

**Design Review & Historic Preservation Board
Agenda
November 10, 2022**

HISTORIC PRESERVATION DISCUSSION

- **77 West Bloomfield Road – Verizon Wireless Stealth Tree Cellular Facility**

BUILDING INSPECTOR REMARKS

APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS – RETURNING

- **315 Thornell Road**
The Applicant is requesting a Certificate of Appropriateness, pursuant to Code Section 185-196, for replacement windows. This property is zoned (RN) Residential Neighborhood and is designated historic.

RESIDENTIAL APPLICATION FOR REVIEW

- **37 Devonwood Lane**
The Applicant is requesting design review for 544 SF oversized accessory structure next to the pool.
- **809 Roosevelt Road**
The Applicant is requesting design review for the construction of an approximately 232 SF sunroom addition off the back of the house.

RESIDENTIAL APPLICATION FOR REVIEW – NEW HOMES

- **78 Coventry Ridge**
The Applicant is request design review for the construction of a two story single family home approximately 3135 square feet that is located in the Coventry Ridge Subdivision.
- **6 Aden Hill**
The Applicant is requesting design review for the construction of a one-story single-family home. The home will be approximately 1756 square feet and will be located in the Wilshire Hill Subdivision.

Design Review and Historic Preservation Board
Minutes
October 27, 2022

PRESENT

David Wigg, Vice Chairman; Jim Vekasy, Bonnie Salem, Kathleen Cristman, Paul Whitbeck, John Mitchell

ALSO PRESENT

Robert Koegel, Town Attorney; Anthony Caruso, Building Inspector; Susan Donnelly, Secretary to the Board

ABSENT

Dirk Schneider, Chairman

HISTORIC PRESERVATION DISCUSSION

Bonnie Salem updated the Board on the effort to list historic designated homes on the Town website.

Anthony Caruso shared with the Board the request of the homeowner at 682 Stone Road, a historically designated property, intent to repair/replace the roof on a barn on the property. Samples were presented to the Board. The Board stated that they would like to do more research on the product proposed. A Certificate of Appropriateness would be required.

BUILDING INSPECTOR REMARKS

APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS – RETURNING

• **315 Thornell Road**

The Applicant is requesting a Certificate of Appropriateness, pursuant to Code Section 185-196, for replacement windows. This property is zoned (RN) Residential Neighborhood and is designated historic.

This public hearing is still open.

Tom Garman of Wonder Windows and Barbara Falkenstein, tenant of 315 Thornell Road, were present.

Mr. Garman presented samples of windows. The grid size is the same, muntins 6 over 6.

The Board expressed their preference for the wooden/aluminum clad windows with the true divided lites. Mr. Garman indicated this option would be a significant price difference from what was originally proposed. Consultation with the property owner would be in order to see if this is a change he is willing to consider.

The Board expressed their wishes to see a window replacement which closely resembles the original windows due to the historic significance of this schoolhouse. EVO composite and wooden Harvey windows with were discussed as potential acceptable replacements.

This application remains open.

RESIDENTIAL APPLICATION FOR REVIEW

- **37 Devonwood Lane**

The Applicant is requesting design review for 544 SF oversized accessory structure next to the pool.

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

This application was approved for a variance for size on October 17, 2022, by the Zoning Board of Appeals.

The Board noted that this address is contiguous to a historic property.

The Board was unclear as to the materials to be used on the accessory structure, so the decision was made to hold the application open pending more information.

- **42 French Road**

The Applicant is requesting design review for the demo of an existing single car garage and addition of an approximate 809 SF 2 car garage with mudroom at the rear.

The architect, Paul Morobito, was present. He indicated the shutters may be removed. The trim of the home will be white. The garage doors will be framed black and feature opaque glass.

The Board expressed concern that the garage addition is considerably forward of the home in conflict with the design guidelines and requested that the applicant do something to mitigate this. There does not seem to be other homes in the neighborhood with garages forward of the home.

Mr. Morobito stated that he could potentially move the garage back four feet.

The Board requested to see pictures of what the proposed garage doors would look like. A discussion was held about the metal roof matching the asphalt roof in color.

This application was held open pending the receipt of new drawings and more information on materials.

RESIDENTIAL APPLICATION FOR REVIEW – NEW HOMES

- **55 Coventry Ridge**

The Applicant is requesting design review for the construction of a two-story single-family home approximately 4242 SF located in the Coventry Ridge Subdivision.

Austin Miller of Spall Homes was present.

Mr. Miller stated that this home is a spec house and colors have not yet been determined. Roofing will be asphalt and metal. Timbers in the gables will be stained. The trim color will be white.

The Board had concerns about the multiple materials utilized on the front elevation. They felt the front elevation is “busy” and preferred 1 or 2 textures as opposed to brick, siding, board and batten and timbers in addition to two roofing materials. Bonnie Salem recommended that the siding replace the board and batten. After discussion, the Board determined that if the color palette is the same and compatible with the brick this design would be acceptable.

David Wigg moved to accept the application as submitted with conditions:

1. The metal roof and asphalt roof will be the same color.
2. The color palette of the materials will be the same color palette and the brick will be compatible.

Jim Vekasy seconded.

All Ayes.

- **6 Aden Hill**

The Applicant is requesting design review for the construction of a one-story single-family home. The home will be approximately 1756 square feet and will be located in the Wilshire Hill Subdivision.

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

The Board requested to have further information on how the proposed house will sit on the property due to the corner location of this pie shaped lot.

This application was held open.

REVIEW OF MINUTES OF OCTOBER 13, 2022, MEETING

Bonnie Salem moved to accept the minutes of the October 13, 2022, meeting with corrections.

Kathleen Cristman seconded.

All Ayes.

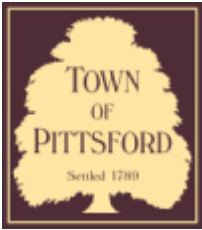
ADJOURNMENT

David Wigg moved to close the meeting at 7:40 pm.

All Ayes.

Respectfully submitted,

Susan Donnelly
Secretary to the Design Review and Historic Preservation Board



Town of Pittsford

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

Permit #
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.

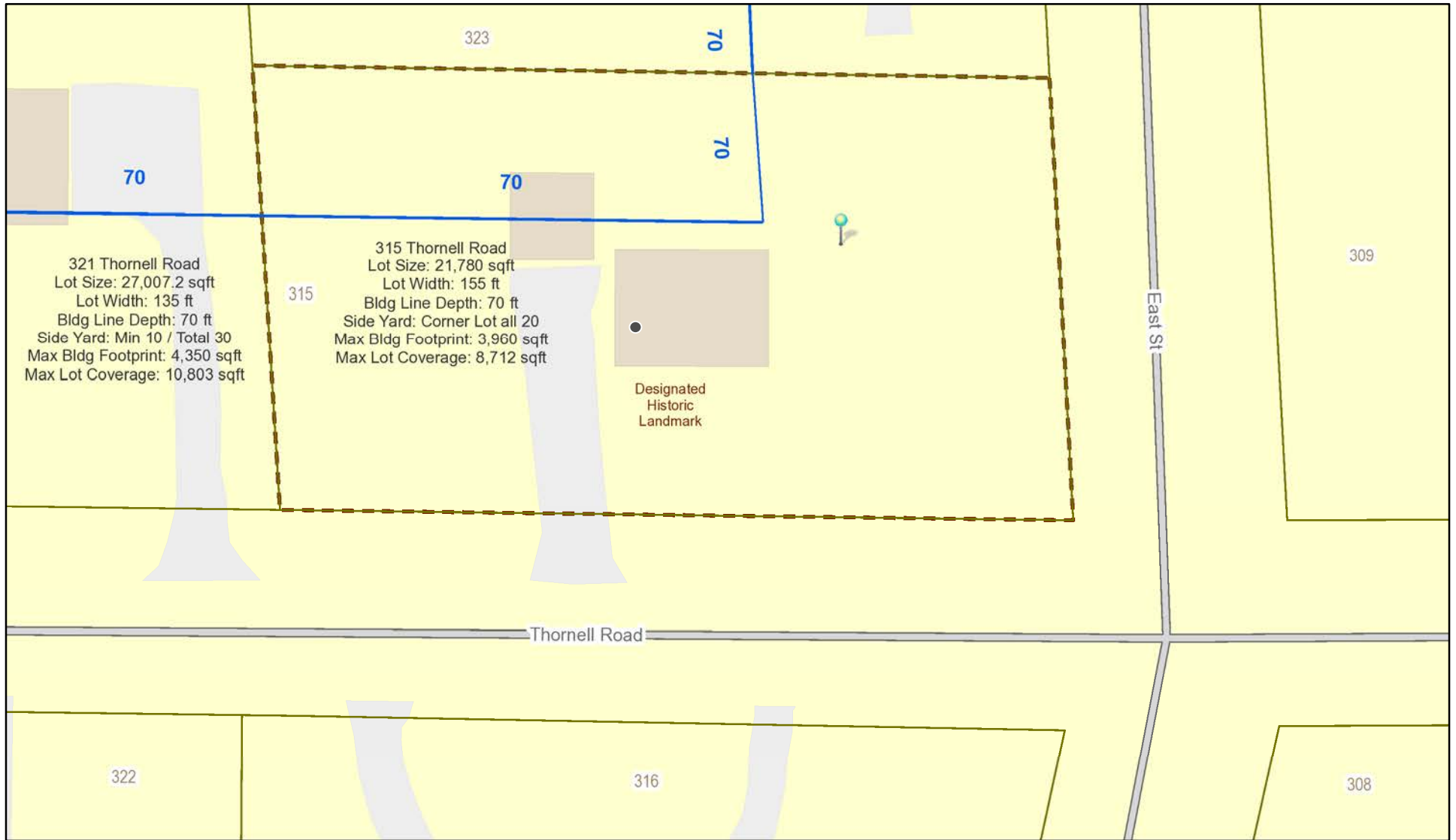
Meeting Date: November 10, 2022



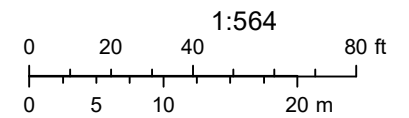
DISTRICT No. 3
1845.



RN Residential Neighborhood Zoning



Printed August 2, 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.



East St

Thornell Rd

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 ny 14620 E-mail: _____
City State Zip Code

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):

[Empty box with a large handwritten 'X' through it]

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).

[Empty box with a large handwritten 'X' through it]

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

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

Applicant Certification:

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

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: _____



STARMARK EVO

The Evolution of Windows



For over 20 years, our engineers have been applying a homeowner-focused design process for all of our products. Our goal is to manufacture windows that meet the expectations and unique needs of all our customers. Starmark Evo (7500), our newest window, is beautifully crafted with advanced polymeric composite (APC) that was created for the specific needs of the window industry. Starmark Evo has elevated the industry standards with superior performance and a durability guarantee that will ensure a lifetime of comfort for your family.

Starmark Evo windows are backed by the Lifetime Transferable Limited Warranty. Please ask your certified dealer for details on coverage.



Double Hung

From Dream To Reality

We designed Starmark Evo to help make your dream home a reality. Our windows have the clean, sleek, matte finish of traditional wood windows. We offer a variety of internal laminates, endless exterior colors, unique hardware options, and custom configurations and shapes to fulfill your vision.



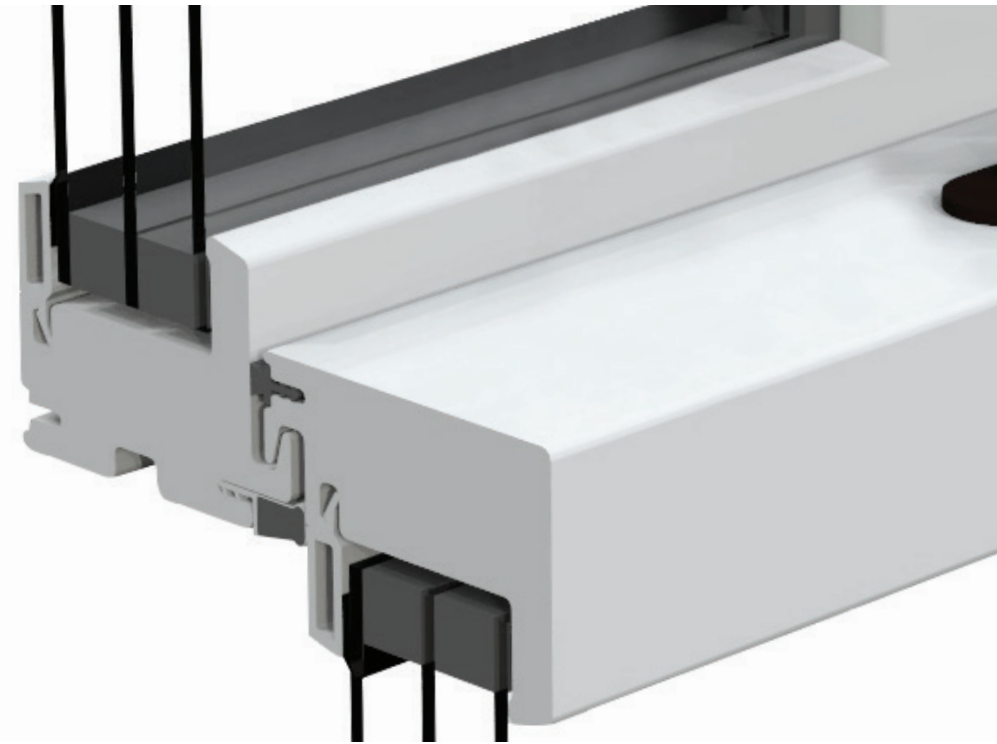
A Unique Creation

Double Hung is the most ubiquitous window in the USA. Why is our window better than those manufactured by other companies? First, the amazing material, APC, allows us to make solid sashes and frames which do not require additional insulation. The windows have rigid, extruded interlocks at the meeting rail that provide a tighter seal to minimize drafts. They also include beautiful, ergonomically designed hardware with modern finishes. We offer multiple glass options that will satisfy any homeowner.



Butt-Joint Weld

The Starmark Evo is built using a butt-joint weld, showcasing a traditional joinery with the benefits of advanced fusion welding. Not only does this method make our product stronger, it also adds the beautiful aesthetics of a true wood window.



Engineering and Manufacturing Excellence

Starmark Evo, our premiere product, provides you with unmatched performance and quality. You are receiving some of the best thermal performance benefits in the industry. We have combined a multitude of principal features to build our windows. Some of the special features that you will find on your double hung window include bulb gaskets on the top sash, meeting rail, and bottom sash, sill and sash interlock (dual dam leg) on window sill, and V-Fin gaskets on the sides to make the window seal tight.

Solid Sashes and Frame

Fully welded construction to ensure long lasting performance.

Appearance of Wood with Butt Joint

A classic look to fit any style.

Seven-Point Gasket Seal

Minimizes air leakage.

No Insects, No Warping. No Decay

Longevity for years to come.

Rigid Interlocks

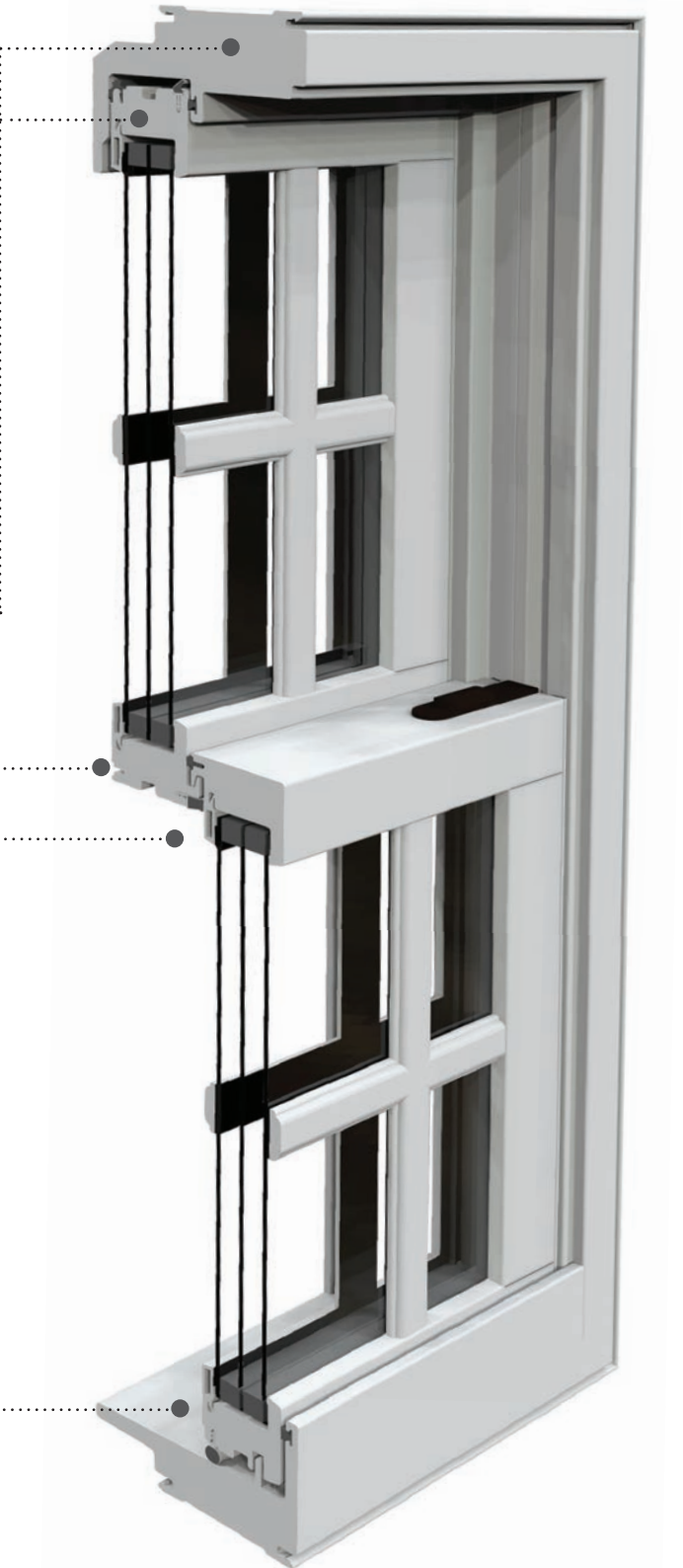
Minimizes deflection

Better Screw Retention than Vinyl

Unbeatable strength and stability.

Sloped Sill with Sash Interlock (Dual Dam Leg)

Superb drainage and no weep holes. Adds strength.





Sliding Window

Let The Sunshine In

Starmark Evo Sliding Windows are clean lined, functional, and can be used to open up a panoramic viewing area in any room. They also provide a graceful sense of spaciousness to any interior. With their sleek hardware and contemporary feel, Starmark Evo Sliding Windows are perfect for spaces that incorporate modern designs. With a wide range of glass options and internal grid patterns, there are countless ways to incorporate their smooth functionality into your home.

EZ Glide System

Enjoy the ease of opening Starmark Evo Sliding Windows! Our EZ Glide Track System contains an anodized aluminum track and precision ball bearing wheels to provide a smoother glide and easier operation. The image below showcases how the EZ Glide System operates on your sliding window.





Casement & Awning

Starmark Evo Casement Windows offer a whole new level of beauty in a window that is also incredibly functional. The superior design makes it ideal not only for single window units but also for creating multiple assemblies like Bows, Bays, Pictures as well as your own original combinations. The casement opens to a full 90 degrees for maximum ventilation and easy cleaning from inside the home. Folding crank handles, standard on all casement windows, minimize interference with blinds and other window treatments. A beveled screen frame offers the appearance of wood molding for added beauty. (Available on Casements and Awnings)

Our Awning Windows offer a sleek, contemporary look and are practical in areas with obstructions. They crank out smoothly for air circulation while protecting your home from the outside elements. The Awning Windows can be used individually and as part of multi-window configurations such as a Picture window.

New Locking System

Unlike other casement products, Starmark Evo Casement and Awning Windows come with an innovative multi-point locking system strategically placed around the entire window. By having consistent locking at the top corners of the windows, we are decreasing air infiltration and ensuring structural stability in the weakest area of a typical casement window.





Bay and Bow

Starmark Evo Bow windows are comprised of all the characteristics of an exceptional window design including meticulous attention to preserving the traditional aesthetics, modern functionality and unparalleled energy efficiency. Our Bay windows are one of the most popular ways to give your room more light and space without adding square footage. We offer Bay and Bow windows in many custom configurations containing Casement, Picture, and Double Hung windows. Each window has two inch insulated head and seat boards with furniture grade veneers and standard 1 1/4 inch jambs to improve structural and thermal performance. An Oak upgrade is available at an extra fee. The silicone free interior and exterior guarantee a clean and elegant finish.





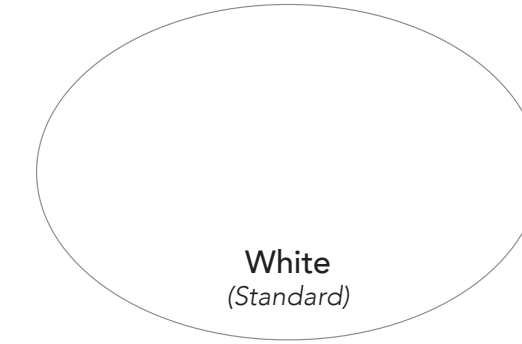
Color Options

Starmark Evo offers three beautiful internal laminates in addition to our standard White to give your home a distinct look. We also offer six optional exterior stock colors and custom exterior colors from a virtually unlimited selection of paints. Our paints are environmentally safe and durable, giving your window a vibrant and long-lasting color finish.

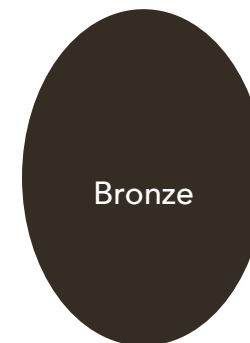
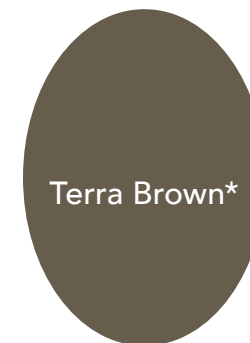
All colors except White are available at an additional charge. Printed colors may not match the product's actual color. Please visit a local dealer to view actual color samples.

*All painted Double Hung and Sliding Windows must have full screens.
* Surcharge applied for painted screens.*

Interior Colors



Exterior Colors



Double Hung and Slider Hardware Options

Now that you have decided on the style and color of your window, it is time to think about the accessories! What is your preference? Are you looking for a modern sleek appearance, classic and timeless, vintage, or something in between? No matter the style, we have a hardware finish for you. For example, change things up with a White window by adding Matte Bronze hardware to get a more modern feel!

Our beautiful, oversized, lock and keepers bring an elegance to the window that you will not see anywhere else. Starmark Evo White windows come standard with White hardware. All laminated windows will come standard with our Matte Bronze hardware. These options can be upgraded with the other hardware finishes at an extra fee.



Brushed Nickel
(Optional)



White
(Standard)



Matte Bronze
(Standard on All Laminates)



Antique Brass
(Optional)

Casement and Awning Hardware Options



Brushed Nickel
(Optional)



White
(Standard)



Matte Bronze
(Standard on All Laminates)

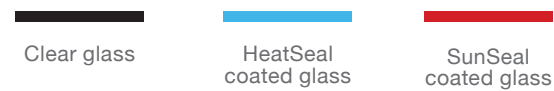
Starmark Evo Casement windows come standard with a folding crank handle. Not only do they minimize the interference with blinds and other window treatments, but they also add that extra wow factor to complete your window order! Starmark Evo White windows come standard with White hardware. All laminated windows will come standard with our Matte Bronze hardware. These options can be upgraded with the other hardware finishes for an extra fee.



Antique Brass
(Optional)

Glass Options

When deciding on what glass package to choose, keep your environment in mind. Do you live in an area that it is mainly sunny and warm or one that has cold and warm weather? No matter what the answer is, we have a glass coating available to fit your needs. Our HeatSeal glass is perfect for areas that tend to have fluctuating temperatures in the seasons. It helps to keep the warm air in during the winter and protect your home from the heat of the sun in the summer. For those who deal with warmer climates throughout the year, our SunSeal glass will help block the heat from sunlight to keep your house cooler.



Clear Glass (Double Pane) HeatSeal (Double Pane) SunSeal (Double Pane Only) HeatSeal Super Glass (Triple Pane) HeatSeal Super Glass (Krypton Blend) (Triple Pane)

	Clear Glass	HeatSeal (Argon Gas)	SunSeal (Argon Gas)	HeatSeal Super Glass (Argon Gas)	HeatSeal Super Glass (Krypton Blend)
U-Factor <i>Measures the rate of heat transfer and tells you how well a window insulates.</i>	✓	✓✓✓	✓✓✓	✓✓✓✓	✓✓✓✓✓
Solar Heat Gain Coefficient <i>How well a window blocks heat from the sun.</i>	✓	✓✓✓	✓✓✓✓✓	✓✓✓✓	✓✓✓✓
Visible Light Transmittance <i>The amount of visible light that comes through a window.</i>	✓✓✓✓✓	✓✓✓✓	✓✓✓	✓✓✓	✓✓✓
UV Protection <i>How well a window protects against ultraviolet rays.</i>	✓	✓✓✓	✓✓✓✓	✓✓✓✓✓	✓✓✓✓✓

Specialty Glass Options

Starmark Evo offers textured glass in a variety of distinctive choices that add visual interest to any design while offering variability in light control. Shown below are our Regular Obscure glass and our Niagara Obscure glass. Other available glass options are tempered, laminated, and custom configuration. With a range of options at your fingertips, you can find a standard glass texture for virtually every application and aesthetic, from traditional to modern.



Regular Obscure Niagara

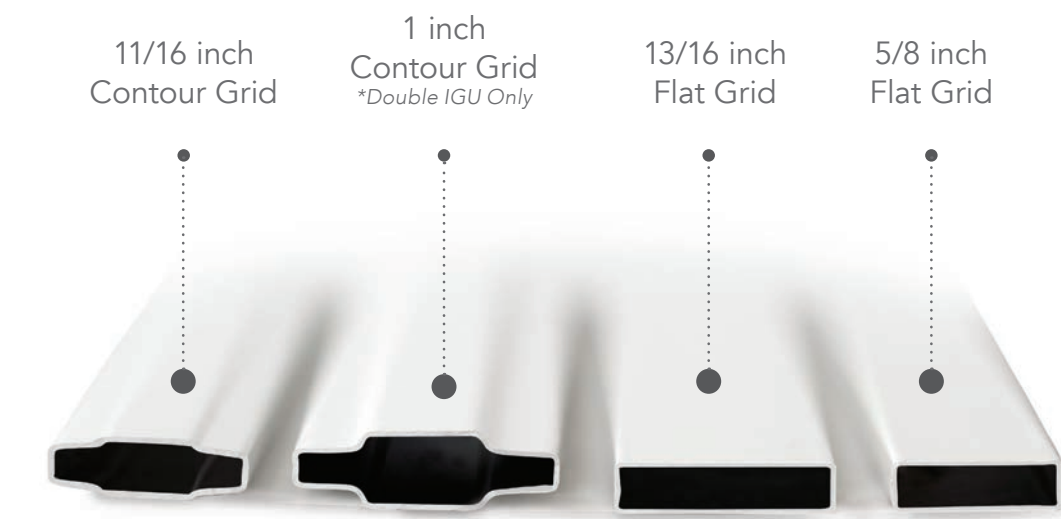
Grid Options

Grids Between Glass (GBG) consist of aluminum bars sealed in the insulating airspace between the two panes of glass. Because the interior and exterior glass surfaces are not affected, cleaning your windows is a much easier task. GBG grids on two tone windows are available with matching interior and exterior colors. Custom colors are not available on GBG.

Simulated Divided Light (SDL) permanent interior and exterior grids will provide a truly authentic divided light look. Interior grids are available in a White or Wood Laminate. External grids are available in White or colors to match the product's exterior.

New! Victorian Grids

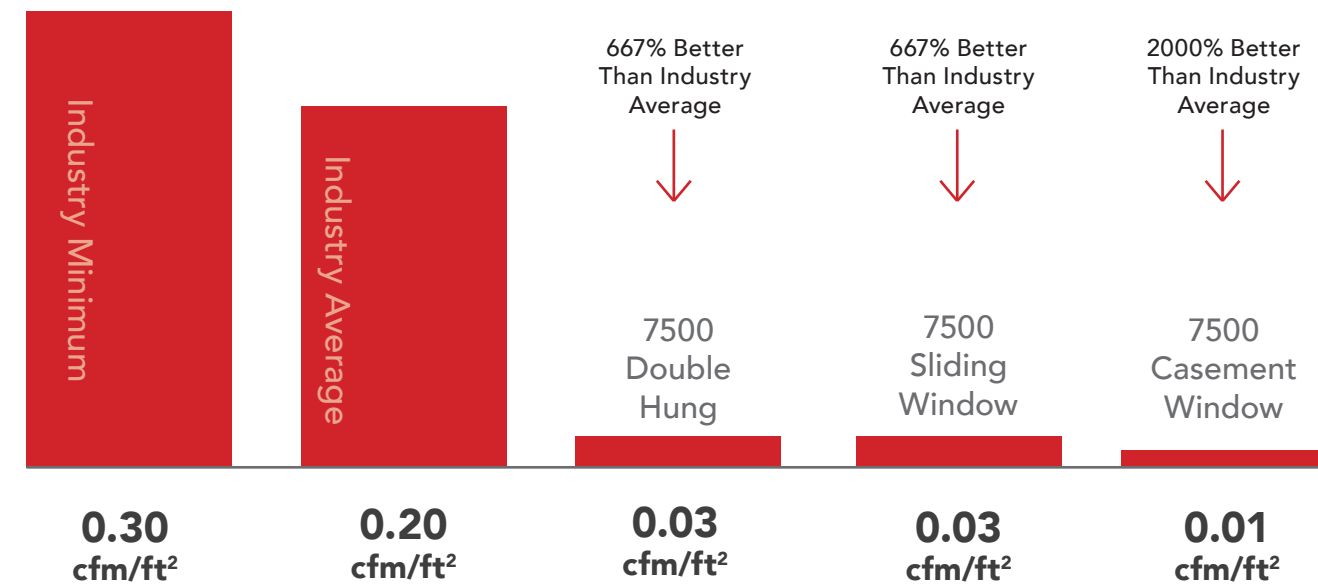
Victorian Grids are available only on the exterior of the windows. These grids will provide an authentic look, similar to that of a traditional or vintage window. External grids are available in White or colors to match products exterior.



Air Infiltration

Air Infiltration/drafts is a term used to describe the air leaking into or out of your home through the window frames. The graph shows the amount of air in cubic feet that may come through the window at speeds of 25mph.

The results are based on a tested window sample by AAMA testing window guidelines. Title of Test & Method: Air Infiltration - ASTM E 283 75 PA - (1.6 psf) 25 mph.



All OKNA windows and doors meet rigorous North American Fenestration Standard (NAFS). Certification is performed by The Keystone Certification Program that is ANSI-accredited to ensure that our products are manufactured as represented by their certifications, which are based on tests performed by accredited laboratories in accordance with the AAMA/WDMA/CSA 101/IS2/A440 – North American Fenestration Standard (NAFS). The NAFS standard defines a rating scale for fenestration product performance, and requires that components used in window & door assemblies also meet stringent component standards. Certification includes annual inspections to ensure the factory quality management system also meets rigid standards - that translates to homeowner peace of mind.

Look for the Starmark Evo Window's Gold Keystone Certification Label



When you purchase a window or patio door that is advertised as the most energy efficient, you want to be sure the claims are based on facts, certified by a truly independent and objective authority. Their unbiased test results educate purchasers allowing them to make a smarter choice.

The ENERGY STAR Most Efficient designation is an extension of the ENERGY STAR® brand and is designed to recognize and advance the most efficient products among those that qualify for the ENERGY STAR. This recognition is offered for specific categories and awarded for a specific year. The goal of this effort is to encourage new, more energy-efficient products into the market more quickly by targeting early adopters. Each year, EPA will establish criteria for specific product categories to earn Most Efficient recognition. Products that are recognized as ENERGY STAR Most Efficient must already qualify for the ENERGY STAR label.

Starmark Evo proudly displays ENERGY STAR Most Efficient on our products.



All result numbers are based on tested window samples by NFRC testing window guidelines. Use for comparison purposes only. Actual values may vary depending on installation, size of the window, and other conditions. All illustrations, photographs, and specifications in this publication are based on the latest product information available at the time of printing. Some windows shown with optional features. See the actual product for complete accuracy. The manufacturer reserves the right to alter or discontinue any model or specification without notice.

A Window Built For You

While designing this window, our engineers kept you, the customer, in mind. You have been asking for a window that offers more and we delivered. Starmark Evo gives you the beauty of a wood window, the energy efficiency of composite, and durability that is unmatched by any other material. Our material will not rot, does not need to be painted, and will not bend or warp. Starmark Evo windows are structurally sound, recyclable, and safe to manufacture. With our custom-to-size manufacturing, a wide range of paint and laminate options, and wood window-like profile, you will never be disappointed.

Energy Efficient

Due to our high quality craftsmanship and attention to detail, our products have one of the best energy efficiency numbers available on the market. Starmark Evo offers you a product that has 0.3 or less in Air Leakage and as low as 0.13 U-Factor. All while giving you the maximum glass area of every window. With our air-tight seal, you will be able to enjoy the environment surrounding your home without having to pay for it in your heating and cooling bills.

Beauty

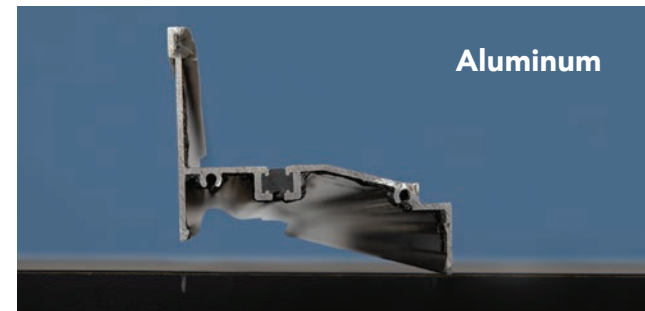
When you think of beauty in the home, you think of everything as a whole. One piece can throw off the aesthetics of the entire room. Windows are one of, if not the major focal point of any home. Starmark Evo windows give you a wide range of options to customize your window to match the beauty of your home. From the size of your window, to the interior and exterior color, all the way down to the smallest detail of hardware, you can customize our product to be the perfect fit every time. Not only will you have a beautiful interior, but you are also increasing the curb appeal and value of your home. Starmark Evo windows will be the star of any decor choice.



Dare To Compare

After presenting our superior window to you, we created this table to show the differences between the various types of windows. We also provided you with photographs of window sills to give you a better understanding of how the material used to build the window determines its construction, and in consequence product quality.

	Starmark Evo (7500)	Average Vinyl	Average Wood	Average Aluminum	Average Fiberglass
Never Rots (Lifetime)	✓	X		X	X
Will Not Split or Crack	✓			X	X
Mold, Termite, and Insect Resistant	✓	X		X	X
Solid Material (Not Hollow)	✓		X		
Weather, Salt Water/Air Resistant	✓	X			X
No Rusting or Pitting	✓	X	X		X
Low Maintenance (Just Clean Only)	✓	X			X
Less than 0.1 Air Leakage	✓				
Paintable	✓	X	X	X	X
Does Not Need Painting	✓	X			
Wood Window-Like Profile	✓		X		
Does Not Absorb Water	✓	X		X	X
Structural Rigidity	✓		X	X	X
Durable	✓	X	X	X	X
Recyclable and Safe to Manufacture	✓	X		X	
Maximum Glass Area	✓	Varies	Varies	Varies	Varies
No Mechanical or Glued Joints	✓	X			



Double Hung (DH 7500) Thermal Performance		U-Value	SHGC	VT	CR
HeatSeal Glass Package					
Deluxe Package - Double Pane, Argon Gas		0.25	0.29	0.53	62
SunSeal Glass Package					
Deluxe Package - Double Pane, Argon Gas		0.25	0.21	0.42	62
HeatSeal Super Glass Package					
XR11 Deluxe Package - Triple Pane, Argon Gas		0.17	0.25	0.41	75
XR12 Deluxe Package - Triple Pane, Krypton Gas		0.14	0.25	0.41	78
XR17 Deluxe Package - Triple Pane, Krypton/Argon Gas		0.15	0.25	0.41	77
XR172 Deluxe Package - Triple Pane, Krypton/Argon Gas		0.16	0.25	0.41	76

Sliding Window (SL 7520) Thermal Performance		U-Value	SHGC	VT	CR
HeatSeal Glass Package					
Deluxe Package - Double Pane, Argon Gas		0.26	0.29	0.52	63
SunSeal Glass Package					
Deluxe Package - Double Pane, Argon Gas		0.25	0.21	0.41	63
HeatSeal Super Glass Package					
XR11 Deluxe Package - Triple Pane, Argon Gas		0.17	0.25	0.41	76
XR12 Deluxe Package - Triple Pane, Krypton Gas		0.15	0.25	0.41	79
XR17 Deluxe Package - Triple Pane, Krypton/Argon Gas		0.15	0.25	0.41	78
XR172 Deluxe Package - Triple Pane, Krypton/Argon Gas		0.17	0.25	0.41	77

Casement (CA 7560) Thermal Performance		U-Value	SHGC	VT	CR
HeatSeal Glass Package					
Deluxe Package - Double Pane, Argon Gas		0.23	0.28	0.50	63
SunSeal Glass Package					
Deluxe Package - Double Pane, Argon Gas		0.23	0.20	0.40	63
HeatSeal Super Glass Package					
XR11 Deluxe Package - Triple Pane, Argon Gas		0.16	0.24	0.39	76
XR12 Deluxe Package - Triple Pane, Krypton Gas		0.13	0.24	0.39	79
XR17 Deluxe Package - Triple Pane, Krypton/Argon Gas		0.14	0.24	0.39	78
XR172 Deluxe Package - Triple Pane, Krypton/Argon Gas		0.15	0.24	0.39	77

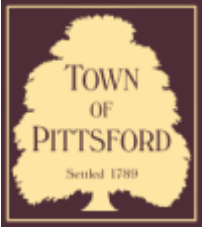
**Numbers are based off of windows tested without grids.

