Design Review & Historic Preservation Board Agenda June 23, 2022

HISTORIC PRESERVATION DISCUSSION

BUILDING INSPECTOR REMARKS

RESIDENTIAL APPLICATION FOR REVIEW – NEW HOMES

• 2 Rockdale Meadows

The Applicant is requesting design review for the construction of a one story single family home. The home will be approximately 2866 square feet.

• 52 Nature View

The Applicant is requesting design review for the construction of a two story single family home. The home will be approximately 2023 square feet.

COMMERCIAL APPLICATION FOR REVIEW – SIGNAGE

• 3349 Monroe Avenue

The Applicant is requesting design review for the addition of an approximately 14.94 SF sign for a tech repair shop.

DEMOLITION AND RESIDENTIAL APPLICATION FOR REVIEW

• 4000 East Avenue

In accordance with Chapter 64 Article VIII, §64-43 of the Pittsford Town Code, the owner of 4000 East Avenue is requesting approval from the Design Review and Historic Preservation Board to demolish the existing "Caretaker home" and rebuild a new guest house on the same footprint. Tax Parcel No. 151.06-2-45. This property is Zoned Residential Neighborhood (RN).

• 93 Kilbourn Road

In accordance with Chapter 64 Article VIII, §64-43 of the Pittsford Town Code, the owner of 93 Kilbourn Road is requesting approval from the Design Review and Historic Preservation Board to demolish the existing 2,220 +/- square foot home at 93 Kilbourn Road and rebuild a new 5,400 +/- square foot single family home on the property. Tax Parcel No. 138.13-3-8. This property is Zoned Residential Neighborhood (RN).

Design Review and Historic Preservation Board Minutes June 9, 2022

PRESENT

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

ALSO PRESENT

Cathy Koshykar, Town Board Liaison; Robert Koegel, Town Attorney; Bill Zink, Building Inspector; Susan Donnelly, Secretary to the Board

ABSENT

Dirk Schneider, Chairman; John Mitchell

HISTORIC PRESERVATION DISCUSSION

The historical marker at the East Street Burying Ground was discussed. Arrangements for an unveiling after installation and a photo op with the Board will be planned.

RESIDENTIAL APPLICATION FOR REVIEW

• 10 Brook Road

The Applicant is requesting design review for an addition of a 195 SF seasonal sunroom behind the back of the house.

Brian Kogler of Fitch Construction was present.

Mr. Kogler showed materials samples. Materials are proposed to be white stucco and aluminum Windows will be framed with white trim.

Drawings show that skirting will be added to grade and the Board agreed that this should be done although it was not the original intent. Also are windows are in the drawing and although Mr. Kogler indicated a solid wall is proposed, the Board felt the inclusion of windows would look better as drawn.

David Wigg moved to approve the application as submitted with the condition that glass be included on the side elevations as in the drawings submitted and skirting be added to grade.

Kathleen Cristman seconded.

All Ayes.

• 56 Devonwood Lane

The Applicant is requesting design review for the construction of an approximately 272 SF 3 season room addition off the back of the house.

Steve Panek of Cornell Construction Design was present.

Mr. Panek stated that the materials on the addition will match those on the existing home. The addition will be on piers. The Board suggested that a skirting be added down to grade.

David Wigg moved to accept the application as submitted with the condition that all materials match the existing and that skirting to grade be added.

Bonnie Salem seconded.

All Ayes.

• 80 N. Country Club Drive

The Applicant is returning to request design review for the construction of a garage addition off the existing garage and a mudroom addition off the rear of the house.

The homeowner, Dan Clifford, and architect, Lindsay Pritchard-Fox were present.

New drawings were presented to the Board showing knee wall stone being added to all elevations. White vertical siding will be installed in the gables. Standing seam metal black roof will be installed on the new section over the gable porch and garage. New shingles will be installed on the rest of the roofing. The garage doors will be white or tone color. Windows will match the existing. The brackets on the porch will be painted white.

Kathleen Cristman moved to accept the application as submitted with either metal roofing or shingles over the addition and with the new drawings submitted to the Board on 6/9/22 reflecting the gable materials and stone knee wall trim.

David Wigg seconded.

All Ayes.

RESIDENTIAL APPLICATION FOR REVIEW – NEW HOMES

• 33 Aden Hill

The Applicant is requesting design review for the construction of a one story single family home. The home will be approximately 2069 square feet and will be located in the Wilshire Hills Subdivison.

Bill Arieno representing Pride Mark Homes was present.

The Board reviewed the plans for the one story ranch home that features a side load garage.

With no further discussion, David Wigg moved to accept the application as submitted.

Paul Whitbeck seconded.

All Ayes.

• 53 and 55 Skylight Trail

The Applicant is requesting design review for the proposed construction of a new town home dwelling. The proposed building will consist of 2 attached single family dwellings sharing a common wall. Lot 26 (55 Skylight Trail) will be approximately 1987 sq. ft. and Lot 25 (53 Skylight Trail) will be located in the new Alpine Ridge development.

Bill Arieno was present to represent Morrell Builders.

Mr. Arieno reviewed this most recent proposal for a new townhome and displayed the proposed color palette. This unit features a front load garage, lap siding and a walk out basement. The windows will feature different mullion patterns in the front than in the back.

The Board recommended brackets under the fireplace.

David Wigg moved to approve the application as submitted with the condition that brackets be added under the cantilevered fireplace structure.

Bonnie Salem seconded.

All Ayes.

• 29 Coventry Ridge (Lot 102)

The Applicant is requesting design review for the construction of a two story single family home. The home will have a total living area of approximately 3018 square feet and located in the Coventry Ridge Subdivision.

Jim Connaughton of Coventry Ridge Building Corporation was present.

Mr. Connaughton indicated and showed pictures illustrating that this home is based on another in the development but is 3/10 of a mile away.

Siding will be horizontal and gable siding will be vertical. Stone returns will not be featured but there will be corner boards. It was determined that fireplace brackets are not necessary due to the fireplace being 6" above grade.

Bonnie Salem moved to accept the application as submitted.

Kathleen Cristman seconded.

All Ayes.

COMMERCIAL APPLICATION FOR REVIEW – NEW

• 500 Hahnemann Trail

The Applicant is requesting design review for the construction of an approximately 1200 SF storage building on the Highlands Living Center property.

Ray Raimondi of Marathon Engineering was present.

Mr. Raimondi discussed the proposed storage building which will provide temporary storage for residents' belongings. The building will be at the back of the property by Route 490 on one side and parking lots for the facility on the other. It will not be seen from Route 31 or any living units. They prefer not to have windows for security purposes. The interior will be well lit. The brown metal roof will match others in the campus.

It was suggested by the Board that the siding and garage doors match existing units in the compound.

Jim Vekasy moved to approve the storage shed as submitted with the condition that white trim corner boards be utilized, the siding, eave trim and corner boards will match that of the existing campus and brown metal roof will replicate those on existing buildings.

David Wigg seconded.

All Ayes.

REVIEW OF MINUTES OF MAY 26, 2022 MEETING

David Wigg moved to accept the minutes of the May 26, 2022 meeting as written.

Kathleen Cristman seconded.

All Ayes.

ADJOURNMENT

David Wigg moved to close the meeting at 7:18 pm.

All Ayes.

Respectfully submitted,

Susan Donnelly Secretary to the Design Review and Historic Preservation Board



Town of Pittsford

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

Permit # B22-000099

Phone: 585-248-6250 FAX: 585-248-6262 DESIGN REVIEW AND HISTORIC PRESERVATION BOARD REFERRAL OF APPLICATION

Property Address: 2 Rockdale Meadows PITTSFORD, NY 14534 Tax ID Number: 177.03-5-21 Zoning District: IZ Incentive Zoning Owner: Clover Street Development Applicant: Rockdale Meadows Building Corporation

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 one story single family home. The home will be approximately 2866 square feet.

Meeting Date: June 23, 2022

RN Residential Neighborhood Zoning



Printed June 15, 2022



Town of Pittsford GIS

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GENERAL NOTES:

THESE PLANS COMPLY WITH THE 2020 RESIDENTIAL CODE OF NEW YORK STATE (RCNYS) AND THE 2018 ENERGY CONSERVATION CONSTRUCTION CODE OF NEW YORK STATE (ECCCNYS). COMPLIANCE METHOD: RESCHECK CERTIFICATE OR PRESCRIPTIVE

THESE PLANS ARE PROTECTED UNDER FEDERAL COPYRIGHT LAWS BY GREATER LIVING ARCHITECTURE. ANY UNAUTHORIZED REPRODUCTION OR MODIFICATION OF THESE PLANS IS A VIOLATION OF COPYRIGHT LAWS. CLIENT RIGHTS ARE LIMITED TO ONE-TIME USE FOR THE CONSTRUCTION OF THESE PLANS.

UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS PLAN IS A VIOLATION OF THE NEW YORK STATE EDUCATION LAW, ARTICLE 145, SECTION 7209.

IT IS THE RESPONSIBILITY OF THE CONTRACTOR, BUILDER OR OWNER OF THIS BUILDING TO NOTIFY GREATER LIVING ARCHITECTURE OF ANY DEVIATION FROM THESE DRAWINGS.

CONTRACTOR TO BE RESPONSIBLE FOR COMPLIANCE WITH ALL APPLICABLE BUILDING/ ELECTRICAL/ MECHANICAL/ SANITARY AND ENERGY CONSERVATION CODES - STATE AND OR LOCAL.

CONTRACTOR TO BE RESPONSIBLE TO LOCAL BUILDING DEPARTMENT AND THAT DEPARTMENT'S INTERPRETATION OF THE BUILDING CODE SHOULD IT DIFFER FROM THESE PLANS.

CONTRACTOR TO BE RESPONSIBLE THAT BRAND NAME OF WINDOWS AND DOORS INSTALLED MEET NEW YORK STATE EXIT REQUIREMENTS.

IN THE EVENT OF ANY DISCREPANCIES BETWEEN PLANS, ELEVATIONS, AND/OR DETAILS, THE CONTRACTOR / SUB-CONTRACTOR SHALL CONTACT GREATER LIVING ARCHITECTURE BEFORE CONSTRUCTION FOR CLARIFICATION. IF GREATER LIVING ARCHITECTURE IS NOT CONTACTED, THE CONTRACTOR / SUB-CONTRACTOR WILL ASSUME FULL RESPONSIBILITY.

CONTRACTOR TO BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, PROCEDURES AND SAFETY PRECATIONS/ PROGRAMS IN CONNECTION WITH THE WORK.

THESE DRAWINGS ARE NOT TO BE SCALED FOR DIMENSIONS - USE DIMENSIONS GIVEN.

THE CONTRACTOR/ OWNER SHALL REQUEST LOCATION OF ALL UTILITIES PRIOR TO ANY DIGGING.

THE CONTRACTOR SHALL INDEMNIFY THE OWNER AND OWNER'S AGENTS THROUGH ADEQUATE INSURANCE COVERAGE AGAINST ANY CLAIMS ARISING FROM INJURIES DURING CONSTRUCTION, OR FAILURE TO MAINTAIN SAFE CONDITIONS ON THE SITE.

THESE DRAWINGS HAVE BEEN PREPARED FOR STUCTURAL REFERENCE ONLY. ELECTRICAL, MECHANICAL AND OTHER BUILDING SYSTEMS, IF REQUIRED, ARE TO BE DONE BY OTHERS

R806.2 MINIMUM VENT AREA. THE MINIMUM NET FREE VENTILATION AREA SHALL BE 150 OF THE AREA OF THE VENTED SPACE.

GAS PIPING SHALL BE INSTALLED IN ACCORDANCE WITH PART VI OF THE 2020 RCNYS. A SHUTOFF VALVE SHALL BE PROVIDED AHEAD OF EVERY GAS APPLIANCE OR OUTLET FOR A GAS CONNECTION. VALVES SHALL BE LOCATED IN THE SAME ROOM AS, & WITHIN 6' OF THE APPLIANCE, EXCEPT THAT VALVES FOR VENTED GAS FIREPLACES, INSERTS, LOGS & ROOM HEATERS MAY BE REMOTE FROM THE APPLIANCE WHERE PROVIDED WITH READY ACCESS. SUCH VALVES SHALL BE PERMANENTLY IDENTIFIED & SERVE NO OTHER EQUIPMENT. SHUTOFF VALVES SHALL BE INSTALLED IN ACCORDANCE W/ SECTION G2420.

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

ENERGY EFFICIENCY:

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

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

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

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

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

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

DURING TESTING:

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

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

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

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

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

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

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

R403.3.3 DUCT TESTING (MANDATORY). DUCTS SHALL BE PRESSURE TESTED TO DETERMINE AIR LEAKAGE BY ONE OF THE FOLLOWING METHODS: 1. ROUGH IN TEST: TOTAL LEAKAGE SHALL BE MEASURED WITH A PRESSURE DIFFERENTIAL OF 0.1 INCH w.g. (25 Pg)

- BE TAPED OR OTHERWISE SEALED DURING THE TEST.

WOOD ROOF TRUSSES ARE TO BE METAL PLATE CONNECTED WOOD CHORD, WOOD WEB TRUSSES. TRUSS LAYOUT IS R403.3.5 BUILDING CAVITIES (MANDATORY). BUILDING FRAMING CAVITIES SHALL NOT BE USED AS DUCTS OR PLENUMS. SCHEMATIC ONLY. TRUSS MANUFACTURER SHALL BE RESPONSIBLE FOR THE DESIGN (INCLUDING SPACING) OF ALL TRUSSES. TRUSSES TO BE DESIGNED AND CERTIFIED BY AN ENGINEER LICENSED IN THE GOVERNING STATE R403.4 MECHANICAL SYSTEM PIPING CAPABLE OF CARRYING FLUIDS ABOVE 105 DEGREES F OR BELOW 55 DEGREES F

SHALL BE INSULATED TO A MINIMUM OF R-3.

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

- APPLIED TO THE FOLLOWING:
- 1. PIPING 3/4" AND LARGER IN NOMINAL DIAMETER. 2. PIPING SERVING MORE THAN ONE DWELLING UNIT.
- 3. PIPING LOCATED OUTSIDE THE CONDITIONED SPACE. 4. PIPING FROM THE WATER HEATER TO A DISTRIBUTION MANIFOLD.
- 5. PIPING LOCATED UNDER A FLOOR SLAB. 6. BURIED IN PIPING

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

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

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

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

SITE WORK:

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

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

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

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

ACCROSS THE SYSTEM, INCLUDING THE MANUFACTURER'S AIR HANDLER ENCLOSURE IF INSTALLED AT THE TIME OF THE TEST. ALL REGISTERS SHALL BE TAPED OR OTHERWISE SEALED DURING THE TEST.

2. POSTCONSTUCTION TEST: TOTAL LEAKAGE SHALL BE MEASURED WITH A PRESSURE DIFFERENTIAL OF 0.1 INCH w.g. (25 Pa) ACCROSS THE SYSTEM, INCLUDING THE MANUFACTURER'S AIR HANDLER ENCLOSURE. ALL REGISTERS SHALL

R403.5.3 HOT WATER PIPE INSULATION (PRESCRIPTIVE). INSULATION FOR HOT WATER PIPE WITH A MIN. R-3 SHALL BE

SPEC HOUSE LOT 21 COVENTRY RIDGE PITTSFORD, NY COVENTRY RIDGE BUILDING CORP. PLAN 2302 R / PROJECT 2538 J

SHEET INDEX

C-1 COVER SHEET

1/5 FRONT & LEFT ELEVATIONS

2/5 REAR & RIGHT ELEVATIONS

3/5 FOUNDATION PLAN

4/5 FIRST FLOOR & ROOF PLAN

5/5 SECTIONS

N-1 DETAILS

N-2 REINFORCING NOTES

FOUNDATION:

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

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

POSSIBLE REVISIONS TO THE PLANS. CONTRACTOR ASSUMES FULL RESPONSIBILITY FOR PROVIDING PROPER DRAINAGE SHOULD INTERMITTENT SPRINGS OR PERCHED WATER BE ENCOUNTERED.

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

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

FIREPLACES

VENTED GAS FIREPLACE SHALL BE LISTED, LABELED & INSTALLED IN ACCORDANCE WITH ANSI Z21.50, SECT. G2434 OF THE 2020 RCNYS & THE MANUFACTURER'S INSTRUCTIONS. INSTRUCTIONS SHALL BE AVAILABLE ON SITE FOR BUILDING INSPECTOR. APPLIANCE SHALL BE EQUIPED WITH A FLAME SAFEGUARD DEVICE IN ACCORDANCE WITH SECT. G2431. NEW WOOD-BURNING FIREPLACES SHALL HAVE TIGHT-FITTING FLUE DAMPERS OR DOORS. AND OUTDOOR COMBUSTION AIR WHERE USING TIGHT-FITTING DOORS ON FACTORY BUILT FIREPLACES LISTED AND LABELED IN ACCORDANCE WITH UL 127, THE DOORS SHALL BE TESTED AND LISTED FOR THE FIREPLACE. WHERE USING TIGHT FITTING DOORS ON MASONRY FIREPLACES, THE DOORS SHALL BE LISTED AND LABELED IN ACCORDANCE WITH UL 907.

FRAMING:

PROVIDE ALL TEMPORARY BRACING AND SHORING TO AVOID EXCESSIVE STRESSES AND HOLD STRUCTURAL ELEMENTS IN PLACE DURING CONSTRUCTION.

UNDER ALL CONCEALED WOOD BEARING POSTS, PROVIDE ADDITIONAL WOOD BLOCKING AS REQUIRED IN FLOOR JOIST SPACE UNDER POST, TO ENSURE SOLID BEARING FROM HEADER OR BEAM DOWN TO FOUNDATION WALL.

ALL WINDOWS AND DOORS ARE TO BE FRAMED WITH MINIMUM (2)2X8 OR (3)2X6 HEADER UNLESS NOTED OTHERWISE. builder assumes full responsibility for maintaining the structural integrity of joists. Beams or studs which ARE NOTCHED OR DRILLED TO ACCOMMODATE MECHANICAL OR ELECTRICAL LINES. SEE DETAILS ON PG. N-1 FOR ALLOWABLE DRILLING LOCATION ON BEAMS AND JOISTS.

ALL STRESS GRADE LUMBER CONSTRUCTION SHALL COMPLY WITH AITC TIMBER CONSTRUCTION STANDARDS LATEST EDITION EACH PIECE SHALL BEAR THE STAMP OF A GRADING RULES AGENCY, APPROVED BY THE AMERICAN LUMBER STANDARDS COMMITTEE . GRADE LOSS RESULTING FROM EFFECTS OF WEATHER, HANDLING, STORAGE, RESAWING, OR DIVIDING LENGTHS WILL BE CAUSE FOR REJECTION.

ALL WOOD, IN CONTACT WITH CONCRETE OR EXPOSED TO THE ELEMENTS, SHALL BE PRESSURE TREATED OR OF A SPECIES SUITABLE FOR OUTDOOR USE. ALL FASTENER, JOIST HANGERS, & FLASHING SHALL BE HOT DIP GALVANIZED, STAINLESS STEEL, SILICON, BRONZE, OR COPPER, & SHALL BE APPROVED BY THE MANUFACTURER FOR USE W/ PRESSURE TREATED WOOD.

FLASHING IS REQUIRED IN THE FOLLOWING LOCATIONS: AT WALL & ROOF INTERSECTIONS & PROJECTING WOOD TRIM, TOP OF ALL EXTERIOR WINDOWS & DOOR OPENINGS, CHIMNEYS, UNDER & AT ENDS OF MASONRY, WOOD OR METAL COPINGS & SILLS, & WHERE EXTERIOR PORCHES, DECKS OR STAIRS ATTACH TO A WALL OR FLOOR ASSEMBLY OF WOOD-FRAMED CONSTRUCTION & BUILT-IN GUTTERS. FLASHINGS SHALL BE PROVIDED AS REQ'D. TO COMPLY WITH ALL OF SECT. R703.4 OF THE 2020 RCNYS. STRUCTURAL COLUMNS SHALL BE RESTRAINED TO PREVENT LATERAL DISPLACEMENT AT THE BOTTOM END. WOOD COLUMNS SHALL NOT BE LESS IN NOMINAL SIZE THAN 4" X 4" & STEEL COLUMNS SHALL NOT BE LESS THAN 3" DIAM. STANDARD PIPE OR APPROVED EQUIVALENT.

STAIRWAY & GUARD REQUIREMENTS:

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

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

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

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

GARAGE FIREPROOFING:

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

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

STRUCTURAL MATERIAL SPECIFICATIONS:

STRUCTURAL STEEL REINFORCED STEEL WIRE MESH LUMBER

PLYWOOD LVL, PSL, LSL

MASONRY MORTAR GROUT CONCRETE

BOLTS

DESIGN CRITERIA: (FOR GREATER ROCHESTER AREA & ADJACENT COUNTIES)

LOCAL JURISDICTION DESIGN CRITERIA MAY VARY AND SHALL BE STRICTLY ADHERED TO

IST FLOOR LIVING AREA LIVE LOAD 2ND FLOOR LIVING AREA LIVE LOAD 1ST & 2ND FLOOR DEAD LOAD GROUND SNOW LOAD ROOF DEAD LOAD ALLOWABLE SOIL BEARING WIND SPEED

SEISMIC DESIGN WEATHERING FROST LINE DEPTH TERMITE DAMAGE DECAY DAMAGE WINTER DESIGN TEMPERATURE ICE SHEILD UNDERLAYMENT

FLOOD HAZARD ROOF TIE DOWN REQUIREMENTS

ASTM A-36, Fy = 36 ksi ASTM A-615, Fy = 40 ksi

ASTM A-185, 6 x 6 - 10/10 W.W.M.

