

**Town of Pittsford Design Review & Historic Preservation Board  
AGENDA  
January 11, 2024**

*This agenda is subject to change.*

Please take notice that the Town of Pittsford Design Review & Historic Preservation Board will hold the following meeting on Thursday, January 11, 2024, in the Lower-Level Meeting Room of Pittsford Town Hall, 11 S. Main Street, and beginning at 6:00PM local time.

**HISTORIC PRESERVATION DISCUSSION**

---

**RESIDENTIAL APPLICATIONS: ADDITIONS & RENOVATIONS**

---

**22 Fletcher Road**

Applicant is requesting design review for an approximately 250-square-foot storage addition off the rear of their home.

**129 Sylvania Road**

Applicant is requesting design review for approximately 1,700 square feet of additions as well as the exterior renovation of the existing home.

**8 Ravenna Crescent**

Applicant is requesting design review for a 262-square-foot garage addition off the northeast side of the home.

**63 Reitz Parkway**

Applicant is requesting design review for a 50-square-foot covered front entry addition to the home.

**RESIDENTIAL APPLICATIONS: NEW HOMES**

---

**4 Bridleridge Farms**

Applicant is requesting design review for a 2,926-square-foot, two-story, single-family home in the Bridleridge Farms Subdivision.

**10 Bridleridge Farms**

Applicant is requesting design review for a 3,067-square-foot, two-story, single-family home in the Bridleridge Farms Subdivision.

**DEMOLITION APPLICATIONS:**

---

**717 Stone Road**

Applicant is requesting Board approval to demolish the existing 1,906-square-foot, one-story, single-family home, with the intent to build a 4,450-square-foot, two-story, single-family home (with finished basement) on the property. This property is zoned Residential Neighborhood (RN).

**COMMERCIAL APPLICATIONS: INFORMAL REVIEW**

---

**300 Tobey Village Road – Pittsford Oaks Apartments**

The Town Board is requesting Board feedback for the proposed Pittsford Oaks Apartments complex.

**TOWN OF PITTSFORD  
DESIGN REVIEW & HISTORIC PRESERVATION BOARD  
MINUTES  
DECEMBER 14, 2023**

Minutes of the Town of Pittsford Design Review and Historic Preservation Board meeting held on December 14, 2023, at 6:00PM local time. The meeting took place in the Lower-Level Meeting Room of Pittsford Town Hall, 11 S. Main Street.

**PRESENT:** Dirk Schneider, Chairman; Dave Wigg, Vice Chairman; Jim Vekasy; Bonnie Salem; Kathleen Cristman; John Mitchell

**ABSENT:** Paul Whitbeck

**ALSO PRESENT:** Anthony Caruso, Building Inspector; Robert Koegel, Town Attorney; Meghan Brooks, Building Department Assistant

**ATTENDANCE:** There were 17 members of the public present.

---

The Design Review and Historic Preservation Board (DRHPB) Chairman Dirk Schneider called the meeting to order at 6:01PM.

---

**HISTORIC PRESERVATION DISCUSSION**

---

DRHPB Member Bonnie Salem thanked those who attended the 2023 Reception for Owners of Inventoried Homes. She stated that follow-up letters have been sent to the owners and that she feels it was a successful event. While it may not be a fast turnaround, many of the owners seemed interested in designating their homes.

---

**RESIDENTIAL APPLICATIONS: NEW HOMES**

---

**14 Black Wood Circle**

*Applicant is requesting design review for a one-story, 2,241-square-foot, single-family home in the Wilshire Hills Subdivision.*

Bill Arieno of Pride Mark Homes introduced the application. Mr. Arieno stated that this is the penultimate home in the Wilshire Hills Subdivision. The design is consistent with those in the neighborhood but unique along its cul-de-sac.

DRHPB Member Kathleen Cristman motioned to approve the one-story, 2,241-square-foot, single-family home in the Wilshire Hills Subdivision as submitted. This motion was seconded by DRHPB Member John Mitchell. Following a unanimous voice vote, the application was approved, none opposed.

**65 & 67 Skylight Trail**

*Applicant is requesting design review for a two-unit, one-story, single-family townhome in the Alpine Ridge Subdivision. The units are 2,023 and 2,760 square feet, respectively.*

Bill Arieno of Morrell Builders introduced the application. Mr. Arieno stated that this is the third to last two-unit townhome to be built in the Alpine Ridge Subdivision. It has a sideload garage on the left unit and stone veneer on the right unit.

DRHPB Chairman Dirk Schneider asked if the gables are different in material than other townhomes. Mr. Arieno stated that each design is slightly different. Board Member Salem clarified the difference in square footage between the units stems from the finished basement.

DRHPB Chairman Dirk Schneider motioned to approve the two-unit, one-story, single-family townhome in the Alpine Ridge Subdivision, the units being 2,023 and 2,760 square feet respectively, as submitted. This motion was seconded by DRHPB Member John Mitchell. Following a unanimous voice vote, the application was approved, none opposed.

**RESIDENTIAL APPLICATIONS: ADDITIONS & RENOVATIONS**

---

**800 Allens Creek Road**

*Applicant is requesting design review for a 240-square-foot storage addition off the side of the home.*

Dan Pieters, AIA, introduced the application with homeowner Brandon Di'Cesare. Mr. Pieters stated that he was brought in for the formal permit submission of the storage addition, whose construction had already begun. It is a sideload, double door shed addition adjoining the garage. The addition will be roofed with metal because of the shallow slope and the siding will match the color of the house, though it will have a vinyl shake rather than wooden.

Chairman Schneider asked about the current state of construction. Mr. Pieters stated that it currently utilizes a trench footing with a concrete pad and confirmed that it is attached to the garage wall. Upon questioning from Chairman Schneider, Building Inspector Anthony Caruso stated that full footings will have to be dug but that a more thorough analysis of the construction plans will be done during the code review process.

Board Member Salem expressed her concerns that this property is adjacent to a landmark home and that this addition is extending towards the property line that it shares with said landmark. She stated that the overall visual appeal is not present, especially when taking into consideration the roof style and the blank wall facing towards the road. DRHPB Member John Mitchell asked Mr. Pieters why they had not chosen a gabled roof. Mr. Pieters stated that there is a window in the second story bedroom there that is not shown in the plans which provides the only means of egress from that bedroom.

Mr. Di'Cesare stated for the Board's reference that he had received a variance from the Zoning Board of Appeals on November 20, 2023.

DRHPB Member Kathleen Cristman stated that while she understands the need for storage, the proposed addition does not do the home any favors.

The Design Review & Historic Preservation Board has asked the applicant to return to the Board with design changes to the roof shape and solid, road-facing wall.

### **800 Allens Creek Road**

*Applicant is requesting design review for an approximately 360-square-foot balcony addition off the rear of the home.*

Dan Pieters, AIA, introduced the application with homeowner Brandon Di'Cesare. Mr. Pieters stated that they are proposing a balcony with a lower patio on the northwest corner of the house. The master bedroom leads onto the balcony from the second floor. A shed dormer will extend to create room for the door. The deck will be waterproof to avoid dripping on the patio below. The patio will be made of either pavers or poured concrete.

Board Member Salem asked if the view will be looking out over the neighbors. Mr. Pieters responded no; it should just be the golf course. Board Member Cristman asked what the railings will be. Mr. Pieters stated it will be a PVC picket rail with x-lacing, capped. DRHPB Vice Chairman Dave Wigg requested clarification on the watershed plan; Mr. Pieters stated that they would utilize a trough system that travels north with a gutter and downspout.

DRHPB Chairman Schneider motioned to approve the approximately 360-square-foot balcony addition off the rear of the home as submitted. This motion was seconded by DRHPB Member Kathleen Cristman. Following a unanimous voice vote, the application was approved, none opposed.

### **9 Vincent Drive**

*Applicant is requesting design review for a 128-square-foot master bedroom addition and a 124-square-foot front porch addition, both extending off the front of the home.*

Kip Finley, AIA, introduced the application with homeowner Donald Cornwell. Mr. Finley gave a brief overview of the additions and stated that the home's current design is nearly the same as it was when it was built. He also stated that the application has gone before the Zoning Board of Appeals for a variance and was approved. There will be vinyl shake, vinyl clapboard, and faux stone used in the design. The faux stone will wrap the corner. The shakes will be in the Castlestone color demonstrated in the provided illustration. The clapboard will match the existing white siding. He added that there are two roofing options: either asphalt shingles or metal. Budget will determine which will be used.

Vice Chairman Wigg stated that the changes will be a nice improvement to the home and asked what color the windows will be. Mr. Finley stated that they will be white, as before.

There was some discussion on the materials being used in the project, and Board Member Salem cautioned against adding a fourth material with the metal roof. Board Member Cristman stated that the design feels very busy to her, and Chairman Schneider suggested that perhaps only the two gables have the shake. Mr. Finley stated that that is up to the customer. Board Member Salem noted that she felt that that suggestion would make the siding more cohesive.

Vice Chairman Wigg added that a white board band separating the two sidings would make it look very natural carrying over from the porch addition.

DRHPB Chairman Dirk Schneider motioned to approve the 128-square-foot master bedroom addition and a 124-square-foot front porch addition, both extending off the front of the home, as submitted, with the condition that the front elevation of the bedroom addition will have white clapboard siding up to the eave, and the gables on both additions will be the cedar shake style siding with a white transition board in between the clapboard and shake. This motion was seconded by DRHPB Member Jim Vekasy. Following a unanimous voice vote, the application was approved, none opposed.

### **96 Coventry Ridge**

*Applicant is requesting design review for an approximately 512-square-foot covered patio with a bar area off the rear of the home.*

Mike Loewke of Loewke Construction introduced the application. Mr. Loewke stated that this application had been before the Board over the summer but, after several design changes, they have come back to get approval for the new design. There will no longer be a fireplace wall and the finishings will match existing home. There will not be latticework on the television wall as shown in the plans, but rather a white PVC decorative panel.

Chairman Schneider confirmed with Mr. Loewke that the material will be vinyl siding. Mr. Loewke added that the roof would be metal due to the 2½/12 roof pitch. Chairman Schneider asked Mr. Loewke whether the CMU would be exposed as shown in the plans. Mr. Loewke stated that it would have a stone veneer. Board Member Salem confirmed that it would be the same stone veneer as that on the front of the house. Board Member Cristman asked what the flooring of the patio would be. Mr. Loewke stated that it would be stone pavers.

There was some further discussion wherein the Board confirmed other finishings for the addition, including the siding used and the style of posts.

DRHPB Chairman Dirk Schneider motioned to approve the approximately 512-square-foot covered patio with a bar area off the rear of the home as submitted, with the following conditions:

- 1) the end gables will have cedar shakes
- 2) the areas with CMU shown in the plans will be stone veneer
- 3) the areas showing lattice on the plans will receive solid PVC panels, painted to match the siding
- 4) the roof will be a standing seam metal roof with the color to be burnished slate.

This motion was seconded by DRHPB Member Bonnie Salem. Following a unanimous voice vote, the application was approved, none opposed.

### **65 Alpine Drive**

*Applicant is requesting design review for a 765-square-foot first floor addition and a 268-square-foot garage addition on the east side of the home, along with front facade changes.*

Paul Morabito of Morabito Architects introduced the application. Mr. Morabito described the project and stated that the application received a variance from the Zoning Board of Appeals in November. He noted that several changes had been made to the plans published on the website (updated copies distributed to the Board), including the alteration of the porch roof angles and material, and the addition of board and batten to the gables. The front columns will be of smart trim in order to be maintenance-free.

Regarding the revised elevations, Chairman Schneider asked what the reason was for adding board and batten. Mr. Morabito stated that they are trying to bring it in as a design feature from the rear of the home. The addition is trying to balance interest with consistency. DRHPB Member Jim Vekasy confirmed with Mr. Morabito that the fascia will match up, and Board Member Cristman confirmed that the metal roofing will be black to match.

Vice Chairman Wigg asked if they had considered bringing the porch roof all the way around. Mr. Morabito stated that they had thought about it, but it would be essentially a floating roof with no purpose.

Board Member Mitchell asked if all of the siding would be white, including the brick. Mr. Morabito confirmed that it would be, and that the use of different materials creates different textures upon the white. The siding will be vinyl with a 5-inch exposure. Board Member Mitchell also confirmed that the columns would remain square.

There was discussion about the general design of the home, particularly the gables and shutters. The Board stated that they would prefer not to have the upper triangle in the gable, even though it pulls the design from the dormers, as it diminishes the overall look. Board Member Salem also suggested that the best course of action might be to remove the shutters from the lower window of the front door section in order to remain consistent with the upper windows.

Chairman Schneider asked if the new garage door will match the existing two; Mr. Morabito stated that it would either match, or they would replace all the doors to be the same.

DRHPB Member Bonnie Salem motioned to approve the 765-square-foot first floor addition and a 268-square-foot garage addition on the east side of the home, along with front façade changes, as submitted, with the following conditions:

1. that the board and batten in the gable run to the frieze
2. that the lower shutter be removed on the porch area
3. that the three garage doors match each other.

This motion was seconded by DRHPB Member Kathleen Cristman. Following a unanimous voice vote, the application was approved, none opposed.

#### **45 Knollwood Drive**

*Applicant is requesting design review for exterior renovations and the enclosure of an existing second-story deck off the rear of the home.*

Dan Pieters, AIA, introduced the application with Steve Grossi of Louis J. Grossi, Inc. Mr. Pieters stated that they are proposing to refinish the exterior of the home. Changes will include painting the existing brick in an opaque stain, replacing the roof with natural cedar that will gray over time, and bringing in copper elements in several areas (including the top ridge of the roofline and the entry). The current fiberglass columns will be replaced with wood and finished to match the weathered look. Wood shutters will be added, and the vented eaves will be of painted wood. The garage door will be a manufacturing composite wood with windows on top of it.

Mr. Pieters also stated that they are planning on enclosing the existing second-story deck to become a screened porch with douglas fir frames. Upon questioning from Board Member Cristman, he confirmed that the dividing window lites will be white.

There was further discussion about the design, and Board Member Salem stated that while this home is adjacent to a landmark home, the proposed changes seem unlikely to cause any negative impact and the design is appropriate for both the neighborhood and the home.

DRHPB Member John Mitchell motioned to approve the exterior renovations and the enclosure of an existing second-story deck off the rear of the home as submitted. This motion was seconded by DRHPB Vice Chairman David Wigg. Following a unanimous voice vote, the application was approved, none opposed.

## **RESIDENTIAL APPLICATIONS: ACCESSORY STRUCTURES**

---

### **24 Whitestone Lane**

*Applicant is requesting design review for a 450-square-foot pavilion behind the home.*

David Crowe, AIA, introduced the application. Mr. Crowe stated that the homeowners wish to create protective cover near the pool that is being built and the project received a variance from the Zoning Board of Appeals for its size. He described the proposed design, stating that the pavilion will be open on all sides, with the exception of having a wall behind the bar area. The fireplace will be masonry with a stucco-white chimney. Other design details include a galvanized-finish roof with gutters to match, painted poly-ash composite-covered columns and beams and two downspouts on the south end of the structure. Additionally, the back wall will be sided with 6-inch, shiplap-style lpe wood to break up the white color with a natural material.

DRHPB Member Jim Vekasy motioned to approve the 450-square-foot pavilion behind the home as submitted. This motion was seconded by DRHPB Member John Mitchell. Following a unanimous voice vote, the application was approved, none opposed.

### **25 Greylock Ridge**

*Applicant is requesting design review for an oversized, 224-square-foot pergola behind the home.*

Frank Sudore, the project builder, introduced the application. Mr. Sudore stated that this application received a variance from the Zoning Board of Appeals for its size.

Chairman Schneider asked if the pergola will be built as depicted. Mr. Sudore confirmed that it would be.

DRHPB Member Bonnie Salem motioned to approve the oversized, 224-square-foot pergola behind the home as submitted. This motion was seconded by DRHPB Chairman Dirk Schneider. Following a unanimous voice vote, the application was approved, none opposed.



## COMMERCIAL APPLICATIONS: ADDITIONS & RENOVATIONS

---

### **3690 East Avenue – St. John Fisher University**

*Applicant is requesting design review for the addition of two entry vestibules to the north and south elevations of the St. John Fisher Lavery Library as a part of a large-scale renovation project.*

David Collins of Hamilton Stern Construction introduced the application with George Stooks of St. John Fisher University. Mr. Collins stated that the project is mostly interior work but will include the addition of two entry vestibules. The brick will match existing building. The entrance vestibules will have a cathedral arch with the classic St. John Fisher arch to match.

Chairman Schneider asked if the stone in the arch is precast. Mr. Collins stated that it is. The storefront windows on either side of the entrance and inside curtain wall will be bronze. Vice Chairman Wigg confirmed with Mr. Collins that the building was built in the 1970's and is thus over fifty years old. Board Member Salem confirmed with Mr. Collins that the materials that are used on the large vestibule will match the existing materials.

DRHPB Vice Chairman Dave Wigg motioned to approve the addition of windows and two entry vestibules to the St. John Fisher Lavery Library, as a part of a large-scale renovation project, as submitted. This motion was seconded by DRHPB Member Bonnie Salem. Following a unanimous voice vote, the application was approved, none opposed.

## CERTIFICATES OF APPROPRIATENESS

---

### **810 Allens Creek Road**

*Applicant is requesting a Certificate of Appropriateness, pursuant to Town Code Section 185-196, for fence modifications. This property zoned Residential Neighborhood (RN).*

Chairman Schneider opened the public hearing.

Kim Bailey of Stahl Property Associates introduced the application. Ms. Bailey stated that they are seeking amendments to their previous Certificate of Appropriateness. She summarized the changes she is applying for which are inconsistent with the previous application (2021), including the reduction, style, color, and placement of the fencing, the addition of the gate, the increase in the amount of asphalt to the side of the porte-cochere, and the removal of a small section of asphalt that connected the straight section of driveway with the loop. The Board held in extensive discussion on these modifications.

When Chairman Schneider asked Ms. Bailey why the fencing was changed, she responded that the original drawings submitted to the Board had just had a placeholder design and had not meant to represent the final style, as she had not realized it mattered. Chairman Schneider asked for the Board's opinion on whether they thought the fence style is compatible with age of building. The previously approved style was solid at bottom and pickets at the top, and he stated that the current look does not seem in keeping with the character of the home. Board Member Cristman noted that the fence is very important to the original approval of the additions, not just in its style but in its coverage and positioning of the new addition. Board Member Salem concurred.

Board Member Mitchell stated that he thinks that the change from white to black fencing makes the design very dark and would prefer to see it returned to the originally approved white paint. Board Member Vekasy said that he did not have a strong preference on color either way, but that the most bothersome part for him is the missing section of fencing next to the porte-cochere because it makes the back area look messy. Ms. Bailey stated that the fence was moved from the original position because a car parked in the porte-cochere could not fully extend its door, and the section was removed because she had wanted to place a gate for further access to the back but could not find one appropriate to their needs.

Chairman Schneider confirmed with Ms. Bailey that the curved section of pavement from the straight driveway to the looped driveway had been eliminated from the design and was now landscaped. Board Member Salem added that the removal of the fencing dramatically increased the amount of asphalt in the front of the property and expressed that the change is a detriment to the historic character of the property.

Chairman Schneider asked what the purpose was of adding the gate to the southwest corner of the property. Ms. Bailey stated that it privatized the side yard while allowing lawn equipment to pass through to the rear. Board Member Salem asked if she had considered adding a walkway to the gate to ground it to the landscape design rather than leaving it floating; Ms. Bailey stated that she intended to leave it up to the new homeowners. She had not realized that adding the gate to the property would require a Certificate of Appropriateness.

Chairman Schneider stated that the Board had approved a plan for additions and renovations to a historic home and that he takes issue with the fact that the plan was not followed. He stated that he would like to see the property returned to the approved design. Board Member Cristman added that she feels that disregarding of the original Certificate of Appropriateness sets a bad precedent and does not feel comfortable with allowing modifications post-construction. Ms. Bailey stated that she did not knowingly try to disregard the original Certificate of Appropriateness and that it was a mistake.

Board Member Mitchell suggested trying to find a middle ground by allowing the gate to remain rather than requiring it to be removed. Vice Chairman Wigg said that he too did not feel that the gate was of high importance, but that the fence and pavement issues needed to be resolved. There was some discussion wherein the Board considered allowing the gate to remain, but it was decided that, should the applicant or new homeowner wish to keep the gate, they could return with a separate Certificate of Appropriateness rather than trying to rework a resolution around allowing it.

DRHPB Chairman Dirk Schneider opened the podium to public comment. Hearing none, Chairman Schneider motioned to close the public hearing.

The Board, upon reading the resolution, denied the applicant a Certificate of Appropriateness. The resolution was moved by DRHPB Chairman Dirk Schneider, seconded by Board Member Kathleen Cristman, and voted upon by the Board, as follows:

Paul Whitbeck voted	Absent
Jim Vekasy voted	Aye
John Mitchell voted	Aye
Dave Wigg voted	Aye
Bonnie Salem voted	Aye
Kathleen Cristman voted	Aye
Dirk Schneider voted	Aye

The full adopted resolution is attached to the end of these minutes.

**2024 MEETING SCHEDULE REVIEW**

---

Building Department Assistant Meghan Brooks stated that there is a draft copy of the 2024 meeting schedule in front of each Board member that suggests moving the two meetings from the second and fourth Thursdays of December to the first and third Thursdays, in order to accommodate for the holidays. Following a brief perusal of the document, the Board approved the suggested date changes:

ORIGINAL:		NEW:
<i>Thursday, December 12, 2024</i>	→	<i>Thursday, December 5, 2024</i>
<i>Thursday, December 26, 2024</i>	→	<i>Thursday, December 19, 2024</i>

**11/09/2023 MEETING MINUTES REVIEW**

---

The minutes of November 9, 2023, were approved following a motion by DRHPB Member Bonnie Salem. This motion was seconded by DRHPB Chairman Dirk Schneider. Following a unanimous voice vote, the minutes were approved, none opposed.

**OTHER DISCUSSION**

---

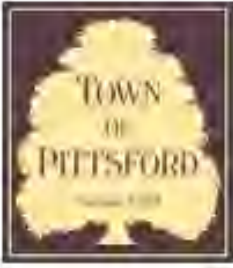
Design Review and Historic Preservation Board Chairman Dirk Schneider closed the meeting at 9:33PM.

Respectfully submitted,

---

Meghan Brooks  
*Building Department Assistant*

OFFICIAL MINUTES ARE ON FILE IN THE OFFICE OF THE BUILDING DEPARTMENT



# Town of Pittsford

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

**Permit #**  
**B23-000158**

Phone: 585-248-6250

FAX: 585-248-6262

## DESIGN REVIEW AND HISTORIC PRESERVATION BOARD REFERRAL OF APPLICATION

**Property Address:** 22 Fletcher Road PITTSFORD, NY 14534

**Tax ID Number:** 178.09-1-19

**Zoning District:** RN Residential Neighborhood

**Owner:** Peters, Scott L

**Applicant:** Peters, Scott L

### Application Type:

Residential Design Review

§185-205 (B)

Commercial Design Review

§185-205 (B)

Signage

§185-205 (C)

Certificate of Appropriateness

§185-197

Landmark Designation

§185-195 (2)

Informal Review

Build to Line Adjustment

§185-17 (B) (2)

Building Height Above 30 Feet

§185-17 (M)

Corner Lot Orientation

§185-17 (K) (3)

Flag Lot Building Line Location

§185-17 (L) (1) (c)

Undeveloped Flag Lot Requirements

§185-17 (L) (2)

**Project Description:** Applicant is requesting design review for an approximately 250-square-foot storage addition off the rear of their home.

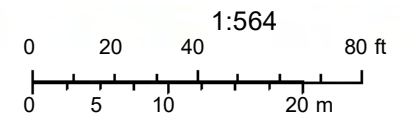
**Meeting Date:** January 11, 2024



# RN Residential Neighborhood Zoning

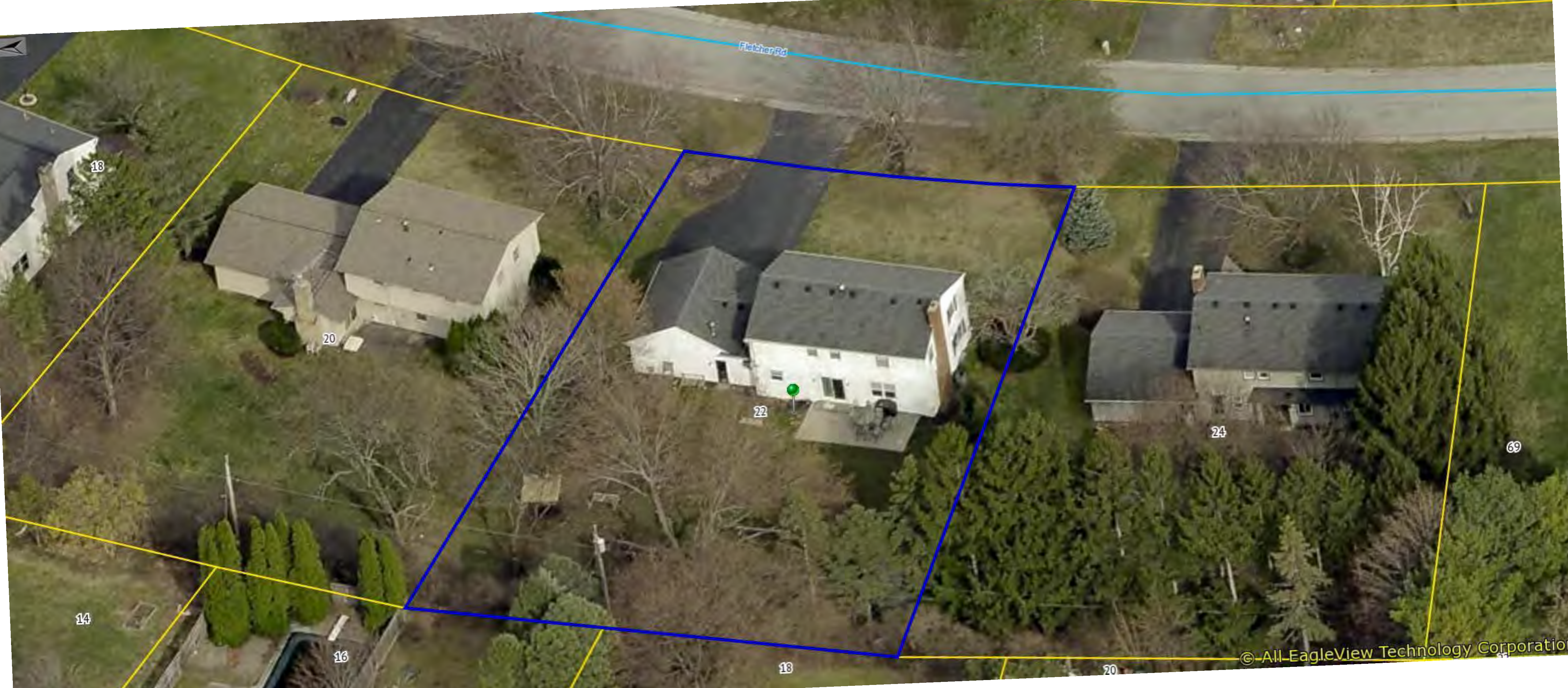


Printed December 29, 2023



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.



Fletcher Rd

18

20

22

24

69

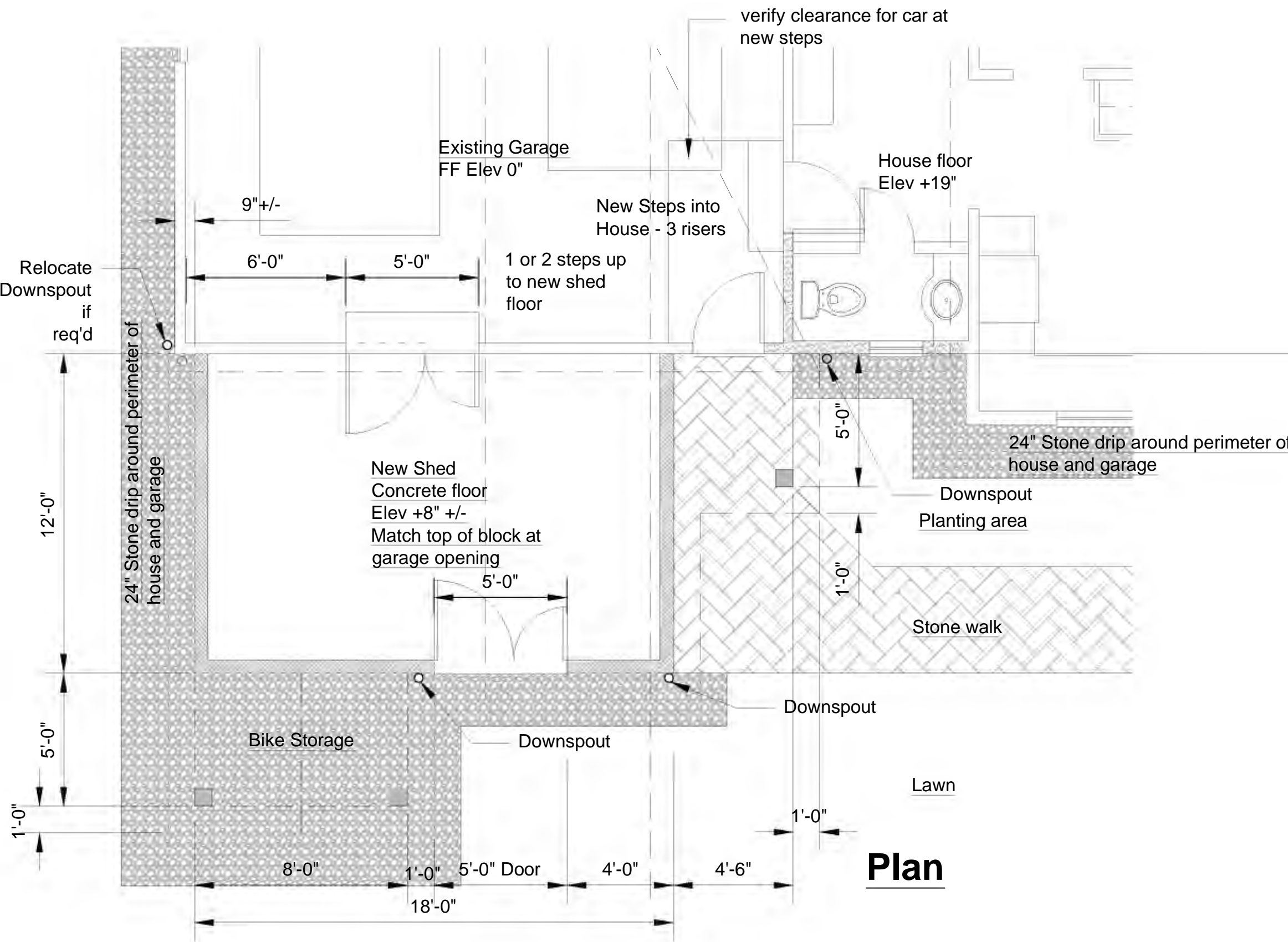
14

16

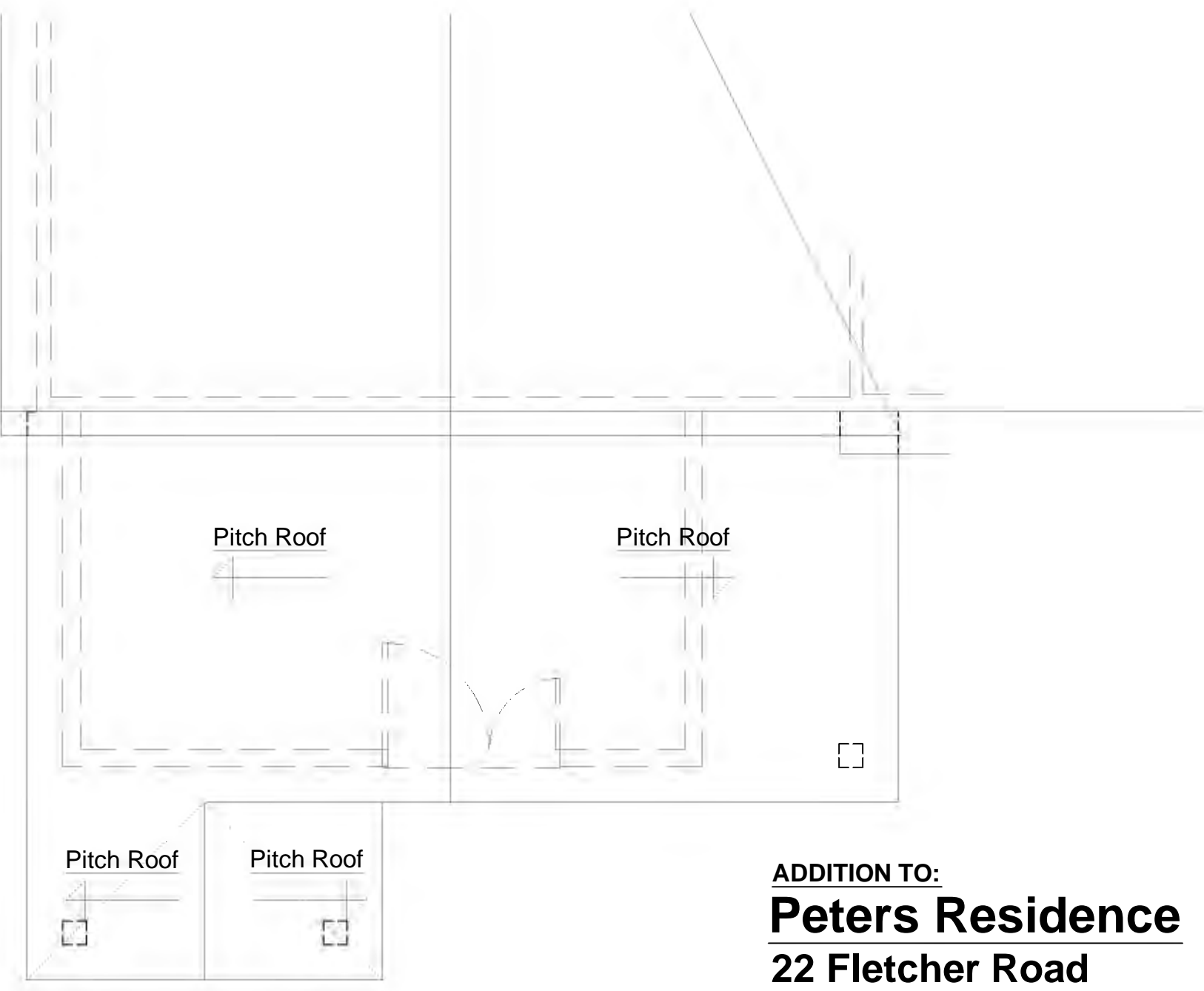
18

20

© All EagleView Technology Corporation



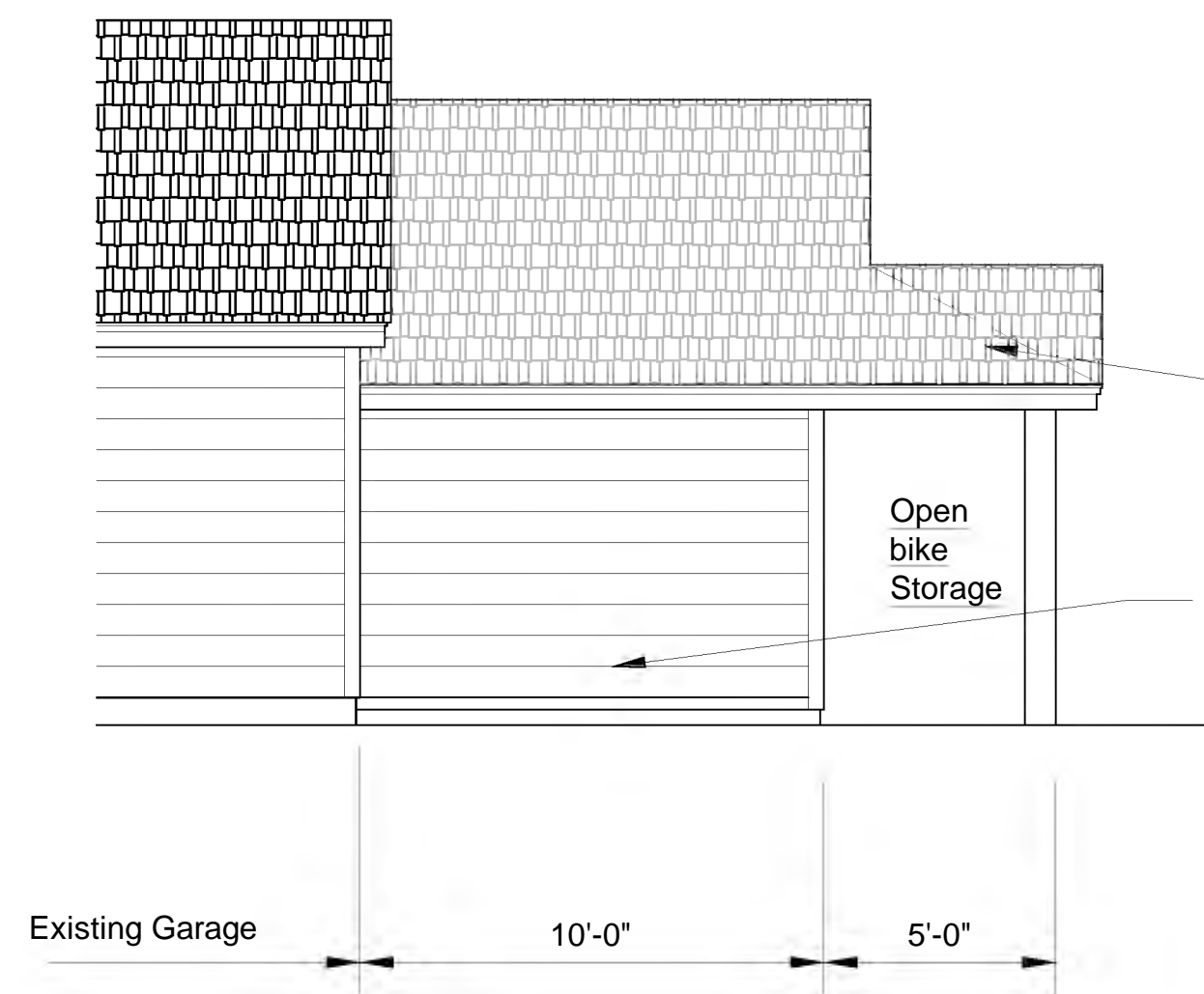
**Plan**



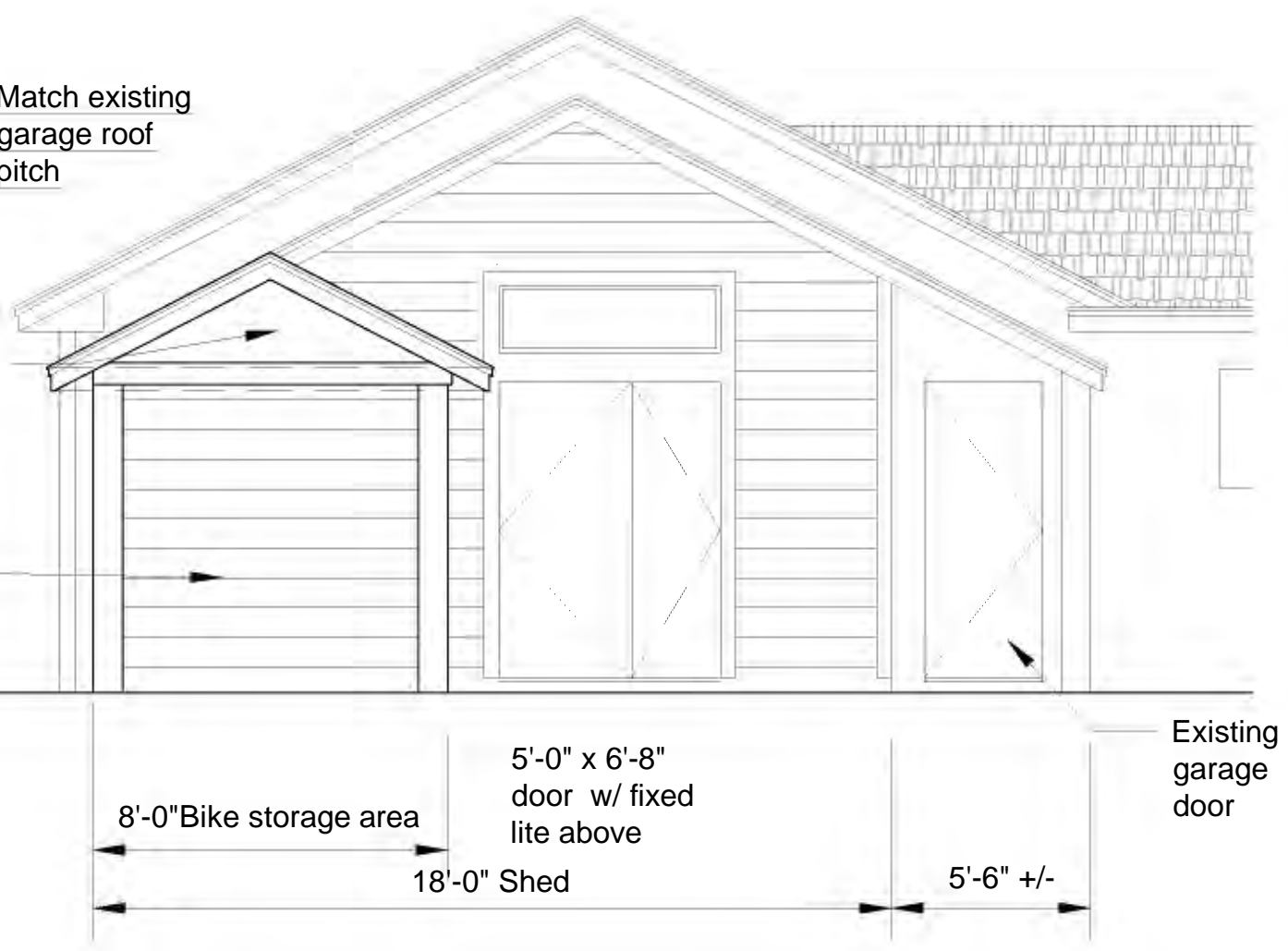
**Roof Plan**

ADDITION TO:  
**Peters Residence**  
 22 Fletcher Road  
 Pittsford, NY 14534

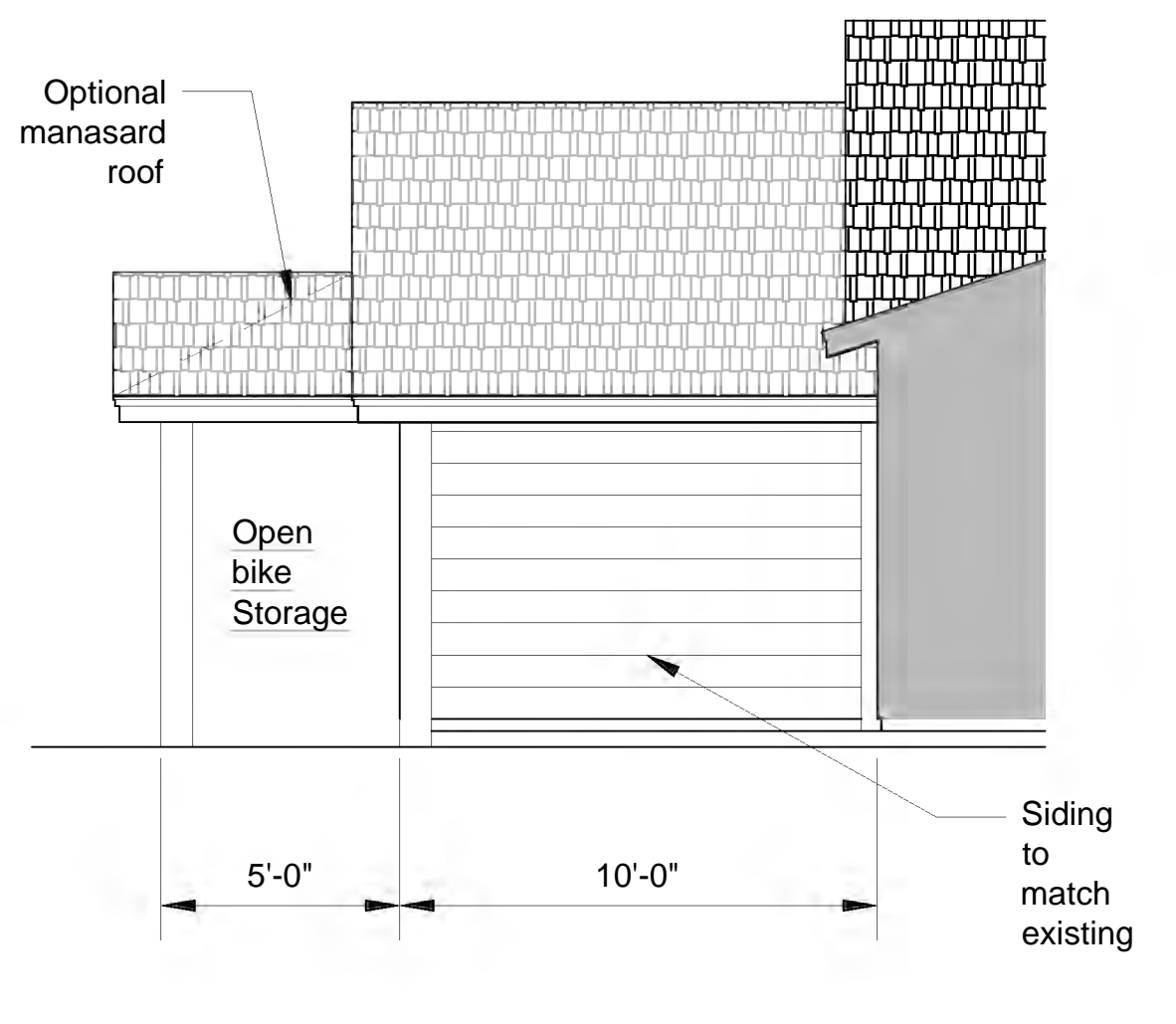
Scale: 1/4" = 1'-0"  
 29 Nov 2023 REV



**North Elevation**

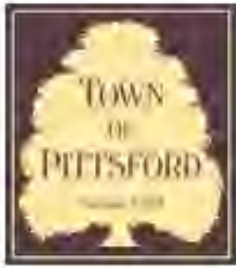


**West Elevation**



**South Elevation**





# Town of Pittsford

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

**Permit #**  
**B23-000173**

Phone: 585-248-6250

FAX: 585-248-6262

## DESIGN REVIEW AND HISTORIC PRESERVATION BOARD REFERRAL OF APPLICATION

**Property Address:** 129 Sylvania Road ROCHESTER, NY 14618

**Tax ID Number:** 151.06-1-8

**Zoning District:** RN Residential Neighborhood

**Owner:** Gattozzi, Louis A

**Applicant:** DiRisio Builders

### Application Type:

Residential Design Review

§185-205 (B)

Commercial Design Review

§185-205 (B)

Signage

§185-205 (C)

Certificate of Appropriateness

§185-197

Landmark Designation

§185-195 (2)

Informal Review

Build to Line Adjustment

§185-17 (B) (2)

Building Height Above 30 Feet

§185-17 (M)

Corner Lot Orientation

§185-17 (K) (3)

Flag Lot Building Line Location

§185-17 (L) (1) (c)

Undeveloped Flag Lot Requirements

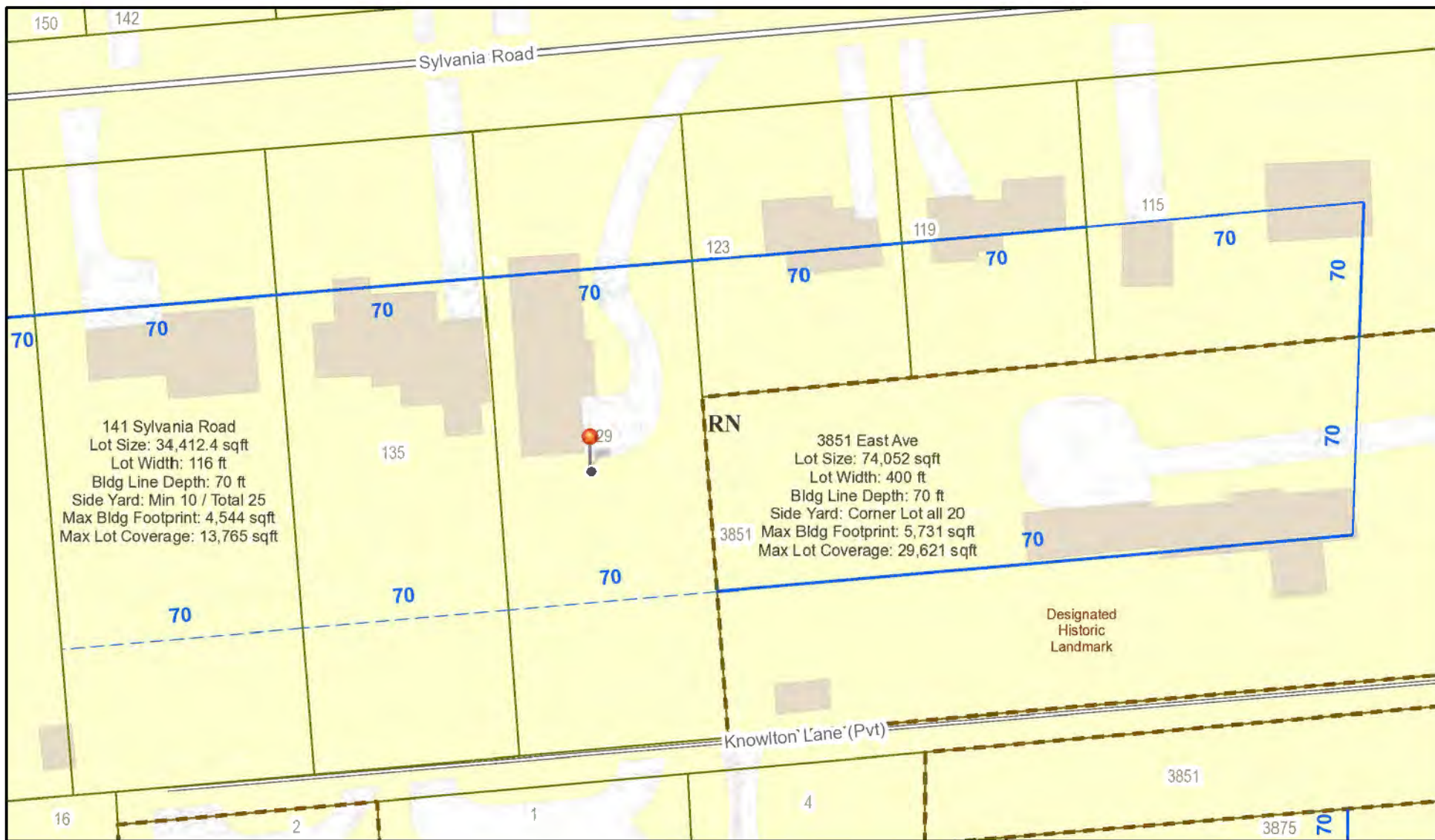
§185-17 (L) (2)

**Project Description:** Applicant is requesting design review for approximately 1,700 square feet of additions as well as the exterior renovation of the existing home.

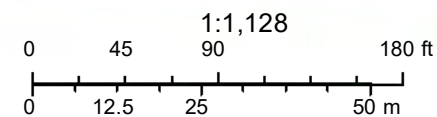
**Meeting Date:** January 11, 2024



# RN Residential Neighborhood Zoning

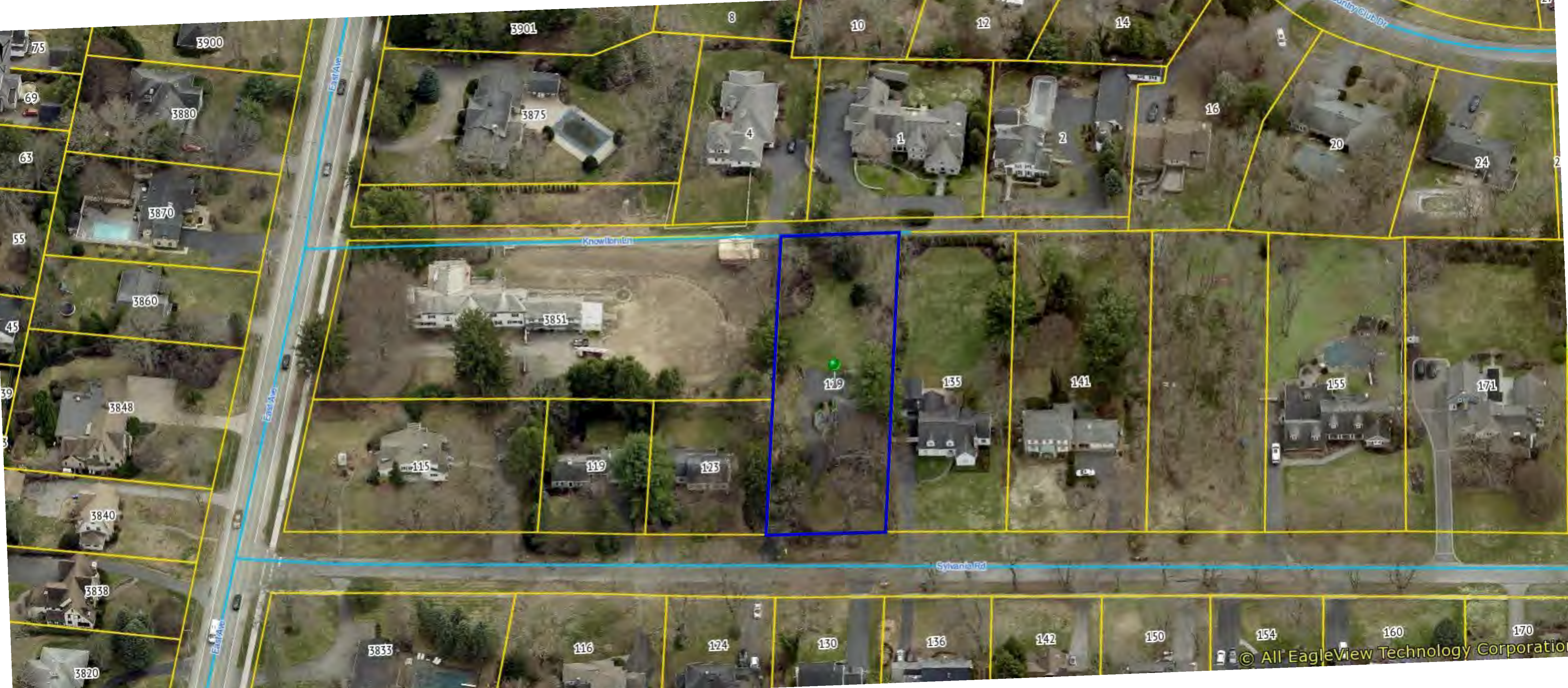


Printed December 29, 2023



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.





Larrabee Residence  
129 Sylvania Road  
Pittsford, NY

Front Elevation  
View-1

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



Larrabee Residence  
129 Sylvania Road  
Pittsford, NY

Front Elevation  
View-2



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

**MATERIALS KEY:**

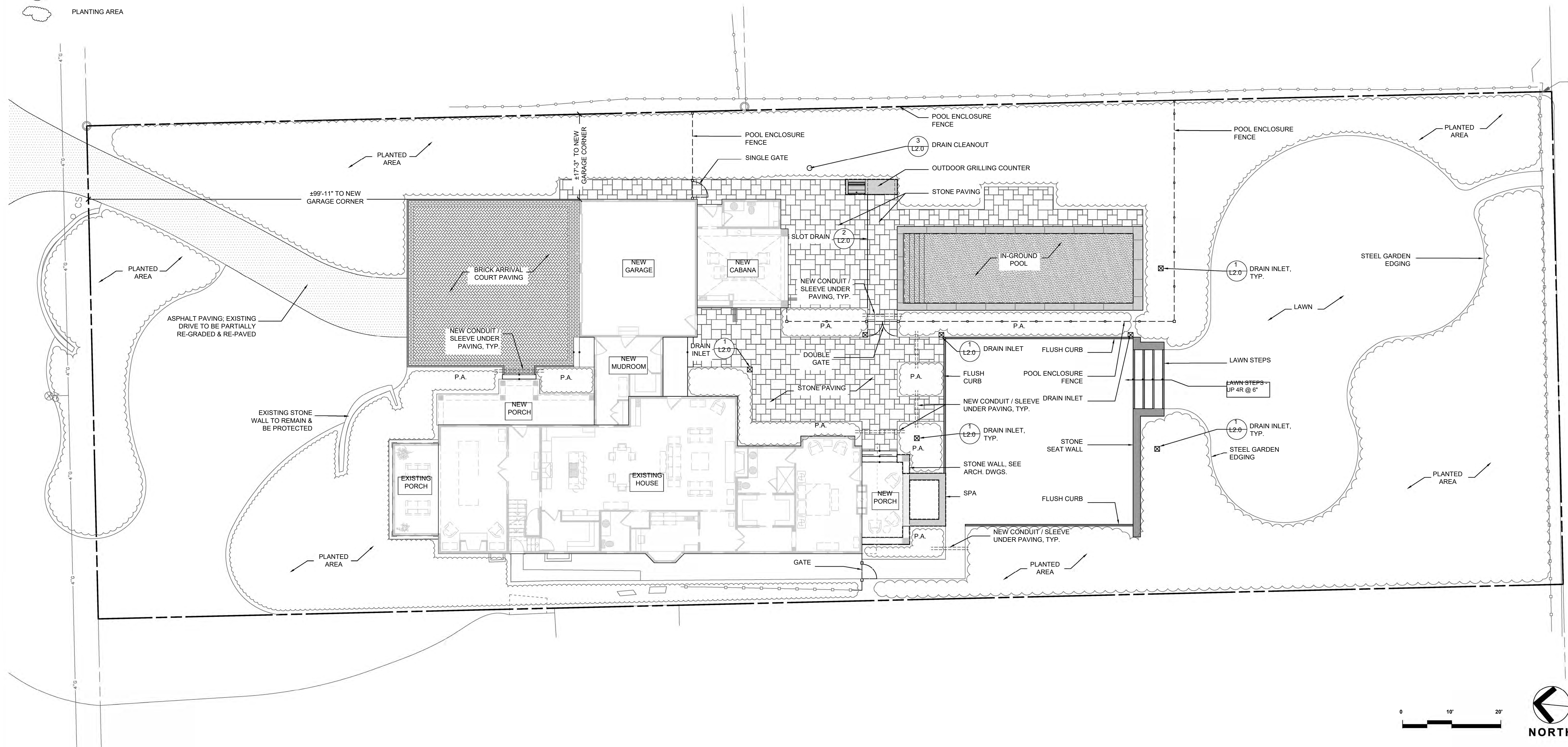
- PAVING & HARDSCAPE**
- HERRINGBONE BRICK ARRIVAL COURT PAVING W/ RUNNING BOND BORDER
  - STONE PAVERS
  - STEPS
  - STONE WALL
  - POOL / SPA COPING
  - FLUSH CURB
  - POOL ENCLOSURE FENCE
  - NEW UNDERGROUND CONDUIT / SLEEVE:  
(1) 2" & (1) 4" SCHEDULE 40 PVC CONDUIT SLEEVING W/ END CAPS @ EACH LOCATION

**BOUNDARIES & SITE FEATURES**

- PROPERTY LINE
- LIMIT OF WORK
- EXISTING CONIFER (REDUCED SCALE SHOWN)
- EXISTING DECIDUOUS TREE (REDUCED SCALE SHOWN)
- PLANTING AREA

**SITE COVERAGE CALCULATIONS:**

EXISTING LOT SIZE:	29,827 SF
MAXIMUM ALLOWABLE LOT COVERAGE (25%):	11,931 SF (40.0%)
ESTIMATED COVERAGE (%):	6,851 SF (23.0%)



**NOT FOR CONSTRUCTION\***

Scale:	1"=10'-0"
Checked By:	MIB
Design By:	DMB
Date:	2023.12.19
Project No.:	2023-104

LARRABEE RESIDENCE  
 129 SYLVANIA ROAD  
 PITTSFORD, NY

MATERIALS PLAN



# LARRABEE RESIDENCE

129 SYLVANIA ROAD  
PITTSFORD, NEW YORK



## CLIENT:

PATRICIA LARRABEE

## ARCHITECT:

JAMES FAHY DESIGN ASSOCIATES  
ARCHITECTURE & ENGINEERING P.C.  
2024 W. HENRIETTA RD. SUITE 3K  
ROCHESTER, NY 14623  
TEL. (585) 272-1650  
WEBSITE: [www.jamesfahy.com](http://www.jamesfahy.com)

## SITE/LANDSCAPE DESIGN:

BAYER LANDSCAPE ARCHITECTURE, PLLC  
19 NORTH MAIN ST.  
HONEOYE FALLS, NY 14472  
TEL. (585) 582-2000  
WEBSITE: [www.bayerla.com](http://www.bayerla.com)

## INTERIOR DESIGN:

MEAGHAN LARRABEE DESIGN  
P.O. BOX 305  
PITTSFORD, NY 14534  
WEBSITE: [meaghanlarrabee.com](http://meaghanlarrabee.com)

## CONTRACTOR:

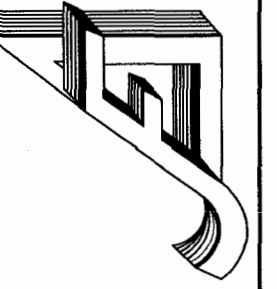
DI RISIO BUILDERS, INC.  
3 NOBLEMAN COURT NO. 9755  
FAIRPORT, NY 14450  
TEL. (585) 742-3662  
WEBSITE: [www.dirisiobuilders.com](http://www.dirisiobuilders.com)

## DRAWING INDEX:

### ARCHITECTURAL:

- |      |  |
|------|--|
| T1.0 | TITLE SHEET                            |
| A1.0 | PROPOSED & EXISTING NORTH ELEVATIONS   |
| A1.1 | PROPOSED & EXISTING EAST ELEVATIONS    |
| A1.2 | PROPOSED & EXISTING SOUTH ELEVATIONS   |
| A1.3 | PROPOSED & EXISTING WEST ELEVATIONS    |
| A2.0 | PROPOSED & EXISTING FIRST FLOOR PLANS  |
| A3.0 | PROPOSED & EXISTING SECOND FLOOR PLANS |

James Fahy Design Associates  
Architecture & Engineering P.C.  
2024 W. Henrietta Rd. Suite 3K  
Rochester, NY 14623  
Tel: (585) 272-1650  
Email: info@jamesfahy.com  
Website: www.jamesfahy.com



LARRABEE RESIDENCE  
129 SYLVANIA ROAD  
PITTSFORD, NEW YORK  
PATRICIA LARRABEE

PROJECT:  
CLIENT:

REVISIONS:	NO.	DATE

JOB NO.  
A23-093  
PROJECT NO.  
ADDITION  
PHASE:  
PRELIMINARY  
PLAN  
DATE:  
12-19-2023

DRAWING NO.