Double Hung (DH 7500) Structural Performance			
Numbers based off of tested window size: 44" x 63"	Industry Minimum	Double Glazed	Triple Glazed
AAMA Rating performance grade	R15	R55	R55
Structural Integrity Design Pressure (DP) Wind load the window can withstand before breaking	DP 15 (94 mph)	DP 70	DP 75
Air Infiltration (cfm/ft²) at speed of 25mph	0.30	0.03	0.03
Water Penetration (mph) 8" per hour	33	56	56

Sliding Window (SL 7520) Structural Performance			
Numbers based off of tested window size: 63" x 44"	Industry Minimum	Double Glazed	Triple Glazed
AAMA Rating performance grade	R15	R60	R60
Structural Integrity Design Pressure (DP) Wind load the window can withstand before breaking	DP 15 (94 mph)	DP 70	DP 80
Air Infiltration (cfm/ft²) at speed of 25mph	0.30	0.03	0.03
Water Penetration (mph) 8" per hour	33	59	59

Casement (CA 7560) Structural Performance			
Numbers based off of tested window size: 36" x 64"	Industry Minimum	Double Glazed	Triple Glazed
AAMA Rating performance grade	R15	R80	R80
Structural Integrity Design Pressure (DP) Wind load the window can withstand before breaking	DP 15 (94 mph)	DP 80	DP 80
Air Infiltration (cfm/ft²) at speed of 25mph	0.30	0.01	0.01
Water Penetration (mph) 8" per hour	33	69	69

**Numbers are subject to change depending on size of window.



Town of Pittsford

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

Permit #
RA22-000212

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

DESIGN REVIEW AND HISTORIC PRESERVATION BOARD REFERRAL OF APPLICATION

Property Address: 37 Devonwood Lane PITTSFORD, NY 14534

Tax ID Number: 164.17-2-12

Zoning District: RN Residential Neighborhood

Owner: Maguire, Dennis P

Applicant: Maguire, Dennis P

Application Type:

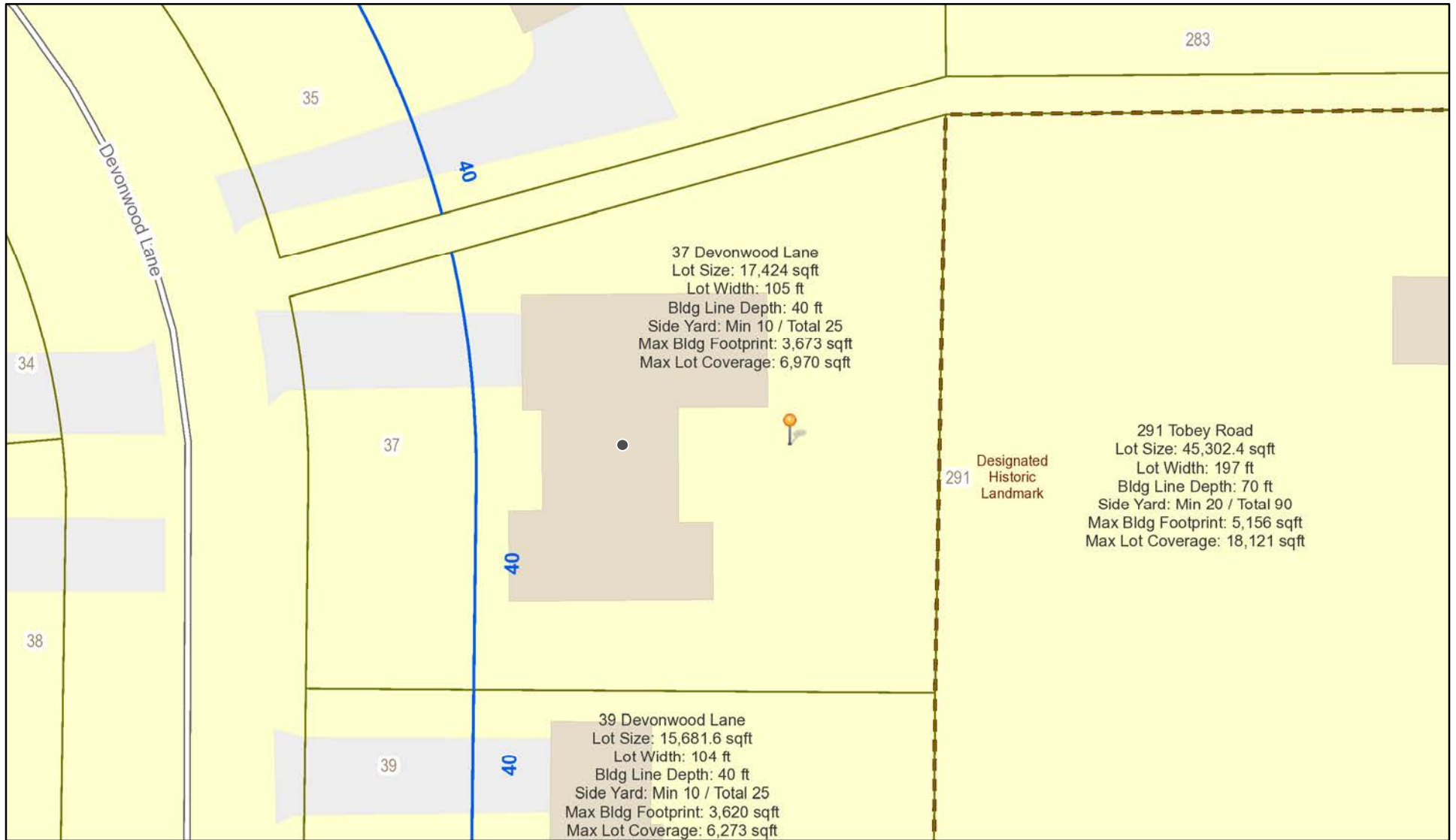
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|---|---|
| <input checked="" type="checkbox"/> Residential Design Review
§185-205 (B) | <input type="checkbox"/> Build to Line Adjustment
§185-17 (B) (2) |
| <input type="checkbox"/> Commercial Design Review
§185-205 (B) | <input type="checkbox"/> Building Height Above 30 Feet
§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 544 SF oversized accessory structure next to the pool.

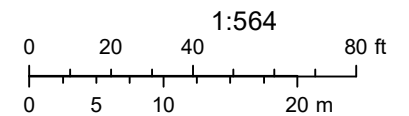
Meeting Date: November 11, 2022



RN Residential Neighborhood Zoning



Printed October 19, 2022



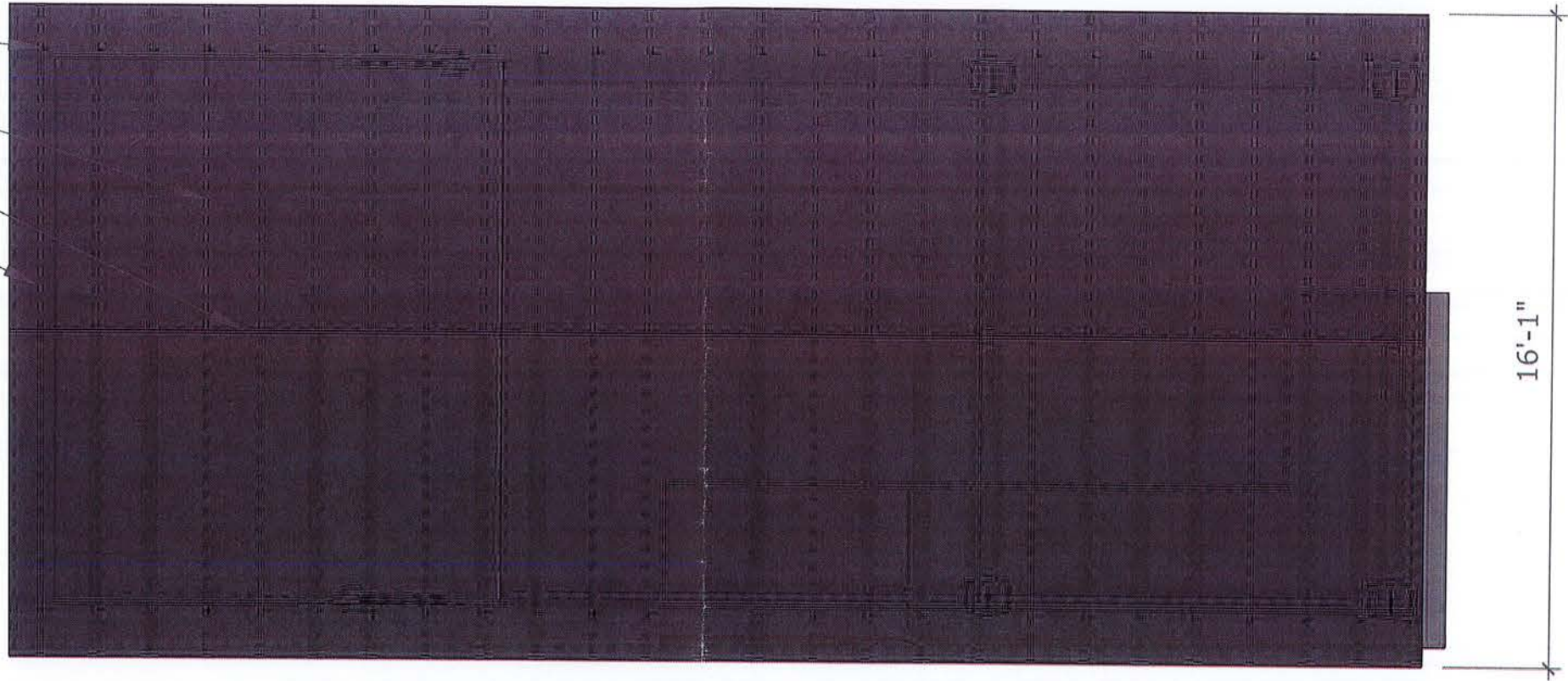
Town of Pittsford GIS

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Devonwood Ln

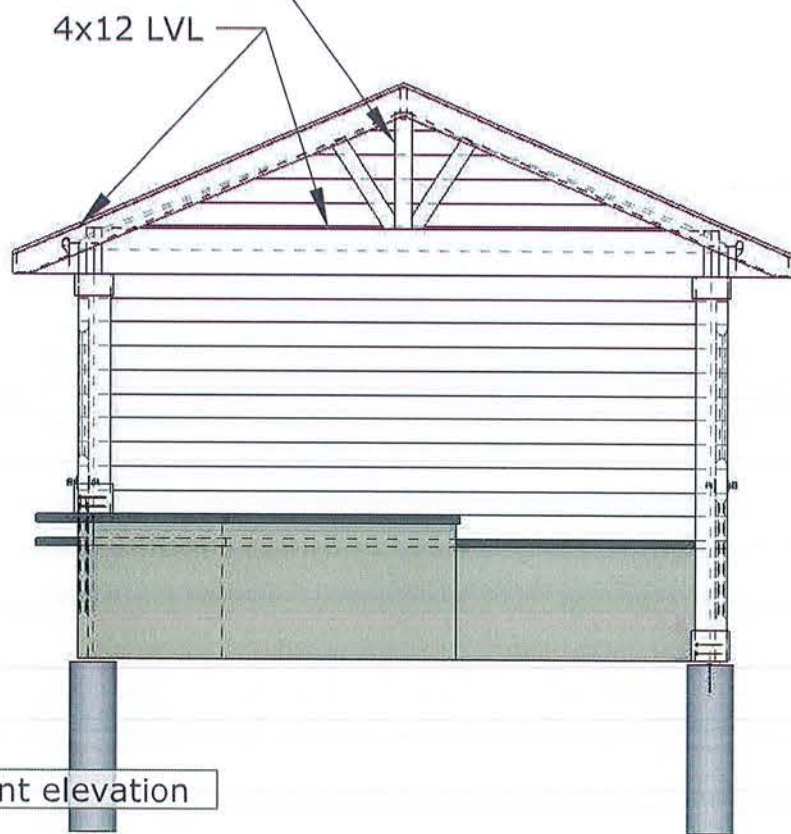
- hurricane ties
- 2x6 roof rafters
- 2x8 ridge beam
- 2x4 wall studs



Structure-plan

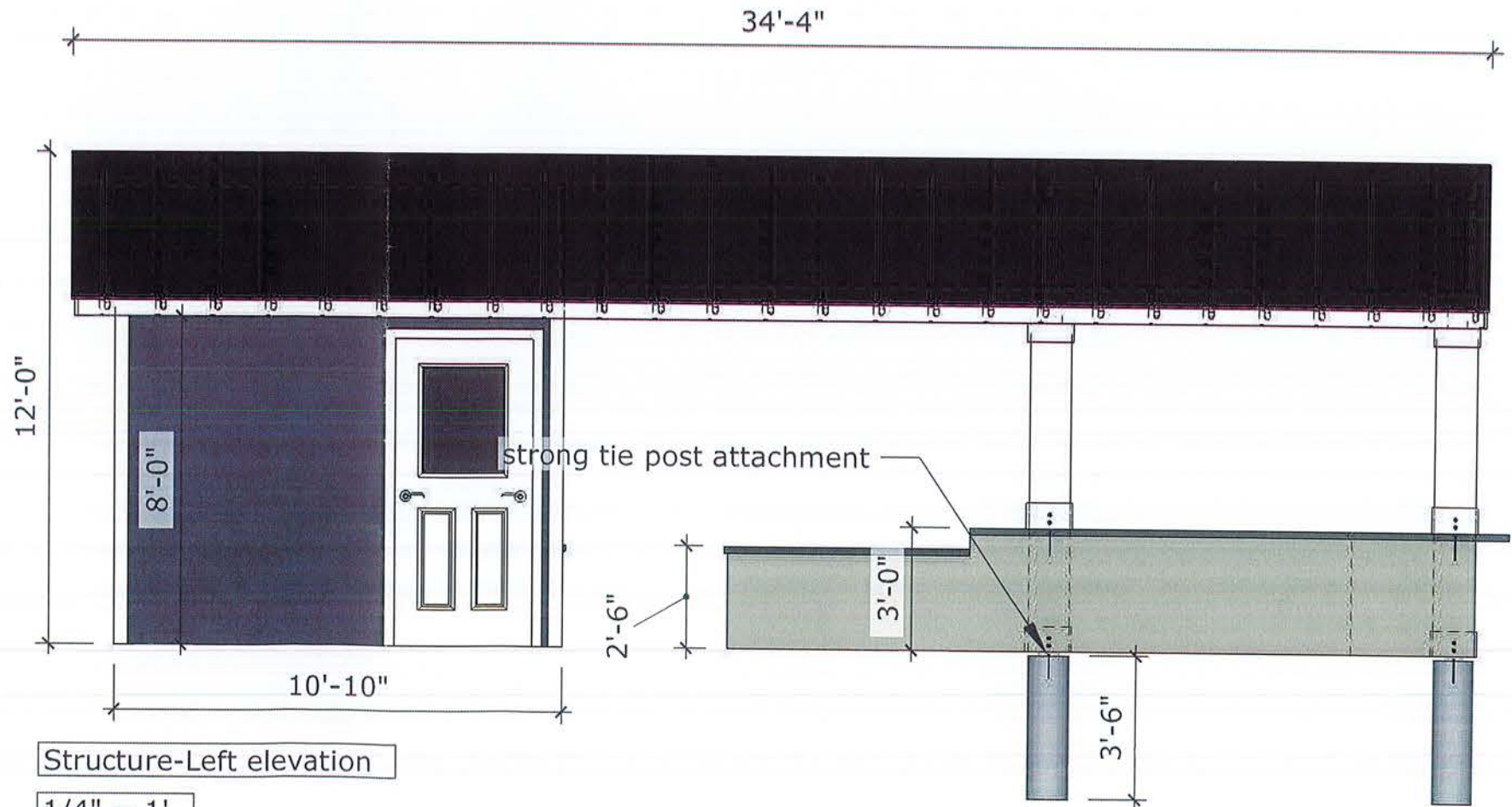
1/4" = 1'

decorative, non- structural truss webbing



Structure-Front elevation

1/4" = 1'



Structure-Left elevation

1/4" = 1'



MM/DD/YY	REVISIONS	REMARKS
08/26/22	1	PMG
09/07/22	2	PMG
09/13/22	3	PMG
	4	

Josh Landscape Co.

Maguire Residence

Maguire Residence

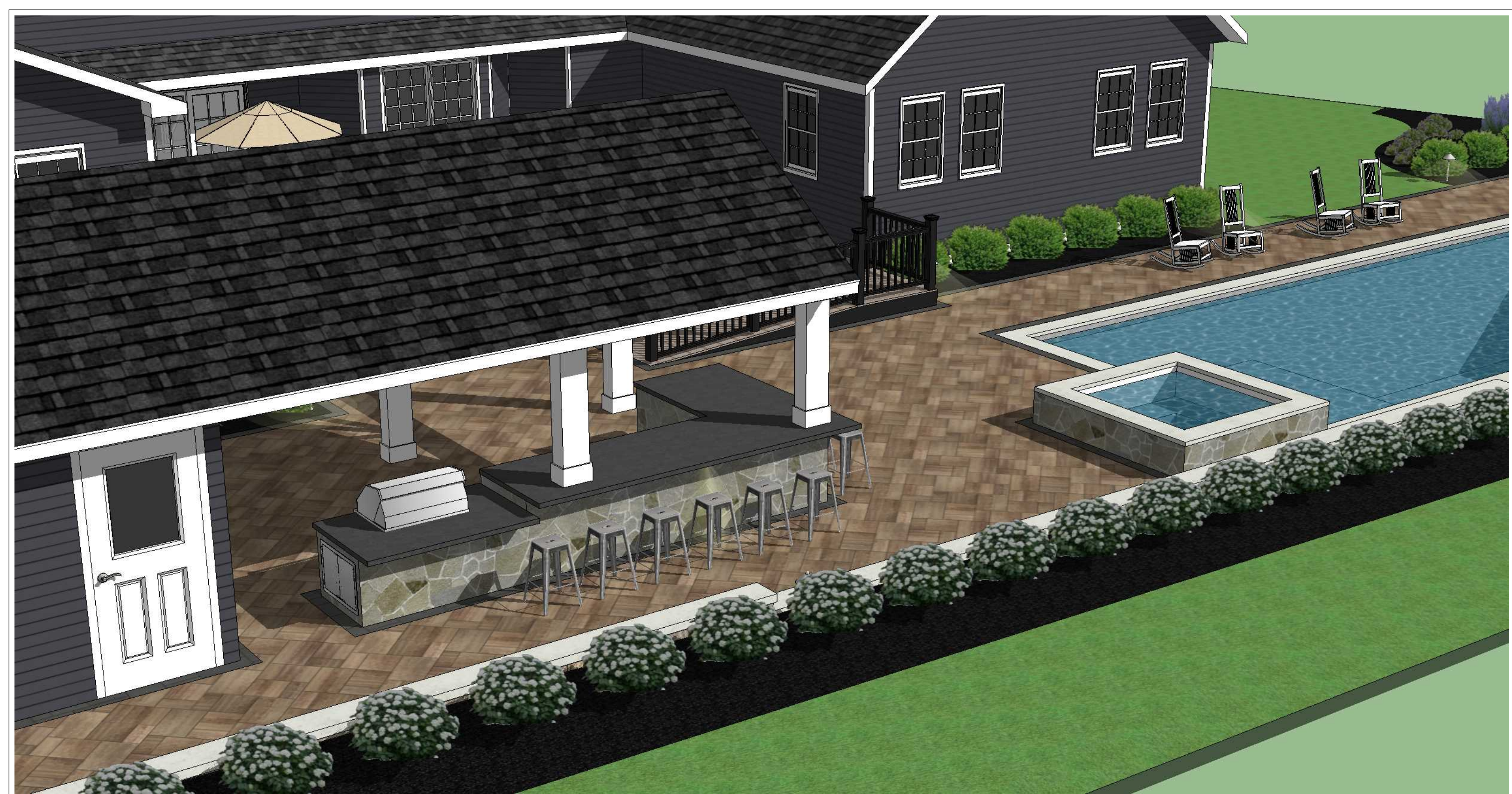


106 West Main St. Honeoye Falls, NY 14472

585 - 582 - 1212

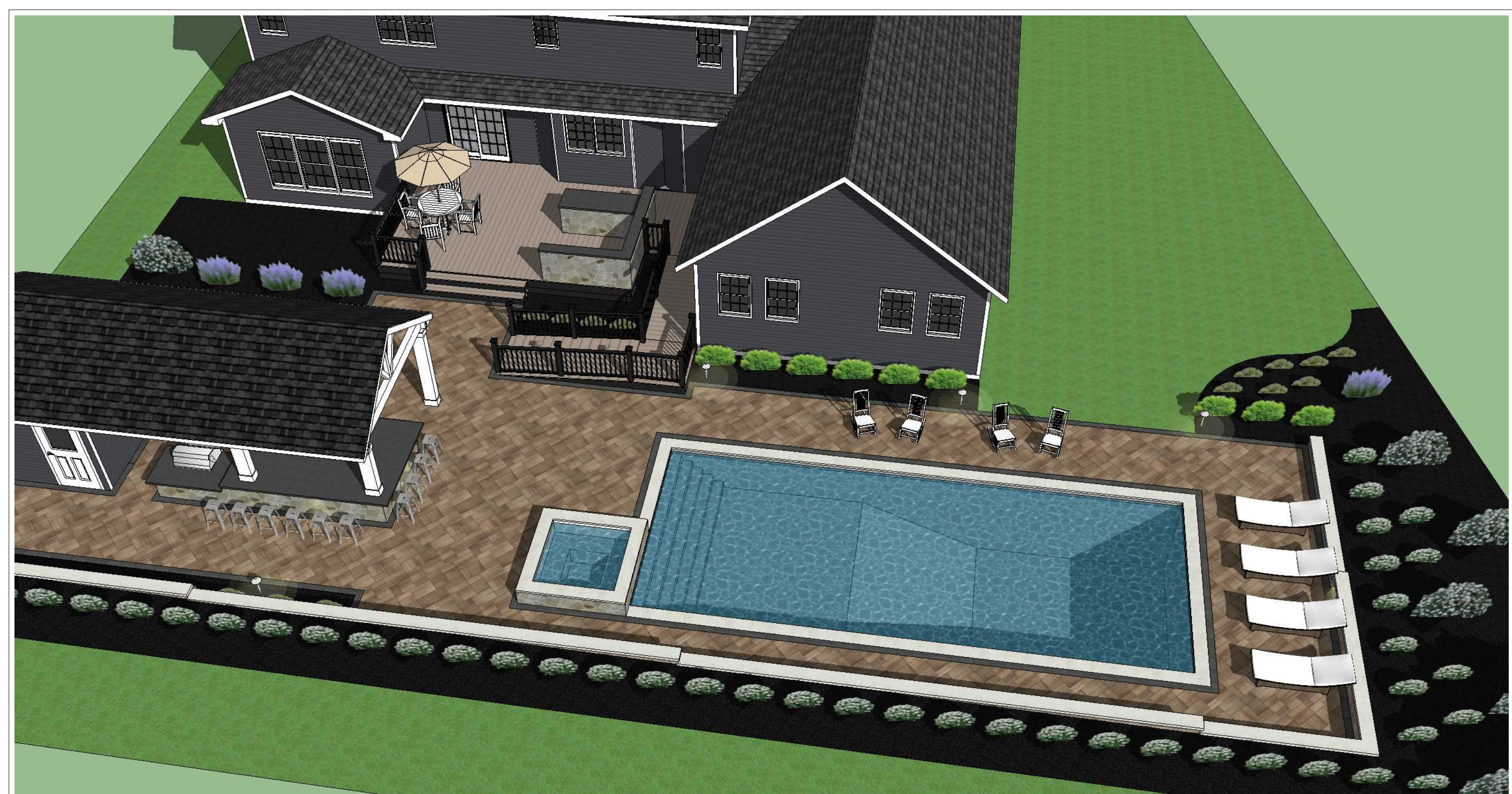


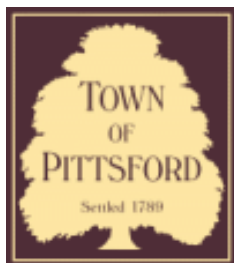












Town of Pittsford

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

Permit #
B22-000164

Phone: 585-248-6250

FAX: 585-248-6262

DESIGN REVIEW AND HISTORIC PRESERVATION BOARD REFERRAL OF APPLICATION

Property Address: 809 Roosevelt Road EAST ROCHESTER, NY 14445

Tax ID Number: 138.19-3-48

Zoning District: RN Residential Neighborhood

Owner: Luchsinger, Nancy

Applicant: Luchsinger, Nancy

Application Type:

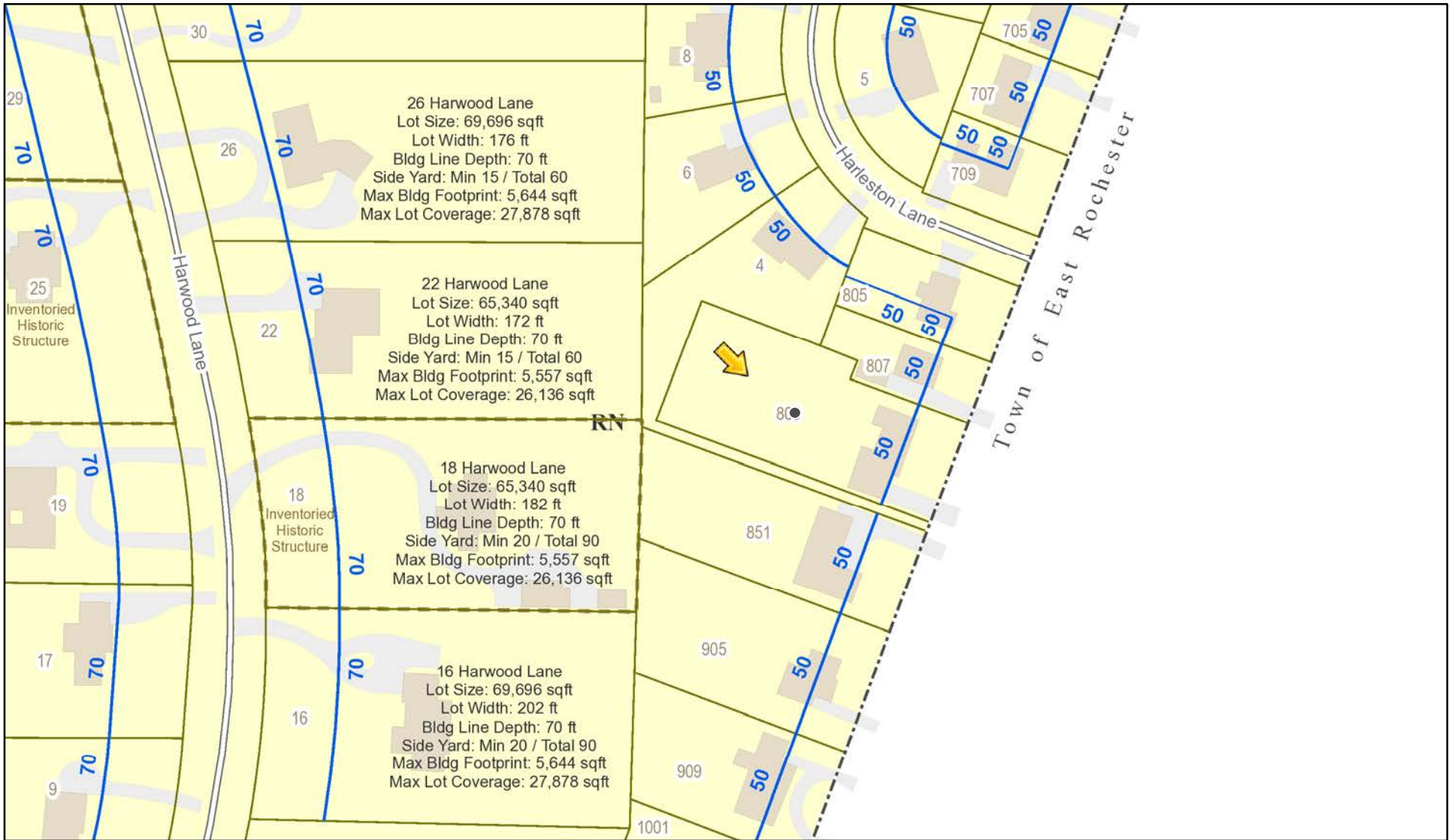
- Residential Design Review §185-205 (B)
- Commercial Design Review §185-205 (B)
- Signage §185-205 (C)
- Certificate of Appropriateness §185-197
- Landmark Designation §185-195 (2)
- Informal Review
- Build to Line Adjustment §185-17 (B) (2)
- Building Height Above 30 Feet §185-17 (M)
- Corner Lot Orientation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

Project Description: Applicant is requesting design review for the construction of an approximately 232 SF sunroom addition off the back of the house.

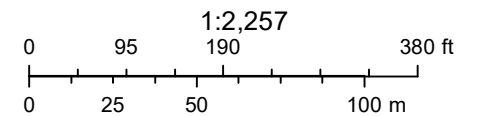
Meeting Date: November 10, 2022



RN Residential Neighborhood Zoning

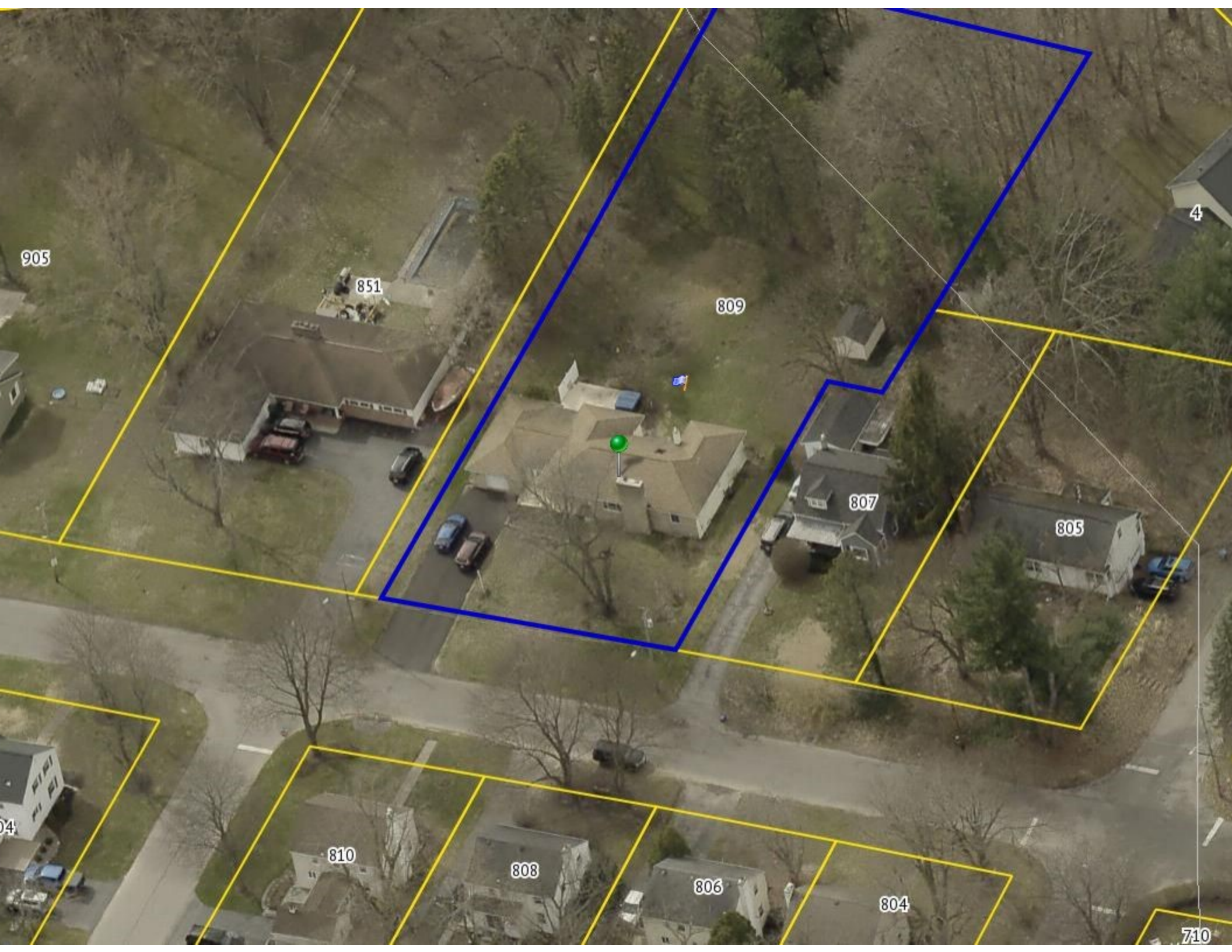


Printed October 28, 2022



Town of Pittsford GIS

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851

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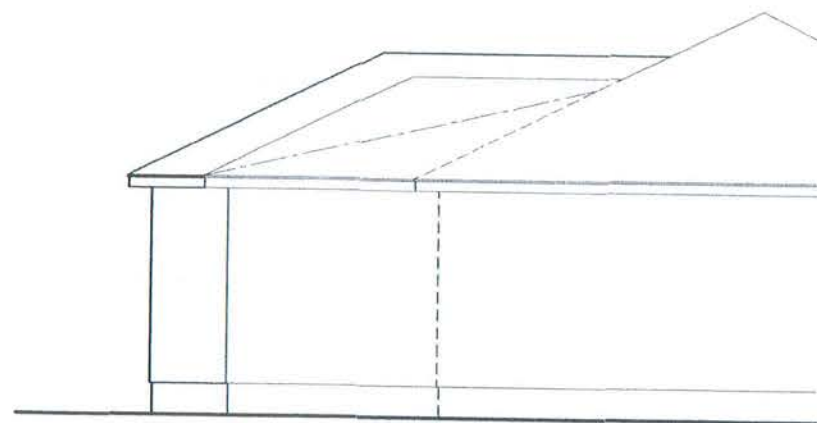
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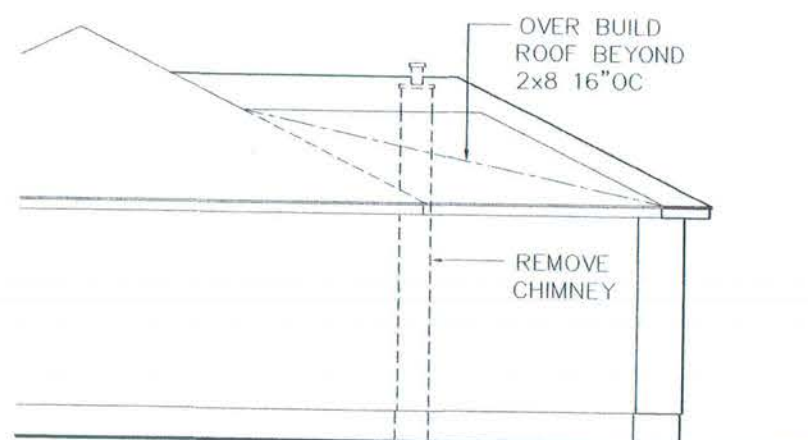
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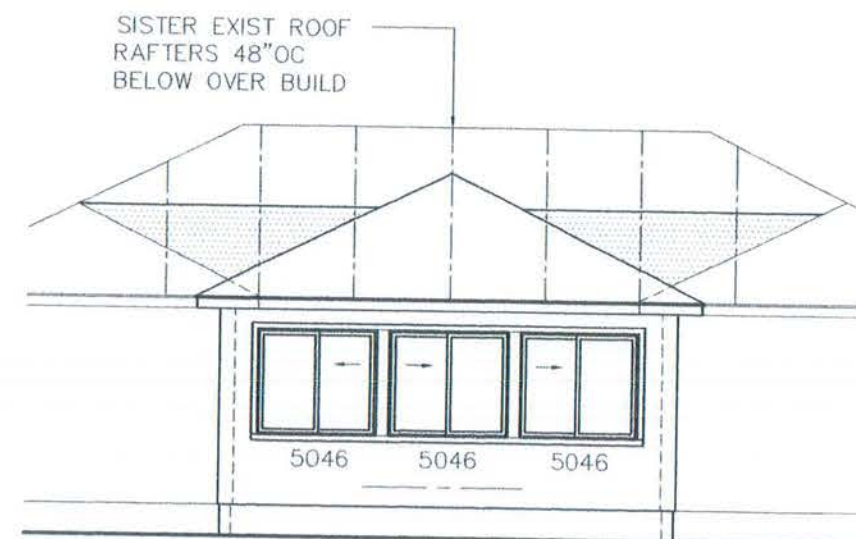
SOUTH ELEVATION
1/8" = 1'-0"



EXISTING CONDITION
NO SCALE



NORTH ELEVATION
1/8" = 1'-0"



WEST ELEVATION
1/8" = 1'-0"

