

**Design Review & Historic Preservation Board**  
**Agenda**  
**October 14, 2021**

**HISTORIC PRESERVATION DISCUSSION**

**APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS**

- **3001 Monroe Avenue**  
The Applicant is requesting a Certificate of Appropriateness, pursuant to Code Section 185-196, for the expansion of an outdoor patio. This property is zoned MATZ – Monroe Avenue Transitional Zone and is designated historic.

**RESIDENTIAL APPLICATION FOR REVIEW**

- **8 High Street**  
The Applicant is requesting design review for the construction of approximately a 760 SF addition with first floor den, study, mudroom with the second floor addition including master bedroom, bathroom and a new deck.
- **4044A East Avenue**  
The Applicant is requesting design review for the construction of approximately an addition off the back of the house to add a bathroom as well as the construction of screened in porch with covered walkway.
- **2 Old Kings Lane**  
The Applicant is requesting design review for the construction of approximately a 340 SF addition off the east side of the existing house.
- **23 Butternut Drive**  
The Applicant is requesting design review for the construction of approximately a 484 SF addition off the back of the existing house.
- **39 Northfield Gate**  
The Applicant is requesting design review for the construction of an approximately 256 SF three season room addition off the back of the house.

**RESIDENTIAL APPLICATION FOR REVIEW – NEW HOME**

- **43 Coventry Ridge**  
The Applicant is requesting design review for the construction of a two story single family home. The home will have approximately 4330 square feet of livable area and is located in the Coventry Ridge Subdivision.
- **3 Escena Rise**  
The Applicant is requesting design review for the construction of approximately a 40 SF addition for a first floor closet and changing the existing covered porch into an approximately 203 SF three season room off the back of the house.

**COMMERCIAL APPLICATION FOR REVIEW**

- **920 Linden Avenue**  
The Applicant is requesting design review for the construction of a commercial building. The building will be approximately 21,160 square feet and will be used as an indoor recreation center.
- **145 Kilbourn Road**  
The Applicant is requesting design review for the construction of approximately an 1870 SF service building on the East Course of Oak Hill Country Club.

**Design Review and Historic Preservation Board**  
**Minutes**  
**September 23, 2021**

**PRESENT**

Dirk Schneider, Chairman; Kathleen Cristman, Paul Whitbeck, Leticia Fornataro

**ALSO PRESENT**

Robert Koegel, Town Attorney; Allen Reitz, Building Inspector; Bill Zink, Assistant Building Inspector; Susan Donnelly, Secretary to the Board

**ABSENT**

Bonnie Salem, John Mitchell, Dave Wigg

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

**HISTORIC PRESERVATION DISCUSSION**

There was no historic preservation discussion.

**RESIDENTIAL APPLICATION FOR REVIEW -RETURNING**

- **21 Warder Drive**

The Applicant is requesting design review for the construction of approximately a 1,700 SF addition with first floor laundry, great room, full bathroom and sunroom with the second floor addition including bedroom, bathroom and enclosed porch.

The homeowner, Monir Hossain, was present.

The Board discussed the project with the additional drawings that were presented.

Paul Whitbeck moved to approve the application as submitted with the additional drawings.

Leticia Fornataro seconded.

All Ayes.

**RESIDENTIAL APPLICATIONS FOR REVIEW - NEW**

- **5 Sandy Lane**

The Applicant is requesting design review for the construction of approximately a 150 SF sunroom off the back of the existing house.

Phil Hart of Unlimited Enclosures was present. He indicated that this home has a private backyard with woods and commercial property to the rear.

Mr. Hart presented some additional drawings for the Board's review. The existing deck will be removed. The shingles will match the existing home.

Leticia Fornataro moved to accept the application with the addition of four drawings that were submitted to the Board on September 23, 2021.

Dirk Schneider seconded.

All Ayes.

- **23 Butternut Drive**

The Applicant is requesting design review for the construction of approximately a 484 SF addition off the back of the existing house.

This application will be hard at the October 14, 2021 meeting.

- **220 Overbrook Road**

The Applicant is requesting design review for the addition to an existing home. The addition will be approximately 272 square feet and will be located to the rear of the property.

The contractor, Terry Masci was present.

The Board expressed concern that the rear elevation is not centered on the left hand side. It is not balanced with the right side of the elevation. Mr. Masci explained that the client needs closet space and closets were added to accommodate that. He stated that the back yard is fenced in and out of sight.

Kathleen Cristman moved to approve the application with the recommendation that the semi-circle window on the left hand side of the rear elevation be removed.

Paul Whitbeck seconded.

All Ayes.

- **72 Coventry Ridge**

The Applicant is requesting design review for the construction of a two story single family home. The home will have approximately 2800 square feet of livable area and is located in the Coventry Ridge Subdivision.

Jim Connaughton of Coventry Ridge Building Corporation was present.

Mr. Connaughton indicated this style of home featuring vinyl and board and batten is present in the existing subdivision approximately 1/3 mile apart.

Kathleen Cristman moved to accept the application as submitted.

Dirk Schneider seconded.

All Ayes.

- **73 Coventry Ridge**

The Applicant is requesting design review for the construction of a two story single family home. The home will have approximately 3310 square feet of livable area and is located in the Coventry Ridge Subdivision.

Jim Connaughton of Coventry Ridge Building Corporation was present.

The Board had no questions regarding this application.

Leticia Fornataro moved to accept the application as submitted.

Kathleen Cristman seconded.

All Ayes.

- **15 Evesham Place**

The Applicant is requesting design review for the construction of a two story single family home. The home will be approximately 3875 square feet of living space in the Malvern Hills Subdivision.

Marie Kenton of Ketmar was present to discuss the application with the Board.

Ms. Kenton indicated this home is angled on a private drive and will be all the same gray color.

Paul Whitbeck moved to approve the application with the rendering submitted on 9/23/21.

Kathleen Cristman seconded.

All Ayes.

- **40 Nature View**

The Applicant is requesting design review for the construction of a two story single family home. The home will have approximately 2940 square feet of livable area and is located in the Country Pointe Subdivision.

Lou Masi of Mascot Inc. was present.

The Board expressed concern about the massing and lack of fenestration on the left and right elevations. There was discussion about adding transom windows to add architectural interest.

Dirk Schneider moved to approve the application as submitted with the condition of adding two transom windows flanking the fireplace on the left elevation and the recommendation of adding one transom window on the right elevation.

Leticia Fornataro seconded.

All Ayes.

### **COMMERCIAL APPLICATIONS FOR REVIEW - SIGNS**

- **3240-3246 Monroe Avenue**

The Applicant has requested design review for the addition of a business identification signs. The building sign will be approximately 54.1 square feet centered over the entrance. The sign meets the zoning for this area and will identify the business "Spectrum".

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

The sign includes the company logo lit by white LED lights.

Kathleen Cristman moved to accept the application as submitted.

Paul Whitbeck seconded.

All Ayes.

### **REVIEW OF MINUTES OF SEPTEMBER 9, 2021 MEETING**

Bonnie Salem moved to accept the minutes of September 9, 2021 as written.

All Ayes.

**ADJOURNMENT**

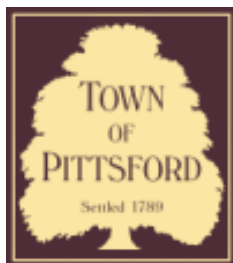
Chairman Dirk Schneider moved to close the meeting at 7:55 pm.

All Ayes.

Respectfully submitted,

Susan Donnelly  
Secretary to the Design Review and Historic Preservation Board

DRAFT



## Town of Pittsford

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

**Permit #**  
**CA21-000008**

Phone: 585-248-6250

FAX: 585-248-6262

### DESIGN REVIEW AND HISTORIC PRESERVATION BOARD REFERRAL OF APPLICATION

**Property Address:** 3001 Monroe Avenue ROCHESTER, NY 14618

**Tax ID Number:** 150.08-1-71.1

**Zoning District:** C Commercial

**Owner:** Monroe Clover Plaza LLC

**Applicant:** Monroe Clover Plaza LLC

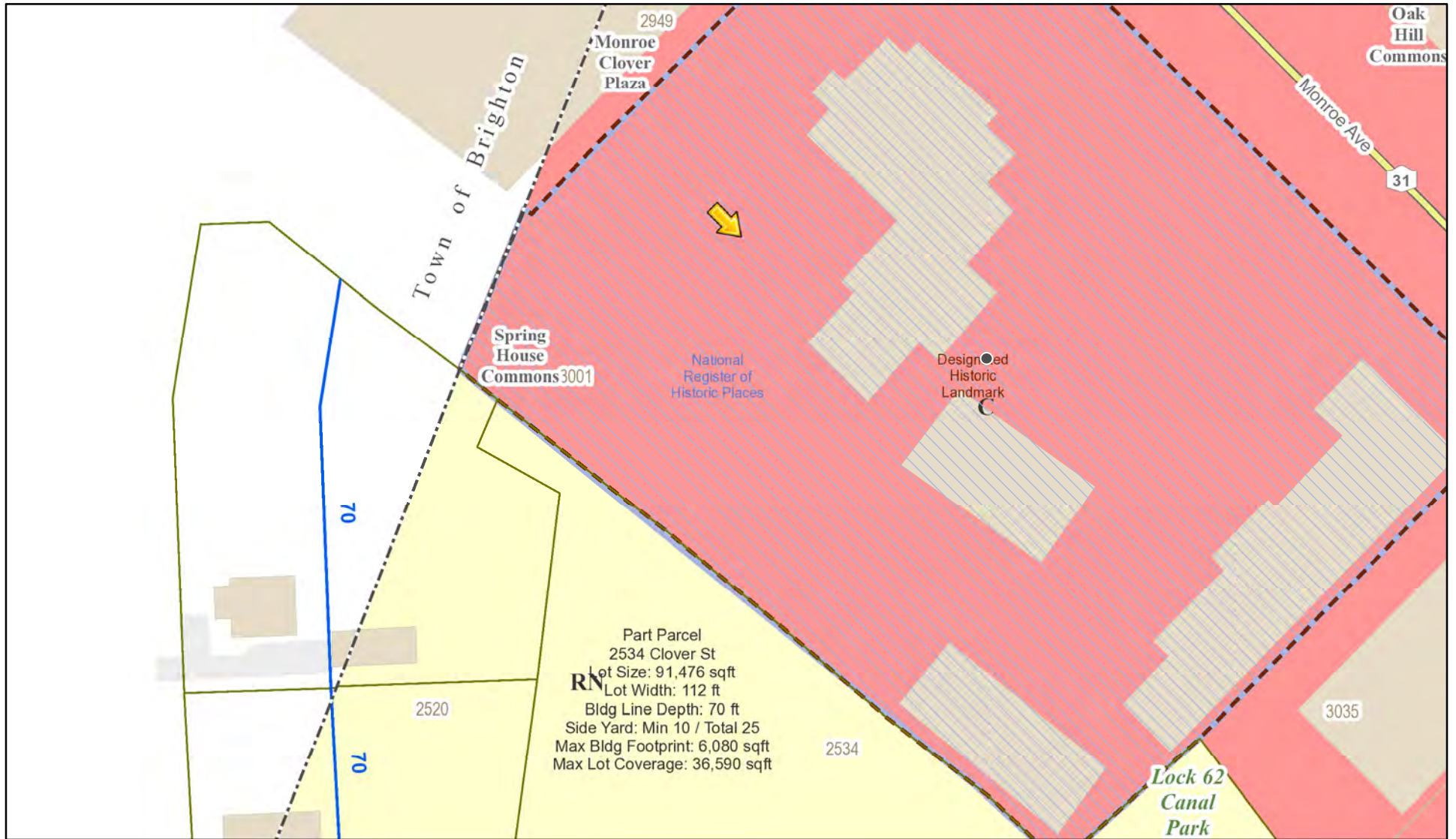
#### Application Type:

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

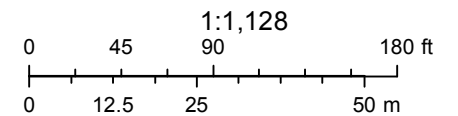
**Project Description:** Applicant is requesting a Certificate of Appropriateness, pursuant to Code Section 185-196, for the expansion of an outdoor patio. This property is zoned MATZ - Monroe Avenue Transitional Zone and is designated historic.

**Meeting Date:** October 14, 2021

# RN Residential Neighborhood Zoning



Printed October 6, 2021



Town of Pittsford GIS

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



Monroe & 2945 Monroe

31

Monroe Ave

Monroe & 3030 Monroe

Monroe Ave

31

Spring House

65

Clover St

65

Bizmark Ln





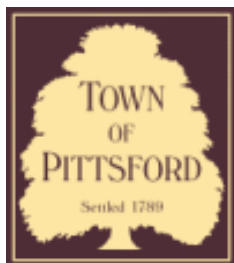
Monroe &

Monroe

Spring House







# Town of Pittsford

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

**Permit #**  
**B21-000202**

Phone: 585-248-6250

FAX: 585-248-6262

## DESIGN REVIEW AND HISTORIC PRESERVATION BOARD REFERRAL OF APPLICATION

**Property Address:** 8 High Street PITTSFORD, NY 14534

**Tax ID Number:** 151.14-1-47

**Zoning District:** RN Residential Neighborhood

**Owner:** Preble, Stefan F

**Applicant:** Preble, Stefan F

### Application Type:

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

**Project Description:** Applicant is requesting design review for the construction of approximately an 760 SF addition with first floor den, study, mud room with the second floor addition including master bedroom, bathroom and a new deck.

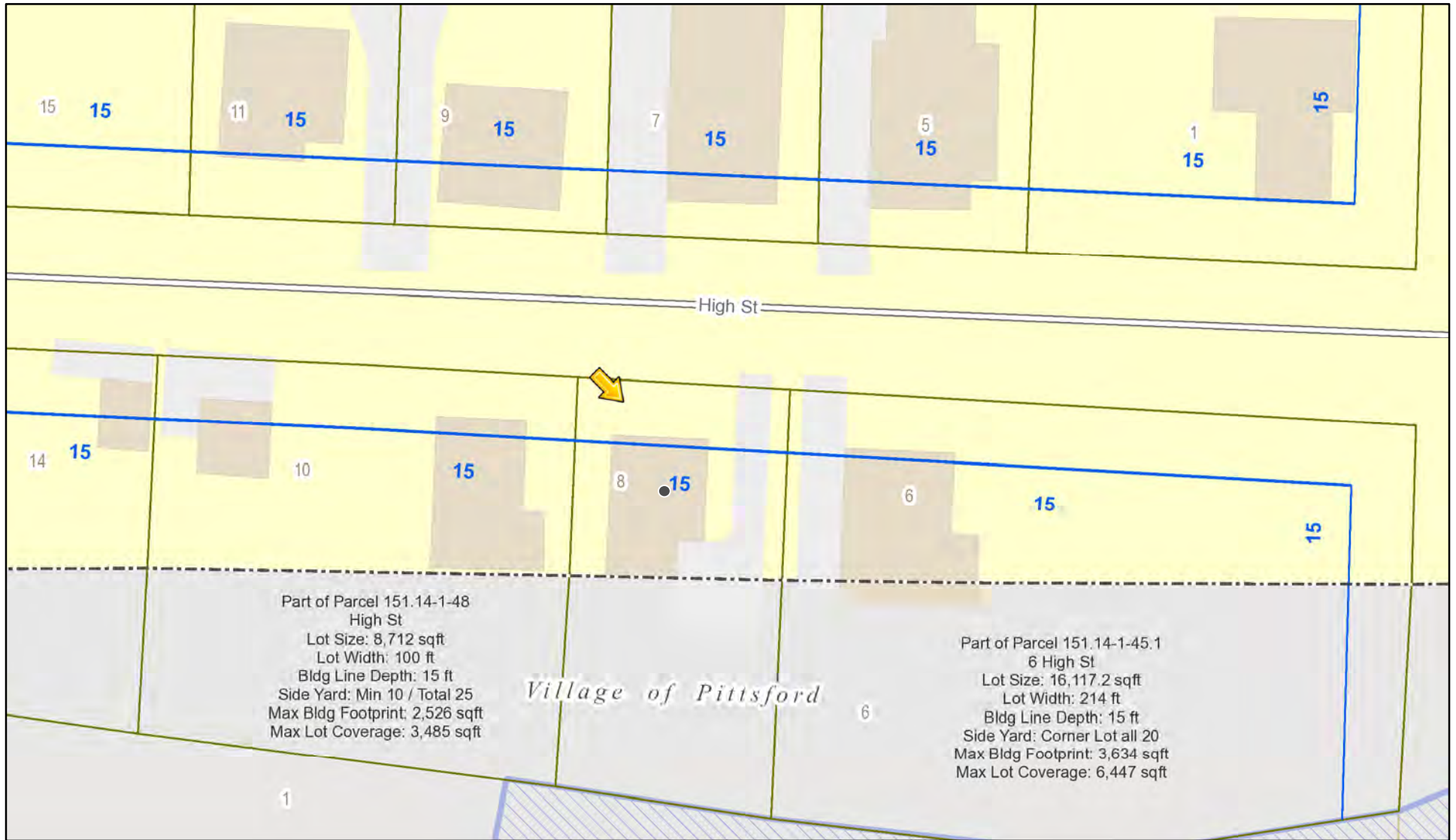
**Meeting Date:** October 14, 2021



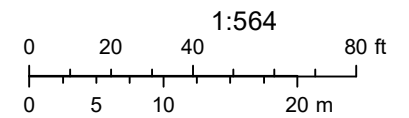




# RN Residential Neighborhood Zoning



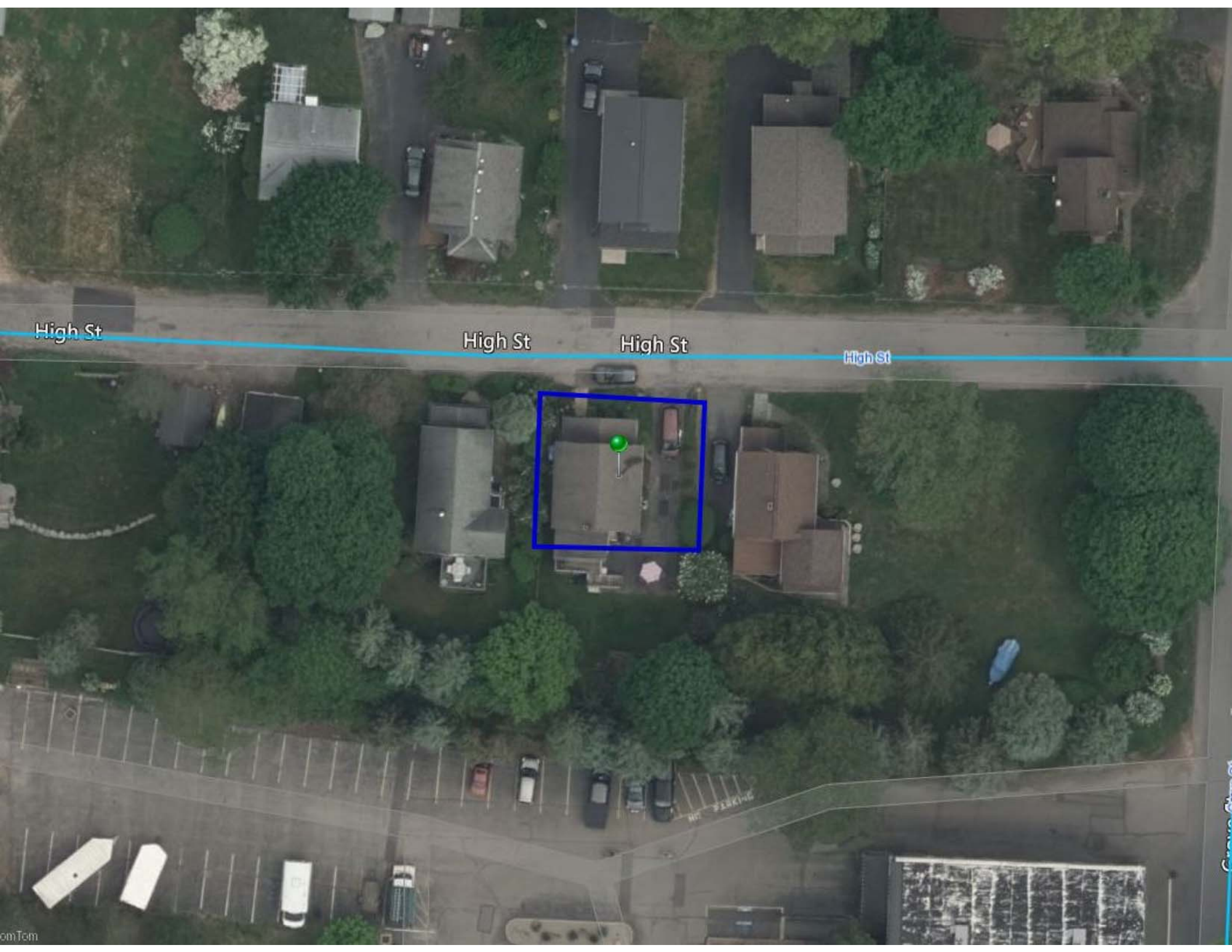
Printed October 5, 2021



Town of Pittsford GIS

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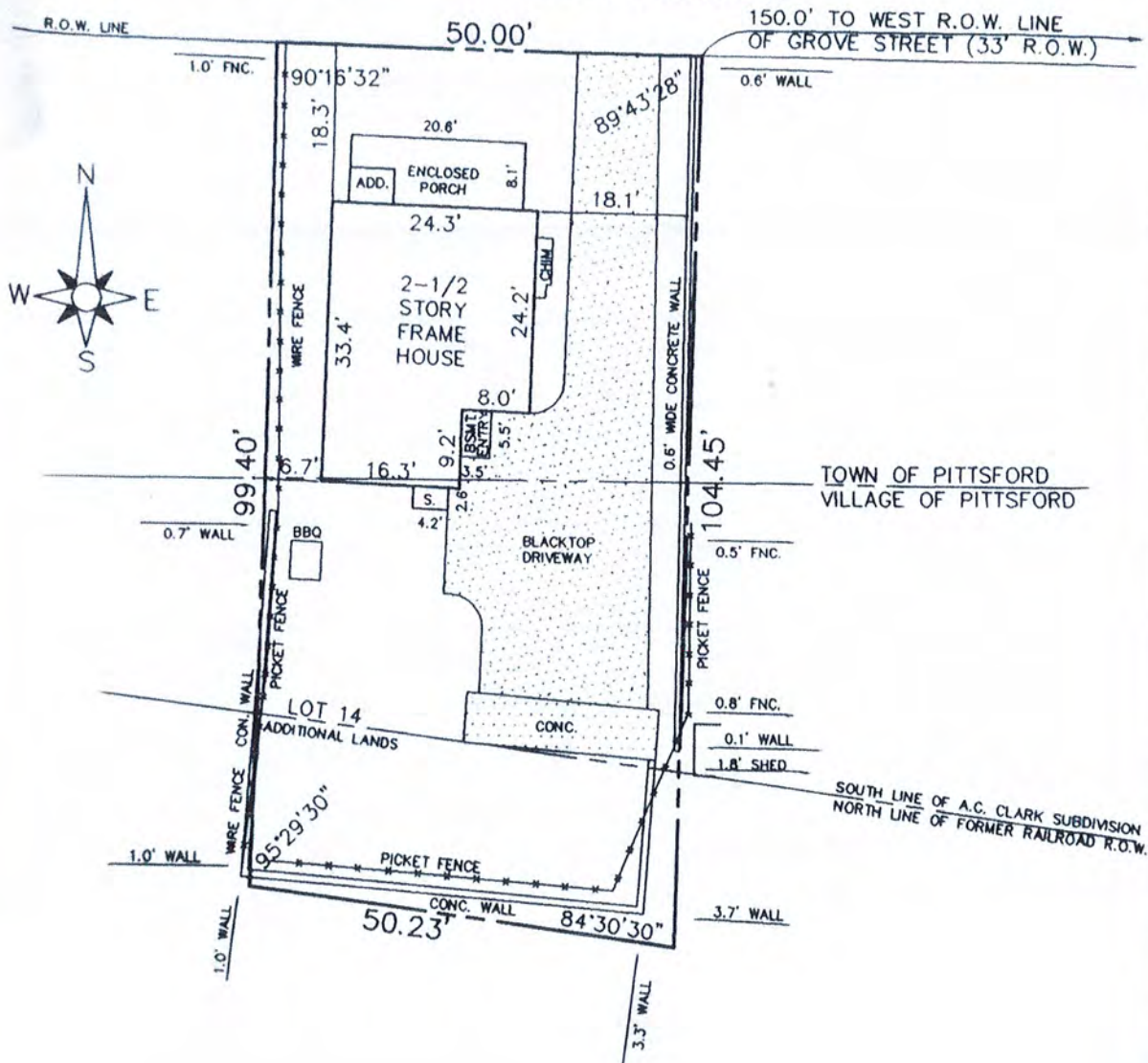
High St

High St

High St

High St

# HIGH (33' R.O.W.) STREET



**REFERENCES:**

- 1.) ABSTRACT OF TITLE No. 3650.
- 2.) LIBER 4121 OF DEEDS, PAGE 70.
- 3.) LIBER 25 OF MAPS, PAGE 29.
- 4.) LIBER 3497 OF DEEDS, PAGE 341.
- 5.) LIBER 8963 OF DEEDS, PAGE 570.
- 6.) LIBER 284 OF MAPS, PAGE 47.

**CERTIFICATION:**

I hereby certify to: **RUPP, BAASE, PFALZGRAF, CUNNINGHAM & COPPOLA, LLC**  
 NETWORK TITLE AGENCY OF NEW YORK  
 PHH MORTGAGE CORP., ITS SUCCESSORS AND/OR ASSIGNS, AS THEIR INTERESTS MAY APPEAR  
 STEFAN F. PREBLE



that this map was made MAY 3, 2007 from notes of an Instrument \*ORIG. DATE: MAR. 29, 2001  
 Survey completed APR. 26, 2007 and from references listed hereon.

*Stefan F. Preble*

Tax Account No.  
 151.140-01-047 (TOWN)

# 8 High Street Addition and Renovations

## General Notes:

### 1a. Summary:

- A. Summary: The work consists of an enlarged addition off the rear of the home at 8 High Street in the Town of Pittsford, NY. All work shall comply with the 2020 State of New York Residential Building Code and the Town of Pittsford regulations.
- B. Prior to bidding or beginning work, it is the contractor's responsibility to become sufficiently familiar with the drawings as well as the existing structure. The contractor is to review and report, to the architect, any questions or concerns over discrepancies between the drawings and the existing structure or the work required to be performed. Where this discrepancy affects the potential cost of any aspect of the project, the contractor must bring it to the architect's attention before acting on it.
- C. Throughout the drawings, items are identified by either commonly known names or detailed specifications. In either case, the contractor is to use the item as listed, and not a "similar" or "equal" product unless noted otherwise or discussed with and approved by the architect and homeowner first.
- D. Where options in color, material, manufacture, etc. occur within an identified product, but the options are not specified in these drawings or accompanying documents, it is the contractor's responsibility to review these options with the architect and the homeowner prior to bidding or procurement.

### 1b. Execution:

- A. Do not scale drawings: use calculated dimensions only. Verify existing "as-built" dimensions as req'd. All dimensions are to face of stud unless noted otherwise.
- B. Verify all rough-in dimensions and locations for equipment, fixtures etc. Provide all blocking, buck-outs, backing and jacks required for installation.
- C. Provide all protection, shoring and bracing as required by site conditions in order to maintain a safe job site and protect components to remain.
- D. All framing to be properly caulked, sealed, gasketed or otherwise treated to minimize air infiltration prior to sheathing and finishing.
- E. Collect waste daily and dispose of waste off-site, according to local ordinances, when containers are full. It is not anticipated that hazardous materials will be encountered during the work. If such materials are encountered, dispose of the material(s) according to applicable laws and regulations.
- F. Provide temporary environmental controls including, but not limited to, erosion and sediment control, dust control, noise control and pollution control.
- G. Provide products of same kind from a single source. Deliver, store and handle products according to the manufacturer's written instructions, using means and methods that will prevent damage, deterioration and loss, including theft.
- H. Do not cut structural members without proper shoring and bracing. For patching, provide materials whose installed performance will equal or surpass that of the existing material(s). For exposed surfaces, provide for finish materials to visually match existing adjacent surfaces.
- I. Comply with manufacturer's written instructions for installation techniques. Anchor each product securely in place, accurately located and aligned. Clean exposed surfaces and protect from damage. If applicable, prepare surfaces for field finishing.
- J. Clean each surface or item as follows:
  - A. Remove labels that are not permanent.
  - Clean transparent materials, including mirrors.
  - Remove excess glazing compounds.
  - Replace chipped or broken glass.
  - Clean exposed finishes to a dust-free condition, free of stains, films and foreign substances.
  - Leave concrete floors broom clean.
  - Vacuum carpeted surfaces and wax resilient flooring.
  - Wipe surfaces of mechanical and electrical equipment.
  - Clean plumbing fixtures.
  - Clean light fixtures and lamps.
  - Clean the site.
  - Sweep paved areas; remove stains, spills and foreign deposits.
  - Rake grounds to a smooth, even textured surface.
- K. Selective Demolition: Unless otherwise indicated, demolished materials become the contractor's property. Promptly remove demolished materials from owner's property and legally dispose of them. Do not burn demolished materials. Conduct demolition without disrupting owner's occupation of the building/site.
- L. Maintain and protect existing utilities to remain in service before proceeding with demolition, providing bypass connections to other parts of the building. Locate, identify, shut off, disconnect and cap off utility services to be demolished.
- M. Conduct demolition operations and remove debris to prevent injury to people and damage to adjacent buildings and site improvements.

### 2. Site Work:

- A. Determine location of existing utility services before site clearing. Comply with local utility service requirements.
- B. Protect site improvements from damage. Restore damaged work to condition existing before start of site clearing. Protect remaining trees and shrubs from damage and maintain

vegetation. Do not store materials or equipment or permit excavation within the drip line of remaining trees. Do not drive construction equipment within the drip line.

- C. Remove trees, shrubs, grass and other vegetation, site improvements or obstructions to permit installation of new construction. Removal includes digging out and off-site disposal of stumps and roots. Strip topsoil. Stockpile topsoil that will be reused in the work. Dispose of waste materials, including trash, debris and excess topsoil, off the owner's property. Burning waste materials on-site is not permitted.
- D. Replace stockpiled topsoil. Finish grade to match existing grades where indicated. Slope away from building foundation. Rake and seed graded areas.

### 3. Concrete:

- A. Concrete for footings shall be 3500 psi minimum & shall rest on undisturbed solid soil or bedrock. Slump limit: 3" at point of placement. Water to Cement ratio 0.45 maximum at point of placement; Air content: 5.5% to 7.0% .
- B. All rebar shall be grade 60, conforming to ASTM A615M, A616M, or A617M. Provide 3" minimum coverage in footings, 2" minimum coverage in walls, and 1 1/2" minimum coverage in slabs. Lapped splices shall be a minimum 30 bar diameters. All welded steel wire fabric shall be flat sheets (not rolls) and conform to ASTM A185.
- C. Concrete for slabs shall be 3500 psi minimum wire reinforced w/ 6x6 W2.9. Slump limit: 3" at point of placement; water to cement ratio 0.45 max. at point of placement; Air content: 5.5% to 7.0%.
- D. Lap splices in vertical reinforcing for concrete block masonry walls and pilasters shall be a min. of 48 bar diameters unless detailed otherwise in drawings.
- E. All slabs shall have control joints installed in accordance with ACI Standard 302. Maximum spacing of control joints shall be 12'-0" each way. Panels shall be approximately square with no inside corners. Reference architectural drawings for expansion / isolation and control joint locations and requirements.
- F. Field verify all adjacent existing foundation locations, depths, and dimensions.

### 4. Masonry:

- A. Concrete masonry shall conform to the requirements of ACI 530-92. Concrete Masonry Units (CMUs) shall conform to ASTM C-90, Type 1, Grade N, moisture controlled units.
- B. Brick to match size and shape of existing as closely as possible.
- C. Mortar for new construction shall be type M or S.
- D. Where historic brickwork exists, A Mortar for infill brick repair shall be of a soft sand-lime mixture to match existing soft mortar. Do not use modern Portland cement based mortar.
- E. Provide galvanized carbon-steel wire (ASTM A641, Class B-2, Ladder design) horizontal joint reinforcing at 16" o.c. unless noted otherwise.
- F. Grout for filling block cores shall conform to ASTM C476, with a minimum compressive strength of 3,000 psi at 28 days. Grout shall be placed in lifts not exceeding 7 courses in height.
- G. Coordinate location of all masonry walls, partitions, penetrations, and openings with the architectural drawings. Coordinate with all other trades involved for proper size, location, and sequencing.

### 5. Structural Steel:

- A. Refer to architectural drawings and other specification sections for steel used in construction.

### 6. Carpentry:

- A. Framing Lumber: Dressed lumber, S4S, 15% max moisture content. Hem-fir, select structural.
- B. Preservative Treated Lumber: AWPA C2 lumber and AWPA C9 plywood, 15% moisture content. Preservative treated material shall be used for wood members in connection with roofing, flashing, vapor retarders, and waterproofing as well as for all locations in contact with masonry or concrete.
- C. Fasteners: Where rough carpentry is exposed to weather, in ground contact, or in area of high relative humidity, provide fasteners with hot-dip zinc coating or stainless steel.
- D. Fit rough carpentry to other construction; scribe and cope for accurate fit. Correlate location of furring, blocking and similar supports to allow attachment of other construction.
- E. Exterior Trim and Siding: clear heart western red cedar, back-primed before installation. Match dimensions of existing trim and siding..
- F. Interior Trim: "C" select poplar (paint grade on Lower and Upper Levels).

### 7. Thermal & Moisture Protection:

- A. Mineral-fiber Blanket Insulation: ROXUL Mineral Fiber batt insulation with r-value as indicated on drawings.



Door Schedule				
Label	Width	Height	Quantity	Notes
D1	3'-6"	6'-8"	1	Fiberglass Solid Door
D2	3'-0"	6'-8"	1	Half Glass Fiberglass exterior door. Match existing door panel design
D3	3'-0"	4'-0"	1	Paired Site Built, Cabinet Style Doors. Paint grade plywood. Paint.
D4	2'-6"	6'-8"	1	New wood or reused exg. door. Construction and style to match exg.
D5	2'-6"	6'-8"	1	Wood door, match exg. door panel style.
D6	2'-6"	3'-5"	1	Wood door, match exg. door panel style.
	2'-6"	6'-8"	1	
D7	5'-0"	6'-8"	1	Wood door, match exg. door panel style.
			8	



Blake H. Held Architect, PLLC

13 Maplewood Ave.  
Honeoye Falls, NY 14472

585-766-5248

#### CONSULTANTS:

####

## Preble Residence

8 High Street Pittsford NY 14534

### Addition and Renovation of Existing Home

Drawings and Specifications as instruments of service for use solely with respect to the project for which they were created. They are and shall remain the property of the Architect.

It is a violation of New York State Education Law —TITLE VII, PART 69.5(B) — for any person, unless acting under direction of a licensed architect, to alter this drawing. If altered, such architect shall apply his/her seal, signature, date and the notation, "Altered by" as well as a description of alterations.

Existing conditions, new and proposed work, as represented in these documents, are believed to be substantially correct; however, they are shown for information only. The user of these documents is responsible for confirming and correlating dimensions at the job site. The Architect will not be responsible for construction means, methods, techniques, sequences, or procedures, or for safety precautions and programs in connection with the project.

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ISSUE ID CHANGE NAME BY Revisi on ID



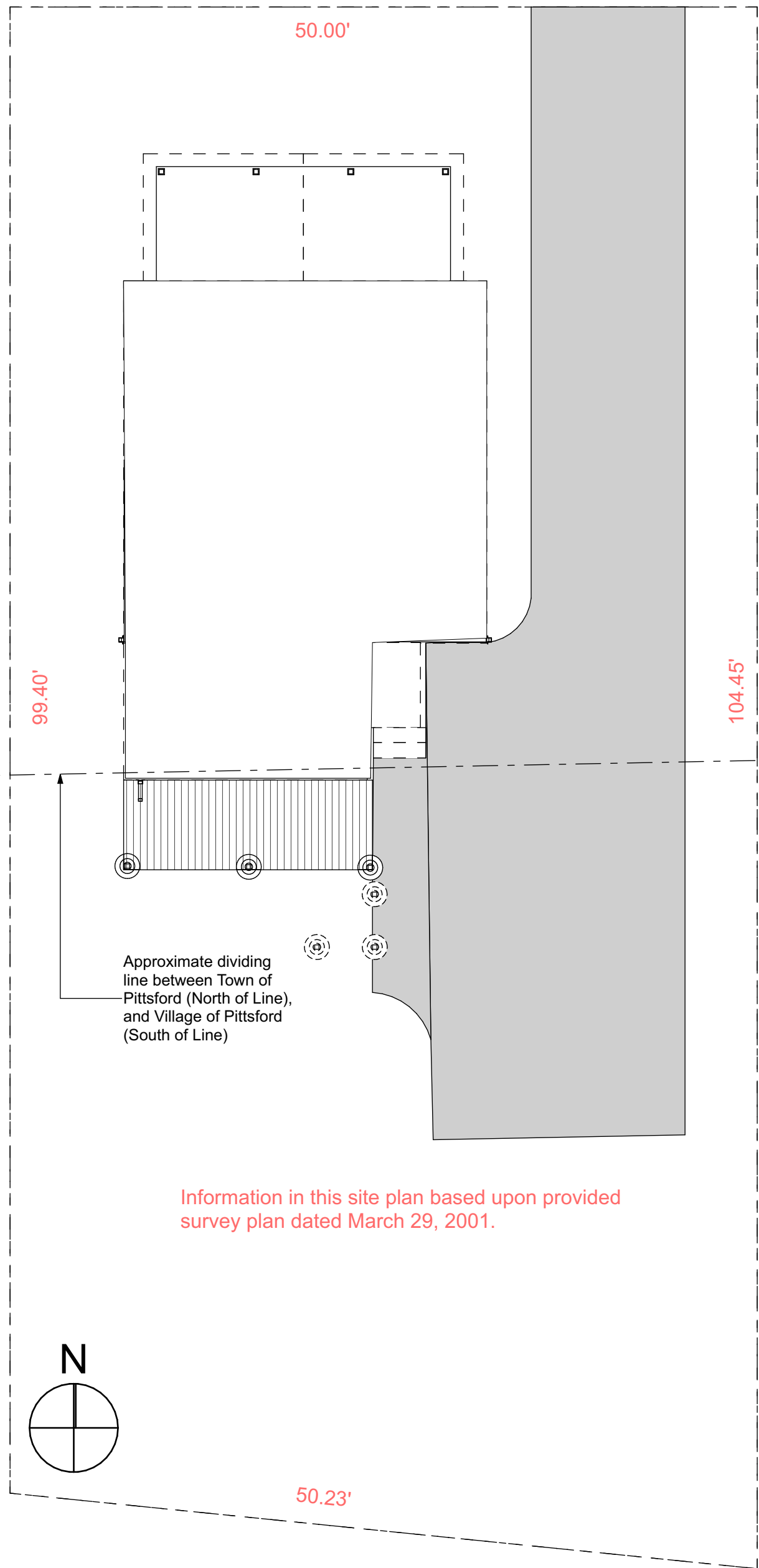
#### SHEET TITLE:

Cover / General Notes / Schedules

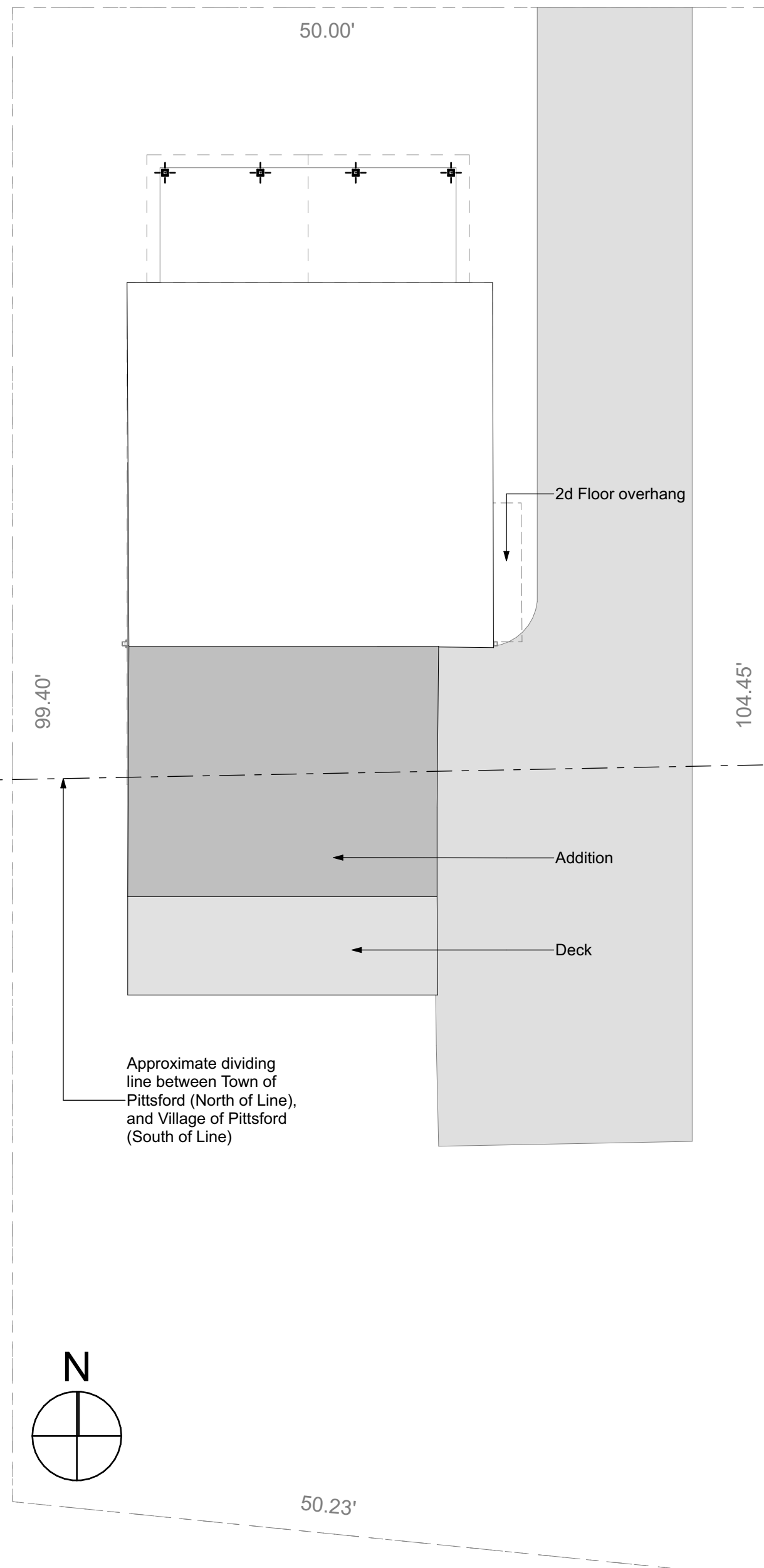
PROJECT NO: 2002

A1

7Users\blakeheld\Dropbox\001\_AA\_BHHA OFFICE\0001\_PROJECTS\2002\_Prebler\2002.8 High St.CD2.pln Friday, October 1, 2021 4:05 PM



1 Existing Site Plan  
 A2 SCALE: 1/8" = 1'-0"  
 0 4' 8' 16'



A1-2 Proposed Site Plan  
 A2 SCALE: 1/8" = 1'-0"  
 0 4' 8' 16'

- B. Rigid Insulation: Owens-Corning, "Foamular" 150 or 250 (as shown) of thickness indicated on the drawings.
- C. Foil faced Rigid Insulation: Provide R-10 or better (1.5" min.) foil faced Polyisocyanurate foam insulation on crawl space walls.
- D. Spray Foam Insulation where indicated. Application to be by an approved, licensed installer.
- E. Vapor Retarder: Polyethylene, 6 mil thick, minimum. Place on winter-warm side of slab, wall, ceiling or roof, unless noted otherwise.
  - 1. EPDM Roofing. Match existing in color, material, and manufacture. All installation materials and techniques to conform to manufacturer's standards to maintain warranty from manufacturer.
- F. Roofing Accessories: Provide components required for a complete roof assembly, including trim, fascia, clips, seam covers, flashings, sealants, gaskets, fillers, closure strips, and similar items.
- G. Flashing and Trim: Formed from 0.64-mm nominal thickness, zinc-coated (galvanized) steel sheet or aluminum-zinc alloy-coated steel sheet. Provide flashing and trim as required to seal against weather and to provide finished appearance. Finish flashing and trim to match wood trim or other adjacent material.

**8. Doors and Windows:**

- A. Doors: Refer to architectural drawings, including door schedule. Doors to be solid wood stile-and-rail construction unless noted otherwise.
- B. Windows: Refer to architectural drawings, including window schedule and associated notes for specifications.
- C. All contractor supplied door and window hardware to match existing in material, finish, style, quality, and --where possible-- manufacturer. Coordinate keying of doors with owner.

**9. Finishes:**

- A. Gypsum Drywall: ASTM C 36 & 1396, in thickness indicated, with manufacturer's standard edges, Type "X". Provide 90° outside corner beads and edge trims formed from steel sheet zinc coated by hot dipped process, or rolled zinc, or plastic. (basis of design: National Gypsum, "Fire-Shield Gypsum Wallboard.")
- B. Isolate the perimeter of non-load bearing gypsum board partitions where they abut structural elements, except floors, by providing a 1/4" to 1/2" wide space between gypsum board and the structure. Trim edges with u-bead edge trim where edges of gypsum panels are exposed. Seal joints between and abutting structural surfaces with acoustical sealant. Fasten gypsum panels to wood supports with adhesive and supplementary nails or screws. Finish to receive paint.
- C. FLOORING: On first floor, provide engineered flooring to match existing in make, color and style. On the second floor, provide subflooring prepped for carpet installation by others.
- D. Painting: Obtain primers and undercoat materials for each coating system from the same manufacturer as the finish coats. Paint all exposed surfaces, unless otherwise indicated. Do not paint pre-finished items, finished metal surfaces, operating parts, labels, and materials obviously intended to be left exposed, such as brick and tile. Do not paint concealed surfaces.
- E. Provide manufacturer's best quality paint material of the various coating types specified. ("basis of design" manufacturer: Benjamin Moore or Sherwin Williams).

**15A. Plumbing:**

Meet 2016 NYS Residential Code Requirements.  
 Fixtures as selected by owner.

**15B. HVAC:**

- A. HVAC contractor to confirm size and operable ability of existing system to support additional load for new spaces. HVAC contractor to design system. Review proposed system and duct locations with architect and homeowner for effectiveness for heat and/or air conditioning.

**16. ELECTRICAL:**

- A. Basic electrical requirements: All work shall conform to the latest requirements of the National Electric Code, National Electric Manufacturers' Association, Underwriters Laboratories, Inc., and all applicable federal, state and local codes. Have the work inspected and approved by the local Board of Fire Underwriters; and, upon completion, provide the owner with a copy of the Certificate of final inspection and approval by them.
- B. No Electrical layout is shown. Review desired electrical fixture locations and switch locations with homeowner prior to installation.
- C. Provide GFCI outlets in bathrooms, within 6'-0" of any sink location, and at all exterior outlet locations. Install with at least 12" of slack conductor at each outlet. All wiring to be concealed within structure of house in finished rooms and spaces.
- D. If Contractor installs multiple runs of wire within a conduit, the contractor will be responsible for de-rating the wire current carrying capacity per NEC.
- E. All electrical devices and wall plates to be plastic and color of owner's choice.
- F. All Electrical layouts, loads, equipment, etc. to be provided by a licensed electrician and coordinated with owner.
- G. Provide interconnected hardwired smoke & C.O. detectors as required by R313.1 and R313.4 of NYS Residential Code.
- H. Review electrical layout and power plans for fixture number and locations. Confirm locations with homeowner and provide lighting, switches, and outlets per owner's request.



**Blake H. Held Architect, PLLC**  
 13 Maplewood Ave.  
 Honeoye Falls, NY 14472  
 585-766-5248

**CONSULTANTS:**

####

**Preble Residence**

8 High Street Pittsford NY 14534

**Addition and Renovation of Existing Home**

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ISSUE	ID	CHANGE NAME	BY	Revision on ID



**SHEET TITLE:**

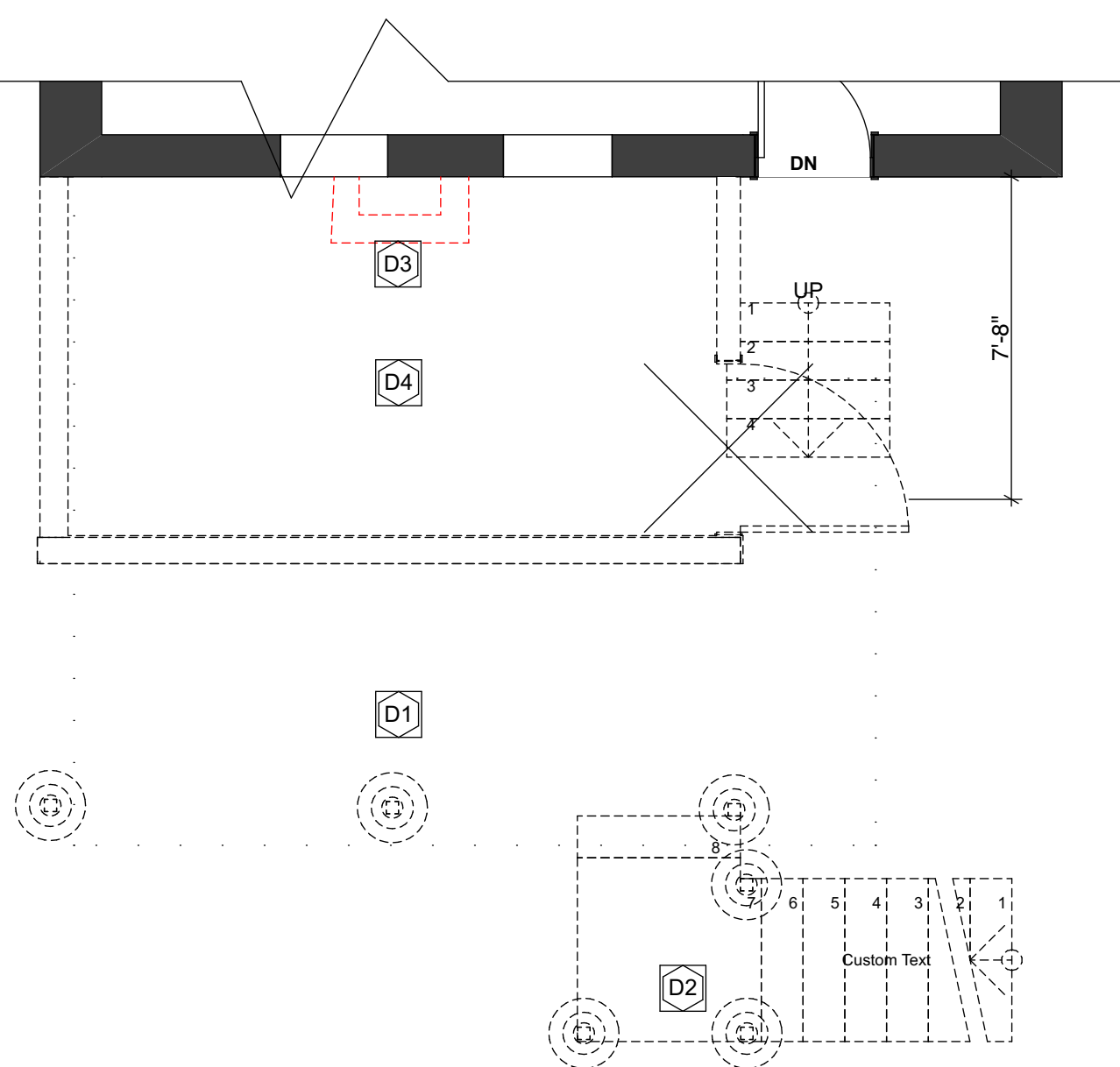
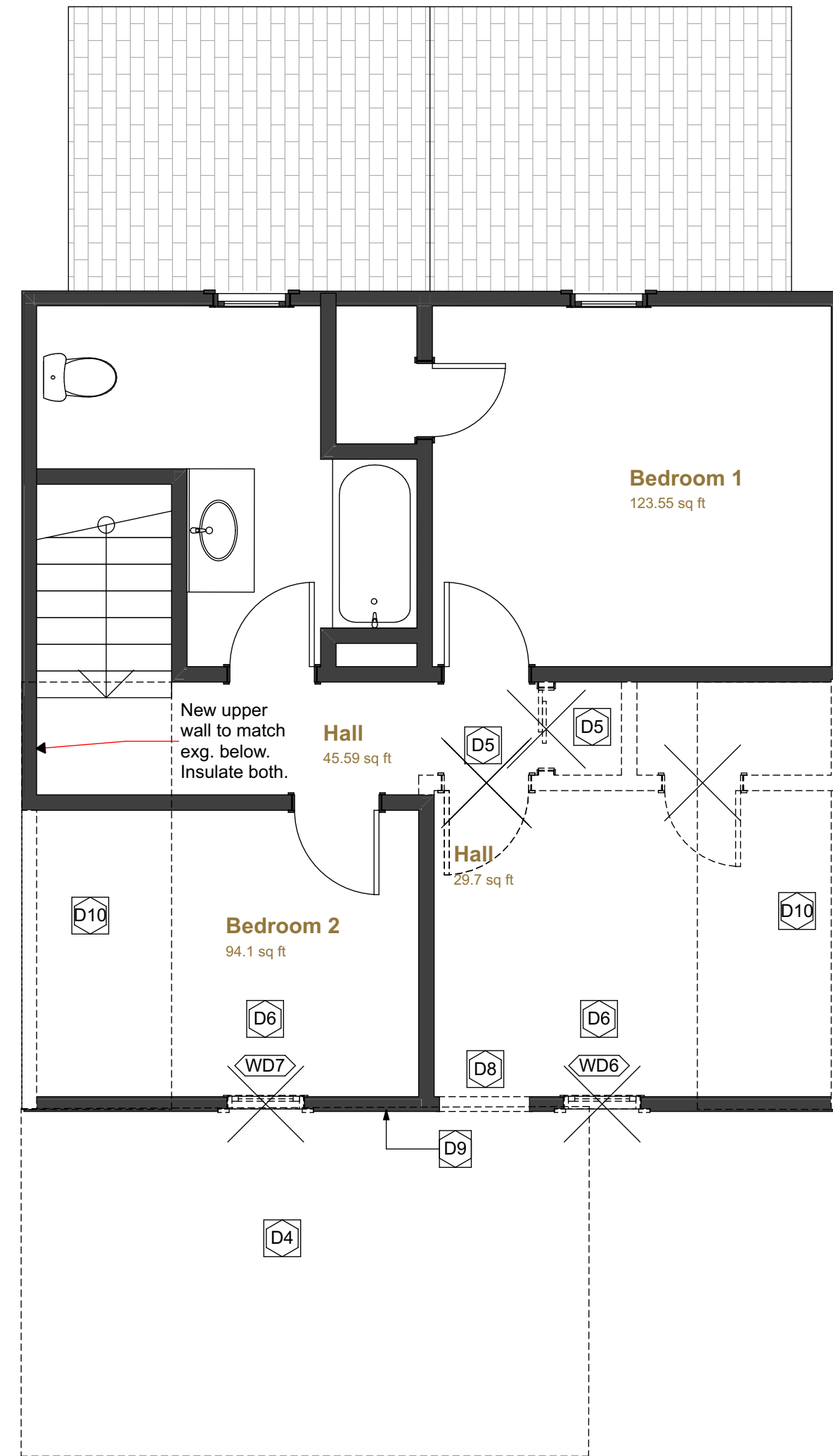
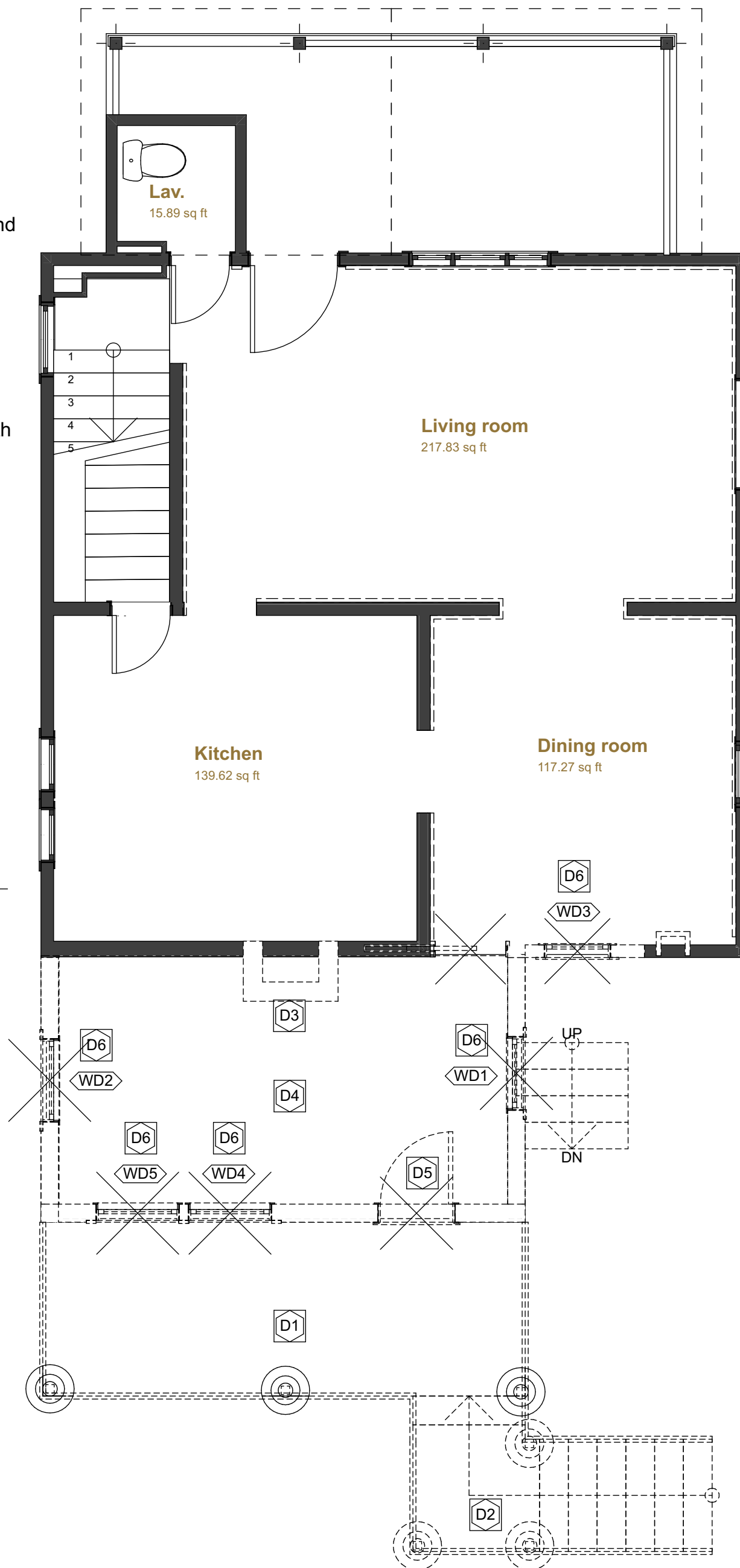
Site Plan / General Notes Contin.

PROJECT NO: 2002

A2

**DEMOLITION KEY NOTES:**

- D1.** Remove existing deck and railing, deck posts, framing, and footings.
- D2.** Remove existing P.T. wood stair structure, complete.
- D3.** Remove existing masonry chimney (no longer in use) from grade up through to top. Unless noted otherwise, patch-in floors, walls, and ceilings to match existing.
- D4.** Remove entire existing addition back to original house. Salvage existing doors and windows as shown.
- D5.** Remove existing door. No reuse assigned. Review with owner.
- D6.** Salvage existing window for reuse in existing layout. Refer to Key No. for proposed window relocation placement.
- D7.** Existing wall to be removed down to floor framing. Prep for rebuilt new 6" stud wall. ALTERNATIVELY: Remove existing interior plaster/drywall, lath & prep for furred wall with 2x6 extended wall above. Insulate.
- D8.** Provide opening for new door. Header: 2x8.
- D9.** Remove existing siding and sheathing to prepare wall for new interior GWB.
- D10.** Remove existing ceiling, roof, and roof framing back to new headers for dormer.



1 Foundation Level Demolition  
A3 SCALE: 1/4" = 1'-0"

2 First Floor Demolition  
A3 SCALE: 1/4" = 1'-0"

3 Second Floor Demolition  
A3 SCALE: 1/4" = 1'-0"



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585-766-5248

**CONSULTANTS:**  
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**Preble Residence**  
8 High Street Pittsford NY 14534

**Addition and Renovation of Existing Home**

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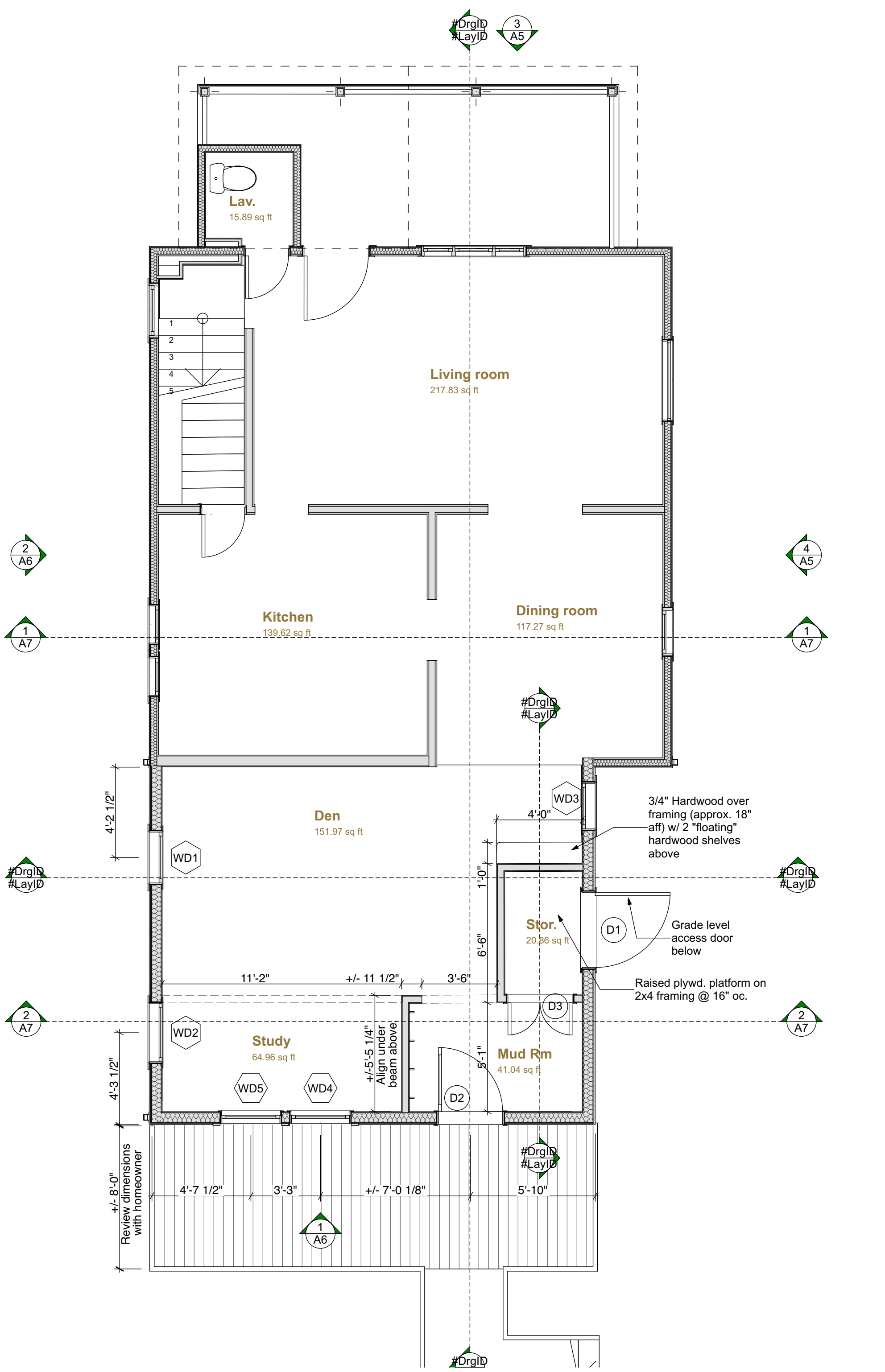
**SHEET TITLE:**  
Demolition Plans

**PROJECT NO:** 2002

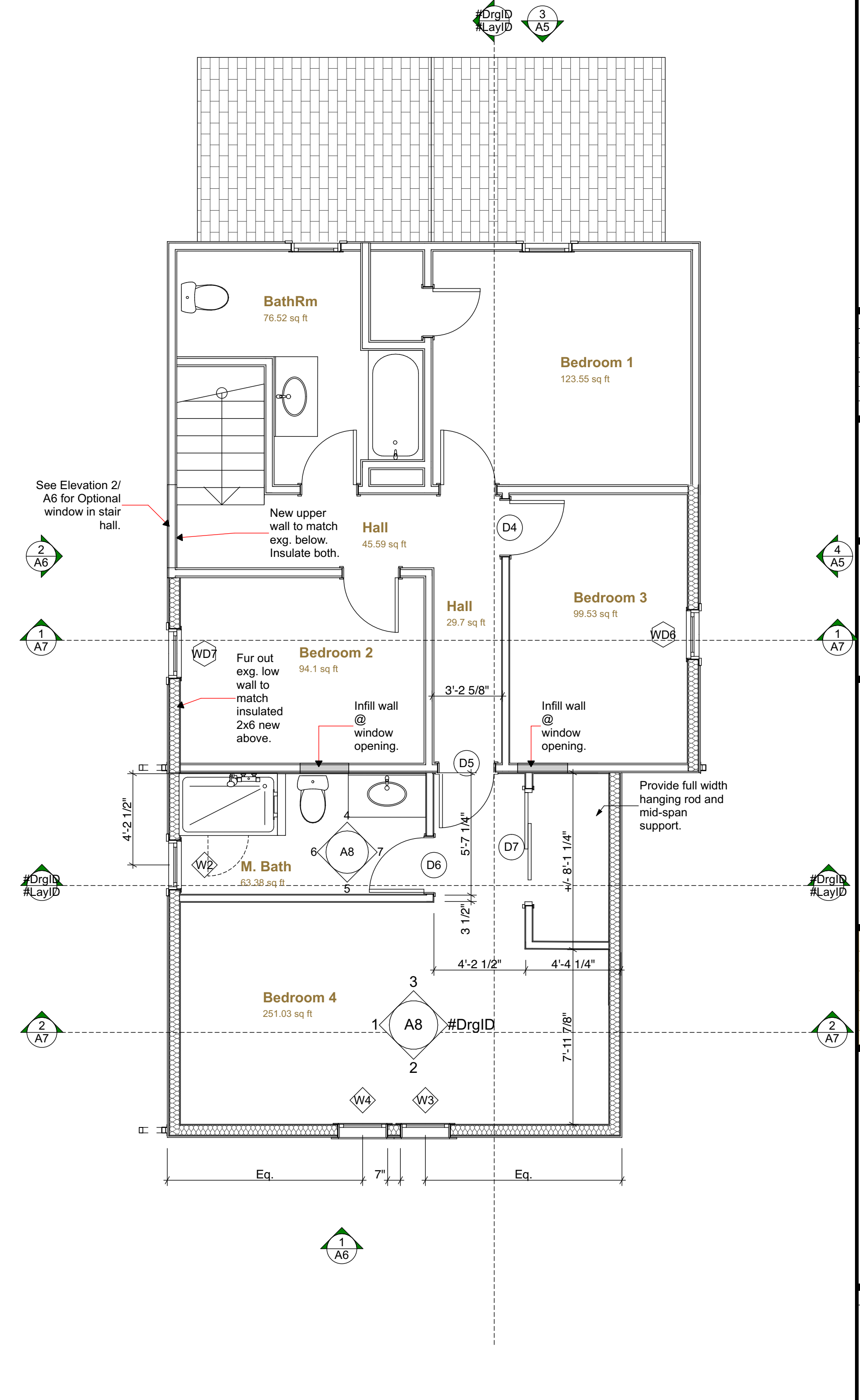
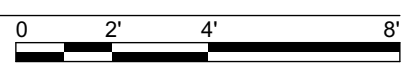
**A3**

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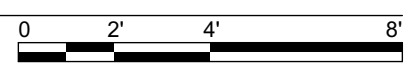
7Users\blakeheld\Dropbox\001\_AA\_BHHA OFFICE\001\_PROJECTS\2002\_Prebler\2002.8 High St.CD2.pln Friday, October 1, 2021 3:52 PM



**1** First Floor  
SCALE: 1/4" = 1'-0"



**2** Second Floor  
SCALE: 1/4" = 1'-0"



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**SHEET TITLE:**  
First & Second Floor Plans

PROJECT NO: 2002

**A4**

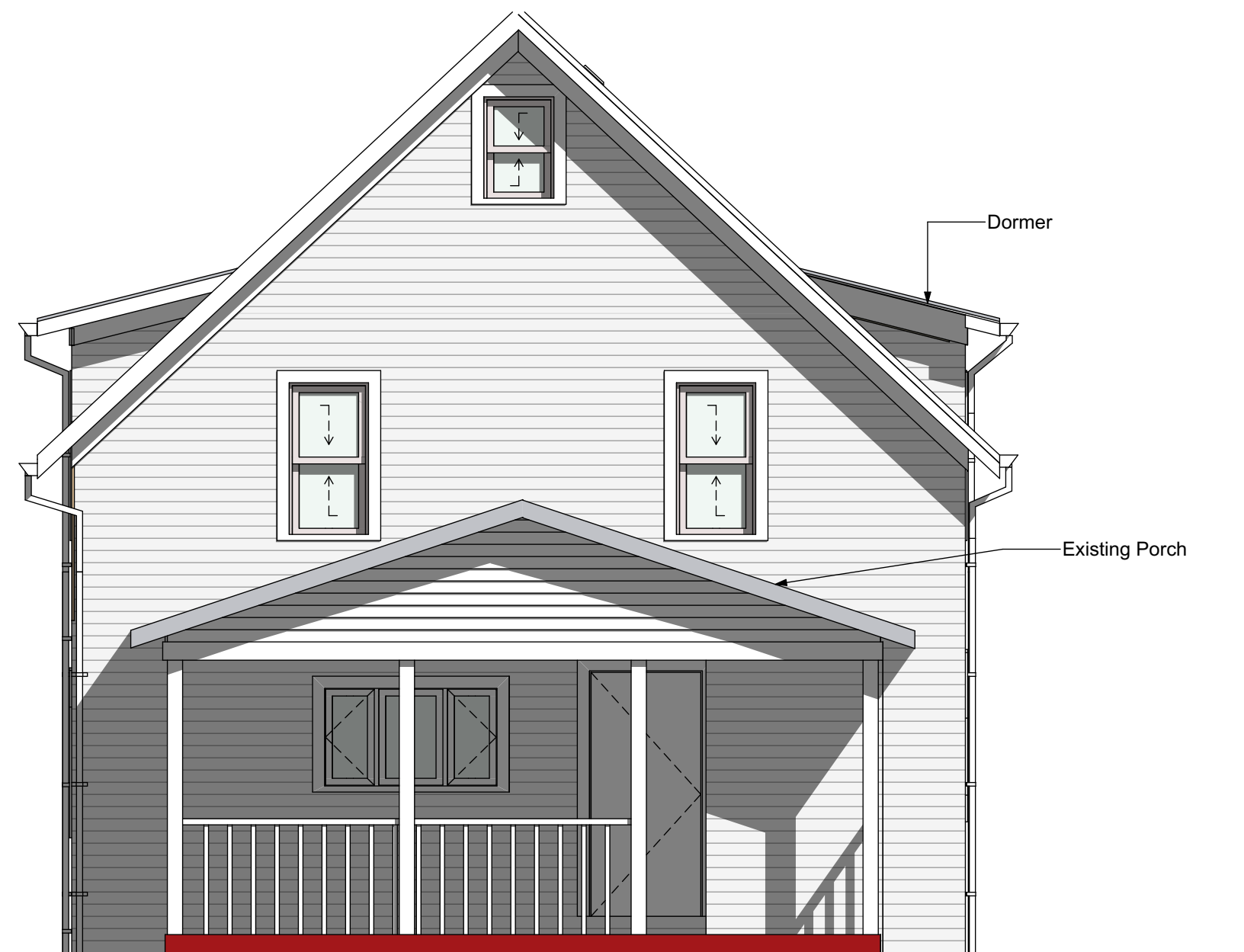
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4 East Elevation  
A5 SCALE: 1/4" = 1'-0"

**NOTES:**

1. Siding to match existing: Certainteed MainStreet D4 "Natural Clay" Woodgrain. Install per manufacturer's recommendation, including using materials and methods per installation instructions.
2. All trim to match existing: Window casings, rake and eaves, etc..
3. New gutters and downspouts to match existing. Reuse existing where possible. At its base, downspout to extend out min. 6'-0" off foundation wall unless connected to existing drainage.



3 North Elevation  
A5 SCALE: 1/4" = 1'-0"



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**Addition and Renovation of Existing Home**

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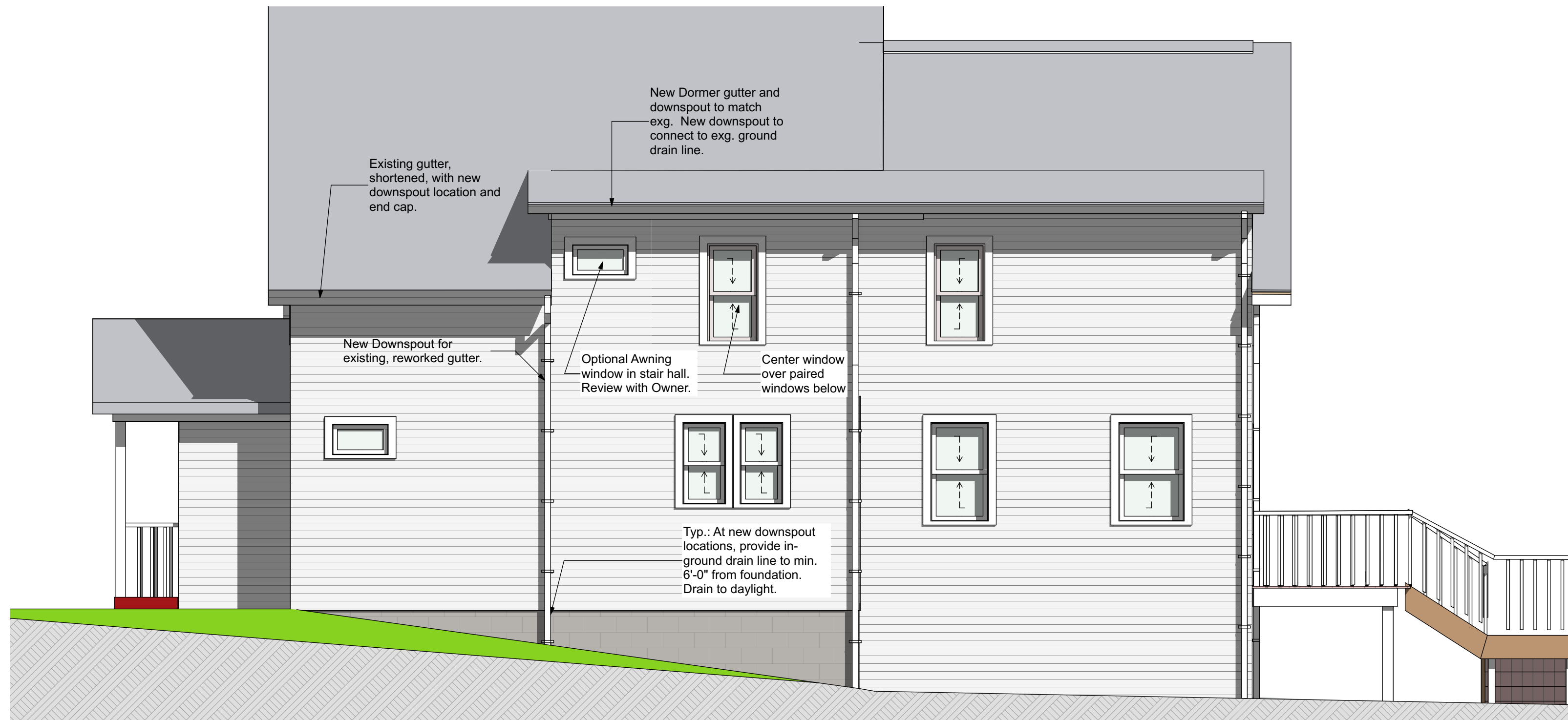


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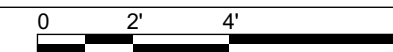
Elevations

PROJECT NO: 2002

A5



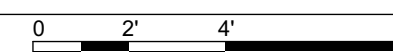
2 West Elevation  
A6 SCALE: 1/4" = 1'-0"



Window Schedule				
Label	Width	Height	Quantity	Notes
W1	2'-6 1/2"	1'-6"	1	Optional Awning Window: Review with Owner.
W2	2'-3"	4'-4 1/2"	1	New window to match manufacturer, style, and type of newer existing units in house.
W3	2'-3"	4'-4 1/2"	1	New window to match manufacturer, style, and type of newer existing units in house.
W4	2'-3"	4'-4 1/2"	1	New window to match manufacturer, style, and type of newer existing units in house.
WD1	2'-6"	4'-4 1/2"	1	Relocated, salvaged window
WD2	2'-10"	4'-4 1/2"	1	Relocated, salvaged window
WD3	2'-3"	4'-4 1/2"	1	Relocated, salvaged window
WD4	2'-10"	4'-4 1/2"	1	Relocated, salvaged window
WD5	2'-10"	4'-4 1/2"	1	Relocated, salvaged window
WD6	2'-3"	4'-4 1/2"	1	Relocated, salvaged window
WD7	2'-3"	4'-4 1/2"	1	Relocated, salvaged window
			11	



1 South Elevation  
A6 SCALE: 1/4" = 1'-0"



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Honeoye Falls, NY 14472

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CONSULTANTS:

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Preble Residence

8 High Street Pittsford NY 14534

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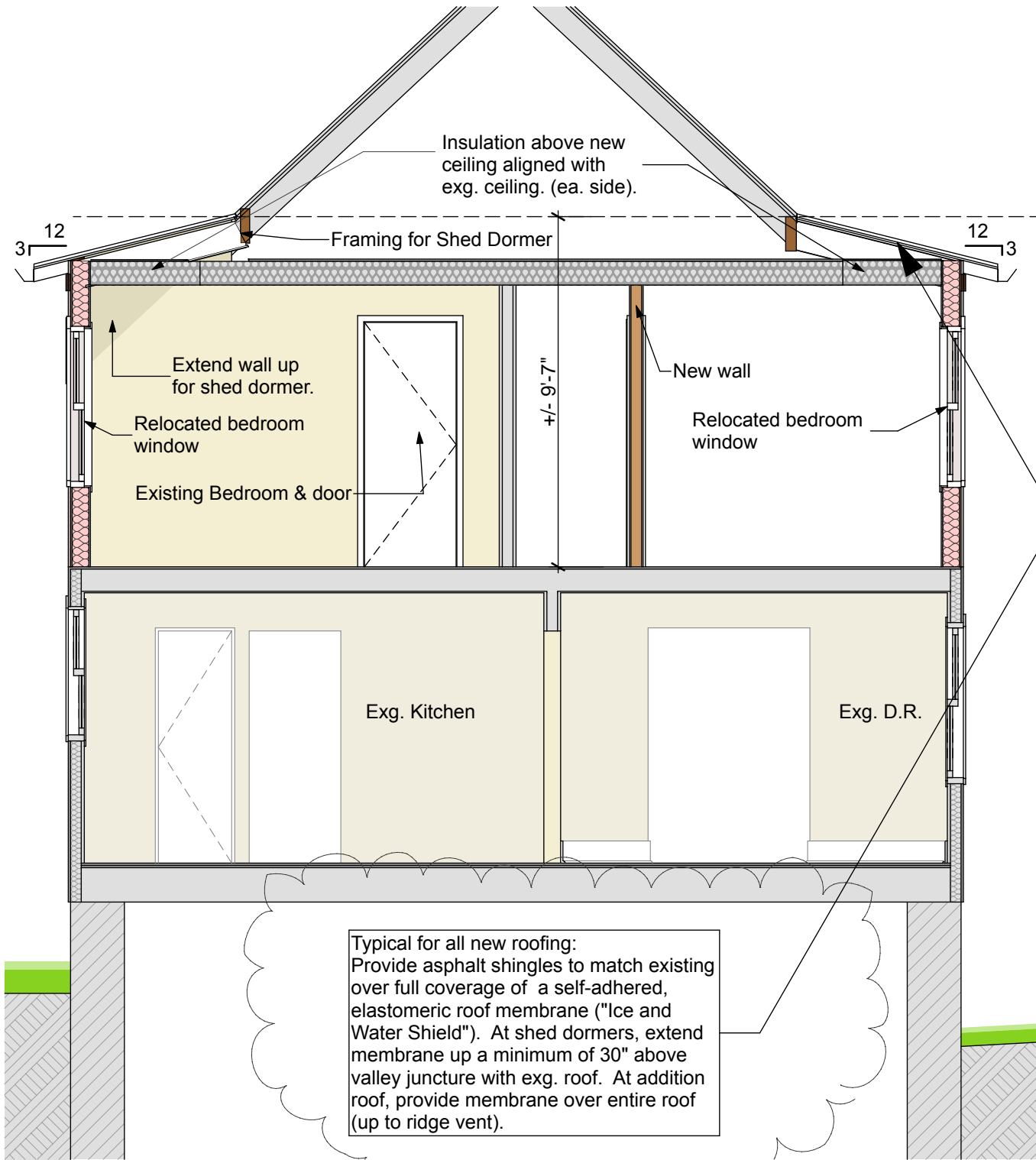
SHEET TITLE:

Elevations & Window Schedule

PROJECT NO: 2002

A6

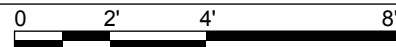




1  
RV.1A7

## Building Section Looking North

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



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blakeheldarchitect.com

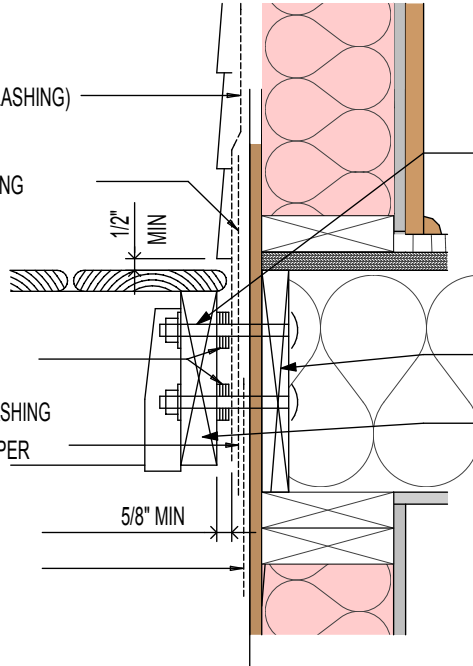
**Preble Residence**  
8 High Street Pittsford NY  
14534

**1. Revised Section**  
Scale:  
Issued: **10.6.2021**

**RV.1**

BUILDING PAPER  
DRAINAGE PLANE  
(LAP MEMBRANE FLASHING)

SELF ADHERED  
MEMBRANE FLASHING



REFER TO RES. CODE OF NYS,  
TABLE R507.9.3(1 &2) AND FIG.  
9507.9.1.3 (1&2)  
FOR PROPER SIZING OF ANCHORS  
DEPENDING UPON DECK SIZE AS  
DETERMINED BY OWNER.