T1.0















## EXTERIOR MATERIAL PALETTE

### LARRABEE RESIDENCE 129 Sylvania Road Pittsford, New York

<u>MATERIAL</u>	<u>MANUFACTURER/PRODUCT</u>	<u>COLOR</u>
<b>Roofing:</b>		
Main roof	Certainteed Grand Manor	Colonial Slate
North & East Porches, Dormers	24 Ga.seamed Copper	Copper
<b>Wall Frieze</b>	Azek 1x8 w/ 2" bead mould	White
<b>Fascia/Rakes</b>	Azek 1x8 w/ copper drip edge	White
<b>Gutters &amp; Downspouts</b>	5" half round dbl beaded Copper w/ 3" dia. Copper downspouts	Copper
<b>Soffits</b>	1x3 v-grooved wood w/ vents	White
<b>Siding</b>	Wood Clapboard smooth, 7" t.w.	White
<b>Windows</b>	Marvin Ultimate-- Insert G2 Alum. Clad, S.D.L. Muntins At existing openings. G2 Series at new windows	White
<b>Trim</b>	Azek 1x4 and 1x6 w/ crowns	White
<b>Brick Veneer</b> (chimney)	Thin-cut clay Brick;	Clay red
<b>Stone Veneer</b> (master porch knee wall)	Champlain Stone- thin cut Granite	American Granite
<b>Doors:</b>		
• Main Entry, Mud Hall Entry and Pool Cabana	Signature Series Custom Wood	Wood Stained
• Garage Over Head Doors	Clopay, Canyon Ridge wood veneered	White
<b>Porch:</b>		
• Floor & stair treads	Bluestone	Bluestone
• Ceiling	Bead Board	natural wood stain
• Posts	Square Azek wrapped	White
<b>Shutters w/ hold backs</b>	Atlantic Louvered Shutter to match	Black









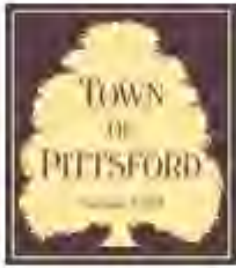












# Town of Pittsford

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

**Permit #**  
**B23-000167**

Phone: 585-248-6250

FAX: 585-248-6262

## DESIGN REVIEW AND HISTORIC PRESERVATION BOARD REFERRAL OF APPLICATION

**Property Address:** 8 Ravenna PITTSFORD, NY 14534

**Tax ID Number:** 177.03-5-25

**Zoning District:** IZ Incentive Zoning

**Owner:** Clover Street Development

**Applicant:** James Beswick Contractor

### Application Type:

Residential Design Review

§185-205 (B)

Commercial Design Review

§185-205 (B)

Signage

§185-205 (C)

Certificate of Appropriateness

§185-197

Landmark Designation

§185-195 (2)

Informal Review

Build to Line Adjustment

§185-17 (B) (2)

Building Height Above 30 Feet

§185-17 (M)

Corner Lot Orientation

§185-17 (K) (3)

Flag Lot Building Line Location

§185-17 (L) (1) (c)

Undeveloped Flag Lot Requirements

§185-17 (L) (2)

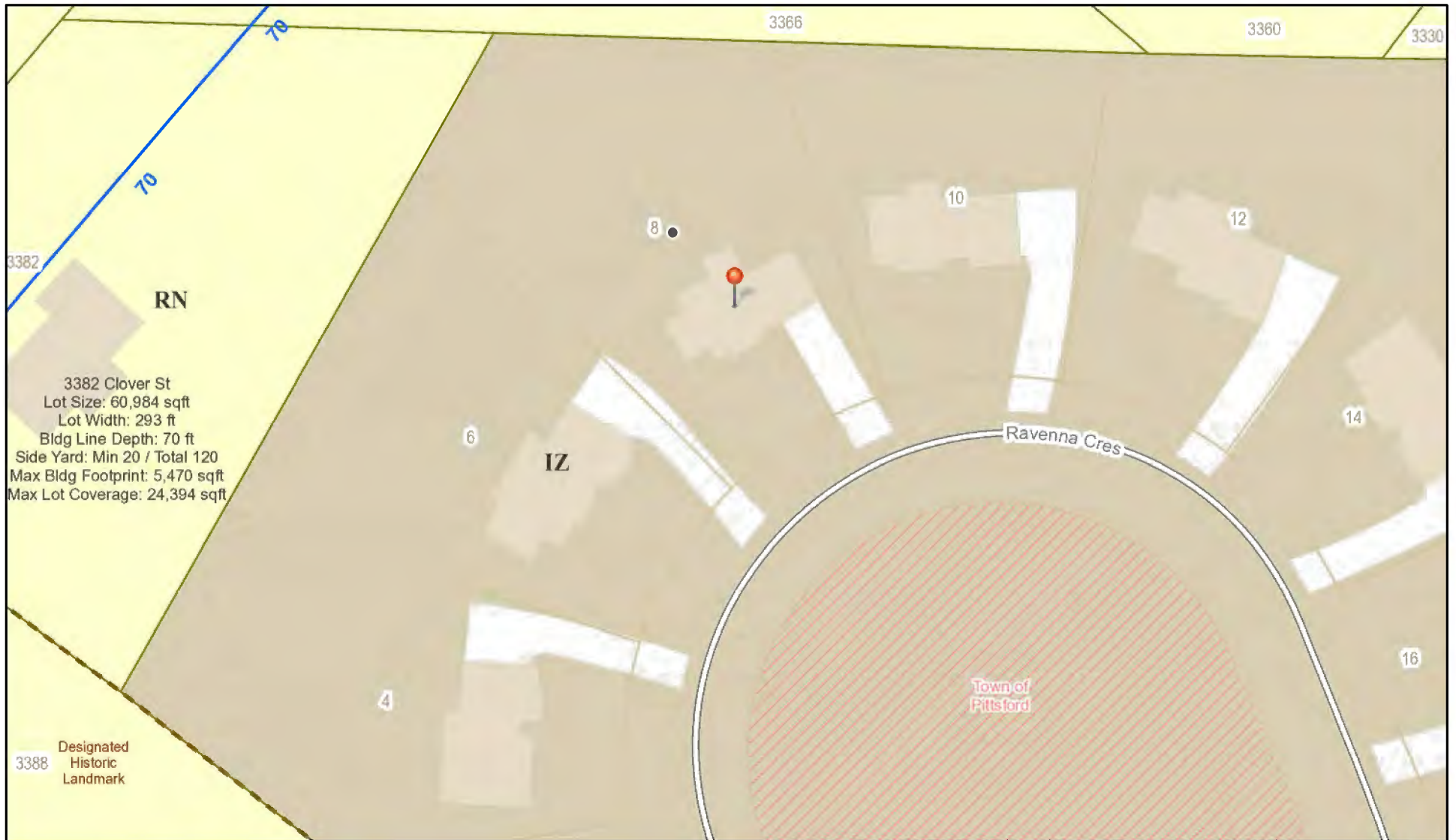
**Project Description:** Applicant is requesting design review for a 262-square-foot garage addition off the northeast side of the home.

**Meeting Date:** January 11, 2024

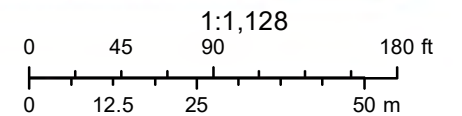




# RN Residential Neighborhood Zoning



Printed January 2, 2024



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.



# ERTREO GARAGE ADDITION

## LOT 25 COVENTRY RIDGE PITTSFORD, NY BUILDER : JIM BESWICK PROJECT 6776

### SHEET INDEX

C-1 COVER SHEET

1/2 ELEVATIONS

2/2 FOUNDATION, FLOOR PLAN & SECTIONS



### GENERAL NOTES:

THESE PLANS COMPLY WITH THE 2020 RESIDENTIAL CODE OF NEW YORK STATE (RCNYS)

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

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

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

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

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

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

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

CONTRACTOR TO BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, PROCEDURES AND SAFETY PRECAUTIONS/ 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 STRUCTURAL 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 1/3 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 WITH SECTION G242.0.

DRYER EXHAUST DUCTS SHALL HAVE A SMOOTH INTERIOR FINISH & BE CONSTRUCTED OF METAL HAVING A MINIMUM THICKNESS OF 0.0157" ( NO. 28 GAUGE), & 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.

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

R402.4.1.1 INSTALLATION. THE COMPONENTS OF THE BUILDING THERMAL ENVELOPE AS 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.

R402.4.5 RECESSED LIGHTING. RECESSED LUMINAIRES INSTALLED IN THE BUILDING THERMAL ENVELOPE SHALL BE SEALED TO LIMIT AIR LEAKAGE BETWEEN CONDITIONED AND UNCONDITIONED SPACES. RECESSED LUMINAIRES 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 ps.f. (7.5 Pa.). RECESSED LUMINAIRES SHALL BE SEALED WITH A GASKET OR CAULKED BETWEEN THE HOUSING AND THE INTERIOR WALL OR CEILING 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 (PRESCRIPTIVE) 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.) ACROSS THE SYSTEM, INCLUDING THE MANUFACTURER'S AIR HANDLER ENCLOSURE IF INSTALLED AT THE TIME OF THE TEST. ALL REGISTERS SHALL BE TAPED OR OTHERWISE SEALED DURING THE TEST.
2. POSTCONSTRUCTION TEST. TOTAL LEAKAGE SHALL BE MEASURED WITH A PRESSURE DIFFERENTIAL OF 0.1 INCH w.g. (25 Pa.) ACROSS THE SYSTEM, INCLUDING THE MANUFACTURER'S AIR HANDLER ENCLOSURE. 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 MAINTENANCE SYSTEMS SHALL BE IN ACCORDANCE WITH SECTION R403.5.1.2. AUTOMATIC CONTROLS, TEMPERATURE SENSORS & PUMPS SHALL BE ACCESSIBLE. MANUAL CONTROLS SHALL BE READILY ACCESSIBLE.

R403.5.3 HOT WATER PIPE INSULATION (PRESCRIPTIVE). INSULATION FOR HOT WATER PIPE WITH A MIN. R-3 SHALL BE APPLIED TO THE FOLLOWING:

1. PIPING 3/4" AND LARGER IN NOMINAL DIAMETER.
2. PIPING SERVING MORE THAN ONE DWELLING UNIT.
3. PIPING LOCATED OUTSIDE THE CONDITIONED SPACE.
4. PIPING FROM THE WATER HEATER TO A DISTRIBUTION MANIFOLD.
5. PIPING LOCATED UNDER A FLOOR SLAB.
6. BURIED IN PIPING.
7. SUPPLY & RETURN PIPING IN RECIRCULATION SYSTEMS OTHER THAN DEMAND RECIRCULATION SYSTEMS

R403.6 (ECCC) MECHANICAL VENTILATION (MANDATORY). THE BUILDING SHALL BE PROVIDED WITH VENTILATION THAT COMPLIES WITH THE REQUIREMENTS OF THE RCNYS OR MCNYS, 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 (ECCC) 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 WITH ACCA MANUAL S BASED ON BUILDING LOADS CALCULATED IN ACCORDANCE WITH 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 AFFECT 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.

### 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 SLUMP PUMP. A MINIMUM OF 6" GRANULAR BASE SHALL BE PLACED OVER THE DRAIN TILE AND MINIMUM OF 2" UNDER THE TILE.

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

### FIREPLACES:

VENTED GAS FIREPLACE SHALL BE LISTED, LABELED & INSTALLED IN ACCORDANCE WITH ANSI Z21.50, SECT. G2434 OF THE 2020 RCNYS & THE MANUFACTURER'S INSTRUCTIONS. INSTRUCTIONS SHALL BE AVAILABLE ON SITE FOR BUILDING INSPECTOR. APPLIANCE SHALL BE EQUIPPED WITH A FLAME SAFEGUARD DEVICE IN ACCORDANCE WITH SECT. G243.1.

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 WITH 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 BE 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.
LUMBER	ALL STRUCTURAL 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
PLYWOOD	CDX, PANEL INDEX
LVL, PSL, LSL	Fb = 2600 Fv = 285 E = 10 <sup>6</sup> - 1.9 Fc = 750
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, & POURED FOUNDATION WALLS )
BOLTS	ASTM A307, Fy = 33 KSI

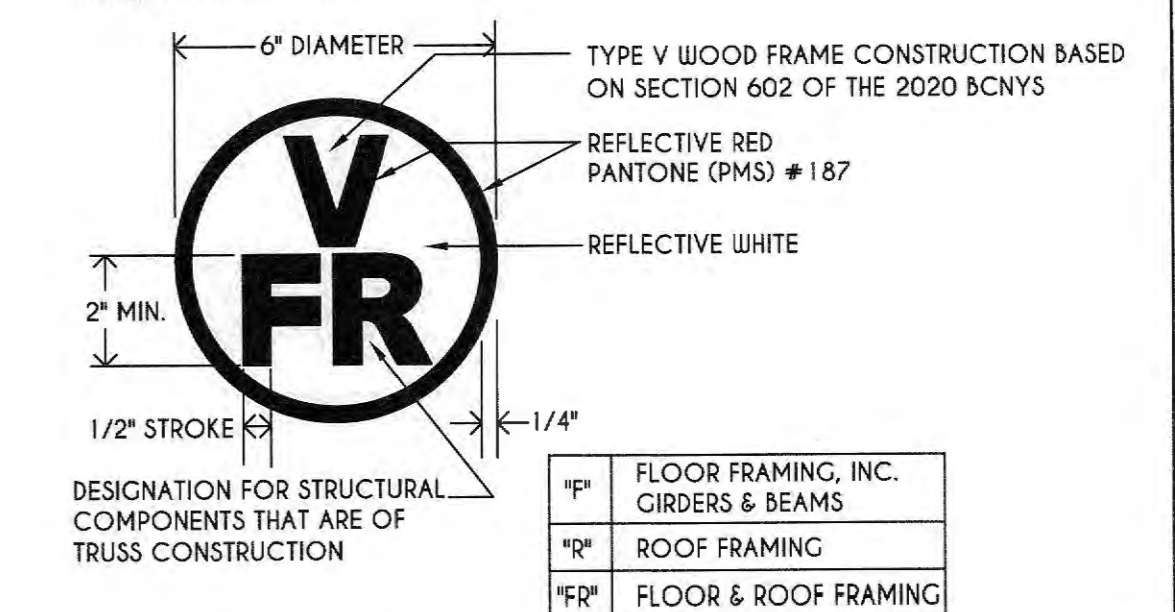
### DESIGN CRITERIA:

( FOR GREATER ROCHESTER AREA & ADJACENT COUNTIES )

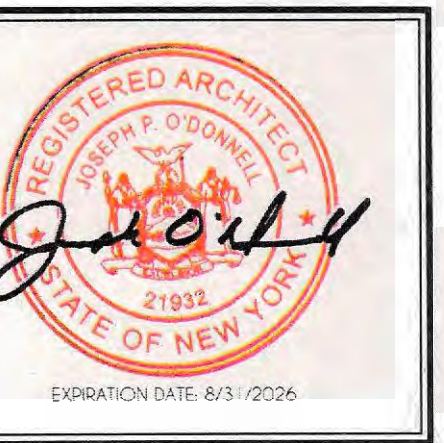
LOCAL JURISDICTION DESIGN CRITERIA MAY VARY AND SHALL BE STRICTLY ADHERED TO	
1ST FLOOR LIVING AREA LIVE LOAD	40 P.S.F.
2ND FLOOR LIVING AREA LIVE LOAD	30 P.S.F.
1ST & 2ND FLOOR DEAD LOAD	15 P.S.F.
GROUND SNOW LOAD	40 P.S.F.
ROOF DEAD LOAD	10 P.S.F.
ALLOWABLE SOIL BEARING	2500 P.S.F. AT MINIMUM 42" BELOW FINISHED GRADE
WIND SPEED	115 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 SHIELD UNDERLAYMENT	REQUIRED 24" INSIDE OF EXTERIOR WALL LINE
FLOOD HAZARD	FIRM - 2008
ROOF TIE DOWN REQUIREMENTS	R802.11.1, 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.



**COPYRIGHT NOTICE :**  
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  
COPYRIGHT © ALL RIGHTS RESERVED GREATER LIVING ARCHITECTURE, P.C.



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

REVISIONS:		
DATE	BY	DESCRIPTION

**CLIENT/LOCATION:**  
ERTREO ADDITION  
LOT 25 COVENTRY RIDGE  
PITTSFORD, NY

**BUILDER:**  
JIM BESWICK

COVER PAGE

GARAGE ADDITION

drawn: CDK	checked: CSB
scale: AS NOTED	date: 12 / 23
PROJECT: 6776	sheet: C 1

**COPYRIGHT NOTICE :**  
 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.  
 COPYRIGHT © ALL RIGHTS RESERVED GREATER LIVING ARCHITECTURE, P.C.



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

**REVISIONS:**

DATE	BY	DESCRIPTION

**CLIENT/LOCATION:**  
 ERTREO ADDITION  
 LOT 25 COVENTRY RIDGE  
 PITTSFORD, NY

**BUILDER:**  
 JIM BESWICK

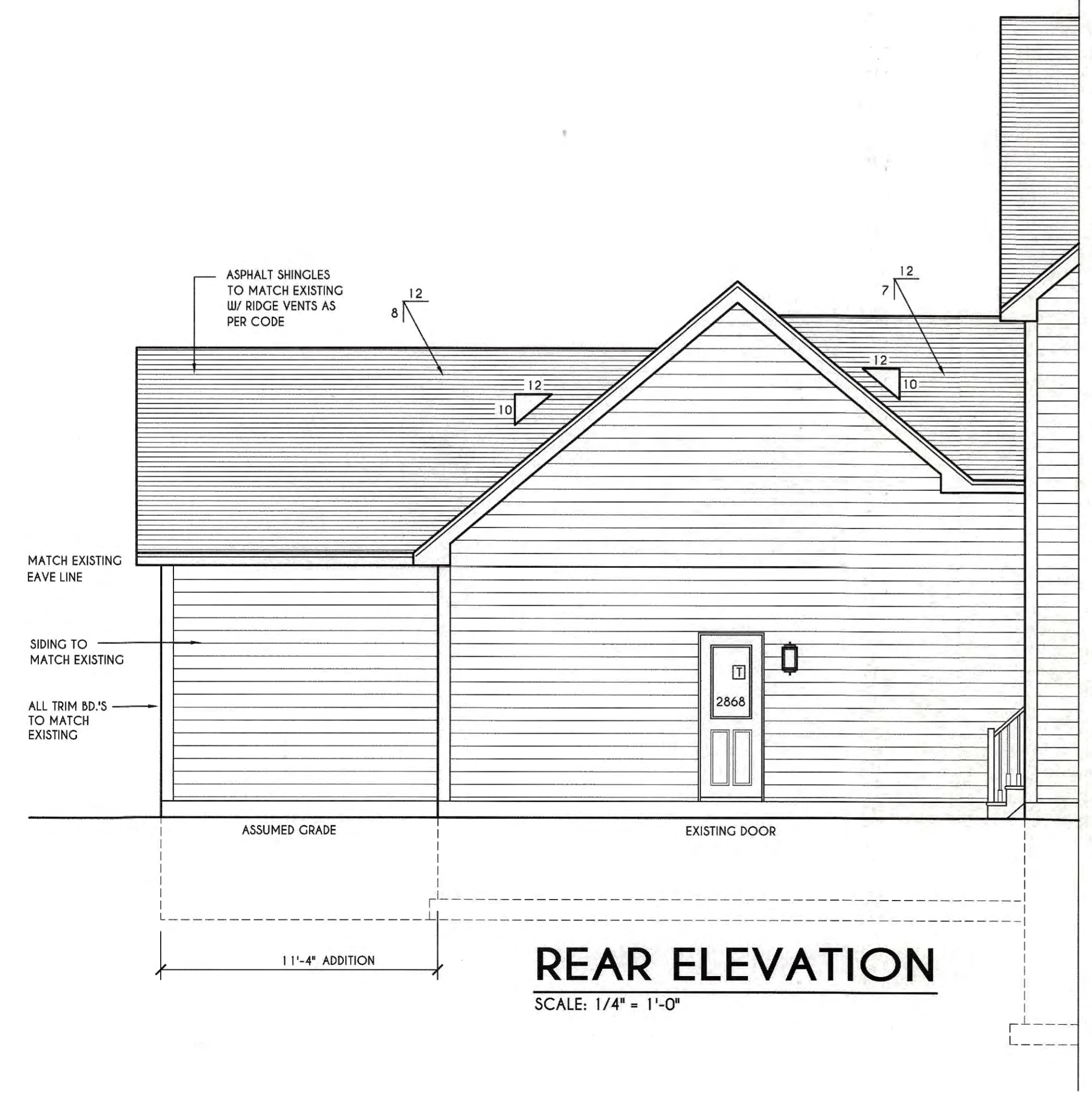
**ELEVATIONS**  
**GARAGE ADDITION**

drawn: CDK	checked: CSB
scale: AS NOTED	date: 12 / 23
PROJECT: 6776	sheet: 1 / 2

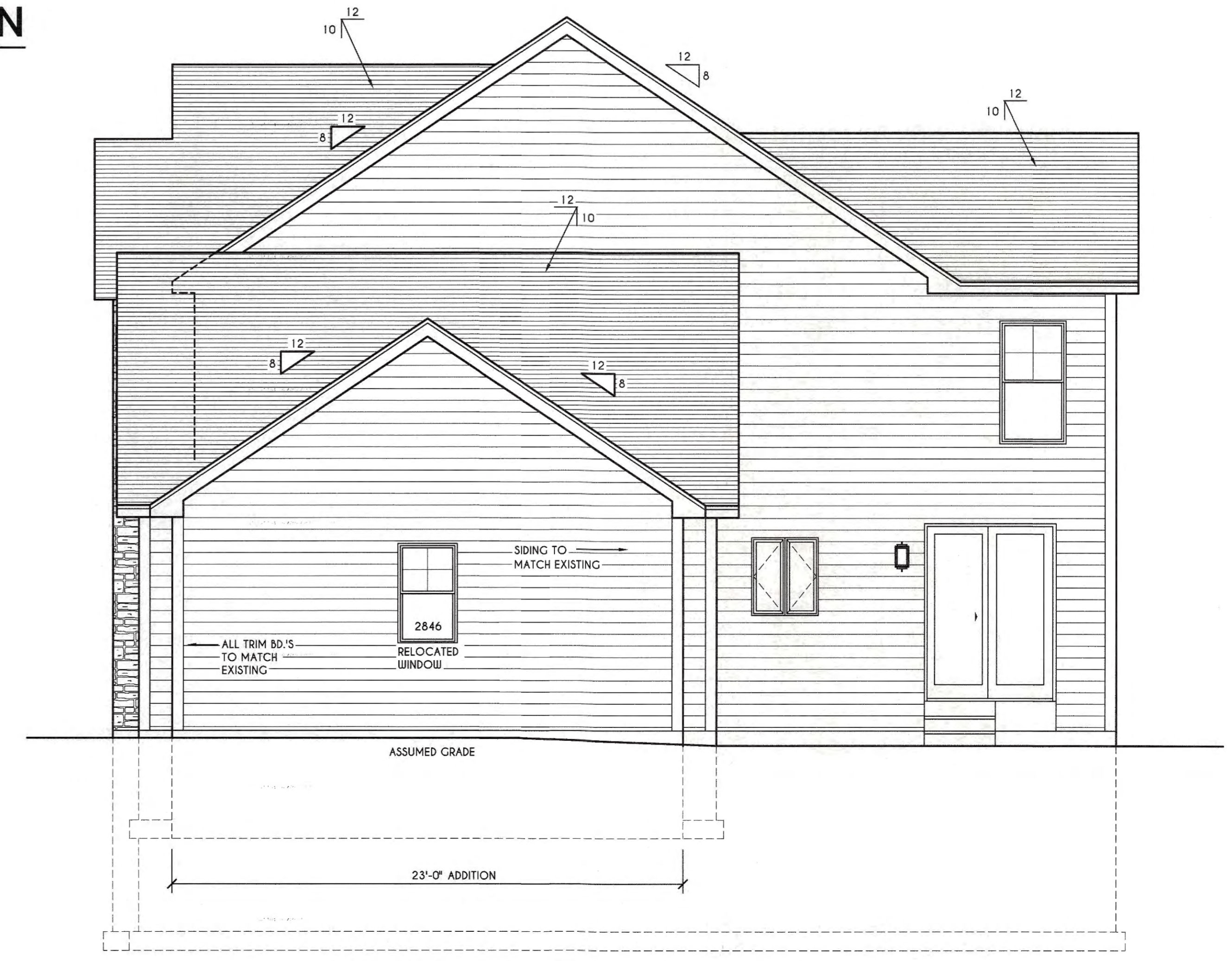
**GENERAL NOTES:**  
 ALL RAKES & OVERHANGS ARE TO BE 1'-0" UNLESS NOTED OTHERWISE  
 BUILDER TO PROVIDE ROOF OR RIDGE VENTS AS PER CODE  
 CONTRACTOR TO CONTACT THIS OFFICE PRIOR TO CONSTRUCTION IF THE ASSUMED GRADE DEPICTED IS INACCURATE AND / OR WILL ALTER THE DESIGN AND / OR STRUCTURE NOTED.  
 CONTRACTOR SHALL CONFIRM ALL EXISTING CONDITION DIMENSIONS AND REPORT VARIANCES THAT MAY IMPACT STRUCTURE AND / OR CLEARANCE REQUIREMENTS  
 ALL NEW CONSTRUCTION FINISHED MATERIALS TO MATCH EXISTING UNLESS NOTED OTHERWISE  
 BUILDER TO CONFIRM FINISHED FLOOR HEIGHT RELATIVE TO ADDITION. ADJUST FOUNDATION AS REQUIRED  
 FINAL CRAWLSPACE COURSIING AND / OR FOOTING DEPTH SHALL BE DETERMINED BY FINISHED GRADE



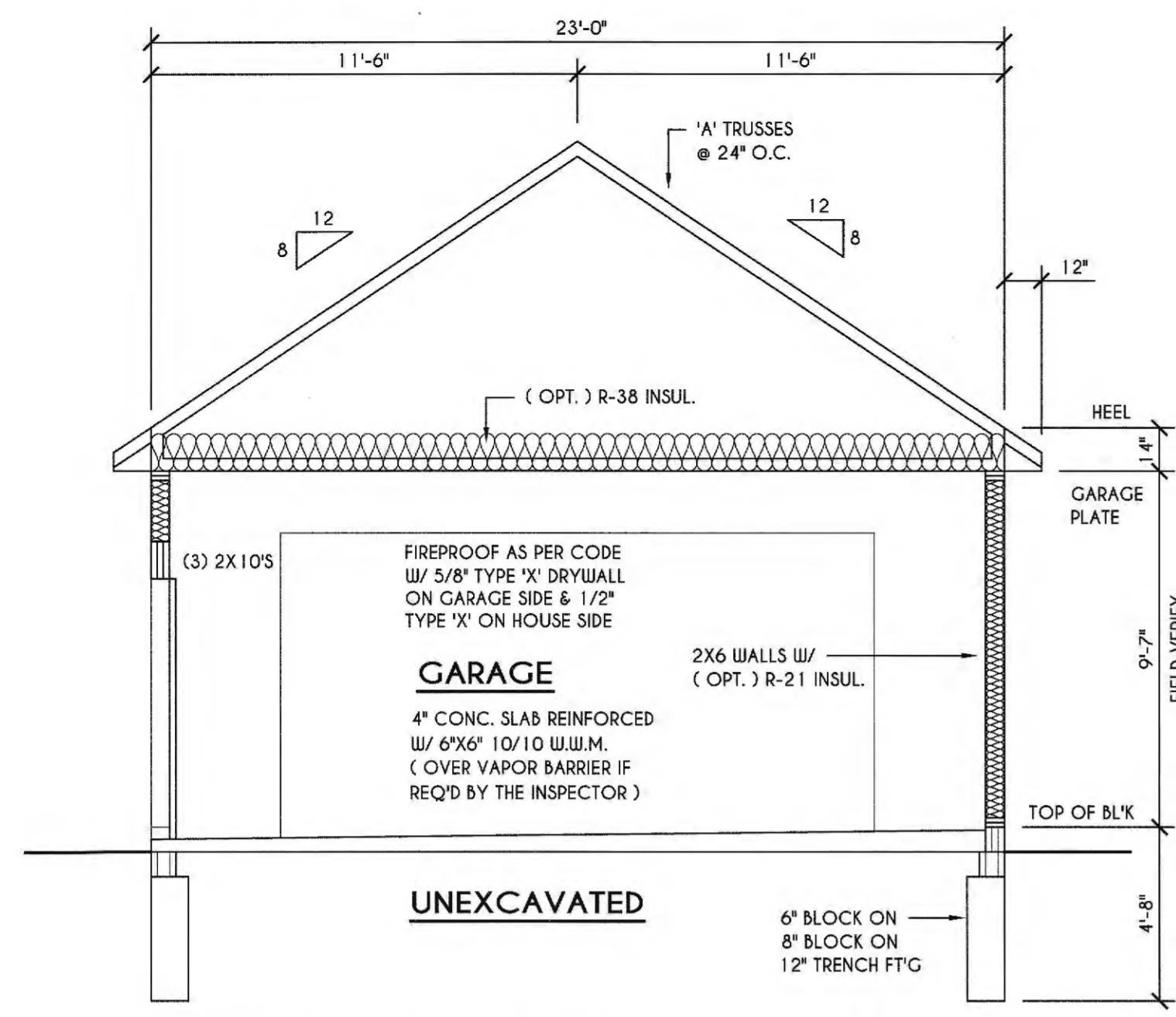
**FRONT ELEVATION**  
 SCALE: 1/4" = 1'-0"



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



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

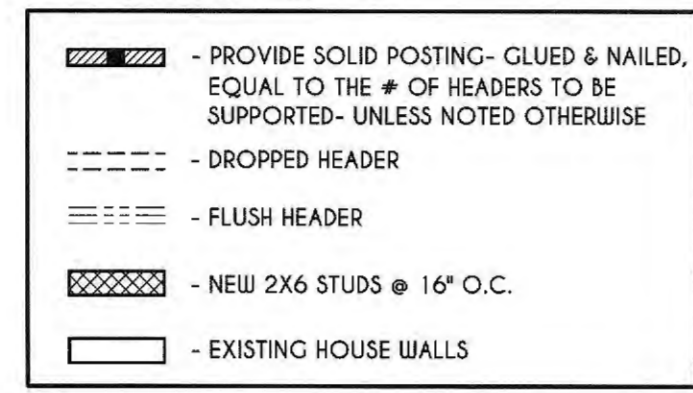


**A BUILDING SECTION**  
SCALE: 1/4" = 1'-0"

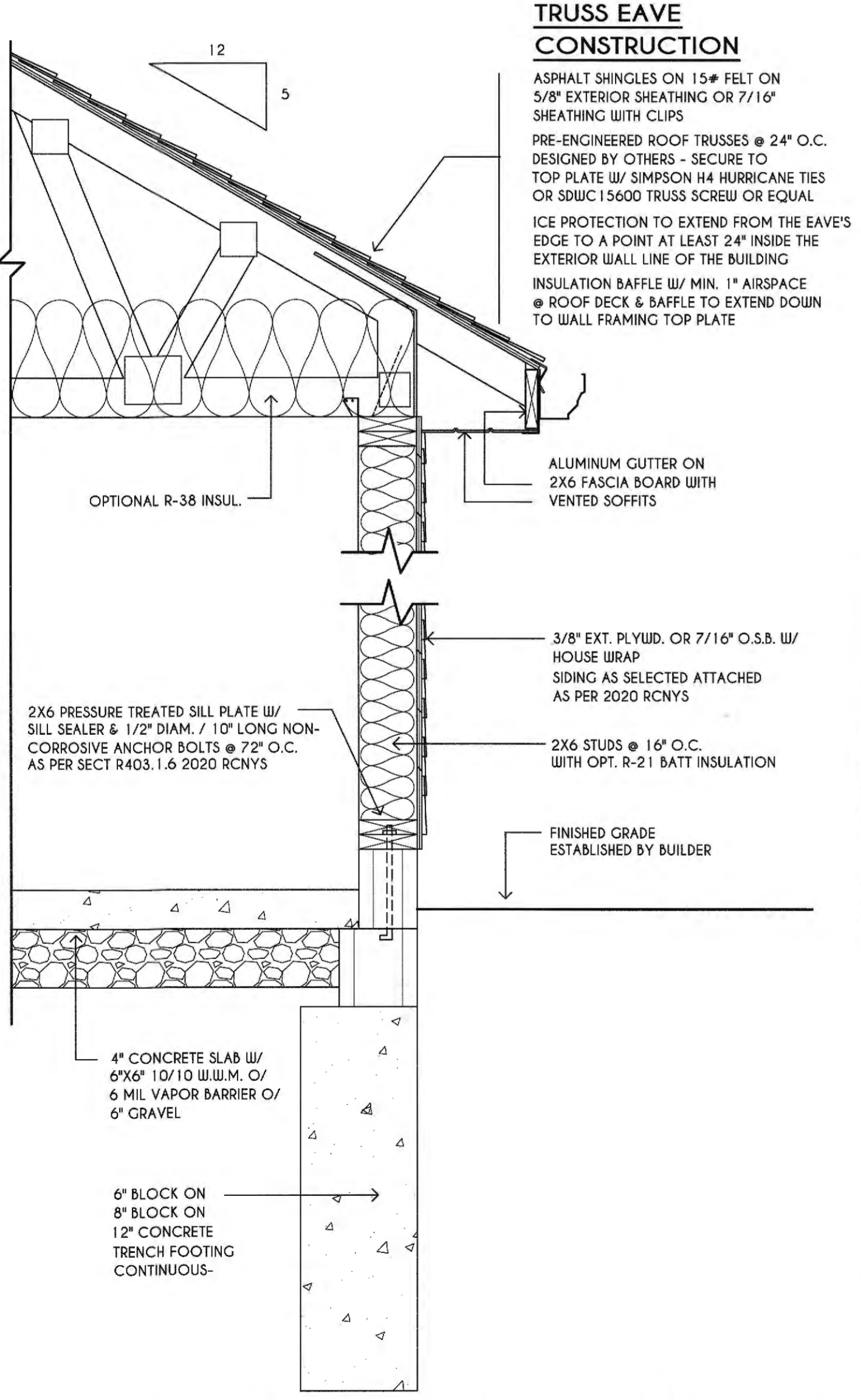
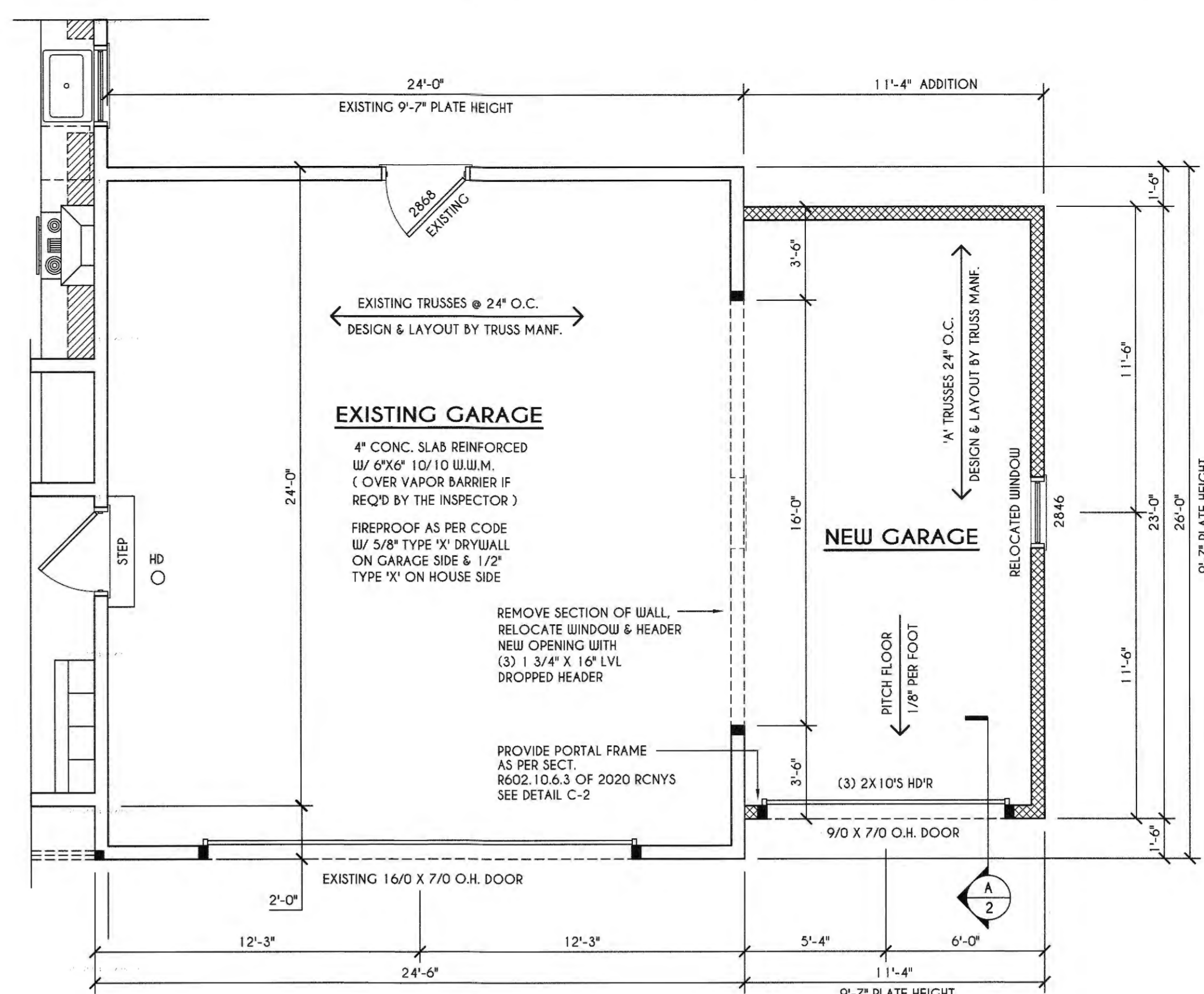
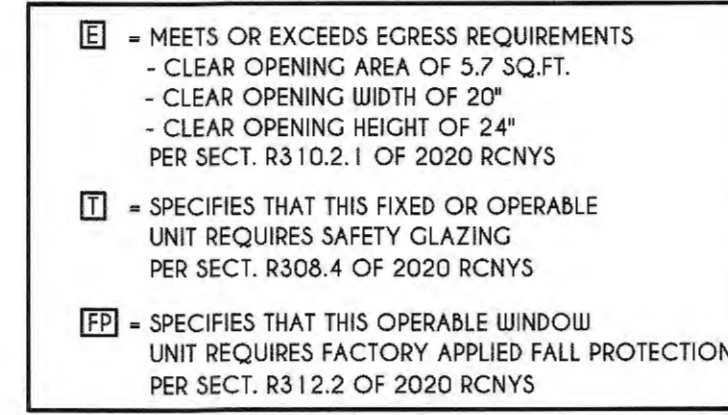
## GARAGE FLOOR PLAN

SCALE: 1/4" = 1'-0"  
**GENERAL FIRST FLOOR PLAN NOTES:**  
 GARAGE PLATE HGT TO BE 9'-7" TO MATCH EXISTING (FIELD VERIFY)  
 ALL WINDOW R.O. HCTS TO BE 6"-10 1/2" U.N.O.  
 PROVIDE SOLID BLOCKING UNDER ALL BEARING POINTS DOWN TO FOUNDATION WALL AND / OR BEAMS  
 PROVIDE DBL JACK STUDS EA. SIDE OF LOAD BEARING OPENINGS > / = 4'-0"  
 ALL ANGLES TO BE 45 DEG. U.N.O.  
 ALL EXTERIOR WINDOW & DOOR HEADERS TO HAVE MIN. R-5 INSUL. & TO BE MIN. (2)2X8'S OR (3)2X6'S (U.N.O.)  
 SMOKE (SD) & HEAT DETECTOR (HD), SHALL BE INSTALLED AS PER SECT. R314 OF 2020 RCNYS  
 IF AN AUTOMATIC GARAGE DOOR OPENER IS PROVIDED, IT SHALL BE LISTED IN ACCORDANCE W/ UL 325

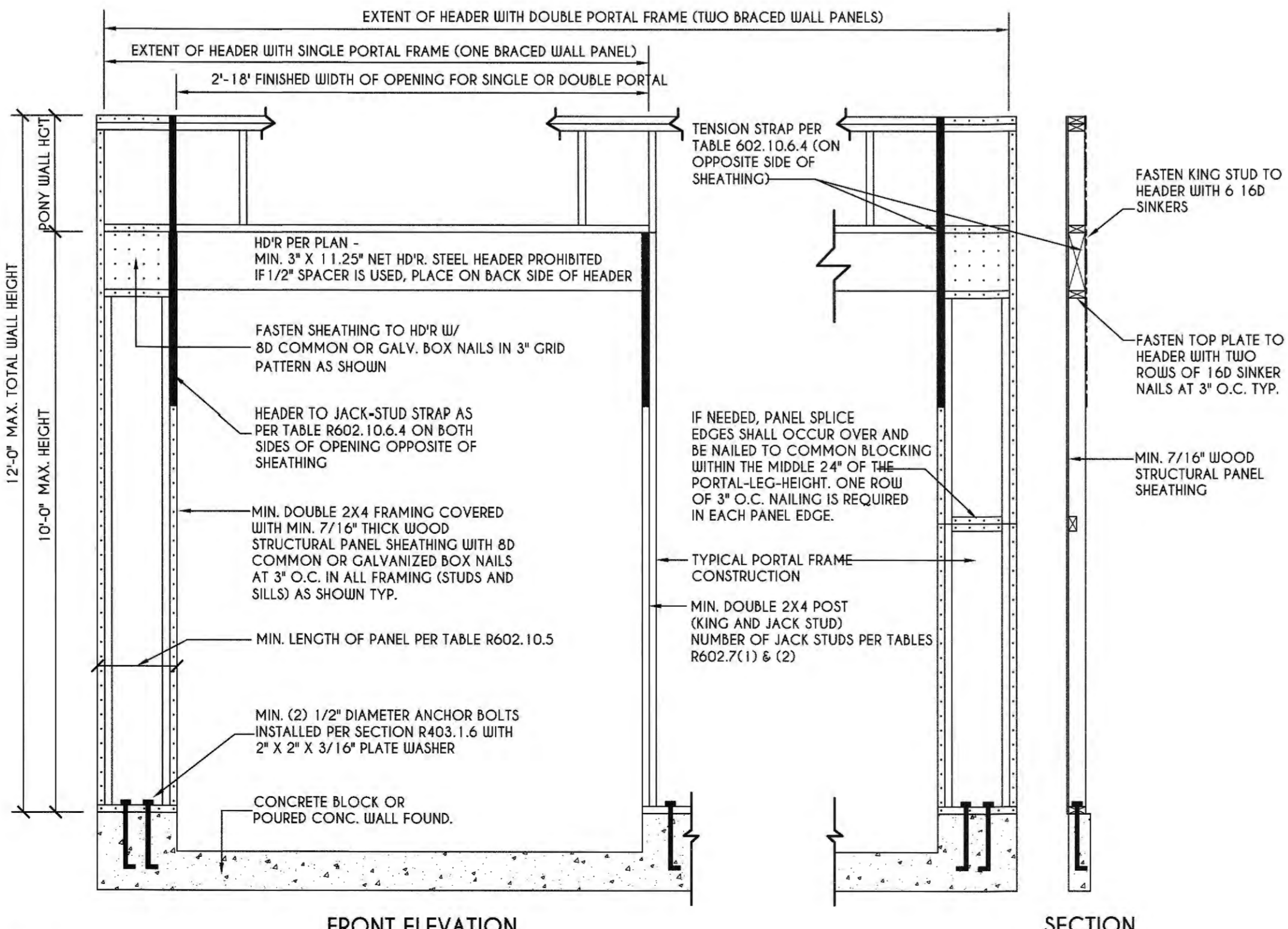
**FRAMING LEGEND:**



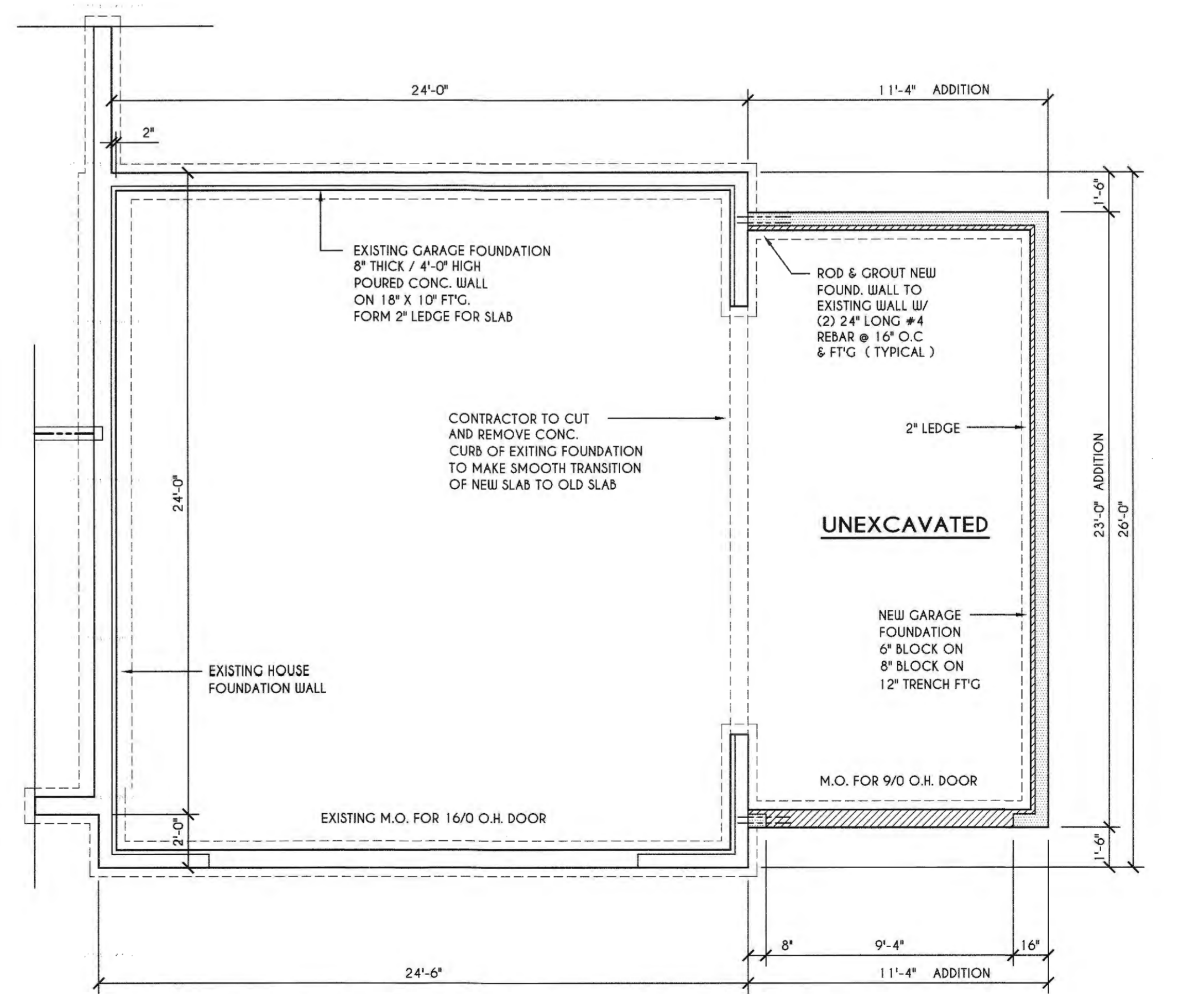
**WINDOW / DOOR LEGEND:**



**B BUILDING SECTION**  
SCALE: 1" = 1'-0"



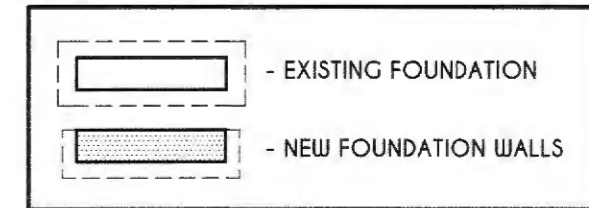
**C PORTAL FRAME AT GARAGE DOOR OPENINGS IN SEISMIC DESIGN CATEGORIES A, B, AND C**  
SCALE: N.T.S. FIGURE R602.10.6.3



## GARAGE FOUNDATION PLAN

SCALE: 1/4" = 1'-0"  
**GENERAL FOUNDATION / BASEMENT NOTES:**  
 CONTRACTOR TO CONTACT THIS OFFICE PRIOR TO CONSTRUCTION IF THE ASSUMED GRADE DEPICTED IS INACCURATE AND / OR WILL ALTER THE FOUNDATION DESIGN AND / OR STRUCTURE NOTED  
 PROVIDE SOLID BLOCKING UNDER ALL BEARING POINTS DOWN TO FOUNDATION WALL AND / OR BEAMS  
 PROVIDE DBL JACK STUDS EA. SIDE OF LOAD BEARING OPENINGS > / = 4'-0"  
 REINFORCE FOUNDATION WALLS AS PER 2020 RCNYS. SEE PG. N-2 FOR REINFORCING CHARTS  
 SEE CONCRETE-ENCASED ELECTRODE DETAIL 19N-1

**FRAMING LEGEND:**



**COPYRIGHT NOTICE :**  
 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  
 COPYRIGHT © ALL RIGHTS RESERVED GREATER LIVING ARCHITECTURE, P.C.



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

**REVISIONS:**

DATE	BY	DESCRIPTION

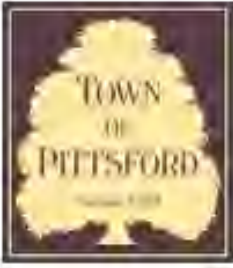
**CLIENT/LOCATION:**  
 ERTREO ADDITION  
 LOT 25 COVENTRY RIDGE  
 PITTSFORD, NY

**BUILDER:**  
 JIM BESWICK

**FOUNDATION PLAN**

**GARAGE ADDITION**

drawn: CDK	checked: CSB
scale: AS NOTED	date: 12 / 23
PROJECT: 6776	sheet: 2 / 2



# Town of Pittsford

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

**Permit #**  
**B23-000175**

Phone: 585-248-6250

FAX: 585-248-6262

## DESIGN REVIEW AND HISTORIC PRESERVATION BOARD REFERRAL OF APPLICATION

**Property Address:** 63 Reitz PITTSFORD, NY 14534

**Tax ID Number:** 164.10-2-29

**Zoning District:** RN Residential Neighborhood

**Owner:** Burton, Talisin H

**Applicant:** Fenity Associates Architects

### Application Type:

Residential Design Review

§185-205 (B)

Commercial Design Review

§185-205 (B)

Signage

§185-205 (C)

Certificate of Appropriateness

§185-197

Landmark Designation

§185-195 (2)

Informal Review

Build to Line Adjustment

§185-17 (B) (2)

Building Height Above 30 Feet

§185-17 (M)

Corner Lot Orientation

§185-17 (K) (3)

Flag Lot Building Line Location

§185-17 (L) (1) (c)

Undeveloped Flag Lot Requirements

§185-17 (L) (2)

**Project Description:** Applicant is requesting design review for a 50-square-foot covered front entry addition to the home.

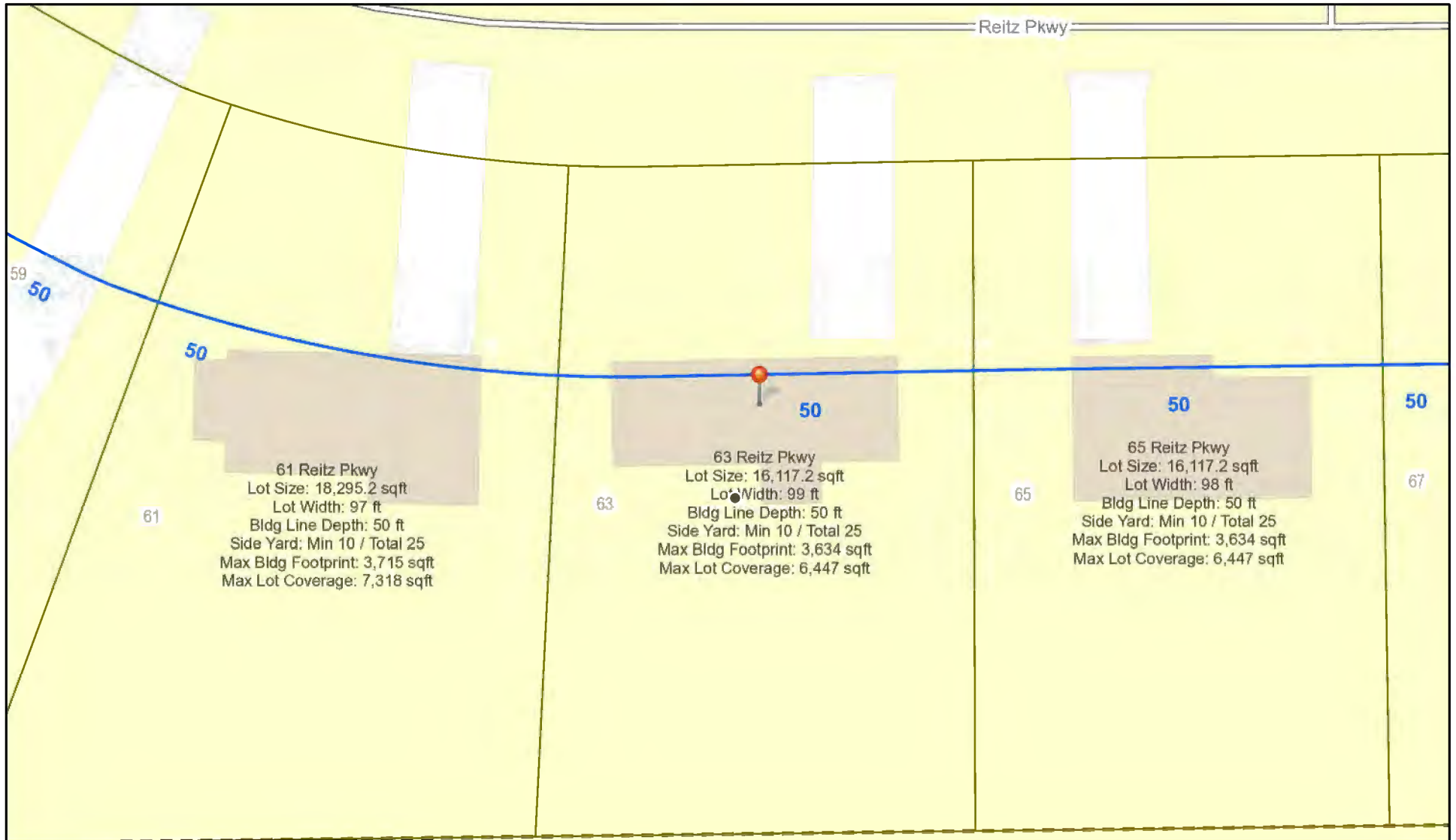
**Meeting Date:** January 11, 2024



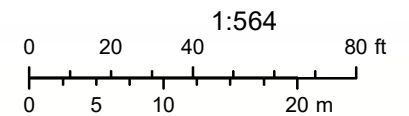




# RN Residential Neighborhood Zoning



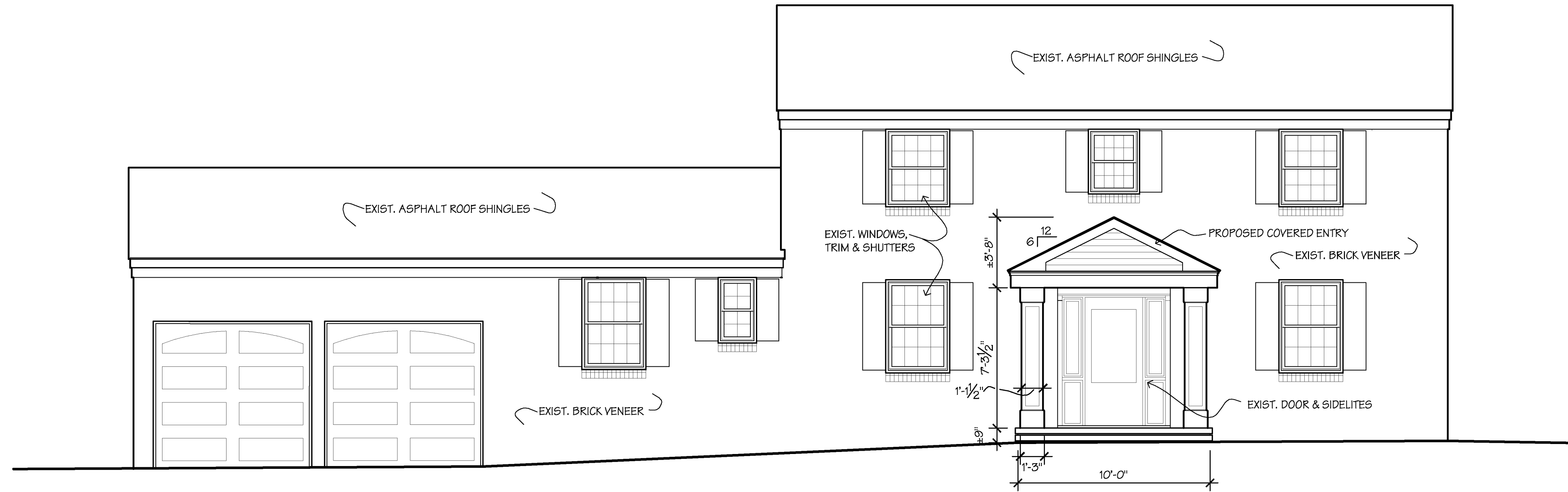
Printed January 2, 2024



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.



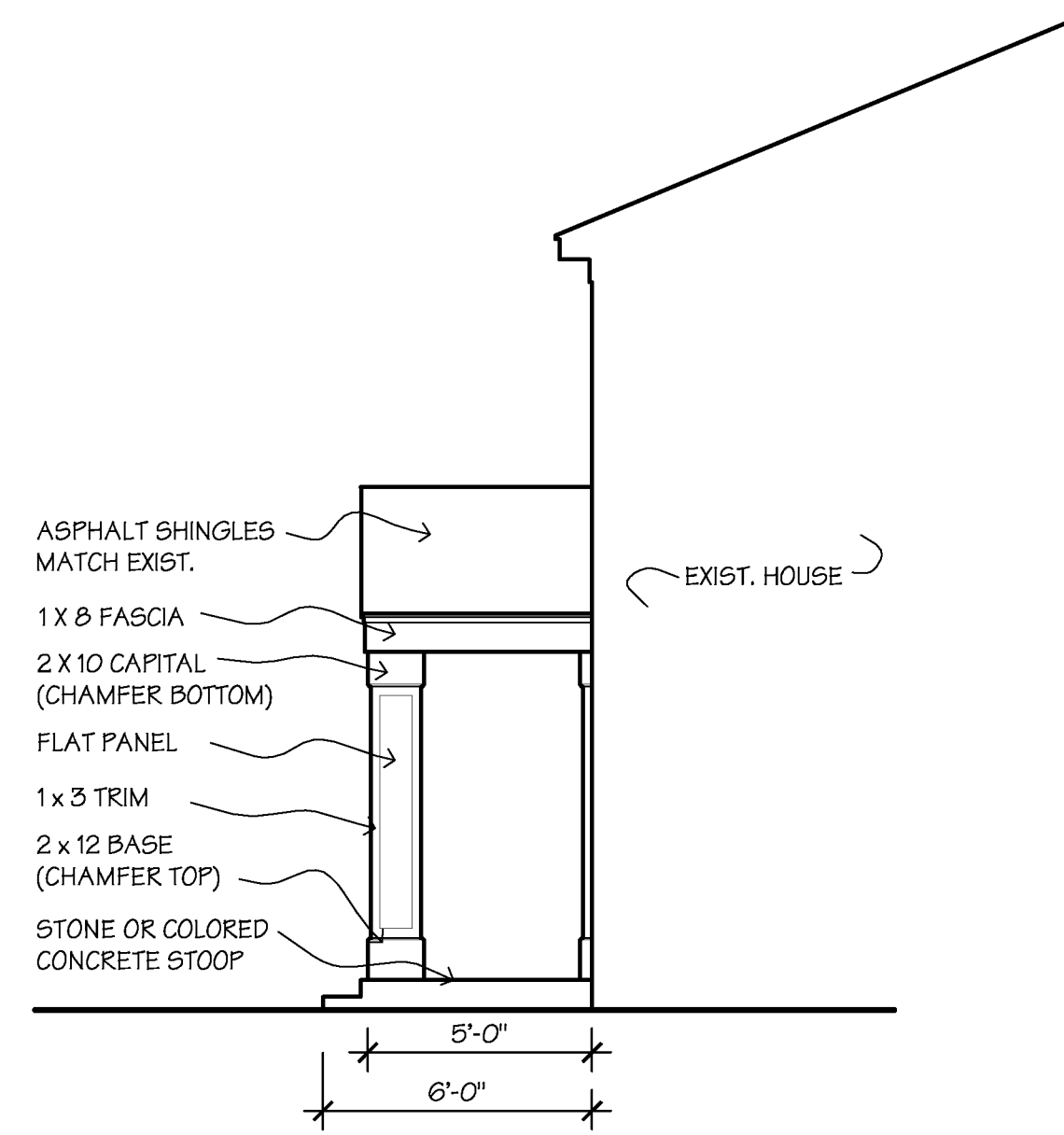


1  
1

### PROPOSED ENTRY ELEVATION

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

ALL TRIM TO BE AZEK OR APPROVED EQUAL IN WHITE. SIDING IN GABLE END TO BE WHITE.