HOUSE PLANS
FOR
809 ROOSEVELT STREET
EAST ROCHESTER, NEW YORK

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

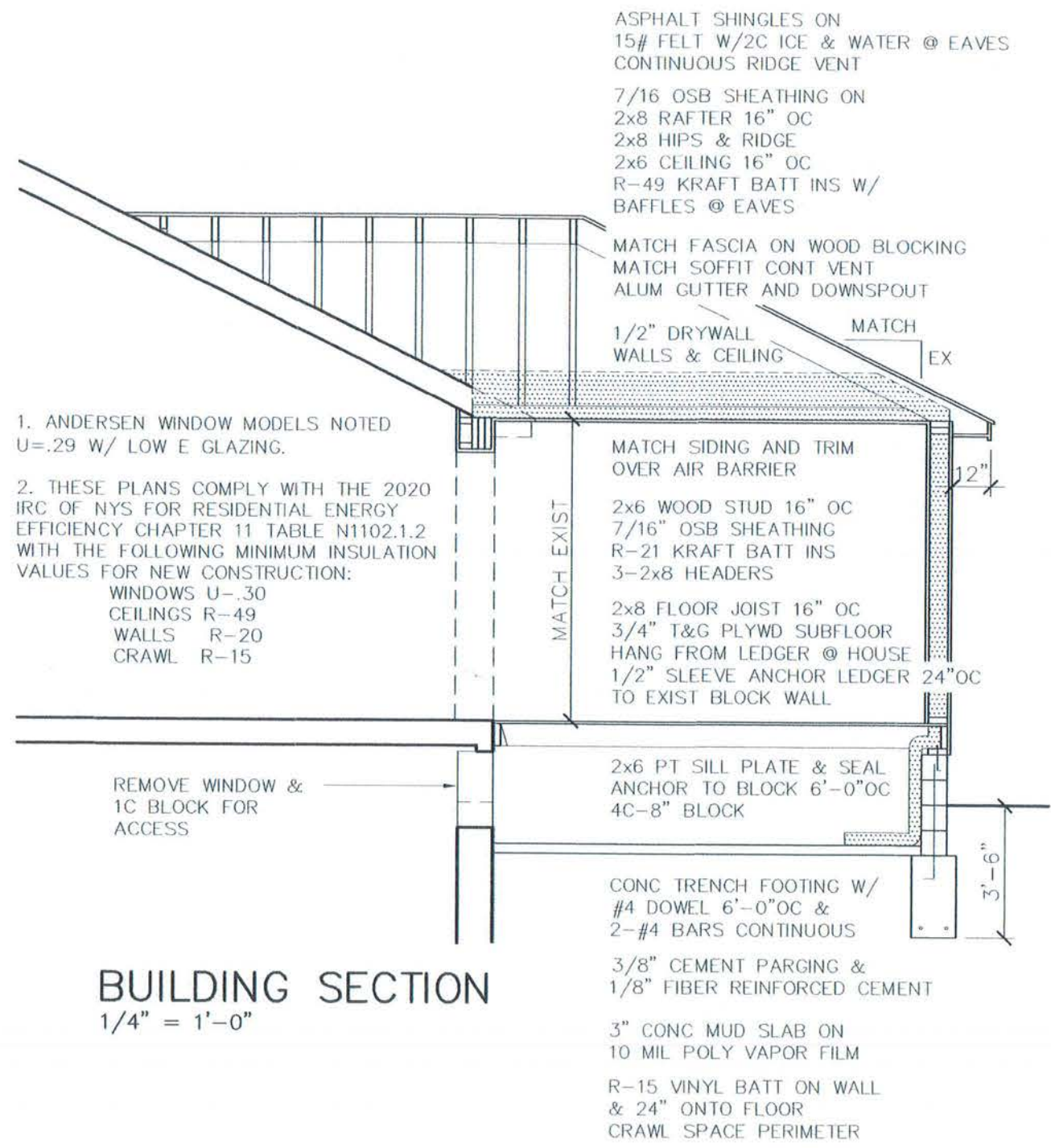
DATE
9/6/22

DWG NO.
A-2

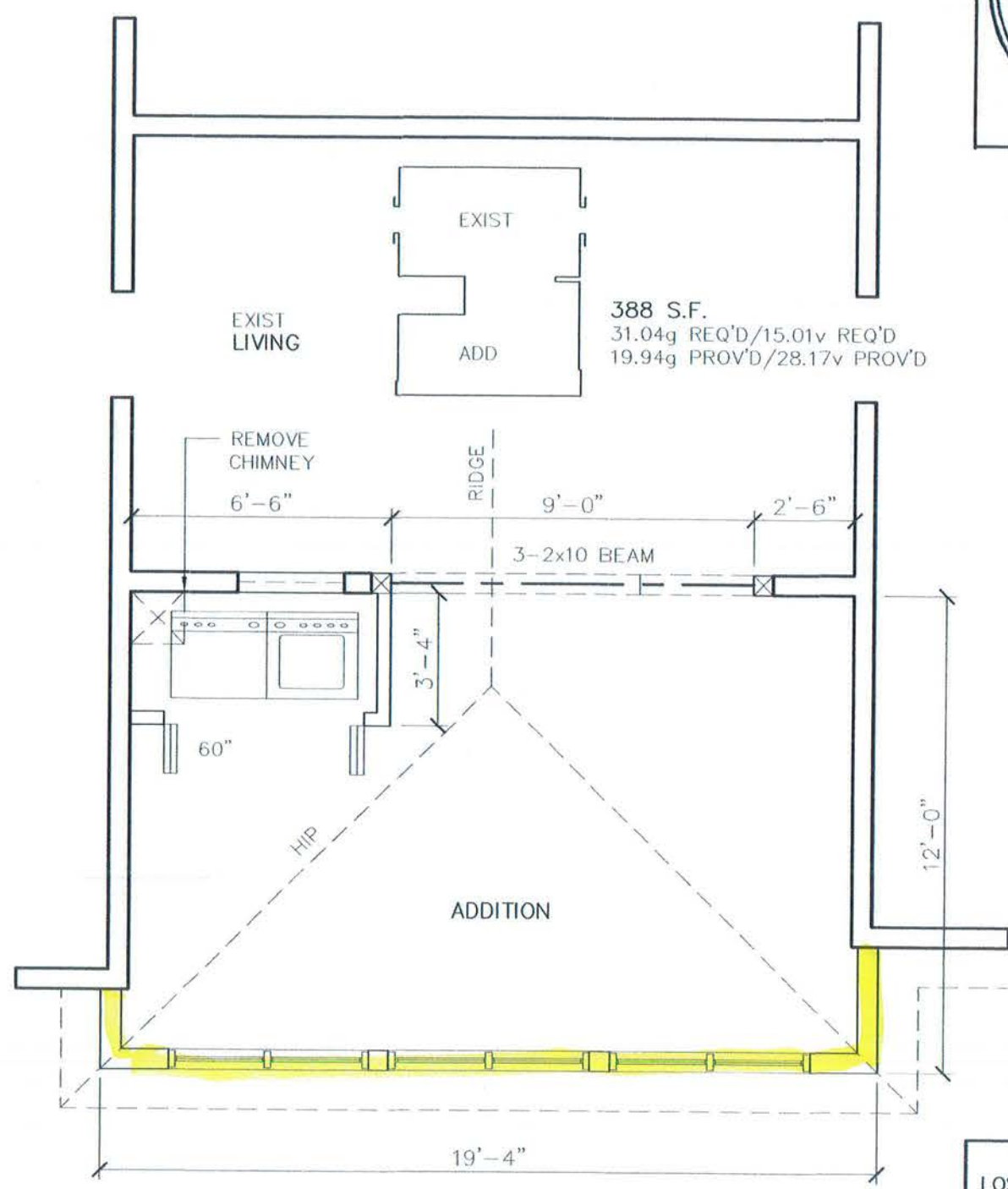
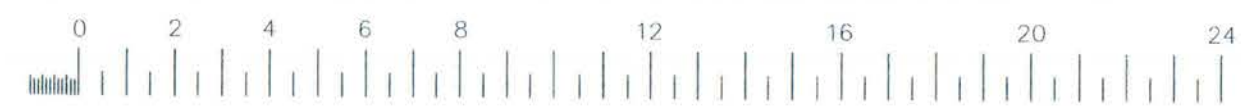




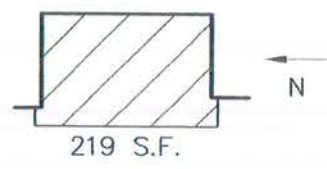
HOUSE PLANS
FOR
809 ROOSEVELT STREET
EAST ROCHESTER, NEW YORK



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

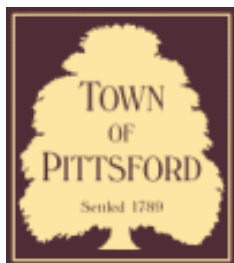


FLOOR PLAN
1/4" = 1'-0"



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

DATE	DW'G NO.
9/6/22	A-1



Town of Pittsford

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

**Permit #
B22-000167**

Phone: 585-248-6250

FAX: 585-248-6262

DESIGN REVIEW AND HISTORIC PRESERVATION BOARD REFERRAL OF APPLICATION

Property Address: 78 Coventry Ridge ,

Tax ID Number:

Zoning District:

Owner: Coventry Ridge Building Corp.

Applicant: Coventry Ridge Building Corp.

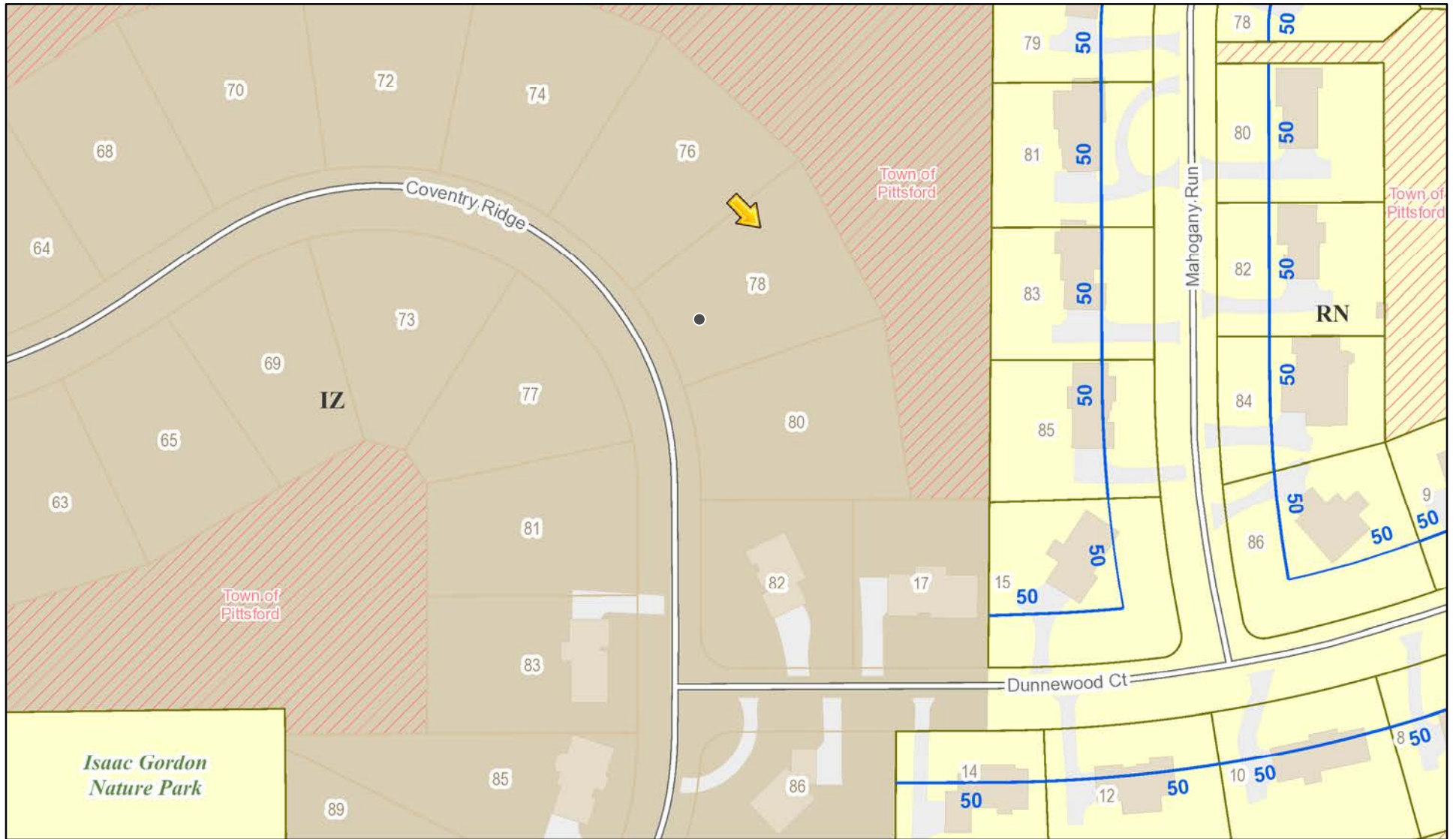
Application Type:

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

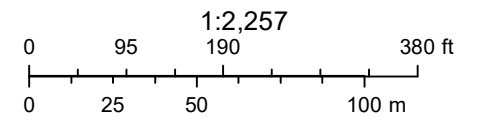
Project Description: Applicant is request design review for the construction of a two story single family home approximately 3135 square feet that is located in the Coventry Ridge Subdivision.

Meeting Date: November 10, 2022

RN Residential Neighborhood Zoning



Printed November 1, 2022



Town of Pittsford GIS

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17

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SPEC HOUSE

LOT 58 COVENTRY RIDGE PITTSFORD, NY COVENTRY RIDGE BUILDING CORP. PLAN 3135 / PROJECT 15439 B

SHEET INDEX

- C-1 COVER SHEET
- 1/5 ELEVATIONS
- 2/5 FOUNDATION PLAN
- 3/5 FIRST FLOOR PLAN
- 4/5 SECOND FLOOR & ROOF 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 SHUT-OFF 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. SHUT-OFF VALVES SHALL BE INSTALLED IN ACCORDANCE WITH SECTION G242.0.

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

ENERGY EFFICIENCY:

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

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

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

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

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

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

DURING TESTING:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

SITE WORK:

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

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

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

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

FOUNDATION:

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

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

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

POSITIVE DRAINAGE SHALL BE PROVIDED SO THAT FINISHED GRADE SLOPES AWAY FROM PERIMETER WALLS & FOOTINGS. CONTINUOUS 4" DIAM. PERFORATED DRAIN PIPE SHALL BE PLACED ALONG THE PERIMETER OF THE BASEMENT WALLS WHICH DRAINS TO THE SUMP PUMP. A MINIMUM OF 6" GRANULAR BASE SHALL BE PLACED OVER THE DRAIN TILE AND MINIMUM OF 2" UNDER THE TILE.

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

FIREPLACES:

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

NEW WOOD-BURNING FIREPLACES SHALL HAVE TIGHT-FITTING FLUE DAMPERS OR DOORS, AND OUTDOOR COMBUSTION AIR, WHERE USING TIGHT-FITTING DOORS, 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, RESAUING, 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 PORTCHES, DECKS OR STAIRS ATTACH TO A WALL OR FLOOR ASSEMBLY OF WOOD-FRAMED CONSTRUCTION & BUILT-IN QUITCHES. FLASHINGS SHALL BE PROVIDED AS REQD. TO COMPLY WITH ALL OF SECT. R703.4 OF THE 2020 RCNYS.

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

STAIRWAY & GUARD REQUIREMENTS:

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

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

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

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

GARAGE FIREPROOFING:

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

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

STRUCTURAL MATERIAL SPECIFICATIONS:

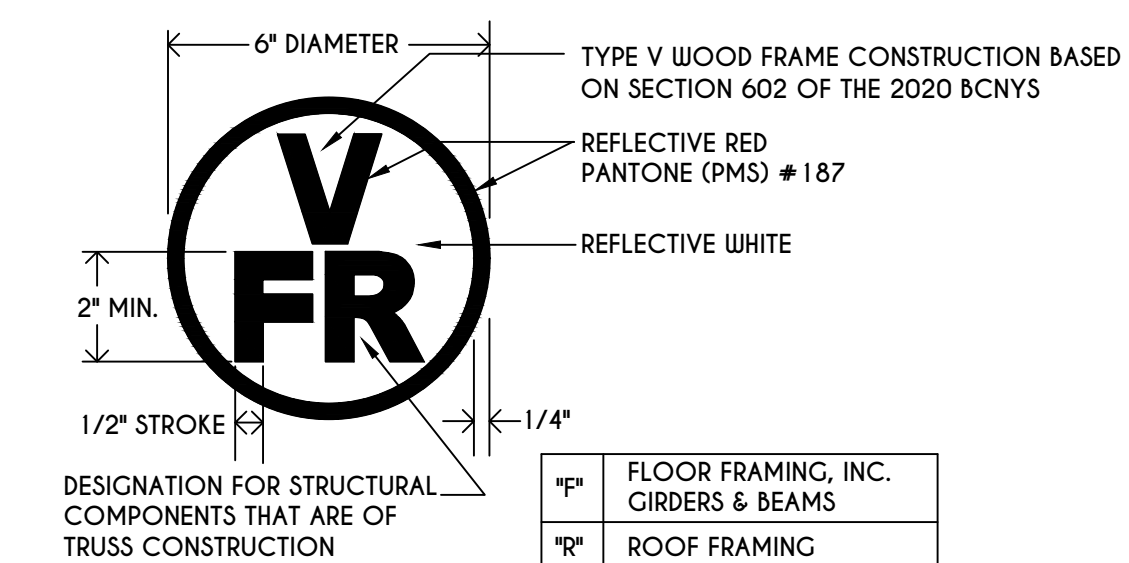
STRUCTURAL STEEL	ASTM A-36, Fy = 36 ksi
REINFORCED STEEL	ASTM A-615, Fy = 40 ksi
WIRE MESH	ASTM A-185, 6 x 6 - 10/10 W.W.M.
LUMBER	ALL STRUCTURAL MEMBERS, JOISTS, RAFTERS, ETC. TO BE #2 GRADE LUMBER (DOUGLAS FIR-LARCH, HEM-FIR, SOUTHERN PINE OR SPRUCE PINE-FIR) WITH A MIN. FIBER STRESS OF 850 P.S.I. UNLESS NOTED OTHERWISE
PLYWOOD	CDX, PANEL INDEX
LVL, PSL, LSL	Fb = 2600 Fv = 285 E x 10 ³ = 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 SNOU LOAD	40 P.S.F.
ROOF DEAD LOAD	10 P.S.F.
ALLOWABLE SOIL BEARING	2500 P.S.F. AT MINIMUM 42" BELOW FINISHED GRADE
WIND SPEED	115 MPH, EXPOSURE B
SEISMIC DESIGN	CATEGORY B
WEATHERING	SEVERE
FROST LINE DEPTH	42 INCHES
TERMITE DAMAGE	SLIGHT TO MODERATE
DECAY DAMAGE	NONE TO SLIGHT
WINTER DESIGN TEMPERATURE	1 DEGREE
ICE SHIELD UNDERLAYMENT	REQUIRED 24" INSIDE OF EXTERIOR WALL LINE
FLOOD HAZARD	FIRM - 2008
ROOF TIE DOWN REQUIREMENTS	R802.11, BASED UPON SPECIFIC ROOF DESIGN

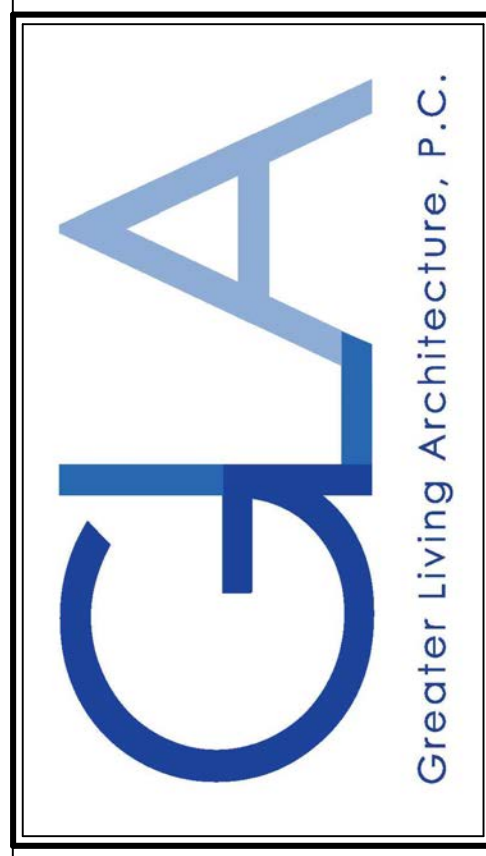
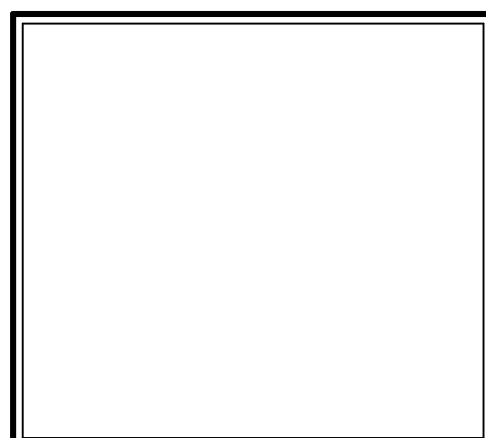
TRUSS IDENTIFICATION:

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



⊕	FLOOR FRAMING, INC. GIRDERS & BEAMS
⊕R	ROOF FRAMING
⊕FR	FLOOR & ROOF FRAMING

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COVER PAGE

GLA PLAN 3135

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scale: AS NOTED	date: 11 / 22
PROJECT: 15439B	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 SI: 1 square foot=0.0929 m², 1 cubic foot per min=0.0004719 m³/s

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

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

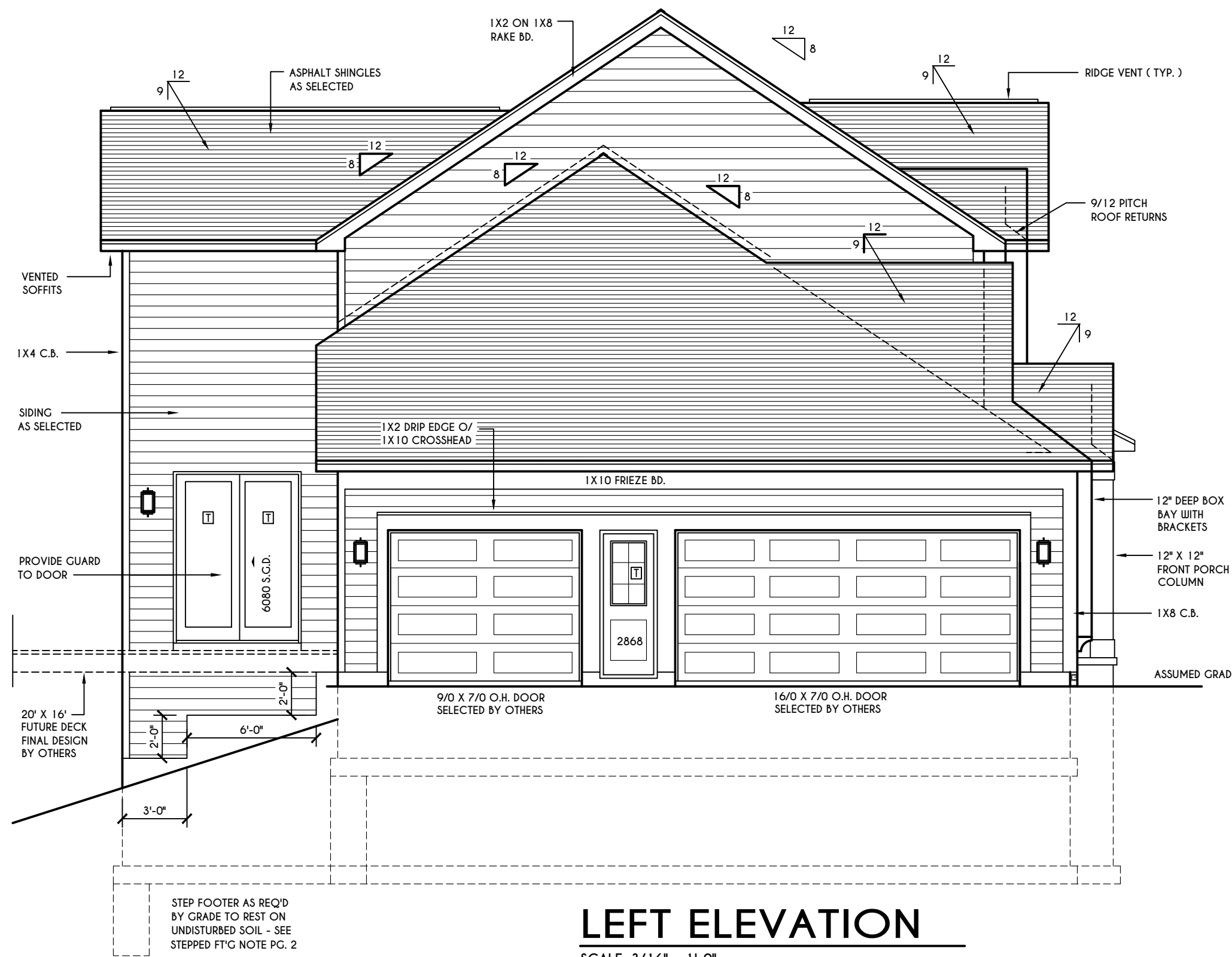
a. For ventilation system run time values between those given, the factors are permitted to be determined by interpolation.
b. Extrapolation beyond the table is prohibited.

TABLE M1505.4.4

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

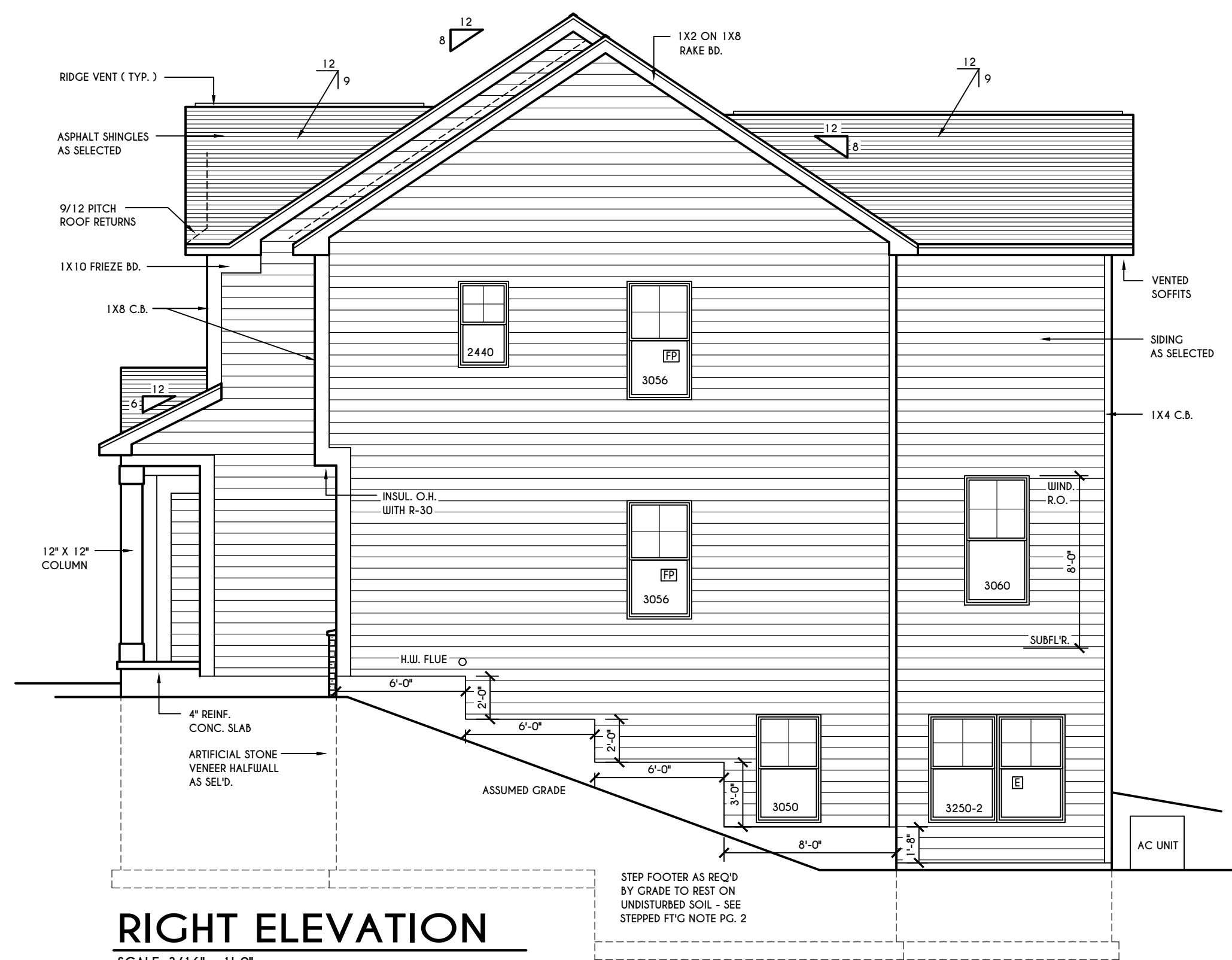
AREA TO BE EXHAUSTED	EXHAUST RATES
KITCHENS	100 cfm INTERMITTENT OR 25 cfm CONTINUOUS
BATHROOMS- TOILET ROOMS	MECHANICAL EXHAUST CAPACITY OF 50 cfm INTERMITTENT OR 20 cfm CONTINUOUS

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



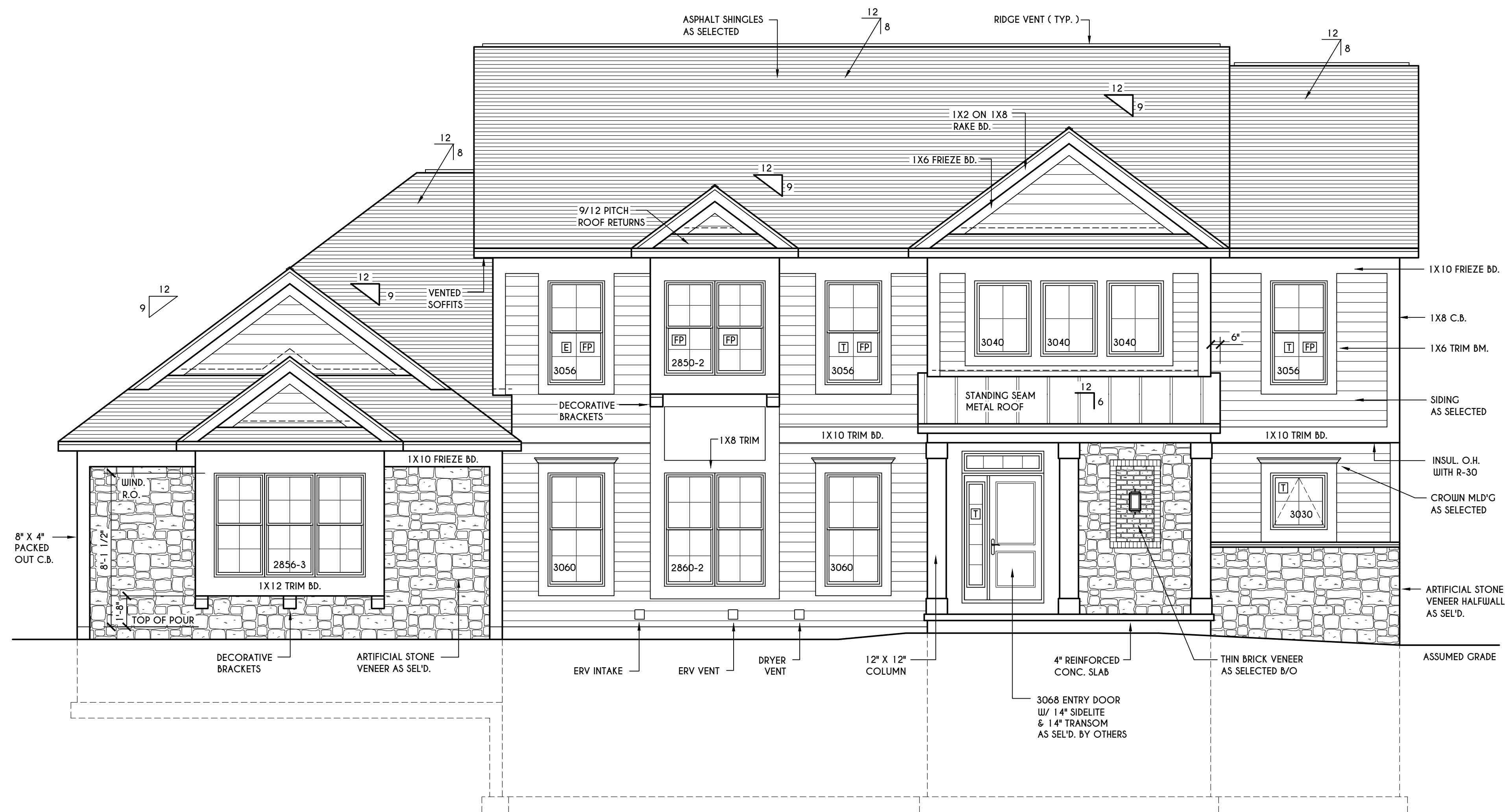
LEFT ELEVATION

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



RIGHT ELEVATION

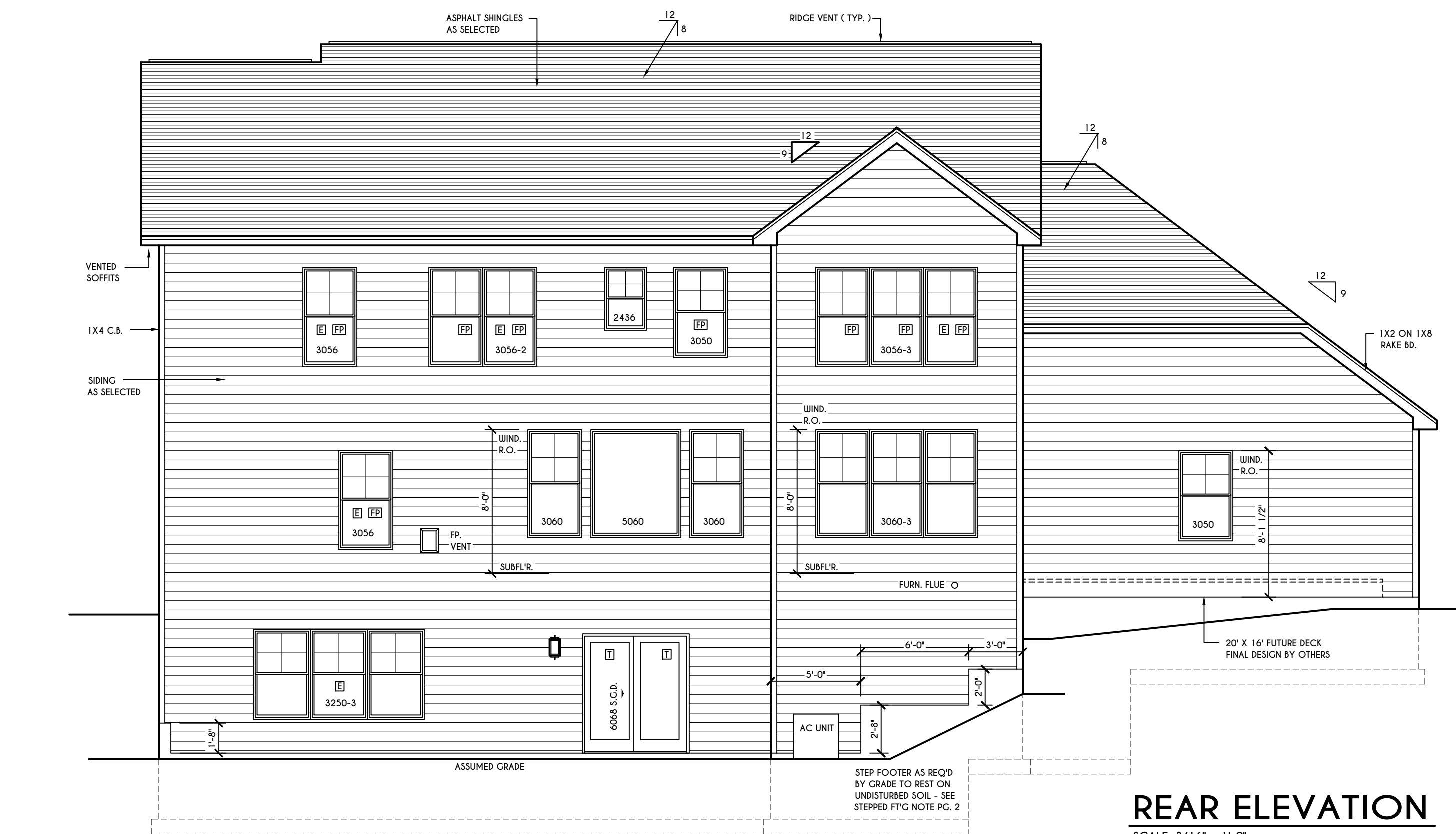
SCALE: 3/16" = 1'-0"



FRONT ELEVATION

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

FIRST FLOOR LIVING AREA = 1570 SQ.FT.
SECOND FLOOR LIVING AREA = 1565 SQ.FT.
TOTAL LIVING AREA = 3135 SQ.FT.
OPT. TERRACE LEVEL LIVING AREA = 1090 SQ.FT.
TOTAL CONDITIONED VOLUME = 43,654 CU.FT.



REAR ELEVATION

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

WINDOWS: WUD SOLAR GAIN GLASS W/ ARGON
U-FACTOR 0.30
SHGC 0.54

DOORS: SELECTION BY OWNER

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

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.