SPACERS AS REQ'D

LAP MEMBRANE FLASHING  
OVER BUILDING PAPER

BUILDING PAPER  
DRAINAGE PLANE

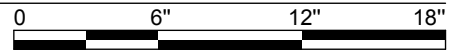
2X10 RIM JOIST.

2X10 P.T. LEDGER

1  
RV.2

# DETAIL

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

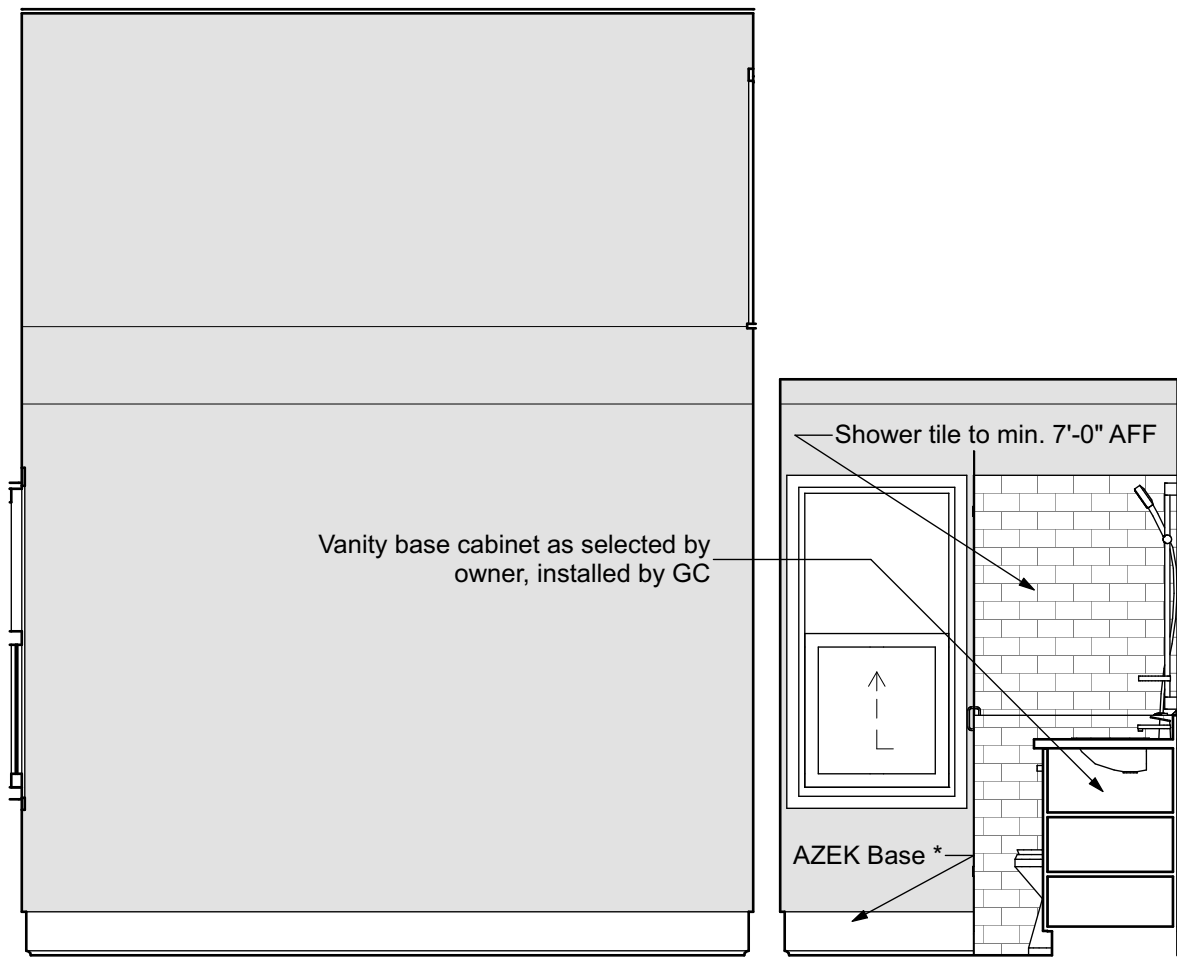


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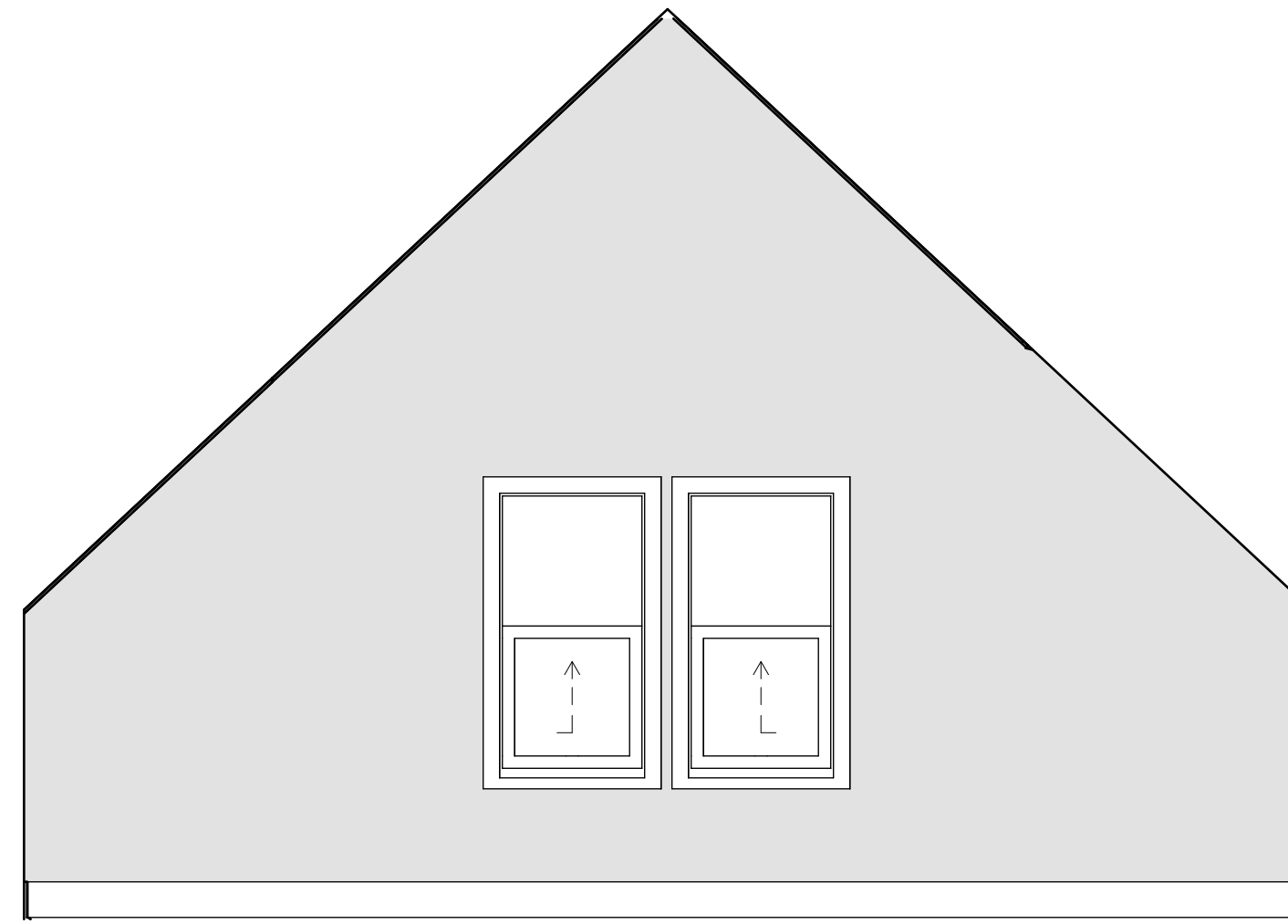
**Preble Residence**  
8 High Street Pittsford NY  
14534

**Porch Attachment  
Detail**  
Scale:  
Issued:

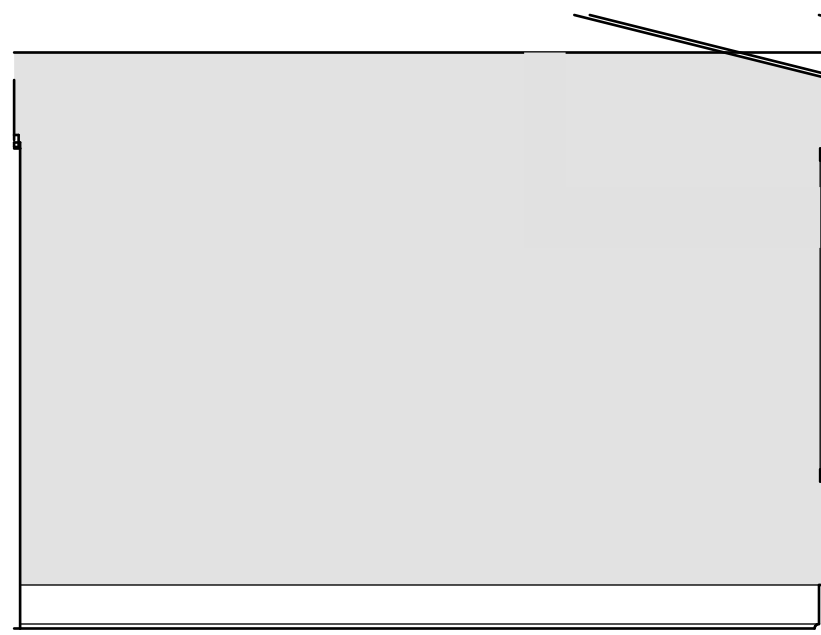
**RV.2**



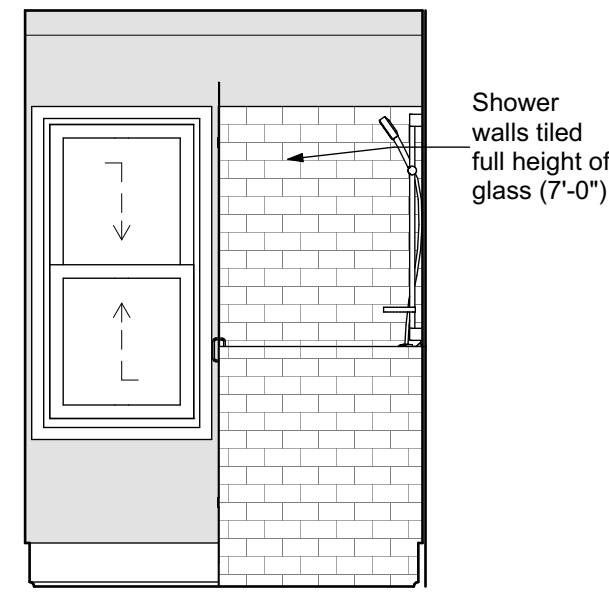
1 West M. Bedroom & Bath  
SCALE: 3/8" = 1'-0"



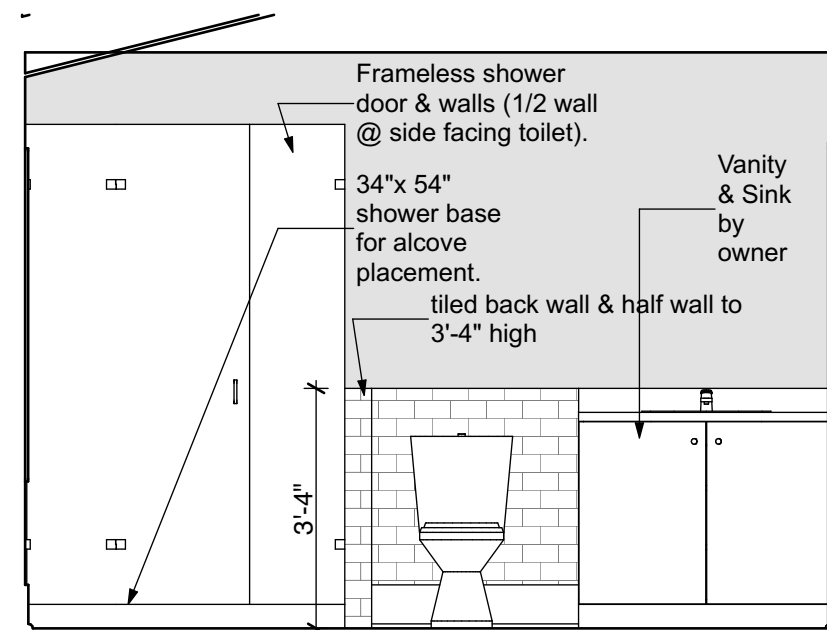
2 South M. Bedroom 4  
SCALE: 3/8" = 1'-0"



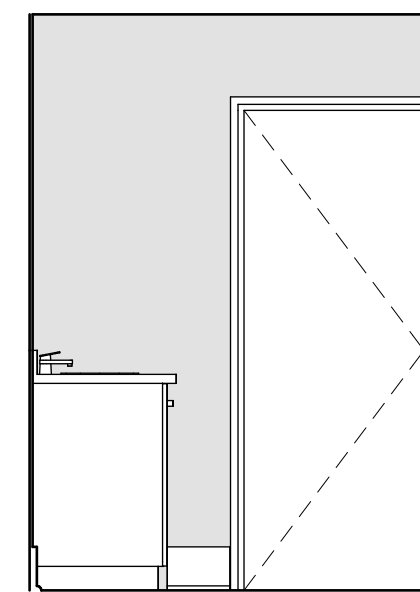
5 South M. Bath  
SCALE: 3/8" = 1'-0"



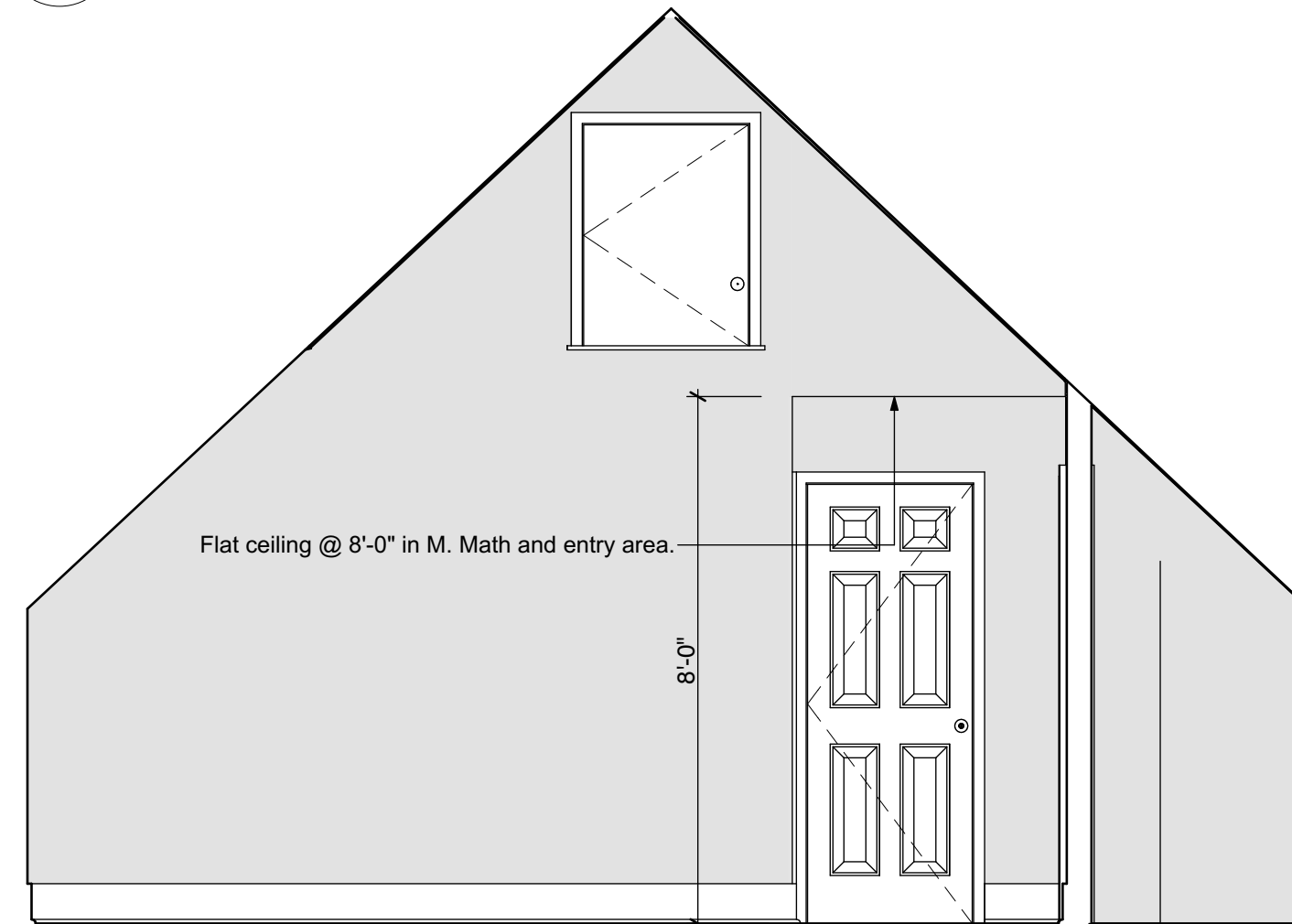
6 West M. Bath  
SCALE: 3/8" = 1'-0"



4 North M. Bath  
SCALE: 3/8" = 1'-0"



7 East M. Bath  
SCALE: 3/8" = 1'-0"



3 North M. Bath  
SCALE: 3/8" = 1'-0"



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ISSUE ID	CHANGE NAME	BY	Revised on ID



SHEET TITLE:

Interior Elevations

PROJECT NO: 2002

A8



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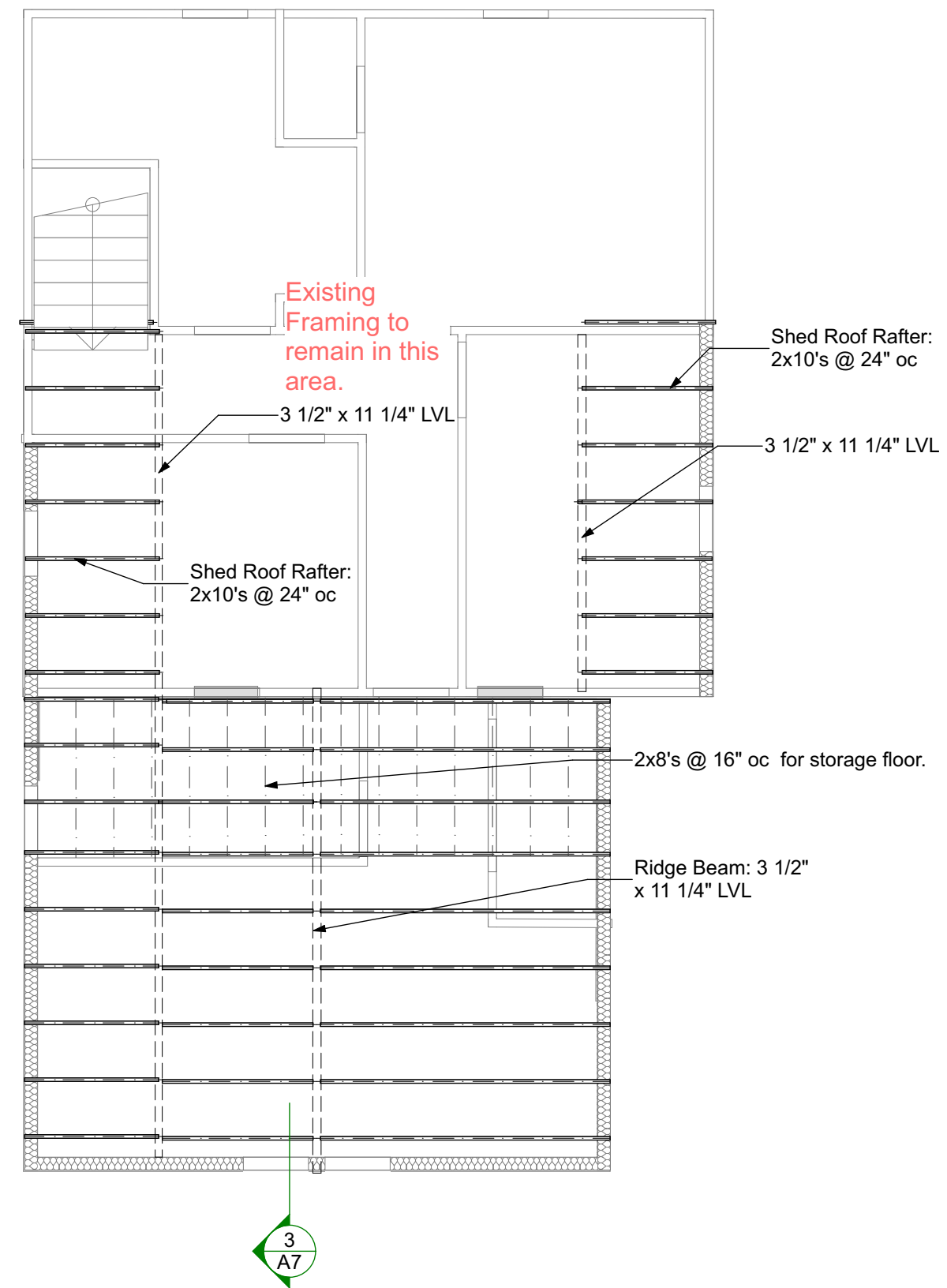
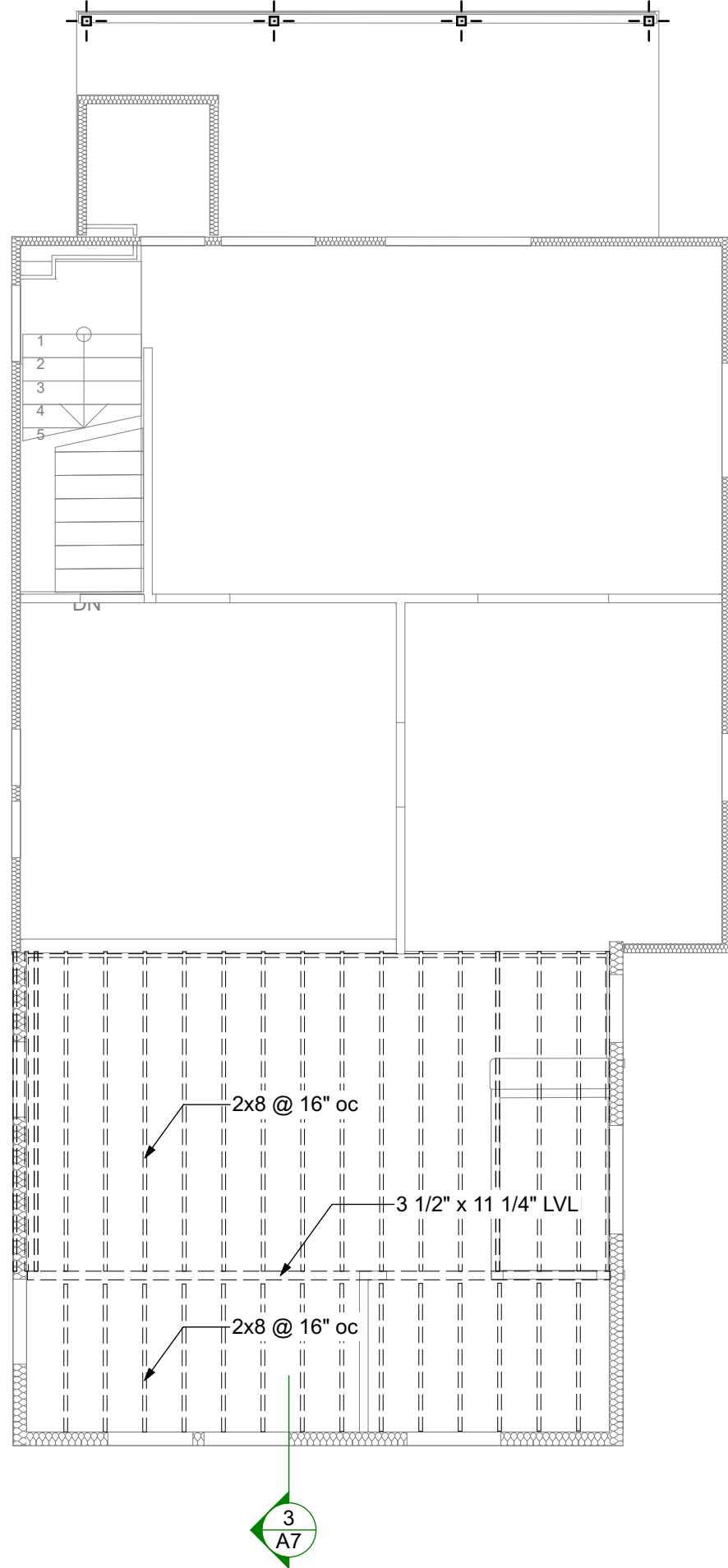
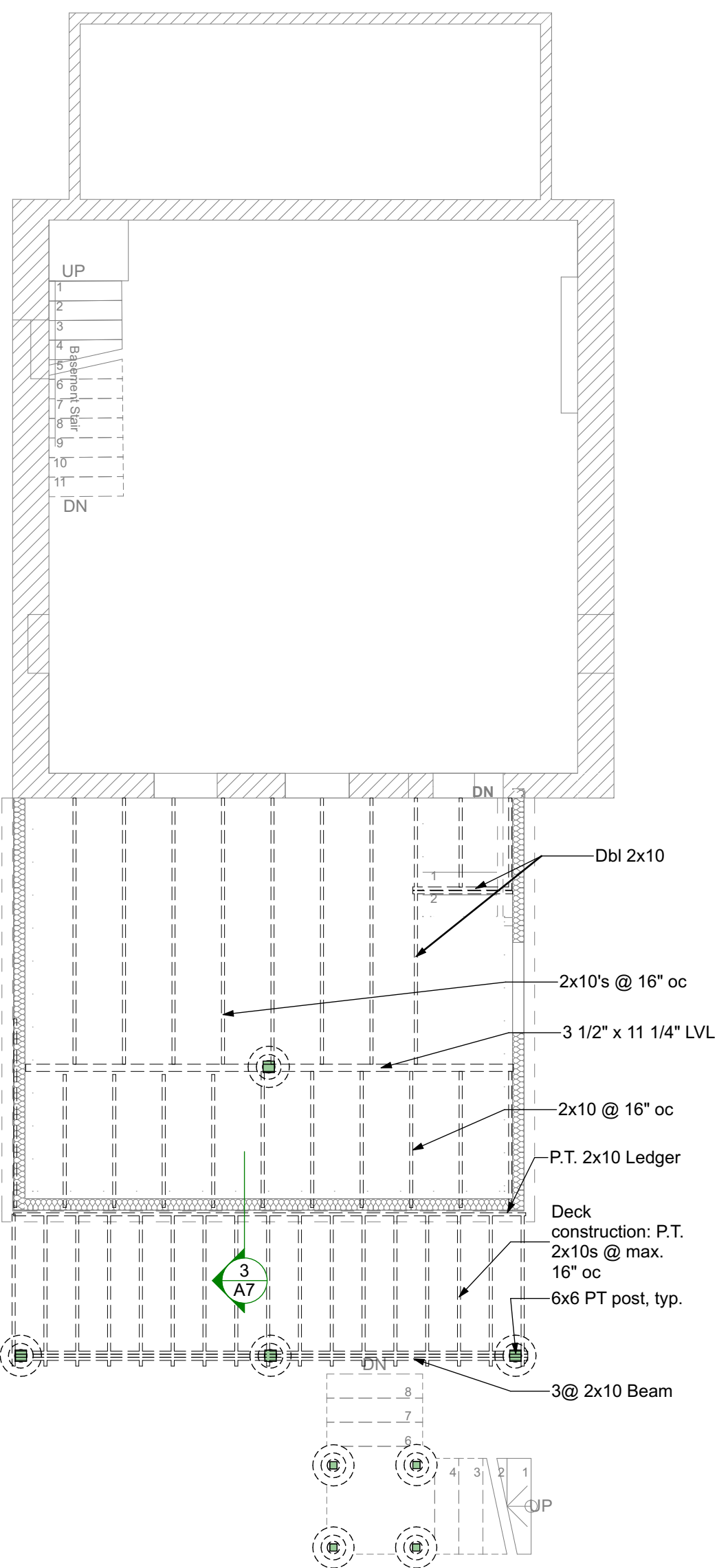


SHEET TITLE:

Structural Plans

PROJECT NO: 2002

A9



1 Foundation and Main Level Framing Plan  
SCALE: 3/16" = 1'-0"

2 Second Floor Framing Plan  
SCALE: 3/16" = 1'-0"

3 Roof Framing Plan  
SCALE: 3/16" = 1'-0"

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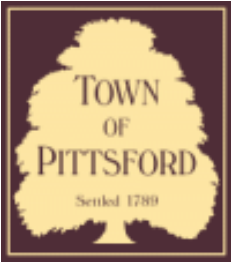






10

STOVES



## Town of Pittsford

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

**Permit #**  
**B21-000206**

Phone: 585-248-6250

FAX: 585-248-6262

### DESIGN REVIEW AND HISTORIC PRESERVATION BOARD REFERRAL OF APPLICATION

**Property Address:** 4044-A East Avenue ROCHESTER, NY 14618

**Tax ID Number:** 151.10-1-6.1

**Zoning District:** RN Residential Neighborhood

**Owner:** Justin Hamilton

**Applicant:** Justin Hamilton

#### Application Type:

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

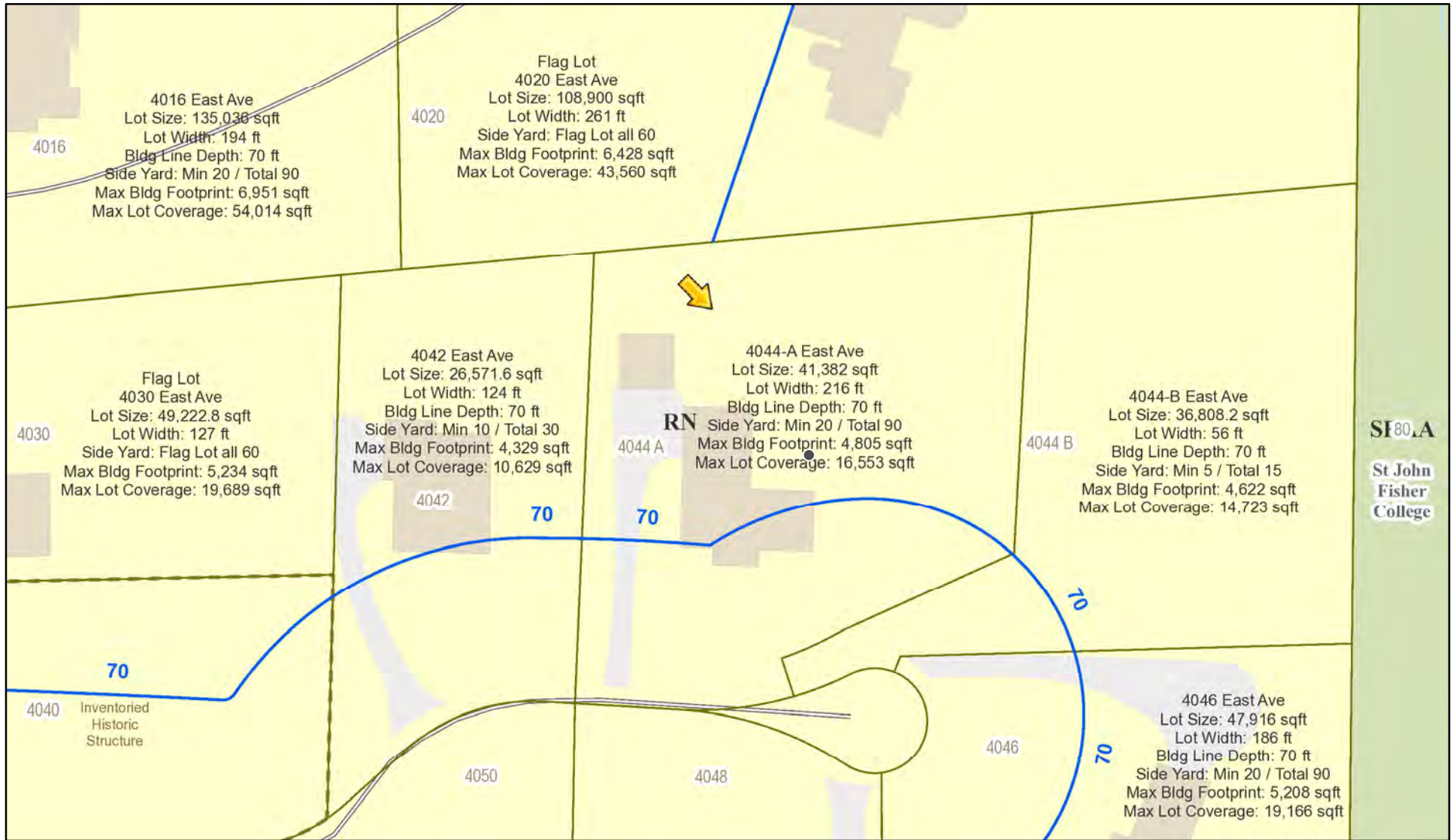
**Project Description:** Applicant is requesting design review for the construction of approximately an addition off the back of the house to add a bathroom as well as the construction of screened in porch with covered walkway.

**Meeting Date:** October 14, 2021

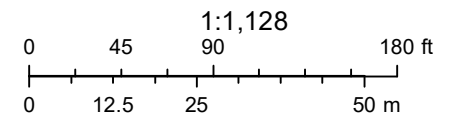




# RN Residential Neighborhood Zoning



Printed October 6, 2021



Town of Pittsford GIS

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EXISTING EAST ELEVATION  
MUD HALL / LAUNDRY - GARAGE



*EXISTING NORTH ELEVATION*



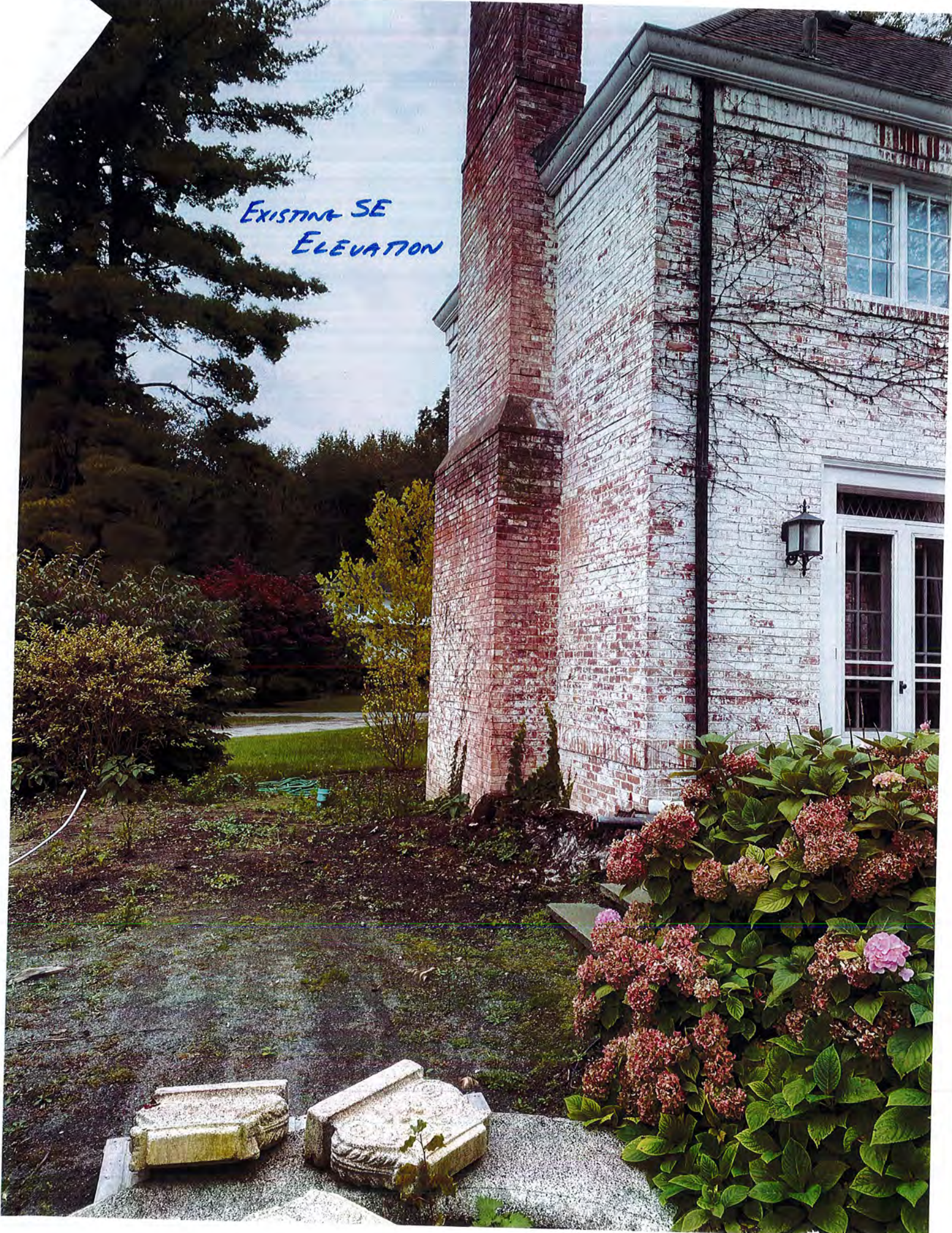
*EXISTING EAST ELEVATION*



*EXISTING SOUTH ELEVATION*



EXISTING SE  
ELEVATION







EXISTING WEST ELEVATION  
FROM DRIVEWAY

# THE HAMILTON RESIDENCE

4044A EAST AVENUE, ROCHESTER, NY 14618



HAMILTON STERN  
CONSTRUCTION

HAMILTON STERN CONSTRUCTION, LLC.  
3850 MONROE AVENUE  
PITTSFORD, NY 14534

PHONE: (585)-586-8101  
FAX: (585)-586-8101

HAMILTON RESIDENCE  
4044A EAST AVE  
ROCHESTER, NY 14601

PARTNERING FIRM:  
ARCHITECT OR CONTACT:  
PHONE:  
EMAIL:

HAMILTON STERN CONSTRUCTION, LLC.  
PROJECT CONTACT:  
PHONE:  
EMAIL:

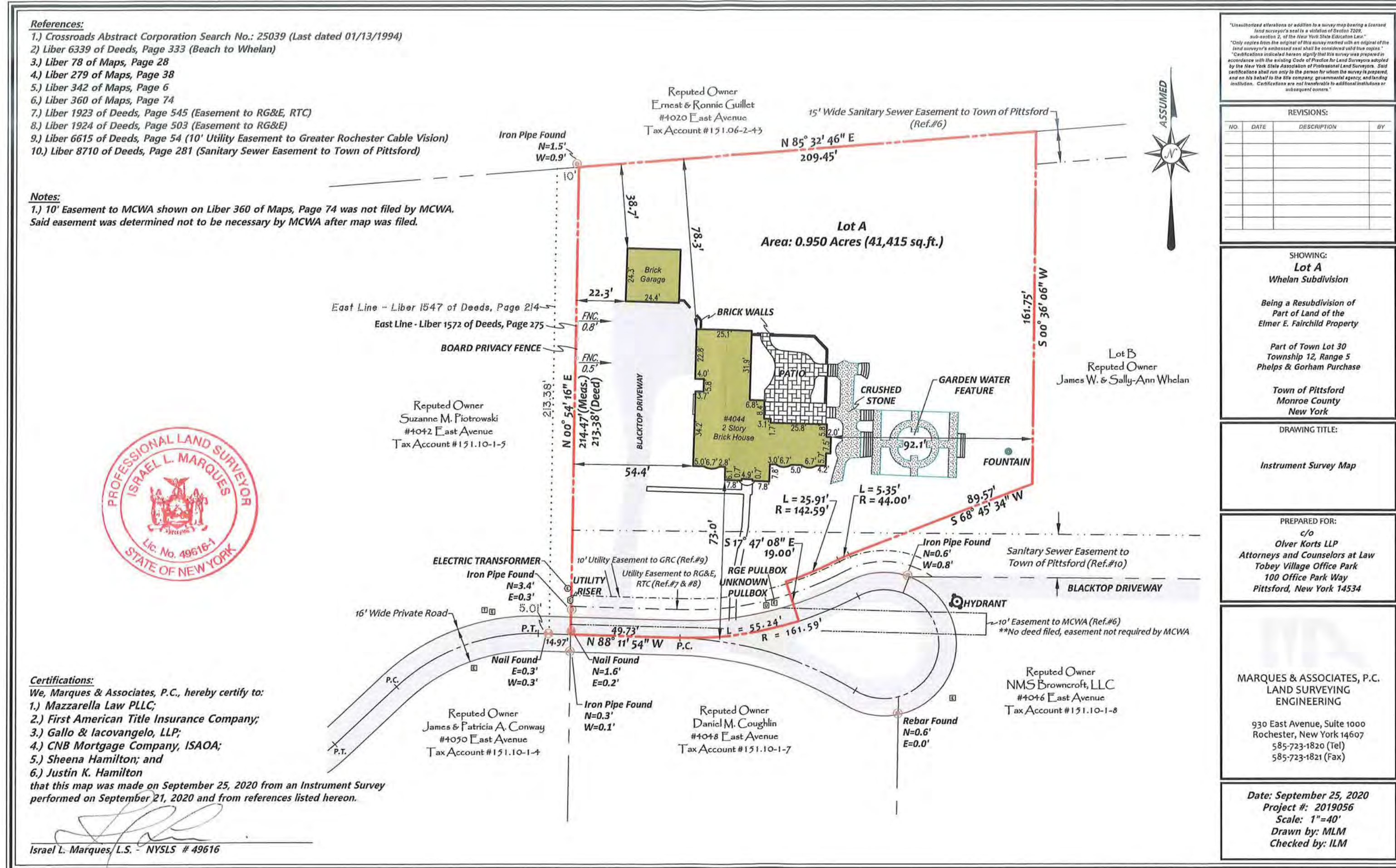
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DATE: 10/5/21  
DRAWN BY: PTL

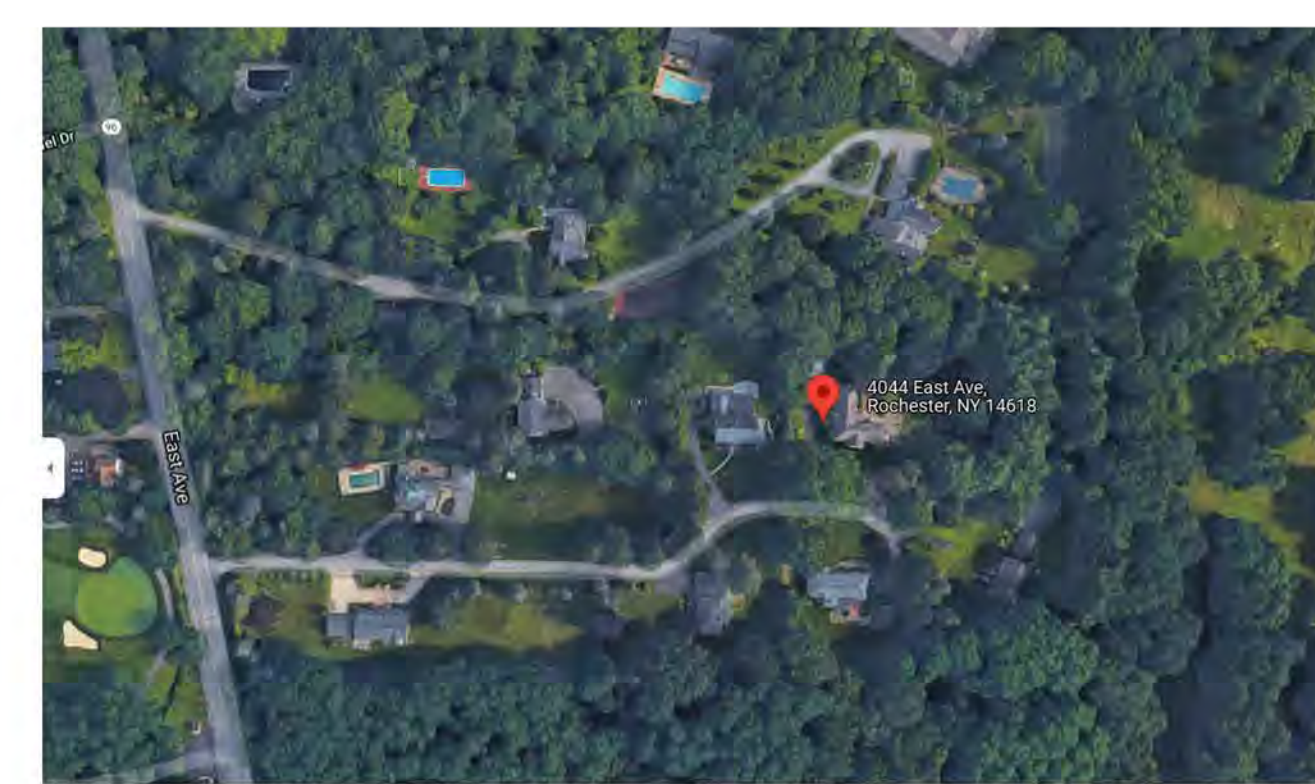
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**TITLE PAGE  
SITE PLANS**

SHEET NUMBER

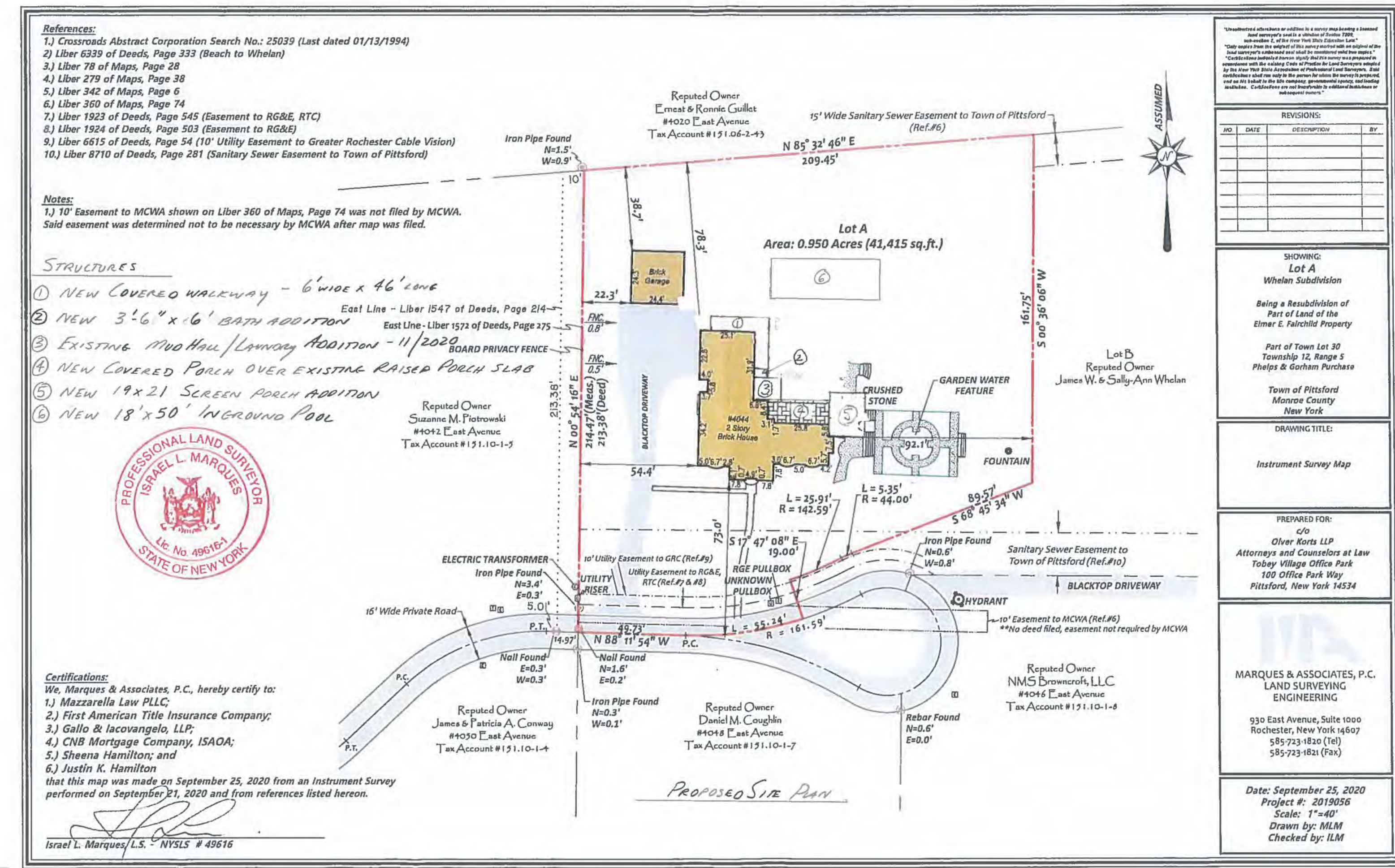
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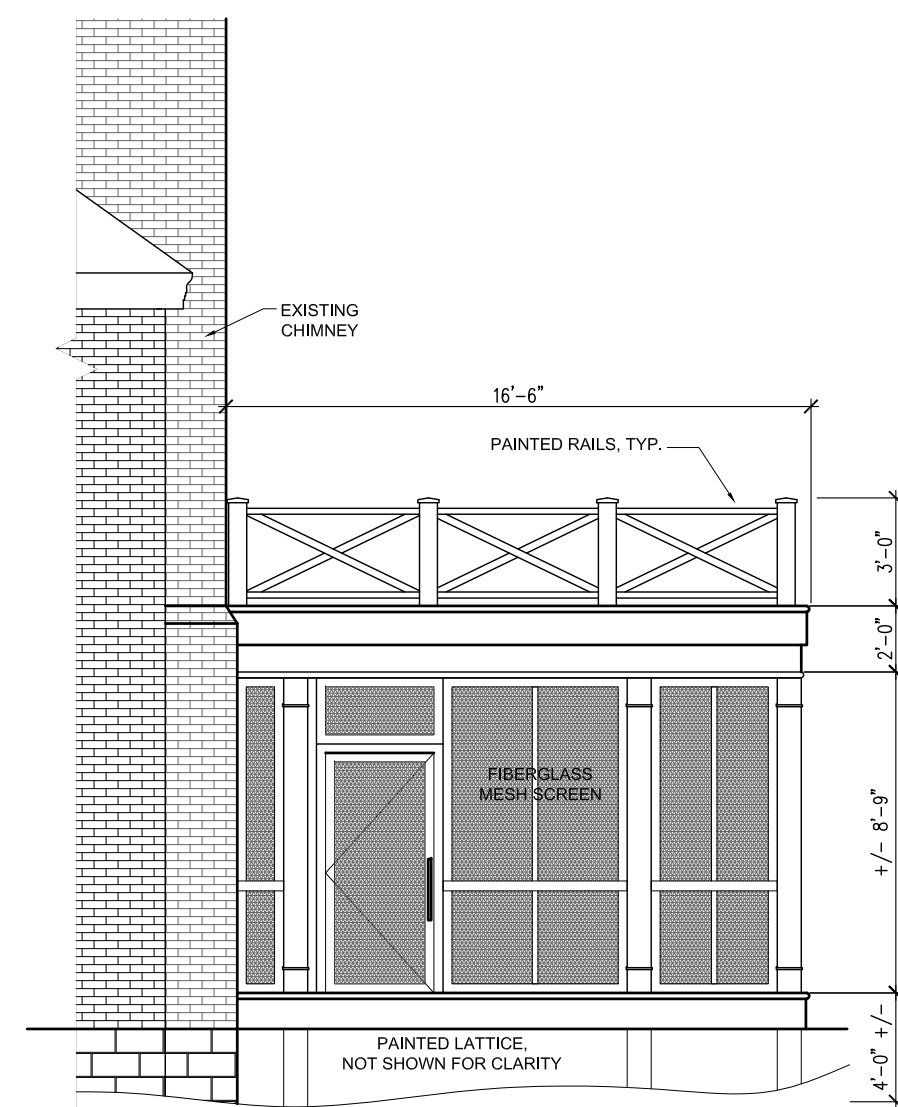
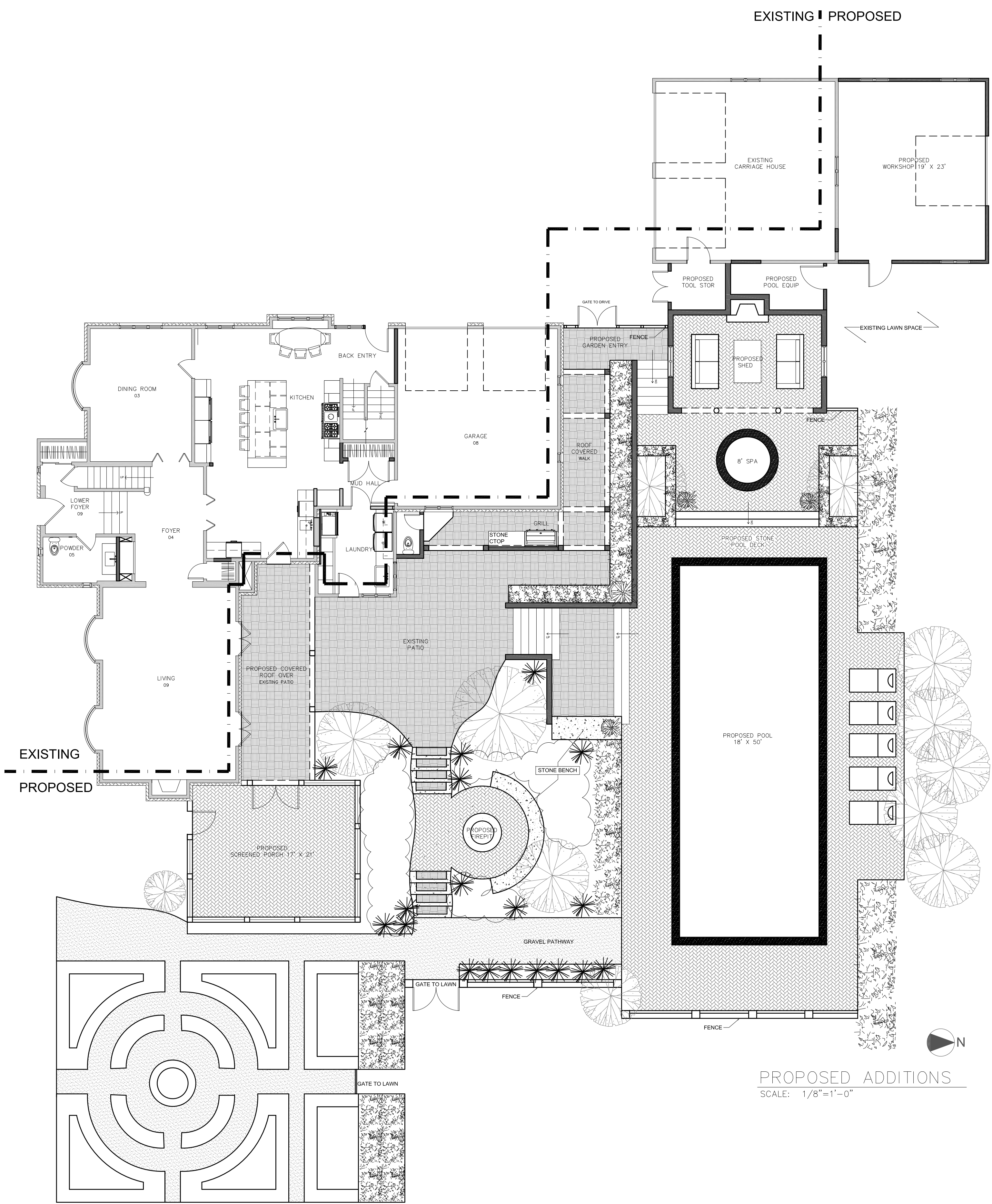
EXISTING SITE PLAN



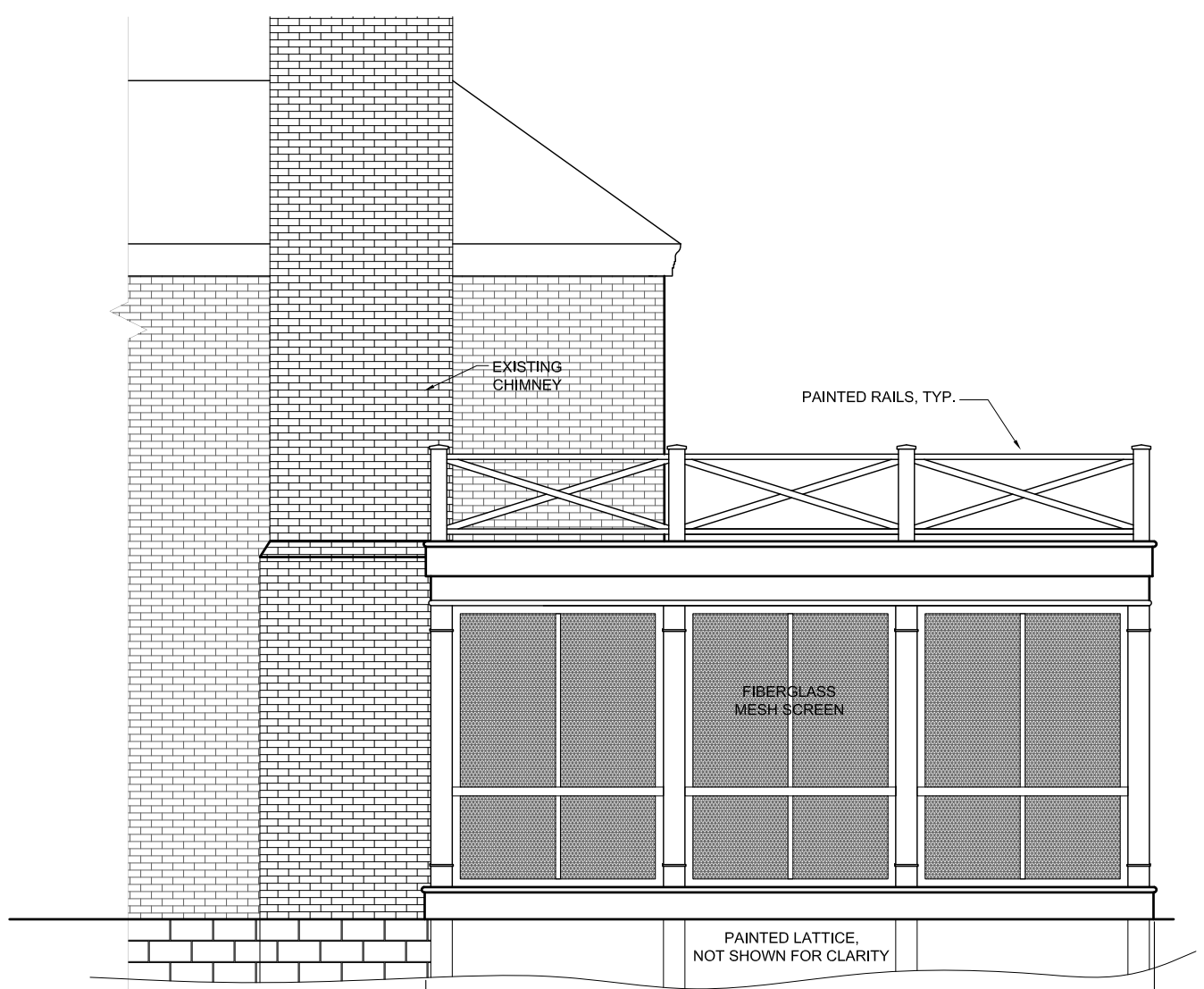
AERIAL STREET VIEW



PROPOSED SITE PLAN



SCREENED PORCH SOUTH  
SCALE: 3/16"=1'-0"



SCREENED PORCH EAST  
SCALE: 3/16"=1'-0"



PORCH, LOGGIA, COVERED WALK - NORTH  
SCALE: 3/16"=1'-0"



COVERED WALK EXTENSION - EAST  
SCALE: 3/16"=1'-0"

**HAMILTON STERN CONSTRUCTION**  
HAMILTON STERN CONSTRUCTION, LLC.  
3850 MONROE AVENUE  
PITTSFORD, NY 14534  
PHONE: (585)-586-8101  
FAX: (585)-586-8101

**HAMILTON RESIDENCE**  
4044A EAST AVE  
ROCHESTER, NY 14601

PARTNERING FIRM:  
ARCHITECT OR CONTACT:  
PHONE:  
EMAIL:

HAMILTON STERN CONSTRUCTION, LLC.  
PROJECT CONTACT:  
PHONE:  
EMAIL:

DATE	DESCRIPTION
00/00/2016	TEXT

DATE: 10/5/21  
DRAWN BY: PTL  
SHEET TITLE:

**2021 ADDITIONS  
SITE PLAN**

SHEET NUMBER  
**ID-3**



HAMILTON STERN  
CONSTRUCTION

HAMILTON STERN CONSTRUCTION, LLC.  
3850 MONROE AVENUE  
PITTSFORD, NY 14534

PHONE: (585)-586-8101  
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HAMILTON RESIDENCE  
4044A EAST AVE  
ROCHESTER, NY 14601

PARTNERING FIRM:  
ARCHITECT OR CONTACT:  
PHONE:  
EMAIL:

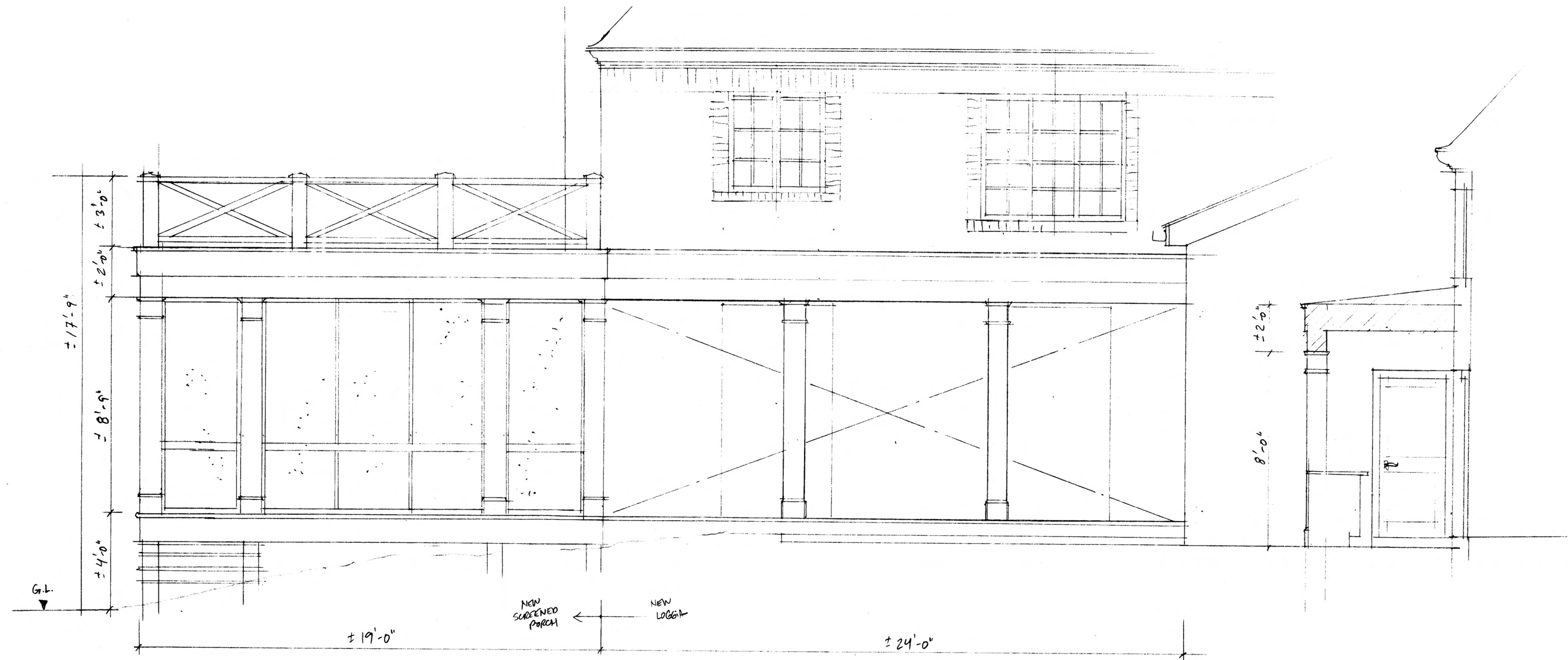
HAMILTON STERN CONSTRUCTION, LLC.  
PROJECT CONTACT:  
PHONE:  
EMAIL:

DRAWING REVISIONS:	DATE:	DESCRIPTION:
MARK:	00/00/2016	TEXT

DATE: 10/5/21  
DRAWN BY: PTL

SHEET TITLE:  
**PORCH AND  
LOGGIA ELEVATION**

SHEET NUMBER  
**ID-4**





HAMILTON|STERN  
CONSTRUCTION

HAMILTON STERN CONSTRUCTION, LLC.  
3850 MONROE AVENUE  
PITTSFORD, NY 14534

PHONE: (585)-586-8101  
FAX: (585)-586-8101

HAMILTON RESIDENCE  
4044A EAST AVE  
ROCHESTER, NY 14601

PARTNERING FIRM:  
ARCHITECT OR CONTACT:  
PHONE:  
EMAIL:

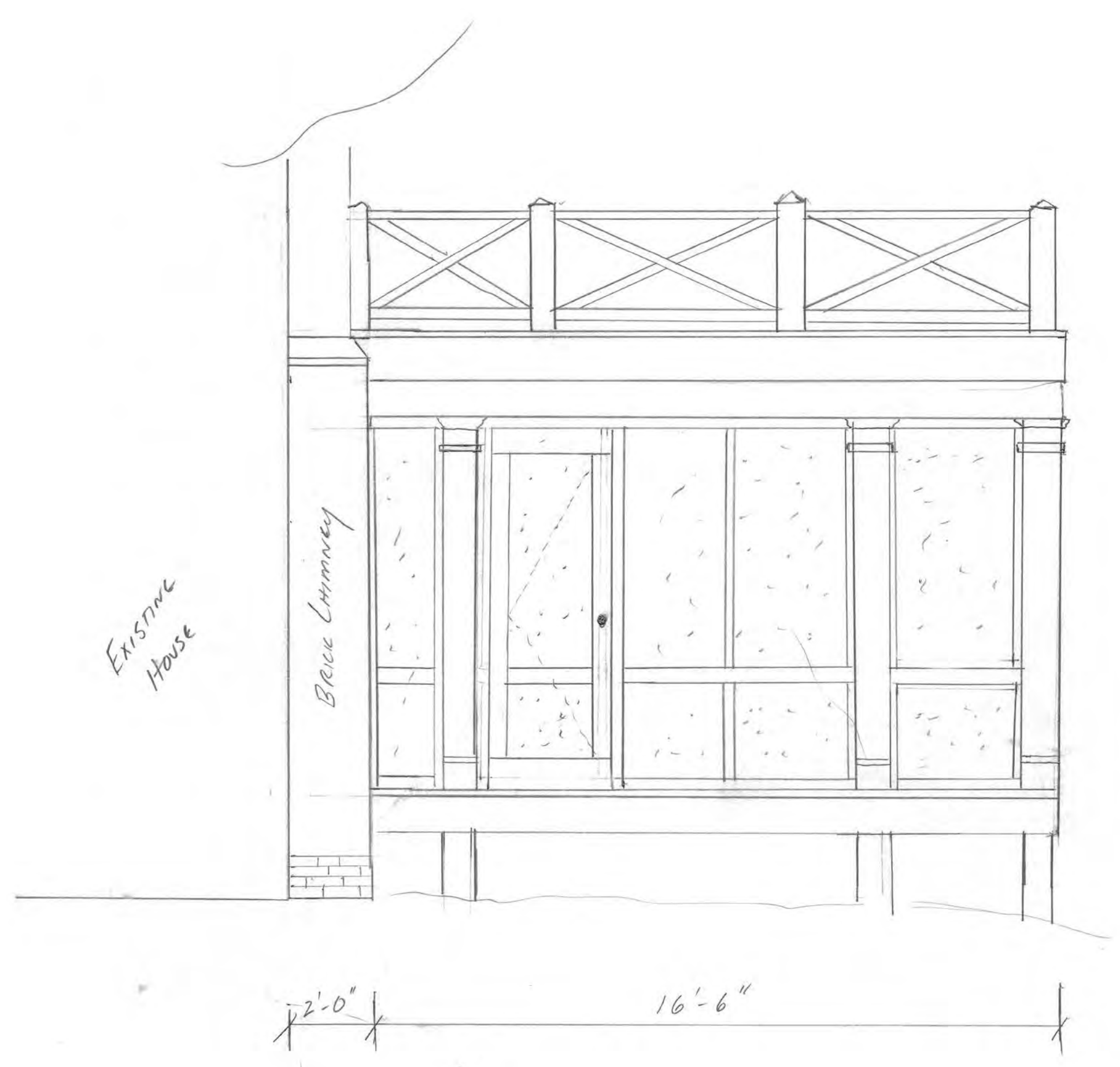
HAMILTON STERN CONSTRUCTION, LLC.  
PROJECT CONTACT:  
PHONE:  
EMAIL:

DRAWING REVISIONS:	DATE:	DESCRIPTION:
MARK: $\Delta$	00/00/2016	TEXT

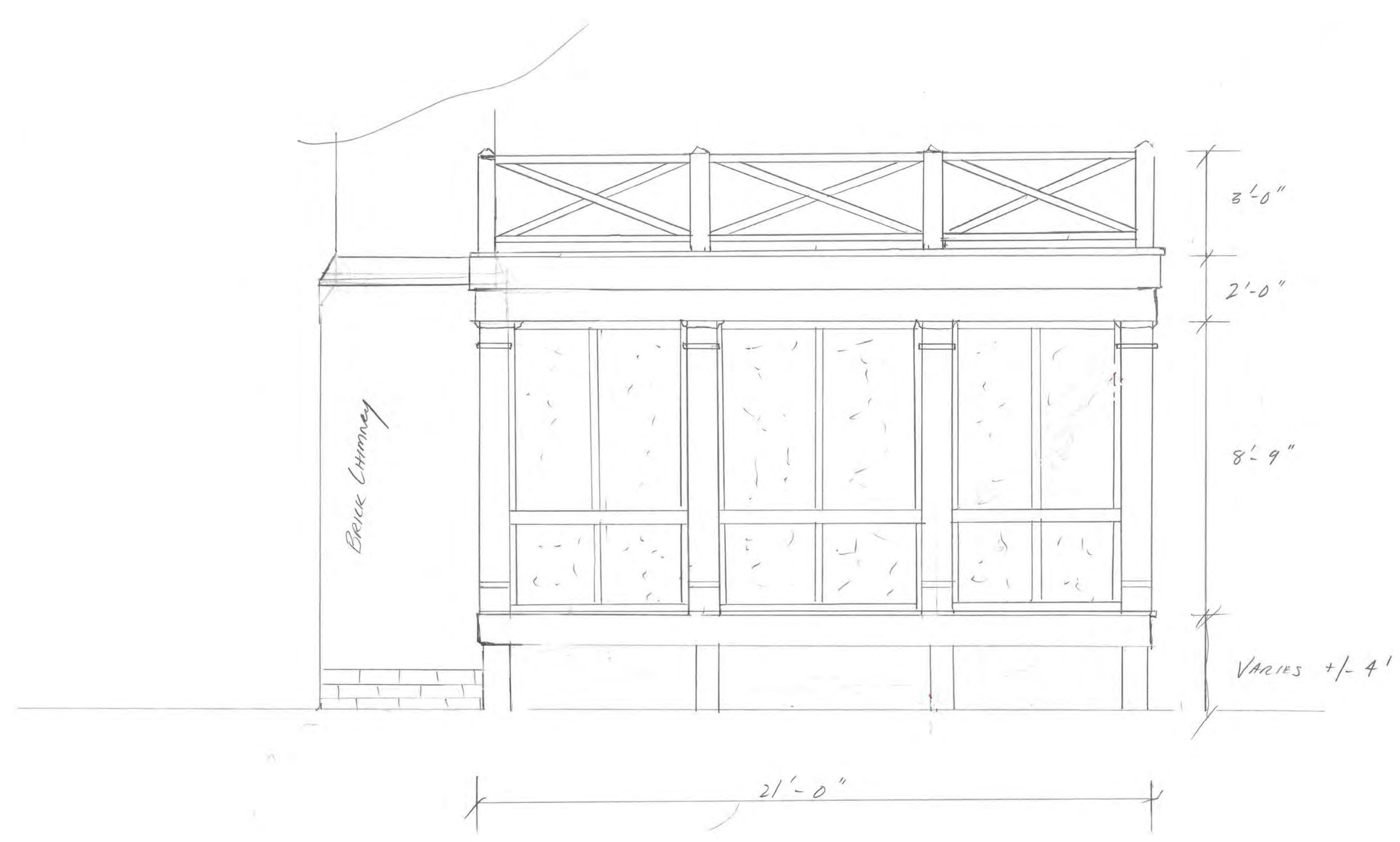
DATE: 10/5/21  
DRAWN BY: PTL

SHEET TITLE:  
**PORCH NORTH  
AND EAST  
VIEWS**

SHEET NUMBER  
**ID-5**



NORTH ELEV  
3/8" = 1'-0"



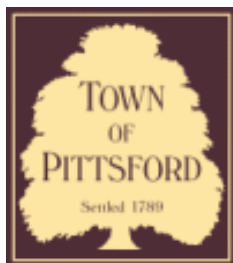
EAST ELEV  
3/8" = 1'-0"











## Town of Pittsford

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

**Permit #**  
**B21-000196**

Phone: 585-248-6250

FAX: 585-248-6262

### DESIGN REVIEW AND HISTORIC PRESERVATION BOARD REFERRAL OF APPLICATION

**Property Address:** 2 Old Kings Lane PITTSFORD, NY 14534

**Tax ID Number:** 163.20-1-42

**Zoning District:** RN Residential Neighborhood

**Owner:** Pastirk, Igor

**Applicant:** Pro Construction of Upstate New York Inc.

#### Application Type:

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

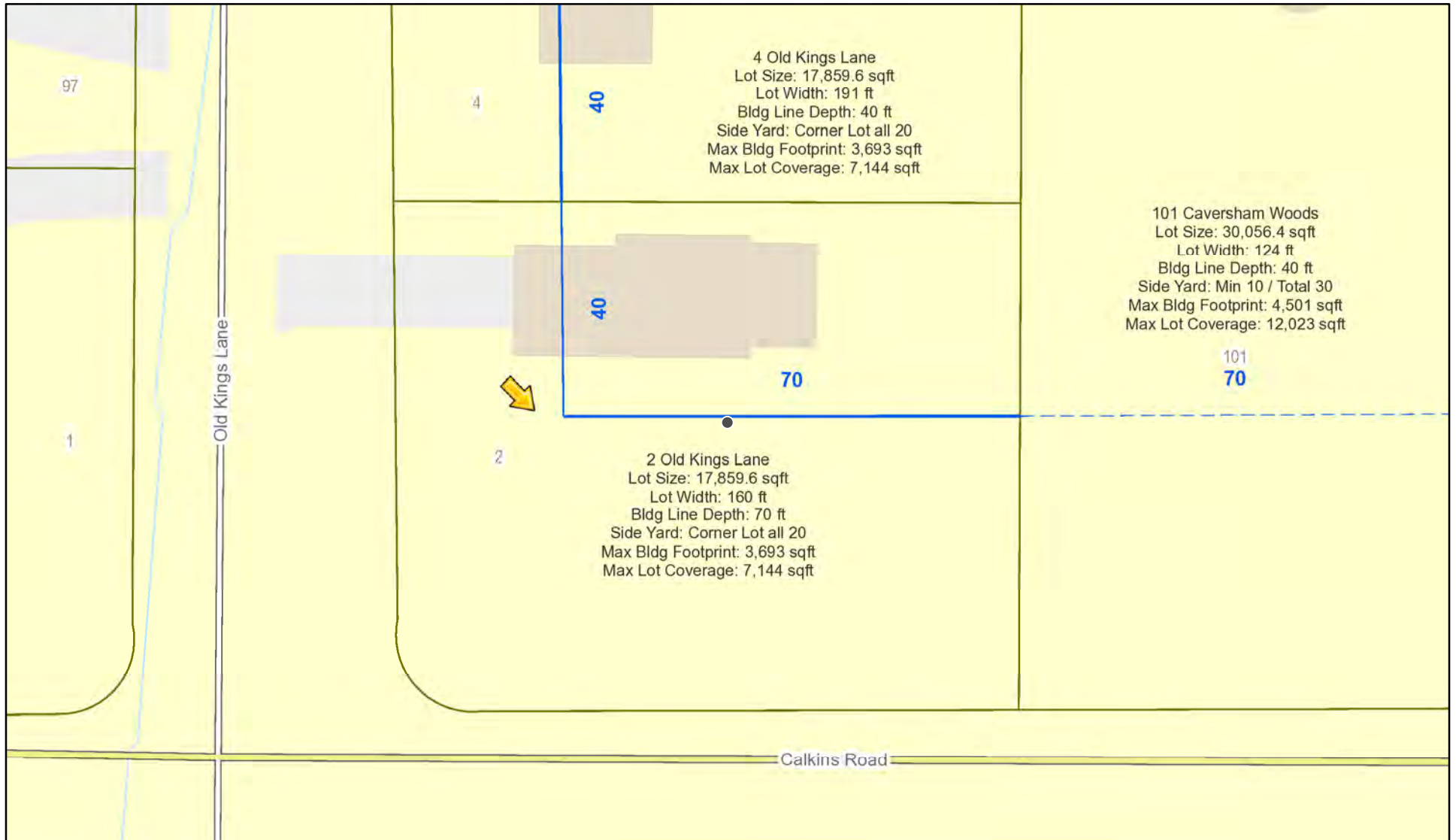
**Project Description:** Applicant is requesting design review for the construction of approximately an 340 SF addition off the east side of the existing house.