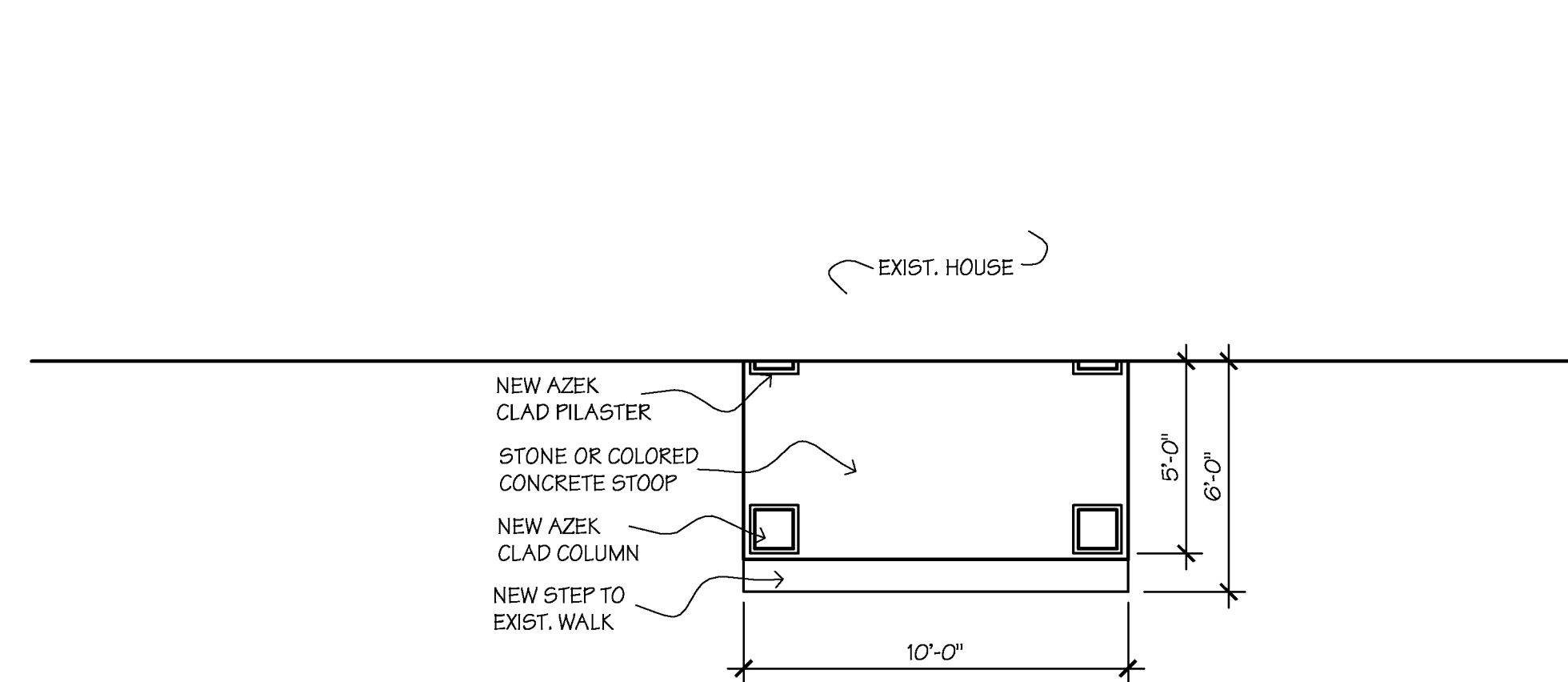


3  
1

### PROPOSED SIDE ELEVATION

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

ALL TRIM TO BE AZEK OR APPROVED EQUAL IN WHITE. SIDING IN GABLE END TO BE WHITE.



2  
1

### PROPOSED ENTRY PLAN

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

REV.	DESCRIPTION	BY	DATE

**BURTON RESIDENCE ENTRY**

ELEVATIONS & PLAN

TALI & MEG BURTON  
63 REITZ PARKWAY  
PITTSFORD, NEW YORK

WRITTEN DIMENSIONS TAKE PREFERENCE OVER SCALED DIMENSIONS AND SHALL BE VERIFIED ON THE JOB SITE. ANY DISCREPANCY SHALL BE THE RESPONSIBILITY OF THE ARCHITECT PRIOR TO THE COMMENCEMENT OF ANY WORK.

**FENITY ASSOCIATES- ARCHITECTS**

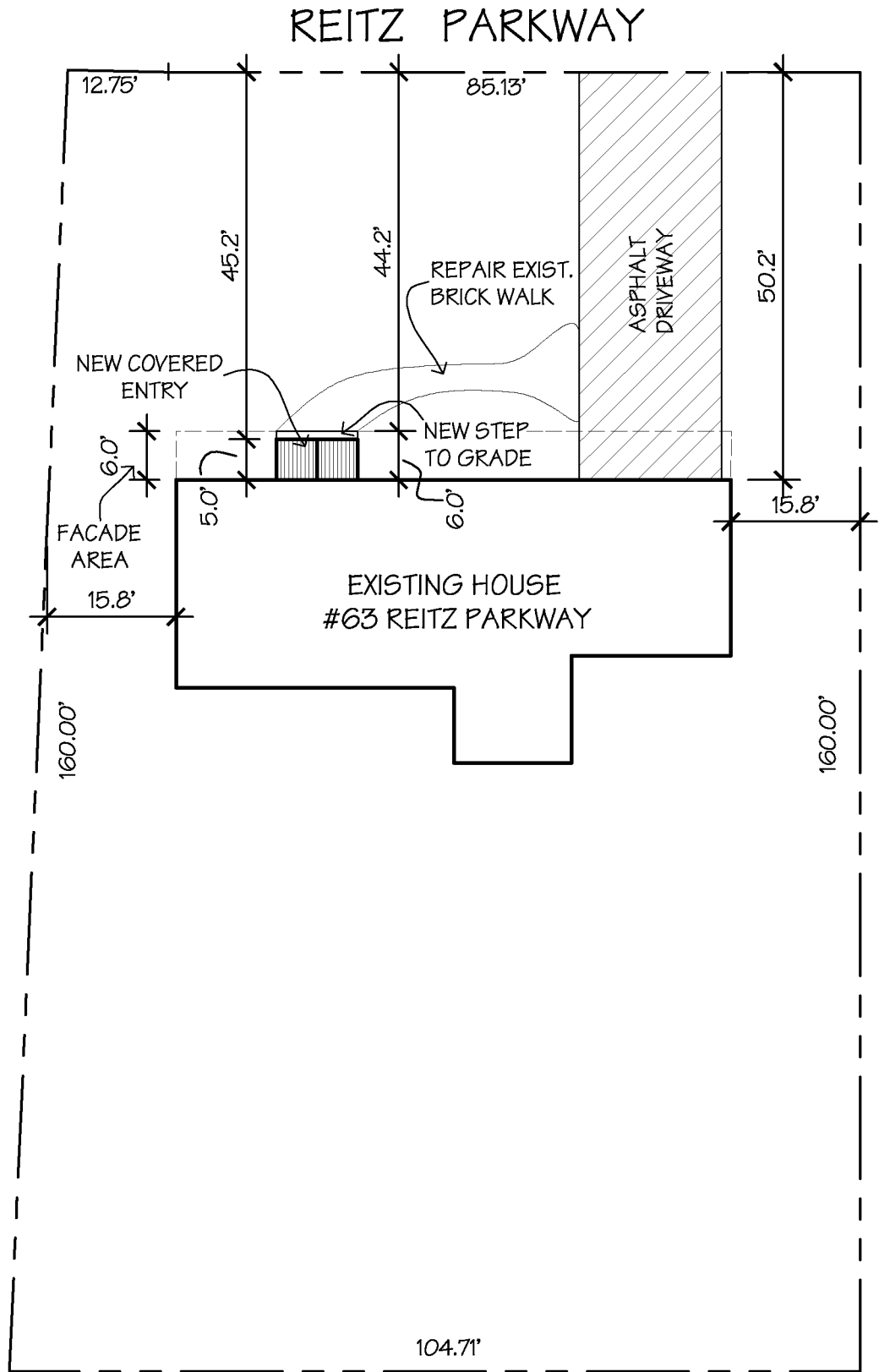
139 MAPLEWOOD AVE., SPENCERPORT, NY 14559  
(585) 352-8611 OFFICE

NEW YORK STATE LAW FORBIDS ALTERATION OF THIS DOCUMENT EXCEPT BY A LICENSED PROFESSIONAL ARCHITECT OR ENGINEER.

PROJECT NO.:	23103
DRAWN BY:	LEF
ISSUE DATE:	12/22/23

1 SITE PLAN  
1 1"= 20'-0"

DATA FOR THIS SITE PLAN TAKEN FROM A SURVEY BY BRUCE FRIES DATED 8/23/2017



**FENITY ASSOCIATES-ARCHITECTS**

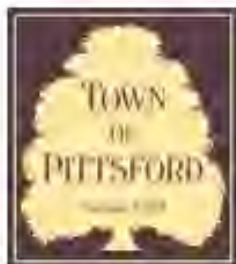
139 MAPLEWOOD AVE., SPENCERPORT, NY 14559  
(585) 352-8611 OFFICE

**SITE PLAN FOR NEW COVERED ENTRY**

63 REITZ PARKWAY  
01/02/2024

TALI & MEGAN BURTON  
63 REITZ PARKWAY  
PITTSFORD, NEW YORK

1 OF 1



# Town of Pittsford

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

**Permit #**  
**B23-000155**

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

## DESIGN REVIEW AND HISTORIC PRESERVATION BOARD REFERRAL OF APPLICATION

**Property Address:** 4 Bridleridge Farms PITTSFORD, NY 14534

**Tax ID Number:** 191.01-1-60

**Zoning District:**

**Owner:**

**Applicant:** Bridleridge Building Corp

### Application Type:

Residential Design Review

§185-205 (B)

Commercial Design Review

§185-205 (B)

Signage

§185-205 (C)

Certificate of Appropriateness

§185-197

Landmark Designation

§185-195 (2)

Informal Review

Build to Line Adjustment

§185-17 (B) (2)

Building Height Above 30 Feet

§185-17 (M)

Corner Lot Orientation

§185-17 (K) (3)

Flag Lot Building Line Location

§185-17 (L) (1) (c)

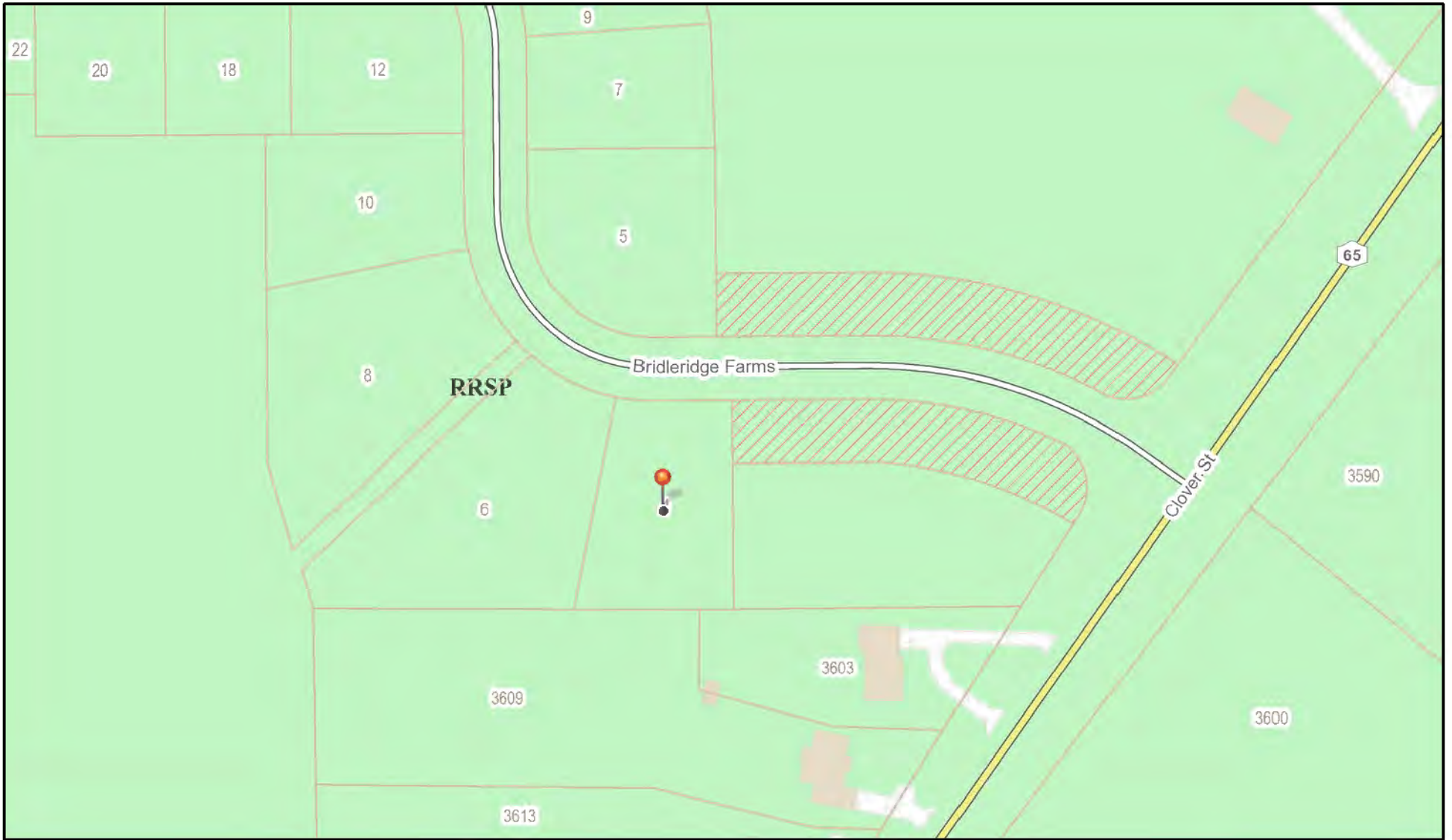
Undeveloped Flag Lot Requirements

§185-17 (L) (2)

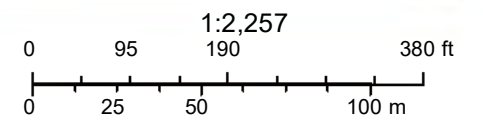
**Project Description:** Applicant is requesting design review for a 2,926-square-foot, two-story, single-family home in the Bridleridge Farms Subdivision.

**Meeting Date:** January 11, 2024

# RN Residential Neighborhood Zoning



Printed December 29, 2023



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.



# SPEC HOME ' THE NEWPORT '

## LOT 67 BRIDLERIDGE FARMS PITTSFORD, NY COVENTRY RIDGE BUILDING CORP. PLAN 2926 / PROJECT 15420 H

### SHEET INDEX

- C-1 COVER SHEET
- 1/6 ELEVATIONS
- 2/6 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

### GENERAL NOTES:

THESE PLANS COMPLY WITH THE 2020 RESIDENTIAL CODE OF NEW YORK STATE ( RCNYS ) AND THE 2018 ENERGY CONSERVATION CONSTRUCTION CODE OF NEW YORK STATE ( ECCCNYS ).

COMPLIANCE METHOD: RESCHECK CERTIFICATE

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

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

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

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

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

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

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

CONTRACTOR TO BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, PROCEDURES AND SAFETY PRECAUTIONS/ 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 STRUCTURAL 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 1/30 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 WITH SECTION G242.0.

DRYER EXHAUST DUCTS SHALL HAVE A SMOOTH INTERIOR FINISH & BE CONSTRUCTED OF METAL HAVING A MINIMUM THICKNESS OF 0.0157" ( NO. 28 GAUGE ), & 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.

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

R402.4.1.1 INSTALLATION. THE COMPONENTS OF THE BUILDING THERMAL ENVELOPE AS 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 DUELLING 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/ACC 380, ASTM E779, OR ASTM E1827 AND REPORTED AT A PRESSURE OF 0.2 INCH w.g. (50 PASCALS). TESTING SHALL BE PERFORMED AT ANY TIME AFTER CREATION OF ALL PENETRATIONS OF THE BUILDING THERMAL ENVELOPE. A WRITTEN REPORT OF THE TEST RESULTS SHALL BE SUPPLIED TO THE CODE OFFICIAL PRIOR TO RECEIPT OF A C OF O. THE CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE AN APPROVED PARTY INDEPENDENT OF THE INSULATION INSTALLER TO DO THE INSPECTIONS

DURING TESTING:

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

R402.4.5 RECESSED LIGHTING. RECESSED LUMINAIRES INSTALLED IN THE BUILDING THERMAL ENVELOPE SHALL BE SEALED TO LIMIT AIR LEAKAGE BETWEEN CONDITIONED AND UNCONDITIONED SPACES. RECESSED LUMINAIRES 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 LUMINAIRES SHALL BE SEALED WITH A GASKET OR CAULKED BETWEEN THE HOUSING AND THE INTERIOR WALL OR CEILING 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 (PRESCRIPTIVE) 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) ACROSS THE SYSTEM, INCLUDING THE MANUFACTURER'S AIR HANDLER ENCLOSURE IF INSTALLED AT THE TIME OF THE TEST. ALL REGISTERS SHALL BE TAPED OR OTHERWISE SEALED DURING THE TEST.
2. POSTCONSTRUCTION TEST: TOTAL LEAKAGE SHALL BE MEASURED WITH A PRESSURE DIFFERENTIAL OF 0.1 INCH w.g. (25 Pa) ACROSS THE SYSTEM, INCLUDING THE MANUFACTURER'S AIR HANDLER ENCLOSURE. 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 MAINTENANCE SYSTEMS SHALL BE IN ACCORDANCE WITH SECTION R403.5.1.2. AUTOMATIC CONTROLS, TEMPERATURE SENSORS & PUMPS SHALL BE ACCESSIBLE. MANUAL CONTROLS SHALL BE READILY ACCESSIBLE.

R403.5.3 HOT WATER PIPE INSULATION (PRESCRIPTIVE). INSULATION FOR HOT WATER PIPE WITH A MIN. R-3 SHALL BE APPLIED TO THE FOLLOWING:

1. PIPING 3/4" AND LARGER IN NOMINAL DIAMETER.
2. PIPING SERVING MORE THAN ONE DUELLING UNIT.
3. PIPING LOCATED OUTSIDE THE CONDITIONED SPACE.
4. PIPING FROM THE WATER HEATER TO A DISTRIBUTION MANIFOLD.
5. PIPING LOCATED UNDER A FLOOR SLAB.
6. BURIED IN PIPING.
7. SUPPLY & RETURN PIPING IN RECIRCULATION SYSTEMS OTHER THAN DEMAND RECIRCULATION SYSTEMS

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

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

R403.7 EQUIPMENT SIZING & EFFICIENCY RATING ( MANDATORY ). HEATING & COOLING EQUIPMENT SHALL BE SIZED IN ACCORDANCE WITH ACCA MANUAL S BASED ON BUILDING LOADS CALCULATED IN ACCORDANCE WITH 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 AFFECT 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.

### 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 THE FULL WALL DEPTH. SHOULD SATURATED CONDITIONS BE ENCOUNTERED, OUR OFFICE SHOULD BE CONTACTED FOR REVIEW AND POSSIBLE REVISIONS TO THE PLANS.

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

POSITIVE DRAINAGE SHALL BE PROVIDED SO THAT FINISHED GRADE SLOPES AWAY FROM PERIMETER WALLS & FOOTINGS.

CONTINUOUS 4" DIAM. PERFORATED DRAIN PIPE SHALL BE PLACED ALONG THE PERIMETER OF THE BASEMENT WALLS WHICH DRAINS TO THE SUMP PUMP. A MINIMUM OF 6" GRANULAR BASE SHALL BE PLACED OVER THE DRAIN TILE AND MINIMUM OF 2" UNDER THE TILE.

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

### FIREPLACES:

VENTED GAS FIREPLACE SHALL BE LISTED, LABELED & INSTALLED IN ACCORDANCE WITH ANSI Z21.50, SECT. G2434 OF THE 2020 RCNYS & THE MANUFACTURER'S INSTRUCTIONS. INSTRUCTIONS SHALL BE AVAILABLE ON SITE FOR BUILDING INSPECTOR. APPLIANCE SHALL BE EQUIPPED 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, RESAUNING, 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 WITH 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 REQD. 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 SIDE 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:

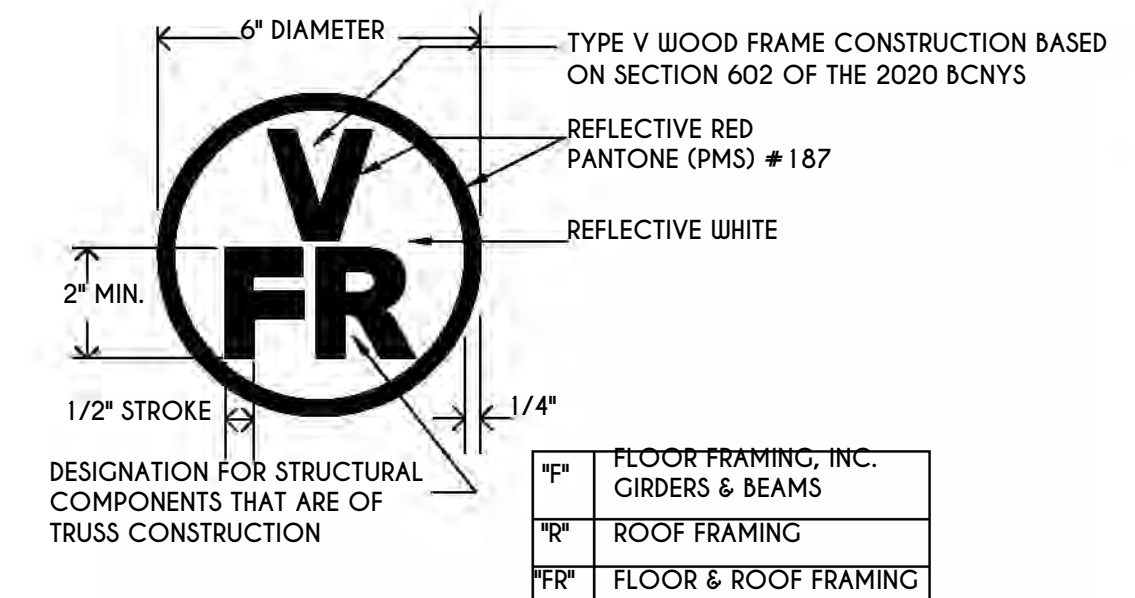
STRUCTURAL STEEL	ASTM A-36, Fy = 36 ksi
REINFORCED STEEL	ASTM A-615, Fy = 40 ksi
WIRE MESH	ASTM A-185, 6 x 6 - 10/10 W.I.W.M.
LUMBER	ALL STRUCTURAL MEMBERS, JOISTS, RAFTERS, ETC. TO BE #2 GRADE LUMBER ( DOUGLAS FIR-LARCH, HEM-FIR, SOUTHERN PINE OR SPRUCE PINE-FIR ) WITH A MIN. FIBER STRESS OF 850 P.S.I. UNLESS NOTED OTHERWISE
PLYWOOD	CDX, PANEL INDEX
LVL, PSL, LSL	Fb = 2600 Fv = 285 E x 10 <sup>3</sup> = 1.9 Fc = 750
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, & POURED FOUNDATION WALLS )
BOLTS	ASTM A307, Fy = 33 KSI

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

LOCAL JURISDICTION DESIGN CRITERIA MAY VARY AND SHALL BE STRICTLY ADHERED TO	
1ST FLOOR LIVING AREA LIVE LOAD	40 P.S.F.
2ND FLOOR LIVING AREA LIVE LOAD	30 P.S.F.
1ST & 2ND FLOOR DEAD LOAD	15 P.S.F.
GROUND SNOU 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	115 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 SHIELD UNDERLAYMENT	REQUIRED 24" INSIDE OF EXTERIOR WALL LINE
FLOOD HAZARD	FIRM - 2008
ROOF TIE DOWN REQUIREMENTS	R802.11, BASED UPON SPECIFIC ROOF DESIGN

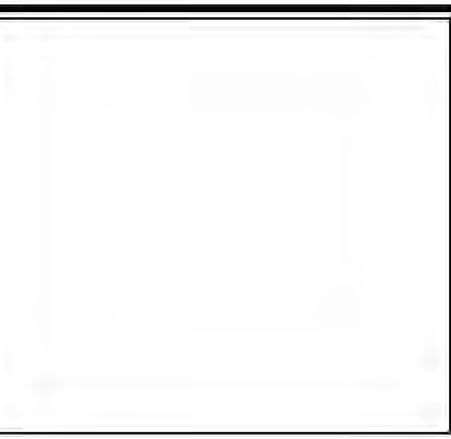
### TRUSS IDENTIFICATION:

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.



"F"	FLOOR FRAMING, INC. GIRDERS & BEAMS
"R"	ROOF FRAMING
"FR"	FLOOR & ROOF FRAMING

**COPYRIGHT NOTICE :**  
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  
COPYRIGHT © ALL RIGHTS RESERVED GREATER LIVING ARCHITECTURE, P.C.



3033 BRIGHTON-HENRIETTA TOWNLINE RD  
ROCHESTER, NY 14623  
CALL: (585) 272-9170  
FAX: (585) 292-1262  
[www.greaterliving.com](http://www.greaterliving.com)

REVISIONS:		
DATE	BY	DESCRIPTION

**CLIENT/LOCATION:**

SPEC HOUSE  
LOT 67 BRIDLERIDGE FARMS  
PITTSFORD, NY

**BUILDER:**

COVENTRY RIDGE  
BUILDING CORP.

**COVER PAGE**

**GLA PLAN 2926**

drawn:	checked:
CDK	CSB
scale:	date:
AS NOTED	11 / 23
PROJECT:	sheet:
15420H	C 1

**COPYRIGHT NOTICE :**  
 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  
 COPYRIGHT © ALL RIGHTS RESERVED GREATER LIVING ARCHITECTURE, P.C.



3033 BRIGHTON-HENRIETTA TOWNLIN RD  
 ROCHESTER, NY 14623  
 CALL: (585) 272-9170  
 FAX: (585) 292-1262  
 www.greaterviving.com

**REVISIONS:**

DATE	BY	DESCRIPTION

**CLIENT/LOCATION:**

SPEC HOUSE  
 LOT 67 BRIDLERIDGE FARMS  
 PITTSFORD, NY

**BUILDER:**

COVENTRY RIDGE  
 BUILDING CORP.

**ELEVATIONS**

GLA PLAN 2926

drawn: CDK	checked: CSB
scale: AS NOTED	date: 11 / 23
PROJECT: 15420H	sheet: 1 / 6



**FRONT ELEVATION**

SCALE: 1/4" = 1'-0"  
 FIRST FLOOR LIVING AREA = 1444 SQ.FT.  
 SECOND FLOOR LIVING AREA = 1482 SQ.FT.  
 TOTAL LIVING AREA = 2926 SQ.FT.  
 TOTAL CONDITIONED VOLUME = 40,902 CU.FT.

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

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

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

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

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

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

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

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

FOR SI: 1 CUBIC FT. PER MINUTE = 0.0004719 m3/s.

**WINDOWS:** VWD 210C DH SOLAR GAIN W/ ARGON  
 U-FACTOR ..... 0.30  
 SHGC ..... 0.54

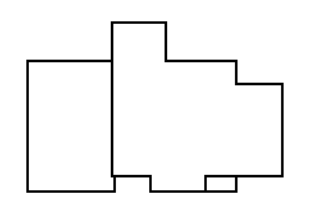
**DOORS:** SELECTION BY OWNER  
 AIR INFILTRATION RATE FOR WINDOWS, SKYLIGHTS, & SLIDING DOORS TO BE NO MORE THAN 0.3 cfm/ft. & SLIDING DOORS NO MORE THAN 0.5 cfm/ft. AS PER SECT. R402.4.3 OF 2020 ECCCNYS

- WINDOW / DOOR LEGEND:**
- [E] = MEETS OR EXCEEDS EGRESS REQUIREMENTS  
 - CLEAR OPENING AREA OF 5.7 SQ.FT.  
 - CLEAR OPENING WIDTH OF 20"  
 - CLEAR OPENING HEIGHT OF 24" PER SECT. R310.1 OF 2020 RCNYS
  - [F] = 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

**GENERAL NOTES:**

ALL RAKES & OVERHANGS ARE TO BE 1'-0" UNLESS NOTED OTHERWISE  
 BUILDER TO PROVIDE ROOF OR RIDGE VENTS AS PER CODE - THE MINIMUM NET FREE VENTILATION AREA SHALL BE 1/150 OF THE AREA OF THE VENTED SPACE (SECT. R806.2) 4/12 PITCH ROOFS OR SHALLOWER TO HAVE 2 LAYERS 15# FELT  
 CONTRACTOR TO CONTACT THIS OFFICE PRIOR TO CONSTRUCTION IF THE ASSUMED GRADE DEPICTED IS INACCURATE AND / OR WILL ALTER THE DESIGN AND / OR STRUCTURE NOTED.  
 MECHANICAL VENTILATION RATE:  
 THIS PLAN AS DESIGNED REQUIRES (MIN) 1 CONTINUOUSLY RUN EXHAUST FAN CAPABLE OF (MIN) 75 c.f.m. WITH A MANUAL OVERRIDE SWITCH AS PER SECTION M1505.4.2 OF 2020 RCNYS  
 SEE TABLES M1505.4.3(1) & M1505.4.3(2) & M1505.4.4 (PAGE 1)

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



**LEFT ELEVATION**

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



**COPYRIGHT NOTICE:**  
 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  
 COPYRIGHT © ALL RIGHTS RESERVED GREATER LIVING ARCHITECTURE, P.C.



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

**REVISIONS:**

DATE	BY	DESCRIPTION

**CLIENT/LOCATION:**  
 SPEC HOUSE  
 LOT 67 BRIDLERIDGE FARMS  
 PITTSFORD, NY

**BUILDER:**  
 COVENTRY RIDGE  
 BUILDING CORP.

**ELEVATIONS**

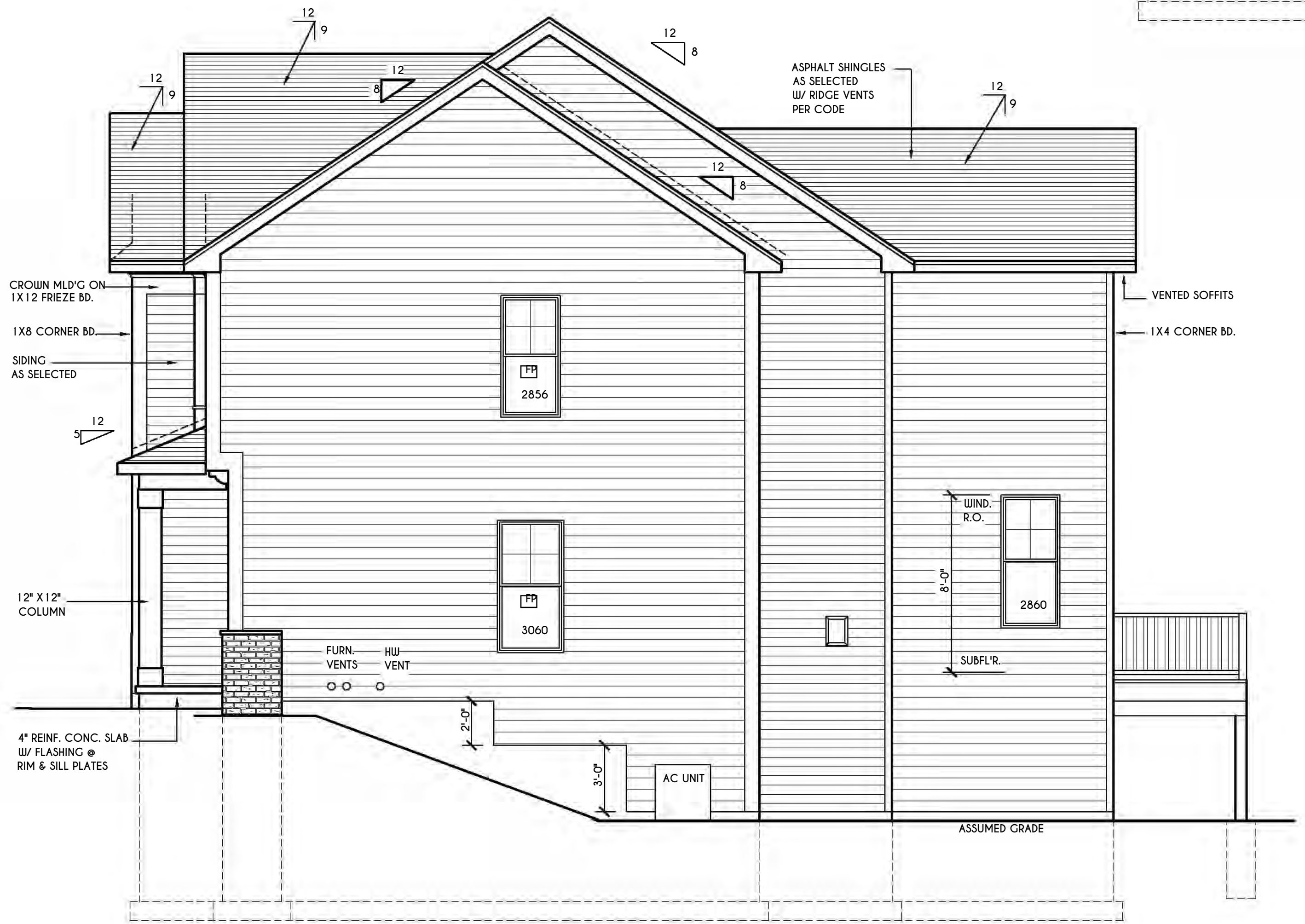
GLA PLAN 2926

drawn: CDK	checked: CSB
scale: AS NOTED	date: 11 / 23
PROJECT: 15420H	sheet: 2 / 6



**REAR ELEVATION**

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



**RIGHT ELEVATION**

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

TABLE M 1505.4.3 (1)  
 CONTINUOUS WHOLE-HOUSE MECHANICAL VENTILATION SYSTEM AIRFLOW RATE REQUIREMENTS

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

FOR SI: 1 square foot=0.0929 m<sup>2</sup>, 1 cubic foot per min=0.0004719 m<sup>3</sup>/s

TABLE M 1505.4.3 (2)  
 INTERMITTENT WHOLE-HOUSE MECHANICAL VENTILATION RATE FACTORS <sup>a,b</sup>

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

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

TABLE M 1505.4.4  
 MINIMUM REQUIRED LOCAL EXHAUST RATES FOR ONE AND TWO-FAMILY DWELLINGS

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

FOR SI: 1 CUBIC FT. PER MINUTE = 0.0004719 m<sup>3</sup>/s.

**WINDOWS:** VWD 210C DH SOLAR GAIN W/ ARGON  
 U-FACTOR ..... 0.30  
 SHGC ..... 0.54

**DOORS:** SELECTION BY QUINER  
 AIR INFILTRATION RATE FOR WINDOWS, SKYLIGHTS, & SLIDING DOORS TO BE NO MORE THAN 0.3 cfm/sf. & SLIDING DOORS NO MORE THAN 0.5 cfm/sf. AS PER SECT. R402.4.3 OF 2020 ECCNYS

**WINDOW / DOOR LEGEND:**  
 [E] = MEETS OR EXCEEDS EGRESS REQUIREMENTS  
 - CLEAR OPENING AREA OF 5.7 SQ.FT.  
 - CLEAR OPENING WIDTH OF 20"  
 - CLEAR OPENING HEIGHT OF 24"  
 PER SECT. R310.1 OF 2020 RCNYS  
 [F] = 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

**GENERAL NOTES:**  
 ALL RAKES & OVERHANGS ARE TO BE 1'-0" UNLESS NOTED OTHERWISE

BUILDER TO PROVIDE ROOF OR RIDGE VENTS AS PER CODE- THE MINIMUM NET FREE VENTILATION AREA SHALL BE 1/150 OF THE AREA OF THE VENTED SPACE (SECT. R806.2)  
 4/12 PITCH ROOFS OR SHALLOWER TO HAVE 2 LAYERS 15# FELT  
 CONTRACTOR TO CONTACT THIS OFFICE PRIOR TO CONSTRUCTION IF THE ASSUMED GRADE DEPICTED IS INACCURATE AND / OR WILL ALTER THE DESIGN AND / OR STRUCTURE NOTED.

**MECHANICAL VENTILATION RATE:**  
 THIS PLAN AS DESIGNED REQUIRES (MIN) 1 CONTINUOUSLY RUN EXHAUST FAN CAPABLE OF (MIN) 75 cfm. WITH A MANUAL OVERRIDE SWITCH AS PER SECTION M 1505.4.2 OF 2020 RCNYS  
 SEE TABLES M 1505.4.3(1) & M 1505.4.3(2) & M 1505.4.4 (PAGE 1)



**COPYRIGHT NOTICE:**  
 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.  
 COPYRIGHT © ALL RIGHTS RESERVED GREATER LIVING ARCHITECTURE, P.C.



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

**REVISIONS:**

DATE	BY	DESCRIPTION

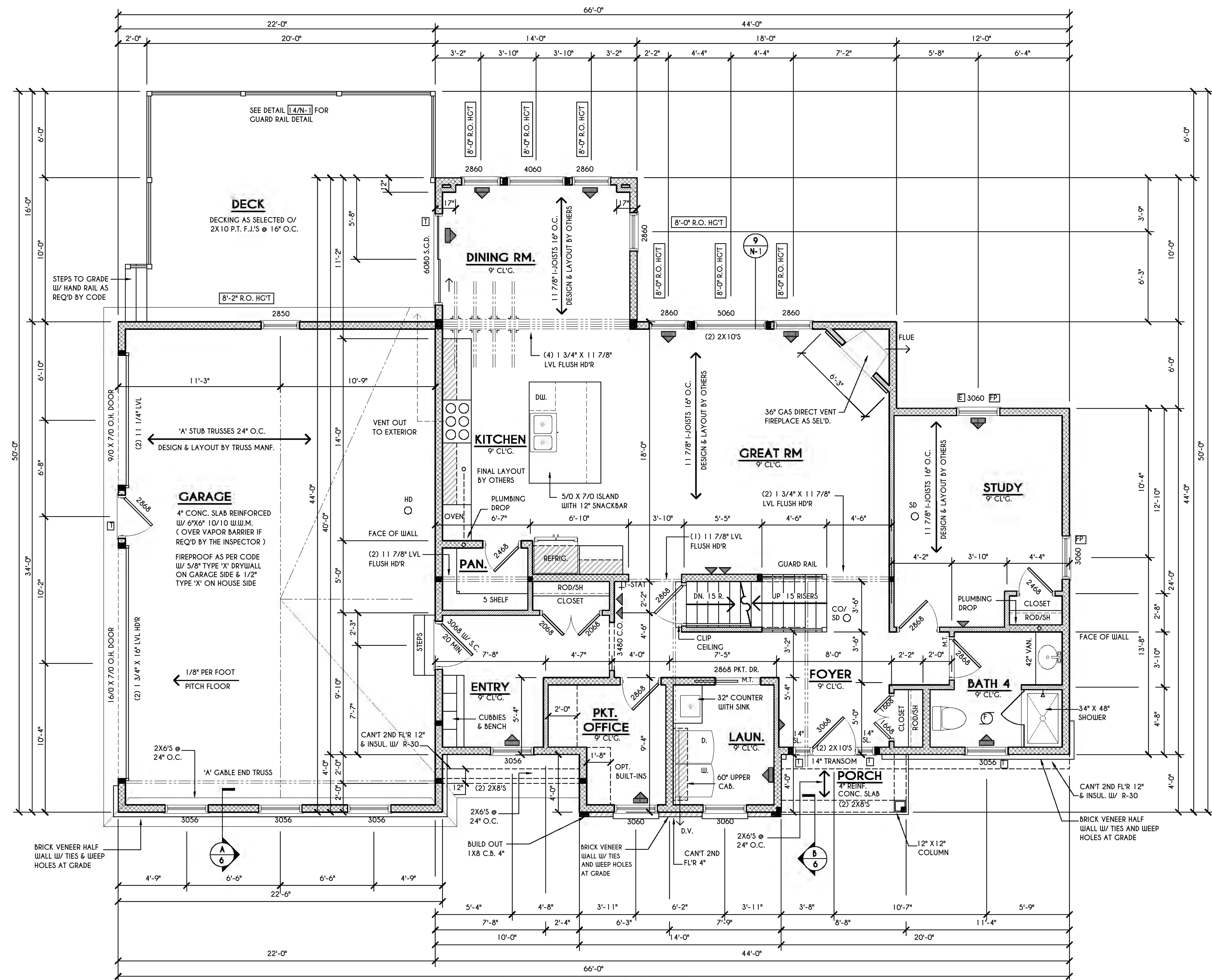
**CLIENT/LOCATION:**  
 SPEC HOUSE  
 LOT 67 BRIDLERIDGE FARMS  
 PITTSFORD, NY

**BUILDER:**  
 COVENTRY RIDGE  
 BUILDING CORP.

FIRST FLOOR PLAN

GLA PLAN 2926

drawn: CDK	checked: CSB
scale: AS NOTED	date: 11 / 23
PROJECT: 15420H	sheet: 4 6



**FIRST FLOOR PLAN**

1444 SQ. FT.

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

**ENGINEERED FL'R JOIST NOTE:**  
 ALL ENGINEERED FLOOR JOISTS TO BE DESIGNED BY & LAYOUT TO BE DONE BY MANUFACTURER TO THE SPECS BELOW:  
 ALL LIVING AREA JOISTS TO BE DESIGNED FOR 55 P.S.F. TOTAL LOAD  
 ALL SLEEPING AREA JOISTS TO BE DESIGNED FOR 35 P.S.F. TOTAL LOAD

**FRAMING LEGEND:**

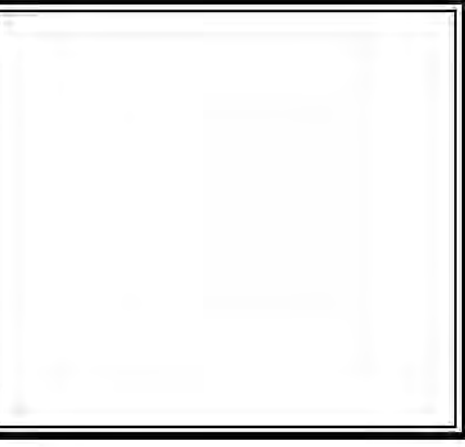
	PROVIDE SOLID POSTING- GLUED & NAILED, EQUAL TO THE # OF HEADERS TO BE SUPPORTED- UNLESS NOTED OTHERWISE
	DROPPED HEADER
	FLUSH HEADER
	2X4 STUDS @ 16" O.C.
	2X6 STUDS @ 16" O.C.

**GENERAL FIRST FLOOR PLAN NOTES:**  
 FIRST FLOOR PLATE HGT TO BE 9'-1 1/8" (UNLESS NOTED OTHERWISE)  
 ALL WINDOW R.O. HCTS TO BE 6'-10 1/2" U.N.O.  
 PROVIDE SOLID BLOCKING UNDER ALL BEARING POINTS DOWN TO FOUNDATION WALL  
 PROVIDE DBL JACK STUDS EA. SIDE OF LOAD BEARING OPENINGS > / = 4'-0"  
 ALL ANGLES TO BE 45 DEG. U.N.O.  
 ALL EXTERIOR WINDOW & DOOR HEADERS TO HAVE MIN. R-5 INSUL. & TO BE MIN. (2)2X8'S OR (3)2X6'S (U.N.O.)  
 ALL APPLIANCES SHOWN TO BE BY OWNER OR AS PER CONTRACT BY BUILDER  
 SMOKE (SD) & HEAT DETECTOR (HD), SHALL BE INSTALLED AS PER SECT. R314 OF 2020 RCNYS  
 CARBON MONOXIDE ALARMS SHALL BE INSTALLED AS PER SECT. 915.33 FCNYS & BE WITHIN 10' OF ALL SLEEPING AREAS  
 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:**

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

**COPYRIGHT NOTICE :**  
 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  
 COPYRIGHT © ALL RIGHTS RESERVED GREATER LIVING ARCHITECTURE, P.C.



**Greater Living Architecture, P.C.**

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

**REVISIONS:**

DATE	BY	DESCRIPTION

**CLIENT/LOCATION:**

SPEC HOUSE  
 LOT 67 BRIDLERIDGE FARMS  
 PITTSFORD, NY

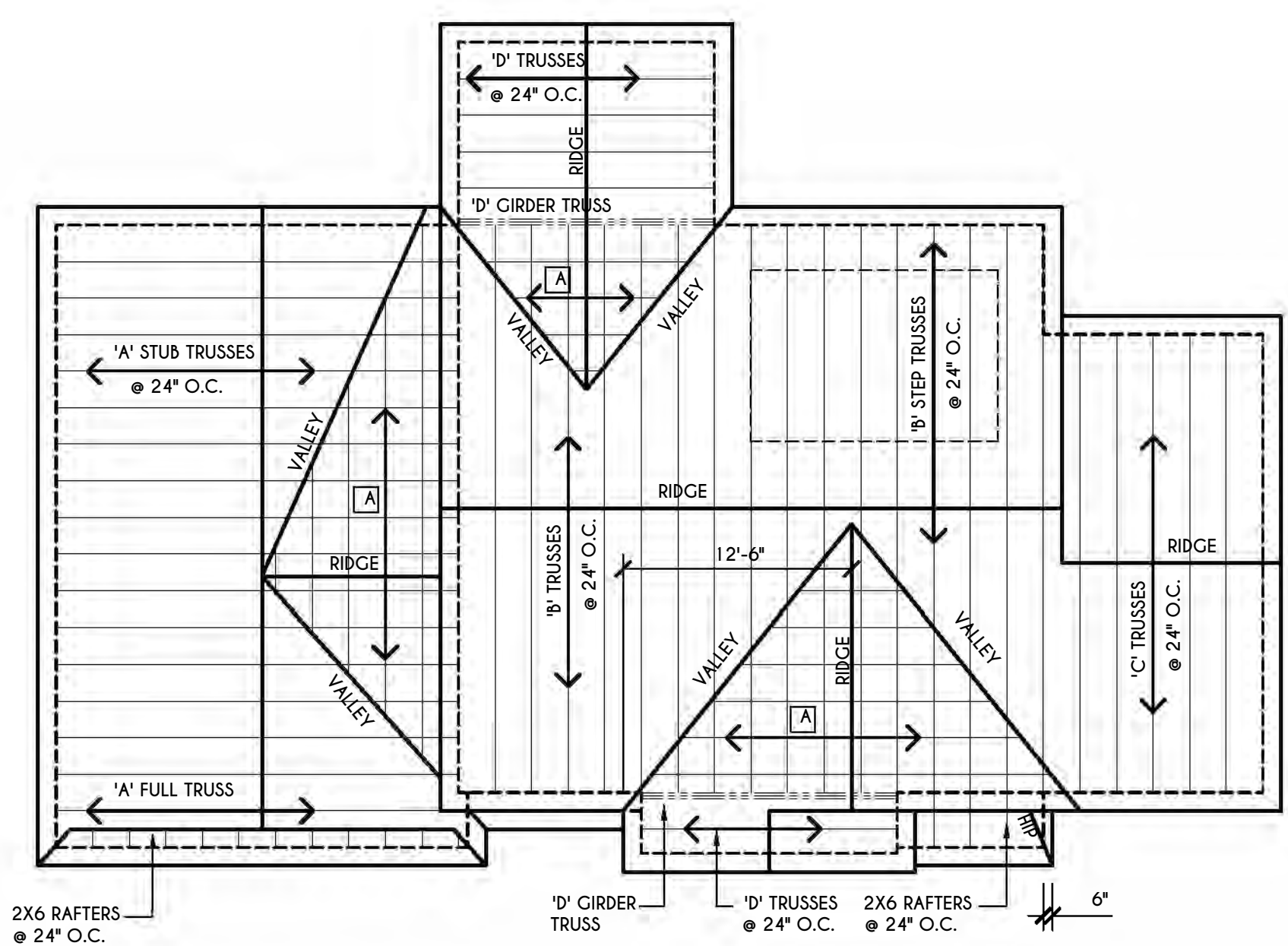
**BUILDER:**

COVENTRY RIDGE  
 BUILDING CORP.

**SECOND FLOOR PLAN**

GLA PLAN 2926

drawn: CDK	checked: CSB
scale: AS NOTED	date: 11 / 23
PROJECT: 15420H	sheet: 5 6

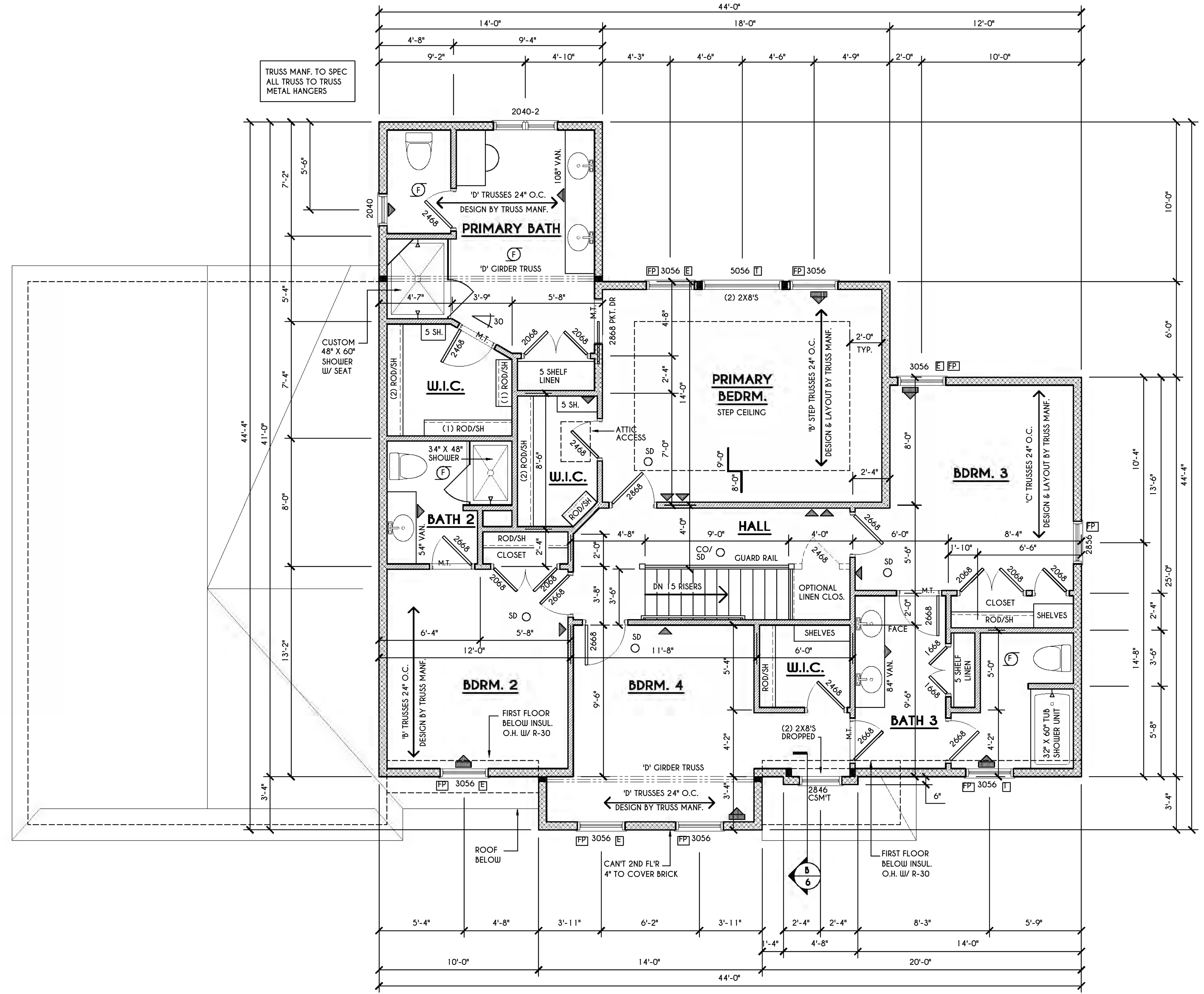


**GENERAL ROOF NOTES:**

ALL RAKES & OVERHANGS ARE TO BE 1'-0" 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

**ROOF PLAN**  
 SCALE: 1/8" = 1'-0"

2X8 LAYOVER RAFTERS 24" O.C.



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

1482 SQ.FT.

**FRAMING LEGEND:**

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

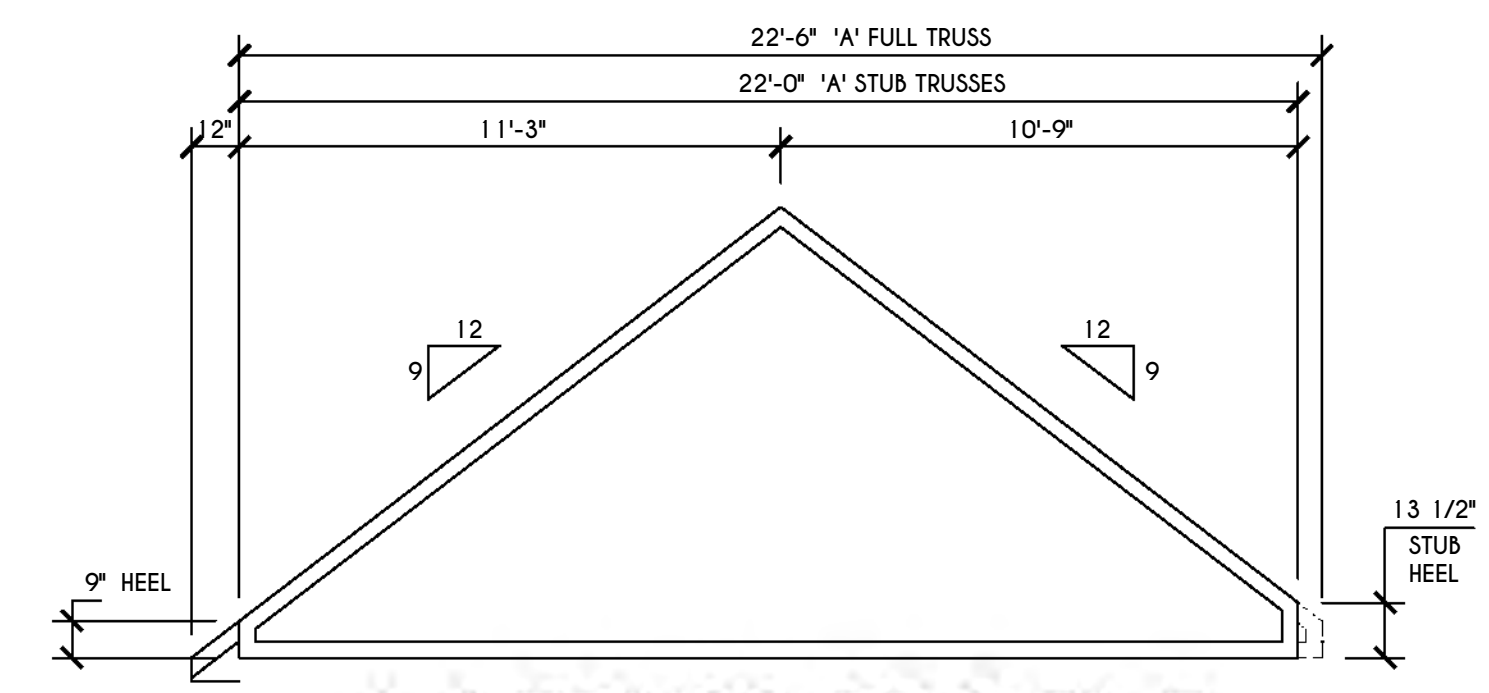
**GENERAL SECOND FLOOR PLAN NOTES:**

SECOND FLOOR PLATE HGT TO BE 8'-1 1/8" ( UNLESS NOTED OTHERWISE )  
 ALL WINDOW R.O. HGTS TO BE 6'-10 1/2" U.N.O.  
 PROVIDE SOLID BLOCKING UNDER ALL BEARING POINTS DOWN TO FOUNDATION WALL  
 PROVIDE D/YL JACK STUDS EA. SIDE OF LOAD BEARING OPENINGS > / - 4'-0"  
 ALL ANGLES TO BE 45 DEG. U.N.O.  
 ALL EXTERIOR WINDOW & DOOR HEADERS TO HAVE MIN. R-5 INSUL. & TO BE MIN. (2)2X8'S OR (3)2X6'S ( U.N.O. )  
 ALL APPLIANCES SHOWN TO BE BY OWNER OR AS PER CONTRACT BY BUILDER  
 SMOKE (SD) & HEAT DETECTOR (HD), SHALL BE INSTALLED AS PER SECT. R314 OF 2020 RCNYS  
 CARBON MONOXIDE ALARMS SHALL BE INSTALLED AS PER SECT. 915.33 FCNYS & BE WITHIN 10' OF ALL SLEEPING AREAS  
 THE AIR BARRIER INSTALLED AT EXTERIOR WALLS ADJACENT TO SHOWERS AND TUBS SHALL SEPARATE THEM FROM THE SHOWER OR TUBS.

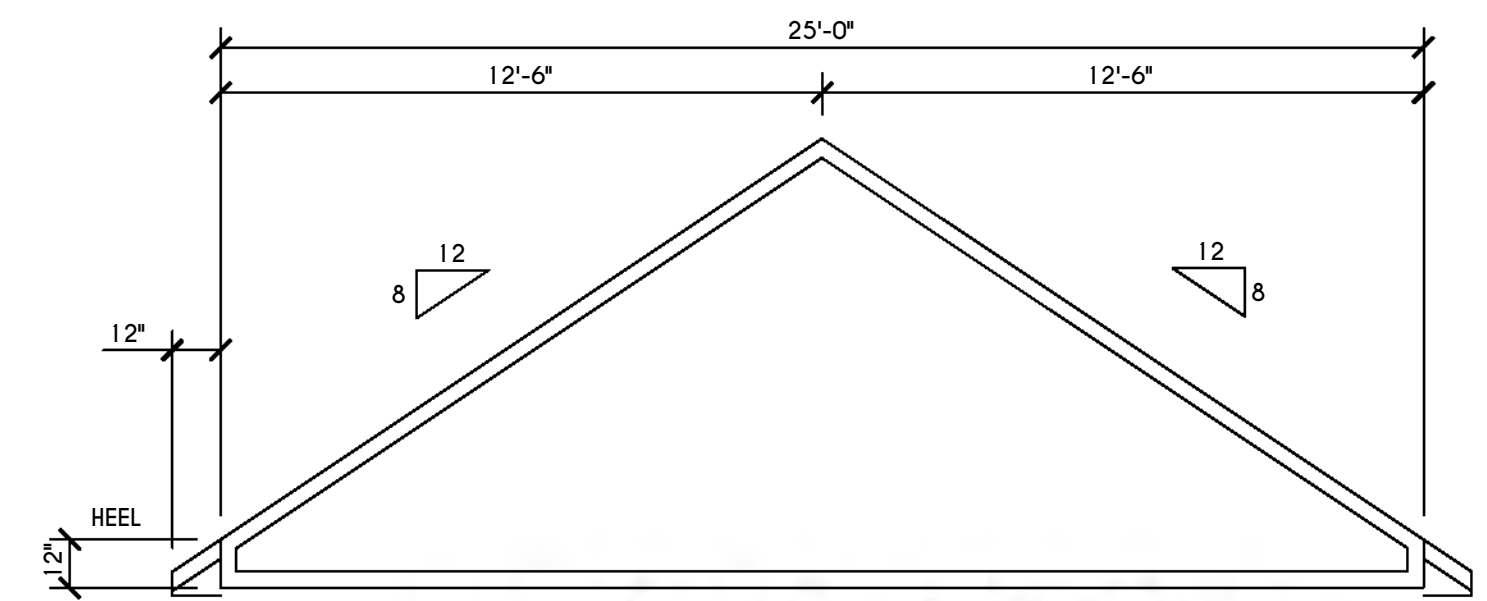
**WINDOW / DOOR LEGEND:**

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

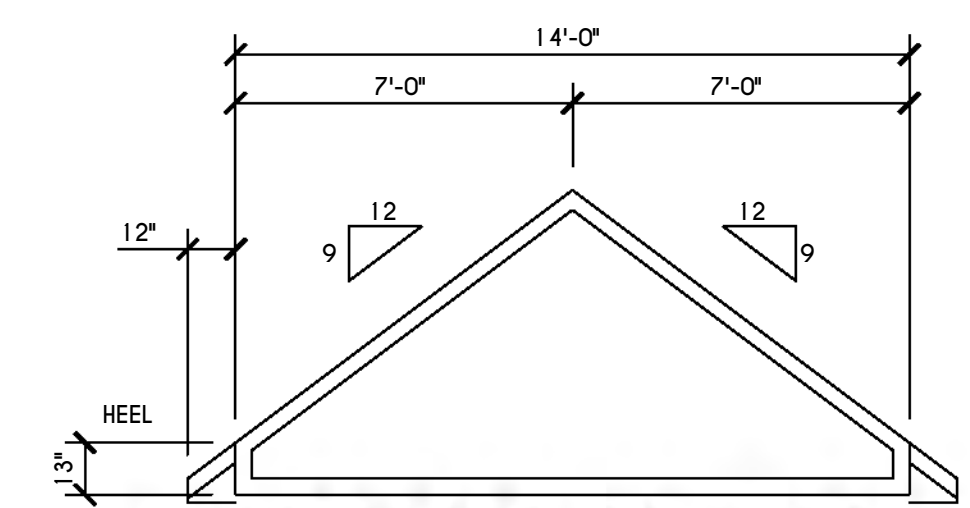
**COPYRIGHT NOTICE :**  
 THESE PLANS ARE PROTECTED UNDER FEDERAL COPYRIGHT LAWS BY GREATER LIVING ARCHITECTURE. ANY UNAUTHORIZED REPRODUCTION OR MODIFICATION OF THESE PLANS IS A VIOLATION OF COPYRIGHT LAWS. CLIENT RIGHTS ARE LIMITED TO ONE-TIME USE FOR THE CONSTRUCTION OF THESE PLANS.  
 UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS PLAN IS A VIOLATION OF THE NEW YORK STATE EDUCATION LAW, ARTICLE 145, SECTION 7209.  
 © COPYRIGHT © ALL RIGHTS RESERVED GREATER LIVING ARCHITECTURE, P.C.