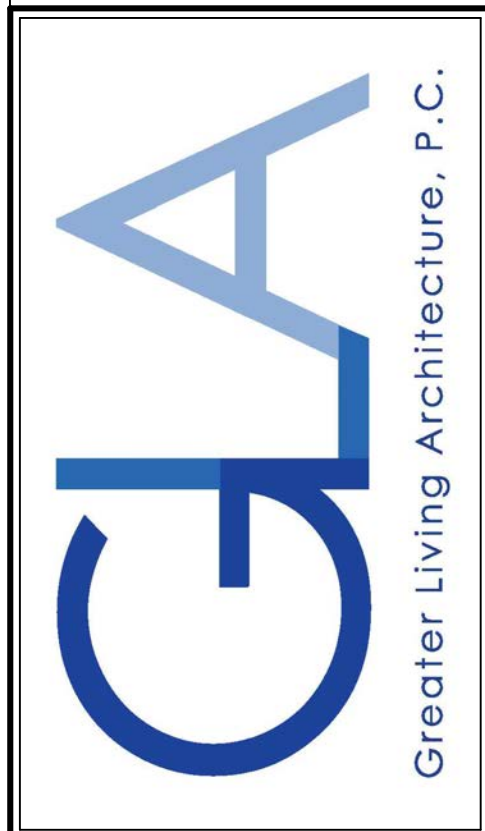
MECHANICAL VENTILATION RATE:

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

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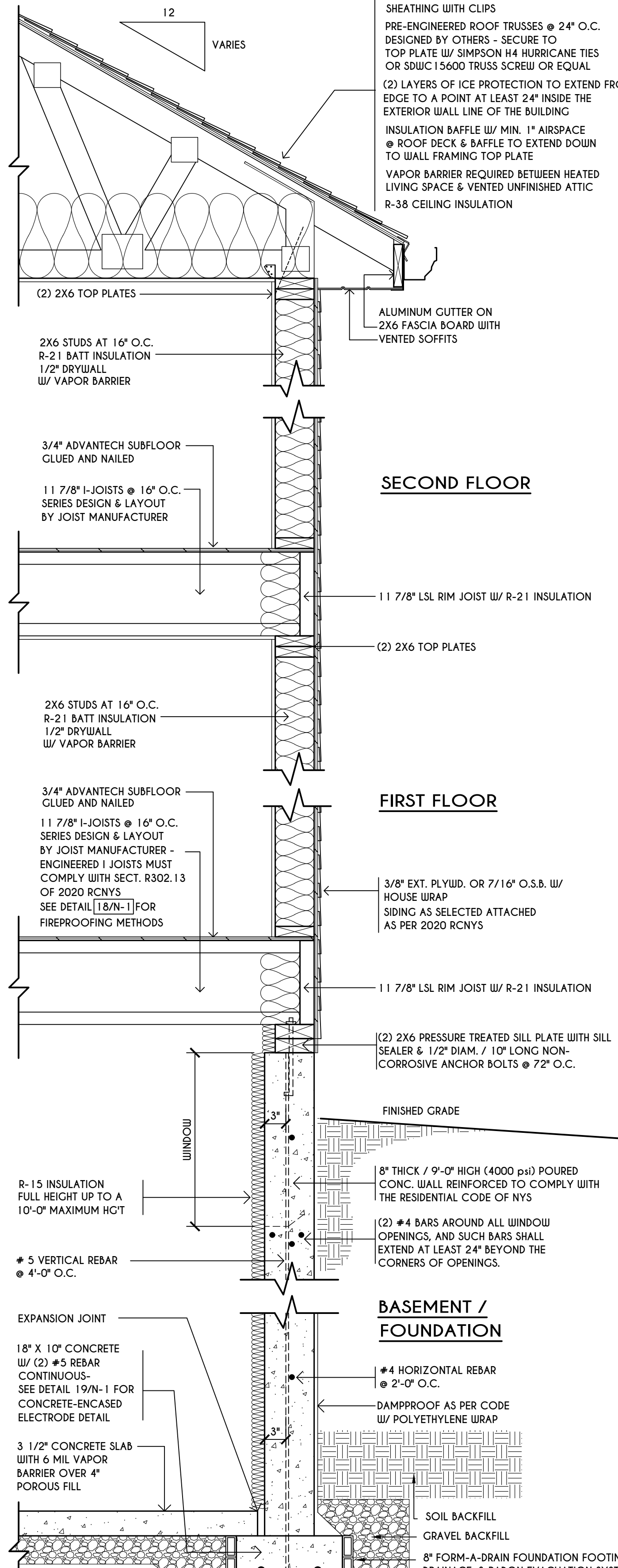
ELEVATIONS

GLA PLAN 3135

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PROJECT: 15439B	sheet: 1 / 5

TRUSS EAVE CONSTRUCTION

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



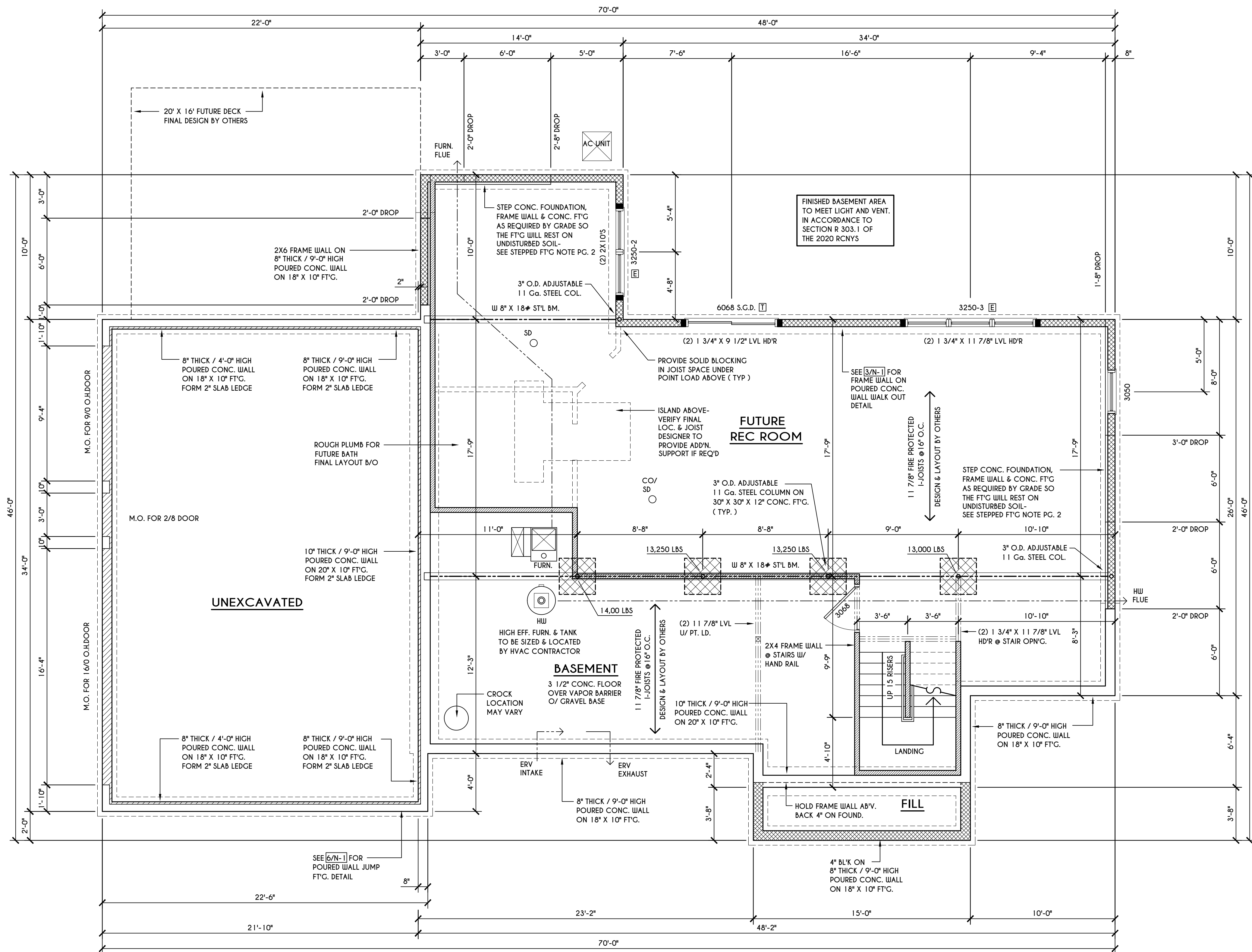
SECOND FLOOR

FIRST FLOOR

BASEMENT / FOUNDATION

STEPPED FOOTING NOTE:

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



BASEMENT & FOUNDATION PLAN

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

ENGINEERED FL'R JOIST NOTE:

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

FRAMING LEGEND:

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

GENERAL FOUNDATION / BASEMENT NOTES:

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

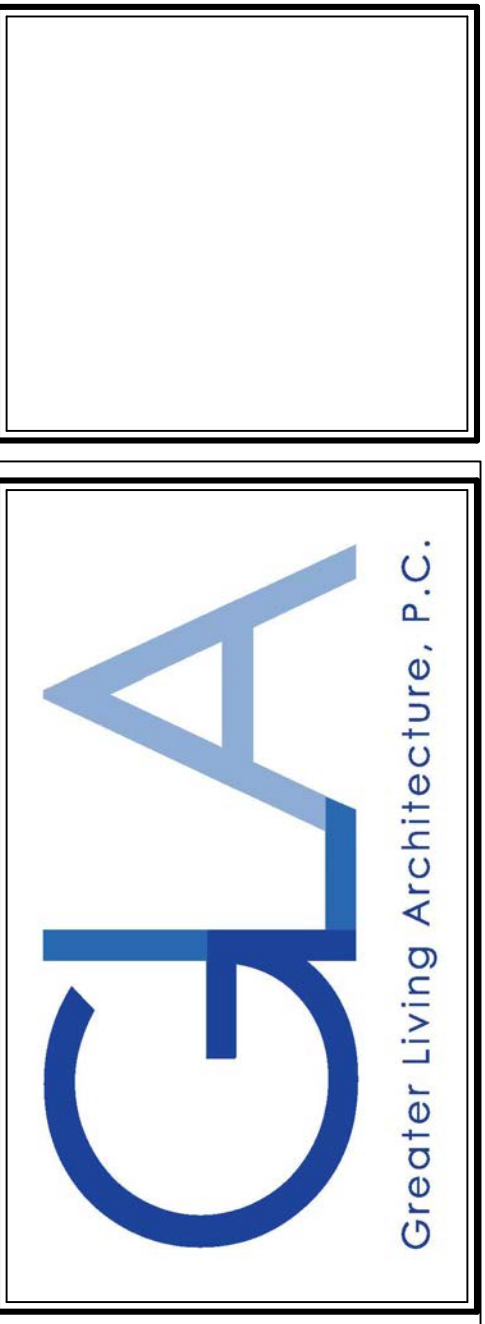
WINDOW / DOOR LEGEND:

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

TYPICAL WALL SECTION

SCALE: 1" = 1'-0"

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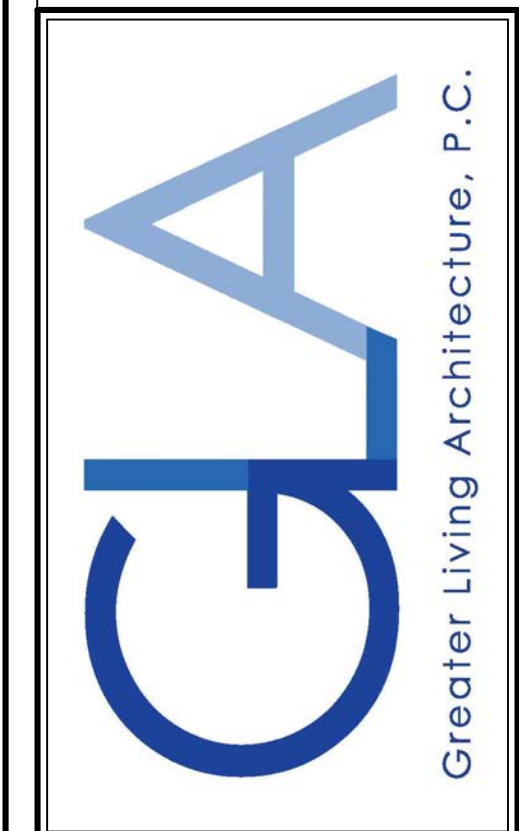
BUILDER:
 COVENTRY RIDGE
 BUILDING CORP.

FOUNDATION PLAN

GLA PLAN 3135

drawn: CDK	checked: CSB
scale: AS NOTED	date: 11 / 22
PROJECT: 15439B	sheet: 2 / 5

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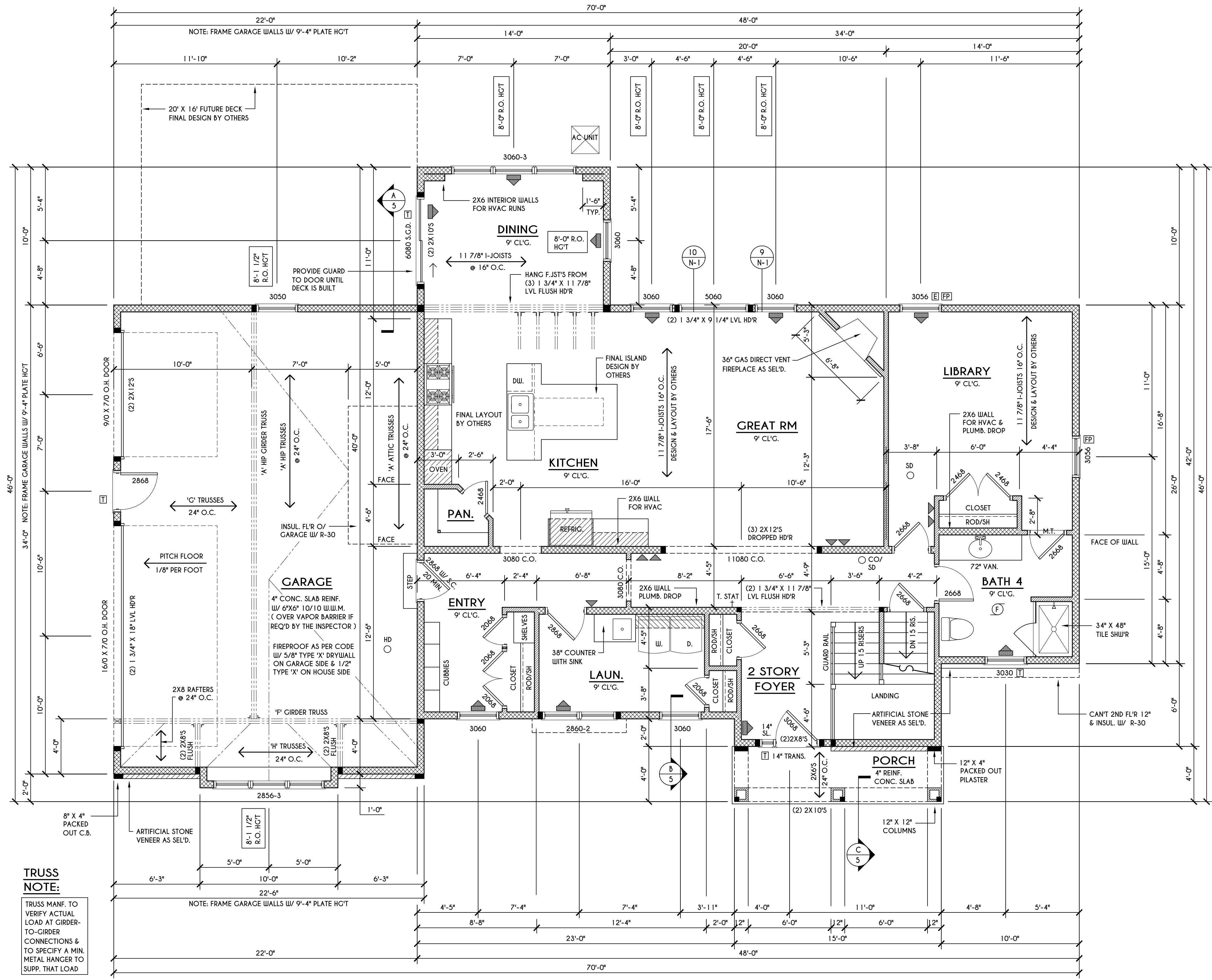
BUILDER:

COVENTRY RIDGE
 BUILDING CORP.

FIRST FLOOR PLAN

GLA PLAN 3135

drawn: CDK	checked: CSB
scale: AS NOTED	date: 11 / 22
PROJECT: 15439B	sheet: 3 / 5

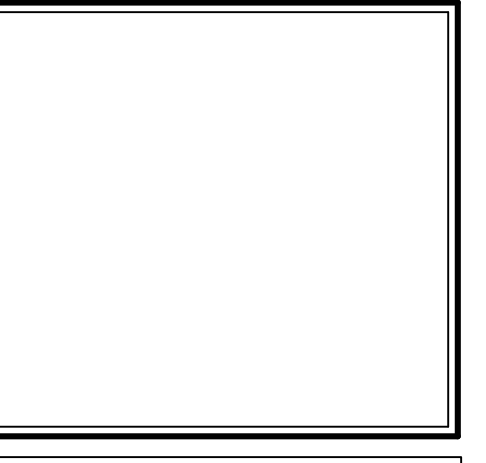


HOUSE FOOTPRINT
 SCALE: 1" = 50'-0"

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

1570 SQ. FT.

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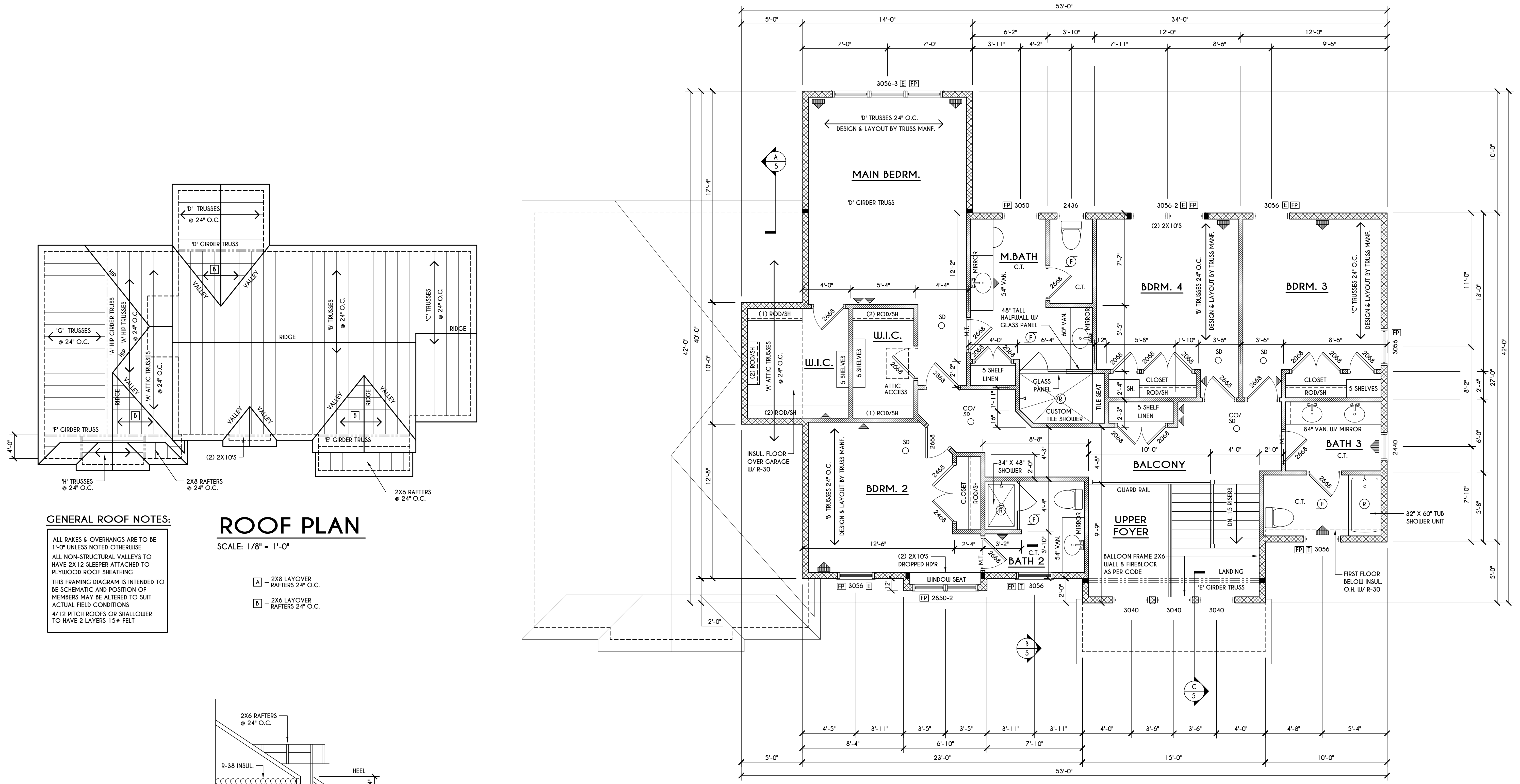
BUILDER:

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SECOND FLOOR PLAN

GLA PLAN 3135

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SECOND FLOOR PLAN

1565 SQ.FT.
 SCALE: 1/4" = 1'-0"

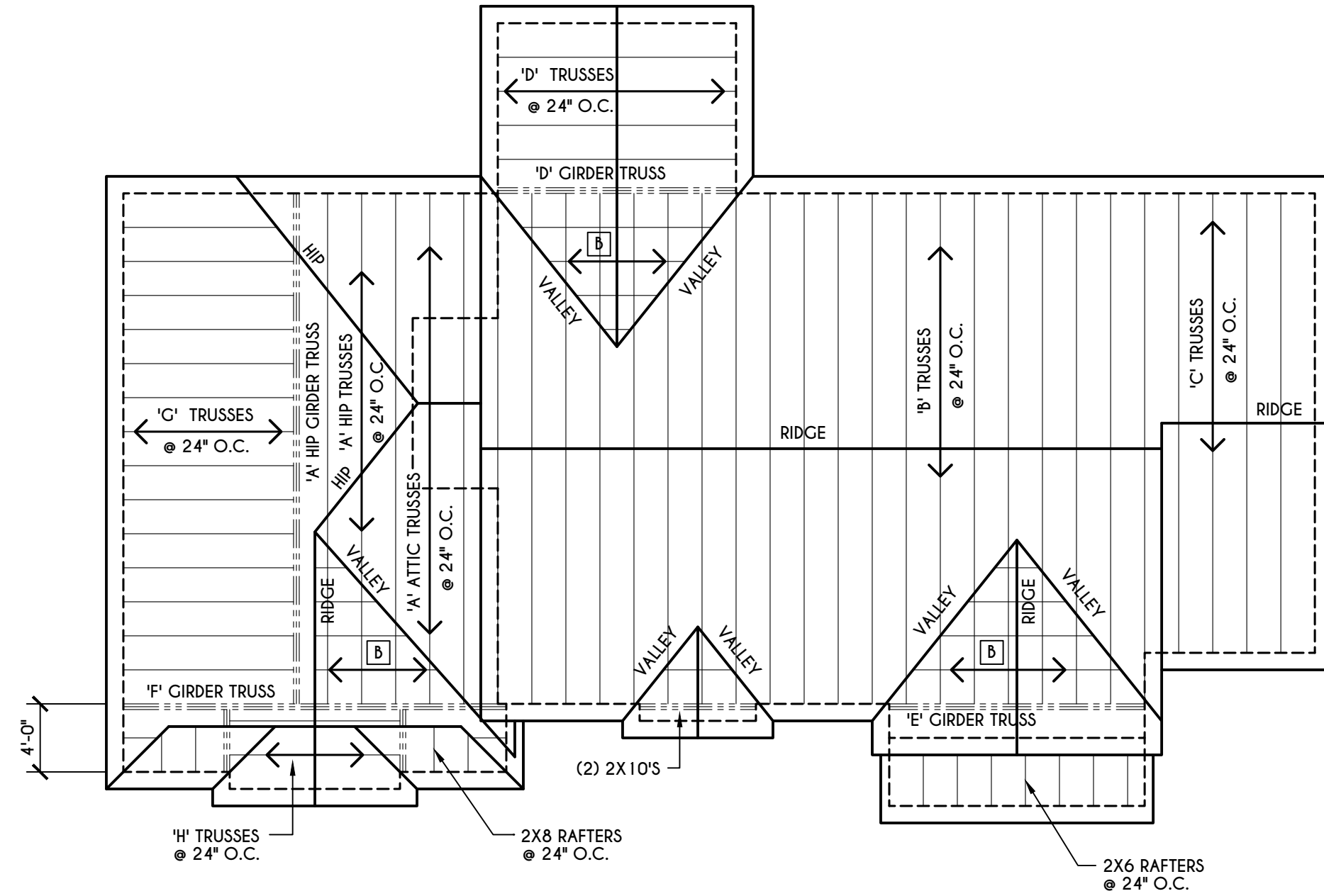
FRAMING LEGEND:

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

GENERAL SECOND FLOOR PLAN NOTES:
 SECOND FLOOR PLATE NOT TO BE 8'-1 1/8" (UNLESS NOTED OTHERWISE)
 ALL WINDOW R.O. HGT'S TO BE 6'-10 1/2" U.N.O.
 PROVIDE SOLID BLOCKING UNDER ALL BEARING POINTS DOWN TO FOUNDATION WALL
 PROVIDE DBL JACK STUDS EA. SIDE OF LOAD BEARING OPENINGS - / = 4'-0"
 ALL ANGLES TO BE 45 DEG. U.N.O.
 ALL EXTERIOR WINDOW & DOOR HEADERS TO HAVE MIN. R-5 INSUL. & TO BE MIN. (2) 2X8'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. 915.3.3 RCNYS & 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



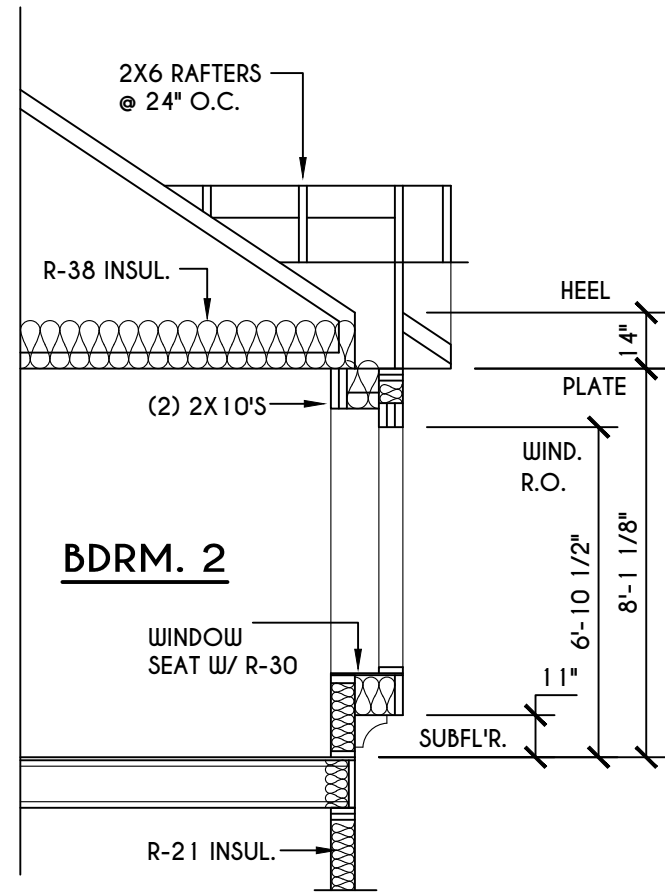
ROOF PLAN

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

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

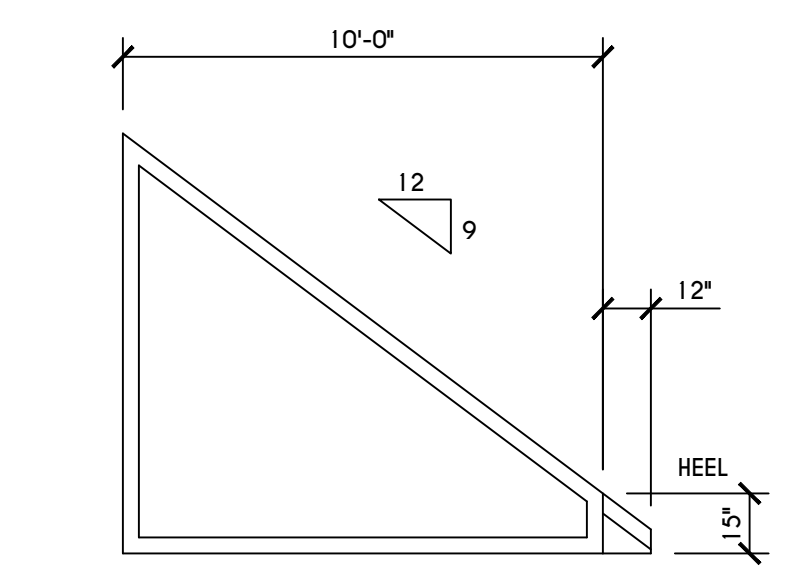


WINDOW SEAT DETAIL

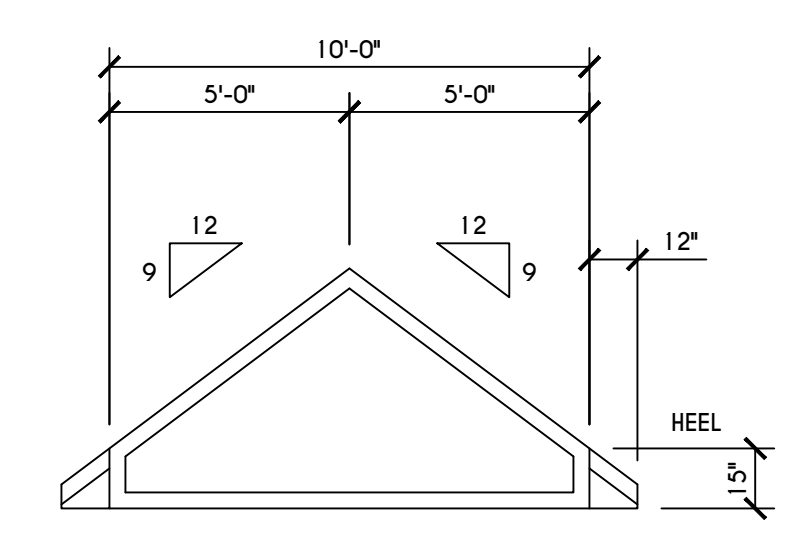
SCALE: 1/4" = 1'-0"

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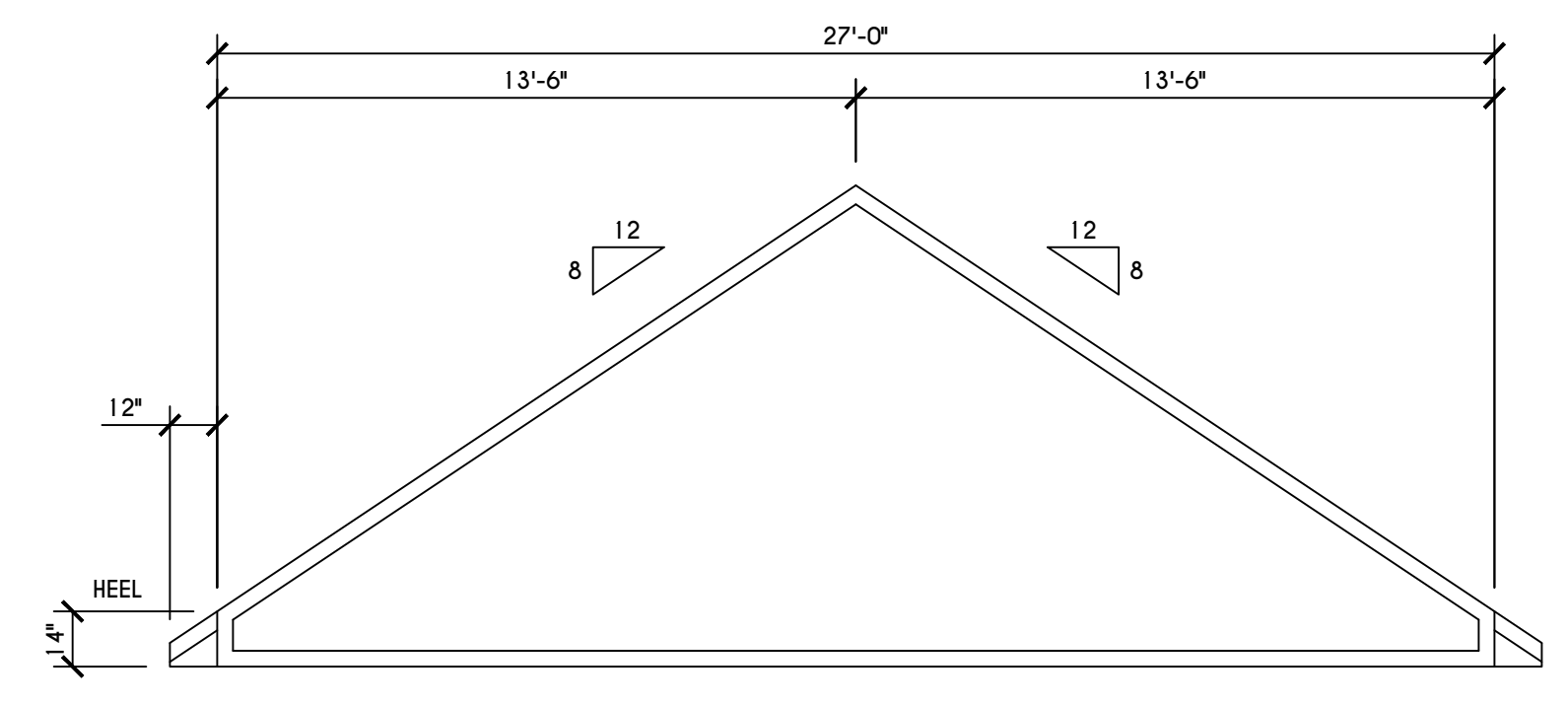
TRUSS NOTES:
 TRUSS PROFILE SHOWN FOR REFERENCE ONLY - MANUFACTURER IS RESPONSIBLE FOR CHORD LAYOUT AS REQ'D FOR DESIGN LOAD.
 TRUSS MANUFACTURER TO VERIFY ACTUAL LOAD AT GIRDER-TO-GIRDER CONNECTIONS & TO SPECIFY A MIN. METAL HANGER TO SUPP. THAT LOAD.
 PROVIDE TRUSS BRACING AS INDICATED BY TRUSS DESIGNER.



