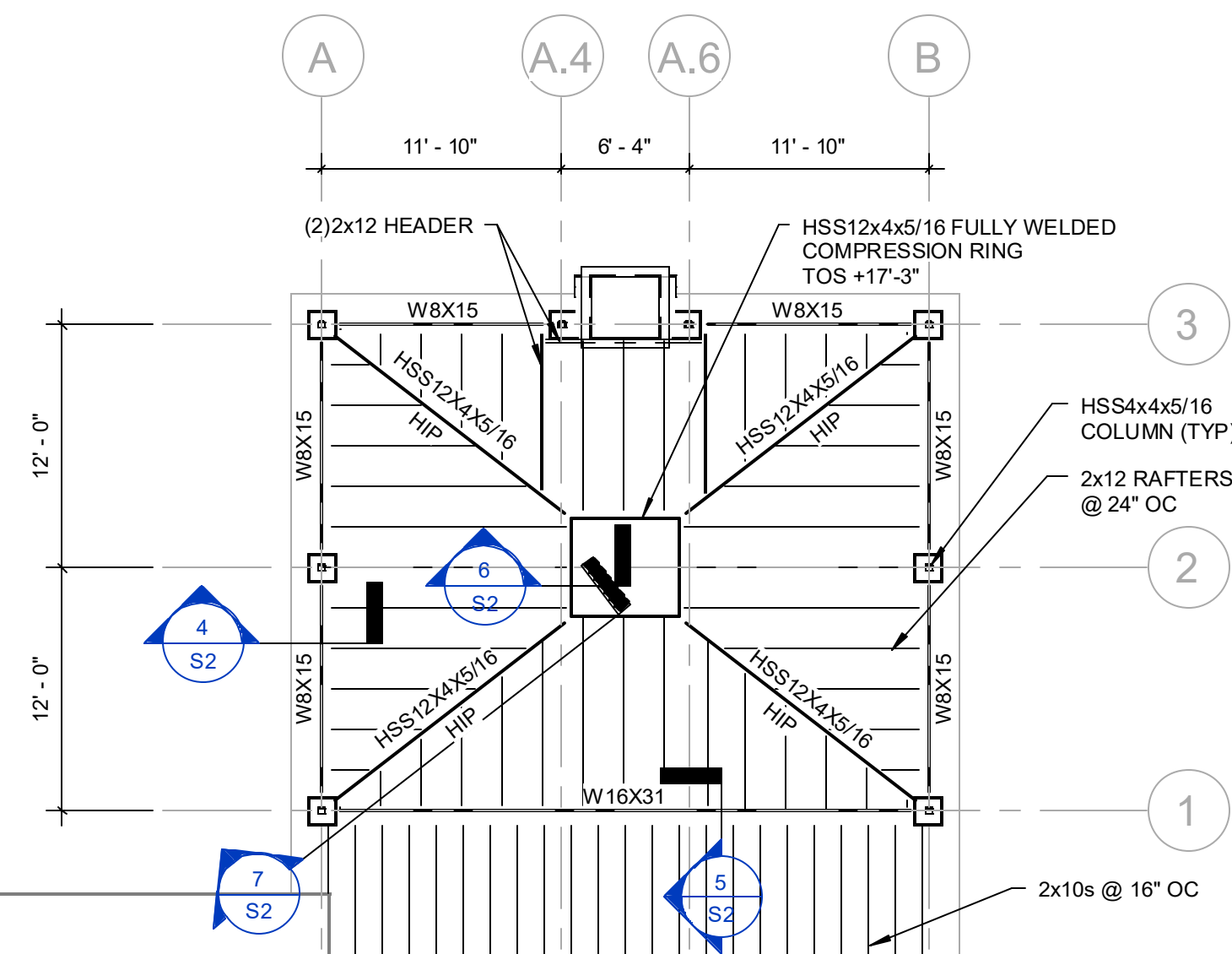
1. ALL STRUCTURAL STEEL SHALL BE DETAILED, FABRICATED AND ERECTED IN STRICT ACCORDANCE WITH THE LATEST AISC SPECIFICATIONS.
2. ALL STRUCTURAL STEEL SHAPES SHALL CONFORM TO ASTM A992, GRADE 50. STEEL PLATES SHALL CONFORM TO ASTM A36. STEEL TUBE SECTIONS SHALL CONFORM TO ASTM A500, GRADE B. STEEL PIPE SECTIONS SHALL CONFORM TO ASTM A501 OR ASTM A53, TYPES E OR S, GRADE B.
3. ALL WELDS SHALL BE MADE IN ACCORDANCE WITH THE LATEST REQUIREMENTS OF THE AWS, USING E70 ELECTRODES. PROVIDE FIELD TOUCH-UP PAINT TO MATCH SHOP-APPLIED PRIMER WHERE PAINT HAS BEEN BURNED OFF.
4. SUBMIT SHOP DRAWINGS FOR ALL STRUCTURAL STEEL AND METAL DECK. ALLOW SUFFICIENT TIME FOR REVIEW AND APPROVAL BY THE ARCHITECT TO BE COMPLETED PRIOR TO BEGINNING FABRICATION.
5. ALL STRUCTURAL STEEL SHALL RECEIVE ONE SHOP COAT OF PRIMER UNLESS OTHERWISE NOTED.

REINFORCED CONCRETE NOTES:

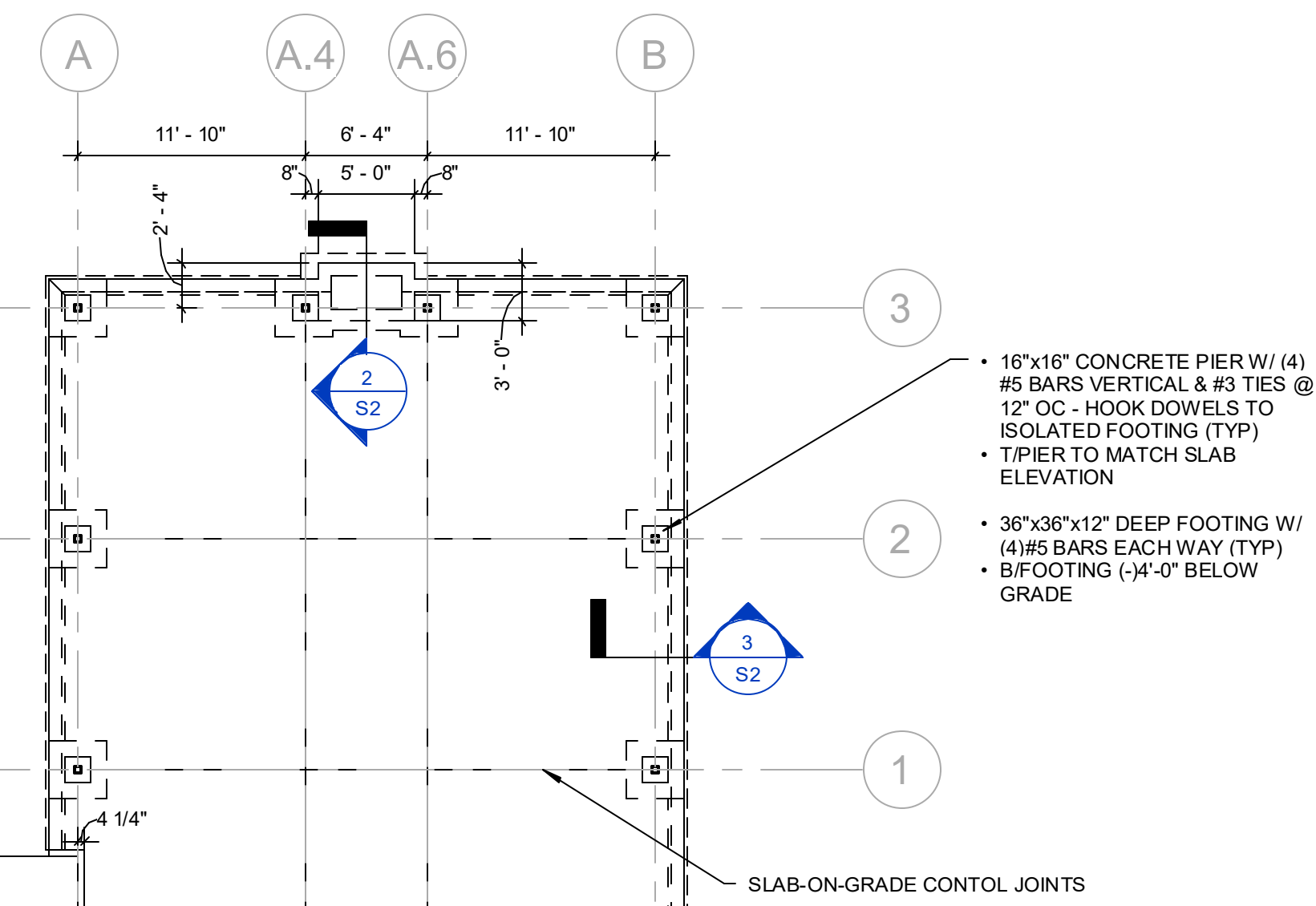
1. ALL FOOTINGS ARE TO BE PLACED ON STRUCTURAL FILL OR ON UNDISTURBED NATURAL SOIL.
2. FOUNDATIONS HAVE BEEN DESIGNED WITH AN ASSUMED ALLOWABLE SOIL BEARING PRESSURE OF 1,500 PSF.
3. THE NORMAL WEIGHT CONCRETE MIX DESIGN SHALL HAVE A 28 DAY COMPRESSIVE STRENGTH OF 3,000 PSI FOR PIERS AND FOOTINGS AND 4,000 PSI FOR EXTERIOR SLABS.
4. ALL REINFORCING BARS SHALL CONFORM TO ASTM A615 GRADE 60.
5. ALL WELDED WIRE FABRIC (WWF) SHALL CONFORM TO ASTM A185, WITH AN ULTIMATE TENSILE STRENGTH OF 70,000 PSI. FLAT SHEET STOCK ONLY.
6. PROVIDE CONCRETE COVER OVER REINFORCING IN ACCORDANCE WITH THE REQUIREMENTS OF ACI 318.



3 ISOMETRIC

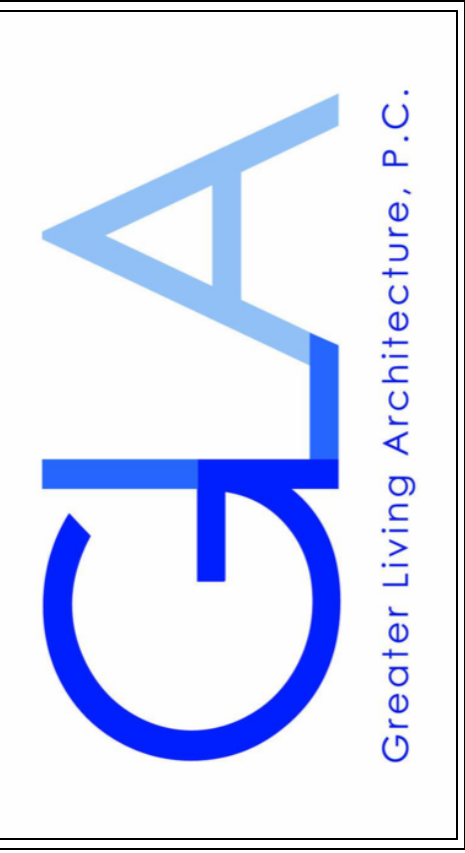


2 ROOF FRAMING PLAN
1/8" = 1'-0"



1 FOUNDATION PLAN
1/8" = 1'-0"

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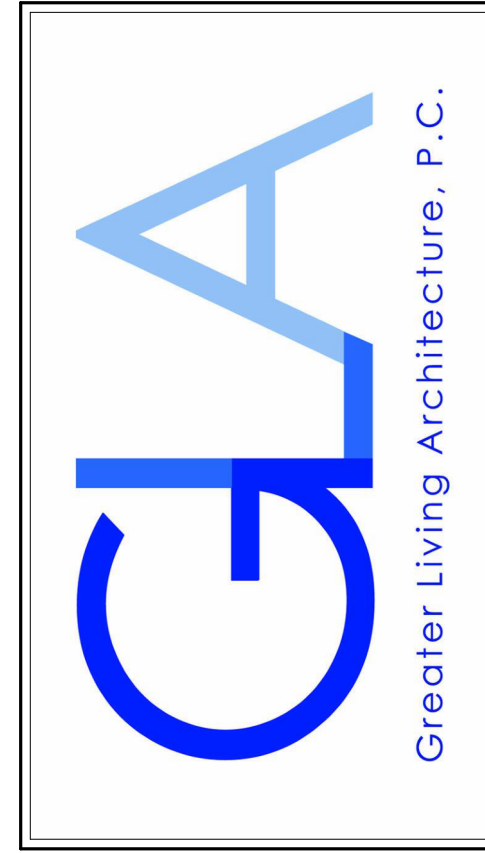
REVISIONS:

DATE	BY	DESCRIPTION
4/28/22	GH	PERMIT SET

FOUNDATION AND ROOF FRAMING PLANS

DRAWN: GH	DATE: 04/20/22
PROJECT: 22106	SHEET: S1

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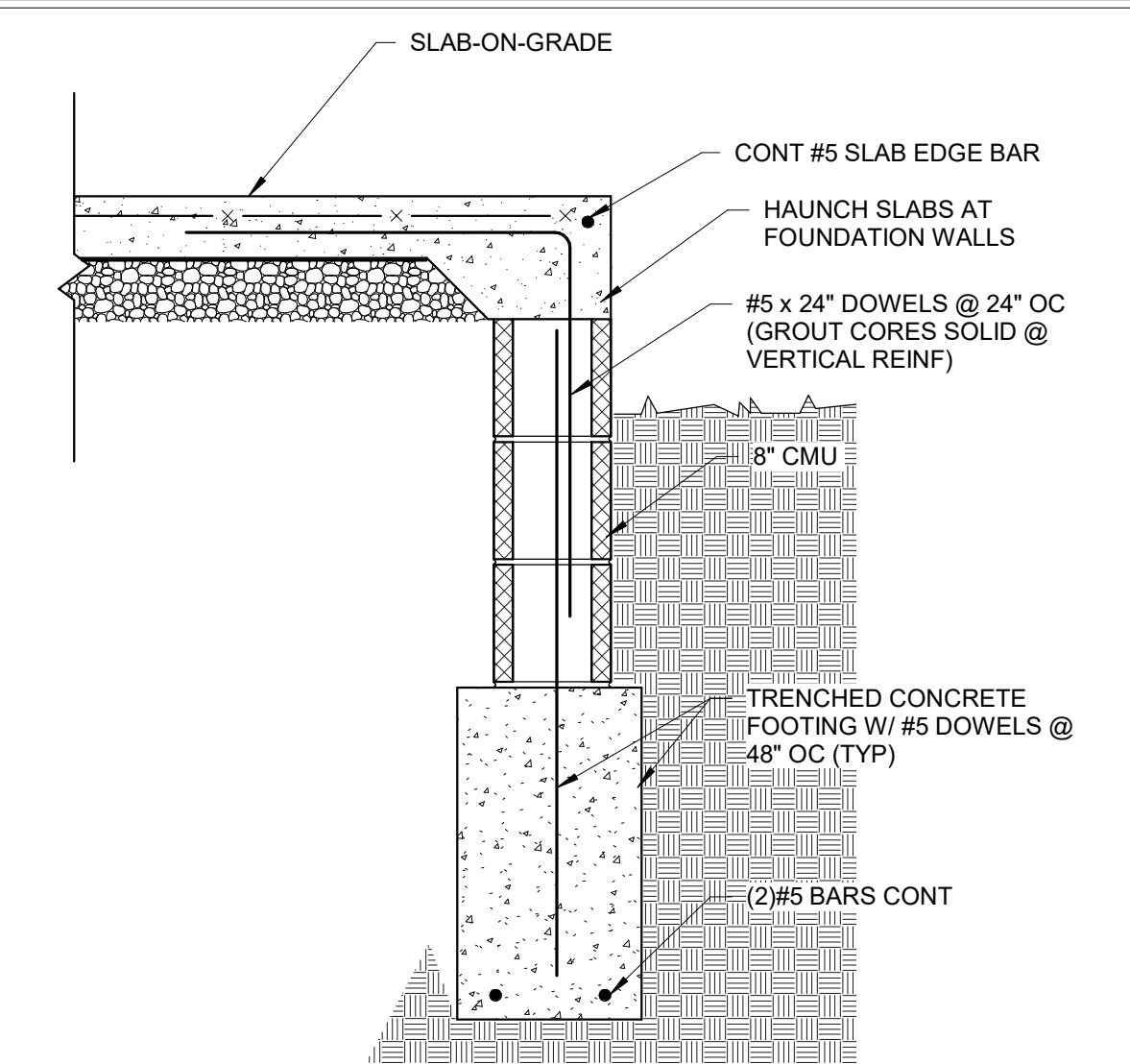
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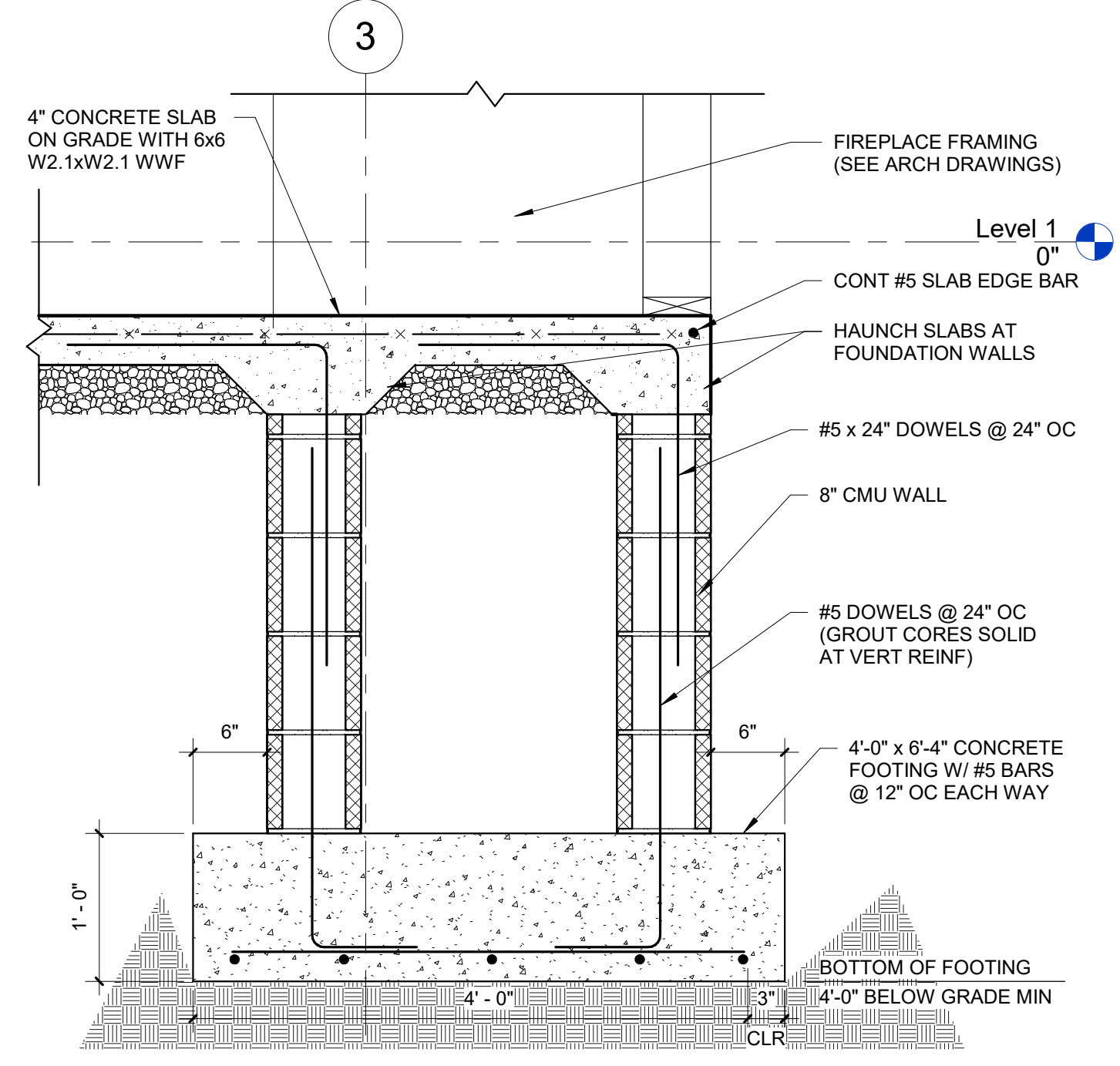
DATE	BY	DESCRIPTION
4/28/22	GH	PERMIT SET

STRUCTURAL DETAILS

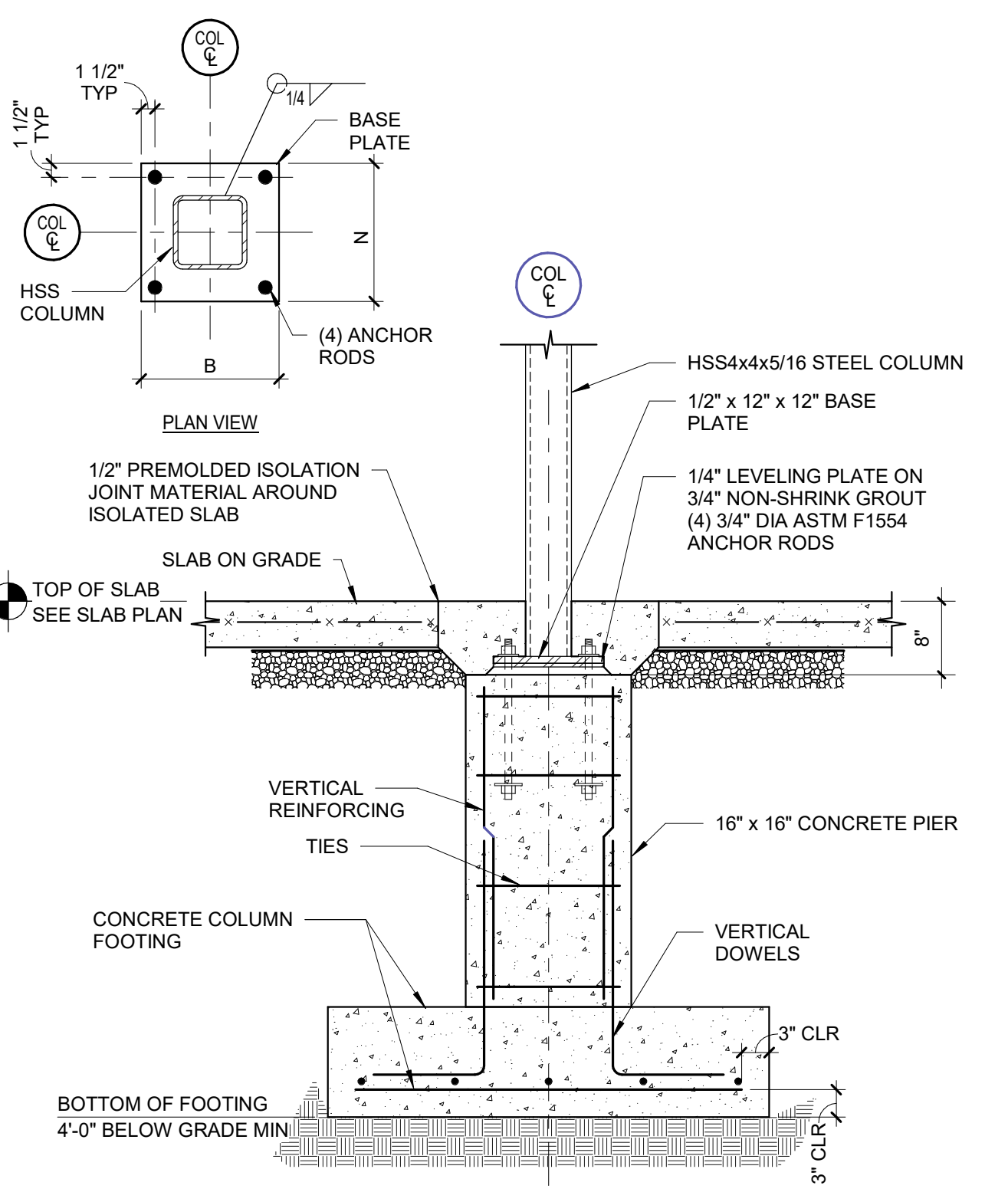
DRAWN:	DATE:
GH	04/28/22
PROJECT:	SHEET:
22106	52



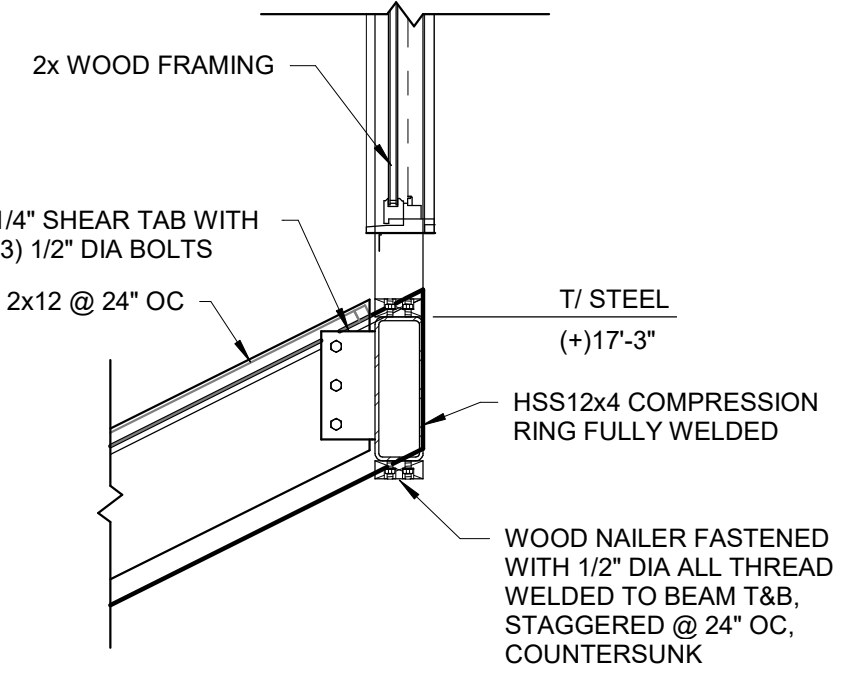
3 SLAB EDGE DETAIL
 1" = 1'-0"



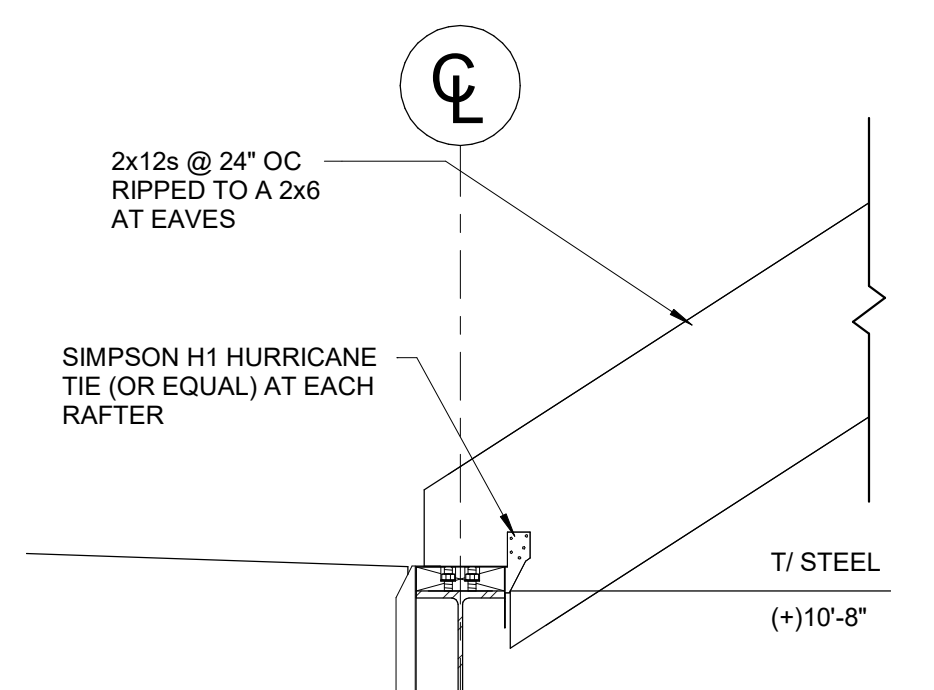
2 FOUNDATION AT FIREPLACE
 1" = 1'-0"



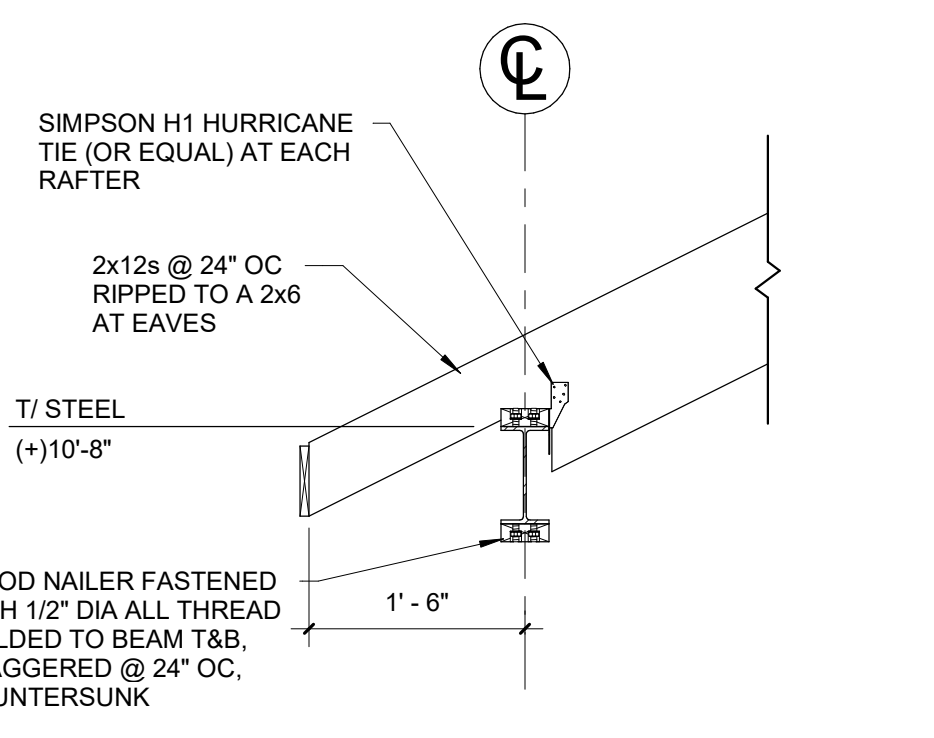
1 COLUMN PIER & FOOTING DETAIL
 3/4" = 1'-0"



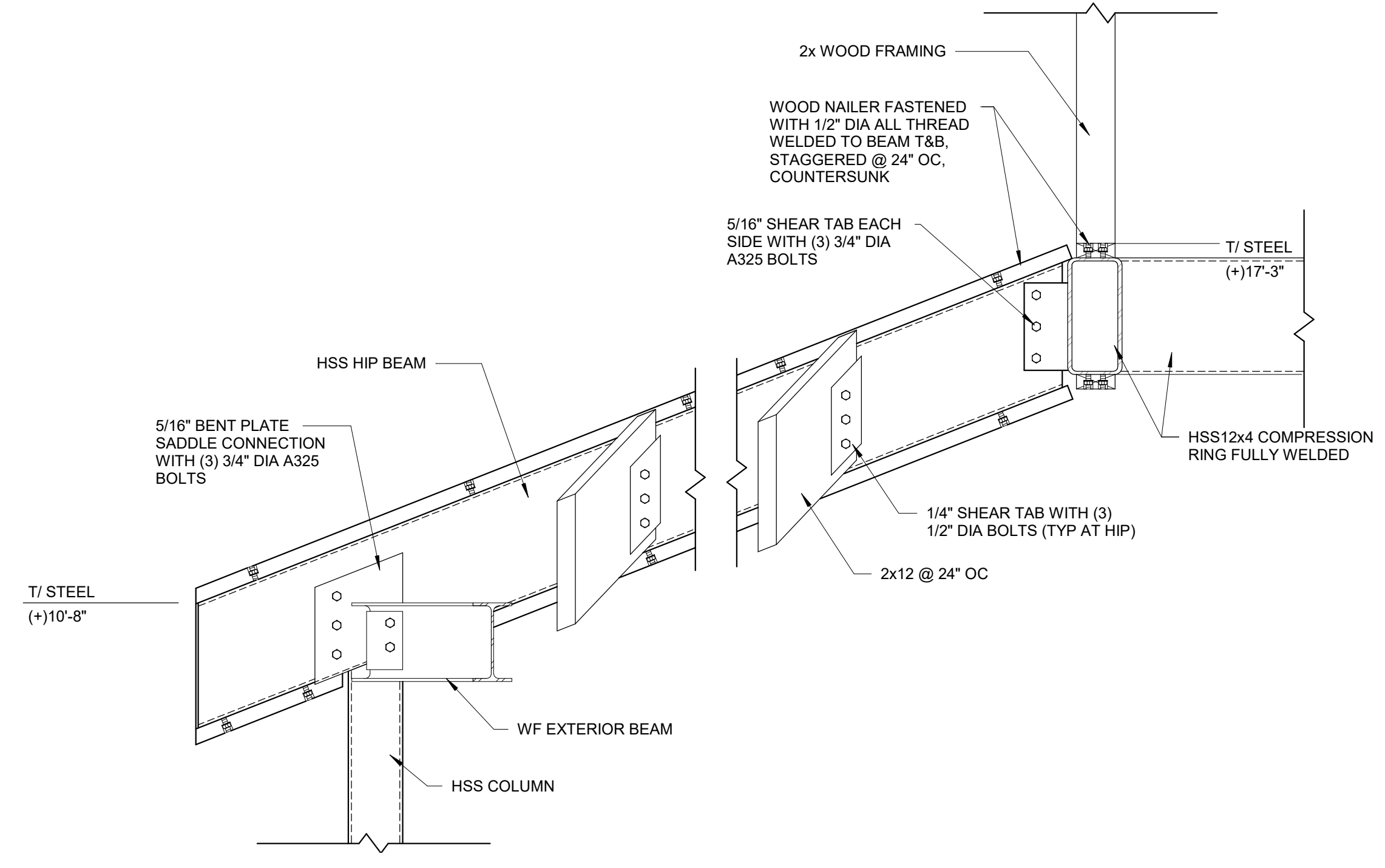
6 SECTION AT CUPOLA
 3/4" = 1'-0"



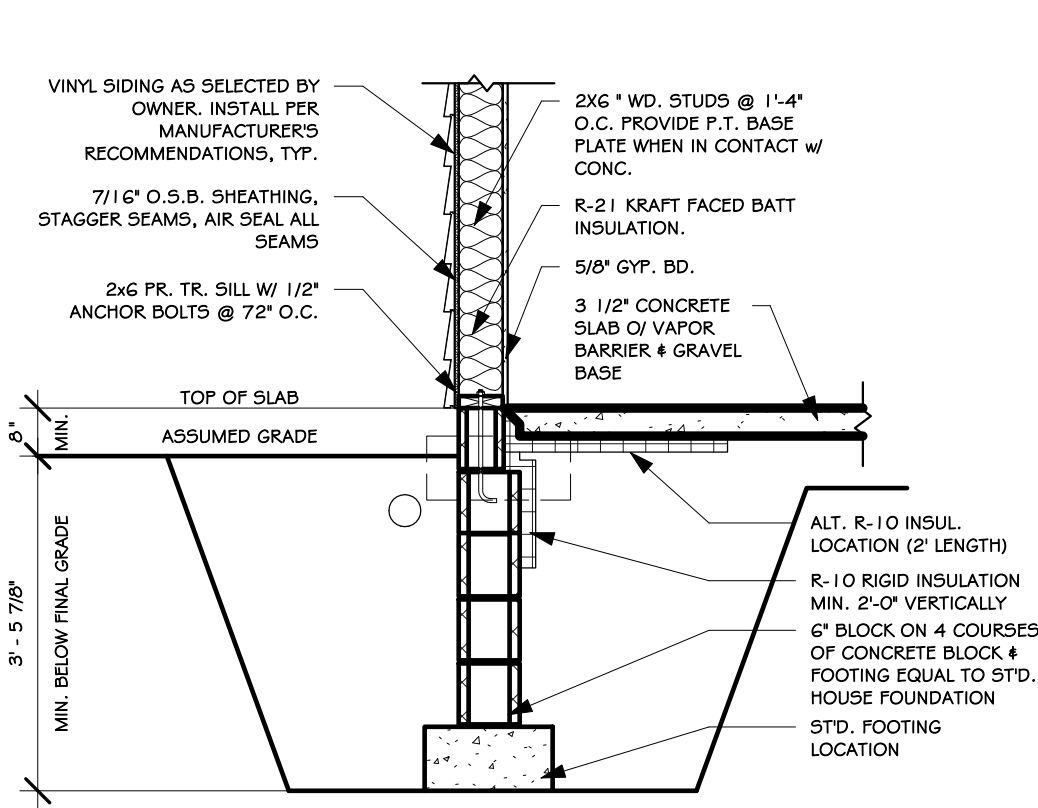
5 SECTION AT LOW ROOF
 1" = 1'-0"



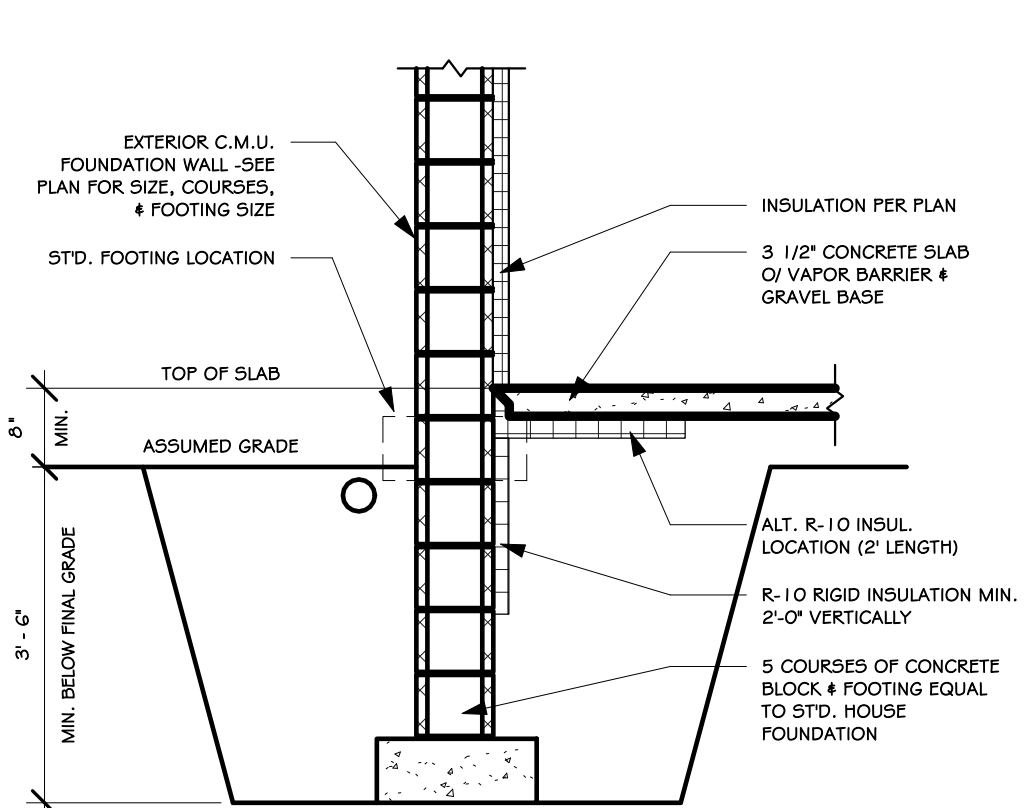
4 SECTION AT EAVE
 3/4" = 1'-0"



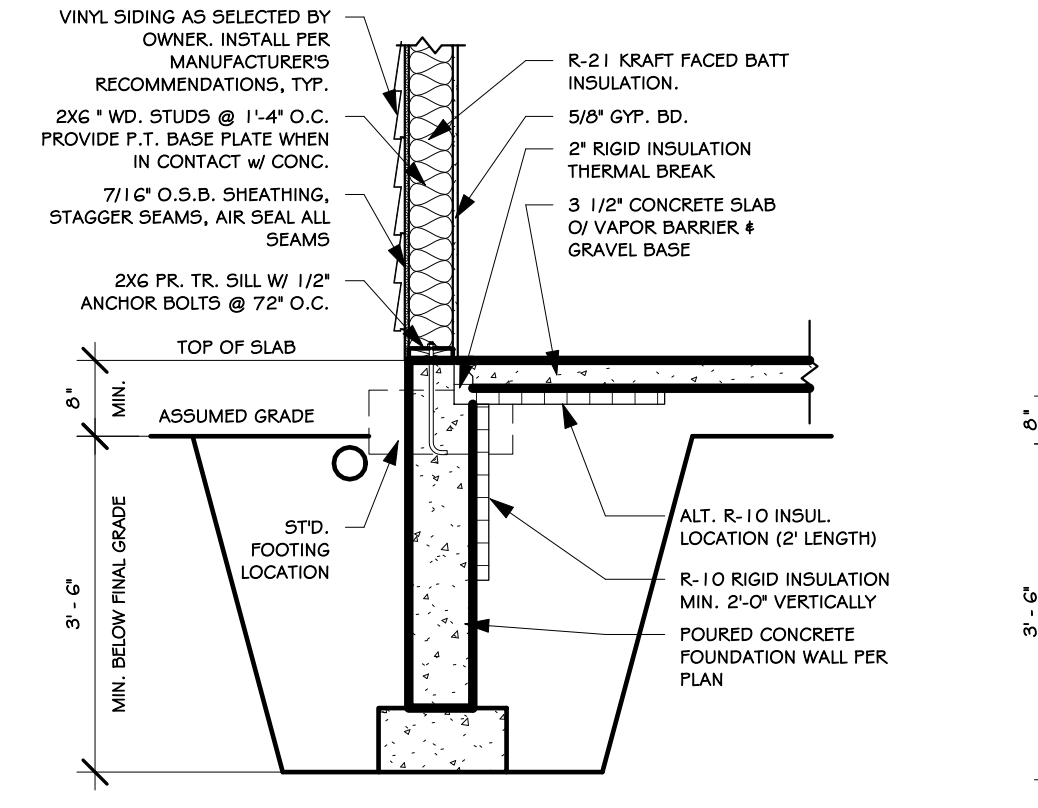
7 SECTION AT HIP
 1" = 1'-0"



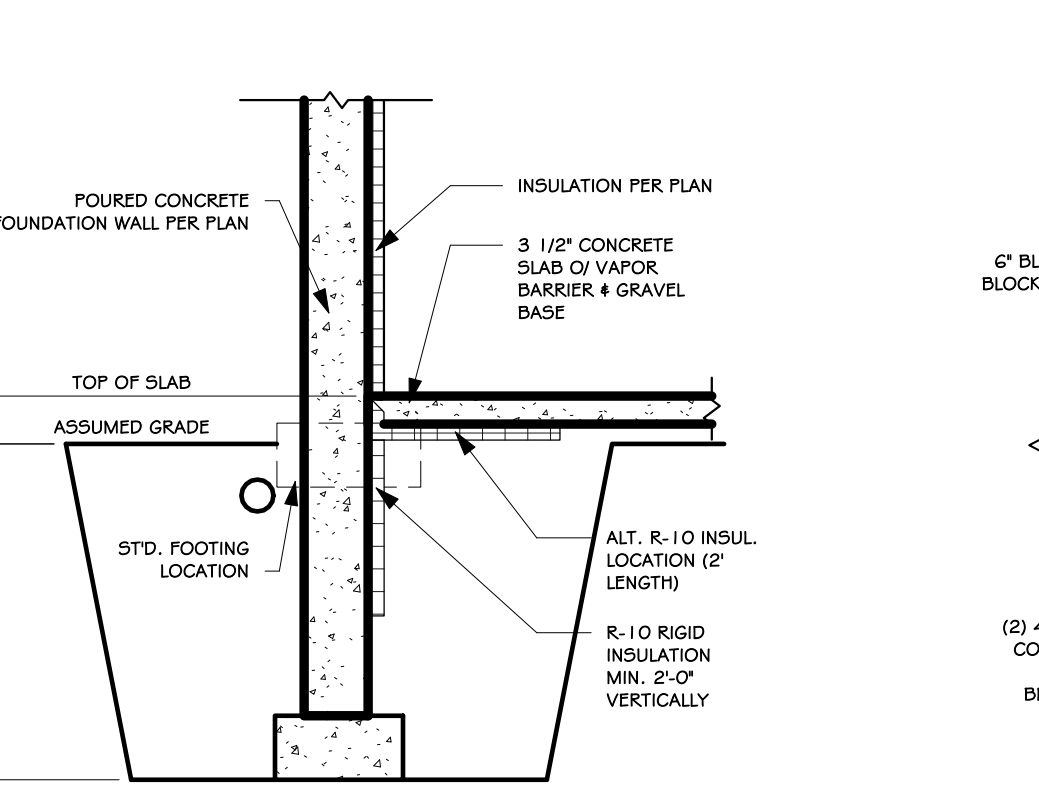
1 2X6 FRAME WALL ON C.M.U. WALK OUT
DETAIL
1/2" = 1'-0"



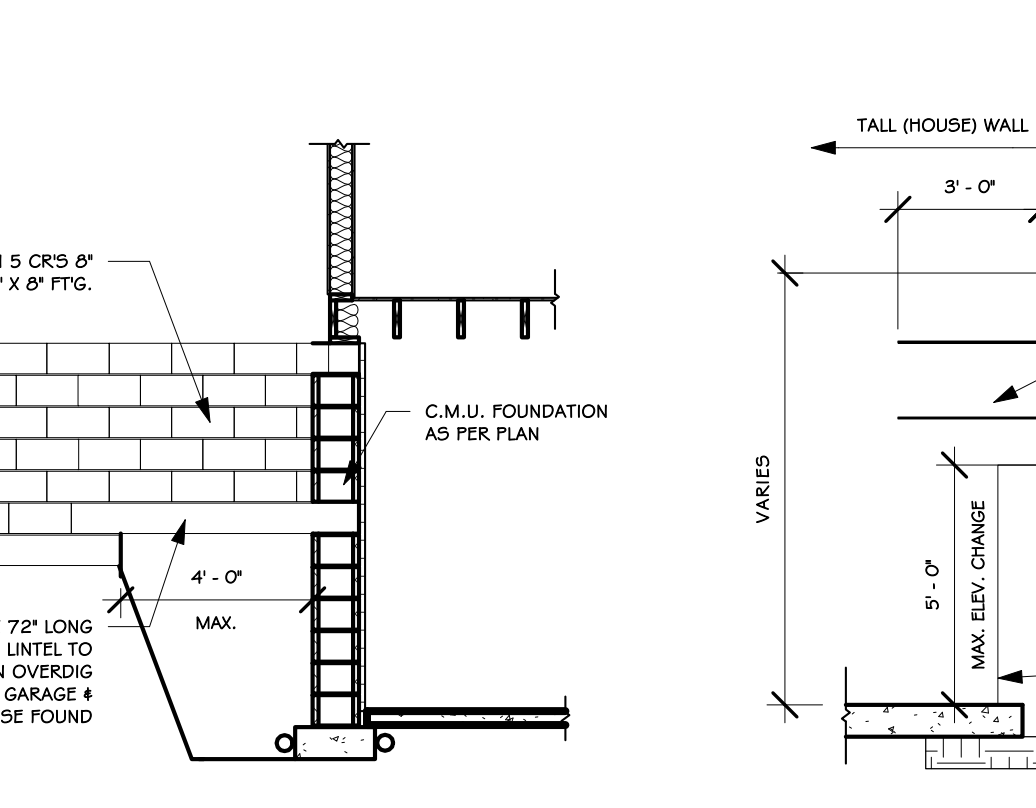
2 C.M.U. WALK OUT
DETAIL
1/2" = 1'-0"