**'A' TRUSS PROFILE**  
 SCALE: 1/4" = 1'-0"

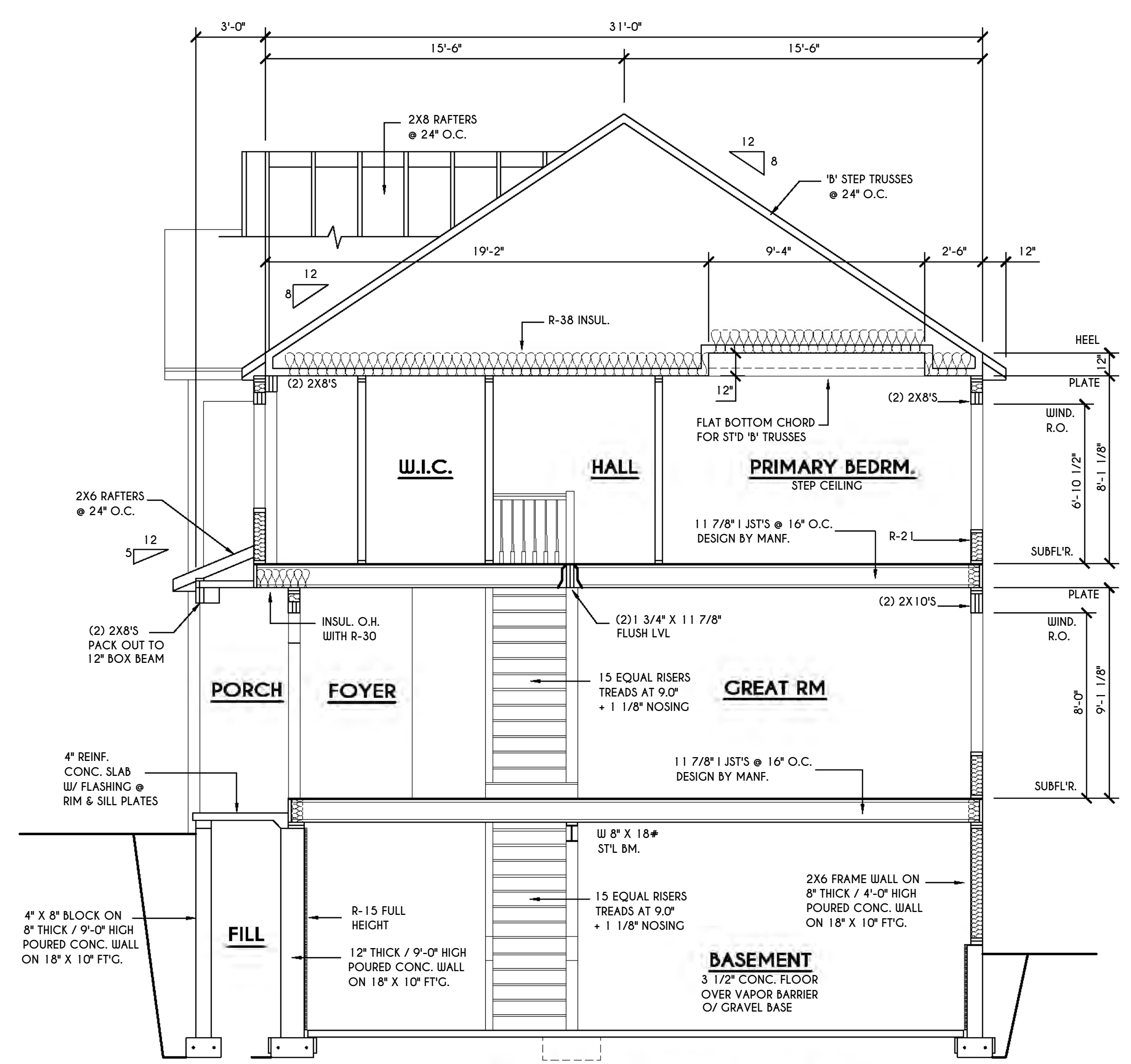


**'C' TRUSS PROFILE**  
 SCALE: 1/4" = 1'-0"

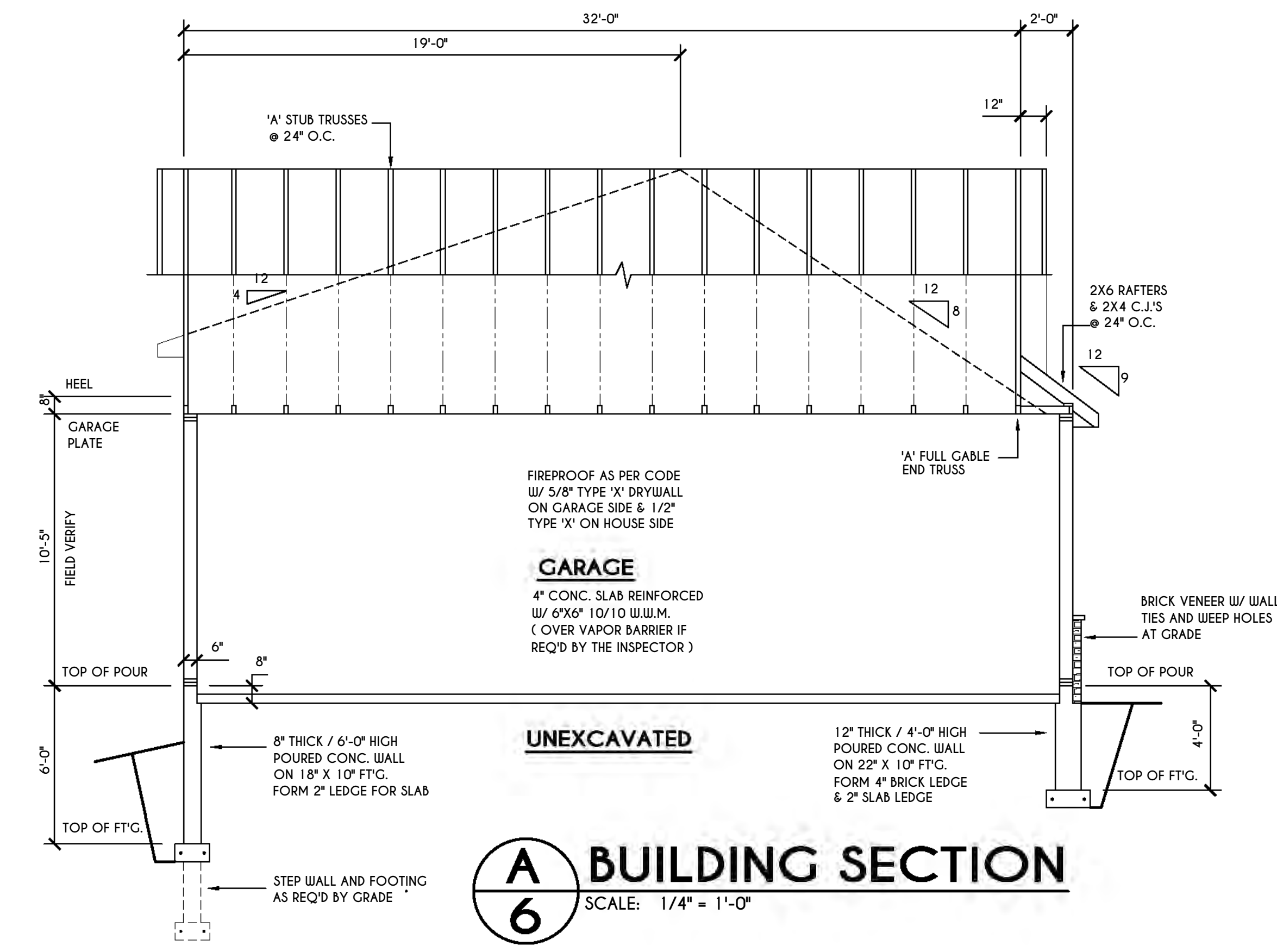


**'D' TRUSS PROFILE**  
 SCALE: 1/4" = 1'-0"

**TRUSS NOTES:**  
 TRUSS PROFILE SHOWN FOR REFERENCE ONLY - MANUFACTURER IS RESPONSIBLE FOR CHORD LAYOUT AS REQ'D FOR DESIGN LOAD  
 TRUSS MANUFACTURER TO VERIFY ACTUAL LOAD AT GIRDER-TO-GIRDER CONNECTIONS & TO SPECIFY A MIN. METAL HANGER TO SUPP. THAT LOAD  
 PROVIDE TRUSS BRACING AS INDICATED BY TRUSS DESIGNER



**B BUILDING SECTION**  
 SCALE: 1/4" = 1'-0"



**A BUILDING SECTION**  
 SCALE: 1/4" = 1'-0"



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

**REVISIONS:**

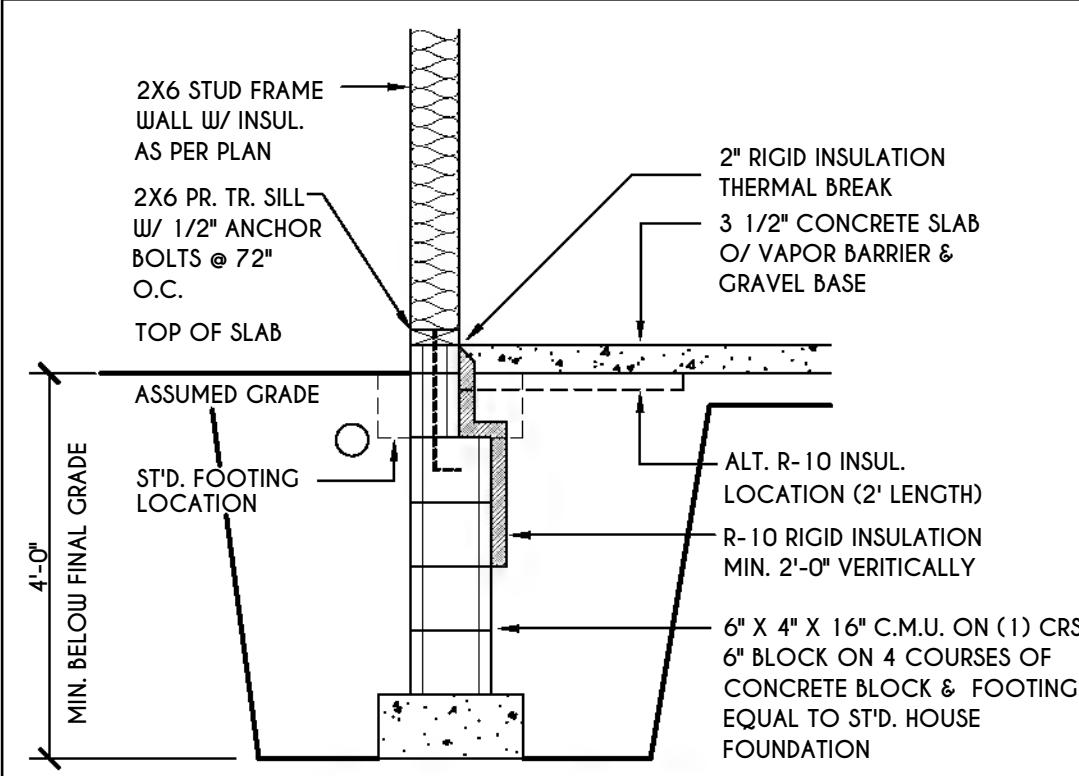
DATE	BY	DESCRIPTION

**CLIENT/LOCATION:**  
 SPEC HOUSE  
 LOT 67 BRIDLERIDGE FARMS  
 PITTSFORD, NY

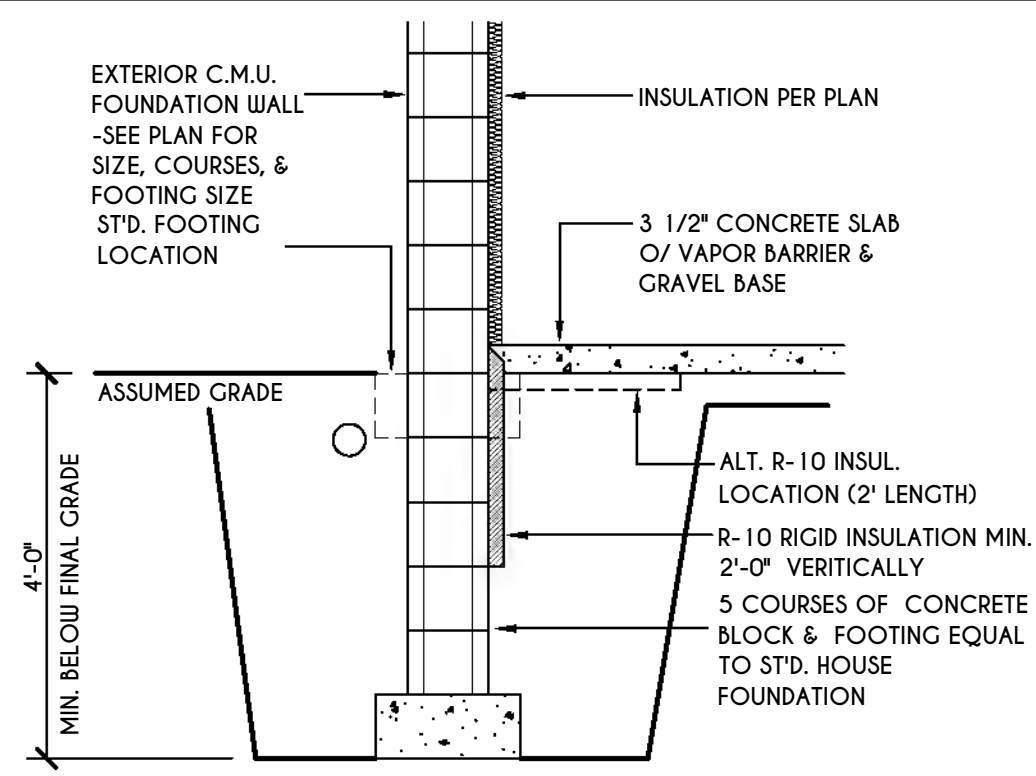
**BUILDER:**  
 COVENTRY RIDGE  
 BUILDING CORP.

**SECTIONS**  
 CLA PLAN 2926

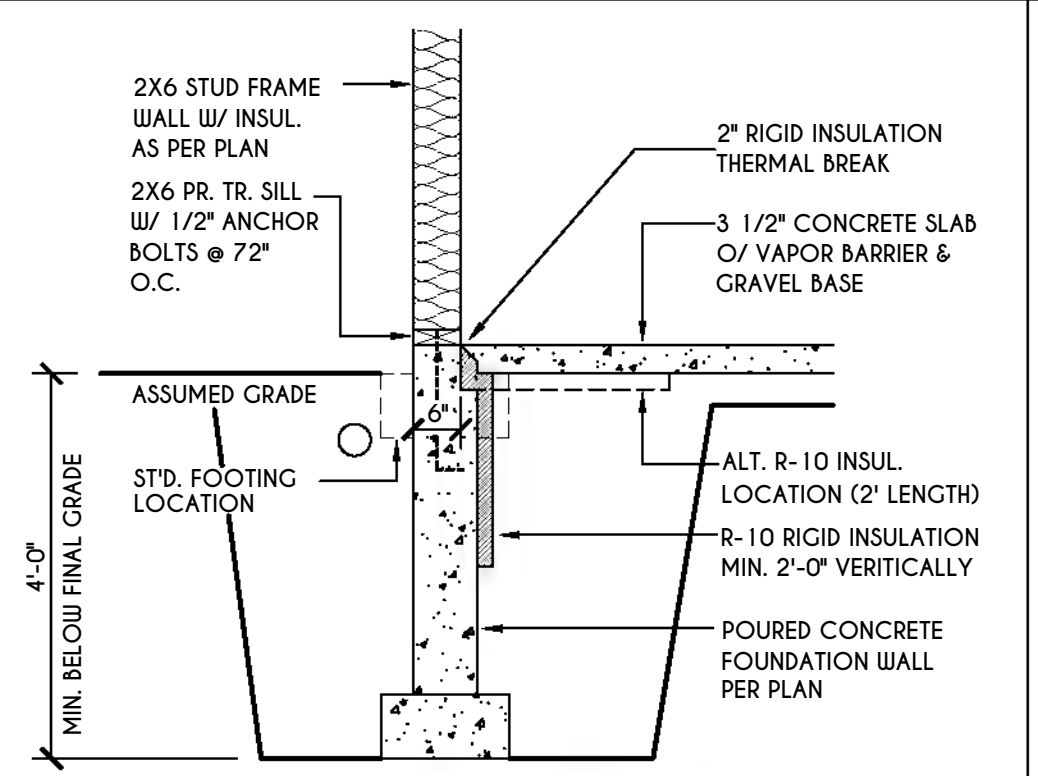
drawn: CDK	checked: CSB
scale: AS NOTED	date: 11 / 23
PROJECT: 15420H	sheet: 6 / 6



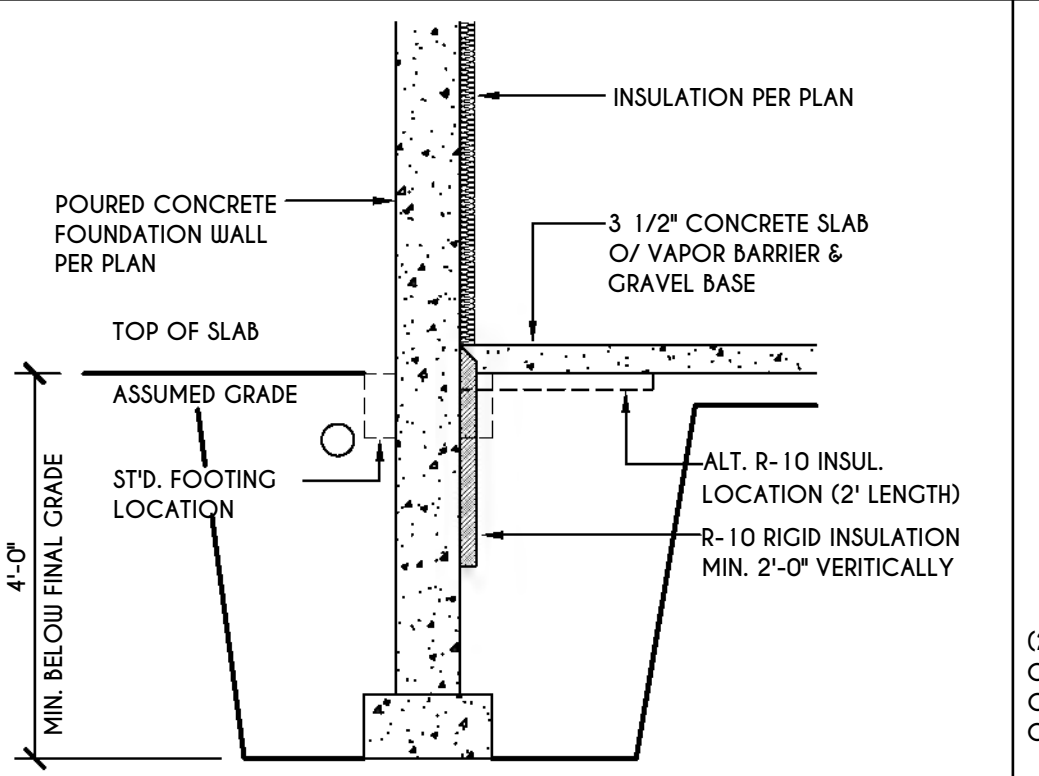
**1**  
**N-1**  
**2X6 FRAME WALL ON C.M.U. WALK OUT DETAIL**  
SCALE: 1/2" = 1'-0"



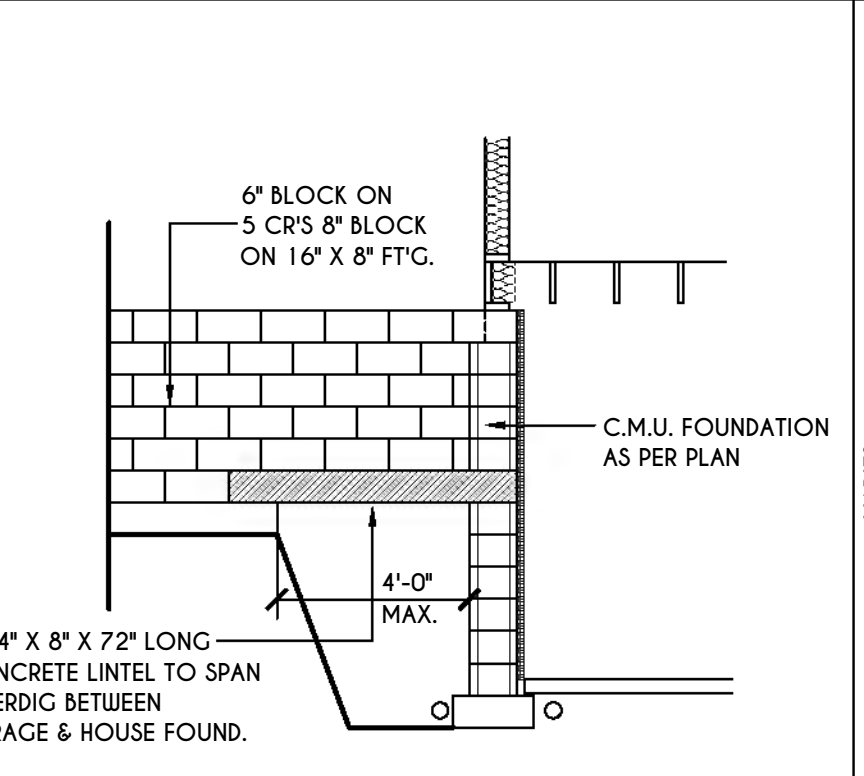
**2**  
**N-1**  
**C.M.U. WALK OUT DETAIL**  
SCALE: 1/2" = 1'-0"



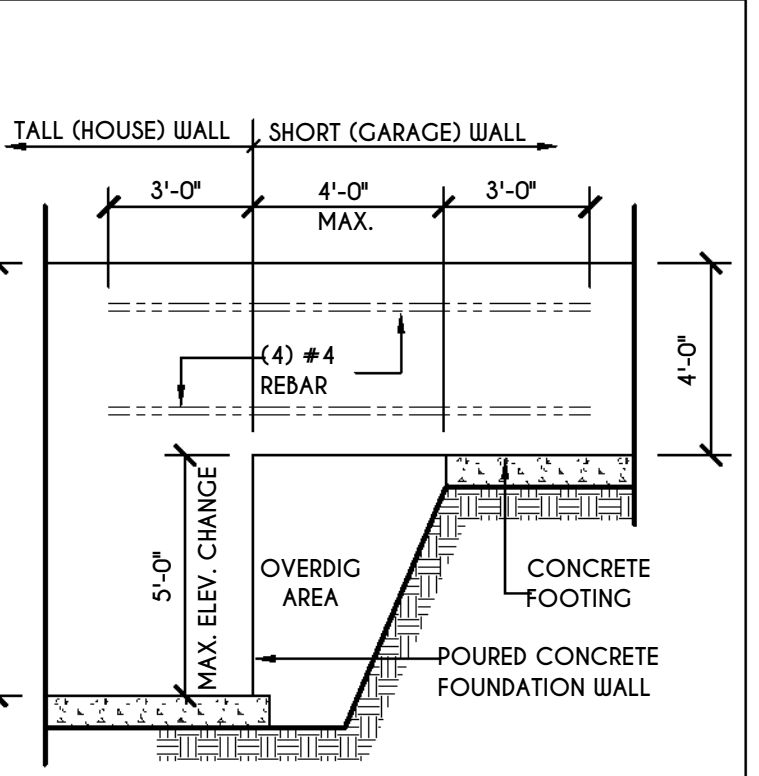
**3**  
**N-1**  
**2X6 FRAME WALL ON POURED CONC. WALK OUT DETAIL**  
SCALE: 1/2" = 1'-0"



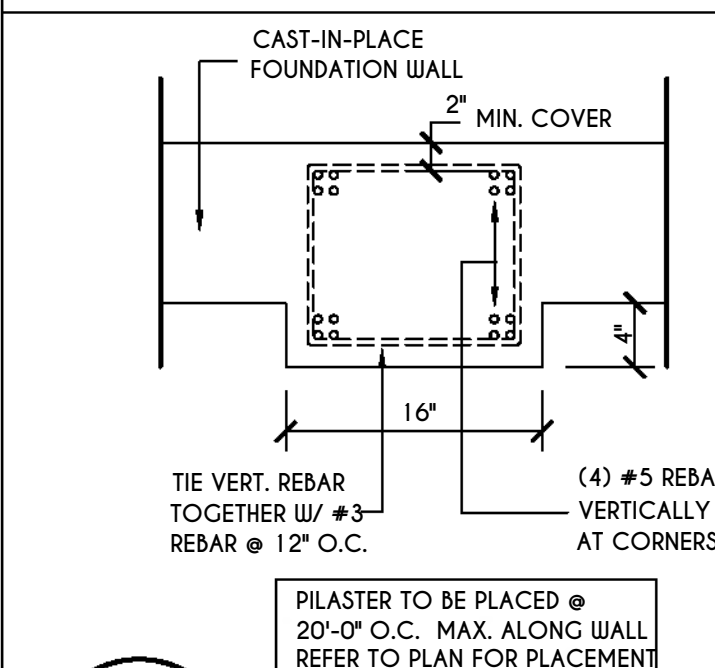
**4**  
**N-1**  
**POURED CONC. WALK OUT DETAIL**  
SCALE: 1/2" = 1'-0"



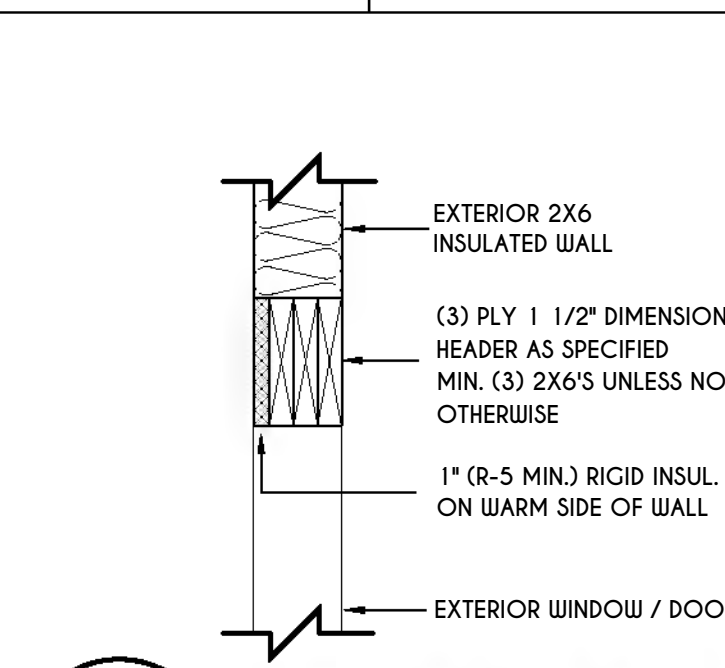
**5**  
**N-1**  
**C.M.U. JUMP FOOTING DETAIL**  
SCALE: 1/4" = 1'-0"



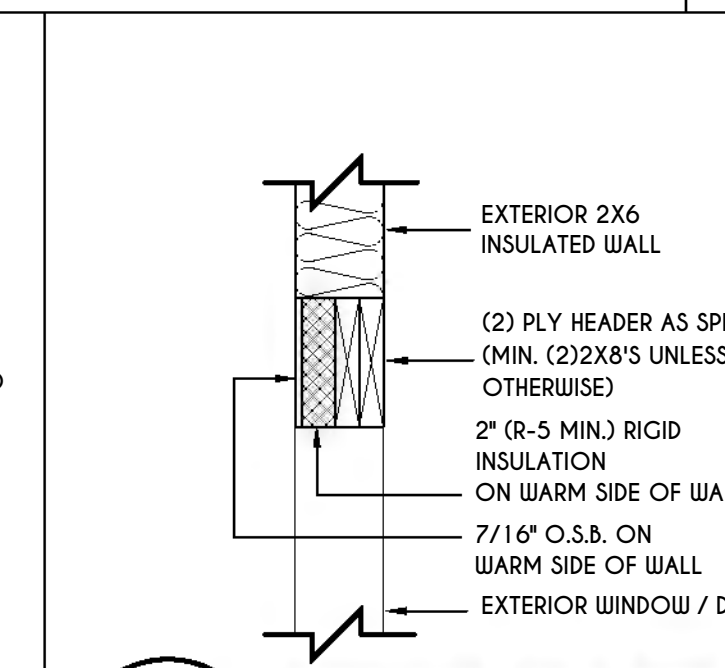
**6**  
**N-1**  
**POURED WALL JUMP FOOTING DETAIL**  
SCALE: 1/4" = 1'-0"



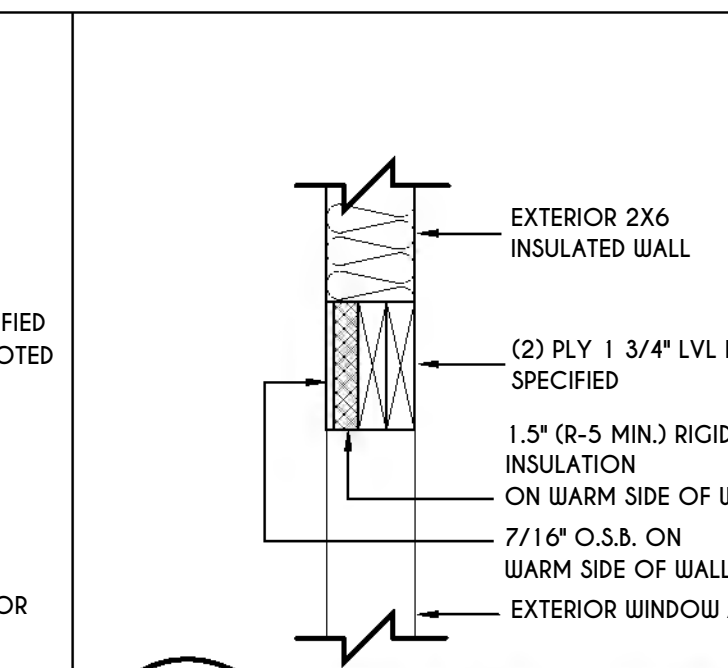
**7**  
**N-1**  
**POURED WALL PILASTER DETAIL**  
SCALE: 1" = 1'-0"



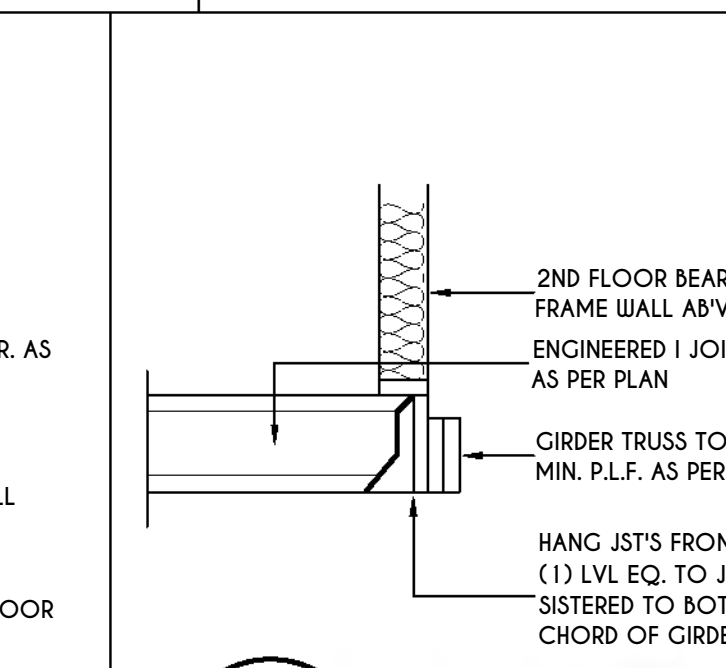
**8**  
**N-1**  
**EXTERIOR INSULATED 3 PLY HEADER DETAIL**  
SCALE: 1" = 1'-0"



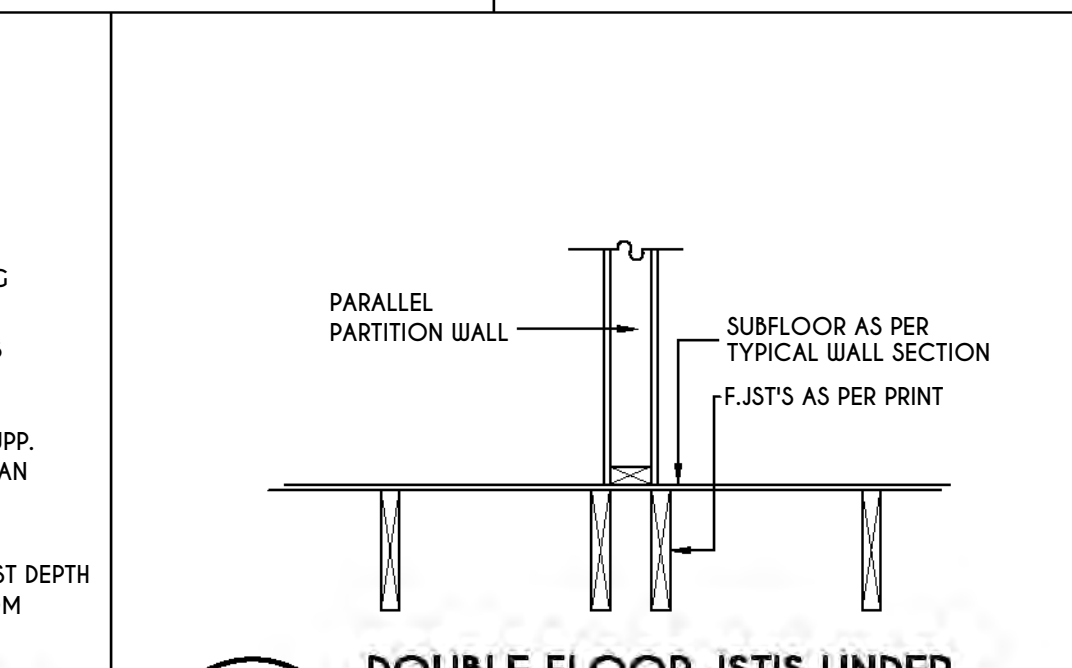
**9**  
**N-1**  
**EXTERIOR INSULATED 2 PLY HEADER DETAIL**  
SCALE: 1" = 1'-0"



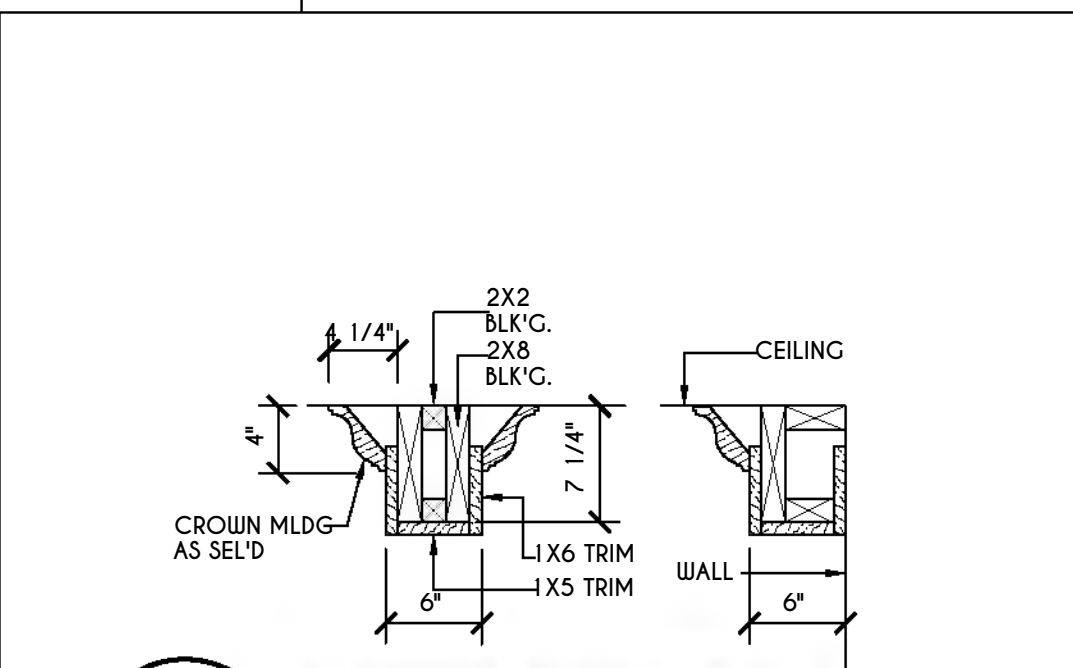
**10**  
**N-1**  
**EXTERIOR INSULATED 2 PLY LVL HEADER DETAIL**  
SCALE: 1" = 1'-0"



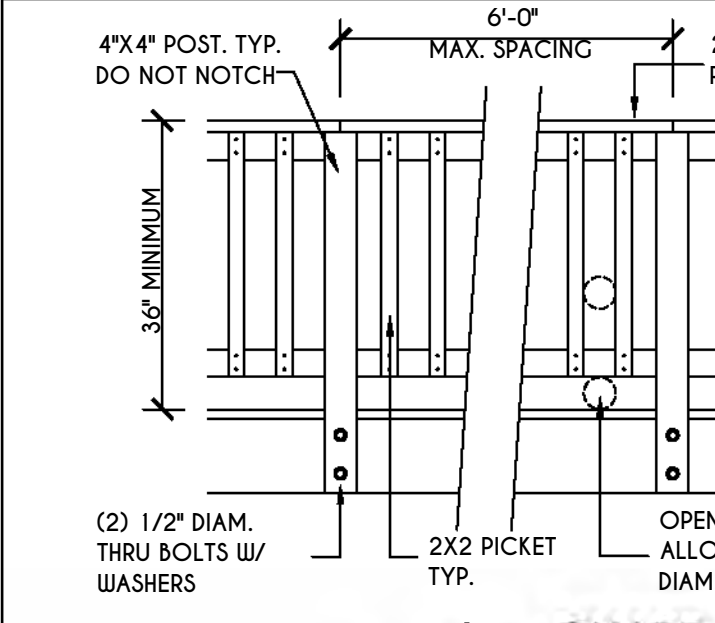
**11**  
**N-1**  
**I JOIST / GIRDER DETAIL**  
SCALE: 1/2" = 1'-0"



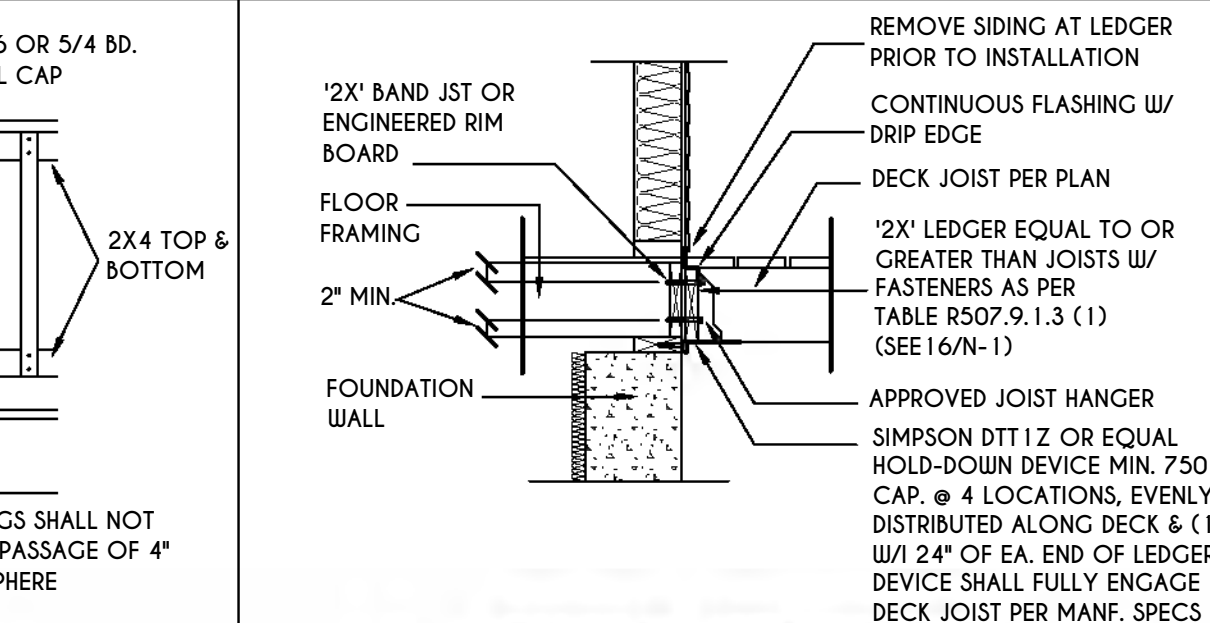
**12**  
**N-1**  
**DOUBLE FLOOR JST'S UNDER PARALLEL PARTITION WALL DETAIL**  
N.T.S.



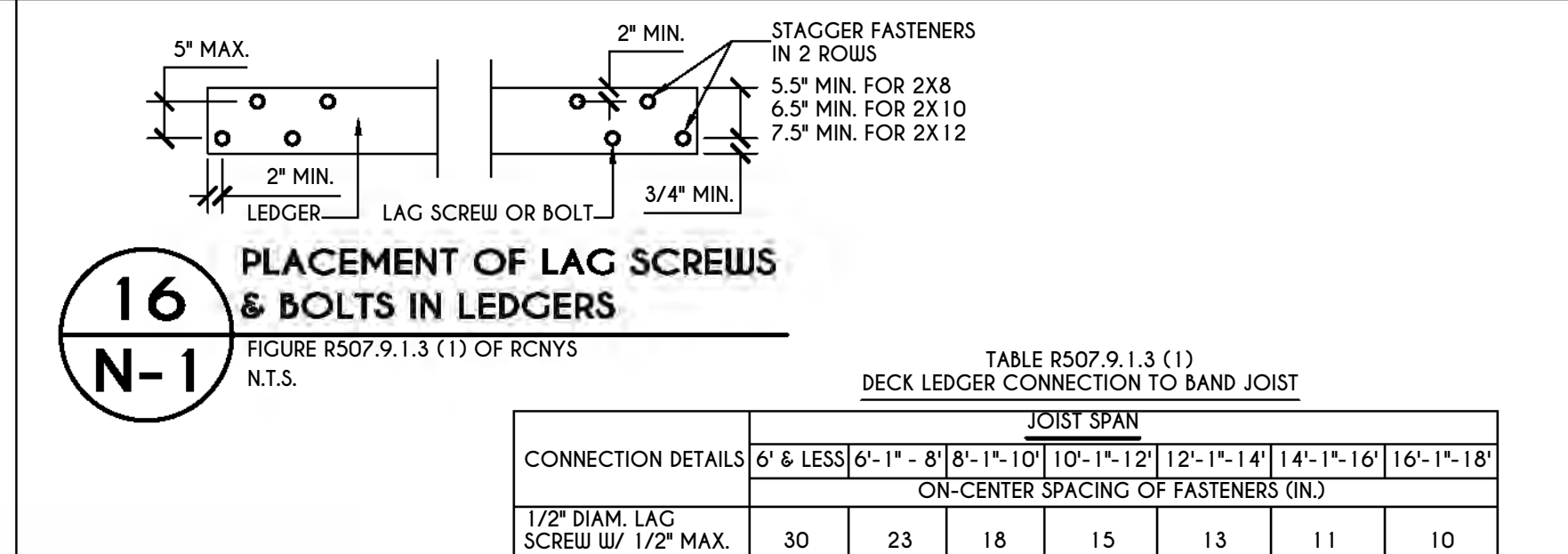
**13**  
**N-1**  
**COFFERED BEAM DETAIL**  
N.T.S.



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



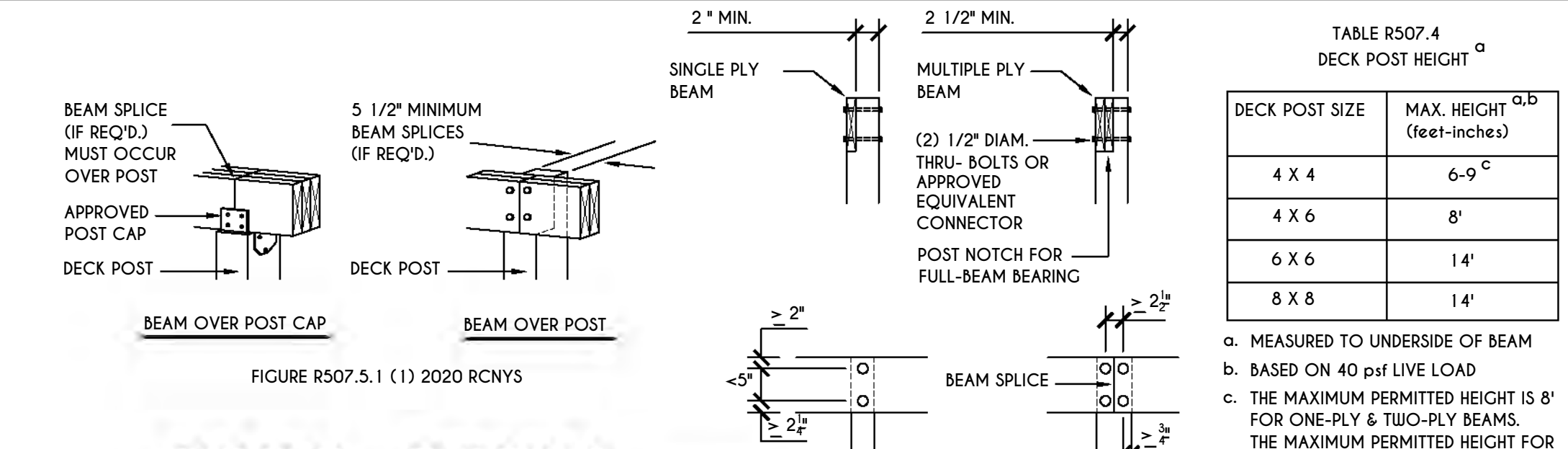
**15**  
**N-1**  
**GENERAL ATTACHMENT OF DECK TO LEDGER BD & BAND BD.**  
SCALE: 1/2" = 1'-0"



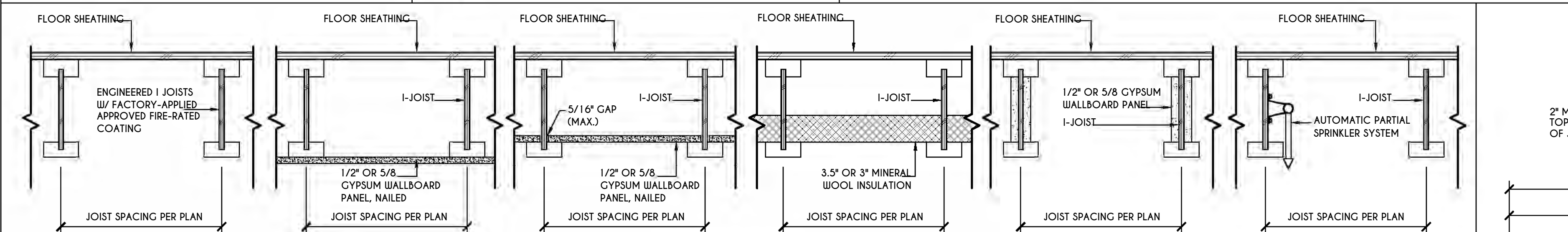
**16**  
**N-1**  
**PLACEMENT OF LAG SCREWS & BOLTS IN LEDGERS**  
SCALE: 1" = 1'-0"

TABLE R507.9.1.3 (1) OF RCNYS  
DECK LEDGER CONNECTION TO BAND JOIST  
ON-CENTER SPACING OF FASTENERS (IN.)

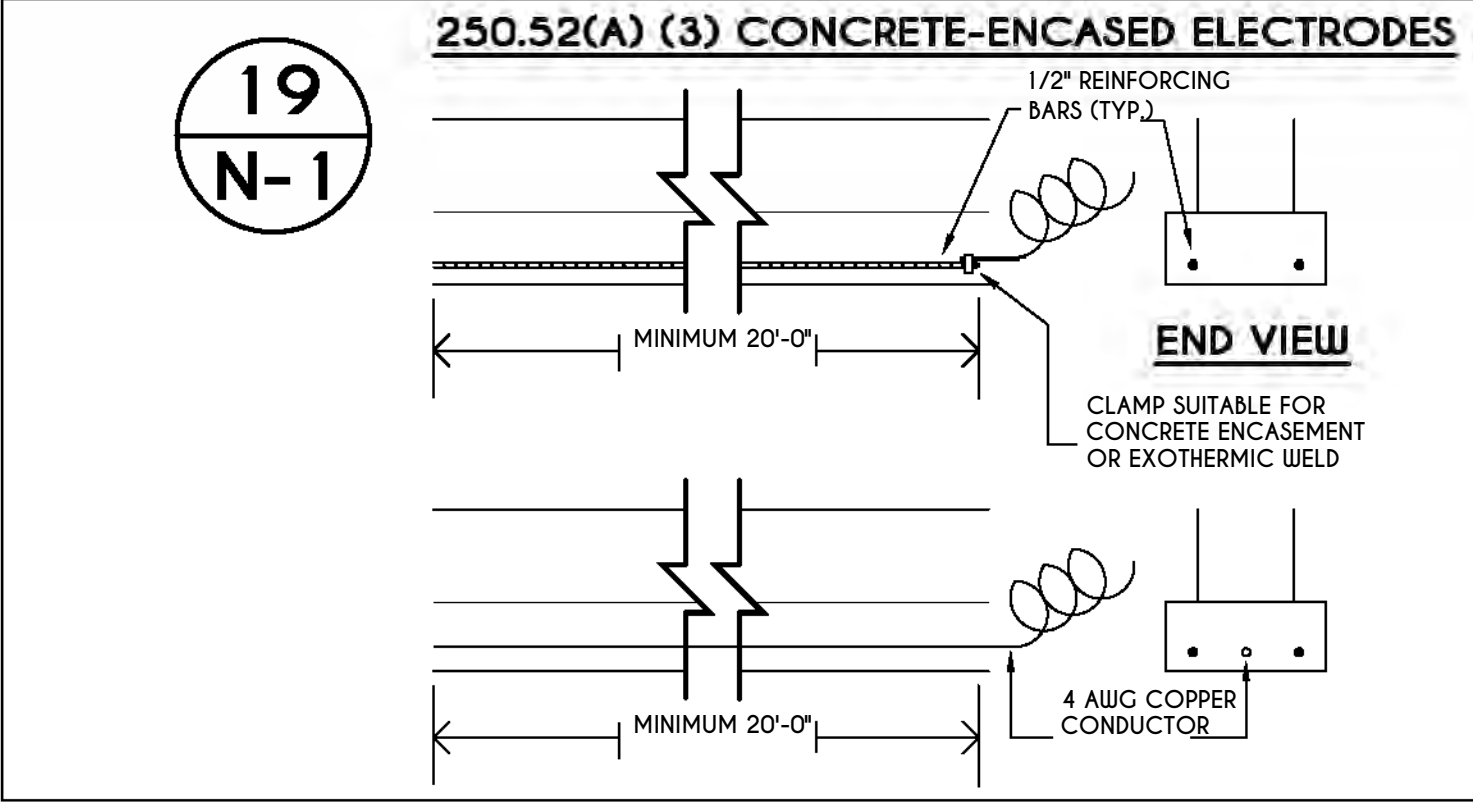
CONNECTION DETAILS	6' & LESS	6'-1" - 8'	8'-1" - 10'	10'-1" - 12'	12'-1" - 14'	14'-1" - 16'	16'-1" - 18'
1/2" DIAM. LAG SCREWS W/ 1/2" MAX. SHEATHING	30	23	18	15	13	11	10
1/2" DIAM. BOLT W/ 1/2" MAX. SHEATHING	36	36	34	29	24	21	19
1/2" DIAM. BOLT W/ 1" MAX. SHEATHING	36	36	29	24	21	18	16



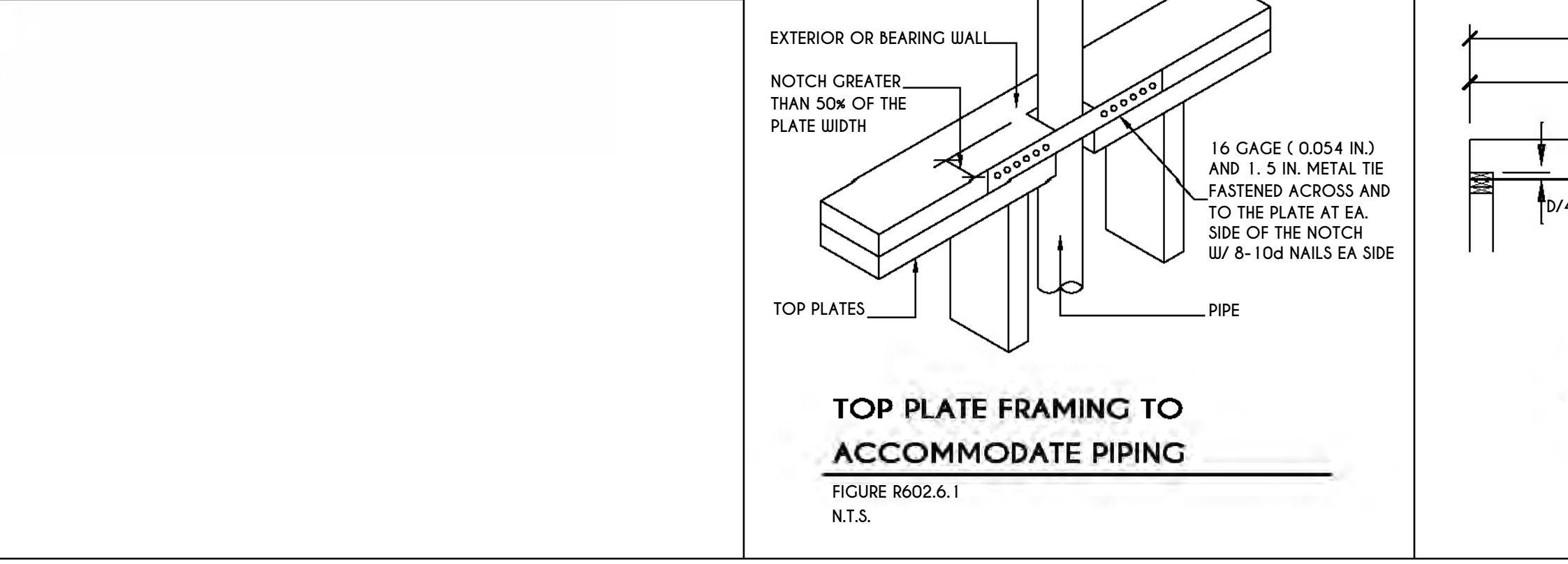
**17**  
**N-1**  
**DECK BEAM TO DECK POST & NOTCHED POST-TO-BEAM CONNECTION**  
SCALE: 1/2" = 1'-0"



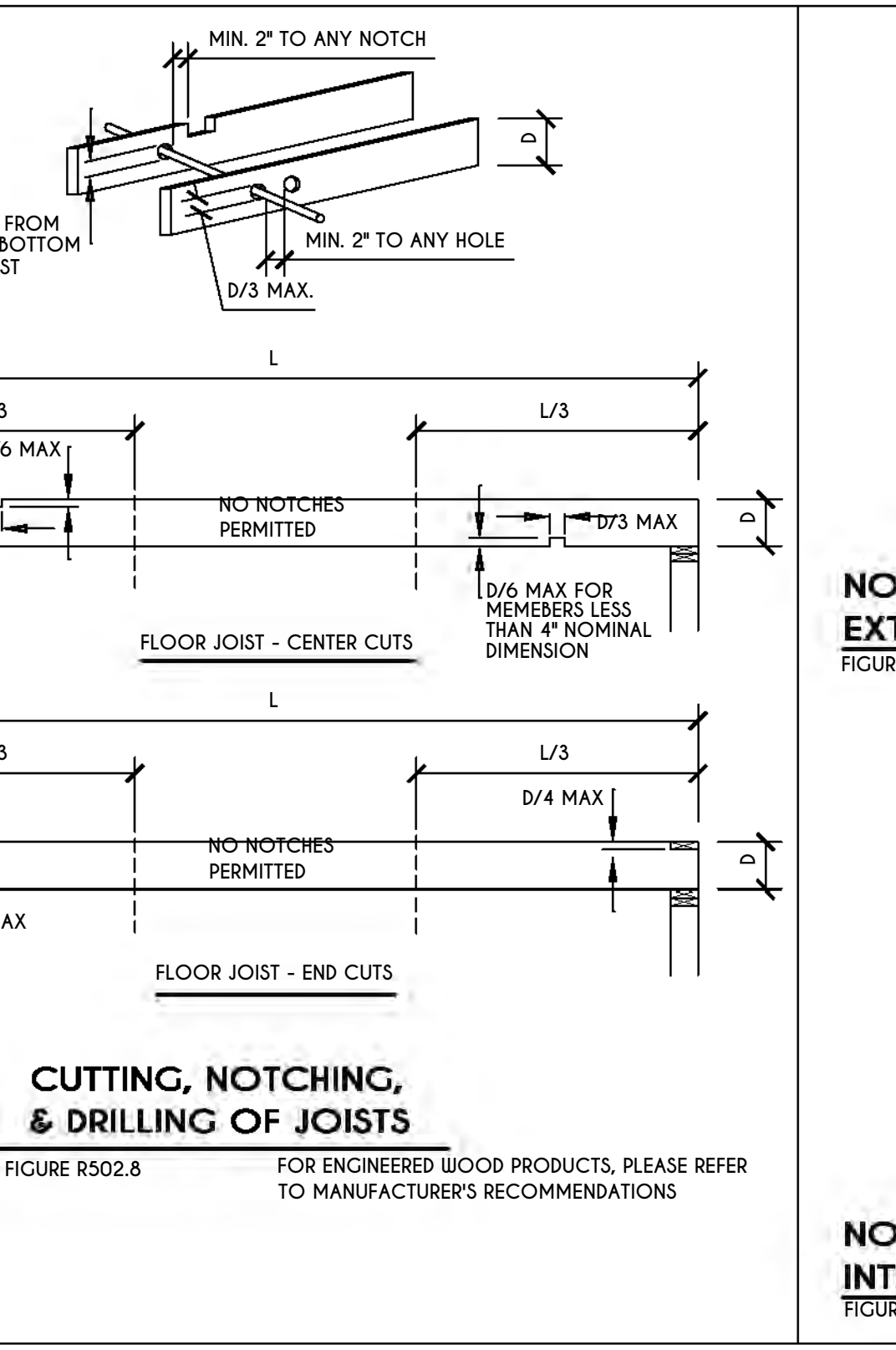
**18**  
**N-1**  
**I-JOIST FLOOR SYSTEMS FIRE RATED FLOOR ASSEMBLY**  
DETAILS AS PER AIA FIRE PROTECTION OF FLOORS (FP-01) FOR COMPLIANCE WITH SECTION R302.13 OF RCNYS



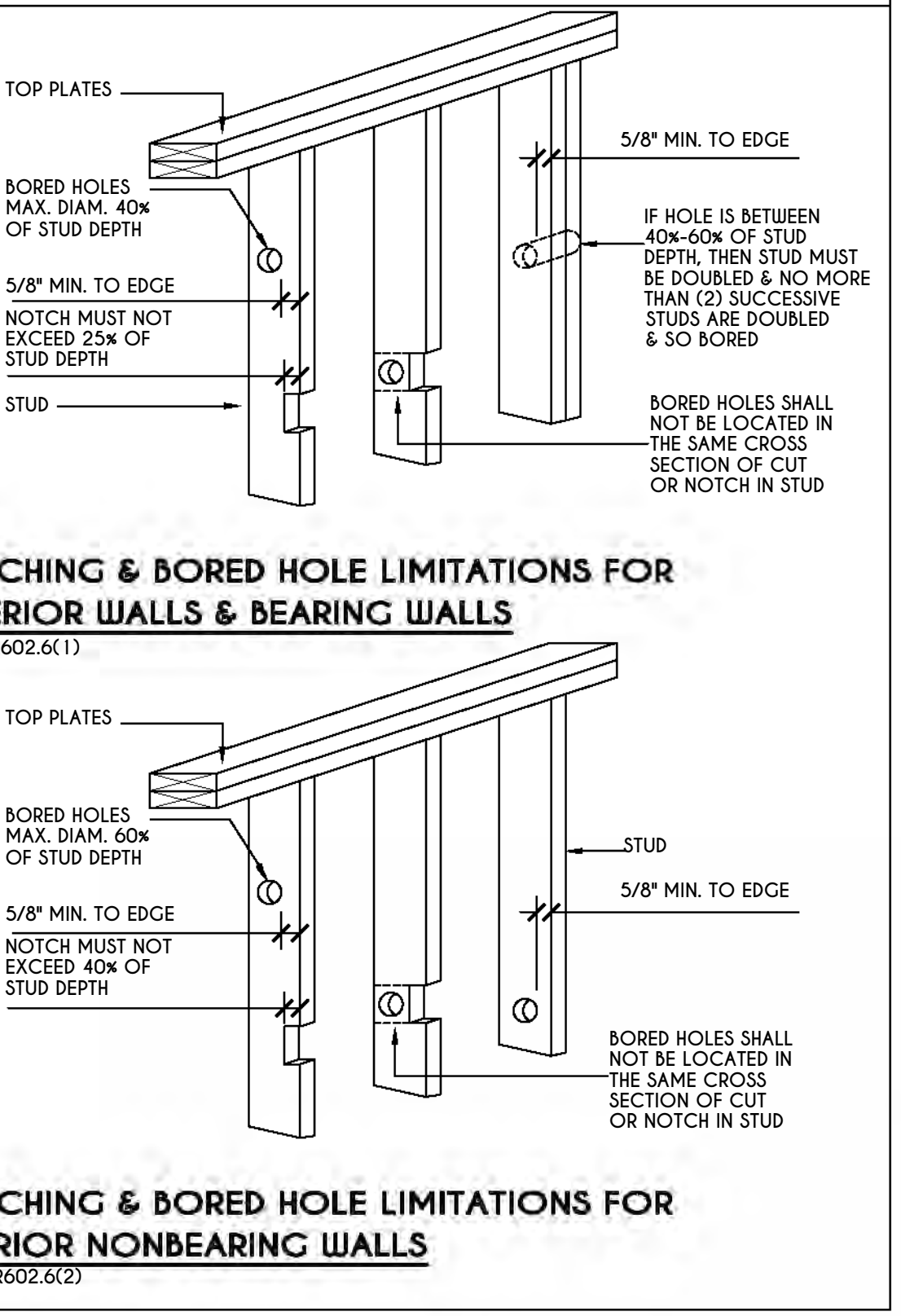
**19**  
**N-1**  
**250.52(A) (3) CONCRETE-ENCASED ELECTRODES**  
SCALE: 1/2" = 1'-0"



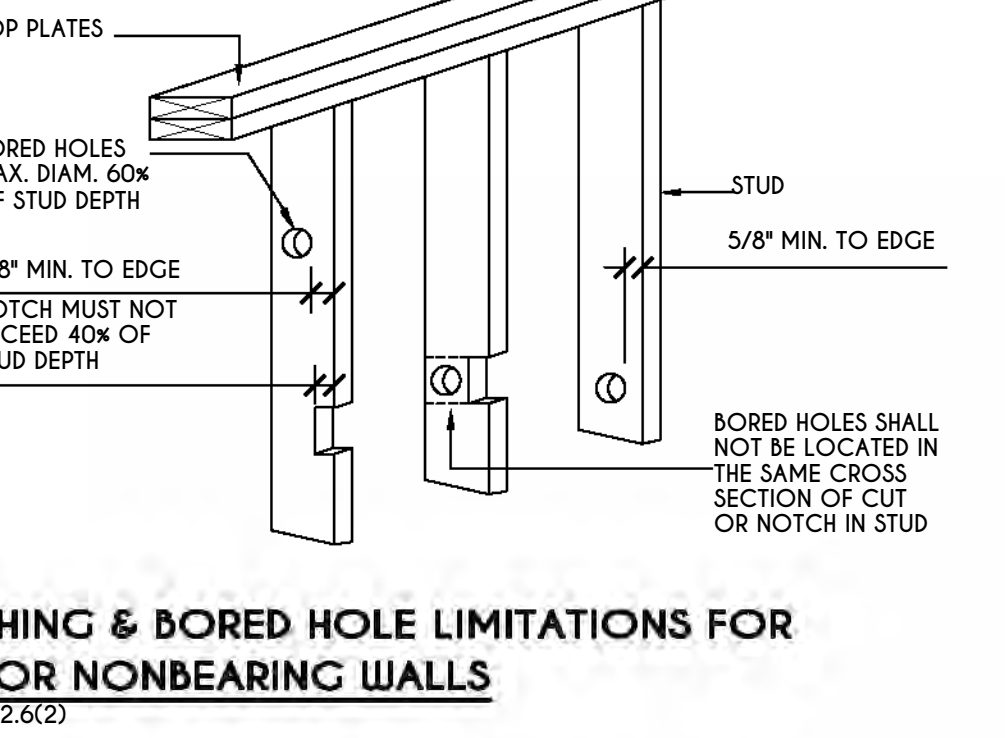
**TOP PLATE FRAMING TO ACCOMMODATE PIPING**  
SCALE: 1/2" = 1'-0"



**CUTTING, NOTCHING, & DRILLING OF JOISTS**  
SCALE: 1/2" = 1'-0"

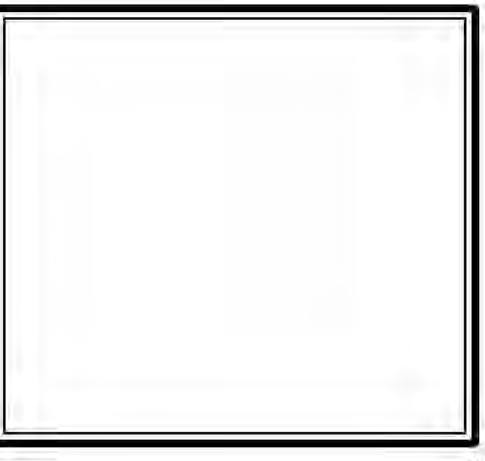


**NOTCHING & BORED HOLE LIMITATIONS FOR EXTERIOR WALLS & BEARING WALLS**  
SCALE: 1/2" = 1'-0"



**NOTCHING & BORED HOLE LIMITATIONS FOR INTERIOR NONBEARING WALLS**  
SCALE: 1/2" = 1'-0"

**COPYRIGHT NOTICE :**  
THESE PLANS ARE PROTECTED UNDER FEDERAL COPYRIGHT LAWS BY GREATER LIVING ARCHITECTURE. ANY UNAUTHORIZED REPRODUCTION OR MODIFICATION OF THESE PLANS IS A VIOLATION OF THE NEW YORK STATE EDUCATION LAW, ARTICLE 145, SECTION 7209.  
COPYRIGHT © ALL RIGHTS RESERVED GREATER LIVING ARCHITECTURE, P.C.