**Meeting Date:** October 14, 2021

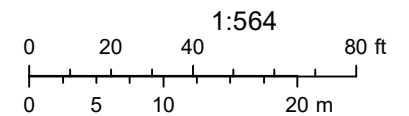




# RN Residential Neighborhood Zoning



Printed October 4, 2021



Town of Pittsford GIS

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



Old Kings Ln

Calvin Rd

Calvin Rd



5.00°-24'-04"E.

120.00'

20.2' 24'-0"

24'-0"

N. 89°-35'-55"E.

150.00'

14'-0"



PROPOSED NEW ADDITION

LOT 44

24.0'

2 STORY

26.8'

48.0'

16.0'

20.2'

2.0'

22.0'

24.0'

GARAGE

17.0'

2.0'

2.0'

73.9'

42.9'

10' WIDE UTILITY / R.S.D. #1 EASEMENT

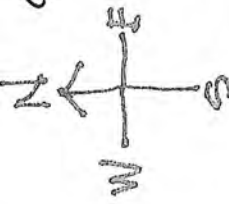
N. 00°-24'-50"W.

100.00'

130.00'

S. 89°-35'-56"W.

CALKINS (NORTH VARIED) ROAD



LOT 43

CAVERSHAM (60' WIDE) WOODS

31.33' 99.19' R=20.00'

OLD KING'S LANE

(60' WIDE)

REF: LOT 44 OF THE CHATHAM WOODS SUBD. SECT'D FILED IN THE M.C.C.O. LIBER 239 OF MAPS, PG. 12.

MAP OF AN INSTRUMENT SURVEY OF:

LOT 44 OF THE CHATHAM WOODS SUBDIVISION

SECTION "D"

SITUATE IN:

TOWN OF PITTSFORD · MOURNE COUNTY · NEW YORK

SCALE: 1" = 30'

JUNE 25, 1987

D.J. PARRONE & ASSOCIATES, P.C. CONSULTING ENGINEERS · LAND SURVEYORS · PLANNERS 400 WHITNEY RD.; P.O. BOX "C"; PEEFIELD, N.Y. 14526

PASTIRK ADDITION 2 OLD KING'S LN, PITTSFORD 14534

ANY UNAUTHORIZED ALTERATION OR ADDITION TO THIS MAP IS A VIOLATION OF ARTICLE 145, SECTION 2209 OF THE NEW YORK STATE EDUCATION LAW.

WE, D.J. PARRONE & ASSOCIATES, P.C. HEREBY CERTIFY THAT THIS MAP WAS PREPARED FROM NOTES OF AN INSTRUMENT SURVEY COMPLETED ON JUNE 15, 1987.



**NEW YORK STATE ENERGY CODE NOTES:**

THIS PROJECT IS DESIGNED TO COMPLY WITH THE "PERSCRPTIVE" ENERGY CODE COMPLIANCE REQUIREMENTS. CONTRACTOR SHALL PROVIDE AND INSTALL ALL MATERIALS AND COMPONENTS, NECESSARY AND IN A MANNER TO COMPLY WITH THE "PERSCRPTIVE" REQUIREMENTS OF THE 2020 RESIDENTIAL CODE OF NEW YORK STATE, 2020 ENERGY CONSERVATION CONSTRUCTION CODE OF NEW YORK STATE, CLIMATE ZONE 5A MINIMUM R - MAXIMUM U VALUES FROM TABLE 402.1.2

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

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

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

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

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

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

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

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

**GENERAL NOTES:**

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

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

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

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

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

6. ALLOWABLE STRESS OF MATERIALS:

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

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

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

9. DESIGN CRITERIA:

- A.) ROOMS OTHER THAN SLEEPING = 40 PSF LIVE LOAD
- B.) SLEEPING ROOMS = 30 PSF LIVE LOAD
- C.) GROUND SNOW LOAD = 40 PSF
- D.) WIND SPEED = 120 MPH, EXPOSURE B
- E.) SEISMIC DESIGN CATEGORY - B
- F.) WEATHERING - SEVERE
- G.) FROST LINE DEPTH - 48" MIN.
- H.) ROOF TIE-DOWN REQUIREMENTS - R802.11 (BASED UPON SPECIFIC ROOF DESIGN)
- I.) ENERGY COMPLIANCE DETAILS AND PATH - N1101.2.3
- J.) FLOOD HAZARD - FIRM - 1992
- K.) ROOF TOP CHORD 35 PSF L.L. MIN. BOTTOM CHORD 10 PSF D.L. (U.N.O.)

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

11. DRAWING ALTERATION:

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

12. TO THE BEST OF MY KNOWLEDGE, BELIEF AND PROFESSIONAL JUDGEMENT, THESE PLANS ARE IN COMPLIANCE WITH THE N.Y.S. ENERGY CONSERVATION CONSTRUCTION CODE AND IECC 2015.

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

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

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

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

17. MAX. ALLOWABLE U FACTOR FOR NEW DOORS & WINDOWS (FENESTRATION) SHALL BE 0.32 AS REQUIRED BY TABLE N1102.1.2 OF THE 2015 INTERNATIONAL RESIDENTIAL CODE. PROVIDE DOCUMENTATION SHOWING COMPLIANCE TO THE TOWN PRIOR TO INSULATION.

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

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

**HEADER SCHEDULE**

UNLESS OTHERWISE NOTED

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

PROVIDE 2 JACK STUDS AT HEADERS FOR OPENINGS 6'-0" AND OVER

PROVIDE CONT. 1/2" PLYWOOD SPACER (S) AT ALL HEADERS AS REQUIRED TO MATCH WALL WIDTH

**LEGEND:**

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

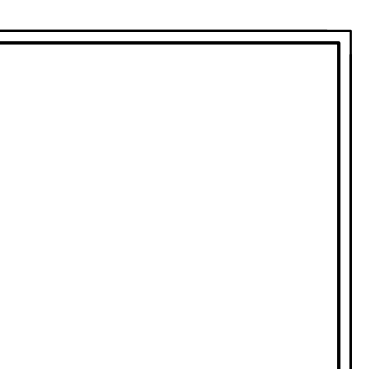
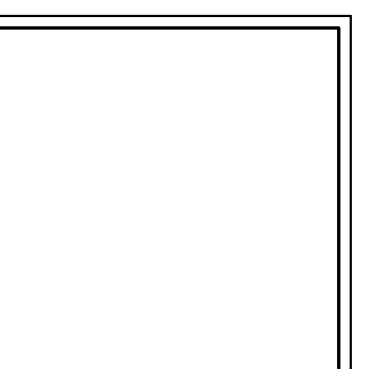
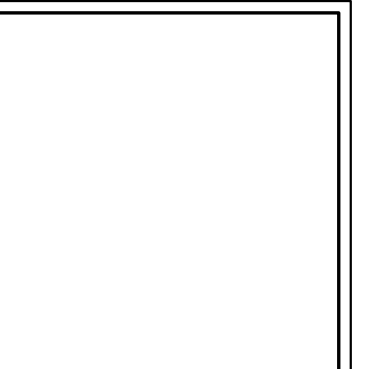
**PASTIRK ADDITION  
2 OLD KINGS LANE  
RPITTSFORD, NY 14534**

**DRAWING INDEX:**

- T-1 TITLE SHEET & NOTES
- A-1 FLOOR PLANS
- A-2 SECTION AND ELEVATIONS

TABLE N1102.4.2 AIR BARRIER AND INSULATION INSPECTION COMPONENT CRITERIA

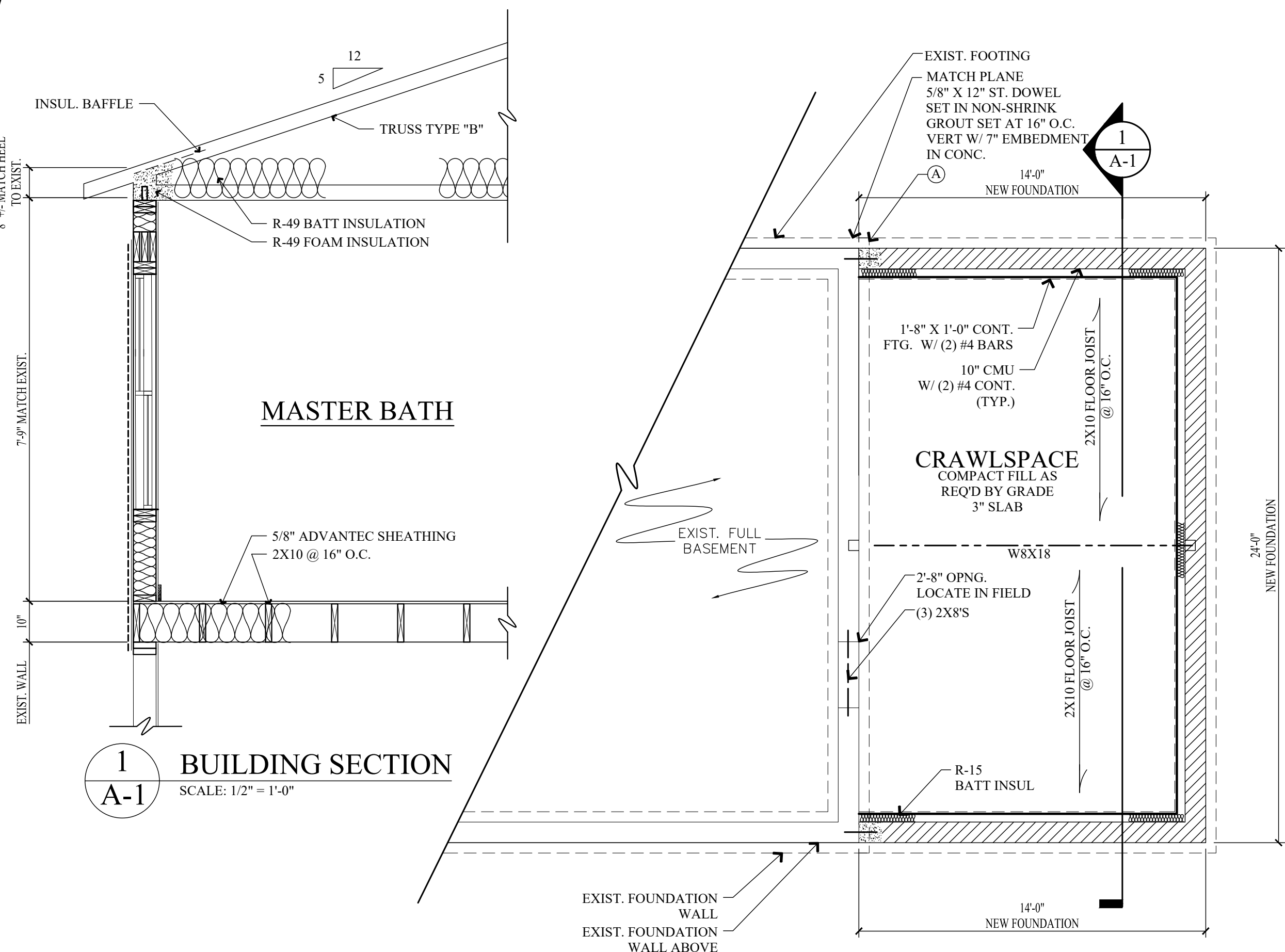
COMPONENT	CRITERIA
AIR BARRIER AND THERMAL BARRIER	EXTERIOR THERMAL ENVELOPE INSULATION FOR FRAMED WALLS IS INSTALLED IN SUBSTANTIAL CONTACT AND CONTINUOUS ALIGNMENT WITH BUILDING ENVELOPE AIR BARRIER BREAKS OR JOINTS IN THE AIR BARRIER ARE FILLED OR REPAIRED. AIR-PERMEABLE INSULATION IS NOT USED AS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



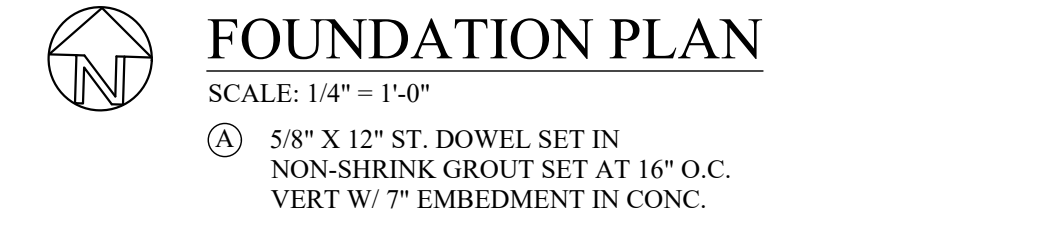
**DAVID A. WALDAREK, R.A., AIA**  
phone: 686.328.5123  
EMAIL: waldarekdesign@gmail.com

<b>PASTIRK ADDITION</b>		<b>IGOR PASTIRK</b>	
PROJECT:	CLIENT:	DRAWING:	JOB NO.:
		2 OLD KINGS LANE PITTSFORD, NY 14534	
DATE:	DRAWN BY:	CHECKED BY:	
07/15/21	KT	DW	

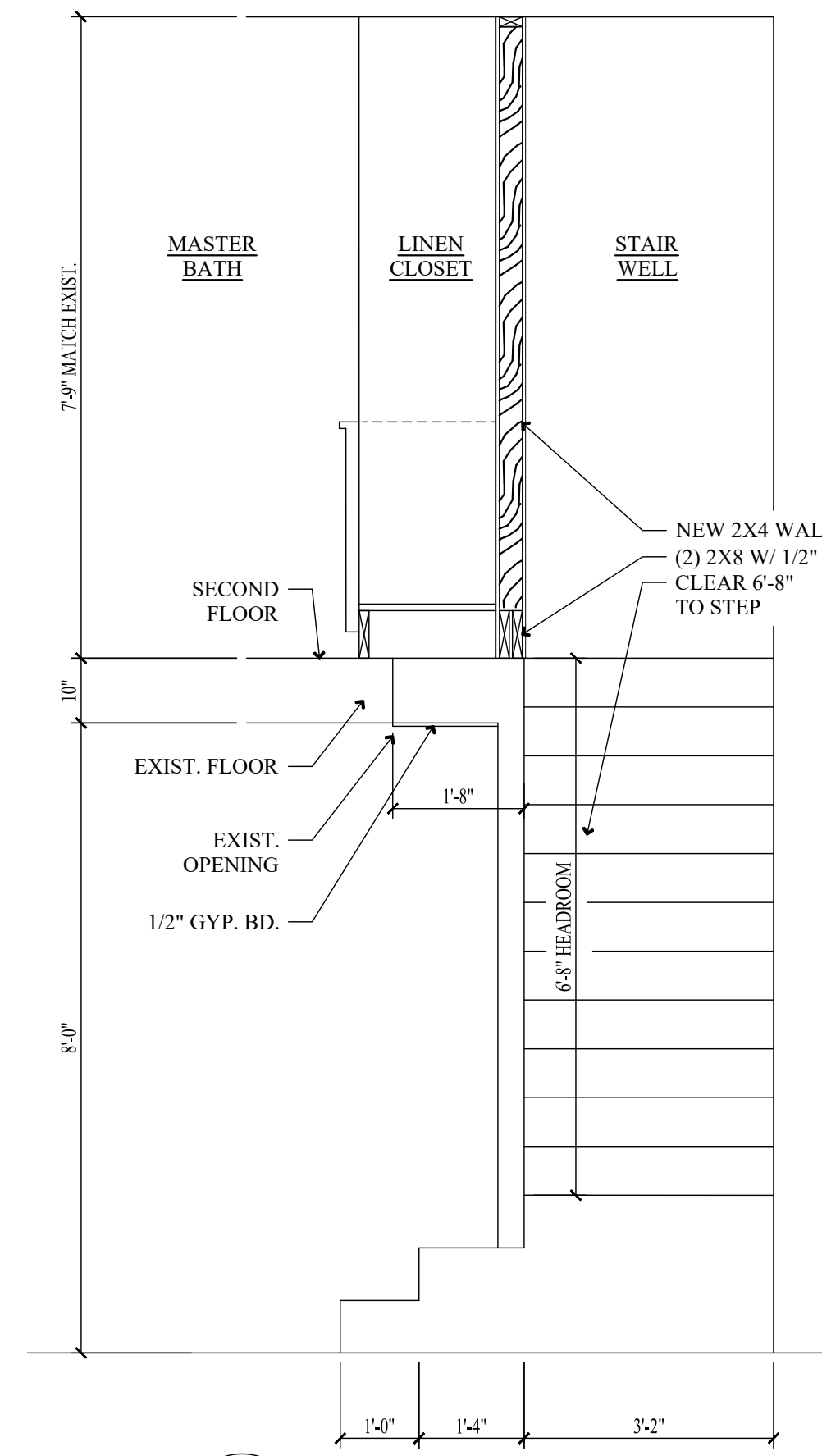
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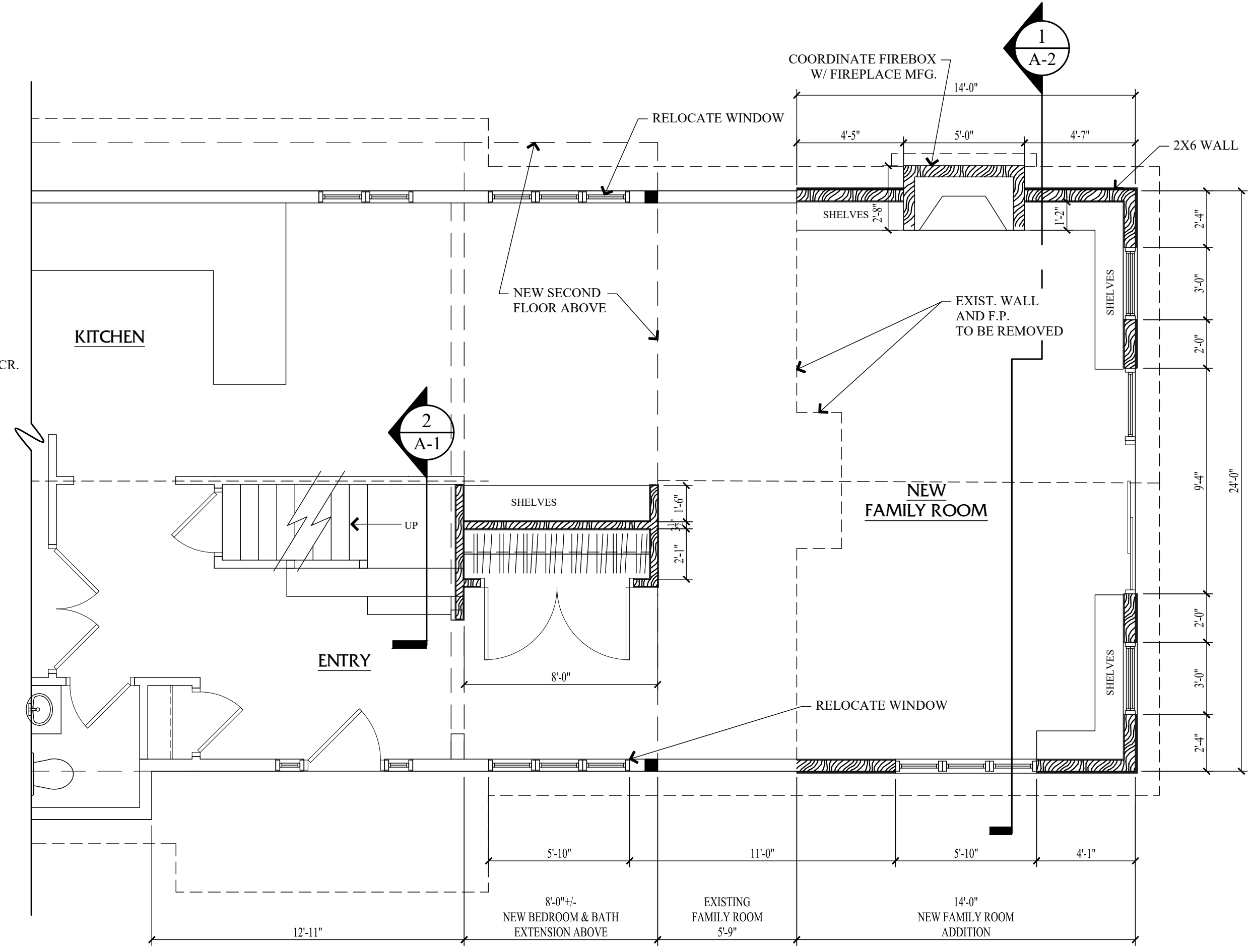
**1**  
**A-1**  
**BUILDING SECTION**  
SCALE: 1/2" = 1'-0"



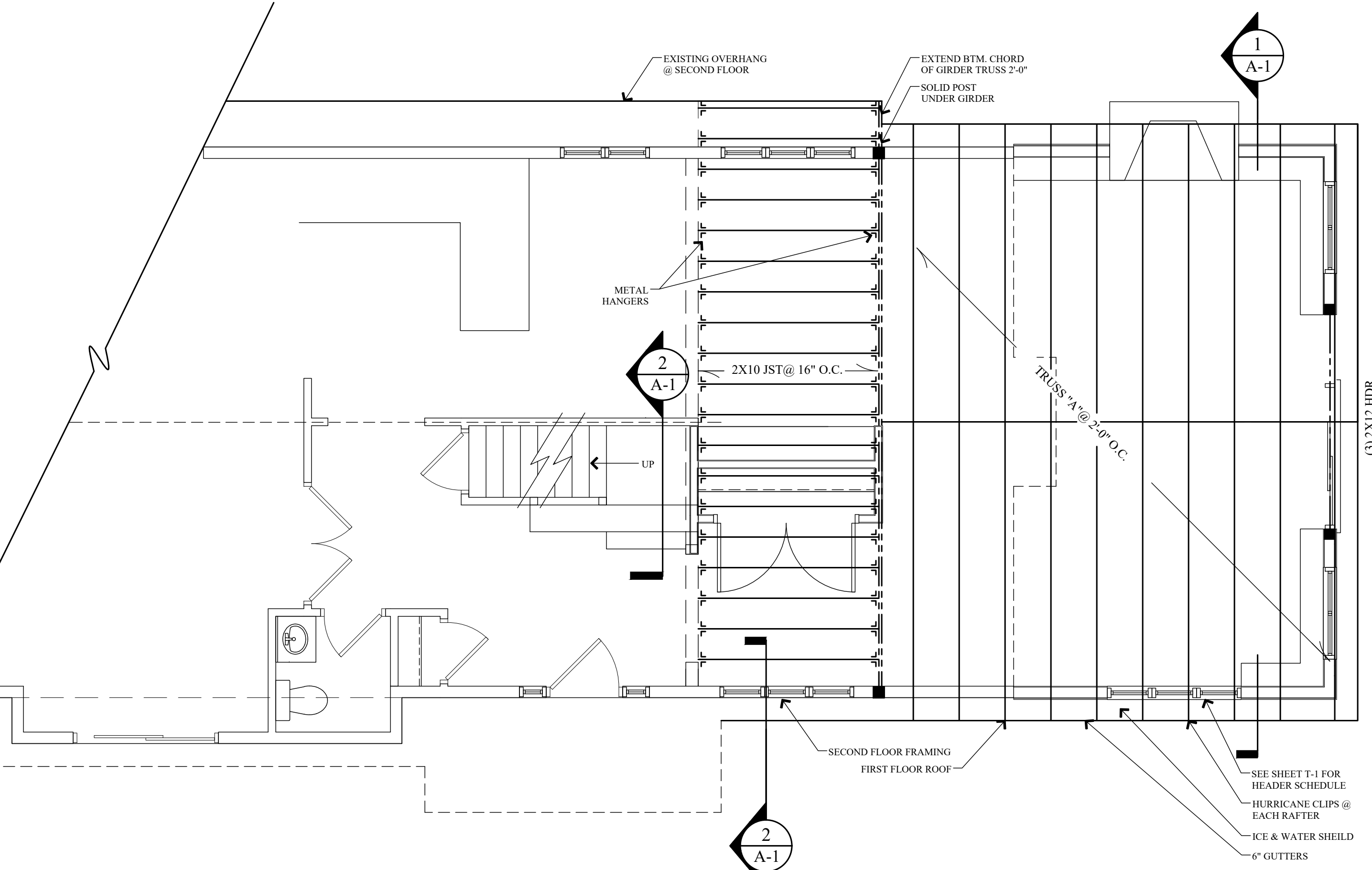
**FOUNDATION PLAN**  
SCALE: 1/4" = 1'-0"  
A 5/8" X 12" ST. DOWEL SET IN NON-SHRINK GROUT SET AT 16" O.C. VERT W/ 7" EMBEDMENT IN CONC.



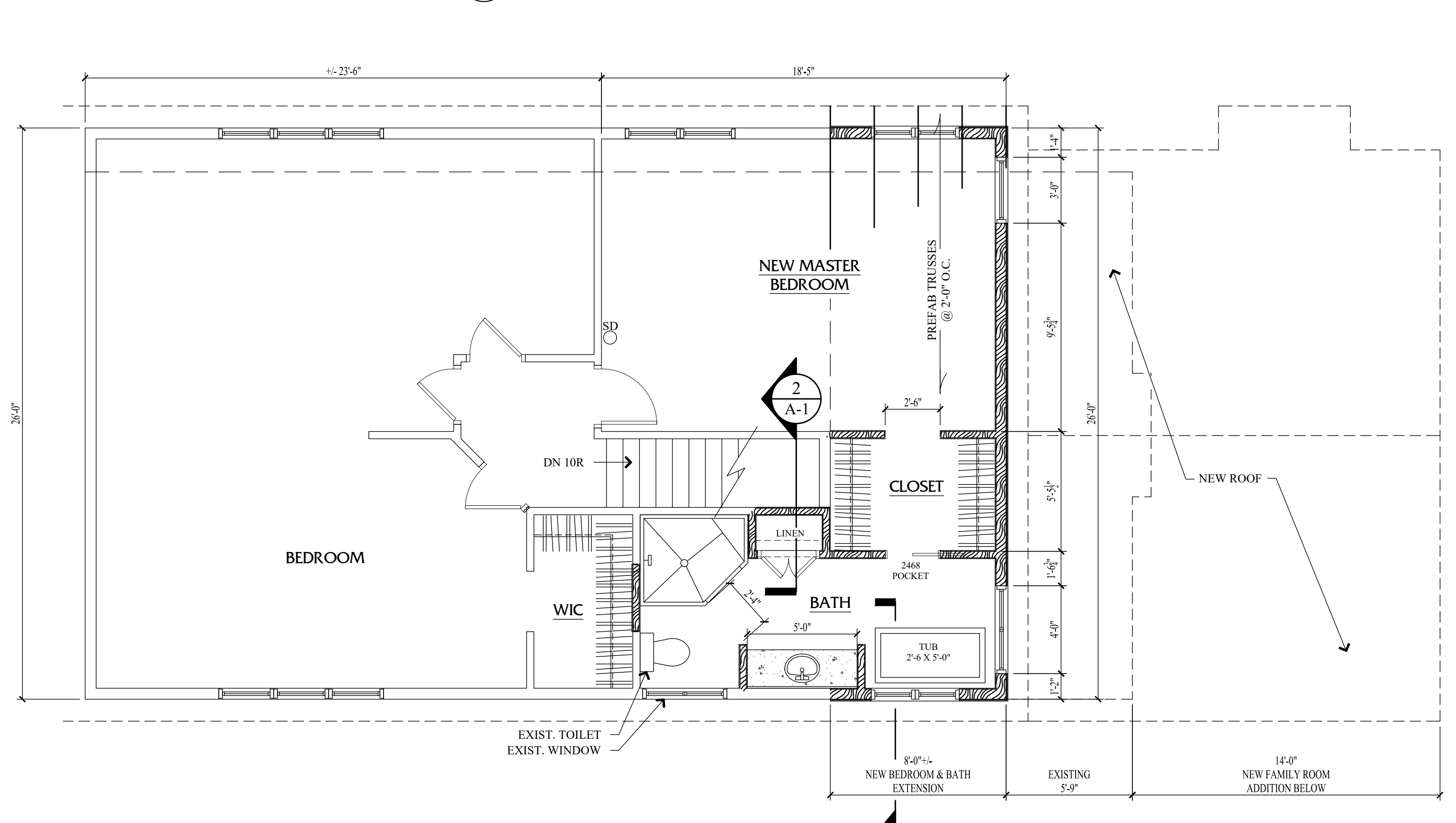
**2**  
**A-1**  
**SECTION**  
SCALE: 1/2" = 1'-0"



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



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



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

PROJECT: PASTIRK ADDITION

CLIENT: IGOR PASTIRK

LOCATION: 2 OLD KINGS LANE  
PITTSFORD, NY 14534

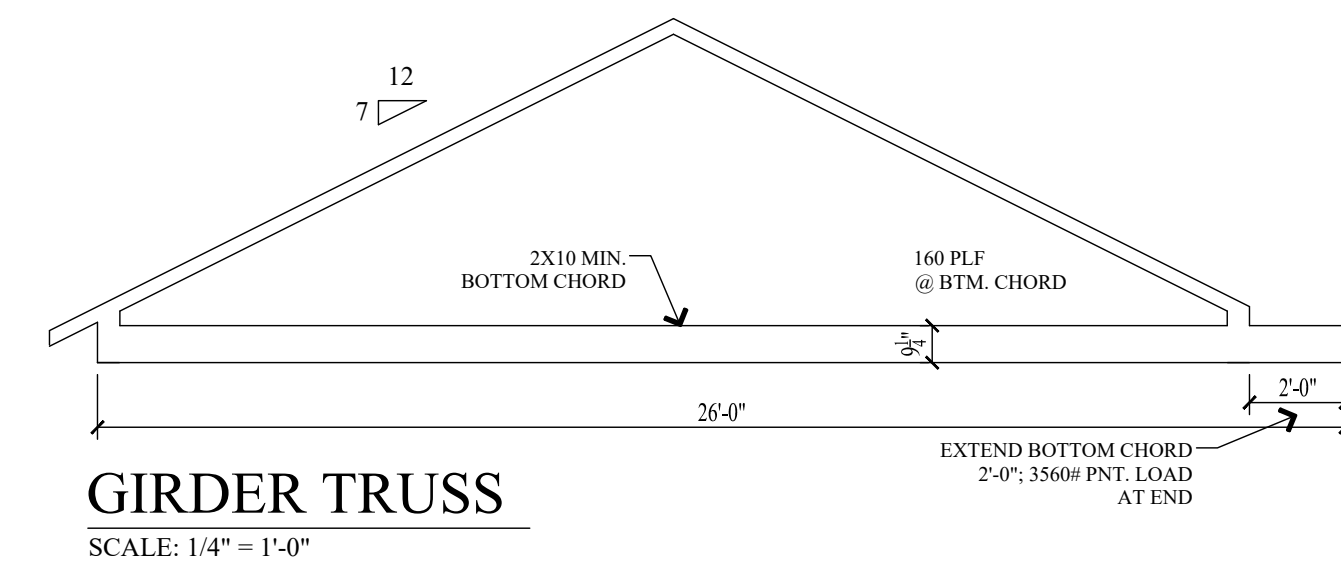
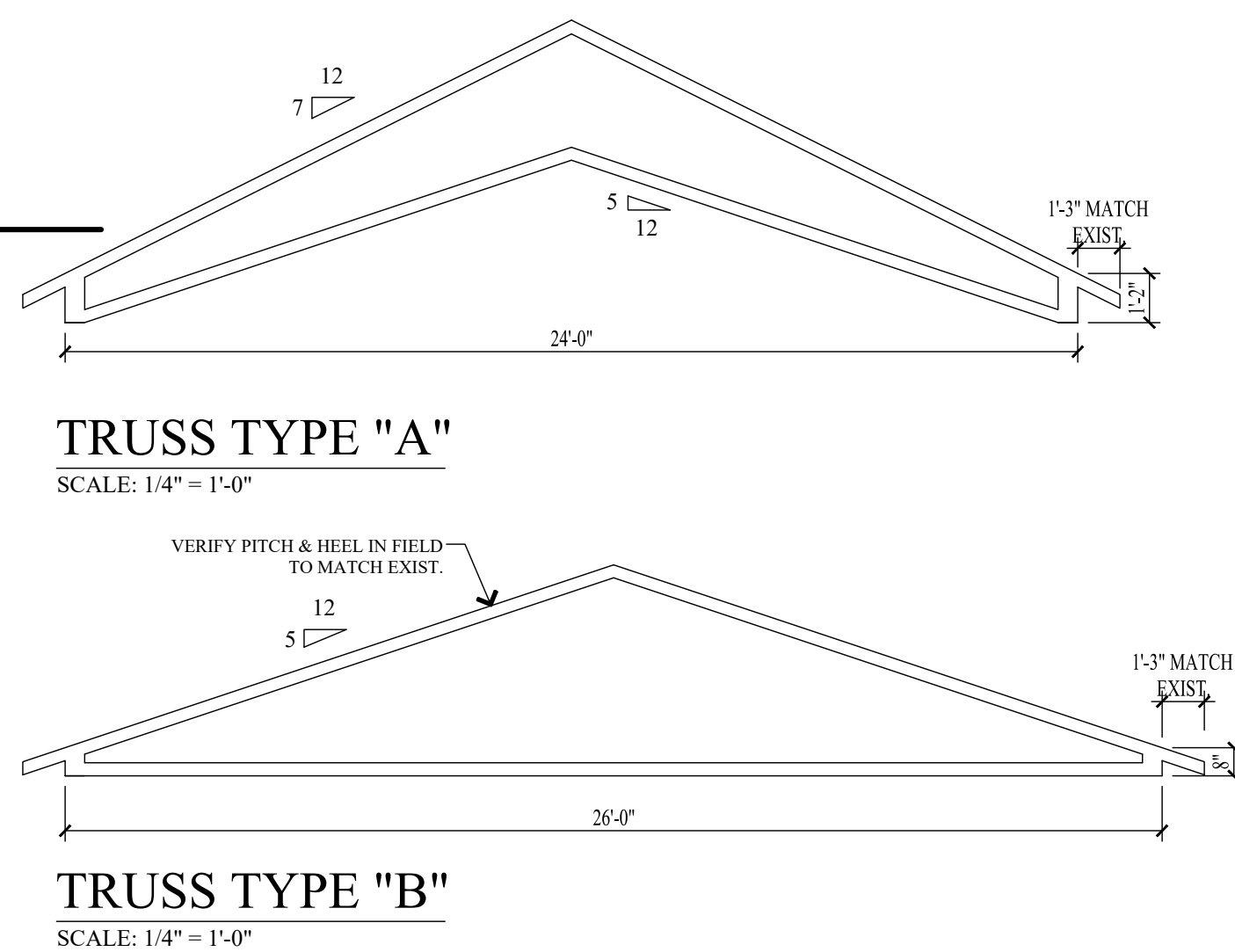
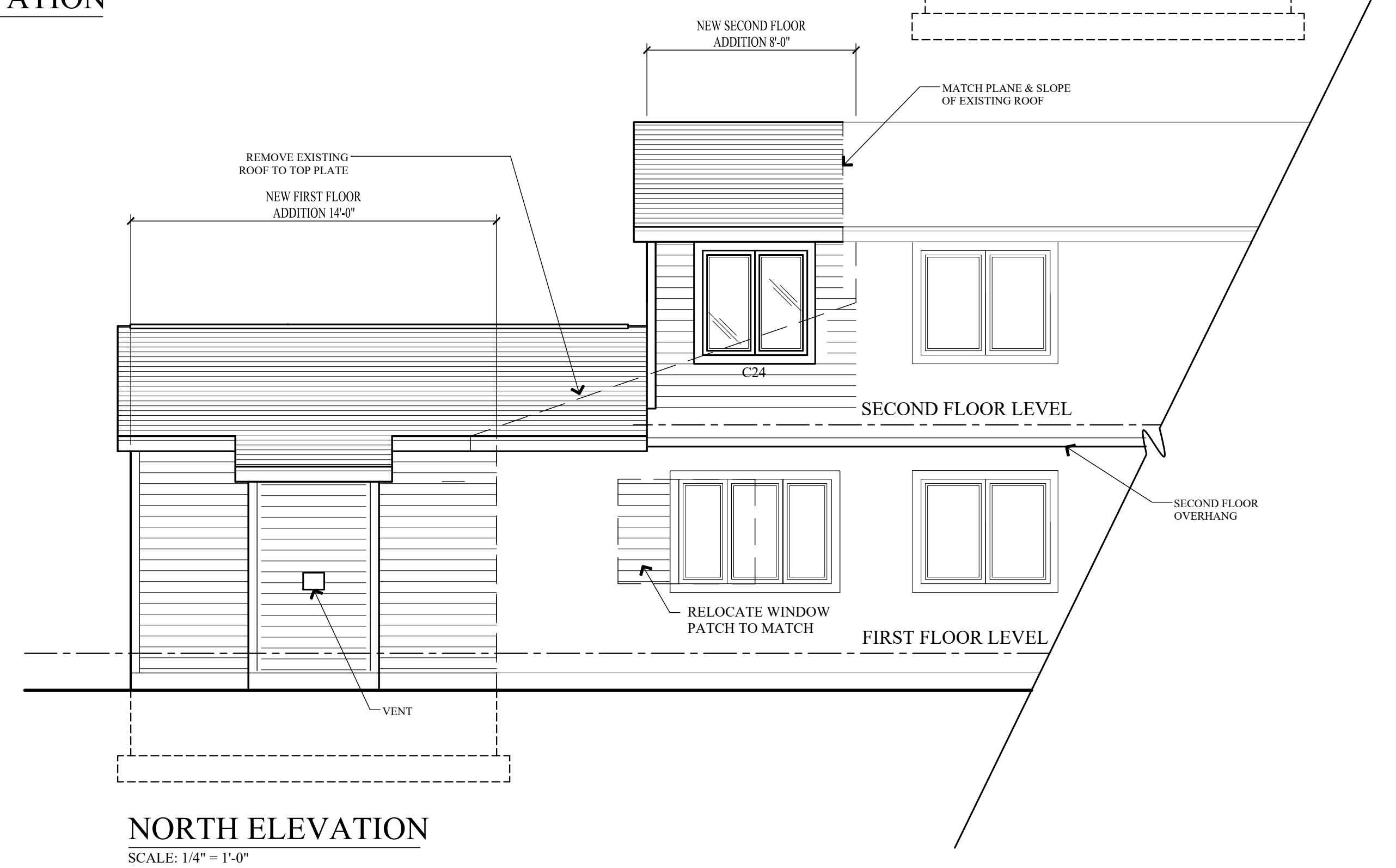
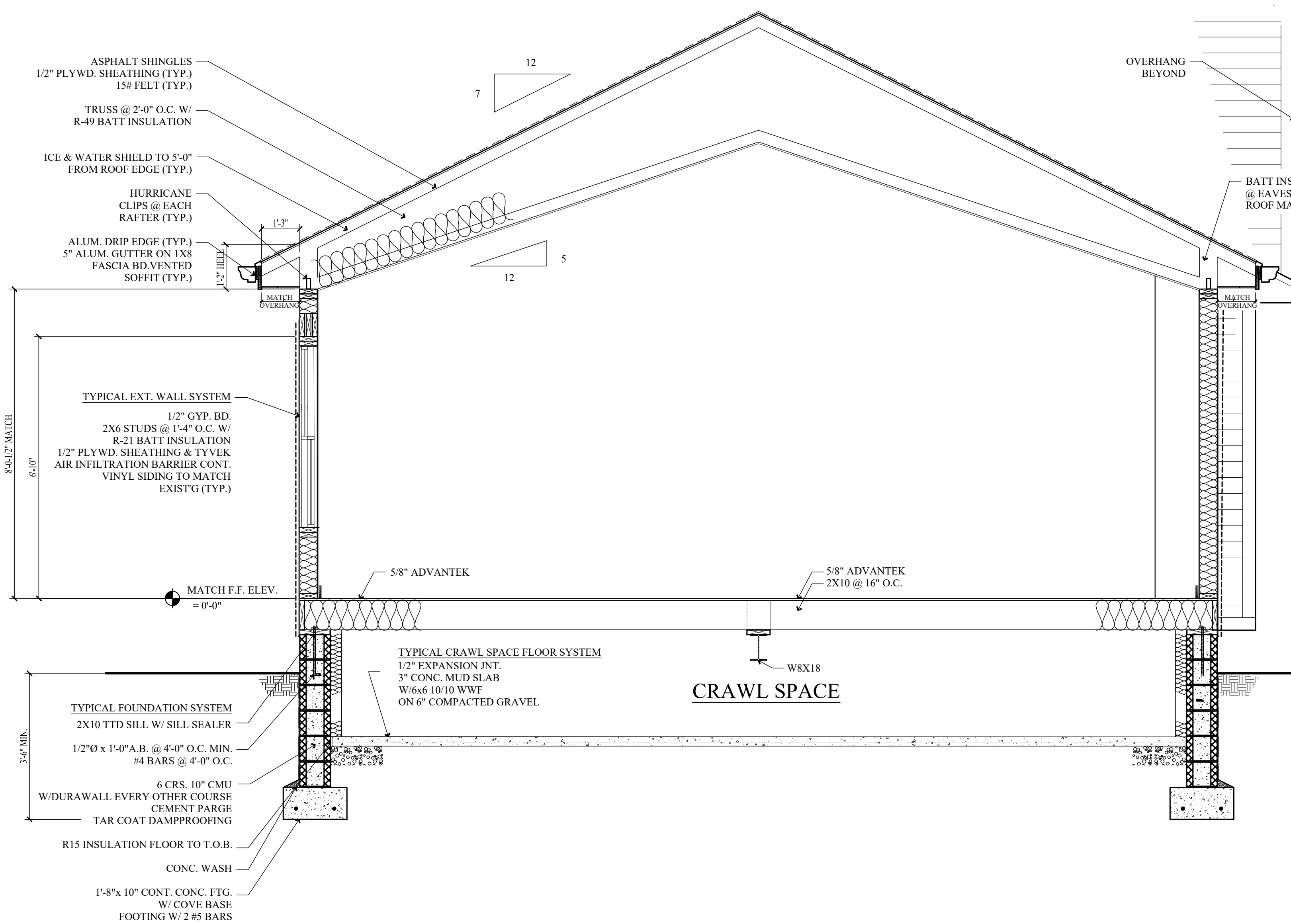
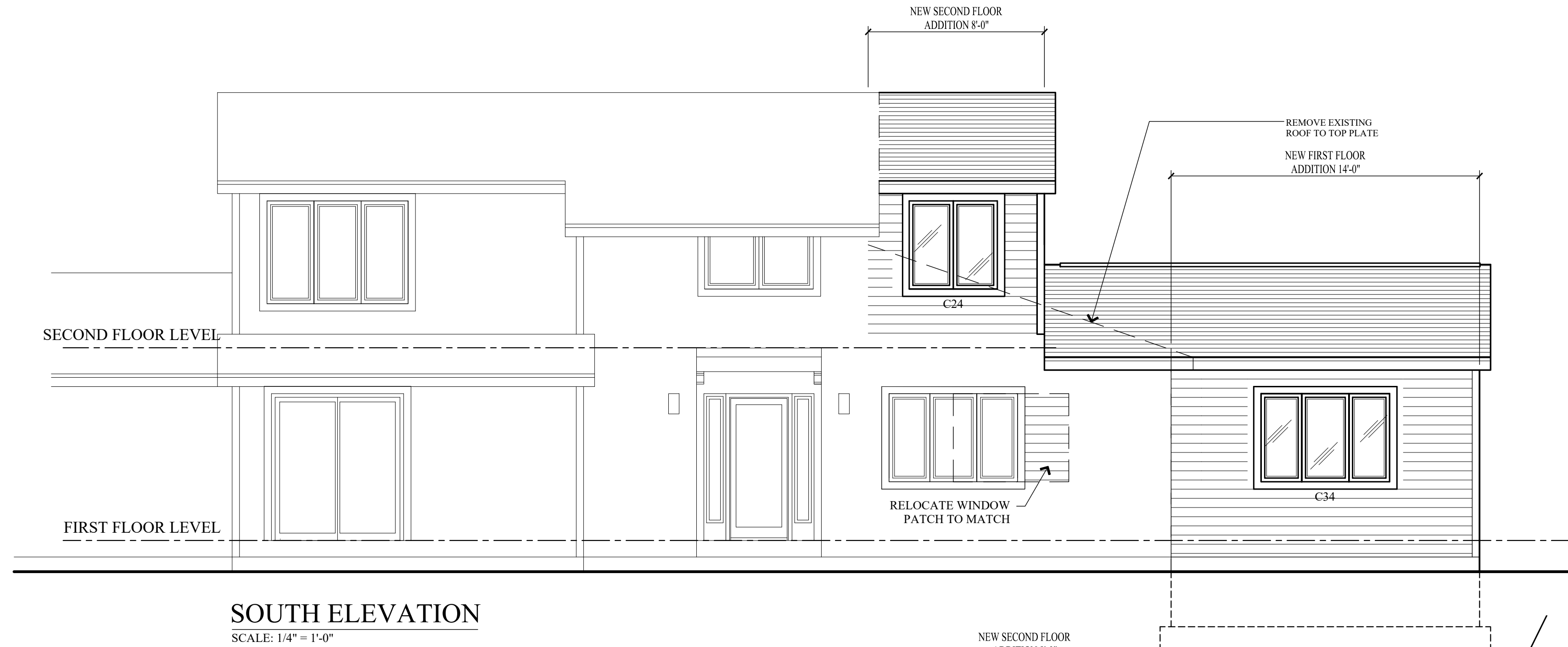
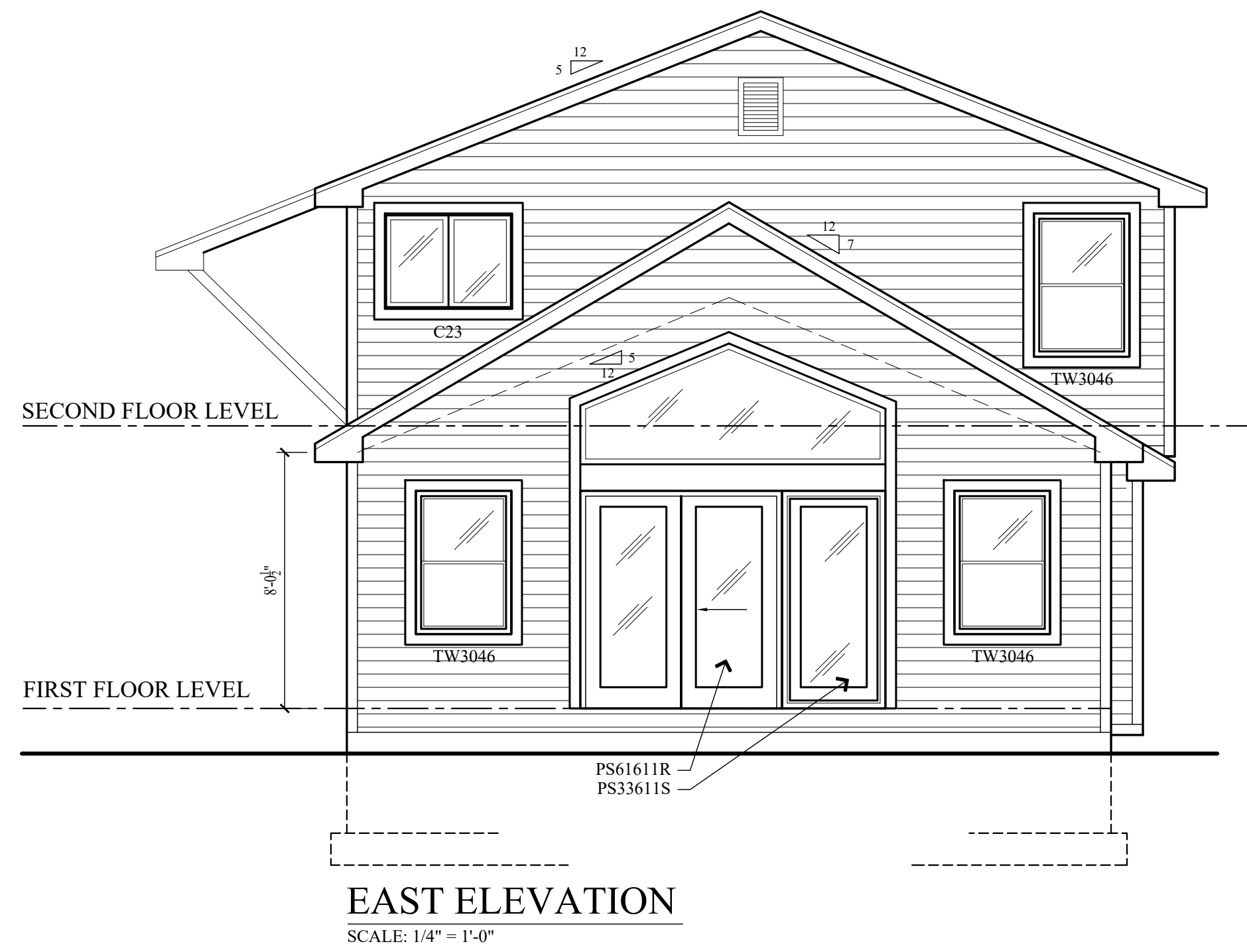
DATE: 07/15/21  
DRAWN BY: K1  
CHECKED BY: DW

REVISIONS:  
DATE DESCRIPTION

SHEET **A1** OF **3**

**DAVID A. WALDAREK, R.A., AIA**  
phone: 585.328.5123  
EMAIL: waldarekdesign@gmail.com





**1**  
**A-2** BUILDING SECTION  
SCALE: 1/2" = 1'-0"

PROJECT: PASTIRK ADDITION

CLIENT: IGOR PASTIRK

LOCATION: 2 OLD KNICE LANE  
PITTSFORD, NY 14534

DATE: 07/15/21  
DRAWN BY: K1  
CHECKED BY: DW

REVISIONS:

DATE	DESCRIPTION

SHEET **A2** OF **3**

PROJECT: PASTIRK ADDITION

CLIENT: IGOR PASTIRK

LOCATION: 2 OLD KNICE LANE  
PITTSFORD, NY 14534

DATE: 07/15/21  
DRAWN BY: K1  
CHECKED BY: DW

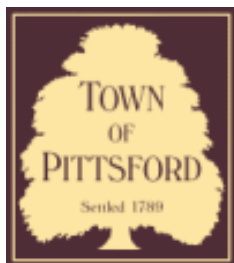
SHEET **A2** OF **3**

**DAVID A. WALDAREK, R.A., AIA**  
phone: 585.328.5123  
EMAIL: waldarekdesign@gmail.com









## Town of Pittsford

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

**Permit #**  
**B21-000191**

Phone: 585-248-6250

FAX: 585-248-6262

### DESIGN REVIEW AND HISTORIC PRESERVATION BOARD REFERRAL OF APPLICATION

**Property Address:** 23 Butternut Drive PITTSFORD, NY 14534

**Tax ID Number:** 165.09-1-26

**Zoning District:** RN Residential Neighborhood

**Owner:** Davis, Joanne A

**Applicant:** Davis, Joanne A

#### Application Type:

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

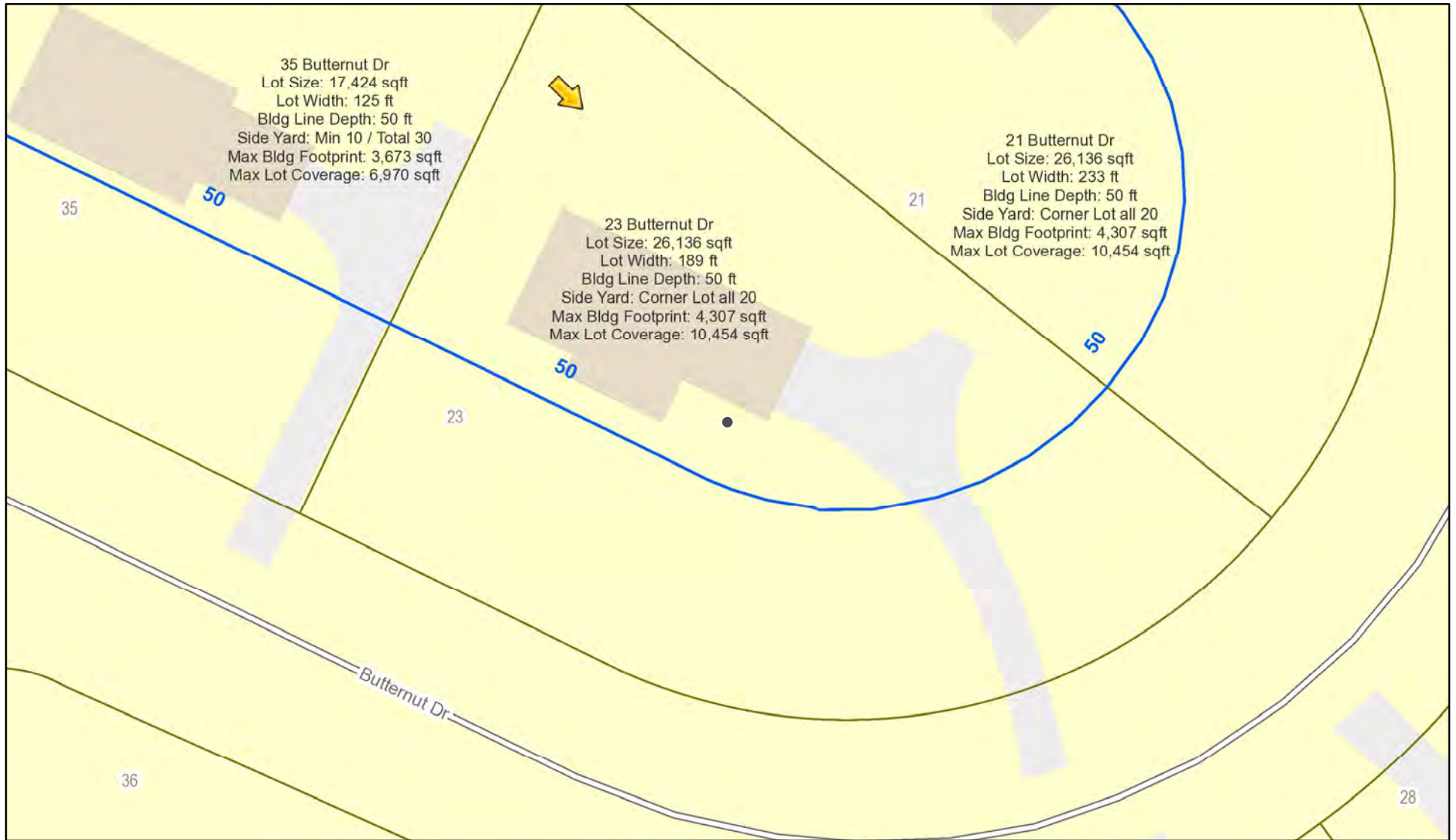
**Project Description:** Applicant is requesting design review for the construction of approximately an 484 SF addition off the back of the existing house.

**Meeting Date:** October 14, 2021

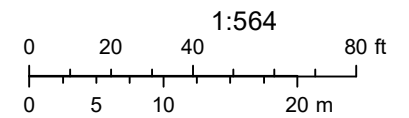


Butternut Dr

# RN Residential Neighborhood Zoning



Printed September 17, 2021



Town of Pittsford GIS

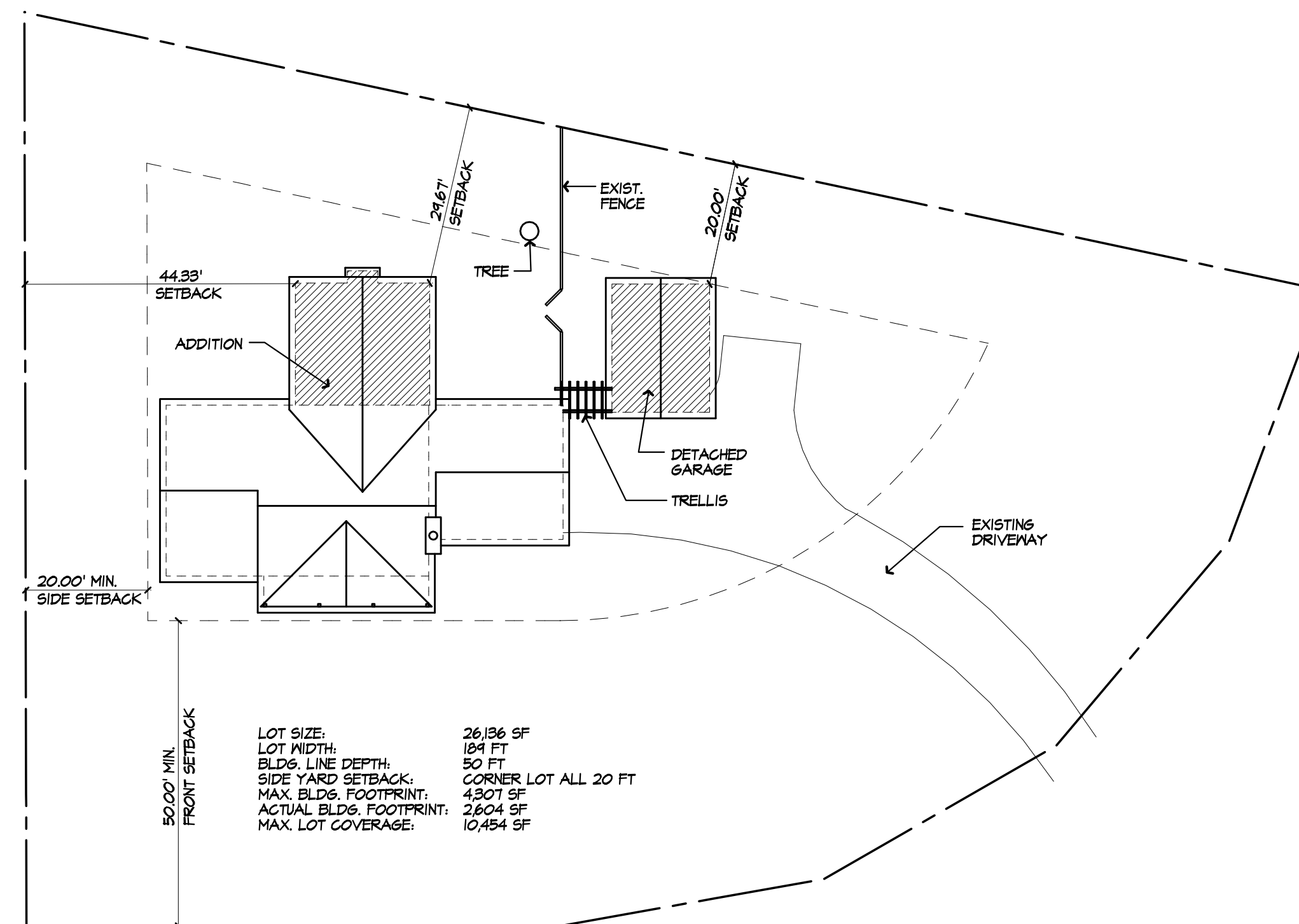
The information depicted on this map is representational and should be used for general reference purposes only. No warranties, expressed or implied, are provided for the data or its use or interpretation.





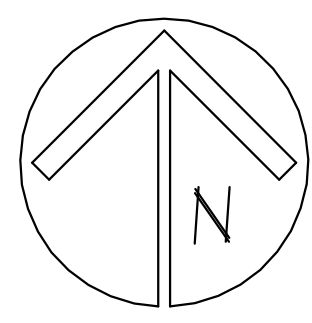
# GENERAL NOTES:

- THESE PLANS HAVE BEEN PREPARED TO THE BEST OF THE ARCHITECT'S KNOWLEDGE, BELIEF, AND PROFESSIONAL JUDGMENT IN ACCORDANCE WITH THE INTERNATIONAL RESIDENTIAL CODE (2015 IRC) AND ENERGY CONSERVATION CODE REQUIREMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADAPTING THESE PLANS, IF REQUIRED, TO SUIT THE NEEDS OF THE BUILDING ON THE SITE. PROVIDED THAT THE ALTERATIONS DO NOT VIOLATE THE CODE OR ALTER THE STRUCTURAL INTEGRITY OF THE BUILDING.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE WITH ALL APPLICABLE BUILDINGS/ELECTRICAL/MECHANICAL/SANITARY AND ENERGY CODES, STATE OR LOCAL. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE WITH THE ENERGY CONSERVATION CODE FOR ALL HVAC EQUIPMENT, HVAC CONTROLS, WATER HEATING EQUIPMENT, PIPE AND DUCT INSULATION, AND FLUORESCENT LAMPS AND BALLASTS.
- THE CONTRACTOR SHALL BE RESPONSIBLE SO THAT BRANDS OF WINDOWS AND DOORS INSTALLED MEET THE NEW YORK STATE ENERGY CONSERVATION CODE REQUIREMENTS. WINDOWS AND / OR DOORS SHOWN ARE INDICATED FOR SIZING ONLY.
- ALL FOOTINGS SHALL REST ON UNDISTURBED VIRGIN SOIL. THE FOOTINGS/FOUNDATION DESIGN ASSUMES MINIMUM SOIL BEARING PRESSURE TO BE 2000 PSF. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SUBGRADE CONDITIONS. IF REQUIRED, THE OWNER AND / OR CONTRACTOR SHALL BE RESPONSIBLE FOR HIRING A SOILS ENGINEER TO VERIFY SUBGRADE CONDITIONS AND SUBSTANTIATE ACTUAL BEARING CAPACITY.
- BACKFILL MATERIALS SHALL BE NATIVE SOIL. FOR FILL UNDER THE GARAGE FLOOR OR BASEMENT FLOOR, PROVIDE SAND/ GRAVEL FILL FOR COMPACTION AS NEEDED
- MINIMUM CONCRETE COMPRESSIVE STRENGTH:  
2500 PSI FOOTINGS  
2500 PSI FLOOR SLABS  
3500 PSI PORCH  
3500 PSI GARAGE
- CONCRETE BLOCK SHALL CONFORM TO ASTM C40 N-1, WALL REINFORCING - ASTM A82. ALL MORTAR SHALL CONFORM TO ASTM C270, TYPE S - 1 PART PORTLAND CEMENT, 1/4 PART LIME, 3 PARTS SAND.
- STRUCTURAL STEEL SHALL CONFORM TO ASTM A36. SHOP-PRIME PAINT TT-P-20, TT-P-91C, TT-P-96. FABRICATION AND INSTALLATION PER THE LATEST EDITION OF THE AISC MANUAL AND SPECIFICATIONS.
- MINIMUM FIBER STRESS IN BENDINGS (FB) FOR ALL FRAMING LUMBER TO BE 1150 PSI #2 HEM-FIR OR BETTER. PROVIDE DOUBLE FRAMING MEMBERS UNDER PARTITIONS RUNNING IN SAME DIRECTION.
- CONTRACTOR SHALL PAY STRICT ADHERENCE TO MICROLAM MANUFACTURER'S WRITTEN DIRECTIONS FOR CUTTING, DRILLING, NOTCHING, JOINING AND GENERAL INSTALLATION OF THEIR PRODUCTS.
- WOOD TRUSSES SHALL BE DESIGNED BY MANUFACTURER. SUPPLIER SHALL BE RESPONSIBLE FOR INSTALLATION DETAILS AND REQUIRED BRIDGING/BRACING.
- PLYWOOD SHALL CONFORM TO U.S. PRODUCT STANDARD PS - 1, THICKNESS AS SHOWN. APA RATED SHEATHING EXP-1. NAILING AND SPACING PER APA RECOMMENDATIONS FOR LOCATIONS INTENDED.
- ALL WOOD IN CONTACT WITH CONCRETE OR MASONRY SHALL BE FULLY WOOD PRESERVATIVE-TREATED WITH OSMOSALTS OR WOLMAN SALTS.
- ALL OPENINGS IN THE BUILDING ENVELOPE (DOORS, WINDOWS, UTILITIES) SHALL BE CAULKED, WEATHER-STRIPPED, OR OTHERWISE SEALED. CORROSION RESISTIVE FLASHINGS SHALL BE PROVIDED AT THE LOCATIONS ON THE EXTERIOR WALL ENVELOPE PER R 709.2 OF THE RESIDENTIAL CODE OF NEW YORK (2015)
- CONTRACTOR SHALL VERIFY ALL NOTES AND DIMENSIONS PRIOR TO CONSTRUCTION. THESE DRAWINGS ARE NOT TO BE SCALED - USE DIMENSIONS GIVEN.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND SAFETY PRECAUTIONS IN CONNECTION WITH THE WORK
- THESE DRAWINGS HAVE BEEN PREPARED FOR STRUCTURAL INTENT ONLY. ELECTRICAL, MECHANICAL AND OTHER BUILDING SYSTEMS, AS REQUIRED ARE TO BE DESIGNED BY OTHERS.
- THE FOLLOWING DESIGN LOADS HAVE BEEN USED IN THE STRUCTURES DESIGN IN ACCORDANCE WITH THE PRINTED SFAN TABLES IN THE RESIDENTIAL CODE OF NEW YORK STATE (2015).  
FLOOR LOADS (LIVING AREAS-1ST FLOOR) 40 PSF  
SLEEPING AREAS (2ND FLOOR) 30 PSF  
EXTERIOR DECKS 40 PSF
- ALL WORK, MATERIALS, METHODS, EQUIPMENT, ETC. SHALL BE IN STRICT ACCORDANCE WITH THE CONTRACT DOCUMENTS. ALL MATERIALS SHALL BE NEW, UNLESS NOTED OTHERWISE.
- WORK SEQUENCE AND SCHEDULE SHALL BE MUTUALLY AGREED UPON BY BOTH THE OWNER AND THE CONTRACTOR.
- IT IS ASSUMED THAT THE SUBSURFACE CONDITIONS WILL BE EARTH OR SOIL. IF BEDROCK IS ENCOUNTERED, REMOVAL WILL BE CONSIDERED AN ADDITION TO CONTRACT.
- ANY DEMOLITION WORK SHALL BE DONE CAREFULLY. ALL DISTURBED SURFACES TO BE REPAIRED APPROPRIATELY. ALL SALVAGEABLE ITEMS SHALL BE TURNED OVER TO THE OWNER.
- EXAMINATION OF THE SITE SHOULD BE MADE BY ALL CONTRACTORS CONCERNED TO FULLY CONSIDER ALL SITE CONDITIONS WHICH MAY HAVE A BEARING ON THE WORK OF THE ENTIRE PROJECT. SUBMISSION OF A BID IS PRESUMPTIVE EVIDENCE THAT THE BIDDER IS CONVERSANT WITH LOCAL JURISDICTIONS AND HAS MADE DUE ALLOWANCES IN HIS BID FOR ALL CONTINGENCIES. THE OWNER RESERVES THE RIGHT TO REJECT ANY OR ALL BIDS.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE ARCHITECT IN CASE OF ANY OR ALL DEVIATIONS FROM THESE DRAWINGS. THE ARCHITECT SHALL BE HELD HARMLESS AS A RESULT OF ANY UNAUTHORIZED CHANGES TO THESE PLANS. ADDITIONAL FEES MAY OCCUR FOR "AS BUILT" DOCUMENTATION DUE TO CIRCUMSTANCES BEYOND THE ARCHITECT'S CONTROL, OR OWNER / CONTRACTOR CHANGES TO THESE DRAWINGS
- THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS AND APPROVALS REQUIRED BY THE LOCAL ZONING AND BUILDING DEPARTMENTS AND ANY OTHER GOVERNMENTAL AGENCY HAVING JURISDICTION OVER THE WORK. ALL APPLICABLE REGULATIONS SHALL BE ADHERED TO AND CARRIED OUT BY ALL INDIVIDUALS UNDER THIS CONTRACT.
- THE CONTRACTOR SHALL FURNISH A CERTIFICATE OF INSURANCE INDICATING THE TYPE AND AMOUNTS OF COVERAGE AS REQUIRED BY NEW YORK STATE AND THE LOCAL MUNICIPALITY.
- THE CONTRACTOR SHALL REMOVE ALL RUBBISH AND LEAVE THE COMPLETED PROJECT IN A CLEAN STATE, SATISFACTORY TO THE OWNER.
- THE CONTRACTOR SHALL GUARANTEE HIS WORK AND HIS SUBCONTRACTOR'S WORK AGAINST FAULTY MATERIALS AND WORKMANSHIP IN ACCORDANCE WITH NEW YORK STATE GENERAL BUSINESS LAW.
- ONLY COPIES FROM THE ORIGINALS OF THESE DRAWINGS MARKED WITH AN ORIGINAL OF THE ARCHITECT'S EMBOSSED SEAL SHALL BE CONSIDERED TO BE VALID TRUE COPIES.
- BUILDING IS CLASSIFIED AS A ONE FAMILY DWELLING
- SMOKE-DETECTING ALARM DEVICES SHALL BE INSTALLED IN COMPLIANCE WITH SECTION RB3.1 OF THE RESIDENTIAL CODE OF NEW YORK STATE (2015)
- CARBON MONOXIDE ALARM DEVICES SHALL BE INSTALLED IN COMPLIANCE WITH SECTION RB3.4 OF THE RESIDENTIAL CODE OF NEW YORK STATE (2015)
- PROVIDE A MIN. 3/4 HR. FIRE SEPARATION PER SECTION RB04.2 OF THE RESIDENTIAL CODE OF NEW YORK STATE (2015) ALL WALLS AND FLOORS DEMISING RESIDENCE FROM AN ATTACHED GARAGE
- ALL MATERIALS USED IN THIS PROJECT SHALL BE NON-ASBESTOS AND NON-LEAD CONTAINING.



## PLOT PLAN

SCALE: 1"=20'-0"  
\* NOTE: ALL LAND ENGINEERING TO BE PROVIDED BY OTHERS



**JOANNE DAVIS**

**ADDITION**

**23 BUTTERNUT DR., PITTSFORD, NY**

# DRAWING INDEX

1	TITLE PAGE
2	FRONT/LEFT SIDE ELEVATIONS
	REAR/RIGHT SIDE ELEVATIONS
3	BASEMENT/FOUNDATION PLAN
4	1ST FLOOR PLAN
5	ROOF PLAN, BUILDING SECTIONS, DETAILS, AND WALL SECTION

## ENERGY COMPLIANCE DETAILS & PATH

MEETS OR EXCEEDS PRESCRIPTIVE REQUIREMENTS PER INTERNATIONAL RESIDENTIAL CODE (2015 IRC) CLIMATE ZONE - 5

COMPONENT	REQUIRED	PROVIDED
1. FENESTRATION U-FACTOR	32	30
2. CEILING R-FACTOR	49	49
3. 1ST & 2ND FLOOR WOOD FRAMED WALL R-VALUE	20 OR 13+5	HIGH DENSITY 2I 2I/BAND JSTS
4. BASEMENT CONCRETE WALL R-VALUE	15 CONTINUOUS OR 19 CAVITY FULL HEIGHT	R-15 CONTINUOUS FULL HEIGHT
5. FLOOR R-VALUE	30	30
6. SLAB R-VALUE & DEPTH	R-10 @ 24" DEEP	R-10 @ 24" DEEP

## 2015 INTERNATIONAL ENERGY CONSERVATION CODE (IECC) COMPLIANCE PATH

- A MINIMUM OF 75% OF THE LAMPS IN PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL BE HIGH-EFFICIENCY LAMPS PER SECTION 1104.1
- RECESSED LUMINAIRES INSTALLED IN THE BUILDING THERMAL ENVELOPE SHALL BE SEALED WITH A GASKET OR CAULK BETWEEN THE HOUSING AND THE INTERIOR WALL OR CEILING COVERING TO LIMIT AIR LEAKAGE BETWEEN CONDITIONED AND UNCONDITIONED SPACES. PER SECTION 1102.4.5
- CONTRACTOR TO PROVIDE A PROGRAMMABLE THERMOSTAT TO CONTROL THE HVAC SYSTEM PER SECTION 1103.1.1
- ALL CIRCULATING SERVICE HOT WATER PIPING SHALL BE INSULATED TO AT LEAST R-2. CIRCULATION HOT WATER SYSTEMS SHALL INCLUDE AN AUTOMATIC OR READILY ACCESSIBLE MANUAL SWITCH THAT CAN TURN OFF THE HOT WATER CIRCULATING PUMP WHEN THE SYSTEM IS NOT IN USE. PER SECTION 1103.3.4
- AIR LEAKAGE TEST TO BE CONDUCTED & PERFORMED BY A THIRD PARTY IN COMPLIANCE WITH 102.4.1.2. AIR LEAKAGE RATE MAY NOT EXCEED 3 ACH (CLIMATE ZONE 5)
- ATTIC ACCESS SHALL BE INSULATED WITH THE SAME R-VALUE AS THE ATTIC, WEATHER STRIPPED AND LATCHED PER SECTION 1102.2.3
- DUCTWORK ON EXTERIOR WALLS IF REQUIRED SHALL BE INSULATED TO A MINIMUM OF R-6 PER 1103.2.1
- MECHANICAL VENTILATION PER SECTION 1103.6 TO BE MET WITH CONTINUOUS USE EXHAUST FANS AND MAKE-UP AIR CONTROLS, PER SECTION 1103.7.3 REQUIREMENT
- MECHANICAL VENTILATION FAN EFFICACY SHALL MEET MINIMUM REQUIREMENTS PER SECTION 1103.6.1
- HEATING AND COOLING EQUIPMENT SHALL BE SIZED IN ACCORDANCE WITH SECTION 1103.7 REQUIREMENTS.

