

**Town of Pittsford Design Review & Historic Preservation Board
AGENDA
January 25, 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 25, 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

3 Tor Hill

Applicant is requesting design review for a 196-square-foot covered deck off the rear of the home.

18 Amber Hill Drive

Applicant is requesting design review for a 1,560-square-foot, three-story addition to the rear of the home.

105 Ellingwood Drive

Applicant is requesting design review for a 1,150-square-foot addition, plus porch, off the side of the home.

RESIDENTIAL APPLICATIONS: OVERSIZED STRUCTURES

78 State Street

Applicant is requesting design review for a 648-square-foot detached garage behind the home.

RESIDENTIAL APPLICATIONS: NEW HOMES

74 Coventry Ridge

Applicant is requesting design review for a 3,332-square-foot, single-family home in the Coventry Ridge Subdivision.

69 Coventry Ridge

Applicant is requesting design review for a 3,337-square-foot, single-family home in the Coventry Ridge Subdivision.

717 Stone Road

Applicant is requesting design review for a 4,450-square-foot, single-family home (with finished basement) on the property.

3092 Clover Street

Applicant is requesting design review for a 2,799-square-foot, single-family home on the property.

COMMERCIAL APPLICATIONS: ADDITIONS & RENOVATIONS

3330 Monroe Avenue – Community Bank N.A.

Applicant is requesting design review for the exterior renovation of a commercial buildout. This property is zoned Commercial (C).

145 Kilbourn Road – Oak Hill Country Club

Applicant is requesting design review for a 20,200-square-foot addition, plus an 11,000-square-foot terrace, to the south and east sides of the clubhouse. This property is zoned Suburban Residential (SRAA).

MEMORANDUM 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
JANUARY 11, 2024**

Minutes of the Town of Pittsford Design Review and Historic Preservation Board meeting held on January 11, 2024, 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; Jim Vekasy; Bonnie Salem; Paul Whitbeck

ABSENT: Dave Wigg, Vice Chairman; Kathleen Cristman; John Mitchell

ALSO PRESENT: Bill Zink, Building Inspector; Robert Koegel, Town Attorney; Meghan Brooks, Building Department Assistant; Doug DeRue, Director of Planning, Zoning, & Development; Cathy Koshykar, Town Board Liaison

ATTENDANCE: There were 20 members of the public present.

The Design Review and Historic Preservation Board (DRHPB) Chairman Dirk Schneider called the meeting to order at 6:00PM.

HISTORIC PRESERVATION DISCUSSION

The DRHPB had no points of discussion at this time.

RESIDENTIAL APPLICATIONS: ADDITIONS & RENOVATIONS

22 Fletcher Road

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

Scott Peters of 22 Fletcher Road introduced the application. Mr. Peters stated that he is proposing a storage addition off the back of the garage. It will not have any living space and will meet all setbacks.

DRHPB Chairman Schneider confirmed with Mr. Peters that there is a section of the addition that is only roofed and will have no walls.

DRHPB Member Jim Vekasy asked Mr. Peters if the shingles and siding will match the existing home. Mr. Peters stated that they would.

DRHPB Member Bonnie Salem motioned to approve the approximately 250-square-foot storage addition off the rear of the home as submitted. This motion was seconded by DRHPB Member Paul Whitbeck. Following a unanimous voice vote, the application was approved, none opposed.

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.

Jim Fahy of Fahy Design Associates introduced the application with Mark and David Bayer of Bayer Landscape Architecture. Mr. Fahy stated that the scope of the addition and renovation work is sizable and gave a brief overview of the project. He noted that the additions will allow the home to meet the homeowner's needs, as well as to create a presence from the street. The courtyard entry will create a more defined front yard and private backyard, and the additions will respect the current colonial revival style. The detailing, including the flashing and shutters, will match the existing structure. The gutters and downspouts will be half-round copper. The windows will be replaced and have simulated divided lites: 6-over-6 on first floor and 6-over-1 on the second. The principal entries and garage doors will be of stained wood.

Chairman Schneider confirmed with Mr. Fahy that real copper will be used. DRHPB Member Salem asked about the brackets over the garage doors. Mr. Fahy responded that there is a small awning there and that the brackets support it.

Mark Bayer of Bayer Landscape Architecture also described some of the basic details of the landscaping, including the courtyard, the dining terrace, the cabana, and the pool. He stated that the dining terrace slopes into the lawn terrace, which flows into the back garden to create a nice transition down the deep property. There will also be a spa on the new rear porch with a fire feature. Complementary plantings will enhance the space and provide privacy, and a few filtration gardens will be added to the property to aid the sandy soil in drainage.

Chairman Schneider asked Mr. Fahy about the bathroom behind the garage. Mr. Peter stated that it will be conditioned. Chairman Schneider and DRHPB Member Paul Whitbeck confirmed with Mr. Fahy that there will be no in-law suite or lodgings in the garage.

DRHPB Member Paul Whitbeck motioned to approve the approximately 1,700 square feet of additions, as well as the exterior renovation of the existing home, as submitted. This motion was seconded by DRHPB Chairman Dirk Schneider. Following a unanimous voice vote, the application was approved, none opposed.

8 Ravenna Crescent

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

Jim Beswick, contractor, introduced the application. Mr. Beswick stated that all exterior materials will match the existing house and that the footprint of the garage addition will meet the ten-foot setback and easement that exists on that side of the property.

Board Member Salem commented that she likes the fact that the addition will be set slightly back from the current garage. She also asked if garage door will match the existing garage doors. Mr. Beswick confirmed that it will.

DRHPB Chairman Dirk Schneider motioned to approve the 262-square-foot garage addition off the northeast side of the home as submitted. This motion was seconded by DRHPB Member Jim Vekasy. Following a unanimous voice vote, the application was approved, none opposed.

63 Reitz Parkway

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

Larry Fenity of Fenity Associates Architects introduced the application. Mr. Fenity stated that the homeowners have lived in this home for seven years and have had issues with their front stoop the entire time. They are proposing to fix the issue while adding interest to the front of the house by creating a small, covered porch. It will have a gabled roof with substantial columns, as they wish to avoid anything too spindly. The trim will be of a low maintenance material and the porch roof will match the main structure.

Chairman Schneider asked if the inside of the roof will be vaulted. Mr. Fenity stated that it would not be. Board Member Salem asked what the color would be, and Mr. Fenity said it will be all white. The vinyl siding in the gable will also be white. Board Member Vekasy asked if the door trim will also be white, as the current color is not; Mr. Fenity said that they are planning on painting it white to match. Board Member Salem suggested making it off-white, in order to better complement the rest of the colors on the home's exterior and avoid looking too stark.

DRHPB Member Jim Vekasy motioned to approve the 50-square-foot covered front entry addition to the home as submitted. This motion was seconded by DRHPB Member Bonnie Salem. Following a unanimous voice vote, the application was approved, none opposed.

RESIDENTIAL APPLICATIONS: NEW HOMES

4 Bridleridge Farms

Applicant is requesting design review for a 2,962-square-foot, two-story, single-family home in the Bridleridge Farms Subdivision.

Matt Winseman of Spall Realtors Corporation introduced the application. Mr. Winseman briefly described the home design and exterior features.

Chairman Schneider thanked Mr. Winseman for taking the siding into the gables and confirmed that real brick would be used.

DRHPB Member Bonnie Salem motioned to approve the 2,962-square-foot, two-story, single-family home in the Bridleridge Farms Subdivision as submitted. This motion was seconded by DRHPB Chairman Dirk Schneider. Following a unanimous voice vote, the application was approved, none opposed.

10 Bridleridge Farms

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

Austin Miller of Spall Realtors Corporation introduced the application. Mr. Miller stated that the home will be 3,062 square feet and have a three-car garage, horizontal siding throughout the exterior, and stone veneer on the front.

Board Member Whitbeck asked if the stone veneer will turn the corners of the home. Mr. Miller stated that it will not; the design utilizes corner boards.

There was some discussion about the garage and fireplace bump outs and water tables on the site plan before Board Member Whitbeck mentioned that the different heights of stonework on each section make the elevation look a little busy. Chairman Schneider suggested that it might be worth evening it out to create a more cohesive look. Mr. Miller stated that he can share the feedback with the architect.

DRHPB Member Jim Vekasy motioned to approve the 3,067-square-foot, two-story, single-family home in the Bridleridge Farms Subdivision as submitted. This motion was seconded by DRHPB Member Bonnie Salem. Following a unanimous voice vote, the application was approved, none opposed.

DEMOLITION APPLICATIONS: PRELIMINARY REVIEW

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).

Building Inspector Bill Zink stated that this application is seeking exemption from the full demolition review process; once received, it will then go before the Zoning Board of Appeals for a setback variance before returning to the DRHPB for design review.

Patrick Morabito of Morabito Architects introduced the application. Mr. Morabito stated that the existing house was built in the early 1980's. It is a single-story structure designed by Florian Sobieski. The house has eight-foot ceilings, a seven-foot basement, and exists in a neighborhood with more substantial houses. The homeowner would like to replace it with a home that is more fitting for the current day and neighborhood. The application will go before the Zoning Board of Appeals because of the 70-foot setback off the private drive on the west side of the property. Insignificant amounts of asbestos were found in the home.

Board Member Whitbeck asked about the current condition of the home. Mr. Morabito stated it is essentially unlivable, as it has no kitchen or other necessary amenities.

Board Member Salem noted that the lot is quite long and narrow and asked if the front door will still face Stone Road. Mr. Morabito stated that it will.

Board Member Whitbeck pointed out that, while the home is out of character with the newer homes in the area, getting rid of structures that were built first will continue that cycle. Chairman Schneider said that he feels it is the Board's job is to find that line between progress and preservation.

DRHPB Chairman Dirk Schneider motioned to exempt the application to demolish the home at 717 Stone Road from Board review, on the grounds that it does not contribute to the existing character of the neighborhood or the Town by virtue of the structure's architectural or historic resources. This motion was seconded by DRHPB Member Bonnie Salem.

Building Department Assistant Meghan Brooks called roll. The Board voted as follows:

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

The motion passed and the application is exempt from the full demolition process. 717 Stone Road will return at a future date for design review of the new home.

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.

Danny Daniele and Anthony Daniele of Daniele Family Companies and Steve Trove from Passero Associates introduced the project. Mr. D. Daniele stated that are looking to construct an apartment building on the old Barn Bazaar property. Previous ideas had come before the Board several years ago for the construction of senior living units, but the project was deemed unfeasible and thus they took over the project. They are still in the early stage of the process so plans may change, but the general details are likely to remain the same. The size of building is about the same footprint as the previous project, but will have more, smaller-sized units. Mr. A. Daniele added that they have reviewed the previous work that was done for the senior living units and have tried to keep it relatively consistent. A landscaping plan is not yet in the works. He noted that they are sensitive to the fact that there is a historic home nearby and stated that they have been in communication with homeowner of that property. They would like to minimize impact on the home and have chosen tentative colors that will not overpower it.

Mr. Trove gave an overview of the design, noting that while they tried to stay true to original designs of the senior living units, the change in the quantity of units logically leads to a concurrent increase in windows and balconies. Transoms have been added to the design and they have created a more dramatic front entrance. The theme, he stated, is "Modern American Classic".

There was discussion amongst the Board about certain design elements. There was a consensus that the east elevation is very imposing and visible from the road. Some suggestions that were provided for reducing its impact included creating more variation in the elevation to reduce the rigidity of the line, adding more detail and texture to keep it from feeling like the back of a building, and using brick or printed concrete on the lower half of the walls.

Doug DeRue, the Town's Director of Planning, Zoning, & Development, stated that comments are for Town Board specifically and this is not yet an application for design review. The Town Board is seeking comments before the next meeting on February 6.

The Board posed few questions to Mr. A. Daniele. Board Member Salem asked what would be happening to the spare parcel at the southeast corner of the lot (ID 163.02-1-23.1). Mr. A. Daniele responded that they have no plans to develop the property except for a small section of pavement that will extend along the west property line for emergency vehicle access. The trees

and shrubs would not be touched. Board Member Whitbeck asked about the fate of the current structures on the property. Mr. A. Daniele informed him that they would be demolished. At this juncture, Mr. DeRue clarified the commercial demolition process and stated that the Planning Board and Town Board would likely be the involved parties.

It was decided after some discussion that Board Members would submit their final comments for the Town Board to Ms. Brooks via email once they had a chance to further review the plans and documents.

MEETING RESCHEDULING REVIEW

Ms. Brooks stated that, due to a scheduling conflict, the Town Board's second meeting in February was moved to Thursday, February 22. She asked the Board to confirm availability for another date. After some conversation, it was decided that the best date for rescheduling the meeting would be Thursday, February 29.

ORIGINAL: *Thursday, February 22, 2024* → NEW: *Thursday, February 29, 2024*

12/14/2023 MEETING MINUTES REVIEW

The minutes of December 14, 2023, were approved following a motion by DRHPB Member Jim Vekasy. This motion was seconded by DRHPB Chairman Dirk Schneider. Following a unanimous voice vote, the minutes were approved, none opposed.

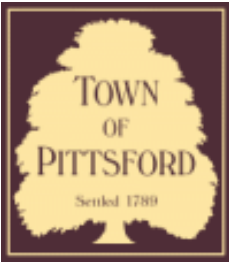
OTHER DISCUSSION

Design Review and Historic Preservation Board Chairman Dirk Schneider closed the meeting at 7:44PM.

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 #
B23-000172

Phone: 585-248-6250

FAX: 585-248-6262

DESIGN REVIEW AND HISTORIC PRESERVATION BOARD REFERRAL OF APPLICATION

Property Address: 3 Tor Hill PITTSFORD, NY 14534

Tax ID Number: 178.03-4-9

Zoning District: RN Residential Neighborhood

Owner: DiGenova, Paul A

Applicant: Josh Lawn Care & Landscaping Co.

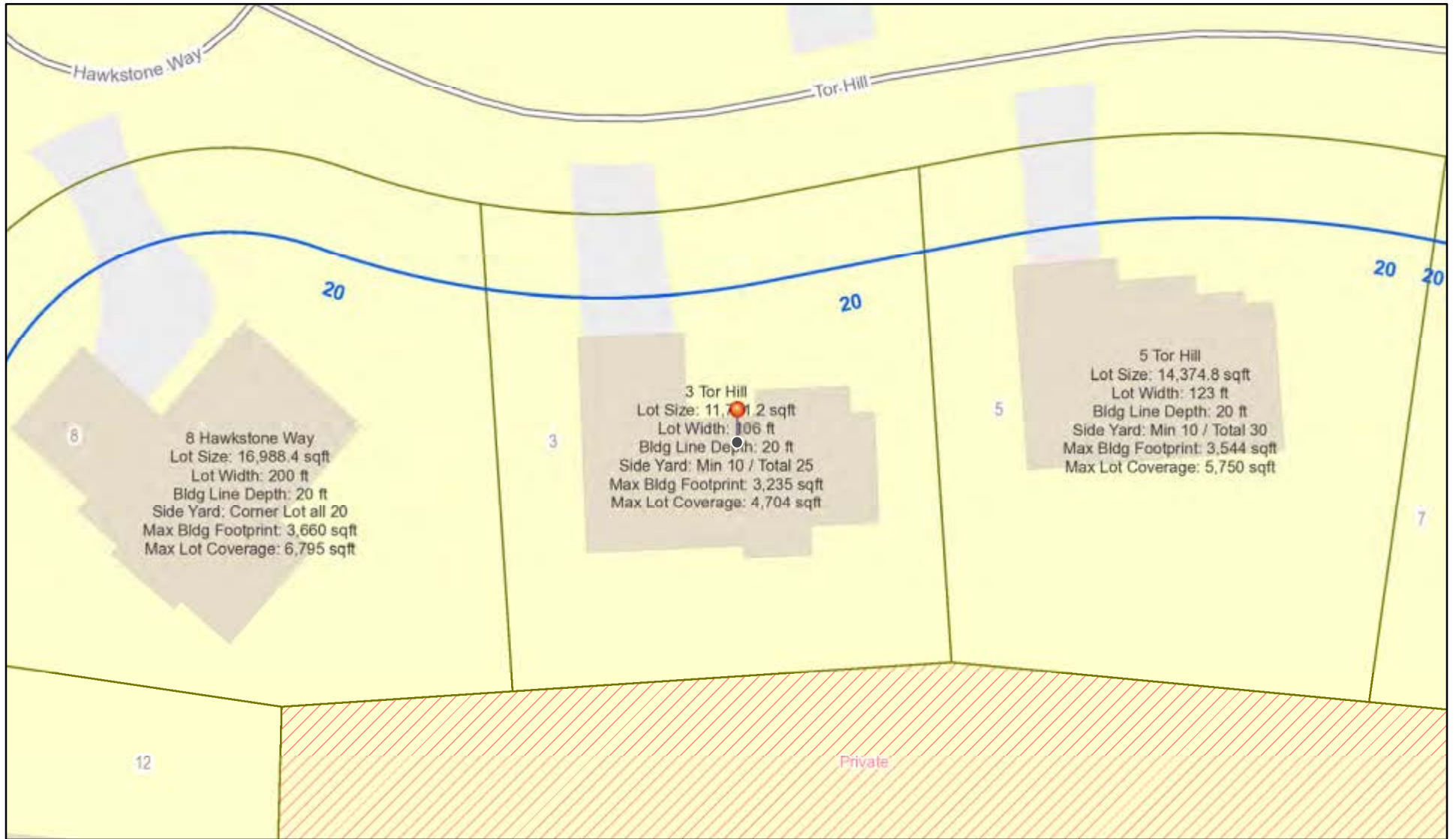
Application Type:

- 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)

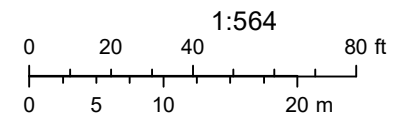
Project Description: Applicant is requesting design review for a 196-square-foot covered deck off the rear of the home.

Meeting Date: January 25, 2024

RN Residential Neighborhood Zoning

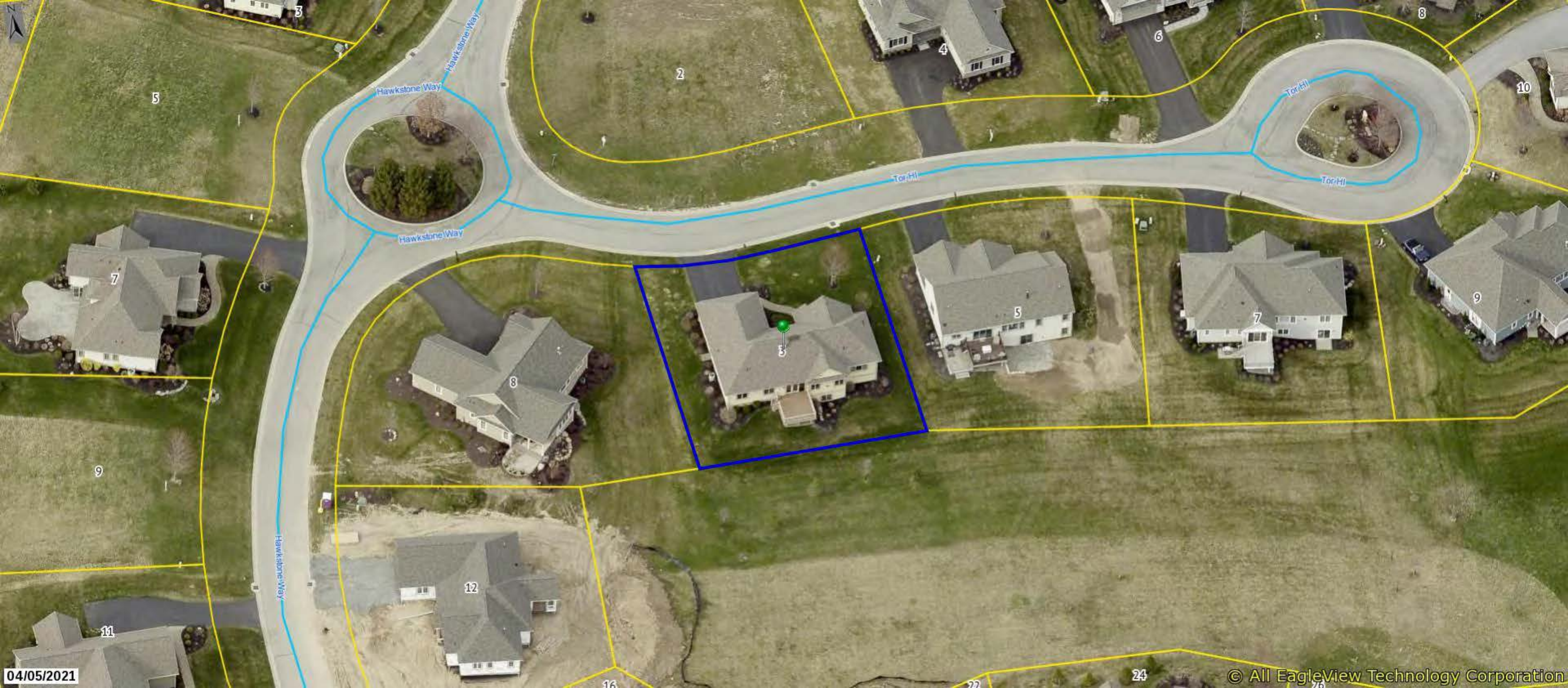


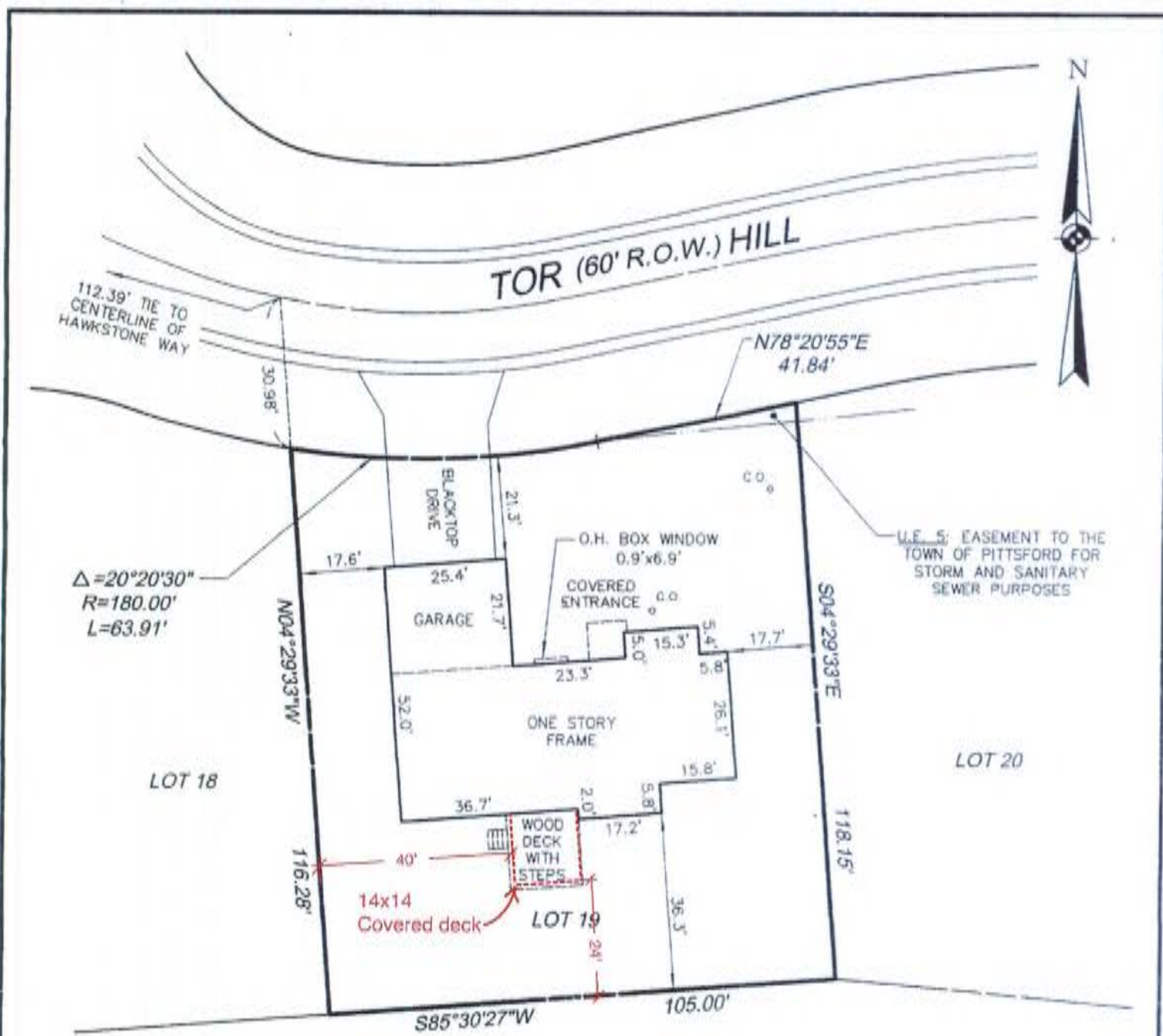
Printed January 16, 2024



Town of Pittsford GIS

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N/Y
 KETMAR DEVELOPMENT CORP
 T.A. # 178.030-02-28
 LIBER 304 OF MAPS PAGE 12
 RURAL CONSERVATION EASEMENT

REVISIONS

REFERENCE(S)

1) LIBER 335 OF MAPS, PAGE 28

CERTIFICATION(S)

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APPROVED BY: *[Signature]* SETBACKS: FRONT: 20' SIDE: 5' REAR: 10'

DWG FILE: H:\job\4219\INST\LOT-19.dwg
 PLOTTED: Apr 26, 2013 - 10:41AM

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By: *[Signature]*
 Charles Joseph Costich III, N.Y.S. L.S., No. 050426

Date: 4-26-2013

CE

- CIVIL ENGINEERING
- LAND PLANNING
- SURVEYING

COSTICH ENGINEERING
 217 LAKE AVENUE
 ROCHESTER, NEW YORK 14608
 (585) 468-3020

INSTRUMENT LOCATION MAP		
SUBDIVISION	COTTAGES AT MALVERN	
TOWN	COUNTY	STATE
PITTSFORD	MONROE	NEW YORK
SCALE	DATE	DWG NUMBER
1"=30'	APRIL 2013	4219-19



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121 Sully's Trail
Pittsford, NY 14534

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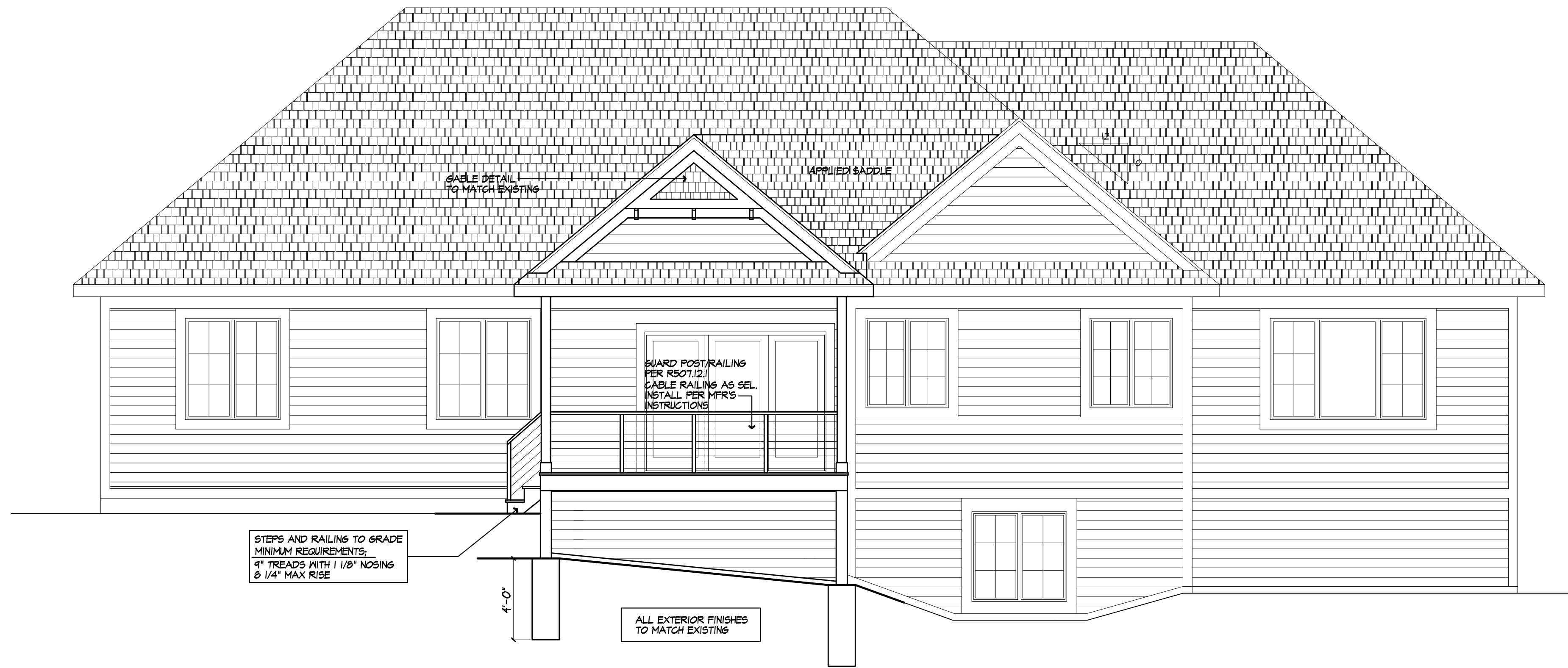
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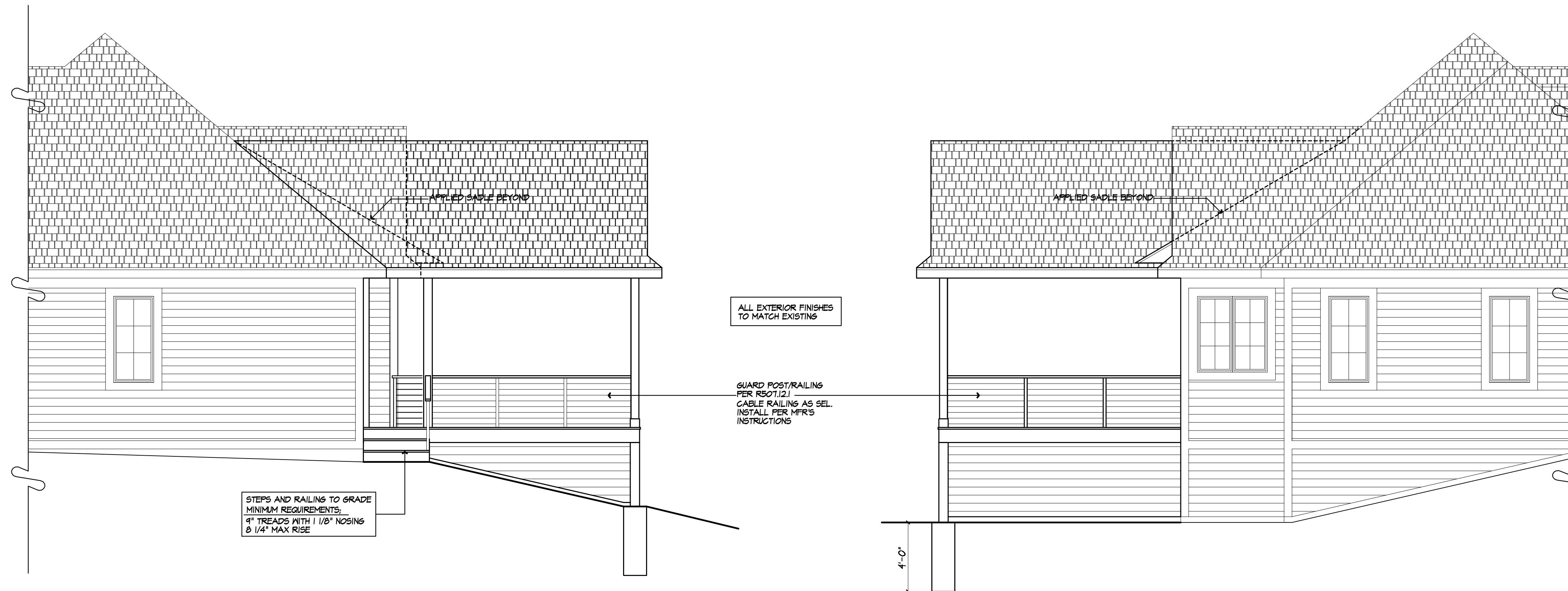
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REAR ELEVATION



RIGHT SIDE ELEVATION
PARTIAL

LEFT SIDE ELEVATION
PARTIAL

PROJECT:
EXISTING DECK ROOF COVER
DIGENOVA RESIDENCE 9 TOR HILL
PITTSFORD, NY

CLIENT:
JOSH LANDSCAPE INC.

DRAWING:
ELEVATIONS

DRAWN:
PAUL MORABITO

DATE: JANUARY 2024

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

JOB NO.: 23PM206

SHEET:

2

OF 4 SHEETS





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PROJECT:
EXISTING DECK ROOF COVER
DIGENOVA RESIDENCE 9 TOR HILL
PITTSFORD, NY

CLIENT:
JOSH LANDSCAPE INC.

DRAWING:
FOUNDATION & PLAN VIEW

DRAWN:
PAUL MORABITO

DATE: JANUARY 2024

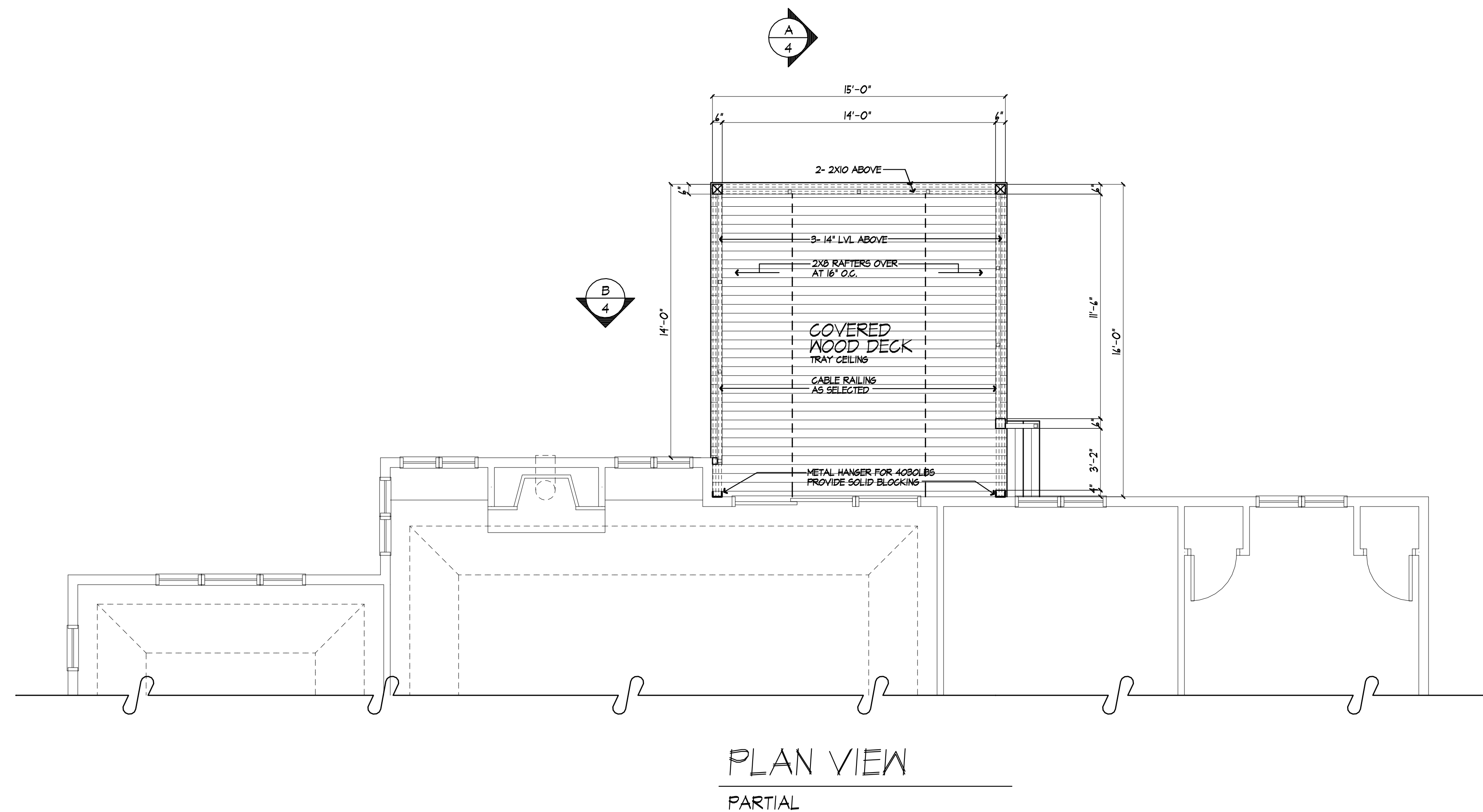
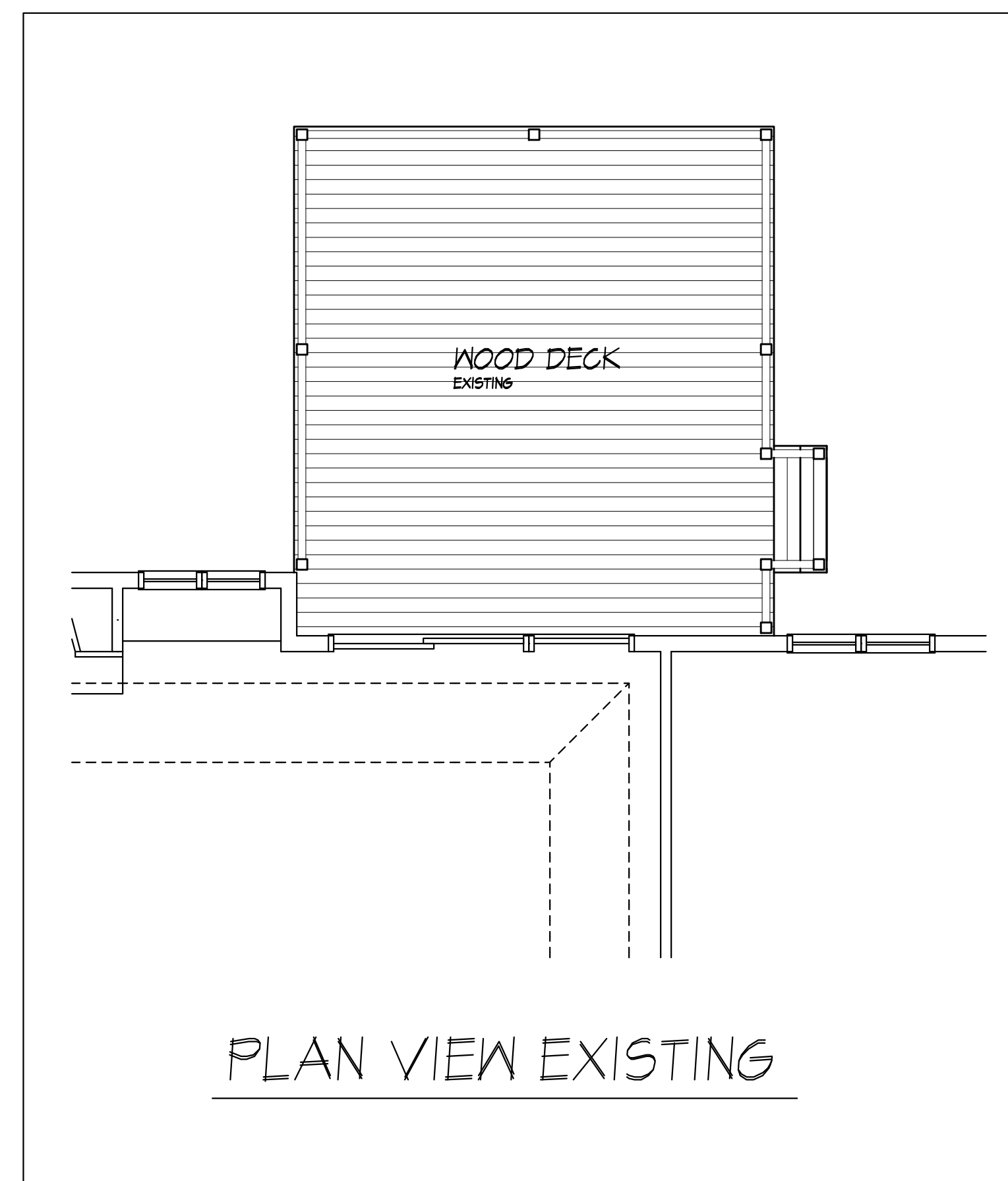
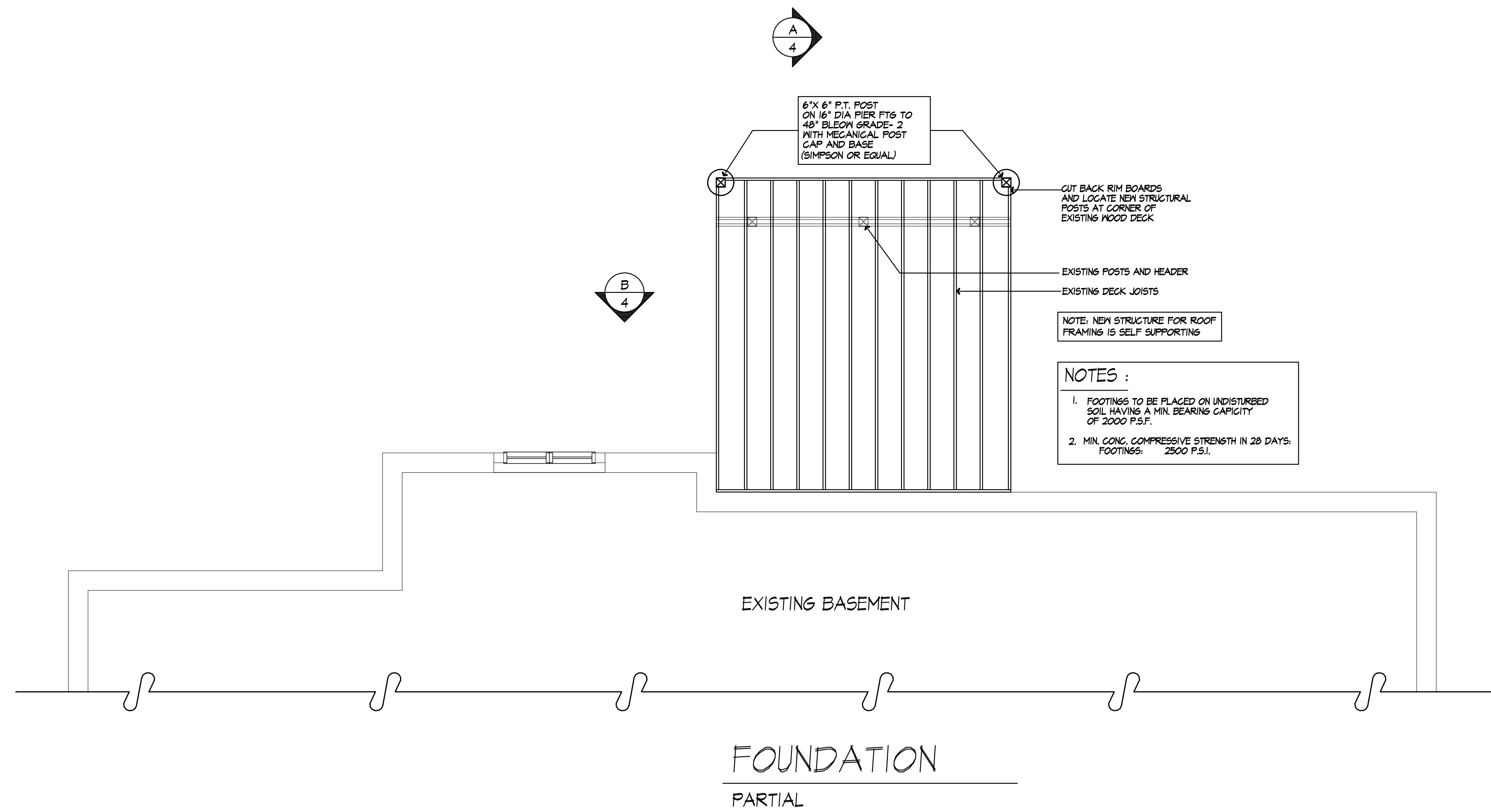
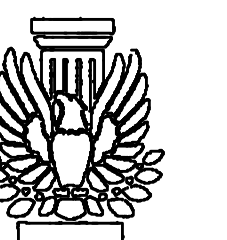
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JOB NO.: 23PM1206

SHEET:

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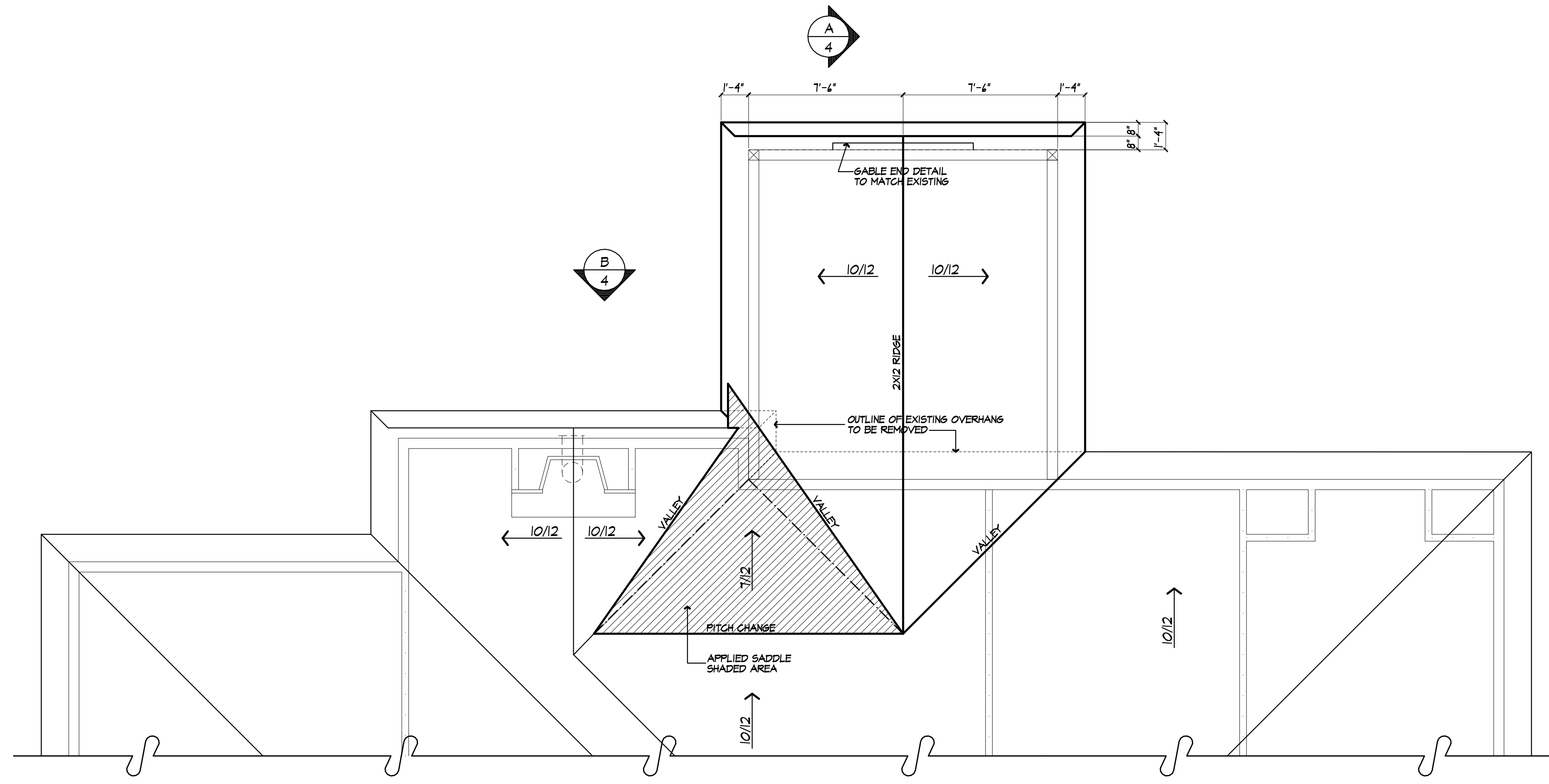
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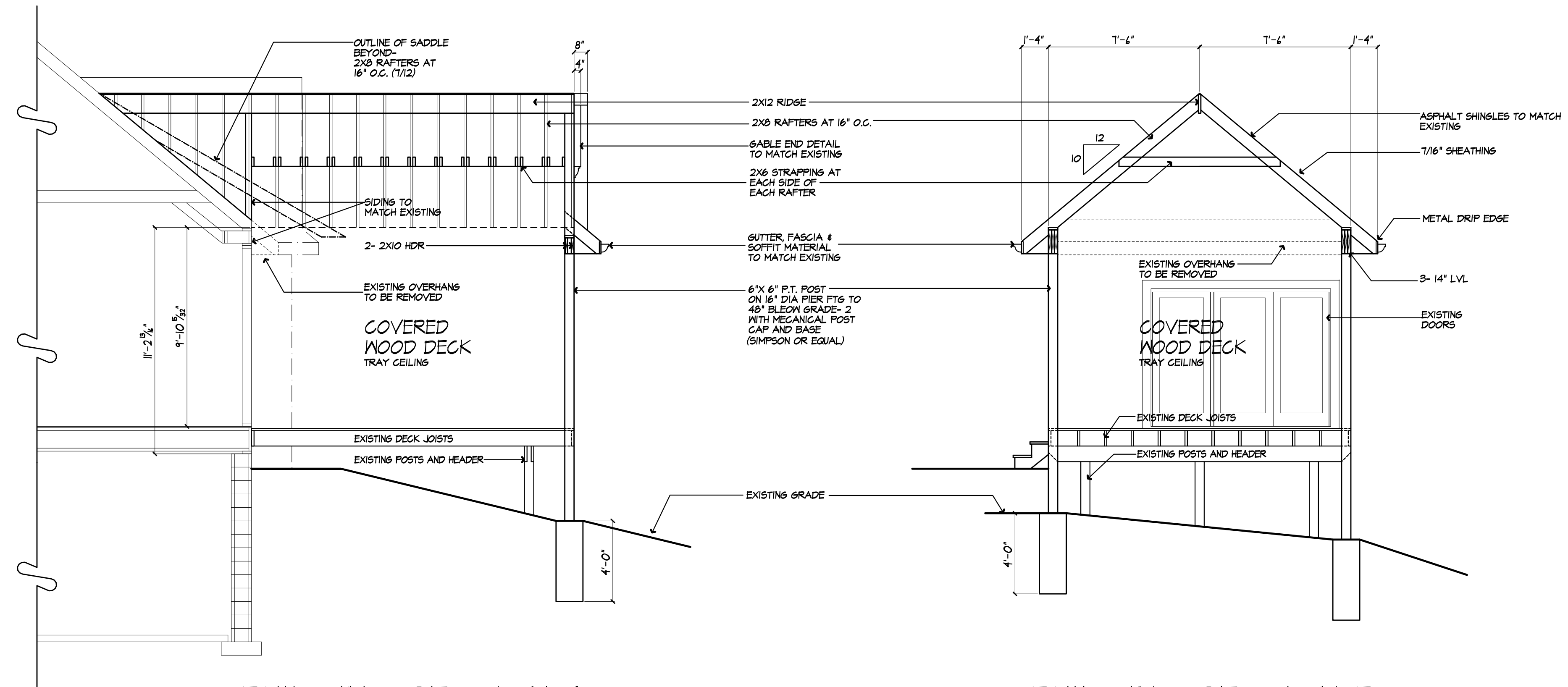
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ROOF PLAN
PARTIAL



BUILDING SECTION A

BUILDING SECTION B

PROJECT:
EXISTING DECK ROOF COVER
DIBENOVA RESIDENCE 9 TOR HILL
PITTSFORD, NY

CLIENT:
JOSH LANDSCAPE INC.

DRAWING:
ROOF PLAN & BUILDING SECTIONS

DRAWN:
PAUL MORABITO

DATE: JANUARY 2024

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

JOB NO.: 23PM1206

SHEET:

4

OF **4** SHEETS





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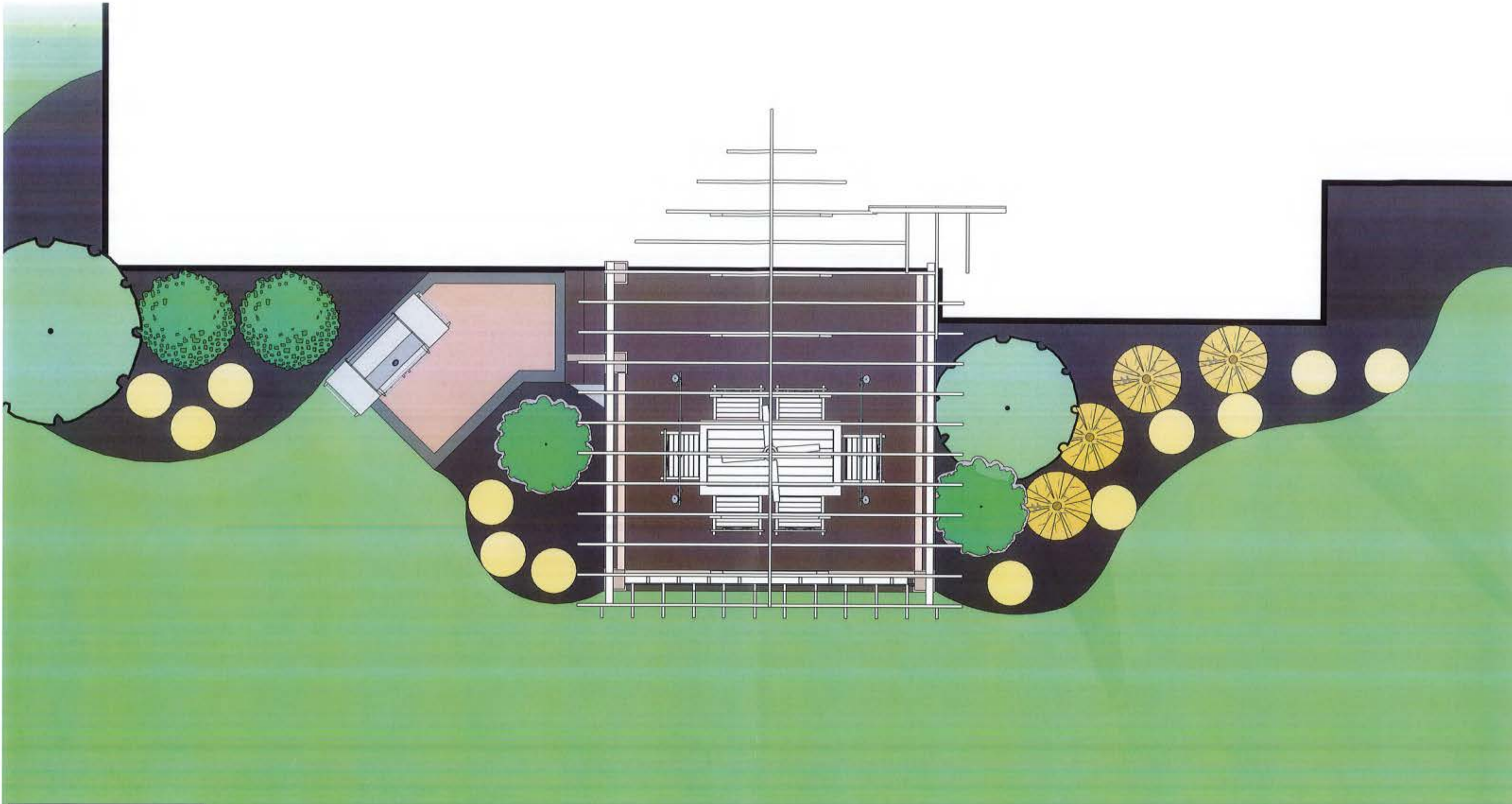
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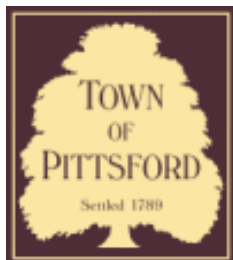




Scale: 1/4" = 1'

Plan is conceptual.
Contractor to field verify
all dimensions and grades.





Town of Pittsford

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

Permit #
B24-000004

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

DESIGN REVIEW AND HISTORIC PRESERVATION BOARD REFERRAL OF APPLICATION

Property Address: 18 Amber Hill Drive PITTSFORD, NY 14534

Tax ID Number: 177.04-2-52

Zoning District: RN Residential Neighborhood

Owner: Friedman, Scott

Applicant: Friedman, Scott

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)

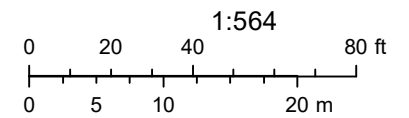
Project Description: Applicant is requesting design review for a 1,560-square-foot, three-story addition to the rear of the home.

Meeting Date: January 25, 2024

RN Residential Neighborhood Zoning

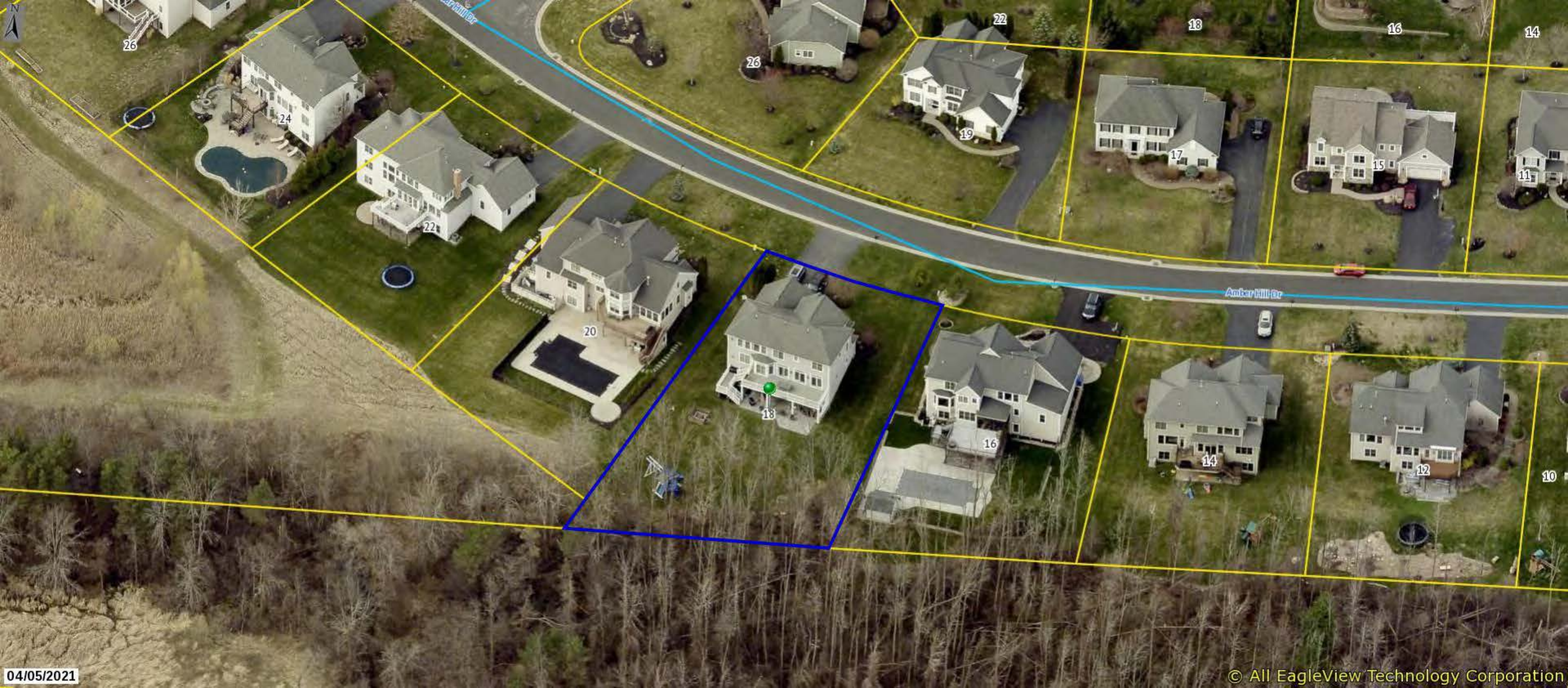


Printed January 16, 2024



Town of Pittsford GIS

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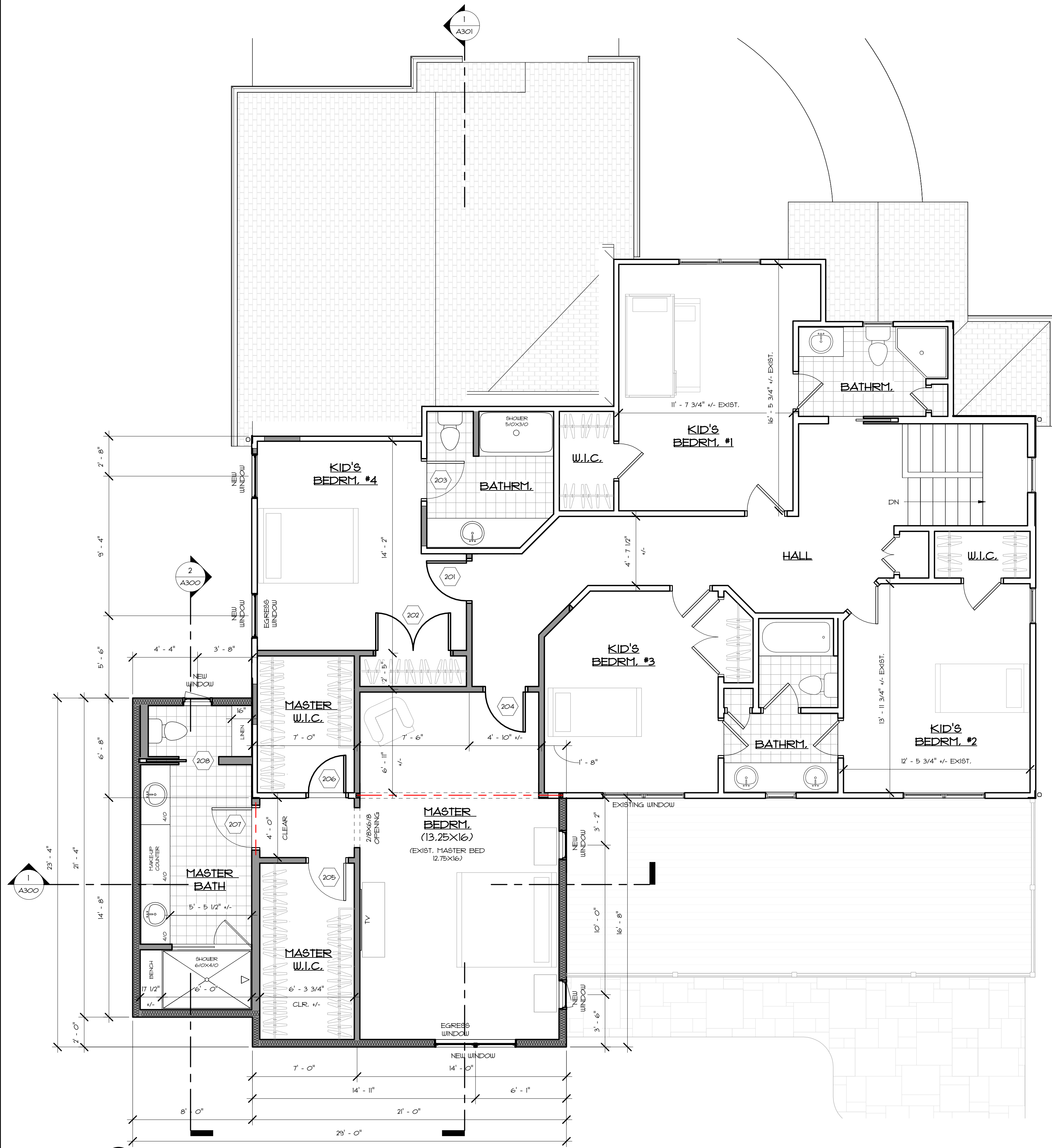












1 2ND FLOOR PLAN - NEW
 SCALE: 1/4" = 1'-0"
 NEW ADDITION = 520 SF
 INTERIOR RENOVATIONS = 525 SF

ELECTRICAL / LIGHTING LEGEND:

- SCHEMATIC LAYOUTS SHOWN - CONTRACTOR TO DO FINAL COORDINATION W/ OWNER
- ⬇ LIGHT SWITCH
(3 x 3 WAY) / (F = FAN) / (L = LIGHT) / (D = DIMMABLE)
- ⊕ DUPLEX OUTLET
GFI = GROUND FAULT CIRCUIT INTERRUPTERS
••• = INCHES A.F.F.
AC = ABOVE COUNTER
- ⊕ SURFACE MOUNTED / PENDANT LIGHT
- ⊕ WALL MOUNTED LIGHT -
COORD. HEIGHT W/ APPROPRIATE FIXTURES / EQUIPMENT / DOORS / WINDOWS / CEILING / ETC.
CL = WALL MOUNTED LIGHT, MOUNTED ABOVE HEAD OF CLOSET DOOR, W/ MOTION SENSOR INTEGRAL TO FIXTURE
- ⊕ RECESSED LIGHT
• NYS ENERGY CODE R402.4.5 - SHALL BE SEALED TO LIMIT AIR LEAKAGE BETWEEN CONDITIONED & UNCONDITIONED SPACES...
- ⊕ COMBO LIGHT W/ EXHAUST FAN
(DIRECT VENT TO EXTERIOR)
- ⊕ COMBO LIGHT / CEILING FAN

- COORD. ANY TIMER / DIMMING REQUIREMENTS W/ OWNER
 - COORD. ANY CABLE / DATA REQUIREMENTS W/ OWNER

GENERAL NOTES - REFLECTED CEILING PLAN:

TYPICAL 1/2" GYPSUM WALL BOARD CEILING THROUGHOUT (MOISTURE RESISTANT IN BATHROOM & LAUNDRY ROOM)

COORDINATE HEIGHT OF WALL MOUNTED LIGHTS WITH APPROPRIATE FIXTURES / EQUIPMENT / DOORS / WINDOWS / ETC.

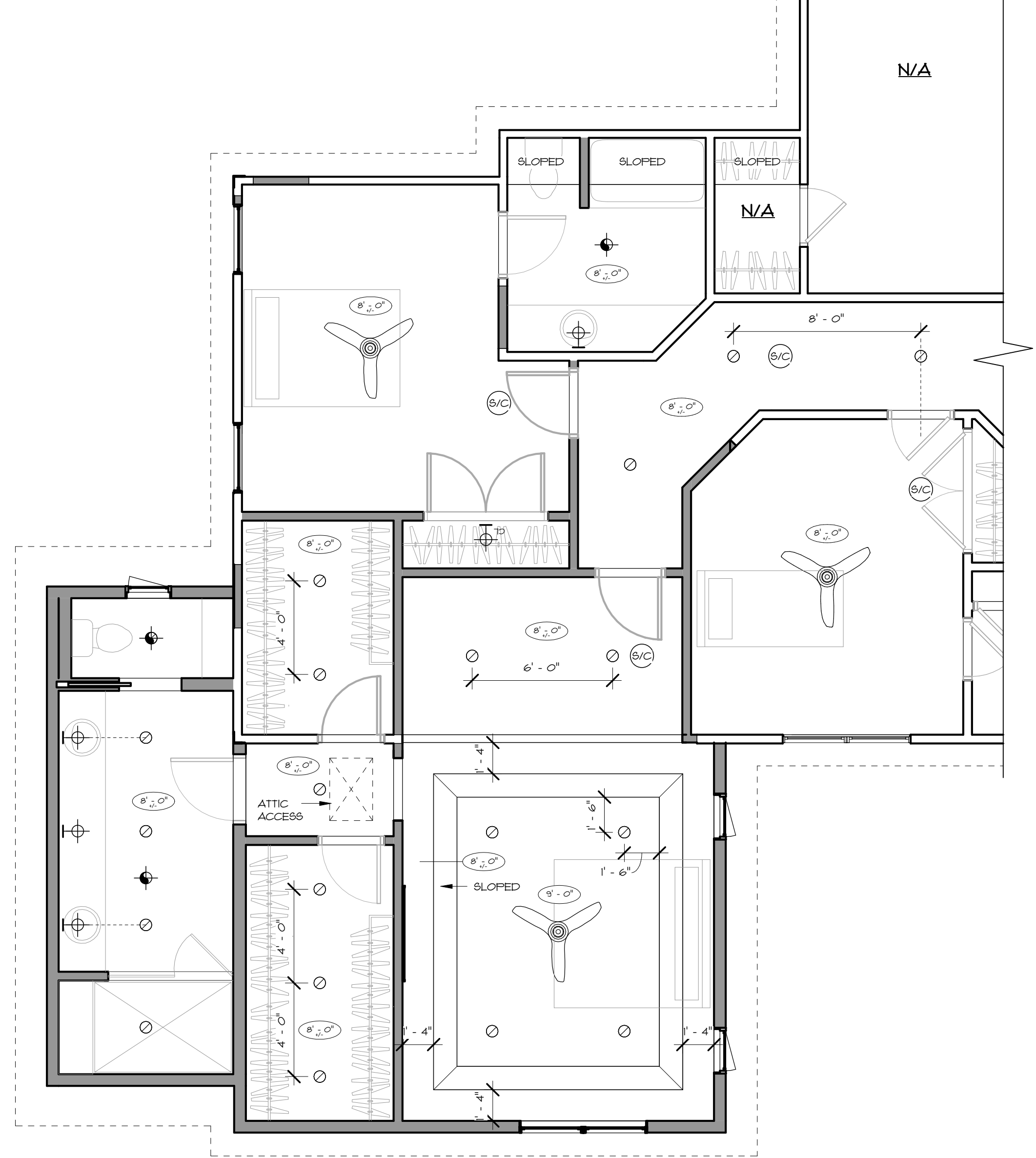
FINAL LIGHT FIXTURE SELECTION BY OWNER - ALL NEW LIGHTS TO BE LED

ATTIC ACCESS - MIN. 22"x30" W/ MIN. 30" HEADROOM • ATTIC ABOVE

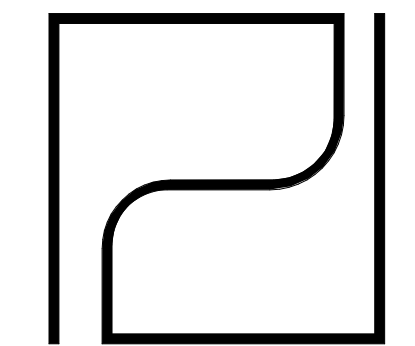
SMOKE ALARM & C.O. DETECTOR NOTES:

- SMOKE ALARMS / HEAT DETECTION SHALL BE INSTALLED ACCORDING TO SECTION R314 OF THE NYS RESIDENTIAL BUILDING CODE
- CARBON MONOXIDE ALARMS SHALL BE INSTALLED ACCORDING TO SECTION R315 OF THE NYS RESIDENTIAL BUILDING CODE
- R314.5 COMBINATION SMOKE & CARBON MONOXIDE ALARMS SHALL BE PERMITTED

⊕ S/C SMOKE / CARBON MONOXIDE ALARM
 ⊕ H HEAT DETECTOR



2 2ND FLOOR - REFLECTED CEILING PLAN
 SCALE: 1/4" = 1'-0"



PARDI PARTNERSHIP ARCHITECTS P.C.

25 CIRCLE STREET,
 SUITE 101
 ROCHESTER, NEW YORK
 14607
 TEL: (585) 454-4670
 office@pardiarchs.com

REVISION: IT IS A VIOLATION OF THE LAW FOR ANY PERSON UNLESS ACTING UNDER THE DIRECTION OF A LICENSED ARCHITECT TO ALTER IN ANY WAY ANY PLAN SPECIFICATIONS OR REVISIONS TO WHICH THE SEAL OF AN ARCHITECT HAS BEEN APPLIED. IF AN USER BEARING THE SEAL OF AN ARCHITECT IS ALTERING THE ALTERNATIVE ARCHITECT SHALL APPLY TO THE FIRM THE SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY THE SIGNATURE AND THE DATE OF EACH ALTERATION AND A BRIEF DESCRIPTION OF THE ALTERATION.

REFERENCE STATE OF NEW YORK EDUCATION LAW PART 65 - ARCHITECTURE ARTICLE 1704

WHEN THESE PLANS BEAR THE SEAL AND SIGNATURE OF A LICENSED PROFESSIONAL OF THIS OFFICE TO THE BEST OF HIS PROFESSIONAL KNOWLEDGE, JUDGMENT AND BELIEF, THESE PLANS SHALL HAVE BEEN PREPARED IN COMPLIANCE WITH THE APPLICABLE PROVISIONS OF THE ENERGY CONSERVATION AND CONSTRUCTION CODE OF NEW YORK STATE IN EFFECT AT THE DATE OF SIGNATURE.

