Design Review & Historic Preservation Board Agenda August 25, 2022

HISTORIC PRESERVATION DISCUSSION

BUILDING INSPECTOR REMARKS

RESIDENTIAL APPLICATION FOR REVIEW

22 Evergreen Lane

The Applicant is requesting design review for the construction of an approximately 160 SF 3 season room addition off the back of the house.

592 Allens Creek Road

The Applicant is requesting design review for the construction of an approximately 350 SF two story addition where the current sun room is as well as the construction of a new 690 SF screened in porch off the back side of the house.

RESIDENTIAL APPLICATION FOR REVIEW - NEW HOMES

49 Coventry Ridge

The Applicant is returning to request design review for the construction of a two story single family home approximately 4485 square feet that is located in the Coventry Ridge Subdivision.

PUBLIC HEARING FOR DEMOLITION AND RESIDENTIAL APPLICATION FOR REVIEW - RETURNING

• 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.

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.

Design Review and Historic Preservation Board Minutes

August 11, 2022

PRESENT

Dirk Schneider, Chairman; Jim Vekasy, David Wigg, Vice Chairman; Paul Whitbeck

ALSO PRESENT

Robert Koegel, Town Attorney; Doug DeRue, Director of Planning and Zoning; Bill Zink, Building Inspector; Anthony Caruso, Building Inspector; Susan Donnelly, Secretary to the Board

John Mitchell, Bonnie Salem, Kathleen Cristman

HISTORIC PRESERVATION DISCUSSION

It was reported the marker at the East Street Burying Ground is up. The Board would like David Wigg to move the wooden sign to the rear of the cemetery.

RESIDENTIAL APPLICATION FOR REVIEW

1 Morningside Park

The Applicant is requesting design review for the construction of an approximately 360 SF garage addition, remove and replace the existing garage per the stamped drawings including roofing and electrical.

Chuck Cline of Oakes Construction was present to discuss the application with the Board.

The home will have new siding and a new roof installed. The siding will be cedar shake not vertical as shown in the drawings. Hard trim will be installed around all the doors and windows. Pictures were shown to the Board of this material and examples of the shingles were presented.

Dave Wigg moved to approve the application with the siding, roofing and trim as discussed at the 8/11/22 meeting.

Paul Whitbeck seconded.

All Ayes.

10 Burncoat Way

The Applicant is requesting design review for an addition of a 517 SF addition above an existing garage.

Eric Wright of Wilmorite was in attendance to represent the homeowners.

Mr. Wright indicated that all finishes would match the existing, that the new windows will feature the same grid pattern as the existing and a new roof will be installed only on the addition.

Dirk Schneider moved to approve the application as submitted.

Jim Vekasy seconded.

All Ayes.

PUBLIC HEARING FOR A CERTIFICATE OF APPROPRIATENESS

315 Thornell Road

The Applicant is requesting a Certificate of Appropriateness, pursuant to Code Section 185-196, for replacement of windows. This property is designated historic.

Dirk Schneider opened the public hearing.

The property owner, Jordan Morganstern, was present to discuss the application with the Board.

Mr. Morganstern discussed the vinyl replacement windows he is proposing to utilize. The current windows are wood with individual pane dividers; however, they are not operational or serving the tenant by keeping the home warm.

Dirk Schneider indicated he would like more information on the manufacturer (Wonder Windows) and the proposed replacement windows materials and dimensions. He indicated he is not favor of the materials that are proposed for this historic designated former schoolhouse structure.

David Wigg agreed with Chairman Schneider's assessment and feels that replacement windows should maintain the look of the current windows.

Jim Vekasy would like to see a comparison what windows are currently on the structure and what is the proposed replacements.

Dirk Schneider advised the Applicant to conduct further research return to the Board with the following information:

- 1. Provide research on alternative window options with outside spacers.
- 2. Provide measurements of the current window area and what is being proposed.

The Board further advised that their preference is for wood window replacements.

There was no public comment.

The public hearing was held open.

PUBLIC HEARING FOR DEMOLITION AND RESIDENTIAL APPLICATION FOR REVIEW - RETURNING

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.

This application was withdrawn from this agenda by the Applicant.

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.

This hearing is open.

Christine Giangreco was present to discuss the application with the Board. Mr. Giangreco and Al Arlotta, architect for the project, were also present. Ms. Giangreco indicated that the plan had been

redesigned to include a front facing garage with 2 doors. She handed out a packet including a rendering of the new front elevation which also references other homes on the street.

The site plan was reviewed. The square footage is now 4800 +/- including the garage and porch as opposed to the originally proposed 5400 +/-. Living space is 4140 sq. ft. It was discussed that the proposed ridgeline, windows and doors have not changed. The house will be 8"-10" higher than the current home proposed to be demolished. The garage doors will be solid. Ms. Giangreco referenced another home on the street that has solid garage doors.

Dirk Schneider called for public comment.

Doreen Scibetta of 103 Kilbourn Road inquired if there would be a basement dug. Ms. Giangreco indicated there would be.

Jutta Dudley of 140 Railroad Mills Road spoke of concern regarding the potential impact of the basement may have on surrounding properties. Ms. Scibetta voiced her concern that the basement would impact on water pooling on her property.

Dirk Schneider moved to close the public comment portion of the meeting.

The Board continued discussion regarding the new design and the public comment. Dirk Schneider indicated he was less concerned with water issues than he is about the large volume of the house. Paul Whitbeck indicated he approves of the new two door forward facing garage design. Doug DeRue asked the Board if they had been to the site, and it was indicated that none of the members present that evening had.

Jim Vekasy moved to close the public hearing.

Dirk Schneider seconded.

All Ayes.

Doug DeRue indicated that careful documentation in the form of a written resolution is necessary to record the process of how the Board reached its decision.

Robert Koegel indicated it is necessary to have the Applicant consent to continue the discussion to the next meeting on August 25, 2022, or the decision would be an automatic denial.

Jerry Goldman, attorney, spoke for the Giangrecos to consent. Ms. Giangreco also verbally consented.

The application will be held open until the next meeting on August 25.

REVIEW OF MINUTES OF JULY 28, 2022 MEETING

Dirk Schneider moved to accept the minutes of the July 28, 2022 meeting as written.

David Wigg seconded.

All Ayes.

ADJOURNMENT

Dirk Schneider moved to close the meeting at 7:20 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 # B22-000124

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

DESIGN REVIEW AND HISTORIC PRESERVATION BOARD REFERRAL OF APPLICATION

Property Address: 22 Evergreen Lane ROCHESTER, NY 14618

Tax ID Number: 150.12-1-24

Zoning District: RN Residential Neighborhood

Owner: Scudder, Brian D
Applicant: Scudder, Brian D

Application Type:

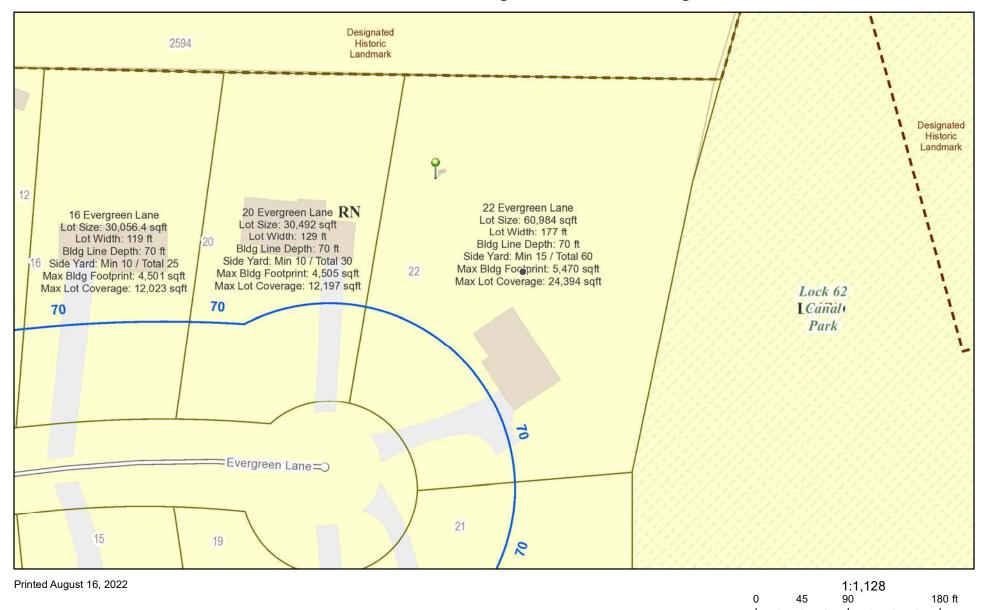
	Residential Design Review	Build to Line Adjustment
V	§185-205 (B)	§185-17 (B) (2)
	Commercial Design Review	Building Height Above 30 Feet
	§185-205 (B)	§185-17 (M)
	Signage	Corner Lot Orientation
	§185-205 (C)	§185-17 (K) (3)
	Certificate of Appropriateness	Flag Lot Building Line Location
	§185-197	§185-17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

Project Description: Applicant is requesting design review for the construction of an approximately 160 SF 3 season room addition off the back of the house.

Meeting Date: August 25, 2022



RN Residential Neighborhood Zoning



Town of Pittsford GIS

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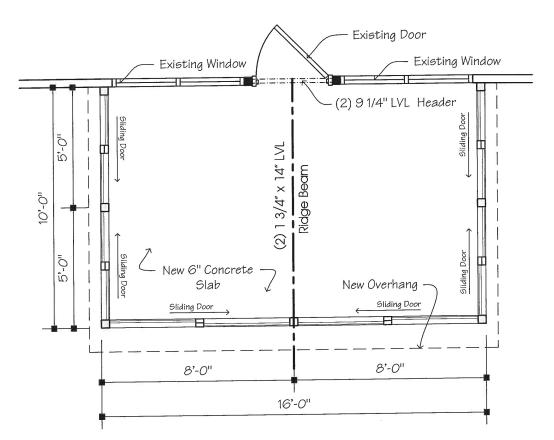
The information depicted on this map is representational and should be used for general reference purposes only. No warranties, expressed or implied, are provided for the data or its use or interpretation.

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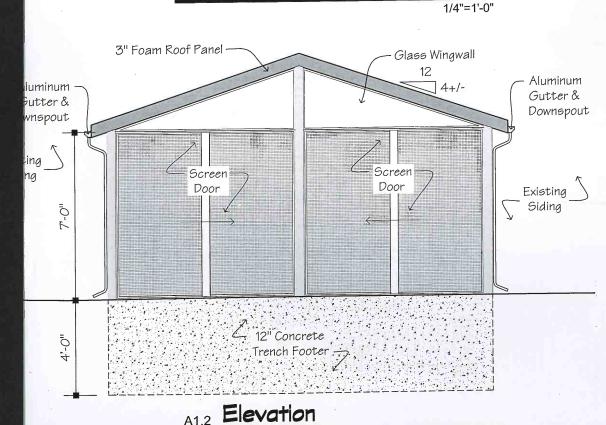


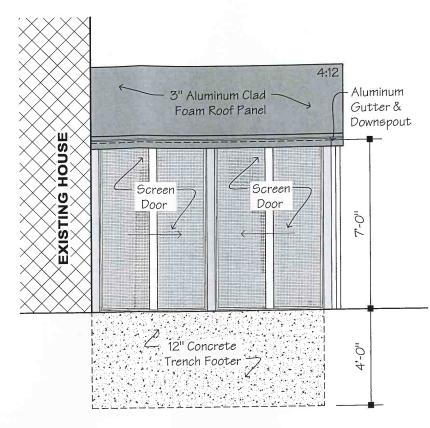




Floor Plan

1/4"=1'-0"





A1.4 Elevation

4:12 3" Aluminum Clad Aluminum Foam Roof Panel Gutter & Downspout HOUSE Screen Screen STING Door Door 12" Concrete: Ō Trench Footer

A1.4 Elevation

1/4"=1'-0"

1/4"=1'-0"

General Notes:

Must Be EPA Approved Preservative Treated

2. All Connections To Existing House Shall Be Done In Accordance With Sound Construction Practices. Particular Attention Must Be Given To Ensure A Proper Load Path From The Sunroom To The Existing House Framing & To The Sunroom Foundation

3. All Wood Member Connections Shall Be Rigid & Secure Or Simpson Strong-Tie Or Equivalent

4. When Using EPA Approved Preservative Treated Lumber In Contact With Aluminum, First Isolate Wood From Aluminum With Either Of The Following: 15 Lb Roof Felt, Or 10 Mil Plastic Sheeting Prior To Installation Of Aluminum. All Fasteners In Direct Contact With Preservative Treated Wood Shall Be Hot-Dipped Galvanized Per ASTM A153, Or Other Approved Protective Coating Trim Coil To Be Attached to Isolated Wood Post Using Stainless Steel Nails. Lags Onto Decks Must Penetrate Center Of Header Or Joist Board, Or Provide Solid Blocking For Lag Embedment.

5. Wedge Bolts Shall Have Empigard "Tri-Coat Coating" & Shall Be Installed Per Manufacturers Recommendations.

Tempered Insulated Glass. Roof Panels Are Tempered Insulated Glass Or Annealed Insulated Laminated Glass If Height Above Grade Equals

7. Registered Proffesional Stamping These Details Cannot Be Responsible For Soil Bearing Analysis Or Adequacy Of Existing Structures, Or Proposed

2. Either The Contractor Or The Owner Shall Install Smoke Detectors Throughout Existing Structure Per RCNYS 313

3. All Dimensions Are Nominal, Installed On New

I Certify That When This Pre Engineered Structure By "Patio Enclosures, Inc." Is Assembled With The Manufacturers Directions It Meets The Design Load Requirements Of RCNYS: Snow: 55 Psf

2. All Lumber In Contact w/ Concrete

3. All Lumber Closer Than 18" To Ground To Be Pressure Treated

4. New 16"Dia Piers Calculated To Support

Design Loads: Snow- 50 PSF Wind-115 MPH Live-50 PSF Dead- 10 PSF Seismic-D



1. All Wood in Direct Contact With Concrete Per Code, & Designated As "Ground Contact"

Where Applicable

6. All Windows, Doors, & Glass Wing Panels Shall Be 12 Feet Or More

Work Performed Or Coordinated By Owner

1. This Is A 3 Season, Unheated, Non-Habitable Space Exempt From NYS Energy Code.

Or Existing Concrete Foundation

Wind: 115 Mph



1. All Lumber To Be S-P-F#2 Or Better

To Be Pressure Treated

Roof & Floor Loading

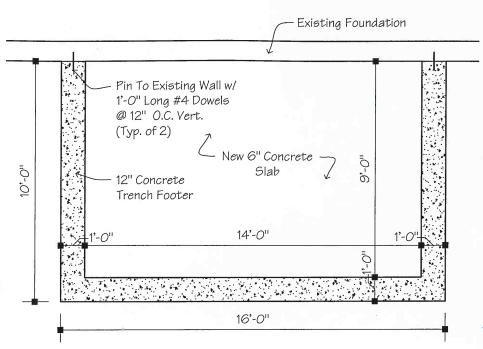


Residence Scudder

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DATE: 7-12-2022			
DRAWN BY: M. Kasperek	M. De		

Plans & Elevations

Copyright Dean Architects^o 2021



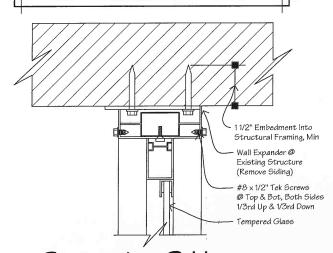
A2.1 Foundation Plan

1/4"=1'-0"

Attaching Sunroom Wall Expander To Existing Structure: Wood Framed Structures & Wood Framing w/ Brick Veneer Use 1/4 Inch Diameter Galvanized Lags & Washers Providing A Minimum 11/2" Inch Embedment Into Wood Framing Or Wood Blocking Installed & Nailed To Wood Framing At All Locations Noted Below.

Bearing Walls:
Locate (2) Fasteners Near Floor Level. (2) At Kneewall Of Railing Height. (2) At Transom, & (2) Near Header Height. Install Single Fasteners Located @ 16" O.C. Vertically & Staggered Along The Expander Height Between Double Fastener Locations Typical.

Locate (2) Fasteners Near Floor, (2) At Kneewall Or Railing Height. (2) At Transom Height, (2) At H, & (2) Near Top End Of Expander Install Single Fasteners Located At 16" O.C. Vertically & Staggered Along The Expander Height Between Double Fasteners Locations (Typ)



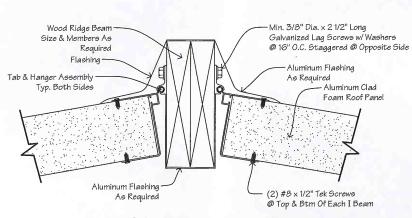
A2.2 Connection @ House

To Existing House

1/4"=1'-0"

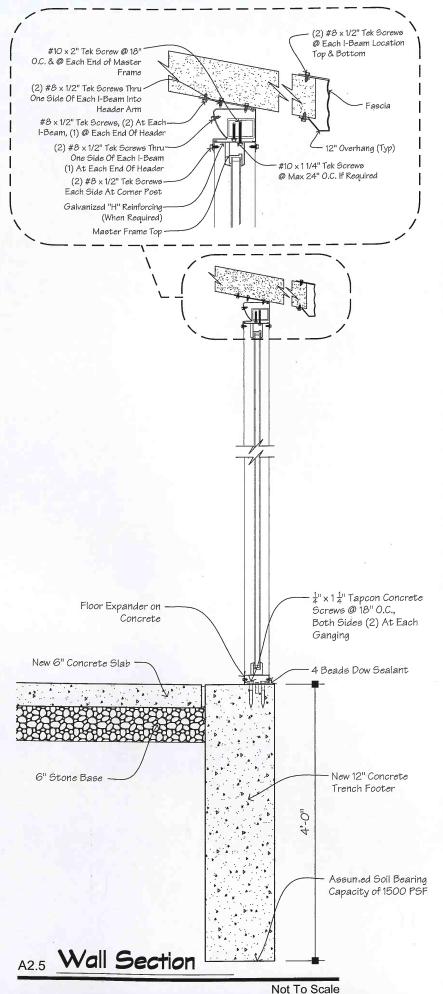
Mounting To Existing Structures:
Remove Existing Siding & Any Compressible Sheathing
At Connection Points Of Enclosure To House, Lags Must
Be Securely Anchored To Structural Framing Or Install Blocking Securely To Structural Framing To Provide Minimum 1 1/2" Embedment For Mounting Fasteners.

Mounting Note:
The Quality & Size of Fasteners Required Varies By Application. A Ledger w/ Lags Adequately Fastened To The Existing Structure, Or A Support Beam Mounted On Support Posts At The Face Of The Existing Structure May Be Required Under Heavy Loads.



A2.4 Roof Mount Detail

Not To Scale







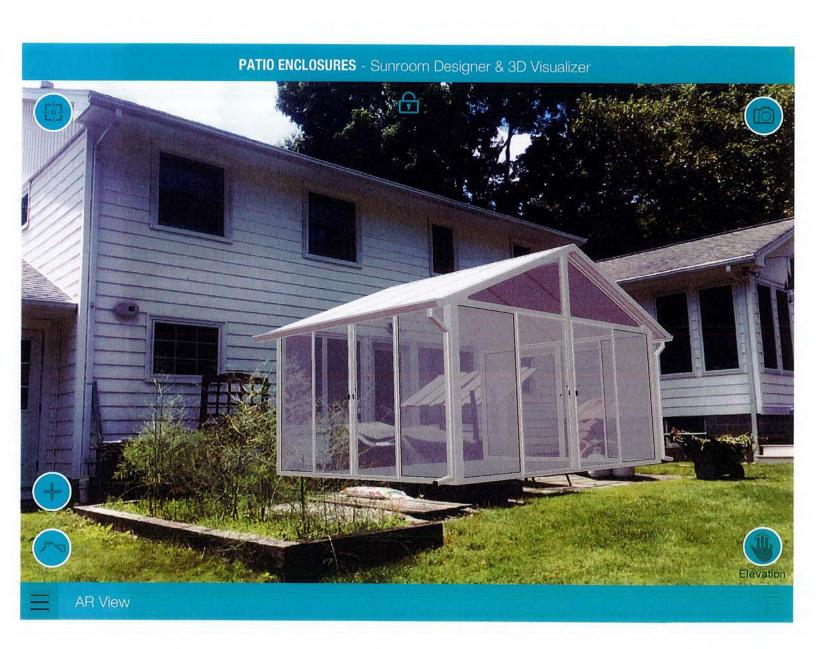
2620 North America Dr. West Seneca, NY 14224 (716) 674-6446

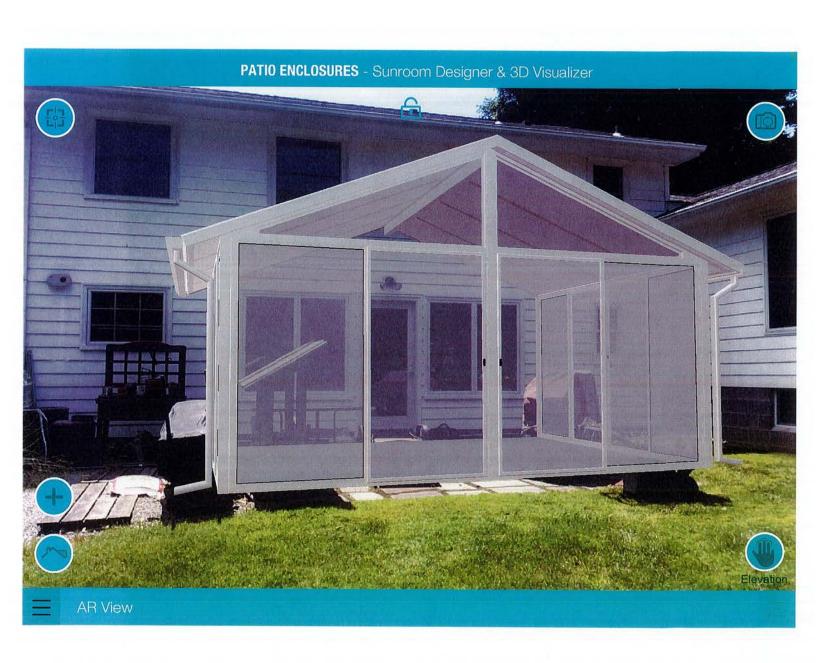
Residence Scudder

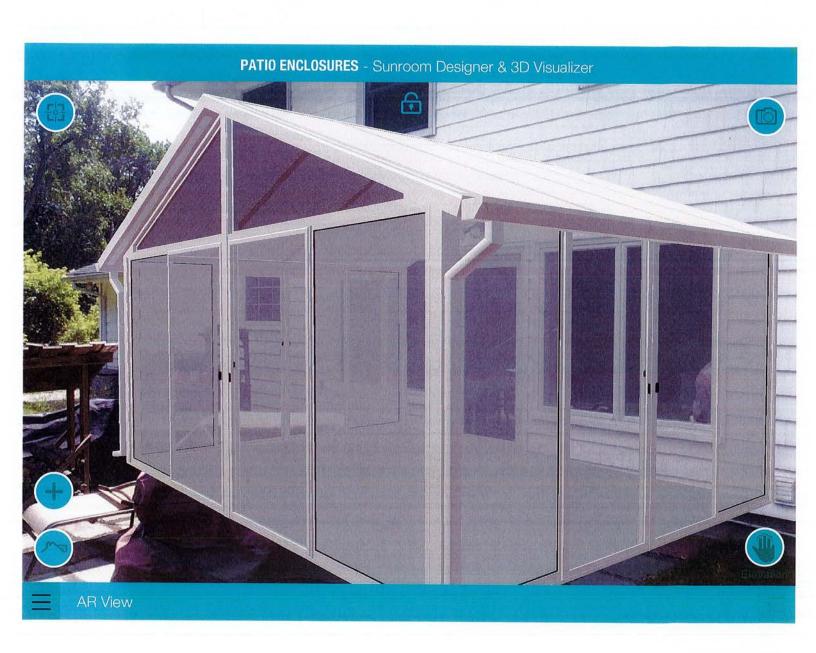
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Foundation Details

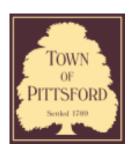
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2/3/22, 9:48 AM Letter View



Town of Pittsford

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

Permit # B22-000018

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

DESIGN REVIEW AND HISTORIC PRESERVATION BOARD REFERRAL OF APPLICATION

Property Address: 592 Allens Creek Road ROCHESTER, NY 14618

Tax ID Number: 137.16-2-21

Zoning District: RN Residential Neighborhood

Owner: Cunniffe, Daniel T

Applicant: A Frank and Co. LLC

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

Project Description: Applicant is requesting design review for the construction of an approximately 350 SF two story addition where the current sun room is as well as the construction of a new 690 SF screened in porch off the back side of the house.

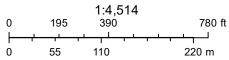
Meeting Date: August 25, 2022



RN Residential Neighborhood Zoning



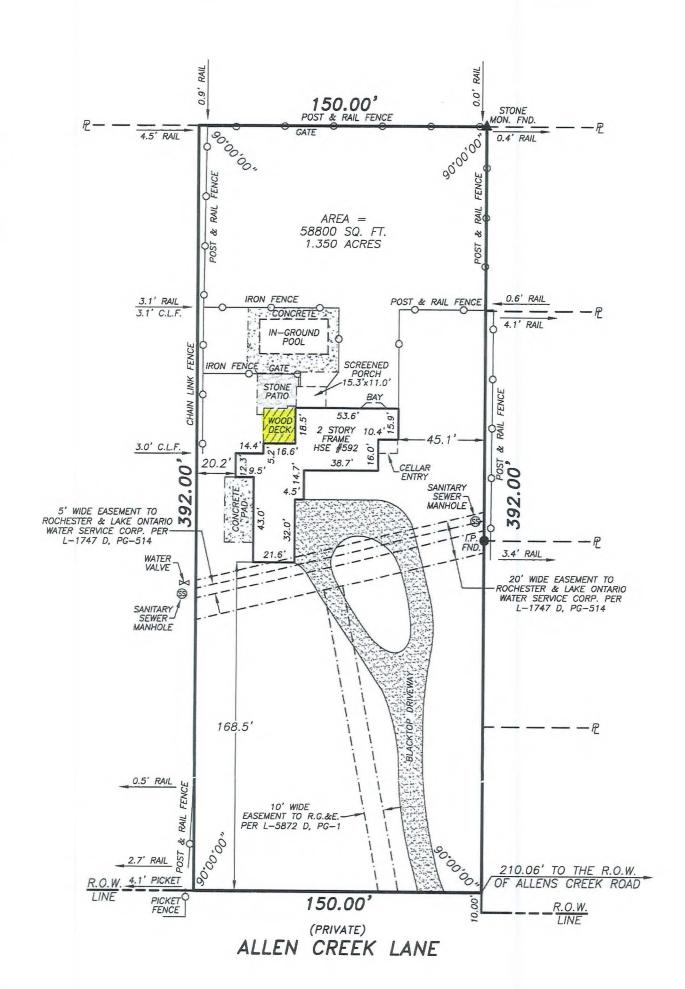
Printed February 3, 2022



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.





CERTIFICATION:

I, DAVID A. STAUB, HEREBY CERTIFY TO:

-DANIEL CUNNIFFE -OLVER KORTS, LLP.

-CITIBANK, N.A., ITS SUCCESSORS AND/OR ASSIGNS

-STEWART TITLE INSURANCE COMPANY

-THE LAW FIRM REPRESENTING THE LENDER

THAT THIS MAP WAS MADE SEPTEMBER 4, 2012 FROM NOTES OF AN INSTRUMENT SURVEY COMPLETED AUGUST 30, 2012 AND REFERENCES USTED HEREON.

OSOTO LAND SURVE

N.Y.S.R.L.S. No. 50791

DATE:

REFERENCES:

1.) LIBER 9632 OF DEEDS, PAGE 656.

2.) ABSTRACT OF TITLE No. WTA-12-25677-NY (WEB TITLE).

3.) EASEMENT TO R.G.&E. PER LIBER 5872 OF DEEDS, PAGE 85. 4.) EASEMENT TO ROCHESTER & LAKE ONTARIO WATER PER LIBER 2434 OF DEEDS, PAGE 265.

NOTE: PREMISES SUBJECT TO ALL EASEMENTS, RESTRICTIONS & COVENANTS OF RECORD.

INSTRUMENT SURVEY

592 ALLEN CREEK LANE

BEING PART OF TOWN LOTS No. 68 & 69, TOWNSHIP No. 12, RANGE No. 5, TOWN OF PITTSFORD, COUNTY OF MONROE, STATE OF NEW YORK

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

"ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S RED INK SEAL SHALL BE CONSIDERED TO BE VALID TRUE COPIES."

"CERTIFICATIONS INDICATED HEREON SIGNIFY THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE EXISTING CODE OF PRACTICE FOR LAND SURVEYS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS. SAID CERTIFICATIONS SHALL RUN ONLY TO THE PERSON FOR WHOM THE SURVEY IS PREPARED, AND ON HIS BEHALF TO THE TITLE COMPANY, GOVERNMENTAL AGENCY AND LENDING INSTITUTION LISTED HEREON, AND TO THE ASSIGNEES OF THE LENDING INSTITUTION. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS."



TRIPLE POINT LAND SURVEYING, LLC.

16 EAST MAIN STREET SUITE 320 ROCHESTER, NEW YORK 14614 Phone (585) 263—9950 Fax (585) 263—3591

SCALE:

1" = 50'

TAX ACCOUNT:

137.16 - 2 - 21

DATE:

JOB No. 1088 - 12

SEPT. 4, 2012

PROJECT INFORMATION

OWNER(S): SHANNON & DANIEL CUNNIFFE ADDRESS: 592 ALLENS CREEK RD, ROCHESTER, NY 14618 EMAIL: scunniffe@gmail.com; cunniffe@gmail.com TOWN: PITTSFORD **COUNTY: MONROE**

ZONING CODE

ZONING: RN FRONT SETBACK: AVERAGE, PER TOWN SIDE SETBACK: 25' TOTAL (10' MIN EA. SIDE) REAR BUFFER: 20' HEIGHT LIMIT: 30' MAX. FOOTPRINT: $4,950 \text{ SF} + (0.02 \times 23,800) = 5,426 \text{ S.F.}$ MAX. LOT COVERAGE: 40%

SCOPE OF WORK:

This project includes a 2-story addition at the rear of the house to accommodate a new half bathroom (for pool use) and "garden room" (or breakfast room) on the first floor and a new home office on the second floor. There will also be a new 616 S.F. screened porch on the back of the house to replace an existing smaller screened porch. All exterior materials will match existing.

AREA CALCS:

FOOTPRINT (BUILDING COVERAGE): Existing:

3,053 S.F. (House & Garage) 168 S.F. (Existing Screened Porch) 3,221 S.F. Total Existing Building Footprint Lot Area: 58,800 S.F. **Existing Building Coverage: 5.8%**

Proposed:

3,053 S.F. (Existing House & Garage) -32 S.F. (Living Room Bay to be removed) -168 S.F. (Screened Porch to be removed) +253 S.F. (House Addition Footprint) +616 S.F. (Screened Porch Addition Footprint) 3,722 Total Proposed Building Footprint Lot Area: 58,800 S.F.

Proposed Building Coverage: 6.3%

LOT COVERAGE:

Proposed:

3,722 S.F. Roofed Structures 4,738 S.F. Existing Asphalt Driveway 486 S.F. Existing Concrete Pad 1,189 S.F. Bluestone Patio 662 S.F. Pool & Spa

10,797 S.F. Total Proposed Lot Coverage Lot Area: 58,800 S.F. **18.4% Proposed Lot Coverage** (40% = max allowable)

LIVABLE FLOOR AREA:

Existing:

2,187 S.F. First Floor Area (inc. stairs) 1,922 S.F. Second Floor Area (not inc. stairs)

4,109 S.F. Total Existing Livable Floor Area

Proposed:

2,397 S.F. First Floor Area 2,132 S.F. Second Floor Area

4,529 S.F. Total Proposed Livable Floor Area

GENERAL NOTES:

1. Code references included in this document refer to the 2020 Residential Code of New York

2. Existing spaces, rooms, exits and building systems that were not altered as part of this

3. All electrical work shall comply with Appendix J of the 2020 Residential Code of New York State. Provide building department with final electrical inspection approval.

4. All plumbing shall be installed by a Town of Pittsford licensed plumber or the homeowner. Work shall comply with Appendix J of the 2020 Residential Code of New York State.