Greater Living Architecture, P.C.  
3033 BRIGHTON-HENRIETTA TOWNLINE RD  
ROCHESTER, NY 14623  
CALL: (585) 272-9170  
FAX: (585) 292-1262  
www.greaterliving.com

REVISIONS:  
DATE BY DESCRIPTION

CLIENT/LOCATION:  
SPEC HOUSE  
LOT 67 BRIDLERIDGE FARMS  
PITTSFORD, NY

BUILDER:  
COVENTRY RIDGE BUILDING CORP.

DETAILS  
GLA PLAN 2926

drawn: CDK checked: CSB  
scale: AS NOTED date: 11 / 23  
PROJECT: 15420H sheet: N 1

TABLE R404.1.1(2)

8-INCH MASONRY FOUNDATION WALLS WITH REINFORCEMENT WHERE  $d \geq 5$  INCHES  $a, c, f$

WALL HEIGHT	HEIGHT OF UNBALANCED BACKFILL $e$	MINIMUM VERTICAL REINFORCEMENT AND SPACING (INCHES) $b, c$					
		SOIL CLASSES AND LATERAL SOIL LOADS $d$ (psf PER FOOT BELOW GRADE)					
		GM, GP, SU, AND SP SOILS 30	GM, GS, SM-SC AND ML SOILS 45	SC, MH, ML-CL AND INORGANIC CL SOILS 60	SC, MH, ML-CL AND INORGANIC CL SOILS 60	SC, MH, ML-CL AND INORGANIC CL SOILS 60	SC, MH, ML-CL AND INORGANIC CL SOILS 60
6'-8"	4' (OR LESS)	#4 @ 48" O.C.	#4 @ 48" O.C.	#4 @ 48" O.C.	#4 @ 48" O.C.	#4 @ 48" O.C.	#4 @ 48" O.C.
	5'	#4 @ 48" O.C.	#4 @ 48" O.C.	#4 @ 48" O.C.	#4 @ 48" O.C.	#4 @ 48" O.C.	#4 @ 48" O.C.
	6'-8"	#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"	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.
	5'	#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"	#4 @ 48" O.C.	#4 @ 48" O.C.	#4 @ 48" O.C.	#4 @ 48" O.C.	#4 @ 48" O.C.	#4 @ 48" O.C.
8'-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.
	5'	#4 @ 48" O.C.	#4 @ 48" O.C.	#4 @ 48" O.C.	#4 @ 48" O.C.	#4 @ 48" O.C.	#4 @ 48" O.C.
	6'	#4 @ 48" O.C.	#4 @ 48" O.C.	#4 @ 48" O.C.	#4 @ 48" O.C.	#4 @ 48" O.C.	#4 @ 48" O.C.
	8'-0"	#4 @ 48" O.C.	#4 @ 48" O.C.	#4 @ 48" O.C.	#4 @ 48" O.C.	#4 @ 48" O.C.	#4 @ 48" 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.	#4 @ 48" O.C.
	5'	#4 @ 48" O.C.	#4 @ 48" O.C.	#4 @ 48" O.C.	#4 @ 48" O.C.	#4 @ 48" O.C.	#4 @ 48" O.C.
	6'	#4 @ 48" O.C.	#4 @ 48" O.C.	#4 @ 48" O.C.	#4 @ 48" O.C.	#4 @ 48" O.C.	#4 @ 48" O.C.
	8'-8"	#4 @ 48" O.C.	#4 @ 48" O.C.	#4 @ 48" O.C.	#4 @ 48" O.C.	#4 @ 48" O.C.	#4 @ 48" O.C.
9'-4"	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.
	5'	#4 @ 48" O.C.	#4 @ 48" O.C.	#4 @ 48" O.C.	#4 @ 48" O.C.	#4 @ 48" O.C.	#4 @ 48" O.C.
	6'	#4 @ 48" O.C.	#4 @ 48" O.C.	#4 @ 48" O.C.	#4 @ 48" O.C.	#4 @ 48" O.C.	#4 @ 48" O.C.
	9'-4"	#4 @ 48" O.C.	#4 @ 48" O.C.	#4 @ 48" O.C.	#4 @ 48" O.C.	#4 @ 48" O.C.	#4 @ 48" O.C.
10'-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.
	5'	#4 @ 48" O.C.	#4 @ 48" O.C.	#4 @ 48" O.C.	#4 @ 48" O.C.	#4 @ 48" O.C.	#4 @ 48" O.C.
	6'	#4 @ 48" O.C.	#4 @ 48" O.C.	#4 @ 48" O.C.	#4 @ 48" O.C.	#4 @ 48" O.C.	#4 @ 48" O.C.
	10'-0"	#4 @ 48" O.C.	#4 @ 48" O.C.	#4 @ 48" O.C.	#4 @ 48" O.C.	#4 @ 48" O.C.	#4 @ 48" 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 REINFORCEMENT DOES NOT EXCEED 72" IN SEISMIC DESIGN CATEGORIES A, B AND C, AND 48 INCHES IN SEISMIC DESIGN CATEGORIES D, E, F AND G.
- c. VERTICAL REINFORCEMENT SHALL BE GRADE 60 MINIMUM. THE DISTANCE FROM THE FACE OF THE SOIL SIDE OF THE WALL TO THE CENTER OF VERTICAL REINFORCEMENT SHALL BE NOT LESS THAN 5 INCHES.
- d. SOIL CLASSES ARE IN ACCORDANCE WITH THE UNIFIED SOIL CLASSIFICATION SYSTEM AND DESIGN LATERAL SOIL LOADS ARE FOR MOIST CONDITIONS WITHOUT HYDROSTATIC PRESSURE. REFER TO TABLE R404.1.
- e. UNBALANCED BACKFILL HEIGHT IS THE DIFFERENCE IN HEIGHT BETWEEN THE EXTERIOR FINISH GROUND LEVEL AND THE LOWER OF THE TOP OF THE CONCRETE FOOTING THAT SUPPORTS THE FOUNDATION WALL OR THE INTERIOR FINISH GROUND LEVEL, WHERE AN INTERIOR CONCRETE SLAB-ON-GRADE IS PROVIDED AND IS IN CONTACT WITH THE INTERIOR SURFACE OF THE FOUNDATION WALL. MEASUREMENT OF THE UNBALANCED BACKFILL HEIGHT FROM THE EXTERIOR FINISH GROUND LEVEL TO THE TOP OF THE INTERIOR CONCRETE SLAB IS PERMITTED.
- f. THE USE OF THIS TABLE SHALL BE PROHIBITED FOR SOIL CLASSIFICATIONS NOT SHOWN.

TABLE R404.1.1(3)

10-INCH MASONRY FOUNDATION WALLS WITH REINFORCEMENT WHERE  $d \geq 6.75$  INCHES  $a, c, f$

WALL HEIGHT	HEIGHT OF UNBALANCED BACKFILL $e$	MINIMUM VERTICAL REINFORCEMENT AND SPACING (INCHES) $b, c$					
		SOIL CLASSES AND LATERAL SOIL LOADS $d$ (psf PER FOOT BELOW GRADE)					
		GM, GP, SU, AND SP SOILS 30	GM, GS, SM-SC AND ML SOILS 45	SC, MH, ML-CL AND INORGANIC CL SOILS 60	SC, MH, ML-CL AND INORGANIC CL SOILS 60	SC, MH, ML-CL AND INORGANIC CL SOILS 60	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.	#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.	#4 @ 56" O.C.	#4 @ 56" O.C.	#4 @ 56" O.C.
	6'-8"	#4 @ 56" O.C.	#4 @ 56" O.C.	#4 @ 56" O.C.	#4 @ 56" O.C.	#4 @ 56" O.C.	#4 @ 56" O.C.
7'-4"	4' (OR LESS)	#4 @ 56" O.C.	#4 @ 56" O.C.	#4 @ 56" O.C.	#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.	#4 @ 56" O.C.	#4 @ 56" O.C.	#4 @ 56" O.C.
	7'-4"	#4 @ 56" O.C.	#4 @ 56" O.C.	#4 @ 56" O.C.	#4 @ 56" O.C.	#4 @ 56" O.C.	#4 @ 56" O.C.
8'-0"	4' (OR LESS)	#4 @ 56" O.C.	#4 @ 56" O.C.	#4 @ 56" O.C.	#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.	#4 @ 56" O.C.	#4 @ 56" O.C.	#4 @ 56" O.C.
	6'	#4 @ 56" O.C.	#4 @ 56" O.C.	#4 @ 56" O.C.	#4 @ 56" O.C.	#4 @ 56" O.C.	#4 @ 56" O.C.
	8'-0"	#4 @ 56" O.C.	#4 @ 56" O.C.	#4 @ 56" O.C.	#4 @ 56" O.C.	#4 @ 56" O.C.	#4 @ 56" O.C.
8'-8"	4' (OR LESS)	#4 @ 56" O.C.	#4 @ 56" O.C.	#4 @ 56" O.C.	#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.	#4 @ 56" O.C.	#4 @ 56" O.C.	#4 @ 56" O.C.
	6'	#4 @ 56" O.C.	#4 @ 56" O.C.	#4 @ 56" O.C.	#4 @ 56" O.C.	#4 @ 56" O.C.	#4 @ 56" O.C.
	8'-8"	#4 @ 56" O.C.	#4 @ 56" O.C.	#4 @ 56" O.C.	#4 @ 56" O.C.	#4 @ 56" O.C.	#4 @ 56" O.C.
9'-4"	4' (OR LESS)	#4 @ 56" O.C.	#4 @ 56" O.C.	#4 @ 56" O.C.	#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.	#4 @ 56" O.C.	#4 @ 56" O.C.	#4 @ 56" O.C.
	6'	#4 @ 56" O.C.	#4 @ 56" O.C.	#4 @ 56" O.C.	#4 @ 56" O.C.	#4 @ 56" O.C.	#4 @ 56" O.C.
	9'-4"	#4 @ 56" O.C.	#4 @ 56" O.C.	#4 @ 56" O.C.	#4 @ 56" O.C.	#4 @ 56" O.C.	#4 @ 56" O.C.
10'-0"	4' (OR LESS)	#4 @ 56" O.C.	#4 @ 56" O.C.	#4 @ 56" O.C.	#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.	#4 @ 56" O.C.	#4 @ 56" O.C.	#4 @ 56" O.C.
	6'	#4 @ 56" O.C.	#4 @ 56" O.C.	#4 @ 56" O.C.	#4 @ 56" O.C.	#4 @ 56" O.C.	#4 @ 56" O.C.
	10'-0"	#4 @ 56" O.C.	#4 @ 56" O.C.	#4 @ 56" O.C.	#4 @ 56" O.C.	#4 @ 56" O.C.	#4 @ 56" 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 REINFORCEMENT DOES NOT EXCEED 72" IN SEISMIC DESIGN CATEGORIES A, B AND C, AND 48 INCHES IN SEISMIC DESIGN CATEGORIES D, E, F AND G.
- c. VERTICAL REINFORCEMENT SHALL BE GRADE 60 MINIMUM. THE DISTANCE FROM THE FACE OF THE SOIL SIDE OF THE WALL TO THE CENTER OF VERTICAL REINFORCEMENT SHALL BE NOT LESS THAN 5 INCHES.
- d. SOIL CLASSES ARE IN ACCORDANCE WITH THE UNIFIED SOIL CLASSIFICATION SYSTEM AND DESIGN LATERAL SOIL LOADS ARE FOR MOIST CONDITIONS WITHOUT HYDROSTATIC PRESSURE. REFER TO TABLE R404.1.
- e. UNBALANCED BACKFILL HEIGHT IS THE DIFFERENCE IN HEIGHT BETWEEN THE EXTERIOR FINISH GROUND LEVEL AND THE LOWER OF THE TOP OF THE CONCRETE FOOTING THAT SUPPORTS THE FOUNDATION WALL OR THE INTERIOR FINISH GROUND LEVEL, WHERE AN INTERIOR CONCRETE SLAB-ON-GRADE IS PROVIDED AND IS IN CONTACT WITH THE INTERIOR SURFACE OF THE FOUNDATION WALL. MEASUREMENT OF THE UNBALANCED BACKFILL HEIGHT FROM THE EXTERIOR FINISH GROUND LEVEL TO THE TOP OF THE INTERIOR CONCRETE SLAB IS PERMITTED.
- f. THE USE OF THIS TABLE SHALL BE PROHIBITED FOR SOIL CLASSIFICATIONS NOT SHOWN.

TABLE R404.1.1(4)

12-INCH MASONRY FOUNDATION WALLS WITH REINFORCEMENT WHERE  $d \geq 8.75$  INCHES  $a, c, f$

WALL HEIGHT	HEIGHT OF UNBALANCED BACKFILL $e$	MINIMUM VERTICAL REINFORCEMENT AND SPACING (INCHES) $b, c$					
		SOIL CLASSES AND LATERAL SOIL LOADS $d$ (psf PER FOOT BELOW GRADE)					
		GM, GP, SU, AND SP SOILS 30	GM, GS, SM-SC AND ML SOILS 45	SC, MH, ML-CL AND INORGANIC CL SOILS 60	SC, MH, ML-CL AND INORGANIC CL SOILS 60	SC, MH, ML-CL AND INORGANIC CL SOILS 60	SC, MH, ML-CL AND INORGANIC CL SOILS 60
6'-8"	4' (OR LESS)	#4 @ 72" O.C.	#4 @ 72" O.C.	#4 @ 72" O.C.	#4 @ 72" O.C.	#4 @ 72" O.C.	#4 @ 72" O.C.
	5'	#4 @ 72" O.C.	#4 @ 72" O.C.	#4 @ 72" O.C.	#4 @ 72" O.C.	#4 @ 72" O.C.	#4 @ 72" O.C.
	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.
7'-4"	4' (OR LESS)	#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'	#4 @ 72" O.C.	#4 @ 72" O.C.	#4 @ 72" O.C.	#4 @ 72" O.C.	#4 @ 72" O.C.	#4 @ 72" O.C.
	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.
8'-0"	4' (OR LESS)	#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'	#4 @ 72" O.C.	#4 @ 72" O.C.	#4 @ 72" O.C.	#4 @ 72" O.C.	#4 @ 72" O.C.	#4 @ 72" O.C.
	6'	#4 @ 72" O.C.	#4 @ 72" O.C.	#4 @ 72" O.C.	#4 @ 72" O.C.	#4 @ 72" O.C.	#4 @ 72" O.C.
	8'-0"	#4 @ 72" O.C.	#4 @ 72" O.C.	#4 @ 72" O.C.	#4 @ 72" O.C.	#4 @ 72" O.C.	#4 @ 72" O.C.
8'-8"	4' (OR LESS)	#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'	#4 @ 72" O.C.	#4 @ 72" O.C.	#4 @ 72" O.C.	#4 @ 72" O.C.	#4 @ 72" O.C.	#4 @ 72" O.C.
	6'	#4 @ 72" O.C.	#4 @ 72" O.C.	#4 @ 72" O.C.	#4 @ 72" O.C.	#4 @ 72" O.C.	#4 @ 72" O.C.
	8'-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.
9'-4"	4' (OR LESS)	#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'	#4 @ 72" O.C.	#4 @ 72" O.C.	#4 @ 72" O.C.	#4 @ 72" O.C.	#4 @ 72" O.C.	#4 @ 72" O.C.
	6'	#4 @ 72" O.C.	#4 @ 72" O.C.	#4 @ 72" O.C.	#4 @ 72" O.C.	#4 @ 72" O.C.	#4 @ 72" O.C.
	9'-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.
10'-0"	4' (OR LESS)	#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'	#4 @ 72" O.C.	#4 @ 72" O.C.	#4 @ 72" O.C.	#4 @ 72" O.C.	#4 @ 72" O.C.	#4 @ 72" O.C.
	6'	#4 @ 72" O.C.	#4 @ 72" O.C.	#4 @ 72" O.C.	#4 @ 72" O.C.	#4 @ 72" O.C.	#4 @ 72" O.C.
	10'-0"	#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 REINFORCEMENT DOES NOT EXCEED 72" IN SEISMIC DESIGN CATEGORIES A, B AND C, AND 48 INCHES IN SEISMIC DESIGN CATEGORIES D, E, F AND G.
- c. VERTICAL REINFORCEMENT SHALL BE GRADE 60 MINIMUM. THE DISTANCE FROM THE FACE OF THE SOIL SIDE OF THE WALL TO THE CENTER OF VERTICAL REINFORCEMENT SHALL BE NOT LESS THAN 5 INCHES.
- d. SOIL CLASSES ARE IN ACCORDANCE WITH THE UNIFIED SOIL CLASSIFICATION SYSTEM AND DESIGN LATERAL SOIL LOADS ARE FOR MOIST CONDITIONS WITHOUT HYDROSTATIC PRESSURE. REFER TO TABLE R404.1.
- e. UNBALANCED BACKFILL HEIGHT IS THE DIFFERENCE IN HEIGHT BETWEEN THE EXTERIOR FINISH GROUND LEVEL AND THE LOWER OF THE TOP OF THE CONCRETE FOOTING THAT SUPPORTS THE FOUNDATION WALL OR THE INTERIOR FINISH GROUND LEVEL, WHERE AN INTERIOR CONCRETE SLAB-ON-GRADE IS PROVIDED AND IS IN CONTACT WITH THE INTERIOR SURFACE OF THE FOUNDATION WALL. MEASUREMENT OF THE UNBALANCED BACKFILL HEIGHT FROM THE EXTERIOR FINISH GROUND LEVEL TO THE TOP OF THE INTERIOR CONCRETE SLAB IS PERMITTED.
- f. THE USE OF THIS TABLE SHALL BE PROHIBITED FOR SOIL CLASSIFICATIONS NOT SHOWN.

TABLE R404.1.2(8)

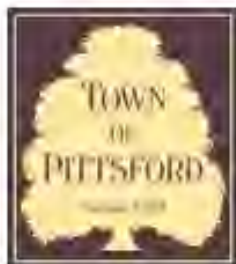
MINIMUM VERTICAL REINFORCEMENT FOR 6-, 8-, 10-, AND 12-INCH NOMINAL FLAT BASEMENT WALLS  $b, c, d, e, f, h, i, k, n, o$

MAXIMUM WALL HEIGHT (FEET)	MINIMUM UNBALANCED BACKFILL HEIGHT (FEET)	MINIMUM VERTICAL REINFORCEMENT-BAR SIZE & SPACING (INCHES)											
		SOIL CLASSES <sup>a</sup> AND DESIGN LATERAL SOIL LOADS <sup>d</sup> (psf PER FOOT BELOW GRADE)											
		GM, GP, SU, AND SP SOILS				GM, GS, SM-SC AND ML SOILS				SC, MH, ML-CL AND INORGANIC CL SOILS			
4	4	6	8	10	12	6	8	10	12	6	8	10	12
		NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR
5	4	6	8	10	12	6	8	10	12	6	8	10	12
		NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR
6	4	6	8	10	12	6	8	10	12	6	8	10	12
		NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR
7	4	6	8	10	12	6	8	10	12	6	8	10	12
		NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR
8	4	6	8	10	12	6	8	10	12	6	8	10	12
		NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR
9	4	6	8	10	12	6	8	10	12	6	8	10	12
		NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR
10	4	6	8	10	12	6	8	10	12	6	8	10	12
		NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR

- a. SOIL CLASSES ARE IN ACCORDANCE WITH THE UNIFIED SOIL CLASSIFICATION SYSTEM. REFER TO TABLE R404.1.
- b. TABLE VALUES ARE BASED ON REINFORCING BARS WITH A MINIMUM YIELD STRENGTH OF 60,000 PSI.
- c. VERTICAL REINFORCEMENT 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 WILL 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 MEASURED 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,  $f_c$ , OF NOT LESS THAN 2,500 PSI AT 28 DAYS, UNLESS A HIGHER STRENGTH IS REQUIRED BY FOOTNOTE 1 OR 1a. THE MINIMUM THICKNESS IS PERMITTED TO BE REDUCED 2 INCHES, PROVIDED THE MINIMUM SPECIFIED COMPRESSIVE STRENGTH OF CONCRETE,  $f_c$  IS 4,000 PSI.
- l. A PLAN CONCRETE WALL WITH A MINIMUM NOMINAL THICKNESS OF 12 INCHES IS PERMITTED, PROVIDED MINIMUM SPECIFIED COMPRESSIVE STRENGTH OF CONCRETE,  $f_c$  IS 3,500 PSI.
- m. SEE TABLE R602.3 FOR TOLERANCE FROM NOMINAL THICKNESS PERMITTED FOR FLAT WALLS.
- n. 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
GENERAL REQUIREMENTS	A CONTINUOUS AIR BARRIER SHALL BE INSTALLED IN THE BUILDING ENVELOPE.  THE EXTERIOR THERMAL ENVELOPE CONTAINS A CONTINUOUS AIR BARRIER.  BREAKS OR JOINTS IN THE AIR BARRIER SHALL BE SEALED.	AIR-PERMEABLE INSULATION SHALL NOT BE USED AS A SEALING MATERIAL.  EXTERIOR THERMAL ENVELOPE INSULATION FOR FRAMED WALLS SHALL BE INSTALLED IN SUBSTANTIAL CONTACT AND CONTINUOUS ALIGNMENT WITH THE AIR BARRIER.
CEILING / ATTIC	THE AIR BARRIER IN ANY DROPPED CEILING / SOFFIT SHALL BE ALIGNED WITH THE INSULATION AND ANY GAPS IN THE AIR BARRIER SHALL BE SEALED.  ACCESS OPENINGS, DROP DOWN STAIRS, OR KNEE WALL DOORS TO UNCONDITIONED ATTIC SPACES SHALL BE SEALED.	THE INSULATION IN ANY DROPPED CEILING / SOFFIT SHALL BE ALIGNED WITH THE AIR BARRIER.
WALLS	THE JUNCTION OF THE FOUNDATION AND SILL PLATE SHALL BE SEALED.  THE JUNCTION OF THE TOP PLATE AND THE TOP OF EXTERIOR WALLS SHALL BE SEALED.  KNEE WALLS SHALL BE SEALED.	CAVITIES WITH CORNERS AND HEADERS OF FRAME WALLS SHALL BE INSULATED BY COMPLETELY FILLING THE CAVITY WITH A MATERIAL HAVING A



# Town of Pittsford

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

**Permit #**  
**B23-000159**

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

## DESIGN REVIEW AND HISTORIC PRESERVATION BOARD REFERRAL OF APPLICATION

**Property Address:** 10 Bridleridge Farms PITTSFORD, NY 14534

**Tax ID Number:**

**Zoning District:**

**Owner:**

**Applicant:** Bridleridge Building Corp

### Application Type:

Residential Design Review

§185-205 (B)

Commercial Design Review

§185-205 (B)

Signage

§185-205 (C)

Certificate of Appropriateness

§185-197

Landmark Designation

§185-195 (2)

Informal Review

Build to Line Adjustment

§185-17 (B) (2)

Building Height Above 30 Feet

§185-17 (M)

Corner Lot Orientation

§185-17 (K) (3)

Flag Lot Building Line Location

§185-17 (L) (1) (c)

Undeveloped Flag Lot Requirements

§185-17 (L) (2)

**Project Description:** Applicant is requesting design review for a 3,067-square-foot, two-story, single-family home in the Bridleridge Farms Subdivision.

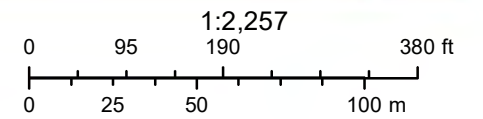
**Meeting Date:** January 11, 2024



# RN Residential Neighborhood Zoning



Printed December 29, 2023



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.



# SPEC HOUSE : (ALT.) NEWCASTLE

LOT 64 BRIDLERIDGE FARMS

PITTSFORD, NY

COVENTRY RIDGE BUILDING CORP.

## PLAN 3067 / PROJECT 15428 C

### SHEET INDEX

- C-1 COVER SHEET
- 1/5 ELEVATIONS
- 2/5 FOUNDATION PLAN
- 3/5 FIRST FLOOR PLAN
- 4/5 SECOND FLOOR & ROOF PLAN
- 5/5 SECTIONS
- N-1 DETAILS
- N-2 REINFORCING NOTES

### GENERAL NOTES:

THESE PLANS COMPLY WITH THE 2020 RESIDENTIAL CODE OF NEW YORK STATE ( RCNYS ) AND THE 2018 ENERGY CONSERVATION CONSTRUCTION CODE OF NEW YORK STATE ( ECCCNY S ).

COMPLIANCE METHOD: RESCHECK CERTIFICATE

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

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

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

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

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

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

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

CONTRACTOR TO BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, PROCEDURES AND SAFETY PRECAUTIONS/ 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 STRUCTURAL 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 1/30 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 WITH SECTION G242.0.

DRYER EXHAUST DUCTS SHALL HAVE A SMOOTH INTERIOR FINISH & BE CONSTRUCTED OF METAL HAVING A MINIMUM THICKNESS OF 0.0157" ( NO. 28 GAUGE ), & 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.

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

R402.4.1.1 INSTALLATION. THE COMPONENTS OF THE BUILDING THERMAL ENVELOPE AS 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 DUELLING 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/ACC 380, ASTM E779, OR ASTM E1827 AND REPORTED AT A PRESSURE OF 0.2 INCH w.g. (50 PASCALS). TESTING SHALL BE PERFORMED AT ANY TIME AFTER CREATION OF ALL PENETRATIONS OF THE BUILDING THERMAL ENVELOPE. A WRITTEN REPORT OF THE TEST RESULTS SHALL BE SUPPLIED TO THE CODE OFFICIAL PRIOR TO RECEIPT OF A C OF O. THE CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE AN APPROVED PARTY INDEPENDENT OF THE INSULATION INSTALLER TO DO THE INSPECTIONS

DURING TESTING:

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

R402.4.5 RECESSED LIGHTING. RECESSED LUMINAIRES INSTALLED IN THE BUILDING THERMAL ENVELOPE SHALL BE SEALED TO LIMIT AIR LEAKAGE BETWEEN CONDITIONED AND UNCONDITIONED SPACES. RECESSED LUMINAIRES 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 LUMINAIRES SHALL BE SEALED WITH A GASKET OR CAULKED BETWEEN THE HOUSING AND THE INTERIOR WALL OR CEILING 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 (PRESCRIPTIVE) 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) ACROSS THE SYSTEM, INCLUDING THE MANUFACTURER'S AIR HANDLER ENCLOSURE IF INSTALLED AT THE TIME OF THE TEST. ALL REGISTERS SHALL BE TAPED OR OTHERWISE SEALED DURING THE TEST.
2. POSTCONSTRUCTION TEST- TOTAL LEAKAGE SHALL BE MEASURED WITH A PRESSURE DIFFERENTIAL OF 0.1 INCH w.g. (25 Pa) ACROSS THE SYSTEM, INCLUDING THE MANUFACTURER'S AIR HANDLER ENCLOSURE. 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 MAINTENANCE SYSTEMS SHALL BE IN ACCORDANCE WITH SECTION R403.5.1.2. AUTOMATIC CONTROLS, TEMPERATURE SENSORS & PUMPS SHALL BE ACCESSIBLE. MANUAL CONTROLS SHALL BE READILY ACCESSIBLE.

R403.5.3 HOT WATER PIPE INSULATION (PRESCRIPTIVE). INSULATION FOR HOT WATER PIPE WITH A MIN. R-3 SHALL BE APPLIED TO THE FOLLOWING:

1. PIPING 3/4" AND LARGER IN NOMINAL DIAMETER.
2. PIPING SERVING MORE THAN ONE DUELLING UNIT.
3. PIPING LOCATED OUTSIDE THE CONDITIONED SPACE.
4. PIPING FROM THE WATER HEATER TO A DISTRIBUTION MANIFOLD.
5. PIPING LOCATED UNDER A FLOOR SLAB.
6. BURIED IN PIPING.
7. SUPPLY & RETURN PIPING IN RECIRCULATION SYSTEMS OTHER THAN DEMAND RECIRCULATION SYSTEMS

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

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

R403.7 EQUIPMENT SIZING & EFFICIENCY RATING ( MANDATORY ). HEATING & COOLING EQUIPMENT SHALL BE SIZED IN ACCORDANCE WITH ACCA MANUAL S BASED ON BUILDING LOADS CALCULATED IN ACCORDANCE WITH 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 AFFECT 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.

### 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 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 PUMP PUMP. A MINIMUM OF 6" GRANULAR BASE SHALL BE PLACED OVER THE DRAIN TILE AND MINIMUM OF 2" UNDER THE TILE.

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

### FIREPLACES:

VENTED GAS FIREPLACE SHALL BE LISTED, LABELED & INSTALLED IN ACCORDANCE WITH ANSI Z21.50, SECT. G2434 OF THE 2020 RCNYS & THE MANUFACTURER'S INSTRUCTIONS. INSTRUCTIONS SHALL BE AVAILABLE ON SITE FOR BUILDING INSPECTOR. APPLIANCE SHALL BE EQUIPPED 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, RESAUNING, 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 WITH 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 REQD. 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:

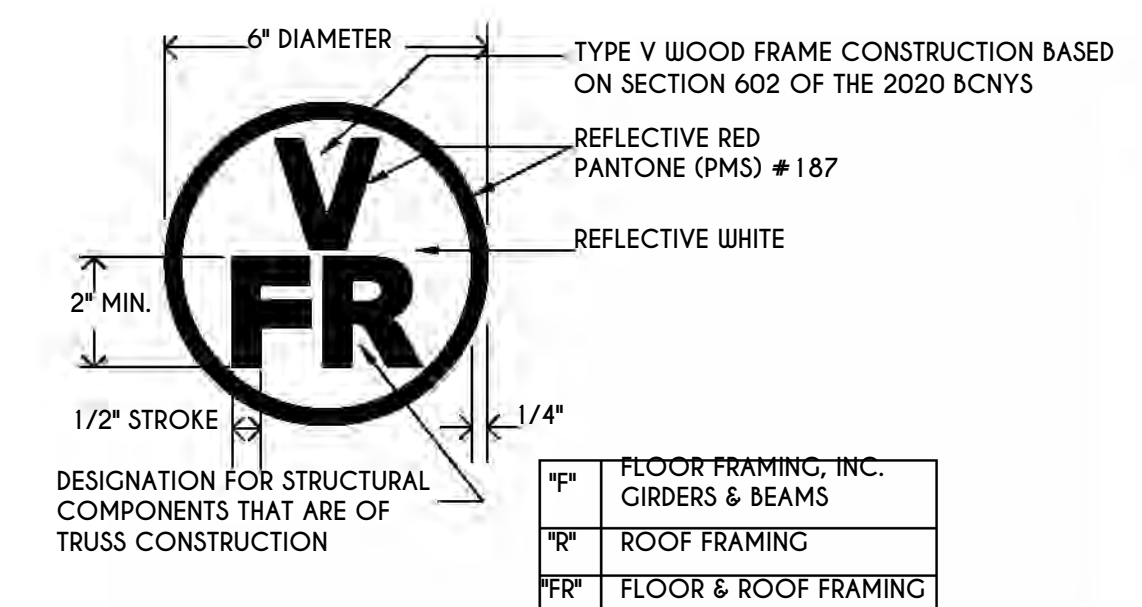
STRUCTURAL STEEL	ASTM A-36, Fy = 36 ksi
REINFORCED STEEL	ASTM A-615, Fy = 40 ksi
WIRE MESH	ASTM A-185, 6 x 6 - 10/10 W.W.M.
LUMBER	ALL STRUCTURAL MEMBERS, JOISTS, RAFTERS, ETC. TO BE #2 GRADE LUMBER ( DOUGLAS FIR-LARCH, HEM-FIR, SOUTHERN PINE OR SPRUCE PINE-FIR ) WITH A MIN. FIBER STRESS OF 850 P.S.I. UNLESS NOTED OTHERWISE
PLYWOOD	CDX, PANEL INDEX
LVL, PSL, LSL	Fb = 2600 Fv = 285 E x 10 <sup>3</sup> = 1.9 Fc = 750
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, & POURED FOUNDATION WALLS )
BOLTS	ASTM A307, Fy - 33 KSI

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

LOCAL JURISDICTION DESIGN CRITERIA MAY VARY AND SHALL BE STRICTLY ADHERED TO	
1ST FLOOR LIVING AREA LIVE LOAD	40 P.S.F.
2ND FLOOR LIVING AREA LIVE LOAD	30 P.S.F.
1ST & 2ND FLOOR DEAD LOAD	15 P.S.F.
GROUND SNOU 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	115 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 SHIELD 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.



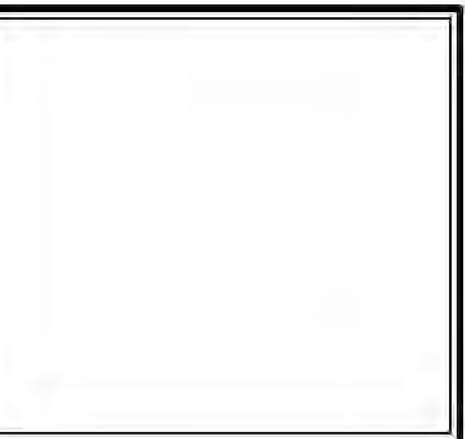
"F"	FLOOR FRAMING, INC. GIRDERS & BEAMS
"R"	ROOF FRAMING
"FR"	FLOOR & ROOF FRAMING

### COPYRIGHT NOTICE :

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

COPYRIGHT © ALL RIGHTS RESERVED GREATER LIVING ARCHITECTURE, P.C.



3033 BRIGHTON-HENRIETTA TOWNLINE RD  
ROCHESTER, NY 14623  
CALL: (585) 272-9170  
FAX: (585) 292-1262  
[www.greaterliving.com](http://www.greaterliving.com)

REVISIONS:		
DATE	BY	DESCRIPTION

CLIENT/LOCATION:  
  
SPEC HOUSE ( NEWCASTLE )  
LOT 64 BRIDLERIDGE FARMS  
PITTSFORD, NY

BUILDER:  
  
COVENTRY RIDGE  
BUILDING CORP.

### COVER PAGE

GLA PLAN 3067

drawn: CDK	checked: CSB
scale: AS NOTED	date: 11 / 23
PROJECT: 15428C	sheet: C 1

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

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

FOR SI: 1 square foot=0.0929 m<sup>2</sup>, 1 cubic foot per min=0.00047 19 m<sup>3</sup>/s

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

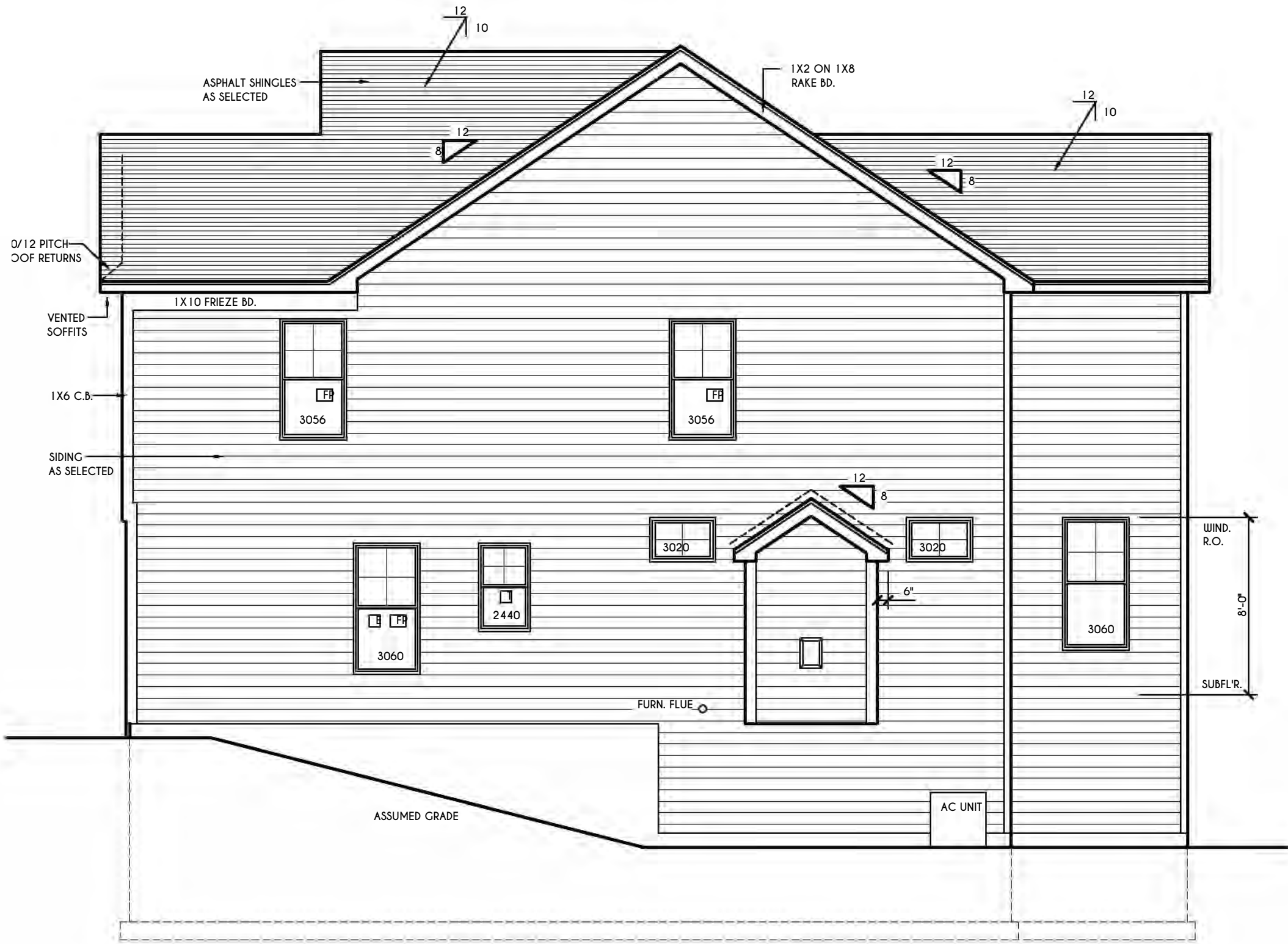
RUN-TIME PERCENTAGE IN EA. 4-HOUR SEGMENT FACTOR <sup>a</sup>	25%	33%	50%	66%	75%	100%
	FACTOR <sup>a</sup>	4	3	2	1.5	1.3

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

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

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

FOR SI: 1 CUBIC FT. PER MINUTE = 0.00047 19 m<sup>3</sup>/s



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



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

FIRST FLOOR LIVING AREA = 1533 SQ.FT.  
SECOND FLOOR LIVING AREA = 1534 SQ.FT.  
TOTAL LIVING AREA = 3067 SQ.FT.  
TOTAL CONDITIONED VOLUME = 41,925 CU.FT.

**WINDOWS:**  
VUID SOLAR GAIN GLASS W/ ARGON  
U-FACTOR ..... 0.30  
SHGC ..... 0.54

**DOORS:**  
SELECTION BY OWNER

**GENERAL NOTES:**  
ALL RAKES & OVERHANGS ARE TO BE 1'-0" UNLESS NOTED OTHERWISE  
4/12 PITCH ROOFS OR SHALLOWER TO HAVE 2 LAYERS 15# FELT  
BUILDER TO PROVIDE ROOF OR RIDGE VENTS AS PER CODE - THE MINIMUM NET FREE VENTILATION AREA SHALL BE 1/150 OF THE AREA OF THE VENTED SPACE (SECT. R806.2)  
CONTRACTOR TO CONTACT THIS OFFICE PRIOR TO CONSTRUCTION IF THE ASSUMED GRADE DEPICTED IS INACCURATE AND / OR WILL ALTER THE DESIGN AND / OR STRUCTURE NOTED.

**MECHANICAL VENTILATION RATE:**  
THIS PLAN AS DESIGNED REQUIRES (MIN) 1 CONTINUOUSLY RUN EXHAUST FAN CAPABLE OF (MIN) 90 c.f.m. WITH A MANUAL OVERRIDE SWITCH AS PER SECTION M1505.4.2 OF 2020 RCNYS  
SEE TABLES M1505.4.3(1) & M1505.4.3(2) & M1505.4.4 (PAGE 1)

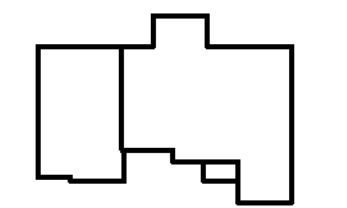
**WINDOW / DOOR LEGEND:**  
E = MEETS OR EXCEEDS EGRESS REQUIREMENTS  
- CLEAR OPENING AREA OF 5.7 SQ.FT.  
- CLEAR OPENING WIDTH OF 20"  
- CLEAR OPENING HEIGHT OF 24" PER SECT. R310.1 OF 2020 RCNYS  
F = SPECIFIES THAT THIS FIXED OR OPERABLE UNIT REQUIRES SAFETY CLAZING PER SECT. R308.4 OF 2020 RCNYS  
FP = SPECIFIES THAT THIS OPERABLE WINDOW UNIT REQUIRES FACTORY APPLIED FALL PROTECTION PER SECT. R312.2 OF 2020 RCNYS



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



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



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

**COPYRIGHT NOTICE:**  
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  
COPYRIGHT © ALL RIGHTS RESERVED GREATER LIVING ARCHITECTURE, P.C.



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

**REVISIONS:**

DATE	BY	DESCRIPTION

**CLIENT/LOCATION:**  
SPEC HOUSE (NEWCASTLE)  
LOT 64 BRIDLERIDGE FARMS  
PITTSFORD, NY

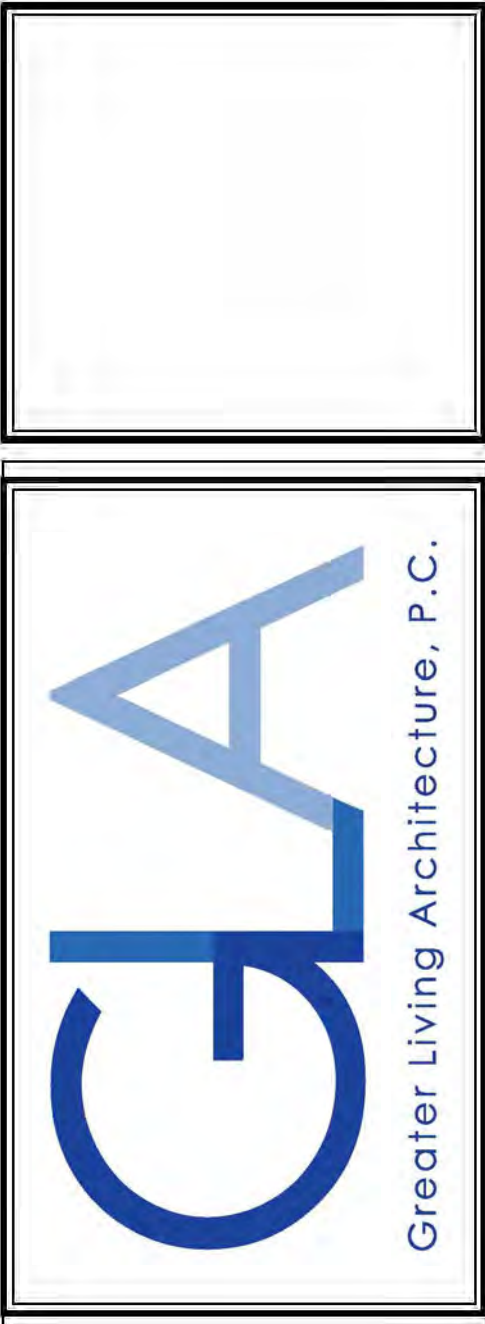
**BUILDER:**  
COVENTRY RIDGE  
BUILDING CORP.

ELEVATIONS

GLA PLAN 3067

drawn: CDK	checked: CSB
scale: AS NOTED	date: 11 / 23
PROJECT: 15428C	sheet: 1 / 5

**COPYRIGHT NOTICE:**  
 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.  
 COPYRIGHT © ALL RIGHTS RESERVED GREATER LIVING ARCHITECTURE, P.C.



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

**REVISIONS:**

DATE	BY	DESCRIPTION

**CLIENT/LOCATION:**  
 SPEC HOUSE (NEWCASTLE)  
 LOT 64 BRIDLERIDGE FARMS  
 PITTSFORD, NY

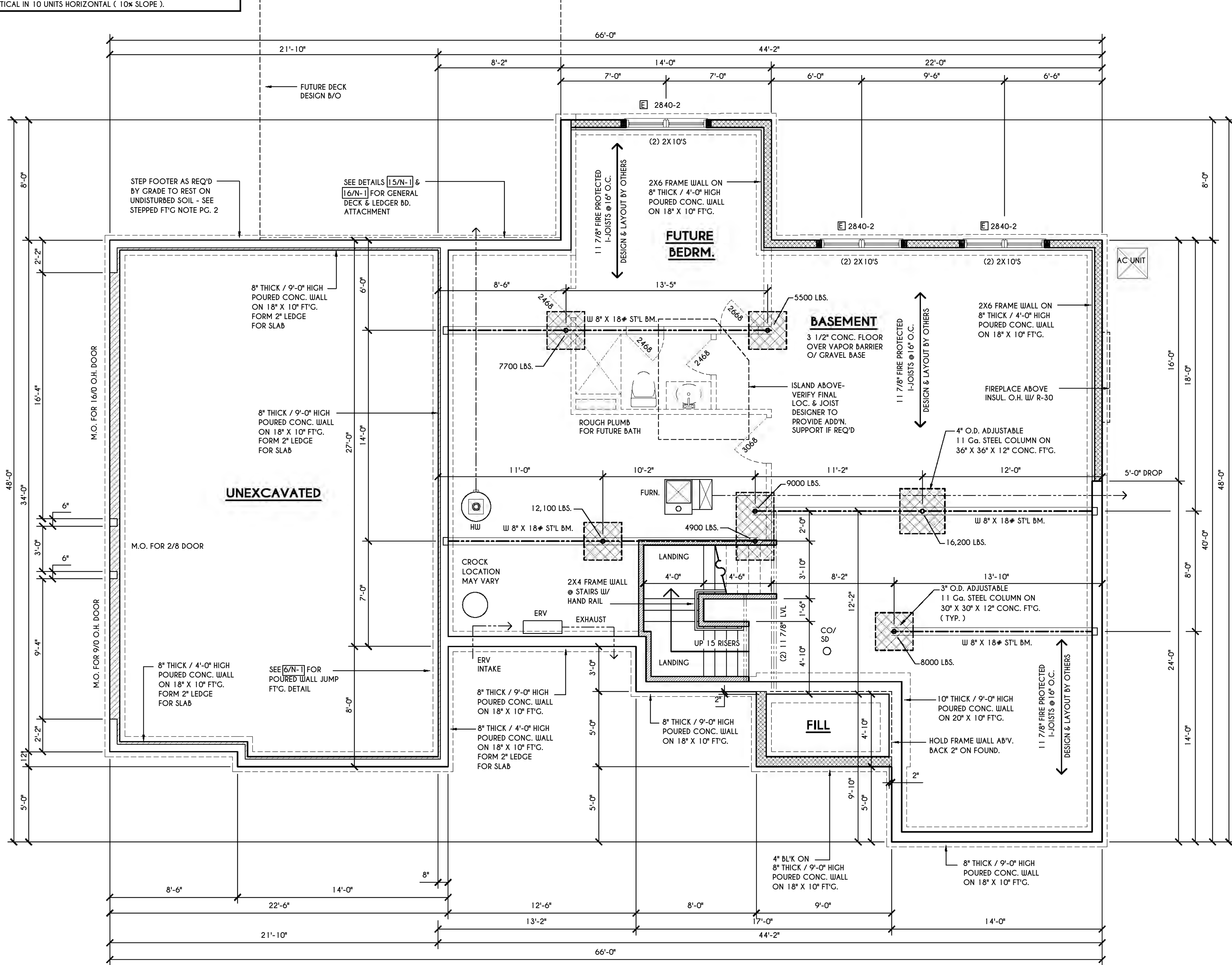
**BUILDER:**  
 COVENTRY RIDGE  
 BUILDING CORP.

**FOUNDATION PLAN**

GLA PLAN 3067

drawn: CDK	checked: CSB
scale: AS NOTED	date: 11 / 23
PROJECT: 15428C	sheet: 2 / 5

**STEPPED FOOTING NOTE:**  
 R403.1.5 OF RCNYS SLOPE.  
 THE TOP SURFACE OF THE FOOTINGS SHALL BE LEVEL. THE BOTTOM SURFACE OF FOOTINGS SHALL NOT HAVE A SLOPE EXCEEDING ONE UNIT VERTICAL IN 10 UNITS HORIZONTAL (10% SLOPE). FOOTINGS SHALL BE STEPPED WHERE IT IS NECESSARY TO CHANGE THE ELEVATION OF THE TOP SURFACE OF THE FOOTINGS OR WHERE THE SLOPE OF THE BOTTOM SURFACE OF THE FOOTINGS WILL EXCEED ONE UNIT VERTICAL IN 10 UNITS HORIZONTAL (10% SLOPE).



**BASEMENT & FOUNDATION PLAN**

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

**ENGINEERED FL'R JOIST NOTE:**

ALL ENGINEERED FLOOR JOISTS TO BE DESIGNED BY & LAYOUT TO BE DONE BY MANUFACTURER TO THE SPECS BELOW:  
 ALL LIVING AREA JOISTS TO BE DESIGNED FOR 55 P.S.F. TOTAL LOAD  
 ALL SLEEPING AREA JOISTS TO BE DESIGNED FOR 45 P.S.F. TOTAL LOAD  
 ENGINEERED I JOISTS MUST COMPLY WITH SECT. R302.13 OF 2020 RCNYS  
 SEE DETAIL [T8/N-1] FOR FIREPROOFING METHODS

**FRAMING LEGEND:**

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

**GENERAL FOUNDATION / BASEMENT NOTES:**

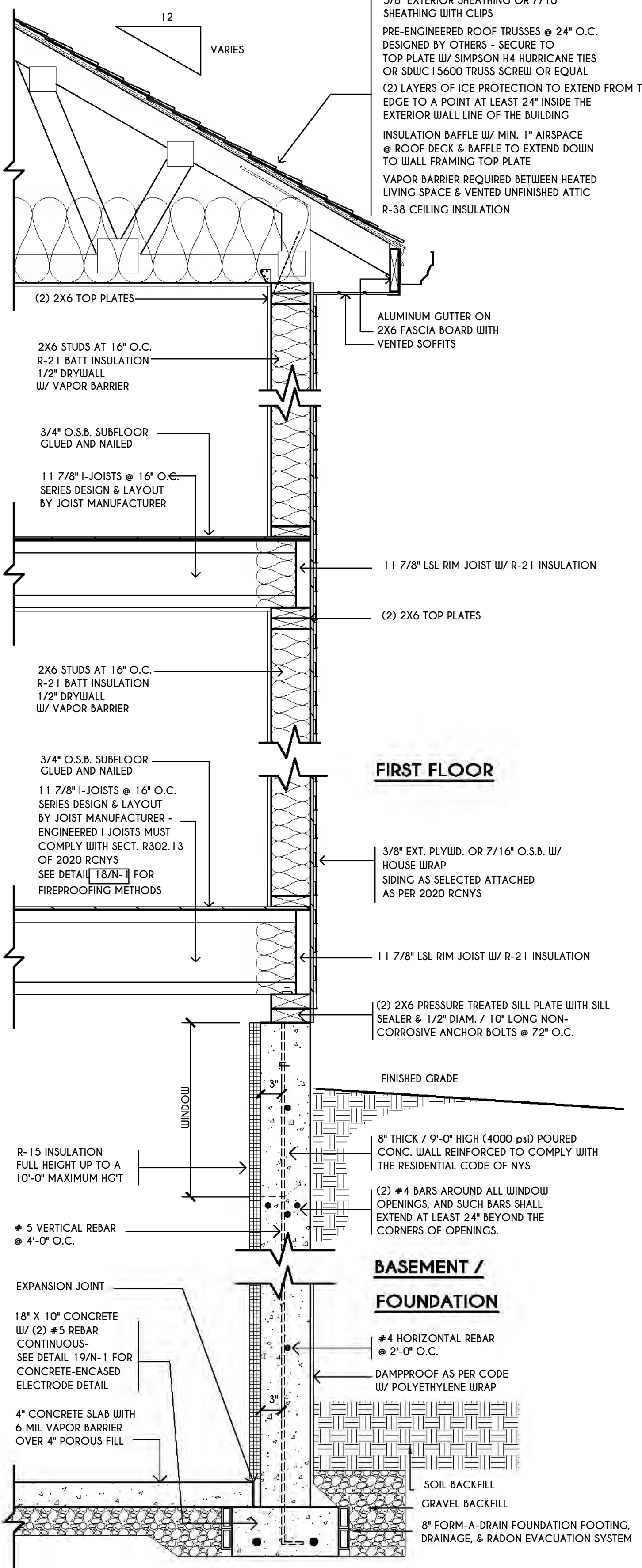
CONTRACTOR TO CONTACT THIS OFFICE PRIOR TO CONSTRUCTION IF THE ASSUMED GRADE DEPICTED IS INACCURATE AND / OR WILL ALTER THE FOUNDATION DESIGN AND / OR STRUCTURE NOTED.  
 ALL WINDOW R.O. HGTS TO BE 6'-10 1/2" U.N.O.  
 WHERE EMERGENCY ESCAPE & RESCUE OPENINGS ARE PROVIDED THEY SHALL HAVE A SILL HEIGHT OF NOT MORE THAN 44" ABOVE FLOOR. THE MIN. HORIZONTAL AREA OF THE WINDOW WELL SHALL BE 9 SQ. FT. WITH A MINIMUM HORIZONTAL PROJECTION & WIDTH OF 36".  
 PROVIDE SOLID BLOCKING UNDER ALL BEARING POINTS DOWN TO FOUNDATION WALL AND / OR BEAMS PROVIDE DB'L JACK STUDS EA. SIDE OF LOAD BEARING OPENINGS > 4'-0".  
 ALL ANGLES TO BE 45 DEG. U.N.O.  
 ALL EXTERIOR WINDOW & DOOR HEADERS TO HAVE MIN. R-5 INSUL. & TO BE MIN. (2)2X8'S OR (3)2X6'S (U.N.O.)  
 ALL APPLIANCES SHOWN TO BE BY OWNER OR AS PER CONTRACT BY BUILDER  
 SMOKE (SD) & HEAT DETECTOR (HD), SHALL BE INSTALLED AS PER SECT. R314 OF 2020 RCNYS  
 CARBON MONOXIDE ALARMS SHALL BE INSTALLED AS PER SECT. R315.33 FCNYS & BE WITHIN 10' OF ALL SLEEPING AREAS  
 REINFORCE FOUNDATION WALLS AS PER 2020 RCNYS. SEE PG. N-2 FOR REINFORCING CHARTS  
 SEE CONCRETE-ENCASED ELECTRODE DETAIL 19/N-1

**WINDOW / DOOR LEGEND:**

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

**TRUSS EAVE CONSTRUCTION**

ASPHALT SHINGLES ON 15# FELT ON 5/8" EXTERIOR SHEATHING OR 7/16" SHEATHING WITH CLIPS  
 PRE-ENGINEERED ROOF TRUSSES @ 24" O.C. DESIGNED BY OTHERS - SECURE TO TOP PLATE W/ SIMPSON H4 HURRICANE TIES OR SDWC 15600 TRUSS SCREW OR EQUAL  
 (2) LAYERS OF ICE PROTECTION TO EXTEND FROM THE EAVES EDGE TO A POINT AT LEAST 24" INSIDE THE EXTERIOR WALL LINE OF THE BUILDING  
 INSULATION BAFFLE W/ MIN. 1" AIRSPACE  
 ROOF DECK & BAFFLE TO EXTEND DOWN TO WALL FRAMING TOP PLATE  
 VAPOR BARRIER REQUIRED BETWEEN HEATED LIVING SPACE & VENTED UNFINISHED ATTIC  
 R-38 CEILING INSULATION



**TYPICAL WALL SECTION**

SCALE: 1" = 1'-0"

**COPYRIGHT NOTICE:**  
 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.  
 COPYRIGHT © ALL RIGHTS RESERVED GREATER LIVING ARCHITECTURE, P.C.



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

**REVISIONS:**

DATE	BY	DESCRIPTION

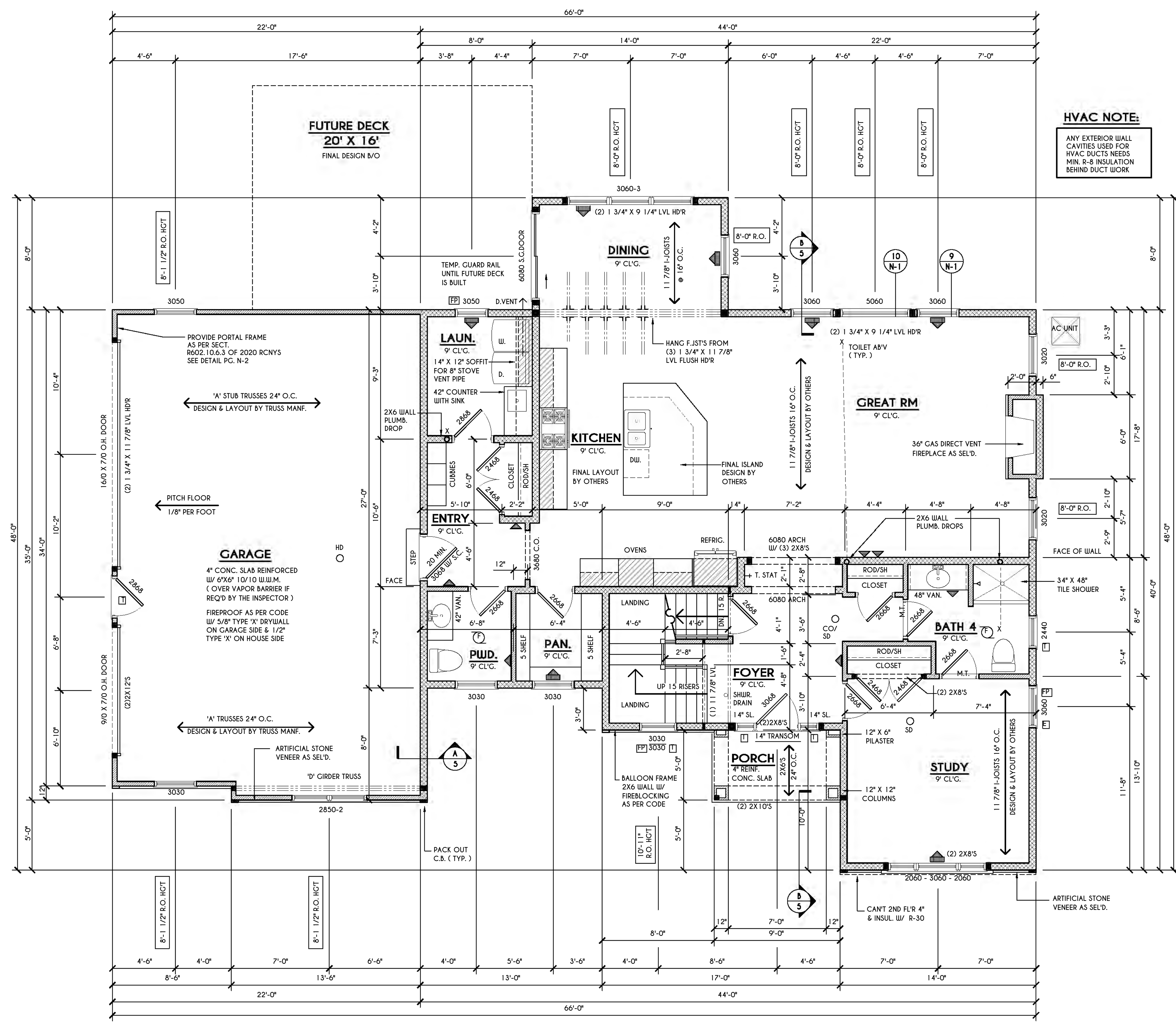
**CLIENT/LOCATION:**  
 SPEC HOUSE (NEWCASTLE)  
 LOT 64 BRIDLERIDGE FARMS  
 PITTSFORD, NY

**BUILDER:**  
 COVENTRY RIDGE  
 BUILDING CORP.

FIRST FLOOR PLAN

GLA PLAN 3067

drawn: CDK	checked: CSB
scale: AS NOTED	date: 11 / 23
PROJECT: 15428C	sheet: 3 / 5



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

1533 SQ. FT.

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

**FRAMING LEGEND:**

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

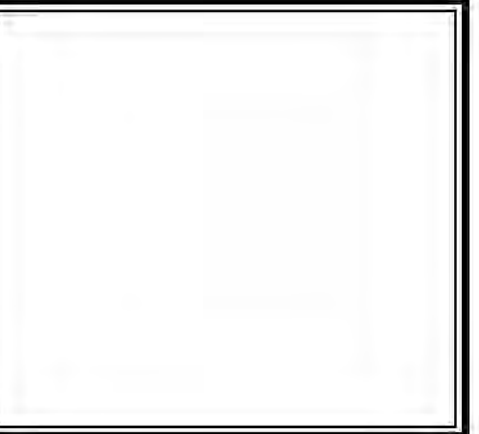
**GENERAL FIRST FLOOR PLAN NOTES:**  
 FIRST FLOOR PLATE HOT TO BE 9'-1 1/8" (UNLESS NOTED OTHERWISE)  
 ALL WINDOW R.O. HGT'S TO BE 6'-10 1/2" U.N.O.  
 PROVIDE SOLID BLOCKING UNDER ALL BEARING POINTS DOWN TO FOUNDATION WALL  
 PROVIDE DB'L JACK STUDS EA. SIDE OF LOAD BEARING OPENINGS > 7'-4" O"  
 ALL ANGLES TO BE 45 DEG. U.N.O.  
 ALL EXTERIOR WINDOW & DOOR HEADERS TO HAVE MIN. R-5 INSUL. & TO BE MIN. (2)2X8'S (U.N.O.)  
 ALL APPLIANCES SHOWN TO BE BY QUINER OR AS PER CONTRACT BY BUILDER  
 SMOKE (SD) & HEAT DETECTOR (HD), SHALL BE INSTALLED AS PER SECT. R314 OF 2020 RCNYS  
 CARBON MONOXIDE ALARMS SHALL BE INSTALLED AS PER SECT. 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:**

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

**HVAC NOTE:**  
 ANY EXTERIOR WALL CAVITIES USED FOR HVAC DUCTS NEEDS MIN. R-8 INSULATION BEHIND DUCT WORK

**COPYRIGHT NOTICE :**  
 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  
 COPYRIGHT © ALL RIGHTS RESERVED GREATER LIVING ARCHITECTURE, P.C.