ALL STUCTURAL MEMBERS, JOISTS, RAFTERS, ETC TO BE #2 GRADE LUMBER (DOUGLAS FIR-LARCH, HEM-FIR, SOUTHERN PINE OR SPRUCE PINE-FIR) WITH A MIN. FIBER STRESS OF 850 P.S.I. UNLESS NOTED OTHERWISE

CDX, PANEL INDEX Fb = 2600 Fv = 285 $E \times 10^{6} - 1.9$ Fc¹ = 750

ASTM C90, GRADE N-1, Fm = 1350 PSI ASTM C270, TYPE S

Fc = 2000 PSI ASTM C476

Fc = 2500 PSI MIN. (FOOTINGS, BASEMENT SLAB) Fc = 3500 PSI MIN. (GARAGE SLAB, PORCH SLAB, & POURED FOUNDATION WALLS ASTM A307, Fy - 33 KSI

ADJACENT COUNTIES)

40 P.S.F.

30 P.S.F.

15 P.S.F.

40 P.S.F.

10 P.S.F.

CATEGORY B

42 INCHES

1 DEGREE

FIRM - 2008

ROOF DESIGN

SEVERE

2500 P.S.F. AT MINIMUM

115 MPH, EXPOSURE B

SLIGHT TO MODERATE

REQUIRED 24" INSIDE OF EXTERIOR WALL LINE

R802.11, BASED UPON SPECIFIC

NONE TO SLIGHT

42" BELOW FINISHED GRADE

DESIGNATION FOR STRUCTURAL.

COMPONENTS THAT ARE OF

TRUSS CONSTRUCTION

TRUSS IDENTIFICATION: IDENTIFICATION OF FLOOR AND ROOF TRUSS CONSTRUCTION SHALL BE PROVIDED BY SIGN OR SYMBOL & SHALL BE AFFIXED TO THE EXTERIOR WALL OF THE RESIDENTIAL STRUCTURE IN COMPLIANCE WITH 19 NYCRR PART 1264 & 1265. RESIDENTIAL STRUCTURES WITH TRUSS TYPE CONSTRUCTION, PRE-ENGINEERED WOOD CONSTRUCTION AND / OR TIMBER CONSTRUCTION. — 6" DIAMETER -- TYPE V WOOD FRAME CONSTRUCTION BASED ON SECTION 602 OF THE 2020 BCNYS - REFLECTIVE RED PANTONE (PMS) #187 - REFLECTIVE WHITE 1/2" STROKE

FLOOR FRAMING, INC. GIRDERS & BEAMS ROOF FRAMING "FR" | FLOOR & ROOF FRAMING

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3033 BRIGHTON-HENRIETTA
TOWNLINE RD
ROCHESTER, NY 14623
CALL:(585) 272-9170
FAX: (585) 292-1262

www.greaterliving.com

REVISIONS:						
DATE	ΒY	DESCRIPTION				

CLIENT/LOCATION:

SPEC HOUSE LOT 21 COVENTRY RIDGE PITTSFORD, NY

BUILDER:

COVENTRY RIDGE BUILDING CORP.

COVER PAGE





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





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

I	INTERMITTENT WHOLE-HOUSE MECAHANICAL VENTILATION									
I	RUN-TIME PERCENTAGE IN EA. 4-HOUR SEGMENT	25%	33%	50%	66%					
	FACTOR ^a	4	3	2	1.5					





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3033 BRIGHTON-HENRIETTA TOWNLINE RD ROCHESTER, NY 14623 CALL:(585) 272-9170 FAX: (585) 292-1262 www.greaterliving.com REVISIONS: DATE BY DESCRIPTION
SPEC HOUSE LOT 21 COVENTRY RIDGE PITTSFORD, NY
BUILDING CORP. ELEVATIONS GLA PLAN 2302 R drawn: checked: CDK CSB scale: date: AS NOTED 6 / 22 PROJECT: sheet: 2 2538J 5

FP E

3060-2



checked:

CSB

6 / 22

date:

sheet:

J



(A) – 2X8 LAYOVER RAFTERS 24" O.C.

SCALE: 1/8" = 1'-0"

GENERAL ROOF NOTES:





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REVISIONS: DATE BY DESCRIPTION								
CLIENT/LOCATION:								
SPEC HOUSE LOT 21 COVENTRY RIDGE PITTSFORD, NY								
BUILDER:								
COVENTRY RIDGE BUILDING CORP.								
FIRST FLOOR PLAN								
GLA PLAN 2302 R								
drawn: checked:								
scale: date:								
AS NOTED 6 / 22 <u>PROJECT:</u> sheet:								
2538J 4								

FOR CHORD LAYOUT AS REQ'D FOR DESIGN LOAD





TABLE R404.1.1(2)

	8-INCH	MASONRY FOUNDATION WA	LLS WITH REINFORCING WHERE d	> 5 INCHES ^{a, c, f}						
		MINIMUM	VERTICAL REINFORCEMENT AND	SPACING (INCHES) ^{b, c}						
			SOIL CLASSES AND LATERAL SOIL LOAD d (psf PER FOOT BELOW GRADE)							
WALL HEIGHT	HEIGHT OF UNBALANCED BACKFILL [©]	GW, GP, SW, AND SP SOILS 30	GM, GS, SM-SC AND ML SOILS 45	SC, MH, ML-CL AND INORGANIC CL SOILS 60						
6'-8"	4' (OR LESS)	#4 @ 48" O.C.	#4 @ 48" O.C.	#4 @ 48" O.C.						
	5'	#4 @ 48" O.C.	#4 @ 48" O.C.	#4 @ 48" O.C.						
	6'-8"	#4 @ 48" O.C.	#5 @ 48" O.C.	#6 @ 48" O.C.						
7'-4"	4' (OR LESS)	#4 @ 48" O.C.	#4 @ 48" O.C.	#4 @ 48" O.C.						
	5'	#4 @ 48" O.C.	#4 @ 48" O.C.	#4 @ 48" O.C.						
	6'	#4 @ 48" O.C.	#5 @ 48" O.C.	#5 @ 48" O.C.						
	7'-4"	#5 @ 48" O.C.	#6 @ 48" O.C.	#6 @ 40" O.C.						
8'-0"	4' (OR LESS)	#4 @ 48" O.C.	#4 @ 48" O.C.	#4 @ 48" O.C.						
	5'	#4 @ 48" O.C.	#4 @ 48" O.C.	#4 @ 48" O.C.						
	6'	#4 @ 48" O.C.	#5 @ 48" O.C.	#5 @ 48" O.C.						
	7'	#5 @ 48" O.C.	#6 @ 48" O.C.	#6 @ 40" O.C.						
	8'	#5 @ 48" O.C.	#6 @ 48" O.C.	#6 @ 32" O.C.						
8'-8"	4' (OR LESS)	#4 @ 48" O.C.	#4 @ 48" O.C.	#4 @ 48" O.C.						
	5'	#4 @ 48" O.C.	#4 @ 48" O.C.	#5 @ 48" O.C.						
	6'	#4 @ 48" O.C.	#5 @ 48" O.C.	#6 @ 48" O.C.						
	7'	#5 @ 48" O.C.	#6 @ 48" O.C.	#6 @ 40" O.C.						
	8'-8"	#6 @ 48" O.C.	#6 @ 32" O.C.	#6 @ 24" O.C.						
9'-4"	4' (OR LESS)	#4 @ 48" O.C.	#4 @ 48" O.C.	#4 @ 48" O.C.						
	5'	#4 @ 48" O.C.	#4 @ 48" O.C.	#5 @ 48" O.C.						
	6'	#4 @ 48" O.C.	#5 @ 48" O.C.	#6 @ 48" O.C.						
	7'	#5 @ 48" O.C.	#6 @ 48" O.C.	#6 @ 40" O.C.						
	8'	#6 @ 48" O.C.	#6 @ 40" O.C.	#6 @ 24" O.C.						
	9'-4"	#6 @ 40" O.C.	#6 @ 24" O.C.	#6 @ 16" O.C.						
10'-0"	4' (OR LESS)	#4 @ 48" O.C.	#4 @ 48" O.C.	#4 @ 48" O.C.						
	5'	#4 @ 48" O.C.	#4 @ 48" O.C.	#5 @ 48" O.C.						
	6'	#4 @ 48" O.C.	#5 @ 48" O.C.	#6 @ 48" O.C.						
	7'	#5 @ 48" O.C.	#6 @ 48" O.C.	#6 @ 32" O.C.						
	8'	#6 @ 48" O.C.	#6 @ 32" O.C.	#6 @ 24" O.C.						
	9'	#6 @ 40" O.C.	#6 @ 24" O.C.	#6 @ 16" O.C.						
	10'	#6 @ 32" O.C	#6 @ 16" O C	#6 @ 16" O.C.						

a. MORTAR SHALL BE TYPE M OR S AND MASONRY SHALL BE LAID IN RUNNING BOND.

b. ALTERNATIVE REINFORCING BAR SIZES AND SPACING'S SHALL HAVE AN EQUIVALENT CROSS-SECTIONAL AREA OF REINFORCEMENT PER LINEAL FOOT OF WALL SHALL BE PERMITTED PROVIDED THE SPACING OF THE REINFORCEMENT DOES NOT EXCEED 72" IN SEISMIC DESIGN CATEGORIES A, B AND C, AND 48 INCHES IN SEISMIC DESIGN CATEGORIES DO, D 1 AND D2

c. VERTICAL REINFORCEMENT SHALL BE GRADE 60 MINIMUM. THE DISTANCE FROM THE FACE OF THE SOIL SIDE OF THE WALL TO THE CENTER OF VERTICAL REINFORCEMENT SHALL BE NOT LESS THAN 5 INCHES. d. SOIL CLASSES ARE IN ACCORDANCE WITH THE UNIFIED SOIL CLASSIFICATION SYSTEM AND DESIGN LATERAL SOIL LOADS ARE FOR

MOIST CONDITIONS WITHOUT HYDROSTATIC PRESSURE. REFER TO TABLE R405.1. e. UNBALANCED BACKFILL HEIGHT IS THE DIFFERENCE IN HEIGHT BETWEEN THE EXTERIOR FINISH GROUND LEVEL AND THE LOWER OF THE TOP OF THE CONCRETE FOOTING THAT SUPPORTS THE FOUNDATION WALL OR THE INTERIOR FINISH GROUND LEVEL. WHERE AN

INTERIOR CONCRETE SLAB-ON-GRADE IS PROVIDED AND IS IN CONTACT WITH THE INTERIOR SURFACE OF THE FOUNDATION WALL, MEASUREMENT OF THE UNBALANCED BACKFILL HEIGHT FROM THE EXTERIOR FINISH GROUND LEVEL TO THE TOP OF THE INTERIOR CONCRETE SLAB IS PERMITTED. f. THE USE OF THIS TABLE SHALL BE PROHIBITED FOR SOIL CLASSIFICATIONS NOT SHOWN.

TABLE R404.1.1(3)

		MINIMUN	1 VERTICAL REINFORC
		SOIL CLASSE	S AND LATERAL SOIL
WALL HEIGHT	HEIGHT OF UNBALANCED BACKFILL [©]	GW, GP, SW, AND SP SOILS 30	GM, GS, SM-SC AND 45
6'-8"	4' (OR LESS)	#4 @ 56" O.C.	#4 @ 56" O.C
	5'	#4 @ 56" O.C.	#4 @ 56" O.C
	6'-8"	#4 @ 56" O.C.	#5 @ 56" O.C
7'-4"	4' (OR LESS)	#4 @ 56" O.C.	#4 @ 56" O.C
	5'	#4 @ 56" O.C.	#4 @ 56" O.C
	6'	#4 @ 56" O.C.	#4 @ 56" O.C
	7'-4"	#4 @ 56" O.C.	#5 @ 56" O.C
8'-0"	4' (OR LESS)	#4 @ 56" O.C.	#4@56"0.0
	5'	#4 @ 56" O.C.	#4@56"0.0
	6'	#4 @ 56" O.C.	#4@56"0.0
	7'	#4 @ 56" O.C.	#5@56"0.0
	8'	#5 @ 56" O.C.	#6@56"0.0
8'-8"	4' (OR LESS)	#4 @ 56" O.C.	#4@56"0.0
	5'	#4 @ 56" O.C.	#4@56"0.0
	6'	#4 @ 56" O.C.	#4@56"0.0
	7'	#4 @ 56" O.C.	#5@56"0.0
	8'-8"	#5 @ 56" O.C.	#6@56"0.0
9'-4"	4' (OR LESS)	#4 @ 56" O.C.	#4 @ 56" O.C
	5'	#4 @ 56" O.C.	#4 @ 56" O.C
	6'	#4 @ 56" O.C.	#5 @ 56" O.C
	7'	#4 @ 56" O.C.	#5 @ 56" O.C
	8'	#5 @ 56" O.C.	#6 @ 56" O.C
	9'-4"	#6 @ 56" O.C.	#6 @ 40" O.C
10'-0"	4' (OR LESS) 5' 6' 7' 8' 9' 10'	#4 @ 56" O.C. #4 @ 56" O.C. #4 @ 56" O.C. #5 @ 56" O.C. #5 @ 56" O.C. #6 @ 56" O.C. #6 @ 48" O.C.	#4 @ 56" O.C #4 @ 56" O.C #5 @ 56" O.C #6 @ 56" O.C #6 @ 48" O.C #6 @ 48" O.C #6 @ 40" O.C #6 @ 32" O.C

a. MORTAR SHALL BE TYPE M OR S AND MASONRY SHALL BE LAID IN RUNNING BOND. b. ALTERNATIVE REINFORCING BAR SIZES AND SPACINGS SHALL HAVE AN EQUIVALENT CROSS-SECTIONAL AREA OF REINFORCEMENT PER LINEAL FOOT OF WALL SHALL BE PERMITTED PROVIDED THE SPACING OF THE REINFORCEMENTDOES NOT EXCEED 72" IN SEISMIC DESIGN CATEGORIES A, B AND C, AND 48 INCHES IN SEISMIC DESIGN CATEGORIES DO, D1 AND D2. c. VERTICAL REINFORCEMENT SHALL BE GRADE 60 MINIMUM. THE DISTANCE FROM THE FACE OF THE SOIL SIDE OF THE WALL TO THE CENTER OF VERTICAL REINFORCEMENT SHALL BE NOT LESS THAN 6.75 INCHES. d. SOIL CLASSES ARE IN ACCORDANCE WITH THE UNIFIED SOIL CLASSIFICATION SYSTEM AND DESIGN LATERAL SOIL LOADS ARE FOR MOIST CONDITIONS WITHOUT HYDROSTATIC PRESSURE. REFER TO TABLE R405.1. e. UNBALANCED BACKFILL HEIGHT IS THE DIFFERENCE IN HEIGHT BETWEEN THE EXTERIOR FINISH GROUND LEVEL AND THE LOWER OF THE TOP OF THE CONCRETE FOOTING THAT SUPPORTS THE FOUNDATION WALL OR THE INTERIOR FINISH GROUND LEVEL. WHERE AN INTERIOR CONCRETE SLAB-ON-GRADE IS PROVIDED AND IS IN CONTACT WITH THE INTERIOR SURFACE OF THE FOUNDATION WALL, MEASUREMENT OF THE UNBALANCED BACKFILL HEIGHT FROM THE EXTERIOR FINISH GROUND LEVEL TO THE TOP OF THE INTERIOR

CONCRETE SLAB IS PERMITTED. f. THE USE OF THIS TABLE SHALL BE PROHIBITED FOR SOIL CLASSIFICATIONS NOT SHOWN.

	TABLE R 402.4.1.1	_
AIR BARRIER	AND INSULATION	INSTALLATI

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

a. IN ADDITION, INSPECTION OF LOG WALLS SHALL BE IN ACCORDANCE WITH THE PROVISIONS OF ICC-400.

10-INCH MASONRY FOUNDATION WALLS WITH REINFORCING WHERE d > 6.75 INCHES a, c, fORCEMENT AND SPACING (INCHES)^{b, c} SOIL LOAD ^d (psf PER FOOT BELOW GRADE) AND ML SOILS SC, MH, ML-CL AND INORGANIC CL SOILS #4 @ 56" O.C #4 @ 56" O.0 #5 @ 56" O.0 O.C. #4 @ 56" O.C. #4 @ 56" O.C #5 @ 56" O.C #6 @ 56" O.C #4 @ 56" O.C. O.C. #4 @ 56" O.C. #5 @ 56" O.C. #6 @ 56" O.C. #6 @ 48" O.C #4 @ 56" O.C. #4 @ 56" O.C #5 @ 56" O.C #6 @ 56" O.C #6 @ 32" O.C #4 @ 56" O.C. O.C. #4 @ 56" O.C. #5 @ 56" O.C. #6 @ 56" O.C. #6 @ 40" O.C #6 @ 24" O.C.

#4 @ 56" O.C. #4 @ 56" O.C. #5 @ 56" O.C #6 @ 48" O.C #6 @ 40" O.C #6 @ 24" O.C #6 @ 24" O.C

	12-INCI	MASONRY FOUNDATION W	ALLS WITH REINFORCING WHERE	d > 8.75 INCHES ^{a, c, f}							
	MINIMUM VERTICAL REINFORCEMENT AND SPACING (INCHES) b, c										
		SOIL CLASSE	SOIL CLASSES AND LATERAL SOIL LOAD d (psf PER FOOT BELOW GRADE)								
WALL HEIGHT	HEIGHT OF UNBALANCED BACKFILL [©]	GW, GP, SW, AND SP SOILS 30	GM, GS, SM-SC AND ML SOILS 45	SC, MH, ML-CL AND INORGANIC CL SOILS 60							
6'-8"	4' (OR LESS)	#4 @ 72" O.C.	#4 @ 72" O.C.	#4 @ 72" O.C.							
	5'	#4 @ 72" O.C.	#4 @ 72" O.C.	#4 @ 72" O.C.							
	6'-8"	#4 @ 72" O.C.	#4 @ 72" O.C.	#5 @ 72" O.C.							
7'-4"	4' (OR LESS)	#4 @ 72" O.C.	#4 @ 72" O.C.	#4 @ 72" O.C.							
	5'	#4 @ 72" O.C.	#4 @ 72" O.C.	#4 @ 72" O.C.							
	6'	#4 @ 72" O.C.	#4 @ 72" O.C.	#5 @ 72" O.C.							
	7'-4"	#4 @ 72" O.C.	#5 @ 72" O.C.	#6 @ 72" O.C.							
8'-0"	4' (OR LESS)	#4 @ 72" O.C.	#4 @ 72" O.C.	#4 @ 72" O.C.							
	5'	#4 @ 72" O.C.	#4 @ 72" O.C.	#4 @ 72" O.C.							
	6'	#4 @ 72" O.C.	#4 @ 72" O.C.	#5 @ 72" O.C.							
	7'	#4 @ 72" O.C.	#5 @ 72" O.C.	#6 @ 72" O.C.							
	8'	#5 @ 72" O.C.	#6 @ 72" O.C.	#6 @ 64" O.C.							
8'-8"	4' (OR LESS)	#4 @ 72" O.C.	#4 @ 72" O.C.	#4 @ 72" O.C.							
	5'	#4 @ 72" O.C.	#4 @ 72" O.C.	#4 @ 72" O.C.							
	6'	#4 @ 72" O.C.	#4 @ 72" O.C.	#5 @ 72" O.C.							
	7'	#4 @ 72" O.C.	#5 @ 72" O.C.	#6 @ 72" O.C.							
	8'-8"	#5 @ 72" O.C.	#7 @ 72" O.C.	#6 @ 48" O.C.							
9'-4"	4' (OR LESS)	#4 @ 72" O.C.	#4 @ 72" O.C.	#4 @ 72" O.C.							
	5'	#4 @ 72" O.C.	#4 @ 72" O.C.	#4 @ 72" O.C.							
	6'	#4 @ 72" O.C.	#5 @ 72" O.C.	#5 @ 72" O.C.							
	7'	#4 @ 72" O.C.	#5 @ 72" O.C.	#6 @ 72" O.C.							
	8'	#5 @ 72" O.C.	#6 @ 72" O.C.	#6 @ 56" O.C.							
	9'-4"	#6 @ 72" O.C.	#6 @ 48" O.C.	#6 @ 40" O.C.							
10'-0"	4' (OR LESS)	#4 @ 72" O.C.	#4 @ 72" O.C.	#4 @ 72" O.C.							
	5'	#4 @ 72" O.C.	#4 @ 72" O.C.	#4 @ 72" O.C.							
	6'	#4 @ 72" O.C.	#5 @ 72" O.C.	#5 @ 72" O.C.							
	7'	#4 @ 72" O.C.	#6 @ 72" O.C.	#6 @ 72" O.C.							
	8'	#5 @ 72" O.C.	#6 @ 72" O.C.	#6 @ 48" O.C.							
	9'	#6 @ 72" O.C.	#6 @ 56" O.C.	#6 @ 40" O.C.							
	10'	#6 @ 64" O.C.	#6 @ 40" O.C.	#6 @ 32" O.C.							

a. MORTAR SHALL BE TYPE M OR S AND MASONRY SHALL BE LAID IN RUNNING BOND. b. ALTERNATIVE REINFORCING BAR SIZES AND SPACINGS SHALL HAVE AN EQUIVALENT CROSS-SECTIONAL AREA OF REINFORCEMENT PER LINEAL FOOT OF WALL SHALL BE PERMITTED PROVIDED THE SPACING OF THE REINFORCEMENTDOES NOT EXCEED 72" IN SEISMIC DESIGN

CATEGORIES A, B AND C, AND 48 INCHES IN SEISMIC DESIGN CATEGORIES DO, D1 AND D2. c. VERTICAL REINFORCEMENT SHALL BE GRADE 60 MINIMUM. THE DISTANCE FROM THE FACE OF THE SOIL SIDE OF THE WALL TO THE

CENTER OF VERTICAL REINFORCEMENT SHALL BE NOT LESS THAN 8.75 INCHES. d. SOIL CLASSES ARE IN ACCORDANCE WITH THE UNIFIED SOIL CLASSIFICATION SYSTEM AND DESIGN LATERAL SOIL LOADS ARE FOR MOIST CONDITIONS WITHOUT HYDROSTATIC PRESSURE. REFER TO TABLE R405.1.

e. UNBALANCED BACKFILL HEIGHT IS THE DIFFERENCE IN HEIGHT BETWEEN THE EXTERIOR FINISH GROUND LEVEL AND THE LOWER OF THE TOP OF THE CONCRETE FOOTING THAT SUPPORTS THE FOUNDATION WALL OR THE INTERIOR FINISH GROUND LEVEL, WHERE AN INTERIOR CONCRETE SLAB-ON-GRADE IS PROVIDED AND IS IN CONTACT WITH THE INTERIOR SURFACE OF THE FOUNDATION WALL, MEASUREMENT OF THE UNBALANCED BACKFILL HEIGHT FROM THE EXTERIOR FINISH GROUND LEVEL TO THE TOP OF THE INTERIOR

CONCRETE SLAB IS PERMITTED. f. THE USE OF THIS TABLE SHALL BE PROHIBITED FOR SOIL CLASSIFICATIONS NOT SHOWN.