5. Owner to provide a statement from the heating contractor indicating that the existing furnace has the capacity to heat the addition.

6. Smoke detectors shall be installed as required by Appendix J of the 2020 Residential Code of New York State in the following locations: - In each sleeping room; - In hallways adjacent to sleeping rooms; - At least one on each story including basement. Where wall and/or ceiling finishes are removed to expose the structure, detectors shall be hard-wired. Other detectors may be battery operated. Hard-wired detectors shall be interconnected such that if one activates, all will activate. Detectors shall be listed and installed in accordance with NFPA-72 and Appendix J of the Residential Code. Listed combination smoke/carbon monoxide alarm

7. Carbon monoxide alarms shall be installed as required by Section 915 of the 2020 Fire Code of NYS in the following locations: - In any room containing a fuel burning appliance and within 10 feet of any sleeping area. - On any story where fuel-fired appliances or equipment, solid-fuel burning appliances and equipment, fireplaces or attached garages are located. Where wall and/or ceiling finishes are removed to expose the structure, alarms shall be hard-wired. Other alarms may be battery operated. Hard-wired alarms shall be interconnected such that if one activates, all will activate. Alarms shall be listed and labeled in accordance with UL 2034. Combination carbon monoxide and smoke alarms shall be listed in accordance with UL 2034 and UL 217 and shall be installed in accordance with manufacturer's instructions.

8. Foam plastic insulation on basement (and crawl space) walls shall be covered with gypsum board or have a flame-spread index not greater than 75 with an accompanying smoke-developed index not to exceed 450 when tested in accordance with ASTM 84.

9. Flashing is required in the following locations: at wall and roof intersections and projecting wood trim, top of all exterior windows and door openings; chimneys; under and at ends of masonry, wood or metal copings and sills; and where exterior porches, decks or stairs attach to a wall or floor assembly of wood-frame construction. Flashings shall be provided as required to comply with all of Section R703.4 of the 2020 Residential Code of New York State.

10. Where roof slope is from 2 in 12 to 4 in 12, TWO layers of underlayment shall be applied in accordance with Section R905.1.1 of the 2020 Residential Code.

11. Where existing windows and/or doors are removed, the infill construction shall be fully insulated with insulation having a minimum R value of R-3 per inch.

12. To provide compliance with the 2020 Code, the installed insulation values shall meet or exceed the values shown in the REScheck provided for this project.

13. The addition envelope air tightness and insulation installation shall be demonstrated to comply with Section R502 of the 2020 Energy Conservation Code.

14. Duct insulation and duct tightness shall be demonstrated to comply with Section R403.3 of the 2020 Energy Conservation Code.

15. (not used)

17. Gas piping, if applicable, shall be installed in accordance with Part VI of the 2020 Residential Code. 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, and within 6 feet of the appliance, except that valves for vented gas fireplaces, inserts, logs and room heaters may be remote from the appliance where provided with ready access. Such valves shall be permanently identified and serve no other equipment. Shutoff valves shall be installed in accordance with Section G2420 of the Residential Code and shall comply with required

18. A gas piping system, if installed, that contains any corrugated stainless steel tubing (CSST) shall be electrically continuous and shall be bonded to the electrical service grounding electrode system. No portion of the gas piping system shall be used as, or considered to be, a grounding electrode or a grounding electrode conductor. CSST shall be installed and bonded in accordance with Section 2411.2 of the 2020 Residential Code of NYS and the stricter of: (a) the requirements set forth in the CSST manufacturer's installation instructions, or (b) the requirements set forth in §RG2411, and §RG2415.7.

19. CSST shall not be supported on or by other electrically conductive systems including copper water pipe, electric power cables, air conditioning and heating ducts, communication cables and structural steel beams. Electrical wiring, including the bonding jumper, shall be supported and secured independently of the CJ-CSST so that it does not come in contact with

20. All equipment and appliances shall be installed in accordance with the manufacturer's installation instructions and the requirements of the 2020 Residential Code of NYS.

21. All work shall comply with local Codes, New York State Codes, Amendments, Rules, Regulations, Ordinances, Laws, Orders, Approvals, etc. that are required by Governing Authorities. In the event of conflict, the most stringent requirements shall apply.

22. Contractor shall examine and verify conditions of the job site. Any discrepancy between drawings and existing conditions should be recorded in writing and reported to the Architect for resolution prior to commencement of work.

23. All dimensions are face of finish dimensions unless otherwise noted. Notify Architect of any discrepancies or conflict between architectural drawings, specifications or schedules prior to subsequent work. Additionally, notify Architect of any discrepancies or conflict between architectural drawings and consultant drawings, specifications or schedules prior to subsequent work.

24. Any changes to framing and engineered connections shall be approved by the Architect prior to subsequent work.

25. The coordination and documentation of any Special Inspections required by governing authorities is the responsibility of the Contractor. The Contractor must request special inspections by qualified professionals at the appropriate time during the construction process, and document their execution. The Architect will NOT write any Letters of Special Inspection Compliance at the conclusion of the job, without this prior written documentation. In the event that required Special Inspection areas of the Work are "covered" without such documented inspection, the contractor shall provide all labor and materials required to access, inspect and repair such work at his or her own expense.

26. All Change Orders shall be written and shall be approved by Architect and Owner prior to

27. All building materials are to be stored appropriately and protected from damage.

28. Owner is responsible for the accuracy of information provided to the Architect by any previous architect(s), engineers, surveyors, designers or other consultants.

29. Contractor must schedule a walkthrough with Architect after rough electrical and rough

plumbing but prior to insulating. Additionally, Contractor must schedule a walkthrough with Architect at substantial completion. 30. Contractor shall provide and maintain a job phone on site for the duration of the

installation.

specifications, schedules, details and revisions at the job site at all times. 31. Material choices, fixtures, adhesives, and finishes not specified on drawings, specifications, or schedules shall be pre-approved by Owner and/or Architect prior to purchase and

construction process. Contractor must maintain a copy of the latest version of the plans,

32. Contractor to maintain quality and cleanliness of vegetation and grounds throughout construction. Contractor to clean up job site at the end of every working day, isolate construction area from other interior living space, and minimize dust as best as possible.

ENERGY CONSERVATION CODE REQUIREMENTS:

Fenestration U-Factor: 0.30 Skylight U-Factor: 0.55 Ceiling Insulation: R-49 Wood Framed Wall Insulation: R-20, or R-13 + R5 Mass Wall Insulation: R-13 (or R-17 when more than 1/2 of insulation is on

Floor Insulation: R-30 Basement Wall Insulation: R-15 Continuous; R-19 Cavity Concrete Slab Insulation: R-10, depth 2' (unheated), R-15, depth 2' (heated) Crawl Space Wall Insulation: R-15 Continuous; R-19 Cavity

PHOTOS

Climate Zone: 5



VIEW OF FRONT OF HOUSE FROM DRIVEWAY (TO REMAIN UNCHANGED)



VIEW OF BACK OF HOUSE FROM NORTH-EAST



VIEW OF BACK OF HOUSE FROM NORTH



VIEW OF BACK & SIDE OF HOUSE FROM NORTH-WEST



VIEW OF WEST SIDE OF HOUSE FROM NORTH-WEST

CONSULTANTS

PROJECT DESIGNER: Tom Johnson (585) 319-7144 tom@milovineyard.com

> **ARCHITECT OF RECORD:** Amanda Everson Costanza, RA, AIA, LEED AP Christopher Costanza, RA, AIA, LEED AP 9x30 Design, Architecture, PLLC (585) 242-0501 amanda@9x30.com

STRUCTURAL ENGINEER: Jason Vigil, PE, SE Jensen/BRV Engineering, PLLC (585) 482-8130 office jasonv@jensenbrv.com

ABBREVIATIONS:

(N) = NEW(E) = EXISTING (R) = REPLACE EXISTING PL = PROPERTY LINE TYP. = TYPICAL S.S.D. = SEE STRUCTURAL DRAWINGS V.I.F. = VERIFY IN FIELD V.W.O. = VERIFY WITH OWNER T.B.D = TO BE DETERMINED G.W.B. = GYPSUM WALL BOARD F.O.S. = FACE OF STUD F.O.F. = FACE OF FINISH RS = ROUGH SAWN RWL = RAIN WATER LEADER PTGR = PAINT GRADE O.C. = ON CENTER F.F. = FINISHED FLOOR A.F.F. = ABOVE FINISHED FLOOR FG = FINISHED GRADE HT = HEAVY TIMBER CANT. = CANTILEVERED STD - STANDARD PL = PLATE THK = THICK VERT = VERTICAL CMU = CONCRETE MASONRY UNIT SH = SILL HEIGHT HH = HEAD HEIGHT CH = CEILING HEIGHT WH = WALL HEIGHT EXT. = EXTERIOR TBD = TO BE DETERMINED ICF = INSULATED CONCRETE FORMS U.O.N. = UNLESS OTHERWISE NOTED STL = STEEL COL = COLUMN CONC. = CONCRETE W/ = WITH W/O = WITHOUT W/I = WITHIN EA. = EACH T.O.B. = TOP OF BEAM REQ'D = REQUIRED MANUF = MANUFACTURER CONN. = CONNECTOR

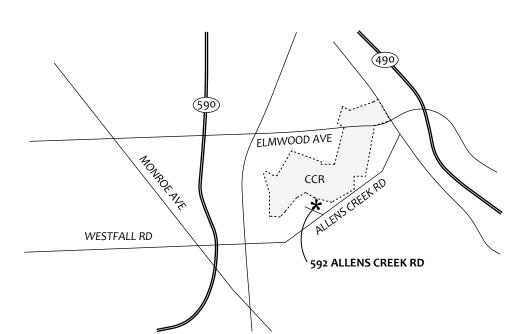
DIA = DIAMETER

FTG = FOOTING

MIN = MINIMUM

MAX = MAXIMUM

VICINITY MAP



(E) CONCRETE TO

BE REPLACED W/ -

(N) IN-GROUND SPA

0.5' RAIL

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

CERTIFICATION:

-OLVER KORTS, LLP.

I, DAVID A. STAUB, HEREBY CERTIFY TO:

-CITIBANK, N.A., ITS SUCCESSORS AND/OR ASSIGNS -STEWART TITLE INSURANCE COMPANY

-THE LAW FIRM REPRESENTING THE LENDER

FROM NOTES OF AN INSTRUMENT SURVEY

COMPLETED AUGUST 30, 2012 AND REFERENCES LISTED HEREO

THAT THIS MAP WAS MADE SEPTEMBER 4, 2012

BLUESTONE

(N) 253 S.F.

ADDITION

(FOOTPRINT)-

PAVERS

SHEET INDEX

Ao.o PROJECT INFORMATION & SITE PLAN A1.0 EXISTING PLANS & ELEVATIONS

A2.0 NEW FIRST FLOOR PLAN

A2.1 NEW SECOND FLOOR PLAN & SCHEDULES

A2.2 NEW ROOF PLAN

A3.0 NEW ELEVATIONS

A4.0 SECTIONS

REAR BUFFER

58800 SQ. FT. 1.350 ACRES

(PRIVATE)

ALLEN CREEK LANE

INSTRUMENT SURVEY

592 ALLEN CREEK LANE

BEING PART OF TOWN LOTS No. 68 & 69,

TOWNSHIP No. 12, RANGE No. 5, TOWN OF PITTSFORD,

COUNTY OF MONROE, STATE OF NEW YORK

–(N) 44'x14'

SCREENED

1.) LIBER 9632 OF DEEDS, PAGE 656.

2.) ABSTRACT OF TITLE No. WTA-12-25677-NY (WEB TITLE).

3.) EASEMENT TO R.G.&E. PER LIBER 5872 OF DEEDS, PAGE 85.

4.) EASEMENT TO ROCHESTER & LAKE ONTARIO WATER PER LIBER 2434 OF DEEDS, PAGE 265.

NOTE: PREMISES SUBJECT TO ALL EASEMENTS, RESTRICTIONS & COVENANTS OF RECORD.

TRIPLE POINT LAND

SURVEYING, LLC.

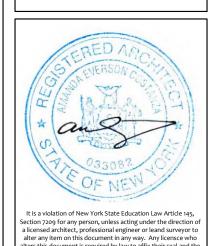
E1.0 FIRST FLOOR ELECTRICAL PLAN

E2.0 SECOND FLOOR ELECTRICAL PLAN

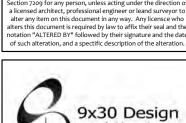
S1.0 FOUNDATION & FIRST FLOOR FRAMING PLAN

S2.0 SECOND FLOOR FRAMING PLAN

S3.0 ROOF FRAMING PLAN



REVISIONS



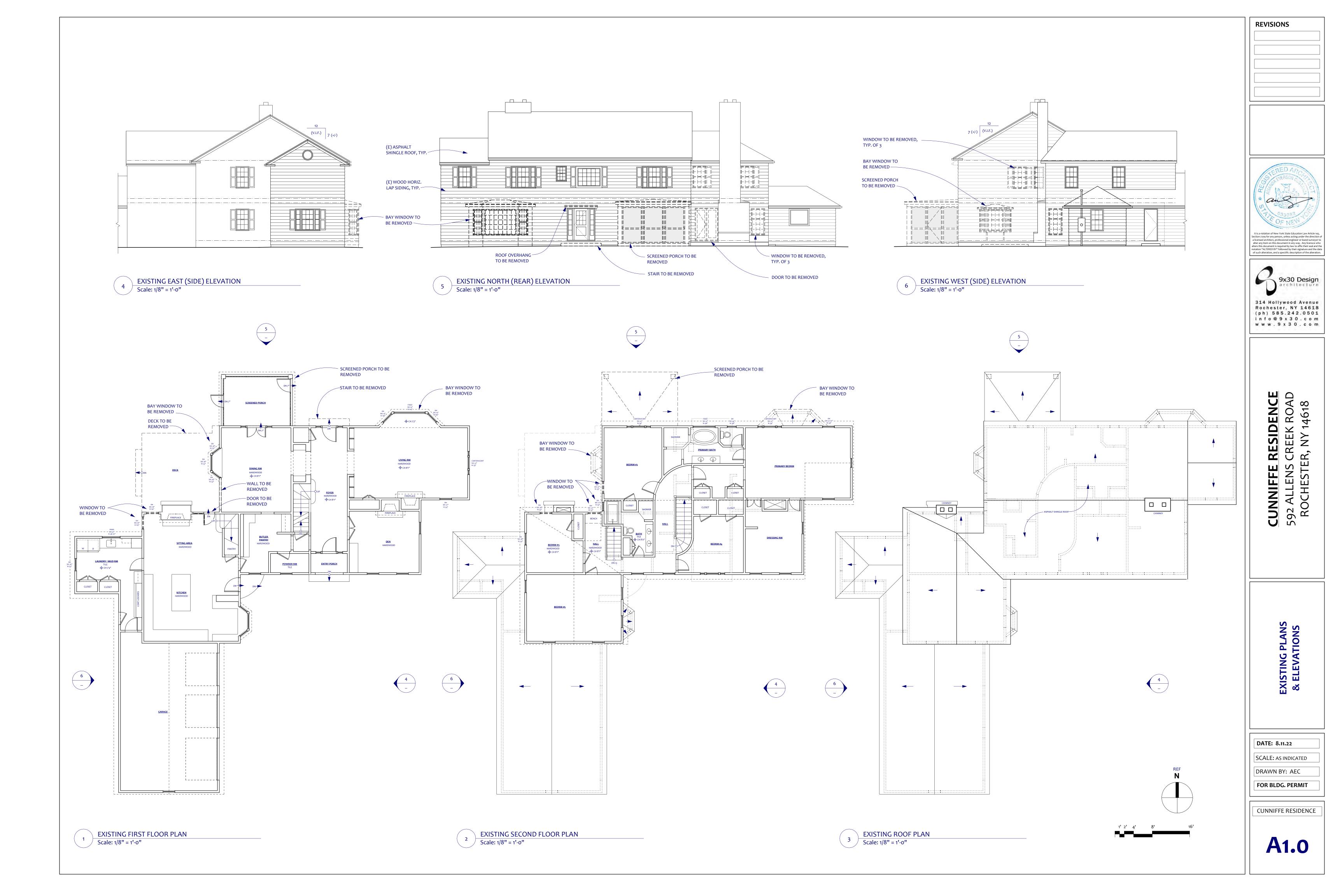
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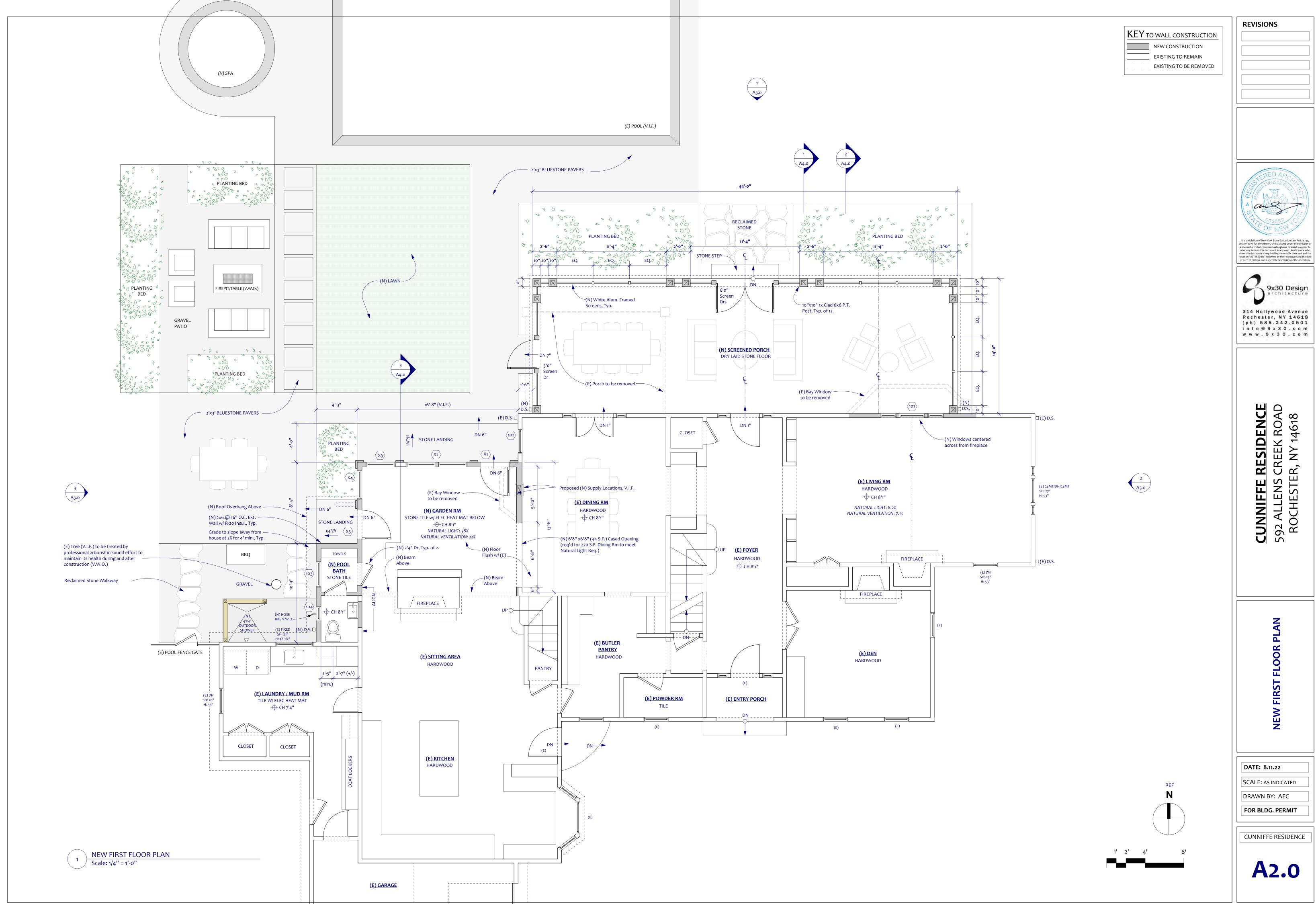
DATE: 8.11.22 SCALE: AS INDICATED DRAWN BY: AEC

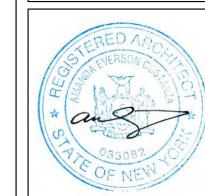
CUNNIFFE RESIDENCE

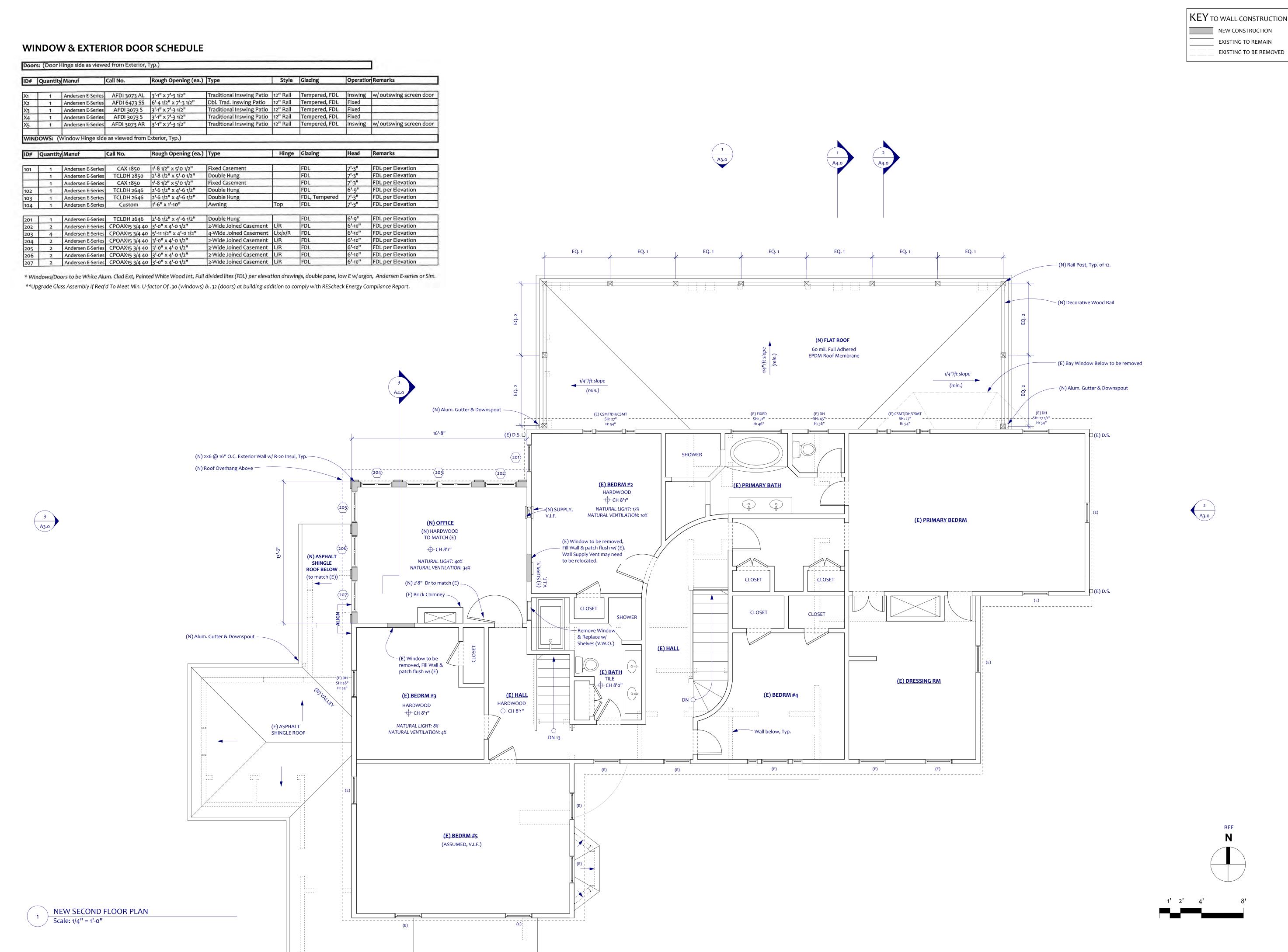
FOR BLDG. PERMIT

A0.0









REVISIONS

NEW CONSTRUCTION EXISTING TO REMAIN



Section 7 209 for any person, unless acting under the direction of a licensed architect, professional engineer or leand surveyor to alter any item on this document in any way. Any licensce who alters this document is required by law to affix their seal and the notation "ALTERED BY" followed by their signature and the dat of such alteration, and a spectific description of the alteration.



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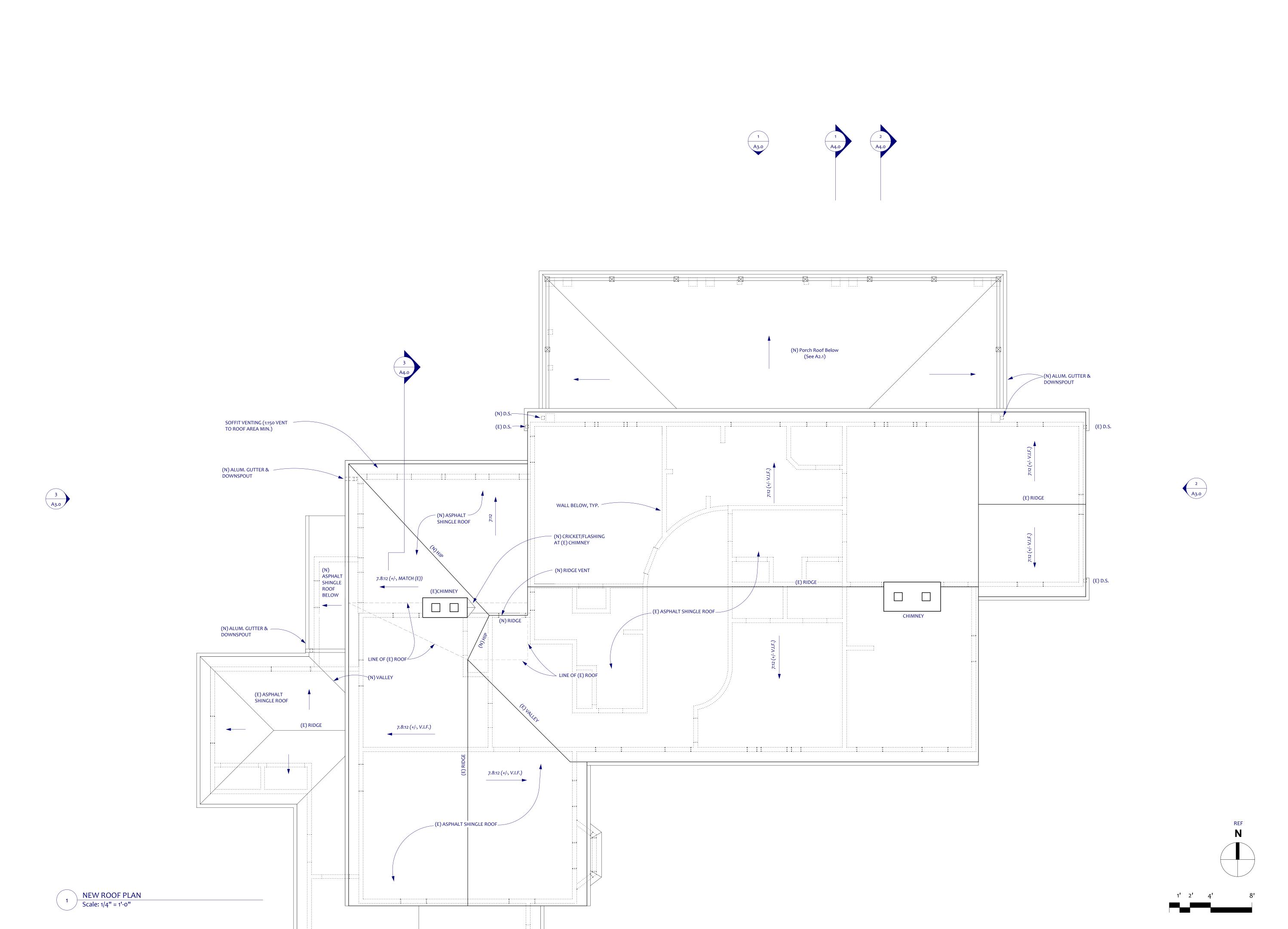
CUNNIFFE | 592 ALLENS | ROCHESTE

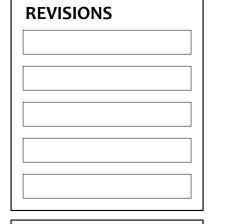
NEW SECOND FLOOR PLAN DOOR & WINDOW SCHEDULE

DATE: 8.11.22 SCALE: AS INDICATED DRAWN BY: AEC FOR BLDG. PERMIT

CUNNIFFE RESIDENCE

A2.1







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oh) 585.242.0501 nfo@9x30.com ww.9x30.com

CUNNIFFE RESIDENCE 592 ALLENS CREEK ROAD ROCHESTER, NY 14618

NEW ROOF PLAN

DATE: 8.11.22

SCALE: AS INDICATED

DRAWN BY: AEC

FOR BLDG. PERMIT

CUNNIFFE RESIDENCE

A2.2

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It is a violation of New York State Education Law Article 145, Section 7209 for any person, unless acting under the direction of a licensed architect, professional engineer or leand surveyor to alter any item on this document in any way. Any licensce who alters this document is required by law to affix their seal and the notation "ALTERED BY" followed by their signature and the date of such alteration, and a spectific description of the alteration.