**Greater Living Architecture, P.C.**

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

**REVISIONS:**

DATE	BY	DESCRIPTION

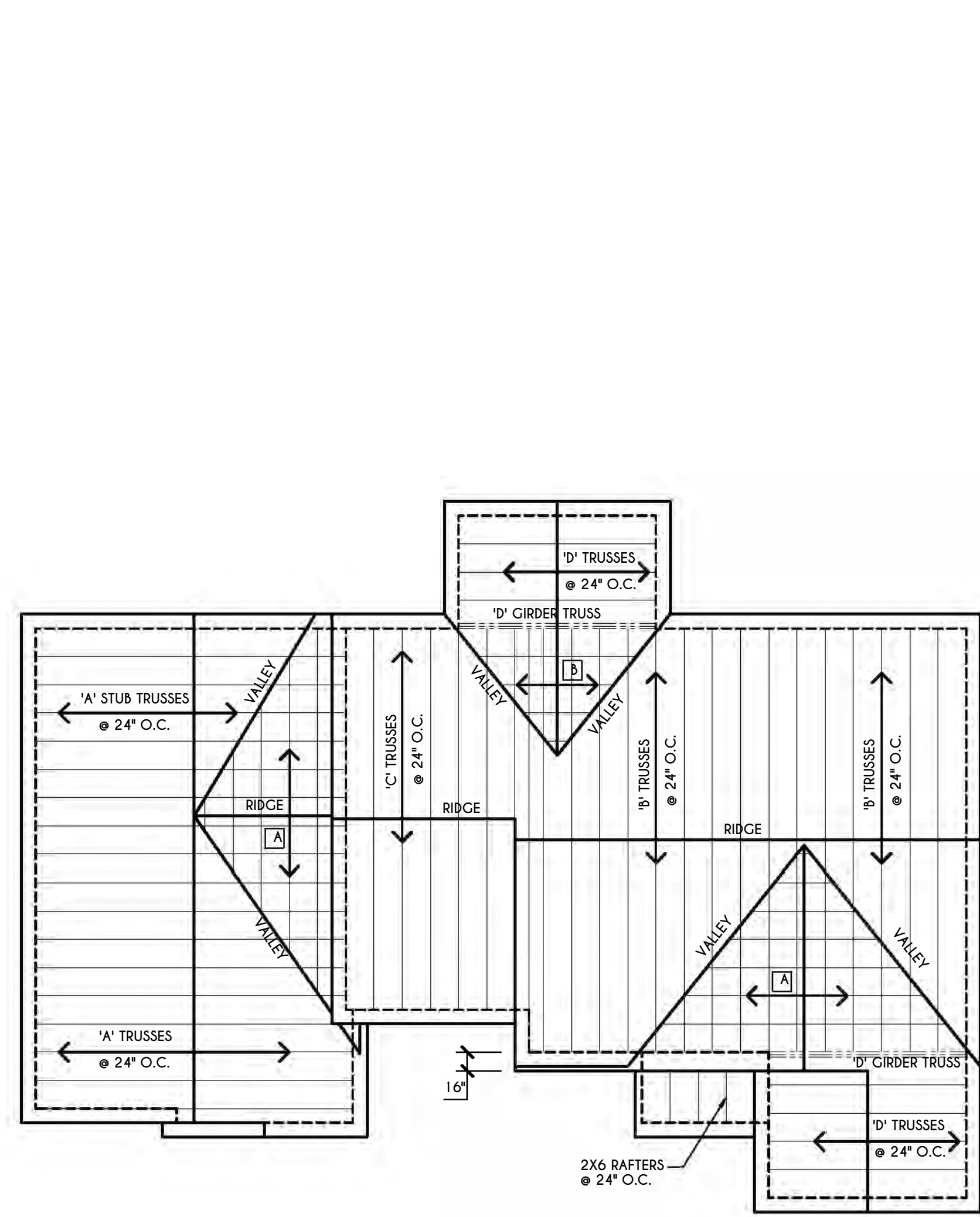
**CLIENT/LOCATION:**  
 SPEC HOUSE (NEWCASTLE)  
 LOT 64 BRIDLERIDGE FARMS  
 PITTSFORD, NY

**BUILDER:**  
 COVENTRY RIDGE  
 BUILDING CORP.

**SECOND FLOOR PLAN**

GLA PLAN 3067

drawn: CDK	checked: CSB
scale: AS NOTED	date: 11 / 23
PROJECT: 15428C	sheet: 4 5



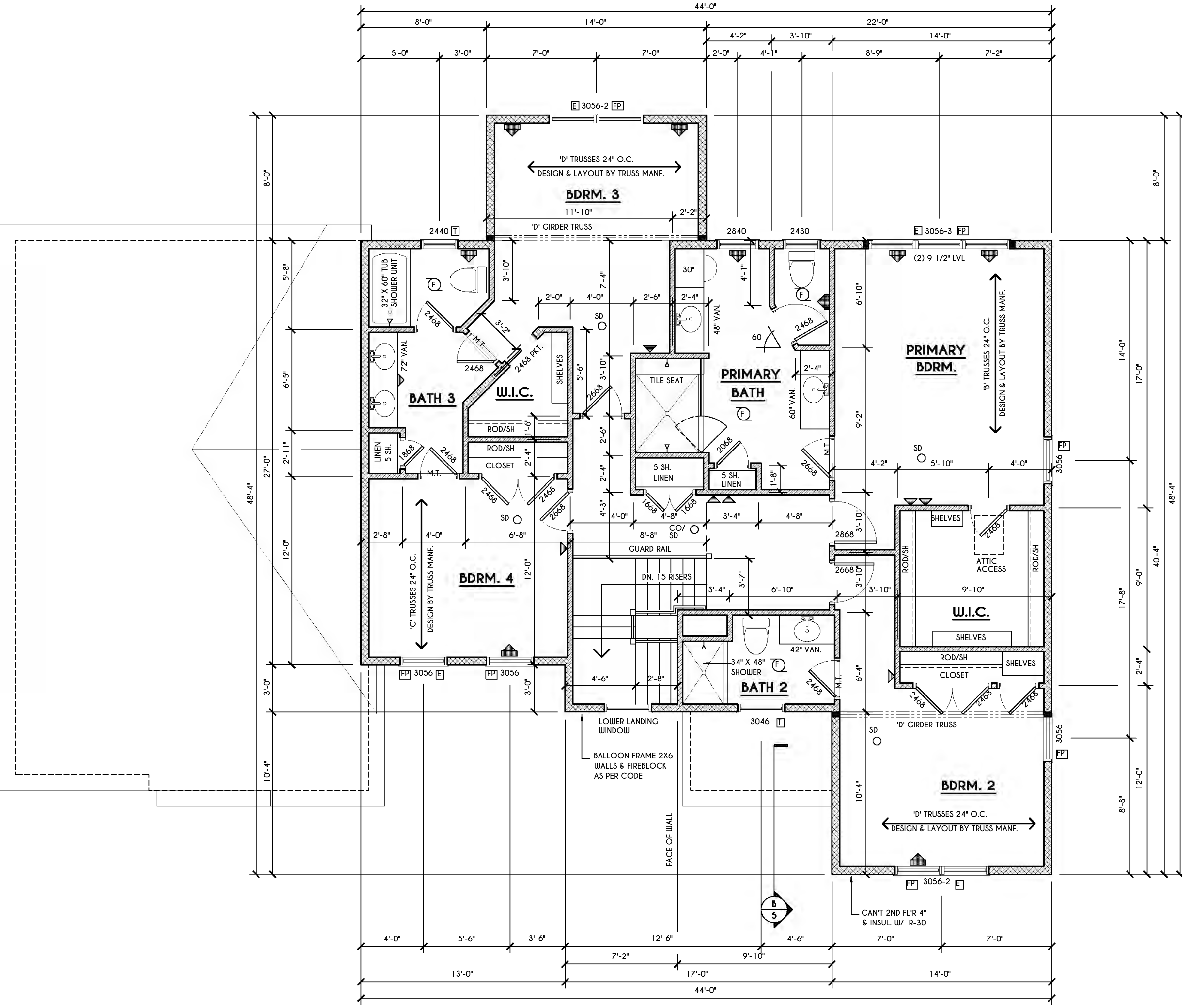
**GENERAL ROOF NOTES:**

ALL RAKES & OVERHANGS ARE TO BE 1'-0" 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

**ROOF PLAN**

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

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



**SECOND FLOOR PLAN**

1534 SQ.FT.

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

**FRAMING LEGEND:**

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

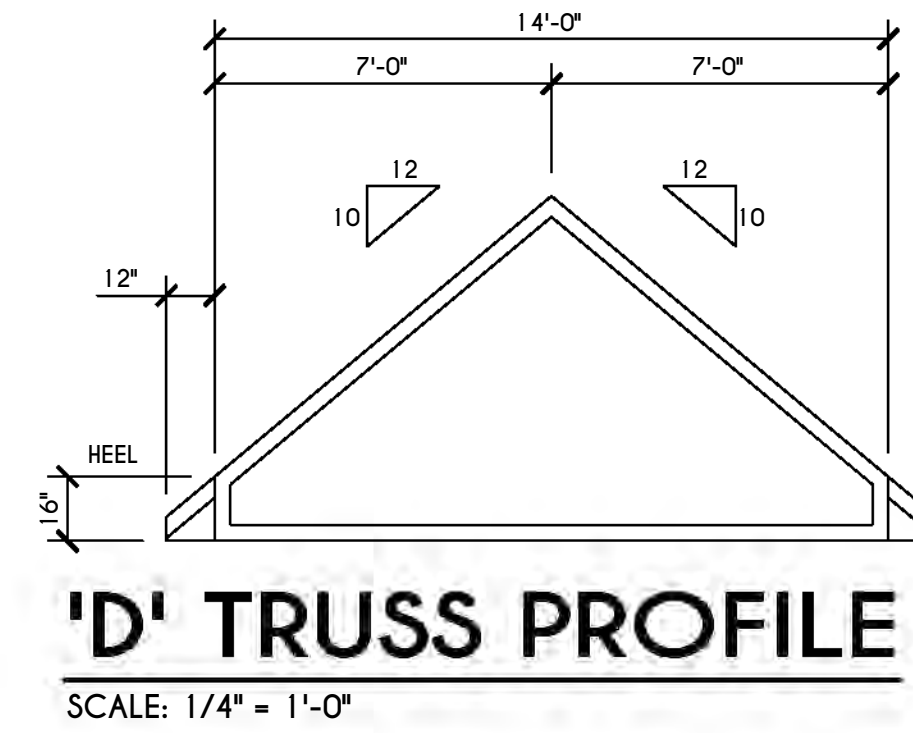
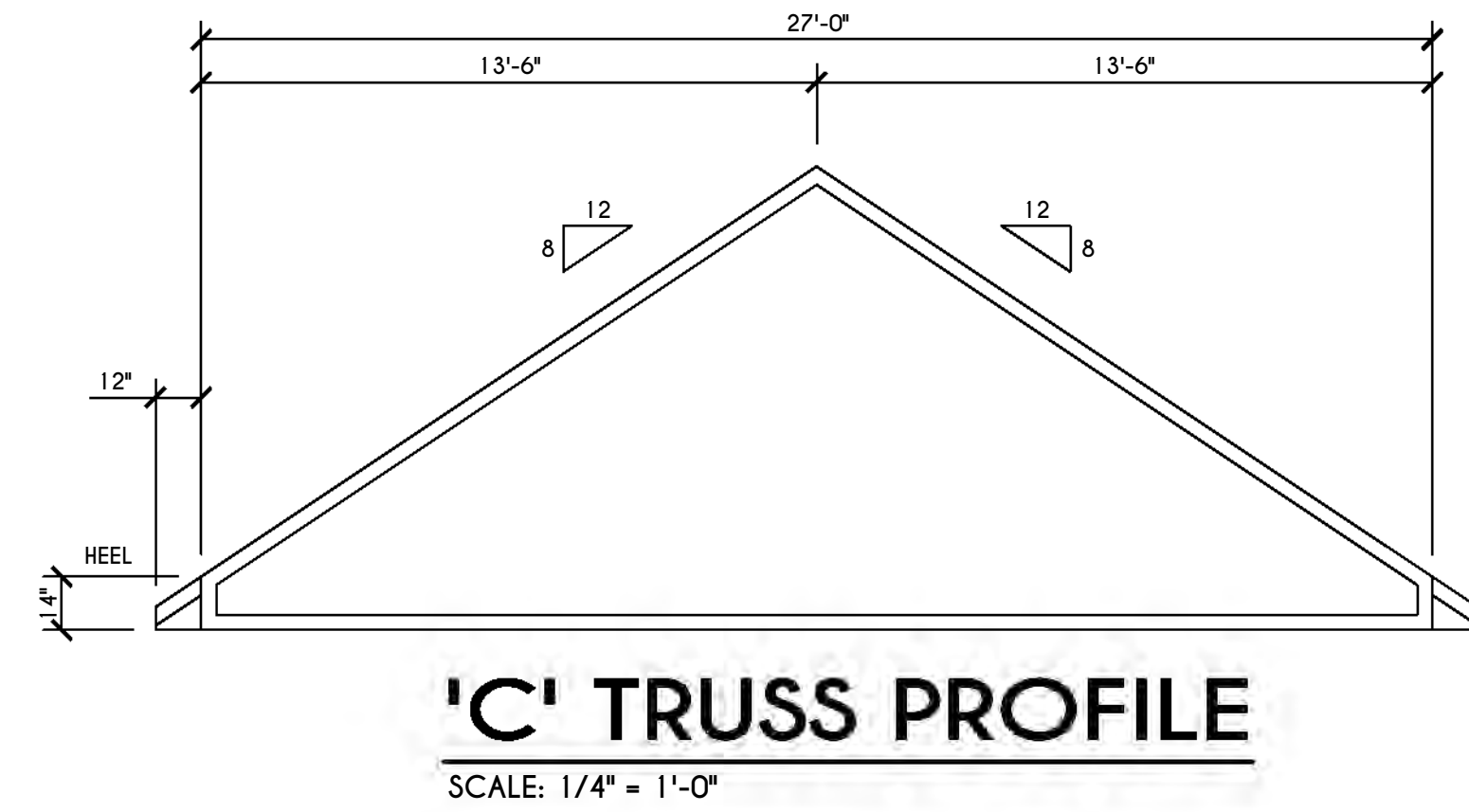
**GENERAL SECOND FLOOR PLAN NOTES:**

SECOND FLOOR PLATE HGT TO BE 8'-1 1/8" ( UNLESS NOTED OTHERWISE )  
 ALL WINDOW R.O. 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 QUINER OR AS PER CONTRACT BY BUILDER  
 SMOKE (SD) & HEAT DETECTOR (HD), SHALL BE INSTALLED AS PER SECT. R314 OF 2020 RCNYS  
 CARBON MONOXIDE ALARMS SHALL BE INSTALLED AS PER SECT. 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 THE SHOWER OR TUBS.

**WINDOW / DOOR LEGEND:**

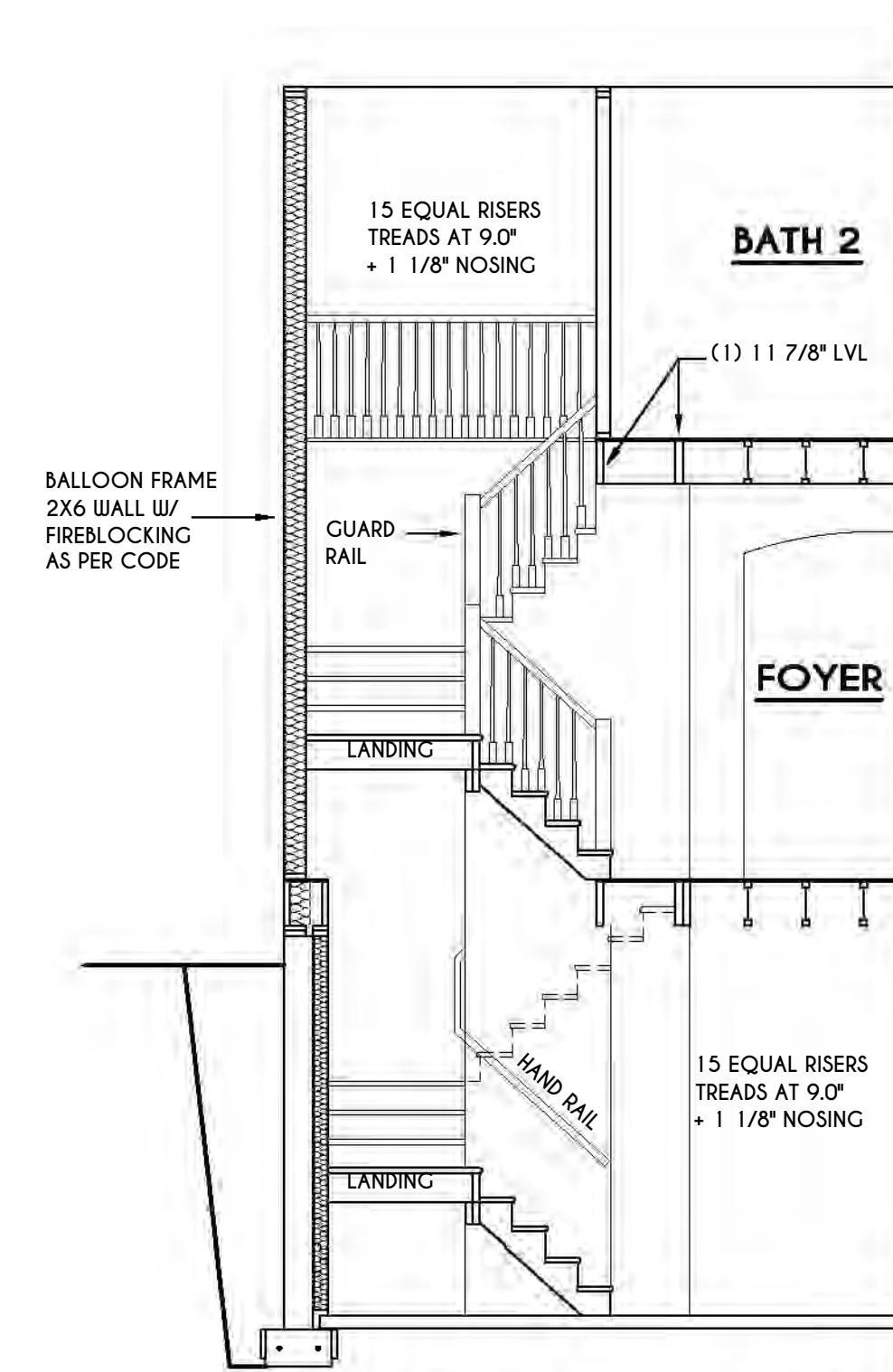
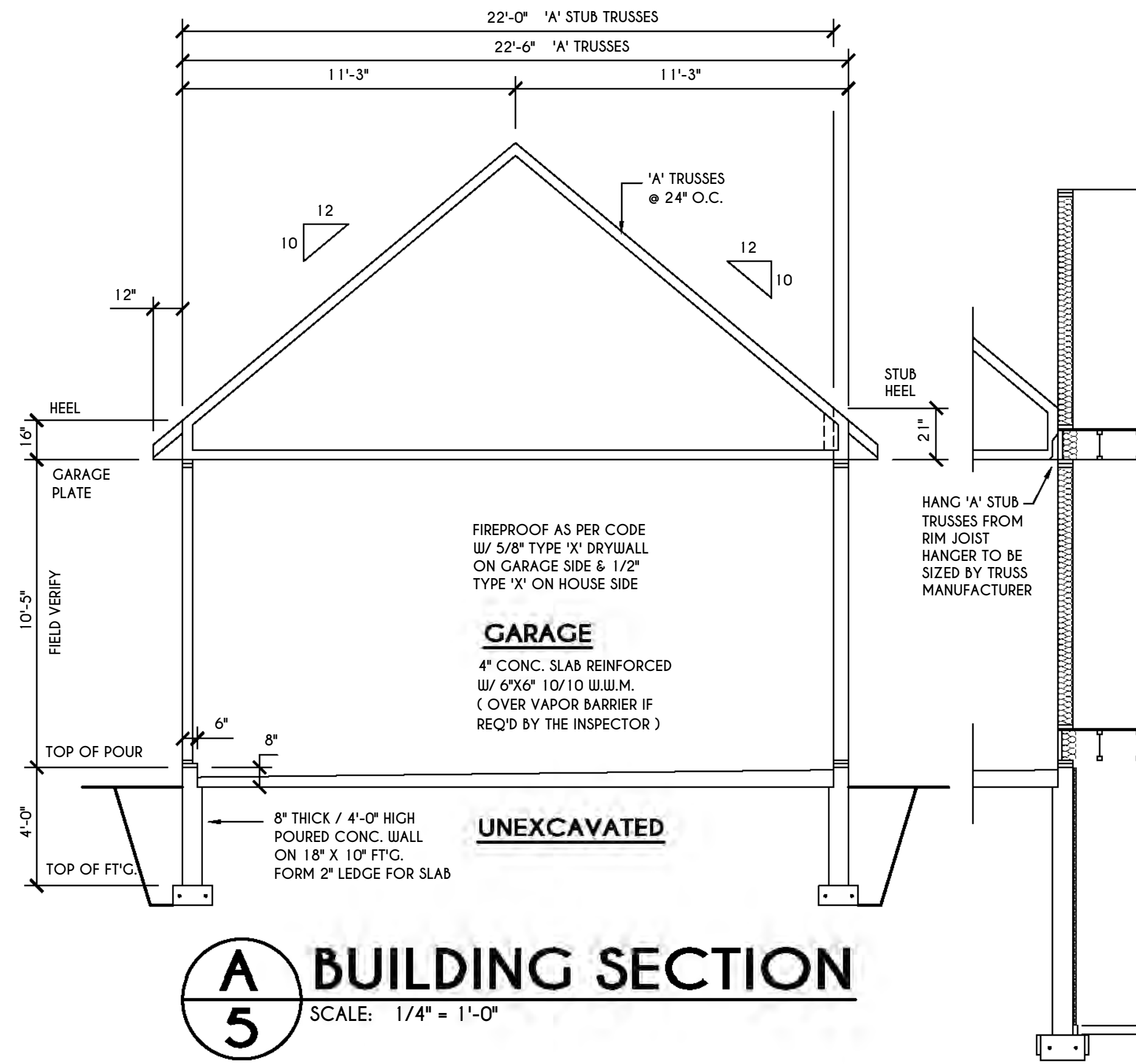
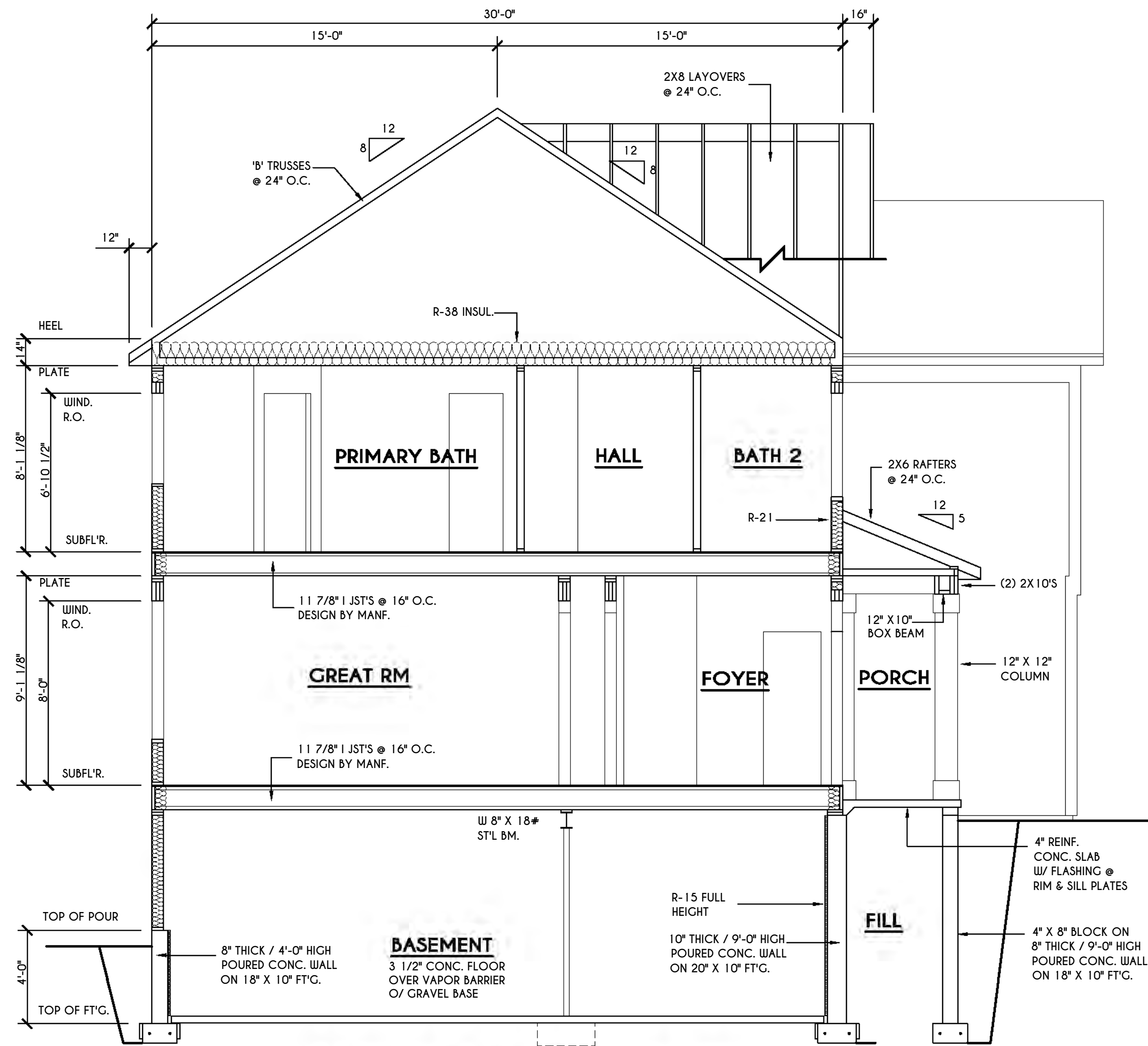
- [Symbol] - MEETS OR EXCEEDS EGRESS REQUIREMENTS  
 - CLEAR OPENING AREA OF 5.7 SQ.FT.  
 - CLEAR OPENING WIDTH OF 20"  
 - CLEAR OPENING HEIGHT OF 24" PER SECT. R310.2.1 OF 2020 RCNYS
- [Symbol] - SPECIFIES THAT THIS FIXED OR OPERABLE UNIT REQUIRES SAFETY GLAZING PER SECT. R308.4 OF 2020 RCNYS
- [Symbol]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

**COPYRIGHT NOTICE :**  
 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.  
 COPYRIGHT © ALL RIGHTS RESERVED GREATER LIVING ARCHITECTURE, P.C.



**TRUSS NOTES:**

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



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

**REVISIONS:**

DATE	BY	DESCRIPTION

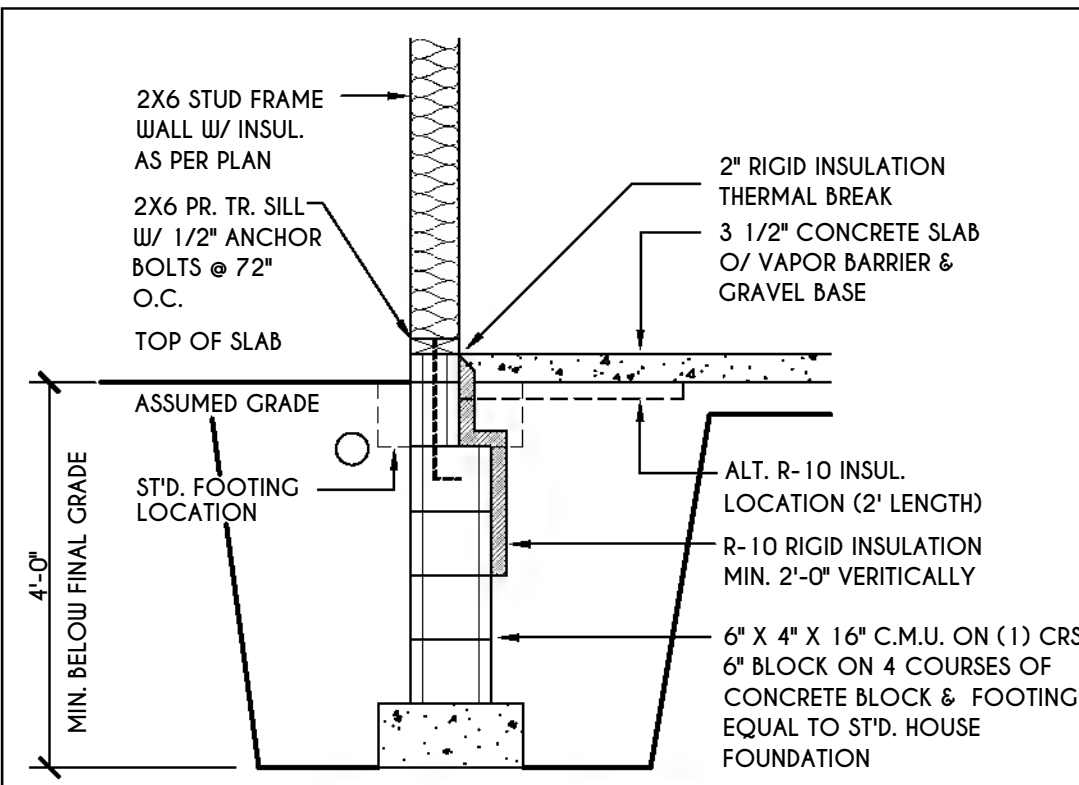
**CLIENT/LOCATION:**  
 SPEC HOUSE ( NEWCASTLE )  
 LOT 64 BRIDLERIDGE FARMS  
 PITTSFORD, NY

**BUILDER:**  
 COVENTRY RIDGE  
 BUILDING CORP.

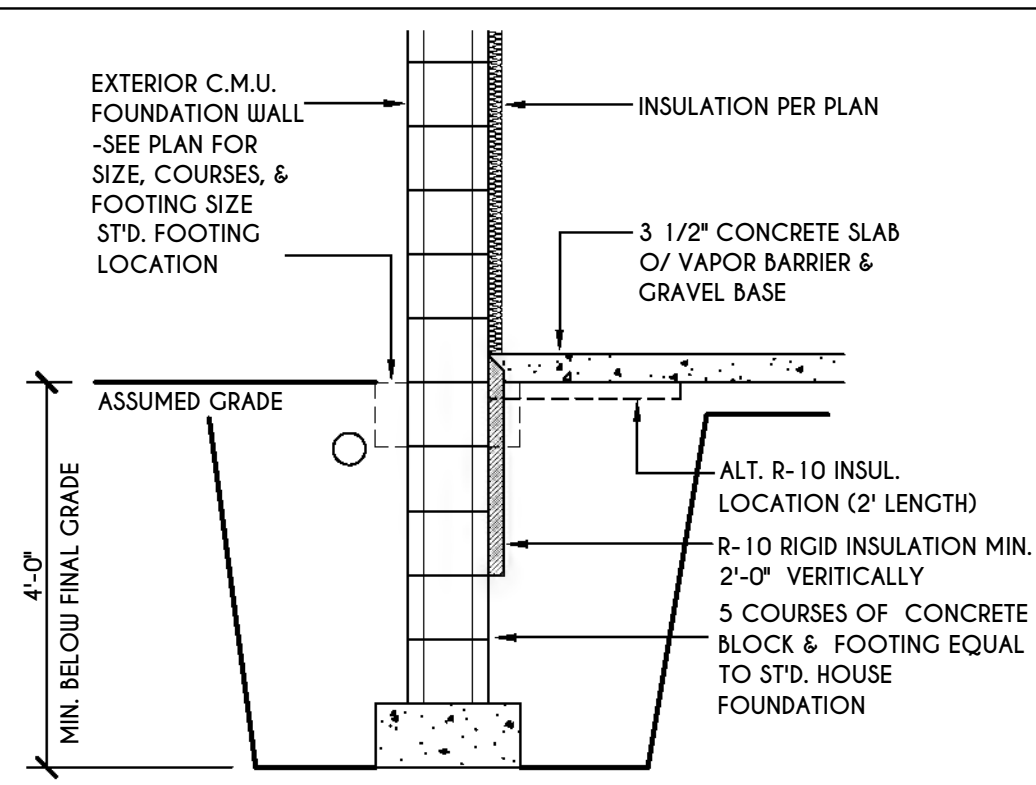
**SECTIONS**  
 GLA PLAN 3067

drawn: CDK	checked: CSB
scale: AS NOTED	date: 11 / 23
PROJECT: 15428C	sheet: 5 / 5

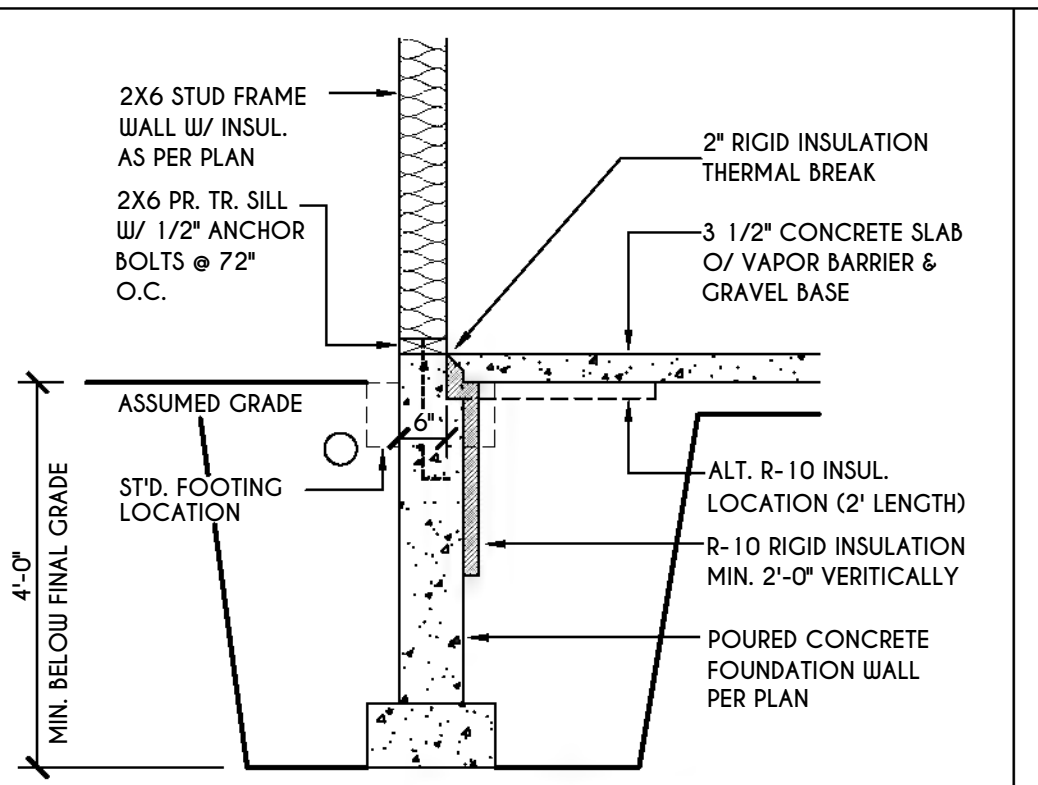




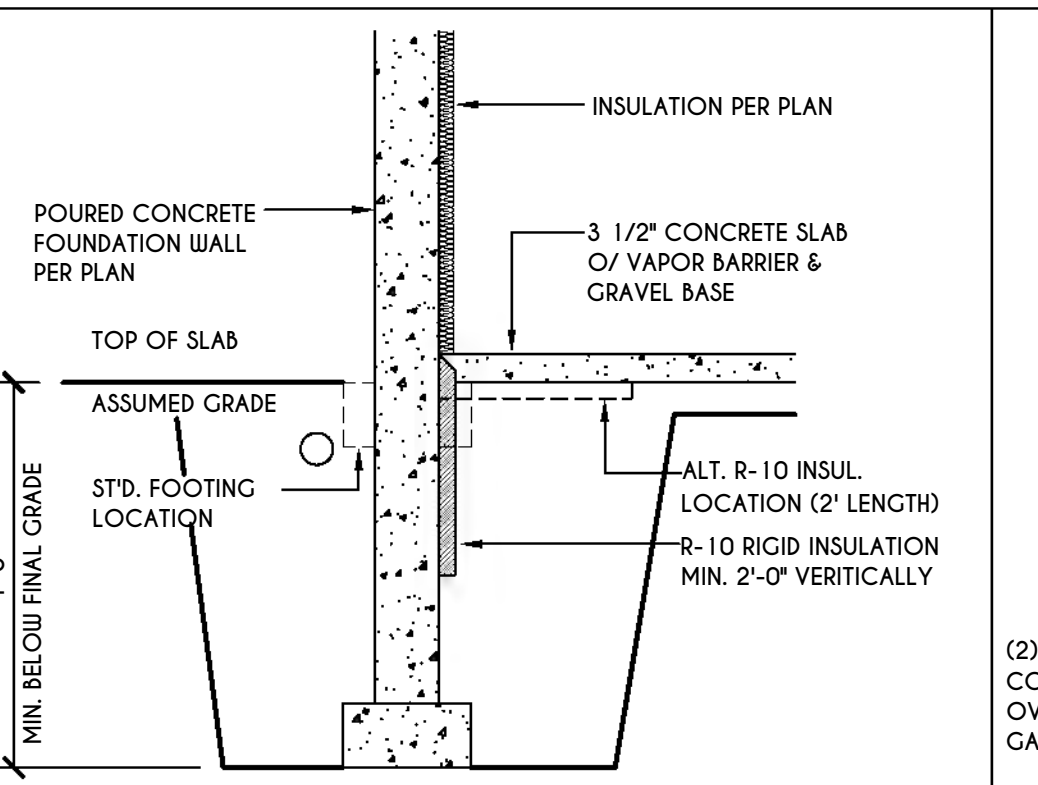
**1**  
**N-1**  
**2X6 FRAME WALL ON C.M.U. WALK OUT DETAIL**  
SCALE: 1/2" = 1'-0"



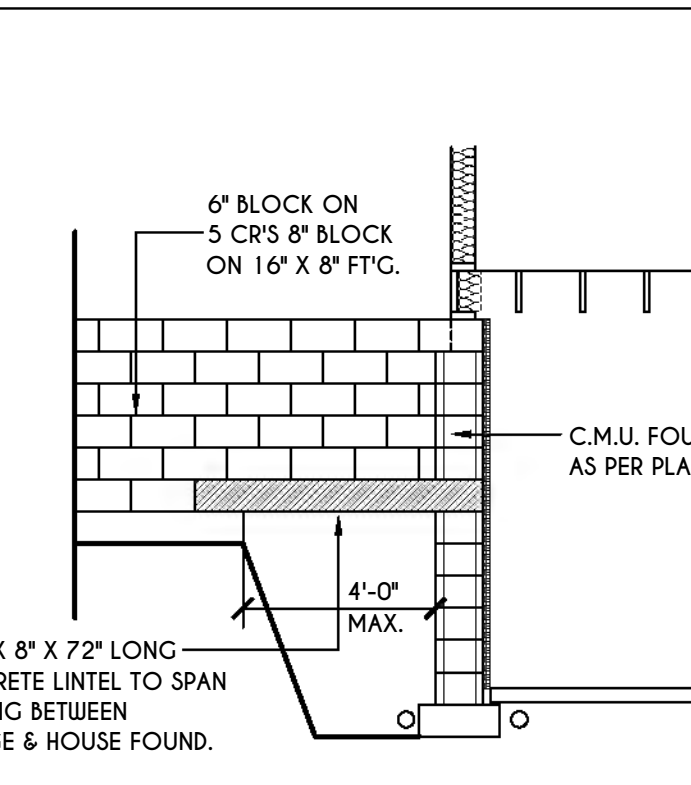
**2**  
**N-1**  
**C.M.U. WALK OUT DETAIL**  
SCALE: 1/2" = 1'-0"



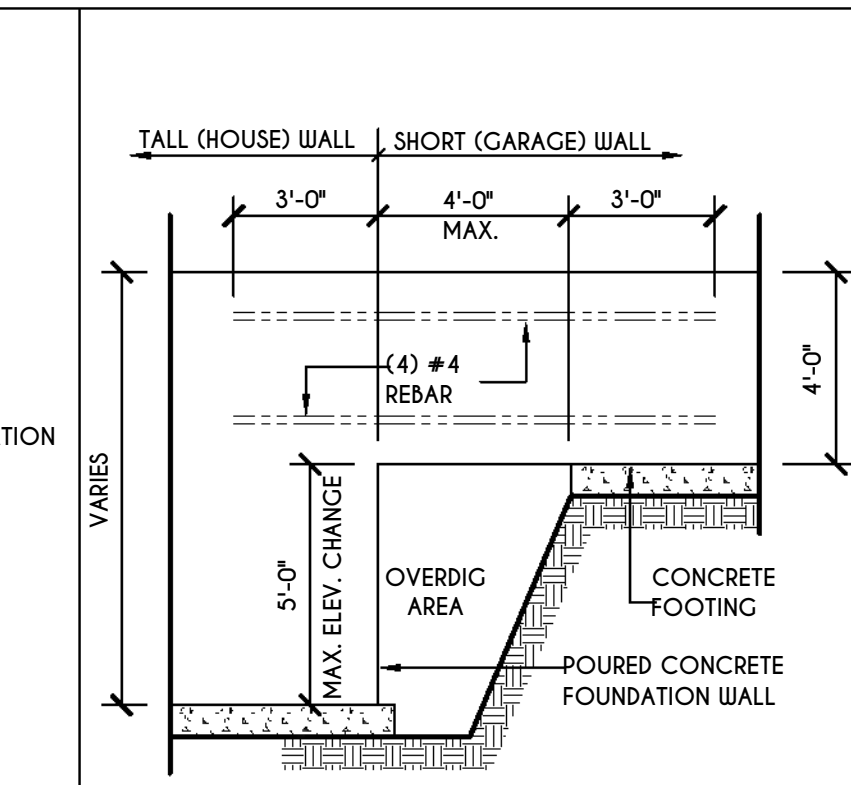
**3**  
**N-1**  
**2X6 FRAME WALL ON POURED CONC. WALK OUT DETAIL**  
SCALE: 1/2" = 1'-0"



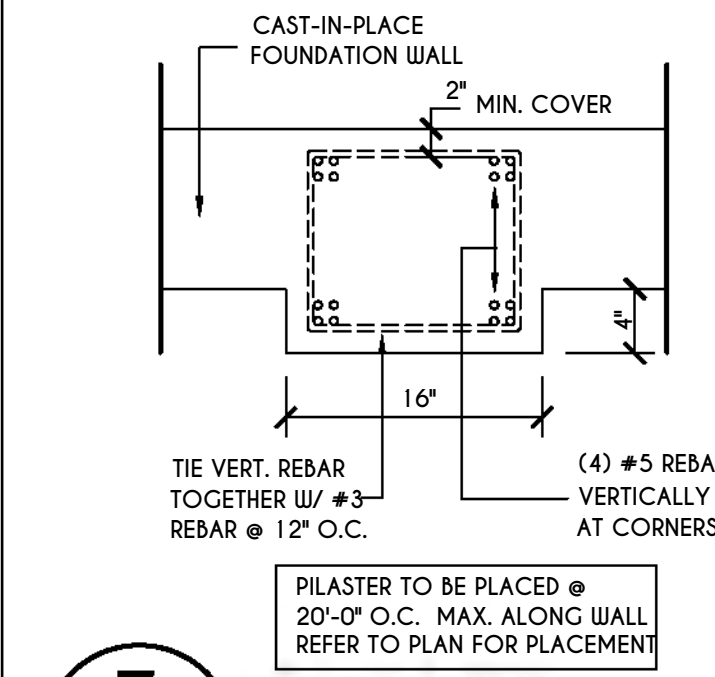
**4**  
**N-1**  
**POURED CONC. WALK OUT DETAIL**  
SCALE: 1/2" = 1'-0"



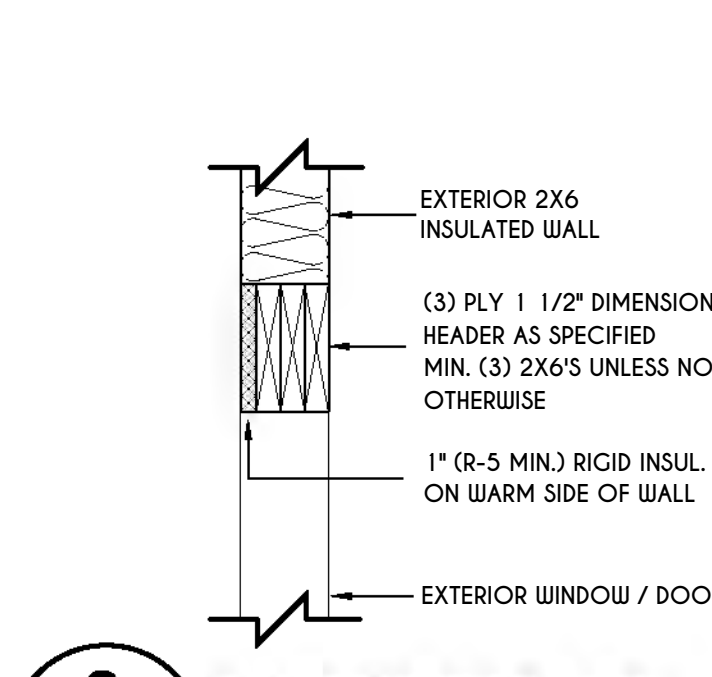
**5**  
**N-1**  
**C.M.U. JUMP FOOTING DETAIL**  
SCALE: 1/4" = 1'-0"



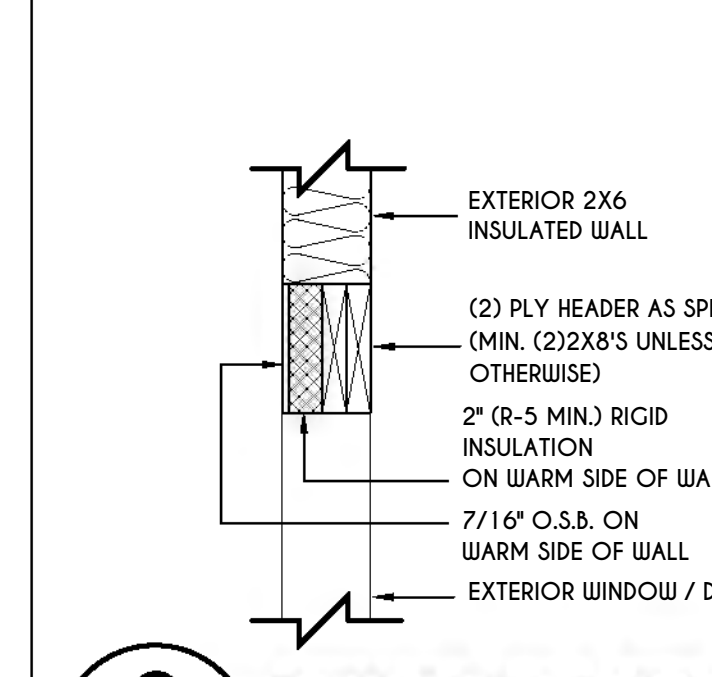
**6**  
**N-1**  
**POURED WALL JUMP FOOTING DETAIL**  
SCALE: 1/4" = 1'-0"



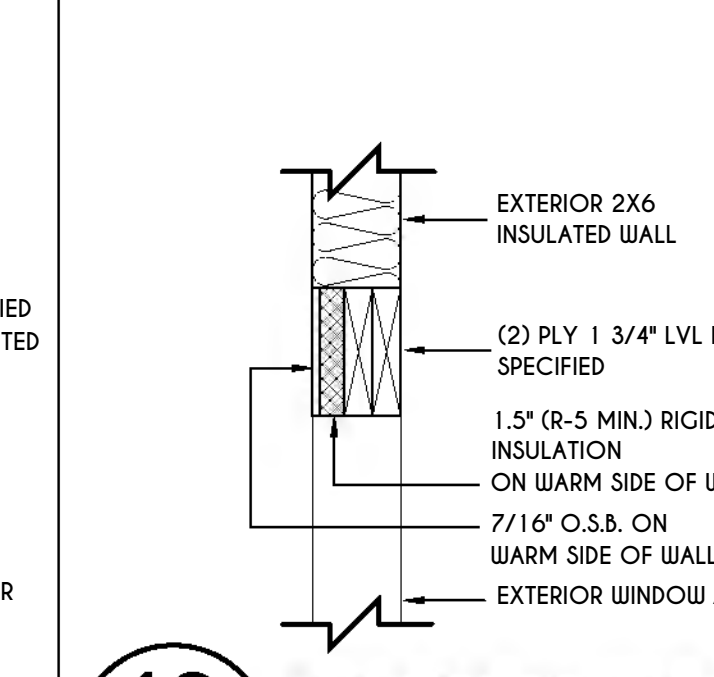
**7**  
**N-1**  
**POURED WALL PILASTER DETAIL**  
SCALE: 1" = 1'-0"



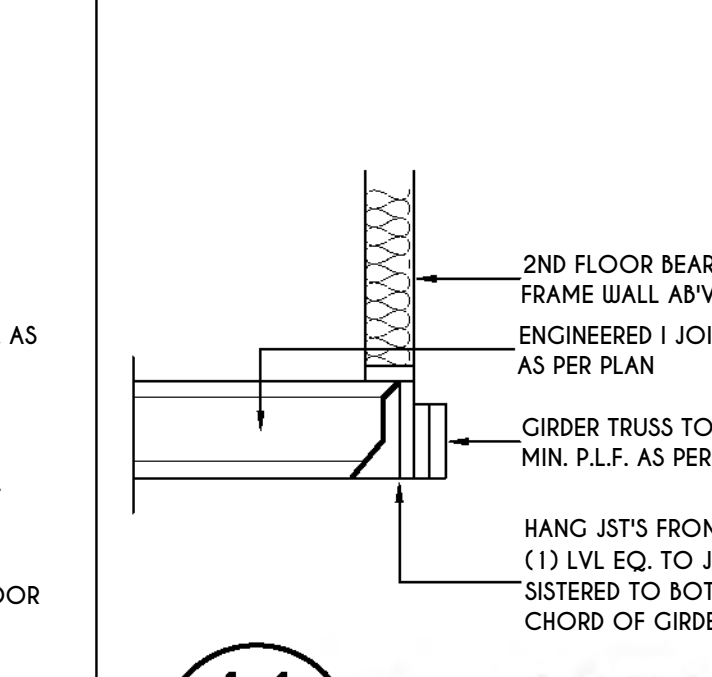
**8**  
**N-1**  
**EXTERIOR INSULATED 3 PLY HEADER DETAIL**  
SCALE: 1" = 1'-0"



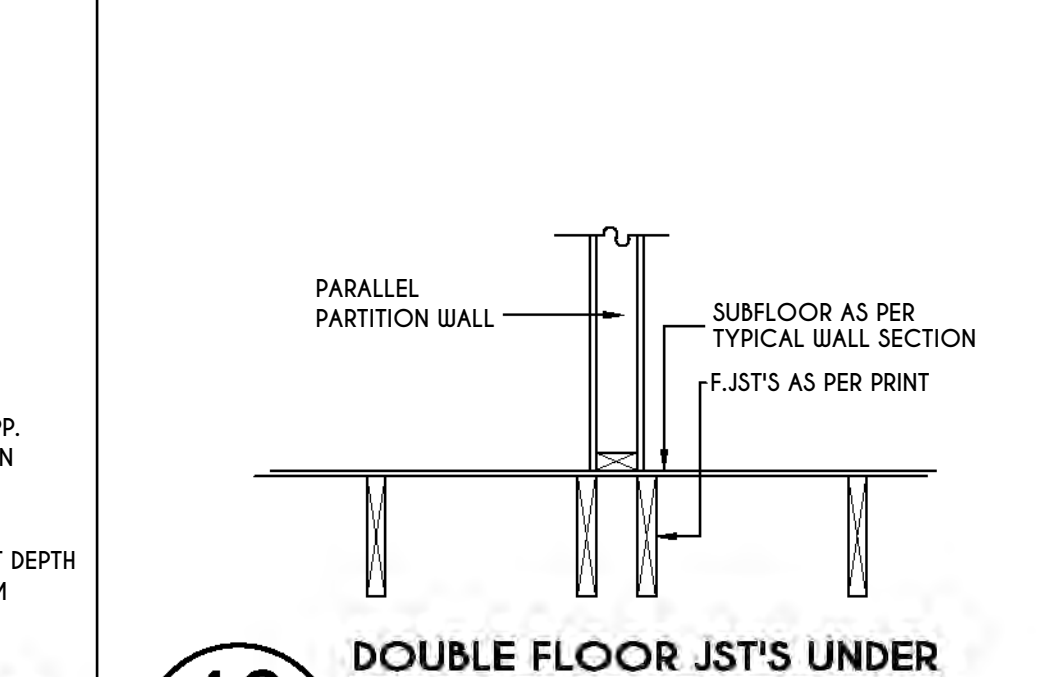
**9**  
**N-1**  
**EXTERIOR INSULATED 2 PLY HEADER DETAIL**  
SCALE: 1" = 1'-0"



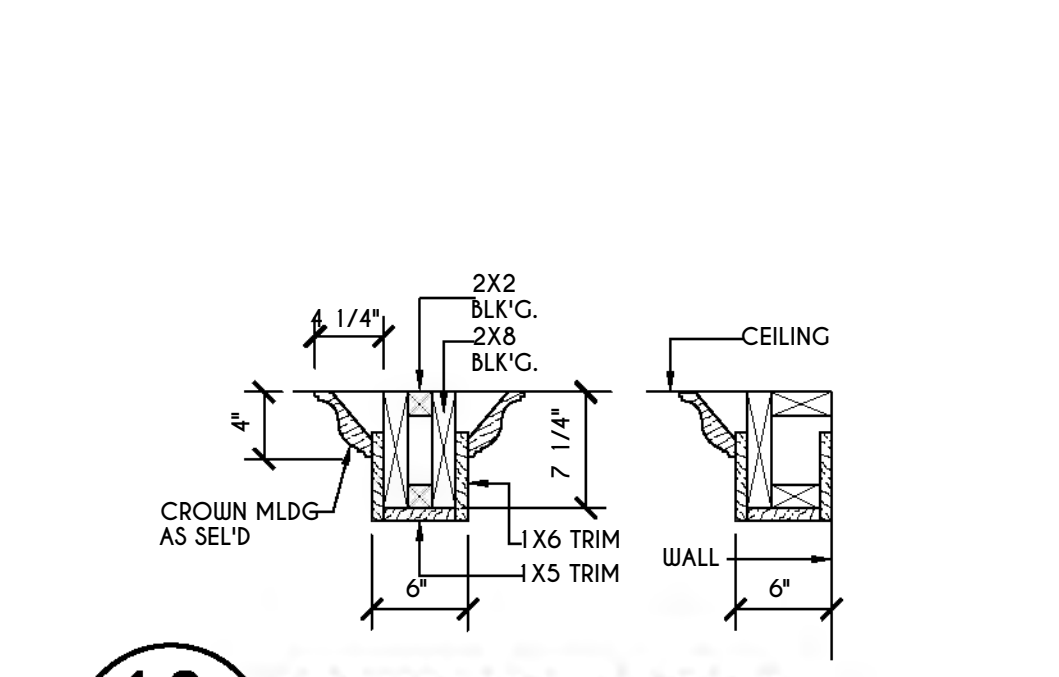
**10**  
**N-1**  
**EXTERIOR INSULATED 2 PLY LVL HEADER DETAIL**  
SCALE: 1" = 1'-0"



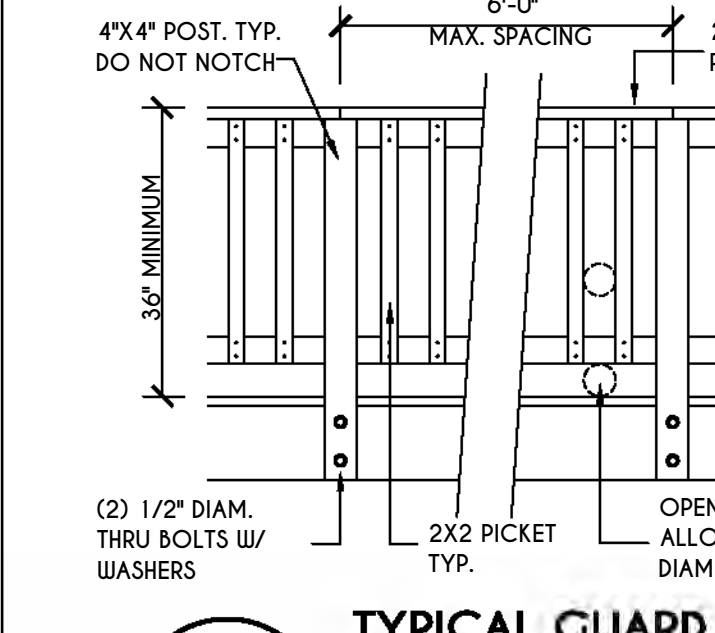
**11**  
**N-1**  
**I JOIST / GIRDER DETAIL**  
SCALE: 1/2" = 1'-0"



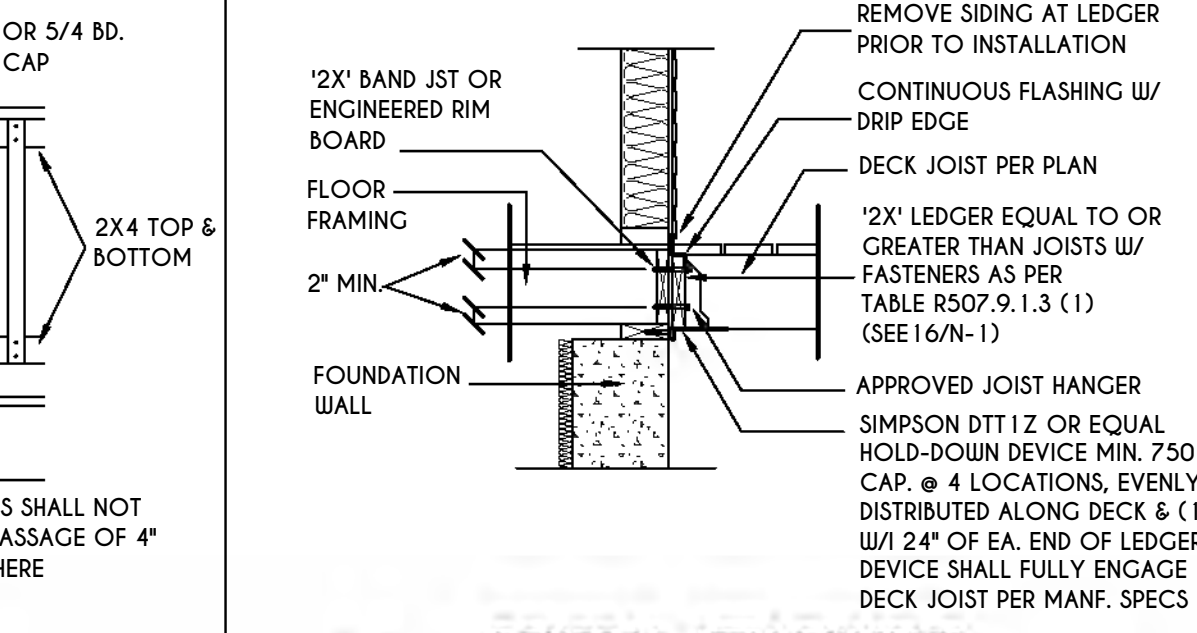
**12**  
**N-1**  
**DOUBLE FLOOR JOIST'S UNDER PARALLEL PARTITION WALL DETAIL**  
N.T.S.



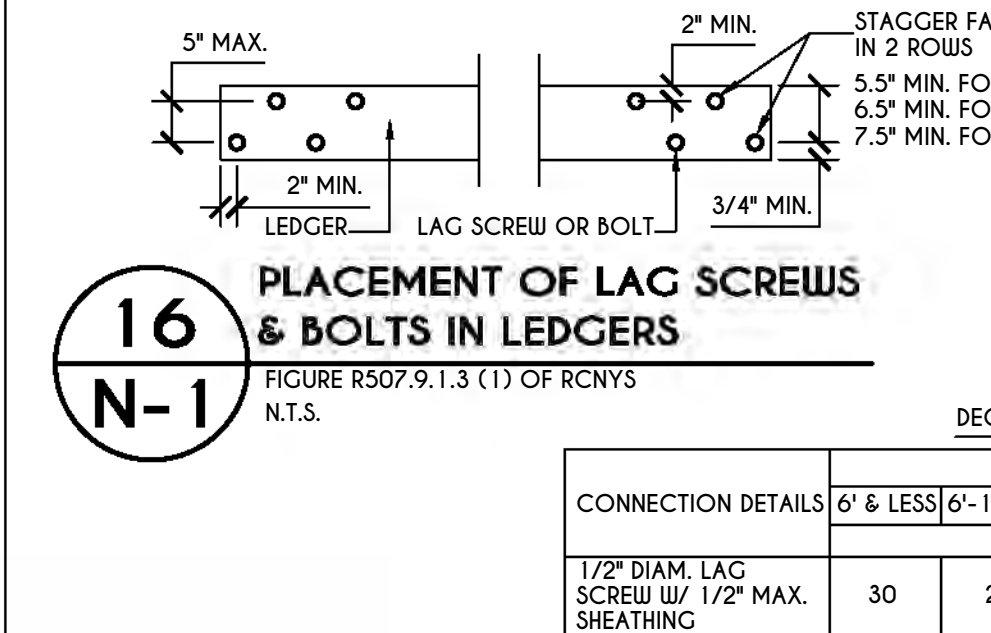
**13**  
**N-1**  
**COFFERED BEAM DETAIL**  
N.T.S.