MINIMUM VERTICAL REINFORCEMENT FOR 6-, 8-, 10- AND 12-INCH NOMINAL FLAT BASEMENT WALLS b, c, d, e, f, h, i, k, n, o													
				MINIMU	M VE		FORCEME	NT-BAR SIZE	E & SPACI	NG (inches)		
				SOIL CLASS	SES	AND DESIG	N LATERAL	SOIL (ps	f PER FOC	DI OF DEPT	H)		
	UNBALANCED	Gl	U, GP, SW, /	and sp		GM	, GS, SM-SC	C AND ML		SC, MH, M	L-CL AND II	NORGANIC	CL
MAXIMUM	BACKFILL		30				45				60		
WALL HEIGHT			-	M	IMIMU	JM WALL II	IICKNESS (INCHES)					
		6	8	10	12	6	8	10	12	6	8	10	12
5	4	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR
	5	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR
6	4	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR
	5	NR	NR	NR	NR	NR	NR ¹	NR	NR	#4@35"	NR ¹	NR	NR
	6	NR	NR	NR	NR	#5@48"	NR	NR	NR	#5 @ 36"	NR	NR	NR
	4	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR
7	5	NR	NR	NR	NR	NR	NR	NR	NR	#5@47"	NR	NR	NR
7	6	NR	NR	NR	NR	#5@42"	NR	NR	NR	#6@43"	#5@48"	NR ¹	NR
	7	#5@46"	NR	NR	NR	#6@42"	#5@46"	NR ¹	NR	#6@34"	#6@48"	NR	NR
	4	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR
	5	NR	NR	NR	NR	#4@38"	NR ¹	NR	NR	#5@43"	NR	NR	NR
8	6	#4@37"	NR ¹	NR	NR	#5@37"	NR	NR	NR	#6@37"	#5@43"	NR ¹	NR
	7	#5@40"	NR	NR	NR	#6@37"	#5@41"	NR ¹	NR	#6@34"	#6@43"	NR	NR
	8	#6 @ 43"	#5@47"	NR ¹	NR	#6@34"	#6 @ 43"	NR	NR	#6@27"	#6@32"	#6@44"	NR
	4	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR
	5	NR	NR	NR	NR	#4@35"	NR ¹	NR	NR	#5@40"	NR	NR	NR
9	6	#4@34"	NR I	NR	NR	#6@48"	NR	NR	NR	#6@36"	#6@39"	NR ¹	NR
	7	#5 @ 36"	NR	NR	NR	#6@34"	#5 @ 37"	NR	NR	#6@33"	#6 @ 38"	#5@37"	NRI
	8	#6@38"	#5@41"	NR	NR	#6@33"	#6@38"	#5@37"	NR I	#6@24"	#6@29"	#6@39"	#4@48""
	9	#6@34"	#6 @ 46"	NR	NR	#6 @ 26"	#6 @ 30"	#6@41"	NR	#6@19"	#6 @ 23"	#6@30"	#6@39"
	4	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR
	5	NR	NR	NR	NR	#4@33"	NR ¹	NR	NR	#5@38"	NR	NR	NR
10	6	#5@48"	NR ¹	NR	NR	#6@45"	NR	NR	NR	#6@34"	#5 @ 37"	NR	NR
	7	#6@47"	NR	NR	NR	#6@34"	#6 @ 48"	NR	NR	#6@30"	#6 @ 35"	#6@48"	NRI
	8	#6@34"	#5 @ 38"	NR	NR	#6@30"	#6@34"	#6@47"	NR ^I	#6@22"	#6 @ 26"	#6@35"	#6 @ 45" ^m
	9	#6@34"	#6@41"	#4@48"	NR ¹	#6@23"	#6@27"	#6 @ 35"	#4 @48" ⁿ	DR	#6@22"	#6@27"	#6@34"
	10	#6 @ 28"	#6 @ 33"	#6 @ 45"	NR	DR ^J	#6 @ 23"	#6 @ 29"	#6@38"	DR	#6 @ 22"	#6@22"	#6 @ 28"

c. VERTICAL REINFOREMENT WITH A YIELD STRENGTH OF LESS THAN 60,000 PSI AND / OR BARS OF A DIFFERENT SIZE THAN SPECIFIED IN THE TABLE ARE PERMITTED IN ACCORDANCE WITH SECTION R404.1.3.3.7.6 AND TABLE R404.1.2 (9) f. INTERPOLATION IS NOT PERMITTED.

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R401.4 SOIL TESTS

WHERE QUANTIFIABLE DATA CREATED BY ACCEPTED SOIL SCIENCE METHODOLOGIES INDICATE EXPANSIVE, COMPESSIBLE, SHIFTING OR OTHER QUESTIONABLE SOIL CHARACTERISTICS ARE LIKELY TO BE PRESENT, THE BUILDING OFFICIAL SHALL DETERMINE WHETHER TO REQUIRE A SOIL TEST TO DETERMINE THE SOIL'S CHARACTERISTICS AT A PARTICULAR LOCATION. THIS TEST BE DONE BY AN APPROVED AGENCY USING AN APPROVED METHOD.

R401.4.1 GEOTECHNICAL EVALUATION. IN LIEU OF A COMPLETE GEOTECHNICAL EVALUATION, THE LOAD-BEARING VALUES IN TABLE R401.4.1

SHALL BE ASSUMED. TABLE R401.4.1

PRESUMPTIVE LOAD-BEARING VALUES OF FOUNDATION MATERIALS			
CLASS OF MATERIALS	LOAD-BEARING PRESSURE (pounds per square foot)		
CRYSTALLINE BEDROCK	12,000		
SEDIMENTARY & FOLIATED ROCK	4,000		
SANDY GRAVEL AND/OR GRAVEL (GW & GP)	3,000		
SAND, SILTY SAND, CLAYEY SAND, SILTY GRAVEL, AND CLAYEY GRAVEL (SW, SP, SM, SC, GM, & GC)	2,000		
CLAY, SANDY CLAY, SILTY CLAY, CLAYEY SILT, SILT AND SANDY SILT (CL, ML, MH, & CH)	1,500 ^b		

a. WHERE SOIL TESTS ARE REQUIRED BY SECTION R401.4, THE ALLOWABLE BEARING CAPACITIES OF THE SOIL SHALL BE PART OF THE RECOMMENDATIONS. b. WHERE THE BUILDING OFFICIAL DETERMINES THAT IN-PLACE SOILS WITH AN ALLOWABLE BEARING CAPACITY OF LESS THAN 1,500 psf ARE LIKELY TO BE PRESENT AT THE SITE, THE ALLOWABLE BEARING CAPACITY SHALL BE DETERMINED BY A SOILS INVESTIGATION.

UNIFIED SOIL CLASSIFICATION SYSTEM UNIFIED SOIL

SYSTEM SYMBOL	SOIL DESCRIPTION
CΨ	WELL-GRADED GRAVELS, GRAVEL SAND MIXTURES, LITTLE OR NO FINES
GP	POORLY GRADED GRAVELS OR GRAVEL SAND, LITTLE OR NO FINES
SW	WELL-GRADED SANDS, GRAVELLY SANDS, LITTLE OR NO FINES
SP	POORLY GRADED SANDS OR GRAVELLY SANDS, LITTLE OR NO FINES
GM	SILTY GRAVELS, GRAVEL-SAND-SILT MIXTURES
SM	SILTY SAND, SAND-SILT MIXTURES
GC	CLAYEY GRAVELS, GRAVEL-SAND-CLAY MIXTURES
SC	CLAYEY SANDS, SAND-CLAY MIXTURE MIXTURES
ML	INORGANIC SILTS & VERY FINE SANDS, ROCK FLOUR, SILTY OR CLAYEY FINE SANDS OR CLAYEY SILTS WITH SLIGHT PLASTICITY
CL	INORGANIC CLAYS OF LOW TO MEDIUM PLASTICITY, GRAVELLY CLAYS, SANDY CLAYS, SILTY CLAYS, LEAN CLAYS
СН	INORGANIC CLAYS OF HIGH PLASTICITY, FAT CLAYS
МН	INORGANIC SILTS, MICACEOUS OR DIATOMACEOUS FINE SANDY OR SILTY SOILS, ELASTIC SILTS
OL	ORGANIC SILTS & ORGANIC SILTY CLAYS OF LOW PLASTICITY
ОН	ORGANIC CLAYS OF MEDIUM TO HIGH PLASTICITY, ORGANIC SILTS
PT	PEAT & OTHER HIGHLY ORGANIC SOILS



TABLE R404.1.1(4)

TABLE R404.1.2(8)

a. SOIL CLASSES ARE IN ACCORDANCE WITH THE UNIFIED SOIL CLASSIFICATION SYSTEM. REFER TO TABLE R405.1.

b. TABLE VALUES ARE BASED ON REINFORCING BARS WITH A MINIMUM YEID STRENGTH OF 60,000 PSI

d. NR INDICATES NO VERTICAL WALL REINFORCEMENT IS REQUIRED, EXCEPT FOR 6-INCH NOMINAL WALLS FORMED WITH STAY-IN-PLACE FORMING SYSTEMS IN WHICH CASE VERTICAL REINFORCEMENT SHALL BE NO. 4 @ 48 INCHES ON CENTER.

e. ALLOWABLE DEFLECTION CRITERION IS L/240, WHERE L IS THE UNSUPPORTED HEIGHT OF THE BASEMENT WALL IN INCHES.

g. WHERE WALLS WIL REMAIN 4 FEET OR MORE OF UNBALANCED BACKFILL, THEY SHALL BE LATERALLY SUPPORTED AT THE TOP AND BOTTOM BEFORE BACKFILLING. h. VERTICAL REINFORCEMENT SHALL BE LOCATED TO PROVIDE A COVER OF 1 1/4 INCHES MEASURED FROM THE INSIDE FACE OF THE WALL. THE CENTER OF THE STEEL SHALL NOT VARY FROM THE SPECIFIED LOCATION BY MORE THAN THE GREATER OF 10 PERCENT OF THE WALL THICKNESS OR 3/8 INCH. i. CONCRETE COVER FOR THE REINFORCEMENT MEASURE FROM THE INSIDE FACE OF THE WALL SHALL BE NOT LESS THAN 3/4 INCH. CONCRETE COVER FOR REINFORCEMENT MEASURED FROM THE OUTSIDE FACE OF THE WALL SHALL BE NOT LESS THAN 1 1/2 INCHES FOR NO. 5 BARS AND SMALLER, AND NOT LESS THAN 2 INCHES FOR LARGER BARS.

j. DR MEANS DESIGN IS REQUIRED IN ACCORDANCE WITH THE APPLICABLE BUILDING CODE, OR WHERE THERE IS NO CODE, IN ACCORDANCE WITH ACI 318. K. CONCRETE SHALL HAVE A SPECIFIED COMPRESSIVE STRENGTH, fc OF NOT LESS THAN 2,500 PSI AT 28 DAYS, UNLESS A HIGHER STRENGTH IS REQUIRED BY FOOTNOTE 1 OR m. I. THE MINIMUM THICKNESS IS PERMITTED TO BE REDUCED 2 INCHES, PROVIDED THE MINIMUM SPECIFIED COMPRESSIVE STRENGTH OF CONCRETE, fc IS 4,000 PSI. m. A PLAIN CONCRETE WALL WITH A MINIMUM NOMINAL THICKNESS OF 12 INCHES IS PERMITTED, PROVIDED MINIMUM SPECIFIED COMPRESSIVE STRENGTH OF CONCRETE, fc IS 3,500 PSI.

n. SEE TABLE R608.3 FOR TOLERANCE FROM NOMINAL THICKNESS PERMITTED FOR FLAT WALLS. o. THE USE OF THIS TABLE SHALL BE PROHIBITED FOR SOIL CLASSIFICATIONS NOT SHOWN.

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PROJECT:

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sheet:

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Town of Pittsford

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

Permit # B22-000100

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

DESIGN REVIEW AND HISTORIC PRESERVATION BOARD REFERRAL OF APPLICATION

Property Address: 52 Nature View PITTSFORD, NY 14534 Tax ID Number: 192.01-3-38 Zoning District: RN Residential Neighborhood Owner: Masi Enterprises Inc. Applicant: Masi Enterprises Inc.

Application Type:

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

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

Project Description: Applicant is requesting design review for the construction of a two story single family home. The home will be approximately 2023 square feet.

Meeting Date: June 23, 2022

RN Residential Neighborhood Zoning



Printed June 15, 2022



Town of Pittsford GIS

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GENERAL NOTES:

THESE PLANS COMPLY WITH THE 2020 RESIDENTIAL CODE OF NEW YORK STATE (RCNYS) AND THE 2018 ENERGY CONSERVATION CONSTRUCTION CODE OF NEW YORK STATE (ECCCNYS). COMPLIANCE METHOD: RESCHECK CERTIFICATE OR PRESCRIPTIVE

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UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS PLAN IS A VIOLATION OF THE NEW YORK STATE EDUCATION LAW, ARTICLE 145, SECTION 7209.

IT IS THE RESPONSIBILITY OF THE CONTRACTOR, BUILDER OR OWNER OF THIS BUILDING TO NOTIFY GREATER LIVING ARCHITECTURE OF ANY DEVIATION FROM THESE DRAWINGS.

CONTRACTOR TO BE RESPONSIBLE FOR COMPLIANCE WITH ALL APPLICABLE BUILDING/ ELECTRICAL/ MECHANICAL/ SANITARY AND ENERGY CONSERVATION CODES - STATE AND OR LOCAL.

CONTRACTOR TO BE RESPONSIBLE TO LOCAL BUILDING DEPARTMENT AND THAT DEPARTMENT'S INTERPRETATION OF THE BUILDING CODE SHOULD IT DIFFER FROM THESE PLANS.

CONTRACTOR TO BE RESPONSIBLE THAT BRAND NAME OF WINDOWS AND DOORS INSTALLED MEET NEW YORK STATE EXIT REQUIREMENTS.

IN THE EVENT OF ANY DISCREPANCIES BETWEEN PLANS, ELEVATIONS, AND/OR DETAILS, THE CONTRACTOR / SUB-CONTRACTOR SHALL CONTACT GREATER LIVING ARCHITECTURE BEFORE CONSTRUCTION FOR CLARIFICATION. IF GREATER LIVING ARCHITECTURE IS NOT CONTACTED, THE CONTRACTOR / SUB-CONTRACTOR WILL ASSUME FULL RESPONSIBILITY.

CONTRACTOR TO BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, PROCEDURES AND SAFETY PRECATIONS/ PROGRAMS IN CONNECTION WITH THE WORK.

THESE DRAWINGS ARE NOT TO BE SCALED FOR DIMENSIONS - USE DIMENSIONS GIVEN.

THE CONTRACTOR/ OWNER SHALL REQUEST LOCATION OF ALL UTILITIES PRIOR TO ANY DIGGING.

THE CONTRACTOR SHALL INDEMNIFY THE OWNER AND OWNER'S AGENTS THROUGH ADEQUATE INSURANCE COVERAGE AGAINST ANY CLAIMS ARISING FROM INJURIES DURING CONSTRUCTION, OR FAILURE TO MAINTAIN SAFE CONDITIONS ON THE SITE.

THESE DRAWINGS HAVE BEEN PREPARED FOR STUCTURAL REFERENCE ONLY. ELECTRICAL, MECHANICAL AND OTHER BUILDING SYSTEMS, IF REQUIRED, ARE TO BE DONE BY OTHERS

R806.2 MINIMUM VENT AREA. THE MINIMUM NET FREE VENTILATION AREA SHALL BE 15 OF THE AREA OF THE VENTED SPACE.

GAS PIPING SHALL BE INSTALLED IN ACCORDANCE WITH PART VI OF THE 2020 RCNYS. A SHUTOFF VALVE SHALL BE PROVIDED AHEAD OF EVERY GAS APPLIANCE OR OUTLET FOR A GAS CONNECTION. VALVES SHALL BE LOCATED IN THE SAME ROOM AS, & WITHIN 6' OF THE APPLIANCE, EXCEPT THAT VALVES FOR VENTED GAS FIREPLACES, INSERTS, LOGS & ROOM HEATERS MAY BE REMOTE FROM THE APPLIANCE WHERE PROVIDED WITH READY ACCESS. SUCH VALVES SHALL BE PERMANENTLY IDENTIFIED & SERVE NO OTHER EQUIPMENT. SHUTOFF VALVES SHALL BE INSTALLED IN ACCORDANCE W/ SECTION G2420.

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

ENERGY EFFICIENCY:

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

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

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

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

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

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

DURING TESTING:

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

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

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

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

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

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

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

R403.3.3 DUCT TESTING (MANDATORY). DUCTS SHALL BE PRESSURE TESTED TO DETERMINE AIR LEAKAGE BY ONE OF THE FOLLOWING METHODS: 1. ROUGH IN TEST: TOTAL LEAKAGE SHALL BE MEASURED WITH A PRESSURE DIFFERENTIAL OF 0.1 INCH w.g. (25 Pg)

BE TAPED OR OTHERWISE SEALED DURING THE TEST. WOOD ROOF TRUSSES ARE TO BE METAL PLATE CONNECTED WOOD CHORD, WOOD WEB TRUSSES. TRUSS LAYOUT IS R403.3.5 BUILDING CAVITIES (MANDATORY). BUILDING FRAMING CAVITIES SHALL NOT BE USED AS DUCTS OR PLENUMS. SCHEMATIC ONLY. TRUSS MANUFACTURER SHALL BE RESPONSIBLE FOR THE DESIGN (INCLUDING SPACING) OF ALL TRUSSES. TRUSSES TO BE DESIGNED AND CERTIFIED BY AN ENGINEER LICENSED IN THE GOVERNING STATE R403.4 MECHANICAL SYSTEM PIPING CAPABLE OF CARRYING FLUIDS ABOVE 105 DEGREES F OR BELOW 55 DEGREES F

SHALL BE INSULATED TO A MINIMUM OF R-3.

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

- APPLIED TO THE FOLLOWING:
- 1. PIPING 3/4" AND LARGER IN NOMINAL DIAMETER. 2. PIPING SERVING MORE THAN ONE DWELLING UNIT.
- 3. PIPING LOCATED OUTSIDE THE CONDITIONED SPACE. 4. PIPING FROM THE WATER HEATER TO A DISTRIBUTION MANIFOLD.
- 5. PIPING LOCATED UNDER A FLOOR SLAB. 6. BURIED IN PIPING

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

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

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

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

SITE WORK:

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

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

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

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

ACCROSS THE SYSTEM, INCLUDING THE MANUFACTURER'S AIR HANDLER ENCLOSURE IF INSTALLED AT THE TIME OF THE TEST. ALL REGISTERS SHALL BE TAPED OR OTHERWISE SEALED DURING THE TEST.

2. POSTCONSTUCTION TEST: TOTAL LEAKAGE SHALL BE MEASURED WITH A PRESSURE DIFFERENTIAL OF 0.1 INCH w.g. (25 Pa) ACCROSS THE SYSTEM, INCLUDING THE MANUFACTURER'S AIR HANDLER ENCLOSURE, ALL REGISTERS SHALL

R403.5.3 HOT WATER PIPE INSULATION (PRESCRIPTIVE). INSULATION FOR HOT WATER PIPE WITH A MIN. R-3 SHALL BE

JAHANI / RAZAVI RESIDENCE

LOT 38 COUNTRY POINTE PITTSFORD, NY MASCOT, INC. PLAN 2023 / PROJECT 4482 P SHEET INDEX

C-1 COVER SHEET

1/4 ELEVATIONS

2/4 FOUNDATION PLAN

3/4 FIRST FLOOR & ROOF PLAN

4/4 SECOND FLOOR PLAN & SECTIONS

N-1 DETAILS

N-2 REINFORCING NOTES

FOUNDATION:

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

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

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

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

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

FIREPLACES

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

NEW WOOD-BURNING FIREPLACES SHALL HAVE TIGHT-FITTING FLUE DAMPERS OR DOORS. AND OUTDOOR COMBUSTION AIR WHERE USING TIGHT-FITTING DOORS ON FACTORY BUILT FIREPLACES LISTED AND LABELED IN ACCORDANCE WITH UL 127, THE DOORS SHALL BE TESTED AND LISTED FOR THE FIREPLACE. WHERE USING TIGHT FITTING DOORS ON MASONRY FIREPLACES, THE DOORS SHALL BE LISTED AND LABELED IN ACCORDANCE WITH UL 907.

FRAMING:

PROVIDE ALL TEMPORARY BRACING AND SHORING TO AVOID EXCESSIVE STRESSES AND HOLD STRUCTURAL ELEMENTS IN PLACE DURING CONSTRUCTION.

UNDER ALL CONCEALED WOOD BEARING POSTS, PROVIDE ADDITIONAL WOOD BLOCKING AS REQUIRED IN FLOOR JOIST SPACE UNDER POST, TO ENSURE SOLID BEARING FROM HEADER OR BEAM DOWN TO FOUNDATION WALL.

ALL WINDOWS AND DOORS ARE TO BE FRAMED WITH MINIMUM (2)2X8 OR (3)2X6 HEADER UNLESS NOTED OTHERWISE. builder assumes full responsibility for maintaining the structural integrity of joists. Beams or studs which ARE NOTCHED OR DRILLED TO ACCOMMODATE MECHANICAL OR ELECTRICAL LINES. SEE DETAILS ON PG. N-1 FOR ALLOWABLE DRILLING LOCATION ON BEAMS AND JOISTS.