9x30 Design architecture

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RESIDENCE CREEK ROAD ER, NY 14618

CUNNIFFE RESIDEN 592 ALLENS CREEK RC ROCHESTER, NY 146

NEW ELEVATIONS

DATE: 8.11.22

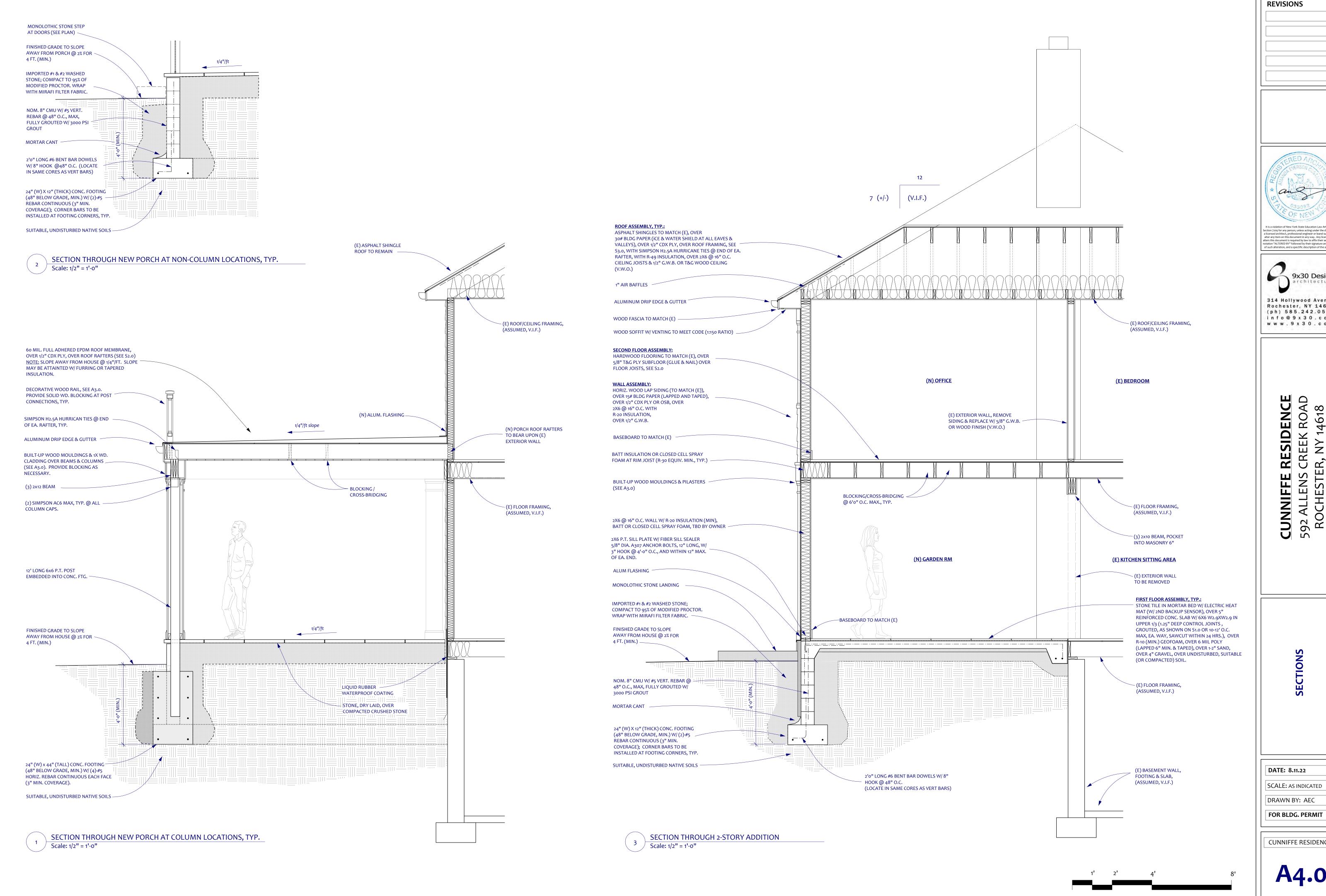
SCALE: AS INDICATED

DRAWN BY: AEC

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CUNNIFFE RESIDENCE

A3.0

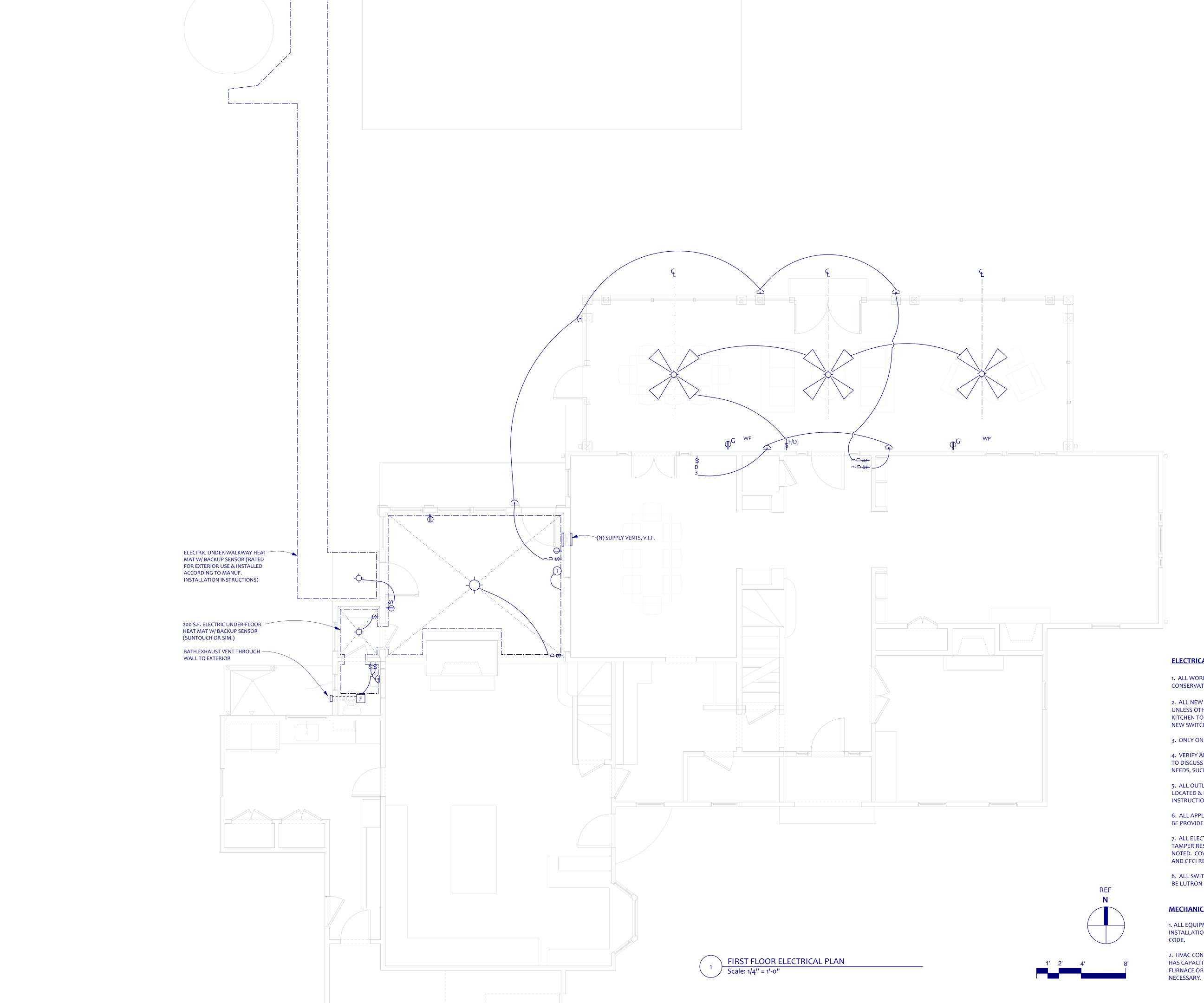




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info@9x30.com w w w . 9 x 3 0 . c o m

DATE: 8.11.22 SCALE: AS INDICATED DRAWN BY: AEC





ELECTRICAL NOTES:

1. ALL WORK SHALL COMPLY WITH CURRENT NYS ENERGY CONSERVATION CODE.

2. ALL NEW GENERAL OUTLETS TO BE 14" A.F.F. (TO TOP OF BOX), UNLESS OTHERWISE NOTED. ALL NEW ABOVE COUNTER OUTLETS IN KITCHEN TO BE INSTALLED ACCORDING TO INTERIOR ELEVATIONS. ALL NEW SWITCHES TO BE 48" A.F.F. (TO TOP OF BOX).

3. ONLY ONE GFCI OUTLET PER CIRCUIT.

4. VERIFY ALL FIXTURE TYPES & LOCATIONS W/ OWNER. CONTRACTOR TO DISCUSS ELECTRICAL WITH OWNER TO DETERMINE ADDITIONAL NEEDS, SUCH AS CABLE, TELEPHONE, A/V EQUIPMENT, ETC.

5. ALL OUTLETS & ELECTRICAL HOOKUPS FOR APPLIANCES TO BE LOCATED & INSTALLED ACCORDING TO MANUFACTURER INSTALLATION INSTRUCTIONS.

6. ALL APPLIANCES (REFRIGERATOR, RANGE, HOOD, DISHWASHER) TO BE PROVIDED BY OWNER.

7. ALL ELECTRICAL OUTLETS TO BE WHITE, RECTANGULAR STYLE, TAMPER RESISTANT 15 AMP DUPLEX OUTLETS, UNLESS OTHERWISE NOTED. COVER PLATES TO BE WHITE TO MATCH. SEE PLAN FOR AFCI AND GFCI REQUIRED LOCATIONS.

8. ALL SWITCHES TO BE WHITE ROCKER STYLE. DIMMER SWITCHES TO BE LUTRON "DIVA" PRESET DIMMER OR EQUAL. VERIFY WITH OWNER.

MECHANICAL & PLUMBING NOTES:

1. ALL EQUIPMENT TO BE INSTALLED ACCORDING TO MANUFACTURER'S INSTALLATION INSTRUCTIONS WITH ACCESS & CLEARANCES TO MEET

2. HVAC CONTRACTOR TO DETERMINE WHETHER EXISTING FURNACE HAS CAPACITY TO HEAT/COOL ADDITIONAL FLOOR AREA. ADDITIONAL FURNACE OR ELECTRIC MINI-SPLIT UNIT TO BE INSTALLED IF

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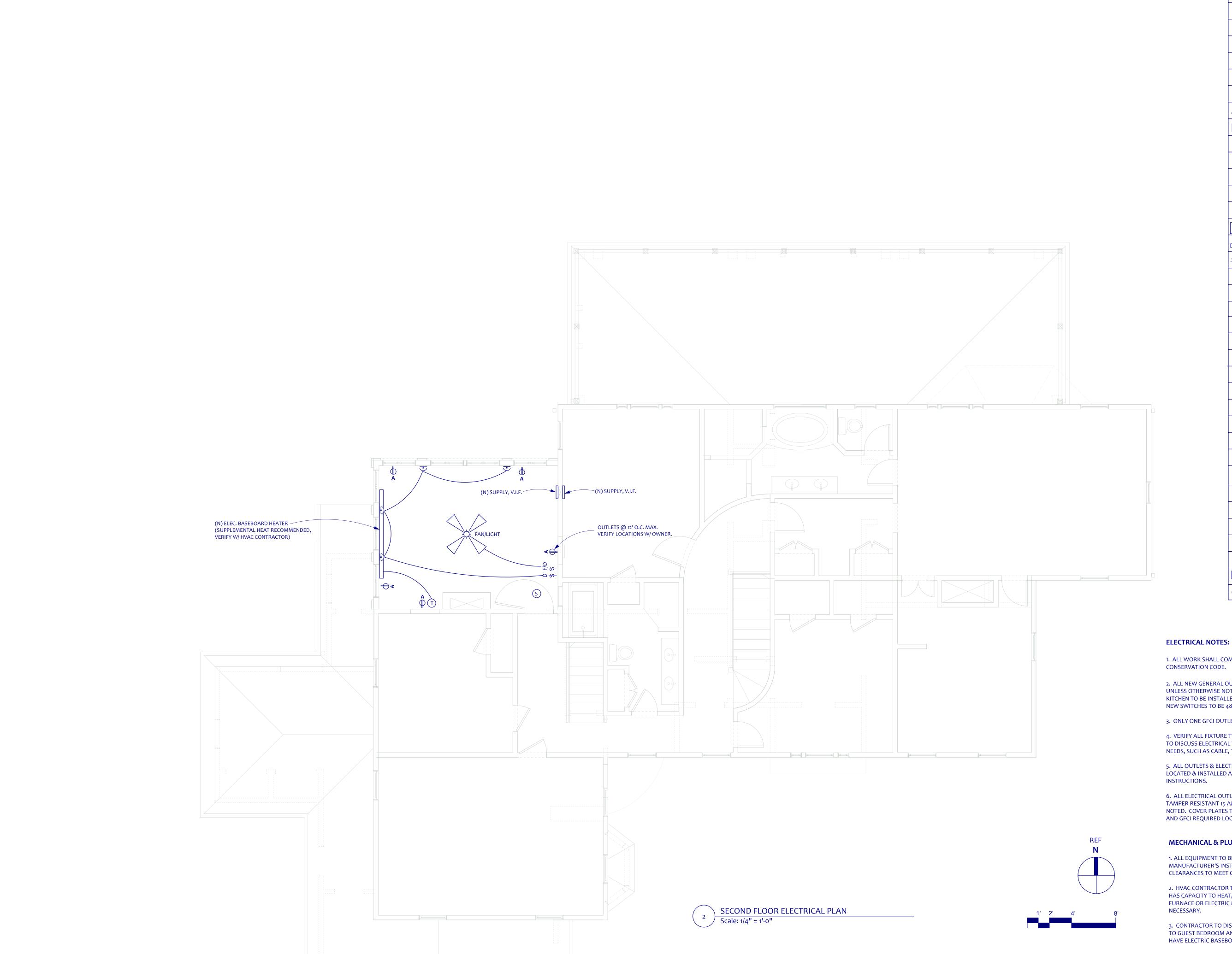
> ESIDENCE REEK ROAD NY 14618 CUNNIFFE | 592 ALLENS | ROCHESTE

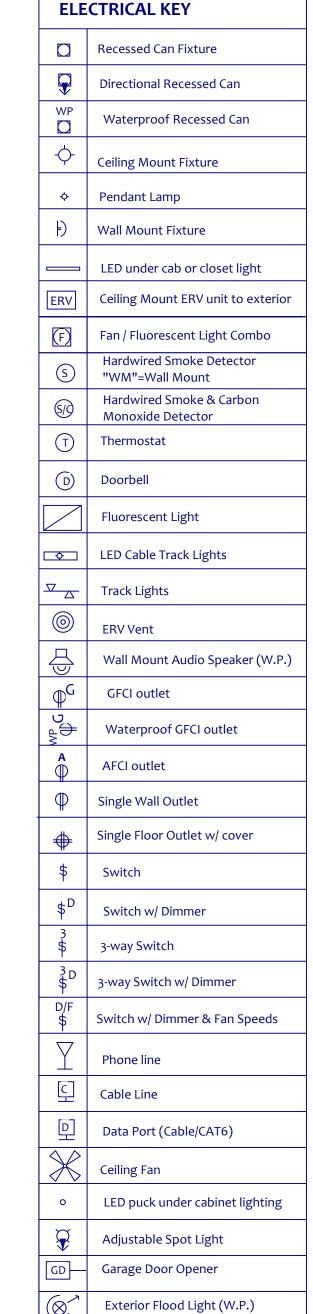
> > NEW FIRST FLOOR ELECTRICAL PLAN

DATE: 8.11.22

SCALE: AS INDICATED DRAWN BY: AEC

FOR BLDG. PERMIT





- 1. ALL WORK SHALL COMPLY WITH CURRENT NYS ENERGY CONSERVATION CODE.
- 2. ALL NEW GENERAL OUTLETS TO BE 14" A.F.F. (TO TOP OF BOX), UNLESS OTHERWISE NOTED. ALL NEW ABOVE COUNTER OUTLETS IN KITCHEN TO BE INSTALLED ACCORDING TO INTERIOR ELEVATIONS. ALL NEW SWITCHES TO BE 48" A.F.F. (TO TOP OF BOX).
- 3. ONLY ONE GFCI OUTLET PER CIRCUIT.
- 4. VERIFY ALL FIXTURE TYPES & LOCATIONS W/ OWNER. CONTRACTOR TO DISCUSS ELECTRICAL WITH OWNER TO DETERMINE ADDITIONAL NEEDS, SUCH AS CABLE, TELEPHONE, A/V EQUIPMENT, ETC.
- 5. ALL OUTLETS & ELECTRICAL HOOKUPS FOR APPLIANCES TO BE LOCATED & INSTALLED ACCORDING TO MANUFACTURER INSTALLATION INSTRUCTIONS.
- 6. ALL ELECTRICAL OUTLETS TO BE WHITE, RECTANGULAR STYLE, TAMPER RESISTANT 15 AMP DUPLEX OUTLETS, UNLESS OTHERWISE NOTED. COVER PLATES TO BE WHITE TO MATCH. SEE PLAN FOR AFCI AND GFCI REQUIRED LOCATIONS.

MECHANICAL & PLUMBING NOTES:

- 1. ALL EQUIPMENT TO BE INSTALLED ACCORDING TO MANUFACTURER'S INSTALLATION INSTRUCTIONS WITH ACCESS & CLEARANCES TO MEET CODE.
- 2. HVAC CONTRACTOR TO DETERMINE WHETHER EXISTING FURNACE HAS CAPACITY TO HEAT/COOL ADDITIONAL FLOOR AREA. ADDITIONAL FURNACE OR ELECTRIC MINI-SPLIT UNIT TO BE INSTALLED IF NECESSARY.
- 3. CONTRACTOR TO DISCUSS OPTION OF ADDING DUCTWORK/VENTS TO GUEST BEDROOM AND SOUTH BEDROOM WHICH CURRENTLY ONLY HAVE ELECTRIC BASEBOARD HEAT.

REVISIONS

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E RESIDENCE

VS CREEK ROAD

TER, NY 14618 CUNNIFFE 592 ALLENS ROCHEST

NEW SECOND I

DATE: 8.11.22 SCALE: AS INDICATED

DRAWN BY: AEC FOR BLDG. PERMIT

I. GENERAL NOTES

The building code used is the NYS/ICC, latest edition.
 The Contractor shall verify all dimensions and conditions in the field prior to commencing work. The Engineer shall be notified of any disccrepancies which may

3. The Contractor shall investigate the presence of any hazard (i.e. lead paint, mold, environmental, insect, animal, etc.) prior to commencing any work. Any hazards shall be reported to the Owner and the Engineer immediately.

4. All footings are to be placed on suitable, undisturbed, native soil. The soil bearing pressure should be confirmed/verified at the footings by an accepted testing method. The soil bearing pressure should be verified by a geotechnical engineer and be reported to the structural engineer of record.

5. Contractor shall coordinate the structural drawing with the architectural, mechanical, electrical and plumbing drawings prior to fabrication and installation of any structural components. Any discrepancies shall be reported to the structural engineer immediately.

II. FOUNDATION WORK

A. GENERAL
Soil pressure to be field verified. Contact Geotechnical
Engineer prior to commencing work to confirm/verify the soil
bearing at the footings using an accepted testing method.

B. DESIGN CAPACITIES
Assumed net allowable soil bearing pressure is 1500 psf
per NYS Code maximum allowable. This pressure shall be
field verified by a NYS licensed geotechnical engineer.
C. FILL AND BACKFILL

Compact each fill layer not less than 95% of maximum density of Modified Proctor per ASTM D 1557.

III. CONCRETE

IV. WOOD

A. MATERIAL PROPERTIES

A. MATERIAL PROPERTIES
 All cast-in-place concrete and grout–minimum

strength in 28 days to be 4000 psi.
2. Bar reinforcing ASTM A615, Grade 60

Welded wire fabric ASTM A185
B. INSTALLATION

1. Unless otherwise shown, all reinforcing shall be detailed in accordance with ACI 318.

2. Unless otherwise noted, reinforcing shall have the following minimum concrete covers: 3" cover where unformed and against earth, 2" where formed and against earth, and 1" where formed and not against earth. See ACI

3. Unless otherwise shown, reinforcing splices shall be minimum 48 bar diameters.

4. Provide 3/4" chamfer at all exposed concrete corners and edges.5. Engineer to inspect and approve installed example of typical wall reinforcement types before concrete placement.

Provide corner bars at all intersections and corners, e.g.: band beams, footings, etc.

Specifications Fb = 2325 psi, E=1.55 x 10 psi.

1. Minimum fiber stress in bending (Fb) for all wood to be 850 psi (single member uses). Compression Parallel to Grain (Fc) to be 1300 psi unless otherwise noted, E=1300000 psi, Minimum shear stress (Fv) = 150 psi unless otherwise noted, LVL Specifications Fb = 2600 psi, E = 1,900,000 psi; LSL

2. Continuously glue and connect all headers with 2 rows of 16d common nails at 12" O.C. max., U.O.N.3. See Roof Framing Plan for all interior and exterior

header types.

4. Provide solid blocking under all header supports dow to masonry wall or steel beam.

5. Triple studs under each end of headers, unless otherwise noted.6. Wood in contact with masonry, concrete, or earth or within 1'-o" of grade & exposed shall be pressure treated.

7. Framing anchors, joist hangers, etc, shall be galvanized steel (16 ga. min.). Install in strict acordance with Mfrs. Instructions.
8. All exterior walls to be 2x6 studs @ 16" O.C. unless otherwise noted, blocking shall be provided @ 4' O.C. or at

plywood panel edges.
9. All interior walls to be 2x4 studs @ 16" O.C. unless otherwise noted.

10. Wall sheathing: 1/2" CDX Plywood
11. Roof sheathing: 5/8" T&G Exterior Grade Plywood, w/
10d nails @ 12" O.C. (min.) into all supports).

V. STRUCTURAL STEEL

A. MATERIAL PROPERTIES

1. Steel tubes ASTM A500, Gr. B

"W" shapes ASTM A992 Grade 50

Plates, Bars, Angles ASTM A36

Pipes, Bars, Angles ASTM A53, Type E (Fy=35ksi)

3. Welding E70XX-AWS D1.14. Anchor Bolts shall be ASTM A-36

Bolts ASTM A325N

B. INSTALLATION

Welding by certified welder only.
 Top of steel and bottom of steel elevations are from the top of the top plate to the bottom of the base plate.
 All structural steel shall be primed and painted with a high

quality epoxy paint (TNEMEC or equal).
4. All structural steel fabrication, erection, and connections to conform with current edition of AISC handbook. Field measure all steel prior to fabrication.

VI. MISCELLANEOUS

 Provide shop drawings for structural steel, roof trusses, masonry, concrete mix design and reinforcing for approval before fabrication.
 All shop drawings shall be stamped by a licenced professional engineer in the State of New York.

3. Paint all exposed steel below grade (o'-o") with asphaltic damproofing except bearing surfaces.4. Field measure all steel prior to fabrication

NOTE:

USE SIMPSON CONNECTORS FOR ALL RAFTER TO WALL, RAFTER TO BEAM, BEAM TO BEAM, BEAM TO COLUMN, COLUMN TO FOUNDATION, AND HEADER TO WALL OR COLUMN CONNECTIONS. ALL CONNECTORS SHALL BE H.D. GALVANIZED.

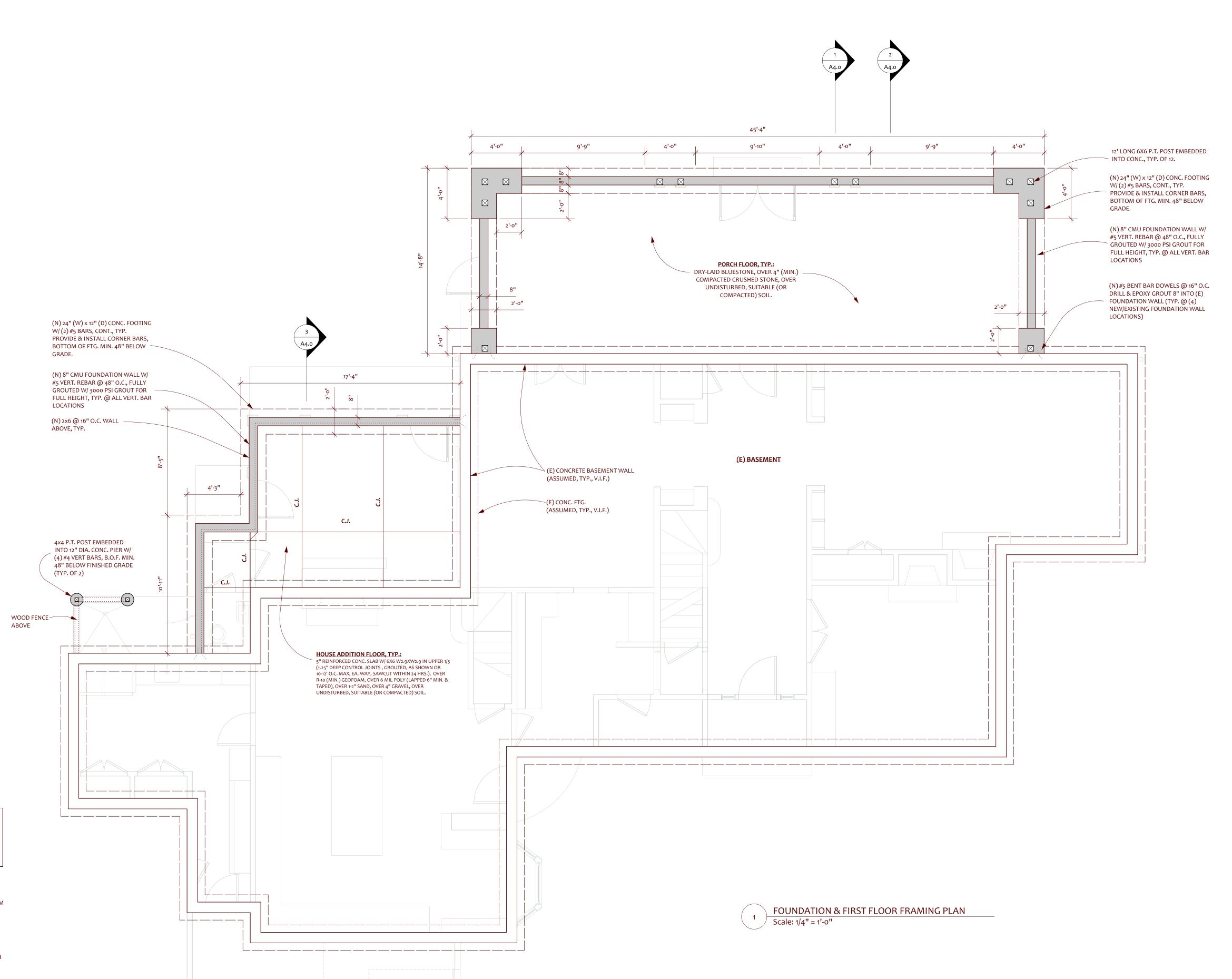
FRAMING NOTES

1. USE (1) SIMPSON H2.5 CONNECTOR AT EA. END OF EACH TRUSS OR RAFTER.
2. ALL STUD COLUMNS SHALL BE CONTINUOUS FROM BEAM OR HEADER BEARING DOWN TO TOP OF FND. WALL OR

BEAM.
3. GLUE & NAIL ALL 2-PLY BEAMS & HEADERS WITH (2)
ROWS OF 16d NAILS @ 12" O.C., STAGGER ROWS (TYP.,

U.O.N.).

4. GLUE & NAIL ALL 3-PLY BEAMS & HEADERS WITH (2)
ROWS OF 16d NAILS @ 12" O.C., STAGGER ROWS, NAIL EACH
FACE (TYP., U.O.N.)





* OSSOB? OF NEW OF NEW





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> CUNNIFFE RESIDENC 592 ALLENS CREEK ROA ROCHESTER, NY 14618

> > FOUNDATION & FIRST FLOOR FRAMING PLAN

DATE: 8.11.22

SCALE: AS INDICATED

DRAWN BY: AEC

CUNNIFFE RESIDENCE

FOR BLDG. PERMIT

S1.0

STRUCTURAL NOTES:

I. GENERAL NOTES

1. The building code used is the NYS/ICC, latest edition. 2. The Contractor shall verify all dimensions and conditions in the field prior to commencing work. The Engineer shall be notified of any disccrepancies which may

3. The Contractor shall investigate the presence of any hazard (i.e. lead paint, mold, environmental, insect, animal, etc.) prior to commencing any work. Any hazards shall be reported to the Owner and the Engineer immediately. 4. All footings are to be placed on suitable, undisturbed, native soil. The soil bearing pressure should be confirmed/verified at the footings by an accepted testing method. The soil bearing pressure should be verified by a geotechnical engineer and be reported to the structural engineer of record.

5. Contractor shall coordinate the structural drawing with the architectural, mechanical, electrical and plumbing drawings prior to fabrication and installation of any structural components. Any discrepancies shall be reported to the structural engineer immediately.

II. FOUNDATION WORK

A. GENERAL

Soil pressure to be field verified. Contact Geotechnical Engineer prior to commencing work to confirm/verify the soil bearing at the footings using an accepted testing method. B. DESIGN CAPACITIES

Assumed net allowable soil bearing pressure is 1500 psf per NYS Code maximum allowable. This pressure shall be field verified by a NYS licensed geotechnical engineer. C. FILL AND BACKFILL

1. Compact each fill layer not less than 95% of maximum density of Modified Proctor per ASTM D 1557.

III. CONCRETE

A. MATERIAL PROPERTIES All cast-in-place concrete and grout--minimum

strength in 28 days to be 4000 psi. 2. Bar reinforcing ASTM A615, Grade 60 Welded wire fabric ASTM A185

B. INSTALLATION 1. Unless otherwise shown, all reinforcing shall be

detailed in accordance with ACI 318. 2. Unless otherwise noted, reinforcing shall have the following minimum concrete covers: 3" cover where unformed and against earth, 2" where formed and against earth, and 1" where formed and not against earth. See ACI

3. Unless otherwise shown, reinforcing splices shall be minimum 48 bar diameters.

4. Provide 3/4" chamfer at all exposed concrete corners

5. Engineer to inspect and approve installed example of typical wall reinforcement types before concrete placement. 6. Provide corner bars at all intersections and corners, e.g.: band beams, footings, etc.

IV. WOOD

1. Minimum fiber stress in bending (Fb) for all wood to be 850 psi (single member uses). Compression Parallel to Grain (Fc) to be 1300 psi unless otherwise noted, E=1300000 psi, Minimum shear stress (Fv) = 150 psi unless otherwise noted, LVL Specifications Fb = 2600 psi, E = 1,900,000 psi; LSL Specifications Fb = 2325 psi, E=1.55 x 10 psi. 2. Continuously glue and connect all headers with 2 rows

of 16d common nails at 12" O.C. max., U.O.N. 3. See Roof Framing Plan for all interior and exterior

4. Provide solid blocking under all header supports down to masonry wall or steel beam. 5. Triple studs under each end of headers, unless

otherwise noted. 6. Wood in contact with masonry, concrete, or earth or within 1'-0" of grade & exposed shall be pressure treated.

7. Framing anchors, joist hangers, etc, shall be galvanized steel (16 ga. min.). Install in strict acordance with Mfrs. Instructions. 8. All exterior walls to be 2x6 studs @ 16" O.C. unless

otherwise noted, blocking shall be provided @ 4' O.C. or at plywood panel edges. 9. All interior walls to be 2x4 studs @ 16" O.C. unless

10. Wall sheathing: 1/2" CDX Plywood 11. Roof sheathing: 5/8" T&G Exterior Grade Plywood, w/ 10d nails @ 12" O.C. (min.) into all supports).

V. STRUCTURAL STEEL

otherwise noted.

A. MATERIAL PROPERTIES 1. Steel tubes ASTM A500, Gr. B "W" shapes ASTM A992 Grade 50

> 2. Bolts ASTM A325N 3. Welding E70XX-AWS D1.1 4. Anchor Bolts shall be ASTM A-36

B. INSTALLATION

2. Top of steel and bottom of steel elevations are from the top of the top plate to the bottom of the base plate. quality epoxy paint (TNEMEC or equal). 4. All structural steel fabrication, erection, and connections to

VI. MISCELLANEOUS

3. Paint all exposed steel below grade (o'-o") with asphaltic damproofing except bearing surfaces. 4. Field measure all steel prior to fabrication

USE SIMPSON CONNECTORS FOR ALL RAFTER TO WALL, RAFTER TO BEAM, BEAM TO BEAM, BEAM TO COLUMN, COLUMN TO FOUNDATION, AND HEADER TO WALL OR COLUMN CONNECTIONS. ALL CONNECTORS SHALL BE H.D. GALVANIZED.

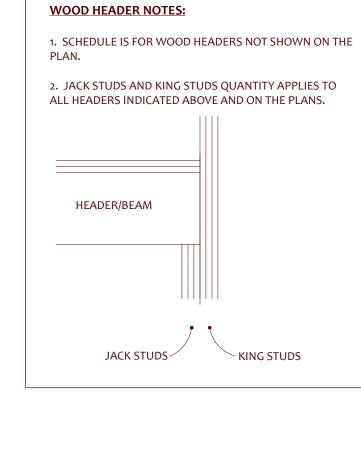
FRAMING NOTES:

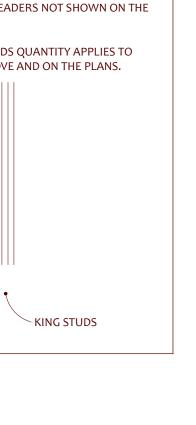
1. USE (1) SIMPSON H2.5 CONNECTOR AT EA. END OF EACH TRUSS OR RAFTER.