NYS ARCHITECTURE LICENSE EXPIRATION DATES:
 SCOTT L. PARDI - 01/31/2024
 JOHN H. DODSON - 03/31/2024
 JERNA N. EDWARDS - 2/29/24

PRELIMINARY
 NOT FOR CONSTRUCTION

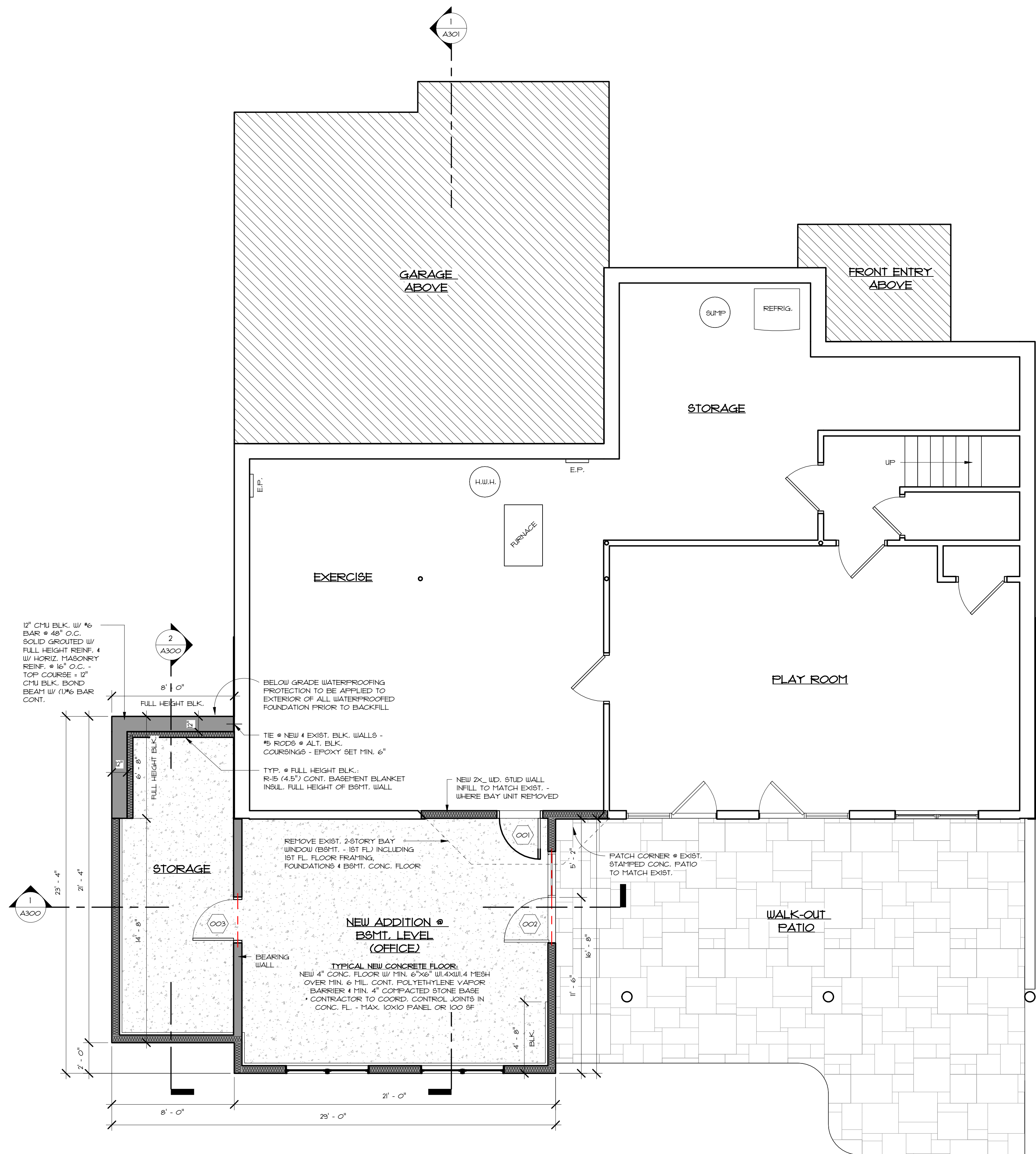
FRIEDMAN ADDITION
 18 AMBER HILL DRIVE
 PITTSFORD, NY 14534

PROJECT NO.:	220045
ISSUE DATE:	01/15/2024
PLOT DATE:	1/15/2024 3:38:37 PM
SCALE:	1/4" = 1'-0"
DRAWN BY:	JNE

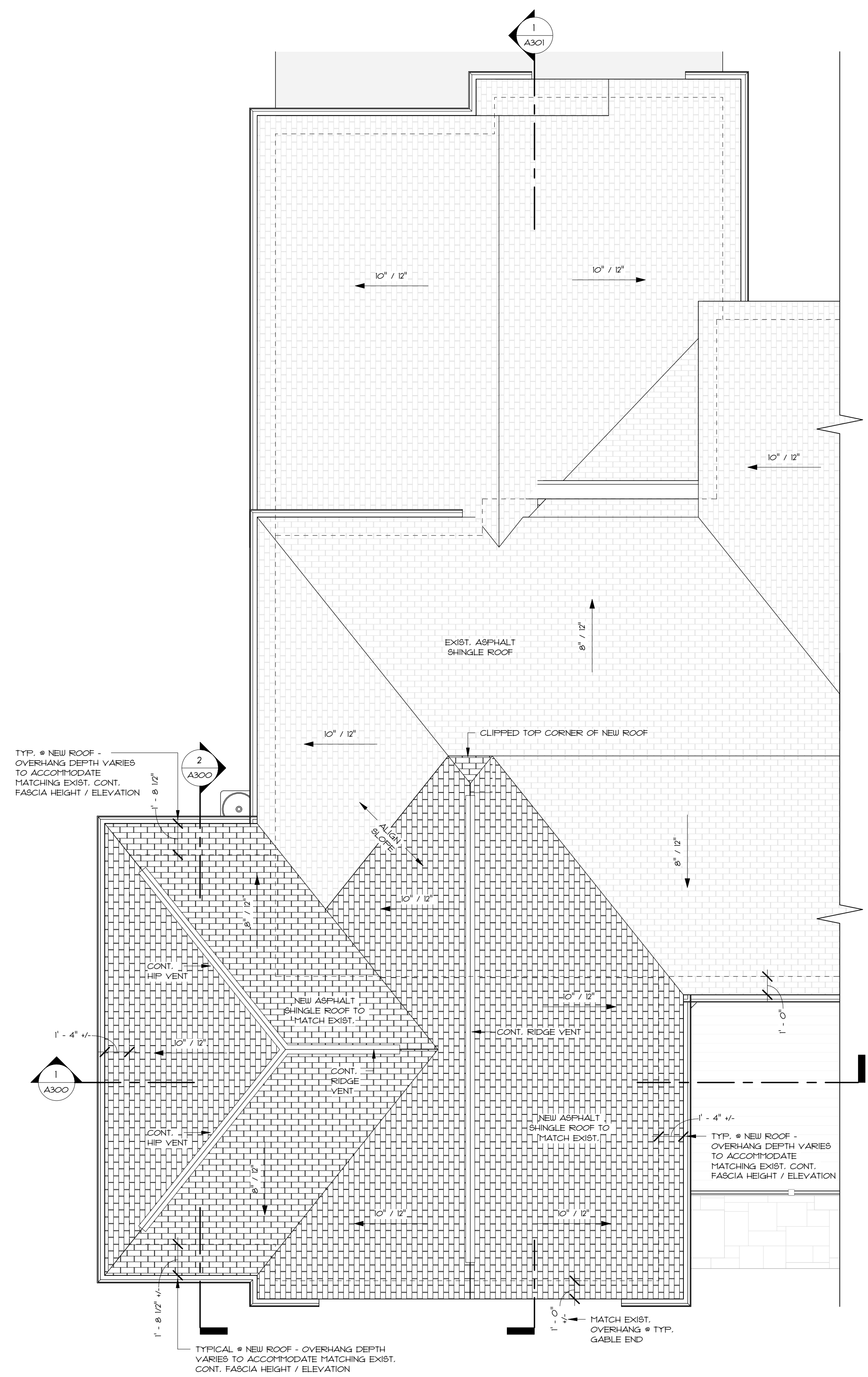
REVISIONS		
NO.	DATE	DESCRIPTION

DRAWING TITLE:
2ND FLOOR - NEW FLOOR PLAN

DRAWING NUMBER:
A102



1 BASEMENT / LOWER LEVEL FLOOR PLAN
 SCALE: 1/4" = 1'-0"



2 ROOF PLAN
 SCALE: 1/4" = 1'-0"

GENERAL ROOFING NOTES:

A. "ICE & WATER SHIELD" ROOF UNDERLAYMENT (SELF-ADHERING POLYMER-MODIFIED BITUMEN) TO BE INSTALLED ALONG THE ENTIRE ROOF PERIMETER EXTENDING FROM THE OUTSIDE EDGE OF ROOF TO A POINT MINIMUM 24" INSIDE THE EXTERIOR WALL LINE OF THE BUILDING, AS WELL AS 18" EITHER SIDE OF ALL VALLEYS & WALL/ROOF INTERSECTIONS

B. NEW MIN. 2609/SQ. ASPHALT SHINGLES - OVER #5 FELT PAPER - INSTALL PER MFRG. SPECIFICATIONS - MATCH EXISTING

C. PROVIDE MIN. 4" CONT. ALUM. FLASHING, BOTH HORIZONTALLY & VERTICALLY AT ALL WALL/ROOF CONDITIONS & AS OTHERWISE REQ. - A CRICKET OR SADDLE SHALL BE INSTALLED ON THE RIDGE SIDE OF ANY CHIMNEY OR PENETRATION MORE THAN 30 INCHES WIDE.

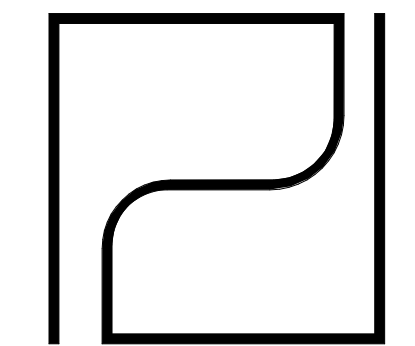
D. NEW 5X3 CONT. ALUM. GUTTERS (MATCH EXISTING) TO BE INSTALLED W/ NEW DRAIN SPOUTS (MATCH EXISTING). INTERIOR CORNERS TO HAVE SPLASH GUARDS - CONNECT TO EXIST. UNDERGROUND

GENERAL ROOFING NOTES - VENTILATION:

- TOTAL NET FREE VENTING AREA MUST BE GREATER THAN 1/300
 - TYPICAL RIDGE VENT = 17 SQ IN OF NFA PER LF

NEW ROOF #1 AREA = 350 SF (OVER MASTER BEDRM.)
 350 / 300 = 1.17 SF X 144 = 168 SQ IN (HALF ROOF VENT / HALF SOFFIT VENT)
 168 SQ IN / 2 = 84 SQ IN (HALF ROOF VENT / HALF SOFFIT VENT)
 84 SQ IN / 17 SQ IN (RIDGE VENT) = 4.94 LF

NEW ROOF #2 AREA = 170 SF (OVER MASTER BATH)
 170 / 300 = 0.57 SF X 144 = 81.6 SQ IN (HALF ROOF VENT / HALF SOFFIT VENT)
 81.6 SQ IN / 2 = 40.8 SQ IN (HALF ROOF VENT / HALF SOFFIT VENT)
 40.8 SQ IN / 17 SQ IN (RIDGE VENT) = 2.4 LF



PARDI PARTNERSHIP ARCHITECTS P.C.

25 CIRCLE STREET, SUITE 101
 ROCHESTER, NEW YORK 14607
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REFERENCE STATE OF NEW YORK EDUCATION LAW PART 65 - ARCHITECTURE EXHIBIT 1204

WHEN THESE PLANS BEAR THE SEAL AND SIGNATURE OF A LICENSED PROFESSIONAL OF THIS OFFICE TO THE BEST OF THEIR PROFESSIONAL KNOWLEDGE, JUDGMENT AND BELIEF, THESE PLANS WILL HAVE BEEN PREPARED IN COMPLIANCE WITH THE APPLICABLE PROVISIONS OF THE ENERGY CONSERVATION AND CONSTRUCTION CODE OF NEW YORK STATE IN EFFECT AT THE DATE OF SIGNATURE.

NY STATE ARCHITECTURE LICENSE EXPIRATION DATES:
 SCOTT L. PARDI - 01/31/2024
 JASON H. DUBOIS - 02/28/2024
 JERINA N. EDWARDS - 02/28/2024

PRELIMINARY
 NOT FOR CONSTRUCTION

FRIEDMAN ADDITION

18 AMBER HILL DRIVE
 PITTSFORD, NY 14534

PROJECT NO.: 220045
 ISSUE DATE: 01/15/2024
 PLOT DATE: 1/15/2024 3:30:38 PM
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 DRAWN BY: JNE

REVISIONS

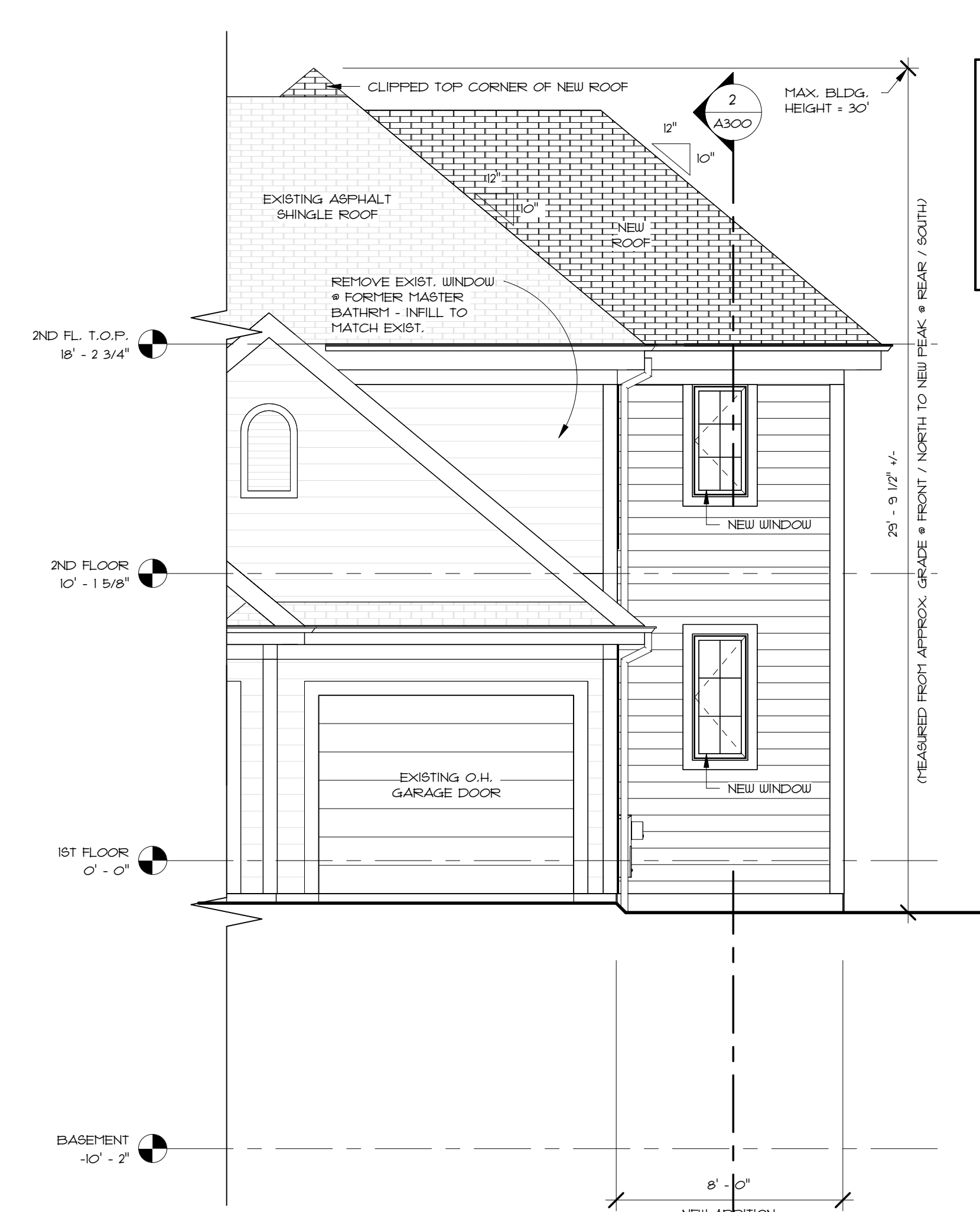
NO.	DATE	DESCRIPTION

DRAWING TITLE:
BSMT. & ROOF FLOOR PLANS

DRAWING NUMBER:
A103



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



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

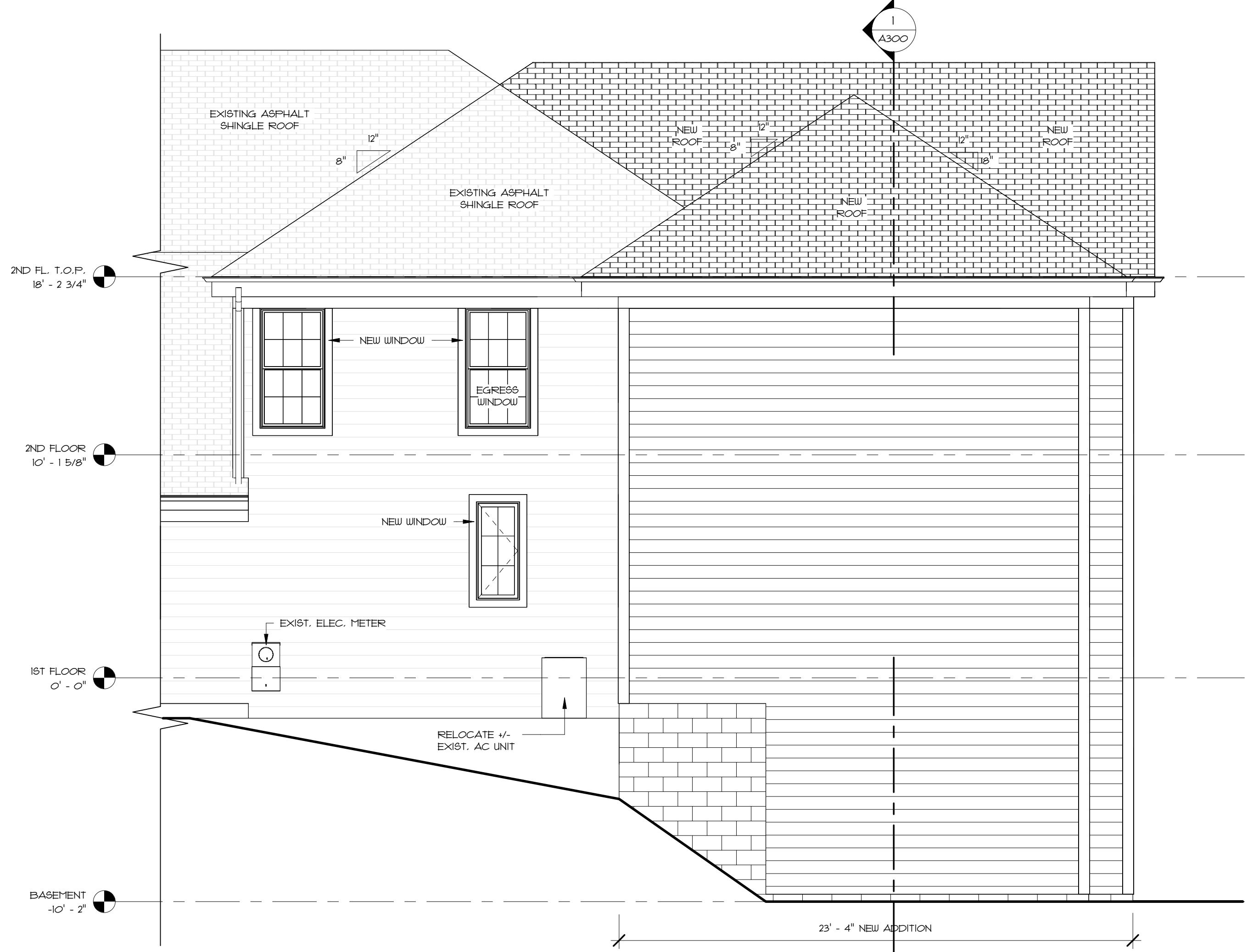
TYPICAL EXTERIOR MATERIAL NOTES:

SIDING:

- NEW HORIZONTAL VINYL SIDING TO MATCH EXISTING COLOR & EXPOSURE
- NEW TRIM AT WINDOWS, DOORS, CORNERS, FRIEZE, EAVE, ETC. TO MATCH EXISTING MATERIAL, COLOR, & PROFILE

ROOF:

- NEW ASPHALT SHINGLES TO MATCH EXISTING
- NEW GUTTERS & DOWN SPOUTS TO MATCH EXISTING



2 WEST ELEVATION
SCALE: 1/4" = 1'-0"



3 EAST ELEVATION
SCALE: 1/4" = 1'-0"



**PARDI
PARTNERSHIP
ARCHITECTS P.C.**

25 CIRCLE STREET,
SUITE 101
ROCHESTER, NEW YORK
14607
TEL: (585) 454-4670
office@pardiarchs.com

REGISTERED PROFESSIONAL ARCHITECTS IN THE STATE OF NEW YORK. THESE PLANS BEAR THE SEAL AND SIGNATURE OF A LICENSED ARCHITECT TO ALTER IN ANY WAY ANY PLANS, SPECIFICATIONS, OR REPORTS TO WHICH THE SEAL OF AN ARCHITECT HAS BEEN APPLIED. IF ANY USER BEARING THE SEAL OF AN ARCHITECT IS ALTERING THE ALTERNATIVE SEAL, THE SEAL OF THE ARCHITECT BEARING THE SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY THE SIGNATURE AND THE DATE OF SUCH ALTERATION AND A BRIEF DESCRIPTION OF THE ALTERATION.

REFERENCE STATE OF NEW YORK EDUCATION LAW PART 65 - ARCHITECTURE EXPIRES 12/31/24

WHEN THESE PLANS BEAR THE SEAL AND SIGNATURE OF A LICENSED PROFESSIONAL OF THIS OFFICE TO THE BEST OF THEIR PROFESSIONAL KNOWLEDGE, JUDGMENT AND BELIEF, THESE PLANS WILL HAVE BEEN PREPARED IN COMPLIANCE WITH THE APPLICABLE PROVISIONS OF THE ENERGY CONSERVATION AND CONSTRUCTION CODE OF NEW YORK STATE IN EFFECT AT THE DATE OF ISSUANCE.

NY STATE ARCHITECTURE LICENSE EXPIRATION DATES:
SCOTT L. PARDI - 12/31/24
ASHA H. EDWARDS - 12/31/24
ASHA H. EDWARDS - 12/31/24

PRELIMINARY
NOT FOR CONSTRUCTION

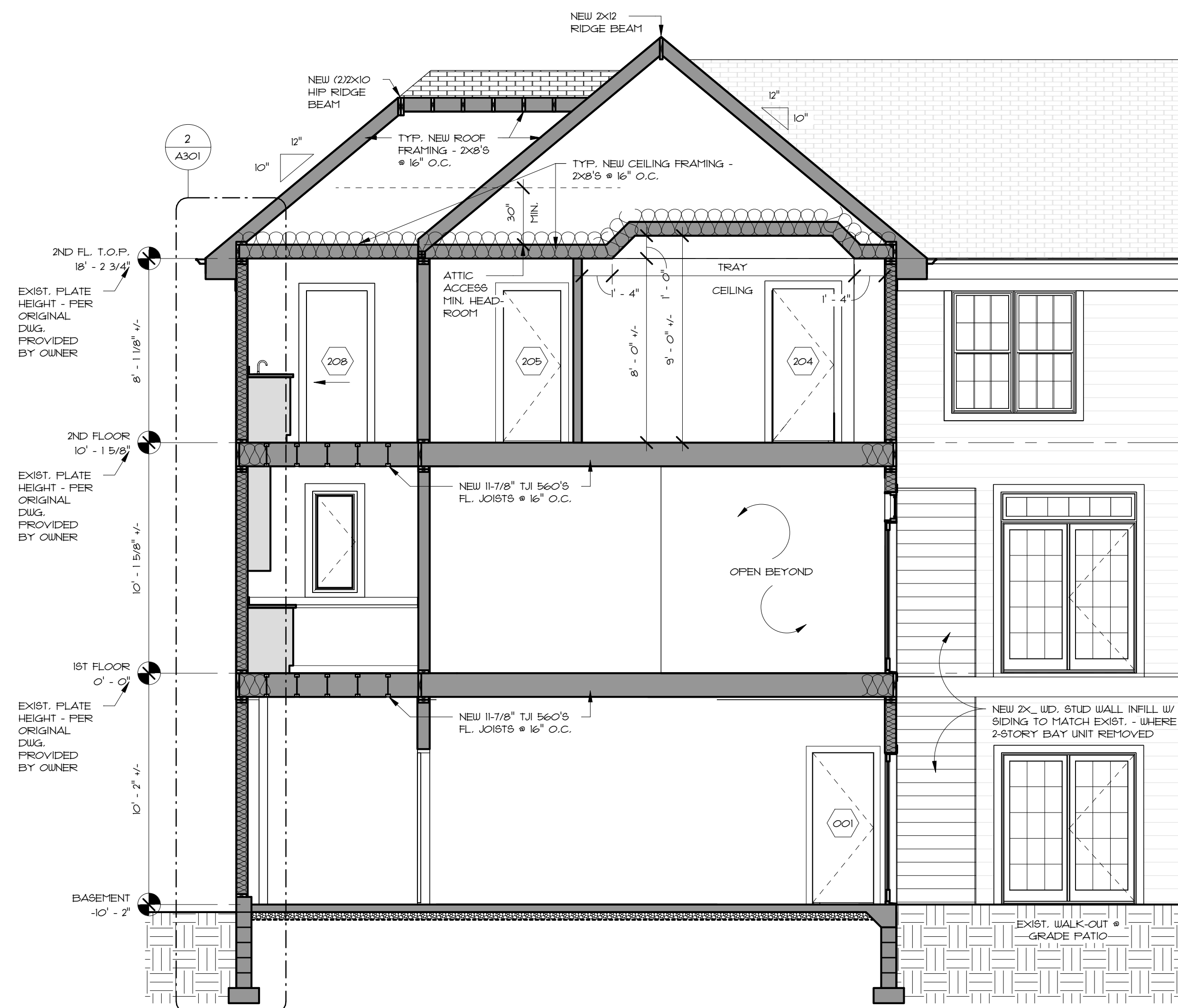
FRIEDMAN ADDITION
 18 AMBER HILL DRIVE
 PITTSFORD, NY 14534

PROJECT NO.: 220045
 ISSUE DATE: 01/15/2024
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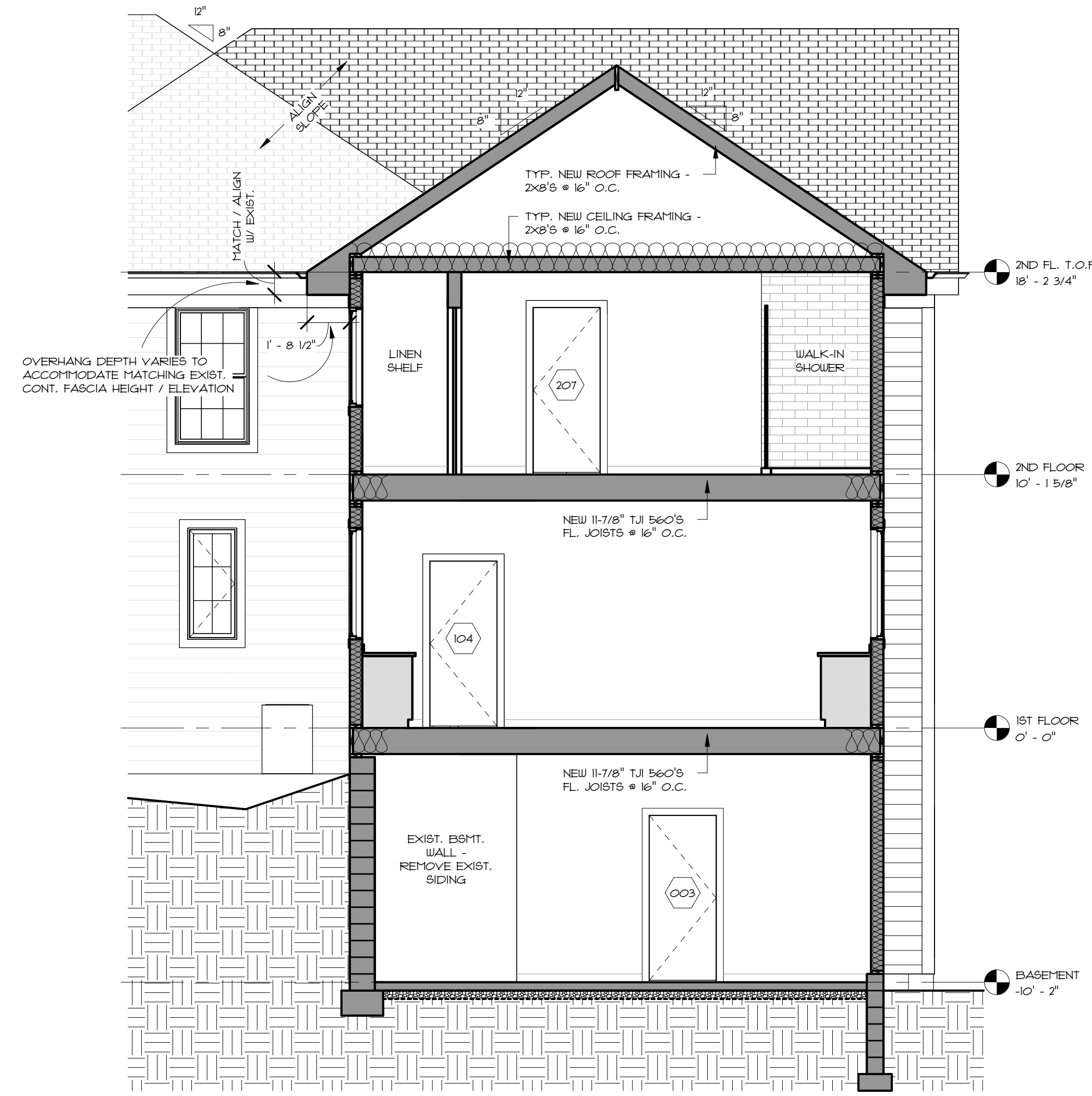
REVISIONS		
NO.	DATE	DESCRIPTION

DRAWING TITLE:
**EXTERIOR
ELEVATIONS**

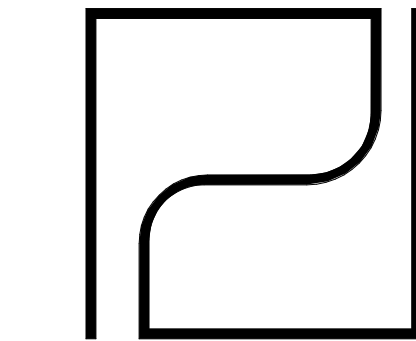
DRAWING NUMBER:
A200



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



2 Section 2
SCALE: 1/4" = 1'-0"



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ARCHITECTS P.C.**

25 CIRCLE STREET,
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14607
TEL: (585) 454-4670
office@pardiarchs.com

REVISIONS TO BE INDICATED BY THE ARCHITECT FOR ANY PERSON USING THESE PLANS WITHOUT THE DIRECTION OF A LICENSED ARCHITECT TO ALTER IN ANY WAY. ANY SUCH ALTERATIONS OR REVISIONS TO THESE PLANS SHALL BE THE RESPONSIBILITY OF THE ARCHITECT. THESE PLANS ARE THE PROPERTY OF PARDI PARTNERSHIP ARCHITECTS P.C. AND SHALL REMAIN THE PROPERTY OF PARDI PARTNERSHIP ARCHITECTS P.C. EVEN IF THEY ARE LOANED TO YOU. ANY REVISIONS TO THESE PLANS SHALL BE THE RESPONSIBILITY OF THE ARCHITECT. THESE PLANS ARE THE PROPERTY OF PARDI PARTNERSHIP ARCHITECTS P.C. AND SHALL REMAIN THE PROPERTY OF PARDI PARTNERSHIP ARCHITECTS P.C. EVEN IF THEY ARE LOANED TO YOU.

NEW YORK STATE OF NEW YORK
EDUCATION LAW PART 65 - ARCHITECTURE
EXPIRES 12/31/24
WHEN THESE PLANS BEAR THE SEAL AND SIGNATURE OF A LICENSED ARCHITECT, THE ARCHITECT ASSUMES THE RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. THESE PLANS ARE THE PROPERTY OF PARDI PARTNERSHIP ARCHITECTS P.C. AND SHALL REMAIN THE PROPERTY OF PARDI PARTNERSHIP ARCHITECTS P.C. EVEN IF THEY ARE LOANED TO YOU.

NY STATE ARCHITECTURE LICENSE EXPIRATION DATES:
SCOTT L. PARDI - 12/31/24
JASON H. CHERRY - 12/31/24
JENNA N. EDWARDS - 12/31/24

PRELIMINARY
NOT FOR CONSTRUCTION

FRIEDMAN ADDITION

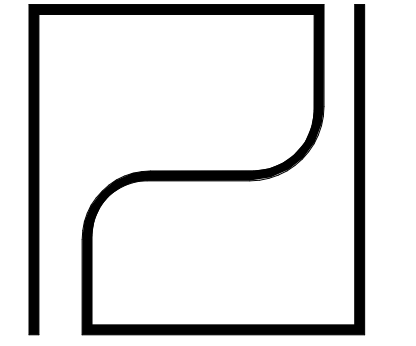
18 AMBER HILL DRIVE
PITTSFORD, NY 14534

PROJECT NO.:	220045
ISSUE DATE:	01/15/2024
PLOT DATE:	1/15/2024 3:38:47 PM
SCALE:	1/4" = 1'-0"
DRAWN BY:	JNE

REVISIONS		
NO.	DATE	DESCRIPTION

DRAWING TITLE:
SECTIONS

DRAWING NUMBER:
A300



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ROCHESTER, NEW YORK
14607
TEL: (585) 454-4670
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REFERENCE STATE OF NEW YORK EDUCATION LAW PART 65 - ARCHITECTURE EXHIBIT 1004

WHEN THESE PLANS BEAR THE SEAL AND SIGNATURE OF A LICENSED PROFESSIONAL OF THIS OFFICE TO THE BEST OF THEIR PROFESSIONAL KNOWLEDGE, JUDGMENT AND BELIEF, THESE PLANS SHALL HAVE BEEN PREPARED IN COMPLIANCE WITH THE APPLICABLE PROVISIONS OF THE ENERGY CONSERVATION AND CONSTRUCTION CODE OF NEW YORK STATE IN EFFECT AT THE DATE OF ISSUANCE.

NYS ARCHITECTURE LICENSE EXPIRATION DATES:
SCOTT J. PARDI - 01/01/2024
WALTER H. CHAMBERLAIN - 03/01/2025
KAREN N. EDWARDS - 07/01/2024

PRELIMINARY
NOT FOR CONSTRUCTION

FRIEDMAN ADDITION

18 AMBER HILL DRIVE
PITTSFORD, NY 14534

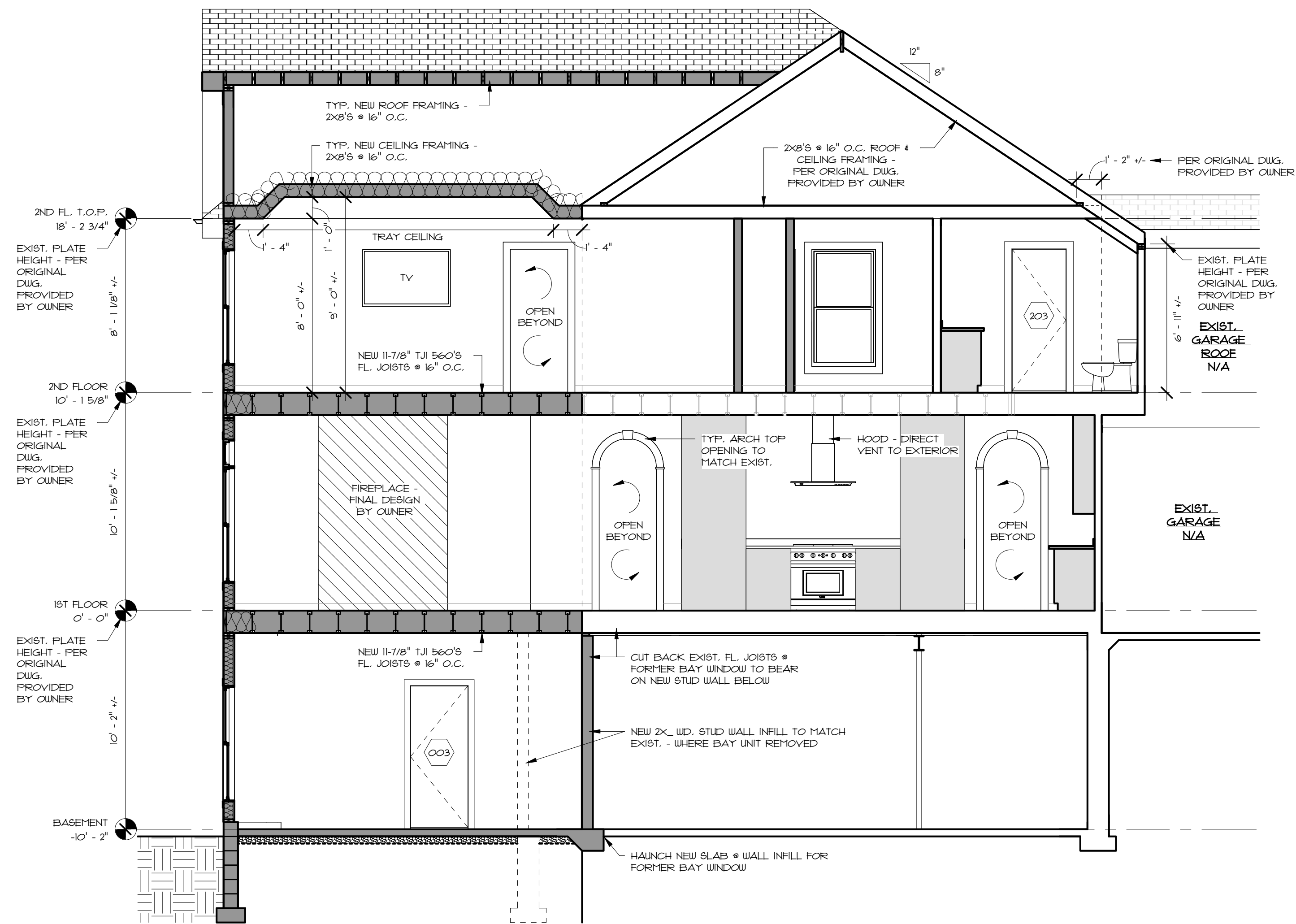
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DRAWN BY: JNE

REVISIONS		
NO.	DATE	DESCRIPTION

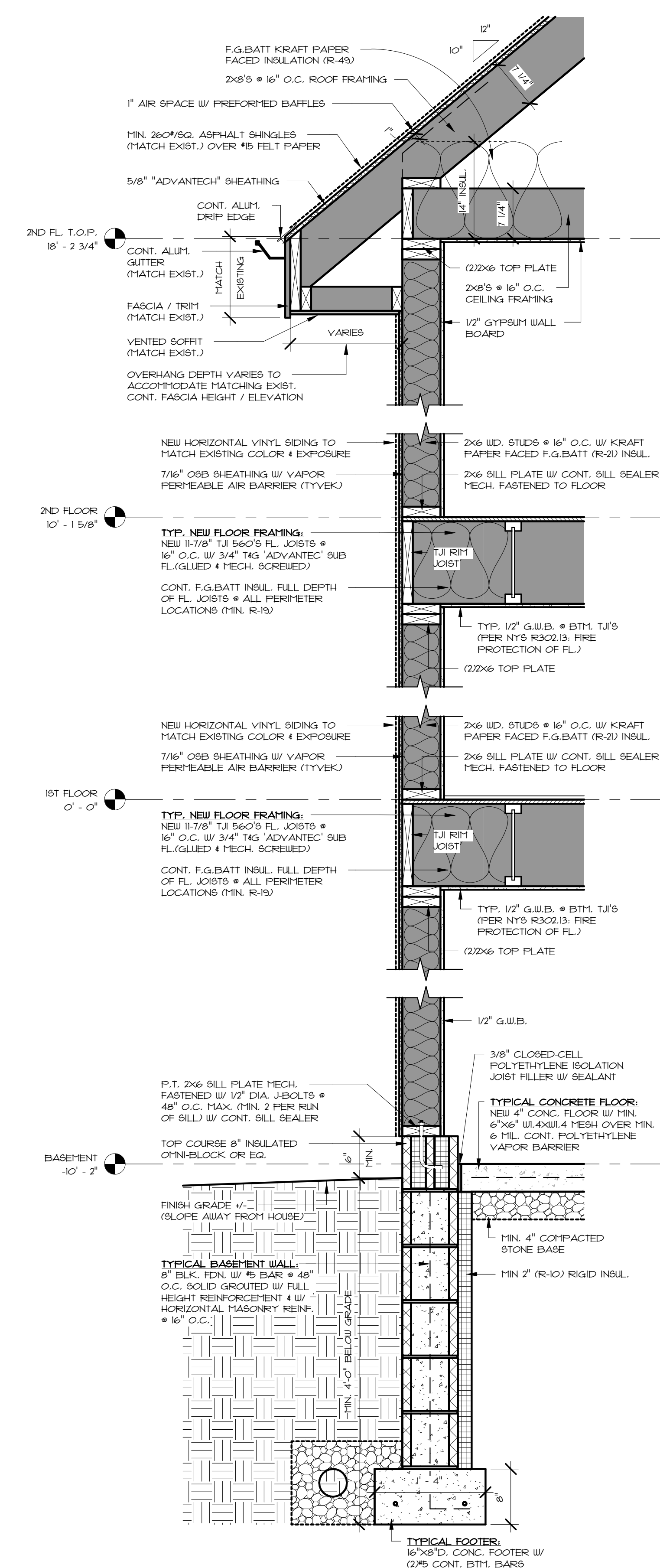
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SECTIONS

DRAWING NUMBER:

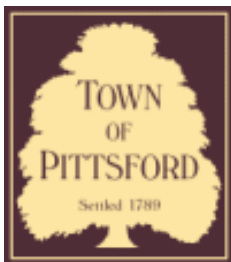
A301



1 Section 3
SCALE: 1/4" = 1'-0"



2 TYPICAL WALL SECTION
SCALE: 1" = 1'-0"



Town of Pittsford

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

Permit #
B24-000008

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

DESIGN REVIEW AND HISTORIC PRESERVATION BOARD REFERRAL OF APPLICATION

Property Address: 105 Ellingwood Drive ROCHESTER, NY 14618

Tax ID Number: 138.18-1-55

Zoning District: RN Residential Neighborhood

Owner: Finger, David B Jr.

Applicant: Loyal Nine Development

Application Type:

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

Project Description: Applicant is requesting design review for a 1,150-square-foot addition, plus porch, off the side of the home.

Meeting Date: January 25, 2024

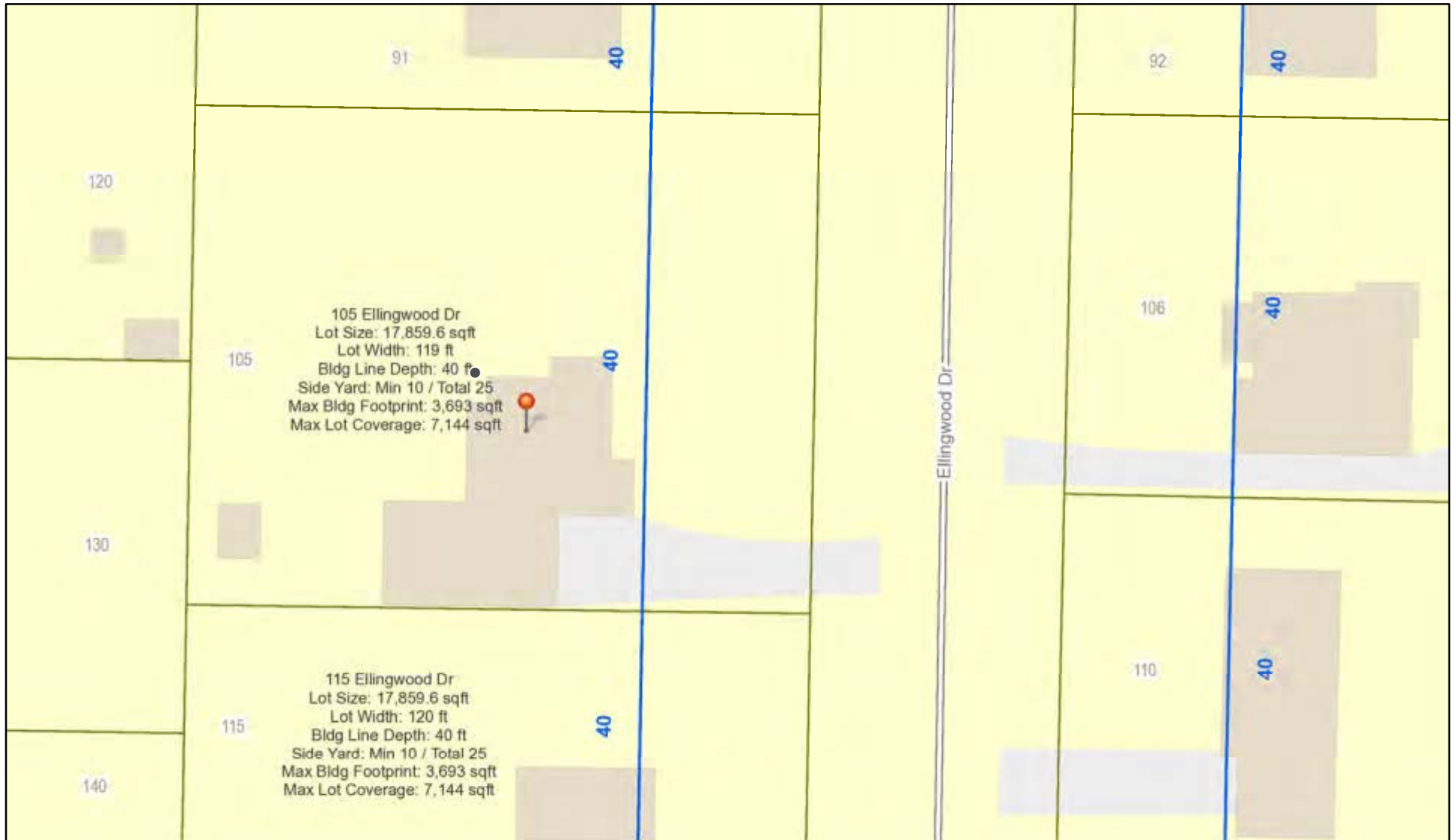




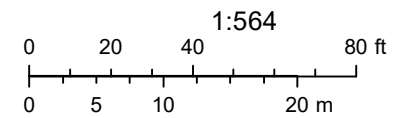




RN Residential Neighborhood Zoning

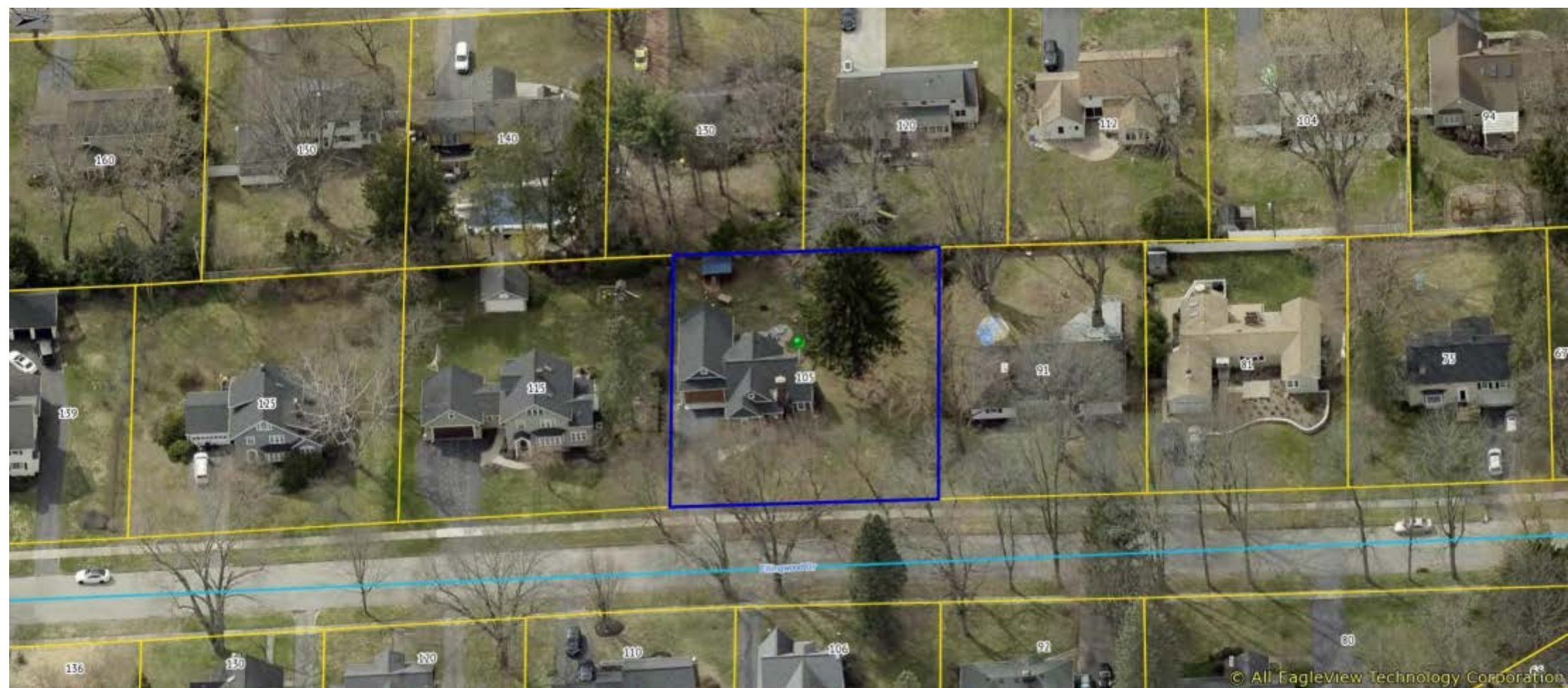


Printed January 17, 2024



Town of Pittsford GIS

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FINGER

NEW RESIDENCE ADDITION BUILDING

REVISIONS NO.	DATE	BY	CHECKED	DESCRIPTION

--

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FINGER
 NEW RESIDENCE ADDITION
 105 ELLINGWOOD DRIVE
 ROCHESTER, NY 14618

DATE	DRAWN	CHECKED
01/16/24	DAP	DAP
SCALE AS NOTED		
SHEET TITLE		
TITLE SHEET		

PROJECT NUMBER
T1
DRAWING NUMBER

DRAWING LIST:

- T1 TITLE SHEET AND SYMBOLS
- S1 SITE PLAN, BULK REQUIREMENTS AND SPECIFICATIONS
- D1 DETAILS
- A0 FOUNDATION PLAN & DETAILS
- A1 FIRST FLOOR PLAN
- A2 SECOND FLOOR PLAN
- A3 ROOF PLAN
- A4 EAST & NORTH EXTERIOR ELEVATIONS
- A5 SOUTH & WEST EXTERIOR ELEVATIONS
- A6 COLORED EAST & NORTH EXTERIOR ELEVATIONS
- A7 COLORED SOUTH & WEST EXTERIOR ELEVATIONS
- A8 EXTERIOR RENDERINGS

105 ELLINGWOOD DRIVE
 ROCHESTER, NEW YORK 14618

ARCHITECT CERTIFICATION:

TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THE PLANS AND SPECIFICATIONS ARE IN ACCORDANCE WITH APPLICABLE REQUIREMENTS OF THE NEW YORK STATE UNIFORM FIRE PREVENTION AND BUILDING CODE AND THE STATE ENERGY CONSTRUCTION CODE.

LIST OF ABBREVIATIONS

AFF ABOVE FINISHED FLOOR	CM CONSTRUCTION MANAGER	ENTR ENTRANCE	HORZ HORIZONTAL	MEZZ MEZZANINE	QTB QUARRY TILE BASE	T&G TONGUE & GROOVE
AP ACCESS PANEL	CW COLD WATER	EQ EQUIP	HB HOT WATER	MM MILLIMETER	RAD RADIUS	T&B TOP & BOTTOM
ACOUS ACOUSTICAL	CMF COLD FORMED MET FRAMING	EST ESTIMATE(D)	HR HOUR	MIN MINIMUM	RECP RECEPTACLE	TOEA TOP OF EDGE ANGLE
ADJ ADJACENT	CMU CONCRETE MASONRY UNIT	EXST EXHAUST	HR INCANDESCENT	MISC MISCELLANEOUS	REF REFERENCE	TOS TOP OF SLAB/STEEL
ACT ACOUSTICAL CEILING TILE	COL COLUMN	EXST EXHAUST	IN INCANDESCENT	MR MOISTURE RESISTANT	REFR REFRIGERATOR	TOW TOP OF WALL
AMP ACOUSTICAL WALL PANEL	CONC CONCRETE	EXIST EXISTING	IN INCH	MTD MOUNTED	RE REFER TO	TREAD TREAD
A/C AIR CONDITIONING	COND CONDUCTOR	EXP EXPANSION	INCL INCLUDING	NA NOT APPLICABLE	REINF REINFORCED(ING)	TD TRENCH DRAIN
ALT ALTERNATE	CONN CONNECTION	EXP JT EXPANSION JOINT	ID INSIDE DIAMETER	NAT NATURAL	REQD REQUIR(ED)	TYP TYPICAL
ALUM ALUMINUM	CONST CONSTRUCTION	ETR EXISTING TO REMAIN	INSUL INSULATION	NRC NOISE REDUCTION COEF.	REV REVISED	UL UNDERWRITERS LAB
AB ANCHOR BOLT	CONJ CONSTRUCTION JOINT		INT INTERIOR	NOM NOMINAL	RWB REINFORCED GYPSUM WALL BOARD	UNFIN UNFINISHED
< ANGLE	CONT CONTINUOUS	F FABRIC	INTERM INTERMEDIATE	N NORTH	RH RIGHT HAND	UNO UNLESS NOTED OTHERWISE
ANOD ANODIZED	CONTR CONTRACTOR	FT FABRICATE	INV INVERT	NIC NOT IN CONTRACT	R RISER	U URINAL
APPROX APPROXIMATE	CONTRJ CONTROL JOINT	FIG FIGURE	IP IRON PIPE	NTS NOT TO SCALE	RD ROOF DRAIN	VEN VENDER
ARCH ARCHITECT, ARCHITECTURAL	CORR CORRUGATED	FIN FINISH	JAN JANITOR	NO, # NUMBER	RM ROOM	VEN VENEER
AD AREA DRAIN	CFT CUBIC FOOT	FF FINISHED FLOOR	JS JANITOR SNK	OC ON CENTER	RO ROUGH OPENING	VF VERIFY IN FIELD
@ AT	CYD CUBIC YARD	FE FIRE EXTINGUISHER AND CABINET	JT JOINT	OPNG OPENING	ROB RUN-OF-BANK	VERT VERTICAL
AUTO AUTOMATIC		FH FIRE HOSE	KW KILOWATT	OD OUTSIDE DIAMETER	RS RESCUE WINDOW	VEST VESTIBULE
BSMT BASEMENT	DP DAMP PROOFING	FL, FLR FLOOR	KWH KILOWATT HOUR	OH OVERHEAD	SALV SALVAGE	VN VINYL
BM BEAM	DL DEAD LOAD	FD FLOOR DRAIN	K KIP	PTD PAINTED	SAN SANITARY	VB VINYL BASE
BP BEARING PLATE	DB DECEBEL	FLUOR FLUORESCENT	KIT KITCHEN	PR PAIR	SCHED SCHEDULE	VCT VINYL COMPOSITION TILE
BM BENCH MARK	DEMO DEMOLISH	FT FOOT	LBL LABEL	PKG PARKING	SCC SECOND	VF VINYL FABRIC
BTUM BITUMINOUS	DEPT DEPARTMENT	FTG FOOTING	LAB LABORATORY	PTB PART BOARD	SECT SECTION	VT VINYL TILE
BLKG BLOCKING	DET,DTL DETAIL	FND FOUNDATION	LAM LAMINATE(ED)	PRT PART	SHT SHEET	VOL VOLUME
BLK BLOCK	DIA DIAMETER	FS FULL SIZE	LAV LAVATORY	PVMT PAVEMENT	SIM SIMILAR	WH WALL HUNG
BD BOARD	DIM DIMENSION	FUT FUTURE	LVR LAYER	PLAM PLASTIC LAMINATE	SC SOUND CORE	WATER WATER
BO BY OWNER	DISP DISPENSER	GALV GALVANIZED	LDR LEADER	PL PLATE	SCS SOUTH	WC WATER CLOSET
BOT BOTTOM	DSP DISPOSAL	G GAS	LIB LIBRARY	PLB PLUMBING	SC SPECIFICATION	WR WATER RESILIENT/RESISTANT
BRK BRICK	DO DITO, REPEAT, SAME	GA GAUGE	LIB LEFT HAND	PLYD PLYWOOD	SQ SQUARE	WT WEIGHT
BLDG BUILDING	DN DOWN	GEN GENERAL	LL LIGHT	PVC POLYVINYL CHLORIDE	SS STAINLESS STEEL	WWF WELDED WIRE FABRIC
BN BULLNOSE	DS DOWNSPOUT	GC GENERAL CONTRACTOR	LL LIVE LOAD	LB POUND	STD STANDARD	WMM WELDED WIRE MESH
CAB CABINET	DT DRAIN TILE	GL GLASS, GLAZING	MACH MACHINE	PCF POUNDS PER CUBIC FOOT	STL STEEL	WND WINDOW
CI CAST IRON	DWR DRAWER	GB GRAB BAR	MH MAN HOLE	PLF POUNDS PER LINEAR FOOT	STOR STORAGE	W/W WITH
CPT CARPET(ED)	DWG DRAWING	GR GRADE, GRADING	MHC MAN HOLE COVER	PSF POUNDS PER SQUARE FOOT	STRUC STRUCTURAL	W/O WITHOUT
CSMT CASEMENT	DF DRINKING FOUNTAIN	GROSS SQUARE FOOT	MFR MANUFACTURE	PSI POUNDS PER SQUARE INCH	STGL STRUCTURAL GLAZED FACING TILE	WD WOOD
CB CATCH BASIN	DF DRYWALL CHANNEL	GYP GYPSUM BOARD	MFR MANUFACTURER	PRE CONC PRECAST CONCRETE	ST,STL STRUCTURAL STEEL	WI WROUGHT IRON
CLG CEILING	DWC EACH	GR GRADE, GRADING	MFR MANUFACTURER	PRE FAB PREFABRICATED	SUSP SUSPENDED	YD YARD
CLG HT CEILING HEIGHT	EA EACH	GRG GROSS SQUARE FOOT	MFR MANUFACTURER	PT, PTD PAINT, PAINTED	SAT SUSPENDED ACOUSTICAL TILE	
CEM CEMENT	EF EACH FACE	HVAC HEATING, VENTILATING & AIR CONDITIONING	MFR MANUFACTURER	PT, PTD PAINT, PAINTED		
CL CENTER LINE	EW EACH WAY	HGT HEIGHT	MFR MANUFACTURER	PT, PTD PAINT, PAINTED		
CM CENTIMETER	E EAST	HT, HGT HEIGHT	MFR MANUFACTURER	PT, PTD PAINT, PAINTED		
CER CERAMIC	ELEC ELECTRICAL	HEX HEXAGONAL	MFR MANUFACTURER	PT, PTD PAINT, PAINTED		
CT CERAMIC TILE	ELEV ELEVATION	HWY HIGHWAY	MFR MANUFACTURER	PT, PTD PAINT, PAINTED		
CB CHALK BOARD	ELV ELEVATOR	HMT HOLLOW METAL	MFR MANUFACTURER	PT, PTD PAINT, PAINTED		
CIRC CIRCUMFERENCE	EMER EMERGENCY		MFR MANUFACTURER	PT, PTD PAINT, PAINTED		
CO CLEAN OUT	ENCL ENCLOSURE		MFR MANUFACTURER	PT, PTD PAINT, PAINTED		
CLR CLEAR			MFR MANUFACTURER	PT, PTD PAINT, PAINTED		
CLOS CLOSET			MFR MANUFACTURER	PT, PTD PAINT, PAINTED		




MATERIAL SYMBOLS

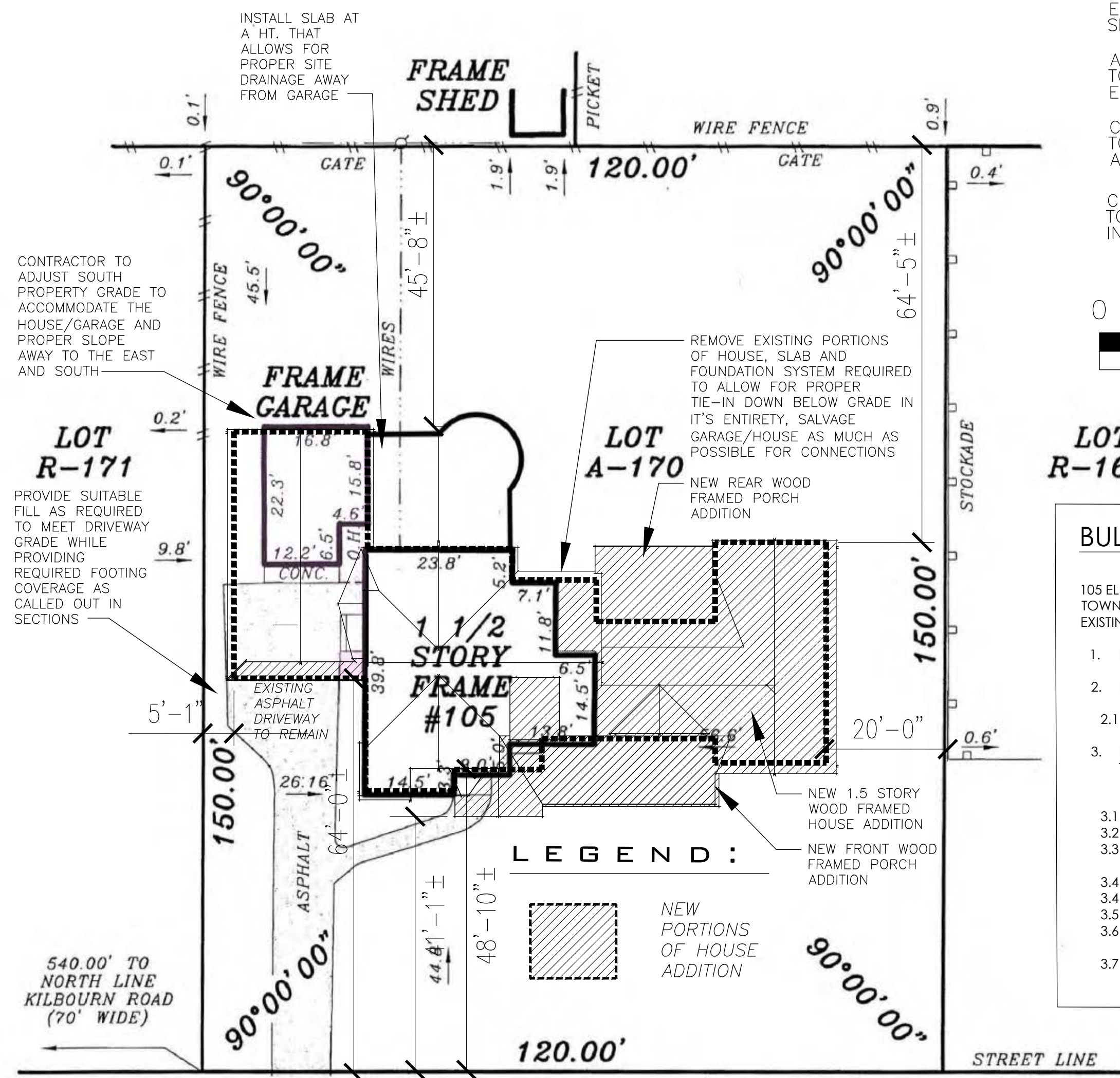
GRAPHIC SYMBOLS

	EARTH		BRICK		GROUT/MORTAR		COLUMN CENTERLINE A		1 HR PARTITION TYPE 3(1 HR RATED)		PROPERTY LINE		STS STORM SEWER
	ROCK		STEEL, MISC. METAL		NON-FERROUS (TYPE AS NOTED)		DETAIL #3 ON SHEET A201		REVISION NO. 1		FENCE		SAN SANITARY SEWER
	GRAVEL TYPE 1 (ENGINEERED FILL)		STONE		ROUGH WOOD/BLOCKING		+ 100.75 EXISTING SPOT ELEVATION		EXISTING TREE TO REMAIN		100 FURNITURE SYMBOL (NUMBER)		W WATER LINE
	PRECAST CONCRETE		TERRAZZO		WOOD, FINISHED WOODWORK		ROOM NUMBER 109		+ 100.75 FINISHED SPOT ELEVATION		EXISTING TREE TO BE REMOVED		A WINDOW TYPE (LETTER)
	CRUSHED STONE		MARBLE		PLYWOOD (LARGE SCALE)		100 EXISTING CONTOURS		100 FINISHED CONTOURS		A=1 ACCESSORIES SYMBOL (LETTER)		A=1 EQUIPMENT SYMBOL (NUMBER)
	CONCRETE MASONRY UNIT		CERAMIC TILE		GYPSUM BOARD		DOOR NUMBER 109		100 EXISTING CONTOURS		100 FINISHED CONTOURS		100 EXISTING CONTOURS

SPECIFICATIONS/GENERAL NOTES:

- IT IS A VIOLATION OF LAW FOR ANY PERSON UNLESS ACTING UNDER THE DIRECTION 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 AFFIX THEIR SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY THEIR SIGNATURE AND A SPECIFIC DESCRIPTION OF THE ALTERATIONS.
- TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THESE DRAWINGS ARE IN ACCORDANCE WITH THE APPLICABLE REQUIREMENTS OF THE NEW YORK STATE UNIFORM FIRE PREVENTION AND BUILDING CODE AND THE NEW YORK STATE ENERGY CONSERVATION CONSTRUCTION CODE.

 Daniel A. Pieters Date: 01/16/2024
- COPYRIGHTS: THESE WORKING DRAWINGS ARE PROVIDED TO MAKE THE DETAILS OF THE BUILDING SHOWN AVAILABLE TO THE CLIENT AND TO THE CONTRACTOR CONSTRUCTING THIS PROJECT. ANY REPRODUCTION OF THIS DESIGN, IN WHOLE OR IN PART, IS PROHIBITED BY THE COPYRIGHT LAWS OF THE UNITED STATES OF AMERICA.
- DESIGN LOADS:
 FLOOR: 50 P.S.F. LIVE LOAD ROOF: 50 P.S.F. LIVE LOAD
 20 P.S.F. DEAD LOAD 20 P.S.F. DEAD LOAD
- SOIL PRESSURE: ASSUMED TO BE 3000 P.S.F. (GEOTECH. DATA NOT THE RESPONSIBILITY OF THE ARCHITECT). FINAL SELECTED SITE IS UNKNOWN BY THIS ARCHITECT.
- CONCRETE (ONCE FINAL SITE IS SELECTED):
 a. UNLESS OTHERWISE NOTED, ALL SLABS ON GRADE SHALL BE 3500 P.S.I. 5" CONCRETE SLAB (28 DAY COMPRESSIVE STRENGTH) OVER A 6 MIL. POLYETHYLENE VAPOR BARRIER ON 8" POROUS GRAVEL REINFORCING SHALL BE 6X6 - W/4" X W/4" WELDED WIRE MESH.
 b. PROVIDE #5 BAR @ 4'-0" O.C. BETWEEN ALL CONCRETE SLABS AND ABUTTING CONCRETE OR MASONRY WALLS OCCURRING IN ALL LOCATIONS EXTERIOR OR UNHEATED INTERIOR SPACES. PROVIDE 2" OF RIGID INSULATION UNDER SLAB AND 2'-0" DOWN FOUNDATION WALL.
- FOUNDATIONS (ONCE FINAL SITE IS SELECTED):
 a. FOUNDATION FOOTINGS SHALL REST UPON UNDISTURBED (ORIGINAL) SOIL. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SUBGRADE CONDITIONS. MINIMUM TOP OF FOOTING COVERAGE IS 4'-0".
 b. CONCRETE BLOCK WALLS (CMU) SHALL BE CONSTRUCTED WITH:
 i. GRADE 'N', TYPE I, HOLLOW LOAD BEARING CONCRETE MASONRY UNITS WITH A MINIMUM NET COMPRESSIVE STRENGTH OF 1900 P.S.I.
 ii. TYPE 'S' MORTAR.
 iii. HORIZONTAL RE-INFORCING: "DUR-O-WAL" TRUSS TYPE RE-INFORCING, CONTINUOUS THROUGHOUT EVERY OTHER BLOCK COURSE.
 iv. VERTICAL RE-INFORCING: RE-INFORCE WALLS OF EXCAVATED AREA WITH NO. 7 VERTICAL REBARS AT 4'-0" O.C. AND AT EACH CORNER AND AT BOTH SIDES OF ANY OPENINGS IN THE FOUNDATION WALL(S).
 v. PLACE 5/8" DIAMETER BY 16" LONG SILL PLATE ANCHOR BOLTS AT EACH VERTICAL REBAR (WHERE OCCURRING) OR AT 32" O.C. AND AT EACH CORNER AND AT BOTH SIDES OF OPENINGS IN THE FOUNDATION WALL(S).
 c. WATERPROOF WALLS OF EXCAVATED AREAS WITH TROWLED ON CEMENT, TWO COATS OF TROWLED ON ASPHALTIC BASE WATERPROOFING AND "WRAP AND DRAIN" WATERPROOFING SYSTEM.
 d. PROVIDE 4" DIAMETER PERFORATED DRAINAGE TILE AT THE PERIMETER OF ALL FOUNDATION FOOTINGS IN EXCAVATED AREAS. COVER THE JOINTS IN THE DRAIN TILE WITH GEOTEXTILE FABRIC. COVER THE JOINTS IN THE DRAIN TILE WITH A MINIMUM OF 18" POROUS GRAVEL FILL. WRAP THE ENTIRE TILE/FILL ASSEMBLY IN GEOTEXTILE FABRIC WITH LAP SEAMS A MINIMUM OF 8".
- STRUCTURAL STEEL:
 a. ALL STRUCTURAL STEEL SHALL COMPLY WITH ASTM SPECIFICATION A-36.
 b. UNLESS OTHERWISE NOTED, PROVIDE A P.T. 2 BY PLATE BOLTED TO THE TOP FLANGE OF ALL BEAMS WITH 1/2" DIA. ANCHOR BOLTS STAGGERED AT 2'-0" O.C. RIGIDLY FASTEN ALL CONNECTING RAFTERS/JOISTS A MINIMUM OF 8".
- CARPENTRY:
 a. UNLESS OTHERWISE NOTED, FRAMING LUMBER SHALL BE DOUG-FIR, CONSTRUCTION GRADE. BEAMS, HEADERS AND FLOOR JOISTS SHALL HAVE AN ALLOWABLE BENDING STRESS OF 1200 P.S.I.
 b. UNLESS OTHERWISE NOTED PROVIDE:
 i. DOUBLE HEADER JOISTS AND TRIMMERS AT ALL FLOOR OPENINGS.

- DOUBLE FLOOR JOISTS (TJI'S) UNDER ALL PARTITIONS RUNNING PARALLEL TO THE DIRECTION OF THE FLOOR FRAMING AND UNDER TUB, SHOWER AND TOILET.
- TRIPLE 2 X 10 HEADERS WITH 1/2" HIGH 'R' BETWEEN ALL DOOR AND WINDOW OPENINGS. TRIPLE 2 X 12 @ 6'-0" + WINDOWS.
- TWO ROWS OF SOLID TJI HT. BLOCK BRIDGING PER JOIST SPAN.
- FLOOR CONSTRUCTION: 23/32" TONGUE AND GROOVE ADVANTECH SHEATHING. GLUE AND SCREW ADVANTECH TO FLOOR JOISTS.
- USE WATER RESISTANT GYPSUM BOARD FOR WALLS AND CEILINGS IN ALL BATH AND TOILET AREAS, AND USE MARINE GRADE PLYWOOD IN THESE AREAS.
- EXTERIOR WALL SHEATHING: 7/16" X 48" X 96" EXTERIOR GRADE OSB.
- ALL INTERIOR WALLS AND CEILINGS SHALL BE FINISHED WITH 1/2" GYPSUM BOARD. PROVIDE METAL CORNER RE-INFORCING AT ALL EXTERIOR CORNERS. TAPE, FLOAT AND SAND A MINIMUM OF THREE COATS.
- WOOD TRUSSES SHALL BE DESIGNED BY AN ARCHITECT OR ENGINEER, OTHER THAN LICENSEE OF THESE DRAWINGS, LICENSED TO PRACTICE WITHIN THE STATE OF NEW YORK. STRUCTURAL AND INSTALLATION BRACING SHALL BE DESIGNED BY THE MANUFACTURER OF THE TRUSSES.
- INTERIOR TRIM AND FINISHES ARE SELECTED BY THE OWNER AND PROVIDED BY THE CONTRACTOR AS PART OF THESE DOCUMENTS.
- MISCELLANEOUS: UNLESS OTHERWISE NOTED, PROVIDE:
 a. R-21 FIBERGLASS BATT INSULATION IN ALL EXTERIOR WALLS, R-30 FIBERGLASS BATT INSULATION IN ALL FLOORS AND R-38 BATT FIBERGLASS INSULATION IN ALL CEILINGS, ROOFS OR TRUSSES ADJACENT TO THE EXTERIOR OR UNHEATED INTERIOR SPACES. SPRAYED FOAM INSULATION MAY ALSO BE USED PER MANUF. RECOM.
 b. 1" OF RIGID INSULATION SHELTER-SHEATH AGAINST THE INTERIOR SIDE OF THE EXTERIOR CONCRETE BLOCK WALLS ALLOWING 1/2" OF AIR SPACE BETWEEN CMU AND RIGID INSUL., TAPE ALL SEAMS FOR VAPOR BARRIER.
 c. PROVIDE KRAFT FACE INSULATION FOR ALL BATT INSULATION TO ASSIST AS A VAPOR BARRIER ON THE INTERIOR SIDE OF ALL THERMAL INSULATION, PRIOR TO APPLYING FINISH.
 d. INSULATING GLAZING AT ALL EXTERIOR GLASS AREAS AND TEMPERED GLAZING IN ALL GLAZED OPENINGS LESS THAN 30" ABOVE FINISH FLOOR.
 e. CAULKING AT ALL PERIMETERS OF WINDOWS, DOORS AND BOTTOM PLATES.
 f. PROVIDE WEATHER SHIELD LOW 'E' INSULATED CASEMENT WINDOWS FOR ALL PUNCHED OPENINGS. EXTERIOR/INTERIOR COLORS AND FINISHES AS SELECTED BY OWNER. CONTEMPORARY COLLECTION WINDOWS TO BE PROVIDED.
 g. PROVIDE ANDERSEN SERIES 200 FOR THE WINDOWS, WHITE INSIDE/OUTSIDE.
- SITE INSPECTIONS SHALL BE MADE BY THIS ARCHITECT. ALTHOUGH THE CONTRACTOR IS FULLY RESPONSIBLE FOR ALL MATERIALS AND WORKMANSHIP. MATERIAL SUBSTITUTIONS SHALL BE MADE ONLY IF APPROVED BY THE ARCHITECT.
- THE CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH ALL STATE, LOCAL AND FEDERAL CODES THAT GOVERN CONSTRUCTION AND VARIATIONS FROM THESE PLANS. CONTRACTOR RESPONSIBLE FOR PERMITTING.
- THE CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING ALL CONDITIONS PRIOR TO THE START OF WORK.
- THE CONTRACTOR IS ALSO RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, PROCEDURES AND SAFETY PRECAUTIONS IN CONNECTION WITH THIS PROJECT.
- THE CONTRACTOR/OWNER SHALL PERFORM EXPLORATORY EXCAVATION AND DEMOLITION AS REQUIRED TO NOTIFY THE ARCHITECT OF ANY UNFORESEEN CONDITIONS THAT MAY AFFECT THE OUTCOME OF THE PROJECT, PRIOR TO THE START OF CONSTRUCTION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DEVELOP THE NECESSARY FOUNDATION SOIL REQUIRED TO SUSTAIN THE LOADS OF THE DESIGN OF THE 2.5 TONS PER SQUARE FOOT AND TO HIRE A SOILS ENGINEER TO IMPACT AND VERIFY SOIL CONDITIONS PRIOR TO THE POURING OF FOUNDATIONS.
- THE CONTRACTOR SHALL REQUEST THE LOCATION OF ALL UTILITIES PRIOR TO THE START OF ALL CONSTRUCTION INCLUDING SEPTIC SYSTEM.
- THE CONTRACTOR SHALL INDEMNIFY THE OWNER AND THE OWNER'S AGENTS THROUGH ADEQUATE INSURANCE COVERAGE AGAINST ANY AND ALL CLAIMS ARISING FROM INJURY DURING CONSTRUCTION, INCLUDING FAILURE TO MAINTAIN SAFE CONDITIONS ON THE CONSTRUCTION SITE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO COMPLY WITH "OSHA" STANDARDS.
- THESE DRAWINGS HAVE BEEN PREPARED FOR DESIGN AND STRUCTURAL REFERENCE ONLY. ELECTRICAL, MECHANICAL, PLUMBING AND OTHER BUILDING SYSTEMS, ARE TO BE CODE PROVIDED AS CODE COMPLIANT BY THE CONTRACTOR AS PART OF CONSTRUCTION AND ARE THE RESPONSIBILITY OF THE CONTRACTOR FOR ADEQUATE SIZING AND FOR HEATING, COOLING & VENTILATION.
- DECK FRAMING, GUARD POSTS, RAILINGS & GUARDS SHALL BE PROVIDED PER THE 2013 AMERICAN WOOD COUNCIL DCA-9 PRESCRIPTIVE RESIDENTIAL WOOD DECK CONSTRUCTION GUIDE.
- SMOKE AND CARBON MONOXIDE ALARMS ARE TO BE PROVIDED PER SECTION U802 OF THE 2015 INTERNATIONAL RESIDENTIAL CODE OF NEW YORK STATE.



