Design Review & Historic Preservation Board Agenda November 14, 2019

HISTORIC PRESERVATION DISCUSSION

RESIDENTIAL APPLICATION FOR REVIEW

• 32 Landsdown Lane

Applicant is requesting design review for the addition of a 1 car garage and porch. The new garage will be will be approximately 390 sq. ft. and added to the existing garage on the northeast side. The porch will be approximately 65 sq. ft. and will be located on the front of the home.

• 57 Reitz Parkway

Applicant is requesting design review for the addition of a sun room. The sun room will be approximately 192 sq. ft. and will be located to the rear of the existing home.

COMMERCIAL APPLICATION FOR REVIEW

• 900 Linden Ave

Applicant is requesting design review for the renovation of a 50,000 Sq. Ft. vacant building. The new owner is proposing to convert the building to self-storage with some general warehouse space.

OTHER - REVIEW OF 10/24/2019 MINUTES



Town of Pittsford

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

Permit # B19-000160

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

DESIGN REVIEW AND HISTORIC PRESERVATION BOARD REFERRAL OF APPLICATION

Property Address: 32 Landsdowne Lane ROCHESTER, NY 14618 Tax ID Number: 151.11-1-13 Zoning District: RN Residential Neighborhood Owner: Nemani, Ajai Applicant: Nemani, Ajai (James Fahy Design Associates)

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 for the addition of a 1 car garage and porch. The new garage will be will be approximately 390 sq. ft. and added to the existing garage on the northeast side. The porch will be approximately 65 sq. ft. and will be located on the front of the home.

Meeting Date: November 14, 2019



RN Residential Neighborhood Zoning



Printed October 23, 2019



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.



NEMANI RESIDENCE



32 LANDSOWNE LANE

PITTSFORD, NEW YORK





ARCHITECTURAL SITE PLAN

ARCHITECTURAL SITE PLAN INFORMATION TAKEN FROM INSTRUMENT SURVEY PREPARED BY: PASSERO ASSOCIATES I G EAST MAIN STREET SUITE, 435 ROCHESTER, NY 14614 DATED: JUNE 26, 2019

SCALE: | "=40'-0"

DRAWING INDEX:

ARCHITECTURAL:

- T1.0 COVER SHEET
- MATERIAL & GUIDE SPECIFICATIONS T2.0
- T3.0 2015 IECC REQUIREMENTS W/ NYS SUPPLEMENT
- T4.0 ARCHITECTURAL ABBREVIATION & SYMBOL INDEXES
- A1.0 SOUTHEAST AND SOUTHWEST **DEMOLITION ELEVATIONS**
- A1.1 NORTHWEST AND NORTHEAST **DEMOLITION ELEVATIONS**
- A1.2 SOUTHEAST AND SOUTHWEST **PROPOSED ELEVATIONS**
- A1.3 NORTHWEST AND NORTHEAST PROPOSED ELEVATIONS
- A2.0 FOUNDATION PLAN
- A3.0 DEMOLITION FIRST FLOOR PLAN A3.1 PROPOSED FIRST FLOOR PLAN
- A4.0 DEMOLITION SECOND FLOOR PLAN PROPOSED SECOND FLOOR PLAN A4.1
- A5.0 NOT USED
- A6.0 BUILDING SECTIONS
- A7.0 WALL SECTION AND DETAILS A7.1 DETAILS
- A8.0 DOOR & WINDOW SCHEDULES
- A9.0 ROOM FINISH SCHEDULE

STRUCTURAL:

- S1.0 SECOND FLOOR & FIRST FLOOR CEILING FRAMING PLAN
- S2.0 SECOND FLOOR & FIRST FLOOR CEILING FRAMING PLAN
- ROOF FRAMING PLAN S3.0



BID DOCUMENTS

	CONCRETE:	3 INSTALLATIONS:	
GENERAL NOTES:	All reinforced concrete shall be furnished and installed in accordance with the current ACL318 "Building Code Reguirements for Reinforced Concrete"		
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.	 All reinforcea concrete shall be furnished and installed in accordance with the current ACI-310 Duilding Code Requirements for Reinforcea Concrete. In on-grade concrete slabs the welded wire fabric reinforcement (when required) shall be located midway in the slab thickness All exterior concrete to be air - entrained. 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" 	 All stud walls shown on drawings shall have stude B. Top plates shall be doubled on all stud walls. C. Cripples under headers shall be continuous to s 	
 Construction shall conform to the latest edition of the 2015 International Residential Code with the 2017 NYS Residential Code Supplement. To the best of our knowledge, belief and professional judgement these plans and specifications are in compliance with the 2015 International Energy Conservation Construction Code with the 2016 NYS Energy Conservation Construction Code Supplement. 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. 	 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. 	 D. Block all stud walls as required for sheathing. E. Beams, girders, and joists supporting bearing was be notched no deeper than 1/6 the depth provid depth of notch. Holes in joists, beams and girder of the span. All holes shall be centered within de studs shall be located within 1/3 of height from e 1/4 of the stud width. Holes bored through stude 	
 Contractor shall be responsible for all materials, construction methods, craftsmanship,, procedures, and conditions (including safety). Contractor shall verify all existing conditions, requirements, notes and dimensions shown on drawings or noted in specifications. Any variances within drawings and charge fabre Design before commencement of any work. 	MILD STEEL REINFORCEMENTS FOR CONCRETE AND MASONRY:	G. Install all horizontal members with crown up. All be H. All members in bearing shall be accurately cut and	
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 Eaby Design of any variations between contract documents and governing regulations.	I. Mild steel reinforcement for concrete and masonry construction shall conform to ASTM-AG15 Grade 60. Ties, stirrups, and hoops shall conform to ASTM AG15-87, Grade 60.	support under. I. All rafters shall be notched for full bearing at all s J. All joists shall have a minimum of 2" bearing at su	
 The Contractor shall make no structural changes without written approval of James Fahy Design. James Fahy Design has not been engaged for construction supervision and assumes no responsibility for construction conformance, means, methods 	2. Welded wire fabric shall conform to ASTM A185 in as long lengths as practical.	K. All wood wall sheathing shall be applied as follows to anchored sill plate. Apply gypsum board so th L. Plywood sub-floor and roof sheathing: Install with	
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	 3. SPLICES: A. Reinforcement in concrete and masonry shall have lap lengths as follows, unless otherwise specified on drawings: <u>Bar Size</u> Length in Concrete Length in Masonry 	I/IG" between end joints and I/8" at edge joints to all joists, rafters or trusses.	
IO. 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	#3 $1^{-}6^{-}$ $2^{-}0^{-}$ #4 $2^{1}-0^{-}$ $2^{1}-6^{-}$ #5 $2^{1}-6^{-}$ $3^{1}-3^{-}$ #6 $3^{1}-4^{-}$ $3^{1}-9^{-}$	FINISHES: A. Provide 5/8" type 'X' wall board at fire-resistance fire-rated assembly test indicated must be provid	
I I. Construction loads shall not overload structure nor shall they be in excess of design loading indicated herein.	B. Welded wire fabrics shall be lapped one grid width plus 2"	Note: Type 'X' is a generic term. See reference	
12. Design of electric, plumbing, and HVAC systems by others. Verify location of existing utilities / services prior to construction.	C. Reinforcement shall be bent cold. D. Reinforcement shall not be welded.	B. Per 2015 IRC Section R302.9.1 Flame spread Flame spread index requirements for finishee of windows or their frames: or to materials	
Structural SteelASTM A-36, Fy = 36 ksi Reinforcing SteelASTM A-615, Fy = 60 ksi Wire MeshASTM A-185, 6 x 6 10/10 WWM Reinforcing Lumber No. 2 Hem Fir Fb = 1075 psi (repetitive member use)	 4. FLACING: 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: Concrete deposited against earth	flame spread index values not grater than those C. Per IRC Section 302.9.2 Smoke-developed in	
E = 1.3 X 106 psi Wood Structure PanelsDOC PSI, DOC PS2	 Formed concrete against earth	THERMAL & MOISTURE PROTECTION	
24/16 Root (min.), 24/16 Floor (min.): or equal Microlams & GanglamsFb = 2600 psi, *E = 1.9 x 106 psi * Multiplication factors apply per mfr. specs MasonryASTM C90, Grade N-1, Fm = 1350 psi	 To top of slabs on grade	 The following specification shall govern with modil Engineers (ASHRAE). Handbook of Fundamentals. Install flashing and share, metal in compliance with Alumn flashing a challent for the second statement of th	
MortarASTM C270, Type S GroutASTM C476 Fc = 2000 psi Bolts ASTM A307 Fy = 33 ks		4Provide and install flashing at all roof to wall con- equired to provide watertight	
ConcreteACI 318 (See Table R402.2 Severe Weathering Potential)	 A. All woods and wood construction shall comply with specifications and codes with modifications as specified herein: I. American Institute of Timber Construction: (Standard Manual) 2. National Forest Products Association: National Design Specifications for Wood Construction. 3. Southern Pine Inspection Bureau: Standard aradina rules for Southern Pine Lumber 	 Siding shall be installed according to manufacture Roof valley linings shall be installed in accordance A. Open Valleys: metal linings shall be at least 	
TABLE R402.2 (ABBREVIATED FOR SEVERE WEATHERING POTENTIAL) MINIMUM SPECIFIED COMPRESSIVE STRENGTH OF CONCRETE	 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. 	B. Closed Valleys: I ply smooth for an analysis of the state of the st	
TYPE OR LOCATION OF CONCRETE CONSTRUCTION MINIMUM SPECIFIED COMPRESSIVE STRENGTH ^a (PSI)	7. American Wood Preservers Association Standards. B. All structural lumber shall be Hem Fir #2 (minimum) stress arade lumber unless noted otherwise.	Interior wise spectructure.	
Basement walls, foundations and other concrete not exposed to the weather $2,500^{\circ}$	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.	per plan, installed to manufacturers privited instru-	
Basement slabs and interior slabs on grade, except garage floor slabs 2,500 ^C	C. All structural lumber shall be stamped in accordance with the American Institute of Timber Construction 'Construction Manual'	NO. In all framed walls floors and roof / ceilings compr winter side of the insulation	
Basement walls, foundation walls, exterior walls and other vertical concrete work exposed to the weather 3,000 ^d	D. Grade loss resulting from effects of weathering, handling, storage, resawing or dividing lengths will be cause for rejection.	II. All locations indicated on Drawings, unless other caulked. Set exterior edges of all exterior thresh	
Yorches, carport slabs and steps exposed to the weather, and garage floor slabs 3,500 ^{a, e, 1}	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	I 2. Provide seamless k gütters and downspouts con for a complete installation.	
For 51: 1 pound per square inch = 6.895 kPa.	specified on drawings.	13. The design, materials, construction and qualities	
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.	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.	A pricable manufacturers specifications. A The wall area above built-in tubs with installed sho absorbent waterproof materials to a height of no compartment floor at the dama. Such walls shall be	
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.	joist hangers and flashings shall be hot dip galvanized, stainless steel or approved by the manufacture. for use with pressure preservative treated wood. H. All headers at non-bearing conditions shall be as follows: (unless otherwise noted)	15. 2603.5 A water, soil, or waste pipe shall not b	

