Design Review & Historic Preservation Board Agenda June 11, 2020

HISTORIC PRESERVATION DISCUSSION

RESIDENTIAL APPLICATION FOR REVIEW

• 48 N. Country Club Drive

The Applicant is requesting design review for the renovation and addition to an existing home. The additions will total approximately 270 sq. ft. and will add square footage to the existing garage and to the front of the home.

• 9 Thomas Grove

The Applicant is requesting design review for the addition of a porch. The porch will be located to the rear of the home and will be approximately 529 sq. ft.

• 52 N. Country Club Drive

The Applicant is requesting design review for the proposed construction of a covered porch/patio. The proposed construction will total 186 sq. ft. Please note the deck extension is a separate project and is not part of this review.

COMMERCIAL APPLICATION FOR REVIEW

• 3819 Monroe Avenue

The Applicant is requesting design review to change the siding on an existing commercial building. The building currently has white siding and the applicant would like to change the color to the "Bluish" color submitted.

• 5611 Palmyra Road

The Applicant is requesting design review for the addition of a business identification sign. The main area of the sign will be white and in the shape of a tooth.The lettering identifying "Pitcher Pediatric Dental" will be black.

OTHER – REVIEW OF 5/28/2020 MINUTES

DRHPB Meeting Agenda June 11, 2020 Page 2 of 2

How to view the meeting:

- 1. Zoom
 - In your web browser, go to
 - <u>https://townofpittsford.zoom.us/j/84733979659?pwd=cHZWTi9DTHNCUjFCM3BYdGpVQTJIZz09</u> 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 847 3397 9659. 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 May 28, 2020

PRESENT

Leticia Fornataro, Paul Whitbeck, Bonnie Salem, Kathleen Cristman

ALSO PRESENT

Mark Lenzi, Building Inspector; Allen Reitz, Assistant Building Inspector; Susan Donnelly, Secretary to the Board; Robert Koegel, Town Attorney; Kevin Beckford, Town Board Liaison

Proceedings of a regular meeting of the Pittsford Design Review and Historic Preservation Board were held on Thursday, May 28 at 6:00 P.M. local time. The meeting took place with Board members and applicants participating remotely using Zoom.

ABSENT

Dirk Schneider, Chairman; David Wigg, Vice Chairman; John Mitchell

Bonnie Salem opened the meeting at 6:00 pm.

HISTORIC PRESERVATION DISCUSSION

Bonnie Salem mentioned that there are several landmark homes for sale at the present time and inquired if those new homeowners would receive letters and brochure regarding guidelines for owning a historic property in the Town of Pittsford.

It was decided to hold off on ordering the banners for the historic district until such time that businesses are deemed open due to closures during the COVID-19 pandemic crisis.

RESIDENTIAL APPLICATION FOR REVIEW

• 155 West Brook Road

The Applicant is requesting design review for the addition of a screened porch. The porch will be approximately 571 sq. ft. and will be located to the rear of the structure.

The homeowners, Carol and Leo Finucane, were present to discuss their project. The designer, James Kruger, also attended the meeting.

The proposed project is to build a screened in porch on the footprint of their existing deck on the rear of their home. The porch will be uninsulated with a door to the outside.

Bonnie Salem inquired about materials. Board and batten will be painted to match the home.

Paul Whitbeck suggested that the eyebrow window be changed to a triangular shape to match the roof line.

Paul Whitbeck disclosed that he is an acquaintance of the applicant but he had no financial involvement in the project. Robert Koegel advised that it was not necessary to recuse himself from the vote.

Kathleen Cristman moved to accept the application as submitted.

Paul Whitbeck seconded.

Bonnie Salem called for a roll call vote.

Schneider was absent Salem voted aye Wigg was absent Whitbeck voted aye Fornataro voted aye Cristman voted aye Mitchell was absent

RESIDENTIAL APPLICATION FOR REVIEW – NEW HOMES

• 11 Lexton Way

The Applicant is requesting design review for the construction of a two story single family home. The home will be approximately 2767 sq. ft. and will be located in the Wilshire Hills Subdivision.

Jeff Brokaw of Morrell Builders was present to discuss the construction of a new home.

The construction is a two story colonial design with a stone façade.

Leticia Fornataro inquired about the egress plan for the basement should it become habitable space. Mark Lenzi stated that per NYS code an egress window is required whether the space is made habitable or not.

Paul Whitbeck commented on the lack of fenestration on the left side of the right side elevation and the left side of the rear elevation. Jeff Brokaw stated that there are many other windows of both of those elevations and the rear elevation with no windows is the back of the garage and that is not a preferable place to have a window.

Bonnie Salem moved to accept the application as submitted.

Leticia Fornataro seconded.

Bonnie Salem called for a roll call vote.

Schneider was absent Salem voted aye Wigg was absent Whitbeck voted aye Fornataro voted aye Cristman voted aye Mitchell was absent

COMMERCIAL APPLICATION FOR REVIEW

• 3001 Monroe Avenue

The Applicant is requesting design review for the change to an existing business identification sign. The design of the "Brow Diva" sign will remain the same but will be shifting over to make room for a new sign "Tim make up/ This is me". The sign will be .05" black acrylic and stud mounted flush.

The applicants Jamie and Amy Catalano were present to discuss the application.

The sign band allows for three companies names to be displayed. The current Brow Diva sign will be removed and the sign band repainted to match other existing signs. The new signage will reflect the same thickness displaying Tim make up/This is me.

Paul Whitbeck moved to accept the application as submitted.

Bonnie Salem seconded.

Bonnie Salem called for a roll call vote.

Schneider was absent Salem voted aye Wigg was absent Whitbeck voted aye Fornataro voted aye Cristman voted aye Mitchell was absent

OTHER

Mark Lenzi indicated that there is a plan for the next Design Review and Historic Preservation meeting to proceed on Thursday, June 11 via a Zoom meeting.

REVIEW OF 5/14/2020 MINUTES

Bonnie Salem moved to approve the minutes of the May 14, 2020 meeting with corrections.

Leticia Fornataro seconded.

All Ayes.

The meeting adjourned at 6:35 pm.

Respectfully submitted,

Susan Donnelly Secretary to the Board



Town of Pittsford

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

Permit # B20-000068

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

DESIGN REVIEW AND HISTORIC PRESERVATION BOARD REFERRAL OF APPLICATION

Property Address: 48 North Country Club Drive ROCHESTER, NY 14618 Tax ID Number: 151.05-1-19 Zoning District: RN Residential Neighborhood Owner: Roberti, Peter Applicant: Fahy, James (James Fahy Design Associates)

Application Type:

- Residential Design Review §185-205 (B)
- Commercial Design Review
- §185-205 (B) Signage
- §185-205 (C)
- Certificate of Appropriateness §185-197
- Landmark Designation
- §185-195 (2)
- Informal Review

- Build to Line Adjustment §185-17 (B) (2)
- Building Height Above 30 Feet §185-17 (M)
- Corner Lot Orientation
- §185-17 (K) (3)
- Flag Lot Building Line Location §185-17 (L) (1) (c)
- Undeveloped Flag Lot Requirements
- §185-17 (L) (2)

Project Description: Applicant is requesting design review for the renovation and addition to an existing home. The additions will total approximately 270 square feet and will add square footage to the existing garage and to the front of the home.

Meeting Date: June 11, 2020



RN Residential Neighborhood Zoning



Printed June 4, 2020



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.



Roberti Residence 48 North Country Club Drive Rochester, NY Front Elevation

James Fahy Design Associates Architecture & Engineering P.C. Rochester, NY

CLIENT:

PETE & JOELLE ROBERTI

ARCHITECT:

JAMES FAHY DESIGN ASSOCIATES ARCHITECTURE & ENGINEERING P.C. 2024 W. HENRIETTA RD. SUITE 3K ROCHESTER, NY 14623

TEL. (585) 272-1650 E-MAIL: info@jamesfahy.com WEBSITE: www.jamesfahy.com

ROBERTI RESIDENCE

48 NORTH COUNTRY CLUB DRIVE ROCHESTER, NEW YORK

••	
· ·	

02.1.2 REMENTS B	Y COMPONENT a	
ONE 5	REQD. ZONE 6	ACTUAL
3+5 h	0.32 0.55 49 20+5 or 13+10 h 15/20 30g 15/19 10, 4ft 15/19	< 0.32 NA 49 TOTAL 21 NA 30 I 5, FULL HT. NA NA
axımums. W	hen insulation is instal	led in a cavity which
not be less s. The SHG om alazed	than the R-value spec C column applies to a	cified in the table. Ill glazed

DRAWING INDEX:

ARCHITECTURAL:

- T1.0 TITLE SHEET
- MATERIAL & GUIDE SPECIFICATIONS T2.0
- T3.0 2020 ECCCNYS REQUIREMENTS
- T4.0 ARCHITECTURAL ABBREVIATION & SYMBOL INDEXES
- **ELEVATION & ROOF PLAN DEMOLITION** A1.0 **BASEMENT & MAIN FLOOR PLAN DEMOLITION** A1.1
- A2.0 ELEVATIONS
- **BASEMENT / FOUNDATION PLAN** A3.0
- A4.0 MAIN FLOOR PLAN
- A5.0 CROSS SECTIONS
- A6.0 DETAILS

STRUCTURAL:

S1.0 ROOF FRAMING PLAN

GENERAL NOTES:

These plans are protected by Federal Copyright Law. Reproduction or modification of these plans without the written consent of James Fahy Design is strictly prohibited.

- 1. Construction shall conform to the latest edition of the 2020 Residential Code of New York State. To the best of our knowledge, belief and professional judgement these plans and specifications are in compliance with the 2020 Energy Conservation Construction Code of New York State
- 2. Construction documents for this work have been prepared in accordance with generally accepted architectural and engineering practice to meet minimum requirements of the referenced codes.
- In the event of conflict between pertinent codes and regulations and referenced standards of these drawings and specifications, the more stringent provisions shall govern. 4. Contractor shall be responsible for all materials, construction methods, craftsmanship, procedures, and conditions (including safety).
- 5. Contractor shall verify all existing conditions, requirements, notes and dimensions shown on drawings or noted in specifications. Any variances within drawings and specifications, or with conditions encountered at job site, shall be reported to James Fahy Design before commencement of any work effected by such variance. 6. Contractor shall rigidly adhere to all laws, codes and ordinances which apply to this work. Contractor shall notify and receive clarification from James Fahy Design of any
- variations between contract documents and governing regulations. The Contractor shall make no structural changes without written approval of James Fahy Design.
- 8. James Fahy Design has not been engaged for construction supervision and assumes no responsibility for construction conformance, means, methods techniques or procedures of on-site work relating to the construction plans. 9. Contractor shall investigate site during clearing and earthwork operations for filled excavations or buried structures such as cesspools, cisterns, foundations, etc. If any such
- items are found and effect the ability to adhere to the construction documents, James Fahy Design shall be notified for revised specifications. 10. All manufactured materials, components, fasteners, assemblies, etc. shall be handled and installed in accordance with manufacturer's instructions and provisions of applicable
- industry standards. Where specific manufactured products are called for, generic equals which meet applicable standard and specifications my be used. 11. Construction loads shall not overload structure nor shall they be in excess of design loading indicated herein.
- 12. Design of electric, plumbing, and HVAC systems by others. Verify location of existing utilities / services prior to construction.

STRUCTURAL MATERIAL SPECIFICATIONS:

Structural Steel	ASTM A-36, Fy = 36 ksi
Reinforcing Steel	ASTM A-615, $Fy = 60 \text{ ksi}$
Wire Mesh	ASTM A-185, 6 x 6 10/10 WWM Reinforcing
Lumber	No. 2 Hem Fir Fb = 1075 psi (repetitive member use) E = 1.3×106 psi
Wood Structure Panels	DOC PSI, DOC PS2 24 / 16 Roof (min.), 24 / 16 Floor (min.): or equal
Microlams & Ganglams	Fb = 2600 psi, $*E = 1.9 \times 106$ psi * Multiplication factors apply per mfr. specs
Masonry	ASTM C90, Grade N-1, Fm = 1350 psi
Mortar	ASTM C270, Type S
Grout	ASTM C476 $Fc = 2000 psi$
Bolts	.ASTM A307, $Fy = 33 \text{ ksi}$
Concrete	ACI 318 (See Table R402.2 Severe Weathering Potential)

TABLE R402.2 (ABBREVIATED FOR SEVERE WEATHERING POTENTIAL) MINIMUM SPECIFIED COMPRESSIVE STRENGTH OF CONCRETE

TYPE OR LOCATION OF CONCRETE CONSTRUCTION	MINIMUM SPECIFIED COMPRESSIVE STRENGTH ^a (PSI)
Basement walls, foundations and other concrete not exposed to the weather	2,500 °
Basement slabs and interior slabs on grade, except garage floor slabs	2,500 °
Basement walls, foundation walls, exterior walls and other vertical concrete work exposed to the weather	3,000 ^d
Porches, carport slabs and steps exposed to the weather, and garage floor slabs	3,500 ^{d,e,f}

For SI: 1 pound per square inch = 6.895 kPa.

a. Strength at 28 days psi.

c. Concrete in these locations that may be subject to freezing and thawing during construction shall be air-entrained concrete in accordance with footnote d.

- d. Concrete shall be air-entrained. Total air content (percent by volume of concrete) shall be not less than 5 percent or more than 7 percent.
- e. See Section R402.2 for maximum cementitious materials content. f. For garage floors with a steel troweled finish, reduction of the total air content (percent by volume of concrete) to not less than 3

percent is permitted if the specified compressive strength of the concrete is increased to not less than 4,000 psi.

FOUNDATIONS:

1. GENERAL:

- Contractor to notify James Fahy Design if site conditions such as adverse ground water or soil conditions warrant modifications to the engineering design of the foundation. A. Footings may be poured neat against sides of excavations only if sloughing or raveling does not occur.
- B. Contractor shall be responsible for support of all temporary embankments and excavations.
- C. Backfill shall not be placed against basement foundation walls until: • Concrete or masonry grout has reached sufficient strength to resist damage.
 - Structural floor framing (including plywood subfloor) required to stabilize walls to complete and fully nailed and anchored or sufficient bracing is applied to prevent wall damage.

2. STRUCTURAL BACKFILL:

A. Structural backfill shall be placed in 6-inch maximum lifts and compacted to a minimum density of 95% (under slabs - on - grade and building structure) and 90% (elsewhere) of maximum dry density at moisture content within of 3% optimum as determined by ASTM D1557. Backfill shall be free of excessive vegetation, debris or other deleterious materials and contain no particles larger than 3 inches in diameter.

3. FOOTINGS:

- A. Footings shall be placed at a minimum depth of 42 inches below adjacent finished grade unless otherwise specified on the contract documents.
- B. Final 3 inches of excavation shall be removed by hand tool operations in order to assure undisturbed bearing surfaces. C. Footings shall be founded on firm, undisturbed, native soils free of frost and loose material. Footings may bear on properly engineered backfill provided settlement and / or consolidation tests performed indicate anticipated settlement will not exceed that allowed for the proposed structure
- D. Bottom surface of footings shall not slope more than 1.0 vertical to 10.0 horizontal, except as shown otherwise on drawings.
- E. No excavation shall be made lower and closer to any footing than 1.0 vertical to 3.0 horizontal, except as shown on drawings. F. Footings and slab-on-grade shall not be placed on muddy or frozen ground.

PARTIAL TABLE R405.1 PROPERTIES OF SOILS CLASSIFIED ACCORDING TO THE UNIFIED SOIL CLASSIFICATION SYSTEM

SOIL GROUP	UNIFIED SOIL CLASSIFICATION SYSTEM SYMBOL	SOIL DESCRIPTION	DRANAGE CHARACTERISTICS ^a	FROST HEAVE POTENTIAL	VOLUME CHANGE POTENTIAL EXPANSION ^b
	GW	Well-graded gravels, gravel sand mixtures, little or no fines.	Good	Low	Low
	GP	Poorly graded gravels or gravel sand mixtures, little or no fines.	Good	Low	Low
Group I	SW	Well-graded sands, gravelly sands, little or no fines.	Good	Low	Low
	SP	Poorly-graded sands or gravelly sands, little or no fines.	Good	Low	Low
	GM	Silty gravels, gravel-sand-silt mixtures.	Good	Medium	Low
	SM	Silty sand, sand-silt mixtures.	Good	Medium	Low
	GC	Clayey gravels, gravel-sand-clay mixtures.	Medium	Medium	Low
	SC	Clayey sands, sand-clay mixture.	Medium	Medium	Low
Group II	ML	Inorganic silts and very fine sands, rock flour, silty or clayey fine sands or clayey silts with slight plasticity.	Medium	High	Low
	CL	Inorganic clays of low to medium plasticity, gravelly clays, sandy clays, silty clays, lean clays.	Medium	Medium	Medium to Low
Croup III	СН	Inorganic clays of high plasticity, fat clays.	Poor	Medium	High
	MH	Inorganic silts, micaceous or diatomaceous fine sandy or silty soils, elastic silts.	Poor	High	High
	OL	Organic silts and organic silty clays of low plasticity.	Poor	Medium	Medium
Group IV	OH	Organic clays of medium to high plasticity, organic silts.	Unsatisfactory	Modium	High
	Pt	Peat and other highly organic soils.	Unsatisfactory	Medium	High

a. The percolation rate for good drainage is over 4 inches per hour, medium drainage is 2 inches to 4 inches per hour, poor is less than 2 inches per hour. b. Soils with a low potential expansion typically have a plasticity index (PI) of 0 to 15, soils with a medium potential expansion have a PI of 10 to 35 and soils with a high potential expansion have a PI greater than 20.