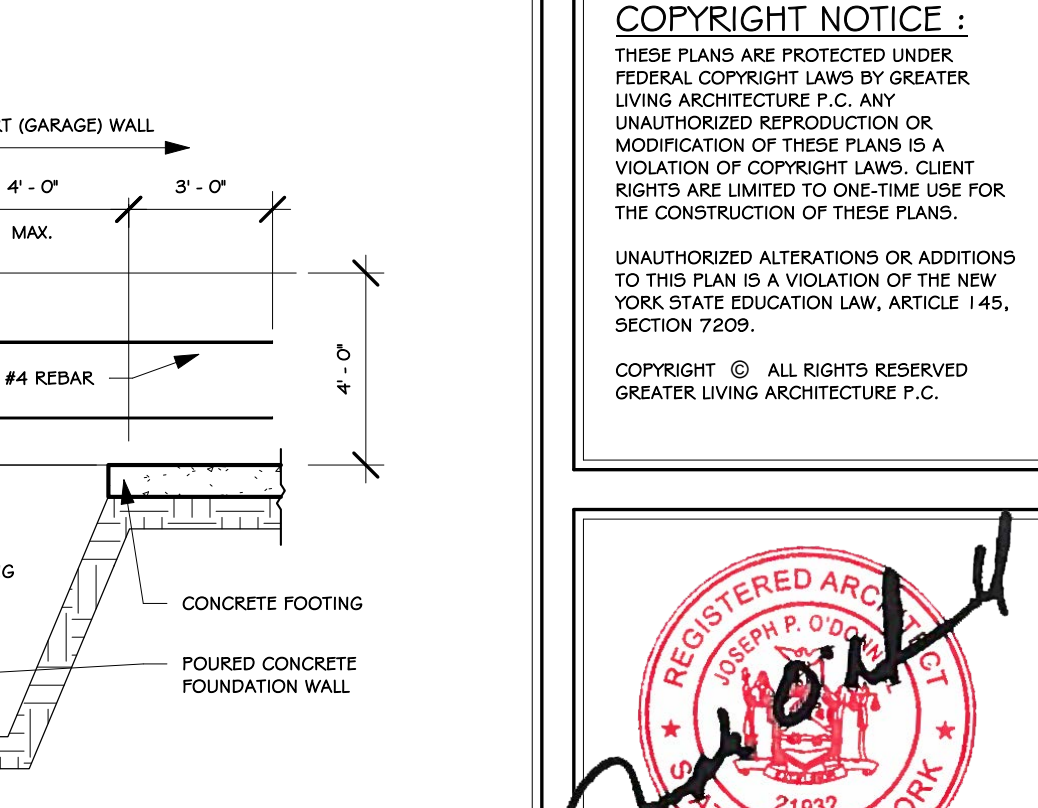
3 2X6 FRAME WALL ON POURED CONC. WALK OUT
DETAIL
1/2" = 1'-0"



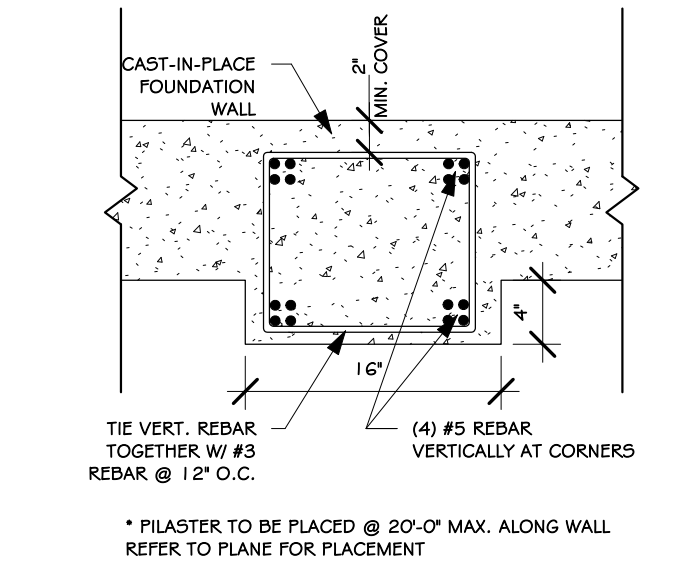
4 POURED CONC. WALK OUT
DETAIL
1/2" = 1'-0"



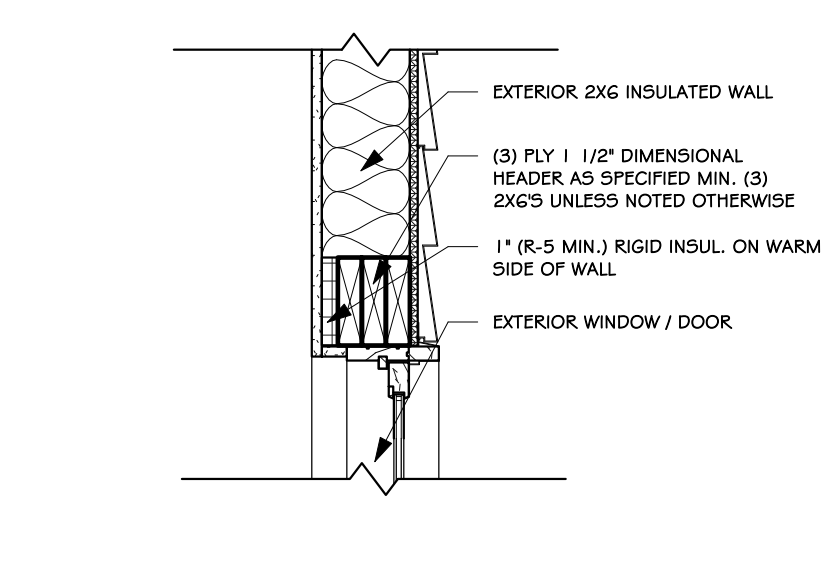
5 C.M.U. JUMP FOOTING
DETAIL
1/4" = 1'-0"



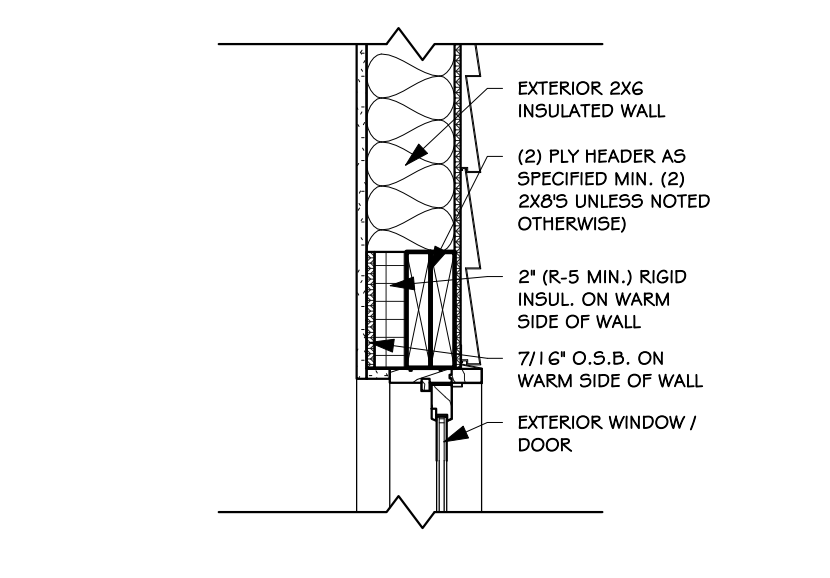
6 POURED WALL JUMP FOOTING
DETAIL
1/4" = 1'-0"



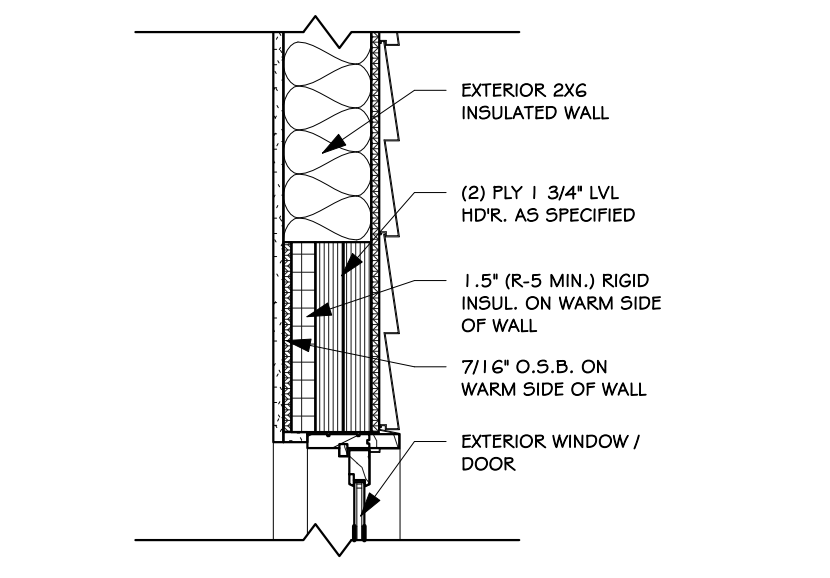
7 POURED WALL PILASTER
DETAIL
1" = 1'-0"



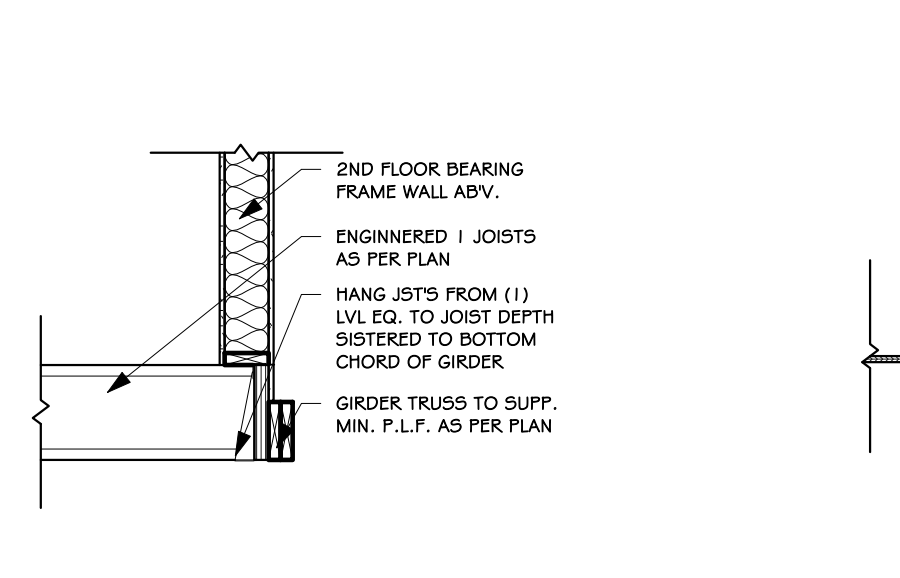
8 EXTERIOR INSULATED (3) PLY HEADER
DETAIL
1" = 1'-0"



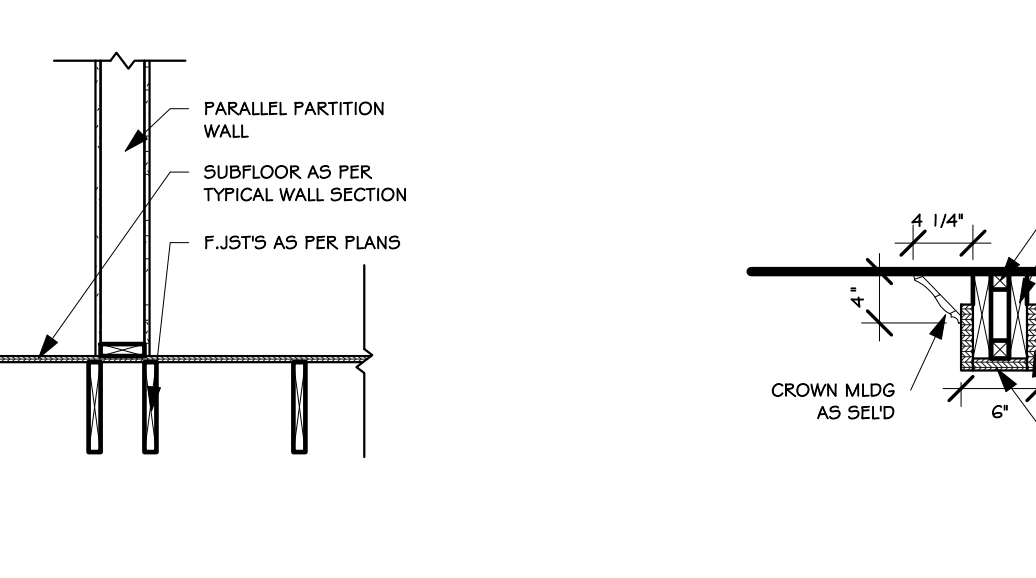
9 EXTERIOR INSULATED (2) PLY HEADER
DETAIL
1" = 1'-0"



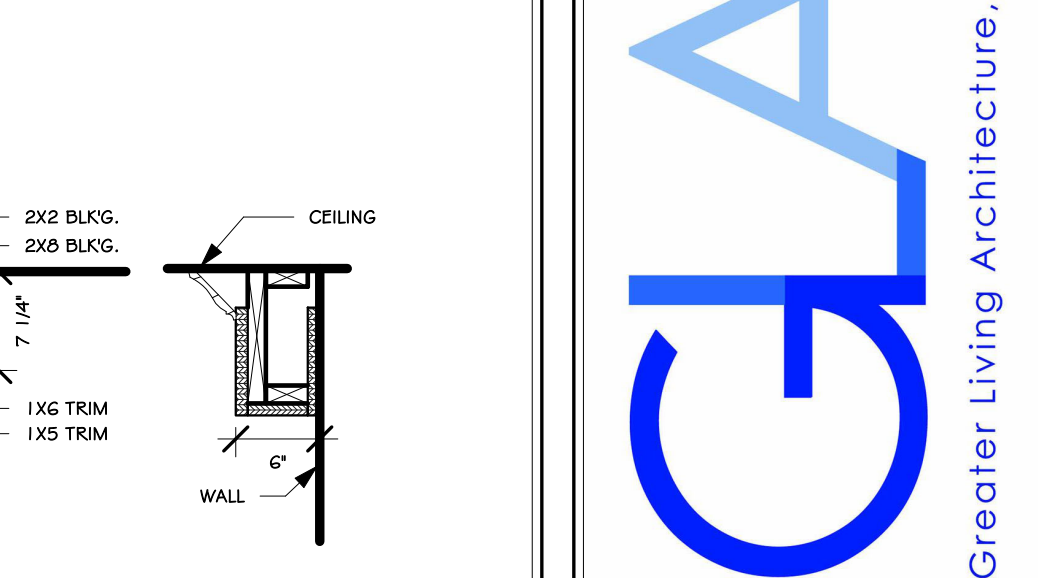
10 EXTERIOR INSULATED (2) PLY LVL HEADER
DETAIL
1" = 1'-0"



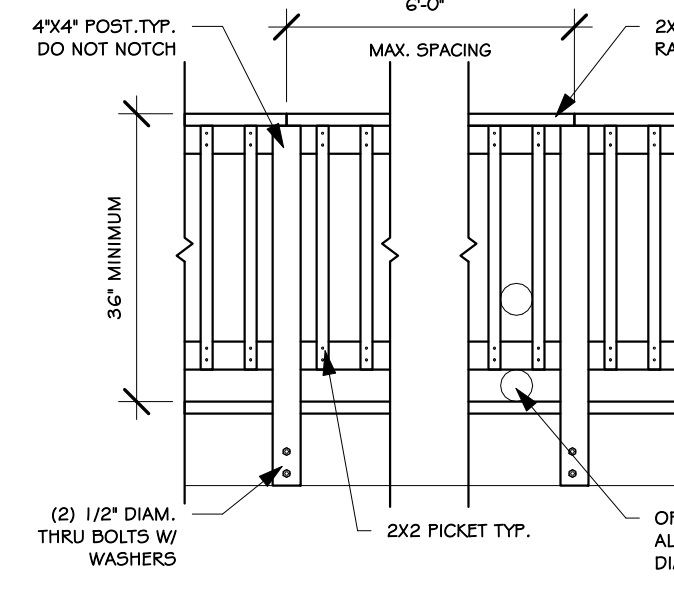
11 I-JST/GIRDER
DETAIL
1/2" = 1'-0"



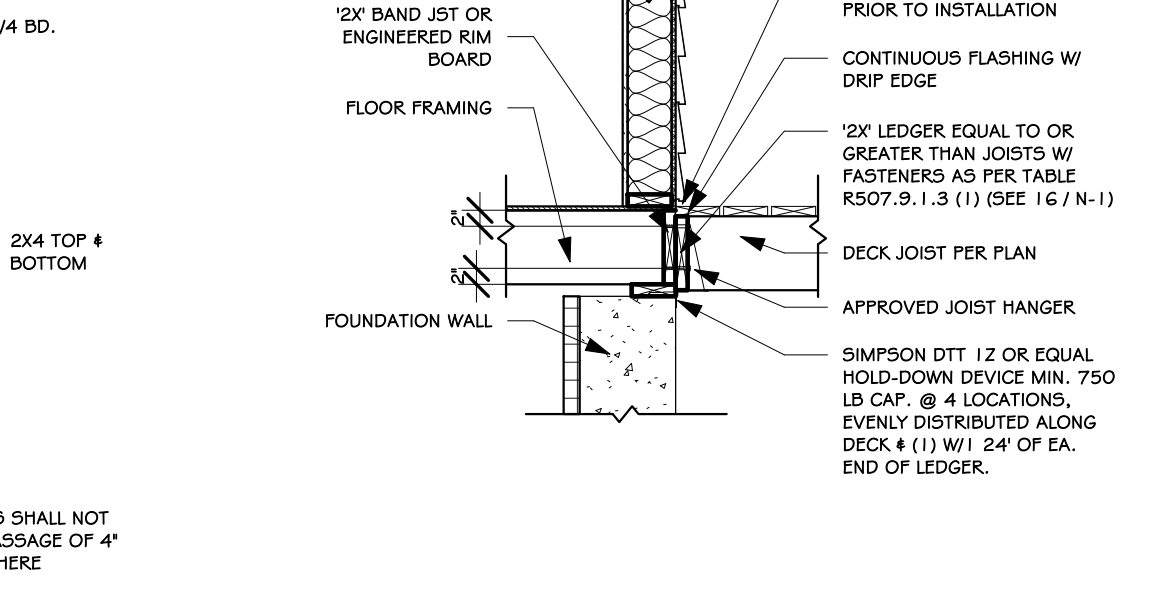
12 DOUBLE FLOOR JST'S UNDER PARALLEL PARTITION WALL
DETAIL
1/2" = 1'-0"



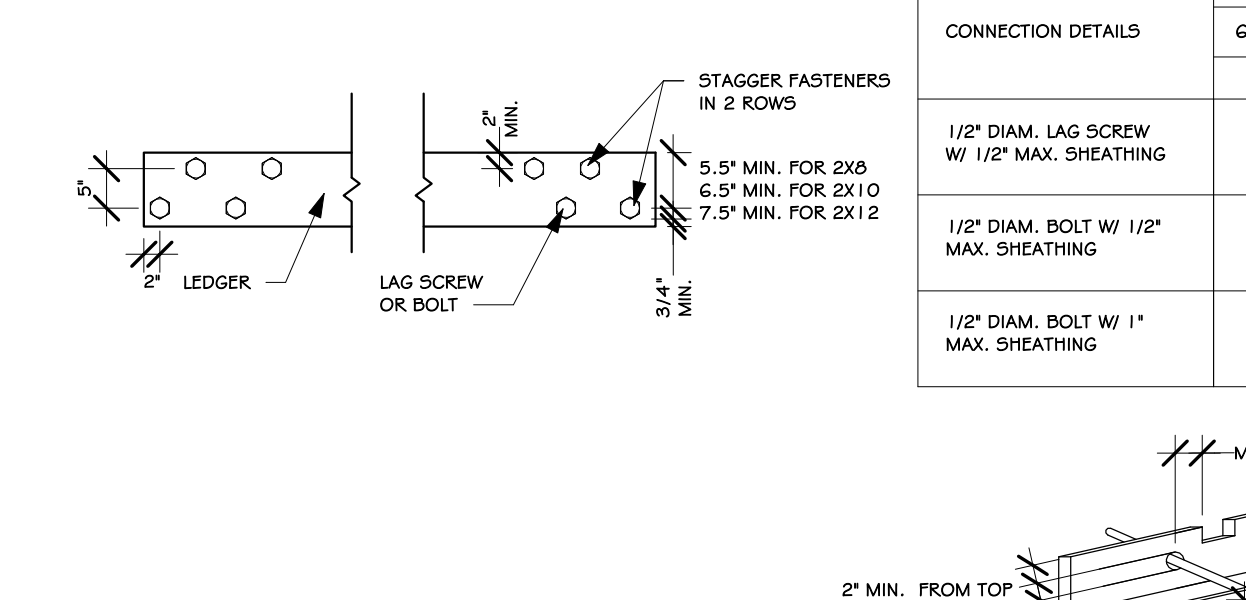
13 COFFERED BEAM
DETAIL
3/4" = 1'-0"



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



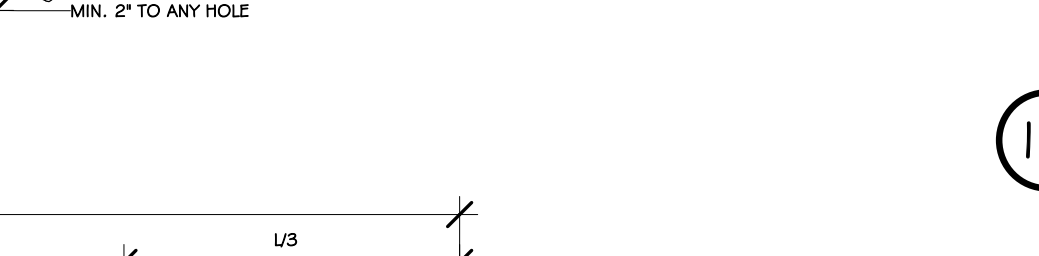
15 GENERAL ATTACHMENT OF DECK TO LEDGER
BD & BAND BD.
1/2" = 1'-0"



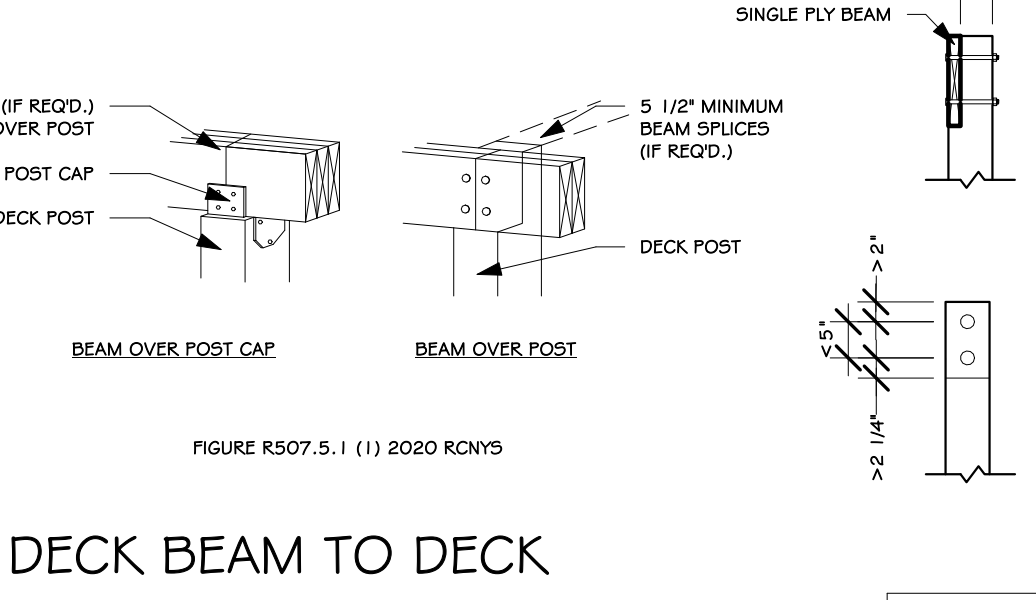
16 PLACEMENT OF LAG SCREWS & BOLTS IN LEDGERS
1/2" = 1'-0"

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

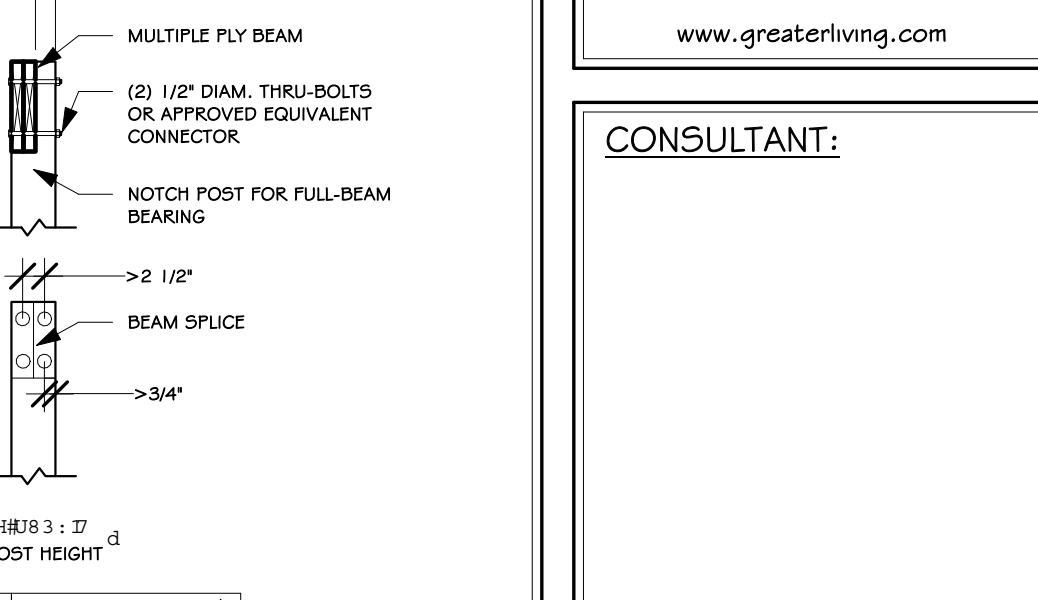
CONNECTION DETAILS	JOIST SPAN					
	6'-0" LESS	6'-1" - 8'	8'-1" - 10'	10'-1" - 12'	12'-1" - 14'	14'-1" - 16'
1/2" DIAM. LAG SCREW W/ 1/2" MAX. SHEATHING	30	23	16	15	13	11
1/2" DIAM. BOLT W/ 1/2" MAX. SHEATHING	36	36	34	29	24	21
1/2" DIAM. BOLT W/ 1" MAX. SHEATHING	36	36	29	24	21	16



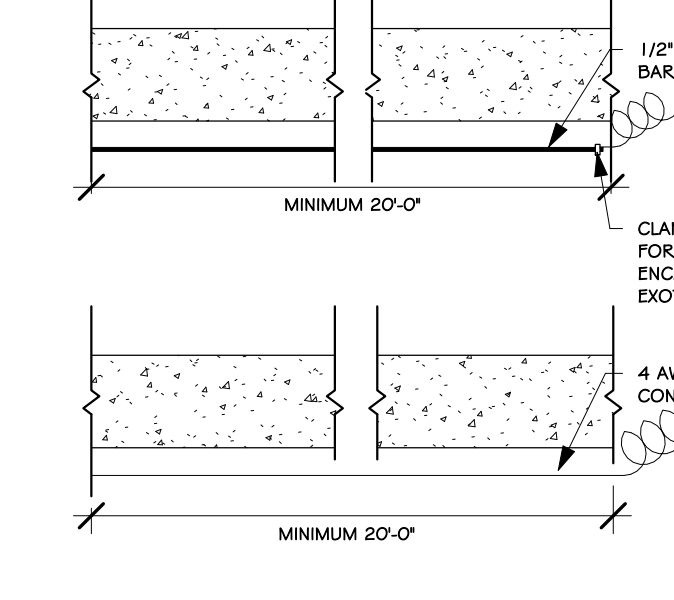
17 DECK BEAM TO DECK POST & NOTCHED POST-TO-BEAM CONNECTION
N.T.S.



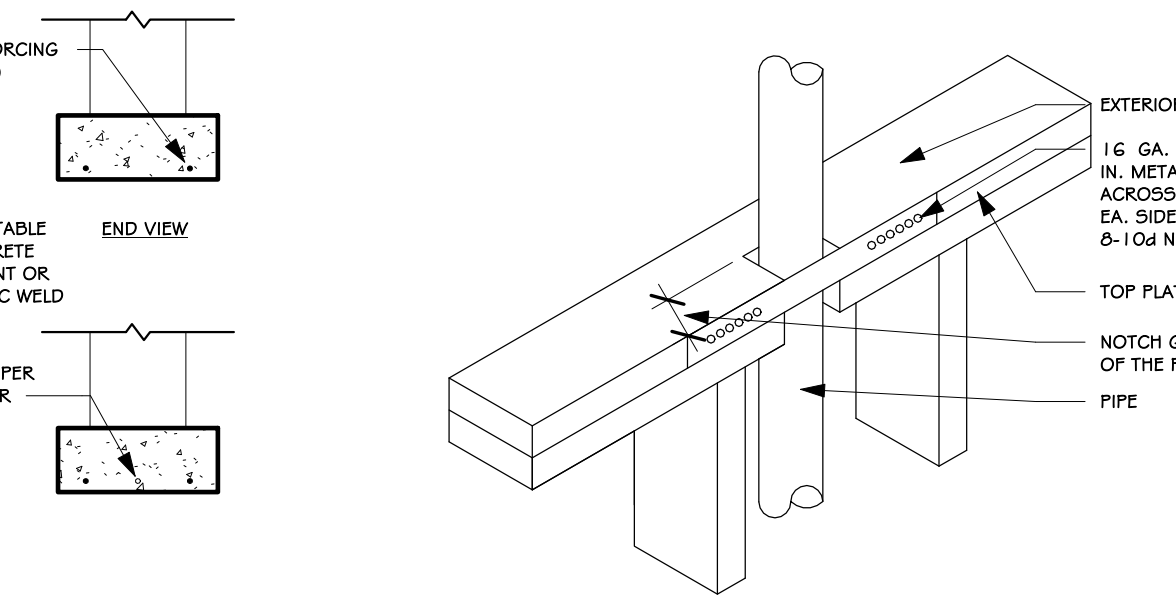
18 250.52(A) (3) CONCRETE-ENCASED ELECTRODES
1/2" = 1'-0"



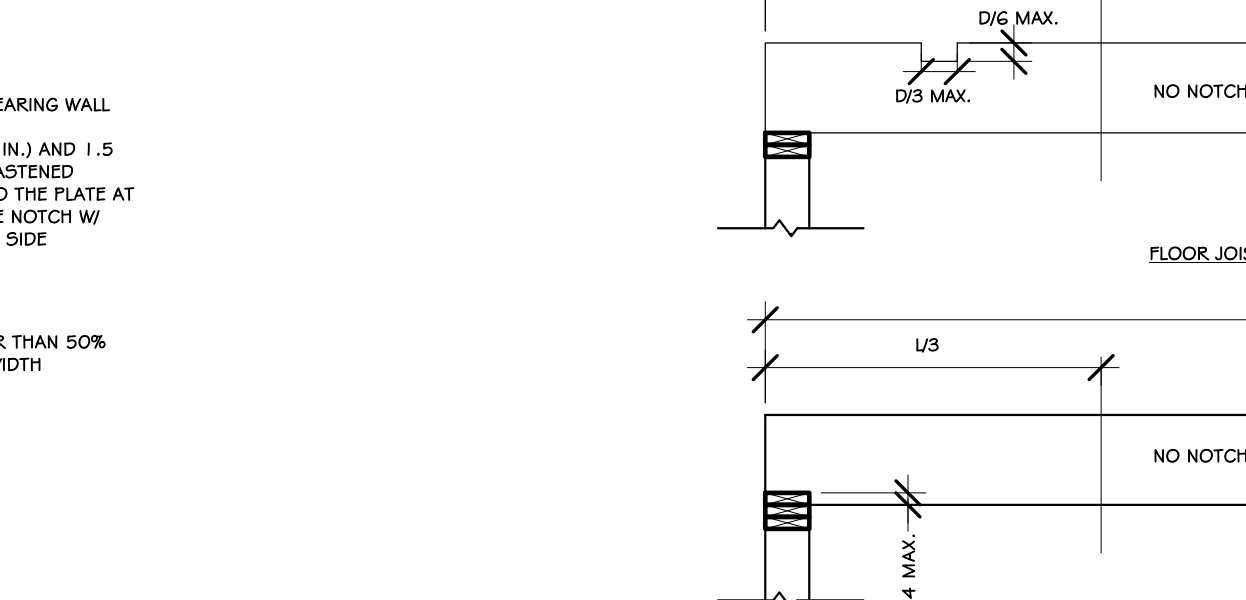
19 TOP PLATE FRAMING TO ACCOMMODATE PIPING
N.T.S.



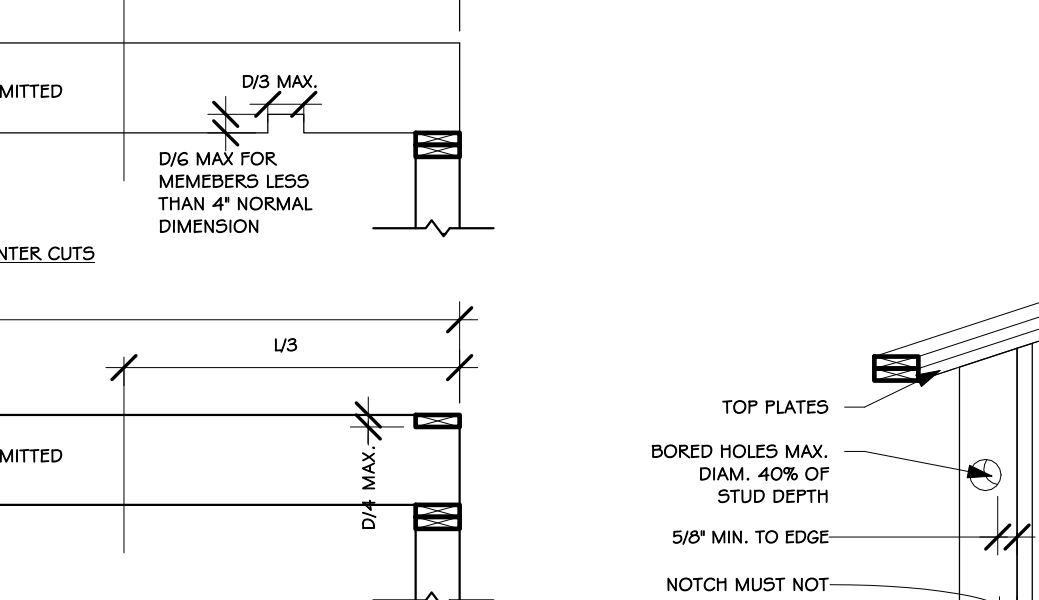
20 CUTTING, NOTCHING, & DRILLING OF JOISTS
N.T.S.



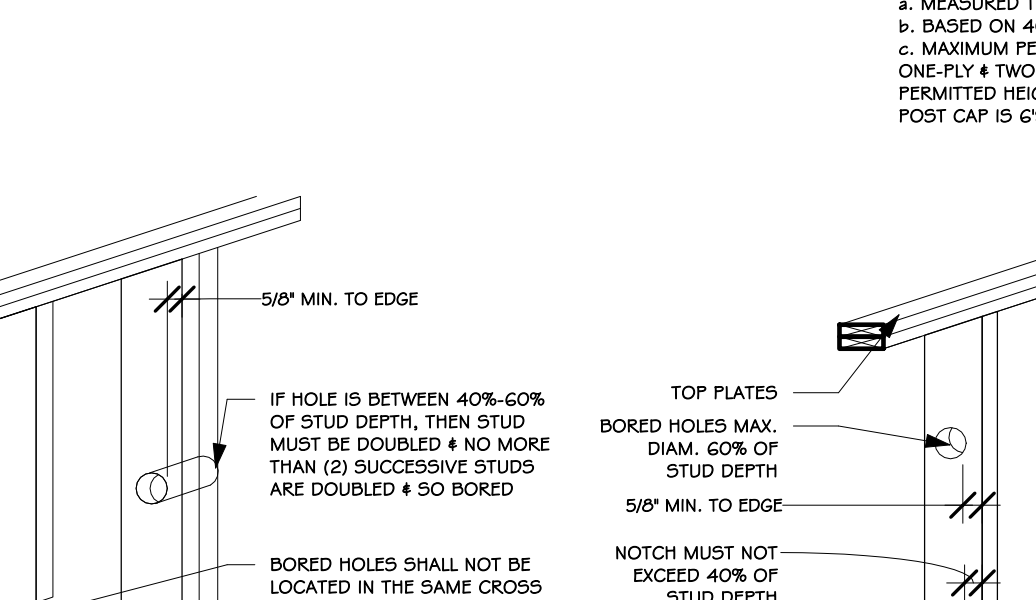
21 NOTCHING & BORED HOLE LIMITATIONS FOR EXTERIOR WALLS
N.T.S.



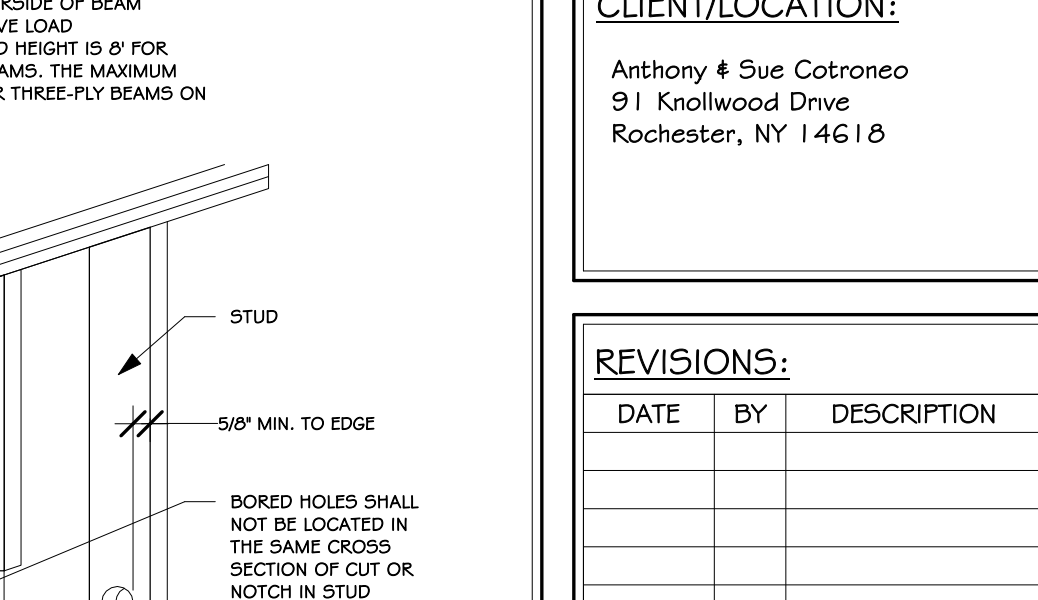
22 NOTCHING & BORED HOLE LIMITATIONS FOR INTERIOR NONBEARING WALLS
N.T.S.



23 I-JOIST FLOOR SYSTEMS FIRE RATED FLOOR ASSEMBLY
1" = 1'-0"

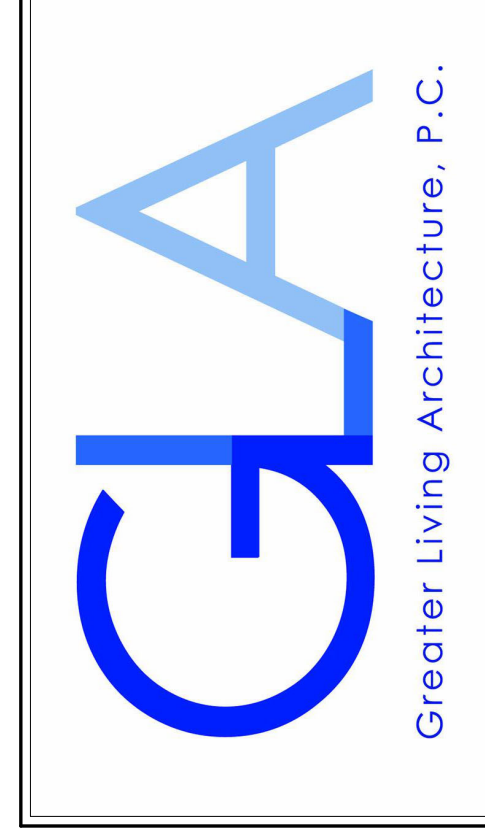


24 NOTCHING & BORED HOLE LIMITATIONS FOR EXTERIOR WALLS
N.T.S.



25 NOTCHING & BORED HOLE LIMITATIONS FOR INTERIOR NONBEARING WALLS
N.T.S.

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

CONSULTANT:

CLIENT/LOCATION:
Anthony & Sue Cotroneo
91 Knollwood Drive
Rochester, NY 14618

REVISIONS:

DATE	BY	DESCRIPTION

DETAILS

DRAWN: XW
DATE: 04/28/22
PROJECT: 22106
SHEET: N-1

TABLE R404.1.1(2)

8-INCH MASONRY FOUNDATION WALLS WITH REINFORCING WHERE d > 5 INCHES... MINIMUM VERTICAL REINFORCEMENT AND SPACING (INCHES) b, c

TABLE R404.1.1(3)

10-INCH MASONRY FOUNDATION WALLS WITH REINFORCING WHERE d > 6.75 INCHES... MINIMUM VERTICAL REINFORCEMENT AND SPACING (INCHES) b, c

TABLE R404.1.1(4)

12-INCH MASONRY FOUNDATION WALLS WITH REINFORCING WHERE d > 8.75 INCHES... MINIMUM VERTICAL REINFORCEMENT AND SPACING (INCHES) b, c

TABLE R404.1.2(8)

MINIMUM VERTICAL REINFORCEMENT FOR 8-, 10-, AND 12-INCH NOMINAL FLAT BASEMENT WALLS... MINIMUM VERTICAL REINFORCEMENT BAR SIZE & SPACING (INCHES)

a. MORTAR SHALL BE TYPE M OR S AND MASONRY SHALL BE LAID IN RUNNING BOND. b. ALTERNATIVE REINFORCING BAR SIZES AND SPACINGS SHALL HAVE AN EQUIVALENT CROSS-SECTIONAL AREA OF REINFORCEMENT PER LINEAL FOOT OF WALL...

a. MORTAR SHALL BE TYPE M OR S AND MASONRY SHALL BE LAID IN RUNNING BOND. b. ALTERNATIVE REINFORCING BAR SIZES AND SPACINGS SHALL HAVE AN EQUIVALENT CROSS-SECTIONAL AREA OF REINFORCEMENT PER LINEAL FOOT OF WALL...

a. MORTAR SHALL BE TYPE M OR S AND MASONRY SHALL BE LAID IN RUNNING BOND. b. ALTERNATIVE REINFORCING BAR SIZES AND SPACINGS SHALL HAVE AN EQUIVALENT CROSS-SECTIONAL AREA OF REINFORCEMENT PER LINEAL FOOT OF WALL...

a. SOIL CLASSIFIED ARE IN ACCORDANCE WITH THE UNIFIED SOIL CLASSIFICATION SYSTEM. b. TABLE VALUES ARE BASED ON REINFORCING BARS WITH A MINIMUM YIELD STRENGTH OF 60,000 PSI.

TABLE R 402.4.1.1

AIR BARRIER AND INSULATION INSTALLATION

Table with 3 columns: COMPONENT, AIR BARRIER CRITERIA, INSULATION INSTALLATION CRITERIA. Rows include General Requirements, Ceiling/Attic, Walls, Windows, Skylights and Doors, Rim Joists, Floors, Crawl Space Walls, Shafts, Penetrations, Garage Separation, Recessed Lighting, Plumbing and Wiring, Shower/Tub on Exterior Wall, Electrical/Phone Box on Exterior Walls, HVAC Register Boots, Concealed Sprinklers.

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

R401.4 SOIL TESTS.

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

R401.4.1 GEOTECHNICAL EVALUATION.

