

**Design Review & Historic Preservation Board
Agenda
March 25, 2021**

HISTORIC PRESERVATION DISCUSSION

RESIDENTIAL APPLICATION FOR REVIEW

- **6 Wild Berry Lane**
The Applicant is requesting design review for additions to the kitchen and master bedroom. The kitchen will have a 9 square foot addition to expand on the existing square footage. The bedroom will have an addition of 140 square feet for a walk in closet. The materials will match the existing home.
- **292 Shoreham Drive**
The Applicant is requesting design review for the remodel of an existing enclosed porch and the addition of a covered entry. The enclosed porch is approximately 64 square feet and the covered entry will be approximately 26 square feet.
- **135 Sylvania Road**
The Applicant is requesting design review for the addition of a covered porch. The porch will be approximately 285 square feet and will be constructed on the rear of the home.
- **49 Charmwood Road**
The Applicant is requesting design review for the addition of a covered porch and kitchen expansion. The kitchen addition will be approximately 52 square feet and the covered porch will be approximately 24 square feet.

RESIDENTIAL APPLICATION FOR REVIEW – NEW HOME

- **640 Mendon Center Road**
The Applicant is requesting design review for the construction of a one story single family home. The home will be approximately 4104 square feet and located on a large parcel south of the thruway.
- **2 Eppingwood Trail**
The Applicant is requesting design review for the construction of a two story single family home. The home will be approximately 4027 square feet and will be attached to an existing garage. The home will be located in the Malvern Hills Subdivision.

APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS

- **70 Mitchell Road**
The Applicant is requesting a Certificate of Appropriateness, pursuant to Code Section 185-196, for the exterior renovation of a designated historic home. This property is zoned (RN) Residential Neighborhood.

INFORMAL REVIEW

- **3280 Monroe Avenue**
The Applicant is requesting informal design review for the exterior alteration and renovation to the existing McDonald's Restaurant. The project consists of alterations to the front, sides, rear and roof of the building.

OTHER – REVIEW OF 3/11/2021 MINUTES

How to view the meeting:

1. Zoom

- In your web browser, go to
- <https://townofpittsford.zoom.us/j/81313717412?pwd=UVRCVUd2U05FanJtVHJWQUN2N2UxZz09>
- You will be connected to the meeting.

2. Telephone

- You can access the meeting by phone. Use any of the phone numbers below, then enter the meeting ID when prompted. The Meeting ID is **813 1371 7412**. No password is necessary.

(929) 205-6099

(312) 626-6799

(253) 215-8782

(301) 715-8592

(346) 248-7799

(669) 900-6833

Draft
Design Review and Historic Preservation Board
Minutes
March 11, 2021

PRESENT

Dirk Schneider, Chairman; Paul Whitbeck, John Mitchell, Leticia Fornataro, Kathleen Cristman, Bonnie Salem

ALSO PRESENT

Kevin Beckford, Town Board liaison; Robert Koegel, Town Attorney; Mark Lenzi, Building Inspector; Susan Donnelly, Secretary to the Board

ABSENT

Dave Wigg

Proceedings of a regular meeting of the Pittsford Design Review and Historic Preservation Board were held on Thursday, March 11 at 6:00 P.M. local time. The meeting took place with Board members and applicants participating remotely using Zoom.

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

HISTORIC PRESERVATION DISCUSSION

Bonnie Salem reported that she has been researching a state marker for the recently designated East Street Burying Ground. She reviewed photos of examples of the state markers and potential language for it. Audrey Johnson, Town Historian, is working on obtaining an estimate of cost for this sign. The Town would be responsible for purchasing the sign and funds will need to be requested from the Town Board. The Board agreed that this would be a fitting marker. John Mitchell also suggested as another option placing a natural boulder with a Town historic plaque at the site.

RESIDENTIAL APPLICATION FOR REVIEW

• **11 Cedarwood Circle**

The Applicant is requesting design review for the addition of a mudroom. The existing covered porch will become the new mudroom and will be approximately 21 square feet located on the front of the home.

The homeowner, Bob Sherwood, and contractor, John Carson were present to discuss the application with the Board.

The new mudroom created by enclosing the existing porch will feature stone veneer on the entire surface wall to match the walkway of the home. It was noted that the drawing presented to the Board depicted lap siding.

Paul Whitbeck moved to accept the application as submitted with the clarification that the new wall will be faced with stone veneer.

Leticia Fornataro seconded.

All Ayes.

- **21 Brookwood Road**

The Applicant is requesting design review for the addition of a screened porch. The porch will be approximately 400 square feet and will be located to the rear of the home.

The homeowner, Chris DiPasquale, and Joe DiPasquale were present.

The project was described as a rear bump out to build a screened in porch on an existing patio. The siding will be board and batten.

Dirk Schneider made the suggestion to match the shingles with the architectural shingles of the home.

Leticia Fornataro moved to accept the application as submitted with the recommendation of utilizing architectural shingles on the bump out roof to match the existing structure.

John Mitchell seconded.

All Ayes.

- **6 Canal Park Place**

The Applicant is requesting design review for a covered deck addition and oversized gazebo. The covered deck will be approximately 684 square feet and gazebo will be 450 square feet. The applicant appeared before the Zoning Board of Appeals and was granted a variance for a side setback and an oversized accessory structure.

The homeowner, Scott Cooper, was present to discuss the application with the Board.

Mr. Cooper discussed that the current deck will be demolished. A covered deck and separate open pavilion will be constructed. He clarified for the Board that there will be a door underneath the deck built flush with the siding to appear invisible to provide access to a storage area for pool equipment and furniture. He indicated that the railings will match the existing small deck railing with stainless steel cable horizontal railing. The underneath will be painted to match the siding on the home and the deck will have cedar trim.

Kathleen Cristman moved to accept the application as submitted.

John Mitchell seconded.

All Ayes.

RESIDENTIAL APPLICATION FOR REVIEW – NEW HOME

- **180 Kilbourn Road**

The Applicant is requesting design review for the construction of a new two story home. The home will be approximately 3924 square feet of living space and will be located in the Kilbourn neighborhood. The previous home has been demolished. The applicant did appear before the Zoning Board of Appeals on February 15th and was granted variances for setbacks.

The architect Patrick Morabito was present to discuss this application for a new home.

He indicated that the siding will be board and batten and the stone elements will be cobblestone. He made note that the amount of stone element had been reduced per the Board's suggestion in an informal review. The home will be in the approximate footprint of the prior home. A deck will be above the front door and a full glass door will be on the front. The Board commented that the brackets above

and below the deck are not a necessary element. Mr. Morabito indicated that they were added for architectural interest.

Paul Whitbeck moved to approve the application as submitted.

Dirk Schneider seconded.

All Ayes.

- **19 Black Wood Circle**

The Applicant is requesting design review for the construction of a one story single family home. The home will be approximately 2371 square feet in the Wilshire Hills subdivision.

Jeff Brokaw of Morrell Builders was present to discuss the application with the Board.

He indicated this is a ranch home – the fourth new home on this street.

The Board had no further discussion.

John Mitchell moved to accept the application as submitted.

Kathleen Cristman seconded.

All Ayes.

- **22 Lexton Way**

The Applicant is requesting design review for the construction of a two story single family home. The home will be approximately 1296 square feet on the first floor and 1414 square feet on the second floor. This home will be located in the Wilshire Hills subdivision.

Jeff Brokaw of Morrell Builders was present for this application.

The Board made note that the window above the front porch should be moved up to match the eave line as it appears to be resting on the roof. Mr. Brokaw indicated he would have no problem doing this.

Paul Whitbeck made note of the three textures on the front elevation. Mr. Brokaw indicated this is a sold house and the finishes have been chosen.

Bonnie Salem moved to approve the application as submitted with the recommendation that the second story window above the front porch be raised to accommodate the porch peak.

John Mitchell seconded.

All Ayes.

COMMERCIAL APPLICATION FOR REVIEW – SIGNAGE

- **3349 Monroe Avenue**

The Applicant is requesting design review for the addition of two business identification signs. The front sign will be approximately 73.3 square feet and the sign on the side of the building will be approximately 48.3 square feet. Both signs will identify the "Adelita's Mexican Cocina & Tequila" Restaurant.

Justin Ziemniak of Vital Signs was present.

Mr. Ziemniak described the proposed signs on two elevations of the restaurant property.

All signs will be illuminated per Town Code. The letters are channel lit with a red face.

Letitia Fornataro moved to accept the application for two signs as submitted.

Bonnie Salem seconded.

All Ayes.

OTHER – REVIEW OF 2/25/2021 MINUTES

Dirk Schneider moved to accept the meeting minutes of the February 25, 2021 as submitted.

Kathleen Cristman seconded.

All Ayes.

ADJOURNMENT

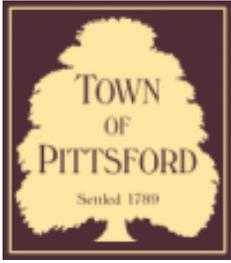
Dirk Schneider moved to close the meeting at 7:15 pm.

All Ayes.

Respectfully submitted,

Susan Donnelly
Secretary to the Design Review and Historic Preservation Board

DRAFT



Town of Pittsford

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

Permit #
B21-000046

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

DESIGN REVIEW AND HISTORIC PRESERVATION BOARD REFERRAL OF APPLICATION

Property Address: 6 Wild Berry Lane PITTSFORD, NY 14534

Tax ID Number: 192.02-2-78

Zoning District: RN Residential Neighborhood

Owner: William Straub

Applicant: Val's Construction

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 additions to the kitchen and master bedroom. The kitchen will have a 9 square foot addition to expand on the existing square footage. The bedroom will have an addition of 140 square feet for a walk in closet. The materials will match the existing home.

Meeting Date: March 25, 2021





14

8

4

Wild Berry Lane







NEW YORK STATE ENERGY CODE NOTES:

THIS PROJECT IS DESIGNED TO COMPLY WITH THE "PERSCRPTIVE" ENERGY CODE COMPLIANCE REQUIREMENTS. CONTRACTOR SHALL PROVIDE AND INSTALL ALL MATERIALS AND COMPONENTS, NECESSARY AND IN A MANNER TO COMPLY WITH THE "PERSCRPTIVE" REQUIREMENTS OF THE 2015 (IRC) INTERNATIONAL RESIDENTIAL CODE, 2015 INTERNATIONAL ENERGY CODE, 2020 BUILDING CODE OF NY STATE AND 2020 ENERGY CONSERVATION CONSTRUCTION CODE OF NY.

CLIMATE ZONE 5A MINIMUM R - MAXIMUM U VALUES FROM TABLE 402.1.2

FENESTRATION	MAX U VALUE = 0.30
SKYLIGHTS	MAX U VALUE = 0.55
CEILING	MIN R VALUE = 49
WOOD FRAMED WALLS	MIN R VALUE = 21
FLOOR	MIN R VALUE = 30
BASEMENT WALLS	MIN R VALUE = 15 (CONTINUOUS)

A) A MINIMUM OF 75 PERCENT OF THE LAMPS IN PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL BE HIGH-EFFICIENCY LAMPS.

B) RECESSED LUMINARIES INSTALLED IN THE BUILDING THERMAL ENVELOPE SHALL BE SEALED WITH A GASKET OR CALK BETWEEN THE HOUSING AND THE INTERIOR WALL OR CEILING COVERING TO LIMIT AIR LEAKAGE BETWEEN CONDITIONED AND UNCONDITIONED SPACES.

C) CONTRACTOR SHALL PROVIDE A PROGRAMMABLE THERMOSTAT TO CONTROL THE HVAC SYSTEM.

D) ALL DUCTS, AIR HANDLERS, FILTER BOXES AND BUILDING CAVITIES USED AS DUCTS SHALL BE SEALED.

E) ALL CIRCULATING SERVICE HOT WATER PIPING SHALL BE INSULATED TO AT LEAST R-2. CIRCULATING HOT WATER SYSTEMS SHALL INCLUDE AN AUTOMATIC OR READILY ACCESSIBLE MANUAL SWITCH THAT CAN TURN OFF THE HOT WATER CIRCULATING PUMP WHEN THE SYSTEM IS NOT IN USE.

F) ATTIC ACCESS IF REQ. SHALL BE INSULATED WITH THE SAME R VALUE AS THE ATTIC, WEATHER-STRIPPED AND LATCHED.

G) AIR TIGHTNESS AND INSULATION INSTALLATION SHALL BE VERIFIED BY VISUAL INSPECTION.

TABLE N1102.4.2 AIR BARRIER AND INSULATION INSPECTION COMPONENT CRITERIA

COMPONENT	CRITERIA
AIR BARRIER AND THERMAL BARRIER	EXTERIOR THERMAL ENVELOPE INSULATION FOR FRAMED WALLS IS INSTALLED IN SUBSTANTIAL CONTACT AND CONTINUOUS ALIGNMENT WITH BUILDING ENVELOPE AIR BARRIER
	BREAKS OR JOINTS IN THE AIR BARRIER ARE FILLED OR REPAIRED.
	AIR-PERMEABLE INSULATION IS NOT USED AS A SEALING MATERIAL.
	AIR-PERMEABLE INSULATION IS INSIDE OF AN AIR BARRIER
CEILING/ ATTIC	AIR BARRIER IN ANY DROPPED CEILING/ SOFFIT IS SUBSTANTIALLY ALIGNED WITH INSULATION AND ANY GAPS ARE SEALED
	ATTIC ACCESS (EXCEPT UNVENTED ATTIC), KNEE WALL DOOR, OR DROP DOWN STAIR IS SEALED. CORNERS AND HEADERS ARE INSULATED.
WALLS	JUNCTION OF FOUNDATION AND SILL PLATE IS SEALED.
WINDOWS AND DOORS	SPACE BETWEEN WINDOW/ DOOR JAMBS AND FRAMING IS SEALED.
RIM JOISTS	RIM JOISTS ARE INSULATED AND INCLUDE AN AIR BARRIER.
FLOORS (INCLUDING ABOVE-GARAGE AND CANTILEVERED FLOORS)	INSULATION IS INSTALLED TO MAINTAIN PERMANENT CONTACT WITH UNDERSIDE OF SUBFLOOR DECKING.
	AIR BARRIER IS INSTALLED AT ANY EXPOSED EDGE OF INSULATION.
CRAWLSPACE WALLS	INSULATION IS PERMANENTLY ATTACHED TO WALLS.
	EXPOSED EARTH IN UNVENTED CRAWLSPACES IS COVERED WITH CLASS I VAPOR RETARDER WITH OVERLAPPING JOINTS TAPED.
SHAFTS, PENETRATIONS	UTILITY PENETRATIONS, KNEE WALLS AND FLUE SHAFTS OPENING TO EXTERIOR OR UNCONDITIONED SPACE ARE SEALED.
NARROW CAVITIES	BATTS IN NARROW CAVITIES ARE CUT TO FIT, OR NARROW CAVITIES ARE FILLED BY SPRAYED/ BLOWN INSULATION.
GARAGE SEPARATION	AIR SEALING IS PROVIDED BETWEEN THE GARAGE AND CONDITIONED SPACES.
RECESSED LIGHTING	RECESSED LIGHT FIXTURES ARE AIR TIGHT, IC RATED, AND SEALED TO DRYWALL. EXCEPTION - FIXTURES IN CONDITIONED SPACE.
PLUMBING & WIRING	INSULATION IS PLACED BETWEEN OUTSIDE AND PIPES.
	BATT INSULATION IS CUT TO FIT AROUND WIRING AND PLUMBING, OR SPRAYED/ BLOWN INSULATION EXTENDS BEHIND PIPING AND WIRING.
SHOWER/ TUB ON EXTERIOR WALLS	SHOWERS AND TUBS ON EXTERIOR WALLS HAVE INSULATION AND AN AIR BARRIER SEPARATING THEM FROM THE EXTERIOR WALL.
ELECTRICAL/ PHONE BOX ON EXTERIOR WALLS	AIR BARRIER EXTENDS BEHIND BOXES OR AIR SEALED-TYPE BOXES ARE INSTALLED.
COMMON WALL	AIR BARRIER IS INSTALLED IN COMMON WALL BETWEEN DWELLING UNITS.
HVAC REGISTER BOOTS	HVAC REGISTER BOOTS THAT PENETRATE BUILDING ENVELOPE ARE SEALED TO SUBFLOOR OR DRYWALL.
FIREPLACE	FIREPLACE WALLS INCLUDE AN AIR BARRIER.

GENERAL NOTES:

1. BUILDING CONTRACTOR AND HIS SUBCONTRACTORS SHALL CONFORM TO LOCAL CONSTRUCTION ORDINANCES AND SHALL VERIFY ALL DIMENSIONS AND CONDITIONS BEFORE PROCEEDING WITH MATERIAL ORDERING OR WORK.

2. WOOD ROOF TRUSSES SHALL BE PROVIDED BY TRUSS MANUFACTURER. MANUFACTURER SHALL PROVIDE SHOP DRAWING BEARING TRUSS SEAL OF A LICENSED ENGINEER. CONTRACTOR SHALL REVIEW SHOP DRAWING AND NOTIFY ARCHITECT OF ANY DISCREPENCIES PRIOR TO ORDERING MATERIAL.

3. NOTED DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS. ALL DIMENSIONS TO FACE OF STUD.

4. THESE DRAWINGS HAVE BEEN PREPARED FOR DESIGN AND STRUCTURAL REFERENCE ONLY. ELECTRICAL, MECHANICAL, PLUMBING AND OTHER BUILDING SYSTEMS ARE THE RESPONSIBILITY OF OTHERS.

5. BEARING CAPACITY OF SOIL IS ASSUMED AT 2000 P.S.F. AND CONTRACTOR SHALL VERIFY PRIOR TO PLACEMENT OF FOOTINGS.

6. ALLOWABLE STRESS OF MATERIALS:

- A.) CONCRETE- MIN. COMPRESSIVE STRENGTH @ 28 DAYS = 3500 PSI
- B.) STRUCTURAL STEEL TO BE ASTM - A36
- C.) WOOD JOISTS, BEAMS, HEADERS AND RAFTERS SHALL HAVE AN EXTREME FIBER STRESS IN BENDING (FB) FOR REPETITIVE MEMBER USE OF 1150 P.S.I. (HEM FIR #2 OR BETTER.)

7. WHERE FIREPLACES ARE SPECIFIED, THEY SHALL HAVE AN OUTSIDE AIR SOURCE FOR COMBUSTION (NA) WITH A DUCT, DAMPER ECT. & SHALL COMPLY WITH CODE SECTION R1005. (NA)

8. GLAZING IN DOORS, STORM DOORS, SIDE LIGHTS, SHOWER SPACES AND TUB ENCLOSURES IS DEEMED TO BE HAZARDOUS PER SECTION R308.4 OF THE RESIDENTIAL BUILDING CODE AND SHALL BE IDENTIFIED AS SUCH AND IN COMPLIANCE WITH SECTION R308.1. DECORATIVE GLASS IS EXEMPT IN SWINGING DOORS AND SIDELIGHTS (SEE SECTION R308.4 FOR ADDITIONAL HAZARDOUS LOCATIONS.)

9. DESIGN CRITERIA:

- A.) ROOMS OTHER THAN SLEEPING = 40 PSF LIVE LOAD
- B.) SLEEPING ROOMS = 30 PSF LIVE LOAD
- C.) GROUND SNOW LOAD = 40 PSF
- D.) WIND SPEED = 90 MPH, EXPOSURE B
- E.) SEISMIC DESIGN CATEGORY - B
- F.) WEATHERING - SEVERE
- G.) ROOF TIE-DOWN REQUIREMENTS - R802.11 (BASED UPON SPECIFIC ROOF DESIGN)
- H.) ENERGY COMPLIANCE DETAILS AND PATH - N1101.2.3
- I.) FLOOD HAZARD - FIRM - 1992
- J.) ROOF TOP CHORD 35 PSF L.L. MIN. BOTTOM CHORD 10 PSF D.L. (U.N.O.)

10. FOOTINGS TO BEAR ON FIRM LEVEL, UNDISTURBED NATURAL SOIL FREE FROM FROST, ORGANIC OR LOOSE MATERIAL, OR EXCESSIVE WATER

11. DRAWING ALTERATION:
THE FOLLOWING IS AN EXCERPT FROM THE N.Y.S. EDUCATION LAW ARTICLE 145, SECTION 7209 AND APPLIES TO THESE DRAWINGS. "IT IS A VIOLATION OF THIS LAW FOR ANY PERSON, UNLESS HE IS ACTING UNDER THE DIRECT SUPERVISION OF A LICENSED PROFESSIONAL ENGINEER OR ARCHITECT TO ALTER ANY ITEM IN ANY WAY. IF AN ITEM BEARING THE SEAL OF AN ENGINEER OR ARCHITECT IS ALTERED, THE ALTERING ENGINEER OR ARCHITECT SHALL AFFIX TO THE ITEM HIS SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS SIGNATURE AND THE DATE OF SUCH ALTERATION AND A SPECIFIC DESCRIPTION OF THE ALTERATION"

12. TO THE BEST OF MY KNOWLEDGE, BELIEF AND PROFESSIONAL JUDGEMENT, THESE PLANS ARE IN COMPLIANCE WITH THE N.Y.S. ENERGY CONSERVATION CONSTRUCTION CODE AND IECC.

13. PROVIDE CAULKING, WEATHERSTRIPPING AS REQ. (COLOR MATCH SURROUNDING SURFACES)

14. WOOD IN CONTACT W/ MASONRY OR CONC. SHALL BE PRESSURE TREATED SOUTHERN PINE OR EQUAL.

15. ALL CONNECTORS AND FASTENERS IN CONTACT WITH PRESSURE TREATED LUMBER SHALL BE STAINLESS STEEL OR DBL. DIPPED GALV. CERTIFIED FOR SUCH APPLICATIONS.

16. WHERE EXISTING WINDOWS OR DOORS ARE REMOVED, INFILL CONSTRUCTION SHALL BE FULLY INSULATED WITH INSULATION HAVING A MIN. R VALUE OF THAT OF THE ADJOINING WALL.

17. CONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO ORDERING TRUSSES

18. WHERE FOAM INSUL. IS USED, A LETTER FROM THE FOAM INSULATION INSTALLER WILL BE REQUIRED TO CERTIFY THE INSTALLED DEPTH OF INSULATION AND EQUIVALENT R-VALUE. THE LETTER MUST BE ON INSTALLERS LETTERHEAD.

19. PROVIDE HEADERS OVER ALL FRAMED OPENINGS PER SCHEDULE INCLUDING WINDOW & DOOR OPENINGS. MIN. HEADER SIZE AND NUMBER OF JACK STUDS SHALL MEET THE REQUIREMENTS OF THE 2015 INTERNATIONAL RESIDENTIAL CODE.

HEADER SCHEDULE		
UNLESS OTHERWISE NOTED		
OPENING	2X6 WALL	2X4 WALL
UP TO 5'-0"	(3) 2X8	(2) 2X8
6'-0"	(3) 2X10	(2) 2X10
7'-0"	(3) 2X10	(2) 2X10
8'-0"	(3) 2X12	(2) 2X12
PROVIDE 2 JACK STUDS AT HEADERS FOR OPENINGS 6'-0" AND OVER		
PROVIDE CONT. 1/2" PLYWOOD SPACER (S) AT ALL HEADERS AS REQUIRED TO MATCH WALL WIDTH		

20. FLASHING IS REQUIRED IN THE FOLLOWING LOCATIONS: AT WALL & ROOF INTERSECTIONS AND PROJECTING WOOD TRIM, TOP OF ALL EXTERIOR WINDOWS & DOOR OPENINGS; UNDER AND AT ENDS OF MASONRY, WOOD OR METAL COPINGS & SILLS; AND WHERE EXTERIOR PORCHES, DECKS, OR STAIRS ATTACHED TO A WALL OR FLOOR ASSEMBLY OF WOOD-FRAME CONSTRUCTION. FLASHINGS SHALL BE PROVIDED AS REQUIRED TO COMPLY WITH ALL OF SECTION R703.4 OF THE 2015 INTERNATIONAL RESIDENTIAL CODE.

21. ROOFING SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURERS INSTRUCTIONS AND CHAPTER 9 OF THE 2015 INTERNATIONAL RESIDENTIAL CODE.

22. PROVIDE ICE & WATER SHIELD AT ALL EAVES FROM DRIP EDGE TO 5'-0", AND 3'-0" EACH SIDE OF ALL VALLEYS.

23. PROVIDE 6 MIL POLYETHYLENE VAPOR BARRIER UNDER SLAB BEHIND GYP. BD. ON WALLS & CEILINGS.

24. PROVIDE HOUSE WRAP OVER ALL SHEATHING AND STRICTLY COMPLY WITH MANUFACTURERS INSTRUCTIONS FOR POSITIVE DRAINAGE, TAPING, AND ATTACHMENT, ESPECIALLY AT DOORS & WINDOWS.

25. PROVIDE AND/ OR MAINTAIN CONTINUOUS PERIMETER DRAINAGE SYSTEM FROM DOWNSPOUTS

26. CONTRACTOR SHALL REVIEW DRAWINGS AND PROVIDE ALL NECESSARY BLOCKING & SUPPORT UNDER ALL HEADERS & BEAMS TO MAINTAIN A CONTINUOUS LOAD PATH TO FOUNDATION.

27. PROVIDE BLOCKING FOR GRAB BARS AS REQUIRED

LEGEND:

- EXISTING WALLS TO REMAIN
- NEW WALL
- EXISTING WALLS TO BE REMOVED
- EXISTING DOOR
- NEW DOOR
- SOLID WOOD SUPPORT UNDER HEADER OR BEAM
- EGRESS WINDOW REQUIRED
- SMOKE DETECTOR (HARDWIRED) PER CODE
- CARBON MONOXIDE DETECTOR
- CEILING LIGHT W/ FAN
- CEILING LIGHT
- HOSE BIB

DRAWING INDEX:

- T-1 TITLE SHEET & NOTES
- A-1 FLOOR PLANS
- A-2 EXTERIOR ELEVATIONS & ROOF FRAMING PLAN
- A-3 BUILDING SECTIONS

**THE STRAUB ADDITION
6 WILD BERRY LANE
PITTSFORD, NY 14534**

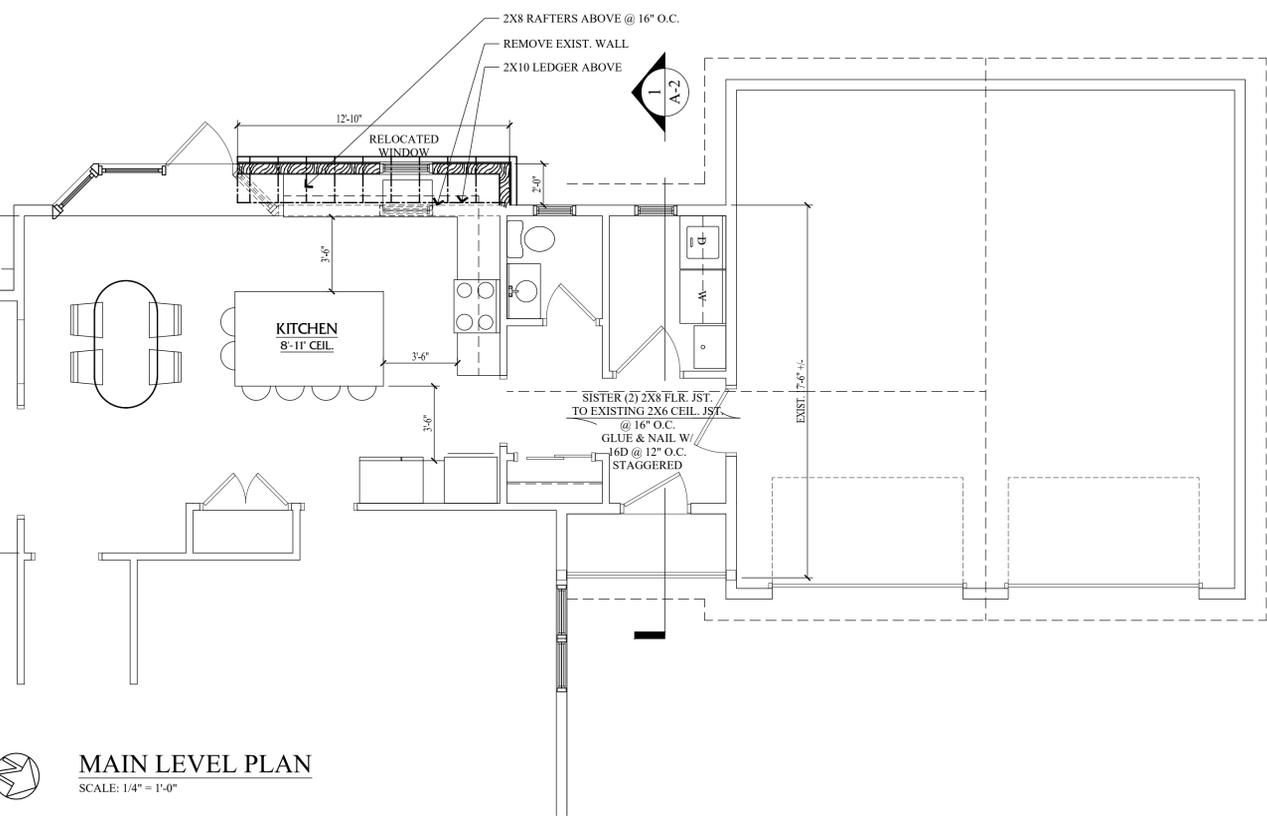
T.O.P
drafting & design
514 Lake Rd.,
Webster, NY
TOPDRAFT@ROCHESTER.RR.COM
14580 (585) 261-2093

W.I.C.
ADDITION
PROJECT NO.
CLIENT STRAUB FAMILY
6 WILD BERRY LANE
PITTSFORD, NY
14534
APPROVED _____

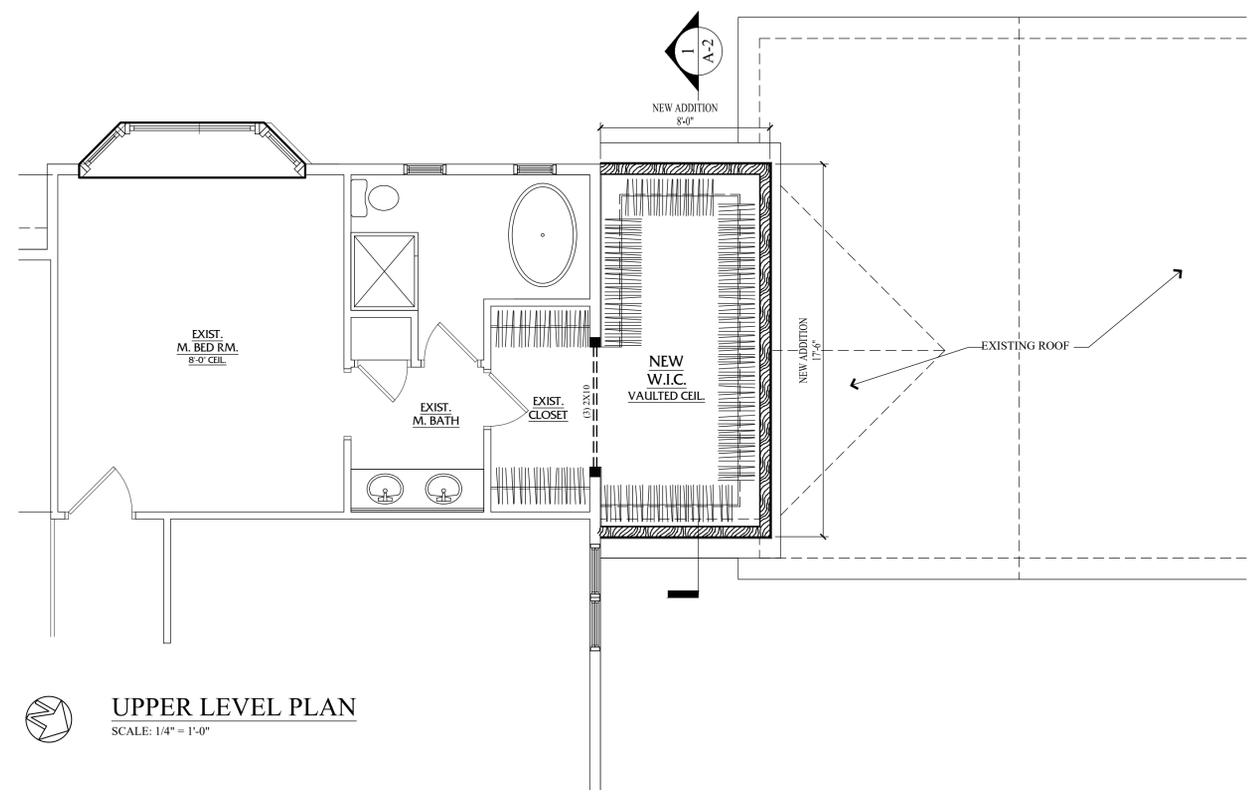
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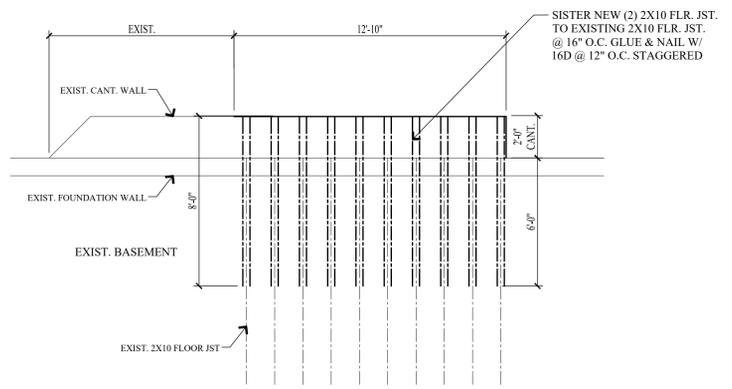
DATE ISSUED
MODEL T-1



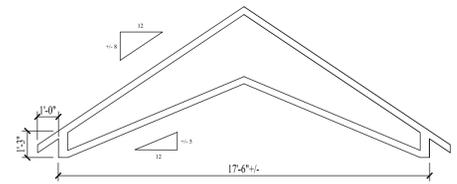
MAIN LEVEL PLAN
 SCALE: 1/4" = 1'-0"



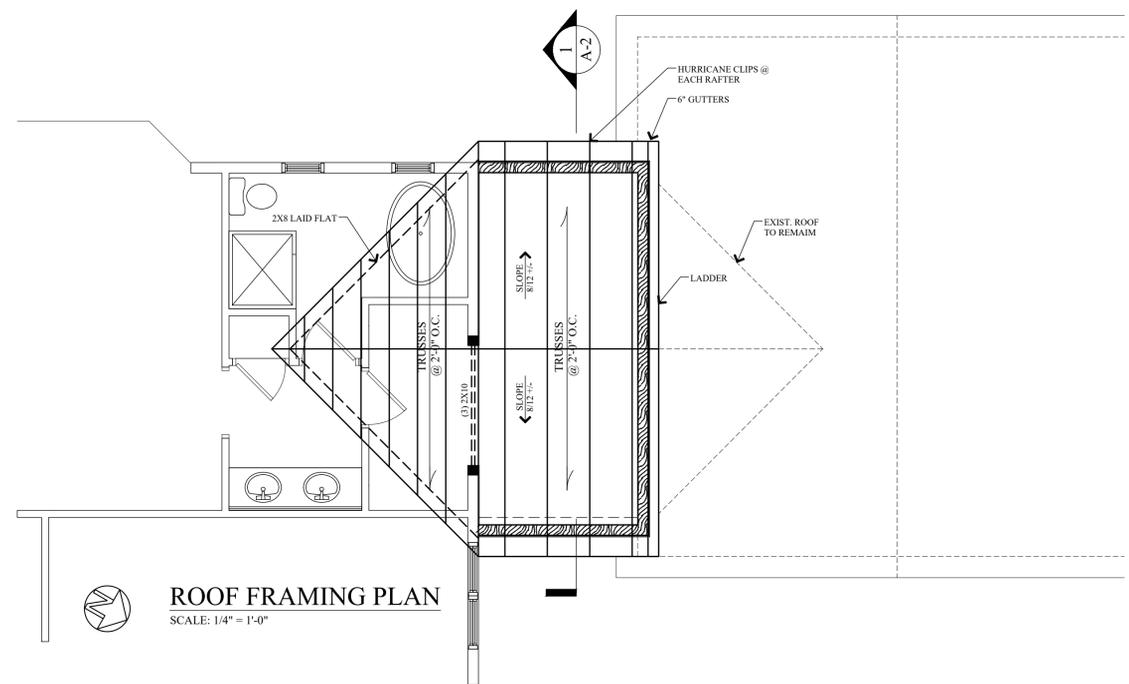
UPPER LEVEL PLAN
 SCALE: 1/4" = 1'-0"



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



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



ROOF FRAMING PLAN
 SCALE: 1/4" = 1'-0"

T.O.P.
 drafting & design
 514 Lake Rd.,
 Webster, NY
 TOPDRAFT@ROCHESTER.RR.COM
 14580 (585) 261-2093

W.I.C. ADDITION

PROJECT NO.
 CLIENT STRAUB FAMILY
 6 WILD BERRY LANE
 PITTSFORD, NY
 14534

APPROVED _____

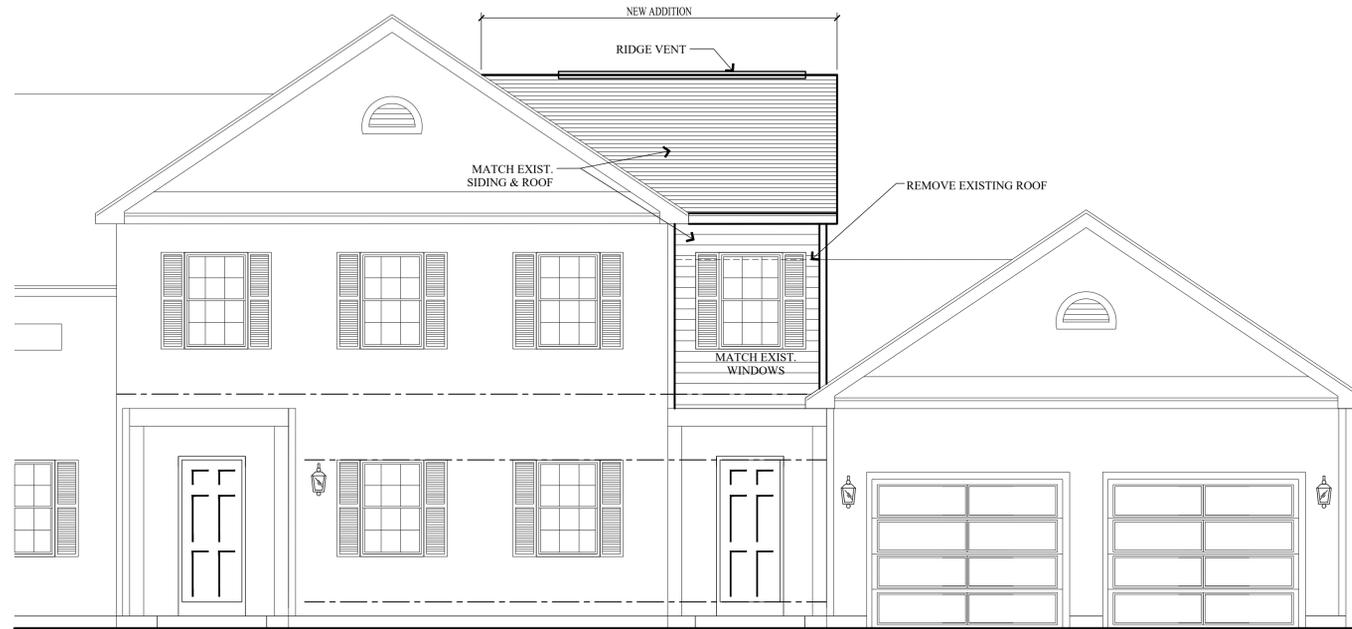
NO.	REVISIONS	BY	DATE



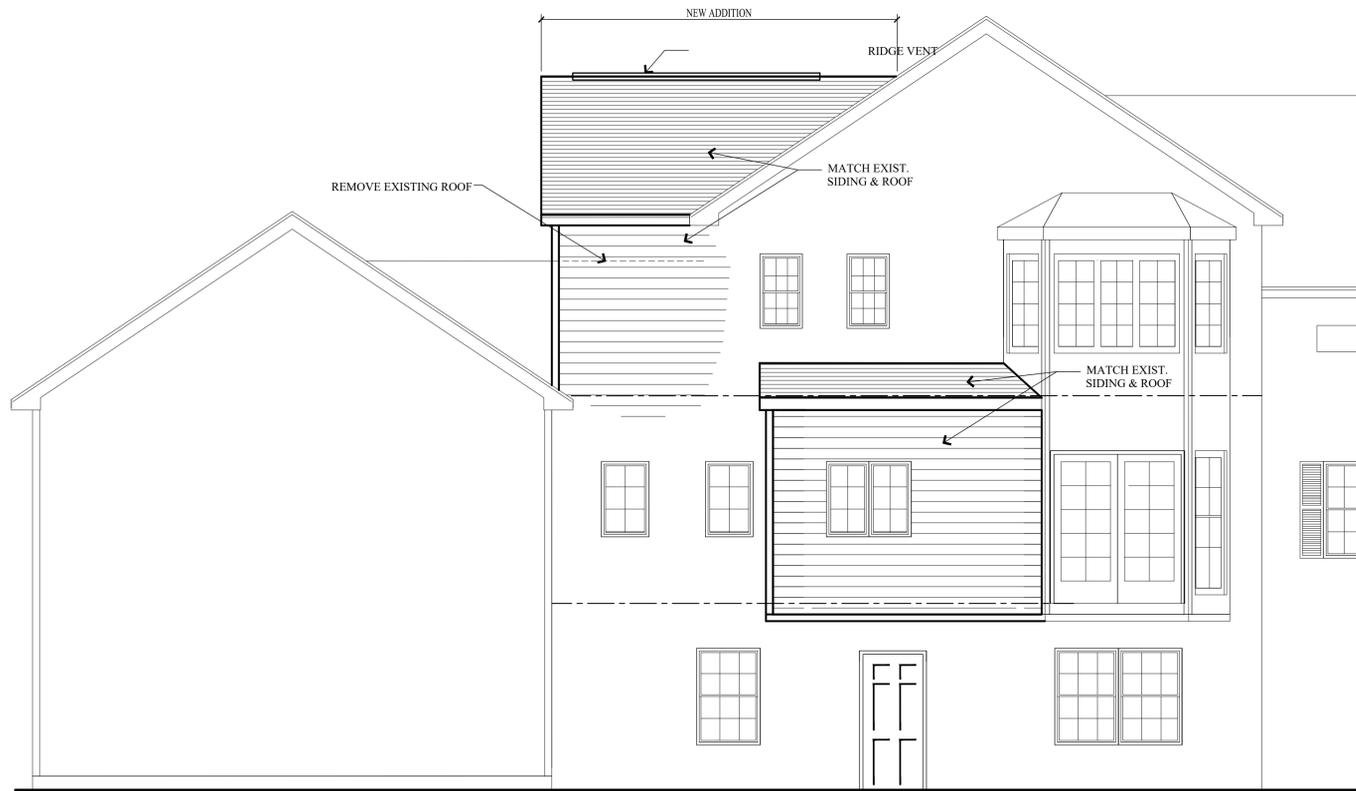
FLOOR PLANS

SHEET TITLE	
DATE 08/30/20	AS NOTED SCALE
DRAWN BY KJT	CHECKED

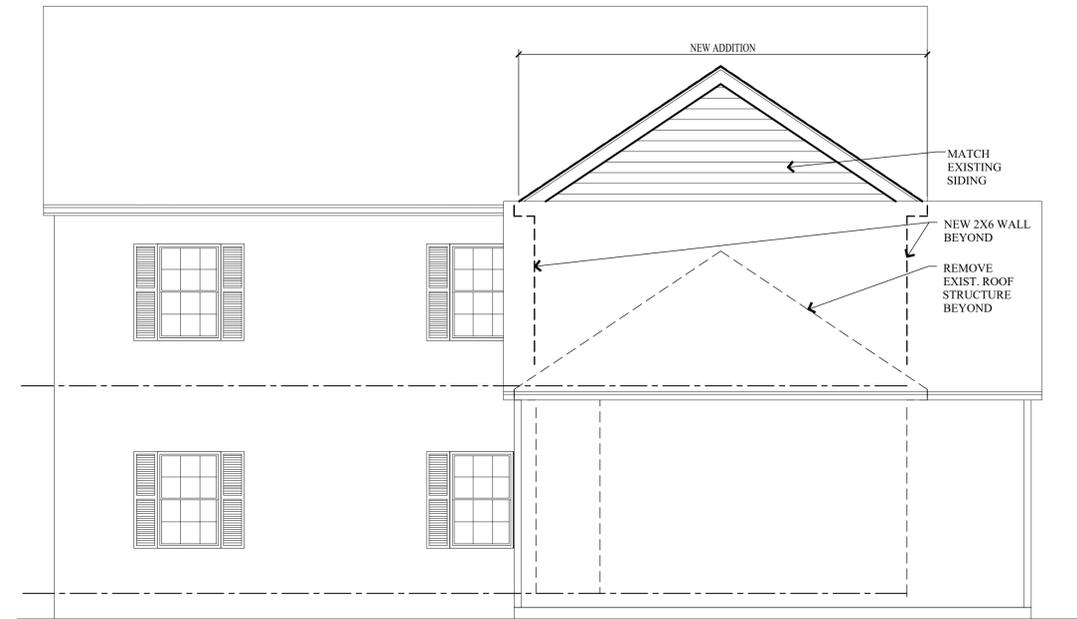
DATE ISSUED
 MODEL



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



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



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



T.O.P
drafting & design
514 Lake Rd.,
Webster, NY
TOPDRAFT@ROCHESTER.RR.COM
14580 (585) 261-2093



W.I.C.
ADDITION

PROJECT NO.