CONCRETE:

- All reinforced concrete shall be furnished and installed in accordance with the current ACI-318 "Building Code Requirements for Reinforced Concrete".
- In on-grade concrete slabs the welded wire fabric reinforcement (when required) shall be located midway in the slab thickness 3. All exterior concrete to be air - entrained.
- 4. Provide concrete reinforcing bars at footing locations where soil is engineered fill. Bars shall be 2 no. 4 bars, at the bottom with a minimum of 3" concrete cover, unless noted otherwise. Concrete reinforcing bars are not required at footings bearing on undisturbed soil with a bearing capacity of 2000 psf unless noted otherwise on the drawings.
- 5. Provisions must be taken to protect all concrete work from frost damage with special attention paid to footings and other on grade construction prior to backfilling and enclosing the building
- 6. Anchor bolts shall conform to ASTM A-307 and shall be 1/2" diameter and 10" long unless otherwise noted (u.o.n.). Placement of anchor bolts shall be: 12" from plate end, 6'-0" o.c. maximum intermediate spacing, minimum 2 bolts per bearing plate section.
- 7. Provide 6 mil polyethylene vapor barrier membrane complying with ASTM D 2103 where indicated on drawings.

MILD STEEL REINFORCEMENTS FOR CONCRETE AND MASONRY:

1. Mild steel reinforcement for concrete and masonry construction shall conform to ASTM-A615 Grade 60. Ties, stirrups, and hoops shall conform to ASTM A615-87, Grade

2. Welded wire fabric shall conform to ASTM A185 in as long lengths as practical.

Length in Concrete Length in Masonry 1'-6" 2'-0" 2'-0" 2'-6" 2'-6" 3'-3" 3'-4" 3'-9" B. Welded wire fabrics shall be lapped one grid width plus 2" C. Reinforcement shall be bent cold. D. Reinforcement shall not be welded.

4. PLACING:

3. SPLICES:

A. Reinforcement shall be accurately placed and adequately supported by concrete, metal, or other approved chairs, spacers, or ties, and secured against displacement during concrete or grout placement. Tack welding is not allowed. B. Except where shown otherwise on structural drawings, reinforcement in concrete shall have concrete cover as follows:

- Formed concrete against earth......2" • Exterior faces of walls..
- ..3/4" • Interior faces of walls.. ...3/4"
- To top of slabs on grade..

WOOD:

1. MATERIALS:

A. All woods and wood construction shall comply with specifications and codes with modifications as specified herein:

A. Reinforcement in concrete and masonry shall have lap lengths as follows, unless otherwise specified on drawings:

- American Institute of Timber Construction: (Standard Manual) National Forest Products Association: National Design Specifications for Wood Construction.
- Southern Pine Inspection Bureau: Standard grading rules for Southern Pine Lumber.
- 4. Truss Plate Institute: Design Specifications for Light Metal Plate Connected Wood Trusses (TPI-71) 5. U.S. Department of Commerce N.I.S.T. PS-1 & PS-2
- 6. American Plywood Association: Guide to Plywood for Floors, Plywood Sheathings for Walls and Roofs.
- American Wood Preservers Association Standards B. All structural lumber shall be Hem Fir #2 (minimum) stress grade lumber unless noted otherwise.
- Fb = 1075 psi; Fv = 150 psi; E = 1,300,000 psi
- Repetitive member value may vary due to member size per National Forest Products Association specifications. C. All structural lumber shall be stamped in accordance with the American Institute of Timber Construction 'Construction Manual'
- D. Grade loss resulting from effects of weathering, handling, storage, resawing or dividing lengths will be cause for rejection.
- E. All plywood shall be identified by grade mark of an approved inspection agency and shall be Standard C-D, Flat interior with ext. glue unless otherwise specified on drawings.
- F. Wood structural panels shall conform to the requirements of DOC PS-1 & PS-2 and be identified by a grade mark of an approved inspection agency. G. Wood which is in contact with concrete, masonry, within 0'-8" of grade or exposed to the exterior shall by pressure preservative treated. all fasteners, joist hangers and
- flashings shall be hot dip galvanized, stainless steel or approved by the manufacturer for use with pressure preservative treated wood. H. All headers at non-bearing conditions shall be as follows: (unless otherwise noted)
 - opening size header size
 - up to 6'-0" 6'-0" to 9'-0" 2-2x10
- I. Locate double floor joist under all interior partitions running parallel to framing under plumbing fixtures and at floor openings. Provide 1x3 mid-span cross bridging at all floor joists and spans. Double floor joists under parallel partitions over 8'-0" in length.
- J. Design of wood trusses by others. Manufacturer to have truss design reviewed and certified by an Architect or Professional Engineer licensed in the state of New York prior to fabrication. See Truss Manufacturers specification for details

2. CONNECTIONS:

A. Nailing: 1. Minimum nailing requirements for standard connections unless specifically shown or noted otherwise

ITEM	NO. OR C/O OF NAILS	SIZE OF NAIL BOX OR COMMON
Joint		
toe nail to plates, sill or girder	3	8d
To parallel alternate joints	3	16d
At laps overbearing, face nail	3	16d
Studs		
End nail to plates	2	16d
Or toe nail 2 each side	4	8d
Top Plates		
Spike together	16" o/c	16d
Laps & intersections, face nail	2	16d
Blocking		
to plate	2	16d
or toe nail	4	8d
Toe joist each side	2	16d
or toe nail	4	8d
Bridging		
Toe nail to joist, each end	2	8d
Studs		
Corner, angle or multiple	24" o/c	16d
2" x Laminated beams		
Lintels spike together	16" o/c	16d
Double Joists or Headers		
Spike together, along each edge	16" o/c	16d
Plywood Sheathing and Sub-floor		
Nailing at edges of each sheet 3/8" thick	6" o/c max.	8d
Nailing at edges of each sheet $1/2 \& 5/8$ " thick	6" o/c max.	10d

At interior of each sheet space nails 10" o/c for 3/8" and 1/2" thick plywood

B. Sheathing shall be nailed as follows, except where shown otherwise:

- Roof sheathing: 8d common at 6" o/c at all supported edges and at 12" o/c at interior supports.
- 2. Floor sheathing: 8d common at 6" o/c at all supported edges and at 10" o/c at interior supports.
- Nail wood sheathing direct to framing: 10d common at 6" o/c all panel edges and at 10" o/c at all interior studs. C. All manufactured connection hardware designated on drawings shall be nailed in strict conformance to manufacturer's instructions.
- D. All steel connection assembly details on drawings shall be fabricated from ASTM A36 steel in conformance with applicable requirements of AISC 'Specification for the design Fabrication and Erection of Structural Steel for Building'. Welding shall conform to AMS D1.1-86.
- Install lag screws in drilled lead holes with a diameter equal to 3/4 of the shank diameter (lag screws shall not be hammered in). Wax or soap lag screws. Provide washers under heads bearing on wood. Holes shall be properly aligned. F. Bolt holes shall be drilled 1/16" larger than bolt diameter. Provide washers under all bolt heads and nuts bearing on wood. Holes shall be properly aligned.
- G. In no case shall misalignment be allowed which prevents proper bearing or alignment of members. Oversize holes shall not be allowed. Bolts shall be ASTM A307 bolts. Nuts shall be tightened snug.

3. INSTALLATIONS:

- A. All stud walls shown on drawings shall have studs placed at 16" o/c, except where shown otherwise
- B. Top plates shall be doubled on all stud walls. C. Cripples under headers shall be continuous to sole plate.
- D. Block all stud walls as required for sheathing
- E. Beams, girders, and joists supporting bearing walls or other concentrated loads, shall not be notched unless specified. Joists, except as above, may be notched no deeper than 1/6 the depth provided such notch is located within 1/3 span from face of support. Saw cuts for notches shall not overrun depth of notch. Holes in joists, beams and girders shall not be larger in diameter than 1/3 the depth of member and shall be located within center half of the span. All holes shall be centered within depth of member with a minimum of 2" lumber remaining above and below drill hole. Holes and notches in studs shall be located within 1/3 of height from either top or bottom, but no closer than 8" from plates. Holes and notches in studs shall not exceed 1/4 of the stud width. Holes bored through studs may not exceed 40% of stud width and be no closer than 5/8" to edge of stud.
- F. Joists, rafter, and decking shall not be cut and headed or displaced to provide for openings in roofs or floors, except as detailed on drawings.
- G. Install all horizontal members with crown up. All beam and joist intersections to receive galvanized joist / beam hangers. All members in bearing shall be accurately cut and aligned so that full bearing is provided without use of shims. Bearing posts shall have full blocking or support under.
- All rafters shall be notched for full bearing at all supports unless otherwise specified.
- All joists shall have a minimum of 2" bearing at supports unless otherwise specified. K. All wood wall sheathing shall be applied as follows: center vertical joints over studs, Nail top of panels to double top plate, and nail bottom of panels to anchored sill plate. Apply gypsum board so that end joists of adjacent courses do not occur over the same stud.
- L. Plywood sub-floor and roof sheathing: Install with face grain at right angles to supports, continuous over two or more spans. Allow minimum space 1/16" between end joints and 1/8" at edge joints for expansion and contraction of panels. Plywood decking shall also be continuously glued and nailed to all joists, rafters or trusses.

R302.11 FIREBLOCKING:

In combustible construction, fire-blocking shall be provided to cut off both vertical and horizontal concealed draft openings and to form an effective fire barrier between stories, and between a top story and the roof space.

Fireblocking shall be provided in woodframed construction in the following locations:

- 1. In concealed spaces of stud walls and partitions, including furred spaces and parallel rows of studs or staggered studs, as follows: 1.1 Vertically at the ceiling and floor levels.
- 1.2 Horizontally at intervals not exceeding 10 feet (3048 mm).
- At interconnections between concealed vertical and horizontal spaces such as occur at soffits, drop ceilings and cove ceilings.
- In concealed spaces between stair stringers at the top and bottom of the run. Enclosed spaces under stairs shall comply with Section R302.7. At openings around vents, pipes, ducts, cables and wires at ceiling and floor level, with an approved mate-rial to resist the free passage of flame and products of
- combustion. The material filling this annular space shall not be required to meet the ASTM E 136 require-ments.
- For the fireblocking of chimneys and fireplaces, see Section R1003.19. 6. Fireblocking of cornices of a two-family dwelling is required at the line of dwelling unit separation.

R302.12 DRAFTSTOPPING:

In combustible construction where there is usable space both above and below the concealed space of a floor-ceiling assembly, draftstops shall be installed so that the area of the concealed space does not exceed 1,000 square feet (92.9 m2). draftstopping shall divide the concealed space into approximately equal areas. where the assembly is enclosed by floor membrane above and a ceiling membrane below, draftstopping shall be provided in floor-ceiling assemblies under the following circumstances:

Ceiling is suspended under the floor framing.

Floor framing is constructed of truss-type openweb or perforated members.

FINISHES:

A. Provide 5/8" type 'X' wall board at fire-resistance assemblies where indicated. Strict compliance with products and installation of wallboard per the fire-rated assembly test indicated must be provided, as noted.

Note: Type 'X' is a generic term. See referenced tests for actual wall board specifications to be provided.

THERMAL & MOISTURE PROTECTION:

- 1. The following specification shall govern with modifications as specified herein: American Society of Heating, Refrigerating and Air Conditioning Engineers (ASHRAE) Handbook of Fundamentals.
- Install flashing and sheet metal in compliance with Architectural Sheet Metal Manual by SMACNA.
- Aluminum flashing shall conform to ASTM B 209 4. Provide and install flashing at all roof to wall conditions, projections of wood beams through exterior walls, exterior openings, and elsewhere as required to provide watertight / weatherproof performance as specified in section R703 & R903 of the 2020 RCNYS.
- 5. Siding shall be installed according to manufacturer's printed instructions and shall include all accessories required for a complete installation.
- 6. Roof valley linings shall be installed in accordance with manufactures installation instructions before applying shingles
- A. Open Valleys: metal linings shall be at least 24" wide of approved corrosion resistant metals of Table R905.2.8.2 of the 2020 RCNYS. 2-plies of mineral surface rolled roofing complying with ASTM D249. Bottom layer 18" and top layer 36" wide.
- B. Closed Valleys: 1 ply smooth roll roofing complying with ASTM D224 Type II or III 36" (min.) wide. 7. Shingles shall be fastened according to manufacturer's printed instructions. Provide one layer of 15 lb. (min.) building felt under shingles unless otherwise specified. Ice an water shield shall be installed beneath shingles extending from eaves edge to a point at least 24" inside the exterior wall line of the structure.
- 8. Enclosed attic spaces and roof rafters shall have cross ventilation for each separate space by ventilating openings protected against the entrance of rain. The net free ventilating areas shall 1/150 of the area of the vented space unless otherwise noted. Provide continuous ridge vents and soffit vents per plan, installed to manufacturers printed instructions.
- 9. Provide and install ceiling and exterior wall insulation with draft facing per plan. 10. In all framed walls floors and roof / ceilings comprising elements of the building thermal envelope a vapor retarder shall be installed on the warm in winter side of the insulation
- 11. All locations indicated on Drawings, unless otherwise noted and wherever air, water, or dust may infiltrate between construction members shall be caulked. Set exterior edges of all exterior thresholds in caulking to provide weather tight seal. 12. Provide seamless k gutters and downspouts connected to storm sewer system or non-erosive splash pads at grade. Include all accessories required for a complete installation
- 13. The design, materials, construction and qualities of roof assemblies shall be in compliance with the provisions set forth in 2020 RCNYS Chapter 9 and with applicable manufacturers specifications. 14. The wall area above built-in tubs with installed shower heads and in shower compartments shall be constructed of smooth, noncorosive and non absorbent waterproof
- materials to a height of not less than 6 feet above the room floor level and not less than 70 inches where measured from the compartment floor at the drain. Such walls shall form a water-tight joint with each other and with either the tub, receptor or shower floor.
- 15. P2603.5 A water, soil, or waste pipe shall not be installed outside of the building, in exterior walls, in attics or crawl spaces or in any other place subject to freezing temperatures unless adequate provision is made to protect it from freezing by insulation, heat, or both.
- 16. Insulation materials, including facings such as vapor retarders or vapor permeable membranes installed within floor-ceiling assemblies, roof-ceiling assemblies, wall assemblies, crawl/basement spaces and attics shall have a flame spread index not to exceed 25 with an accompanying smoke developed index not to exceed 450 when teste in accordance with ASTME 84. When installed in concealed spaces (ie. drywall covered framing cavity) the flame spread and smoke developed index limitations do not apply to the facings.

MECHANICAL

- 1. Contractor shall provide all labor, materials, and equipment necessary to install plumbing, related fixtures, ventilation of, roof and floor drains, heating and air conditioning. All work shall comply with applicable Federal state and local codes and ordinances. Subcontractors shall coordinate work with all other trades. Terminal hookup of all fixtures and tap in to all utilities is required. Contractor shall install and check all pressure reducing valves, pop off valves and other safety hookup of all fixtures and tap in the all utilities is required. Contractor shall install and check all pressure reducing valves, pop off valves and other safety devices prior to operations of system.
- 2. 2020 ECCC of NYS Section R403.6 mechanical ventilation (mandatory). The building shall be provided with ventilation that meets the requirements of The Residential code of New York State or The Mechanical code of New York State, as applicable, or with other approved means of ventilation. Outdoor air intakes and exhausts shall have automatic or gravity dampers that close when the ventilation system is not operating.
- 3. All bathrooms, water closet compartments, or similar rooms without natural ventilation shall be provided with mechanical ventilation in conformity with Section R303.3 of The 2020 RCNYS. The minimum ventilation rate shall be 50 cfm for intermittent ventilation or 20 cfm for continuous ventilation. Ventilation air from the space shall be exhausted directly to the outside.
- 4. All equipment and appliances shall be installed in accordance with the 2020 RCNYS Chapter 13 and manufacturers installation instructions. Instructions shall be made available to the code enforcement official.
- 5. Vented gas fireplace (decorative) shall be listed, labeled, and installed in accordance with ANSI Z21.50, 2020 RCNYS Chapter 24 and the manufacturer's instructions. Instructions shall be available on site for building inspector. Appliance shall be equipped with a flame safeguard device in accordance with Section G2432.2 of the 2020 RCNYS.
- 6. Automatic garage door openers shall be listed in accordance with UL32.
- 7. Clothes dryers shall be exhausted in accordance with the manufacturer's instructions and comply with the requirements of 2020 RCNYS G2439.

ELECTRICAL

- 1. Contractor shall provide and install all labor, materials, and equipment necessary to install wiring, related fixtures, electric heat elements, and control. All work shall comply with National Electrical Code and the Provisions of Part VIII of the IRC. Subcontractor shall coordinate work with all other trades. Terminal hookup is required of all fixtu and appliances, motors, fans, and controls.
- 2. Electrical system layouts, if included in construction documents, are generally diagrammatic, locations of outlets and equipment is approximate. Exact routing of wiring, locations of outlets shall be governed by structural conditions and obstructions. Wiring for equipment requiring maintenance and inspection shall be readily accessible.

REFERENCED STANDARDS ORGANIZATIONS

Detroit, MI 48219, Phone: (313) 532-2600.

A.I.T.C. American Institute for Timber Construction

AA.S.T.M. American Society for Testing and Materials

National Institute of Standards Technology

D.O.C. United States Department of Commerce

2240 W. 7 Mile Rd., Box 19150, Redford Station

333 W. Hampden Ave., Englewood, CO 80110

1916 Race St., Philadelphia, PA 19103 Phone:

A.C.I. American Concrete Institute

Phone: (303) 761-3212.

Gaithersburg, MD 20899

(215) 299-5400.

STRUCTURAL LOADING DESIGN CRITERIA: Live Load

Loads, psf Deflective							
Location	Live	Dead	Limit				
1st Floor	40	15	L/360				
2nd Floor (sleeping)	30	10	L/360				
2nd Floor (non-sleeping)) 40	10	L/360				
Attic (no storage)	10	5	L/240				
Attic (light storage)	20	10	L/240				
Roof (w/finished clg.)*	40	20	L/240				
Roof (no finished clg.)*	30	15	L/180				
Decks	40	10	L/360				

*Roof live loads based on 40 psf ground snow load w/ reduction factors per ASCE 7 for sloped roofs.

Assumed Safe Soil Bearing......*2000 psf at min.

42 inches below finished grade *Value may be increased if site specific soil classification or load bearing test data is available.