**14**  
**N-1**  
**TYPICAL GUARD RAIL DETAIL**  
SCALE: 1/2" = 1'-0"



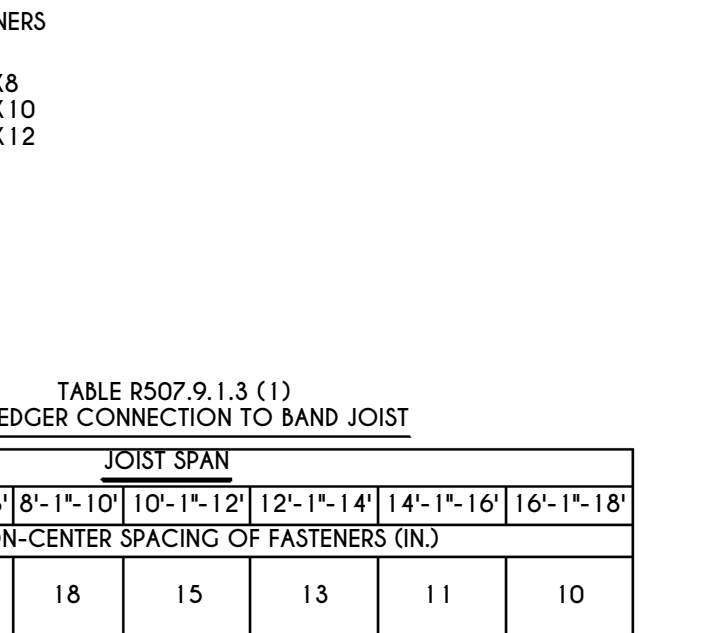
**15**  
**N-1**  
**GENERAL ATTACHMENT OF DECK TO LEDGER BD & BAND BD.**  
SCALE: 1/2" = 1'-0"



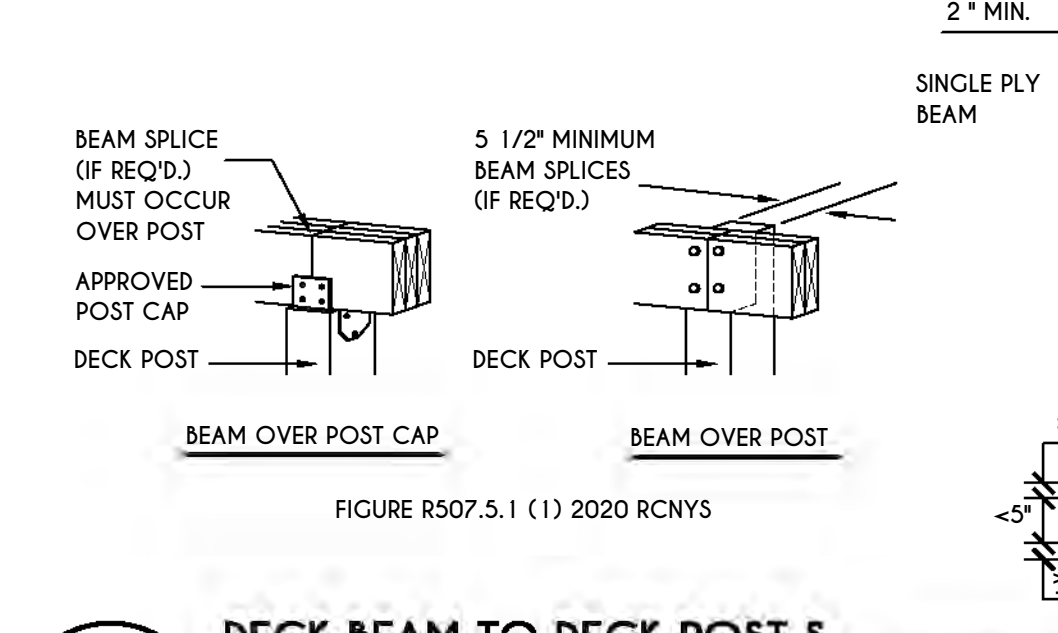
**16**  
**N-1**  
**PLACEMENT OF LAG SCREWS & BOLTS IN LEDGERS**  
SCALE: 1" = 1'-0"

TABLE R507.9.1.3 (1) OF RCNYS  
DECK LEDGER CONNECTION TO BAND JOIST

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



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

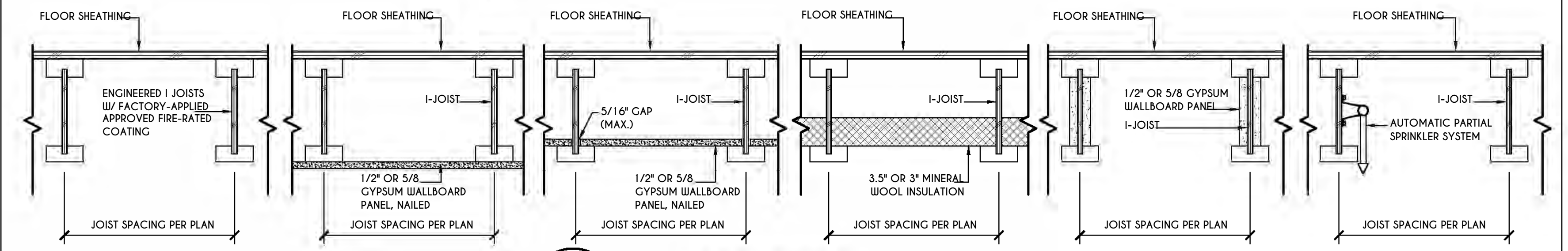


**17**  
**N-1**  
**DECK BEAM TO DECK POST & NOTCHED POST-TO-BEAM CONNECTION**  
N.T.S.

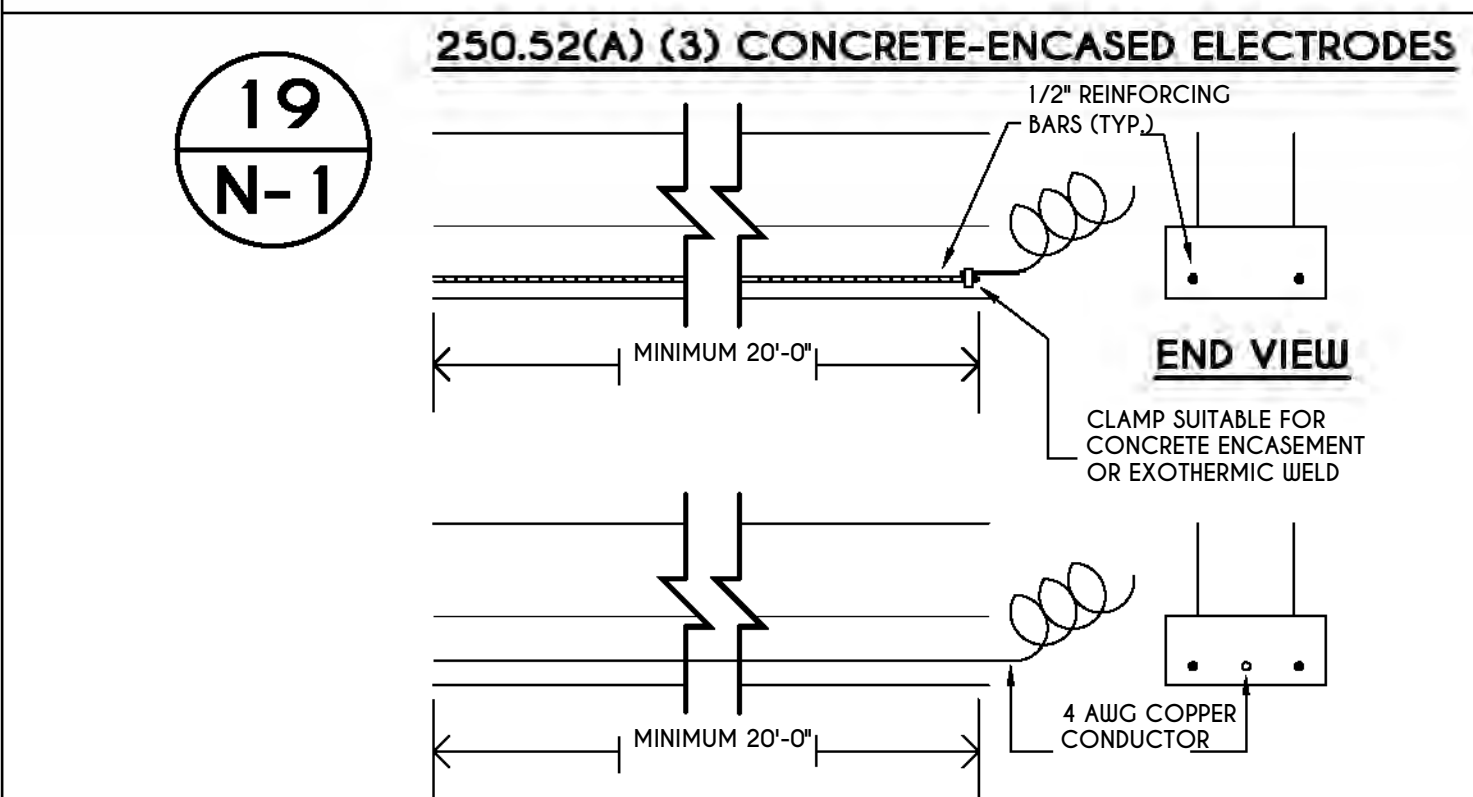
TABLE R507.4  
DECK POST HEIGHT

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

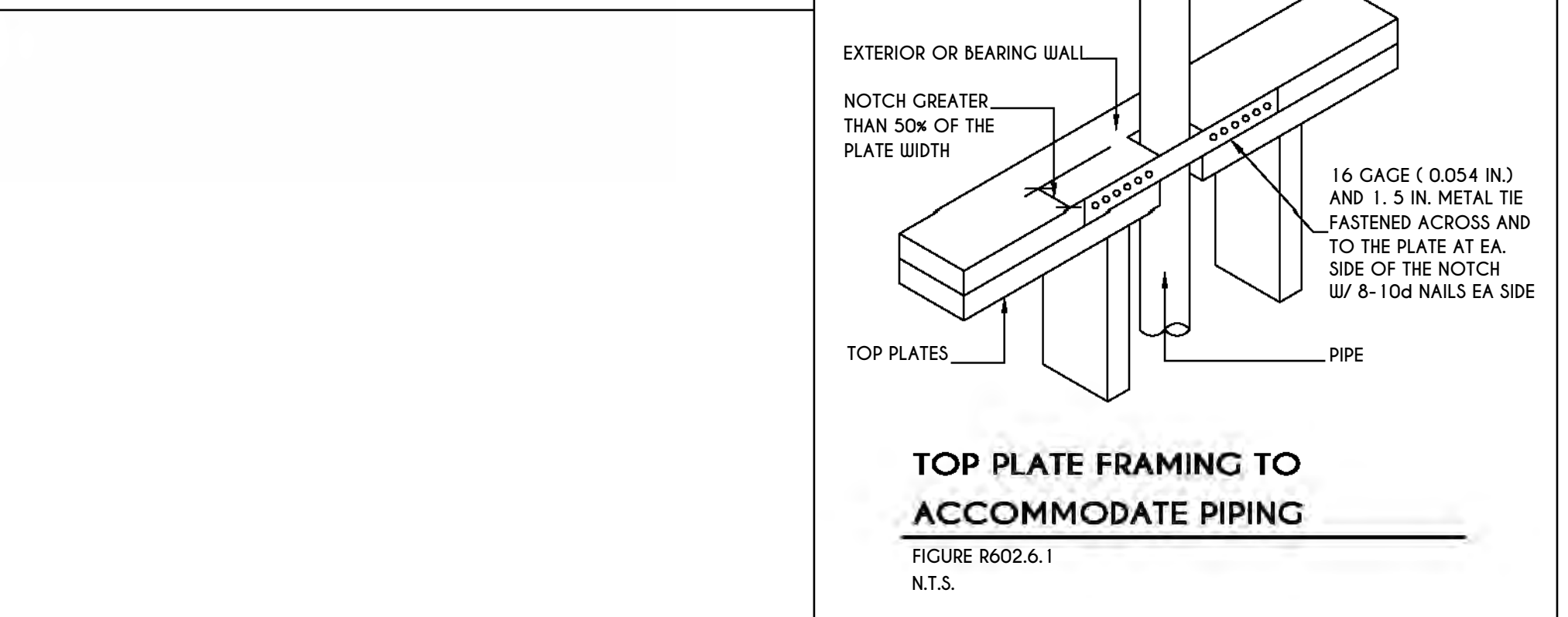
a. MEASURED TO UNDERSIDE OF BEAM  
b. BASED ON 40 psf LIVE LOAD  
c. THE MAXIMUM PERMITTED HEIGHT IS 8' FOR ONE-PLY & TWO-PLY BEAMS. THE MAXIMUM PERMITTED HEIGHT FOR THREE-PLY BEAMS ON POST CAP IS 6'-9"



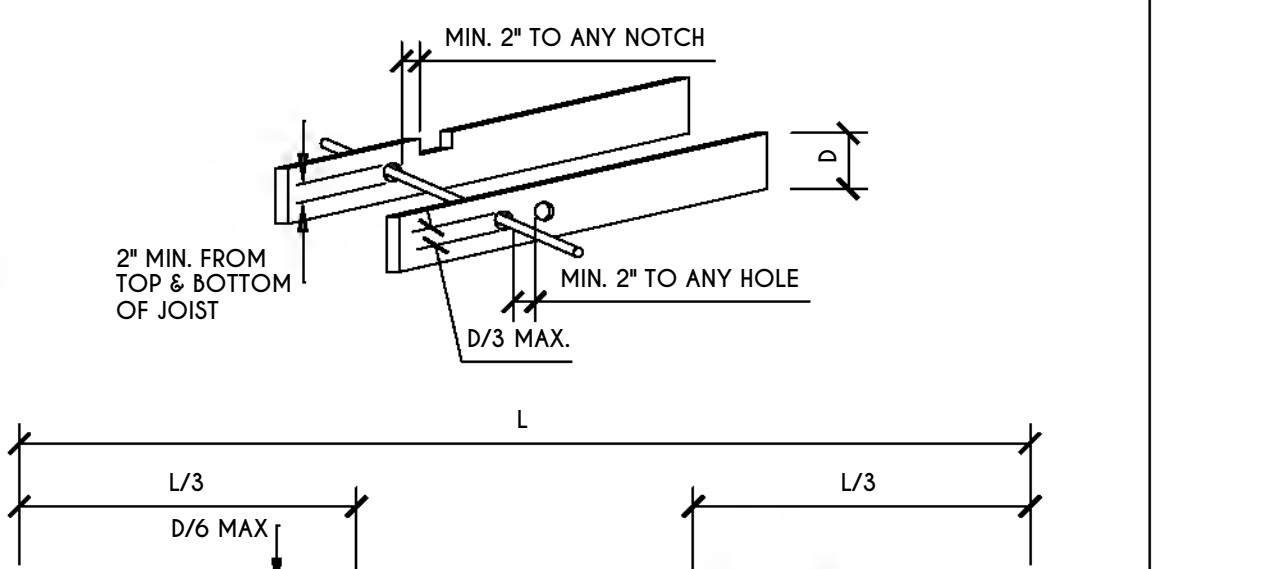
**18**  
**N-1**  
**I-JOIST FLOOR SYSTEMS FIRE RATED FLOOR ASSEMBLY**  
SCALE: 1/2" = 1'-0"



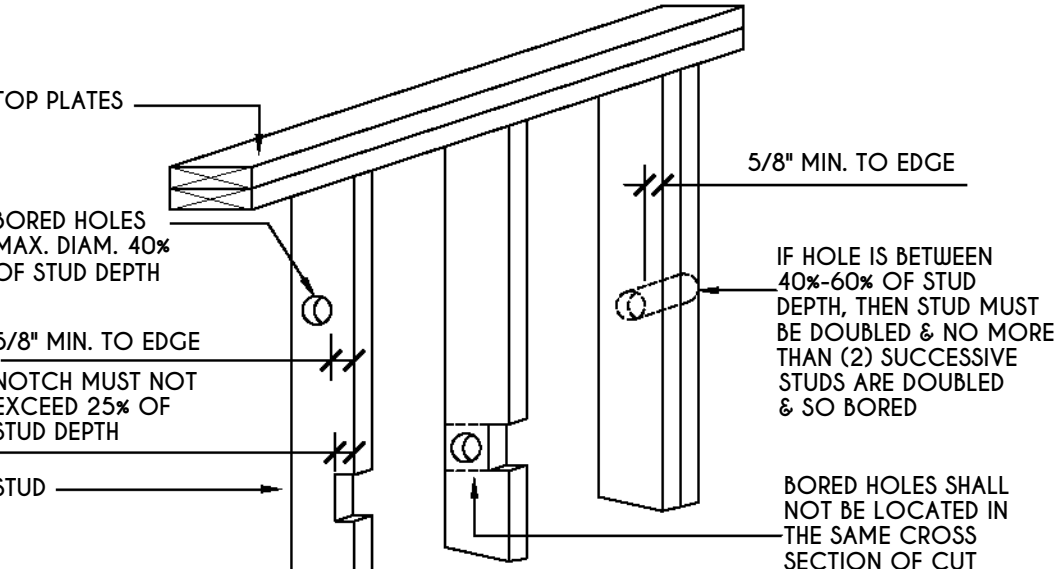
**19**  
**N-1**  
**250.52(A) (3) CONCRETE-ENCASED ELECTRODES**  
SCALE: 1/2" = 1'-0"



**TOP PLATE FRAMING TO ACCOMMODATE PIPING**  
SCALE: 1/2" = 1'-0"

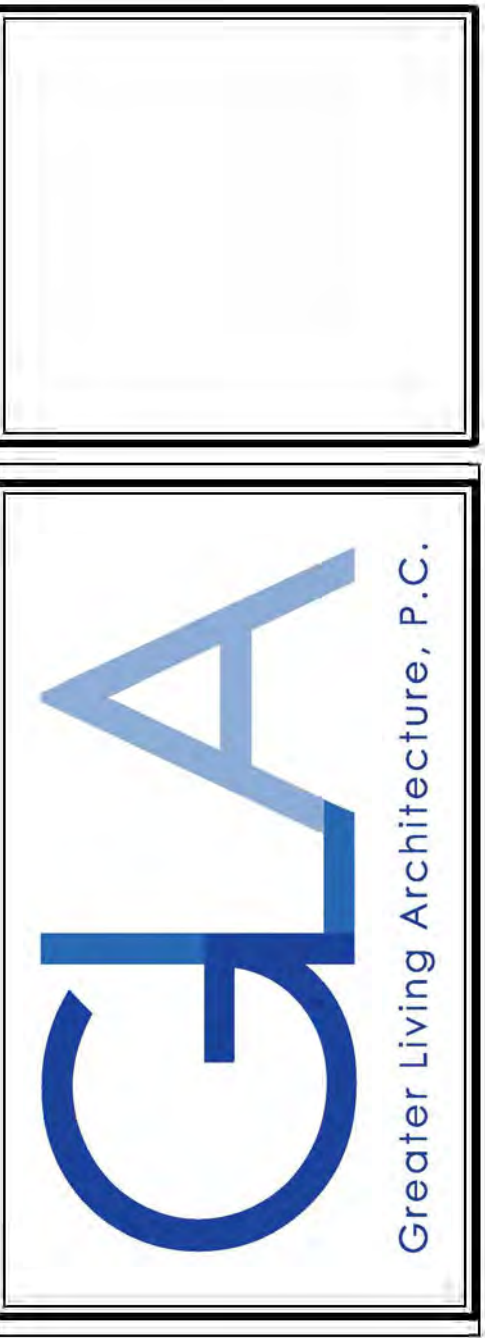


**CUTTING, NOTCHING, & DRILLING OF JOISTS**  
SCALE: 1/2" = 1'-0"



**NOTCHING & BORED HOLE LIMITATIONS FOR EXTERIOR WALLS & BEARING WALLS**  
SCALE: 1/2" = 1'-0"

**COPYRIGHT NOTICE :**  
THESE PLANS ARE PROTECTED UNDER FEDERAL COPYRIGHT LAWS BY GREATER LIVING ARCHITECTURE. ANY UNAUTHORIZED REPRODUCTION OR MODIFICATION OF THESE PLANS IS A VIOLATION OF THE NEW YORK STATE EDUCATION LAW, ARTICLE 145, SECTION 7209.  
COPYRIGHT © ALL RIGHTS RESERVED GREATER LIVING ARCHITECTURE, P.C.



3033 BRIGHTON-HENRIETTA TOWNLINE RD  
ROCHESTER, NY 14623  
CALL: (585) 272-9170  
FAX: (585) 292-1262  
[www.greaterliving.com](http://www.greaterliving.com)

**REVISIONS:**

DATE	BY	DESCRIPTION

**CLIENT/LOCATION:**  
SPEC HOUSE ( NEWCASTLE )  
LOT 64 BRIDLERIDGE FARMS  
PITTSFORD, NY

**BUILDER:**  
COVENTRY RIDGE  
BUILDING CORP.

**DETAILS**  
GLA PLAN 3067

drawn: CDK checked: CSB  
scale: AS NOTED date: 11 / 23  
PROJECT: 15428C sheet: **N 1**



TABLE R404.1.1(2)

8-INCH MASONRY FOUNDATION WALLS WITH REINFORCEMENT WHERE  $d \geq 5$  INCHES  $a, c, f$

WALL HEIGHT	HEIGHT OF UNBALANCED BACKFILL $e$	MINIMUM VERTICAL REINFORCEMENT AND SPACING (INCHES) $b, c$					
		SOIL CLASSES AND LATERAL SOIL LOADS $d$ (PL PER FOOT BELOW GRADE)					
		GM, CP, SU, AND SP SOILS 30	GM, CS, SM-SC AND ML SOILS 45	SC, MH, ML-CL AND INORGANIC CL SOILS 60	SC, MH, ML-CL AND INORGANIC CL SOILS 75	SC, MH, ML-CL AND INORGANIC CL SOILS 90	SC, MH, ML-CL AND INORGANIC CL SOILS 105
6'-8"	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.
	5'	#4 @ 48" O.C.	#4 @ 48" O.C.	#4 @ 48" O.C.	#4 @ 48" O.C.	#4 @ 48" O.C.	#4 @ 48" O.C.
	6'-8"	#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"	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.
	5'	#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"	#4 @ 48" O.C.	#4 @ 48" O.C.	#4 @ 48" O.C.	#4 @ 48" O.C.	#4 @ 48" O.C.	#4 @ 48" O.C.
8'-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.
	5'	#4 @ 48" O.C.	#4 @ 48" O.C.	#4 @ 48" O.C.	#4 @ 48" O.C.	#4 @ 48" O.C.	#4 @ 48" O.C.
	8'-0"	#4 @ 48" O.C.	#4 @ 48" O.C.	#4 @ 48" O.C.	#4 @ 48" O.C.	#4 @ 48" O.C.	#4 @ 48" 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.	#4 @ 48" O.C.
	5'	#4 @ 48" O.C.	#4 @ 48" O.C.	#4 @ 48" O.C.	#4 @ 48" O.C.	#4 @ 48" O.C.	#4 @ 48" O.C.
	8'-8"	#4 @ 48" O.C.	#4 @ 48" O.C.	#4 @ 48" O.C.	#4 @ 48" O.C.	#4 @ 48" O.C.	#4 @ 48" O.C.
9'-4"	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.
	5'	#4 @ 48" O.C.	#4 @ 48" O.C.	#4 @ 48" O.C.	#4 @ 48" O.C.	#4 @ 48" O.C.	#4 @ 48" O.C.
	9'-4"	#4 @ 48" O.C.	#4 @ 48" O.C.	#4 @ 48" O.C.	#4 @ 48" O.C.	#4 @ 48" O.C.	#4 @ 48" O.C.
10'-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.
	5'	#4 @ 48" O.C.	#4 @ 48" O.C.	#4 @ 48" O.C.	#4 @ 48" O.C.	#4 @ 48" O.C.	#4 @ 48" O.C.
	10'-0"	#4 @ 48" O.C.	#4 @ 48" O.C.	#4 @ 48" O.C.	#4 @ 48" O.C.	#4 @ 48" O.C.	#4 @ 48" 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 REINFORCEMENT DOES NOT EXCEED 72" IN SEISMIC DESIGN CATEGORIES A, B AND C, AND 48 INCHES IN SEISMIC DESIGN CATEGORIES D, E, F AND G.  
 c. VERTICAL REINFORCEMENT SHALL BE GRADE 60 MINIMUM. THE DISTANCE FROM THE FACE OF THE SOIL SIDE OF THE WALL TO THE CENTER OF VERTICAL REINFORCEMENT SHALL BE NOT LESS THAN 5 INCHES.  
 d. SOIL CLASSES ARE IN ACCORDANCE WITH THE UNIFIED SOIL CLASSIFICATION SYSTEM AND DESIGN LATERAL SOIL LOADS ARE FOR MOIST CONDITIONS WITHOUT HYDROSTATIC PRESSURE. REFER TO TABLE R404.1.  
 e. UNBALANCED BACKFILL HEIGHT IS THE DIFFERENCE IN HEIGHT BETWEEN THE EXTERIOR FINISH GROUND LEVEL AND THE LOWER OF THE TOP OF THE CONCRETE FOOTING THAT SUPPORTS THE FOUNDATION WALL OR THE INTERIOR FINISH GROUND LEVEL, WHERE AN INTERIOR CONCRETE SLAB-ON-GRADE IS PROVIDED AND IS IN CONTACT WITH THE INTERIOR SURFACE OF THE FOUNDATION WALL. MEASUREMENT OF THE UNBALANCED BACKFILL HEIGHT FROM THE EXTERIOR FINISH GROUND LEVEL TO THE TOP OF THE INTERIOR CONCRETE SLAB IS PERMITTED.  
 f. THE USE OF THIS TABLE SHALL BE PROHIBITED FOR SOIL CLASSIFICATIONS NOT SHOWN.

TABLE R404.1.1(3)

10-INCH MASONRY FOUNDATION WALLS WITH REINFORCEMENT WHERE  $d \geq 6.75$  INCHES  $a, c, f$

WALL HEIGHT	HEIGHT OF UNBALANCED BACKFILL $e$	MINIMUM VERTICAL REINFORCEMENT AND SPACING (INCHES) $b, c$					
		SOIL CLASSES AND LATERAL SOIL LOADS $d$ (PL PER FOOT BELOW GRADE)					
		GM, CP, SU, AND SP SOILS 30	GM, CS, SM-SC AND ML SOILS 45	SC, MH, ML-CL AND INORGANIC CL SOILS 60	SC, MH, ML-CL AND INORGANIC CL SOILS 75	SC, MH, ML-CL AND INORGANIC CL SOILS 90	SC, MH, ML-CL AND INORGANIC CL SOILS 105
6'-8"	4' (OR LESS)	#4 @ 56" O.C.	#4 @ 56" O.C.	#4 @ 56" O.C.	#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.	#4 @ 56" O.C.	#4 @ 56" O.C.	#4 @ 56" O.C.
	6'-8"	#4 @ 56" O.C.	#4 @ 56" O.C.	#4 @ 56" O.C.	#4 @ 56" O.C.	#4 @ 56" O.C.	#4 @ 56" O.C.
7'-4"	4' (OR LESS)	#4 @ 56" O.C.	#4 @ 56" O.C.	#4 @ 56" O.C.	#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.	#4 @ 56" O.C.	#4 @ 56" O.C.	#4 @ 56" O.C.
	7'-4"	#4 @ 56" O.C.	#4 @ 56" O.C.	#4 @ 56" O.C.	#4 @ 56" O.C.	#4 @ 56" O.C.	#4 @ 56" O.C.
8'-0"	4' (OR LESS)	#4 @ 56" O.C.	#4 @ 56" O.C.	#4 @ 56" O.C.	#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.	#4 @ 56" O.C.	#4 @ 56" O.C.	#4 @ 56" O.C.
	8'-0"	#4 @ 56" O.C.	#4 @ 56" O.C.	#4 @ 56" O.C.	#4 @ 56" O.C.	#4 @ 56" O.C.	#4 @ 56" O.C.
8'-8"	4' (OR LESS)	#4 @ 56" O.C.	#4 @ 56" O.C.	#4 @ 56" O.C.	#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.	#4 @ 56" O.C.	#4 @ 56" O.C.	#4 @ 56" O.C.
	8'-8"	#4 @ 56" O.C.	#4 @ 56" O.C.	#4 @ 56" O.C.	#4 @ 56" O.C.	#4 @ 56" O.C.	#4 @ 56" O.C.
9'-4"	4' (OR LESS)	#4 @ 56" O.C.	#4 @ 56" O.C.	#4 @ 56" O.C.	#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.	#4 @ 56" O.C.	#4 @ 56" O.C.	#4 @ 56" O.C.
	9'-4"	#4 @ 56" O.C.	#4 @ 56" O.C.	#4 @ 56" O.C.	#4 @ 56" O.C.	#4 @ 56" O.C.	#4 @ 56" O.C.
10'-0"	4' (OR LESS)	#4 @ 56" O.C.	#4 @ 56" O.C.	#4 @ 56" O.C.	#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.	#4 @ 56" O.C.	#4 @ 56" O.C.	#4 @ 56" O.C.
	10'-0"	#4 @ 56" O.C.	#4 @ 56" O.C.	#4 @ 56" O.C.	#4 @ 56" O.C.	#4 @ 56" O.C.	#4 @ 56" 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 REINFORCEMENT DOES NOT EXCEED 72" IN SEISMIC DESIGN CATEGORIES A, B AND C, AND 48 INCHES IN SEISMIC DESIGN CATEGORIES D, E, F AND G.  
 c. VERTICAL REINFORCEMENT SHALL BE GRADE 60 MINIMUM. THE DISTANCE FROM THE FACE OF THE SOIL SIDE OF THE WALL TO THE CENTER OF VERTICAL REINFORCEMENT SHALL BE NOT LESS THAN 5 INCHES.  
 d. SOIL CLASSES ARE IN ACCORDANCE WITH THE UNIFIED SOIL CLASSIFICATION SYSTEM AND DESIGN LATERAL SOIL LOADS ARE FOR MOIST CONDITIONS WITHOUT HYDROSTATIC PRESSURE. REFER TO TABLE R404.1.  
 e. UNBALANCED BACKFILL HEIGHT IS THE DIFFERENCE IN HEIGHT BETWEEN THE EXTERIOR FINISH GROUND LEVEL AND THE LOWER OF THE TOP OF THE CONCRETE FOOTING THAT SUPPORTS THE FOUNDATION WALL OR THE INTERIOR FINISH GROUND LEVEL, WHERE AN INTERIOR CONCRETE SLAB-ON-GRADE IS PROVIDED AND IS IN CONTACT WITH THE INTERIOR SURFACE OF THE FOUNDATION WALL. MEASUREMENT OF THE UNBALANCED BACKFILL HEIGHT FROM THE EXTERIOR FINISH GROUND LEVEL TO THE TOP OF THE INTERIOR CONCRETE SLAB IS PERMITTED.  
 f. THE USE OF THIS TABLE SHALL BE PROHIBITED FOR SOIL CLASSIFICATIONS NOT SHOWN.

TABLE R404.1.1(4)

12-INCH MASONRY FOUNDATION WALLS WITH REINFORCEMENT WHERE  $d \geq 8.75$  INCHES  $a, c, f$

WALL HEIGHT	HEIGHT OF UNBALANCED BACKFILL $e$	MINIMUM VERTICAL REINFORCEMENT AND SPACING (INCHES) $b, c$					
		SOIL CLASSES AND LATERAL SOIL LOADS $d$ (PL PER FOOT BELOW GRADE)					
		GM, CP, SU, AND SP SOILS 30	GM, CS, SM-SC AND ML SOILS 45	SC, MH, ML-CL AND INORGANIC CL SOILS 60	SC, MH, ML-CL AND INORGANIC CL SOILS 75	SC, MH, ML-CL AND INORGANIC CL SOILS 90	SC, MH, ML-CL AND INORGANIC CL SOILS 105
6'-8"	4' (OR LESS)	#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'	#4 @ 72" O.C.	#4 @ 72" O.C.	#4 @ 72" O.C.	#4 @ 72" O.C.	#4 @ 72" O.C.	#4 @ 72" O.C.
	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.
7'-4"	4' (OR LESS)	#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'	#4 @ 72" O.C.	#4 @ 72" O.C.	#4 @ 72" O.C.	#4 @ 72" O.C.	#4 @ 72" O.C.	#4 @ 72" O.C.
	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.
8'-0"	4' (OR LESS)	#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'	#4 @ 72" O.C.	#4 @ 72" O.C.	#4 @ 72" O.C.	#4 @ 72" O.C.	#4 @ 72" O.C.	#4 @ 72" O.C.
	8'-0"	#4 @ 72" O.C.	#4 @ 72" O.C.	#4 @ 72" O.C.	#4 @ 72" O.C.	#4 @ 72" O.C.	#4 @ 72" O.C.
8'-8"	4' (OR LESS)	#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'	#4 @ 72" O.C.	#4 @ 72" O.C.	#4 @ 72" O.C.	#4 @ 72" O.C.	#4 @ 72" O.C.	#4 @ 72" O.C.
	8'-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.
9'-4"	4' (OR LESS)	#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'	#4 @ 72" O.C.	#4 @ 72" O.C.	#4 @ 72" O.C.	#4 @ 72" O.C.	#4 @ 72" O.C.	#4 @ 72" O.C.
	9'-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.
10'-0"	4' (OR LESS)	#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'	#4 @ 72" O.C.	#4 @ 72" O.C.	#4 @ 72" O.C.	#4 @ 72" O.C.	#4 @ 72" O.C.	#4 @ 72" O.C.
	10'-0"	#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 REINFORCEMENT DOES NOT EXCEED 72" IN SEISMIC DESIGN CATEGORIES A, B AND C, AND 48 INCHES IN SEISMIC DESIGN CATEGORIES D, E, F AND G.  
 c. VERTICAL REINFORCEMENT SHALL BE GRADE 60 MINIMUM. THE DISTANCE FROM THE FACE OF THE SOIL SIDE OF THE WALL TO THE CENTER OF VERTICAL REINFORCEMENT SHALL BE NOT LESS THAN 5 INCHES.  
 d. SOIL CLASSES ARE IN ACCORDANCE WITH THE UNIFIED SOIL CLASSIFICATION SYSTEM AND DESIGN LATERAL SOIL LOADS ARE FOR MOIST CONDITIONS WITHOUT HYDROSTATIC PRESSURE. REFER TO TABLE R404.1.  
 e. UNBALANCED BACKFILL HEIGHT IS THE DIFFERENCE IN HEIGHT BETWEEN THE EXTERIOR FINISH GROUND LEVEL AND THE LOWER OF THE TOP OF THE CONCRETE FOOTING THAT SUPPORTS THE FOUNDATION WALL OR THE INTERIOR FINISH GROUND LEVEL, WHERE AN INTERIOR CONCRETE SLAB-ON-GRADE IS PROVIDED AND IS IN CONTACT WITH THE INTERIOR SURFACE OF THE FOUNDATION WALL. MEASUREMENT OF THE UNBALANCED BACKFILL HEIGHT FROM THE EXTERIOR FINISH GROUND LEVEL TO THE TOP OF THE INTERIOR CONCRETE SLAB IS PERMITTED.  
 f. THE USE OF THIS TABLE SHALL BE PROHIBITED FOR SOIL CLASSIFICATIONS NOT SHOWN.

TABLE R404.1.2(8)

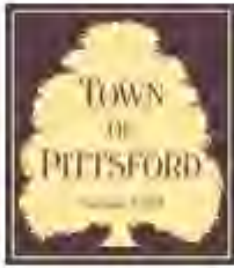
MINIMUM VERTICAL REINFORCEMENT FOR 6-, 8-, 10-, AND 12-INCH NOMINAL FLAT BASEMENT WALLS  $b, c, d, e, f, h, k, n, o$

MAXIMUM WALL HEIGHT (FEET)	MINIMUM UNBALANCED BACKFILL HEIGHT $e$ (FEET)	MINIMUM VERTICAL REINFORCEMENT-BAR SIZE & SPACING (INCHES)											
		SOIL CLASSES <sup>a</sup> AND DESIGN LATERAL SOIL LOADS <sup>d</sup> (PL PER FOOT OF DEPTH)											
		GM, CP, SU, AND SP SOILS				GM, CS, SM-SC AND ML SOILS				SC, MH, ML-CL AND INORGANIC CL SOILS			
4	4	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR
	5	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR
	6	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR
6	4	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR
	5	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR
	6	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR
7	4	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR
	5	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR
	6	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR
8	4	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR
	5	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR
	6	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR
9	4	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR
	5	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR
	6	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR
10	4	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR
	5	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR
	6	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR

- a. SOIL CLASSES ARE IN ACCORDANCE WITH THE UNIFIED SOIL CLASSIFICATION SYSTEM. REFER TO TABLE R404.1.  
 b. TABLE VALUES ARE BASED ON REINFORCING BARS WITH A MINIMUM YIELD STRENGTH OF 60,000 PSI.  
 c. VERTICAL REINFORCEMENT 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.(2).  
 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 WILL 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 MEASURED 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,  $f_c$ , OF NOT LESS THAN 2,500 PSI AT 28 DAYS, UNLESS A HIGHER STRENGTH IS REQUIRED BY FOOTNOTE 1 OR 1a. THE MINIMUM THICKNESS IS PERMITTED TO BE REDUCED 2 INCHES, PROVIDED THE MINIMUM SPECIFIED COMPRESSIVE STRENGTH OF CONCRETE,  $f_c$  IS 4,000 PSI.  
 l. A PLAN CONCRETE WALL WITH A MINIMUM NOMINAL THICKNESS OF 12 INCHES IS PERMITTED, PROVIDED MINIMUM SPECIFIED COMPRESSIVE STRENGTH OF CONCRETE,  $f_c$  IS 3,500 PSI.  
 m. SEE TABLE R602.3 FOR TOLERANCE FROM NOMINAL THICKNESS PERMITTED FOR FLAT WALLS.  
 n. 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
GENERAL REQUIREMENTS	A CONTINUOUS AIR BARRIER SHALL BE INSTALLED IN THE BUILDING ENVELOPE. THE EXTERIOR THERMAL ENVELOPE CONTAINS A CONTINUOUS AIR BARRIER. BREAKS OR JOINTS IN THE AIR BARRIER SHALL BE SEALED. THE AIR BARRIER IN ANY DROPPED CEILING / SOFFIT SHALL BE ALIGNED WITH THE INSULATION AND ANY GAPS IN THE AIR BARRIER SHALL BE SEALED.	AIR-PERMEABLE INSULATION SHALL NOT BE USED AS A SEALING MATERIAL. EXTERIOR THERMAL ENVELOPE INSULATION FOR FRAMED WALLS SHALL BE INSTALLED IN SUBSTANTIAL CONTACT AND CONTINUOUS ALIGNMENT WITH THE AIR BARRIER.
CEILING / ATTIC	ACCESS OPENINGS, DROP DOWN STAIRS, OR KNEE WALL DOORS TO UNCONDITIONED ATTIC SPACES SHALL BE SEALED.	THE INSULATION IN ANY DROPPED CEILING / SOFFIT SHALL BE ALIGNED WITH THE AIR BARRIER.
WALLS	THE JUNCTION OF THE FOUNDATION AND SILL PLATE SHALL BE SEALED. THE JUNCTION OF THE TOP PLATE AND THE TOP OF EXTERIOR WALLS SHALL BE SEALED. KNEE WALLS SHALL BE SEALED.	CAVITIES WITH CORNERS AND HEADERS OF FRAME WALLS SHALL BE INSULATED BY COMPLETELY FILLING THE CAVITY WITH A MATERIAL HAVING A THERMAL RESISTANCE OF R-3 PER INCH MINIMUM. EXTERIOR THERMAL ENVELOPE INSULATION FOR FRAMED WALLS SHALL BE INSTALLED IN SUBSTANTIAL CONTACT AND CONTINUOUS ALIGNMENT WITH THE AIR BARRIER.
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.
CRACK SPACE WALLS	EXPOSED EARTH IN UNVENTED CRACK SPACES SHALL BE COVERED WITH A CLASS 1 VAPOR BARRIER WITH OVERLAPPING JOINTS TAPED.	WHERE PROVIDED INSTEAD OF FLOOR INSULATION, INSULATION SHALL BE PERMANENTLY ATTACHED TO THE CRACKSPACE WALLS.
SHAFTS, PENETRATIONS	DUCT SHAFTS, UTILITY PENETRATIONS, AND FLUE SHAFTS OPENING THE EXTERIOR OR UNCONDITIONED SPACE SHALL BE SEALED.	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.
NARROW CAVITIES		
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</		



# Town of Pittsford

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

**Permit #**  
**D23-000013**

Phone: 585-248-6250

FAX: 585-248-6262

## DESIGN REVIEW AND HISTORIC PRESERVATION BOARD REFERRAL OF APPLICATION

**Property Address:** 717 Stone Road PITTSFORD, NY 14534

**Tax ID Number:** 164.03-1-3

**Zoning District:** RN Residential Neighborhood

**Owner:** Ryskowski, Doris M

**Applicant:** Sortino Properties

### Application Type:

Residential Design Review

§185-205 (B)

Commercial Design Review

§185-205 (B)

Signage

§185-205 (C)

Certificate of Appropriateness

§185-197

Landmark Designation

§185-195 (2)

Informal Review

Build to Line Adjustment

§185-17 (B) (2)

Building Height Above 30 Feet

§185-17 (M)

Corner Lot Orientation

§185-17 (K) (3)

Flag Lot Building Line Location

§185-17 (L) (1) (c)

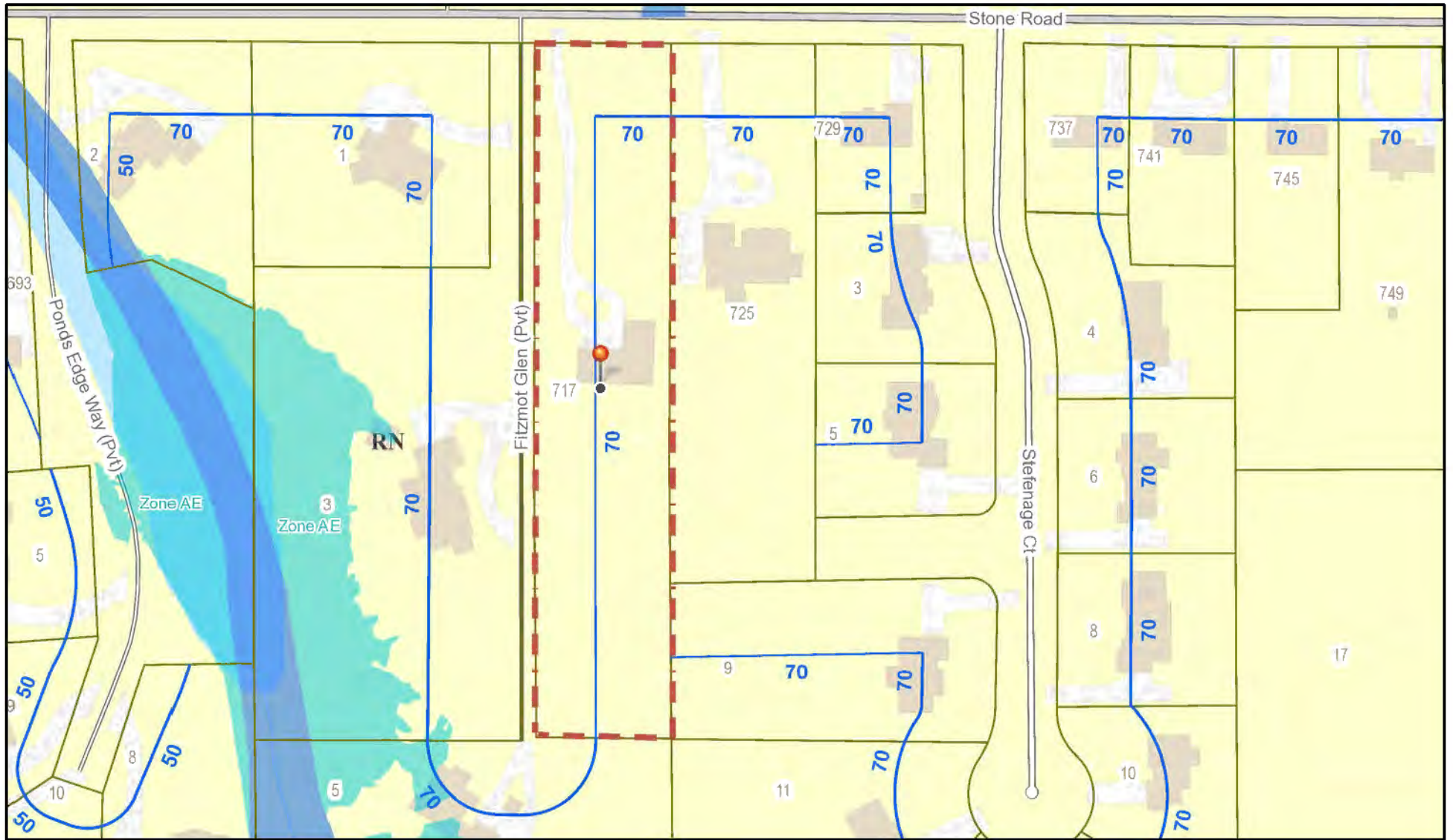
Undeveloped Flag Lot Requirements

§185-17 (L) (2)

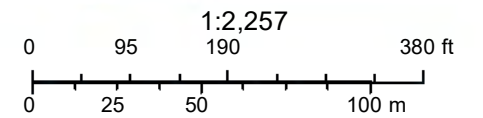
**Project Description:** Applicant is requesting Board approval to demolish the existing 1,906-square-foot, one-story, single-family home, with the intent to build a 4,450-square-foot, two-story, single-family home (with finished basement) on the property. This property is zoned Residential Neighborhood (RN).

**Meeting Date:** January 11, 2024

# RN Residential Neighborhood Zoning

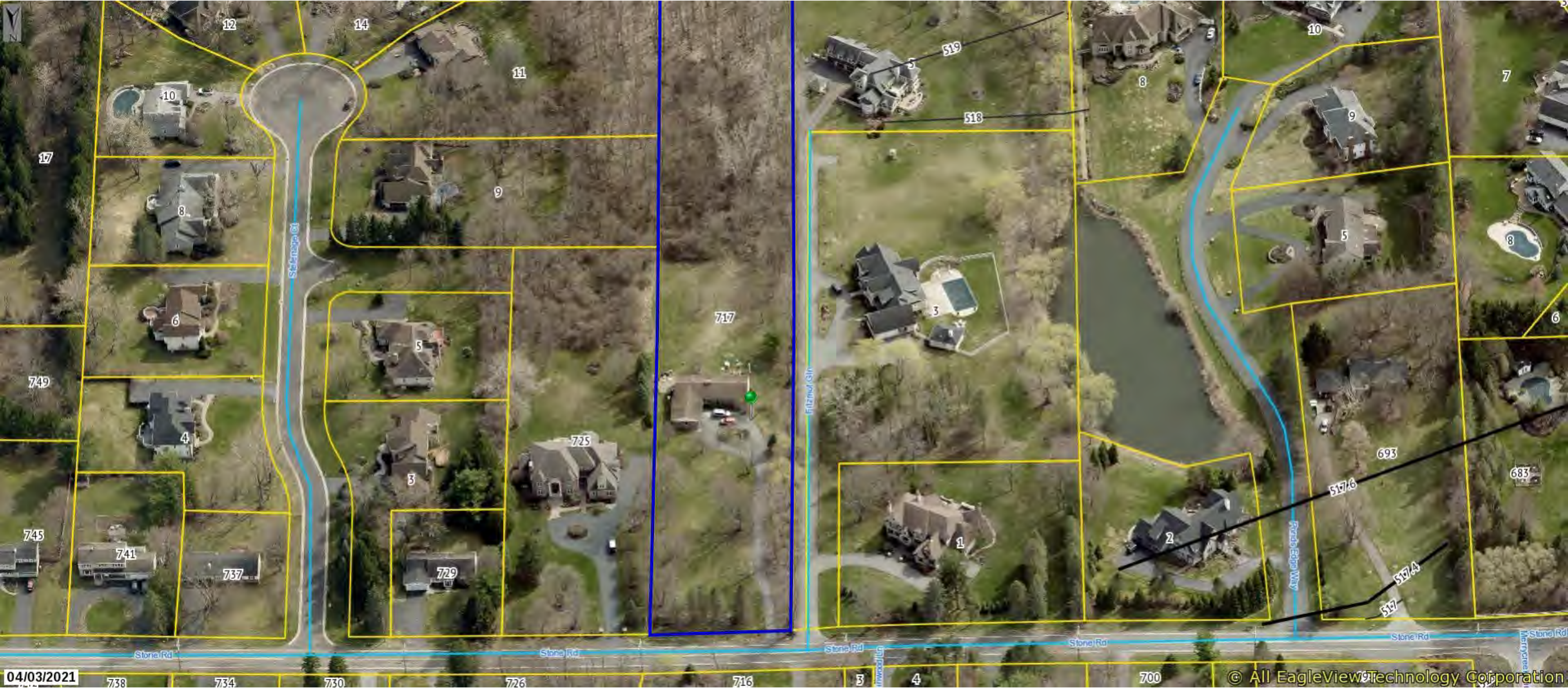


Printed December 28, 2023



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.



04/03/2021

© All EagleView Technology Corporation



















# APPLICATION FOR BUILDING PERMIT

## INSTRUCTIONS

- A. This application must be filled in by typewriter or in ink and submitted to the Building Inspector.
- B. One plot plan showing location of lot and of proposed and existing buildings on premises, relationship to adjoining premises, public streets or areas, and giving a detailed description of layout of property, with ALL measurements shown, must be submitted with this application.
- C. This application must be accompanied by ONE complete set of plans showing proposed construction. Plans shall describe the nature of the work to be performed, the materials and equipment to be used and installed and details of structure, mechanical, electrical and plumbing installations, sewage disposal and water drainage system.
- D. The work covered by this application cannot be commenced before the issuance of a Building Permit.
- E. Upon approval of this application, the Building Inspector will issue a Building Permit to the applicant.

APPLICATION IS HEREBY MADE for the issuance of a BUILDING PERMIT pursuant to the rules and regulations, that have been adopted by the Town of Pittsford, for the construction of buildings, additions or alterations, or removal, or demolition, as herein described. The OWNER will be held responsible for compliance with all applicable laws, ordinances and regulations.

Subject to the provisions of the Town Building Code. All lot and setback stakes must be set and protected before construction is started.

### LOCATION OF PREMISES:

Tract \_\_\_\_\_ Lot No. \_\_\_\_\_ Street Stone Rd. House No. 717 Zoned A.A.

LOT SIZE: Front 130 ft. Rear 130 ft. Depth 96.2 ft. Depth \_\_\_\_\_ ft. Sq. Ft. Area 125060

BUILDING: New \_\_\_\_\_ Addition \_\_\_\_\_ Alteration \_\_\_\_\_ Repair \_\_\_\_\_ Demolition \_\_\_\_\_

OWNER AND PRESENT ADDRESS M. R. & MRS. Raymond Ryskowski

NAME AND ADDRESS OF APPLICANT Same

DWELLING \_\_\_\_\_ MULTIPLE DWELLING \_\_\_\_\_ GARAGE \_\_\_\_\_ CARS, COMMERCIAL \_\_\_\_\_ INDUSTRIAL \_\_\_\_\_

ESTIMATED COST \$ 55,000. FEE \$ 77.05 P/CK # 369

COMPLETED COST \$ \_\_\_\_\_

### DIMENSIONS OF NEW CONSTRUCTION: (As Per Plans Submitted)

Ground Floor Area 1884 Type of Building Frame & Brickface

2nd Floor Area \_\_\_\_\_ Number of Stories 1

### FOR ALTERATIONS AND ADDITIONS:

Dimensions of existing structures:

Front \_\_\_\_\_ Rear \_\_\_\_\_ Depth \_\_\_\_\_ Height \_\_\_\_\_ Number of Stories \_\_\_\_\_

Dimension of proposed additions:

Front \_\_\_\_\_ Rear \_\_\_\_\_ Depth \_\_\_\_\_ Height \_\_\_\_\_ Number of Stories \_\_\_\_\_

*Type 2 under SEQR. law*

TOWN OF PITTSFORD BUILDING DEPARTMENT

18 June 80  
Date

ACCEPTED: George Dushee  
BUILDING INSPECTOR

THIS ACCEPTANCE does not relieve the agent, applicant, architect, builder, engineer, or owner from complying with any of the provisions of the N.Y.S. Building Code, Energy Code, SEQR Act, local zoning ordinances, etc. which are stated, implied, or omitted in these plans and specifications.

STATE OF NEW YORK }  
COUNTY OF MONROE } ss:  
TOWN OF PITTSFORD }

\_\_\_\_\_ being duly sworn and says that he is the applicant above named. He is the owner, contractor, agent, and is duly authorized to perform the said work and to make and file this application; that all statements contained in this application are true to the best of his knowledge and belief, and that the work will be performed in the manner set forth in the application and in the plans filed herewith.

Sworn to before me

this \_\_\_\_\_ day of \_\_\_\_\_, 19 79

George W. Dushee  
Deputy - Inspector.

Raymond Ryskowski  
(Signature of Applicant)

334-1408

TOWN OF PITTSFORD  
BUILDING DEPARTMENT REPORT

PERMIT NUMBER 95  
DATE 6/18/80

TAX ACCOUNT # \_\_\_\_\_

TRACT \_\_\_\_\_ Section \_\_\_\_\_

LOT NUMBER \_\_\_\_\_

STREET & NO. 717 Stone Rd

ZONE AA

OWNER Raymond Ryskowski

BUILDER Same

STRUCTURE: \_\_\_\_\_

TYPE Frame T

USE dwelling

G.F.A. 1st Floor 1884 1/2  
2nd Floor \_\_\_\_\_

NO. BATHROOMS 2

NO. POWDER ROOMS 1

LAUNDRY ROOM 1

NO. BEDROOMS 3

NO. FIREPLACES 2

SEWAGE SYSTEM Septic

STORM SEWER \_\_\_\_\_

CONDUCTORS \_\_\_\_\_

By: \_\_\_\_\_

STORM WATER: SUMP PUMP \_\_\_\_\_  
GRAVITY DRAIN \_\_\_\_\_

SET BACK: \_\_\_\_\_

Front: 268 Rear: — Side: 23.5 Side: 36.2

INSPECTION DATES: (18x8) + (14x8)  
SET BACK \_\_\_\_\_

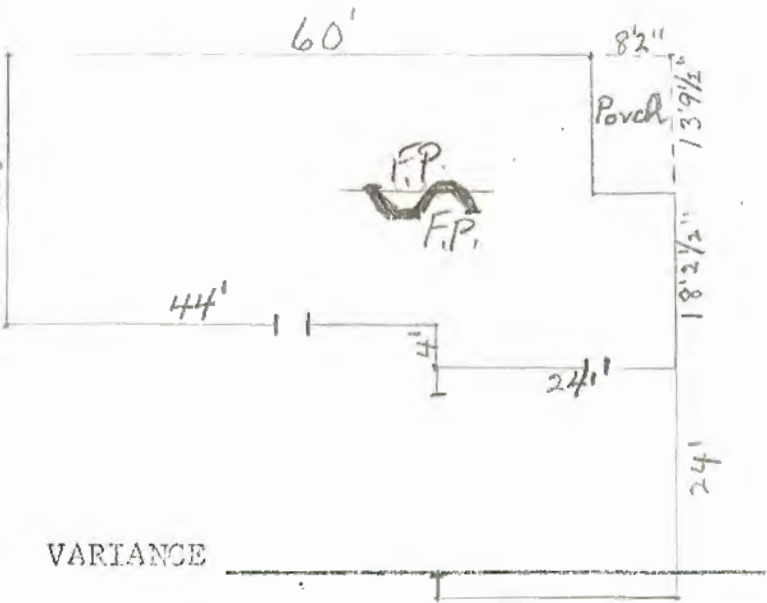
PLUMBING-UNDERGROUND \_\_\_\_\_

ABOVEGROUND 6/29/81

SEWAGE \_\_\_\_\_

NEW YORK BOARD OF FIRE UNDERWRITERS  
6/18/80 Heat plan here - M

5179 Gas



VARIANCE \_\_\_\_\_

C.O. ISSUED January 20, 1984

By: Caro

MONROE CO. WATER AUTHORITY CARD \_\_\_\_\_

By: \_\_\_\_\_

By: \_\_\_\_\_

By: Tom Haefner

By: \_\_\_\_\_

Electrical Certificate: 1/6/83

By: \_\_\_\_\_  
Inspector













STONE ROAD - COUNTY ROAD 37

(60.5' RIGHT-OF-WAY)

N89°33'25"E 130.00'

N89°33'25"E 15.00'

N 1,122.676.37  
E 1,428,232.46

N/T  
SWANESH POPL  
TA. No. 164.03-2-24.1  
725 STONE ROAD

N/T  
ROBERT W. COOPER JR &  
ROSE A. COOPER  
TA. No. 164.03-2-21  
S STEPHENSON COUNTY  
LOT R-2

STEPHENSON COUNTY  
RESUBDIVISION  
L. 338 OF MAPS

LOT 1  
2,061 ACRES± TO CL.  
1,977 ACRES± TO R.O.W.

N/T  
BERNARD J. J.  
DORIS W. BROADBENT  
TA. No. 164.03-1-5  
777 STONE ROAD  
2,884 ACRES± TO CL.  
2,791 ACRES± TO R.O.W.

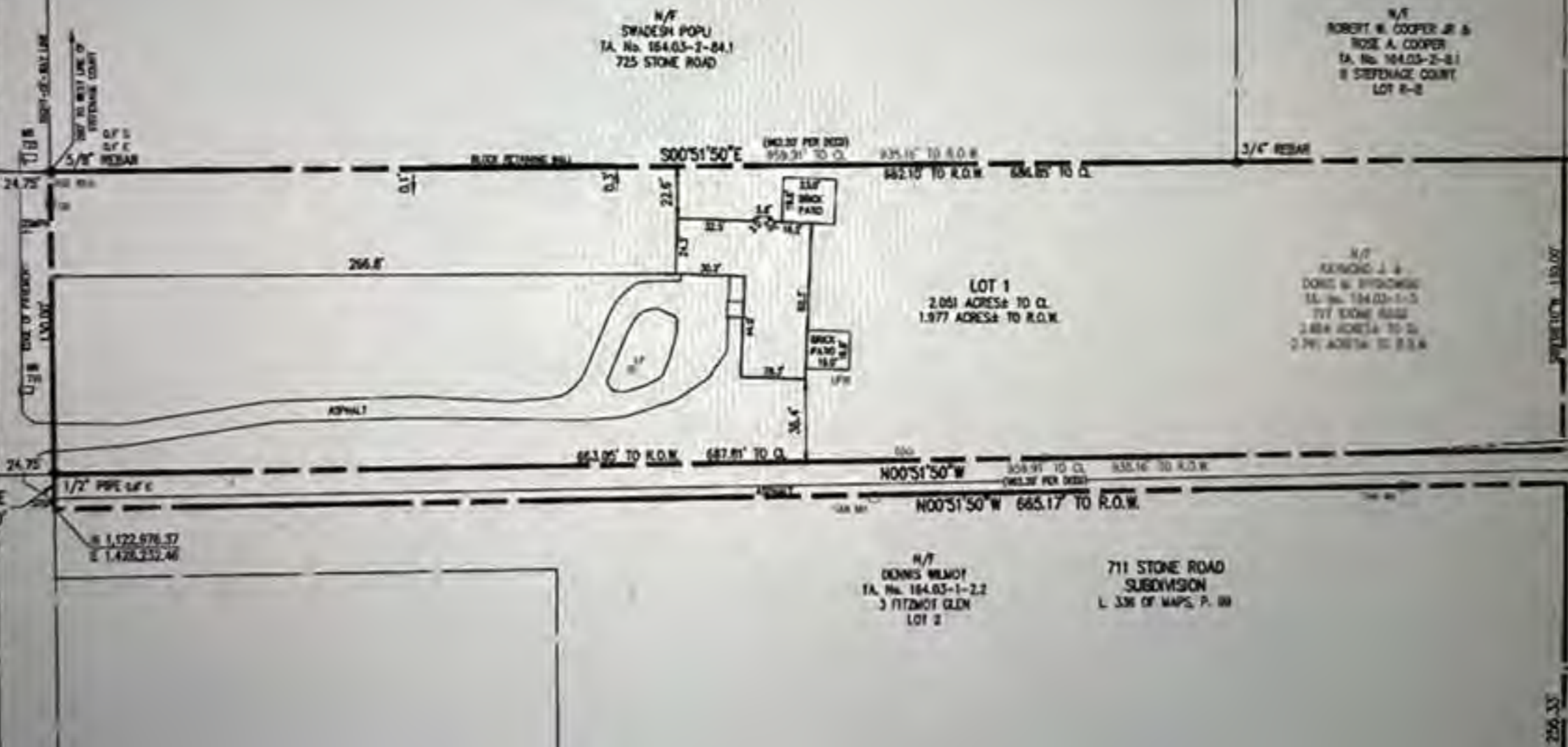
N/T  
DENNIS WILMOT  
TA. No. 164.03-1-2.2  
J FITZPATRICK GLEN  
LOT 2

711 STONE ROAD  
SUBDIVISION  
L. 338 OF MAPS, P. 88

256.33'

130.00'

130.00'





Licensed in Colorado • Connecticut • Florida • Maine • Massachusetts • Nevada • New York • Pennsylvania • Rhode Island • South Carolina • Texas

12/21/2023

Town of Pittsford NY

Design review and Historic board

11 S. Main Street

Pittsford NY 14534

Re: 717 Stone Road Pittsford NY

Members of the board,

I am pleased to introduce you to a new build project at the above noted address. This project will require the demolition of the existing residence located on the site. Included in this submittal are photos of the existing house along with the plans for the proposed structure that will replace the existing house. Additionally included is the asbestos survey and demolition proposal that indicates the procedure that will be followed during the removal process. This project will require a variance for the side setback from Fitzmont Glen, a private drive to the west of our site. Application has been made to the ZBA for the January meeting.

The existing house was constructed around 1982. It was designed by Architect Florian Sobolewski for Mr. and Mrs. Raymond Ryskowski according to the plans I have. It is a one-story house approximately 15' high to the ridge. The area of the existing house is listed at 1906 s.f.

Thank you for the opportunity to present the project for your consideration.

Respectfully submitted.