CLIENT STRAUB FAMILY
6 WILD BERRY LANE
PITTSFORD, NY
14534

APPROVED _____

NO. REVISIONS BY DATE



ELEVATIONS

SHEET TITLE

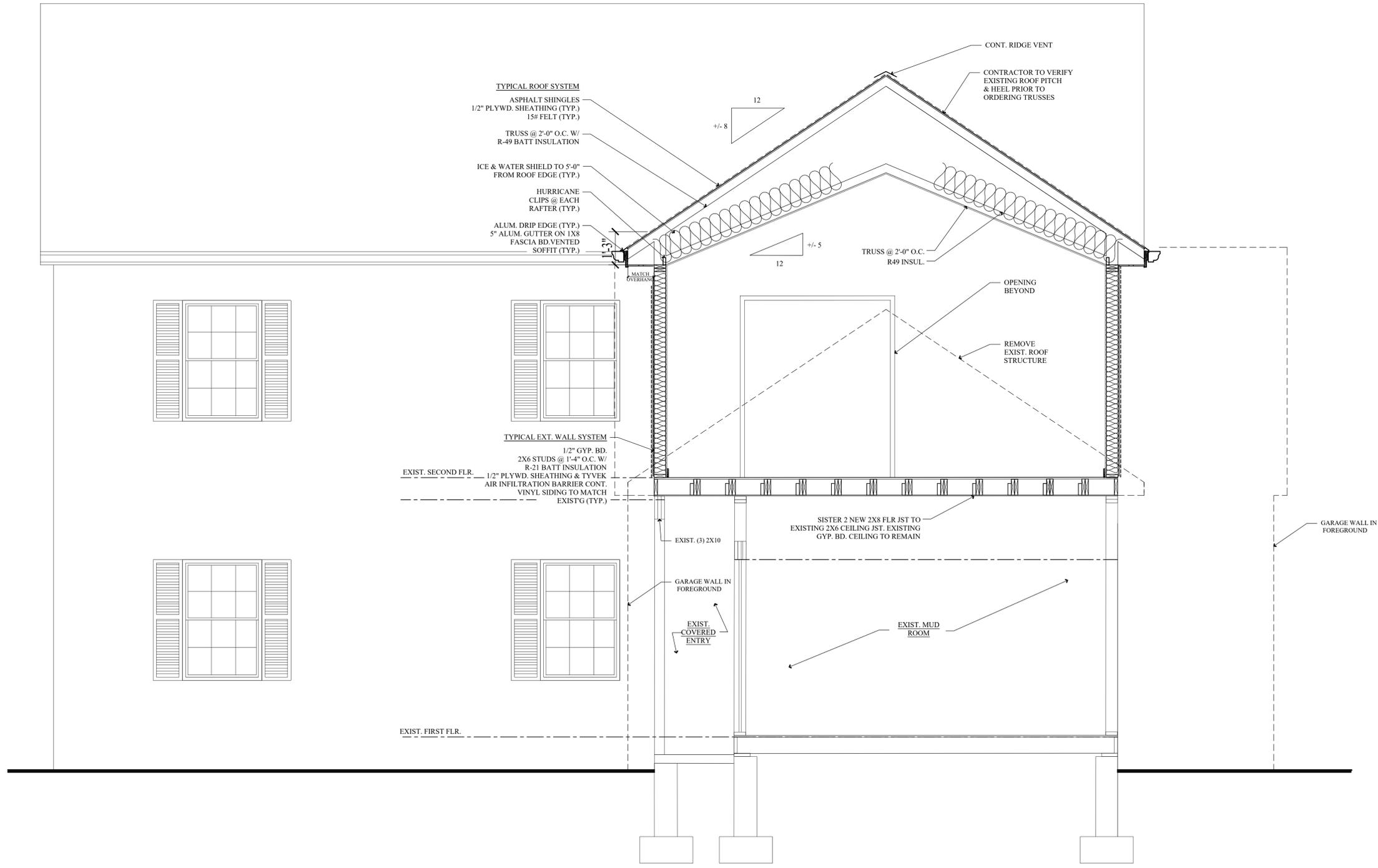
DATE 08/30/20 AS NOTED SCALE

DRAWN BY KJT CHECKED

DATE ISSUED

MODEL

A-2



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

T.O.P.
drafting & design
514 Lake Rd.,
Webster, NY
TOPDRAFT@ROCHESTER.RR.COM
14580 (585) 261-2093

W.I.C. ADDITION

PROJECT NO.

CLIENT STRAUB FAMILY
6 WILD BERRY LANE
PITTSFORD, NY
14534

APPROVED _____

NO. REVISIONS BY DATE



SECTION

SHEET TITLE

DATE 08/30/20 AS NOTED SCALE

DRAWN BY KJT CHECKED KJT/LC

DATE ISSUED

MODEL

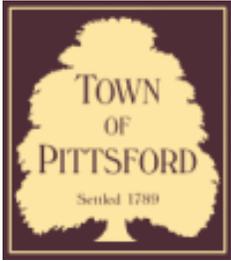
A-3





7





Town of Pittsford

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

Permit #
B21-000053

Phone: 585-248-6250

FAX: 585-248-6262

DESIGN REVIEW AND HISTORIC PRESERVATION BOARD REFERRAL OF APPLICATION

Property Address: 292 Shoreham Drive ROCHESTER, NY 14618

Tax ID Number: 150.08-1-58

Zoning District: RN Residential Neighborhood

Owner: Spilman, Joseph RK

Applicant: Gauger & Swingly Construction Inc.

Application Type:

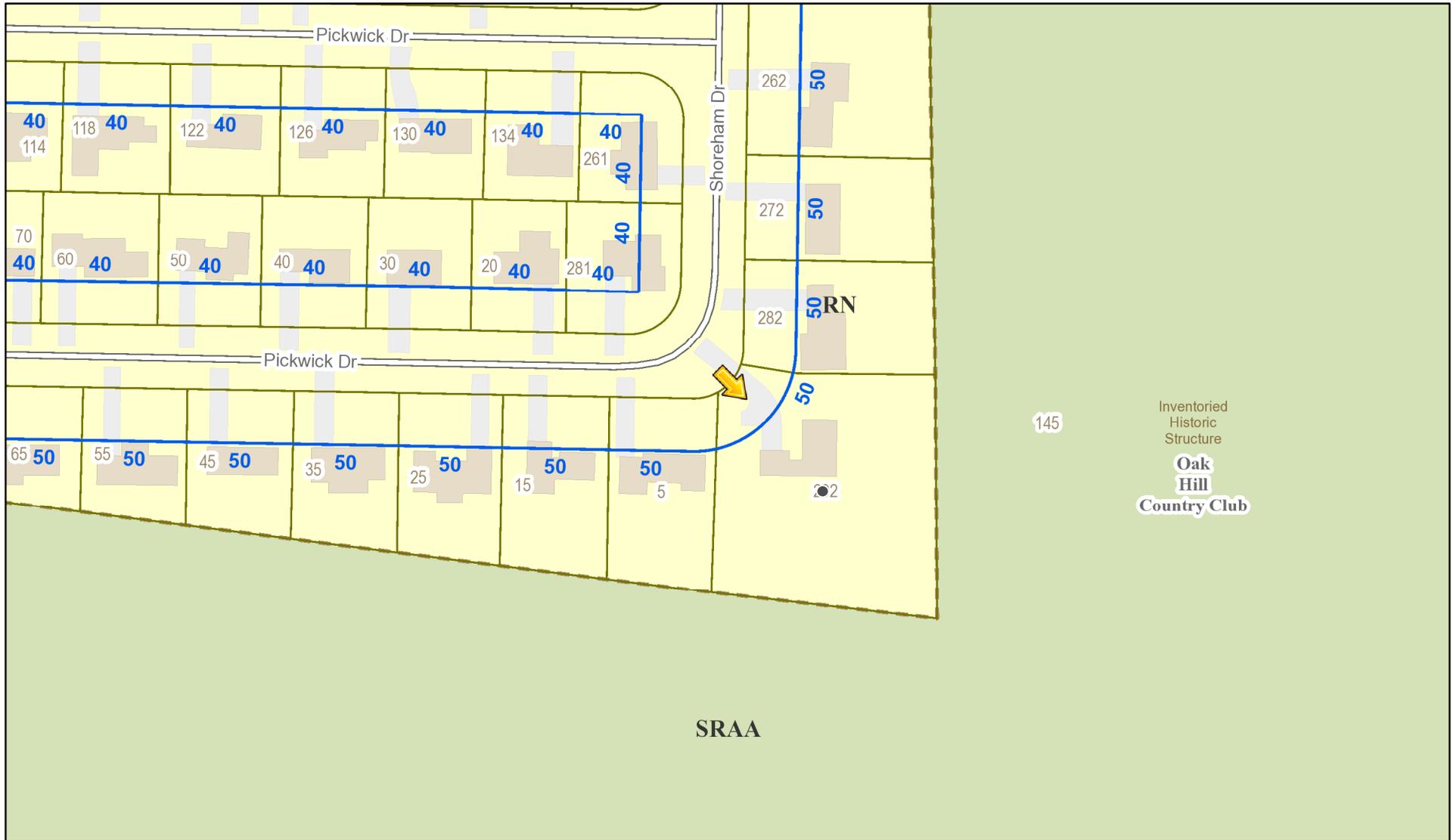
- | | |
|---|---|
| <input checked="" type="checkbox"/> Residential Design Review
§185-205 (B) | <input type="checkbox"/> Build to Line Adjustment
§185-17 (B) (2) |
| <input type="checkbox"/> Commercial Design Review
§185-205 (B) | <input type="checkbox"/> Building Height Above 30 Feet
§185-17 (M) |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

Project Description: Applicant is requesting design review for the remodel of an existing enclosed porch and the addition of a covered entry. The enclosed porch is approximately 64 square feet and the covered entry will be approximately 26 square feet.

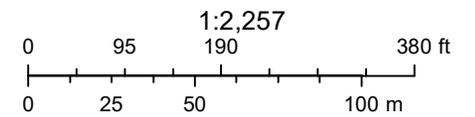
Meeting Date: March 25, 2021



RN Residential Neighborhood Zoning



Printed March 18, 2021



Town of Pittsford GIS

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

Shoreham Drive

282

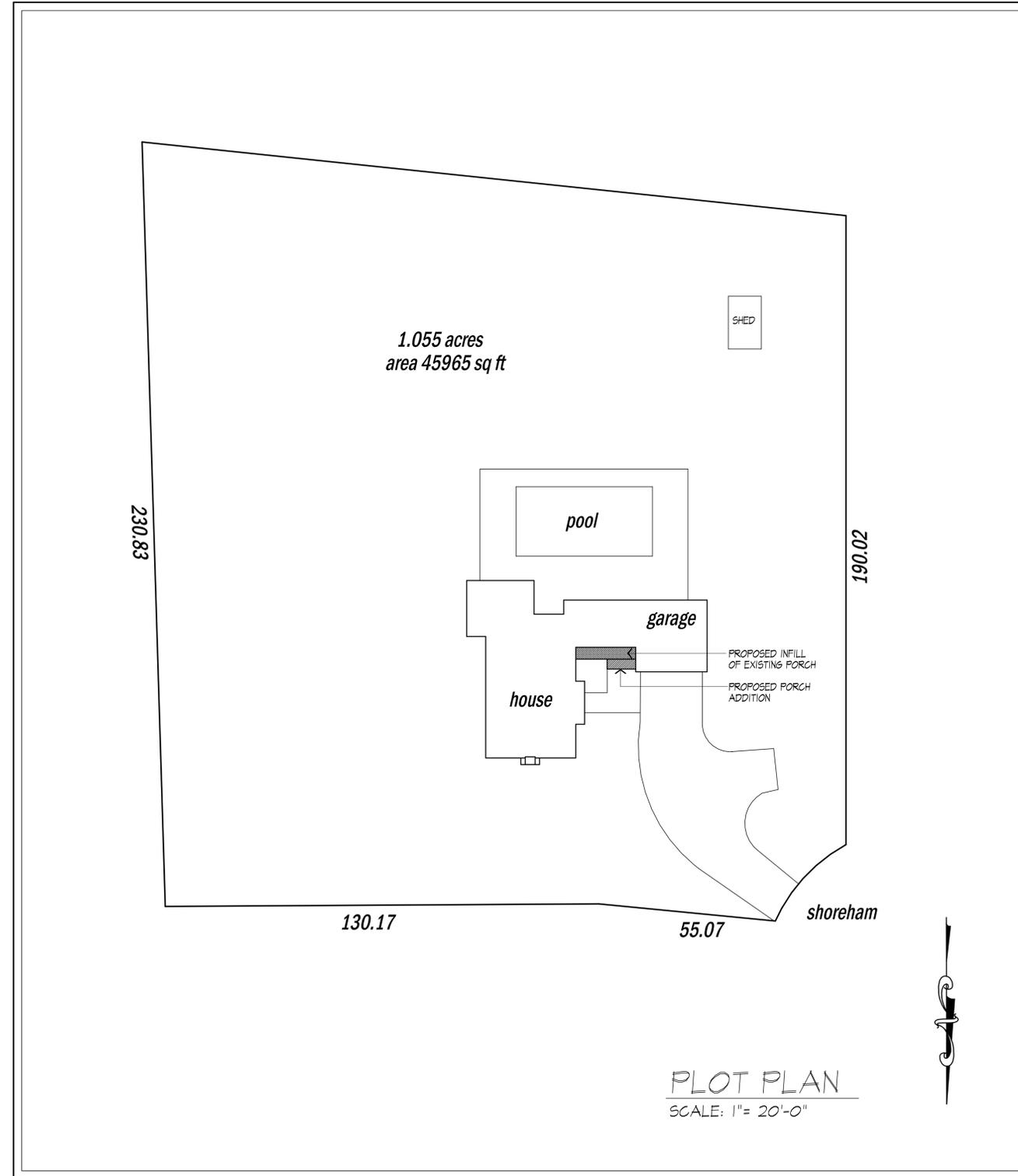
5

292



GENERAL NOTES:

- THESE PLANS HAVE BEEN PREPARED TO THE BEST OF THE ARCHITECT'S KNOWLEDGE, BELIEF, AND PROFESSIONAL JUDGMENT IN ACCORDANCE WITH THE 2020 RESIDENTIAL CODE OF NEW YORK STATE AND ENERGY CONSERVATION CODE REQUIREMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADAPTING THESE PLANS, IF REQUIRED, TO SUIT THE NEEDS OF THE BUILDING ON THE SITE. PROVIDED THAT THE ALTERATIONS DO NOT VIOLATE THE CODE OR ALTER THE STRUCTURAL INTEGRITY OF THE BUILDING.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE WITH ALL APPLICABLE BUILDING/ELECTRICAL/MECHANICAL/SANITARY AND ENERGY CODES, STATE OR LOCAL. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE WITH THE ENERGY CONSERVATION CODE FOR ALL HVAC EQUIPMENT, HVAC CONTROLS, WATER HEATING EQUIPMENT, PIPE AND DUCT INSULATION, AND FLUORESCENT LAMPS AND BALLASTS.
- THE CONTRACTOR SHALL BE RESPONSIBLE SO THAT BRANDS OF WINDOWS AND DOORS INSTALLED MEET THE NEW YORK STATE ENERGY CONSERVATION CODE REQUIREMENTS. WINDOWS AND / OR DOORS SHOWN ARE INDICATED FOR SIZING ONLY.
- ALL FOOTINGS SHALL REST ON UNDISTURBED VIRGIN SOIL. THE FOOTING FOUNDATION DESIGN ASSUMES MINIMUM SOIL BEARING PRESSURE TO BE 2000 PSF. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SUBGRADE CONDITIONS. IF REQUIRED, THE OWNER AND / OR CONTRACTOR SHALL BE RESPONSIBLE FOR HIRING A SOILS ENGINEER TO VERIFY SUBGRADE CONDITIONS AND SUBSTANTIATE ACTUAL BEARING CAPACITY.
- BACKFILL MATERIALS SHALL BE NATIVE SOIL. FOR FILL UNDER THE GARAGE FLOOR OR BASEMENT FLOOR, PROVIDE SAND/ GRAVEL FILL FOR COMPACTION AS NEEDED.
- MINIMUM CONCRETE COMPRESSIVE STRENGTH:
2500 PSI FOOTINGS
2500 PSI FLOOR SLABS
3500 PSI PORCH
3500 PSI GARAGE
- CONCRETE BLOCK SHALL CONFORM TO ASTM C90 N-1, WALL REINFORCING - ASTM A82. ALL MORTAR SHALL CONFORM TO ASTM C270, TYPE 5 - 1 PART PORTLAND CEMENT, 1/4 PART LIME, 3 PARTS SAND.
- STRUCTURAL STEEL SHALL CONFORM TO ASTM A36, SHOP-PRIME PAINT TT-P-20, TT-P-31G, TT-P-85. FABRICATION AND INSTALLATION PER THE LATEST EDITION OF THE AISC MANUAL AND SPECIFICATIONS.
- MINIMUM FIBER STRESS IN BENDING (FB) FOR ALL FRAMING LUMBER TO BE 150 PSI #2 HEM-FIR OR BETTER. PROVIDE DOUBLE FRAMING MEMBERS UNDER PARTITIONS RUNNING IN SAME DIRECTION.
- CONTRACTOR SHALL PAY STRICT ADHERENCE TO MICROLAM MANUFACTURER'S WRITTEN DIRECTIONS FOR CUTTING, DRILLING, NOTCHING, JOINING AND GENERAL INSTALLATION OF THEIR PRODUCTS.
- WOOD TRUSSES SHALL BE DESIGNED BY MANUFACTURER. SUPPLIER SHALL BE RESPONSIBLE FOR INSTALLATION DETAILS AND REQUIRED BRIDGING/BRACING.
- PLYWOOD SHALL CONFORM TO U.S. PRODUCT STANDARD PS - 1, THICKNESS AS SHOWN. APA RATED SHEATHING EXP-1, NAILING AND SPACING PER APA RECOMMENDATIONS FOR LOCATIONS INTENDED.
- ALL WOOD IN CONTACT WITH CONCRETE OR MASONRY SHALL BE FULLY WOOD PRESERVATIVE-TREATED WITH OSMOSALTS OR MOLMAN SALTS.
- ALL OPENINGS IN THE BUILDING ENVELOPE (DOORS, WINDOWS, UTILITIES) SHALL BE CAULKED, WEATHER-STRIPPED, OR OTHERWISE SEALED. CORROSION RESISTIVE FLASHING SHALL BE PROVIDED AT THE LOCATIONS ON THE EXTERIOR WALL ENVELOPE PER RESIDENTIAL CODE OF NEW YORK (2020).
- CONTRACTOR SHALL VERIFY ALL NOTES AND DIMENSIONS PRIOR TO CONSTRUCTION. THESE DRAWINGS ARE NOT TO BE SCALED - USE DIMENSIONS GIVEN.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND SAFETY PRECAUTIONS IN CONNECTION WITH THE WORK.
- THESE DRAWINGS HAVE BEEN PREPARED FOR STRUCTURAL INTENT ONLY. ELECTRICAL, MECHANICAL, AND OTHER BUILDING SYSTEMS, AS REQUIRED ARE TO BE DESIGNED BY OTHERS.
- THE FOLLOWING DESIGN LOADS HAVE BEEN USED IN THE STRUCTURES DESIGN IN ACCORDANCE WITH THE PRINTED SPAN TABLES IN THE RESIDENTIAL CODE OF NEW YORK STATE (2020).
FLOOR LOADS (LIVING AREAS-1ST FLOOR) 40 PSF
SLEEPING AREAS (2ND FLOOR) 30 PSF
EXTERIOR DECKS 40 PSF
- ALL WORK, MATERIALS, METHODS, EQUIPMENT, ETC. SHALL BE IN STRICT ACCORDANCE WITH THE CONTRACT DOCUMENTS. ALL MATERIALS SHALL BE NEW UNLESS NOTED OTHERWISE.
- WORK SEQUENCE AND SCHEDULE SHALL BE MUTUALLY AGREED UPON BY BOTH THE OWNER AND THE CONTRACTOR.
- IT IS ASSUMED THAT THE SUBSURFACE CONDITIONS WILL BE EARTH OR SOIL. IF BEDROCK IS ENCOUNTERED, REMOVAL WILL BE CONSIDERED AN ADDITION TO CONTRACT.
- ANY DEMOLITION WORK SHALL BE DONE CAREFULLY. ALL DISTURBED SURFACES TO BE REPAIRED APPROPRIATELY. ALL SALVAGEABLE ITEMS SHALL BE TURNED OVER TO THE OWNER.
- EXAMINATION OF THE SITE SHOULD BE MADE BY ALL CONTRACTORS CONCERNED TO FULLY CONSIDER ALL SITE CONDITIONS WHICH MAY HAVE A BEARING ON THE WORK OF THE ENTIRE PROJECT. SUBMISSION OF A BID IS PRESUMPTIVE EVIDENCE THAT THE BIDDER IS CONVERSANT WITH LOCAL JURISDICTIONS AND HAS MADE DUE ALLOWANCES IN HIS BID FOR ALL CONTINGENCIES. THE OWNER RESERVES THE RIGHT TO REJECT ANY OR ALL BIDS.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE ARCHITECT IN CASE OF ANY OR ALL DEVIATIONS FROM THESE DRAWINGS. THE ARCHITECT SHALL BE HELD HARMLESS AS A RESULT OF ANY UNAUTHORIZED CHANGES TO THESE PLANS. ADDITIONAL FEES MAY OCCUR FOR "AS BUILT" DOCUMENTATION DUE TO CIRCUMSTANCES BEYOND THE ARCHITECT'S CONTROL, OR OWNER / CONTRACTOR CHANGES TO THESE DRAWINGS.
- THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS AND APPROVALS REQUIRED BY THE LOCAL ZONING AND BUILDING DEPARTMENTS AND ANY OTHER GOVERNMENTAL AGENCY HAVING JURISDICTION OVER THE WORK. ALL APPLICABLE REGULATIONS SHALL BE ADHERED TO AND CARRIED OUT BY ALL INDIVIDUALS UNDER THIS CONTRACT.
- THE CONTRACTOR SHALL FURNISH A CERTIFICATE OF INSURANCE INDICATING THE TYPE AND AMOUNTS OF COVERAGE AS REQUIRED BY NEW YORK STATE AND THE LOCAL MUNICIPALITY.
- THE CONTRACTOR SHALL REMOVE ALL RUBBISH AND LEAVE THE COMPLETED PROJECT IN A CLEAN STATE, SATISFACTORY TO THE OWNER.
- THE CONTRACTOR SHALL GUARANTEE HIS WORK AND HIS SUBCONTRACTOR'S WORK AGAINST FAULTY MATERIALS AND WORKMANSHIP IN ACCORDANCE WITH NEW YORK STATE GENERAL BUSINESS LAW.
- ONLY COPIES FROM THE ORIGINALS OF THESE DRAWINGS MARKED WITH AN ORIGINAL OF THE ARCHITECT'S NET SEAL SHALL BE CONSIDERED TO BE VALID TRUE COPIES.
- BUILDING IS CLASSIFIED AS A ONE FAMILY DWELLING.
- SMOKE-DETECTING ALARM DEVICES SHALL BE INSTALLED IN COMPLIANCE WITH SECTION R310.1 OF THE RESIDENTIAL CODE OF NEW YORK STATE (2020).
CARBON MONOXIDE ALARM DEVICES SHALL BE INSTALLED IN COMPLIANCE WITH SECTION R310.4 OF THE BUILDING CODE OF NEW YORK STATE (2020).
- PROVIDE A MIN. 3/4 HR. FIRE SEPARATION PER SECTION R304.2 OF THE RESIDENTIAL CODE OF NEW YORK STATE (2020). ALL WALLS AND FLOORS DEMISING RESIDENCE FROM AN ATTACHED GARAGE.
- ALL MATERIALS USED IN THIS PROJECT SHALL BE NON-ASBESTOS AND NON-LEAD CONTAINING.



JOE and JESSICA SPILMAN
RENOVATION/ADDITION
292 SHOREHAM DR., ROCHESTER, NY

DRAWING INDEX

1	TITLE PAGE
2	1ST FLOOR PLAN - proposed and existing
3	LEFT SIDE ELEVATION - proposed
	BUILDING SECTIONS - proposed
4	WALL SECTION and ROOF PLAN - proposed

ENERGY COMPLIANCE DETAILS & PATH
MEETS OR EXCEEDS PRESCRIPTIVE REQUIREMENTS
R402.1.2 (2020 RESIDENTIAL CODE OF NEW YORK STATE) CLIMATE ZONE - 5

COMPONENT	REQUIRED	PROVIDED
1. FENESTRATION U-FACTOR	.30	.30
2. CEILING R-FACTOR	4.9	4.9
3. WOOD FRAME WALL R-VALUE	20 OR 13+5	HIGH DENSITY 21 21/BAND JUSTS
4. FLOOR R-FACTOR	R-30	R-30

2020 INTERNATIONAL ENERGY CONSERVATION CODE (IECC) COMPLIANCE PATH

- A MINIMUM OF 75% OF THE LAMPS IN PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL BE HIGH-EFFICIENCY LAMPS PER SECTION 1102.4.1
- RECESSED LUMINAIRES INSTALLED IN THE BUILDING THERMAL ENVELOPE SHALL BE SEALED WITH A GASKET OR CAULK BETWEEN THE HOUSING AND THE INTERIOR WALL OR CEILING COVERING TO LIMIT AIR LEAKAGE BETWEEN CONDITIONED AND UNCONDITIONED SPACES. PER SECTION 1102.4.5
- CONTRACTOR TO PROVIDE A PROGRAMMABLE THERMOSTAT TO CONTROL THE HVAC SYSTEM PER SECTION 1103.1.1
- ALL CIRCULATING SERVICE HOT WATER PIPING SHALL BE INSULATED TO AT LEAST R-2. CIRCULATION HOT WATER SYSTEMS SHALL INCLUDE AN AUTOMATIC OR READILY ACCESSIBLE MANUAL SWITCH THAT CAN TURN OFF THE HOT WATER CIRCULATING PUMP WHEN THE SYSTEM IS NOT IN USE. PER SECTION 1103.3.4
- AIR LEAKAGE TEST TO BE CONDUCTED & PERFORMED BY A THIRD PARTY IN COMPLIANCE WITH 1102.4.1.2. AIR LEAKAGE RATE MAY NOT EXCEED 3 ACH (CLIMATE ZONE 5)
- ATTIC ACCESS SHALL BE INSULATED WITH THE SAME R-VALUE AS THE ATTIC, WEATHER STRIPPED AND LATCHED PER SECTION 1102.2.3
- DUCTWORK ON EXTERIOR WALLS IF REQUIRED SHALL BE INSULATED TO A MINIMUM OF R-6 PER 1103.2.1
- MECHANICAL VENTILATION PER SECTION 1103.6 TO BE MET WITH CONTINUOUS USE EXHAUST FANS AND MAKE-UP AIR CONTROLS, PER SECTION M107.3.3 REQUIREMENT.
- MECHANICAL VENTILATION FAN EFFICACY SHALL MEET MINIMUM REQUIREMENTS PER SECTION 1103.6.1.
- HEATING AND COOLING EQUIPMENT SHALL BE SIZED IN ACCORDANCE WITH SECTION 1103.7 REQUIREMENTS.

BASIC DESIGN CRITERIA

- GROUND SNOW LOAD - 40 PSF R301.2 (5)
- WIND SPEED - 115 MPH, EXPOSURE B R301.2.1
- SEISMIC DESIGN CATEGORY - A R301.2 (2)
- WEATHERING - SEVERE
- FROST LINE DEPTH - 48"
- TERMITE DAMAGE - NONE TO SLIGHT
- DECAY DAMAGE - NONE TO SLIGHT
- WINTER DESIGN TEMPERATURE - 1
- ICE SHIELD UNDERLAYMENT REQUIRED - YES
- FLOOD HAZARD - FIRM - 1992
- ROOF TIE DOWN REQUIREMENTS R602.1.1



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

121 Sully's Trail
Pittsford, NY 14534

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

www.MorabitoArchitects.com

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REGISTERED ARCHITECT
PATRICK J. MORABITO
STATE OF NEW YORK
039653

PROJECT:
RENOVATION/ADDITION
292 SHOREHAM DR.
ROCHESTER, NY

CLIENT:
JOE AND JESSICA SPILMAN

DRAWING:
TITLE PAGE

DRAWN:
JL/PM

DATE: MARCH 2021

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

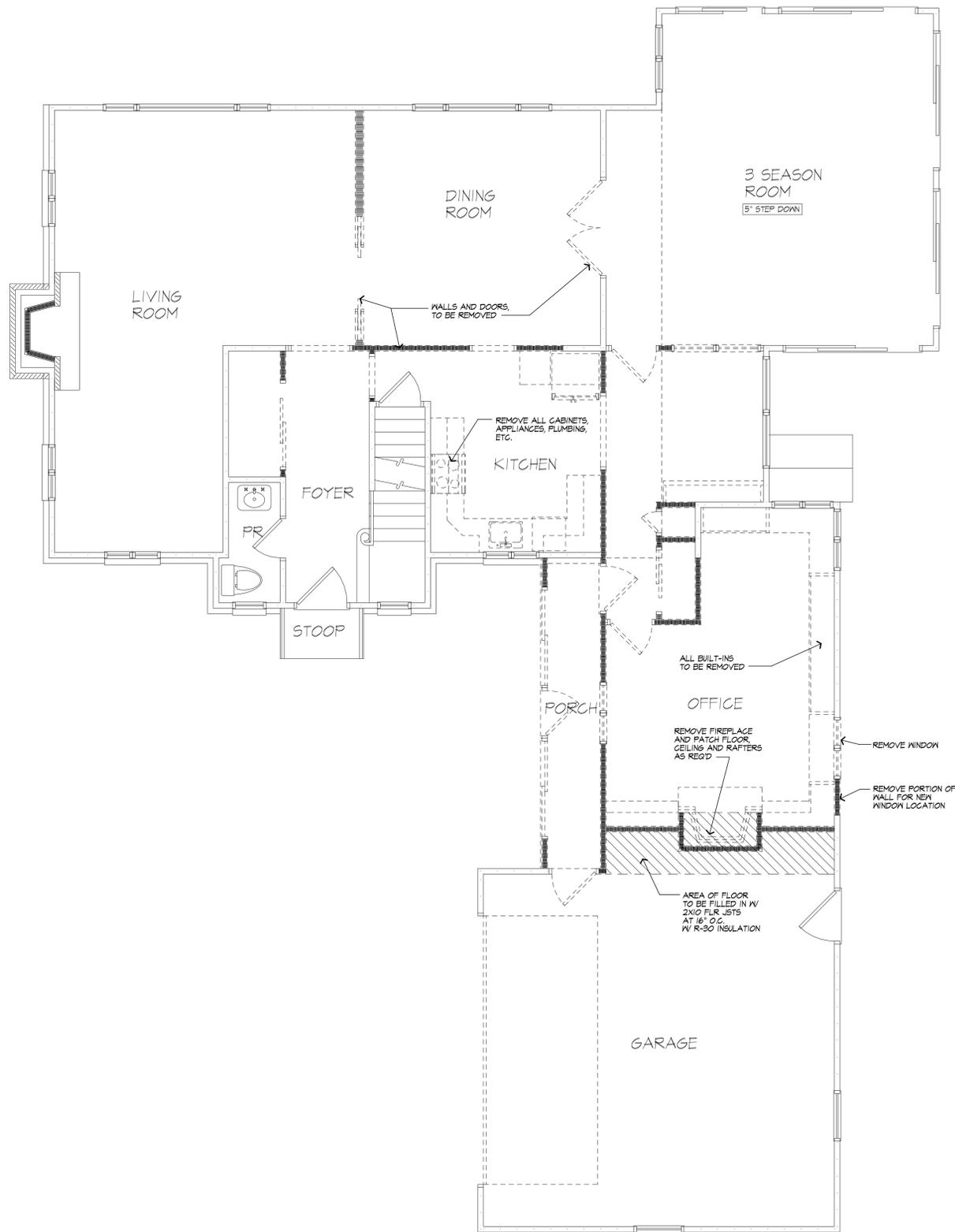
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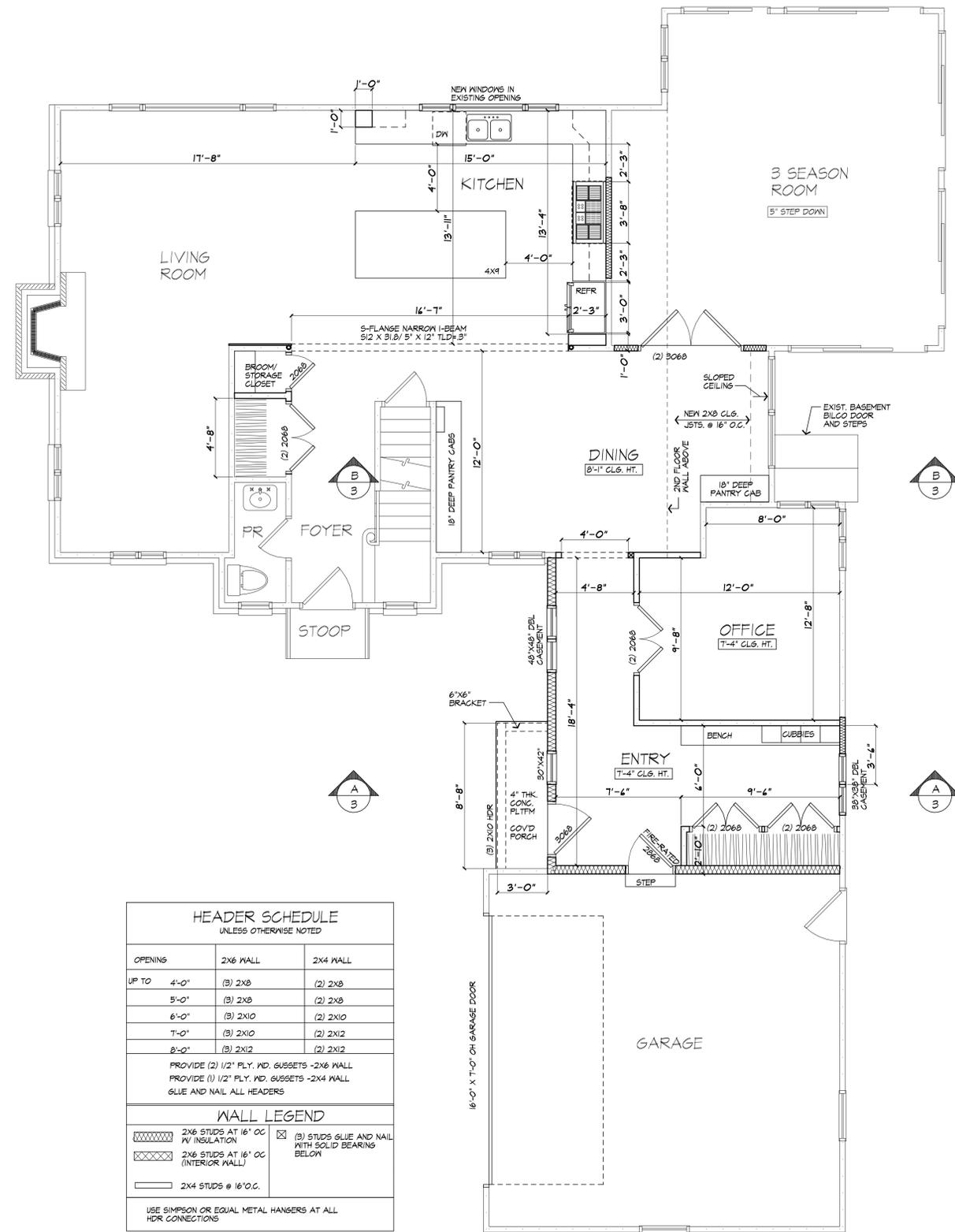
OF 4 SHEETS





FIRST FLOOR PLAN

EXISTING



HEADER SCHEDULE
UNLESS OTHERWISE NOTED

OPENING	2X6 WALL	2X4 WALL
UP TO 4'-0"	(3) 2X8	(2) 2X8
5'-0"	(3) 2X8	(2) 2X8
6'-0"	(3) 2X10	(2) 2X10
7'-0"	(3) 2X10	(2) 2X12
8'-0"	(3) 2X12	(2) 2X12

PROVIDE (2) 1/2" PLY. WD. GUSSETS - 2X6 WALL
PROVIDE (1) 1/2" PLY. WD. GUSSETS - 2X4 WALL
GLUE AND NAIL ALL HEADERS

WALL LEGEND

	2X6 STUDS AT 16" O.C. W/ INSULATION		(3) STUDS GLUE AND NAIL WITH SOLID BEARING BELOW
	2X6 STUDS AT 16" O.C. (INTERIOR WALL)		
	2X4 STUDS @ 16" O.C.		

USE SIMPSON OR EQUAL METAL HANGERS AT ALL HDR CONNECTIONS

FIRST FLOOR PLAN

PROPOSED

*VERIFY IN FIELD (V.I.F.) LOCATION OF ALL EXISTING WALLS, BEAMS, HEADERS, WINDOWS, DOORS, ETC



121 Sully's Trail
Pittsford, NY 14534
(585) 264-1330
(585) 264-1333 Fax
www.MorabitoArchitects.com

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PROJECT:
RENOVATION/ADDITION
242 SHOREHAM DR.
ROCHESTER, NY

CLIENT:
JOE AND JESSICA SPILMAN

DRAWING:
FIRST FLOOR PLAN
EXISTING/PROPOSED

DRAWN:
J.L./PM

DATE: MARCH 2021

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

JOB NO.: 20M4005

SHEET:



MORABITO ARCHITECTS

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

121 Sully's Trail
Pittsford, NY 14534

(585) 264-1330
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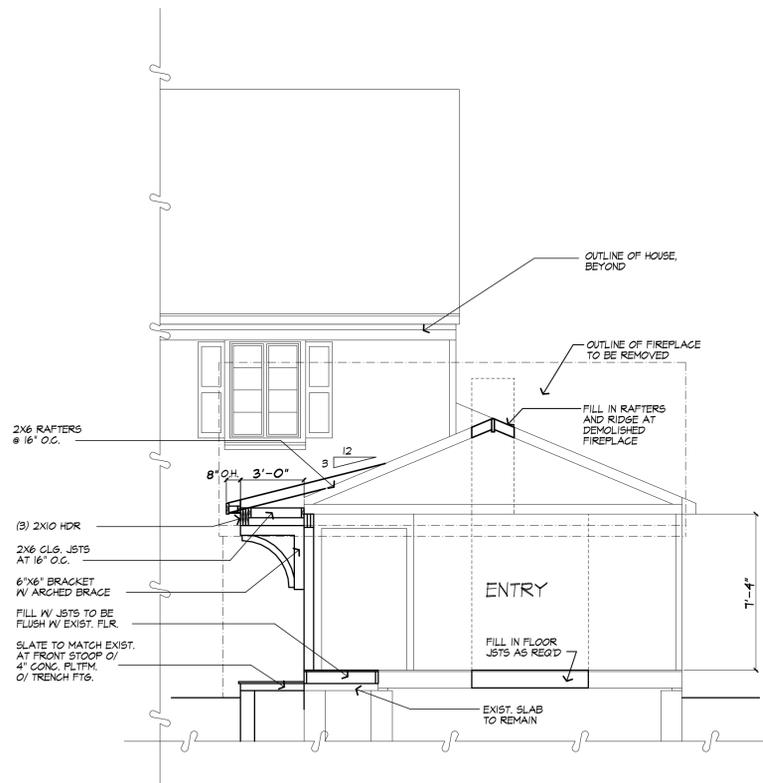
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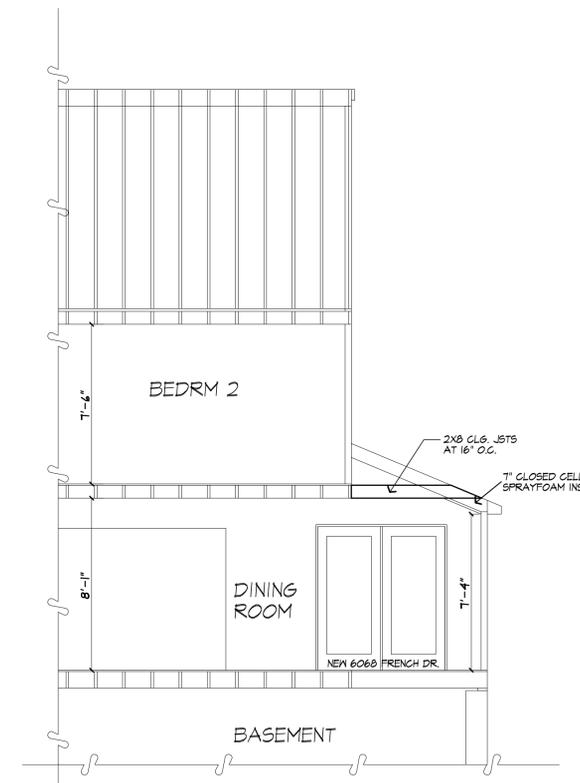
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LEFT SIDE ELEVATION - PROPOSED



SECTION A



SECTION B

PROJECT:
RENOVATION/ADDITION
242 SHOREHAM DR.
ROCHESTER, NY

CLIENT:
JOE AND JESSICA SPILMAN

DRAWING:
LEFT SIDE ELEVATION - PROPOSED
BUILDING SECTIONS - PROPOSED

DRAWN:
J./PM

DATE: MARCH 2021

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

JOB NO.: 20M4005

SHEET:

3

OF 4 SHEETS



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PROJECT:
 RENOVATION/ADDITION
 242 SHOREHAM DR.
 ROCHESTER, NY

CLIENT:
 JOE AND JESSICA SPILMAN

DRAWING:
 WALL SECTION
 PROPOSED ROOF PLAN

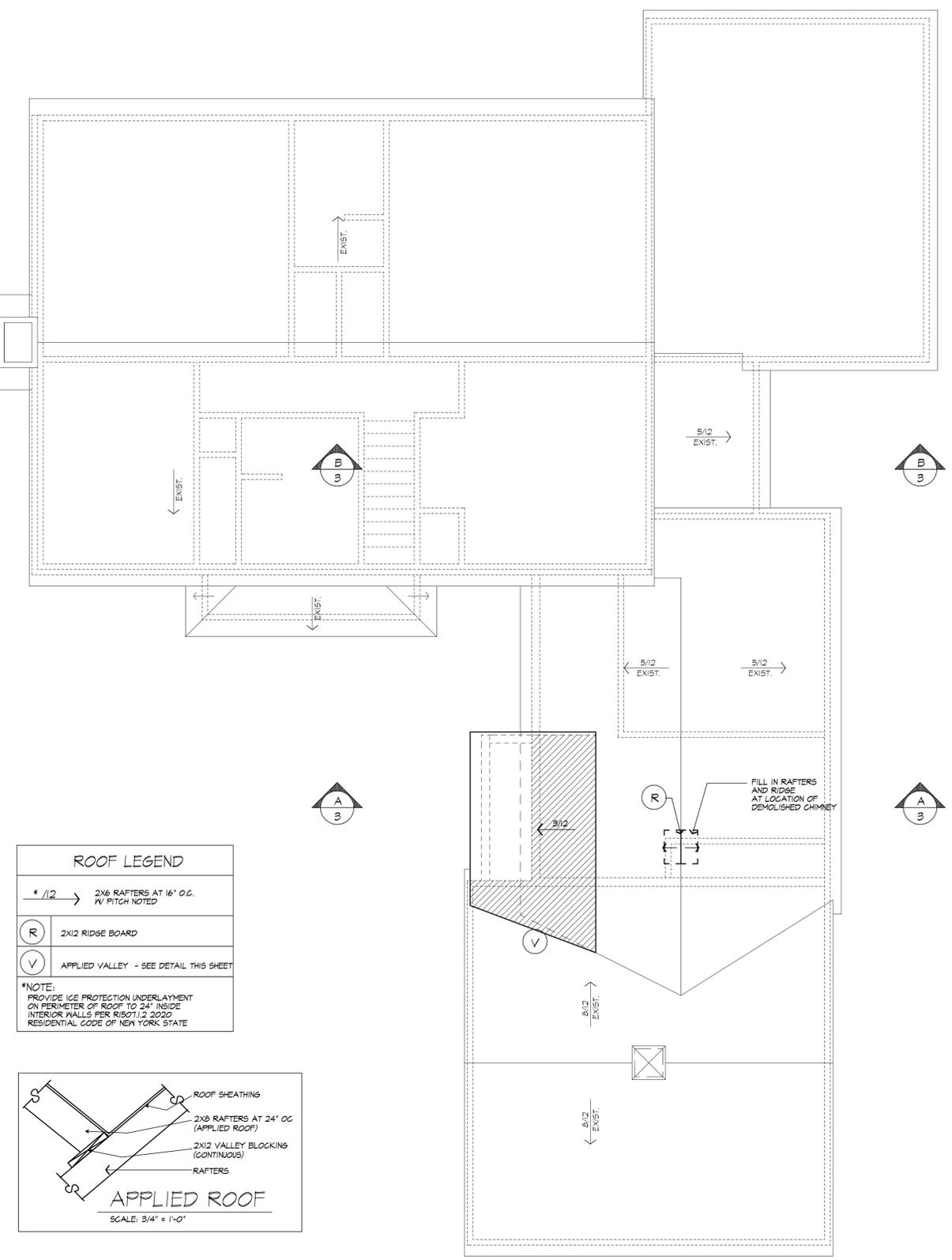
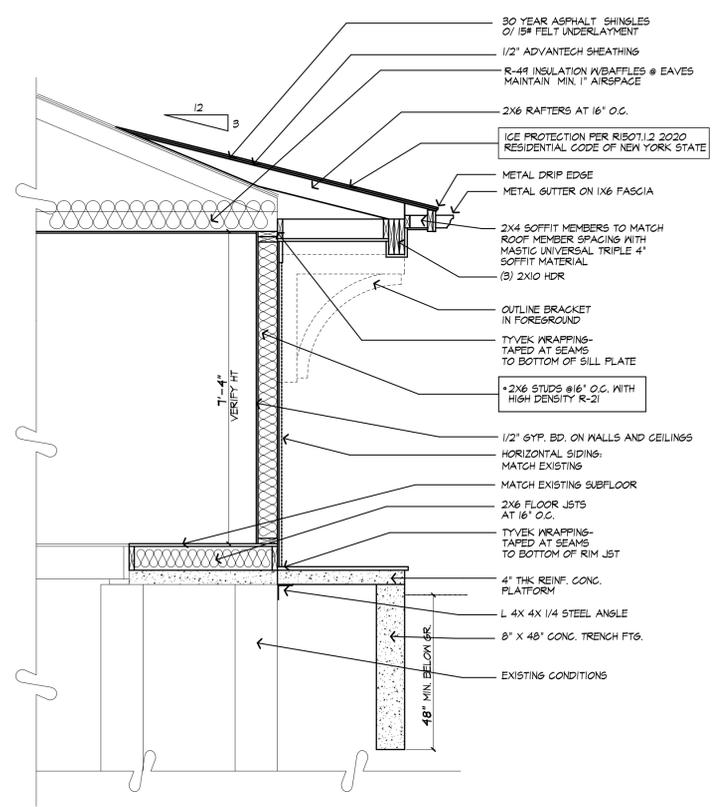
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 J.L./PM

DATE: MARCH 2021

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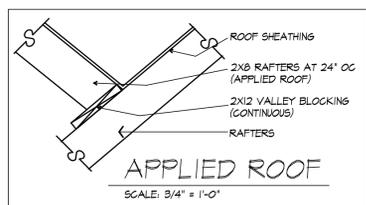
SHEET:



ROOF LEGEND

* 1/2 →	2X6 RAFTERS AT 16" O.C. W/ PITCH NOTED
(R)	2X12 RIDGE BOARD
(V)	APPLIED VALLEY - SEE DETAIL THIS SHEET

*NOTE:
 PROVIDE ICE PROTECTION UNDERLAYMENT ON PERIMETER OF ROOF TO 24" INSIDE INTERIOR WALLS PER R1501.1.2 2020 RESIDENTIAL CODE OF NEW YORK STATE



ROOF PLAN - PROPOSED

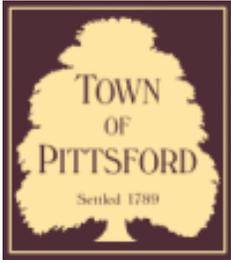












Town of Pittsford

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

Permit #
B21-000054

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

DESIGN REVIEW AND HISTORIC PRESERVATION BOARD REFERRAL OF APPLICATION

Property Address: 135 Sylvania Road ROCHESTER, NY 14618

Tax ID Number: 151.06-1-7

Zoning District: RN Residential Neighborhood

Owner: Weins, Mary Ellen

Applicant: Stahl Property Associates

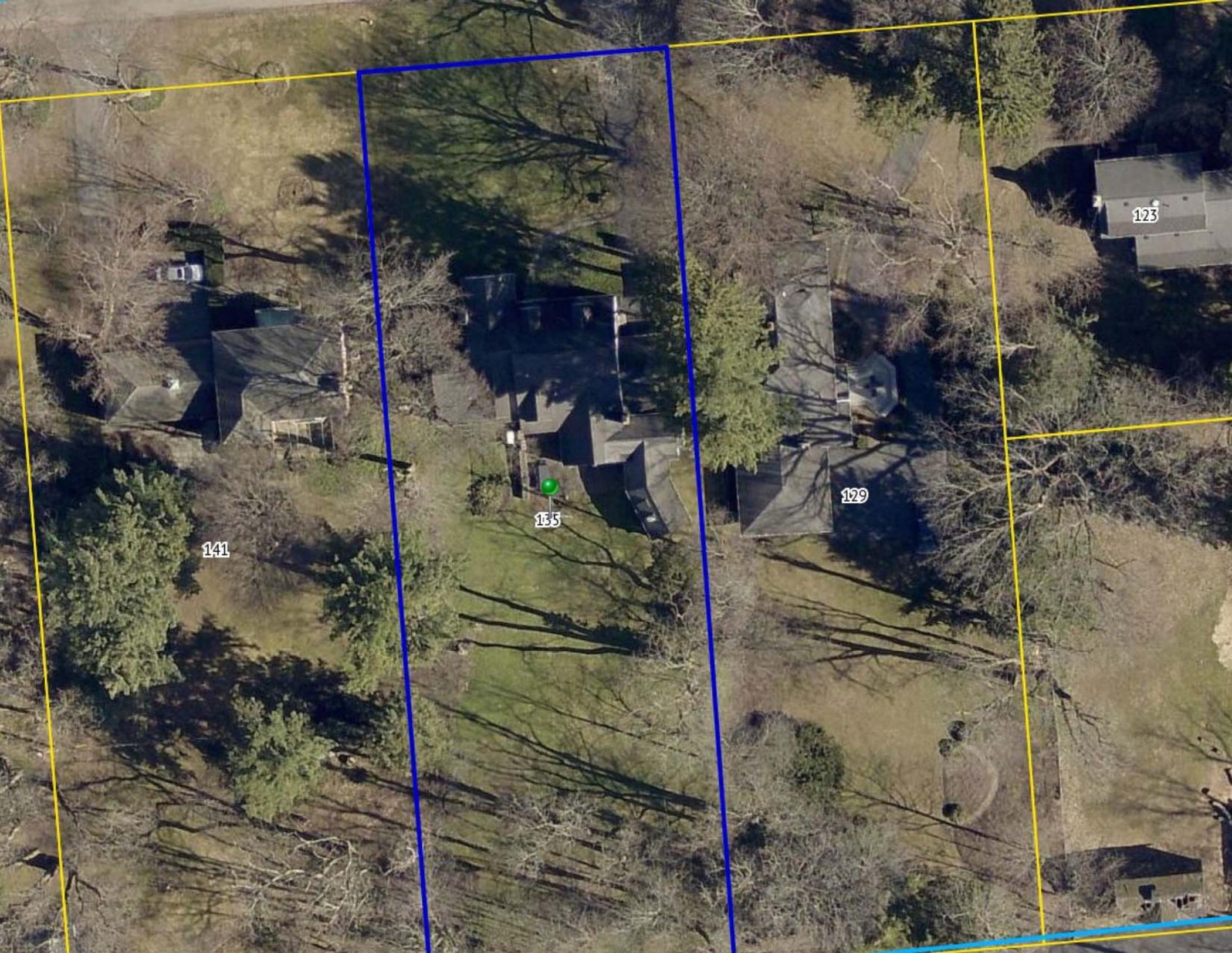
Application Type:

- | | |
|---|---|
| <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 addition of a covered porch. The porch will be approximately 285 square feet and will be constructed on the rear of the home.