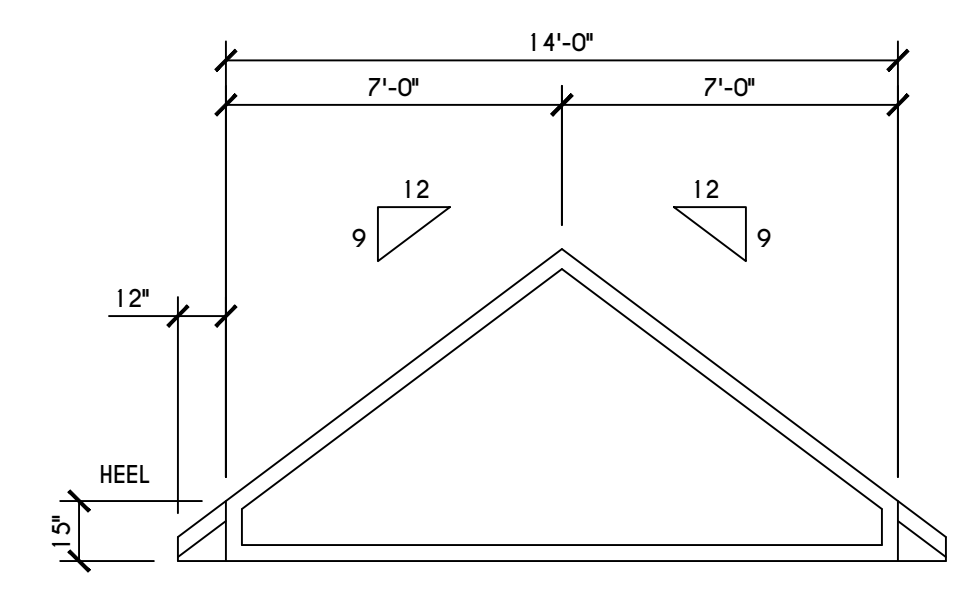
'G' TRUSS PROFILE
 SCALE: 1/4" = 1'-0"



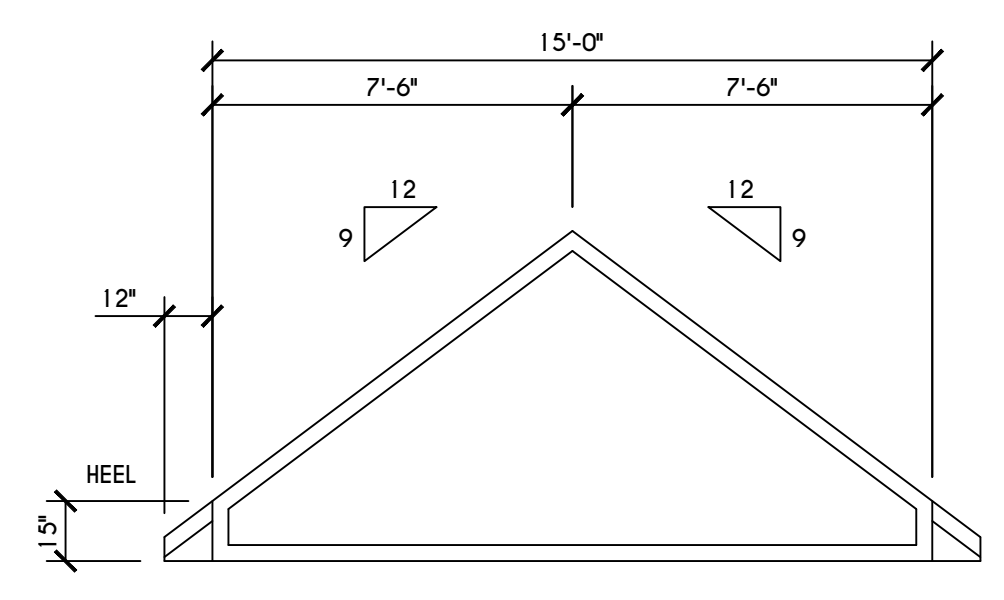
'H' TRUSS PROFILE
 SCALE: 1/4" = 1'-0"



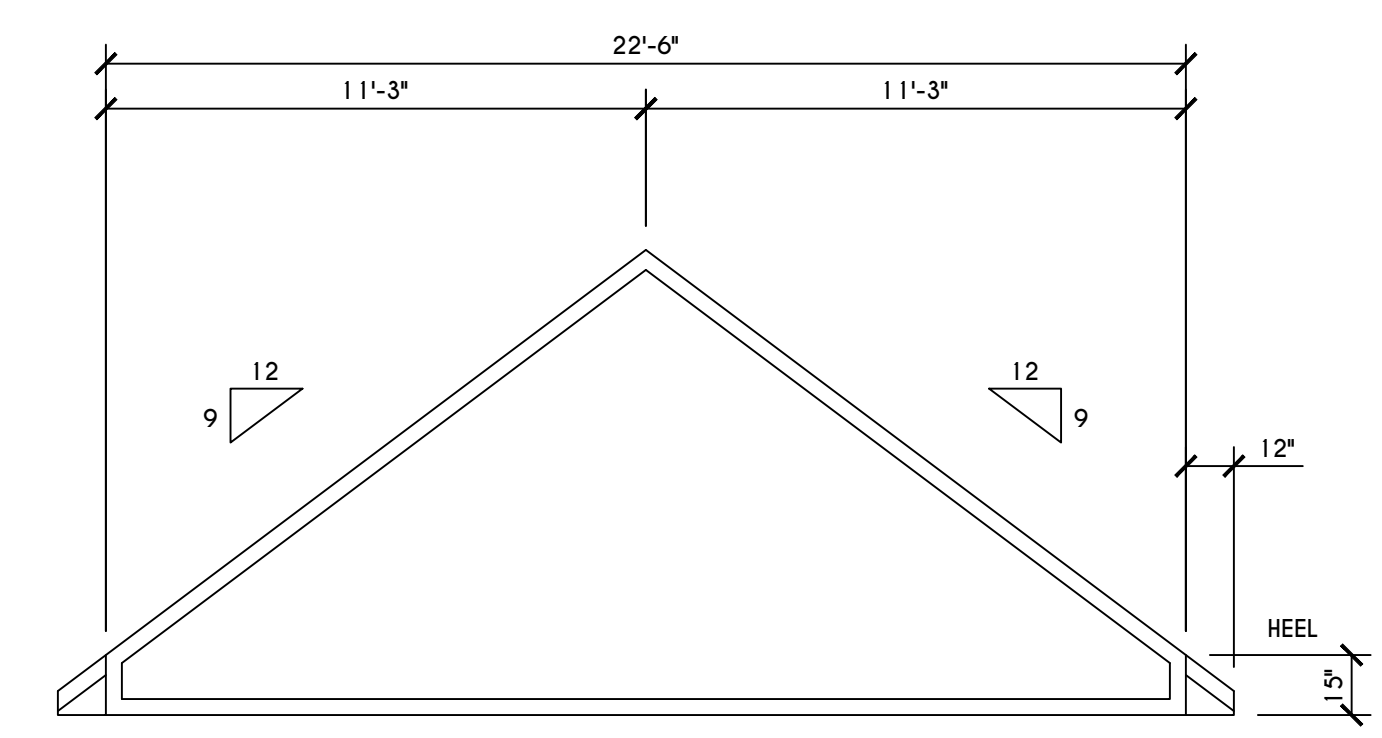
'C' TRUSS PROFILE
 SCALE: 1/4" = 1'-0"



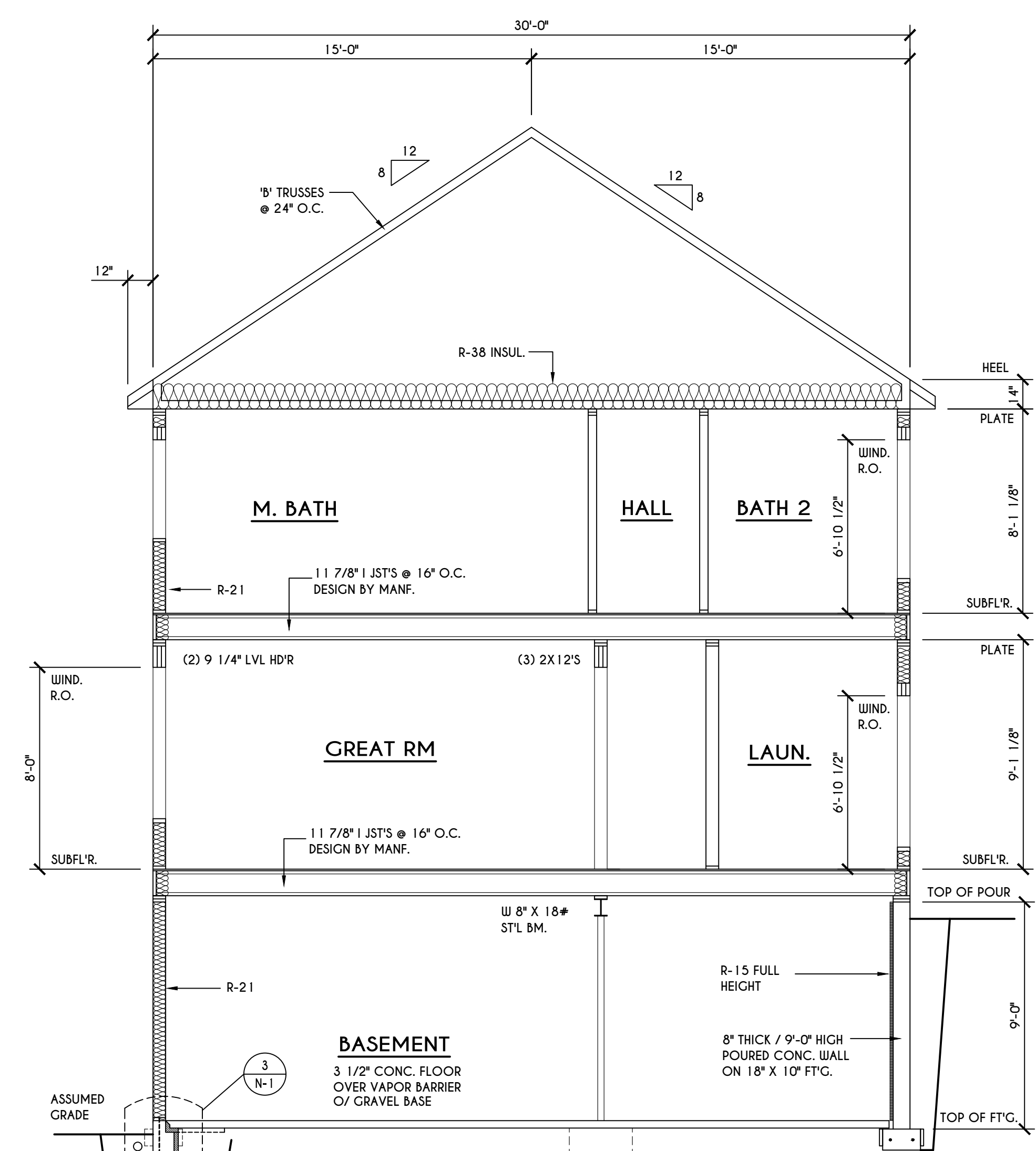
'D' TRUSS PROFILE
 SCALE: 1/4" = 1'-0"



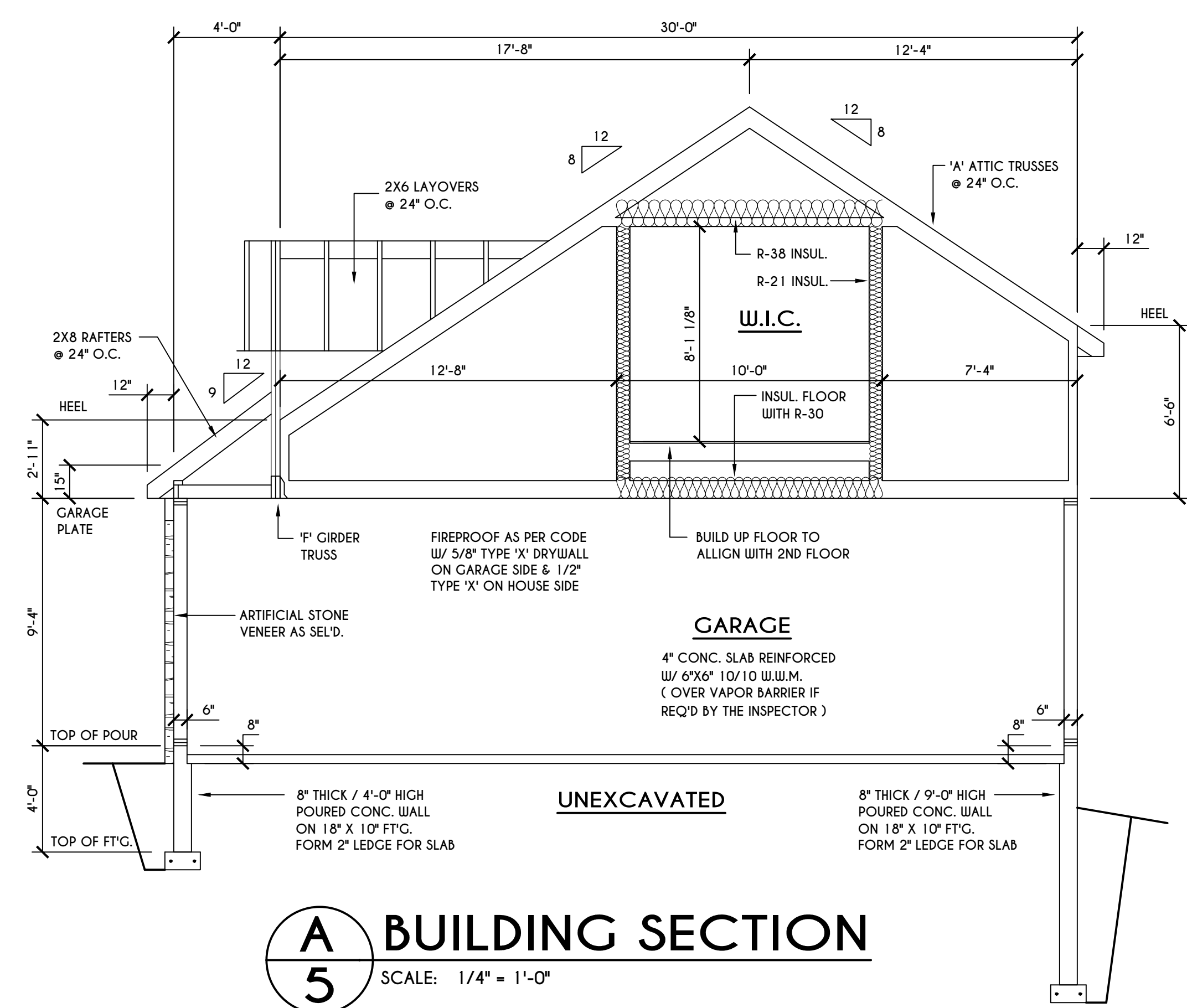
'E' TRUSS PROFILE
 SCALE: 1/4" = 1'-0"



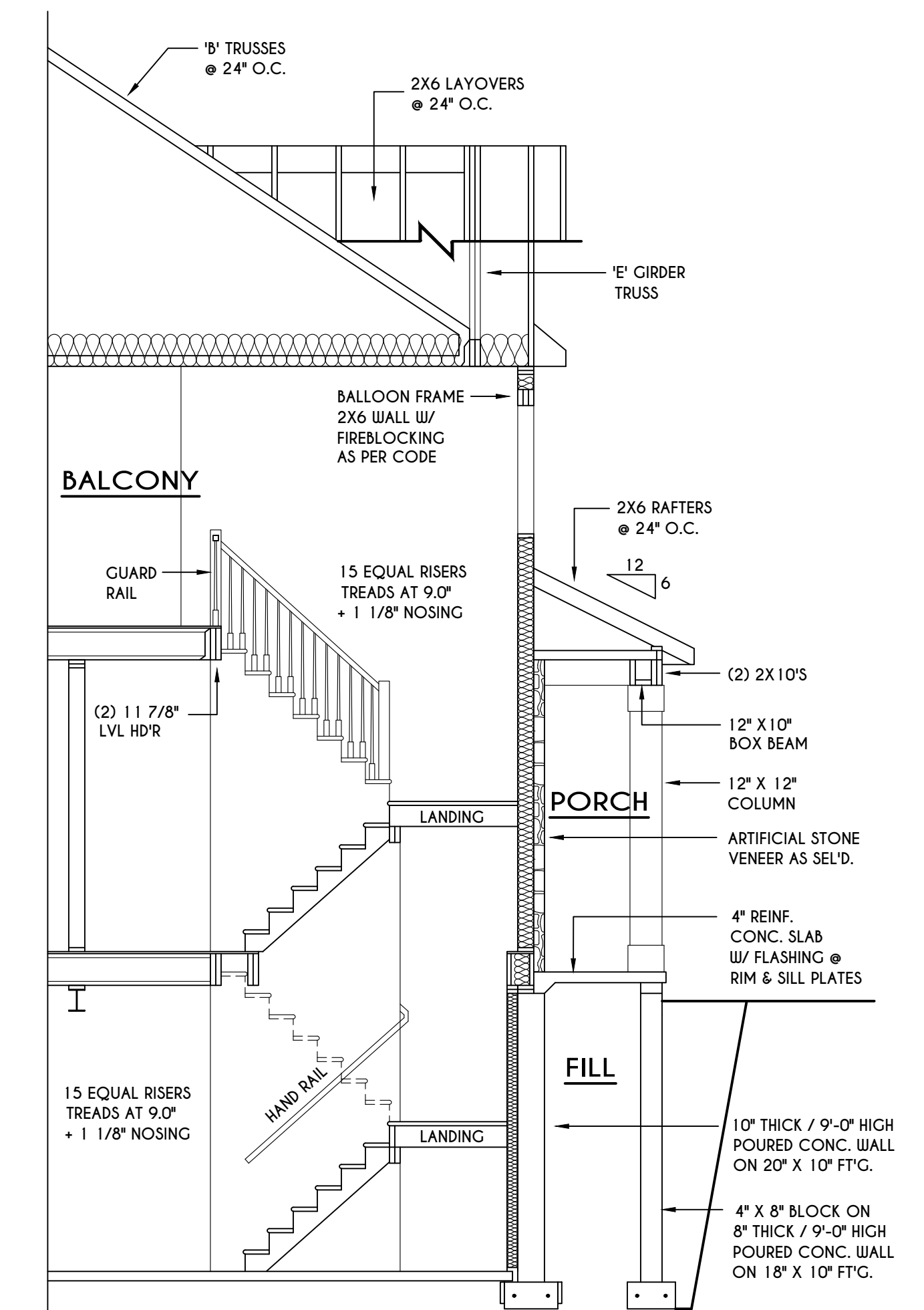
'F' TRUSS PROFILE
 SCALE: 1/4" = 1'-0"



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



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



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

REVISIONS:

DATE	BY	DESCRIPTION

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 PITTSFORD, NY

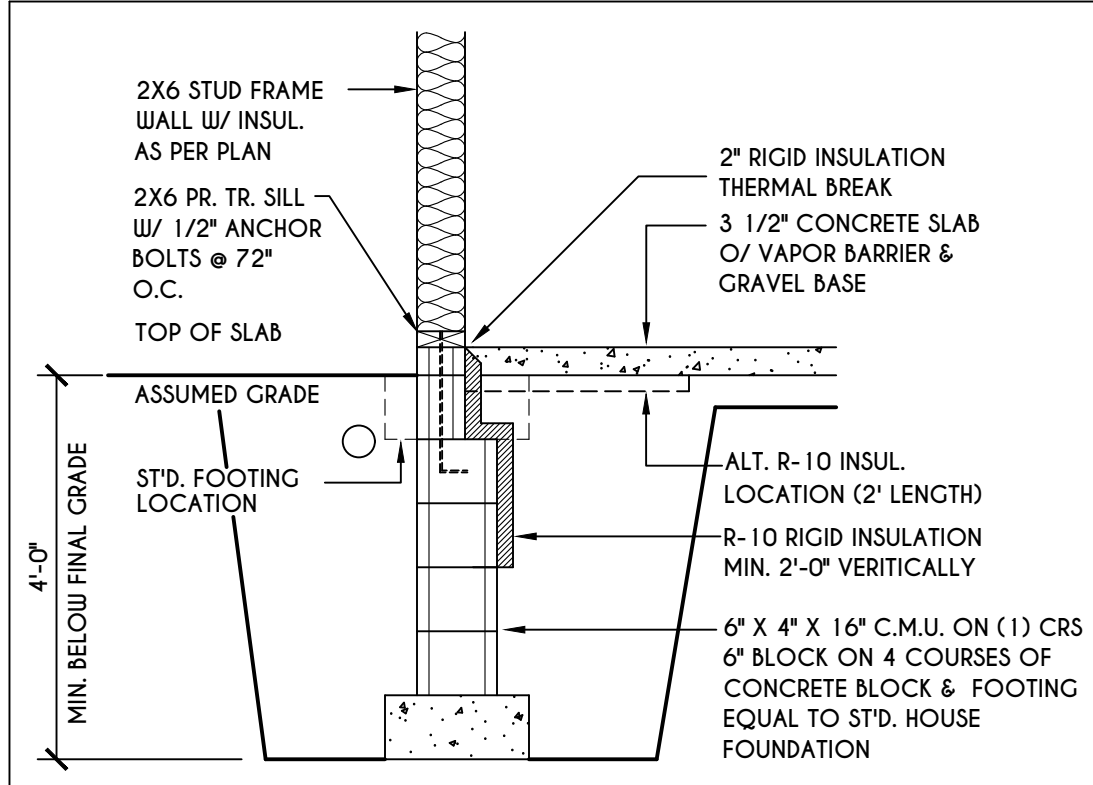
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SECTIONS
 GLA PLAN 3135

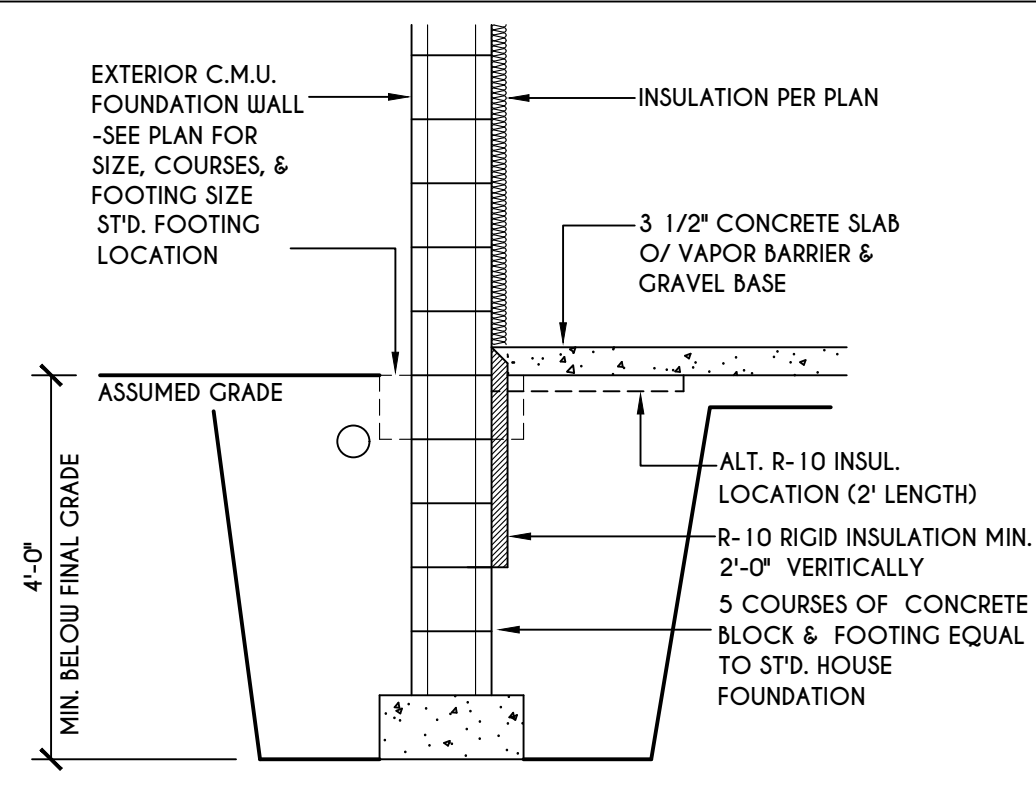
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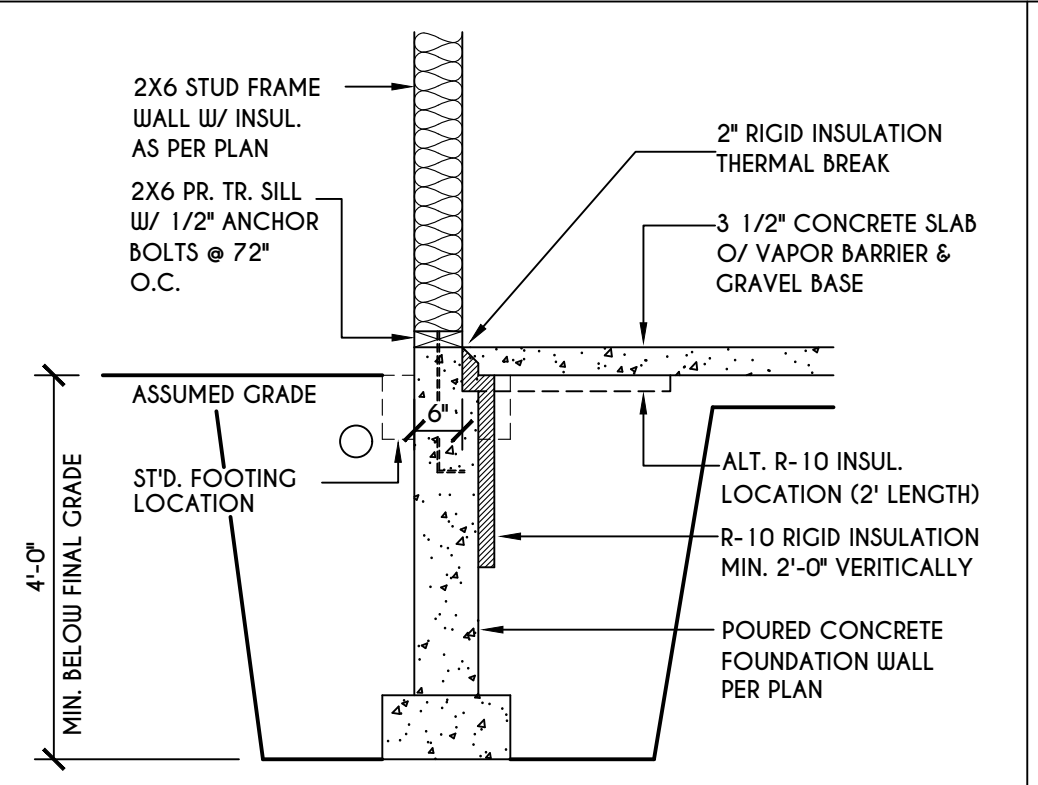
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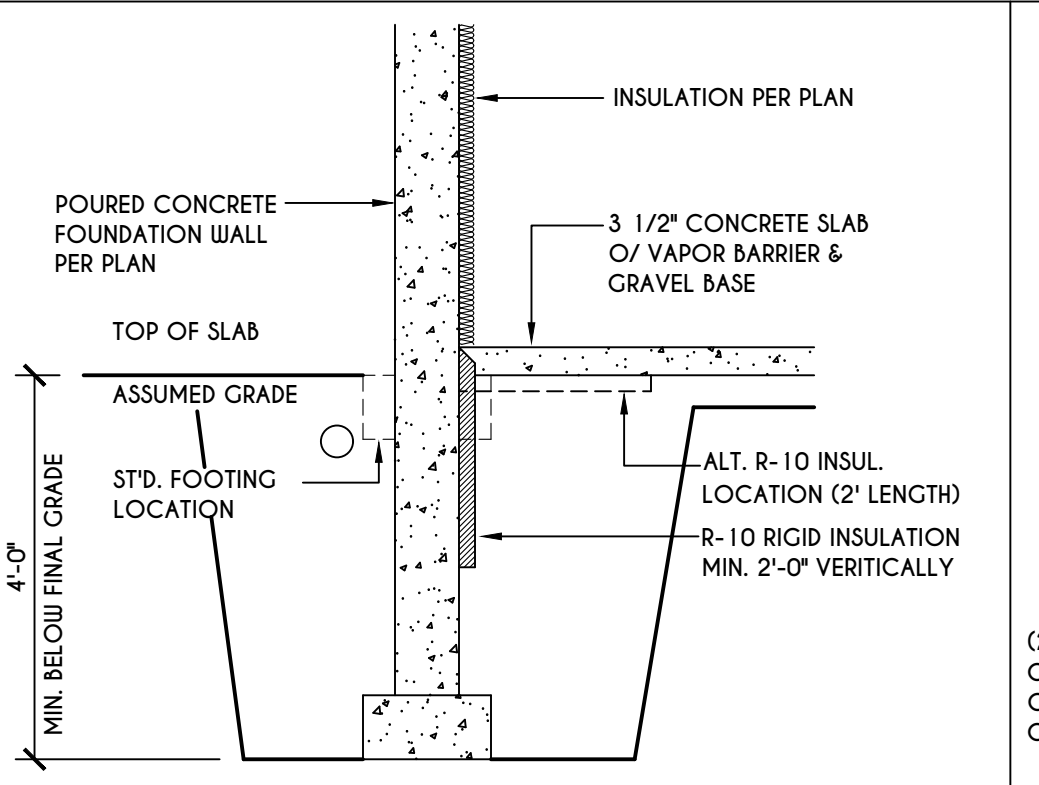
1
N-1
2X6 FRAME WALL ON C.M.U.
WALK OUT DETAIL
SCALE: 1/2" = 1'-0"



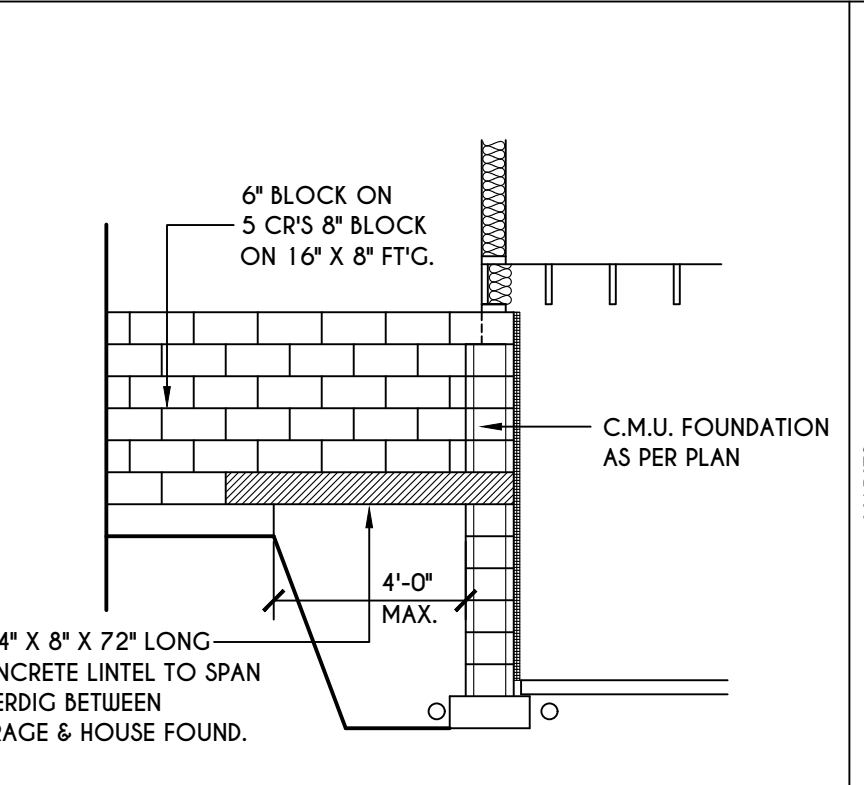
2
N-1
C.M.U.
WALK OUT DETAIL
SCALE: 1/2" = 1'-0"



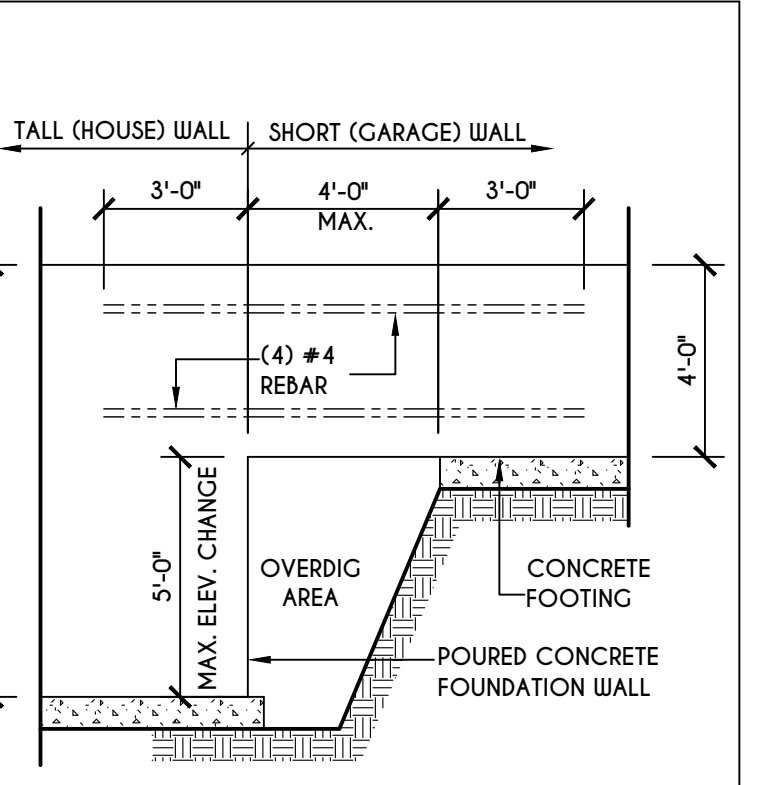
3
N-1
2X6 FRAME WALL ON POURED CONC.
WALK OUT DETAIL
SCALE: 1/2" = 1'-0"



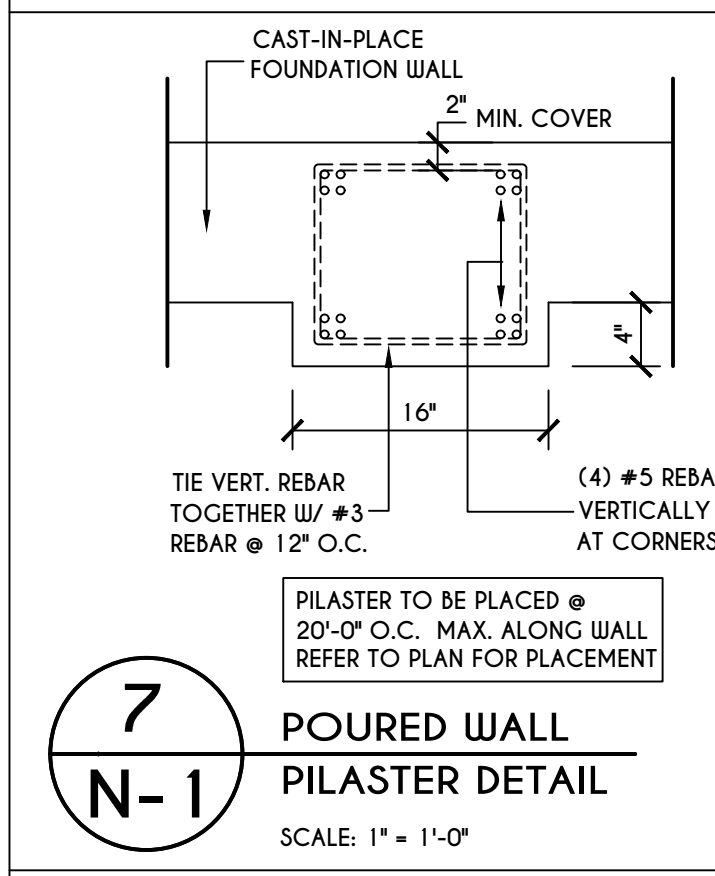
4
N-1
POURED CONC.
WALK OUT DETAIL
SCALE: 1/2" = 1'-0"



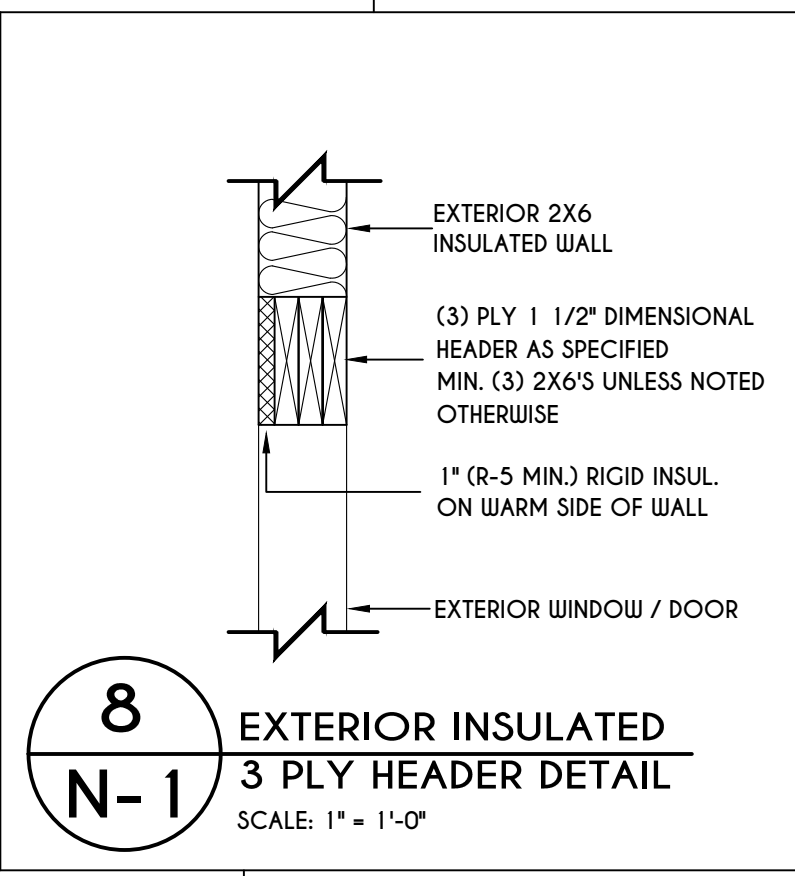
5
N-1
C.M.U. JUMP FOOTING DETAIL
SCALE: 1/4" = 1'-0"



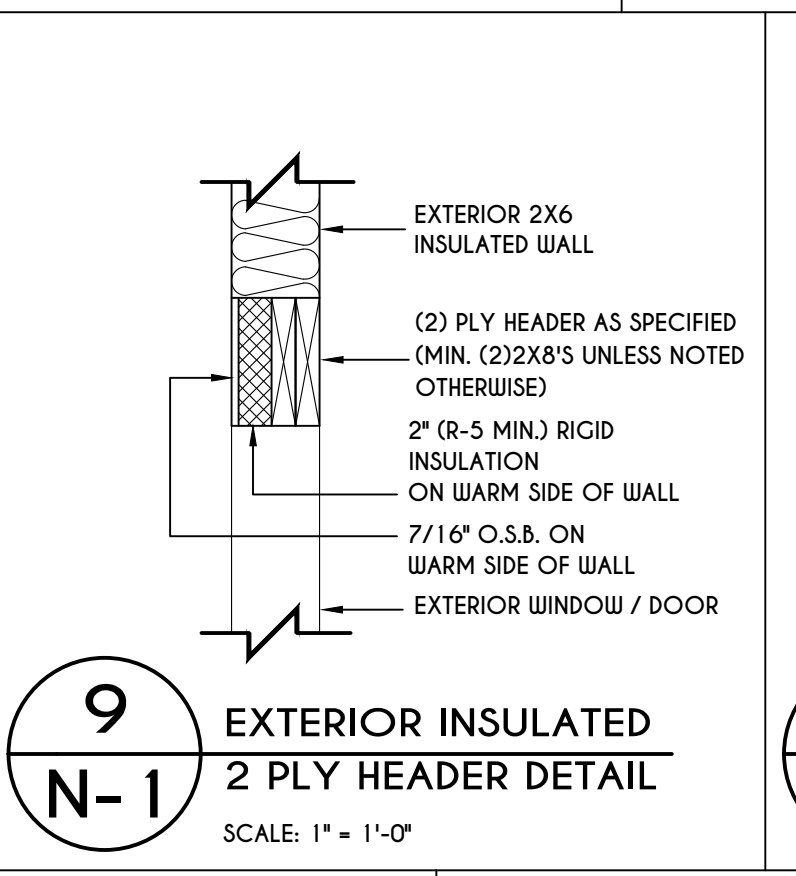
6
N-1
POURED WALL JUMP FOOTING DETAIL
SCALE: 1/4" = 1'-0"



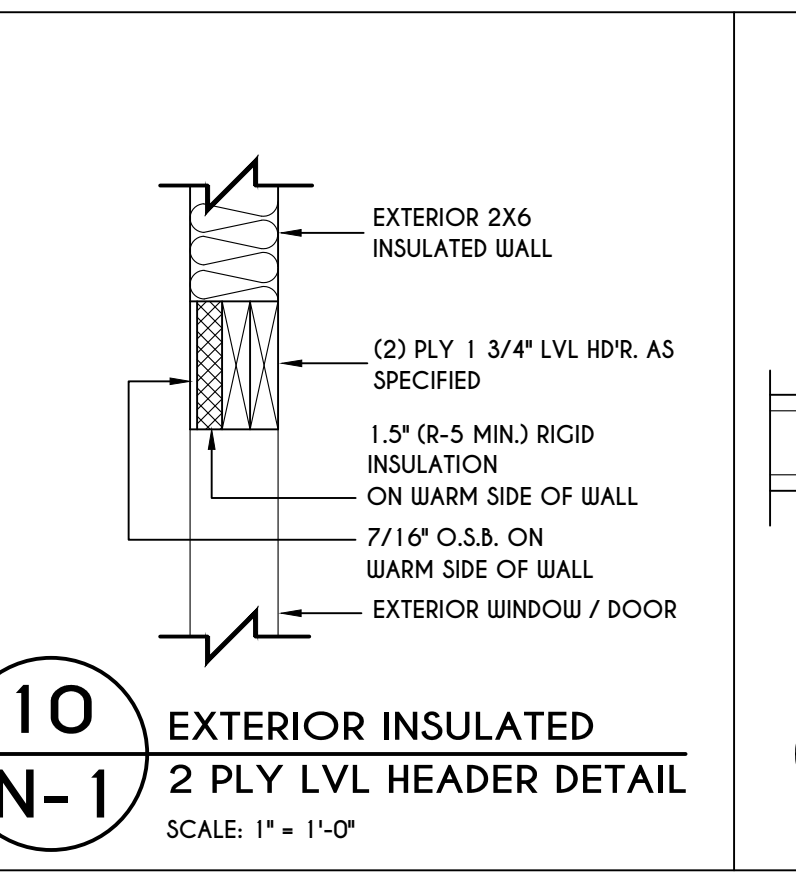
7
N-1
POURED WALL PILASTER DETAIL
SCALE: 1" = 1'-0"