ALL STRESS GRADE LUMBER CONSTRUCTION SHALL COMPLY WITH AITC TIMBER CONSTRUCTION STANDARDS LATEST EDITION EACH PIECE SHALL BEAR THE STAMP OF A GRADING RULES AGENCY, APPROVED BY THE AMERICAN LUMBER STANDARDS COMMITTEE . GRADE LOSS RESULTING FROM EFFECTS OF WEATHER, HANDLING, STORAGE, RESAWING, OR DIVIDING LENGTHS WILL BE CAUSE FOR REJECTION.

ALL WOOD, IN CONTACT WITH CONCRETE OR EXPOSED TO THE ELEMENTS, SHALL BE PRESSURE TREATED OR OF A SPECIES SUITABLE FOR OUTDOOR USE. ALL FASTENER, JOIST HANGERS, & FLASHING SHALL BE HOT DIP GALVANIZED, STAINLESS STEEL, SILICON, BRONZE, OR COPPER, & SHALL BE APPROVED BY THE MANUFACTURER FOR USE W/ PRESSURE TREATED WOOD. FLASHING IS REQUIRED IN THE FOLLOWING LOCATIONS: AT WALL & ROOF INTERSECTIONS & PROJECTING WOOD TRIM, TOP OF ALL EXTERIOR WINDOWS & DOOR OPENINGS, CHIMNEYS, UNDER & AT ENDS OF MASONRY, WOOD OR METAL COPINGS & SILLS, & WHERE EXTERIOR PORCHES, DECKS OR STAIRS ATTACH TO A WALL OR FLOOR ASSEMBLY OF WOOD-FRAMED CONSTRUCTION & BUILT-IN GUTTERS. FLASHINGS SHALL BE PROVIDED AS REQ'D. TO COMPLY WITH ALL OF SECT. R703.4 OF THE 2020 RCNYS. STRUCTURAL COLUMNS SHALL BE RESTRAINED TO PREVENT LATERAL DISPLACEMENT AT THE BOTTOM END. WOOD COLUMNS SHALL NOT BE LESS IN NOMINAL SIZE THAN 4" X 4" & STEEL COLUMNS SHALL NOT BE LESS THAN 3" DIAM. STANDARD PIPE OR APPROVED EQUIVALENT.

STAIRWAY & GUARD REQUIREMENTS:

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

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

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

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

GARAGE FIREPROOFING:

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

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

STRUCTURAL MATERIAL SPECIFICATIONS:

STRUCTURAL STEEL REINFORCED STEEL WIRE MESH LUMBER

PLYWOOD LVL, PSL, LSL

MASONRY MORTAR GROUT CONCRETE

BOLTS

DESIGN CRITERIA: (FOR GREATER ROCHESTER AREA & ADJACENT COUNTIES)

LOCAL JURISDICTION DESIGN CRITERIA MAY VARY AND SHALL BE STRICTLY ADHERED TO

IST FLOOR LIVING AREA LIVE LOAD 2ND FLOOR LIVING AREA LIVE LOAD 1ST & 2ND FLOOR DEAD LOAD GROUND SNOW LOAD ROOF DEAD LOAD ALLOWABLE SOIL BEARING WIND SPEED

SEISMIC DESIGN WEATHERING FROST LINE DEPTH TERMITE DAMAGE DECAY DAMAGE WINTER DESIGN TEMPERATURE ICE SHEILD UNDERLAYMENT

FLOOD HAZARD ROOF TIE DOWN REQUIREMENTS

1/2" STROKE

DESIGNATION FOR STRUCTURAL.

COMPONENTS THAT ARE OF

TRUSS CONSTRUCTION

ASTM A-36, Fy = 36 ksi ASTM A-615, Fy = 40 ksi

ASTM A-185, 6 x 6 - 10/10 W.W.M.

ALL STUCTURAL MEMBERS, JOISTS, RAFTERS, ETC TO BE #2 GRADE LUMBER (DOUGLAS FIR-LARCH, HEM-FIR, SOUTHERN PINE OR SPRUCE PINE-FIR) WITH A MIN. FIBER STRESS OF 850 P.S.I. UNLESS NOTED OTHERWISE

CDX, PANEL INDEX Fb = 2600 Fv = 285 $E \times 10^{6} - 1.9$ Fc¹ = 750

ASTM C90, GRADE N-1, Fm = 1350 PSI ASTM C270, TYPE S

Fc = 2000 PSI ASTM C476

Fc = 2500 PSI MIN. (FOOTINGS, BASEMENT SLAB) Fc = 3500 PSI MIN. (GARAGE SLAB, PORCH SLAB, & POURED FOUNDATION WALLS) ASTM A307, Fy - 33 KSI

ADJACENT COUNTIES)

40 P.S.F.

30 P.S.F.

15 P.S.F.

40 P.S.F.

10 P.S.F.

42" BELOW FINISHED GRADE 115 MPH, EXPOSURE B CATEGORY B SEVERE

2500 P.S.F. AT MINIMUM

42 INCHES SLIGHT TO MODERATE NONE TO SLIGHT

1 DEGREE REQUIRED 24" INSIDE OF EXTERIOR WALL LINE

FIRM - 2008

R802.11, BASED UPON SPECIFIC ROOF DESIGN

TRUSS IDENTIFICATION:

IDENTIFICATION OF FLOOR AND ROOF TRUSS CONSTRUCTION SHALL BE PROVIDED BY SIGN OR SYMBOL & SHALL BE AFFIXED TO THE EXTERIOR WALL OF THE RESIDENTIAL STRUCTURE IN COMPLIANCE WITH 19 NYCRR PART 1264 & 1265. RESIDENTIAL STRUCTURES WITH TRUSS TYPE CONSTRUCTION, PRE-ENGINEERED WOOD CONSTRUCTION AND / OR TIMBER CONSTRUCTION. — 6" DIAMETER -- TYPE V WOOD FRAME CONSTRUCTION BASED ON SECTION 602 OF THE 2020 BCNYS - REFLECTIVE RED PANTONE (PMS) #187 - REFLECTIVE WHITE

> FLOOR FRAMING, INC. GIRDERS & BEAMS ROOF FRAMING "FR" | FLOOR & ROOF FRAMING

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CLIENT/LOCATION:

JAHANI / RAZAVI RESIDENCE LOT 38 COUNTRY POINTE PITTSFORD, NY

BUILDER:

MASCOT, INC.





TABLE MT 303.4.3 (T)					
CONTINUOUS WHOLE-HOUSE MECHANICAL VENTILATION SYSTEM AIRFLOW RATE REQUIREMENTS					
DWELLING UNIT	NUMBER OF BEDROOMS				
FLOOR AREA	0-1 2-3 4-5 6-7			6-7	> 7
(square feet)	AIRFLOW IN CFM				
< 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

FACTOR ^a

permitted to be determined by interpolation.

	TABLE M1505.4.4			
MINIMUM REQUIRED LOCAL EXHAUST RATES FOR ONE AND TWO-FAI				
	AREA TO BE EXHAUSTED	EXHAUST RATES		
	KITCHENS	100 cfm INTERMITTENT OR 25 cfm C		
	BATHROOMS-	MECHANICAL EXHAUST CAPACITY C		
's	TOILET ROOMS	INTERMITTENT OR 20 cfm CONTINUC		











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

FRAMING LEGEND:

	- PROVIDE SOLID POSTING- GLUED & NAILE EQUAL TO THE # OF HEADERS TO BE SUPPORTED- UNLESS NOTED OTHERWISE
=====	- DROPPED HEADER
$\equiv = =$	- FLUSH HEADER
(//////////////////////////////////////	- 2X4 STUDS @ 16" O.C.
	- 2X6 STUDS @ 16" O.C.

GENERAL FOUNDATION / BASEMENT NOTES:

CONTRACTOR TO CONTACT THIS OFFICE PRIOR TO CONSTRUCTION IF THE ASSUMED GRADE DEPICTED IS INACCURATE AND / OR WILL ALTER THE FOUNDATION DESIGN AND /OR STRUCTURE NOTED ALL WINDOW R.O. HGT'S TO BE 6'-10 1/2" U.N.O.

WHERE EMERGENCY ESCAPE & RESCUE OPENINGS ARE PROVIDED THEY SHALL HAVE A SILL HEIGHT OF NOT MORE THAN 44" ABOVE FLOOR. THE MIN. HORIZONTAL AREA OF THE WINDOW WELL SHALL BE 9 SQ. FT. WITH A MINIMUM HORIZONTAL PROJECTION & WIDTH OF 36"

PROVIDE SOLID BLOCKING UNDER ALL BEARING POINTS DOWN TO FOUNDATION WALL AND / OR BEAMS PROVIDE DB'L 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

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:
	E = MEETS OR EXCEEDS EGRESS REQUIREMENTS
	- CLEAR OPENING AREA OF 5.7 SQ.FT. - CLEAR OPENING WIDTH OF 20"
	- CLEAR OPENING HEIGHT OF 24" PER SECT R310.2.1 OF 2020 RCNYS
	\overline{T} = SPECIFIES THAT THIS FIXED OR OPERABLE
	UNIT REQUIRES SAFETY GLAZING
)	PER SECT. R308.4 OF 2020 RCNYS
	(FP) = SPECIFIES THAT THIS OPERABLE WINDOW UNIT REQUIRES FACTORY APPLIED FALL PROTECTION
G AREAS	PER SECT. R312.2 OF 2020 RCNYS







	- 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.





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



TABLE R404.1.1(2)

8-INCH MASONRY FOUNDATION WALLS WITH REINFORCING WHERE d > 5 INCHES a, c, f				
	MINIMUM VERTICAL REINFORCEMENT AND SPACING (INCHES) b, c			
		SOIL CLASSES AND LATERAL SOIL LOAD ^d (psf PER FOOT BELOW GRADE)		
WALL HEIGHT	HEIGHT OF UNBALANCED BACKFILL [®]	GW, GP, SW, AND SP SOILS 30	GM, GS, SM-SC AND ML SOILS 45	SC, MH, ML-CL AND INORGANIC CL SOILS 60
6'-8"	4' (OR LESS)	#4 @ 48" O.C.	#4 @ 48" O.C.	#4 @ 48" O.C.
	5'	#4 @ 48" O.C.	#4 @ 48" O.C.	#4 @ 48" O.C.
	6'-8"	#4 @ 48" O.C.	#5 @ 48" O.C.	#6 @ 48" O.C.
7'-4"	4' (OR LESS)	#4 @ 48" O.C.	#4 @ 48" O.C.	#4 @ 48" O.C.
	5'	#4 @ 48" O.C.	#4 @ 48" O.C.	#4 @ 48" O.C.
	6'	#4 @ 48" O.C.	#5 @ 48" O.C.	#5 @ 48" O.C.
	7'-4"	#5 @ 48" O.C.	#6 @ 48" O.C.	#6 @ 40" O.C.
8'-0"	4' (OR LESS)	#4 @ 48" O.C.	#4 @ 48" O.C.	#4 @ 48" O.C.
	5'	#4 @ 48" O.C.	#4 @ 48" O.C.	#4 @ 48" O.C.
	6'	#4 @ 48" O.C.	#5 @ 48" O.C.	#5 @ 48" O.C.
	7'	#5 @ 48" O.C.	#6 @ 48" O.C.	#6 @ 40" O.C.
	8'	#5 @ 48" O.C.	#6 @ 48" O.C.	#6 @ 32" O.C.
8'-8"	4' (OR LESS)	#4 @ 48" O.C.	#4 @ 48" O.C.	#4 @ 48" O.C.
	5'	#4 @ 48" O.C.	#4 @ 48" O.C.	#5 @ 48" O.C.
	6'	#4 @ 48" O.C.	#5 @ 48" O.C.	#6 @ 48" O.C.
	7'	#5 @ 48" O.C.	#6 @ 48" O.C.	#6 @ 40" O.C.
	8'-8"	#6 @ 48" O.C.	#6 @ 32" O.C.	#6 @ 24" O.C.
9'-4"	4' (OR LESS)	#4 @ 48" O.C.	#4 @ 48" O.C.	#4 @ 48" O.C.
	5'	#4 @ 48" O.C.	#4 @ 48" O.C.	#5 @ 48" O.C.
	6'	#4 @ 48" O.C.	#5 @ 48" O.C.	#6 @ 48" O.C.
	7'	#5 @ 48" O.C.	#6 @ 48" O.C.	#6 @ 40" O.C.
	8'	#6 @ 48" O.C.	#6 @ 40" O.C.	#6 @ 24" O.C.
	9'-4"	#6 @ 40" O.C.	#6 @ 24" O.C.	#6 @ 16" O.C.
10'-0"	4' (OR LESS)	#4 @ 48" O.C.	#4 @ 48" O.C.	#4 @ 48" O.C.
	5'	#4 @ 48" O.C.	#4 @ 48" O.C.	#5 @ 48" O.C.
	6'	#4 @ 48" O.C.	#5 @ 48" O.C.	#6 @ 48" O.C.
	7'	#5 @ 48" O.C.	#6 @ 48" O.C.	#6 @ 32" O.C.
	8'	#6 @ 48" O.C.	#6 @ 32" O.C.	#6 @ 24" O.C.
	9'	#6 @ 40" O.C.	#6 @ 24" O.C.	#6 @ 16" O.C.
	10'	#6 @ 32" O.C	#6 @ 16" O C	#6 @ 16" O.C.

a. MORTAR SHALL BE TYPE M OR S AND MASONRY SHALL BE LAID IN RUNNING BOND.

b. ALTERNATIVE REINFORCING BAR SIZES AND SPACING'S SHALL HAVE AN EQUIVALENT CROSS-SECTIONAL AREA OF REINFORCEMENT PER LINEAL FOOT OF WALL SHALL BE PERMITTED PROVIDED THE SPACING OF THE REINFORCEMENT DOES NOT EXCEED 72" IN SEISMIC DESIGN CATEGORIES A, B AND C, AND 48 INCHES IN SEISMIC DESIGN CATEGORIES DO, D 1 AND D2

c. VERTICAL REINFORCEMENT SHALL BE GRADE 60 MINIMUM. THE DISTANCE FROM THE FACE OF THE SOIL SIDE OF THE WALL TO THE CENTER OF VERTICAL REINFORCEMENT SHALL BE NOT LESS THAN 5 INCHES. d. SOIL CLASSES ARE IN ACCORDANCE WITH THE UNIFIED SOIL CLASSIFICATION SYSTEM AND DESIGN LATERAL SOIL LOADS ARE FOR

MOIST CONDITIONS WITHOUT HYDROSTATIC PRESSURE. REFER TO TABLE R405.1. e. UNBALANCED BACKFILL HEIGHT IS THE DIFFERENCE IN HEIGHT BETWEEN THE EXTERIOR FINISH GROUND LEVEL AND THE LOWER OF THE TOP OF THE CONCRETE FOOTING THAT SUPPORTS THE FOUNDATION WALL OR THE INTERIOR FINISH GROUND LEVEL. WHERE AN

INTERIOR CONCRETE SLAB-ON-GRADE IS PROVIDED AND IS IN CONTACT WITH THE INTERIOR SURFACE OF THE FOUNDATION WALL, MEASUREMENT OF THE UNBALANCED BACKFILL HEIGHT FROM THE EXTERIOR FINISH GROUND LEVEL TO THE TOP OF THE INTERIOR CONCRETE SLAB IS PERMITTED. f. THE USE OF THIS TABLE SHALL BE PROHIBITED FOR SOIL CLASSIFICATIONS NOT SHOWN.

TABLE R404.1.1(3)

		SOIL CLASSE	ES AND LATERAL SOIL
WALL HEIGHT	HEIGHT OF UNBALANCED BACKFILL [©]	GW, GP, SW, AND SP SOILS 30	GM, GS, SM-SC AND 45
6'-8"	4' (OR LESS)	#4 @ 56" O.C.	#4 @ 56" O.C
	5'	#4 @ 56" O.C.	#4 @ 56" O.C
	6'-8"	#4 @ 56" O.C.	#5 @ 56" O.C
7'-4"	4' (OR LESS)	#4 @ 56" O.C.	#4 @ 56" O.C
	5'	#4 @ 56" O.C.	#4 @ 56" O.C
	6'	#4 @ 56" O.C.	#4 @ 56" O.C
	7'-4"	#4 @ 56" O.C.	#5 @ 56" O.C
8'-O"	4' (OR LESS)	#4 @ 56" O.C.	#4 @ 56" O.C
	5'	#4 @ 56" O.C.	#4 @ 56" O.C
	6'	#4 @ 56" O.C.	#4 @ 56" O.C
	7'	#4 @ 56" O.C.	#5 @ 56" O.C
	8'	#5 @ 56" O.C.	#6 @ 56" O.C
8'-8"	4' (OR LESS)	#4 @ 56" O.C.	#4 @ 56" O.C
	5'	#4 @ 56" O.C.	#4 @ 56" O.C
	6'	#4 @ 56" O.C.	#4 @ 56" O.C
	7'	#4 @ 56" O.C.	#5 @ 56" O.C
	8'-8"	#5 @ 56" O.C.	#6 @ 56" O.C
9'-4"	4' (OR LESS)	#4 @ 56" O.C.	#4 @ 56" O.C
	5'	#4 @ 56" O.C.	#4 @ 56" O.C
	6'	#4 @ 56" O.C.	#5 @ 56" O.C
	7'	#4 @ 56" O.C.	#5 @ 56" O.C
	8'	#5 @ 56" O.C.	#6 @ 56" O.C
	9'-4"	#6 @ 56" O.C.	#6 @ 40" O.C
10'-0"	4' (OR LESS) 5' 6' 7' 8' 9' 10'	#4 @ 56" O.C. #4 @ 56" O.C. #4 @ 56" O.C. #5 @ 56" O.C. #5 @ 56" O.C. #6 @ 56" O.C. #6 @ 48" O.C.	#4 @ 56" O.C #4 @ 56" O.C #5 @ 56" O.C #6 @ 56" O.C #6 @ 48" O.C #6 @ 48" O.C #6 @ 40" O.C #6 @ 32" O.C

a. MORTAR SHALL BE TYPE M OR S AND MASONRY SHALL BE LAID IN RUNNING BOND. b. ALTERNATIVE REINFORCING BAR SIZES AND SPACINGS SHALL HAVE AN EQUIVALENT CROSS-SECTIONAL AREA OF REINFORCEMENT PER LINEAL FOOT OF WALL SHALL BE PERMITTED PROVIDED THE SPACING OF THE REINFORCEMENTDOES NOT EXCEED 72" IN SEISMIC DESIGN CATEGORIES A, B AND C, AND 48 INCHES IN SEISMIC DESIGN CATEGORIES DO, D1 AND D2. c. VERTICAL REINFORCEMENT SHALL BE GRADE 60 MINIMUM. THE DISTANCE FROM THE FACE OF THE SOIL SIDE OF THE WALL TO THE CENTER OF VERTICAL REINFORCEMENT SHALL BE NOT LESS THAN 6.75 INCHES. d. SOIL CLASSES ARE IN ACCORDANCE WITH THE UNIFIED SOIL CLASSIFICATION SYSTEM AND DESIGN LATERAL SOIL LOADS ARE FOR MOIST CONDITIONS WITHOUT HYDROSTATIC PRESSURE. REFER TO TABLE R405.1. e. UNBALANCED BACKFILL HEIGHT IS THE DIFFERENCE IN HEIGHT BETWEEN THE EXTERIOR FINISH GROUND LEVEL AND THE LOWER OF THE TOP OF THE CONCRETE FOOTING THAT SUPPORTS THE FOUNDATION WALL OR THE INTERIOR FINISH GROUND LEVEL. WHERE AN INTERIOR CONCRETE SLAB-ON-GRADE IS PROVIDED AND IS IN CONTACT WITH THE INTERIOR SURFACE OF THE FOUNDATION WALL, MEASUREMENT OF THE UNBALANCED BACKFILL HEIGHT FROM THE EXTERIOR FINISH GROUND LEVEL TO THE TOP OF THE INTERIOR

CONCRETE SLAB IS PERMITTED. f. THE USE OF THIS TABLE SHALL BE PROHIBITED FOR SOIL CLASSIFICATIONS NOT SHOWN.

	TABLE	R 402.4.1.1	
AIR BARRIER	AND	INSULATION	INSTALLATI

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

a. IN ADDITION, INSPECTION OF LOG WALLS SHALL BE IN ACCORDANCE WITH THE PROVISIONS OF ICC-400.

10-INCH MASONRY FOUNDATION WALLS WITH REINFORCING WHERE d > 6.75 INCHES ^{a, c, f} ORCEMENT AND SPACING (INCHES)^{b, c} SOIL LOAD ^d (psf PER FOOT BELOW GRADE) AND ML SOILS SC, MH, ML-CL AND INORGANIC CL SOILS #4 @ 56" O.C #4 @ 56" O.0 #5 @ 56" O.0 O.C. #4 @ 56" O.C. #4 @ 56" O.C. #5 @ 56" O.C #6 @ 56" O.C #4 @ 56" O.C. O.C. #4 @ 56" O.C. #5 @ 56" O.C. #6 @ 56" O.C. #6 @ 48" O.C #4 @ 56" O.C. #4 @ 56" O.C #5 @ 56" O.C #6 @ 56" O.C #6 @ 32" O.C #4 @ 56" O.C. O.C. #4 @ 56" O.C. #5 @ 56" O.C. #6 @ 56" O.C. #6 @ 40" O.C #6 @ 24" O.C.