TRUSS IDENTIFICATION SIGN:

• Identification of floor and roof truss construction shall be provided by sign or symbol and shall be affixed to the exterior wall of the residential structure in compli with 19 NYCRR PART 1265. Residential Structures with Truss Type Construction, Pre-Engineered Wood Construction and/or Timber Construction.

Type V Wood Frame Construction Based on section 602 of the IBC Reflective red patone (PMS) #187

Reflective white

Sign for Wood Roofing Framing ONLY - Sign for Wood Floor and Wood Roofing Framing

	COPYRIGHT NO THESE PLANS COPYRIGHT LA REPRODUCTIO PLANS, IN WHO EXPRESS WRIT	DTICE: ARE PROTE WS BY JAI N, OR MO DLE OR IN TEN CONS	ECTED UNDER FEDERAL MES FAHY DESIGN. AN DIFICATION OF THESE PART, WITHOUT THE ENT OF JAMES FAHY	ŕ
,	UNAUTHORIZEI THIS DRAWING STATE EDUCAT 7209.	DARE LIMIT ICTION OF D ALTERAT S IS A VIOL TON LAW,	THESE PLANS.	O DRK N
	Copyright © 2 All rights rese	2020 erved.	James Fahy, P.E., P.	
e a	NO. DATE	BY	DESCRIPTION	
;				
nd				
n.				
1 :d				
0	PROJECT: RENOVA 48 N. C		TRY CLUB DI	 √.
	CLIENT:	DIEK,	ΝΥ	
res	PETER ≉	JOEL	LE ROBERTI	
	DRAWING TITI MATERIAL SPECIFIC	.e: _ ≰ GUI ATIONS	DE õ	
	PHASE: CONSTRL	ICTION	DOCUMENTS	
	JOB NO. A 1 9-047 DRAWN BY: ART CHECKED BY JRF DATE: 5-2 1-202	: 20	PROJECT NO. RENOVATION DRAWING NO: T2.0	1
ance	Jame	s Fa	hy Desian	
ON	2024 W. Rochester tel: 585-2 e-mail: info website: v	Henriett 7, New Yo 72-1650 0@james vww.jamo	a Rd. Suite 3K ork 14623 sfahy.com esfahy.com	

RESIDENTIAL ENERGY EFFICIENCY 2020 ENERGY CONSERVATION CONSTRUCTION CODE OF NEW YORK STATE ®

R401.3 Certificate (Mandatory). A permanent certificate shall be completed by the builder or other approved party and posted on a wall in the space where the furnace is located, a utility room or an approved location inside the building. Where located on an electrical panel, the certificate shall not cover or obstruct the visibility of the circuit directory label, service disconnect label or other required labels. The certificate shall list the predominant R-values of insulation installed in or on ceiling/roof, walls, foundation (slab, basement wall, crawlspace wall and floor) and ducts outside conditioned spaces; U-factors for fenestration and the solar heat gain coefficient (SHGC) of fenestration, and the results from any required duct system and building envelope air leakage testing done on the building. Where there is more than one value for each component, the certificate shall list the value covering the largest area. The certificate shall list the types and efficiencies of heating, cooling and service water heating equipment. Where a gas-fired unvented room electric heater is heater, electric furnace or baseboard installed in the residence, the certificate shall list "gas-fired unvented room heater," "electric furnace" or "baseboard electric heater," as appropriate. An efficiency shall not be listed for gas-fired unvented room heaters, electric furnaces or electric baseboard heaters.

SECTION R402 BUILDING THERMAL ENVELOPE

R402.1 General (Prescriptive). The building thermal envelope shall meet the requirements of Sections R402.1.1 through R402.1.5. **Exceptions**

1. The following low-energy buildings, or portions thereof, separated from the remainder of the building by building thermal envelope assemblies complying with this section shall be exempt from the building thermal envelope provisions of Section R402

1.1 Those with a peak design rate of energy usage less than 3.4 Btu/h \cdot ft2 (10.7 W/m2) or 1.0 watt / ft2 of floor area for space-conditioning purposes.

1.2 Those that do not contain conditioned space.

2. Log homes designed in accordance with ICC 400

R402.1.1 Vapor retarder. Wall assemblies in the building thermal envelope shall comply with the vapor retarder requirements of Section R702.7 of the Residential Code of New York State or Section 1405.3 of the Building Code of New York State as applicable

R402.1.2 Insulation and fenestration criteria. The building thermal envelope shall meet the requirements of Table R402.1.2, based on the climate zone specified in Chapter 3.

R402.1.3 R-value computation. Insulation material used in layers such as framing cavity insulation, or continuous insulation shall be summed to compute the corresponding component R-value. The manufacturer's settled R-value shall be used for blown insulation. Computed R-values shall not include an R-value for other building materials or air films. Where insulated siding is used for the purpose of complying with the continuous insulation requirements of Table R402.1.2, the manufacturer's labeled R-value for insulated siding shall be reduced by R-0.6.

R402.1.4 U-factor alternative. An assembly with a U-factor equal to or less than that specified in Table R402.1.4 shall be permitted as an alternative to the R-value in Table R402.1.2.

R402.1.5 Total UA alternative. If the total building thermal envelope UA (sum of U-factor times assembly area) is less than or equal to the total UA resulting from using the U-factors in Table R402.1.4 (multiplied by the same assembly area as in the proposed building), the building shall be considered in compliance with Table R402.1.2. The UA calculation shall be done using a method consistent with the ASHRAE Handbook of Fundamentals and shall include the thermal bridging effects of framing materials. The SHGC requirements shall be met in addition to UA compliance.

R402.2 Specific insulation requirements (Prescriptive). In addition to the requirements of Section R402.1, insulation shall meet the specific requirements of Sections R402.2.1 through R402.2.13.

R402.2.1 Ceilings with attic spaces. Where Section R402.1.2 would require R-38 insulation in the ceiling, installing R-30 over 100 percent of the ceiling area requiring insulation shall be deemed to satisfy the requirement for R-38 wherever the full height of uncompressed R-30 insulation extends over the wall top plate at the eaves. Similarly, where Section R402.1.2 would require R-49 insulation in the ceiling, installing R-38 over 100 percent of the ceiling area requiring insulation shall be deemed to satisfy the requirement for R-49 insulation wherever the full height of uncompressed R-38 insulation extends over the wall top plate at the eaves. This reduction shall not apply to the U-factor alternative approach in Section R402.1.4 and the total UA alternative in Section R402.1.5.

R402.2.2 Ceilings without attic spaces. Where Section R402.1.2 requires insulation *R*-values greater than R-30 in the ceiling and the design of the roof/ceiling assembly does not allow sufficient space for the required insulation, the minimum required insulation *R*-value for such roof/ ceiling assemblies shall be R-30. Insulation shall extend over the top of the wall plate to the outer edge of such plate and shall not be compressed. This reduction of insulation from the requirements of Section R402.1.2 shall be limited to 500 square feet (46 m^2) or 20 percent of the total insulated ceiling area, whichever is less. This reduction shall not apply to the *U*-factor alternative approach in Section R402.1.4 and the Total UA alternative in Section R402.1.5.

<u>R402.2.3 Eave baffle.</u> For air-permeable insulations in vented attics, a baffle shall be installed adjacent to soffit and eave vents. Baffles shall maintain an opening equal or greater than the size of the vent. The baffle shall extend over the top of the attic insulation. The baffle shall be permitted to be any solid material.

R402.2.4 Access hatches and doors. Access doors from conditioned spaces to unconditioned spaces such as attics and crawl spaces shall be weatherstripped and insulated to a level equivalent to the insulation on the surrounding surfaces. Access shall be provided to all equipment that pre-vents damaging or compressing the insulation. A wood-framed or equivalent baffle or retainer is required to be provided when loose-fill insulation is installed, the purpose of which is to prevent the loose-fill insulation from spilling into the living space when the attic access is opened, and to provide a permanent means of maintaining the installed R-value of the loose-fill insulation. **Exception:** Vertical doors that provide access from conditioned to unconditioned spaces shall be permitted to meet the fenestration requirements of Table R402.1.2 based on the applicable climate zone

specified in Chapter 3. R402.2.5 Mass walls. Mass walls where used as a component of the

building thermal envelope shall be one of the following:

1. Above-ground walls of concrete block, concrete, insulated concrete form, masonry cavity, brick but not brick veneer, adobe, compressed earth block, rammed earth, solid timber or solid logs. 2. Any wall having a heat capacity greater than or equal to $6 \text{ Btu/ft}^2 \,^{\circ}\text{F} (123 \text{ kJ/m}^2 \text{ K}).$

R402.2.6 Steel-frame ceilings, walls and floors. Steel-frame

ceilings, walls, and floors shall comply with the insulation requirements of Table R402.2.6 or the U-factor requirements of Table R402.1.4. The calculation of the U-factor for a steel-frame envelope assembly shall use a series-parallel path calculation method.

R402.2.7 Walls with partial structural sheathing.

Where Section R402.1.2 requires continuous insulation on exterior walls and structural sheathing covers 40 percent or less of the gross area of all exterior walls, the continuous insulation R-value shall be permitted to be reduced by an amount necessary to result in a consistent total sheathing thickness, but not more than R-3, on areas of the walls covered by structural sheathing. This reduction shall not apply to the U-factor alternative approach in Section R402.1.4 and the total UA alternative in Section R402.1.5.

R402.2.8 Floors. Floor framing-cavity insulation shall be installed to maintain permanent contact with the underside of the subfloor decking. **Exception:** The floor framing-cavity insulation shall be permitted to be in contact with the topside of sheathing or continuous insulation installed on the bottom side of floor framing where combined with insulation that meets or exceeds the minimum wood frame wall R-value in Table 402.1.2 and that extends from the bottom to the top of all perimeter floor framing members.

R402.2.9 Basement walls. Walls associated with conditioned basements shall be insulated from the top of the basement wall down to 10 feet (3048 mm) below grade or to the basement floor, whichever is less. Walls associated with unconditioned basements shall meet this requirement unless the floor overhead is insulated in accordance with Sections R402.1.2 and R402.2.8.

R402.2.10 Slab-on-grade floors. Slab-on-grade floors with a floor surface less than 12 inches (305 mm) below grade shall be insulated in accordance with Table R402.1.2. The insulation shall extend downward from the top of the slab on the outside or inside of the foundation wall. Insulation located below grade shall be extended the distance pro-vided in Table R402.1.2 by any combination of vertical insulation, insulation extending under the slab or insulation extending out from the building. Insulation extending away from the building shall be protected by pavement or by not less than 10 inches (254 mm) of soil. The top edge of the insulation installed between the exterior wall and the edge of the interior slab shall be permitted to be cut at a 45-degree (0.79 rad) angle away from the exterior wall. Slab-edge insulation is not required in jurisdictions designated by the code official as having a very heavy termite infestation.

R402.2.11 Crawl space walls. As an alternative to insulating floors over crawl spaces, crawl space walls shall be permitted to be insulated when the crawl space is not vented to the outdoors. Crawl space wall insulation shall be permanently fastened to the wall and extend downward from the floor to the finished grade level and then vertically and/or horizontally for at least an additional 24 inches (610 mm). Exposed earth in unvented crawl space foundations shall be covered with a continuous Class I vapor retarder in accordance with the The Building Code of New York State or Residential Code of New York State as applicable. Joints of the vapor retarder shall overlap by 6 inches (153 mm) and be sealed or taped. The edges of the vapor retarder shall extend at least 6 inches (153 mm) up the stem wall and shall be attached to the stem wall.

R402.2.12 Masonry veneer. Insulation shall not be required on the horizontal portion of the foundation that supports a masonry veneer. R402.2.13 Sunroom insulation. Sunrooms enclosing conditioned

space shall meet the insulation requirements of this code. **Exception:** For sunrooms with thermal isolation, and enclosing conditioned space, the following exceptions to the insulation requirements of this code shall apply:

The minimum ceiling insulation R-values shall be R-19 in Climate Zones 1 through 4 and R-24 in Climate Zones 5 through

The minimum wall R-value shall be R-13 in all cli-mate zones. Walls separating a sunroom with a thermal isolation from conditioned space shall meet the building thermal envelope requirements of this code.

During testing: Exterior windows and doors, fireplace and stove doors shall be closed, but not sealed, beyond the intended weather-stripping or other infiltration control measures. Dampers including exhaust, intake, makeup air, backdraft and flue dampers shall be closed, but not sealed beyond intended infiltration control measures. Interior doors, where installed at the time of the test, shall be

prohibited

During testing:

the interior, the mass wall U-factors shall not exceed 0.087 in Climate Zone 4 except Marine, 0.065 in Climate Zone 5 and Marine 4, and 0.057 in Climate Zone 6. c. In warm-humid locations as defined by Figure R301.1 and Table R301.1, the basement wall

U-factor shall not exceed 0.360.

TABLE R402.1.2 INSULATION AND FENESTRATION REQUIREMENTS BY COMPONENTa
 CLIMATE ZONE
 FENESTRATION U-FACTOR
 SKYLIGHT
 GLAZED FENESTRATION SHGC ^{b,c}
 CEILING R-VALUE
 WOOD FRAME WALL R-VALUE
 MASS WALL R-VALUE
 FLOR R-VALUE
 BASEMENT^c R-VALUE
 SLAB^d R-VALUE
 CRAWL SPACE^c WALL R-VALUE

 4
 0.32
 0.55
 0.40
 49
 20 or 13+5^h
 8/13
 19
 10 / 13
 10, 2 ft
 10/13

 4
 0.32
 0.35
 0.40
 49
 20 or 13+5
 8/13
 19
 10/13
 10,2 ft
 10/13

 5
 0.30
 0.55
 NR
 49
 20 or 13+5^h
 13/17
 30 g
 15/19
 10,2 ft
 15/19

 6 Option 1
 0.30
 0.55
 NR
 49
 20+5^h or 13+10^h
 15/20
 30 g
 15/19
 10,4 ft
 15/19

 6 Option 2
 0.28
 0.55
 NR
 60
 23 cavity
 19/21
 30 g
 15/19
 10,4 ft
 15/19

NR = Not Required For SI: 1 foot = 304.8 mm. a. R-values are minimums. U-factors and SHGC are maximums. Where insulation is installed in a cavity that is less than the label or design thickness of the insulation, the installed R-value of the insulation shall be not less than the R-value specified in the table

b. The fenestration U-factor column excludes skylights. The SHGC column applies to all glazed fenestration. c. "10/13" means R-10 continuous insulation on the interior or exterior of the home or R-13 cavity insulation on the interior of the basement wall

"15/19" means R-15 continuous insulation on the interior or exterior of the home or R-19 cavity insulation at the interior of the basement wall Alternatively, compliance with "15/19" shall be R-13 cavity insulation on the interior of the basement wall plus R-5 continuous insulation on the interior or exterior of the home d. R-5 insulation shall be provided under the full slab area of a heated slab in addition to the required slab edge insulation R-value for slabs. as

indicated in the table. The slab edge insulation for heated slabs shall not be required to extend below the slab. e. Reserved f. Reserved

g. Alternatively, insulation sufficient to fill the framing cavity and providing not less than an R-value of R-19. h. The first value is cavity insulation, the second value is continuous insulation. Therefore, as an example, "13+5" means R-13 cavity insulation

i.Mass walls shall be in accordance with Section R402.2.5. The second R-value applies where more than half of the insulation is on the interior of the mass wall.

TABLE R402.1.4 EQUIVALENT U-FACTORSa

CLIMATE ZONE	FENESTRATION U-FACTOR	SKYLIGHT U-FACTOR	CEILING U-FACTOR	FRAME WALL U-FACTOR	MASS WALL U-FACTOR ^b	FLOOR U-FACTOR	BASEMENT WALL U-FACTOR	CRAWL SPACE WALL U-FACTOR
4	0.32	0.55	0.026	0.060	0.098	0.047	0.059	0.065
5	0.30	0.55	0.026	0.060	0.182	0.033	0.050	0.055
6	0.30	0.55	0.026	0.045	0.060	0.033	0.050	0.055
a. Nonfenestration <i>U</i> -factors shall be obtained from measurement, calculation or an approved source.								

b. Mass walls shall be in accordance with Section R402.2.5. Where more than half the insulation is on

R402.3 Fenestration (Prescriptive) In addition to the requirements of Section R402, fenestration shall comply with Sections R402.3.1 through R402.3.5.

R402.3.1 U-factor. An area-weighted average of fenestration products shall be permitted to satisfy the U-factor requirements. R402.3.2 Glazed fenestration SHGC. An area-weighted average of fenestration products more than 50-percent glazed shall be permitted to satisfy the SHGC requirements.

Dynamic glazing shall be permitted to satisfy the SHGC requirements of Table R402.1.2 provided the ratio of the higher to lower labeled SHGC is greater than or equal to 2.4, and the dynamic glazing is automatically controlled to modulate the amount of solar gain into the space in multiple steps. Dynamic glazing shall be considered separately from other fenestration, and area-weighted averaging with other fenestration that is not dynamic glazing shall be

Exception: Dynamic glazing is not required to comply with this section when both the lower and higher labeled SHGC already comply with the requirements of Table R402.1.1

R402.3.3 Glazed fenestration exemption. Up to 15 square feet (1.4 m2) of glazed fenestration per dwelling unit shall be permitted to be exempt from U-factor and SHGC requirements in Section R402.1.2. This exemption shall not apply to the U-factor alternative approach in Section R402.1.4 and the Total UA alternative in Section R402.1.5. **<u>R402.3.4 Opaque door exemption.</u>** One side-hinged opaque door assembly up to 24 square feet (2.22 m2) in area is exempted from the U-factor requirement in Section R402.1.4. This exemption shall not apply to the U-factor alternative approach in Section R402.1.4 and the total UA alternative in Section R402.1.5.

402.3.5 Sunroom fenestration. Sunrooms enclosing conditioned space shall meet the fenestration requirements of this code. **Exception**: For sunrooms with thermal isolation and enclosing conditioned space in Climate Zones 2 through 8, the maximum fenestration U-factor shall be 0.45 and the maximum skylight U-factor shall be 0.70.

New fenestration separating the sunroom with thermal isolation from conditioned space shall meet the building thermal envelope requirements of this code.