Structural Steel	ASTM A-36, Fy = 36 ksi
Reinforcing Steel	.ASTM A-615, Fy = 60 ksi
Wire Mesh	ASTM A-185, 6 x 6 10/10 WWM Reinforcing
Lumber	No. 2 Hem Fir Fb = 1075 psi (repetitive member use)
	$E = 1.3 \times 106 \text{ps}$
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 x 106 psi
Ŭ	* 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 ksi
Concrete	ACI 318 (See Table R402.2 Severe Weathering Potentia

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 ^{<i>c</i>}
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}

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:

- 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.
- 3. 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. 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. I 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	Łøw	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	
	GM	Silty gravels, gravel-sand-silt mixtures.	Good	: Medıum 🔬	Low
	SM	Silty sand, sand-silt mixtures.	Good	∭Medıum	:: :::ow
	GC	Clayey gravels, gravel-sand-clay mixtures.	Medıum	Medium	Low
	SC	Clayey sands, sand-clay mixture.	Medium	Medıum	Low
Group II	ML	Inorganic silts and very fine sands, rock flour, sitty or clayey fine sands or clayey silts with slight plasticity.	······································	High	Low
	CL	Inorganic clays of low to medium plasticity, gravely classical sandy clays, silty clays, lean clays.	ys,	Medium	Medıum to Low
Group	СН	Inorganic clays of high plasticity, fat clays	Föor	Medium	High
II	MH	Inorganic silts, micaceous.or.duatomaceous.###	Poor	High	High
Group IV	OL	Organic silts and organic silty clays of low plasticity	Poor	Medium	Medium
	ОН	Organic clays of medium to high plasticity,	Unsatisfactory	Medium	Hıgh
	Pt	Peat and other highly organic soils.	Unsatisfactory	Medium	High
a. The perco	lation rate for goo	od drainage is over 4 inches per hour, medium drainage	is 2 inches to 4 inches	s per hour, p	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 fill greater than 20.

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

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

alıqned.

I. Minimum nailing requirements to standard commections. Unless specifically shown or noted otherwise

ITEM		NO. OR CO OF NAILS	SIZE OF NAIL BOX OR COMMON
Joint			
toe nail to plates, sill or girder			8d
To parallel alternate joints		3	1 6d
At laps overbearing, face nail		3	I Gd
Studs End nail to plates	······	2	l Gd
Or toe nail 2 each side	•••••	4	8d
		6" <i>o/c</i>	l Gd
Laps & intersections, face nail		2	l 6d
Blocking. to:plate		2	l Gd
		4	
loe.joist each side		2	160
Gr toging		4	04
Toe nail to joist, each end		2	8d
Studs			
Corner, angle or multiple		24" o/c	l 6d
2" x Laminated beams Lintels spike together		G" <i>o</i> /c	l Gd
Double Joists or Headers Spike together, along each edge		6" <i>o/c</i>	I Gd
Plywood Sheathing and Sub-floor Nailing at edges of each sheet 3/8 Nailing at edges of each sheet 1/2	3" thick 2 \$ 5/8" thick	6" o/c max. 6" o/c max.	8d I Od

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. Floor sheathing: 8d common at 6" o/c at all supported edges and at 10" o/c at interior supports.

3. 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 DI. I-86.

E. 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

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.

- cavity) the flame spread and smoke developed index limitations do not apply to the facings.

MECHANICAL:

- valves and other safety devices prior to operations of system.
- or gravity dampers that close when the ventilation system is not operating.
- from the space shall be exhausted directly to the outside.
- made available to the code enforcement official.
- Section G2432.2 of the IRC.
- 6. Automatic garage door openers shall be listed in accordance with UL325.

ELECTRICAL:

- Terminal hookup is required of all fixtures and appliances, motors, fans, and controls.
- inspection shall be readily accessible.

STRUCTURAL LOADING DESIGN CRITERIA:

Live Load Loads, psf Deflective

ocation	Live	Dead	Limit
st 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
coof (w/finished clg.)*	40	20	L/240
coof (no finished clg.)*	30	15	L/ I 80
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 compliance with 19 NYCRR PART 1265. Residential Structures with Truss Type Construction, Pre-Engineered Wood Construction and/or Timber Construction.



placed at 16" o/c, except where shown otherwise

ole plate.

alls or other concentrated loads, shall not be notched unless specified. Joists, except as above, may ded such notch is located within 1/3 span from face of support. Saw cuts for notches shall not overrun ers shall not be larger in diameter than 1/3 the depth of member and shall be located within center half either top or bottom, but no closer than 8" from plates. Holes and notches in studies and not exceeding s may not exceed 40% of stud width and be no closer than 5/8" to edge of stud. $\ddot{}$ neaded or displaced to provide for openings in roofs or floors, except as detailed on drawings. eam and joist intersections to receive galvanized joist / beam handers. d aligned so that full bearing is provided without was of shims. Bearing posts shall have full blocking or

supports unless otherwise specified. pports unless otherwise specified. is: center vertical joints over studs, Nail top of panels to double top plate, and that bottom of panels

hat end joists of adjacent courses do not occur. over the same stud. I face grain at right angles to supports, continuous over two commore spans. Allow minimum space s for expansion and contraction of panels. Pywood decking shall also be continuously gived and nailed

assemblies where indicated. Strict compliance with products and installation of wallboard per the ded. as noted.

ed tests for actual wall board specifications to be provided.

andex. Wall and ceiling mustles shall have a flame spread index of not greater than 200. Exception: Tall not apply to think defined as picture molds, chair rails, baseboards and handrails: to doors and re less than 1/28 men in thickness comented to the surface of walls or ceilings if these materials exhibit f e of paper of this thickness cemented to a non combustible backing.

zex: Wall and ceiling inshes shall have a smoke-developed index of not greater than 450

lifications as specified herein: American Society of Heating, Refrigerating and Air Conditioning h Architectural Sheet Metal Manual by SMACNA.

ditions, projections of wood beams thiough exterior walls, exterior openings, and elsewhere as erformance as specified in Section R703 \$ R903 of the IRC. er's printed instructions and shall include all accessories required for a complete installation.

e with manufactures installation instructions before applying shingles t 24" wide of approved corrosion resistant metals of Table R905.2.8.2 of the IRC. 2-plies of mineral 1 D249. Bottom layer 18" and top layer 36" wide.

complying with ASTM D224 Type II or III 36" (min.) wide. uver's printed instructions. Provide one layer of 15 lb. (min.) building felt under shingles unless installed beneath shingles extending from eaves edge to a point at least 24" inside the exterior wall

cross ventilation for each separate space by ventilating openings protected against the entrance of the area of the vented space unless otherwise noted. Provide continuous ridge vents and soffit vents

tion with draft facing per plan. mising elements of the building thermal envelope a vapor retarder shall be installed on the warm in

wise noted and wherever air, water, or dust may infiltrate between construction members shall be holds in caulking to provide weather tight seal. inected to storm sewer system or non-erosive splash pads at grade. Include all accessories required

of roof assemblies shall be in compliance with the provisions set forth in IRC Chapter 9 and with

lower heads and in shower compartments shall be constructed of smooth, noncorosive and non ot less than 6 feet above the room floor level and not less than 70 inches where measured from the form a water-tight joint with each other and with either the tub, receptor or shower floor. be installed outside of the building, in exterior walls, in attics or crawl spaces or in any other place bject 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 tested in accordance with ASTME 84. When installed in concealed spaces (ie. drywall covered framing

I. 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 to all utilities is required. Contractor shall install and check all pressure reducing valves, pop off

2. R403.6 mechanical ventilation (mandatory). The building shall be provided with ventilation that meets the requirements of the international residential code or international mechanical code, as applicable, or with other approved means of ventilation. Outdoor air intakes and exhausts shall have automatic

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 IRC. The minimum ventilation rate shall be 50 cfm for intermittent ventilation or 20 cfm for continuous ventilation. Ventilation air

4. All equipment and appliances shall be installed in accordance with the IRC Chapter 13 and manufacturers installation instructions. Instructions shall be

5. Vented gas fireplace (decorative) shall be listed, labeled, and installed in accordance with ANSI Z21.50, IRC 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

7. Clothes dryers shall be exhausted in accordance with the manufacturer's instructions and comply with the requirements of IRC G2439.

I. 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.

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

REFERENCED STANDARDS ORGANIZATIONS

A.C.I. <u>American Concrete Institute</u> 2240 W. 7 Mile Rd., Box 19150, Redford Station Detroit, MI 48219, Phone: (313) 532-2600. A.I.T.C. American Institute for Timber Construction 333 W. Hampden Ave., Englewood, CO 80110 Phone: (303) 761-3212.

A.S.T.M. American Society for Testing and Materials 1916 Race St., Philadelphia, PA 19103 Phone: (215) 299-5400.

D.O.C. United States Department of Commerce National Institute of Standards Technology Gaithersburg, MD 20899

 Type V Wood Frame Construction Based on section 602 of the IBC

- Reflective red patone (PMS) #187

Reflective white

BID DOCUMENTS

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

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NO. DATE BY DESCRIPTION

FOR CONSTRUCTION OF THESE PLANS.

PROJECT: NEMANI RENOVATION 32 LANDSDOWNE LANE PITTSFORD, NY

CLIENT AJAI & JYOTI NEMANI

DRAWING TITLE: MATERIAL & GUIDE SPECIFICATIONS

PHASE CONSTRUCTION DOCUMENTS





RESIDENTIAL ENERGY EFFICIENCY

2015 INTERNATIONAL ENERGY CONSERVATION CODE® *2016 Supplement To The New York State Energy Conservation Construction Code

R401.3 Certificate (Mandatory). A permanent certificate shall be completed by the builder or registered design profes-sional 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 direc-tory label, service disconnect label or other required labels. The certificate shall list the predominant R-values of insula-tion 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 elec-tric heater," as appropriate. An efficiency shall not be listed for gas-fired unvented room heaters, electric furnaces or elec-tric baseboard heaters.

SECTION R402 **BUILDING THERMAL ENVELOPE**

R402.1 General (Prescriptive).