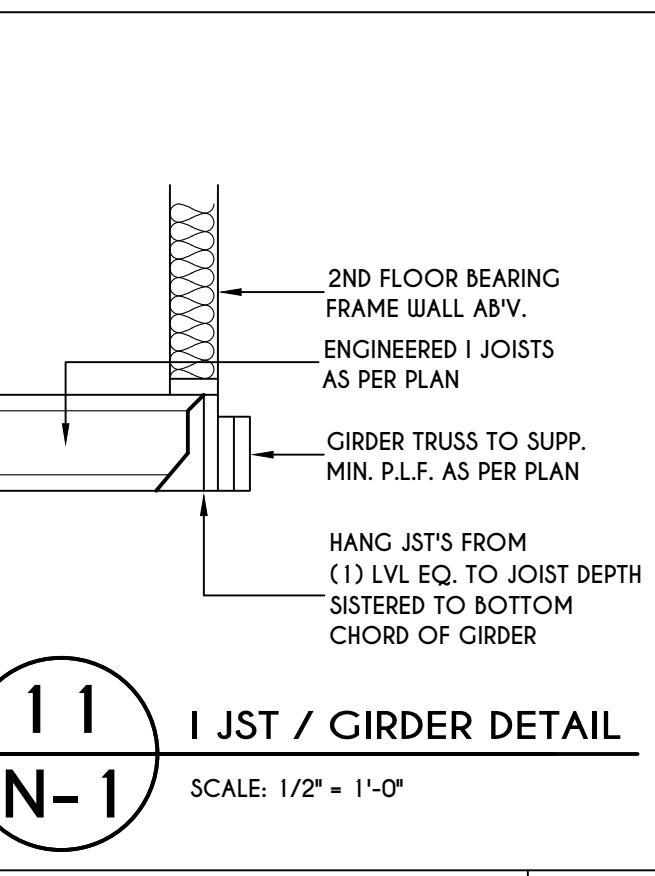
8
N-1
EXTERIOR INSULATED 3 PLY HEADER DETAIL
SCALE: 1" = 1'-0"



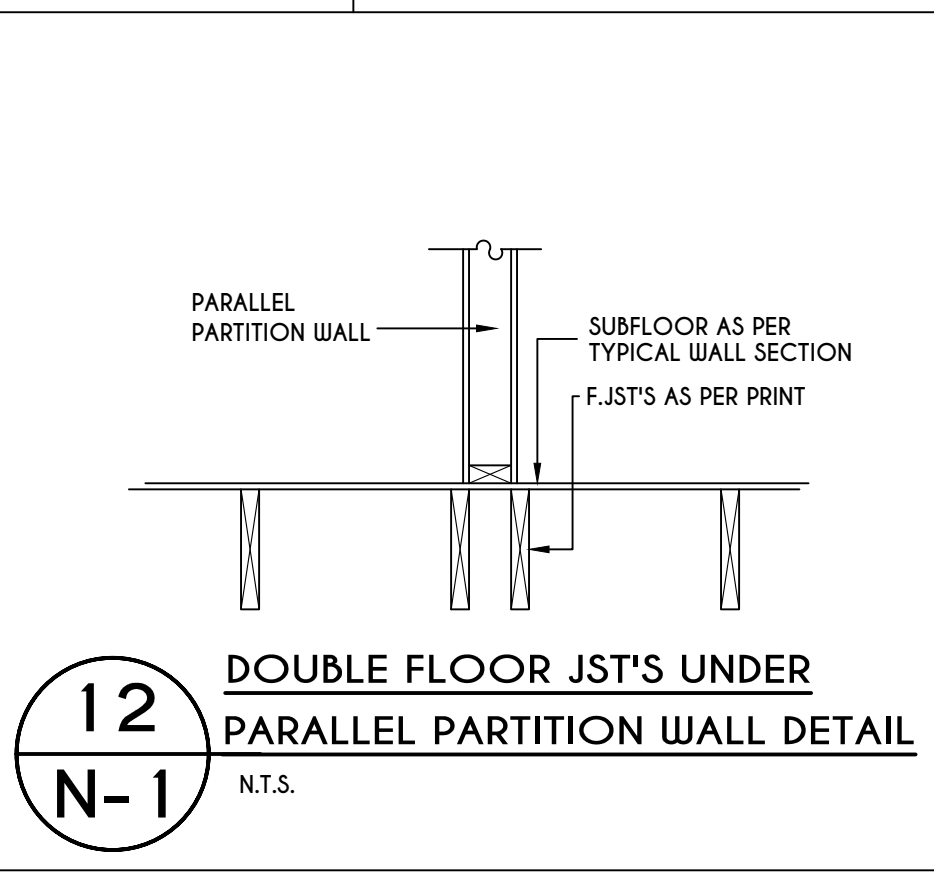
9
N-1
EXTERIOR INSULATED 2 PLY HEADER DETAIL
SCALE: 1" = 1'-0"



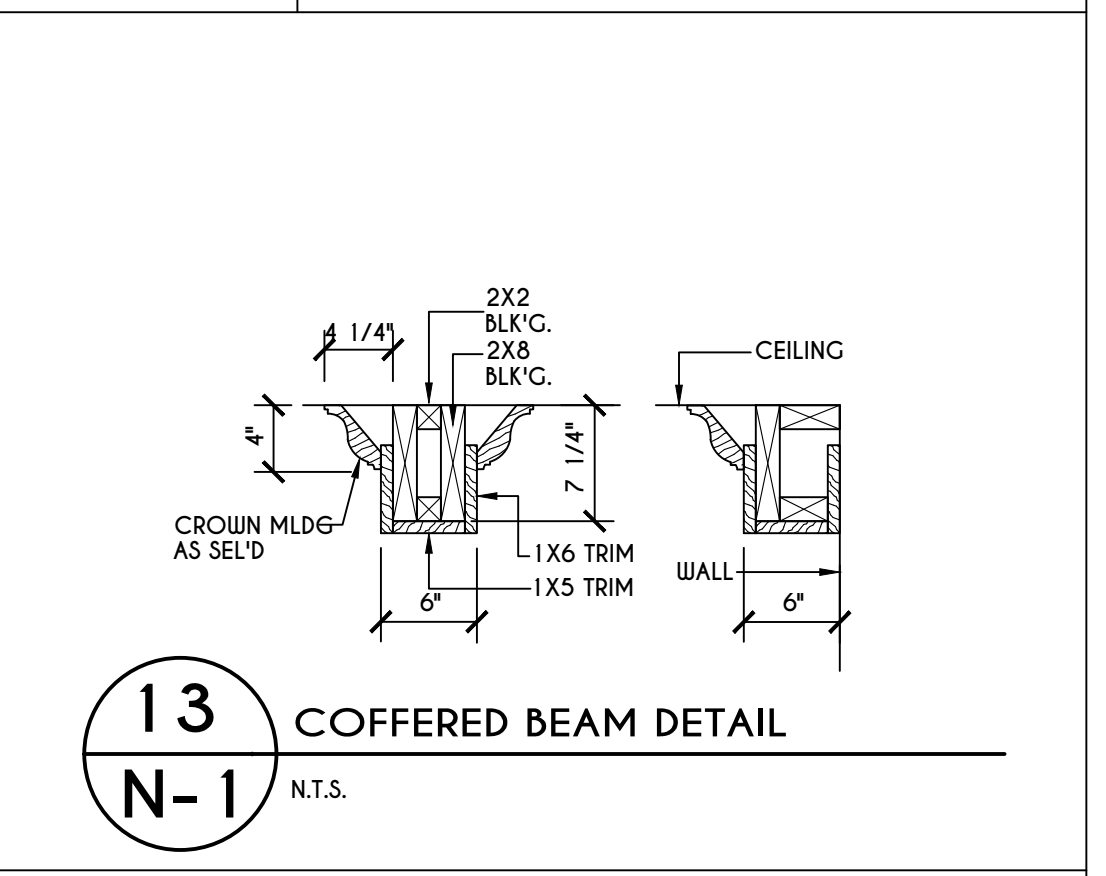
10
N-1
EXTERIOR INSULATED 2 PLY LVL HEADER DETAIL
SCALE: 1" = 1'-0"



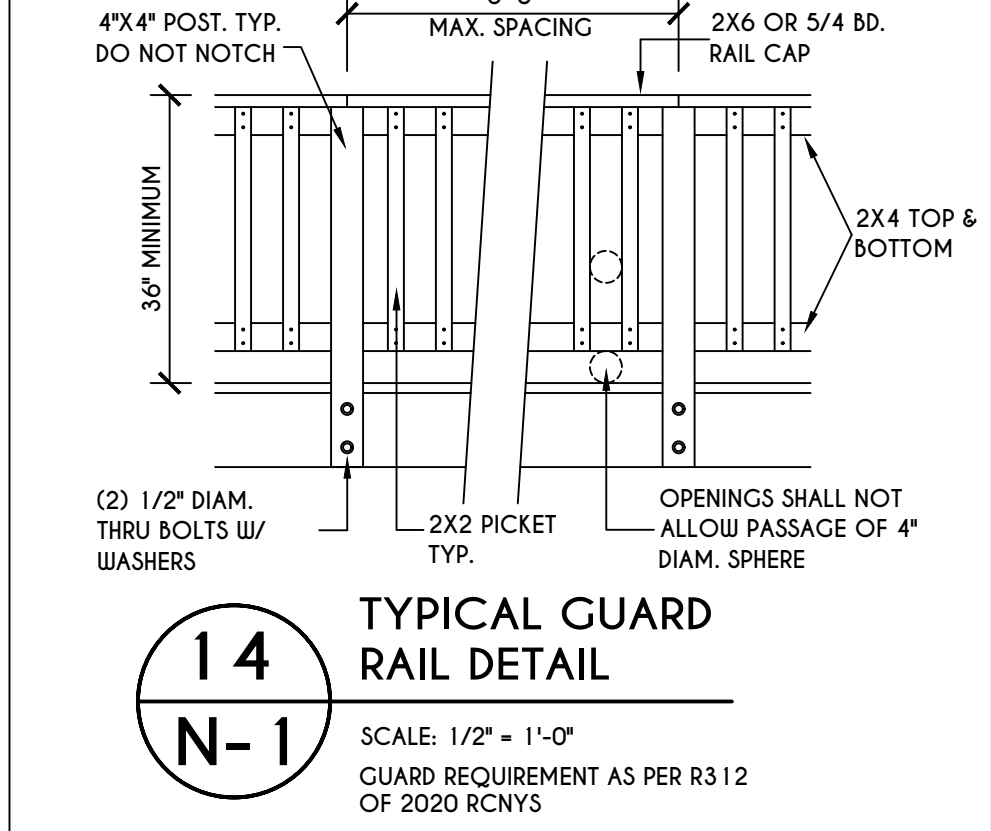
11
N-1
I JST / GIRDER DETAIL
SCALE: 1/2" = 1'-0"



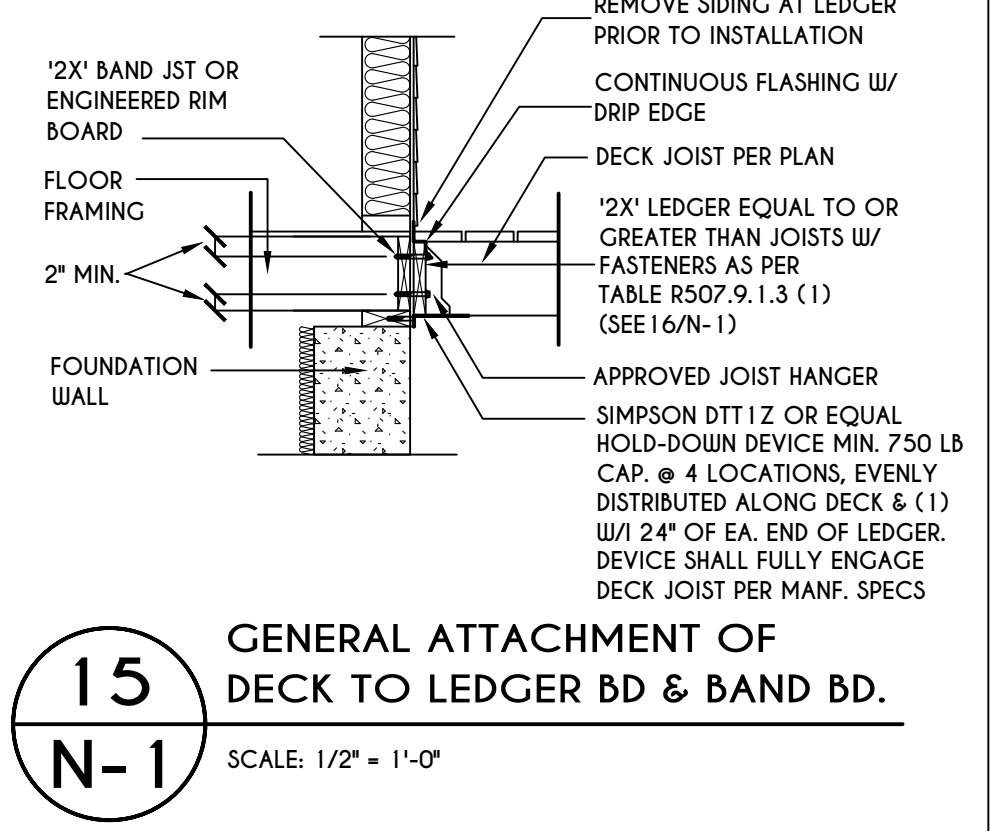
12
N-1
DOUBLE FLOOR JST'S UNDER PARALLEL PARTITION WALL DETAIL
N.T.S.



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



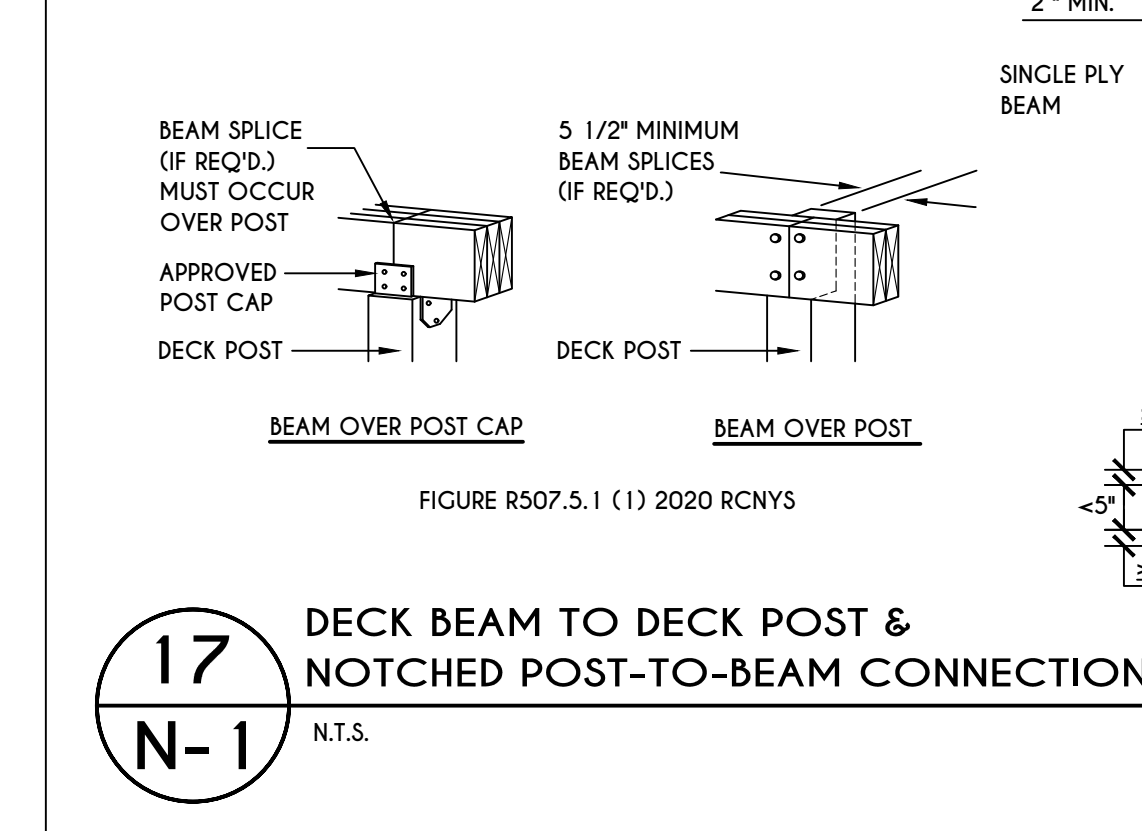
14
N-1
TYPICAL GUARD RAIL DETAIL
SCALE: 1/2" = 1'-0"
GUARD REQUIREMENTS AS PER R3 12 OF 2020 RCNYS



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

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

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

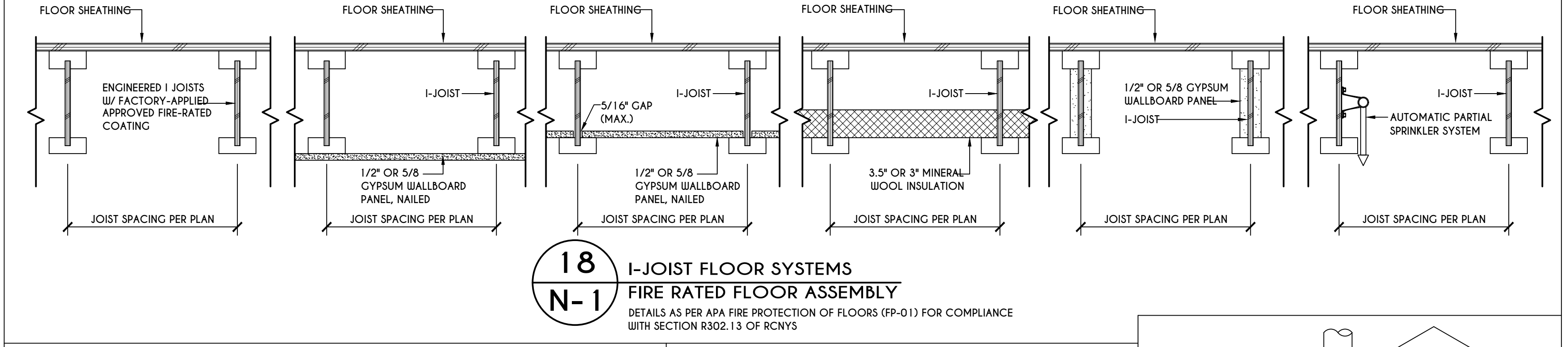


17
N-1
DECK BEAM TO DECK POST & NOTCHED POST-TO-BEAM CONNECTION
N.T.S.

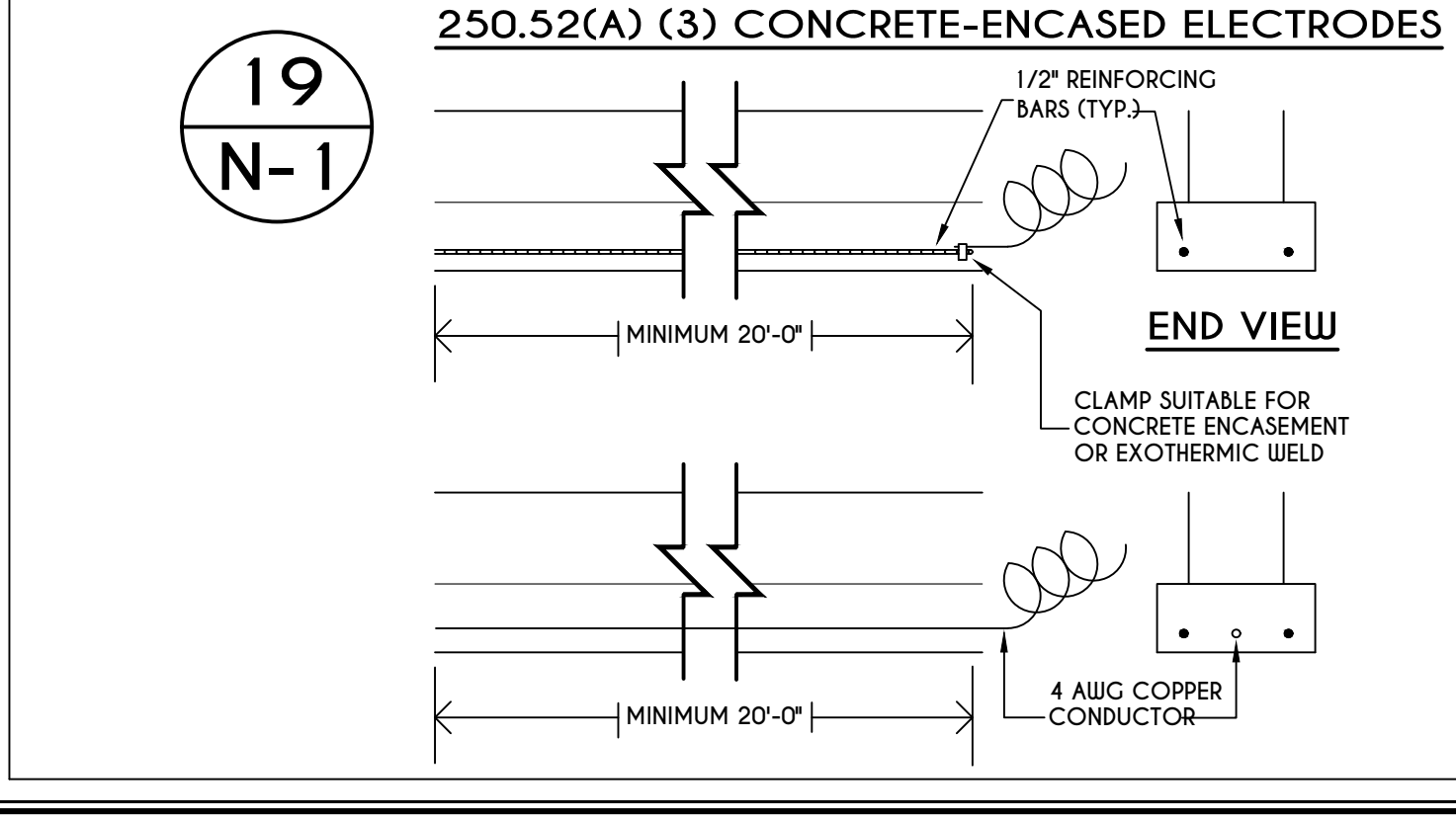
TABLE R507.4
DECK POST HEIGHT

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

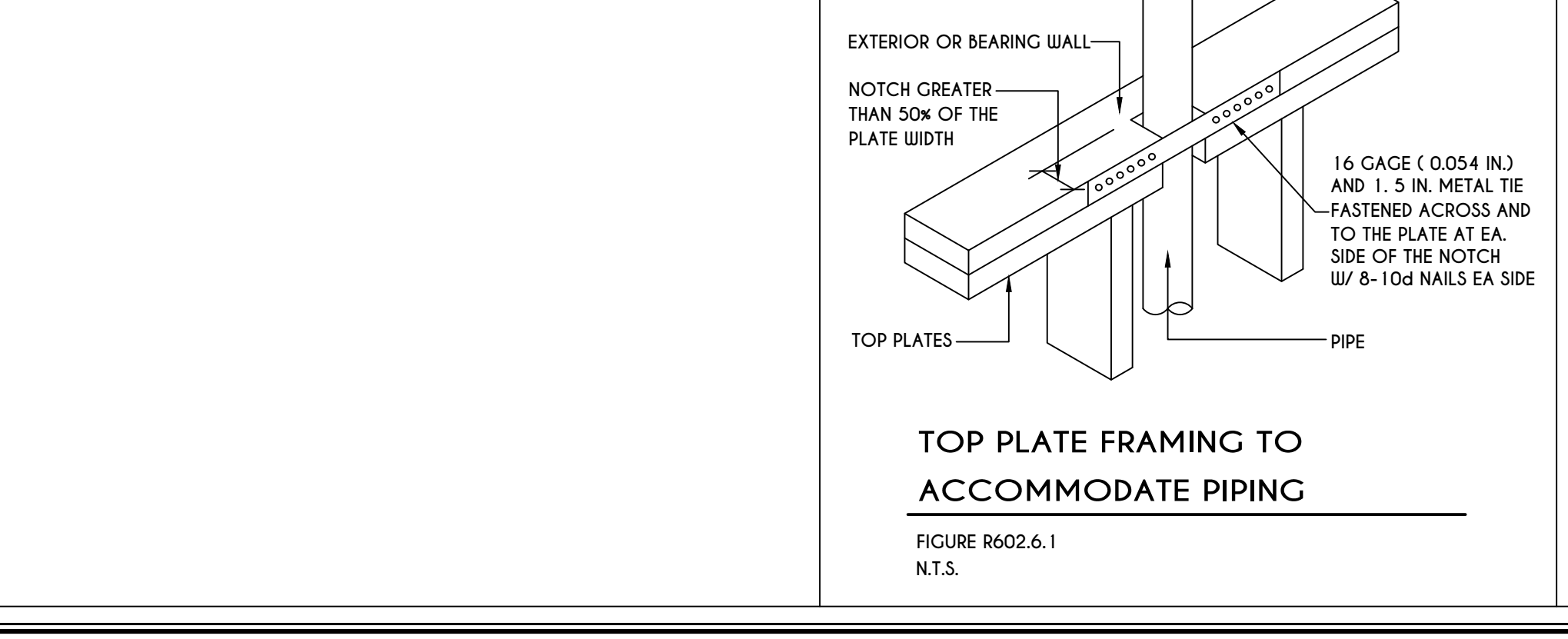
a. MEASURED TO UNDERSIDE OF BEAM
b. BASED ON 40 psf LIVE LOAD
c. THE MAXIMUM PERMITTED HEIGHT IS 8' FOR ONE-PLY & TWO-PLY BEAMS. THE MAXIMUM PERMITTED HEIGHT FOR THREE-PLY BEAMS ON POST CAP IS 6'-9"



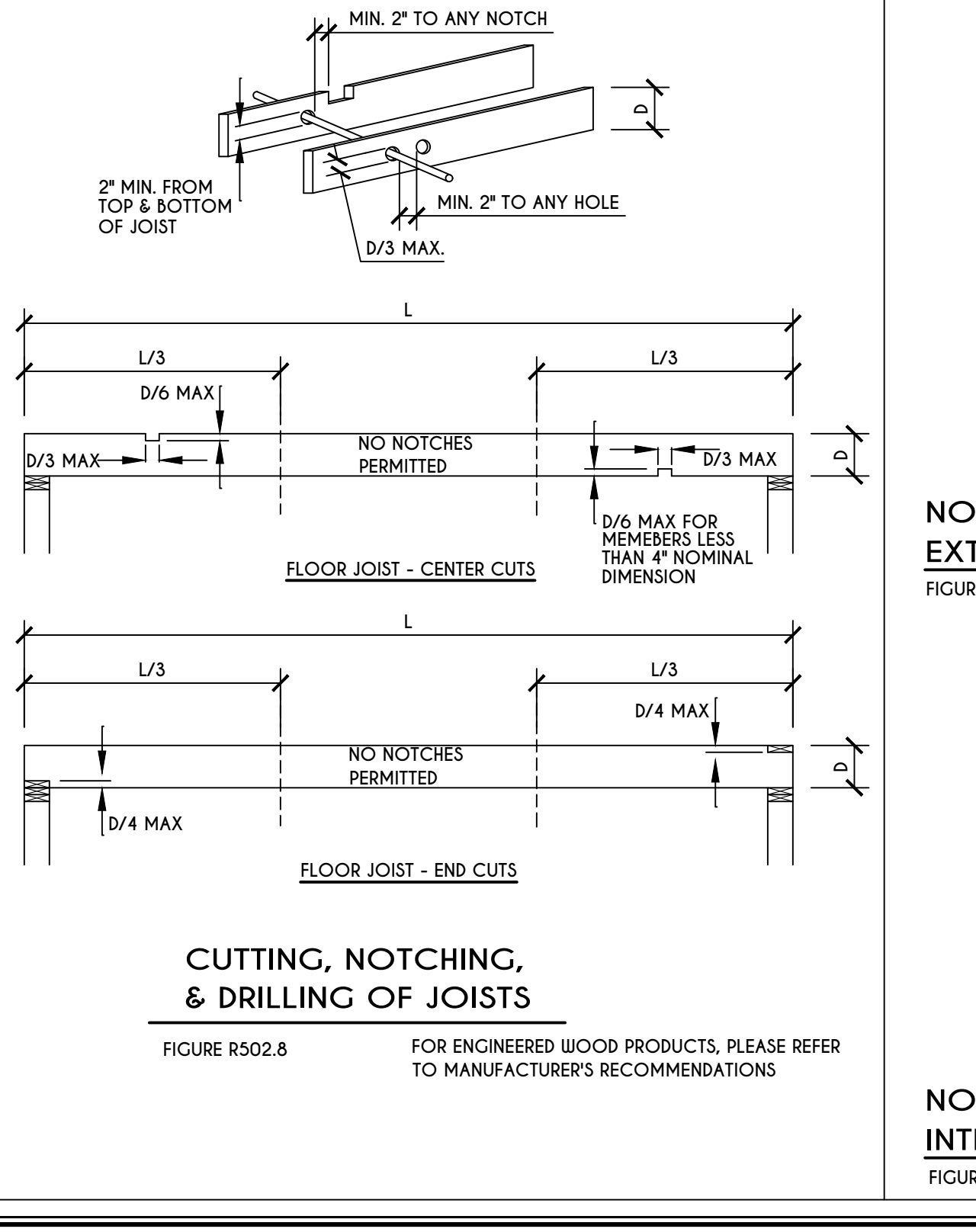
18
N-1
I-JOIST FLOOR SYSTEMS FIRE RATED FLOOR ASSEMBLY
DETAILS AS PER APA FIRE PROTECTION OF FLOORS (FP-01) FOR COMPLIANCE WITH SECTION R302.13 OF RCNYS



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



EXTERIOR OR BEARING WALL
NOTCH GREATER THAN 50% OF THE PLATE WIDTH
16 GAGE (0.054 IN.) AND 1.5 IN. METAL TIE FASTENED ACROSS AND TO THE PLATE AT EA. SIDE OF THE NOTCH W/ 8-10d NAILS EA SIDE
TOP PLATES
PIPE
TOP PLATE FRAMING TO ACCOMMODATE PIPING
FIGURE R602.6.1
N.T.S.

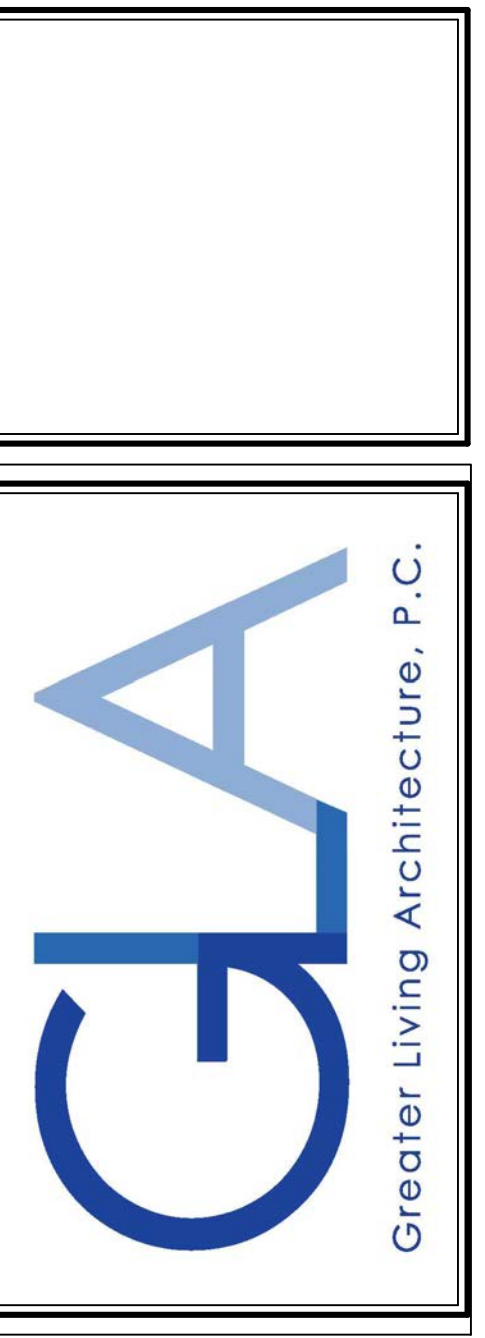


CUTTING, NOTCHING, & DRILLING OF JOISTS
FIGURE R502.8 FOR ENGINEERED WOOD PRODUCTS, PLEASE REFER TO MANUFACTURER'S RECOMMENDATIONS

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

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

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PITTSFORD, NY

BUILDER:

COVENTRY RIDGE
BUILDING CORP.

DETAILS

GLA PLAN 3135

drawn: CDK	checked: CSB
scale: AS NOTED	date: 11 / 22
PROJECT: 15439B	sheet: N 1

TABLE R404.1.1(2)

8-INCH MASONRY FOUNDATION WALLS WITH REINFORCING WHERE $d > 5$ INCHES ^{a, c, f}

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

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

TABLE R404.1.1(3)

10-INCH MASONRY FOUNDATION WALLS WITH REINFORCING WHERE $d > 6.75$ INCHES ^{a, c, f}

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

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

TABLE R404.1.1(4)

12-INCH MASONRY FOUNDATION WALLS WITH REINFORCING WHERE $d > 8.75$ INCHES ^{a, c, f}

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

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

TABLE R404.1.2(8)

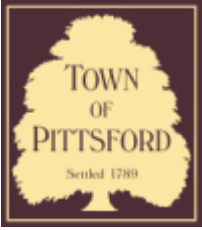
MINIMUM VERTICAL REINFORCEMENT FOR 6-, 8-, 10- AND 12-INCH NOMINAL FLAT BASEMENT WALLS ^{b, c, d, e, f, h, k, n, o}

MAXIMUM WALL HEIGHT (FEET)	MAXIMUM UNBALANCED BACKFILL HEIGHT (FEET)	MINIMUM VERTICAL REINFORCEMENT-BAR SIZE & SPACING (INCHES)											
		SOIL CLASSES ^a AND DESIGN LATERAL SOIL LOAD ^d (psf PER FOOT OF DEPTH)											
		GM, CP, SU, AND SP SOILS 30		GM, CS, SM-SC AND ML SOILS 45		SC, MK, ML-CL AND INORGANIC CL SOILS 60		SC, MK, ML-CL AND INORGANIC CL SOILS 60		SC, MK, ML-CL AND INORGANIC CL SOILS 60		SC, MK, ML-CL AND INORGANIC CL SOILS 60	
		6	8	10	12	6	8	10	12	6	8	10	12
5	4	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR
	5	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR
	6	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR
6	4	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR
	5	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR
	6	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR
7	4	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR
	5	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR
	6	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR
8	4	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR
	5	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR
	6	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR
9	4	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR
	5	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR
	6	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR
10	4	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR
	5	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR
	6	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR

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

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

COMPONENT	AIR BARRIER CRITERIA	INSULATION INSTALLATION CRITERIA
GENERAL REQUIREMENTS	A CONTINUOUS AIR BARRIER SHALL BE INSTALLED IN THE BUILDING ENVELOPE. THE EXTERIOR THERMAL ENVELOPE CONTAINS A CONTINUOUS AIR BARRIER. BREAKS OR JOINTS IN THE AIR BARRIER SHALL BE SEALED. THE AIR BARRIER IN ANY DROPPED CEILING / SOFFIT SHALL BE ALIGNED WITH THE INSULATION AND ANY GAPS IN THE AIR BARRIER SHALL BE SEALED. ACCESS OPENINGS, DROP DOWN STAIRS, OR KNEE WALL DOORS TO UNCONDITIONED ATTIC SPACES SHALL BE SEALED.	AIR-PERMEABLE INSULATION SHALL NOT BE USED AS A SEALING MATERIAL. THE INSULATION IN ANY DROPPED CEILING / SOFFIT SHALL BE ALIGNED WITH THE AIR BARRIER.
CEILING / ATTIC	THE JUNCTION OF THE FOUNDATION AND SILL PLATE SHALL BE SEALED. THE JUNCTION OF THE TOP PLATE AND THE TOP OF EXTERIOR WALLS SHALL BE SEALED. KNEE WALLS SHALL BE SEALED.	CAVITIES WITH CORNERS AND HEADERS OF FRAME WALLS SHALL BE INSTALLED BY COMPLETELY FILLING THE CAVITY WITH A MATERIAL HAVING A THERMAL RESISTANCE OF R-3 PER INCH MINIMUM. EXTERIOR THERMAL ENVELOPE INSULATION FOR FRAMED WALLS SHALL BE INSTALLED IN SUBSTANTIAL CONTACT AND CONTINUOUS ALIGNMENT WITH THE AIR BARRIER.
WINDOWS, SKYLIGHTS AND DOORS	THE SPACE BETWEEN WINDOW / DOOR JAMBS AND FRAMING, AND SKYLIGHTS AND FRAMING SHALL BE SEALED.	
RIM JOISTS	RIM JOISTS SHALL INCLUDE THE AIR BARRIER.	RIM JOISTS SHALL BE INSULATED.
FLOORS (INCLUDING ABOVE GARAGE AND CANTILEVERED FLOORS)	THE AIR BARRIER SHALL BE INSTALLED AT ANY EXPOSED EDGE OF INSULATION.	FLOOR FRAMING CAVITY INSULATION SHALL BE INSTALLED TO MAINTAIN PERMANENT CONTACT WITH THE UNDERSIDE OF SUBFLOOR DECKING, OR FLOOR FRAMING CAVITY INSULATION SHALL BE PERMITTED TO BE IN CONTACT WITH THE TOP SIDE OF SHEATHING, OR CONTINUOUS INSULATION INSTALLED ON THE UNDERSIDE OF FLOOR FRAMING AND EXTENDS FROM THE BOTTOM TO THE TOP OF ALL PERIMETER FLOOR FRAMING MEMBERS.
CRAWL SPACE WALLS	EXPOSED EARTH IN UNVENTED CRAWL SPACES SHALL BE COVERED WITH A CLASS 1 VAPOR BARRIER WITH OVERLAPPING JOINTS TAPERED.	WHERE PROVIDED INSTEAD OF FLOOR INSULATION, INSULATION SHALL BE PERMANENTLY ATTACHED TO THE CRAWLSPACE WALLS.
SHAFTS, PENETRATIONS	DUCT SHAFTS, UTILITY PENETRATIONS, AND FLUE SHAFTS OPENING THE EXTERIOR OR UNCONDITIONED SPACE SHALL BE SEALED.	BATTS IN NARROW CAVITIES SHALL BE CUT TO FIT, OR NARROW CAVITIES SHALL BE FILLED BY INSULATION THAT ON INSTALLATION READILY CONFORMS TO THE AVAILABLE CAVITY SPACE.
NARROW CAVITIES		BATTS IN NARROW CAVITIES SHALL BE CUT TO FIT, OR NARROW CAVITIES SHALL BE FILLED BY INSULATION THAT ON INSTALLATION READILY CONFORMS TO THE AVAILABLE CAVITY SPACE.
GARAGE SEPARATION	AIR SEALING SHALL BE PROVIDED BETWEEN THE GARAGE AND CONDITIONED SPACES.	
RECESSED LIGHTING	RECESSED LIGHT FIXTURES INSTALLED IN THE BUILDING THERMAL ENVELOPE SHALL BE SEALED TO THE DRYWALL.	RECESSED LIGHT FIXTURES INSTALLED IN THE BUILDING THERMAL ENVELOPE SHALL BE AIR TIGHT AND IC RATED.
PLUMBING AND WIRING		BATT INSULATION SHALL BE CUT NEATLY TO FIT AROUND WIRING AND PLUMBING IN EXTERIOR WALLS, OR INSULATION THAT ON INSTALLATION READILY CONFORMS TO AVAILABLE SPACE SHALL EXTEND BEHIND PIPING AND WIRING.
SHOWER / TUB ON EXTERIOR WALL	THE AIR BARRIER INSTALLED AT EXTERIOR WALLS ADJACENT TO SHOWERS AND TUBS SHALL SEPARATE THEM FROM THE SHOWERS AND TUBS.	EXTERIOR WALLS ADJACENT TO SHOWERS AND TUBS SHALL BE INSULATED.
ELECTRICAL / PHONE BOX ON EXTERIOR WALLS	THE AIR BARRIER SHALL BE INSTALLED BEHIND ELECTRICAL OR COMMUNICATION BOXES OR AIR-SEALED BOXES SHALL BE INSTALLED.	
HVAC REGISTER BOOTS	HVAC REGISTER BOOTS THAT PENETRATE BUILDING THERMAL ENVELOPE SHALL BE SEALED TO THE SUBFLOOR OR DRYPWALL.	
CONCEALED SPRINKLERS	WHEN REQUIRED TO BE SEALED, CONCEALED FIRE SPRINKLERS SHALL ONLY BE SEALED IN A MANNER THAT IS RECOMMENDED BY THE MANUFACTURER. CALLING OR OTHER ADHESIVE SEALANTS SHALL NOT BE USED TO FILL VOIDS BETWEEN FIRE SPRINKLER COVER PLATES AND WALL OR CEILINGS	