R402.4 Air Leakage (Mandatory) The building thermal envelope shall be constructed to limit air leakage in accordance with the requirements of Sections R402.4.1 through R402.4.5 R402.4.1 Building thermal envelope. The building thermal envelope shall comply with Sections R402.4.1.1 and R402.4.1.2. The

sealing methods between dissimilar materials shall allow for differential expansion and contraction. R402.4.1.1 Installation. The components of the building thermal envelope as indicated in Table R402.4.1.1 shall be installed in

accordance with the manufacturer's instructions and the criteria listed in Table R402.4.1.1, as applicable to the method of construction. Where required by the code official, an approved third party shall inspect all components and verify compliance. R402.4.1.2 Testing. The building or dwelling unit shall

be tested and verified as having an air leakage rate not exceeding three air changes per hour. Testing shall be conducted in accordance with ASTM E 779 or ASTM E 1827 and reported at a pressure of 0.2 inch w.g. (50 Pascals). Testing shall be performed at any time after creation of all penetrations of the building thermal envelope.

4. Exterior doors for continuous ventilation systems and heat recovery ventilators shall be closed and sealed.

Heating and cooling systems, where installed at the time of the test, shall be turned off. Supply and return registers, where installed at the time of the test, shall be fully open.

Where required by the code official, testing shall be conducted by an approved third party. A written report of the results of the test shall be prepared and signed by the party conducting the test and provided to the code official. The written report shall include: the name and place of business of the party conducting the test;

the address of the building which was tested; the conditioned floor area of dwelling, calculated in accordance with ANSI Z65, except that conditioned floor area shall include areas where the ceiling height is less than 5 feet (1524 mm); measurement of the air volume lost at an internal pressurization

of 0.2 inches w.g. (50 Pascals); 5. the date(s) of the test; 6. a certification by the party conducting the test of the accuracy of

the test results; and 7. the signature of the party conducting the test.

R402.4.1.3 Optional testing procedure for buildings with two or more dwelling units within the building thermal envelope. Where two or more dwelling units are located within the building thermal envelope of a building, the testing procedure specified in this Section R402.4.1.3 shall be permitted as an alternative to compliance with Section R402.4.1.2.

In this Section R402.4.1.3, each dwelling unit and each other conditioned occupied space located within the building thermal envelope of the building shall be referred to as a "testing unit," and the "enclosure surface area" within a testing unit shall be equal to the sum of the areas of (i) each exterior wall in such testing unit, (ii) each interior wall in such testing unit that abuts other testing unit(s), (iii) each ceiling in such testing unit that abuts other testing unit(s) or abuts unconditioned space, and (iv) each floor in such testing unit that abuts other testing unit(s) or abuts unconditioned space.

Each testing unit shall be tested and verified as having an air leakage rate not exceeding 0.3 cubic feet per minute per square foot of enclosure surface area within the testing area. Testing shall be conducted with a blower door at a pressure of 0.2 inches w.g. (50 Pascals), and shall be conducted in accordance with ASTM E779. Testing shall be performed at any time after creation of all penetrations of the building thermal envelope.

Exterior windows and doors, fireplace and stove doors shall be closed, but not sealed, beyond the intended weather-stripping or other infiltration control measures.

Dampers including exhaust, intake, makeup air, backdraft and flue dampers shall be closed, but not sealed beyond intended infiltration control measures.

Interior doors, if installed at the time of the test, shall be open. Exterior doors for continuous ventilation systems and heat recovery ventilators shall be closed and sealed.

5. Heating and cooling systems, if installed at the time of the test, shall be turned off. 6. Supply and return registers, if installed at the time of the test,

shall be fully open.

A written report of the results of the test shall be prepared and signed by the party conducting the test and provided to the code official. The written report shall include: 1. the name and place of business of the party conducting the test;

the address of the building which was tested; the conditioned floor area of dwelling, calculated in accordance with ANSI Z65-1996, except that conditioned floor area shall include areas where the ceiling height is less than 5 feet (1524

measurement of the air leakage rate of each testing unit;

the date(s) of the test; 6. a certification by the party conducting the test of the accuracy of the test results; and

7. the signature of the party conducting the test.

R402.4.1.3.1 Buildings with more than seven dwelling

units. When the optional testing procedure authorized by Section R402.4.1.3 is used for a building with more than seven dwelling units, testing each testing unit shall not be required, and testing of sample testing units selected in accordance with the provisions set forth below in this Section 402.4.1.3.1 shall be permitted, when approved by the code official.

1. Testing units shall be grouped into sample sets of not more than seven testing units and common rooms in each sample set. Each sample set shall contain testing units that are representative of all dwelling unit types and all other conditioned occupied spaces.

- If all testing units in the first sample set tested are verified as having an air leakage rate not exceeding 0.3 cubic feet per minute per square foot of enclosure surface area within the testing area, remaining sample sets shall be permitted to be tested at the rate of one testing unit per sample set.
- If any testing unit tested in accordance with paragraph 2 above is not verified as having an air leakage rate not exceeding 0.3 cubic feet per minute per square foot of enclosure surface area within the testing area, two additional testing units in the sample set shall be tested.
- If any testing unit tested in accordance with paragraph 3 above is not verified as having an air leakage rate not exceeding 0.3 cubic feet per minute per square foot of enclosure surface area within the testing area, all testing units in the sample set shall be tested, and all testing units in the subsequent sample set, if any, shall be
- If all testing units in the sample set tested in accordance with paragraph 4 above are verified as having an air leakage rate not exceeding 0.3 cubic feet per minute per square foot of enclosure surface area within the testing area, subsequent sample sets shall be permitted to be tested in accordance with paragraph 2 above, where approved by the code official.

R402.4.2 Fireplaces. New wood-burning fireplaces shall have tight-fitting flue dampers or tight-fitting doors and outdoor combustion air. Where using tight-fitting doors on a factory-built fireplace listed and labeled in accordance with UL 127 the doors shall be tested and listed for the fireplace

R402.4.3 Fenestration air leakage. Windows, skylights and sliding glass doors shall have an air infiltration rate of not greater than 0.3 cfm per square foot (1.5 L/s/m2), and for swinging doors no more than 0.5 cfm per square foot (2.6 L/s/m2), when tested according to NFRC 400 or AAMA/ WDMA/CSA 101/I.S.2/A440 by an accredited, independent laboratory and listed and labeled by the manufacturer. **Exception**: Site-built windows, skylights and doors.

R402.4.4 Rooms containing fuel-burning appliances. In Climate Zones 3 through 8, where open combustion air ducts provide combustion air to open combustion fuel burning appliances, the appliances and combustion air opening shall be located outside the building thermal envelope or enclosed in a room, isolated from inside the thermal envelope. Such rooms shall be sealed and insu-lated in accordance with the envelope requirements of Table R402.1.2, where the walls, floors and ceilings shall meet not less than the basement wall R-value requirement. The door into the room shall be fully gasketed and any water lines and ducts in the room insulated in accordance with Section R403. The combustion air duct shall be insu-lated where it passes through conditioned space to a mini-mum of R-8.

Exceptions: Direct vent appliances with both intake and exhaust pipes installed continuous to the outside. 2. Fireplaces and stoves complying with Section R402.4.2 and

Section R1006 of the International Residential Code. R402.4.5 Recessed lighting. Recessed luminaires installed in

the building thermal envelope shall be sealed to limit air leakage between conditioned and unconditioned spaces. All recessed luminaires shall be IC-rated and labeled as having an air leakage rate not more than 2.0 cfm (0.944 L/s) when tested in accordance with ASTM E 283 at a 1.57 psf (75 Pa) pressure differential. All recessed luminaires shall be sealed with a gasket or caulk between the housing and the interior wall or ceiling covering.

R402.4.6 Tenant separation walls (Mandatory). Fire separations between dwelling units in two-family dwellings and multiple single-family dwellings (townhouses) shall be insulated to no less than R-10 and the walls shall be air sealed in accordance with Section R402.4. of this chapter.

R402.5 Maximum fenestration U-factor and SHGC (Mandatory). The area-weighted average maximum fenestration U-factor permitted using tradeoffs from Section R402.1.5 or R405 shall be 0.48 in Climate Zones 4 and 5 and 0.40 in Cli-mate Zones 6 through 8 for vertical fenestration, and 0.75 in Climate Zones 4 through 8 for skylights. The area-weighted average maximum fenestration SHGC permitted using trade-offs from Section R405 in Climate Zones 1 through 3 shall be 0.50.

SECTION R403 SYSTEMS

<u>R403.1 Controls (Mandatory).</u> At least one thermostat shall be provided for each separate heating and cooling system.

R403.1.1 Programmable thermostat. The thermostat controlling the primary heating or cooling system of the dwelling unit shall be capable of controlling the heating and cooling system on a daily schedule to maintain differ-ent temperature set points at different times of the day. This thermostat shall include the capability to set back or temporarily operate the system to maintain zone temperatures down to 55°F (13°C) or up to 85°F (29°C). The thermostat shall initially be programmed by the manufacturer with a heating temperature set point no higher than 70°F (21°C) and a cooling

temperature set point no lower than 78°F (26°C). **R403.1.2** Heat pump supplementary heat (Mandatory). Heat pumps having supplementary electric-resistance heat shall have controls that, except during defrost, prevent supplemental heat operation when the heat pump compressor can meet the heating load.

R403.2 Hot water boiler outdoor temperature setback. Hot water boilers that supply heat to the building through one- or two-pipe heating systems shall have an outdoor set-back control that lowers the boiler water temperature based on the outdoor temperature.

R403.3 Ducts. Ducts and air handlers shall be installed in accordance with Sections R403.3.1 through R403.3.5. R403.3.1 Insulation (Prescriptive). Supply and return ducts in

attics shall be insulated to an R-Value of not less than R-8 for ducts 3 inches in diameter and larger and not less than R-6 for ducts smaller than 3 inches in diameter. Supply and return ducts in other portions of the building shall be insulated to not less than R-6 for ducts 3 inches in diameter and not less than R-4.2 for ducts smaller than 3 inches in diameter.

Exception: Ducts or portions thereof located completely inside the building thermal envelope. R403.3.2 Sealing (Mandatory). Ducts, air handlers and filter

boxes shall be sealed. Joints and seams shall comply with either the Mechanical Code of New York State or Residential Code of New York State as applicable. **Exceptions:**

- Air-impermeable spray foam products shall be permitted to be applied without additional joint seals.
- 2. For ducts having a static pressure classification of less than 2 inches of water column (500 Pa), additional closure systems shall not be required for continuously welded joints and seams, and locking-type joints and seams of other than the snap-lock and
- button-lock types. **R403.3.2.1 Sealed air handler.** Air handlers shall have a

manufacturer's designation for an air leakage of no more than 2 percent of the design air flow rate when tested in accordance with ASHRAE 193.

R403.3.3 Duct testing (Mandatory). Ducts shall be pressure

- Rough-in test: Total leakage shall be measured with a pressure differential of 0.1 inch w.g. (25 Pa) across the system, including the manufacturer's air handler enclosure if installed at the time of the test. All registers shall be taped or otherwise sealed during the
- Post construction test: Total leakage shall be measured with a pressure differential of 0.1 inch w.g. (25 Pa) across the entire system, including the manufacturer's air handler enclosure. Registers shall be taped or otherwise sealed during the test. **Exceptions**:

1. A duct air leakage test shall not be required where the ducts and air handlers are located entirely within the building thermal envelope. 2. a duct air-leakage test shall not be required for ducts serving heat or energy recovery ventilators that are not integrated with ducts serving heating or cooling systems

A written report of the results of the test shall be signed by the party conducting the test and provided to the code official.

<u>R403.3.4 Duct leakage (Prescriptive).</u> The total leakage of the ducts, where measured in accordance with Section R403.3.3, shall be

- as follows: 1. Rough-in test: The total leakage shall be less than or equal to 4 cubic feet per minute (113.3 L/min) per 100 square feet (9.29 m2) of conditioned floor area where the air handler is installed at the time of the test. Where the air handler is not installed at the time of the test, the total leakage shall be less than or equal to 3 cubic feet per minute (85 L/min) per 100 square feet (9.29 m²) of conditioned floor area.
- Post construction test: Total leakage shall be less than or equal to 4 cubic feet per minute (113.3 L/ min) per 100 square feet (9.29 m²) of conditioned floor area.

R403.3.5 Building cavities (Mandatory). Building framing cavities shall not be used as ducts or plenums.

(NY) R403.3.6 Ducts buried within ceiling insulation. Where supply and return air ducts are partially or completely buried in ceiling insulation, such ducts shall comply with all of the following: The supply and return ducts shall have an insulation

R-value not less than R-8. At all points along each duct, the sum of the ceiling insulation *R*-value against and above the top of the duct, and against and below the bottom of the duct,

shall be not less than R-19, excluding the *R-value* of the duct insulation. R403.3.6.1 Effective *R*-value of deeply buried ducts. Where using a simulated energy performance analysis, sections of ducts that are: installed in accordance with Section R403.3.6; located directly on, or within 5.5 inches (140 mm) of the ceiling; surrounded with blown-in attic insulation having an *R-value* of R-30 or greater and located such that the top of the duct is not less than 3.5 inches (89 mm) below the top of the insulation, shall be considered as having an effective duct insulation *R*-value of R-25. R403.3.7 Ducts located in conditioned space. For ducts to be

considered as inside a *conditioned space*, such ducts shall comply with either of the following: The duct system shall be located completely within the continuous air barrier and within the *building thermal envelope*.

The ducts shall be buried within ceiling insulation in accordance with Section R403.3.6 and all of the following conditions shall exist:

2.1 The air handler is located completely within the *continuous air barrier* and within the building thermal envelope. 2.2 The duct leakage, as measured either by a rough-in test of the ducts or a post-construction total system leakage test to outside the *building thermal envelope* in accordance with Section R403.3.4, is less than or equal to 1.5 cubic feet per minute (42.5 L/min) per 100 square feet (9.29 m²) of *conditioned floor area* served by the duct system.

2.3 The ceiling insulation *R*-value installed against and above the insulated duct is greater than or equal to the proposed ceiling insulation *R*-value, less the *R-value* of the insulation on the duct.

R403.4 Mechanical system piping insulation (Mandatory). Mechanical system piping capable of m carrying fluids above 105°F (41°C) or below 55°F (13°C) shall be insulated to a minimum of R-3.

R403.4.1 Protection of piping insulation. Piping insulation exposed to weather shall be protected from damage, including that caused by sunlight, moisture, equipment maintenance and wind, and shall provide shielding from solar radiation that can cause degradation of the material. Adhesive tape shall not be permitted.

	AIR B
COMPONENT	
General requirements	A conti buile The ext air b
	Breaks The air
Ceiling/attic	aligned barrier Access to u
Valls	The jun seale The jun wall
	Knee w
Vindows, skylights and doors	and sky
Kim joists	Rım joi
floors (including above garage and antilevered floors)	The air of insul
Crawl space walls	Expose covered overlap
hafts, penetrations	Duct sh opening sealed.
Jarrow cavities	
Garage separation	Air seal condition
Recessed lighting	Recesse envelop
Plumbing and wiring	
hower/tub on exterior wall	The air showers showers
Electrical/phone box on exterior walls	The air commu boxes s
IVAC register boots	HVAC building wall co
Concealed sprinklers	When r shall on by the r sealants sprinkle
In addition, inspection of log walls shall be i	n accord

tested to determine air leakage by one of the following methods:

R403.5 Service hot water systems. Energy conservation measures for service hot water systems shall be in accordance with Sections R403.5.1 and R403.5.4.

R403.5.1 Heated water circulation and temperature maintenance systems (Mandatory). Heated water circulation systems shall be in accordance with Section R403.5.1.1. Heat trace temperature maintenance systems shall be in accordance with Section R403.5.1.2. Automatic controls, temperature sensors and pumps shall be accessible. Manual controls shall be readily accessible.

R403.5.1.1 Circulation systems. Heated water circulation systems shall be provided with a circulation pump. The system return pipe shall be a dedicated return pipe or a cold water supply pipe. Gravity and thermosyphon circulation systems shall be prohibited. Controls for circulating hot water system pumps shall start the pump based on the identification of a demand for hot water within the occupancy. The controls shall automatically turn off the pump when the water in the circulation loop is at the desired temperature and when there is no demand for hot water.

R403.5.1.2 Heat trace systems. Electric heat trace systems shall comply with IEEE 515.1 or UL 515. Controls for such systems shall automatically adjust the energy input to the heat tracing to maintain the desired water temperature in the piping in accordance with the times when heated water is used in the occupancy. R403.5.2 Demand recirculation systems. A water distribution

system having one or more recirculation pumps that pump water from a heated water supply pipe back to the heated water source through a cold water supply pipe shall be a demand recirculation water system. Pumps shall have controls that comply with both of the following: The control shall start the pump upon receiving a signal from the

action of a user of a fixture or appliance, sensing the presence of a user of a fixture or sensing the flow of hot or tempered water to a fix-ture fitting or appliance. 2. The control shall limit the temperature of the water entering the cold water piping to 104°F (40°C).

R403.5.3 Hot water pipe insulation (Prescriptive). Insulation for hot water pipe with a minimum thermal resistance (R-value) of R-3

- shall be applied to the following: Piping inch (19.1 mm) and larger in nominal 3/4 diameter.
- Piping serving more than one dwelling unit.
- Piping located outside the conditioned space. Piping from the water heater to a distribution mani-fold.
- Piping located under a floor slab.
- Buried in piping. Supply and return piping in recirculation systems other than

demand recirculation systems. **R403.5.4 Drain water heat recovery units.** Drain water heat recovery units shall comply with CSA B55.2. Drain water heat recovery units shall be tested in accordance with CSA B55.1. Potable water-side pressure loss of drain water heat recovery units shall be less than 3 psi (20.7 kPa) for individual units connected to one or two showers. Potable water-side pressure loss of drain water heat recovery units shall be less than 2 psi (13.8 kPa) for individual units connected to three or more showers.

<u>R403.6 Mechanical ventilation (Mandatory).</u> The building shall be provided with *ventilation* that complies with the requirements of the Residential Code of New York State or Mechanical Code of New York State or New York City Con- struction Code, as applicable, or with other approved means of ventilation. Outdoor air intakes and exhausts shall have automatic or gravity dampers that close when the ventilation system is not operating.