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

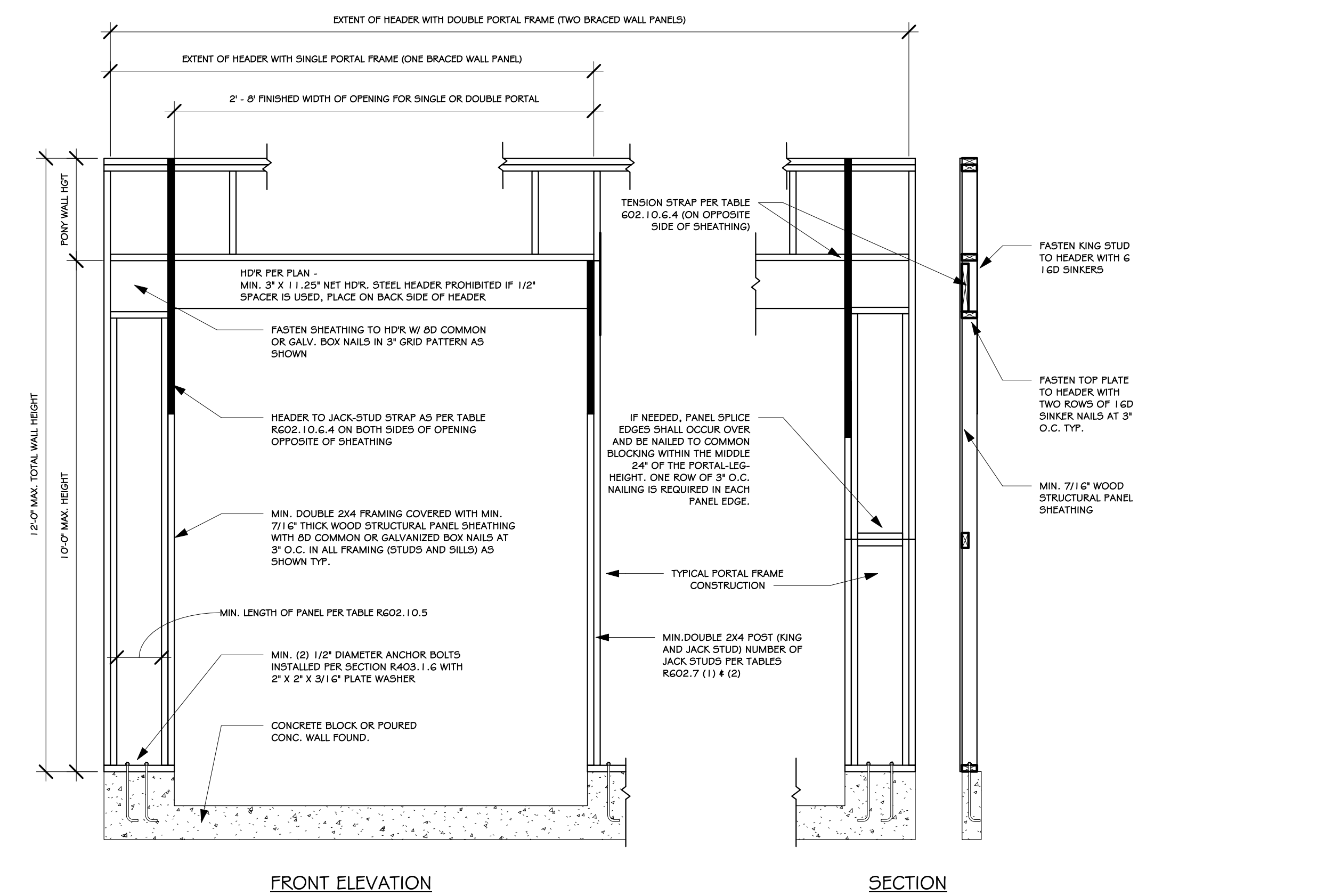
TABLE R401.4.1

Table with 2 columns: CLASS OF MATERIALS, LOAD-BEARING CAPACITY (POUNDS PER SQUARE FOOT). Rows include Crystalline Bedrock (12,000), Sedimentary & Foliated Rock (4,000), Sandy Gravel and/or Gravel (3,000), Sand, Silt, Sand, Silty Sand, Silty Gravel, and Clayey Gravel (2,000), Clay, Silty Clay, Silty Clay, Clayey Silt, and Sandy Silt (1,500).

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

UNIFIED SOIL CLASSIFICATION SYSTEM

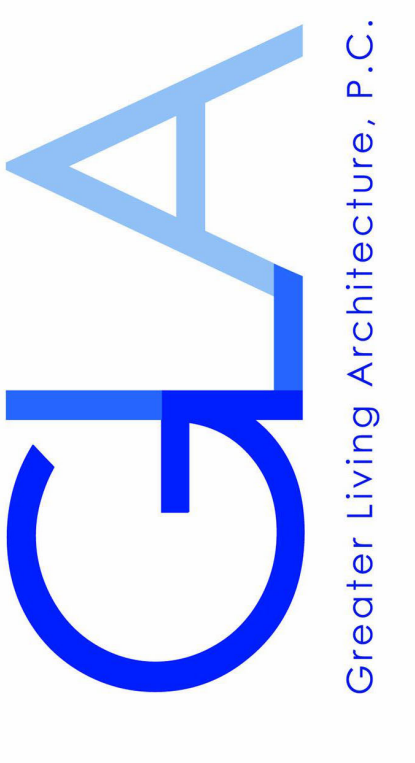
Table with 2 columns: UNIFIED SOIL CLASSIFICATION SYMBOL, SOIL DESCRIPTION. Rows include CW (Well-graded Gravels), GP (Poorly-graded Gravels), SW (Well-graded Sands), SP (Poorly-graded Sands), GM (Silty Gravels), SM (Silty Sand), GC (Clayey Gravels), SC (Clayey Sands), ML (Inorganic silts), MH (Inorganic silts), OL (Organic silts), OH (Organic clays), PT (Peat).



PORTAL FRAME AT GARAGE DOOR OPENINGS IN SEISMIC DESIGN CATEGORIES A, B, AND C

SCALE: N.T.S FIGURE R602.10.6.3

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CONSULTANT:

Anthony & Sue Cotroneo 91 Knollwood Drive Rochester, NY 14618

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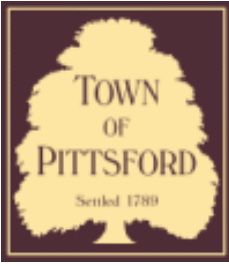
REVISIONS:

Table with 3 columns: DATE, BY, DESCRIPTION. Headers for Date, By, and Description.

REINFORCEMENT

DRAWN: XW DATE: 04/28/22 PROJECT: SHEET: N-2

22106



Town of Pittsford

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

Permit #
B21-000235

Phone: 585-248-6250

FAX: 585-248-6262

DESIGN REVIEW AND HISTORIC PRESERVATION BOARD REFERRAL OF APPLICATION

Property Address: 97 Country Club Drive ROCHESTER, NY 14618

Tax ID Number: 151.05-1-41

Zoning District: RN Residential Neighborhood

Owner: Stein, Mark H

Applicant: Stein, Mark H

Application Type:

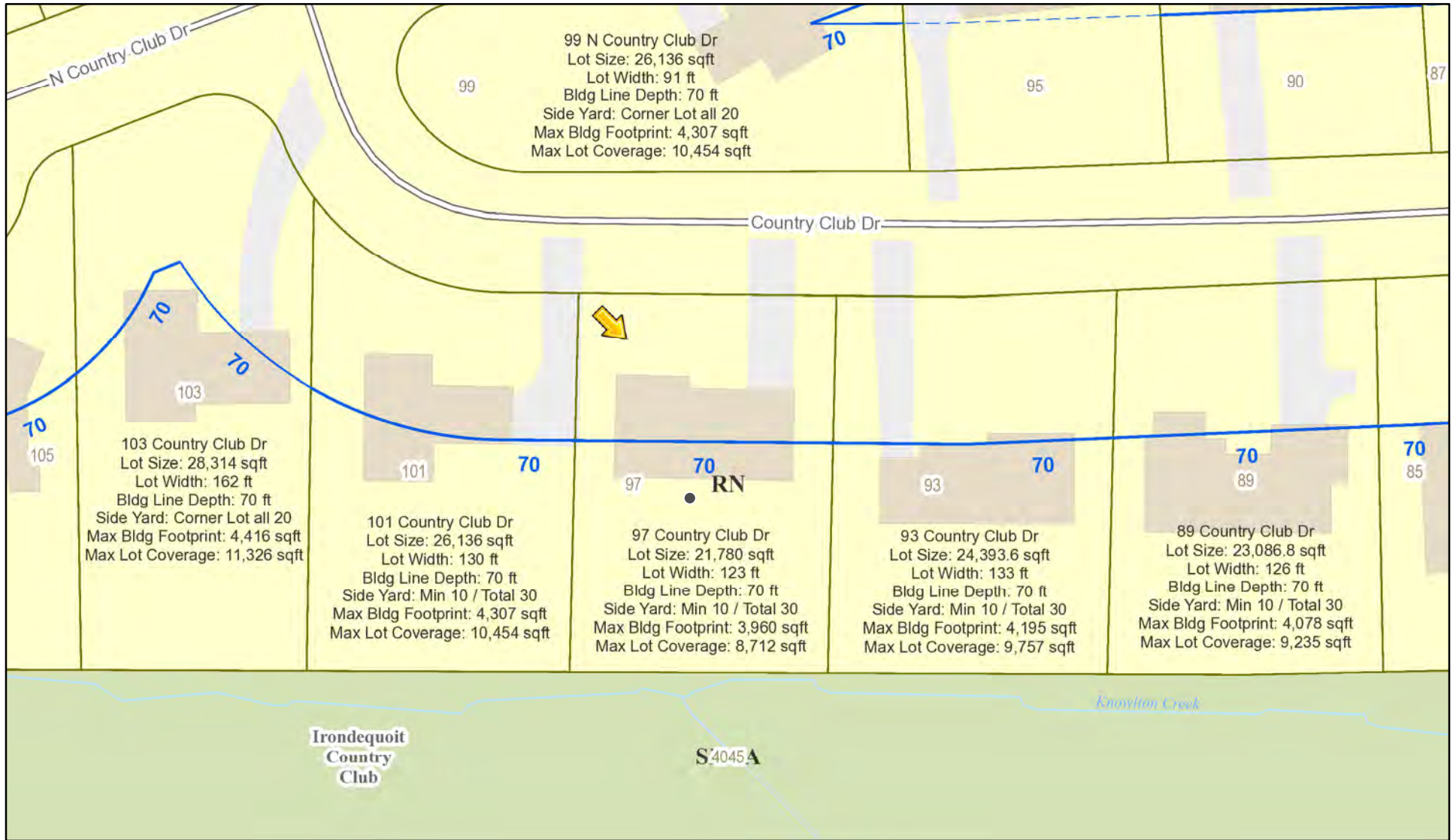
- | | |
|---|---|
| <input checked="" type="checkbox"/> Residential Design Review
§185-205 (B) | <input type="checkbox"/> Build to Line Adjustment
§185-17 (B) (2) |
| <input type="checkbox"/> Commercial Design Review
§185-205 (B) | <input type="checkbox"/> Building Height Above 30 Feet
§185-17 (M) |
| <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 addition of an approximately 795 SF addition/renovation of the existing house as well as the addition of an approximately 500 SF garage.

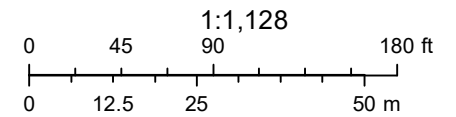
Meeting Date: September 8, 2022



RN Residential Neighborhood Zoning



Printed November 22, 2021



Town of Pittsford GIS

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

4045

93

97

101

99

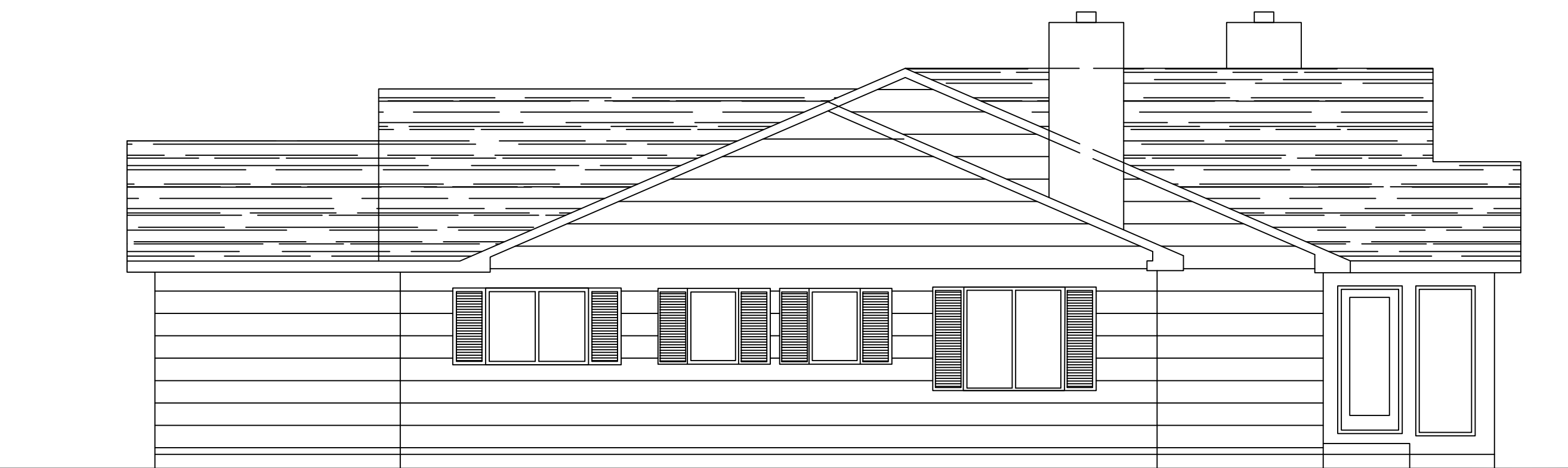
95



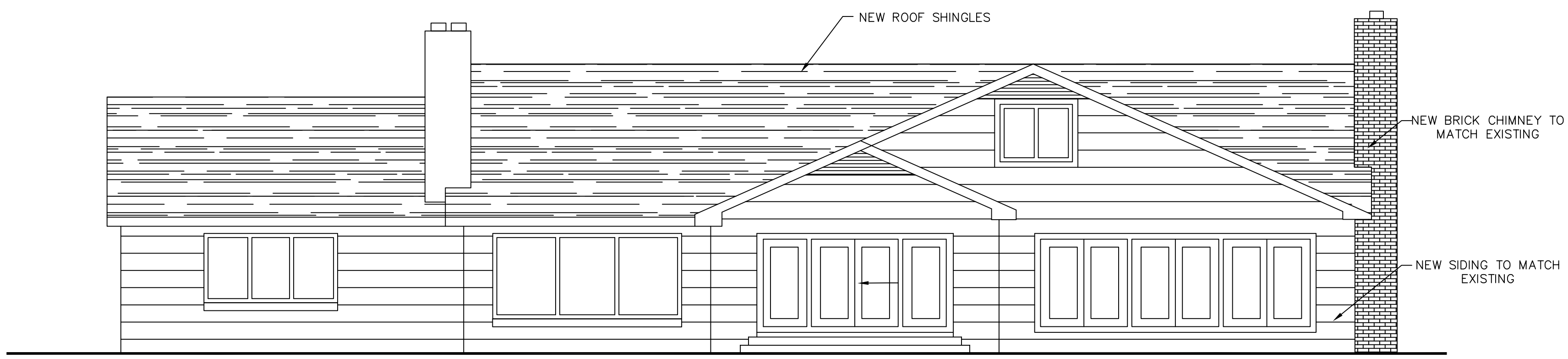
Original Submission



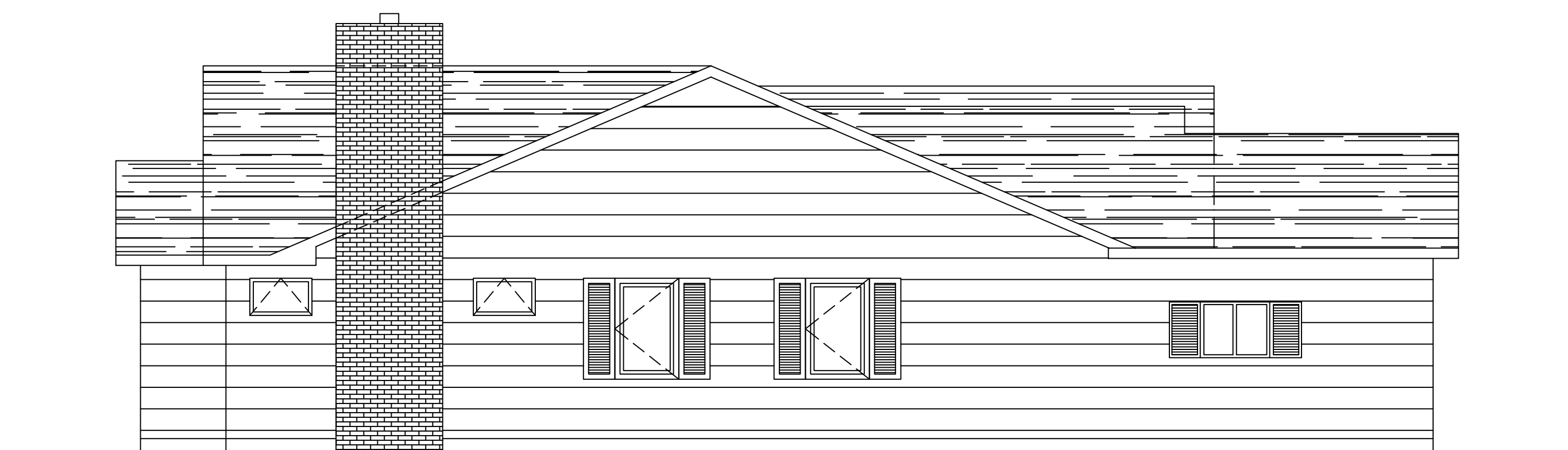
1 PROPOSED NORTH ELEVATION
A2.0 SCALE: 3/16" = 1'-0"



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



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



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

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

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ADDITIONS & RENOVATION PLANS FOR:

STEIN RESIDENCE

97 COUNTRY CLUB DRIVE
PITTSFORD, NY

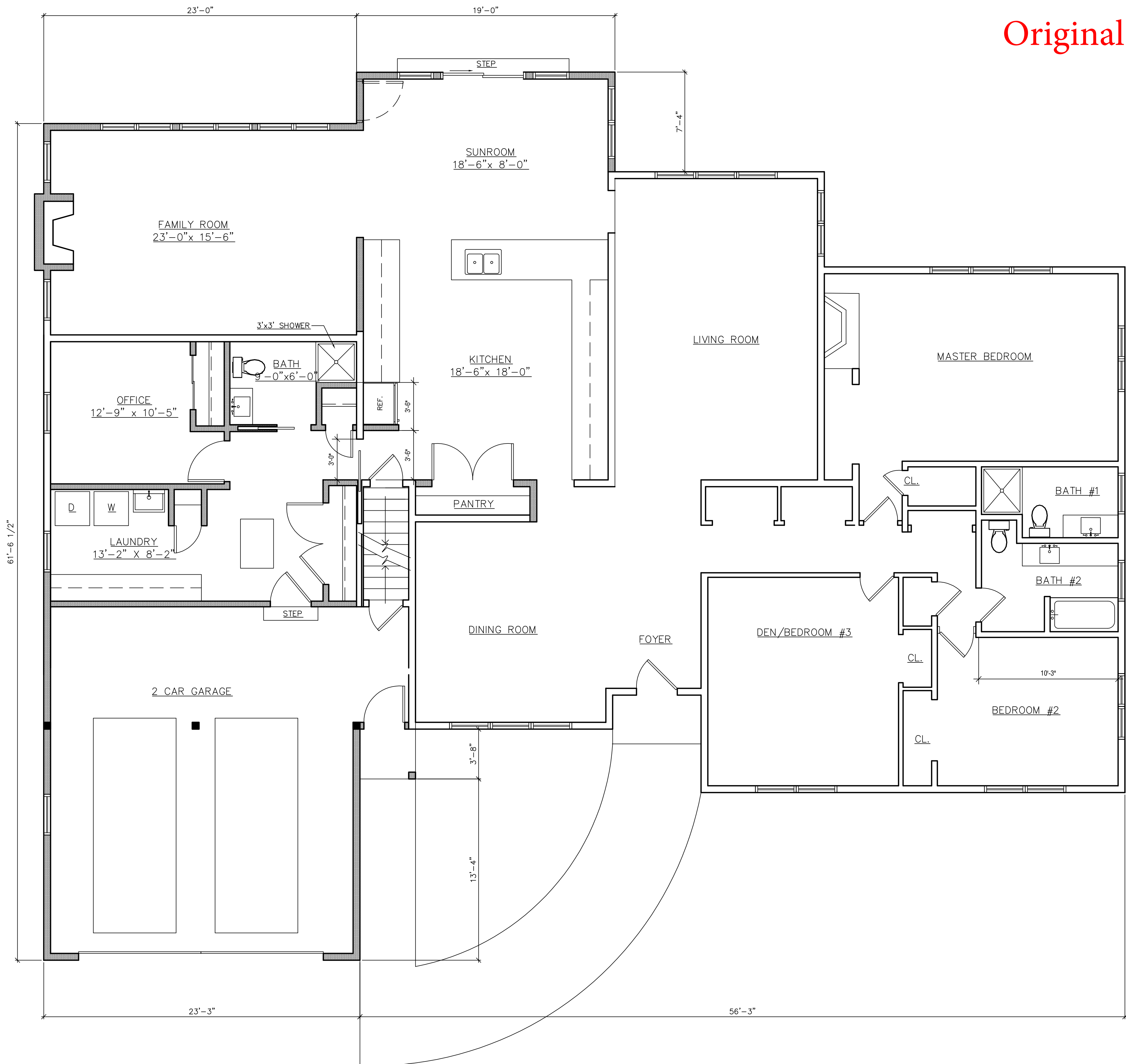
NO.	DATE	DESCRIPTION
REVISIONS		
PROJECT NUMBER: P2100259		
DRAWN BY: SM		
REVIEWED BY: SM, TM		
ISSUED FOR: SCHEMATIC DRAWINGS		
DATE: 10/21/21		
DRAWING NAME:		

PROPOSED ELEVATIONS

DRAWING NUMBER:

A2.0

Original Submission



SYMBOLS:

- EXISTING CONSTRUCTION TO REMAIN
- NEW CONSTRUCTION
- POINT LOAD ABOVE
- GROUT CMU SOLID FULL HEIGHT
- HATCHED AREA NOT IN SCOPE
- EXISTING DOOR TO REMAIN
- NEW DOOR OPENING
- SMOKE DETECTOR
- CARBON MONOXIDE DETECTOR
- DETAIL REFERENCE:
DETAIL NUMBER (TOP)
SHEET NUMBER (BOTTOM)
- ELEVATION REFERENCE:
ELEVATION NUMBER (TOP)
SHEET NUMBER (BOTTOM)

FLOOR PLAN NOTES

- 1) ALL DIMENSIONS TO BE TAKEN FROM CENTERLINE OF WALL UNLESS INDICATED OTHERWISE. REFER TO PARTITION TYPES FOR ACTUAL DIMENSION
- 2) JOINTS ABUTTING EXISTING WALLS ARE TO BE TAPED AND FINISHED
- 3) COORDINATE NEW DATA & POWER LOCATIONS WITH OWNER
- 4) CONTRACTOR SHALL PROVIDE BLOCKING AS REQUIRED FOR ALL MILLWORK AND EQUIPMENT INSTALLATION
- 5) FURNITURE AND EQUIPMENT TO BE PROVIDED BY OWNER. VERIFY FINAL LOCATION AND REQUIREMENTS OF ALL EQUIPMENT WITH OWNER
- 6) PATCH ALL EXISTING WALLS AS REQUIRED; PREPARE ALL WALLS FOR PAINT.
- 7) PROVIDE SOLID COMPACTION WITH NEW FILL AT DEMOLITION OF EXISTING FOUNDATIONS FOR NEW CONSTRUCTION.



300 State Street, Suite 201
Rochester, NY 14614
585-454-6110
labellapc.com

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ADDITIONS & RENOVATION PLANS FOR:

STEIN RESIDENCE

97 COUNTRY CLUB DRIVE
PITTSFORD, NY

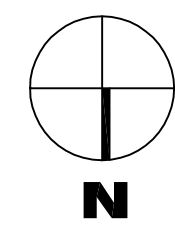
NO.	DATE	DESCRIPTION
REVISIONS		
PROJECT NUMBER: P2100259		
DRAWN BY: SM		
REVIEWED BY: SM, TM		
ISSUED FOR: SCHEMATIC DRAWINGS		
DATE: 10/21/21		
DRAWING NAME:		

PROPOSED FLOOR PLAN

DRAWING NUMBER:

A1.1

1
A1.1 FIRST FLOOR PLAN – PROPOSED
SCALE: 1/4" = 1'-0"


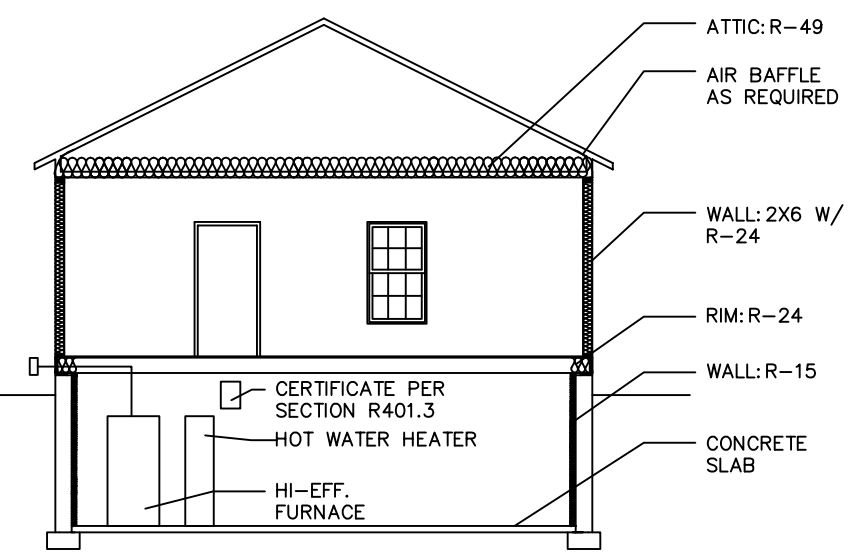


Date: 10/21/2021 2:08 PM, P:\10-21-21\1025 - Residence Addition & Reno\Stein residence\Proposed Floor Plans with PDF attached.dwg

ADDITIONS & RENOVATION PLANS FOR:


STEIN RESIDENCE 97 COUNTRY CLUB DRIVE PITTSFORD, NY

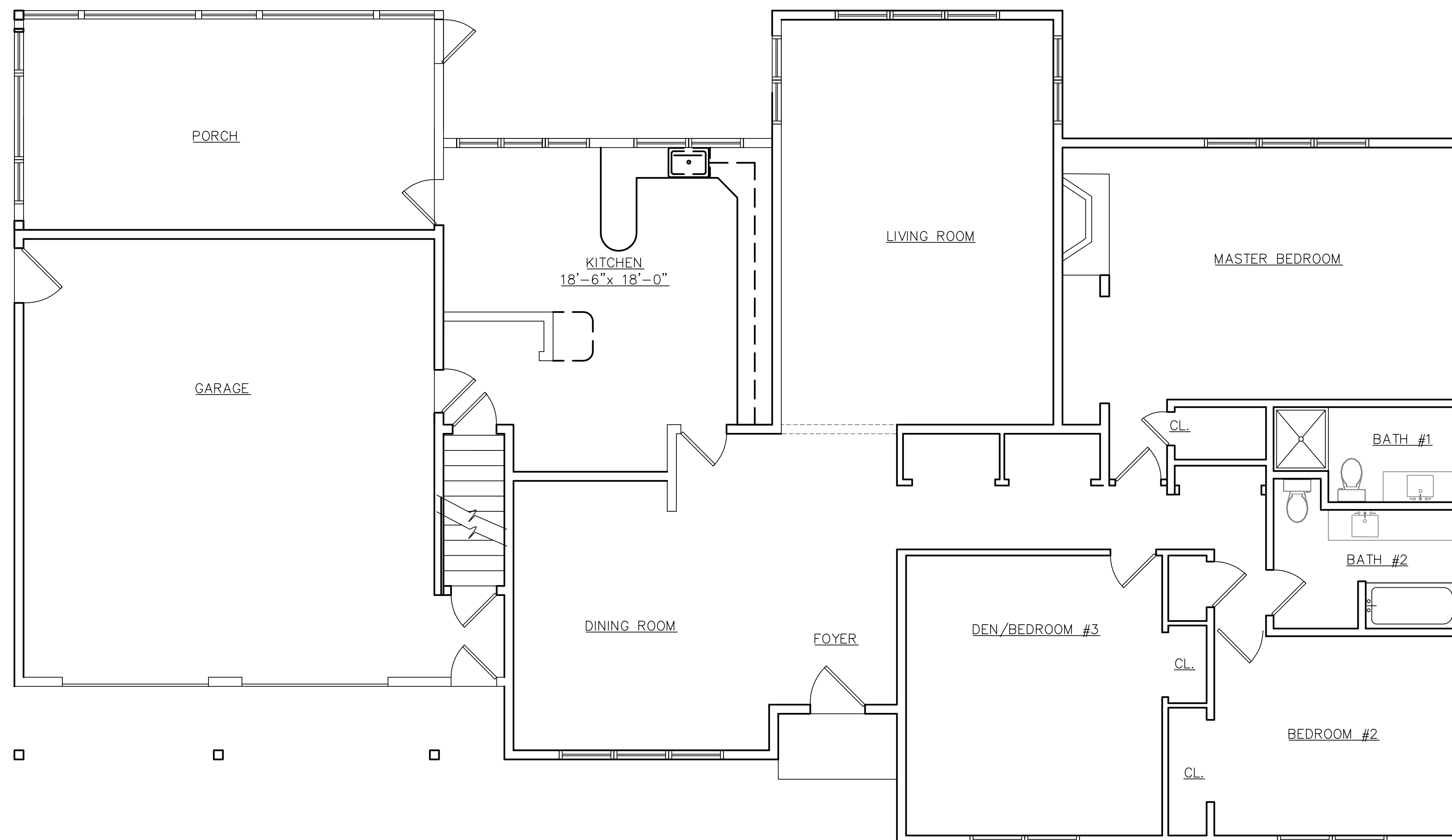
New Plans

GENERAL NOTES		ENERGY NOTES	ARCHITECT																																													
<p>* THE ARCHITECT'S CERTIFICATION ON THIS ONE-TIME PROJECT IS FOR USE FOR THE CONSTRUCTION WORK SHOWN TO BE DONE. IT DOES NOT APPLY OR CONSTITUTE APPROVAL OF ANY OTHER LOTS OR REVIEW OF THOSE FOR CODE COMPLIANCE.</p> <p>* REFER TO OUTLINE SPECIFICATIONS OR PROJECT MANUAL FOR ADDITIONAL INFORMATION.</p> <p>* CONSTRUCTION SHALL CONFORM TO CURRENT EDITIONS OF THE 2020 BUILDING CODE OF NEW YORK STATE, THE 2018 ENERGY CONSERVATION CONSTRUCTION CODE OF NEW YORK STATE, THE NATIONAL ELECTRICAL CODE (NEC), THE 2020 PLUMBING CODE OF NEW YORK STATE, THE 2020 MECHANICAL CODE OF NEW YORK STATE, THE 2020 FUEL GAS CODE OF NEW YORK STATE, THE 2020 FIRE CODE OF NEW YORK STATE, AMERICANS WITH DISABILITIES ACT (ADA) STANDARDS FOR ACCESSIBLE DESIGN (28 CFR PART 36, 1994), ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES (ICC/ANSI A117.1-2002), AS WELL AS, WITH ALL OTHER CURRENT LOCAL, STATE, AND FEDERAL CODES AND REGULATIONS APPLICABLE WITH THIS PROJECT.</p> <p>* COMPLY WITH ALL OTHER CURRENT AND IN-FORCE LOCAL, STATE AND FEDERAL CODES AND REGULATIONS APPLICABLE TO THIS PROJECT.</p> <p>* GENERAL CONTRACTOR IS RESPONSIBLE FOR ALL MATERIALS, CONSTRUCTION METHODS AND CRAFTSMANSHIP.</p> <p>* GENERAL CONTRACTOR TO VERIFY ALL REQUIREMENTS, NOTES AND DIMENSIONS PRIOR TO THE START OF CONSTRUCTION. REPORT ALL DISCREPANCIES TO THE ARCHITECT IMMEDIATELY.</p> <p>* GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CHANGES TO THESE DOCUMENTS. SITE VISITS MIGHT NOT BE MADE BY THIS ARCHITECT TO VERIFY CONFORMANCE.</p> <p>* DUE TO REPRODUCTION QUALITY AND REVISIONS MADE DURING THE DEVELOPMENT OF THESE PLANS THEY MAY NOT REFLECT THE DIMENSIONS NOTED. DO NOT SCALE THE DRAWINGS.</p> <p>* IN THE EVENT OF A MATERIAL CONFLICT SPECIFICATIONS SHALL TAKE PRECEDENT OVER DRAWINGS. IN EVENT OF A DIMENSIONAL CONFLICT DRAWINGS TAKE PRECEDENT OVER SPECIFICATIONS.</p> <p>* GENERAL CONTRACTOR SHALL SET ALL GRADES.</p> <p>* CALL BEFORE YOU DIG. 1-800-962-7962</p> <p>* TO THE BEST OF MY KNOWLEDGE, BELIEF AND PROFESSIONAL JUDGEMENT, THESE PLANS ARE IN CONFORMANCE WITH THE 2018 ENERGY CONSERVATION CONSTRUCTION CODE OF NEW YORK STATE.</p> <p>* NO PART OF THESE DOCUMENTS MAY BE REPRODUCED WITHOUT WRITTEN PERMISSION FROM LABELLA ASSOCIATES, D.P.C..</p> <p>* THE DRAWINGS AND SPECIFICATIONS PREPARED BY THE ARCHITECT FOR THIS PROJECT ARE INSTRUMENTS OF THE ARCHITECT'S SERVICE FOR USE SOLELY WITH RESPECT TO THIS PROJECT AND, UNLESS OTHERWISE PROVIDED, LABELLA ASSOCIATES, D.P.C. SHALL BE DEEMED THE AUTHOR OF THESE DOCUMENTS AND SHALL RETAIN ALL COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING THE COPYRIGHT. THE OWNER SHALL BE PERMITTED TO RETAIN COPIES OF THE DOCUMENTS FOR INFORMATION AND REFERENCE IN CONNECTION WITH THE OWNER'S USE AND OCCUPANCY OF THE PROJECT. THE ARCHITECT'S DOCUMENTS SHALL NOT BE USED BY THE OWNER OR OTHERS FOR ANOTHER PROJECT OR FOR ADDITIONS TO THIS PROJECT EXCEPT AS AGREED TO IN WRITING BY THE ARCHITECT AND WITH APPROPRIATE COMPENSATION TO THIS ARCHITECT.</p> <p>* THE FOLLOWING IS AN EXCERPT FROM THE NEW YORK EDUCATION LAW ARTICLE 145 SECTION 7209 AND APPLIES TO THESE DRAWINGS: "IT IS A VIOLATION OF THIS LAW FOR ANY PERSON UNLESS HE IS ACTING UNDER THE DIRECT SUPERVISION OF A LICENSED ARCHITECT TO ALTER AN ITEM IN ANY WAY". IF AN ITEM BEARING THE SEAL OF AN ARCHITECT IS ALTERED, THE ALTERING ARCHITECT SHALL AFFIX HIS SEAL AND NOTATION "ALTERED BY" FOLLOWED BY HIS SIGNATURE AND DATE OF SUCH ALTERATION AND SPECIFIC DESCRIPTION OF THE ALTERATION.</p>		<p>GENERAL:</p> <p>PLANS FOR: : STEIN RESIDENCE - 97 COUNTRY CLUB DRIVE, PITTSFORD, NY : TO BE IN COMPLIANCE TO RESCHECK AS LISTED ON CONSTRUCTION DOCUMENTS, AS WELL AS, TO THE FOLLOWING:</p> <ol style="list-style-type: none"> RECESSED LUMINARIES INSTALLED IN THE BUILDING TERMINAL ENVELOPE SHALL BE SEALED WITH A GASKET OR CAULK BETWEEN THE HOUSING AND THE INTERIOR WALL OR CEILING COVERING TO A LIMIT AIR LEAKAGE BETWEEN CONDITIONED AND UNCONDITIONED SPACES. PER SECTION 1102.4.5 OF THE 2020 NY RESIDENTIAL CODE. ATTIC ACCESS SHALL BE INSULATED WITH THE SAME R-VALUE AS THE ATTIC, WEATHER STRIPPED AND LATCHED PER SECTION 1102.2.3 OF THE NY RESIDENTIAL CODE. SEE TABLE N1102.4.2 AIR BARRIER AND INSULATION INSPECTION COMPONENT CRITERIA. SEE OUTLINE SPECIFICATIONS FOR ADDITIONAL ENERGY CODE REQUIREMENTS. <p>TABLE RN1102.4.1.1 (402.4.1.1) AIR BARRIER AND INSULATION INSTALLATION</p> <table border="1"> <thead> <tr> <th>COMPONENT</th> <th>AIR BARRIER CRITERIA</th> <th>INSULATION INSTALLATION CRITERIA</th> </tr> </thead> <tbody> <tr> <td>Overall requirements</td> <td>A continuous air barrier shall be installed in the building envelope. The exterior thermal envelope contains a continuous air barrier. Gaskets or joints in the air barrier shall be sealed.</td> <td>Air-permeable insulation shall not be used as a sealing material.</td> </tr> <tr> <td>Collapsing</td> <td>The air barrier in any dropped ceiling/soffit shall be aligned with the insulation and any gaps in the air barrier sealed. Access openings, drop down stairs or false wall doors to unconditioned attic spaces shall be sealed.</td> <td>The insulation in any dropped ceiling/soffit shall be aligned with the air barrier.</td> </tr> <tr> <td>Walls</td> <td>The junction of the foundation and sill plate shall be sealed. The junction of the top plate and the top of exterior walls shall be sealed. Knee walls shall be sealed.</td> <td>Cavities within corners and headers of frame walls shall be insulated by completely filling the cavity with a material having a thermal resistance of R-3 per inch minimum. 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		<p>BUILDING DIAGRAM</p>  <p>FENESTRATION U-FACTOR.....0.30 FENESTRATION AIR LEAKAGE.....<0.3 CFM/SQ. FT. AIR LEAKAGE NOT TO EXCEED 3 ACH</p> <p>DUCTS SHALL BE SEALED. CONTRACTOR MAY HAVE ENVELOPE AND DUCTS TESTED TO DEMONSTRATE COMPLIANCE.</p> <p>PROGRAMMABLE THERMOSTAT SHOULD BE SET TO HEAT NO HIGHER THAN 70 DEGREE F AND COOL NO LOWER THAN 78 DEGREE F</p> <p>75% OF LAMPS SHALL BE HIGH EFFICACY</p> <p>2018 RESIDENTIAL ENERGY CODE</p>	<p>INDEX OF DRAWINGS</p> <p>ARCHITECTURAL DRAWINGS</p> <p>COVER SHEET</p> <p>E1.0 - EXISTING FLOOR PLAN</p> <p>E2.0 - EXISTING ELEVATIONS</p> <p>D1.0 - DEMO PLANS</p> <p>A1.0 - PROPOSED FLOOR PLAN</p> <p>A2.0 - ELEVATIONS</p> <p>A3.0 - ROOF PLAN</p>																																													

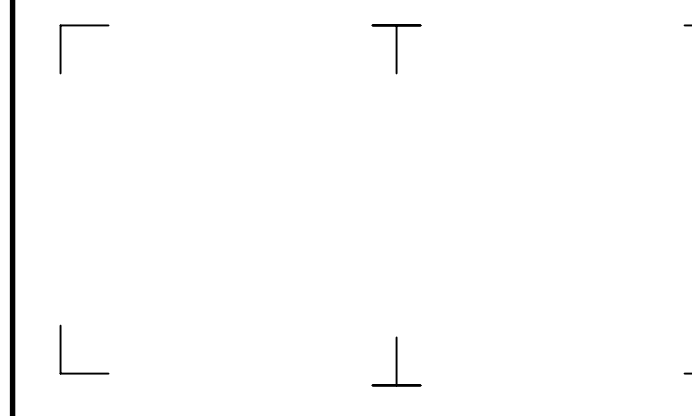
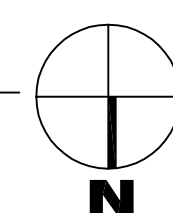
SYMBOLS:

 EXIST. CONSTRUCTION

 EXISTING DOOR



1 EXISTING FLOOR PLAN
E1.0 SCALE: 1/4" = 1'-0"



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RENOVATION PLANS
FOR:**

**STEIN
RESIDENCE**

97 COUNTRY CLUB DRIVE
PITTSFORD, NY

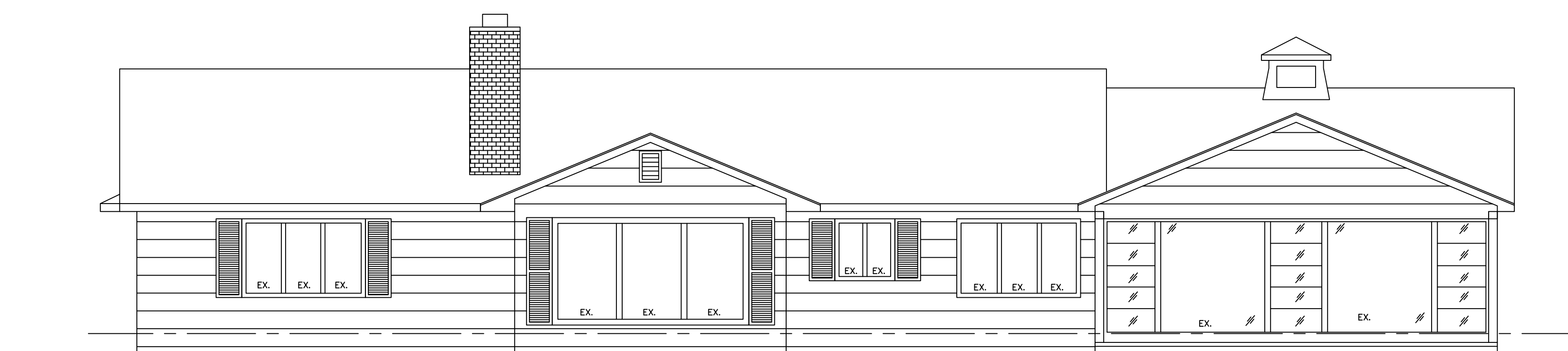
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REVISIONS		

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DRAWN BY: SM
REVIEWED BY: SM, TM
ISSUED FOR: SCHEMATIC DRAWINGS
DATE: 08/11/22
DRAWING NAME:

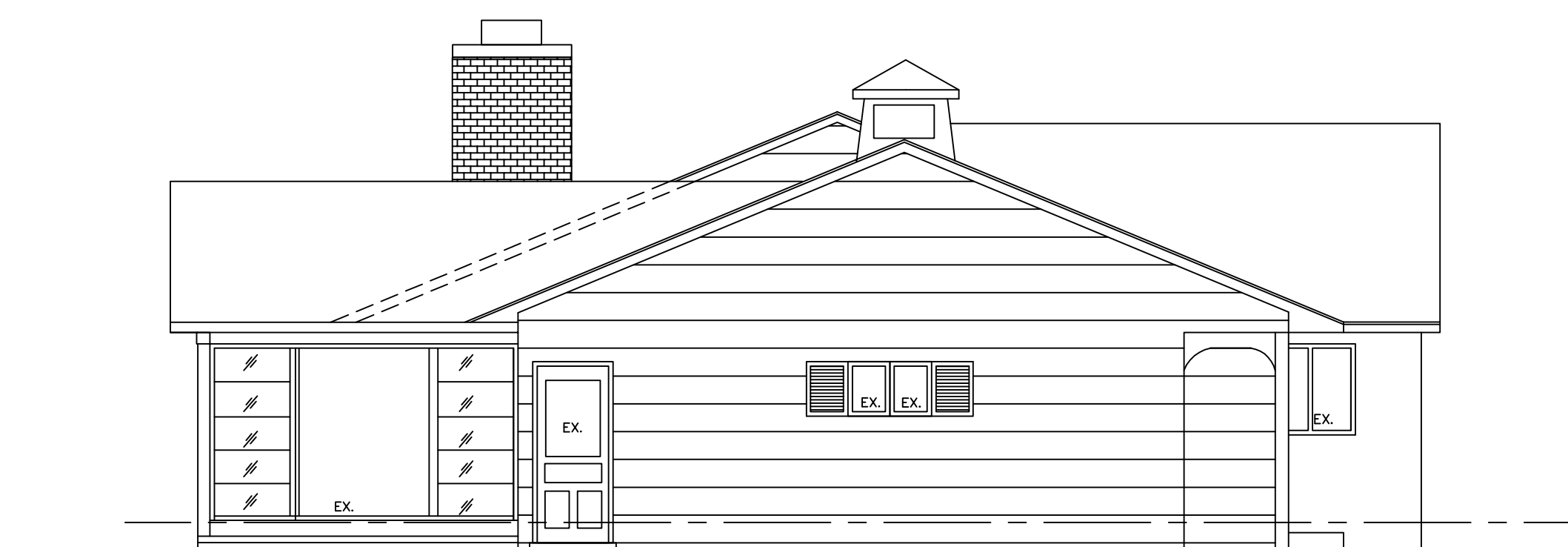
EXISTING PLAN

DRAWING NUMBER:

E1.0



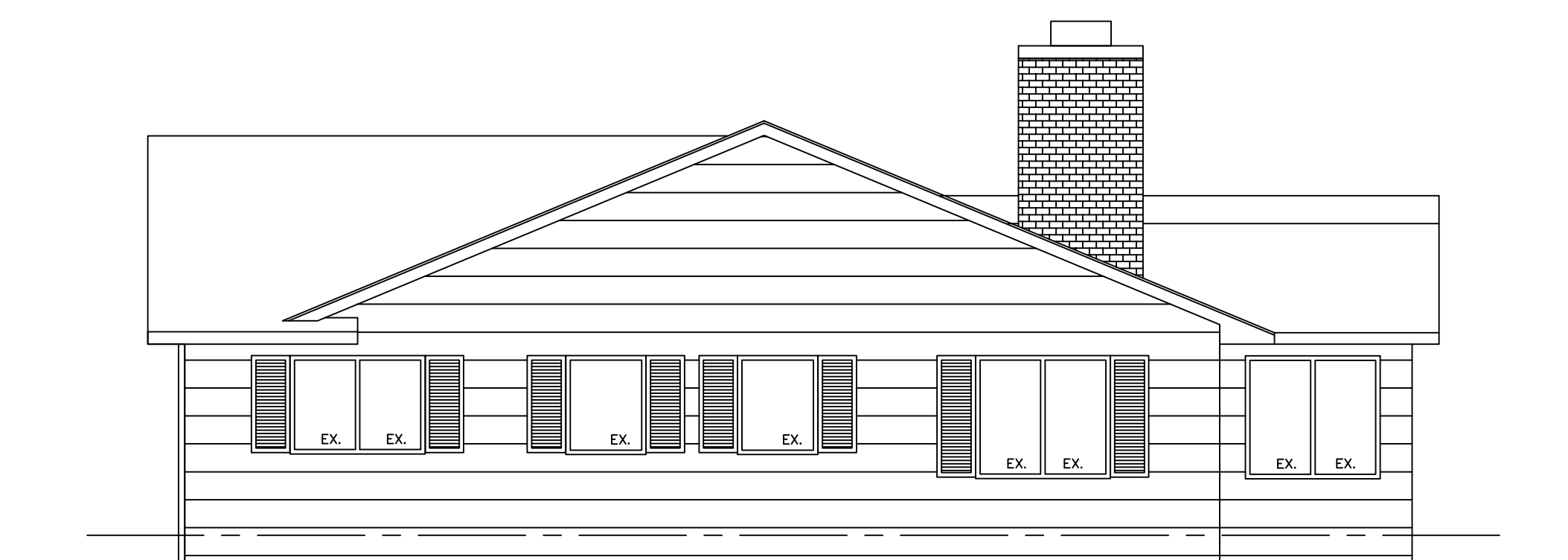
1 EXISTING SOUTH ELEVATION
E2.0 SCALE: 3/16" = 1'-0"