#4 @ 56" O.C. #4 @ 56" O.C. #5 @ 56" O.C #6 @ 48" O.C #6 @ 40" O.C #6 @ 24" O.C #6 @ 24" O.C

	12-INCI	H MASONRY FOUNDATION W	ALLS WITH REINFORCING WHERE	d > 8.75 INCHES ^{a, c, f}				
		MINIMUM VERTICAL REINFORCEMENT AND SPACING (INCHES) ^{b, c}						
		SOIL CLASSE	es and lateral soil load ^d (psf PER FOOT BELOW GRADE)				
WALL HEIGHT	HEIGHT OF UNBALANCED BACKFILL®	GW, GP, SW, AND SP SOILS	GM, GS, SM-SC AND ML SOILS	SC, MH, ML-CL AND INORGANIC CL SOILS				
6'-8"	4' (OR LESS)	#4 @ 72" O.C.	#4 @ 72" O.C.	#4 @ 72" O.C.				
	5'	#4 @ 72" O.C.	#4 @ 72" O.C.	#4 @ 72" O.C.				
	6'-8"	#4 @ 72" O.C.	#4 @ 72" O.C.	#5 @ 72" O.C.				
7'-4"	4' (OR LESS) 5' 6' 7'-4"	#4 @ 72" O.C. #4 @ 72" O.C. #4 @ 72" O.C. #4 @ 72" O.C. #4 @ 72" O.C.	#4 @ 72" O.C. #4 @ 72" O.C. #4 @ 72" O.C. #5 @ 72" O.C.	#4 @ 72" O.C. #4 @ 72" O.C. #5 @ 72" O.C. #6 @ 72" O.C.				
8'-0"	4' (OR LESS)	#4 @ 72" O.C.	#4 @ 72" O.C.	#4 @ 72" O.C.				
	5'	#4 @ 72" O.C.	#4 @ 72" O.C.	#4 @ 72" O.C.				
	6'	#4 @ 72" O.C.	#4 @ 72" O.C.	#5 @ 72" O.C.				
	7'	#4 @ 72" O.C.	#5 @ 72" O.C.	#6 @ 72" O.C.				
	8'	#5 @ 72" O.C.	#6 @ 72" O.C.	#6 @ 64" O.C.				
8'-8"	4' (OR LESS)	#4 @ 72" O.C.	#4 @ 72" O.C.	#4 @ 72" O.C.				
	5'	#4 @ 72" O.C.	#4 @ 72" O.C.	#4 @ 72" O.C.				
	6'	#4 @ 72" O.C.	#4 @ 72" O.C.	#5 @ 72" O.C.				
	7'	#4 @ 72" O.C.	#5 @ 72" O.C.	#6 @ 72" O.C.				
	8'-8"	#5 @ 72" O.C.	#7 @ 72" O.C.	#6 @ 48" O.C.				
9'-4"	4' (OR LESS)	#4 @ 72" O.C.	#4 @ 72" O.C.	#4 @ 72" O.C.				
	5'	#4 @ 72" O.C.	#4 @ 72" O.C.	#4 @ 72" O.C.				
	6'	#4 @ 72" O.C.	#5 @ 72" O.C.	#5 @ 72" O.C.				
	7'	#4 @ 72" O.C.	#5 @ 72" O.C.	#6 @ 72" O.C.				
	8'	#5 @ 72" O.C.	#6 @ 72" O.C.	#6 @ 56" O.C.				
	9'-4"	#6 @ 72" O.C.	#6 @ 48" O.C.	#6 @ 40" O.C.				
10'-0"	4' (OR LESS)	#4 @ 72" O.C.	#4 @ 72" O.C.	#4 @ 72" O.C.				
	5'	#4 @ 72" O.C.	#4 @ 72" O.C.	#4 @ 72" O.C.				
	6'	#4 @ 72" O.C.	#5 @ 72" O.C.	#5 @ 72" O.C.				
	7'	#4 @ 72" O.C.	#6 @ 72" O.C.	#6 @ 72" O.C.				
	8'	#5 @ 72" O.C.	#6 @ 72" O.C.	#6 @ 48" O.C.				
	9'	#6 @ 72" O.C.	#6 @ 56" O.C.	#6 @ 40" O.C.				
	10'	#6 @ 64" O.C.	#6 @ 40" O.C.	#6 @ 32" O.C.				

a. MORTAR SHALL BE TYPE M OR S AND MASONRY SHALL BE LAID IN RUNNING BOND. b. ALTERNATIVE REINFORCING BAR SIZES AND SPACINGS SHALL HAVE AN EQUIVALENT CROSS-SECTIONAL AREA OF REINFORCEMENT PER LINEAL FOOT OF WALL SHALL BE PERMITTED PROVIDED THE SPACING OF THE REINFORCEMENTDOES NOT EXCEED 72" IN SEISMIC DESIGN

CATEGORIES A, B AND C, AND 48 INCHES IN SEISMIC DESIGN CATEGORIES DO, D1 AND D2. c. VERTICAL REINFORCEMENT SHALL BE GRADE 60 MINIMUM. THE DISTANCE FROM THE FACE OF THE SOIL SIDE OF THE WALL TO THE

CENTER OF VERTICAL REINFORCEMENT SHALL BE NOT LESS THAN 8.75 INCHES. d. SOIL CLASSES ARE IN ACCORDANCE WITH THE UNIFIED SOIL CLASSIFICATION SYSTEM AND DESIGN LATERAL SOIL LOADS ARE FOR MOIST CONDITIONS WITHOUT HYDROSTATIC PRESSURE. REFER TO TABLE R405.1.

e. UNBALANCED BACKFILL HEIGHT IS THE DIFFERENCE IN HEIGHT BETWEEN THE EXTERIOR FINISH GROUND LEVEL AND THE LOWER OF THE TOP OF THE CONCRETE FOOTING THAT SUPPORTS THE FOUNDATION WALL OR THE INTERIOR FINISH GROUND LEVEL, WHERE AN INTERIOR CONCRETE SLAB-ON-GRADE IS PROVIDED AND IS IN CONTACT WITH THE INTERIOR SURFACE OF THE FOUNDATION WALL, MEASUREMENT OF THE UNBALANCED BACKFILL HEIGHT FROM THE EXTERIOR FINISH GROUND LEVEL TO THE TOP OF THE INTERIOR

SCALE: N.T.S.

FIGURE R602.10.6.3

CONCRETE SLAB IS PERMITTED. f. THE USE OF THIS TABLE SHALL BE PROHIBITED FOR SOIL CLASSIFICATIONS NOT SHOWN.

		MINIMUM	VERTICAL F	EINFORCE	MENT	FOR 6-, 8-	, 10- AND 1	2-INCH NC	MINAL FL	AT BASEME	NT WALLS ^k	o, c, d, e, f,	h, i, k, n, o
MINIMUM VERTICAL REINFORCEMENT-BAR SIZE & SPACING (inches)													
		SOIL CLASSES AND DESIGN LATERAL SOIL (psf PER FOOT OF DEPTH)											
	UNBALANCED	GW, GP, SW, AND SP			GM	GM, GS, SM-SC AND ML SC, MH, ML-CL AND INORGANIC CL					CL		
MAXIMUM	BACKFILL	30			45				60				
WALL HEIGHT			-	M	IMIMU	JM WALL II	IICKNESS (INCHES)					
		6	8	10	12	6	8	10	12	6	8	10	12
5	4	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR
	5	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR
6	4	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR
5	5	NR	NR	NR	NR	NR	NR ¹	NR	NR	#4@35"	NR ¹	NR	NR
	6	NR	NR	NR	NR	#5@48"	NR	NR	NR	#5 @ 36"	NR	NR	NR
	4	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR
7	5	NR	NR	NR	NR	NR	NR	NR	NR	#5@47"	NR	NR	NR
,	6	NR	NR	NR	NR	#5@42"	NR	NR	NR	#6@43"	#5 @ 48"	NR ¹	NR
	7	#5@46"	NR	NR	NR	#6@42"	#5@46"	NR ¹	NR	#6@34"	#6@48"	NR	NR
ŀ	4	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR
	5	NR	NR	NR	NR	#4@38"	NR ¹	NR	NR	#5@43"	NR	NR	NR
8	6	#4@37"	NR ¹	NR	NR	#5 @ 37"	NR	NR	NR	#6@37"	#5 @ 43"	NR ¹	NR
	7	#5@40"	NR	NR	NR	#6 @ 37"	#5@41"	NR ¹	NR	#6@34"	#6 @ 43"	NR	NR
	8	#6@43"	#5@47"	NR ¹	NR	#6@34"	#6 @ 43"	NR	NR	#6 @ 27"	#6@32"	#6@44"	NR
	4	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR
	5	NR	NR	NR	NR	#4@35"	NR ¹	NR	NR	#5@40"	NR	NR	NR
9	6	#4@34"	NR ¹	NR	NR	#6@48"	NR	NR	NR	#6@36"	#6@39"	NR ¹	NR
	7	#5 @ 36"	NR	NR	NR	#6@34"	#5 @ 37"	NR	NR	#6@33"	#6@38"	#5@37"	NR ¹
	8	#6 @ 38"	#5@41"	NR	NR	#6 @ 33"	#6 @ 38"	#5 @ 37"	NR ¹	#6@24"	#6 @ 29"	#6@39"	#4 @ 48" ^m
	9	#6@34"	#6@46"	NR	NR	#6 @ 26"	#6 @ 30"	#6@41"	NR	#6@19"	#6@23"	#6@30"	#6@39"
	4	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR
10	5	NR	NR	NR	NR	#4@33"	NR ¹	NR	NR	#5 @ 38"	NR	NR	NR
	6	#5@48"	NR ¹	NR	NR	#6@45"	NR	NR	NR	#6@34"	#5 @ 37"	NR	NR
	7	#6@47"	NR	NR	NR	#6@34"	#6 @ 48"	NR	NR	#6@30"	#6@35"	#6@48"	NR ¹
	8	#6@34"	#5 @ 38"	NR	NR	#6@30"	#6@34"	#6 @ 47"	NR ¹	#6@22"	#6 @ 26"	#6 @ 35"	#6@45" ^m
	9	#6@34"	#6@41"	#4@48"	NR ¹	#6 @ 23"	#6 @ 27"	#6 @ 35"	#4 @48" ⁿ	DR	#6 @ 22"	#6 @ 27"	#6@34"
	10	#6 @ 28"	#6@33"	#6 @ 45"	NR	DR ^j	#6 @ 23"	#6 @ 29"	#6 @ 38"	DR	#6 @ 22"	#6 @ 22"	#6 @ 28"

b. TABLE VALUES ARE BASED ON REINFORCING BARS WITH A MINIMUM YEID STRENGTH OF 60,000 PSI c. VERTICAL REINFOREMENT WITH A YIELD STRENGTH OF LESS THAN 60,000 PSI AND / OR BARS OF A DIFFERENT SIZE THAN SPECIFIED IN THE TABLE ARE PERMITTED IN ACCORDANCE WITH SECTION R404.1.3.3.7.6 AND TABLE R404.1.2 (9) d. NR INDICATES NO VERTICAL WALL REINFORCEMENT IS REQUIRED, EXCEPT FOR 6-INCH NOMINAL WALLS FORMED WITH STAY-IN-PLACE FORMING SYSTEMS IN WHICH CASE VERTICAL REINFORCEMENT SHALL BE NO. 4 @ 48 INCHES ON CENTER. e. ALLOWABLE DEFLECTION CRITERION IS L/240, WHERE L IS THE UNSUPPORTED HEIGHT OF THE BASEMENT WALL IN INCHES. f. INTERPOLATION IS NOT PERMITTED. g. WHERE WALLS WIL REMAIN 4 FEET OR MORE OF UNBALANCED BACKFILL, THEY SHALL BE LATERALLY SUPPORTED AT THE TOP AND BOTTOM BEFORE BACKFILLING.

o. THE USE OF THIS TABLE SHALL BE PROHIBITED FOR SOIL CLASSIFICATIONS NOT SHOWN.

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N CRITERIA 1E WALLS R FRAMED NTACT ARRIER. INSTALLED JNDERSIDE CAVITY NTACT WITH **SINSULATION**

R401.4 SOIL TESTS

WHERE QUANTIFIABLE DATA CREATED BY ACCEPTED SOIL SCIENCE METHODOLOGIES INDICATE EXPANSIVE, COMPESSIBLE, SHIFTING OR OTHER QUESTIONABLE SOIL CHARACTERISTICS ARE LIKELY TO BE PRESENT, THE BUILDING OFFICIAL SHALL DETERMINE WHETHER TO REQUIRE A SOIL TEST TO DETERMINE THE SOIL'S CHARACTERISTICS AT A PARTICULAR LOCATION. THIS TEST BE DONE BY AN APPROVED AGENCY USING AN APPROVED METHOD.

R401.4.1 GEOTECHNICAL EVALUATION. IN LIEU OF A COMPLETE GEOTECHNICAL EVALUATION, THE LOAD-BEARING VALUES IN TABLE R401.4.1

SHALL BE ASSUMED. TABLE R401.4.1

PRESUMPTIVE LOAD-BEARING VALUES OF FOUNDATION MATERIALS				
CLASS OF MATERIALS	LOAD-BEARING PRESSURE (pounds per square foot)			
CRYSTALLINE BEDROCK	12,000			
SEDIMENTARY & FOLIATED ROCK	4,000			
SANDY GRAVEL AND/OR GRAVEL (GW & GP)	3,000			
SAND, SILTY SAND, CLAYEY SAND, SILTY GRAVEL, AND CLAYEY GRAVEL (SW, SP, SM, SC, GM, & GC)	2,000			
CLAY, SANDY CLAY, SILTY CLAY, CLAYEY SILT, SILT AND SANDY SILT (CL, ML, MH, & CH)	1,500 ^b			

a. WHERE SOIL TESTS ARE REQUIRED BY SECTION R401.4, THE ALLOWABLE BEARING CAPACITIES OF THE SOIL SHALL BE PART OF THE RECOMMENDATIONS. b. WHERE THE BUILDING OFFICIAL DETERMINES THAT IN-PLACE SOILS WITH AN ALLOWABLE BEARING CAPACITY OF LESS THAN 1,500 psf ARE LIKELY TO BE PRESENT AT THE SITE, THE ALLOWABLE BEARING CAPACITY SHALL BE DETERMINED BY A SOILS INVESTIGATION.

UNIFIED SOIL CLASSIFICATION SYSTEM

UNIFIED SOIL CLASSIFICATION SYSTEM SYMBOL	SOIL DESCRIPTION
GΨ	WELL-GRADED GRAVELS, GRAVEL SAND MIXTURES, LITTLE OR NO FINES
GP	POORLY GRADED GRAVELS OR GRAVEL SAND, LITTLE OR NO FINES
sw	WELL-GRADED SANDS, GRAVELLY SANDS, LITTLE OR NO FINES
SP	POORLY GRADED SANDS OR GRAVELLY SANDS, LITTLE OR NO FINES
GM	SILTY GRAVELS, GRAVEL-SAND-SILT MIXTURES
SM	SILTY SAND, SAND-SILT MIXTURES
GC	CLAYEY GRAVELS, GRAVEL-SAND-CLAY MIXTURES
SC	CLAYEY SANDS, SAND-CLAY MIXTURE MIXTURES
ML	INORGANIC SILTS & VERY FINE SANDS, ROCK FLOUR, SILTY OR CLAYEY FINE SANDS OR CLAYEY SILTS WITH SLIGHT PLASTICITY
CL	INORGANIC CLAYS OF LOW TO MEDIUM PLASTICITY, GRAVELLY CLAYS, SANDY CLAYS, SILTY CLAYS, LEAN CLAYS
СН	INORGANIC CLAYS OF HIGH PLASTICITY, FAT CLAYS
МН	INORGANIC SILTS, MICACEOUS OR DIATOMACEOUS FINE SANDY OR SILTY SOILS, ELASTIC SILTS
OL	ORGANIC SILTS & ORGANIC SILTY CLAYS OF LOW PLASTICITY
ОН	ORGANIC CLAYS OF MEDIUM TO HIGH PLASTICITY, ORGANIC SILTS
PT	PEAT & OTHER HIGHLY ORGANIC SOILS



TABLE R404.1.1(4)

TABLE R404.1.2(8)

a. SOIL CLASSES ARE IN ACCORDANCE WITH THE UNIFIED SOIL CLASSIFICATION SYSTEM. REFER TO TABLE R405.1.

h. VERTICAL REINFORCEMENT SHALL BE LOCATED TO PROVIDE A COVER OF 1 1/4 INCHES MEASURED FROM THE INSIDE FACE OF THE WALL. THE CENTER OF THE STEEL SHALL NOT VARY FROM THE SPECIFIED LOCATION BY MORE THAN THE GREATER OF 10 PERCENT OF THE WALL THICKNESS OR 3/8 INCH. i. CONCRETE COVER FOR THE REINFORCEMENT MEASURE FROM THE INSIDE FACE OF THE WALL SHALL BE NOT LESS THAN 3/4 INCH. CONCRETE COVER FOR REINFORCEMENT MEASURED FROM THE OUTSIDE FACE OF THE WALL SHALL BE NOT LESS THAN 1 1/2 INCHES FOR NO. 5 BARS AND SMALLER, AND NOT LESS THAN 2 INCHES FOR LARGER BARS.

j. DR MEANS DESIGN IS REQUIRED IN ACCORDANCE WITH THE APPLICABLE BUILDING CODE, OR WHERE THERE IS NO CODE, IN ACCORDANCE WITH ACI 318. K. CONCRETE SHALL HAVE A SPECIFIED COMPRESSIVE STRENGTH, fc OF NOT LESS THAN 2,500 PSI AT 28 DAYS, UNLESS A HIGHER STRENGTH IS REQUIRED BY FOOTNOTE 1 OR m. I. THE MINIMUM THICKNESS IS PERMITTED TO BE REDUCED 2 INCHES, PROVIDED THE MINIMUM SPECIFIED COMPRESSIVE STRENGTH OF CONCRETE, fc IS 4,000 PSI. m. A PLAIN CONCRETE WALL WITH A MINIMUM NOMINAL THICKNESS OF 12 INCHES IS PERMITTED, PROVIDED MINIMUM SPECIFIED COMPRESSIVE STRENGTH OF CONCRETE, fc IS 3,500 PSI. n. SEE TABLE R608.3 FOR TOLERANCE FROM NOMINAL THICKNESS PERMITTED FOR FLAT WALLS.





Town of Pittsford

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

Permit # S22-000005

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

DESIGN REVIEW AND HISTORIC PRESERVATION BOARD REFERRAL OF APPLICATION

Property Address: 3349 Monroe Avenue ROCHESTER, NY 14618 Tax ID Number: 150.12-1-18 Zoning District: C Commercial / MATZ Monroe Avenue Transitional Zone Owner: Pittsford Plaza SPE, LLC Applicant: Sign & Lighting Services LLC

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 addition of an approximately 14.94 SF sign for a tech repair shop.

Meeting Date: June 23, 2022

tech repair & solutions

STORE 533 3349 MONROE AVE #46 ROCHESTER, NY 14618

DRAWING NO. E041997





SUMMARY OF SIGNAGE

SIGN	GRAPHIC	DESCRIPTION	SQ FT
1.0	OSUFION tech repair & solutions	FLUSH MOUNTED ILLUMINATED CHANNEL LETTERS W/ NON-ILLUMINATED TAGLINE ONE (1) REQUIRED	14.94
2.0	CISUILION tech repair & solutions 585-203-3162 Pensika: 1940299 Bun 1230999 - 5030991	FRONT ELEVATION DOOR VINYL WITH STORE PHONE NUMBER/HOURS FIRST SURFACE WHITE VINYL ONE (1) REQUIRED	N/A
3.0	asurion tech repair & solutions	10″ NON-ILLUMINATED FLAT CUT-OUT LETTERS ONE (1) REQUIRED	5.11



CODE INFO

Code: A single sign identifying such business or service establishment shall be allowed on the main entry facade & not to exceed 1-1/2sf in area for each LF of main entry facade, defined as the smallest rectangle that will contain all the elements of the sign.





NOT TO SCALE

CONSULTANT:

PROJECT MANAGER:

FILE LOC: HESTER NY 14618\ RODUCTION FILES\ E041997



800.861.8006 ADVANCESIGNGROUP.COM







FRONT ELEVATION



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

CONSULTANT:

PROJECT MANAGER:

DESIGNER:

FILE LOC: S:\CURRENT PROJECTS\ASURION (UBREAKIFIX) ROCHESTER NY 14618\ 11 PRODUCTION FILES\ E041997



800.861.8006 Advancesigngroup.com

CHANNEL LETTERS - FLUSH MOUNT

NOTE: PVC BRIDGE TO CONNECT "•" PAINTED TO MATCH FACADE. 9'-11 1/2" iec 1'-0 3/4" -9 -3'-1 3/4" 6'-5 1/4" ILLUMINATED CHANNEL LETTERS W/ NON-ILLUMINATED TAG LINE SCALE 3/4" = 1'-0" (1) ONE REQUIRED FOR STORE FRONT ELEVATION **14.94 SQUARE FEET MATERIAL FINISH COLORS** SIGN DETAILS 3" DEEP - .040 ALUMINUM RETURNS OUTSIDE BLACK/INSIDE WHITE WHITE ACRYLIC Black 100% K "ASURION" TO BE ILLUMINATED CHANNEL LETTERS "TECH REPAIR & SOLUTIONS" LETTERS TO BE 1/2" THICK PVC CUT OUT LETTERS, PAINTED WHITE (2) ACM BACKSOUTSIDE WHITE/INSIDE WHITE WHITE FACES - 1/8" WHITE 7328 ACRYLIC FACES (3) **OSULION** tech repair & solutions 1" BLACK JEWLITE TRIM CAP (4) (5 WHITE LED ILLUMINATION (QTY & PLACEMENT DETERMINED BY SIGN SIZE) **UL LISTED/RECOGNIZED BOXES** REMOTE 120V POWER SUPPLIES MOUNTED INSIDE UL LISTED/RECOGNIZED BOXES WHITE ON DARK FACADE UL LISTED/RECOGNIZED 18 AWG/2PLTC WIRING & FIXTURES GOING TO POWER SUPPLIES **OSULION** tech repair & solutions SIGN TO HAVE AN 8'-0" WHIP, INSTALLER TO SPECIFY IF SPECIFIC LENGTH IS REQUIRED 10 MOUNTING DETAILS TO BE DETERMINED BY SURVEY WALL CONSTRUCTION IS TO BE DETERMINED BY SURVEY (11) 12 WEEP HOLES NIGHT TIME DISCONNECT SWITCH (13) **INSTALLATION NOTES 1: USE NON-CORROSIVE HARDWARE** NSTALLATION NOTES 2: ONE DEDICATED (1) 120VAC CIRCUIT BY OTHERS REQUIRED WITHIN 5' OF CENTER OF SIGN.