Town of Pittsford

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

Permit #
B22-000159

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

DESIGN REVIEW AND HISTORIC PRESERVATION BOARD REFERRAL OF APPLICATION

Property Address: 6 Aden Hill PITTSFORD, NY 14534

Tax ID Number: 178.03-4-54

Zoning District: IZ Incentive Zoning

Owner: Wilshire Hill LLC

Applicant: Wilshire Hill LLC

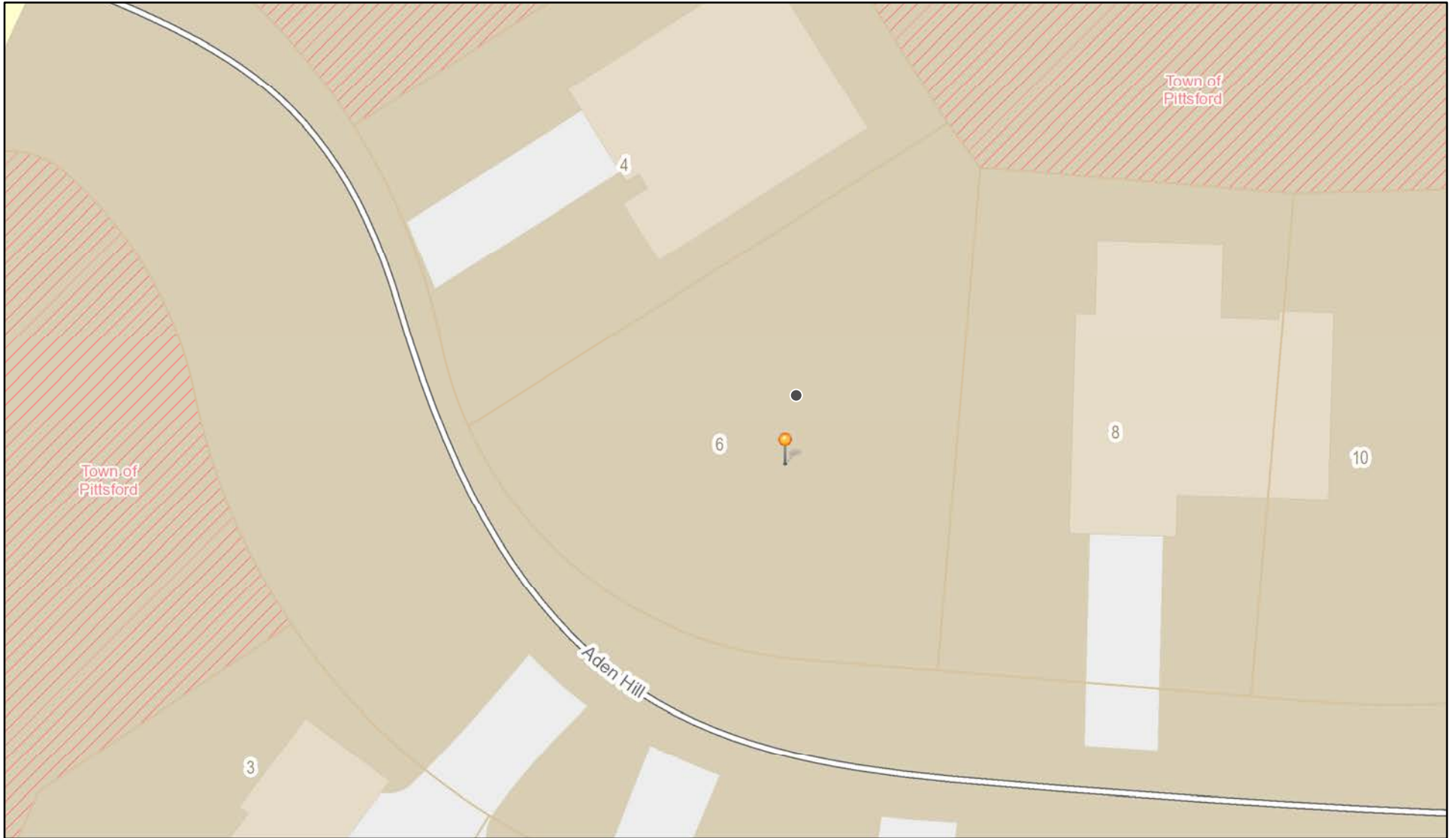
Application Type:

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

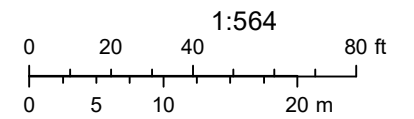
Project Description: Applicant is requesting design review for the construction of a one story single family home. The home will be approximately 1756 square feet and will be located in the Whilshire Hills Subdivision.

Meeting Date: November 10, 2022

RN Residential Neighborhood Zoning

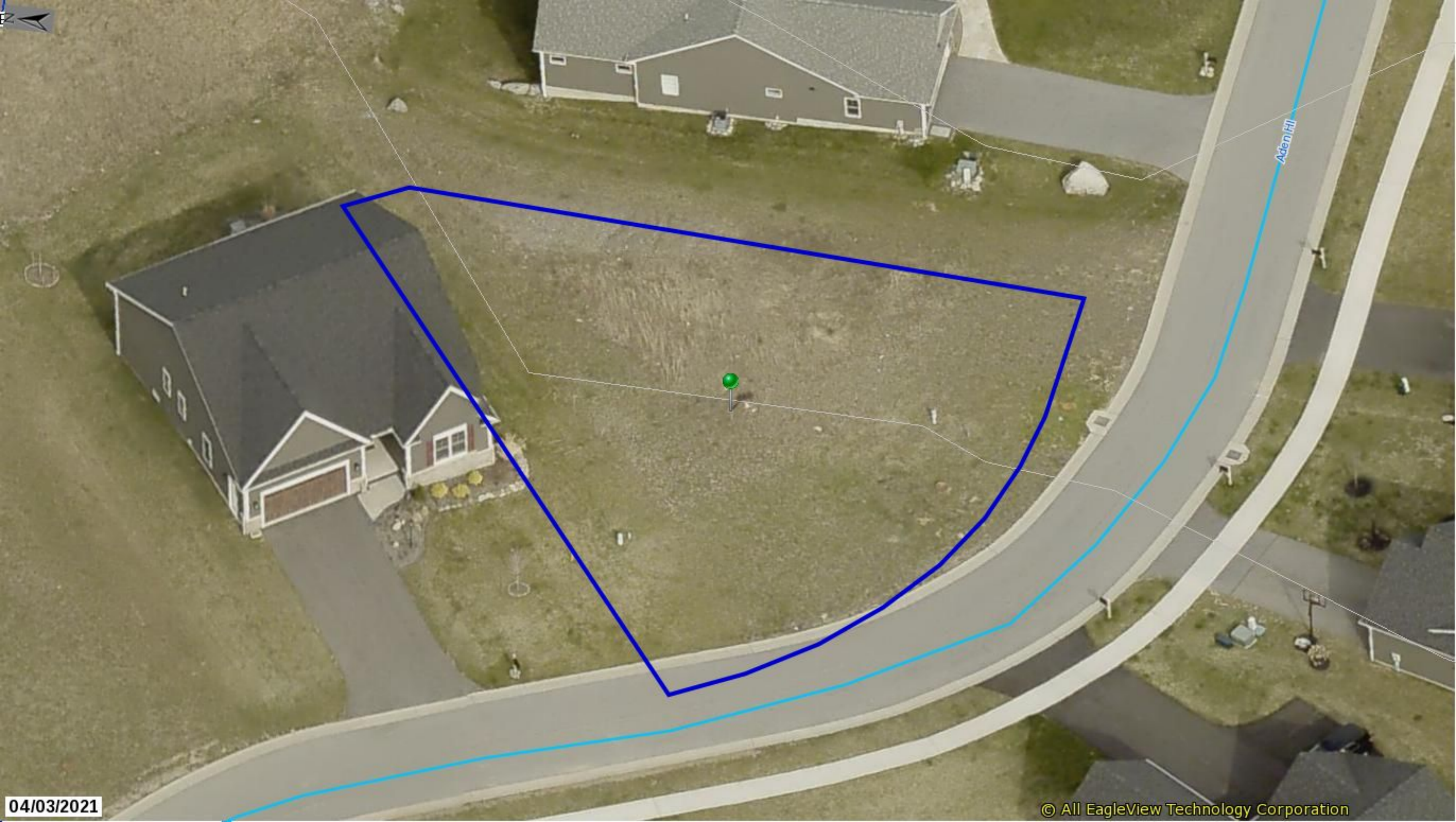


Printed October 19, 2022



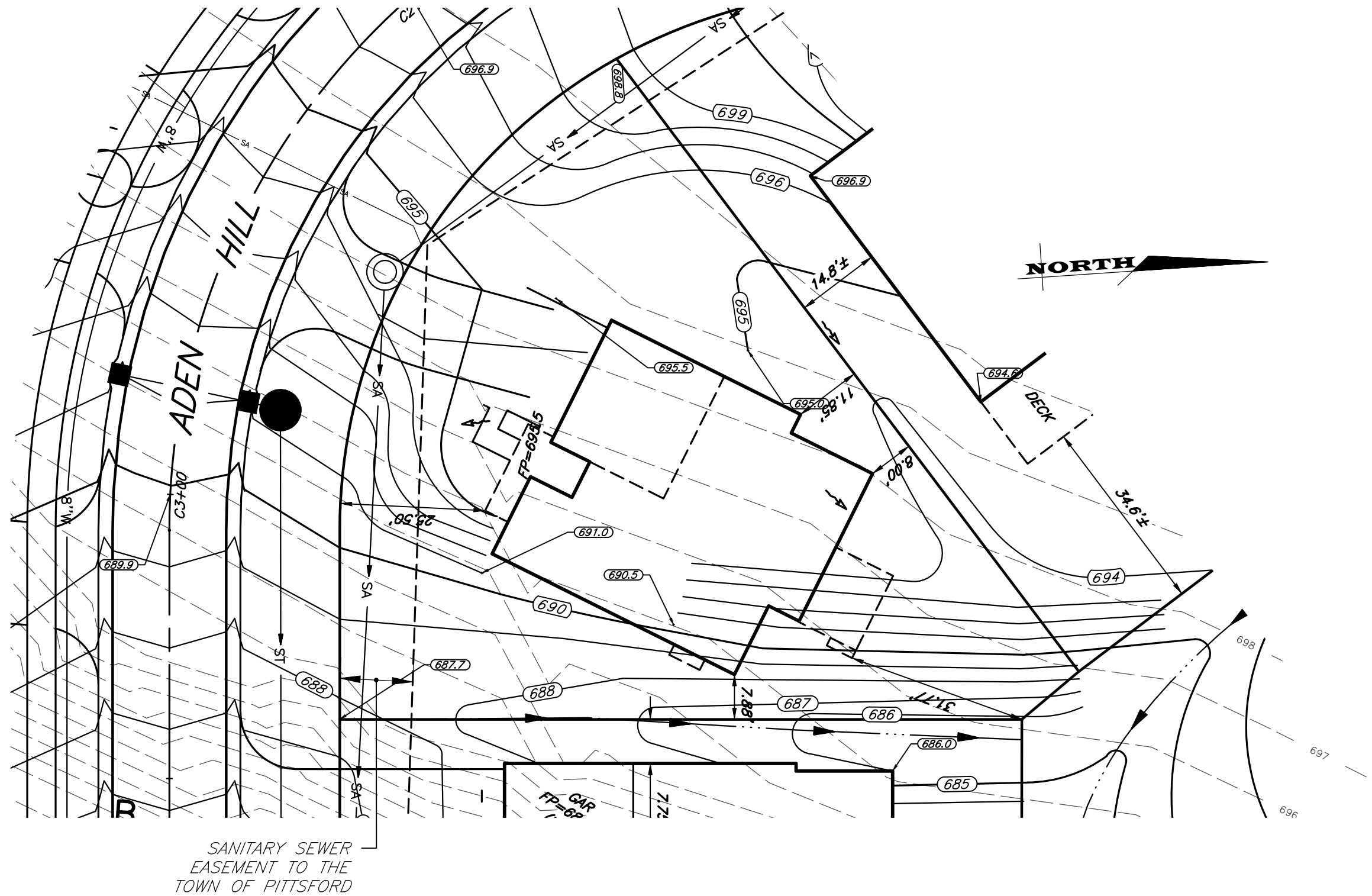
Town of Pittsford GIS

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Aden Hill

File: Z:\Engineering\Job Files\0423-12\Drawings\Section 2\Plot plans\Lot C2\LOT C2.dwg, Plot Date: 8/26/2022, By: RTIEDE



JOB NO: 0423-13
 SCALE: 1" = 20'
 DRAWN: RJT
 DESIGNED: RJT
 DATE: 4/10/19
 REVISED:

SETBACK	REQUIRED	PROVIDED
FRONT	25'	TBD
SIDE	7.5'	TBD
REAR	20'	TBD

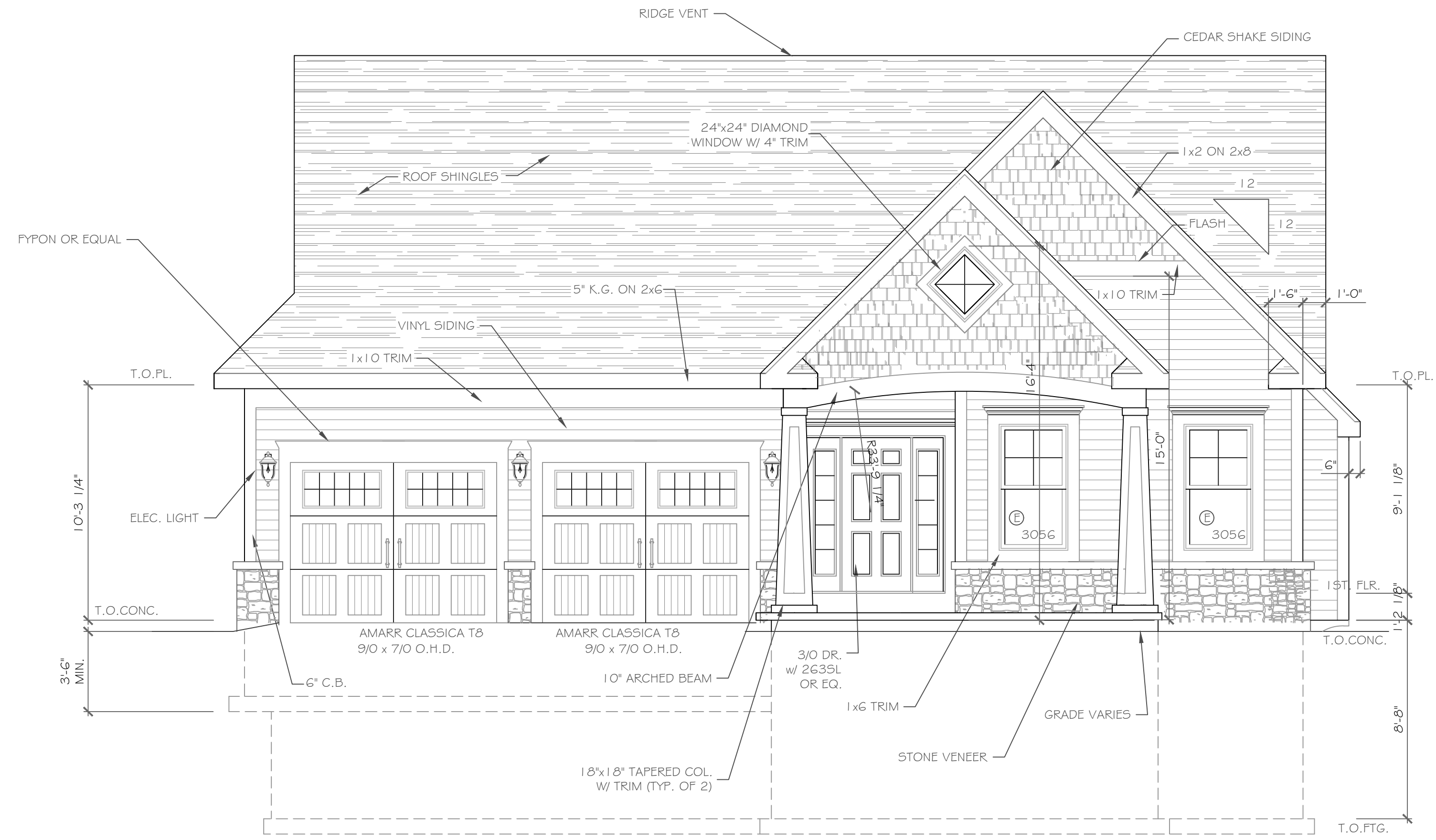
TITLE:

**PLOT PLAN - LOT C2
 WILSHIRE HILL - SECTION 2**

DESIGN CRITERIA:

-For Greater Rochester Area and surrounding counties.

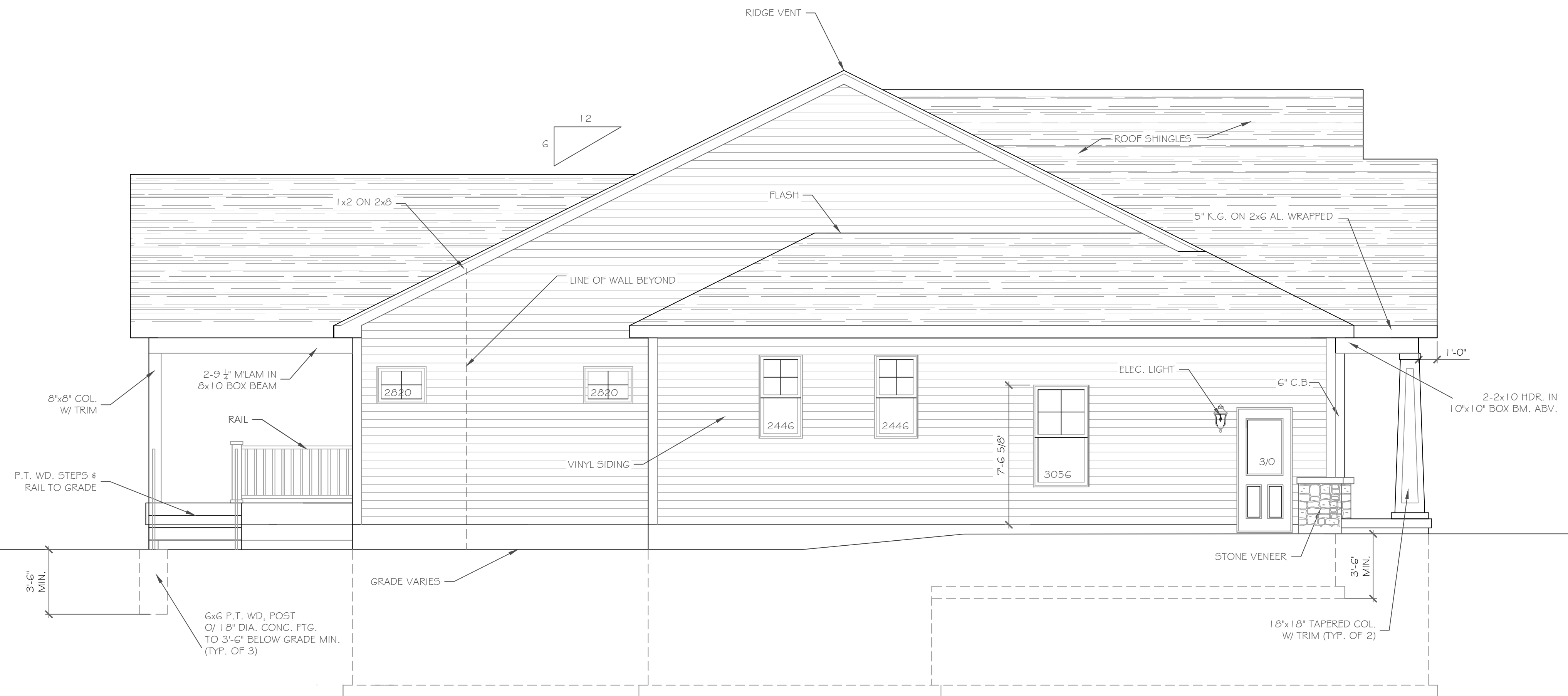
1ST & 2ND FLOOR LIVING AREA LIVE LOAD	40 PSF
SLEEPING AND ATTIC AREA LIVE LOAD	30 PSF
FLOOR DEAD LOAD	15 PSF
GROUND SNOW LOAD	40 PSF
ROOF DEAD LOAD	10 PSF
ALLOWABLE SOIL BEARING	2500 PSF AT MINIMUM 42" BELOW FINISHED GRADE
WIND SPEED	115 MPH, EXPOSURE B
SEISMIC DESIGN	CATEGORY B
WEATHERING	SEVERE
FROST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



FRONT ELEVATION 1756 S.F.

1/4" = 1'-0"

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



LEFT SIDE ELEVATION

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

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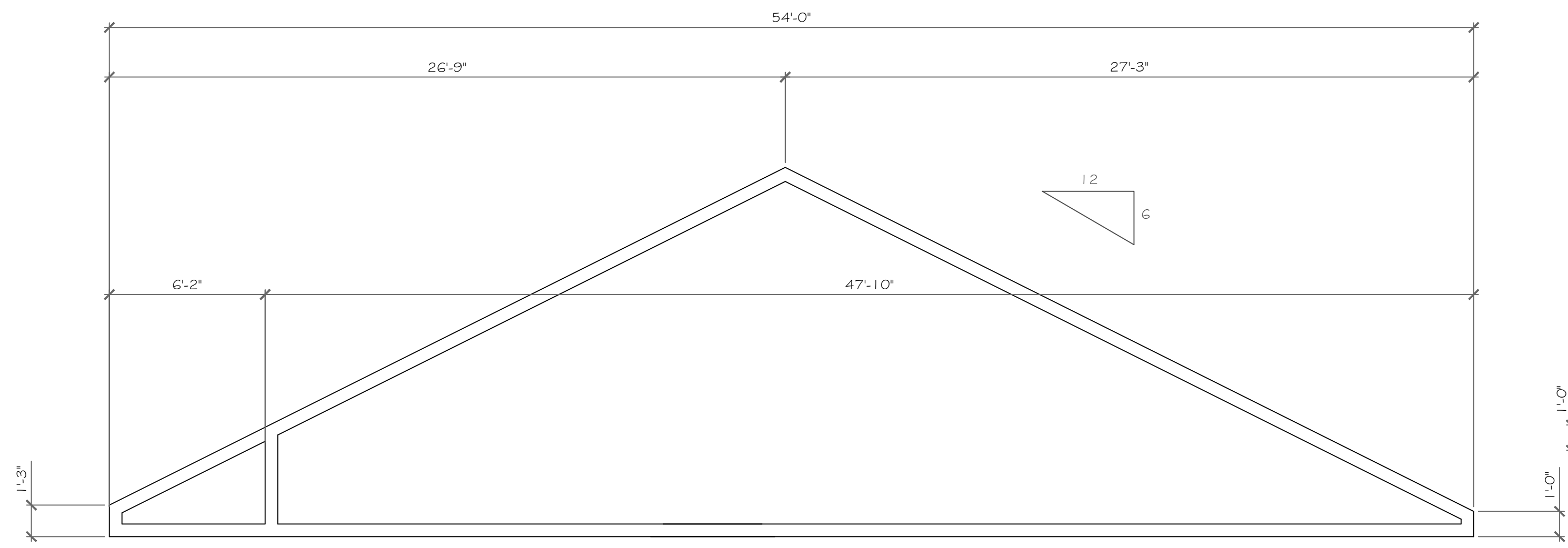
REVISIONS-	NO.	DATE	DESCRIPTION

DRAWING TITLE- Elevations	PHASE- Construction Documents
	DATE- September 30, 2022

PROJECT- Lot 2C, Wishure Hill Pittsford, N.Y.	CLIENT- Pride Mark Homes, Inc.
JOB NO.- A22-053	DATE- September 30, 2022

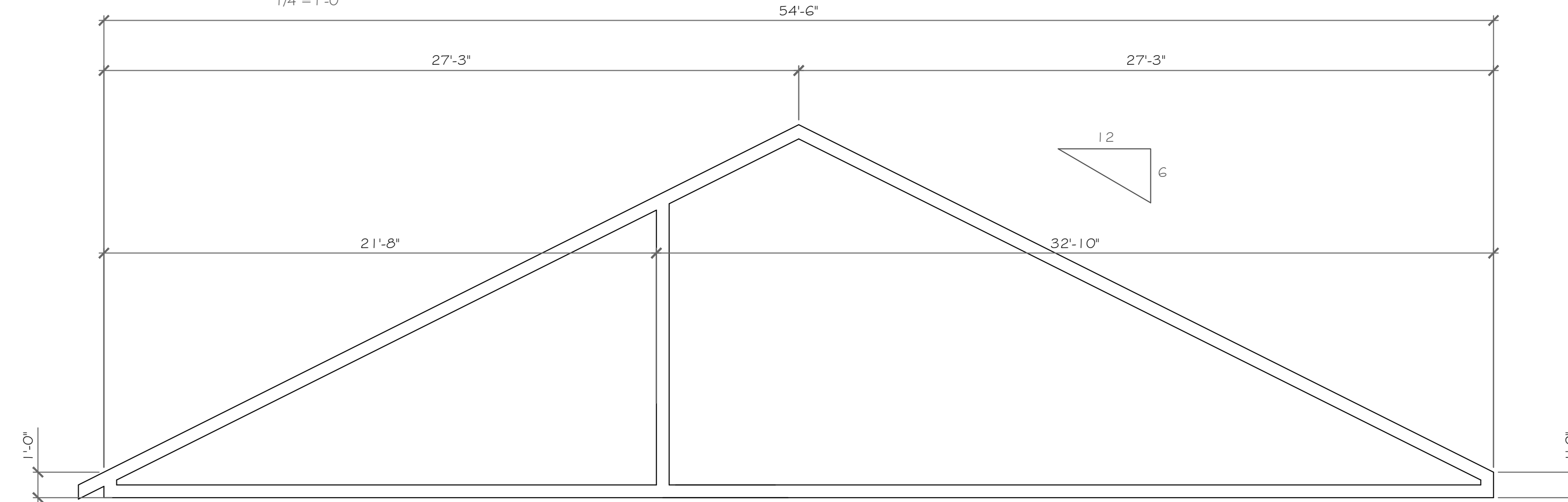
CKH
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 Victor, New York 14564
 phone-(585) 249-1334
 e-mail-CKHennessey@frontier.net

DRAWING NO.-
A-1



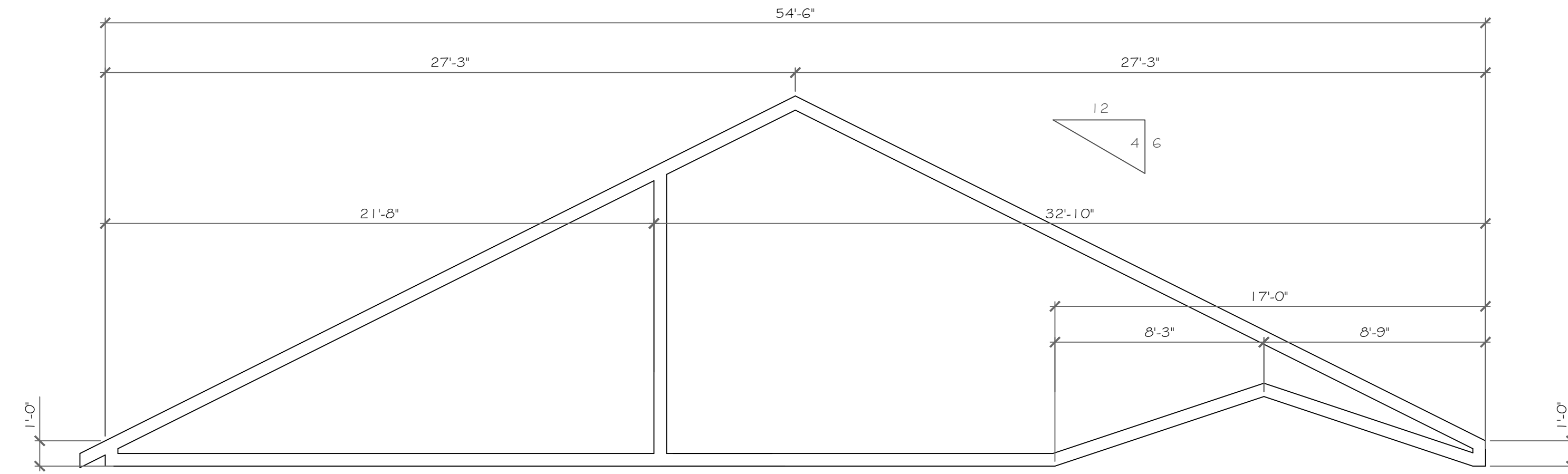
SNUB TRUSS TYPE '5'

1/4" = 1'-0"



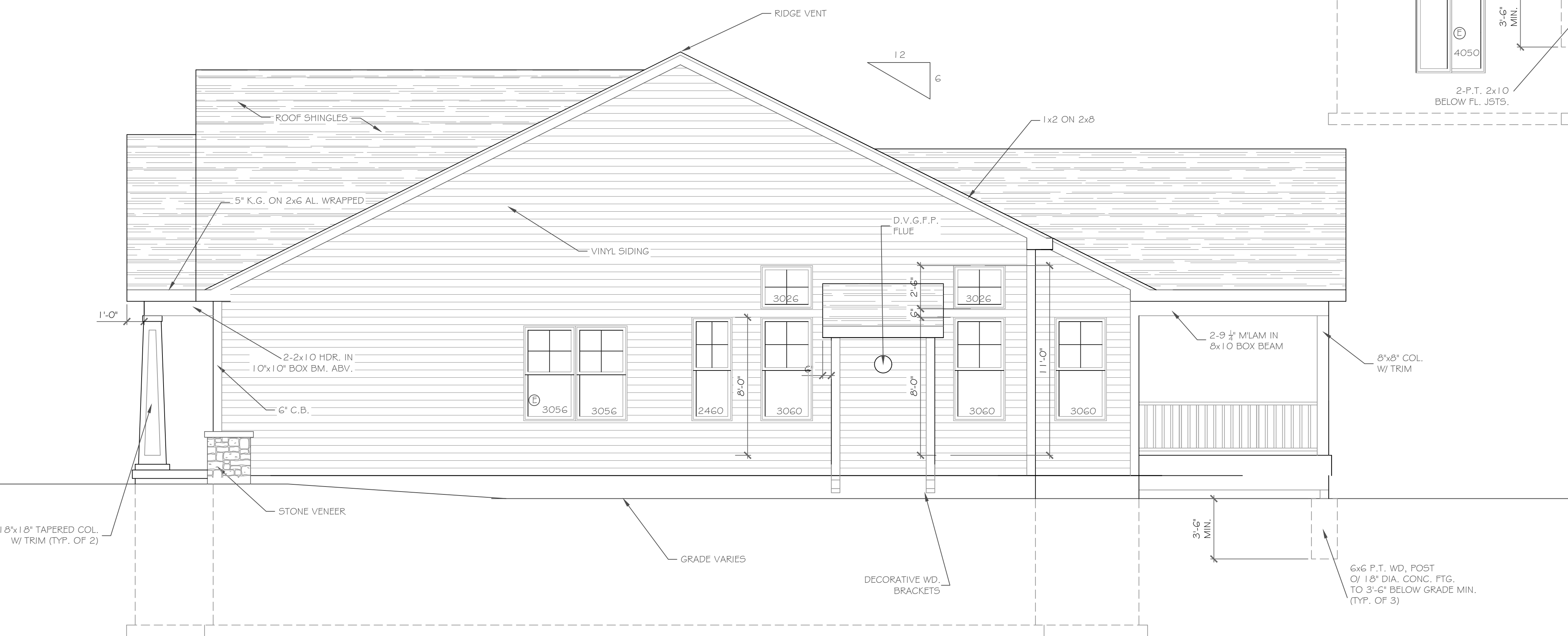
SCISSOR TRUSS TYPE '6'

1/4" = 1'-0"



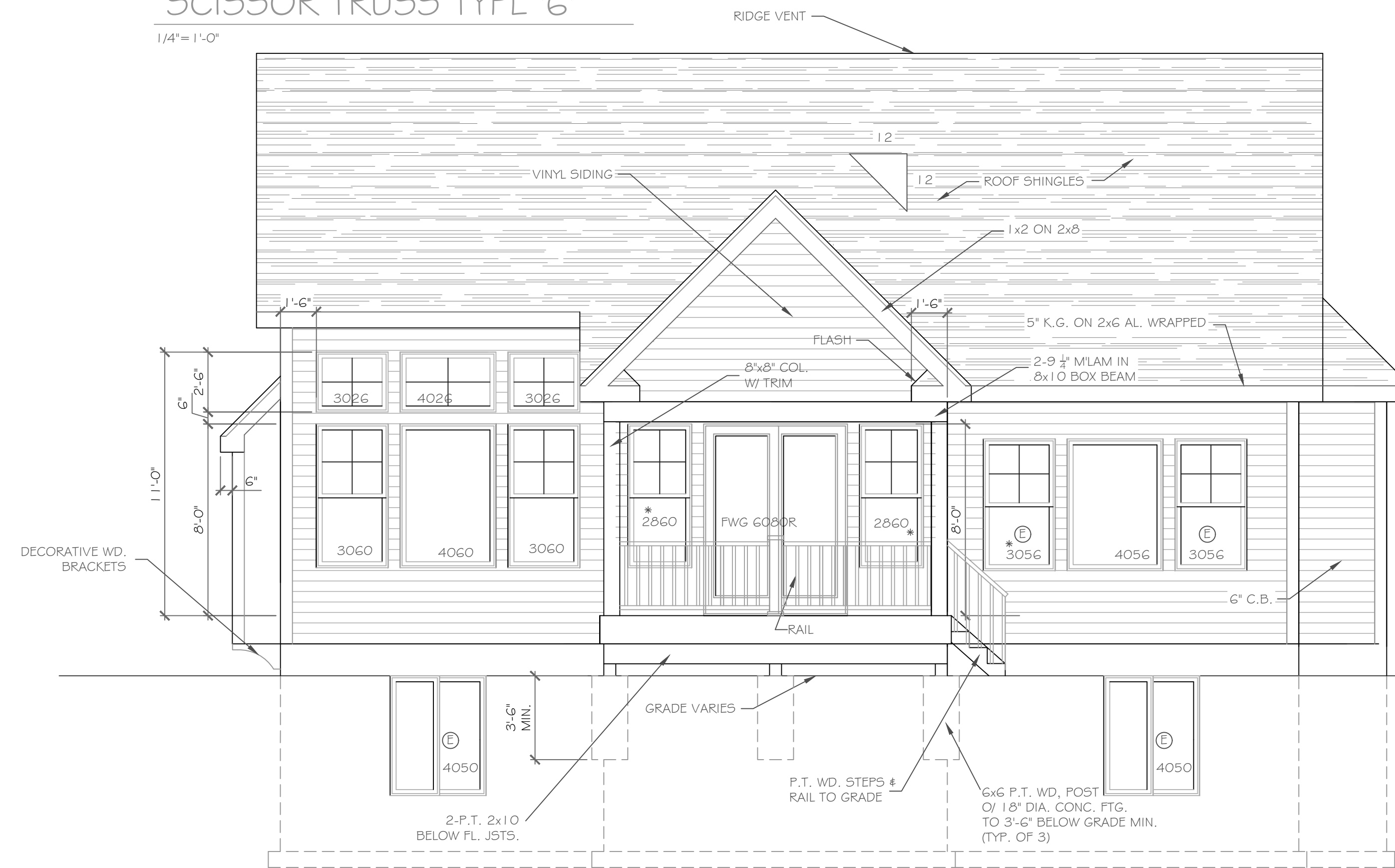
TRUSS TYPE '6A'

1/4" = 1'-0"



RIGHT SIDE ELEVATION

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



REAR ELEVATION

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

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NO.	DATE	DESCRIPTION

DRAWING TITLE	PHASE
Elevations	Construction Documents

PROJECT	CLIENT	DATE
Lot 2C, Wishure Hill Pittsford, N.Y.	Pride Mark Homes, Inc.	September 30, 2022

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

FIRST FLOOR PLAN 1756 s.f.