2. ALL STUD COLUMNS SHALL BE CONTINUOUS FROM BEAM

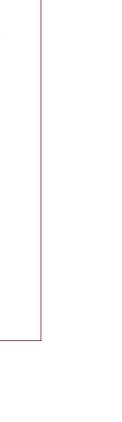
3. GLUE & NAIL ALL 2-PLY BEAMS & HEADERS WITH (2) ROWS OF 16d NAILS @ 12" O.C., STAGGER ROWS (TYP.,

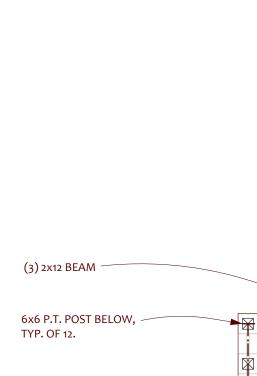
WALL FRAMING	CLEAR OPENINGS			
WALL FRAMING	UP TO 4'-0"	UP TO 6'-o"	UP TO 8'-o"	UP TO 10'-0"
2X4	(2) - 2x6	(2) - 2x8	(2) - 2X10	(2) - 2X12
2x6	(3) - 2x6	(3) - 2x8	(3) - 2x10	(3) - 2x12
JACK STUDS	2	2	2	3
KING STUDS	1	2	2	3

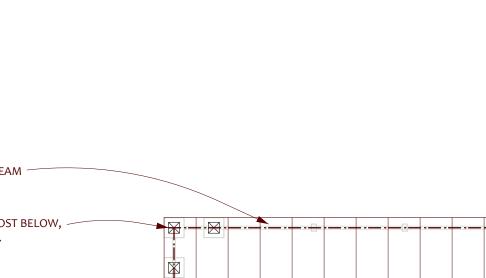


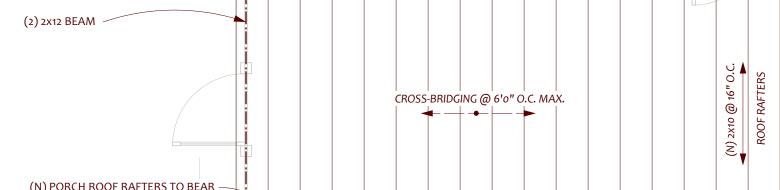


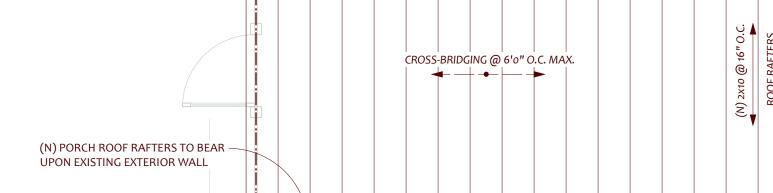
(3) 2X6 HDR

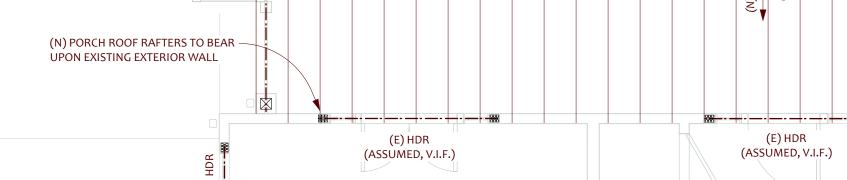






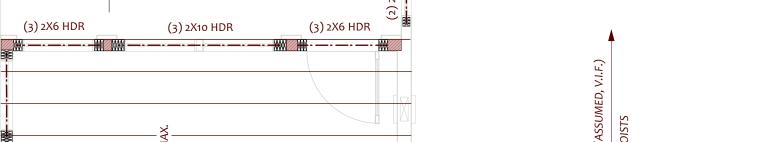


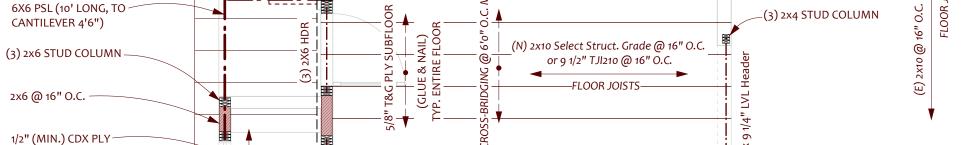






(3) 2x4 STUD COLUMN

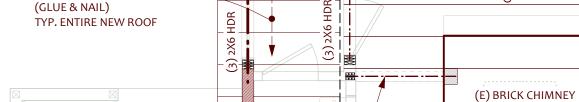




INTO MASONRY MIN. 6"

2x4 @ 16" O.C. CEILING

2x6 @ 16" O.C. ROOF RAFTERS





6X6 PSL TO PICK UP -

CANTILEVERED PSL

1. Welding by certified welder only. 3. All structural steel shall be primed and painted with a high

conform with current edition of AISC handbook. Field measure all steel prior to fabrication.

1. Provide shop drawings for structural steel, roof trusses, masonry, concrete mix design and reinforcing for approval before fabrication. 2. All shop drawings shall be stamped by a licenced professional engineer in the State of New York.

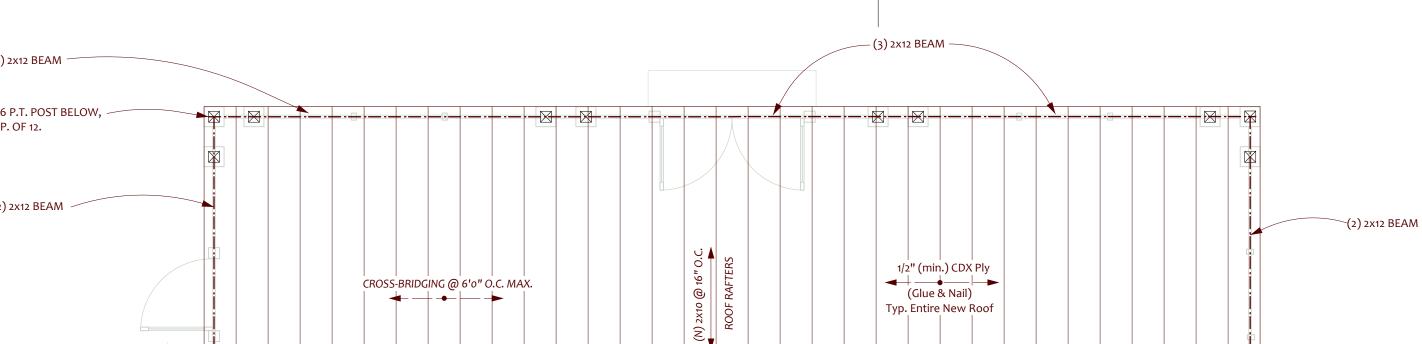
OR HEADER BEARING DOWN TO TOP OF FND. WALL OR

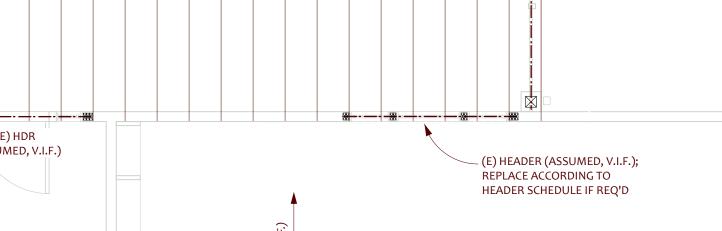
4. GLUE & NAIL ALL 3-PLY BEAMS & HEADERS WITH (2) ROWS OF 16d NAILS @ 12" O.C., STAGGER ROWS, NAIL EACH FACE (TYP., U.O.N.)

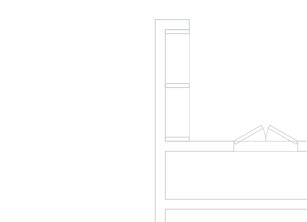
WOOD HEADER SCHEDULE

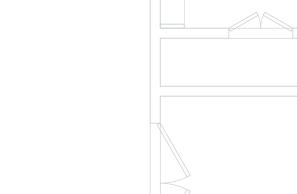
LL FRAMING	CLEAR OPENINGS			
LL FRAMING	UP TO 4'-0"	UP TO 6'-o"	UP TO 8'-o"	UP TO 10'-0"
2X4	(2) - 2x6	(2) - 2x8	(2) - 2x10	(2) - 2x12
2x6	(3) - 2x6	(3) - 2x8	(3) - 2x10	(3) - 2x12
CK STUDS	2	2	2	3
NC CTUDE	1	_	2	3

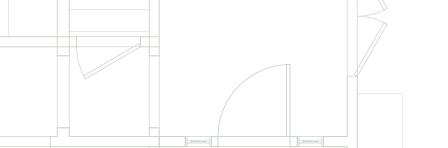










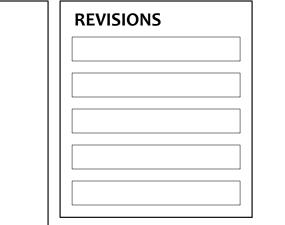


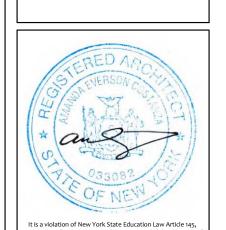


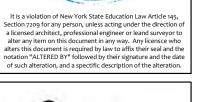
FLOOR JOISTS



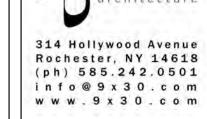








9x30 Design



E H CUNNIFFE 592 ALLENS ROCHESTE

DATE: 8.11.22 SCALE: AS INDICATED

DRAWN BY: AEC FOR BLDG. PERMIT

STRUCTURAL NOTES:

I. GENERAL NOTES

1. The building code used is the NYS/ICC, latest edition. 2. The Contractor shall verify all dimensions and conditions in the field prior to commencing work. The Engineer shall be notified of any disccrepancies which may

3. The Contractor shall investigate the presence of any hazard (i.e. lead paint, mold, environmental, insect, animal, etc.) prior to commencing any work. Any hazards shall be reported to the Owner and the Engineer immediately. 4. All footings are to be placed on suitable, undisturbed, native soil. The soil bearing pressure should be

confirmed/verified at the footings by an accepted testing method. The soil bearing pressure should be verified by a geotechnical engineer and be reported to the structural engineer of record.

5. Contractor shall coordinate the structural drawing with the architectural, mechanical, electrical and plumbing drawings prior to fabrication and installation of any structural components. Any discrepancies shall be reported to the structural engineer immediately.

II. FOUNDATION WORK

A. GENERAL

Soil pressure to be field verified. Contact Geotechnical Engineer prior to commencing work to confirm/verify the soil bearing at the footings using an accepted testing method. B. DESIGN CAPACITIES

Assumed net allowable soil bearing pressure is 1500 psf per NYS Code maximum allowable. This pressure shall be field verified by a NYS licensed geotechnical engineer. C. FILL AND BACKFILL

1. Compact each fill layer not less than 95% of maximum density of Modified Proctor per ASTM D 1557.

III. CONCRETE

A. MATERIAL PROPERTIES

1. All cast-in-place concrete and grout--minimum strength in 28 days to be 4000 psi. 2. Bar reinforcing ASTM A615, Grade 60

Welded wire fabric ASTM A185

B. INSTALLATION 1. Unless otherwise shown, all reinforcing shall be

detailed in accordance with ACI 318. 2. Unless otherwise noted, reinforcing shall have the following minimum concrete covers: 3" cover where unformed and against earth, 2" where formed and against earth, and 1" where formed and not against earth. See ACI

3. Unless otherwise shown, reinforcing splices shall be minimum 48 bar diameters. 4. Provide 3/4" chamfer at all exposed concrete corners

and edges. 5. Engineer to inspect and approve installed example of typical wall reinforcement types before concrete placement. 6. Provide corner bars at all intersections and corners, e.g.: band beams, footings, etc.

IV. WOOD

1. Minimum fiber stress in bending (Fb) for all wood to be 850 psi (single member uses). Compression Parallel to Grain (Fc) to be 1300 psi unless otherwise noted, E=1300000 psi, Minimum shear stress (Fv) = 150 psi unless otherwise noted, LVL Specifications Fb = 2600 psi, E = 1,900,000 psi; LSL Specifications Fb = 2325 psi, E=1.55 x 10 psi.

2. Continuously glue and connect all headers with 2 rows of 16d common nails at 12" O.C. max., U.O.N. 3. See Roof Framing Plan for all interior and exterior header types.

to masonry wall or steel beam. 5. Triple studs under each end of headers, unless

otherwise noted. 6. Wood in contact with masonry, concrete, or earth or within 1'-o" of grade & exposed shall be pressure treated. 7. Framing anchors, joist hangers, etc, shall be

galvanized steel (16 ga. min.). Install in strict acordance with Mfrs. Instructions. 8. All exterior walls to be 2x6 studs @ 16" O.C. unless otherwise noted, blocking shall be provided @ 4' O.C. or at

plywood panel edges. 9. All interior walls to be 2x4 studs @ 16" O.C. unless otherwise noted.

10. Wall sheathing: 1/2" CDX Plywood 11. Roof sheathing: 5/8" T&G Exterior Grade Plywood, w/ 10d nails @ 12" O.C. (min.) into all supports).

V. STRUCTURAL STEEL

A. MATERIAL PROPERTIES Steel tubes ASTM A500, Gr. B "W" shapesASTM A992 Grade 50

Plates, Bars, Angles ASTM A36 Pipes, Bars, Angles ASTM A53, Type E (Fy=35ksi) Bolts ASTM A325N 3. Welding E70XX-AWS D1.1

4. Anchor Bolts shall be ASTM A-36

B. INSTALLATION Welding by certified welder only. 2. Top of steel and bottom of steel elevations are from the top of the top plate to the bottom of the base plate.

quality epoxy paint (TNEMEC or equal). 4. All structural steel fabrication, erection, and connections to conform with current edition of AISC handbook. Field measure all steel prior to fabrication.

3. All structural steel shall be primed and painted with a high

VI. MISCELLANEOUS

1. Provide shop drawings for structural steel, roof trusses, masonry, concrete mix design and reinforcing for approval before

2. All shop drawings shall be stamped by a licenced professional engineer in the State of New York. 3. Paint all exposed steel below grade (o'-o") with asphaltic

damproofing except bearing surfaces. 4. Field measure all steel prior to fabrication

USE SIMPSON CONNECTORS FOR ALL RAFTER TO WALL, RAFTER TO BEAM, BEAM TO BEAM, BEAM TO COLUMN, COLUMN TO FOUNDATION, AND HEADER TO WALL OR COLUMN CONNECTIONS. ALL CONNECTORS SHALL BE H.D. GALVANIZED.

FACE (TYP., U.O.N.)

1. USE (1) SIMPSON H2.5 CONNECTOR AT EA. END OF EACH TRUSS OR RAFTER.

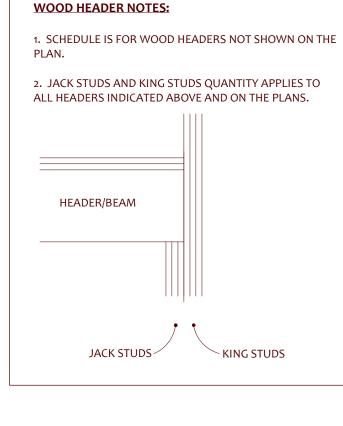
2. ALL STUD COLUMNS SHALL BE CONTINUOUS FROM BEAM

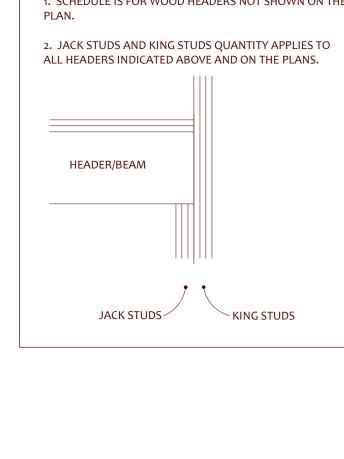
OR HEADER BEARING DOWN TO TOP OF FND. WALL OR 3. GLUE & NAIL ALL 2-PLY BEAMS & HEADERS WITH (2)

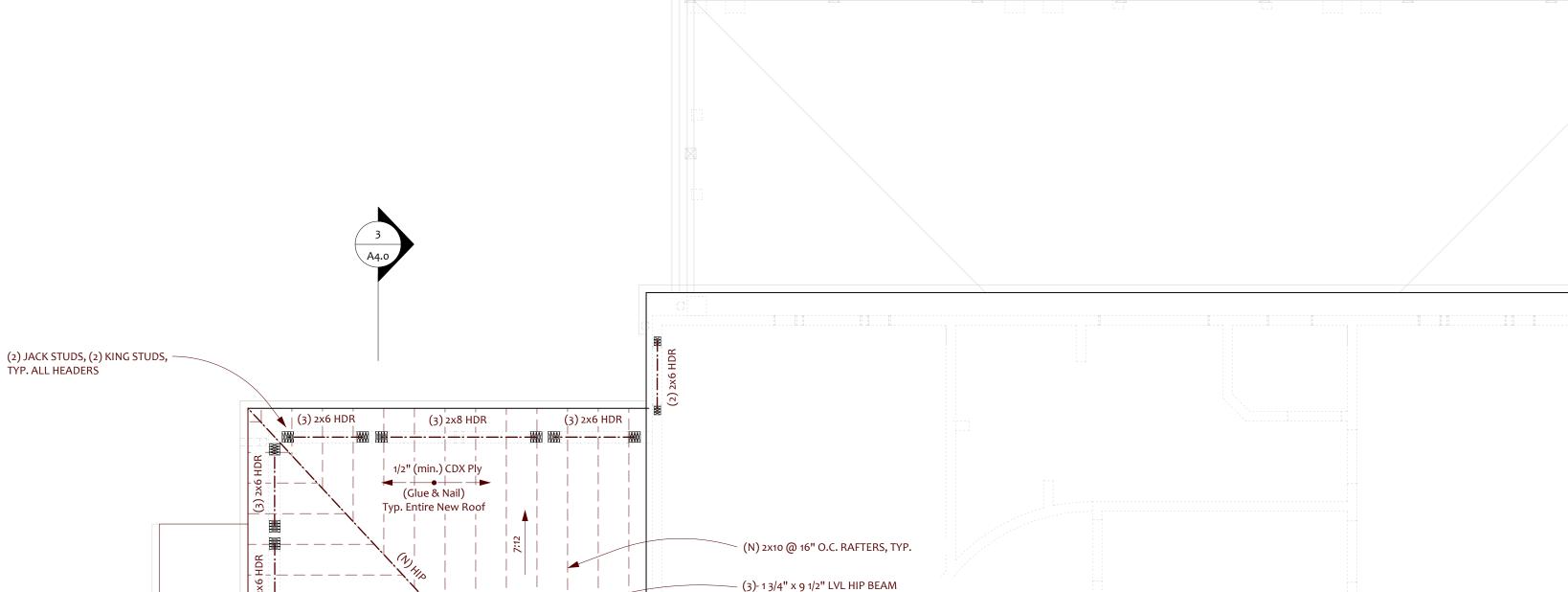
ROWS OF 16d NAILS @ 12" O.C., STAGGER ROWS (TYP., 4. GLUE & NAIL ALL 3-PLY BEAMS & HEADERS WITH (2) ROWS OF 16d NAILS @ 12" O.C., STAGGER ROWS, NAIL EACH

WOOD HEADER SCHEDULE

WALL FRAMING	CLEAR OPENINGS				
WALLFRAMING	UP TO 4'-0"	UP TO 6'-o"	UP TO 8'-o"	UP TO 10'-0"	
2x4	(2) - 2x6	(2) - 2x8	(2) - 2X10	(2) - 2X12	
2x6	(3) - 2x6	(3) - 2x8	(3) - 2x10	(3) - 2x12	
JACK STUDS	2	2	2	3	
KING STUDS	1	2	2	3	







- (N) (3)-2x4 POST BELOW

(N) (3)-2x4 POST BELOW

(N) ROOF FLUSH

−(E) RIDGE TO BE

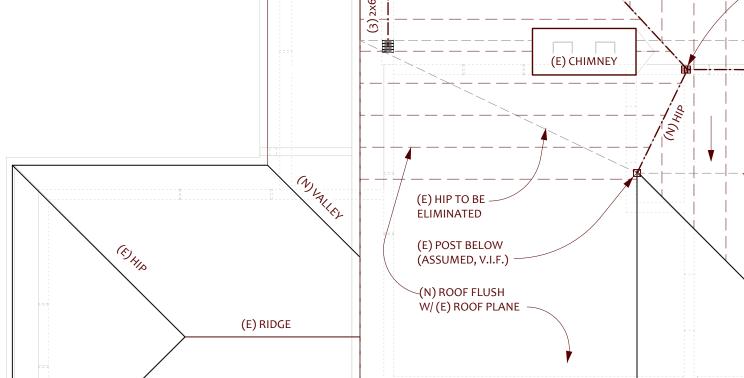
ELIMINATED

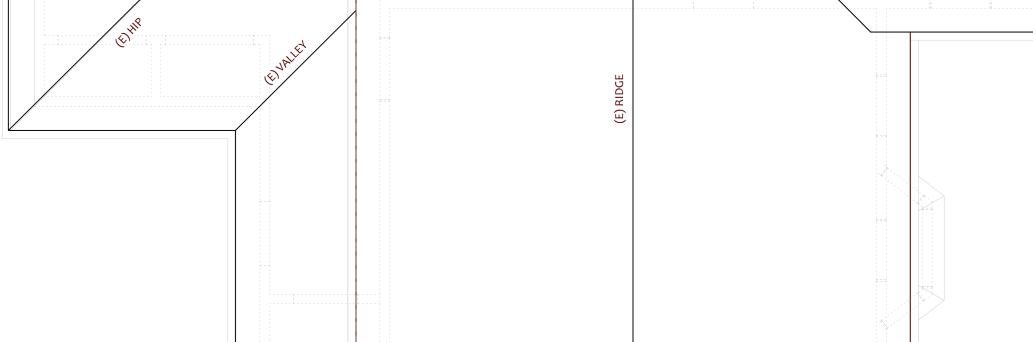
W/(E) ROOF PLANE

(ROOF DOWN TO (N) KITCHEN BEAM)

(ROOF DOWN TO FOUNDATION WALL)

(E) RIDGE





7.8 (V.I.F.):12



(E) RIDGE

- (E) CHIMNEY - -

REVISIONS





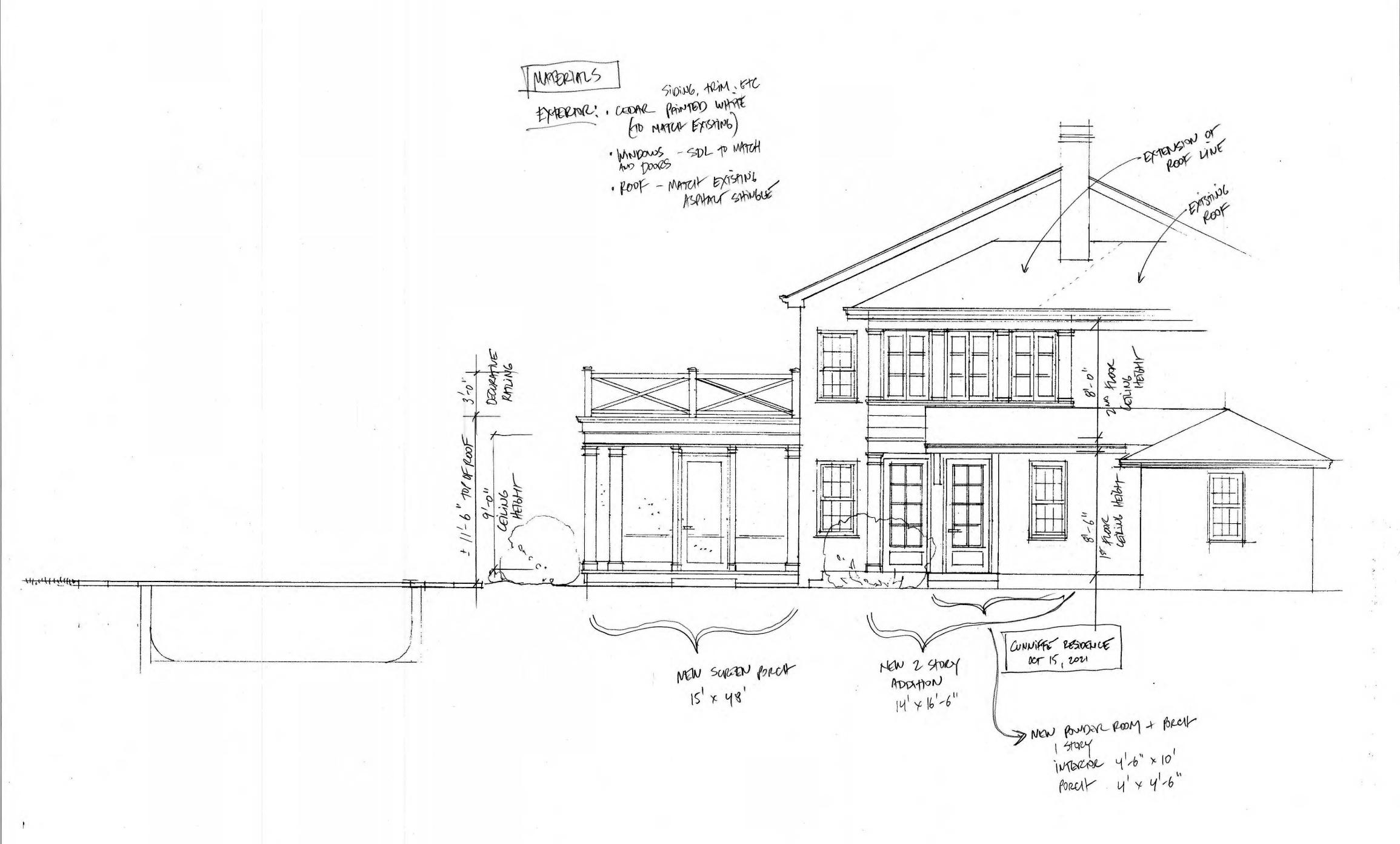
314 Hollywood Avenue Rochester, NY 14618 (ph) 585.242,0501 info@9x30.com www.9x30.com

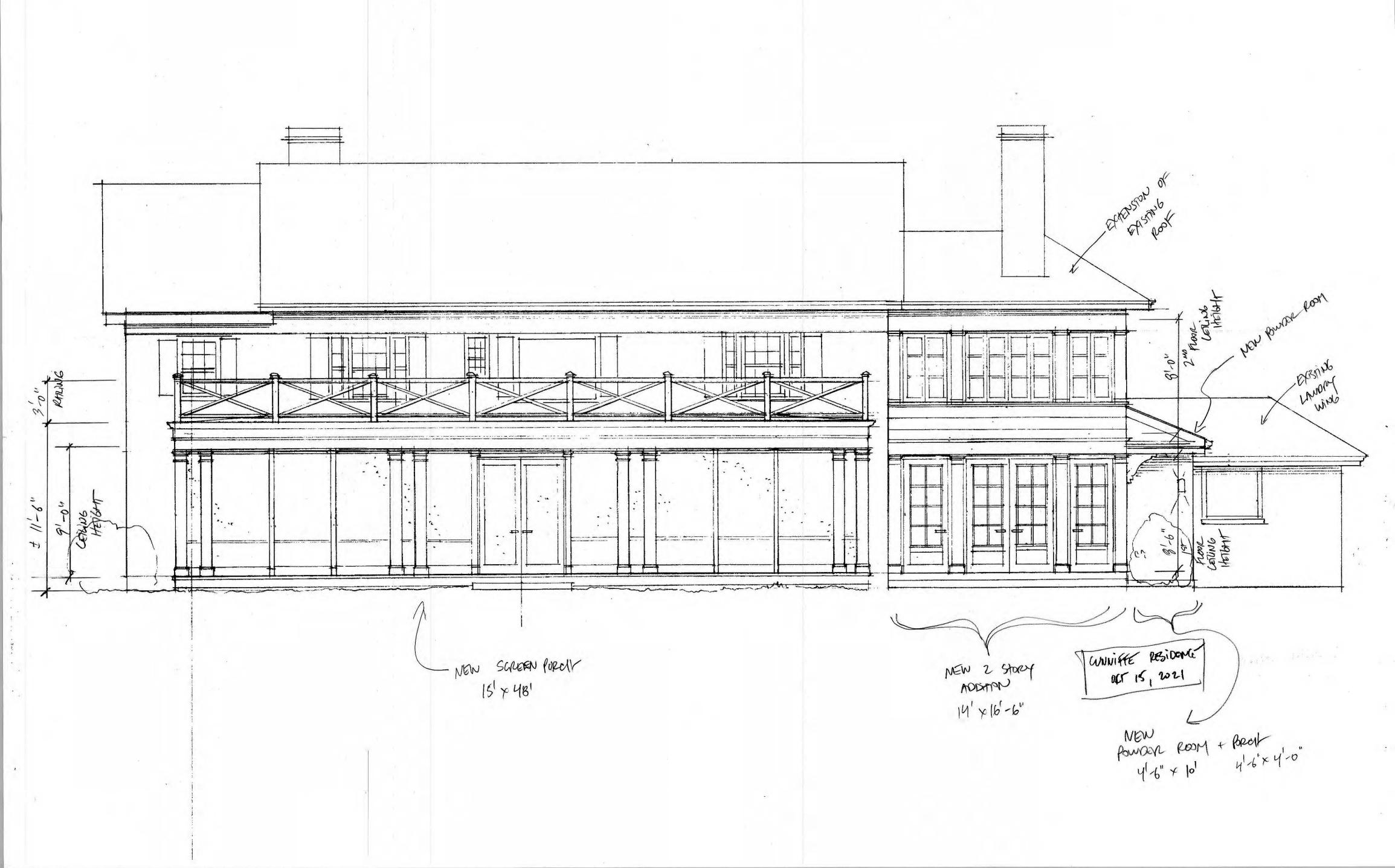
> SIDEI EEK RO NY 146 CUNNIFFE | 592 ALLENS | ROCHESTE

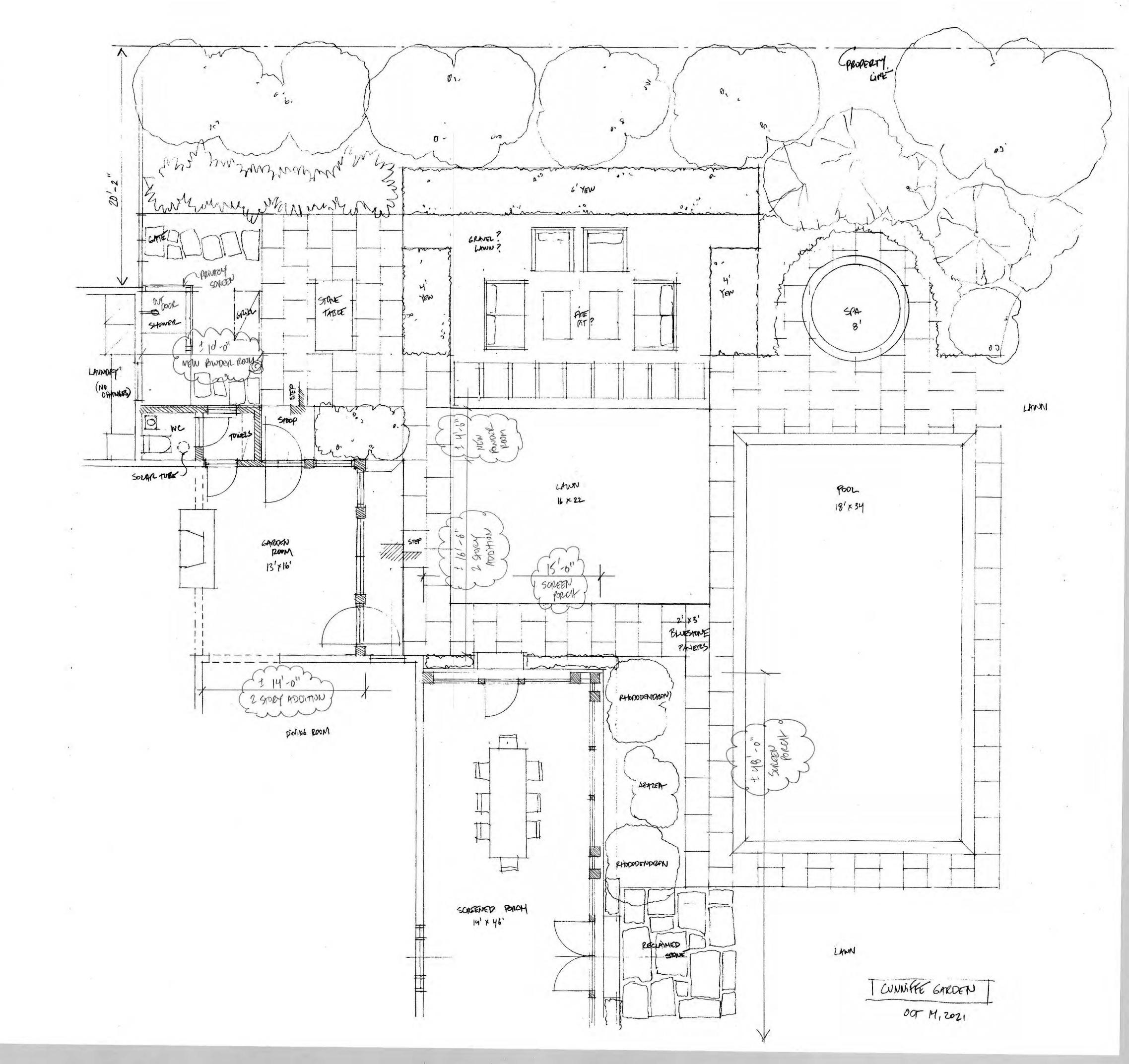
DATE: 8.11.22 SCALE: AS INDICATED DRAWN BY: AEC FOR BLDG. PERMIT



b













REScheck Software Version 4.7.2 **Compliance Certificate**

Project

Cunniffe Residence

Energy Code:

2018 IECC

Location:

Rochester, New York

Construction Type:

Single-family

Project Type: Climate Zone: Addition 5 (6734 HDD)

Permit Date: Permit Number:

Construction Site: 592 Allens Creek Rd Rochester, NY 14618 Owner/Agent:

Shannon & Daniel Cunniffe 592 Allens Creek Rd Rochester, NY 14618 (206) 384-3651 scunniffe@gmail.com



Designer/Contractor:

Amanda E. Costanza, AIA, LEED AP 9x30 Design, Architecture, PLLC 314 Hollywood Ave Rochester, NY 14618 (585) 242-0501 amanda@9x30.com

Compliance: Passes using UA trade-off

Compliance: 0.0% Better Than Code

Maximum UA: 97

Your UA: 97

The % Better or Worse Than Code Index reflects how close to compliance the house is based on code trade-off rules. It DOES NOT provide an estimate of energy use or cost relative to a minimum-code home.