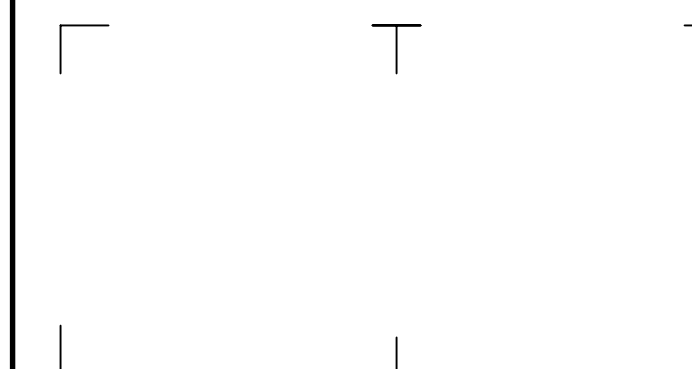
2 EXISTING EAST ELEVATION
E2.0 SCALE: 3/16" = 1'-0"



3 EXISTING NORTH ELEVATION
E2.0 SCALE: 3/16" = 1'-0"



4 EXISTING WEST ELEVATION
E2.0 SCALE: 1/4" = 1'-0"



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DRAWN BY: SM		
REVIEWED BY: SM, TM		
ISSUED FOR: SCHEMATIC DRAWINGS		
DATE: 08/11/22		
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EXISTING ELEVATIONS

DRAWING NUMBER:

E2.0

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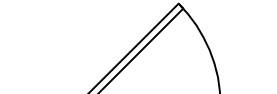
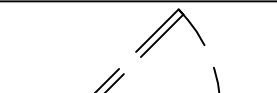
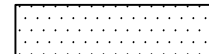
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REVISIONS		
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REVIEWED BY: SM, TM		
ISSUED FOR: SCHEMATIC DRAWINGS		
DATE: 08/11/22		
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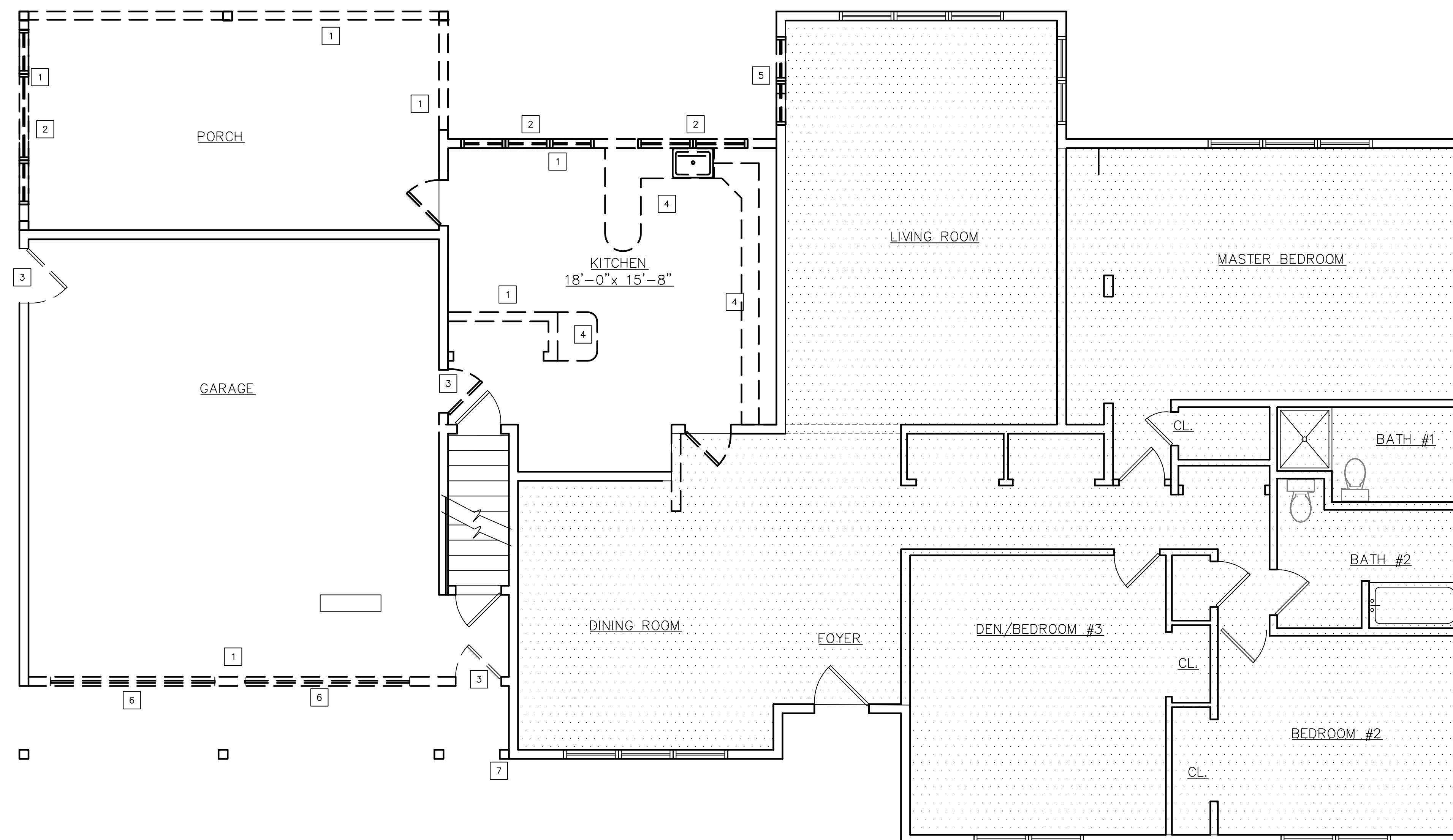
DEMO PLANS

DRAWING NUMBER:

D1.0

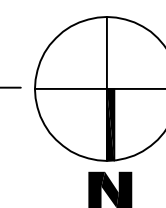
SYMBOLS:

-  EXIST. CONSTRUCTION TO REMAIN
-  EXIST. CONSTRUCTION TO BE REMOVED
-  EXISTING DOOR TO REMAIN
-  EXISTING DOOR AND FRAME TO BE REMOVED
-  HATCHED AREA NOT IN SCOPE



1 FIRST FLOOR DEMOLITION PLAN

D1.0 SCALE: 1/4" = 1'-0"



DEMOLITION SCOPE:

UNLESS OTHERWISE NOTED, THE FOLLOWING SCOPE OF DEMOLITION APPLIES THROUGHOUT THE PROJECT AREA. FURTHER DETAIL MAY NOT BE GIVEN

- 1) REMOVE ALL WALLS AND PARTITIONS FROM FLOOR TO DECK, AS SHOWN ON PLAN, OR REQUIRED BY WORK. PROVIDE ANY REQUIRED SUPPORT TO REMAINING PORTIONS OF PARTITIONS AND CEILING SYSTEMS
- 2) ALL WALLS TO BE DEMOLISHED THAT HAVE BEEN FURRED OUT AND FINISHED SHALL BE STRIPPED TO THE SUBSTRATE UNLESS OTHERWISE NOTED
- 3) REMOVE COUNTERTOPS, WALL, BASE, AND FULL HEIGHT CABINETS, ETC. SHOWN ON PLAN OR REQUIRED BY WORK
- 4) ALL PLUMBING FIXTURES, ELECTRICAL FIXTURES, DOORS, FRAMES, COUNTERTOPS, AND CASEWORK THE DRAWINGS OR OWNER INDICATES THEY WANT TO SAVE SHALL BE REMOVED BY THE CONTRACTOR, STORED, AND MAINTAINED IN GOOD CONDITION PER THE OWNER'S DIRECTIONS FOR FUTURE REUSE. THE DRAWINGS, SPECIFICATIONS, OR OWNER SHALL PROVIDE A LIST OF ALL SUCH SALVAGE ITEMS TO THE CONTRACTOR
- 5) WHERE DOORS ARE SHOWN TO BE REMOVED, REMOVE DOOR, FRAME, AND HARDWARE UNLESS OTHERWISE NOTED. THE EXISTING HARDWARE SHALL BE CATALOGUED AND TURNED OVER TO THE OWNER OR SAVED FOR POSSIBLE REINSTALLATION

- 6) REMOVE MECHANICAL AND ELECTRICAL FIXTURES AND DEVICES AS SHOWN OR REQUIRED BY THE WORK
- 7) THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SALVAGE OF EXISTING MATERIALS AS REQUIRED FOR PATCHING EXISTING AREAS TO REMAIN
- 8) THE DEMOLITION OF EXISTING MECHANICAL, ELECTRICAL, AND PLUMBING SYSTEMS IS TO BE COORDINATED BY THE GENERAL CONTRACTOR. CONSTRUCTION AND DEMOLITION SHALL BE PHASED WITH THE WORK OF ALL TRADES
- 9) THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXISTING INTERIOR FINISH FROM WEATHER AND DEBRIS DURING ROOF DEMO.

DEMOLITION KEYNOTES

- HATCHED AREA NOT IN SCOPE
- INDIVIDUAL KEYNOTES MAY NOT APPLY TO EACH AREA OF DEMOLITION.
- CEILING PATCHING AS REQUIRED PER DEMOLITION.
- CONTRACTOR TO COORDINATE WITH OWNER ON ITEMS ARE TO BE SALVAGED DURING DEMOLITION PHASE

IN ADDITION TO GENERAL DEMOLITION SCOPE OF WORK INDICATED ON D1.0, THE FOLLOWING ITEMS/AREAS ARE TO BE ADDRESSED.

- | | |
|--|---|
| 1 REMOVE WALL AS REQ'D FOR NEW WORK | 5 REMOVE WINDOW, GLAZING AND FRAME IN ITS ENTIRETY. WINDOW TO BE SALVAGED AND RELOCATED AS NOTED ON SHEET (A1.0). |
| 2 REMOVE WINDOW, GLAZING AND FRAME IN ITS ENTIRETY AS REQ'D FOR NEW WORK | 6 REMOVE EXISTING GARAGE DOORS. |
| 3 REMOVE DOOR AND FRAME IN ITS ENTIRETY. | 7 REMOVED EXISTING COLUMN. |
| 4 REMOVE EXISTING CABINETS AND COUNTERTOPS | |

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97 COUNTRY CLUB DRIVE
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




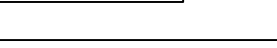






PROJECT NUMBER:	2211265
DRAWN BY:	SM
REVIEWED BY:	SM, TM
ISSUED FOR:	SCHEMATIC DRAWINGS
DATE:	08/11/22
DRAWING NAME:	

PROPOSED FLOOR PLAN

DRAWING NUMBER:

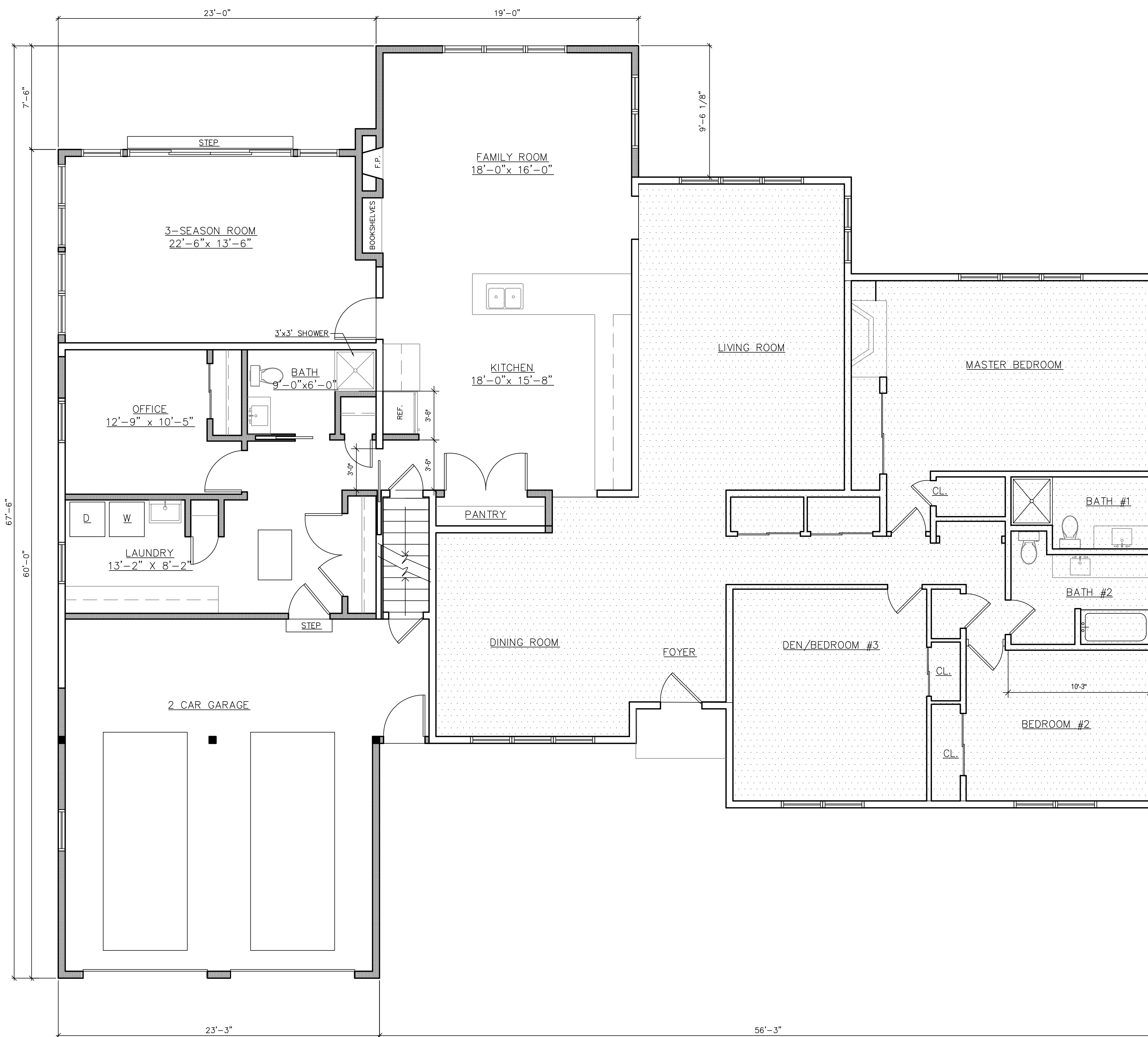
A1.0

SYMBOLS:

-  EXISTING CONSTRUCTION TO REMAIN
-  NEW CONSTRUCTION
-  POINT LOAD ABOVE
-  GROUT CMU SOLID FULL HEIGHT
-  HATCHED AREA NOT IN SCOPE
-  EXISTING DOOR TO REMAIN
-  NEW DOOR OPENING
-  SMOKE DETECTOR
-  CARBON MONOXIDE DETECTOR
-  HEAT DETECTOR
-  DETAIL REFERENCE:
DETAIL NUMBER (TOP)
SHEET NUMBER (BOTTOM)
-  ELEVATION REFERENCE:
ELEVATION NUMBER (TOP)
SHEET NUMBER (BOTTOM)

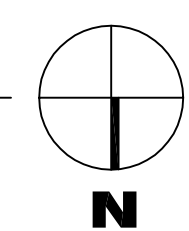
FLOOR PLAN NOTES

- 1) ALL DIMENSIONS TO BE TAKEN FROM CENTERLINE OF WALL UNLESS INDICATED OTHERWISE. REFER TO PARTITION TYPES FOR ACTUAL DIMENSION
- 2) JOINTS ABUTTING EXISTING WALLS ARE TO BE TAPED AND FINISHED
- 3) COORDINATE NEW DATA & POWER LOCATIONS WITH OWNER
- 4) CONTRACTOR SHALL PROVIDE BLOCKING AS REQUIRED FOR ALL MILLWORK AND EQUIPMENT INSTALLATION
- 5) FURNITURE AND EQUIPMENT TO BE PROVIDED BY OWNER. VERIFY FINAL LOCATION AND REQUIREMENTS OF ALL EQUIPMENT WITH OWNER
- 6) PATCH ALL EXISTING WALLS AS REQUIRED; PREPARE ALL WALLS FOR PAINT.
- 7) PROVIDE SOLID COMPACTION WITH NEW FILL AT DEMOLITION OF EXISTING FOUNDATIONS FOR NEW CONSTRUCTION.

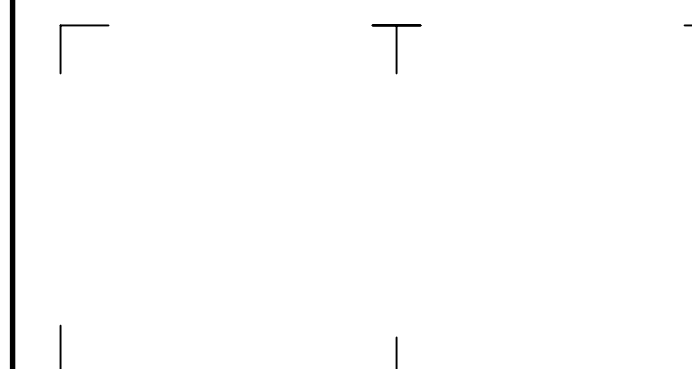


1 FIRST FLOOR PLAN - PROPOSED

A1.0 SCALE: 1/4" = 1'-0"



Date: 8/11/2022 1:37 PM, By: PAB: J.S.M., Mark & Lea 2211265 - Residence Addition & Reno/Stein residence Plans & Elevations_081122.dwg



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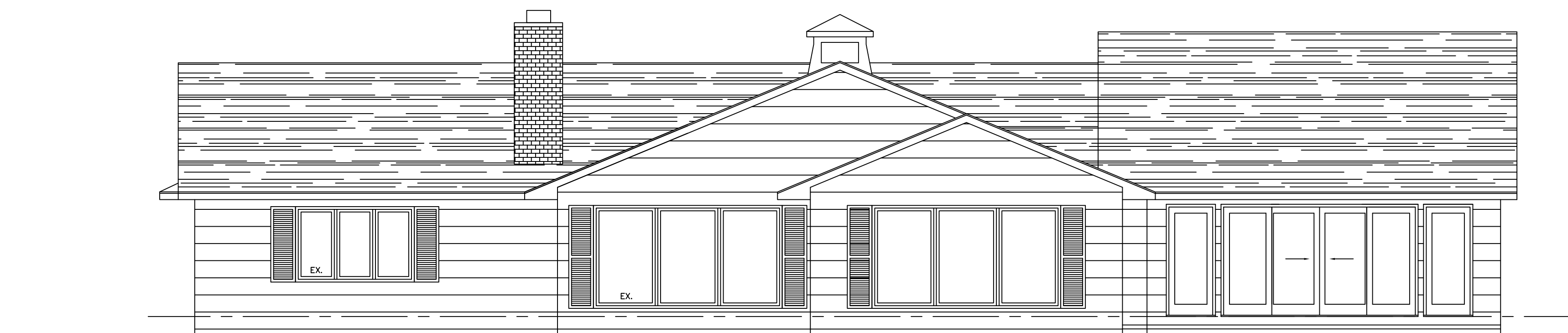
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DATE: 08/11/22		
DRAWING NAME:		

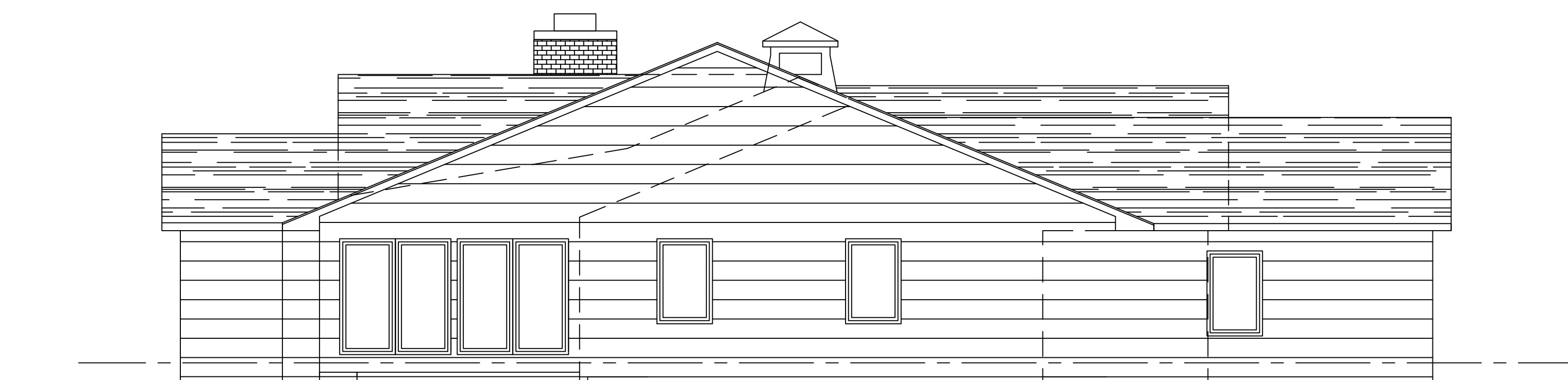
PROPOSED ELEVATIONS

DRAWING NUMBER:

A2.0



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



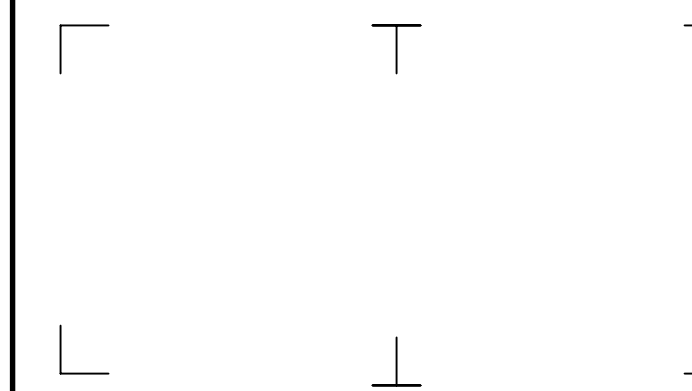
2 PROPOSED EAST SIDE ELEVATION
A2.0 SCALE: 3/16" = 1'-0"



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



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



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

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**ADDITIONS &
RENOVATION PLANS
FOR:**

**STEIN
RESIDENCE**

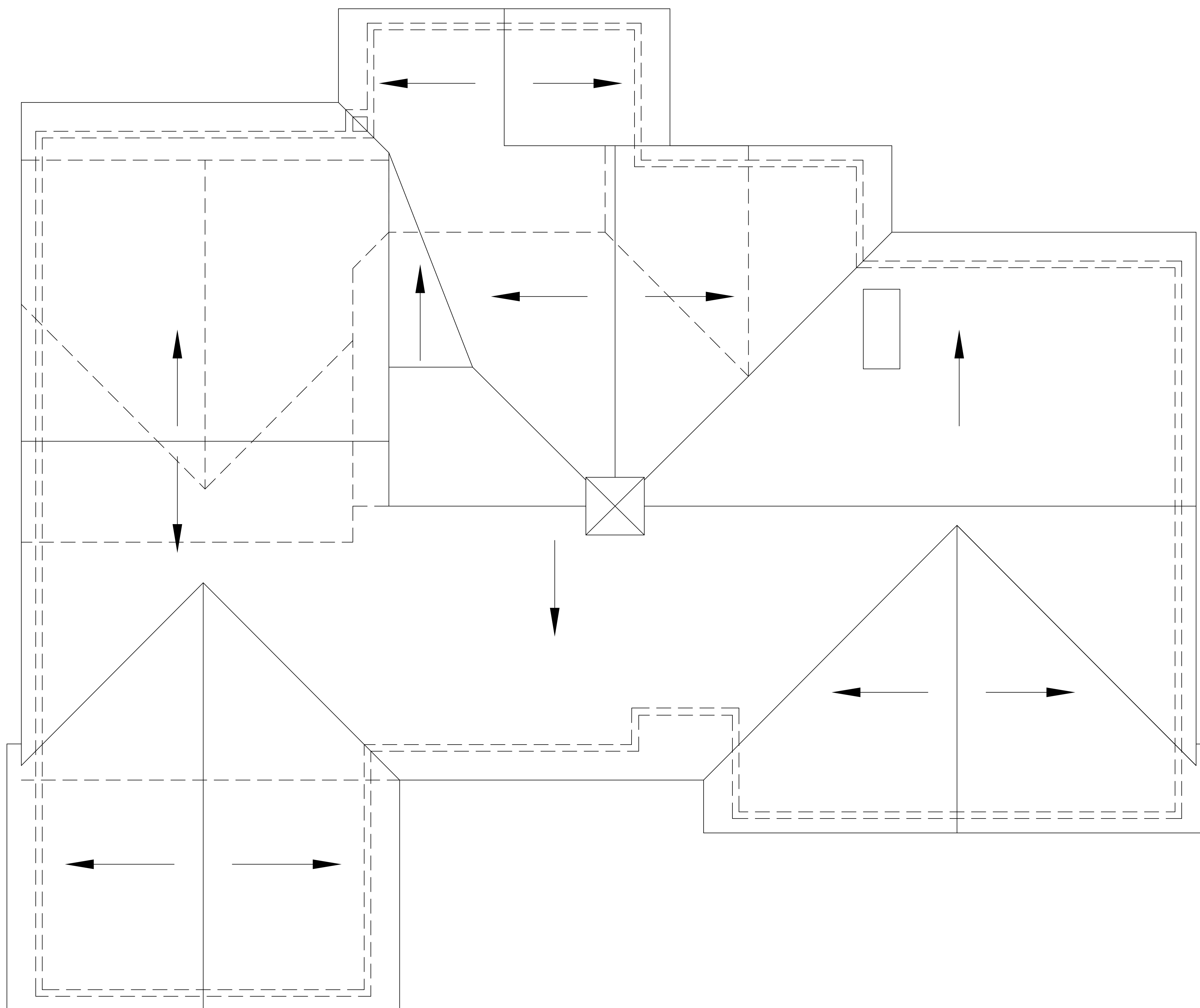
97 COUNTRY CLUB DRIVE
PITTSFORD, NY

NO.	DATE	DESCRIPTION
REVISIONS		
PROJECT NUMBER: 2211265		
DRAWN BY: SM		
REVIEWED BY: SM, TM		
ISSUED FOR: SCHEMATIC DRAWINGS		
DATE: 08/11/22		
DRAWING NAME:		

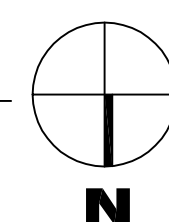
PROPOSED ROOF PLAN

DRAWING NUMBER:

A3.0



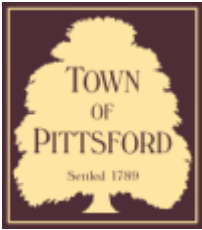
1 PROPOSED ROOF PLAN
A3.0 SCALE: 1/4" = 1'-0"











Town of Pittsford

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

Permit #
B22-000133

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

DESIGN REVIEW AND HISTORIC PRESERVATION BOARD REFERRAL OF APPLICATION

Property Address: 2721 Clover Street ,

Tax ID Number: 150.19-1-4.11

Zoning District:

Owner:

Applicant: Gardenway Developers, Inc.

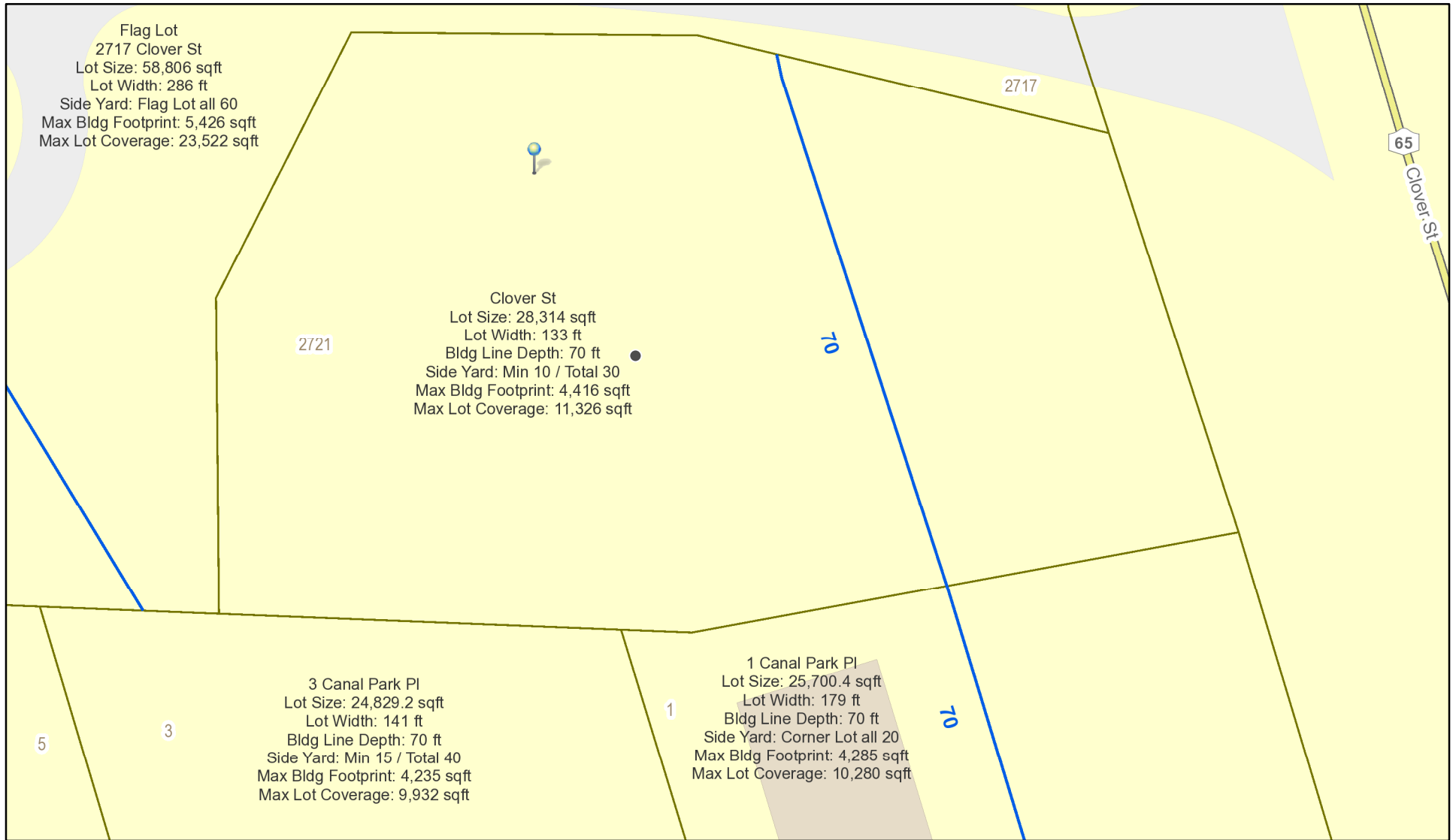
Application Type:

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

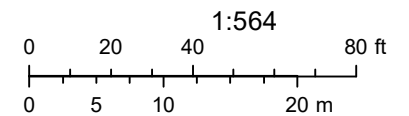
Project Description: Applicant is requesting design review for the construction of a two story single family home. The home will be approximately 2321 square feet.

Meeting Date: September 08, 2022

RN Residential Neighborhood Zoning



Printed August 31, 2022



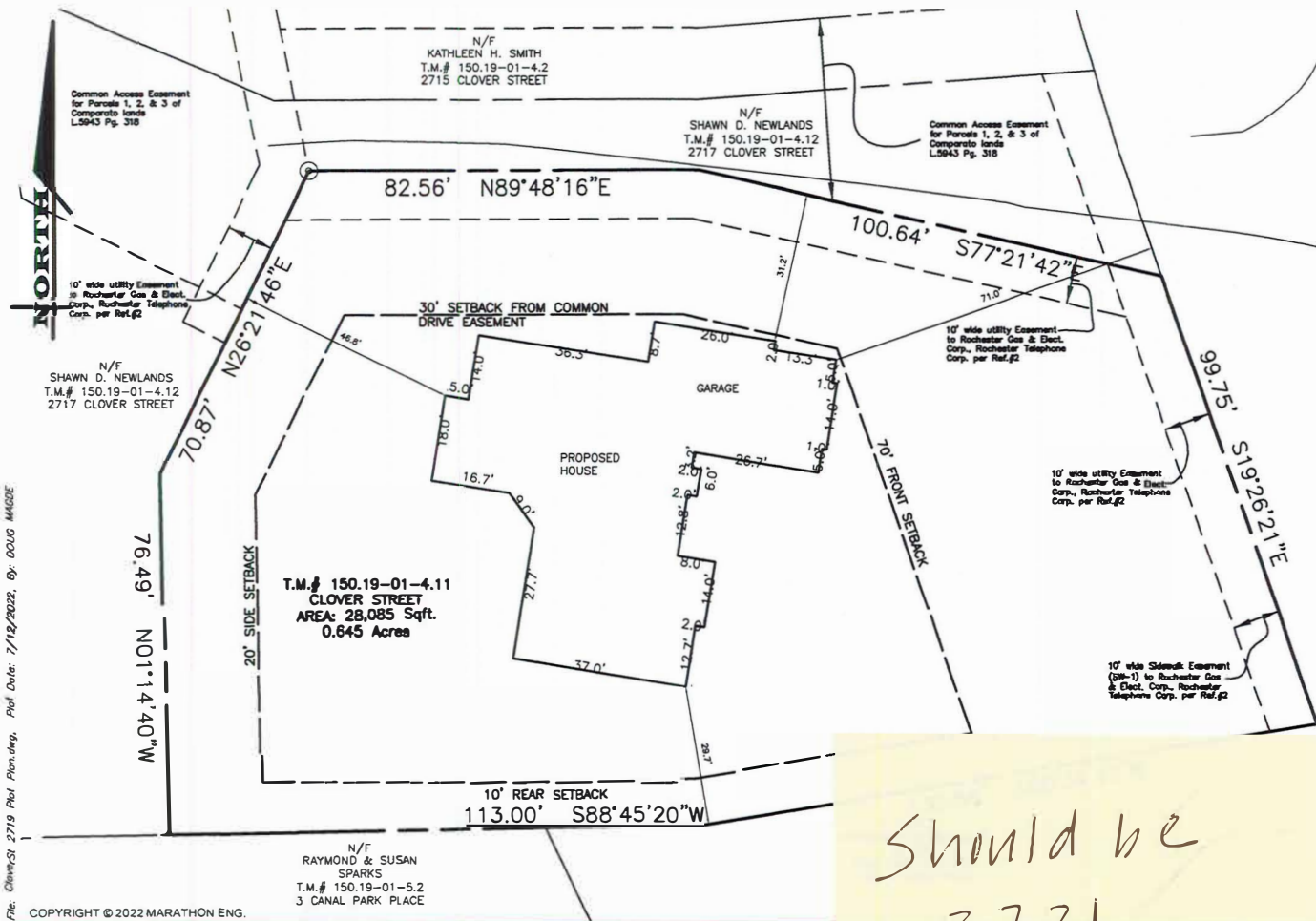
Town of Pittsford GIS

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04/03/2021

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CLOVER STREET
(MNS RITE 65)

SITE SETBACK REQUIREMENTS:
EXISTING ZONING - AA RESIDENTIAL

FRONT SETBACK - 70' (NOTE 70' REQUIRED FROM CLOVER STREET PER SECTION 185-120)
SIDE SETBACKS - 20'
REAR SETBACKS - 10'

*MIN. PROPOSED SETBACK FROM COMMON DRIVEWAY EASMENT IS PROPOSED TO BE 30'

Should be
2721
Clover



PLOT PLAN

2721 CLOVER STREET

TOWN OF PITTSFORD MONROE COUNTY NEW YORK

File: C:\dwg\2719 Plot Plan.dwg, Plot Date: 7/12/2022, By: DOUG MAGDIE

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39 CASCADE DRIVE
ROCHESTER, NY 14614
585-488-7770
ITHACA LOCATION
840 HANSHAW RD. STE 6
ITHACA, NY 14850
607-241-2917
www.marathoneng.com

JOB NO: CS-2022
SCALE: 1" = 20'
DRAWN: DWM
DESIGNED: DWM
DATE: 07/12/22



SPEC HOUSE

2721

2121 CLOVER STREET
PITTSFORD, NY
GARDENWAY DEVELOPERS, INC.

PLAN 2321-2 / PROJECT 15073A78

SHEET INDEX

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

GENERAL NOTES:

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

COMPLIANCE METHOD: RESCHECK CERTIFICATE OR PRESCRIPTIVE

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

ENERGY EFFICIENCY:

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

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

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

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

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

R402.4.1.2 TESTING. THE BUILDING OR DUELLING UNIT SHALL BE TESTED AND VERIFIED AS HAVING AN AIR LEAKAGE RATE NOT EXCEEDING THREE AIR CHANGES PER HOUR. TESTING SHALL BE CONDUCTED IN ACCORDANCE WITH RESNET/ACC 380, ASTM E779, OR ASTM E1827 AND REPORTED AT A PRESSURE OF 0.2 INCH w.g. (50 PASCALLS). 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 LUMINARIES 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 LUMINARIES 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.g. (25 Pa) ACROSS THE SYSTEM, INCLUDING THE MANUFACTURER'S AIR HANDLER ENCLOSURE IF INSTALLED AT THE TIME OF THE TEST. ALL REGISTERS SHALL BE TAPED OR OTHERWISE SEALED DURING THE TEST.
2. POSTCONSTRUCTION TEST-TOTAL LEAKAGE SHALL BE MEASURED WITH A PRESSURE DIFFERENTIAL OF 0.1 INCH w.g. (25 Pa) ACROSS THE SYSTEM, INCLUDING THE MANUFACTURER'S AIR HANDLER ENCLOSURE. ALL REGISTERS SHALL BE TAPED OR OTHERWISE SEALED DURING THE TEST.

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

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

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

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

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

R403.6 (ECCC) MECHANICAL VENTILATION (MANDATORY). THE BUILDING SHALL BE PROVIDED WITH VENTILATION THAT COMPLIES WITH THE REQUIREMENTS OF THE RCNYS OR MCNYS, 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 (ECCC) 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 AN 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 EFFECT THE FOUNDATION, DRAINAGE OR STRUCTURAL MEMBERS INCLUDING REQUIREMENTS FOR ADDITIONAL DEPTH OF FOOTINGS, UNSTABLE SOIL CONDITIONS AND HIGH GROUND WATER TABLE.

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

FOUNDATION:

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

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

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

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

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

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

FIREPLACES:

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

NEW WOOD-BURNING FIREPLACES SHALL HAVE TIGHT-FITTING FLUE DAMPERS OR DOORS, AND OUTDOOR COMBUSTION AIR, WHERE USING TIGHT-FITTING DOORS OR 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 R31.1.7 OF THE 2020 RCNYS.

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

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

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

GARAGE FIREPROOFING:

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

IF HORIZONTAL CONSTRUCTION IS USED TO SEPARATE THE GARAGE FROM LIVING AREA OR BONUS AREAS ABOVE, THEN ONE LAYER OF 5/8" TYPE X DRYWALL ON THE CEILING IS REQUIRED, WHERE THE HORIZONTAL CONSTRUCTION IS A FLOOR-CEILING ASSEMBLY, THE STRUCTURE SUPPORTING THE SEPARATION SHALL ALSO BE 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 = 10^4 - 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

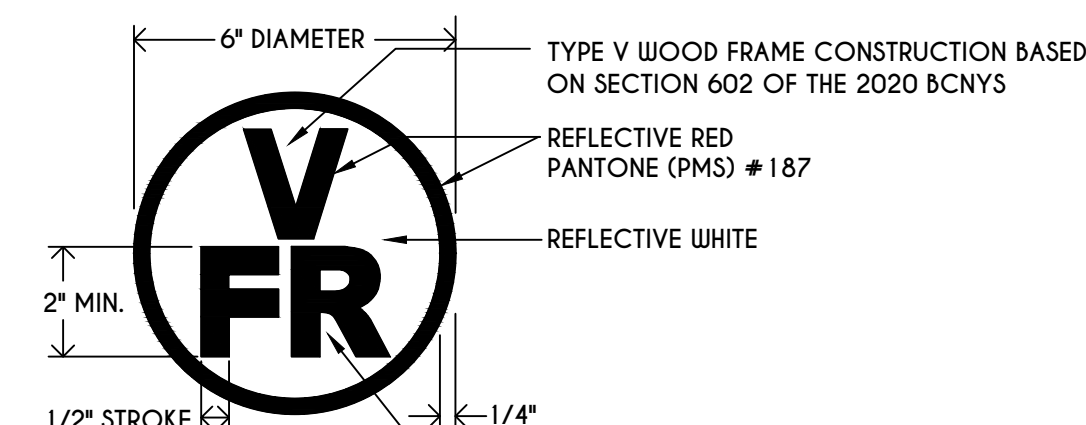
ICE SHIELD UNDERLAYMENT REQUIRED 24" INSIDE OF EXTERIOR WALL LINE

FLOOD HAZARD FIRM - 2008

ROOF TIE DOWN REQUIREMENTS R802.1.1, BASED UPON SPECIFIC ROOF DESIGN

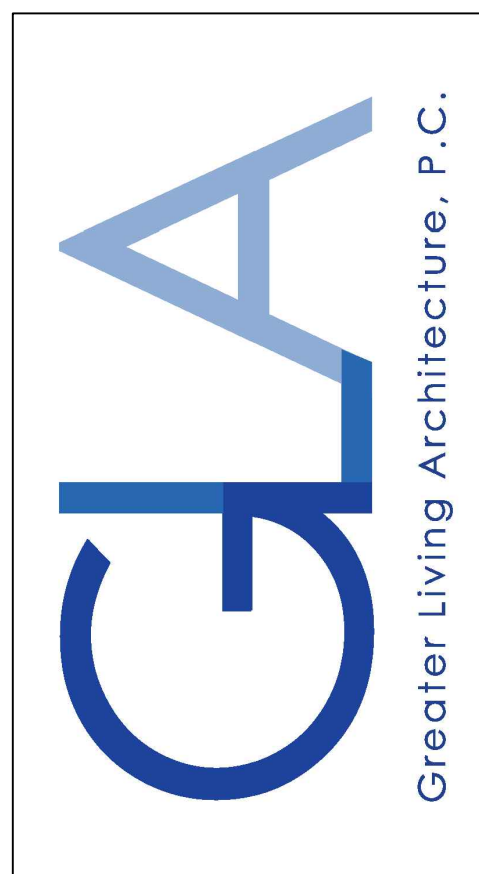
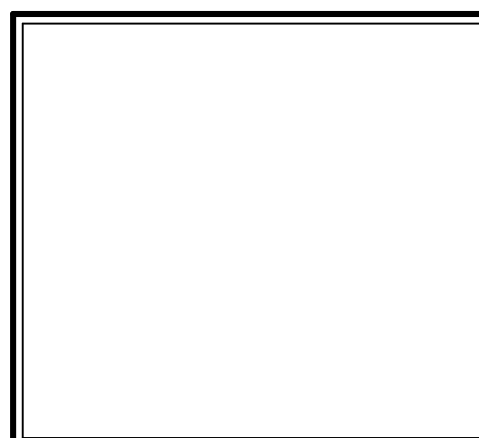
TRUSS IDENTIFICATION:

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.



DESIGNATION FOR STRUCTURAL COMPONENTS THAT ARE OF TRUSS CONSTRUCTION	
"F"	FLOOR FRAMING, INC. GIRDBERS & BEAMS
"R"	ROOF FRAMING
"FR"	FLOOR & ROOF FRAMING

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PITTSFORD

BUILDER:

GARDENWAY
DEVELOPERS, INC.