R403.6.1 Whole-house mechanical ventilation system fan efficacy Fans used to provide whole-house mechani- cal ventilation shal meet the efficacy requirements of Table R403.6.1.

Exception: Where an air handler that is integral to tested and *listed* HVAC equipment is used to provide whole-house mechanical ventilation, the air handler shall be powered by an electronically commutated motor.

TABLE R403.6.1 **WECHANICAL VENTILATION SYSTEM FAN EFFICACY**

FAN LOCATION	AIR FLOW RATE MINIMUM (CFM)	MINIMUM EFFICACY (CFM/WATT)	AIR FLOW RATE MAXIMUM (CFM)			
HRV or ERV	Any	1.2 cfm/watt	Any			
Range hoods	Any	2.8 cfm/watt	Any			
In-line fan	Any	2.8 cfm/watt	Any			
Bathroom, utility room	10	1.4 cfm/watt	< 90			
Bathroom, utility room	90	2.8 cfm/watt	Any			

For SI: 1 cfm = 28.3 L/min.

TABLE R402.4.1.1

AIR BARRIER CRITERIA	INSULATION INSTALLATION CRITERIA
inuous air barrier shall be installed in the ding envelope. terior thermal envelope contains a continuous parrier. or joints in the air barrier shall be sealed.	Air-permeable insulation shall not be used as a sealing material.
harrier in any dropped ceiling/soffit shall be	
with the insulation and any gaps in the air shall be sealed. openings, drop down stairs or knee wall doors nconditioned attic spaces shall be sealed.	The insulation in any dropped ceiling/soffit shall be aligned with the air barrier.
nction of the foundation and sill plate shall be ed. nction of the top plate and the top of exterior ls shall be sealed. valls 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.
ace between window/door jambs and framing, lights and framing shall be sealed.	
ists shall include the air barrier.	Rim joists shall be insulated.
barrier shall be installed at any exposed edge lation.	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.
d earth in unvented crawl spaces shall be d with a Class I vapor retarder with pping joints taped.	Crawl space insulation where provided instead of floor insulation, shall be permanently attached to the walls.
hafts, utility penetrations, and flue shafts g to exterior or unconditioned space shall be	
	Batts to be installed in narrow cavities shall be cut to fit, or narrow cavities shall be filled with insulation that on installation readily conforms to the available cavity space.
ling shall be provided between the garage and oned spaces.	
ed light fixtures installed in the building thermal be shall be sealed to the finished surface	Recessed light fixtures installed in the building thermal envelope shall be air tight and IC rated.
	In exterior walls, Batt insulation shall be cut neatly to fit around wiring and plumbing or insulation that on installation readily conforms to available space shall extend behind piping and wiring.
barrier installed at exterior walls adjacent to s and tubs shall separate them from the s and tubs.	Exterior walls adjacent to showers and tubs shall be insulated.
barrier shall be installed behind electrical or inication boxes. Alternatively, air-sealed shall be installed.	
supply and return register boots that penetrate g thermal envelope shall be sealed to the subfloor, vering or ceiling penetrated by the boot.	
required to be sealed, concealed fire sprinklers hly be sealed in a manner that is recommended manufacturer. Caulking or other adhesive s shall not be used to fill voids between fire er cover plates and walls or ceilings.	
dance with the provisions of ICC-400	

R403.7 Equipment sizing and efficiency rating (Mandatory)

Heating and cooling equipment shall be sized in accor-dance with ACCA Manual S based on building loads calculated in accordance with ACCA Manual J or other approved heating and cooling calculation methodologies. New or replacement heating and cooling equipment shall have an efficiency rating equal to or greater than the mini-mum required by federal law for the geographic location where the equipment is installed.

R403.8 Systems serving multiple dwelling units (Mandatory). Systems serving multiple dwelling units shall comply with the Section C403 and C404 of the Energy Conservation Construction Code of New York State - Commercial Provisions instead of Section R403

R403.9 Snow melt and ice system controls (Mandatory). Snowand ice-melting systems, supplied through energy ser-vice to the building, shall include automatic controls capable of shutting off the system when the pavement temperature is above 50°F (10°C), and no precipitation is falling and an automatic or manual control that will allow shutoff when the outdoor temperature is above 40° F (4.8°C).

R403.10 Pools and permanent spa energy consumption

(Mandatory). The energy consumption of pools and permanent spas shall be in accordance with Sections R403.10.1 through R403.10.4. **R403.10.1 Heaters.** The electric power to heaters shall be controlled by a readily accessible on-off switch that is an integral part of the heater mounted on the exterior of the heater, or external to and within 3 feet (914 mm) of the heater. Operation of such switch shall not change the set-ting of the heater thermostat. Such switches shall be in addition to a circuit breaker for the power to the heater. Gas-fired heaters shall not be equipped with continuously burning ignition pilots.

R403.10.2 Time switches. Time switches or other control methods that can automatically turn off and on according to a preset schedule shall be installed for heaters and pump motors. Heaters and pump motors that have built-in time switches shall be in compliance with this section.

Exceptions

1. Where public health standards require 24-hour pump operation

2. Pumps that operate solar- and waste-heat recovery pool heating systems

R403.10.3 Covers. Outdoor heated pools and outdoor heated permanent spas shall be equipped with a vapor-retardant pool cover or other approved vapor-retardant means. Outdoor heated pools and outdoor heated permanent spas heated to more than 90 degrees F (32 degrees C) shall have a pool cover with a minimum insulation value of

Exception: Where more than 60 percent of the energy used for heating an outdoor heated pool or outdoor heated permanent spa is from site-recovered energy or solar energy source, covers or other vapor-retardant means shall not be required.

R403.11 Portable spas (Mandatory). The energy consumption of electric-powered portable spas shall be controlled by the requirements of APSP-14.

R403.12 Residential pools and permanent residential spas. Residential swimming pools and permanent residential spas that are accessory to detached one and two-family dwellings and townhouses three stories or less in height above grade plane and that are available only to the household and its guests shall be in accordance with APSP-15a.

SECTION R404 ELECTRICAL POWER AND LIGHTING SYSTEMS

<u>R404.1 Lighting equipment (Mandatory).</u> Not less than 90 percent of the permanently installed lighting fixtures shall contain only high-efficacy lamps.

R404.1.1 Lighting equipment (Mandatory). Fuel gas lighting systems shall not have continuously burning pilot lights.

All rights rese	rved.	
REVISIONS: NO. DATE	BY	DESCRIPTION
48 N. CO ROCHES	JOE	ILLE ROBERTI
DRAWING TITLE 2015 IECO NYS SUPP PHASE: CONSTRUO	e: C REG LEME	QUIREMENTS W/ ENT
JOB NO.		PROJECT NO.
DRAWN BY:		DRAWING NO:
CHECKED BY: JRF] T <u>3</u> ()
DATE: 5-21-202	0	

e-mail: info@jamesfahy.com website: www.jamesfahy.com

ARCHITECTURAL ABBREVIATION INDEX

BV. .F.F. .P. COUS. .C.T. DJ. DJ. GGR. /C LT. L. NCH. .B. NOD. PPL.	ABOVE ABOVE FINISHED FLOOR ACCESS PANEL ACOUSTICAL ACOUSTICAL CEILING TILE ADJACENT ADJUSTABLE AGGREGATE AIR CONDITIONING ALTERNATE ALUMINUM ANCHOR ANCHOR BOLT ANODIZED APPLIED	D.L. DK. DEC. DP. DEPT. DET. DIAG. DIM. DIN. DIN. DW. DR. DBL. DN. DWR
PPX. RCH. SB. SPH. UTO. VG.	APPROXIMATE ARCHITECT ARCHITECTURAL ASBESTOS ASPHALT AUTOMATIC AVERAGE	DWG. DSG. DW. D.F. DRY. D.O.
ALC. SMT. RG. M. DRM TW. ITUM. IK. LKG. D. OT. .O. RIDG. .C. LDG. .I.	BALCONY BASEMENT BEARING BEAM BEDROOM BETWEEN BITUMINOUS BLOCK BLOCKING BOARD BOTTOM BOTTOM OF BRIDGING BROOM CLOSET BUILDING BUILT IN	EA. EELEC. ELEV. ELEV. ENCL. ENT. ENT.CTR. EQ. EQUIP. E.T.R. EXIST. EXP. EXP. JT. EXPO. EXT. E.I.F.S.
AB. ANT. PT. .O. .I. ATH. LG. TR. EM. .T.B. .A. .W.T. .O. L. .F.M.F. .T. ONC. MU OND. ONC. MU OND. ONT. .J. ONN. ONST. ONTR. OORD. .B. .G. ORR. NTR. RS.	CABINET CANTILEVER CARPET CASED OPENING CASED OPENING CASED OPENING CASED OPENING CASED OPENING CASED CENTRAL CEILING CENTER CEMENT CERAMIC TILE BASE CERAMIC TILE BASE CERAMIC TILE CERAMIC WALL TILE CLEAN OUT CLOSET COLD FORM METAL FRAMING COLLAR TILE COLUMN CONCRETE CONCRETE MASONRY UNIT CONCRETE CONCRETE MASONRY UNIT CONDUCTOR CONTINUOUS CELING JOIST CONNECTION CONSTRUCTION CONSTRUCTION CONSTRUCTION CONTRACTOR COORDINATE CORNER BOARD CORNER GUARD CORNER GUARD COUNTER COURSE	F.G. FIN. F.F. F.E.C. F.H.C. FP. F.P. FIXT. F.D. FLASH. FLR. F.J. FT. FTG. FND. FRZR. FURN. FUR. FUR. FUR. FUT. GALV. GAR. GA. GA. GA. GA. GA. GA. GA. GA. GA. GA

DEAD LOAD DECK DECORATIVE DEEP DEPARTMENT DETAIL DIAGRAM DIMENSION DINING DIRECT VENT DISHWASHER DOOR DOUBLE DOUBLE HUNG DOWN DRAWER DRAWING DRESSING DRYWALL DRINKING FOUNTIAN DRYER DUPLICATE OF EACH EAST ELECTRIC ELEVATION ELEVATOR ENCLOSURE ENTRANCE ENTERTAINMENT CENTER EQUAL EQUIPMENT EXISTING TO REMAIN EXISTING EXPANSION EXPANSION JOINT EXPOSED EXTERIOR EXTERIOR INSULATION AND FINISH SYSTEM FIBERGLASS FINISH FINISHED FLOOR FIRE EXTINGUISHER CABINET FIRE HOSE CABINET FIREPLACE FIRE PROOF FIXTURE FLOOR DRAIN FLASHING FLOOR FLOOR JOIST FOOT, FEET FOOTING FOUNDATION FREEZER FRENCH FURNACE FURRING FUTURE GALVANIZED GARAGE GAUGE GENERAL CONTRACTOR GLASS GLUED AND NAILED GRAB BAR GRADE GREAT ROOM GROUND

GYPSUM BOARD GYPSUM WALL BOARD

H.R. HGR. HD.BD. HDWR. HDWD. HDR. HVAC	HAND RAIL HANGER HARD BOARD HARDWARE HARDWOOD HEADER HEATING VENTILATING AIR	NAT. NOM. N.I.C. N.T.S. NO.
HT. H. HI.EFF. HC HM HB HORIZ. HR.	HEIGHT HIGH HIGH EFFICIENCY HOLLOW CORE HOLLOW METAL HOSE BIB HORIZONTAL HOUR	OPNG. OPP. OPT. O.S.B. O/ OA. OH. OH. OH.
IN. INSUL. INT. I.C. ISOL.JT.	INCH INSULATION INTERIOR IRONING BOARD ISOLATION JOINT	PR. PANT. P.H. PL. PART.BD.
JB. JAN. JT. JST.	JAMB JANITOR JOINT JOIST	PART. PERF. PERM. P.S. PLAS
KIT. K.S. K.D. K.G.	KITCHEN KNEE SPACE KNOCK DOWN K SHAPE GUTTER	P.LAM PLT. PLT.HT. PLUMB. PW/
LNDG. LAM. LAUN. L.T. LAV. L.S. L.H. L.H.R. LT. LTG. LT.WT. L.C. L.L. LIV.RM. LD. LG. LOC. LVL	LANDING LAMINATE LAUNDRY LAUNDRY TUB LAVATORY LAZY SUSAN LEFT HAND LEFT HAND REVERSE LIGHT LIGHTING LIGHT WEIGHT LINEN CLOSET LIVE LOAD LIVING ROOM LOAD LONG LOCATION LAMINATED VENEER LUMBER	PKT. PKT. PT. P.L. P.S.F. P.S.I. PDR. PC. P.T. PROT. PROV. Q.T. Q.T. Q.T.B. R. RAFT. RAFT. RAIL. REF. RFFR
MAINT. MAINT. MFR. M.O. M. MBR. MBR. MAT. MAX. MECH. MAX. MECH. MIL. MIN. MIN. MIN. MIN. MIN. MISC. MLDG. MUL.	MAINTENANCE MAINTAIN MANUFACTURER MASONRY OPENING MASTER (IE M.BATH) MASTER BEDROOM MATERIAL MAXIMUM MECHANICAL MEDICINE CABINET METAL METAL THRESHOLD MICROLAM MINIMUM MIRROR MISCELLANEOUS MOLDING MOUNTED MULLION	REINF. RESIL. REQ. REV. R.V. R. R.D. R.O. R.O. R.S.

NATURAL NOMINAL NORTH NOT IN CONTRACT NOT TO SCALE NUMBER		SECT S.C. SHT. S.M. SH. SHR.
ON CENTER OPENING OPPOSITE OPTION, OPTIONAL ORIENTED STRAND OVER OVERALL OVERHEAD OVERHEAD OVERHEAD DOOR OVERHANG	BOARD	5.L. SIM. S.L. SGD. S.D. SOF. S.C. SPEC SL. SQ. S.F.
PAIR PANTRY PAPER HOLDER PARALLAM PARTICLE BOARD PARTITION PERFORATED PERIMETER PLANT SHELF		STD. ST. S.S. STL. STOR STRU STYRI SUSF
PLANT SHELF PLASTER PLASTIC LAMINATE PLATE PLATE HEIGHT PLUMBING PLYWOOD POCKET POINT POINT LOAD PER SQUARE FOOT POUNDS PER SQUA POWDER ROOM PRECAST PRESSURE TREATEE	ARE INCH	TEL. TV. TEMP THK. T&G T.O.F T.O.F T.O.F T.O.S T.B. T.B. TR. T. TYP.
PROTECT, PROTECT PROVIDE QUARRY TILE	IVE	U.A. U.L. UNFIN U.O.N
RADIUS RAFTER RAILING REFERENCE		VAN. VAUL V.I.F. VERT VEST
REINFORCED RESILIENT REQUIRED REVISION RIDGE VENT, ROOF RISER ROOF DRAIN ROOM ROUGH OPENING ROUGH SAWN	VENT	WAINS W.O. WASH W.C. W.H. W.P. W.S. WT. W.W.I

SCH. SECT. S.C. SHT. S.M. SH. SHR. SHR. SIM. S.L. SIM. S.L. SGD. S.D. SOF. S.C. SOF. S.C. SOF. S.C. S.C. S.C. S.C. S.C. S.C. S.C. S.	SCHEDULE SECTION SELF CLOSING SHEET SHEET METAL SHEET METAL SHELF SHOWER SIDE LIGHT SIMILAR SKYLIGHT SLIDING GLASS DO SMOKE DETECTOR SOFFIT SOLID CORE SOUTH SPECIFICATION SPRINGLINE SQUARE SQUARE SQUARE SQUARE SQUARE SQUARE SQUARE STAIN STAINLESS STEEL STORAGE STRUCTURAL STYROFOAM SUSPENDED
TEL. TV. TEMP. THK. T#G T.O.BLK. T.O.FND. T.O.FND. T.O.S. T.B. TR. T. T.P.	TELEPHONE TELEVISION TEMPERED THICK TONGUE AND GRO TOP OF BLOCK TOP OF FOUNDAT TOP OF FOUNDAT TOP OF PLATE TOP OF STEEL TOWEL BAR TRANSOM TREAD TYPICAL
U.A. U.L. UNFIN. U.O.N.	UNDER CABINET UNDERWRITERS LA UNFINISHED UNLESS OTHERWIS
VAN. VAULT. V.I.F. VERT. VEST.	VANITY VAULTED VERIFY IN FIELD VERTICAL VESTIBULE
WAINS. W.I.C. W.O. WASH. W.C. W.H. W.P. W.S. WT. W.S. WT. W.M. W W. W. W. W. W. W. W. W. W. W. W. W.	WAINSCOT WALK IN CLOSET WALK OUT WASHER WATER CLOSET WATER HEATER WATER PROOF WEATHER STRIPPIN WEIGHT WELDED WIRE MES WEST WIDTH, WIDE WINDOW WITH WITHOUT WOOD

WOOD WROUGHT IRON

YARD

W.I.

YD.