*7. Amendments to Section R402.1 (General (Prescriptive)).

Section R402.1 of the 2015 IECC Residential Provisions shall be deemed to be amended to read as follows:

- R402.1 General (Prescriptive). The building thermal envelope shall meet the requirements of Sections R402.1.1 through
- R402.1.5. Exception: 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 Sections R402.1.1 through R402.1.5: 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. 2. Those that do not contain conditioned space.

R402.1.1 Vapor retarder.

*8. Amendments to Section R402.1.1 (Vapor retarder). Section R402.1.1 of the 2015 IECC Residential Provisions shall be deemed to be amended to read as follows:

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 2015 International Residential Code (as amended), Section 1405.3 of the 2015 International Building Code (as amended), or the New York City Construction Codes, 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 ther-mal 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 consis-tent with the ASHRAE Handbook of Fundamentals and shall include the thermal bridging effects of framing mate-rials. 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 requir-ing 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 would require insulation levels above R-30 and the design of the roof/ceiling assembly does not allow suf-ficient space for the required insulation, the minimum required insulation for such roof/ceiling assemblies shall be R-30. This reduction of insulation from the require-ments of Section R402.1.2 shall be limited to 500 square feet (46 m2) 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. **R402.2.3 Eave baffle.** 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

be per-mitted 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 sur-faces. 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 pur-pose 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

baffle shall extend over the top of the attic insulation. The baffle shall

installed R-value of the loose-fill insulation. **Exception:** Vertical doors that provide access from con-ditioned to unconditioned spaces shall be permitted to meet the fenestration requirements of Table R402.1.2 based on the applicable climate zone specified in Chap-ter 3.

R402.2.5 Mass walls. Mass walls for the purposes of this chapter shall be considered above-grade walls of concrete block, concrete, insulated concrete form (ICF), masonry cavity, brick (other than brick veneer), earth (adobe, com-pressed earth block, rammed earth) and solid timber/logs, or any other walls having a heat capacity greater than or equal to 6 Btu/ft2 × °F (123 kJ/m2 × K).

R402.2.6 Steel-frame ceilings, walls and floors. Steel-frame ceilings, walls, and floors shall meet the insulation requirements of Table R402.2.6 or shall meet the U-fac-tor 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 would require continuous insula-tion 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 reduc-tion 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

R402.2.9 Basement walls. Walls associated with condi-tioned 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.

bottom to the top of all perimeter floor framing members.

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. Insula-tion located below grade shall be extended the distance pro-vided in Table R402.1.2 by any combination of vertical on extending under the slab or insulation extendin 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

*9. Amendments to Section R402.2.11 (Crawl space walls). Section R402.2.11 of the 2015 IECC Residential Provisions shall be deemed to be amended to read as follows:

> 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 outside. 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 2015 International Building Code (as amended), the 2015 International Residential Code (as amended), or the New York *City Construction Codes, as applicable. All 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 con-ditioned 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:
- Climate Zones 1 through 4 and R-24 in Climate Zones 5 through 8.
- 2. 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.

requirements of Section R402, fenestration shall comply with Sections R402.3.1 through R402.3.6. R402.3.1 U-factor. An area-weighted average of fenestra-tion

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 mod-ulate 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 not be permit-

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. R402.3.4 Opaque door exemption. 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

R402.3.5 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)

*10. Amendments to Section R402.4 (Air leakage (Mandatory)). Section R402.4 of the 2015 IECC Residential Provisions shall be deemed to be amended to read as follows:

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 R402.4.6. **R402.4.1 Building thermal envelope.** The building ther-mal envelope shall comply with Sections R402.4.1.1 and R402.4.1.2. The sealing methods between dissimilar mate-rials shall allow for differential expansion and contraction.

R402.4.1.1 Installation. The components of the build-ing thermal envelope as listed 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. *11. Amendments to Section R402.4.1.2 (Testing). Section R402.4.1.2 of the 2015 IECC Residential Provisions shall be deemed to be amended to read as follows:

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. During testing: 1. Exterior windows and doors, fireplace and stove doors shall be closed, but not sealed, beyond the intended weather-stripping or other infiltration

- control measures.
- measures.
- 3. Interior doors, if installed at the time of the test, shall be open.
- 4. Exterior doors for continuous ventilation
- closed and sealed.
- time of the test, shall be turned off.
- 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,
 - areas where the ceiling height is less than 5 feet (1524 mm); 4. measurement of the air volume lost at an
 - Pascals):
 - 5. the date(s) of the test; of the accuracy of the test results; and
 - 7. the signature of the party conducting the test.

*12. Addition of new Section R402.4.1.3 (Optional testing procedure for buildings with two or more dwelling units within the building thermal envelope) and new Section R402.4.1.3.1 (Buildings with seven or more dwelling units). Section R402.4.1 of the 2015 IECC Residential Provisions shall be

deemed to be amended by the addition of a new Section R402.4.1.3 and a new Section R402.4.1.3.1, to read as follows:

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

CLIMATE ZONE	FENESTRATION U-FACTOR	SKYLIGHT	CEILING U-FACTOR	FRAME WALL U-FACTOR	MASS WALL	FLOOR U-FACTOR	BASEMENT WALL U-FACTOR	CRAWL SPACE WALL U-FACTOR
1	0.50	0.75	0.035	0.084	0.197	0.064	0.360	0.477
2	0.40	0.65	0.030	0.084	0.165	0.064	0.360	0.477
3	0.35	0.55	0.030	0.060	0.098	0.047	0.091c	0.136
except Marine	0.35	0.55	0.026	0.060	0.098	0.047	0.059	0.065
5 and Marine 4	0.32	0.55	0.026	0.060	0.082	0.033	0.050	0.055
6	0.32	0.55	0.026	0.045	0.060	0.033	0.050	0.055
7 and 8	0.32	0:55	0.026	0.045	0.057	0.028	0.050	0.055
Nonfenestration U-factors shall be obtained from measurement, calculation or an approved source.								

TABLE R402.1.2 INSULATION AND FENESTRATION REQUIREMENTS BY COMPONENTA

7 and 8 0.32 0.55 NR 49 20+5 or 13+10h 19/21 38g 15/19 10, 4 ft 15/19...

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 Mickness of the

b. The fenestration U-factor column excludes skylights. The SHGC column applies to all glazed fenestration. Exception: Skylights may be excluded from glazed

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" stull

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, which every less in Climate

TABLE R402.1.4

h. The first value is cavity insulation, the second value is continuous insulation, so "13+55",means R-13 cavity insulation Block 5 continuous Meulation

be permitted to be met with R-13 cavity insulation on the interior of the basement wall plus R-5 continuous insulation on the interior of the home..... "10/13" means R-10 continuous insulation on the interior or exterior of the home or R-13 cavity insulation at the interior of the basement wall.

GLAZED FENESTRATION SHGCb, e

0.55 0.25

0.40

insulation, the installed R-value of the insulation shall not be less than the R-value specified in the table.

fenestration SHGC requirements in climate zones 1 through 3 where the SHGC for such skylights does not exceed 0.30

f. Basement wall insulation is not required in warm-humid locations as defined by Figure R301.1 and Table R301.1.

i. The second R-value applies when more than half the insulation is on the interior of the mass wall.

0.55

0.55

CLIMATE FENESTRATION SKYLIGHTB ZONE U-FACTORB U-FACTOR

0.35

Zones 1 through 3 for heated slabs.

e. There are no SHGC requirements in the Marine Zone.

g. Or insulation sufficient to fill the framing cavity, R-19 minimum.

For SI: 1 foot = 304.8 mm.

0.32

 IG FRAME WALL R-VALUE
 MASS WALL R-VALUE
 FLOOR FLOOR R-VALUE
 BASEMENTC WALL R-VALUE
 SLABd R-VALUE
 CRAWL SPACEC WALL R-VALUE

 13
 3/4
 13
 0
 0
 0

4/6 13 0

20 or 13+5h 8/13 19 10/13 10, 2 ft 10/13

38 20 or 13+5h 8/13 19 5/13f 0 5/13

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

NR 49 20+5 or 13+10h 15/20 30g 15/19 10, 4 ft 15/19....

b. When more than half the insulation is on the interior, the mass wall U-factors shall be a maximum of 0.17 in Climate Zone 1, 0.14 in Climate Zone 2, 0.12 in Climate Zone 3, 0.087 in Climate Zone 4 except Marine, 0.065 in Climate Zone 5 and Marine 4, and 0.057 in Climate Zones 6 through 8. c. Basement wall U-factor of 0.360 in warm-humid locations as defined by Figure R301.1 and Table R301.1.

1. The minimum ceiling insulation R-values shall be R-19 in

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

systems and heat recovery ventilators shall be

5. Heating and cooling systems, if installed at the 6. Supply and return registers, if installed at the

except that conditioned floor area shall include

internal pressurization of 0.2 inches w.g. (50

6. a certification by the party conducting the test

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

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. During testing:

- 1. Exterior windows and doors, fireplace and stove doors shall be closed, but not sealed, beyond the intended weather-stripping or other infiltration control measures.
- 2. Dampers including exhaust, intake, makeup air, backdraft and flue dampers shall be closed, but not sealed beyond intended infiltration control measures. 3. Interior doors, if installed at the time of the test, shall be
- 4. Exterior doors for continuous ventilation systems and heat recovery ventilators shall be closed and sealed.
- 5. Heating and cooling systems, if installed at the time of the test, shall be turned off.
- 6. Supply and return registers, if 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: 1. the name and place of business of the party conducting

- the test: 2. 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 mm); 4. 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.
- 2. 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. 3. 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.
- 4....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 tested.
- If all testing units in the sample set tested in accordance with paragraph $\overline{4}$ 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.

*13. Amendments to Section R402.4.2 (Fireplaces). Section R402...4. 2 of the 2015 IECC Residential Provisions shall be deemed to be amended to read as follows:

> R402.4.2 Fireplaces. New wood-burning fireplaces that are designed to allow an open burn and new wood-burning fireplace units that are designed to allow an open burn shall have tight-fitting flue dampers or tight-fitting doors. Tight-fitting doors used on a factory-built fireplace listed and labeled in accordance with UL 127 or on a factory-built fireplace unit listed and labeled in accordance with UL 127 shall be tested and listed for such fireplace or fireplace unit. Tight-fitting doors used on a masonry fireplace shall be listed and labeled in accordance with UL 907.

New wood-burning fireplaces that are designed to allow an open burn and new wood-burning fireplace units that are designed to allow an open burn shall be provided with a source of outdoor combustion air as required by the fireplace construction provisions of the 2015 International Building Code (as amended), the 2015 International Residential Code (as amended) or the New York City Construction Codes, as applicable.