COVER PAGE

GLA PLAN 2321-2

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PROJECT: 15073A78	sheet: C 1

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

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

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

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

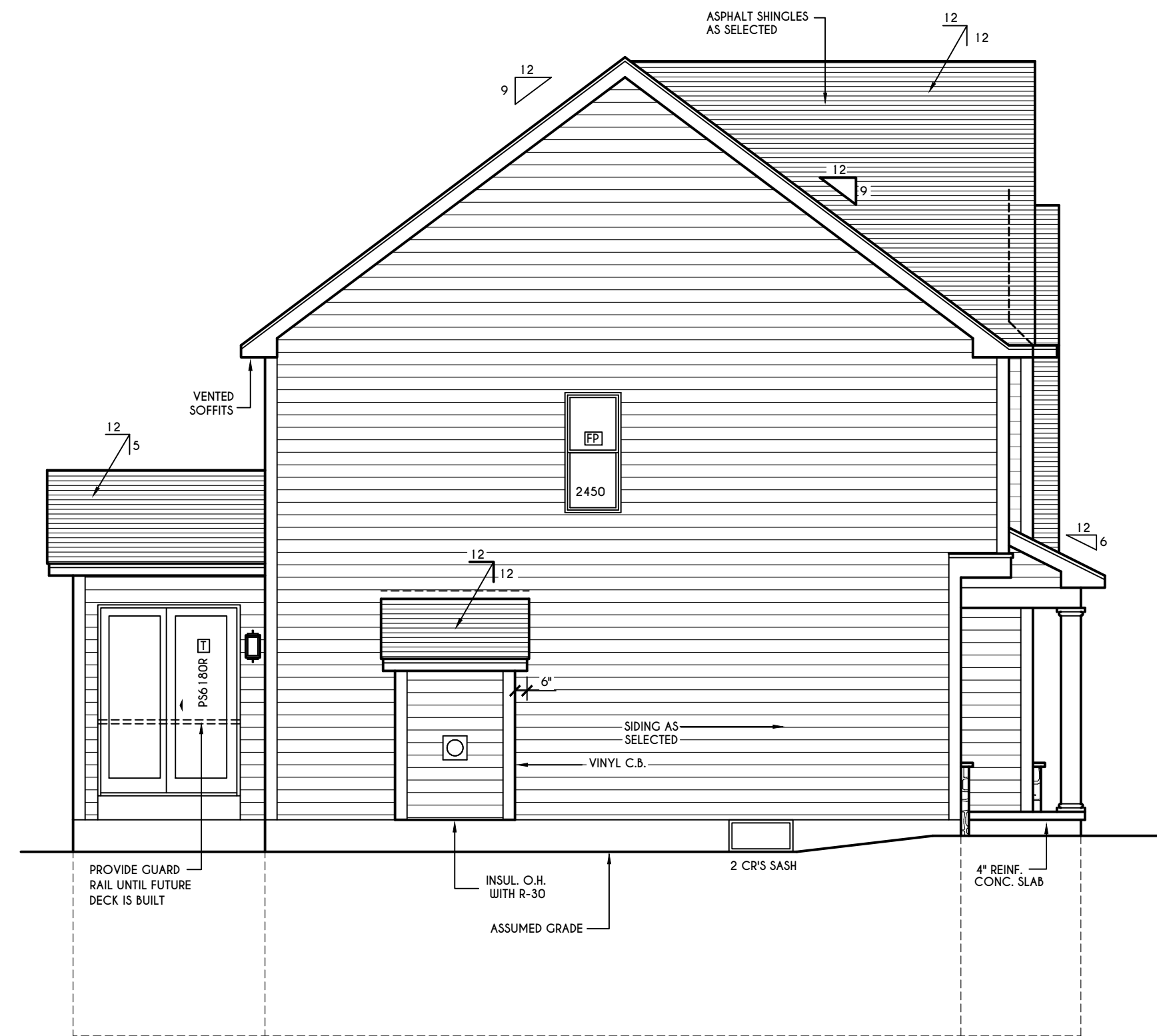
RUN-TIME PERCENTAGE IN EA. 4-HOUR SEGMENT FACTOR ^a	25%	33%	50%	66%	75%	100%
		4	3	2	1.5	1.3

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

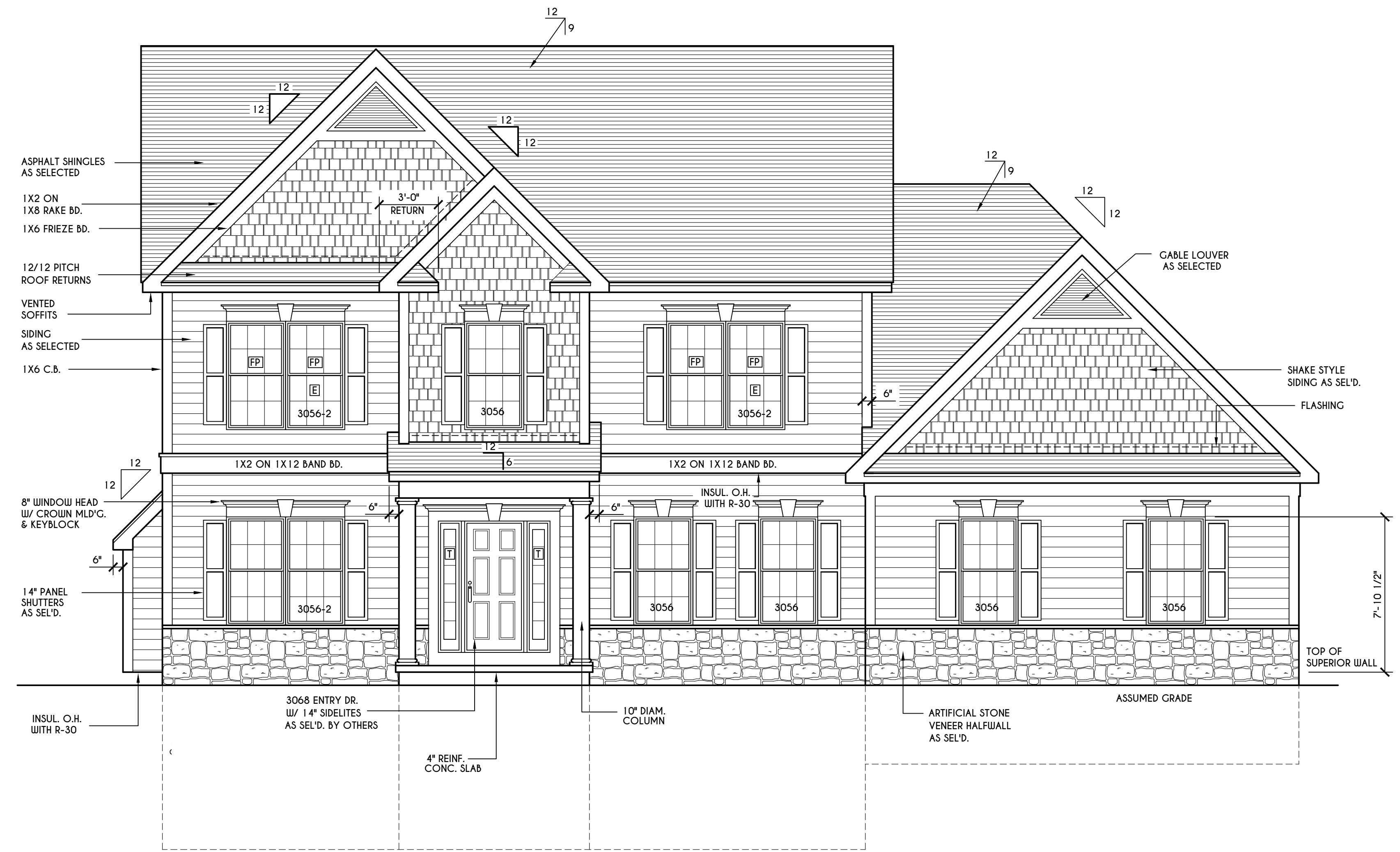
TABLE M1505.4.4
MINIMUM REQUIRED LOCAL EXHAUST RATES FOR ONE AND TWO-FAMILY DWELLINGS

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

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

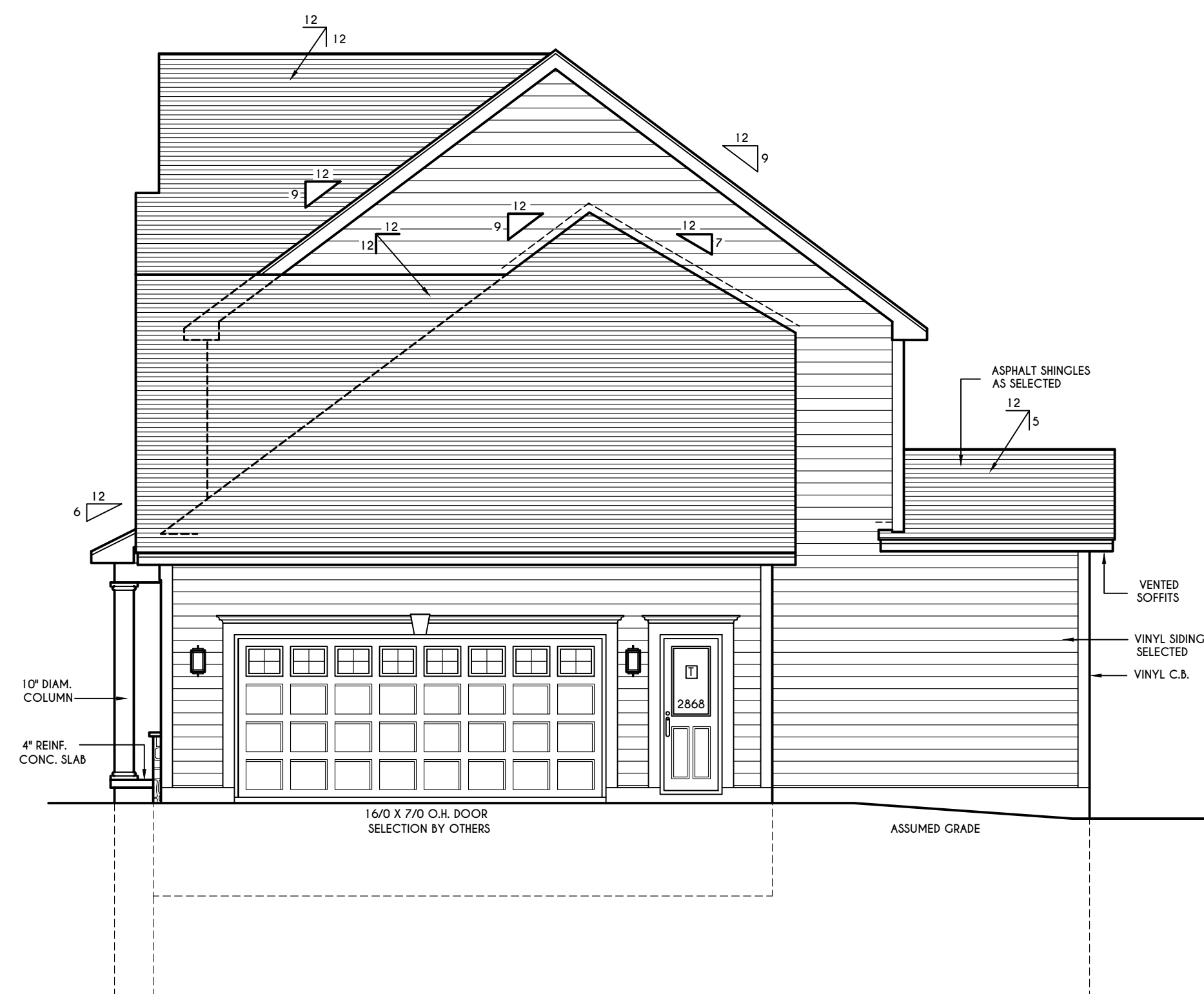


LEFT ELEVATION
SCALE: 3/16" = 1'-0"

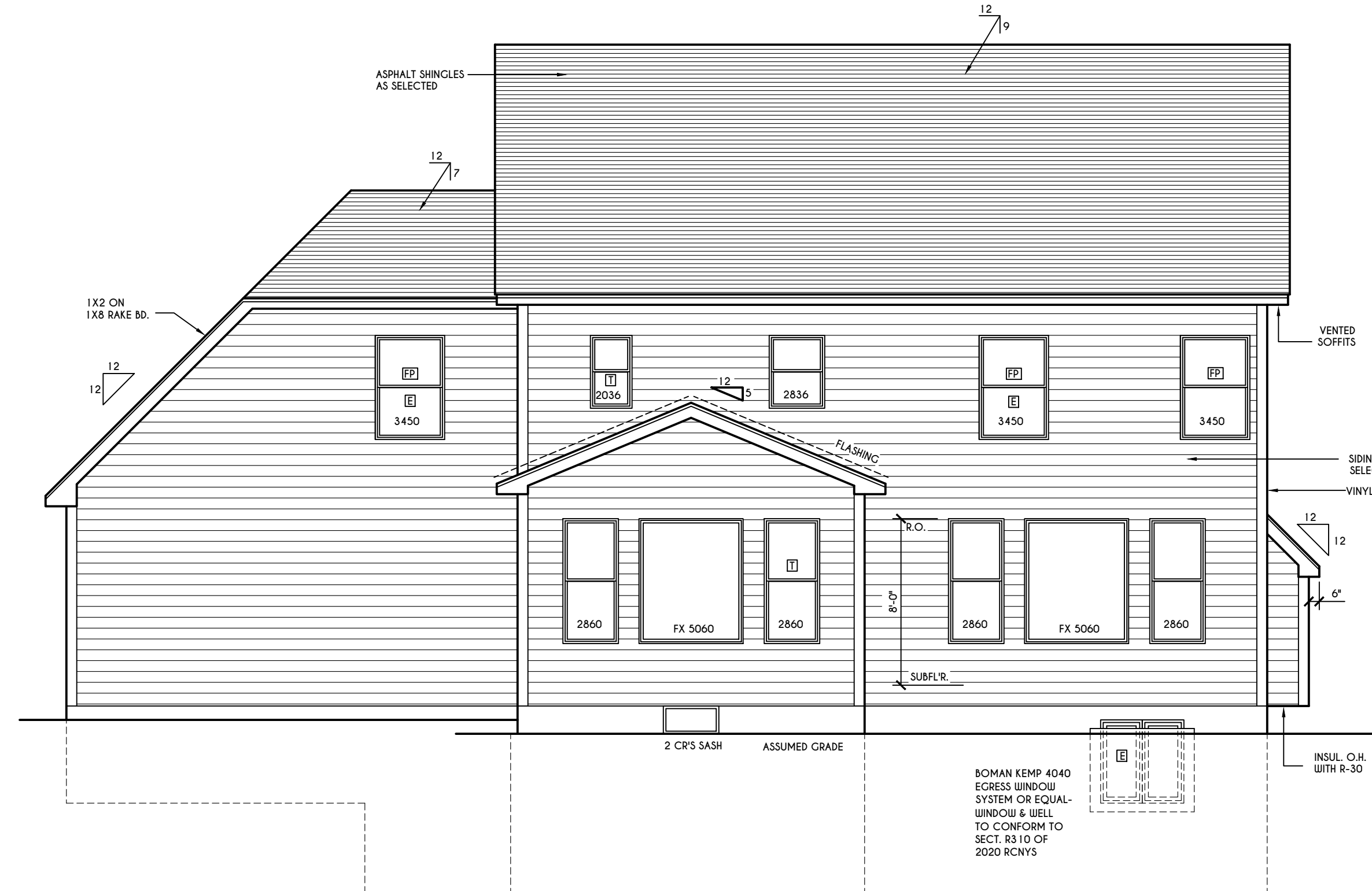


FRONT ELEVATION
SCALE: 1/4" = 1'-0"

FIRST FLOOR LIVING AREA = 1177 SQ.FT.
SECOND FLOOR LIVING AREA = 1144 SQ.FT.
TOTAL LIVING AREA = 2321 SQ.FT.
TOTAL CONDITIONED VOLUME = 31,482 CU.FT.



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



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

WINDOWS: ANDERSEN 200 OR EQUAL
U-FACTOR 0.30
SHGC 0.32

DOORS: SELECTION BY OWNER

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

WINDOW / DOOR LEGEND:

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

GENERAL NOTES:

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

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

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

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

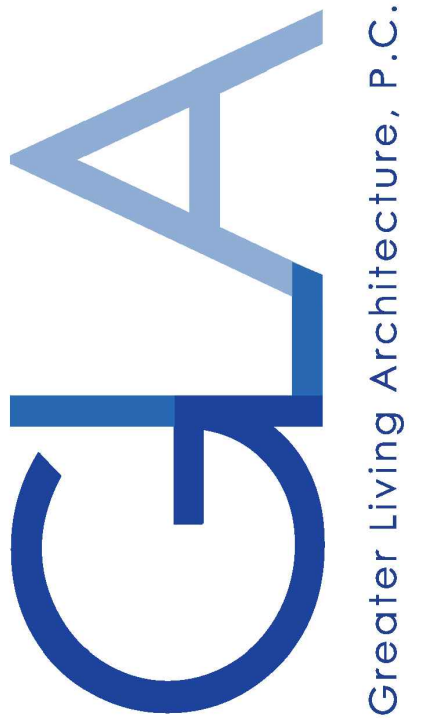
MECHANICAL VENTILATION RATE:

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

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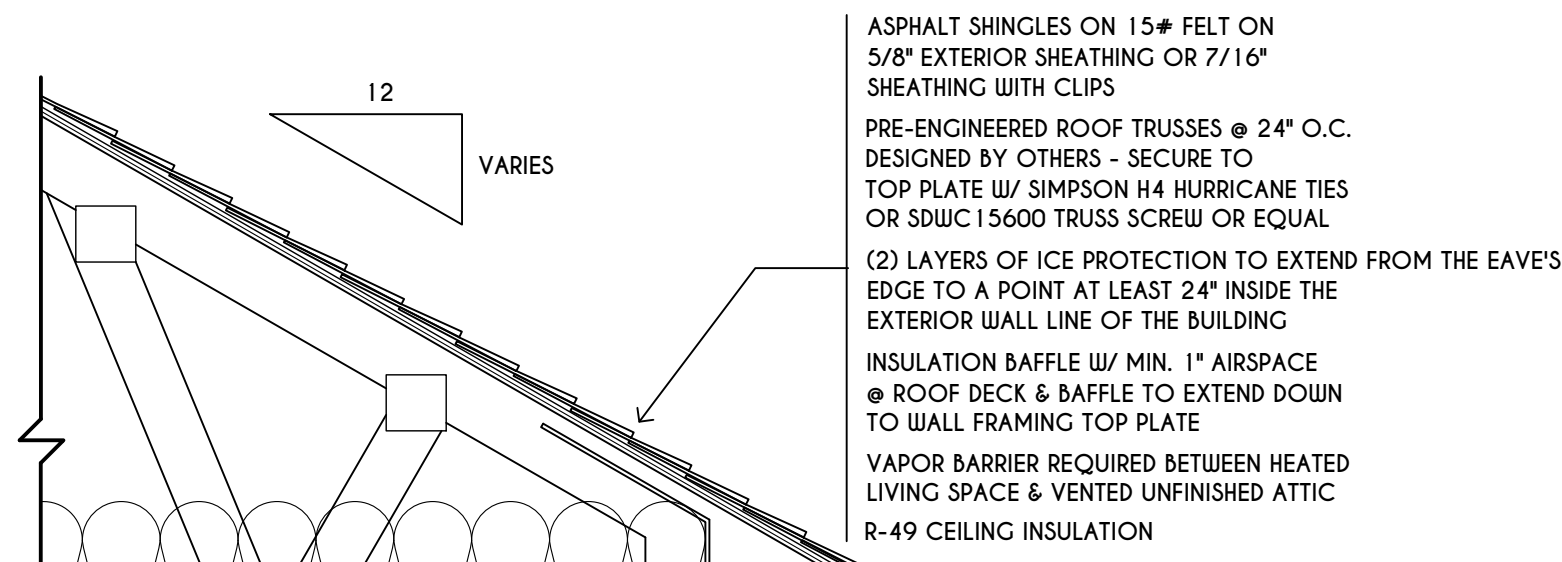
BUILDER:

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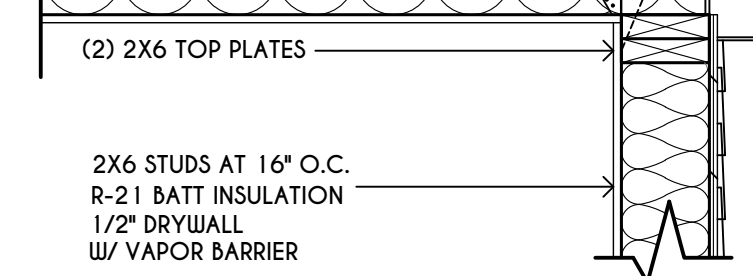
ELEVATIONS
GLA PLAN 2321-2

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TRUSS EAVE CONSTRUCTION

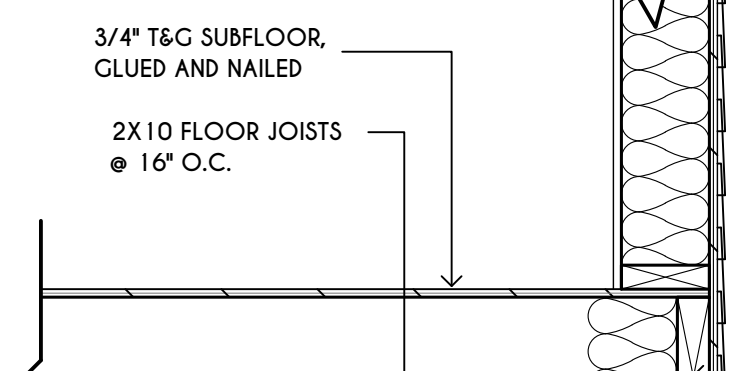


ASPHALT SHINGLES ON 15# FELT ON 5/8" EXTERIOR SHEATHING OR 7/16" SHEATHING WITH CLIPS
 PRE-ENGINEERED ROOF TRUSSES @ 24" O.C. DESIGNED BY OTHERS - SECURE TO TOP PLATE W/ SIMPSON H4 HURRICANE TIES OR SDCW 15600 TRUSS SCREW OR EQUAL
 (2) LAYERS OF ICE PROTECTION TO EXTEND FROM THE EAVE'S EDGE TO A POINT AT LEAST 24" INSIDE THE EXTERIOR WALL LINE OF THE BUILDING
 INSULATION BAFFLE W/ MIN. 1" AIRSPACE @ ROOF DECK & BAFFLE TO EXTEND DOWN TO WALL FRAMING TOP PLATE
 VAPOR BARRIER REQUIRED BETWEEN HEATED LIVING SPACE & VENTED UNFINISHED ATTIC
 R-49 CEILING INSULATION



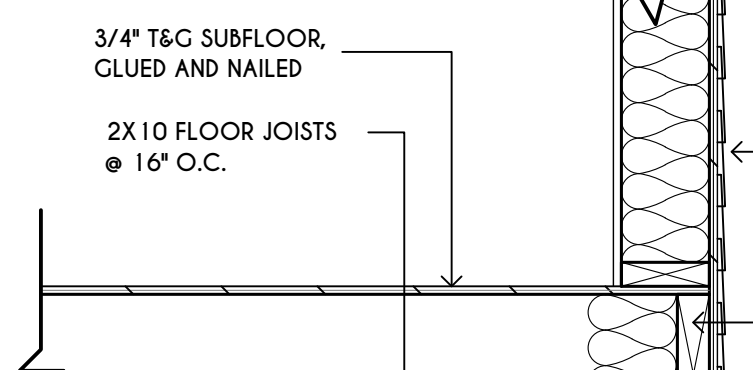
SECOND FLOOR

(2) 2X6 TOP PLATES
 2X6 STUDS AT 16" O.C.
 R-21 BATT INSULATION
 1/2" DRYWALL
 W/ VAPOR BARRIER



FIRST FLOOR

3/4" T&G SUBFLOOR, GLUED AND NAILED
 2X10 FLOOR JOISTS @ 16" O.C.

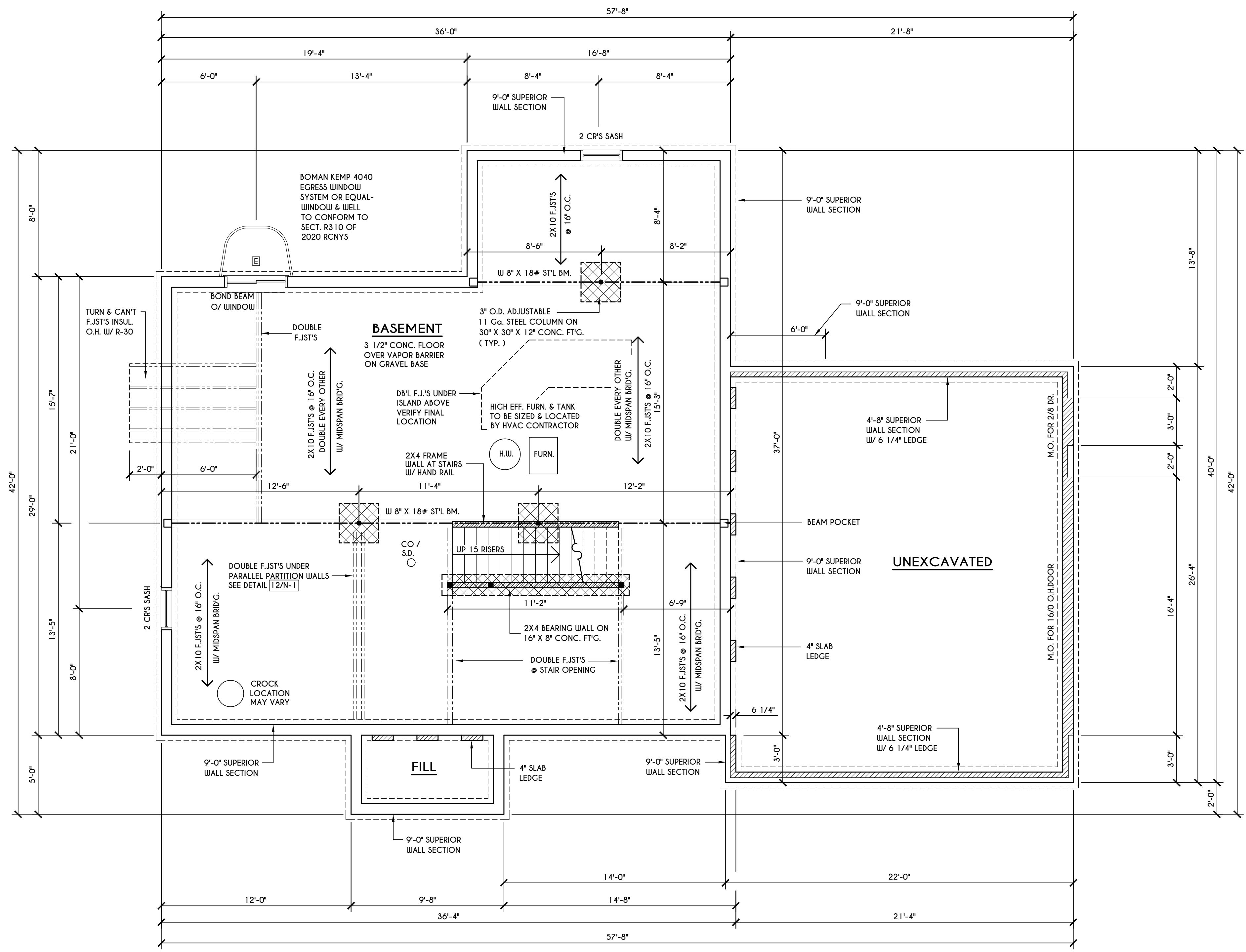


BASEMENT / FOUNDATION

3/8" EXT. PLYWD. OR 7/16" O.S.B. W/ HOUSE WRAP SIDING AS SELECTED ATTACHED AS PER 2020 RCNYS
 2X10 BAND JOIST W/ R-21 INSULATION
 1/2" PRESSURE TREATED SILL PLATE EQUAL TO THE WIDTH OF C.M.U. FOUNDATION USED IN ORDER TO COMPLETELY COVER THE HOLLOW VOID IN THE BLOCK W/ SILL SEALER & 1/2" DIAM. / 10" LONG NON-CORROSIVE ANCHOR BOLTS @ 72" O.C. AS PER SECT R403.1.6 2020 RCNYS
 9'-0" X 1' SUPERIOR WALL FOUNDATION SYSTEM (R-9.5) - DESIGNED BY OTHERS
 FLOOR SYSTEM (BY OTHERS, CONNECTION TO WALL MUST COMPLY WITH BUILDER GUIDELINE BOOKLET SPECIFICATIONS)
 3 1/2" CONCRETE SLAB O/ 6 MIL POLY VAPOR RETARDER
 4" FLEX. DRAIN TILE ON 2" MIN. & COVERED BY MIN. 6" STONE
 CLEAN CRUSHED STONE FOOTING (MIN. 8" DEPTH)

TYPICAL WALL SECTION

SCALE: 1" = 1'-0"



BASEMENT & FOUNDATION PLAN

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

FRAMING LEGEND:

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

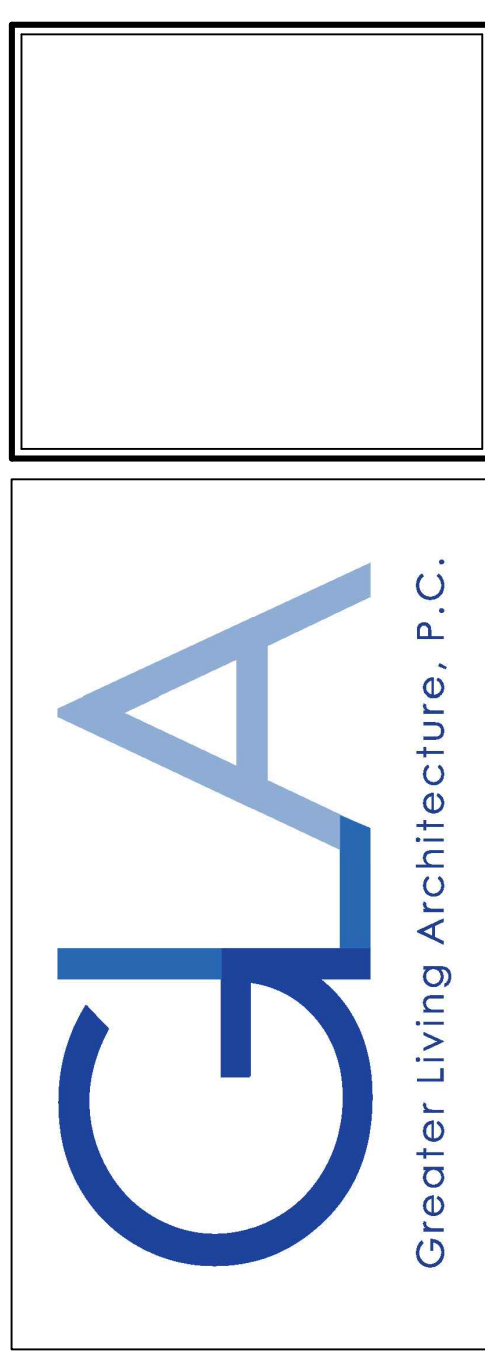
GENERAL FOUNDATION / BASEMENT NOTES:

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

WINDOW / DOOR LEGEND:

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

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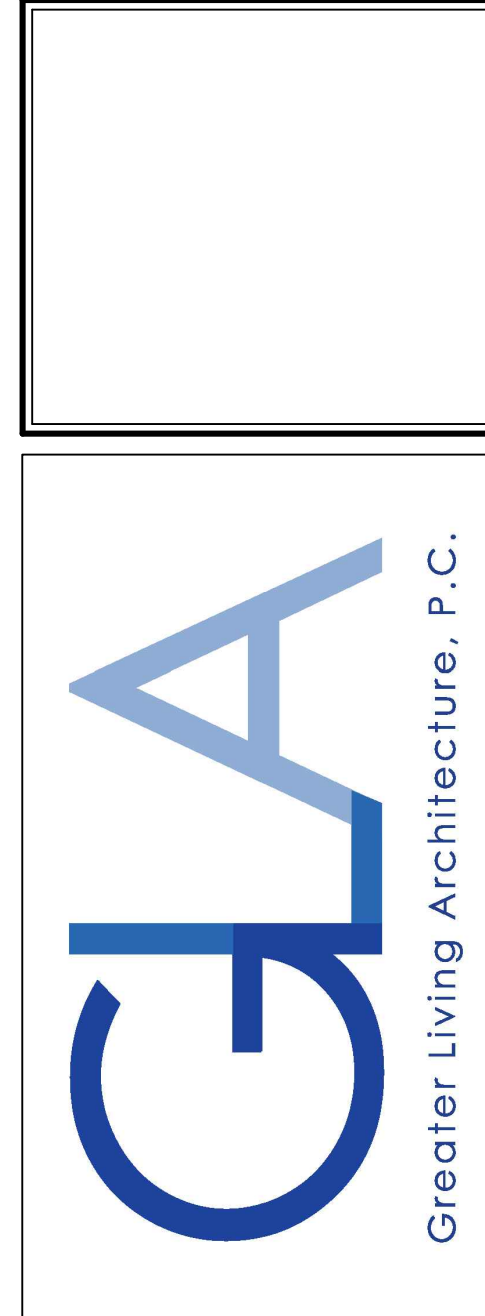
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BUILDER:
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FOUNDATION PLAN
 GLA PLAN 2321-2

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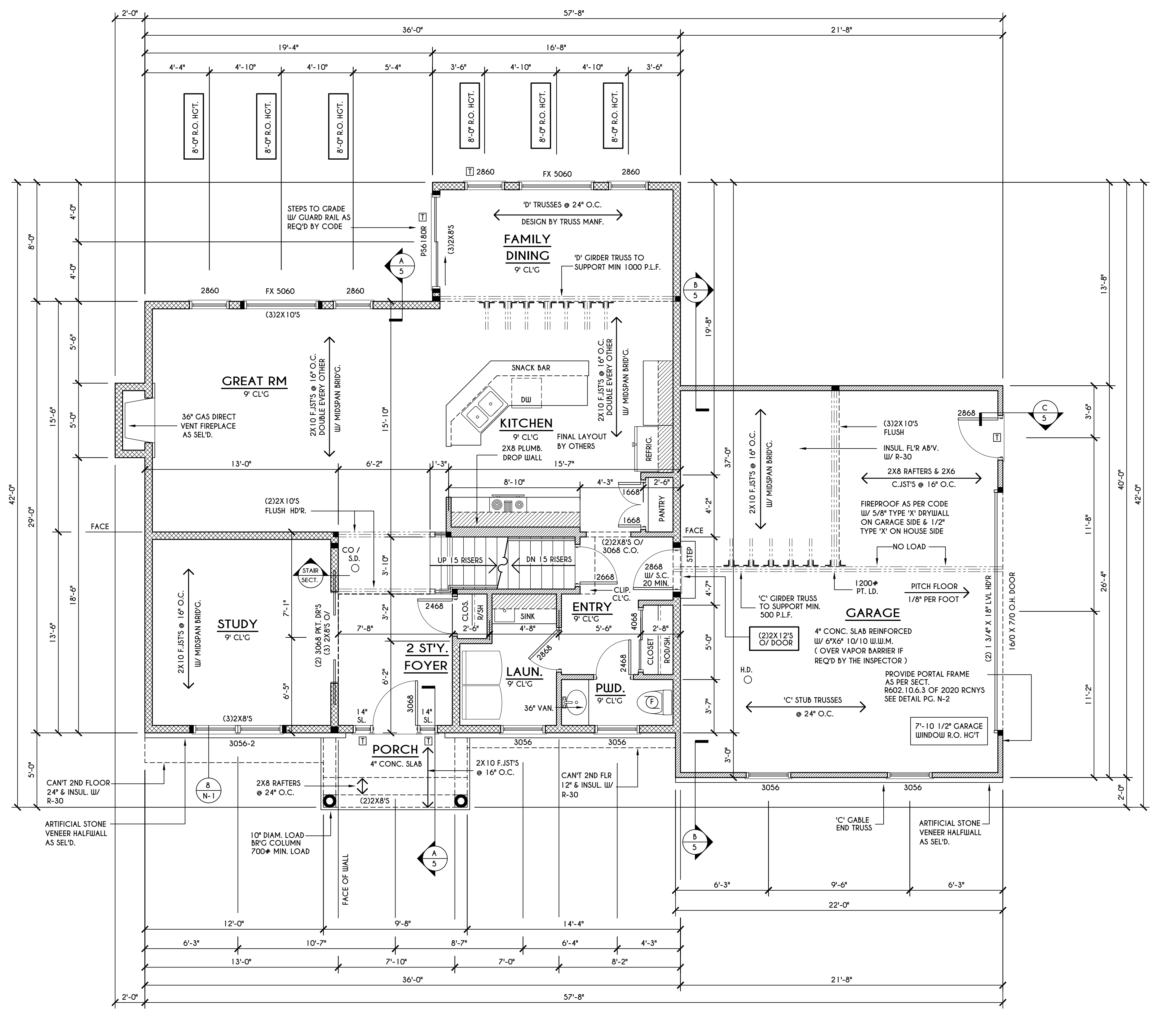
DATE	BY	DESCRIPTION

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FIRST FLOOR PLAN
 GLA PLAN 2321-2

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scale: AS NOTED	date: 8/22
PROJECT: 15073A78	sheet: 3 5



FIRST FLOOR PLAN 1177 SQ. FT.

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

FRAMING LEGEND:

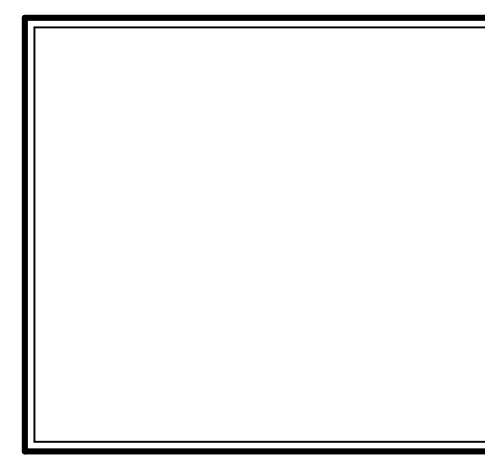
	- PROVIDE SOLID POSTING- GLUED & NAILED, EQUAL TO THE # OF HEADERS TO BE SUPPORTED- UNLESS NOTED OTHERWISE
	- DROPPED HEADER
	- FLUSH HEADER
	- 2X4 STUDS @ 16" O.C.
	- 2X6 STUDS @ 16" O.C.

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

WINDOW / DOOR LEGEND:

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

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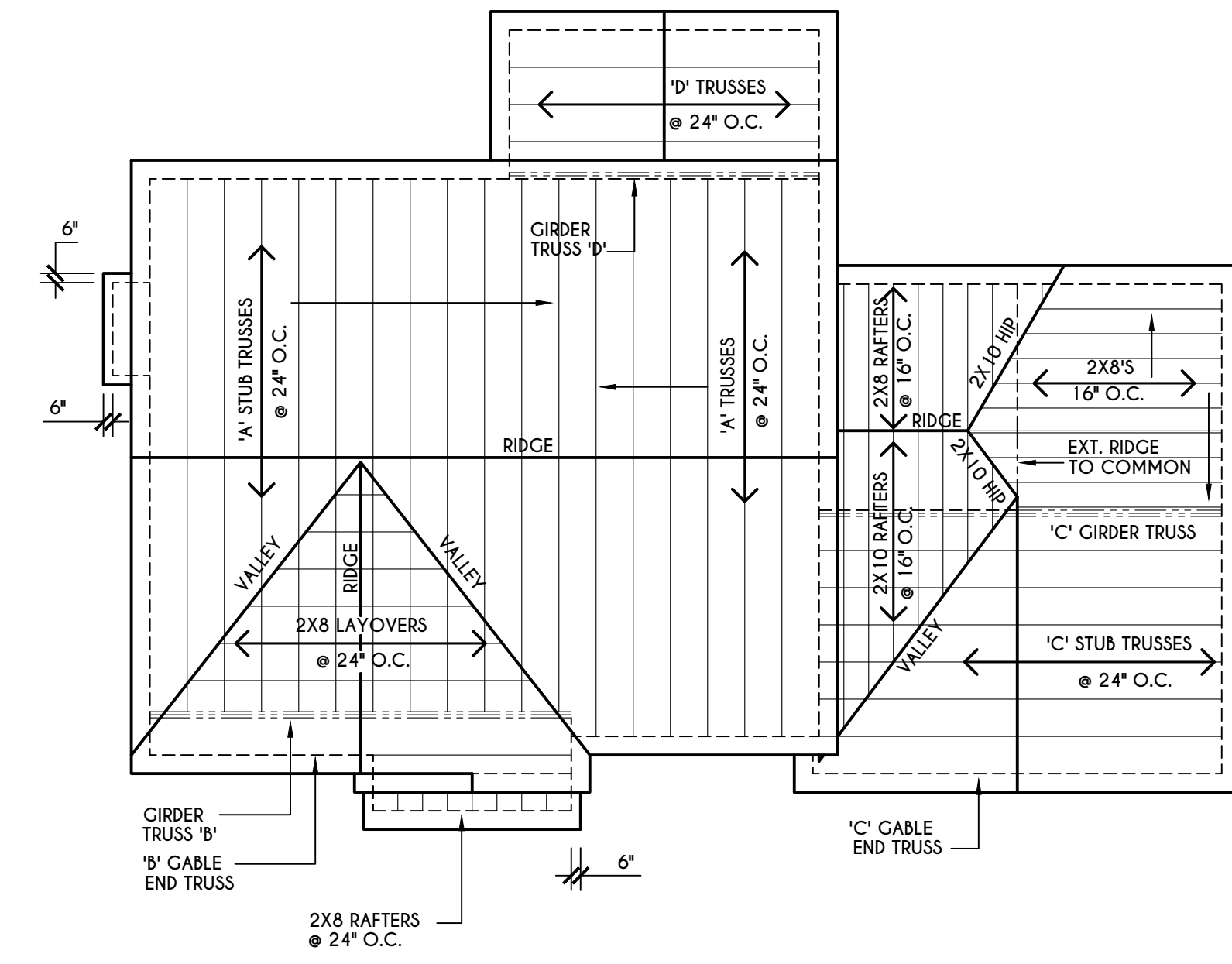
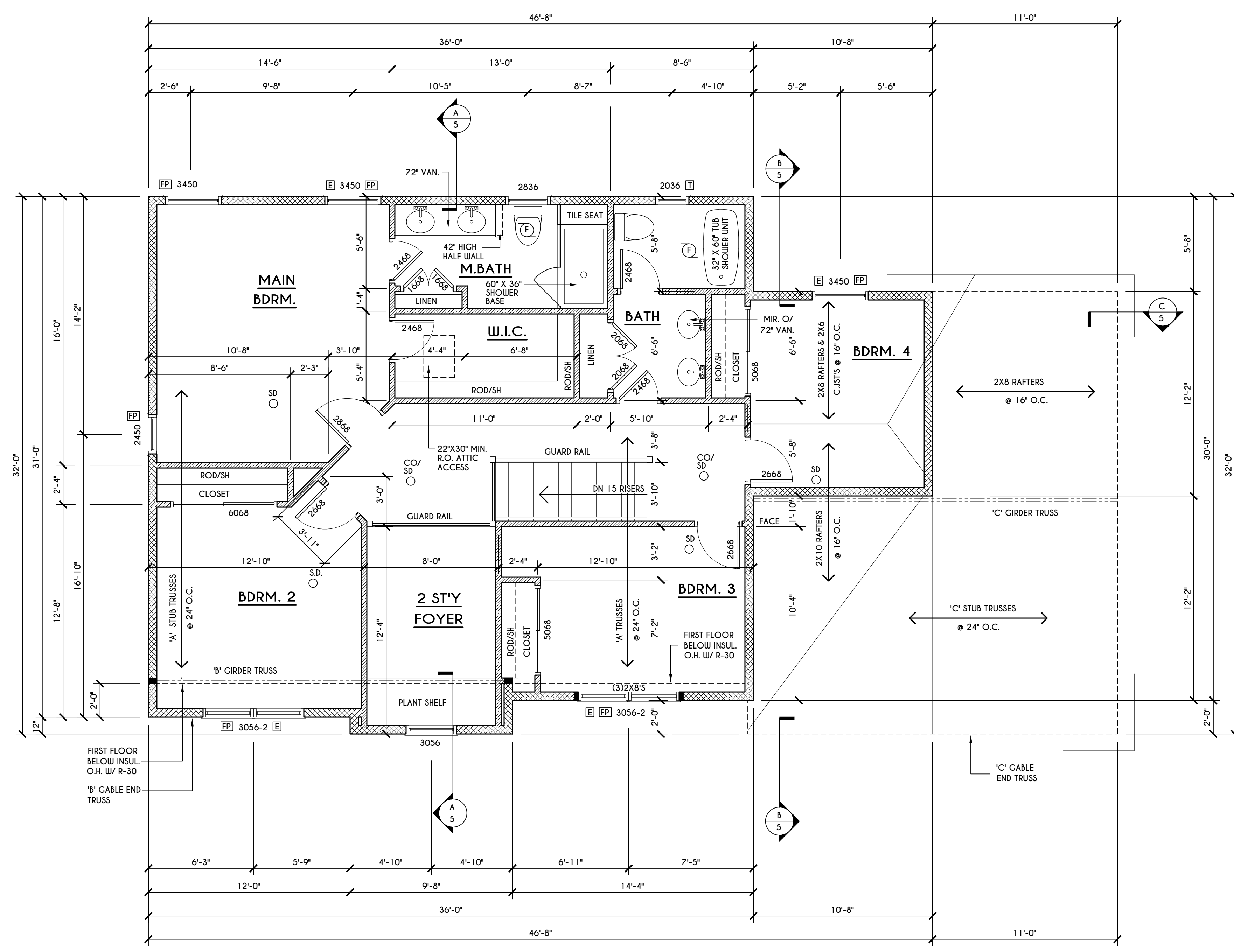
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BUILDER:

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SECOND FLOOR PLAN
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ROOF PLAN
 SCALE: 1/8" = 1'-0"

GENERAL ROOF NOTES:

ALL RAKES & OVERHANGS ARE TO BE 1'-0" UNLESS NOTED OTHERWISE
 ALL NON-STRUCTURAL VALLEYS TO HAVE 2X12 SLEEPER ATTACHED TO PLYWOOD ROOF SHEATHING
 THIS FRAMING DIAGRAM IS INTENDED TO BE SCHEMATIC AND POSITION OF MEMBERS MAY BE ALTERED TO SUIT ACTUAL FIELD CONDITIONS
 4/12 PITCH ROOFS OR SHALLOWER TO HAVE 2 LAYERS 15# FELT

SECOND FLOOR PLAN
 SCALE: 1/4" = 1'-0" 1144 SQ.FT.

FRAMING LEGEND:

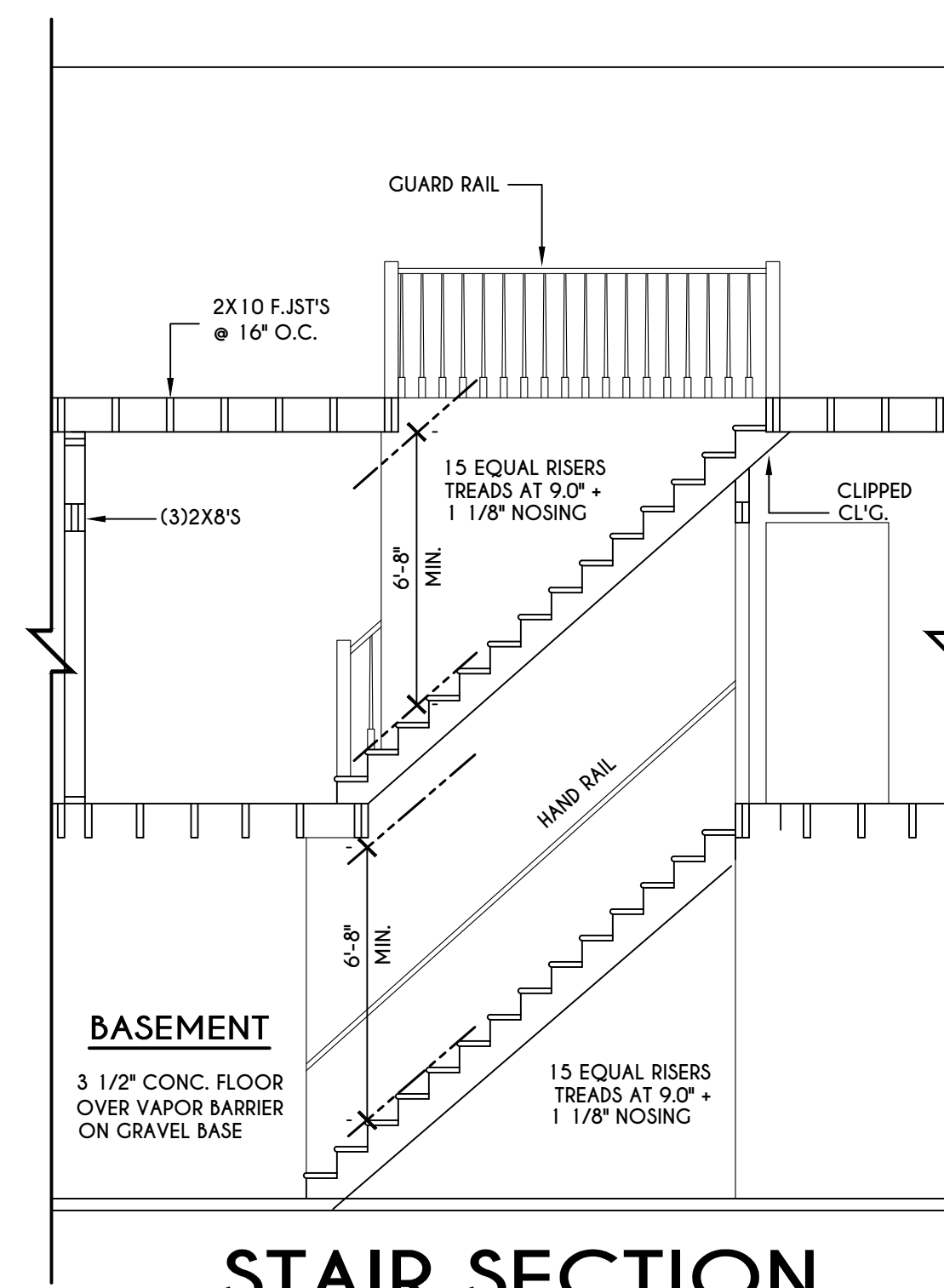
	PROVIDE SOLID POSTING- GLUED & NAILED, EQUAL TO THE # OF HEADERS TO BE SUPPORTED- UNLESS NOTED OTHERWISE
	DROPPED HEADER
	FLUSH HEADER
	2X4 STUDS @ 16" O.C.
	2X6 STUDS @ 16" O.C.