105 ELLINGWOOD DRIVE

ELLINGWOOD DRIVE (60' WIDE)

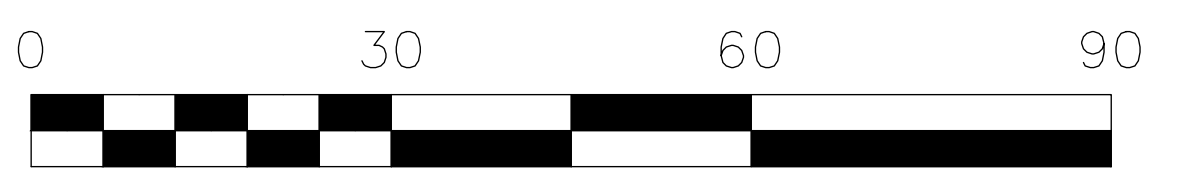
1 SITE PLAN SCALE: 1/16" = 1'-0"



THIS SURVEY WAS PROVIDED BY THE PROPERTY OWNER DAVID B. FINGER. SURVEY WAS PERFORMED BY THOMAS A. RODAK OF O'NEILL-RODAK LAND SURVEYING, P.C. SURVEY COMPLETED ON AUGUST 12, 2014.



NOTES:
 EXISTING SIDEWALKS/TREES/BUSHES NOT SHOWN FOR CLARITY.
 ALL DOWNSPOUTS ARE TO BE CONNECTED TO UNDERGROUND DRAINAGE ROUTED TO THE EAST OF THE PROPERTY TOWARDS THE ROAD.
 CONTRACTOR TO LOCATE ALL UTILITIES PRIOR TO THE START OF CONSTRUCTION. RE-ROUTE AS REQUIRED TO ACCOMMODATE FOR NEW ADDITION/PATIO'S.
 CONTRACTOR TO ADJUST EXISTING GRADING AS REQUIRED TO ALLOW FOR PROPER CONNECTION TO GARAGE AND FLOW IN AND OUT OF EXISTING STRUCTURE FLOOR ELEVATION.



LOT R-168

BULK REQUIREMENTS:

105 ELLINGWOOD DRIVE
 TOWN OF PITTSFORD, NY 14618
 EXISTING SITE WIDTH IS 120'

1. EXISTING ZONING:	RN - RESIDENTIAL NEIGHBORHOOD	
2. BUILDING HEIGHT:	ALLOWABLE:	PROVIDED:
2.1. PRIMARY MAXIMUM	30'	29'-11"
3. LOT REQUIREMENTS (ALSO PERTAINS TO ACCESSORY STRUCTURES). THIS PROJECT IS A PARTIAL DEMOLITION AND NEW HOUSE ADDITION.	REQUIRED:	PROVIDED:
3.1. ACTUAL LOT AREA:	18,000 SF	18,000 SF
3.2. ACTUAL LOT WIDTH:	120'	120'
3.3. MIN. FRONT SETBACK:	additions not permitted	48'-10" post bldg. line
3.4. MIN. ONE SIDE SETBACK:	10' (one side)	20'-0" NORTH & 5'-1" SOUTH
3.5. REAR BUFFER:	20' (no structures)	64'-5" from addition to lot line
3.6. MAX BLDG. FOOTPRINT	3,675SF + 5% OVER 17,500SF	3,145 SF with addition (1,087 SF new)
3.7. MAX. LOT COVERAGE	3,700SF ALLOWED	4,831 SF / 26.8% approximately w/patio/porch/shed/drive/walk

16 NYCRR PART 753
 REQUIRES 2 WORKING DAYS NOTICE PRIOR TO START OF ANY UNDERGROUND WORK

Dig Safely. New York
 www.digsafelynewyork.com
 1-800-962-7962

NO.	DATE	BY	DESCRIPTION

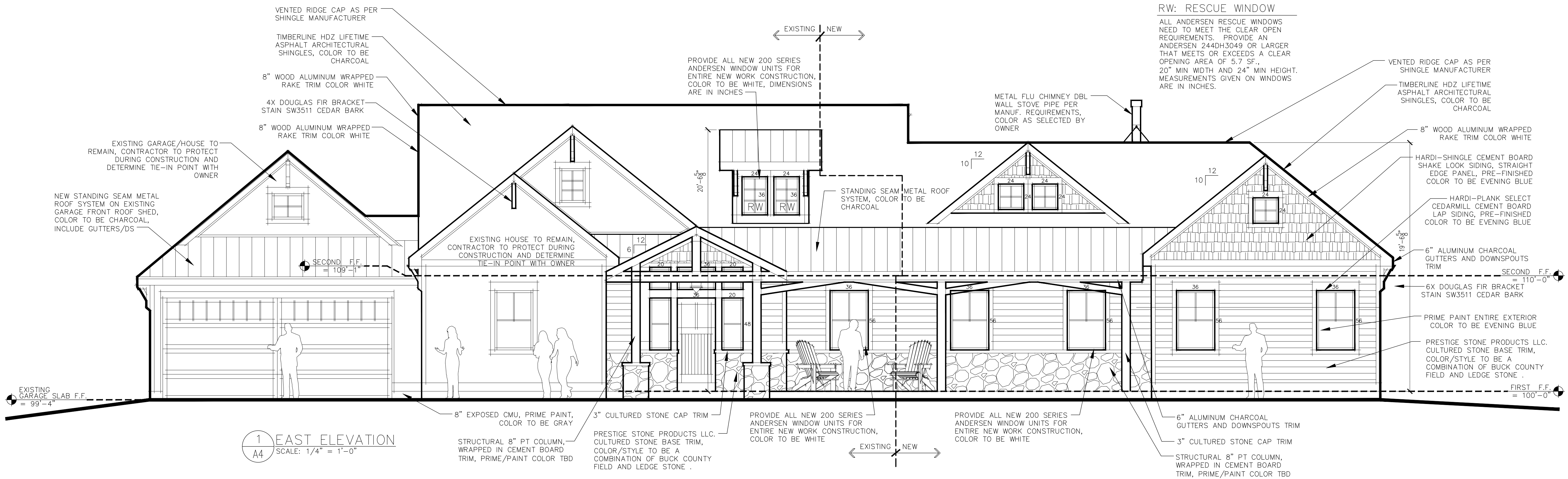
FINGER
 NEW RESIDENCE ADDITION
 105 ELLINGWOOD DRIVE
 ROCHESTER, NY 14618

DATE	DRAWN	CHECKED
01/16/24	DAP	DAP
SCALE AS NOTED		
SHEET TITLE		
SITE PLAN, BULK REQUIREMENTS AND SPECIFICATIONS		

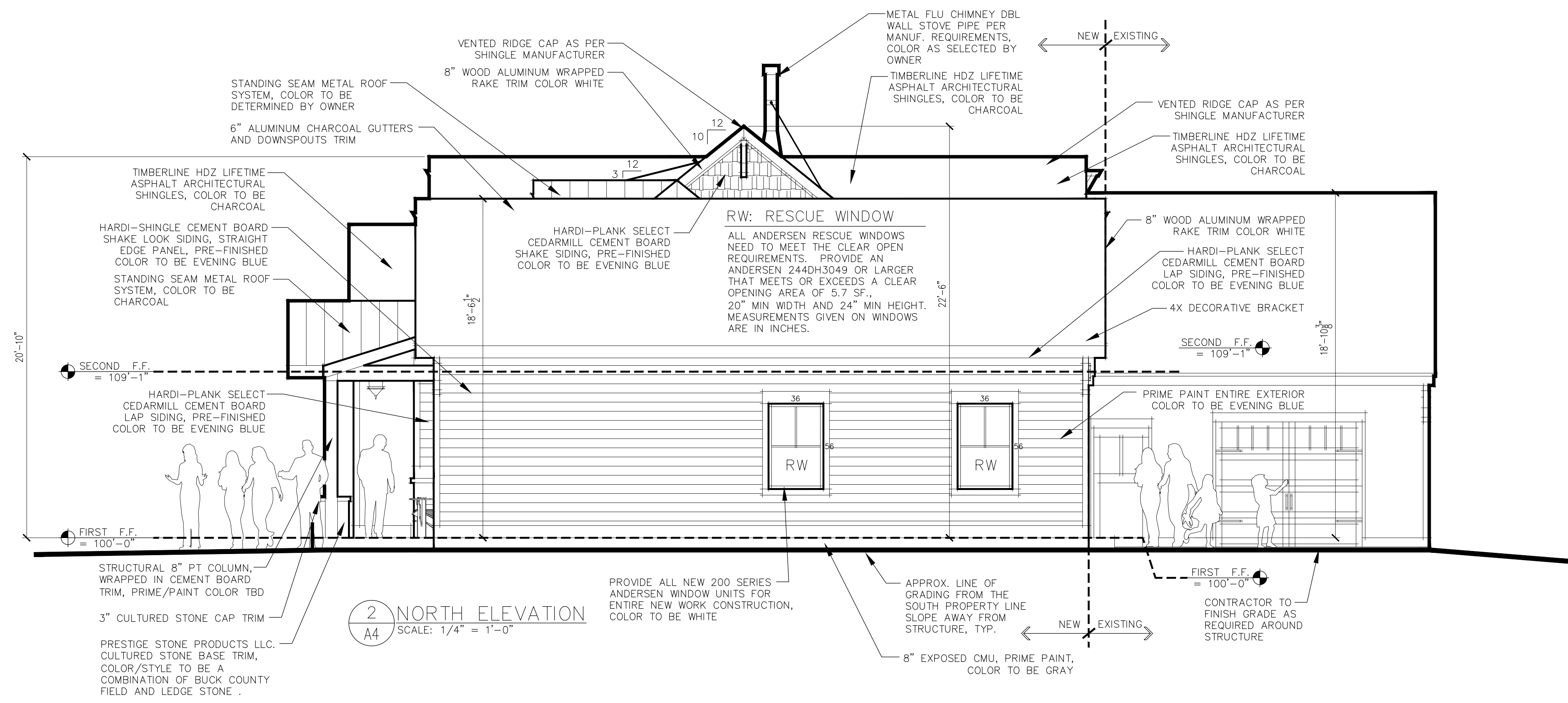
PROJECT NUMBER

S1

DRAWING NUMBER



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



2 NORTH ELEVATION
SCALE: 1/4" = 1'-0"

NO.	DATE	BY	DESCRIPTION

FINGER
NEW RESIDENCE ADDITION

105 ELLINGWOOD DRIVE
ROCHESTER, NY 14618

DATE	DRAWN	CHECKED
01/16/24	DAP	DAP

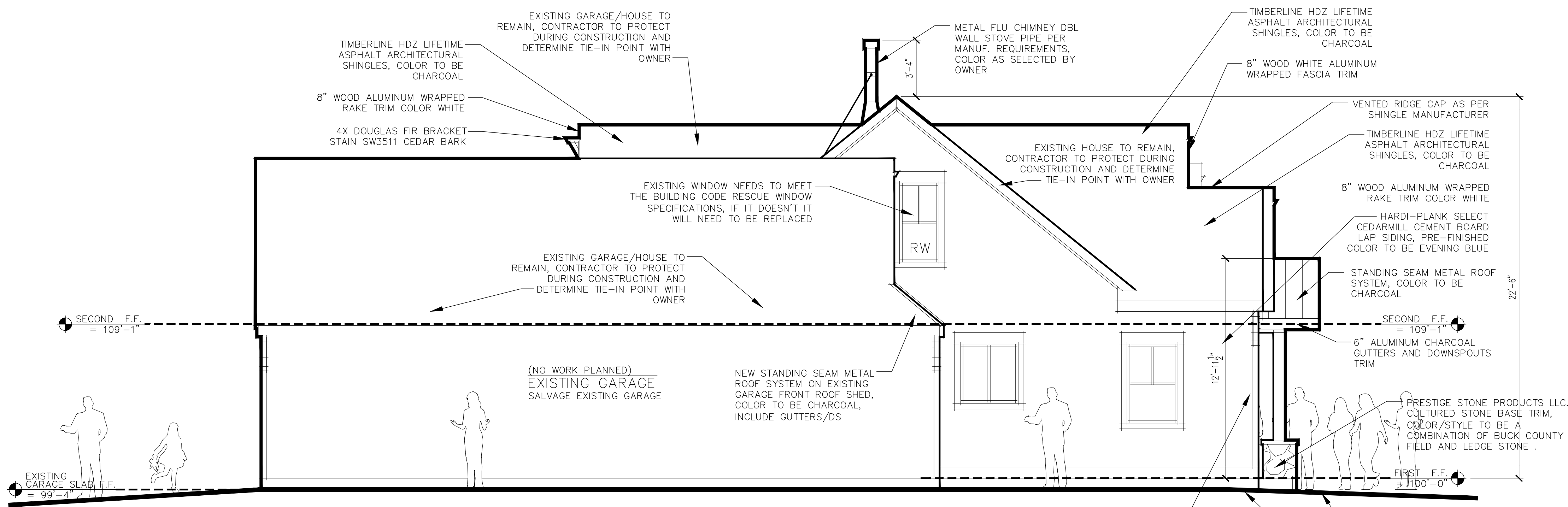
SCALE AS NOTED

SHEET TITLE
EAST & NORTH
EXTERIOR
ELEVATIONS

PROJECT NUMBER

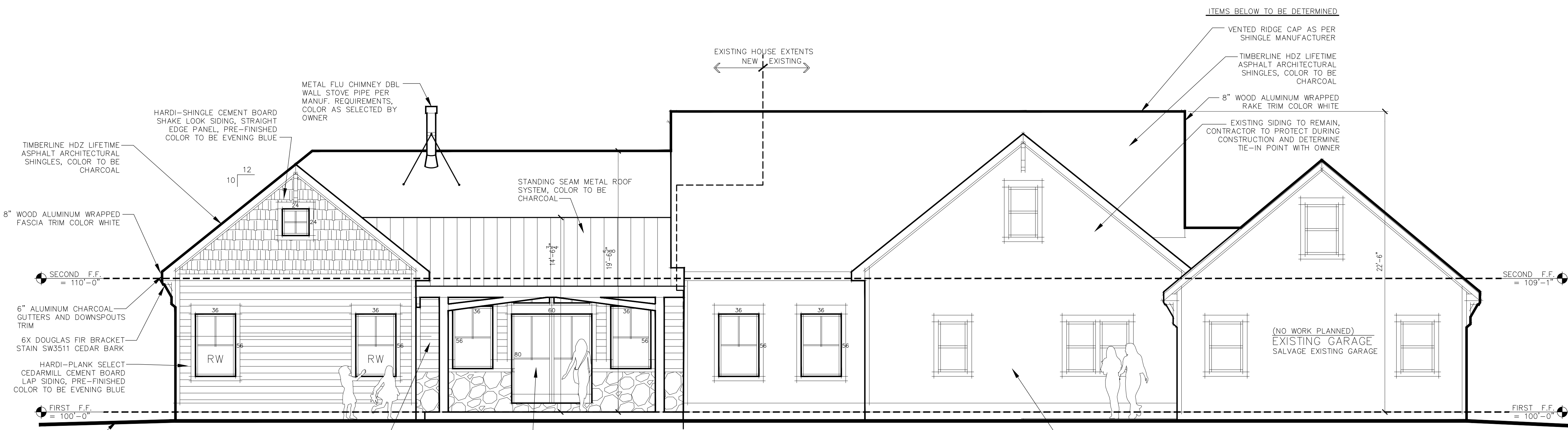
A4

DRAWING NUMBER



1 SOUTH ELEVATION
 A5 SCALE: 1/4" = 1'-0"

RW: RESCUE WINDOW
 ALL ANDERSEN RESCUE WINDOWS NEED TO MEET THE CLEAR OPEN REQUIREMENTS. PROVIDE AN ANDERSEN 244DH3049 OR LARGER THAT MEETS OR EXCEEDS A CLEAR OPENING AREA OF 5.7 SF., 20" MIN WIDTH AND 24" MIN HEIGHT. MEASUREMENTS GIVEN ON WINDOWS ARE IN INCHES.



2 WEST ELEVATION
 A5 SCALE: 1/4" = 1'-0"

RW: RESCUE WINDOW
 ALL ANDERSEN RESCUE WINDOWS NEED TO MEET THE CLEAR OPEN REQUIREMENTS. PROVIDE AN ANDERSEN 244DH3049 OR LARGER THAT MEETS OR EXCEEDS A CLEAR OPENING AREA OF 5.7 SF., 20" MIN WIDTH AND 24" MIN HEIGHT. MEASUREMENTS GIVEN ON WINDOWS ARE IN INCHES.

REVISIONS NO.	DATE	BY	DESCRIPTION

FINGER
NEW RESIDENCE ADDITION
 105 ELLINGWOOD DRIVE
 ROCHESTER, NY 14618

DATE	DRAWN	CHECKED
01/16/24	DAP	DAP

SCALE AS NOTED

SHEET TITLE
 SOUTH & WEST
 EXTERIOR
 ELEVATIONS

PROJECT NUMBER

A5
 DRAWING NUMBER

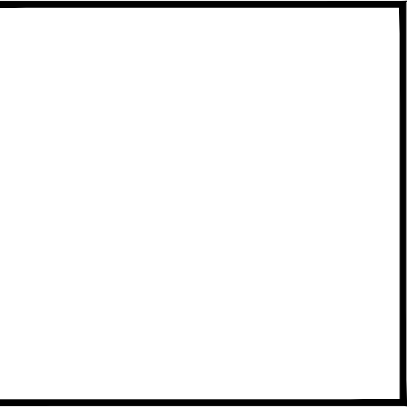
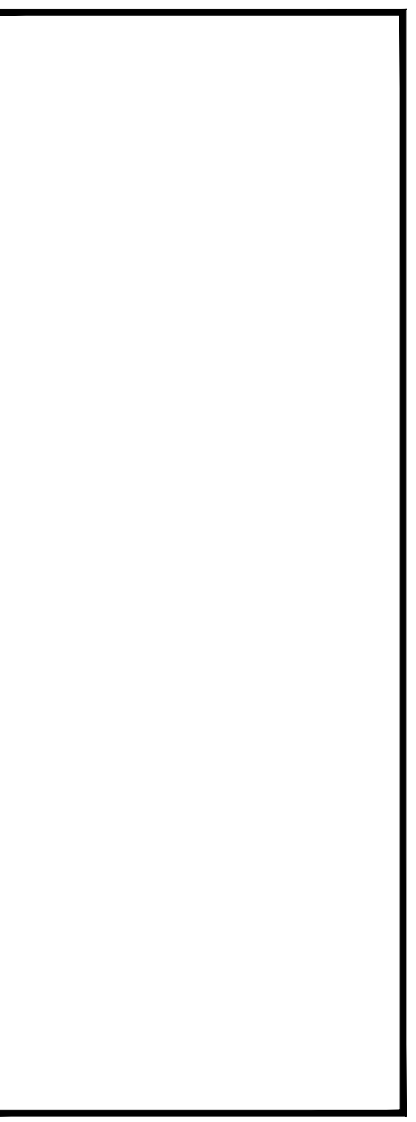


1 EAST ELEVATION
A6 SCALE: 1/4" = 1'-0"



2 NORTH ELEVATION
A6 SCALE: 1/4" = 1'-0"

REVISIONS NO.	DATE	BY	CHECKED	DESCRIPTION



FINGER
NEW RESIDENCE ADDITION
105 ELLINGWOOD DRIVE
ROCHESTER, NY 14618

DATE	DRAWN	CHECKED
01/16/24	DAP	DAP

SCALE AS NOTED

SHEET TITLE
EAST & NORTH
COLORED EXTERIOR
ELEVATIONS

PROJECT NUMBER
A6
DRAWING NUMBER

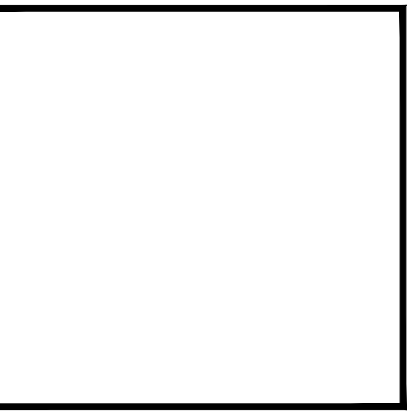
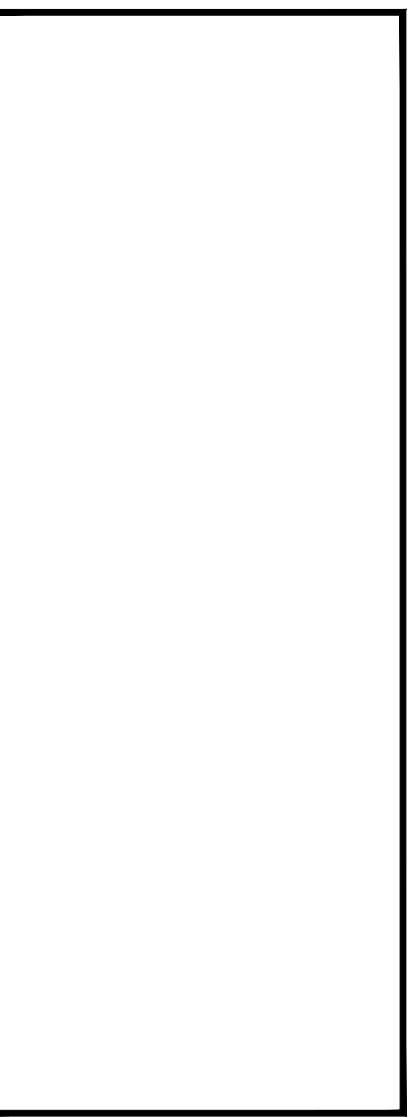


1 SOUTH ELEVATION
A7 SCALE: 1/4" = 1'-0"



2 WEST ELEVATION
A7 SCALE: 1/4" = 1'-0"

REVISIONS NO.	DATE	BY	CHECKED	DESCRIPTION



FINGER
NEW RESIDENCE ADDITION
105 ELLINGWOOD DRIVE
ROCHESTER, NY 14618

DATE	DRAWN	CHECKED
01/16/24	DAP	DAP

SCALE AS NOTED

SHEET TITLE
SOUTH & WEST
COLORED EXTERIOR
ELEVATIONS

PROJECT NUMBER
A7
DRAWING NUMBER



REVISIONS NO.	DATE	BY	CHECKED	DESCRIPTION

FINGER
NEW RESIDENCE ADDITION
 105 ELLINGWOOD DRIVE
 ROCHESTER, NY 14618

DATE	DRAWN	CHECKED
01/16/24	DAP	DAP
SCALE AS NOTED		
SHEET TITLE		
EXTERIOR RENDERINGS		

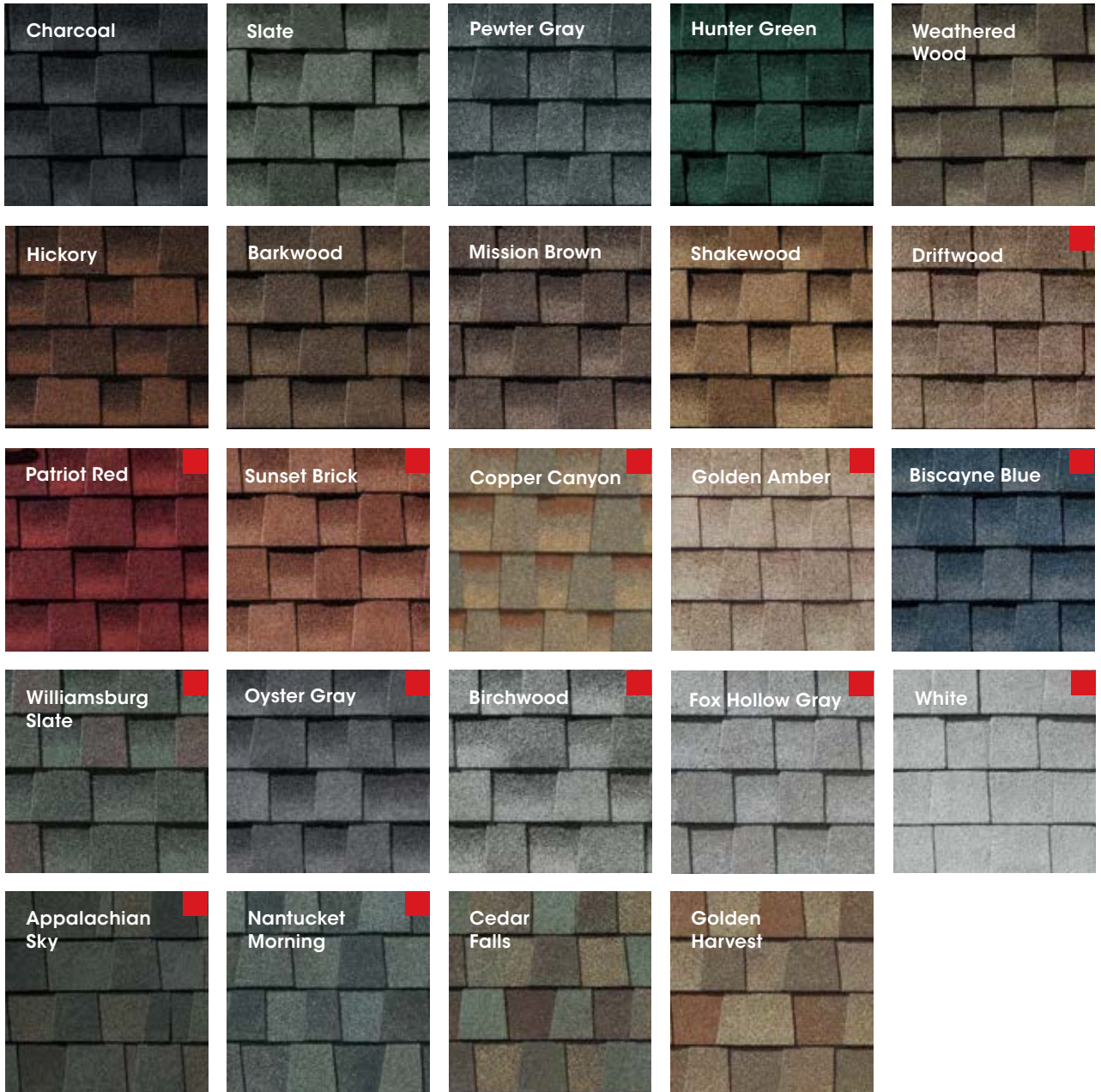
PROJECT NUMBER

A8
 DRAWING NUMBER

GAF **TimberlineHDZ[®]**
 High Definition[®] Lifetime¹ Shingles



Now with GAF Time-Release Algae-Fighting Technology and LayerLock[®] Technology, Timberline HDZ[®] offers everything you can expect from an architectural shingle roof, and more.



For more details visit gaf.com/TimberlineHDZ

¹ 15-year WindProven[™] limited wind warranty on GAF Shingles with LayerLock[®] Technology requires the use of GAF Starter Strips, Roof Deck Protection, Ridge Cap Shingles, and Leak Barrier or Attic Ventilation. See GAF Roofing System Limited Warranty for complete coverage and restrictions. Visit gaf.com/LRS for qualifying GAF products. For installations not eligible for the GAF Roofing System Limited Warranty, see the GAF Shingle & Accessory Limited Warranty.

DO NOT USE THIS DIGITAL COLOR CHART FOR COLOR MATCHING.

This digital color chart is intended to be viewed on computer monitors to show a wide range of colors available. Colors will vary depending on your computer monitor and monitor settings. Please ask for a physical color chart to view colors, and a metal sample for color matching purposes.



Fern
PRIME



Forest
PRIME



Hunter
PRIME



Colony
PRIME



Crimson
PRIME



Rustic
PRIME



Burgundy
PRIME



Gallery
PRIME



Hawaiian
PRIME



Light Stone
PRIME



Taupe
PRIME



Tan
PRIME



Choose CentralGuard for the best protection and a lifetime warranty

Horizon-Loc™

Color Selection Tool

26 GAUGE
CONCEALED FASTENER



centralstatesmfg.com

*Contact your sales person for accurate pricing. † Color variation between orders is normal and not cause for rejection. ‡ Weathering and appearance variation, including color, sheen, and spangle, is common in non-painted materials and is not a cause for rejection. For consistent appearance, choose a paint-finished product. Colors on this chart are close representations of actual metal color, limited by printing and viewing conditions. Color matching is optimized for outdoor viewing.

SHERWIN-WILLIAMS
Coil Coatings



Check our website to verify which colors meet ENERGY STAR® requirements for steep slope roofs.

E CHRT_HORL_210101

PREMIUM COLORS

Fluropon® 70% PVDF

Fluropon® 70% PVDF

Copper Metallic†**

Matte Black*

PRIME

PRIME



Clear acrylic coating

Galvalume®‡

Brown

PRIME

PRIME



Upgrade to Horizon-Loc for the ultimate protection from rain and snow.

Horizon-Loc gives you the beauty and protection of a standing seam panel at an affordable price. Its hidden fasteners give superior leak prevention and protection from rain and snow.

Horizon-Loc also features CentralGuard, our specific combination of everything that goes into making the highest-quality metal panels. The CentralGuard name is a guarantee that you have the best protection and a lifetime paint warranty.

Choose Horizon-Loc for the ultimate protection from rain and snow, plus the perfect balance of fade protection, rust blocking, and dent resistance.



NEW & IMPROVED!

Explore our new roofing visualizer.

Upload a photo, or use our sample 3-D models to find the perfect color for your roof. You'll receive a summary with a cost range based on the information you provide.

Find the roofing visualizer at centralstatesmfg.com.



	PANEL-LOC PLUS PRIME CentralGuard	BEST LEAK PREVENTION HORIZON-LOC PRIME CentralGuard
LEAK PREVENTION		
Fasteners	Exposed	Hidden from elements
FADE PROTECTION		
Paint Warranty	LIFETIME	LIFETIME
Paint Thickness	1.0 mil	1.0 mil
Fade Warranty	30-YEAR	30-YEAR
Fade Protection	✓✓	✓✓
RUST BLOCKING		
Advanced Rust Blocking	✓	✓
Perforation Warranty	20-YEAR	20-YEAR
Substrate Thickness	1.60 mil	1.60 mil
DENT RESISTANCE		
Advanced Dent Resistance	✓	✓
Steel Thickness	THICK	THICKEST
Steel Gauge	29 ga.	26 ga.

Horizon-Loc features UL2218 approval for impact resistance and may qualify for a homeowners insurance discount. See your local insurance agent for qualifications.

Horizon-Loc™



ENDLESS DESIGN POSSIBILITIES

Products and colors that complement any style.

With a wide portfolio of products and nearly 700 pre-finished colors, creating your perfect design style is possible with Hardie® products.

Modern

Whether you crave clean lines and sleek profiles or bold hues, you'll find the perfect colors and styles to add a modern flair to your home that will be sure to make a lasting statement in your neighborhood.

Transitional

Transitional styles beautifully combine contemporary and traditional elements to create a design style that stands out. Mix your favorite profiles and colors to create a fresh look you'll love for years.

Traditional

Traditional homes offer timeless beauty that never goes out of style. Achieve the perfect balance between your home's character and your personal style with a variety of colors and products that add undeniable charm.



Hardie® Panel &
Hardie® Trim Batten
Iron Gray



Hardie® Shingle Kelly Green
Hardie® Trim Cobble Stone



Hardie® Panel & Hardie® Trim Batten Arctic White
Hardie® Plank Arctic White



Hardie® Panel Inlet Blue



Hardie® Shingle Cobble Stone
Hardie® Trim Arctic White



Hardie® Plank Navajo Beige
Hardie® Trim Timber Bark

Statement Collection® Products

It's your turn to let your home stand out with our Statement Collection® products. Curated by our design experts, this collection of Hardie® siding and trim products with ColorPlus® Technology finishes are unique to your home's region. This gorgeous selection is locally stocked in your area, making it easier than ever to find the exterior style of your dreams.

COLORPLUS® TECHNOLOGY

ColorPlus® Technology finishes combine distinct beauty and high performance in a way that no other finish does. They're the easiest way to choose a gorgeous pre-finished color for your house, and feel confident in its staying power.

Hardie® Plank, Hardie® Panel, Hardie® Shingle and Hardie® Trim Batten Color Offering



Hardie® Trim Color Offering



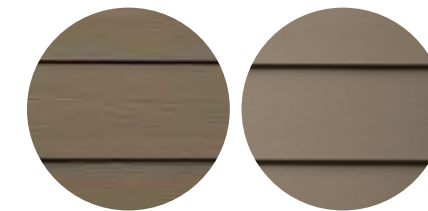
Hardie® Plank

Thickness 5/16 in
Length 12 ft planks

Select Cedarmill® & Smooth

Width 6.25 in 8.25 in

Exposure 5 in 7 in

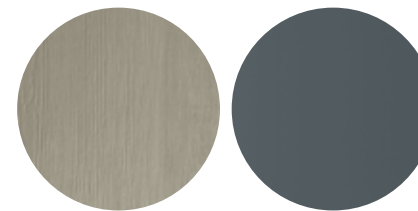


Hardie® Panel

Thickness 5/16 in

Select Cedarmill® & Smooth

Size 4 ft x 10 ft



Hardie® Shingle

Thickness 1/4 in
Length 48 in

Straight Edge Panel

Height 14 in 15.25 in

Exposure 5 in 7 in



Hardie® Trim

Length 12 ft

4/4 Smooth

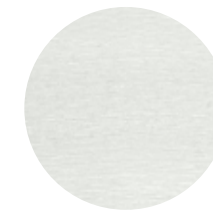
Thickness .75 in

Width 3.5 in 5.5 in 7.25 in 11.25 in

5/4 Smooth

Thickness 1 in

Width 3.5 in 4.5 in 5.5 in 7.25 in 11.25 in



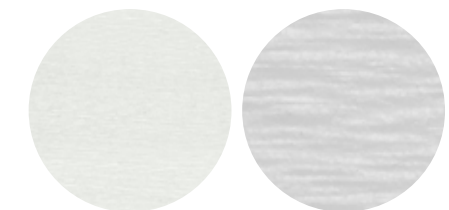
Batten Boards

Smooth & Rustic Grain

Thickness .75 in

Length 12 ft

Width 2.5 in



Scan code to request a sample.

A classic look that stands the test of time.

Hardie® Plank

From Victorians to Colonials, Hardie® Plank is the perfect siding for your style, and has the durability and long-lasting beauty that can transform your home exterior. With endless gorgeous color and plank pairings available, you'll discover a Hardie® Plank style that transforms your home's aesthetic.



Hardie® Trim Smooth Arctic White

Hardie® Plank Select Cedarmill® Khaki Brown

Hardie® Plank



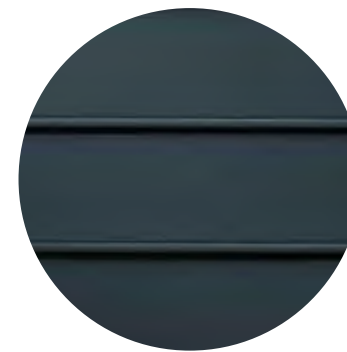
Select Cedarmill®



Smooth



Beaded Select Cedarmill®



Beaded Smooth

Thickness 5/16 in Length 12 ft planks

Width	5.25 in	6.25 in	7.25 in	8.25 in	9.25 in*	12 in*
Exposure	4 in	5 in	6 in	7 in	8 in	10.75 in
Prime Pcs/Pallet	360	308	252	230	190	152
ColorPlus® Pcs/Pallet	324	280	252	210	—	—
Pcs/Sq.	25.0	20.0	16.7	14.3	12.5	9.3

Select Cedarmill®

Width	5.25 in	6.25 in	7.25 in	8.25 in	9.25 in*	12 in*
Statement Collection®		•		•		
Dream Collection®	•	•	•	•		
Prime	•	•	•	•	•	•

Smooth

Width	5.25 in	6.25 in	7.25 in	8.25 in	9.25 in*	12 in*
Statement Collection®		•		•		
Dream Collection®	•	•	•	•		
Prime	•	•	•	•	•	•

Beaded Select Cedarmill® & Beaded Smooth

Width	8.25 in
Exposure	7 in
ColorPlus® Pcs/Pallet	210
Pcs/Sq.	14.3
Statement Collection®	
Dream Collection®	•
Prime	

*9.25 in and 12 in widths do not feature the drip edge

Classic cedar style in cutting-edge material.

Hardie® Shingle

Restore the look of your grand Cape Cod home or add distinction to your handsome bungalow. Hardie® Shingle embodies the enchanting look of cedar shingles with lower maintenance. You can create your perfect exterior style using Hardie® Shingle around your entire home, or place it in accent areas for an added boost of charm you'll love.

Better than the real thing, Hardie® Shingle resists rotting, curling, warping and splitting.



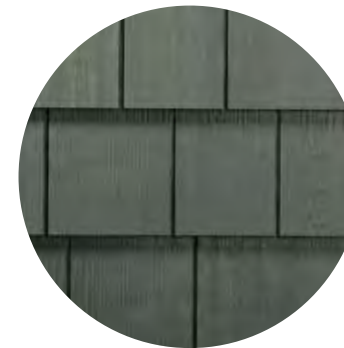
Hardie® Plank Smooth Arctic White

Hardie® Shingle Staggered Edge Panel Arctic White

Hardie® Shingle



Staggered Edge Panel



Straight Edge Panel

Staggered Edge Panel

Length	48 in
Height	15.25 in
Exposure	6 in
Prime Pcs/Pallet	100
ColorPlus® Pcs/Pallet	100
Sq/Pallet	2
Pcs/Sq.	50.0

Statement Collection®

Dream Collection® •

Prime

Straight Edge Panel

Length	48 in	48 in
Height	14 in	15.25 in
Exposure	5 in	7 in
Prime Pcs/Pallet	-	86
ColorPlus® Pcs/Pallet	120	86
Sq/Pallet	2	2
Pcs/Sq.	60.0	43.0

Statement Collection®

Dream Collection® • •

Prime

WHY VERSATEX?



Innovative, practical solutions for a sustainable future.

VERSATEX Building Products is the only company in its industry that has solely focused on the cellular PVC building products market for over 15 years. A high value is placed on listening to customers and smartly responding to their needs. With expertise in the design, development, production and sale of PVC building products, VERSATEX's strength lies in innovation and the ability to bring new product solutions to market to help our builders, contractors, architects and homeowners. Dedication, education and innovation equate to VERSATEX being a proven industry leader with an unmatched service platform and best-in-class product quality.

VERSATEX Building Products are manufactured from cellular PVC, which is impervious to insects and moisture. Our product formula ensures VERSATEX maintains its bright white color and is dense enough to use the same cutting tools & fasteners one would with a traditional product. These factors and more create an ideal solution for moisture-sensitive areas, including those along coastal zones or regions affected by salt and high humidity.

Warping, fading, cupping, or splitting is now a thing of the past – just a building product with high aesthetic value backed by an **industry-best, lifetime, fully transferable, non-prorated warranty**.



VERSATEX has passed all performance testing and obtained an NGBS Green Certification, making the products, and the company as a whole, safe and efficient for the environment.

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TRIMBOARD

The Board that Started it All.

VERSATEX has always been dedicated to cellular PVC trim, constantly innovating to give our customers the highest in quality and technical assistance. Breakthroughs like thickness tolerances that are half the industry norm and thicker products done right ensure VERSATEX offers a level of product quality, service and expertise others can only dream of.

The most like wood, without the hassle.

VERSATEX Trimboards are produced in two finishes: a low-gloss, Smooth Matte finish and a Timber Ridge finish, designed with a more natural surface texture to compliment cedar and fiber cement. Boards come in either Smooth/Smooth or Smooth/Timber Ridge options.

The edges are right, always.

VERSATEX Trim is cut with a proprietary system to seal the edges, keeping them clean and dimensionally accurate with true 90° angles (+/- 1°).

Smooth

Timber Ridge

	Nominal Width	2	3	4	5	6	8	10	12	16
Thickness	Actual Width	1 1/2"	2 1/2"	3 1/2"	4 1/2"	5 1/2"	7 1/4"	9 1/4"	11 1/4"	15 1/4"
5/8 (5/8" actual)				•		•	•	•	•	•
1 (3/4" actual)		•	•	•	•	•	•	•	•	•
5/4 (1" actual)				•	•	•	•	•	•	•
6/4 (1 1/4" actual)				•		•	•	•	•	
8/4 (1 1/2" actual)				•		•	•	•	•	

- 5/8, 1 and 5/4 available in standard 12', 18' and 20' lengths;
- 6/4 and 8/4 available in standard 18' lengths
- 5/8, 1 and 5/4 boards come with protective film applied
- Custom lengths and widths available in "Smartpack" quantities
- 1 1/2" thick Trimboards may be subject to extended lead times
- Most thicknesses can be ordered reversible - Smooth/Timber Ridge or Smooth/Smooth

SHEET



Never be limited.

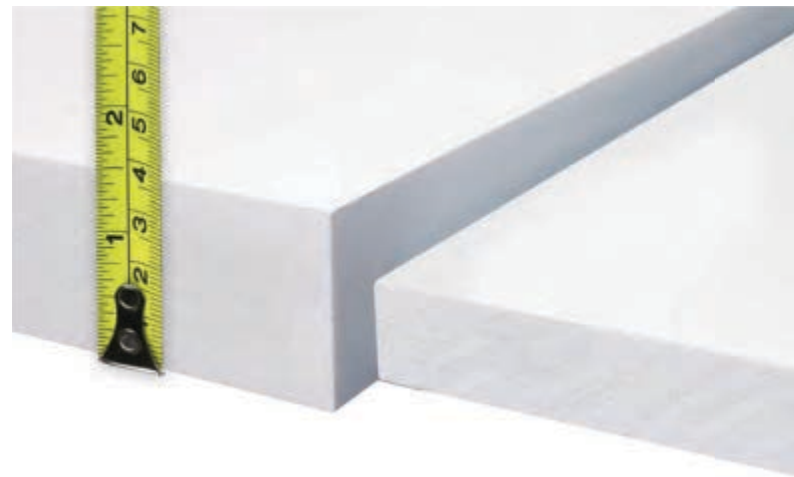
VERSATEX features the most comprehensive sheet stock available, ranging from as thin as 1/4" to a full 1 1/2". Using the most up-to-date extrusion technology to control sheet thickness tolerances to half that of the competition, VERSATEX manufactures the most consistent sheet product in the industry. Board & batten, accent walls, gables and more are now a breeze, providing builders and fabricators high yields, less scrap and a higher quality finished product.

Thickness	Width & Length	4x8'	4x10'	4x12'	4x18'	4x20'
1/4"		•	•			
3/8"		•	•	•	•	
1/2"		•	•	•	•	•
5/8"		•	•	•	•	•
3/4"		•	•	•	•	•
1"		•	•	•	•	•
1 1/4"		•	•	•	•	
1 1/2"		•	•	•	•	

- Available in Smooth/Smooth & Smooth/Timber Ridge options
- 1 1/4" & 1 1/2" sheet available in Smooth/Smooth only
- 5' wide Sheets available in certain sizes and special quantities
- Custom lengths and widths available in "Smartpack" quantities

Thicker options, done right.

Always wanting to innovate and listen to the needs of the field was the motivation behind creating the first-ever true 1 1/2" thick, extruded cellular PVC sheet and trimboard. A product that OEMs and millwork houses have been demanding for years, the thickness isn't the only benefit: the product still maintains the industry-best +/- 1/32" tolerances and core density found in all VERSATEX product thicknesses, making it easier to create thick pergola rafters, window casings, custom mouldings and much more.



Fieldstone

PORTLAND SMOKE

- Choosing a homey look with stone brings an exciting blend of variables to choose from. Our Fieldstone clarifies this style and brings it to the forefront. With a varied and irregular woodsy union of shapes, this series is a warm invitation to come home and unwind.
- Fieldstone ranges from 4 inches to approximately 22 inches.



Bluegrass
FIELDSTONE



Tan
FIELDSTONE



Charcoal
FIELDSTONE



Portland Smoke
FIELDSTONE



Kodiak Ridge
FIELDSTONE



Buck Country
FIELDSTONE



Ledgestone

CHARCOAL

- The Ledgestone series lends abundant character to any project. Rustic with varying depths, the texture is an appealing mix that pleases the eye. Jagged and tapered pieces abound, grasping the essence of the natural ledgestone we mold.



**Kodiak Ridge
LEDGESTONE**



**Monterey
LEDGESTONE**



**Buck Country
LEDGESTONE**



**Charcoal
LEDGESTONE**



Accessory Color Reference Guide

	WEATHERLEDGE	LEDGESTONE	OLD COUNTY LEDGE	PRO STACK
BLUEGRASS				
BUCK COUNTRY				
CHARCOAL				
KODIAK RIDGE				
PORTLAND SMOKE				
TAN				

All colors listed here are for suggestion only and are solely at the discretion of the user.

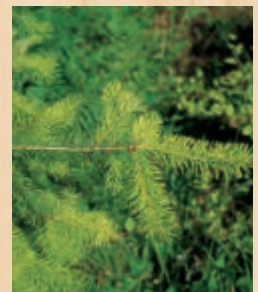
FIELDSTONE	SOUTHERN LIMESTONE	QUARRY CUT	SUGGESTED COLORS	

For color, please reference stone samples or current installations for color representation.



Douglas Fir & Western Larch

Pseudotsuga menziesii &
Larix occidentalis



Douglas Fir & Western Larch

Pseudotsuga menziesii & *Larix occidentalis*

RANGE, GROWTH HABITS and PRODUCTION

Douglas Fir (*Pseudotsuga menziesii*) is not a true fir at all, nor a pine or spruce. It is a distinct species named after Archibald Menzies, a Scottish physician and naturalist who first discovered the tree on Vancouver Island in 1791, and David Douglas, the Scottish botanist who later identified the tree in the Pacific Northwest in 1826. The species is known by a number of common names including Oregon Pine, British Columbian Pine, Red Fir and even Douglastree; however, the U.S. Forest Service settled on Douglas Fir some years ago. Douglas Fir is North America's most plentiful softwood species, accounting for one fifth of the continent's total softwood reserves.

Western Larch (*Larix occidentalis*), sometimes called Mountain Larch or Western Tamarack, was discovered in 1806 in western Montana. However, it remained for the botanist Thomas Nuttall to recognize and describe the tree as a previously unclassified species in 1834. It is one of only two conifers that sheds its needles in the winter, with new needles developing in spring. Western Larch is native to eastern Oregon and Washington, Idaho, Montana, and southern interior British Columbia. Like Douglas Fir, it is among the strongest and hardest softwood species.

Douglas Fir timberlands are the most productive softwood timberlands* in the U.S. in terms of volume per acre. More softwood lumber is produced in Oregon than in any other state due in large part to the predominance of Douglas Fir in its coastal forests. Known as the "timber basket," where systematic replanting has been documented since 1912, the Northwestern region is governed by some of the world's toughest environmental laws providing protection for habitat, watersheds, soils and biological diversity, thus fostering a multiplicity of forest values in perpetuity. Reforestation and management practices are not voluntary, they are enforced by law.

In the West, timber for products is managed primarily in natural stands, on long rotations. There are approximately 34.6 million acres of Douglas Fir managed primarily in natural stands. Although production is much greater in Douglas Fir, the two species account for more than 45 percent of all Western softwood produced annually.

Each year, more than 1.5 billion tree seedlings are planted in the U.S.—some five new trees for each American. Nationally, annual forest growth has continually exceeded harvest since the 1940s. In the West, forest growth exceeds harvest by 35 percent or more each year.

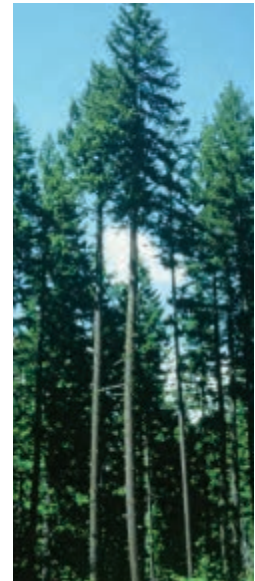
Douglas Fir lumber products are identified by region. Products from trees growing west of the Cascade Crest to the Pacific Ocean, the most abundant region for Douglas Fir, are simply identified as "DF" on the grade stamp. East of the Cascades, Western Larch grows intermixed with Douglas Fir. The two species are often kept separate in appearance grade products but are combined in dimension products and marketed as "DF-L". Because Douglas Fir and Western Larch share nearly identical structural characteristics and physical working properties, the two species are interchangeable in dimension products.

A smaller volume of products originates from Douglas Fir growing in Arizona, Colorado, Nevada, New Mexico and Utah. These are identified on the grade stamp as "DF^S". Douglas Fir grown in Canada is identified as Douglas Fir North or "D Fir (N)" as shown on the grade stamp.



Douglas Fir and Western Larch lumber users may look to the registered grade mark of the Western Wood Products Association (WWPA) for quality, accountability and performance assurance on lumber produced from the Western Woods region.

* Timberland is forested area producing or capable of producing crops of industrial wood and not withdrawn from timber utilization by statute or administrative regulation. Any reference to standing volumes of sawtimber or acres of multiple-use timberland available for timber products in this text do not include any of the forested land that is permanently set aside, protected from harvesting.



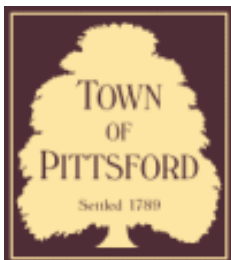
Douglas Fir trees are among the tallest on the continent, second only to coastal redwoods. They average from 150' to 200' in height, from 2' to 6' in diameter and are found at elevations ranging from sea level to 6,000 feet.



Coast DF 74%	
Inland DF-L 25%	
South DF ^S 1%	

In 2000, "Coast" Douglas Fir (DF) from Washington, Oregon and northern California, the primary growth area, accounted for 74% of the species' production; combined production of Douglas Fir and Western Larch (DF-L) from the northern "Inland Empire" area, east of the crest of the Cascade Mountains, accounted for 25%; and production in Douglas Fir South (DF^S) from the southern inland area accounted for 1%.

Cover: Douglas Fir french doors courtesy of Simpson Mastermark Doors.



Town of Pittsford

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

Permit #
RA24-000006

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

DESIGN REVIEW AND HISTORIC PRESERVATION BOARD REFERRAL OF APPLICATION

Property Address: 78 State Street PITTSFORD, NY 14534

Tax ID Number: 164.07-2-4

Zoning District: RN Residential Neighborhood

Owner: Dow-Goldberg, Gail

Applicant: Gardner Construction and Development LLC

Application Type:

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

Project Description: Applicant is requesting design review for a 648-square-foot detached garage behind the home.

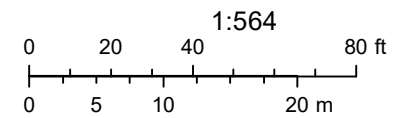
Meeting Date: January 25, 2024



RN Residential Neighborhood Zoning

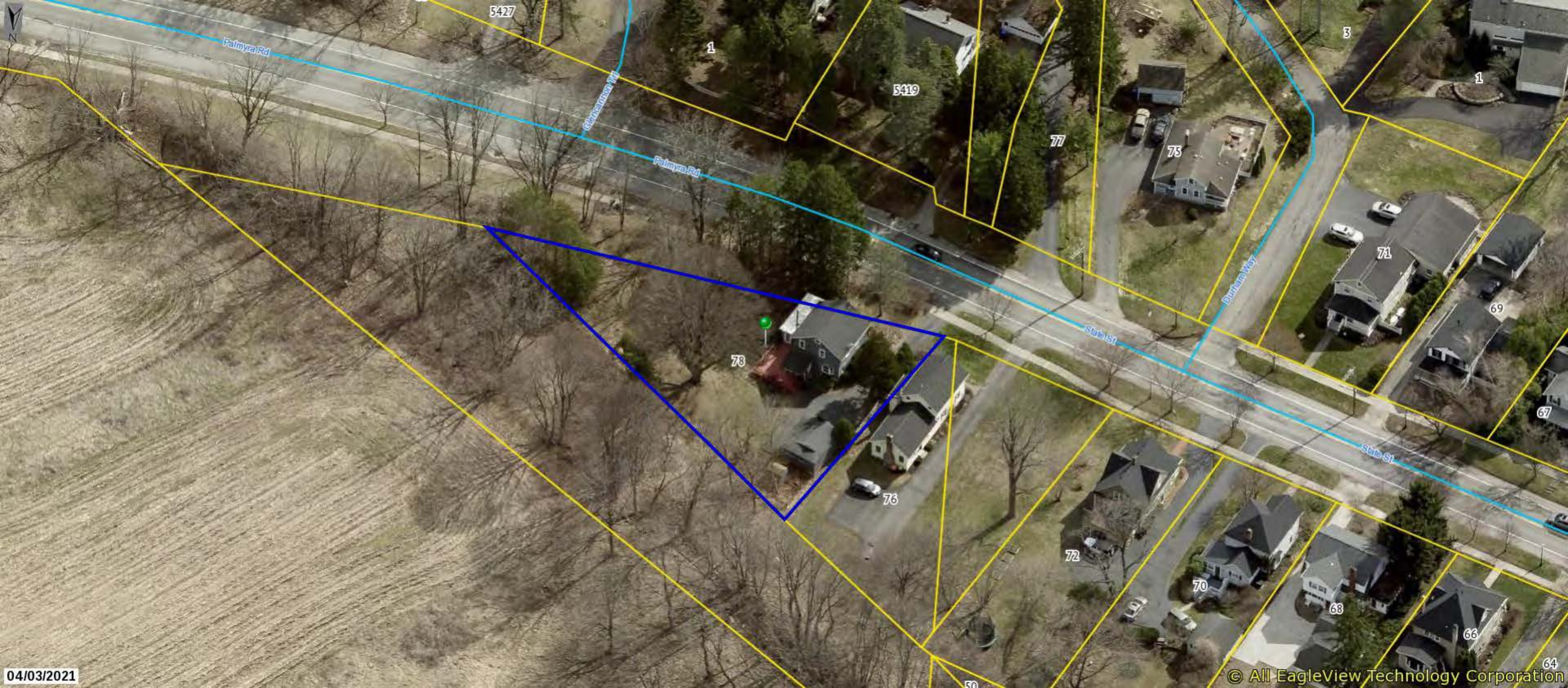


Printed January 17, 2024



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.





O'NEILL-RODAK
 LAND SURVEYING ASSOCIATES, P.C.
 LAND SURVEYORS - PLANNERS
 BOUNDARY CONSULTANTS
 FEMA ELEVATION CERTIFICATES
 ALTA/NSPS SURVEYS

5 SOUTH FITZHUGH STREET
 ROCHESTER, NY
 14614

PHONE (585) 325-7520 FAX (585) 325-1708
 e-mail surveyors@oneillrodak.com

MAP OF A SURVEY

PARCEL SITUATE IN TOWN LOT 21
 TOWNSHIP 21, RANGE 5

TOWN OF PITTSFORD

MONROE COUNTY, NEW YORK

CLIENT MR. STEVEN GOLDBERG

SCALE
 1" = 20'

DATE
 08/15/2022

PROJECT NO.
 2022-1096

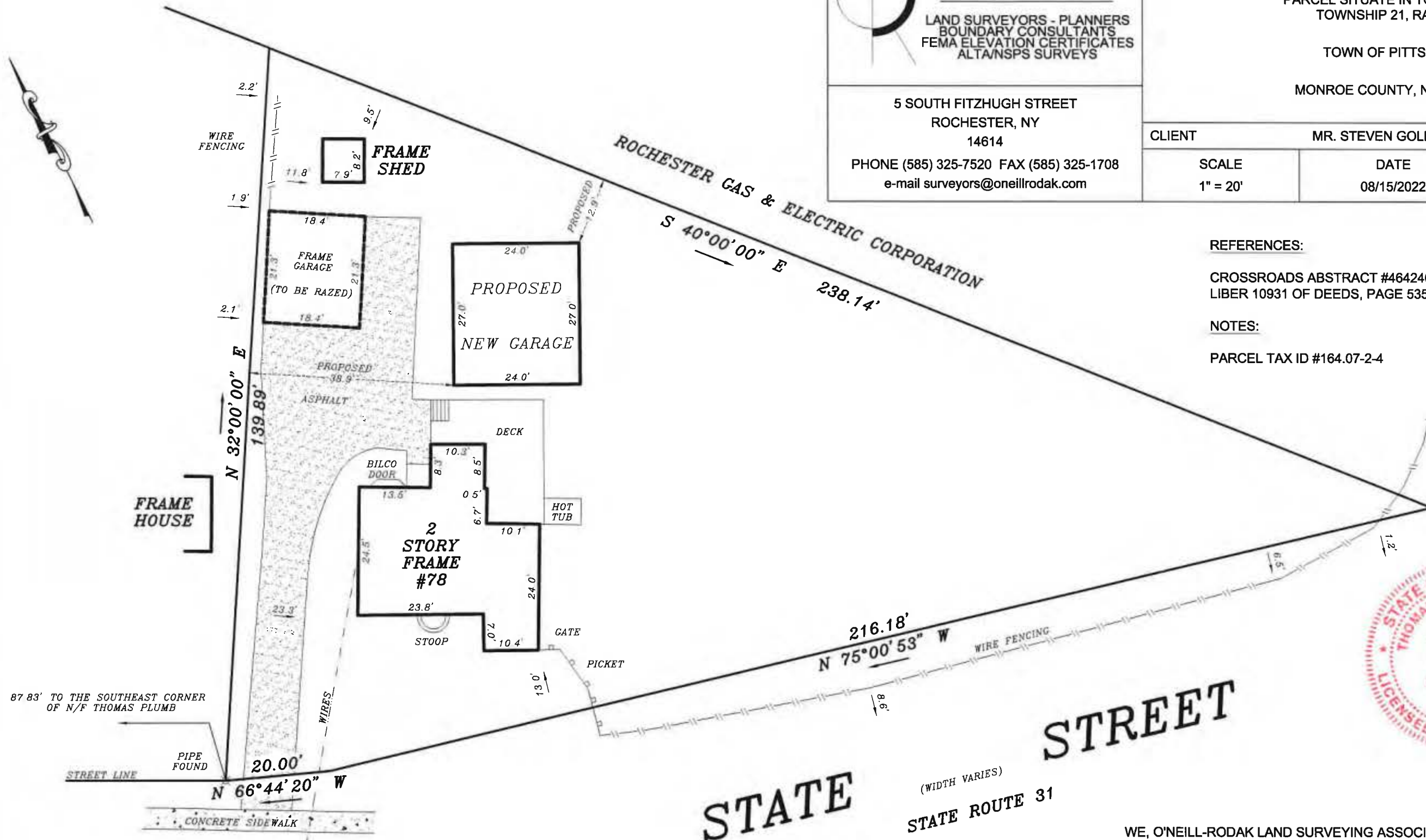
REVISED MAP 10/4/23 TAR

REFERENCES:

CROSSROADS ABSTRACT #464240 DATED JULY 19, 2022
 LIBER 10931 OF DEEDS, PAGE 535

NOTES:

PARCEL TAX ID #164.07-2-4



STATE STREET
 (WIDTH VARIES)
 STATE ROUTE 31

WE, O'NEILL-RODAK LAND SURVEYING ASSOCIATES, P.C., CERTIFY TO:
 1. STEVEN GOLDBERG & GAIL DOW-GOLDBERG
 THAT THIS MAP WAS PREPARED FROM NOTES OF AN INSTRUMENT SURVEY
 COMPLETED AUGUST 11, 2022.

Thomas A. Rodak
 THOMAS A. RODAK, P.L.S. #050246

"Unauthorized alteration of, or addition to, this survey map is a violation of section 7209 of the New York State Education Law"
 Copies of this survey map not bearing the land surveyor's inked or embossed seal shall not be considered to be a valid true copy.
 "Guarantees or certifications indicated hereon shall run only to the person for whom the survey is prepared, and on his behalf to the title company,
 governmental agency and lending institution listed hereon, and to the assignees of the lending institution.
 Guarantees or certifications are not transferable to the institutions or subsequent owners"

GENERAL PLAN NOTES

-FIELD VERIFICATION: ALL CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL FIELD DIMENSIONS AND EXISTING CONDITIONS. THE CONTRACTOR SHALL NOTIFY THE OWNER IMMEDIATELY OF ANY EXISTING CONDITIONS THAT VARY FROM THE PLANS WITHIN THIS SET. THE CONTRACTOR SHALL VERIFY AND COORDINATE THEIR WORK WITH ALL UTILITIES AND AGENCIES PRIOR TO COMMENCING WORK.

- TEMPORARY ASSEMBLIES: EACH CONTRACTOR SHALL HAVE TOTAL RESPONSIBILITY FOR THE DESIGN, PROVISION, AND ERECTION OF ALL TEMPORARY SCAFFOLDING, SHORING, GUARD RAILS, BRACING, AND SUPPORTS FOR ANY AND ALL LOADS IMPOSED DURING THE CONSTRUCTION PROCESS.

- WORK NOT SPECIFICALLY SHOWN: MISCELLANEOUS WORK NOT SPECIFICALLY SHOWN ON THE CONSTRUCTION DOCUMENTS SUCH AS PATCHING, BLOCKING, TRIMMING, ETC. SHALL BE PERFORMED AS REQUIRED AS TO PROVIDE A COMPLETE AND FINISHED INSTALLATION.

- HEADERS ABOVE PASS DOORS AND WINDOWS: MINIMUM (2)-FLY 2X8 SFF#2

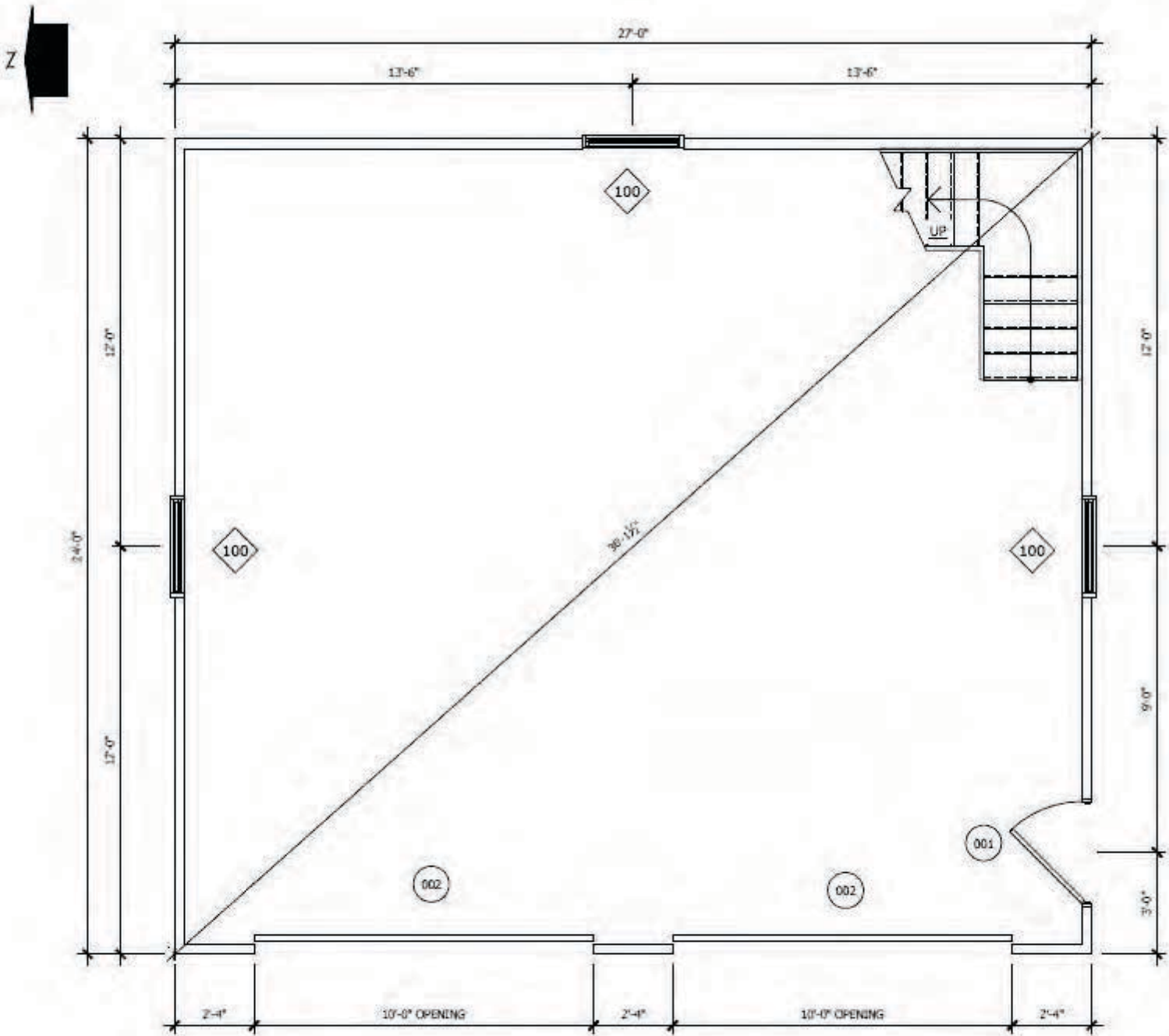
- STAIRS TO BE DESIGNED IN FIELD ONCE CLEARANCE HEIGHTS ARE ESTABLISHED. STAIR TREADS AND RISERS SHALL MEET THE FOLLOWING PER THE 2020 RESIDENTIAL CODE OF NYS R311.7

- THE RISERS SHALL NOT BE MORE THAN 6 1/4"
- THE GREATEST RISER HEIGHT SHALL NOT EXCEED THE SMALLEST BY GREATER THAN 3/8"
- THE TREAD DEPTH SHALL NOT BE LESS THAN 9"
- THE GREATEST TREAD DEPTH SHALL NOT EXCEED THE SMALLEST BY GREATER THAN 3/8"
- A NOSING PROJECTION SHALL BE NO LESS THAN 3/4" AND NOT GREATER THAN 1 1/4"
- THE GREATEST NOSING PROJECTION SHALL NOT EXCEED THE SMALLEST BY GREATER THAN 3/8"

-HANDRAIL HEIGHT, MEASURED VERTICALLY FROM THE SLOPED PLANE SHALL NOT BE LESS THAN 34" AND NOT MORE THAN 38" HANDRAIL SIZING AND CONSTRUCTION TO MEET THE 2020 RESIDENTIAL CODE OF NYS R311.7.8

DOOR SCHEDULE					
#	DOOR		HARDWARE	NOTES	QTY
	TYPE	SIZE WxH	TYPE		
001	PASS DOOR	3'-0" x 6'-8"	KNOB LOCKSET, DEADBOLT	-	1
002	OVERHEAD DOOR	10'-0" x 8'-0"	-	-	2

WINDOW SCHEDULE						
#	TYPE	SIZE		GLASS	NOTES	QTY
		WD	HGT			
100	SINGLE HUNG	3'-0"	4'-0"	GRIDS	-	5



FLOOR PLAN

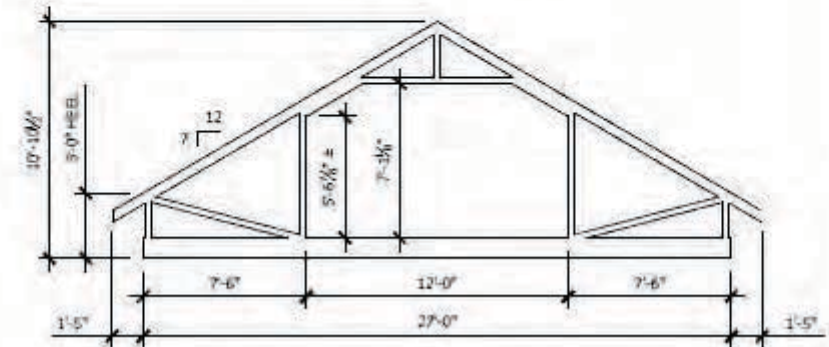
1/4" = 1'-0"



11/27/2023

TRUSS NOTES

- TOTAL LOAD DEFLECTION OF TRUSSES NOT TO EXCEED L/360
- TRUSS MANUFACTURER TO PROVIDE SHOP DRAWINGS FOR REVIEW
- TRUSS WEB DESIGN TO BE DETERMINED BY TRUSS MANUFACTURER
- ROOF TRUSSES SHALL BE DESIGNED TO RESIST MAXIMUM DOWNWARD LOAD AND MAXIMUM WIND UPLIFT, BRACING FOR TRUSSES AND ALL INDIVIDUAL MEMBERS THEREOF SHALL SATISFY THE MAXIMUM CONDITIONS OF EITHER CASE.
- DOWNWARD LOADS SHALL BE BASED ON THE FOLLOWING:
UNIFORM LOADS:
 - GROUND SNOW LOAD: 40 PSF
 - TC LIVE LOAD: 26.5 PSF
 - TC DEAD LOAD: 8 PSF
 - BC DEAD LOAD: 7 PSF
 - LOAD DURATION FACTOR: 1.16
 - EXPOSURE: B
 - CATEGORY: I
 - THERMAL FACTOR: 1.2
 - EXPOSURE FACTOR: 1.0
 - SLOPE FACTOR: 1.0
- ATTIC LOADS:
 - LIVE LOAD: 40 PSF
 - DEAD LOAD: 10 PSF
- TOTAL UPLIFT SHALL BE BASED ON 2020 RESIDENTIAL CODE OF NEW YORK STATE
- GUTTERS AND DOWNSPOUTS TO BE SIZED AND LAYED OUT BY GENERAL CONTRACTOR
- ALL OVERHANGS 17" TYP. U.N.D.
- TRUSS LABELING IS TO BE 16" O.C. VERTICAL TYP.