R402.4.3 Fenestration air leakage. Windows, skylights and sliding glass doors shall have an air infiltration rate of no more than 0.3 cfm per square foot (1.5 L/s/m2), and 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,

indepen-dent laboratory and listed and labeled by the manufac-turer. **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:

- 1. Direct vent appliances with both intake and exhaust pipes installed continuous to the outside.
- 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.

R402.5 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 trad-eoffs from Section R405 in Climate Zones 1 through 3 shall be 0.50.

*14. Addition of new Section 402.4.6 (Tenant separation walls (Mandatory)).

Section C402.4 of the 2015 IECC Residential Provisions shall be deemed to be amended by the addition of a new section C402.4.6, to read as follows:

> 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.

SECTION R403 SYSTEMS

R403.1 Controls (Mandatory). 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 tempera-tures down to 55°F $(13^{\circ}C)$ or up to $85^{\circ}F$ (29°C). The ther-mostat 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 compres-sor 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 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 a minimum of R-8 where 3 inches (76 mm) in diameter and greater and R-6 where less than 3 inches (76 mm) in diameter. Supply and return ducts in other portions of the building shall be insu-lated to a minimum of R-6 where 3 inches (76 mm) in diameter or greater and R-422 where less than 3 inches (76 mm) in diameter.

Exception: Ducts or portions thereof located com-pletely inside the building thermal envelope.

R403.3.2 Sealing (Mandatory).

*15. Amendments to Section R403.3.2 (Sealing (Mandatory)). Section R403.3.2 of the 2015 IECC Residential Provisions shall be deemed to be amended to read as follows:

R403.3.2 Sealing (Mandatory). Ducts, air handlers and filter boxes shall be sealed. Joints and seams shall comply with the 2015 International Mechanical Code (as amended), the 2015 International Residential Code (as amended), or the New York City Constructions Codes, as applicable.

Exceptions: 1. Air-impermeable spray foam products shall be

- permitted to be applied without additional joint
- 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 pres-sure tested to

- determine air leakage by one of the follow-ing methods: the manufacturer's air handler enclosure if installed at the time of the test. All reg-isters shall be taped or otherwise sealed during the test.

building thermal enve-lope. A written report of the results of the test shall be signed by the party conducting the test and provided to the code official. R403.3.4 Duct leakage (Prescriptive). The total leakage of the ducts, where measured in accordance with Section R403.3.3, shall be as

- conditioned floor area Postconstruction test Total leakage shall be less than or equal to 4) of conditioned floor area...

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

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

R403.4.1 Protection of piping insulation. Piping insula-tion 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.

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 circu-lation 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.

and thermo-syphon circulation systems shall be prohibited. Con-trols for circulating hot water system pumps shall start the and when there is no demand for hot water. **R403.5.1.2 Heat trace systems.** Electric heat trace systems shall

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 appli-ance, 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.

cold water piping to 104°F (40°C).

TABLE R402.4.1.1 AIR BARRIER AND INSULATION INSTALLATION				
COMPONENT	AIR BARRIER CRITERIA	INSULATION INSTALLATION CRITERIA		
General requirements	A continuous air barrier shall be installed in the building envelope. The exterior thermal envelope contains a continuous air barrier. Breaks or joints in the air barrier shall be sealed	Air-permeable insulation shall not be used as a sealing material.		
Ceiling/attic	The air barrier in any dropped ceiling/soffit shall be aligned with the insulation and any gaps in the air barrier shall be sealed. Access openings, drop down stairs or knee wall doors to unconditioned attic spaces shall be sealed.	The insulation in any dropped ceiling/soffit shal be aligned with the air barrier.		
Walls	The junction of the foundation and sill plate shall be sealed. The junction of the top plate and the top of exterior walls shall be sealed. Knee walls shall be sealed.	Cavities within corners and headers of frame walls shall be insulated by completely filling the cavity with a material having a thermal resistant of R-3 per inch minimum. Exterior thermal envelope insulation for framed walls shall be installed in substantial contact and continuous alignment with the air barrier.		
Windows, skylights and doors	The space between window/door jambs and framing, and skylights and framing shall be sealed.			
Rim joists	Rim joists shall include the air barrier.	Rim joists shall be insulated.		
Floors (including above garage and cantilevered floors)	The air barrier shall be installed at any exposed edge of insulation.	Floor framing cavity insulation shall be installed to maintain permanent contact with the undersic of subfloor decking, or floor framing cavity insulation shall be permitted to be in contact wit the top side of sheathing, or continuous insulation installed on the underside of floor framing and extends from the bottom to the top of all perimeter floor framing members.		
Crawl space walls	Exposed earth in unvented crawl spaces shall be covered with a Class I vapor retarder with overlapping joints taped.	Where provided instead of floor insulation, insulation shall be permanently attached to the crawlspace walls.		
Shafts, penetrations	Duct shafts, utility penetrations, and flue shafts opening to exterior or unconditioned space shall be sealed.			
Narrow cavities		Batts in narrow cavities shall be cut to fit, or narrow cavities shall be filled by insulation that on installation readily conforms to the available cavity space.		
Garage separation	Air sealing shall be provided between the garage and conditioned spaces.			
Recessed lighting	Recessed light fixtures installed in the building thermal envelope shall be sealed to the drywall.	Recessed light fixtures installed in the building thermal envelope shall be air tight and IC rated.		
Plumbing and wiring		Batt insulation shall be cut neatly to fit around wiring and plumbing in exterior walls, or insulation that on installation readily conforms t available space shall extend behind piping and wiring.		
Shower/tub on exterior wall	The air barrier installed at exterior walls adjacent to showers and tubs shall separate them from the showers and tubs.	Exterior walls adjacent to showers and tubs shal be insulated.		
Electrical/phone box on exterior walls	The air barrier shall be installed behind electrical or communication boxes or air-sealed boxes shall be installed.			
HVAC register boots	HVAC register boots that penetrate building thermal envelope shall be sealed to the subfloor or drywall.			
Concealed sprinklers	When required to be sealed, concealed fire sprinklers shall only be sealed in a manner that is recommended by the manufacturer. Caulking or other adhesive sealants shall not be used to fill voids between fire sprinkler cover plates and walls or ceilings.			

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

Rough-in test: Total leakage shall be measured with a pressure differential of 0.1 inch w.g. (25 Pa) across the system, including

Postconstruction test: Total leakage shall be mea-sured with a pressure differential of 0.1 inch w.g. (25 Pa) across the entire system, including the man-ufacturer's air handler enclosure. Registers shall be taped or otherwise sealed during the test. Exception: A duct air leakage test shall not be required where the ducts and air handlers are located entirely within the

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

cubic feet per minute (113.3 L/min) per 100 square feet (9.29 m2

R403.5.1.1 Circulation systems. Heated water circula-tion 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

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

comply with IEEE 515.1 or UL 515. Con-trols 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.

The control shall limit the temperature of the water entering the

R403.5.3 Hot water pipe insulation (Prescriptive). Insu-lation for hot water pipe with a minimum thermal resis-tance (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 recov-ery units shall be less than 2 psr (13.8 kPa) for individual units connected to three or more showers.

R403.6 Mechanical ventilation (Mandatory). The building

16. Amendments to Section R403.6 (Mechanical ventilation Mandatory)). Section R403.6 of the 2015 IECC Residential Provisions shall be deemed to be amended to read as follows:

"Section R403.6 Mechanical ventilation (Mandatory). The building shall be provided with ventilation that meets the requirements of the 2015 International Mechanical Code (as amended), the 2015 International Residential Code (as amended), or the New York City Constructions Codes, as applicable, or with other approved means of ventilation. Outdoor air intakes and exhausts shall have automatic or gravity dampers that close when the ventilation system is not operating.

R403.6.1 Whole-house mechanical ventilation system fan efficacy. Mechanical ventilation system fans shall meet the efficacy requirements of Table R403.6.1.

Exception: Where mechanical ventilation fans are inte-gral to tested and listed HVAC equipment, they shall be powered by an electronically commutated motor.

R403.7 Equipment sizing and efficiency rating (Manda-tory). 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) *17. Amendments to Section R403.8 (Systems serving multiple dwelling

units (Mandatory)). Section R403.8 of the 2015 IECC Residential Provisions shall be deemed to be amended to read as follows:

R403.8 Systems serving multiple dwelling units (Mandatory). Systems serving multiple dwelling units shall comply with the Section C403 and C404 of the 2015 IECC Commercial Provisions (as amended) in lieu of Section R403 of the 2015 IECC Residential Provisions (as amended).

R403.9 Snow melt and ice system controls (Mandatory). Snow- and 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 perma-nent spas shall be in accordance with Sections R403.10.1 through R403.10.4. **R403.10.1** Residential pools and permanent residential spas.

Swimming pools and permanent spas that are acces-sory to detached one- and two-family dwellings and town-houses 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-145.

R403.10.2 Heaters. The electric power to heaters shall be controlled by a readily accessible on-off switch that is an integral part of the heat 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.

R403.10.3 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

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

R403.10.4 Covers.

18. Amendments to Section R403.10.3 (Covers). Section R403.10.3 of the 2015 IECC Residential Provisions shall be deemed to be amended to read as follows:

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 R-12.

> 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 consump-tion 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 house-hold and its guests shall be *in accordance with APSP-15a.

SECTION R404 **ELECTRICAL POWER AND LIGHTING SYSTEMS**

R404.1 Lighting equipment (Mandatory). Not less than 75 percent of the lamps in permanently installed lighting fixtures shall be high-efficacy lamps or not less than 75 percent of the permanently installed lighting fixtures shall contain only high-efficacy lamps.

Exception: Low-voltage lighting.

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

TABLE R403.6.1
MECHANICAL VENTILATION SYSTEM FAN EFFICACY

MECHAN	MECHANICAL VENTILATION STOTEM FAN ELTICACT				
FAN LOCATION	AIR FLOW RATE MINIMUM (CFM)	MINIMUM EFFICACY (CFM/WATT)	AIR FLOW RATE MAXIMUM (CFM)		
Range hoods	Any	2.8 cfm/watt	Any		
In-line fan	Any	2.8 cfm/watt	Any		
Bathroom, utility room					
Bathroom, utility room	90 DIL				

For SI: 1 cfm = 28.3 L/min.