## BASIC DESIGN CRITERIA

- GROUND SNOW LOAD - 40 PSF R301.2 (5)
- WIND SPEED - 115 MPH, EXPOSURE B R301.2.1
- SEISMIC DESIGN CATEGORY - A R301.2 (2)
- WEATHERING - SEVERE
- FROST LINE DEPTH - 48"
- TERMITE DAMAGE - NONE TO SLIGHT
- DECAY DAMAGE - NONE TO SLIGHT
- WINTER DESIGN TEMPERATURE - 1
- ICE SHIELD UNDERLAYMENT REQUIRED - YES
- FLOOD HAZARD - FIRM - 1942
- ROOF TIE DOWN REQUIREMENTS R602.1.1



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

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Pittsford, NY 14534

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

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PROJECT:  
ADDITION  
23 BUTTERNUT DR  
PITTSFORD, NY

CLIENT:  
JOANNE DAVIS

DRAWING:  
TITLE PAGE

DRAWN:  
PM/JTL

CHECKED:  
v

DATE: SEPTEMBER 2021

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


JOB NO.: 14MB844

SHEET:

**1**

OF 5 SHEETS





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

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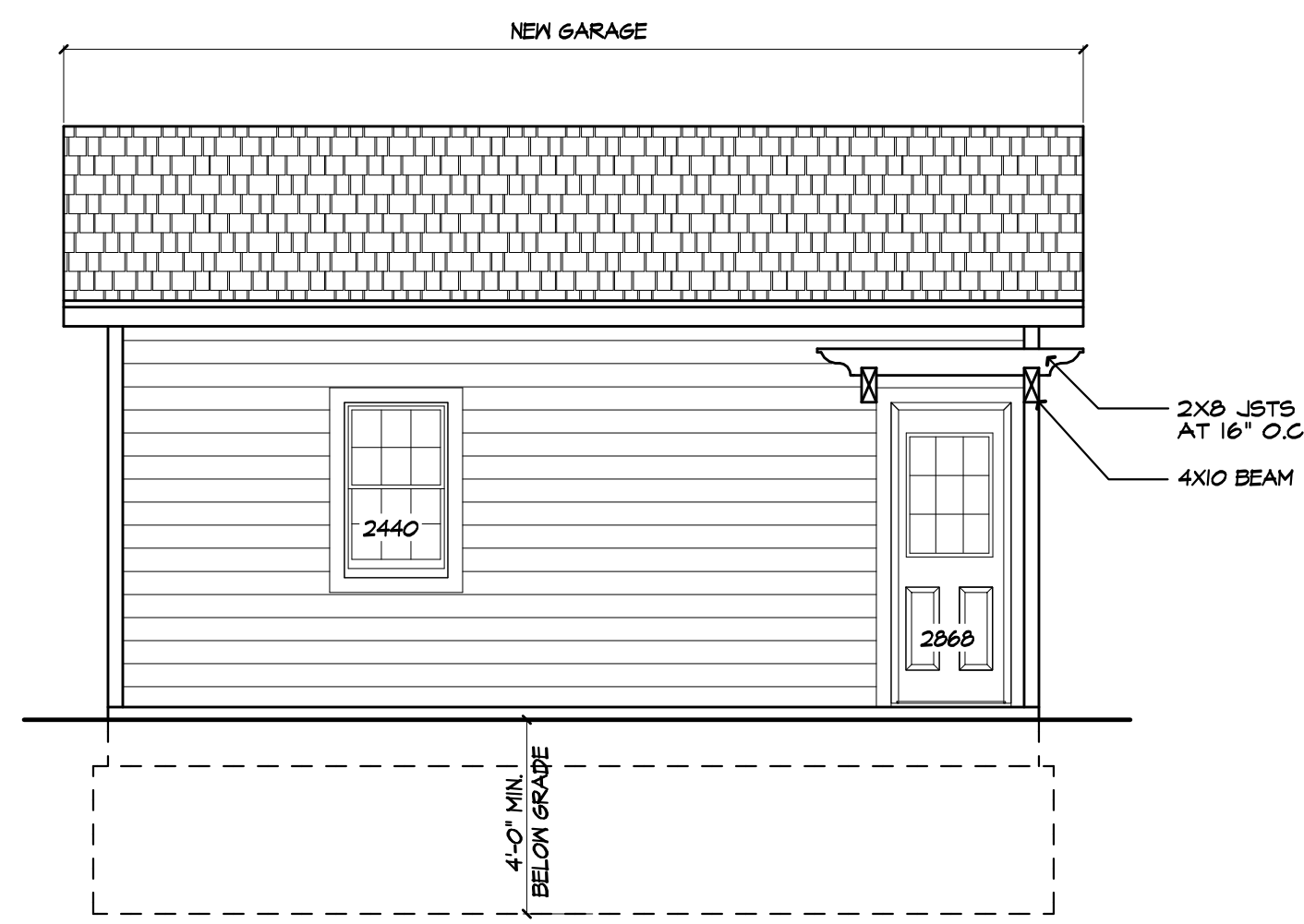
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**PROJECT:**  
 ADDITION  
 28 BUTTERNUT DR  
 PITTSFORD, NY

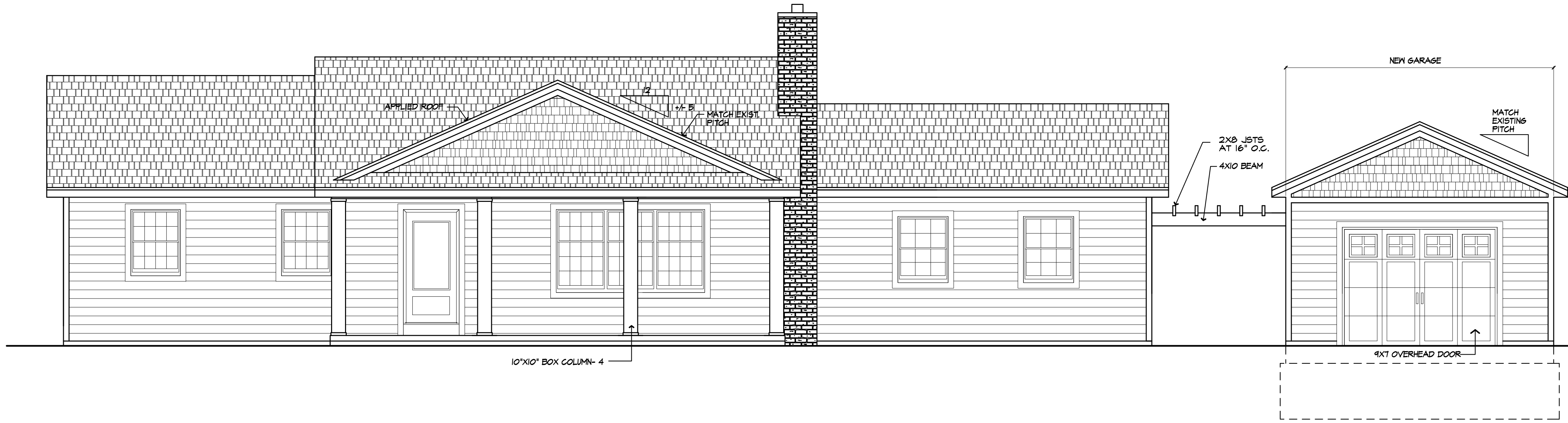
**CLIENT:**  
 JOANNE DAVIS

**DRAWING:**  
 ELEVATIONS - PROPOSED

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<b>DATE:</b> SEPTEMBER 2021	
<b>SCALE:</b> 1/4"=1'-0"	
<b>JOB NO.:</b> 14MB844	
<b>SHEET:</b>	
<b>2</b>	
OF <b>5</b> SHEETS	

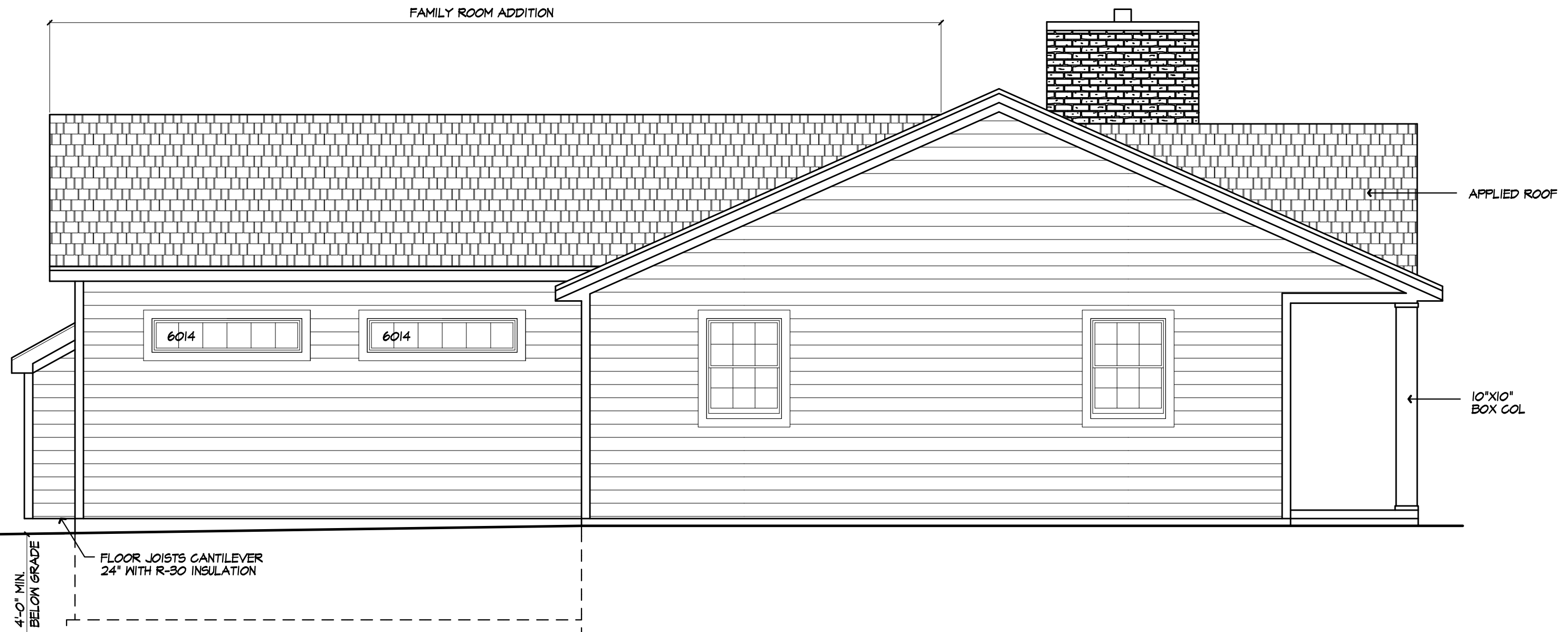



GARAGE LEFT ELEV.  
 PROPOSED

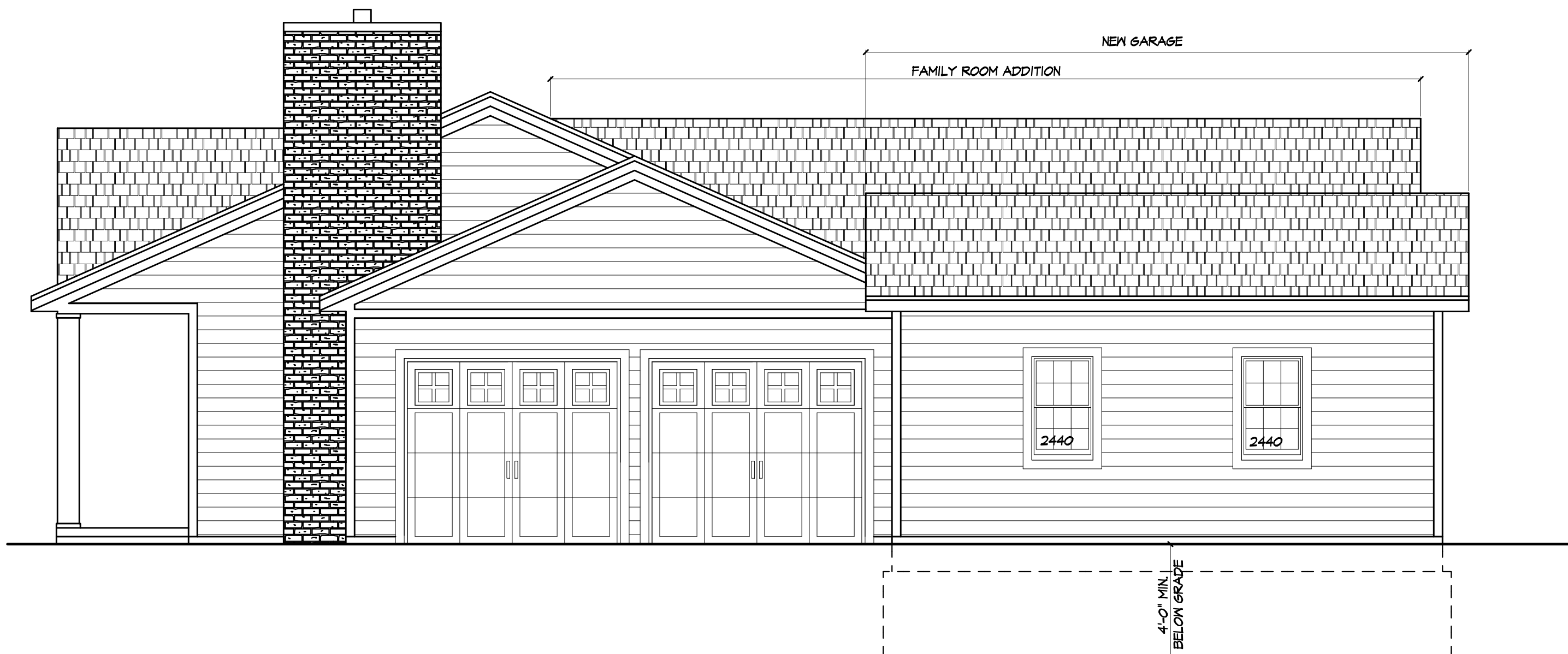


FRONT ELEVATION  
 PROPOSED

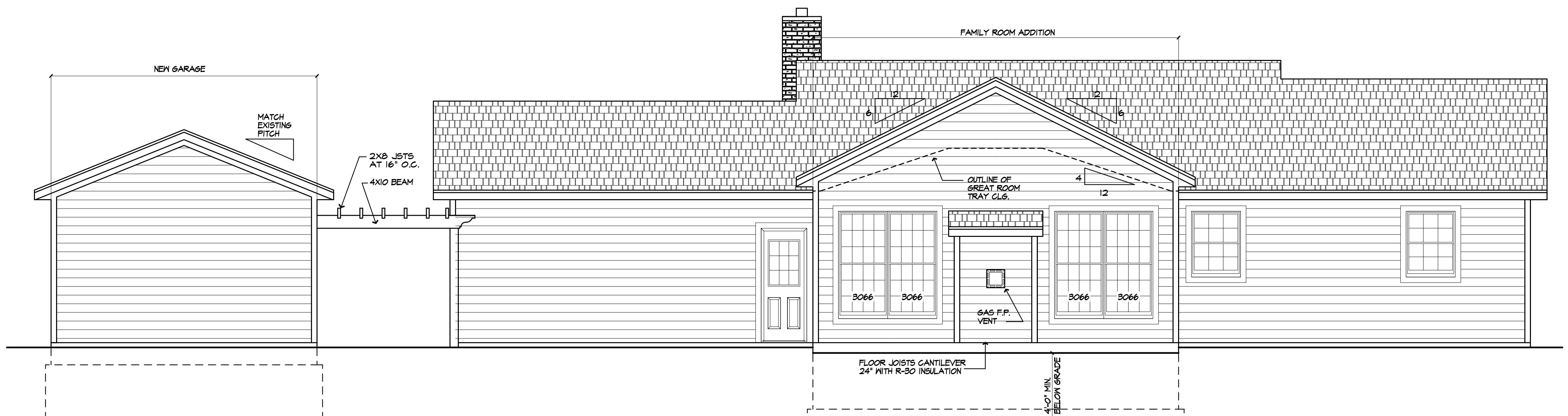
ALL EXTERIOR FINISHES  
 TO MATCH EXISTING



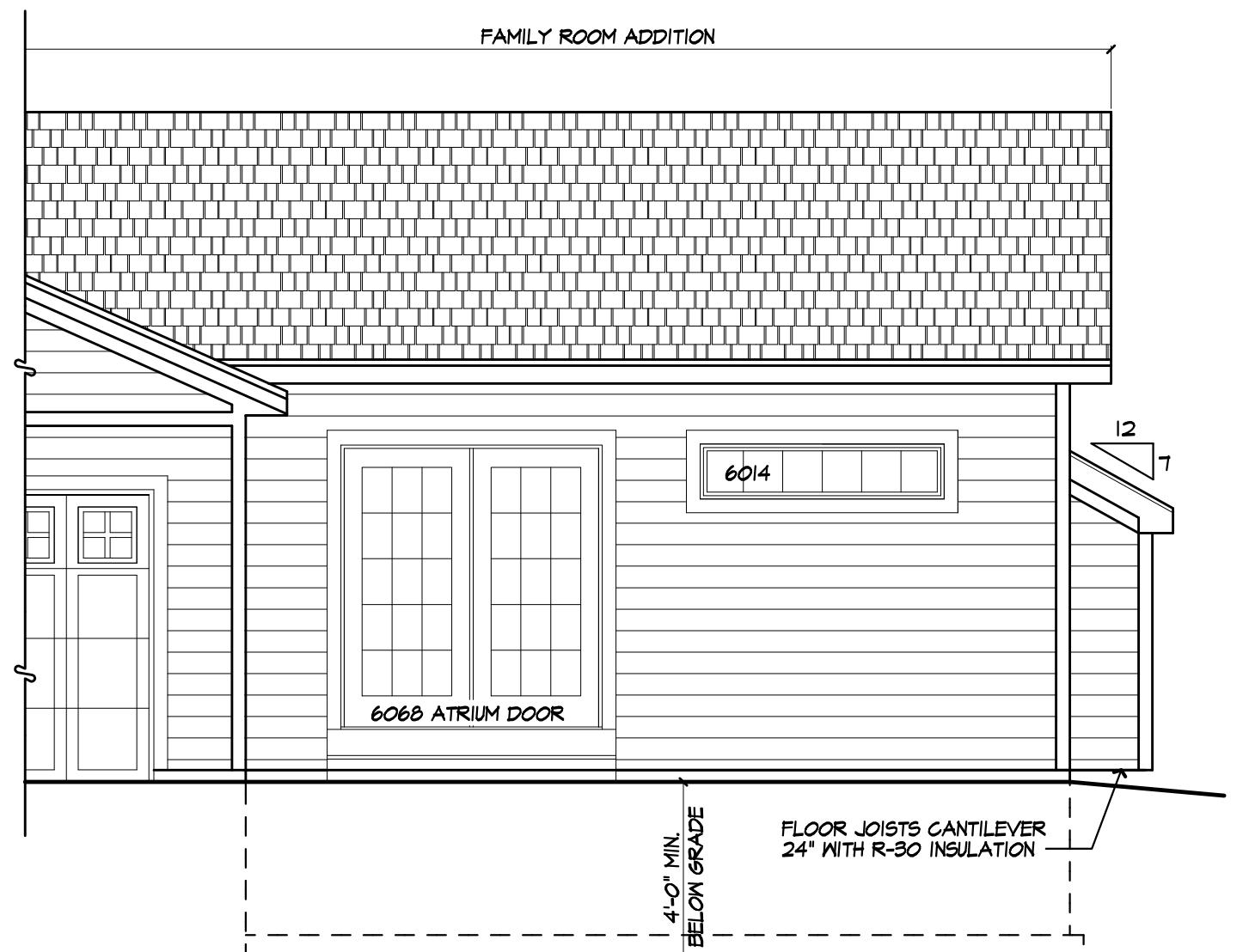
LEFT SIDE ELEVATION  
 PROPOSED



RIGHT SIDE ELEVATION  
 PROPOSED

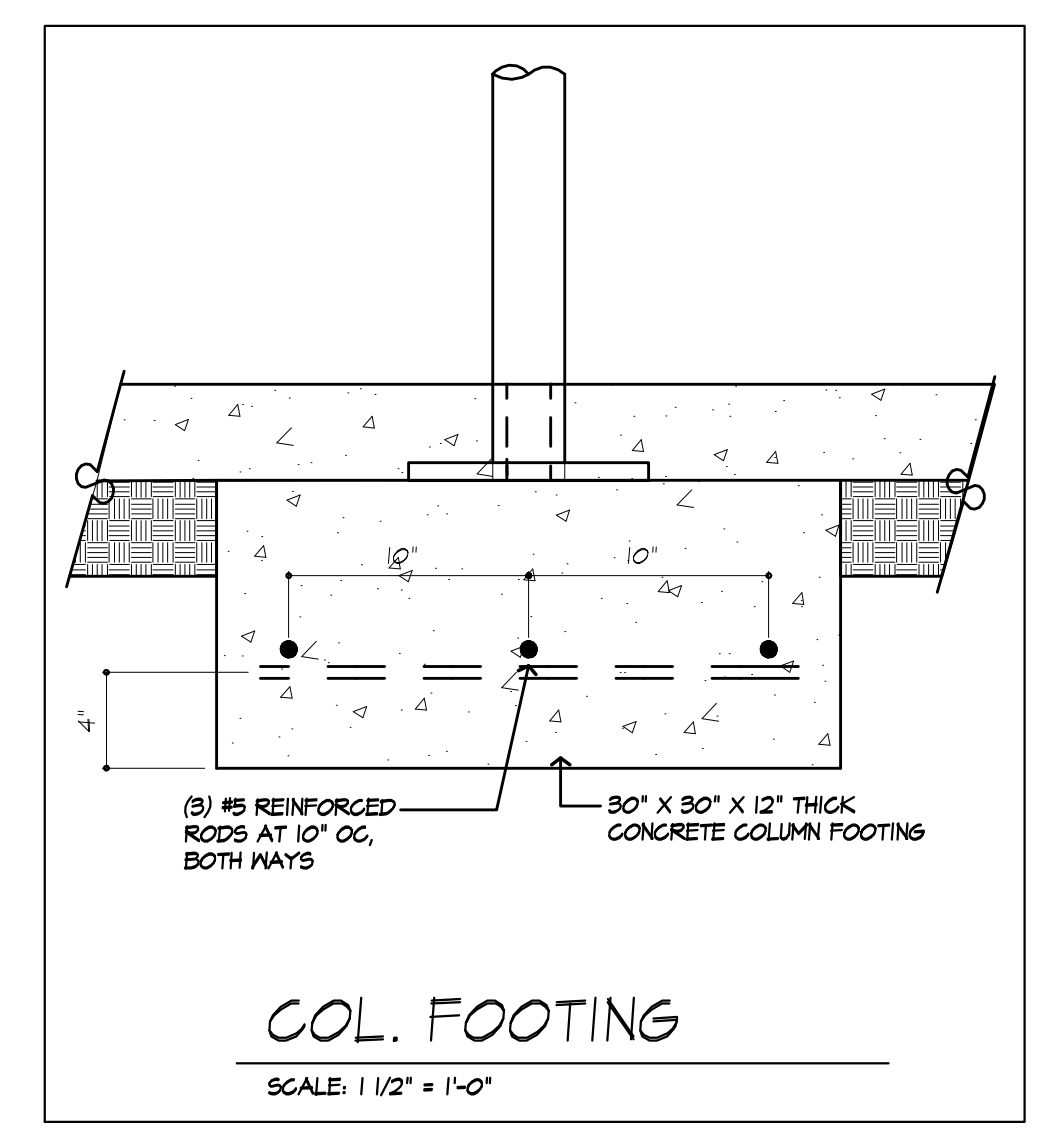
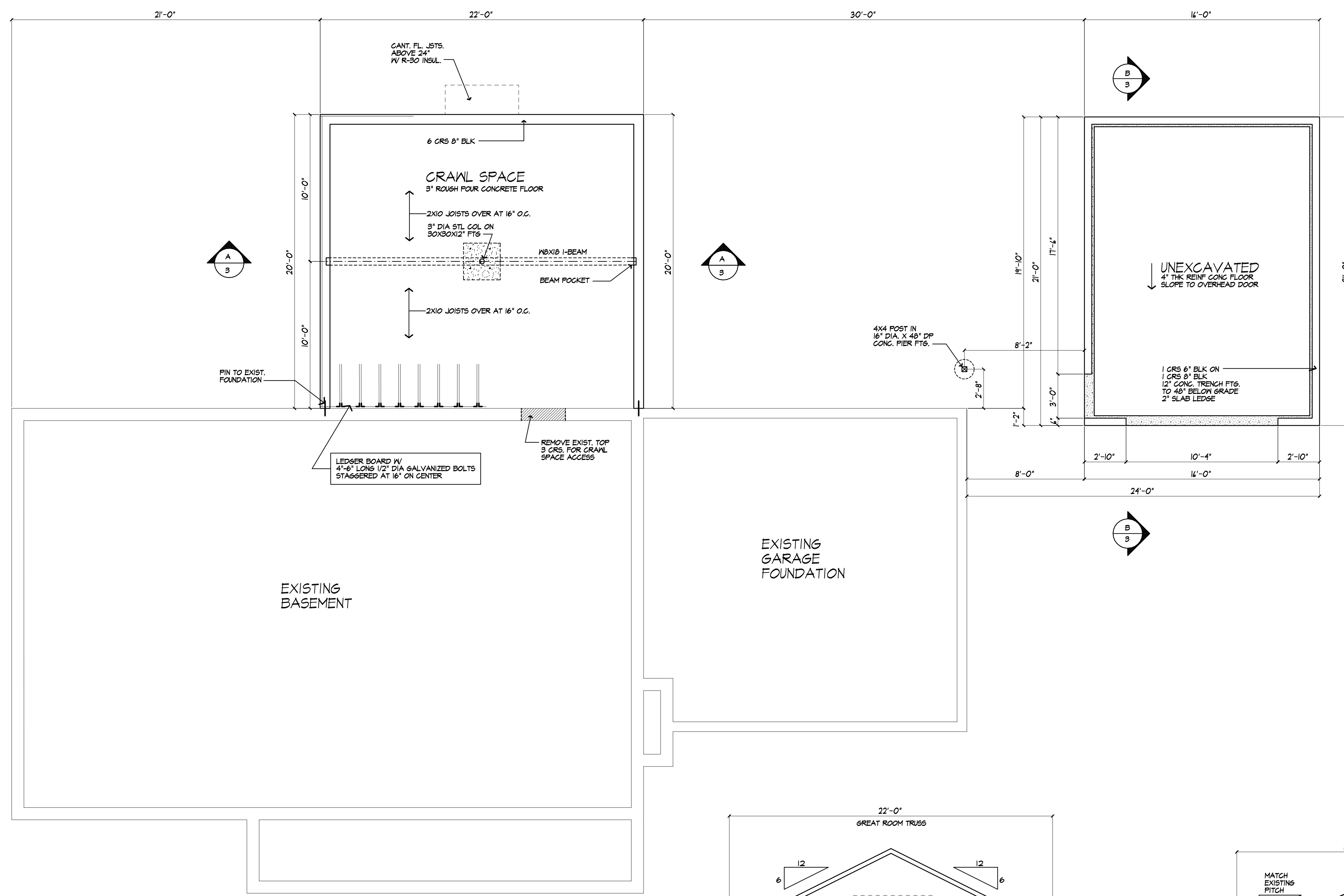


REAR ELEVATION  
 PROPOSED



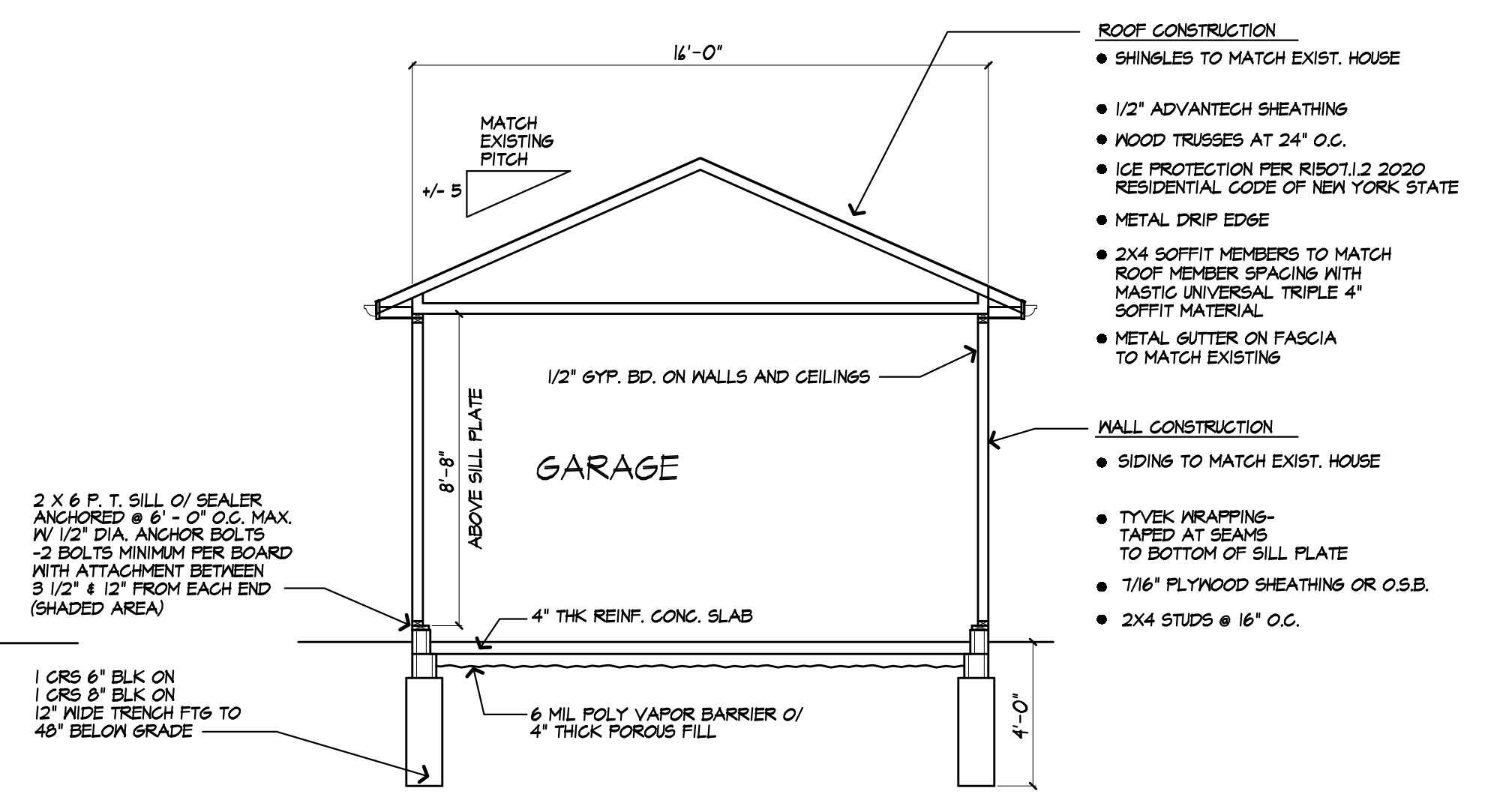
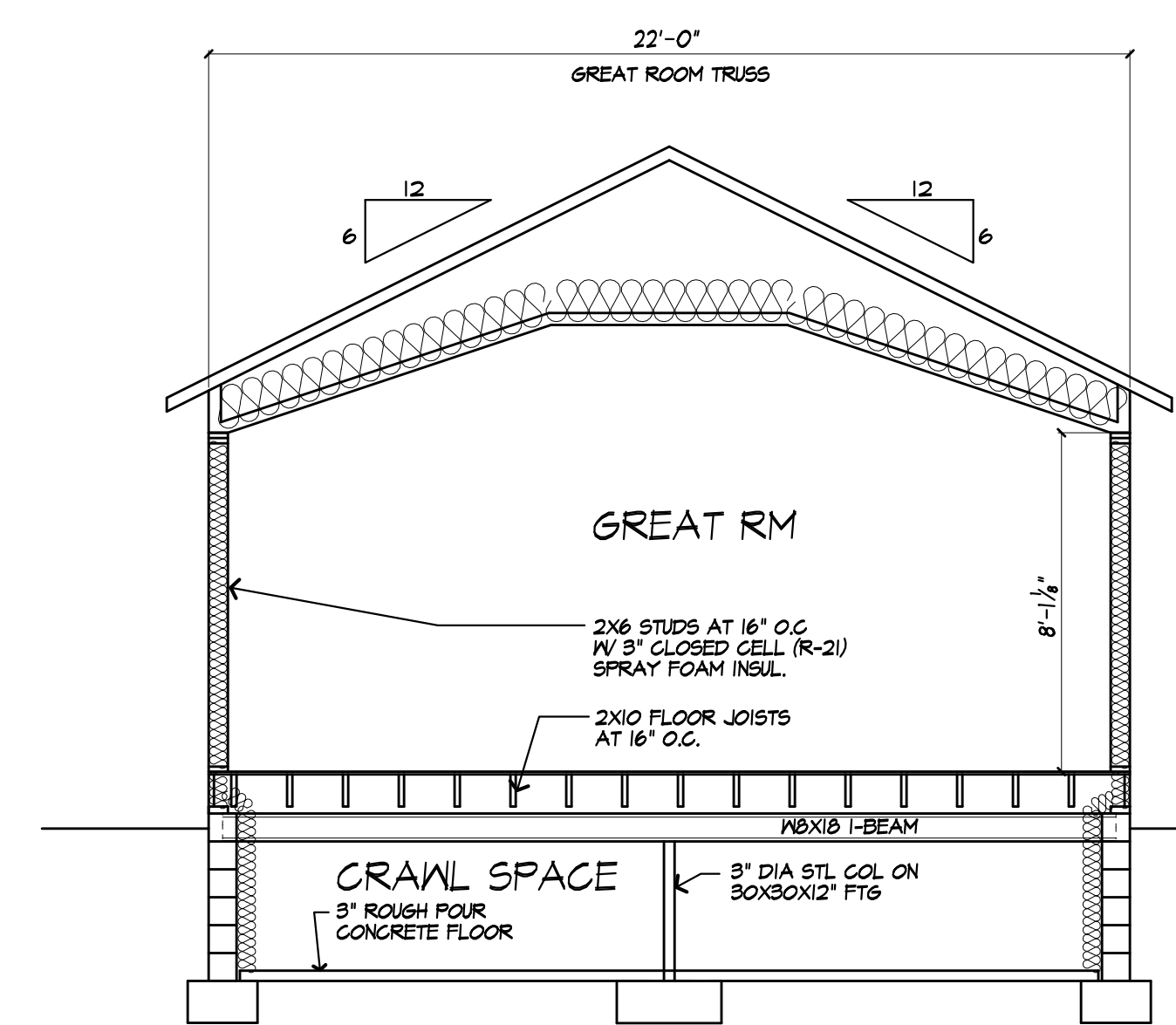
RIGHT SIDE PARTIAL ELEV.  
 PROPOSED

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**FOUNDATION PLAN - PROPOSED**

- NOTES :**
- FOOTINGS TO BE PLACED ON UNDISTURBED SOIL HAVING A MIN. BEARING CAPACITY OF 2000 P.S.F.  
 SIZE: 8" BLK.- 20" WIDE X 12" THK.
  - MIN. CONC. COMPRESSIVE STRENGTH IN 28 DAYS: GARAGE: 3500 P.S.I.
- A. MORTAR SHALL BE TYPE M OR S AND MASONRY SHALL BE LAID IN RUNNING BOND.  
 B. SOIL CLASSES ARE IN ACCORDANCE WITH THE UNIFIED SOIL CLASSIFICATION SYSTEM AND DESIGN LATERAL SOIL LOADS ARE FOR MOIST CONDITIONS WITHOUT HYDROSTATIC PRESSURE. REFER TO TABLE R405.1.  
 C. FOR SI: 1 INCH = 25.4 MM, 1 FOOT = 304.8 MM, 1 POUND PER SQUARE FOOT PER FOOT = 0.157 KPA/MM.



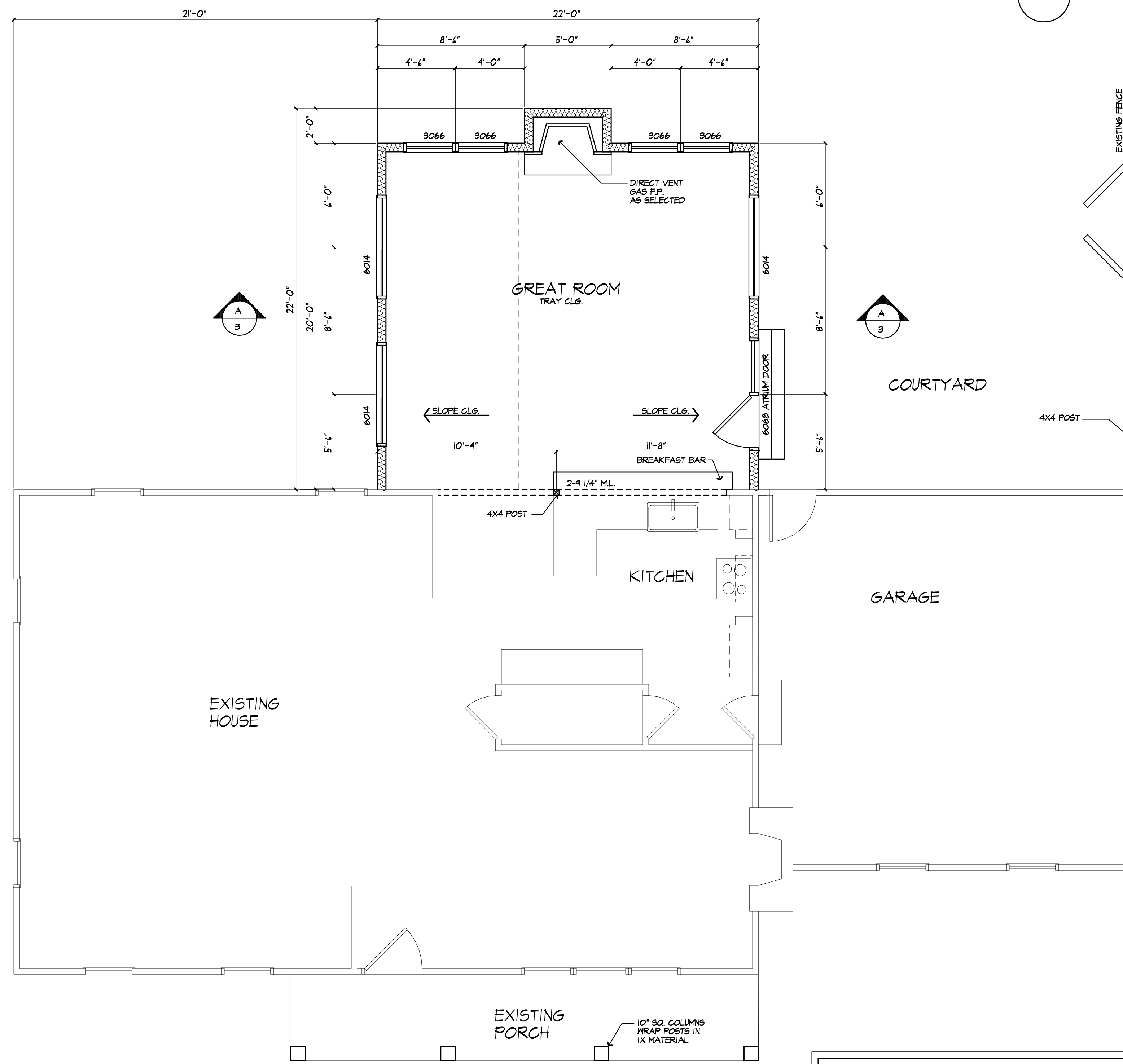
**PROJECT:**  
 ADDITION  
 28 BUTTERNUT DR  
 PITTSFORD, NY

**CLIENT:**  
 JOANNE DAVIS

**DRAWING:**  
 FOUNDATION PLAN AND BUILDING SECTION

<b>DRAWN:</b> FM/JTL	<b>CHECKED:</b> V
<b>DATE:</b>	SEPTEMBER 2021
<b>SCALE:</b>	1/4"=1'-0"
<b>JOB NO.:</b>	MM8844
<b>SHEET:</b>	<b>3</b>
	OF 5 SHEETS





**HEADER SCHEDULE**  
UNLESS OTHERWISE NOTED

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

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

**WALL LEGEND**

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

USE SIMPSON OR EQUAL METAL HANGERS AT ALL HDR CONNECTIONS

**SMOKE & CARBON MONOXIDE ALARM LOCATIONS**  
R314/R315

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

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



121 Sully's Trail  
Pittsford, NY 14534

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

www.MorabitoArchitects.com

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**PROJECT:**  
ADDITION  
28 BUTTERNUT DR  
PITTSFORD, NY

**CLIENT:**  
JOANNE DAVIS

**DRAWING:**  
PROPOSED FLOOR PLAN, NOTES,  
PARTIAL EXISTING FLOOR PLAN

**DRAWN:** PM/JTL  
**CHECKED:** v

**DATE:** SEPTEMBER 2021

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

**JOB NO.:** 14M8844

**SHEET:** 4  
OF 5 SHEETS

**PROPOSED FLOOR PLAN**

AREA: 440 SQ FT (PROPOSED ADDITION)

**WINDOW FALL PROTECTION**  
R312.2

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

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

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

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

**WINDOW GLAZING**  
R308

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

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

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

R308.4.2 GLAZING ADJACENT TO THE BOTTOM STAIR LANDINGS. GLAZING ADJACENT TO THE LANDINGS AT THE BOTTOM OF A STAIRWAY WHERE THE GLAZING IS LESS THAN 56" ABOVE THE LANDINGS AND WITHIN A 60° HORIZONTAL ARC LESS THAN 180 DEGREES FROM THE BOTTOM TREAD NOSING SHALL BE CONSIDERED TO BE A HAZARDOUS LOCATION. EXCEPTIONS:

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

**EXHAUST DUCTS AND EXHAUST OPENINGS**

M 1504.2 DUCT LENGTH

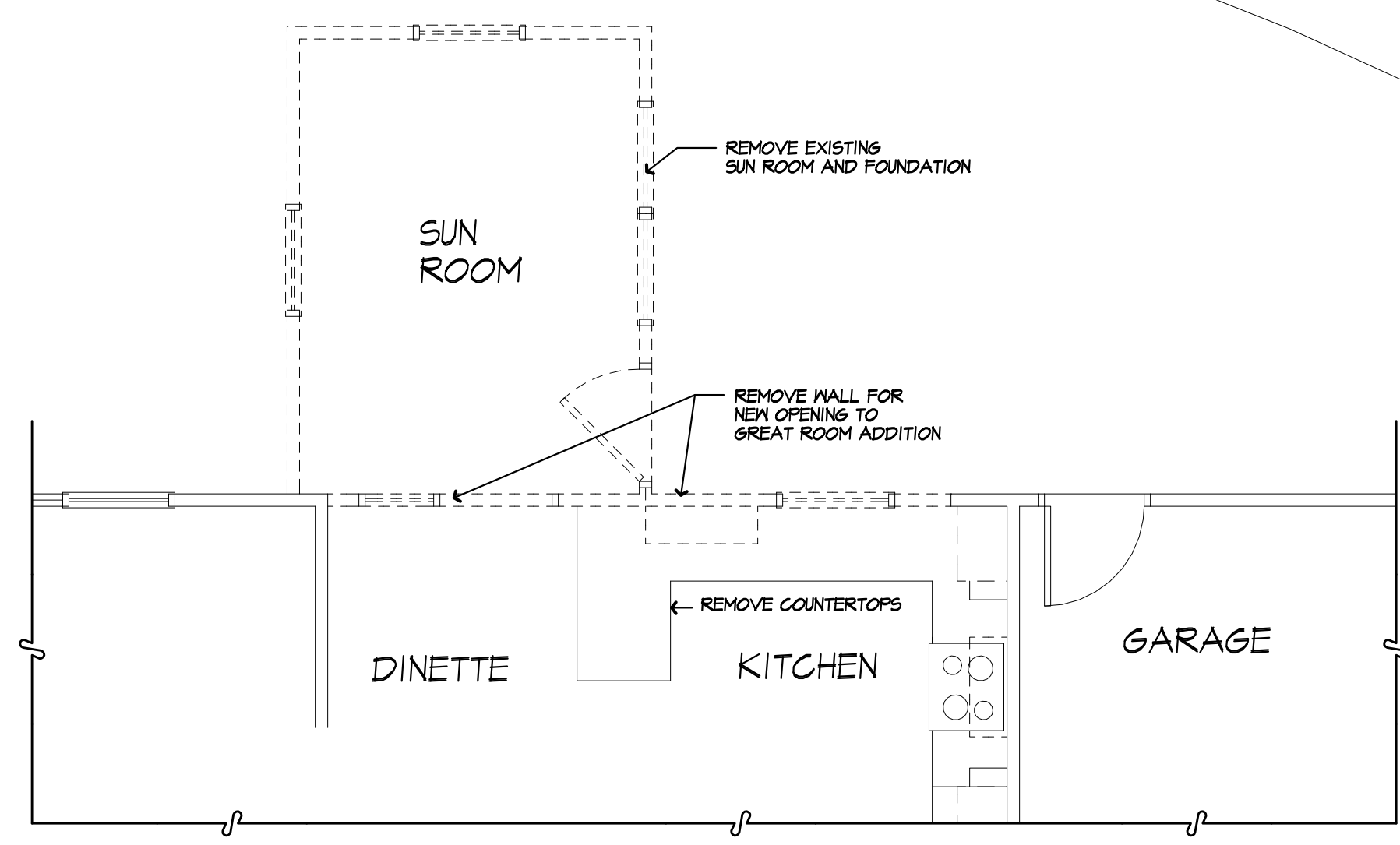
THE LENGTH OF EXHAUST AND SUPPLY DUCTS USED WITH VENTILATING EQUIPMENT SHALL NOT EXCEED THE LENGTHS DETERMINED IN ACCORDANCE WITH TABLE M1504.2

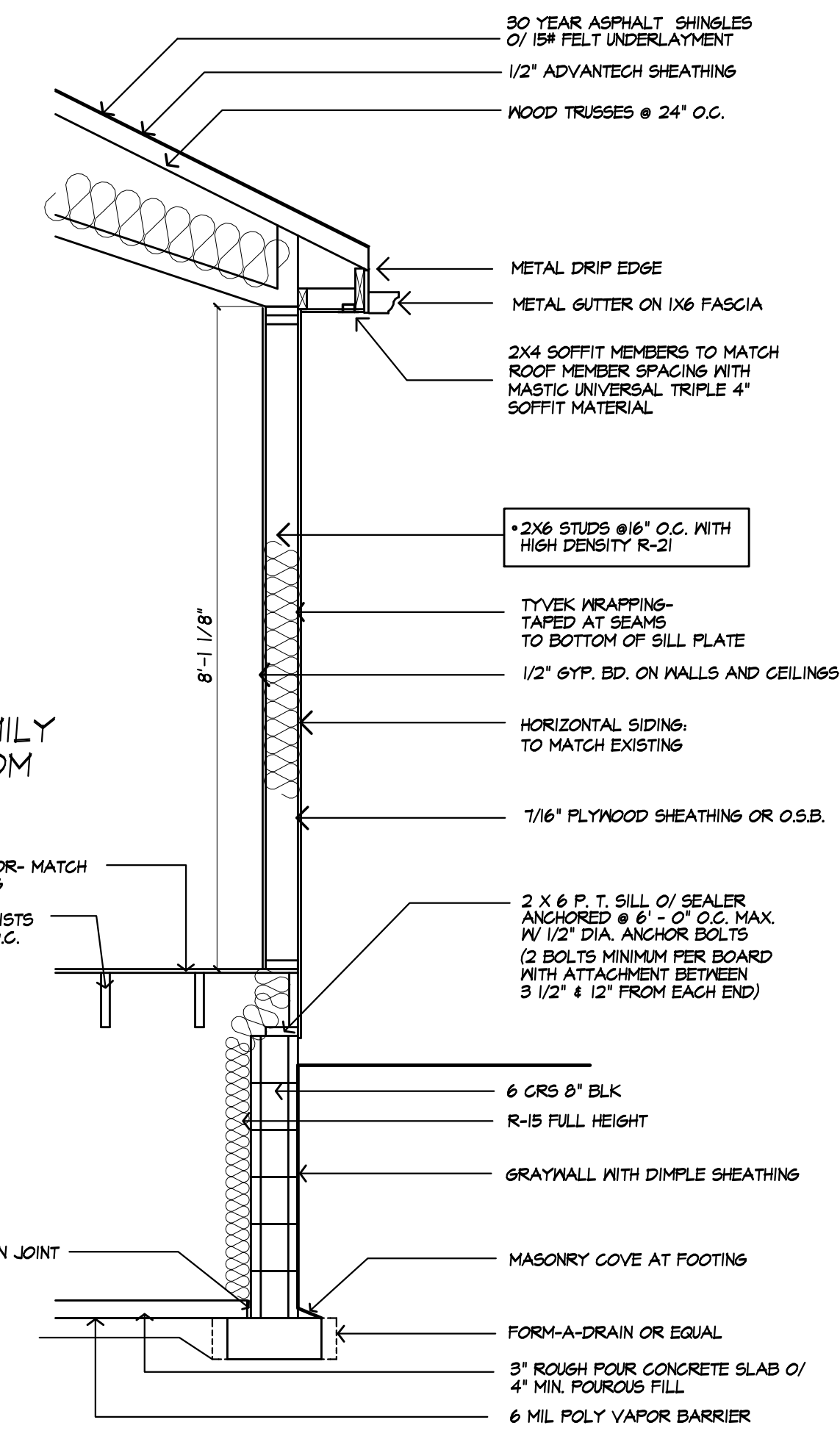
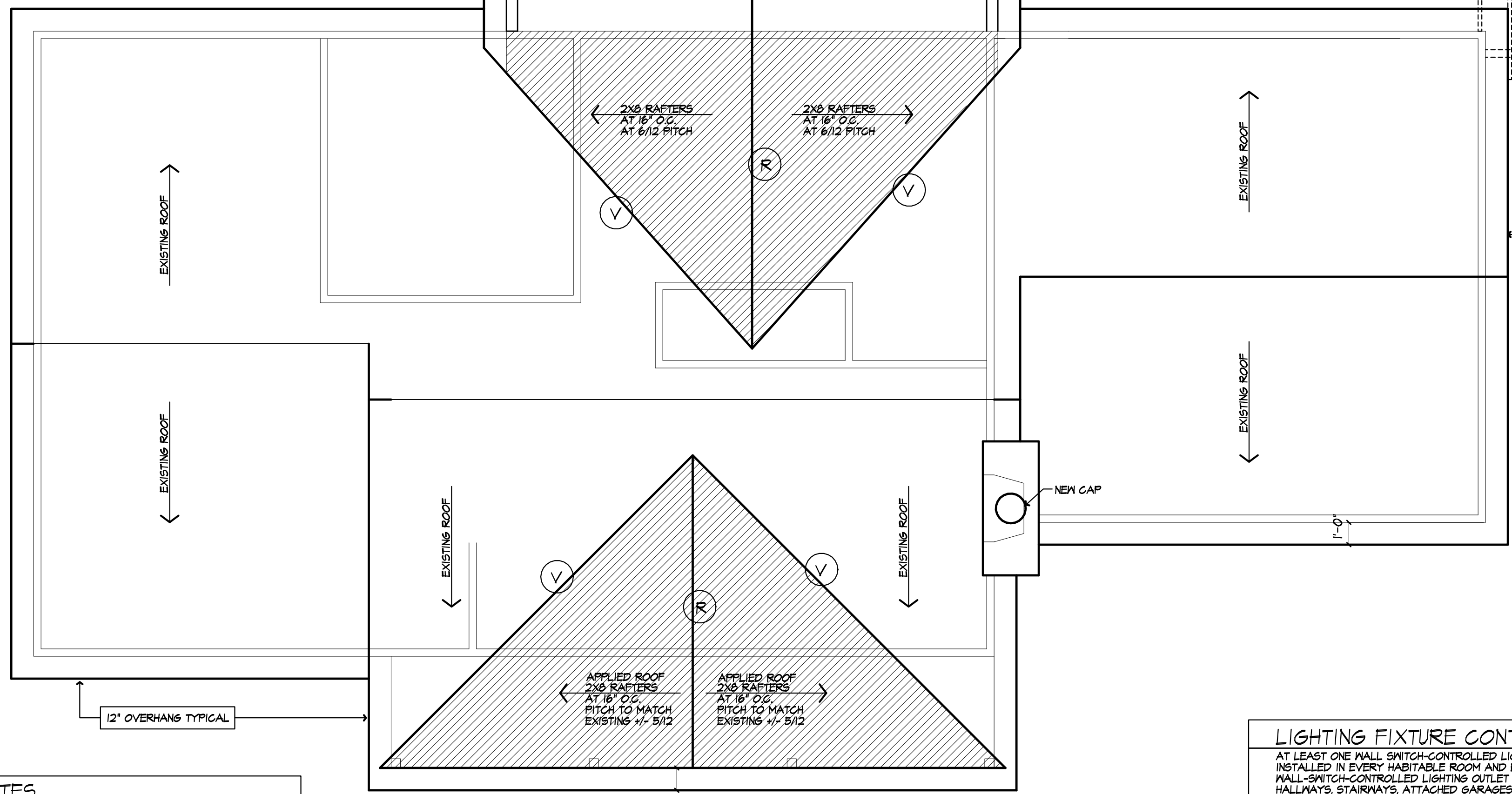
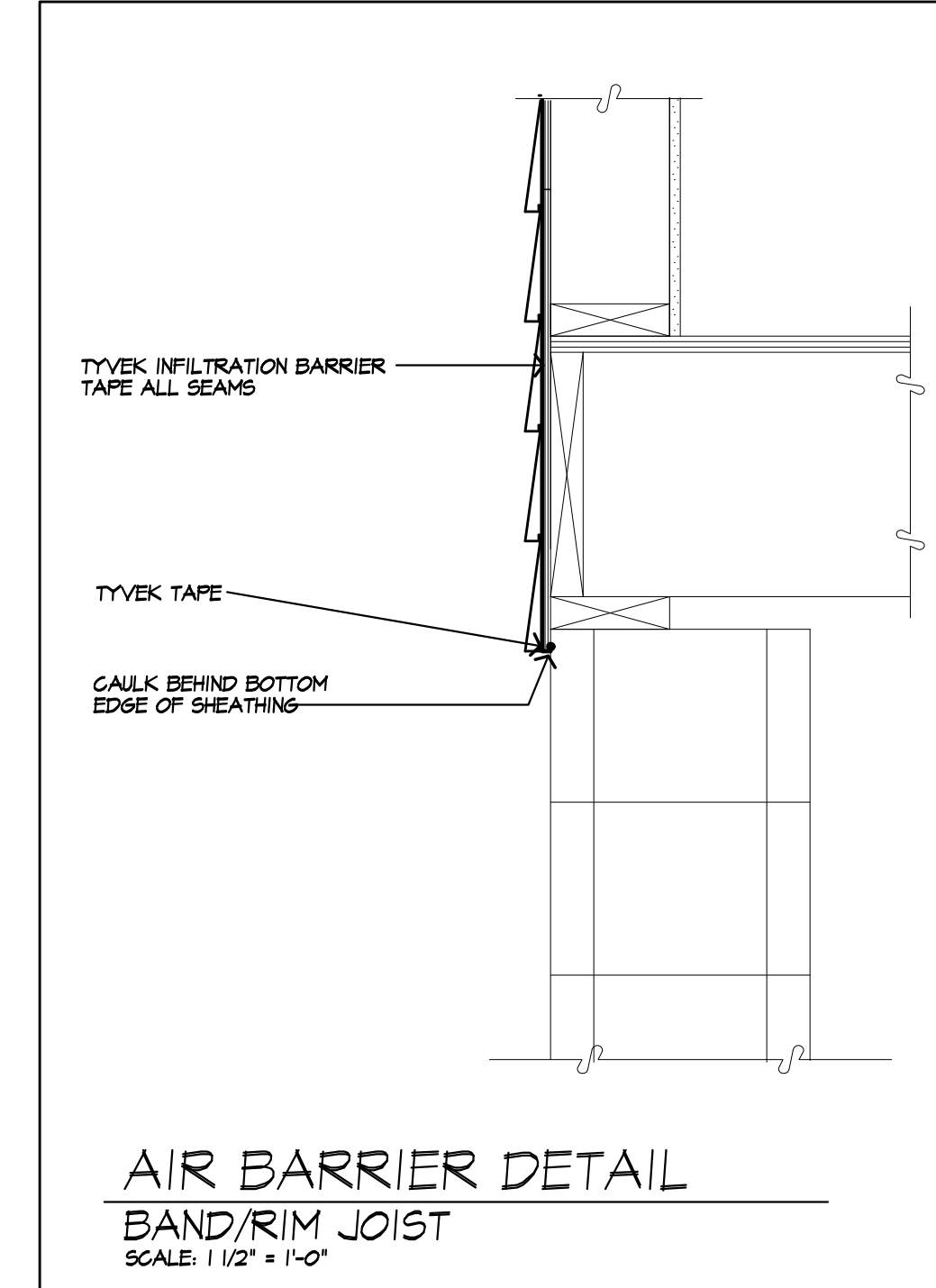
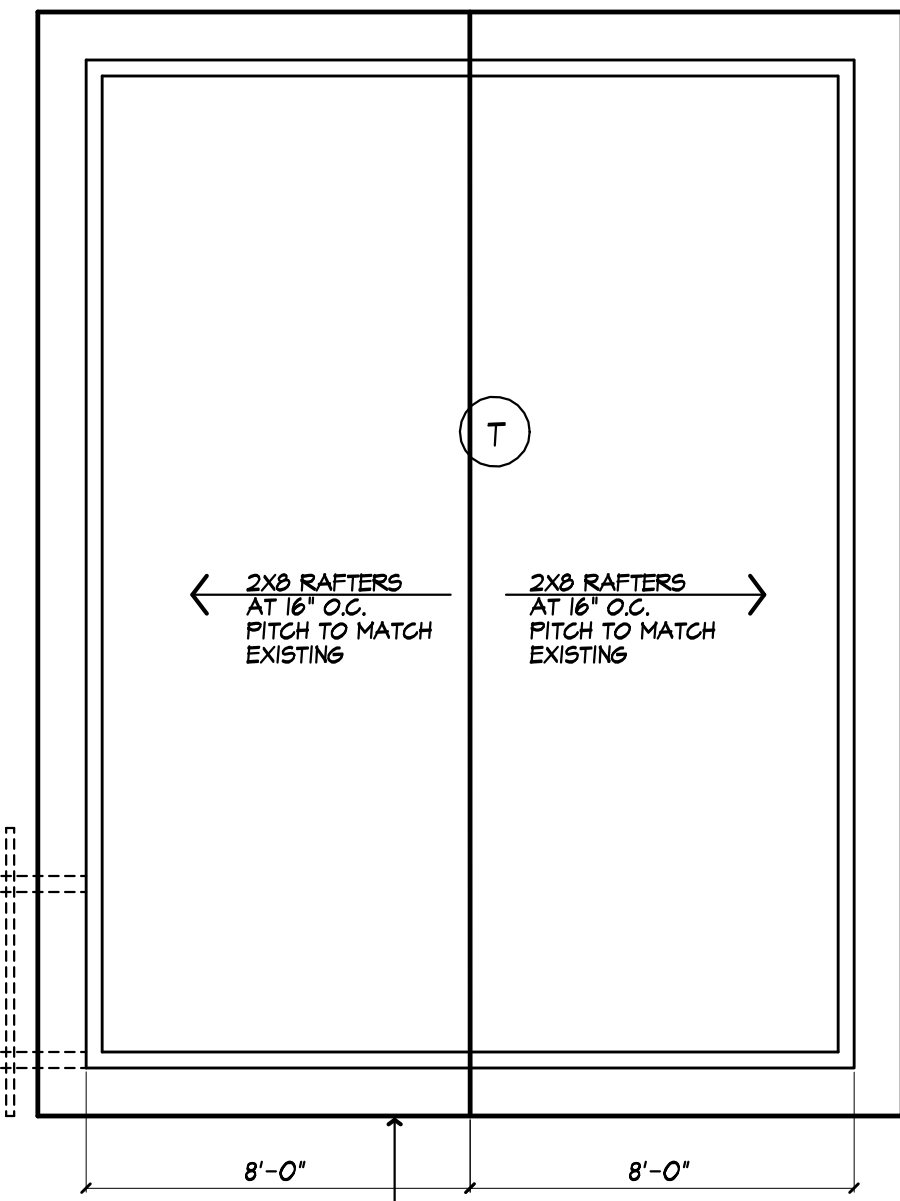
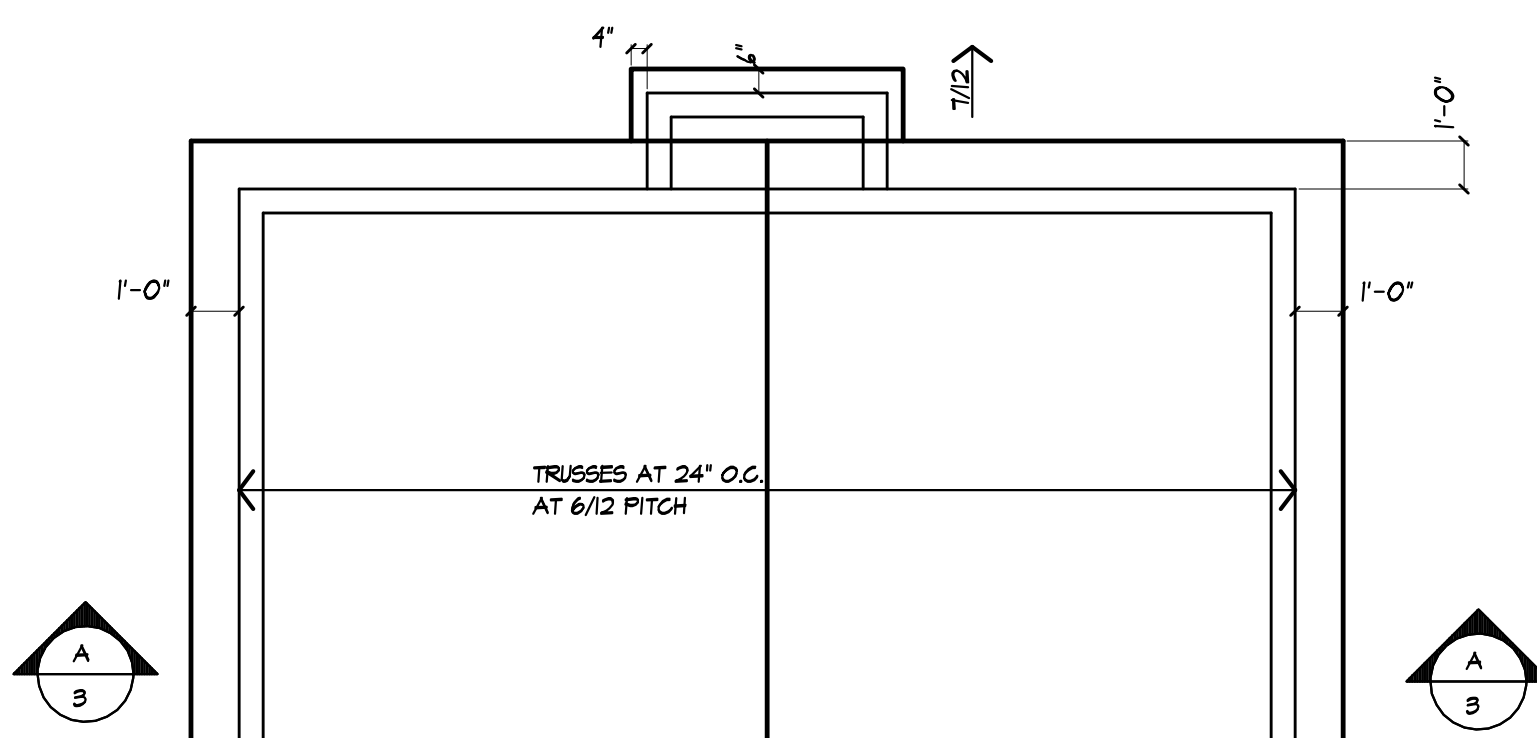
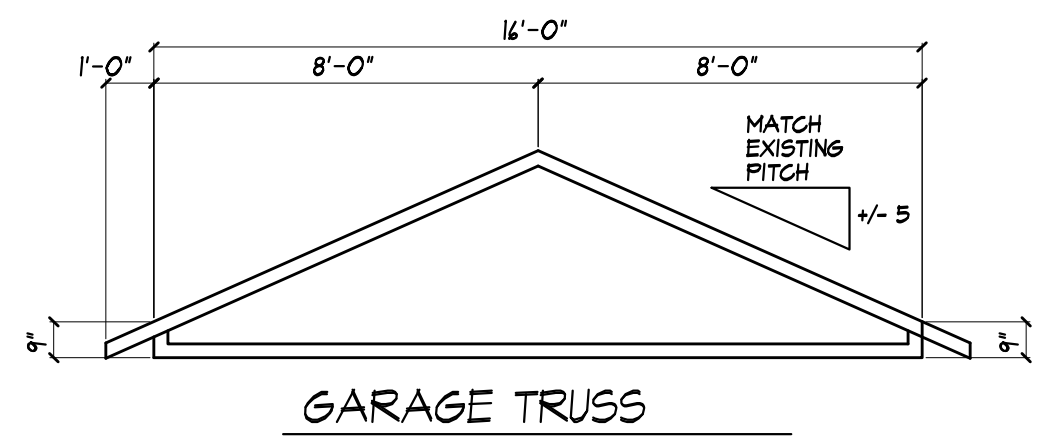
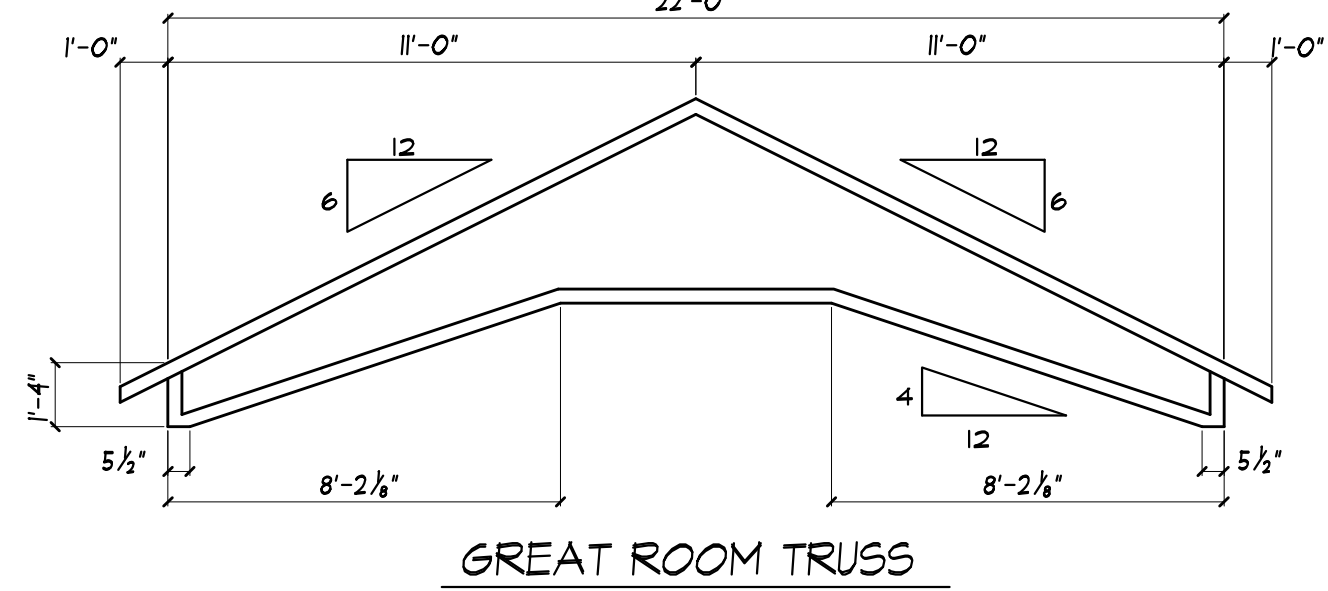
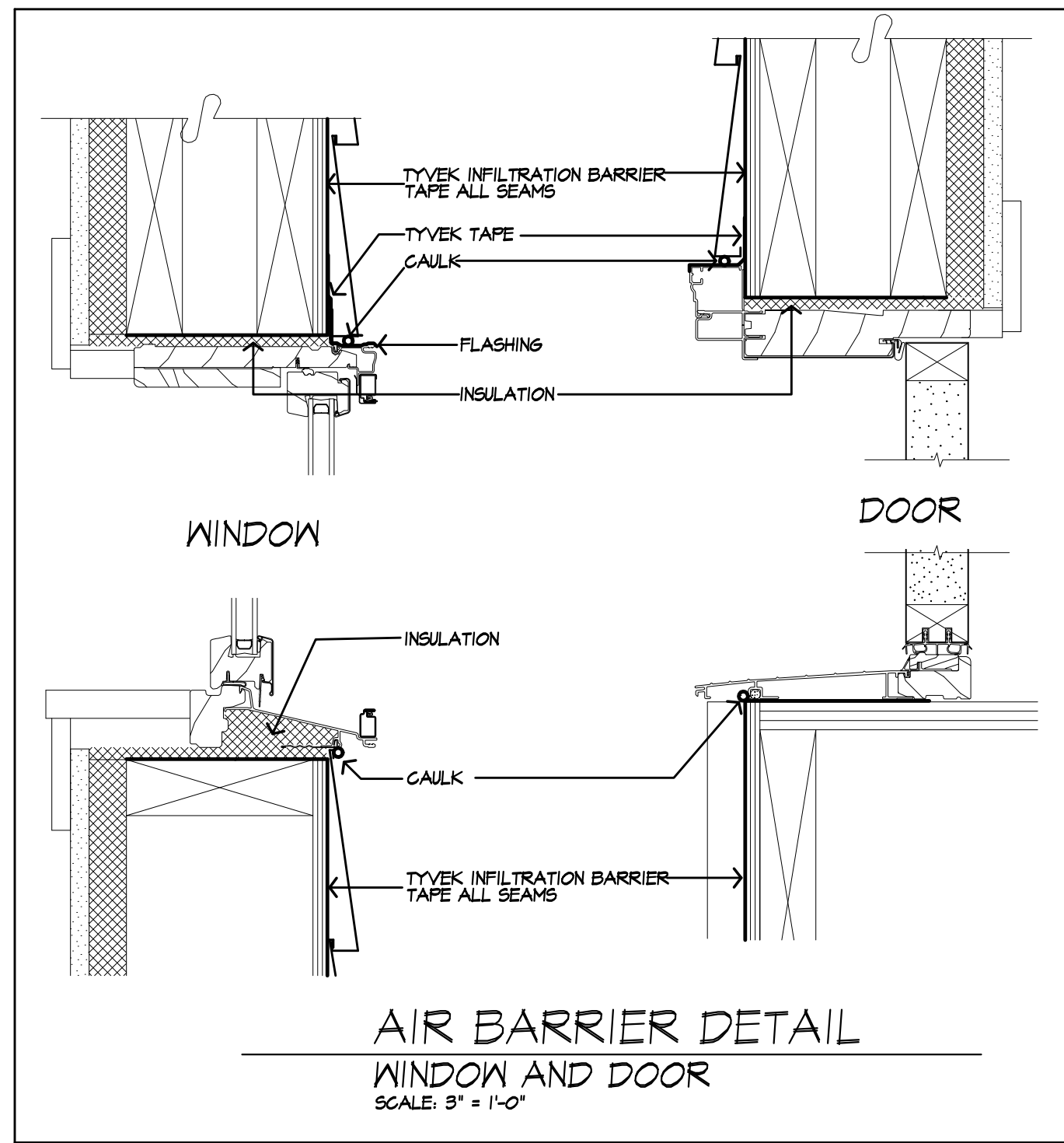
EXCEPTION: DUCT LENGTH SHALL NOT BE LIMITED WHERE THE DUCT SYSTEM COMPLIES WITH THE MANUFACTURER'S DESIGN CRITERIA OR WHERE THE FLOW RATE OF THE INSTALLED VENTILATING EQUIPMENT IS VERIFIED BY THE INSTALLER OR APPROVED THIRD PARTY USING A FLOW HOOD, FLOW GRID OR OTHER AIRFLOW MEASURING DEVICE

**TABLE M 1504.2 - DUCT LENGTH**

DUCT TYPE	FLEX DUCT					SMOOTH WALL DUCT				
	50	80	100	125	150	50	80	100	125	150
FAN AIRFLOW RATINGS CFM @ 0.25 INCH W.G. A	50	80	100	125	150	50	80	100	125	150
DIAMETER B (INCHES)	MAXIMUM LENGTH C D E (FEET)									
3	x	x	x	x	x	x	x	x	x	x
4	56	4	x	x	x	54	38	10	x	x
5	NL	28	42	16	2	x	x	NL	150	91
6	NL	NL	150	41	15	1	x	NL	NL	140
7	NL	NL	NL	161	70	40	14	NL	NL	140
8 AND ABOVE	NL	NL	NL	NL	194	111	64	NL	NL	NL

FOR S.I. 1 FOOT = 304.8 MM  
A. FAN AIRFLOW SHALL BE IN ACCORDANCE WITH ANSI/HVAC A-200-2006/ASHRAE 62.1  
B. FOR ROUND GLASS DUCTS, CALCULATE THE DIAMETER AS FIVE TIMES THE CROSS SECTIONAL AREA DIVIDED BY THE PERIMETER.  
C. THE TABLE VALUES THAT FOLLOW ARE NOT USED. FIFTEEN FEET OF ALLOWABLE DUCT LENGTH SHALL BE DEDUCTED FOR EACH ELBOW INCLUDED IN THE DUCT RUN.  
D. NL = NO LIMIT ON DUCT LENGTH OF THIS SIZE.  
E. X = NO ALLOWED. ANY LENGTH OF DUCT OF THIS SIZE WITH ASSUMED TURNS AND FITTINGS WILL EXCEED THE RATED PRESSURE DROP.



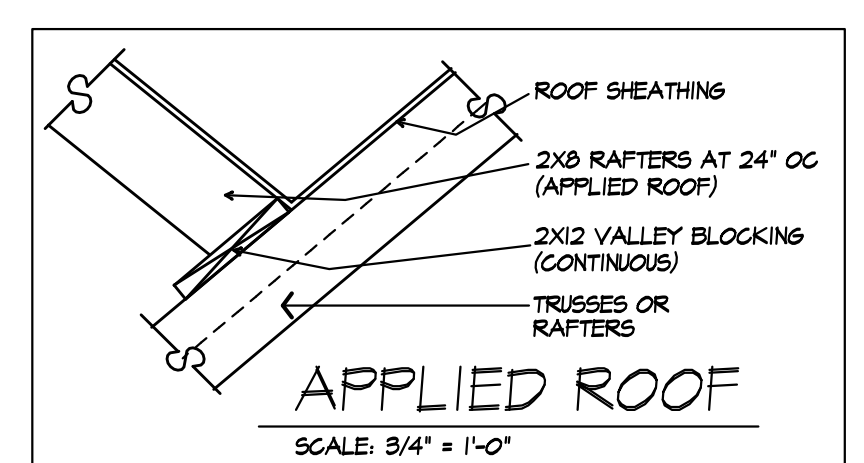


- TYPICAL NOTES**
- 1) DOOR MANUFACTURER: MONDER WINDOWS
  - 2) WINDOW MANUFACTURER: MONDER WINDOWS
  - 3) GAS FIREPLACES: HEAT-N-SLO SLIMLINE 750 NS (SL-150TR)
    - \* TIGHT FITTING NON-COMBUSTIBLE FIREPLACE DOORS TO CONTROL INFILTRATION LOSSES SHALL BE INSTALLED ON FIREPLACE OPENINGS. FIREPLACES SHALL BE PROVIDED WITH A SOURCE OF COMBUSTION AIR AS REQUIRED BY THE RESIDENTIAL CODE OF NEW YORK STATE
  - 4) JOINTS IN DUCT SYSTEM SEALED WITH MASTIC, TAPE OR GASKETING.
  - 5) CLASS I VAPOR RETARDER ON INTERIOR OF 2X4 FRAMED WALLS; RIGID POLYISOCYANURATE FOAM-FOIL BOARD CLASS II VAPOR RETARDER ON INTERIOR OF CEILINGS AND 2X6 FRAMED WALLS; KRAFT BATTS
  - 6) MECHANICAL SYSTEM PIPING CAPABLE OF CARRYING FLUIDS ABOVE 105F OR BELOW 55F SHALL BE INSULATED TO A MINIMUM OF R-3.
  - 7) BUILDING CAVITIES SHALL NOT BE USED FOR SUPPLY DUCTS.
  - 8) DAMPERS INSTALLED ON ALL OUTDOOR INTAKE AND EXHAUST OPENINGS.
  - 9) THE AIR HANDLER AND ALL DUCTS SHALL BE LOCATED WITHIN THE CONDITIONED SPACE. IF ANY DUCTWORK IS LOCATED COMPLETELY OUTSIDE OF THE CONDITIONED SPACE THE DUCT TIGHTNESS SHALL BE VERIFIED PER SECTION 408.2.2 OF THE 2010 ENERGY CONSERVATION CODE.
  - 10) ANY SUPPLY DUCTS IN THE ATTICS SHALL BE INSULATED TO A MINIMUM OF R-8. ALL OTHER DUCTS LOCATED COMPLETELY OUTSIDE OF THE BUILDING THERMAL ENVELOPE SHALL BE INSULATED TO A MINIMUM OF R-6.
  - 11) THERE ARE NOT TO BE WATER SUPPLY LINES IN THE EXTERIOR WALLS

**ROOF PLAN**

ROOF LEGEND	
* 1/2	2x8 RAFTERS AT 16" O.C. (APPLIED ROOF) W/ PITCH NOTED
(R)	2X12 RIDGE BOARD
(VR)	2X12 VALLEY RAFTER
(T)	TRUSS RIDGE

\*NOTE: PROVIDE ICE PROTECTION UNDERLAYMENT ON PERIMETER OF ROOF TO 24" INSIDE INTERIOR WALLS PER 9405.2.7.1 (RESIDENTIAL CODE OF NEW YORK)



**LIGHTING FIXTURE CONTROL NARRATIVE**

AT LEAST ONE WALL SWITCH-CONTROLLED LIGHTING OUTLET SHALL BE INSTALLED IN EVERY HABITABLE ROOM AND BATHROOM. AT LEAST ONE WALL-SWITCH-CONTROLLED LIGHTING OUTLET SHALL BE INSTALLED IN HALLWAYS, STAIRWAYS, ATTACHED GARAGES, AND DETACHED GARAGES WITH ELECTRICAL POWER. AT LEAST ONE WALL-SWITCH-CONTROLLED LIGHTING OUTLET SHALL BE INSTALLED TO PROVIDE ILLUMINATION ON THE EXTERIOR SIDE OF EACH OUTDOOR EGRESS DOOR HAVING GRADE LEVEL ACCESS, INCLUDING OUTDOOR EGRESS DOORS FOR ATTACHED AND DETACHED GARAGES WITH ELECTRICAL POWER. WHERE ONE OR MORE LIGHTING OUTLETS ARE INSTALLED FOR INTERIOR STAIRWAYS, THERE SHALL BE A WALL SWITCH AT EACH FLOOR LEVEL AND LANDING LEVEL THAT INCLUDES AN ENTRYWAY TO CONTROL THE LIGHTING OUTLETS WHERE THE STAIRWAY BETWEEN FLOOR LEVELS HAS SIX OR MORE RISERS. IN ATTICS, UNDER-FLOOR SPACES, UTILITY ROOMS AND BASEMENTS, AT LEAST ONE LIGHTING OUTLET SHALL BE INSTALLED WHERE THESE SPACES ARE USED FOR STORAGE OR CONTAIN EQUIPMENT REQUIRING SERVICING. SUCH LIGHTING OUTLET SHALL BE CONTROLLED BY A WALL SWITCH OR SHALL HAVE AN INTEGRAL SWITCH. AT LEAST ONE POINT OF CONTROL SHALL BE AT THE USUAL POINT OF ENTRY TO THESE SPACES. THE LIGHTING OUTLET SHALL BE PROVIDED AT OR NEAR THE EQUIPMENT REQUIRING SERVICING.

**LIGHTING FIXTURE SCHEDULE**

OUTDOOR EGRESS DOORS (EACH) MINIMUM (1) 60 WATT FIXTURE  
 BASEMENT MINIMUM (1) 60 WATT FIXTURES  
 STAIRWAYS MINIMUM (1) 60 WATT FIXTURE  
 HALLWAYS MINIMUM (1) 120 WATT FIXTURE  
 GARAGE ENTRY MINIMUM (1) 120 WATT FIXTURE  
 LAUNDRY ROOM MINIMUM (1) 120 WATT FIXTURE  
 WALK-IN CLOSETS MINIMUM (1) 60 WATT FIXTURE  
 POWDER ROOM MINIMUM (1) 120 WATT FIXTURE  
 BATHROOM (EACH) MINIMUM (1) 120 WATT FIXTURE  
 DINETTE MINIMUM (1) 120 WATT FIXTURE  
 KITCHEN MINIMUM (1) 120 WATT FIXTURE  
 DINING ROOM MINIMUM (1) 120 WATT FIXTURE  
 ALL OTHER FIRST FLOOR ROOMS (EACH) MINIMUM (1) 120 WATT FIXTURE  
 ALL OTHER SECOND FLOOR ROOMS (EACH) MINIMUM (1) 120 WATT FIXTURE  
 ATTIC SPACE MINIMUM (1) 60 WATT FIXTURE  
 GARAGE MINIMUM (2) 60 WATT FIXTURES

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

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 Pittsford, NY 14534

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 (585) 264-1333 Fax

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---

**PROJECT:**  
 ADDITION  
 28 BUTTERNUT DR  
 PITTSFORD, NY

**CLIENT:**  
 JOANNE DAVIS

**DRAWING:**  
 PROPOSED ROOF PLAN, WALL SECTION, DETAILS AND NOTES

<b>DRAWN:</b> FM/JTL	<b>CHECKED:</b> V
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**DATE:** SEPTEMBER 2021

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

**JOB NO.:** 14M2844

**SHEET:**

5

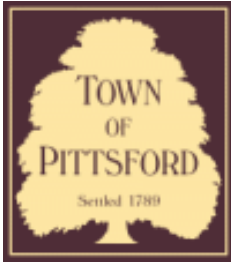
OF 5 SHEETS











## Town of Pittsford

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

**Permit #**  
**B21-000204**

Phone: 585-248-6250

FAX: 585-248-6262

### DESIGN REVIEW AND HISTORIC PRESERVATION BOARD REFERRAL OF APPLICATION

**Property Address:** 39 Northfield Gate PITTSFORD, NY 14534

**Tax ID Number:** 178.05-1-65

**Zoning District:** RN Residential Neighborhood

**Owner:** Steinberg, Gary P

**Applicant:** Joe Hancock

#### Application Type:

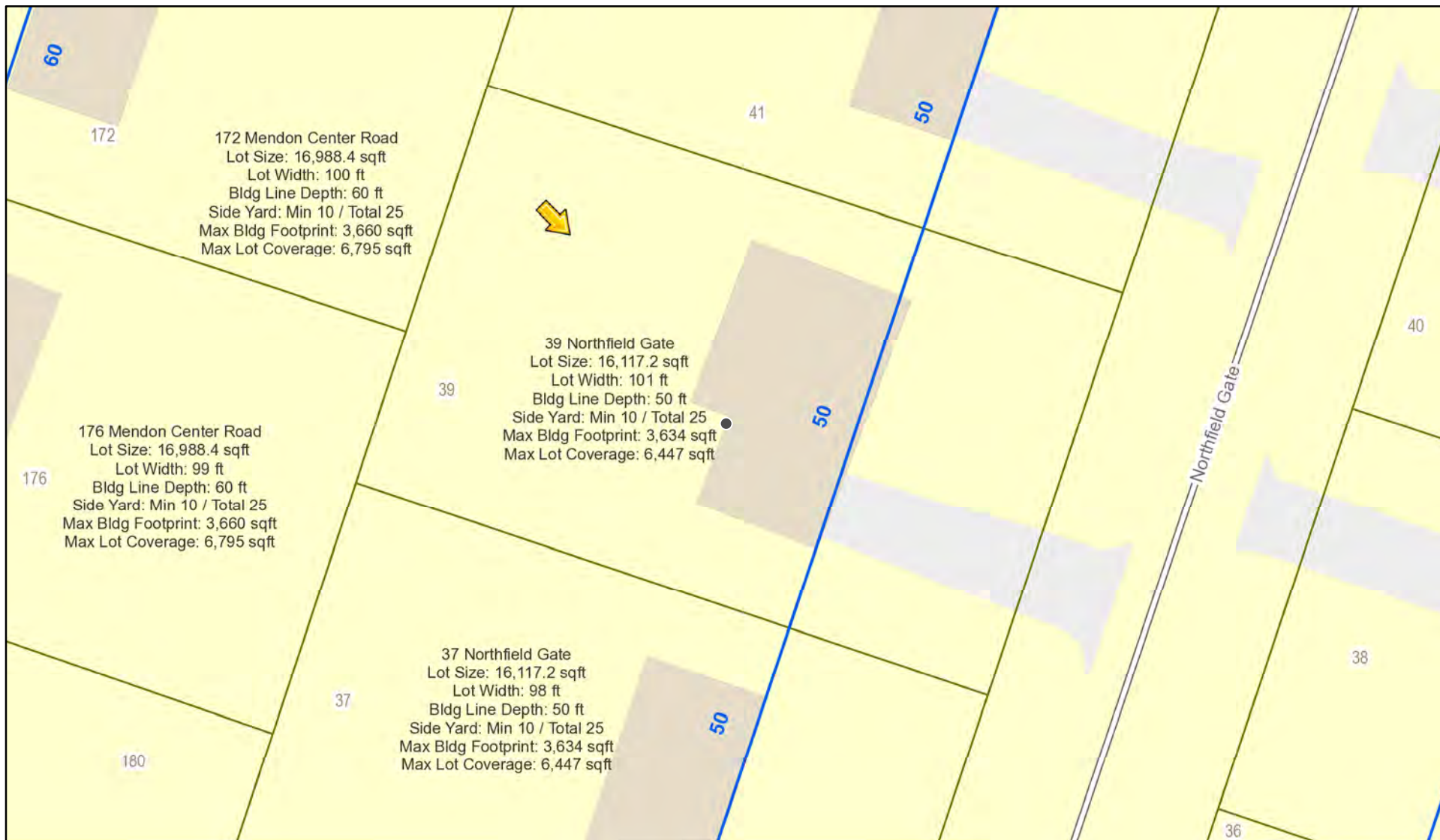
- |   |   |
|---|---|
| <input checked="" type="checkbox"/> Residential Design Review<br>§185-205 (B) | <input type="checkbox"/> Build to Line Adjustment<br>§185-17 (B) (2)            |
| <input type="checkbox"/> Commercial Design Review<br>§185-205 (B)             | <input type="checkbox"/> Building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

**Project Description:** Applicant is requesting design review for the construction of an approximately 256 SF three season room addition off the back of the house.