GENERAL SECOND FLOOR PLAN NOTES:

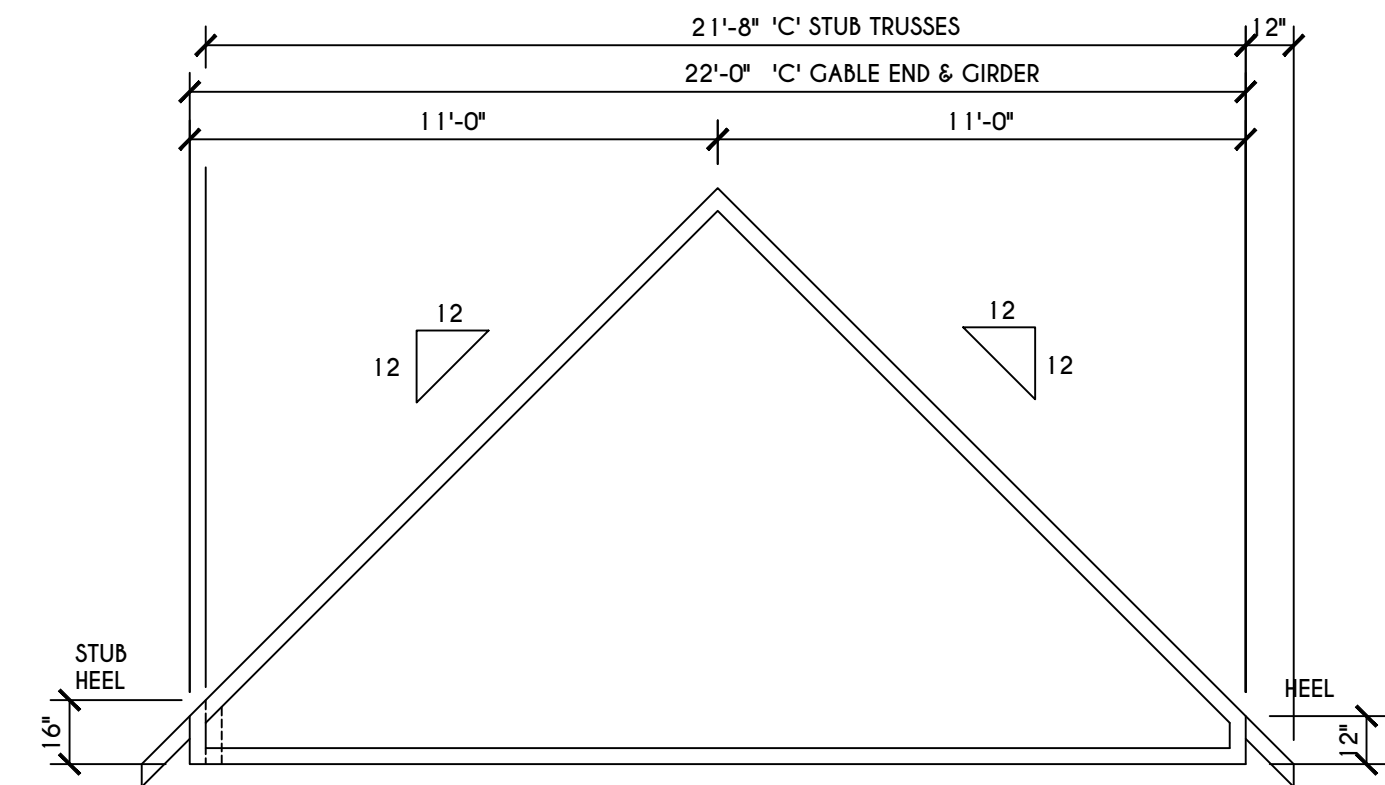
SECOND FLOOR PLATE H/C/T TO BE 8'-1 1/8" (UNLESS NOTED OTHERWISE)
 ALL WINDOW R.O. HGTS TO BE 6'-10 1/2" U.N.O.
 PROVIDE SOLID BLOCKING UNDER ALL BEARING POINTS DOWN TO FOUNDATION WALL
 PROVIDE DB'L JACK STUDS EA. SIDE OF LOAD BEARING OPENINGS > / = 4'-0"
 ALL ANGLES TO BE 45 DEG. U.N.O.
 ALL EXTERIOR WINDOW & DOOR HEADERS TO HAVE MIN. R-5 INSUL. & TO BE MIN. (2)2X8'S 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
 THE AIR BARRIER INSTALLED AT EXTERIOR WALLS ADJACENT TO SHOWERS AND TUBS SHALL SEPARATE THEM FROM THE SHOWER OR TUBS.

WINDOW / DOOR LEGEND:

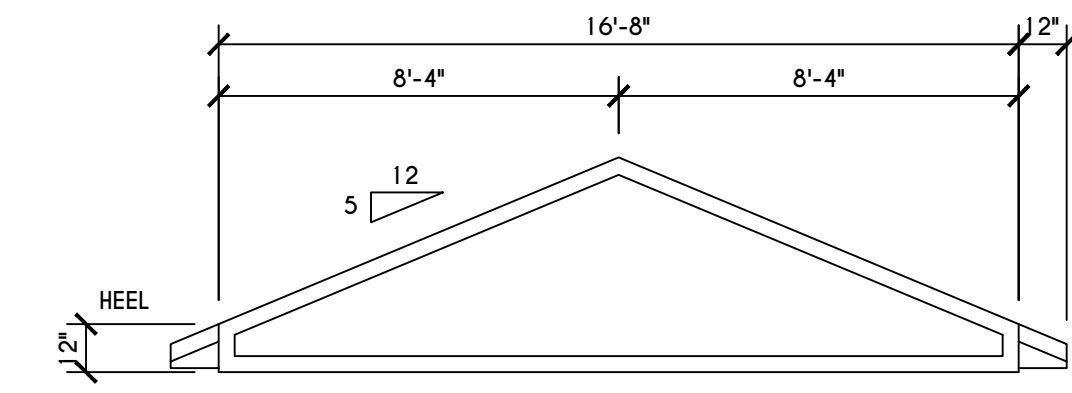
	= MEETS OR EXCEEDS EGRESS REQUIREMENTS - CLEAR OPENING AREA OF 5.7 SQ.FT. - CLEAR OPENING WIDTH OF 20" - CLEAR OPENING HEIGHT OF 24" PER SECT. R310.2.1 OF 2020 RCNYS
	= SPECIFIES THAT THIS FIXED OR OPERABLE UNIT REQUIRES SAFETY GLAZING PER SECT. R308.4 OF 2020 RCNYS
	= SPECIFIES THAT THIS OPERABLE WINDOW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



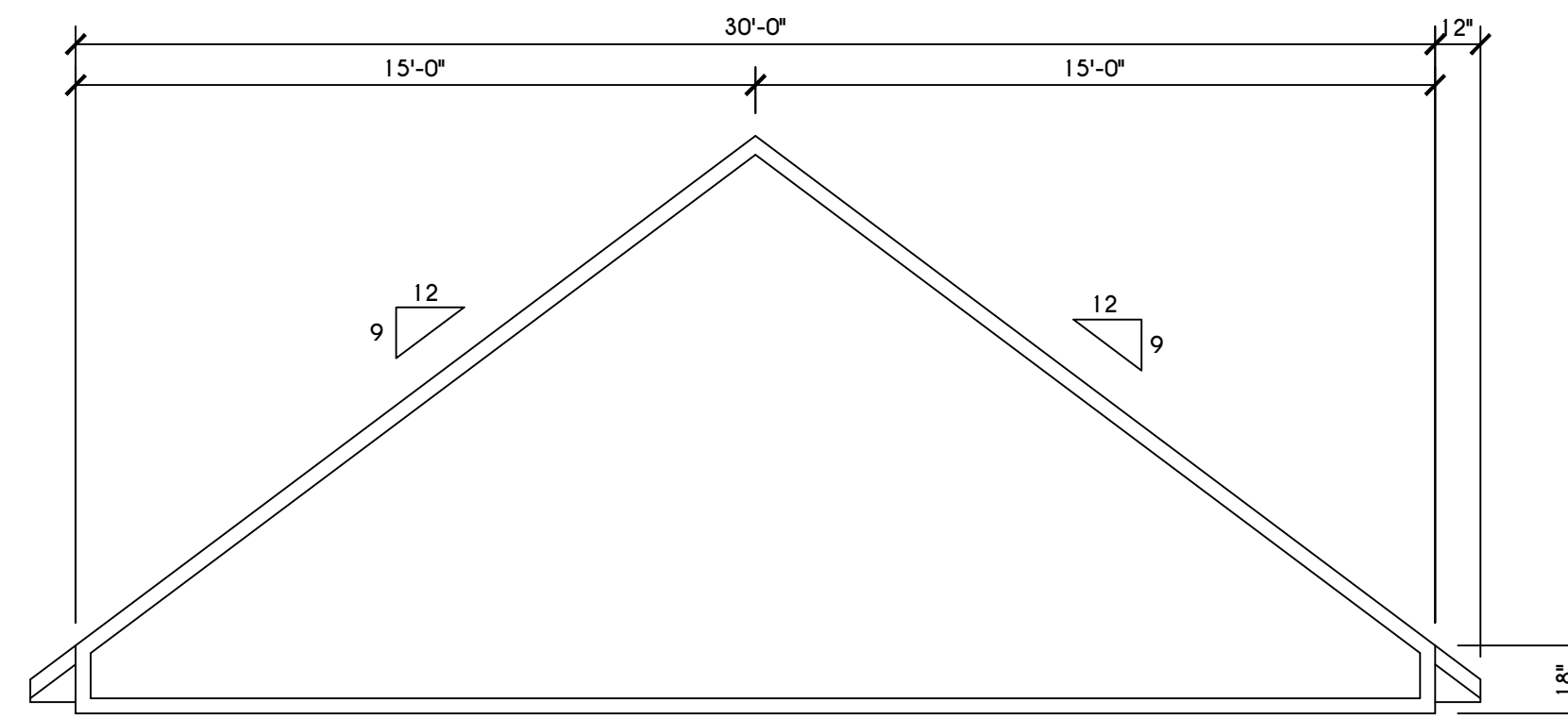
STAIR SECTION
SCALE: 1/4" = 1'-0"



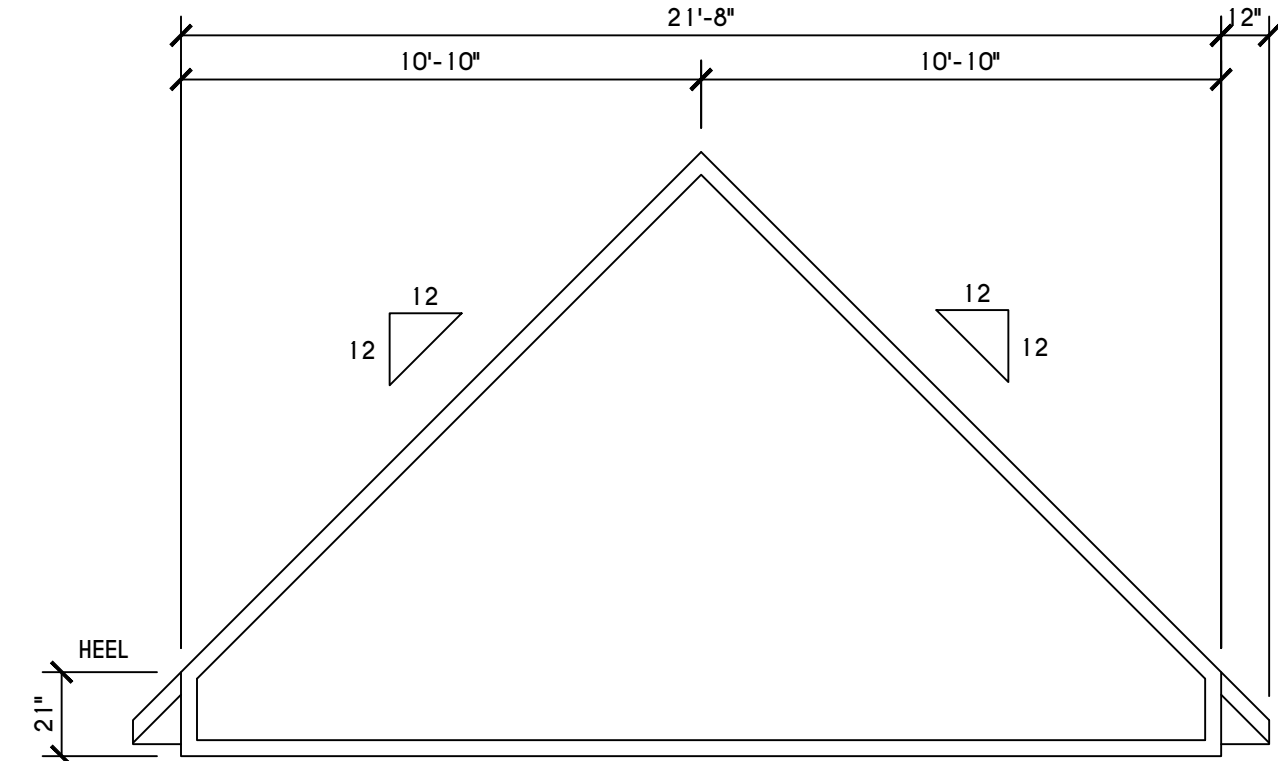
'C' TRUSS PROFILE
SCALE: 1/4" = 1'-0"



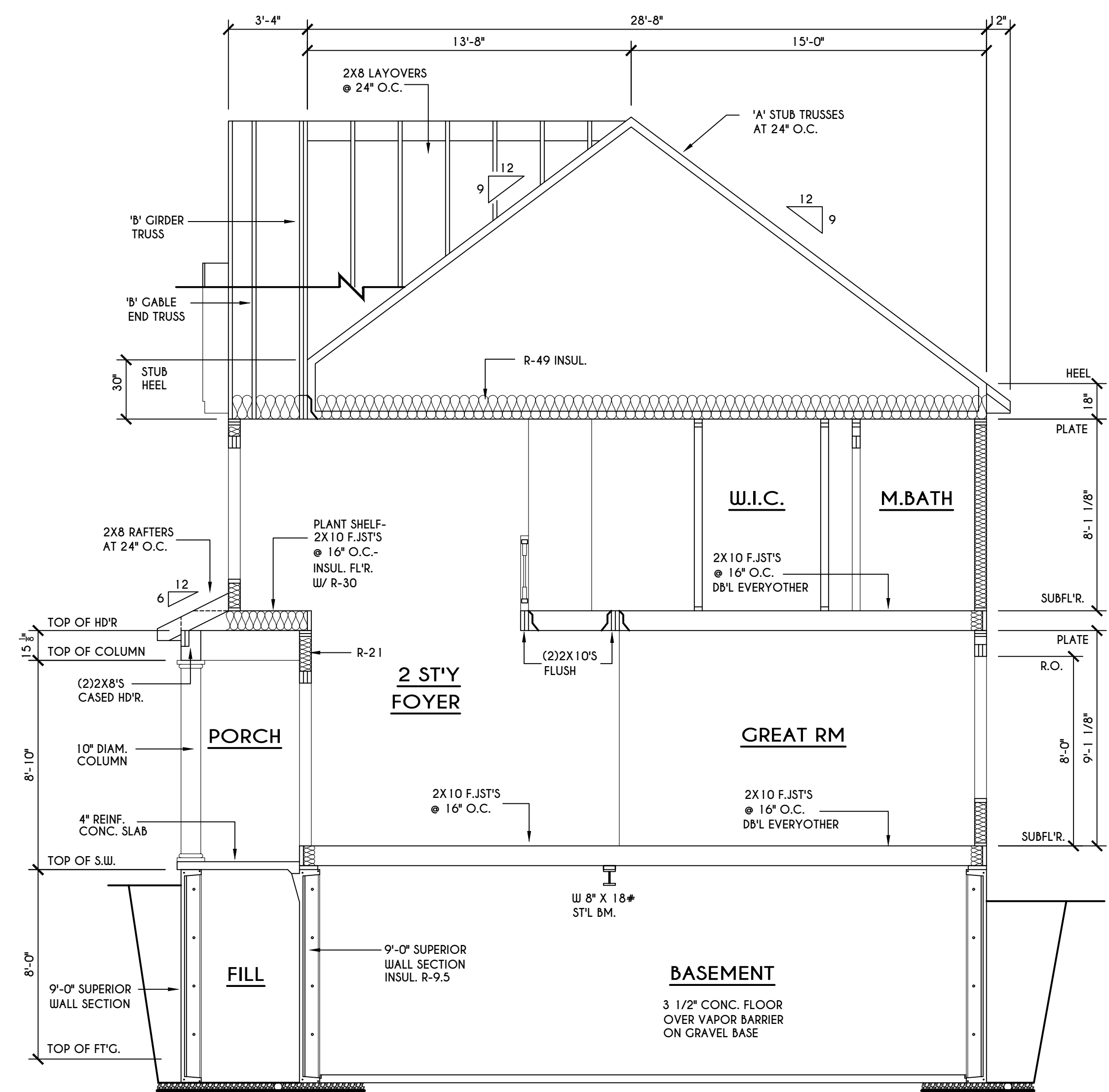
'D' TRUSS PROFILE
SCALE: 1/4" = 1'-0"



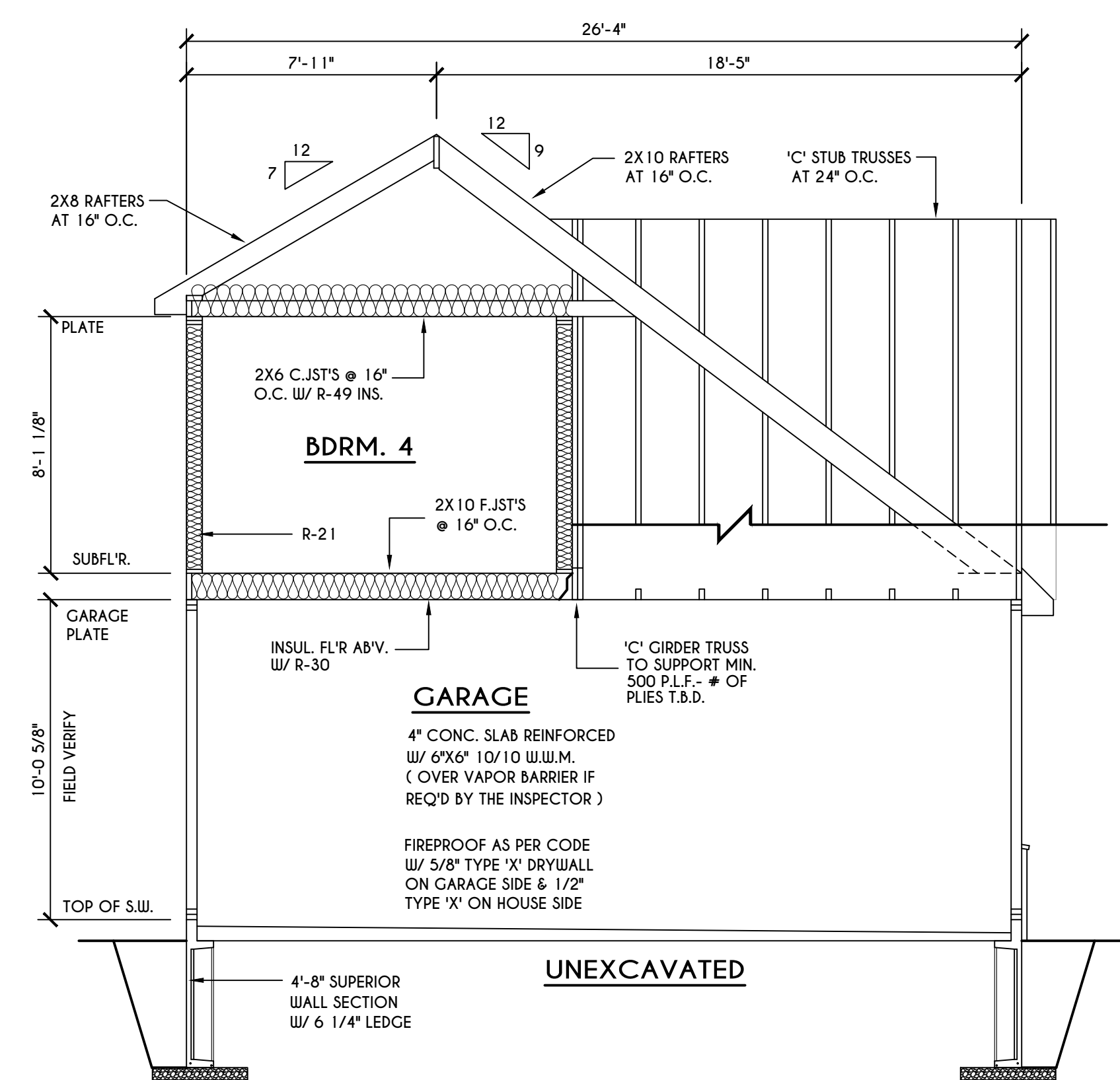
'A' TRUSS PROFILE



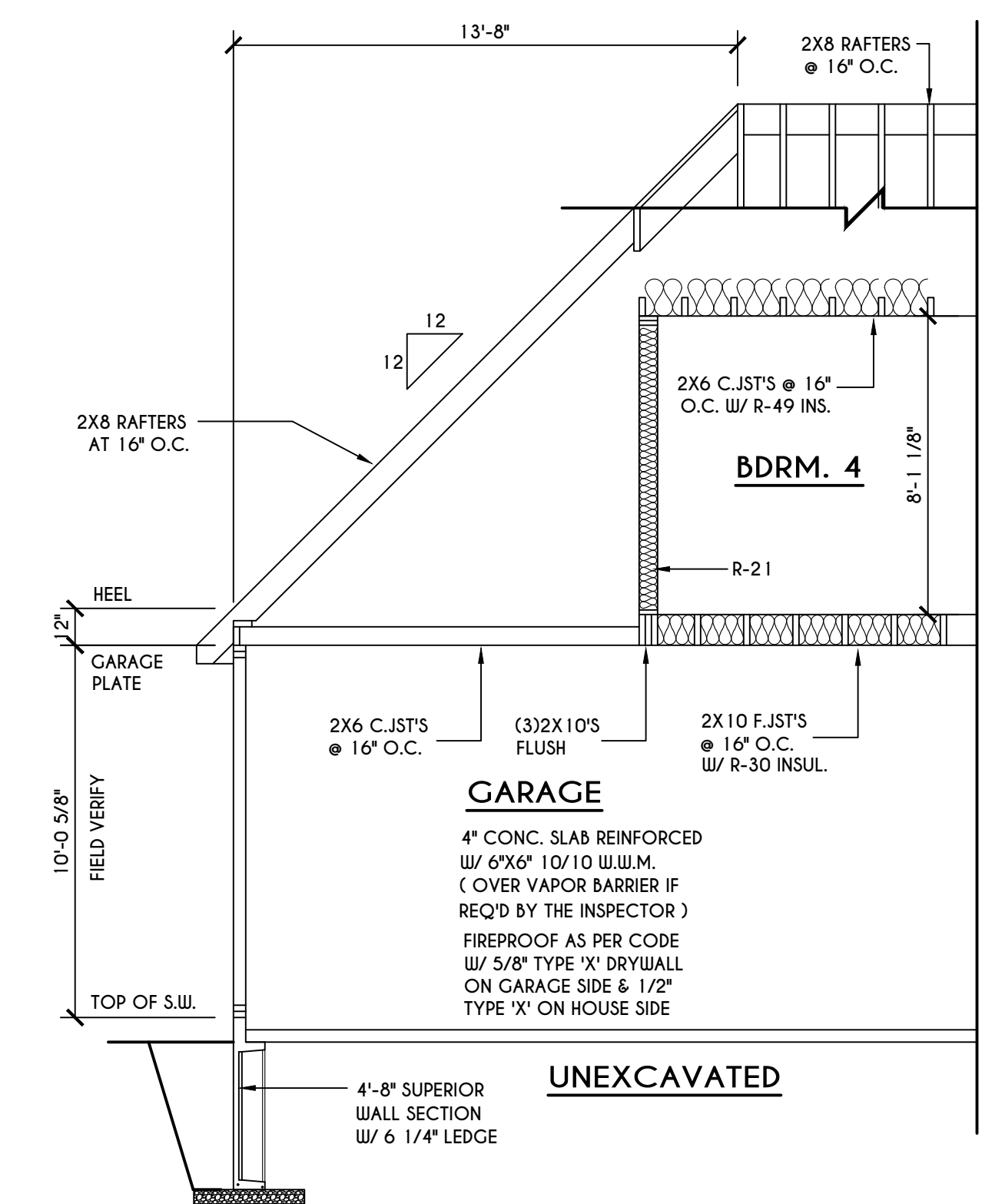
'B' TRUSS PROFILE



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



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

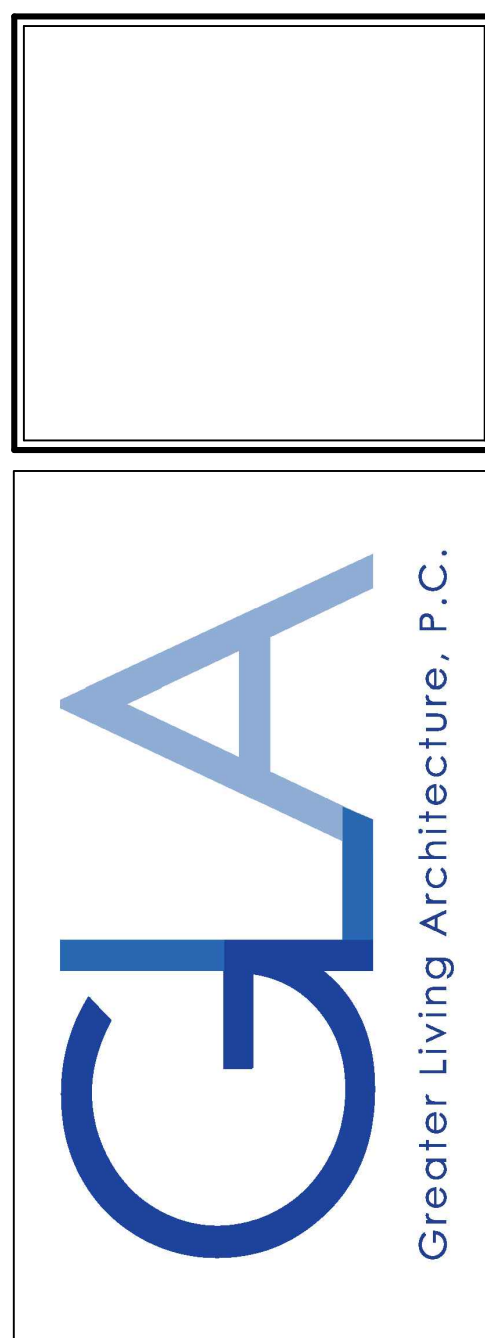


C BUILDING SECTION
SCALE: 1/4" = 1'-0"

TRUSS NOTES:

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

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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:

SPEC HOUSE
2121 CLOVER STREET
PITTSFORD

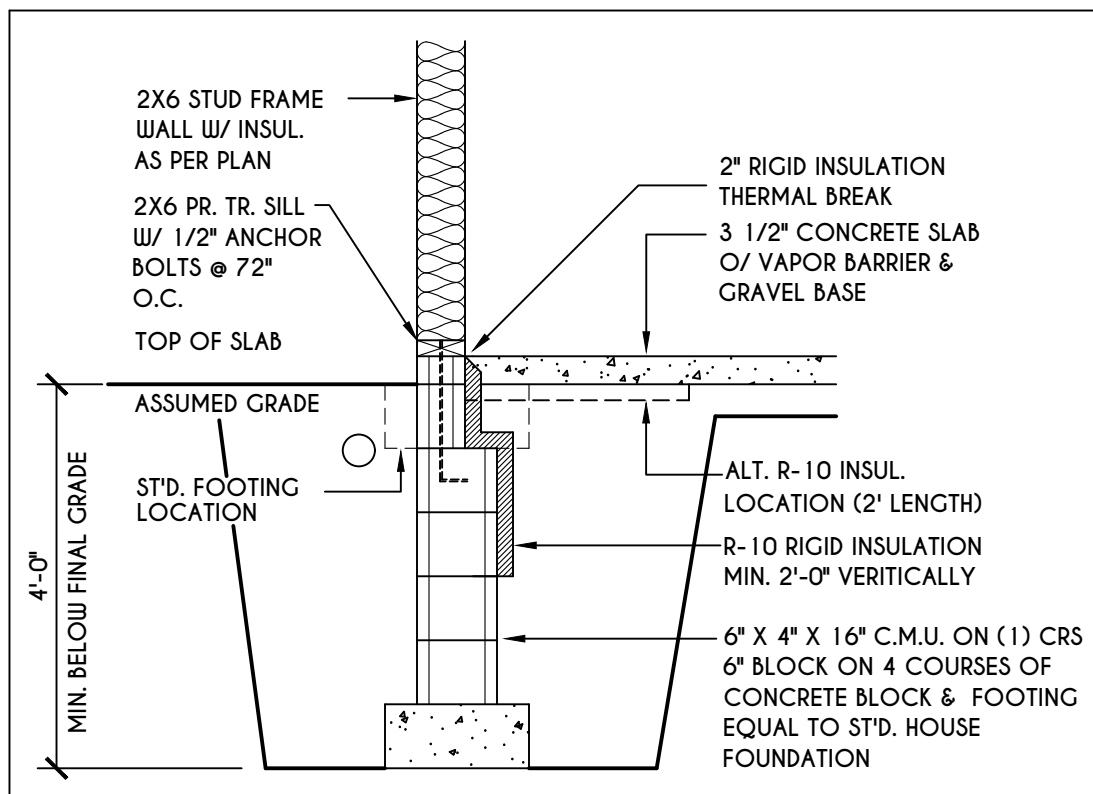
BUILDER:

GARDENWAY DEVELOPERS, INC.

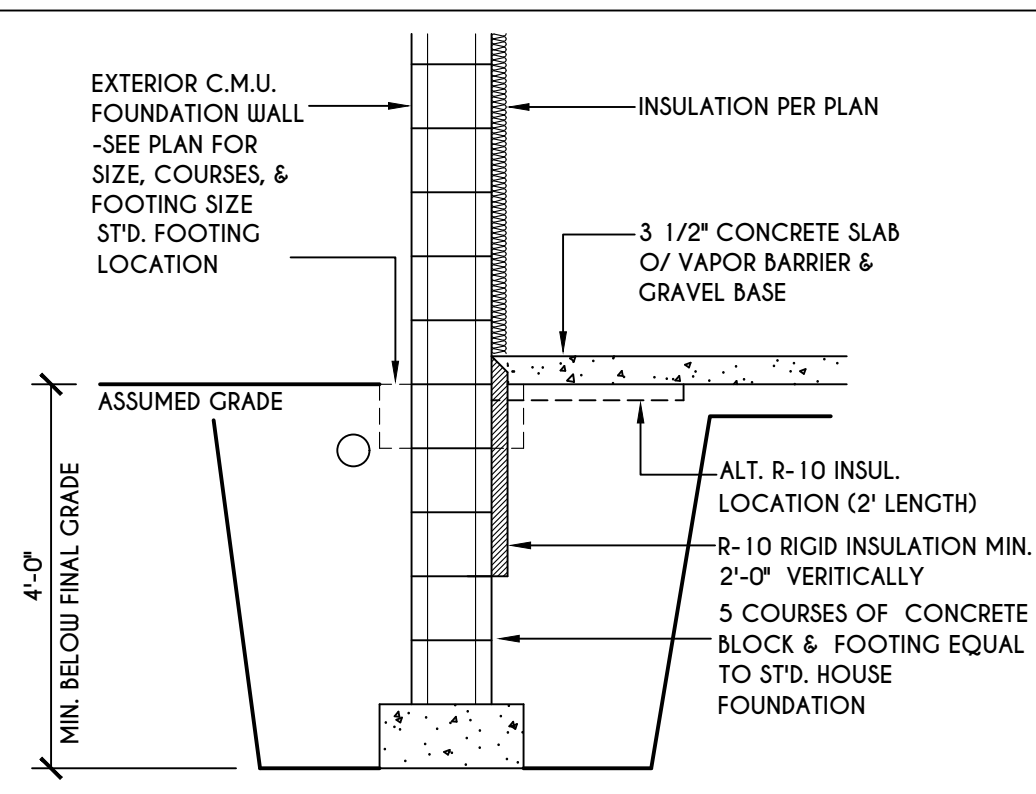
SECTIONS

GLA PLAN 2321-2

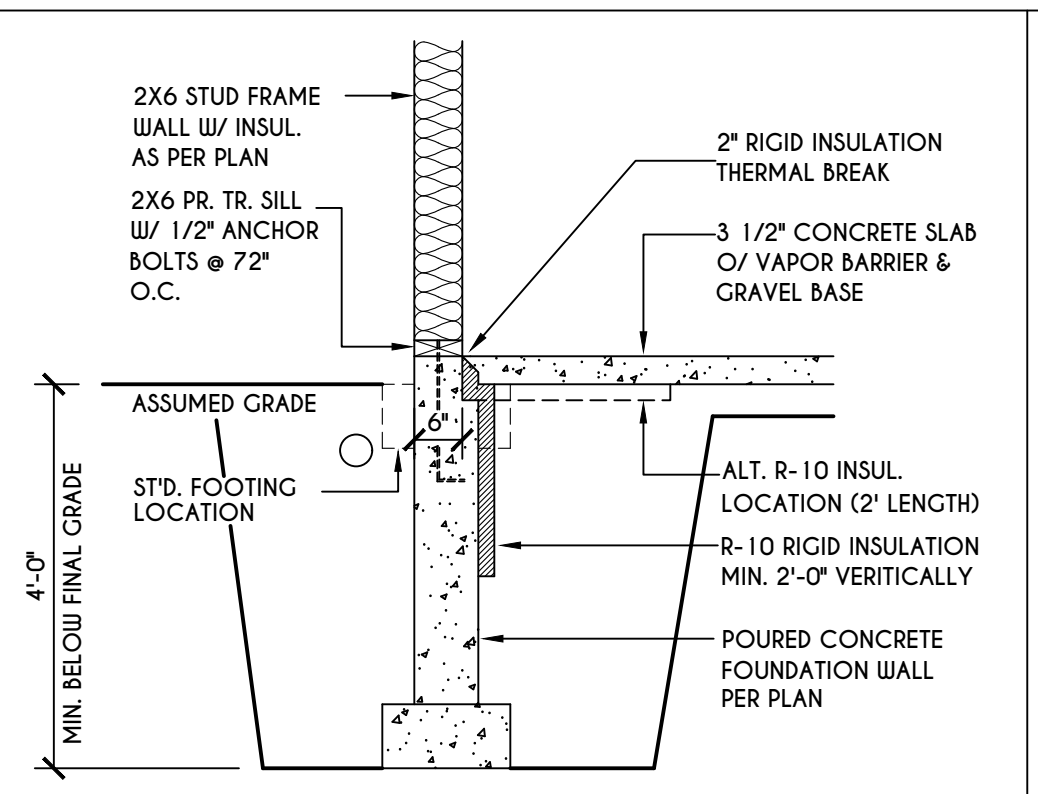
drawn: JJS	checked: CSB
scale: AS NOTED	date: 8/22
PROJECT: 15073A78	sheet: 5



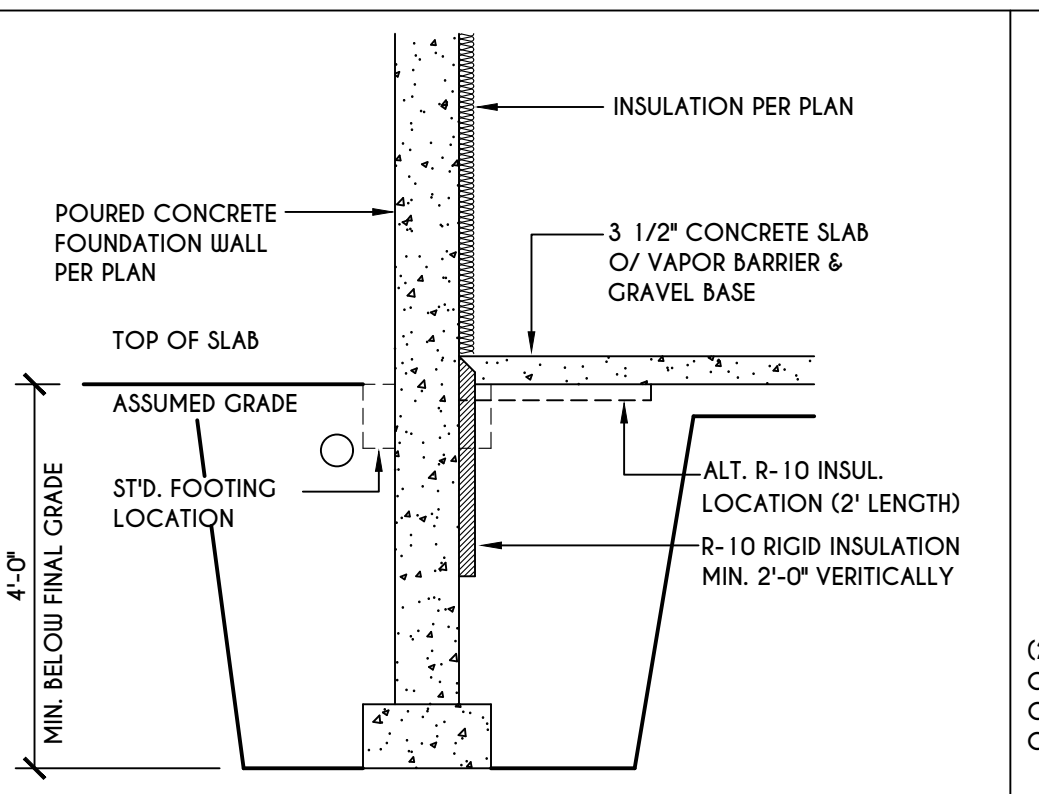
1
N-1
2X6 FRAME WALL ON C.M.U.
WALK OUT DETAIL
SCALE: 1/2" = 1'-0"



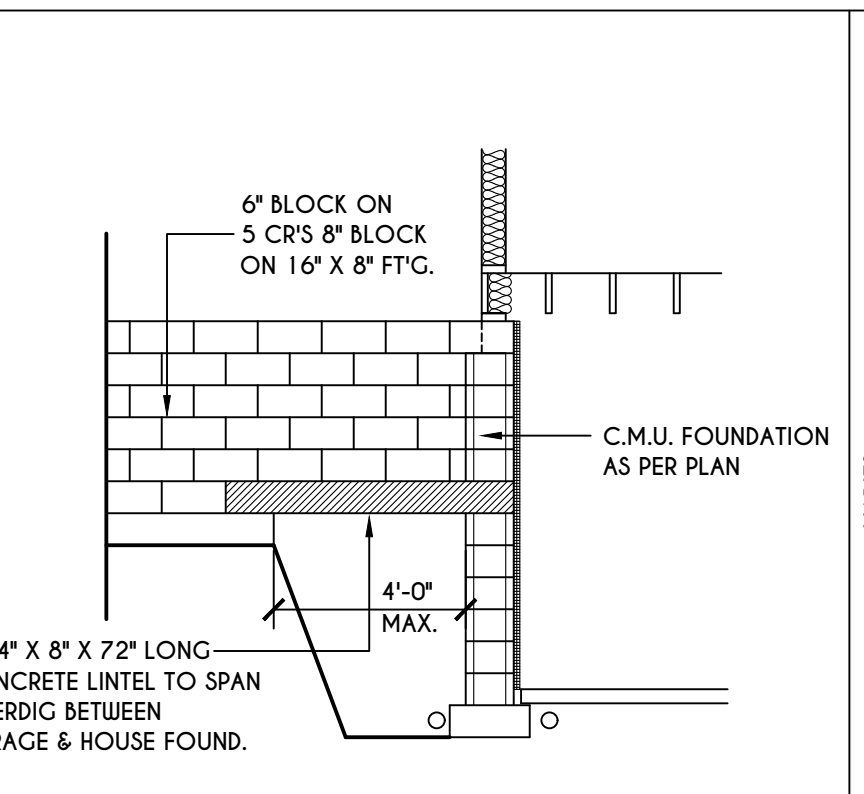
2
N-1
C.M.U.
WALK OUT DETAIL
SCALE: 1/2" = 1'-0"



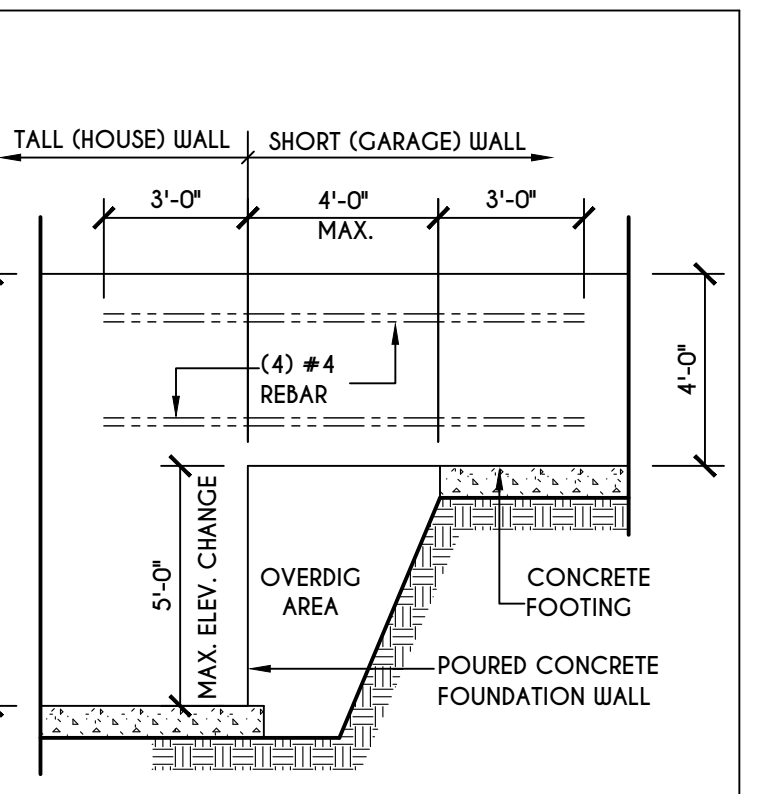
3
N-1
2X6 FRAME WALL ON POURED CONC.
WALK OUT DETAIL
SCALE: 1/2" = 1'-0"



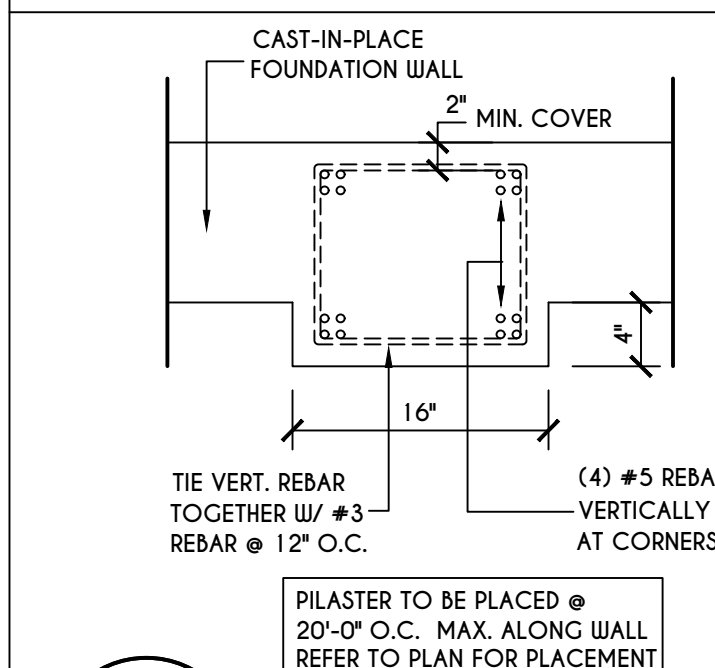
4
N-1
POURED CONC.
WALK OUT DETAIL
SCALE: 1/2" = 1'-0"



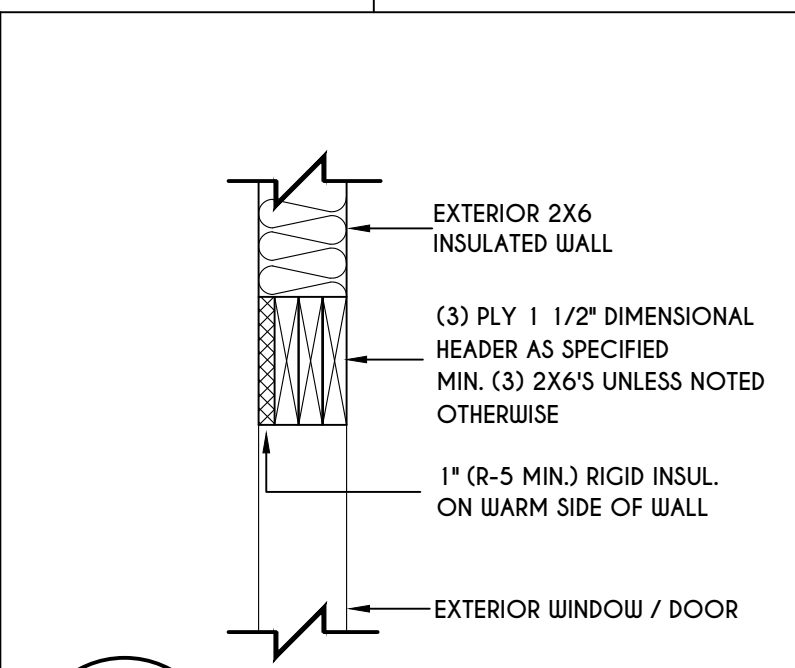
5
N-1
C.M.U. JUMP
FOOTING DETAIL
SCALE: 1/4" = 1'-0"



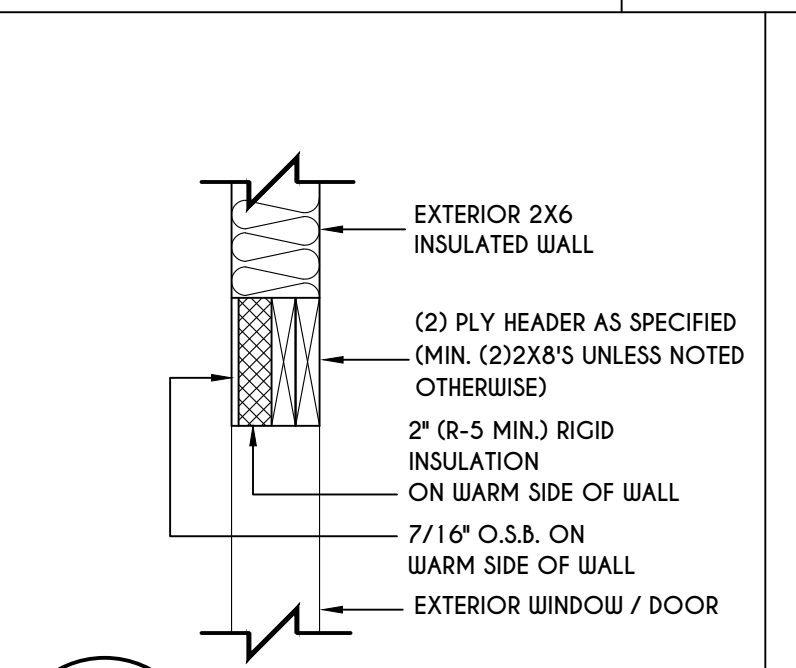
6
N-1
POURED WALL JUMP
FOOTING DETAIL
SCALE: 1/4" = 1'-0"