Meeting Date: March 25, 2021





141

135

129

123

DENLUCK-HYDE

ENGINEERING & SURVEYING
ASSOCIATES, P.C.



5 SOUTH FITZHUGH ST.
ROCHESTER, N.Y.
(14614)

PHONE (716) 325-7520

MAP OF A SURVEY

LOT 5, JOSEPH A. BENJAMIN SUBDIVISION

TOWN OF PITTSFORD

MONROE COUNTY, NEW YORK

REDATED 4/13/87

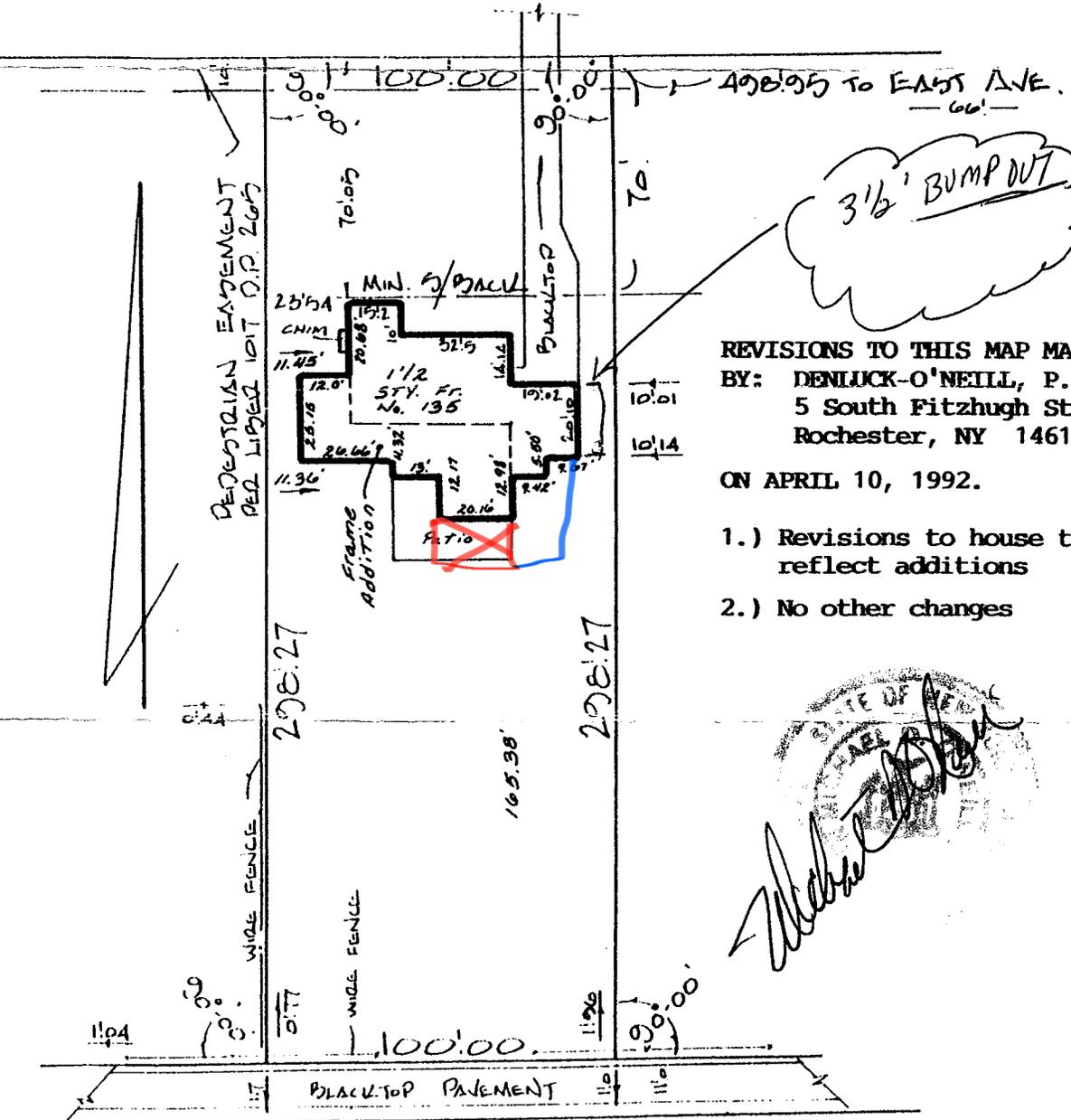
CLIENT SUTTON, DELEEUW ET.AL.

SCALE	DATE	PROJECT NO.
1" = 50'	1/16/84	84-8

SYLVANIA RD. — 60' —

REFERENCES: MONROE ABSTRACT & TITLE CORPORATION #97007 DATED MARCH 24, 1987,
LIBER 33 OF MAPS, PAGE 29 AND LIBER 6186 OF DEEDS, PAGE 125.

NOTES: PROPERTY IS SUBJECT TO AN EASEMENT GRANTED TO ROCH. GAS &
ELEC. CORP. AND ROCH. TELEPHONE CORP. FOR ONE POLE WITH WIRES ON THE WEST
BOUNDARY LINE OF LOT 5 PER LIBER 1995 OF DEEDS, PAGE 62. PROPERTY MAY
BE BENEFITTED BY RIGHTS OF WAY IN COMMON WITH OTHERS AS SET FORTH IN
LIBER 1394 OF DEEDS, PAGE 355.



REVISIONS TO THIS MAP MADE
BY: DENLUCK-O'NEILL, P.C.
5 South Fitzhugh Street
Rochester, NY 14614

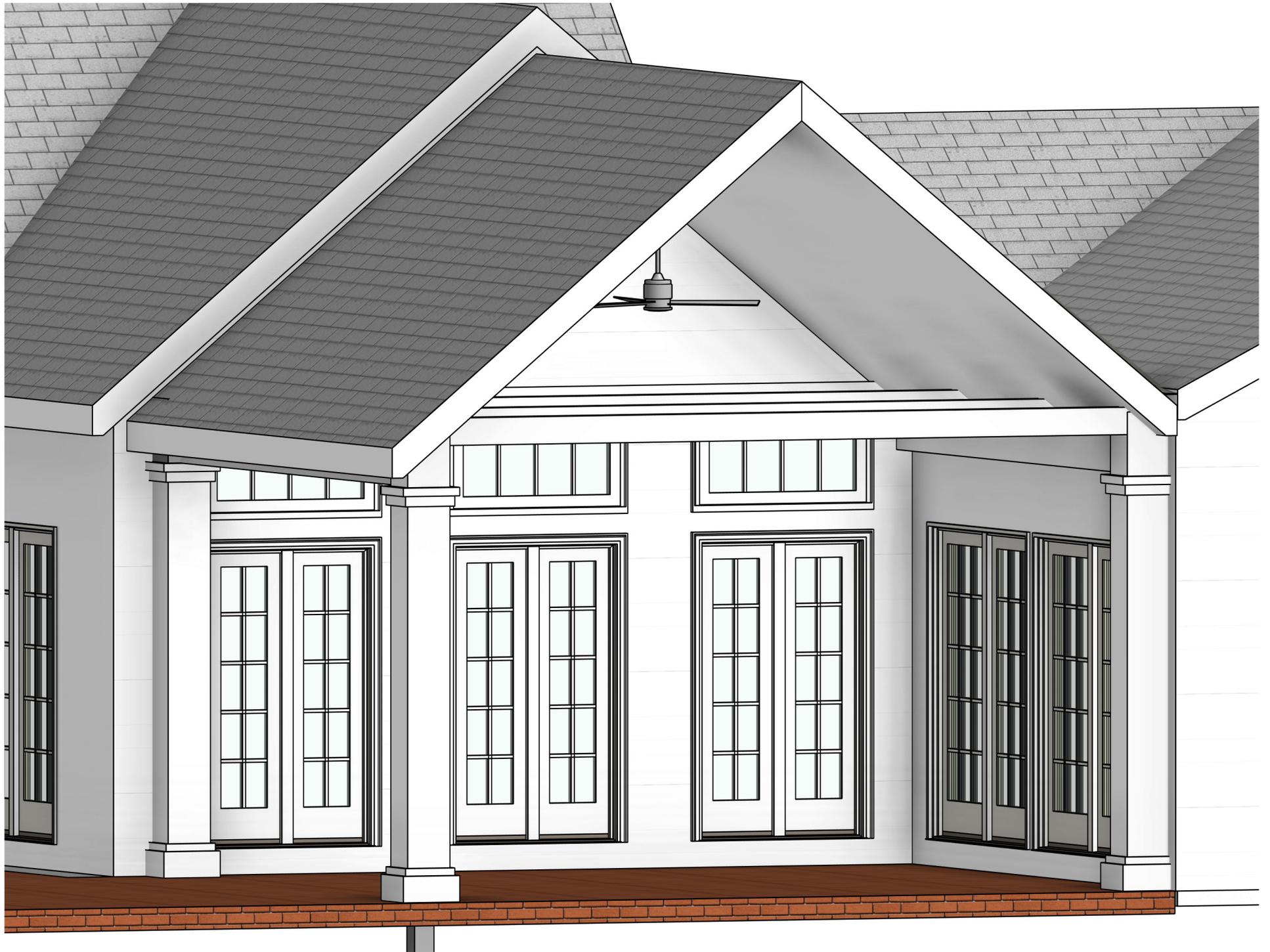
ON APRIL 10, 1992.

- 1.) Revisions to house to reflect additions
- 2.) No other changes



KNOWLTON LA. — 16 1/2' —

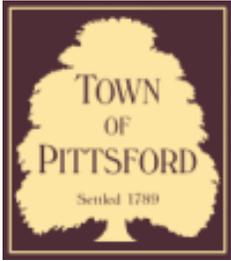












Town of Pittsford

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

Permit #
B21-000051

Phone: 585-248-6250

FAX: 585-248-6262

DESIGN REVIEW AND HISTORIC PRESERVATION BOARD REFERRAL OF APPLICATION

Property Address: 49 Charmwood Road PITTSFORD, NY 14534

Tax ID Number: 151.12-2-60

Zoning District: RN Residential Neighborhood

Owner: Shearer, Sally M

Applicant: Roger Dirks

Application Type:

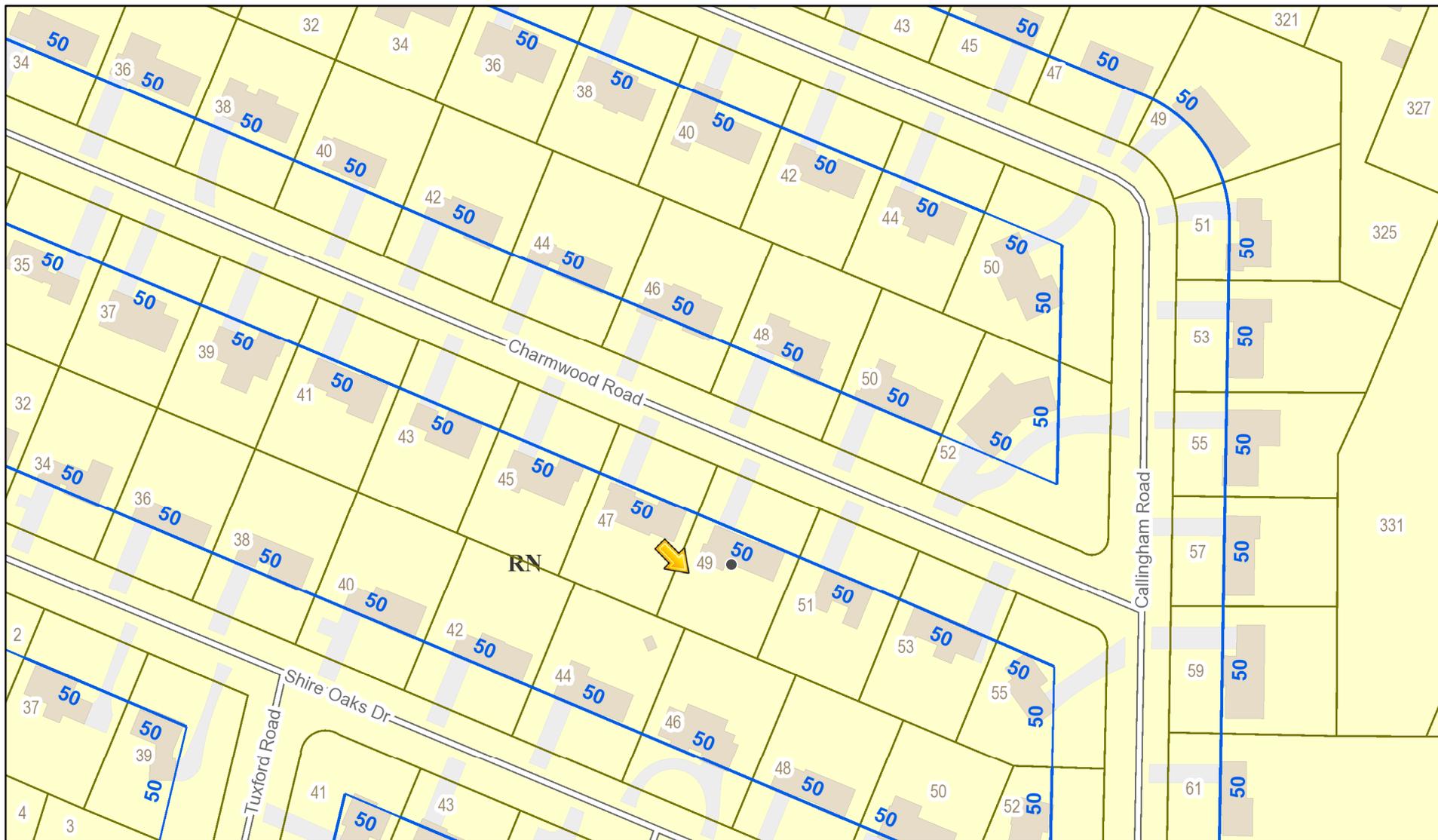
- | | |
|---|---|
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§185-205 (B) | <input type="checkbox"/> Build to Line Adjustment
§185-17 (B) (2) |
| <input type="checkbox"/> Commercial Design Review
§185-205 (B) | <input type="checkbox"/> Building Height Above 30 Feet
§185-17 (M) |
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§185-205 (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 addition of a covered porch and kitchen expansion. The kitchen addition will be approximately 52 square feet and the covered porch will be approximately 24 square feet.

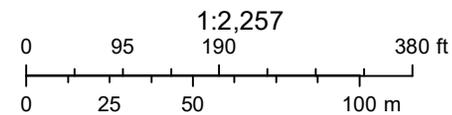
Meeting Date: March 25, 2021



RN Residential Neighborhood Zoning



Printed March 18, 2021



Town of Pittsford GIS

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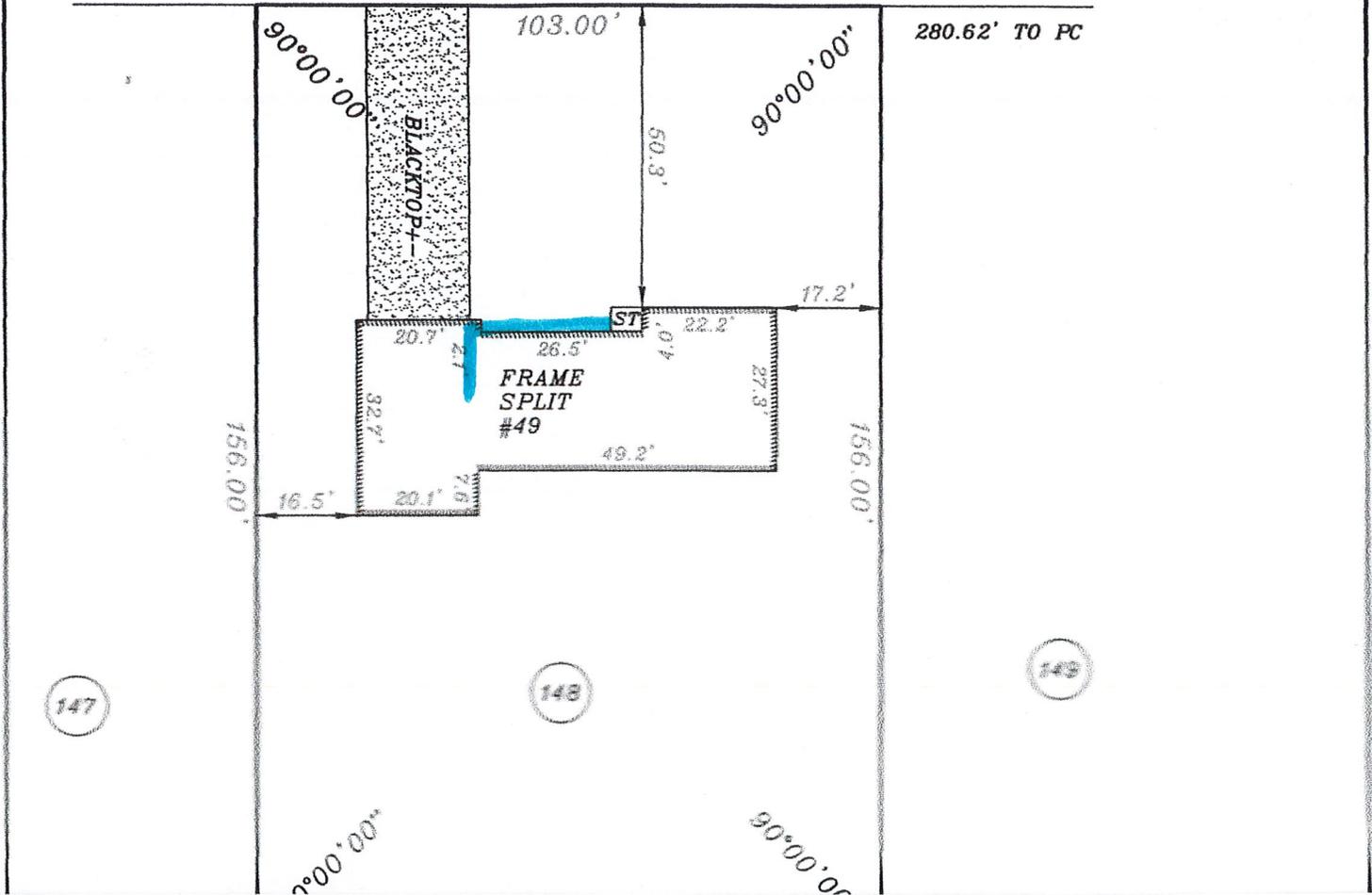
Sally Shearer

● area of enlargement (just to front of garage)
a small portion of garage and up to front stoop
2' x 27'



CHARMWOOD ROAD (60')

STREET LINE



EMBOSSED SEAL SHALL NOT BE CONSIDERED A TRUE AND VALID COPY
 "UNAUTHORIZED ALTERATION AND/OR ADDITION TO A MAP BEARING A
 LICENSED LAND SURVEYORS SEAL IS A VIOLATION OF SECTION 7209 OF
 THE NEW YORK STATE EDUCATION LAW"
 "CERTIFICATIONS LISTED HEREON SHALL RUN ONLY TO THE PERSON
 FOR WHOM THE SURVEY WAS PREPARED, AND ON HIS/HER BEHALF
 TO THE TITLE COMPANY, GOVERNMENTAL AGENCY AND LENDING
 INSTITUTION LISTED HEREON, AND TO ASSIGNEES OF THE LENDING
 INSTITUTION, CERTIFICATIONS ARE NOT TRANSFERABLE TO SUBSEQUENT
 OWNERS OR THEIR INSTITUTIONS"
 "UNLESS SHOWN OR NOTED, THE LOCATION OF LANDSCAPING FEATURES
 WAS NOT DETERMINED BY THIS SURVEY"
 "THIS MAP WAS PREPARED FROM NOTES OF AN INSTRUMENT SURVEY AND
 REFERENCES LISTED, THIS MAP IS SUBJECT TO ANY INSTRUMENTS OF
 RECORD NOT REFERENCED"
 "UNLESS NOTED MISSING/LOST CORNERS NOT SET AS PART OF THIS PROJECT"

I, WILLIAM A. SEYMOUR, LS#050465 CERTIFY
 THIS MAP WAS MADE FEBRUARY 11, 2015
 FROM NOTES OF AN INSTRUMENT SURVEY
 COMPLETED ON FEBRUARY 11, 2015

INSTRUMENT SURVEY MAP

#49 CHARMWOOD ROAD

BEING LOT 148, SHERWOOD SUBDIVISION, SECTION D

TOWN OF PITTSFORD

MONROE COUNTY, NEW YORK STATE



FILE: 2015-3733

WILLIAM A. SEYMOUR, LICENSED LAND SURVEYOR
 2055 KENYON ROAD, ONTARIO, NEW YORK 14519
 TEL: 1-315-524-9073 FAX: 1-315-524-8954

SCALE: 1"=30'

NOTES (GENERAL NOTES TO BE APPLIED AS NEEDED TO THIS REMODELING PROJECT)

- (1) BUILDING IS CLASSIFIED AS A ONE FAMILY DWELLING.
- (2) THE 2020 CODE SHALL PREVAIL AND BUILDING CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE REGARDLESS OF ANY MISSING OR INCOMPLETE DETAILS OR NOTES ON THE DRAWINGS.
- (3) THE 2020 ENERGY CONSERVATION CODE SHALL PREVAIL AND BUILDING CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE REGARDLESS OF ANY MISSING OR INCOMPLETE DETAILS OR NOTES ON THE DRAWINGS.
- (4) BUILDING CONTRACTOR AND HIS SUBCONTRACTORS SHALL CONFORM TO LOCAL CONSTRUCTION ORDINANCES AND SHALL VERIFY ALL DIMENSIONS AND CONDITIONS BEFORE PROCEEDING WITH WORK.
- (5) ROOF TRUSS ENGINEERING AND SIZES DETERMINED BY AND ARE THE SOLE RESPONSIBILITY OF THE MANUFACTURER. (MFR)
- (6) NOTED DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.
- (7) THESE DRAWINGS HAVE BEEN PREPARED FOR DESIGN AND STRUCTURAL REFERENCE ONLY. ELECTRICAL, MECHANICAL, PLUMBING, AND OTHER BUILDING SYSTEMS IF ANY, ARE TO BE PREPARED BY AND ARE THE RESPONSIBILITY OF OTHERS.
- (8) BEARING CAPACITY OF SOIL IS ASSUMED AT 2000 P.S.F. AND CONTRACTOR SHALL VERIFY PRIOR TO PLACEMENT OF FOOTINGS.
- (9) ALLOWABLE STRESSES OF MATERIALS: (THE WEATHERING POTENTIAL FOR CONCRETE IS ASSUMED TO BE SEVERE. SEE FIGURE R301.2(4))
 - A) CONCRETE (R402.2) - MIN. COMPRESSIVE STRENGTH @ 28 DAYS PSI =
 - FOOTINGS: 2500 PSI
 - BASEMENT SLABS: 2800 PSI (W/ FIBER REIN. ADDITIVE, OPTIONAL)
 - GARAGE & PORCH SLABS: 2500 PSI (AIR-ENTRAINED)
 - BASEMENT WALLS: 3000 PSI (AIR-ENTRAINED WHERE EXPOSED TO WEATHER)
 - POURED CONG. SHALL BE PROTECTED FROM FREEZE/THAW DURING CONSTRUCTION OR AIR ENTRAINMENT CONC. MUST BE USED. (TABLE R402.2, NOTE 2.)
 - B) STRUCTURAL STEEL TO BE ASTM - A36
 - C) WOOD JOISTS BEAMS, HEADERS, AND RAFTERS SHALL HAVE AN EXTREME FIBER STRESS IN BENDING (FB) WITH REPETITIVE MEMBER USE OF 1150 P.S.I. (HEM FIR #2 OR BETTER)
- (10) FIREPLACES SHALL HAVE AN OUTSIDE AIR SOURCE FOR COMBUSTION WITH A DUCT, DAMPER ETC. & SHALL COMPLY WITH CODE SECTION R103.1.1.5 AS APPLICABLE.
- (11) SETTING THE BUILDING ELEVATION IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND SHALL COMPLY WITH R403.1.1.5 OF THE 2015 INTERNATIONAL RESIDENTIAL CODE
- (12) THE CONTRACTOR SHALL INSTALL 4" HIGH NUMBERS ON THE FRONT OF THIS BUILDING TO IDENTIFY THE SITE ADDRESS. (SEE SECTION R31.)
- (13) GLAZING IN DOORS, STORM DOORS, SIDELIGHTS, SHOWER SPACES, AND TUB ENCLOSURES IS DEEMED TO BE HAZARDOUS PER SECTION R308.4 OF THE 2020 CODE AND SHALL BE IDENTIFIED AS SUCH IN CONFORMANCE WITH SECTION R308.4. DECORATIVE GLASS IS EXEMPT IN SWINGING DOORS AND SIDELIGHTS (SEE SECTION R308.4 FOR ADDITIONAL HAZARDOUS LOCATIONS).
- (14) DESIGN CRITERIA:
 - A) ROOMS OTHER THAN SLEEPING = 40 PSF LIVE LOAD
 - B) SLEEPING ROOMS = 30 PSF LIVE LOAD
 - C) GROUND SNOW LOAD = 40 PSF (FIG R301.2(6))
 - D) WIND SPEED = 40 MPH, EXPOSURE B
 - E) SEISMIC DESIGN CATEGORY - A OR B - R301.2(2)
 - F) WEATHERING - SEVERE
 - G) FROST LINE DEPTH = 42"
 - H) TERMITES DAMAGE - CONTACT LOCAL JURISDICTION
 - I) DECAY DAMAGE - NONE TO SLIGHT
 - J) WINTER DESIGN TEMPERATURE - (1) DEGREE
 - K) ICE BARRIER IS REQUIRED
 - L) ROOF TIE-DOWN REQUIREMENTS - R302.1.1 (BASED UPON SPECIFIC ROOF DESIGN)
 - M) ENERGY COMPLIANCE DETAILS AND PATH - N101.13
- (15) FOOTINGS TO BEAR ON FIRM, LEVEL, UNDISTURBED NATURAL SOIL, FREE FROM FROST OR LOOSE MATERIAL
- (16) DRAWING ALTERATION: THE FOLLOWING IS AN EXCERPT FROM THE N.Y.S. EDUCATION LAW ARTICLE 148, SECTION 1204 AND APPLIES TO THESE DRAWINGS. IT IS A VIOLATION OF THIS LAW FOR ANY PERSON UNLESS HE IS ACTING UNDER THE DIRECT SUPERVISION OF A LICENSED PROFESSIONAL ENGINEER OR ARCHITECT TO ALTER AN ITEM IN ANY WAY. IF AN ITEM BEARING THE SEAL OF AN ENGINEER OR ARCHITECT IS ALTERED THE ALTERING ENGINEER OR ARCHITECT SHALL AFFIX TO THE ITEM HIS SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS SIGNATURE AND THE DATE OF SUCH ALTERATION AND A SPECIFIC DESCRIPTION OF THE ALTERATION.
- (17) WHERE LOCAL EXHAUST OR WHOLE-HOUSE MECHANICAL VENTILATION IS PROVIDED, THE EQUIPMENT SHALL BE DESIGNED IN ACCORDANCE WITH SECTION M107 OF THE CODE.
- (18) "CODE" SHALL MEAN THE 2020 RESIDENTIAL CODE OF NEW YORK STATE, "ENERGY CONSERVATION CODE" OR "ENERGY CODE" SHALL MEAN CHAPTER II OF THE CODE.
- (19) TO THE BEST OF MY KNOWLEDGE, BELIEF AND PROFESSIONAL JUDGMENT, THESE PLANS ARE IN COMPLIANCE WITH THE ENERGY CONSERVATION CODE.

ENERGY CONSERVATION, CHAPTER II, ENERGY EFFICIENCY

1. A MINIMUM OF 90 PERCENT OF THE LAMPS IN PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL BE HIGH-EFFICACY LAMPS PER SECTION N104
2. RECESSED LUMINARIES INSTALLED IN THE BUILDING THERMAL ENVELOPE SHALL BE SEALED WITH A GASKET OR CAULK BETWEEN THE HOUSING AND THE INTERIOR WALL OR CEILING COVERING TO LIMIT AIR LEAKAGE BETWEEN CONDITIONED AND UNCONDITIONED SPACES PER SECTION N102.4.5
3. CONTRACTOR TO PROVIDE A PROGRAMMABLE THERMOSTAT TO CONTROL THE HVAC SYSTEM PER SECTION N103.1.1
4. ALL DUCTS, AIR HANDLERS, FILTER BOXES SHALL BE SEALED PER SECTION N103.3.2
5. ALL CIRCULATING SERVICE HOT WATER PIPING SHALL BE INSULATED TO AT LEAST R-9. CIRCULATING HOT WATER SYSTEMS SHALL INCLUDE AN AUTOMATIC OR READILY ACCESSIBLE MANUAL SWITCH THAT CAN TURN OFF THE HOT WATER CIRCULATING PUMP WHEN THE SYSTEM IS NOT IN USE. PER SECTION N103.5
6. ATTIC ACCESS SHALL BE INSULATED WITH THE SAME R-VALUE AS THE ATTIC, WEATHER-STRIPPED AND LATCHED PER SECTION N102.2.4
7. AIR TIGHTNESS AND INSULATION INSTALLATION SHALL BE PER MANUFACTURER'S INSTRUCTIONS AND CRITERIA LISTED IN SECTIONS N102.4.1 THROUGH N102.4.6.
8. THE STRUCTURE SHALL BE TESTED AND VERIFIED AS HAVING AN AIR LEAKAGE RATE NOT EXCEEDING 3 AIR CHANGES PER HOUR. CONDUCT TEST ACCORDING TO ASTM E2178 OR ASTM E1827 OR NET/ICC 390 AND REPORTED AT A PRESSURE OF 0.2 INCH W.G. COMPLY WITH N102.4.1.2
9. THE CONTRACTORS AND SUB-CONTRACTORS SHALL BE FAMILIAR WITH THE ENERGY CODE AND EXPERIENCED IN PERFORMING WORK THAT COMPLIES WITH ALL ASPECTS OF THE ENERGY CODE. THESE NOTES ARE NOT INTENDED TO BE ALL INCLUSIVE.

ADDITION
49 CHARMWOOD RD, PITTSFORD, NEW YORK

SALLY SHEARER, HOMEOWNER

ENERGY CODE COMPLIANCE PATH:
SEE ATTACHED RES CHECK COMPLIANCE CERTIFICATE



1387 FAIRPORT ROAD
SUITE #560
FAIRPORT, NY 14450-2002
PH. (585) 223-6420
www.carinidesigns.com

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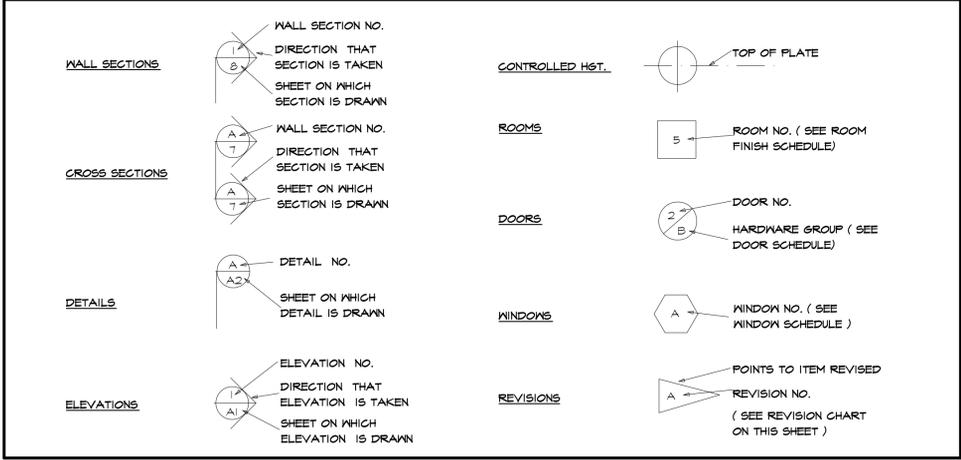
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These plans comply with the 2020 code.
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Revision:	
Project:	RESIDENTIAL ADDITION
Client:	SALLY SHEARER
Job Location:	49 CHARMWOOD ROAD PITTSFORD, NEW YORK
Drawing Title:	COVER SHEET & NOTES
Drawn TJM / SMK	Checked By SLG
Date:	MARCH, 2021
Job No:	38372
Sheet:	1 of 4

SYMBOLS



ABBREVIATIONS

APPROX	-APPROXIMATE	FT (')	-FOOT	OPNG	-OPENING
&	-AND	FTS	-FOOTING	O/A	-OVERALL
@	-AT	FDN	-FOUNDATION	O.H.D	-OVERHEAD DOOR
BM	-BEAM	GYP	-GYPSUM	O/ HANG	-OVERHANGS
BLK	-BLOCK	HND/CP	-HANDICAP	O/	-OVER
BD	-BOARD	HST	-HEIGHT	OPT	-OPTIONAL
BLDG	-BUILDING	HN	-HOT WATER	P.D.R	-POUNDER ROOM
BTR	-BETTER	HDR	-HEADER	PSF	-POUNDS PER SQ. FT.
CLS	-CEILING	HN	-HOT WATER	PSI	-POUNDS PER SQ. IN.
CL	-CENTERLINE	INCL	-INCLUDE	P.T.	-PRESSURE TREATED
COL	-COLUMN	INFO	-INFORMATION	PLYWD	-PLYWOOD
CONC	-CONCRETE	ID	-INSIDE DIAMETER	REQD	-REQUIRED
CONT	-CONTINUOUS	INSUL	-INSULATION	RM	-ROOM
COMM	-COMMERCIAL	INT	-INTERIOR	RES	-RESIDENTIAL
CRS	-COURSES	IECC	-INTERNATIONAL ENERGY CONSERVATION CODE	R'S	-RISERS
DL	-DEAD LOAD	IRC	-INTERNATIONAL RESIDENTIAL CODE	RD & SH	-ROD & SHELF
DIA	-DIAMETER	JT	-JOINT	S	-SOUTH
DBL	-DOUBLE	JSTS	-JOISTS	SKYLT	-SKYLIGHT
DN	-DOWN	LT	-LIGHT	SH	-SHELF
DWG	-DRAWING	LL	-LIVE LOAD	SHS	-SHELVES
DIM	-DIMENSION	MFR	-MANUFACTURER	STOR	-STORAGE
ELEC	-ELECTRIC	MAX	-MAXIMUM	STL	-STEEL
EXP	-EXPANSION	MECH	-MECHANICAL	SUSP	-SUSPENDED
EXT	-EXTERIOR	MTL	-METAL	SYN	-SYNTHETIC
FT (')	-FEET	MIN	-MINIMUM	TS	-TREADS
FIN	-FINISH	MISC	-MISCELLANEOUS	(TYP)	-TYPICAL
FLR	-FLOOR	N	-NORTH	T&G	-TONGUE & GROOVE
I ST	-FIRST	NTS	-NOT TO SCALE	IV	-NORTH
FLUOR	-FLUORESCENT	NO	-NUMBER	I/O	-WITHOUT

TABLE N1102.4.1.1 (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.	Air-permeable insulation shall not be used as a sealing material.
Ceiling/attic	The air barrier in any dropped ceiling/soffit shall be aligned with the insulation and any gaps in the air barrier sealed. Access openings, drop down stairs or knee wall doors to unconditioned attic spaces shall be sealed.	The insulation in any dropped ceiling/soffit shall be aligned with the air barrier.
Walls	The junction of the foundation and sill plate shall be sealed. The junction of the top plate and the top of exterior walls shall be sealed. Knee walls shall be sealed.	Cavities within corners and headers of frame walls shall be insulated by completely filling the cavity with a material having a thermal resistance of R-3 per inch minimum. 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 I vapor retarder with overlapping joints taped.	Where provided instead of floor insulation, insulation shall be permanently attached to the crawl space walls.
Shafts, penetrations	Duct shafts, utility penetrations, and flue shafts opening to exterior or unconditioned space shall be sealed.	
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 drywall.	
Concealed sprinklers	When required to be sealed, concealed fire sprinklers shall only be sealed in a manner that is recommended by the manufacturer. Caulking or other adhesive sealants shall not be used to fill voids between fire sprinkler cover plates and walls or ceilings.	

a. In addition, inspection of log walls shall be in accordance with the provisions of ICC 400.

GENERAL NOTES

CONTRACTOR SHALL COMPLY WITH ALL STATE AND LOCAL CODES WHICH PERTAIN TO THE CONSTRUCTION OF THIS STRUCTURE

CONTRACTOR SHALL VERIFY EXISTING STRUCTURAL CONDITIONS AND DIMENSIONS PRIOR TO DEMOLITION AND / OR CONSTRUCTION

CONTRACTOR SHALL PROVIDE ANY NECESSARY BRACING, TEMPORARY FRAMING SUPPORTS (SHORING), AND UNDERPINNING OF EXISTING STRUCTURE AS REQUIRED

CONTRACTOR SHALL CO-ORDINATE THE INSTALLATION OF NEW AND / OR USE OF RELOCATED DOORS, AND WINDOWS WITH HOMEOWNER

CONTRACTOR SHALL (WHERE POSSIBLE) MATCH PLATE HEIGHTS SUBFLOORS, AND WINDOW ROUGH OPENING HEIGHTS TO MAINTAIN CONTINUITY

WHERE POSSIBLE - MATCH CONCRETE BLOCK COURSES AT NEW AND EXISTING FOUNDATION WALLS

MINIMUM GRADE COVER AT ALL CONCRETE FOOTINGS SHALL BE 3'-6"

INFILL EXISTING EXPOSED EXTERIOR FRAMING CAVITIES FULL WITH INSULATION

MINIMUM R - MAXIMUM U VALUES FENESTRATION MAX U VALUE = 0.30

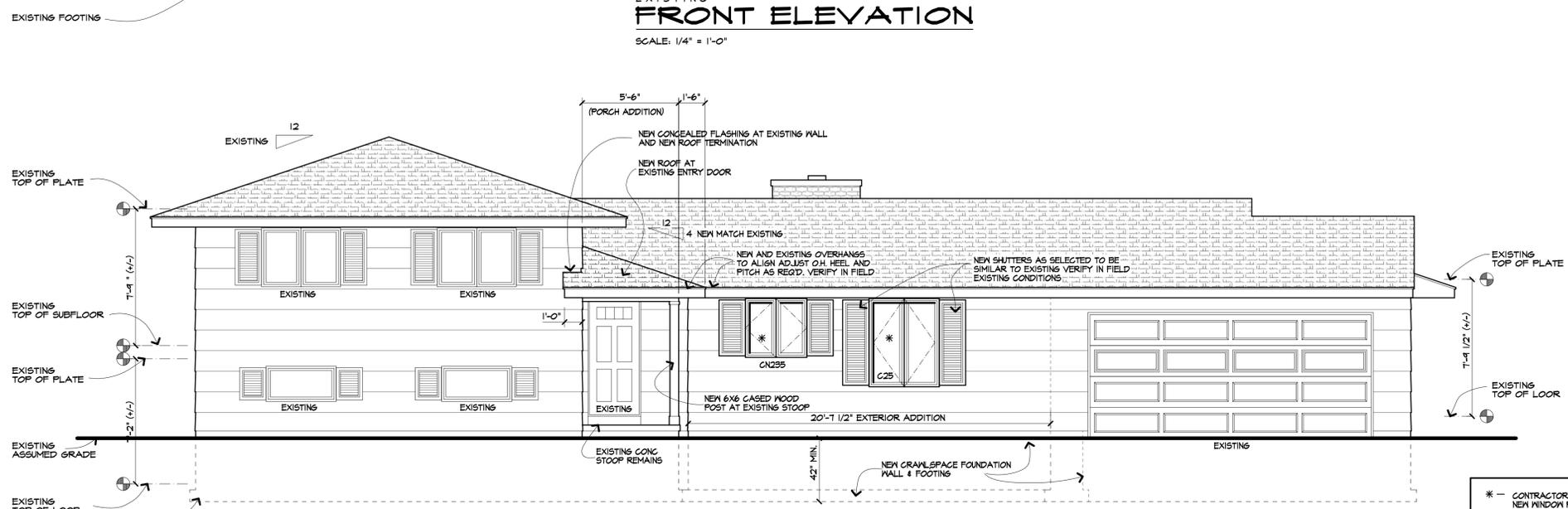
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EXISTING FRONT ELEVATION
SCALE: 1/4" = 1'-0"

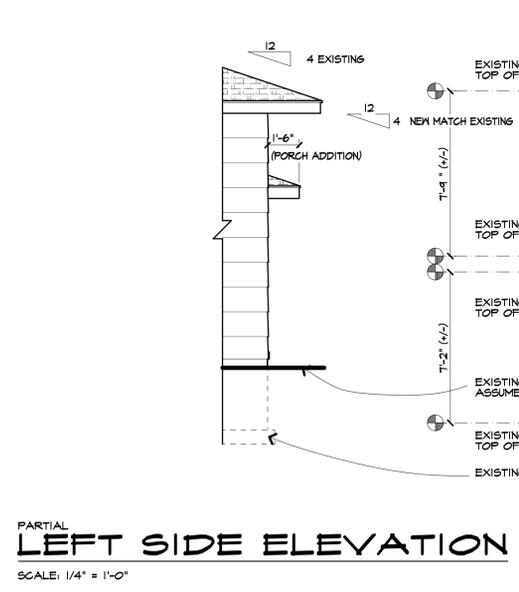


EXISTING AND RENOVATED FRONT ELEVATION
SCALE: 1/4" = 1'-0"

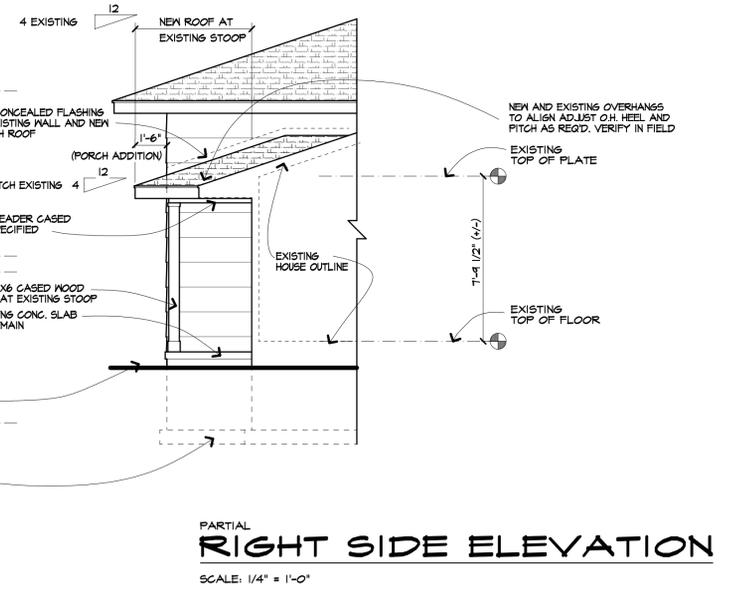
UNLESS OTHERWISE NOTED

ROOFING:	ASPHALT / FIBERGLASS SHINGLES AS SELTD
ROOF VENTING:	ONE SQ FT NET PER 300 SQ. FT. ATTIC SPACE (PER EXCEPTION IN R206.2 OF THE CODE)
FACIA:	ALUM WRAP 2X6
FRIEZEBOARDS:	MATCH EXISTING
CORNERBOARDS:	MATCH EXISTING
CASINGS:	MATCH EXISTING
SIDING:	VINYL AS SELTD
EAVE O/HANGS:	1'-6" (ADDITION)
FOOTING DEPTH:	3'-6" BELOW GRADE
PLATE HEIGHT:	FIRST FLOOR: 7'-4 1/2" +/- SECOND FLOOR: 7'-4 1/2" +/-
WINDOW R.O. HEIGHT:	FIRST FLOOR: * 6'-8" +/- SECOND FLOOR: 6'-8" +/-
WINDOW MFR:	* ANDERSEN 200 TX " LOW E

* CONTRACTOR NOTE:
NEW WINDOW R.O. HEIGHTS TO BE FIELD VERIFIED IN FIELD
NEW WINDOW R.O. HEIGHT SHOULD BE VERIFIED THAT WINDOWS SHOWN AND FIELD CONDITIONS WILL BE ADEQUATE BEFORE ORDERING WINDOWS.
KITCHEN COUNTER AND BACKSPLASH WILL DICTATE WINDOW HEIGHT.