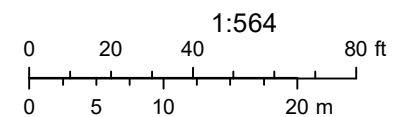
**Meeting Date:** October 14, 2021



# RN Residential Neighborhood Zoning



Printed October 6, 2021

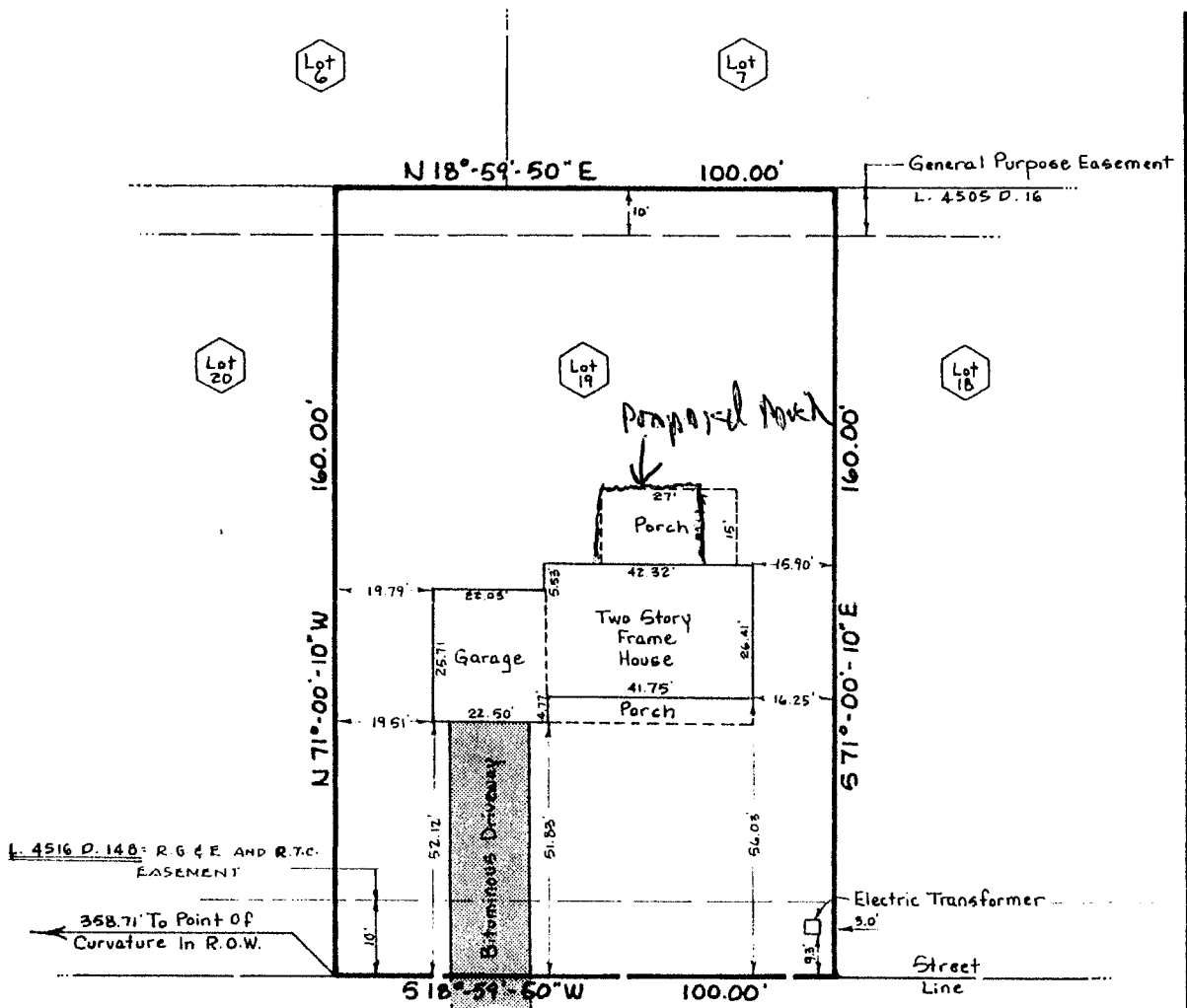


Town of Pittsford GIS

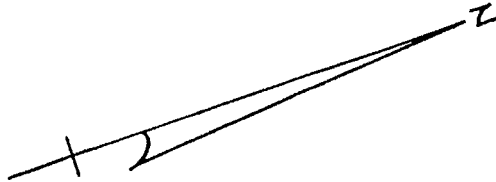
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Gate




## NORTHFIELD (60.0' R.O.W.) GATE




I, hereby certify to the parties listed hereunder that this map was made using the reference material listed hereon and the notes of an instrument survey, performed in accordance with the current standards of the New York State Association of Professional Land Surveyors, completed DEC. 10, 1986.

Chase Lincoln First Bank, N.A., its successors  
 and/or assigns  
 The title insurance company insuring the mortgage  
 Gary & Tammi Steinberg  
 Forsyth, Howe, O'Dwyer, & Kiley, P.C.

  
 Alfred I. LaRue, N.Y.S., P.L.S. 46558

**Note:**

Ties are not taken to Foundation unless indicated.  
 Field work to obtain ties was performed at a 1:10,000 or better precision.  
 This is not a true valid copy without the land surveyors inked signature.

 <p><b>LA RUE</b> ASSOCIATES</p>	INSTRUMENT SURVEY	
	Address <b>39 Northfield Gate</b>	
City <b>Pittsford</b> Town Village		
Lot no <b>19</b> Subdivision <b>Northfield Hills Subdivision Sec. 2</b>		
Reference data		
Liber <b>190</b> of Maps, Page <b>79</b> Liber <b>6617</b> of Deeds, Page <b>252</b>		
UPDATED: DEC. 15, 1986		
Abstract by <b>MONROE ABST. &amp; TITLE CORP. #92887 DATED JULY 16, 1985</b>		

500 HELENDALE ROAD  
 SUITE 195  
 ROCHESTER N.Y. 14609

COMPOSE

Keep as New Reply Reply All Forward Delete Spam More

Search Mail

Got it with my personal email

Today on AOL

New Mail 310

Old Mail

Drafts 4

Sent

Spam

Recently Deleted

Contacts

Calendar

Folders

Saved Mail

Archive

family

ILA material

personnel

property

rewards cards

SavedIMs

user name

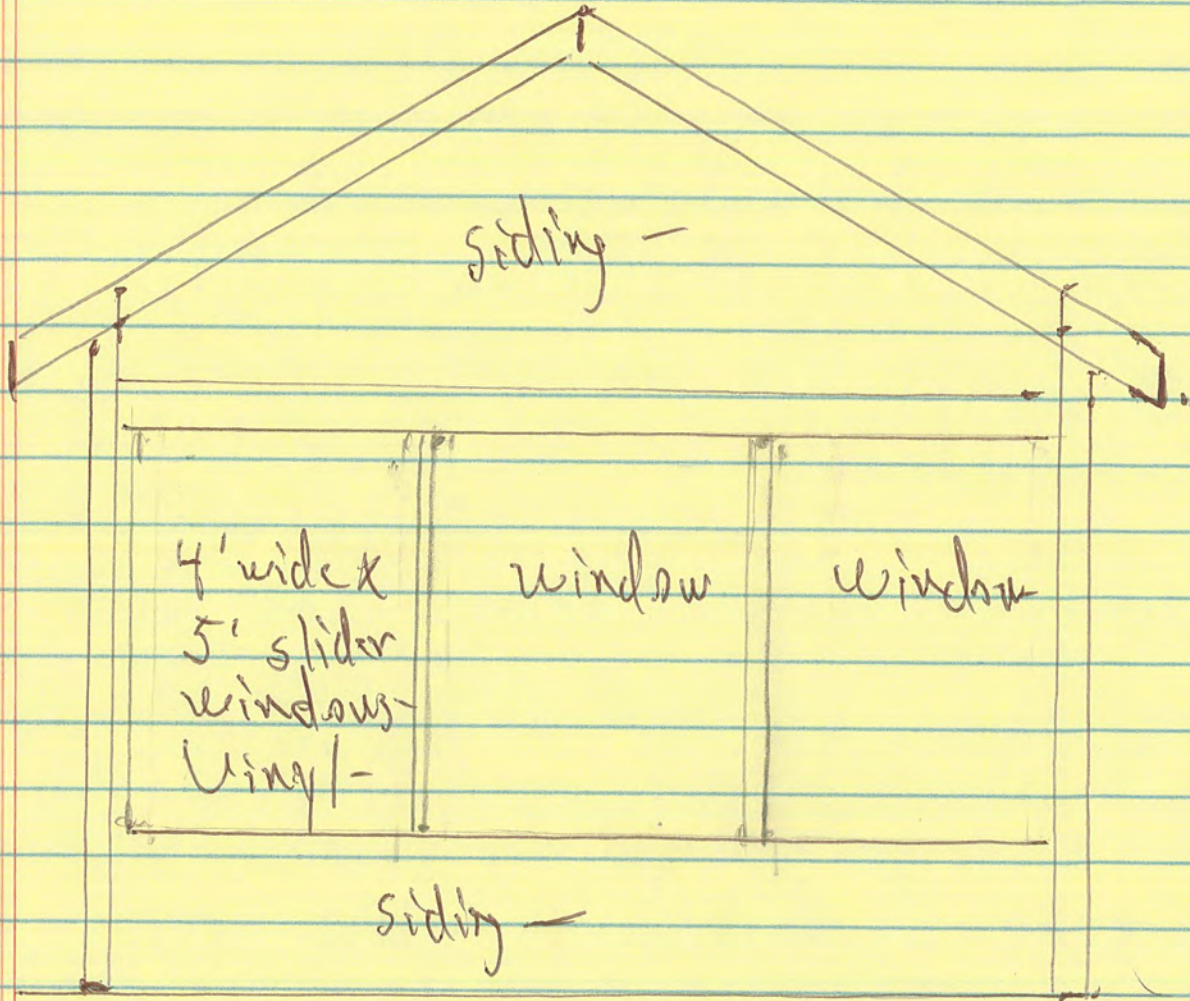
James Pippin (jbpippin@yahoo.com)

To: you Details



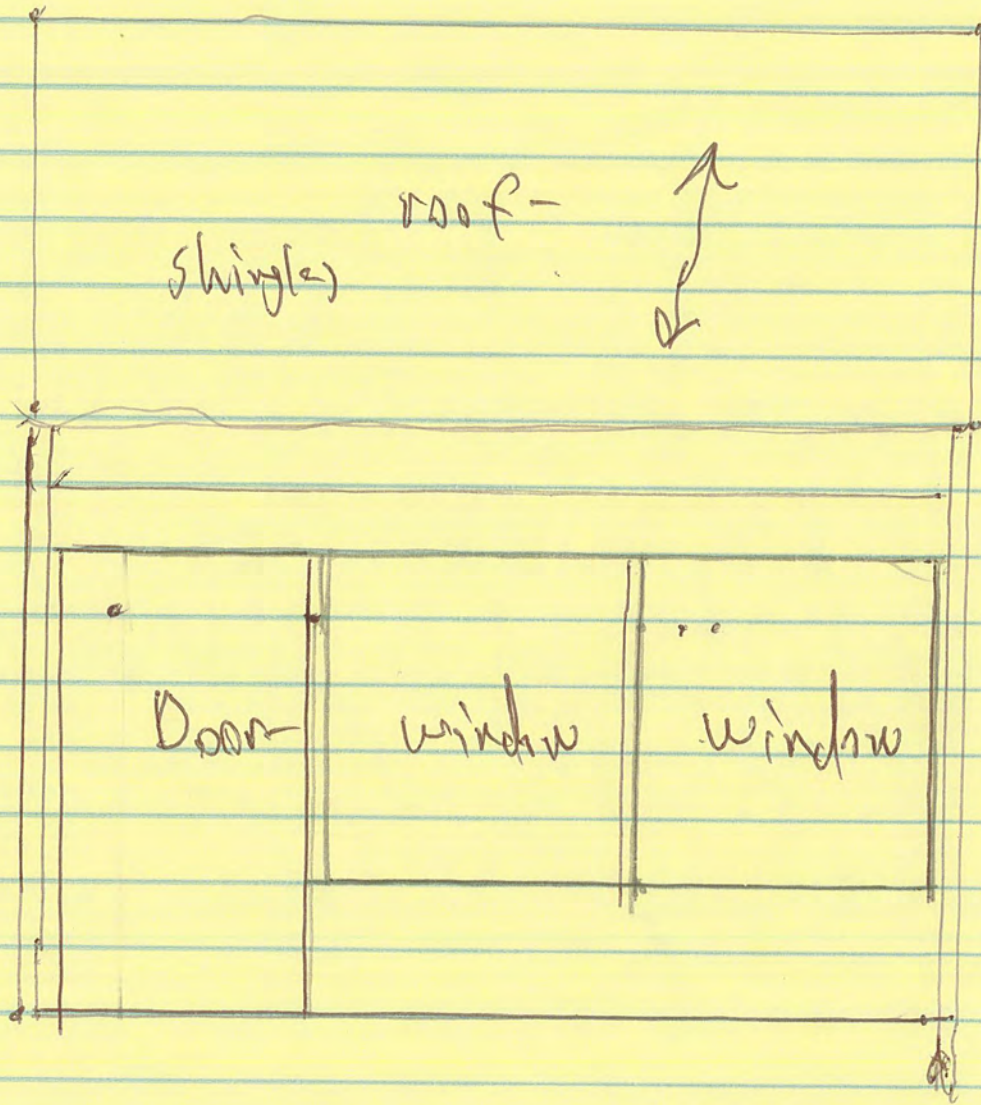
Reply Reply All Forward

Joseph W. Hancock  
BTT Enterprises  
244 Chamberlain Rd  
Honeoye Falls, NY 14472



West Wall (end wall)

Joseph W. Hancock  
BTT Enterprises  
244 Chamberlain Rd  
Honeoye Falls, NY 14472

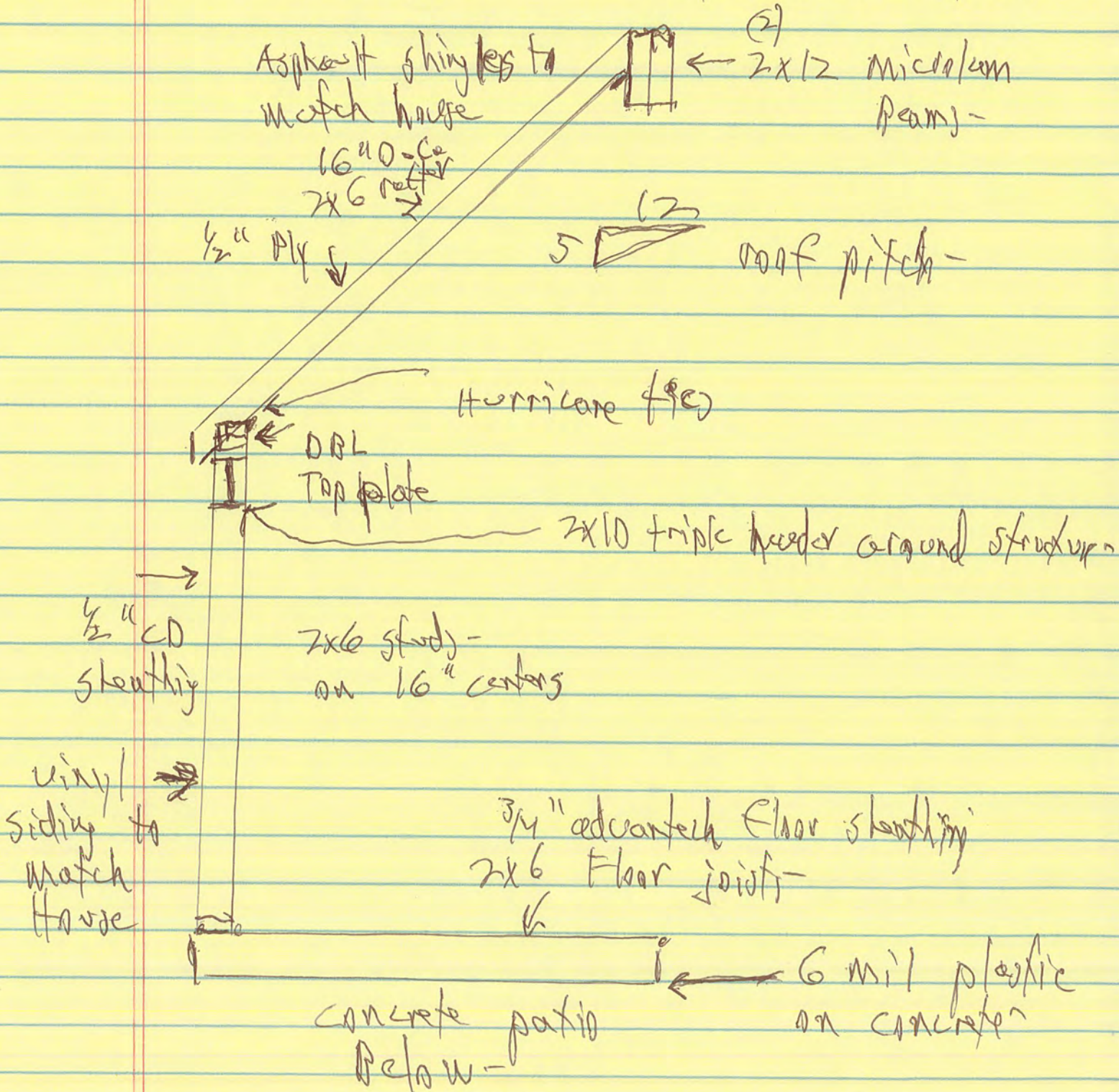


North wall



Joseph W. Hancock  
BTT Enterprises  
244 Chamberlain Rd  
Honeoye Falls, NY 14472

# Wall Section - Construction Detail



3 Season Porch for Gary Steinberg -  
39 North Field Cafe -

Construction Details - 16' x 16' attached  
3 wall structure

- Floor structure -

- 2x6 sleepers (joists) on 16" centers with  
3/4" sub floor -

- wall structure

- 2x6 wall stud framing on 16" centers -

- 2x10 headers to accommodate large slider  
windows -

- 36" swing door to be installed on north  
- 1/2" CD Plywood sheathing side

- Roof structure -

- 2x6 rafters on 16" centers - with 1/2"  
CD Plywood

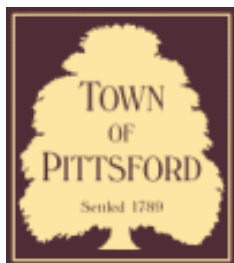
- (2) 12" Microlam ridge boards -

- Finish roof with Asphalt shingles to match  
Hauer









# Town of Pittsford

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

**Permit #**  
**B21-000203**

Phone: 585-248-6250

FAX: 585-248-6262

## DESIGN REVIEW AND HISTORIC PRESERVATION BOARD REFERRAL OF APPLICATION

**Property Address:** 43 Coventry Ridge PITTSFORD, NY 14534

**Tax ID Number:** 177.03-5-38

**Zoning District:** IZ Incentive Zoning

**Owner:** Clover Street Development

**Applicant:** Clover Street Development

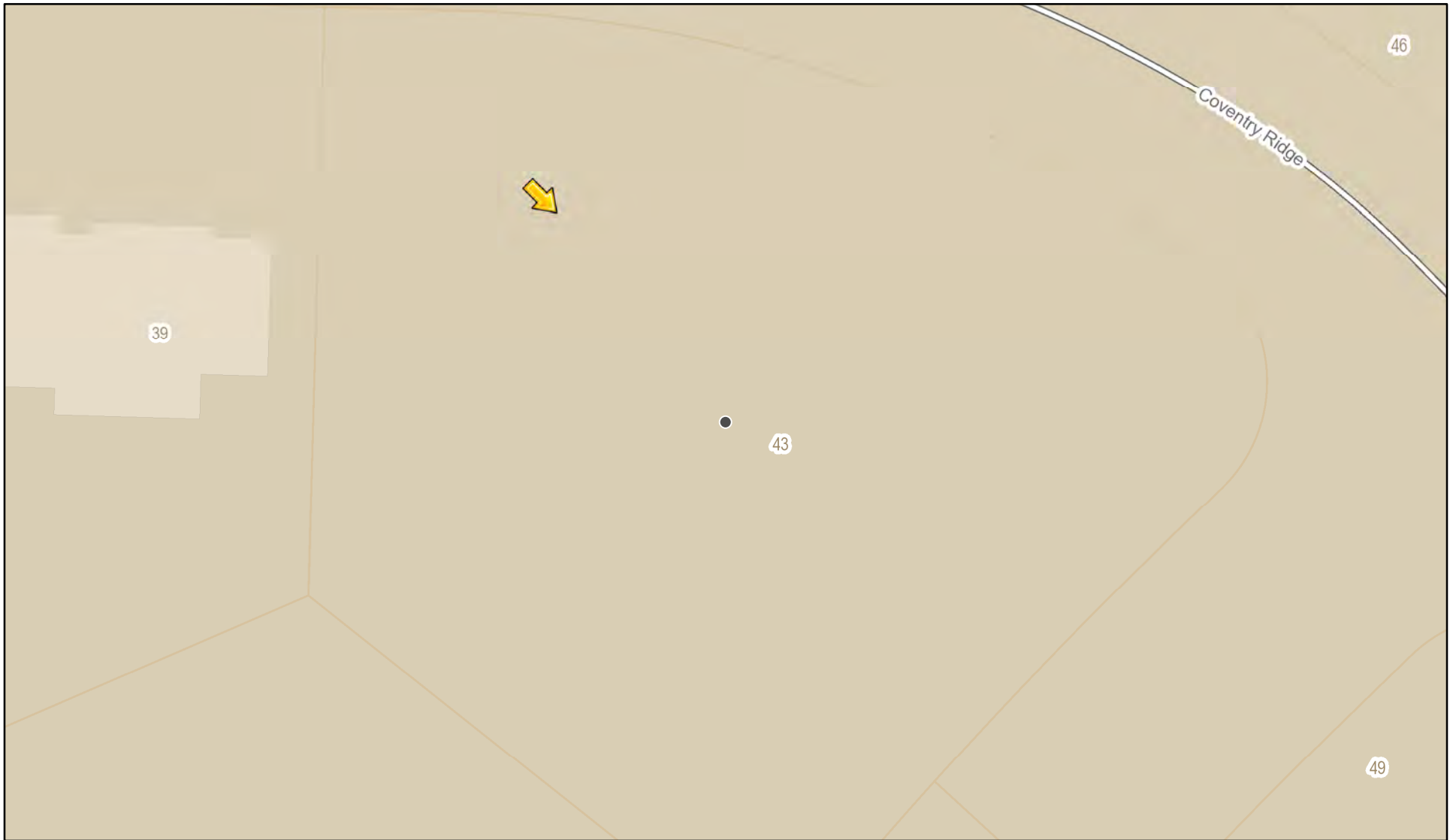
### Application Type:

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

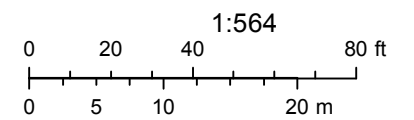
**Project Description:** Applicant is requesting design review for the construction of a two story single family home. The home will have approximately 4330 square feet of livable area and is located in the Coventry Ridge Subdivision.

**Meeting Date:** October 14, 2021

# RN Residential Neighborhood Zoning



Printed October 5, 2021



Town of Pittsford GIS

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



Ravenna Cres

Coventry Rdg

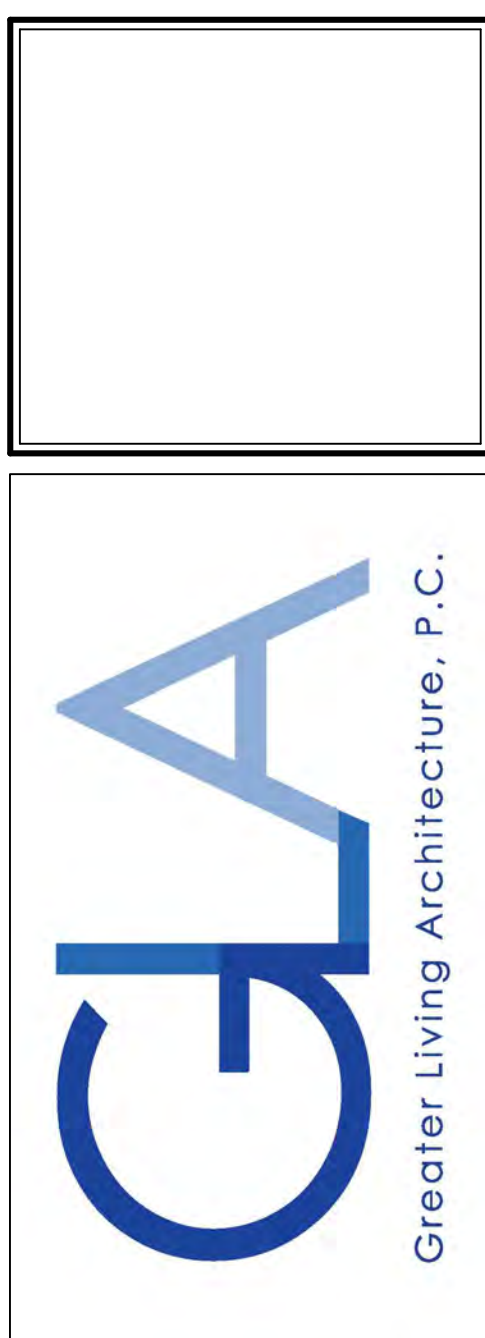
Coventry Rdg







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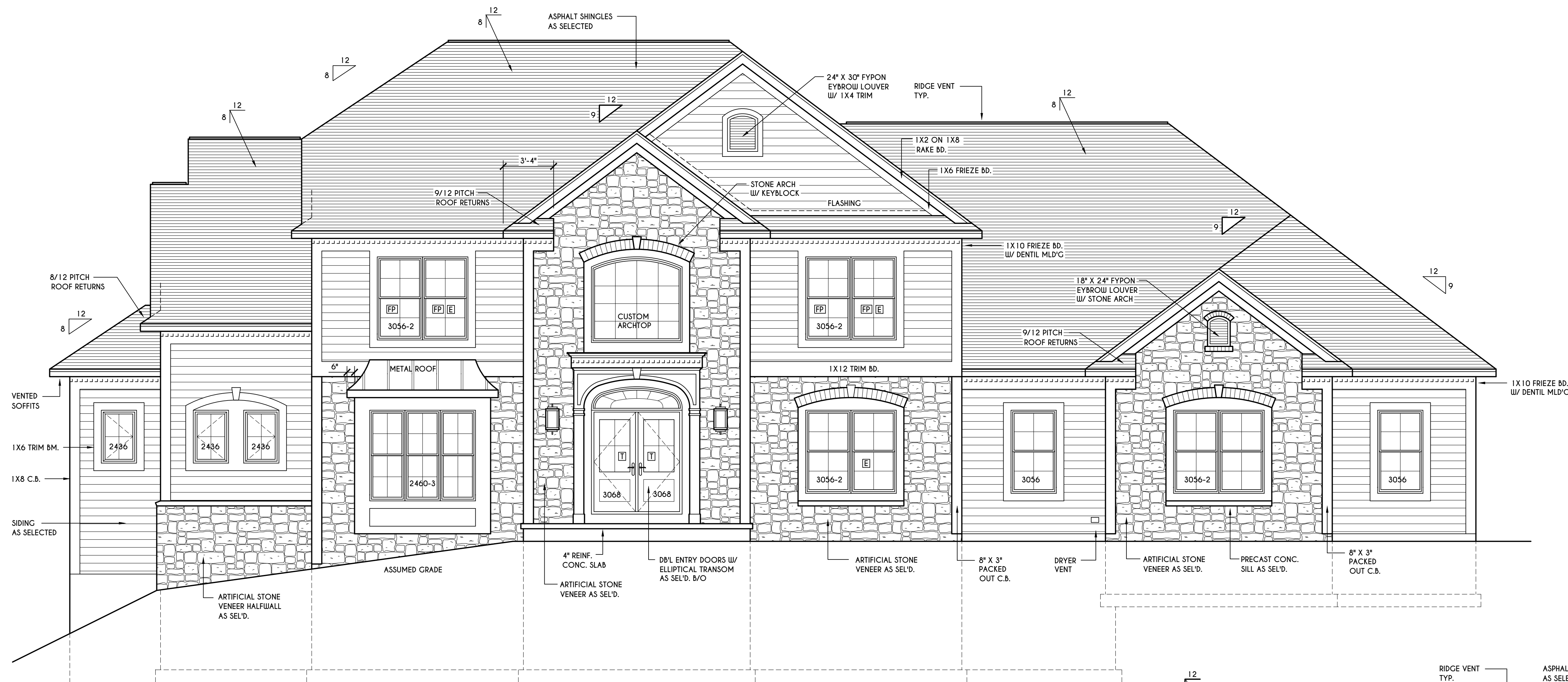
**CLIENT/LOCATION:**  
 SRINIVASAN RESIDENCE  
 LOT 109 COVENTRY RIDGE  
 PITTSFORD, NY

**BUILDER:**  
 COVENTRY RIDGE BUILDING CORP.

**ELEVATIONS**

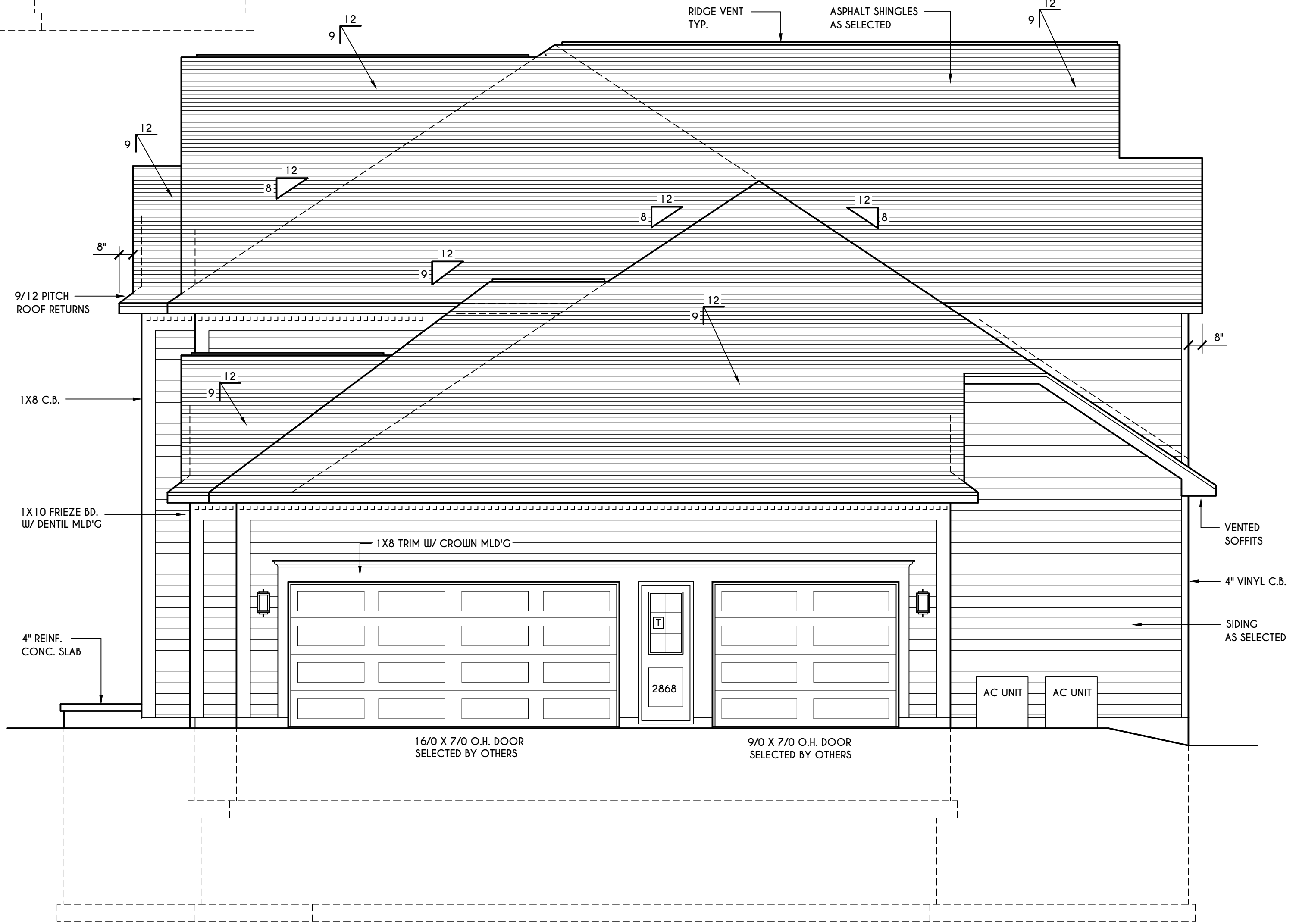
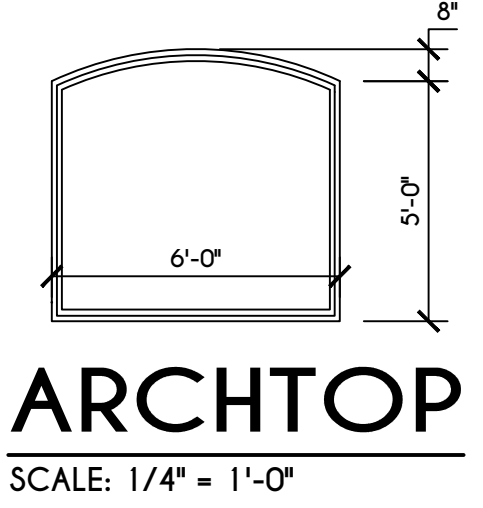
**GLA PLAN 4331**

drawn: CDK	checked: CSB
scale: AS NOTED	date: 10 / 21
PROJECT: 15446	sheet: 1 / 8



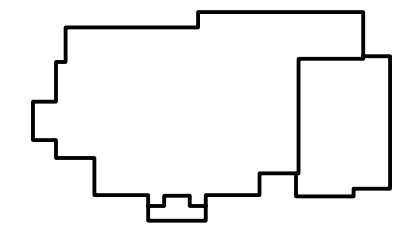
**FRONT ELEVATION**

SCALE: 1/4" = 1'-0"  
 FIRST FLOOR LIVING AREA = 2976 SQ.FT.  
 SECOND FLOOR LIVING AREA = 1355 SQ.FT.  
 TOTAL LIVING AREA = 4331 SQ.FT.  
 TOTAL CONDITIONED VOLUME = 72,874 CU.FT.



**RIGHT ELEVATION**

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



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

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

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

FOR S1: 1 square foot=0.0929 m2, 1 cubic foot per min=0.0004719 m3/s

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

RUN-TIME PERCENTAGE IN EA. 4-HOUR SEGMENT	25%	33%	50%	66%	75%	100%
FACTOR a	4	3	2	1.5	1.3	1.0

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

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

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

FOR S1: 1 CUBIC FT. PER MINUTE = 0.0004719 m 3/s.

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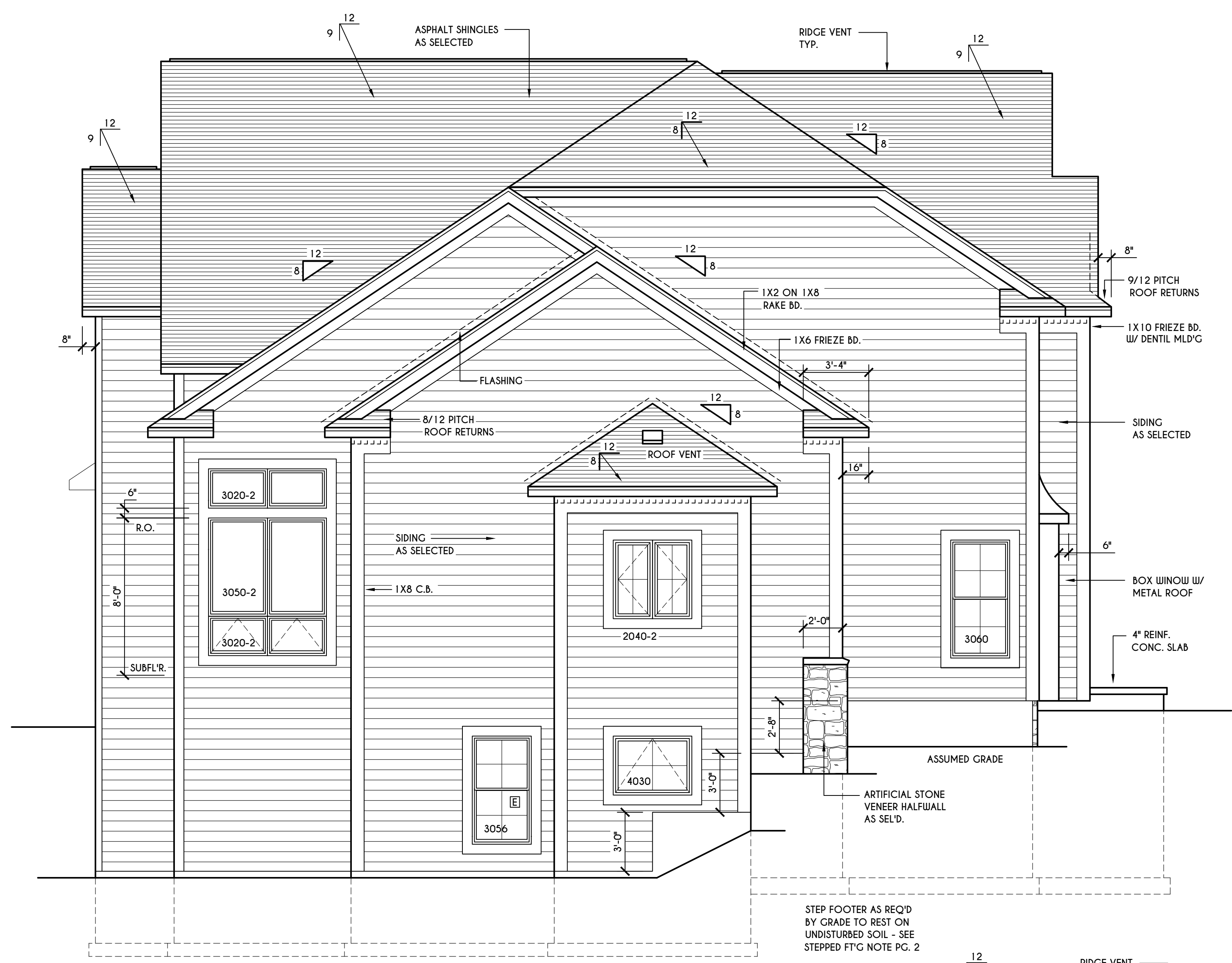
**CLIENT/LOCATION:**  
 SRINIVASAN RESIDENCE  
 LOT 109 COVENTRY RIDGE  
 PITTSFORD, NY

**BUILDER:**  
 COVENTRY RIDGE  
 BUILDING CORP.

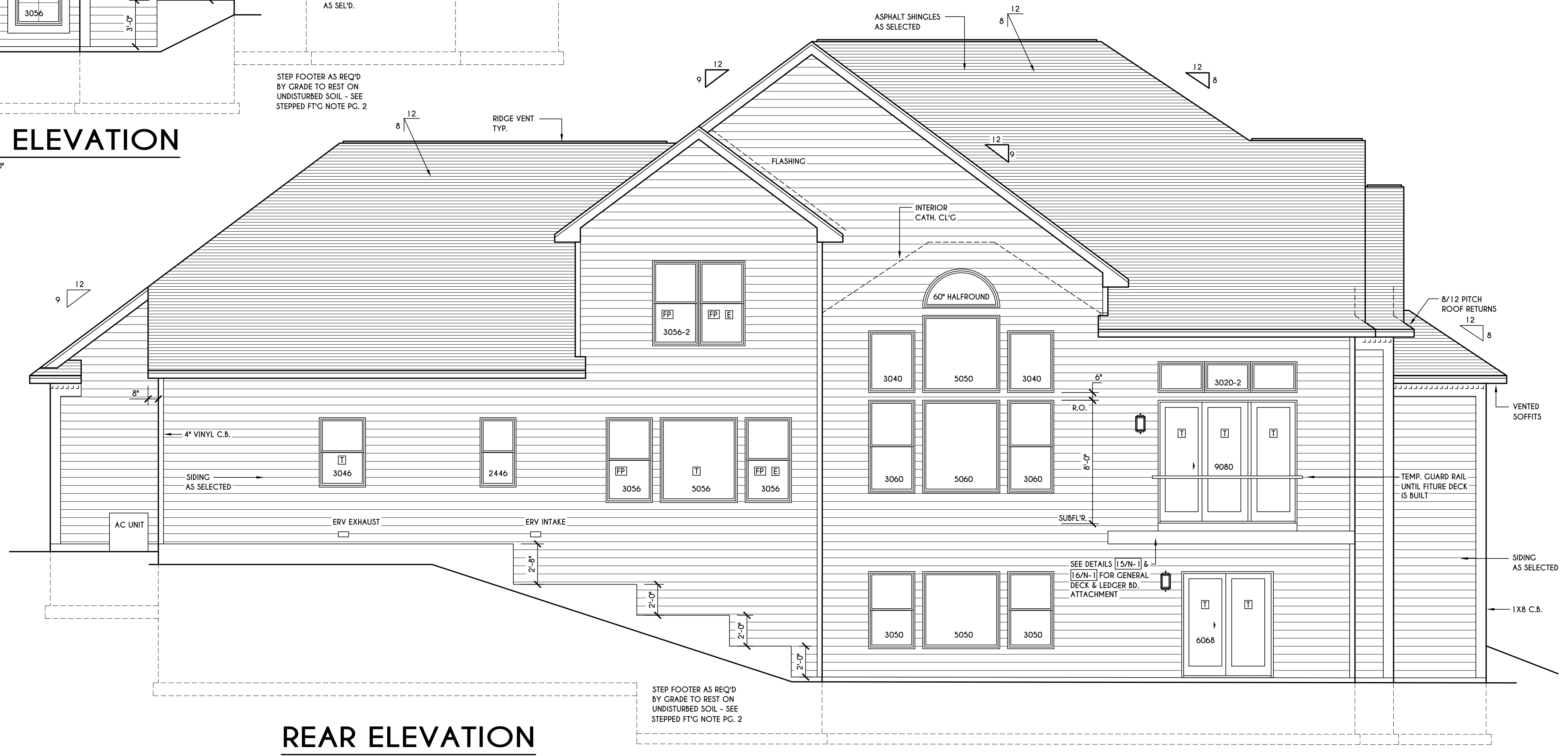
**ELEVATIONS**

GLA PLAN 4331

drawn: CDK	checked: CSB
scale: AS NOTED	date: 10 / 21
PROJECT: 15446	sheet: 2 / 8



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



**REAR ELEVATION**  
 SCALE: 1/4" = 1'-0"

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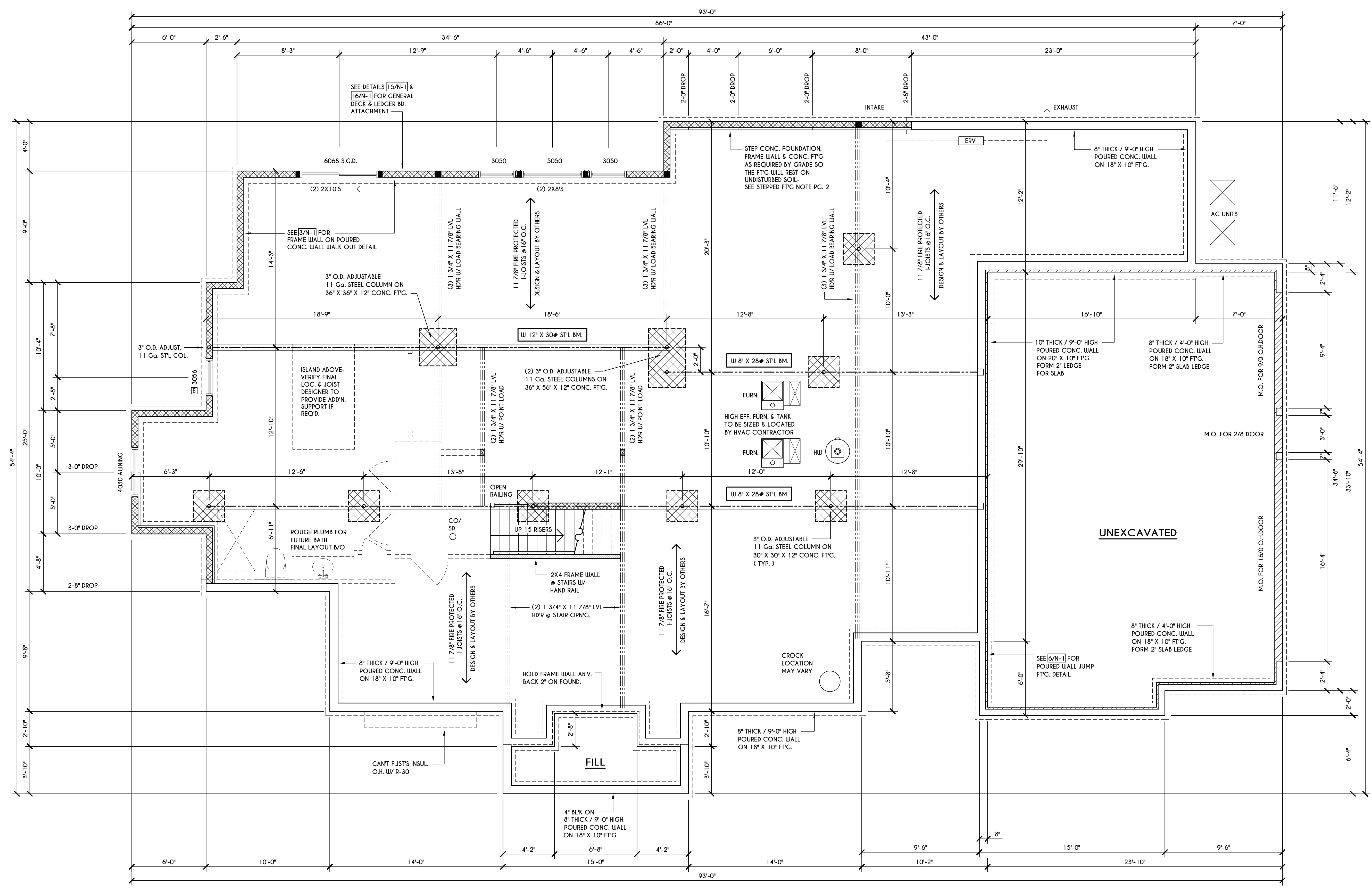
**CLIENT/LOCATION:**  
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 LOT 109 COVENTRY RIDGE  
 PITTSFORD, NY

**BUILDER:**  
 COVENTRY RIDGE  
 BUILDING CORP.

**FOUNDATION PLAN**

GLA PLAN 4331

drawn: CDK	checked: CSB
scale: AS NOTED	date: 10 / 21
PROJECT: 15446	sheet: 3 / 8



**BASEMENT & FOUNDATION PLAN**

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

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

**FRAMING LEGEND:**

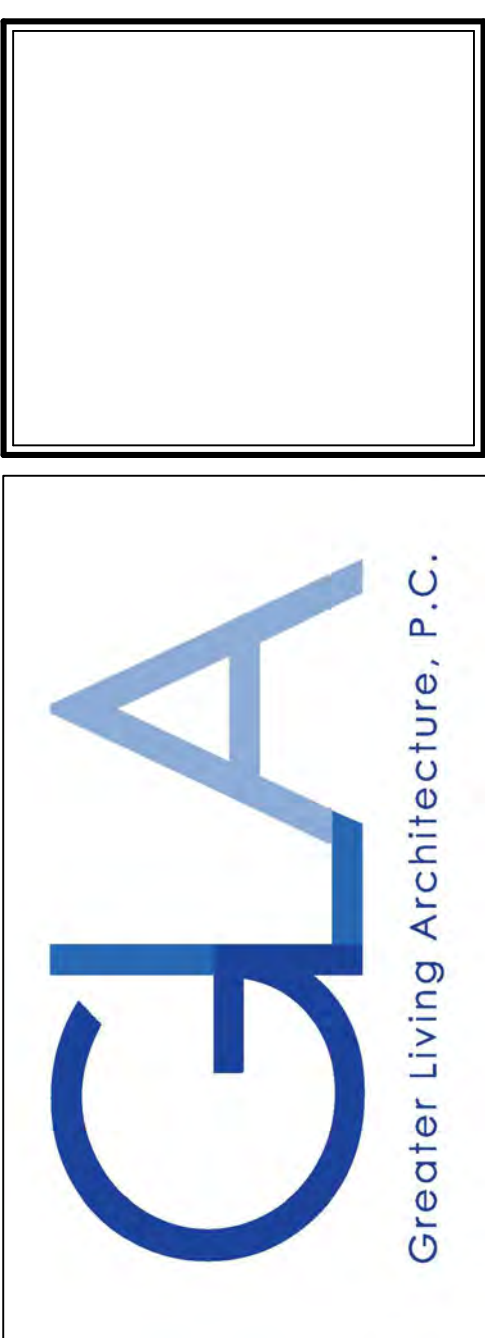
	PROVIDE SOLID POSTING- GLUED & NAILED, EQUAL TO THE # OF HEADERS TO BE SUPPORTED- UNLESS NOTED OTHERWISE
	DROPPED HEADER
	FLUSH HEADER
	2X4 STUDS @ 16" O.C.
	2X6 STUDS @ 16" O.C.

**GENERAL FOUNDATION / BASEMENT NOTES:**  
 CONTRACTOR TO CONTACT THIS OFFICE PRIOR TO CONSTRUCTION IF THE ASSUMED GRADE DEPICTED IS INACCURATE AND / OR WILL ALTER THE FOUNDATION DESIGN AND /OR STRUCTURE NOTED ALL WINDOW R.O. HEIGHTS TO BE 6'-10" U.N.O.  
 WHERE EMERGENCY ESCAPE & RESCUE OPENINGS ARE PROVIDED THEY SHALL HAVE A SILL HEIGHT OF NOT MORE THAN 44" ABOVE FLOOR. THE MIN. HORIZONTAL AREA OF THE WINDOW WELL SHALL BE 9 SQ. FT. WITH A MINIMUM HORIZONTAL PROJECTION & WIDTH OF 36"  
 PROVIDE SOLID BLOCKING UNDER ALL BEARING POINTS DOWN TO FOUNDATION WALL AND / OR BEAMS PROVIDE DBL JACK STUDS EA. SIDE OF LOAD BEARING OPENINGS > 4'-0"  
 ALL ANGLES TO BE 45 DEG. U.N.O.  
 ALL EXTERIOR WINDOW & DOOR HEADERS TO HAVE MIN. R-5 INSUL. & TO BE MIN. (2)2X8'S OR (3)2X6'S (U.N.O.)  
 ALL APPLIANCES SHOWN TO BE BY OWNER OR AS PER CONTRACT BY BUILDER  
 SMOKE (SD) & HEAT DETECTOR (HD), SHALL BE INSTALLED AS PER SECT. R314 OF 2020 RCNYS  
 CARBON MONOXIDE ALARMS SHALL BE INSTALLED AS PER SECT. 915.33 FCNYS & BE WITHIN 10' OF ALL SLEEPING AREAS  
 REINFORCE FOUNDATION WALLS AS PER 2020 RCNYS. SEE PG. N-2 FOR REINFORCING CHARTS  
 SEE CONCRETE-ENCASED ELECTRODE DETAIL 19/N-1

**WINDOW / DOOR LEGEND:**

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

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**REVISIONS:**

DATE	BY	DESCRIPTION

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 SRINIVASAN RESIDENCE  
 LOT 109 COVENTRY RIDGE  
 PITTSFORD, NY

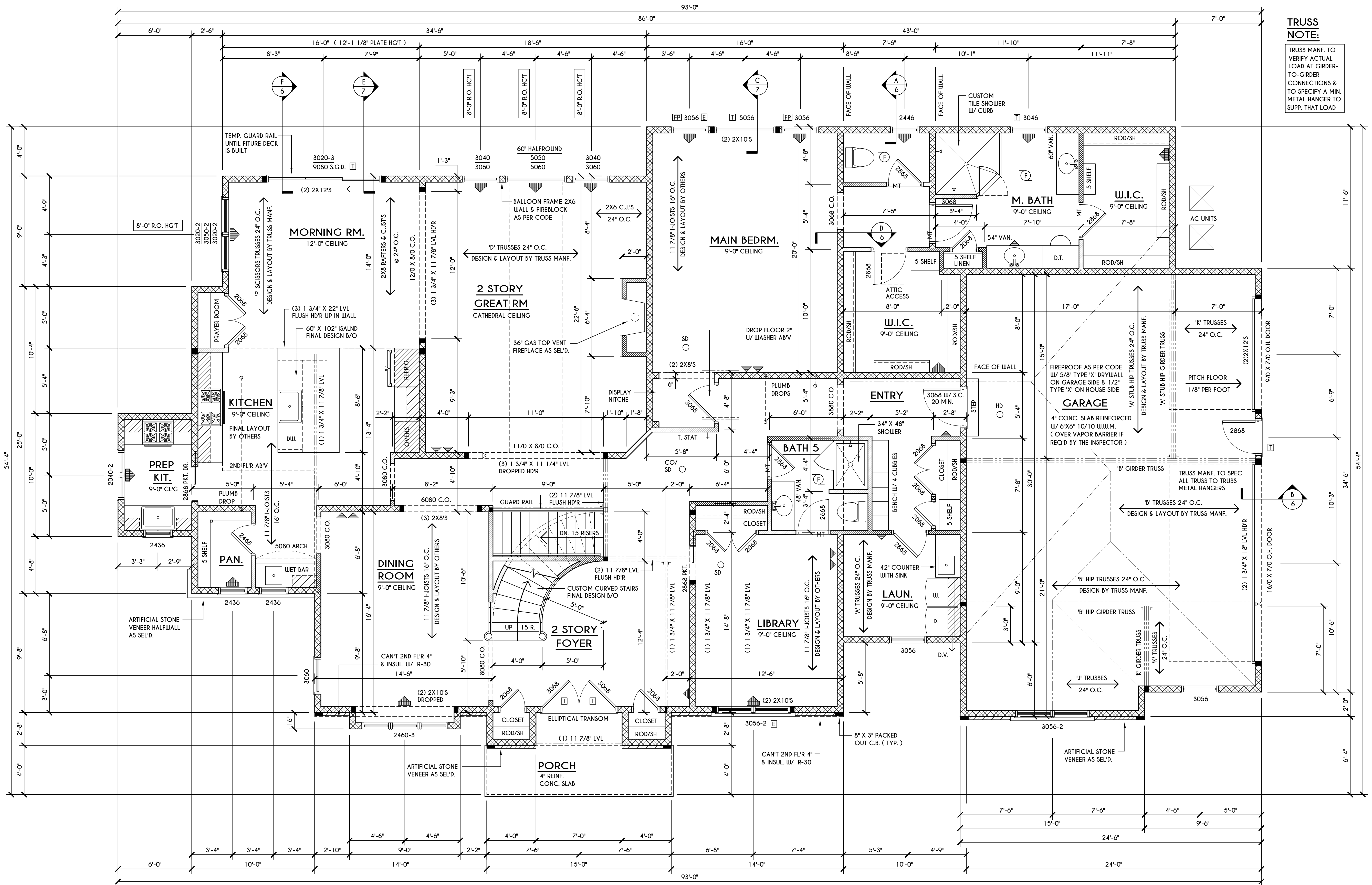
**BUILDER:**  
 COVENTRY RIDGE  
 BUILDING CORP.

FIRST FLOOR PLAN

GLA PLAN 4331

drawn: CDK	checked: CSB
scale: AS NOTED	date: 10 / 21
PROJECT: 15446	sheet: 4 8

**TRUSS NOTE:**  
 TRUSS MANF. TO VERIFY ACTUAL LOAD AT GIRDER-TO-GIRDER CONNECTIONS & TO SPECIFY A MIN. METAL HANGER TO SUPP. THAT LOAD



**FIRST FLOOR PLAN**  
 2976 SQ. FT.  
 SCALE: 1/4" = 1'-0"

**ENGINEERED FL'R JOIST NOTE:**  
 ALL ENGINEERED FLOOR JOISTS TO BE DESIGNED BY & LAYOUT TO BE DONE BY MANUFACTURER TO THE SPECS BELOW.  
 ALL LIVING AREA JOISTS TO BE DESIGNED FOR 55 P.S.F. TOTAL LOAD  
 ALL SLEEPING AREA JOISTS TO BE DESIGNED FOR 45 P.S.F. TOTAL LOAD

**FRAMING LEGEND:**

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

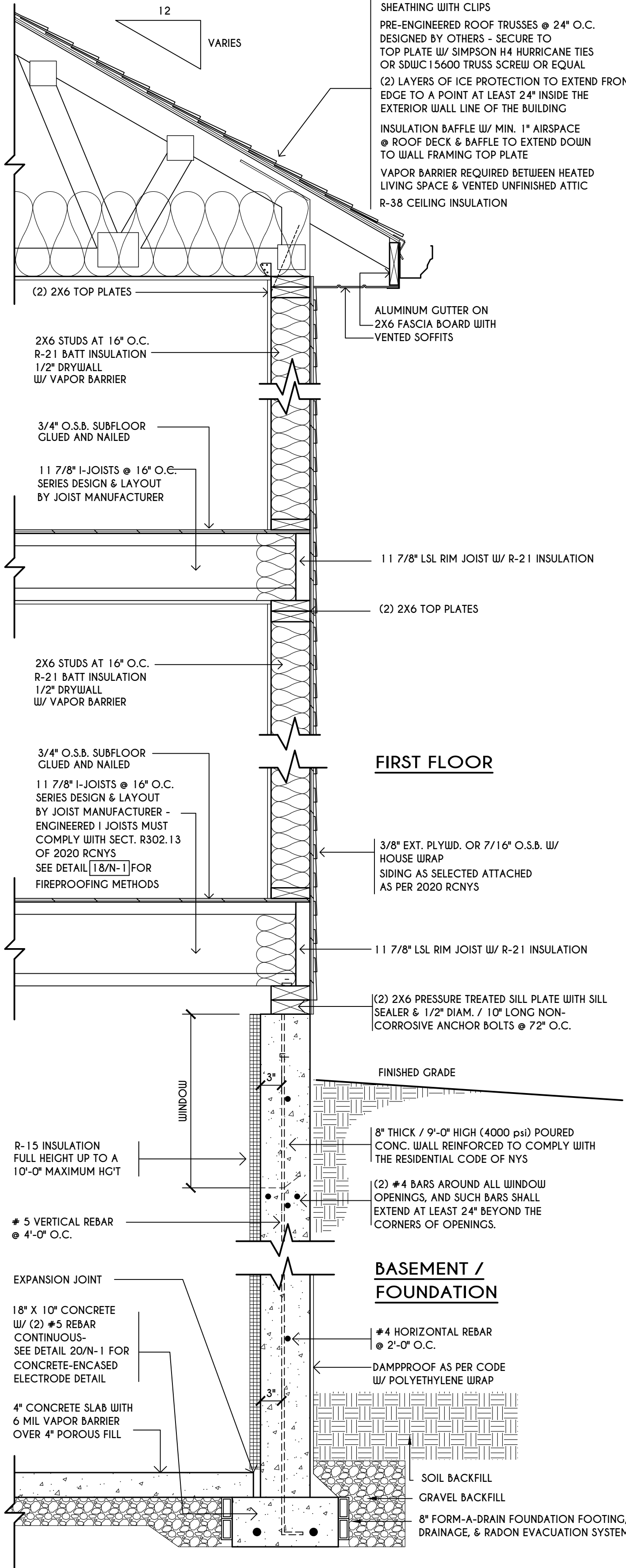
**GENERAL FIRST FLOOR PLAN NOTES:**  
 FIRST FLOOR PLATE HGT TO BE 9'-1 1/8" ( UNLESS NOTED OTHERWISE )  
 ALL WINDOW R.O. HGT'S TO BE 6'-10 1/2" U.N.O.  
 PROVIDE SOLID BLOCKING UNDER ALL BEARING POINTS DOWN TO FOUNDATION WALL  
 PROVIDE DBL JACK STUDS EA. SIDE OF LOAD BEARING OPENINGS > 4'-0"  
 ALL ANGLES TO BE 45 DEG. U.N.O.  
 ALL EXTERIOR WINDOW & DOOR HEADERS TO HAVE MIN. R-5 INSUL. & TO BE MIN. (2)2X8'S ( U.N.O. )  
 ALL APPLIANCES SHOWN TO BE BY QUINER OR AS PER CONTRACT BY BUILDER  
 SMOKE (SD) & HEAT DETECTOR (HD), SHALL BE INSTALLED AS PER SECT. R314 OF 2020 RCNYS  
 CARBON MONOXIDE ALARMS SHALL BE INSTALLED AS PER SECT. R15.33 FCNYS & BE WITHIN 10' OF ALL SLEEPING AREAS  
 IF AN AUTOMATIC GARAGE DOOR OPERATOR IS PROVIDED, IT SHALL BE LISTED IN ACCORDANCE W/ UL 325  
 THE AIR BARRIER INSTALLED AT EXTERIOR WALLS ADJACENT TO SHOWERS AND TUBS SHALL SEPARATE THEM FROM THE SHOWER OR TUBS.

**WINDOW / DOOR LEGEND:**

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

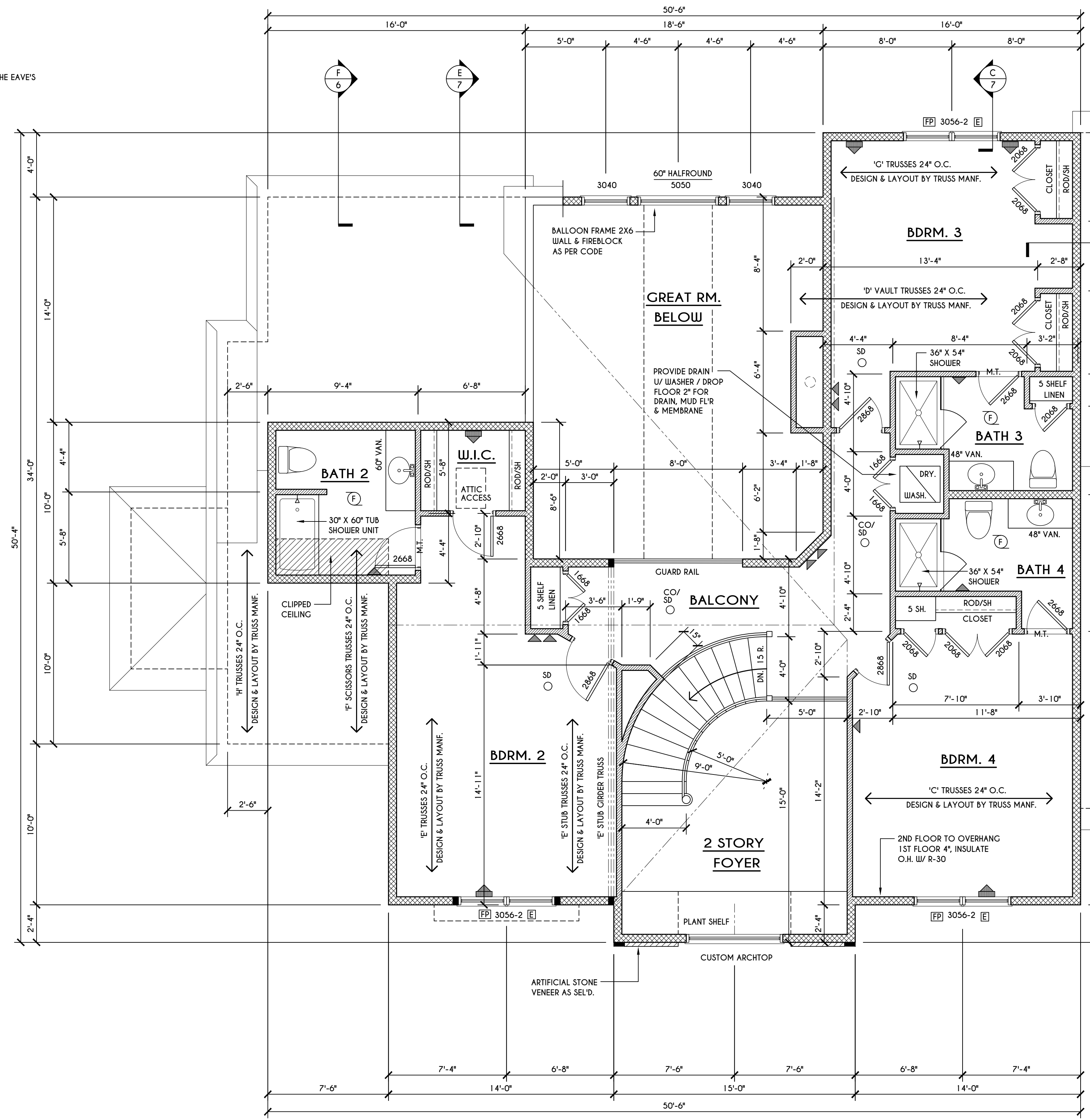
**TRUSS EAVE CONSTRUCTION**

ASPHALT SHINGLES ON 15# FELT ON 5/8" EXTERIOR SHEATHING OR 7/16" SHEATHING WITH CLIPS  
 PRE-ENGINEERED ROOF TRUSSES @ 24" O.C.  
 DESIGNED BY OTHERS - SECURE TO TOP PLATE W/ SIMPSON 144 HURRICANE TIES OR SDJ/C 15600 TRUSS SCREW OR EQUAL  
 (2) LAYERS OF ICE PROTECTION TO EXTEND FROM THE EAVES EDGE TO A POINT AT LEAST 24" INSIDE THE EXTERIOR WALL LINE OF THE BUILDING  
 INSULATION BAFFLE W/ MIN. 1" AIRSPACE  
 ROOF DECK & BAFFLE TO EXTEND DOWN TO WALL FRAMING TOP PLATE  
 VAPOR BARRIER REQUIRED BETWEEN HEATED LIVING SPACE & VENTED UNFINISHED ATTIC R-38 CEILING INSULATION



**TYPICAL WALL SECTION**

SCALE: 1" = 1'-0"



**SECOND FLOOR PLAN**

1355 SQ.FT.

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

**FRAMING LEGEND:**

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

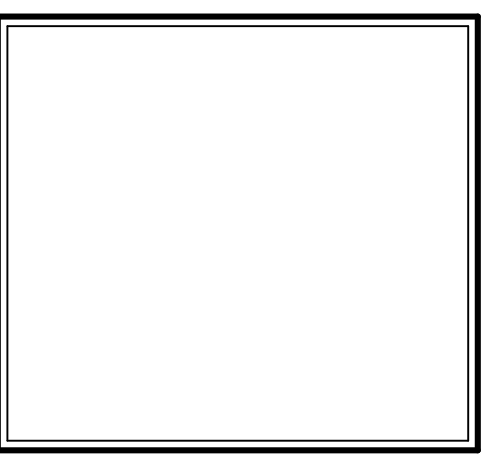
**GENERAL SECOND FLOOR PLAN NOTES:**

SECOND FLOOR PLATE HGT TO BE 8'-1 1/8" ( UNLESS NOTED OTHERWISE )  
 ALL WINDOW R.O. HGTS TO BE 6'-10 1/2" U.N.O.  
 PROVIDE SOLID BLOCKING UNDER ALL BEARING POINTS DOWN TO FOUNDATION WALL  
 PROVIDE DB'L JACK STUDS EA. SIDE OF LOAD BEARING OPENINGS > 7'-4'-0"  
 ALL ANGLES TO BE 45 DEG. U.N.O.  
 ALL EXTERIOR WINDOW & DOOR HEADERS TO HAVE MIN. R-5 INSUL. & TO BE MIN. (2) 2X8'S ( U.N.O. )  
 ALL APPLIANCES SHOWN TO BE BY OWNER OR AS PER CONTRACT BY BUILDER  
 SMOKE (SD) & HEAT DETECTOR (HD), SHALL BE INSTALLED AS PER SECT. R314 OF 2020 RCNYS  
 CARBON MONOXIDE ALARMS SHALL BE INSTALLED AS PER SECT. 915.3.3 FCNYS & BE WITHIN 10' OF ALL SLEEPING AREAS  
 THE AIR BARRIER INSTALLED AT EXTERIOR WALLS ADJACENT TO SHOWERS AND TUBS SHALL SEPARATE THEM FROM THE SHOWER OR TUBS.

**WINDOW / DOOR LEGEND:**

- MEETS OR EXCEEDS EGRESS REQUIREMENTS
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 PITTSFORD, NY

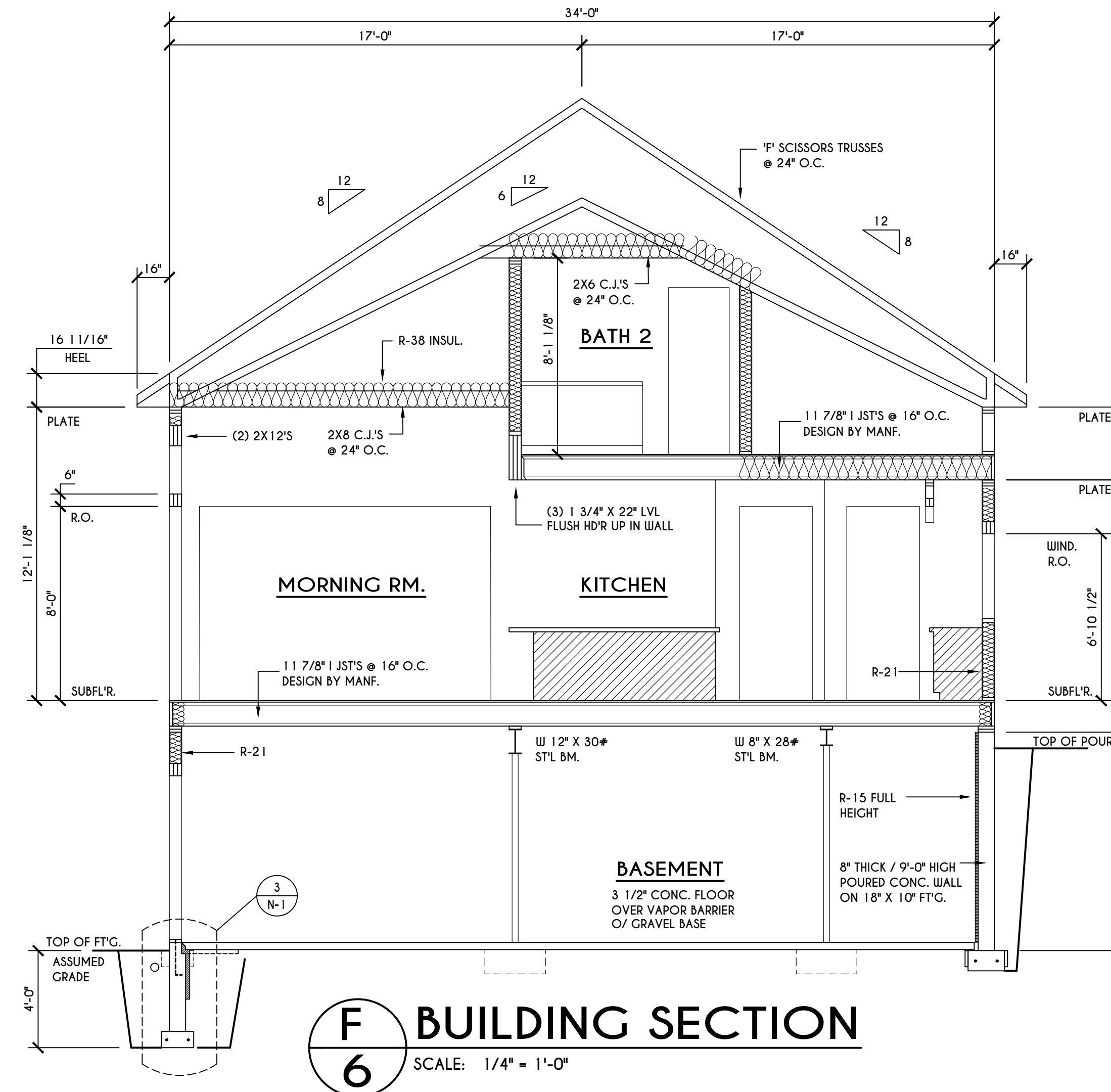
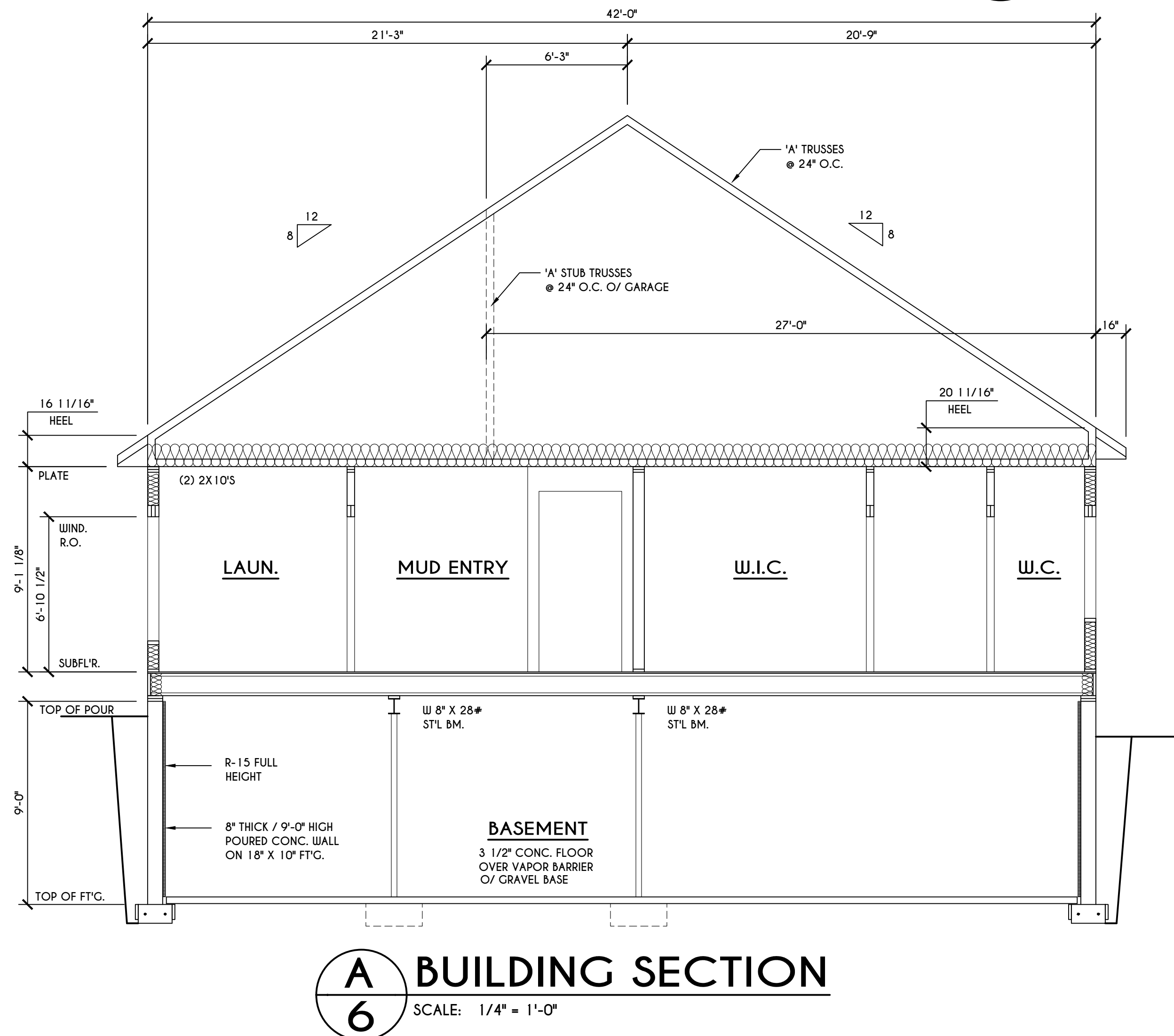
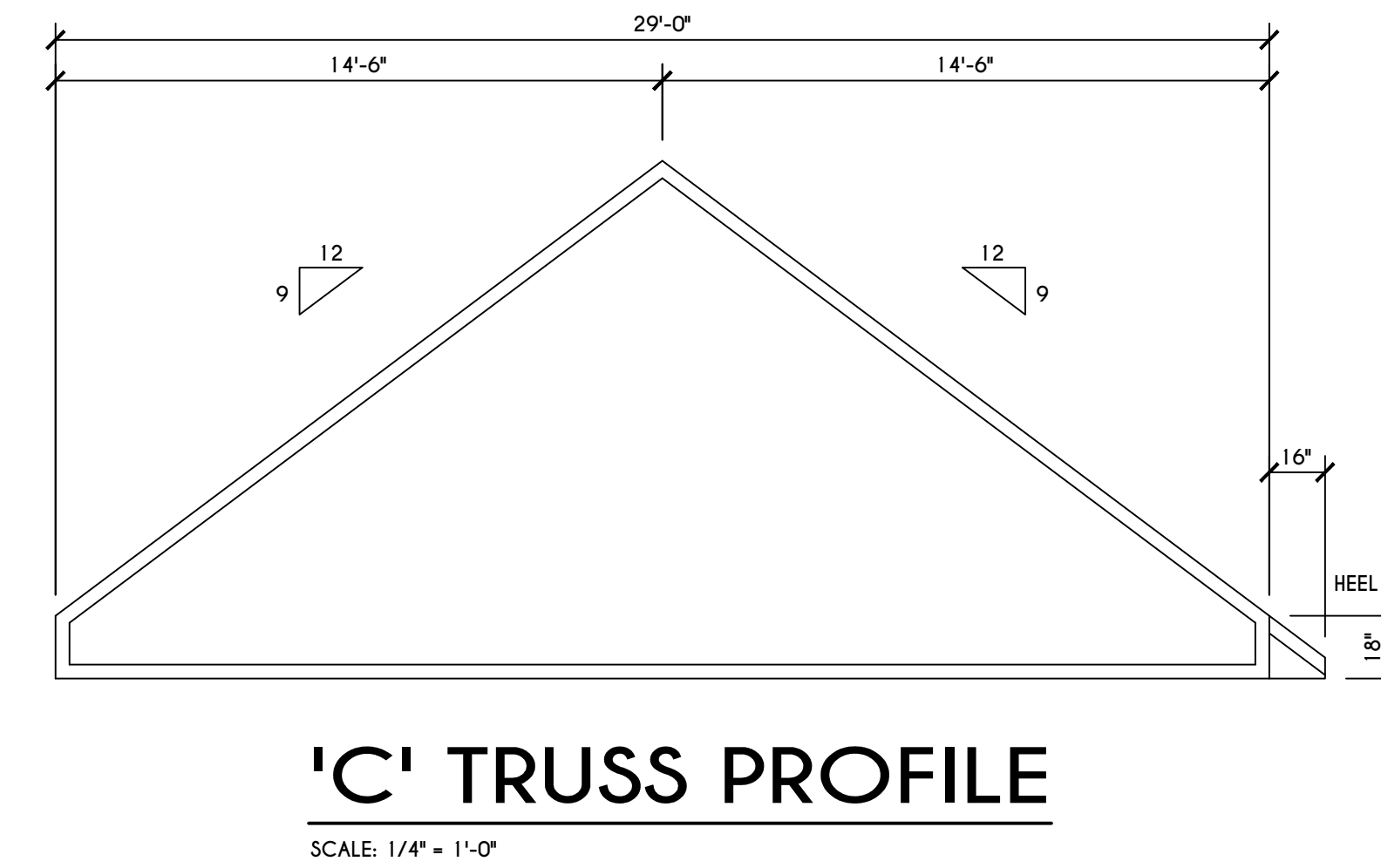
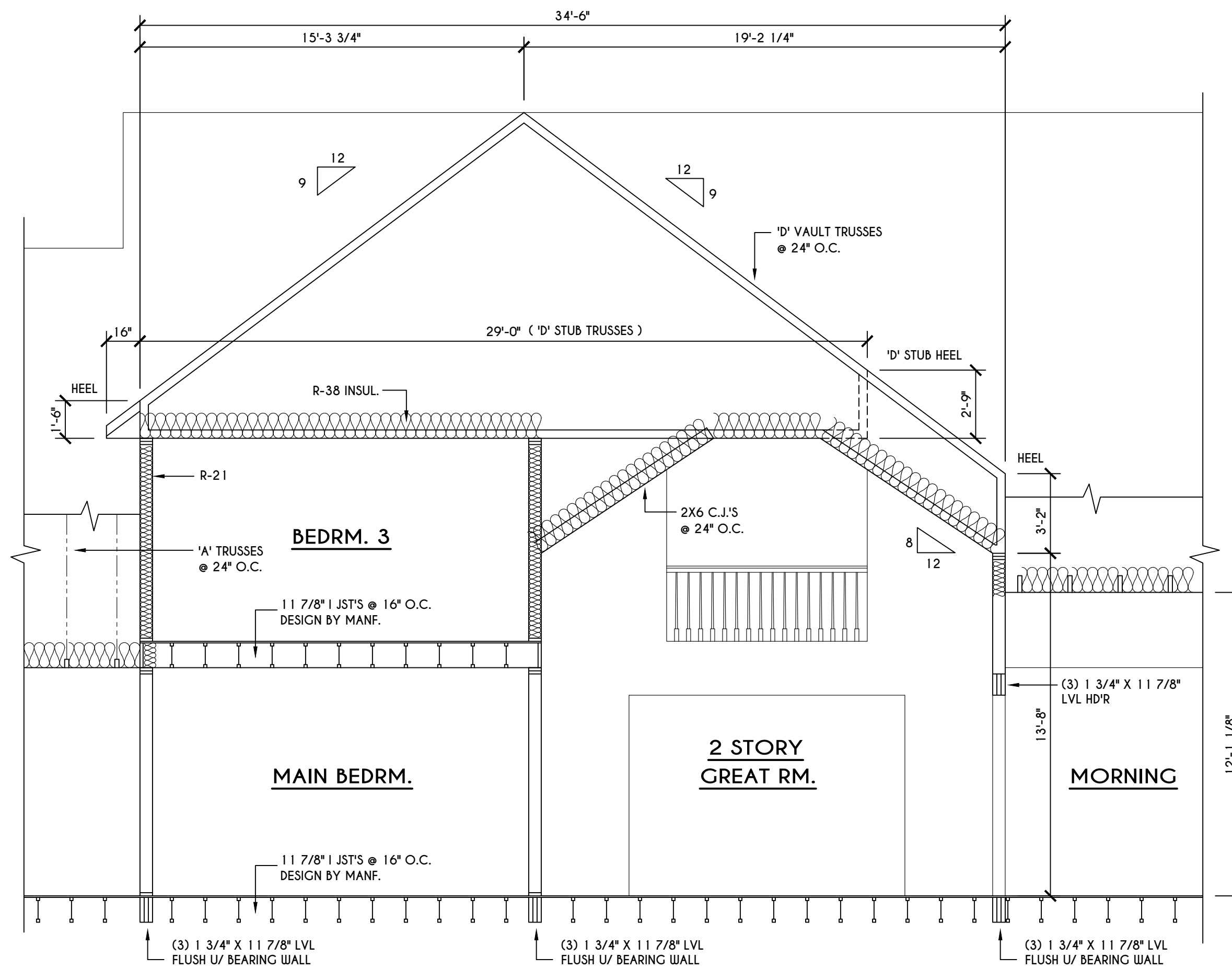
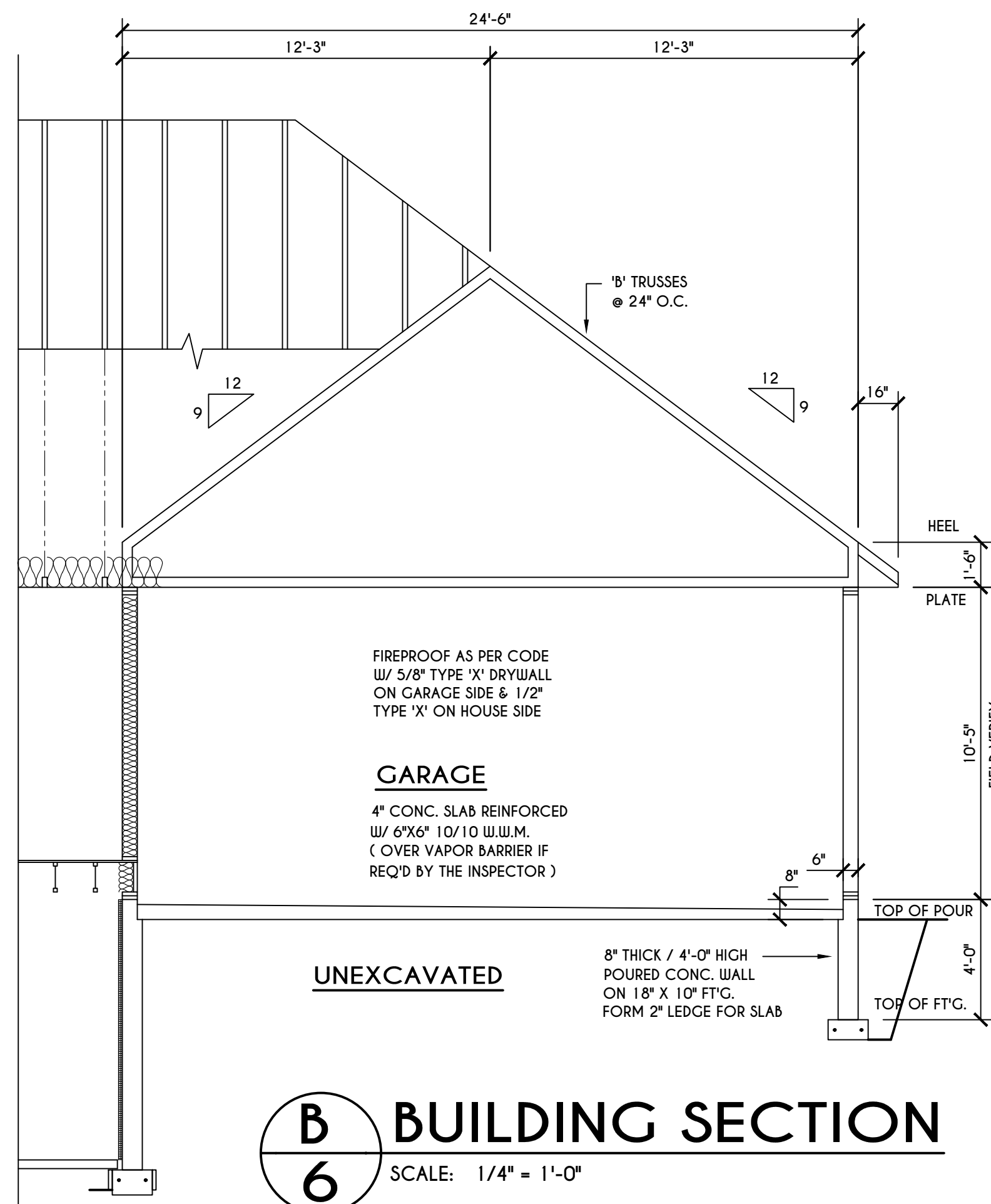
**BUILDER:**

COVENTRY RIDGE  
 BUILDING CORP.