AND SEAL ALL EXTERIOR FACADE PENETRATIONS WATERTIGHT. THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE CODES. THIS INCLUDES PROPER GROUNDING AND BONDIN

asurion	drawing no.	DATE OF LAST CHANGE: 04/11/22	THIS DRAWING SUPERCEDES ALL OTHER DOCUMENTS PROVIDED CONCERNING THE FABRICATION AND INSTALLATION OF THIS DESIGN. A SIGNATURE ANYWHERE ON THE DRAWING WILL BE TAKEN AS APPROVAL OF THE DESIGN AND SPECIFICATIONS AS NOTED. 4/21/2022	CO AV PR SC
tach rapair & colutions	SIGN NO.	REVISION NO.	CLIENT APPROVED SIGNATURE: DATE:	BG
LECH TEPAIT & SOIULIONS STORE #533 3349 MONROE AVE #46 ROCHESTER, NY 14618	1.0	-	DESIGN DOCUMENTATION: THIS DESIGN IS THE PROPERTY OF ADVANCE SIGN GROUP. NEITHER THE DRAWINGS NOR THE DESIGN MAY BE USED OR DISTRIBUTED WITHOUT APPROVAL OF ADVANCE SIGN GROUP.	S:\CUP ROCHI 11 PRC

UL LABELS

FLUSH: UL LABELS ALL GO ON TOP, EXCEPT FOR THE FIRST LETTER WHICH GETS AN ASG LABEL AND UL LABEL ON THE BOTTOM LEFT HAND SIDE. RACEWAYS: LEFT SIDE OF THE RACEWAY END CAP



SIGNER:

E LOC: ESTER NY 14618\ DDUCTION FILES\ E041997



UL



800.861.8006 ADVANCESIGNGROUP.COM



Town of Pittsford

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

Permit # B22-000089

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

DESIGN REVIEW AND HISTORIC PRESERVATION BOARD REFERRAL OF APPLICATION

Property Address: 4000 East Avenue ROCHESTER, NY 14618 Tax ID Number: 151.06-2-45 Zoning District: RN Residential Neighborhood Owner: Kevin Surace and Erica Rogers Applicant: Kevin Surace and Erica Rogers

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: • In accordance with Chapter 64 Article VIII, §64-43 of the Pittsford Town Code, the owner of 4000 East Avenue is requesting approval from the Design Review and Historic Preservation Board to demolish the existing "Caretaker home" and rebuild a new guest house on the same footprint. Tax Parcel No. 151.06-2-45. This property is Zoned Residential Neighborhood (RN).

Meeting Date: June 23, 2022



RN Residential Neighborhood Zoning







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.


Legend

Light Pole/Yard Light Catch Basin Storm Manhole Sanitary Manhole Sanitary Clean Out Fire Hydrant Water Valve Water Spigot Irrigation Control Valve Box

Tree, caliper

Underground Electric Service Underground Gas Service Sanitary Sewer Storm Sewer

<u>Utility Statement:</u> The underground utilities shown have been located from field information visible at time of survey. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although he does certify that they are located as accurately as possible from information available. Underground utilities have not been located by surveyor.





----- GAS ------ GAS ------ GAS ------ GAS ------ GAS ------

----- SAN ------ SAN ------ SAN ------ SAN ------ SAN -----------

DESIGN WORKS ARCHITECTURE

Dark Bronze Standing Seam



South Elevation







Dark Bronze window

West Elevation







North Elevation

Dark Bronze Standing Seam

















EAST AVE

Story of House of Treasures Comes to Life

By Pat Dougherty They call it the ghost house--the rambling, weathered structure at 4000 East Ave., Pittsford, its pointed portico just visible from the road.

But if indeed it be haunted-as it likely is-it is inhabited by a gracious, gentle ghost whose old-world courtesy is as beckoning as it is ethereal.

At this time of year the lilac bushes framing the doorway are heavy with bloom, and falling blossoms from crab-apple and dogwood blow through the broken, dusty windows, carpeting the empty rooms.

Within this shell of a guest-house, once the occasional retreat of President Theodore Roosevelt and illustrious figures of the 1900s, is a story of a

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INTE IT

IN ANOTHER ERA, this was Short Hills, secluded retreat for notables and a place of gentle mystery, maintained by a maiden-lady, her brother and a caretaker. Located beside the Manley homestead at 4000 East Ave., it housed 26 luxurious apartments and a collection of rare paintings.

guest-house an interesting curiosity, but made no specific use of it.

Manley's daughter, Mrs. Edna Shepley-Shepley, who is visiting here from cotland where she has lived nce her marriage. "He loved this land and everything of continued, "and always wanted to the the guest-house. F^d 2 never did. Still, he wo nome nearby, Short Hills was a popular but unpublicized retreat for prominent statesmen, artists, civic leaders and their friends, who spent many an evening around the tiled fireplaces in the panelled lobby or lounged on the stone terraces in the Summer, beneath massive trees whose branches now brush the crumbling screens of upstairs sleeping porches.

Bespeaking Victorian elegance in every detail--from its porcelain baths to the now

But through the years, the guest-house inevitably found other occasional uses, with the cedar-panelled lobby serving as a garage for family automobiles, lawn mowers and garden furniture. Still visible in the corner is an old sleigh, orange rust covering its curved runners and black horse-hair seat frazzled with ancient use. Behind a stack of newspapers and old foot-treadle sewing machine is the fireplace with a heavy pair of andirons, so much a

of the properties by a caretaler named Harry Love. (His name late was to appear in legal actions as Harry Love Bennet).

With the depression years,

maiden-lady, her learned brother--a man of culture and distinction--and a mysterious caretaker, who may have been the last to know the whereabouts of a treasure of paintings, antiques and rare books.

Surrounded by 12 acres of woods and gardens, still cultivated but growing back to nature faster than they can be maintained, the three-story, weathered-shingled building adjoins the home-site of the late Guy E. Manley, who died last week at age 84.

When the structure was built no one seems to know. But old-time residents can remember from their childhood when lanterns shone from the tops of the ornately-carved stone posts, which illuminated the paths and roadways winding (Continued on Page 8)

paintings but later investigations and judgments against him failed to locate any of the legendary art collection.

* * *

"I can remember-as a a child--walking through the woods around the house," 19 230 Alpine Dr., who has lived on adjoining property much of her life. "We would ski down the slopes around it, and a generation later, our children did, too.

Mrs. Edward J. Hart of 18 23 24 25

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traffic infractions. misdemeanors; others are applicable to minibikes

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complaints that these "toys" Ме раче геселчей талу of a criminal record.

> (Continued from Page 1) through the wooded property.

and it must be properly

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Mini bikes are

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Law.

And they can remember sounds of a piano, being played expertly, attesting to the artistry of Andrew Van Dyck, who shared the estate with his sister, Laura, for the first three decades of the 1900s.

When the property was purchased by Mr. Manley in 1936, it had fallen into disuse and some disrepair. Residing in the main homestead, the Manleys considered the guest-house an interesting curiosity, but made no specific use of it. *****

'now every room the structure," said Mr. Manley's daughter, Mrs. Edna Shepley-Shepley, who is visiting here from cotland where she has lived ice her marriage. "He loved .his land and everything of it," she continued, "2"d always wanted to hs tore the guest-house. F^d ^L never did. Still, he woodst think of

Harry Love was gardinest driver to records concern the late Mr. Manley's affairs as president of E.P. Reed Shoe Co.

respect for the law and to set

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iriend or neighbor.

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But in the same room, speaking for another era, is the casing of an old victrola a rusty crank connected to its side and the certain suggestion of waltzes in the delicate carving along its edge.

During the quarter-century that VanDyck and his sister maintained the guest-house, while living in the colonial home nearby, Short Hills was a popular but unpublicized retreat for prominent statesmen, artists, civic leaders and their friends, who spent many an evening around the tiled fireplaces in the panelled lobby or lounged on the stone terraces in the Summer, beneath massive trees whose branches now brush the crumbling screens of upstairs sleeping porches.

Bespeaking Victorian elegance in every detail--from its porcelain baths to the now nonorthin damach covering

upper stories leads to a catacomb of rooms, the main door of each apartment carrying a small brass number as a guide to guests of the past.

A small building nearby was the stable, with stalls for three horses. A pair of dusty blinders with a section of harness still hangs by the grill-enclosed window, and a real (or imagined) equine aroma mixes with the scent of lilacs.

But through the years, the guest-house inevitably found other occasional uses, with the cedar-panelled lobby serving as a garage for family automobiles, lawn mowers and garden furniture. Still visible in the corner is an old sleigh, orange rust covering its curved runners and black horse-hair seat frazzled with ancient use. Behind a stack of newspapers and old foot-treadle sewing machine is the fireplace with a heavy pair of andirons, so much a

and of the properties by a careta er named Harry Love. (His nime late was to appear in legal actions as Harry Love Bennet).

With the depression years, Short Hills fell on hard times and the guest house's prominence declined. By the time of Miss VanDyck's death in 1938, the properties had been sold to satisfy a bank

Dyke 5-21-70 mortgage; and the trove of paintings, books and antiques had mysteriously disappeared.

Subsequent actions were taken by creditors and distant family members to regain some of the VanDyck wealth 10 from the estate, but all efforts failed. A codicil in 1 Miss VanDyck's will had specified that her caretaker, Harry Love, should have first claim upon many of the material assets; including the paintings but later investigations and judgments against him failed to locate any of the legendary art collection.

"I can remember--as a child--walking through the

woods around the house," said Mrs. Edwards Slocum of 230 Alpine Dr., who has lived on adjoining property much of her life. "We would ski 21 down the slopes around it, and a generation later, our 22 children did, too.

Mrs. Edward J. Hart of 18

Brighton to demonstrate a Monday through Saturday 9:30 A.M. to 5 P.M. our friends and neighbors in performing this duty, we ask

Sizes 10 to 16. \$66.

Carlye. In yellow and mac.

White feather tie b.

Rand Pl., Pittsford historian,

recalls the stone posts with

their ceramic toppings which

lighted the pathswhose

perimeters still are visible

through the creeping

vegetation. "And I seem to

remember a lady named

Laura VanDyck and a

Their memories, however,

reside in the past and are

different from the

recollections which will be

held by this generation of

children who refer to Short

Hills as "the ghost house."

Though they have ventured

into its interior many a time,

cooking high adventure, they

must have sensed a need for

scrawl or scribble defaces the

guest-house itself they will

remember thick ivy and

woods, overgrown terraces

and strange stone pillars--and

an aura of gentility

surrounding a place of

mystery--the secret garden of a

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forgotten childhood.

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Perhaps more than the

caretaker, a Mr. Love,

Uppn his death in Novenper, 1930, his maiden sister, Laura, moved from the coloni, home to smaller quartes in the guest house and was aided in the upkeep of the properties by a caretater named Harry Love. (His nime late was to appear in legal actions as Harry Love Bennet).

booksand antiques to which one newspaper report attributed a worth of \$150,00--an accumulation which he stored in Short Hills.

turned to the study of law. He specialized in research combining the career with an interest in antiquities and old books and soon became a partner in the old Abstract Guarantee Co. with offices in the Hochester Savings Bank buildig. In the course of extensive travelling, he colleted rare paintings,

one-time guest-house. ack up their future protests. eeded to snap photographs to "Eht the open dump, and proie students closed ranks to hat they saw--and smelled-own of Brighton, Not liking teaching at the State Institute umping is permitted by the stowncroft Boulevard where ast Saturday to a site on

for the Blind in Batavia,

as shrouded with dust as an old piano in the foyer of the Acclaimed as an accomplished musician, he was graduated from the University of Rochester in 1872 and after five years of

* The story of Andrew VanDyck, gleaned from newspaper clippings in the local history office of the Rochester Public Library, is Strongly suspecting that

part of the hearth that through the years they have never been moved.

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II they are operated in the in any intrinsic way." * * * Ledgers and records still porches and verandas and a are stacked on one of the

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.b9qqup9 and it must be properly registered; it must be insured; ed isum sloidev be must possess a special license; public street the operator

paper-min uamasn lining the stairwells--Short Hills contained 26 apartments, nearly as many baths, bedroom fireplaces,

solarium which picked up the

Each stairwell of the two

lassmates, Charles bicycled

morning sun.

respect for the law and to set Brighton to demonstrate a our friends and neighbors in performing this duty, we ask avoid the necessity of in Seider that we may

EAST AVE

An Old House Reflects That Age of Elegance

By NAOMI LASDON

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When Guy Manley drove a horse and buggy past the huge estate at 4000 East Ave., Brighton, in 1906, he never thought he would own it 32 years later. Manley, retired president of

E. P. Reed and Co. shoe manufacturers, bought the 130-year-old main house and

an adjacent 60-year-old smaller house at 4000 East Ave. in 1938.

With woods extending back from the house for 2,000 feet and hundreds of different plant forms growing on the grounds, Manley recalls times when the estate bustled with activity.

24 "TEDDY ROOSEVELT nor Yey Manley died 25 15-70 26 27 28 29 30

stayed here once in the former apartment house ih back when he was campaigning against Taft on the Bull Moose party ticket," Manley said.

had an orchestra play for large parties. The house had all the luxuries you might find anywhere."

The house to which Manley refers is not the spacious, understated main house where he lives and keps his library and paintings. Rather it is a rambling, vacant structure at the end of the driveway which has deteriorated over the

"ANYONE WITH a million dollars could fix up the house," said Manley half in jest." Many of the personal treasures and furniture have "In those times they often been stolen, but there are some wonderful doors and woodwork," he added.

yone the MM

The "chateau," as Manley calls the old house, used to be a barn. It was then converted into apartments by its former owners, the Van Dycks.

Now the "chateau" is mainly a memory. Yet, walking through the lobby with its high ceilings and musty, damp smell one can still feel the elegance of the earlier decades.

Page Six

THE HERALD-MAIL, FAIRPORT, N. Y.

Thursday, October 30, 1930

luncheon Saturday.

Mr. and Mrs. L. M: Sherburne spent the week end with friends at Warsaw.

Historical club will meet Monday afternoon with Miss Oneita DeLand of Potter place.

Miss Teressa Palmer of Palmyra spent the week end with her friend, Alberta Wignall:

Mrs. Sheldon of Perry was the week end gust of Mr. and Mrs. R. D. Case of West Church street.

Mrs. Albert Maurer of Elyria, Ohio is the guest of Mr. and Mrs. C. H. Kopp of Monroe street.

George Case entertained at a Halloween party Saturday evening at his home on West Church street. Miss Gladys Parkinson of Main street spent the week end with her

sister, Mrs. Hartong, at Rochester. The Wagor drug store uses liberal space in this issue announcing a one cent sale for the end of next week.

The Alabama family of eight, who came into town a few weeks ago "broke" have started back to Alabama.

W. E. Fredenburg went to Batavia last week and visited the New York State School for the Blind from which he graduated last June.

Mrs. John Bossom and daughter, Edith, of Watertown are spending two weeks with Mrs. Bossom's par-ents, Mr. and Mrs. W. B. Jacobs.

Mrs. Caroline Wilbur of Rochester and Mrs. Mattie Watson of Fairport were recent dinner guests of Mr. and Mrs. W. M. Henry of Turk Hill.

Dr. E. V. Hall and wife and Kenneth Jackson and wife were guests Sunday at the home of Dr. Hall's mother, Mrs. Wemes, of Ontario.

Mr. and Mrs. S. A. Seaman were called to Moorefield, Canada, Oct. 17th on account of the death of her mother, Mrs. Mary James, who was in her 99th year.

Rev. W. E. Schuette, D. D., president of the Eastern District of the American Lutheran church was a caller at the Lutheran parsonage on Saturday.

his parents, Mr. and Mrs. Chester Hutchinson for a week, started Sunday night on the return trip to Des Moines, Iowa.

The Midvale Golf and Country club een party Tuesday evening in their are holding a dinner-dance tonight at rooms in the West Church street Mrs. Yale Parce entertained at The Midvale Golf and Country club the Sagamore, Rochester. school building.

Mrs. Laurence F. Bown motored to Livonia Tuesday where she visited her mother, Mrs. Leman Gibbs.

Miss Fay Kelsey will entertain at a over the week end. Halloween party tomorrow evening at her home on Fourth'avenue.

Mrs. Charles S. Frederick of Albany Kalamazoo, Mich., where they have is the guest of Mrs. Orlo H. Adams been visiting relatives. of West Church street this week. The Girl Scouts enjo

of the Haynes house on Perrin street. ! street Wednesday evening. Mrs. Julius H. Sinamus will enter-

bridge at her home on Fourth avenue motored to LeRoy on Sunday/ where ing list of staunch supporters. today. Jane and Betty Jean Miller will en- Mrs. Ella Smith.

tertain at a Halloween party Friday afternoon at their home on Fifth son. Charles, and daughter, Grace, avenue.

several friends at a Halloween party of Rochester Friday evening. at her home on West avenue this afternoon.

Miss Virginia Van Slyke of Rome arrived Saturday to spend some time : with Mrs. Walter C. Hieby of West Church street.

Laverne Whitbeck of Cleveland arrived Tuesday to spend a few days at-the-home-of-Charles A. Reamer. of North Main street.

Mrs. Thomas Raynor of Wilton, Iowa, is being entertained at the home of her niece, Mrs. Walter C. Hieby of West Church street.

The Tuesday Bridge club was entertained this week at luncheon and bridge at the home of Mrs:, Robert H. Wagor of West Church street.

Mr. and Mrs. H. F. Van Horn of Dalton, Pa., have moved into the Fox house which Victor Tischer and Mr. Van Horn recently purchased for a funeral home.

The junior choir of the Congregaonal church will be entertained at a Halloween party in the Sunday school rooms Wednesday afternoon, Nov. 5, from 3:30 to 6:00.

Rev. G. G. McChesney of Rochester who has been active in prohibition work for years, will be the special Fred Wiley, who has been visiting speaker at the Raymond Baptist church next Sunday morning.

Mr. and Mrs. George A. Haskins of Cincinnatus and their daughter, Lois, of Syracuse University, spent the week end at the home of Mrs. Has-kins' sister, Mrs. F. B. Miner. Fairport Grange meets this week Satprday evening, Nov. 1. Applica-tion blanks for the national grange d the membership banquet held at tion blanks for the national grange d the membership banquet held at Growers troubled with too degree may be secured from John Os- Columbus hall, Rochester, Monday burn or at grange meeting this week. evening. The Auxiliary of Brooks-Shepard post of the American Legion will hold a Halloween party this evening in the legion rooms. Cards and games will Mrs. Mary Brown and grandsons, furnish interesting entertainment, Mr. and Mrs. Edson Reamer, Mr. ar, and Mrs. Albert Burns of South ivenue, have returned to their home t Kingston, Ont. Miss Lola Daniels, a trained nurse the has been caring for Mrs. Cora street several days last week. Word comes from China that Rev. port people, as Rev. Graham is well . The funeral was held on Sunday be in some places in the past years. known here, a soninlaw of Mr. and from the home at 2 o'clock and The siren has been moved from the Mrs. J. W. Morey.

-annually-mail-their-dues-to-the-office; The Boy Scouts enjoyed a Hallow- rather than wait to be canvassed. Even though the membership of the Monroe County Farm Bureau has in-

Paying Dues by Mail

nue will be the guest of her cousin, it is now over 1570 for 1930, this Catharine Baumer, for Halloween and group of loyal supporters has increased even more rapidly so that last

Fred Schoolmaster and Albert Schoolmaster have returned from

The Girl Scouts enjoyed a Hallow-Mr. and Mrs. F. Emerson Hogan een party at their room in the grade are occupying the upper apartment school building on West Church

Mr. and Mrs. Myron W. Smith and they were entertained at the home of

Mr. and Mrs. H. E. Hubbard and were entertained at dinner at the give the membership canvass, which Marjorie Jacobson will entertain home of Mr. and Mrs. J. P. Hubbard starts November 18, a flying start.

Mr. and Mrs .Clarence Schoolmaster have returned to their home in Kala- Testing Irondequoit mazoo, Mich., after spending a few days at the home of Fred Schoolmaster on the Macedon Center road.

Marjorie Kneeland and Dorothy Holley will entertain about forty friends at a Halloween party at the home of Marjorie Kneeland on East Church street Saturday evening.

Mr. and Mrs. Leonard J. Struck and family, formerly of Palmerston road, Miss Alice Hill of Fairport before her marriage.

-Mr. and Mrs. George Bluhm and Mr. and Mrs. C. M. Mabry of West vellow, producing a poor growth. Church street attended the Halloween of East Rochester Monday evening for members of the East Rochester mp-1 is Dinner club.

Rev. and Mrs. Lee Fletcher, Mrs. Clarence S. Greene, Mrs. Peter Miller and Mrs. Joseph Snow attended the 39th annual meeting of the Western Association of Congregational Church Women of the State of New York which was held at the United the work is in the experimental stages Congregational church of Irondequoit | yet. on Tuesday and Wernesday.

A large proportion of the members

Miss Marilyn Castor of Miles ave- creased rapidly in recent years so that group of loyal supporters has in-

> year over 500 men or 1-3 of the total sent in their dues when they were notified. -On October 28, a notice was mailed

to the 530 loyal members who have agreed to mail their dues each year. At the same time, all other members tain several friends at luncheon and daughter, Barbara, and son, Donald, will be asked to join this ever increas-

> The returns have not yet started to come in but it is expected that 650 members will join by mail. This will

Greenhouse Soils

Tests of many Irondequoit greenliouse soils show too much lime in the soil for best results with most vegetable crops, says the Monroe County Farm Bureau.