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CONSTRUCTION DOCUMENTS





ARCHITECTURAL ABBREVIATION INDEX

ABV.	ABOVE	D.L.	DEAD LOAD		
A.F.F.	ABOVE FINISHED FLOOR	DK.	DECK	H.R.	HAND RAIL
A.P.	ACCESS PANEL	DEC.	DECORATIVE	HGR.	HANGER
ACOUS.	ACOUSTICAL	DP.	DEEP	HD.BD.	HARD BOARD
A.C.T.	ACOUSTICAL CEILING TILE	DEPT.	DEPARTMENT	HDWR.	HARDWARE
ADJ.	ADJACENT	DET.	DETAIL	HDWD.	HARDWOOD
ADJ		DIAG	DIAGRAM	HDR	HFADFR
ACCP	ACCRECATE			HV/AC	HEATING VENT
AGGR.				IIVAC	
AVC	AIR CONDITIONING	DIN.			
ALI.	ALIERNAIE	D.V.	DIRECT VENT	ΠΙ.	
AL.	ALUMINUM	DW.	DISHWASHER	Η.	HIGH
ANCH.	ANCHOR	DR.	DOOR	HI.EFF.	HIGH EFFICIEN
A.B.	ANCHOR BOLT	DBL.	DOUBLE	HC	HOLLOW CORE
ANOD.	ANODIZED	D.H.	DOUBLE HUNG	НМ	HOLLOW META
APPL.	APPLIED	DN.	DOWN	HB	HOSE BIB
A.V.	APPLIED VALLEY	DWR.	DRAWER	HORIZ.	HORIZONTAL
APPX.	APPROXIMATE	DWG.	DRAWING	HR.	HOUR
ARCH.	ARCHITECT	DSG.	DRESSING		
ARCH	ARCHITECTURAL	DW	DRYWALL	IN	INCH
ASB	ASBESTOS	D F	DRINKING FOUNTIAN	INSUI	
ASPH	ASPHALT		DRYFR	INIT	
AUTO.		<i>D</i> . <i>O</i> .	DUI LICATE OI		
AVG.	AVLRAGL		EACH	130L.JT.	ISOLATION JU
		EA.		-	
BALC.	BALCONY	E	EAST	JB.	JAMB
BSMT.	BASEMENT	ELEC.	ELECTRIC	JAN.	JANITOR
BRG.	BEARING	ELEV.	ELEVATION	JT.	JOINT
BM.	BEAM	ELEV.	ELEVATOR	JST.	JOIST
BDRM	BEDROOM	ENCL.	ENCLOSURE		
BTW.	BETWEEN	ENT.	ENTRANCE	KIT.	KITCHEN
BITUM.	BITUMINOUS	ENT.CTR.	ENTERTAINMENT CENTER	K.S.	KNEE SPACE
BLK.	BLOCK	EQ.	EQUAL	K.D.	KNOCK DOWN
BLKG	BLOCKING	FQUIP	FQUIPMENT	KG	K SHAPF GUTT
BD	BOARD	FTR	EXISTING TO REMAIN	10.01	
BOT	BOTTOM	EVIST	FVISTING	INDG	
В О	BOTTOM OF	EXICT. EVP			
BRIDC	BRIDCINC	EXT. EVP IT			
DRIDG.	BROOM CLOSET	LAL.JL.		LAUN.	
D.C.		LXFU.			
DLDG.	DUILDING	LXI.		LAV.	
D.I.	BUILT IN	E.I.F.S.	EXTERIOR INSULATION AND	L.J.	LAZY SUSAN
		5.0	FINISH SYSTEM	L.Π.	
CAB.		F.G.	FIBERGLASS	L.Π.Κ.	LEFT HAND RE
CANT.	CANTILEVER	FIN.	FINISH	LI.	LIGHT
CPT.	CARPET	F.F.	FINISHED FLOOR	LTG.	LIGHTING
С.О.	CASED OPENING	F.E.C.	FIRE EXTINGUISHER CABINET	LT.WT.	LIGHT WEIGHT
C.I.	CAST IRON	F.H.C.	FIRE HOSE CABINET	L.C.	LINEN CLOSET
CATH.	CATHEDRAL	FP.	FIREPLACE	L.L.	LIVE LOAD
CLG.	CEILING	F.P.	FIRE PROOF	LIV.RM.	LIVING ROOM
CTR.	CENTER	FIXT.	FIXTURE	LD.	load
CEM.	CEMENT	F.D.	FLOOR DRAIN	LG.	LONG
СТВ	CERAMIC THE BASE	FLASH	FLASHING	100	I OCATION
СА	CERAMIC THE	FLR	FLOOR	\/	I AMINATED V/F
CWT	CFRAMIC WALL THE	F I	FLOOR IDIST		
$C \cap$		FT	FOOT FEFT	ναινίτ	
C.O.	CLOSET		FOOTING		
CL.		FND	FOUNDATION		
C.F.IM.F.	COLD FORM MILTAL FRAMING	FND.	FOUNDATION		
C.I.	COLLAR TILE	FRZR.	FREEZER	M.O.,	MASONRY OF
COL.	COLUMN	FR.	FRENCH	M. 🧰 🎆	MASIER (IE M
CONC.	CONCRETE	FURN.	FURNACE	MBR	MASTER BEDR
CMU	CONCRETE MASONRY UNIT	FURR.	FURRING	MAT.	MATERIAL
COND.	CONDUCTOR	FUT.	FUTURE	MAX.	MAXIMUM
CONT.	CONTINUOUS			MECH.	MECHANICAL
C.J.	CELING JOIST	GALV.	GALVANIZED	M.C.	MEDICINE CAE
CONN.	CONNECTION	GAR.	GARAGE	MTL.	METAL
CONST	CONSTRUCTION	GA.	GAUGE	M.T.	METAL THRESI
CONTR	CONTRACTOR	G.C	GENERAL CONTRACTOR	ML.	MICROLAM
	COORDINATE	GI	GLASS	MIN	
C R		CEN		MIR	
\bigcirc . \bigcirc .	CORNER CLIARD	C R			
C.G.		G.D.			
CUKK.	CURRUGAIEU	GK.			
CNIK.	COUNTER	GK.KM.	GREAT KUUM		
CKS.	COUKSE	GND.	GKUUND	MUL.	MULLION
		GYP.BD	GYPSUM BOARD		
		GWB.	GYPSUM WALL BOARD		



IG VENTILATING AIR TIONING FFICIENCY W CORE w metal BIB ONTAL

TION R G BOARD ION JOINT

PACE DOWN E GUTTER

TE Υ? RY TUB)RY JSAN AND AND REVERSE

G VEIGHT CLOSET AD ROOM

ON TED VENEER LUMBER ENANCE

ACTURER NRY OPENING R (IE M.BATH) RBEDROOM AL UM MICAL NE CABINET

THRESHOLD AM

LANEOUS NG

NAT. NOM. N.I.C. N.T.S. NO.	NATURAL NOMINAL NORTH NOT IN CONTRACT NOT TO SCALE NUMBER
O.C. OPNG. OPP. OPT. O.S.B. O/ OA. OH. OH. OH. OH.	ON CENTER OPENING OPPOSITE OPTION, OPTIONAL ORIENTED STRAND BOARD OVER OVERALL OVERHEAD OVERHEAD OVERHEAD DOOR OVERHANG
PR. PANT. P.H. PL. PART.BD. PART. PERF. PERM. P.S. PLAS. P.LAM PLT. PLT.HT. PLT.HT. PLUMB. PW. PKT. PL. PKT. P.S.F. P.S.I. PDR. PC. P.T. PROT. PROV.	PAIR PANTRY PAPER HOLDER PARALLAM PARTICLE BOARD PARTITION PERFORATED PERIMETER PLANT SHELF PLASTER PLASTIC LAMINATE PLATE PLATE HEIGHT PLUMBING PLYWOOD POCKET POINT LOAD PER SQUARE FOOT POUNDS PER SQUARE INCH POWDER ROOM PRECAST PRESSURE TREATED PROTECT, PROTECTIVE PROVIDE
Q.T. Q.T.B.	QUARRY TILE QUARRY TILE BASE
R. RAIL REF REFR. REFNF. REQ. REV. R.V. R.V. R.V. R.D. R.D. R.D. R.O. R.O. R.S.	RADIUS RAFTER RAILING REFERENCE REFRIGERATOR REINFORCED RESILIENT REQUIRED REVISION RIDGE VENT, ROOF VENT RISER ROOF DRAIN ROOM ROUGH OPENING ROUGH SAWN

SCH. SCHEDULE SECTION SECT S.C. SELF CLOSING SHEET SHT. SHEET METAL S.M. SH. SHELF SHR. SHOWER SIDE LIGHT S.L. SIM. SIMILAR S.L. SKYLIGHT SGD. SLIDING GLASS DOOR S.D. SMOKE DETECTOR SOFFIT SOF. S.C. SOLID CORE SOUTH S SPECIFICATION SPEC. SPRINGLINE SL. SQUARE SQ. SQUARE FOOT S.F. STD. STANDARD ST. STAIN S.S. STAINLESS STEEL STL. STEEL STOR. STORAGE STRUCTURAL STRUCT. STYRO. STYROFOAM SUSPENDED SUSP. TEEPHONE TEL. TELEVISION TV. TEMP TEMPERED THK. THICK TONGUE AND GROOVE TOP OF BLOCK TOP OF FOUNDATION T≰G T.O.BLK. T.O.FND. TOP OF PLATE T.O.PLT. TOP OF STEEL T.O.S. TOWEL BAR Т.В. TR TRANSOM TREAD TYPICAL TYP, UNDER CABINET U.A. UNDERWRITERS LABORATORY U.L. UNFINISHED UNFIN. UNLESS OTHERWISE NOTED U.O.N. VANITY VAN. VAULTED VAULT. V.I.F. VERIFY IN FIELD VERT. VERTICAL VESTIBULE VEST. WAINSCOT WAINS. WALK IN CLOSET W.I.C. W.O. WALK OUT WASHER WASH. WATER CLOSET W.C. WATER HEATER W.H. WATER PROOF W.P. WEATHER STRIPPING W.S. WT. WEIGHT W.W.M. WELDED WIRE MESH WEST W WIDTH, WIDE W. WDW. WINDOW WITH W/ WITHOUT W/O WOOD WD.

W.I.

YD.