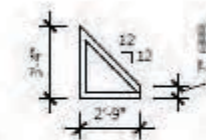


ATTIC TRUSS PROFILE

1/8" = 1'-0"

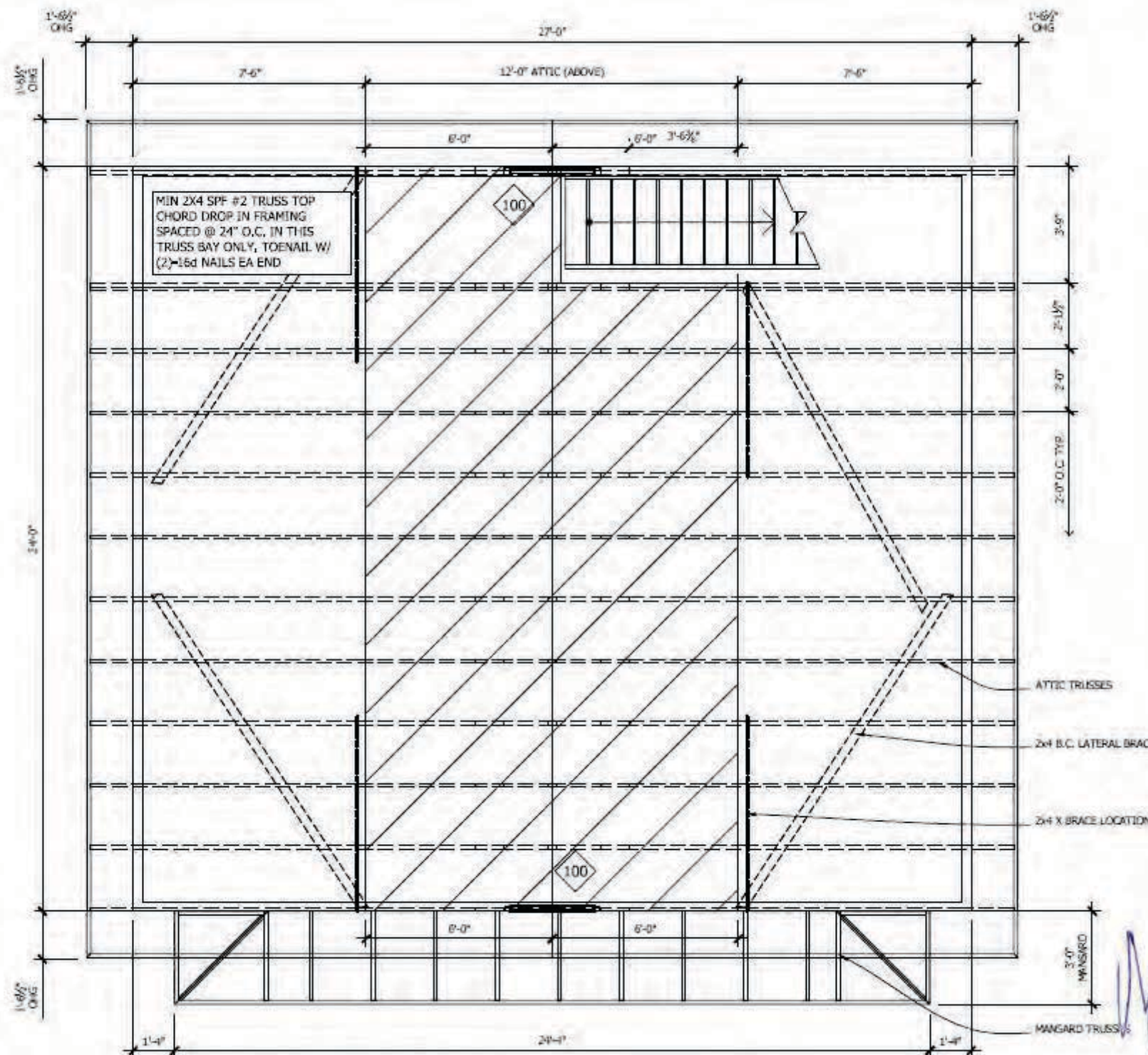


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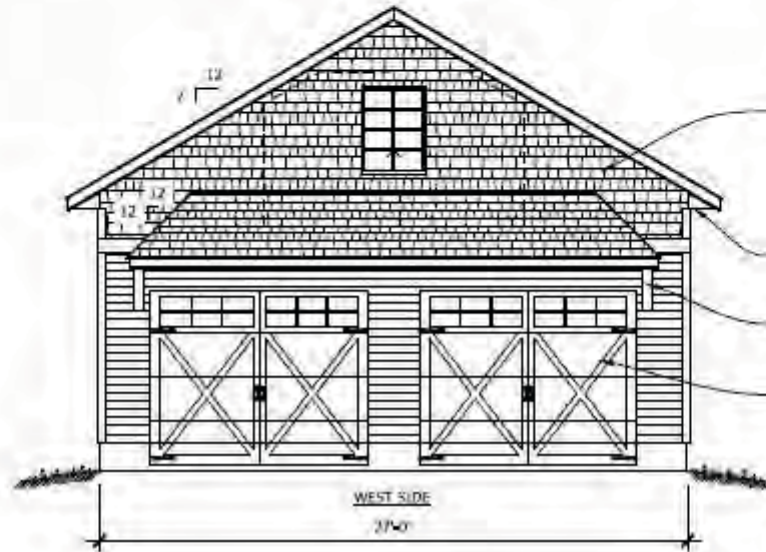
MANSARD TRUSS PROFILE

1/8" = 1'-0"

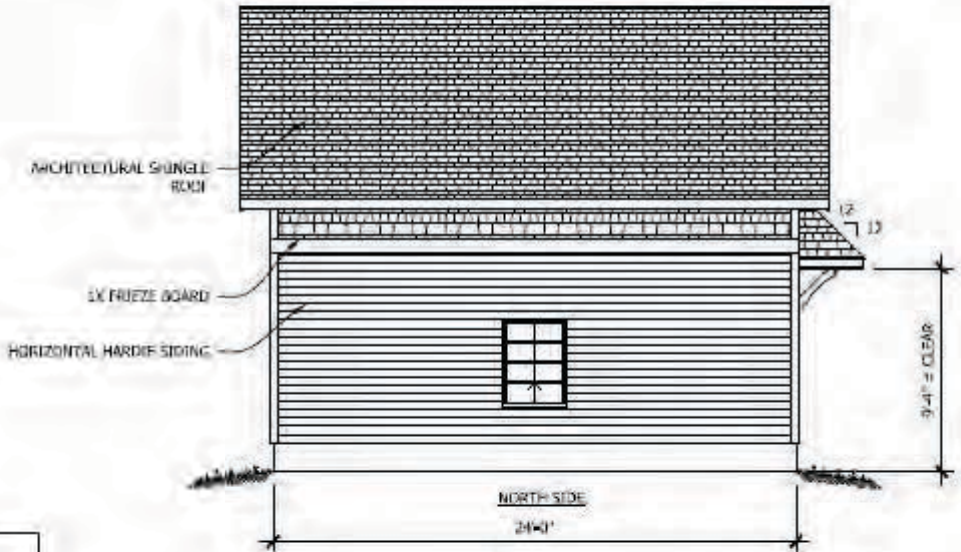


TRUSS LAYOUT

1/4" = 1'-0"

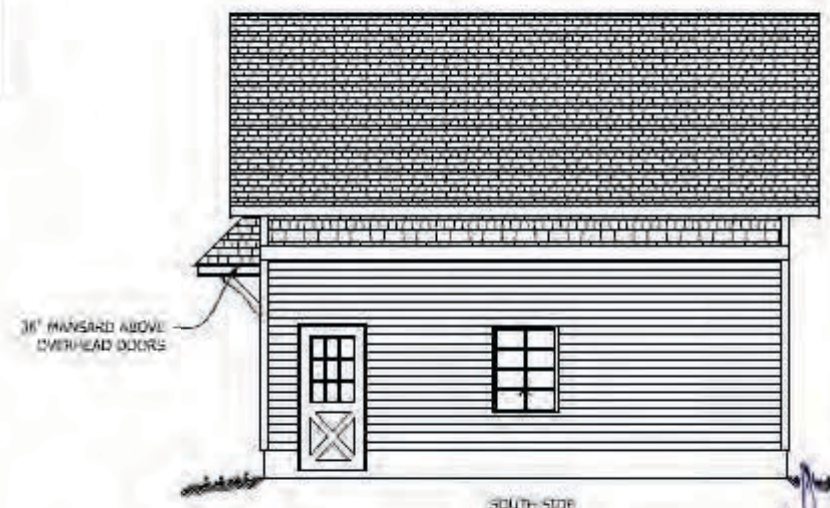
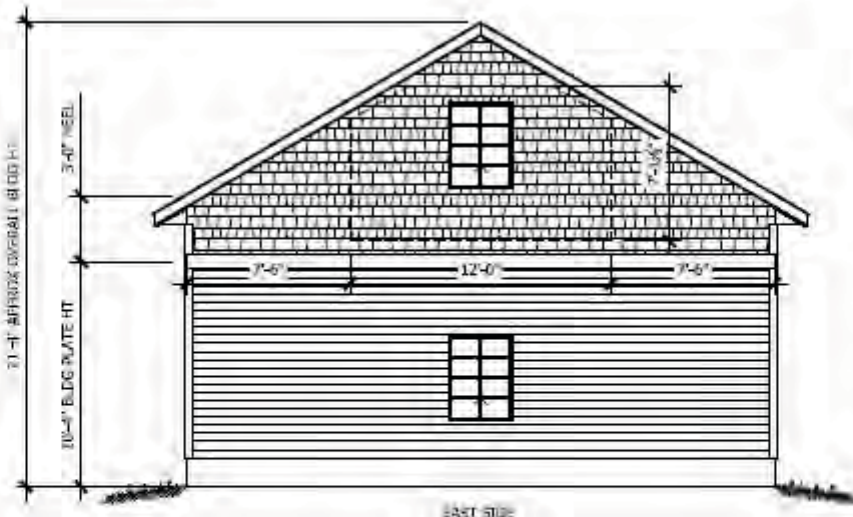


- HARDIE SHAKE SIDING ABOVE FRIEZE BOARD TYP.
- 18" OVERHANGS TYP.
- DECORATIVE CORBELS EA SIDE OF MANSARD
- 10'x8' CROSSBUCK OVERHEAD DOORS W/ GLASS



- ARCHITECTURAL SHINGLE ROCK
- 1X FRIEZE BOARD
- HORIZONTAL HARDIE SIDING

NOTE:
 DISTANCE TO MAIN EXISTING RESIDENCE APPROX 10'-0"
 MAIN EXISTING RESIDENCE APPROX OVERALL HEIGHT 28'-0"



36" MANSARD ABOVE OVERHEAD DOORS

1 BUILDING ELEVATIONS
 1/8" = 1'-0"



11/27/2023

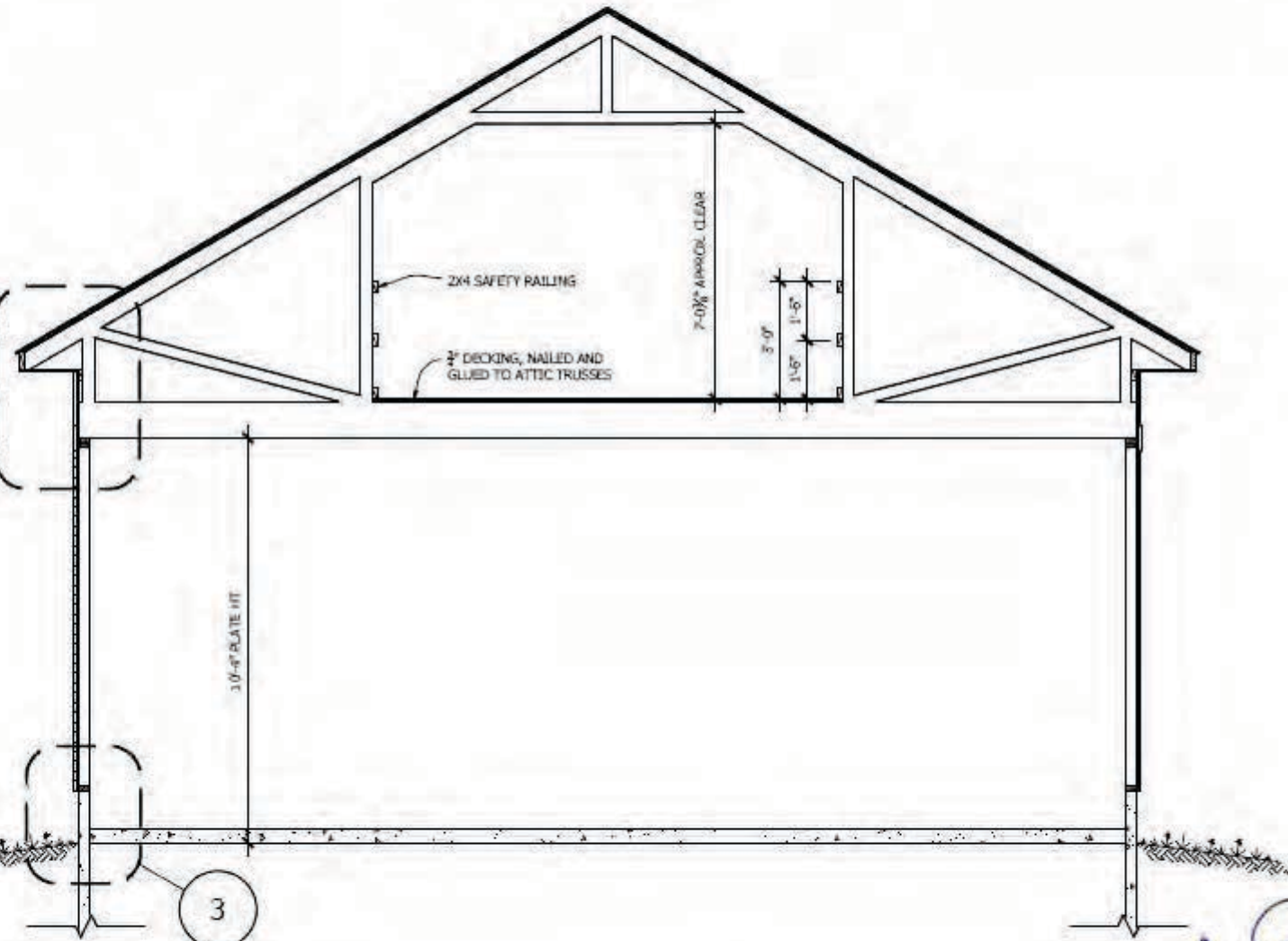
121'-4"
APPROX HT

117'-4"
TRUSS HEEL

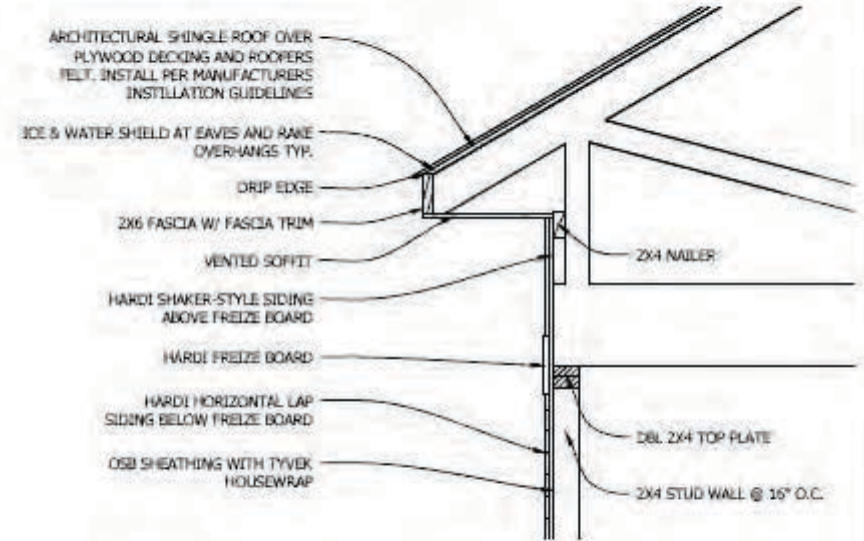
110'-4"
TOP PLATE

101'-4"
TOP OF FDN

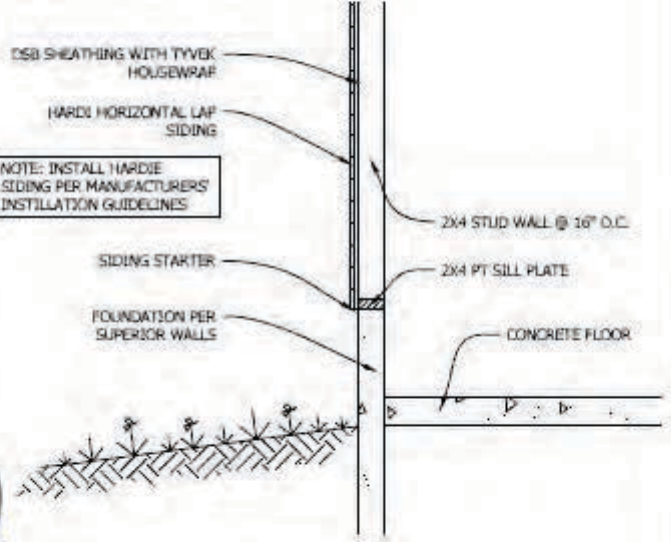
100'-0"
GRADE



1 BUILDING SECTION
3/8" = 1'-0"



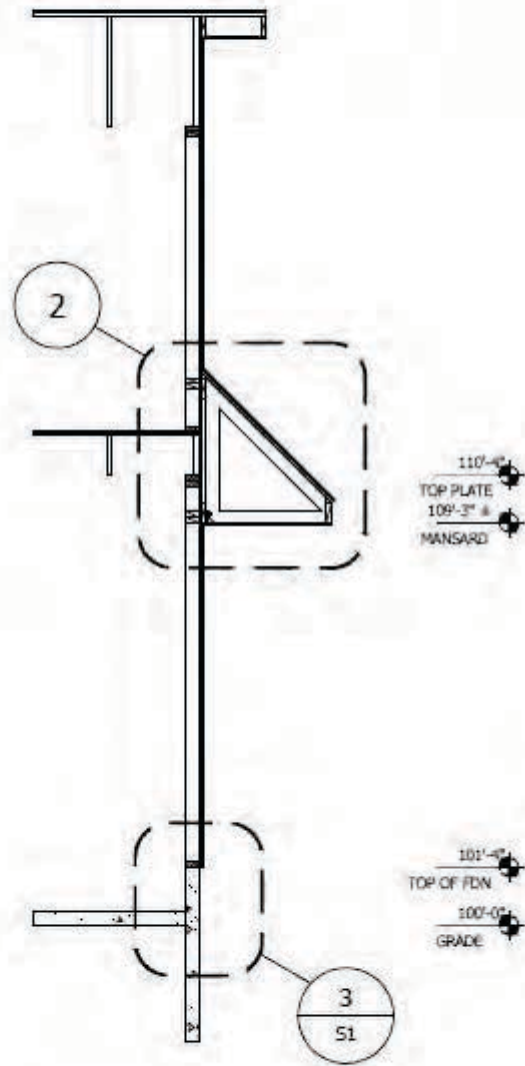
2 EAVE DETAIL
3/8" = 1'-0"



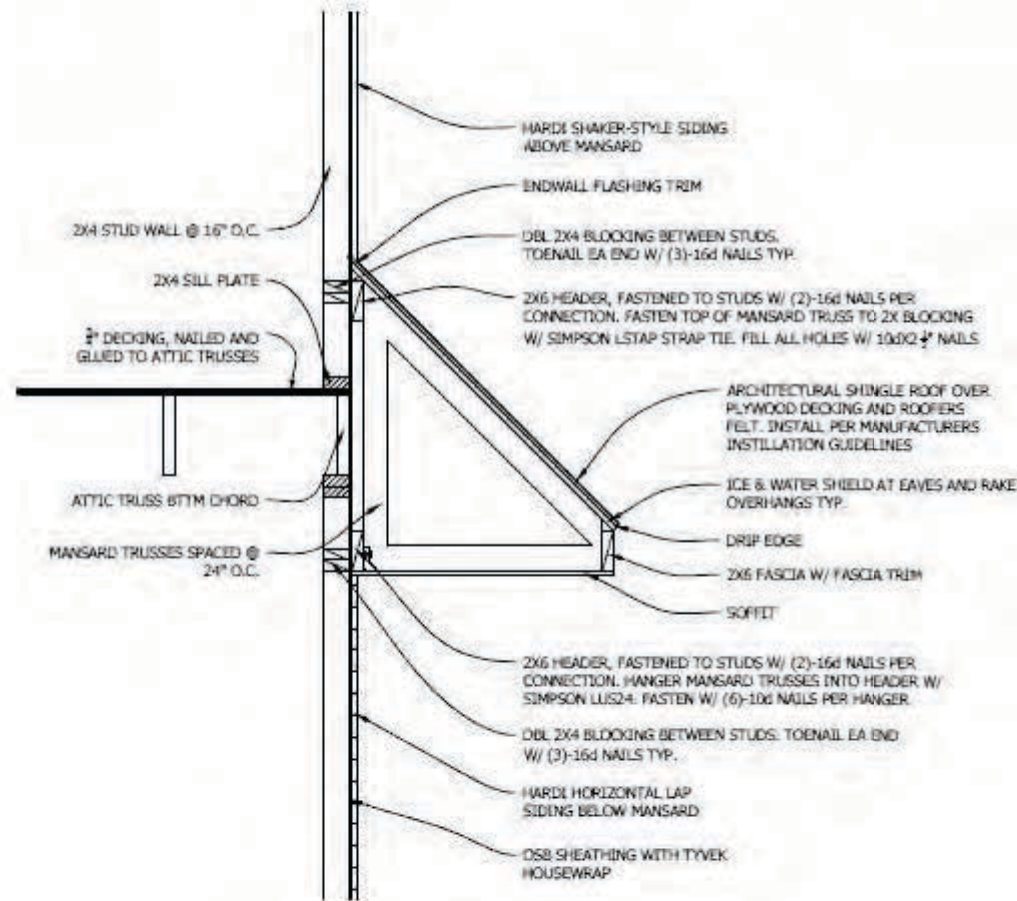
3 BASE DETAIL
3/8" = 1'-0"



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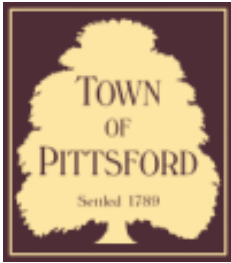


1 BUILDING SECTION
3/8"=1'-0"



2 MANSARD DETAIL
3/8"=1'-0"

STATE OF NEW YORK
MICHAEL SINNIGER
LICENSED PROFESSIONAL ENGINEER
59977
11/27/2023



Town of Pittsford

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

Permit #
B24-000002

Phone: 585-248-6250

FAX: 585-248-6262

DESIGN REVIEW AND HISTORIC PRESERVATION BOARD REFERRAL OF APPLICATION

Property Address: 74 Coventry Ridge PITTSFORD, NY 14534

Tax ID Number: 177.04-1-29

Zoning District: IZ Incentive Zoning

Owner: Clover St Development Corp

Applicant: Spall Homes Corp/Spall Realtors Corp

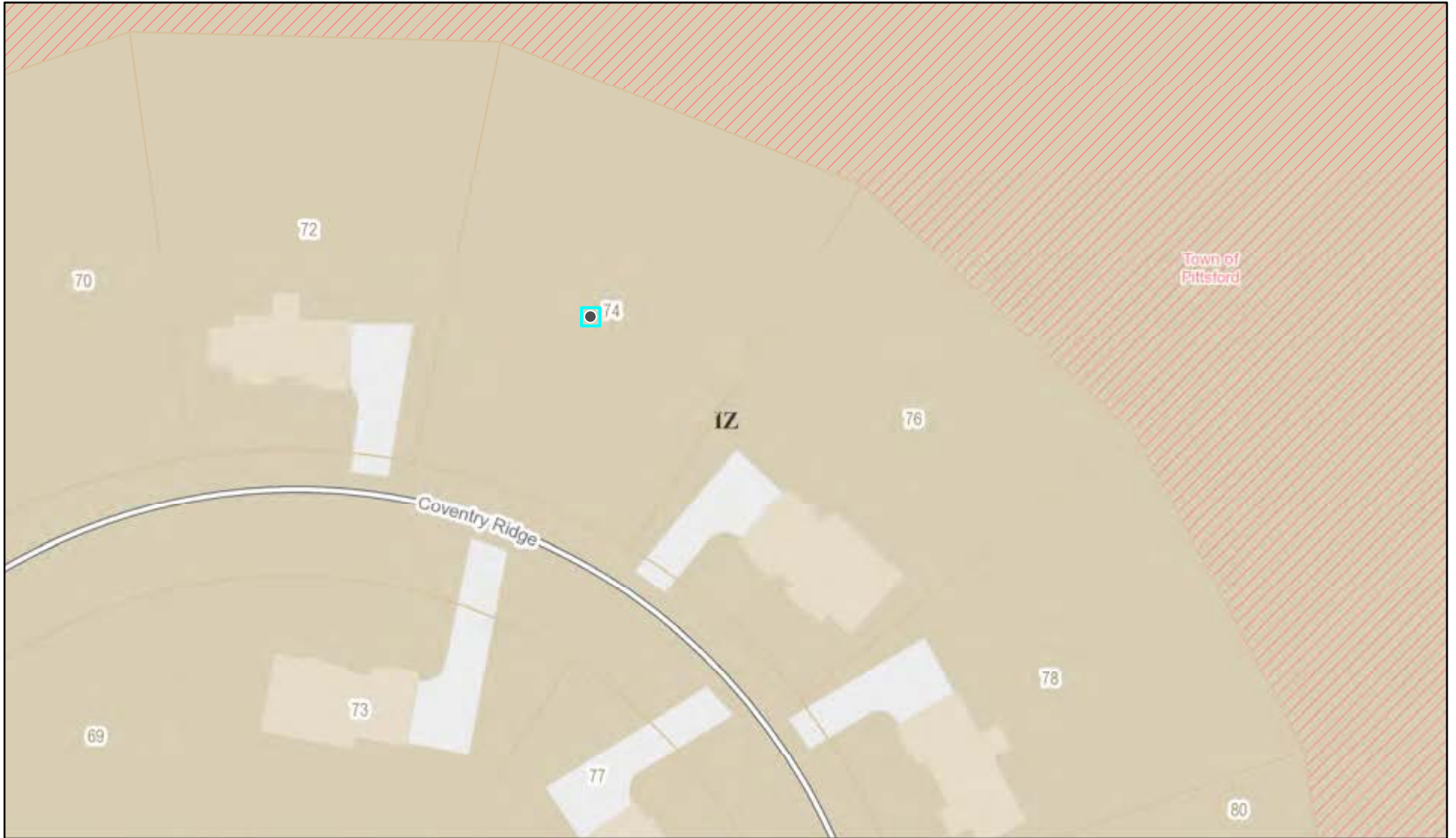
Application Type:

- 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)

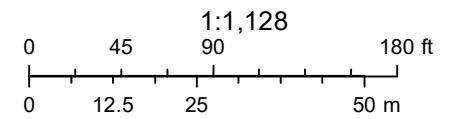
Project Description: Applicant is requesting design review for a 3,332-square-foot, single-family home in the Coventry Ridge Subdivision.

Meeting Date: January 25, 2024

RN Residential Neighborhood Zoning



Printed January 17, 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.



SPEC HOME

LOT 56 COVENTRY RIDGE

PITTSFORD, NY

COVENTRY RIDGE BUILDING CORP.

PLAN 3332 / PROJECT 15475 C

SHEET INDEX

- C-1 COVER SHEET
- 1/6 FRONT & LEFT ELEVATIONS
- 2/6 REAR & RIGHT 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 E 1827 AND REPORTED AT A PRESSURE OF 0.2 INCH w.g. (50 PASCALS). TESTING SHALL BE PERFORMED AT ANY TIME AFTER CREATION OF ALL PENETRATIONS OF THE BUILDING THERMAL ENVELOPE. 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 R403 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, RESAUING, 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 PORTCHES, DECKS OR STAIRS ATTACH TO A WALL OR FLOOR ASSEMBLY OF WOOD-FRAMED CONSTRUCTION & BUILT-IN QUITCHES. 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 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:

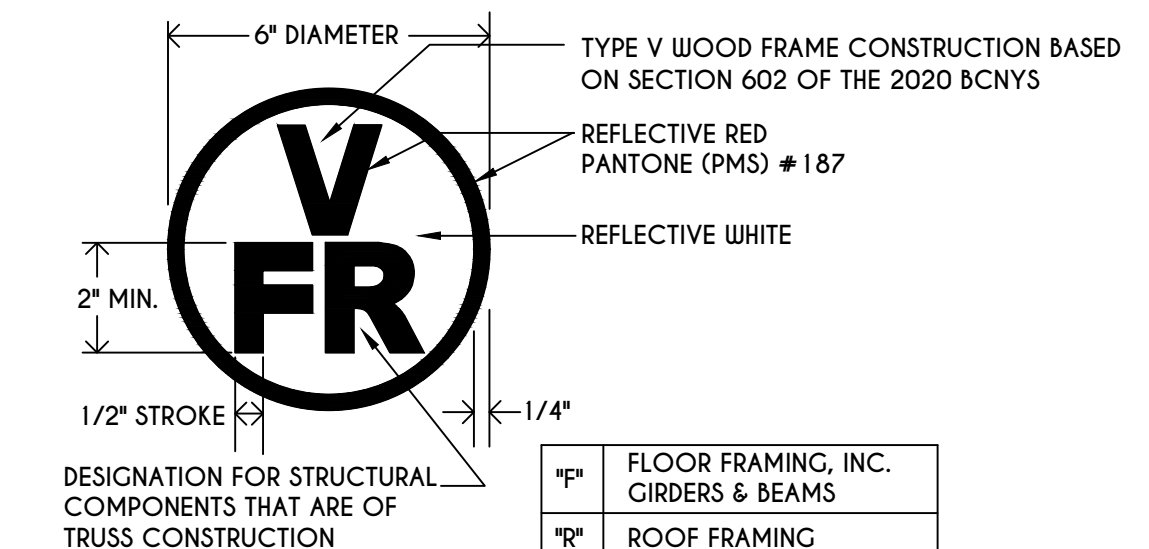
STRUCTURAL STEEL	ASTM A-36, Fy = 36 ksi
REINFORCED STEEL	ASTM A-615, Fy = 40 ksi
WIRE MESH	ASTM A-185, 6 x 6 - 10/10 W.W.M.
LUMBER	ALL STRUCTURAL MEMBERS, JOISTS, RAFTERS, ETC. TO BE #2 GRADE LUMBER (DOUGLAS FIR-LARCH, HEM-FIR, SOUTHERN PINE OR SPRUCE PINE-FIR) WITH A MIN. FIBER STRESS OF 850 P.S.I. UNLESS NOTED OTHERWISE
PLYWOOD	CDX, PANEL INDEX
LVL, PSL, LSL	Fb = 2600 Fv = 285 E x 10 ³ = 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, BASED UPON SPECIFIC ROOF DESIGN

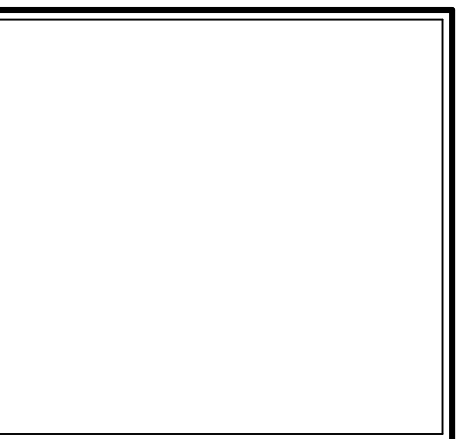
TRUSS IDENTIFICATION:

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

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REVISIONS:		
DATE	BY	DESCRIPTION

CLIENT/LOCATION:

SPEC HOME
LOT 56 COVENTRY RIDGE
PITTSFORD, NY

BUILDER:

COVENTRY RIDGE
BUILDING CORP.

COVER PAGE

GLA PLAN 3332

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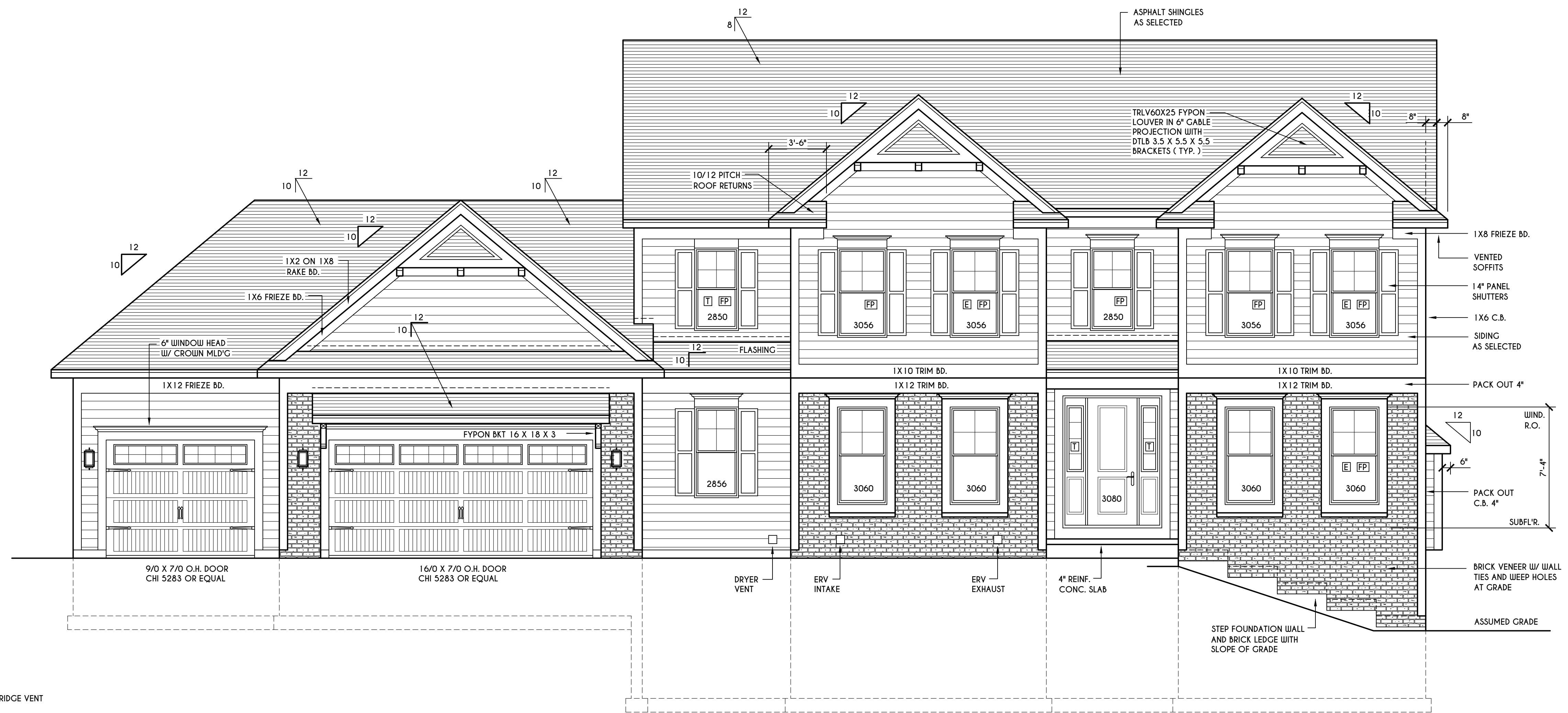
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 PITTSFORD, NY

BUILDER:
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 BUILDING CORP.

ELEVATIONS

GLA PLAN 3332

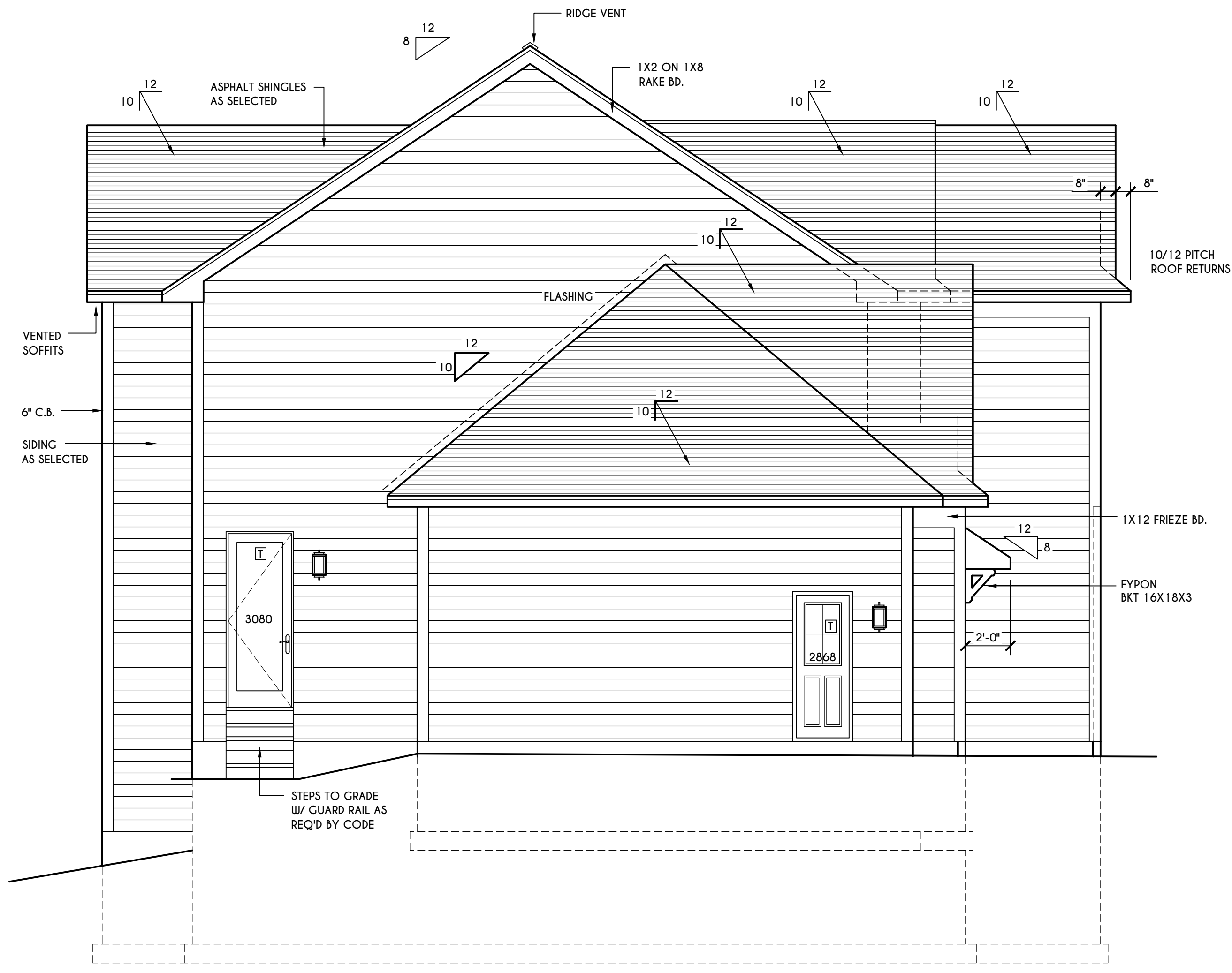
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FRONT ELEVATION

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

FIRST FLOOR LIVING AREA = 1649 SQ.FT.
 SECOND FLOOR LIVING AREA = 1683 SQ.FT.
 TOTAL LIVING AREA = 3332 SQ.FT.
 TOTAL CONDITIONED VOLUME = 45,803 CU.FT.



LEFT ELEVATION

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

WINDOWS: VIVID SOLAR GAIN GLASS 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. & SWING DOORS NO MORE THAN 0.5 cfm/ft. AS PER SECT. R402.4.3 OF 2020 ECCCNS

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
 [T] = SPECIFIES THAT THIS FIXED OR OPERABLE UNIT REQUIRES SAFETY GLAZING PER SECT. R308.4 OF 2020 RCNYS
 [FP] = SPECIFIES THAT THIS OPERABLE WINDOW UNIT REQUIRES FACTORY APPLIED FALL PROTECTION PER SECT. R312.2 OF 2020 RCNYS

GENERAL NOTES:
 ALL RAKES ARE 8" & OVERHANGS ARE 16" 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 cfm 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)

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

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

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

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

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

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

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

FOR S1: 1 CUBIC FT. PER MINUTE = 0.0004719 m³/s.

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 PITTSFORD, NY

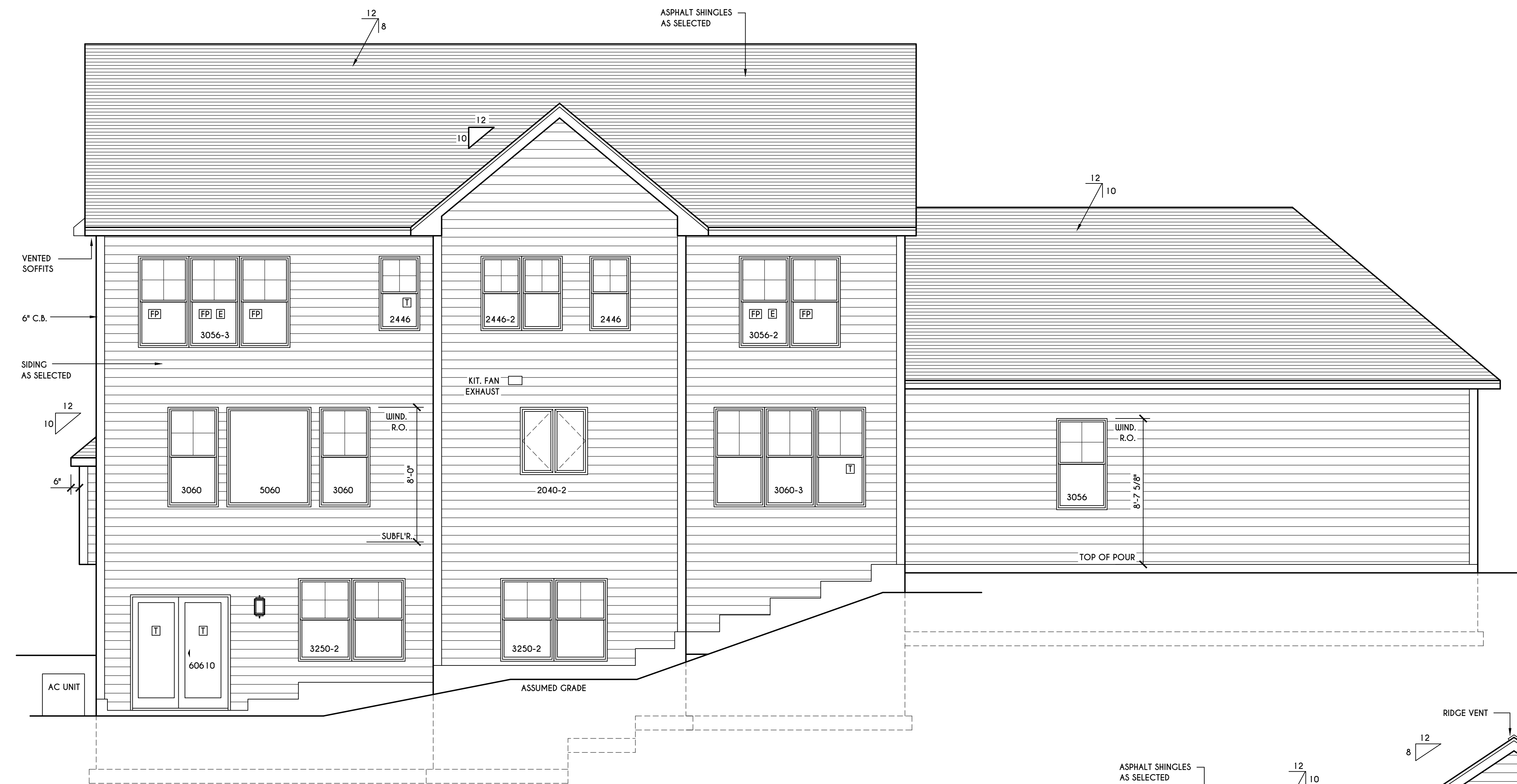
BUILDER:

COVENTRY RIDGE
 BUILDING CORP.

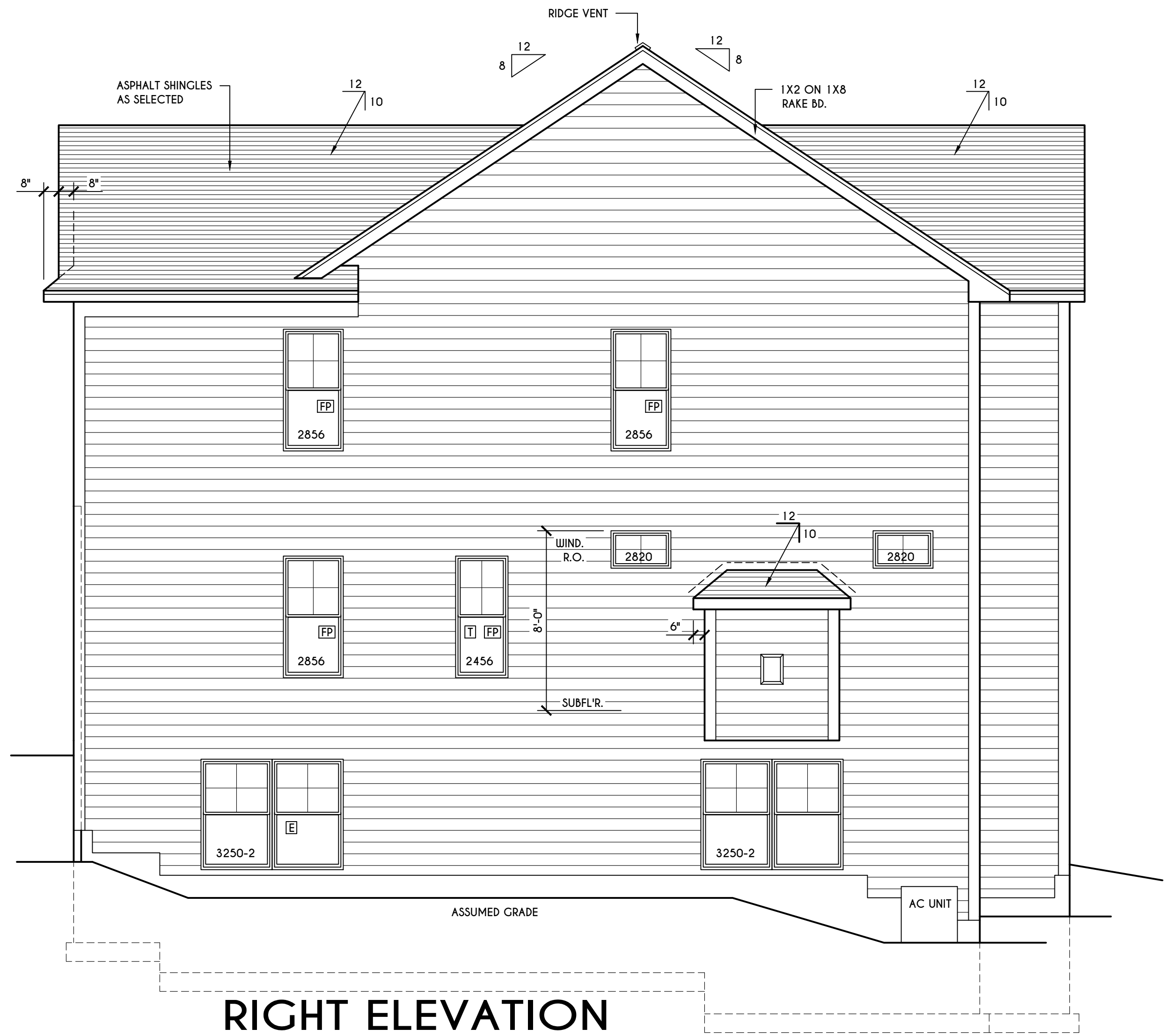
ELEVATIONS

GLA PLAN 3332

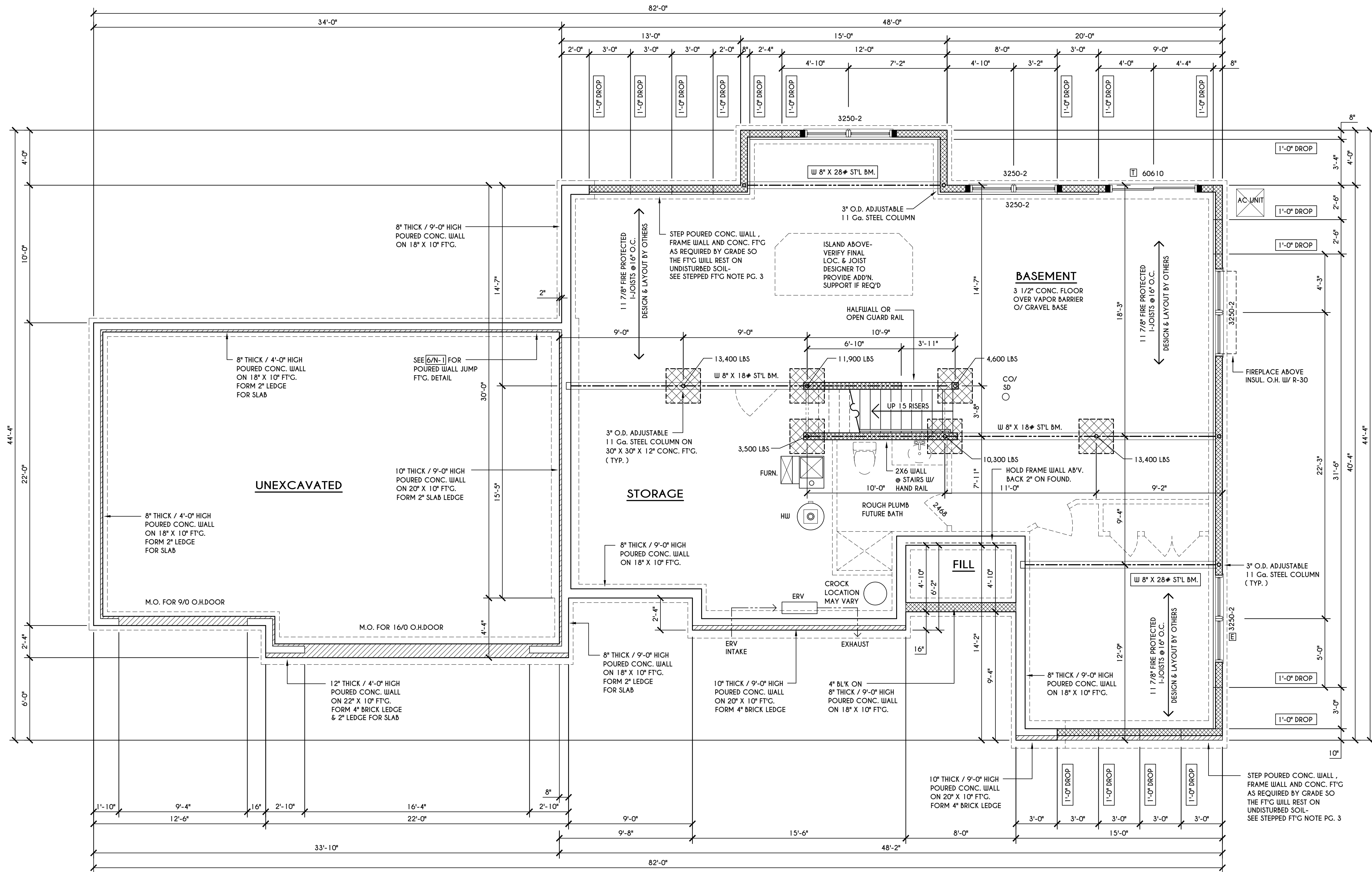
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REAR ELEVATION
 SCALE: 1/4" = 1'-0"



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



BASEMENT & FOUNDATION PLAN

938 SQ. FT.

SCALE: 1/4" = 1'-0" OPT. FINISHED TERRACE LEVEL AREA

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).

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

FRAMING LEGEND:

- PROVIDE SOLID POSTING- GLUED & NAIL, 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. HG'TS 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 DBL JACK STUDS EA. SIDE OF LOAD BEARING OPENINGS > 4'-0"
 ALL ANGLES TO BE 45 DEG. U.N.O.
 ALL EXTERIOR WINDOW & DOOR HEADERS TO HAVE MIN. R-5 INSUL. & TO BE MIN. (2) 2X8'S (U.N.O.)
 ALL APPLIANCES SHOWN TO BE BY OWNER OR AS PER CONTRACT BY BUILDER
 SMOKE (SD) & HEAT DETECTOR (HD), SHALL BE INSTALLED AS PER SECT. R314 OF 2020 RCNYS
 CARBON MONOXIDE ALARMS SHALL BE INSTALLED AS PER SECT. 915.33 FCNYS & BE WITHIN 10' OF ALL SLEEPING AREAS
 REINFORCE FOUNDATION WALLS AS PER 2020 RCNYS. SEE PG. N-2 FOR REINFORCING CHARTS
 SEE CONCRETE-ENCASED ELECTRODE DETAIL 19/N-1

WINDOW / DOOR LEGEND:

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

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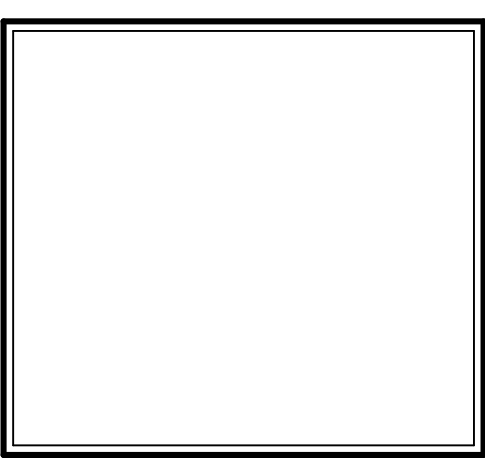
BUILDER:
 COVENTRY RIDGE
 BUILDING CORP.

FOUNDATION PLAN

GLA PLAN 3332

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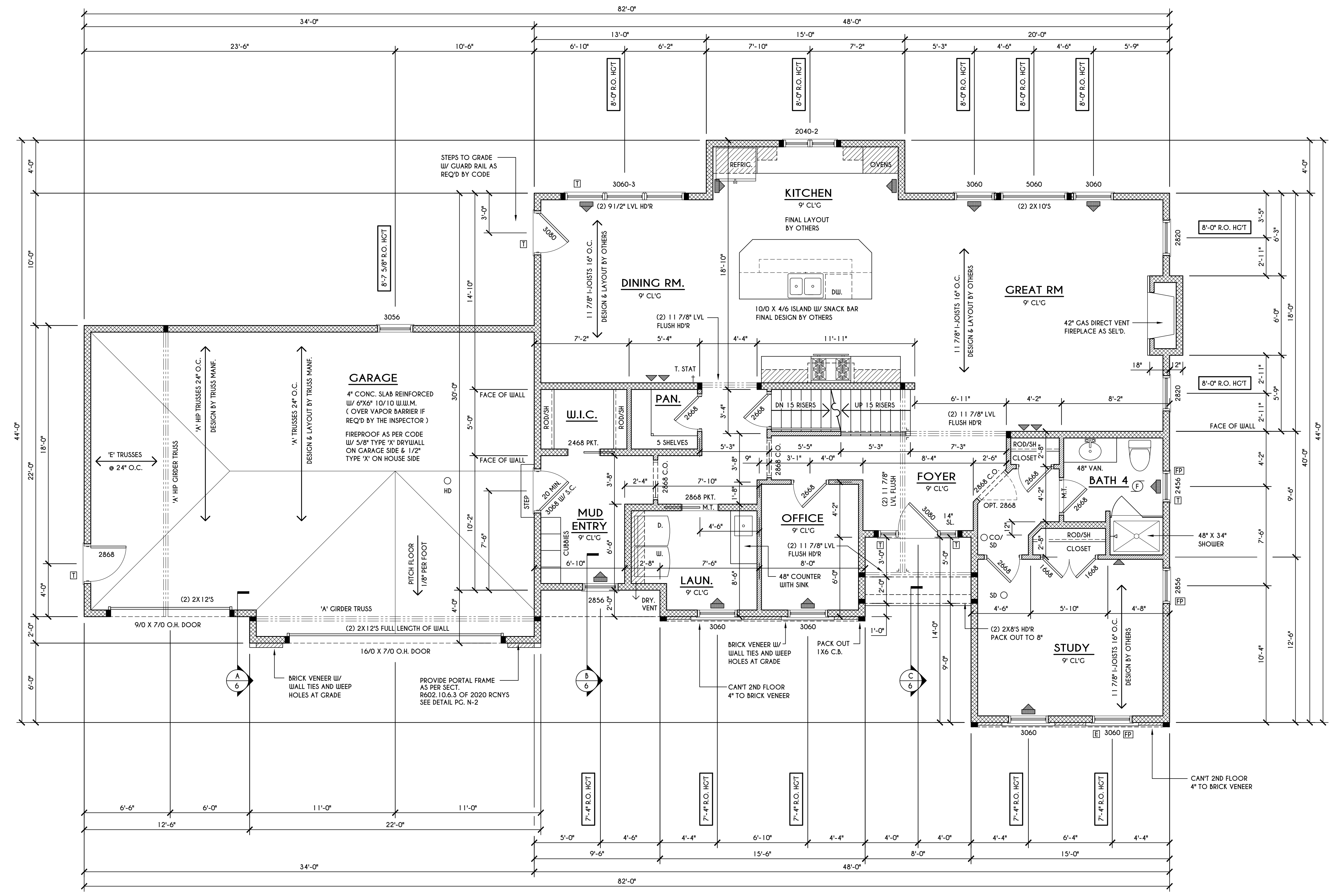
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 BUILDING CORP.

FIRST FLOOR PLAN

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FIRST FLOOR PLAN 1649 SQ. FT.
 SCALE: 1/4" = 1'-0"

FRAMING LEGEND:

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

GENERAL FIRST FLOOR PLAN NOTES:

FIRST FLOOR PLATE HGT TO BE 9'-1 1/8" (UNLESS NOTED OTHERWISE)
 ALL WINDOW R.O. HGT'S TO BE 6'-10 1/2" U.N.O.
 PROVIDE SOLID BLOCKING UNDER ALL BEARING POINTS DOWN TO FOUNDATION WALL
 PROVIDE DIV. JACK STUDS E.A. 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 OWNER OR AS PER CONTRACT BY BUILDER
 SMOKE (SD) & HEAT DETECTOR (HD), SHALL BE INSTALLED AS PER SECT. R314 OF 2020 RCNYS
 CARBON MONOXIDE ALARMS SHALL BE INSTALLED AS PER SECT. 915.33 FCNYS & BE WITHIN 10' OF ALL SLEEPING AREAS
 IF AN AUTOMATIC GARAGE DOOR OPENER IS PROVIDED, IT SHALL BE LISTED IN ACCORDANCE W/ UL 325
 THE AIR BARRIER INSTALLED AT EXTERIOR WALLS ADJACENT TO SHOWERS AND TUBS SHALL SEPARATE THEM FROM THE SHOWER OR TUBS.

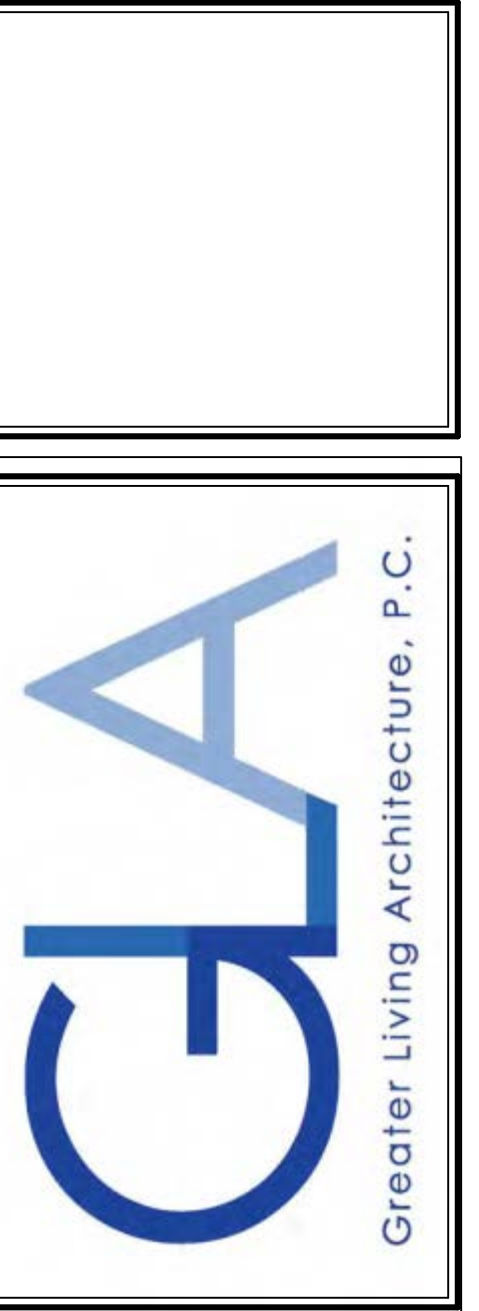
WINDOW / DOOR LEGEND:

- [E] - MEETS OR EXCEEDS EGRESS REQUIREMENTS
 - CLEAR OPENING AREA OF 5.7 SQ.FT.
 - CLEAR OPENING WIDTH OF 20"
 - CLEAR OPENING HEIGHT OF 24"
 PER SECT. R310.2.1 OF 2020 RCNYS
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ENGINEERED FLOOR JOIST NOTE:

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 ALL SLEEPING AREA JOISTS TO BE DESIGNED FOR 45 P.S.F. TOTAL LOAD

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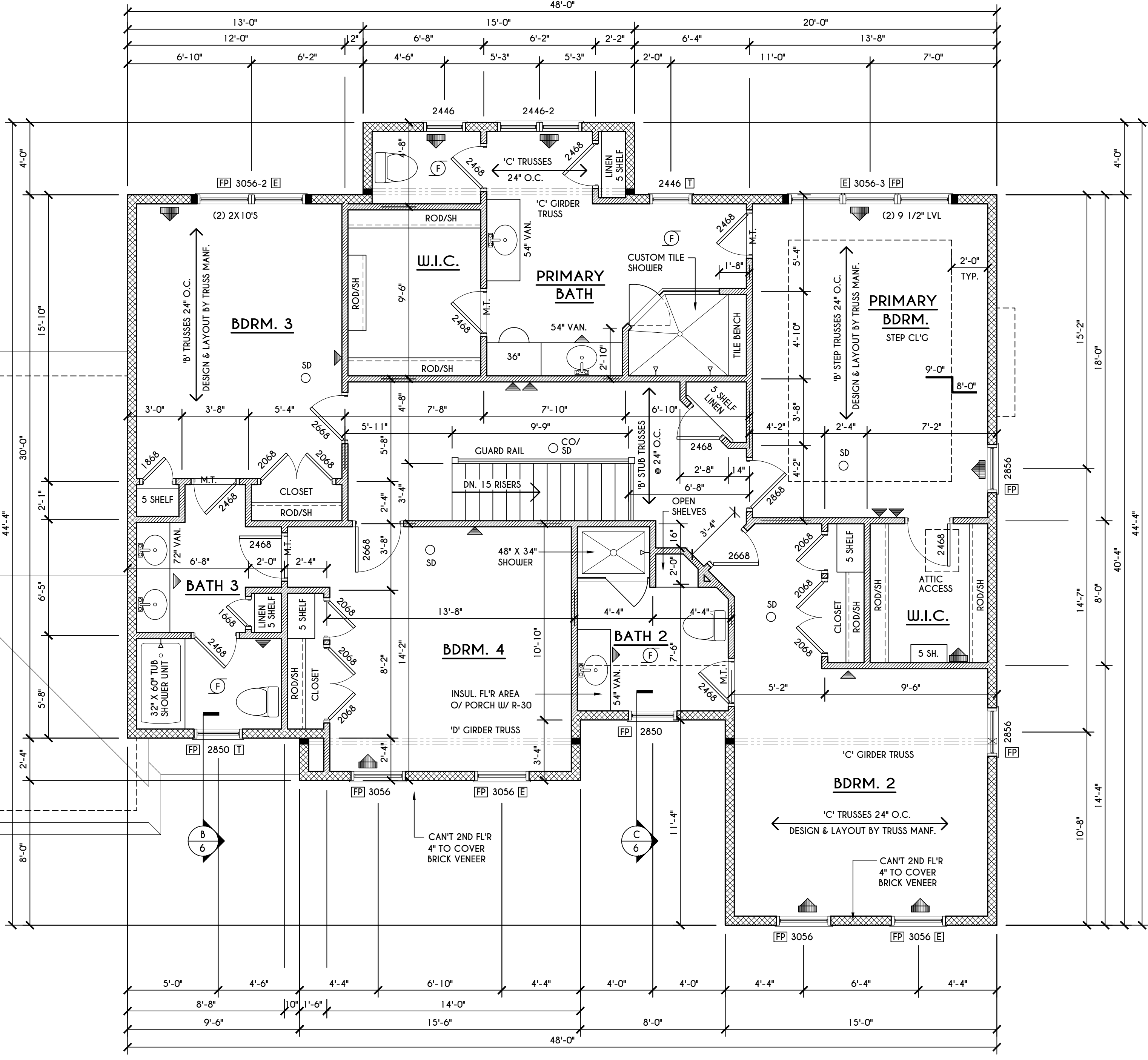
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BUILDER:
 COVENTRY RIDGE
 BUILDING CORP.

SECOND FLOOR PLAN

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PROJECT: 15475C	sheet: 5 6



SECOND FLOOR PLAN

1683 SQ.FT.

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

FRAMING LEGEND:

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

GENERAL SECOND FLOOR PLAN NOTES:

SECOND FLOOR PLATE HGT TO BE 8'-1 1/8" (UNLESS NOTED OTHERWISE)
 ALL WINDOW R.O. HGT'S TO BE 6'-10 1/2" U.N.O.
 PROVIDE SOLID BLOCKING UNDER ALL BEARING POINTS DOWN TO FOUNDATION WALL
 PROVIDE DBL JACK STUDS EA. SIDE OF LOAD BEARING OPENINGS - / = 4'-0"
 ALL ANGLES TO BE 45 DEG. U.N.O.
 ALL EXTERIOR WINDOW & DOOR HEADERS TO HAVE MIN. R-5 INSUL. & TO BE MIN. (2) 2X8'S (U.N.O.)
 ALL APPLIANCES SHOWN TO BE BY 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 RCNYS & 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:

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

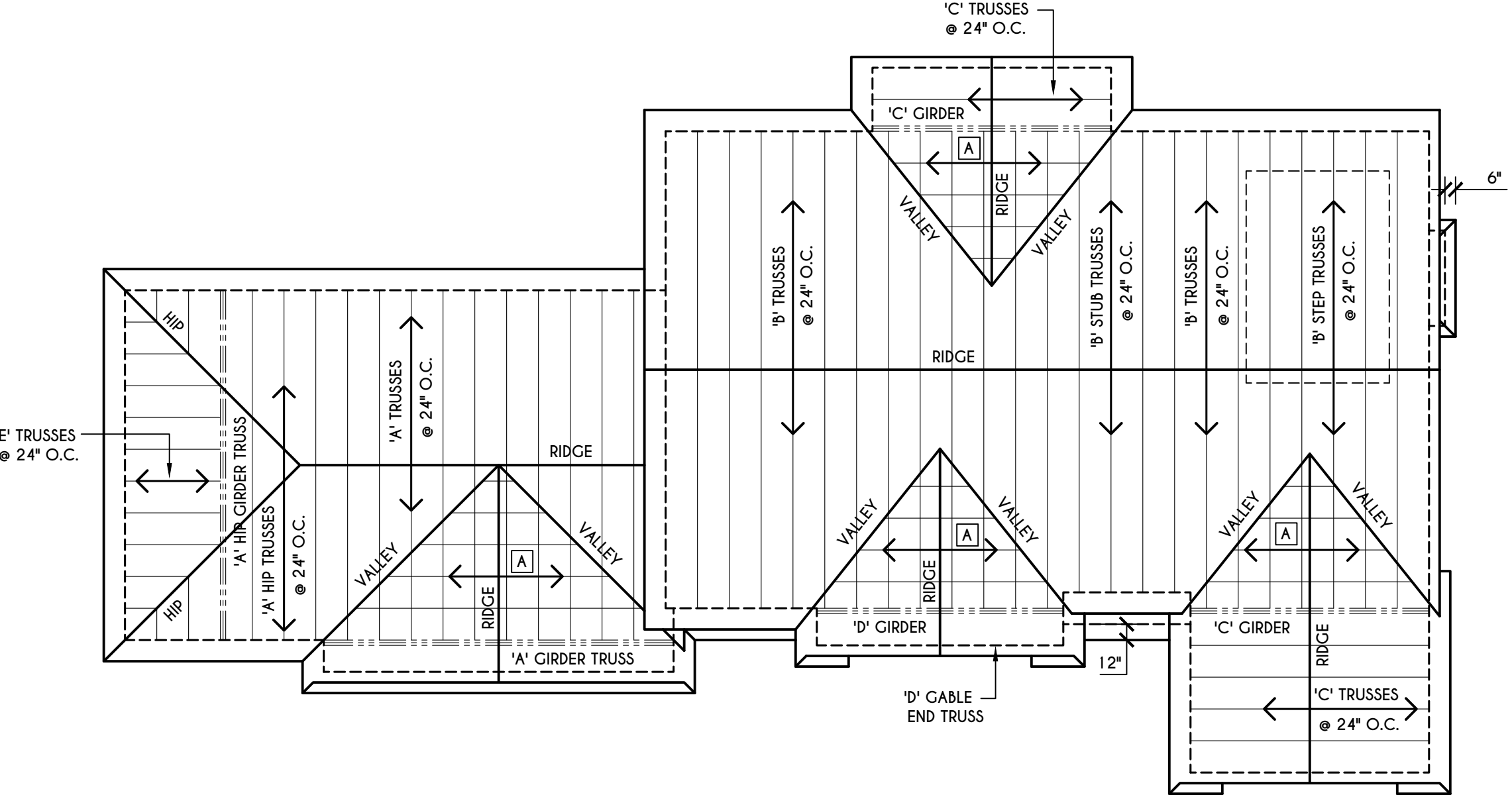
GENERAL ROOF NOTES:

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

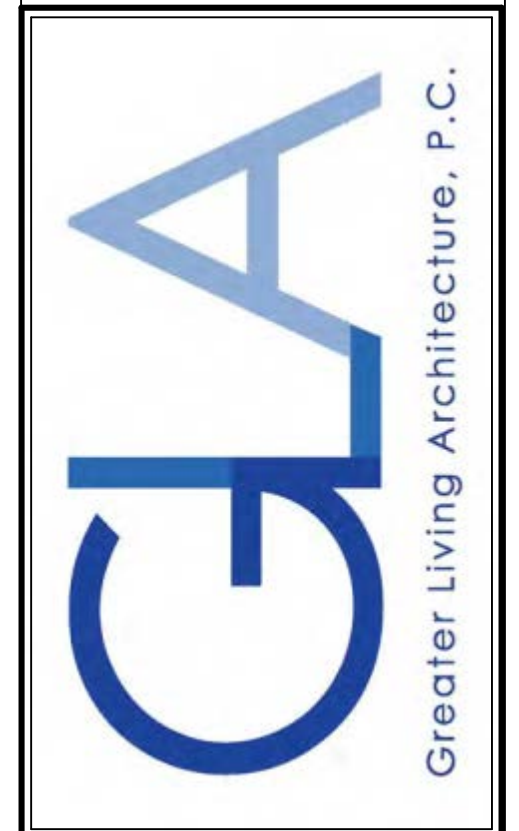
ROOF PLAN

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

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



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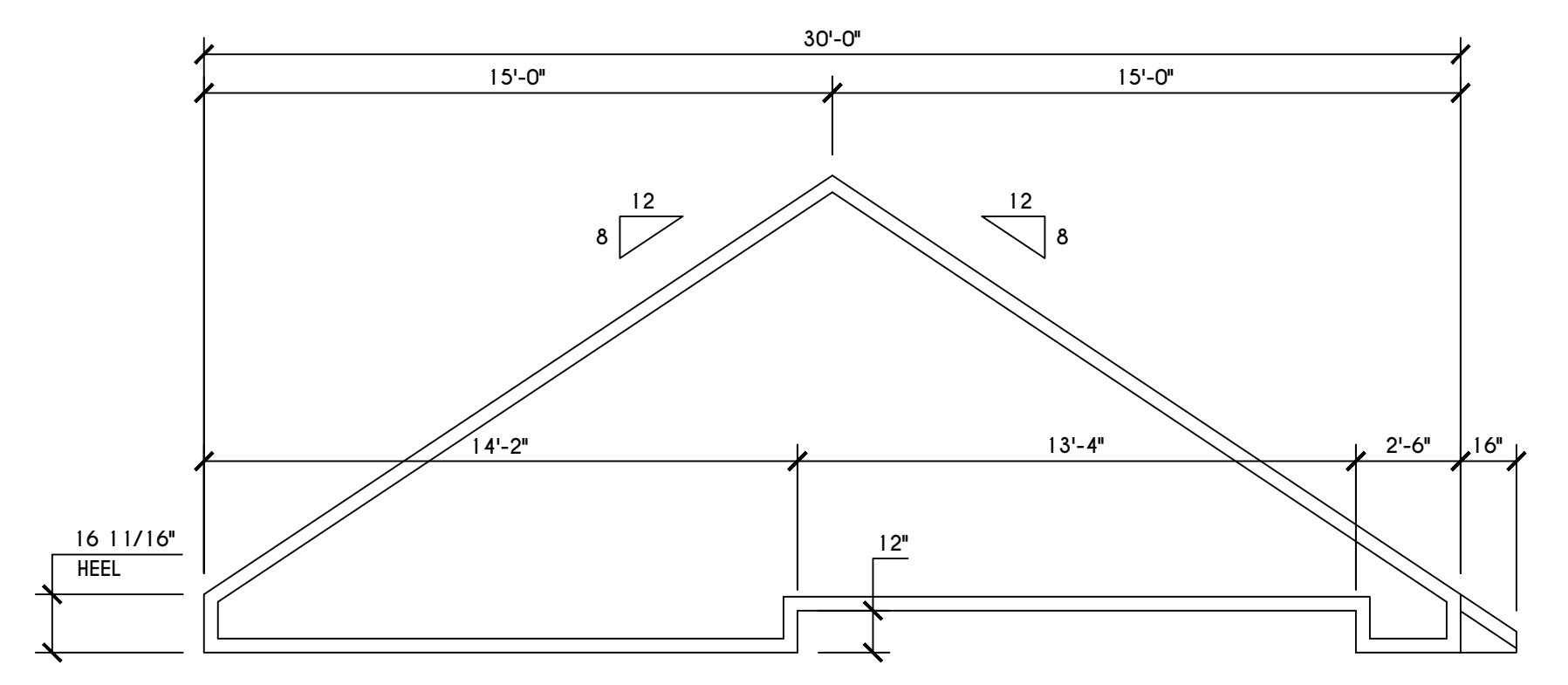
DATE	BY	DESCRIPTION

CLIENT/LOCATION:
 SPEC HOME
 LOT 56 COVENTRY RIDGE
 PITTSFORD, NY

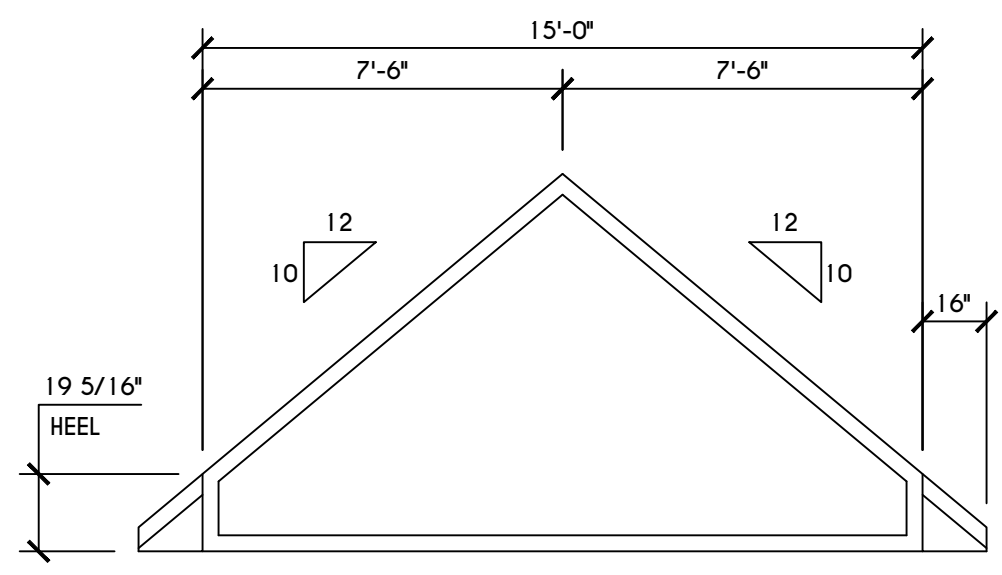
BUILDER:
 COVENTRY RIDGE
 BUILDING CORP.