Most vegetable crops grow best are occupying their new house at when the soil is very slightly acid but 4000 East avenue. Mrs. Struck was many growers have added lime in such large' quantities that the plants have a tendency to dwarf and turn

The Monroe County Farm Bureau dance and bridge party given at the in cooperation with the College of Ag-home of Mr. and Mrs. W. D. Hewes righture has been running a number riculture has been running a number of experiments in Irondequoit greenhouses, using materials which tend to

acidify those too highly limed soils. There have been a number of materials used which indicate a lowering of the alkalinity of the soils but no. recommendations have been made as

The best method for a greenhouse

Better have us check over your Battery and re-charge if necessary

Mrs. L. S. Phillips of Canastota is being entertained at the home of Mrs. Emily Holman of Fourth avenue of the Monroe County Farm Bureau

Members of Midvale P. T. A. who wish to attend the district conference at Hilton on Monday, Nov. 3, are asked to notify their president, Mrs. August, as soon as possible.

James Otis who left for Mercersburg Academy, Mercersburg, Va., in September, has been ill for over a week at the home of his parents, Mr. and Mrs. Rutherford M. Otis.

Harold and Edwin Brown, who have been spending the past week with Mr. and Mrs. Albert Burns of South and Mrs. Edson Ream avenue, have returned to their home at Kingston, Ont.

who has been caring for Mrs. Cora Cartright, returned to her home in up a short time each day.

A., will be-held-in the High school building next Monday afternoon at 8 o'clock. All officers of the different groups please be present.

H. L. Steffen announces in this issue a series of advertisements that

taker of the building, commencing tomorrow. Mr. Mosher, wife and child will occupy living quarters on the third floor and he will have charge of rentals etc.

board of trustees Thursday evening a Joseph Silverstein of Rochester, disresolution was passed authorizing the trict deputy grand master for the village attorney to appeal to the First Monroe district, Monday evening. higher court from the order of He was accompanied by the assistant Supreme Court Justice Willis K. grand lecturer, George Whitney of Gillette directing the village board to Rochester, and a number of members take action in reference to the minia-ture golf course in West Church voted to accept the invitation of East street.

The officers of Fairport Chapter, O. four course steak dinner.

headsizes. Kohler & Wooden .- Adv. going on.

476, F. & A. M., listened to an in-At a special meeting of the village spiring address by Right Worshipful Rochester Lodge to visit that Lodge in a body Friday evening, Nov. 14.

E. S., entertained their matron, Anne Rowell, at a banquet at the Monroe Golf club last Friday evening, C. W: Butler, patron of the Chapter and newly appointed assistant grand lec-turer for Monroe district, and Dr. L. E. Rowell being invited guests. The large table which seated the 26 pres-ent was unusual in its decorations of large table which seated the 26 pres-ent was unusual in its decorations of marigolds, asparagus fern, green and orange candles and green and orange place- cards. Mrs. Edith VanCuran | nette's customers at the new location gallon. acted as toastmistress for the several in the theater building on South Main speeches which followed a splendid street.

. Hats at reduced prices. Large Don't fail to take advantage of the Rexall 1c sale at Bramer's. Sale now -Adv.

John C. Enter

Jolin C. Enter, a resident of this vicinity for over sixty years, passed away last Thursday, evening at his home on Dewey avenue, after an ill- it might be best to warn residents ness of some weeks duration. He was of Fairport that no alarm need be 68 years of age.

When a lad five years of age, Mr. busly and in various keys at differ-Enter came to America from Ger-many with his family and settled in who have been putting up the new sided on Dewey avenue.

Mr. Enter was a man well loved if desired.

made in Smith cemetery.

Plan to stock up with household Fairport Study club will meet with remedies, stationery, toilet articles, Mrs. A. R. Shilling Monday afterfirst aid supplies, etc., from the Rex- noon. Roll call, current events. all sale at Bramer's Corner Drug Store today, Friday, Saturday and Monday.

A GOOD SUPPER

ing room this Thursday evening, beginning at 5:30 o'clock. Auspices Eastern Stars. -Adv.

SWEET CIDER

You can get about the nicest sweet cider ever any day at Foster's cider

annual sale and supper will be held at the church Friday, Nov. 7. Supper served from .5:80 to 9:00. Menu: Chicken with biscuits and gravy or ham, mashed potatoes, peas, cabbage salad, cranberries, whole wheat rolls,

for the best growth of vegetable Growers troubled with too high limed soils should secure personal help from their local Farm Bureau.

Is Ready for Fairport

elt if the fire whistle blows continu-

Rochester Saturday. Mrs. Cartright Next Tuesday, Nov. 4, is election what is now Brighton. He married system are only trying it out. is slowly improving and is able to sit day. The polls will be open from 6 and with Mrs. Enter went to farming . The three new boxes have been ina. m. to 6 p .m. The voting machines in Walworth. For about fifty years stalled at the schools, according to A combined meeting of last year's are up at the voting places through-and this year's central council, P.T. are up at the voting places through-they resided on the farm now occu-but the town. There is one at the pied by their daughter and husband, north side and one in front of the town hall for inspection so that any - Mr. and Mrs. Oestreich. At the time town hall have been repaired, and a one may familiarize himself with it of the death of their son, Jimmie, new one added on Miles avenue. The before the day to vote. A list of eight and a half years ago, they new system is such that an extra box moved to Fairport and have since re-

sue a series of advertisements that module will attract unusual atten-tion as they appear in the Herald David C. Graham, missionary at Suifu for his integrity and honesty and his is integrity and honesty and height is integrity and honesty and his is integrity and honesty and height is integrity and height is integrity and height is integrity and h

from the Bethlehem Lutheran church rear of the town hall roof to a front Members of Fairport Lodge, No. at 2:30. Rev. H. D. Schulz, pastor of location near the cupola. In this way it is hoped to prove. satisfactory in all ways.

Don't overlook the Rexall 1c sale -Adv. | this week at Bramer's. -Adv.

Parlor heaters in walnut finish. For 50 cents at the Masonic din- Largest size made only \$60.00. Murphy-Wignall. -Adv. tf

, Rayon underwear specially priced at the Kohler & Wooden Hat Shop.

-Adv.

'Fruitful Circle of King's Daughters will have an apron sale at the Baptist church Wednesday afternoon, Nov. 5.

CARD OF THANKS

The South Perinton Ladies' Aid We wish to thank all our friends annual sale and supper will be held and heighbors who so kindly assisted

Column Plays Part in Solving Small International Problem

We unwittingly helped solve a small international problem last week without even being aware it existed. It happened this way:

Kim Hedrick, son of Mrs. Roberta Hedrick of 1620 Latta Road, is completing his third year with the Peace Corps in Colombia, South America. His wife, Nancy, works with him.

When they were home for Christmas, they spoke to the Hedricks' neighbors and friends about the need of the poor farmers and villagers in Colombia for basic, simple things like good used clothing.

Soon Mrs. Hedrick — who formerly was executive director of Girl Scouts of Rochester and Genesee Valley Inc. found her home a small collection depot for items brought in.

"But," says Mrs. Hedrick, "we have learned that for the most part, packages sent without people attached to them mysteriously disappear before they arrive at their destination. Air freight is expensive, so you can imagine my dilemma about sending things when we weren't confident they would arrive."

A couple of weeks ago there was mention in this space that Rochester's J. Frank Birdsall, president of the American Hotel and Motel Assn., and his wife, Jane, were going on a trip which would take them to several countries, including Colombia.

"I didn't know Mr. Birdsall, although his name was familiar," says Mrs. Hedrick, "but I called and told him my story. He couldn't have been nicer. He

Bill Beeney

agreed immediately that the boxes we had accumulated could go with him and his wife.

"So last Sunday we saw Mr. and Mrs. B. and our oddly assorted cargo off to Bogota, Colombia, where my daughterin-law was to meet them. One small international problem solved!"

TONY COMPARATO, builder-developeryachtsman-proud father, and his wife, Edie, had what I guess you could call an "inaugural" party at their new home, 4000 East Ave., Saturday night, and let me tell you, if there's ever been a more lavish layout in Rochester, I haven't seen it.

The house sits on an approximately 12-acre plot which once was the Guy Manley estate. Years ago, back around the turn of the century, it was the site of a 30-room resort hotel. "Pine Acres" was the name, as near as anyone could recall without checking the history books.

"I understand that people from Rochester used to come out here to spend the summer," said Dr. Mark Ellingson; he's the former president of Rochester Institute of Technology. President Theodore Roosevelt was numbered among the guests.

The partyers included an interesting mixture of people from the financial community — bank presidents Ange Costanza, Bob VanDeventer, Bill Scheu; vice president Marty Birmingham; mortgage broker Alfred K. Greene — and people with boating interests — the Joe Ingersons, John Petrossis, Bob Ryans, Fritz Dassons, Frank Shumways — plus such others as the Jack Erdles (not the builder; the one who manufactures components for computers), Wallace Fearnleys, Max Gans, Harvey Blacks, and Dr. Oscar Greene, the talented pianist as well as medical man.

MRS. F. RITTER SHUMWAY will receive the Brighton Rotary Club's 1973 citicen-of-the-year award tonight at a dinner n One Eleven East Avenue Hotel. Mrs. Shumway's favorite community involvements are in the health-care field and working for the deaf ...

Thirty-eight paintings by Monroe County Jail inmates are on display at the Midtown office of Central Trust Co. Many of the inmates have had no previous painting experience. They were tutored by volunteer art instructors who hold classes every Monday morning at the jail — Mrs. Betty Evans, Mrs. Edythe Shedden, Mrs. Ruth Luckett and Mrs. Helene Friedman . . .

The U.S. Postal Service's newest commemorative postage stamp, an 8-cent stamp featuring the Colonial post rider, will be issued in Rochester on June 22 in conjunction with a meeting here of the Society of Philatelic Americans. Post riders were equestrian letter carriers who traveled Colonial America's most sophisticated highway — the Boston Post Road, 250 miles from Boston to New York. The riders completed one round trip within a month.

Public Notification

Printed June 7, 2022

390

110

780 ft

220 m

0

0

195

55

Town of Pittsford GIS

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Town of Pittsford

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

Permit # B22-000084

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

DESIGN REVIEW AND HISTORIC PRESERVATION BOARD REFERRAL OF APPLICATION

Property Address: 93 Kilbourn Road ROCHESTER, NY 14618 Tax ID Number: 138.13-3-8 Zoning District: RN Residential Neighborhood Owner: Christine Giangreco Applicant: Christine Giangreco

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: • In accordance with Chapter 64 Article VIII, §64-43 of the Pittsford Town Code, the owner of 93 Kilbourn Road is requesting approval from the Design Review and Historic Preservation Board to demolish the existing 2,220 +/- square foot home at 93 Kilbourn Road and rebuild a new 5,400 +/- square foot single family home on the property. Tax Parcel No. 138.13-3-8. This property is Zoned Residential Neighborhood (RN).

Meeting Date: June 23, 2022

Property Pictures

Town of Pittsford GIS

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STANDARD ENERGY NOTES:

CONTRACTOR SHALL POST THE ENERGY EFFICIENCY CERTIFICATE (FROM REZ CHECK) ON A WALL IN THE SPACE WHERE THE FURNACE IS LOCATED, A UTILITY ROOM OR AN APPROVED LOCATION BY THE BUILDING INSPECTOR

RECESSED LIGHTING A MINIMUM OF 90 PERCENT OF THE LAMPS IN PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL BE HIGH EFFICACY LAMPS PER SECTION 1104.1 OF THE 2020 NY RESIDENTIAL CODE

RECESSED LUMINARIES INSTALLED IN THE BUILDING THERMAL ENVELOPE SHALL BE SEALED WITH A GASKET OR CAULK BETWEEN THE HOUSING AND THE INTERIOR WALL COVERING TO LIMIT AIR LEAKAGE BETWEEN CONDITIONED AND UNCONDITIONED SPACES. ALL RECESSED LUMINARES SHALL BE IC-RATED AND LABELED AS MEETING ASTM E 283 WHEN TESTED AT 1.57PSF (7.5PA) PRESSURE DIFFERENTIAL WITH NO MORE THAN 2.0CFM OF AIR MOVEMENT FROM THE CONDITIONED SPACE TO THE CEILING CAVITY

PROGRAMABLE THERMOSTAT

CONTRACTOR TO PROVIDE A PROGRAMMABLE THERMOSTAT TO CONTROL THE HVAC SYSTEM PER SECTION 1103.1.1 OF THE 2020 N.Y. RESIDENTIAL CODE. EACH DWELLING UNIT SHALL HAVE AT LEAST ONE PROGRAMABLE THERMOSTAT CAPABLE OF AUTOMATICALLY ADJUSTING THE SPACE TEMPERATURE SET POINT OF THE LARGEST HEATING OR COOLI NG ZONE AND CAPABLE OF CONTROLLING THE HEATING AND COOLING SYSTEM ON A DAILEY SCHEDULE TO MAINTAIN DIFFERENT TEMP. SET POINTS A DIFFERENT TIMES OF THE DAY, THIS THERMOSTAT SHALL INCLUDE THE CAPABILITY TO SET BACK OT TEMP, OPERATE THE SYSTEM TO MAINTAIN ZONE TEMP, DOWN TO 55F OR UP TO 85F. THE THERMOSTAT SHALL INITIALLY BE PROGRAMMED WITH A HEATING TEMP NO HIGHER THAN 70 F AND A COOLING SET POINT NO LOWER THAN 78 F.

SUPPLY DUCTS IN ATTIC SHALL BE INSULATED TO A MIN. OF R-8, ALL OTHER DUCTS SHALL BE INSULATED TO A MIN. OF R-6, UNLESS LOCATED INSIDE THE BUILDING ENVELOPE AIR TIGHTNESS AND INSULATION INSTALLATION SHALL BE VERIFIED BY VISUAL INSPECTION PER SECTION 1102.4.3.2 OF THE 2020 N.Y. RESIDENTIAL CODE. IF ANY DUCT WORK IS WITHIN AN EXTERIOR WALL. THE SYSTEM

SHALL BE PRESSURE TESTED DURING CONTRUCTION. WITH AIR HANDLER INSTALLED: MAX 4CFM/100 S.F. OF OCCUPIED SPACE

WITHOUT AIR HANDLER: MAX 3CFM/100 S.F. OF OCCUPIED SPACE

ALL JOINTS AND SEAMS OF AIR DUCTS, AIR HANDLERS, FILTER BOXES AND BUILDING CAVITIES USED AS DUCTS SHALL BE SEALED TAPES AND MASTICS MUST BE LISTED TO UL 181B BUILDING FRAMING CAVITIES SHALL NOT BE USED AS DUCTS OR PLENUMS

AUTOMATIC OR GRAVITY DAMPERS SHALL BE INSTALLED ON ANY OUTDOOR AIR INTAKES OR EXHAUST SYSTEMS

BLOWER DOOR TEST

THE HOME SHALL BE BLOWER DOOR TESTED AND VERIFIED AS HAVING AN AIR LEAKAGE RATE NOT EXCEEDING THREE (3) AIR CHANGES PER HOUR. TESTING BY THIRD PARTY ONLY

VAPOR RETARDERS

CLASS 1 OR 11 (SHEET POLYETHEYENE, KRAFT FACE BATTS, OR LOW PERM PAINT) VAPOR RETARDERS ARE REQUIRED ON THE INSIDE OF FRAMED WALLS AND CEILINGS ABOVE GRADE WHERE THE CAVITY IS NOT VENTILATED TO ALLOW MOISTURE TO ESCAPE, (THIS DOES NOT INCLUDE BASEMENT WALLS)

GOODMAN OR EQUAL SINGLE STAGE GAS FIRED FURNACE 92% WITH STAINLESS STEEL HEAT EXCHANGER, SINGLE STAGE GAS VALVE, DIRECT VENT (2 PIPE) 1/2HP MOTOR 15 AMP IF THE FURNACE IS A OPEN COMBUSTION UNIT THE FURNACE ROOM MUST BE SEALED FROM THE REST OF THE HOUSE AND HAVE MAKEUP AIR TO IT. CONTRACTOR SHALL SUBMITT MANUFACTURERS FURNACE SUBMITTAL TO TOWN

HOT WATER HEATER RHEEM OR EQUAL 40 GALLON, .68 EFF. MIN RECOVERY: 36 GPH AT A 90 DEGREE RISE DIRECT VENT 2 PIPE SYSTEM. PROVIDE HEAT TRAP AND INSULATING BLANKET. ENERGY STAR RATED. CONTRACTOR SHALL SUBMITT MANUFACTURERS H.W. HEATER SUBMITTAL TO TOWN

WINDOWS AND DOORS

WINDOWS, SKYLIGHTS AND SLIDING GLASS DOORS SHALL HAVE AN AIR INFILTRATION RATE OF NO MORE THAN .3 CFM PER SQUARE FOOT AND SWINGING DOORS NO MORE THAN .5 CFM PER S.F. WINDOW U-VALUE .30 OR LESS

SLIDING GLASS DOORS U-VALUE =.30 OR LESS

SOLID INSULATING DOOR-U VALUE = .142 OR LESS

KITCHEN EXHAUST HOODS

EXHAUST HOODS WITH CAPACITY GREATER THAN 400 CFM SHALL BE MECHANICALLY OR NATURALLY PROVIDED WITH AN EQUAL AMOUNT OF FRESH MAKE UP AIR, SYSTEMS SHALL BE PROVIDED WITH AT LEAST 1 DAMPER, DAMPERS SHALL BE GRAVITY DAMPERS OR ELECTRICALLY OPERATED DAMPERS THAT AUTOMATICALLY OPENS WHEN THE SYSTEM OPERATES.

MECHANICAL VENTILATION

WHOLE HOUSE MECHANICAL VENTILATION SHALL BE REQUIRED BY PROVIDING A METHOD OF SUPPLY AIR AND RETURN OR EXHAUST AIR. THE AMOUNT OF SUPPLY AIR SHOULD BE APPROX. EQUAL TO THE EXHAUST RATE, OUTDOOR AIR DUCTS CONNECTED TO THE RETURN SIDE OF AN AIR HANDLER SHALL BE CONSIDERED AS PROVIDING SUPPLY VENTILATION. A LOCAL EXHAUST FAN, SUCH AS A BATHROOM FAN MAY BE CONSIDERED AS EXHAUST MECHANICAL VENTILATION CAN ALSO BE PROVIDED BY THE INSTALLATION OF A HEAT RECOVERY MAKE UP AIR UNIT, INSTALLED PER CODE AND BY THE MANUFACTURES DIRECTION

BATH AND POWDER ROOM EXHAUST FANS SHALL DISCHARGE DIRECTLY TO THE EXTERIOR AND BE INSTALLED WITH A PROGRAMMABLE DIGITAL CONTROL SWITCH PROVIDING A RUN TIME OF 15 MIN. PER HOUR AT A MIN, OF 50 CFM PER POWDER ROOM AND BATHROOM BATHROOMS AND POWDER ROOMS SHALL HAVE A MIN. EXHAUST CAPACITY OF 50 CFM INTERMITTENT OR 20 CFM CONTINUOUS

CONTINUOUS WHOLE HOUSE MECHANICAL VENTILATION RATES				
	NUMBER OF BEDROOMS			
FLOOR AREA SF	0-1	2-3	4-5	6-7
	AIRFLOW IN CFM			
< 1,500	30	45	60	75
1,501-3,000	45	60	75	90
3,000-4,500	60	75	90	105

IF RUN TIME IS INTERMITENT AT 25% OF EACH 4-HOUR SEGMENT THE VENTILATION RATE ABOVE SHALL BE MULTIPLIED BY A FACTOR OF 4

TABLE R403.6.1.	WHOLE HOUSE MECHAN	CAL VENTILATION SYS	TEM FAN EFFICACY
FAN LOCATION	AIR FLOW RATE MIN. (CFM)	MIN, EFFICACY CFM / WATT	AIR FLOW RATE MAX.
HRV OR ERV	ANY	12 CFM/WATT	ANY
RANGE HOODS	ANY	2.8 CFM/WATT	ANY
IN-LINE FANS	ANY	2.8 CFM/WATT	ANY
BATHROOM, UTILITY	10	14 CFM/WATT	<90
BATHROOM, UTILITY	90	2.8 CFM/WATT	ANY

GENERAL NOTES:

DOUBLE FLOOR JOISTS UNDER ALL PARALLEL WALLS 48" OR LONGER

IF FLUE LOCATION IS NOT SHOWN ON PLANS CONTR. SHALL PROVIDE A 90 AFUE FURNACE TO COMPLY WITH N.Y.S. ENERGY CODE

HANDRAILS SHALL BE PROVIDED ON AT LEAST ONE SIDE OF EACH STAIRWAY W/ MORE THAN 2 RISERS. HANDRAIL HGT. SHALL BE MEASURED ABOVE STIR TREAD NOSING AND SHALL SHALL BE MEASURED ABOVE STIR TREAD NOSING AND SHALL BE BETWEEN 34"-38" HIGH, HANDRAILS ADJACENT TO THE WALL SHALL HAVE A SPACE NOT LESS THAN 1 1/2" BETWEEN THE WALL AND HANDRAIL, HANDRAIL SHALL BE CONTINUOUS. GUARDS AT OPENSIDES OF STAIRWAYS SHALL BE 36" HIGH WITH VERTICAL RAILS THAT DO NOT ALLOW PASSAGE OF A 4" SPHERE.

GAS ZERO CLEARANCE MANUFACTURERS SPECIFICATIONS SHALL BE SUBMITTED TO THE BUILDING DEPARTMENT STAIRWAYS SHALL HAVE A CONTINUOUS RAILING 36" HIGH AND TERMINATE AT A WALL OR NEWEL POST.

SETTING THE BUILDING ELEVATION IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND SHALL COMPLY WITH MUNICIPAL APPROVED SITE PLAN OR SURVEY

THE CONTRACTOR SHALL INSTALL 5" HIGH NUMBERS ON THE FRONT OF THE BUILDING TO IDENTIFY THE SITE ADDRESS.

GLAZING IN DOORS, STORM DOORS AND SIDELIGHTS IS DEEMED TO BE HAZARDOUS PER SECTION R308.4 OF THE NEW YORK STATE CODE AND SHALL BE IDENTIFIED AS SUCH IN COMPLIANCE WITH SECTION R308.1. DECORATIVE GLASS IS EXEMPT IN SWINGING DOORS AND SIDE ULTITS SWINGING DOORS AND SIDELIGHTS.