WROUGHT IRON

YARD

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EARTH BATT OR BLOWN INSULATION RIGID INSULATION METAL OR ALUMINUM STEEL PLASTER, GYPSUM BOARD	REVISIONS: NO. DATE BY DESCRIPTION
GRAVEL WOOD_FINISH WOOD ROUGH WOOD BLOCKING PLYWOOD REVISION SYMBOL	
OOIDOOR SYMBOLAWINDOW SYMBOLOOIROOM NUMBER SYMBOLImage: Datum Elevation	PROJECT: NEMANI RENOVATION 32 LANDSDOWNE LANE PITTSFORD, NY
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DETAIL ENLARGEMENT	CONSTRUCTION DOCUMENTS JOB NO. A 1 9-080 DRAWN BY: JTL CHECKED BY: JRF DATE: 9-9-2019
VOID ELEVATION NO. INTERIOR ELEVATION ELEVATION NUMBER SHEET NUMBER	
BUILDING ELEVATION	James Fahy Design 2024 W. Henrietta Rd. Suite 3K Rochester, New York 14623 tel: 585-272-1650 e-mail: info@jamesfahy.com website: www.jamesfahy.com



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

<u>G.</u> Contractor may be required to go beyond the contract area to reach the first shutoff value, 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.

contain asbestos that are to be removed should be done so in

SUBFLOOR

- 13. REMOVE ALL MOUDLINGS AND FINISHES ON FACE OF FIREPLACE 14. REMOVE EXISTING CONCRETE STEP

- 25. REMOVE BRICK VENEER ON BOTH SIDES OF FRONT DOOR
- 26. BRICK COURSE TO REMAIN
- 27. DOOR TO BE REMOVED & HDR. TO BE RAISED TO 7'-2 1/2"

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GENERAL DEMOLITION NOTES:

details involved in selective demolition. Specific instructions on each

item will not be given.

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.

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 accordance with established A.H.E.R.A. regulations. main riser. Coordinate removal of all associate power and plumbing services with other trades.

<u>G.</u> Contractor may be required to go beyond the contract area to reach the first shutoff value, 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.

contain asbestos that are to be removed should be done so in

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- $\overline{20}$ | 5 NYS Supplement
- and craftmanship. D. General Contractor to verify all existing conditions, requirements...notes
- and dimensions prior to start of construction. Notify the Architect if
- E. General Contractor to provide adequate support of existing foundation walls, load bearing walls and partitions during demolition and construction
- wherever they overlap. G. 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. H. Provide all blocking, furring and shimming as necessary for installation and completion of the work.
- I. 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 same.
- K. All dimensions are lace of wall to face of wall (rough). L. Exterior ≰ interior stud wall framing shall be 2 x 6 @ 16" o.c. or 2 x 4 @ 16" o.c. as noted.
- \underline{M} . No site visits will be made by this Architect. Contractor shall assume all responsibility for changes to these drawings.

- 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 intent 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.

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	NO. DATE BY DESCRIPTION
	32 LANDSDOWNE LANE PITTSFORD, NY
	CLIENT: AJAI & JYOTI NEMANI
	DRAWING TITLE: PROPOSED SECOND FLOOR PLAN
	PHASE: CONSTRUCTION DOCUMENTS
	JOB NO.PROJECT NO.A I 9-080RENOVATIONDRAWN BY:DRAWING NO:JTLImage: State of the s
	CHECKED BY: JRF DATE: 9-9-2019
BID DOCUMENTS	James Fahy Design 2024 W. Hennetta Rd. Suite 3K Rochester, New York 14623 tei: 585-272-1650 e-mail: info@jamesfahy.com

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			REVISIONS: NO. DATE BY DESCRIPTION
		1/2" DIA. A325N BOLTS @ 24" O.C. STAGGERED	
		W8x40 STL. BEAM W/ 2x10 PLT. (TOP) \$ FURRING (BOT.)	
		SIMPSON' LB2 I OAZ @ EVERY EXISTING JST.	
		3/4" FURRING @ 24" O.C. 1/2" GYP. BD. CLG.	
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JRF A/.0 DATE: 9-9-2019			
9-9-2019			DATE:
			9-9-2019

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SCALE: | |/2" = |'-0"

PORCH CEILING DETAIL SCALE: | |/2" = |'-0"SIDE VIEW

BID DOCUMENTS

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

\bigcirc	WINDOW SCHEDULE									
SYMBOL	MODEL NO.	R.O. SIZE	TYPE	ROOM LOCATION	QUANTITY	REMARKS				
$\langle A \rangle$	-	-	FIXED	FOYER	2	E.T.R.				
B	C26	4'-0 1/2" x 6'-0 3/8"	CASEMENT	STUDY		NEW WDW, TEMPERED GLASS				
\bigcirc	-	-	CASEMENT	PRAYER RM/MASTER W.I.C.	2	E.T.R.				
\bigcirc	CW13	2'-5" x 3'-0 1/2"	CASEMENT	MSTR W.C./ MSTR BATH	2	NEW WDW, TEMPERED GLASS ABV. VANITY				
E	-	-	CASEMENT	MASTER BEDROOM	I	E.T.R.				
F	-	-	CASEMENT	GREAT ROOM	I	E.T.R., 6 MULLED TOGETHER				
G	-	-	FIXED	KITCHEN/DINING	2	EXIST., RELOCATED				
(H)	CX235	5'-3 /4" x 3'-5 /2"	CASEMENT	KITCHEN	I	NEW WINDOW				
	-	-	CASEMENT	LAUNDRY ROOM	I	E.T.R.				
	-	-	CASEMENT	BEDROOM 2#3	4	E.T.R.				
K	-	-	CASEMENT	BATH 2≢3	2	E.T.R.				
	-	-	CASEMENT	MST. BEDRM. (DEMO)		EXIST. TO BE REMOVED				
	-	-	CASEMENT	KITCHEN (DEMO)		EXIST. TO BE REMOVED				
NOTE	5.									

	DOOR SCHEDULE										
DOOR	ROOM	SIZE	MANUFACTURER	* HARDWARE	THICKNESS	TYPE	MATERIAL	FIN.	FIRE RATING	HARDWARE	REMARKS
001	FOYER	3'-0" x 8'-8"	T.B.D.	SELECTED BY OWNER	2 1/4"	Α	WOOD	STAIN	NONE	1,4,7,8,9	STAIN AS SELECTED
002	PDR I	3'-0" x 7'-0"	LEMIEUX	EMTEK LEVER	3/8"	F	SC	PAINT	NONE	2,10	
003	MASTER W.I.C.	2'-6" x 7'-0"	LEMIEUX	EMTEK LEVER	3/8"	F	SC	PAINT	NONE	3,10	
004	W.C.	2'-6" x 7'-0"	LEMIEUX	EMTEK LEVER	3/8"	F	SC	PAINT	NONE	2,10	
005	MST. LIN./LND. B.C.	'-6" x 7'-0"	LEMIEUX	EMTEK LEVER	3/8"	F	SC	PAINT	NONE	3	
006	MASTER BATH	2'-8" x 7'-0"	LEMIEUX	EDGE PULL	3/8"	F	SC	PAINT	NONE	2,11	POCKET DOOR
007	MASTER VESTIBULE	(2) 2'-2" x 7'-0"	LEMIEUX	EMTEK LEVER	3/8"	G	SC	PAINT	NONE	2,10	
008	STAIR CLOSET	2'-0" x 7'-0"	LEMIEUX	EMTEK LEVER	3/8"	F	SC	PAINT	NONE	3	
009	MASTER BEDROOM	(2) 3'-0" x 6'-8"			VIF	EXIST.		PAINT	NONE	1,3,7,8,10	SALVAGED DR. FROM EXIST. DINING RM., EXT. SCREEN DRS.
010	STUDY	(2) 2'-8" x 7'-0"	ANDERSEN	SELECTED BY OWNER	3/8"	Н		PAINT	NONE	3,10	FRENCH DOOR
011	FOYER CLOSET	(2) 2'-0" x 7'-0"	LEMIEUX	EMTEK LEVER	3/8"	G	SC	PAINT	NONE	3	
012	KITCHEN PANTRY/ W.I.C.	2'-6" x 7'-0"	LEMIEUX	EMTEK LEVER	3/8"	F	SC	PAINT	NONE		
013	PRAYER RM/WALK-IN PAN./LND.	2'-8" x 7'-0"	LEMIEUX	EMTEK LEVER	3/8"	F	SC	PAINT	NONE	3	
0 4	HALL	2'-8" x 7'-0"	LEMIEUX	EDGE PULL	3/8"	F	SC	PAINT	NONE	3,11	POCKET DOOR
015	PDR 2	2'-6" x 7'-0"	LEMIEUX	EMTEK LEVER	3/8"	F	SC	"P'AINT"	NONE	2,10	
016	MUD ROOM TO GARAGE	3'-0" x 7'-0"	LEMIEUX	EMTEK LEVER	3/4"	F	SQ	PAINT	3/4 HR	1,4,5,7,8,10	METAL FRAME, SELF CLOSING, FIRE RATED
017	MUD ROOM	3'-0" x 6'-8"			ETR	ETR	ETR	PAINT		ETR	
018	GARAGE	2'-6" x 6'-8"			3/4"	ETR	ETR	PAINT		ETR	
019	GARAGE	2'-8" x 6'-8"	THERMA-TRU	SELECTED BY OWNER	3/4"	С	FG FG	PAINT	NONE	ENTRY LOCK	FIBER-CLASSIC SMOOTH-STAR MODEL #S6022
020	GARAGE	9'-0" x 7'-0"	C.H.I.	SELECTED BY OWNER	2 3/4"	E		·····			STEEL OVERLAY CARRIAGE DOOR, SHORELINE MODEL
021	GARAGE	8'-0" x 7'-0"	C.H.I.	SELECTED BY OWNER	2 3/4"	D	STL				HARDWARE AS SELECTED
022	KITCHEN	8'-0" x 6'-8"	ANDERSEN			В		STAIN	NONE	ENTRY LOCK	SALVAGED DOOR FROM STUDY
023	KITCHEN	8'-0" x 6'-8"	ANDERSEN			B		STAIN	NONE	ENTRY LOCK	TO MATCH DR #022, 400 SERIES OR EQUAL
024	BEDRM 2 ≰ 3, BATH 2 ≰ 3	2'-6" x 6'-8"	LEMIEUX	EMTEK LEVER		B	SC	PAINT	NONE	2,10	
025	BEDRM 3	(2) 3'-0" x 6'-8"	LEMIEUX	EMTEK LEVER	 I 3/8"	:: В	S. S	PAINT	NONE	:2,10	
026	HALL LINEN	2'-0" x 6'-8"	LEMIEUX	EMTEK LEVER	3/8"	B		PAINT	NONE		
027	STORAGE RM/BEDRM 2 W.I.C.	2'-6" x 6'-8"	LEMIEUX	EMTEK	<u>3</u> /8"		SC	PAINT	NONE	3	
028	STORAGE RM/W.I.C.	2'-6" x 6'-8"	LEMIEÜX	ENTEK LEVER	<u>3</u> /8"	В	SC 👯	PAINT	NONE	3	
029	STORAGE RM/W.I.C.	3'-0" x 6'-0"		ETR	3/8"	ETR	ETR.	PAINT		3	BI-FOLD E.T.R.
								<u></u>			