SECTIONS
 GLA PLAN 3332

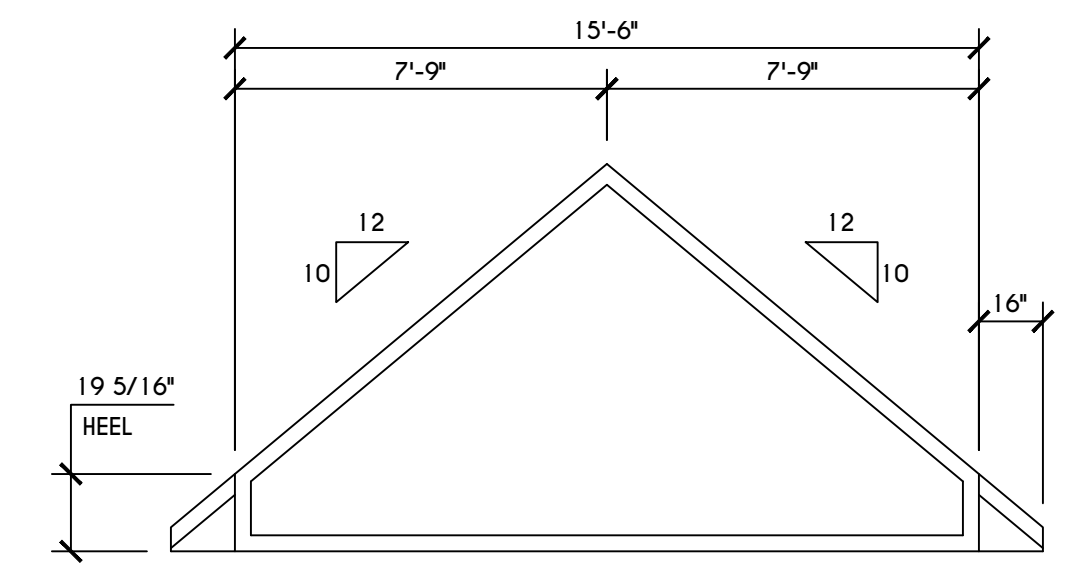
drawn: CDK	checked: CSB
scale: AS NOTED	date: 1 / 24
PROJECT: 15475C	sheet: 6



'B' STEP TRUSS PROFILE
 SCALE: 1/4" = 1'-0"

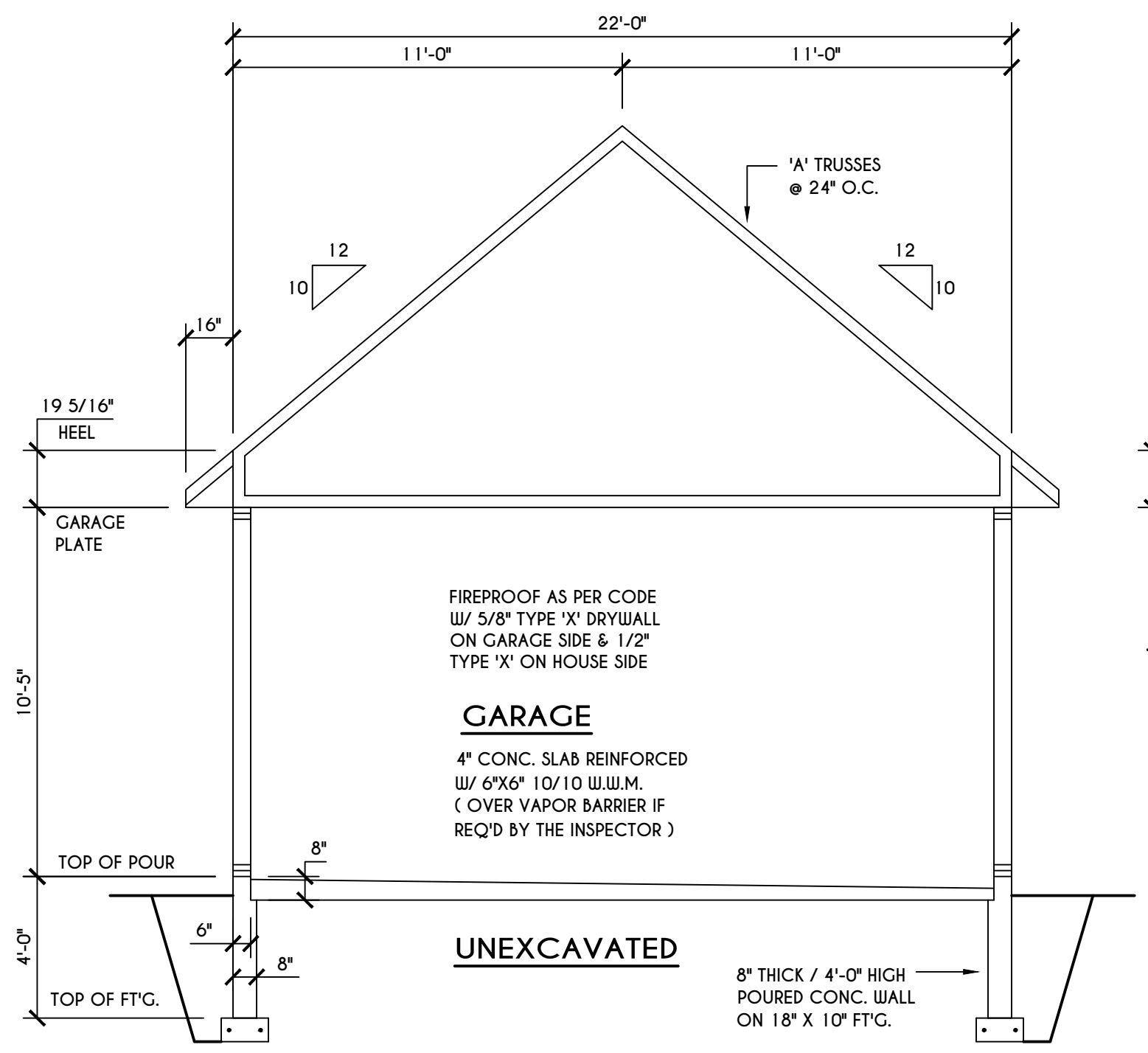


'C' TRUSS PROFILE
 SCALE: 1/4" = 1'-0"

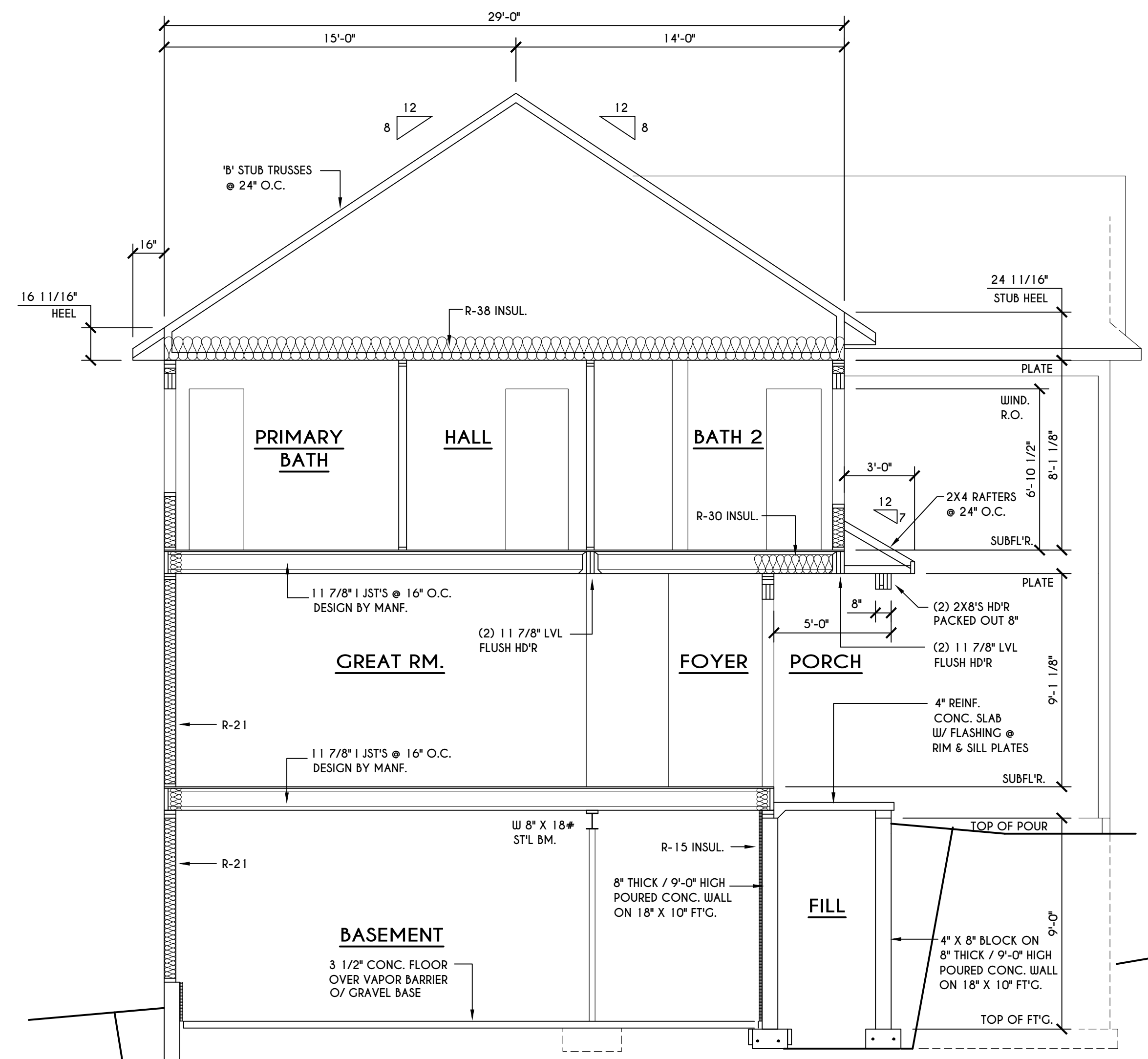


'D' TRUSS PROFILE
 SCALE: 1/4" = 1'-0"

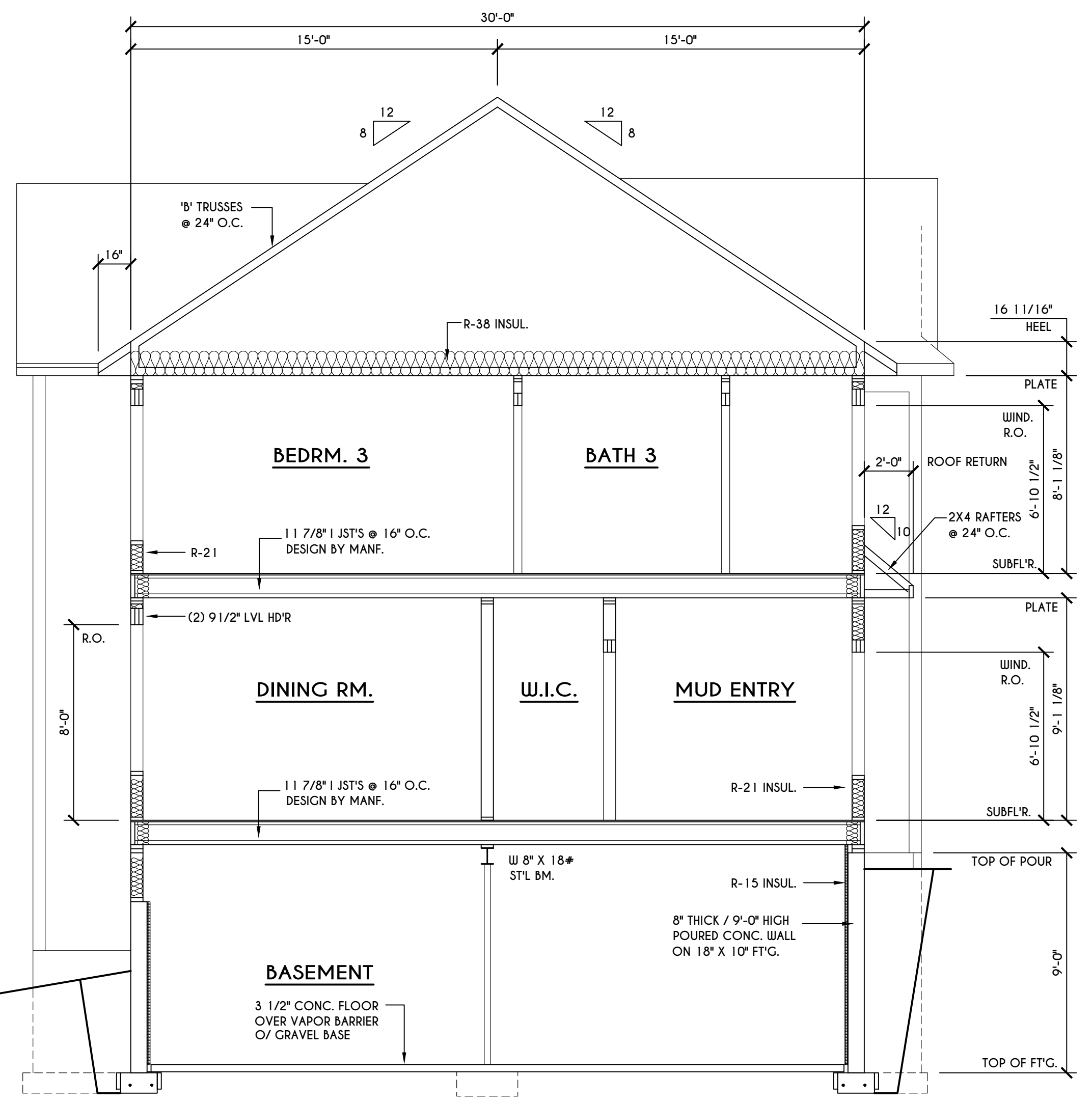
TRUSS NOTES:
 TRUSS PROFILE SHOWN FOR REFERENCE ONLY - MANUFACTURER IS RESPONSIBLE FOR CHORD LAYOUT AS REQ'D FOR DESIGN LOAD
 TRUSS MANUFACTURER TO VERIFY ACTUAL LOAD AT GIRDER-TO-GIRDER CONNECTIONS & TO SPECIFY A MIN. METAL HANGER TO SUPP. THAT LOAD PROVIDE TRUSS BRACING AS INDICATED BY TRUSS DESIGNER



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



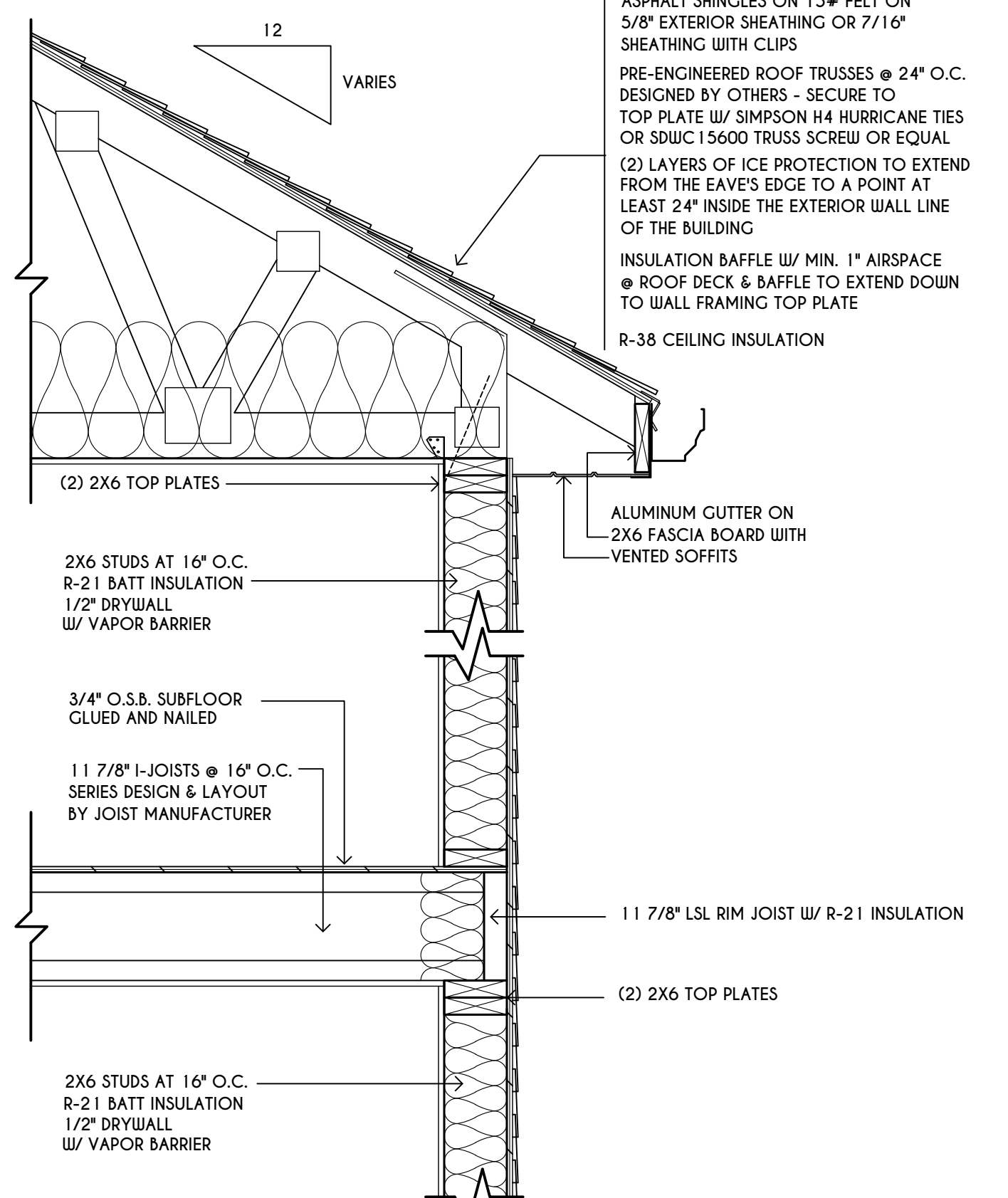
C BUILDING SECTION
 SCALE: 1/4" = 1'-0"



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

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 SDIUC 15600 TRUSS SCREW OR EQUAL
 (2) LAYERS OF ICE PROTECTION TO EXTEND FROM THE EAVE'S 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
 R-38 CEILING INSULATION



TYPICAL WALL SECTION
 SCALE: 1" = 1'-0"

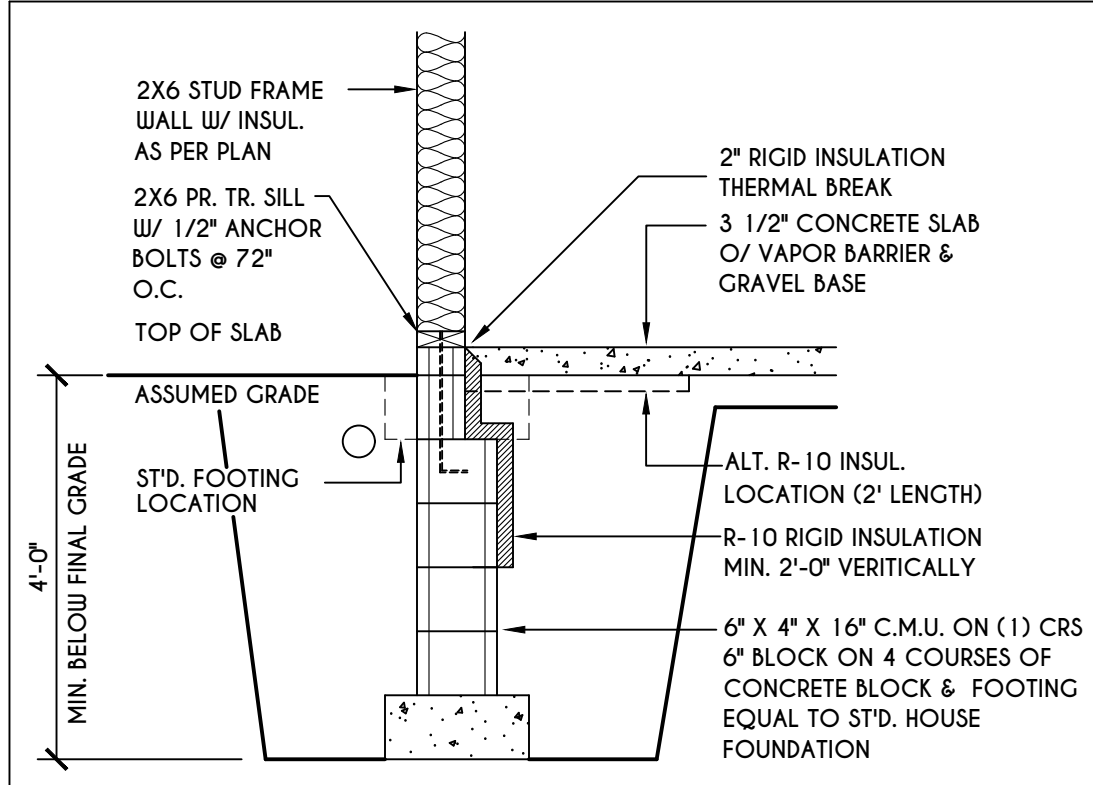
FIRST FLOOR

BASEMENT / FOUNDATION

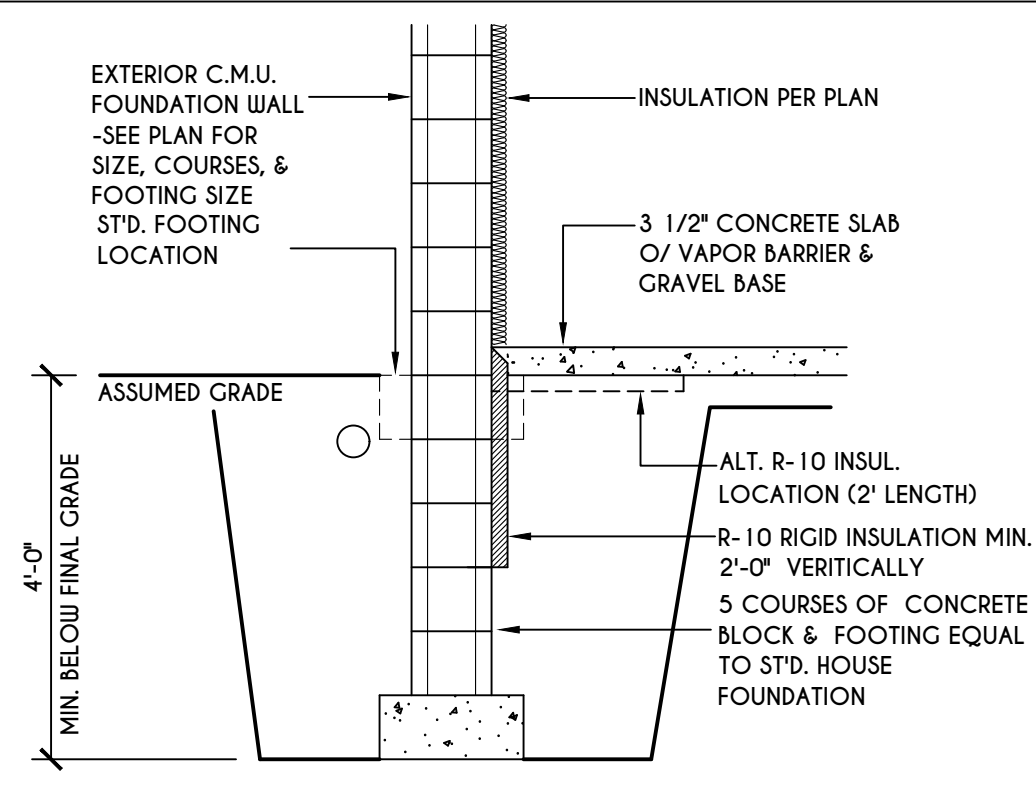
(2) 2X6 TOP PLATES
 2X6 STUDS AT 16" O.C.
 R-21 BATT INSULATION
 1/2" DRYWALL
 W/ VAPOR BARRIER
 3/4" O.S.B. SUBFLOOR
 GLUED AND NAILED
 11 7/8" I-JOISTS @ 16" O.C.
 SERIES DESIGN & LAYOUT
 BY JOIST MANUFACTURER
 11 7/8" LSL RIM JOIST W/ R-21 INSULATION
 (2) 2X6 TOP PLATES
 2X6 STUDS AT 16" O.C.
 R-21 BATT INSULATION
 1/2" DRYWALL
 W/ VAPOR BARRIER
 3/4" O.S.B. SUBFLOOR
 GLUED AND NAILED
 11 7/8" I-JOISTS @ 16" O.C.
 SERIES DESIGN & LAYOUT
 BY JOIST MANUFACTURER -
 ENGINEERED I JOISTS MUST
 COMPLY WITH SECT. R302.13
 OF 2020 RCNYS
 SEE DETAIL [18/N-1] FOR
 FIREPROOFING METHODS
 3/8" EXT. PLY. OR 7/16" O.S.B. W/
 HOUSE WRAP
 SIDING AS SELECTED ATTACHED
 AS PER 2020 RCNYS
 11 7/8" LSL RIM JOIST W/ R-21 INSULATION
 (2) 2X6 PRESSURE TREATED SILL PLATE WITH
 SEALER & 1/2" DIAM. / 10" LONG NON-
 CORROSIVE ANCHOR BOLTS @ 72" O.C.
 FINISHED GRADE
 R-15 INSULATION
 FULL HEIGHT UP TO A
 10'-0" MAXIMUM HGT
 #5 VERTICAL REBAR
 @ 4'-0" O.C.
 EXPANSION JOINT
 18" X 10" CONCRETE
 W/ (2) #5 REBAR
 CONTINUOUS
 SEE DETAIL 19/N-1 FOR
 CONCRETE-ENCASED
 ELECTRODE DETAIL
 3 1/2" CONCRETE SLAB WITH
 6 MIL VAPOR BARRIER
 OVER 4" POROUS FILL
 SOIL BACKFILL
 GRAVEL BACKFILL
 8" FORM-A-DRAIN FOUNDATION FOOTING,
 DRAINAGE, & RADON EVACUATION SYSTEM

8" THICK / 9'-0" HIGH (4000 psi) POURED
 CONC. WALL REINFORCED TO COMPLY WITH
 THE RESIDENTIAL CODE OF NYS
 (2) #4 BARS AROUND ALL WINDOW
 OPENINGS, AND SUCH BARS SHALL
 EXTEND AT LEAST 24" BEYOND THE
 CORNERS OF OPENINGS.

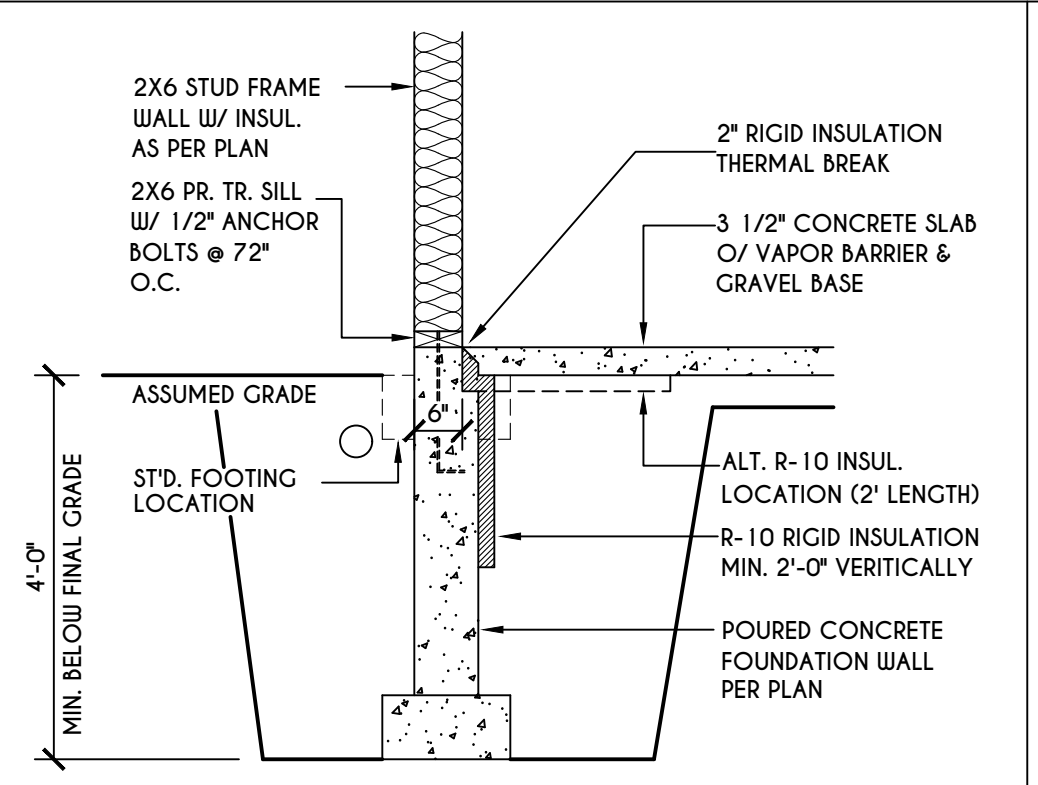
#4 HORIZONTAL REBAR
 @ 2'-0" O.C.
 DAMPPROOF AS PER CODE
 W/ POLYETHYLENE WRAP



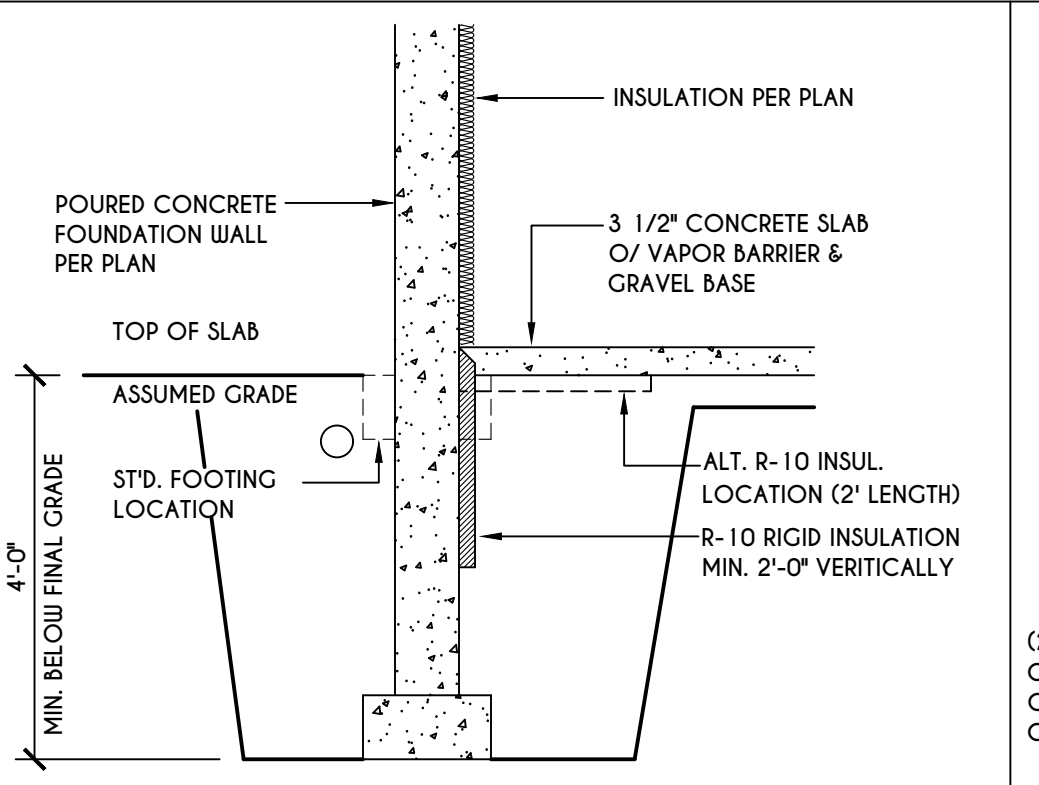
1
N-1
2X6 FRAME WALL ON C.M.U.
WALK OUT DETAIL
SCALE: 1/2" = 1'-0"



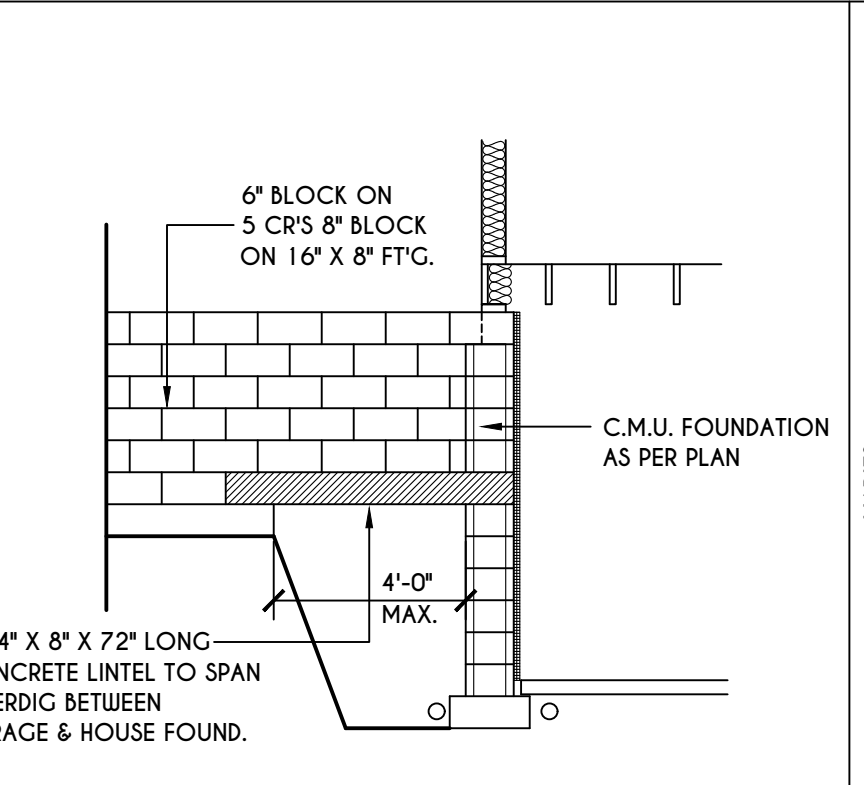
2
N-1
C.M.U.
WALK OUT DETAIL
SCALE: 1/2" = 1'-0"



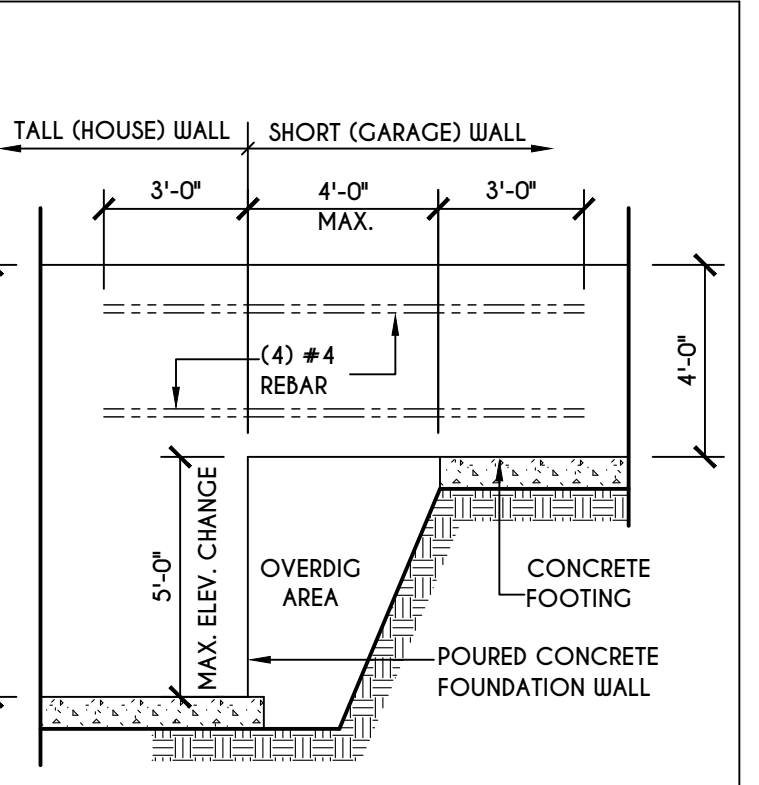
3
N-1
2X6 FRAME WALL ON POURED CONC.
WALK OUT DETAIL
SCALE: 1/2" = 1'-0"



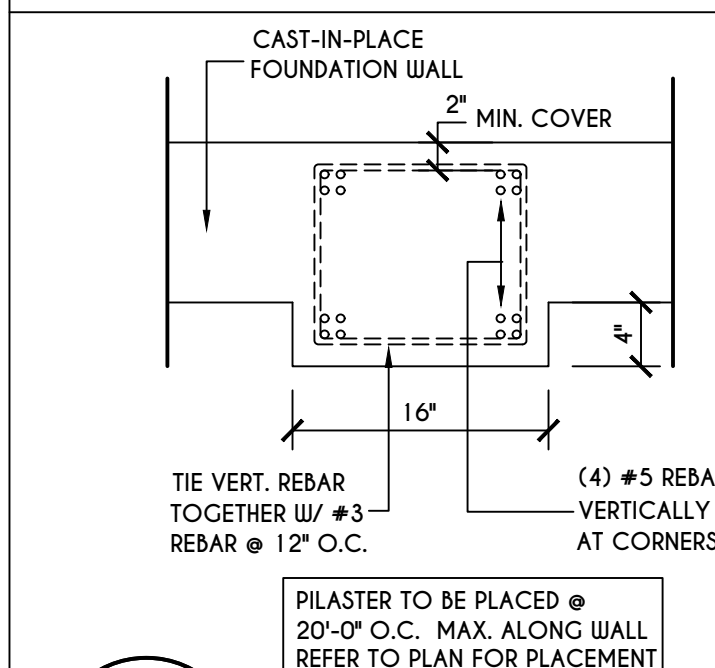
4
N-1
POURED CONC.
WALK OUT DETAIL
SCALE: 1/2" = 1'-0"



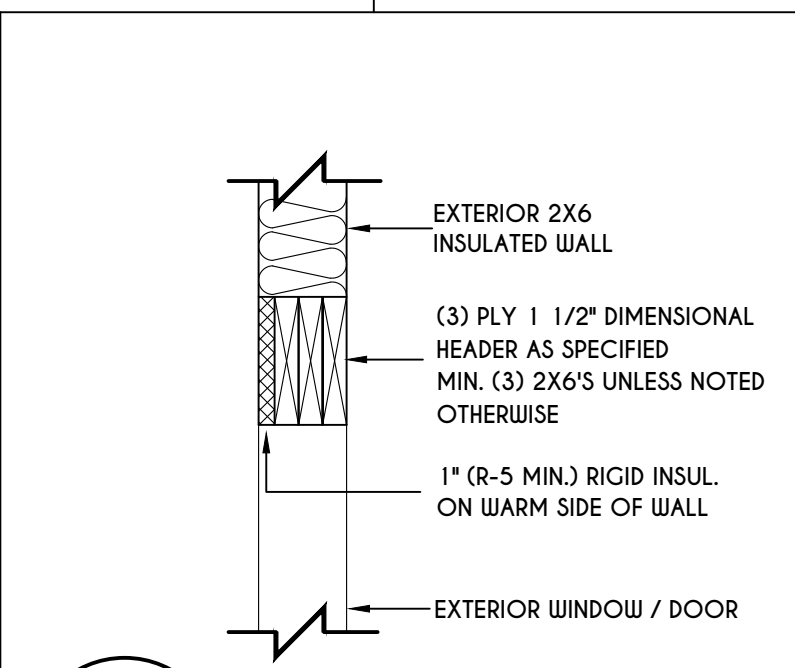
5
N-1
C.M.U. JUMP
FOOTING DETAIL
SCALE: 1/4" = 1'-0"



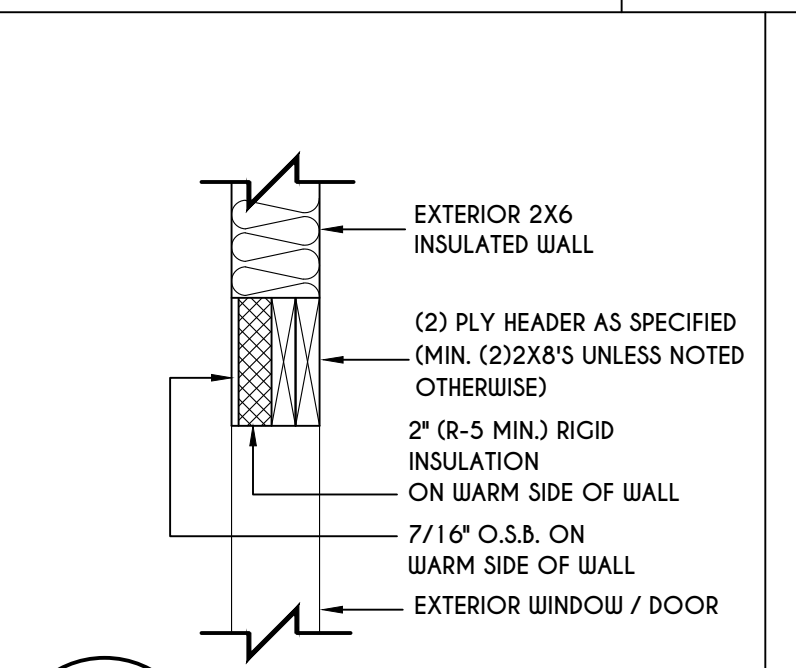
6
N-1
POURED WALL JUMP
FOOTING DETAIL
SCALE: 1/4" = 1'-0"



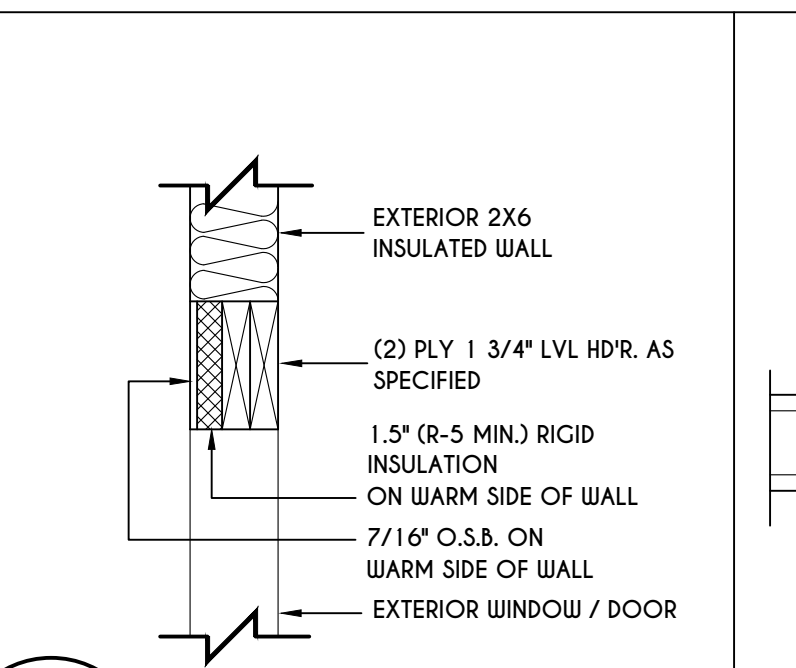
7
N-1
POURED WALL
PILASTER DETAIL
SCALE: 1" = 1'-0"



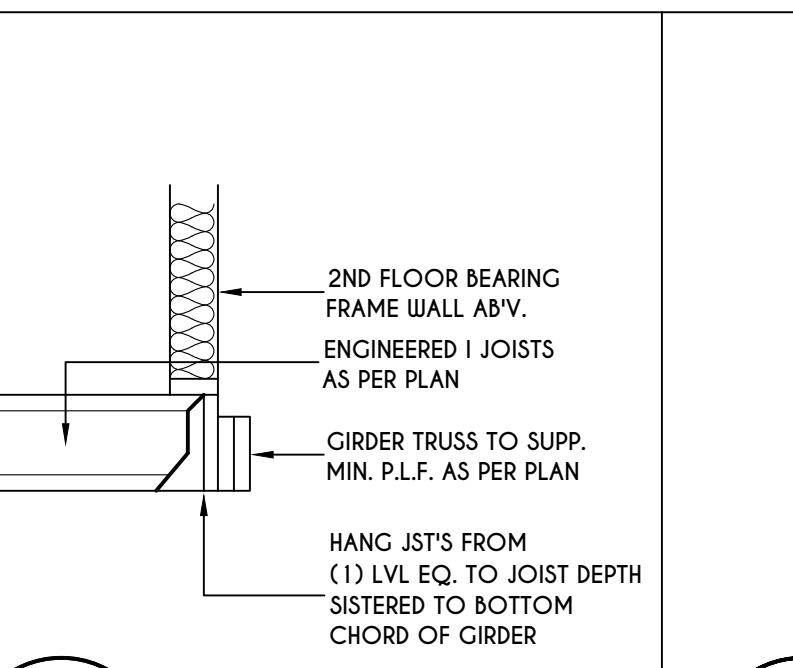
8
N-1
EXTERIOR INSULATED
3 PLY HEADER DETAIL
SCALE: 1" = 1'-0"



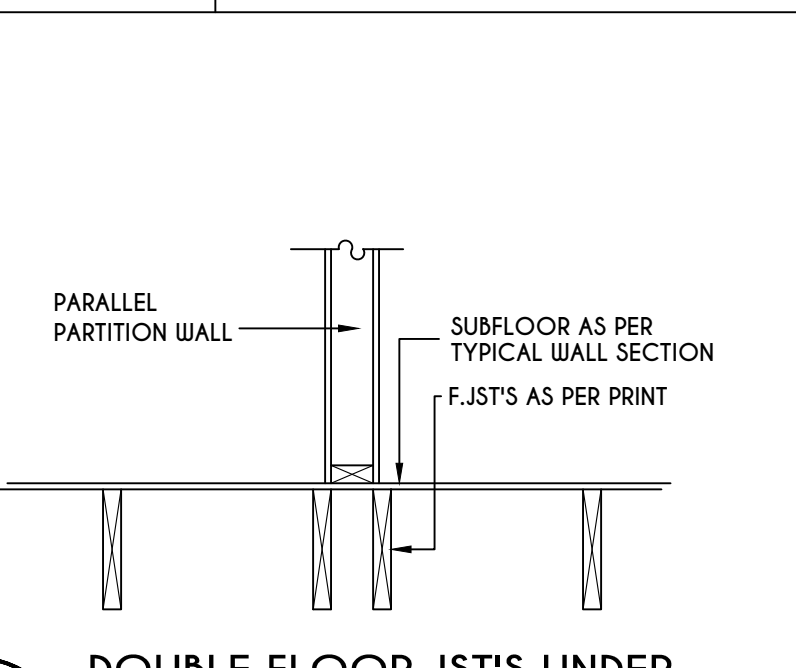
9
N-1
EXTERIOR INSULATED
2 PLY HEADER DETAIL
SCALE: 1" = 1'-0"



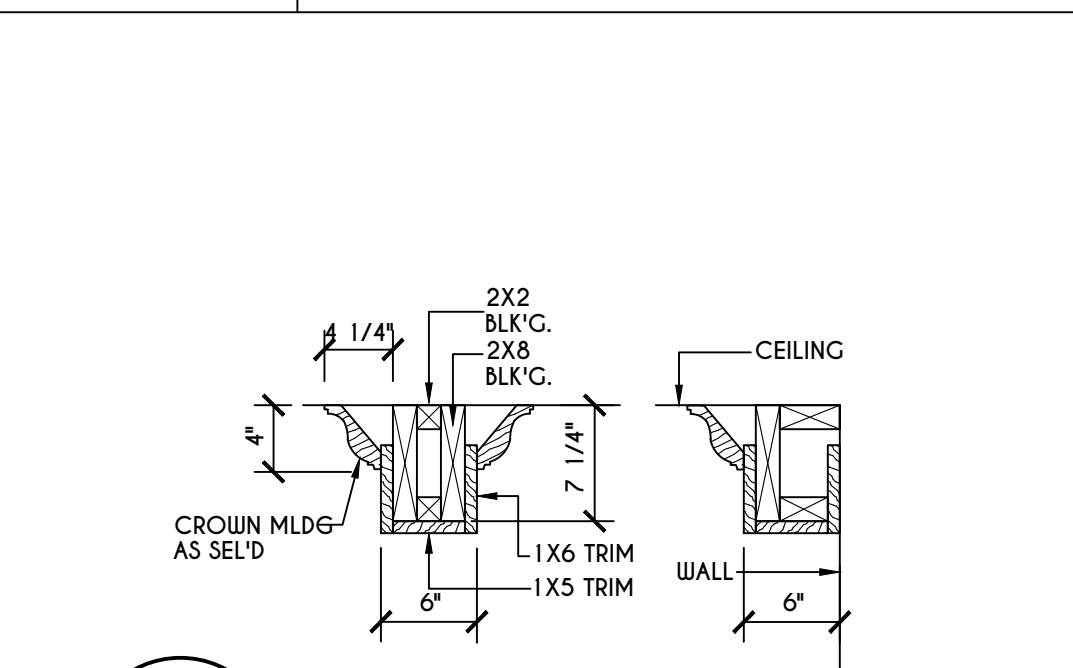
10
N-1
EXTERIOR INSULATED
2 PLY LVL HEADER DETAIL
SCALE: 1" = 1'-0"



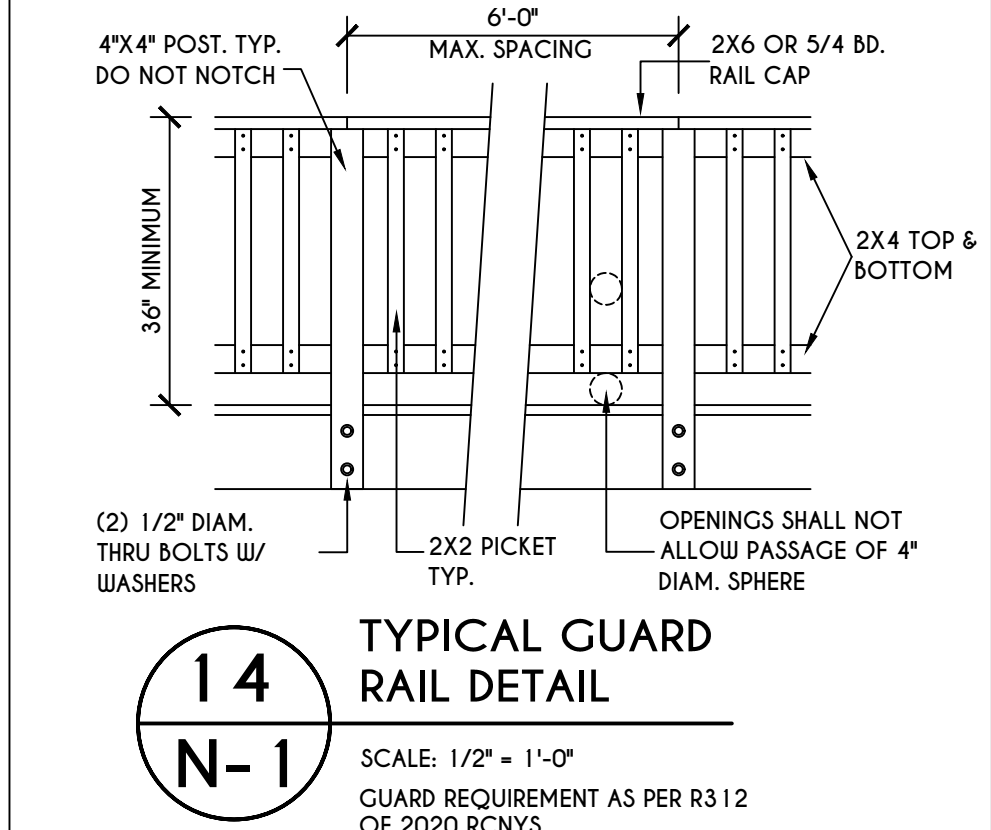
11
N-1
I JST / GIRDER DETAIL
SCALE: 1/2" = 1'-0"



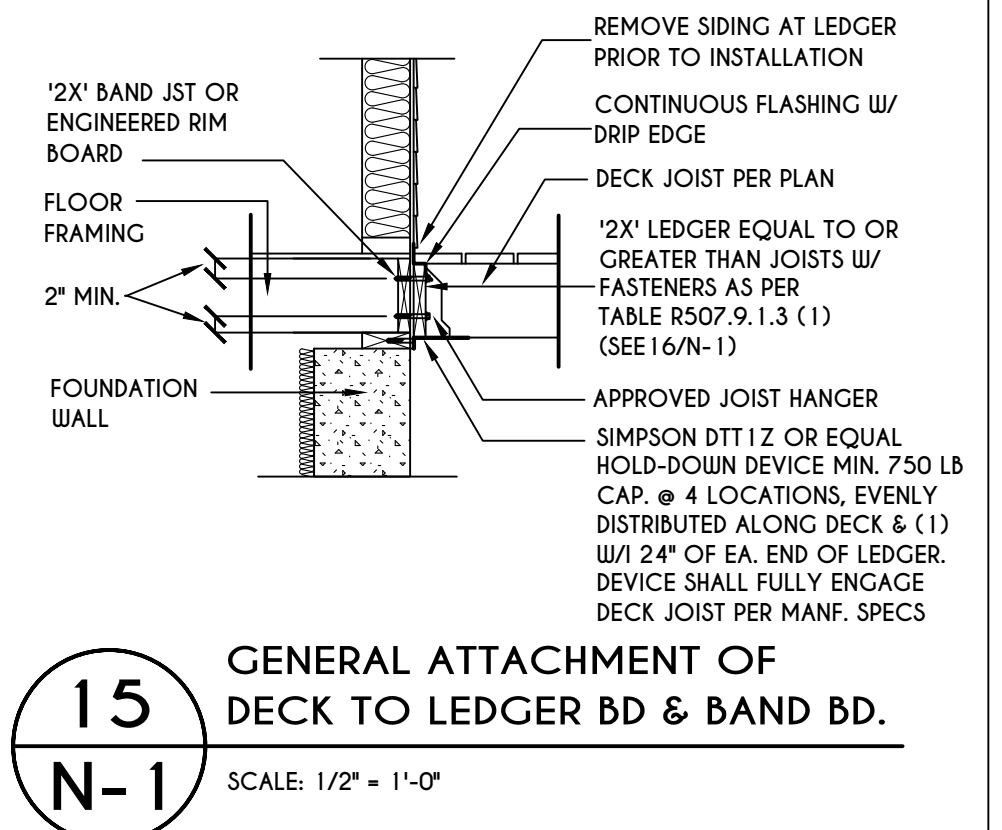
12
N-1
DOUBLE FLOOR JST'S UNDER
PARALLEL PARTITION WALL DETAIL
N.T.S.



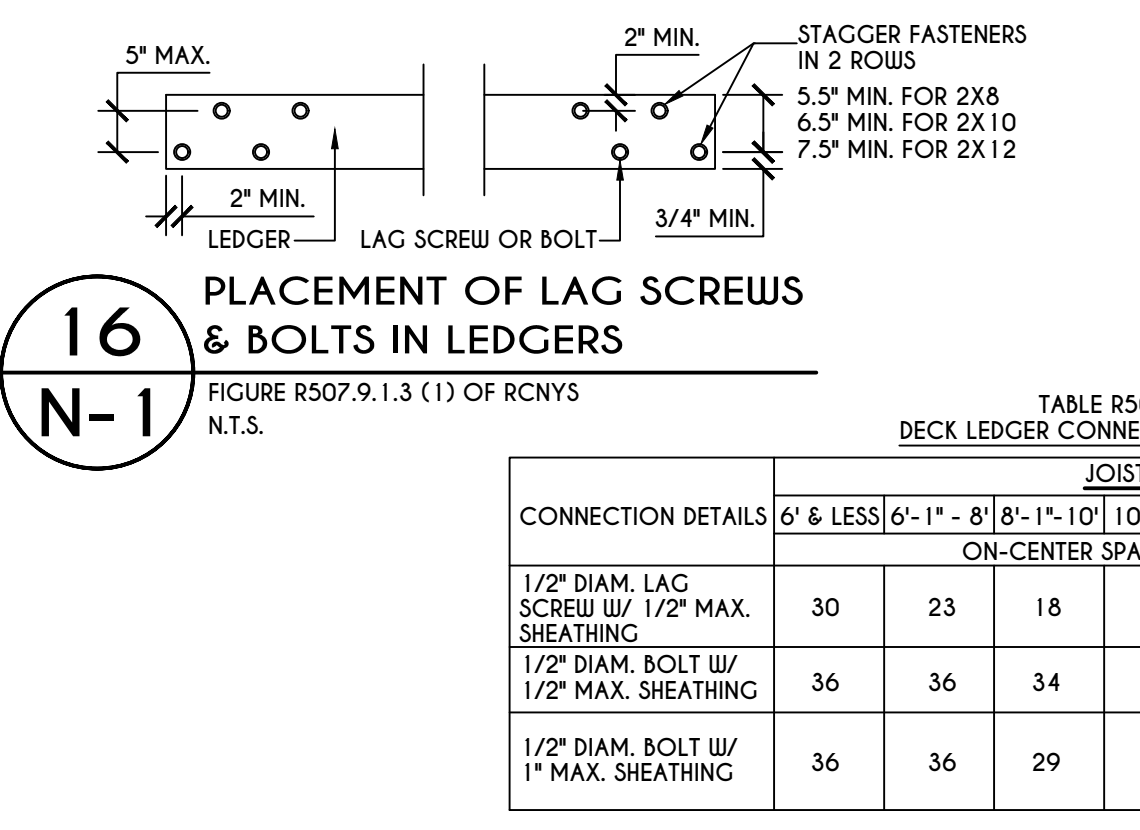
13
N-1
COFFERED BEAM DETAIL
N.T.S.



14
N-1
TYPICAL GUARD
RAIL DETAIL
SCALE: 1/2" = 1'-0"
GUARD REQUIREMENTS AS PER R312 OF 2020 RCNYS



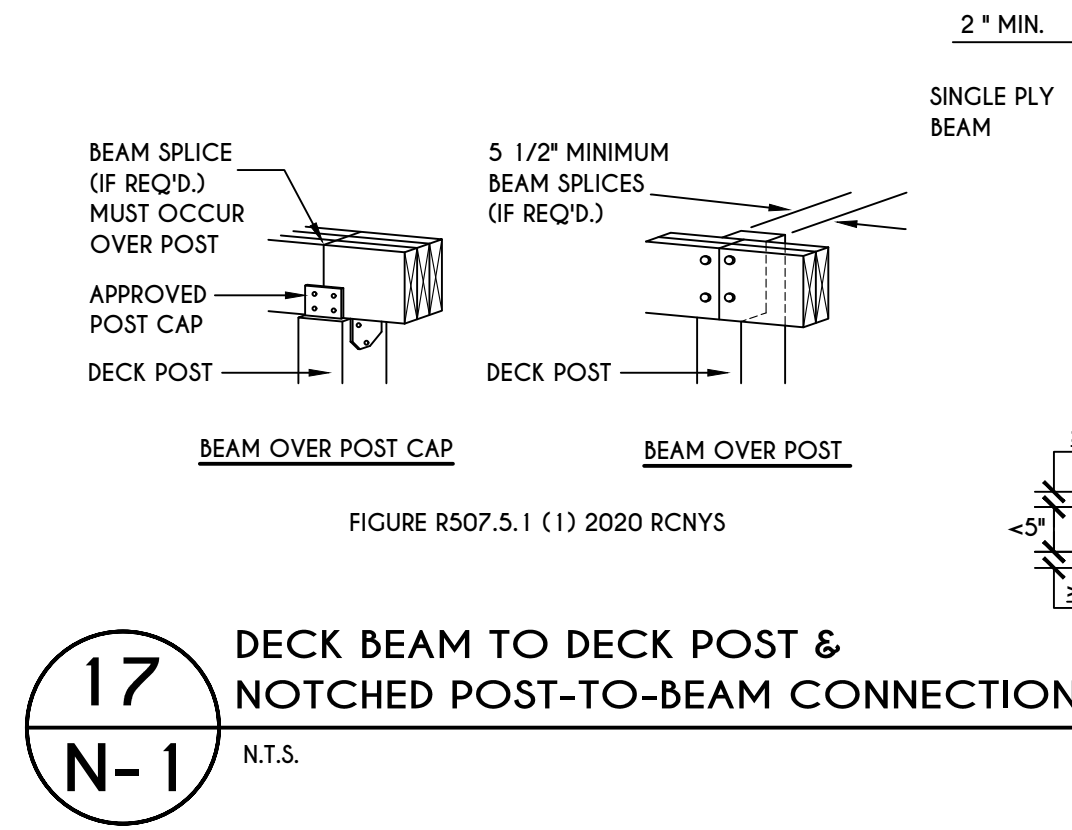
15
N-1
GENERAL ATTACHMENT OF
DECK TO LEDGER BD & BAND BD.
SCALE: 1/2" = 1'-0"



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

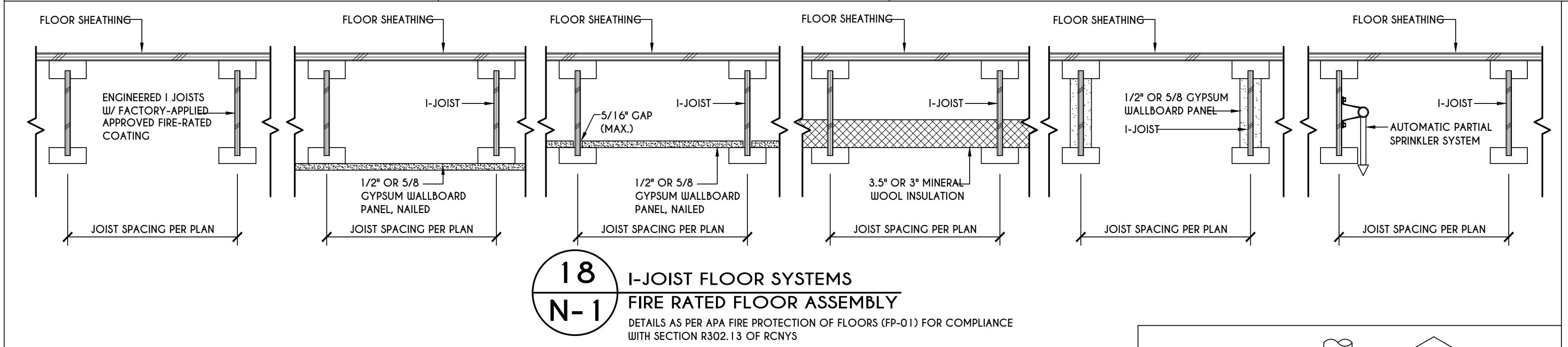


17
N-1
DECK BEAM TO DECK POST &
NOTCHED POST-TO-BEAM CONNECTION
N.T.S.

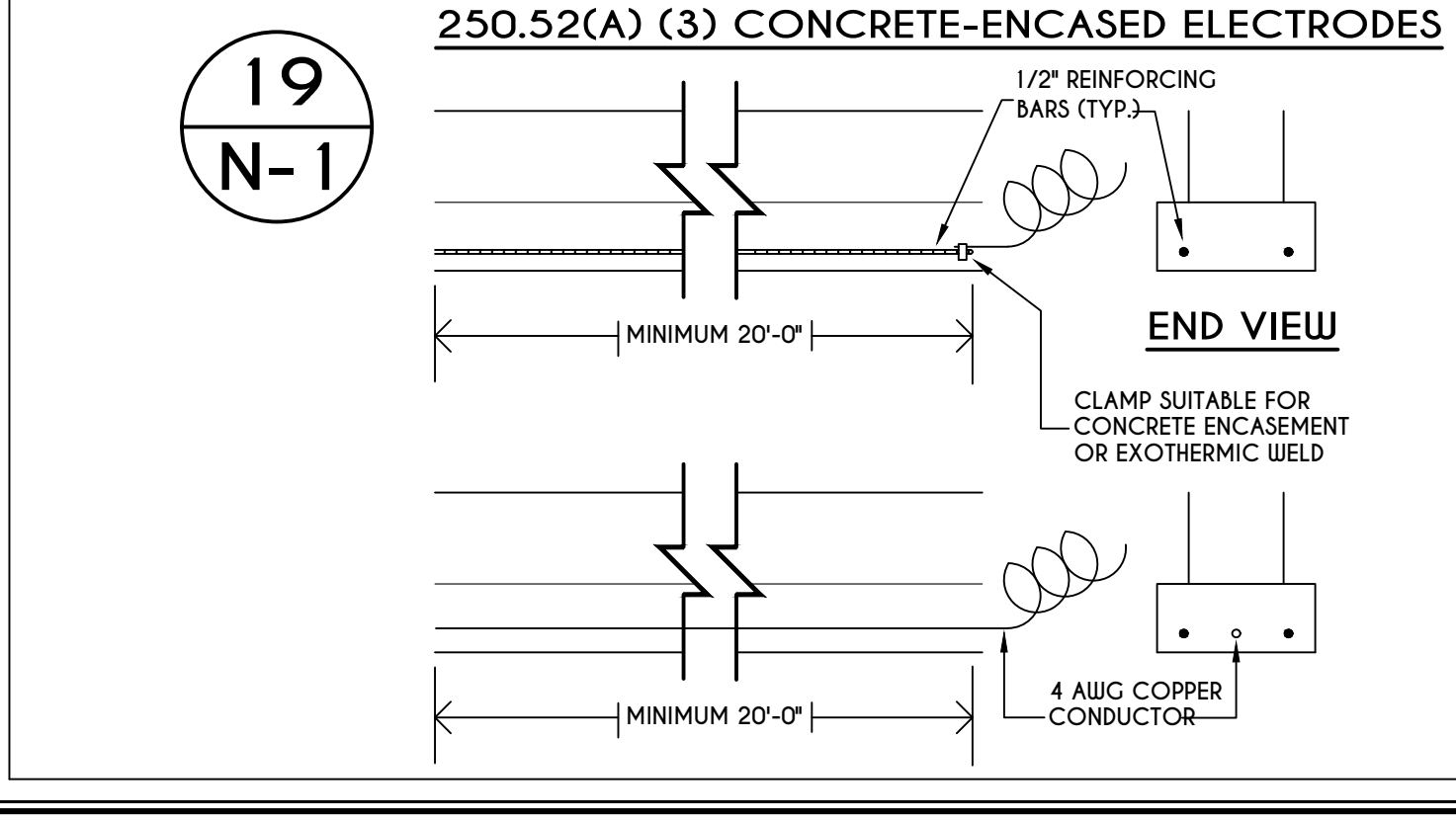
TABLE R507.4
DECK POST HEIGHT

DECK POST SIZE	MAX. HEIGHT ^{a,b} (feet-inches)
4 X 4	6'-9"
4 X 6	8'
6 X 6	14'
8 X 8	14'

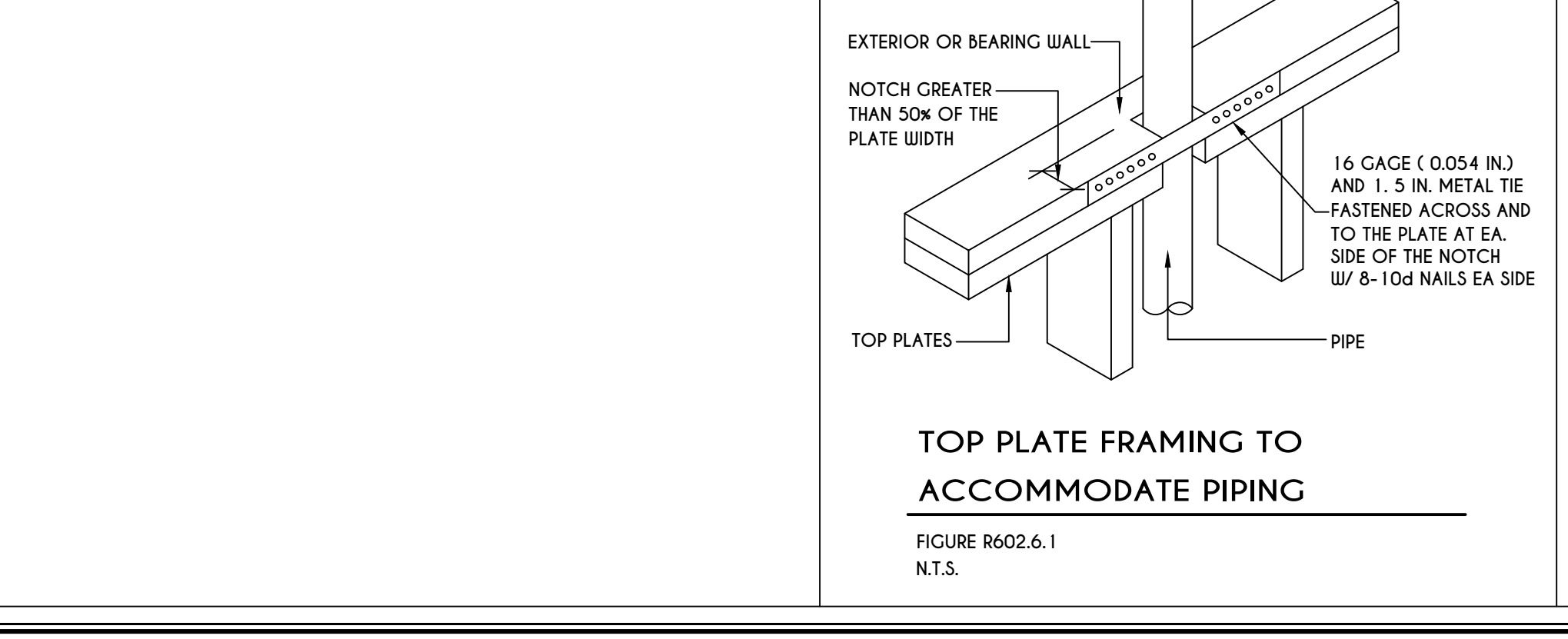
a. MEASURED TO UNDERSIDE OF BEAM
b. BASED ON 40 psf LIVE LOAD
c. THE MAXIMUM PERMITTED HEIGHT IS 8' FOR ONE-PLY & TWO-PLY BEAMS. THE MAXIMUM PERMITTED HEIGHT FOR THREE-PLY BEAMS ON POST CAP IS 6'-9"



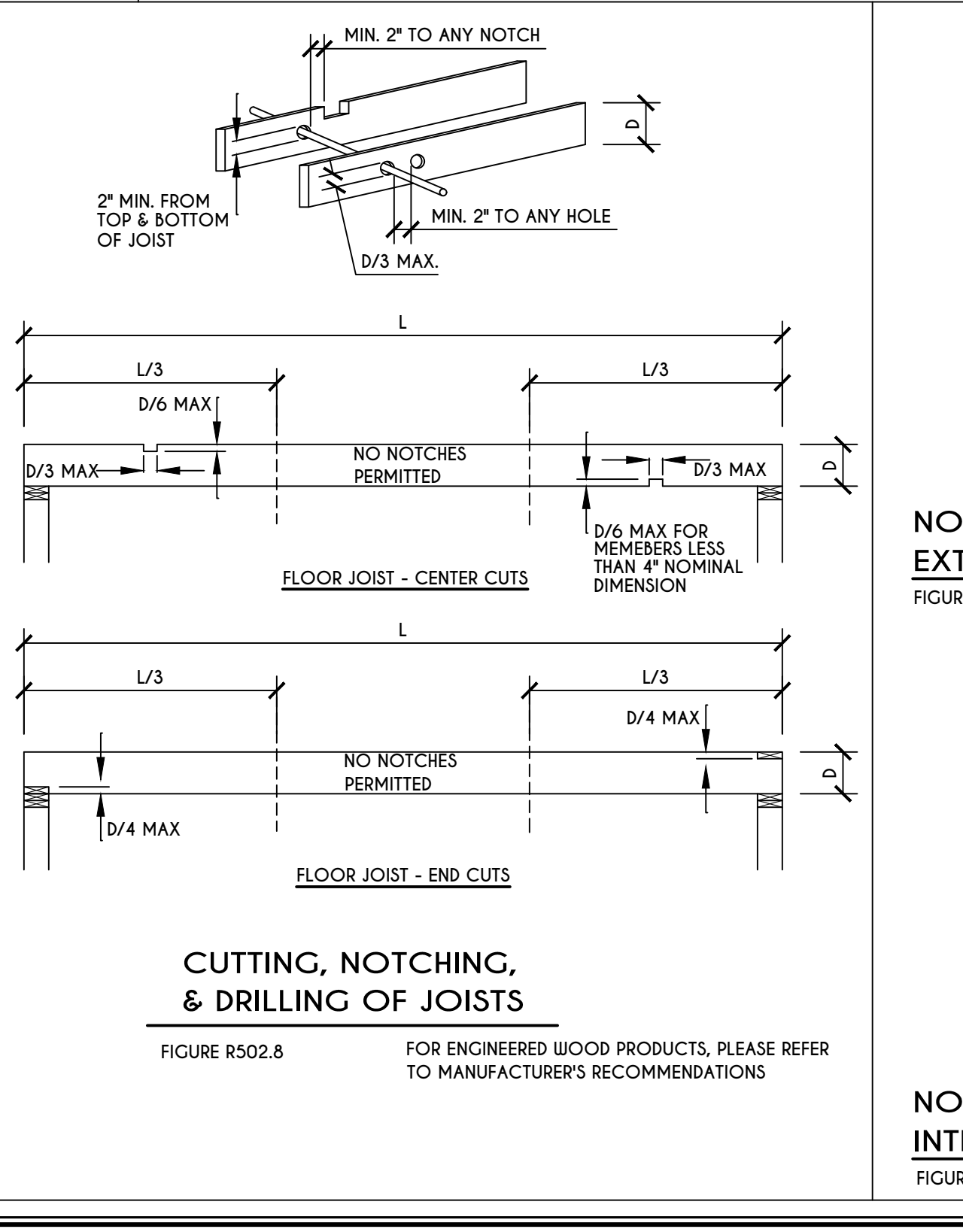
18
N-1
I-JOIST FLOOR SYSTEMS
FIRE RATED FLOOR ASSEMBLY
DETAILS AS PER APA FIRE PROTECTION OF FLOORS (FP-01) FOR COMPLIANCE WITH SECTION R302.13 OF RCNYS



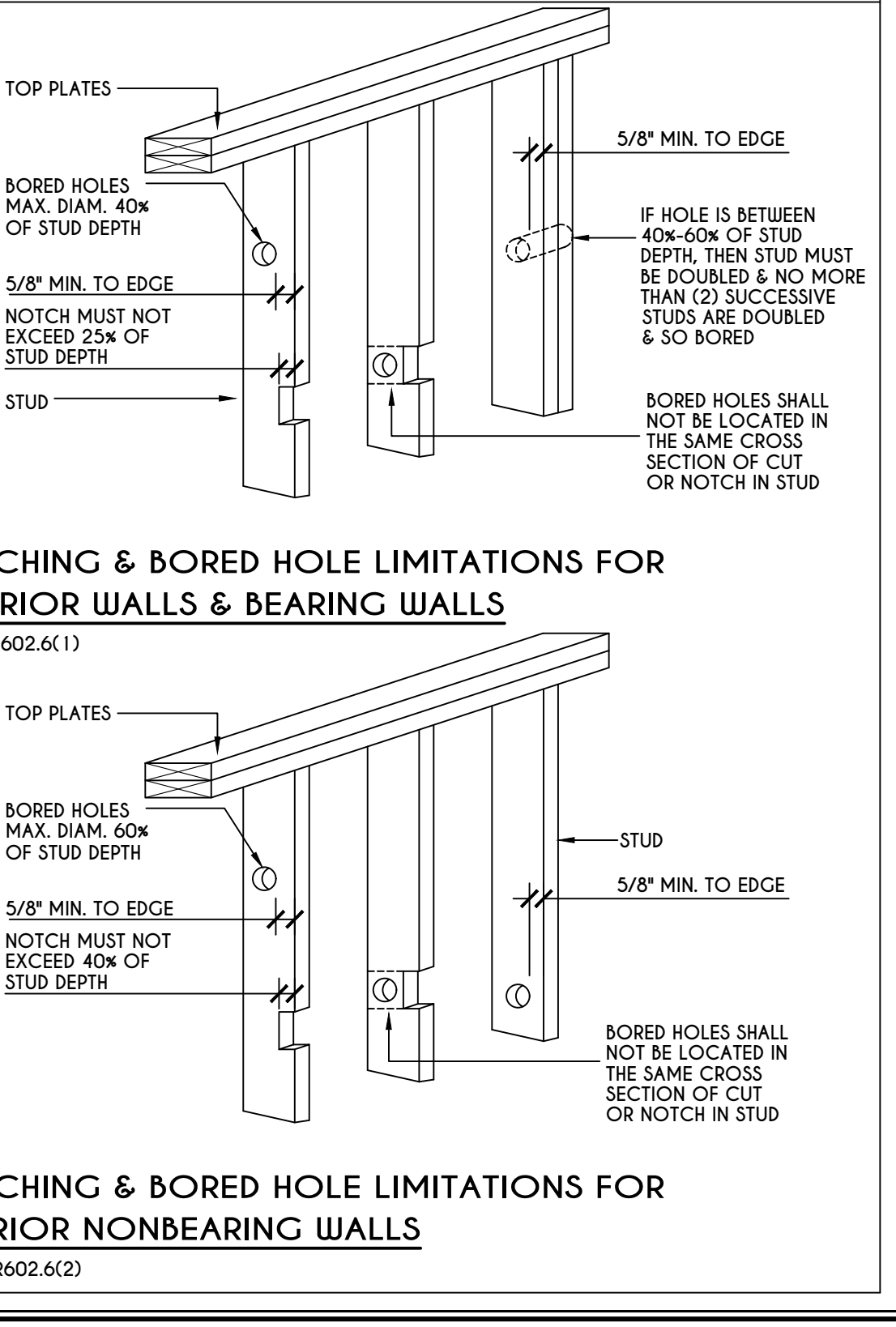
19
N-1
250.52(A) (3) CONCRETE-ENCASED ELECTRODES
SCALE: 1" = 1'-0"



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

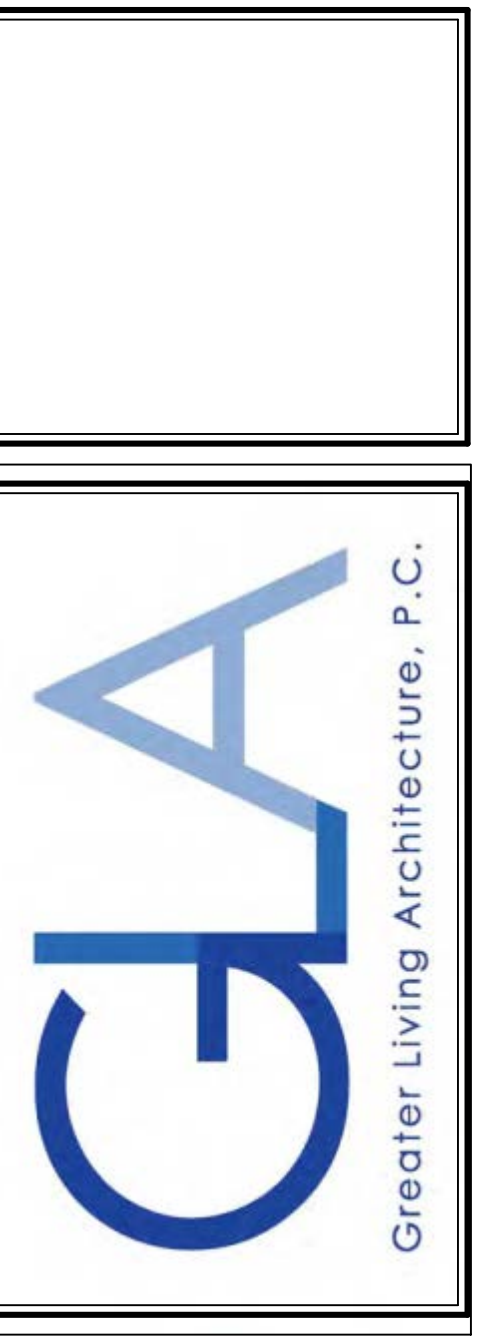


CUTTING, NOTCHING, & DRILLING OF JOISTS
FIGURE R502.8
FOR ENGINEERED WOOD PRODUCTS, PLEASE REFER TO MANUFACTURER'S RECOMMENDATIONS



NOTCHING & BORED HOLE LIMITATIONS FOR EXTERIOR WALLS & BEARING WALLS
FIGURE R602.6(1)
NOTCHING & BORED HOLE LIMITATIONS FOR INTERIOR NONBEARING WALLS
FIGURE R602.6(2)

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DATE	BY	DESCRIPTION

CLIENT/LOCATION:

SPEC HOME
LOT 56 COVENTRY RIDGE
PITTSFORD, NY

BUILDER:
COVENTRY RIDGE
BUILDING CORP.