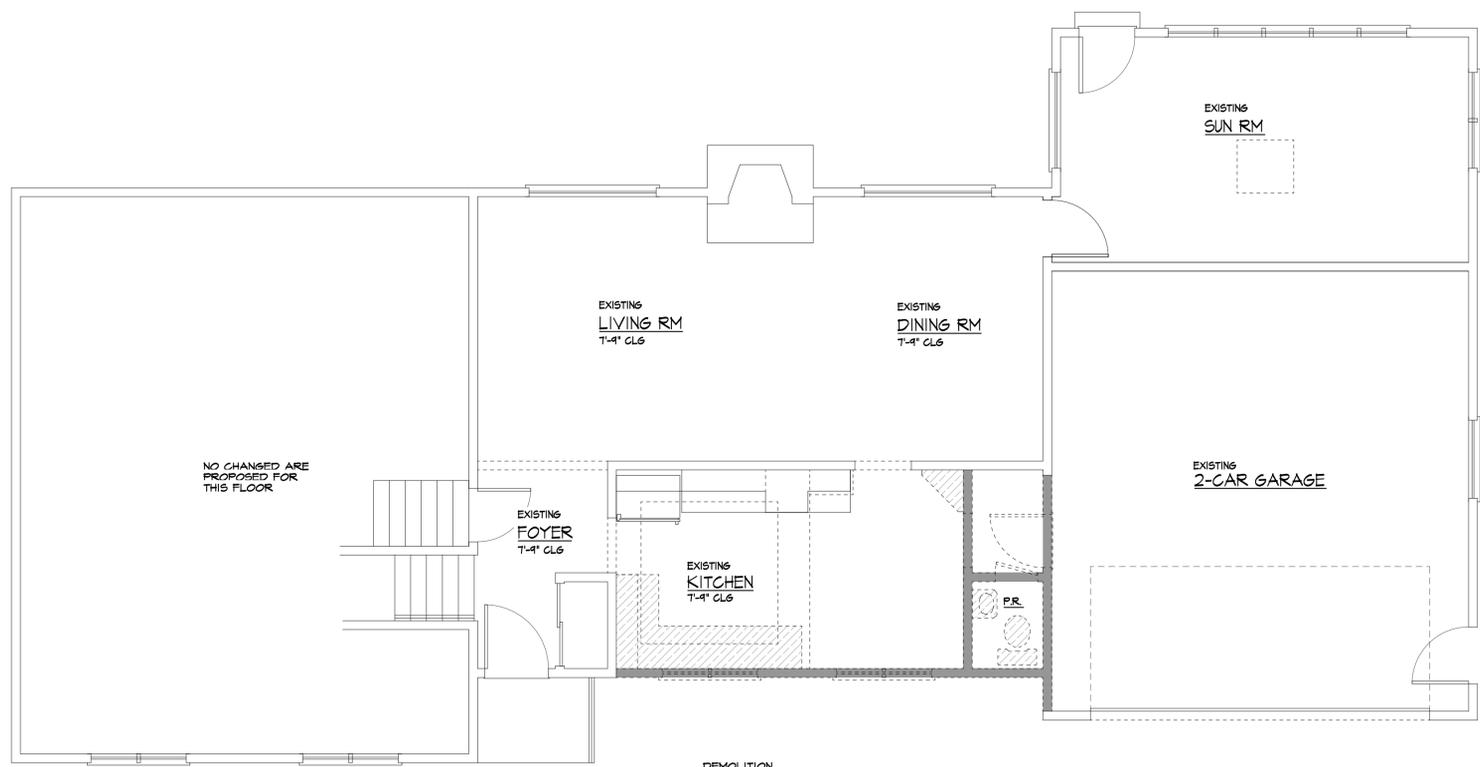
PARTIAL LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



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

Revision:	
Project:	RESIDENTIAL ADDITION
Client:	SALLY SHEARER
Job Location:	41 CHARMWOOD ROAD PITTSFORD, NEW YORK
Drawing Title:	ELEVATIONS
Drawn:	TJM / SMK
Checked By:	SLC
Date:	MARCH, 2021
Job No:	38372
Sheet:	2 of 4

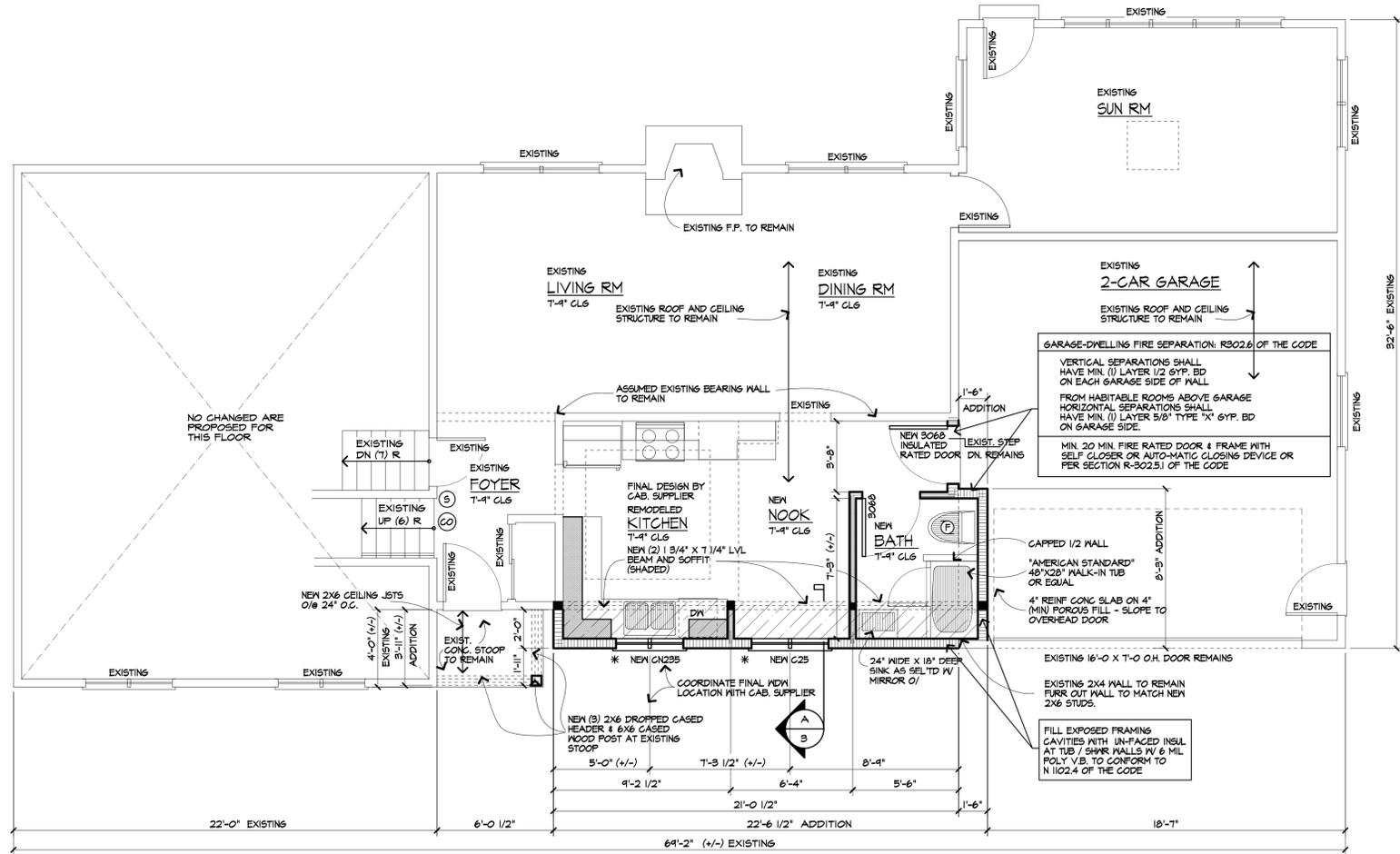
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These plans comply with the 2020 code.
© COPYRIGHT 2021



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

**WALL LEGEND
DEMOLITION PLAN**

	-EXISTING FIXTURES TO BE REMOVED
	-EXISTING WALLS TO REMAIN
	-EXISTING WALLS TO BE REMOVED



ADDITION AND RENOVATION
FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"
PROPOSED ADDITION AREA = 54 SQ. FEET

CONTRACTOR SHALL INSTALL SMOKE, HEAT & CARBON MONOXIDE ALARM / DETECTOR TO COMPLY WITH SECTIONS R314 & R315 OF THE CODE AND 915 OF THE FIRE CODE.

(S) : SMOKE DETECTOR
(CO) : CARBON MONOXIDE DETECTOR
(H) : HEAT DETECTOR

R314.2 HEAT DETECTOR SHALL BE LOCATED CENTRALLY IN THE ATTACHED GARAGE.

R314.3 SMOKE DETECTOR LOCATION: SMOKE DETECTORS REQUIRED IN EVERY BEDROOM AND OUTSIDE EACH SEPARATE SLEEPING AREA AND AT LEAST ONE ON EACH STORY INCLUDING THE BASEMENT.

R314.4 INTERCONNECTION - EXCEPTION: INTERCONNECTION OF SMOKE ALARMS IN EXISTING AREAS SHALL NOT BE REQUIRED WHERE ALTERATIONS OR REPAIRS DO NOT RESULT IN REMOVAL OF INTERIOR WALL OR CEILING FINISHES EXPOSING THE STRUCTURE, UNLESS THERE IS AN ATTIC, CRAWL SPACE OR BASEMENT AVAILABLE THAT COULD PROVIDE ACCESS FOR INTERCONNECTION WITHOUT THE REMOVAL OF INTERIOR FINISHES.

R315.3 CARBON MONOXIDE ALARM LOCATIONS: OUTSIDE EA. SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS WHERE A FUEL-BURNING APPLIANCE IS LOCATED WITHIN A BEDROOM OR ITS ATTACHED BATHROOM, A CARBON MONOXIDE ALARM SHALL BE INSTALLED WITHIN THE BEDROOM.

R315.4 & 915.6.4 COMBINATION ALARMS: COMBINATION CARBON MONOXIDE AND SMOKE ALARMS SHALL BE PERMITTED TO BE USED IN LIEU OF SMOKE OR CARBON MONOXIDE ALARMS.

HEADER SCHEDULE
UNLESS OTHERWISE NOTED

OPENINGS	2X6 WALL	2X4 WALL
UP TO 5'-0"	(3) 2X8	(2) 2X8
6'-0"	(3) 2X10	(2) 2X10
7'-0"	(3) 2X10	(2) 2X10
8'-0"	(3) 2X12	(2) 2X12

NOTE:
PROVIDE (2) 1/2" PLYND GUSSETS - 2X6 WALL
PROVIDE (1) 1/2" PLYND GUSSET-2X4 WALL

WALL LEGEND

	-2X4 STUDS AT 16" O.C.
	-2X6 STUDS AT 16" O.C.
	-EXISTING WALLS TO REMAIN
	-EXISTING WALLS FURRED OUT TO ALIGN WITH NEW 2X6 STUDS
	PROVIDE (3) STUDS SOLID WHERE SHOWN IN SOLID BLACK'S TO BELOW

* - CONTRACTOR NOTE:
NEW WINDOW R.O. HEIGHTS TO BE FIELD VERIFIED IN FIELD. NEW WINDOW R.O. HEIGHT SHOULD BE VERIFIED THAT WINDOWS SHOWN AND FIELD CONDITIONS WILL BE ADEQUATE BEFORE ORDERING WINDOWS. KITCHEN COUNTER AND BACKSPLASH WILL DICTATE WINDOW HEIGHT.

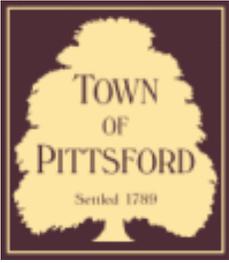
(P) DENOTES 50 CFM EXHAUST FAN - DUCTED TO EXTERIOR PER SECTION M1506-M1507 CHAPTER 15 OF THE CODE

Revised:	
Project:	RESIDENTIAL ADDITION
Client:	SALLY SHEARER
Job Location:	41 CHARMWOOD ROAD PITTSFORD, NEW YORK
Drawing Title:	FIRST FLOOR PLAN
Drawn TJM / SMK	Checked By SLG
Date:	MARCH, 2021
Job No:	38372
Sheet:	4 of 4









Town of Pittsford

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

Permit #
B21-000055

Phone: 585-248-6250

FAX: 585-248-6262

DESIGN REVIEW AND HISTORIC PRESERVATION BOARD REFERRAL OF APPLICATION

Property Address: 640 Mendon Center Road PITTSFORD, NY 14534

Tax ID Number: 191.02-1-22

Zoning District: RRSP Rural Residential South Pittsford

Owner: Sunil Prasad

Applicant: Morton Buildings

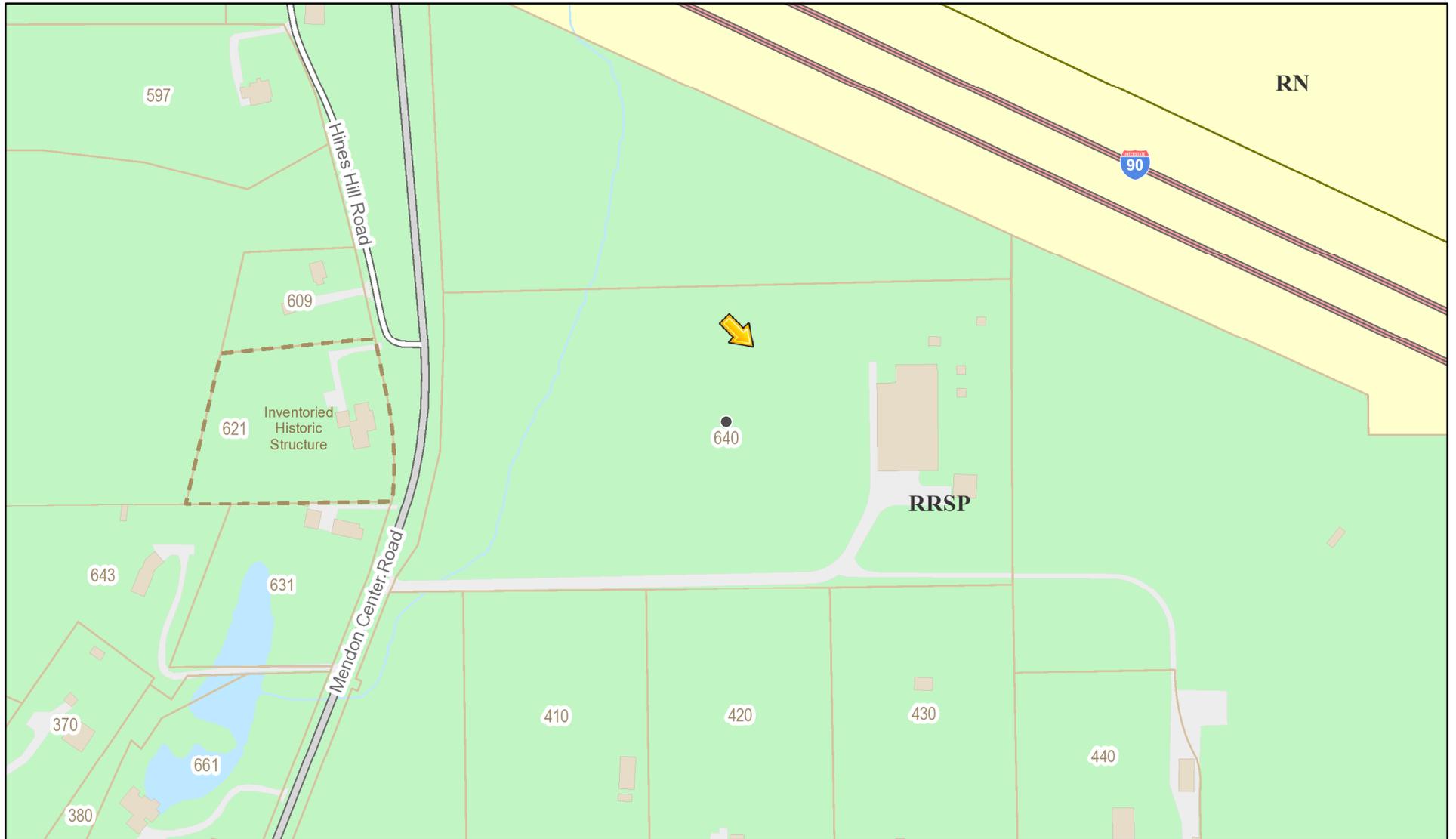
Application Type:

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

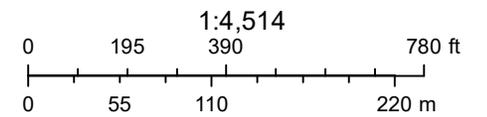
Project Description: Applicant is requesting design review for the construction of a one story single family home. The home will be approximately 4104 square feet and located on a large parcel south of the thruway.

Meeting Date: March 25, 2021

RN Residential Neighborhood Zoning



Printed March 18, 2021



Town of Pittsford GIS

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London Center Road

Interstate 90 Westbound

Interstate 90 Eastbound

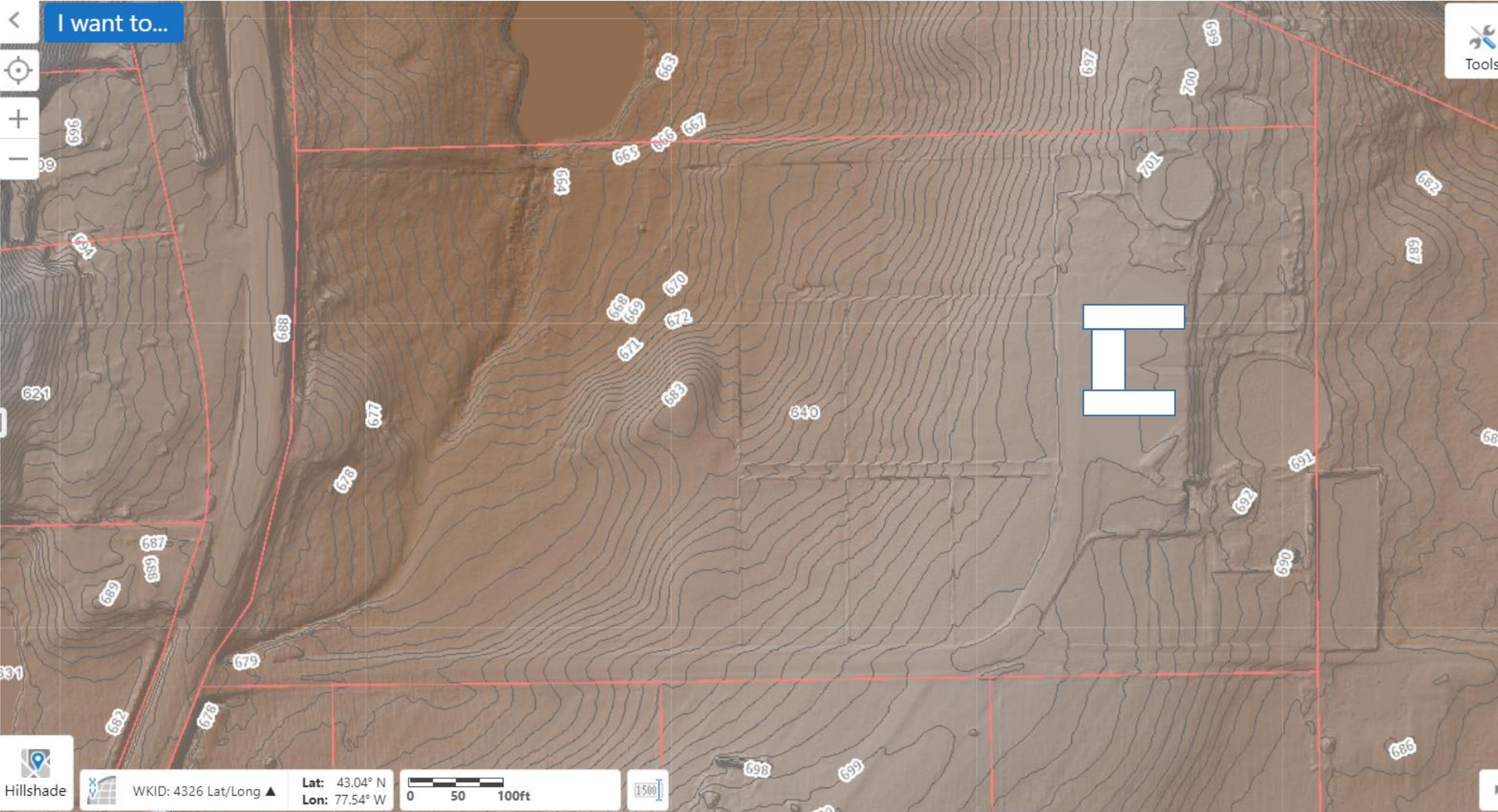
Driveway

640

410

420

430



I want to...

Tools

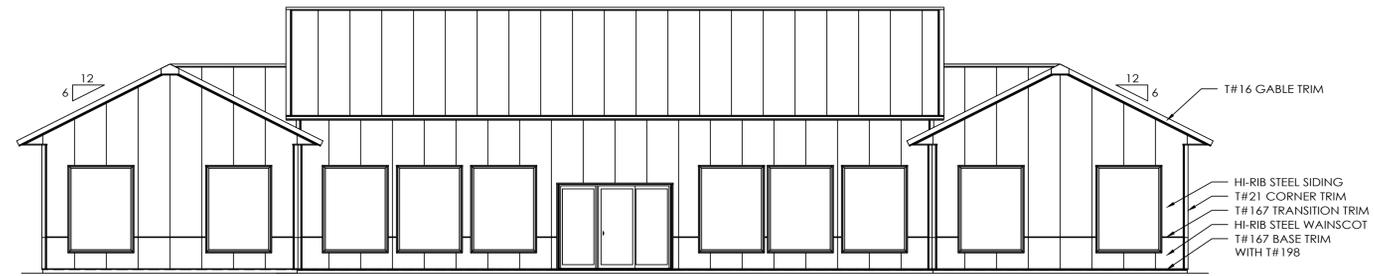
Hillshade

WKID: 4326 Lat/Long ▲

Lat: 43.04° N
Lon: 77.54° W

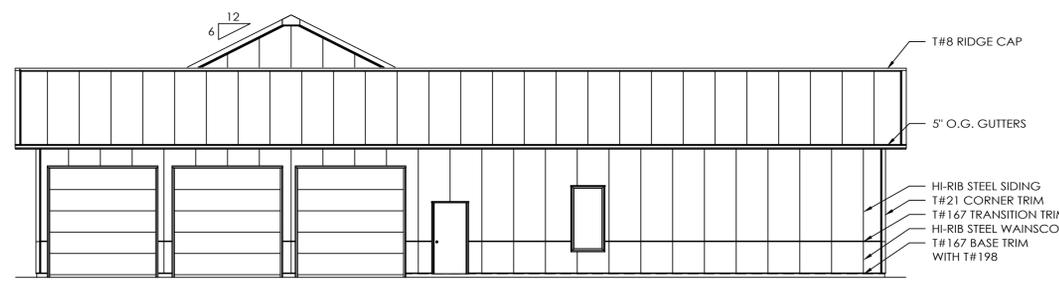
0 50 100ft

1:500



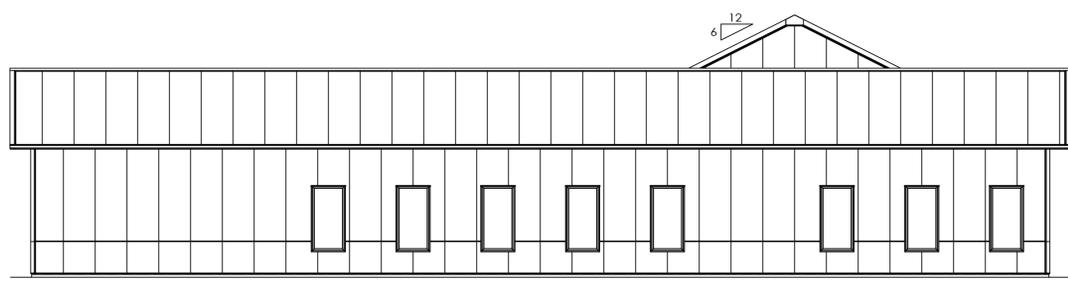
WEST ELEVATION

- T#16 GABLE TRIM
- HI-RIB STEEL SIDING
- T#21 CORNER TRIM
- T#167 TRANSITION TRIM
- HI-RIB STEEL WAINSCOT
- T#167 BASE TRIM WITH T#198

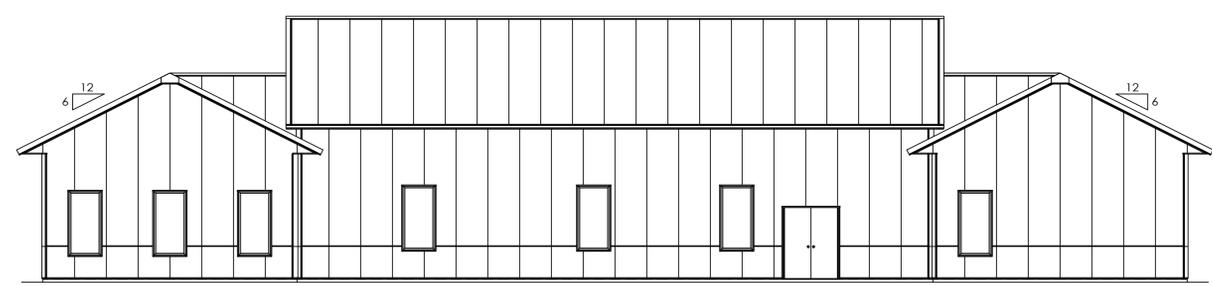


SOUTH ELEVATION

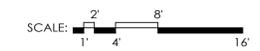
- T#8 RIDGE CAP
- 5" O.G. GUTTERS
- HI-RIB STEEL SIDING
- T#21 CORNER TRIM
- T#167 TRANSITION TRIM
- HI-RIB STEEL WAINSCOT
- T#167 BASE TRIM WITH T#198



NORTH ELEVATION



EAST ELEVATION



**PRELIMINARY DRAWING
FOR OWNER'S APPROVAL**

- DRAWING APPROVED AS SUBMITTED
- DRAWING APPROVED PENDING CHANGES NOTED
- REVISE DRAWING WITH NOTED CHANGES AND RESUBMIT

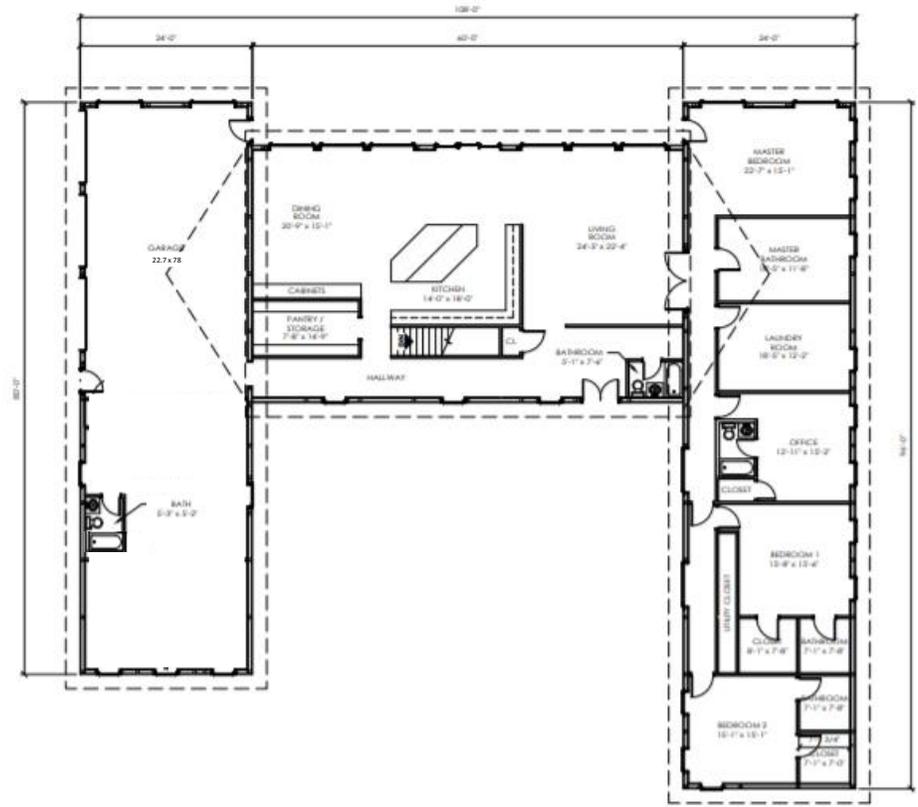
OWNERS SIGNATURE _____ DATE _____

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MORTON BUILDINGS, INC.

DS GS FAMILY FARM, LLC
PITTSFORD, NY

DRAWN BY:	S. JOHNSON
DATE:	3/15/2021
CHECKED BY:	---
DATE:	---
REVISED DATE:	---
REVISED DATE:	---
REVISED DATE:	---



COLUMN PLAN



PRELIMINARY DRAWING FOR OWNER'S APPROVAL

- DRAWING APPROVED AS SUBMITTED
- DRAWING APPROVED PENDING CHANGES NOTED
- REVISE DRAWING WITH NOTED CHANGES AND RESUBMIT

OWNER SIGNATURE _____ DATE _____
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DS GS FAMILY FARM, LLC
 DEERHILL

DATE	BY	REVISION





MORTON™ BUILDINGS, INC.

252 W. Adams, P.O. Box 399 • Morton, Illinois 61550-0399

South and East Walls

Job: B072104996
Date: 3/16/2021
Page: 3 of 7





MORTON™ BUILDINGS, INC.

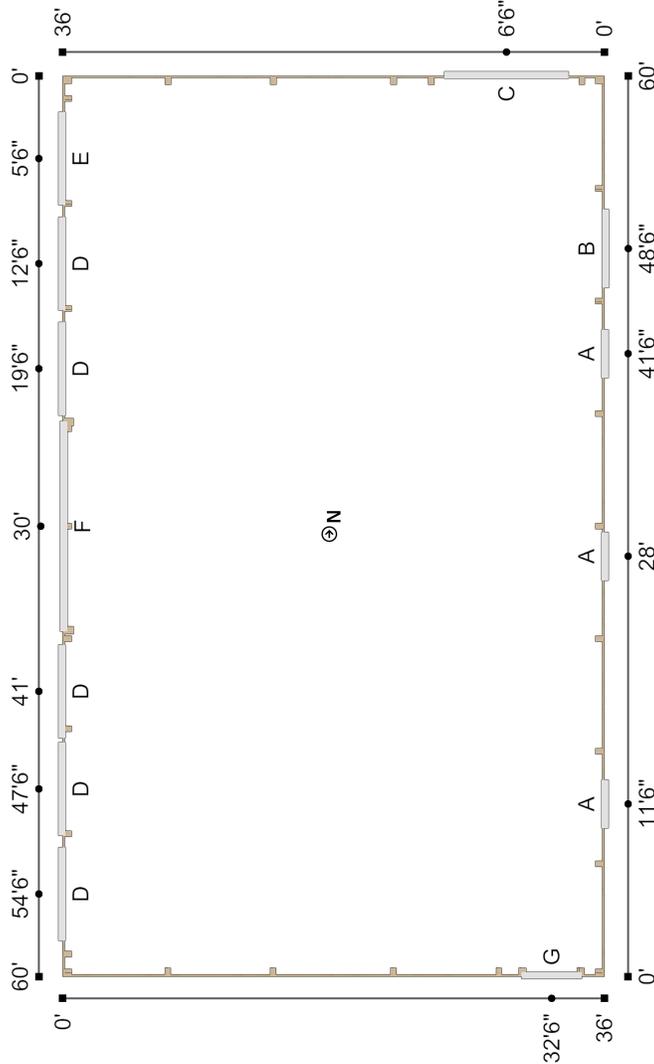
252 W. Adams, P.O. Box 399 • Morton, Illinois 61550-0399

North and West Walls

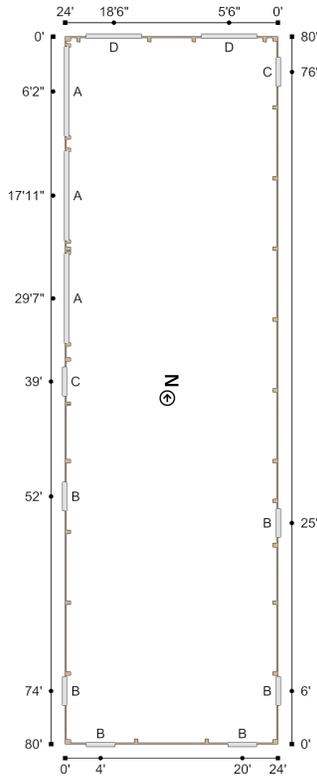
Job: B072104996
Date: 3/16/2021
Page: 4 of 7



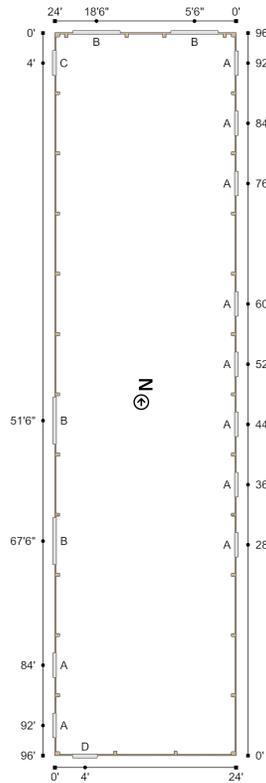
306 36'x14'x60' (#1) Column Plan



306 24'x12'x80' (#2) Column Plan



306 24'x12'x96' (#3) Column Plan

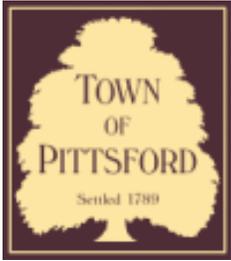






631





Town of Pittsford

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

Permit #
B21-000052

Phone: 585-248-6250

FAX: 585-248-6262

DESIGN REVIEW AND HISTORIC PRESERVATION BOARD REFERRAL OF APPLICATION

Property Address: 2 Epping Wood Trail PITTSFORD, NY 14534

Tax ID Number: 178.03-3-6.1

Zoning District: RN Residential Neighborhood

Owner: Ketmar Development Corp

Applicant: Ketmar Development Corp

Application Type:

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

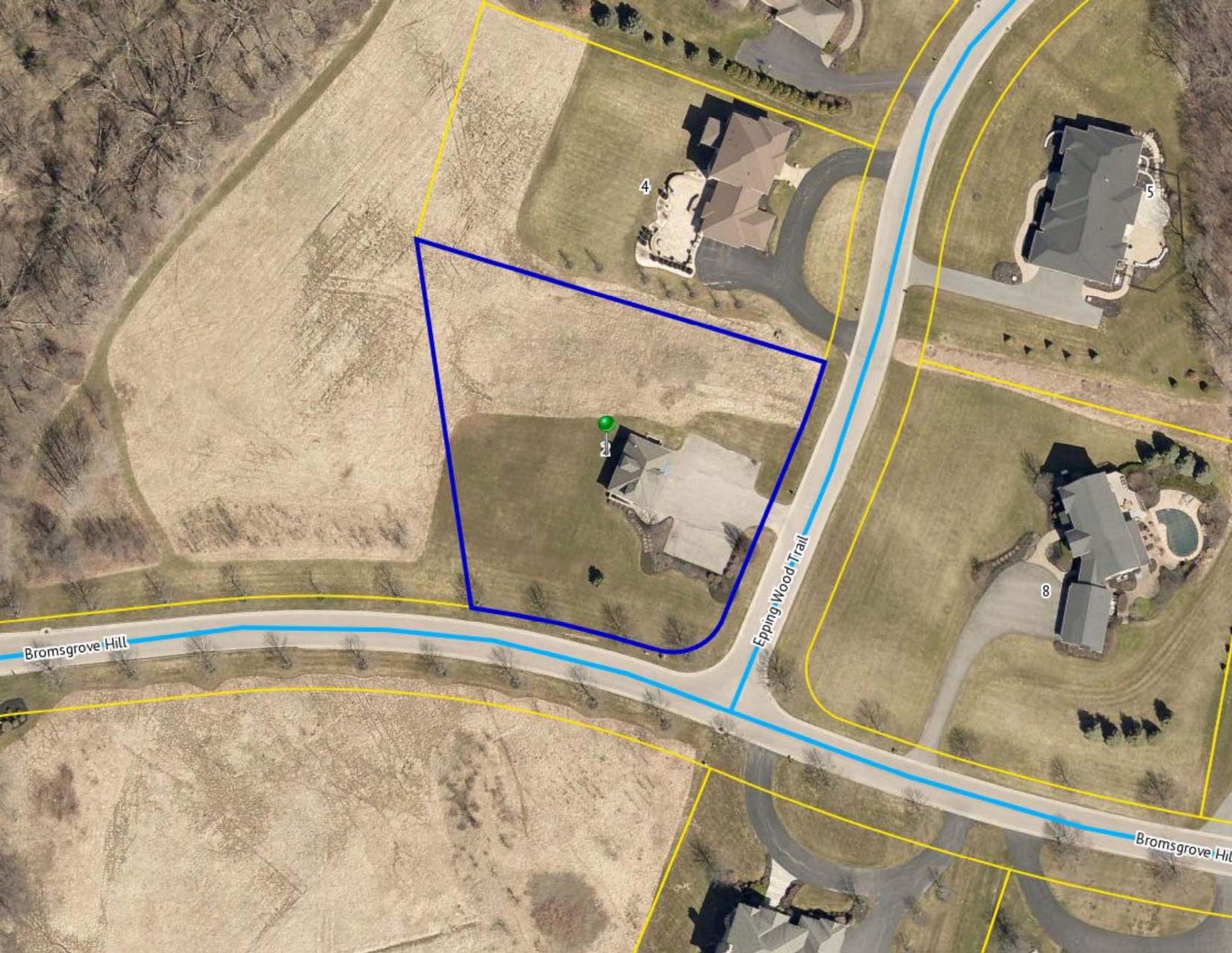
Project Description: Applicant is requesting design review for the construction of a two story single family home. The home will be approximately 4027 square feet and will be attached to an existing garage. The home will be located in the Malvern Hills Subdivision.

Meeting Date: March 25, 2021



2





Bromsgrove Hill

Epping Wood Trail

Bromsgrove Hill

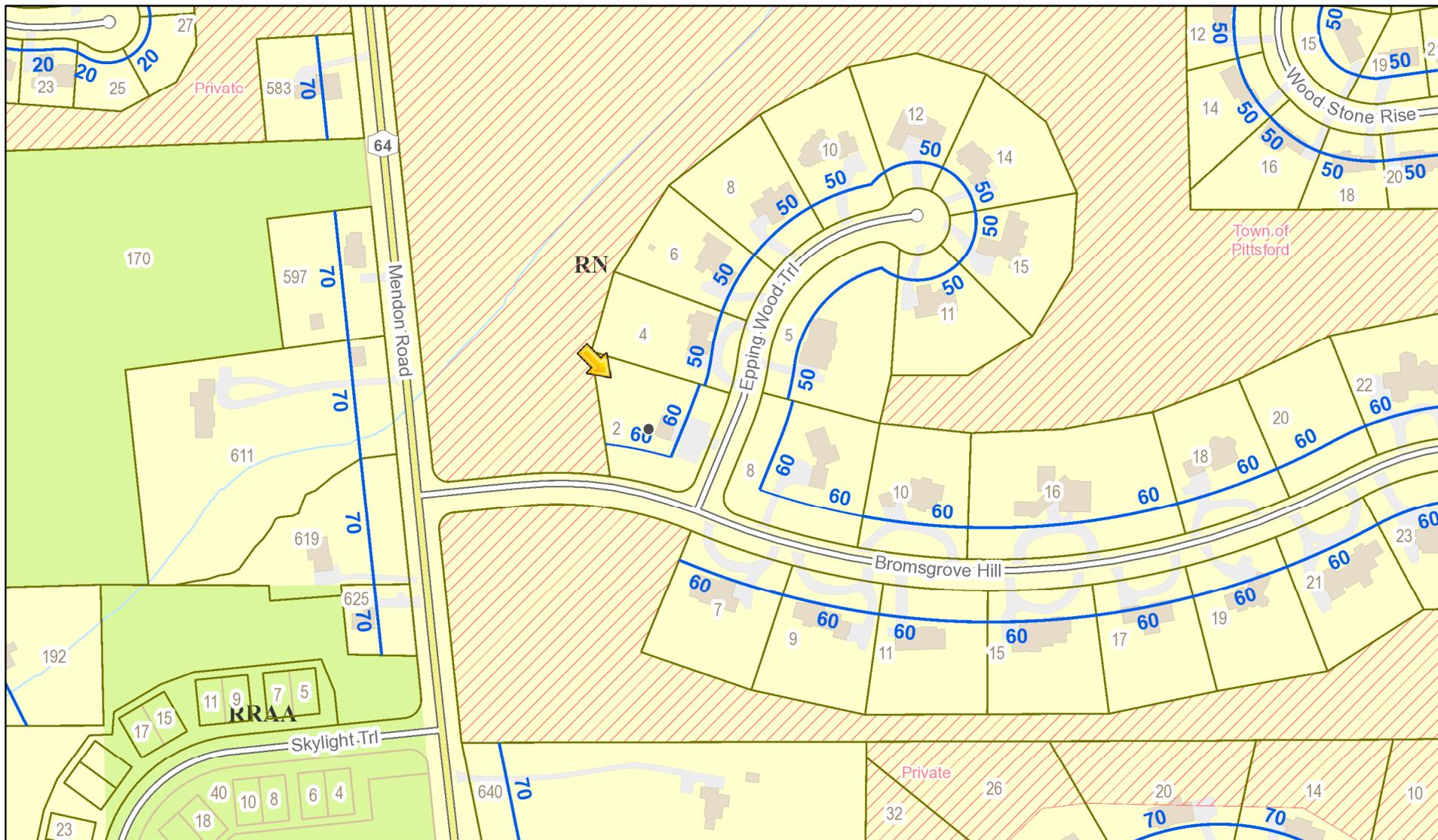
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5

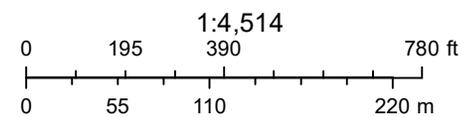
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8

RN Residential Neighborhood Zoning



Printed March 18, 2021



Town of Pittsford GIS

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LOT 201

U.E.-2: EASEMENT TO THE TOWN OF PITTSFORD FOR STORM AND SANITARY SEWER PURPOSES

$\Delta = 5^{\circ}54'23''$
 $R = 470.00'$
 $L = 48.45'$

$S74^{\circ}04'42''E$

20' SIDE SETBACK

276.10'

LOT R-106
 AREA=1.047 ACRES
 OR 4,5610 SQ. FT.