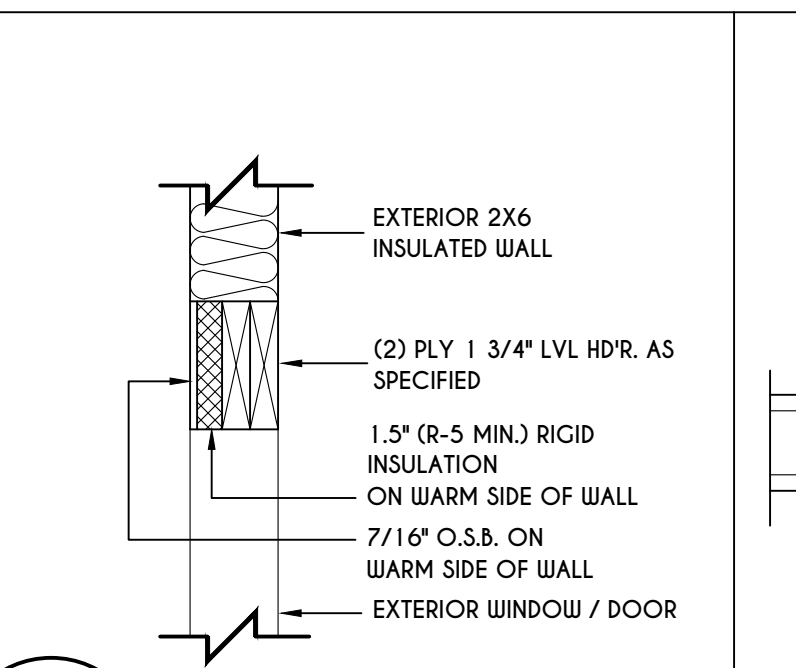
7
N-1
POURED WALL
PILASTER DETAIL
SCALE: 1" = 1'-0"



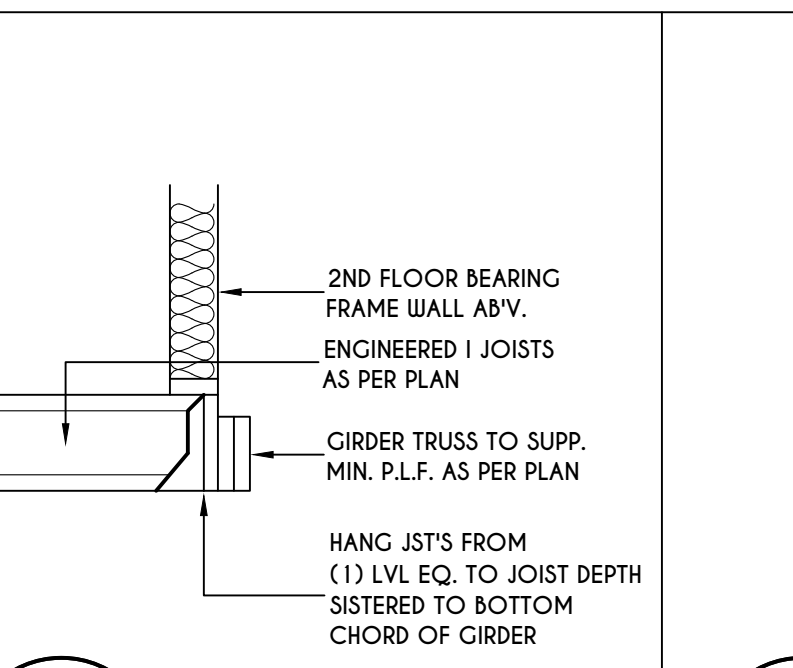
8
N-1
EXTERIOR INSULATED
3 PLY HEADER DETAIL
SCALE: 1" = 1'-0"



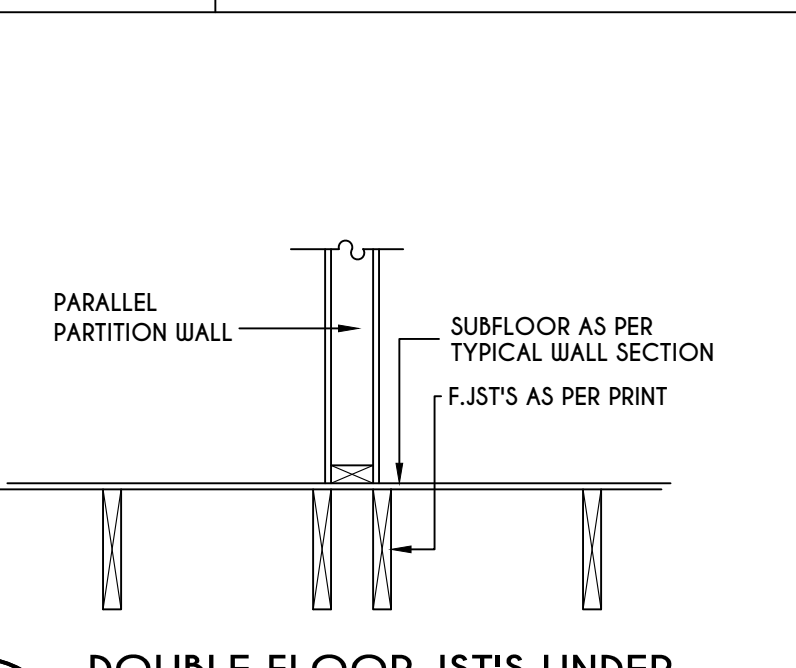
9
N-1
EXTERIOR INSULATED
2 PLY HEADER DETAIL
SCALE: 1" = 1'-0"



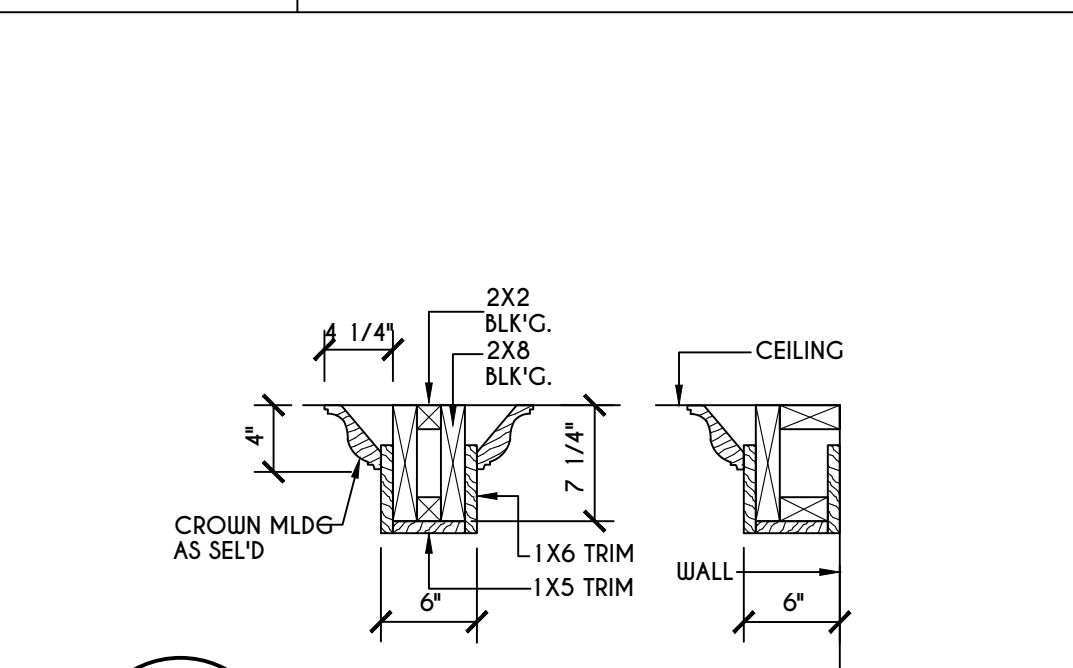
10
N-1
EXTERIOR INSULATED
2 PLY LVL HEADER DETAIL
SCALE: 1" = 1'-0"



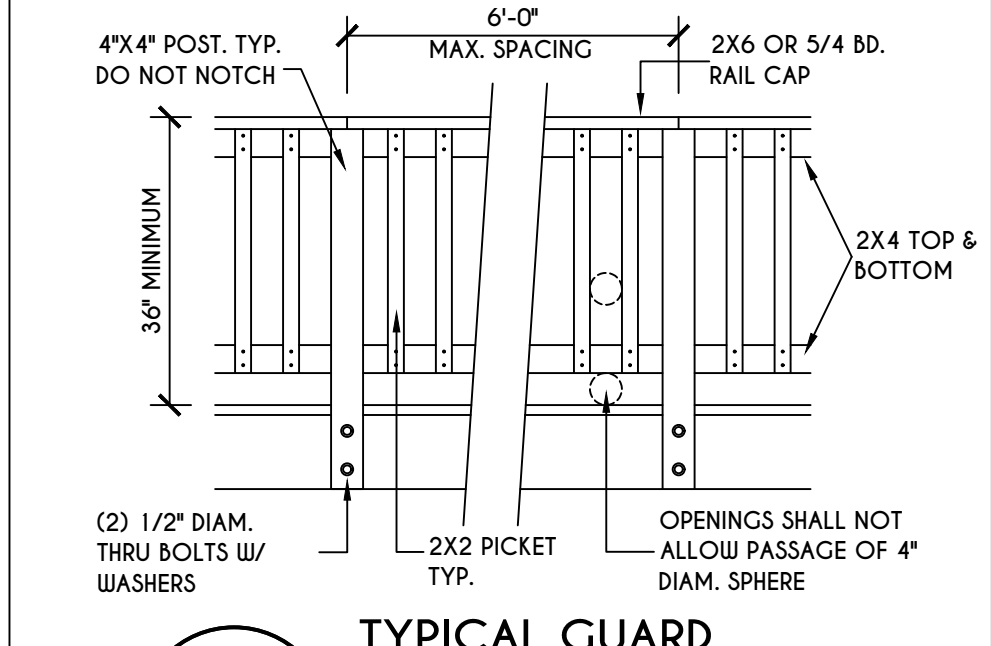
11
N-1
I JST / GIRDER DETAIL
SCALE: 1/2" = 1'-0"



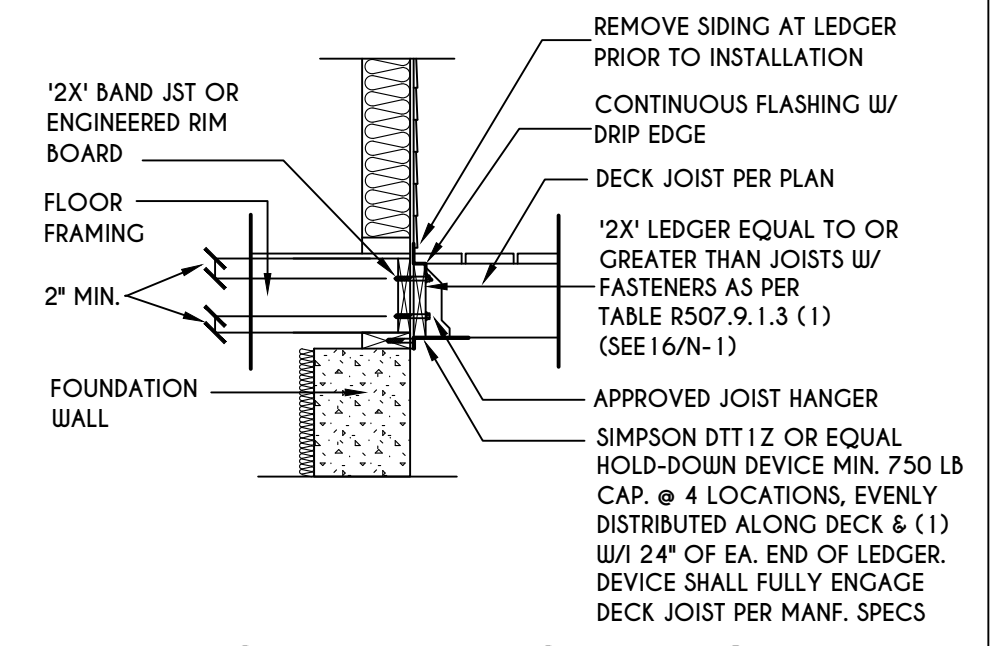
12
N-1
DOUBLE FLOOR JST'S UNDER
PARALLEL PARTITION WALL DETAIL
N.T.S.



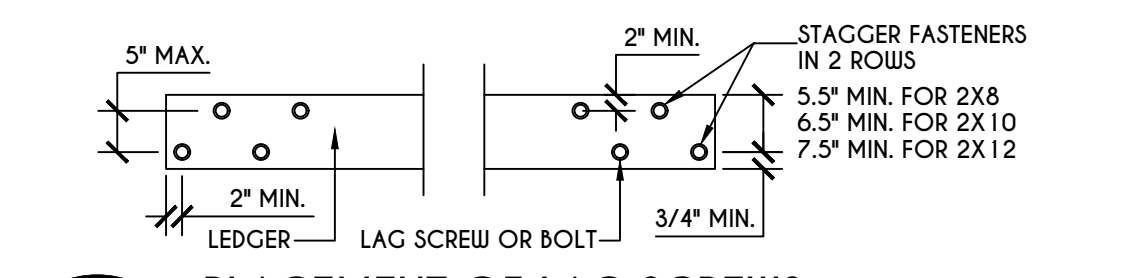
13
N-1
COFFERED BEAM DETAIL
N.T.S.



14
N-1
TYPICAL GUARD
RAIL DETAIL
SCALE: 1/2" = 1'-0"
GUARD REQUIREMENTS AS PER R312 OF 2020 RCNYS



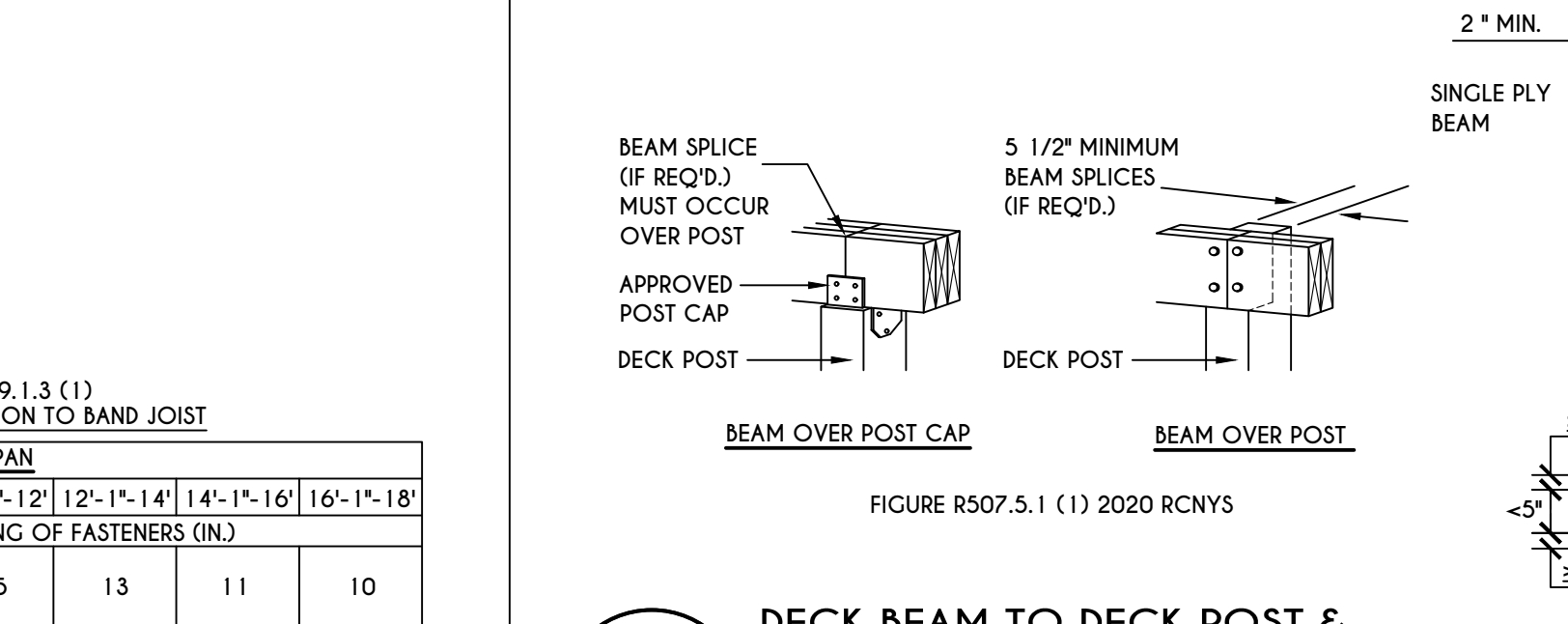
15
N-1
GENERAL ATTACHMENT OF
DECK TO LEDGER BD & BAND BD.
SCALE: 1/2" = 1'-0"



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

TABLE R507.9.1.3 (1) OF RCNYS
DECK LEDGER CONNECTION TO BAND JOIST
ON-CENTER SPACING OF FASTENERS (IN.)

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

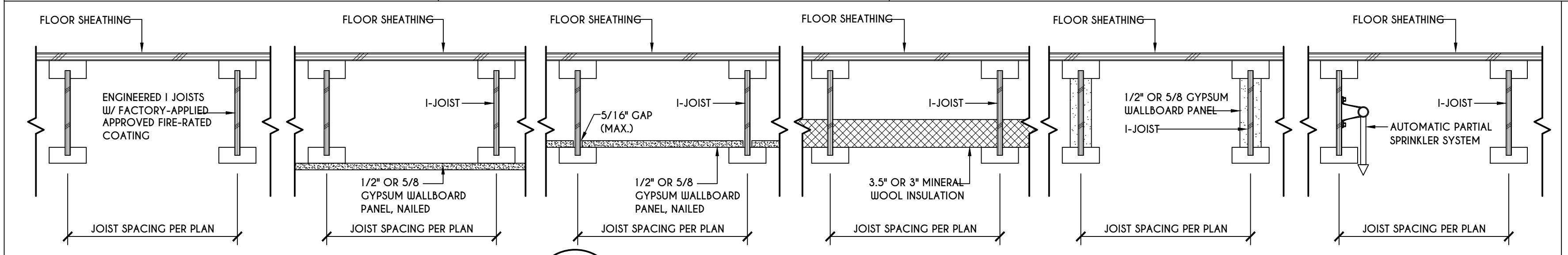


17
N-1
DECK BEAM TO DECK POST &
NOTCHED POST-TO-BEAM CONNECTION
N.T.S.

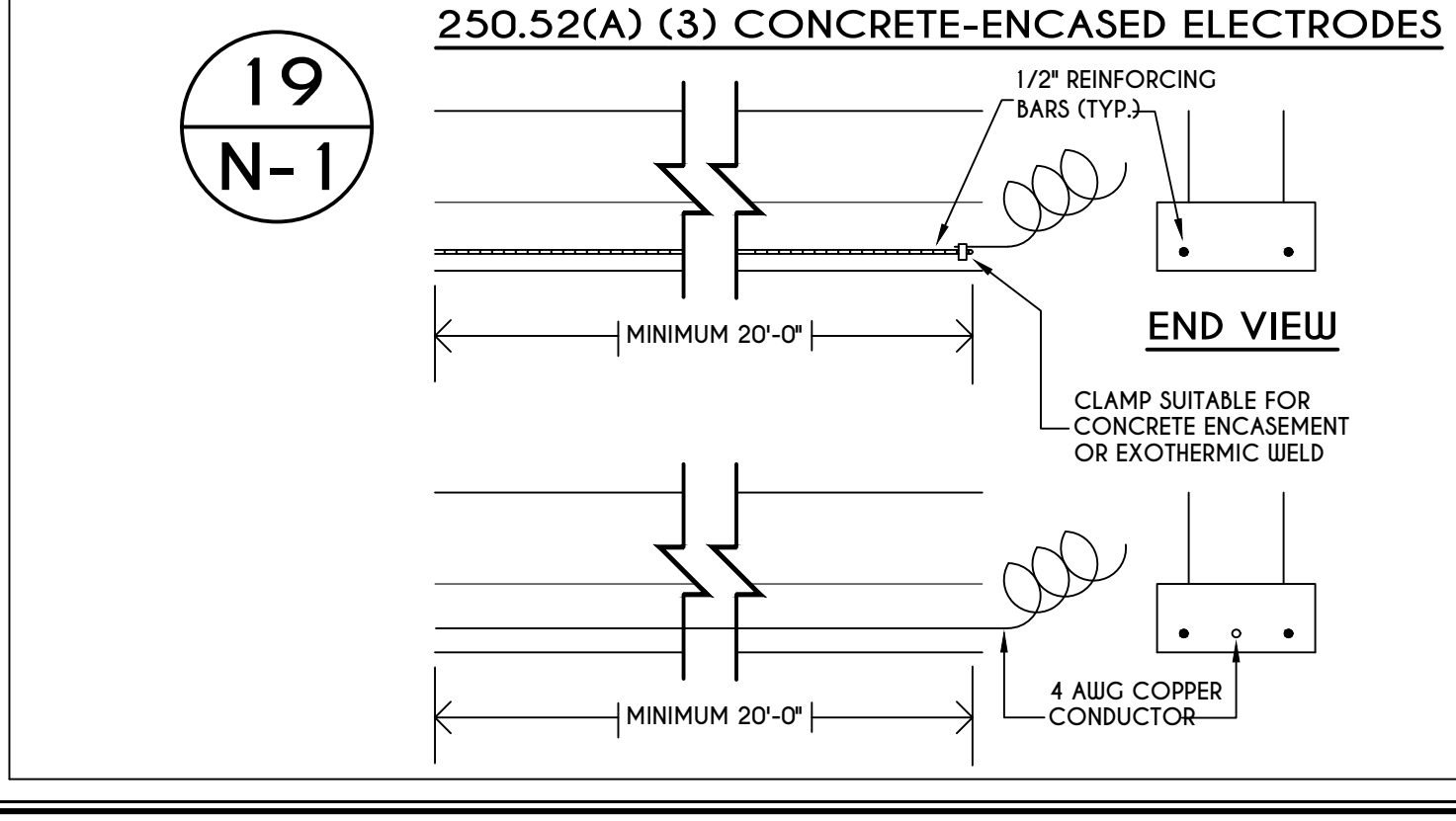
TABLE R507.4
DECK POST HEIGHT

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

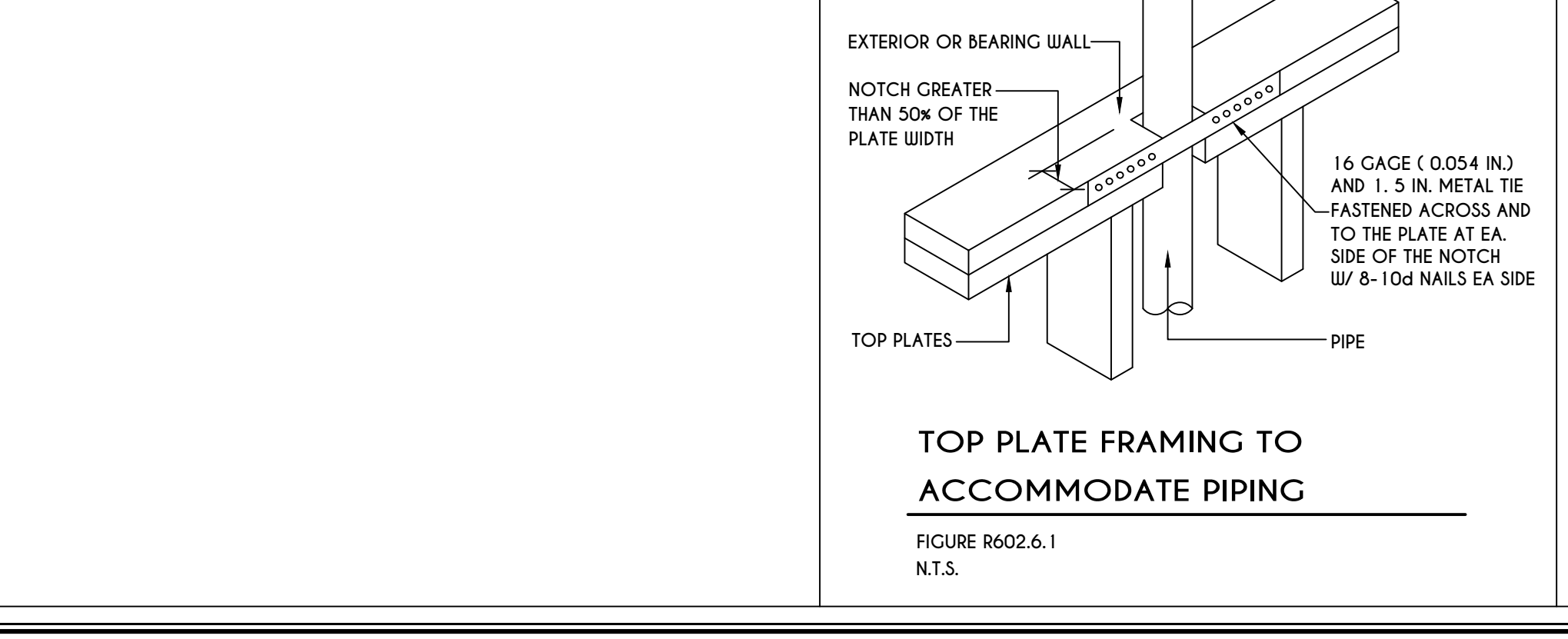
a. MEASURED TO UNDERSIDE OF BEAM
b. BASED ON 40 psf LIVE LOAD
c. THE MAXIMUM PERMITTED HEIGHT IS 8' FOR ONE-PLY & TWO-PLY BEAMS. THE MAXIMUM PERMITTED HEIGHT FOR THREE-PLY BEAMS ON POST CAP IS 6'-9"



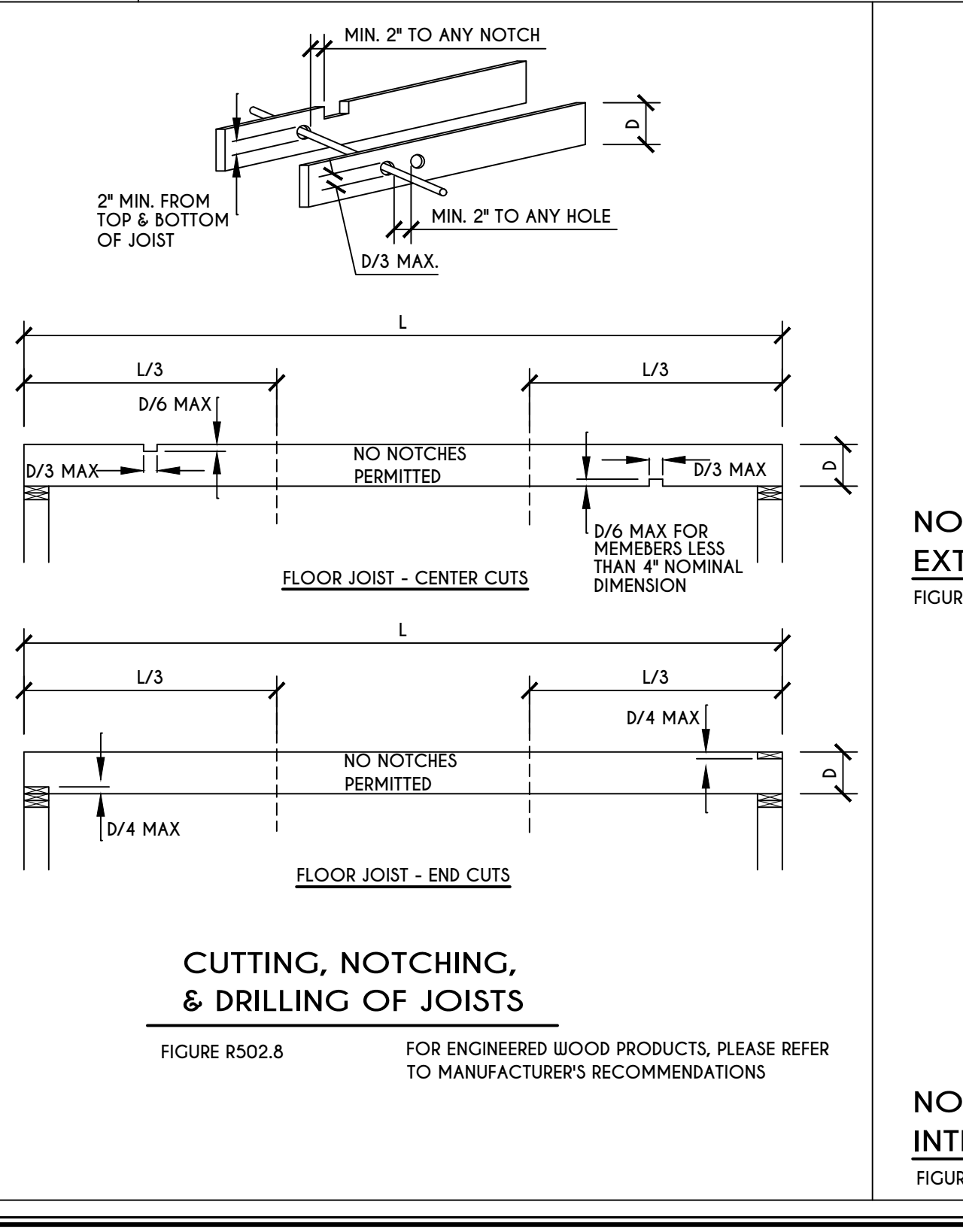
18
N-1
I-JOIST FLOOR SYSTEMS
FIRE RATED FLOOR ASSEMBLY
DETAILS AS PER APA FIRE PROTECTION OF FLOORS (FP-01) FOR COMPLIANCE WITH SECTION R302.13 OF RCNYS



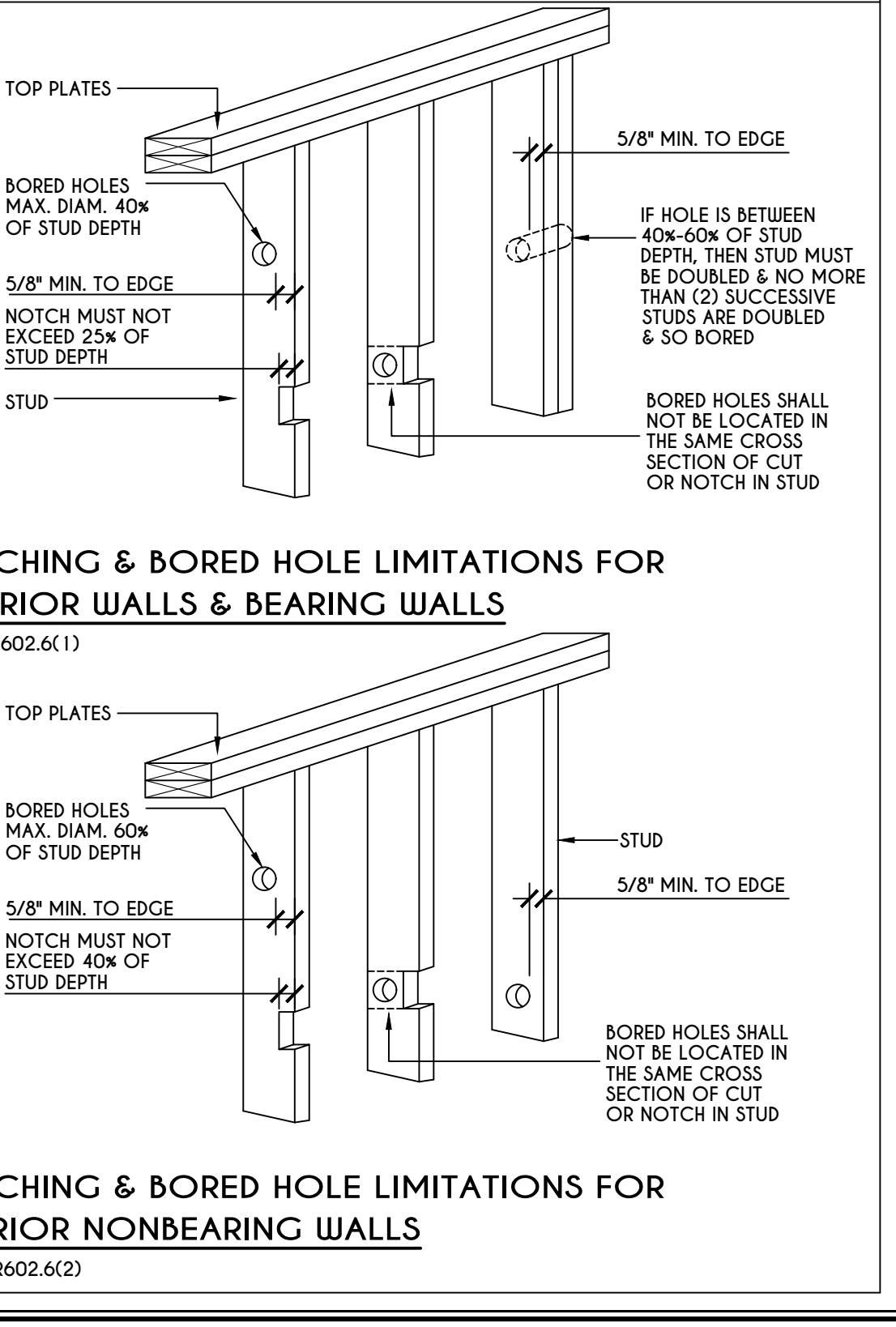
19
N-1
250.52(A) (3) CONCRETE-ENCASED ELECTRODES
END VIEW
CLAMP SUITABLE FOR CONCRETE ENCASEMENT OR EXOTHERMIC WELD
MINIMUM 20'-0"
4 AWG COPPER CONDUCTOR



20
N-1
TOP PLATE FRAMING TO
ACCOMMODATE PIPING
FIGURE R602.6.1
N.T.S.

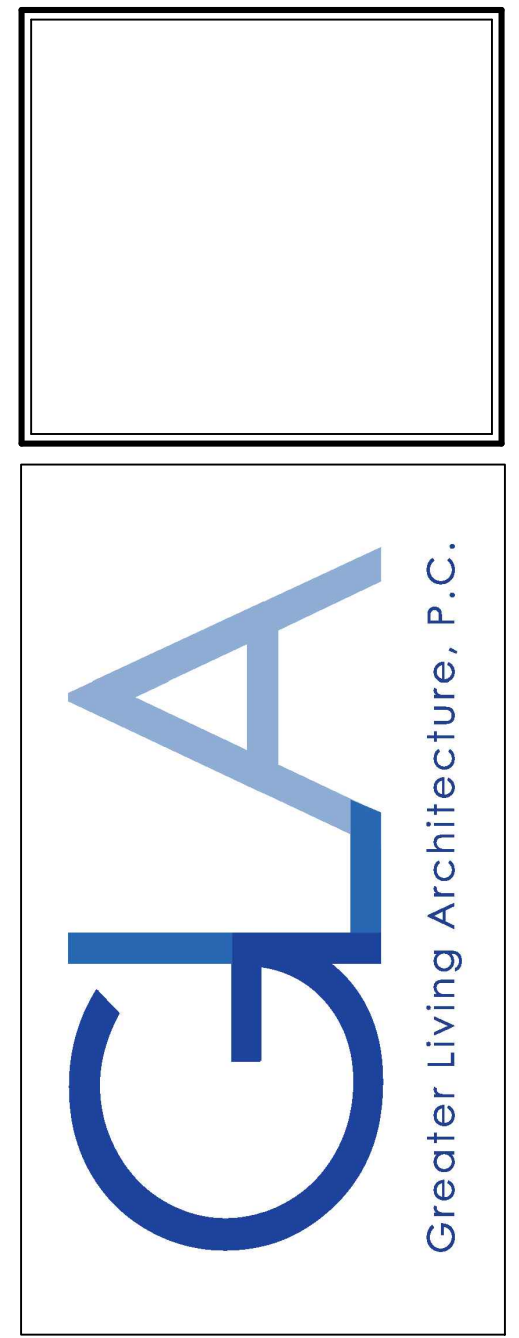


21
N-1
CUTTING, NOTCHING,
& DRILLING OF JOISTS
FIGURE R502.8 FOR ENGINEERED WOOD PRODUCTS, PLEASE REFER TO MANUFACTURER'S RECOMMENDATIONS



22
N-1
NOTCHING & BORED HOLE LIMITATIONS FOR
EXTERIOR WALLS & BEARING WALLS
FIGURE R602.6(1)

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REVISIONS:

DATE	BY	DESCRIPTION

CLIENT/LOCATION:

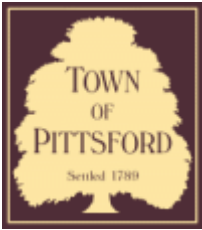
SPEC HOUSE
2121 CLOVER STREET
PITTSFORD

BUILDER:

GARDENWAY
DEVELOPERS, INC.

DETAILS
GLA PLAN 2321-2

drawn: JJS	checked: CSB
scale: AS NOTED	date: 8/22
PROJECT: 15073A78	sheet: N 1



Town of Pittsford

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

Permit #
CA22-000002

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

DESIGN REVIEW AND HISTORIC PRESERVATION BOARD REFERRAL OF APPLICATION

Property Address: 315 Thornell Road PITTSFORD, NY 14534

Tax ID Number: 178.16-1-11

Zoning District: RN Residential Neighborhood

Owner: Morgenstern, Jordan

Applicant: Morgenstern, Jordan

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 type="checkbox"/> Signage
§185-205 (C) | <input type="checkbox"/> Corner Lot Orientation
§185-17 (K) (3) |
| <input checked="" 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 a Certificate of Appropriateness, pursuant to Code Section 185-196, for replacement of windows. This property is zoned (RN) Residential Neighborhood and is designated historic.

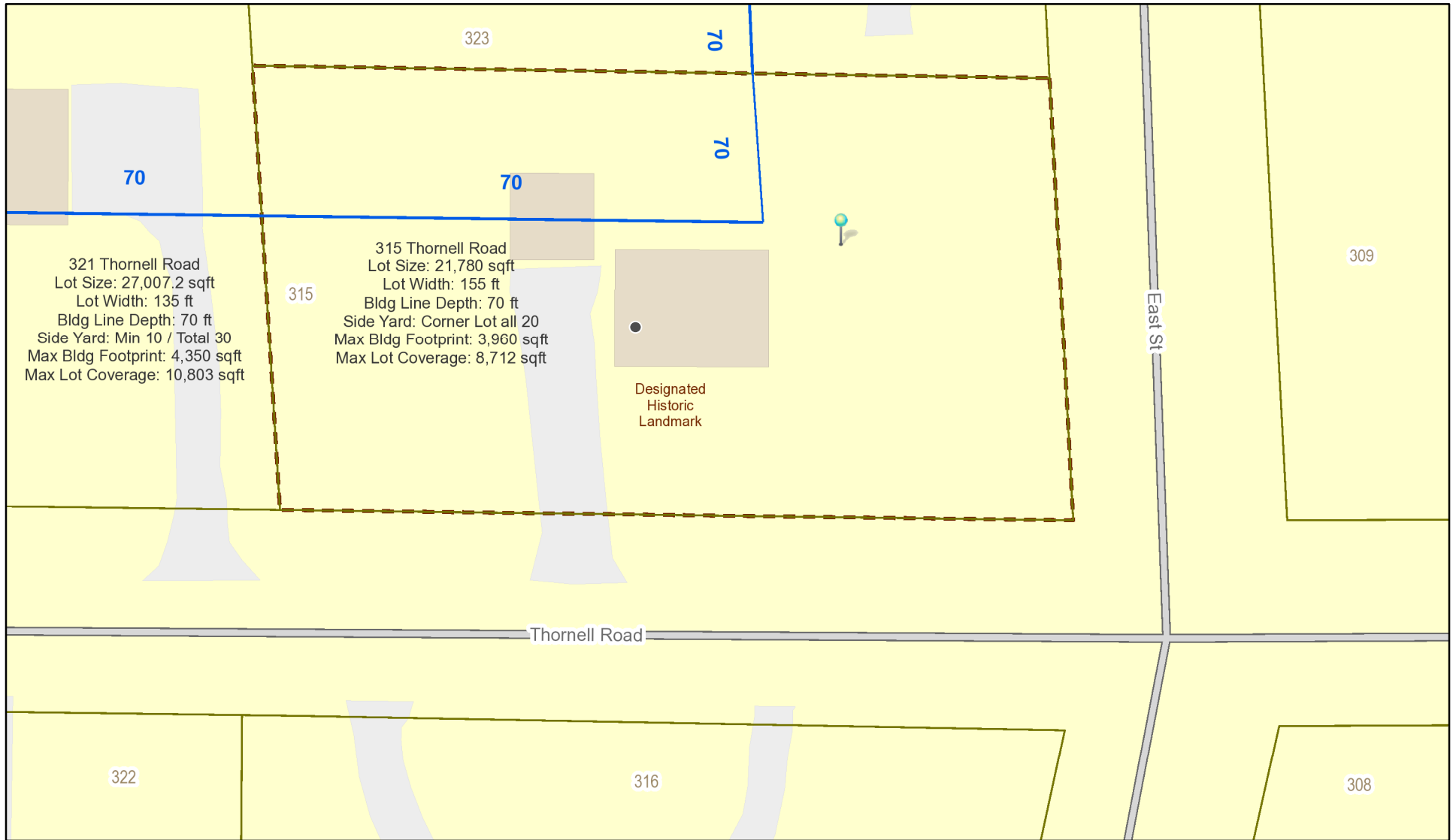
Meeting Date: September 8, 2022



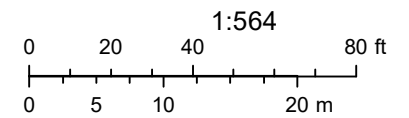
DISTRICT No. 3
1846.



RN Residential Neighborhood Zoning



Printed August 2, 2022



Town of Pittsford GIS

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Thornell Rd

East St

450 ft

04/05/2021

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TOWN OF PITTSFORD

Design Review & Historic Preservation Board Application for Certificate of Appropriateness

Case # _____

- Property Address: 315 THORWELL Road
- Tax Account Number: 178.16-1-11
- Applicant's Name: Jordan Morgenstern
Address: 19 Stonebridge Lane Phone: (585) 317-0002
Pittsford Street ny 14534 E-mail: jordan@morgdero.com
City State Zip Code
- Applicant's Interest in Property:
Owner: Lessee: Holding Purchase Offer:
Other (explain): _____
- Owner (if other than above): _____
Address: _____ Phone: _____
Street
_____ E-mail: _____
City State Zip Code
Has the Owner been contacted by the Applicant? Yes No
- Application prepared by: Applicant
Address: _____ Phone: _____
Street
_____ E-mail: _____
City State Zip Code
- Project Design Professional (if Available): _____
Address: _____ Phone: _____
Street
_____ E-mail: _____
City State Zip Code

8. Project Contractor (if Available): Wonder Windows
Address: 634 South Avenue Phone: 654-7000
Rochester City ny State 14620 Zip Code E-mail: _____

9. Present use of Property: single family home

10. Zoning District of Property: RN

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

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

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

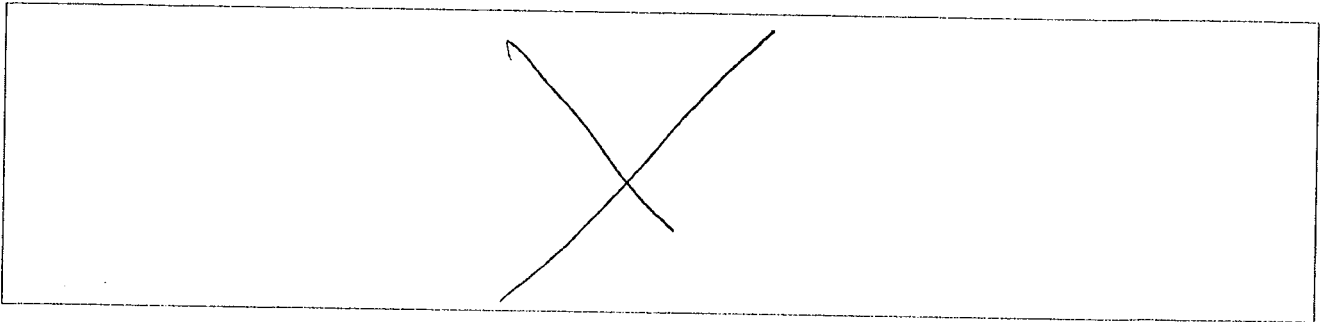
If Yes, please explain:

14. Proposed Exterior Improvements:

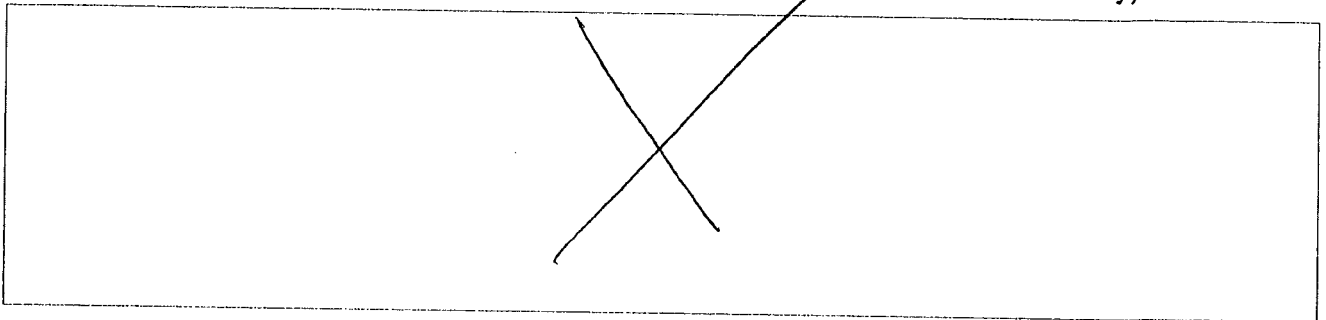
A. Describe all exterior architectural improvements proposed with this project (include project materials and finishes; attach additional sheets if necessary):

Replacement of all windows with similar aluminum double pane windows.
Existing windows are in poor shape, rotted in some areas and cracked.

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



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



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

- | | |
|--|---|
| <input type="checkbox"/> Parcel map | <input type="checkbox"/> Architectural elevations |
| <input type="checkbox"/> Photographs | <input type="checkbox"/> Architectural plans |
| <input type="checkbox"/> Other materials | |
- _____

Applicant Certification:

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

Signature of applicant

7/20/2022

Date

Owner Consent:

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

Yes No

If Yes, owner's signature: _____





☆ 6/6

DOUBLE HUNG • 800 SERIES

Full 3 1/4" Depth Welded Mainframe. The elegant, beveled profile of our 800 Series will enhance the beauty of your home's exterior by giving it the traditional look and feel of wood windows with the performance and ease of maintenance you can only get with vinyl windows. The 800 Series can also be painted to match any exterior. (1)

Heatseal® warm edge spacer system is used for excellent thermal efficiency and drastic reduction in the possibility of condensation on the inside of the window.