- NOTES: * I. HARDWARE TO BE EMTEK LEVER MAL COLLECTION, STYLE & FINISH
- AS SELECTED BY OWNER 2. ALL NEW LEMIEUX INTERIOR DOORSTO BE RAISED 2 PANEL SQUARE,
- SMOOTH FINISH 3. NEW GLIDING PATIO DOOR TO BE ANDERSEN 400 SERIES GLIDING
- PATIO DOOR, OR MFR/SERIES TO MATCH EXISTING DOOR #023) LOW-E4 WITHOUT GRILLES (U-FACTOR 0.30 & SHGC 0.29) 4. GLAZING IN ALLODOORS SHALL BE TEMPERED GLASS, EXTERIOR OR
- INTERIOR
- MANUFACTURER
- 6. VERIFY DOOR WINTER.O. WIDTH AND HEIGHT WITH DOOR

INTERIOR DOOR ELEVATIONS

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

A. CAULK ALONG BACK OF NAILING FIN ON 3 SIDES ONLY DO NOT CAULK BOTTOM NOTE: OVERLAP OF AIR/ WATER BARRIER SHALL MEET MIN, RECOMMENDATIONS OF BARRIER MPR ALUM, HEAD FLASHING 8' MIN. VERTICAL -AIR / WATER BARRIER -LINE OF EXTERIOR FINISH INFILTRATION BARRIER / FLASHING (SEE STEP I) MUST EXTEND OVER ENTIRE OPENING DEPTH. -CAULK (SEE STEP 3)

PROVIDE SEALANT TAPE WHERE NAILS FOR EXTERIOR FINISH PENETRATE FLASHING

HARDWARE KEY:

LOCK SET

5. CLOSER

10. WALL STOP

II. EDGE PULL

2. PRIVACY SET 3. PASSAGE SET

4. DEAD BOLT

6. SPRING HINGE 7. THRESHOLD

8. WEATHER STRIPPING 9. ASTRAGAL

MATERIAL:
SC - HOLLOW CORE MDF
FG - FIBERGLASS
SC - SOLID CORE MDF
WV - WOOD W/ VINYL EXTERIOR

STL - STEEL BASE W/ WOOD T&G FACE

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- ALL NEW MOULDINGS AND TRIM TO BE MDF
- MOULDING MANUFACTURER TO BE METRIE

METRIE STOCK CODE: 47M (1394541) DIMENSIONS: 9/16" x 4-5/8" x 16'

								······································	······
J	ILDING AND	ROOM FINISH	SCHEDUL	E				······································	
	FLOOR	BASEBOARD	WALLS	WDW/DR CASINGS	CROWN MLDG.	REMARKS	ROOM/AREA	#	
	BLUESTONE PAVERS	NA	NA	NA	NA		PORCH		
	HARDWOOD	MATCH EXIST.	PAINTED DRYWALL	3 1/2" MDF	3 5/8" MDF		FQYER	1:0	I
	HARDWOOD	5 1/4" MDF	PAINTED DRYWALL	3 1/2" MDF	3 5/8" MDF		PDR I	01	2
	CARPET	5 1/4" MDF	PAINTED DRYWALL	3 1/2" MDF	3 5/8" MDF		MASTER W.I.C.	10:	3
	PORCELAIN TILE	5 1/4" MDF, W/ SHOE MLDG.	PAINTED DRYWALL	3 1/2" MDF	3 5/8" MDF		W.C	104	4
	PORCELAIN TILE	5 1/4" MDF, W/ SHOE MLDG.	PAINTED DRYWALL	3 1/2" MDF	3 5/8" MDF		MASTER BATHROOM	105	ō
	HARDWOOD	5 1/4" MDF	PAINTED DRYWALL	3 1/2" MDF	3 5/8" MDF		MASTER VESTIBULE	106	(0
	HARDWOOD	5 1/4" MDF	PAINTED DRYWALL	3 1/2" MDF	4 5/8" MDF		MASTER BEDROOM	107	7
	HARDWOOD	5 1/4" MDF	PAINTED DRYWALL	3 1/2" MDF	4 5/8" MDF		GREAT ROOM	108	B Z
	HARDWOOD	5 1/4" MDF	PAINTED DRYWALL	3 1/2" MDF	NEW	PROFILE & FINISH PER KITCHEN PLAN	DIMING	105	∃ L ∋ L
	HARDWOOD	5 1/4" MDF	PAINTED DRYWALL	3 1/2" MDF	NEW	PROFILE & FINISH PER KITCHEN PLAN	KITCHEN	(
	HARDWOOD	5 1/4" MDF	PAINTED DRYWALL	3 1/2" MDF	NA		KIICHEN PANTRY	11	
	HARDWOOD	5 1/4" MDF	PAINTED DRYWALL	3 1/2" MDF	3 5/8" MDF		STUDY	;	2
	HARDWOOD	5 1/4" MDF	PAINTED DRYWALL	3 1/2" MDF	3 5/8" MDF		PRAYER ROOM	113	 3 ທ
	HARDWOOD	5 1/4" MDF	PAINTED DRYWALL	3 1/2" MDF	NA		WALK-IN PANTRY	2	$4 \frac{\alpha}{\mu}$
	HARDWOOD	5 1/4" MDF	PAINTED DRYWALL	3 1/2" MDF	3 5/8" MDF		HALL	5	5
	PORCELAIN TILE	5 1/4" MDF, W/ SHOE MLDG.	PAINTED DRYWALL	3 1/2" MDF	3.5/8" MDF		PDR 2	((0
	HARDWOOD	5 1/4" MDF	PAINTED DRYWALL	3 I/2" MDF	3.5/8".MDF		MUD ROOM	117	7
	HARDWOOD	5 1/4" MDF	PAINTED DRYWALL	3 1/2 MDF	NA		W.I.C.	3	3
	PORCELAIN TILE	5 1/4" MDF, W/ SHOE MLDG.	PAINTED DRYWALL	3 1/2" MDF	3 5/8" MDF		LAUNDRY	;	Э
	CONCRETE	NA	PAINTED DRYWALL	3 I/2" MD	NA		EXIST. TWO CAR GARAGE	120	2 D
	CONCRETE	NA	PAINTED DRYWALL	3 1/2" MDF	NA 👯		ONE CAR GARAGE	12	1
	STAINED TREADS, PTD. RISERS W/ STAIR RUNNER	NA	PAINTED DRYWALL	NA	NA www.				
	FLOOR	BASEBOARD	WALLS	WDW. SILLS	CROWN MLDG	REMARKS	ROOM/ AREA	#	
	HARDWOOD	5 I/4" MDF	PAINTED DRYWALL	3/2" MDF	3 5/8" MDF		BALCONY	200	С
	CARPET	5 I/4" MDF	PAINTED DRYWALL	3 1/2" MDF	NA		BEDROOM 3	20 '	
	PORCELAIN TILE	5 1/4" MDF, W/ SHOE MLDG.	PAINTED DRYWALL	3 1/2" MDF	NA		BATH 3	202	2 4
	PORCELAIN TILE	5 1/4" MDF, W/ SHOE MLDG	PAINTED DRYWALL	3 1/2" MDF	NA		BATH 2	203	3 22
	CARPET	5 I/4" MD	, PAINTED DRYWALL	3 1/2" MDF	NA		BEDROOM 2	204	4 0
	HARDWOOD	5 I/4" MDDF	PAINTED DRYWALL	3 1/2" MDF	3 5/8" MDF		HALL	205	j L
	CARPET	5.1/4" MDF	PAINTED DRYWALL	3 1/2" MDF	NA		STORAGE ROOM	200	^o ND
	CARPET	5 <i>/4</i> / MDF	PAINTED DRYWALL	3 1/2" MDF	NA		W.I.C.	207	7
	CARPET		PAINTED DRYWALL	3 1/2" MDF	NA		BEDROOM 2 W.I.C.	208	з 10 10
		······							

CROWN MOULDING TYPE I AT MASTER BEDRM @ GREAT RM

METRIE STOCK CODE: 49M (1394557) DIMENSIONS: 9/16" x 3-5/8" x 16'

@ ALL INTERIOR DOORS

METRIE STOCK CODE: 97M (1383100) DIMENSIONS: | " x 3-1/2" x 16'

DIMENSIONS: 9/16" x 5-1/4" x 16'

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	CLIENT: AJAI & JYOTI NEMANI						
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DRAWN BY: DRAWING NO: JTL							
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date 9-9	: 2019)					

tel: 585-272-1650 e-mail: info@jamesfahy.com website: www.jamesfahy.com

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Town of Pittsford

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

Permit # B19-000168

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

DESIGN REVIEW AND HISTORIC PRESERVATION BOARD REFERRAL OF APPLICATION

Property Address: 57 Reitz PITTSFORD, NY 14534 Tax ID Number: 164.10-2-32 Zoning District: RN Residential Neighborhood Owner: Reitz, Bonnie W Applicant: Comfort Windows Co., Inc.

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 for the addition of a sun room. The sun room will be approximately 192 sq. ft. and will be located to the rear of the existing home.

Meeting Date: November 14, 2019

RN Residential Neighborhood Zoning

25

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45

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180 ft

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

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2/	TAPE LOCATION MAP
NAME PARKER FARM	ADDITION
STREET REITZ PARKWAY	OFFY PITTSFORD, N.Y.
LOT NO. 55 LIBER 147 OF MAPS:	TOWN PAGE 55
SHOWING ONE STORYFRAME DWELLING:	GARAGE, YES / NO ATTACHED VES
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MONUMENTS USED: YES	NO
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MAIN FRONT WALL IS (IS NOT) ON APPARENT UNIFORM SET-BACK LINE.

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REMARKS: THIS INFORMATION IS FOR H.L. REITZ LAND CO. INC.

248.88

THIS IS NOT AN INSTRUMENT SURVEY AND INFORMATION SHOWN SHOULD NOT BE USED FOR BUILDING PURPOSES OR EXACT LOCATION OF PROPERTY LINES.

LOZIER ENGINEERS, INC. 10 GIBBS STREET ROCHESTER 4, NEW YORK

39.00

DATED (2/5

SIGNED: N.Y. STATE LICENSE NO.28726

7.64

P.R

TZ PARKWAY

347.86' TO & REITZ CIRCL.

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Town of Pittsford

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

Permit # C19-000046

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

FAX: 585-248-6262 DESIGN REVIEW AND HISTORIC PRESERVATION BOARD REFERRAL OF APPLICATION

Property Address: 900 Linden Avenue ROCHESTER, NY 14625 Tax ID Number: 138.16-1-11.11 Zoning District: LI Light Industrial Owner: Brush John D & Co Inc Applicant: Mitchell Construction

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 of a 50,000 Sq. Ft. vacant building. The new owner is proposing to convert the building to self-storage with some general warehouse space.