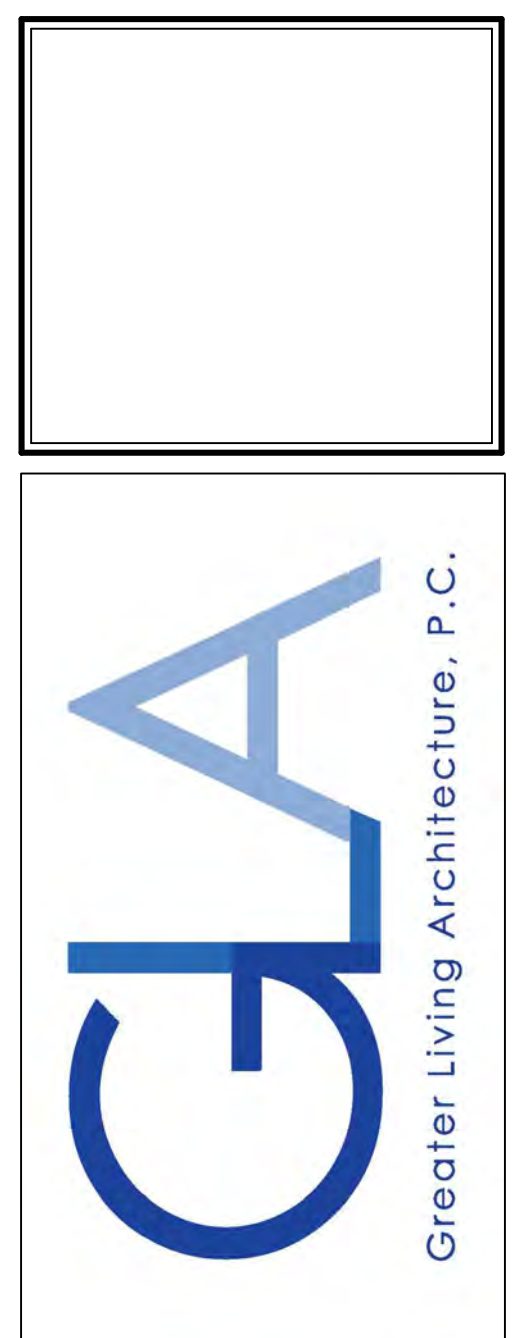
**SECOND FLOOR PLAN**

GLA PLAN 4331

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scale: AS NOTED	date: 10 / 21
PROJECT: 15446	sheet: 5 / 8



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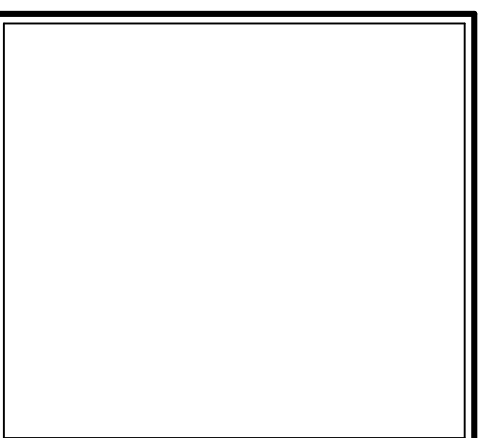
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SRINIVASAN RESIDENCE  
LOT 109 COVENTRY RIDGE  
PITTSFORD, NY

**BUILDER:**  
  
COVENTRY RIDGE  
BUILDING CORP.

**SECTIONS**  
GLA PLAN 4331

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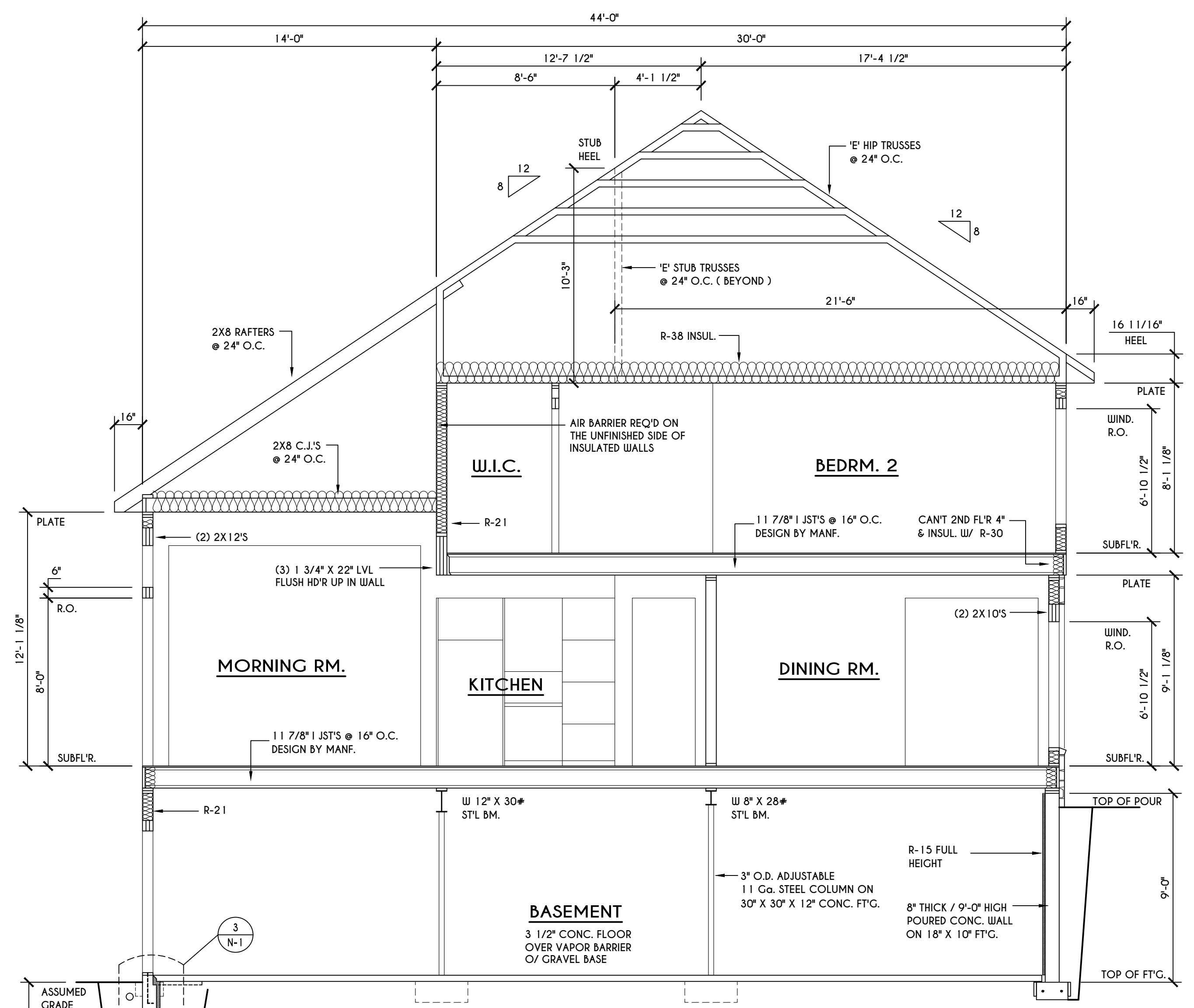
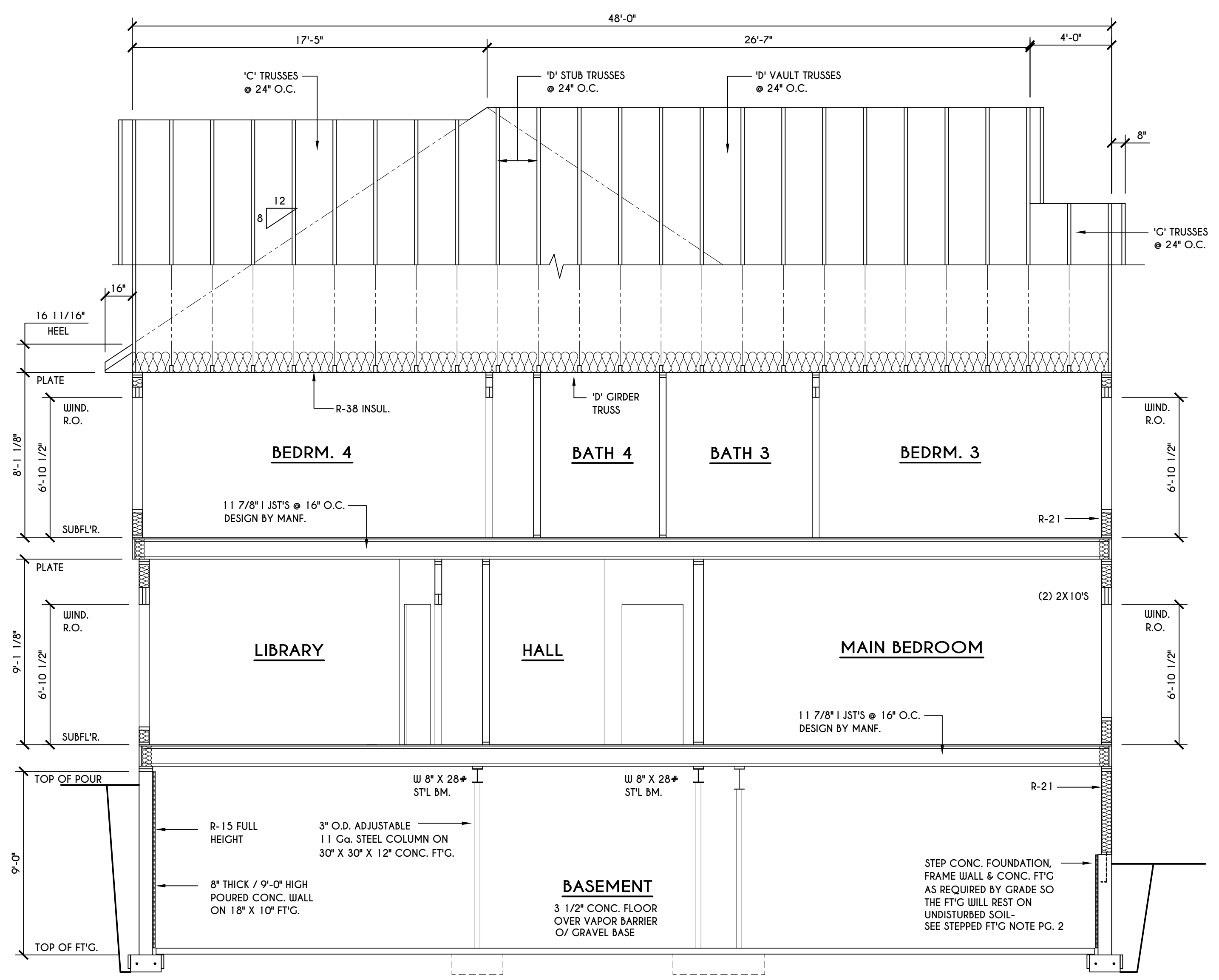
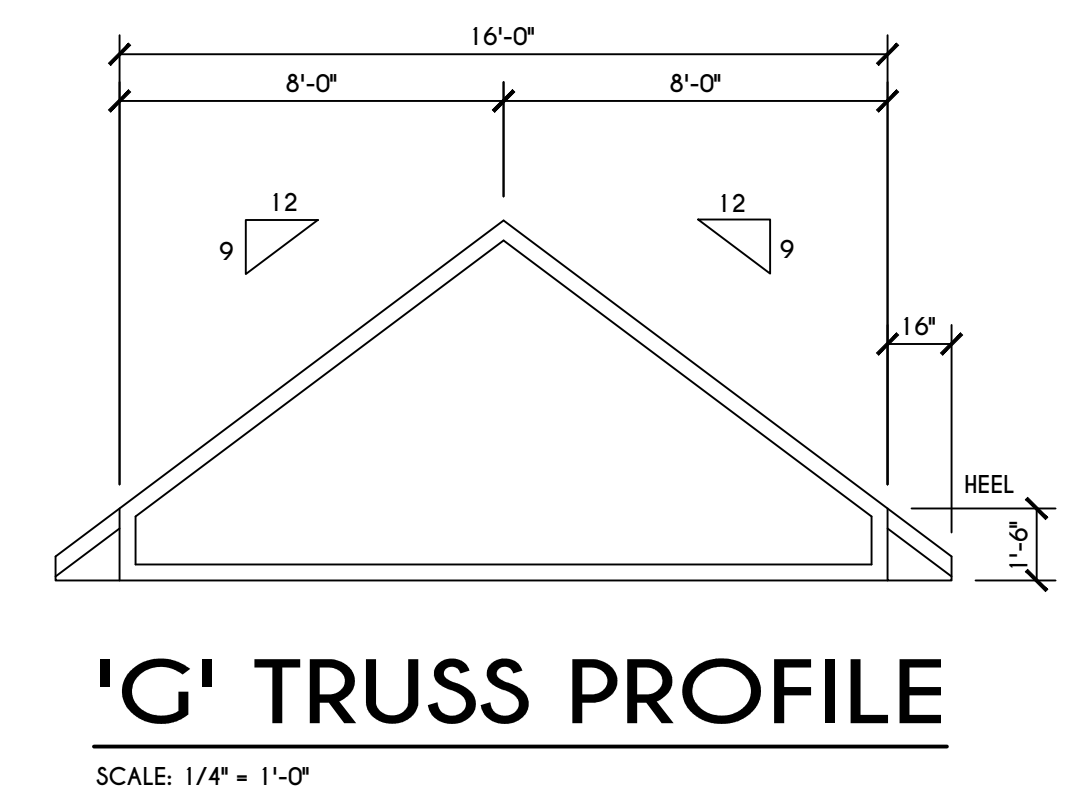
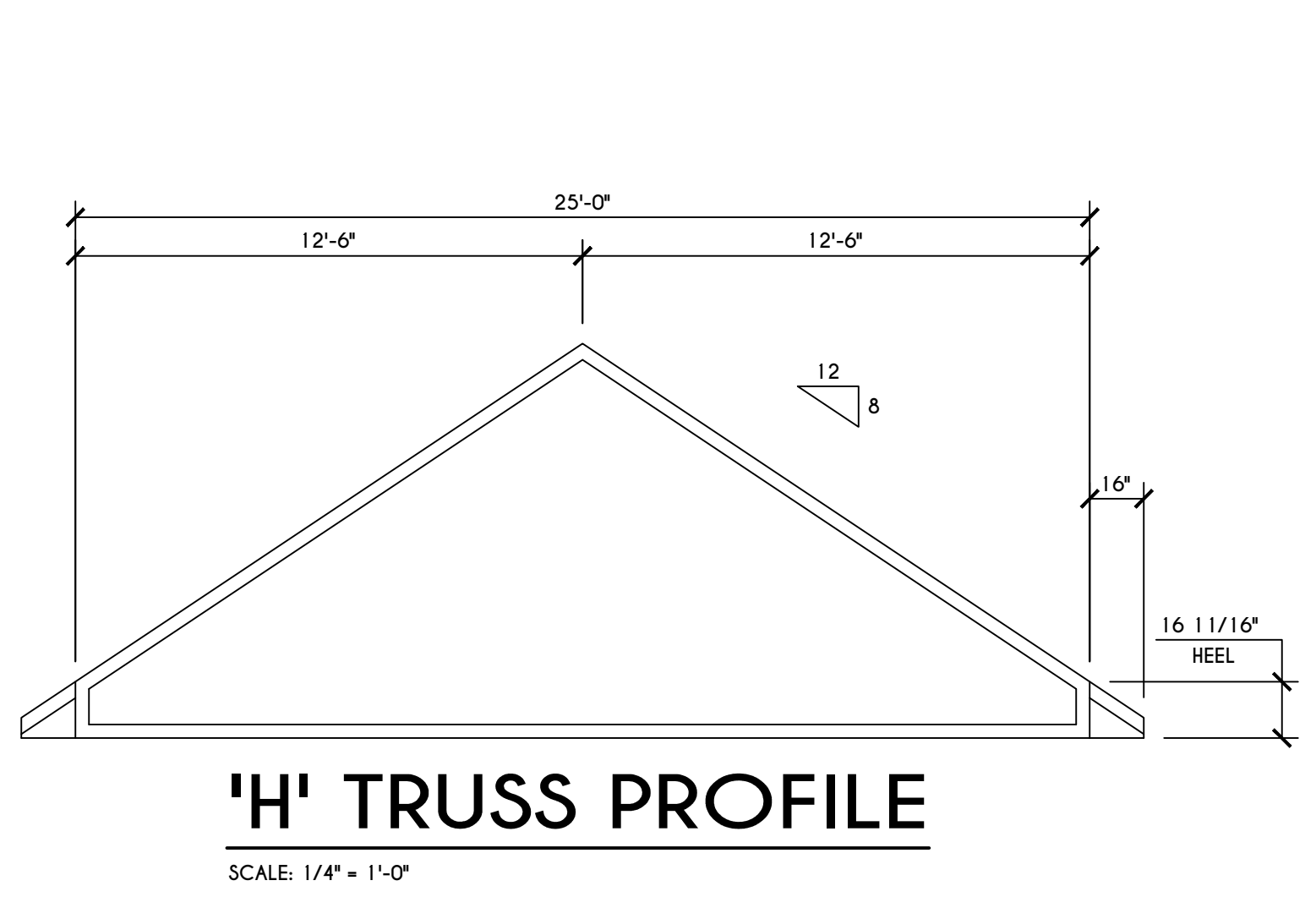
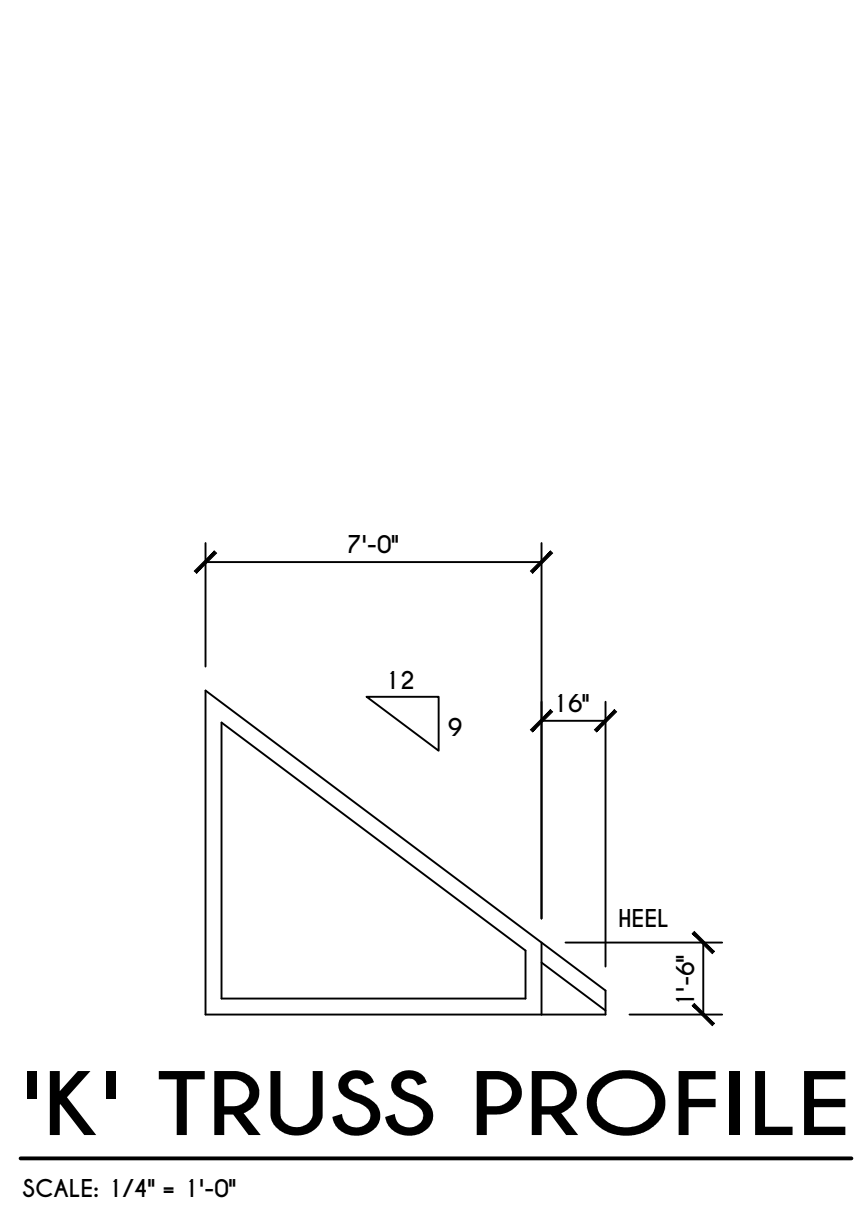
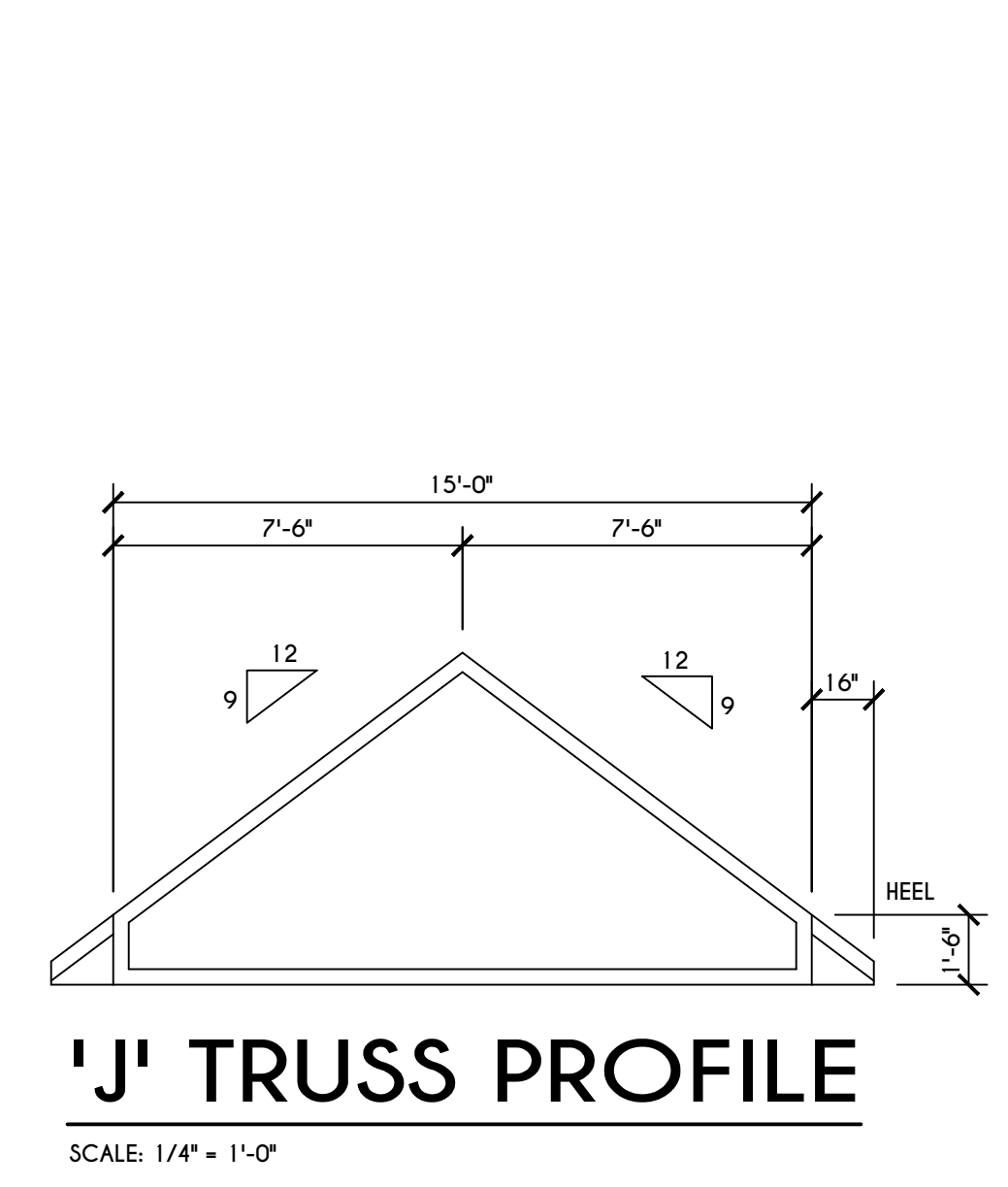
DATE	BY	DESCRIPTION

**CLIENT/LOCATION:**  
 SRINIVASAN RESIDENCE  
 LOT 109 COVENTRY RIDGE  
 PITTSFORD, NY

**BUILDER:**  
 COVENTRY RIDGE  
 BUILDING CORP.

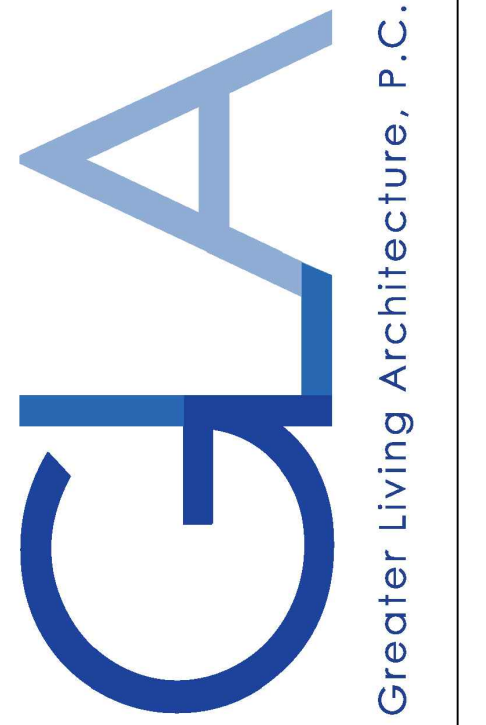
**SECTIONS**  
 GLA PLAN 4331

drawn: CDK	checked: CSB
scale: AS NOTED	date: 10 / 21
PROJECT:	sheet: <b>7</b>
15446	<b>8</b>





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**REVISIONS:**

DATE	BY	DESCRIPTION

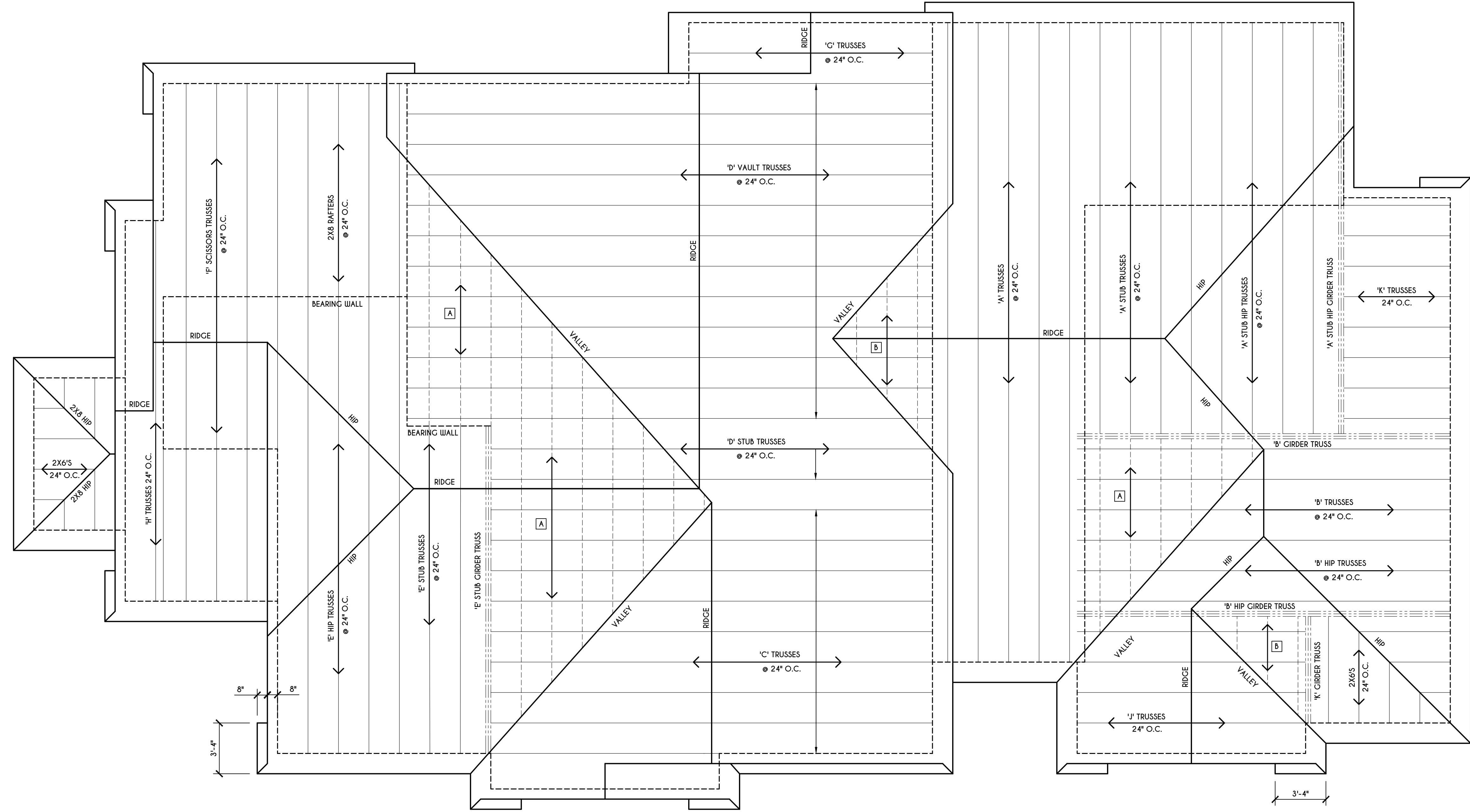
**CLIENT/LOCATION:**  
 SRINIVASAN RESIDENCE  
 LOT 109 COVENTRY RIDGE  
 PITTSFORD, NY

**BUILDER:**  
 COVENTRY RIDGE  
 BUILDING CORP.

**ROOF PLAN**

GLA PLAN 4331

drawn: CDK	checked: CSB
scale: AS NOTED	date: 10 / 21
PROJECT: 15446	sheet: 8 / 8



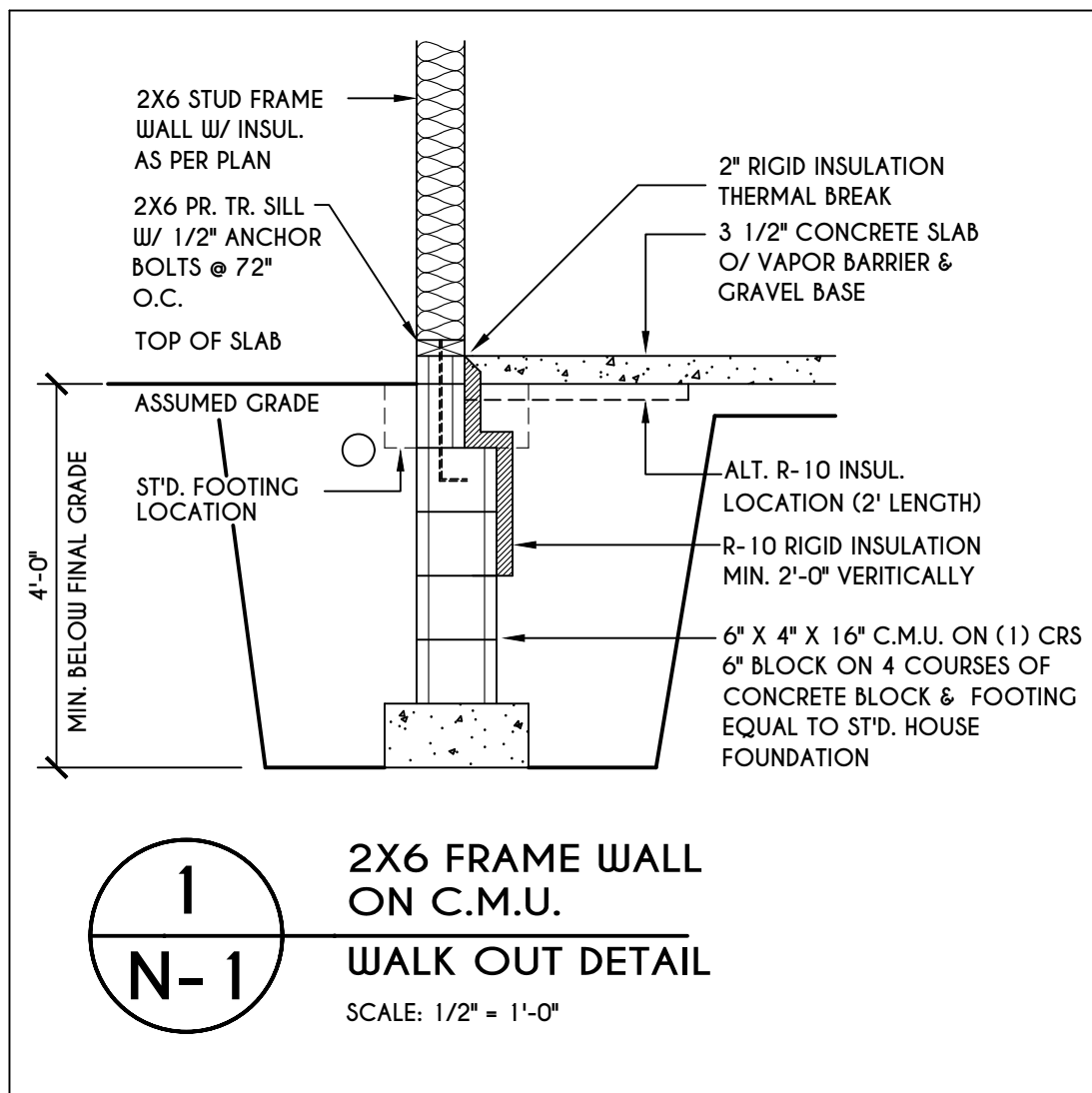
**ROOF PLAN**

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

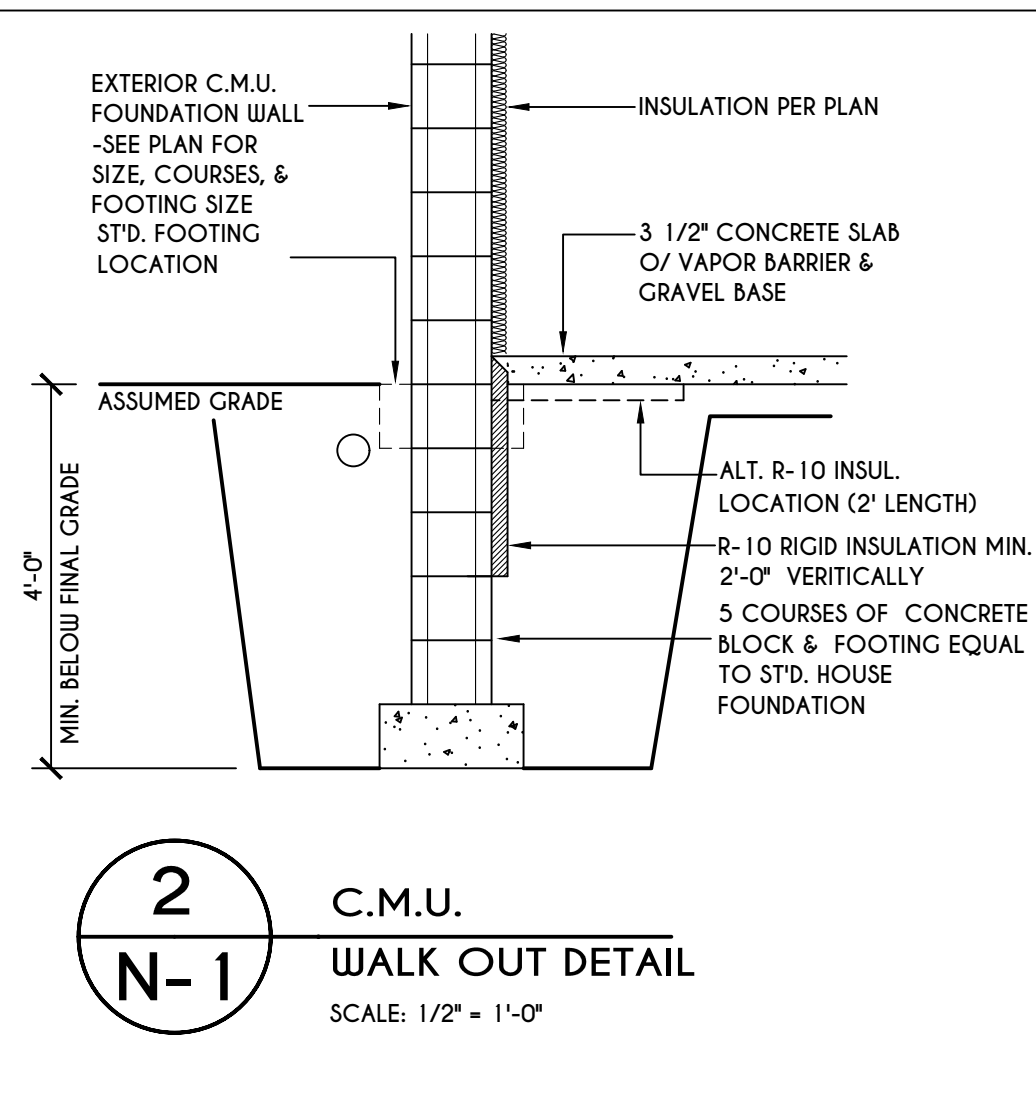
[A] - 2X8 LAYOVER RAFTERS 24" O.C. [B] - 2X6 LAYOVER RAFTERS 24" O.C.

**GENERAL ROOF NOTES:**

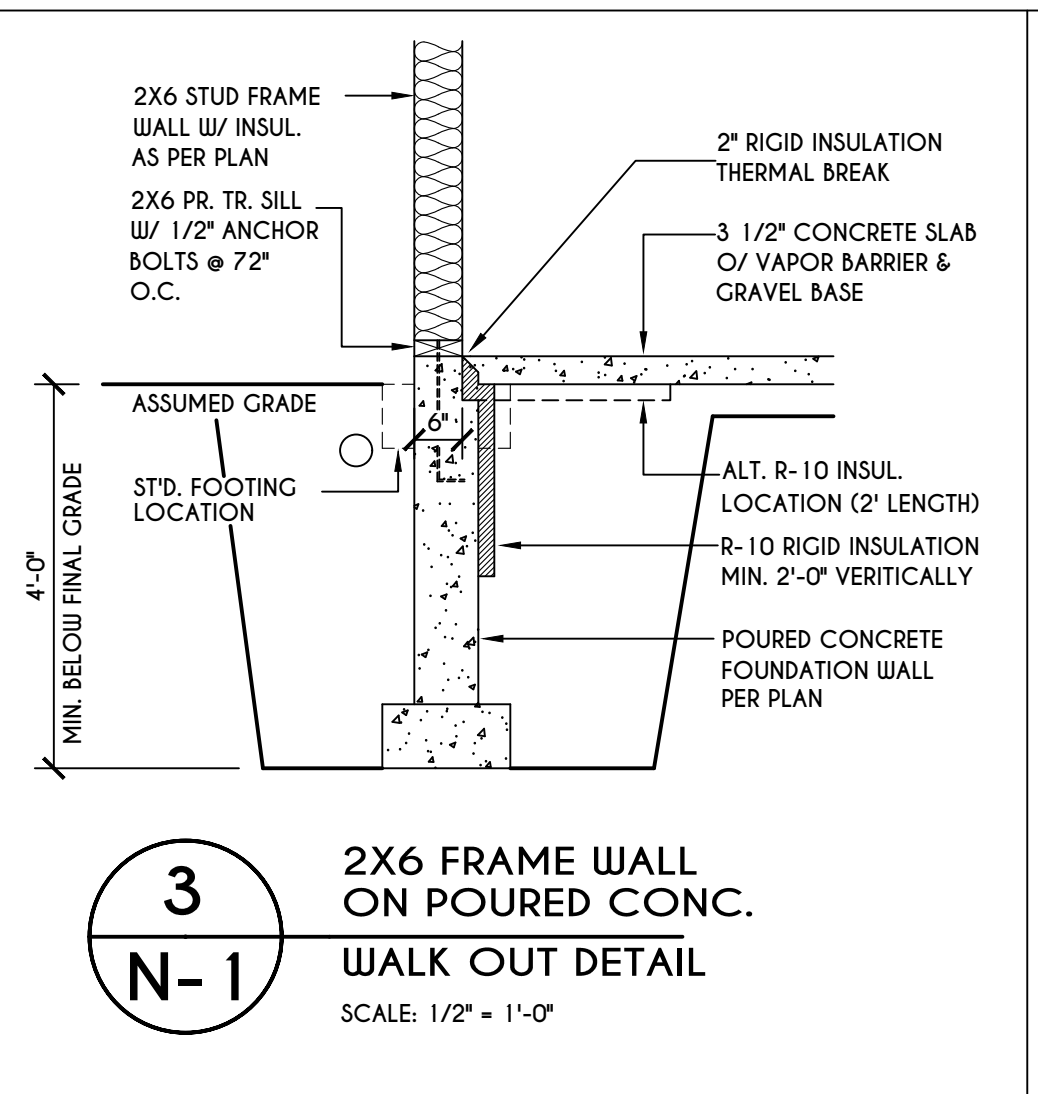
ALL RAKES ARE 8° & OVERHANGS ARE TO BE 16" UNLESS NOTED OTHERWISE  
 ALL NON-STRUCTURAL VALLEYS TO HAVE 2X12 SLEEPER ATTACHED TO PLYWOOD ROOF SHEATHING  
 THIS FRAMING DIAGRAM IS INTENDED TO BE SCHEMATIC AND POSITION OF MEMBERS MAY BE ALTERED TO SUIT ACTUAL FIELD CONDITIONS  
 4/12 PITCH ROOFS OR SHALLOWER TO HAVE 2 LAYERS 15# FELT



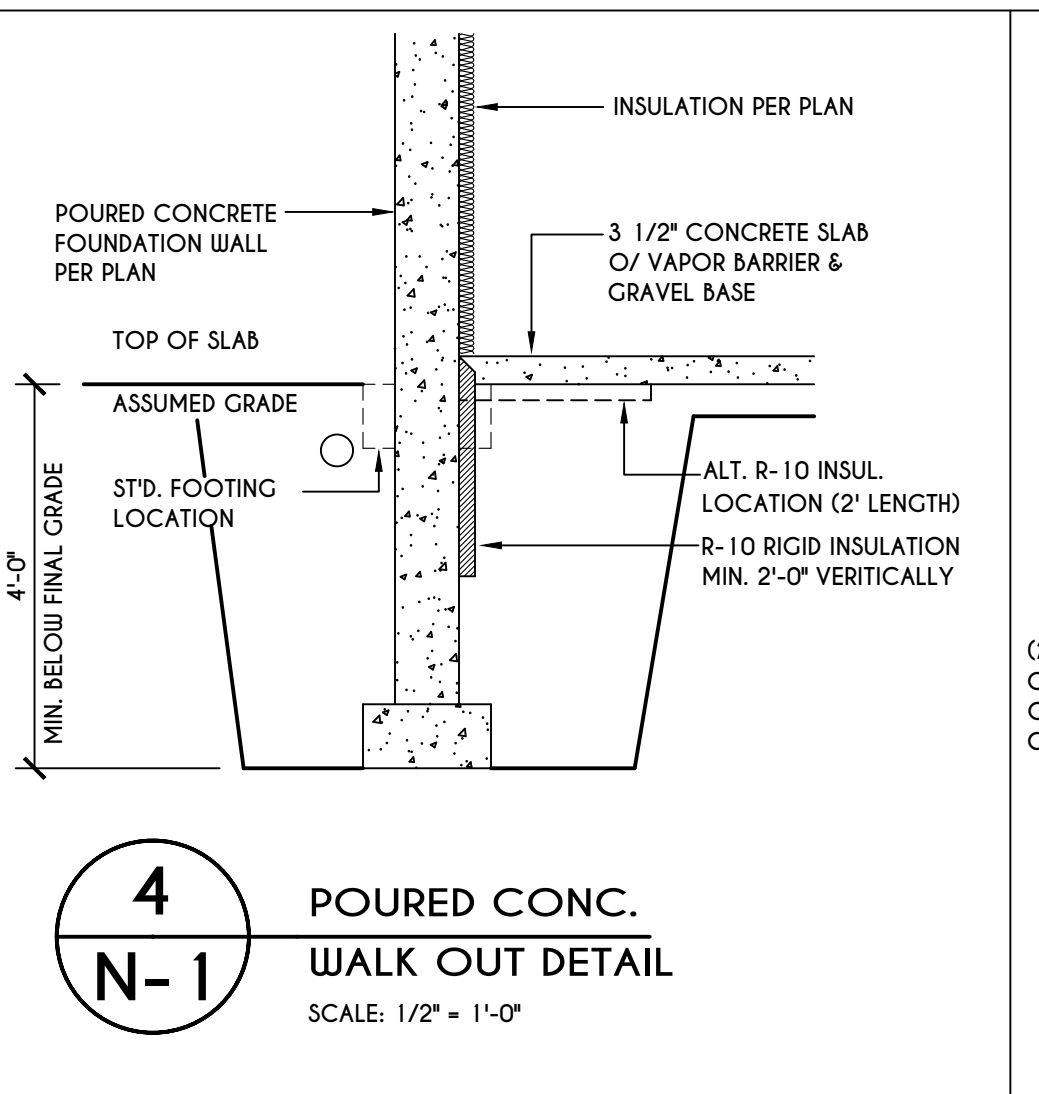
**1**  
**N-1**  
2X6 FRAME WALL ON C.M.U.  
WALK OUT DETAIL  
SCALE: 1/2" = 1'-0"



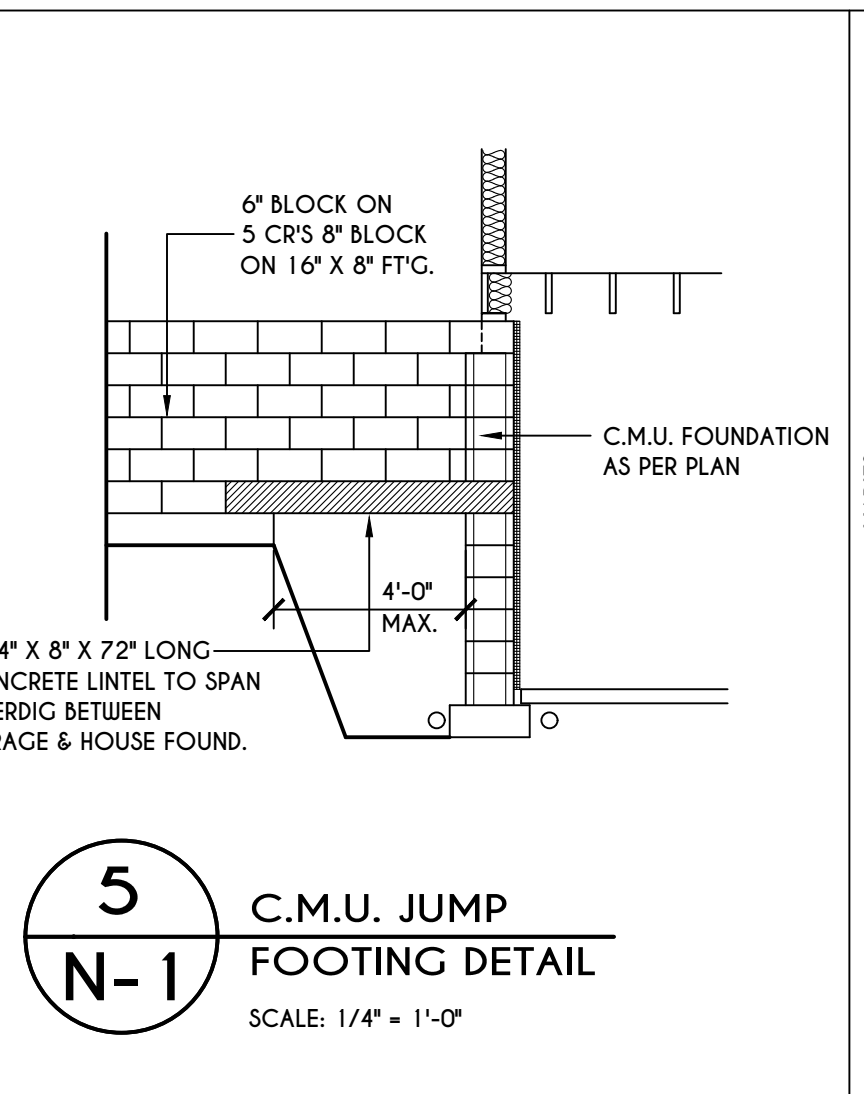
**2**  
**N-1**  
C.M.U.  
WALK OUT DETAIL  
SCALE: 1/2" = 1'-0"



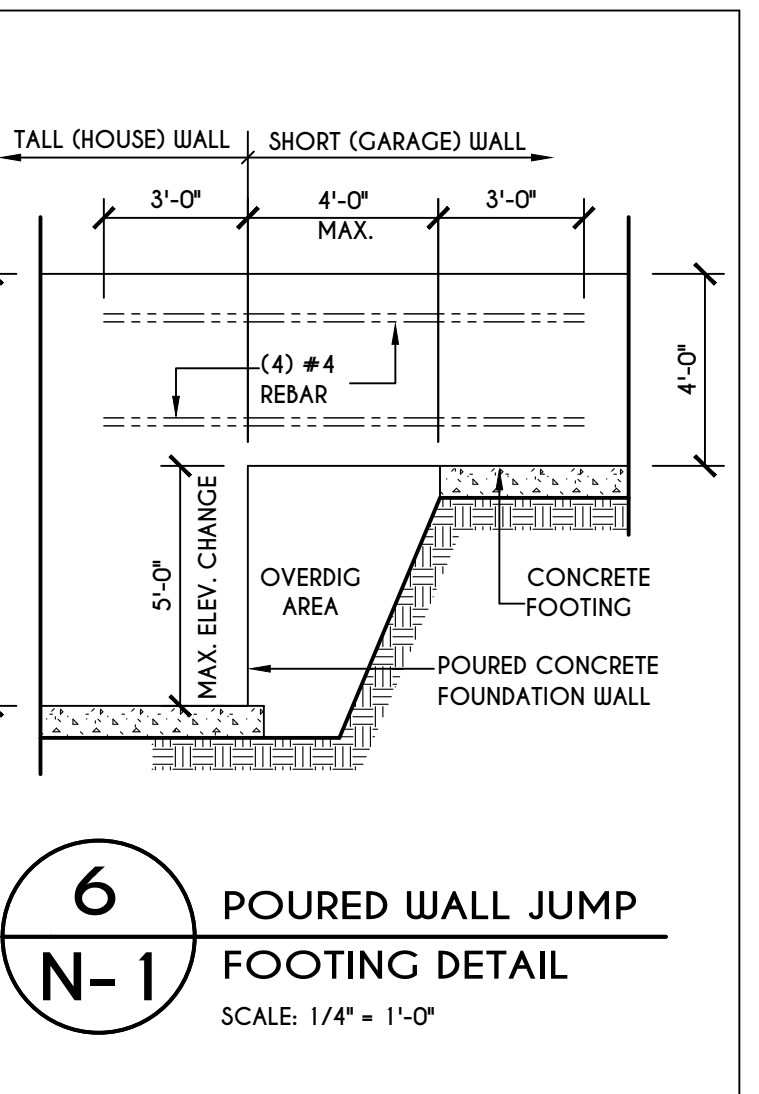
**3**  
**N-1**  
2X6 FRAME WALL ON POURED CONC.  
WALK OUT DETAIL  
SCALE: 1/2" = 1'-0"



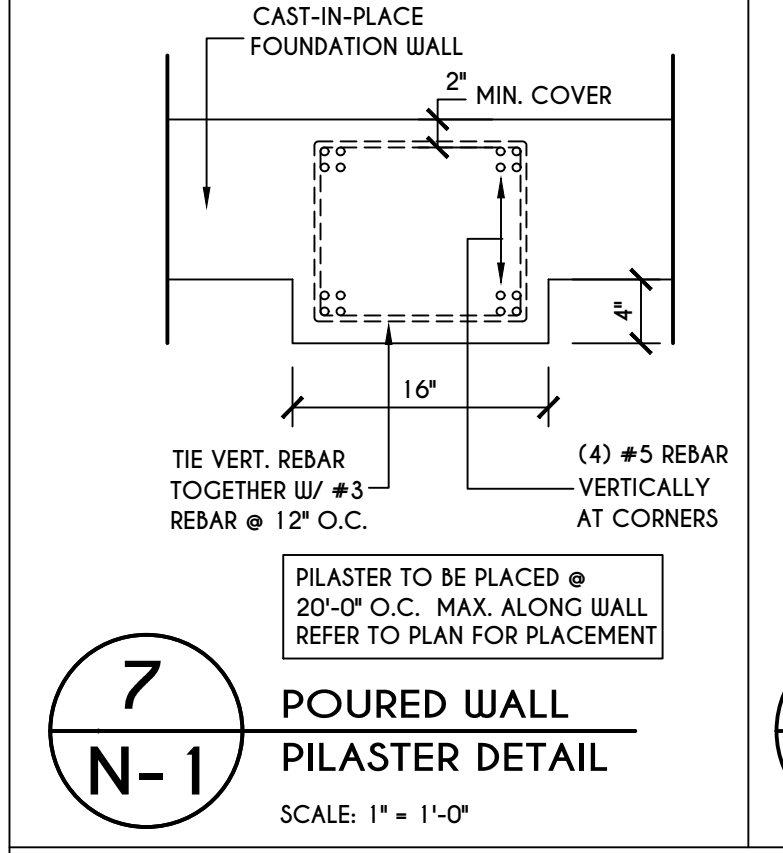
**4**  
**N-1**  
POURED CONC.  
WALK OUT DETAIL  
SCALE: 1/2" = 1'-0"



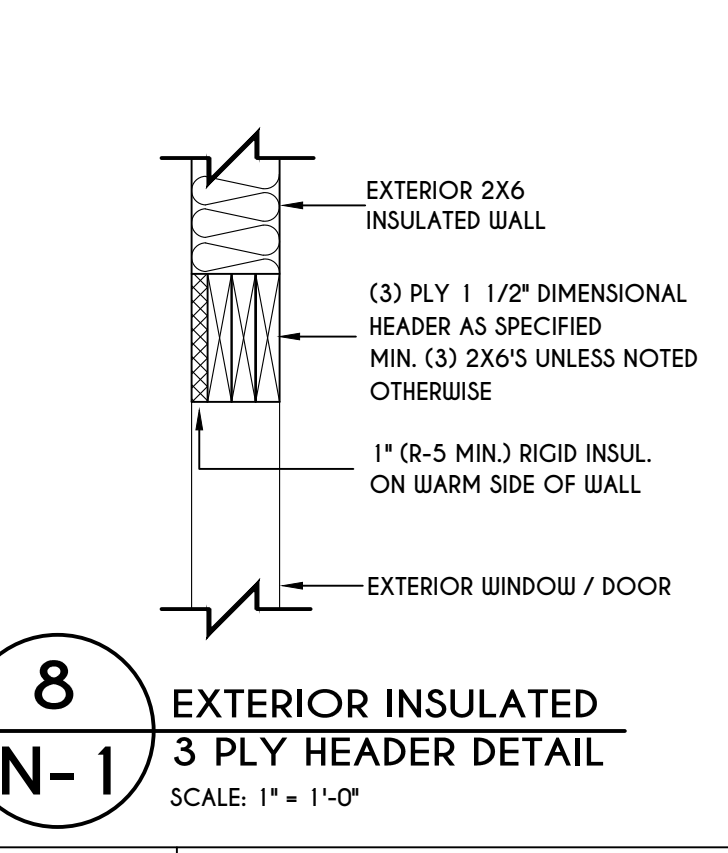
**5**  
**N-1**  
C.M.U. JUMP  
FOOTING DETAIL  
SCALE: 1/4" = 1'-0"



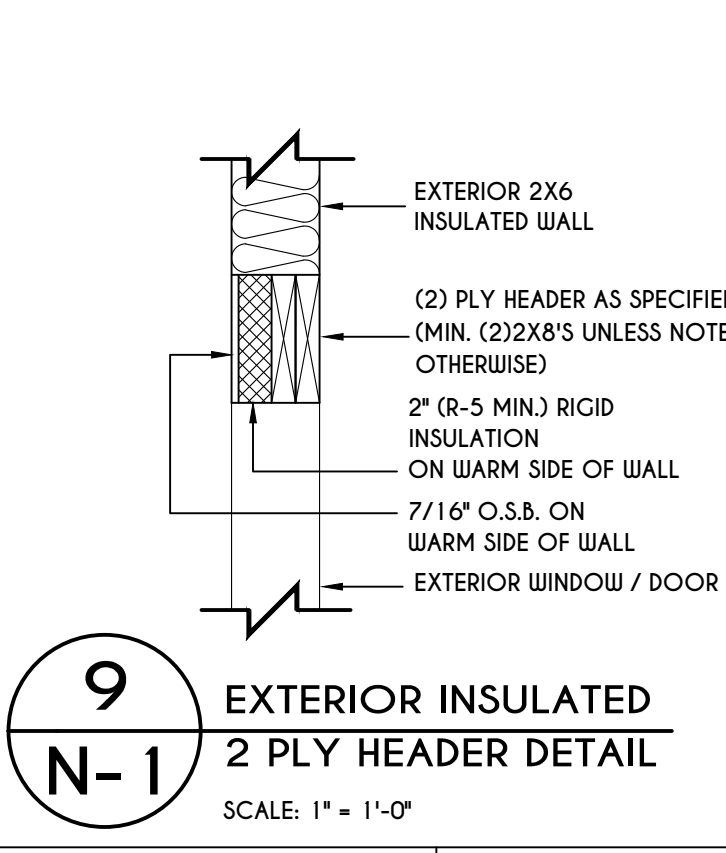
**6**  
**N-1**  
POURED WALL JUMP  
FOOTING DETAIL  
SCALE: 1/4" = 1'-0"



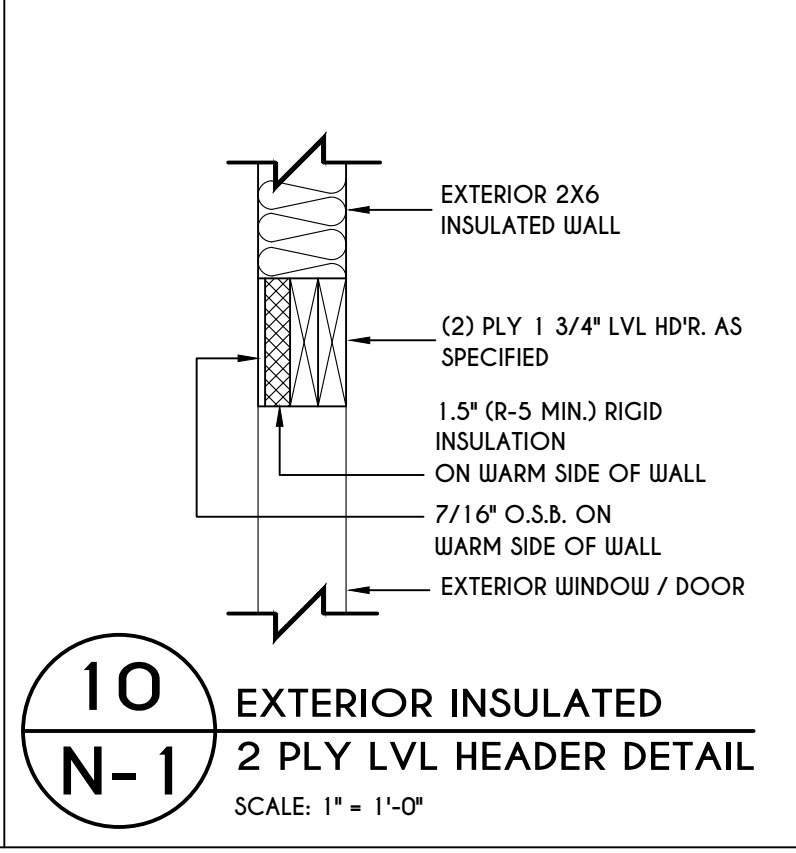
**7**  
**N-1**  
POURED WALL  
PILASTER DETAIL  
SCALE: 1" = 1'-0"



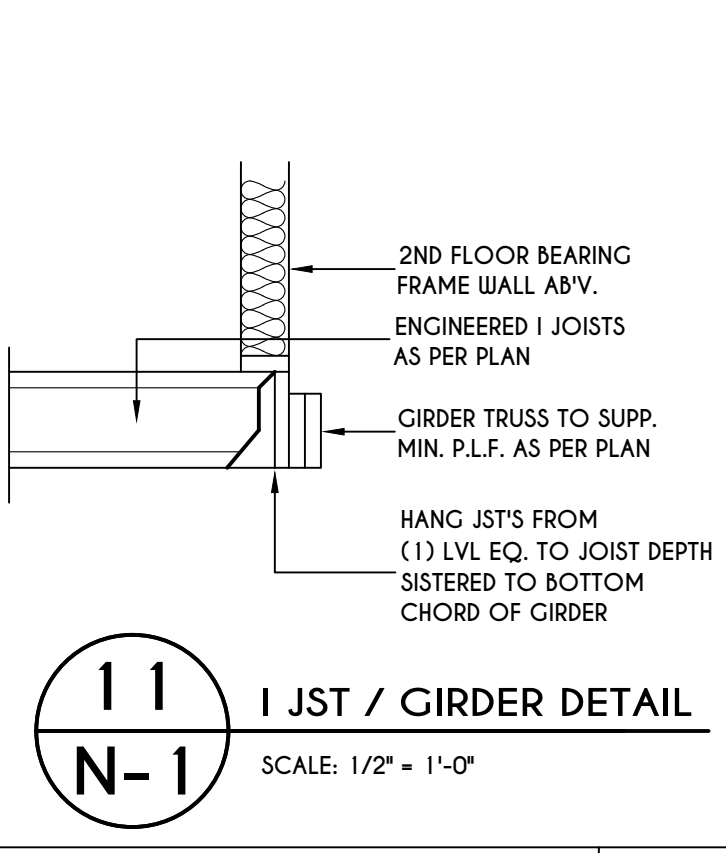
**8**  
**N-1**  
EXTERIOR INSULATED  
3 PLY HEADER DETAIL  
SCALE: 1" = 1'-0"



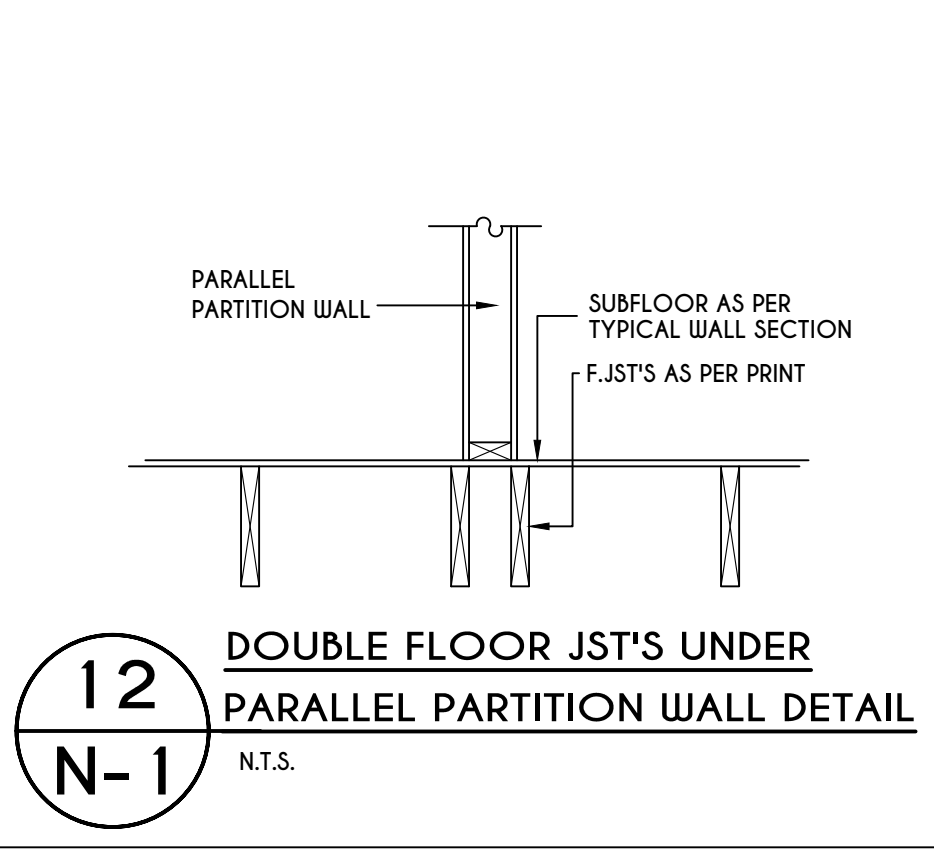
**9**  
**N-1**  
EXTERIOR INSULATED  
2 PLY HEADER DETAIL  
SCALE: 1" = 1'-0"



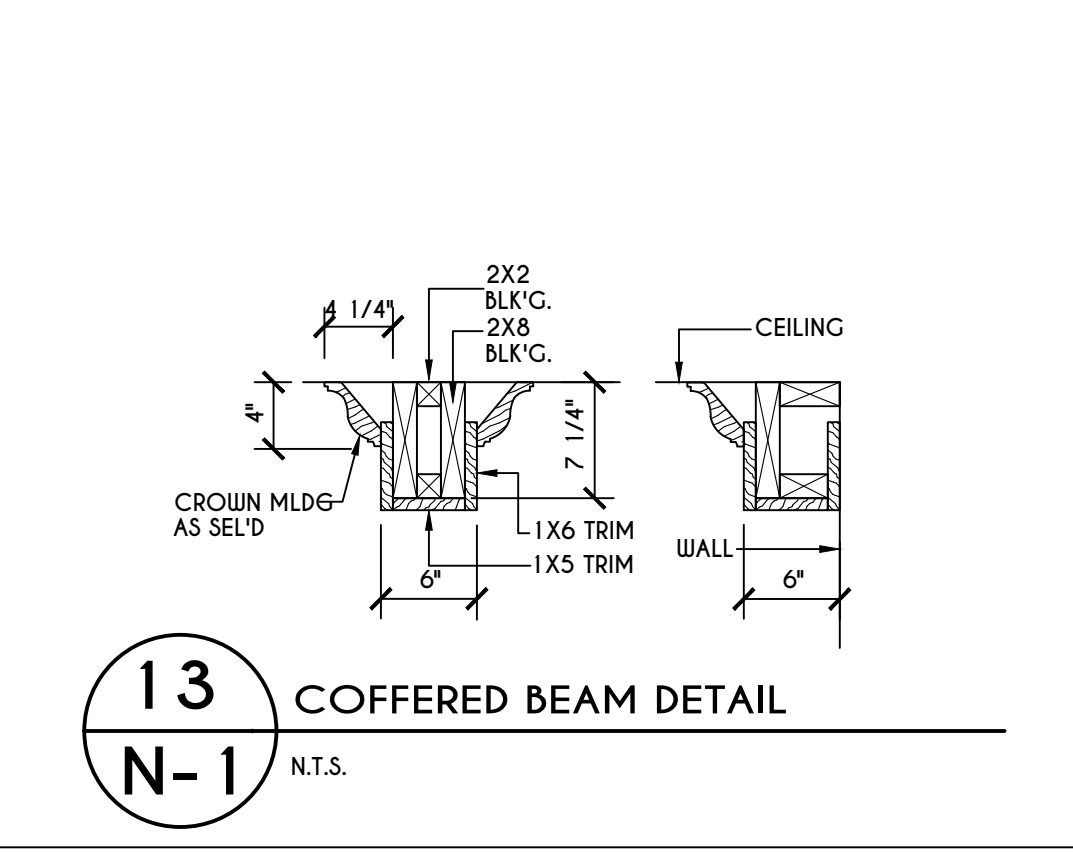
**10**  
**N-1**  
EXTERIOR INSULATED  
2 PLY LVL HEADER DETAIL  
SCALE: 1" = 1'-0"



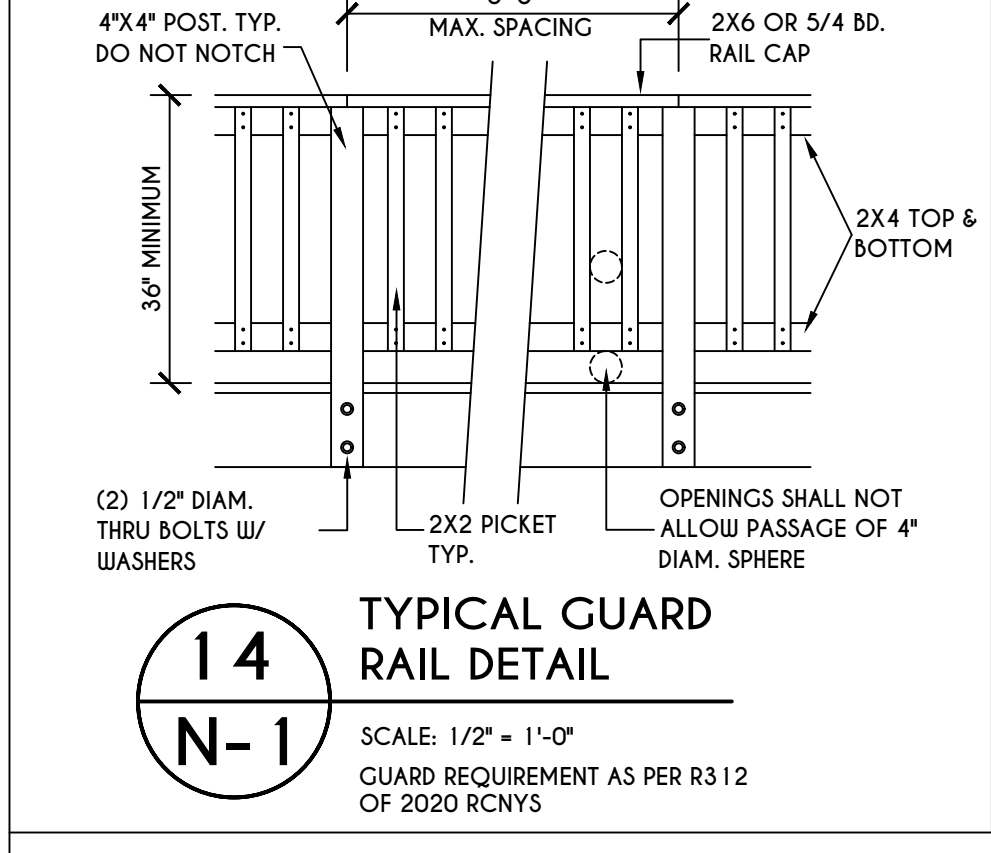
**11**  
**N-1**  
I JST / GIRDER DETAIL  
SCALE: 1/2" = 1'-0"



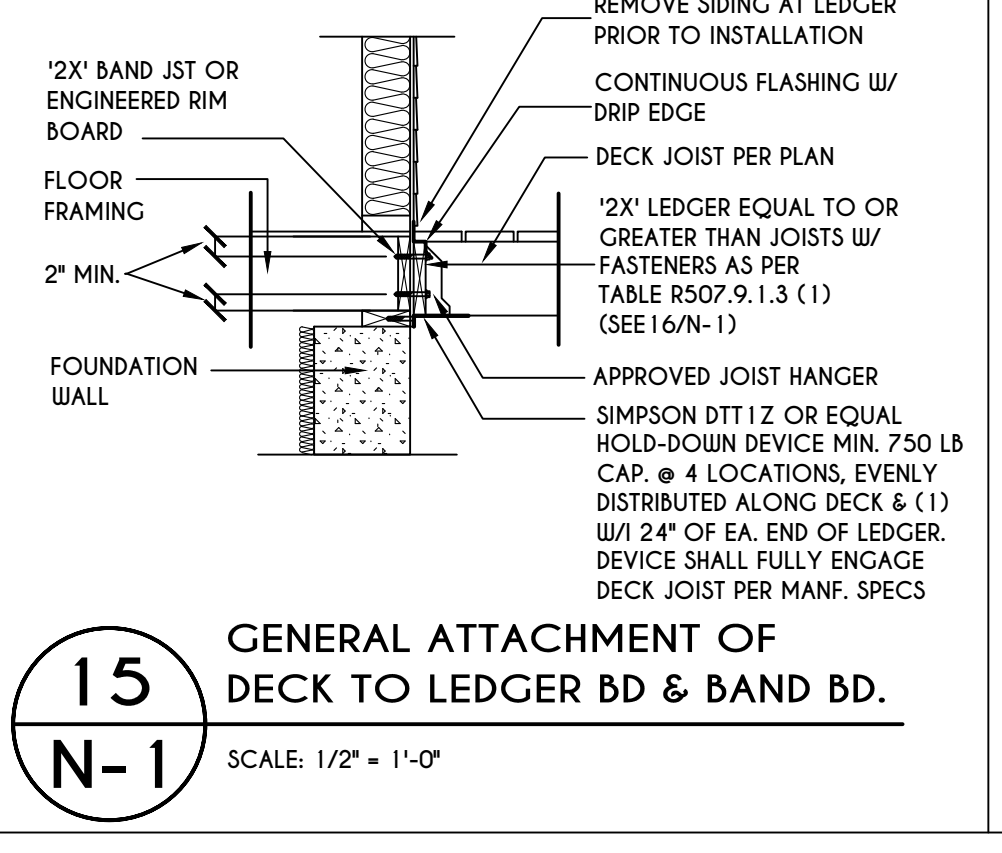
**12**  
**N-1**  
DOUBLE FLOOR JST'S UNDER  
PARALLEL PARTITION WALL DETAIL  
N.T.S.