DETAILS
GLA PLAN 3332

drawn: CDK	checked: CSB
scale: AS NOTED	date: 1 / 24
PROJECT: 15475C	sheet: N 1

TABLE R404.1.1(2)

8-INCH MASONRY FOUNDATION WALLS WITH REINFORCING WHERE $d > 5$ INCHES ^{a, c, f}

WALL HEIGHT	HEIGHT OF UNBALANCED BACKFILL ^g	MINIMUM VERTICAL REINFORCEMENT AND SPACING (INCHES) ^{b, c}			
		SOIL CLASSES AND LATERAL SOIL LOAD ^d (psf PER FOOT BELOW GRADE)			
		GM, CP, SU, AND SP SOILS 30	GM, CS, SM-SC AND ML SOILS 45	SC, MK, ML-CL AND INORGANIC CL SOILS 60	SC, MK, 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.
	5'	#4 @ 48" O.C.	#4 @ 48" O.C.	#4 @ 48" O.C.	#4 @ 48" O.C.
	6'-8"	#5 @ 48" O.C.	#5 @ 48" O.C.	#5 @ 48" O.C.	#5 @ 48" O.C.
7'-4"	4' (OR LESS)	#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.
	7'-4"	#5 @ 48" O.C.	#5 @ 48" O.C.	#5 @ 48" O.C.	#5 @ 48" O.C.
8'-0"	4' (OR LESS)	#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.
	6'	#4 @ 48" O.C.	#4 @ 48" O.C.	#4 @ 48" O.C.	#4 @ 48" O.C.
	8'-0"	#5 @ 48" O.C.	#5 @ 48" O.C.	#5 @ 48" O.C.	#5 @ 48" O.C.
8'-8"	4' (OR LESS)	#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.
	6'	#4 @ 48" O.C.	#4 @ 48" O.C.	#4 @ 48" O.C.	#4 @ 48" O.C.
	8'-8"	#5 @ 48" O.C.	#5 @ 48" O.C.	#5 @ 48" O.C.	#5 @ 48" O.C.
9'-4"	4' (OR LESS)	#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.
	6'	#4 @ 48" O.C.	#4 @ 48" O.C.	#4 @ 48" O.C.	#4 @ 48" O.C.
	9'-4"	#5 @ 48" O.C.	#5 @ 48" O.C.	#5 @ 48" O.C.	#5 @ 48" O.C.
10'-0"	4' (OR LESS)	#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.
	6'	#4 @ 48" O.C.	#4 @ 48" O.C.	#4 @ 48" O.C.	#4 @ 48" O.C.
	10'-0"	#5 @ 48" O.C.	#5 @ 48" O.C.	#5 @ 48" O.C.	#5 @ 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, I AND D2.
c. VERTICAL REINFORCEMENT SHALL BE GRADE 60 MINIMUM. THE DISTANCE FROM THE FACE OF THE SOIL SIDE OF THE WALL TO THE CENTER OF VERTICAL REINFORCEMENT SHALL BE NOT LESS THAN 5 INCHES.
d. SOIL CLASSES ARE IN ACCORDANCE WITH THE UNIFIED SOIL CLASSIFICATION SYSTEM AND DESIGN LATERAL SOIL LOADS ARE FOR MOIST CONDITIONS WITHOUT HYDROSTATIC PRESSURE. REFER TO TABLE 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 REINFORCING WHERE $d > 6.75$ INCHES ^{a, c, f}

WALL HEIGHT	HEIGHT OF UNBALANCED BACKFILL ^g	MINIMUM VERTICAL REINFORCEMENT AND SPACING (INCHES) ^{b, c}			
		SOIL CLASSES AND LATERAL SOIL LOAD ^d (psf PER FOOT BELOW GRADE)			
		GM, CP, SU, AND SP SOILS 30	GM, CS, SM-SC AND ML SOILS 45	SC, MK, ML-CL AND INORGANIC CL SOILS 60	SC, MK, 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.
	5'	#4 @ 56" O.C.	#4 @ 56" O.C.	#4 @ 56" O.C.	#4 @ 56" O.C.
	6'-8"	#5 @ 56" O.C.	#5 @ 56" O.C.	#5 @ 56" O.C.	#5 @ 56" O.C.
7'-4"	4' (OR LESS)	#4 @ 56" O.C.	#4 @ 56" O.C.	#4 @ 56" O.C.	#4 @ 56" O.C.
	5'	#4 @ 56" O.C.	#4 @ 56" O.C.	#4 @ 56" O.C.	#4 @ 56" O.C.
	7'-4"	#5 @ 56" O.C.	#5 @ 56" O.C.	#5 @ 56" O.C.	#5 @ 56" O.C.
8'-0"	4' (OR LESS)	#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.
	6'	#4 @ 56" O.C.	#4 @ 56" O.C.	#4 @ 56" O.C.	#4 @ 56" O.C.
	8'-0"	#5 @ 56" O.C.	#5 @ 56" O.C.	#5 @ 56" O.C.	#5 @ 56" O.C.
8'-8"	4' (OR LESS)	#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.
	6'	#4 @ 56" O.C.	#4 @ 56" O.C.	#4 @ 56" O.C.	#4 @ 56" O.C.
	8'-8"	#5 @ 56" O.C.	#5 @ 56" O.C.	#5 @ 56" O.C.	#5 @ 56" O.C.
9'-4"	4' (OR LESS)	#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.
	6'	#4 @ 56" O.C.	#4 @ 56" O.C.	#4 @ 56" O.C.	#4 @ 56" O.C.
	9'-4"	#5 @ 56" O.C.	#5 @ 56" O.C.	#5 @ 56" O.C.	#5 @ 56" O.C.
10'-0"	4' (OR LESS)	#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.
	6'	#4 @ 56" O.C.	#4 @ 56" O.C.	#4 @ 56" O.C.	#4 @ 56" O.C.
	10'-0"	#5 @ 56" O.C.	#5 @ 56" O.C.	#5 @ 56" O.C.	#5 @ 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 REINFORCEMENTS DOES NOT EXCEED 72" IN SEISMIC DESIGN CATEGORIES A, B AND C, AND 48 INCHES IN SEISMIC DESIGN CATEGORIES D, I AND D2.
c. VERTICAL REINFORCEMENT SHALL BE GRADE 60 MINIMUM. THE DISTANCE FROM THE FACE OF THE SOIL SIDE OF THE WALL TO THE CENTER OF VERTICAL REINFORCEMENT SHALL BE NOT LESS THAN 5 INCHES.
d. SOIL CLASSES ARE IN ACCORDANCE WITH THE UNIFIED SOIL CLASSIFICATION SYSTEM AND DESIGN LATERAL SOIL LOADS ARE FOR MOIST CONDITIONS WITHOUT HYDROSTATIC PRESSURE. REFER TO TABLE 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 REINFORCING WHERE $d > 8.75$ INCHES ^{a, c, f}

WALL HEIGHT	HEIGHT OF UNBALANCED BACKFILL ^g	MINIMUM VERTICAL REINFORCEMENT AND SPACING (INCHES) ^{b, c}			
		SOIL CLASSES AND LATERAL SOIL LOAD ^d (psf PER FOOT BELOW GRADE)			
		GM, CP, SU, AND SP SOILS 30	GM, CS, SM-SC AND ML SOILS 45	SC, MK, ML-CL AND INORGANIC CL SOILS 60	SC, MK, 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.
	5'	#4 @ 72" O.C.	#4 @ 72" O.C.	#4 @ 72" O.C.	#4 @ 72" O.C.
	6'-8"	#5 @ 72" O.C.	#5 @ 72" O.C.	#5 @ 72" O.C.	#5 @ 72" O.C.
7'-4"	4' (OR LESS)	#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.
	7'-4"	#5 @ 72" O.C.	#5 @ 72" O.C.	#5 @ 72" O.C.	#5 @ 72" O.C.
8'-0"	4' (OR LESS)	#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.
	6'	#4 @ 72" O.C.	#4 @ 72" O.C.	#4 @ 72" O.C.	#4 @ 72" O.C.
	8'-0"	#5 @ 72" O.C.	#5 @ 72" O.C.	#5 @ 72" O.C.	#5 @ 72" O.C.
8'-8"	4' (OR LESS)	#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.
	6'	#4 @ 72" O.C.	#4 @ 72" O.C.	#4 @ 72" O.C.	#4 @ 72" O.C.
	8'-8"	#5 @ 72" O.C.	#5 @ 72" O.C.	#5 @ 72" O.C.	#5 @ 72" O.C.
9'-4"	4' (OR LESS)	#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.
	6'	#4 @ 72" O.C.	#4 @ 72" O.C.	#4 @ 72" O.C.	#4 @ 72" O.C.
	9'-4"	#5 @ 72" O.C.	#5 @ 72" O.C.	#5 @ 72" O.C.	#5 @ 72" O.C.
10'-0"	4' (OR LESS)	#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.
	6'	#4 @ 72" O.C.	#4 @ 72" O.C.	#4 @ 72" O.C.	#4 @ 72" O.C.
	10'-0"	#5 @ 72" O.C.	#5 @ 72" O.C.	#5 @ 72" O.C.	#5 @ 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 REINFORCEMENTS DOES NOT EXCEED 72" IN SEISMIC DESIGN CATEGORIES A, B AND C, AND 48 INCHES IN SEISMIC DESIGN CATEGORIES D, I AND D2.
c. VERTICAL REINFORCEMENT SHALL BE GRADE 60 MINIMUM. THE DISTANCE FROM THE FACE OF THE SOIL SIDE OF THE WALL TO THE CENTER OF VERTICAL REINFORCEMENT SHALL BE NOT LESS THAN 5 INCHES.
d. SOIL CLASSES ARE IN ACCORDANCE WITH THE UNIFIED SOIL CLASSIFICATION SYSTEM AND DESIGN LATERAL SOIL LOADS ARE FOR MOIST CONDITIONS WITHOUT HYDROSTATIC PRESSURE. REFER TO TABLE 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)	MAXIMUM UNBALANCED BACKFILL HEIGHT (FEET)	MINIMUM VERTICAL REINFORCEMENT-BAR SIZE & SPACING (INCHES)											
		SOIL CLASSES ^a AND DESIGN LATERAL SOIL LOAD ^d (psf PER FOOT OF DEPTH)											
		GM, CP, SU, AND SP SOILS 30				GM, CS, SM-SC AND ML SOILS 45				SC, MK, ML-CL AND INORGANIC CL SOILS 60			
5	4	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR
		NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR
6	5	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR
		NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR
7	6	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR
		NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR
8	7	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR
		NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR
9	8	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR
		NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR
10	9	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR
		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.
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 FILLED 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 I 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		BATTS IN NARROW CAVITIES SHALL BE CUT TO FIT, OR NARROW CAVITIES SHALL BE FILLED BY INSULATION THAT ON INSTALLATION READILY CONFORMS TO THE AVAILABLE CAVITY SPACE.
GARAGE SEPARATION	AIR SEALING SHALL BE PROVIDED BETWEEN THE GARAGE AND CONDITIONED SPACES.	
RECESSED LIGHTING	RECESSED LIGHT FIXTURES INSTALLED IN THE BUILDING THERMAL ENVELOPE SHALL BE SEALED TO THE DRYWALL.	RECESSED LIGHT FIXTURES INSTALLED IN THE BUILDING THERMAL ENVELOPE SHALL BE AIR TIGHT AND IC RATED.
PLUMBING AND WIRING		BATT INSULATION SHALL BE CUT NEATLY TO FIT AROUND WIRING AND PLUMBING IN EXTERIOR WALLS, OR INSULATION THAT ON INSTALLATION READILY CONFORMS TO AVAILABLE SPACE SHALL EXTEND BEHIND PIPING AND WIRING.
SHOWER / TUB ON EXTERIOR WALL	THE AIR BARRIER INSTALLED AT EXTERIOR WALLS ADJACENT TO SHOWERS AND TUBS SHALL SEPARATE THEM FROM THE SHOWERS AND TUBS.	EXTERIOR WALLS ADJACENT TO SHOWERS AND TUBS SHALL BE INSULATED.
ELECTRICAL / PHONE BOX ON EXTERIOR WALLS	THE AIR BARRIER SHALL BE INSTALLED BEHIND ELECTRICAL OR COMMUNICATION BOXES OR AIR-SEALED BOXES SHALL BE INSTALLED.	
HVAC REGISTER BOOTS	HVAC REGISTER BOOTS THAT PENETRATE BUILDING THERMAL ENVELOPE SHALL BE SEALED TO THE SUBFLOOR OR DRYWALL.	
CONCEALED SPRINKLERS	WHEN REQUIRED TO BE SEALED, CONCEALED FIRE SPRINKLERS SHALL ONLY BE SEALED IN A MANNER THAT IS RECOMMENDED BY THE MANUFACTURER. CALLING OR OTHER ADHESIVE SEALANTS SHALL NOT BE USED TO FILL VOIDS BETWEEN FIRE SPRINKLER COVER PLATES AND WALL OR CEILING.	

a. IN ADDITION, INSPECTION OF LOG WALLS SHALL BE IN ACCORDANCE WITH THE PROVISIONS OF ICC-403.

R401.4 SOIL TESTS.

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

R401.4.1 GEOTECHNICAL EVALUATION.

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

TABLE R401.4.1

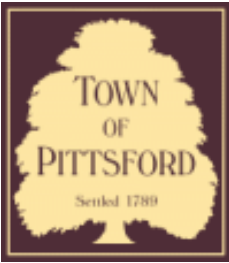
PRESUMPTIVE LOAD-BEARING VALUES OF FOUNDATION MATERIALS

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

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

UNIFIED SOIL CLASSIFICATION SYSTEM

UNIFIED SOIL CLASSIFICATION SYSTEM SYMBOL	SOIL DESCRIPTION
GM	WELL-GRADED GRAVELS, GRAVEL SAND MIXTURES, LITTLE OR NO FINES
GP	POORLY GRADED GRAVELS OR GRAVEL SAND, LITTLE OR NO FINES
SU	WELL-GRADED SANDS, LITTLE OR NO FINES



Town of Pittsford

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

Permit #
B24-000007

Phone: 585-248-6250

FAX: 585-248-6262

DESIGN REVIEW AND HISTORIC PRESERVATION BOARD REFERRAL OF APPLICATION

Property Address: 69 Coventry Ridge PITTSFORD, NY 14534

Tax ID Number: 177.04-1-36

Zoning District: IZ Incentive Zoning

Owner: Clover St Development Corp

Applicant: Spall Homes Corp/Spall Realtors Corp

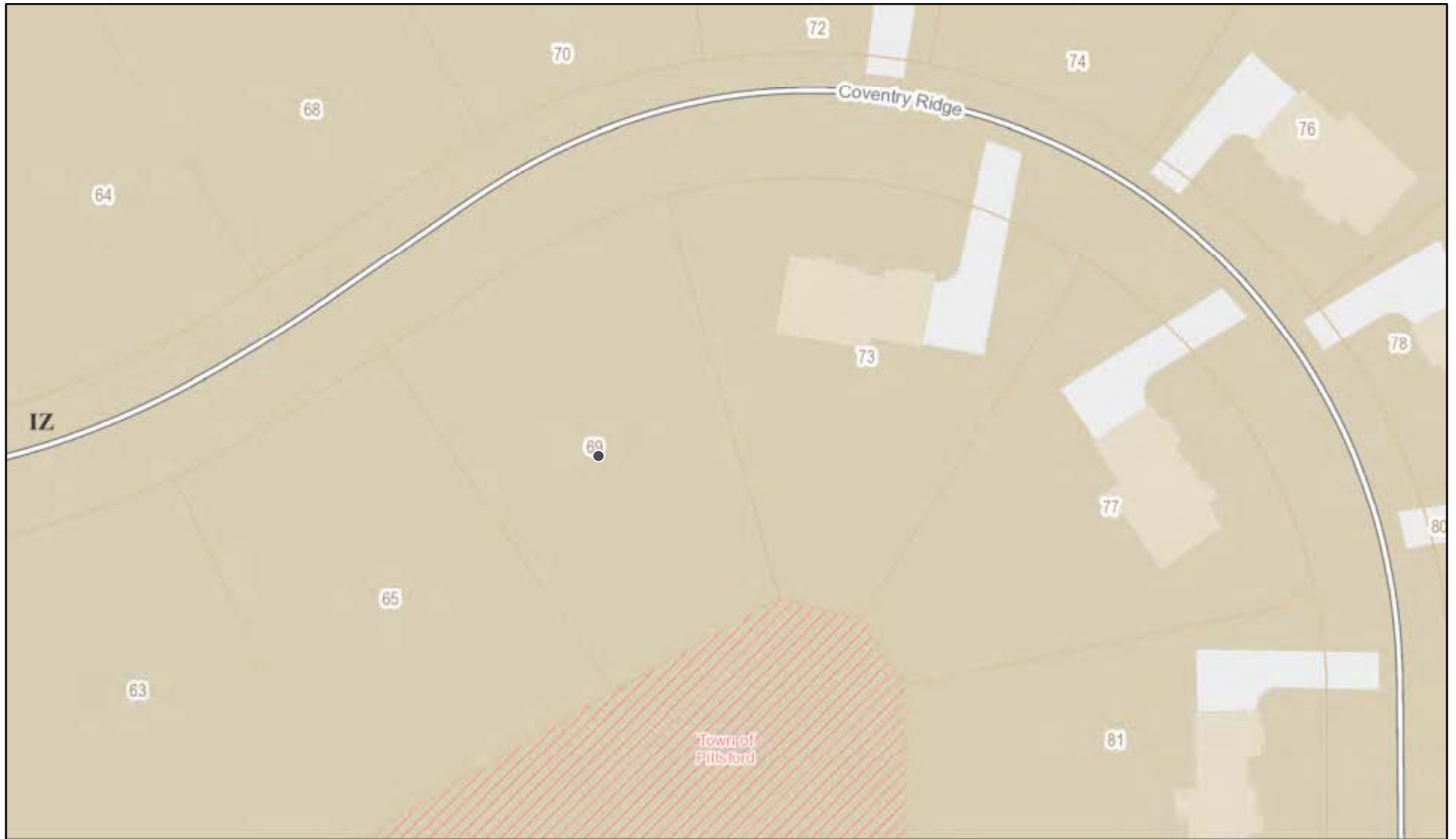
Application Type:

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

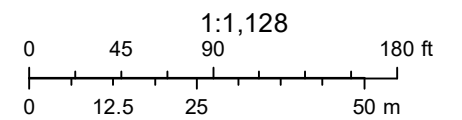
Project Description: Applicant is requesting design review for a 3,337-square-foot, single-family home in the Coventry Ridge Subdivision.

Meeting Date: January 25, 2024

RN Residential Neighborhood Zoning



Printed January 17, 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.



SPEC HOUSE

LOT 81 COVENTRY RIDGE PITTSFORD, NY COVENTRY RIDGE BUILDING CORP. PLAN 3337 / PROJECT 15305 H

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 (ECCCNYS).

COMPLIANCE METHOD: RESCHECK CERTIFICATE OR PRESCRIPTIVE

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

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

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

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

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

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

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

CONTRACTOR TO BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, PROCEDURES AND SAFETY 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 PASCALES). 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, RESAULING, OR DIVIDING LENGTHS WILL BE CAUSE FOR REJECTION.

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

FLASHING IS REQUIRED IN THE FOLLOWING LOCATIONS: AT WALL & ROOF INTERSECTIONS & PROJECTING WOOD TRIM, TOP OF ALL EXTERIOR WINDOWS & DOOR OPENINGS, CHIMNEYS UNDER & AT ENDS OF MASONRY, WOOD OR METAL COPINGS & SILLS, & WHERE EXTERIOR PORCHES, DECKS OR STAIRS ATTACH TO A WALL OR FLOOR ASSEMBLY OF WOOD-FRAMED CONSTRUCTION & BUILT-IN GUTTERS. FLASHINGS SHALL BE PROVIDED AS 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:

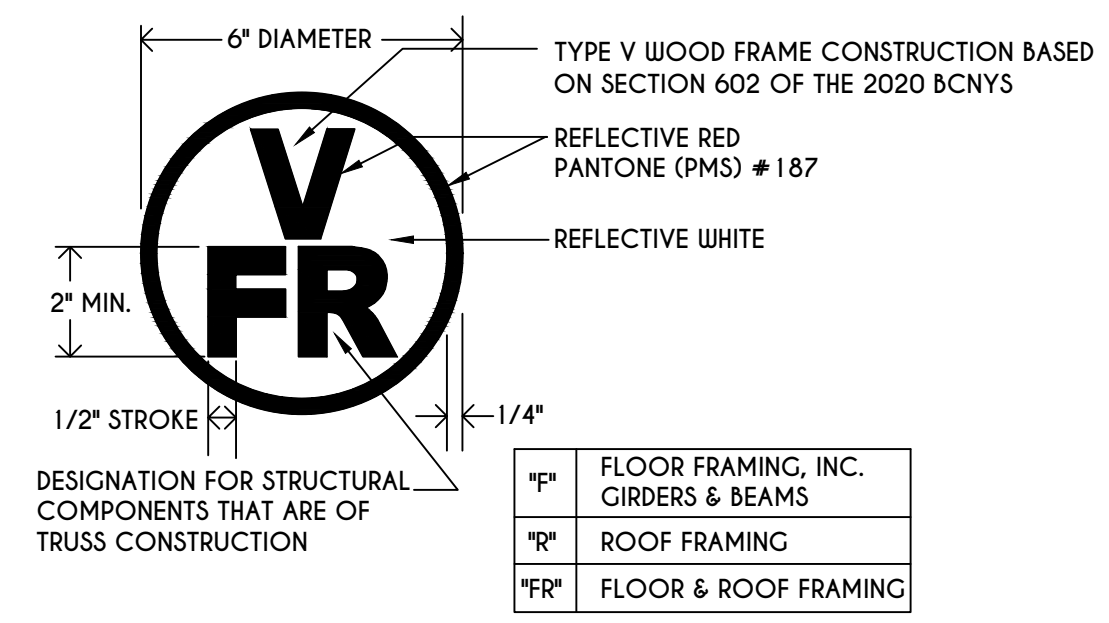
STRUCTURAL STEEL	ASTM A-36, Fy = 36 ksi
REINFORCED STEEL	ASTM A-615, Fy = 40 ksi
WIRE MESH	ASTM A-185, 6 x 6 - 10/10 W.W.M.
LUMBER	ALL STRUCTURAL MEMBERS, JOISTS, RAFTERS, ETC. TO BE #2 GRADE LUMBER (DOUGLAS FIR-LARCH, HEM-FIR, SOUTHERN PINE OR SPRUCE PINE-FIR) WITH A MIN. FIBER STRESS OF 850 P.S.I.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

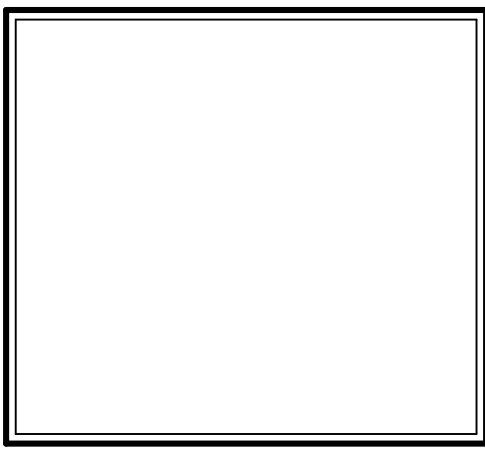
LOCAL JURISDICTION DESIGN CRITERIA MAY VARY AND SHALL BE STRICTLY ADHERED TO	
1ST FLOOR LIVING AREA LIVE LOAD	40 P.S.F.
2ND FLOOR LIVING AREA LIVE LOAD	30 P.S.F.
1ST & 2ND FLOOR DEAD LOAD	15 P.S.F.
GROUND SNOU LOAD	40 P.S.F.
ROOF DEAD LOAD	10 P.S.F.
ALLOWABLE SOIL BEARING	2500 P.S.F. AT MINIMUM 42" BELOW 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.



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REVISIONS:		
DATE	BY	DESCRIPTION

CLIENT/LOCATION:

LOT 81
COVENTRY RIDGE
PITTSFORD, NY

BUILDER:

COVENTRY RIDGE
BUILDING CORP.

COVER PAGE

GLA PLAN 3337

drawn: CDK	checked: CSB
scale: AS NOTED	date: 1 / 24
PROJECT: 15305H	sheet: C 1

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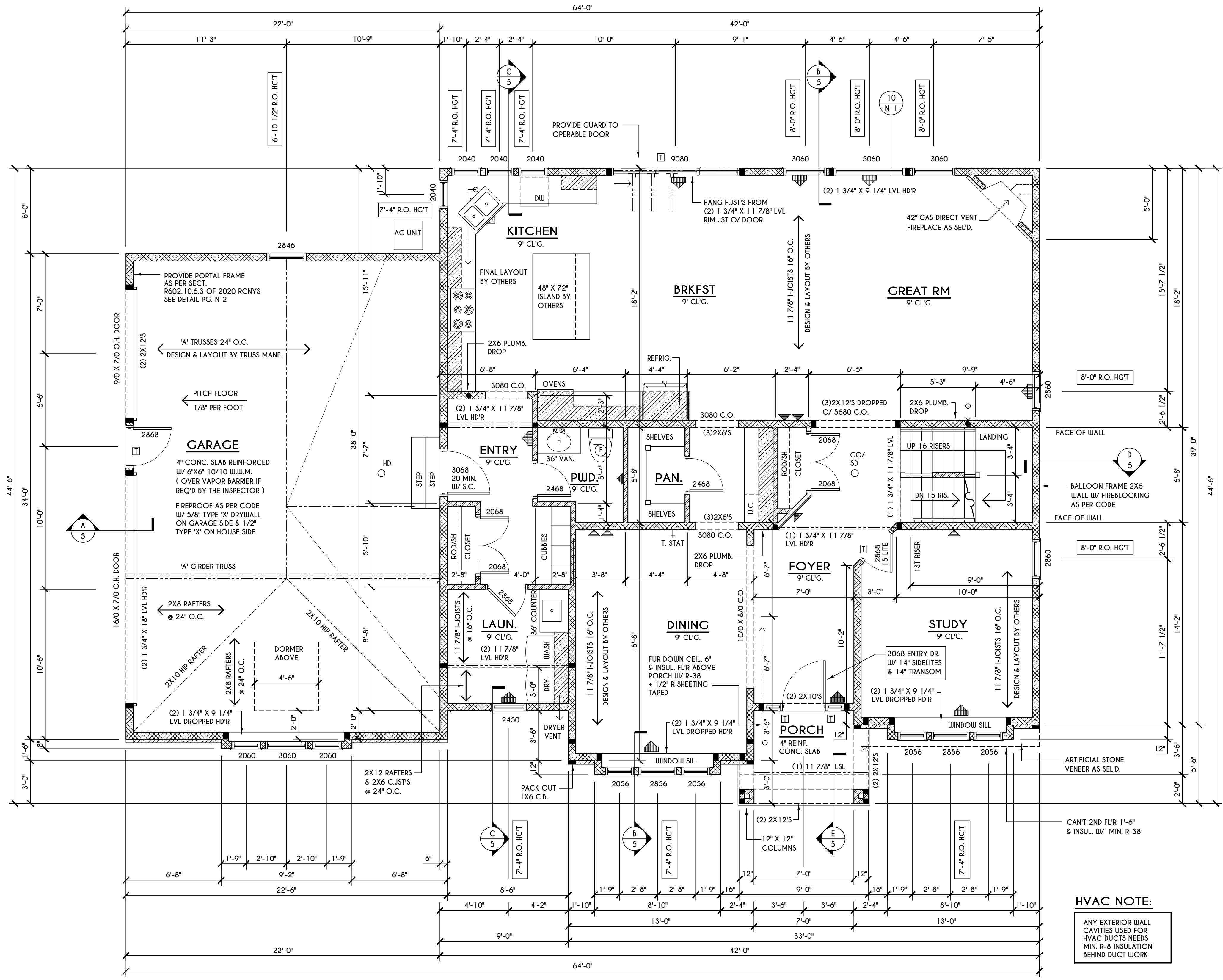
BUILDER:

COVENTRY RIDGE
 BUILDING CORP.

FIRST FLOOR PLAN

GLA PLAN 3337

drawn: CDK	checked: CSB
scale: AS NOTED	date: 1 / 24
PROJECT: 15305H	sheet: 3 / 5



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

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

1655 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 HGT TO BE 9'-1 1/8" (UNLESS NOTED OTHERWISE)
 ALL WINDOW R.O. HCTS TO BE 7'-4" U.N.O.
 PROVIDE SOLID BLOCKING UNDER ALL BEARING POINTS DOWN TO FOUNDATION WALL
 PROVIDE DBL JACK STUDS EA. SIDE OF LOAD BEARING OPENINGS > 4'-0"
 ALL ANGLES TO BE 45 DEG. U.N.O.
 ALL EXTERIOR WINDOW & DOOR HEADERS TO HAVE MIN. R-5 INSUL & TO BE MIN. (2) 2X8'S (U.N.O.)
 ALL APPLIANCES SHOWN TO BE BY OWNER OR AS PER CONTRACT BY BUILDER
 SMOKE (SO) & 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 OPERATOR IS PROVIDED, IT SHALL BE LISTED IN ACCORDANCE W/ UL 325
 THE AIR BARRIER INSTALLED AT EXTERIOR WALLS ADJACENT TO SHOWERS AND TUBS SHALL SEPARATE THEM FROM THE SHOWER OR TUBS.

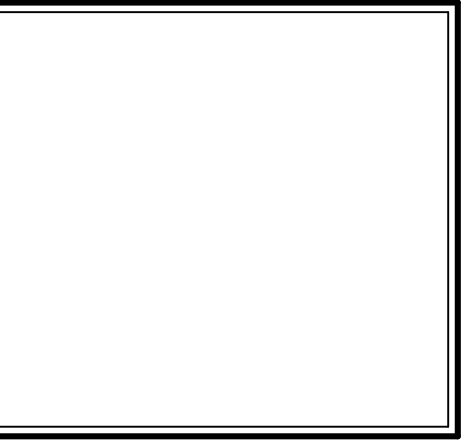
WINDOW / DOOR LEGEND:

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

HVAC NOTE:

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

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REVISIONS:

DATE	BY	DESCRIPTION

CLIENT/LOCATION:

LOT 81
 COVENTRY RIDGE
 PITTSFORD, NY

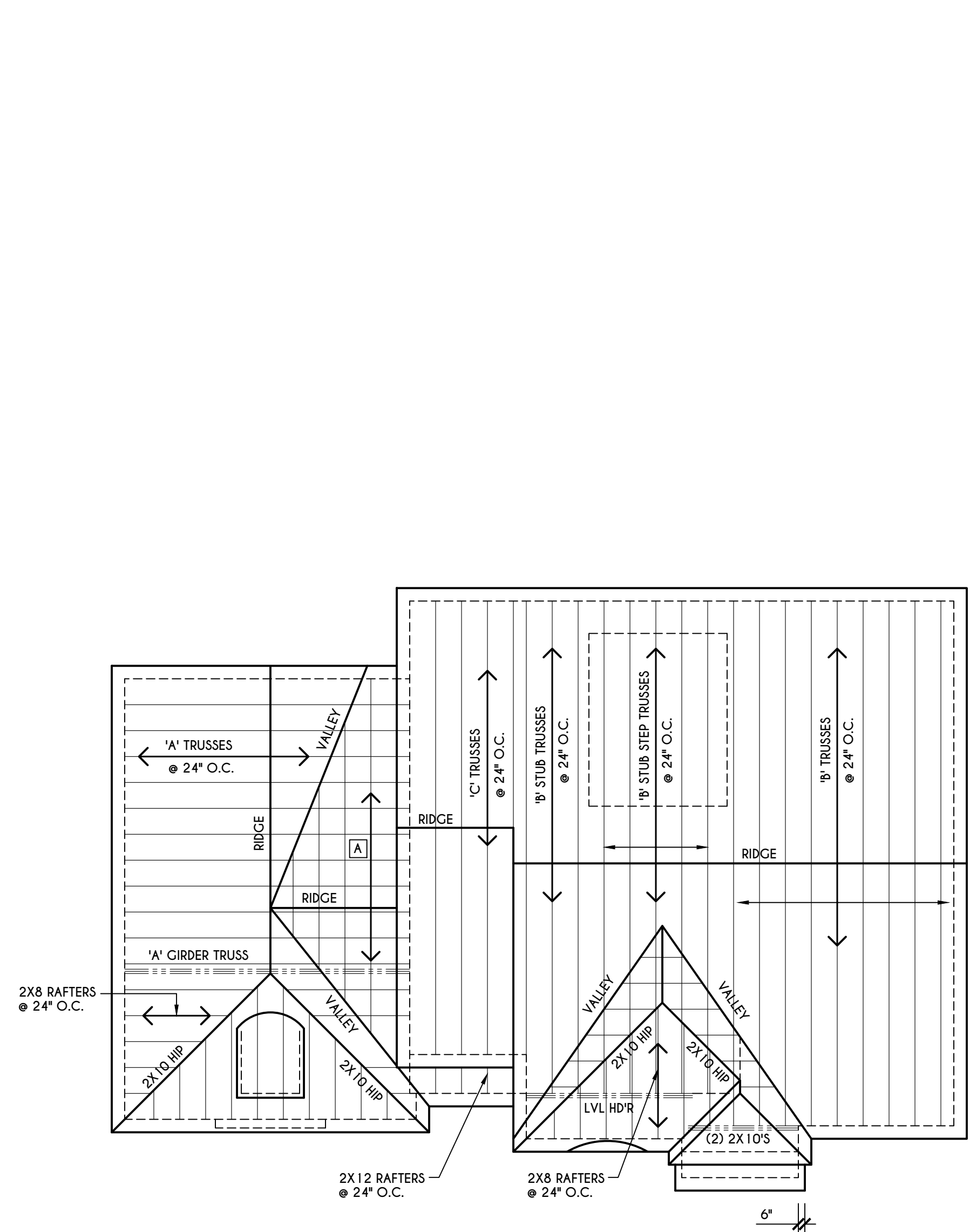
BUILDER:

COVENTRY RIDGE
 BUILDING CORP.

SECOND FLOOR PLAN

GLA PLAN 3337

drawn: CDK	checked: CSB
scale: AS NOTED	date: 1 / 24
PROJECT: 15305H	sheet: 4 5



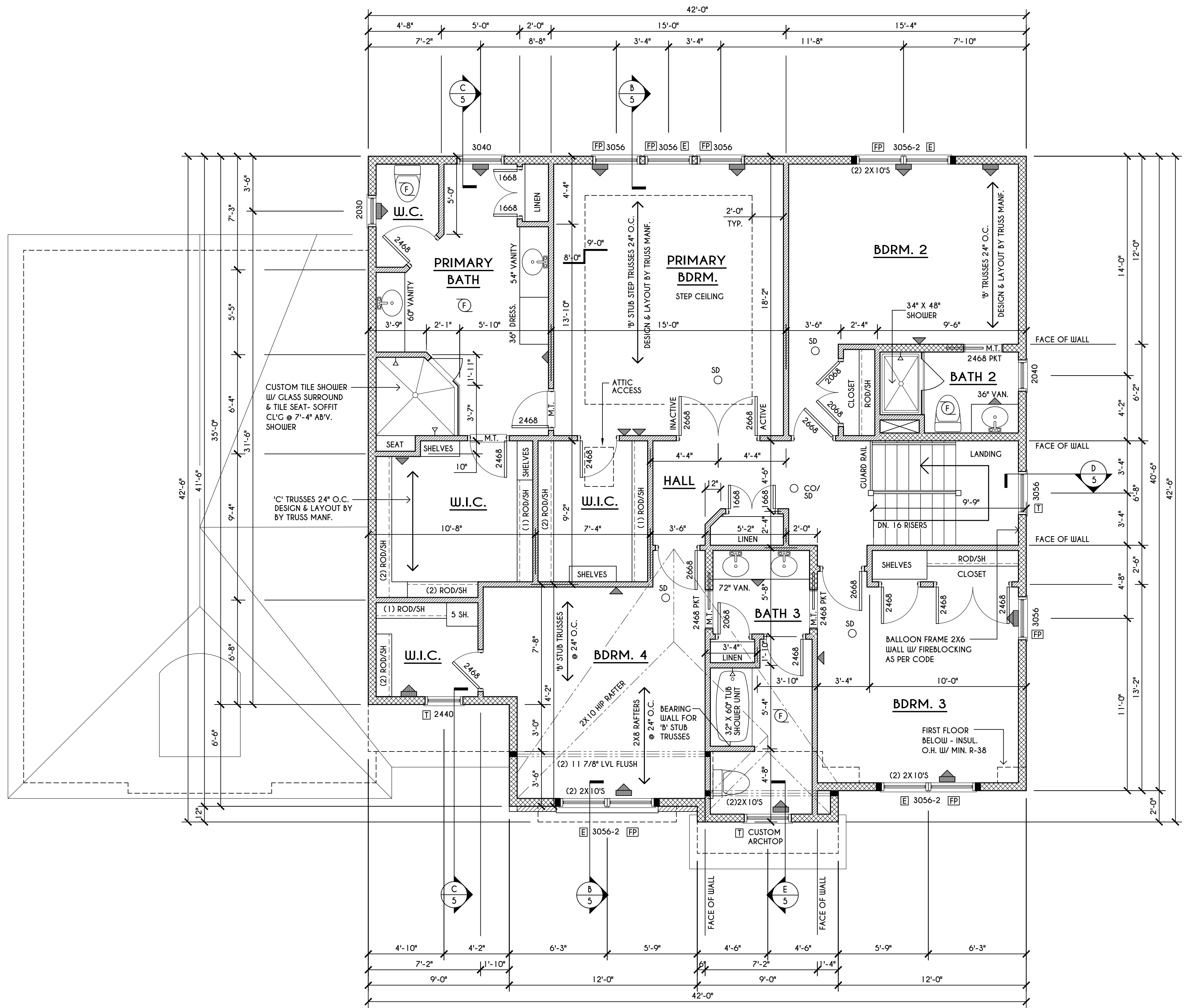
GENERAL ROOF NOTES:

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"

2X8 LAYOVER RAFTERS 24" O.C.



SECOND FLOOR PLAN

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

1682 SQ.FT.

FRAMING LEGEND:

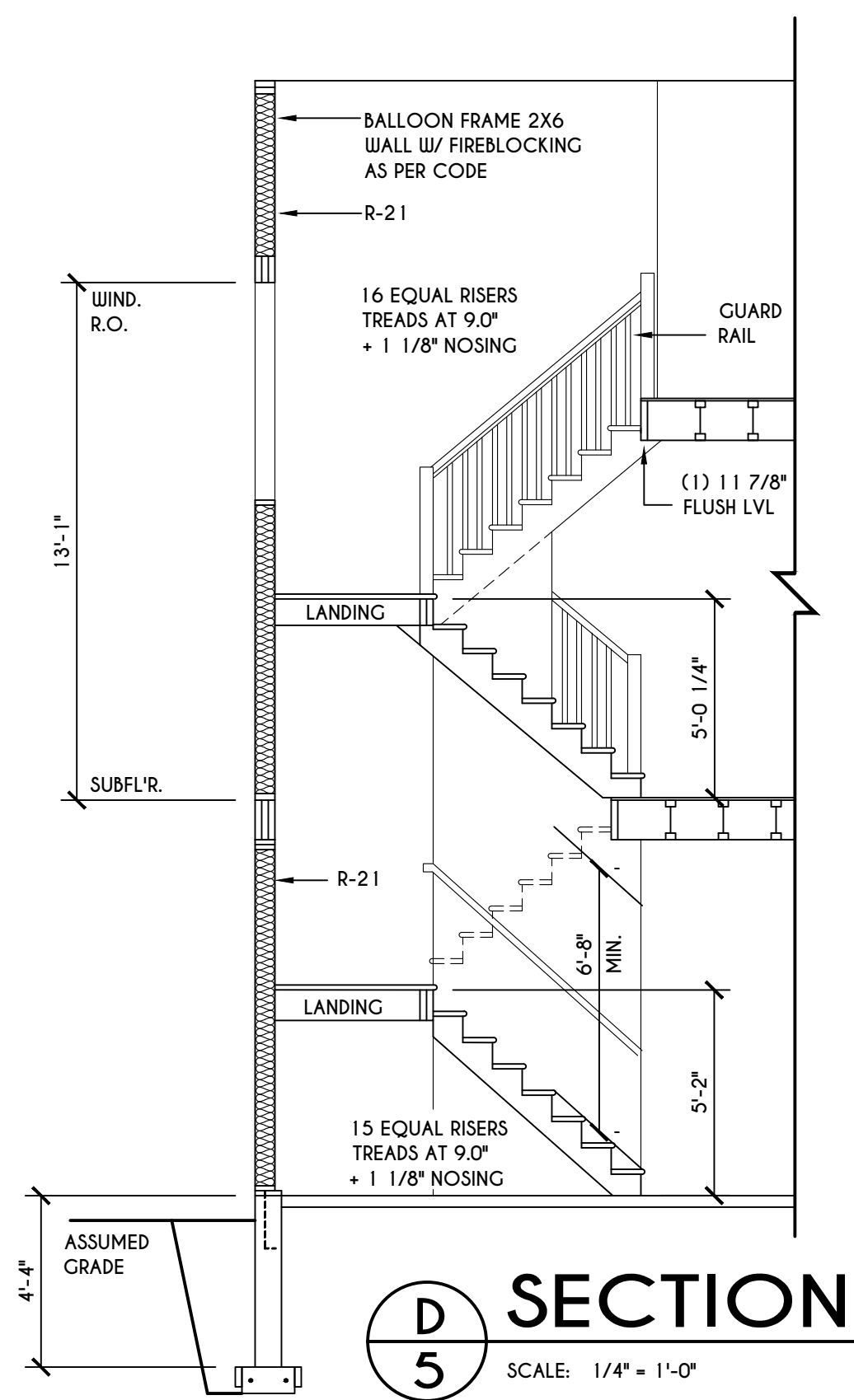
- PROVIDE SOLID POSTING- GLUED & NAILED, EQUAL TO THE # OF HEADERS TO BE SUPPORTED- UNLESS NOTED OTHERWISE
- DROPPED HEADER
- FLUSH HEADER
- 2X4 STUDS @ 16" O.C.
- 2X6 STUDS @ 16" O.C.

GENERAL SECOND FLOOR PLAN NOTES:

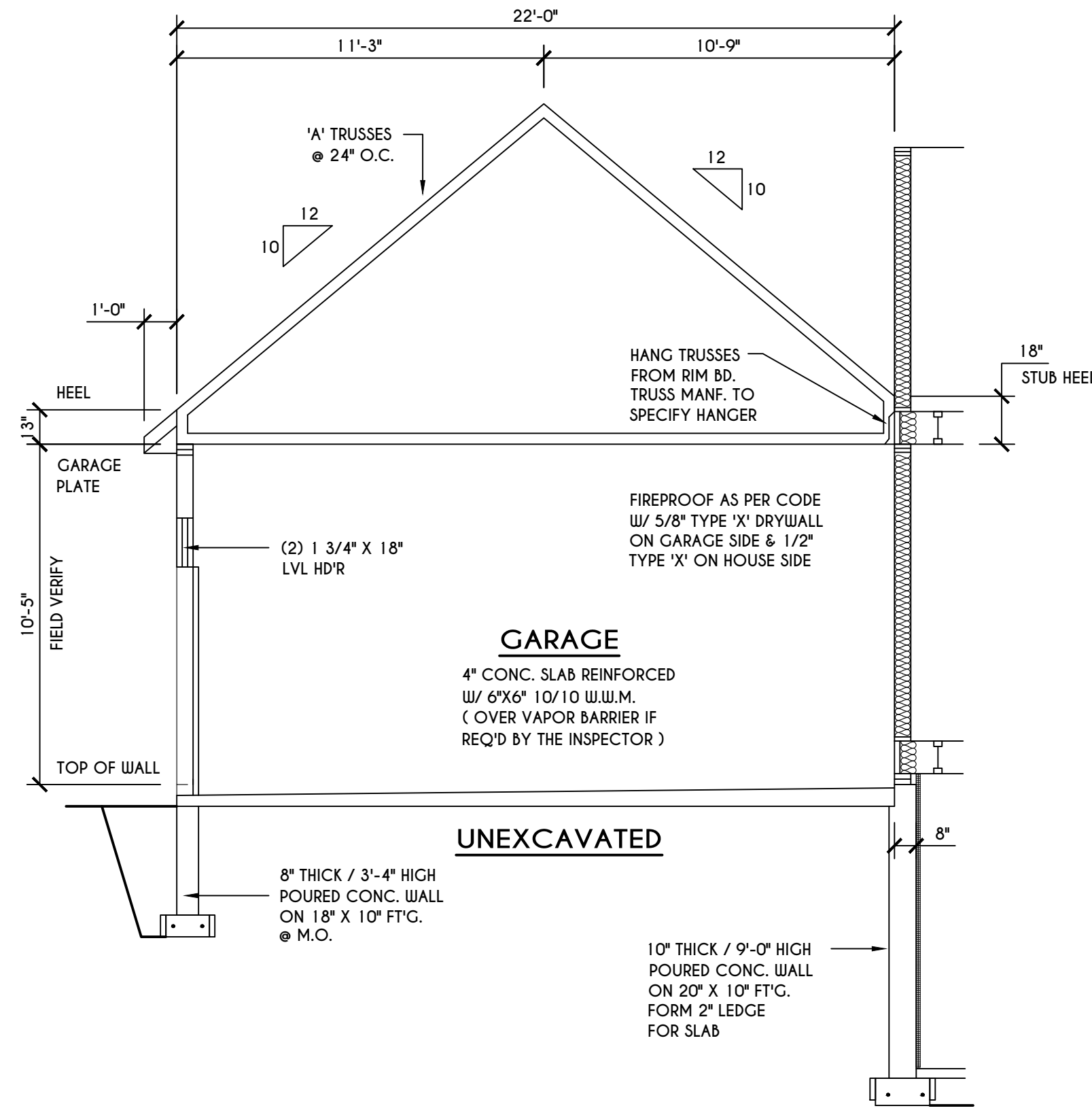
SECOND FLOOR PLATE HOT TO BE 8'-1 1/8" (UNLESS NOTED OTHERWISE)
 ALL WINDOW R.O. HGTS TO BE 6'-10 1/2" U.N.O.
 PROVIDE SOLID BLOCKING UNDER ALL BEARING POINTS DOWN TO FOUNDATION WALL
 PROVIDE D/L JACK STUDS EA. SIDE OF LOAD BEARING OPENINGS > / = 4'-0"
 ALL ANGLES TO BE 45 DEG. U.N.O.
 ALL EXTERIOR WINDOW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

WINDOW / DOOR LEGEND:

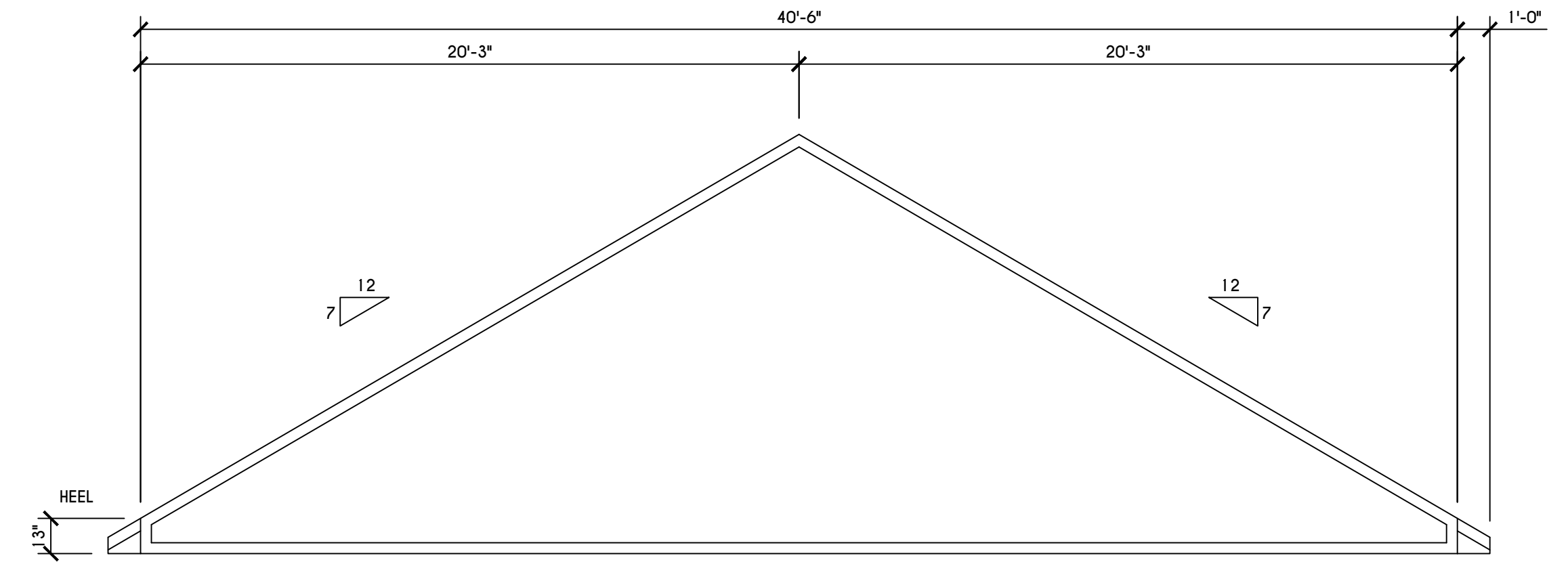
- MEETS OR EXCEEDS EGRESS REQUIREMENTS
 - CLEAR OPENING AREA OF 5.7 SQ.FT.
 - CLEAR OPENING WIDTH OF 20"
 - CLEAR OPENING HEIGHT OF 24"
 PER SECT. R310.2.1 OF 2020 RCNYS
- SPECIFIES THAT THIS FIXED OR OPERABLE UNIT REQUIRES SAFETY GLAZING PER SECT. R308.4 OF 2020 RCNYS
- SPECIFIES THAT THIS OPERABLE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



D
5
SCALE: 1/4" = 1'-0"

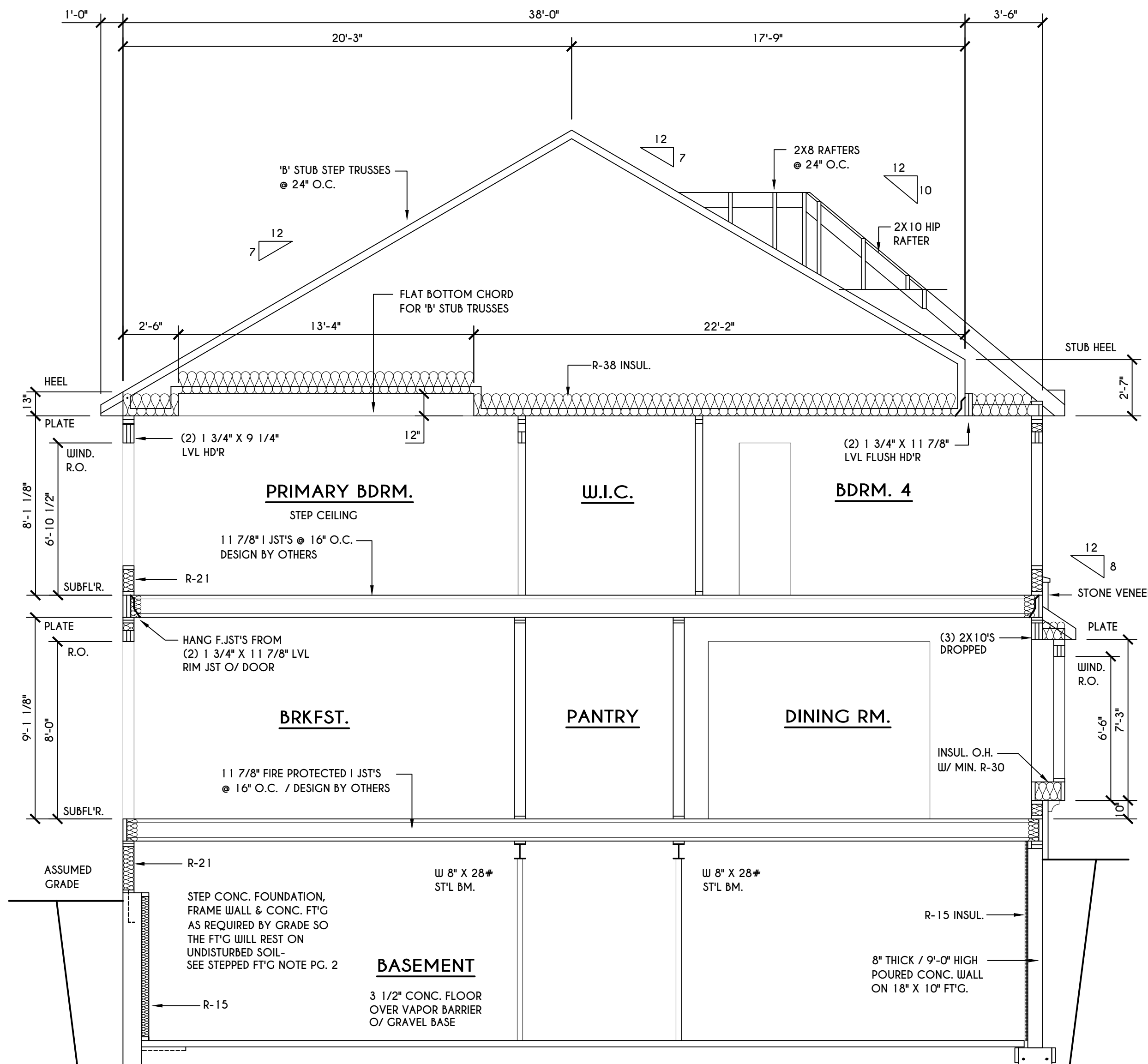


A
5
SCALE: 1/4" = 1'-0"

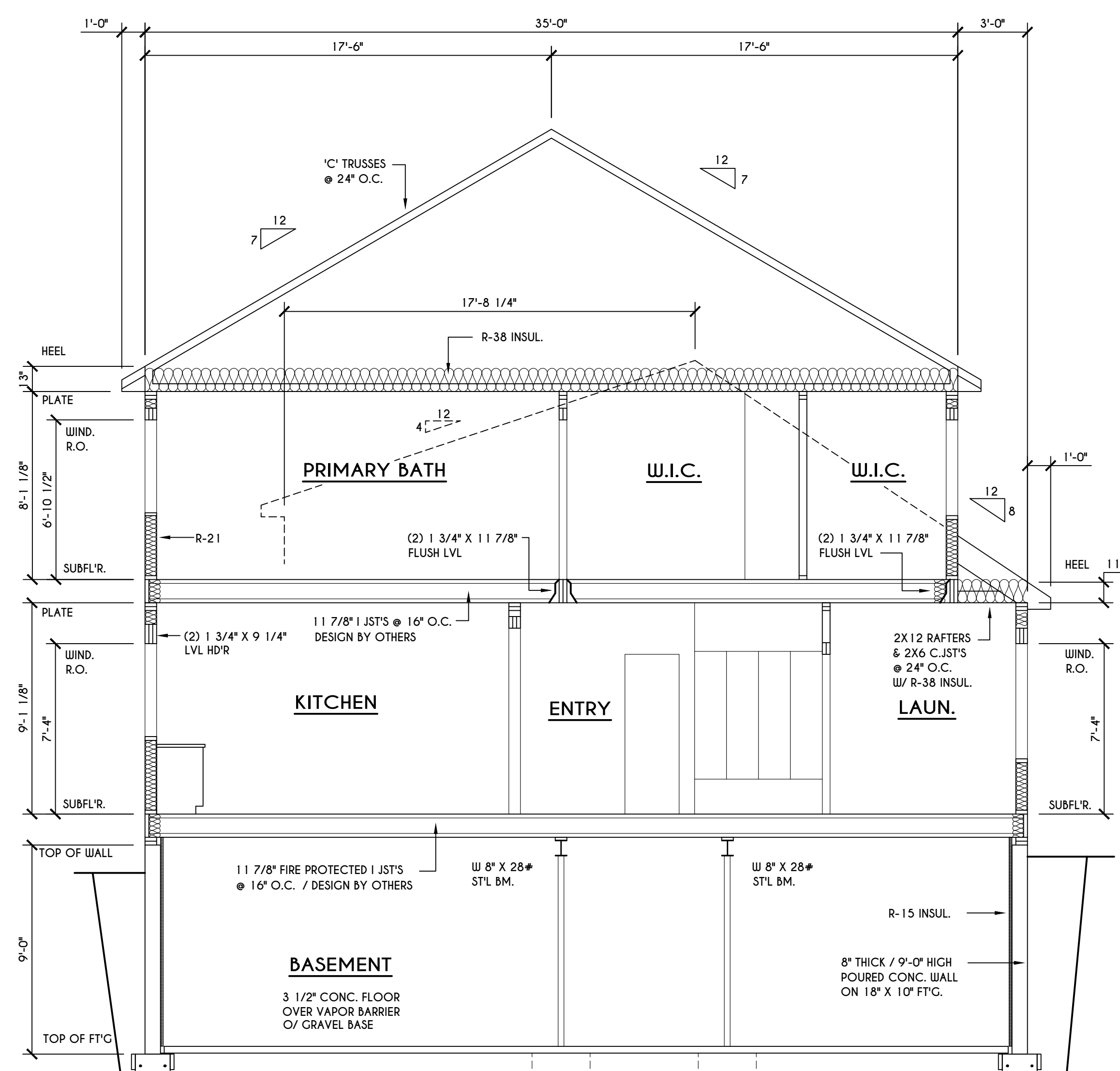


'B' TRUSS PROFILE
SCALE: 1/4" = 1'-0"

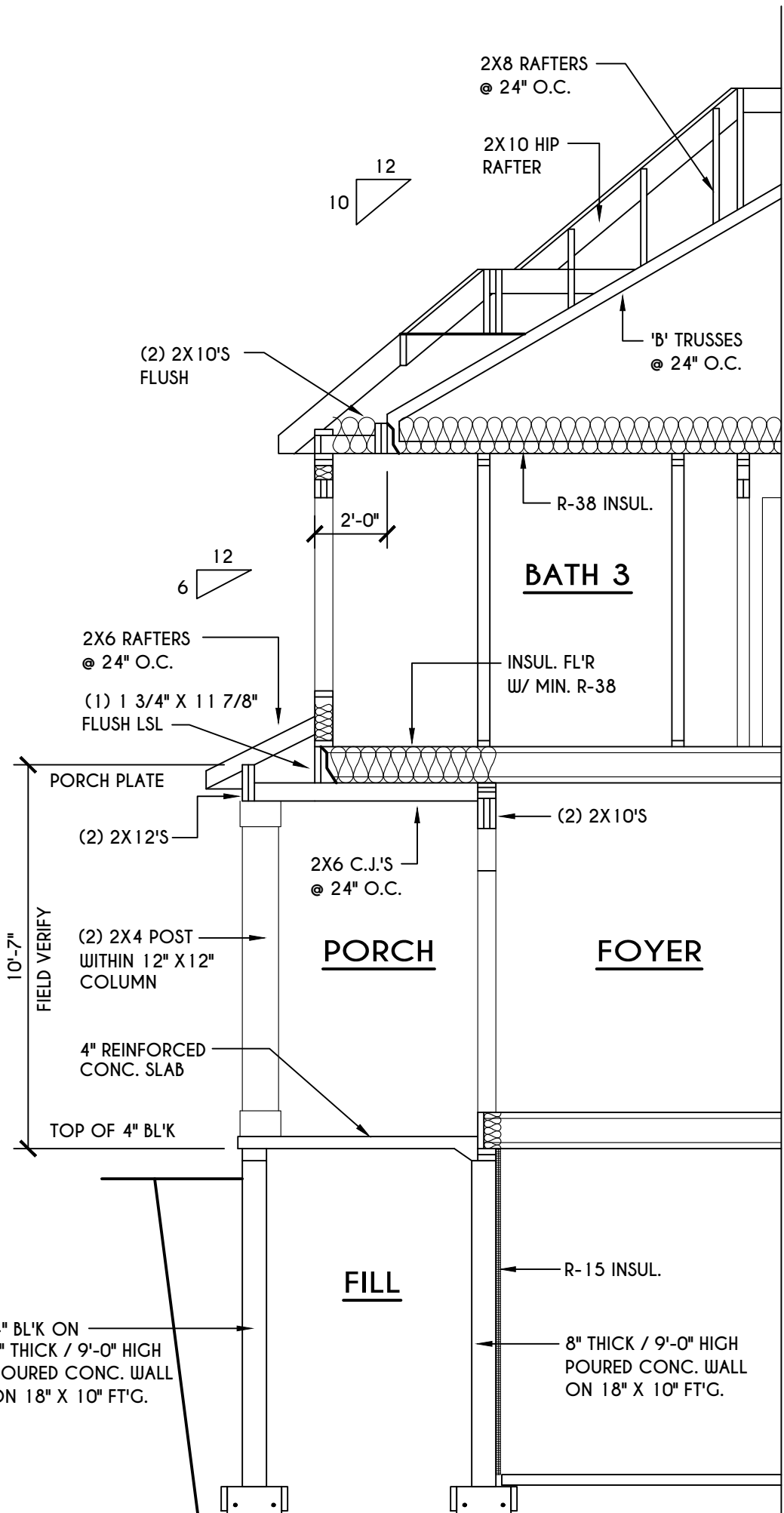
TRUSS NOTES:
TRUSS PROFILE SHOWN FOR REFERENCE ONLY - MANUFACTURER IS RESPONSIBLE FOR CHORD LAYOUT AS REQ'D FOR DESIGN LOAD
TRUSS MANUFACTURER TO VERIFY ACTUAL LOAD AT GIRDER-TO-GIRDER CONNECTIONS & TO SPECIFY A MIN. METAL HANGER TO SUPP. THAT LOAD
PROVIDE TRUSS BRACING AS INDICATED BY TRUSS DESIGNER



B
5
SCALE: 1/4" = 1'-0"



C
5
SCALE: 1/4" = 1'-0"



E
5
SCALE: 1/4" = 1'-0"

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REVISIONS:

DATE	BY	DESCRIPTION

CLIENT/LOCATION:

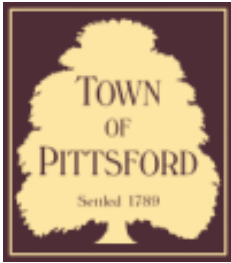
LOT 81
COVENTRY RIDGE
PITTSFORD, NY

BUILDER:

COVENTRY RIDGE
BUILDING CORP.

SECTIONS
GLA PLAN 3337

drawn: CDK	checked: CSB
scale: AS NOTED	date: 1 / 24
PROJECT: 15305H	sheet: 5



Town of Pittsford

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

Permit #
B24-000009

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: 164.03-1-3.1

Zoning District: RN Residential Neighborhood

Owner: Cannan, Kevin

Applicant: Cannan, Kevin

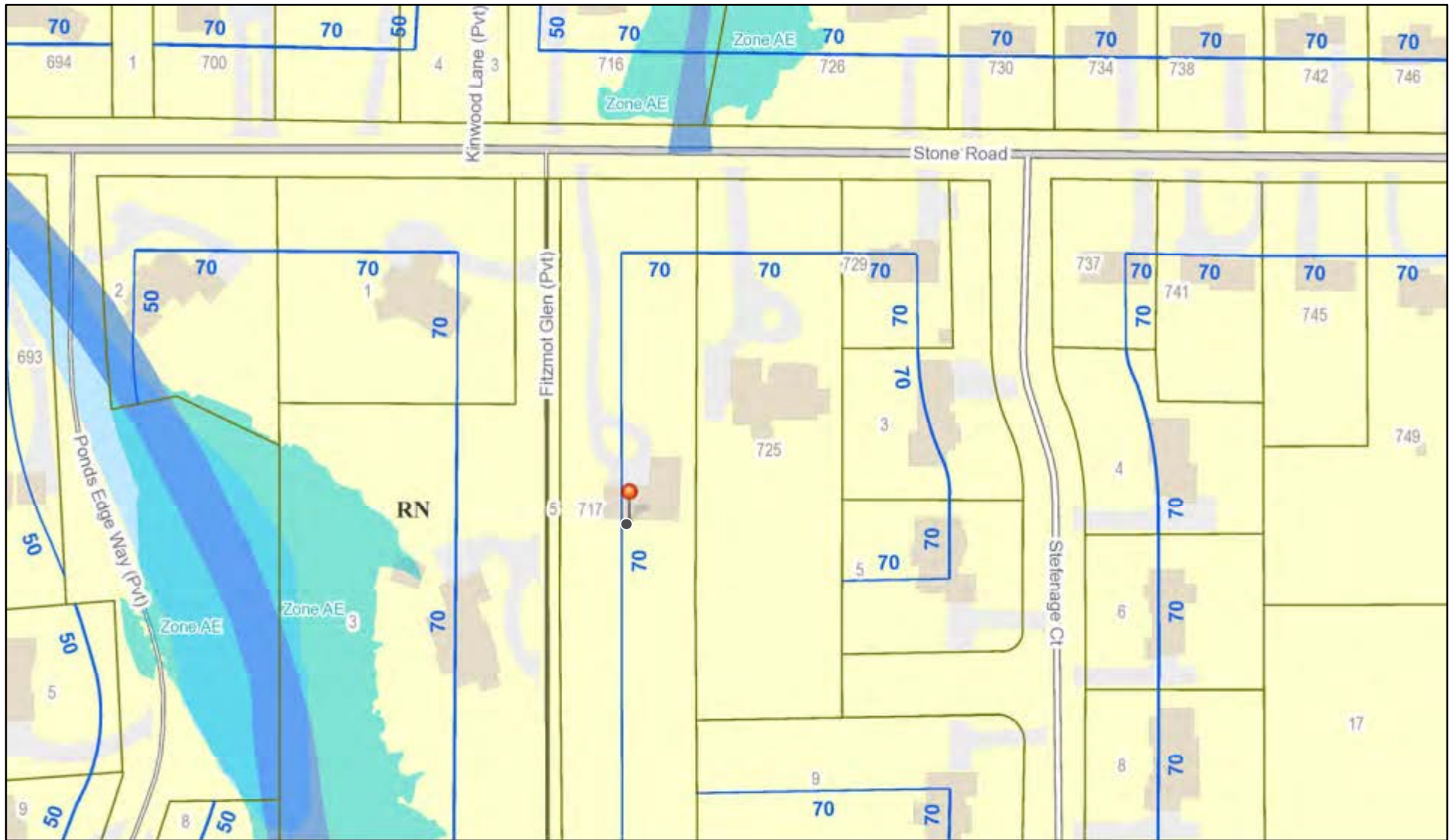
Application Type:

- 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)

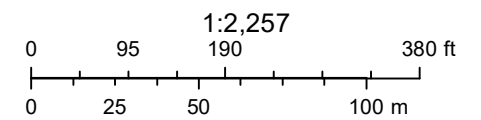
Project Description: Applicant is requesting design review for a 4,450-square-foot, single-family home (with finished basement) on the property

Meeting Date: January 25, 2024

RN Residential Neighborhood Zoning

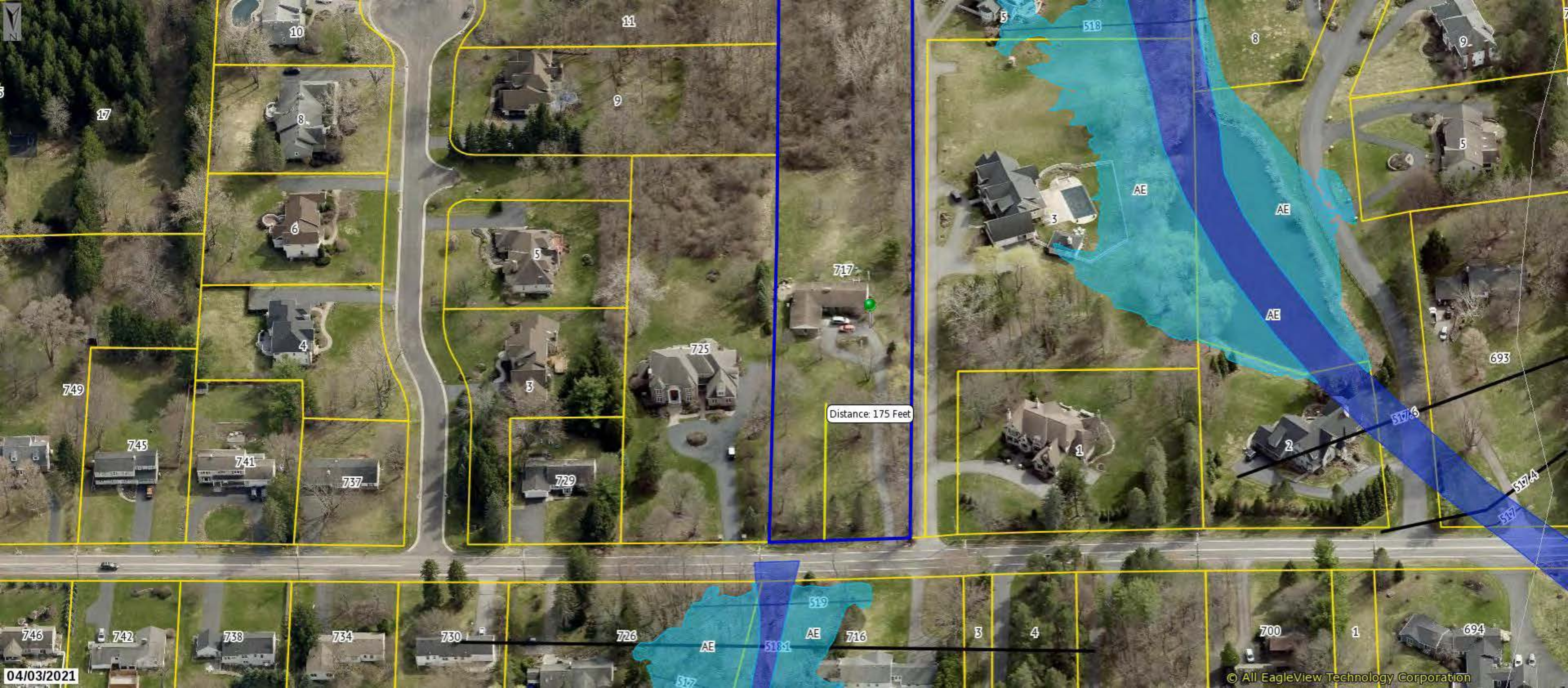


Printed January 17, 2024



Town of Pittsford GIS

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04/03/2021

Distance: 175 Feet

10

8

6

4

741

737

11

9

5

3

729

725

717

1

2

5

5

693

694

3

8

9

749

745

746

742

738

734

730

726

716

700

1

518-1

AE

AE

519

AE

3

4

AE

AE

AE

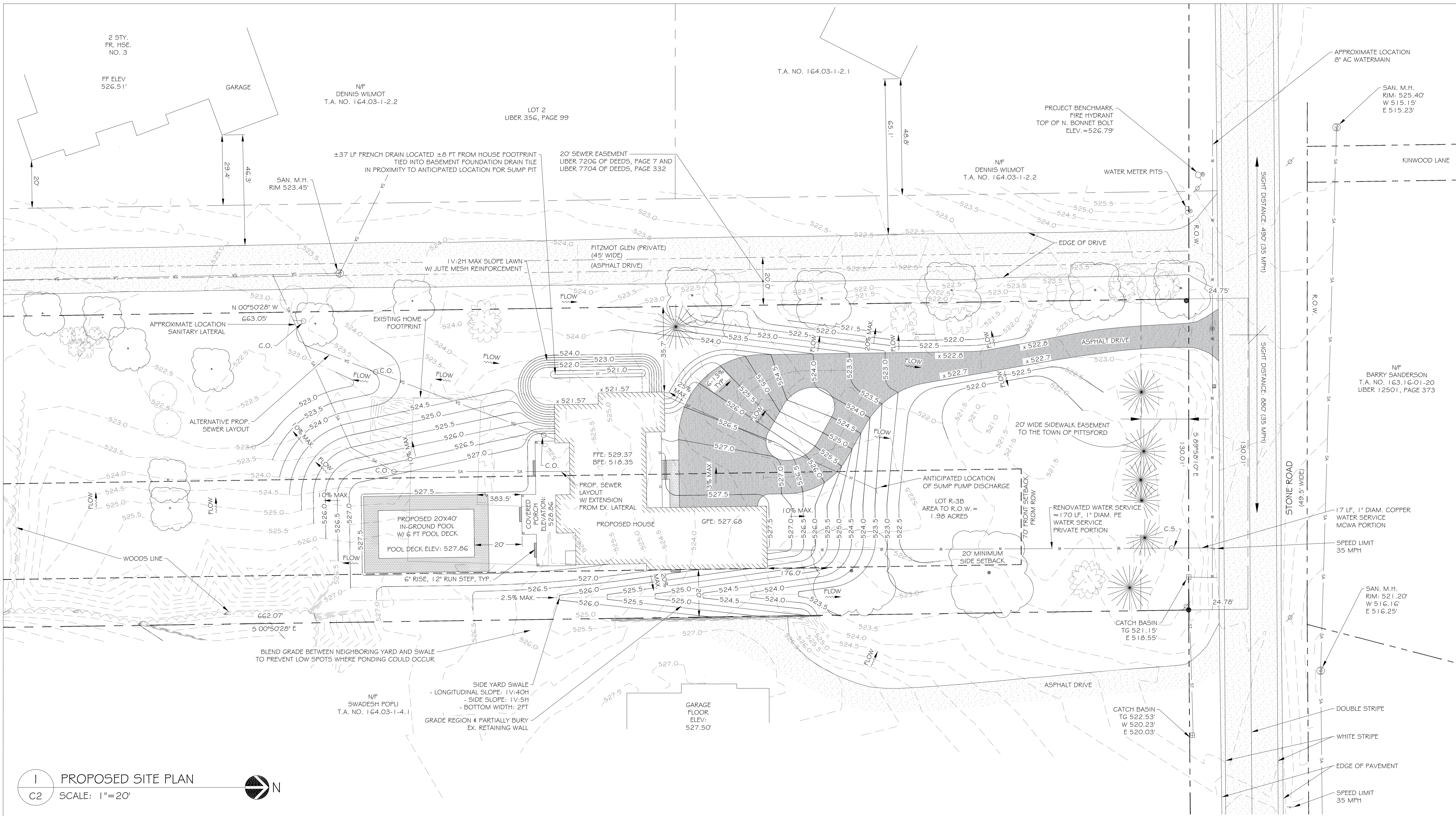
517.6

517.4

517

518

517



1 PROPOSED SITE PLAN
 C2 SCALE: 1"=20'

LEGEND

	PROPERTY LINE
	PROPOSED CONTOUR
	EXISTING CONTOUR
	SETBACK
	EXISTING VEGETATION EXTENT
	EXISTING EASEMENT
	EXISTING ROAD / DRIVEWAY
	PROPOSED DRIVEWAY
	EXISTING MONUMENTATION

PROPOSED SITE DATA:

ADDRESS	=	717 STONE ROAD, PITTSFORD, NY 14534
TAX ACCOUNT #	=	164.03-1-3
ZONING	=	RESIDENTIAL NEIGHBORHOOD (RN)
LOT SIZE	=	1.98 ACRES (±86,250 SF)
LOT WIDTH (AT ROW)	=	±130 FT
LOT DEPTH (FROM ROW)	=	±662.5 FT
BULK REGULATIONS:		
MINIMUM FRONT SETBACK	=	70 FT
MINIMUM SIDE SETBACK	=	20 FT
MINIMUM REAR SETBACK	=	20 FT
MAXIMUM BUILDING HEIGHT	=	30 FT
EXISTING HOME:		
PROPOSED FRONT SETBACK	=	35.7 FT (TO FITZMOT GLEN) & 176.0 FT (TO STONE ROAD)
PROPOSED SIDE SETBACK	=	20.0 FT
PROPOSED REAR SETBACK	=	383.5 FT
PROPOSED BUILDING HEIGHT	<	30 FT

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 AND EXPENSES ARISING THEREFROM.
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 P.C. 2023

NO.	DESCRIPTION	DATE

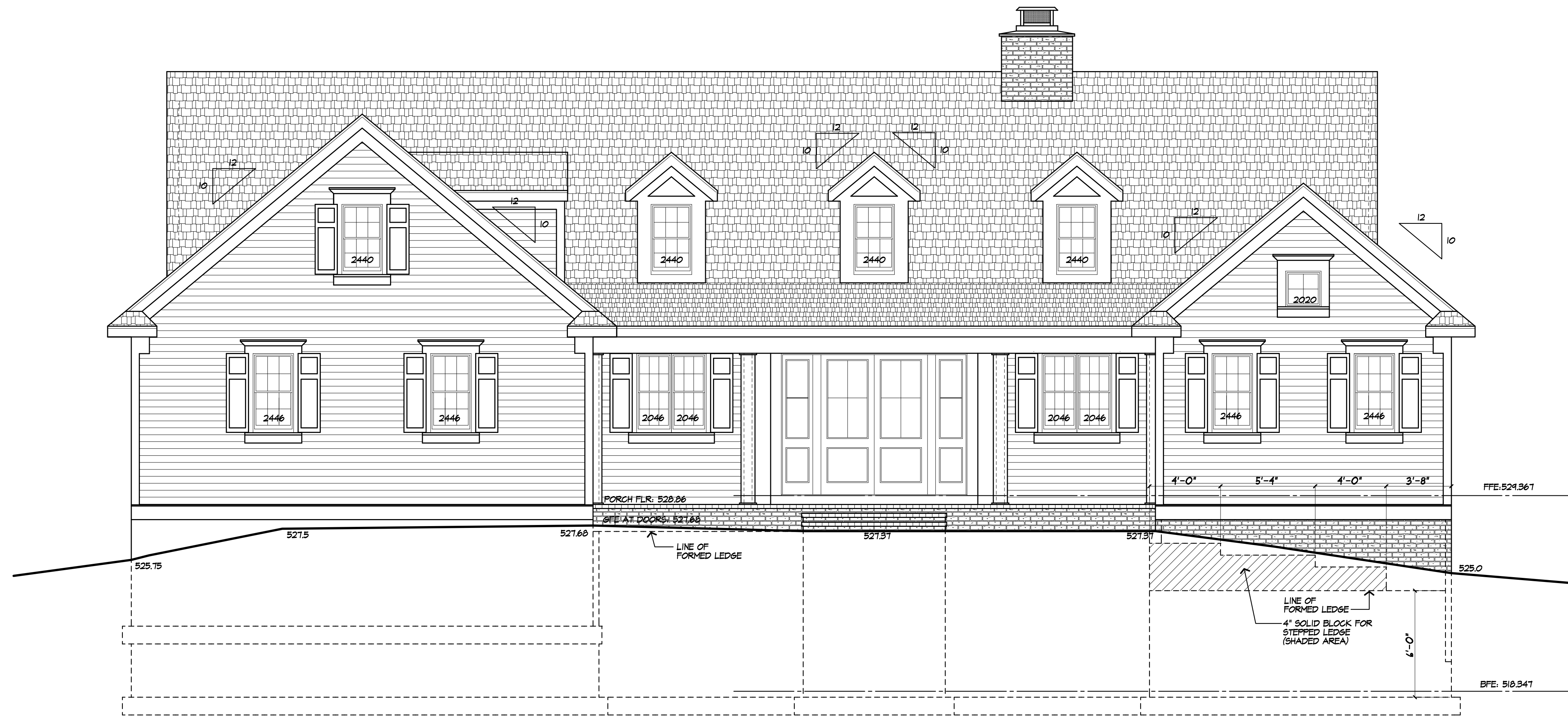
REVISIONS:

JOB NO.	23293
DRAWN:	AXT
DATE:	12-14-23
CHECKED:	WLM
DATE:	12-14-23

MEAGHER ENGINEERING
 CIVIL / STRUCTURAL ENGINEERING
 2024 W. HENRIETTA ROAD, SUITE 2C
 ROCHESTER, NY 14623
 PH: 585-924-7430

CLIENT:	KEVIN & CATHERINE CANNAN 717 STONE ROAD PITTSFORD, NEW YORK 14534
PROJECT:	CANNAN SITE PLAN 717 STONE ROAD PITTSFORD, NEW YORK 14534
DRAWING:	PROPOSED SITE PLAN

DRAWING NO.
C2
 2 of 2



FRONT ELEVATION
 AREA: 2895 S.F.
 1923 S.F. (LOWER LEVEL FINISHED AREA)

UNLESS OTHERWISE NOTED

ROOFING: 30 YR GUARANTEE ASPHALT SHINGLES

ROOF VENTING: SHINGLEVENT OR EQUAL

FASCIAS: 1X 6 AZEK

FRIEZEBDS: 1X 12 AZEK

BELTBOARD: 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: 9'-1 1/8"

WINDOW R.O. HT.