40' REAR SETBACK (TYPICAL)

PROPOSED HOUSE

60.0' SETBACK

N/F
 TOWN OF PITTSFORD
 T.A. # 178.03-02-28.145
 CONSERVATION AREA

$N09^{\circ}27'42''W$

EXISTING ONE STORY BUILDING

BLACKTOP PARKING LOT

BASEMENT WALKOUT
 3.9x16.0'

EPPING WOOD TRAIL
 (60.0' R.O.W.)

$\Delta = 09^{\circ}36'21''$
 $R = 730.00'$
 $L = 122.39'$

$\Delta = 85^{\circ}07'33''$
 $R = 35.00'$
 $L = 52.00'$

BROMSGROVE HILL
 (60.0' R.O.W.)

REVISIONS

REFERENCE(S)

- 1) LIBER 304 OF MAPS, PAGE 12
- 2) LIBER 336 OF MAPS, PAGE 28

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"Only copies from the original of this survey marked with an original of the land surveyor's embossed seal shall be considered to be a valid true copy."

APPROVED BY:  SETBACKS
 DWG FILE: H:\job\892\survey\INST\INST-305.dwg FRONT: **
 PLOTTED: Mar 17, 2021 - 10:25AM SIDE: **
 REAR: **

SITE DATA

	<u>PROPOSED UNDER 278</u>
MINIMUM LOT AREA	= 39,204 sq. ft. (0.9 ACERS)
MINIMUM FRONT SETBACK	= 60 feet
MINIMUM SIDE SETBACK	= 20 feet
MINIMUM REAR SETBACK (ABUTTING OPEN SPACE)	= 40 feet MAIN STRUCTURE
	= 10 feet ACCESSORY STRUCTURE

PLOT PLAN

SUBDIVISION: MALVERN HILLS SECTION ONE		LOT NUMBER: 106
TOWN: PITTSFORD	COUNTY: MONROE	STATE: NEW YORK
SCALE: 1"=50'	DATE: MARCH 17, 2001	DWG. NUMBER 892-106



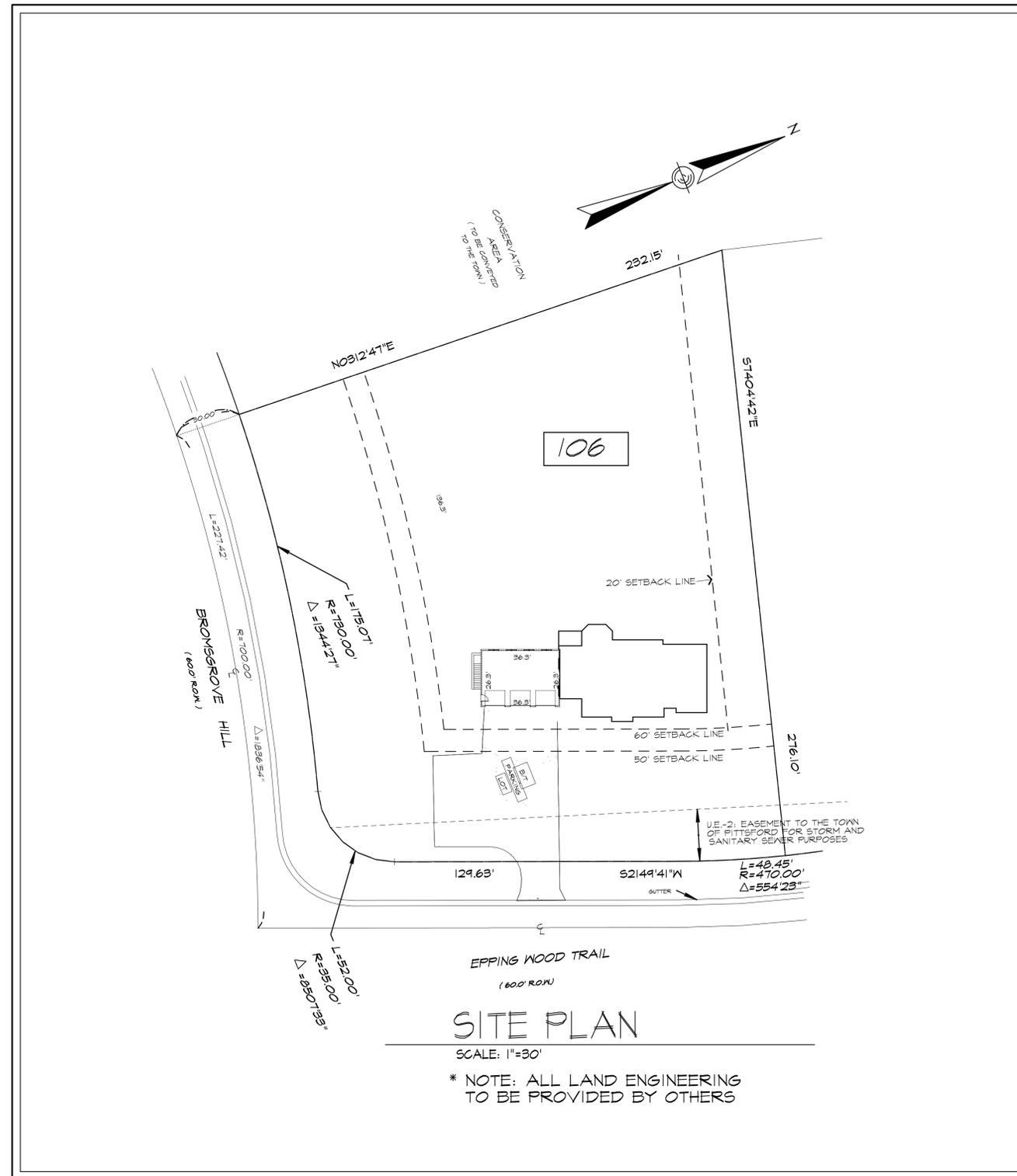
- CIVIL ENGINEERING
- LAND SURVEYING
- LANDSCAPE ARCHITECTURE

COSTICH ENGINEERING

217 LAKE AVENUE
 ROCHESTER, NY 14608
 (585) 458-3020

GENERAL NOTES:

- THESE PLANS HAVE BEEN PREPARED TO THE BEST OF THE ARCHITECT'S KNOWLEDGE, BELIEF, AND PROFESSIONAL JUDGMENT IN ACCORDANCE WITH THE 2020 RESIDENTIAL CODE OF NEW YORK STATE AND ENERGY CONSERVATION CODE REQUIREMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADAPTING THESE PLANS, IF REQUIRED, TO SUIT THE NEEDS OF THE BUILDING ON THE SITE, PROVIDED THAT THE ALTERATIONS DO NOT VIOLATE THE CODE OR ALTER THE STRUCTURAL INTEGRITY OF THE BUILDING.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE WITH ALL APPLICABLE BUILDING/ELECTRICAL/MECHANICAL/SANITARY AND ENERGY CODES, STATE OR LOCAL. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE WITH THE ENERGY CONSERVATION CODE FOR ALL HVAC EQUIPMENT, HVAC CONTROLS, WATER HEATING EQUIPMENT, PIPE AND DUCT INSULATION, AND FLUORESCENT LAMPS AND BALLASTS.
- THE CONTRACTOR SHALL BE RESPONSIBLE SO THAT BRANDS OF WINDOWS AND DOORS INSTALLED MEET THE NEW YORK STATE ENERGY CONSERVATION CODE REQUIREMENTS. WINDOWS AND / OR DOORS SHOWN ARE INDICATED FOR SIZING ONLY.
- ALL FOOTINGS SHALL REST ON UNDISTURBED VIRGIN SOIL. THE FOOTINGS/FOUNDATION DESIGN ASSUMES MINIMUM SOIL BEARING PRESSURE TO BE 2000 PSF. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SUBGRADE CONDITIONS. IF REQUIRED, THE OWNER AND / OR CONTRACTOR SHALL BE RESPONSIBLE FOR HIRING A SOILS ENGINEER TO VERIFY SUBGRADE CONDITIONS AND SUBSTANTIATE ACTUAL BEARING CAPACITY.
- BACKFILL MATERIALS SHALL BE NATIVE SOIL. FOR FILL UNDER THE GARAGE FLOOR OR BASEMENT FLOOR, PROVIDE SAND/ GRAVEL FILL FOR COMPACTION AS NEEDED.
- MINIMUM CONCRETE COMPRESSIVE STRENGTH:
2500 PSI FOOTINGS
3500 PSI FLOOR SLABS
3500 PSI PORCH
3500 PSI GARAGE
- CONCRETE BLOCK SHALL CONFORM TO ASTM C90 N-1, MALL REINFORCING - ASTM A62. ALL MORTAR SHALL CONFORM TO ASTM C270, TYPE S - 1 PART PORTLAND CEMENT, 1/4 PART LIME, 3 PARTS SAND.
- STRUCTURAL STEEL SHALL CONFORM TO ASTM A36. SHOP-PRIME PAINT TT-P-20, TT-P-31C, TT-P-26. FABRICATION AND INSTALLATION PER THE LATEST EDITION OF THE AISC MANUAL AND SPECIFICATIONS.
- MINIMUM FIBER STRESS IN BENDINGS (FB) FOR ALL FRAMING LUMBER TO BE 1150 PSI #2 HEM-FIR OR BETTER. PROVIDE DOUBLE FRAMING MEMBERS UNDER PARTITIONS RUNNING IN SAME DIRECTION.
- CONTRACTOR SHALL PAY STRICT ADHERENCE TO MICROLAM MANUFACTURER'S WRITTEN DIRECTIONS FOR CUTTING, DRILLING, NOTCHING, JOINING AND GENERAL INSTALLATION OF THEIR PRODUCTS.
- WOOD TRUSSES SHALL BE DESIGNED BY MANUFACTURER. SUPPLIER SHALL BE RESPONSIBLE FOR INSTALLATION DETAILS AND REQUIRED BRIDGING/BRACING.
- PLYWOOD SHALL CONFORM TO U.S. PRODUCT STANDARD PS - 1, THICKNESS AS SHOWN. APA RATED SHEATHING EXP-1, NAILING AND SPACING PER APA RECOMMENDATIONS FOR LOCATIONS INTENDED.
- ALL WOOD IN CONTACT WITH CONCRETE OR MASONRY SHALL BE FULLY WOOD PRESERVATIVE-TREATED WITH OSMOSALS OR WOLMAN SALTS.
- ALL OPENINGS IN THE BUILDING ENVELOPE (DOORS, WINDOWS, UTILITIES) SHALL BE CAULKED, WEATHER-STRIPPED OR OTHERWISE SEALED. CORROSION RESISTIVE FLASHING SHALL BE PROVIDED AT THE LOCATIONS ON THE EXTERIOR MALL ENVELOPE PER RESIDENTIAL CODE OF NEW YORK (2020)
- CONTRACTOR SHALL VERIFY ALL NOTES AND DIMENSIONS PRIOR TO CONSTRUCTION. THESE DRAWINGS ARE NOT TO BE SCALED - USE DIMENSIONS GIVEN.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND SAFETY PRECAUTIONS IN CONNECTION WITH THE WORK.
- THESE DRAWINGS HAVE BEEN PREPARED FOR STRUCTURAL INTENT ONLY. ELECTRICAL, MECHANICAL AND OTHER BUILDING SYSTEMS, AS REQUIRED ARE TO BE DESIGNED BY OTHERS.
- THE FOLLOWING DESIGN LOADS HAVE BEEN USED IN THE STRUCTURES DESIGN IN ACCORDANCE WITH THE PRINTED SPAN TABLES IN THE RESIDENTIAL CODE OF NEW YORK STATE (2020).
FLOOR LOADS (LIVING AREAS-1ST FLOOR) 40 PSF
SLEEPING AREAS (2ND FLOOR) 30 PSF
EXTERIOR DECKS 40 PSF
- ALL WORK, MATERIALS, METHODS, EQUIPMENT, ETC. SHALL BE IN STRICT ACCORDANCE WITH THE CONTRACT DOCUMENTS. ALL MATERIALS SHALL BE NEW, UNLESS NOTED OTHERWISE.
- WORK SEQUENCE AND SCHEDULE SHALL BE MUTUALLY AGREED UPON BY BOTH THE OWNER AND THE CONTRACTOR.
- IT IS ASSUMED THAT THE SUBSURFACE CONDITIONS WILL BE EARTH OR SOIL. IF BEDROCK IS ENCOUNTERED, REMOVAL WILL BE CONSIDERED AN ADDITION TO CONTRACT.
- ANY DEMOLITION WORK SHALL BE DONE CAREFULLY. ALL DISTURBED SURFACES TO BE REPAIRED APPROPRIATELY. ALL SALVAGEABLE ITEMS SHALL BE TURNED OVER TO THE OWNER.
- EXAMINATION OF THE SITE SHOULD BE MADE BY ALL CONTRACTORS CONCERNED TO FULLY CONSIDER ALL SITE CONDITIONS WHICH MAY HAVE A BEARING ON THE WORK OF THE ENTIRE PROJECT. SUBMISSION OF A BID IS PRESUMPTIVE EVIDENCE THAT THE BIDDER IS CONVERSANT WITH LOCAL JURISDICTIONS AND HAS MADE DUE ALLOWANCES IN HIS BID FOR ALL CONTINGENCIES. THE OWNER RESERVES THE RIGHT TO REJECT ANY OR ALL BIDS.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE ARCHITECT IN CASE OF ANY OR ALL DEVIATIONS FROM THESE DRAWINGS. THE ARCHITECT SHALL BE HELD HARMLESS AS A RESULT OF ANY UNAUTHORIZED CHANGES TO THESE PLANS. ADDITIONAL FEES MAY OCCUR FOR "AS BUILT" DOCUMENTATION DUE TO CIRCUMSTANCES BEYOND THE ARCHITECT'S CONTROL, OR OWNER / CONTRACTOR CHANGES TO THESE DRAWINGS.
- THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS AND APPROVALS REQUIRED BY THE LOCAL ZONING AND BUILDING DEPARTMENTS AND ANY OTHER GOVERNMENTAL AGENCY HAVING JURISDICTION OVER THE WORK. ALL APPLICABLE REGULATIONS SHALL BE ADHERED TO AND CARRIED OUT BY ALL INDIVIDUALS UNDER THIS CONTRACT.
- THE CONTRACTOR SHALL FURNISH A CERTIFICATE OF INSURANCE INDICATING THE TYPE AND AMOUNTS OF COVERAGE AS REQUIRED BY NEW YORK STATE AND THE LOCAL MUNICIPALITY.
- THE CONTRACTOR SHALL REMOVE ALL RUBBISH AND LEAVE THE COMPLETED PROJECT IN A CLEAN STATE, SATISFACTORY TO THE OWNER.
- THE CONTRACTOR SHALL GUARANTEE HIS WORK AND HIS SUBCONTRACTOR'S WORK AGAINST FAULTY MATERIALS AND WORKMANSHIP IN ACCORDANCE WITH NEW YORK STATE GENERAL BUSINESS LAW.
- ONLY COPIES FROM THE ORIGINALS OF THESE DRAWINGS MARKED WITH AN ORIGINAL OF THE ARCHITECT'S NET SEAL SHALL BE CONSIDERED TO BE VALID TRUE COPIES.
- BUILDING IS CLASSIFIED AS A ONE FAMILY DWELLING
- SMOKE-DETECTING ALARM DEVICES SHALL BE INSTALLED IN COMPLIANCE WITH SECTION R314.3 OF THE RESIDENTIAL CODE OF NEW YORK STATE (2020)
- CARBON MONOXIDE ALARM DEVICES SHALL BE INSTALLED IN COMPLIANCE WITH SECTION 415 FCNY'S
- PROVIDE A MIN. 3/4 HR. FIRE SEPARATION PER SECTION R301.2 OF THE RESIDENTIAL CODE OF NEW YORK STATE (2020). ALL WALLS AND FLOORS DEMISING RESIDENCE FROM AN ATTACHED GARAGE
- ALL MATERIALS USED IN THIS PROJECT SHALL BE NON-ASBESTOS AND NON-LEAD CONTAINING.



KETONIS RESIDENCE
LOT 106 MALVERN HILLS
KETMAR DEVELOPMENT CORP

DRAWING INDEX

1	TITLE PAGE
2	FRONT ELEVATION
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5a	FINISHED BASEMENT PLAN
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7	SECOND FLOOR PLAN
8	ROOF PLAN
9	BUILDING SECTIONS
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11	BUILDING SECTIONS
12	WALL SECTION & TYPICAL DETAILS

ENERGY COMPLIANCE DETAILS & PATH
MEETS OR EXCEEDS PRESCRIPTIVE REQUIREMENTS
R402.1.2 (2020 RESIDENTIAL CODE OF NEW YORK STATE) CLIMATE ZONE - 5

COMPONENT	REQUIRED	PROVIDED
1. FENESTRATION U-FACTOR	.30	.30
2. CEILING R-FACTOR	49	49
3. WOOD FRAME WALL R-VALUE	20 OR 13+5	HIGH DENSITY 21 2I/BAND JSTS
4. FLOOR R-FACTOR	R-30	R-30
5. BASEMENT CONCRETE MALL R-VALUE	15 CONTINUOUS OR 19 CAVITY FULL HEIGHT	R-15 CONTINUOUS FULL HEIGHT
6. SLAB R-FACTOR	R-10@24" R-5 SLAB EDGE	R-10@24" R-5 SLAB EDGE

2020 INTERNATIONAL ENERGY CONSERVATION CODE (IECC) COMPLIANCE PATH

- A MINIMUM OF 75% OF THE LAMPS IN PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL BE HIGH-EFFICIENCY LAMPS PER SECTION 1104.1
- RECESSED LUMINAIRES INSTALLED IN THE BUILDING THERMAL ENVELOPE SHALL BE SEALED WITH A GASKET OR CALLS BETWEEN THE HOUSING AND THE INTERIOR WALL OR CEILING COVERING TO LIMIT AIR LEAKAGE BETWEEN CONDITIONED AND UNCONDITIONED SPACES. PER SECTION 1102.4.5
- CONTRACTOR TO PROVIDE A PROGRAMMABLE THERMOSTAT TO CONTROL THE HVAC SYSTEM PER SECTION 1103.1.1
- ALL CIRCULATING SERVICE HOT WATER PIPING SHALL BE INSULATED TO AT LEAST R-2. CIRCULATION HOT WATER SYSTEMS SHALL INCLUDE AN AUTOMATIC OR READILY ACCESSIBLE MANUAL SWITCH THAT CAN TURN OFF THE HOT WATER CIRCULATING PUMP WHEN THE SYSTEM IS NOT IN USE. PER SECTION 1103.3.4
- AIR LEAKAGE TEST TO BE CONDUCTED & PERFORMED BY A THIRD PARTY IN COMPLIANCE WITH 1102.4.1.2. AIR LEAKAGE RATE MAY NOT EXCEED 3 ACH (CLIMATE ZONE 3)
- ATTIC ACCESS SHALL BE INSULATED WITH THE SAME R-VALUE AS THE ATTIC, WEATHER STRIPPED AND LATCHED PER SECTION 1102.2.3
- DUCTWORK ON EXTERIOR WALLS IF REQUIRED SHALL BE INSULATED TO A MINIMUM OF R-6 PER 1103.2.1
- MECHANICAL VENTILATION PER SECTION 1103.6 TO BE MET WITH CONTINUOUS USE EXHAUST FANS AND MAKE-UP AIR CONTROLS, PER SECTION 1103.3.3 REQUIREMENT.
- MECHANICAL VENTILATION FAN EFFICACY SHALL MEET MINIMUM REQUIREMENTS PER SECTION 1103.6.1.
- HEATING AND COOLING EQUIPMENT SHALL BE SIZED IN ACCORDANCE WITH SECTION 1103.7 REQUIREMENTS.

BASIC DESIGN CRITERIA

- GROUND SNOW LOAD - 40 PSF R301.2 (5)
- WIND SPEED - 115 MPH, EXPOSURE B R301.2
- SEISMIC DESIGN CATEGORY - A R301.2 (2)
- WEATHERING - SEVERE
- FROST LINE DEPTH - 48"
- TERMITE DAMAGE - NONE TO SLIGHT
- DECAY DAMAGE - NONE TO SLIGHT
- WINTER DESIGN TEMPERATURE - 1
- ICE SHIELD UNDERLAYMENT REQUIRED - YES
- FLOOD HAZARD - FIRM - 1992
- ROOF TIE DOWN REQUIREMENTS R302.1.1

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

121 Sully's Trail
Pittsford, NY 14534

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

www.MorabitoArchitects.com

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MARCH 16, 2021

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PROJECT:
KETONIS RESIDENCE
LOT 106 MALVERN HILLS

CLIENT:
KETMAR DEVELOPMENT CORP

DRAWING:
TITLE PAGE

DRAWN: PJM/MA	CHECKED: X
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DATE: MARCH 2021

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

JOB NO.: 20M3476

SHEET: 1 OF 12 SHEETS



FRONT ELEVATION

AREA: 4027 SQ FT PLUS "EXISTING" BONUS RM

UNLESS OTHERWISE NOTED

ROOFING: 25 YR GUARANTEE ASPHALT SHINGLES
 ROOF VENTING: CONTINUOUS RIDGE VENT
 FASCIAS: 8"
 FRIEZEBDS: 8"
 CORNERBDS: N/A
 CASINGS: 6"
 SIDING: HORIZ AS SELECTED
 OVERHANGS: 16"
 RAKE OVERHANGS: N/A
 MIN FTS. DEPTH: 4'-0"
 CLS HT:
 1ST FLOOR: 10'-1 1/8"
 2ND FLOOR: 8'-1 1/8"
 WINDOW UNIT HT:
 1ST FLOOR: 7'-0"
 2ND FLOOR: 7'-0"
 WINDOW MFR: AS SELECTED
 (PROVIDE SAFETY GLAZING PER R.308.4)

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 LOT 106 MALVERN HILLS

CLIENT:
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 FRONT ELEVATION

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R.MAIA	X

DATE: MARCH 2021

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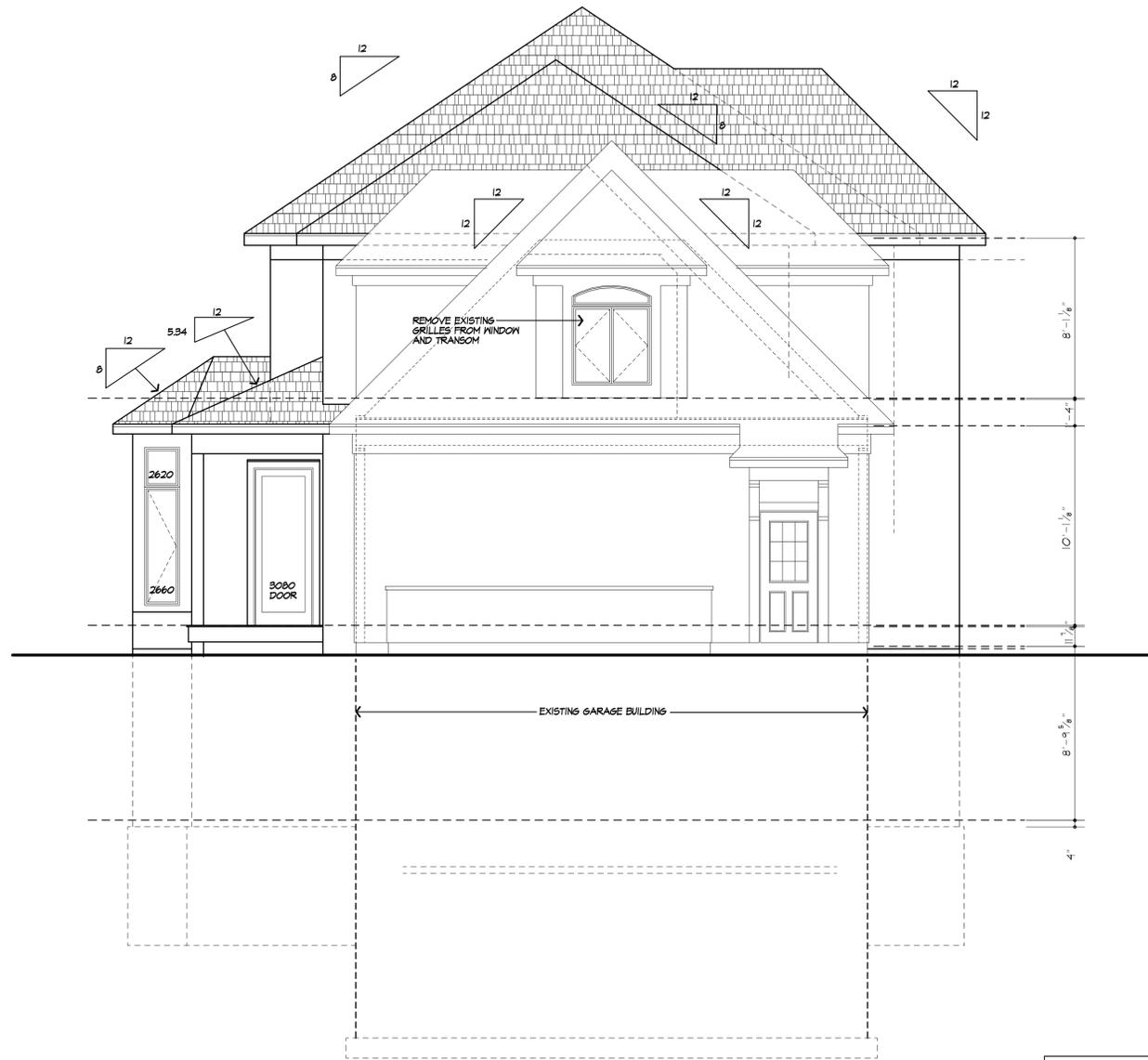
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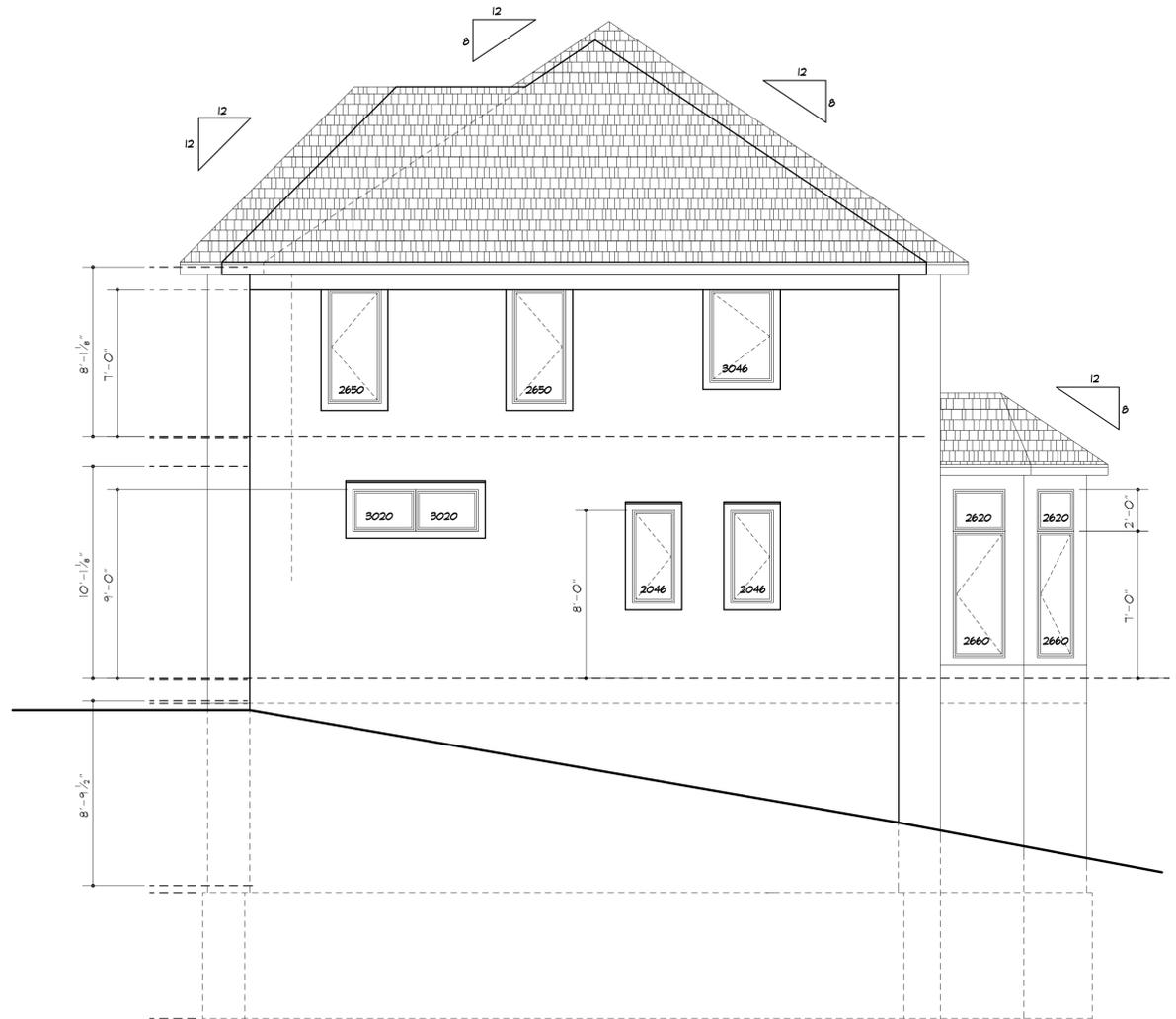
2

OF 12 SHEETS





LEFT SIDE ELEVATION



RIGHT SIDE ELEVATION

UNLESS OTHERWISE NOTED
ROOFING: 25 YR GUARANTEE ASPHALT SHINGLES
ROOF VENTING: CONTINUOUS RIDGE VENT
FASCIAS: 8"
FRIEZEBDS: 8"
CORNERBDS: N/A
CASINGS: 6"
SIDING: HORIZ, AS SELECTED
OVERHANGS: 16"
RAKE OVERHANGS: N/A
MIN FTG. DEPTH: 4'-0"
CLG HT:
1ST FLOOR: 10'-1 1/8"
2ND FLOOR: 8'-1 1/8"
WINDOW UNIT HT:
1ST FLOOR: 7'-0"
2ND FLOOR: 7'-0"
WINDOW MFR: AS SELECTED (PROVIDE SAFETY GLAZING PER R308.4)



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PROJECT:
KETONIS RESIDENCE
LOT 106 MALVERN HILLS

CLIENT:
KETMAR DEVELOPMENT CORP

DRAWING:
LEFT/ RIGHT SIDE ELEVATIONS

DRAWN:	CHECKED:
R.MAIA	X

DATE: MARCH 2021

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

JOB NO.: 20MB476

SHEET:

3
OF 12 SHEETS



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PROJECT:
 KETONIS RESIDENCE
 LOT 106 MALVERN HILLS

CLIENT:
 KETMAR DEVELOPMENT CORP

DRAWING:
 REAR ELEVATION

DRAWN:	CHECKED:
R.MAIA	X

DATE: MARCH 2021

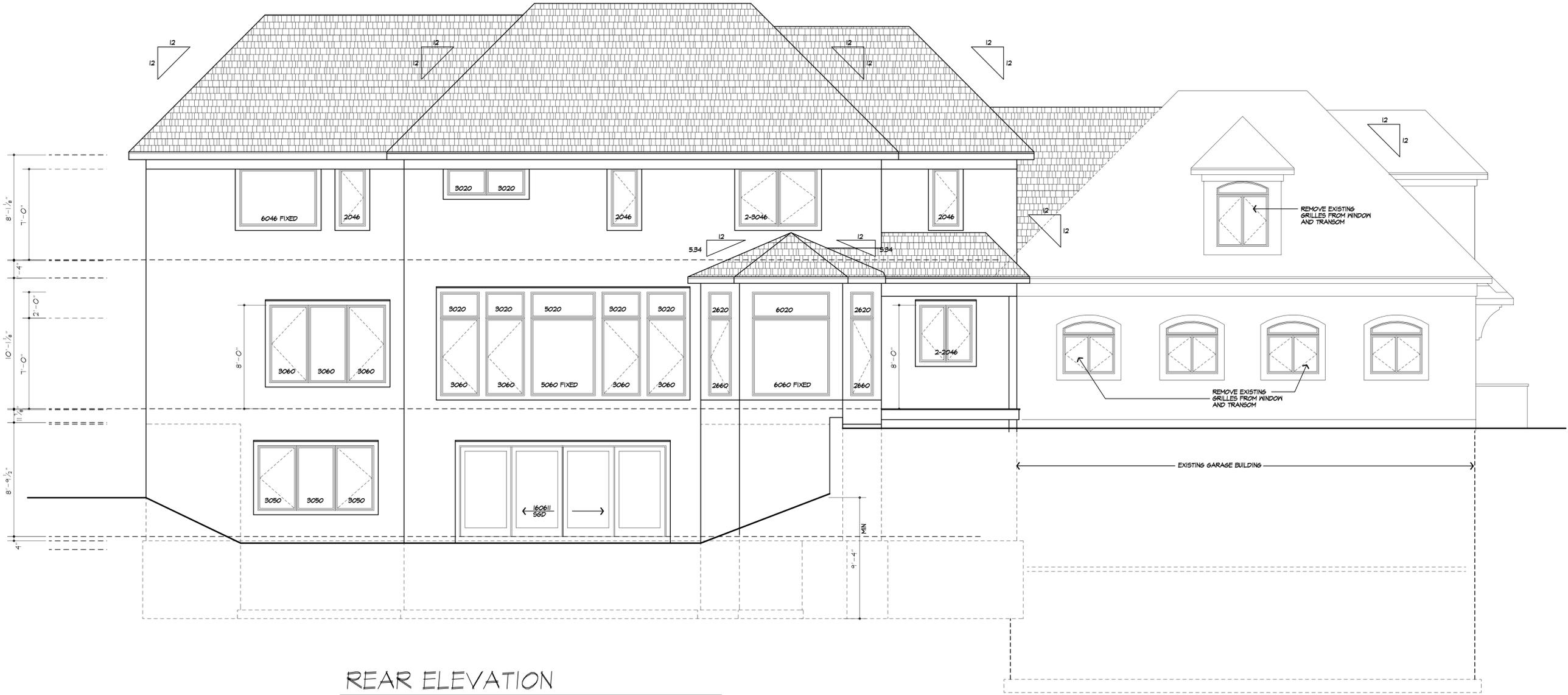
SCALE: 1/4"=1'-0"

JOB NO.: 20MB476

SHEET:

4

OF 12 SHEETS



REAR ELEVATION

UNLESS OTHERWISE NOTED
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ROOF VENTING: CONTINUOUS RIDGE VENT
FASCIAS: 8"
FRIEZEBDS: 8"
CORNERBDS: N/A
CASINGS: 6"
SIDING: HORIZ, AS SELECTED
OVERHANGS: 16"
RAKE OVERHANGS: N/A
MIN FTG. DEPTH: 4'-0"
CL& HT:
1ST FLOOR: 10'-1 1/8"
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WINDOW MFR: AS SELECTED (PROVIDE SAFETY GLAZING PER R308.4)

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PROJECT:
 KETONIS RESIDENCE
 LOT 106 MALVERN HILLS

CLIENT:
 KETMAR DEVELOPMENT CORP

DRAWING:
 BASEMENT / FOUNDATION PLAN

DRAWN: P.J.M/AIA
CHECKED: X

DATE: MARCH 2021

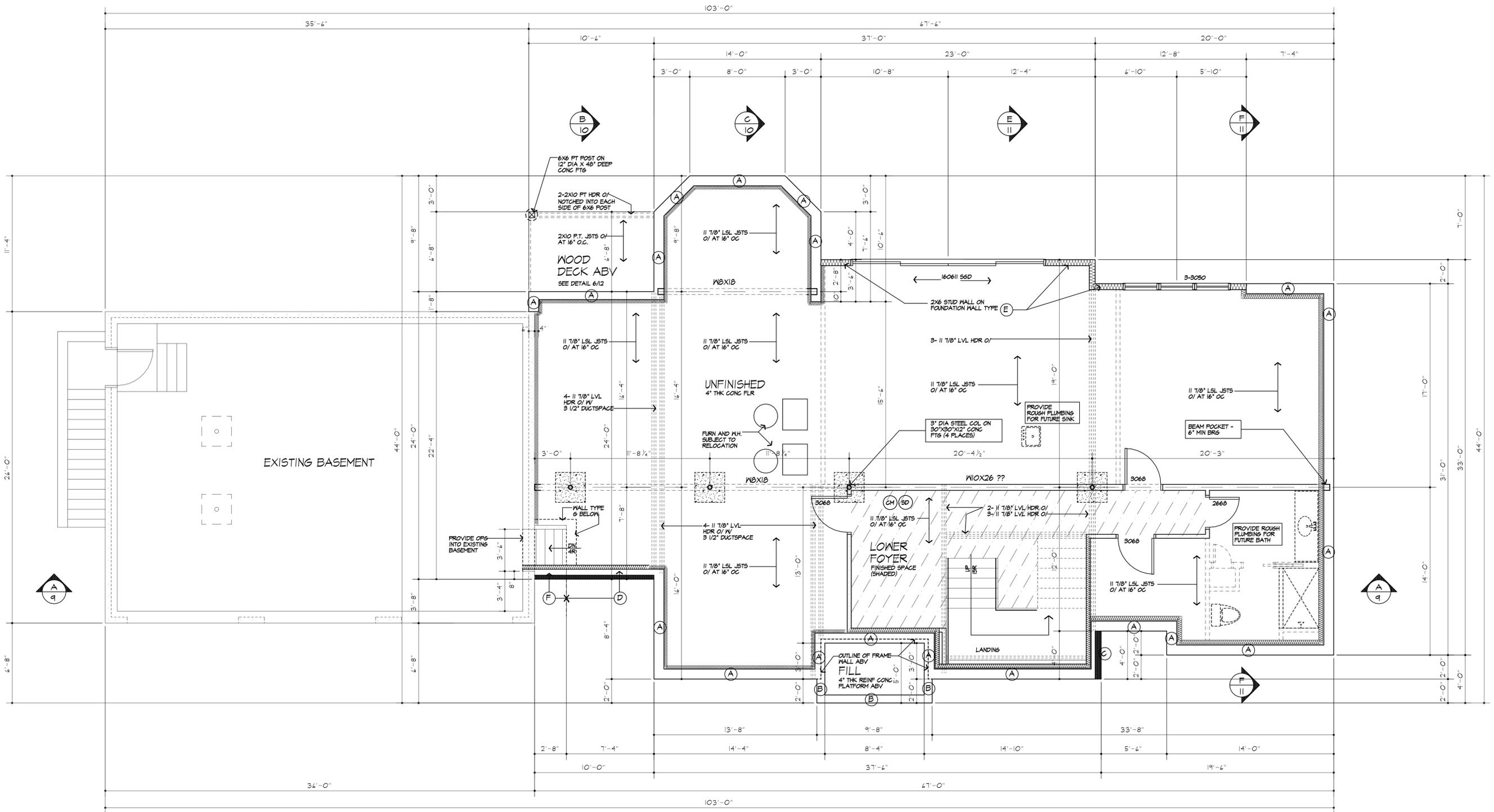
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SHEET:

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OF 12 SHEETS



NOTES :

- FOOTINGS TO BE PLACED ON UNDISTURBED SOIL HAVING A MIN. BEARING CAPACITY OF 2000 P.S.F.
 SIZES: 8" BLK - 16" WIDE X 8" THK.
 12" BLK - 20" WIDE X 8" THK.
 (GARAGE) 8" BLK - 16" WIDE X 12" THK.
- MIN. CONC. COMPRESSIVE STRENGTH IN 28 DAYS:
 FOOTINGS: 2500 P.S.I.
 FLOOR SLABS: 2500 P.S.I.
 PORCH: 3500 P.S.I.
 GARAGE: 3500 P.S.I.
- PROVIDE DOUBLE JOISTS UNDER ALL WALLS PARALLEL TO JOIST DIRECTION
- PROVIDE CROSS BRIDGINGS AT MID SPAN OF FLOOR FRAMING
- ALL STEEL SIZES ARE TO BE STANDARD STRUCTURAL STEEL PER AISC.
- PROVIDE #5 REINFORCING RODS AT 48" O.C. VERTICAL & #5 RODS AT 24" O.C. HORIZONTAL AT ALL AREAS OF UNBALANCED BACK FILL HT OF 7'-0"

STEPPED FOOTING NOTE:
 R409.1.5 SLOPE. THE TOP SURFACE OF FOOTINGS SHALL BE LEVEL. THE BOTTOM SURFACE OF FOOTINGS SHALL NOT HAVE A SLOPE EXCEEDING ONE UNIT VERTICAL IN 10 UNITS HORIZONTAL. FOOTINGS SHALL BE STEPPED WHERE IT IS NECESSARY TO INCREASE 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 TEN UNITS HORIZONTAL (10% SLOPE)

FIRE PROTECTION REQUIREMENTS PER 302.1.3

1/2" GYPSUM BOARD OR 5/8" THK STRUCTURAL PANEL APPLIED TO BOTTOM OF I-JOISTS. PENETRATIONS FOR DUCTWORK, PLUMBING OR ELECTRICAL OR OTHER SIMILAR PENETRATIONS ARE PERMITTED BY THIS CODE SECTION. APPLIED OVER ENGINEERED FLOOR JOISTS (I-JOISTS)

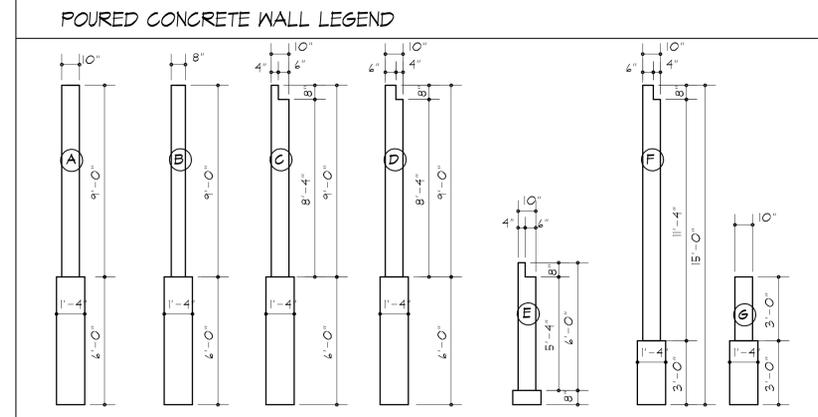
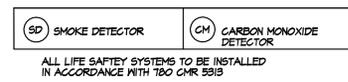
EXCEPTIONS:

- FLOOR ASSEMBLIES LOCATED OVER BASEMENT PROTECTED BY AN APPROVED AUTOMATIC SPRINKLER SYSTEM INSTALLED IN COMPLIANCE WITH SECTION 2404 (2015 IRC) OR NFPA 13D
- FLOOR ASSEMBLY IS DIMENSIONAL LUMBER OR STRUCTURAL COMPOSITE LUMBER EQUAL TO OR GREATER THAN NOMINAL 2X 10 SIZE.
 ALTERNATE FIRST FLOOR JOISTS: 2X 12 AT 16" O.C.
 1 3/4" X 11 7/8" LSL AT 16" O.C.
- I-JOISTS ARE PROVIDED WITH AN APPROVED COATING THAT DEMONSTRATES EQUIVALENT FIRE PROTECTION PERFORMANCE.

BASEMENT AND FOUNDATION PLAN
 9' HIGH (X 10" THK) POURED CONC FOUNDATION WALL

* FLOOR JST SERIES & LAYOUT TO BE PROVIDED BY MANUFACTURER. SUBMIT SHOP DRAWINGS TO ARCHITECT FOR APPROVAL PRIOR TO CONSTRUCTION

**PROVIDE SIMPSON OR EQUAL JOIST HANGERS AT ALL HDR CONNECTIONS OF WOOD FRAMING



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PROJECT:
 KETCHUM RESIDENCE
 LOT 106 MALVERN HILLS

CLIENT:
 KETMAR DEVELOPMENT CORP

DRAWING:
 FINISHED BASEMENT PLAN

DRAWN: P.J.M/AIA
CHECKED: X

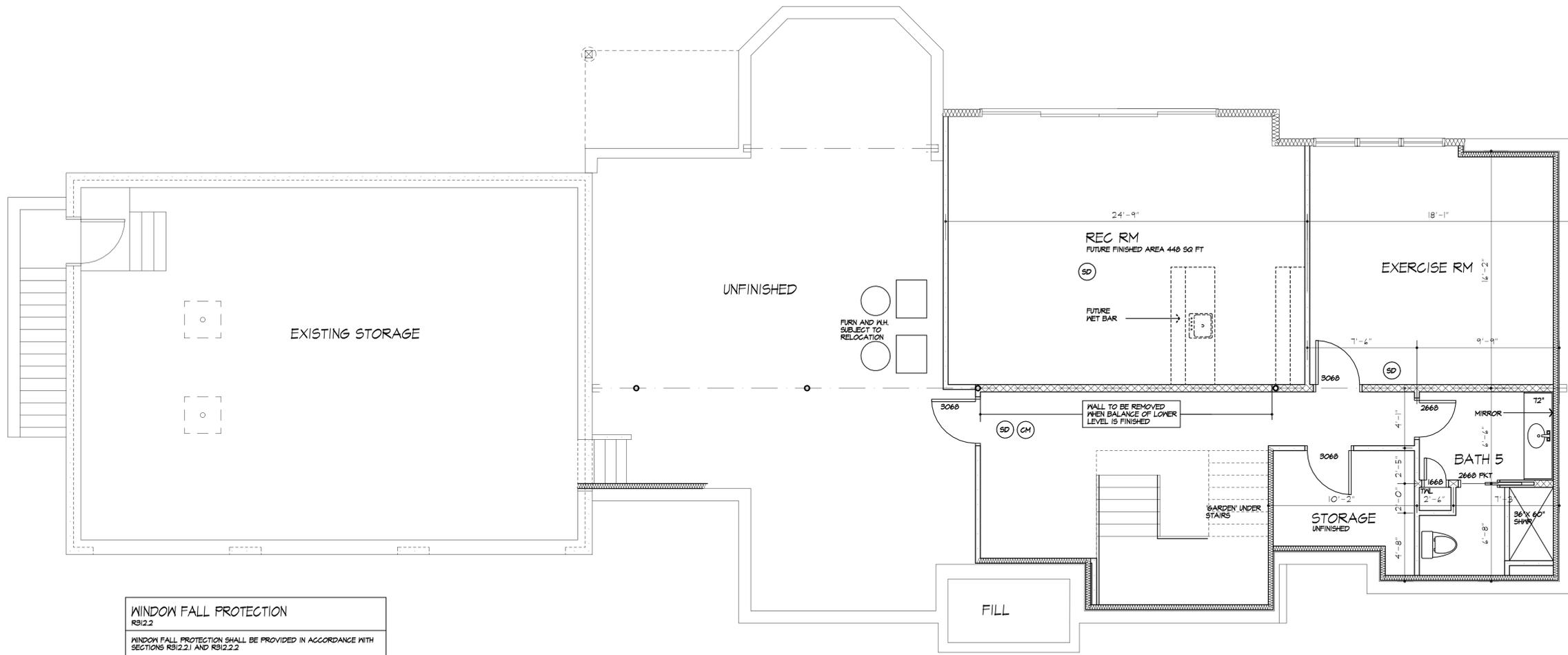
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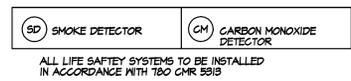
SHEET:

5a
 OF 12 SHEETS



FINISHED BASEMENT PLAN

FINISHED AREA: 745 S.F.
 FUTURE FINISHED AREA (REC RM): 448 S.F.