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



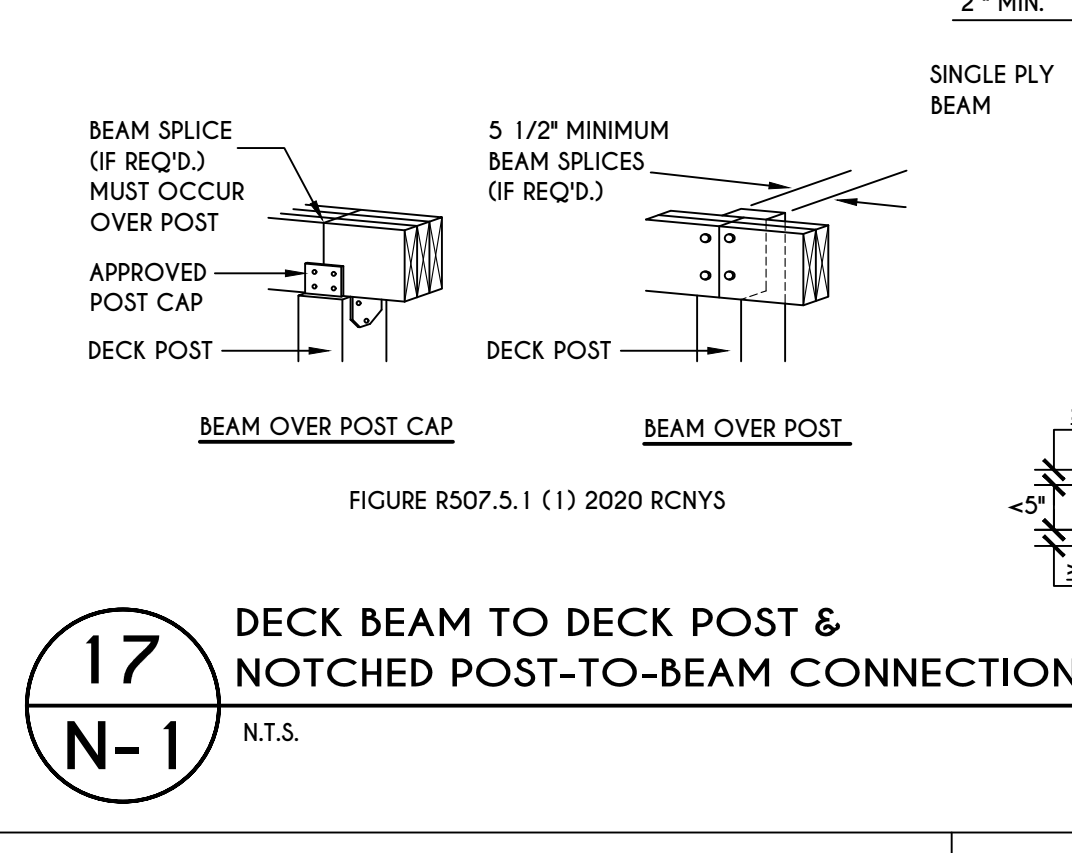
**14**  
**N-1**  
TYPICAL GUARD  
RAIL DETAIL  
SCALE: 1/2" = 1'-0"  
GUARD REQUIREMENTS AS PER R3 12 OF 2020 RCNYS



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

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

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

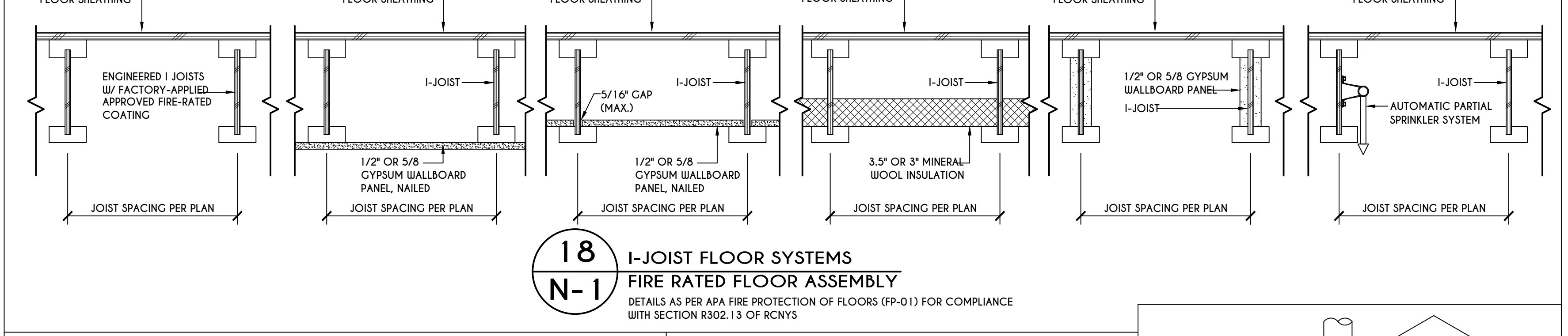


**17**  
**N-1**  
DECK BEAM TO DECK POST &  
NOTCHED POST-TO-BEAM CONNECTION  
N.T.S.

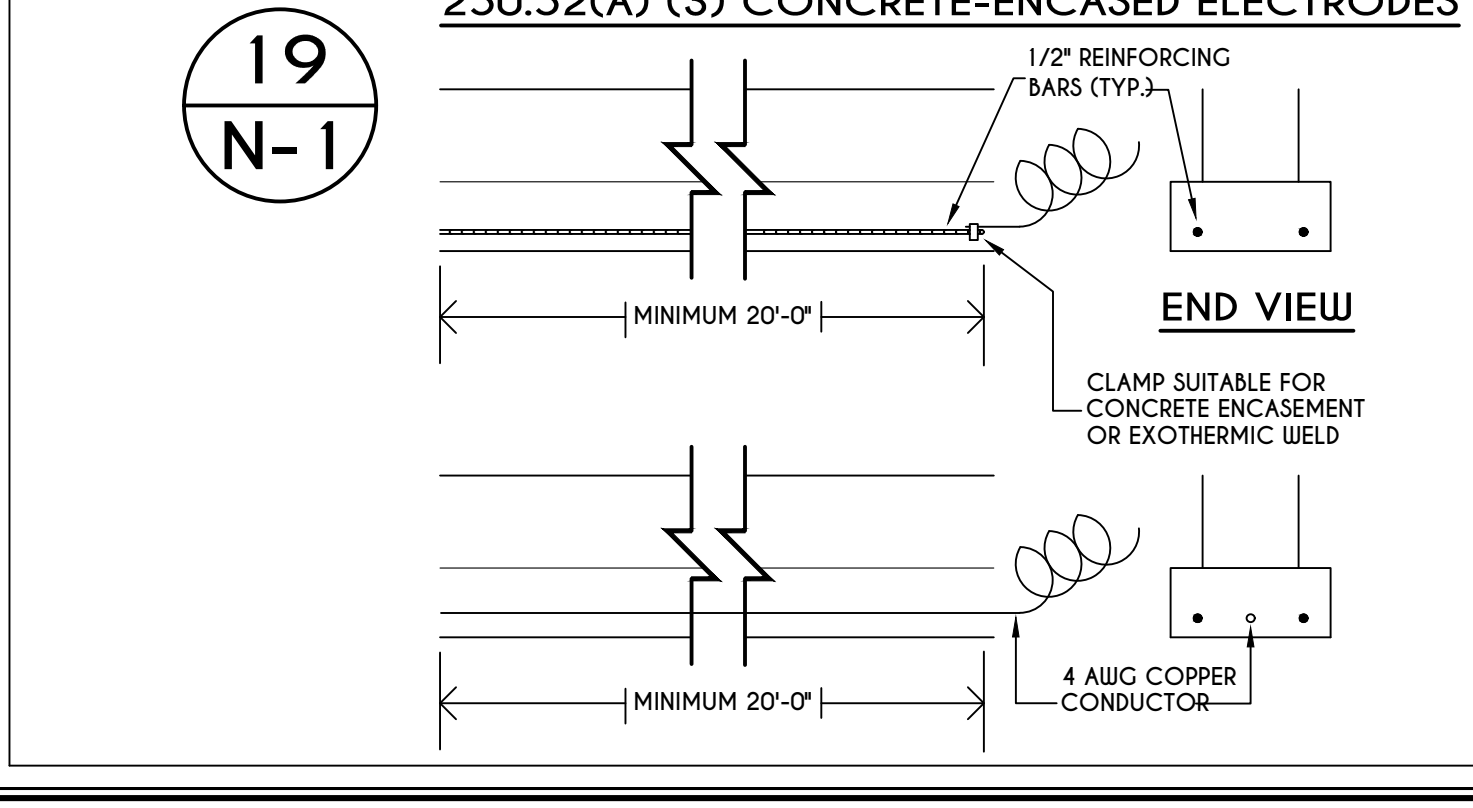
TABLE R507.4  
DECK POST HEIGHT

DECK POST SIZE	MAX. HEIGHT <sup>a,b</sup> (feet-inches)
4 x 4	6'-9"
4 x 6	8'
6 x 6	14'
8 x 8	14'

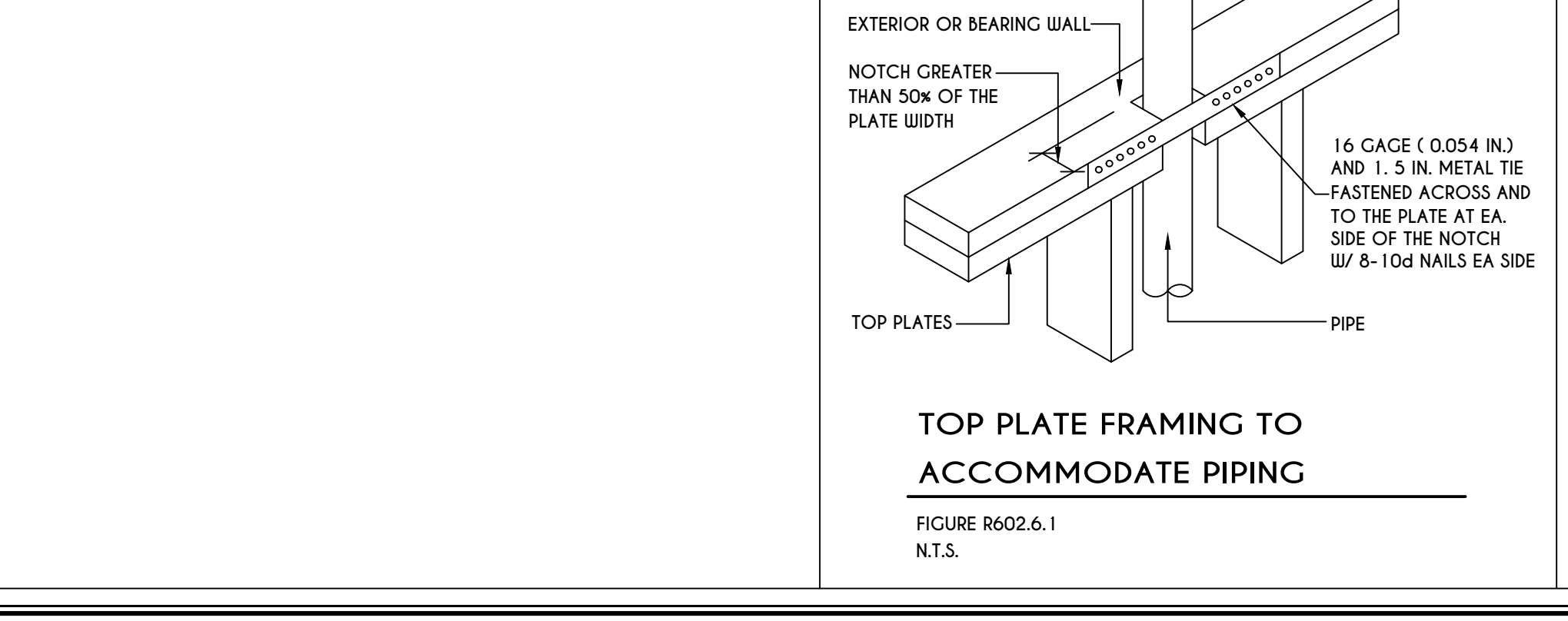
a. MEASURED TO UNDERSIDE OF BEAM  
b. BASED ON 40 psf LIVE LOAD  
c. THE MAXIMUM PERMITTED HEIGHT IS 8' FOR ONE-PLY & TWO-PLY BEAMS. THE MAXIMUM PERMITTED HEIGHT FOR THREE-PLY BEAMS ON POST CAP IS 6'-9"



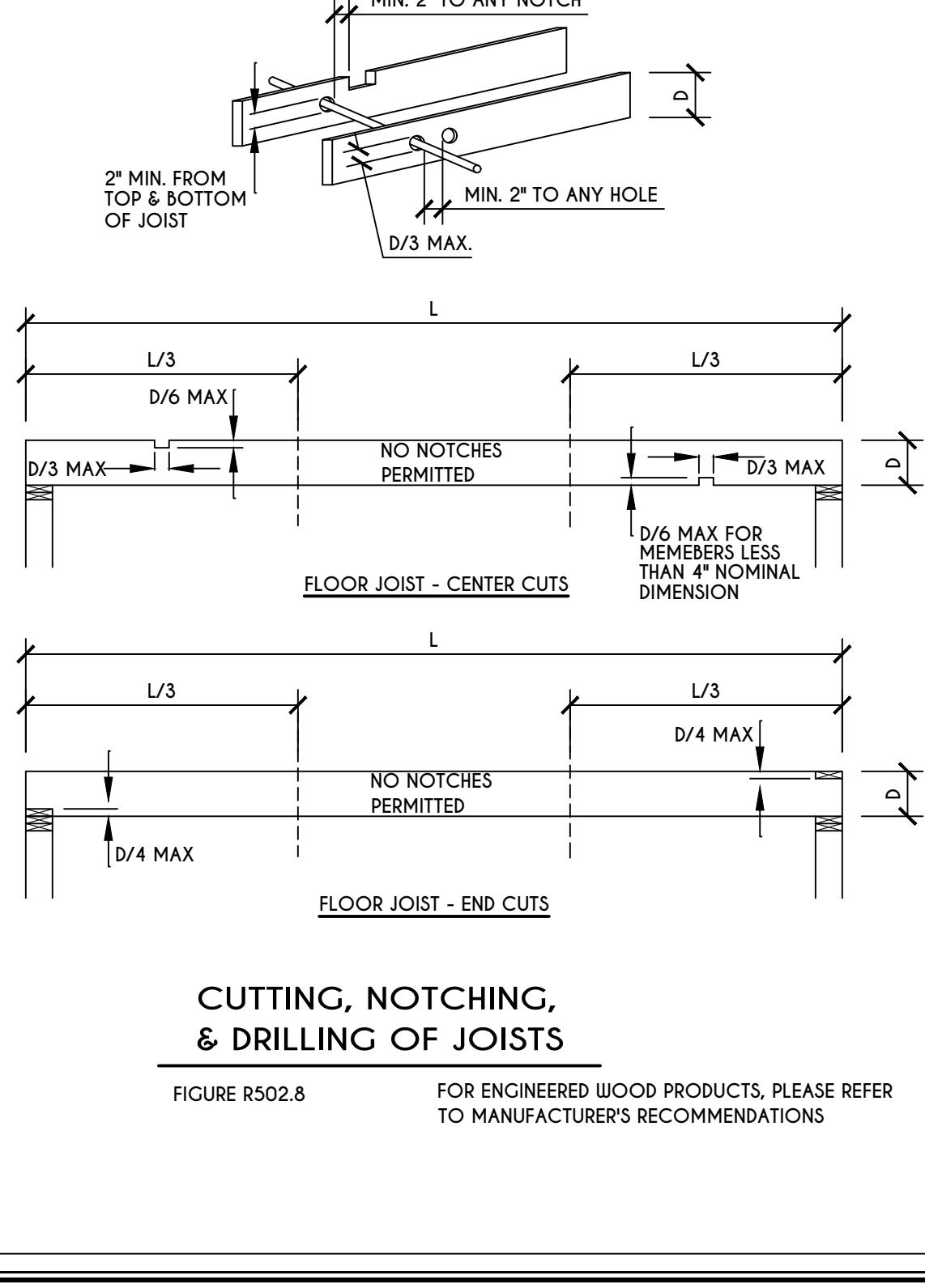
**18**  
**N-1**  
I-JOIST FLOOR SYSTEMS  
FIRE RATED FLOOR ASSEMBLY  
DETAILS AS PER APA FIRE PROTECTION OF FLOORS (FP-01) FOR COMPLIANCE WITH SECTION R302.13 OF RCNYS



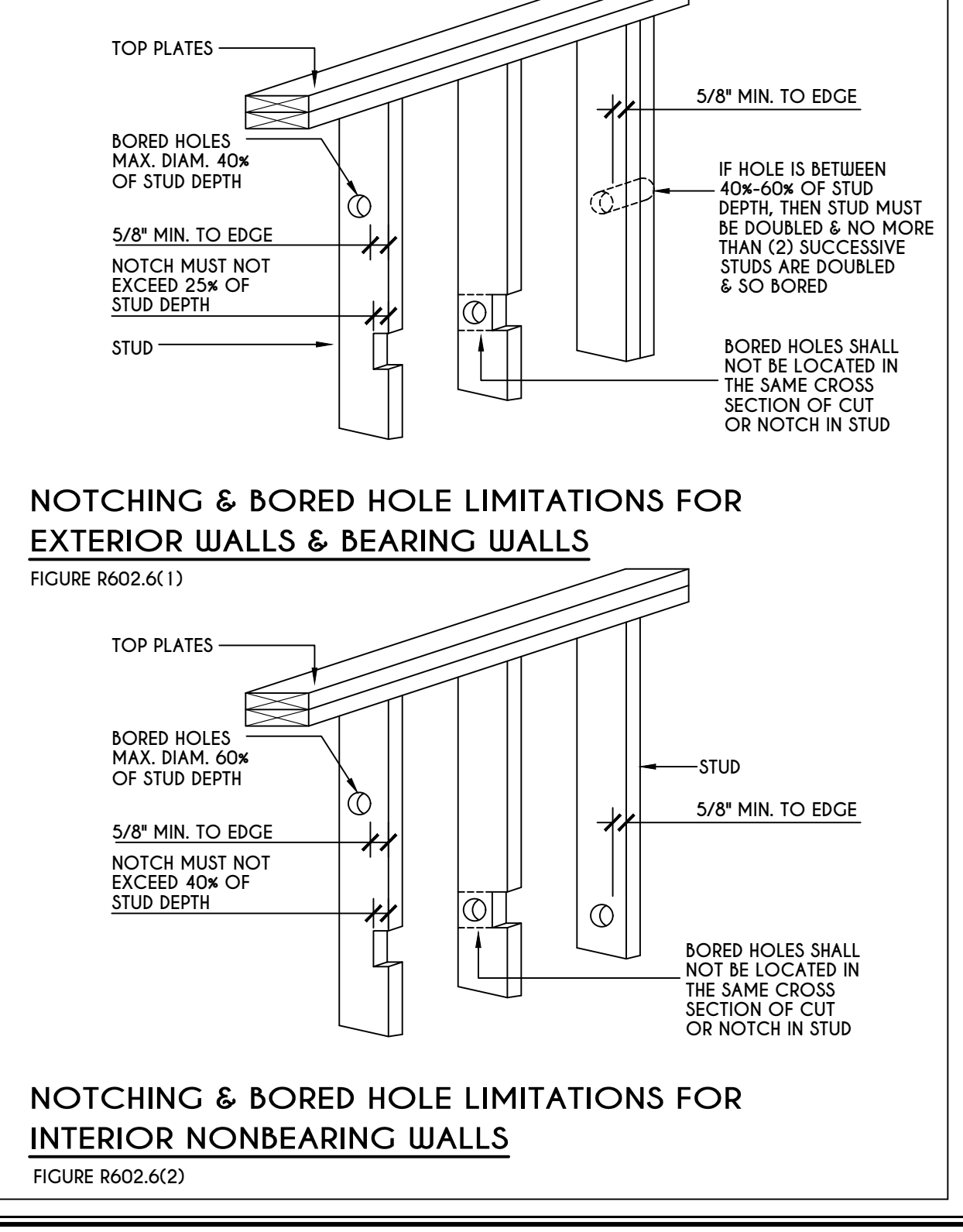
**19**  
**N-1**  
250.52(A) (3) CONCRETE-ENCASED ELECTRODES  
END VIEW  
CLAMP SUITABLE FOR CONCRETE ENCASEMENT OR EXOTHERMIC WELD  
4 AWG COPPER CONDUCTOR  
MINIMUM 20'-0"



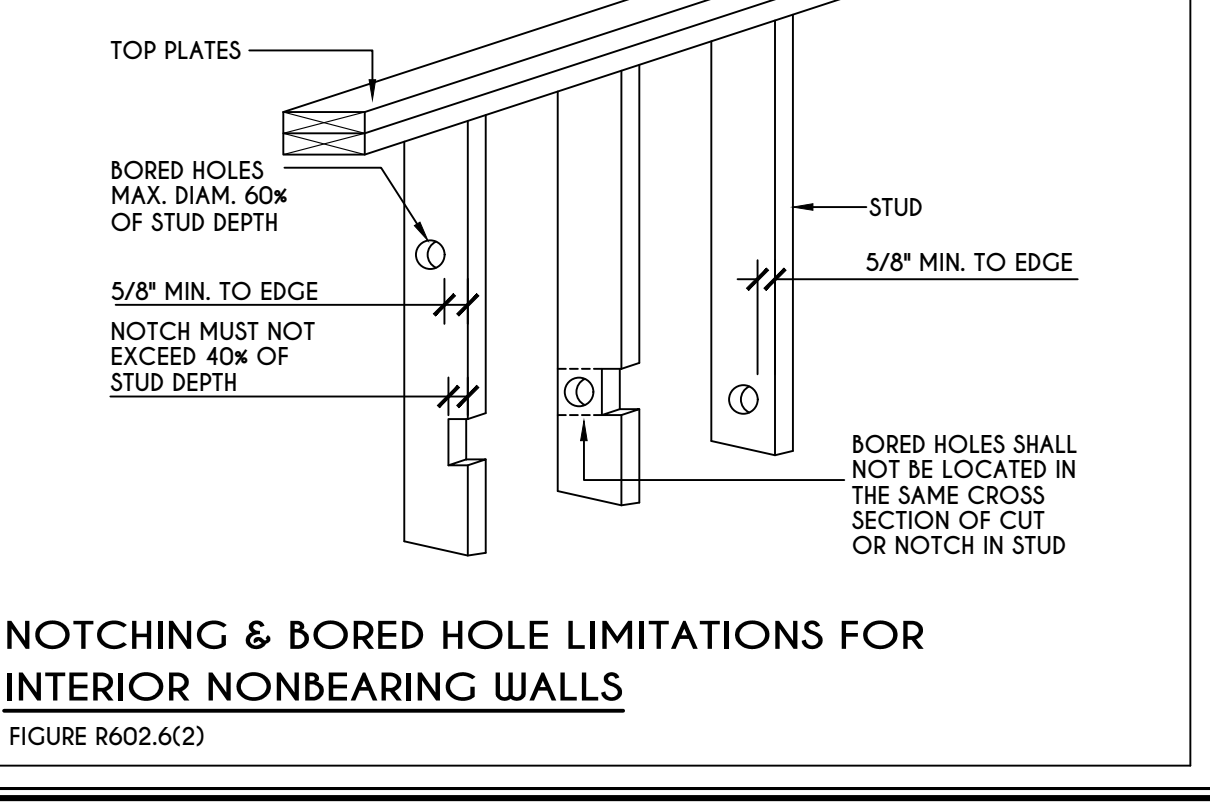
TOP PLATE FRAMING TO  
ACCOMMODATE PIPING  
FIGURE R602.6.1  
N.T.S.



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

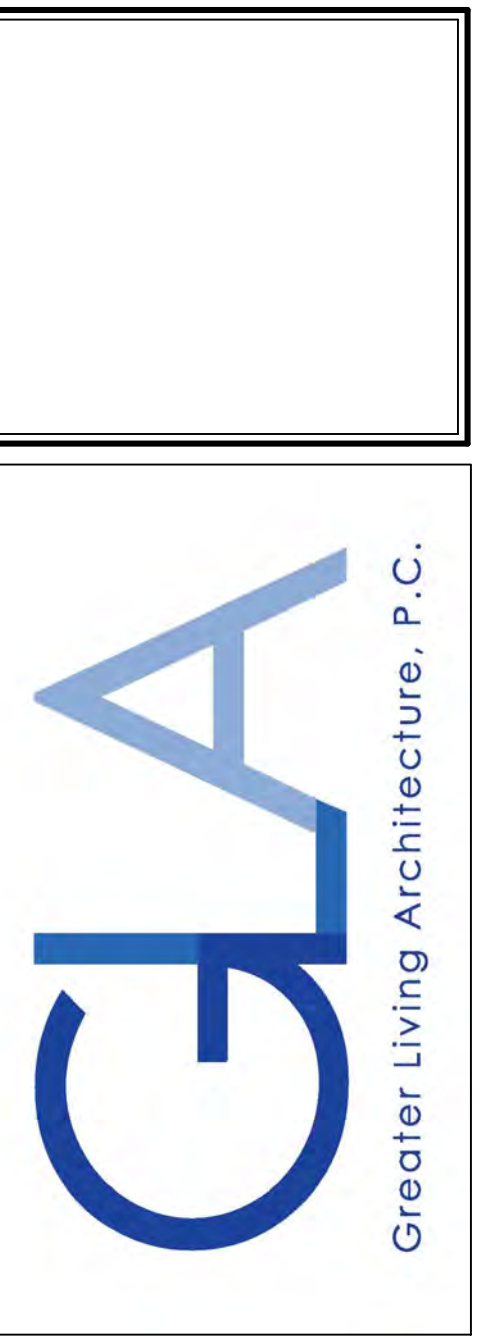


NOTCHING & BORED HOLE LIMITATIONS FOR  
EXTERIOR WALLS & BEARING WALLS  
FIGURE R602.6(1)



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

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

**REVISIONS:**

DATE	BY	DESCRIPTION

**CLIENT/LOCATION:**

SRINIVASAN RESIDENCE  
LOT 109 COVENTRY RIDGE  
PITTSFORD, NY

**BUILDER:**

COVENTRY RIDGE  
BUILDING CORP.

**DETAILS**  
GLA PLAN 4331

drawn: CDK	checked: CSB
scale: AS NOTED	date: 10 / 21
PROJECT: 15446	sheet: N 1

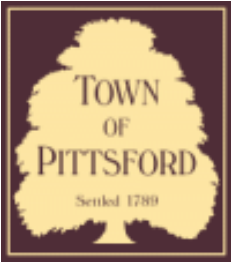






1311  
Spartanburg  
AVAILABLE





## Town of Pittsford

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

Permit #  
**B21-000201**

Phone: 585-248-6250

FAX: 585-248-6262

### DESIGN REVIEW AND HISTORIC PRESERVATION BOARD REFERRAL OF APPLICATION

**Property Address:** 3 Escena Rise PITTSFORD, NY 14534

**Tax ID Number:** 178.03-4-50

**Zoning District:** IZ Incentive Zoning

**Owner:** Wilshire Hill LLC

**Applicant:** Wilshire Hill LLC

#### Application Type:

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

**Project Description:** Applicant is requesting design review for the construction of approximately an 40 SF addition for a first floor closet and changing the existing covered porch into an approximately 203 SF three season room off the back of the house.

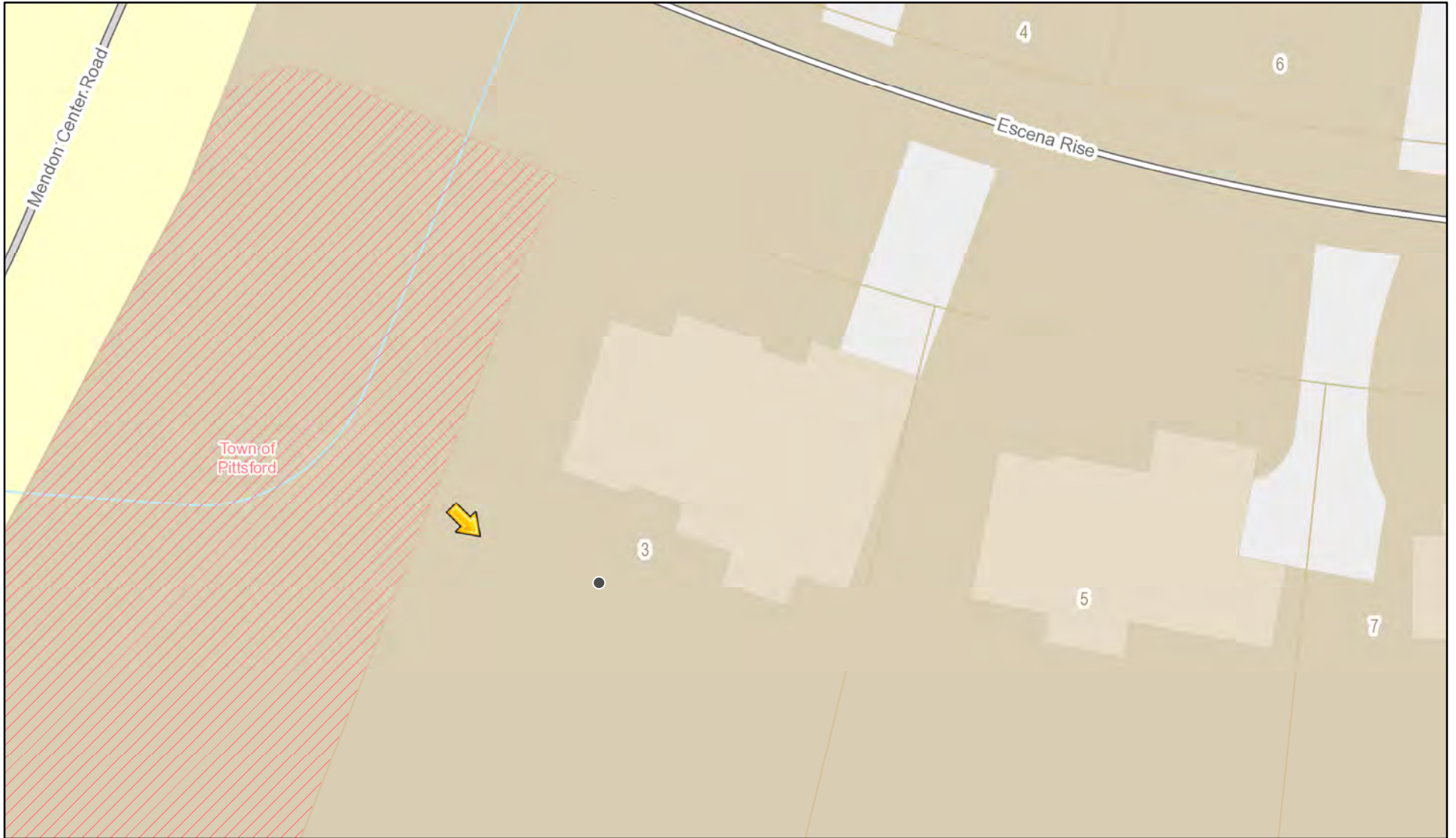
**Meeting Date:** October 14, 2021



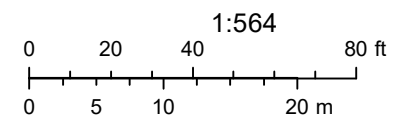
07/25/2016



# RN Residential Neighborhood Zoning



Printed October 5, 2021



Town of Pittsford GIS

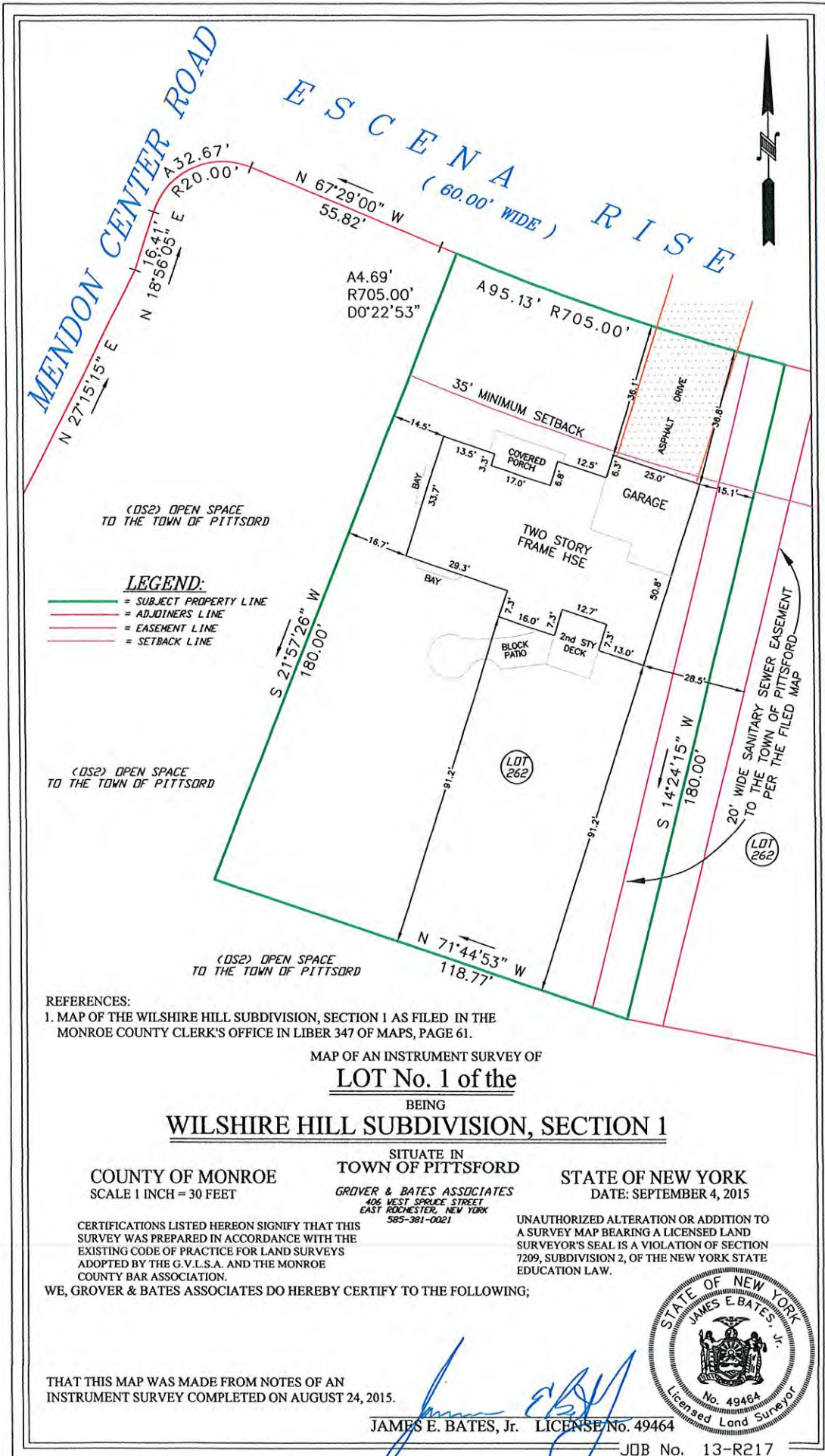
The information depicted on this map is representational and should be used for general reference purposes only. No warranties, expressed or implied, are provided for the data or its use or interpretation.



Mendon Center Rd

Escena Rise





(DS2) OPEN SPACE TO THE TOWN OF PITTSFORD

**LEGEND:**

- = SUBJECT PROPERTY LINE
- = ADJOINERS LINE
- = EASEMENT LINE
- = SETBACK LINE

(DS2) OPEN SPACE TO THE TOWN OF PITTSFORD

(DS2) OPEN SPACE TO THE TOWN OF PITTSFORD

**REFERENCES:**

1. MAP OF THE WILSHIRE HILL SUBDIVISION, SECTION 1 AS FILED IN THE MONROE COUNTY CLERK'S OFFICE IN LIBER 347 OF MAPS, PAGE 61.

MAP OF AN INSTRUMENT SURVEY OF  
**LOT No. 1 of the**  
 BEING  
**WILSHIRE HILL SUBDIVISION, SECTION 1**

COUNTY OF MONROE  
 SCALE 1 INCH = 30 FEET

SITUATE IN  
 TOWN OF PITTSFORD  
 GROVER & BATES ASSOCIATES  
 406 WEST SPRUCE STREET  
 EAST ROCHESTER, NEW YORK  
 585-381-0021

STATE OF NEW YORK  
 DATE: SEPTEMBER 4, 2015

CERTIFICATIONS LISTED HEREON SIGNIFY THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE EXISTING CODE OF PRACTICE FOR LAND SURVEYS ADOPTED BY THE G.V.L.S.A. AND THE MONROE COUNTY BAR ASSOCIATION.

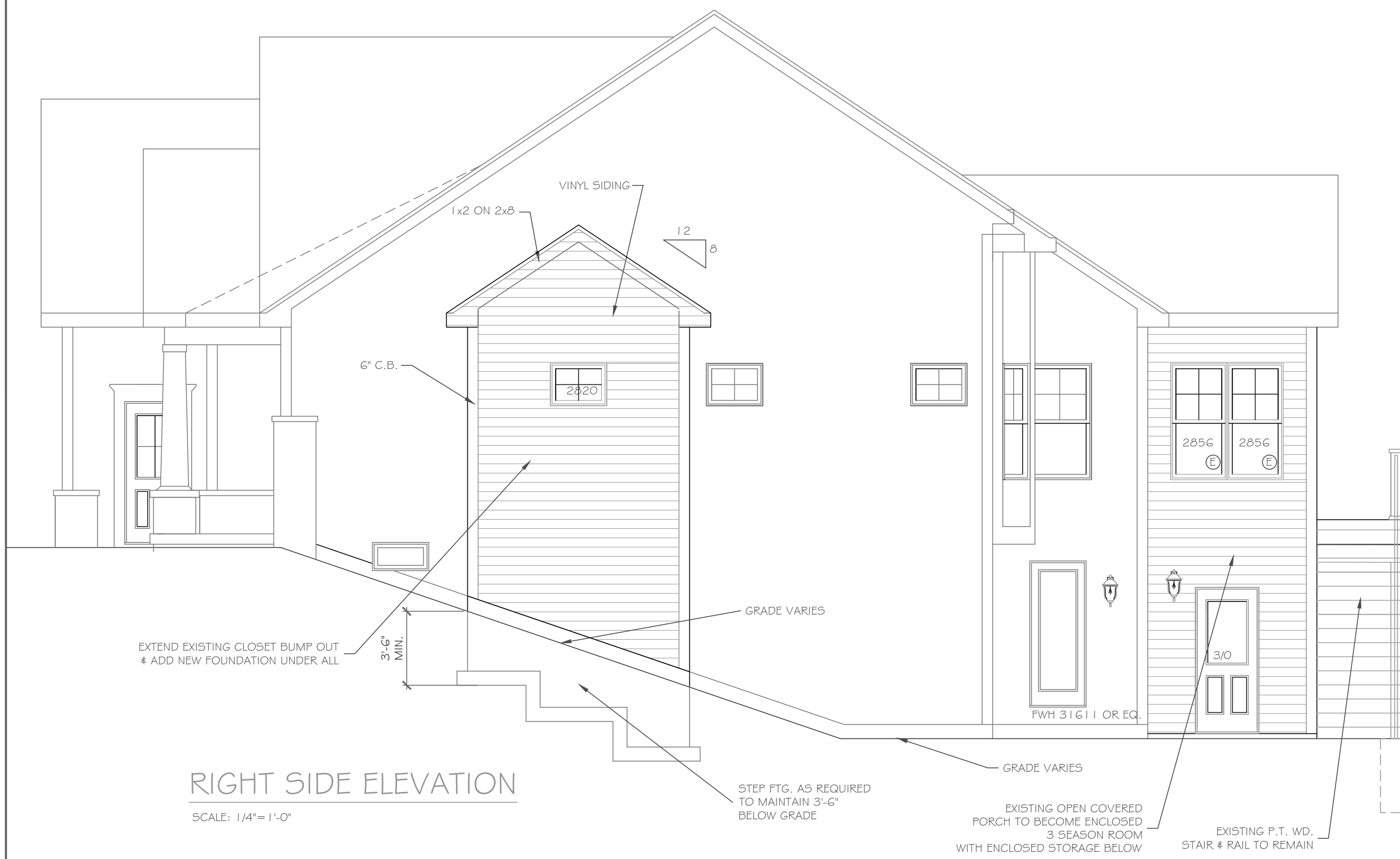
UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUBDIVISION 2, OF THE NEW YORK STATE EDUCATION LAW.

WE, GROVER & BATES ASSOCIATES DO HEREBY CERTIFY TO THE FOLLOWING;

THAT THIS MAP WAS MADE FROM NOTES OF AN INSTRUMENT SURVEY COMPLETED ON AUGUST 24, 2015.

JAMES E. BATES, Jr. LICENSE No. 49464





**RIGHT SIDE ELEVATION**

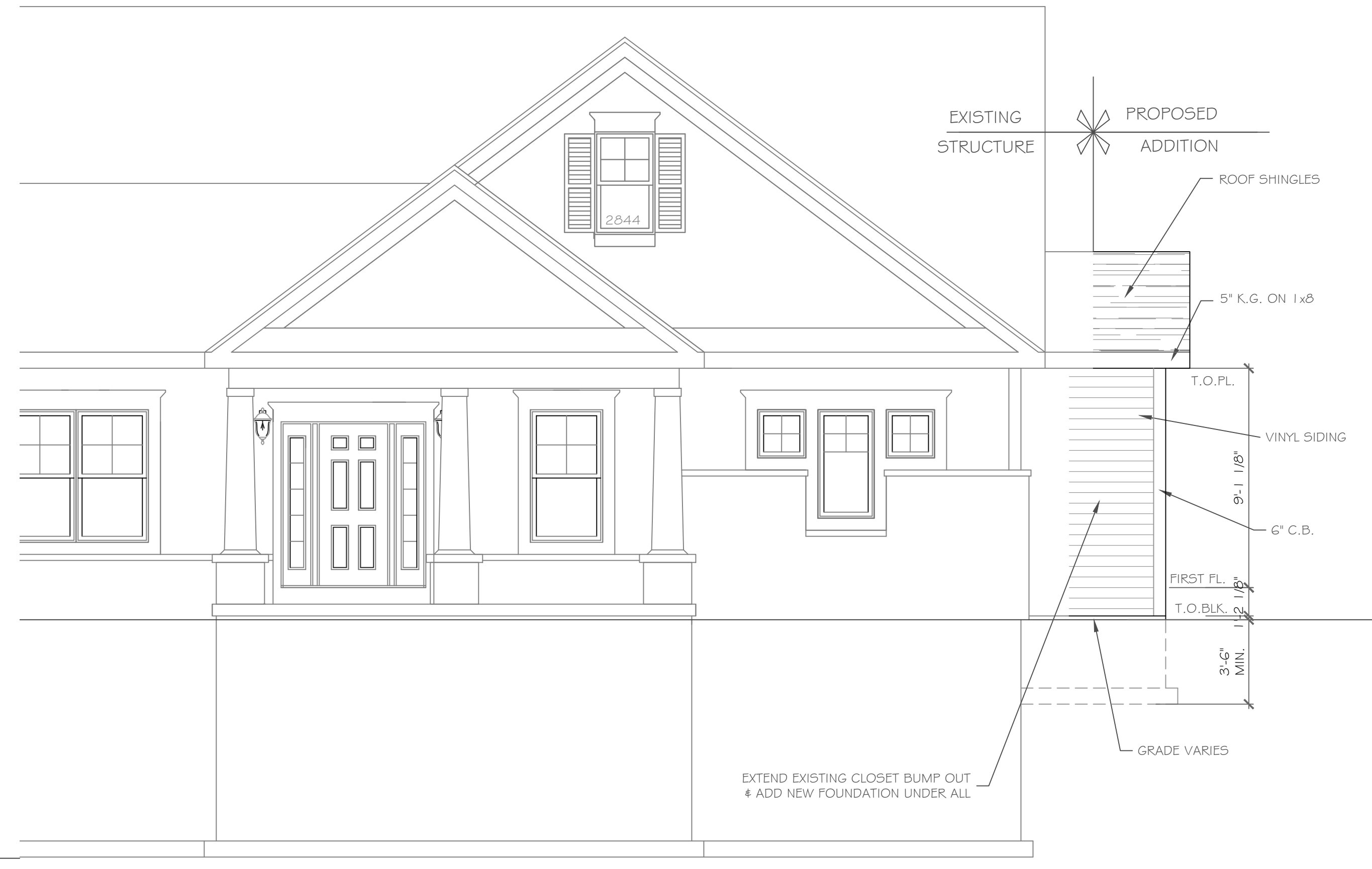
SCALE: 1/4" = 1'-0"

**DEMOLITION NOTES:**

- A. It is the contractor's responsibility to familiarize themselves with all details involved in selective demolition. Specific instructions on each item will not be given.
- B. All plumbing, electrical and HVAC fixtures, doors, trim and any other items which the owner indicates they want to save shall be removed by the contractor, stored and maintained in good condition per the owner's directions for future reuse. The owner shall provide the contractor with the list of all such items.
- C. Contractor to remove all existing walls, doors, and finishes not shown to remain. Infill wall openings as required and patch surfaces to match adjacent existing.
- D. Remove all existing lighting, wiring, and devices as required to complete work. Remove all abandoned conduit and wire. Terminate at nearest active panel.
- E. Remove all existing water, sewer, storm and vent piping as required to complete work. Remove all abandoned piping, cap at nearest active main or riser.
- F. Remove all existing ductwork, piping and related HVAC systems as required to complete work. Cap all ductwork and piping at nearest active main riser. Coordinate removal of all associate power and plumbing services with other trades.
- G. On items, D, E, and F, contractor may be required to go beyond the contract area to reach the first shutoff valve, main or electrical panel. When this happens, the contractor shall remove and repair existing finish surfaces as required.
- H. All existing floor, wall and ceiling finishes in areas to be renovated shall be removed down to subfloor/rough framing as required. Prepare existing surfaces to receive new finish materials.
- I. The contractor shall be responsible for the salvage of existing materials as required for patching existing areas to remain. Whenever removals occur, disturbed surfaces should be patched to match adjacent existing.
- J. The contractor shall coordinate the demolition work with the owner's use of the premises. All work to be scheduled and coordinated with owner.
- K. The contractor shall provide fireproof and dustproof partitions around the construction area during all demolition and construction work.
- L. The contractor shall maintain safe access to all designated exits for the building occupants during construction.
- M. Storage for contractor's equipment and debris must be kept inside the contract area.
- N. Dumpsters for construction debris are to be provided by contractor. All debris to be hauled off site upon removal by contractor.
- O. If materials are suspected to contain asbestos, contractor is to immediately inform owner and architect. All existing materials known to contain asbestos that are to be removed should be done so in accordance with established A.H.E.R.A. regulations.

**CONSTRUCTION NOTES:**

- 1. Construction shall conform to the residential code of New York State.
- 2. Comply with all local, state and federal codes and regulations.
- 3. General Contractor is responsible for all materials, construction methods and craftsmanship.
- 4. General Contractor to verify all existing conditions, requirements, notes and dimensions prior to start of construction. Notify the Architect if conditions vary from those shown on the documents.
- 5. General Contractor to provide adequate support of existing foundation walls, load bearing walls and partitions during demolition and construction.
- 6. Contractor's are responsible for coordinating work with other trades wherever they overlap.
- 7. 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.
- 8. Provide all blocking, furring and shimming as necessary for installation and completion of the work.
- 9. All new work shall be plumb, level and square. Scribe and make fit all new work to existing.
- 10. All details are subject to change due to existing field conditions. Contractor must notify owner and architect of same.
- 11. All dimensions are face of wall to face of wall (rough).
- 12. Exterior stud wall framing shall be 2 x 6 @ 16" o.c. and interior stud wall framing shall be 2 x 4 @ 16" o.c. (unless otherwise noted).
- 13. No site visits will be made by this Architect, contractor shall assume all responsibility for changes to these drawings.
- 14. Coordinate interior doors/hardware, wood trim and finishes, and exterior finish materials (siding, roofing etc.) to match existing. Final selection by owner and general contractor unless otherwise specified.
- 15. Call UFPO before you dig. 1-800-962-7962
- 16. All exterior below-grade walls to receive one (1) coat foundation coat and two (2) coats of tar
- 17. Coordinate the installation of continuous aluminum gutters and downspouts to match existing. Downspouts are to be located in field and approved by owner. All downspouts are to run to precast concrete splashblocks, or to underground conductors per local code.
- 18. Design and coordination of all sitework, including finish grading and hydroseeding, by contractor.
- 19. Design and coordination of electric, plumbing, and HVAC system installation by contractor. Verify capacity and location of existing utilities/services prior to construction.
- 20. To the best of our knowledge, belief and professional judgment, these plans are in compliance with the State of New York Energy Code.
- 21. 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.



**FRONT ELEVATION**

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

- NOTE:**
- WINDOWS TO BE 'GREAT LAKES' DOUBLE-HUNG
  - DOORS TO BE 'THERMA-TRU' OR EQ.
  - DOWN SPOUTS TO BE LOCATED BY CONTRACTOR IN FIELD
  - WINDOW MEETS OR EXCEEDS THE EGRESS REQUIREMENTS PER SECTION R310 OF THE RES. CODE OF NYS
  - \* : SAFETY GLASS REQ. PER SECTION R309.4 OF THE RES. CODE OF NYS

203 S.F. 3 Season Room Addition  
42 S.F. Addition



**REAR ELEVATION**

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

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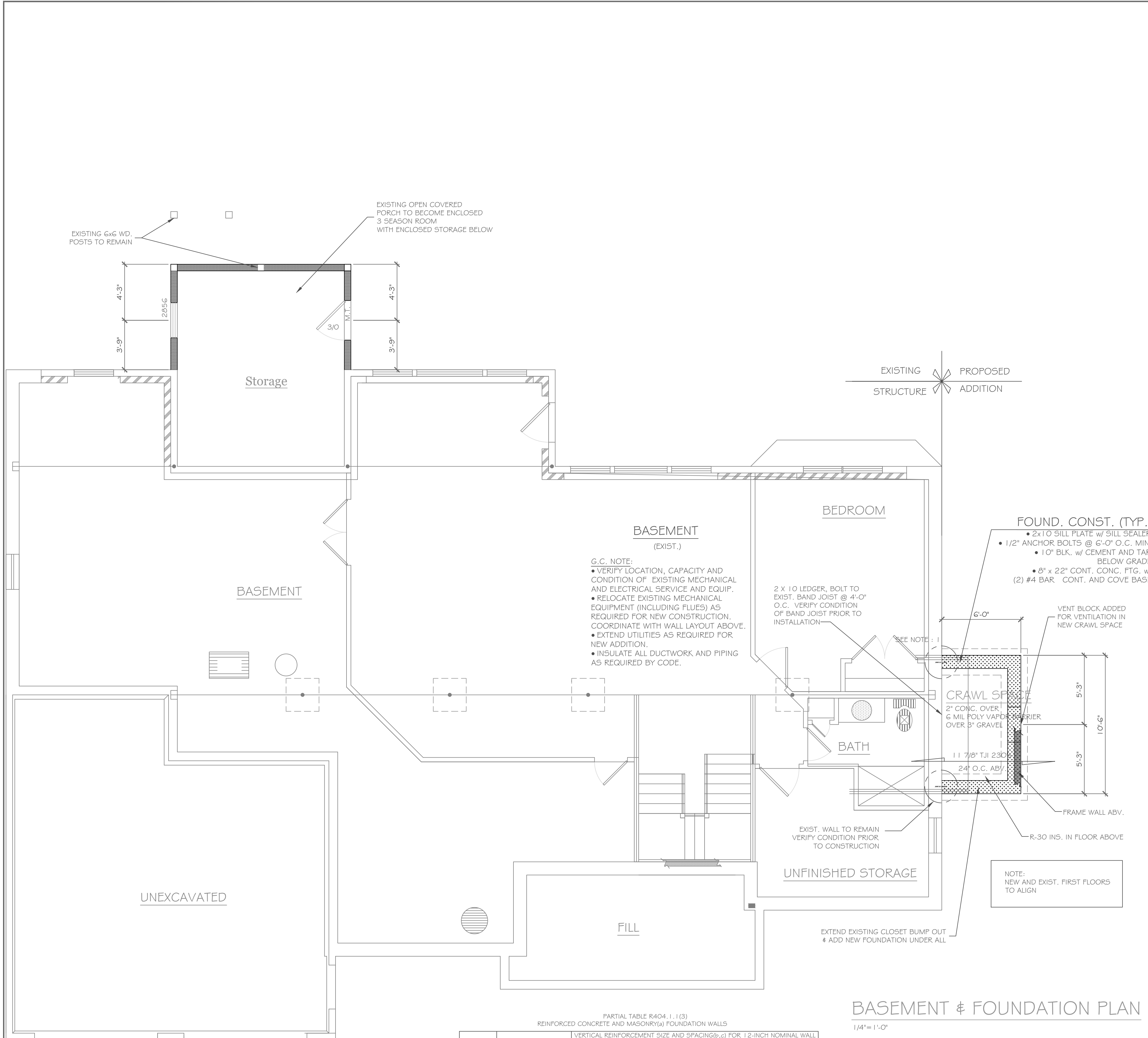
REVISIONS-	NO.	DATE	DESCRIPTION

DRAWING TITLE -	Elevations	
	PHASE -	Construction Documents

PROJECT -	3 Escena Rise Renovations Pittsford, New York
CLIENT -	Pride Mark Homes
JOB NO -	A21-063
DATE -	October 2021

**CKH**  
architecture  
1501 Pittsford Victor Road  
Suite 100  
Victor, New York 14564  
phone: (585) 249-1334  
e-mail: CKHennessey@frontier.net

DRAWING NO. -	A-1
---------------	-----



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

MAXIMUM WALL HEIGHT (feet)	MAXIMUM UNBALANCED BACKFILL HEIGHT(e) (feet)	VERTICAL REINFORCEMENT SIZE AND SPACING(b,c) FOR 1 1/2-INCH NOMINAL WALL THICKNESS		
		Soil classes(d)	Soil classes(d)	Soil classes(d)
		GW, GP, SW and SP soils	GM, GC, SM, SM-SC and ML soils	SC, MH, ML-CL and inorganic CL soils
9	5	#4 at 72" o.c.	#4 at 72" o.c.	#4 at 72" o.c.
	6	#4 at 72" o.c.	#4 at 56" o.c.	#4 at 64" o.c.
	7	#4 at 56" o.c.	#4 at 40" o.c.	#6 at 64" o.c.
	8	#5 at 64" o.c.	#6 at 64" o.c.	#6 at 48" o.c.
	9	#5 at 56" o.c.	#7 at 72" o.c.	#6 at 40" o.c.

a. Mortar shall be Type M or S and masonry shall be laid in running bond.  
b. Alternative reinforcing bar sizes and spacings having an equivalent cross-sectional area of reinforcement per linear foot of wall shall be permitted provided the spacing of the reinforcement does not exceed 72 inches.  
c. Vertical reinforcement shall be Grade 60 minimum. The distance from the face of the soil side of the wall to the center of vertical reinforcement shall be at least 0.75 inches.  
d. Soil classes are in accordance with the Unified Soil Classification System. Refer to Table R405.1.  
e. Unbalanced backfill height is the difference in height of the exterior and interior finish ground levels. Where an interior concrete slab is provided, the unbalanced backfill height shall be measured from the exterior finish ground level to the top of the interior concrete slab.

### BASEMENT & FOUNDATION PLAN

1/4" = 1'-0"

- NOTE:**
1. PROVIDE 1 1/2" LONG NO. 5 BAR EVERY 2ND. CRS. @ NEW AND EXISTING BLK. JOINT GROUT CORES SOLID FULL HEIGHT.
  2. GROUT CORES SOLID FULL HEIGHT AT ALL BEAM BEARING LOCATIONS
  3. USE SIMPSON (OR EQUAL) JOIST HANGERS AT ALL HEADER CONNECTIONS.
  4. NEW FOUNDATIONS NOT TO UNDERMINE EXISTING FOUNDATIONS
  5. NEW & EXIST. FIRST FLOORS TO ALIGN
  6. VERIFY DEPTH OF EXIST. FL. JST. IN FIELD PRIOR TO CONSTRUCTION

**CONC. BLK. LEGEND:**

EXISTING : [Pattern]

NEW 1 1/2" BLOCK : [Pattern]

## DESIGN CRITERIA:

-For Greater Rochester Area and surrounding counties.

1ST & 2ND FLOOR LIVING AREA LIVE LOAD	40 PSF
SLEEPING AND ATTIC AREA LIVE LOAD	30 PSF
FLOOR DEAD LOAD	15 PSF
GROUND SNOW LOAD	40 PSF
ROOF DEAD LOAD	10 PSF
ALLOWABLE SOIL BEARING	2500 PSF AT MINIMUM 42" BELOW FINISHED GRADE
WIND SPEED	115 MPH, EXPOSURE B
SEISMIC DESIGN	CATEGORY B
WEATHERING	SEVERE
FROST DEPTH LINE	42 INCHES
TERMITE DAMAGE	SLIGHT TO MODERATE
DECAY DAMAGE	NONE TO SLIGHT
WINTER DESIGN TEMPERATURE	1 DEGREE
ICE SHIELD UNDERLAYMENT	REQUIRED 24" INSIDE OF EXTERIOR WALL LINE
FLOOD HAZARD	FIRM - 1992
ROOF TIE DOWN REQUIREMENTS	R802.1.1, BASED UPON SPECIFIC ROOF DESIGN

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REVISIONS-

NO.	DATE	DESCRIPTION

DRAWING TITLE: **Basement Plan & Section**

PHASE: **Construction Documents**

PROJECT: **3 Escena Rise Renovations  
Pittsford, New York**

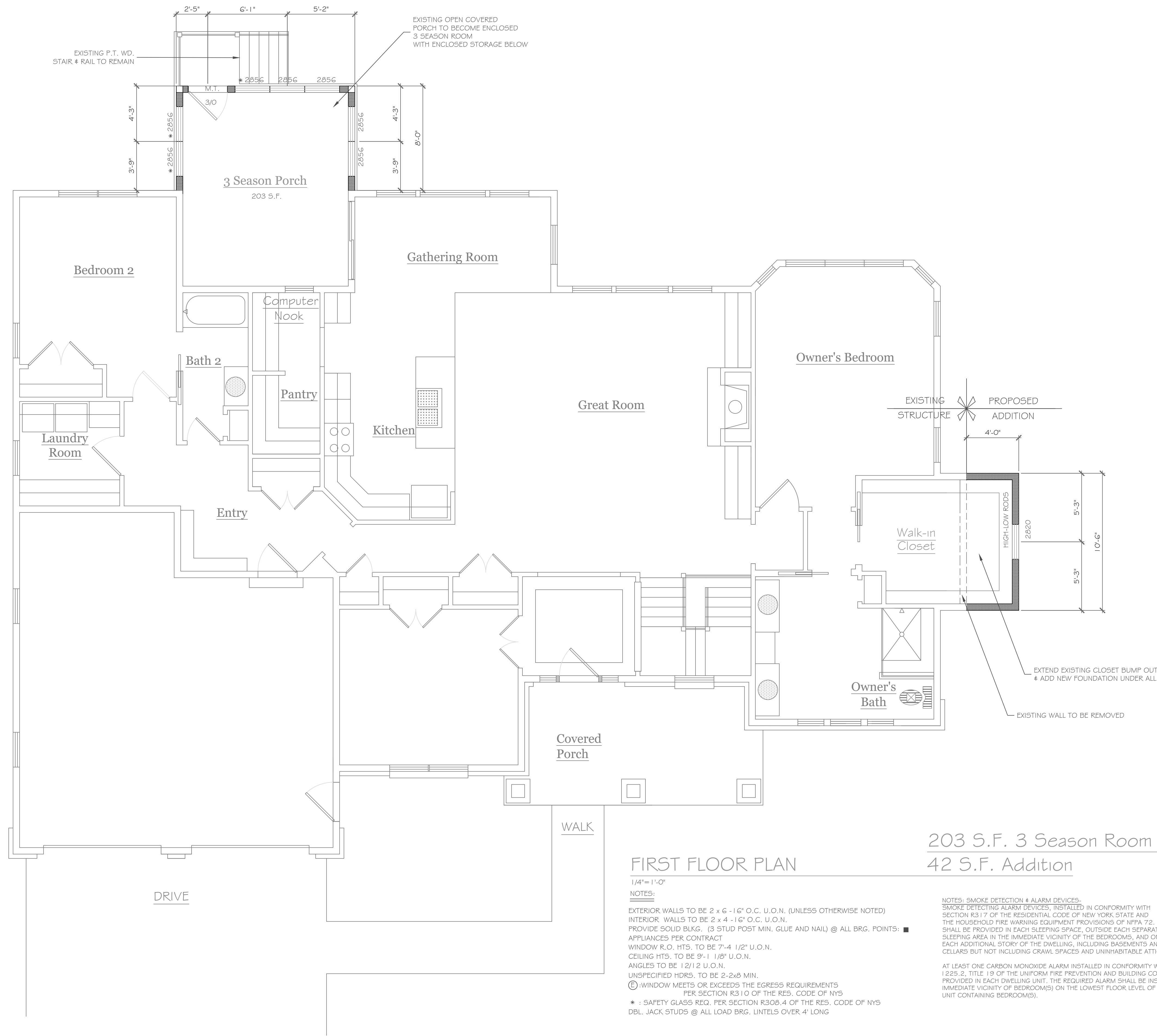
CLIENT: **Pride Mark Homes**

JOB NO.: **A21-063**

DATE: **October 2021**

**CKH**  
**architecture**  
1501 Pittsford Victor Road  
Suite 100  
Victor, New York 14564  
phone: (585) 249-1334  
e-mail: CKHennessey@frontrange.net

DRAWING NO. - **A-2**

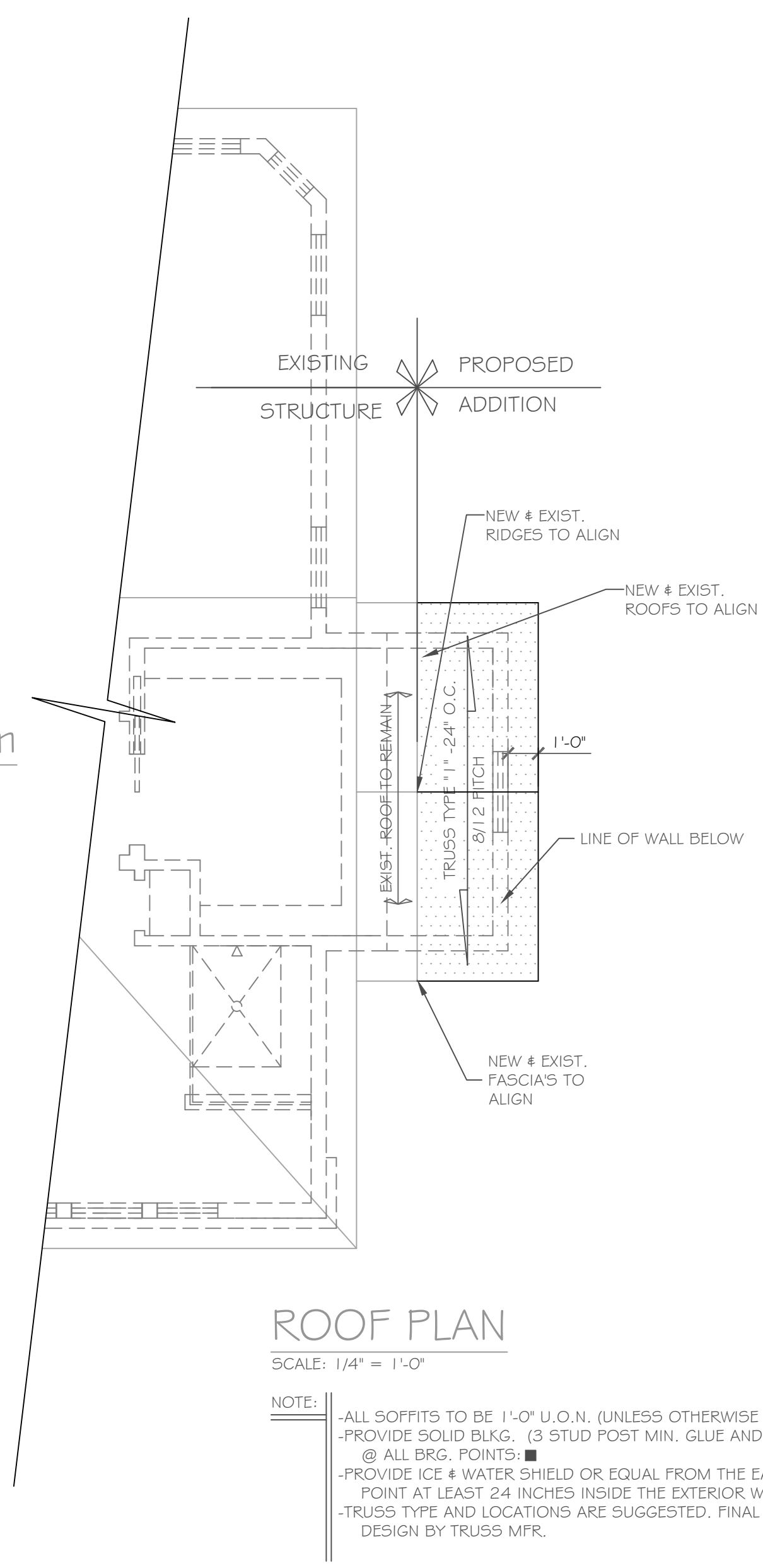
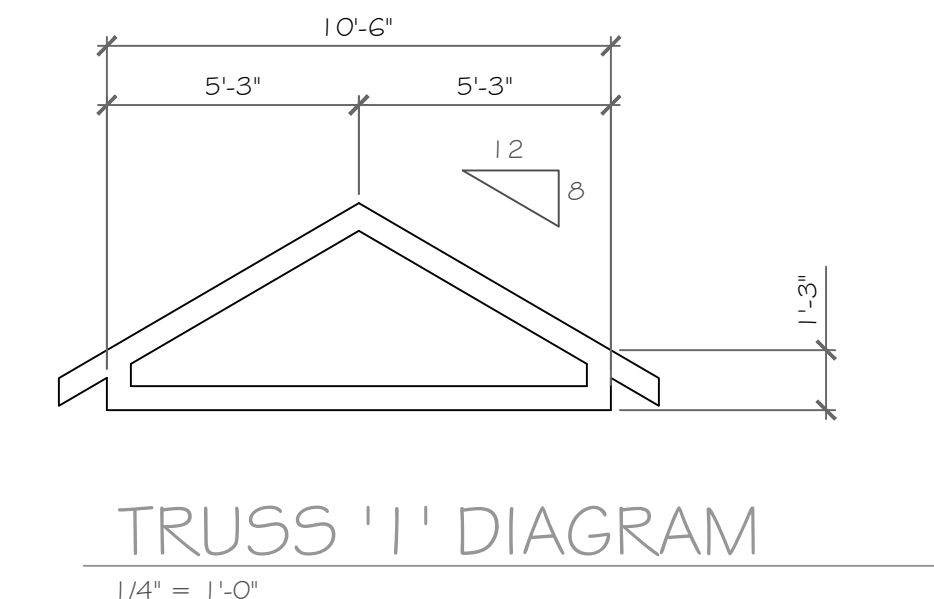


**FIRST FLOOR PLAN**

1/4" = 1'-0"  
 NOTES:  
 EXTERIOR WALLS TO BE 2 x 6 - 16" O.C. U.O.N. (UNLESS OTHERWISE NOTED)  
 INTERIOR WALLS TO BE 2 x 4 - 16" O.C. U.O.N.  
 PROVIDE SOLID BLKG. (3 STUD POST MIN. GLUE AND NAIL) @ ALL BRG. POINTS: ■  
 APPLIANCES PER CONTRACT  
 WINDOW R.O. HTS. TO BE 7'-4 1/2" U.O.N.  
 CEILING HTS. TO BE 9'-1 1/8" U.O.N.  
 ANGLES TO BE 1/2 1/2 U.O.N.  
 UNSPECIFIED HDRS. TO BE 2-2x8 MIN.  
 ©-WINDOW MEETS OR EXCEEDS THE EGRESS REQUIREMENTS PER SECTION R310 OF THE RES. CODE OF NYS  
 \* : SAFETY GLASS REQ. PER SECTION R308.4 OF THE RES. CODE OF NYS  
 DBL. JACK STUDS @ ALL LOAD BRG. LINTELS OVER 4' LONG

**203 S.F. 3 Season Room Addition  
 42 S.F. Addition**

NOTES: SMOKE DETECTION & ALARM DEVICES:  
 SMOKE DETECTING ALARM DEVICES, INSTALLED IN CONFORMITY WITH SECTION R317 OF THE RESIDENTIAL CODE OF NEW YORK STATE AND THE HOUSEHOLD FIRE WARNING EQUIPMENT PROVISIONS OF NFPA 72. SHALL BE PROVIDED IN EACH SLEEPING SPACE, OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS, AND ON EACH ADDITIONAL STORY OF THE DWELLING, INCLUDING BASEMENTS AND CELLARS BUT NOT INCLUDING CRAWL SPACES AND UNINHABITABLE ATTICS.  
 AT LEAST ONE CARBON MONOXIDE ALARM INSTALLED IN CONFORMITY WITH PART 1225.2, TITLE 19 OF THE UNIFORM FIRE PREVENTION AND BUILDING CODE, SHALL BE PROVIDED IN EACH DWELLING UNIT. THE REQUIRED ALARM SHALL BE INSTALLED IN THE IMMEDIATE VICINITY OF BEDROOM(S) ON THE LOWEST FLOOR LEVEL OF THE DWELLING UNIT CONTAINING BEDROOM(S).



**ROOF PLAN**

SCALE: 1/4" = 1'-0"  
 NOTE:  
 -ALL SOFFITS TO BE 1'-0" U.O.N. (UNLESS OTHERWISE NOTED)  
 -PROVIDE SOLID BLKG. (3 STUD POST MIN. GLUE AND NAIL U.O.N.) @ ALL BRG. POINTS: ■  
 -PROVIDE ICE & WATER SHIELD OR EQUAL FROM THE EAVES EDGE TO A POINT AT LEAST 24 INCHES INSIDE THE EXTERIOR WALL LINE OF THE HOUSE.  
 -TRUSS TYPE AND LOCATIONS ARE SUGGESTED. FINAL TRUSS LAYOUT AND DESIGN BY TRUSS MFR.

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REVISIONS-	NO.	DATE	DESCRIPTION

DRAWING TITLE:  
**First Floor Plan & Roof Plan**

PROJECT:  
**3 Escena Rise Renovations  
 Pittsford, New York**

CLIENT:  
**Pride Mark Homes**

DATE:  
**October 2021**

PHASE:  
**Construction Documents**

JOB NO. -  
**A21-063**

**CKH**  
 architecture  
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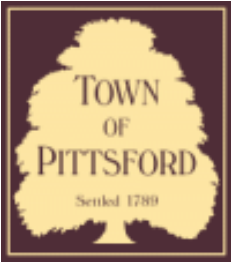
DRAWING NO. -  
**A-3**











## Town of Pittsford

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

**Permit #**  
**C21-000040**

Phone: 585-248-6250

FAX: 585-248-6262

### DESIGN REVIEW AND HISTORIC PRESERVATION BOARD REFERRAL OF APPLICATION

**Property Address:** 920 Linden Avenue EAST ROCHESTER, NY 14445

**Tax ID Number:** 138.16-1-13.1

**Zoning District:** LI Light Industrial

**Owner:** West Linden Properties LLC

**Applicant:** West Linden Properties LLC

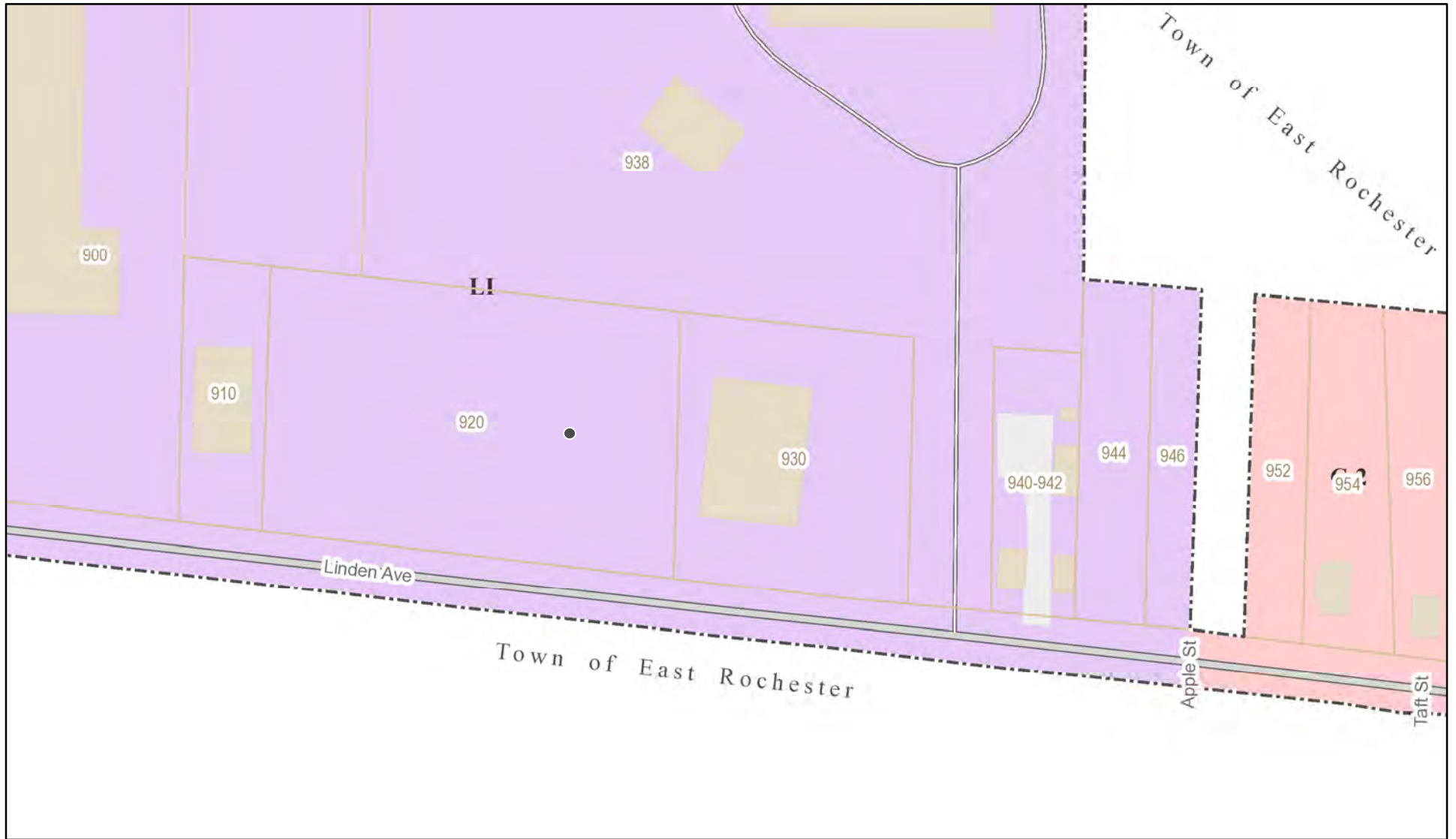
#### Application Type:

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

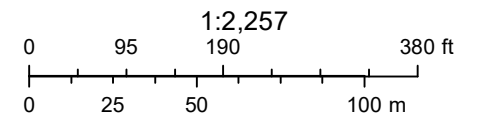
**Project Description:** Applicant is requesting design review for the construction of a commercial building. The building will be approximately 21,160 square feet and will be used as an indoor recreation center.