NOTE: Slab-on-grade tradeoffs are no longer considered in the UA or performance compliance path in REScheck. Each slab-ongrade assembly in the specified climate zone must meet the minimum energy code insulation R-value and depth requirements.

Envelope Assemblies

Assembly	Gross Area or Perimeter	Cavity R-Value	Cont. R-Value	Prop. U-Factor	Req. U-Factor	Prop. UA	Req. UA
Floor 1: Slab-On-Grade:Heated : Fully Insulated (uniform R-value across perimeter and under slab) Insulation depth: 6.0'	39		15.0	0.440	0.033	0	0
Wall 1: Wood Frame, 16" o.c.	612	21.0	0.0	0.057	0.060	22	23
Window 1: Wood Frame:Double Pane with Low-E	98			0.310	0.300	30	29
Door 1: Glass	126			0.320	0.300	40	38
Ceiling 1: Flat Ceiling or Scissor Truss	261	0.0	49.0	0.020	0.026	5	7

Compliance Statement: The proposed building design described here is consistent with the building plans, specifications, and other calculations submitted with the permit application. The proposed building has been designed to meet the 2018 IECC requirements in REScheck Version 4.7.2 and to comply with the mandatory requirements listed in the REScheck Inspection Checklist.

AMANDA E. COSTANZA, AIA, LEED A

Name - Title

Signature

8.15.22

Date

Project Title: Cunniffe Residence Report date: 08/15/22

Data filename: C:\Users\amand\Documents\ARCH\Cunniffe Residence\Cunniffe REScheck.rck

Page 1 of 1



Insulation Rating	R-Value			
Above-Grade Wall	21.00			
Below-Grade Wall	0.00			
Floor	15.00			
Ceiling / Roof	49.00	49.00		
Ductwork (unconditioned spaces):				
Glass & Door Rating	U-Factor	SHGC		
Window	0.31			
Door	0.32			
leating & Cooling Equipment	Efficiency			
Heating System:				
Cooling System:				
Water Heater:				

Comments



Town of Pittsford

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

Permit # B22-000128

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

DESIGN REVIEW AND HISTORIC PRESERVATION BOARD REFERRAL OF APPLICATION

Property Address: 49 Coventry Ridge	PITTSFORD, NY 14534
Tax ID Number: 177.03-5-37	

Zoning District: IZ Incentive Zoning Owner: CTS Capital Ventures LLC Applicant: CTS Capital Ventures LLC

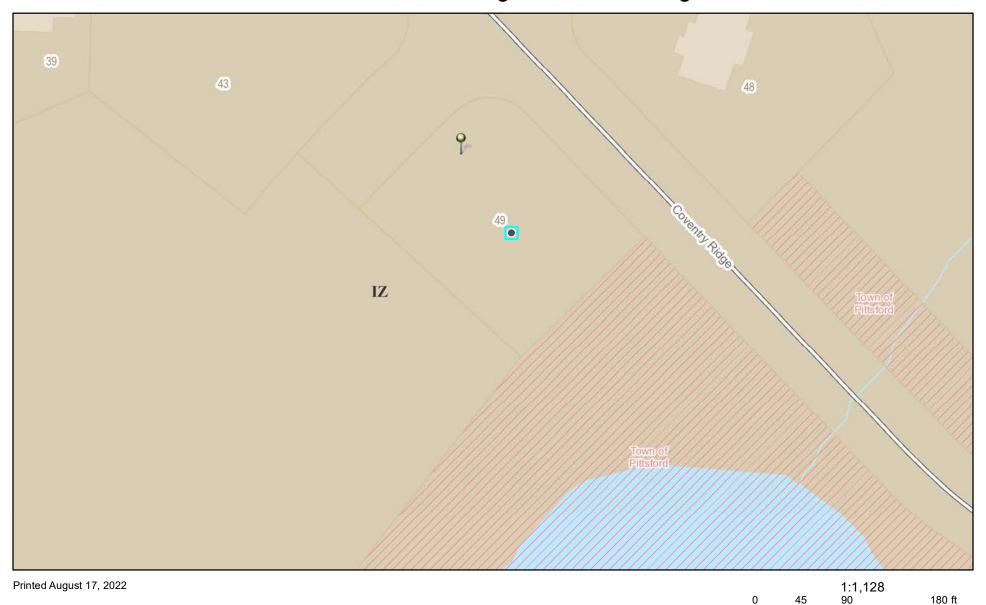
Application Type:

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

Project Description: Applicant is returning to request design review for the construction of a two story single family home approximately 4485 square feet that is located located in the Coventry Ridge Subdivision.

Meeting Date: August 25, 2022

RN Residential Neighborhood Zoning



Town of Pittsford GIS

12.5

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

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GENERAL NOTES:

EXIT REQUIREMENTS.

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

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 G242O.

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

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 TESTIN

EXPANSION AND CONTRACTION.

- 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 Pa)

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 Pg) ACCROSS THE SYSTEM, INCLUDING THE MANUFACTURER'S AIR HANDLER ENCLOSURE. ALL REGISTERS SHALL BE TAPED OR OTHERWISE SEALED DURING THE TEST.

R403.3.5 BUILDING CAVITIES (MANDATORY). BUILDING FRAMING CAVITIES SHALL NOT BE USED AS DUCTS OR PLENUMS.
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

SENSORS & PUMPS SHALL BE ACCESSIBLE. MANUAL CONTROLS SHALL BE READILY ACCESSIBLE.

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

MAINTENANCE SYSTEMS SHALL BE IN ACCORDANCE WITH SECTION R403.5.1.2. AUTOMATIC CONTROLS, TEMPERATURE

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.
- 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.

SPEC HOME

LOT 91 COVENTRY RIDGE PITTSFORD, NY COVENTRY RIDGE BUILDING CORP.

PLAN 3332 / PROJECT 15475

SHEET INDEX

C-1 COVER SHEET

1/6 FRONT & RIGHT ELEVATIONS

2/6 REAR & LEFT ELEVATIONS

3/6 FOUNDATION PLAN

4/6 FIRST FLOOR PLAN

5/6 SECOND FLOOR & ROOF PLAN

6/6 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"

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:

WOOD ROOF TRUSSES ARE TO BE METAL PLATE CONNECTED WOOD CHORD, WOOD WEB TRUSSES. TRUSS LAYOUT IS 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.

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 ASTM A-36, Fy = 36 ksi

REINFORCED STEEL ASTM A-615, Fy = 40 ksi

WIRE MESH 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

POURED FOUNDATION WALLS

PLYWOOD CDX, PANEL INDEX

LVL, PSL, LSL

Fb = 2600

Fv = 285

Fv = 100 - 100

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

GROUT

Fc = 2000 PSI ASTM C476

CONCRETE

Fc = 2500 PSI MIN. (FOOTINGS, BASEMENT SLAB)
Fc = 3500 PSI MIN. (GARAGE SLAB, PORCH SLAB, &

OLTS ASTM A307, Fy - 33 KSI

DESIGN CRITERIA: (FOR GREATER ROCHESTER AREA &

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

1ST FLOOR
LIVING AREA LIVE LOAD

2ND FLOOR
LIVING AREA LIVE LOAD

1ST & 2ND FLOOR DEAD LOAD

1ST & 2ND FLOOR DEAD LOAD

40 P.S.F.

GROUND SNOW LOAD

40 P.S.F.

ROOF DEAD LOAD 10 P.S.F.

ALLOWABLE SOIL BEARING 2500 P.S.F. AT MINIMUM 42" BELOW FINISHED GRADE

WIND SPEED 1 15 MPH, EXPOSURE B
SEISMIC DESIGN CATEGORY B
WEATHERING SEVERE
FROST LINE DEPTH 42 INCHES
TERMITE DAMAGE SLIGHT TO MODERATE
DECAY DAMAGE NONE TO SLIGHT

WINTER DESIGN TEMPERATURE 1 DEGREE

ICE SHEILD UNDERLAYMENT REQUIRED 24" INSIDE OF EXTERIOR WALL LINE

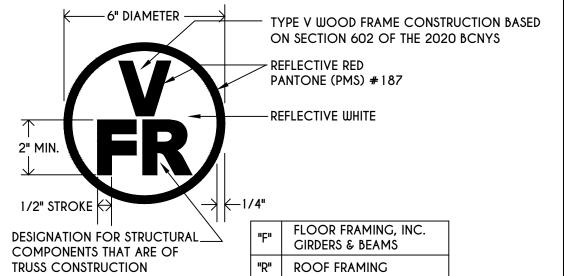
FLOOD HAZARD FIRM - 2008

ROOF TIE DOWN REQUIREMENTS

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.



"FR" | FLOOR & ROOF FRAMING

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PITTSFORD, NY

BUILDER:

COVENTRY RIDGE

BUILDING CORP.

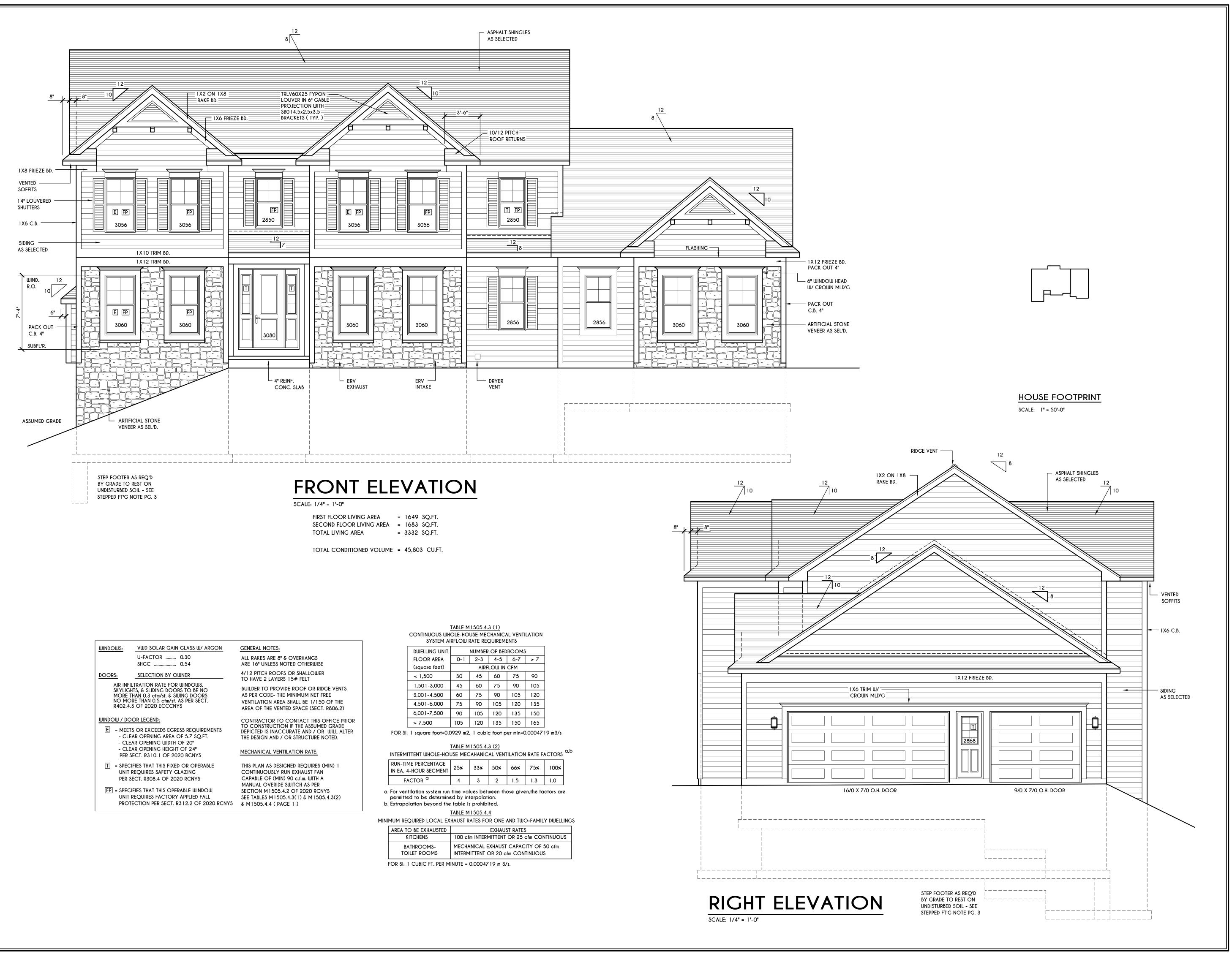
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GLA PLAN 3332

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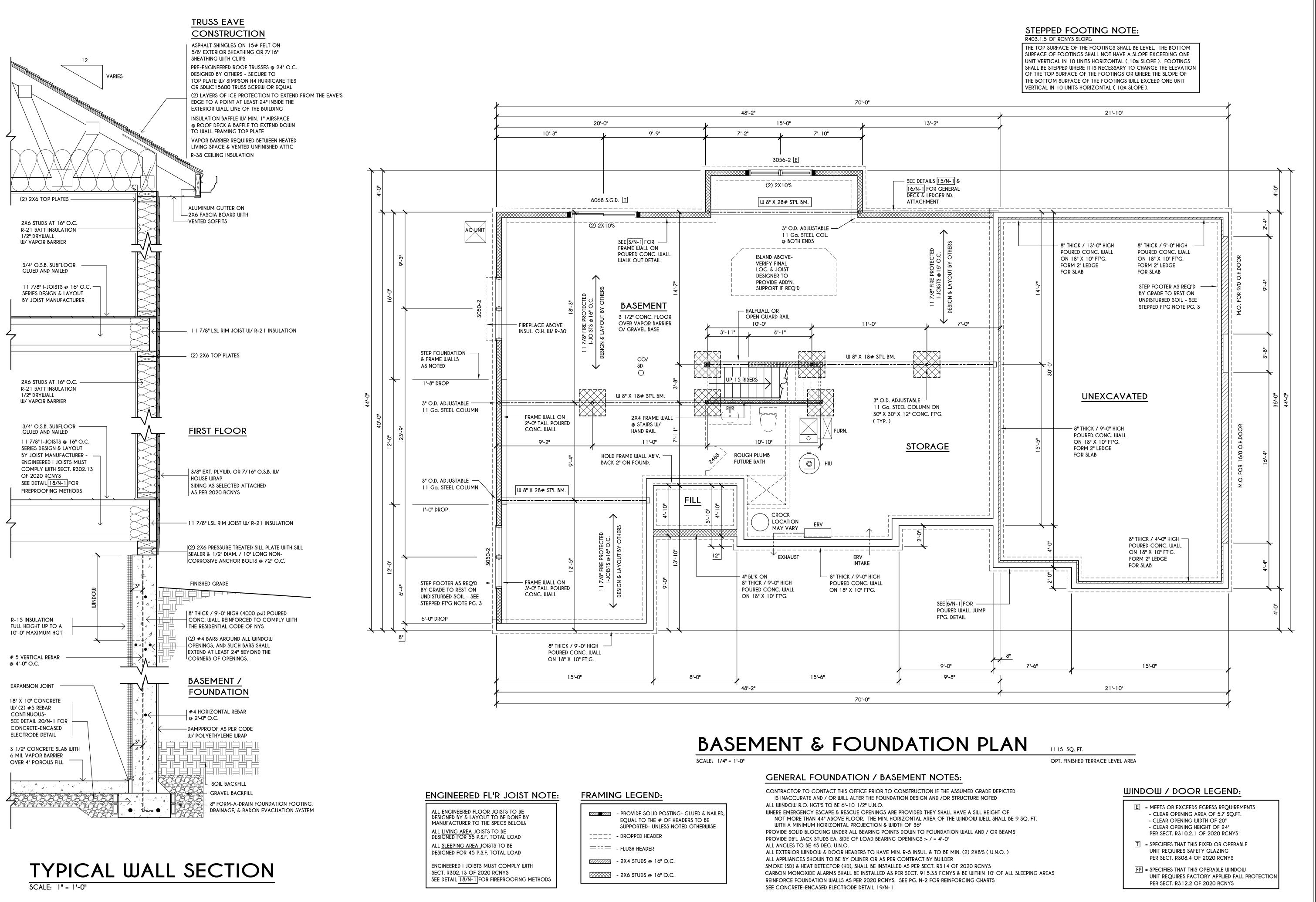
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BUILDER:

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ELEVATIONS GLA PLAN 3332

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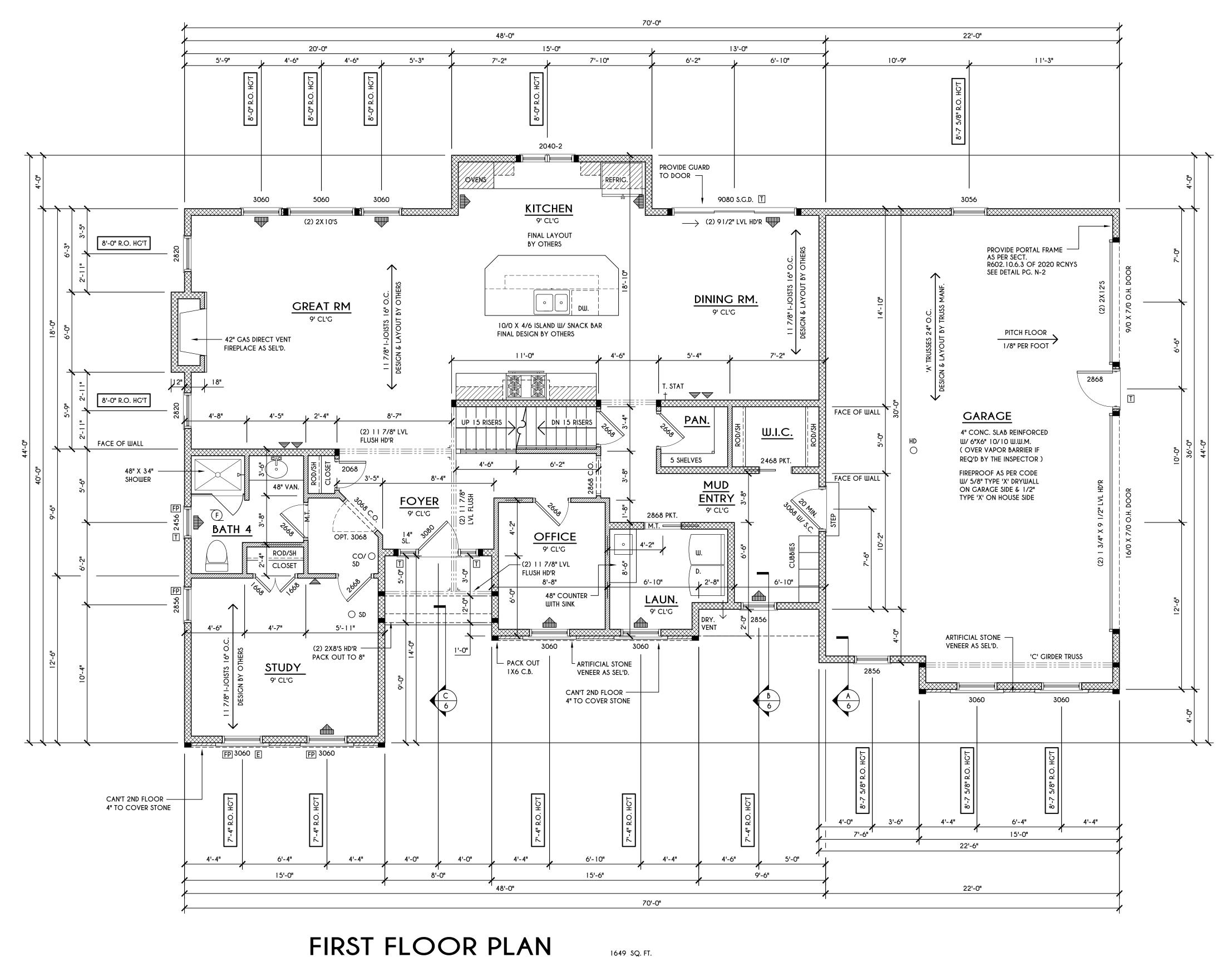
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FOUNDATION PLAN

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FRAMING LEGEND:

- PROVIDE SOLID POSTING- GLUED & NAILED, EQUAL TO THE # OF HEADERS TO BE SUPPORTED- UNLESS NOTED OTHERWISE ____ - DROPPED HEADER

≡≣≣ - FLUSH HEADER

- 2X4 STUDS @ 16" O.C. - 2X6 STUDS @ 16" O.C.

GENERAL FIRST FLOOR PLAN NOTES:

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

FIRST FLOOR PLATE HG'T TO BE 9'-1 1/8" (UNLESS NOTED OTHERWISE) ALL WINDOW R.O. HGT'S TO BE 6'-10 1/2" U.N.O. PROVIDE SOLID BLOCKING UNDER ALL BEARING POINTS DOWN TO FOUNDATION WALL

PROVIDE 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 (U.N.O.) ALL APPLIANCES SHOWN TO BE BY OWNER OR AS PER CONTRACT BY BUILDER SMOKE (SD) & HEAT DETECTOR (HD), SHALL BE INSTALLED AS PER SECT. R314 OF 2020 RCNYS

CARBON MONOXIDE ALARMS SHALL BE INSTALLED AS PER SECT. 915.33 FCNYS & BE WITHIN 10' OF ALL SLEEPING AREAS IF AN AUTOMATIC GARAGE DOOR OPENER IS PROVIDED, IT SHALL BE LISTED IN ACCORDANCE W/ UL 325 THE AIR BARRIER INSTALLED AT EXTERIOR WALLS ADJACENT TO SHOWERS AND TUBS SHALL SEPARATE THEM FROM THE SHOWER OR TUBS.

WINDOW / DOOR LEGEND:

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. R3 10.2.1 OF 2020 RCNYS

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 PER SECT. R3 12.2 OF 2020 RCNYS

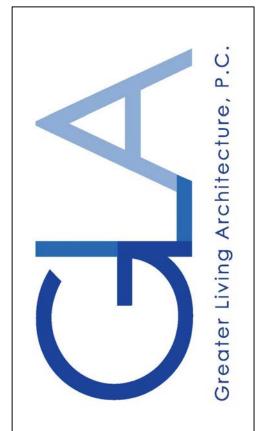
ALL ENGINEERED FLOOR JOISTS TO BE DESIGNED BY & LAYOUT TO BE DONE BY MANUFACTURER TO THE SPECS BELOW: ALL <u>LIVING AREA</u> JOISTS TO BE DESIGNED FOR 55 P.S.F. TOTAL LOAD ALL SLEEPING AREA JOISTS TO BE DESIGNED FOR 45 P.S.F. TOTAL LOAD

ENGINEERED FLOOR JOIST NOTE:

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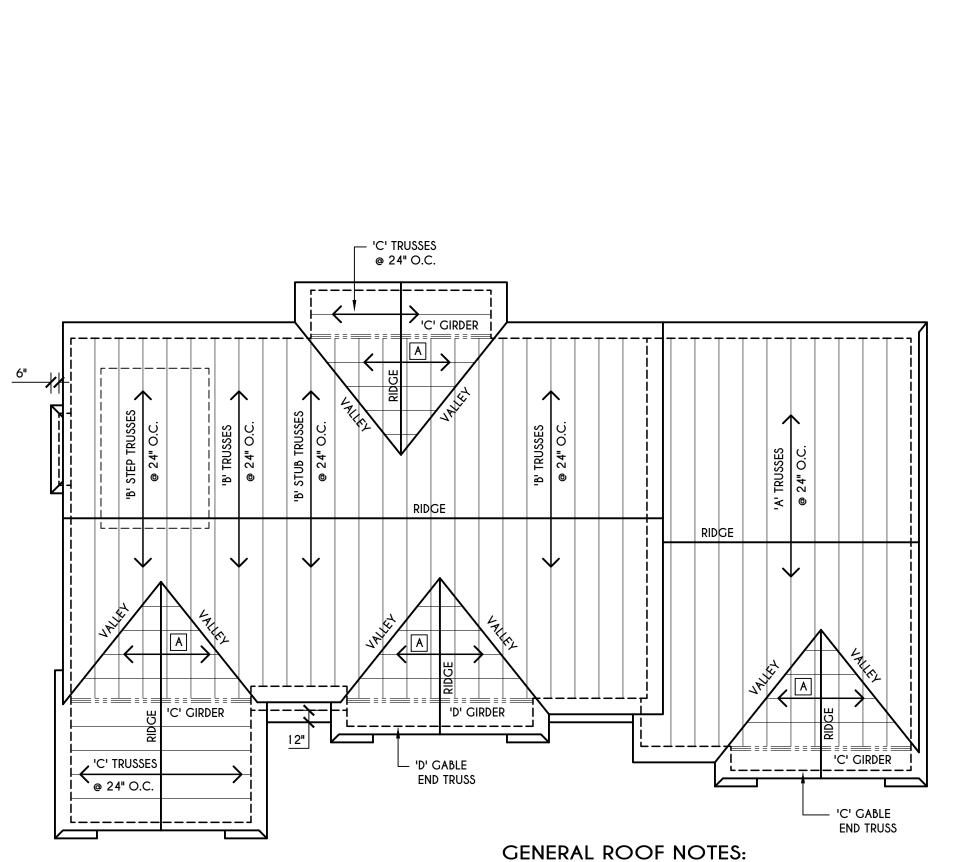
BUILDER:

COVENTRY RIDGE BUILDING CORP.

FIRST FLOOR PLAN

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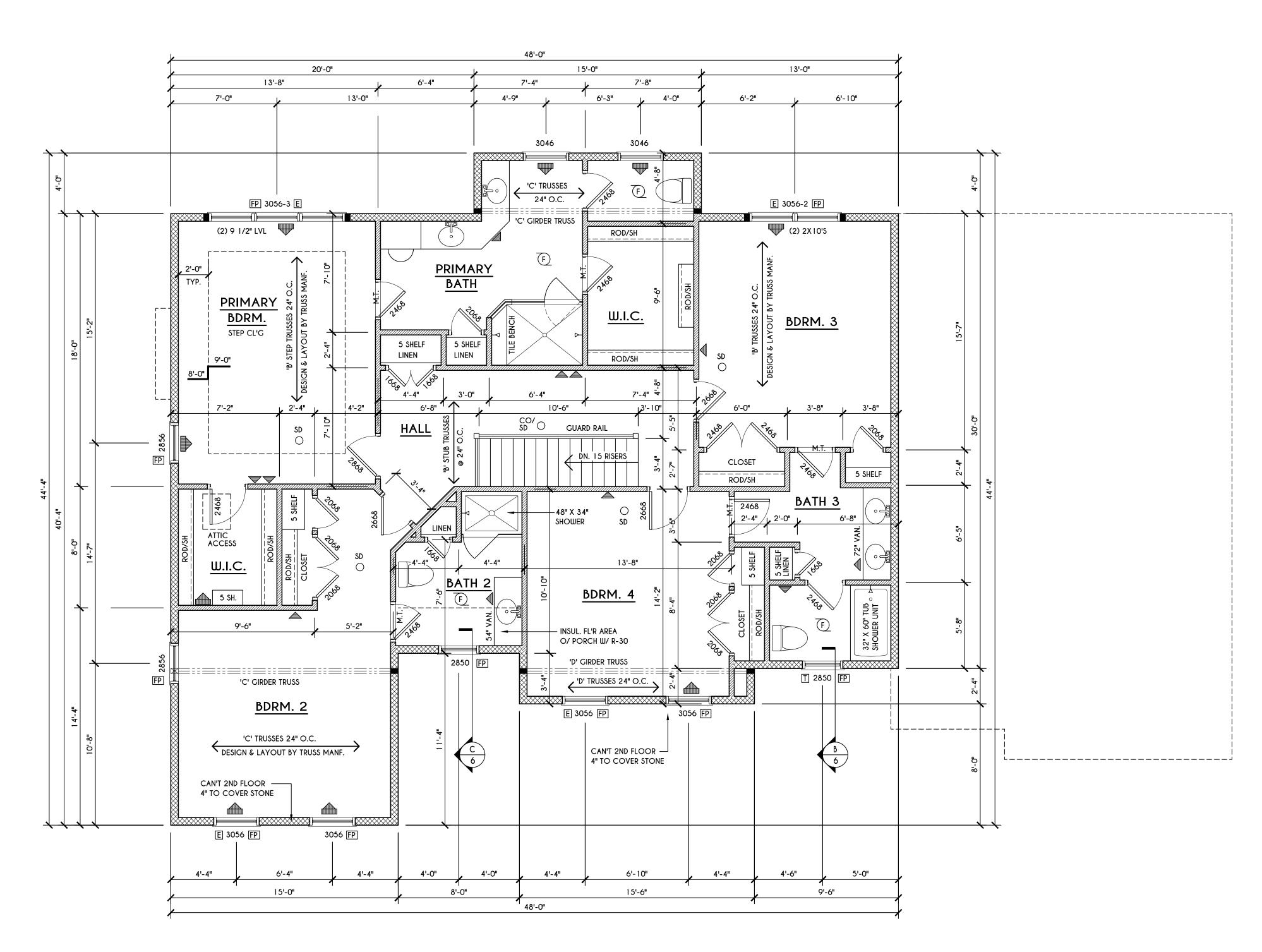


ROOF PLAN

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

A – 2X6 LAYOVER RAFTERS 24" O.C.

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



SECOND FLOOR PLAN

FRAMING LEGEND:

- PROVIDE SOLID POSTING- GLUED & NAILED, EQUAL TO THE # OF HEADERS TO BE SUPPORTED- UNLESS NOTED OTHERWISE ____ - DROPPED HEADER

≡≣≣ - FLUSH HEADER

- 2X4 STUDS @ 16" O.C. - 2X6 STUDS @ 16" O.C.

GENERAL SECOND FLOOR PLAN NOTES:

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

THE SHOWER OR TUBS.