	ARCH	IITECTURAL SYMBOLS INDEX
		BRICK
		CONCRETE MASONRY UNIT
		CAST IN PLACE OR PRE-CAST CONCRETE
		EARTH
DOOR	200000000000000000000000000000000000000	BATT OR BLOWN INSULATION
DR		RIGID INSULATION
		METAL OR ALUMINUM
		STEEL
		PLASTER, GYPSUM BOARD
L		GRAVEL
		WOOD FINISH
	\ge	WOOD ROUGH
		WOOD BLOCKING
		PLYWOOD
ROOVE	\bigwedge	REVISION SYMBOL
ATION		
	$\boxed{001}$	DOOR SYMBOL
	$\langle A \rangle$	WINDOW SYMBOL
		ROUM NUMBER STNDOL
LABORATORY		– DATUM ELEVATION
/ISE NOTED		
	\bigcirc	
	E	WINDOW MEETS OR EXCEEDS THE EGRESS REQUIREMENTS
	Т	WINDOW MEETS REQUIREMENTS FOR HAZARDOUS LOCATIONS NEEDING SAFETY GLAZING
-	5	WINDOW MEETS REQUIREMENTS FOR WINDOWS NEEDING WINDOW FALL PROTECTION
PING		- CONSTRUCTION DETAIL
ESH		- SECTION NUMBER - SHEET NUMBER
	AG.0	BUILDING SECTION
	1 A7.0	- DETAIL NUMBER - SHEET NUMBER
		DETAIL ENLARGEMENT

BUILDING ELEVATION

COI THE COI REP PLA EXP DES CLIE FOR UNA THIS STA 720 Ct	PYRIGHT NO SE PLANS A PYRIGHT LAW RODUCTION NS, IN WHO RESS WRITT SIGN IS A VIG ENT RIGHTS CONSTRUC AUTHORIZED DRAWING TE EDUCATI D9.	TICE: RE PROT VS BY JA I, OR MC LE OR IN EN CONS DLATION ARE LIMI CTION OF ALTERA IS A VIO ON LAW, D20 rved .	TECTED UNDER FEDERAL MES FAHY DESIGN. ANY DIFICATION OF THESE PART, WITHOUT THE SENT OF JAMES FAHY OF COPYRIGHT LAWS. ITED TO ONE-TIME USE THESE PLANS. TIONS OR ADDITIONS TO LATION OF THE NEW YORK ARTICLE 145, SECTION
REV	ISIONS:		
NO.	DATE	BY	DESCRIPTION
CLIF PE DRA AF	ENUVA 3 N. CO DCHES	JOE JOE	IRY CLUB DR. NY
PHA CC	ASE: DNSTRU(I DOCUMENTS
	3 NO.		PROJECT NO
A I DR	9-047 AWN BY:		RENOVATION DRAWING NO:
CH	ECKED BY:		
DA 5-	, te: 21-202	20	14.0

GENERAL DEMOLITION NOTES: SEE SHEET AT.T
 CODED NOTES:
LEGEND: EXISTING CONDITIONS EXISTING TO BE REMOVED EXISTING AREA TO BE REMOVED (SEE NOTES) EXISTING AREA TO BE IN-FILLED

COPYRIGHT NOTICE: THESE PLANS ARE PROTECTED UNDER FEDERAL COPYRIGHT LAWS BY JAMES FAHY DESIGN. ANY REPRODUCTION, OR MODIFICATION OF THESE PLANS, IN WHOLE OR IN PART, WITHOUT THE EXPRESS WRITTEN CONSENT OF JAMES FAHY DESIGN IS A VIOLATION OF COPYRIGHT LAWS. CLIENT RIGHTS ARE LIMITED TO ONE-TIME USE FOR CONSTRUCTION OF THESE PLANS. UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS DRAWING IS A VIOLATION OF THE NEW YORK STATE EDUCATION LAW, ARTICLE 145, SECTION 7209.					
REVISIONS:					
NO. DATE BY DESCRIPTION					
PROJECT: RENOVATION 48 N. COUNTRY CLUB DR. ROCHESTER, NY					
CLIENT: PETER & JOELLE ROBERTI					
DRAWING TITLE: ELEVATION & ROOF PLAN DEMOLITION					
PHASE: CONSTRUCTION DOCUMENTS					
JOB NO. PROJECT NO.					
A I 9-047RENOVATIONDRAWN BY:DRAWING NO:					
DATE:					
5-21-2020					
James Fahy Design					
2024 W. Henrietta Rd. Suite 3K Rochester, New York 14623					

GENERAL DEMOLITION NOTES: A. It is the contractor's responsibility to familiarize themselves with all details involved in selective demolition. Specific instructions on each item will not be given.

B. All plumbing, electrical and HVAC fixtures, doors, trim and any other items which the owner indicates they want to save shall be removed by the contractor, stored and maintained in good condition per the owner's directions for future reuse. The owner shall provide the contractor with the list of all such items.

C. Contractor to remove all existing walls, doors, and finishes not shown to remain. Infill wall openings as required and patch surfaces to match adjacent existing. D. Remove all existing lighting, wiring, and devices as required to

complete work. Remove all abandoned conduit and wire. Terminate at nearest active panel.

E. Remove all existing water, sewer, storm and vent piping as required to complete work. Remove all abandoned piping. Cap at nearest active main or riser.

F. Remove all existing ductwork, piping and related HVAC systems as required to complete work. Cap all ductwork and piping at nearest active main riser. Coordinate removal of all associate power and plumbing services with other trades.

G. Contractor may be required to go beyond the contract area to reach the first shutoff valve, main or electrical panel. When this happens, the contractor shall remove and repair existing finish surfaces as required. H. All existing floor, wall and ceiling finishes in areas to be renovated shall be removed down to subfloor/rough framing as required. Prepare existing surfaces to receive new finish materials. I. The contractor shall be responsible for the salvage of existing

materials as required for patching existing areas to remain. Wherever removals occur, disturbed surfaces should be patched to match adjacent existing. J. The contractor shall coordinate the demolition work with the owner's

use of the premises. All work to be scheduled and coordinated with owner.

K. The contractor shall provide fireproof and dustproof partitions around the construction area during all demolition and construction work. L. The contractor shall maintain safe access to all designated exits for The building occupants during construction. M. Storage for contractor's equipment and debris must be kept inside

the contract area. \underline{N} . Dumpsters for construction debris are to be provided by contractor. All debris to be hauled off site upon removal by contractor.

O. If materials are suspected to contain asbestos, contractor is to immediately inform owner and architect. All existing materials known to contain asbestos that are to be removed should be done so in accordance with established A.H.E.R.A. regulations.

CODED NOTES:

- . REMOVE EXISTING SKYLIGHT & INFILL IF REQUIRED REFER TO MAIN FLOOR PLAN
- 2. REMOVE EXISTING STAIRWELL STRUCTURE & FOUNDATION TO BELOW GRADE. BACK FILL AS REQUIRED
- . EXISTING SLOPED CEILINGS TO BE RECONFIGURED. SEE MAIN FLOOR PLAN
- . REMOVE EXISTING KITCHEN, BATH & MUD ROOM INCLUDING BUT NOT LIMITED TO CABINETRY, APPLIANCES, SOFFITS, & PLUMBING FIXTURES
- REMOVE PORTION OF EXISTING WALL FOR NEW WINDOWS OR DOORS REFER TO MAIN FLOOR PLAN FOR SIZES AND

LOCATIONS. 6. REMOVED EXISTING WINDOW OR DOOR AND INFILL TO MATCH

ADJACENT MATERIALS REFER ALSO TO MAIN FLOOR PLAN REMOVE ALL EXISTING FIREPLACE COMPONENTS TO BELOW MAIN

- FLOOR LEVEL. MASONRY IN BASEMENT MAY REMAIN 8. REMOVE ALL COMPONENTS OF EXISTING BAY WINDOW REFER TO MAIN FLOOR PLAN FOR NEW FRAMING IN THIS LOCATION
- 9. REMOVE EXISTING BLOCK TO BELOW NEW GARAGE SLAB LEVEL
- AS REQUIRED. SEE MAIN FLOOR PLAN IO. INFILL EXISTING STAIRWELL AS REQUIRED, BELOW NEW GARAGE SLAB. SEE BASEMENT & MAIN FLOOR PLANS
- . REMOVE EXISTING GARAGE WALLS & FOUNDATION AS REQUIRED EXCEPT REAR WALL & FOUNDATION. PROVIDE TEMPORARY
- SUPPORT TO EXISTING ROOF STRUCTURE TO REMAIN 12. EXISTING HVAC EQUIPMENT TO BE REMOVE, REPLACED OR
- RELOCATED AS REQUIRED 13. REMOVE EXISTING ELEVATOR AND ALL COMPONENTS
- 14. EXISTING BILCO DOOR TO REMAIN
- 15. REMOVE MIN. TOP 3 CRS. OF EXISTING BLOCK FOR ACCESS TO NEW CRAWL SPACE I.G. REMOVE EXISTING FLOOR JOISTS AT NEW STAIR OPENING \$
- SUPPORT EXISTING SURROUNDING JOISTS TO REMAIN 7. REMOVE ALL COMPONENTS OF EXISTING SUNROOM FRAMING, SLAB ∉ FOUNDATION AS REQ. FOR NEW CRAWL SPACE

LEGEND:

EXISTING CONDITIONS

 E = = =]
 EXISTING TO BE REMOVED

 EXISTING AREA TO BE REMOVED (SEE NOTES)

Copyright [©] 20 All rights rese	020 erved.	James Fahy, P.E., P.C
REVISIONS:		
NO. DATE	BY	DESCRIPTION
CLIENT: PETER \$ DRAWING TITLI BASEMEN DEMOLITIC	JOE JOE E: T # N ON	ILLE ROBERTI
PHASE: CONSTRU	CTIOI	N DOCUMENTS
JOB NO.		PROJECT NO.
AI9-047 DRAWN BY:		RENOVATION DRAWING NO:
CHECKED BY:		
DATE: 5-21-202	2 2 2	A .

				7-
			T.O.FTG. EXISTING	
OOF				
	12			
		<u>₹ 2'-0"</u>		

2.0 EXIS ¹ 2.1 2.2 2.3	TING CONDITIONS EXISTING GRADE EXISTING ROOF TO REMAIN WITH NEW ROOF SHINGLES AS SELECTE EXISTING BASEMENT AND / OR FOUNDATION TO REMAIN
2.4 2.5	EXTENT OF EXISTING EXTERIOR WALL EXISTING STAIRWELL STRUCTURE REMOVED TO BELOW GRADE & BACKFILLED AS REQUIRED
<u>3.0 CON</u> 3.1	CRETE CONCRETE FOOTING
4.0 MAS 4.1 4.2 4.3	ONRY CMU FOUNDATION PRE-CAST OR STONE CAP "ELDORADO" OR EQ. LIGHT WEIGHT STONE VENEER
5.0 META 5.1 5.2 5.3	ALS 5" ALUMINUM 'K' GUTTER WITH DOWNSPOUTS. FINAL LOCATION BY CONTRACTOR IN FIELD. 2xG ALUMINUM WRAPPED FASCIA (OR MATCH EXISTING) I x2 ON 2x8 ALUMINUM WRAPPED RAKES
<u>6.0 WOC</u> 6.1 6.2	DD, PLASTICS & COMPOSITES 4/4 x G 'HARDIE TRIM' I x4 'AZEK' TRIM AT WINDOWS & DOORS ON SIDE & REAR ELEVATION
7.0 THER 7.1 7.2	MAL & MOISTURE PROTECTION 'JAMES HARDIE' ASPYRE COLLECTION V-GROOVE SIDING (FRONT ON 'JAMES HARDIE' ASPYRE COLLECTION REVEAL PANEL SYSTEM. PROVIDE 1/2" O.S.B. FURRING AT LOCATIONS ADJACENT TO V-GRO SIDING. FURR OUT ±2" TO CAP LIGHT WEIGHT STONE VENEER
7.3 7.4 7.5 7.6	ARCHITECTURAL ROOF SHINGLES AS SELECTED STANDING SEAM METAL ROOF 5" T.W. VINYL CLAPBOARD SIDING ON SIDE & REAR ELEVATIONS AS SELECTED BY OWNER RIDGE VENTS
7.7 8.0 OPEN	PITCH CHANGE AT NEW SADDLE OR SHED ROOF
8.1	'ANDERSEN' I OO SERIES LOW-E CASEMENT WINDOWS (U-FACTOR .27 ≰ SHGC .26) FINELIGHT GRILLS BETWEEN GLASS, TALL FRACTIONAL, COLOR BLACK
8.2	'ANDERSEN' A SERIES 151068-4 GLIDING PATIO DOOR LOW-E4 (U-FACTOR .30 & SHGC .23)
8.4	(U-FACTOR .30 \ddagger SHGC21) 'THERMA TRU' SMOOTH STAR S93 DOOR 2'-8" x 6'-8"
23.0 HEA 23.1	ATING, VENTILATION, & AIR CONDITIONING 'HEAT & GLO' MEZZOGO TO VENT GAS FIREPLACE VENT; INSTALL PE MFR. SPECIFICATIONS & CLEARANCES
26.0 ELE 26.1	<u>CTRICAL</u> WALL MOUNTED LIGHTING AT ALL ENTRY DOORS & OVERHEAD GARA DOORS; NEW FIXTURE SELECTED BY OWNER
LEGENE	<u>).</u>
Ē	WINDOW MEETS OR EXCEEDS THE EGRESS REQUIREMENTS PER 2020 RCNYS SECTION R310.2
Т	PER 2020 RCNYS SECTION R308.4 WINDOW MEETS REQUIREMENTS FOR HAZARDOUS LOCATION NEEDING SAFETY GLAZING
S	PER 2020 RCNYS R312.2 ¢ R312.2.2 PROVIDE A WINDOW OPENING CONTROL DEVICE

COPYRIGHT NOTICE:					
COPYRIGHT LAWS BY JAMES FAHY DESIGN. ANY REPRODUCTION, OR MODIFICATION OF THESE PLANS, IN WHOLE OR IN PART, WITHOUT THE EXPRESS WRITTEN CONSENT OF JAMES FAHY DESIGN IS A VIOLATION OF COPYRIGHT LAWS. CLIENT RIGHTS ARE LIMITED TO ONE-TIME USE FOR CONSTRUCTION OF THESE PLANS. UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS DRAWING IS A VIOLATION OF THE NEW YORK STATE EDUCATION LAW, ARTICLE 1.45, SECTION 7209.					
REVISIONS: NO. DATE BY DESCRIPTION					
PROJECT: RENOVATION 48 N. COUNTRY CLUB DR. ROCHESTER, NY					
CLIENT: PETER & JOELLE ROBERTI					
DRAWING TITLE: ELEVATIONS					
PHASE: CONSTRUCTION DOCUMENTS					
JOB NO. A I 9-047 RENOVATION					
DRAWN BY: ART CHECKED BY: DRAWING NO:					
JRF DATE: 5-21-2020					
James Fahy Design					

Rochester, New York 14623 tel: 585-272-1650 e-mail: info@jamesfahy.com website: www.jamesfahy.com

GENERAL CONSTRUCTION NOTES: REFER TO SHT. A4.0 FOR LIST

- CONSTRUCTION NOTES: (UNLESS OTHERWISE NOTED) ALL DIMENSIONS BASED ON EXISTING CONDITIONS ARE ± AND MUST BE FIELD VERIFIED BEFORE STARTING WORK.
- CONTRACTOR TO CONTACT ARCHITECT IF EXISTING FIELD CONDITIONS DIFFER FROM WHAT IS SHOWN ON CONSTRUCTION
- DOCUMENTS. NEW FOUNDATIONS NOT TO UNDERMINE EXISTING FOUNDATIONS.
 NEW FOOTINGS TO BEAR ON FIRM UNDISTURBED NATIVE SOILS 3'-6" MIN.
- BELOW ADJACENT GRADE. VERIFY IN FIELD. • INTERIOR SLABS SHALL BE 2500 PSI MIN. AND SHALL BE AIR ENTRAINED IF
- SUBJECT TO FREEZING AND THAWING DURING CONSTRUCTION. • SPREAD FOOTINGS TO BE 3000 PSI MIN. W/ REINFORCING AS NOTED AND SHALL BE AIR ENTRAINED IF SUBJECT TO FREEZING AND THAWING DURING CONSTRUCTION.
- ALL SLABS TO BE REINFORCED WITH WIRE MESH AS NOTED. • INSTALL I" DEEP x 1/4" WIDE CONTROL JOINTS IN SLAB EVERY 300 S.F. ± • GROUT CORES SOLID @ ALL 4" & 6" BLK. LOCATIONS AND IN THE STARTING COURSE ON FOUNDATION WHERE ADJACENT CELLS OR CAVITIES ARE TO
- BE GROUTED. GROUT CORES SOLID AT ALL LOCATIONS RECEIVING VERTICAL
- REINFORCING. CONCRETE MASONRY SHALL CONFORM TO THE REQUIREMENTS OF ACI
- AND 2020 RCNYS CHAPTER 4. • CONCRETE MASONRY UNITS SHALL CONFORM TO ASTM C-90 TYPE I, GRADE N, MOISTURE CONTROLLED UNITS. MORTAR SHALL BE TYPE M OR S • GROUT SHALL CONFORM TO ASTM C476 WITH A MINIMUM COMPRESSIVE
- STRENGTH OF 2000 PSI AT 28 DAYS. GROUT SHALL BE PLACED IN LIFTS NOT EXCEEDING 7 COURSES IN HEIGHT UNLESS OTHERWISE APPROVED BY THE ARCHITECT.
- COORDINATE LOCATION OF ALL MASONRY WALLS, PARTITIONS AND OPENINGS WITH ARCHITECTURAL DRAWINGS.
- ALL FOOTINGS MUST BEAR ON FIRM, UNDISTURBED NATIVE SOILS OR ENGINEERED FILL. (SEE NOTE BELOW)
- ON SITE SOIL USED AS ENGINEERED FILL SHALL BE FREE OF DELETERIOUS MATERIALS WITH NO PARTICLES GREATER THAN 3 INCHES. FILL SHALL BE PLACED IN LOOSE LIFTS NOT TO EXCEED 8 INCHES IN DEPTH AND COMPACTED TO 95% MAXIMUM DRY DENSITY PER ASTM D I 557 AT
- MOISTURE CONTENTS WITHIN 3% OF OPTIMUM. PROVIDE CHEMICAL HARDENER AND SEALER TO ALL TROWEL FINISHED INTERIOR FLOORS WHICH ARE TO BE LEFT EXPOSED. REINFOR<u>CING:</u>
- PROVIDE VERTICAL REINFORCING OF NO. 5 BAR 32" O.C. TIED TO FOOTING
- W/ 3" HOOK IN ALL FOUNDATION WALLS. PROVIDE CONTINUOUS REINFORCING IN ALL FOOTINGS OF 2 NO. 5 BAR HORIZONTAL.