TJI INSTALLATION SHALL CONFORM TO ALL DETAILS AND SPECIFICATIONS OF THE MANUFACTURER. INSTALL ALL RECOMMENDED BAND JOISTS, SQUASH BLOCKS, SOLID BLOCKING ETC. IF NOT KNOWN CONTACT ARCHTECT. ALL ENGINEERED FLOOR JOISTS TO BE DESIGNED BY & LAYOUT TO BE DONE BY MANUFACTURER WITH LICENSED N.Y.S. ENGINEER

ALL EXTERIOR FLOOR CANTILEVERS SHALL RECEIVE 1/2" DRAPLY (OR EQUAL) FINISH AT UNDERSIDE, FULL DEPTH RIM JOIST AND SOLID BLOCKING AT SUPPORT WALL INSTALL MIN, R-30 KRAFT FACE BATTS UNLESS NOTED

BUILDER SHALL VERIFY WITH HOME OWNER ON LOCATION OF

24"x30" ATTIC ACCESS LOCATION PROVIDE SLOTTED ROOF TRUSS CLIPS AT ALL INTERIOR

INSTALL DRYWALL ON CEILINGS PER THE WOOD TRUSS COUNCIL OF AMERICA FOR PREVENTING PARTITION SEPARATION. REQUEST DETAILS FROM ARCHITECT IF NEEDED.

EXTERIOR BEARING WALL OPENING GREATER THAN 48" REQUIRE 2 JACK STUDS PER SIDE.

PARTITIONS EQUAL TO SIMPSON STC CLIPS

INTERIOR BEARING WALL OPENINGS GREATER THAN 48" REQUIRE 2 JACK STUDS PER SIDE.

ALL FRAMING ANGLES SHALL BE 45 DEG. UNLESS NOTED PROVIDE SOLID BLOCKING UNDER ALL BEARING POINTS DOWN TO FOUNDATION WALL

ALL WINDOW R.O. SHALL BE 6'-10 1/2" UNLESS NOTED PROVIDE A MIN. OF R-5 RIGID INSULATION WITHIN ALL EXTERIOR WINDOW AND DOOR HEADERS

ALL NEW ELECTRICAL WORK SHALL COMPLY WITH PART VIII OF THE RESIDENTIAL CODE OF NEW YORK STATE. PRODIE TOWN OFFICE WITH FINAL ELECTRICAL INSPECTION APPROVAL

IN ALL FRAMED WALLS, FLOORS AND ROOF/CEILING COMPRISING ELEMENTS OF THE BUILDING THERMAL ENVELOPE, A VAPOR RETARDER SHALL BE INSTALLED ON THE WARM-IN-WINTER SIDE OF THE INSULATION

INSULATION ON BASEMENT WALLS SHALL BE COVERED WITH GYPSUM BOARD OR HAVE A FLAME SPREAD INDEX NOT GREATER THAN 25 WITH AN ACCOMPANYING SMOKE DEVELOPED INDEX NOT TO EXCEED 450

FLASHING SHALL BE INSTALLED IN THE FOLLOWING AREA'S: TOP OF EXTERIOR WINDOWS AND DOORS; CHIMNEYS, UNDER AND AT END OF MASONRY, WOOD, METAL COPINGS AND SILLS; AND WHERE EXTERIOR PORCHES, DECKS OR STAIRS ATTACH TO A WALL ASSEMBLY,

SMOKE DETECTORS SHALL BE INSTALLED IN THE FOLLOWING AREA'S IN EACH SLEEPING ROOM, IN HALLWAYS ADJACENT TO SLEEPING ROOMS AND AT LEAST ONE ON EACH STORY INCLUDING BASEMENT ALL DETECTORS SHALL BE HARD WIRED AND INTERCONNECTED ALARMS CAN BE INTERCONNECTED WIRELESSLY LOCATE NOT LESS THAN 3' HORIZONTALLY FROM BATROOMS WITH SHOWERS OR FROM CEILING FANS, CANNOT BE CLOSER THAN 20' (IONIZATION) OR 6' (PHOTOELECTRIC) TO COOKING APPLIANCES APPLIANCES.

CARBON MONOXIDE DETECTORS SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS: ON ANY STORY HAVING A SLEEPING AREA, ON ANY STORY WHERE FUEL-FIRED OR SOLID FUEL BURNING APPLIANCES, EQUIPMENT, FIREPLACES OR ATTACHED GARAGES ARE LOCATED ALL DETECTORS SHALL BE HARD WIRED AND INTERCONNECTED

VINYL SIDING UNLESS OTHERWISE SPECIFIED BY THE MANUFACTURER'S INSTRUCTIONS SHALL BE FASTENED TO A MIN 1 1/4" NAILABLE SUBSTRATE WITH A .120-INCH SHANK DIA WITH A .313 HEAD OR A 16-GAGE STAPLE WITH A 3/8"-1/2" CROWN SPACING SHALL BE 16"

PROVIDE INTERCONNECTED HEAT DETECTOR IN GARAGE PER SECTION R314.2.3 OF THE NEW YORK STATE BLDG CODE 2020 ALL WOOD IN CONTACT WITH THE GROUND, EMBEDDED IN CONCRETE IN DIRECT CONTACT WITH THE GROUND SHALL BE APPROVED PRESSURE TREATED WOOD SUITABLE FOR GROUND CONTACT USE

STAIRS

WIDTH: 36" WIDE IN CLEAR WIDTH AT ALL POINTS ABOVE THE PERMITTED HANDRAIL HGT. THE CLEAR WIDTH AT OR BELOW THE HANDRAIL HGT SHALL BE NOT LESS THAN 31 1/2" WHERE A RAILING IS ON ONE SIDE AND 27" WHERE RAILINGS ARE ON BOTH SIDES HEADROOM: SHALL BE NOT LESS THAN 6'-8"

RISERS: THE RISER HGT, SHALL BE A MAX. OF 8 1/4". AT OPEN RISERS, OPENINGS LOCATED MORE THAN 30" ABOVE GRADE OR THE FLOOR BELOW SHALL NOT PERMIT THE PASSAGE OF A 4" NCH DIAMETER SPHERE.

TREADS: THE TREAD DEPTH SHALL NOT BE LESS THAN 9" Nosings: Nosings projections shall be 3/4"-11/4" max. Not required on tread depth greater than II" HANDRAILS: SHALL BE PROVIDED ON AT LEAST ONE SDE OF STAIRWAYS WITH FOUR OR MORE RISERS. TOP SURFACES OF HANDRAILS AND RAILINS SHALL BE BETWEEN 34"AND 38" ABOVE TREAD NOSINGS

WINDOW FALL PROTECTION

PROVIDE WINDOW OPENING CONTROL DEVICE TO PROHIBIT THE PASSAGE OF A 4" SPHERE ON WINDOWS IN WHICH THE SILL IS LESS THAN 24" FROM THE FLOOR AND THE EXTERIOR GRADE IS GREATER THAN 72" BELOW

THE WINDOW CONTROL DEVICE AFTER OPERATION TO RELEASE THE CONTROL DEVICE ALLOWING THE WINDOW TO FULLY OPEN SHALL NOT REDUCE THE NET CLEAR OPEING OF THE WINDOW TO LESS THAN WHATS REQUIRED IN SECTION 310.2.1. 5.7 S.F. CLEAR OPENING (5 S.F. AT GRADE OR BELOW GRADE

NET CLEAR HEIGHT OF 24" NET CLEAR WIDTH OF 20"

AIR BARRIER INSPECTION LIST		
AIR BARRIER & THERMAL BARRIER	EXTERIOR THERMAL ENVELOPE INSULATION FOR FRAMED WALLS IS INSTALLED IN SUBSTANTIAL CONTACT & CONTINUOUS ALIGNMENT WITH BUILDING ENVELOPE AIR BARRIER	
	BREAK JOINTS IN THE AIR BARRIER ARE FILLED OR REPAIRED	
	AIR PERMEABLE INSULATION IS NOT USED AS A SEALING MATERIAL	
	AIR PERMEABLE INSUALTION IS INSIDE OF AIR BARRIER	
	AIR BARRIER IN ANY DROPPED CEILING/SOFFIT IS SUBSTANTIALLY ALIGNED WITH INSULATION AND GAPS ARE SEALED	
	ATTIC ACCESS (EXCEPT UNVENTED ATTIC), KNEE WALL OR STAIR ACCESS IS SEALED	
WALLS	CORNERS AND HEADERS ARE INSULATED	
	JUNCTIONS OF FOUNDATION AND SILL PLATE ARE SEALED	
WINDOWS AND DOORS	SPACE BETWEEN JAMBS AND FRAMING AREA SEALED	
RIM JOISTS	RIM JOISTS ARE INSULATED AND INCLUDE AN AIR BARRIER	
FLOORS (INCLUDING ABOVE GARAGES	INSULATION IS INSTALLED TO MAINTAIN PERMANENT CONTACT WITH UNDERSIDE OF SUBFLOOR DECK	
	AIR BARRIER IS INSTALLED AT AND EXPOSED EDGE OF INSULATION	
CRAWL SPACE WALLS	INSULATION IS PERMANENTLY ATTACHED TO WALLS	
	EXPOSED EARTH IN UNVENTED CRAWL COVERED WITH CLASS 1 VAPOR BARRIEER, OVERLAP JOINTS & TAPE	
SHAFTS, PENATRATIONS	DUCT SHAFTS, UTILITY PENATRATIONS, KNEE WALLS AND FLUE SHAFTS ARE SEALED	
NARROW CAVITIES	BATTS IN NARROW CAVITIES ARE CUT TO FIT OR FILLED WITH SPRAY/BLOWN-IN	
GARAGE SEPARATION	AIR SEALING IS PROVIDED BETWEEN THE GARAGE AND CONDITIONED SPACES	
RECESSED LIGHTING	RECESSED LIGHTS ARE AIR TIGHT, IC RATED AND SEALED TO DRYWALL. UNLESS IN CONDITIONED SPACE	
PLUMBING AND WIRING	INSULATION IS PLACED BETWEEN OUTSIDE AND PIPES	
SHOWER/TUB ON EXTERIOR WALL	SHOWERS AND TUBS ON EXTERIOR WALLS HAVE INSULATION AND AN AIR BARRIER SEPARATING THEM FROM THE EXTERIOR WALL	
ELECTRICAL/PHONE BOX ON EXT. WALL	AIR BARRIER EXTENDS BEHIND BOXES OR AIR SEALED TYPE BOXES ARE INSTALLED	
COMMON WALL	AIR BARRIER IS INSTALLED IN COMMON WALL BETWEEN UNITS	
HVAC REGISTER BOOTS	HVAC REGISTER BOOTS THAT PENATRATE ENVELOPE ARE SEALED TO SUBFLOOR OR DRYWAL	
FIREPLACE	FIREPLACE WALLS INCLUDE AN AIR BARRIER	

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REV	REVISIONS		
N <i>o.</i>	DATEDESCRIPTION		

255 EAST AVENUE ROCHESTER, NEW YORK 14604 (585) 704-7347 ALAARC® FRONTIERNET.NET #93 KILBOURN ROAD TOWN OF PITTSFORD, NEW YORK

APRIL 2022

FOUNDATIONS

CONTRACTOR SHALL NOTIFY SITE ENGINEER AND ARCHITECT IF SITE CONDITIONS, SUCH AS ADVERSE GROUND WATER OR SOIL CONDITIONS WARRANT MODIFICATIONS TO THE FOUNDATION DESIGN.

FOOTINGS MAY BE POURED NEAT AGAINST SIDES OF EXCAVATIONS ONLY IF SLOUGHING OR RAVELING DOES NOT OCCUR CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TEMPORARY EMBANKMENTS

AND EXCAVATIONS

BACKFILL SHALL NOT BE PLACED AGAINST BASEMENT WALLS UNITLL-CONCRETE AND GROUT HAS REACHED SUFFICIENT STRENGTH TO RESIST DAMAGE OR STRUCTURAL FLOOR FRAMING INCLUDING PLYWOOD DECK IS IN PLACE, OR SUFFICENT WALL BRACING IS IN PLACE

STRUCTURAL BACKFILL

STRUCTURAL BACKFILL OF WELL GRADED SAND AND GRAVEL OR CRUSHER RUN STONE SHALL BE PLACED IN 6" MAX. LIFTS AND COMPACTED TO A MIN. DENSITY OF 95% (UNDER SLABS AND BUILDINGS) AND 90% (ELSEWHERE) OF MAX. DENSITY AT OPTIMUM MOISTURE CONTENT PER ASTM D698

BACKFILL SHALL BE FREE OF EXCESIVE VEGATATION, DEBRIS OR OTHER DELETERIOUS MATERIALS AND CONTAIN NO PARTICLES LARGER THAN 3" IN DIA, AND NO MORE THAN 10% PASSING THE #200 SIEVE

FOUNDATION DRAINAGE

DRAINAGE TILE SHALL SHALL BE INSTALLED AT OR BELOW THE AREA TO BE PROTECTED AND SHALL DISCHARGE BY GRAVITY TO AN INTERIOR SUMP CROCK OR TO DAYLIGHT, DRAINAGE TILE SHALL BE PLACED ON A MIN. OF 2" OF WASHED GRAVEL. THE DRAINS SHALL BE SURROUNDED BY AN APPROVED FILTER MEMBRANE OR THE FILTER MEMBRANE SHALL COVER THE WASHED GRAVEL OR CRUSHED ROCK COVERING THE DRAIN. THE TILES SHALL BE PLACED ON A MIN. OF 2" OF WASHED GRAVEL OR CRUSHED ROCK NOT LESS THAN ONE SIEVE SIZE LARGER THAN THE TILE JOINT OPENINGS AND COVERED WITH 6" MIN OF THE SAME MATERIAL.

FOOTINGS

FOOTING SHALL BE PLACED AT A MIN OF 48" BELOW GRADE UNLESS OTHERWISE SPECIFIED ON THE DRAWINGS

FINAL 3" OF EXCAVATION SHALL BE REMOVED BY HAND TOOL OPERATIONS IN ORDER TO ASSURE UNDISTURBED BEARING SURFACES. BOTTOM SURFACE OF FOOTING SHALL NOT SLOPE MORE THAN $1\!\!/3$ UNLESS OTHERWISE INDICATED ON THE DRAINGS

NO EXCAVATION SHALL BE MADE LOWER AND CLOSER THAN 1/3 UNLESS INDICATED ON THE DRAWINGS

FOOTINGS AND SLABS SHALL NOT BE PLACED ON MUDDY OR FROZEN GROUND ALL FOOTINGS SHALL BEAR ON FIRM AND CLEAN SOIL THE SOIL BEARING SHOULD BE VERIFIED AT THE FOOTINGS BY AN ACCEPTED

TESTING METHOD CONCRETE MASONRY

CONCRETE BLOCK UNITS SHALL CONFORM TO ASTM C90 TYPE I, GRADE N.

MORTAR - ASTM C270, TYPE S (fm=1500 PSI)

BLOCK FILL- COURSE GROUT 3,000 PSI FOUNDATION DRAINAGE

BASEMENT AND CRAWL SPACE WALLS SHALL BE WATERPROOFED FROM THE TOP OF THE FOOTING TO FINSH GRADE. WALLS SHALL BE WATER PROOFED WITH ONE OF THE FOLLOWING:

. TWO PLY HOT MOPPED FELTS 2. 55 LB ROLL ROOFING

3, 6 MIL POLYVINYL CHLORIDE 4, 6 MIL POLYETHYLENE

5. 40 MIL POLYMER MODIFIED ASPHALT 6. 60 MIL FLEXIBLE POLYMER CEMENT

7. 1/8" CEMENT BASED FIBER REIFORCED WATER PROOFING 8. 60 MIL SOLVENT FREE LIQUID APPLIED SYNTHETIC RUBBER

CONCRETE:

FOUNDATION DESIGN IS BASED ON A MIN. SOIL BEARING CAPACITY OF 2,000 PSF, BUILDER SHALL NOTIFY ARCHITECT IF CAPACITY IS LESS

PROVIDE 6 MIL POLYETHYLENE VAPOR BARRIER UNDER CONCRETE INTERIOR SLABS. PROVIDE ALL NECESSARY TIE BARS, SPACER BARS, CHAIRS, ETC TO SECURE REINFORCING IN PLACE BEFORE PLACING CONCRETE

A. STANDARDS-LATEST EDITION OF ACI. B. DESIGN STRENGTH AT 28 DAYS.

> 1. FOOTINGS, WALLS AND PIERS-3,000 PSI 2. SLAB ON GRADE-INTERIOR 2,500 PSI EXTERIOR 3,500 PSI

REINFORCING-BARS- ASTM A615, GRADE 60 TRUSSED MASONRY JOINT REINFORCING ASTM A82

LAP SPLICES OF REINFORCING BARS SHALL BE 40 BAR DIA BUT NOT LESS THAN $24^{\prime\prime}$

FILL BLOCK CORSE SOLID UNDER LINTELS, BEAM POCKETS, AND ALL BEARING PLATES WITH 3,000 PSI GROUT

KEEP CORES OF REINFORCED MASONRY FREE OF MORTAR DROPPINGS

ANCHOR BOLTS SHALL CONFORM TO ASTM A-307 AND SHALL BE $1/2^{\prime\prime}$ DIA MIN. AND $12^{\prime\prime}$ LONG, PLACEMENT OF ANCHOR BOLTS SHALL BE $12^{\prime\prime}$ FROM END PLATE, 6^{\prime} -0^{\prime\prime} O.C. AND MIN. OF 2-ANCHOR BOLTS IN ANY ONE SECTION. LOCATE IN MIDDLE THIRD OF PLATE AT LEAST 1 1/8" FROM THE EDGE OF A 2x4 AND 1 3/4" FROM THE EDGE OF A 2x6.

Public Notification



Printed June 7, 2022



Town of Pittsford GIS

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

APPLICATION FOR PERMIT 00 To THE TOWN BOARD OF THE TOWN OF PITTSFORD, N. Y. GENTLEMEN: building on The undersigned respectfully petition for a permit to erect North side of Kilbourn 3 1=2 Street 0 on the Tract of TOWN OF PITTSFORD, N. Y. This lot is for ft. House No Lot Es in the Ca w 500 feet deep. feet wide in the rear and.... wide in the front and. Zone Class NOTICE: A Plan, in duplicate, size $4\frac{1}{2}$ " x 7", must be furnished showing the shape of the lot and all dimensions, with the proposed building set in, with all dimensions of same and showing the set back distances from all sides. SET BACK 50 ft. feet Width. Wing on feet /0 + side Width. feet Depth. feet/0+ side Ce Width. Side Depth 7 Wing on. feet Depth. square feet. The whole occupying a total area of feet deep. feet wide, PORCH: Open.... garage is to be erected on the Juls side of the GARAGE: An arate, attached) construction, of the following dimensions: dwelling ck. frame cars. feet, Depth 25 feet, Capacity____ 2 Stories, Width 7 ESTIMATED COST: feet from the West Lot line. Located ... Dwelling Lot line. feet from the Located Garage 1000 2k Total: The undersigned hereby guarantees that said buildings will be constructed and used in accordance with all ordinances of the TOWN OF PITTSFORD and statutes of the State of New York, and the plans annexed hereto are the PLANS RELATING TO THE BUILDINGS HEREIN DESCRIBED AND NO OTHER, and that this property is owned by the undersigned. All work is to be done in accordance with this application and plans, and no material change therein or in any part of said buildings shall be made without the written consent of the Town Board through its authorized agent. NOTICE: Construction must be started within 20 days from date of permit. All construction must be completed within 6 months from date of permit. No building to be used until an occupancy permit has been issued Builder: one Architect: PA ner Address STATE OF NEW YORK, County of Monroe County of the above described premises; that he has read the foregoing application for a permit and that he is the contents thereof; that the same is true to his own knowledge. That if said application is approved he will knows the contents thereof; that the same is true to his own knowledge. That if said application is approved he will comply with all the terms and conditions respecting the issuance of said permit and that said buildings will be erected in accordance with the plans attached to this application; that it will cost not less than the amount set forth herein and that he will comply with all ordinances of the Town of Pittsford and all the statutes of the State of New York in connection with the construction, erection, alterations or use of said buildings. County of Monroe SWORN to before me, this Notary Public, Commissioner of Deeds NOTICE: Before any excavation is made within Highway Lines, Check Location of Public Utility Lines and secure permission of Superintendent of Highways. Avoid violating possible Deed or Tract restrictions.

REPORT OF PLANNING BOARD

TO THE TOWN BOARD OF THE TOWN OF PITTSFORD:

The Planning Board of the Town of Pittsford, Monroe County, N. Y., to which was referred the application of

fees and plans therefor, does hereby approve disapprove said application and recommends that a permit be granted therefor upon the following terms and conditions:

1. That the Town Board, its agents and employees, may at any time enter upon said premises and inspect said buildings to determine whether the same are being erected or have been erected in accordance with the plans submitted with said application for a permit.

That the Town Board may at any time upon notice, revoke said permit for failure to execute the plans.
 That the said buildings shall be set back and built upon the building line established by the Town Board for the district where such property is located and where such building is to be erected or altered.

4. That the buildings mentioned in said application and plans shall be erected in accordance therewith and shall be used for no other purposes than those specified in said application and plans.

5. That any garage erected upon the premises shall be used solely for private garage purposes and shall not at any time be used for a residence or any other purpose upon said lot.
6. Reasons for disapproval are as follows:

PERMIT NUMBER 98 a. Permission is hereby granted to

By_

owner to the structures described in the application herein referred to and no other upon and the Zoning Ordinance. JUL 27 1951

rb Town Clerk

PITTSFORD PLANNING BOARD

Secretary

344 Ser. 1207 Huuse Greg 525 garage 1732 sy ft. total area 21-1apprex. 1 1' H 1 7× * 5= 31 * 1< 14' > 14 1 24-10"> 3010 11 4 e ... 44 9 Kilbourn Re-Sub Rd 100 ft-V