SECOND FLOOR PLATE HG'T TO BE 8'-1 1/8" (UNLESS NOTED OTHERWISE)

ALL WINDOW R.O. HGT'S TO BE 6'-10 1/2" U.N.O. PROVIDE SOLID BLOCKING UNDER ALL BEARING POINTS DOWN TO FOUNDATION WALL

PROVIDE 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 (U.N.O.) ALL APPLIANCES SHOWN TO BE BY OWNER OR AS PER CONTRACT BY BUILDER

SMOKE (SD) & HEAT DETECTOR (HD), SHALL BE INSTALLED AS PER SECT. R314 OF 2020 RCNYS CARBON MONOXIDE ALARMS SHALL BE INSTALLED AS PER SECT. 915.33 FCNYS & BE WITHIN 10' OF ALL SLEEPING AREAS

THE AIR BARRIER INSTALLED AT EXTERIOR WALLS ADJACENT TO SHOWERS AND TUBS SHALL SEPARATE THEM FROM

WINDOW / DOOR LEGEND:

- MEETS OR EXCEEDS EGRESS REQUIREMENTS - CLEAR OPENING AREA OF 5.7 SQ.FT. - CLEAR OPENING WIDTH OF 20" - CLEAR OPENING HEIGHT OF 24" PER SECT. R310.2.1 OF 2020 RCNYS
- 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 PER SECT. R312.2 OF 2020 RCNYS

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- 1					
		REVISI	ONS:		
		DATE	BY	DESCRIPTION	

CLIENT/LOCATION:

SPEC HOME LOT 91 COVENTRY RIDGE PITTSFORD, NY

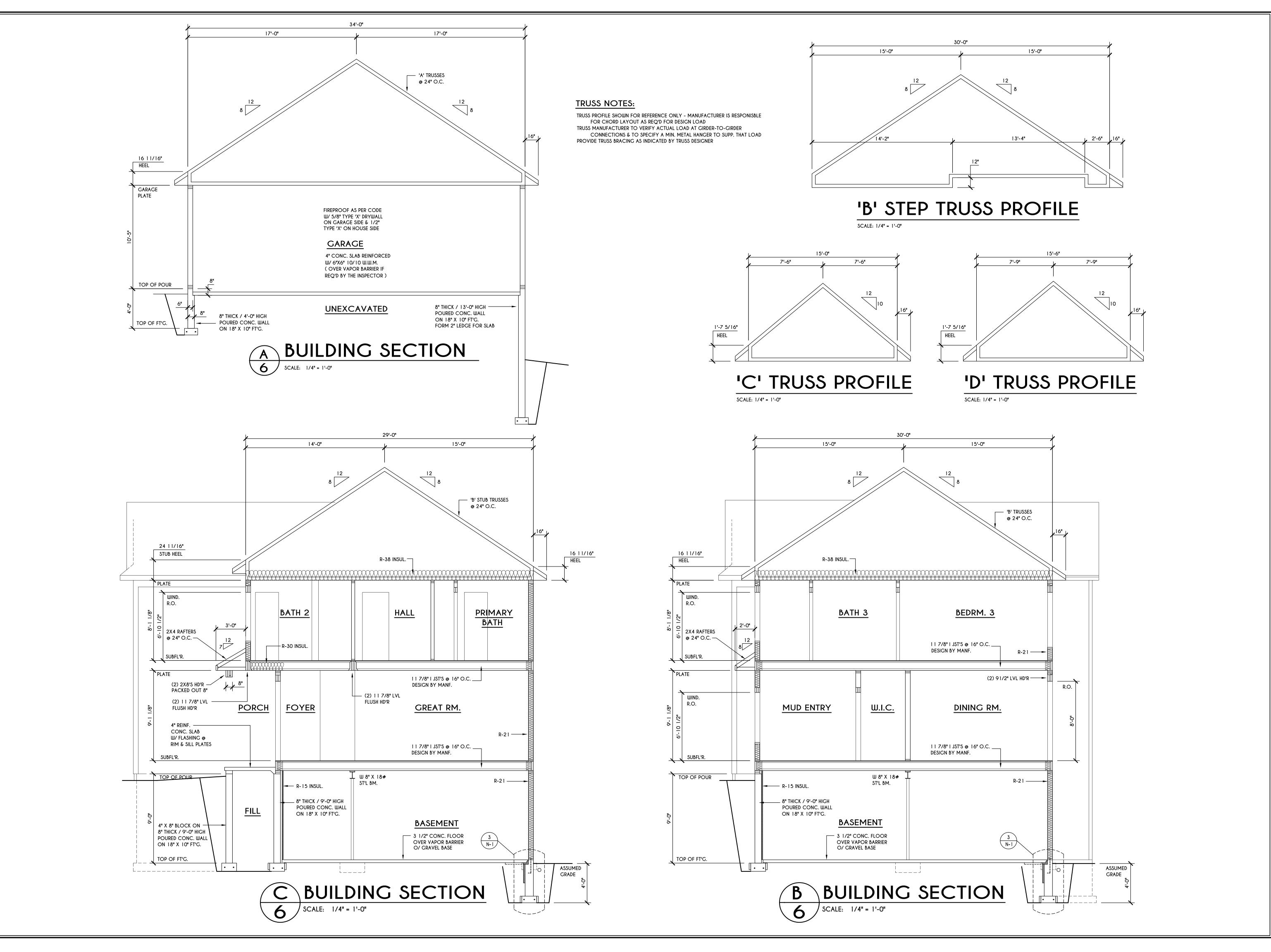
BUILDER:

COVENTRY RIDGE BUILDING CORP.

SECOND FLOOR PLAN

GLA PLAN 3332

drawn:	checked:
CDK	CSB
scale:	date:
AS NOTED	8 / 22
PROJECT:	sheet:
	5



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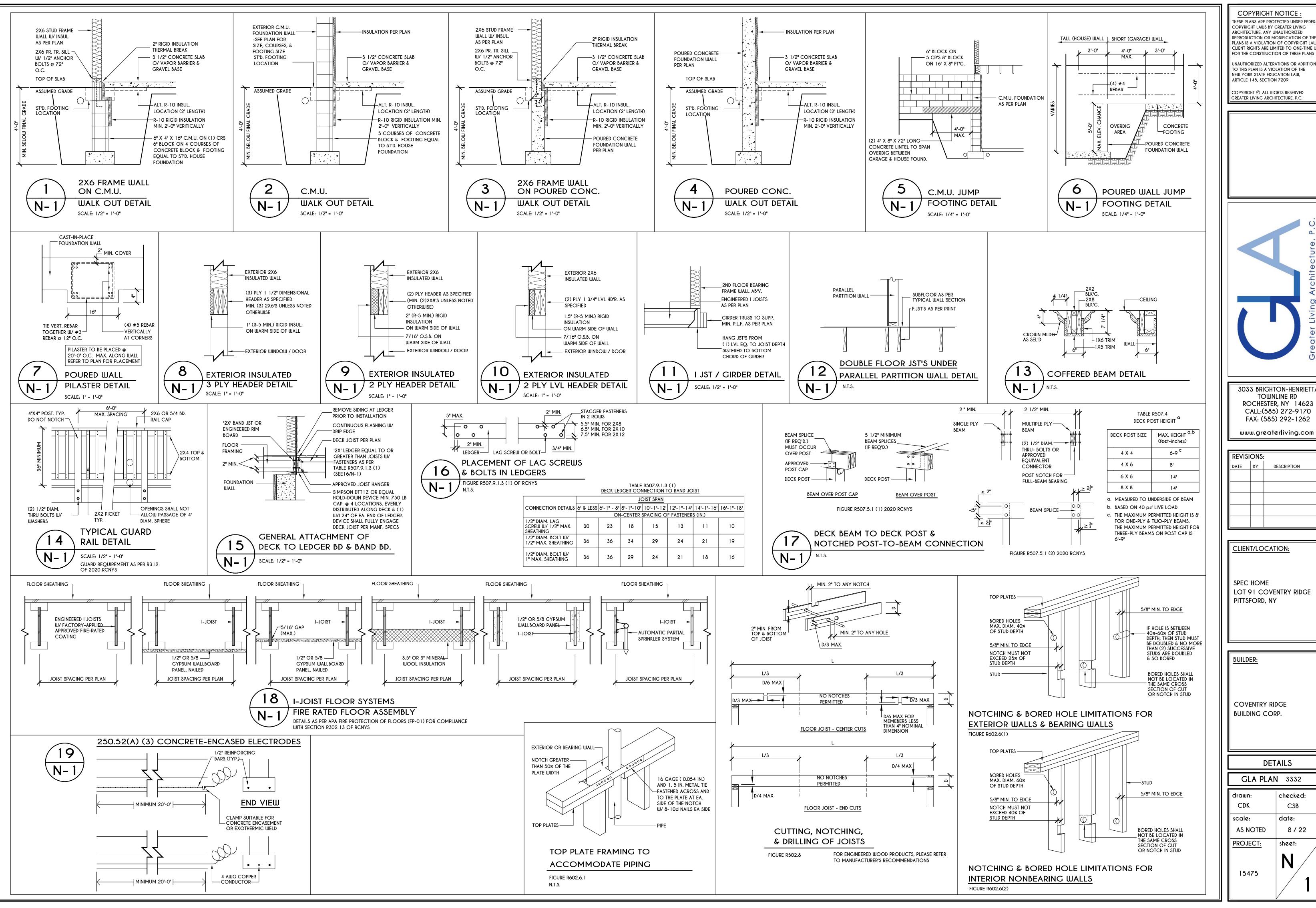
BUILDER:

COVENTRY RIDGE BUILDING CORP.

GLA PLAN 3332

SECTIONS

	SEXTENT 3332		
1	drawn:	checked:	
	CDK	CSB	
	scale:	date:	
	AS NOTED	8 / 22	
	PROJECT:	sheet:	
	15475	6	



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REVISIONS:					
DATE	ВҮ	DESCRIPTION			

CLIENT/LOCATION:

LOT 91 COVENTRY RIDGE PITTSFORD, NY

BUILDER:

COVENTRY RIDGE BUILDING CORP.

DETAILS

GLA PLAN 3332

checked: CSB date: **AS NOTED** 8 / 22 PROJECT: sheet: 15475

TABLE R404.1.1(2)

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

 $\ensuremath{\mathtt{a}}.$ Mortar shall be type M or S and Masonry shall be laid in running bond.

#5 @ 48" O.C

#6 @ 48" O.C

#6 @ 40" O.C.

#6 @ 32" O.

10'-0"

CONCRETE SLAB IS PERMITTED.

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, 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

#6 @ 48" O.C

#6 @ 32" O.C

#6 @ 24" O.C

#6 @ 16" O.C

#6 @ 32" O.C.

#6 @ 24" O.C.

#6 @ 16" O.C.

#6 @ 16" O.C

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.

©. 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

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

TABLE R404.1.1(3)

10-INCH MASONRY FOUNDATION WALLS WITH REINFORCING WHERE d > 6.75 INCHES a, c, f							
			1 VERTICAL REINFORCEMENT AND				
		SOIL CLASSES AND LATERAL SOIL LOAD ^d (psf PER FOOT BELOW GRADE)					
WALL HEIGHT	HEIGHT OF Unbalanced Backfill [©]			SC, MH, ML-CL AND INORGANIC CL SOILS 60			
6'-8"	4' (OR LESS)	#4 @ 56" O.C.	#4 @ 56" O.C.	#4 @ 56" O.C.			
	5'	#4 @ 56" O.C.	#4 @ 56" O.C.	#4 @ 56" O.C.			
	6'-8"	#4 @ 56" O.C.	#5 @ 56" O.C.	#5 @ 56" O.C.			
7'-4"	4' (OR LESS)	#4 @ 56" O.C.	#4 @ 56" O.C.	#4 @ 56" O.C.			
	5'	#4 @ 56" O.C.	#4 @ 56" O.C.	#4 @ 56" O.C.			
	6'	#4 @ 56" O.C.	#4 @ 56" O.C.	#5 @ 56" O.C.			
	7'-4"	#4 @ 56" O.C.	#5 @ 56" O.C.	#6 @ 56" O.C.			
8'-0"	4' (OR LESS)	#4 @ 56" O.C.	#4 @ 56" O.C.	#4 @ 56" O.C.			
	5'	#4 @ 56" O.C.	#4 @ 56" O.C.	#4 @ 56" O.C.			
	6'	#4 @ 56" O.C.	#4 @ 56" O.C.	#5 @ 56" O.C.			
	7'	#4 @ 56" O.C.	#5 @ 56" O.C.	#6 @ 56" O.C.			
	8'	#5 @ 56" O.C.	#6 @ 56" O.C.	#6 @ 48" O.C.			
8'-8"	4' (OR LESS)	#4 @ 56" O.C.	#4 @ 56" O.C.	#4 @ 56" O.C.			
	5'	#4 @ 56" O.C.	#4 @ 56" O.C.	#4 @ 56" O.C.			
	6'	#4 @ 56" O.C.	#4 @ 56" O.C.	#5 @ 56" O.C.			
	7'	#4 @ 56" O.C.	#5 @ 56" O.C.	#6 @ 56" O.C.			
	8'-8"	#5 @ 56" O.C.	#6 @ 56" O.C.	#6 @ 32" O.C.			
9'-4"	4' (OR LESS)	#4 @ 56" O.C.	#4 @ 56" O.C.	#4 @ 56" O.C.			
	5'	#4 @ 56" O.C.	#4 @ 56" O.C.	#4 @ 56" O.C.			
	6'	#4 @ 56" O.C.	#5 @ 56" O.C.	#5 @ 56" O.C.			
	7'	#4 @ 56" O.C.	#5 @ 56" O.C.	#6 @ 56" O.C.			
	8'	#5 @ 56" O.C.	#6 @ 56" O.C.	#6 @ 40" O.C.			
	9'-4"	#6 @ 56" O.C.	#6 @ 40" O.C.	#6 @ 24" O.C.			
10¹-0"	4' (OR LESS)	#4 @ 56" O.C.	#4 @ 56" O.C.	#4 @ 56" O.C.			
	5'	#4 @ 56" O.C.	#4 @ 56" O.C.	#4 @ 56" O.C.			
	6'	#4 @ 56" O.C.	#5 @ 56" O.C.	#5 @ 56" O.C.			
	7'	#5 @ 56" O.C.	#6 @ 56" O.C.	#6 @ 48" O.C.			
	8'	#5 @ 56" O.C.	#6 @ 48" O.C.	#6 @ 40" O.C.			
	9'	#6 @ 56" O.C.	#6 @ 40" O.C.	#6 @ 24" O.C.			
	10'	#6 @ 48" O.C.	#6 @ 32" O.C.	#6 @ 24" 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, D 1 AND D 2.

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.

6. 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

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

TABLE R404.1.1(4)

12-INCH MASONRY FOUNDATION WALLS WITH REINFORCING WHERE d > 8.75 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 [©]			SC, MH, ML-CL AND INORGANIC CL SOILS 60		
6'-8"	4' (OR LESS) 5' 6'-8"	#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.		
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. #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) 5' 6' 7' 8'	#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. #4 @ 72" O.C. #5 @ 72" O.C. #6 @ 72" O.C.	#4 @ 72" O.C. #4 @ 72" O.C. #5 @ 72" O.C. #6 @ 72" O.C. #6 @ 64" O.C.		
8'-8" 4' (OR LESS) #4 @ 72" O.C. 6' #4 @ 72" O.C. 7' #4 @ 72" O.C. 7' #4 @ 72" O.C. 8'-8" #5 @ 72" O.C.		#4 @ 72" O.C. #4 @ 72" O.C. #4 @ 72" O.C. #5 @ 72" O.C. #7 @ 72" O.C.	#4 @ 72" O.C. #4 @ 72" O.C. #5 @ 72" O.C. #6 @ 72" O.C. #6 @ 48" O.C.			
	4' (OR LESS) 5'	#4 @ 72" O.C. #4 @ 72" O.C.	#4 @ 72" O.C. #4 @ 72" O.C.	#4 @ 72" O.C. #4 @ 72" 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.

#5 @ 72" O.C.

#5 @ 72" O.C.

#4 @ 72" O.C.

#5 @ 72" O.C

#6 @ 72" O.C.

#6 @ 72" O.C.

#6 @ 56" O.C.

#5 @ 72" O.C.

#6 @ 72" O.C.

#4 @ 72" O.C.

#5 @ 72" O.C.

#6 @ 72" O.C.

#6 @ 48" O.C.

#6 @ 40" O.C.

#6 @ 32" O.C

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.

2. 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.

#4 @ 72" O.C.

#4@72"O.0

#4@72"O.0

#4 @ 72" O.C.

#5 @ 72" O.C.

#6 @ 72" O.C.

#6 @ 64" O.0

4' (OR LESS)

10'-0"

TABLE R404.1.2(8)

			MINIMUM VERTICAL REINFORCEMENT FOR 6-, 8-, 10- AND 12-INCH NOMINAL FLAT BASEMENT WALLS b, c, d, e, f, h, i, k, n, o										
		-	MINIMUM VERTICAL REINFORCEMENT-BAR SIZE & SPACING (inches)										
				SOIL CLASS	SES	AND DESIG	N LATERAL	SOIL (ps	f PER FOC	OT OF DEPT	H)		
	MAXIMUM UNBALANCED	Gl	IJ, GP, SW, <i>i</i>	AND SP		GM	, GS, SM-S0	C AND ML		SC, MH, M	L-CL AND II	NORGANIC	CL
MAXIMUM	BACKFILL		30				45				60		
WALL HEIGHT	HEIGHT ⁹						HICKNESS (INCHES)			1	1	
(FEET)	(FEET)	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
J	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
ŭ	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
	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"
	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"	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"
	9	#6 @ 34"	#6@41"	#4@48"	NR 1	#6 @ 23"	#6 @ 27"	#6 @ 35"	#4 @48" ^m	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"

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
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.
 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.

TABLE R 402.4.1.1 AIR BARRIER AND INSULATION INSTALLATION

COMPONENT AIR BARRIER CRITERIA		INSULATION INSTALLATION CRITERIA		
	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.			
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.	THE INSULATION IN ANY DROPPED CEILING /		
	ACCESS OPENINGS, DROP DOWN STAIRS, OR KNEE WALL DOORS TO UNCONDITIONED ATTIC SPACES SHALL BE SEALED.	SOFFIT SHALL BE ALIGNED WITH THE AIR BARRIER.		
	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.		
	KNEE WALLS SHALL BE SEALED.	EXTERIOR THERMAL ENVELOPE INSULATION FOR FRAMED WALLS SHALL BE INSTALLED IN SUBSTANTIAL CONTACT AND CONTINUOUS ALIGNMENT WITH THE AIR BARRIER.		
WINDOWS, SKYLIGHTS AND DOORS	THE SPACE BETWEEN WINDOW / DOOR JAMBS AND FRAMING, AND SKYLIGHTS AND FRAMING SHALL BE SEALED.			
RIM JOISTS	RIM JOISTS SHALL INCLUDE THE AIR BARRIER.	RIM JOISTS SHALL BE INSULATED.		
FLOORS (INCLUDING ABOVE GARAGE AND CANTILEVERED FLOORS)	THE AIR BARRIER SHALL BE INSTALLED AT ANY EXPOSED EDGE OF INSULATION.	FLOOR FRAMING CAVITY INSULATION SHALL BE INSTALLED TO MAINTAIN PERMANENT CONTACT WITH THE UNDERSIDE OF SUBFLOOR DECKING, OR FLOOR FRAMING CAVITY INSULATION SHALL BE PERMITTED TO BE IN CONTACT WITH THE TOP SIDE OF SHEATHING, OR CONTINUOUS INSULATION INSTALLED ON THE UNDERSIDE OF FLOOR FRAMING AND EXTENDS FROM THE BOTTOM TO THE TOP OF ALL PERIMETER FLOOR FRAMING MEMBERS.		
CRAWL SPACE WALLS	EXPOSED EARTH IN UNVENTED CRAWL SPACES SHALL BE COVERED WITH A CLASS I VAPOR RETARDER WITH OVERLAPPING JOINTS TAPED.	WHERE PROVIDED INSTEAD OF FLOOR INSULATION, INSULATION SHALL BE PERMANENTLY ATTACHED TO THE 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.

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

TABLE R401.4.1

PRESUMPTIVE LOAD-BEARING VALUES OF FOUNDATION MATERIALS

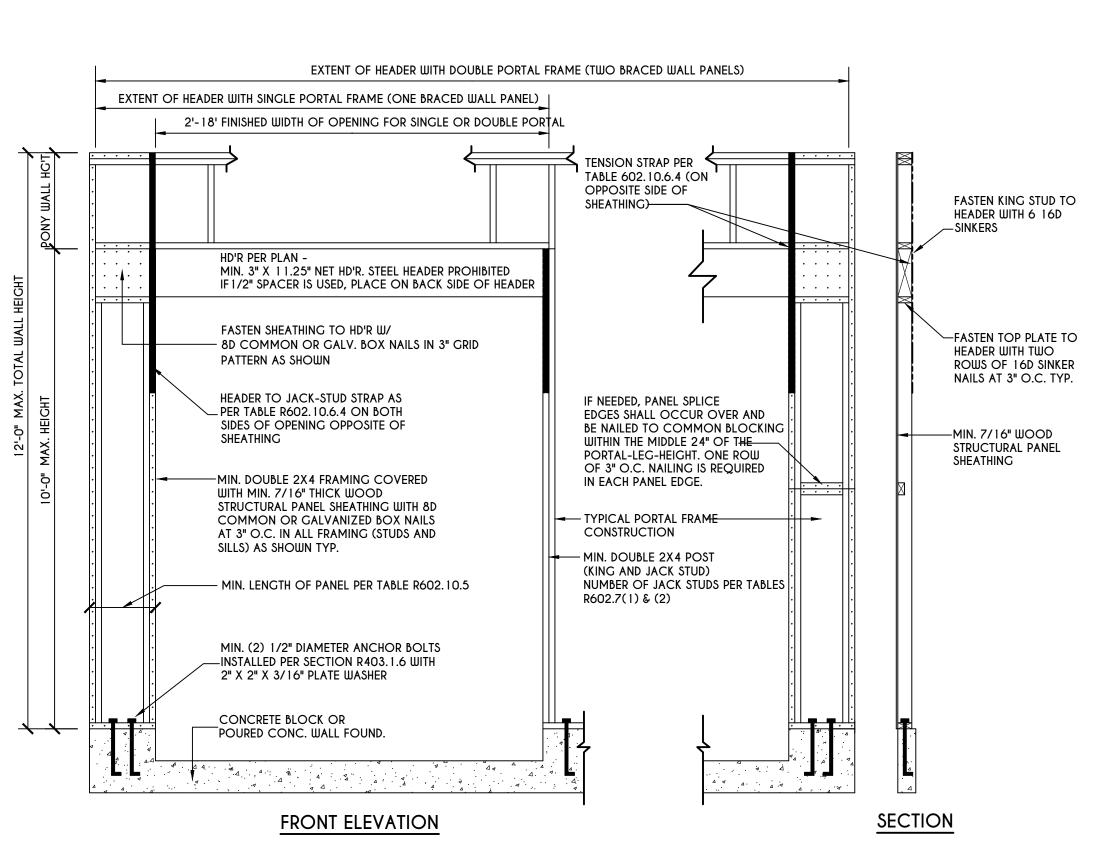
CLASS OF MATERIALS	LOAD-BEARING PRESSURE (pounds per square foot)
CRYSTALLINE BEDROCK	12,000
SEDIMENTARY & FOLIATED ROCK	4,000
SANDY GRAVEL AND/OR GRAVEL (GW & GP)	3,000
SAND, SILTY SAND, CLAYEY SAND, SILTY GRAVEL, AND CLAYEY GRAVEL (SW, SP, SM, SC, GM, & GC)	2,000
CLAY, SANDY CLAY, SILTY CLAY, CLAYEY 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

<u> </u>	0012 02/ (0011 10
UNIFIED SOIL CLASSIFICATION SYSTEM SYMBOL	
GШ	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



PORTAL FRAME AT GARAGE DOOR OPENINGS IN SEISMIC DESIGN CATEGORIES A, B, AND C

SCALE: N.T.S. FIGURE R602.10.6.3

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UNAUTHORIZED ALTERATIONS OR ADDITIONS

ARTICLE 145, SECTION 7209

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GREATER LIVING ARCHITECTURE. P.C.

NEW YORK STATE EDUCATION LAW,

TO THIS PLAN IS A VIOLATION OF THE

ater Living Architecture, P.C.

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

www.greaterliving.com

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	REVISI	ONS:	
	DATE	BY	DESCRIPTION
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	1		

CLIENT/LOCATION:

SPEC HOME
LOT 91 COVENTRY RIDGE
PITTSFORD, NY

BUILDER:

COVENTRY RIDGE
BUILDING CORP.

REINFORCING NOTES

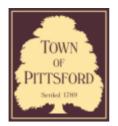
GLA PLAN 3332

drawn: checked:
CDK CSB

scale: date:
AS NOTED 8 / 22

PROJECT: sheet:

N



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:

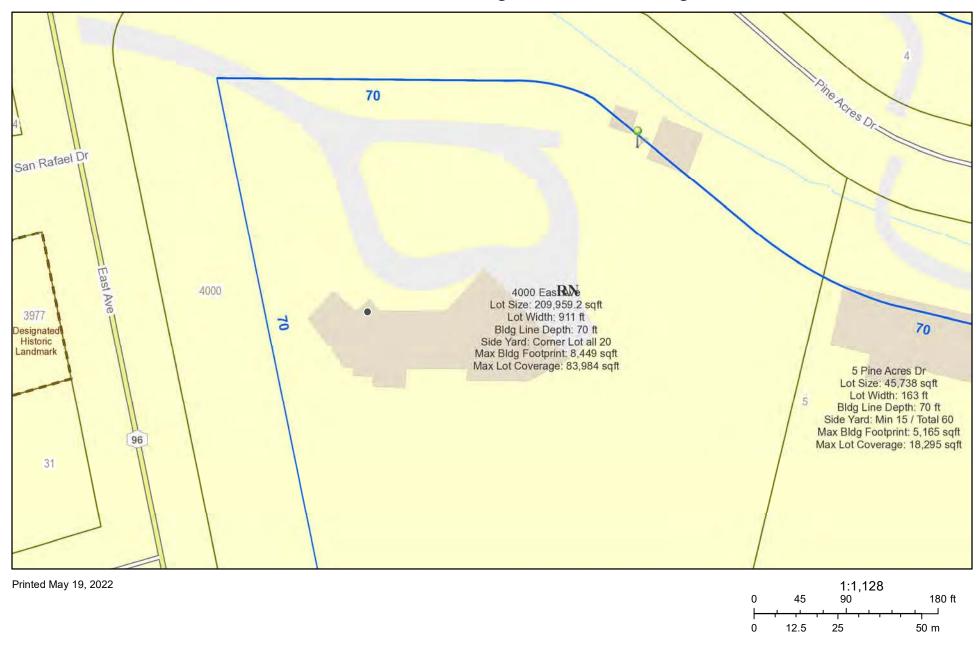
~	Residential Design Review		Build to Line Adjustment
~	§185-205 (B)		§185-17 (B) (2)
	Commercial Design Review		Building Height Above 30 Feet
	§185-205 (B)		§185-17 (M)
	Signage		Corner Lot Orientation
	§185-205 (C)		§185-17 (K) (3)
	Certificate of Appropriateness		Flag Lot Building Line Location
	§185-197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

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: August 25, 2022



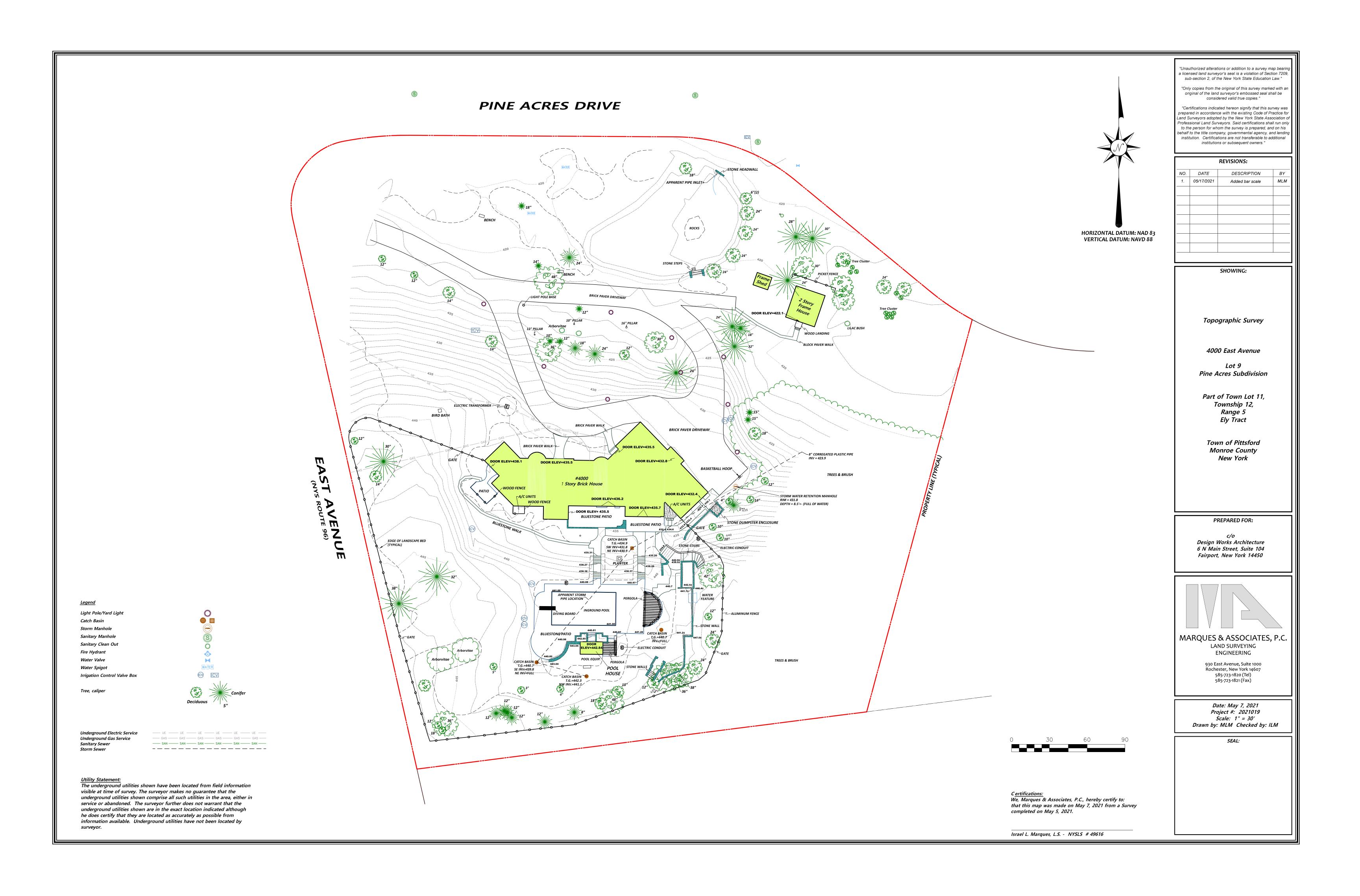
RN Residential Neighborhood Zoning



Town of Pittsford GIS

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North Elevation



FOUNDATION NOTES:

- 1. ALL CONCRETE TO BE A MIN. OF 3,000 PSI (UNLESS OTHERWISE NOTED).
- 2. THE HEIGHT OF BACK FILL SHALL NOT EXCEED 8 FEET. BACK FILL MATERIAL SHALL BE CLEAN, FREE OF DEBRIS, WELL DRAINED MATERIAL.
- 3. FINAL FOOTING DEPTHS AND CONFIGURATIONS ARE SUBJECT TO SUBSURFACE CONDITIONS. ALL FOOTINGS TO REST ON UNDISTURBED SOIL OF MINIMUM BEARING CAPACITY OF 2,000 PSF. ALL FOOTINGS ARE TO EXTEND BELOW THE FROST LINE- MIN. 3'-6 BELOW FINISHED GRADE. PROVIDE STEPPED FOOTINGS WHERE REQUIRED.
- 4. TOP OF WALL TO EXTEND A MIN. OF 8" ABOVE FINISHED GRADE.
- 5. BASEMENT SLAB IS A MINIMUM OF 4" THICK OVER 10 MIL. POLYETHYLENE VAPOR BARRIER OVER 4" CRUSHED STONE. TOP OF SLAB ELEVATION TO BE AS NOTED. BASEMENT SLAB SHALL BE 3,500 P.S.I. (28 DAY COMPRESSIVE STRENGTH) CONCRETE W/ 6x6 10/10 WELDED WIRE MESH REINFORCING.
- 6. PORCHES, CARPORT SLABS AND STEPS EXPOSED TO WEATHER AND GARAGE SLABS SHALL BE 4,000 P.S.I. (28 DAY COMPRESSIVE STRENGTH) CONCRETE W/ 6x6 19/10 WELDED WIRE MESH REINFORCING.
- 7. CRAWL SPACE SLAB IS A MINIMUM OF 2" THICK OVER 10 MIL. POLYETHYLENE VAPOR BARRIER OVER 4" CRUSHED STONE. TOP OF SLAB ELEVATION TO BE AS NOTED.
- 8. UNCONDITIONED CRAWL MUST HAVE VENTILATION OPENINGS COVERED WITH HARDWARE CLOTH OR MESH. ONE (1) SF OF VENTING FOR EVERY 150 SF OF CRAWL SPACE (AT LEAST 1 VENT OPENING MUST BE WITHIN THREE (3) FEET OF EACH CORNER).
- 9. REQUIRED ACCESS TO CRAWL SPACES IS 18"x24" WHEN IN THE FLOOR AND 16"x24" WHEN ACCESS IS THROUGH THE PERIMETER WALL.
- 10. PROVIDE PERIMETER FOUNDATION DRAINPIPE PITCHED AT 1/8" IN 12" TO DAYLIGHT OR A PREPARED 1'-O" DEEP, 2'-O" DIAMETER GRAVEL BED OR EXTERIOR SUMP PUMP AS REQUIRED BY OWNER. DRAINPIPE TO BE 4" PERFORATED WITH HOLES ORIENTED DOWNWARD. "SUPERIOR WALL FOUNDATION SYSTEMS SHALL PLACE 4" DIA. PVC SLEEVES AT FOOTING CORNERS TO DRAIN THE INTERIOR CRUSHED STONE.

- 1. BEFORE PLACING CONCRETE REFER TO ARCHITECTURAL, MECHANICAL AND ELECTRICAL DRAWINGS FOR BLOCKOUTS
- 2. CHAMFER ALL EXPOSED EDGES OF CONCRETE 3/4"x 45 DEGREES UNLESS OTHERWISE NOTED.