CODED NOTES:

- I. PIN NEW / EXISTING CMU WALL TOGETHER USING NO. 5 U-SHAPED BAR EVERY OTHER CRS. INTO GROUTED CORE; RIP EXISTING CMU FACE & GROUT SOLID, EMBED REBAR 6" MIN.
- 2. PIN NEW / EXISTING FOOTING TOGETHER USING 2 NO. 5 BAR EXTEND INTO EXISTING FTG. 6" MIN. DRILL & EPOXY SET
- 3. 6 COURSES 8" BLOCK ON 16" x 8" FOOTING (SEE REINFORCING ∉ CONSTRUCTION NOTES ABOVE) 4. NEW 32" W x 24" H (3 COURSES) ACCESS
- 5. EXISTING ACCESS TO EXISTING BILCO DOORS 6. EXISTING 4 1/4" W. x 8" H. STEEL BEAM WITH STEEL SUPPORT
- COLUMNS. COLUMN LOCATIONS SHOWN WITHIN EXISTING WALLS ARE ASSUMED 7. ASSUMED STEEL BEAM IN SOFFIT AND STEEL COLUMN IN CASED
- COLUMN 8. ASSUMED CMU WALL
- 9. NEW GARAGE FOUNDATION I COURSE 6" BLOCK ON 5 COURSES 8" BLOCK ON 16" x 8" FOOTING (SEE REINFORCING & CONSTRUCTION NOTES ABOVE)
- IO. NEW GARAGE TO BASEMENT FOUNDATION I COURSE 8" BLOCK ON ±10 COURSES 12" BLOCK ON 20" x 8" FOOTING (SEE REINFORCING
- AND CONSTRUCTION NOTES ABOVE) II. BURY BLOCK BELOW GRADE AND BACKFILL OPENING AT EXISTING
- STAIRWELL TO BE REMOVED 12. 4" CONCRETE SLAB WITH 6" x 6" 10/10 WELDED WIRE MESH ON 6"
- GRANULAR FILL 13. 3 1/2" CONCRETE SLAB WITH OVER 6 MIL. POLY VAPOR BARRIER ON
- 4" GRANULAR FILL 14. 1 COURSE 6" BLOCK OVER 6 COURSES 8" BLOCK OVER
- 40" x 40" x 8" DP. FOOTING W/ NO. 5 BAR 8" O.C. EACH WAY 15. 2x10 F.J. 16" O.C. TO FILL IN AT EXISTING STAIRWELLS
- 16. \pm 11 COURSES 12" BLOCK (SEE REINFORCING AND CONSTRUCTION NOTES ABOVE.) ON 20" x 8" FTG. W/ 2 NO. 5 BAR CONTINUOUS

LEGEND:

EXISTING CONSTRUCTION TO REMAIN NEW CONSTRUCTION IN-FILL

FOUNDATION ELEVATION LEGEND: ELEV. = O + 8"ELEV. = O" (MATCH EXIST. T.O.BLK.) ELEV. = 0 - 8"

COF THE COF PLA EXP DES CLIE FOR UNA STA 720	COPYRIGHT NOTICE: THESE PLANS ARE PROTECTED UNDER FEDERAL COPYRIGHT LAWS BY JAMES FAHY DESIGN. ANY REPRODUCTION, OR MODIFICATION OF THESE PLANS, IN WHOLE OR IN PART, WITHOUT THE EXPRESS WRITTEN CONSENT OF JAMES FAHY DESIGN IS A VIOLATION OF COPYRIGHT LAWS. CLIENT RIGHTS ARE LIMITED TO ONE-TIME USE FOR CONSTRUCTION OF THESE PLANS. UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS DRAWING IS A VIOLATION OF THE NEW YORK STATE EDUCATION LAW, ARTICLE 145, SECTION 7209.					
Co All	Copyright [©] 2020 James Fahy, P.E., P.C. All rights reserved.					
REV NO.	ISIONS: DATE	BY	DESCRIPTION			
-						
E						
RE 48 RC	NOVA 3 N. CO DCHES	TION DUN TER,	I TRY CLUB DR. , NY			
DRA BA	DRAWING TITLE: BASEMENT / FOUNDATION PLAN					
рна СС	.se:)NSTRU(CTION	I DOCUMENTS			
JOE AI DR/ AR CHI JR DA ⁷ 5-	3 NO. 9-047 AWN BY: T ECKED BY: F F E: 2 1-202	0	PROJECT NO. RENOVATION DRAWING NO: A3.0			
	lames	s Fa	hy Design			

- 248 S.F. SUNROOM DEMO + 270 S.F. NEW CONSTRUCTION

GENERAL CONSTRUCTION NOTES:

Construction shall conform to the 2020 Residential Building Code of New York State. 3. Comply with all local, state and federal codes and regulations.

General Contractor is responsible for all materials, construction methods and craftmanship.

General Contractor to verify all existing conditions, requirements, notes and dimensions prior to start of

construction. Notify the Architect if conditions vary from those shown on the documents. . General Contractor to provide adequate support of existing foundation walls, load bearing walls and partitions during demolition and construction.

. Contractors are responsible for coordinating work with other trades wherever they overlap. . When materials and/or finishes are found to be absent, or when existing construction is removed, disturbed,

damaged, replaced or renovated in any way, contractor shall provide patching, painting and materials of same type and quality as to match adjacent existing surfaces unless otherwise noted.

1. Provide all blocking, furring and shimming as necessary for installation and completion of the work.

All new work shall be plumb, level and square. Scribe and make fit all new work to existing.

J. All details are subject to change due to existing field conditions. Contractor must notify owner and architect of

K. All dimensions are face of wall to face of wall (rough).

... Exterior \$ interior stud wall framing shall be 2 x 6 @ 16" o.c. or 2 x 4 @ 16" o.c. as noted. M. No site visits will be made by this Architect. Contractor shall assume all responsibility for changes to these

drawings. N. Coordinate interior doors/hardware, wood trim and finishes, and exterior finish materials (siding, roofing etc.) to match existing. Final selection by owner and general contractor unless otherwise specified.

0. Call UFPO before you dig. 1-800-962-7962

 $\overline{\underline{P}}$. All exterior below-grade walls to receive one (1) coat foundation coat and two (2) coats of tar $\overline{\underline{Q}}$. Coordinate the installation of continuous aluminum gutters and downspouts to match existing. Downspouts are to be located in field and approved by owner. All downspouts are to run to precast concrete splashblocks, or to underground conductors per local code.

<u>R.</u> Design and coordination of all sitework, including finish grading and hydroseeding, by contractor. 5. Design and coordination of electric, plumbing, and HVAC system installation by contractor. Verify capacity and location of existing utilities/services prior to construction.

T. To the best of our knowledge, belief and professional judgment, these plans are in compliance with the State of New York Energy Code. J. These documents do not purport to show all items and procedures required for a complete installation. The ntent is to indicate the general scope for the project, in terms of the architectural design concept, the

location/dimensions of the construction and major architectural elements of construction.

CONSTRUCTION NOTES: (UNLESS OTHERWISE NOTED) • ALL DIMENSIONS BASED ON EXISTING CONDITIONS ARE ± AND MUST BE FIELD VERIFIED BEFORE STARTING

WORK.

 CONTRACTOR TO CONTACT ARCHITECT IF EXISTING FIELD CONDITIONS DIFFER FROM WHAT IS SHOWN ON CONSTRUCTION

DOCUMENTS ALL NEW AND EXISTING FLOORS TO BE FLUSH

• ALL CEILING HEIGHTS TO BE 8'-0 1/2" (OR MATCH EXIST.)

• ALL WINDOW R.O. HEIGHTS TO BE 6'-10 1/2" (OR MATCH EXIST.)

ALL ANGLES TO BE 12/12

AREA

R302.7 UNDER-STAIR PROTECTION

R314.2.3 ATTACHED GARAGES.

R314.3 SMOKE ALARM LOCATIONS

ONE FULL STORY BELOW THE UPPER LEVEL.

OF A SMOKE ALARM REQUIRED BY THIS SECTION

WITHIN 10' OF THE ENTRANCE TO THE SLEEPING AREAS

915.3.1.2 ROOMS WITH COMMUNICATING OPENINGS

ROOM THAT CONTAINS A FUEL-BURNING APPLIANCE

2020 RCNYS SECTION R3 I 5 CARBON MONOXIDE ALARMS

I. IN EACH SLEEPING ROOM

2020 FCNYS

APPLIANCE

FGFND

(E)

T

S

EXCEPTIONS:

 ALL APPLIANCES PER CONTRACT PROVIDE METAL PANS WITH DRAINS FOR ALL WASHERS AND HOT WATER UNITS

• ALL DOORS UNLESS OTHERWISE DIMENSIONED TO BE LOCATED 4" FROM ADJACENT WALL OR CENTERED IN

OPENING.

• REFER TO SHEET SI.O FOR ALL INTERIOR AND EXTERIOR HEADERS AND ROOF FRAMING.

SECTION PROVIDE NOT LESS THAN 1/2" GYPSUM BOARD OR EQUIVALENT

2020 RCNYS SECTION R302 FIRE-RESISTANT CONSTRUCTION

2020 RCNYS SECTION R314 SMOKE ALARMS AND HEAT DETECTION

CENTRAL LOCATION AND IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.

2. OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS

R302.6 DWELLING - GARAGE FIRE SEPARATION

• FROM THE RESIDENCE AND ATTICS PROVIDE NOT LESS THAN 1/2" GYPSUM BOARD OR EQUIVALENT APPLIED TO THE GARAGE SIDE

• FROM HABITABLE ROOMS ABOVE THE GARAGE PROVIDE NOT LESS THAN 5/8" TYPE X GYPSUM BOARD OR

EQUIVALENT

• FOR STRUCTURE SUPPORTING FLOOR / CEILING ASSEMBLIES USED FOR SEPARATION REQUIRED BY THE

ENCLOSED SPACE UNDER STAIRS THAT IS ACCESSED BY A DOOR OR ACCESS PANEL SHALL HAVE WALLS,

UNDER-STAIR SURFACE AND ANY SOFFITS PROTECTED ON THE ENCLOSED SIDE WITH 1/2" GYPSUM BOARD

HEAT DETECTION RATED FOR THE AMBIENT OUTDOOR TEMPERATURES SHALL BE INSTALLED IN NEW GARAGES THAT ARE ATTACHED TO OR LOCATED WITHIN NEW AND EXISTING DWELLINGS. HEAT DETECTION SHALL BE INSTALLED IN A

AND WITHOUT AN INTERVENING DOOR BETWEEN THE ADJACENT LEVELS, A SMOKE ALARM INSTALLED ONT THE

UPPER LEVEL SHALL SUFFICE FOR THE ADJACENT LOWER LEVEL PROVIDED THAT THE LOWER LEVEL IS LESS THAN

OPENING OF A BATHROOM THAT CONTAINS A BATHTUB OR SHOWER UNLESS THIS WOULD PREVENT PLACEMENT

R315.1 GENERAL. CARBON MONOXIDE ALARMS SHALL BE PROVIDED IN ACCORDANCE WITH SECTION 915 OF THE

I . IN SLEEPING AREAS AND SLEEPING UNITS WHERE A FUEL-BURNING APPLIANCE IS LOCATED IN AN ATTACHED

2. IN DWELLING UNITS AND SLEEPING UNITS WHERE A FUEL-BURNING APPLIANCE IS LOCATED IN A A KITCHEN

2020 FCNYS SECTION 915.3.1 RESIDENTIAL BUILDINGS THAT CONTAIN A FUEL-BURNING APPLIANCE. CARBON

MONOXIDE DETECTION SHALL BE INSTALLED IN RESIDENTIAL BUILDINGS IN ALL ROOMS, OCCUPIABLE SPACE,

BATHROOM, UTILITY ROOM, CLOSET, OR SPACE, A CARBON MONOXIDE DETECTOR SHALL BE INSTALLED IN A

OR KITCHENETTE, A CARBON MONOXIDE DETECTOR SHALL BE INSTALLED OUTSIDE OF THE SLEEPING AREAS AND

OCCUPIABLE SPACE, SLEEPING AREAS AND SLEEPING UNITS THAT HAVE A DIRECT COMMUNICATING OPENING TO A

EXCEPTION: CARBON MONOXIDE DETECTION SHALL BE INSTALLED IN SLEEPING AREAS WHEN REQUIRED BY

CARBON MONOXIDE DETECTION SHALL BE INSTALLED IN A CENTRAL OR OTHERWISE APPROVED LOCATION WITHIN

CARBON MONOXIDE DETECTION SHALL BE INSTALLED IN A CENTRAL OR OTHERWISE APPROVED LOCATION IN

915.3.1.3 DWELLING UNITS AND SLEEPING UNITS THAT CONTAIN A FUEL-BURNING APPLIANCE. CARBON MONOXIDE DETECTION SHALL BE INSTALLED OUTSIDE OF SLEEPING AREAS AND WITHIN 10' OF THE ENTRANCE TO THE SLEEPING AREAS IN DWELLING UNITS AND SLEEPING UNITS THAT CONTAIN A FUEL-BURNING

SECTION 915.3.1 THROUGH 915.3.1.2, SECTION 915.3.2 OR SECTION 915.3.3, AS APPLICABLE. 915.3.3 RESIDENTIAL BUILDINGS WITH AN ATTACHED MOTOR VEHICLE RELATED OCCUPANCY (GARAGE)

WINDOW MEETS OR EXCEEDS THE EGRESS REQUIREMENTS

WINDOW MEETS REQUIREMENTS FOR HAZARDOUS LOCATION

I O' FROM THE ENTRANCE TO SLEEPING AREAS AND SLEEPING UNITS THAT: I. HAVE A COMMUNICATING OPENING WITH AN ATTACHED GARAGE

3. ARE LOCATED ONE STORY ABOVE OR BELOW A GARAGE

2 x 4 FRAME WALLS -16" O.C.

2 x 6 FRAME WALLS - I 6" O.C. 2 x 8 FRAME WALLS -16" O.C.

PER 2020 RCNYS SECTION R310.2

PER 2020 RCNYS SECTION R308.4

PER 2020 RCNYS R312.2 \$ R312.2.2

PROVIDE A WINDOW OPENING CONTROL DEVICE

INFILL WALL AS REQD. EXISTING CONDITIONS

NEEDING SAFETY GLAZING

COMPLYING WITH ASTM F2090

2. SHARE ONE OR MORE COMMON WALLS WITH AN ATTACHED GARAGE

DWELLING UNITS, SLEEPING AREAS, AND SLEEPING UNITS THAT CONTAIN A FUEL-BURNING APPLIANCE.

CENTRAL OR OTHERWISE APPROVED LOCATION IN THE SLEEPING AREA OR SLEEPING UNIT.

3. ON EACH ADDITIONAL STORY OF THE DWELLING, INCLUDING BASEMENT AND HABITABLE ATICS AND NOT INCLUDING CRAWL SPACES AND UNINHABITABLE ATTICS. IN DWELLING OR DWELLING UNITS WITH SPLIT LEVELS

4. SMOKE ALARMS SHALL BE INSTALLED NOT LESS THAN 3 FEET HORIZONTALLY FROM THE DOOR OR

• GARAGES LOCATED LESS THAN 3' FROM A DWELLING UNIT ON THE SAME LOT PROVIDE NOT LESS THAN 1/2"

GYPSUM BOARD OR EQUIVALENT APPLIED TO THE INTERIOR SIDE OF EXTERIOR WALLS THAT ARE WITHIN THIS

REVI	Copyright © 2020 James Fahy, P.E., P.C. All rights reserved.				
NO.	SIONS: DATE	BY	DESCRIPTION		
RE 48 RC	NOVA 3 N. C DCHES	OUN	ITRY CLUB DF , NY		
RE A RC CLIE PE	NOVA 3 N. C DCHES TER ¢	JOE JOE	ITRY CLUB DR , NY		
RE 48 RC CLIE PE	NOVA S N. C DCHES NT: TER \$ WING TITL AIN FLC		ITRY CLUB DR NY		
RE AC CLIE PE DRA MA PHAS CO JOB A I	NOVA S N. C DCHES NT: TER & WING TITL AIN FLC SE: NSTRU SE: NSTRU		ITRY CLUB DR ITRY CLUB DR NY ELLE ROBERTI LAN N DOCUMENTS PROJECT NO. RENOVATION DRAWING NO:		
RE AC CLIE PE DRA MA PHAS CO JOB AI DRA CO	NOVA N. C DCHES NCHES NT: TER \$ WING TITL AIN FLC SE: NSTRU SE: NSTRU SE: NSTRU		ITRY CLUB DR ITRY CLUB DR NY ELLE ROBERTI LAN LAN N DOCUMENTS PROJECT NO. RENOVATION DRAWING NO:		
RE AC CLIE PE DRA MA PHAS CO JOB AI DRA AR CHE JRF	NOVA N. C OCHES NT: TER \$ WING TITL AIN FLC SE: NSTRU SE: NSTRU SE: NSTRU		ITRY CLUB DR ITRY CLUB DR NY ELLE ROBERTI LAN N DOCUMENTS PROJECT NO. RENOVATION DRAWING NO: AAA.O		

NOT FOR CONSTRUCTION

website: www.jamesfahy.com

Bidding Print

COF THE COF PLA EXP DES CLIE FOR UNA THIS STA 720	COPYRIGHT NOTICE: THESE PLANS ARE PROTECTED UNDER FEDERAL COPYRIGHT LAWS BY JAMES FAHY DESIGN. ANY REPRODUCTION, OR MODIFICATION OF THESE PLANS, IN WHOLE OR IN PART, WITHOUT THE EXPRESS WRITTEN CONSENT OF JAMES FAHY DESIGN IS A VIOLATION OF COPYRIGHT LAWS. CLIENT RIGHTS ARE LIMITED TO ONE-TIME USE FOR CONSTRUCTION OF THESE PLANS. UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS DRAWING IS A VIOLATION OF THE NEW YORK STATE EDUCATION LAW, ARTICLE 145, SECTION 7209.					
Co All	Copyright © 2020 James Fahy, P.E., P.C. All rights reserved.					
REV NO.	ISIONS: DATE	BY	DESCRIPTION			
RE 48 RC	ENOVA 3 N. CO DCHES	TION OUN TER	I TRY CLUB DR. , NY			
CLIE PE DRA	CLIENT: PETER & JOELLE ROBERTI DRAWING TITLE:					
РНА	SE:					
JOE A I DR	9-047 AWN BY:		PROJECT NO. RENOVATION DRAWING NO:			
AR CHI JR DA ⁻ 5-	DRAWN BY: ART CHECKED BY: JRF DATE: 5-21-2020 DRAWING NO: ARJ DRAWING NO:					
22 R	James Fahy Design 2024 W. Henrietta Rd. Suite 3K Rochester, New York 14623					

e-mail: info@jamesfahy.com website: www.jamesfahy.com

2020 RCNYS SECTION R302.13 FOR FIRE PROTECTION OF FLOORS. 2020 RCNYS SECTION R405 EXCEPTION: EXTERIOR DRAIN TILE IS OPTIONAL IF THE FOUNDATION SOILS ARE WELL DRAINED ACCORDING TO THE UNIFIED SOIL CLASSIFICATION SYSTEM, GROUP I SOILS PER TABLE R405.1

* HOLD LT. WEIGHT STONE VENEER A MIN. OF 2" ABV. FINISHED GRADE OR PER MFR. RECOMMENDATIONS, WHICHEVER IS GREATER.