**Meeting Date:** October 14, 2021

# RN Residential Neighborhood Zoning

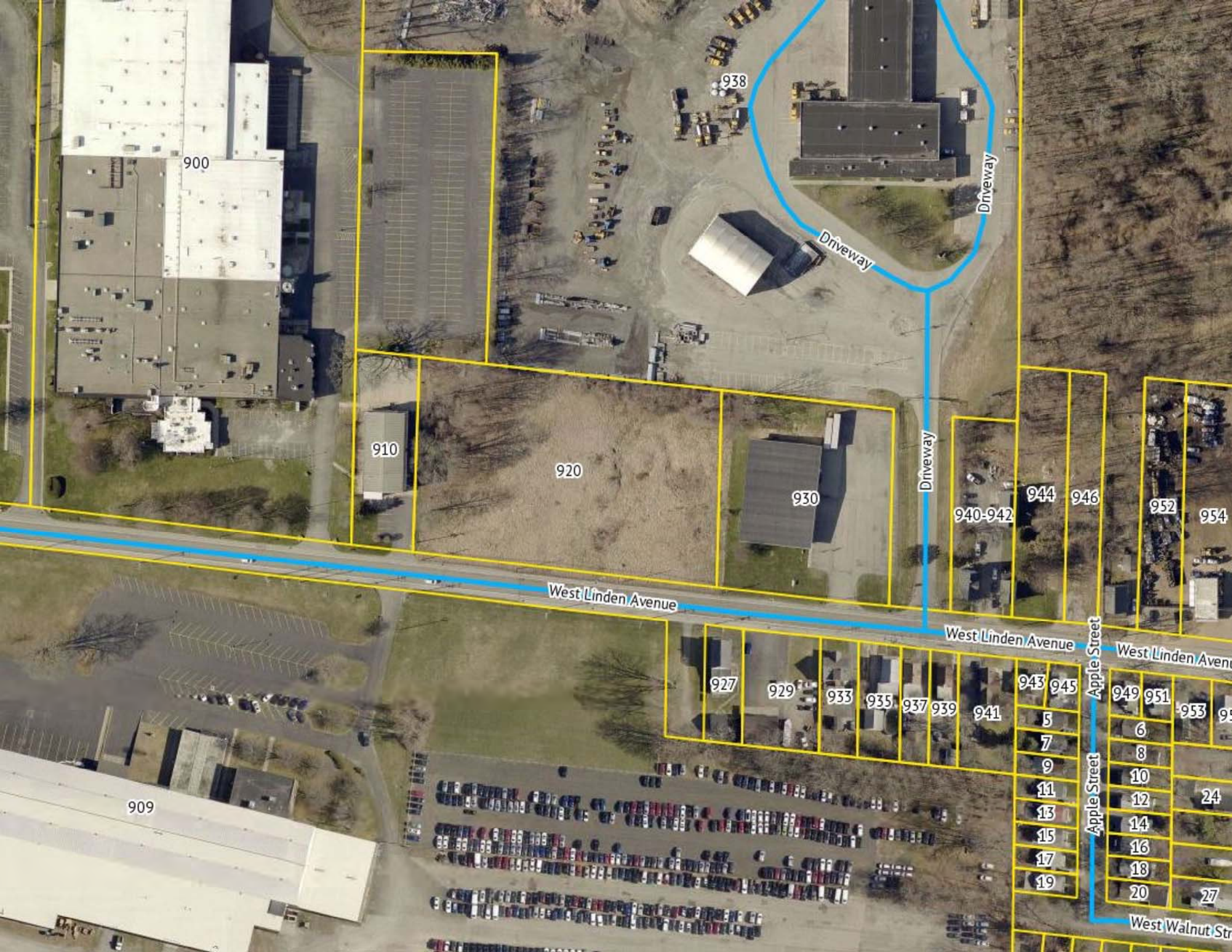


Printed August 5, 2021



Town of Pittsford GIS

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900

938

910

920

930

940-942

944

946

952

954

West Linden Avenue

West Linden Avenue

Apple Street

West Linden Avenue

909

927

929

933

935

937

939

941

943

945

5

7

9

11

13

15

17

19

949

951

953

6

8

10

12

14

16

18

20

27

West Walnut Str

Driveway

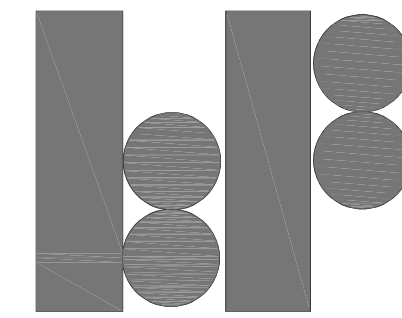
Driveway

Driveway



### Torchia Structural Engineering & Design P.C.

625 Panorama Trail  
Suite #2210  
Rochester, NY 14625-2408  
Phone: 585-385-7630 Fax: 585-385-6386  
Email: ct@tse123.com  
www.tse123.com



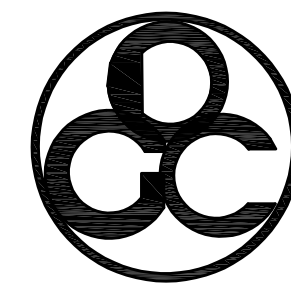
### KF Architects

P.O. Box 706  
Canandaigua, NY 14424  
Phone: 585-218-0051 Fax: 585-385-6386  
Email: ct@kfarchitects.net  
www.kfarchitects.net

# Project: 920 Linden Avenue

Rochester, NY 14625

# Contractor:



### d'agostino general contractors, inc.

803 Linden Avenue  
Rochester, NY 14625  
(585) 641-2000  
www.dagostinogc.com

## BUILDING CODE INFORMATION

(2020 BUILDING CODE OF NEW YORK STATE AND 2020 EXISTING BUILDING CODE OF NEW YORK STATE)

OCCUPANCY CLASS (BC 301):	A-4 (GYMNASIUM WITH SPECTATOR SEATING) B (BUSINESS)																				
CONSTRUCTION TYPE (BC 602.2):	IIB, UNPROTECTED																				
ALLOWABLE HEIGHT BY (BC TABLE 504.3):	75 FEET																				
ALLOWABLE AREA PER FLOOR BY (BC TABLE 506.2):	38,000 S.F.																				
MIXED USE AND OCCUPANCY (NONSEPARATED OCCUPANCIES) (BC 508.3):	THE OCCUPANCIES WILL BE NON-SEPARATED																				
PORTABLE FIRE EXTINGUISHERS (BC 906):	REQUIRED																				
AUTOMATIC SPRINKLER PROTECTION (BC 903):	REQUIRED PER BC SECTION 903.2.1.4																				
FIRE ALARM AND DETECTION (BC 907):	NOT REQUIRED PER BC SECTION 907.2.1 IF THE SPRINKLER SYSTEM ACTIVATES THE OCCUPANT NOTIFICATION SYSTEM UPON WATER FLOW																				
CARBON MONOXIDE DETECTION (BC 915):	REQUIRED																				
OCCUPANT LOAD (BC TABLE 1004.5):	TENANT 1 (A-4 OCCUPANCY): • SOCCER FIELD: 15,325 S.F. @ 50 GROSS S.F. PER OCCUPANT= 253 OCCUPANTS • CHECK-IN / LOBBY: 490 S.F. @ 5 NET S.F. PER OCCUPANT= 98 OCCUPANTS • BLEACHERS: 258 S.F. @ 1 PERSON PER 18" OF LENGTH= 45 OCCUPANTS TOTAL A-4 OCCUPANT LOAD= 400 OCCUPANTS  TENANT 2 (B OCCUPANCY): 4,785 S.F. @ 150 S.F. GROSS PER OCCUPANT= 32 OCCUPANTS TOTAL BUILDING OCCUPANT LOAD = 432 OCCUPANTS																				
EGRESS SIZING (BC TABLE 1005.3.2):	.2 INCHES PER OCCUPANT = 80 INCHES (TENANT 1) .2 INCHES PER OCCUPANT = 6.4 INCHES (TENANT 2)																				
NUMBER OF EXITS & EXIT ACCESS DOORWAYS (BC TABLE 1006.3.2):	(2) EXITS REQUIRED PER STORY																				
NUMBER OF EXITS PROVIDED:	(4) EXITS PROVIDED IN TENANT SPACE 1, (2) EXITS PROVIDED IN TENANT SPACE 2																				
MAXIMUM ALLOWABLE EXIT ACCESS TRAVEL DISTANCE (BC TABLE 1017.2)	TENANT SPACE 1 (A4 OCCUPANCY)= 250'-0" MAXIMUM TRAVEL DISTANCE TENANT SPACE 2 (B OCCUPANCY)= 300'-0" MAXIMUM TRAVEL DISTANCE																				
PLUMBING FIXTURES (BC TABLE 2902.1):	TENANT SPACE 1 (A-4 OCCUPANCY) 400 OCCUPANTS= 200 MALE, 200 FEMALE																				
	<table border="1"> <thead> <tr> <th>FIXTURE</th> <th>MALE</th> <th>FEMALE</th> <th>NUMBER</th> </tr> </thead> <tbody> <tr> <td>WATER CLOSETS</td> <td>1 PER 125</td> <td>1 PER 65</td> <td>2 WC (MALE), 4 WC (FEMALE)</td> </tr> <tr> <td>LAVATORIES</td> <td>1 PER 200</td> <td>1 PER 200</td> <td>1 LAV (MALE), 1 LAV (FEMALE)</td> </tr> <tr> <td>DRINKING FOUNTAINS</td> <td></td> <td>1 PER 500</td> <td></td> </tr> <tr> <td>SERVICE SINK</td> <td></td> <td>1 SERVICE SINK</td> <td></td> </tr> </tbody> </table>	FIXTURE	MALE	FEMALE	NUMBER	WATER CLOSETS	1 PER 125	1 PER 65	2 WC (MALE), 4 WC (FEMALE)	LAVATORIES	1 PER 200	1 PER 200	1 LAV (MALE), 1 LAV (FEMALE)	DRINKING FOUNTAINS		1 PER 500		SERVICE SINK		1 SERVICE SINK	
FIXTURE	MALE	FEMALE	NUMBER																		
WATER CLOSETS	1 PER 125	1 PER 65	2 WC (MALE), 4 WC (FEMALE)																		
LAVATORIES	1 PER 200	1 PER 200	1 LAV (MALE), 1 LAV (FEMALE)																		
DRINKING FOUNTAINS		1 PER 500																			
SERVICE SINK		1 SERVICE SINK																			
	TENANT SPACE 2 (B OCCUPANCY)																				

## Drawing Index:

TITLE SHEET  
A-1 PROPOSED FLOOR PLAN  
A-2 EXTERIOR ELEVATIONS  
A-3 WALL SECTIONS  
S-1 FOUNDATION PLAN

## General Notes

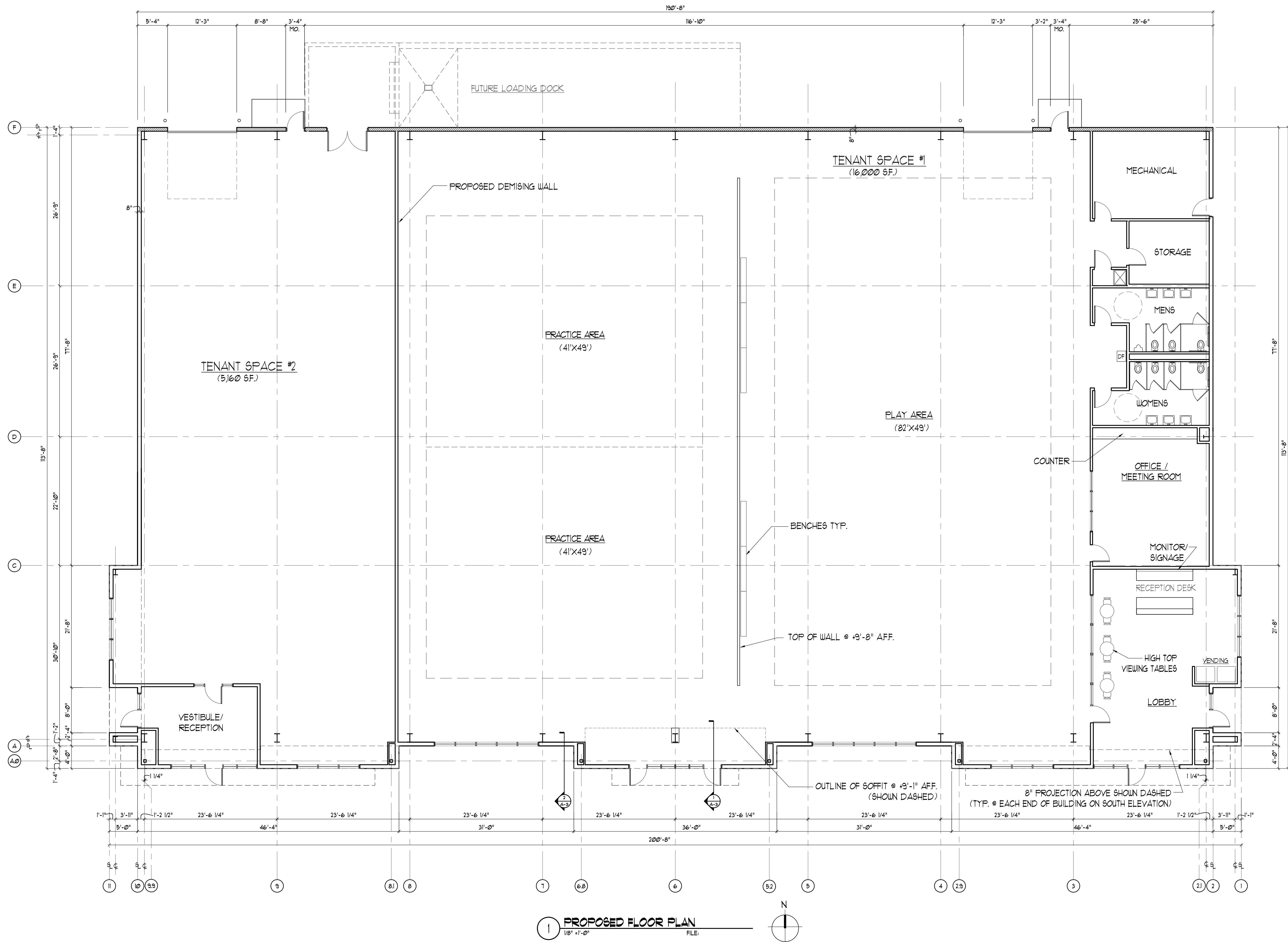
- ALL WORK SHALL CONFORM TO FEDERAL, STATE AND LOCAL CODES AS INDICATED BY THE AUTHORITY HAVING JURISDICTION.
- CONTRACTORS SHALL FIELD VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO COMMENCING CONSTRUCTION WORK. ALL DISCREPANCIES OR OMISSIONS SHALL BE REPORTED TO THE ARCHITECT/ENGINEER IN WRITING PRIOR TO COMMENCING THE WORK IN QUESTION.
- CONTRACTOR SHALL REQUEST LOCATION OF ALL UTILITIES PRIOR TO ANY DIGGING OR DEMOLITION.
- CONTRACTOR TO BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, PROCEDURES, AND SAFETY PRECAUTIONS IN CONNECTION WITH THE WORK.
- ALL BATT INSULATION TO BE AS SPECIFIED ON DRAWINGS. USE APPROVED POLYETHYLENE VAPOR BARRIER ON WARM-IN-WINTER SIDE OF WALLS AND CEILING UNDER FINISHES. LAP SEAMS AND SEAL.
- REFER TO ALL PLUMBING, HVAC, ELECTRICAL, AND ALARM DRAWINGS AND SPECIFICATIONS FOR RELATED WORK BY THOSE TRADES. COORDINATE CONSTRUCTION WORK WITH THE WORK OF OTHERS ACCORDINGLY.
- FLOOR FINISH TRANSITIONS SHALL TYPICALLY OCCUR UNDER DOORS. COORDINATE FINISHES W/ OWNER.
- THERE ARE NO CHANGES TO THE BUILDING ENVELOPE. THE AREA OF WORK IS IN COMPLIANCE WITH THE NEW YORK STATE ENERGY CONSERVATION CODE.
- FIRE EXTINGUISHERS SHALL BE LOCATED ON EVERY FLOOR. AS PER SECTION 906 OF THE FIRE CODE OF NEW YORK STATE. TRAVEL DISTANCE TO FIRE EXTINGUISHERS SHALL NOT EXCEED 75'-0".

## Location Plan



**TSE Project Number:** 20-01-05 DGC

**Issue:** FOR OWNER / ARCHITECTURAL REVIEW SUBMISSION: 10.6.21



1 PROPOSED FLOOR PLAN  
1/8" = 1'-0" FILE:

NOT FOR CONSTRUCTION

**KF Architects**  
P.O. Box 706  
Canandaigua, NY 14424  
Phone: 585-218-0051  
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Email: [info@kfarchitects.net](mailto:info@kfarchitects.net)  
[www.kfarchitects.net](http://www.kfarchitects.net)

**TSE**  
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Fax: 585-385-6386  
[www.tse123.com](http://www.tse123.com)

**d'agostino**  
general contractors, inc.

PROJECT TITLE:  
**Proposed One-Story Building at:  
920 Linden Avenue**

920 Linden Avenue  
Rochester, NY 14625

DRAWING TITLE:  
**PROPOSED FLOOR PLAN**

NOTICE:  
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PROJECT NO: 20-01-05DGC  
SCALE: AS NOTED  
DRAWN BY: TW  
CHECKED BY: CT  
DATE: 10/6/21  
DRAWING #

**A-1**

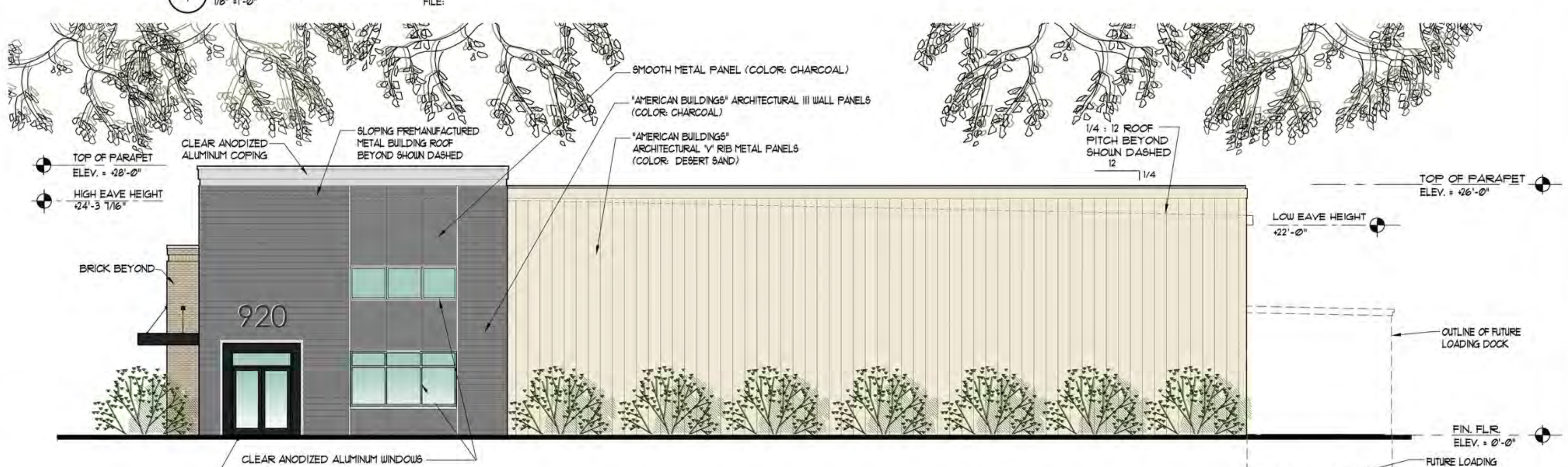


BLACK ANODIZED ALUMINUM FRAMING ("KAUENEER" OR EQ.) TYP. • BRICK PROJECTIONS (UN)  
 ALUMINUM WRAPPED CANOPY (COLOR: BLACK), TYP.  
 CLEAR ANODIZED ALUMINUM WINDOWS  
 "AMERICAN BUILDINGS" ARCHITECTURAL Y RIB METAL PANELS (COLOR: DESERT SAND)  
 "AMERICAN BUILDINGS" ARCHITECTURAL III WALL PANELS (COLOR: CHARCOAL)  
 CLEAR ANODIZED ALUMINUM COPING  
 BLACK ANODIZED ALUMINUM FRAMING ("KAUENEER" OR EQ.) TYP. • BRICK PROJECTIONS (UN)  
 CLEAR ANODIZED ALUMINUM WINDOWS  
 BRICK "GLEN-GERY KLAYCOAT SERIES K12-3029" COLOR: STONE GREY (TYP. • PROJECTIONS)

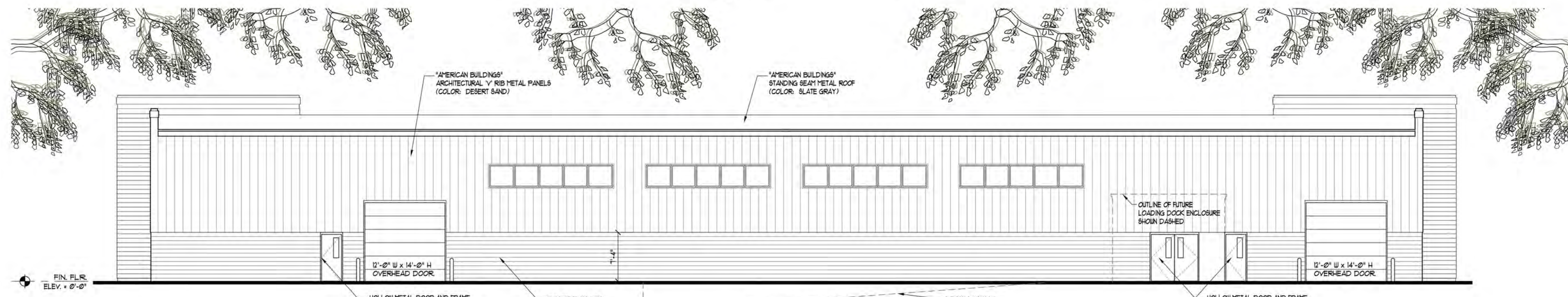
**1 SOUTH ELEVATION**  
 1/8" = 1'-0"



**4 PARTIAL SOUTH ELEVATION (ALTERNATE BRICK)**  
 1/8" = 1'-0"



**2 EAST ELEVATION (WEST ELEVATION IS SIM. OPP. HAND)**  
 1/8" = 1'-0"



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

NOT FOR CONSTRUCTION

**KF Architects**  
 P.O. Box 706  
 Canandaigua, NY 14424  
 Phone: 565-218-0051  
 Fax: 565-385-6386  
 Email: kf@kfarchitects.net  
 www.kfarchitects.net

**TSE**  
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 Fax: 565-385-6386  
 www.tse23.com

**d'agostino**  
 general contractors, inc.

PROJECT TITLE:  
**Proposed One-Story Building at:  
 920 Linden Avenue**  
 920 Linden Avenue  
 Rochester, NY 14625

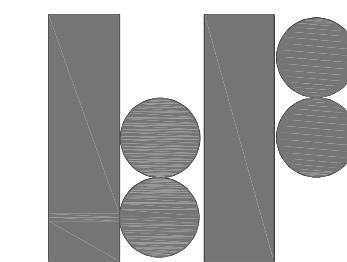
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**EXTERIOR ELEVATIONS**

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REVISIONS:

PROJECT NO: 20-01-05DGC  
 SCALE: AS NOTED  
 DRAWN BY: TW  
 CHECKED BY: CT  
 DATE: 10/6/21  
 DRAWING #

**A-2**



**KF Architects**  
 P.O. Box 706  
 Canandaigua, NY 14424  
 Phone: 585-218-0051  
 Fax: 585-385-6386  
 Email: [info@kfarchitects.net](mailto:info@kfarchitects.net)  
[www.kfarchitects.net](http://www.kfarchitects.net)



**TSE**  
 Torchia Structural Engineering  
 & Design P.C.  
 625 Panorama Trail  
 Suite #210  
 Rochester, NY 14625  
 Phone: 585-385-7630  
 Fax: 585-385-6386  
[www.tse123.com](http://www.tse123.com)



PROJECT TITLE:  
**Proposed One-Story Building at:  
 920 Linden Avenue**

920 Linden Avenue  
 Rochester, NY 14625

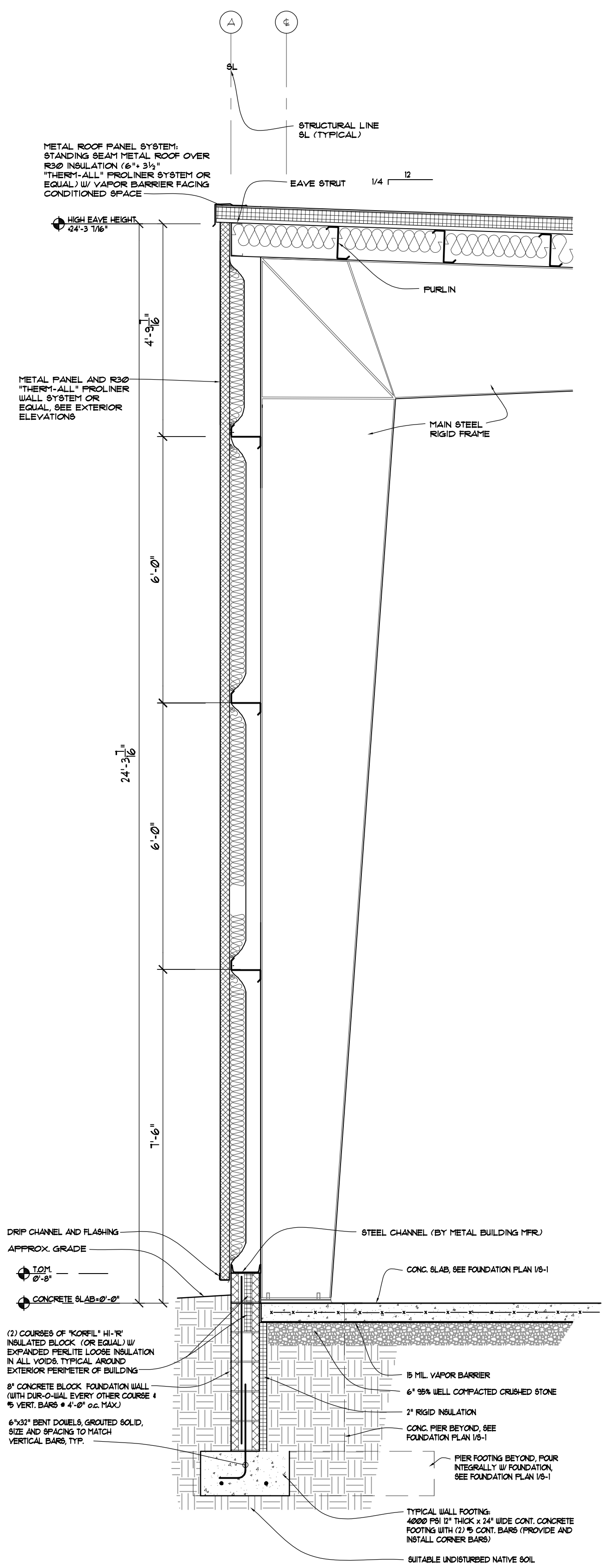
DRAWING TITLE:  
**WALL SECTIONS**

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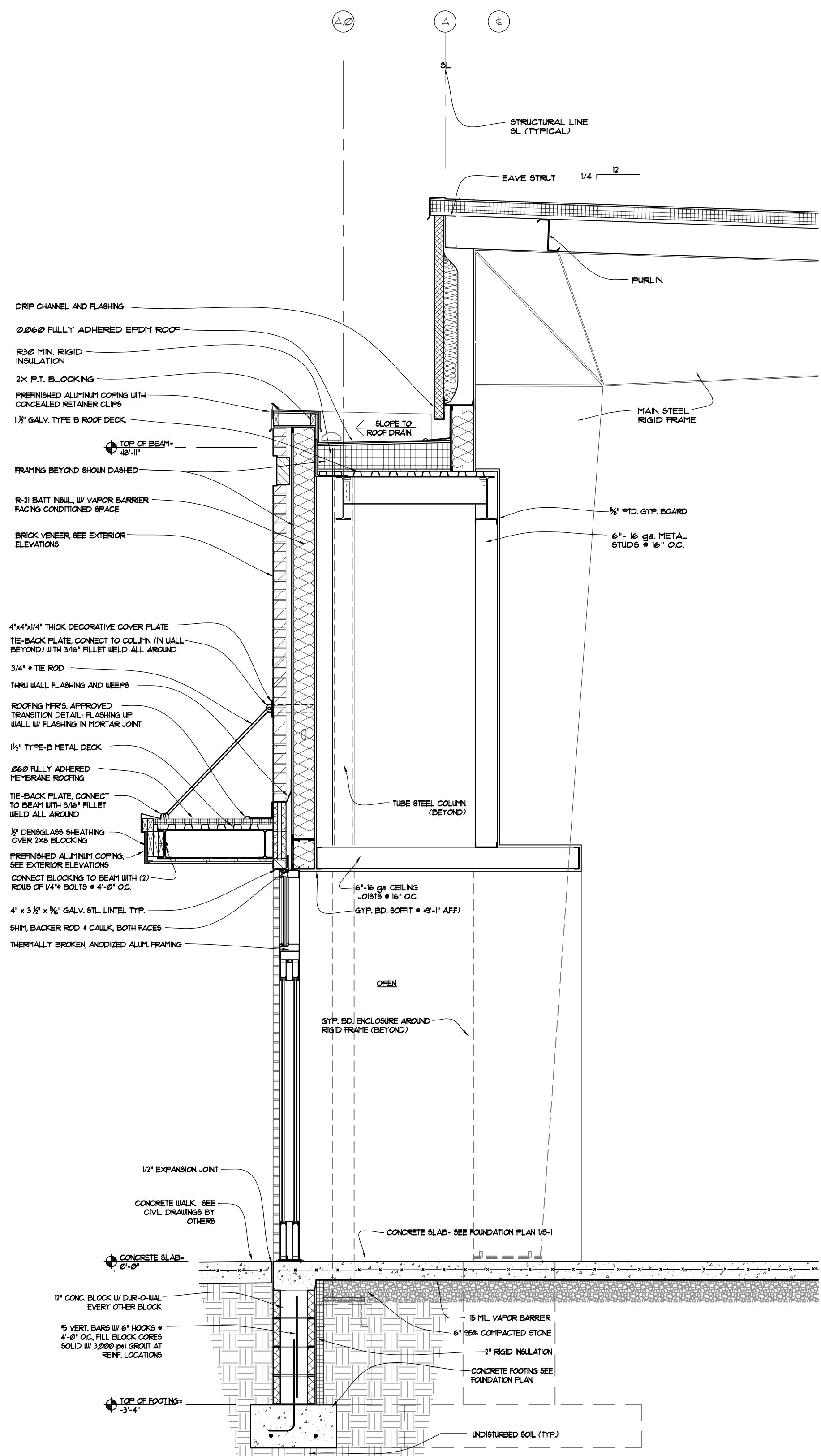
REVISIONS:

PROJECT NO:	20-01-05DGC
SCALE:	AS NOTED
DRAWN BY:	TW
CHECKED BY:	CT
DATE:	10/6/21
DRAWING #	

**A-3**



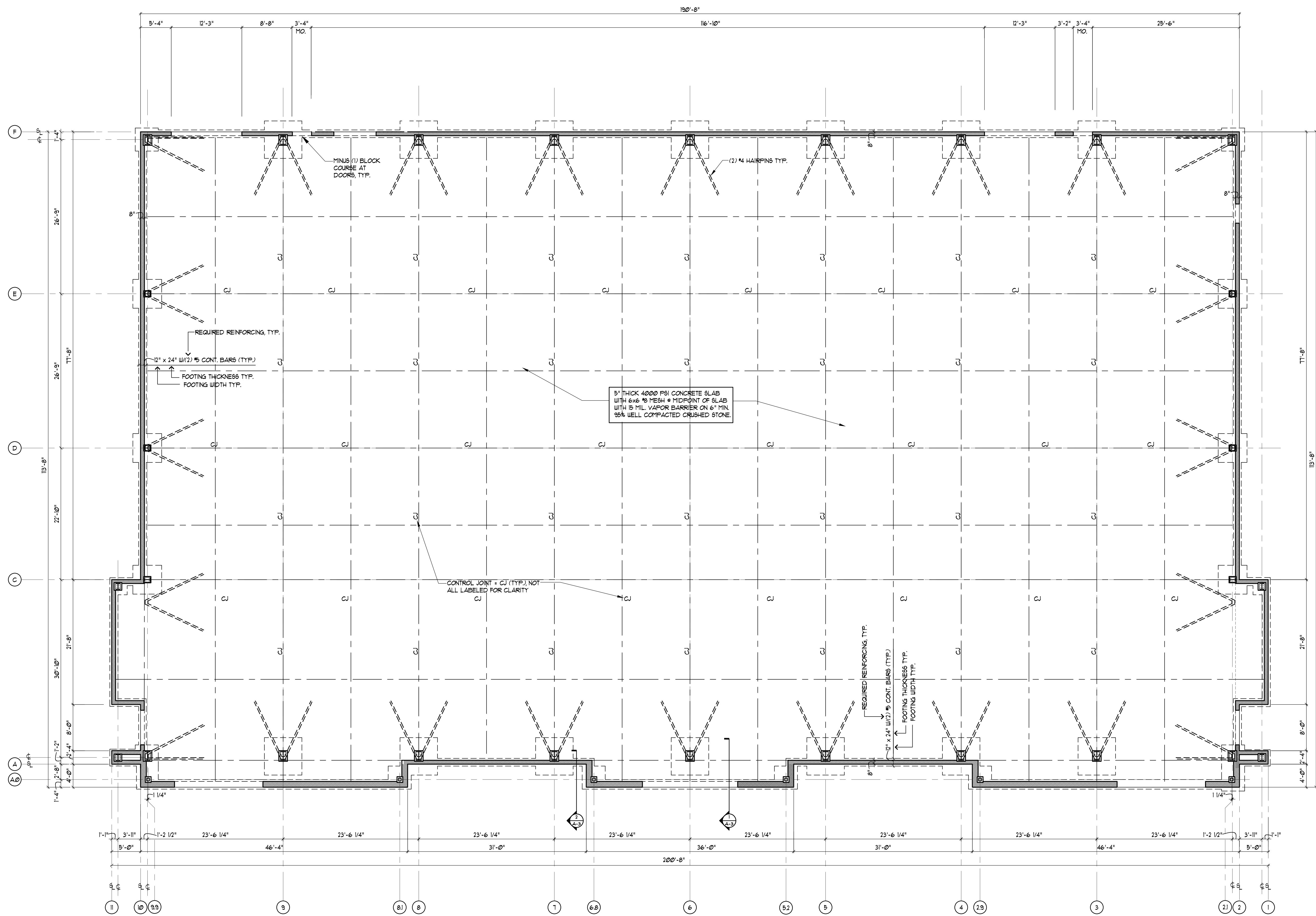
**2 WALL SECTION**  
 3/4" = 1'-0" FILE:



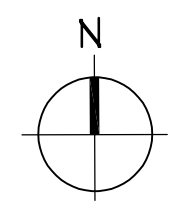
**1 WALL SECTION**  
 3/4" = 1'-0" FILE:

**NOT FOR CONSTRUCTION**





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



NOT FOR CONSTRUCTION

**KF Architects**  
P.O. Box 706  
Canandaigua, NY 14424  
Phone: 585-218-0051  
Fax: 585-385-6386  
Email: kf@kfarchitects.net  
www.kfarchitects.net

**TSE**  
Torchia Structural Engineering  
& Design P.C.  
625 Panorama Trail Phone: 585-385-7630  
Suite #2110 Fax: 585-385-6386  
Rochester, NY 14625 www.tse123.com

**d'agostino**  
general contractors, inc.

PROJECT TITLE:  
**Proposed One-Story Building at:  
920 Linden Avenue**

920 Linden Avenue  
Rochester, NY 14625

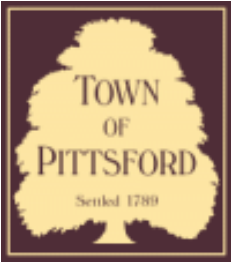
DRAWING TITLE:  
**FOUNDATION PLAN**

NOTICE:  
UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS  
DRAWING ARE IN VIOLATION OF THE NEW YORK STATE  
EDUCATION LAW ARTICLE 147, SECTION 7205. NO  
REVISIONS ARE PERMITTED UNLESS AUTHORIZED BY  
THE ARCHITECT OF RECORD.

REVISIONS:

PROJECT NO: 20-01-05DGC  
SCALE: AS NOTED  
DRAWN BY: TW  
CHECKED BY: CT  
DATE: 10/6/21

DRAWING #  
**S-1**



## Town of Pittsford

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

Permit #  
**C21-000050**

Phone: 585-248-6250

FAX: 585-248-6262

### DESIGN REVIEW AND HISTORIC PRESERVATION BOARD REFERRAL OF APPLICATION

**Property Address:** 145 Kilbourn Road ROCHESTER, NY 14610

**Tax ID Number:** 138.17-1-13.111

**Zoning District:** SRAA Suburban Residential / C Commercial

**Owner:** Oak Hill Country Club Inc.

**Applicant:** Oak Hill Country Club Inc.

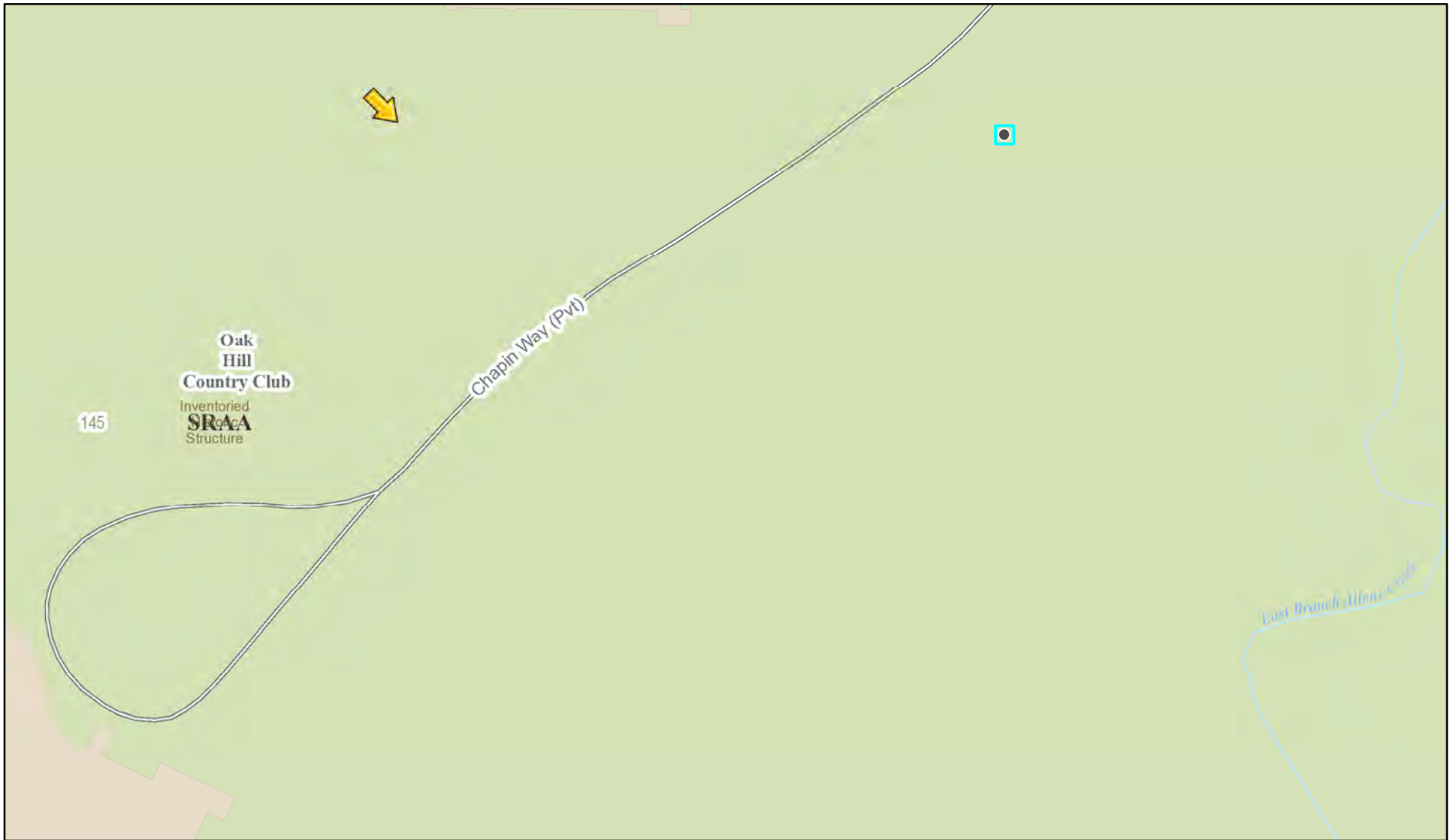
#### Application Type:

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

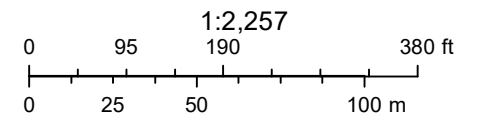
**Project Description:** Applicant is requesting design review for the construction of approximately an 1870 SF service building on the East Course of Oak Hill Country Club.

**Meeting Date:** October 14, 2021

# RN Residential Neighborhood Zoning



Printed October 6, 2021



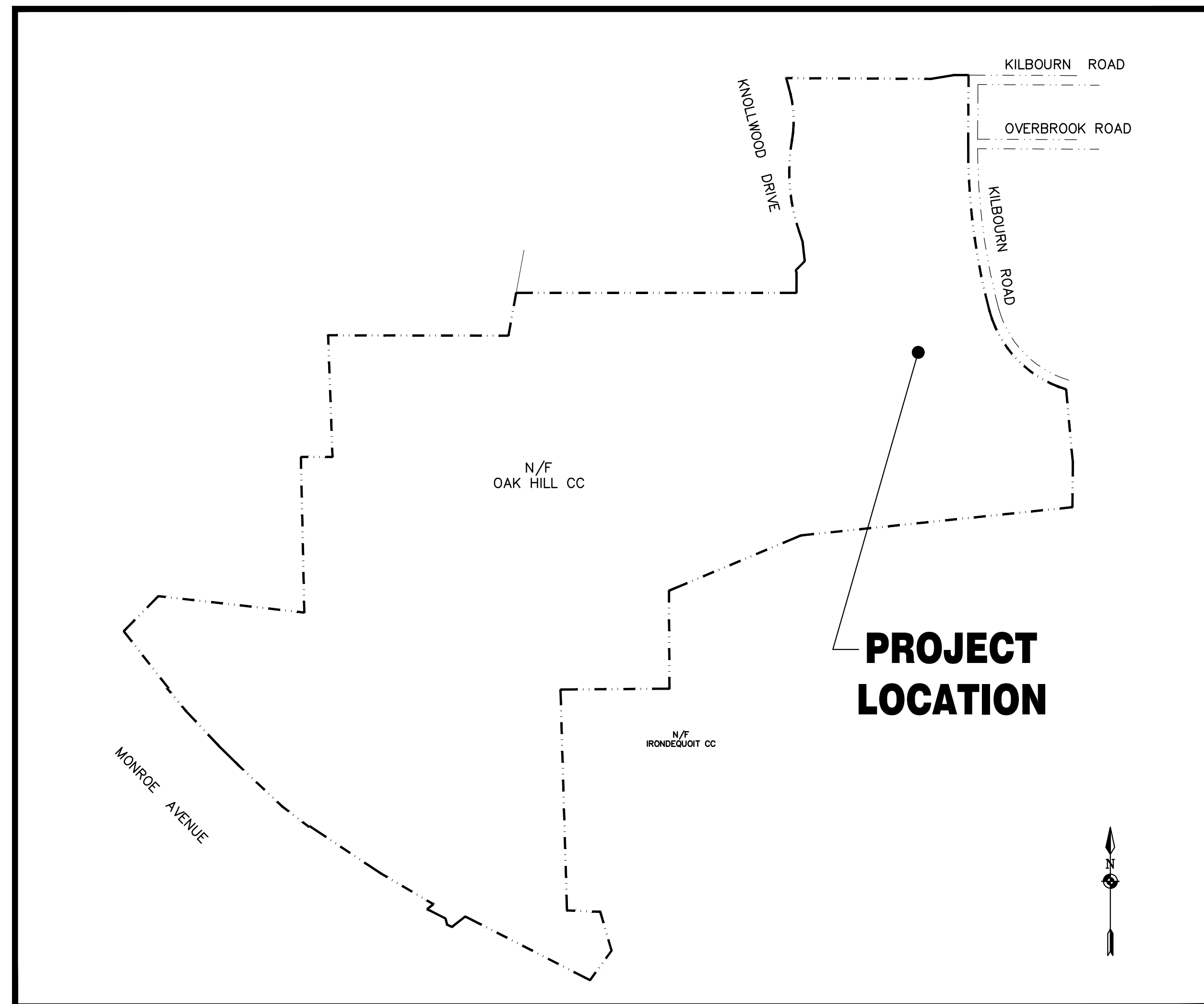
Town of Pittsford GIS

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

# OAK HILL COUNTRY CLUB EAST COURSE SERVICE BUILDING

**Oak Hill Country Club  
145 Kilbourn Road  
Rochester, NY 14618**

INDEX OF DRAWINGS		
DRAWING NUMBER	DRAWING NAME	SHEET NUMBER
CV1	COVER SHEET	1 of 8
EX-1	EXISTING CONDITIONS	2 of 8
C080	DEMOLITION PLAN	3 of 8
C100	SITE/UTILITY PLAN	4 of 8
C120	GRADING AND EROSION CONTROL PLAN	5 of 8
C130	LANDSCAPE PLAN	6 of 8
C500	MISCELLANEOUS DETAILS	7 of 8
C501	MISCELLANEOUS DETAILS	8 of 8



**PROPERTY LOCATION MAP**  
NOT TO SCALE



**LOCATION MAP**  
NOT TO SCALE

**PROJECT ARCHITECT:**

**JDurfee Architect**  
26 Kilbourn Road  
Rochester, NY 14618  
585-750-9611

**PREPARED FOR**

**Oak Hill Country Club**  
145 Kilbourn Road  
Rochester, NY 14618  
585-586-1660

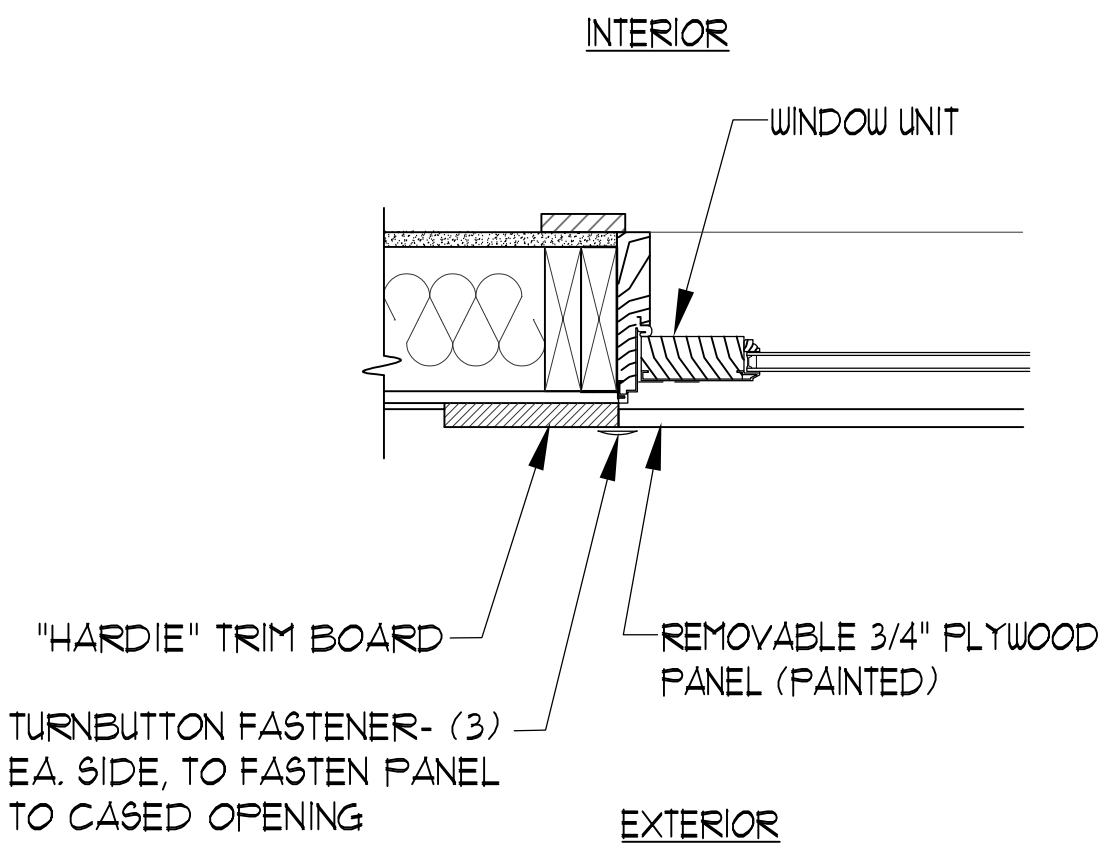
**PREPARED BY:**

**B BERGMANN**  
ARCHITECTS ENGINEERS PLANNERS

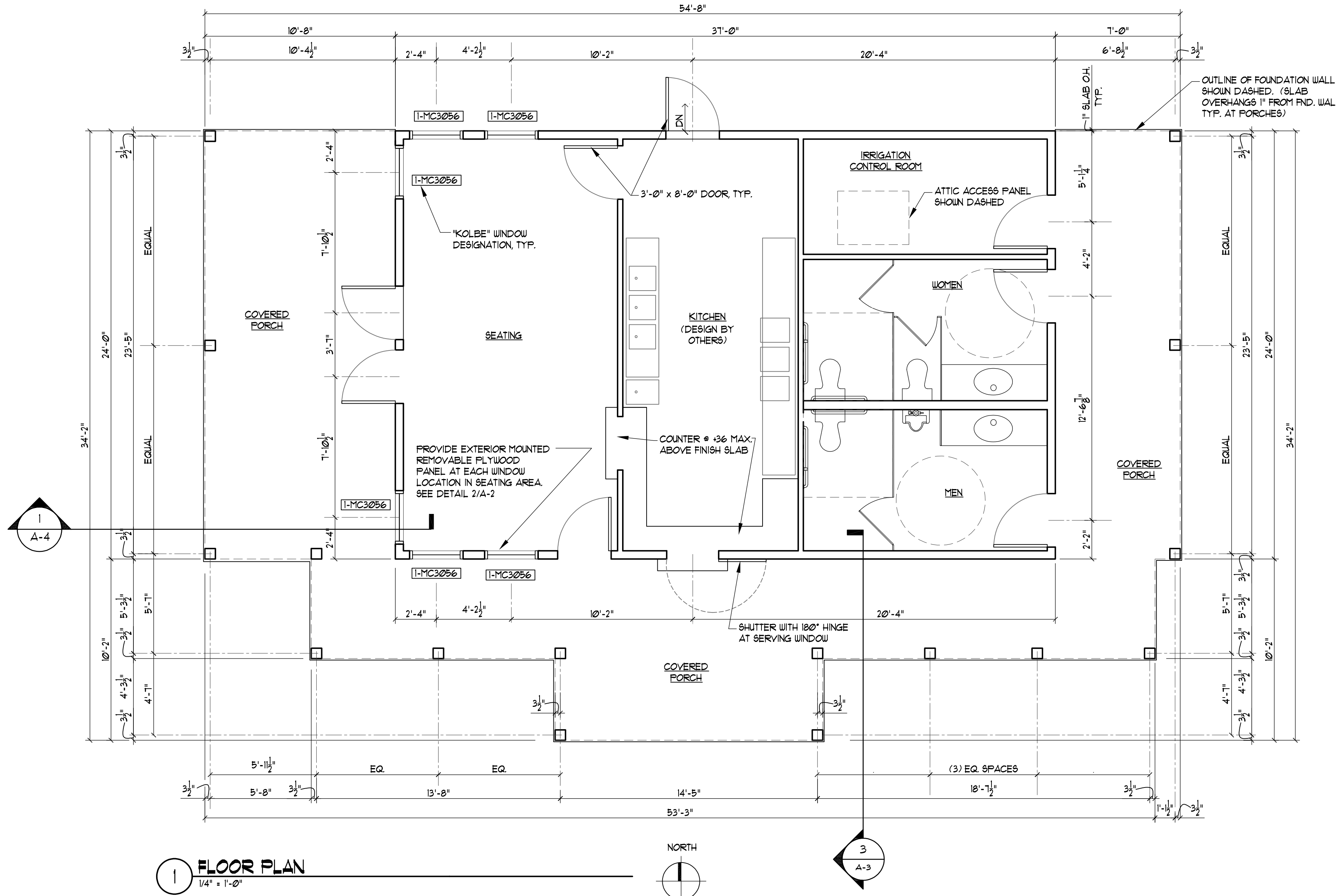
280 East Broad Street  
Suite 200  
Rochester, NY 14604  
office: 585.232.5135  
fax: 585.232.4652  
www.bergmannpc.com

August 13, 2021

**CV1**

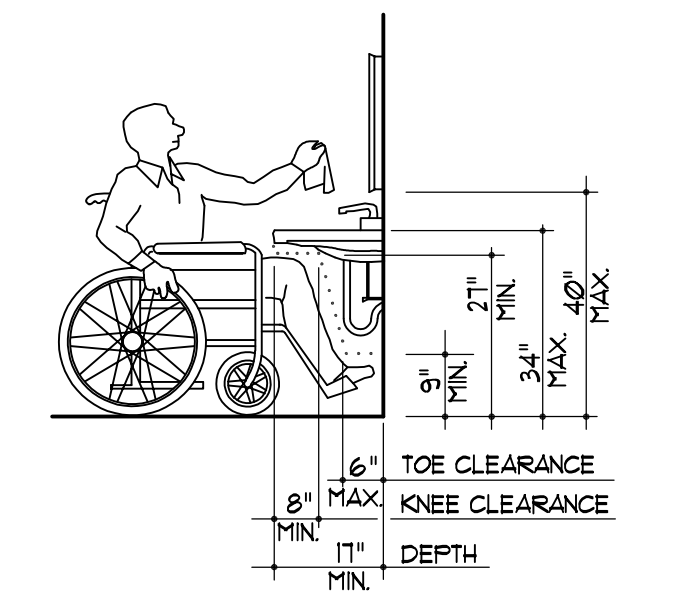
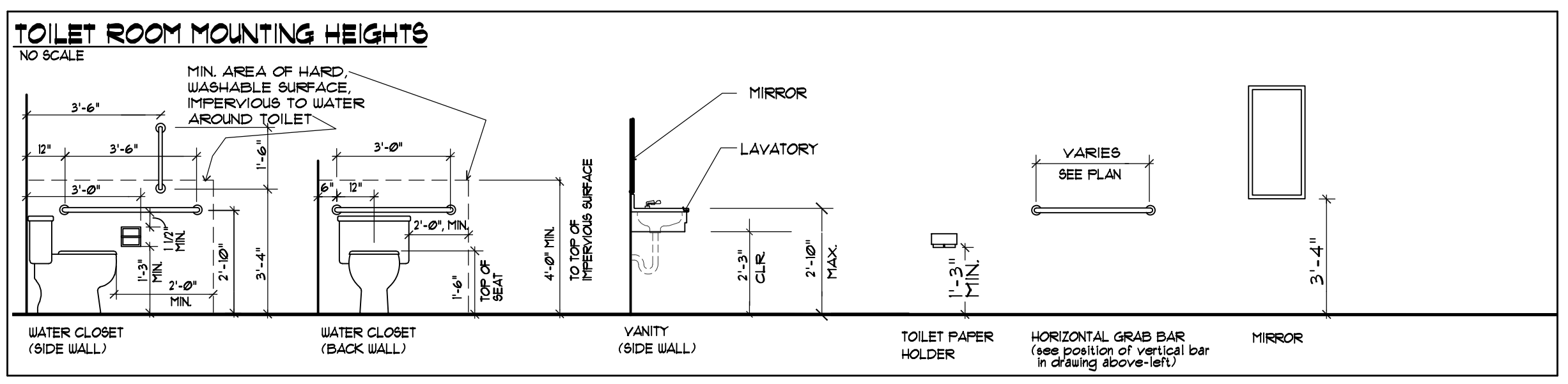


**2 TYPICAL REMOVABLE WINDOW PANEL**  
NOT TO SCALE



**1 FLOOR PLAN**  
1/4\"/>

- GENERAL NOTES:**
1. THESE DRAWINGS COMPLY WITH THE LATEST NEW YORK STATE ENERGY CONSERVATION CONSTRUCTION CODE.
  2. CONTRACTOR TO VERIFY ALL NOTES AND DIMENSIONS BEFORE STARTING CONSTRUCTION CONTACT ARCHITECT/ENGINEER IF ERRORS OR OMISSIONS ARE FOUND.
  3. CONTRACTOR SHALL REQUEST LOCATION OF ALL UTILITIES PRIOR TO ANY DIGGING.
  4. CONTRACTOR TO BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, PROCEDURES, AND SAFETY PRECAUTIONS IN CONNECTION WITH THE WORK.
  5. WINDOWS EQUAL TO "KOLBE" FORGENT SERIES. WINDOWS AS SPECIFIED MEET NEW YORK STATE EGRESS CODE. CONTRACTOR IS RESPONSIBLE FOR ALL CHANGES.
  6. ALL VENTS TO HAVE INSECT SCREENS.
  7. ALL BATT INSULATION TO BE AS SPECIFIED ON DRAWINGS. USE APPROVED POLYETHYLENE VAPOR-RETARDER ON WARM-IN-WINTER SIDE OF WALLS. LAP SEAMS AND SEAL.
  8. FINISHES AS SELECTED OTHERS.
  9. HARD WIRED COMBINATION SMOKE ALARM / CARBON MONOXIDE DETECTOR SYSTEM SHALL BE INSTALLED AS SHOWN ON DRAWINGS
  10. CONSTRUCTION SHALL CONFORM TO THE BUILDING CODE OF NEW YORK STATE, LATEST EDITION
  11. PLUMBING WORK INCLUDING WATER, SEWER & VENT PIPING TO BE INSTALLED IN COMPLIANCE WITH THE PLUMBING CODE OF NEW YORK STATE.
  12. ELECTRIC WORK INCLUDING UNDERGROUND SERVICE SHALL BE INSTALLED IN COMPLIANCE WITH NEC.
  13. DESIGN OF SITE WORK, HVAC, PLUMBING AND ELECTRICAL WORK, INTERIOR DESIGN ARE BY OTHERS.
  14. ICE AND WATER SHIELD AT ALL EAVES AND VALLEYS. (ICE AND WATER SHIELD UNDER ENTIRE ROOF WHERE SLOPE IS LESS THAN 4 IN 12). ALL CLOSED (WOVEN) VALLEYS.



**3 WALL-HUNG LAVATORY CLEARANCES**  
NTS.

**DESIGN DEVELOPMENT**

**JJDurfee, Architect**  
 Jim Durfee | 26 Kilbourn Road, Rochester, New York 14618  
 585.750.9611 | jdurfee@durfeearchitect.com

**TSE** Torchia Structural Engineering & Design P.C.  
 625 Panorama Trail  
 Suite #2210  
 Rochester, NY 14625  
 Phone: 585-385-7630  
 Fax: 585-385-6386  
 www.TSE123.com

PROJECT TITLE:  
**OAK HILL COUNTRY CLUB EAST COURSE SERVICE BLDG**

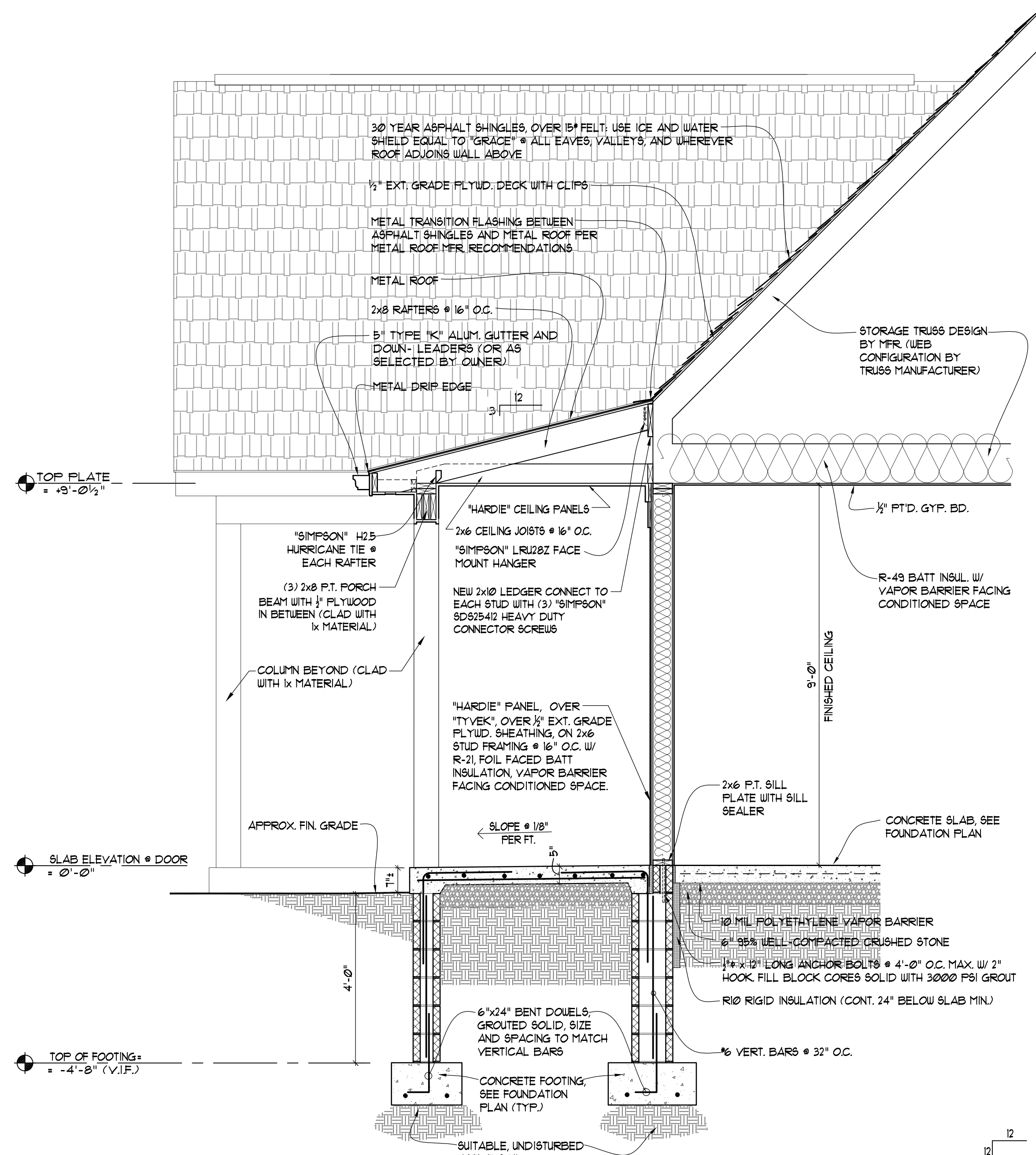
DRAWING TITLE:  
**FLOOR PLAN AND NOTES**

NOTICE: UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS DRAWING ARE IN VIOLATION OF THE NEW YORK STATE EDUCATION LAW ARTICLE 147, SECTION 7265. NO REVISIONS ARE PERMITTED UNLESS AUTHORIZED BY THE ARCHITECT OF RECORD.

REVISIONS:

PROJECT NO:	2012-0502/21-06-27/JD
SCALE:	AS NOTED
DRAWN BY:	TW
CHECKED BY:	JD/CT
DATE:	8/4/21
DRAWING #	

**A-2**

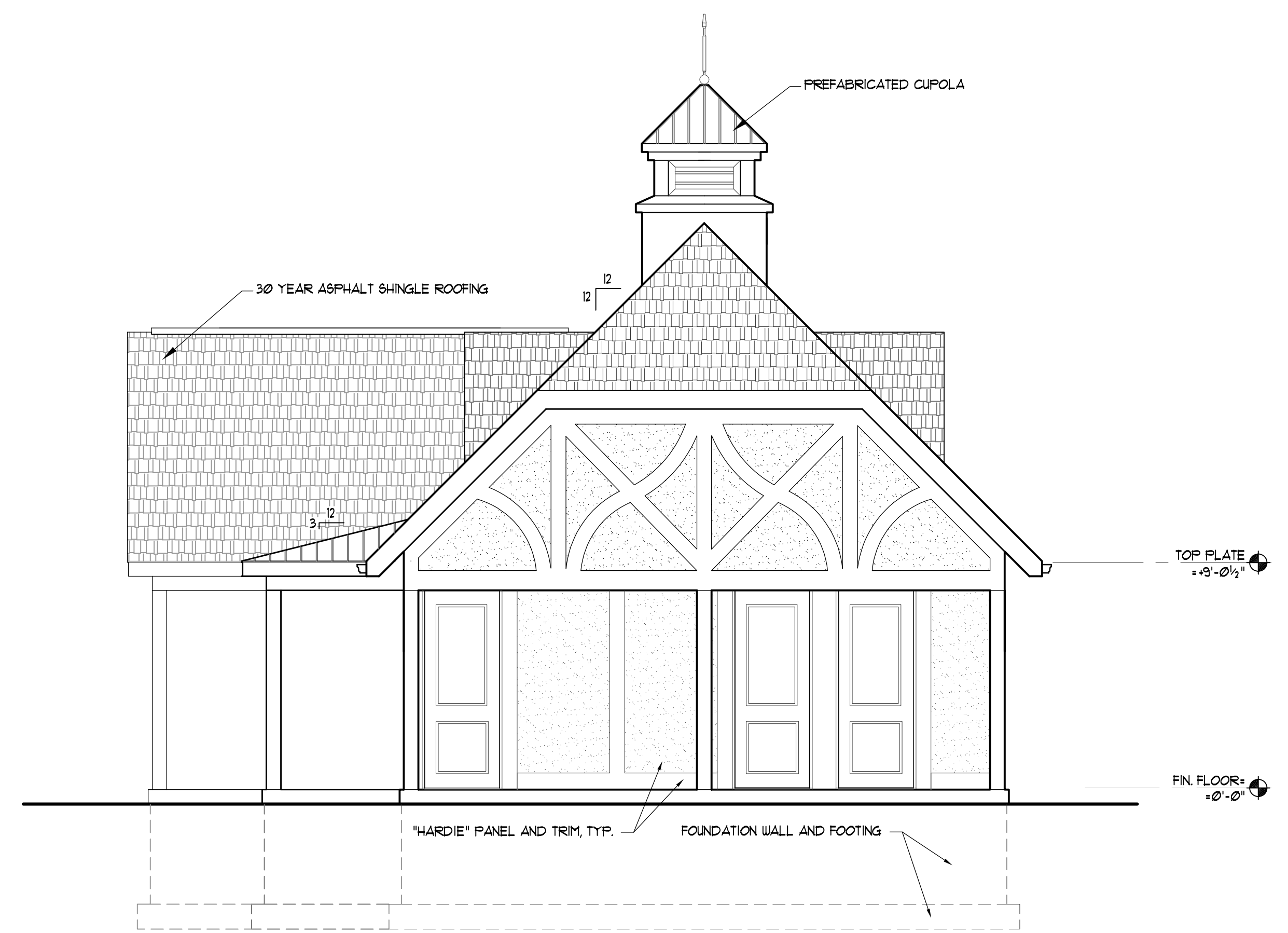


**3 WALL SECTION**  
1/2" = 1'-0"

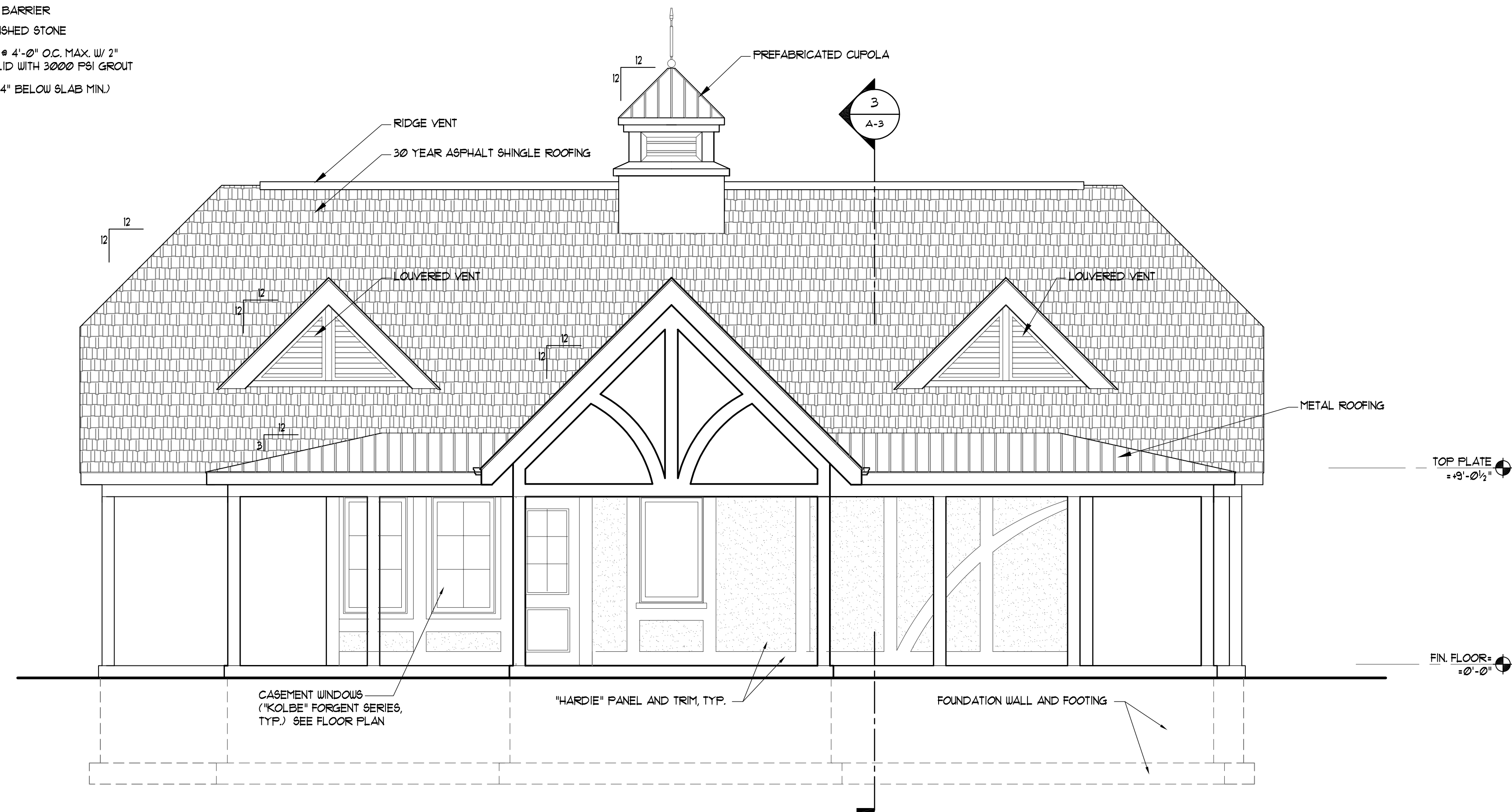
**TYPICAL SAFETY GLASS REQUIREMENTS**

PROVIDE SAFETY GLASS AS INDICATED ON THE DRAWINGS AND AS LISTED BELOW, WHICHEVER IS MOST STRINGENT. (THERE MAY BE OVERLAP).

- GLAZING IN FIXED OR OPERABLE PANELS OF SWINGING, SLIDING AND BI-FOLD DOORS.
- GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL ADJACENT TO A DOOR SHALL BE CONSIDERED TO BE A HAZARDOUS LOCATION WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60-INCHES (1524 MM) ABOVE THE FLOOR OR WALKING SURFACE AND IT MEETS EITHER OF THE FOLLOWING CONDITIONS:
  - WHERE THE GLAZING IS WITHIN 24-INCHES (610 MM) OF EITHER SIDE OF THE DOOR IN THE PLANE OF THE DOOR IN A CLOSED POSITION.
  - WHERE THE GLAZING IS ON A WALL PERPENDICULAR TO THE PLANE OF THE DOOR IN A CLOSED POSITION AND WITHIN 24-INCHES (610 MM) OF THE HINGE SIDE OF AN IN-SWINGING DOOR.
- GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL THAT MEETS ALL THE FOLLOWING CONDITIONS SHALL BE CONSIDERED TO BE A HAZARDOUS LOCATION:
  - THE EXPOSED AREA OF AN INDIVIDUAL PANEL IS LARGER THAN 9 SQUARE FEET.
  - THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 18-INCHES ABOVE THE FLOOR.
  - THE TOP EDGE OF THE GLAZING IS MORE THAN 36-INCHES ABOVE THE FLOOR, AND
  - ONE OR MORE WALKING SURFACES ARE WITHIN 36-INCHES, MEASURED HORIZONTALLY AND IN A STRAIGHT LINE, OF THE GLAZING.
- GLAZING IN GUARDS AND RAILING, INCLUDING STRUCTURAL BALUSTER PANELS AND NONSTRUCTURAL IN-FILL PANELS, REGARDLESS OF AREA OR HEIGHT ABOVE THE WALKING SURFACE.
- GLAZING WHERE THE BOTTOM EXPOSED EDGE IS LESS THAN 36-INCHES ABOVE THE PLANE OF ADJACENT WALKING SURFACE OF STAIRWAYS, LANDING AND RAMPS.
- GLAZING ADJACENT TO LANDING AT BOTTOM OF STAIRWAY WHERE GLAZING IS LESS THAN 36-INCHES ABOVE LANDING AND WITHIN 60-INCHES HORIZONTAL ARC LESS THAN 180 DEGREES FROM BOTTOM TREAD NOSING.
- GLAZING IN NET AREAS WHERE THE BOTTOM OF EXPOSED EDGE OF GLAZING IS LESS THAN 60-INCHES MEASURED VERTICALLY ABOVE ANY WALKING SURFACE.



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



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

**DESIGN DEVELOPMENT**

**JJDurfee, Architect**  
Jim Durfee | 26 Kilbourne Road, Rochester, New York 14618  
585.750.9611 | jdurfee@durfeearchitect.com

**TSE** Torchia Structural Engineering & Design P.C.  
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PROJECT TITLE:  
**OAK HILL COUNTRY CLUB  
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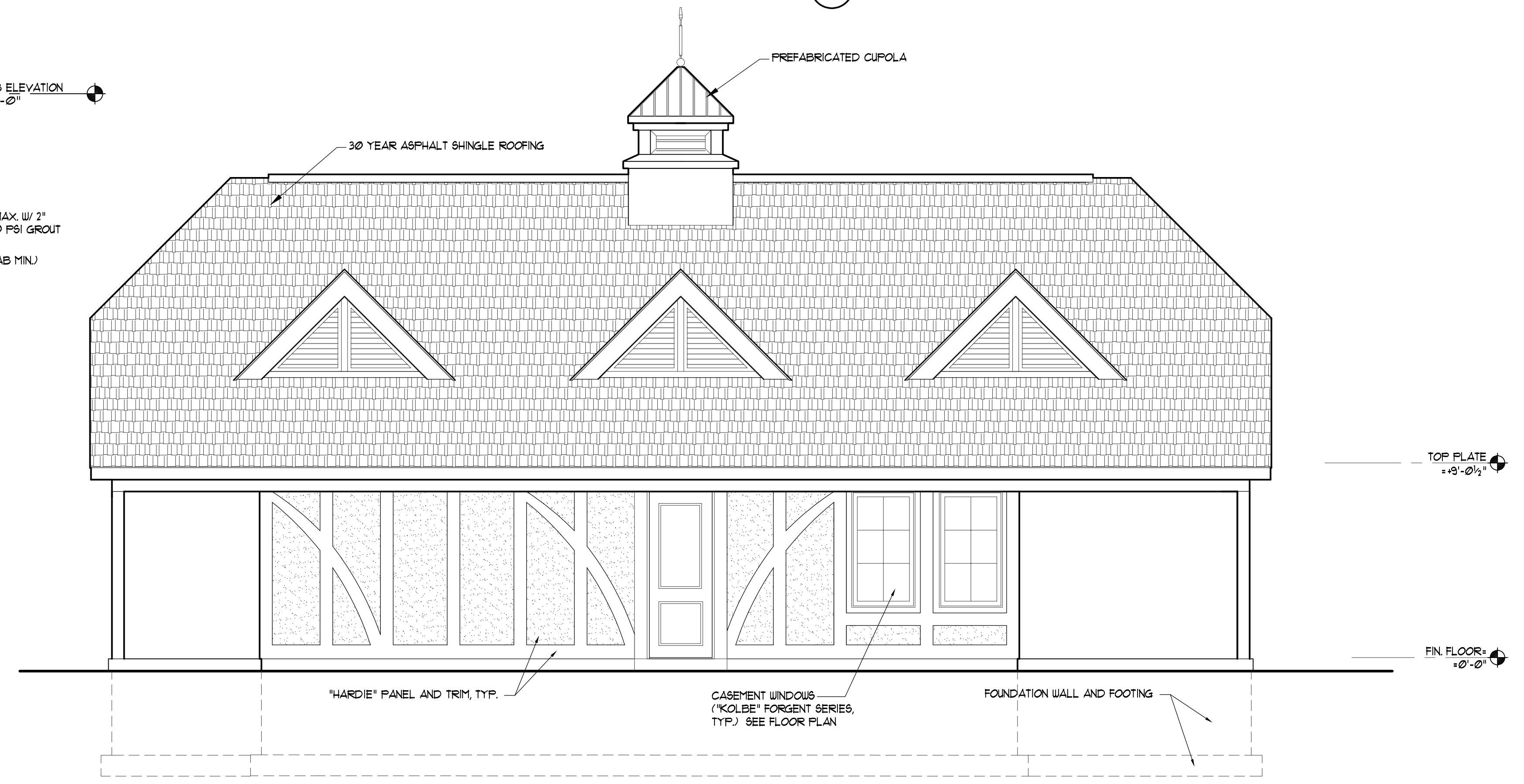
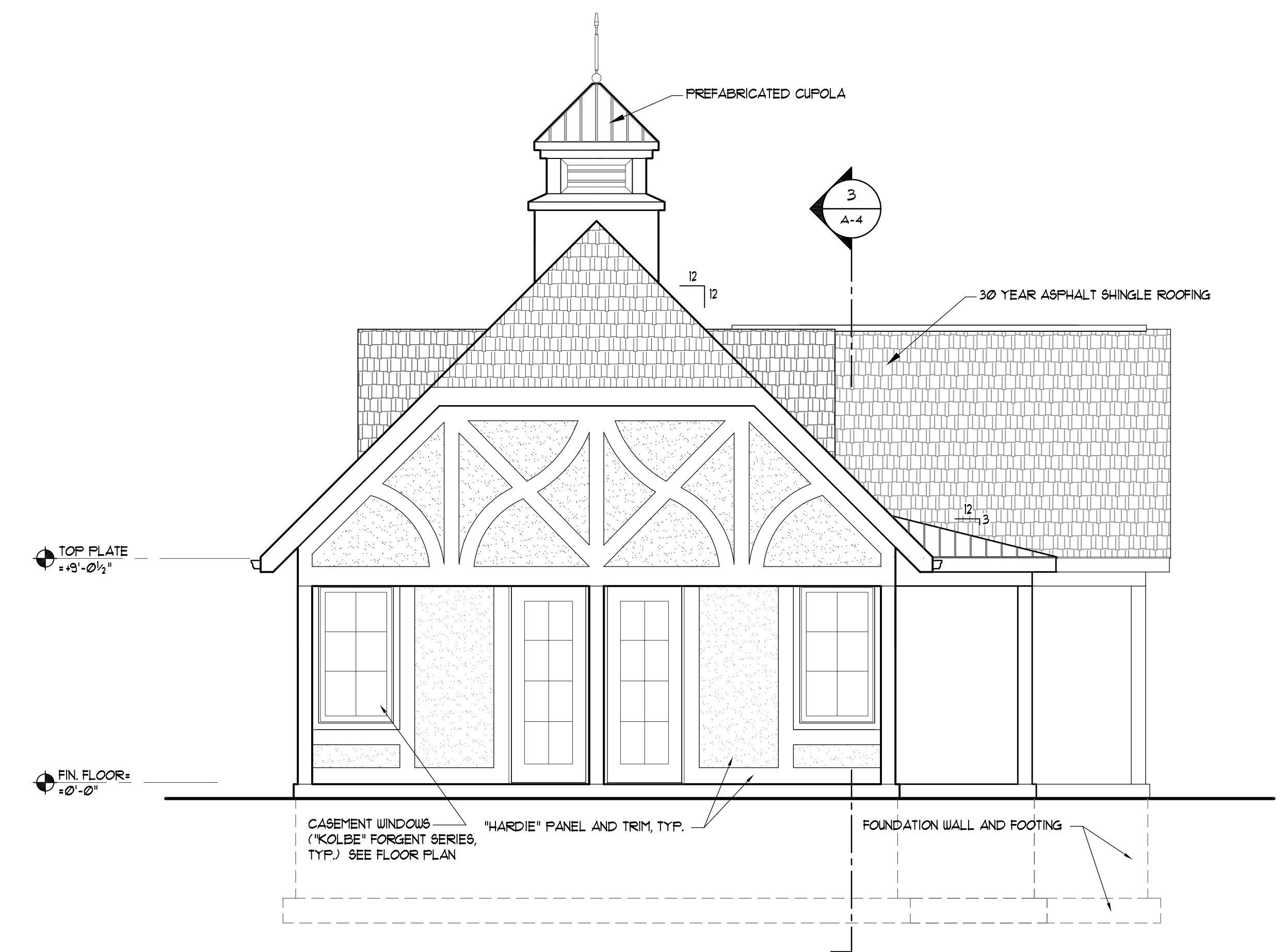
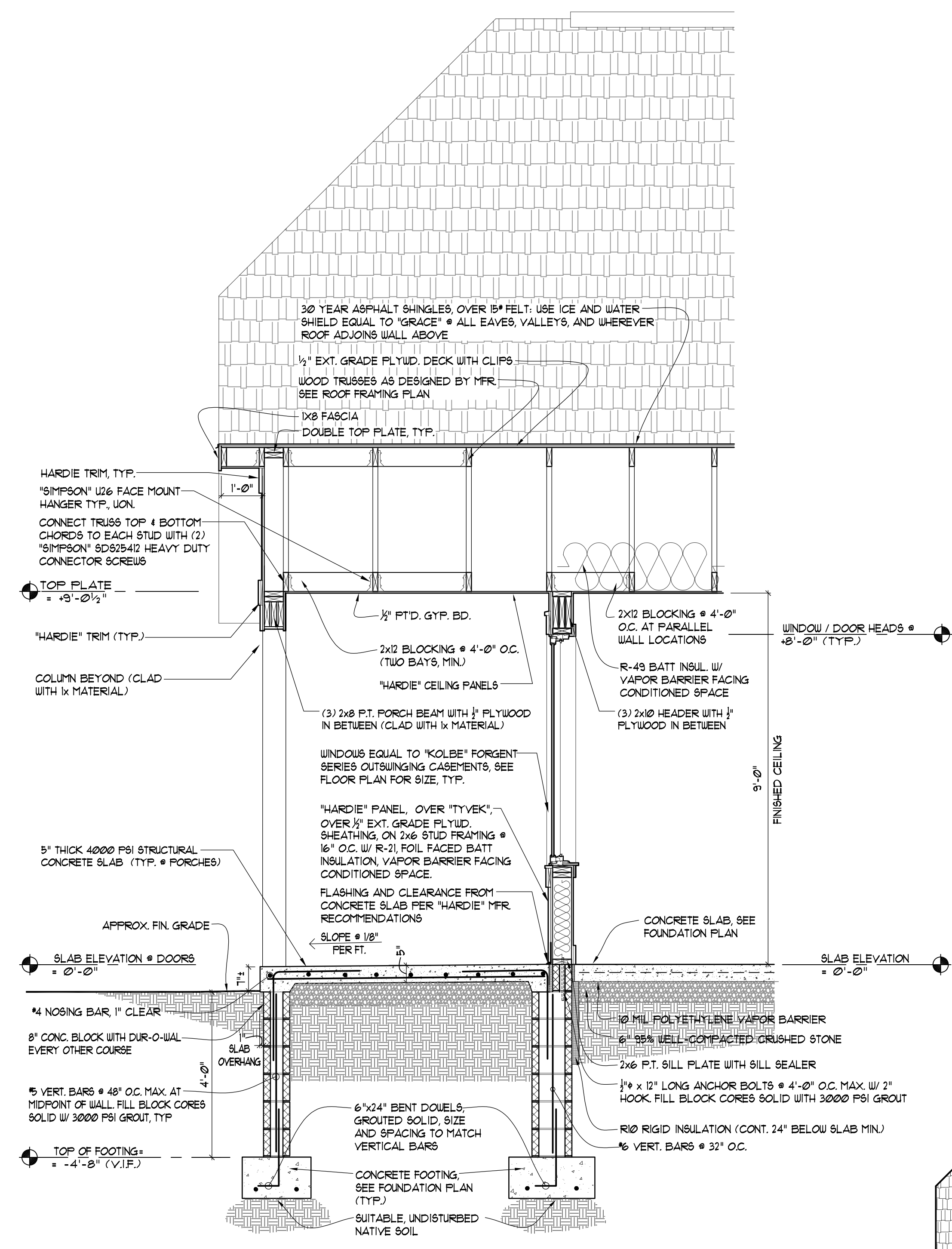
DRAWING TITLE:  
**EAST AND SOUTH  
ELEVATIONS / WALL  
SECTION**

NOTICE:  
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REVISIONS:

PROJECT NO: 2012-0502/21-06-27/JD  
SCALE: AS NOTED  
DRAWN BY: TW  
CHECKED BY: JD/CT  
DATE: 8/4/21

DRAWING #  
**A-4**



**DESIGN DEVELOPMENT**