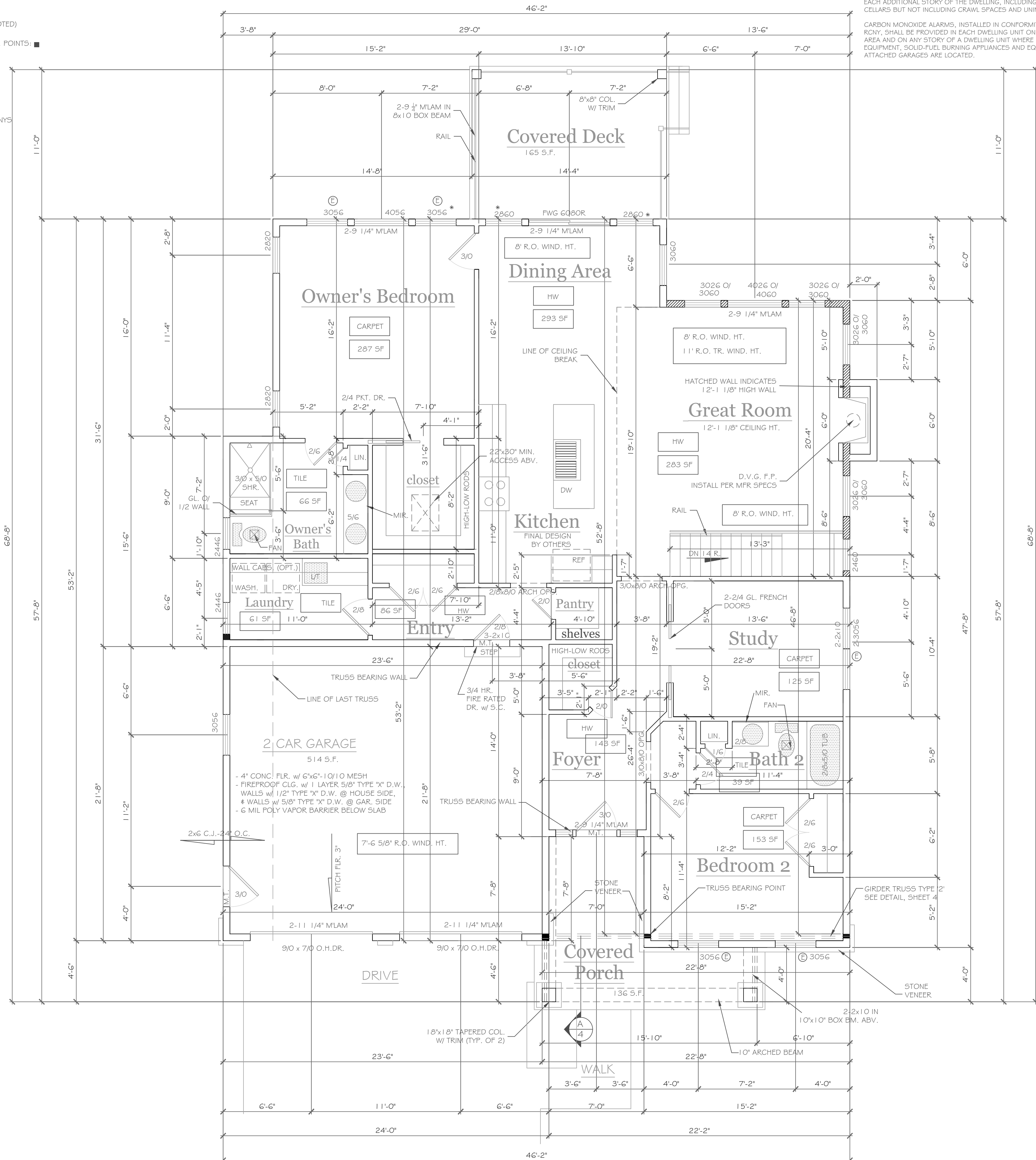
1/4" = 1'-0"

NOTES:

- EXTERIOR WALLS TO BE 2 x 6 - 1 6" O.C. U.O.N. (UNLESS OTHERWISE NOTED)
- INTERIOR WALLS TO BE 2 x 4 - 1 6" O.C. U.O.N.
- PROVIDE SOLID BLKG. (3 STUD POST MIN. GLUE AND NAIL) @ ALL BRG. POINTS: ■
- APPLIANCES PER CONTRACT
- WINDOW R.O. HTS. TO BE 7'-4" 1/2" U.O.N.
- CEILING HTS. TO BE 9'-1" 1/8" U.O.N.
- ANGLES TO BE 12/12 U.O.N.
- UNSPECIFIED HDRS. TO BE 2-2x8 MIN.
- ⊙ WINDOW MEETS OR EXCEEDS THE EGRESS REQUIREMENTS PER SECTION R310 OF THE RES. CODE OF NYS
- * SAFETY GLASS REQ. PER SECTION R308.4 OF THE RES. CODE OF NYS
- DBL. JACK STUDS @ ALL LOAD BRG. LINTELS OVER 4' LONG

NOTES: SMOKE DETECTION & ALARM DEVICES- SMOKE DETECTING ALARM DEVICES, INSTALLED IN CONFORMITY WITH SECTION R313 OF THE RESIDENTIAL CODE OF NEW YORK STATE AND THE HOUSEHOLD FIRE WARNING EQUIPMENT PROVISIONS OF NFPA 72. SHALL BE PROVIDED IN EACH SLEEPING SPACE, OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS, AND ON EACH ADDITIONAL STORY OF THE DWELLING, INCLUDING BASEMENTS AND CELLARS BUT NOT INCLUDING CRAWL SPACES AND UNINHABITABLE ATTICS.

CARBON MONOXIDE ALARMS, INSTALLED IN CONFORMITY WITH SECTION R313 OF THE RES. CODE OF NEW YORK STATE AND THE HOUSEHOLD FIRE WARNING EQUIPMENT PROVISIONS OF NFPA 72. SHALL BE PROVIDED IN EACH DWELLING UNIT ON ANY STORY HAVING A SLEEPING AREA AND ON ANY STORY OF A DWELLING UNIT WHERE FUEL-FIRED APPLIANCES AND EQUIPMENT, SOLID-FUEL BURNING APPLIANCES AND EQUIPMENT, FIREPLACES, OR ATTACHED GARAGES ARE LOCATED.



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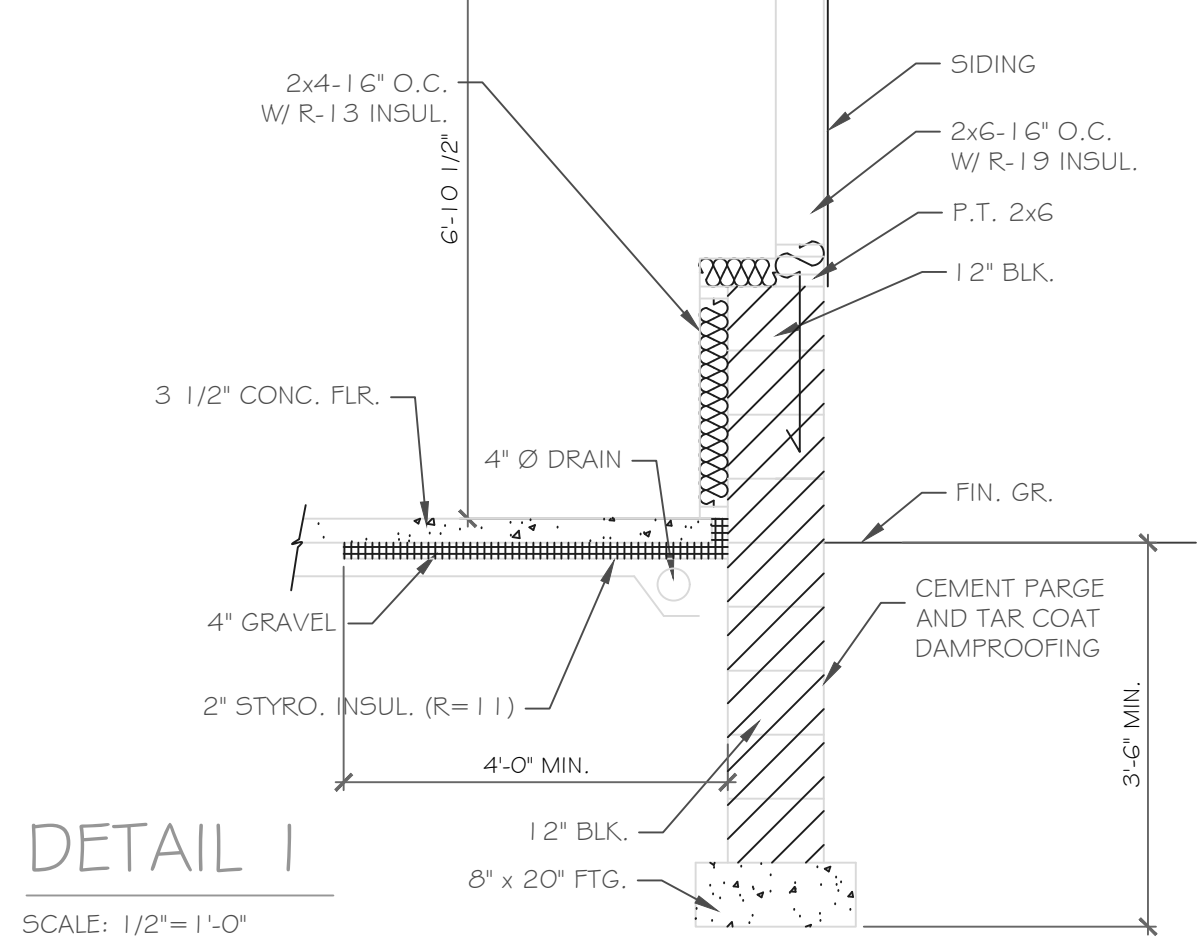
REVISIONS-	NO.	DATE	DESCRIPTION

DRAWING TITLE:	First Floor Plan
PROJECT:	Lot 2C, Wishure Hill Pittsford, N.Y.
CLIENT:	Pride Mark Homes, Inc.
JOB NO.:	A22-053
DATE:	September 30, 2022
PHASE:	Construction Documents

PROJECT:	Lot 2C, Wishure Hill Pittsford, N.Y.
CLIENT:	Pride Mark Homes, Inc.
JOB NO.:	A22-053
DATE:	September 30, 2022
PHASE:	Construction Documents

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DRAWING NO. -
A-3

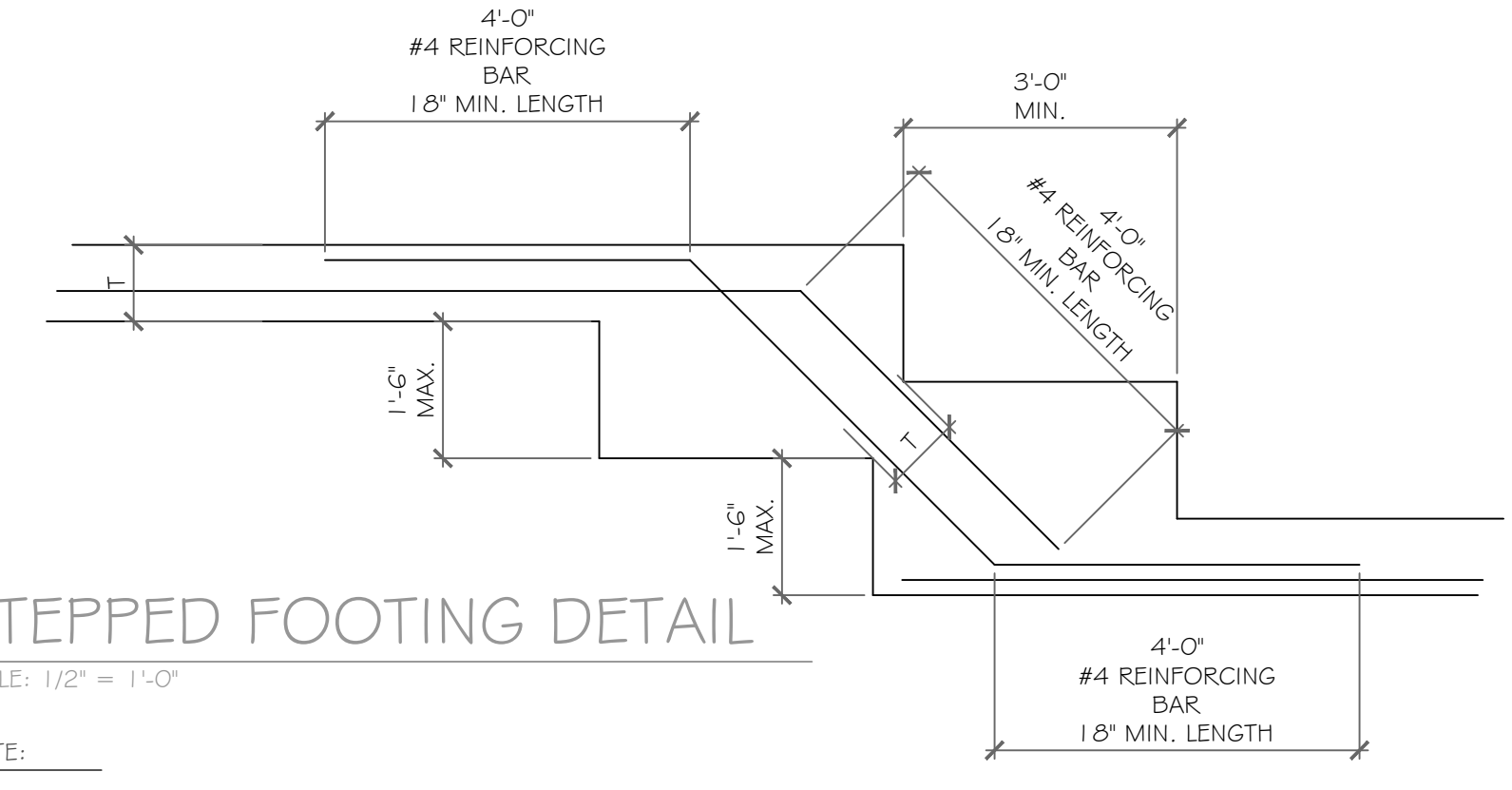


DETAIL 1
SCALE: 1/2" = 1'-0"

PARTIAL TABLE R404.1.1(3)
REINFORCED CONCRETE AND MASONRY(a) FOUNDATION WALLS

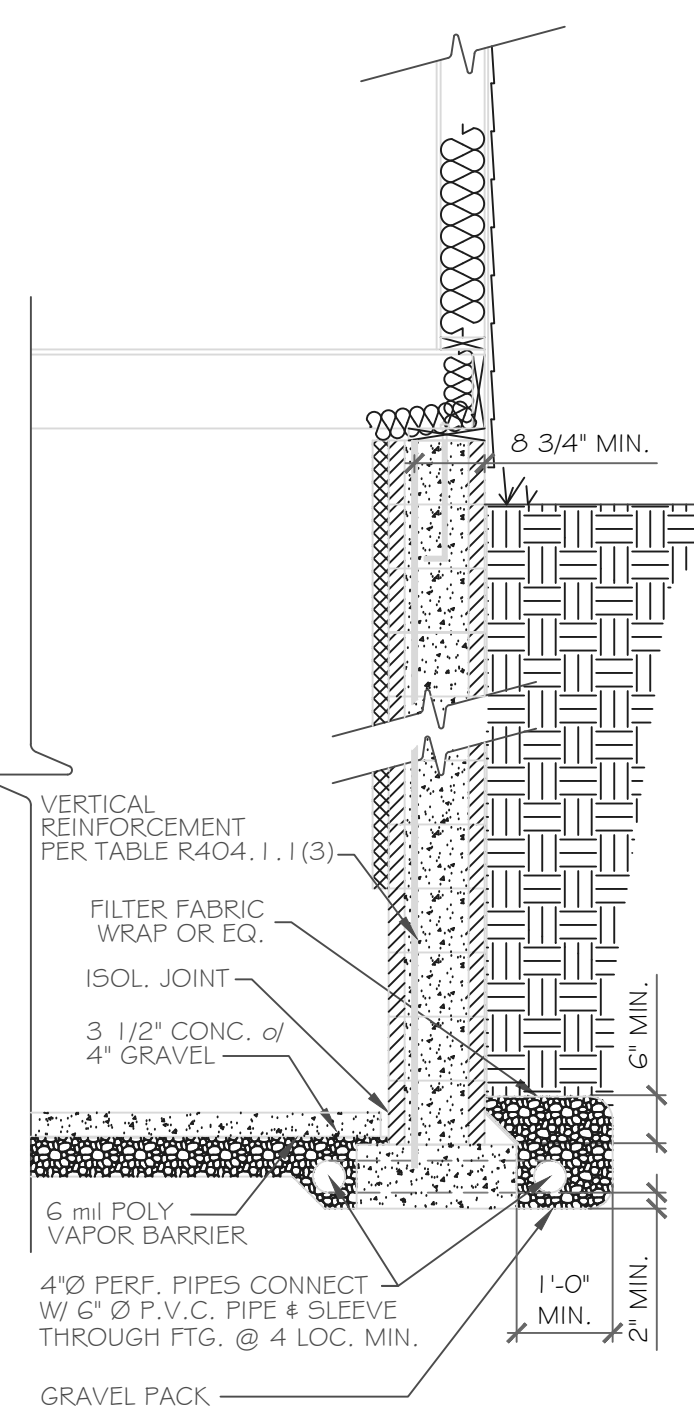
MAXIMUM WALL HEIGHT (feet)	MAXIMUM UNBALANCED BACKFILL HEIGHT(e) (feet)	Soil classes(d)			
		GW, GP, SW and SP soils	GM, GC, SM, SM-SC and ML soils	SC, MH, ML-CL and inorganic CL soils	
5		#4 at 72" o.c.	#4 at 72" o.c.	#4 at 72" o.c.	
6		#4 at 72" o.c.	#4 at 56" o.c.	#5 at 64" o.c.	
7		#4 at 56" o.c.	#4 at 40" o.c.	#5 at 64" o.c.	
8		#5 at 64" o.c.	#6 at 64" o.c.	#6 at 48" o.c.	
9		#5 at 56" o.c.	#7 at 72" o.c.	#6 at 40" o.c.	

a. Mortar shall be Type M or S and masonry shall be laid in running bond.
 b. Alternative reinforcing bar sizes and spacings having an equivalent cross-sectional area of reinforcement per linear foot of wall shall be permitted provided the spacing of the reinforcement does not exceed 72 inches.
 c. Vertical reinforcement shall be Grade 60 minimum. The distance from the face of the soil side of the wall to the center of vertical reinforcement shall be at least 8.75 inches.
 d. Soil classes are in accordance with the Unified Soil Classification System. Refer to Table R405.1.
 e. Unbalanced backfill height is the difference in height of the exterior and interior finish ground levels. Where an interior concrete slab is provided, the unbalanced backfill height shall be measured from the exterior finish ground level to the top of the interior concrete slab.



2 STEPPED FOOTING DETAIL
SCALE: 1/2" = 1'-0"

NOTE:
 T = FOOTING THICKNESS
 -THE MINIMUM FOOTING THICKNESS, T, IN STEPPED AREAS SHALL EQUAL THE FOOTING THICKNESS IN THOSE UNSTEPPED AREAS.
 -THE REINFORCING BAR SIZE IN STEPPED AREAS SHALL EQUAL THE BAR SIZE IN THOSE UNSTEPPED AREAS.
 -A MINIMUM OF 3" OF CONCRETE IS REQUIRED AROUND ALL REINFORCING BARS.



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

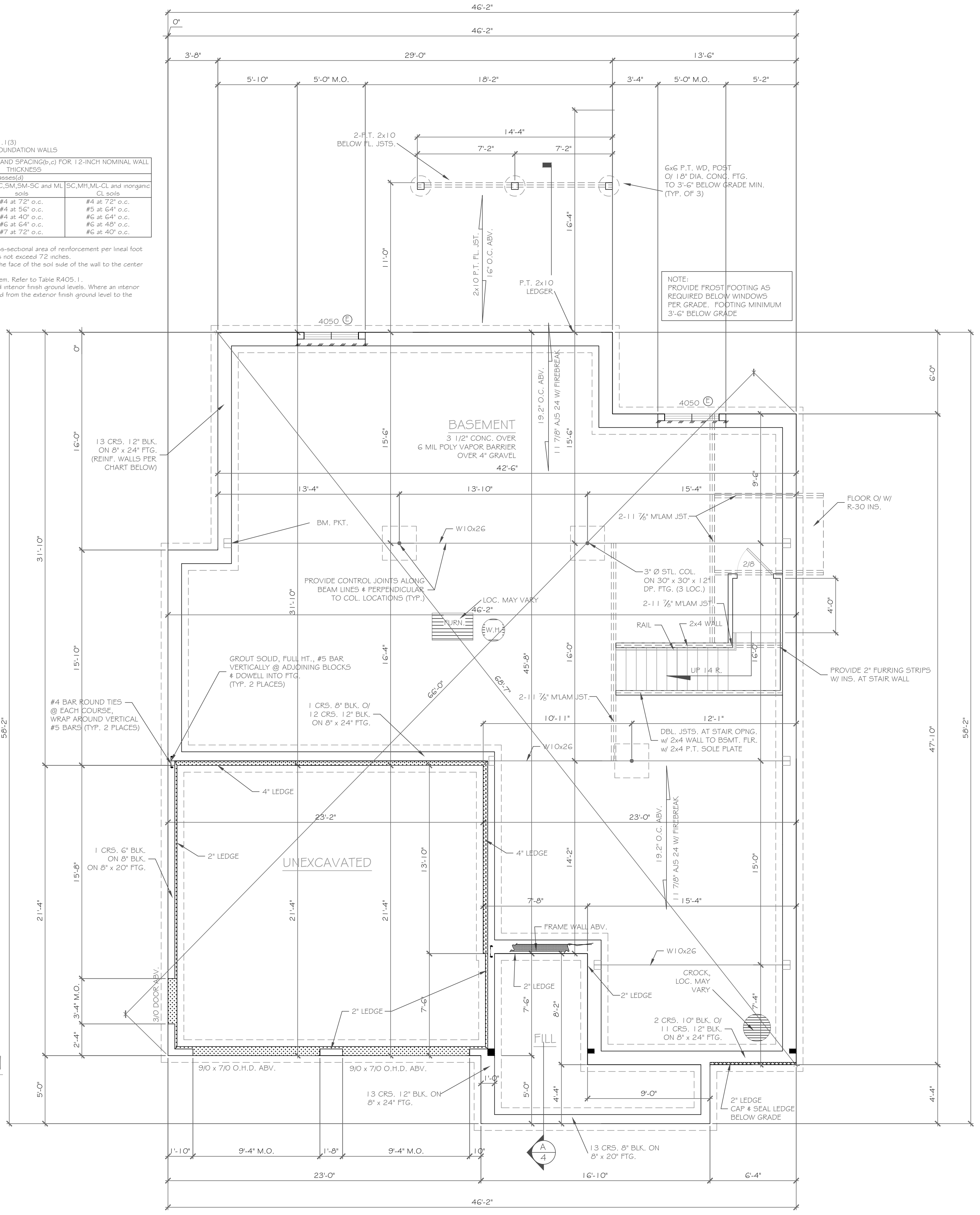
RCNY NOTE:
 EXTERIOR DRAIN TILE IS OPTIONAL IF THE FOUNDATION SOILS ARE WELL DRAINED ACCORDING TO THE UNIFIED SOIL CLASSIFICATION SYSTEM, GROUP 1 SOILS PER TABLE R405.1

BASEMENT & FOUNDATION PLAN
1/4" = 1'-0"

NOTE:
 - PROVIDE (2) NO. 5 BARS VERTICAL, TIE INTO FOOTING & GROUT BLOCK CORES SOLID FULL HEIGHT AT ALL BEAM BEARINGS
 - PLACE 8" x 20" GARAGE FTG. ON ENGINEERED FILL & REINFORCE W/ 2 #5 BARS HORIZONTALLY, 6" MIN.

CONC. LEGEND:

ELEV. = 0'		1 CRS.
ELEV. = 0'-8"		2 CRS.
ELEV. = (-) 1'-4"		2 CRS.
ELEV. = (-) 7'-4"		1-1 CRS.



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REVISIONS:

NO.	DATE	DESCRIPTION

DRAWING TITLE:
Basement & Foundation Plan

PROJECT:
 Lot 2C, Wishure Hill
 Pittsford, N.Y.

CLIENT:
 Pride Mark Homes, Inc.

PHASE:
 Construction Documents

DATE:
 September 30, 2022

JOB NO. -
 A22-053

CKH
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 e-mail: CKHmessey@frontiernet.net

DRAWING NO. -
A-2

77 West Bloomfield Road – Verizon Monopine application.

November 2, 2022

Hello everyone, as part of the standard procedure for new cellular facilities, the email below, is asking if the Town has comments related to this projects possible impacts on historic resources.

At times they have contacted the DRB directly through the Board Chairman, in this case they contacted our office.

While the home at 77 W. Bloomfield road is Inventoried, the monopine is proposed on the lot behind the home and behind the old existing barn.

See emailed message below, references pages of the Bero Report and several pictures and maps.

Doug DeRue

From: Eisele, Kathy A <Kathy.Eisele@terracon.com>
Sent: Tuesday, November 1, 2022 12:41 PM
To: April Zurowski <AZurowski@townofpittsford.org>
Subject: Verizon Wireless Tower (Site Name: Thornell Road Bloomfield Alt)

Town of Pittsford
Planning, Zoning, and Development
11 South Main Street
Pittsford, NY 14534
ATTN: April Zurowski, Planning Department Assistant
Phone: (585) 248-6249 / Email: azurowski@townofpittsford.org

RE: Invitation to Comment as a Consulting Party on a Telecommunications Tower

Site Name:	Thornell Road Bloomfield Alt.
Site Number:	616772205
Terracon Project Number:	J8227149
Address:	Near 77 West Bloomfield Road
City, County, State:	Pittsford, Monroe County, NY 14534
Latitude / Longitude:	43° 03' 22.26" N / 77° 31' 28.60" W
Proposed Lease Area:	10,000 square feet
Proposed Tower Height:	105 feet, including attachments
Tower Type:	Monopine
TCNS Number:	256617

To Whom it May Concern:

On behalf of Cellco Partnership and its controlled affiliates doing business as Verizon Wireless (Verizon Wireless), Terracon is writing to invite your comment on the effect of the above-referenced project on **historic resources** within the project's Area of Potential Effects (APE). We are requesting your review pursuant to Section 106 of the National Historic Preservation Act, the Advisory Council on Historic Preservation's regulation for compliance with Section 106, and the Nationwide Programmatic Agreement on the Collocation of Wireless Antennas (adopted March 16, 2001), and the Nationwide Programmatic Agreement effective March 7, 2005.

Field assessment for both historic properties and archaeological sites will be conducted, and a determination will be made of the project's direct and indirect effects on eligible properties. Consulting parties are invited to provide information

concerning historic or archaeological properties already listed in the National Register or that could be eligible for listing in the National Register. **We welcome your comments regarding the effect of the collocation project on historic resources that may be eligible for the National Register of Historic Places.** If you would like to comment, please respond to this letter within 30 days of its receipt. Thank you for your response on this matter. If you have any questions, please do not hesitate to call. If you wish to respond by email, I may be reached at kathy.eisele@terracon.com and (856) 813-3267.

Sincerely,
Terracon Consultants, Inc.

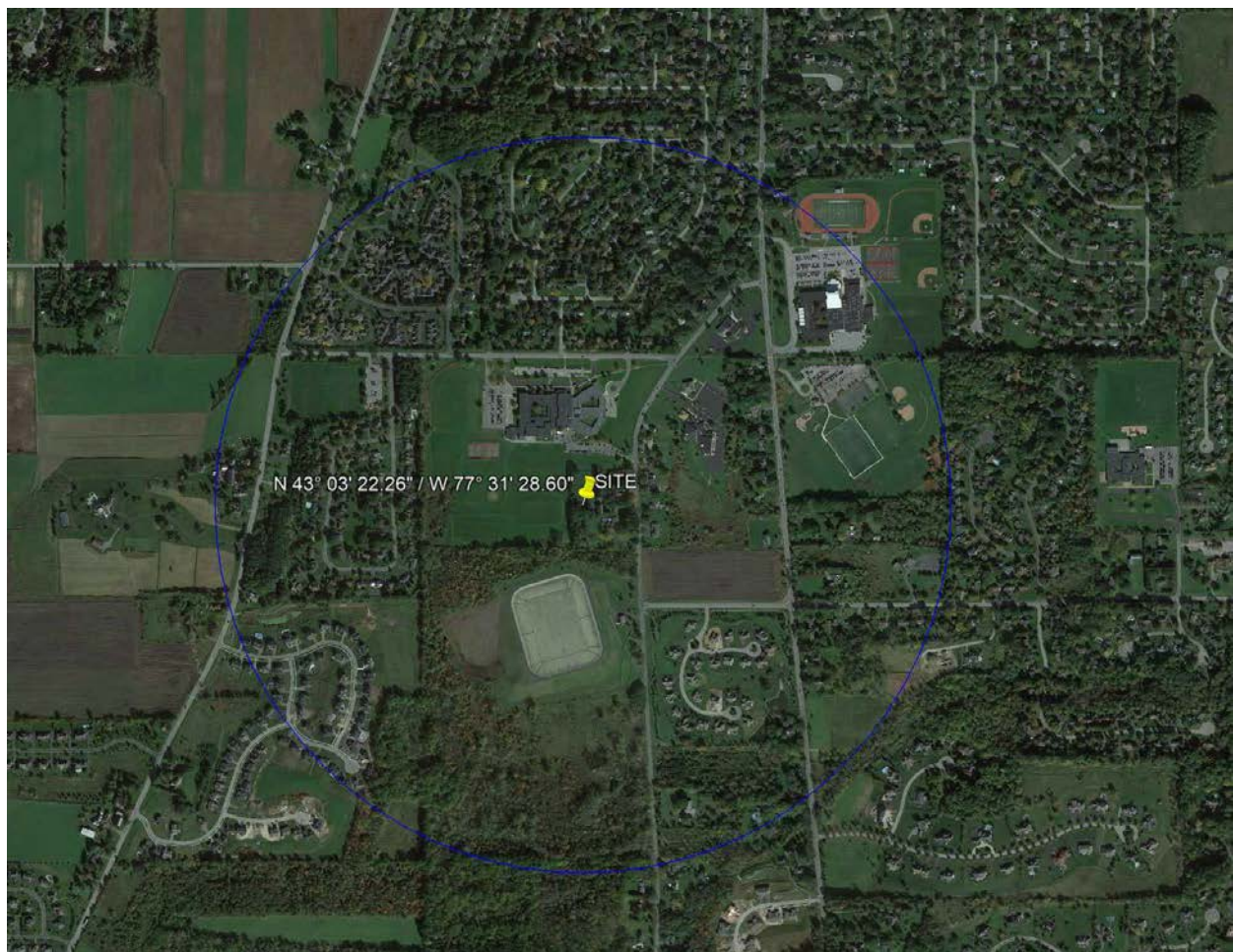
Kathryn A. Eisele
Sr. Project Manager

Attachment: Project Location Map with APE

Kathryn A. Eisele
Senior Project Manager | Environmental



Philadelphia East | 844 N. Lenola Road, Suite 1 | Moorestown, NJ 08057
D (856) 813-3267 (preferred) | F (856) 813-3279 | M (609) 412-1300
kathy.eisele@terracon.com | Terracon.com



2. National Register Nominations

Some properties that have already been designated locally, or that are strong candidates for local designation, also appear to meet the criteria for listing in the State and National Registers of Historic Places. The State and National Registers are largely honorary lists of properties that are significant at the local, state, or national level. To be listed in the National Register, a property must meet one or more of four criteria relating to historical and design significance (see Appendix D for National Register criteria), and must retain integrity of location, design, setting, materials, workmanship, feeling, and association.

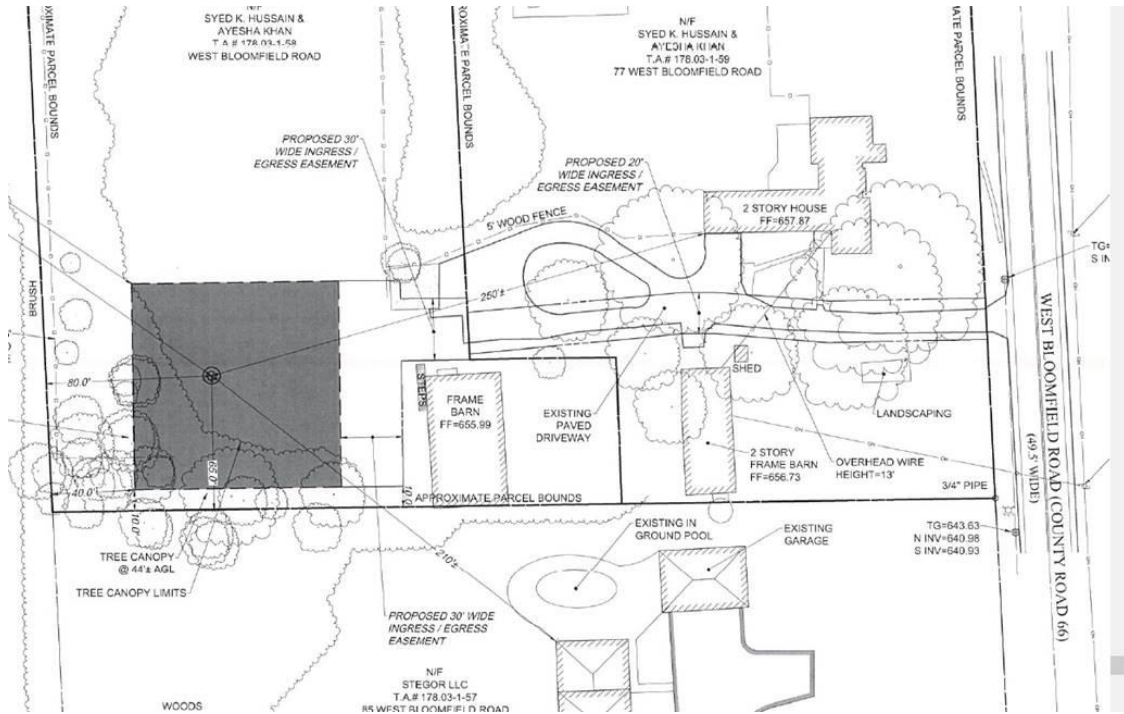
State and National Register listing do not impose any restrictions or review requirements on private property owners; limited protections are in place for properties affected by projects using state or federal funding. Please see the 1991 *Architectural and Historical Survey Report*, pages 47-51, for detailed information about National Register criteria and listing processes.

The following properties appear to meet the criteria for State and National Register listing, or should be evaluated further to determine eligibility. Properties are indicated as “Undetermined” if more information is needed to make a determination of eligibility; reasons a property might be shown as “Undetermined” include if it is difficult to see, if it was called Individually Eligible in the 1991 report but its current status is unclear, or if more research is needed (common examples are schools, which do not appear individually eligible but could be eligible as part of a thematic nomination, or mid-century modern houses that need to be evaluated within the context of an architect’s body of work in and beyond Pittsford). Properties indicated as IE for “Appears Individually Eligible” appear to meet the criteria for National Register listing; however, please note that this list is a recommendation and not an official determination of eligibility. Official determinations of eligibility are made by staff of the New York State Office of Parks, Recreation and Historic Preservation and may require additional research or investigation. For example, interior integrity, which was not evaluated in this report, is required in some cases for State and National Register eligibility.

Properties in italics were identified as potentially individually eligible for the National Register in the 1991 survey. The New York State Cultural Resource Information System (CRIS) includes past eligibility determinations for some properties; these are noted in the comments section.

315 Thornell Road, ca. 1845 (District No. 3 Schoolhouse)	U	Poorly maintained and displays structural problems. Incompatible entrance stoop. Retains "District No. 3" plaque. May not be individually NR eligible but likely eligible as part of a thematic group of Pittsford schools.
451 Thornell Road, 1806 (Joseph Thornell Farmstead)	IE	Strong collection of agricultural buildings including Federal farmhouse, several notable barns and other agricultural outbuildings. Detailed documentation compiled by owner included in 1991 survey. CRIS: Undetermined.
495 Thornell Road, ca. 1860	IE	Unusual door surround. No notable changes since 1991. CRIS: Undetermined.
291 Tobey Road, ca. 1868	IE	Greek Revival farmhouse with elaborate, delicate late 19th-century spindlework porch. Garage added since 1991; otherwise no notable changes. CRIS: Undetermined.
2 Walnut Grove, 1823 (348 East Street)	IE	Early 19th-century farmhouse later updated with Italianate features. Barns lost; now surrounded by residential development. CRIS: Undetermined.
70 Washington Road, 1939	U	Hard to see. On 1941 map; not on 1924 map. Appears to be a faithful reproduction of a Greek Revival house. Building permit indicates as architect H.M. Wood of Pittsford, contractor Mann & Christian. H.M. Wood may be H. McGuire Wood, builder, who lived on Washington Street (Pittsford directory 1940) and in Delray Beach, Florida. 1924 plat map shows "Mrs. Hiram R. Wood" as owner of large Arlington Farm property. Addition in 1952; pool 1966. CRIS: Eligible.
77 West Bloomfield Road, 1880 (Benjamin Barker House)	U	Many 20th-century alterations, which may now have their own significance. Built by Benjamin Barker, a son of David Barker.
212 West Brook Road, 1936	IE	No notable changes; 1991 rating remains valid CRIS: Undetermined.
149 West Jefferson Road, ca. 1885	IE	Predates Jefferson Heights subdivision. Appears individually eligible as intact late 19th-century farmhouse with "Gomph" characteristics. CRIS: Undetermined.
164 West Jefferson Road, ca. 1870	U	Part of complex that includes barns at 165 W. Jefferson and surrounding open space. Not likely to be locally or NR eligible on its own but could be eligible as part of a group including other related buildings and landscape elements.
165 West Jefferson Road, ca. 1885 (Charles Zornow Barn)	U	Described by John Bero in report on barns as "important physical landmarks, located prominently along a heavily-traveled approach

Site Plan, showing monopine and building locations



Front of the home



Driveway of home and access to monopine



Aerial photo, red circle is monopine location