Patrick j Morabito AIA/NCARB

Attachments

Existing house pictures



UNLESS OTHERWISE NOTED

ROOFING: 30 YR GUARANTEE ASPHALT SHINGLES  
STANDING SEAM METAL ROOFING

ROOF VENTING: N/A WITH SPRAY FOAM INSULATION

FASCIAS: 1X 6 AZEK

FRIEZEBDS: 1X 12 AZEK

BELTBORDS: 1X 10 AZEK WITH DRIP CAP

CORNERBDS: 1X 6 AZEK

CASINGS: 1X 6 AZEK

SIDING: HARDIE SIDING AT 6" EXPOSURE

OVERHANGS: 16"

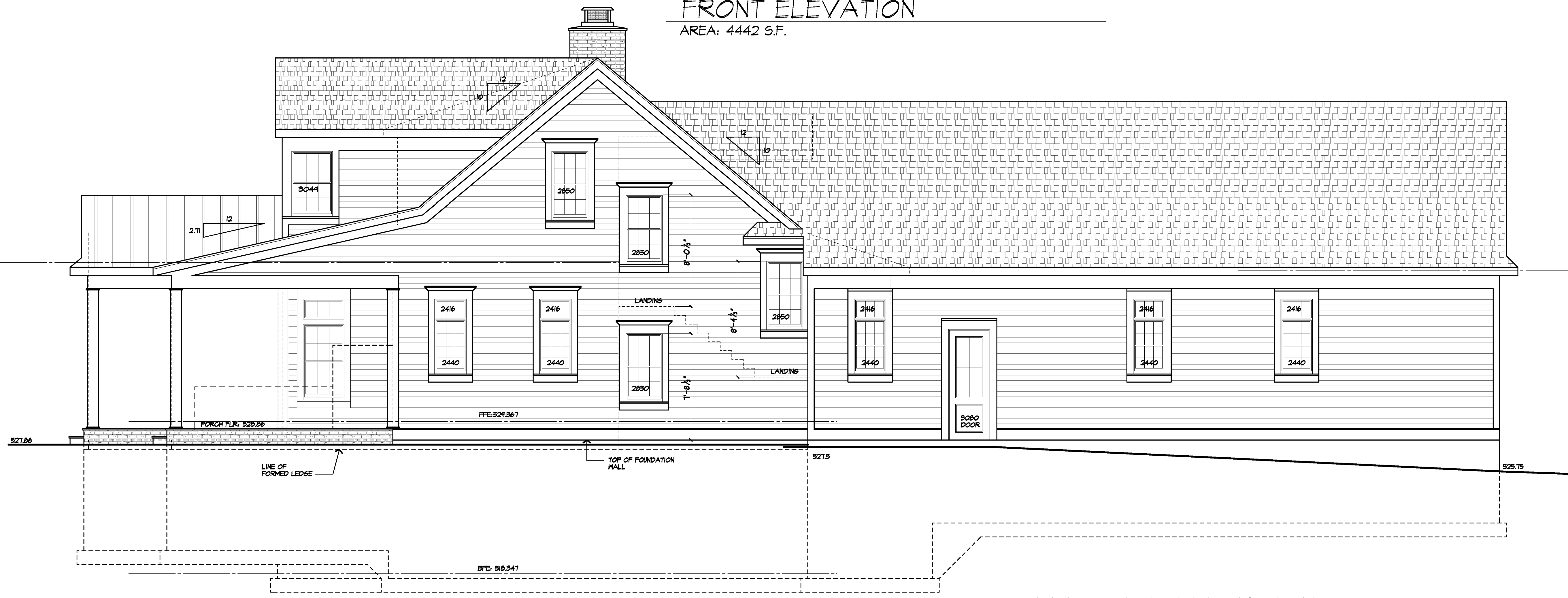
RAKE OVERHANGS: 6"

MIN FTS. DEPTH: 4'-0"

CLS HT:  
1ST FLOOR: 10'-1 1/8"  
2ND FLOOR: 9'-1 1/8"  
(7'-0 1/2 AT DORMERS)

WINDOW MFR. AS SELECTED  
PROVIDE SAFETY GLAZING PER R308.4  
SIZES SHOWN ARE IN FEET/INCHES  
(E.G. 2440= 2'-4" WIDE X 4'-0" HIGH)

FRONT ELEVATION  
AREA: 4442 S.F.



LEFT SIDE ELEVATION



**MORABITO ARCHITECTS**

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

121 Sully's Trail  
Pittsford, NY 14534

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

www.MorabitoArchitects.com

**NOTICE:**

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS ACTING UNDER THE SUPERVISION OF A LICENSED ARCHITECT TO ALTER ANY ITEM ON THIS DOCUMENT IN ANY WAY.

ANY LICENSEE WHO ALTERS THIS DOCUMENT IS REQUIRED BY LAW TO FIX HIS OR HER SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS OR HER SIGNATURE AND A SPECIFIC DESCRIPTION OF THE ALTERATIONS.

THESE DRAWINGS ARE COPYRIGHTED AND ARE SUBJECT TO COPYRIGHT PROTECTION AS AN "ARCHITECTURAL WORK" UNDER SEC. 102 OF THE COPYRIGHT ACT, 17 U.S.C. AS AMENDED DECEMBER 1990 AND KNOWN AS ARCHITECTURAL WORKS COPYRIGHT PROTECTION ACT OF 1990. THE PROTECTION INCLUDES, BUT IS NOT LIMITED TO THE OVERALL FORM AS WELL AS THE ARRANGEMENT AND COMPOSITION OF SPACES AND ELEMENTS OF THE DESIGN.

UNDER SUCH PROTECTION, UNAUTHORIZED USE OF THESE DRAWINGS OR WORK REPRESENTED HEREON, CAN LEGALLY RESULT IN THE CEASATION OF CONSTRUCTION OR BUILDINGS BEING SEIZED AND/OR MONETARY COMPENSATION TO PATRICK J. MORABITO, A.L.A. ARCHITECT P.C. NO FURTHER USE OR DISTRIBUTION IS ALLOWED WITHOUT THE WRITTEN PERMISSION AND CONSENT OF PATRICK J. MORABITO, A.L.A. ARCHITECT P.C.

COPYRIGHT 2020  
PATRICK J. MORABITO, A.L.A. ARCHITECT P.C.

REVISED 12/1/23 P.J.M/AIA  
REVISED 1/17/23 P.J.M/AIA

PROJECT:  
PROPOSED RESIDENCE  
TIT STONE ROAD  
TOWN OF PITTSFORD NY

CLIENT:  
KEVIN AND CATHERINE GANNAN

DRAWING:  
FRONT / LEFT SIDE ELEVATIONS

DRAWN: P.J.M/AIA	CHECKED: V
---------------------	---------------

DATE: 7/12/23

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

JOB NO.: 23M4971

SHEET:

2

OF 11 SHEETS





**MORABITO ARCHITECTS**

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

121 Sully's Trail  
Pittsford, NY 14534

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

www.MorabitoArchitects.com

**NOTICE:**

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS ACTING UNDER THE SUPERVISION OF A LICENSED ARCHITECT TO ALTER ANY ITEM ON THIS DOCUMENT IN ANY WAY.  
ANY LICENSEE WHO ALTERS THIS DOCUMENT IS REQUIRED BY LAW TO FIX HIS OR HER SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS OR HER SIGNATURE AND A SPECIFIC DESCRIPTION OF THE ALTERATIONS.  
THESE DRAWINGS ARE COPYRIGHTED AND ARE SUBJECT TO COPYRIGHT PROTECTION AS AN "ARCHITECTURAL WORK" UNDER SEC. 102 OF THE COPYRIGHT ACT, 17 U.S.C. AS AMENDED DECEMBER 1990 AND KNOWN AS ARCHITECTURAL WORKS COPYRIGHT PROTECTION ACT OF 1990. THE PROTECTION INCLUDES, BUT IS NOT LIMITED TO THE OVERALL FORM AS WELL AS THE ARRANGEMENT AND COMPOSITION OF SPACES AND ELEMENTS OF THE DESIGN.  
UNDER SUCH PROTECTION, UNAUTHORIZED USE OF THESE DRAWINGS OR WORK REPRESENTED HEREON, CAN LEGALLY RESULT IN THE CESSION OF CONSTRUCTION OR BUILDINGS BEING SEIZED AND/OR MONETARY COMPENSATION TO PATRICK J. MORABITO, A.I.A., ARCHITECT P.C. NO FURTHER USE OR DISTRIBUTION IS ALLOWED WITHOUT THE WRITTEN PERMISSION AND CONSENT OF PATRICK J. MORABITO, A.I.A., ARCHITECT P.C.  
COPYRIGHT 2020  
PATRICK J. MORABITO, A.I.A., ARCHITECT P.C.

REVISED 12/1/23 P.J.M/AIA  
REVISED 1/17/23 P.J.M/AIA

**PROJECT:**  
PROPOSED RESIDENCE  
771 STONE ROAD  
TOWN OF PITTSFORD NY

**CLIENT:**  
KEVIN AND CATHERINE GANNAN

**DRAWING:**  
REAR / RIGHT SIDE ELEVATIONS

**DRAWN:** P.J.M/AIA  
**CHECKED:** V

**DATE:** 7/12/23

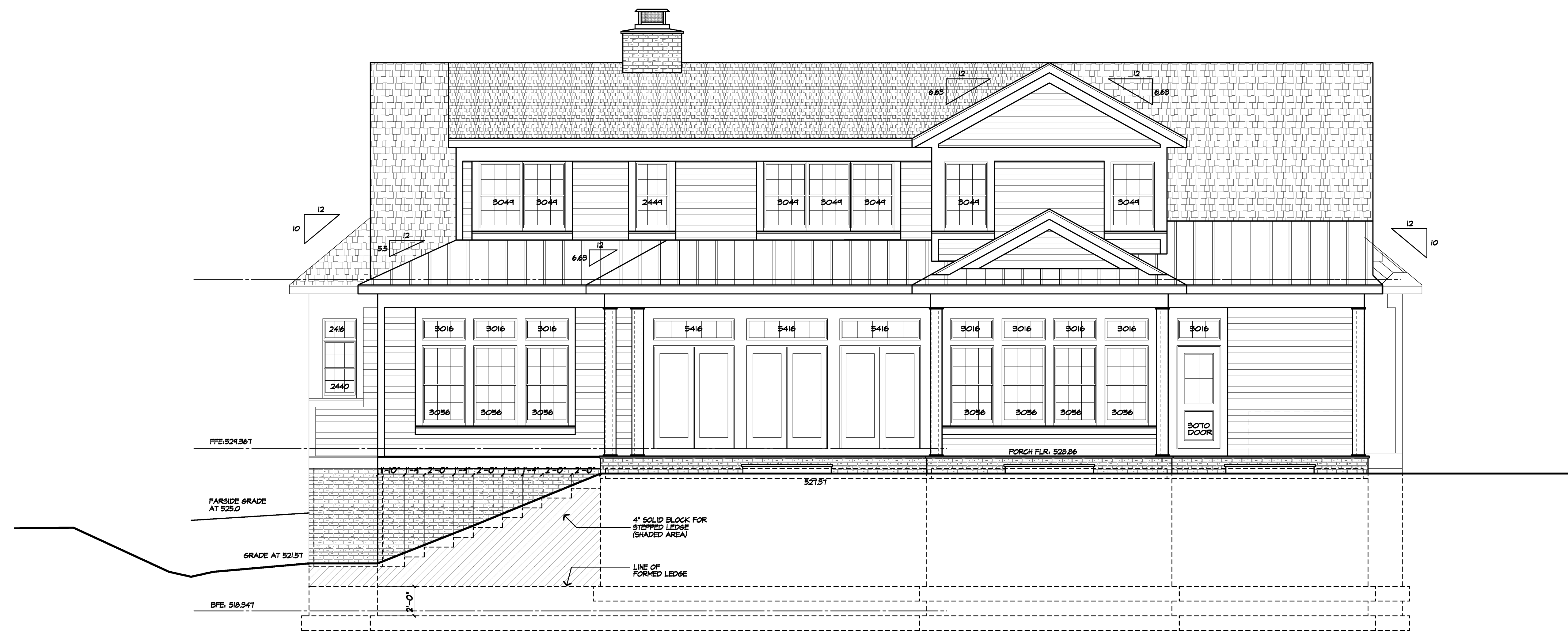
**SCALE:** 1/4"=1'-0"

**JOB NO.:** 23M4971

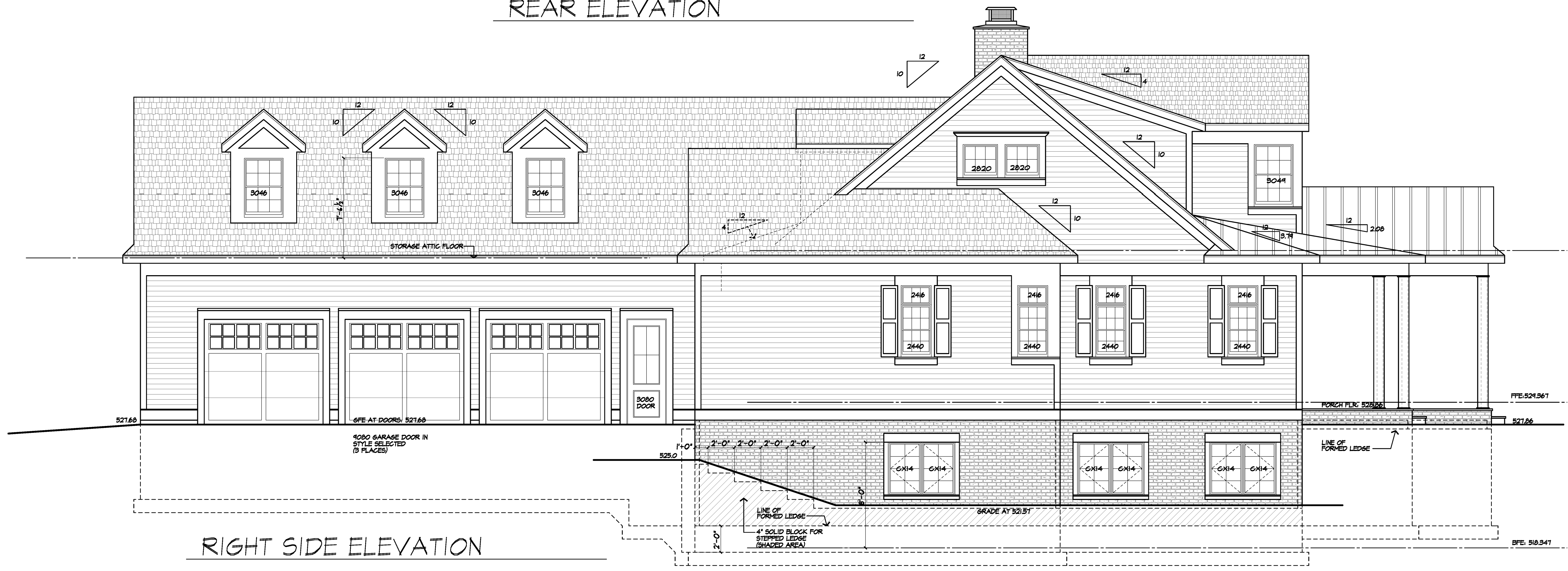
**SHEET:**

**3**

OF 11 SHEETS



REAR ELEVATION



RIGHT SIDE ELEVATION

# MEMORANDUM

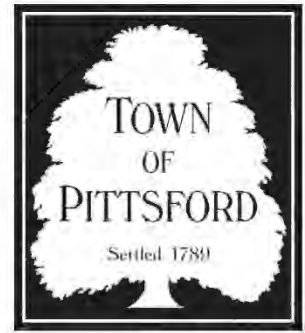
**To:** Planning Board, Design Review & Historic Preservation Board

**CC:** Robert Koegel, April Zurowski

**From:** Doug DeRue

**Date:** December 8, 2023

**Regarding:** Pittsford Oaks Apartments Application



The Town Board has received a re-zoning application for Parcel 8 of the Tobey PUD. This is the same parcel where Cloverwood Senior Living received approval in 2019 for its senior living apartments.

Cloverwood Senior Living has decided not to proceed with their approved senior living project and the property is now under contract with a developer who is proposing apartments available for all ages.

The Planning Board and Design Review Board are being asked to provide advisory comments to the Town Board for the proposed Pittsford Oaks Apartments project.

Attached is the developer's application to the Town Board, which includes the attorney's cover letter, the SEQRA EAF, a 1-page engineer's comparison memo, concept plans, a traffic study, (less exhibits), and engineering site plans.

While there are many physical similarities between what was previously approved and what is now proposed, the change of use as well as the number of units and associated parking needs should be carefully evaluated.

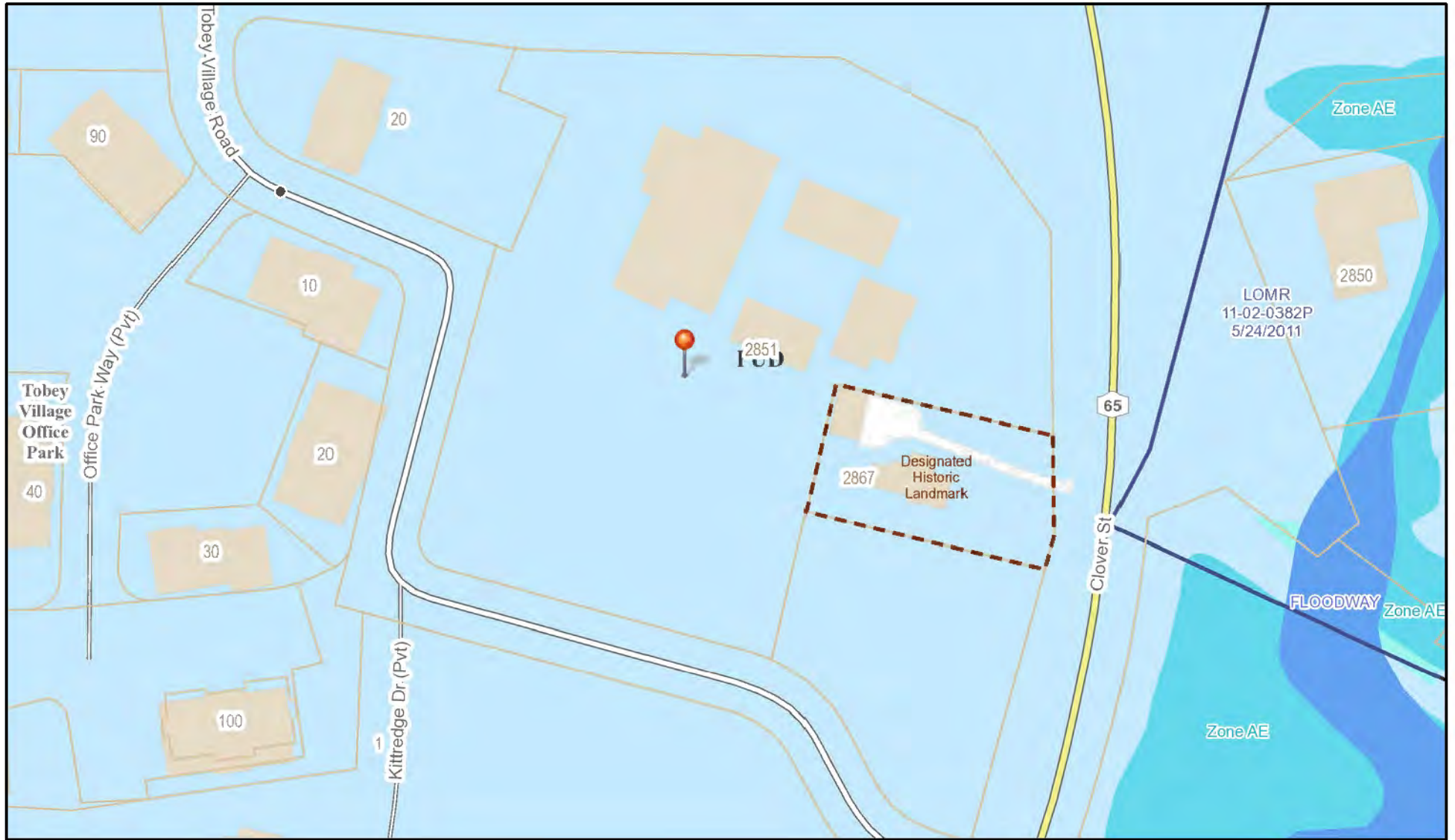
The Planning Board should consider the following specific changes from what was previously approved:

- The change in use of the property from Senior Living to Market Rate apartments and the benefits to the Town.
- The number of units from 115 to 191 proposed and resulting traffic impacts.
- Parking needs of other similar Market Rate apartment projects in the area (Town Staff is working on comparison data as well as on-site parking surveys that will be essential to reaching an informed opinion).
- Landscaping requirements of 1% of total project construction cost for the previously approved project should be applied to any new project. Currently, the provided landscaping plan has substantially less plantings shown than the previously approved plans.

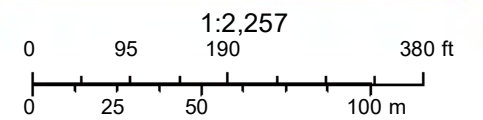


- While the visual impacts of the approved vs the proposed building should be similar, the proposed building has changed and will need to be reviewed and approved by the Design Review Board.
- The home at 2967 Clover Street is a Designated Historic Home. Impacts to the home should be minimized. This home is listed as Eligible to be listed on the National Register of Historic places.
- The attorney's cover letter states that one of the goals of the 2019 Comprehensive Plan is to "allow for diversification of housing stock within the town to accommodate shifting preferences..." I note that the balance of the sentence in the Comprehensive Plan states, "...including housing options specifically suited for residents of age 55 and older," (Comprehensive Plan pg. 34).

# RN Residential Neighborhood Zoning



Printed January 4, 2024



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.



80

90

20

10

20

40

30

100

2851

2867

492.8

483

483

483

486

489

2850

2852

472

04/03/2021

1

Tobey Village Rd

W Jefferson Rd

W Jefferson Rd

Clover St

Tobey Village Rd

Kittridge Dr

Office Pkwy

Office Pkwy

Office Pkwy

Office Pkwy

Office Pkwy

Parking Lot

Office Pkwy

Office Pkwy

Office Pkwy

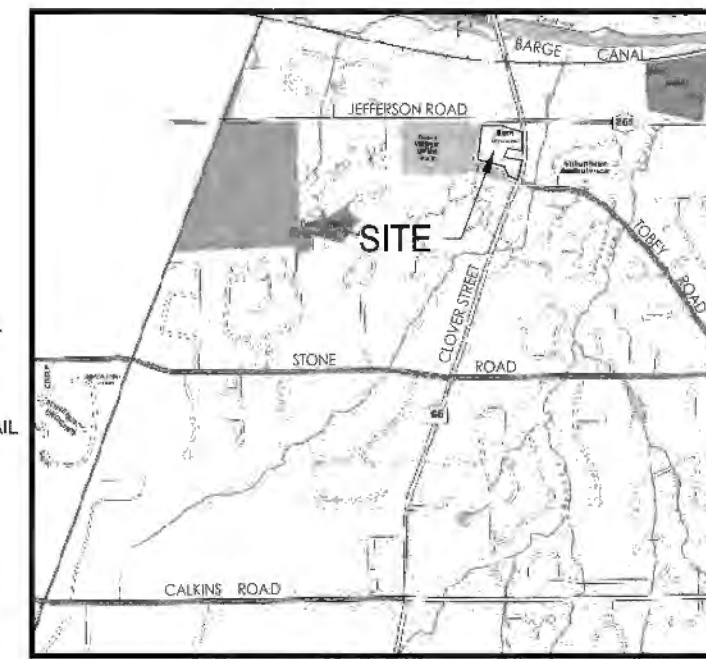
STATE ROUTE 252

(WIDTH VARIES)

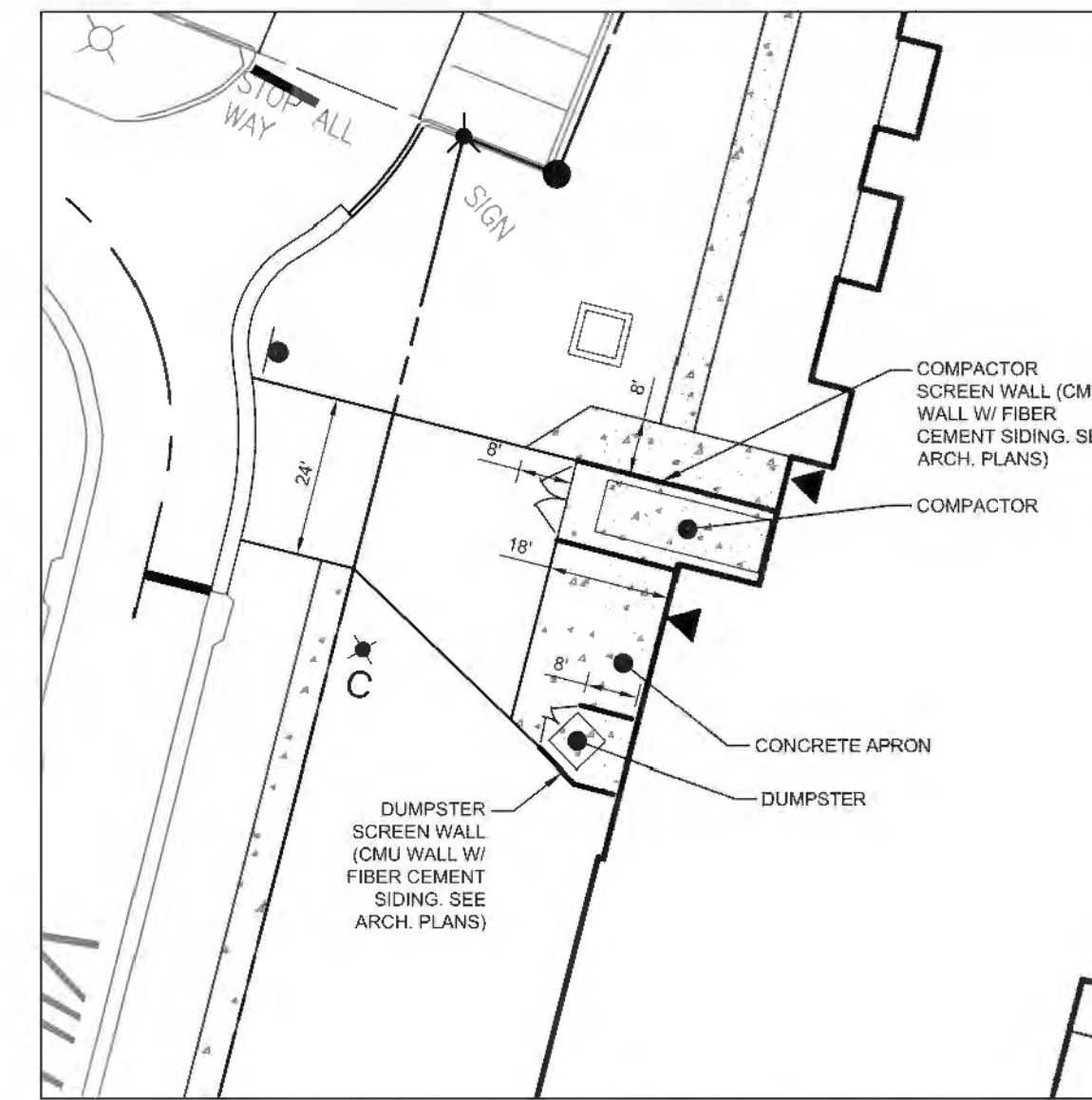
WEST JEFFERSON ROAD

LEGEND

- NEW PROPERTY LINE
- NEW BUILDING
- ENTRANCE / EXIT
- NEW FENCE
- ACCESSIBLE PARKING SYMBOL
- NEW CONCRETE SIDEWALK
- NEW RETAINING WALL WITH RAIL
- NEW CURB
- NEW SIGN
- NEW LIGHTPOLE



LOCATION SKETCH N.T.S.



SERVICE AREA ENLARGEMENT SCALE: 1"=20'

SITE DATA:

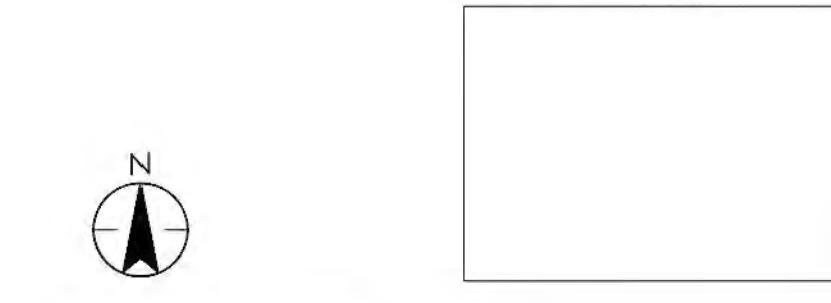
- PROJECT AREA:
  - PARCEL 8 (B): +/- 5.335 ACRES
  - PARCEL 12 (CLOVER @ TOBEY VILLAGE ROAD): +/- 1.157 ACRES
  - SOUTH PARCEL: +/- 1.5 ACRES
  - TOTAL PROJECT AREA: +/- 8 ACRES
- TAX PARCEL ID NUMBERS:
  - PARCEL 8 (B): 163.02-1-24.111
  - PARCEL 12 (CLOVER @ TOBEY VILLAGE ROAD): 163.02-1-23.1
  - SOUTH PARCEL: 163.02-1-38
- ZONING: TOBEY PLANNED UNIT DEVELOPMENT (TOBEY PUD)
- ALLOWED USE:
  - PARCEL 8 (B): 115 SENIOR INDEPENDENT LIVING UNITS
- REQUIRED BUILDING SETBACKS:
  - JEFFERSON ROAD ROW: = 65 FT.
  - CLOVER STREET (ROW TRANSITION): = 110 FT.
  - TOBEY VILLAGE ROAD ROW: = 20 FT.
  - (REAR PROPERTY LINE OF 2864 CLOVER ST.): = 30 FT.
- MAXIMUM BUILDING HEIGHT: 3 STORIES OVER PARKING
- PROPOSED PARKING:
  - INDEPENDENT LIVING USE: 1.0 SPACE / UNIT = 106 SPACES
  - RESIDENTS: = 52 SPACES
  - VISITORS/STAFF: = 156 SPACES
  - TOTAL: = 156 SPACES
- PROJECT IMPERVIOUS AREA:
 

	EXISTING	PROPOSED
PARCEL 8 (B):	+/- 2.8 ACRES	+/- 2.4 ACRES
PARCEL 12 (CLOVER @ TOBEY VILLAGE ROAD):	+/- 0.0 ACRES	+/- 0.03 ACRES
SOUTH PARCEL:	+/- 0.1 ACRES	+/- 0.35 ACRES
- PROJECT DISTURBANCE AREA:
  - PARCEL 8 AND 12: +/- 4.92 ACRES
  - SOUTH PARCEL: +/- 1.01 ACRES
  - TOTAL PROJECT AREA: +/- 5.93 ACRES

SITE NOTES:

- SEE LANDSCAPE PLAN FOR LIMITS OF SPECIALTY PAVEMENTS & SURFACE FEATURES.
- TOWN OF PITTSFORD CODE ENFORCEMENT OFFICERS CAN REQUIRE SHIELDING OF LIGHT FIXTURES WHERE THE GLARE OF THE LIGHT SOURCE IS VISIBLE FROM PRIVATE PROPERTY OR PUBLIC WAYS.
- SEE DRAWING CS 101 FOR SIGNAGE AND STRIPING INFORMATION.

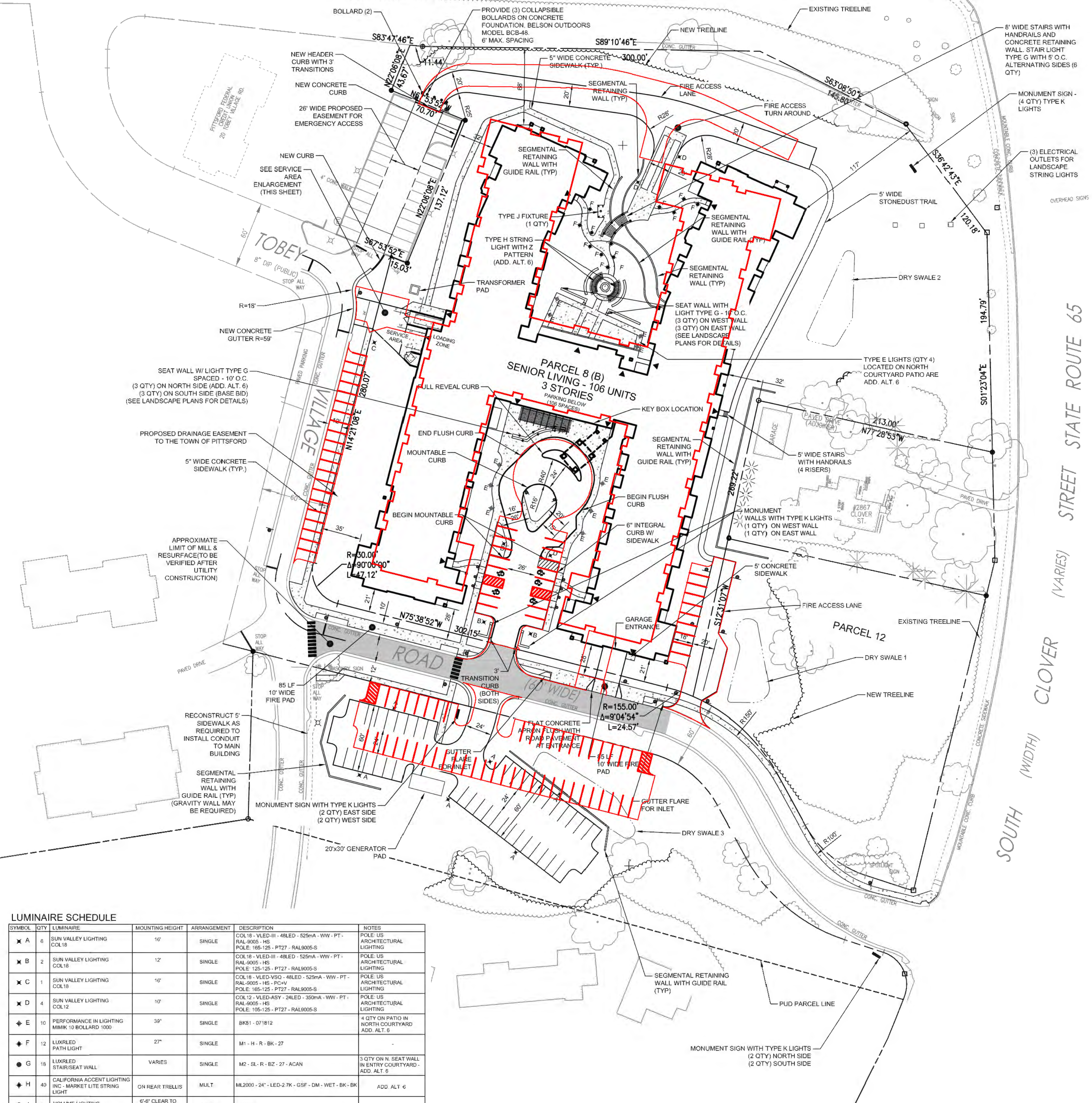
TOWN PLANNING BOARD



SCALE IN FEET

BY: TOWN ENGINEER DATE: \_\_\_\_\_

BY: TOWN OF PITTSFORD COMMISSIONER OF PUBLIC WORKS DATE: \_\_\_\_\_



**LUMINAIRE SCHEDULE**

SYMBOL	QTY	LUMINAIRE	MOUNTING HEIGHT	ARRANGEMENT	DESCRIPTION	NOTES
A	6	SUN VALLEY LIGHTING COL18	10'	SINGLE	COL18 - VLED-III-48LED-525MA-WW-PT- RAL-9005-HS	POLE US ARCHITECTURAL LIGHTING
B	2	SUN VALLEY LIGHTING COL18	12'	SINGLE	COL18 - VLED-III-48LED-525MA-WW-PT- RAL-9005-HS	POLE US ARCHITECTURAL LIGHTING
C	1	SUN VALLEY LIGHTING COL18	10'	SINGLE	COL18 - VLED-VSD-48LED-525MA-WW-PT- RAL-9005-HS-PC-V	POLE US ARCHITECTURAL LIGHTING
D	4	SUN VALLEY LIGHTING COL12	10'	SINGLE	COL12 - VLED-ASY-24LED-350MA-WW-PT- RAL-9005-HS	POLE US ARCHITECTURAL LIGHTING
E	10	PERFORMANCE IN LIGHTING MMK10 BOLLARD 1000	39"	SINGLE	BK81-07'812	4 QTY ON PATIO IN NORTH COURTYARD ADD. ALT. 6
F	12	LUXREED PATH LIGHT	27"	SINGLE	M1-H-R-BK-27	
G	18	LUXREED STAIRSEAT WALL	VARIABLE	SINGLE	M2-SL-R-82-27-ACAN	3 QTY ON N SEAT WALL IN ENTRY COURTYARD-ADD. ALT. 6
H	40	CALIFORNIA ACCENT LIGHTING INC. MARKET LITE STRING LIGHT	ON REAR TRELLIS	MULT.	ML2000-24-LED-2.7K-GSF-DM-WM-BK-BK	ADD. ALT. 6
J	1	VOLUME LIGHTING PENDANT LAMP	6'-6" CLEAR TO BOTTOM OF THE FIXTURE	SINGLE	V5442-S	
K	14	LUMENPULSE SIGN SPOT LIGHT	6"	SINGLE	LUMENPULSE LUMENBEAM SMALL SPOT-14W-2700K-WHITE STAKE MOUNTED	

**LIGHTING NOTES:**

- ALL LIGHTS LED 3000K MAX.
- ALL LIGHTS (EXCEPT TYPE C) WILL BE TIMER CONTROLLED.

Drawn By: AS  
Checked By: MDM  
Project Manager: TMP

These documents and all the ideas, arrangements, designs and plans contained herein are prepared and owned by SWBR and shall remain the property of SWBR and no part thereof shall be copied, reproduced, transmitted, or otherwise used in any manner without the express written permission of SWBR. All rights reserved. ©

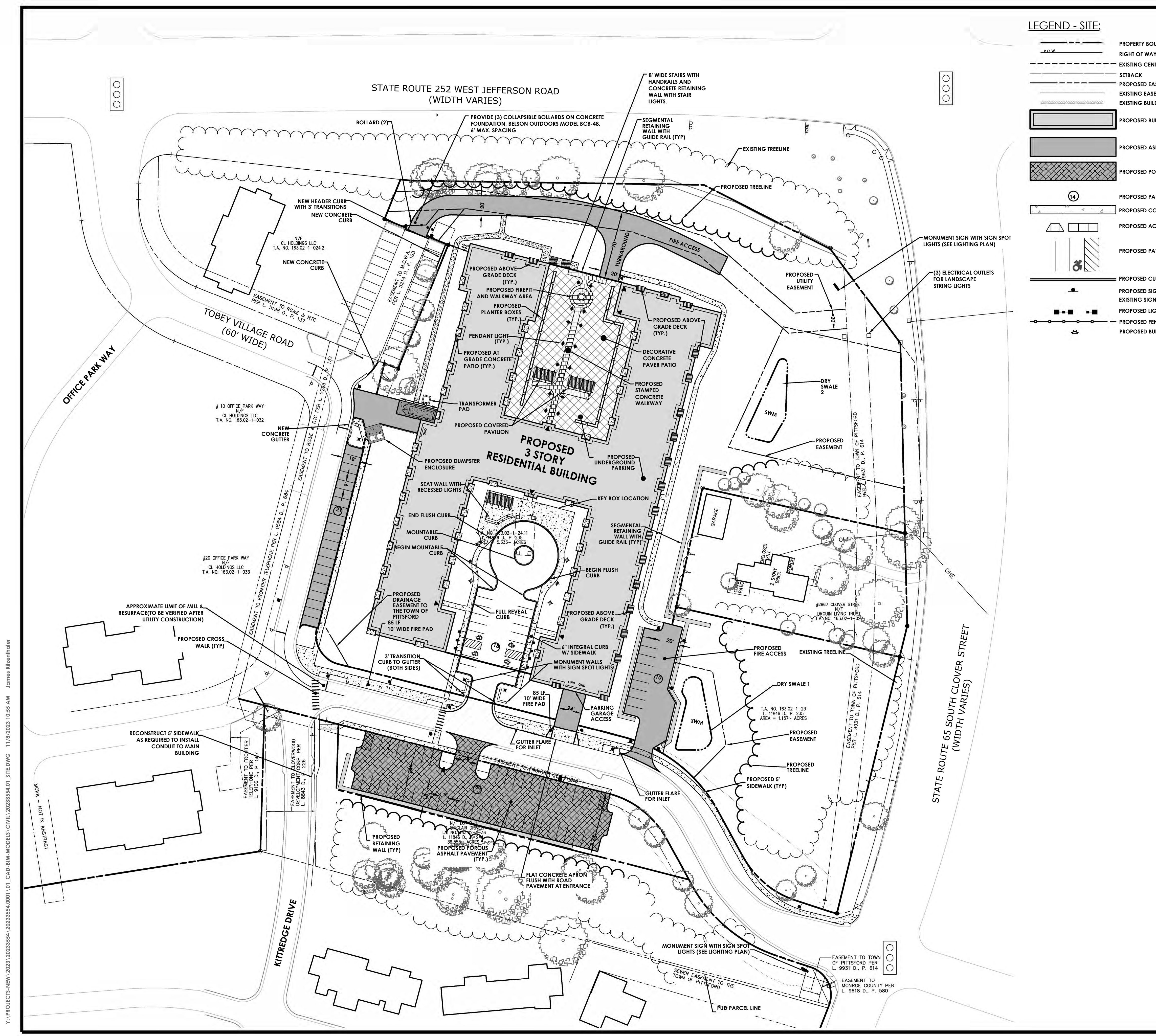
**Revisions**

REV.	PER TOWN COMMENTS	DATE
2019.03.23		

Terraces at Cloverhood  
300 Tobey Village Road  
Pittsford, NY  
SWBR Project Number: 17565.00

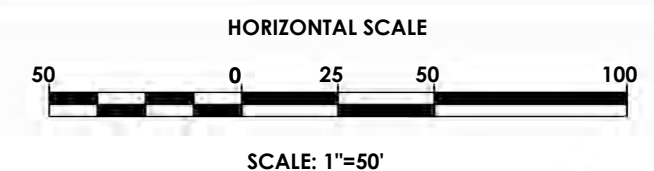
Friendly Senior Living  
3156 East Avenue  
Rochester, NY 14614

**CS 100**  
Site Plan



**LEGEND - SITE:**

- PROPERTY BOUNDARY
- RIGHT OF WAY
- EXISTING CENTER LINE ROAD
- SETBACK
- PROPOSED EASEMENT LINE
- EXISTING EASEMENT LINE
- EXISTING BUILDING
- PROPOSED BUILDING
- PROPOSED ASPHALT PAVEMENT
- PROPOSED POROUS ASPHALT PAVEMENT
- PROPOSED PARKING COUNT
- PROPOSED CONCRETE
- PROPOSED ACCESS RAMP
- PROPOSED PAVEMENT STRIPING
- PROPOSED CURB
- EXISTING SIGN
- PROPOSED LIGHT POLE
- PROPOSED FENCE
- PROPOSED BUILDING MOUNTED LIGHT



**SITE DATA**

4-STORY RESIDENTIAL BUILDING WITH SUBTERRANEAN STRUCT. PARKING (LEV. 1)

TOTAL BLDG. AREA - 289,673 GSF

**UNIT MIX/COUNT**

- (12) STUDIO UNITS
- (107) 1 BED UNITS
- (60) 2 BED UNITS
- (12) 3 BED UNITS
- (191) TOTAL UNITS

(222) TOTAL STRUCTURED PARKING SP. PROVIDED  
77 SURFACE SPACES PROVIDED  
299 TOTAL PARKING SPACES (1.57 / UNIT)

**SITE DATA**

1. TAX ACCOUNT NUMBER: 163.02-1-24.111, 163.02-1-23.1, 163.02-1-36
2. PROJECT ADDRESS: 2851 CLOVER STREET
3. TOTAL PROJECT AREA: 8.00 AC
4. AREA OF DISTURBANCE: ± 5.86 AC
5. EXISTING GREENSPACE: 5.08 AC
6. PROPOSED GREENSPACE: 5.20 AC
7. EXISTING ZONING: PLANNED UNIT DEVELOPMENT (PUD)
8. PROPOSED ZONING: PLANNED UNIT DEVELOPMENT (PUD)
9. EXISTING USE: BARN BAZAAR BUILDING AND INFRASTRUCTURE
10. PROPOSED USE: RESIDENTIAL BUILDING
11. AREA REQUIREMENTS:

**PROPOSED ZONING DISTRICT: PLANNED UNIT DEVELOPMENT (PUD)**

LOT	REQUIRED	PROPOSED
WIDTH	N/A	N/A
DEPTH	N/A	N/A
AREA	30,000 SF	348,480 SF
SETBACK		
TOBEY VILLAGE ROAD ROW	20'	20'
CLOVER STREET ROW	110'	110'
JEFFERSON ROAD ROW	65'	65'
REAR PROPERTY LINE OF 2864 CLOVER ST	30'	30'
BUILDING		
HEIGHT	3 STORIES OVER PARKING	3 STORIES OVER PARKING
UNIT QTY	N/A	191
PARKING		
STALLS QTY.	158 SPACES	99 SURFACE SPACES 183 GARAGE 282 TOTAL
STALL SIZE - PERPENDICULAR	9'	9'
STALL SIZE - PARALLEL	18'	18'
DRIVE AISLE WIDTH	24'	24'
NOTES:		

9. STATE REGULATED WETLANDS (NYSDEC ERM): NO X YES
10. FEDERALLY REGULATED WETLANDS (USFWS NWI): X
11. FLOOD PLAIN (FEMA NFHI): FIRM PANEL: 36055C0358G DATED: 08/28/2008 X
12. PUBLIC WATER PROVIDED BY: MONROE COUNTY WATER AUTHORITY
13. ELECTRIC SERVICE PROVIDED BY: ROCHESTER GAS AND ELECTRIC
14. GAS SERVICE PROVIDED BY: ROCHESTER GAS AND ELECTRIC
15. SANITARY SEWER PROVIDED BY: TOWN OF PITTSFORD
16. STORM SEWER & DRAINAGE WILL BE: PRIVATE (MAINTAINED BY THE OWNER)
17. ALL IMPROVEMENTS SHALL BE MADE IN ACCORDANCE WITH THE CURRENT DEVELOPMENT STANDARDS AND SPECIFICATIONS OF THE MUNICIPALITY



ARTICLE 147 SECTION 7307. THESE PLANS ARE COPYRIGHT PROTECTED.  
TOWN OF PITTSFORD LOCATION SKETCH N.T.S.

Client:  
Friendly Senior Living Commons, LLC  
c/o Rochester Friendly Home  
3156 East Avenue  
Rochester, NY 14618

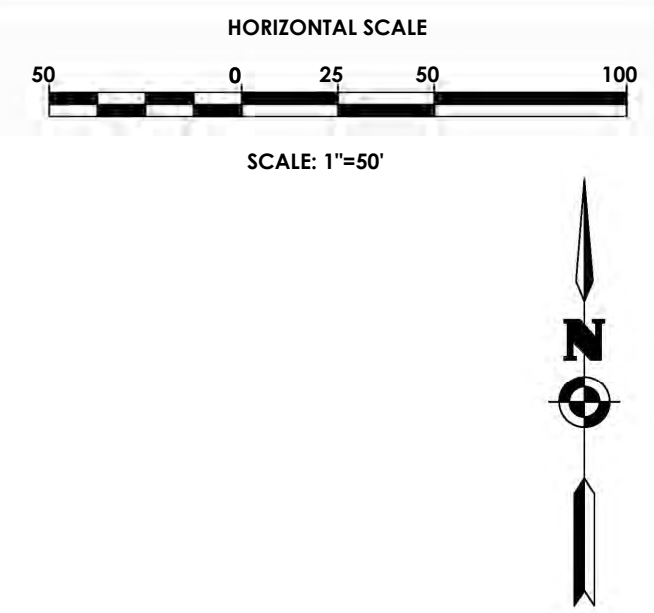
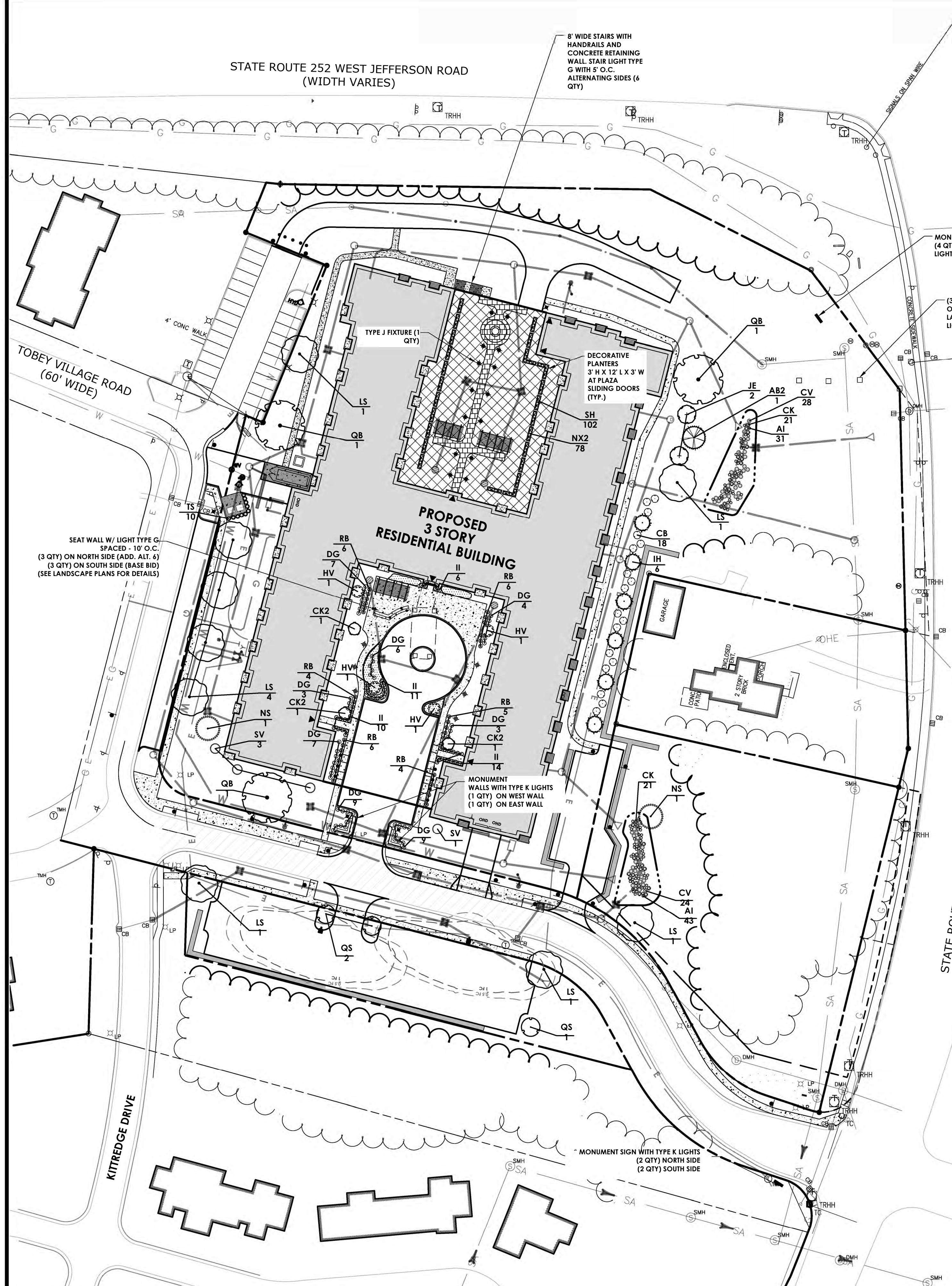
**PASSERO ASSOCIATES**  
242 West Main Street Suite 100  
Rochester, New York 14614  
(585) 325-1000  
Fax: (585) 325-1691  
Principal-in-Charge: Jess Sudol, P.E.  
Project Manager: David Cox, P.E.  
Designed by: James Ritzenhaller



Revisions

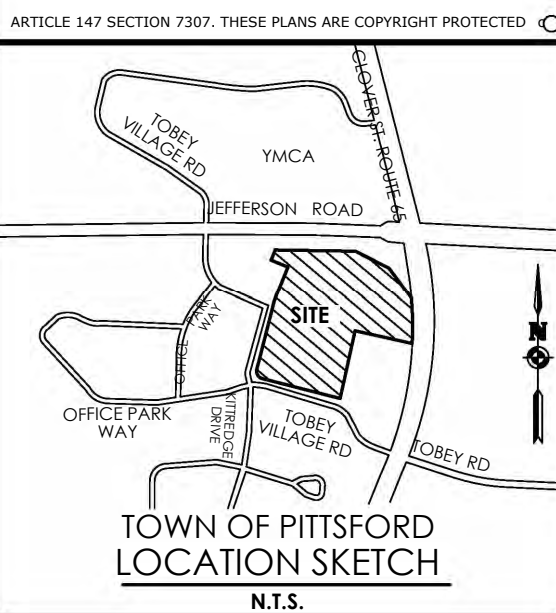
No.	Date	By	Description
1			

**SITE PLAN**  
**PITTSFORD OAKS**  
Town/City: PITTSFORD  
County: MONROE State: NEW YORK  
Project No: **20233554.0001**  
Drawing No: **C 102**  
Scale: **1" = 50'**  
Date: **NOVEMBER 2023**  
**NOT FOR CONSTRUCTION**



**PLANT SCHEDULE**

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	MIN. CALLIPER/HEIGHT	CONTAINER	MATURE HEIGHT
<b>TREES</b>							
	CK2	3	CORNUS KOUSA	KOUSA DOGWOOD	2.5-3" H	B.R.	15-25' H
	IH	6	ILEX OPACA 'AIKEN RED'	AIKEN RED AMERICAN HOLLY	7-8' H	B&B	35' H
	LS	9	LIQUIDAMBAR STYRACIFLUA	SWEET GUM	2.5-3" H	B&B	60' H
	NS	2	NYSSA SYLVATICA	FALL PLANTING HAZARD	2.5-3" H	B&B	35' H
	QB	3	QUERCUS BICOLOR	FALL PLANTING HAZARD	2.5-3" H	B&B	50-60' H
	QS	3	QUERCUS ROBUR 'FASTIGIATA'	SKYROCKET® ENGLISH OAK	2.5-3" H	B&B	50-60' H
<b>EVERGREEN TREES</b>							
	AB2	1	ABIES BALSAMEA	BALSAM FIR	7-8' H	B&B	50-75' H
	JE	2	JUNIPERUS VIRGINIANA	EASTERN REDCEDAR	7-8' H	B&B	30-35' H
	TS	10	THUJA OCCIDENTALIS 'SMARAGD'	EMERALD GREEN ARBORVITAE FOR SCREENING	4-5' H	B&B	12-14' H
<b>SYMBOL SHRUBS</b>							
	CB	18	CEPHALANTHUS OCCIDENTALIS 'BAILOPTICS'	FIBER OPTICS® BUTTONBUSH	24"-30"	#3	5-6'
	HV	4	HAMAMELIS VIRGINIANA	COMMON WITCH HAZEL	30"-36"	B&B	10-20'
	II	41	ILEX GLABRA 'COMPACTA'	COMPACT INKBERRY	30"-36"	#2	3-4'
	SV	4	SYRINGA VULGARIS 'AGINCOURT BEAUTY'	AGINCOURT BEAUTY COMMON LILAC	3-4'	#5	10-12'
<b>ORNAMENTAL GRASSES</b>							
	CK	42	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	KARL FOERSTER FEATHER REED GRASS	15-18" H	#2 CONT.	4-6' H
	CV	52	CAREX VULPINOIDEA	FOX SEDGE	12-15" H	#3 CONT.	2-4' H
	DG	48	DESCHAMPSIA CESPITOSA 'GOLDTAU'	GOLD DEW TUFTED HAIR GRASS	12-15" H	#1 CONT.	2' H
	SH	102	SPOROBOLUS HETEROLEPIS	PRAIRIE DROPSEED	12-15" H	#1 CONT.	2-3' H
<b>PERENNIALS</b>							
	AI	74	AMSONIA ILLUSTRIS	OZARK BLUESTAR	12-15" H	#1 CONT.	2-3' H
	NX2	78	NEPETA X 'CAT'S PAJAMAS'	CAT'S PAJAMAS CATMINT	8-12" H	#1 CONT.	12-14" H
	RB	31	RUDBECKIA FULGIDA 'EVOLUTION COLORIFIC'	EVOLUTION COLORIFIC CONEFLOWER	15-18" H	#1 CONT.	3-4' H



Client:  
Friendly Senior Living Commons, LLC  
c/o Rochester Friendly Home  
3156 East Avenue  
Rochester, NY 14618

**PASSERO ASSOCIATES**  
242 West Main Street Suite 100  
Rochester, New York 14614  
Principal-in-Charge: Jess Sudol, P.E.  
Project Manager: David Cox, P.E.  
Designed by: James Ritzenthaler



Revisions

No.	Date	By	Description
1			

**LANDSCAPE & LIGHTING PLAN**  
**PITTSFORD OAKS**

Town/City: PITTSFORD  
County: MONROE State: NEW YORK

Project No: **20233554.0001**

Sheet No: **C 106**

Scale: **1" = 50'**

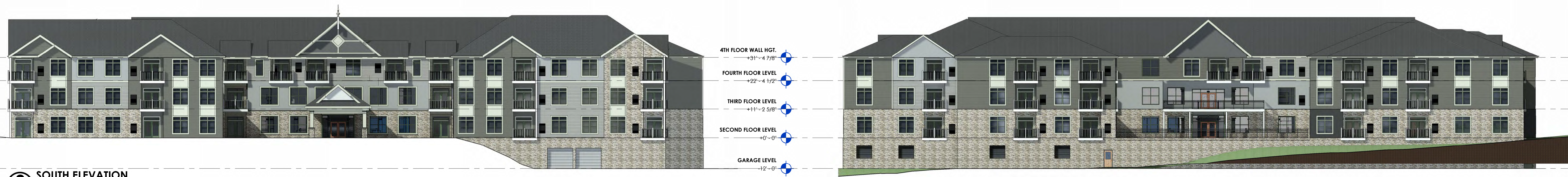
Date: **NOVEMBER 2023**

Y:\PROJECTS-NEW\2023\20233554\CAD-BIM-MODELS\CIVIL\20233554\_01\_LANDSCAPE.DWG 11/8/2023 10:54 AM James Ritzenthaler

NOT FOR CONSTRUCTION



**1 EAST ELEVATION**  
 0 1 2 3 4 5  
 1/16" = 1'-0"



**2 SOUTH ELEVATION**  
 0 1 2 3 4 5  
 1/16" = 1'-0"

**3 NORTH ELEVATION**  
 0 1 2 3 4 5  
 1/16" = 1'-0"



**4 SOUTH ELEVATION WEST WING**  
 0 1 2 3 4 5  
 1/16" = 1'-0"



**5 COURTYARD SOUTH ELEVATION**  
 0 1 2 3 4 5  
 1/16" = 1'-0"



**6 SOUTH ELEVATION EAST WING**  
 0 1 2 3 4 5  
 1/16" = 1'-0"

1900 Bausch and Lomb Place  
Rochester, New York 14604  
P 585-987-2800 F 585.454.3968



1900 Main Place Tower  
Buffalo, New York 14202  
P 716.248.3200 F 716-854-5100

www.woodsoviatt.com

Writer's Direct Dial Number: 585.987.2901  
Writer's Direct Fax Number: 585.362.4602  
Email: [jgoldman@woodsoviatt.com](mailto:jgoldman@woodsoviatt.com)

Town Board of the Town of Pittsford  
11 South Main Street  
Pittsford, NY 14534

**Re: Tobey Planned Unit Development (PUD)  
Parcel 8 (Barn Bazaar) and Parcel 12  
REQUEST FOR AMENDMENT OF PUD**

Dear Board Members,

This office has been retained by 2851 Clover, LLC ("2851 Clover"), the contract vendee of the former Barn Bazaar property ("subject property"), to assist in obtaining Town Board approval to modify the existing Tobey Planned Unit Development (PUD) to permit upscale apartments in lieu of the Senior Housing Community previously approved for subject property as set forth below.

The subject property is within the Tobey Planned Unit Development (Tobey PUD), which PUD encompasses the properties at the Clover Street and Jefferson Road intersection. The proposed development area contains 6.49 +/- acres; specifically, Parcel 8/Barn Bazaar of the PUD (5.333 +/- acres) and Parcel 12 of the PUD (1.157 +/- acres), as well as parking previously approved on the south side of Tobey Village Road, east of Kittredge Drive.

Friendly Senior Living went through an entire approval process with the Town in 2018 and 2019, to construct an Independent Living Senior Housing Community, including a Town Board PUD Amendment, Planning Board site plan approval and Design Review and Historic Preservation Board design approval. Unfortunately, due to the COVID pandemic, increased cost of construction and other considerations, Friendly Senior Living was unable to proceed with its original plans and has put the property under contract with 2851 Clover, LLC, which now seeks approval for a modified multi-family development, utilizing essentially the same building as previously approved (with minor tweaks) as depicted on the concept plans submitted with this letter. One of the most important elements of this development is compatibility with the Cloverwood community, without being competitive.

Reverting back to heavy traffic commercial development at this important gateway to the Pittsford residential core south on Clover Street and east on Tobey Road toward Mendon Road is not desirable. Also, given all the work which was done by Friendly Senior Living and the various review Boards at the Town, the fundamental design of the building (with a slightly smaller footprint) has been kept intact.



The overall proposed residential development contemplates approximately 191 high-quality dwelling units. One of the key features of the development is enclosed parking underneath the residential units, which not only provides enhanced security and protection for residents and their vehicles, but also minimizes external surface parking with the net effect of maximizing green space on the site. The development site will maintain landscaping similar to that previously approved and will be framed by that existing and enhanced landscaping providing an attractive viewshed from the Clover Street and Jefferson Road intersection.

Not unexpectedly, the redevelopment of this portion of the Tobey PUD has not been specifically addressed by the Town of Pittsford 1995, 2009 and 2019 Comprehensive Plan updates, since the property was already developed and specifically analyzed through the PUD process. Nonetheless, the Town, in its 2009 Comprehensive Plan has reinforced "the need to ensure that a diversity of housing is possible in the Town of Pittsford", which this plan accomplishes. The 2019 Comprehensive Plan further states as one of its Policies in furtherance of Goal #1 (Community character) of the Plan is to allow "for diversification of housing stock within the Town to accommodate shifting preferences".

Pittsford Oaks (as the community is branded) is designed to be environmentally sensitive. It only uses a minimal amount of undeveloped land. The distinctive "H" shape creates uniquely different spaces, which include two courtyard areas (in the north and the south). The project includes resident parking below the living units providing a greater sense of security for the residents. Parking will be ample but limited to what is needed, thus resulting in decreased pavement and reduced impervious area. The existing site has its challenges related to elevation change across the site. The plan addresses this situation by eliminating units from certain wings or lowering the wing in its entirety. Common open space is to be owned and maintained by the development in accordance with traditional high standards.

Friendly Senior Living's Cloverwood community is located immediately south of this project and is wonderfully successful in meeting the housing and service needs of our seniors. While Friendly Senior Living has "affordable housing" at its Linden Knoll community, the Cloverwood campus (and this site) may not readily accommodate a true affordable housing component, which in our current marketplace is only attainable and sustainable through tax credit financing approved at the state level. Friendly Senior Living looks to have a compatible (and not directly competitive) project as its northerly neighbor.

### APPROVAL PROCESS

On May 11, we presented this proposal generally and informally at the Town Board's regular meeting. Since that time, we have refined the proposal addressing comments received from the Town Board at that meeting, from Town staff and from the public at a neighborhood information meeting earlier in the Spring. After receiving community and Town Board comments we feel that we are now ready to embark on the formal approval process.

The formal process begins with the filing of this letter along with the sketch plan prepared by Passero Associates. In addition, we are filing Part I of the Full Environmental Assessment Form (prepared by Passero) for the mandated environmental review under the

State Environmental Quality Review Act, together with additional engineering supplements. Finally, conceptual architectural plans are included in this package.

We look forward to making a short presentation to the Town Board at its November 21 meeting and are hopeful that the Town Board will (1) accept the application and (2) declare the Town's Board's intent to act as lead agency for review under the State Environmental Review Act (SEQR) and (3) refer the application to the Planning Board (mandated under Town Code) for an advisory report. Upon receipt of the Planning Board's report, a public hearing will be scheduled on the application.

If any Board member has questions at any time, please do not hesitate to contact me.

As always, thank you very much for your courtesy.

Very truly yours,

WOODS OVIATT GILMAN LLP



Jerry A. Goldman

Please direct responses to Rochester Office