SMOKE & CARBON MONOXIDE ALARM LOCATIONS

R314/R315

R314.3 LOCATION. SMOKE ALARMS SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS: 1. IN EACH SLEEPING ROOM. 2. OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS. 3. ON EACH ADDITIONAL STORY OF THE DWELLING, INCLUDING BASEMENTS BUT NOT INCLUDING CRAWL SPACES AND UNINHABITABLE ATTICS. IN DWELLINGS OR DWELLING UNITS WITH SPLIT LEVELS AND WITHOUT AN INTERVENING DOOR BETWEEN THE ADJACENT LEVELS, A SMOKE ALARM INSTALLED ON THE UPPER LEVEL SHALL SUFFICE FOR THE ADJACENT LOWER LEVEL PROVIDED THAT THE LOWER LEVEL IS LESS THAN ONE FULL STORY BELOW THE UPPER LEVEL. WHEN MORE THAN ONE SMOKE ALARM IS REQUIRED TO BE INSTALLED WITHIN AN INDIVIDUAL DWELLING UNIT THE ALARM DEVICES SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS IN THE INDIVIDUAL UNIT.

R315.3 REQUIRED LOCATIONS. CARBON MONOXIDE ALARMS SHALL BE PROVIDED IN THE FOLLOWING LOCATIONS: 1. WITHIN EACH DWELLING UNIT ON EACH STORY CONTAINING A SLEEPING AREA WITHIN 15 FEET OF THE SLEEPING AREA. MORE THAN ONE CARBON MONOXIDE ALARM SHALL BE PROVIDED WHERE NECESSARY TO ASSURE THAT NO SLEEPING AREA ON A STORY IS MORE THAN 10 FEET AWAY FROM A CARBON MONOXIDE ALARM. 2. ON ANY STORY OF A DWELLING UNIT THAT CONTAINS A CARBON MONOXIDE SOURCE.

WINDOW FALL PROTECTION

R312.2

WINDOW FALL PROTECTION SHALL BE PROVIDED IN ACCORDANCE WITH SECTIONS R312.2.1 AND R312.2.2.

R312.2.1 WINDOW SILLS. IN DWELLING UNITS, WHERE THE TOP OF THE SILL OF AN OPERABLE WINDOW OPENING IS LOCATED LESS THAN 24 INCHES ABOVE THE FINISHED FLOOR AND GREATER THAN 12 INCHES ABOVE THE FINISHED GRADE OR OTHER SURFACE BELOW ON THE EXTERIOR OF THE BUILDING, THE OPERABLE WINDOW SHALL COMPLY WITH ONE OF THE FOLLOWING:

1. OPERABLE WINDOWS WITH OPENINGS THAT WILL NOT ALLOW A 4-INCH-DIAMETER (102 MM) SPHERE TO PASS THROUGH THE OPENING WHERE THE OPENING IS IN ITS LARGEST OPENED POSITION.
2. OPERABLE WINDOWS THAT ARE PROVIDED WITH WINDOW FALL PREVENTION DEVICES THAT COMPLY WITH ASTM F 2090.
3. OPERABLE WINDOWS THAT ARE PROVIDED WITH WINDOW OPENING CONTROL DEVICES THAT COMPLY WITH SECTION R312.2.2.

R312.2.2 WINDOW OPENING CONTROL DEVICES. WINDOW OPENING CONTROL DEVICES SHALL COMPLY WITH ASTM F 2090. THE WINDOW OPENING CONTROL DEVICE, AFTER OPERATION TO RELEASE THE CONTROL DEVICE ALLOWING THE WINDOW TO FULLY OPEN, SHALL NOT REDUCE THE NET CLEAR OPENING AREA OF THE WINDOW UNIT TO LESS THAN THE AREA REQUIRED BY SECTION R310.2.1.

WINDOW GLAZING

R308

WINDOW GLAZING SHALL BE PROVIDED IN ALL HAZARDOUS LOCATIONS IN ACCORDANCE WITH SECTION R308.

R308.4.1 GLAZING IN DOORS. GLAZING IN FIXED AND OPERABLE PANELS OF SWINGS, SLIDING AND BIFOLD DOORS SHALL BE CONSIDERED TO BE A HAZARDOUS LOCATION. EXCEPTIONS:

1. GLAZED OPENINGS OF A SIZE THROUGH WHICH A 3" DIA SPHERE IS UNABLE TO PASS.
2. DECORATIVE GLAZING.

R308.4.7 GLAZING ADJACENT TO THE BOTTOM STAIR LANDING. GLAZING ADJACENT TO THE LANDINGS AT THE BOTTOM OF A STAIRWAY WHERE THE GLAZING IS LESS THAN 36" ABOVE THE LANDING AND WITHIN A 60" HORIZONTAL ARC LESS THAN 180 DEGREES FROM THE BOTTOM TREAD NOSING SHALL BE CONSIDERED TO BE A HAZARDOUS LOCATION. EXCEPTIONS:

1. WHERE GLAZING IS ADJACENT TO A WALKING SURFACE AND A HORIZONTAL RAIL IS INSTALLED AT 34" TO 38" ABOVE THE WALKING SURFACE.
2. GLAZING 36" OR MORE MEASURED HORIZONTALLY FROM THE WALKING SURFACE.

EXHAUST DUCTS AND EXHAUST OPENINGS

M 1506.2 DUCT LENGTH

THE LENGTH OF EXHAUST AND SUPPLY DUCTS USED WITH VENTILATING EQUIPMENT SHALL NOT EXCEED THE LENGTHS DETERMINED IN ACCORDANCE WITH TABLE M 1506.2.

EXCEPTION: DUCT LENGTH SHALL NOT BE LIMITED WHERE THE DUCT SYSTEM COMPLIES WITH THE MANUFACTURER'S DESIGN CRITERIA OR WHERE THE FLOW RATE OF THE INSTALLED VENTILATING EQUIPMENT IS VERIFIED BY THE INSTALLER OR APPROVED THIRD PARTY USING A FLOW HOOD, FLOW GRID OR OTHER AIRFLOW MEASURING DEVICE.

DUCT TYPE	FLEX DUCT										SMOOTH WALL DUCT									
	30	30	100	125	80	200	250	300	50	80	100	125	80	200	250	300				
FAN AIRFLOW RATINGS CFM @ 0.25 INCH WC ^A	50	50	100	125	80	200	250	300	50	80	100	125	80	200	250	300				
DIA. METERS ^B (INCHES)	MAXIMUM LENGTH ^{C, D, E} (FEET)																			
3	X	X	X	X	X	X	X	X	5	X	X	X	X	X	X	X				
4	56	4	X	X	X	X	X	X	14	51	10	X	X	X	X	X				
5	NL	81	42	16	2	X	X	X	NL	82	41	51	20	4	X	X				
6	NL	NL	150	41	55	18	7	1	X	NL	NL	168	12	53	25	4				
7	NL	NL	NL	161	78	40	14	1	NL	NL	NL	180	14	60	34	4				
8 AND ABOVE	NL	NL	NL	NL	194	10	64	1	NL	NL	NL	NL	NL	190	18	35				

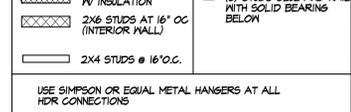
FOR 16" FOOT x 20" DIA. HD
 A. FAN AIRFLOW SHALL BE IN ACCORDANCE WITH AIRUNGA 20-INCH/20" DIA.
 B. FOR NON-REGULAR DUCTS, CALCULATE THE DIAMETER AS FOUR TIMES THE CROSS SECTIONAL AREA DIVIDED BY THE PERIMETER.
 C. THE TABLE ASSUMES THAT SLOPES ARE NOT USED. FIFTY FEET OF ALLOWABLE DUCT LENGTH SHALL BE CREDITED FOR EACH ELBOW INSTALLED IN THE DUCT RUN.
 D. NL = NO LIST OR DUCT LENGTH OF THIS SIZE.
 E. X = NOT ALLOWED. ANY LENGTH OF DUCT OF THIS SIZE WITH ASSUMED TURNS AND FITTINGS WILL EXCEED THE RATED PRESSURE DROP.

HEADER SCHEDULE

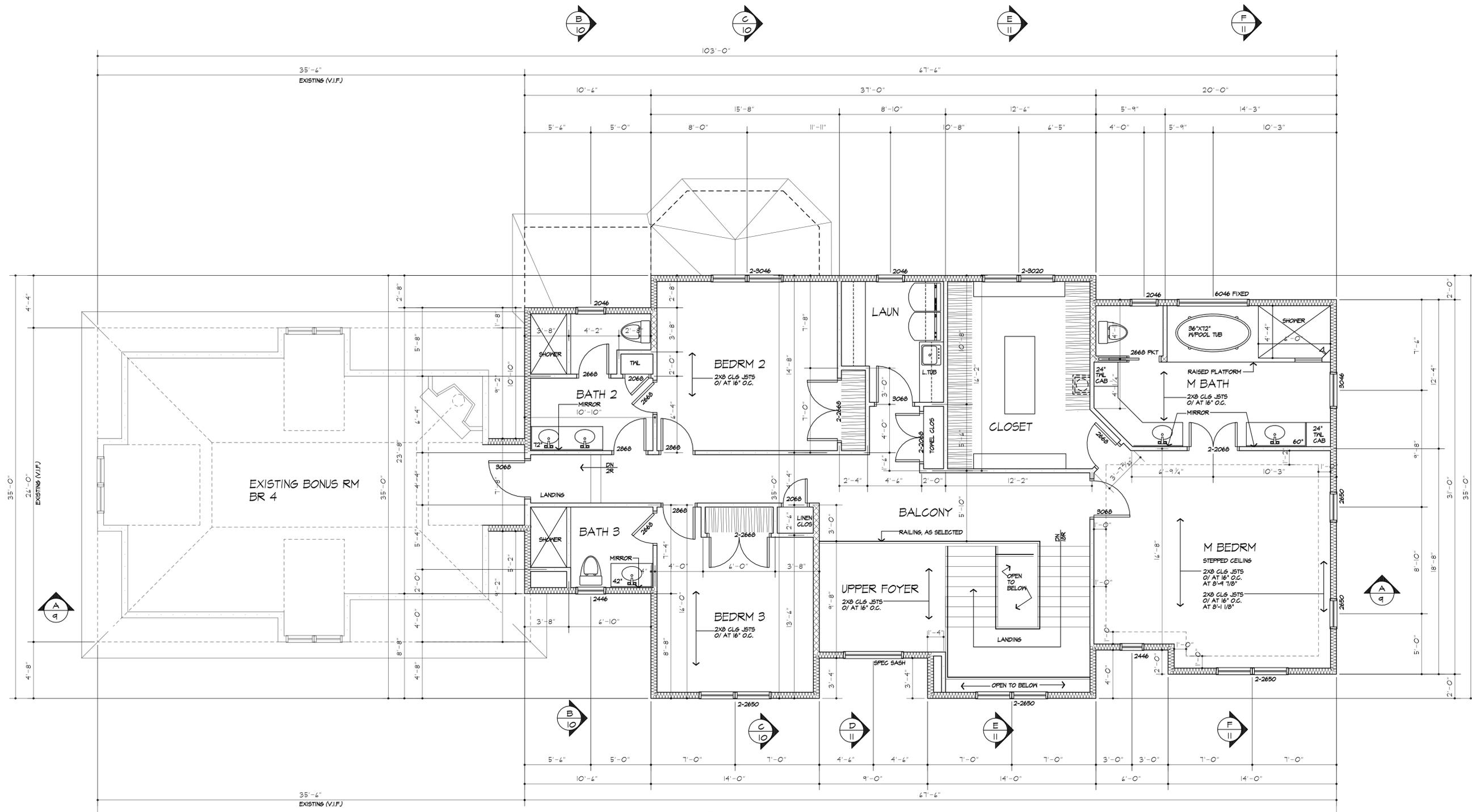
OPENING	2X6 WALL	2X4 WALL
UP TO 4'-0"	(3) 2X8	(2) 2X8
5'-0"	(3) 2X8	(2) 2X8
6'-0"	(3) 2X10	(2) 2X10
7'-0"	(3) 2X10	(2) 2X12
8'-0"	(3) 2X12	(2) 2X12

PROVIDE (2) 1/2" PLY. MD. GUSSETS - 2X6 WALL
 PROVIDE (1) 1/2" PLY. MD. GUSSETS - 2X4 WALL
 GLUE AND NAIL ALL HEADERS

WALL LEGEND



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SECOND FLOOR PLAN

AREA: 1860 SQ FT (FLOOR AREA)
 (PLUS 698 S.F. EXISTING BONUS RM)

EXHAUST DUCTS AND EXHAUST OPENINGS

M 1504.2 DUCT LENGTH
 THE LENGTH OF EXHAUST AND SUPPLY DUCTS USED WITH VENTILATING EQUIPMENT SHALL NOT EXCEED THE LENGTHS DETERMINED IN ACCORDANCE WITH TABLE M504.2
 EXCEPTION: DUCT LENGTH SHALL NOT BE LIMITED WHERE THE DUCT SYSTEM COMPLIES WITH THE MANUFACTURER'S DESIGN CRITERIA OR WHERE THE FLOW RATE OF THE INSTALLED VENTILATING EQUIPMENT IS VERIFIED BY THE INSTALLER OR APPROVED THIRD PARTY USING A FLOW HOOD, FLOW GRID OR OTHER AIRFLOW MEASURING DEVICE

TABLE M 1504.2 - DUCT LENGTH

DUCT TYPE	FLEX DUCT					SMOOTH WALL DUCT				
	50	80	100	125	150	200	250	300	350	400
FAN AIRFLOW RATING CFM @ 0.25 INCH W.C.A.	50	80	100	125	150	200	250	300	350	400
DIAMETER ^B (INCHES)	MAXIMUM LENGTH ^{C,D,E} (FEET)									
3	X	X	X	X	X	X	X	X	X	X
4	X	X	X	X	X	X	X	X	X	X
5	N	N	X	X	X	X	X	X	X	X
6	N	N	N	X	X	X	X	X	X	X
7	N	N	N	N	X	X	X	X	X	X
8 AND ABOVE	N	N	N	N	N	X	X	X	X	X

FOR 3/11 FOOT x 30 1/2 INCH
 A. FAN AIRFLOW SHALL BE IN ACCORDANCE WITH ANSI/ASHRAE 204-HEATING/COOLING
 B. FOR ROUND GLASS DUCTS, CALCULATE THE DIAMETER AS FOUR TIMES THE CROSS SECTIONAL AREA DIVIDED BY THE PERIMETER
 C. THE TABLE APPLICABLE TO ELBOWS ARE NOT APPLICABLE. FIFTEEN FEET OF ALLOWABLE DUCT LENGTH SHALL BE DEDUCTED FOR EACH ELBOW INSTALLED IN THE DUCT RUN
 D. N = NO LIMIT ON DUCT LENGTH OF THIS SIZE
 E. X = NO LIMIT ON DUCT LENGTH OF THIS SIZE WITH ASSIGNED TURNS AND FITTINGS WILL EXCEED THE RATED PRESSURE DROP

WINDOW FALL PROTECTION
 R312.2
 WINDOW FALL PROTECTION SHALL BE PROVIDED IN ACCORDANCE WITH SECTIONS R312.1 AND R312.2.2

R312.2.1 WINDOW SILLS
 IN DWELLING UNITS, WHERE THE TOP OF THE SILL OF AN OPERABLE WINDOW OPENING IS LOCATED LESS THAN 24 INCHES ABOVE THE FINISHED FLOOR AND GREATER THAN 12 INCHES ABOVE THE FINISHED GRADE OR OTHER SURFACE BELOW ON THE EXTERIOR OF THE BUILDING, THE OPERABLE WINDOW SHALL COMPLY WITH ONE OF THE FOLLOWING:
 1. OPERABLE WINDOWS WITH OPENINGS THAT WILL NOT ALLOW A 4-INCH-DIAMETER (102 MM) SPHERE TO PASS THROUGH THE OPENING WHERE THE OPENING IS IN ITS LARGEST OPENED POSITION.
 2. OPERABLE WINDOWS THAT ARE PROVIDED WITH WINDOW FALL PREVENTION DEVICES THAT COMPLY WITH ASTM F 2090.
 3. OPERABLE WINDOWS THAT ARE PROVIDED WITH WINDOW OPENING CONTROL DEVICES THAT COMPLY WITH SECTION R312.2.2.

R312.2.2 WINDOW OPENING CONTROL DEVICES, WINDOW OPENING CONTROL DEVICES SHALL COMPLY WITH ASTM F 2090. THE WINDOW OPENING CONTROL DEVICE, AFTER OPERATION TO RELEASE THE CONTROL DEVICE ALLOWING THE WINDOW TO FULLY OPEN, SHALL NOT REDUCE THE NET CLEAR OPENING AREA OF THE WINDOW UNIT TO LESS THAN THE AREA REQUIRED BY SECTION R310.2.1.

WINDOW GLAZING
 R308
 WINDOW GLAZING SHALL BE PROVIDED IN ALL HAZARDOUS LOCATIONS IN ACCORDANCE WITH SECTION R308

R308.4.1 GLAZING IN DOORS
 GLAZING IN FIXED AND OPERABLE PANELS OF SWINGING, SLIDING AND BIFOLD DOORS SHALL BE CONSIDERED TO BE A HAZARDOUS LOCATION.
 EXCEPTIONS:
 1. GLAZED OPENINGS OF A SIZE THROUGH WHICH A 3" DIA SPHERE IS UNABLE TO PASS
 2. DECORATIVE GLAZING

R308.4.1.1 GLAZING ADJACENT TO THE BOTTOM STAIR LANDINGS
 GLAZING ADJACENT TO THE LANDINGS AT THE BOTTOM OF A STAIRWAY WHERE THE GLAZING IS LESS THAN 36" ABOVE THE LANDING AND WITHIN A 60" HORIZONTAL ARC LESS THAN 180 DEGREES FROM THE BOTTOM TREAD NOSING SHALL BE CONSIDERED TO BE A HAZARDOUS LOCATION.
 EXCEPTIONS:
 1. WHERE GLAZING IS ADJACENT TO A WALKING SURFACE AND A HORIZONTAL RAIL IS INSTALLED AT 34" TO 38" ABOVE THE WALKING SURFACE
 2. GLAZING 36" OR MORE MEASURED HORIZONTALLY FROM THE WALKING SURFACE

SMOKE & CARBON MONOXIDE ALARM LOCATIONS
 R314.3 LOCATION, SMOKE ALARMS SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS:
 1. IN EACH SLEEPING ROOM.
 2. OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS.
 3. ON EACH ADDITIONAL STORY OF THE DWELLING, INCLUDING BASEMENTS BUT NOT INCLUDING GRAVEL SPACES AND UNINHABITABLE ATTICS, IN DWELLINGS OR DWELLING UNITS WITH SPLIT LEVELS AND WITHOUT AN INTERVENING DOOR BETWEEN THE ADJACENT LEVELS.
 A SMOKE ALARM INSTALLED ON THE UPPER LEVEL SHALL SUFFICE FOR THE ADJACENT LOWER LEVEL PROVIDED THAT THE LOWER LEVEL IS LESS THAN ONE FULL STORY BELOW THE UPPER LEVEL. WHEN MORE THAN ONE SMOKE ALARM IS REQUIRED TO BE INSTALLED WITHIN AN INDIVIDUAL DWELLING UNIT THE ALARM DEVICES SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTUATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS IN THE INDIVIDUAL UNIT.

R315.3 REQUIRED LOCATIONS, CARBON MONOXIDE ALARMS SHALL BE PROVIDED IN THE FOLLOWING LOCATIONS:
 1. WITHIN EACH DWELLING UNIT ON EACH STORY CONTAINING A SLEEPING AREA WITHIN 10 FEET OF THE SLEEPING AREA, MORE THAN ONE CARBON MONOXIDE ALARM SHALL BE PROVIDED WHERE NECESSARY TO ASSURE THAT NO SLEEPING AREA ON A STORY IS MORE THAN 10 FEET AWAY FROM A CARBON MONOXIDE ALARM.
 2. ON ANY STORY OF A DWELLING UNIT THAT CONTAINS A CARBON MONOXIDE SOURCE.

HEADER SCHEDULE
 UNLESS OTHERWISE NOTED

OPENING	2X6 WALL	2X4 WALL
UP TO 4'-0"	(3) 2X6	(2) 2X6
5'-0"	(3) 2X6	(2) 2X6
6'-0"	(3) 2X10	(2) 2X10
7'-0"	(3) 2X10	(2) 2X12
8'-0"	(3) 2X12	(2) 2X12

PROVIDE (2) 1/2" PLY. MD. GUSSETS - 2X6 WALL
 PROVIDE (1) 1/2" PLY. MD. GUSSETS - 2X4 WALL
 GLUE AND NAIL ALL HEADERS

WALL LEGEND

	2X6 STUDS AT 16" O.C. W/ INSULATION		WITH SOLID BEARING BELOW
	2X6 STUDS AT 16" O.C. (INTERIOR WALL)		(3) STUDS GLUE AND NAIL
	2X4 STUDS @ 16" O.C.		

USE SIMPSON OR EQUAL METAL HANGERS AT ALL HDR CONNECTIONS

PROVIDE MINIMUM 22" X 30" ATTIC ACCESS PANEL TO COMPLY WITH R807.1 LOCATION TO BE DETERMINED BY OWNER

MARCH 16, 2021

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PROJECT:
 KETONS RESIDENCE
 LOT 106 MALVERN HILLS

CLIENT:
 KETMAR DEVELOPMENT CORP

DRAWING:
 SECOND FLOOR PLAN

DRAWN:	CHECKED:
RJMAIA	X

DATE: MARCH 2021

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

JOB NO.: 20M3476

SHEET:

7

OF 12 SHEETS



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PROJECT:
KETONIS RESIDENCE
LOT 106 MALVERN HILLS

CLIENT:
KETMAR DEVELOPMENT CORP

DRAWING:
ROOF PLAN

DRAWN: P.J.MAIA
CHECKED: X

DATE: MARCH 2021

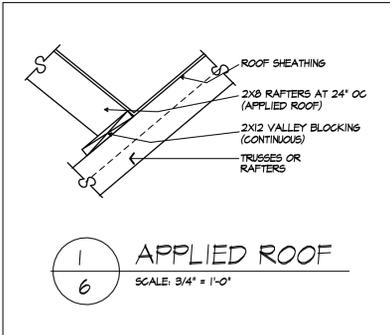
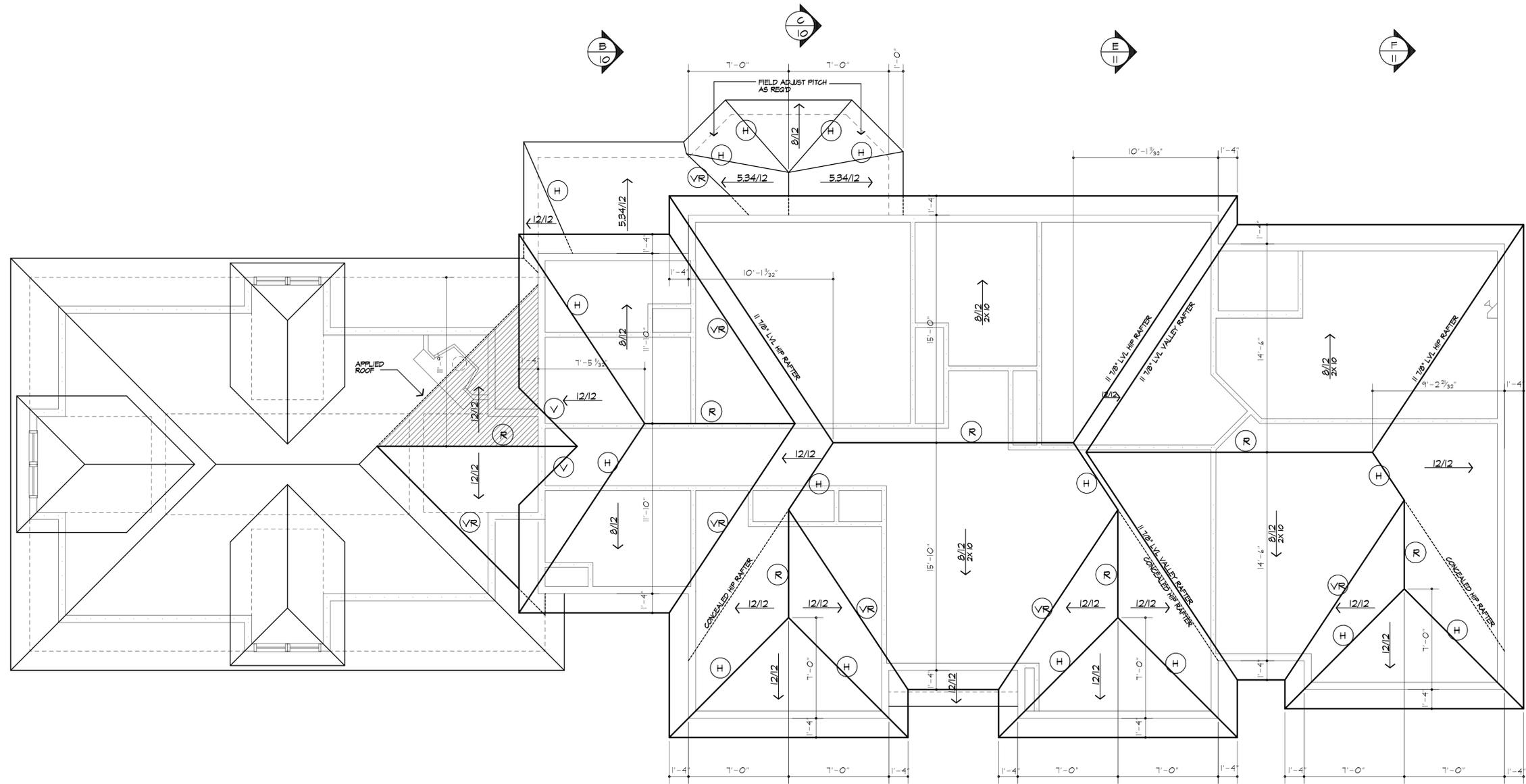
SCALE: 1/4"=1'-0"

JOB NO.: 20MB476

SHEET:

8

OF 12 SHEETS



ROOF PLAN

ROOF LEGEND	
* /12 →	2x8 RAFTERS AT 16" O.C. W/ PITCH NOTED
* /12 2x10 →	2x10 RAFTERS AT 16" O.C. W/ PITCH NOTED
(R)	2x12 RIDGE BOARD
(H)	2x12 HIP RAFTER
(VR)	2x12 VALLEY RAFTER
(V)	APPLIED VALLEY - SEE DETAIL 1/6

*NOTE:
PROVIDE ICE PROTECTION UNDERLAYMENT ON PERIMETER OF ROOF TO 24" INSIDE INTERIOR WALLS PER ROOFS 2.11 (RESIDENTIAL CODE OF NEW YORK)

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PROJECT:
 KETONIS RESIDENCE
 LOT 106 MALVERN HILLS

CLIENT:
 KETMAR DEVELOPMENT CORP

DRAWING:
 BUILDING SECTIONS

DRAWN: R.MAIA
CHECKED: X

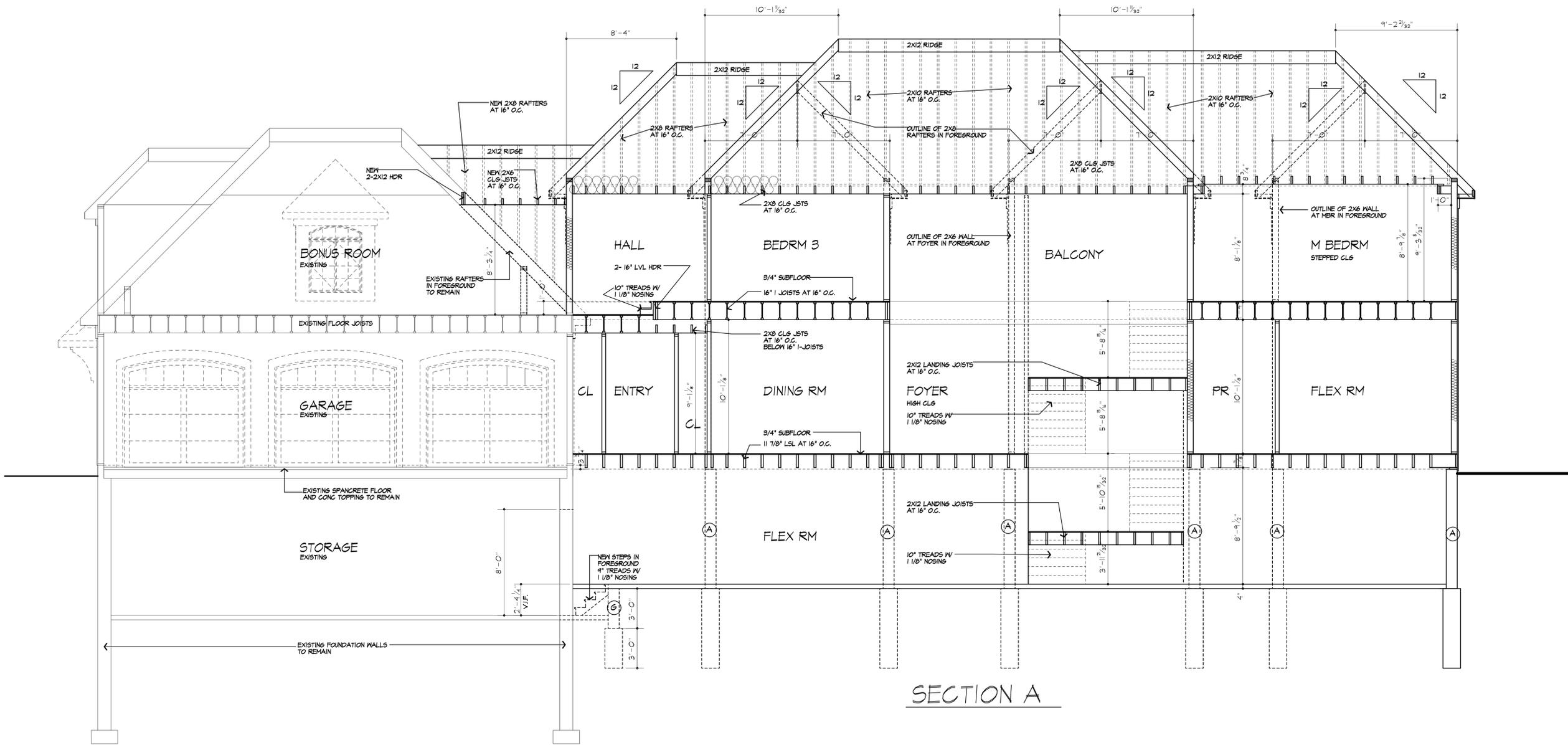
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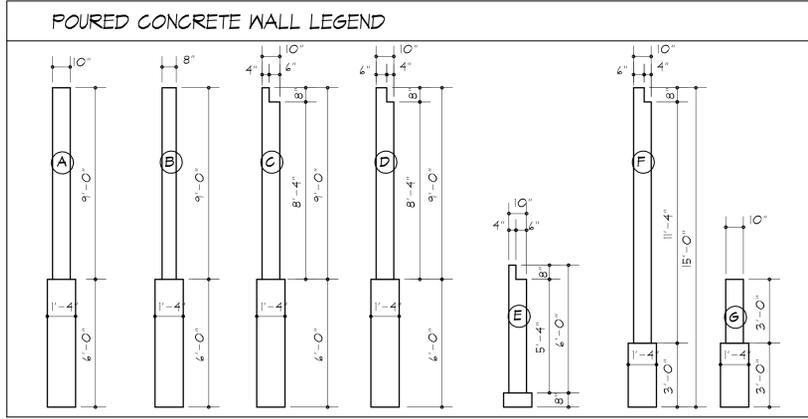
9
 OF 12 SHEETS



SECTION A

***NOTE:**
 PROVIDE ICE PROTECTION UNDERLAYMENT ON PERIMETER OF ROOF TO 24" INSIDE INTERIOR WALLS PER R105.2.11, RESIDENTIAL CODE OF NEW YORK STATE

LINE LEGEND	
---	BEYOND
---	IN FOREGROUND



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PROJECT:
 KETONIS RESIDENCE
 LOT 106 MALVERN HILLS

CLIENT:
 KETMAR DEVELOPMENT CORP

DRAWING:
 BUILDING SECTIONS

DRAWN: P.J.M/AIA
CHECKED: X

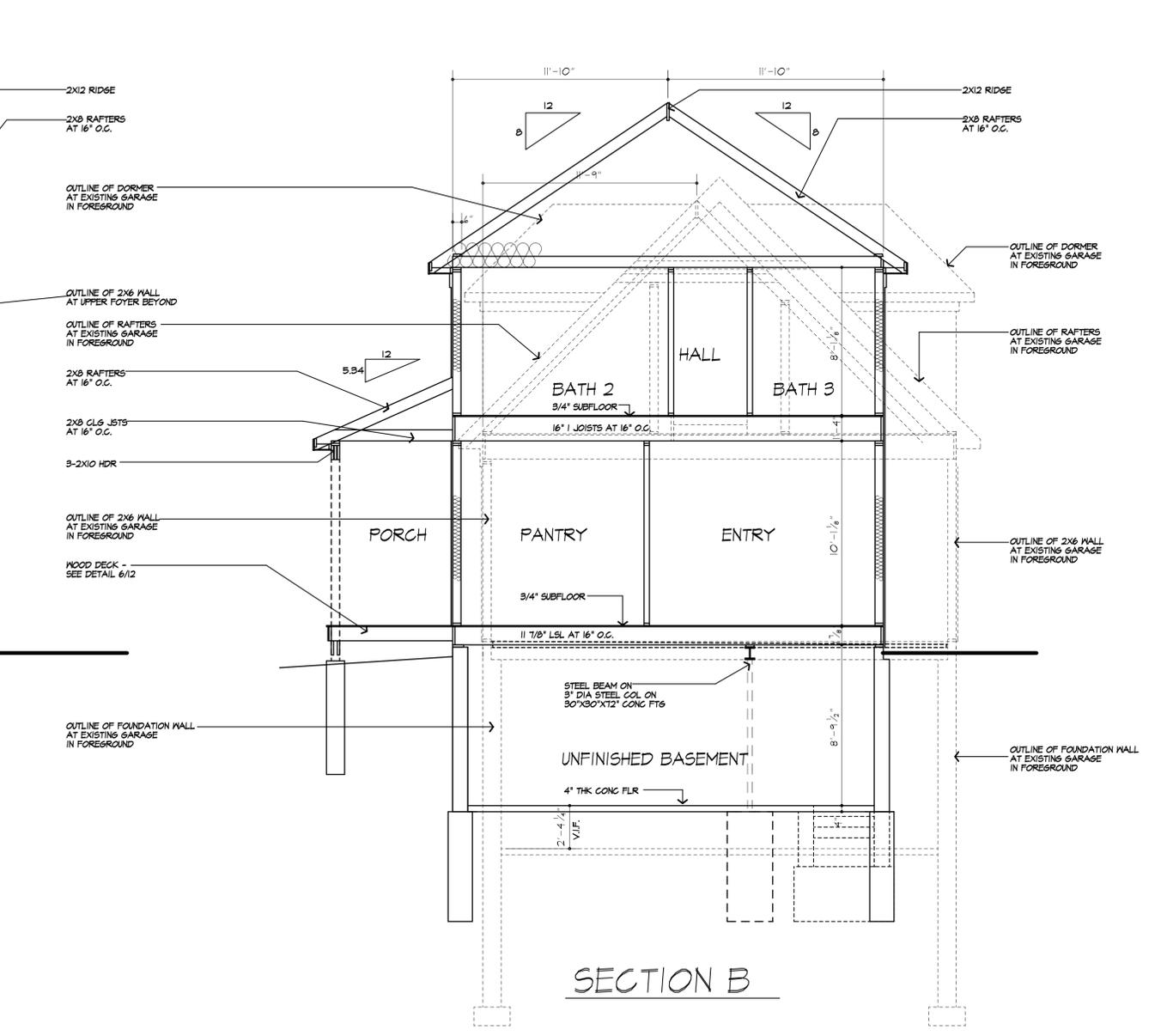
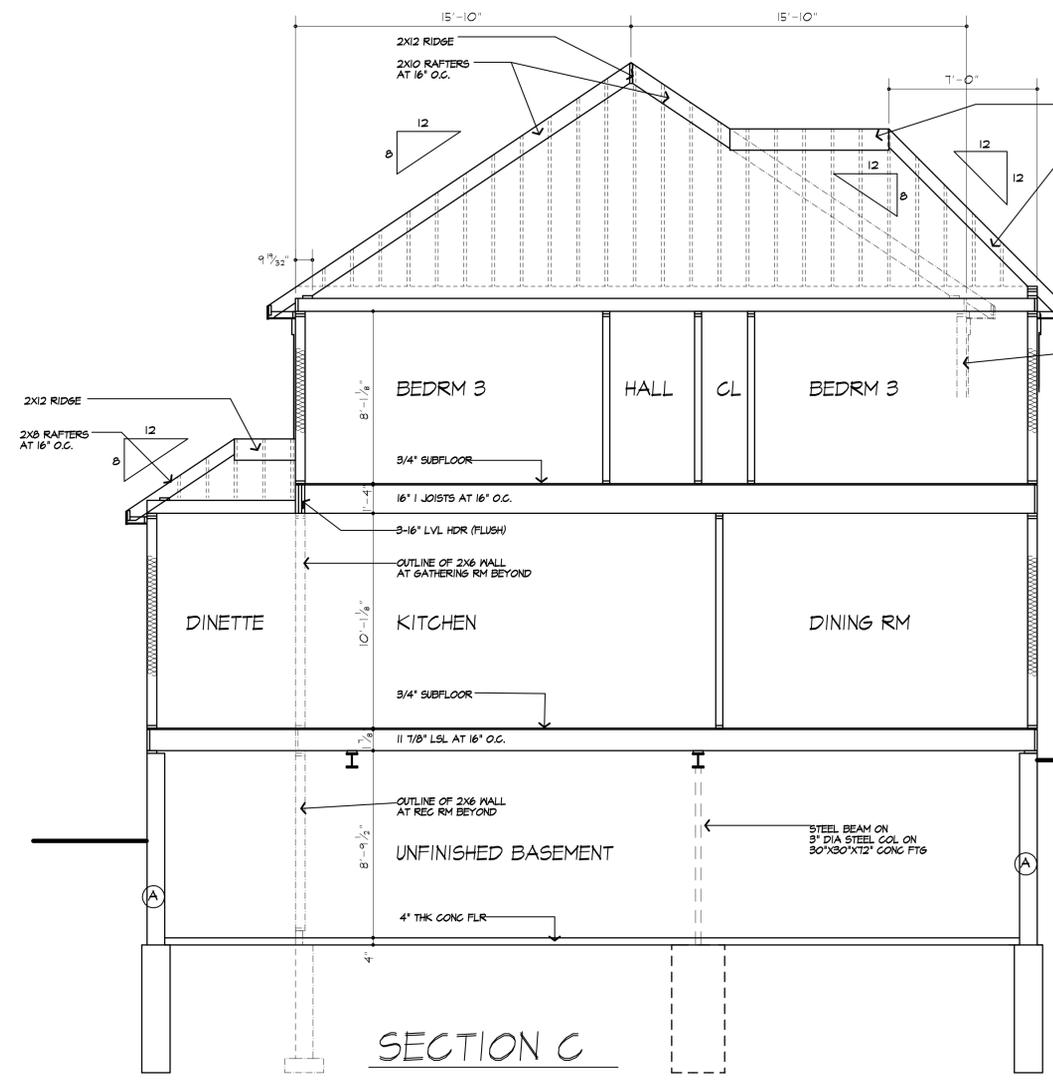
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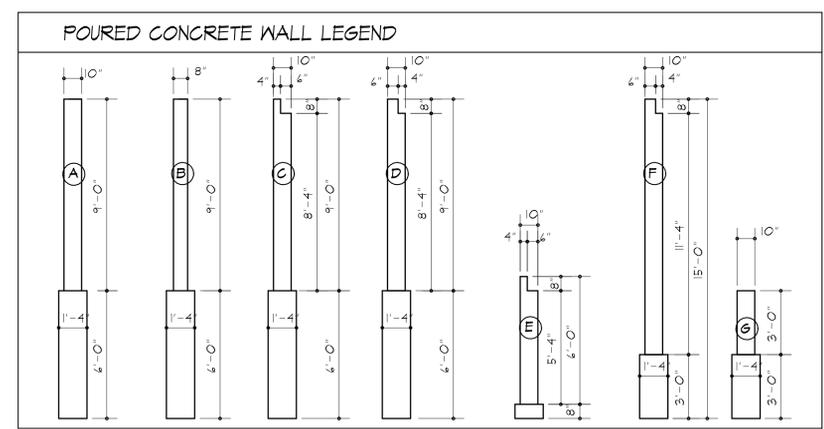
SHEET:

10
 OF 12 SHEETS



***NOTE:**
 PROVIDE ICE PROTECTION UNDERLAYMENT ON PERIMETER OF ROOF TO 24" INSIDE INTERIOR WALLS PER R902.2.1.1 (RESIDENTIAL CODE OF NEW YORK STATE)

LINE LEGEND	
---	BEYOND
---	IN FOREGROUND



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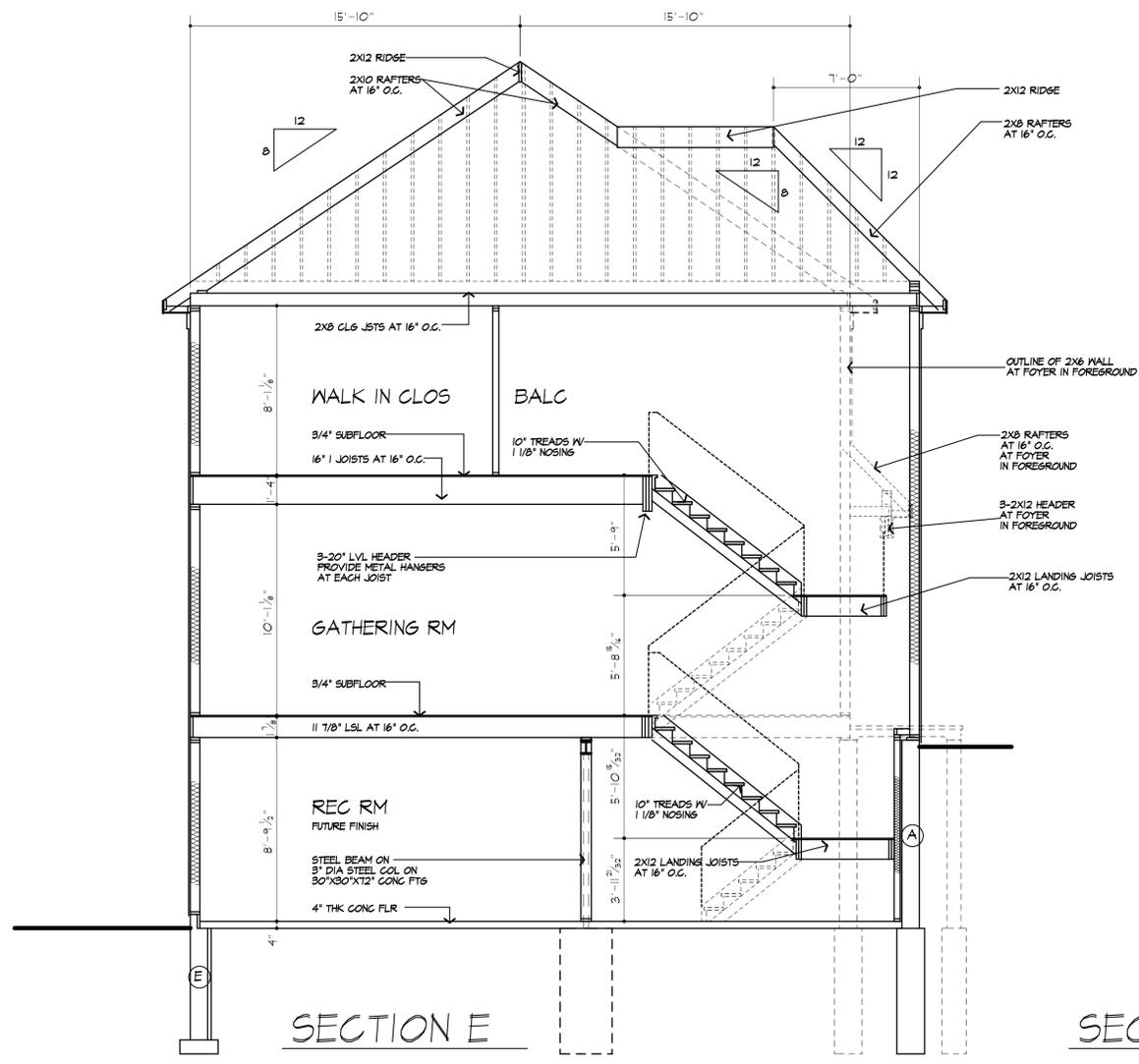
PROJECT:
 KETONIS RESIDENCE
 LOT 106 MALVERN HILLS