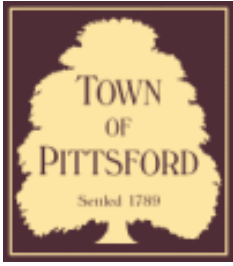
Full integral interlock with double weather-stripping.

Constructed to represent a traditional wood window style. The smallest details, such as the rounded beveled edges of the glazing bead, are a nod to the classic. (2)

A variety of hardware options fits harmoniously into any décor. (3)

Vent latches allow for ventilation with an added measure of security while you are at home. Both sashes can remain partially open and the latches help prevent the window from being opened more than five inches. (4)





Town of Pittsford

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

Permit #
CA22-000003

Phone: 585-248-6250

FAX: 585-248-6262

DESIGN REVIEW AND HISTORIC PRESERVATION BOARD REFERRAL OF APPLICATION

Property Address: 2590 Clover Street ROCHESTER, NY 14618

Tax ID Number: 150.12-1-25

Zoning District: RN Residential Neighborhood

Owner: Kathleen Walker

Applicant: Scott Fiske

Application Type:

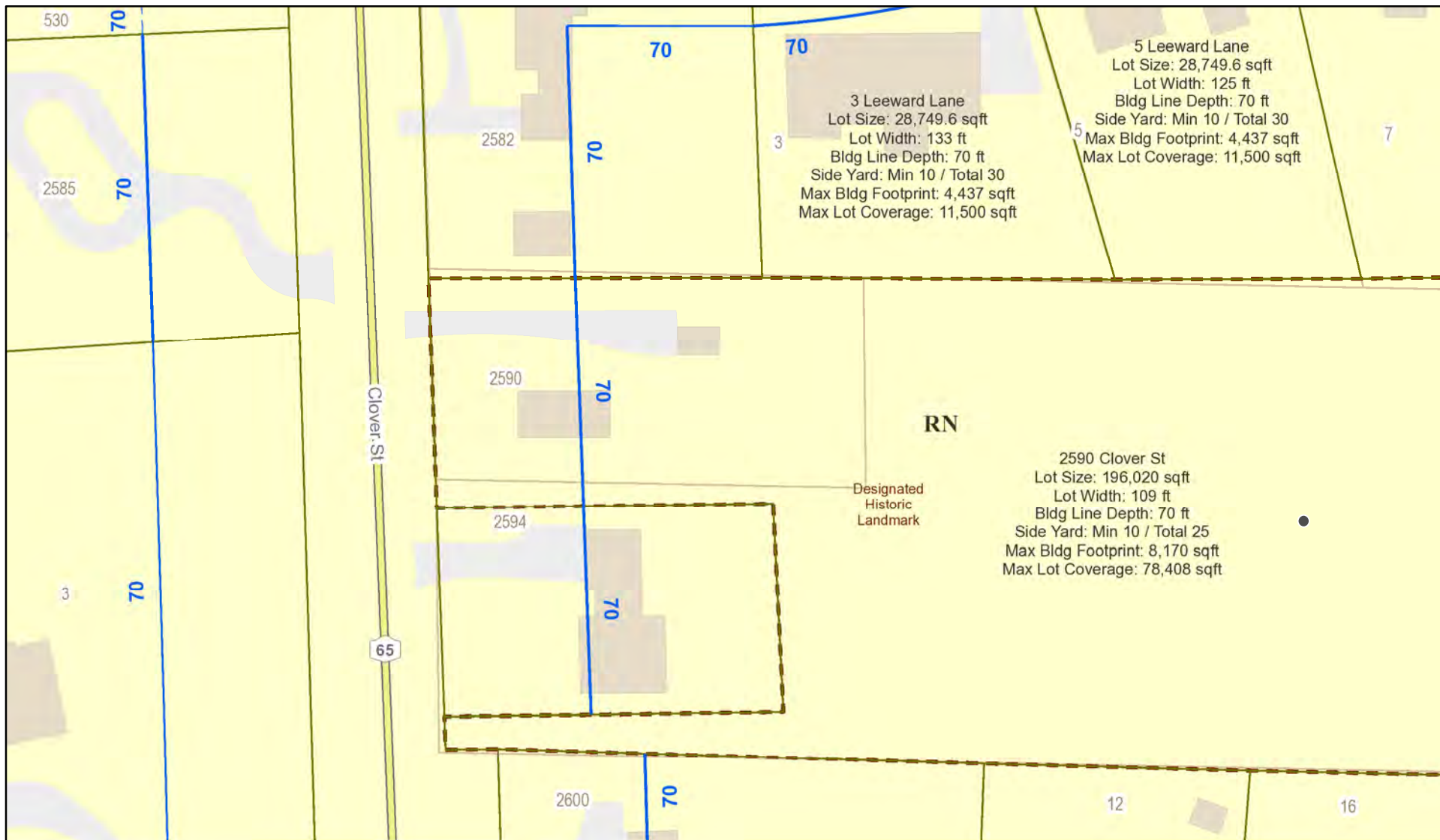
- | | |
|--|---|
| <input type="checkbox"/> Residential Design Review
§185-205 (B) | <input type="checkbox"/> Build to Line Adjustment
§185-17 (B) (2) |
| <input type="checkbox"/> Commercial Design Review
§185-205 (B) | <input type="checkbox"/> Building Height Above 30 Feet
§185-17 (M) |
| <input type="checkbox"/> Signage
§185-205 (C) | <input type="checkbox"/> Corner Lot Orientation
§185-17 (K) (3) |
| <input checked="" 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 a Certificate of Appropriateness, pursuant to Code Section 185-196, for the rear addition on a designated historic home. This property is zoned RN - Residential Neighborhood.

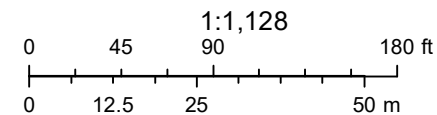
Meeting Date: September 08, 2022



RN Residential Neighborhood Zoning



Printed August 31, 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.



2595

2582

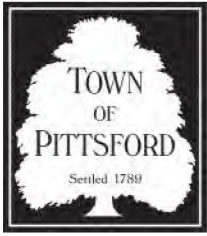
2590

2594

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2595





TOWN OF PITTSFORD

Design Review & Historic Preservation Board Application for Certificate of Appropriateness

Case # _____

- Property Address: 2590 Clover Street
- Tax Account Number: 150.12-1-25
- Applicant's Name: Scott Fiske, RA / AIA: Pardi Partnership Architects, Pc
Address: 25 Circle Street / Suite 101 Phone: (585) 454-4670
Street
Rochester NY 14607 E-mail: scott@pardiarchs.com
City State Zip Code
- Applicant's Interest in Property:
Owner: Lessee: Holding Purchase Offer:
Other (explain): Architect acting as Agent
- Owner (if other than above): Kathleen Walker
Address: 2590 Clover Street Phone: (585) 532-4924
Street
Pittsford NY 14534 E-mail: drkathleenwalker@gmail.co
City State Zip Code
Has the Owner been contacted by the Applicant? Yes No
- Application prepared by: Scott L. Fiske, RA / AIA
Address: Same as applicant's abv Phone: _____
Street
_____ E-mail: _____
City State Zip Code
- Project Design Professional (if Available): Scott L. Fiske, RA / AIA
Address: Same as applicant's abv Phone: _____
Street
_____ E-mail: _____
City State Zip Code

8. Project Contractor (if Available): Yet To Be Determined (YTBD)
Address: _____ Phone: _____
Street

City State Zip Code E-mail: _____

9. Present use of Property: Single family residence

10. Zoning District of Property: RN

11. Is the property located in a Town Designated Historic District?

Yes No

12. Is the property listed on the National Registry of Historic Places?

Yes No

13. Will State or Federal Funding be used in this project, or will the project result in an application for Tax Credits or other State and Federal benefits?

Yes No

If Yes, please explain:

14. Proposed Exterior Improvements:

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

All exterior finishes for the addition shall be as close to existing finishes in scale and proportion as possible utilizing modern bldg. materials. Exposed foundation(s) shall have acrylic stucco parge coat finish applied / covered porch deck material to be composite material mimicking traditional 2-1/4" porch decking / clapboards to be a composite product (Smart Siding or James Hardie fiber cement) showing the same "weather" (exposure) as existing / trim to be nominal 5/4 x 4 profile of "Azak" or similar composite material suitable for painting / windows to be "One over One" wood or wood composite units with thermal and low-e glazing matching existing window profiles, sight lines & exterior trim profiles / garage "barn" door to be fiberglass or insulated steel; painted

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

The project fronts on Clover Street - an extremely busy arterial highway in the town. Currently the owner can only back out onto the road to leave the property - a difficult and sometimes dangerous operation. Site improvements will include sufficient paved driveway to allow the owner to turn a vehicle around on site to be able to pull out "nose first" onto Clover St. - a much safer situation. New walks are proposed as either crushed "peastone" or alternatively - concrete. The project minimizes the need for tree removals - only 1 tree is affected. The existing bucket lift well is planned on being removed. It is a "dug" well of approx. 8' in depth & dry much of the time. The design pays homage to the well by placing a symbolic, non-functional pump well in the yard near where the original well was. The site is of sufficient size that any additional storm-water runoff created by the project can easily be absorbed / managed within the site - there will be no run-off of water to adjacent properties. Any disturbed soils will be restored to their original condition at project completion

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

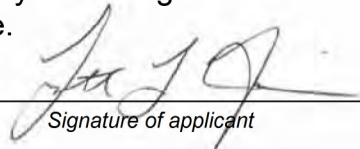
N/A

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

- | | |
|---|--|
| <input checked="" type="checkbox"/> Parcel map | <input checked="" type="checkbox"/> Architectural elevations |
| <input checked="" type="checkbox"/> Photographs | <input checked="" type="checkbox"/> Architectural plans |
| <input type="checkbox"/> Other materials | |

Applicant Certification:

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


Signature of applicant

08/03/2022

Date

Owner Consent:

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

- Yes No

If Yes, owner's signature: _____

UNIQUE SITE NO. _____
 QUAD _____
 SERIES _____
 NEG. NO. _____

YOUR NAME: _____ DATE: 1980

YOUR ADDRESS: _____ TELEPHONE: _____

ORGANIZATION (if any): _____

IDENTIFICATION

1. BUILDING NAME(S): _____
2. COUNTY: _____ TOWN/CITY: Pittsford VILLAGE: _____
3. STREET LOCATION: 2590 Clover St. R. 14619 EAST side
4. OWNERSHIP: a. public b. private
5. PRESENT OWNER: Mrs. Henry Monroe ADDRESS: same
6. USE: Original: _____ Present: _____
7. ACCESSIBILITY TO PUBLIC: Exterior visible from public road: Yes No
 Interior accessible: Explain _____

Phone #
244-5514

DESCRIPTION

8. BUILDING MATERIAL: a. clapboard b. stone c. brick d. board and batten
 e. cobblestone f. shingles g. stucco other: _____
9. STRUCTURAL SYSTEM: (if known) a. wood frame with interlocking joints
 b. wood frame with light members
 c. masonry load bearing walls
 d. metal (explain) _____
 e. other _____
10. CONDITION: a. excellent b. good c. fair d. deteriorated
11. INTEGRITY: a. original site b. moved if so, when? _____
 c. list major alterations and date: (if known): _____

12. PHOTO:

13. MAP:



HP-1

14. THREATS TO BUILDING: a. none known b. zoning c. roads
 d. developers e. deterioration
 f. other: _____

originally on other property

15. RELATED OUTBUILDINGS AND PROPERTY:

- a. barn b. carriage house c. garage
 d. privy e. shed f. greenhouse
 g. shop h. gardens
 i. landscape features: well
 j. other: 2 chicken coops

converted

16. SURROUNDINGS OF THE BUILDING (check more than one if necessary):

- a. open land b. woodland
 c. scattered buildings
 d. densely built-up e. commercial
 f. industrial g. residential
 h. other: _____

17. INTERRELATIONSHIP OF BUILDING AND SURROUNDINGS:
 (Indicate if building or structure is in an historic district)

Mid 19th C house on old road, some space around it; good relationship to barn.

18. OTHER NOTABLE FEATURES OF BUILDING AND SITE (including interior features if known):

2-bay, 2-story house with side entrance sheltered by porch, 3 simple posts with gingerbread at corner.

SIGNIFICANCE

19. DATE OF INITIAL CONSTRUCTION: ca 1870

ARCHITECT: _____

BUILDER: _____

20. HISTORICAL AND ARCHITECTURAL IMPORTANCE:

Simple mid-century house with well-preserved trees and good relationship to barn.

interviewed Mrs. Monroe 9/80

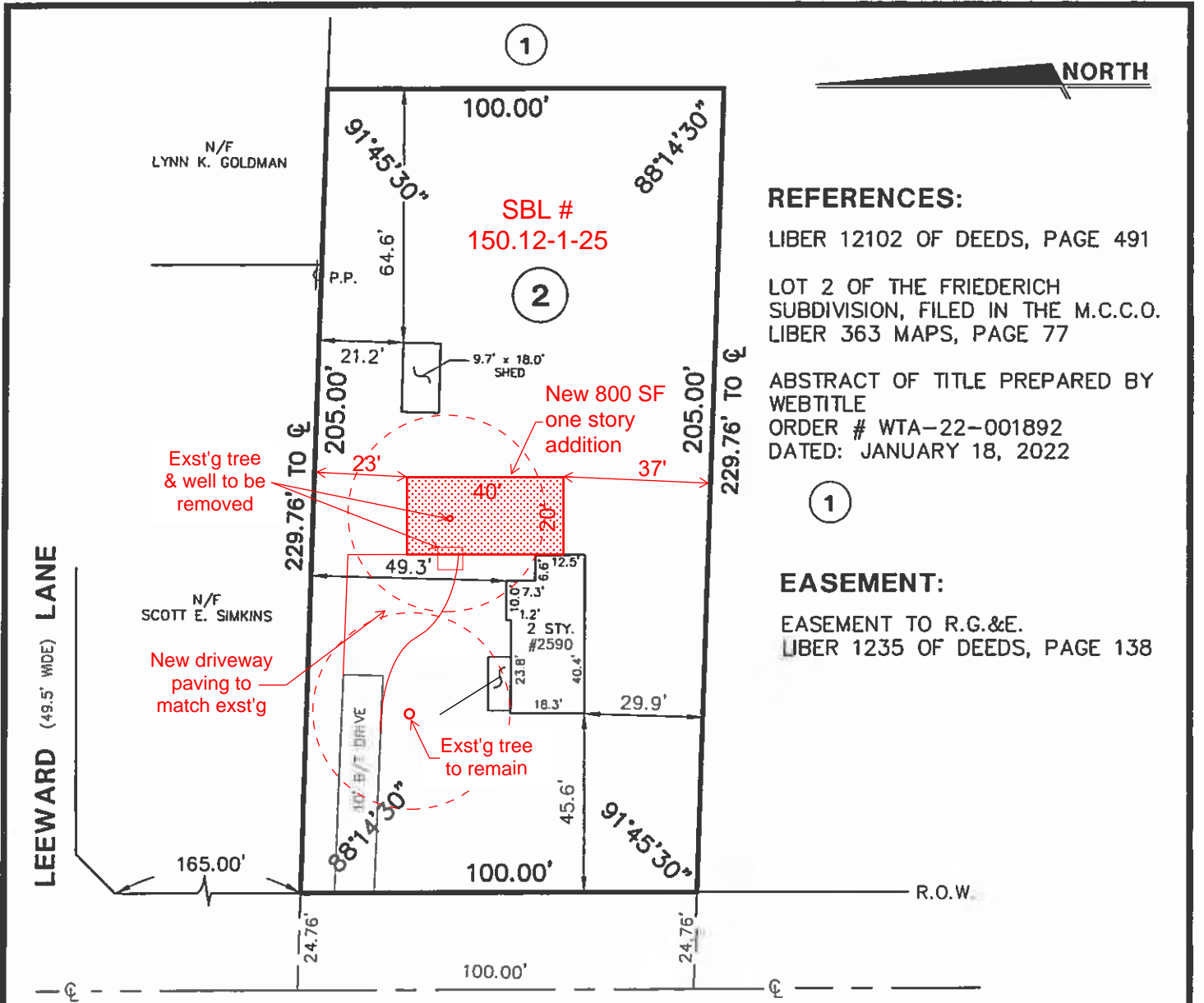
21. SOURCES:

*1924 map - ~~Historical~~ Mamearow (?) changed to Mamearow (was Monroe)
 1902 - Nellie Mueller north of Mamearow was torn down - the red garage was part of that property
 Ketterman*

22. THEME:

*1888 Possibly J. Ross
 1872 House shown*

Agricultural: farmhouse



REFERENCES:

LIBER 12102 OF DEEDS, PAGE 491
 LOT 2 OF THE FRIEDERICH SUBDIVISION, FILED IN THE M.C.C.O. LIBER 363 MAPS, PAGE 77
 ABSTRACT OF TITLE PREPARED BY WEBTITLE ORDER # WTA-22-001892 DATED: JANUARY 18, 2022

EASEMENT:

EASEMENT TO R.G.&E. LIBER 1235 OF DEEDS, PAGE 138

CLOVER (49.5' WIDE) STREET
 (NYS ROUTE 65)

**MAP OF AN INSTRUMENT SURVEY OF:
 2590 CLOVER STREET**

SITUATE IN:

TOWN OF PITTSFORD MONROE COUNTY NEW YORK

DATE: FEBRUARY 2, 2022
 FEBRUARY 17, 2022 (ABSTRACT)

SCALE: 1" = 40'

ANY UNAUTHORIZED ALTERATION OR ADDITION TO THIS MAP IS A VIOLATION OF ARTICLE 145, SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW.

WE, PARRONE ENGINEERING, HEREBY CERTIFY THAT THIS MAP WAS PREPARED FROM NOTES OF AN INSTRUMENT SURVEY COMPLETED ON FEBRUARY 2, 2022.

IT IS FURTHER CERTIFIED TO:

FAIRWAY INDEPENDENT MORTGAGE CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS
 FIRST AMERICAN TITLE INSURANCE COMPANY
 CREARY LAW GROUP, P.C.
 MARY KATHLEEN WALKER

[Signature]

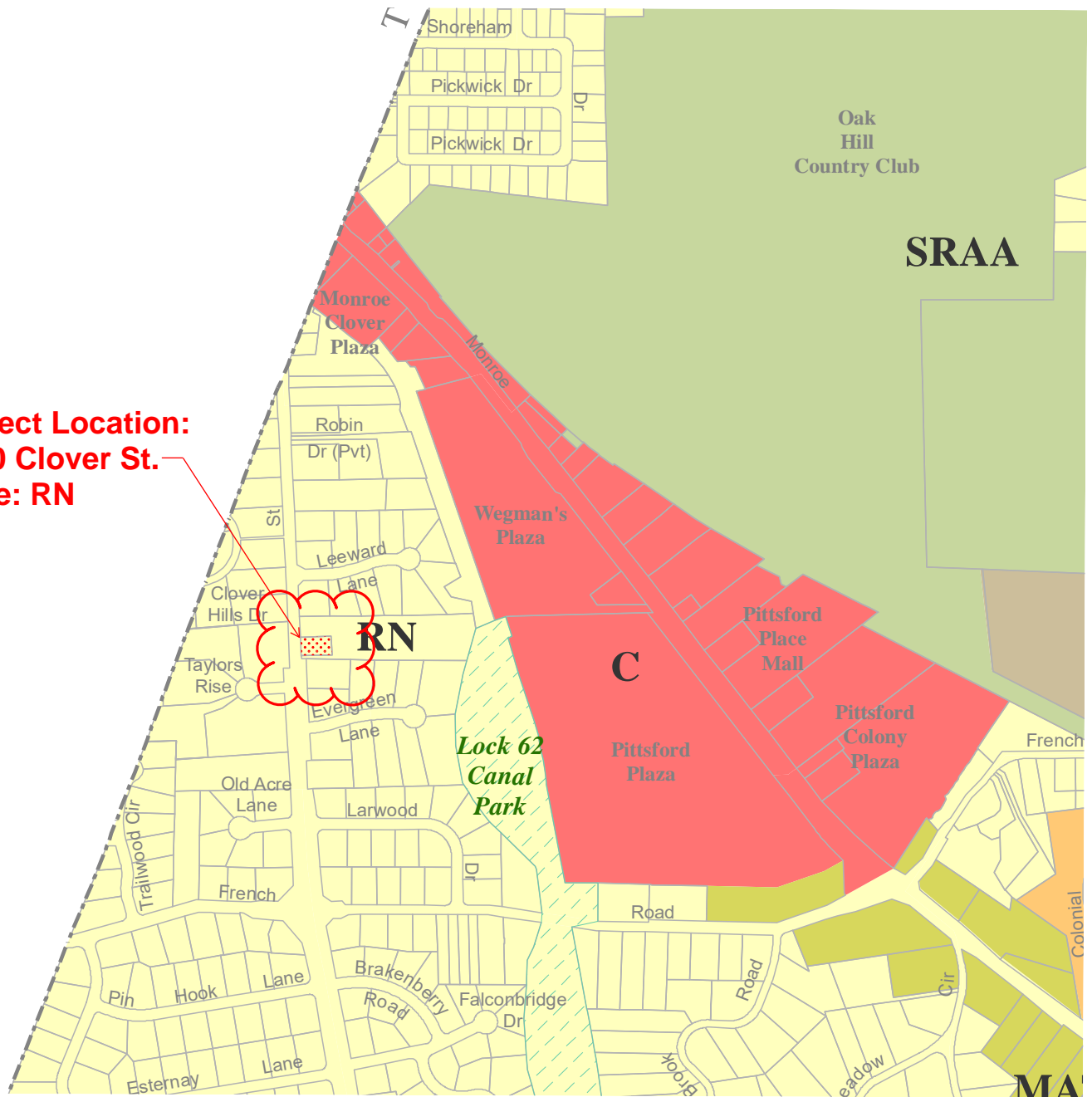
DAVID S. STAERR, P.L.S. LIC. NO. 049962
 PARRONE ENGINEERING

PARRONE
 engineering

THE PIANO WORKS
 349 WEST COMMERCIAL STREET
 SUITE 3200
 EAST ROCHESTER, NY 14445
 T 585.586.0200 F 585.586.6752



Project Location:
2590 Clover St.
Zone: RN





View Information / Pay Taxes for a Single Residential / Commercial Property



Compare Data / Sales for Multiple Residential / Commercial Properties

2590 Clover St
Rochester, NY 14618

Final Roll as of 07/01/2021

[Assessor/Tax Receiver Contact](#) [Pay Property Taxes](#)

Municipality (SWIS Code)	Parcel ID	Total Assessed Value	Land Assessed Value
Pittsford (264689)	150.12-1-25	\$125,800	\$104,100
Property Class (Code)	School District (Code)	Lot Size (Sqft) (Front x Depth)	Acres
1 Family Res (210)	Pittsford Central (264601)	NA	4.50



Full Maps: [Google](#) [Yahoo](#) [Bing](#) [Monroe GIS](#)

Site # 1 Residential, 1 Family Res (210), Roll Year 2021

Utilities	Water Supply	Floor Area	Sewer Type
Gas & elec	Comm/public	1,018 Sqft	Private

Residential Building

Building Style	Ext. Wall Type	Heat Type	Basement	Living Area	# Stories	Year Built
Old style	Wood	Hot wtr/stm	R3-Partial	1,018 Sqft	1.7	1800
Fuel Type	# Bedrooms	# Bathrooms	# Half Baths	# Kitchens	# Fireplaces	Central Air
Natural Gas	2	1	0	1	0	No

Improvements

# - Structure	Size	Year Built	Building # - Section #
2 - RP2-Porch-covered	70 Sqft	1800	0 - 0
3 - FC1-Shed-machine	NA	2007	0 - 0

Sales History - Click Date/Price to View Inventory at Time of Sale

Date - Price	Property Class (Code)	Book/Page	Prior Owner
10/12/2018 - NA	1 Family Res (210)	12102/491	Eunice J Friederich

Project Zoning District: RN

Pittsford Zoning Ord. / Sect'n 185-17 Lot & Bulk Reqs Sub-sctn

Sub-sctn "E" / Side yards @ lot width 91' to 120':
10' min 1 side; min.25' both sides; **OK for dist. separations**

Sub-sctn "G"; Table II; Bldg. Footprint
(Lot area = 20,500 SF / Max. bldg footprint is 3,800 SF + 9% >20 KSF
Total footprint of existing structure -

(713 SF) + addition (800 SF) is 1,513 SF ; **OK for Bldg. Footprint**

Sub-sctn "H": Maximum Lot Coverage - 40%

Lot area: 100' x 205' = 20,500 SF
(20,500)(0.40) = 8,200 SF Max allowable

Barn @ 175 SF+Structures @ 1,513 SF+
Well @ 50 SF+Driveway @ 1,226 SF=
Total: 2,964 SF

2,964 SF < 8,200 SF: **OK for Lot Coverage**

front



rear

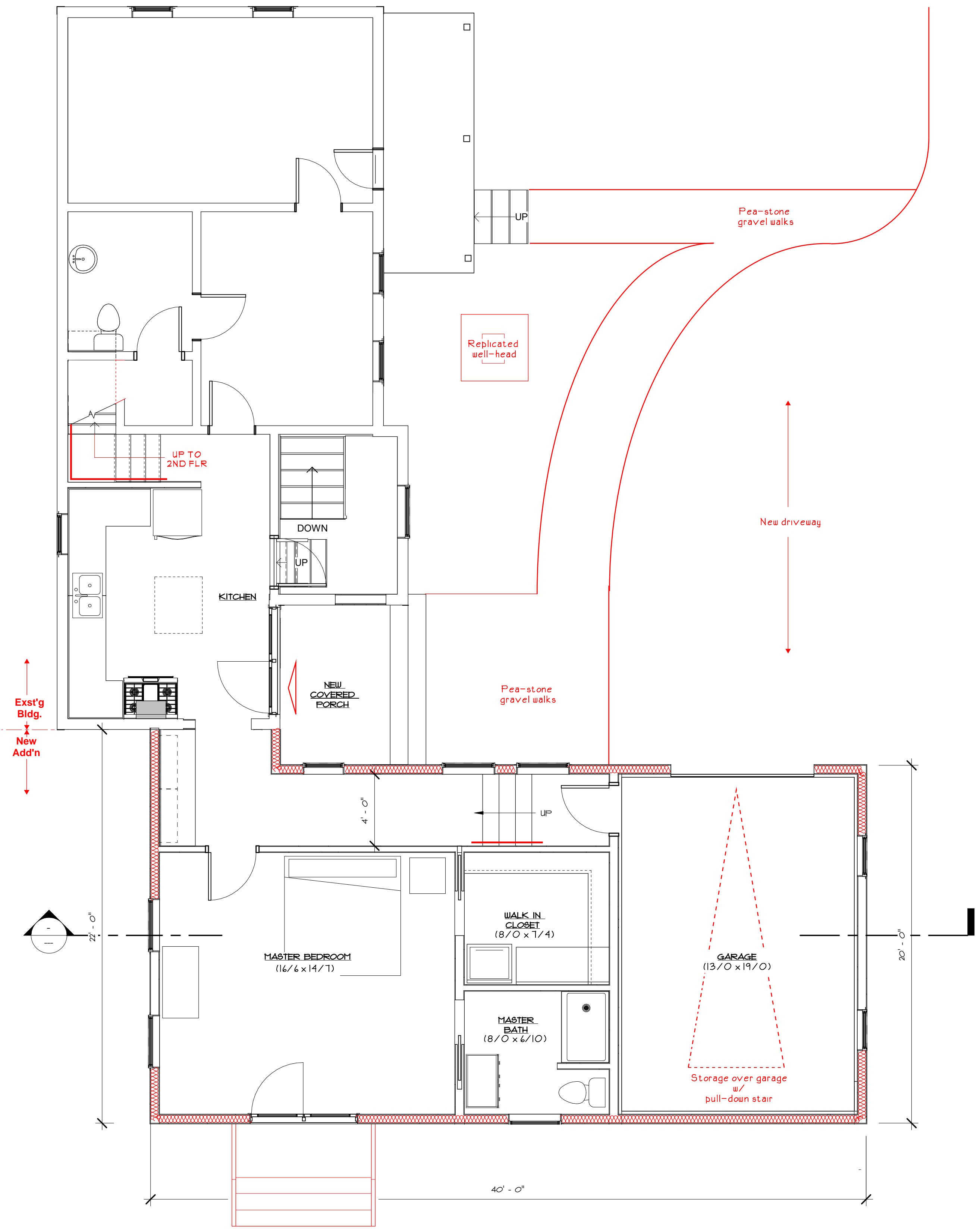
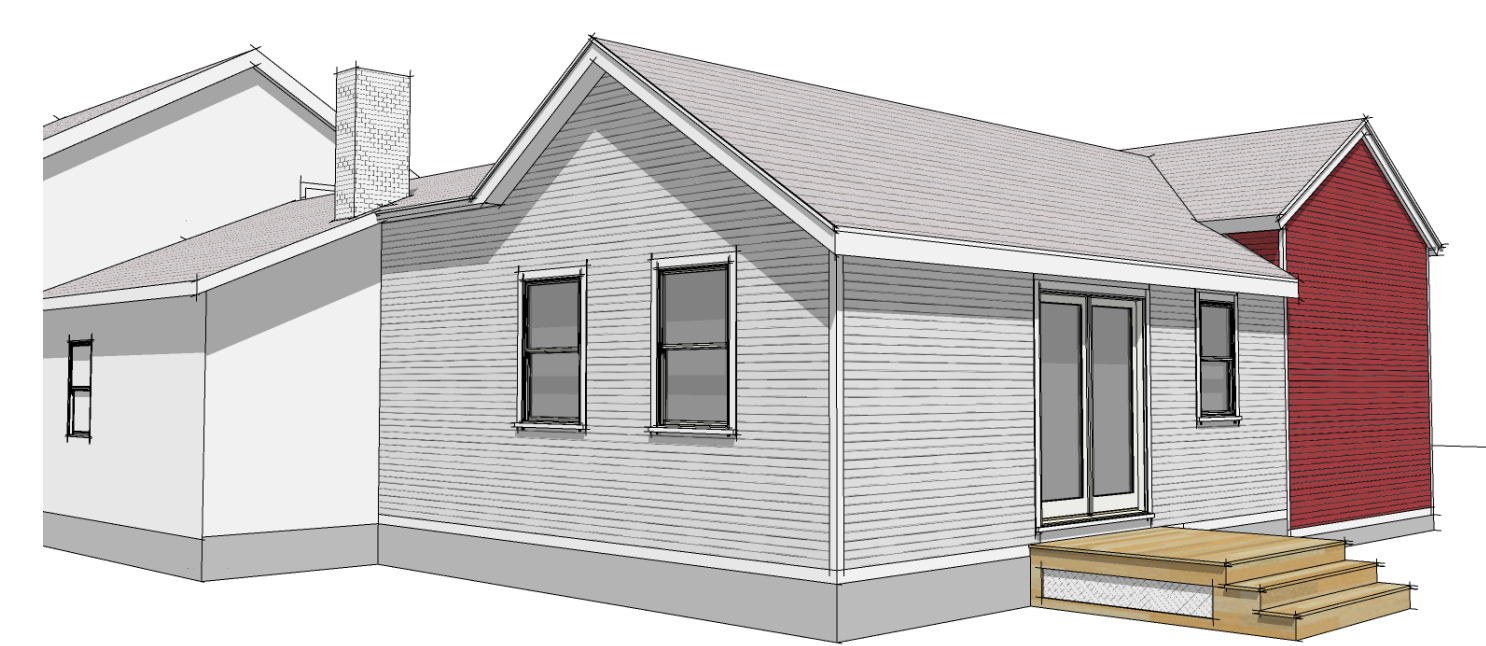












1 FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

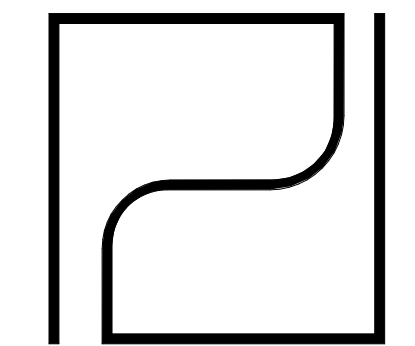
PROJECT NARRATIVE

- Project is an 800 SF gross / 1 story / wood frame addition to an existing story & one-half, 790 SF per floor, mid-1800's farmhouse of local historic significance. The structure has a local Pittsford Historic designation identified by a plaque as "1812".
- The site fronts on Clover Street - an extremely busy arterial highway in the town. Currently the owner can only back out onto the road to leave the property - a difficult and sometimes dangerous operation. Site improvements will include sufficient driveway to allow the owner to turn a vehicle around on site to be able to pull out "nose first" onto Clover Street - a much safer situation.
- The project minimizes the need for tree removals. Only one tree is affected.
- The existing bucket lift well head is planned on being removed. It is a "dug" well of approx 8' in depth, & dry much of the time. It is not something the owner wishes to keep. The design pays homage to the well by placing a new symbolic, non-functioning pump well in the yard.

The project will allow the owner to provide modern, single floor living space while maintaining the overall appearance and scale of the original structure.

All exterior finishes shall be as close to existing finishes in scale & proportion as possible, utilizing modern building materials:

- Exposed foundations will have an acrylic stucco parge coat finish
- Covered porch deck material to be composite material mimicking traditional 2-1/4" porch decking
- Clapboard to be paintable composite material (not vinyl) to match existing exposure. "James Hardie" or "LP Smart Siding"
- Trim to be nominal 5/4 x 4 profile of "Azek" (PVC) or similar composite material suitable for painting matching existing profile(s)
- Owner wishes to replace all existing windows with new energy-efficient thermal pane units to match existing unit profiles and sight lines
- Windows to be "One over One" double hung units to match existing profiles.



**PARDI
PARTNERSHIP
ARCHITECTS P.C.**

25 CIRCLE STREET,
SUITE 101
ROCHESTER, NEW YORK
14607
TEL: (585) 454-4670
FAX: (585) 454-4686
office@pardiarchs.com

DISCLAIMER: IT IS VIOLATION OF THE LAW FOR ANY PERSON UNLESS ACTUALLY UNDER THE DIRECTION OF A LICENSED ARCHITECT TO ALTER IN ANY WAY ANY PLANS, SPECIFICATIONS, OR DETAILS TO WHICH THE SEAL OF AN ARCHITECT HAS BEEN APPLIED. IF AN USER BEARING THE SEAL OF AN ARCHITECT IS ALTERED, THE ALTERING ARCHITECT SHALL APPLY TO THE BOARD FOR THE SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY THEIR SIGNATURE AND THE DATE OF SUCH ALTERATION AND A BRIEF DESCRIPTION OF THE ALTERATION.
REFERENCE STATE OF NEW YORK EDUCATION LAW PART 405 - ARCHITECTURE EXHIBIT 1004
WHEN THESE PLANS BEAR THE SEAL AND SIGNATURE OF A LICENSED PROFESSIONAL OF THIS OFFICE TO THE BEST OF THEIR PROFESSIONAL KNOWLEDGE, JUDGMENT AND BELIEF, THESE PLANS SHALL HAVE BEEN PREPARED IN COMPLIANCE WITH THE APPLICABLE PROVISIONS OF THE ENERGY CONSERVATION AND CONSTRUCTION CODE OF NEW YORK STATE IN EFFECT AS OF THE DATE OF SIGNATURE.

PRELIMINARY
NOT FOR CONSTRUCTION

WALKER ADDITION

2590 CLOVER ROAD, ROCHESTER, NY
14618

PROJECT NO.: 2200029
ISSUE DATE: 8/31/2022
PLOT DATE: 8/31/2022 11:54:42 AM
SCALE: 1/4" = 1'-0"
DRAWN BY: NAME

REVISIONS

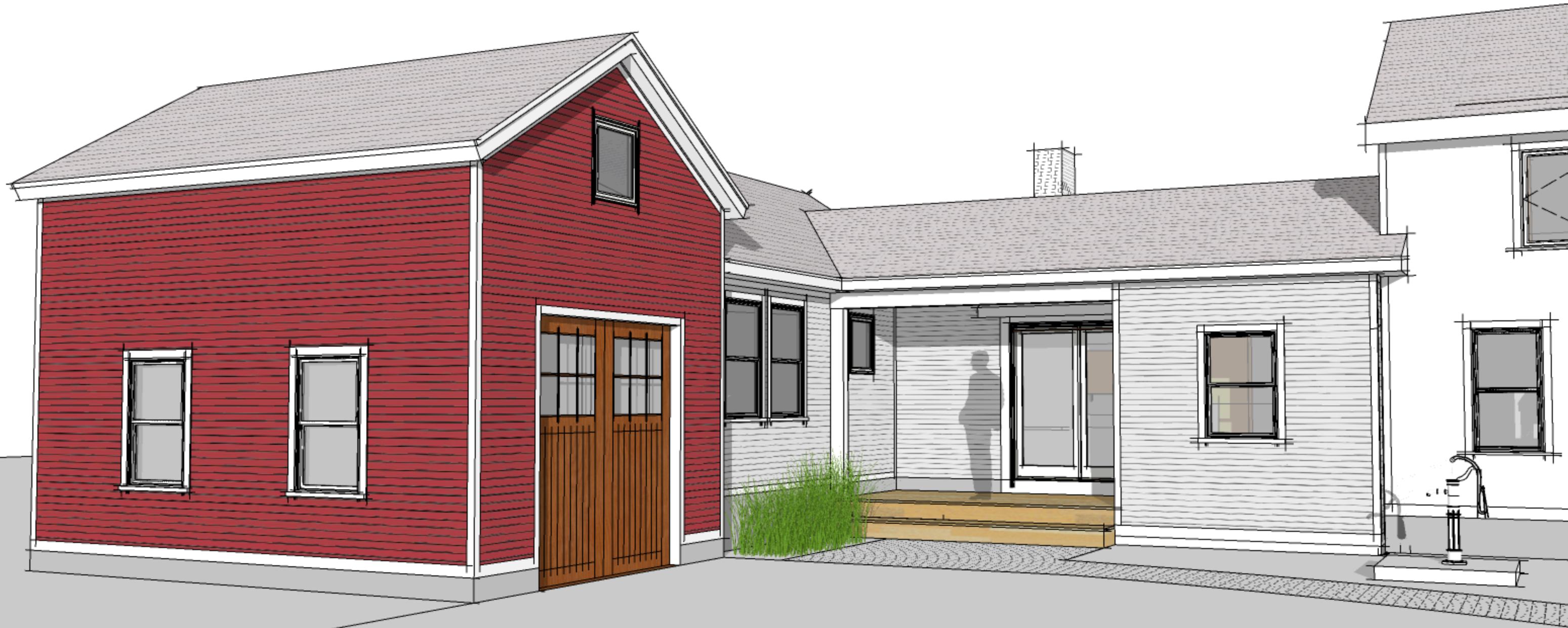
NO.	DATE	DESCRIPTION

DRAWING TITLE:
FLOOR PLAN

DRAWING NUMBER:
A100



PARDI PARTNERSHIP ARCHITECTS



PARDI PARTNERSHIP ARCHITECTS



PARDI PARTNERSHIP ARCHITECTS



PARDI PARTNERSHIP ARCHITECTS



PARDI PARTNERSHIP ARCHITECTS

Available Enhancements

- Primed and Pre-Finished White Interiors
- High Performance Glass Options
- AAMA 2605 Aluminum Clad, Vinyl Clad and Primed Wood Exteriors
- Multiple Grille Options
- Endless Lite Configurations
- Six Wood Species Available



For existing window sash replacements



Double Hung Replacement Kit

Even huge jobs become small projects with Lincoln's Double Hung Replacement Kit. There's no reason to replace or even disturb the interior or exterior trim. The Replacement Kit utilizes an existing window frame in combination with snap-in jamb liners and energy efficient sash that can be installed from the interior of the home. In a matter of minutes, you'll turn an old double hung window into a major home improvement. With custom sizing available to 1/16", finding the right size replacement for your project is easy.

Features	Benefits
Tilt-in Sash	Sash tilt to the interior for easier cleaning and removal.
Seven Sash Lock Finishes	Match your interior décor for a consistent look throughout the home.
Heavy Duty Hardware	Hardware performs year after year.
Block & Tackle Balance	Sash weight is compensated for and makes windows easy to operate.
Interlock with Weatherstrip	Double protection against air infiltration with multiple weatherstrips and interlocking sash.
Installation Hardware	Sash kits include fasteners, clips, sash, balances and weatherstrip.
Quantum Kit	For 4-1/4" sash pockets and large window sizes.

Lincoln Fit Double Hung Insert Window

Over the years, the sash, balance systems and hardware of a window take the brunt of wear from the elements, while the trim and frame can remain in good condition. Updating these windows just became easier with the Lincoln Fit pocket insert. Window replacement doesn't have to mean ripping out the old window, damaging drywall and turning a room into shambles. The Lincoln Fit is designed to be installed from the interior or exterior of the home with minimal disruption to the existing frame and trim. Every Lincoln Fit is custom sized to your exact specifications, ensuring a perfect fit for your opening. The units are manufactured 3/8" smaller in width and 1/4" in height from your ordered measurements (sash openings). This allows space for squaring, shimming, leveling and installing.

With "One over One sash to match existing



Features	Benefits
Concealed Jambliner	Wood covered jambliner for cleaner interior lines. Sash are equal size.
Heavy Duty Hardware	Hardware performs year after year.
Seven Sash Lock Finishes	Match your interior décor for a consistent look throughout the home.
Tilt-in Sash	Sash tilt to the interior for easier cleaning.
Block & Tackle Balance	Sash weight is compensated for and makes windows easy to operate.
Interlock with Weatherstrip	Double protection against air infiltration with multiple weatherstrips and interlocking sash.
3-1/4" Frame	Fits snugly into your opening after worn-out sash and balances are removed.
Continuity of Design	Lincoln Fit windows look just like our full-frame replacements.
Mulling Options	Units can be mullied in two and three-wide configurations.
Extruded Aluminum Clad Exterior	Eight standard colors, thirty-eight feature colors and custom color matching with AAMA 2605 paint specifications.
Fully Assembled	Units are packaged with installation hardware, sill expander and include color-matched screens.
Picture Windows	Large stationary openings can be made energy efficient.



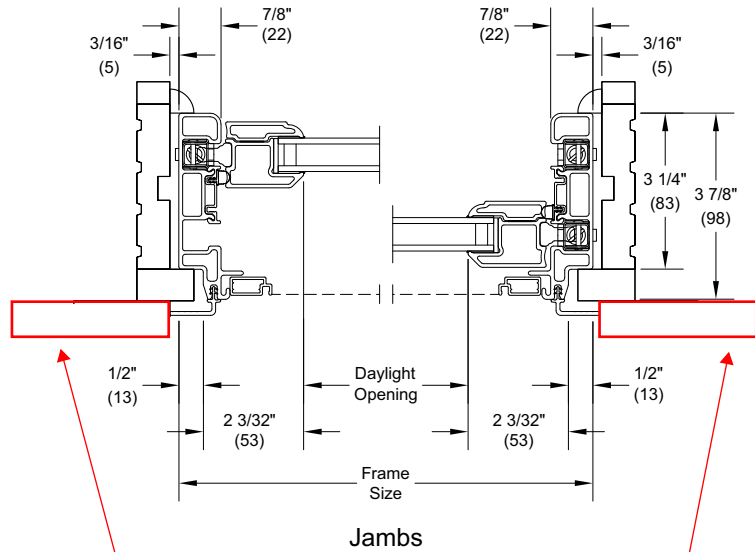
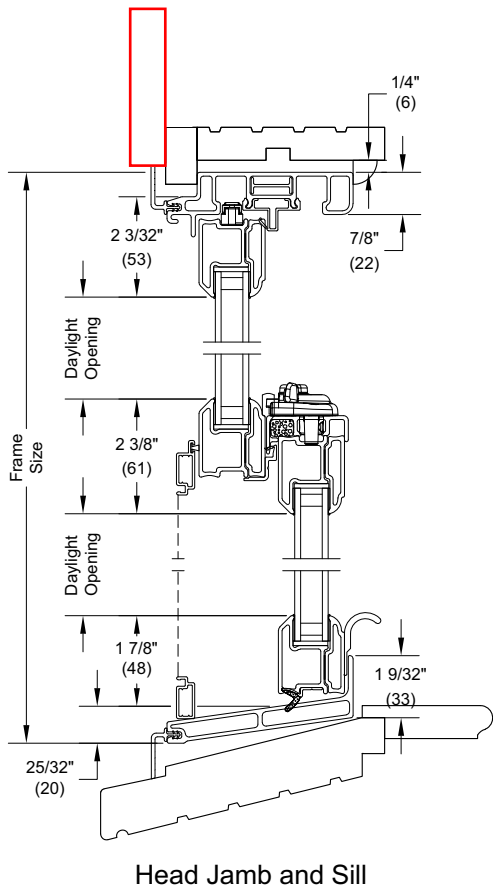
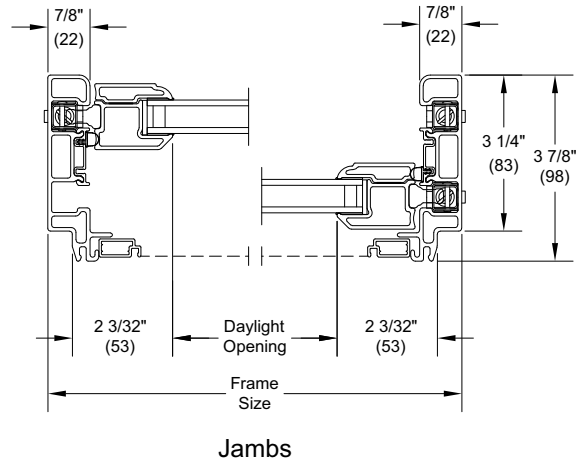
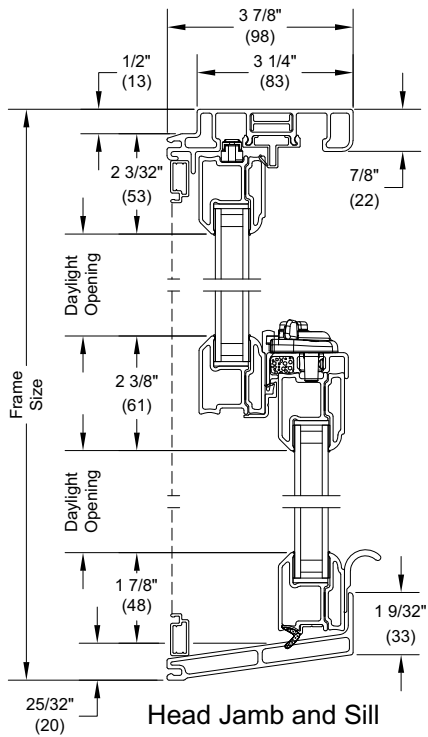
Available Enhancements

- Primed and Pre-Finished White Interiors
- Flat Sill Option
- Sill Expander
- Frame Expander
- High Performance Glass Options
- Multiple Grille Choices
- Endless Lite Configurations
- Sash Lift Handles
- Six Wood Species Available

Infinity Insert Double Hung

Section Details: Operator

Scale: 3" = 1' 0"



Composite nominal 5/4x4 casings
to match exst'g