1ST FLOOR: 8'-0 1/2"

WINDOW MFR: AS SELECTED
 PROVIDE SAFETY GLAZING PER R.308.4
 SIZES SHOWN ARE IN FEET/INCHES
 (E.G. 2440 = 2'-4" WIDE X 4'-0" HIGH)

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

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 Pittsford, NY 14534

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REVISED 1/16/24 P.J.MAIA

PROJECT:
 PROPOSED RESIDENCE
 717 STONE ROAD
 TOWN OF PITTSFORD NY

CLIENT:
 KEVIN AND CATHERINE CANNAN

DRAWING:
 FRONT / LEFT SIDE ELEVATIONS

DRAWN: P.J.MAIA **CHECKED:** V

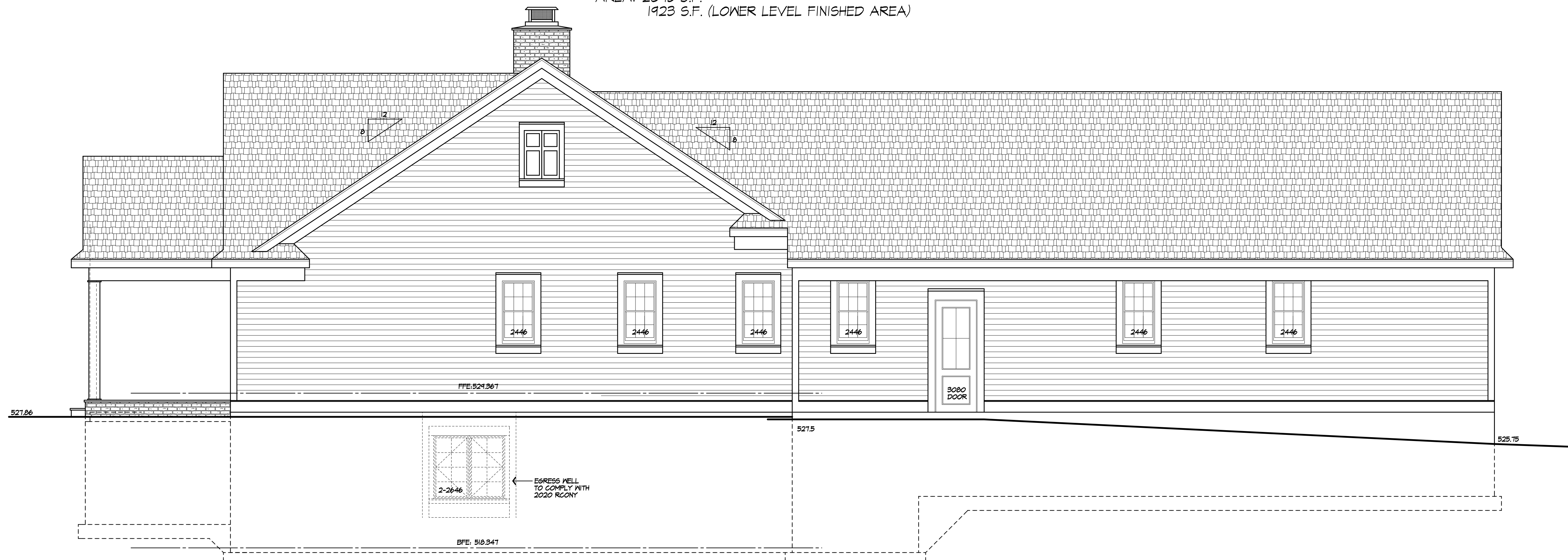
DATE: 7/12/23

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

JOB NO.: 23M4971

SHEET:

2
 OF 10 SHEETS



LEFT SIDE ELEVATION

UNLESS OTHERWISE NOTED

ROOFING: 30 YR GUARANTEE ASPHALT SHINGLES

ROOF VENTING: SHINGLEVENT OR EQUAL

FASCIAS: 1X 8 AZEK

FRIEZEBORDS: 1X 12 AZEK

BELTBOARD: 1X 10 AZEK WITH DRIP CAP

CORNERBORDS: 1X 6 AZEK

CASINGS: 1X 6 AZEK

SIDINGS: HARDIE SIDING AT 6" EXPOSURE

OVERHANGS: 16"

RAKE OVERHANGS: 6"

MIN FTS. DEPTH: 4'-0"

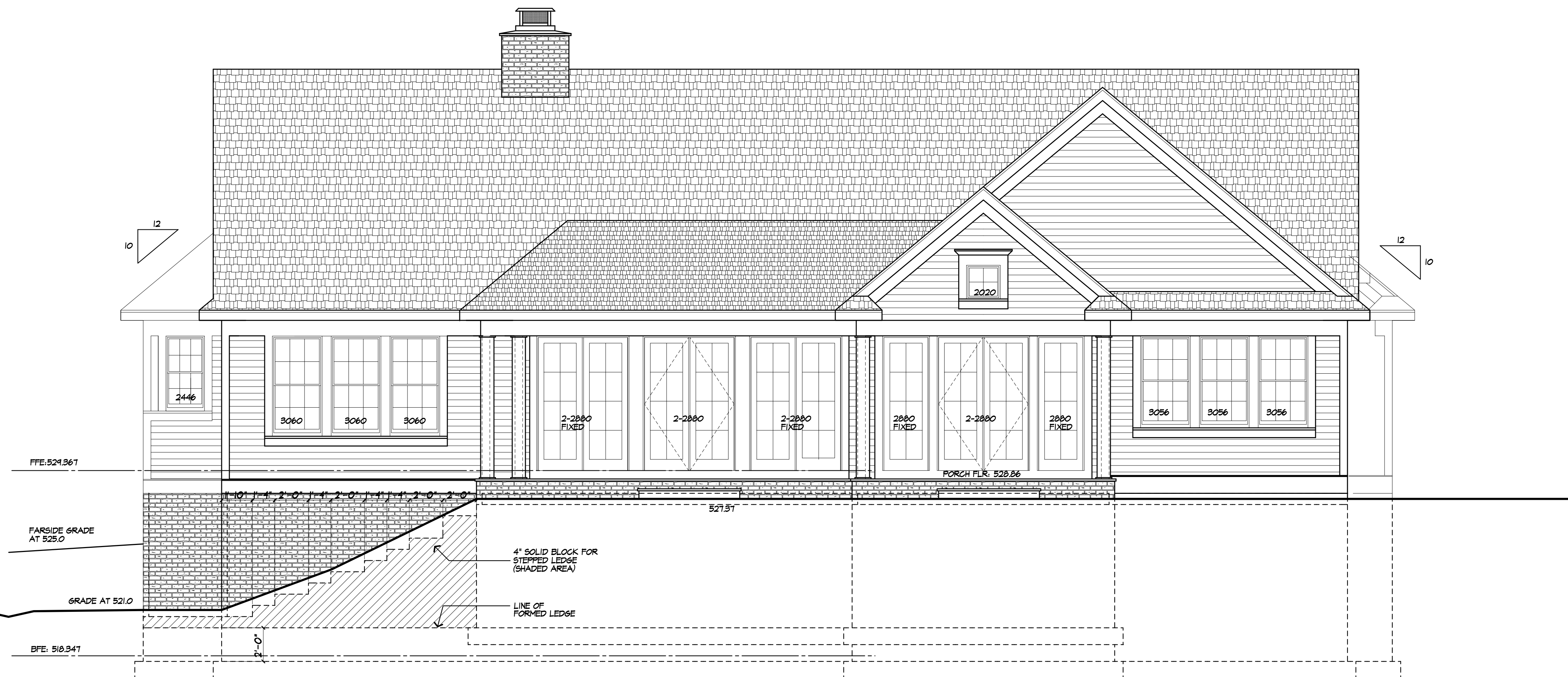
CL6 HT:

1ST FLOOR: 9'-1 1/8"

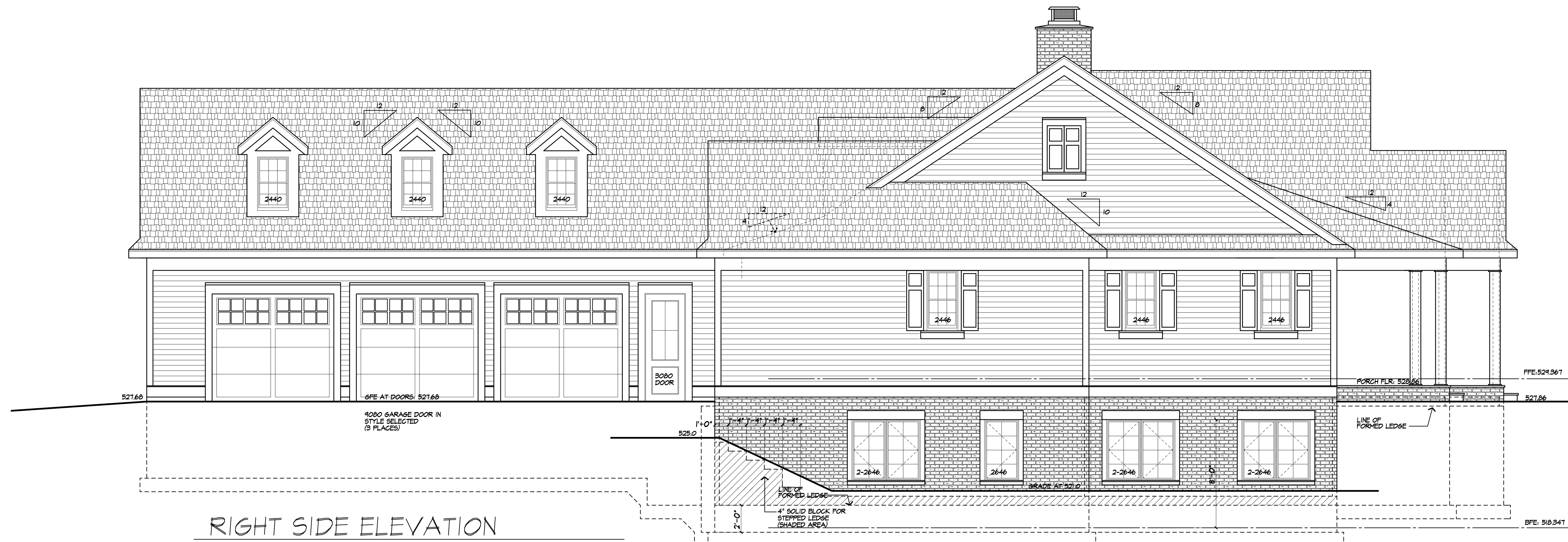
WINDOW R.O. HT.

1ST FLOOR: 8'-0 1/2"

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)



REAR ELEVATION



RIGHT SIDE ELEVATION



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Pittsford, NY 14534

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PROJECT:
PROPOSED RESIDENCE
717 STONE ROAD
TOWN OF PITTSFORD NY

CLIENT:
KEVIN AND CATHERINE CANNAN

DRAWING:
REAR / RIGHT SIDE ELEVATIONS

DRAWN: P.J.MAIA
CHECKED: V

DATE: 7/12/23

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

JOB NO.: 23M4971

SHEET:

3
OF 10 SHEETS





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PROJECT:
PROPOSED RESIDENCE
717 STONE ROAD
TOWN OF PITTSFORD NY

CLIENT:
KEVIN AND CATHERINE GANNAN

DRAWING:
BASEMENT / FOUNDATION PLAN

DRAWN: P.J.MAIA
CHECKED: V

DATE: 7/12/23

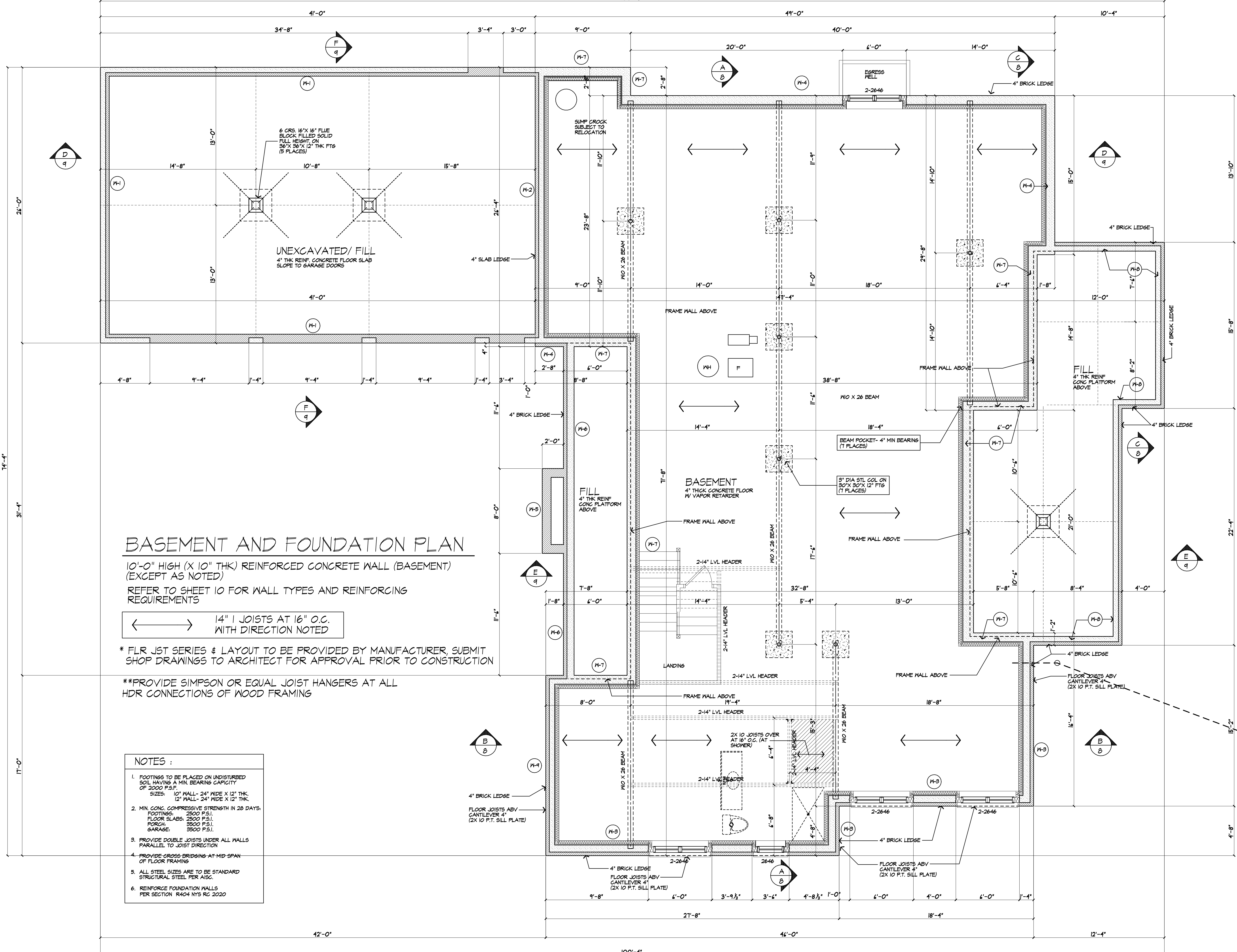
SCALE: 1/4"=1'-0"

JOB NO.: 23M4971

SHEET:

4

OF 10 SHEETS



BASEMENT AND FOUNDATION PLAN

10'-0" HIGH (X 10" THK) REINFORCED CONCRETE WALL (BASEMENT)
(EXCEPT AS NOTED)

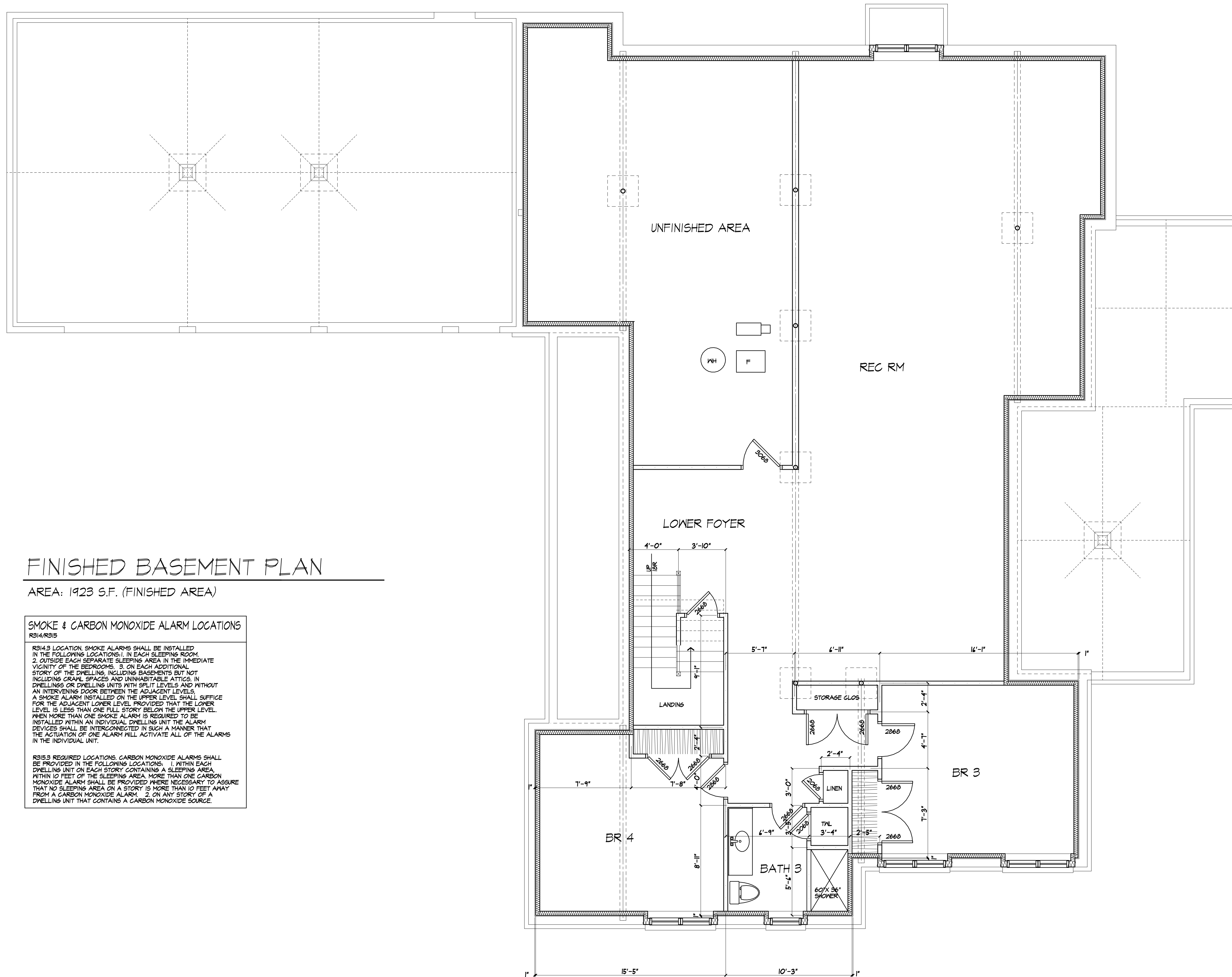
REFER TO SHEET 10 FOR WALL TYPES AND REINFORCING REQUIREMENTS

← → 14" I JOISTS AT 16" O.C.
WITH DIRECTION NOTED

* FLR JST SERIES & LAYOUT TO BE PROVIDED BY MANUFACTURER, SUBMIT SHOP DRAWINGS TO ARCHITECT FOR APPROVAL PRIOR TO CONSTRUCTION

**PROVIDE SIMPSON OR EQUAL JOIST HANGERS AT ALL HDR CONNECTIONS OF WOOD FRAMING

- NOTES :**
- FOOTINGS TO BE PLACED ON UNDISTURBED SOIL HAVING A MIN. BEARING CAPACITY OF 2000 P.S.F.
SIZES: 10" WALL- 24" WIDE X 12" THK
12" WALL- 24" WIDE X 12" THK
 - MIN. CONG. COMPRESSIVE STRENGTH IN 28 DAYS:
FOOTINGS: 2500 P.S.I.
FLOOR SLABS: 2500 P.S.I.
PORCH: 3500 P.S.I.
GARAGE: 3500 P.S.I.
 - PROVIDE DOUBLE JOISTS UNDER ALL WALLS PARALLEL TO JOIST DIRECTION
 - PROVIDE CROSS BRIDGINS AT MID SPAN OF FLOOR FRAMING
 - ALL STEEL SIZES ARE TO BE STANDARD STRUCTURAL STEEL PER AISC.
 - REINFORCE FOUNDATION WALLS PER SECTION R404 NYS RC 2020



FINISHED BASEMENT PLAN

AREA: 1923 S.F. (FINISHED AREA)

SMOKE & CARBON MONOXIDE ALARM LOCATIONS

R314/R315

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

R315.3 REQUIRED LOCATIONS. CARBON MONOXIDE ALARMS SHALL BE PROVIDED IN THE FOLLOWING LOCATIONS: 1. WITHIN EACH DWELLING UNIT ON EACH STORY CONTAINING A SLEEPING AREA. WITHIN 10 FEET OF THE SLEEPING AREA. MORE THAN ONE CARBON MONOXIDE ALARM SHALL BE PROVIDED WHERE NECESSARY TO ASSURE THAT NO SLEEPING AREA ON A STORY IS MORE THAN 10 FEET AWAY FROM A CARBON MONOXIDE ALARM. 2. ON ANY STORY OF A DWELLING UNIT THAT CONTAINS A CARBON MONOXIDE SOURCE.



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REVISED 1/16/24 P.J.MAIA

PROJECT:
PROPOSED RESIDENCE
TIT STONE ROAD
TOWN OF PITTSFORD NY

CLIENT:
KEVIN AND CATHERINE GANNAN

DRAWING:
FINISHED BASEMENT PLAN

DRAWN:
P.J.MAIA

CHECKED:
V

DATE: 7/12/23

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

JOB NO.: 23M4971

SHEET:

4a

OF 10 SHEETS





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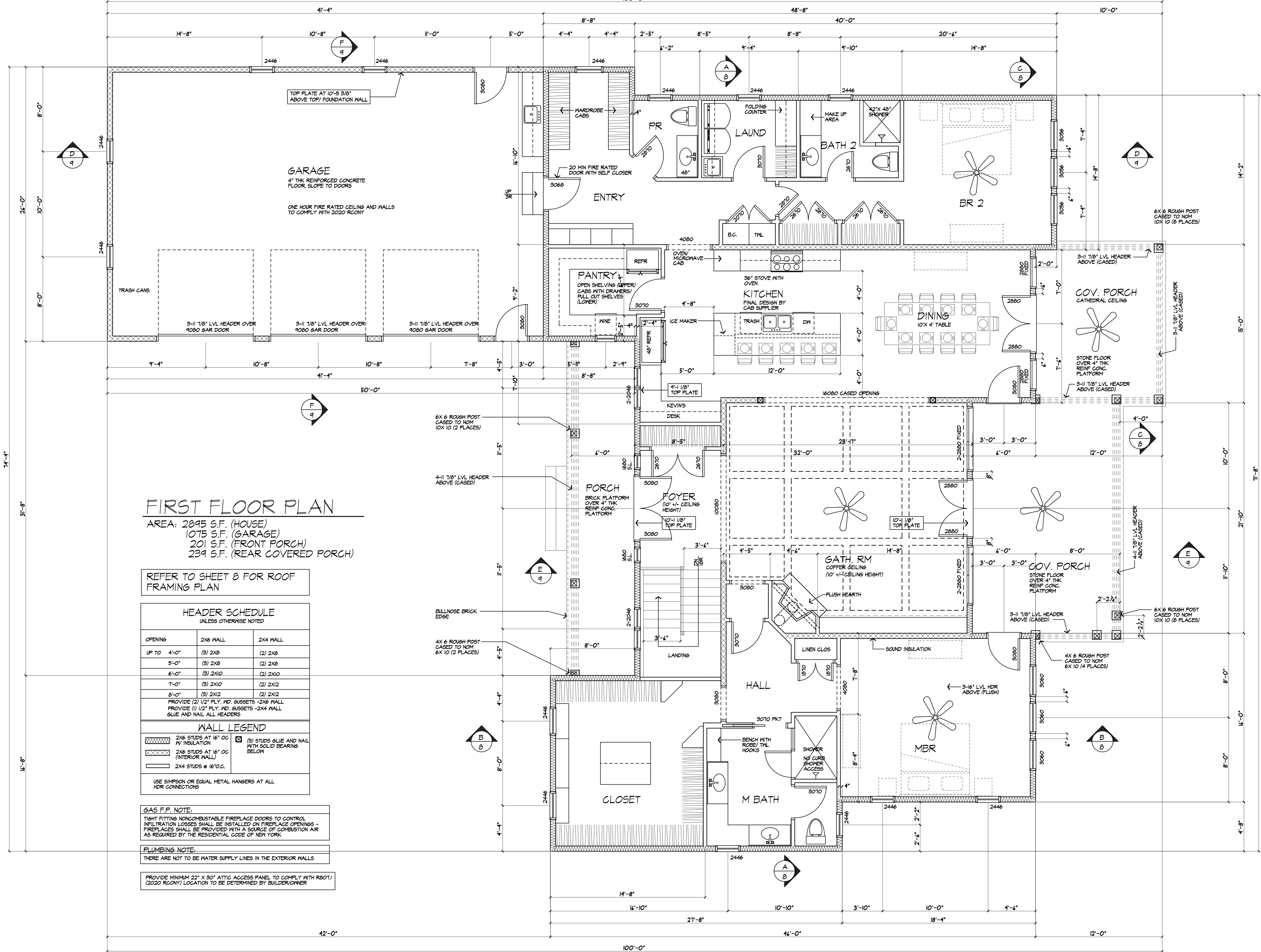
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FIRST FLOOR PLAN
 AREA: 2895 S.F. (HOUSE)
 1075 S.F. (GARAGE)
 201 S.F. (FRONT PORCH)
 239 S.F. (REAR COVERED PORCH)

REFER TO SHEET B FOR ROOF FRAMING PLAN

HEADER SCHEDULE UNLESS OTHERWISE NOTED		
OPENINGS	2X6 WALL	2X4 WALL
UP TO 4'-0"	(3) 2X6	(2) 2X6
5'-0"	(3) 2X6	(2) 2X6
6'-0"	(3) 2X10	(2) 2X10
7'-0"	(3) 2X10	(2) 2X12
8'-0"	(3) 2X12	(2) 2X12
PROVIDE (2) 1/2" FLY. IN. GUSSETS - 2X6 WALL PROVIDE (1) 1/2" FLY. IN. GUSSETS - 2X4 WALL GLUE AND NAIL ALL HEADERS		
WALL LEGEND		
	2X6 STUDS AT 16" OC R/4 INSULATION	(3) STUDS GLUE AND NAIL WITH SOLID BEARING BELOW
	2X6 STUDS AT 16" OC (INTERIOR WALL)	
	2X4 STUDS @ 16" O.C.	
USE SIMPSON OR EQUAL METAL HANGERS AT ALL HDR CONNECTIONS		

GAS F.P. NOTE:
 TIGHT FITTING NONCOMBUSTIBLE FIREPLACE DOORS TO CONTROL INFILTRATION LOSSES SHALL BE INSTALLED ON FIREPLACE OPENINGS - FIREPLACES SHALL BE PROVIDED WITH A SOURCE OF COMBUSTION AIR AS REQUIRED BY THE RESIDENTIAL CODE OF NEW YORK.

PLUMBING NOTE:
 THERE ARE NOT TO BE WATER SUPPLY LINES IN THE EXTERIOR WALLS

PROVIDE MINIMUM 22" X 30" ATTIC ACCESS PANEL TO COMPLY WITH R607.1 (2020 RCNY) LOCATION TO BE DETERMINED BY BUILDER/OWNER

REVISED 1/16/24 P.J.M/A

PROJECT:
 PROPOSED RESIDENCE
 171 STONE ROAD
 TOWN OF PITTSFORD NY

CLIENT:
 KEVIN AND CATHERINE CANNAN

DRAWING:
 1ST FLOOR PLAN

DRAWN: P.J.M/A
CHECKED: V

DATE: 7/12/23

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

JOB NO.: 23M4971

SHEET:

5

OF 10 SHEETS





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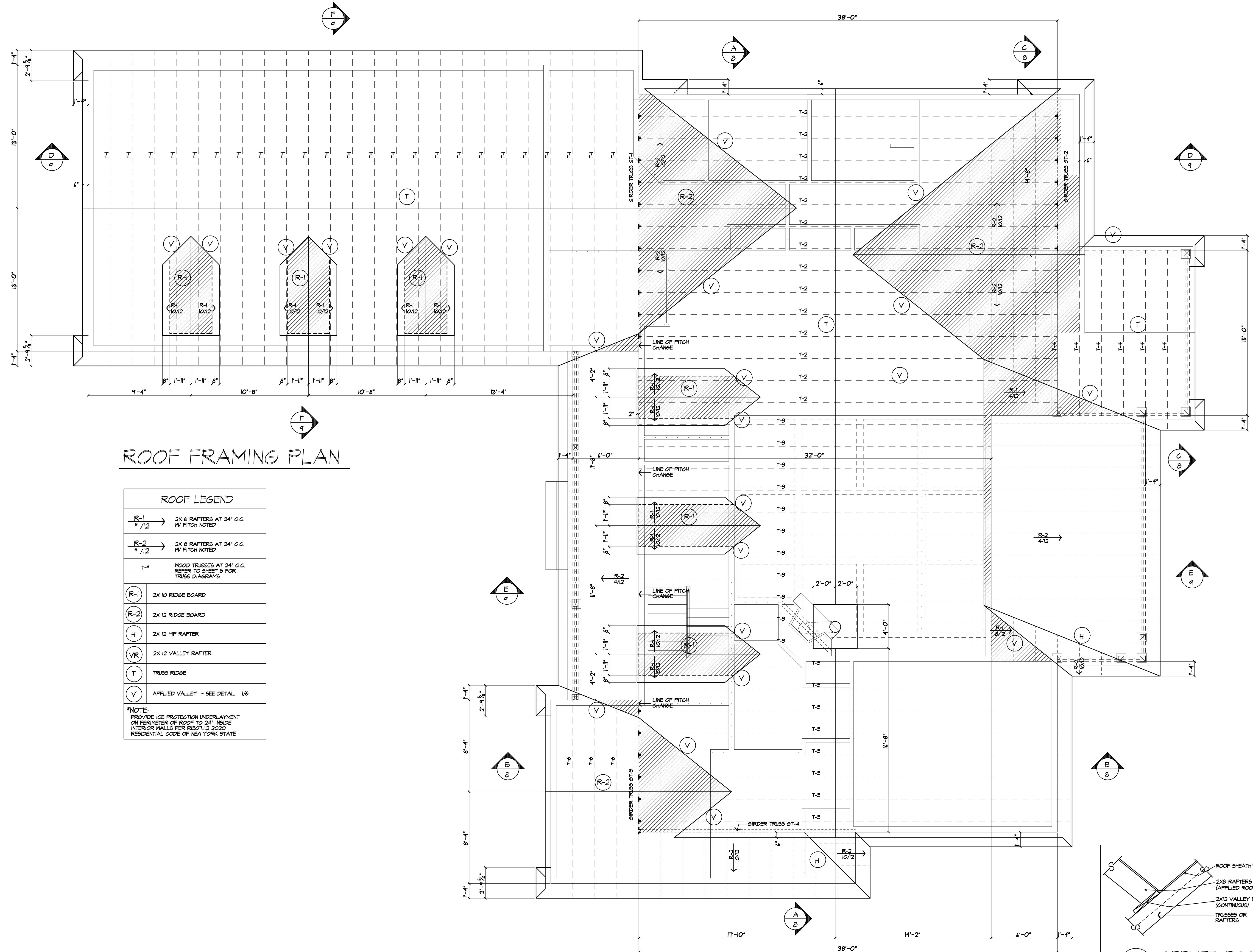
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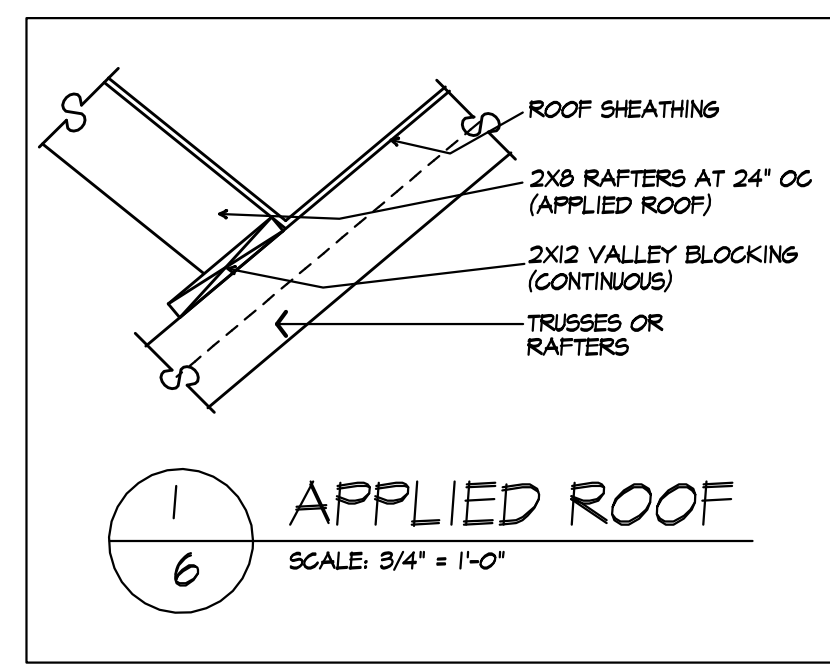
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ROOF FRAMING PLAN

ROOF LEGEND	
$\frac{R-1}{\# / 12}$	2X 6 RAFTERS AT 24" O.C. W/ PITCH NOTED
$\frac{R-2}{\# / 12}$	2X 8 RAFTERS AT 24" O.C. W/ PITCH NOTED
T-*	WOOD TRUSSES AT 24" O.C. REFER TO SHEET 8 FOR TRUSS DIAGRAMS
(R-1)	2X 10 RIDGE BOARD
(R-2)	2X 12 RIDGE BOARD
(H)	2X 12 HIP RAFTER
(VR)	2X 12 VALLEY RAFTER
(T)	TRUSS RIDGE
(V)	APPLIED VALLEY - SEE DETAIL 1/6

*NOTE:
PROVIDE ICE PROTECTION UNDERLAYMENT
ON PERIMETER OF ROOF TO 24" INSIDE
INTERIOR WALLS PER R501.12.2.220
RESIDENTIAL CODE OF NEW YORK STATE



REVISED 1/16/24 P.J.MAIA

PROJECT:
PROPOSED RESIDENCE
717 STONE ROAD
TOWN OF PITTSFORD NY

CLIENT:
KEVIN AND CATHERINE GANNAN

DRAWING:
ROOF PLAN

DRAWN: P.J.MAIA
CHECKED: V

DATE: 7/12/23

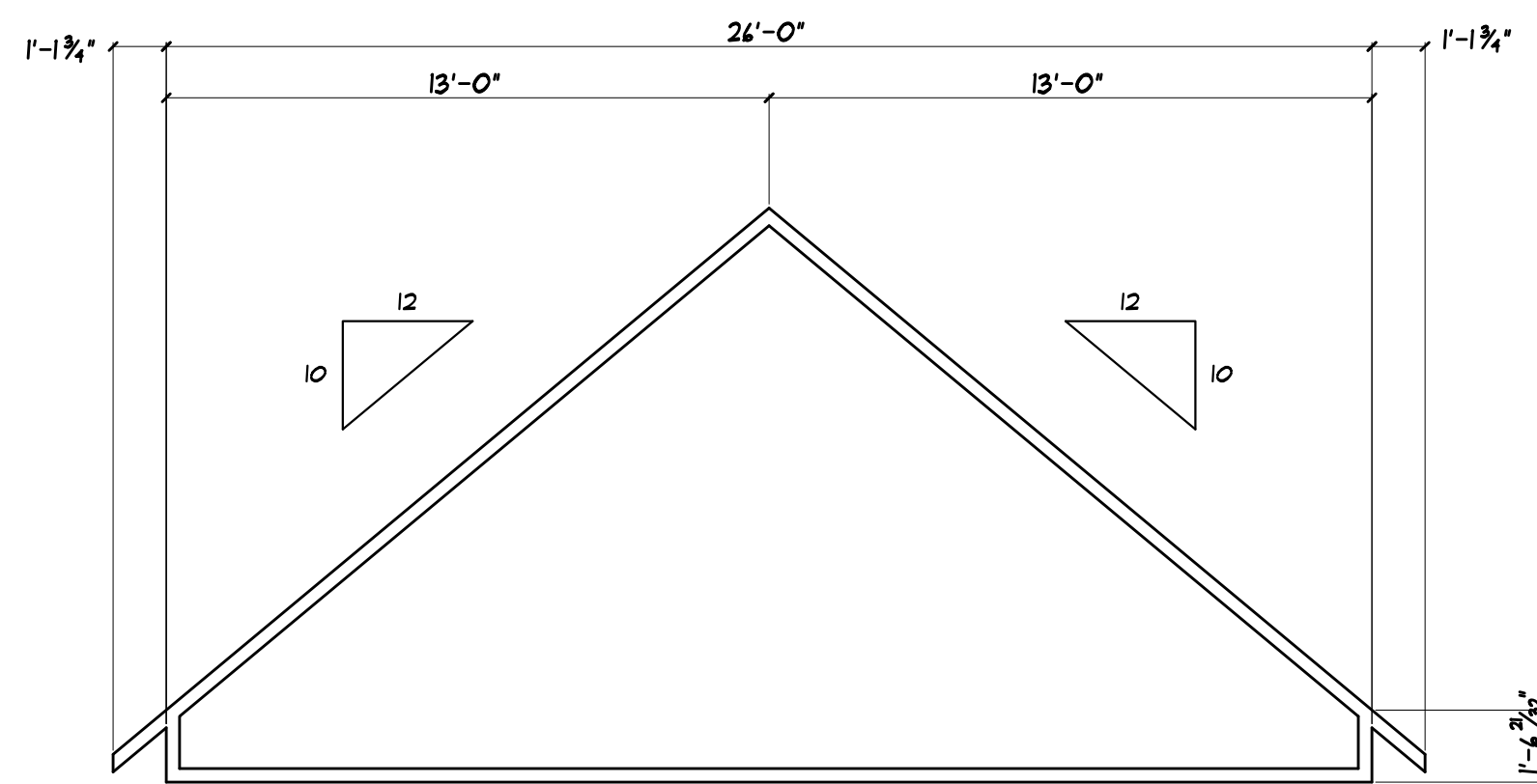
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JOB NO.: 23M4971

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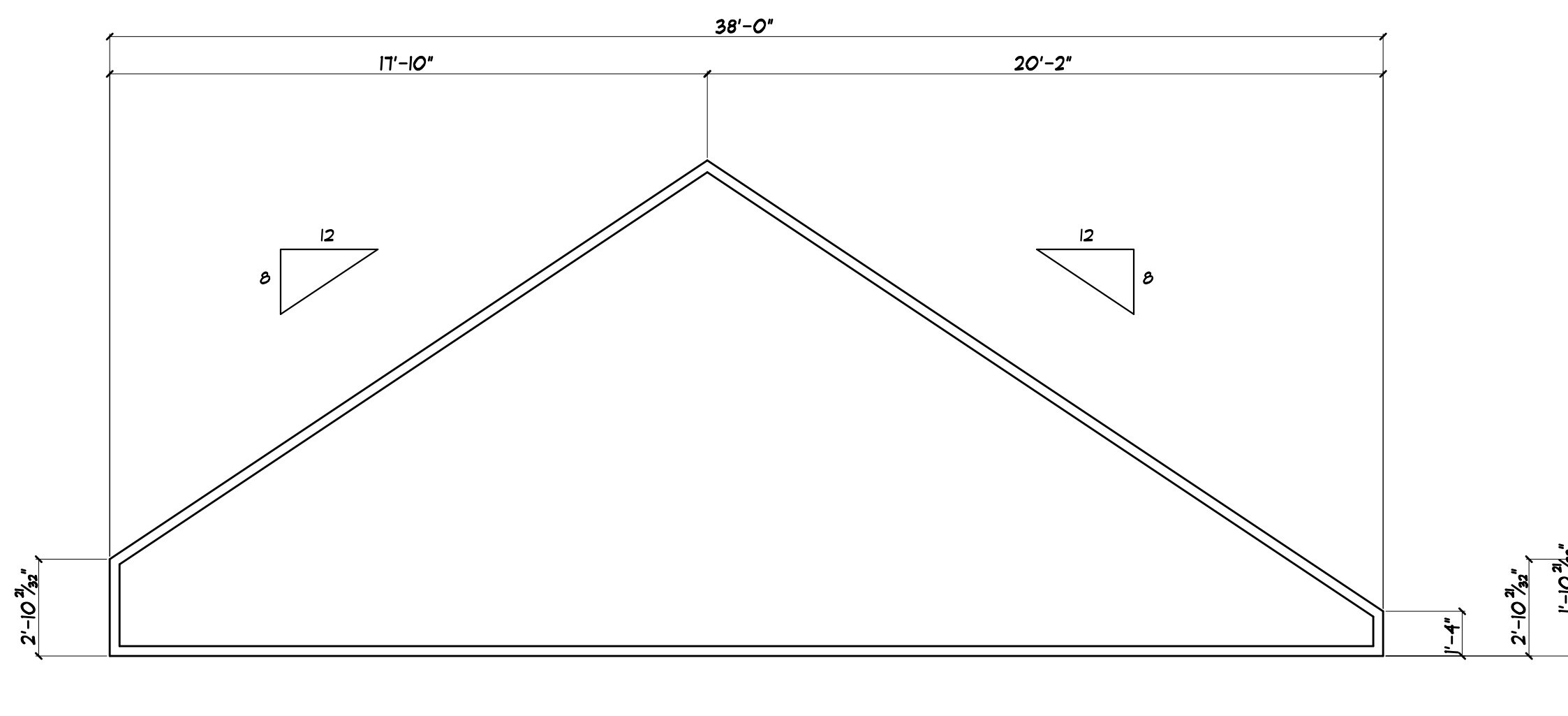
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OF 10 SHEETS





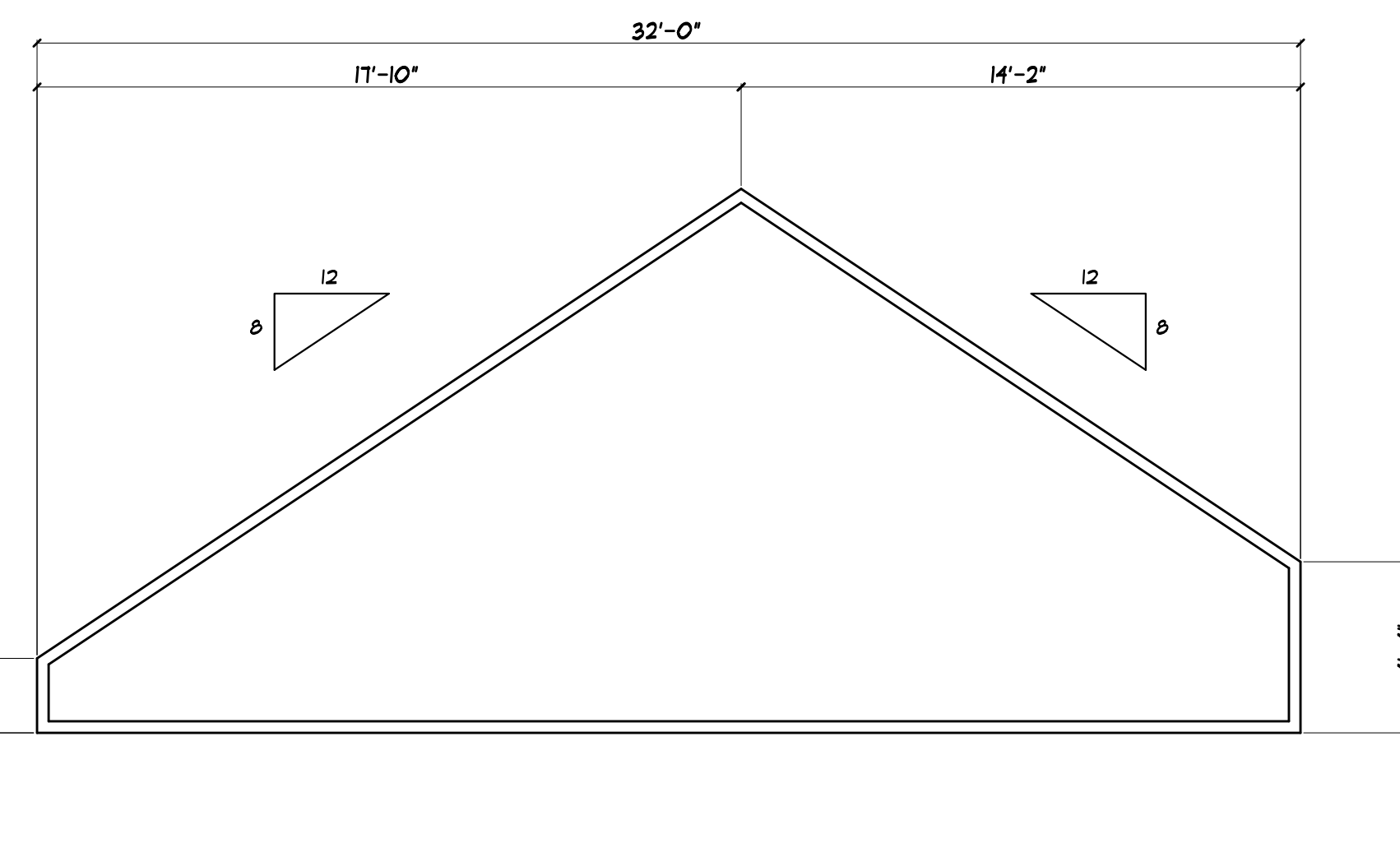
TRUSS DIAGRAM 'T-1/ GT-1'

FINAL DESIGN BY TRUSS MANUFACTURER. SUBMIT SHOP DRAWINGS TO ARCHITECT FOR APPROVAL PRIOR TO START OF CONSTRUCTION



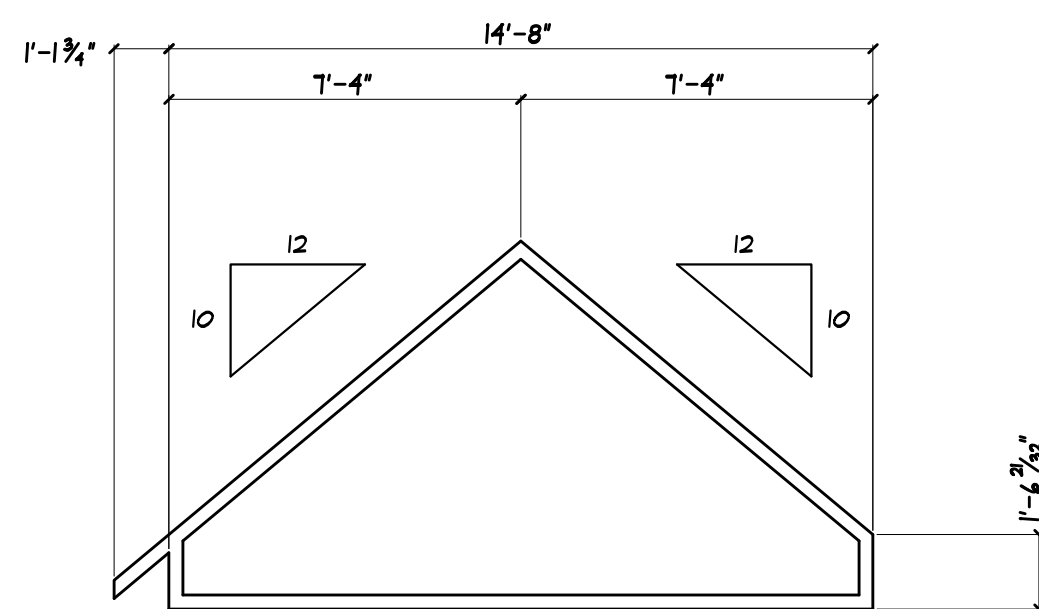
TRUSS DIAGRAM 'T-2'

FINAL DESIGN BY TRUSS MANUFACTURER. SUBMIT SHOP DRAWINGS TO ARCHITECT FOR APPROVAL PRIOR TO START OF CONSTRUCTION



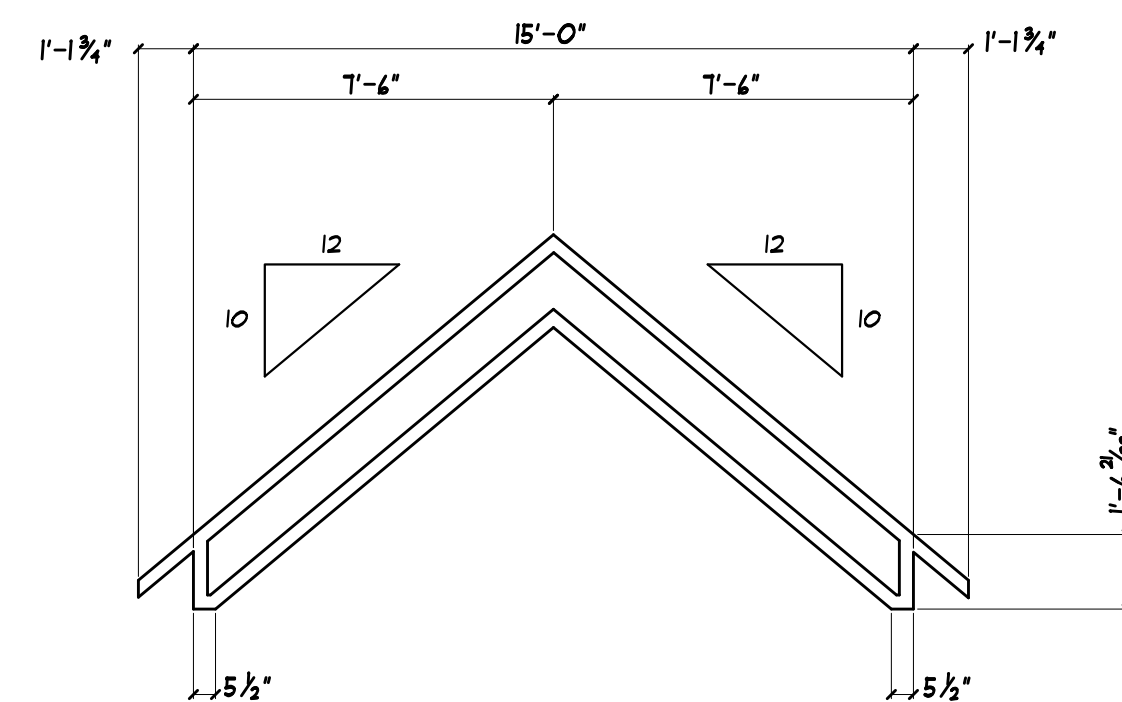
TRUSS DIAGRAM 'T-3'

FINAL DESIGN BY TRUSS MANUFACTURER. SUBMIT SHOP DRAWINGS TO ARCHITECT FOR APPROVAL PRIOR TO START OF CONSTRUCTION



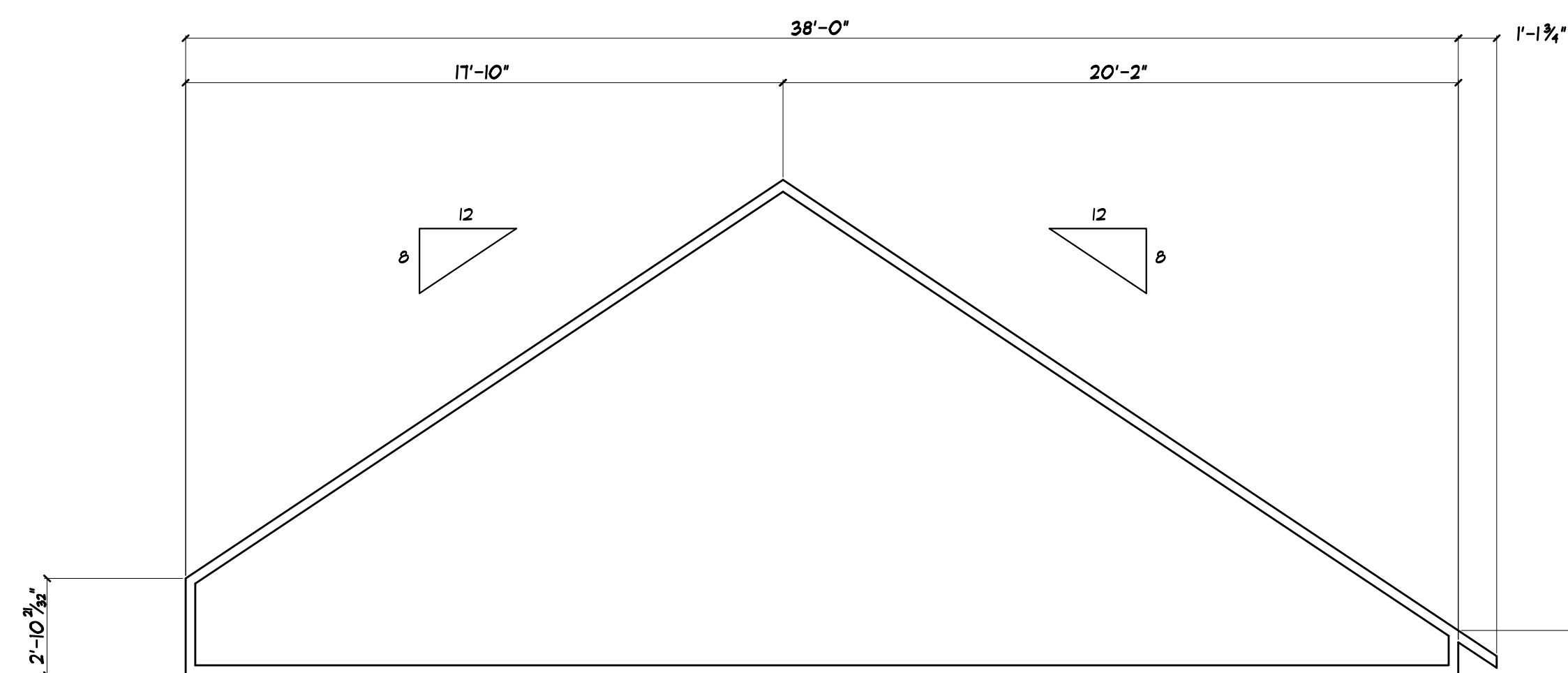
TRUSS DIAGRAM 'GT-2'

FINAL DESIGN BY TRUSS MANUFACTURER. SUBMIT SHOP DRAWINGS TO ARCHITECT FOR APPROVAL PRIOR TO START OF CONSTRUCTION



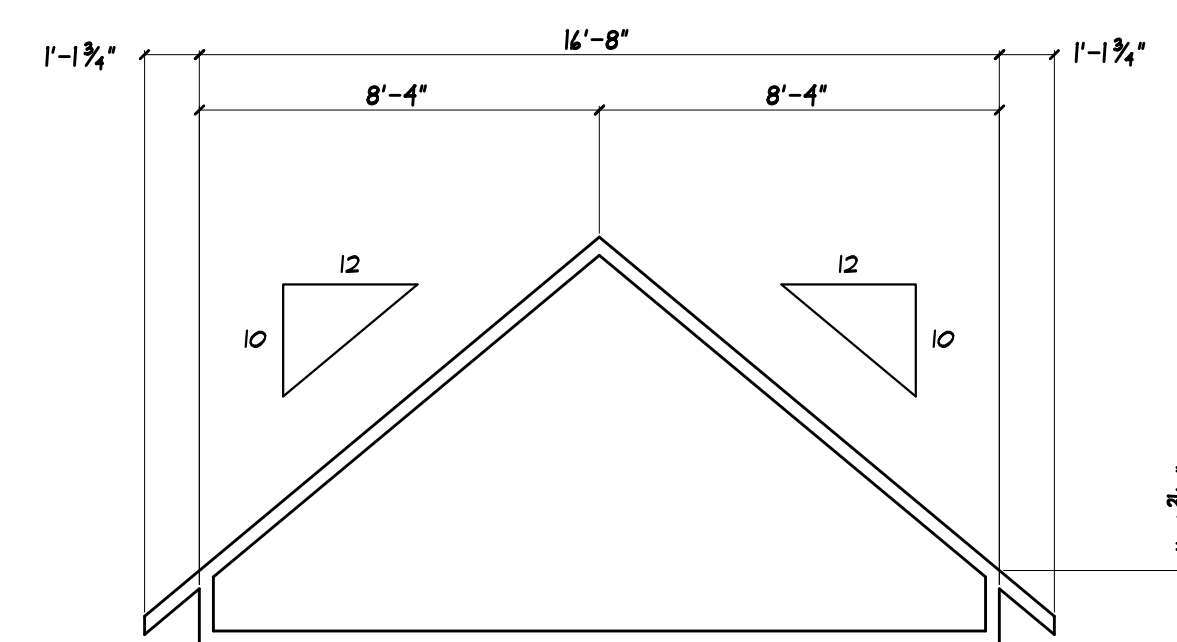
TRUSS DIAGRAM 'T-4'

FINAL DESIGN BY TRUSS MANUFACTURER. SUBMIT SHOP DRAWINGS TO ARCHITECT FOR APPROVAL PRIOR TO START OF CONSTRUCTION



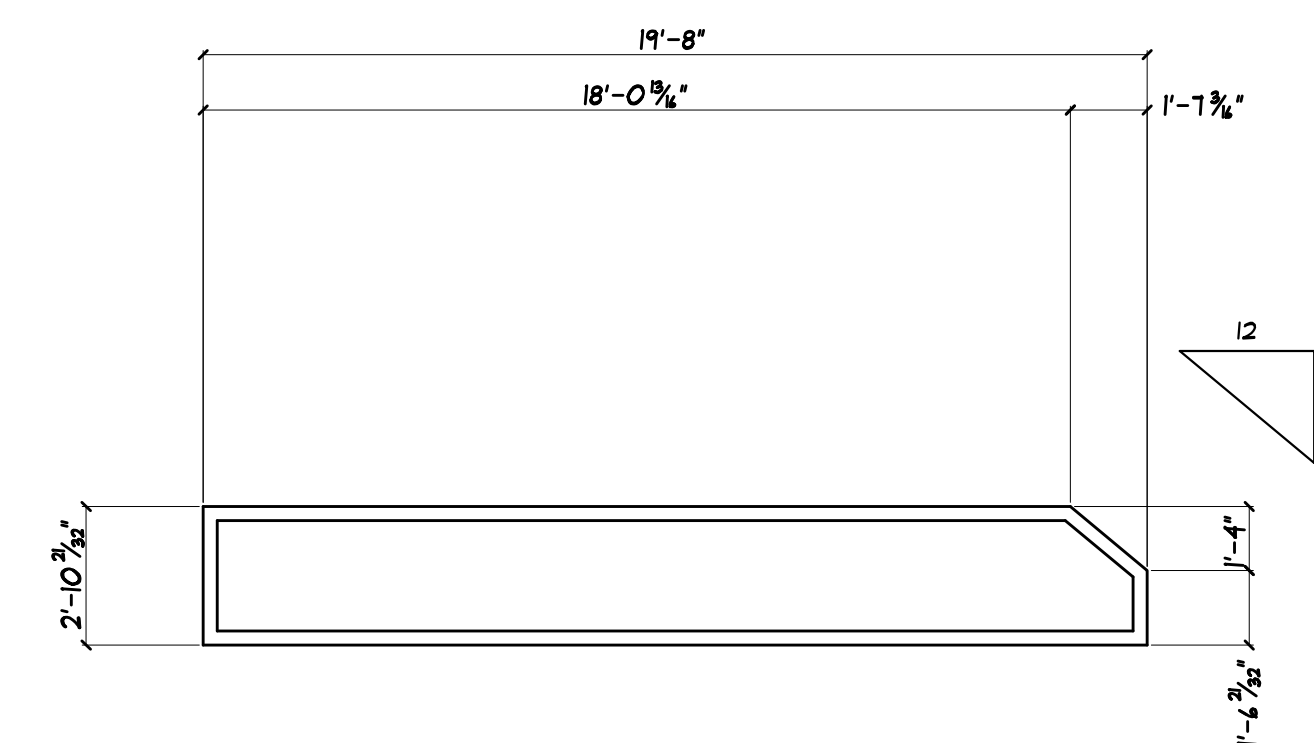
TRUSS DIAGRAM 'T-5'

FINAL DESIGN BY TRUSS MANUFACTURER. SUBMIT SHOP DRAWINGS TO ARCHITECT FOR APPROVAL PRIOR TO START OF CONSTRUCTION




TRUSS DIAGRAM 'T-6/ GT-3'

FINAL DESIGN BY TRUSS MANUFACTURER. SUBMIT SHOP DRAWINGS TO ARCHITECT FOR APPROVAL PRIOR TO START OF CONSTRUCTION



TRUSS DIAGRAM 'GT-4'

FINAL DESIGN BY TRUSS MANUFACTURER. SUBMIT SHOP DRAWINGS TO ARCHITECT FOR APPROVAL PRIOR TO START OF CONSTRUCTION



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REVISED 1/16/24 P.J.MAIA

PROJECT:
 PROPOSED RESIDENCE
 717 STONE ROAD
 TOWN OF PITTSFORD NY


CLIENT:
 KEVIN AND CATHERINE CANNAN

DRAWING:
 TRUSS DIAGRAMS

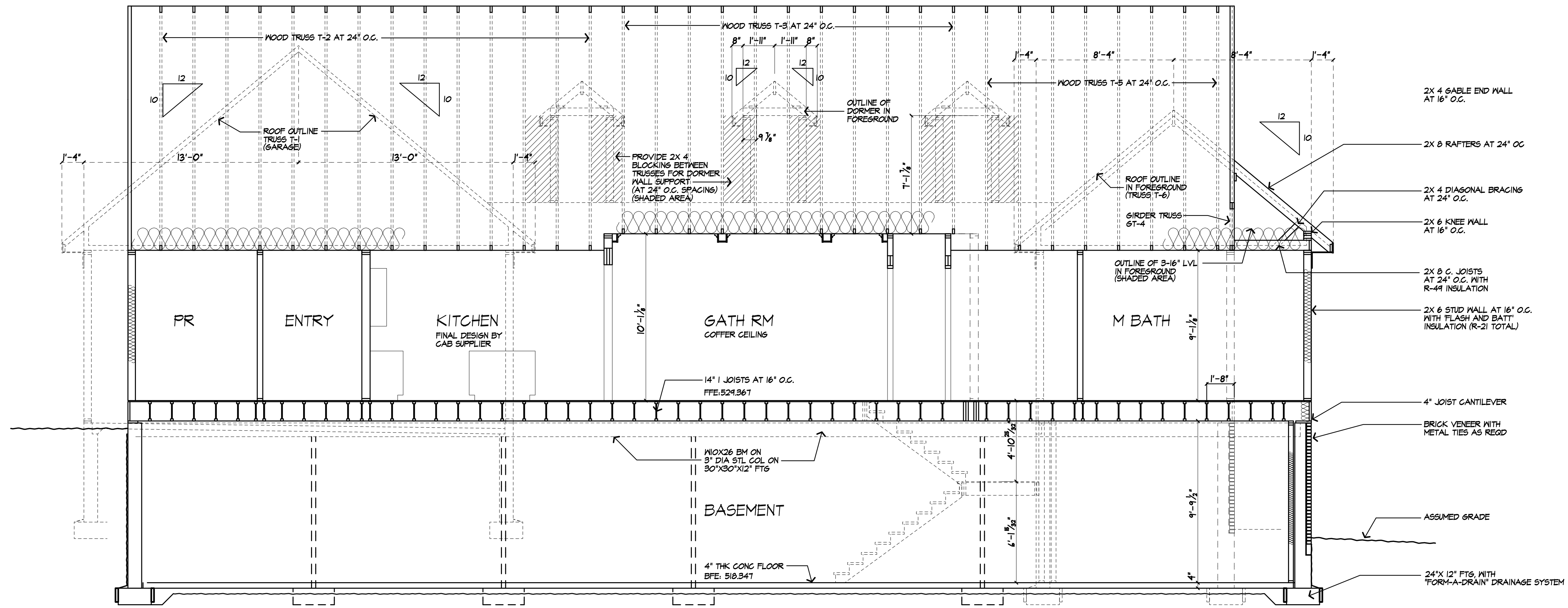
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DATE: 7/12/23	
SCALE: 1/4"=1'-0"	
JOB NO.: 23M4971	
SHEET:	

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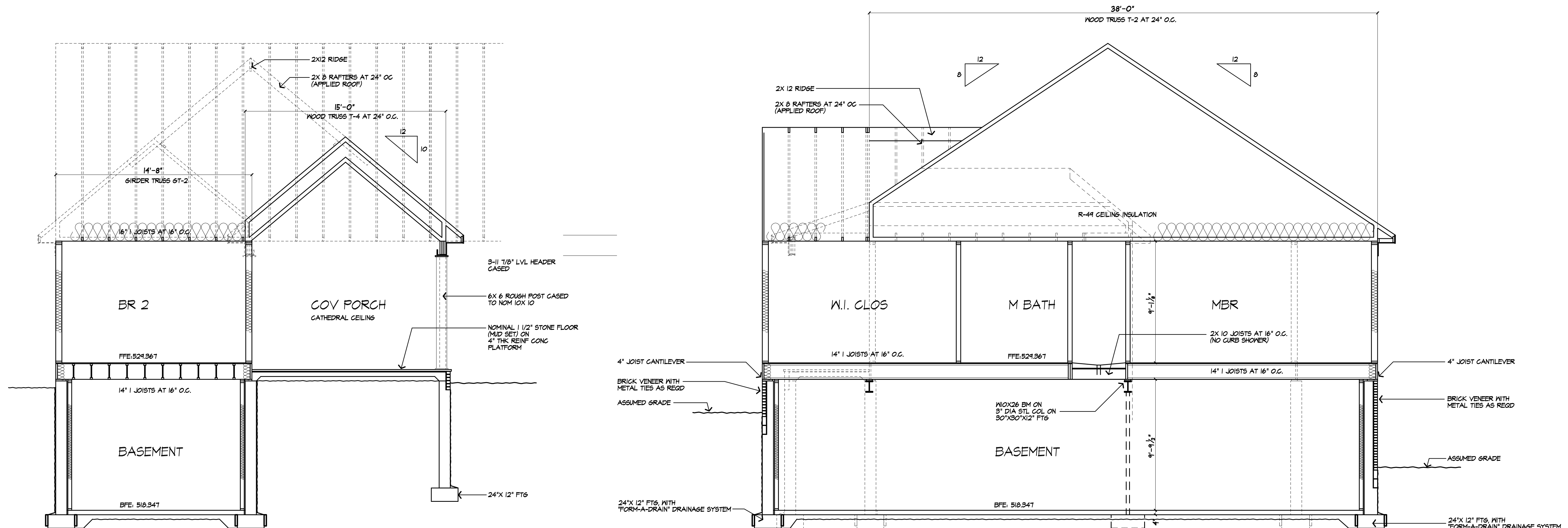
OF 10 SHEETS



***NOTE:**
 PROVIDE ICE PROTECTION UNDERLAYMENT ON PERIMETER OF ROOF TO 24" INSIDE INTERIOR WALLS PER RISOT1.2 2020 RESIDENTIAL CODE OF NEW YORK STATE



A
B BUILDING SECTION



C
B BUILDING SECTION

B
B BUILDING SECTION



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PROJECT:
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 717 STONE ROAD
 TOWN OF PITTSFORD NY

CLIENT:
 KEVIN AND CATHERINE CANNAN

DRAWING:
 BUILDINGS SECTIONS

DRAWN: P.J.MAIA
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DATE: 7/12/23

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 OF 10 SHEETS





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REVISED 1/16/24 P.J.MAIA

PROJECT:
PROPOSED RESIDENCE
711 STONE ROAD
TOWN OF PITTSFORD NY

CLIENT:
KEVIN AND CATHERINE GANNAN

DRAWING:
BUILDINGS SECTIONS

DRAWN: P.J.MAIA
CHECKED: V

DATE: 7/12/23

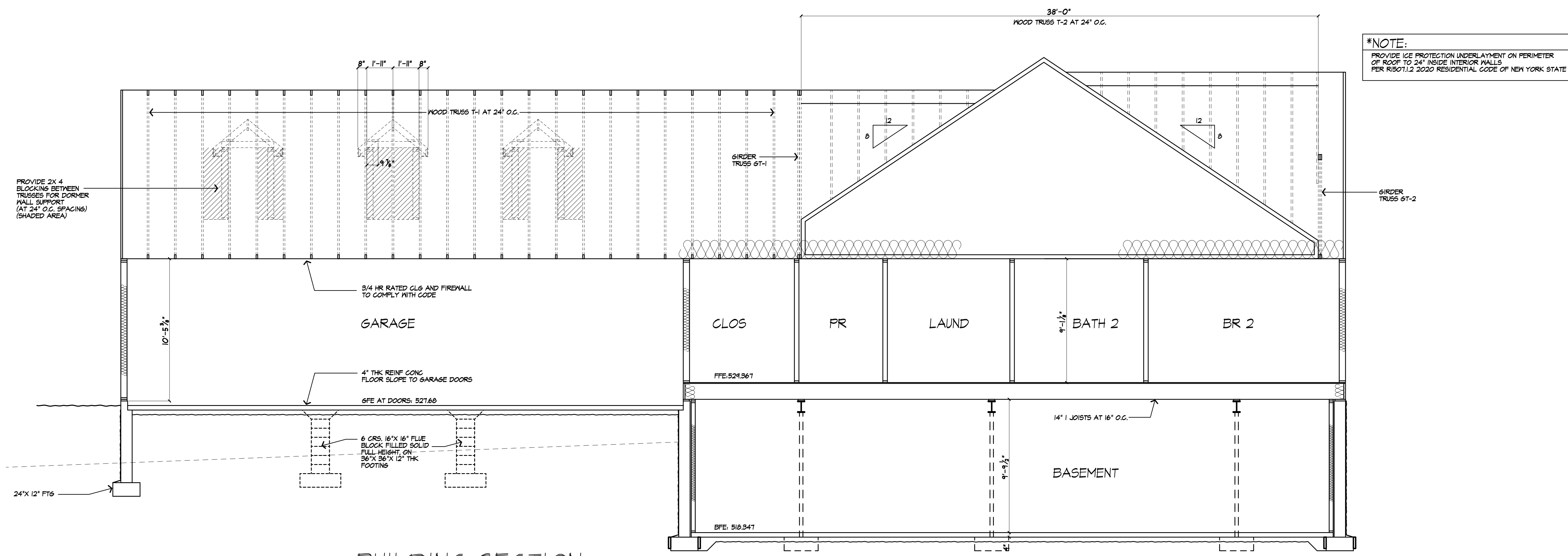
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JOB NO.: 23M4971