CLIENT:
 KETMAR DEVELOPMENT CORP

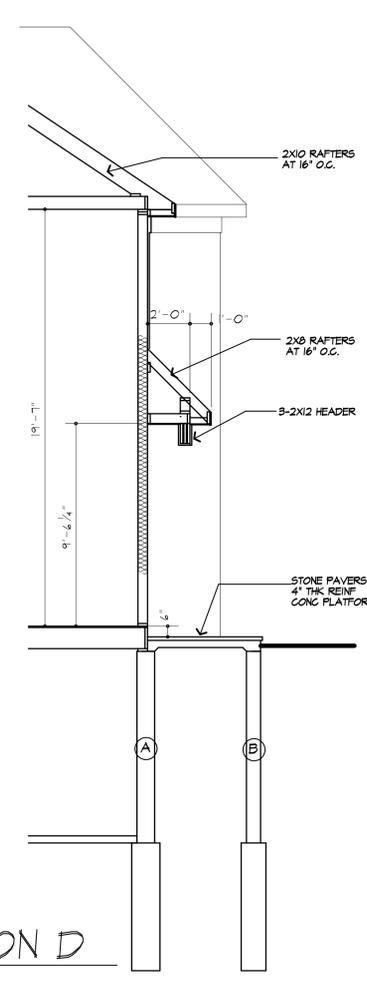
DRAWING:

DRAWN:	CHECKED:
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DATE:	MARCH 2021
SCALE:	1/4"=1'-0"
JOB NO.:	20MB476
SHEET:	

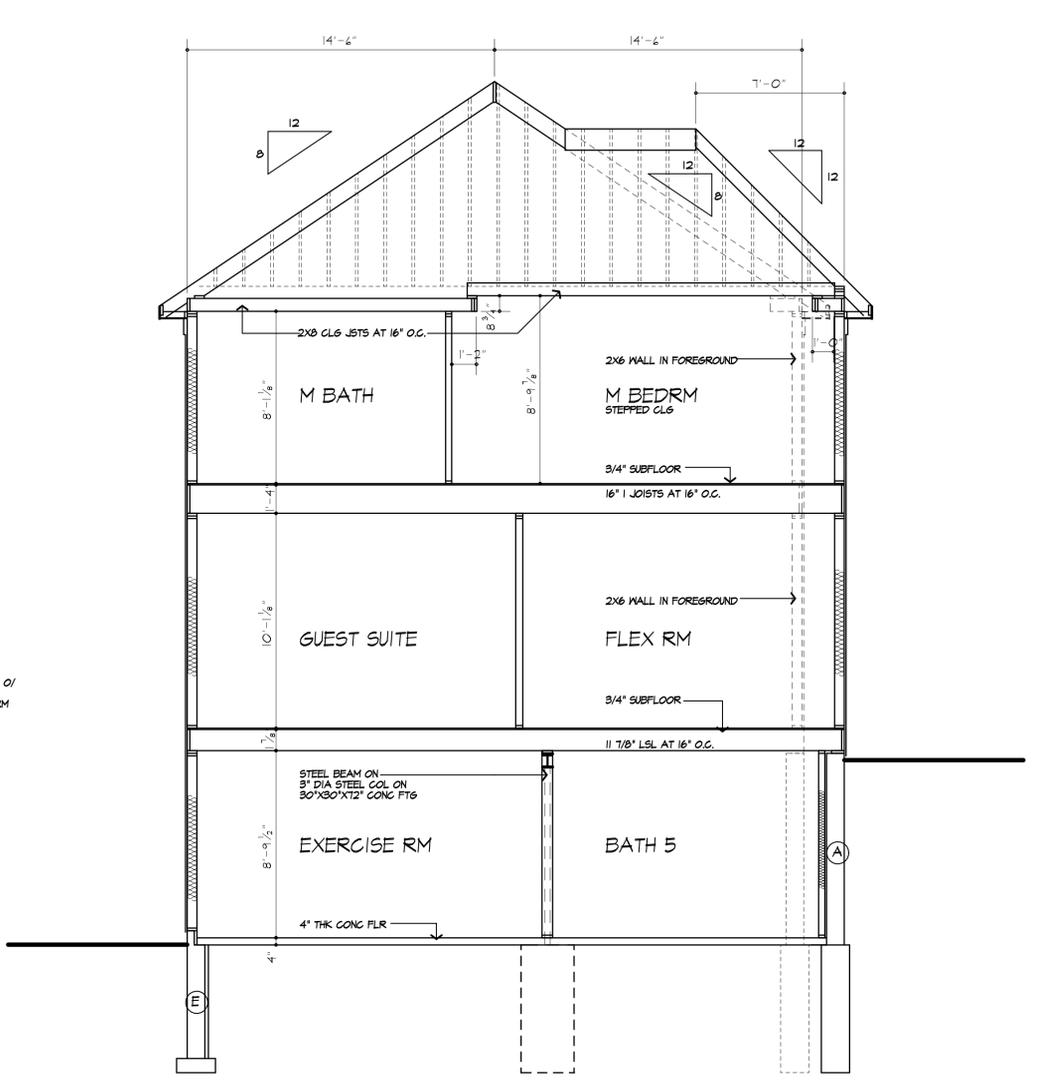
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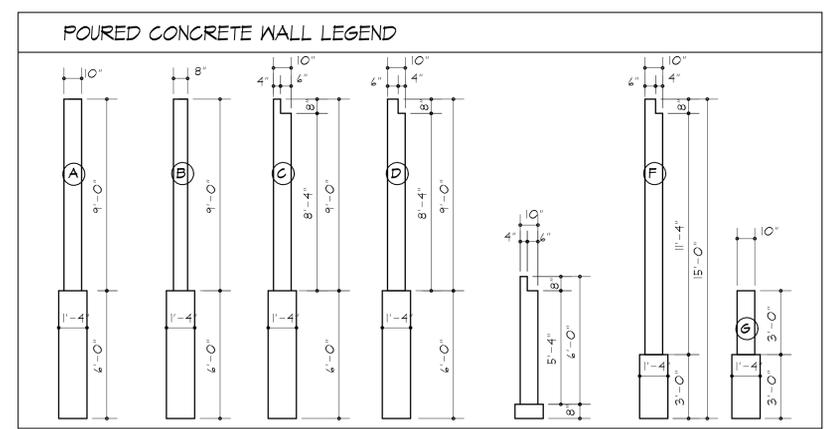
SECTION E



SECTION D



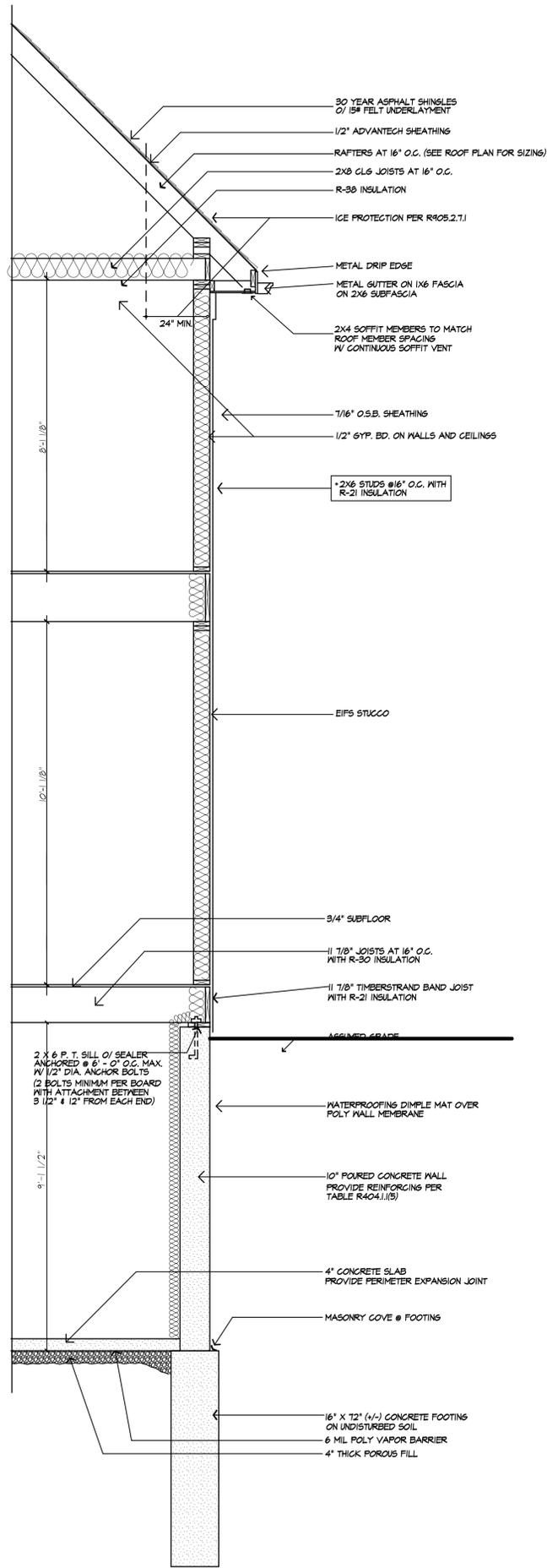
SECTION F



***NOTE:**
 PROVIDE ICE PROTECTION UNDERLAYMENT ON PERIMETER OF ROOF TO 24\"/>

LINE LEGEND

-----	BEYOND
-----	IN FOREGROUND



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

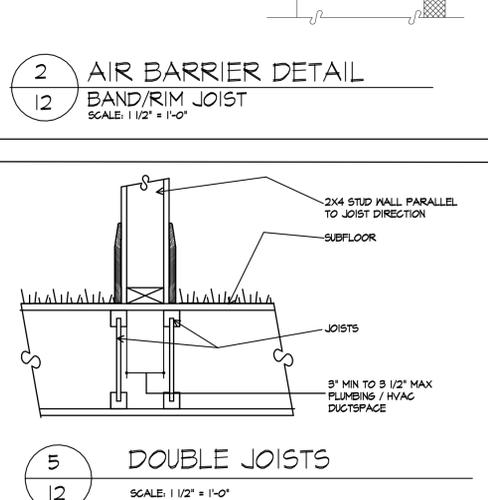
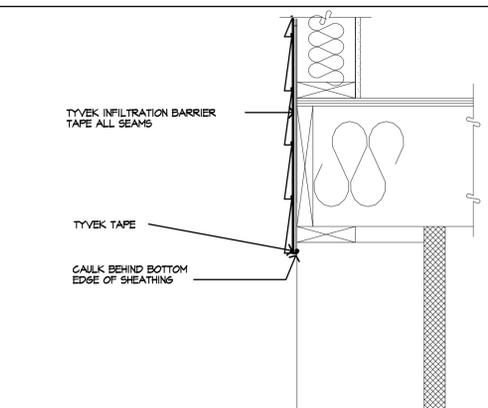
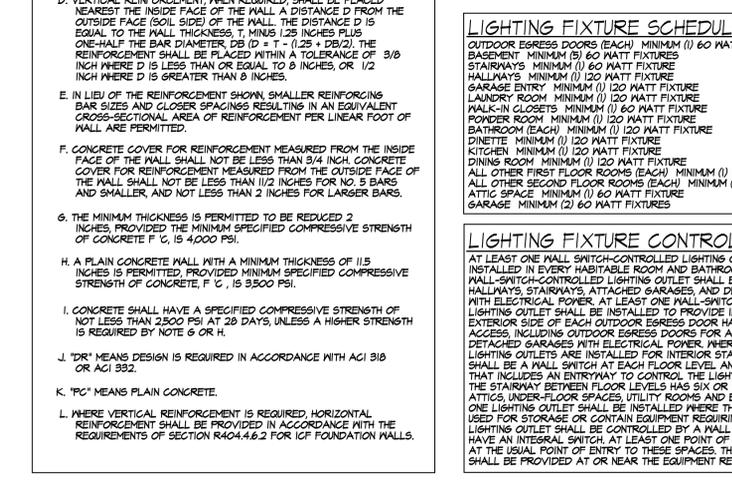
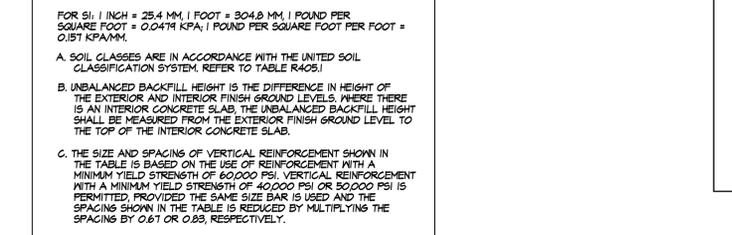
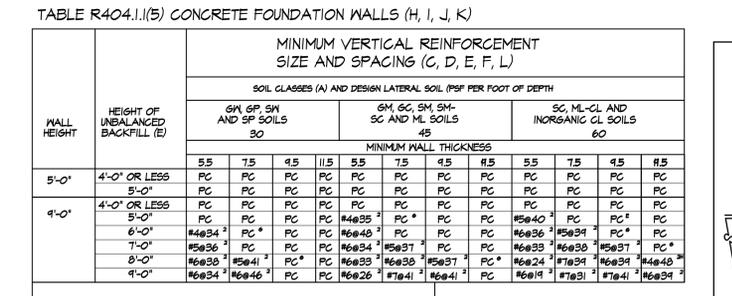
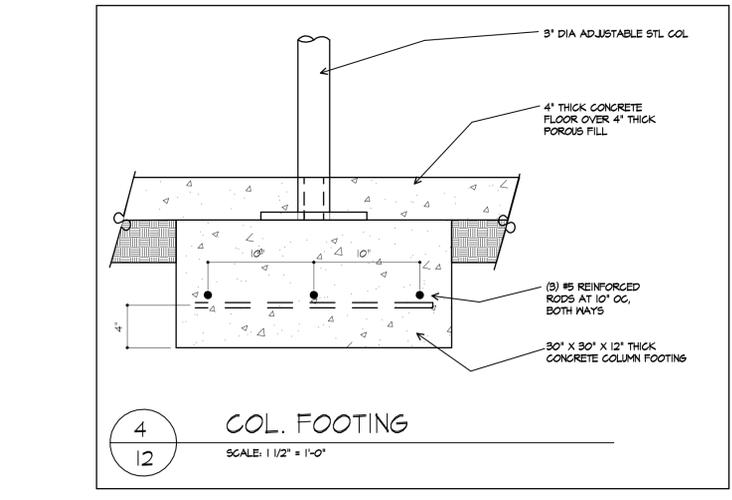
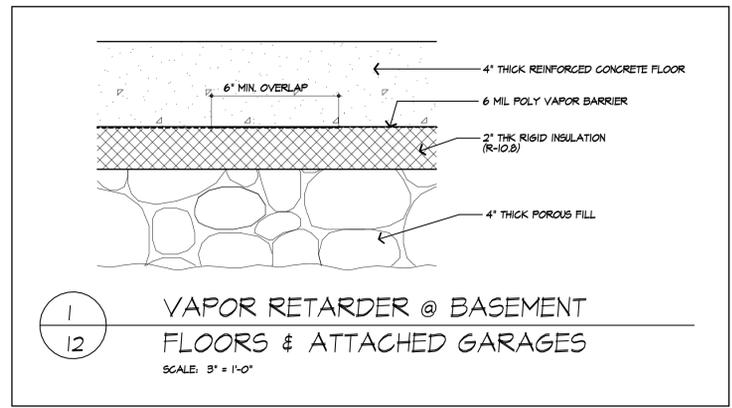


TABLE R404.1.(5) CONCRETE FOUNDATION WALLS (H, I, J, K)

WALL HEIGHT	HEIGHT OF UNBALANCED BACKFILL (B)	MINIMUM VERTICAL REINFORCEMENT SIZE AND SPACING (C, D, E, F, L)															
		SOIL CLASSES (A) AND DESIGN LATERAL SOIL (PSF PER FOOT OF DEPTH)															
		GM, SP, SM AND SP SOILS 30				GM, GC, SM, SM-SC AND ML SOILS 45				SC, ML-CL AND INORGANIC SOILS 60							
MINIMUM WALL THICKNESS																	
		5.5	7.5	9.5	11.5	5.5	7.5	9.5	11.5	5.5	7.5	9.5	11.5				
5'-0"	4'-0" OR LESS	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC
	5'-0"	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC
4'-0"	4'-0" OR LESS	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC
	5'-0"	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC
	6'-0"	#4@36"	PC	PC	PC	#4@30"	PC	PC	PC	#5@36"	PC	PC	PC	#5@30"	PC	PC	PC
	7'-0"	#5@36"	PC	PC	PC	#5@30"	PC	PC	PC	#5@36"	PC	PC	PC	#5@30"	PC	PC	PC
3'-0"	8'-0"	#5@30"	#5@41"	PC	PC	#5@30"	#5@30"	#5@30"	#5@30"	#5@30"	#5@30"	#5@30"	#5@30"	#5@30"	#5@30"	#5@30"	#5@30"
	9'-0"	#5@30"	#5@46"	PC	PC	#5@30"	#5@30"	#5@30"	#5@30"	#5@30"	#5@30"	#5@30"	#5@30"	#5@30"	#5@30"	#5@30"	#5@30"
	10'-0"	#5@30"	#5@46"	PC	PC	#5@30"	#5@30"	#5@30"	#5@30"	#5@30"	#5@30"	#5@30"	#5@30"	#5@30"	#5@30"	#5@30"	#5@30"

FOR 5# 1 INCH = 25.4 MM, 1 FOOT = 304.8 MM, 1 POUND PER SQUARE FOOT = 0.0479 KPA, 1 POUND PER SQUARE FOOT PER FOOT = 0.157 KPA/M.

A. SOIL CLASSES ARE IN ACCORDANCE WITH THE UNITED SOIL CLASSIFICATION SYSTEM. REFER TO TABLE R404.1.

B. UNBALANCED BACKFILL HEIGHT IS THE DIFFERENCE IN HEIGHT OF THE EXTERIOR AND INTERIOR FINISH GROUND LEVELS. WHERE THERE IS AN INTERIOR CONCRETE SLAB, THE UNBALANCED BACKFILL HEIGHT SHALL BE MEASURED FROM THE EXTERIOR FINISH GROUND LEVEL TO THE TOP OF THE INTERIOR CONCRETE SLAB.

C. THE SIZE AND SPACING OF VERTICAL REINFORCEMENT SHOWN IN THE TABLE IS BASED ON THE USE OF REINFORCEMENT WITH A MINIMUM YIELD STRENGTH OF 60,000 PSI. VERTICAL REINFORCEMENT WITH A MINIMUM YIELD STRENGTH OF 40,000 PSI OR 50,000 PSI IS PERMITTED PROVIDED THE SAME SIZE BAR IS USED AND THE SPACING SHOWN IN THE TABLE IS REDUCED BY MULTIPLYING THE SPACING BY 0.67 OR 0.83, RESPECTIVELY.

D. VERTICAL REINFORCEMENT, WHEN REQUIRED, SHALL BE PLACED NEAREST THE INSIDE FACE OF THE WALL A DISTANCE D FROM THE OUTSIDE FACE (SOIL SIDE) OF THE WALL. THE DISTANCE D IS EQUAL TO THE WALL THICKNESS, T, MINUS 125 INCHES PLUS ONE-HALF THE BAR DIAMETER, DB (D = T - (125 + DB/2)). THE REINFORCEMENT SHALL BE PLACED WITHIN A TOLERANCE OF 3/8 INCH WHERE D IS LESS THAN OR EQUAL TO 8 INCHES OR 1/2 INCH WHERE D IS GREATER THAN 8 INCHES.

E. IN LIEU OF THE REINFORCEMENT SHOWN, SMALLER REINFORCING BAR SIZES AND CLOSER SPACINGS RESULTING IN AN EQUIVALENT CROSS-SECTIONAL AREA OF REINFORCEMENT PER LINEAR FOOT OF WALL ARE PERMITTED.

F. CONCRETE COVER FOR REINFORCEMENT MEASURED FROM THE INSIDE FACE OF THE WALL SHALL NOT BE LESS THAN 3/4 INCH. CONCRETE COVER FOR REINFORCEMENT MEASURED FROM THE OUTSIDE FACE OF THE WALL SHALL NOT BE LESS THAN 1 1/2 INCHES FOR NO. 5 BARS AND SMALLER, AND NOT LESS THAN 2 INCHES FOR LARGER BARS.

G. THE MINIMUM THICKNESS IS PERMITTED TO BE REDUCED 2 INCHES PROVIDED THE MINIMUM SPECIFIED COMPRESSIVE STRENGTH OF CONCRETE, F_c, IS 4,000 PSI.

H. A PLAIN CONCRETE WALL WITH A MINIMUM THICKNESS OF 11.5 INCHES IS PERMITTED PROVIDED THE MINIMUM SPECIFIED COMPRESSIVE STRENGTH OF CONCRETE, F_c, IS 3,500 PSI.

I. CONCRETE SHALL HAVE A SPECIFIED COMPRESSIVE STRENGTH OF NOT LESS THAN 2,500 PSI AT 28 DAYS, UNLESS A HIGHER STRENGTH IS REQUIRED BY NOTE 6 OR 8.

J. "DR" MEANS DESIGN IS REQUIRED IN ACCORDANCE WITH ACI 318 OR ACI 302.

K. "PC" MEANS PLAIN CONCRETE.

L. WHERE VERTICAL REINFORCEMENT IS REQUIRED, HORIZONTAL REINFORCEMENT SHALL BE PROVIDED IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION R404.4.2 FOR 10' FOUNDATION WALLS.

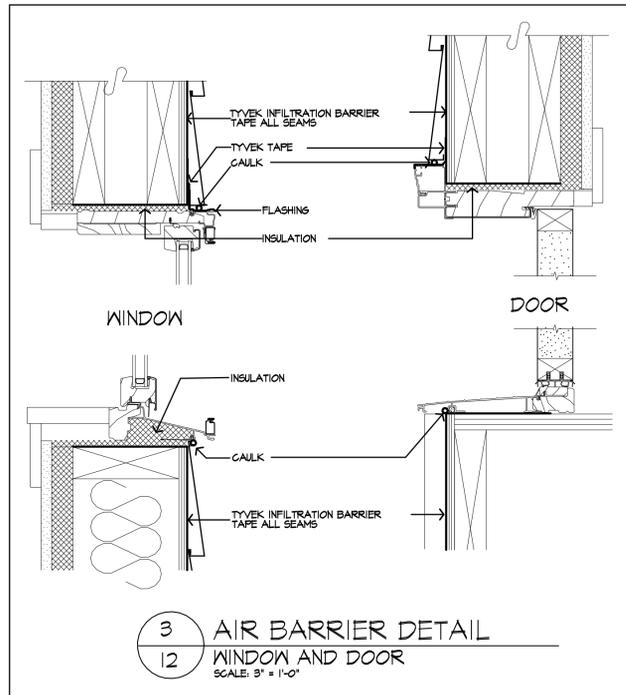


TABLE N102.4.2 AIR BARRIER AND INSULATION INSPECTION COMPONENT CRITERIA

COMPONENT	CRITERIA
AIR BARRIER AND THERMAL BARRIER	EXTERIOR THERMAL ENVELOPE INSULATION FOR FRAMED WALLS IS INSTALLED IN SUBSTANTIAL CONTACT AND CONTIGUOUS ALIGNMENT WITH BUILDING ENVELOPE AIR BARRIER. BREAKS OR JOINTS IN THE AIR BARRIER ARE FILLED OR REPAIRED. AIR PERMEABLE INSULATION IS NOT USED AS A SEALING MATERIAL. AIR PERMEABLE INSULATION IS INSIDE OF AN AIR BARRIER.
CEILING/ATTIC	AIR BARRIER IN ANY DROPPED CEILING OR SOFFIT IS SUBSTANTIALLY ALIGNED WITH INSULATION AND ANY GAPS ARE SEALED.
MALLS	CORNERS AND HEADERS ARE INSULATED. JUNCTION OF FOUNDATION AND SILL PLATE IS SEALED.
WINDOWS AND DOORS	SPACE BETWEEN WINDOW AND DOOR JAMS AND FRAMING IS SEALED.
RIM JOISTS	RIM JOISTS ARE INSULATED AND INCLUDE AN AIR BARRIER.
FLOORS - INCLUDING ABOVE GARAGE AND CANTILEVERED FLOORS	INSULATION IS INSTALLED TO MAINTAIN PERMANENT CONTACT WITH UNDERSIDE OF SUBFLOOR DECKING. AIR BARRIER IS INSTALLED AT ANY EXPOSED EDGE OF INSULATION.
CRAWL-SPACE MALLS	INSULATION IS PERMANENTLY ATTACHED TO WALLS. EXPOSED EARTH IN UNVENTED CRAWL SPACES IS COVERED WITH INSULATION OR AIR BARRIER WITH OVERLAPPING JOINTS TAPED.
SHAFTS PENETRATIONS	DUCT SHAFTS, UTILITY PENETRATIONS, KNEE WALLS AND FLUE SHAFTS OPENING TO EXTERIOR OR UNCONDITIONED SPACE ARE SEALED.
NARROW CAVITIES	BATTIS IN NARROW CAVITIES ARE CUT TO FIT, OR NARROW CAVITIES ARE FILLED BY SPRAYED/BLOWN INSULATION.
GARAGE SEPARATION	AIR SEALING IS PROVIDED BETWEEN GARAGE AND CONDITIONED SPACES.
RECESSED LIGHTING	RECESSED LIGHT FIXTURES ARE AIR TIGHT, IC RATED, AND SEALED TO DRYWALL. EXCEPTION: FIXTURES IN UNCONDITIONED SPACE.
PLUMBING AND WIRING	INSULATION IS PLACED BETWEEN OUTSIDE AND PIPES. BATT INSULATION IS CUT TO FIT AROUND WIRING AND INSULATION AND AN AIR BARRIER EXTENDS BEHIND WIRING AND WIRING.
SHOWER OR TUB ON EXTERIOR WALL	SHOWERS AND TUBS ON EXTERIOR WALLS HAVE INSULATION AND AN AIR BARRIER SEPARATING THEM FROM THE EXISTING WALL.
ELECTRICAL OR PHONE BOX ON EXTERIOR WALLS	AIR BARRIER EXTENDS BEHIND BOXES OR AIR SEALED-TYPE BOXES ARE USED.
COMMON MALL	AIR BARRIER IS INSTALLED IN COMMON MALL BETWEEN DWELLING UNITS.
HYVAC REGISTER BOOT	HYVAC REGISTER BOOT IS SEALED TO SUBFLOOR OR DRYWALL.
FIREPLACE	FIREPLACE WALLS INCLUDE AN AIR BARRIER.

SMOKE & CARBON MONOXIDE ALARM LOCATIONS

R318.1 LOCATION: SMOKE ALARMS SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS: 1. IN EACH SLEEPING ROOM. 2. OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS. 3. ON EACH ADDITIONAL STORY OF THE DWELLING, INCLUDING BASEMENTS BUT NOT INCLUDING CRAWL SPACES AND UNINHABITABLE ATTICS. IN DWELLINGS OR DWELLING UNITS WITH SPLIT LEVELS AND WITHOUT AN INTERVENING DOOR BETWEEN ADJACENT LEVELS, WITHOUT A SMOKE ALARM INSTALLED ON THE UPPER LEVEL, SUFFICE FOR THE ADJACENT LOWER LEVEL PROVIDED THAT THE LOWER LEVEL IS LESS THAN ONE FULL STORY BELOW THE UPPER LEVEL. WHEN MORE THAN ONE SMOKE ALARM IS REQUIRED TO BE INSTALLED WITHIN AN INDIVIDUAL DWELLING UNIT, THE ALARMS SHOULD BE INSTALLED IN SUCH A MANNER THAT THE ACTUATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS IN THE INDIVIDUAL UNIT.

R318.4.2 REQUIRED LOCATIONS: CARBON MONOXIDE ALARMS SHALL BE PROVIDED IN THE FOLLOWING LOCATIONS: 1. WITHIN EACH DWELLING UNIT ON EACH STORY CONTAINING A SLEEPING AREA, WITHIN 5 FEET OF THE SLEEPING AREA. MORE THAN ONE CARBON MONOXIDE ALARM SHALL BE PROVIDED WHERE NECESSARY TO ASSURE THAT NO SLEEPING AREA ON A STORY IS MORE THAN 15 FEET AWAY FROM A CARBON MONOXIDE ALARM. 2. ON ANY STORY OF DWELLING UNIT THAT CONTAINS A CARBON MONOXIDE SOURCE.

MORABITO ARCHITECTS
PATRICK J. MORABITO, AIA, ARCHITECT, P.C.
LICENSED IN CO, MA, NE, NY, PA, SC

121 Sully's Trail
Pittsford, NY 14534

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

www.MorabitoArchitects.com

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MARCH 16, 2021

This plan is not valid for building permit without original signature and stamp ("wet seal") in red in space above.

PROJECT:
KETCHUM RESIDENCE
LOT 106 MALVERN HILLS

CLIENT:
KETCHUM DEVELOPMENT CORP

DRAWING:
WALL SECTIONS

DRAWN:	CHECKED:
PJMAIA	X

DATE: MARCH 2021

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

JOB NO.: 2019476

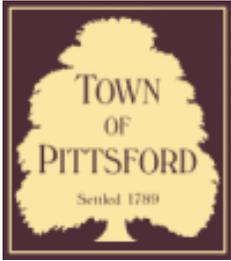
SHEET: 12 OF 12 SHEETS





07/25/2016





Town of Pittsford

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

Permit # CA21-000001

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

DESIGN REVIEW AND HISTORIC PRESERVATION BOARD REFERRAL OF APPLICATION

Property Address: 70 Mitchell Road PITTSFORD, NY 14534

Tax ID Number: 164.11-2-16.1

Zoning District: RN Residential Neighborhood

Owner: Holcombe, P. Scott

Applicant: Holcombe, P. Scott

Application Type:

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

Project Description: Applicant is requesting a Certificate of Appropriateness, pursuant to Code Section 185-196, for the exterior renovation of a designated historic home. This property is zoned (RN) Residential Neighborhood.

Meeting Date: March 25, 2021

8. Project Contractor (if Available): Falcon Renovations
Address: 3 Newcomb Drive Phone: 775-1245
Street
Hilton NY 14468 E-mail: falcon4renovations@gmial.com
City State Zip Code

9. Present use of Property: Storage

10. Zoning District of Property: Pittsford

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):

Exterior door (to replace where there is currently a window)

4 Windows (canal side) vinyl

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):

N/A

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

N/A

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

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

Applicant Certification:

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

Signature of applicant

Date

Owner Consent:

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

Yes No

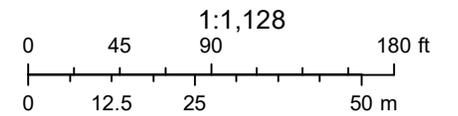
If Yes, owner's signature: _____



RN Residential Neighborhood Zoning



Printed March 17, 2021



Town of Pittsford GIS

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Mitchell Road

Mitchell Road

Mitchell Road Mitchell Road

A

60

70

80

50

70 Mitchell Road

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS



This is the exterior wall that will remain: it will be built up to the rafters and the window on the left will be replaced with a door.

The same exterior wall...



...the view is approximately a third of the way toward the road.

This is the view of that wall nearly to the road.



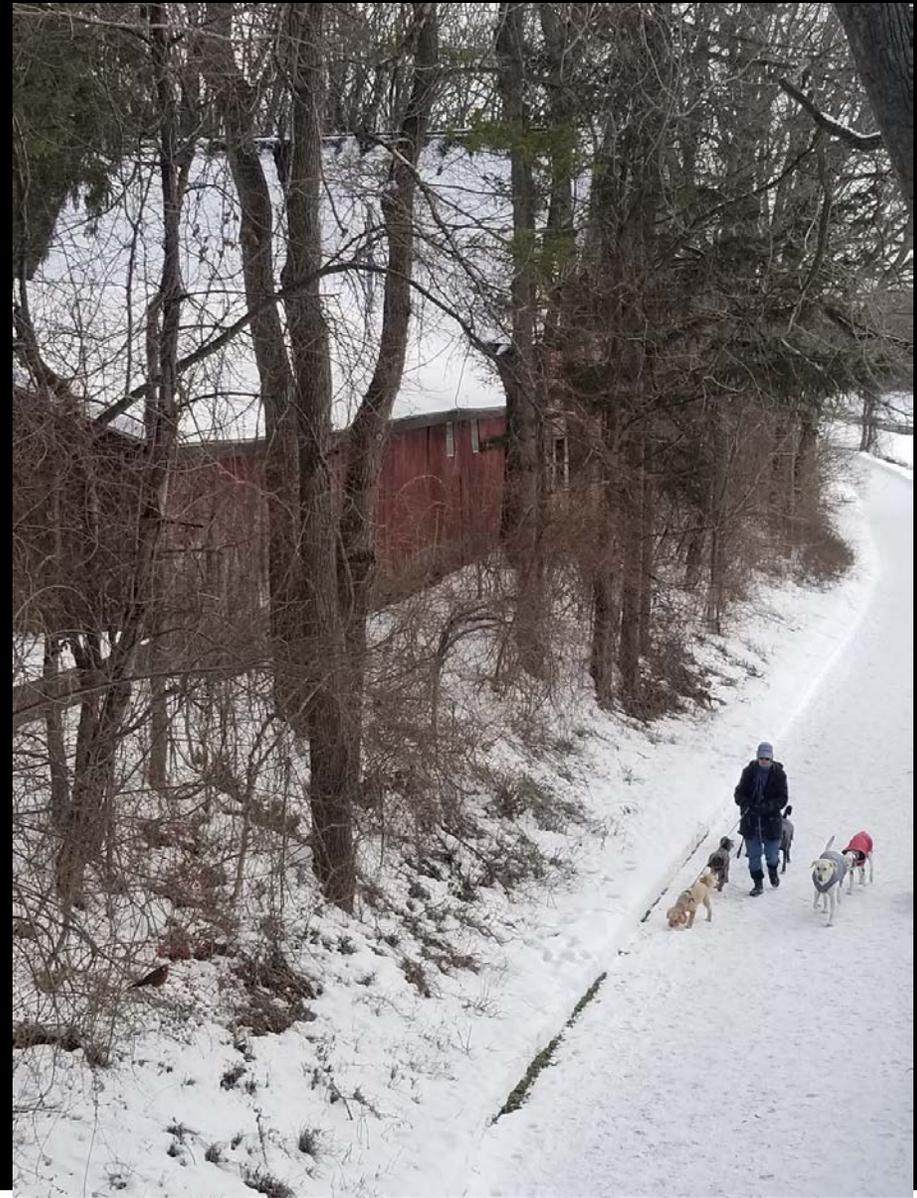


This is the canal side from the Mitchell Road bridge.

The exterior wall of the renovation is from the behind the 3 trees to left of the small window (the 'x' is approximately the center of the).

The exterior wall will be repaired, not replaced.

This is the same view of the canal side exterior wall with a person on the tow path. There is a considerable elevation from the path to the exterior wall.





This is the view on the tow path approaching the bridge.

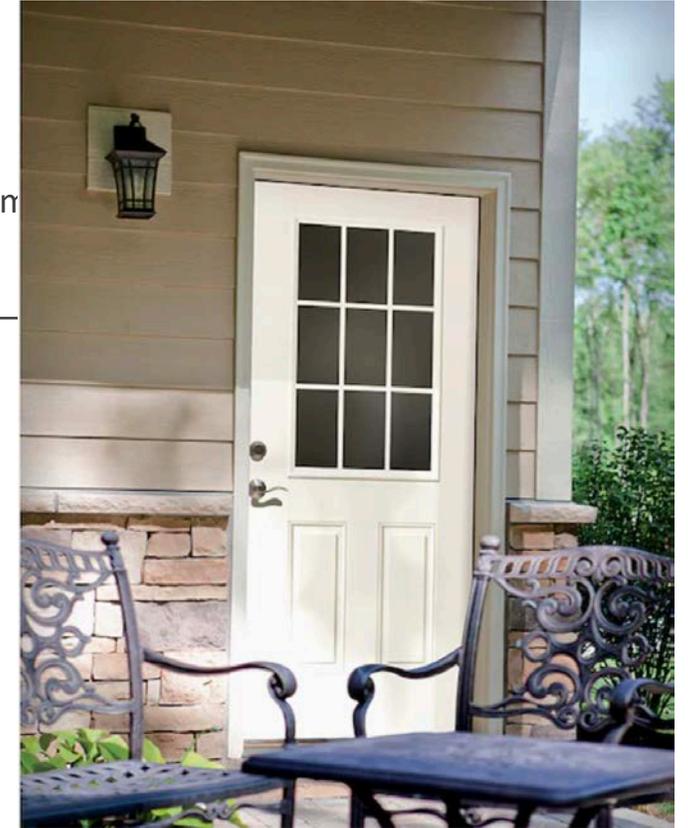
This the view in summer
from the path looking directly
up at the exterior wall.



Materials:

Door and windows: [Therma-Tru Benchmark Doors](#) 36-in x 80-in Fiberglass Half Lite
Ready to paint Unfinished Prehung Single Front Door with Brickmould

Item



[JELD-WEN](#) V-2500 35.5-in x 71.5-in x 2.905-in Jamb Vinyl
New Construction Egress Black Double Hung Window
ENERGY STAR Northern Zone ENERGY STAR North/Central
Zone ENERGY STAR South/Central Zone ENERGY STAR
Southern Zone
Item #2485860 Model #LOWOLJW240200014

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These plans comply with the 2020 code.

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Revisions:

Project:

INTERIOR REMODEL

Client:

SCOTT & KATHLEEN HOLCOMBE

Job Location:

10 MITCHELL ROAD
PITTSFORD, NEW YORK

Drawing Title:

ELEVATIONS

Drawn TJM

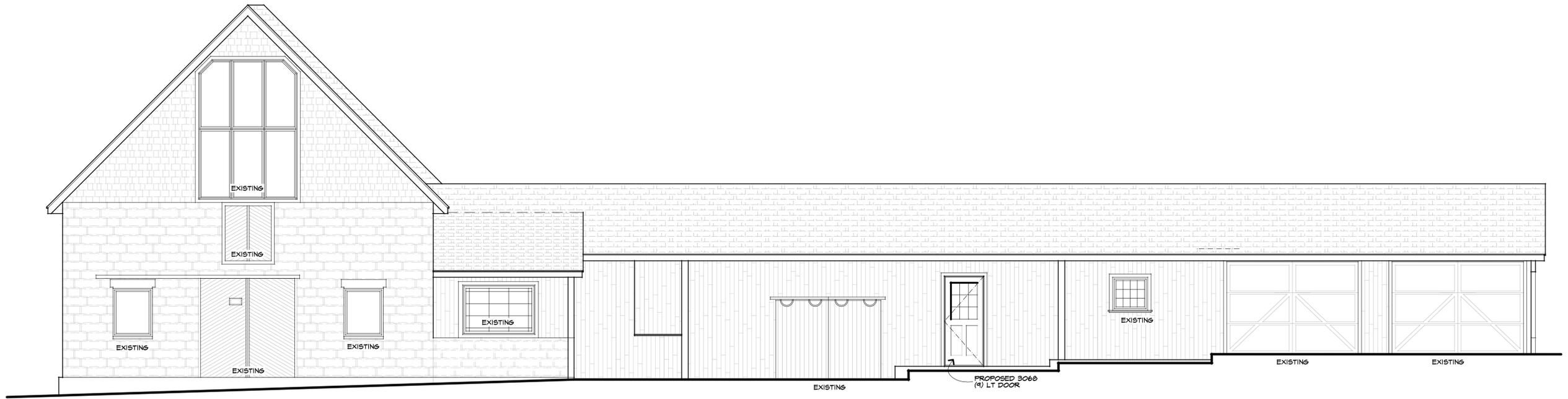
Checked By

Date NOVEMBER, 2020

Job No. 38376

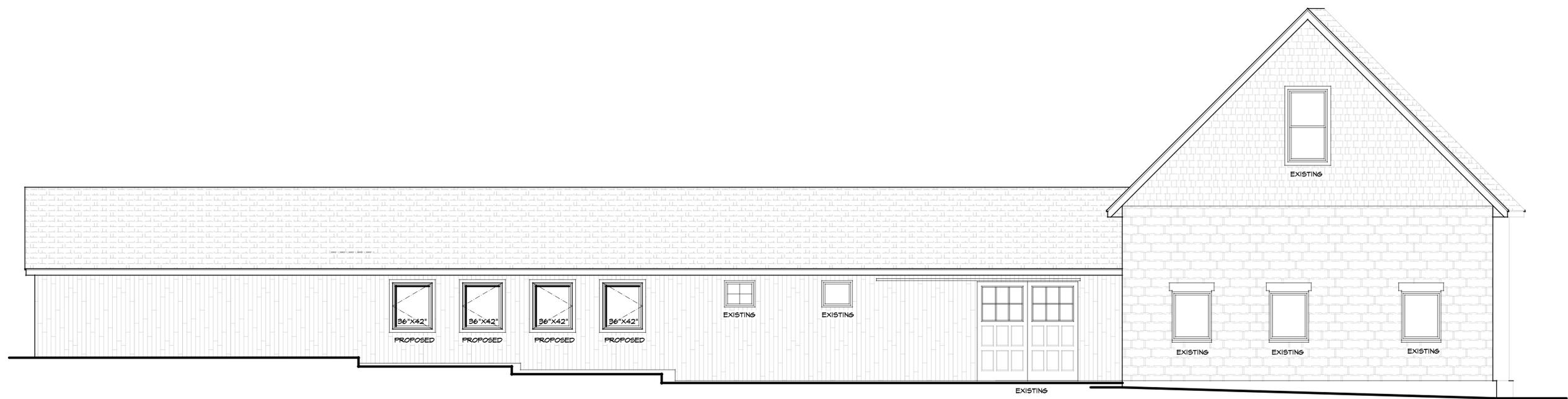
Sheet

1 of 2



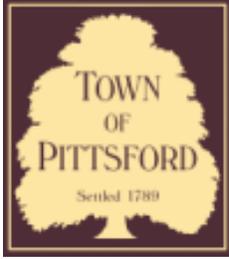
EAST ELEVATION

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



WEST ELEVATION

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



Town of Pittsford

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

Permit #
C21-000009

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

DESIGN REVIEW AND HISTORIC PRESERVATION BOARD REFERRAL OF APPLICATION

Property Address: 3280 Monroe Avenue ROCHESTER, NY 14618

Tax ID Number: 150.12-1-12

Zoning District: C Commercial

Owner: Mc Donald's Corp

Applicant: Mc Donald's Corp

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 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 checked="" type="checkbox"/> Informal Review | |

Project Description: The applicant is requesting informal Design Review for the exterior alteration and renovation to the existing McDonald's Restaurant. The project consists of alterations to the front, sides, rear and roof of the building. Please review the attached section of the Monroe Avenue Design Guidelines providing guidance on flat roofs.