4

NARROW WALL BRACING DETAIL AT GARAGE

PRESCRIPTIVE ENERGY EFFICIENCY					
THIS BUILDINGS THERMAL ENVELOPE CONFORMS TO THE MINIMUM PRESCRIPTIVE REQUIREMENTS SET FORTH IN SECTION 402 AND TABLE 402.1.2 (PARTIAL SHOWN BELOW) IN THE 2020 ENERGY CONSERVATION CONSTRUCTION CODE OF NEW YORK STATE FOR CLIMATE ZONE 5 ¢6.					
PARTIAL TABLE R402.1.2 INSULATION AND FENESTRATION REQUIREMENTS BY COMPONENT a					
ENVELOPE COMPONENT	REQD. ZONE 5	REQD. ZONE 6	ACTUAL		
FENESTRATION U-FACTOR <i>b</i> SKYLIGHT U-FACTOR <i>b</i> CEILING R-VALUE WOOD FRAME WALL R-VALUE MASS WALL R-VALUE 1 FLOOR R-VALUE BASEMENT WALL R-VALUE <i>c</i> SLAB R-VALUE <i>¢</i> DEPTH <i>d</i> CRAWL SPACE WALL R-VALUE <i>c</i>	0.32 0.55 49 20 or 13+5 h 13/17 30g 15/19 10, 2ft 15/19	0.32 0.55 49 20+5 or 13+10 h 15/20 30g 15/19 10, 4ft 15/19	< 0.32 NA 49 TOTAL 21 NA 30 15, FULL HT. NA NA		
 For SI: I foot = 304.8 mm. a. R-values are minimums. U-factors and SHGC are maximums. When insulation is installed in a cavity which is less than the label or design thickness of the insulation, the installed R-value of the insulation shall not be less than the R-value specified in the table. b. The fenestration U-factor column excludes skylights. The SHGC column applies to all glazed fenestration. Exception: Skylights may be excluded from glazed fenestration SHGC requirements in climate zones 1 through 3 where the SHGC for such skylights does not exceed 0.30. c. "15/19" means R-15 continuous insulation on the interior or exterior of the home or R-19 cavity insulation at the interior of the basement wall. "15/19" shall be permitted to be met with R-13 cavity insulation on the interior or exterior of the home or R-13 cavity insulation at the interior of the basement wall. d. R-5 shall be added to the required slab edge R-values for heated slabs. Insulation depth shall be the depth of the footing or 2 feet, whichever is less in Climate Zones. e. There are no SHGC requirements in the Marine Zone. f. Basement wall insulation is not required in warm-humid locations as defined by Figure R301.1 and Table R301.1. g. Or insulation sufficient to fill the framing cavity, R-19 minimum. h. The first value is cavity insulation, the second value is continuous insulation, so "13+5" means R-13 					

2020 RCNYS FIGURE R602.10.6.2

METHOD PFH - PORTAL FRAME WITH HOLD-DOWNS

NOT USED

DES CLIE FOR UNA THIS STA 720 Co All	DESIGN IS A VIOLATION OF COPYRIGHT LAWS. CLIENT RIGHTS ARE LIMITED TO ONE-TIME USE FOR CONSTRUCTION OF THESE PLANS. UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS DRAWING IS A VIOLATION OF THE NEW YORK STATE EDUCATION LAW, ARTICLE 145, SECTION 7209. Copyright © 2020 James Fahy, P.E., P.C. All rights reserved.				
NO.	ISIONS: DATE	BY	DESC	RIPTION	
CLIE	48 N. COUNTRY CLUB DR. ROCHESTER, NY CLIENT: PETER & JOELLE ROBERTI				
DRA DE PHA	WING TITI	_E:			
CC	NSTRL	ICTIO	N DOC	UMENTS	
joe A I	3 NO. 9-047		prc RE	DJECT NO. NOVATION	
DR/ AR CHI	AWN BY: T ECKED BY	:	DRA		
JR DAT 5-	F 15: 2 -202	20	/	46.0	

GENERAL NOTES: (UNLESS OTHERWISE NOTED)

 ALL SOFFITS TO BE 2'-0" OR MATCH EXISTING ALL RAKES TO BE 1'-O"

- RAFTER & TRUSS SPACING TO BE 24" O.C. OR MATCH EXISTING • TRUSS TYPE AND LOCATIONS ARE SUGGESTED. FINAL TRUSS LAYOUT AND DESIGN BY TRUSS MFR. TRUSS DESIGN AND FABRICATION SHALL BE IN ACCORDANCE WITH THE PROVISIONS OF THE 2020 RCNYS R802.10 AND ACCEPTED ENGINEERING PRACTICE.
- PROFESSIONALLY SEALED TRUSS SHOP DRAWINGS INCLUDING DESIGN DRAWINGS PER 2020 RCNYS R802.10.1, DESIGN PER 2020 RCNYS R802.10.2 AND BRACING SPECIFICATIONS PER 2020 RCNYS R802.10.3 SHALL BE SUBMITTED TO ARCHITECT FOR REVIEW PRIOR TO FABRICATION.
- ALL TRUSS HANGERS SHALL BE SIZED AND SPECIFIED BY TRUSS MFR. ALL HEADERS AND LINTELS ARE DROPPED BELOW FRAMING MEMBERS SUPPORTED UNLESS NOTED "FLUSH"
- ALL UNSPECIFIED INTERIOR HEADERS TO BE 2-2x8 AT 2x4 WALLS AND 3-2x8 AT 2x6 WALLS
- ALL EXTERIOR HEADERS TO INCLUDE PLYWOOD FILLER AS REQUIRED TO FILL WALL CAVITY
- DOUBLE JACK STUDS AT ALL LOAD BEARING LINTELS OVER 4 FEET LONG • POST ALL HIP, RIDGE, AND VALLEY TERMINATIONS TO SOLID BEARING BELOW • ALL FRAMING AT PORCH LOCATIONS TO BE PRESSURE TREATED
- ALL FASTENERS AND CONNECTORS (INCLUDING JOIST HANGERS, POST BASES, NAILS, SCREWS OR BOLTS) AT PORCH LOCATIONS OR OTHER AREAS SUBJECTED TO WEATHERING SHALL BE CORROSION RESISTANT. FASTENERS SHALL BE STAINLESS STEEL OR HOT DIPPED GALVANIZED MEETING ASTM A I 53 STANDARDS AND CONNECTORS MEETING ASTM A653 G I 85 SHEET STANDARDS.
- PROVIDE ICE & WATER SHIELD OR EQUAL FROM THE EAVES EDGE TO A POINT AT LEAST 24 INCHES INSIDE THE EXTERIOR WALL LINE OF THE BUILDING.
- PROVIDE ICE & WATER SHIELD ON ENTIRE ROOF SURFACE AT LOCATIONS WITH 4/12 PITCH OR LOWER.
- PROVIDE ICE & WATER SHIELD ON ALL ROOF SURFACES WITH METAL ROOFING
- ALL DOWNSPOUTS SHALL BE TIED TO UNDERGROUND STORM DRAINS • EACH 3"x4" DOWNSPOUT HAS A CAPACITY FOR 1100 SQUARE FEET OF ROOF AREA.

APPLIED VALLEY FRAMING

- USE 2 X 1 2 FLAT 0/ ROOF SHEATHING
- FOR 2 X 10 RAFTERS.
- USE 2 X 10 FLAT o/ ROOF SHEATHING FOR 2 X 8 RAFTERS.
- USE 2 X 8 FLAT 0/ ROOF SHEATHING
- FOR 2 X 6 RAFTERS.

FGFND:

	• ROOF LOAD BRG. WALL
	WALLS BELOW
A.\	 APPLIED VALLEY
	EXISTING ROOF
	NEW ROOF
\boxtimes	GxG PRESSURE TREATED POST
WINDO	W, DOOR & POST SUPPORTS GLUED & NAILED (U.O.N.)
A	 I-KING & 2-JACK STUDS
В	• 3-STUD POST
С	• 5 1/4" x 5 1/4" PARALLAM POST (EXTEND TO STL. BM. BELOW)
D	• 4-STUD POST
E	 I-KING # 4 JACK STUDS
'SIMPS	ON (OR EQUAL) POST CAP & HANGER CONNECTIONS
	• HUC210-2 (FOR 2-2x10)
2	RTC44 POST CAP

COPYRIGHT NOTI THESE PLANS AR COPYRIGHT LAWS REPRODUCTION, PLANS, IN WHOLE EXPRESS WRITTE DESIGN IS A VIO CLIENT RIGHTS A FOR CONSTRUCT UNAUTHORIZED A THIS DRAWING IS STATE EDUCATIO 7209.	COPYRIGHT NOTICE: THESE PLANS ARE PROTECTED UNDER FEDERAL COPYRIGHT LAWS BY JAMES FAHY DESIGN. ANY REPRODUCTION, OR MODIFICATION OF THESE PLANS, IN WHOLE OR IN PART, WITHOUT THE EXPRESS WRITTEN CONSENT OF JAMES FAHY DESIGN IS A VIOLATION OF COPYRIGHT LAWS. CLIENT RIGHTS ARE LIMITED TO ONE-TIME USE FOR CONSTRUCTION OF THESE PLANS. UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS DRAWING IS A VIOLATION OF THE NEW YORK STATE EDUCATION LAW, ARTICLE 145, SECTION 7209.					
Copyright © 202 All rights reserv	Copyright © 2020 James Fahy, P.E., P.C. All rights reserved.					
REVISIONS: NO. DATE	REVISIONS:					
PROJECT: RENOVAT 48 N. CC ROCHES	ΓΙΟΝ DUN ⁻ ΓER,	I TRY CLUB DR. NY				
CLIENT: PETER & J	JOEI	LE ROBERTI				
DRAWING TITLE:	MING	PLAN				
CONSTRUC	TION	DOCUMENTS				
JOB NO. A 9-047		PROJECT NO. RENOVATION				
drawn by: ART		DRAWING NO:				
CHECKED BY: JRF	_	51.0				
DATE: 5-21-2020	C					
James Fahy Design						
2024 W. He Rochester, tel: 585-272 e-mail: info@ website: ww	2024 W. Henrietta Rd. Suite 3K Rochester, New York 14623 tel: 585-272-1650 e-mail: info@jamesfahy.com website: www.jamesfahy.com					

Town of Pittsford

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

Permit # B20-000071

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

DESIGN REVIEW AND HISTORIC PRESERVATION BOARD REFERRAL OF APPLICATION

Property Address: 9 Thomas Grove PITTSFORD, NY 14534 Tax ID Number: 164.15-1-46 Zoning District: RN Residential Neighborhood Owner: Akladious, Ihab Applicant: Walsh Custom Concepts

Application Type:

- Residential Design Review §185-205 (B)
- Commercial Design Review §185-205 (B)
- §185-20 Signage
- §185-205 (C)
- Certificate of Áppropriateness §185-197
- Landmark Designation
- §185-195 (2)
- Informal Review

- Build to Line Adjustment §185-17 (B) (2)
- Building Height Above 30 Feet §185-17 (M)
- Corner Lot Orientation
- §185-17 (K) (3)
- Flag Lot Building Line Location §185-17 (L) (1) (c)
- Undeveloped Flag Lot Requirements
- §185-17 (L) (2)

Project Description: Applicant is requesting design review for the addition of a porch. The porch will be located to the rear of the home and will be approximately 529 Sq. Ft.

Meeting Date: June 11, 2020

RN Residential Neighborhood Zoning

Printed June 4, 2020

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.

Town of Pittsford

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

Permit # B20-000069

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

DESIGN REVIEW AND HISTORIC PRESERVATION BOARD REFERRAL OF APPLICATION

Property Address: 52 North Country Club Drive ROCHESTER, NY 14618 Tax ID Number: 151.05-1-18 Zoning District: RN Residential Neighborhood Owner: Bornheim, Jeffrey J Applicant: Bornheim, Jeffrey J

Application Type:

- Residential Design Review §185-205 (B)
- Commercial Design Review
- ^{└─} §185-205 (B) ─ Signage
- §185-205 (C)
- Certificate of Appropriateness §185-197
- Landmark Designation
- §185-195 (2)
- □ Informal Review

- Build to Line Adjustment §185-17 (B) (2)
- Building Height Above 30 Feet
- ___§185-17 (M)
- Corner Lot Orientation
- §185-17 (K) (3)
- □ Flag Lot Building Line Location §185-17 (L) (1) (c)
- Undeveloped Flag Lot Requirements
 - §185-17 (L) (2)

Project Description: The Applicant is requesting Design Review for the proposed construction of a covered porch/patio. The proposed construction will total 186 Sq. Ft. Please note the deck extension is a separate project and is not part of this review.

Meeting Date: June 11, 2020

TOWN TOWN	
PITTSFORD	
Section Street	

DESIGN REVIEW & HISTORIC PRESERVATION BOARD APPLICATION

11 S. Main Street - Pittsford, NY 14534 - 248-6260

Property Owner:	Andrea ai	nd Jeffrey Bornheim	
Name(s) of Proper	ty Owner(s):	Andrea and Jeffrey B	ornheim
Name of Applicant	Andrea	and Jeffrey Bornheim	
Telephone Numbe	rs: (5	85) 733-3491	
		(Owner)	(Applicant)
Email Address: a	lbornheir	n@yahoo.com	
			198 - 191

PLEASE CHECK ONE

REQUEST FOR APPROVAL (Please provide a brief description of the project.)

REQUEST FOR INFORMAL REVIEW (Please provide a brief description of the project.)

Roof over existing patio

APPLICANT MUST PROVIDE:

- Building Permit Application
- One set of architectural drawings in PDF form (Elevations, Floor Plans, and Sections)
- Plot Map/Tape Map showing location of addition

These documents must be submitted by the deadline or the application will be held from the agenda and placed on the following Design and Review meeting.

RECOMMENDED:

- Pictures showing the location of the construction
- Samples of materials that will be used in construction

For Official Use Only

Received By _____ Received Date _____

Meeting Date

RN Residential Neighborhood Zoning

Printed June 2, 2020

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.

Town of Pittsford

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

Permit # DRH20-000002

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

DESIGN REVIEW AND HISTORIC PRESERVATION BOARD REFERRAL OF APPLICATION

Property Address: 3819 Monroe Avenue PITTSFORD, NY 14534 Tax ID Number: 151.17-3-1 Zoning District: C Commercial Owner: PT Place LLC Applicant: Regain Physical Therapy

Application Type:

- Residential Design Review §185-205 (B)
- Commercial Design Review
- §185-205 (B) Signage
- §185-205 (C)
- Certificate of Áppropriateness §185-197
- Landmark Designation
- §185-195 (2)
- Informal Review

- Build to Line Adjustment §185-17 (B) (2)
- Building Height Above 30 Feet §185-17 (M)
- Corner Lot Orientation
- §185-17 (K) (3)
- Flag Lot Building Line Location §185-17 (L) (1) (c)
- Undeveloped Flag Lot Requirements
- §185-17 (L) (2)

Project Description: Applicant is requesting design review to change the siding on an existing commercial building. The building currently has white siding and the applicant would like to change the color to the "Bluish" color submitted.

Meeting Date: June 11, 2020

Property Pictures

Printed June 4, 2020

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.

June 3, 2020

Dear Board,

We would like to replace all of the white siding on our building located at 3819 Monroe ave with the bluish siding pictured. We have chosen the bluish siding because we feel that it complements the tan front of our building and will also hide dirt.

The existing siding is very old and worn and we believe that upgrading it will greatly enhance the look of our business, the community as well as provide work to a local contractor.

Thank you,

Mike Nichting

Town of Pittsford

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

Permit # S20-000010

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

DESIGN REVIEW AND HISTORIC PRESERVATION BOARD REFERRAL OF APPLICATION

Property Address: 5611 Palmyra Road PITTSFORD, NY 14534 Tax ID Number: 164.12-1-66 Zoning District: RN Residential Neighborhood Owner: Pitcher Pediatric Dental Applicant: Signlanguage Inc.

Application Type:

- Residential Design Review §185-205 (B)
- Commercial Design Review §185-205 (B)
- Signage
- §185-205 (C)
- Certificate of Appropriateness §185-197
- Landmark Designation
- §185-195 (2)
- Informal Review

- Build to Line Adjustment §185-17 (B) (2)
- Building Height Above 30 Feet §185-17 (M)
- Corner Lot Orientation
- §185-17 (K) (3)
- Flag Lot Building Line Location §185-17 (L) (1) (c)
- Undeveloped Flag Lot Requirements §185-17 (L) (2)

Project Description: Applicant is requesting design and review for the addition of a business Identification sign. The main area of the sign will be white and in the shape of a tooth. The lettering identifying "Pitcher Pediatric Dental" will be black.

Meeting Date: June 11, 2020

RN Residential Neighborhood Zoning

Printed June 4, 2020

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.

Sandblasted & Carved Signs • 23k Gold Leaf • Computer Graphics Commercial / Architectural • Design • Fabrication • Installation • Vinyl

6491 Route 20-A

Perry, N.Y. 14530