AND EMBEDDED ITEMS.

CAST-IN-PLACE CONCRETE AND

REINFORCING:

- 3. ALL ANCHOR BOLTS ARE TO BE SET WITH TEMPLATES. ANCHOR BOLT PROJECTIONS NOTED OR SHOWN ON DRAWINGS SHALL BE MEASURED FROM ROUGH CONCRETE AND NOT FROM GROUT.
- 4. ALL REINFORCING STEEL SHALL BE CONTINUOUS AROUND CORNERS.
- 5. WELDING OF REINFORCING STEEL IS NOT PERMITTED.
- 6. THE USE OF DEFORMED REINFORCING STEEL OR ANCHORS ON EMBEDDED ITEMS IS NOT PERMITTED.
- 7. SLABS ON GRADE SHALL BE REINFORCED WITH ONE LAYER 6X6 W2.9xW2.9 WELDED WIRE MESH.
- 8. THE FOLLOWING MINIMUM PROTECTION OF REINFORCING SHALL BE MAINTAINED. FOOTINGS • CONCRETE EXPOSED TO EARTH OR WEATHER

 - WALLS SLABS

- 11. CONTROL JOINTS TO BE PROVIDED FOR AT ALL CONCRETE SLABS OVER 400 SQUARE FEET.
- 12. PROVIDE DEEP SCORE CONTROL JOINTS AT MIDPOINTS OF ALL GARAGE SLABS, BOTH DIRECTIONS
- 13. PROVIDE 1/2" EXPANSION JOINT MATERIAL BETWEEN ALL CONCRETE SLABS ON ABUTTING CONCRETE OR MASONRY WALLS OCCURRING IN EXTERIOR OR UNHEATED INTERIOR AREAS.
- 14. IT IS RECOMMENDED THAT RADON MITIGATION PIPING BE PLACED UNDER SLAB TO AN ELBOW ABOVE THE SLAB, FOR FUTURE CONNECTION IF NECESSARY.
- 15. ALL COMPACTED SOIL TO BE COMPACTED
- 16. 2X PRESSURE TREATED SILL PLATES ARE TO RUN FLUSH WITH EXTERIOR EDGE OF FOUNDATION, AND BE SECURED WITH ANCHOR BOLTS (MIN. 1/2" DIA.) SPACED AT 6'-0" O.C. MAXIMUM. ANCHOR BOLTS SHALL EXTEND A MIN. OF 7" INTO MASONRY AND BE LOCATED WITHIN 12" FROM THE END OF EACH PLATE SECTION. SILL PLATES ARE TO BE PLACED OVER CLOSED CELL FOAM SILL SEALER.
- 17. CMU FOUNDATION WALL SYSTEM SEE CMU NOTES & TYPICAL DETAILS.
- 18. PROVIDE TERMITE PROTECTION AS REQUIRED BY LOCAL CODES.
- 19. SEALABLE COVER SUMP IS NEEDED IF SOIL OTHER THAN GROUP 1 (TABLE 405.1). SUMP TO BE 24" BELOW THE BOTTOM OF THE BASEMENT FLOOR. SUMP TO DISCHARGE BY GRAVITY OR MECHANICAL MEANS INTO AN APPROVED DRAINAGE
- 20. EXCEPT WHERE REQUIRED TO BE WATERPROOFED BY SECTION R406.2, FOUNDATION WALLS THAT RETAIN EARTH AND USABLE SPACE, SHALL BE DAMPROOFED FROM TOP OF FOOTING TO FINISHED GRADE WITH A BITUMINIOUS-BASED COATING OR OTHER APPROVED DAMPROOFING MATERIAL.
- 21. BUILDER TO VERIFY ALL SOIL CONDITIONS BEFORE CONSTRUCTING FOUNDATION. IF POOR CONDITIONS ARE DISCOVERED CONTACT DESIGN WORKS ARCHITECTURE.
- 22. BUILDER TO VERIFY FOUNDATION DETAILS W/ LOCAL BUILDING CODES.
- 23. MASONRY VENEER MUST BE ANCHORED TO BACK-UP CONSTRUCTION WITH GALVANIZED CORRUGATED METAL TIES SPACED 16" O.C. HORIZONTALLY AND 24" VERTICALLY. INSTALL CONTINUOUS APPROVED FLASHING AND COTTON CORD WEEPS AT 48" O.C. WITHIN FIRST EXPOSED COURSE OF MASONRY VENEER ABOVE

C.M.U. NOTES:

- CONCRETE MASONRY UNITS HOLLOW LOAD BEARING CONCRETE BLOCK SHALL BE 8"X16" NOMINAL FACE WITH THICKNESS AS SHOWN ON DRAWINGS.
- 2. MORTAR MORTAR SHALL BE TYPE N. 3. TRUSSED HORIZONTAL REINFORCING
- SHALL BE PROVIDED AT 16" O.C. HORIZONTALLY.
- 4. BLOCKS SHALL BE LAID IN REGULAR BOND PATTERN WITH JOINTS OF 3/8" UNIFORM THICKNESS.
- 5. WHERE VERTICAL REINFORCING IS CALLED FOR ON PLANS FILL CELLS FULL HEIGHT WITH CONCRETE OF SPECIFIED STRENGTH.
- 6. ALL ANCHOR BOLTS TO BE SET IN MASONRY SHALL BE SET WITH TEMPLATES. ANCHOR BOLT PROJECTIONS SHOWN OR NOTED ON DRAWINGS SHALL BE MEASURED FROM TOP OF BLOCK AND NOT FROM GROUT.

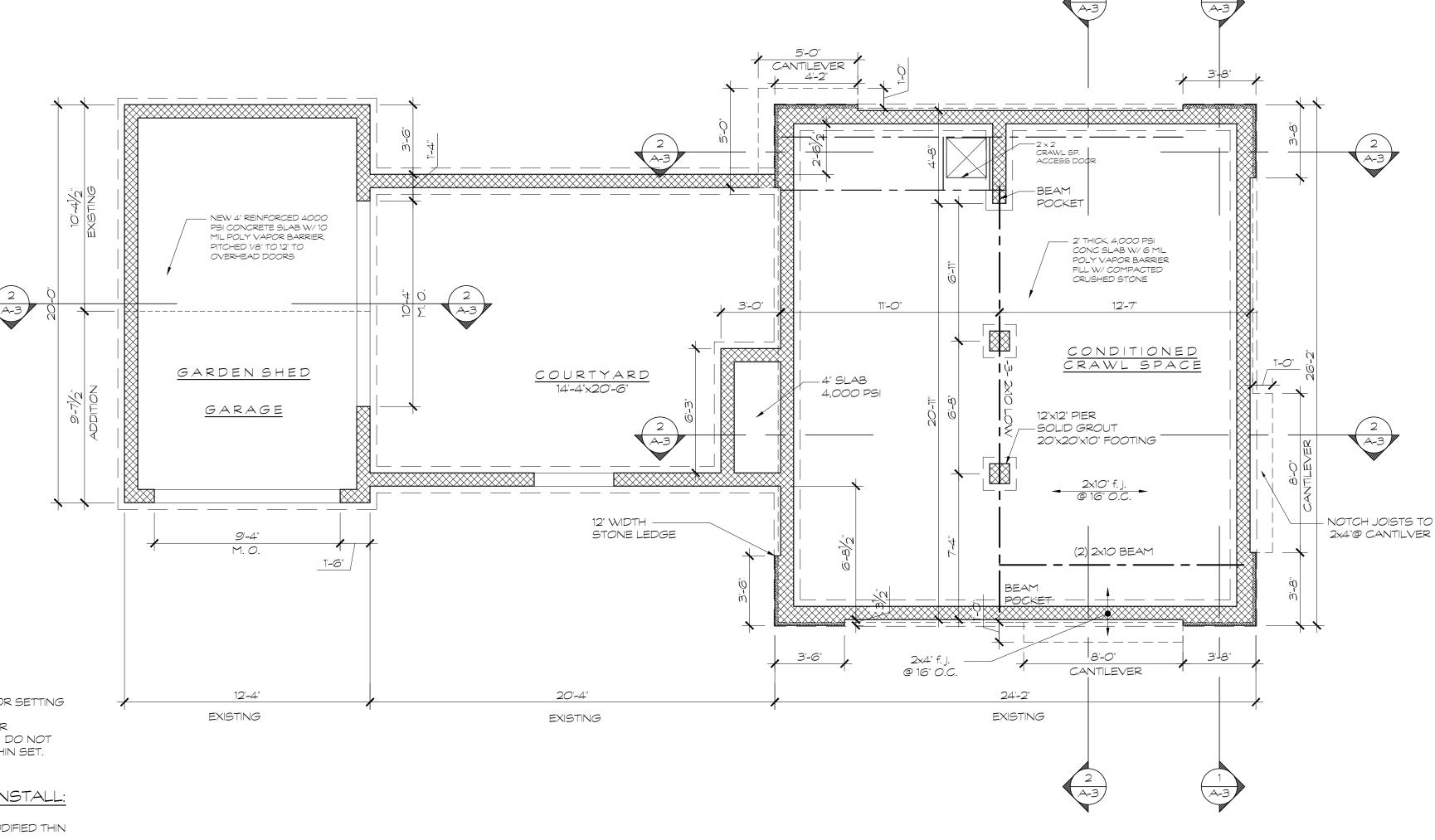
TILE SPECIFICATION:

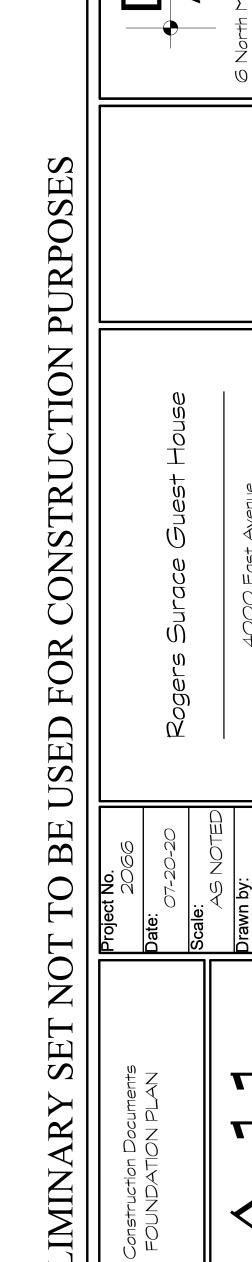
1. USE UNMODIFIED MORTAR FOR SETTING TILE OVER AN IMPERMEABLE WATERPROOF MEMBRANE OR ANTI-FRACTURE MEMBRANE. DO NOT USE A POLYMER MODIFIED THIN SET.

THIN STONE/STUCCO INSTALL:

1. DO NOT USE A POLYMER MODIFIED THIN SET MORTAR.

- 2. ADD 3/16" GAP BEHIND STUCCO/THIN STONE LAYER AND IN FRONT OF WRB -WATER RESISTIVE BARRIER. PROVIDE A RAINSCREEN SYSTEM, MTI SURE CAVITY OR APPROVED EQUAL AS A DRAINAGE MEDIUM IN THE GAP BETWEEN THE WRB LAYER AND THE EXTERIOR SURFACE.
- 3. PROVIDE A VENTILATED WEEP SCREED (MTI L\$R WEEP SCREED OR APPROVED EQUAL) AT THE BASE OF ALL WALLS FOR VENTILATION. WRB MUST BE LAPPED OVER THE WEEP SCREED.
- 4. PROVIDE A MOISTURE DIVERTER AT THE HEAD OF ALL WINDOWS AND DOORS EXTENDING 4" BEYOND EITHER SIDE OF THE OPENING TO DIVERT MOISTURE TO THE DRAINAGE SYSTEM. (MTI MOISTURE DIVERTER OR APPROVED EQUAL).
- 5. PROVIDE A WINDOW DRAINAGE PLANE AT THE SILL OF ALL WINDOWS TO PREVENT ENTRAPPED MOISTURE. (MTI DRAINAGE PLANE OR APPROVED EQUAL).





H





FLOOR PLAN NOTES:

- ALL EXTERIOR DIMENSIONS ARE FROM OUTSIDE EDGE OF SHEATHING OR CENTERLINE OF STRUCTURAL MEMBER
- SHEATHING OR CENTERLINE OF STRUCTURAL MEMBER

 2. ALL INTERIOR STUD DIMENSIONS ARE FROM CENTER LINE TO
- 3. ALL EXTERIOR FRAMED WALLS TO BE 2x6 @ 16" O.C. (U.N.O.)

CENTER LINE OF STUDS (U.N.O. - UNLESS NOTED OTHERWISE).

- 4. ALL INTERIOR WALLS TO BE 2x4 @ 16" O.C. (U.N.O.)
- 5. ALL EXTERIOR HEADERS TO BE (2) 2x6 INSULATED (U.N.O.)
- 6. DOUBLE TRIMMERS AT ALL 4'-O" OPENINGS AND LARGER.
- 6. DOUBLE IRII II IERS AT ALL 4-0 OPENINGS AND LARGER.
- 7. ALL DOORS TO BE LOCATED IN CENTER OF OPENING OR MIN. 4" FROM ADJACENT WALL (U.N.O.)
- 8. ALL SPOT ELEVATIONS ARE TAKEN FROM 0'-0" DATUM OF MAIN LEVEL SUB-FLOOR (U.N.O.)
- 9. INDICATES (3) STUD POST, GLUED AND NAILED (U.N.O.)
- 10. REFER TO EXTERIOR ELEVATION FOR WINDOW SIZES.
- 11. COORDINATE LOCATION OF UTILITY METERS WITH SITE PLAN AND LOCATE AWAY FROM PUBLIC VIEW. VISUAL IMPACT SHALL BE MINIMIZED, I.E. MOUNT AS LOW AS POSSIBLE.
- 12. CONTRACTOR TO COORDINATE ALL CLOSET SHELVING AND CABINETRY REQUIREMENTS. CONTRACTOR TO FIELD VERIFY ALL CABINET DIMENSIONS PRIOR TO FABRICATION.
- 13. PREFABRICATED FIREPLACE CONSTRUCTION SHALL MEET OR EXCEED ALL APPLICABLE CODES REGARDING USE OF FIRE SEPARATION, CLEARANCES, ETC. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT ALL ITEMS AND CONSTRUCTION MEET OR EXCEED CODE. OVERALL FLUE HEIGHT SHALL BE COORDINATED TO MATCH HEIGHT SHOWN ON PLANS, AND SHALL NOT EXCEED THE TOP OF CHIMNEY CHASE AS CONSTRUCTED.
- 14. ALL EXPOSED INSULATION SHALL HAVE A FLAME SPREAD RATING LESS THAN 25 AND A SMOKE DENSITY RATING LESS THAN 450.
- 15. PROVIDE COMBUSTION AIR VENTS, WITH SCREEN AND BACK DAMPER, FOR FIREPLACES, WOOD STOVES AND ANY APPLIANCE WITH AN OPEN FLAME.
- 16. BATHROOMS AND UTILITY ROOMS SHALL BE VENTED TO THE OUTSIDE WITH A MINIMUM OF A 70 CFM FAN. OR WITH A WHOLE HOUSE VENTILATION HEAT RECOVERY SYSTEM. RANGE HOODS SHALL ALSO BE VENTED TO THE OUTSIDE.
- 17. RANGE HOODS WITH A CFM OF 400 OR GREATER SHALL BE PROVIDED WITH MAKEUP AIR FROM EXTERIOR TO MAINTAIN NEUTRAL INTERIOR AIR PRESSURE.

ROOF & ATTIC NOTES:

1. APPROVED BITUTHANE WATER SHIELD PRODUCT (ie. GRACE ICE AND WATER SHIELD) TO BE APPLIED TO ALL EAVES AND VALLEYS.

ROOF PITCH	3:12 OR LESS	3:12 - 6:12	6:12 OR GREATER		
WATER SHEILD *	ENTIRE ROOF	5'-0"	3'-0"		
* DIMENSION FROM EXTERIOR FACE OF WALL UP ROOF SLOPE					

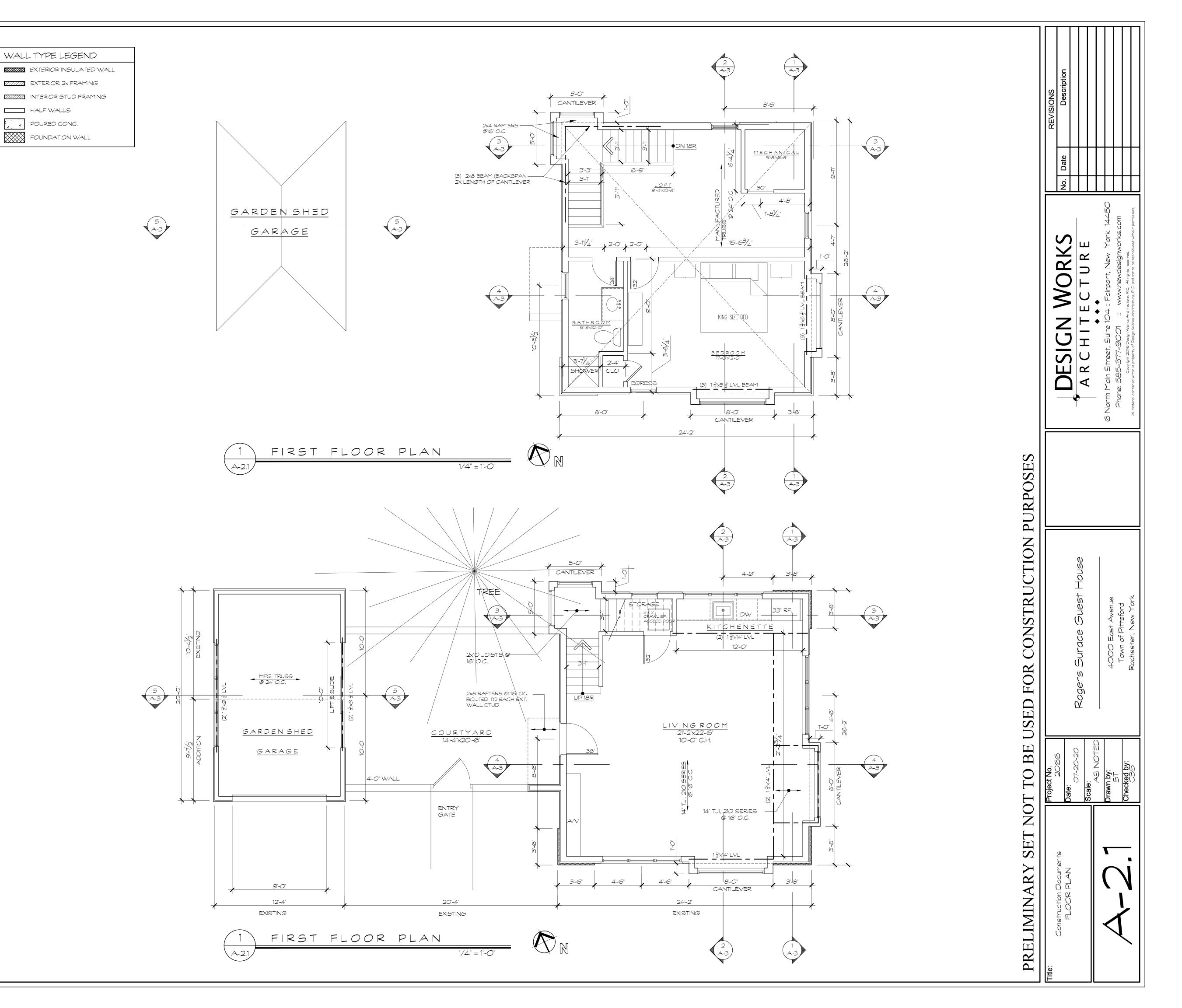
- 1. USE A RUBBER MEMBRANE ROOF ON ALL ROOFS WITH A PITCH OF LESS THAN 3:12.
- 2. 30# FELT RECOMMENDED UNDER METAL ROOF (IF APPLICABLE).
- 3. ENCLOSED ATTIC SPACES MUST HAVE A MIN. NET FREE VENTILATING AREA OF N_{50} OF THE AREA OF VENTED SPACE. WITH THE EXCEPTION OF N_{500} BEING ALLOWED IN CLIMATE ZONES 6, 7 OR 8 WHEN A CLASS 1 OR 11 VAPOR RETARDER IS INSTALLED ON THE WARM-IN-WINTER SIDE OF THE CEILING OR NOT LESS THAN 40%

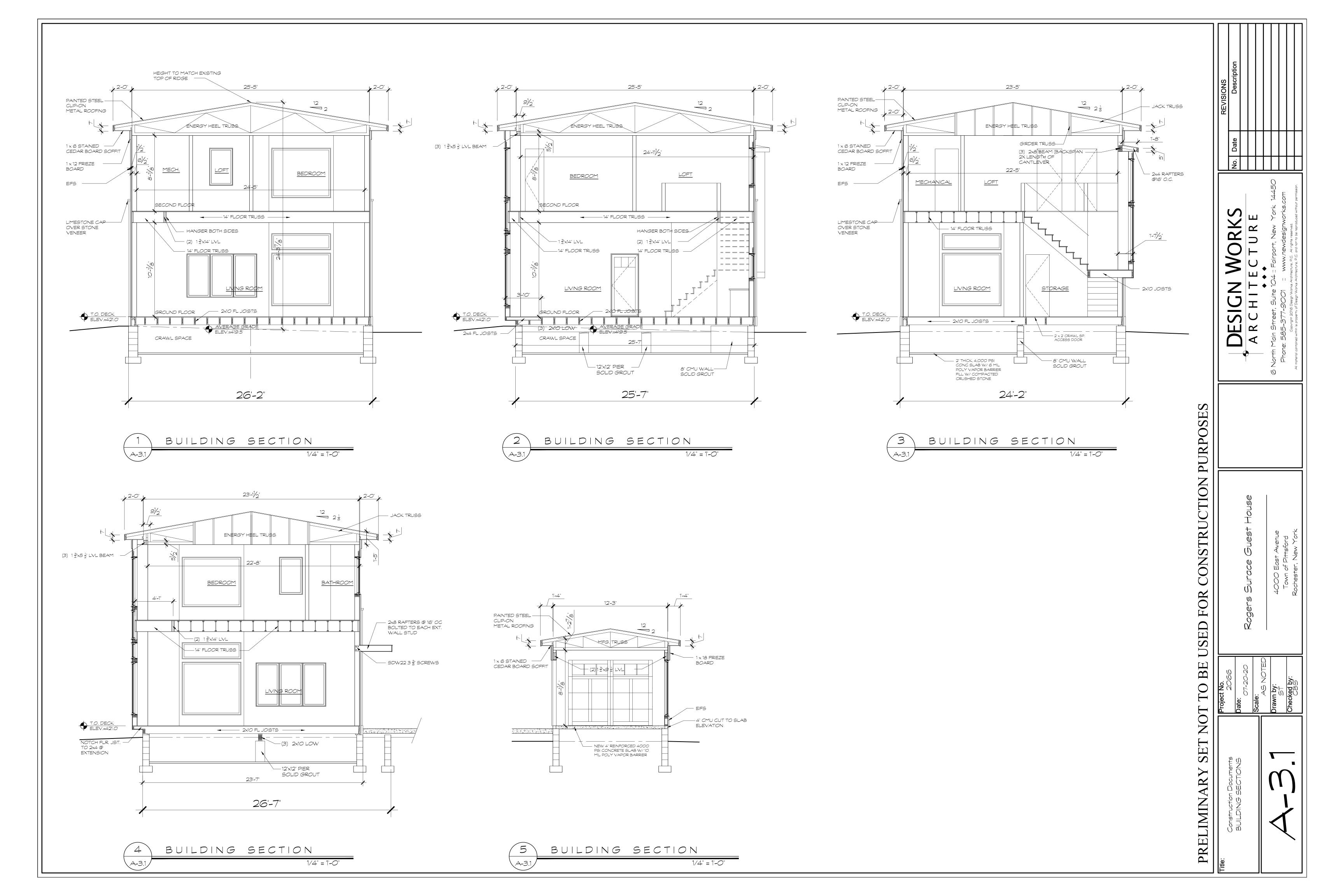
AND NOT MORE THAN 50% OF THE REQUIRED VENTILATING AREA IS PROVIDED BY VENTILATORS IN THE UPPER PORTION OF THE ATTIC

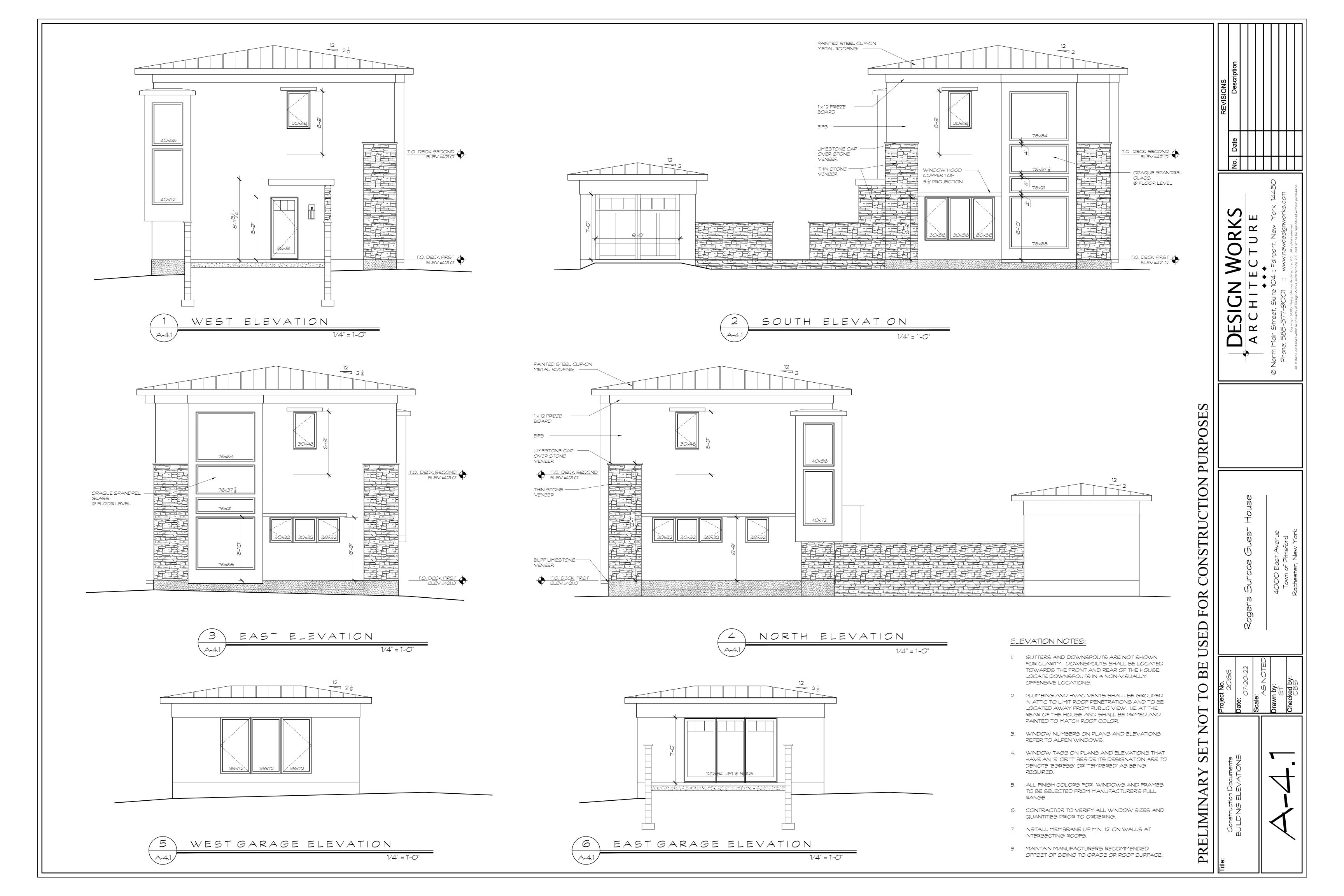
- 4. ROOF CAVITIES THAT EXCEED 30 SF, REQUIRE ACCESS OF 22"x30" WITH HEADROOM ABOVE THE OPENING OF AT LEAST 30" MUST BE LOCATED IN A HALLWAY OR OTHER READILY ACCESSIBLE LOCATION (R-807).
- 5. PROVIDE REQUIRED FLASHING TO MEET OR EXCEED COMMON BUILDING PRACTICE WHERE REQUIRED AND AT ROOF CHANGES, PROJECTIONS, VALLEYS, ETC. INSTALL DIVERTER FLASHING AWAY FROM WHERE THE EAVE OF A SLOPED ROOF INTERSECTS A VERTICAL SIDEWALL.
- 6. FINAL ON CENTER ROOF RAFTER LAYOUT BY BUILDER.
- 7. BUILDER TO MAINTAIN PROPER VENTILATION GAP PER DETAILS IN ALL RAFTER BAYS.
- 8. FINAL GUTTER AND DOWNSPOUT SIZES AND LOCATIONS TBD BY SITE ENGINEER, OWNER, AND/OR CONTRACTOR. DOWNSPOUTS SHALL BE TIED INTO STORM WATER SYSTEM IF AVAILABLE OR EMPTY ONTO SPLASHBLOCKS.
- TRUSSES (IF APPLICABLE TO PROJECT)

OR RAFTER SPACE (R806.2).

- 9. TRUSSES SHOWN AS CONCEPTUAL DESIGN ONLY.
- 10. TRUSSES TO BE ENGINEERED AND SUPPLIED BY CERTIFIED TRUSS MANUFACTURER.
- 11. FINAL DESIGN BY TRUSS MANUFACTURER TO BE APPROVED BY OWNER PRIOR TO FABRICATION.
- 12. PROVIDE HURRICANE TIE FOR EACH TRUSS. USE SIMPSON H2.5 UNLESS NOTED OTHERWISE.







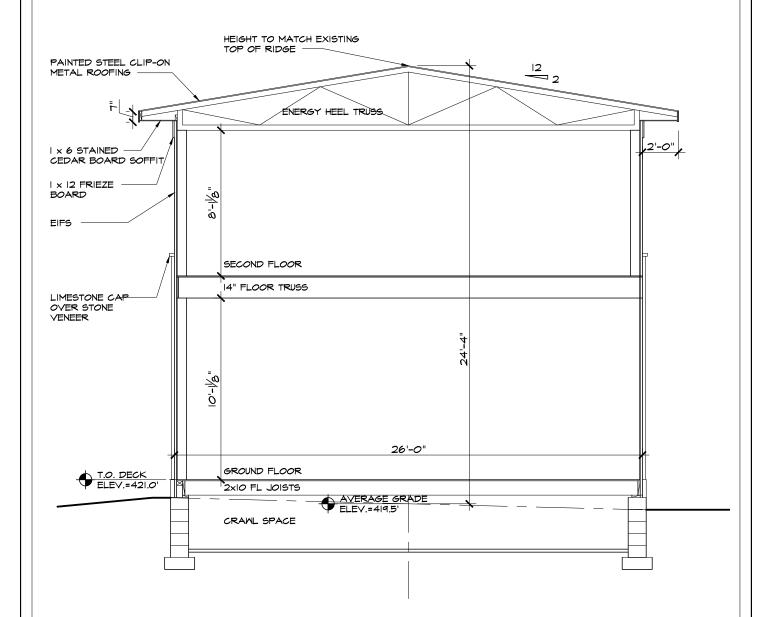
4000 EAST AVENUE



6 North Main Street, Suite 104, Fairport, New York 14450 Phone: 585-377-9001 :: www.newdesignworks.com

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CROSS SECTION

SCALE: $\frac{3}{16}$ " = 1'- \emptyset "

GUEST RESIDENCE

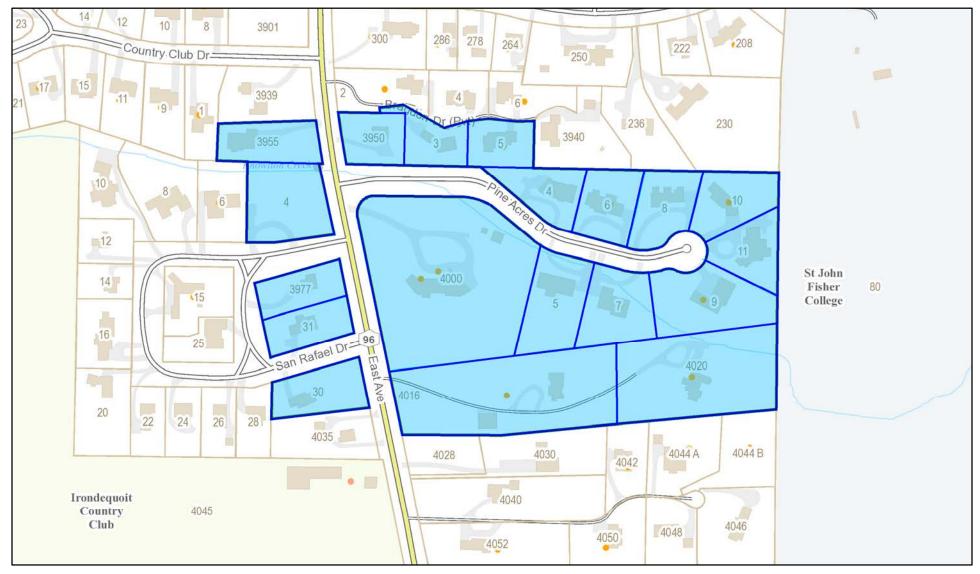
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SCHEMATIC DESIGN

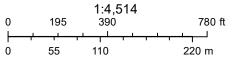




Public Notification

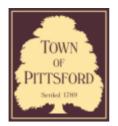


Printed June 7, 2022



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

_			_	
Λn	nlic	catio	n Ti	mo:
$\boldsymbol{\neg}$	DIIL	,auv		vvc.