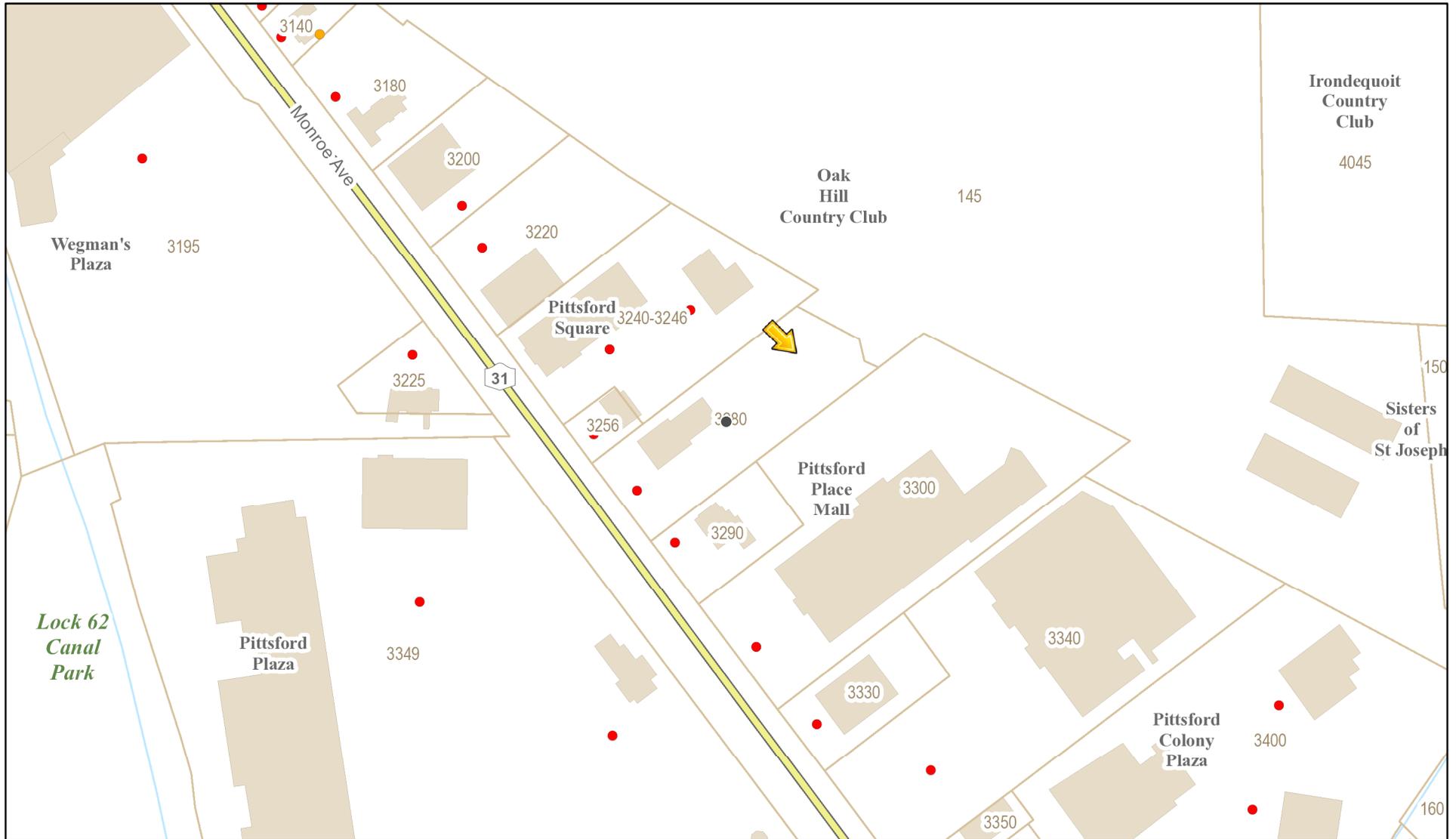
Meeting Date: March 25, 2021



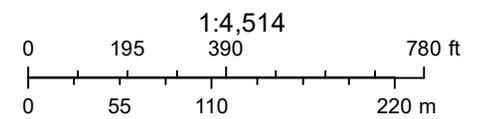
McDonald's PLAYPLACE

3280

Property Pictures



3/18/2021, 4:38:18 PM



Town of Pittsford GIS

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3190
04/21/2018
11:05

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McDonald's®

3280 MONROE AVENUE TOWN OF PITTSFORD, MONROE COUNTY NEW YORK

DESIGN CONSULTANTS

CIVIL

T.Y. LIN INTERNATIONAL ENGINEERING & ARCHITECTURE
255 EAST AVENUE
ROCHESTER, NEW YORK 14604
ATTN: Randy Bebout, Project Manager
(585) 512-2000

LICENSED SURVEYOR

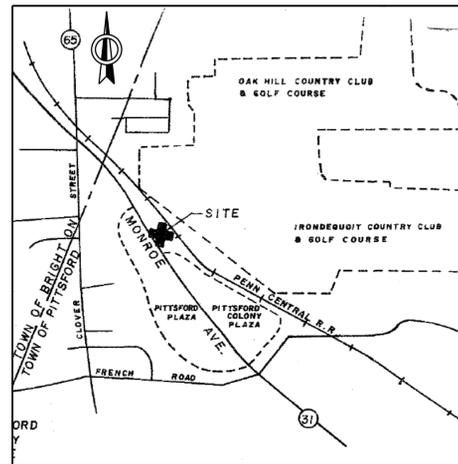
C.T. MALE ASSOCIATES
ENGINEERING, SURVEYING, ARCHITECTURE
& LANDSCAPE ARCHITECTURE, D.P.C.
200 GATEWAY PARK DRIVE
BLDG. C, P.O. BOX 3246
SYRACUSE, NEW YORK 13220-3246
ATTN: David M. Sliski, P.L.S.
(315) 458-6498

APPROVAL AGENCIES

TOWN OF PITTSFORD PLANNING BOARD
11 S. MAIN STREET
PITTSFORD, NEW YORK 14534
ATTN: Doug DeRue, Director of Planning, Zoning, & Development
(585) 428-6250

TOWN OF PITTSFORD DESIGN REVIEW AND HISTORIC PRESERVATION BOARD
11 S. MAIN STREET
PITTSFORD, NEW YORK 14534
ATTN: Dirk Schneider, Chairman
(585) 428-6250

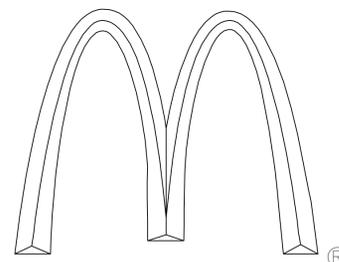
NYS DEPARTMENT OF TRANSPORTATION - REGION 4
1530 JEFFERSON ROAD
ROCHESTER, NEW YORK 14623
ATTN: Jeff Frank
(585) 272-3473



LOCATION MAP
NOT TO SCALE

REVISIONS	DWG. NO.	DESCRIPTION	SHEET NO.		
				6	5
	T-1	TITLE SHEET	1 of 16		
	TM-1	TOPOGRAPHIC SURVEY MAP	2 of 16		
	C-0	DEMOLITION PLAN	3 of 16		
	C-1	SITE PLAN	4 of 16		
	C-1A	DRIVE-THRU LAYOUT PLAN (NOT INCLUDED)	5 of 16		
	C-1B	ACCESSIBLE SIDEWALK PLAN - 1 (NOT INCLUDED)	6 of 16		
	C-1C	ACCESSIBLE SIDEWALK PLAN - 2 (NOT INCLUDED)	7 of 16		
	C-1D	ACCESSIBLE SIDEWALK DETAILS (NOT INCLUDED)	8 of 16		
	C-2	GRADING PLAN	9 of 16		
	C-3	UTILITY PLAN	10 of 16		
	C-4	LANDSCAPE PLAN	11 of 16		
	CD-1	CONSTRUCTION DETAILS - 1	12 of 16		
	CD-2	CONSTRUCTION DETAILS - 2	13 of 16		
	CD-3	CONSTRUCTION DETAILS - 3	14 of 16		
	CD-4	CONSTRUCTION DETAILS - 4	15 of 16		
	CD-5	DUMPSTER ENCLOSURE DETAILS	16 of 16		

OWNER



McDONALD'S USA, LLC
STAMFORD FIELD OFFICE
645 EAST MAIN STREET, 2ND FLOOR
STAMFORD, CT 06901
(518) 610-5917

STATE SITE CODE: 037-0759 /NSN: #06168

McDonald's® 3280 MONROE AVENUE TOWN OF PITTSFORD, MONROE COUNTY NEW YORK			
TYLIN INTERNATIONAL 255 EAST AVENUE ROCHESTER, NY 14604 (585) 512-2000	PROJECT NO.	43.7218.00	PROJ. MGR.
	DATE	03/03/21	RLB
	SCALE	NO SCALE	DRWN. BY:
	DRAWING NO.	T-1	XDM
SHEET NO.		1 of 16	



SIGN FOUNDATION NOTES	
S3	GATEWAY SIGN - TOP OF CONCRETE FOUNDATION SHALL BE 3" ABOVE FINISHED GRADE
S4	PRE-BROWSE BOARD - TOP OF CONCRETE FOUNDATION SHALL BE 3" ABOVE FINISHED GRADE
S5	SPRINGBOARD CANOPY - TOP OF CONCRETE FOUNDATION SHALL BE 3" ABOVE FINISHED GRADE
S6	MENU BOARD - TOP OF CONCRETE FOUNDATION SHALL BE 3" ABOVE FINISHED GRADE

SUMMARY OF PARKING
 APPROXIMATE EXISTING: 66 SPACES
 PROPOSED: 53 SPACES
 NET CHANGE: -13 SPACES

SITE DATA			
TAX ACCOUNT NUMBERS: 150.12-1-12			
CURRENT SITE AREA: 2.225 ACRES (96,940.69 SQ. FT.)			
CURRENT ZONING: C (COMMERCIAL)			
ZONING REQUIREMENTS		REQUIRED	PROPOSED
MAX. LOT SIZE		30,000 SQ. FT.	---
MAX. BUILDING HEIGHT		40 FT.	---
BUILDING SETBACKS			
FRONT		30 FT.	---
SIDE		20 FT.	---
REAR		30 FT.	---

BUSINESS SIGN DATA TABLE						
SIGN ID	SIGN QUANTITY	SIGN TYPE	SIGN MODEL	NO. OF SIDES	SIGN AREA PER SIDE (SQ. FT.)	TOTAL AREA (SQ. FT.)
S2A	1	DIRECTIONAL W/O ARCH "WELCOME"	INT. ILLUMINATED	2	5.8 SQUARED	11.6
S2B	1	DIRECTIONAL W/O ARCH "THANK YOU"	INT. ILLUMINATED	2	5.8 SQUARED	11.6
S2C	1	DIRECTIONAL W/O ARCH "DRIVE-THRU"	INT. ILLUMINATED	1	5.8 SQUARED	5.8
S3	1	POLE "DOUBLE WELCOME POINT GATEWAY"	NON-ILLUMINATED CHARCOAL/YELLOW	1	6.6 SQUARED	6.6
S4	2	PRE-BROWSE BOARD	DIGITAL	1	16.4 SQUARED	32.8
S5	2	SPRINGBOARD CANOPY WITH COD	INT. ILLUMINATED CHARCOAL/YELLOW	1	3.6 SQUARED	7.2
S6	2	MENU BOARD	DIGITAL	1	29.5 SQUARED	59.0
S7	2	PULL FORWARD SIGN "RESERVED DRIVE-THRU"	NON-ILLUMINATED	1	4.6 SQUARED	9.2
S8	2	CURB SIDE "MOBILE ORDER PICK UP"	NON-ILLUMINATED	1	4.6 SQUARED	9.2
S9	2	WALL "BUILDING ARCH"	42" NEXT GEN INT. ILLUMINATED	1	14.0 SQUARED	28.0
S10	1	WALL WORDMARK "MCDONALD'S"	24" NEXT GEN INT. ILLUMINATED	1	32.9 SQUARED	32.9
					TOTAL BLDG. SIGNAGE	60.9

LEGEND	
[Pattern]	NEW CONCRETE PAVEMENT
[Pattern]	NEW ASPHALT PAVEMENT
[Pattern]	SEAL AND RESTRIPE PAVEMENT AREA
[Dashed Line]	LIMIT OF SEAL AND RESTRIPE PAVEMENT AREA
[Dotted Line]	LIMIT OF NEW PAVEMENT

ADA/STRIPING LEGEND	
A1	ACCESSIBLE SPACE @ MAX. 2.0% RUNNING SLOPE AND MAX. 2.0% CROSS SLOPE WITH SIGN AND SYMBOL PER ADA REQUIREMENTS
A2	ACCESSIBLE AISLE WITH 4" PAINTED "ADA BLUE" STRIPE @ 45°, 2' O.C. @ MAX. 2.0% RUNNING SLOPE AND MAX. 2.0% CROSS SLOPE
A3	5' WIDE PEDESTRIAN CROSSING WITH 6" STRIPING PARALLEL TO TRAFFIC FLOW. STRIPING SHALL BE BLUE FOR CROSSWALK CONNECTING TO ACCESSIBLE PARKING, OTHERWISE SHALL BE WHITE.
A4	4" WHITE PARKING STRIPE OR STRIPED AREA - 4" WHITE STRIPES @ 45°, 2' O.C.
A5	6" YELLOW PAINTED DRIVE-THRU LANE STRIPE
A6	PAVEMENT SYMBOL AND/OR LETTERS
A7	8" PMS 123 YELLOW STRIPE
A8	STOP BAR - 18" WHITE REFLECTIVE TRAFFIC STRIP
A9	4" DOUBLE YELLOW STRIPE

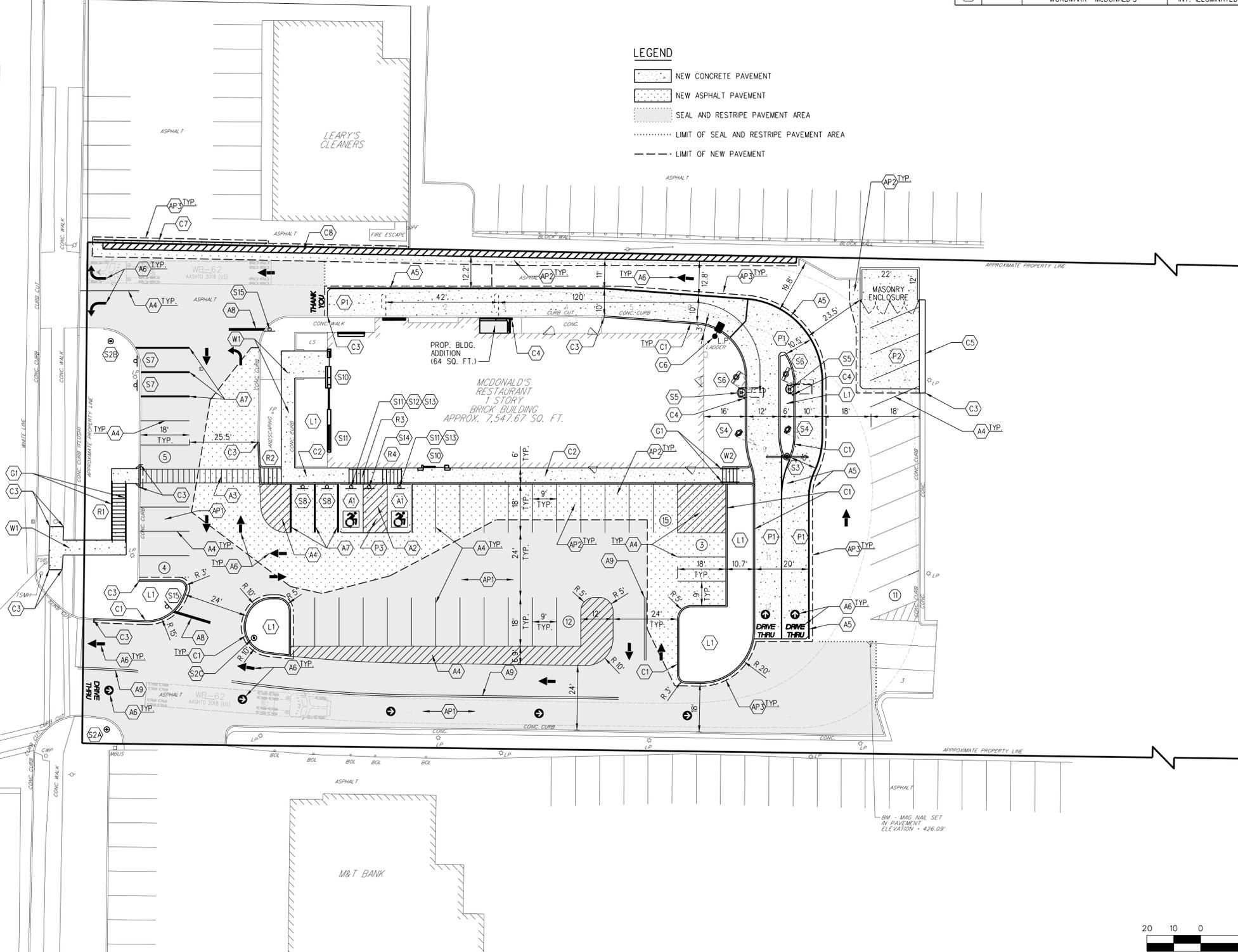
ASPHALT PAVING/CONCRETE PADS	
AP1	SEAL AND RESTRIPE PAVEMENT AREA
AP2	NEW ASPHALT PAVEMENT AREA
AP3	LIMIT OF NEW PAVEMENT
P1	6" THICK, REINFORCED CONC. DRIVE-THRU PAD
P2	22' W 45' L x 6" THICK REINFORCED CONCRETE DUMPSTER ENCLOSURE PAD
P3	6" THICK, REINFORCED CONCRETE ADA PARKING PAD
L1	LAWN/LANDSCAPE AREA

CURBING/BOLLARDS/RAIL/WALL	
C1	6"x18" CONCRETE CURB
C2	INTEGRAL CONCRETE CURB/SIDEWALK
C3	END NEW/MATCH EXIST.
C4	6" CONCRETE BOLLARD W/YELLOW COVER
C5	10"x24" CONCRETE CURB
C6	RELOCATED LIGHT POLE WITH NEW BASE
C7	STEEL GUARD RAIL
C8	REDROCK RETAINING WALL, APPROX. 24" MAX. HEIGHT

GUIDANCE SIGNS	
S11	"RESERVED PARKING" ACCESSIBLE SIGN
S12	"VAN ACCESSIBLE" SIGN
S13	"VIOLATION" SIGNAGE
S14	"NO PARKING ANYTIME" SIGN, MIN. 32" CLEAR WIDTH REQUIRED BETWEEN BOLLARD/SIGNAGE BELOW 80" ABOVE FINISH GRADE AND THE SIDE OF THE ACCESS AISLE.
S15	STOP SIGN

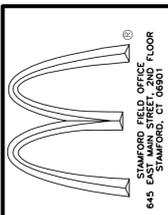
SIDEWALKS/RAMPS	
W1	4" THICK CONCRETE SIDEWALK - 5' WIDE UNLESS OTHERWISE NOTED
W2	STEPS PER ADA STANDARDS
R*	ACCESSIBLE SIDEWALK RAMP
G1	HANDRAILS PER ADA STANDARDS

MONROE AVENUE
(N.Y.S. ROUTE 31)



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MCDONALD'S RESTAURANT
 3289 MONROE AVENUE, TOWN OF PITTSFORD, MONROE COUNTY, NEW YORK

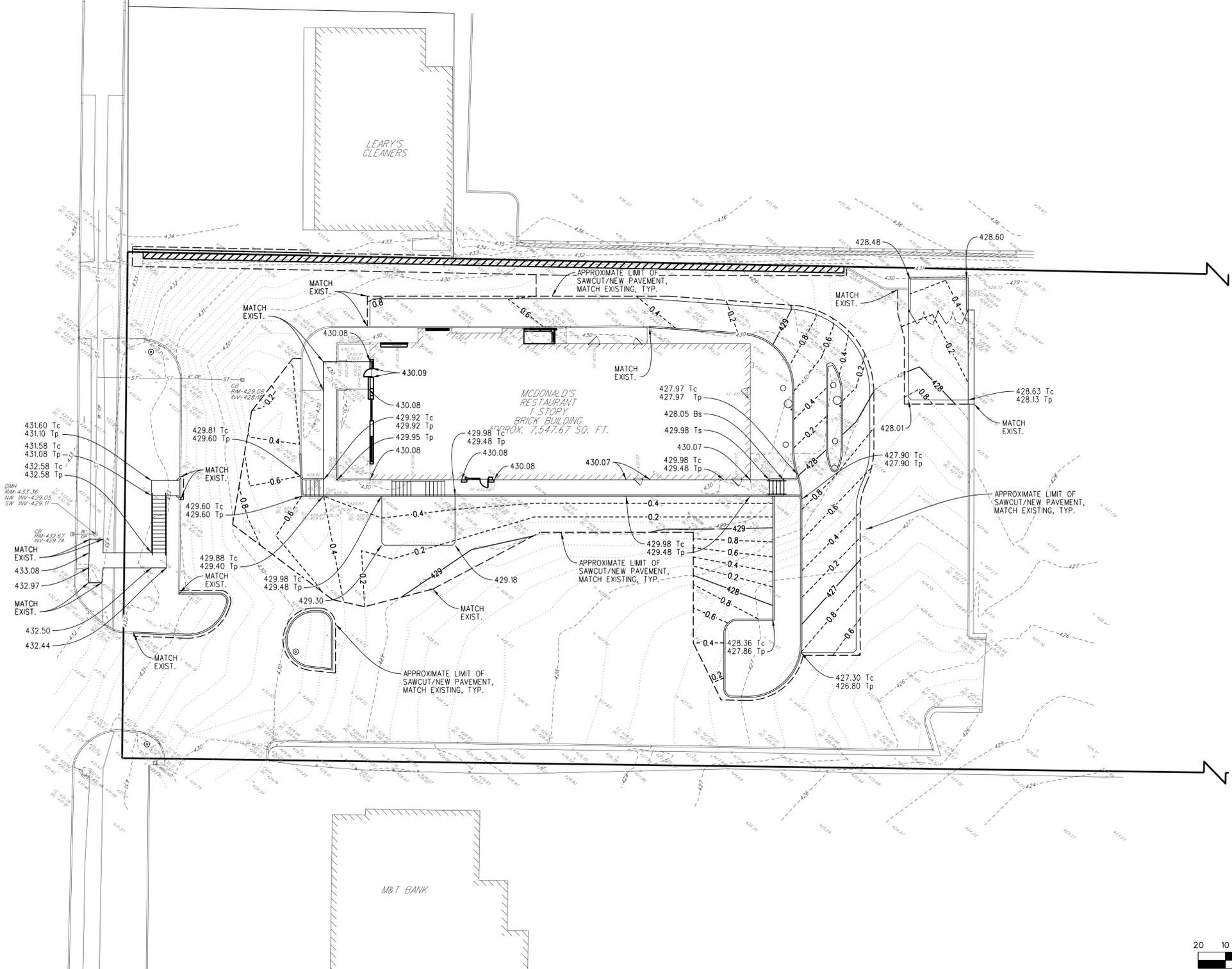
MCDONALD'S USA, LLC
 STATE SITE CODE: 031-0789-NSM-008108

SITE PLAN

PROJECT NO.	43.7218.00	PROJ. MGR.	RLB
DATE	03/03/21	DRWN. BY:	XDM
SCALE	1"=20'	CHKD. BY:	RLB
DRAWING NO.	C-1		
SHEET NO.	4 OF 16		



MONROE AVENUE
(N.Y.S. ROUTE 31)



GRADING NOTES

1. GRADING SHALL BE KEPT WITHIN THE LIMITS SHOWN ON THE GRADING PLAN. CONTRACTOR SHALL PROTECT EXISTING VEGETATION OUTSIDE THE LIMITS OF GRADING.
2. ALL UNSURFACED AREAS ARE TO RECEIVE FOUR INCHES OF TOPSOIL, SEED, MULCH AND WATER UNTIL A HEALTHY STAND OF GRASS IS OBTAINED.
3. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATIONS OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE.
4. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

RESTORATION NOTES

1. THE ADJACENT AREAS DISTURBED OR DAMAGED DURING CONSTRUCTION MUST BE RESTORED IN KIND TO THE SATISFACTION OF THE OWNER.
2. WHEN RESTORING LAWN AREAS ADJACENT TO NEW CONSTRUCTION, ON-SITE MATERIAL MAY BE USED TO BACKFILL THE AREA WITHIN FOUR INCHES OF THE FINISHED SURFACE. ON-SITE MATERIAL SHALL BE THOROUGHLY COMPACTED AND FREE OF GRASS CLUMPS, TREE ROOTS, PIECES OF ASPHALT AND OTHER EXTRANEOUS MATERIALS, AND STONES LARGER THAN 1 INCH IN SIZE.
3. ALL DISTURBED UNSURFACED AREAS SHALL RECEIVE FOUR INCHES OF TOPSOIL, SEED AND MULCH AND SHALL BE WATERED UNTIL A HEALTHY STAND OF GRASS IS OBTAINED.
4. WHEN ADJACENT ASPHALT, CONCRETE OR PAVING STONE AREAS ARE DISTURBED AS PART OF THE CONSTRUCTION, THE CONTRACTOR SHALL BE REQUIRED TO REPLACE THE DAMAGED OR EXCAVATED AREA. THE PERIMETER OF THE DISTURBED AREA SHALL BE SAW CUT FULL DEPTH, SO THAT ALL LINES ARE STRAIGHT AND TRUE. PAVING STONES SHALL BE REPLACED IN WHOLE UNITS ONLY, AND ALL REPLACEMENT PAVING STONES ARE TO MATCH THE EXISTING ONES IN SIZE, SHAPE AND COLOR. ASPHALT SHALL BE COMPACTED TO A SMOOTH FINISH AND SHALL BE FLUSH WITH THE EXISTING ADJACENT AREA THAT IS TO REMAIN.

PAVING SPECIFICATION

(MINIMUM 4" TOTAL COMPACTED ASPHALT THICKNESS)

1" BITUMINOUS TOP COURSE, OVER 3" BITUMINOUS BINDER COURSE, OVER 8" MINIMUM CRUSHED AGGREGATE BASE COURSE. COMPACTION TO BE 100% OF MAXIMUM DRY DENSITY (ASTM D-698). THE ASPHALT PAVEMENT MIX DESIGN AND PLACEMENT SPECIFICATIONS SHALL CONFORM TO NEW YORK STATE DEPARTMENT OF TRANSPORTATION CURRENT SPECIFICATIONS.

MCDONALD'S ENGINEER RESERVES THE RIGHT TO REQUEST A COMPACTION TESTS AND/OR CORE SAMPLES. IF TESTS PROVE CORRECT, PER ABOVE SPECIFICATION, TESTS WILL BE AT THE EXPENSE OF MCDONALD'S, OTHERWISE, G.C. WILL BE CHARGED.

ACCESSIBLE PARKING/RAMP SPECIFICATION

THE SLOPE OF THE PAVEMENT WITHIN THE ACCESSIBLE PARKING SPACE AND ACCESSIBLE AISLE SHALL BE 2% MAXIMUM IN ALL DIRECTIONS. MAXIMUM SLOPE OF ANY ACCESSIBLE SIDEWALK RAMP SHALL BE 1 ON 12.

LEGEND

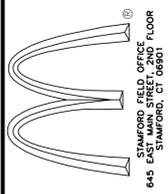
- EXISTING SPOT ELEVATION
- EXISTING CONTOUR
- PROPOSED CONTOUR
- APPROXIMATE LIMIT OF SAWCUT/NEW PAVEMENT, MATCH EXISTING, TYP.

REFER TO DWG. C-1B FOR SIDEWALK SPOT ELEVATIONS



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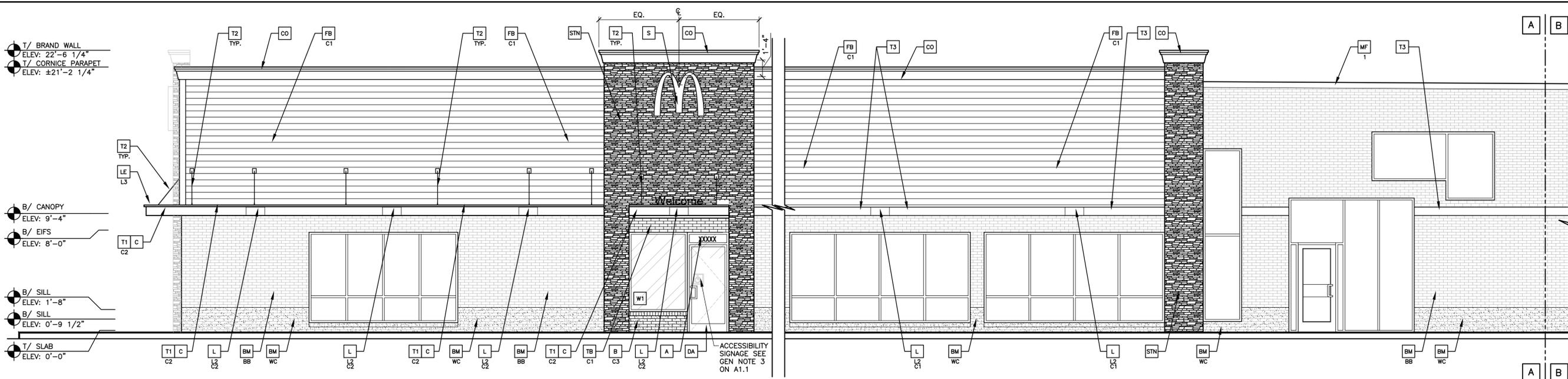
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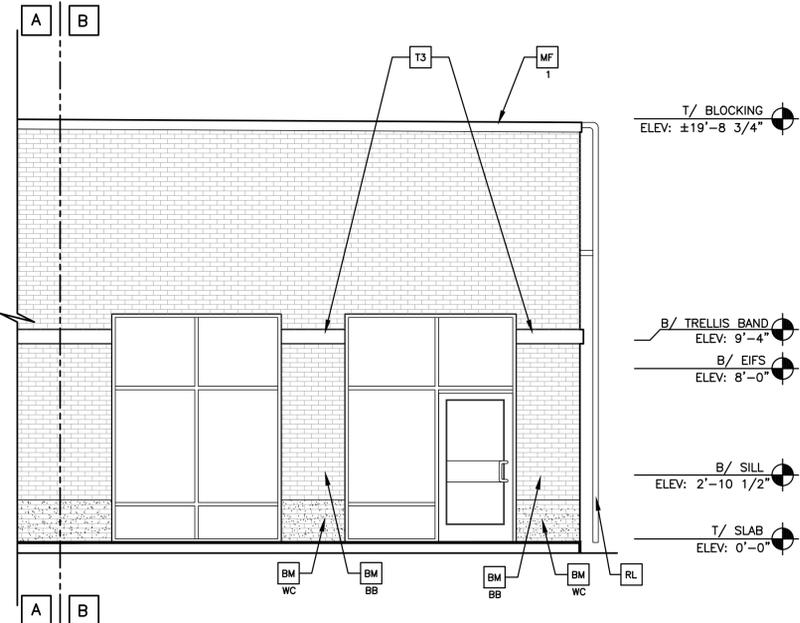
MCDONALD'S USA, LLC
STATE SITE CODE: 031-0789-NSH-#06188

GRADING PLAN

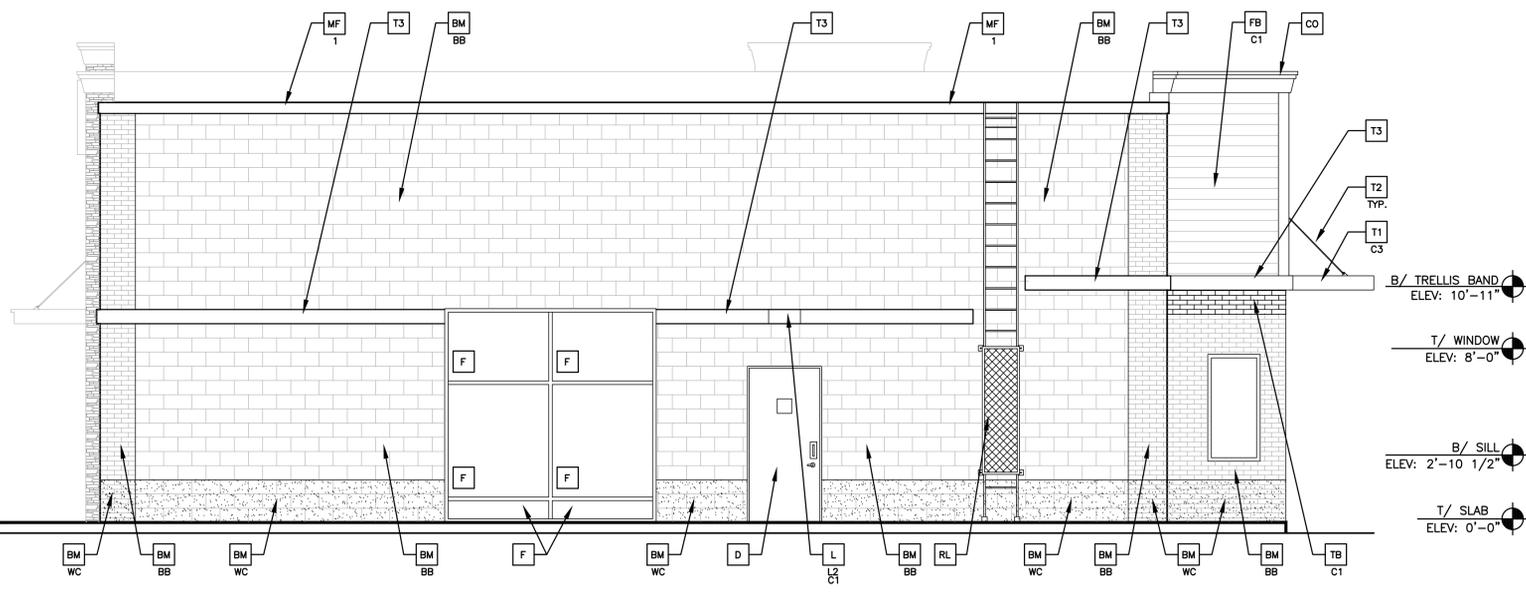
PROJECT NO. 43.7218.00	PROJ. MGR. RLB
DATE 03/03/21	DRWN. BY XDM
SCALE 1"=20'	CHKD. BY RLB
DRAWING NO. C-2	
SHEET NO. 9 of 16	



1 MAIN ENTRY/NON DRIVE-THRU ELEVATION
A2.1 1/4" = 1'-0"



- T/ BRAND WALL
ELEV: 22'-6 1/4"
- T/ CORNICE PARAPET
ELEV: ±21'-2 1/4"
- T/ BLOCKING
ELEV: ±19'-8 3/4"
- T/ BLOCKING
ELEV: ±14'-2 1/2"
- B/ TRELLIS BAND
ELEV: 9'-4"
- B/ EIFS
ELEV: 8'-0"
- B/ SILL
ELEV: 2'-10 1/2"
- T/ SLAB
ELEV: 0'-0"
- T/ BRAND WALL
ELEV: 22'-6 1/4"
- T/ CORNICE PARAPET
ELEV: ±21'-2 1/4"
- T/ CMU BLOCKING
ELEV: 19'-8 3/4"
- B/ CANOPY
ELEV: 9'-4"
- B/ SILL
ELEV: 2'-10 1/2"
- T/ SLAB
ELEV: 0'-0"



2 PLAYPLACE ELEVATION
A2.1 1/4" = 1'-0"

KEY NOTES:

- A BUILDING ADDRESS 6" HIGH CHARACTERS AND 3/4" STROKE
- AS ACCESSIBLE SIGNAGE INDICATING THE LOCATION OF THE ACCESSIBLE ENTRANCE
- B FACE BRICK TO MATCH EXISTING, SOLDIER COURSE TO MATCH EXISTING. TO BE PAINTED-- TYPE: C1 = FAIRVIEW TAUPE HC-85 BY BENJAMIN MOORE C2 = IRON MOUNTAIN 2134-30, MATTE C3 = NORTHWOOD BROWN 1000 BY BENJAMIN MOORE
- BM BUILDING MATERIAL BB = BASE BUILDING: FAIRVIEW TAUPE HC-85 BY BENJAMIN MOORE AC = ACCENT COLOR: IRON MOUNTAIN 2134-30 BY BENJAMIN MOORE WC = WAINSCOT: NORTHWOOD BROWN 1000 BY BENJAMIN MOORE C ALUMINUM CANOPY FASCIA SYSTEM COLOR: WHITE C2 CANOPY TIE-BACKS - COLOR: CHARCOAL GRAY C3 CONTROL JOINT X-TYPE: 1 = MATCHING SPACING OF EXISTING EIFS BELOW OR SPACE PER MFR'S RECOMMENDATIONS
- CM CORRUGATED METAL PANEL - SEE ASSEMBLY NOTES ON A3.0 FOR ADDITIONAL SPECIFICATIONS XX-COLOR: C1 = "CITYSCAPE"
- CO CORNICE, CHANTILY LACE OC-65 BY BENJAMIN MOORE
- DA ALUMINUM DOOR. REFER TO DOOR SCHEDULE FOR MORE INFORMATION
- D EXIST. HOLLOW METAL DOOR - PAINT TO MATCH COLOR OF SURROUNDING MATERIAL
- E EXTERIOR INSULATION FINISH SYSTEM (E.I.F.S.) "OUTSULATION PLUS MD" BY DRYVIT OR EQUAL HIGH IMPACT ZONES: "PANZER 20" ULTRA HIGH IMPACT MESH ASSEMBLY FOR EIFS AREAS WITHIN 8'-0" OF GRADE FINISH: HYDROPHOBIC TEXTURE: SANDPEBBLE COLOR: STATSTONE HIGH PERFORMANCE COLORANT - MATCH TO BENJAMIN MOORE OR EQUAL C1 = FAIRVIEW TAUPE HC-85 BY BENJAMIN MOORE C2 = IRON MOUNTAIN 2134-30 BY BENJAMIN MOORE
- FB FIBER CEMENT SIDING X-C1 = CEDAR BY NICHHA VINTAGEWOOD COLLECTION
- G EXISTING DOWNSPOUT AND GUTTER TO REMAIN. PAINT TO MATCH BUILDING.
- GL NEW GLAZING SYSTEM IN EXISTING STOREFRONT SYSTEM X-GLAZING TYPE: 1 - SHADOW BOX SPANDREL SYSTEM BY VITRO OR EQUAL 2 - 1" INSULATED GLASS
- GR GUARD RAIL - SEE SITE PLAN FOR EXACT LOCATION & LENGTH
- IF INFILL OPENING TO MATCH EXIST. TOOTH & ALIGN MASONRY W/ ADJACENT. SEE STRUCTURAL FOR MORE INFORMATION
- F PRIVACY WINDOW FILM - BLACK
- L LIGHT FIXTURE - SEE ELECTRICAL XX-TYPE: L1 = NOT USED L2 = DOWN ONLY SCNCE L3 = RECESSED DOWN FIXTURE L4 = FLOOD LIGHT COLOR: C1 = SILVER C2 = WHITE C3 = GOLD
- LE ACCENT LIGHTING - SEE ELECTRICAL XX-LED LIGHT: L1 = NOT USED L2 = DOWN ONLY FIXTURE L3 = INTEGRAL CANOPY FIXTURE L4 = FLOOD LIGHT
- MF METAL FASCIA (COLOR: CHARCOAL GRAY) SEE 4/A3.2 X-TYPE: 1 = PRE-FAB ANCHOR-TITE FASCIA 2 = PRE-FAB CUSTOM ARCADE FASCIA
- ML METAL LETTERING - BY OTHERS X-TYPE: 1 = 'WELCOME' - COLOR: SILVER
- MS NEW MECHANICAL SCREEN. COLOR: IRON MOUNTAIN
- PB PIPE BOLLARD - PAINTED YELLOW
- PT EXISTING COIN COLLECTOR
- RL EXISTING ROOF ACCESS LADDER - CLEAN AND PAINT TO MATCH BUILDING
- RD EXISTING SCUPPER & DOWNSPOUT TO REMAIN- PAINT TO MATCH BASE BUILDING COLOR. PATCH HOLE FROM MANSARD DOWNSPOUT
- S McDONALD'S SIGNAGE BY OTHERS - UNDER SEPARATE PERMIT. SEE SIGNAGE SUPPORT NOTE ON THIS SHEET
- SB BREAK METAL TO MATCH STORE FRONT
- EX - INDICATES EXISTING
- SF STORE FRONT & GLAZING
- SF MODIFY EXISTING STORE FRONT & GLAZING AS REQUIRED
- STN CULTURED STONE VENEER SOUTHWEST PRO FIT LEDGESTONE
- TB THIN BRICK (NEW) C1-COLOR: C1 = FAIRVIEW TAUPE HC-85 BY BENJAMIN MOORE
- T1 ALUMINUM TRELLIS SYSTEM XX-COLOR: C1 = CITYSCAPE C2 = WHITE C3 = CHARCOAL C4 = GOLD
- T2 ALUMINUM TRELLIS/CANOPY TIE-BACK SYSTEM. TO BE PRE-FABRICATED CHARCOAL GRAY BY MANUFACTURER.
- T3 ALUMINUM TRELLIS 2" x 8" WALL FASCIA SYSTEM COLOR: CITYSCAPE
- TL TILE EUROWEST: E-WOOD COLLECTION COLOR: R9 BLACK SIZE: 6"x36" 1/4" RUNNING BOND WATERPROOFING SETTING MATERIAL AND GROUT: BY MAPEI GROUT COLOR: ULTRA COLOR PLUS - 47 CHARCOAL GROUT WIDTH: 1/8" TO 3/16" CONTACT: JAN DETER, (714) 937-7500
- W1 EXTERIOR WINDOW ASSEMBLY - TEMPERED GLASS-DUAL PANE LOW "E" GLAZING - SEE ASSEMBLY NOTES
- W3 EXTERIOR WINDOW ASSEMBLY-TEMPERED GLASS-SINGLE PANE GLAZING
- W2 DRIVE-THRU WINDOW BY READY ACCESS 275 SERIES, 36" SERVICE HEIGHT WITH TRANSOM - CONFIRM OPTIONS WITH MCD AREA CONSTRUCTION MANAGER XX SLIDE DIRECTION: RL = RIGHT TO LEFT LR = LEFT TO RIGHT

PREPARED BY: TYLIN INTERNATIONAL
255 EAST AVENUE
ROCHESTER, NY 14604
(585) 512-2000
PROJECT NO.: 437218.00

PREPARED FOR: McDonald's USA, LLC
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DATE: 03/XX/2021

DATE: JANUARY 2020

REVIEWED BY: TYLI

DATE ISSUED: 03/04/21

TITLE: NATIONAL NUMBER 06168 MAJOR REMODEL PROGRAM

DESCRIPTION: CMU LOAD BEARING WALLS STEEL ROOF FRAMING

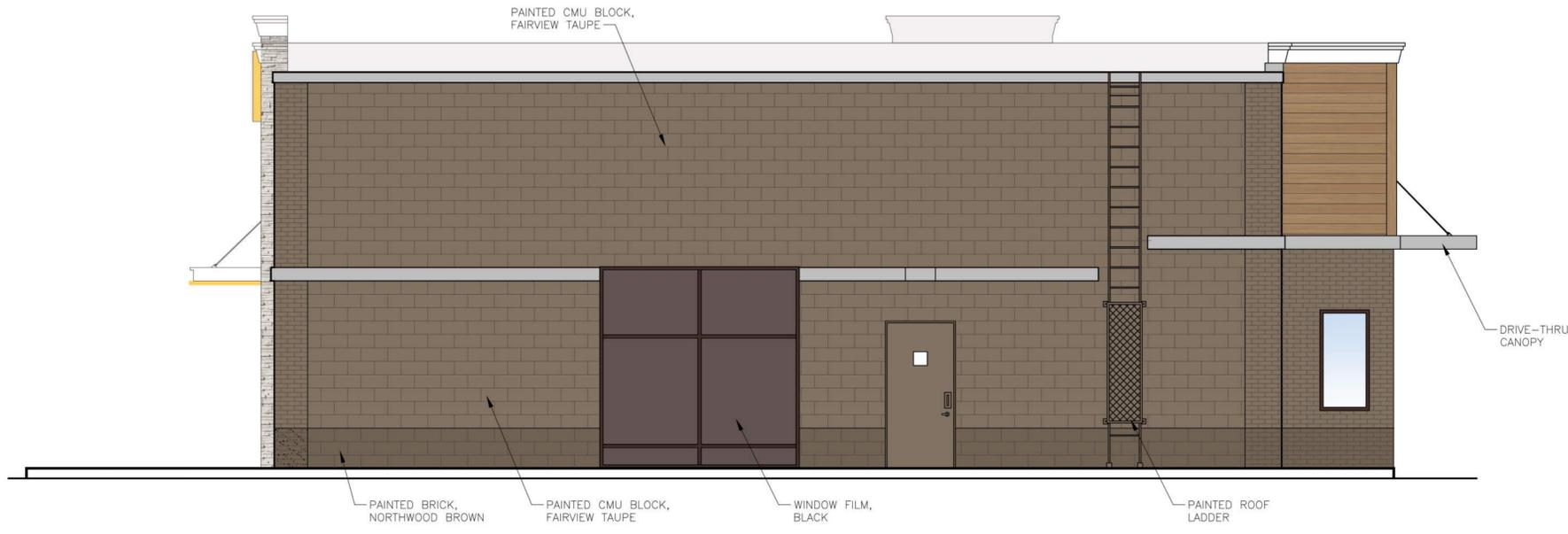
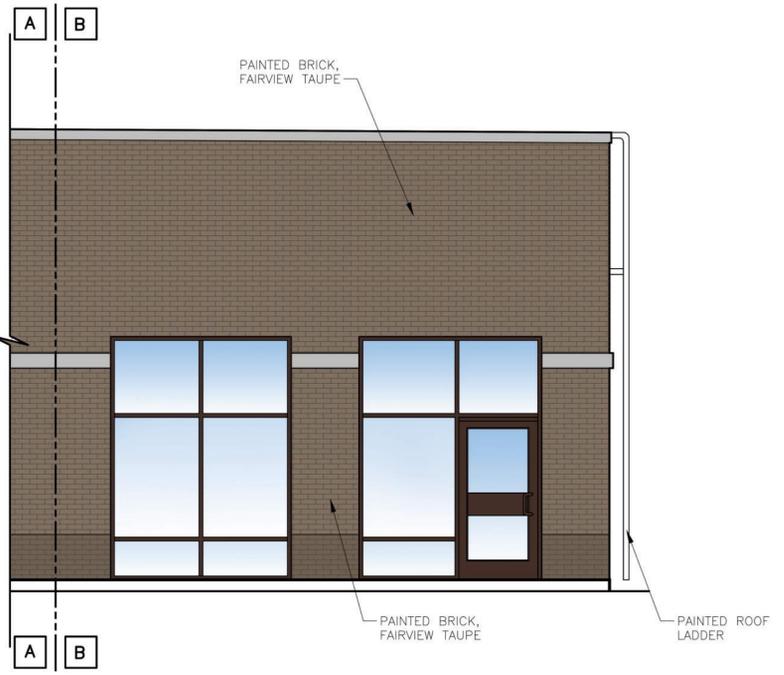
SHEET NO: A2.1 ELEVATIONS

031-0759.00.0

ROCHESTER, NY

3280 MONROE AVE

031-0759



SHEET NO. 031-0759		TITLE NATIONAL NUMBER 06168		DRAWN BY SUT		STD ISSUE DATE JANUARY 2020		REVIEWED BY TYLI		DATE ISSUED XX/XX/21		ROCHESTER, NY	
DESCRIPTION MAJOR REMODEL PROGRAM		DESCRIPTION CMU LOAD BEARING WALLS		DESCRIPTION STEEL ROOF FRAMING		DESCRIPTION DRIVE-THRU CANOPY		DESCRIPTION WINDOW FILM, BLACK		DESCRIPTION PAINTED ROOF LADDER		DESCRIPTION PAINTED BRICK, FAIRVIEW TAUPE	
SITE ID 031-0759		SITE ADDRESS 3280 MONROE AVE		PROJECT NO. 437218.00		SUBMISSION DATE: XX/XX/2021		PREPARED BY TYLI INTERNATIONAL		255 EAST AVENUE ROCHESTER, NY 14604 (585) 512-2000		PROJECT NO. 437218.00	
ELEVATIONS A2.1		031-0759.00.0		© 2012 McDonald's USA, LLC		McDonald's USA, LLC		These drawings and specifications are the confidential and proprietary property of McDonald's USA, LLC and shall not be copied or reproduced without written authorization. The information contained herein is for the specific project and is not to be used for any other project. The drawings are not to be used for reference or example on another project without the services of properly licensed architects and engineers. Reproduction of the contract documents for reuse on another project is not authorized.		TYLI INTERNATIONAL		DESCRIPTION	
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to the public realm of the street and to screen parking areas.

General Architectural Standards

- New construction shall feature elements such as open or enclosed porches, colonnades, patios or plazas and landscape amenities which are at a human scale.
- Old and new structures should appear as a comprehensive sequence in size and shape. This can be achieved through the use of architectural detailing to create variety and interest on new buildings.
- The design of new construction shall creatively reflect traditional elements of the local vernacular architecture, be compatible with (materials and pedestrian elements, building mass, scale, roof slopes, proportion and size of openings, architectural styles and details, and overall development density etc.), and positively contribute to the overall organization and architectural theme of the corridor and not detract from it.
- Buildings, building alterations and plantings shall form a definitive edge to the street instead of a dominance of pavement and parking lots.

Building Height

- Within the sub-area 2-story buildings are preferred. Where feasible, several smaller 2-story buildings shall be placed along, and relate to, the corridor's internal streets.
- 3-story buildings, where feasible, are also permitted. These buildings may be located at corner lots, at the intersection of Monroe Avenue and any internal street, and as a terminus to any intersection, as feasible.

Roof Lines

- Extensive use of very steep, or flat or very low pitched roofs shall be avoided.
- Where flat roofs are used they shall be capped by a structural expression of the facade, not a false roof front.
- Sloping roofs shall be broken up by the use of dormers and gables to give the facade more visual prominence.
- Longer buildings shall provide fluctuations in the roofline which are designed to break up the facade, and make entryways more prominent.