Meeting Date: November 14, 2019

RN Residential Neighborhood Zoning

Printed August 30, 2019

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.

900 WEST LINDEN AVE. - ROCHESTER, NY 1462

SITE LOCATION PLAN SCALE: NTS

PROJECT CONTACTS:

ARCHITECT/ DESIGNER:	
MITCHELL DESIGN BUILD	
7607 COMMONS BLVD, V	1CTOR, NY 14564
(585) 385-6800	
ARCHITECT:	BRAD HUMBERSTONE
	BHUMBERSTONE@MITCHELLDESIGNBUILD.COM
PROJECT MANAGER:	SPENCER READ
	SREAD@MITCHELLDESIGNBUILD.COM

OWNER REP:

TED FI	_ER
TED FI	_ER@GMAIL.COM
(561) 4	69-0766

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Draft Design Review and Historic Preservation Board Minutes October 24, 2019

PRESENT

Dirk Schneider, Chairman, Paul Whitbeck, John Mitchell, David Wigg, Bonnie Salem, Leticia Fornataro

ALSO PRESENT

Stephanie Townsend, Town Board Liaison; Mark Lenzi, Building Inspector; Allen Reitz, Assistant Building Inspector, Robert Koegel, Town Attorney

ABSENT

Kathleen Cristman, Susan Donnelly, Secretary to the Board

Dirk Schneider opens the meeting at 6:49 PM

HISTORIC PRESERVATION DISCUSSION

The Board discussed the success of the inventoried homes event that was held in May which resulted in a Historic Designation. Bonnie Salem reported that she had recently talked with another homeowner at 201 Long Meadow that has decided to designate their home. Bonnie suggested that the Board hold another event since not every inventoried home was included in the first invitation list. The Board would like to look at possibly having the event in February or March of 2020.

There was a discussion about the continuation of sending the historic brochure to new owners of historic properties. Allen Reitz stated that the building secretary is still reviewing the list homes that have sold recently provided by the Assessor's office.

RESIDENTIAL APPLICATION FOR REVIEW – RETURNING

• 345 Kilbourn Road

The Applicant is returning to request design review for the design change to a detached garage. The Applicant was held over from the September 26th meeting and asked to consider making some design changes. The project has appeared before the Zoning Board on August 19, 2019 for the removal of the attached portion of the previously approved garage. The Zoning Board granted a variance for size and height.

The homeowner, Kim Bailey, was present to discuss the application. She explained that new renderings show the gable ends and ridge lower to match the home as suggested by the Board.

Dirk Schneider stated that the changes were an improvement to the previously submitted renderings. He asked the homeowner if the cupola roof would match the home or if it would be copper. The homeowner stated that the roof will be copper to match the gutters and downspouts.

Bonnie Salem had questions regarding the balcony on the back. She felt the cantilever seemed to be rather large. The home owner commented that it would be about a 6' cantilever. John Mitchell stated that a 6' cantilever was rather large and that she should contact her architect to make sure that it is designed properly.

Leticia Fornataro moved to accept the application with the modifications submitted at the 10/24/2019 meeting and to also include the change to the window on the existing home as submitted.

Dirk Schneider seconded

All Ayes

RESIDENTIAL APPLICATION FOR REVIEW

• 21 Barrington Hills

The Applicant is requesting design review for the bedroom addition. The addition will be approximately 441 sq. ft. and will be located to the rear of the home.

Linda Morabito, representative for the homeowner, was present to discuss the application. The addition will not be seen from the road except for maybe the cupola. All roof lines will match existing and deck material will match.

The Board commented that the cupola made the design "busy" and had questions about whether the cupola roof will have the same metal roof color as the front windows. The representative stated that the cupola will have the same color roof and was designed to increase light into the new space.

Bonnie Salem moved to accept the application as submitted.

Paul Whitbeck Seconded

All Ayes

• 5 Sturbridge Lane

The Applicant is requesting design review for the addition of a screened porch. The porch will be approximately 240 sq. ft. and will be located on the north side of the home.

The homeowner, Mark Martin, was present to discuss the application.

The Board questioned whether the columns of the porch were going to be round or square and how the porch would be finished. The homeowner stated that the columns would be square and that they would be white. The home will be resided with vinyl shake and the porch will match.

John Mitchell moved to accept the application as submitted.

Dirk Schneider Seconded

All Ayes

RESIDENTIAL APPLICATION FOR REVIEW – NEW HOMES

• 4 Tor Hill

The Applicant is requesting design and review for the construction of a one story single family home. The home will be approximately 1980 sq. ft. and will be located on Lot #26 of the Cottages at Malvern Hills.

Marie Kenton, Ketmar Development Corporation, was present to discuss the application. This home will be a courtyard entry home. Although the proposed design is similar to another home in the

neighborhood it will have different materials added such as horizontal stone which have not been picked out yet.

Dirk Schneider commented that he like the location of the home on the property. The applicant stated that this home will also have larger setbacks than other lots.

Paul Whitbeck moved to accept the application as submitted.

John Mitchell Seconded

All Ayes

• 4 & 6 Alpine Ridge

The Applicant is requesting design review for the proposed construction of a new residential building. The proposed building will consist of 2 attached single family dwellings sharing a common wall. Lot 1 (#4 Alpine Ridge) will be 1852 sq. ft. and Lot 2 (#6 Alpine Ridge) will be 2000 sq. ft. The single family homes will be located in the new Alpine Ridge development.

Jeff Morrell, Morrell Builders Inc., was present to discuss the application. This is the first building in the new Alpine Ridge Subdivision. There will be 60 percent open space to separate the subdivision from the traffic on Mendon Road. This will also allow for trails, continuous agriculture and an increase in the separation of the townhouses. The homes feature step buildings to break up the frontage streetscape, increased color palate, woodgrain garage doors with windows and front doors that match the garage doors. These homes will be priced from \$385,000- \$550,000.

The Board discussed the new subdivision. The design of the buildings in the new subdivision appear to be very similar in appearance. The entries of the homes are recessed which makes the garage appear to be the dominant feature. This could be an issue because the right side of the proposed subdivision seems to be mostly front loading units.

John Mitchell commented that the front entries are setback and the porches do try to bring the door forward but fail to do so. He feels that the designs look the same and that changing colors of the homes will not help.

Dirk Schneider commented that if future unit types are the same design as the one submitted and located next to each other it will not be acceptable.

Leticia Fornataro asked if the diamond shaped windows were functional and if they could be removed to show some variation. Adding stone to the front façade may help as well. She would like to see a grading plan of each lot.

Mark Lenzi, Building Inspector, requested that the applicant supply a site map showing all of the homes and types, which unit type is being submitted, what the houses look like next door, color palate and grading plan. Similar to what was submitted for the Greenpoint Trail Subdivision.

Jeff Morrell responded that the color and types of units have been chosen and that they will adhere to the set layout of the subdivision. Fourteen out of the twenty-four units will have a side load garage. The front door design will remain but he will try to tweak the design to show diversity. The variations to design will be similar to the Greenpoint Trail Subdivision. They have done their best to take the Boards thoughts and requirements into account but still make the homes marketable for "empty nesters".

Dirk Schneider moved to approve the application for the first town home in the Alpine Ridge Development. This is the front and side load floor plan in Cape Cod gray as submitted.

John Mitchell Seconded

Ayes as follows: Paul Whitbeck, John Mitchell, Leticia Fornataro, David Wigg and Dirk Schneider.

Nay as follows: Bonnie Salem

• Alpine Ridge Sign

The Applicant is requesting design and review for the addition of a Monument sign at the entrance of the new Alpine Ridge Subdivision. An application was submitted to the Zoning Board requesting relief from code for the size of the sign.

Melanie Portland, Morrell Builders Inc., was present to discuss the application. They looked at many signs in the area to help make a decision on the design. The column will be seven feet tall with cobblestone, a cedar beam and a double sided sign that will be black with gold engraving. There will be dimmable Permapost- 410 Lumen up lighting for the sign.

The Board commented that the sign doesn't appear to tie into the development and had questions about if the sign was going to be stacked wording and if the color of the sign could be changed.

The applicant stated that the sign will display stacked lettering as shown in the drawing. The color of the sign was chosen because they felt it was the most visible color and there will only be one sign at the main entrance of the subdivision.

Leticia Fornataro moved to approve the application as submitted.

Dave Wigg Seconded

All Ayes

COMMERCIAL APPLICATION FOR REVIEW

• 3100 Monroe Avenue – Cornell's Jeweler

The Applicant is requesting design review for the replacement of awnings and shutters. The awnings on the Cornell's Jewelers building will be recovered with sunbrella fabric in marine blue with canterbury cream graphics. Shutters will match the new awnings.

David Cornell, owner of Cornell's Jeweler, was present to discuss the application. The store front currently has green awnings and shutters which have been damaged by the sun. The submitted shutters and awnings in "marine blue" will replace the current in the exact locations.

The Board commented that the new awning and shutter color may standout more than the current green color. They also noticed in the photos submitted appear to show a change in the business identification sign.

The applicant stated that the photos that he has included in the application do not represent the color of the new awnings and shutters perfectly. The color is more of a navy blue as opposed to a brighter blue. The photo that shows the old awnings also includes the old business Identification sign. This sign was changed a few years ago and did receive approval.

Paul Whitbeck moved to approve the application as submitted.

John Mitchell Seconded

All Ayes

• 882 Linden Avenue - Carestream

The Applicant is requesting design review for the addition of a business identification sign. The sign will identify the business "Carestream" and will be approximately 7.87 Sq. Ft.

No representative present for this application.

The size of the sign does meet code.

Dave Wigg moved to approve the application as submitted.

Leticia Fornataro Seconded

All Ayes

• 3400 Monroe Avenue – Allens Creek Oral & Implant Surgery

The Applicant is requesting design and review for the addition of a business Identification sign. The sign will identify "Allens Creek Oral and Implant Surgery" and will be approximately 56 sq. ft. Heather Chance, owner of Allens Creek Oral & Implant Surgery, was present to discuss the application. The sign will be centered on the door and the blue awning will be removed. There is no lighting proposed because the applicant would like to be as environmentally friendly as possible.

John Mitchell moved to approve the application as submitted.

Paul Whitbeck Seconded

All Aye

OTHER - REVIEW OF 9/26/2019 MINUTES

Dirk Schneider moved to approve the minutes of the 9/26/19 meeting as amended

All Ayes.

The meeting adjourned at 8:50 PM.

Respectfully submitted,

Allen Reitz Assistant Building Inspector