• •		D 21.14 1.2 A 22 4 4
✓	Residential Design Review	Build to Line Adjustment
Y	§185-205 (B)	§185-17 (B) (2)
	Commercial Design Review	Building Height Above 30 Feet
	§185-205 (B)	§185-17 (M)
	Signage	Corner Lot Orientation
	§185-205 (C)	§185-17 (K) (3)
	Certificate of Appropriateness	Flag Lot Building Line Location
	§185-197	§185-17 (L) (1) (c)
	Landmark Designation	Undeveloped Flag Lot Requirements
	§185-195 (2)	§185-17 (L) (2)
	Informal Review	

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 4800 +/- square foot single family home on the property. Tax Parcel No. 138.13-3-8. This property is Zoned Residential Neighborhood (RN).

Meeting Date: August 25, 2022



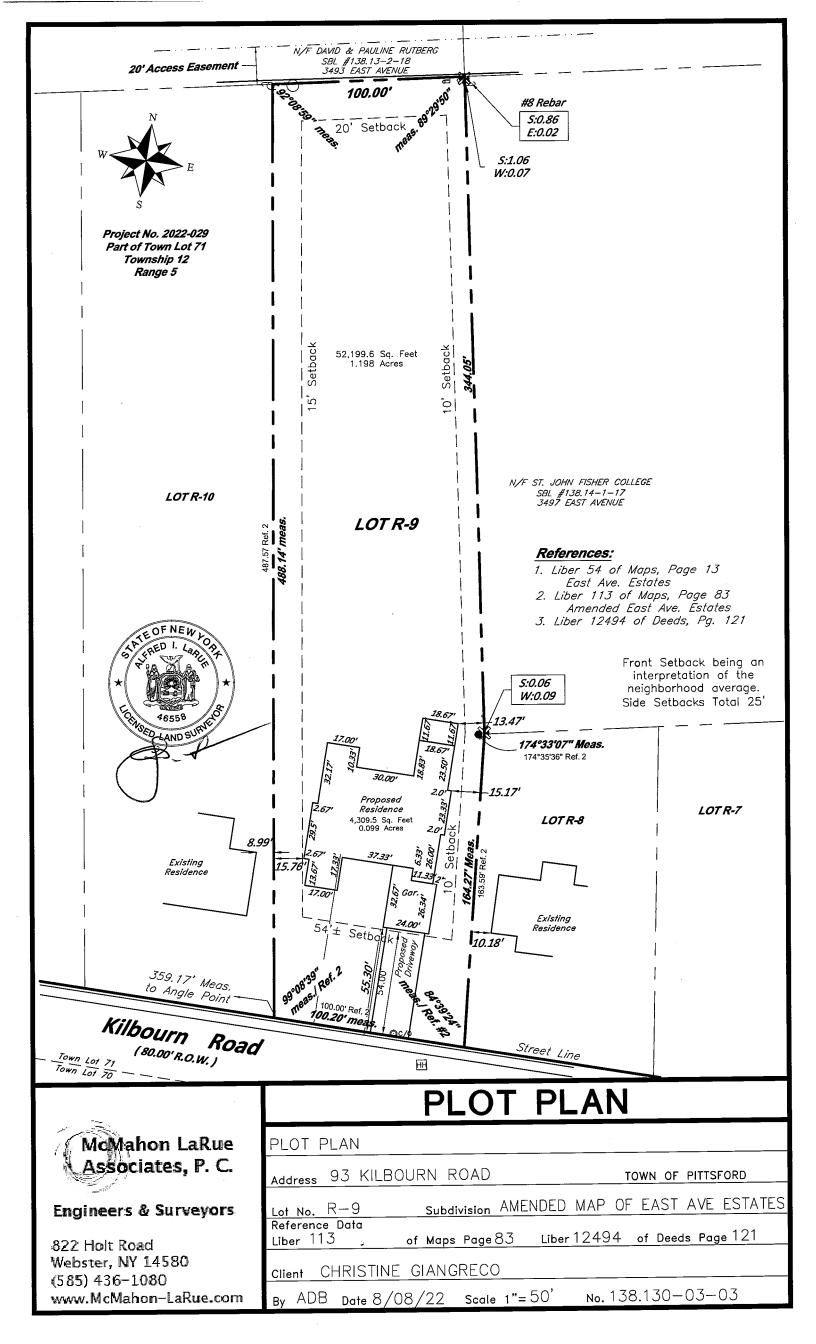
















Engineers & Surveyors

822 Holt Road Webster, NY 14580 (585) 436-1080 www.McMahon-LaRue.com

PLOT PLAN

Address 93 KILBOURN ROAD

Client CHRISTINE GIANGRECO

TOWN OF PITTSFORD

Lot No. R-9

PLOT PLAN

Subdivision AMENDED MAP OF EAST AVE ESTATES

Reference Data Liber 113 of Maps Page 83 Liber 12494 of Deeds Page 121

By ADB Date 8/08/22 Scale 1"= 50'

No. 138.130-03-03

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

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 (75PA) 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

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

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

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

MECHANICAL VENTILATION

KITCHEN EXHAUST HOODS

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					
DWELLING UNIT	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 MECHANICAL VENTILATION SYSTEM FAN EFFICACY			
FAN LOCATION	AIR FLOW RATE MIN. (CFM)	MIN. EFFICACY CFM / WATT	AIR FLOW RATE MAX.
HRV OR ERV	ANY	1.2 CFM/WATT	ANY
RANGE HOODS	ANY	2.8 CFM/WATT	ANY
IN-LINE FANS	ANY	2.8 CFM/WATT	ANY
BATHROOM, UTILITY	10	1.4 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.

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 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 RESPONSIBILTY 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

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 ARCHITECT.

SWINGING DOORS AND SIDELIGHTS.

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 PARTITIONS EQUAL TO SIMPSON STC CLIPS

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.

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

DOWN TO FOUNDATION WALL

EXTERIOR WINDOW AND DOOR HEADERS

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

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

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

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

SMOKE DETECTORS SHALL BE INSTALLED IN THE FOLLOWING AREA'S IN EACH SLEEPING ROOM, IN HALL WAYS 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 MITH SHOWERS OR FROM CEILING FANS. CANNOT BE CLOSER THAN 20' (IONIZATION) OR 6' (PHOTOELECTRIC) TO COOKING

PORCHES, DECKS OR STAIRS ATTACH TO A WALL ASSEMBLY.

CARBON MONOXIDE DETECTORS SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS: ON ANY STORY HAVING A SLEEPING AREA, ON ANY STORY NHERE FUEL-FIRED OR SOLID FUEL BURNING APPLIANCÉS, 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

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

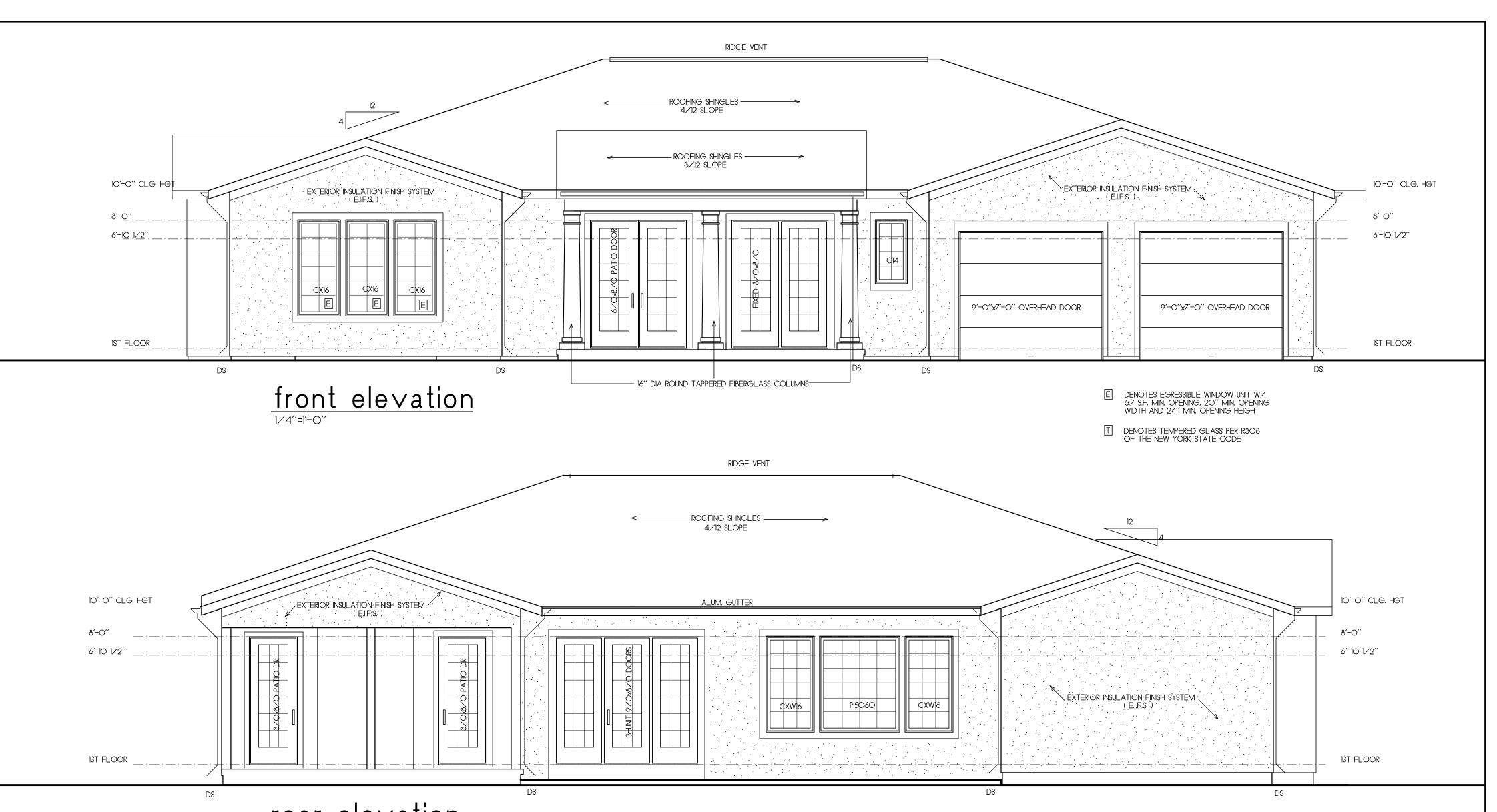
IS ON ONE SIDE AND 27" WHERE RAILINGS ARE ON BOTH SIDES HEADROOM: SHALL BE NOT LESS THAN 6'-8" RISERS: THE RISER HGT. SHALL BE A MAX. OF 8 1/4". AT OPEN RISERS, OPENINGS LOCATED MORE THAN 30" ABOVE GRADE OR THE FLOOR BELOW SHALL NOT PERMIT THE PASSAGE OF A 4" INCH DIAMETER SPHERE.

TREADS: THE TREAD DEPTH SHALL NOT BE LESS THAN 9" NOSINGS: NOSINGS PROJECTIONS SHALL BE 3/4"- 1 1/4" MAX. NOT REQUIRED ON TREAD DEPTH GREATER THAN 11" HANDRAILS: SHALL BE PROVIDED ON AT LEAST ONE SIDE OF STAIRWAYS WITH FOUR OR MORE RISERS. TOP SURFACES OF HANDRAILS AND RAILINS SHALL BE BETWEEN 34"AND 38" ABOVE

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 O FULLY OPEN SHALL NOT REDUCE THE NET CLEAR OPEING OF THE WINDOW TO LESS THAN WHATS REQUIRED 5.7 S.F. CLEAR OPENING (5 S.F. AT GRADE OR BELOW GRADE 'ET CLEAR HEIGHT OF 24" NET CLEAR WIDTH OF 20"



AIR BARRIER INSPE	ECTION 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
CEILING ATTIC	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
AND CANTILEVER FLOORS	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

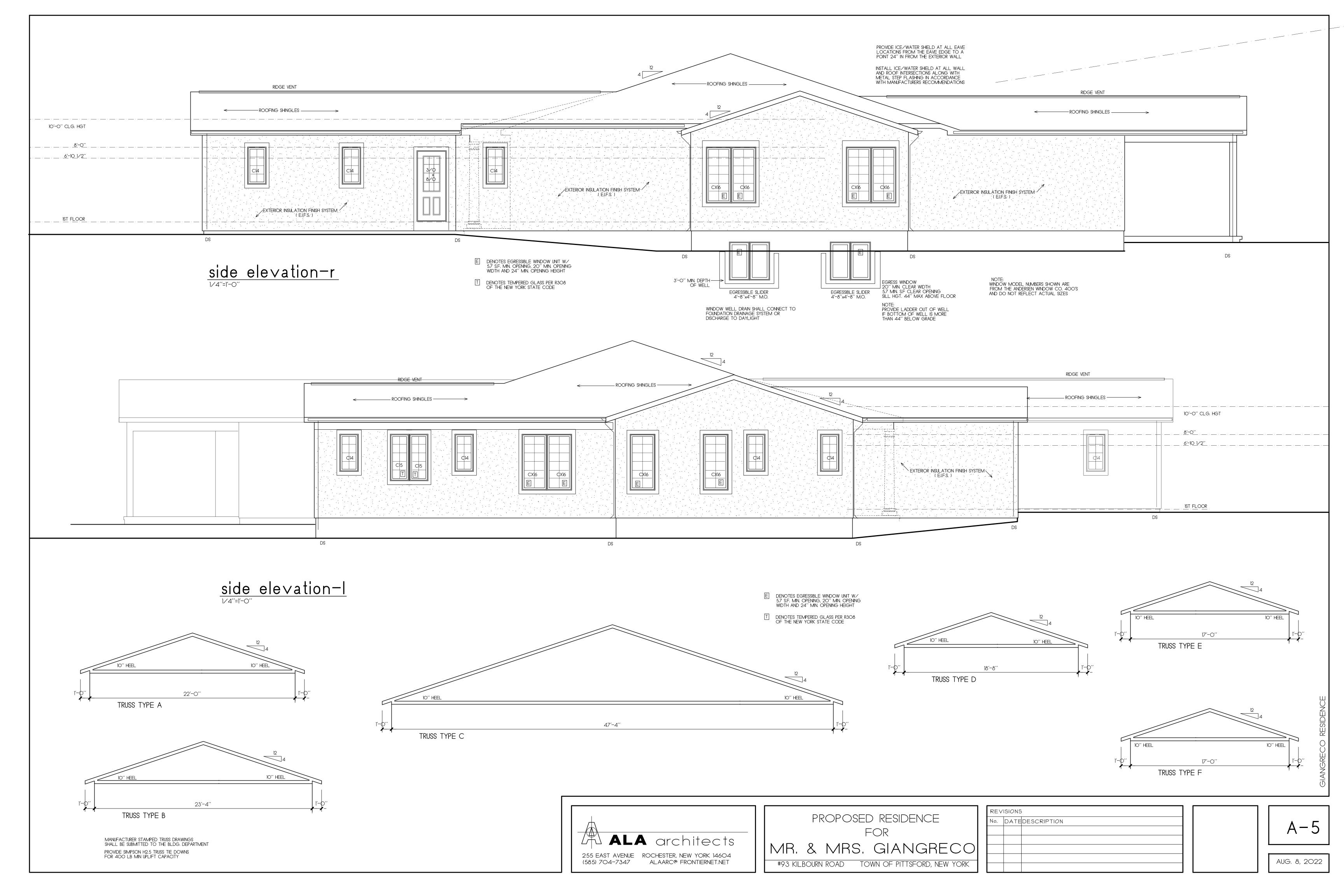
ALA architects 255 EAST AVENUE ROCHESTER, NEW YORK 14604 (585) 704-7347 ALAARC@ FRONTIERNET.NET

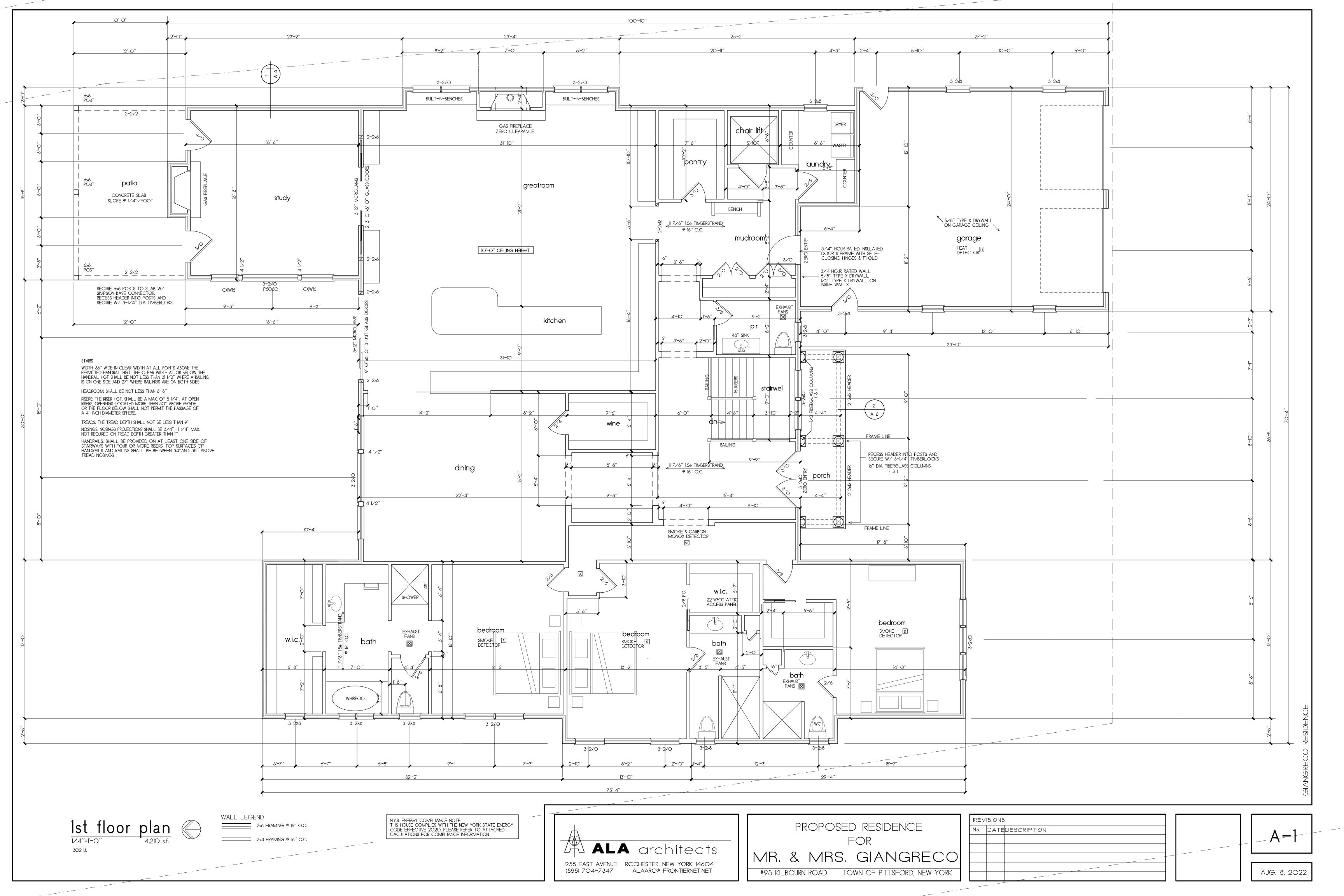
PROPOSED RESIDENCE MR. & MRS. GIANGRECO #93 KILBOURN ROAD TOWN OF PITTSFORD, NEW YORK

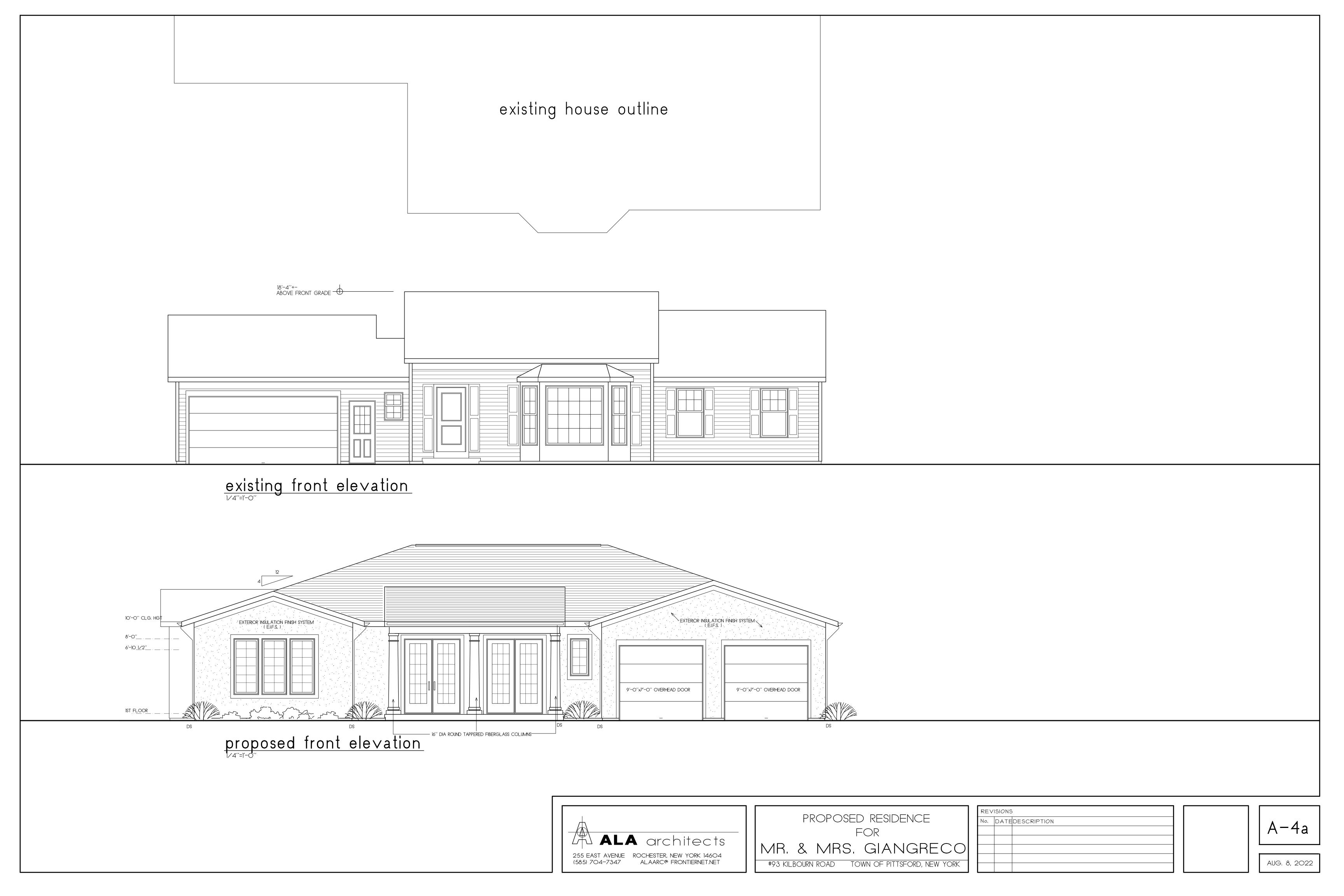
REVISIONS					
No.	DATEDESCRIPTION				



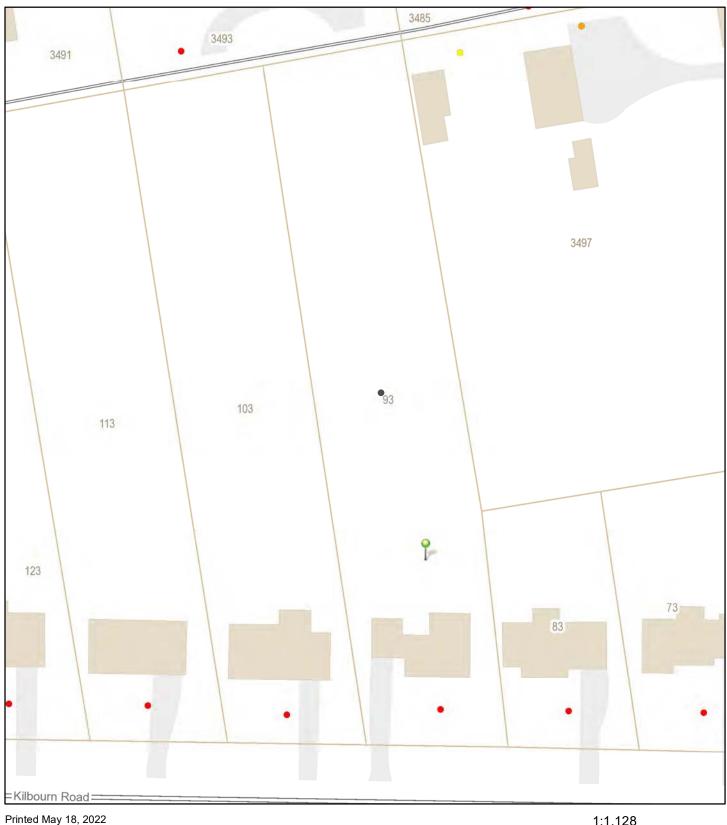
AUG. 8, 2022







Property Pictures



Town of Pittsford GIS

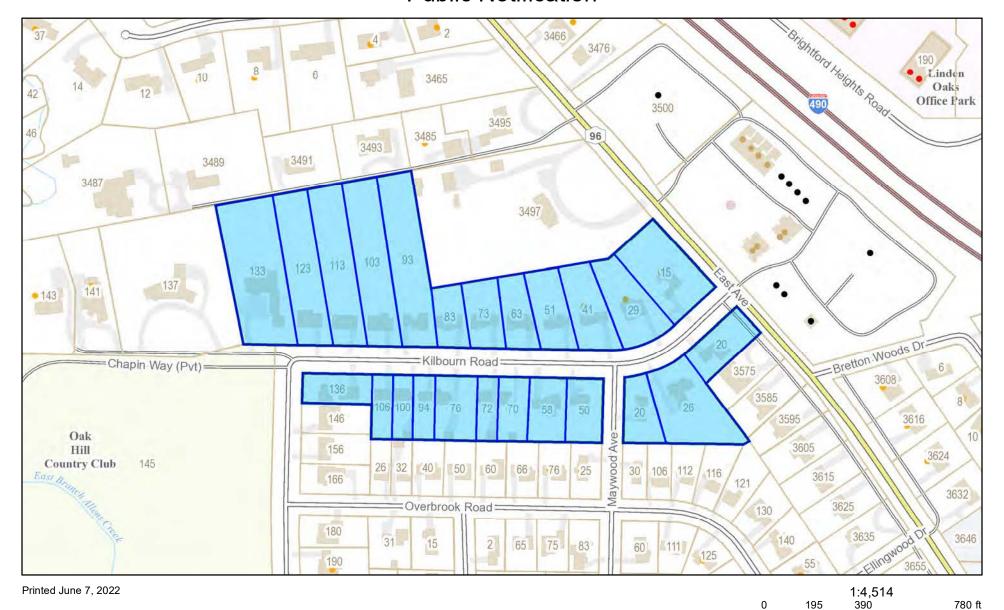








Public Notification



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Town of Pittsford GIS

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220 m

APPLICATION FOR PERMIT

No. 98 Fee \$ 20.00

To THE TOWN BOARD OF THE TOWN OF PITTSFORD, N.	Y.
	a Sulfarme, bricks concrete block)
CT TACL OI	101111 02
wide in the front and feet wide in the rear and Zone Classified as Zon	lass 1 11 dimensions
NOTICE: A Plan, in duplicate, size 4 /2 x 1, incre of sam	and showing the set back distances from an standard
with the proposed building set in,	Family Dwelling
width 4 feet Wing on	
Width	fact
Depth 25 feet Wing on	Deptn
The whole occupying a total area of	square feet.
The whole occupying a total area of	wide,feet deep.
GARAGE: An Clastic garage i	is to be erected on the West side of the
June _ construction	, of the following dimensions:
dwelling (concrete block, frame)	feet, Capacity cars. ESTIMATED COST:
Stories, Width feet, Depth	Let line ESTIMATED COST:
Located / Feet from the	Lot line.
Locatedfeet from the	Garage \$
	Total: \$ 0,000 92
The undersigned hereby guarantees that said buildings ordinances of the TOWN OF PITTSFORD and statutes of are the PLANS RELATING TO THE BUILDINGS HER	will be constructed and used in accordance with all the State of New York, and the plans annexed hereto EIN DESCRIBED AND NO OTHER, and that this
are the PLANS RELATING TO THE property is owned by the undersigned.	is a shares therein or in any
All work is to be done in accordance with this application	on and plans, and no material change therein of in any sent of the Town Board through its authorized agent.
part of said buildings shall be made without she	a service All construction must be completed
within 6 months from date of political	(1 - Mill) in Mous
Architect: Jerone Closed Bu	Yours respecfully,
	C. M. Gindson
	230 Hil four
•	Address
STATE OF NEW YORK, ss:	
County of Monroe M. Mused	being duly sworn, deposes and says
that he is the owner of the above described premises; that knows the contents thereof; that the same is true to his own knows the contents thereof and conditions respecting the issue	he has read the foregoing application for a proved he will n knowledge. That if said application is approved he will be prected
knows the contents thereof, the ditions respecting the issue	ance of said permit and that sale sount set forth herein
occordance with the plans accepted	Difference and all the Statutes of the
and that he will comply with all ordinances of the 10wh of in connection with the construction, erection, alterations or us	(Millingson
SWORN to before me, this	
decent 1111 23 1951 19	
Lives	
Notary Public, Commissioner of Deeds	hway Lines, Check Location of Public Utility Lines and colating possible Deed or Tract restrictions.
NOTICE: Before any excavation is made within Hig secure permission of Superintendent of Highways. Avoid vi	olating possible Deed or Tract restrictions.
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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

to erect buildings together with the proper

fees and plans therefor, does hereby disapprove disapprove 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.
 - 2. That the Town Board may at any time upon notice, revoke said permit for failure to execute the plans.
- 3. 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:

TH. Hudson

PITTSFORD PLANNING BOARD

By

Secretary

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owner to the structures described in the application herein referred to and no other upon the terms and conditions set forth in the recommendation of the Planning Board of the Town of Pittsford, N. Y., and the Zoning Ordinance.

JUL 27 1951

Town Clerk

House area garage 1732 syft total area 21-5 302-14 1× 25.31 14' 7 24-10" > 9 Kilbourn Re-Suls 100 ft



front elevation

PROPOSED RESIDENCE

FOR

MR. & MRS. GIANGRECO

\$93 KILBOURN ROAD TOWN OF PITTSFORD, NEW YORK





Image capture: Jul 2019 © 2022 Google

63 Kilbourn Rd

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Street View & 360°

Rochester, New York

Google

Street View - Jul 2019



Google Maps 113 Kilbourn Rd



Image capture: Jul 2019 © 2022 Google

113 Kilbourn Rd

All

Street View & 360°

Rochester, New York

Google

Street View - Jul 2019



Google Maps 72 Kilbourn Rd



Image capture: Jul 2019 © 2022 Google

73 Kilbourn Rd

All

Street View & 360°

Rochester, New York

Google

Street View - Jul 2019