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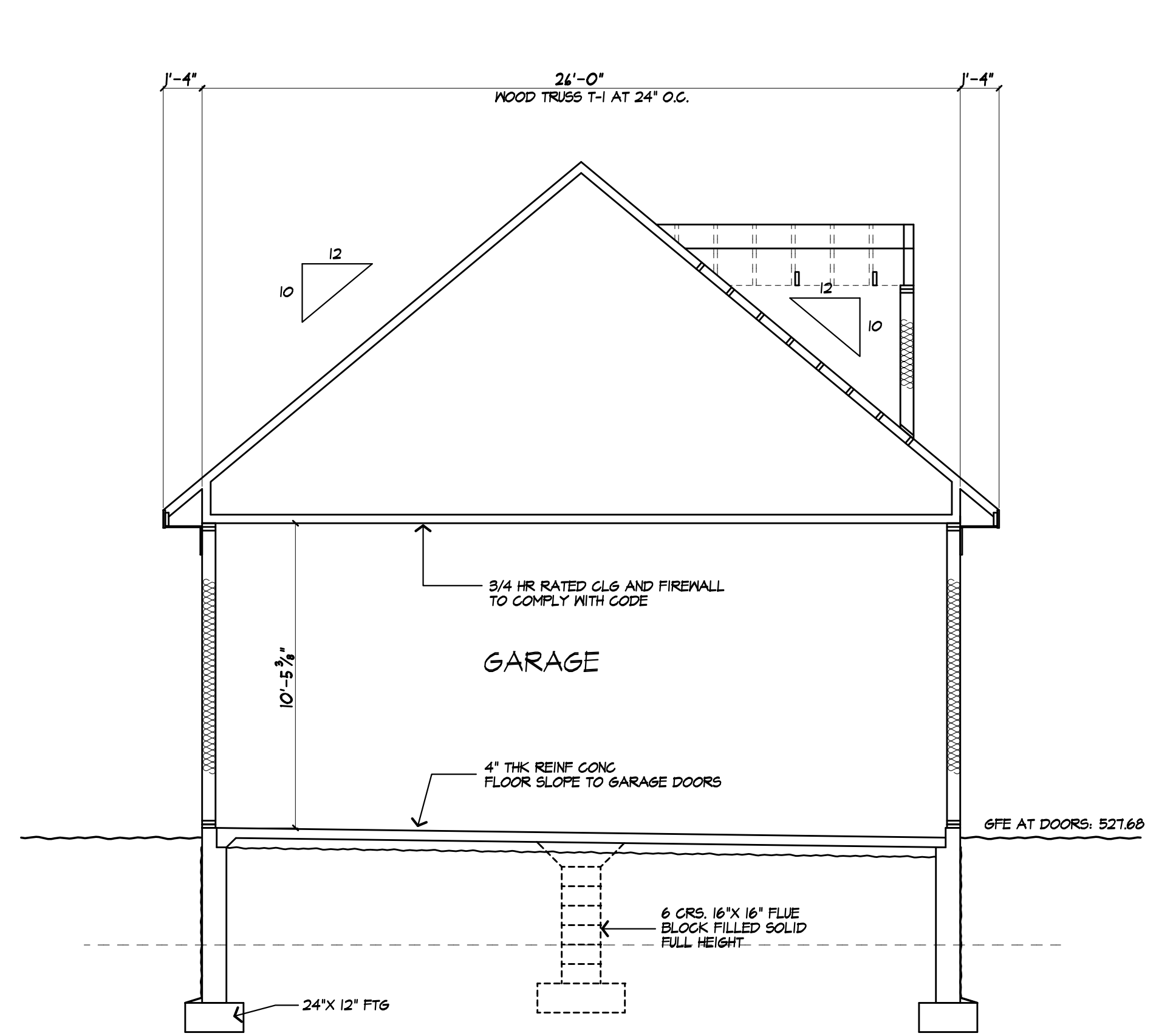
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OF 10 SHEETS

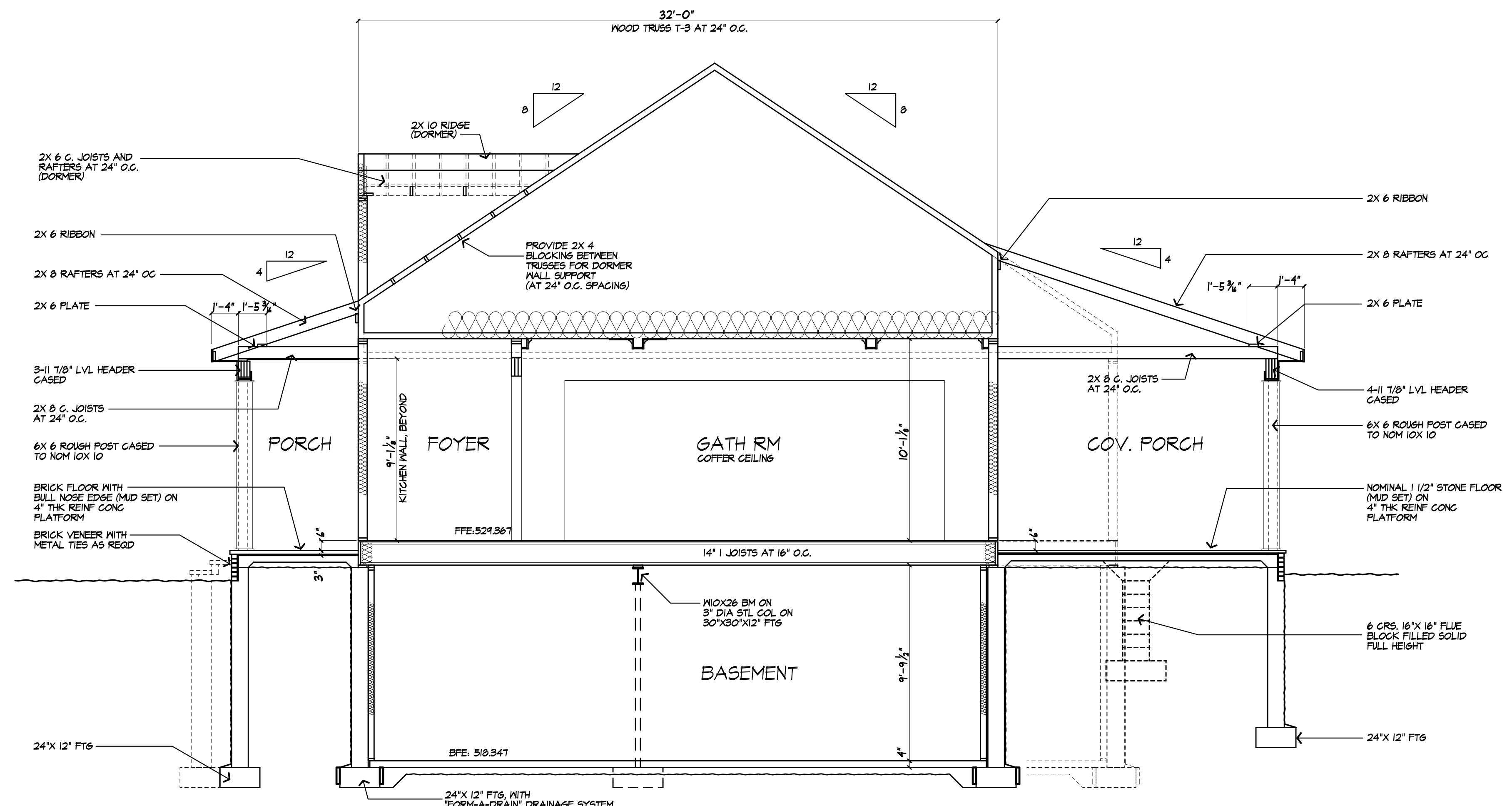


***NOTE:**
PROVIDE ICE PROTECTION UNDERLAYMENT ON PERIMETER OF ROOF TO 24" INSIDE INTERIOR WALLS PER R8071.2 2020 RESIDENTIAL CODE OF NEW YORK STATE

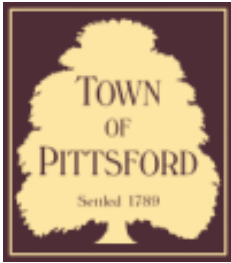
D
BUILDING SECTION
9



F
BUILDING SECTION
9



E
BUILDING SECTION
9



Town of Pittsford

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

Permit #
B23-000174

Phone: 585-248-6250

FAX: 585-248-6262

DESIGN REVIEW AND HISTORIC PRESERVATION BOARD REFERRAL OF APPLICATION

Property Address: 3092 Clover Street PITTSFORD, NY 14534

Tax ID Number: 163.04-1-39.3

Zoning District: RN Residential Neighborhood

Owner: Gupta, Rama

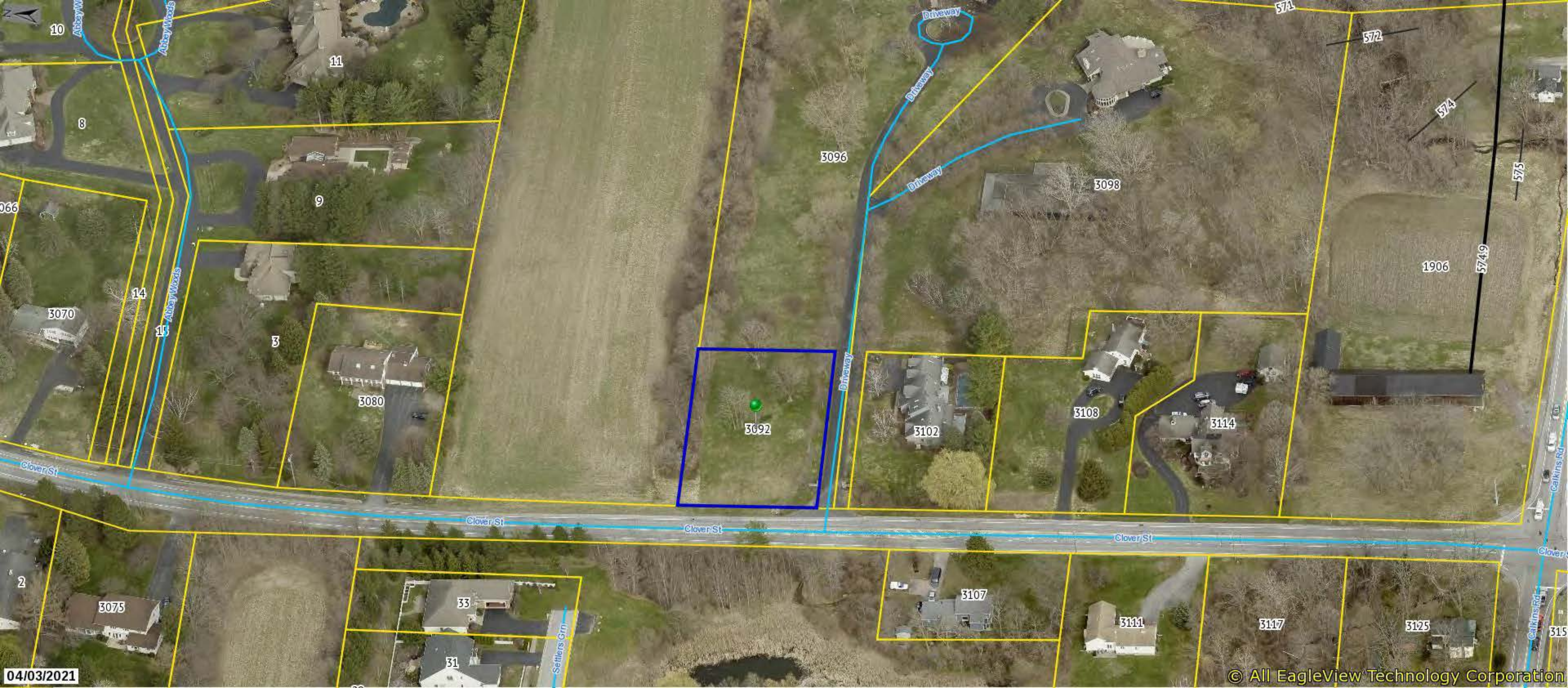
Applicant: Antetomaso Homes

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)

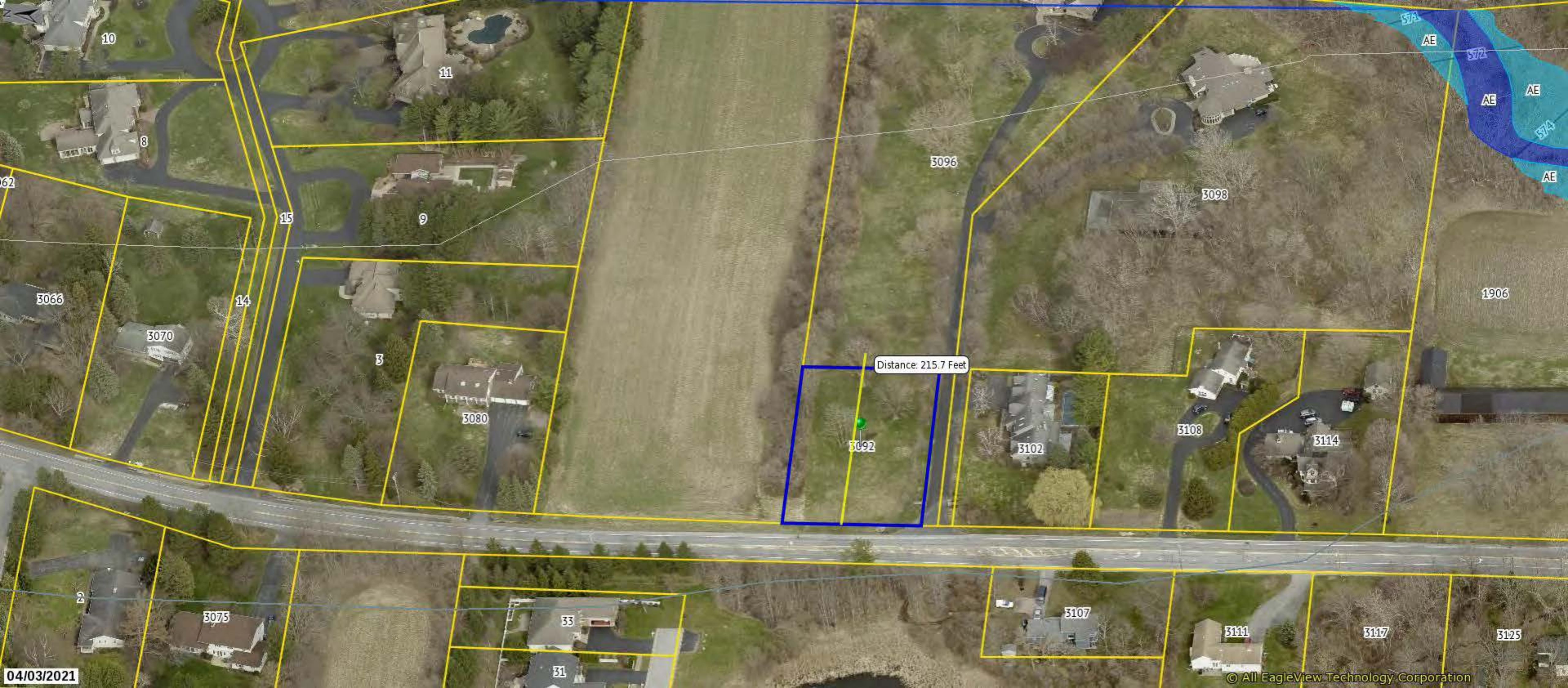
Project Description: Applicant is requesting design review for a 2,799-square-foot, single-family home on the property.

Meeting Date: January 25, 2024



04/03/2021

© All EagleView Technology Corporation



Distance: 215.7 Feet

3092

AE

AE

AE

AE

1906

10

11

8

9

3098

15

3066

14

13

3070

3080

3096

3102

3108

3114

2

3075

33

3107

3111

3117

3125

31

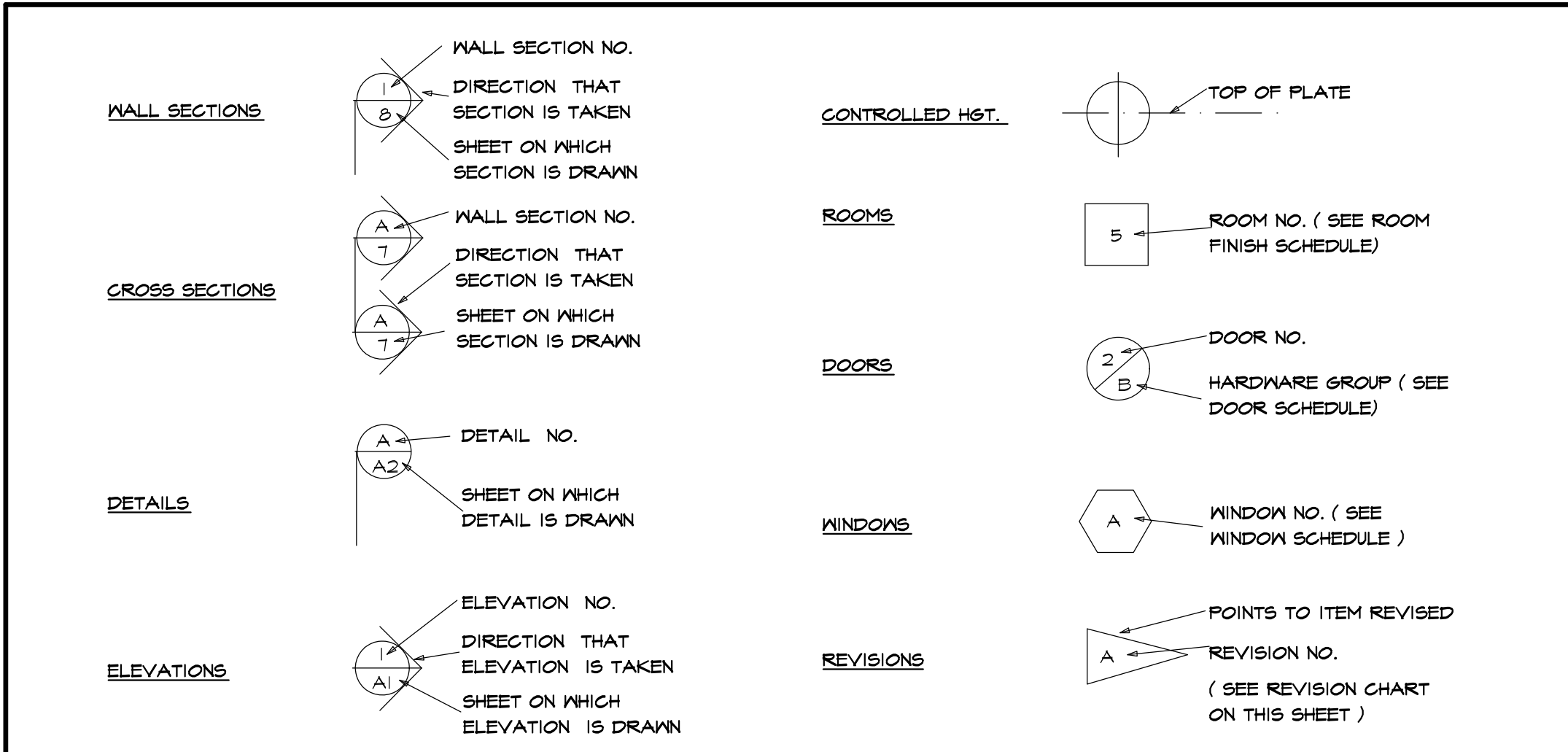
04/03/2021

NOTES

- (1) BUILDING IS CLASSIFIED AS A ONE FAMILY DWELLING.
- (2) THE 2020 CODE SHALL PREVAIL AND BUILDING CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE REGARDLESS OF ANY MISSING OR INCOMPLETE DETAILS OR NOTES ON THE DRAWINGS.
- (3) THE 2020 ENERGY CONSERVATION CODE SHALL PREVAIL AND BUILDING CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE REGARDLESS OF ANY MISSING OR INCOMPLETE DETAILS OR NOTES ON THE DRAWINGS.
- (4) BUILDING CONTRACTOR AND HIS SUBCONTRACTORS SHALL CONFORM TO LOCAL CONDITIONS ORDINANCES AND SHALL VERIFY ALL DIMENSIONS AND CONDITIONS BEFORE PROCEEDING WITH WORK.
- (5) ROOF TRUSS ENGINEERING AND SIZES DETERMINED BY AND ARE THE SOLE RESPONSIBILITY OF THE MANUFACTURER (MFR)
- (6) NOTED DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.
- (7) THESE DRAWINGS HAVE BEEN PREPARED FOR DESIGN AND STRUCTURAL REFERENCE ONLY. ELECTRICAL, MECHANICAL, PLUMBING, AND OTHER BUILDING SYSTEMS IF ANY ARE TO BE PREPARED BY AND ARE THE RESPONSIBILITY OF OTHERS.
- (8) BEARING CAPACITY OF SOIL IS ASSUMED AT 2000 P.S.F. AND CONTRACTOR SHALL VERIFY PRIOR TO PLACEMENT OF FOOTINGS.
- (9) ALLOWABLE STRESSES OF MATERIALS (A.S.D. THEORY AND METHODS HAVE BEEN USED IN THE STRUCTURAL DESIGN OF THE MASONRY, STEEL AND WOOD FRAMING OF THIS BUILDING.) (THE WEATHERING POTENTIAL FOR CONCRETE IS ASSUMED TO BE SEVERE. SEE FIGURE R301.2(4))
 - A) CONCRETE (R402.2) - MIN. COMPRESSIVE STRENGTH @ 28 DAYS PSI =
 - FOOTINGS: 2500 PSI
 - BASEMENT SLAB: 2800 PSI (W/ FIBER REIN. ADDITIVE, OPTIONAL)
 - GARAGE & PORCH SLABS: 3500 PSI (AIR-ENTRAINED)
 - BASEMENT WALLS: 3000 PSI (AIR-ENTRAINED WHERE EXPOSED TO WEATHER)
 - POURED CONC. SHALL BE PROTECTED FROM FREEZE/THAW DURING CONSTRUCTION, OR AIR ENTRAINED CONC. MUST BE USED. (TABLE R402.2, NOTE 2.)
 - B) STRUCTURAL STEEL TO BE ASTM - A36
 - C) WOOD JOISTS, BEAMS, HEADERS, AND RAFTERS SHALL HAVE AN EXTREME FIBER STRESS IN BENDING (FB) WITH REPETITIVE MEMBER USE OF 1150 P.S.I. (HEM FIR #2 OR BETTER)
- (10) FIREPLACES SHALL HAVE AN OUTSIDE AIR SOURCE FOR COMBUSTION WITH A DUCT, DAMPER ETC. & SHALL COMPLY WITH CODE SECTION R101-10166 AS APPLICABLE.
- (11) SETTING THE BUILDING ELEVATION IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND SHALL COMPLY WITH R403.1.1.5 OF THE CODE.
- (12) THE CONTRACTOR SHALL INSTALL 4" HIGH NUMBERS ON THE FRONT OF THIS BUILDING TO IDENTIFY THE SITE ADDRESS. (SEE SECTION R314.)
- (13) GLAZING IN DOORS, STORM DOORS, SIDELIGHTS, SHOWER SPACES, AND TUB ENCLOSURES IS DEEMED TO BE HAZARDOUS PER SECTION R308.4 OF THE 2020 CODE AND SHALL BE IDENTIFIED AS SUCH IN COMPLIANCE WITH SECTION R 308.1.1. DECORATIVE GLASS IS EXEMPT IN SAVING DOORS AND SIDELIGHTS (SEE SECTION R308.4 FOR ADDITIONAL HAZARDOUS LOCATIONS).
- (14) DESIGN CRITERIA:
 - A) ROOMS OTHER THAN SLEEPING = 40 PSF LIVE LOAD
 - B) SLEEPING ROOMS = 30 PSF LIVE LOAD
 - C) GROUND SNOW LOAD = 40 PSF (FIG R301.2(6))
 - D) WIND SPEED - 115 MPH ULTIMATE, 84 MPH ASD, EXP. B
 - WIND SPEED CONVERSION PER TABLE R301.2(3)
 - E) SEISMIC DESIGN CATEGORY - A OR B - R301.2(2)
 - F) WEATHERING - SEVERE
 - G) FROST LINE DEPTH - 42"
 - H) TERMITES DAMAGE - CONTACT LOCAL JURISDICTION
 - I) DECAY DAMAGE - NONE TO SLIGHT
 - J) WINTER DESIGN TEMPERATURE - (I) DEGREE
 - K) ICE BARRIER IS REQUIRED
 - L) ROOF TIE-DOWN REQUIREMENTS - R202.11 (BASED UPON SPECIFIC ROOF DESIGN)
 - M) ENERGY COMPLIANCE DETAILS AND PATH - N101.15
- (15) FOOTINGS TO BEAR ON FIRM, LEVEL, UNDISTURBED NATURAL SOIL, FREE FROM FROST OR LOOSE MATERIAL
- (16) DRAWING ALTERATION: THE FOLLOWING IS AN EXCERPT FROM THE N.Y.S. EDUCATION LAW ARTICLE 148, SECTION 1209 AND APPLIES TO THESE DRAWINGS. "IT IS A VIOLATION OF THIS LAW FOR ANY PERSON UNLESS HE/SHE IS ACTING UNDER THE DIRECT SUPERVISION OF A LICENSED PROFESSIONAL ENGINEER OR ARCHITECT TO ALTER AN ITEM IN ANY WAY. IF AN ITEM BEARING THE SEAL OF AN ENGINEER OR ARCHITECT IS ALTERED, THE ALTERING ENGINEER OR ARCHITECT SHALL AFFIX TO THE ITEM HIS/HER SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS/HER SIGNATURE AND THE DATE OF SUCH ALTERATION AND A SPECIFIC DESCRIPTION OF THE ALTERATION."
- (17) WHERE LOCAL EXHAUST OR WHOLE-HOUSE MECHANICAL VENTILATION IS PROVIDED, THE EQUIPMENT SHALL BE DESIGNED IN ACCORDANCE WITH SECTION M107 OF THE CODE.
- (18) "CODE" SHALL MEAN THE 2020 RESIDENTIAL CODE OF NEW YORK STATE, "ENERGY CONSERVATION CODE" OR "ENERGY CODE" SHALL MEAN CHAPTER 11 OF THE CODE.
- (19) TO THE BEST OF MY KNOWLEDGE, BELIEF AND PROFESSIONAL JUDGMENT, THESE PLANS ARE IN COMPLIANCE WITH THE ENERGY CONSERVATION CODE.

- ENERGY CONSERVATION, CHAPTER 11, ENERGY EFFICIENCY**
1. A MINIMUM OF 90 PERCENT OF THE LAMPS IN PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL BE HIGH-EFFICACY LAMPS PER SECTION N102.4
 2. RECESSED LUMINARIES INSTALLED IN THE BUILDING THERMAL ENVELOPE SHALL BE SEALED WITH A GASKET OR CAULK BETWEEN THE HOUSING AND THE INTERIOR WALL OR CEILING COVERING TO LIMIT AIR LEAKAGE BETWEEN CONDITIONED AND UNCONDITIONED SPACES PER SECTION N102.4.5
 3. CONTRACTOR TO PROVIDE A PROGRAMMABLE THERMOSTAT TO CONTROL THE HVAC SYSTEM PER SECTION N103.1.1
 4. ALL DUCTS, AIR HANDLERS, FILTER BOXES SHALL BE SEALED PER SECTION N103.9.2.
 5. ALL CIRCULATING SERVICE HOT WATER PIPING SHALL BE INSULATED TO AT LEAST R-3. CIRCULATING HOT WATER SYSTEMS SHALL INCLUDE AN AUTOMATIC OR READILY ACCESSIBLE MANUAL SWITCH THAT CAN TURN OFF THE HOT WATER CIRCULATING PUMP WHEN THE SYSTEM IS NOT IN USE. PER SECTION N103.5
 6. ATTIC ACCESS SHALL BE INSULATED WITH THE SAME R-VALUE AS THE ATTIC, WEATHER-STRIPPED AND LATCHED PER SECTION N102.2.4
 7. AIR TIGHTNESS AND INSULATION INSTALLATION SHALL BE PER MANUFACTURERS INSTRUCTIONS AND CRITERIA LISTED IN SECTIONS N102.4.1 THROUGH N102.4.6.
 8. THE STRUCTURE SHALL BE TESTED AND VERIFIED AS HAVING AN AIR LEAKAGE RATE NOT EXCEEDING 3 AIR CHANGES PER HOUR. CONDUCT TEST ACCORDING TO ASTM E119 OR ASTM E1827 OR NET/CC 380 AND REPORTED AT A PRESSURE OF 0.2 INCH W.G. COMPLY WITH N102.4.1.2.
 9. THE CONTRACTORS AND SUB-CONTRACTORS SHALL BE FAMILIAR WITH THE ENERGY CODE AND EXPERIENCED IN PERFORMING WORK THAT COMPLIES WITH ALL ASPECTS OF THE ENERGY CODE. THESE NOTES ARE NOT INTENDED TO BE ALL INCLUSIVE.

SYMBOLS



ABBREVIATIONS

APPROX	-APPROXIMATE	FT (')	-FOOT	OPNG	-OPENING
#	-AND	FTG	-FOOTING	O/A	-OVERALL
@	-AT	FDN	-FOUNDATION	O.H.D	-OVERHEAD DOOR
BM	-BEAM	GYP	-GYPSUM	O/ HANG	-OVERHANG
BLK	-BLOCK	HND'CP	-HANDICAP	O/	-OVER
BD	-BOARD	HGT	-HEIGHT	OPT	-OPTIONAL
BLDG	-BUILDING	HM	-HOT WATER	P.D.R	-POWDER ROOM
BTR	-BETTER	HDR	-HEADER	PSF	-POUNDS PER SQ. FT.
CLG	-CEILING	IN (")	-INCH	PSI	-POUNDS PER SQ. IN.
CL	-CENTERLINE	INCL	-INCLUDE	P.T.	-PRESSURE TREATED
COL	-COLUMN	INFO	-INFORMATION	PLY'WD	-PLYWOOD
CONC	-CONCRETE	ID	-INSIDE DIAMETER	REQ'D	-REQUIRED
CONT	-CONTINUOUS	INSUL	-INSULATION	RM	-ROOM
COMM	-COMMERCIAL	INT	-INTERIOR	RES	-RESIDENTIAL
CRS	-COURSES	IECC	-INTERNATIONAL ENERGY CONSERVATION CODE	R'S	-RISERS
DL	-DEAD LOAD	JT	-JOINT	RD # SH	-ROD # SHELF
D/A	-DIAMETER	JTS	-JOISTS	S	-SOUTH
DBL	-DOUBLE	LJTS	-LIGHT	SKY'LT	-SKYLIGHT
DN	-DOWN	LL	-LIVE LOAD	SH	-SHELF
DWS	-DRAWINGS	MFR	-MANUFACTURER	SHS	-SHELVES
DIM	-DIMENSION	MAX	-MAXIMUM	STOR	-STORAGE
ELEC	-ELECTRIC	MECH	-MECHANICAL	STL	-STEEL
EXP	-EXPANSION	MTL	-METAL	SUSP	-SUSPENDED
EXT	-EXTERIOR	MIN	-MINIMUM	SYN	-SYNTHETIC
FT (')	-FEET	MISC	-MISCELLANEOUS	TS	-TREADS
FIN	-FINISH	N	-NORTH	(TYP)	-TYPICAL
FLR	-FLOOR	NTS	-NOT TO SCALE	T&G	-TONSUE & GROOVE
I ST	-FIRST	NO	-NUMBER	W/	-WITH
FLUOR	-FLUORESCENT			W/O	-WITHOUT

SINGLE FAMILY RESIDENCE
3092 CLOVER STREET PITTSFORD, NY

PAVAN KOTTAMASU & PRIYA GUPTA

ENERGY CODE COMPLIANCE PATH:

THIS PROJECT IS DESIGNED TO COMPLY WITH THE "PRESCRIPTIVE" ENERGY CODE COMPLIANCE REQUIREMENTS. CONTRACTOR SHALL PROVIDE AND INSTALL ALL MATERIALS AND COMPONENTS NECESSARY AND IN A MANNER TO COMPLY WITH THE "PRESCRIPTIVE" REQUIREMENTS SECTION N102 OF THE 2020 ENERGY CODE.

CLIMATE ZONE 5A	MINIMUM R - MAXIMUM U VALUES FROM TABLE N102.1.2
FENESTRATION	MAX U VALUE = 0.30
SKYLIGHTS	MAX U VALUE = 0.55
CEILING	MIN R VALUE = 44
WOOD FRAMED WALLS	MIN R VALUE = 20
FLOOR	MIN R VALUE = 30
BASEMENT WALLS	MIN R VALUE = 15 (CONTINUOUS)

CLIMATE ZONE 5A EQUIVALENT U-FACTORS FROM TABLE N102.1.4

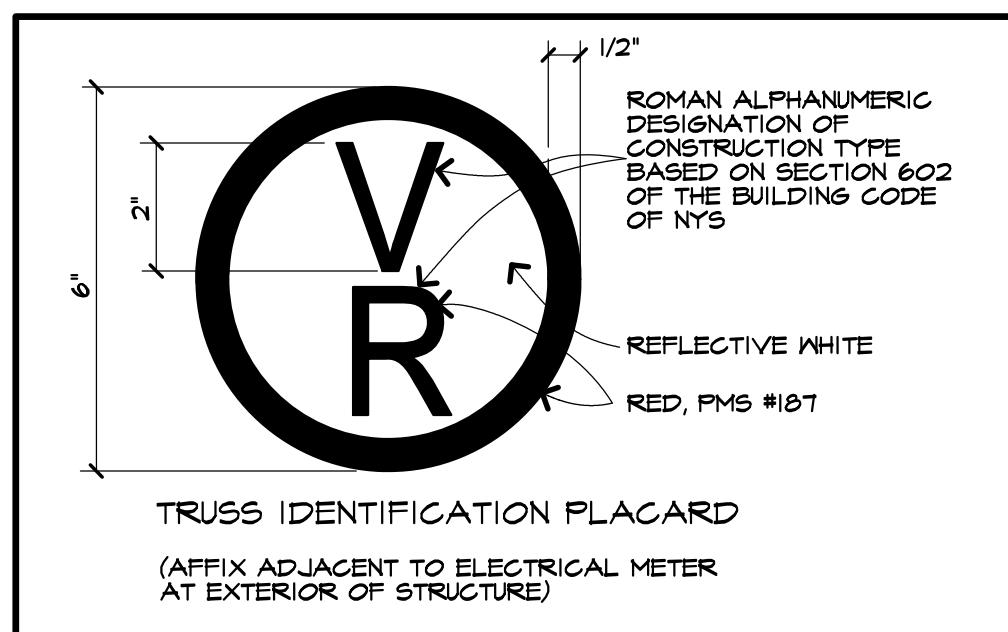
CEILING	U-FACTOR = .026 OR MIN R VALUE = 38
U-VALUE & R-VALUE CONVERSION (U=1/R) AND (R=1/U)	

N102.2.1 CEILING WITH ATTIC SPACES. WHERE SECTION N102.1.2 WOULD REQUIRE R-44 INSULATION IN THE CEILING, INSTALLING R-39 OVER 100 PERCENT OF THE CEILING AREA REQUIRING INSULATION SHALL BE DEEMED TO SATISFY THE REQUIREMENT FOR R-44 INSULATION WHEREVER THE FULL HEIGHT OF UNCOMPRESSED R-39 INSULATION EXTENDS OVER THE HALL TOP PLATE AT EAVES. THIS REDUCTION SHALL NOT APPLY TO THE U-FACTOR ALTERNATIVE APPROACH IN SECTION N102.1.4 AND THE TOTAL UA ALTERNATIVE IN SECTION N102.1.5.

TABLE N1102.4.1.1 (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.
Ceiling/attic	The air barrier in any dropped ceiling/soffit shall be aligned with the insulation and any gaps in the air barrier 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 within 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.
Crawl space walls	Exposed earth in unvented crawl spaces shall be covered with a Class 1 vapor retarder with overlapping joints taped.	Where provided instead of floor insulation, insulation shall be permanently attached to the crawl space walls.
Shafts, penetrations	Duct shafts, utility penetrations, and flue shafts opening to 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	The air barrier shall be installed behind electrical or communication boxes or air-sealed boxes shall be installed.	
HVAC register boots	HVAC register boots that penetrate building thermal envelope shall be sealed to the subfloor or drywall.	
Concealed sprinklers	When required to be sealed, concealed fire sprinklers shall only be sealed in a manner that is recommended by the manufacturer. Caulking or other adhesive sealants shall not be used to fill voids between fire sprinkler cover plates and walls or ceilings.	

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



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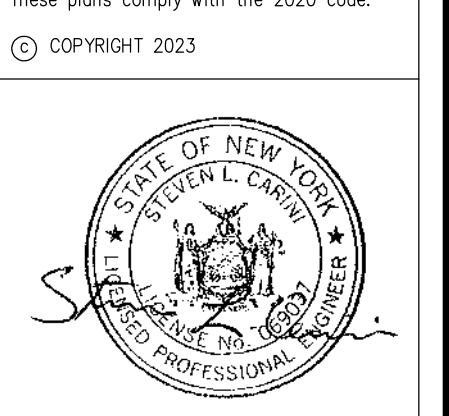
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Revisions:

Project: SINGLE FAMILY RESIDENCE

Client: PRIYA GUPTA & PAVAN KOTTAMASU

Job Location: 3092 CLOVER ST PITTSFORD, NEW YORK

Drawing Title: COVER SHEET & NOTES

Drawn: TJM Checked By: SLC

Date: SEPT. 2023

Job No: 38797

Sheet: 1 of 7



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Client:
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PAVAN KOTTAMASU

Job Location:
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PITTSFORD, NEW YORK

Drawing Title:
ELEVATIONS

Drawn: TJM Checked By: SLC

Date: SEPT. 2023

Job No: 38797

Sheet: 2 of 7



FRONT ELEVATION

SCALE: 1/4" = 1'-0"
TOTAL FLOOR AREA = 2799 SQ. FEET

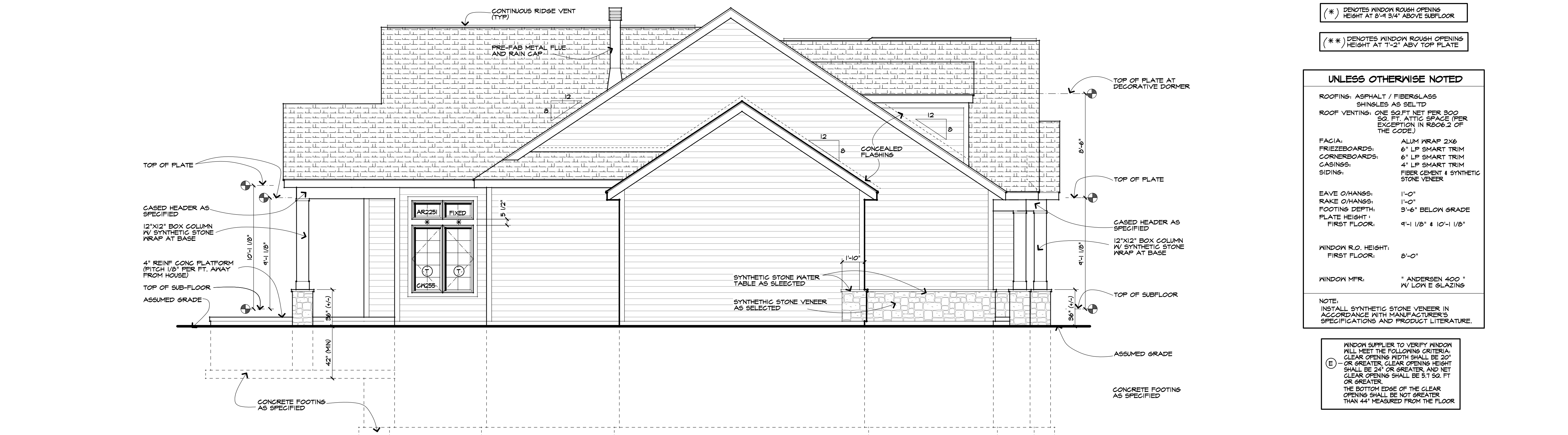
- (DF) DEEP FOOTING @ GARAGE STAIR FOR FROST PROTECTION (DEEP FOOTINGS SHALL EXTEND 42" (MIN) BEYOND STAIR WELL)
- (T) TEMPERED GLASS REQUIRED PER R308 OF N.Y.S. BUILDING CODE
- (*) DENOTES WINDOW ROUGH OPENING HEIGHT AT 8'-4 3/4" ABOVE SUBFLOOR
- (***) DENOTES WINDOW ROUGH OPENING HEIGHT AT 7'-2" ABV TOP PLATE

UNLESS OTHERWISE NOTED

ROOFING:	ASPHALT / FIBERGLASS SHINGLES AS SELTD
ROOF VENTING:	ONE SQ.FT NET PER 300 SQ. FT. ATTIC SPACE (PER EXCEPTION IN R308.2 OF THE CODE.)
FACIA:	ALUM WRAP 2X6
FRIEZEBOARDS:	6" LP SMART TRIM
CORNERBOARDS:	6" LP SMART TRIM
CASINGS:	4" LP SMART TRIM
SIDING:	FIBER CEMENT & SYNTHETIC STONE VENEER
EAVE O/HANGS:	1'-0"
RAKE O/HANGS:	1'-0"
FOOTING DEPTH:	9'-6" BELOW GRADE
PLATE HEIGHT:	FIRST FLOOR: 9'-1 1/8" & 10'-1 1/8"
WINDOW R.O. HEIGHT:	FIRST FLOOR: 8'-0"
WINDOW MFR:	" ANDERSEN 400 " W/ LOW E GLAZING

NOTE:
INSTALL SYNTHETIC STONE VENEER IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS AND PRODUCT LITERATURE.

(E) WINDOW SUPPLIER TO VERIFY WINDOW WILL MEET THE FOLLOWING CRITERIA:
CLEAR OPENING WIDTH SHALL BE 20" OR GREATER, CLEAR OPENING HEIGHT SHALL BE 24" OR GREATER, AND NET CLEAR OPENING SHALL BE 5.7 SQ. FT OR GREATER.
THE BOTTOM EDGE OF THE CLEAR OPENING SHALL BE NOT GREATER THAN 44" MEASURED FROM THE FLOOR



LEFT SIDE ELEVATION

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



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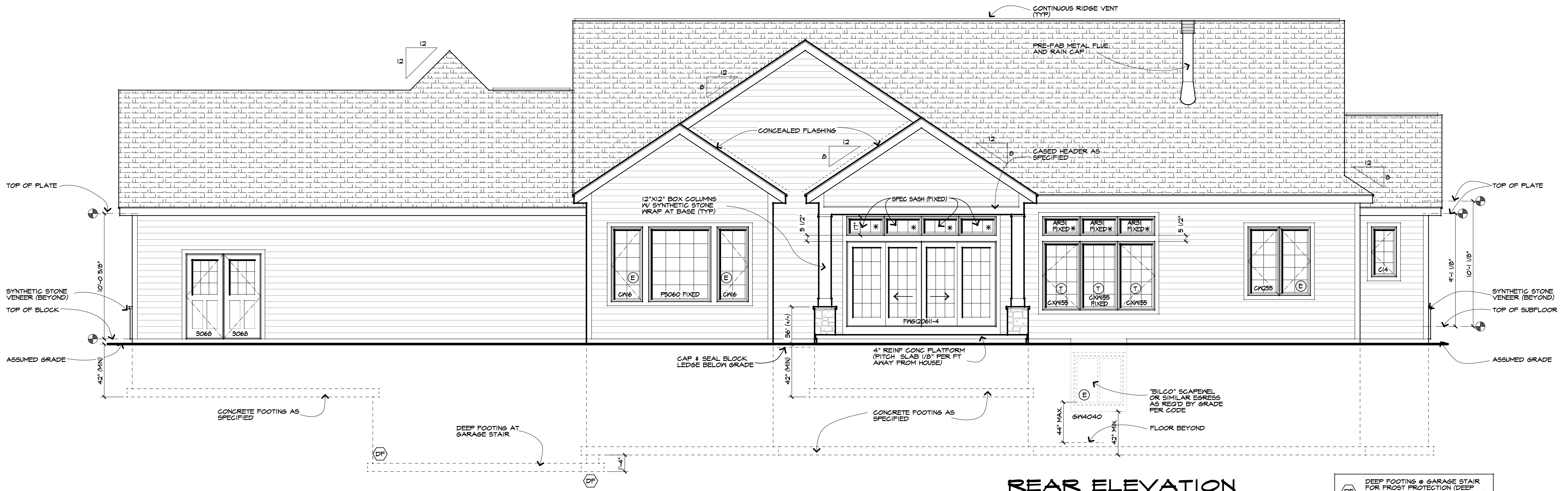
Drawing Title:
ELEVATIONS

Drawn: TJM Checked By: SLC

Date: SEPT. 2023

Job No: 38797

Sheet: 3 of 7



REAR ELEVATION

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

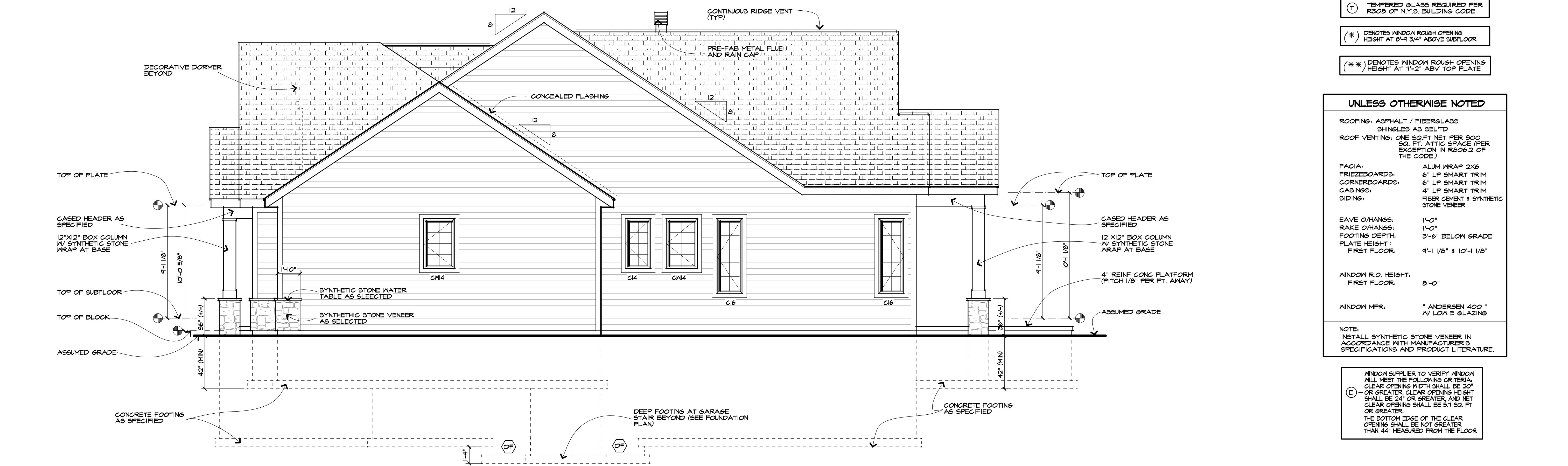
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- (*) DENOTES WINDOW ROUGH OPENING HEIGHT AT 8'-4 3/4" ABOVE SUBFLOOR
- (**) DENOTES WINDOW ROUGH OPENING HEIGHT AT 7'-2" ABV TOP PLATE

UNLESS OTHERWISE NOTED

ROOFING:	ASPHALT / FIBERGLASS SHINGLES AS SELECTED
ROOF VENTING:	ONE SQ FT NET PER 300 SQ. FT. ATTIC SPACE (PER EXCEPTION IN R806.2 OF THE CODE)
FACIA:	ALUM WRAP 2X6
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CASINGS:	4" LP SMART TRIM
SIDING:	FIBER CEMENT & SYNTHETIC STONE VENEER
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PLATE HEIGHT:	FIRST FLOOR: 9'-1 1/8" & 10'-1 1/8"
WINDOW R.O. HEIGHT:	FIRST FLOOR: 8'-0"
WINDOW MFR:	* ANDERSEN 400 " W/ LOW E GLAZING

NOTE:
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THE BOTTOM EDGE OF THE CLEAR OPENING SHALL BE NOT GREATER THAN 44" MEASURED FROM THE FLOOR



RIGHT SIDE ELEVATION

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



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Revisions:

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Client: PRIYA GUPTA & PAVAN KOTTAMASU

Job Location: 3042 CLOVER ST
PITTSFORD, NEW YORK

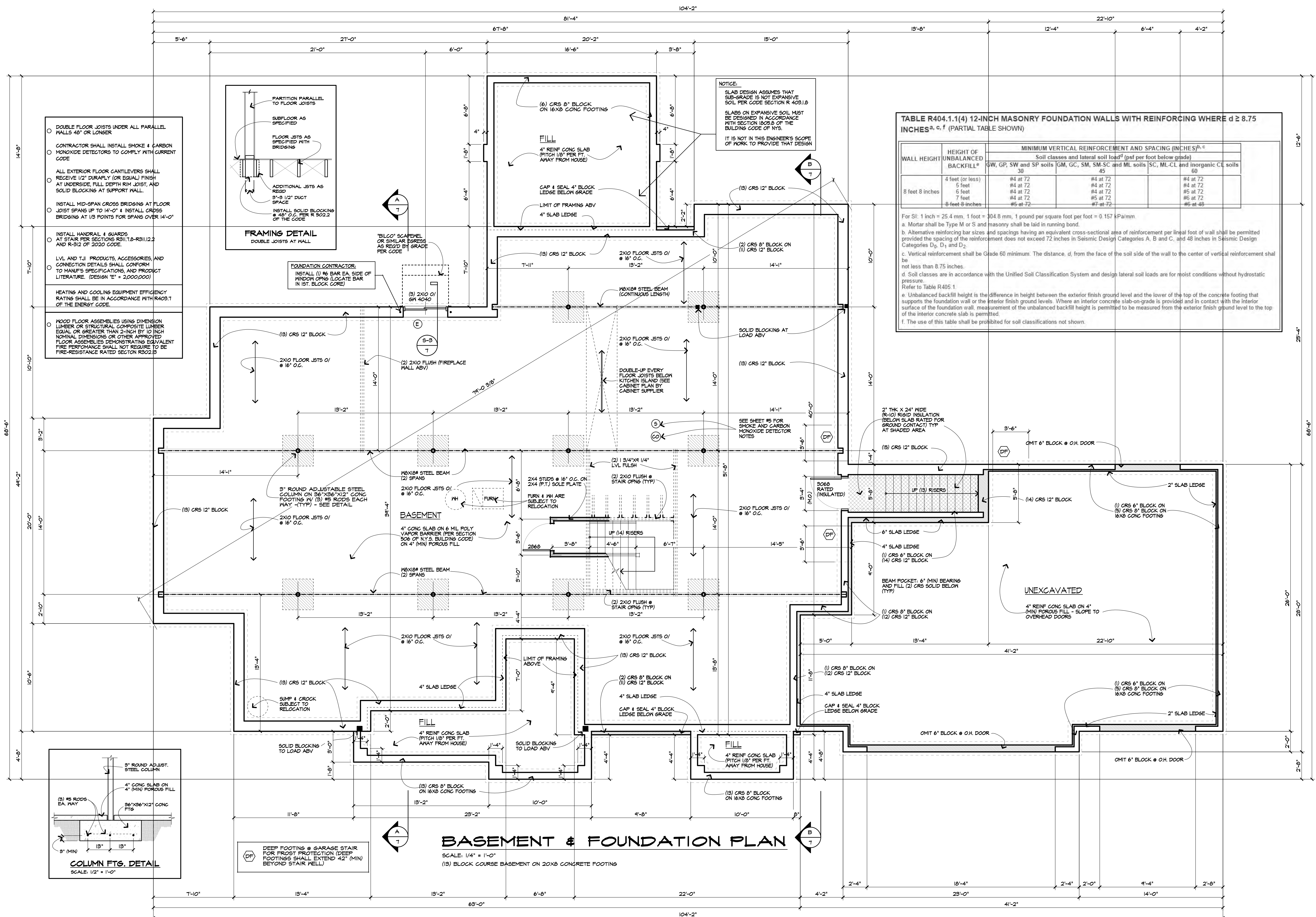
Drawing Title: BASEMENT PLAN

Drawn: T.M. Checked By: SLC

Date: SEPT. 2023

Job No: 38797

Sheet: 4 of 7



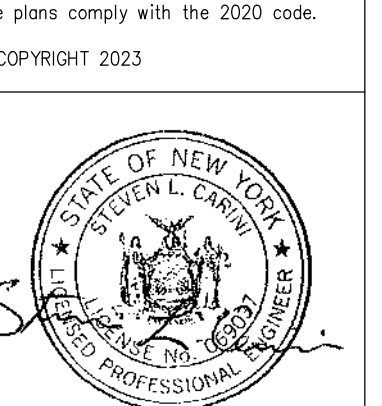
BASEMENT & FOUNDATION PLAN
SCALE: 1/4" = 1'-0"
(13) BLOCK COURSE BASEMENT ON 20X8 CONCRETE FOOTING



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Revisions:

Project: SINGLE FAMILY RESIDENCE

Client: PRIYA GUPTA & PAVAN KOTTAMASU

Job Location: 3042 CLOVER ST
PITTSFORD, NEW YORK

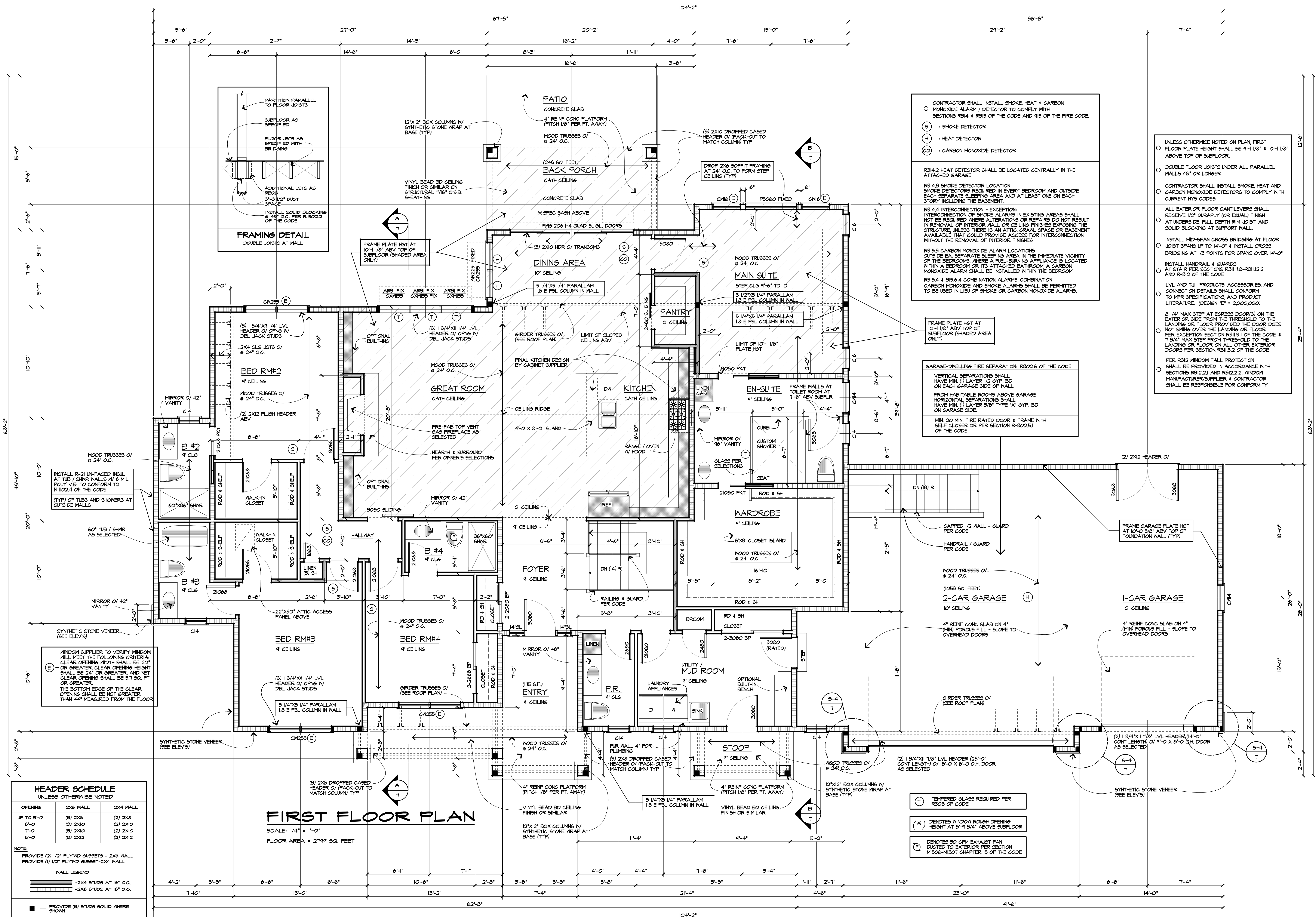
Drawing Title: FIRST FLOOR PLAN

Drawn: TJM Checked By: SLC

Date: SEPT. 2023

Job No: 38797

Sheet: 5 of 7



HEADER SCHEDULE
UNLESS OTHERWISE NOTED

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

NOTE:
PROVIDE (2) 1/2" PLYND GUSSETS - 2X6 MALL
PROVIDE (1) 1/2" PLYND GUSSET-2X4 MALL

MALL LEGEND

- 2X4 STUDS AT 16" O.C.
- 2X6 STUDS AT 16" O.C.
- PROVIDE (3) STUDS SOLID WHERE SHOWN

FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"
FLOOR AREA = 2799 SQ. FEET

CONTRACTOR SHALL INSTALL SMOKE, HEAT & CARBON MONOXIDE ALARM / DETECTOR TO COMPLY WITH SECTIONS R314 & R315 OF THE CODE AND 415 OF THE FIRE CODE.

- (S) : SMOKE DETECTOR
- (H) : HEAT DETECTOR
- (CO) : CARBON MONOXIDE DETECTOR

UNLESS OTHERWISE NOTED ON PLAN, FIRST FLOOR PLATE HEIGHT SHALL BE 9'-1 1/8" ABOVE TOP OF SUBFLOOR.

- DOUBLE FLOOR JOISTS UNDER ALL PARALLEL WALLS 48" OR LONGER

CONTRACTOR SHALL INSTALL SMOKE, HEAT AND CARBON MONOXIDE DETECTORS TO COMPLY WITH CURRENT NYS CODES

ALL EXTERIOR FLOOR CANTILEVERS SHALL RECEIVE 1/2" DURAPLY (OR EQUAL) FINISH AT UNDERSIDE, FULL DEPTH RIM JOIST, AND SOLID BLOCKING AT SUPPORT MALL.

INSTALL MID-SPAN CROSS BRIDGING AT FLOOR JOIST SPANS UP TO 14'-0" & INSTALL CROSS BRIDGING AT 1/3 POINTS FOR SPANS OVER 14'-0"

INSTALL HANDRAIL & GUARDS

- AT STAIR PER SECTIONS R311.7.8-R311.2.2 AND R-312 OF THE CODE

LVL AND TJI PRODUCTS, ACCESSORIES, AND CONNECTION DETAILS SHALL CONFORM TO MFR SPECIFICATIONS, AND PRODUCT LITERATURE. (DESIGN "B" = 2,000,000)

8 1/4" MAX STEP AT EGRESS DOOR(S) ON THE EXTERIOR SIDE FROM THE THRESHOLD TO THE LANDING OR FLOOR PROVIDED THE DOOR DOES NOT SWING OVER THE LANDING OR FLOOR PER EXCEPTION SECTION R311.3.1 OF THE CODE & 7 1/4" MAX STEP FROM THRESHOLD TO THE LANDING OR FLOOR ON ALL OTHER EXTERIOR DOORS PER SECTION R311.3.2 OF THE CODE

PER R312 WINDOW FALL PROTECTION SHALL BE PROVIDED IN ACCORDANCE WITH SECTIONS R312.1 AND R312.2. WINDOW MANUFACTURER/SUPPLIER & CONTRACTOR SHALL BE RESPONSIBLE FOR CONFORMITY

R314.2 HEAT DETECTOR SHALL BE LOCATED CENTRALLY IN THE ATTACHED GARAGE.

R314.3 SMOKE DETECTOR LOCATION SMOKE DETECTORS REQUIRED IN EVERY BEDROOM AND OUTSIDE EACH SEPARATE SLEEPING AREA AND AT LEAST ONE ON EACH STORY INCLUDING THE BASEMENT.

R314.4 INTERCONNECTION - EXCEPTION: INTERCONNECTION OF SMOKE ALARMS IN EXISTING AREAS SHALL NOT BE REQUIRED WHERE ALTERATIONS OR REPAIRS DO NOT RESULT IN REMOVAL OF INTERIOR MALL OR CEILING FINISHES EXPOSING THE STRUCTURE UNLESS THERE IS AN ATTIC, CRAWL SPACE OR BASEMENT AVAILABLE THAT COULD PROVIDE ACCESS FOR INTERCONNECTION WITHOUT THE REMOVAL OF INTERIOR FINISHES

R315.3 CARBON MONOXIDE ALARM LOCATIONS OUTSIDE EA. SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS, WHERE A FUEL-BURNING APPLIANCE IS LOCATED WITHIN A BEDROOM OR ITS ATTACHED BATHROOM, A CARBON MONOXIDE ALARM SHALL BE INSTALLED WITHIN THE BEDROOM

R315.4 & R315.4 COMBINATION ALARMS: COMBINATION CARBON MONOXIDE AND SMOKE ALARMS SHALL BE PERMITTED TO BE USED IN LIEU OF SMOKE OR CARBON MONOXIDE ALARMS.

FRAME PLATE HGT AT 10'-1 1/8" ABV TOP OF SUBFLOOR (SHADED AREA C16.7)

GARAGE-DWELLING FIRE SEPARATION: R302.6 OF THE CODE

VERTICAL SEPARATIONS SHALL HAVE MIN. (1) LAYER 1/2 GYP. BD ON EACH GARAGE SIDE OF WALL FROM HABITABLE ROOMS ABOVE GARAGE HORIZONTAL SEPARATIONS SHALL HAVE MIN. (1) LAYER 5/8" TYPE "X" GYP. BD ON GARAGE SIDE.

MIN. 20 MIN. FIRE RATED DOOR & FRAME WITH SELF CLOSURE OR PER SECTION R-302.5.1 OF THE CODE

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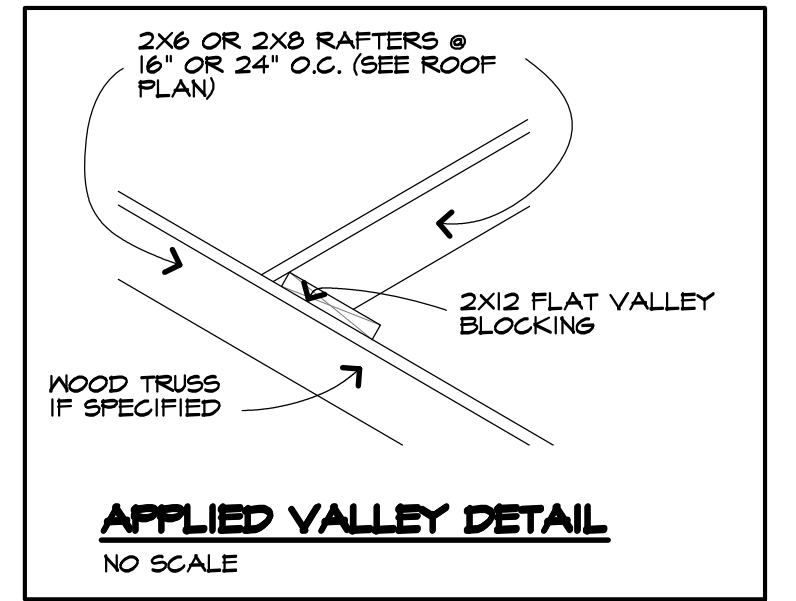
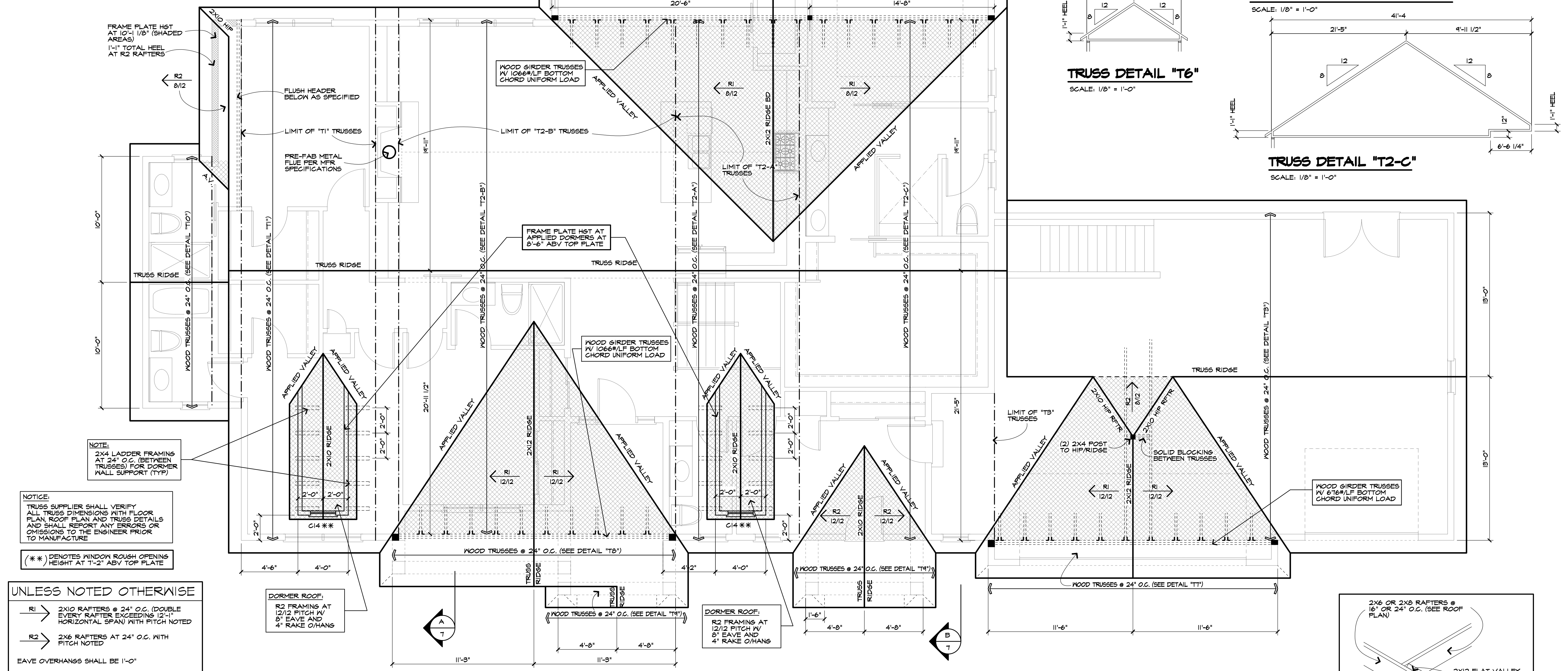
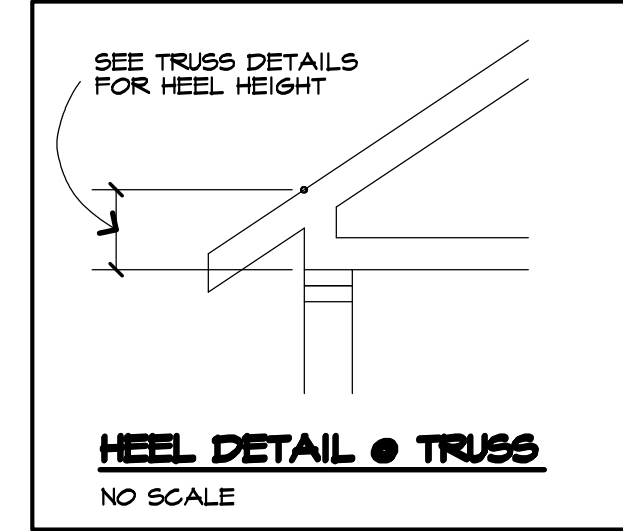
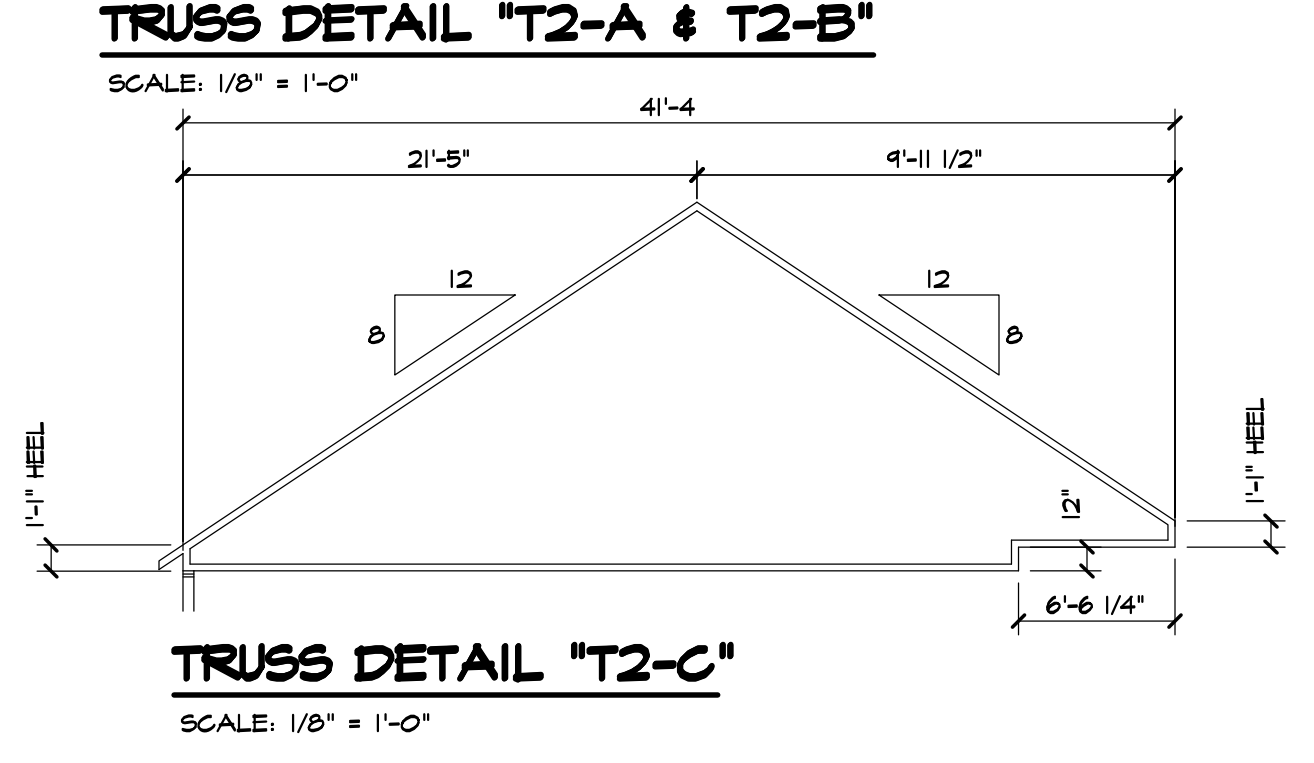
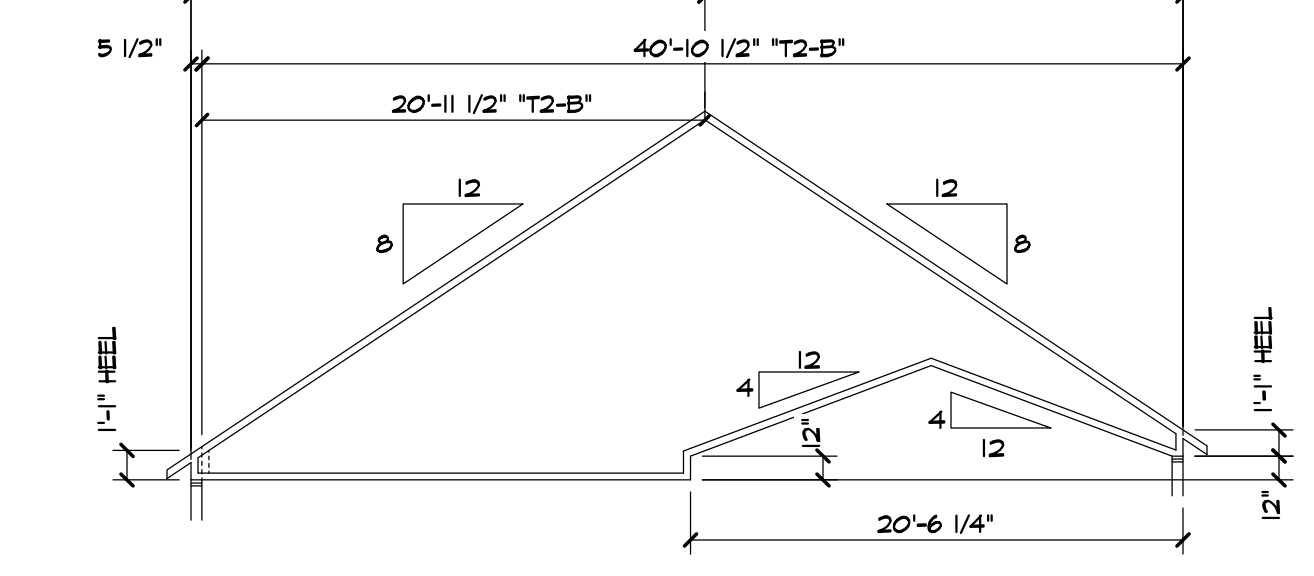
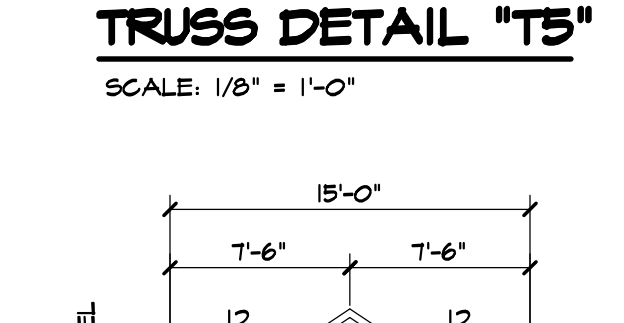
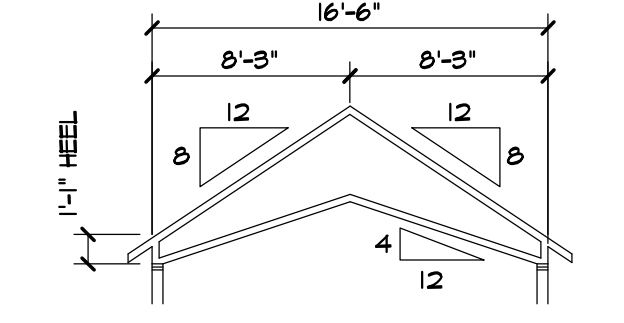
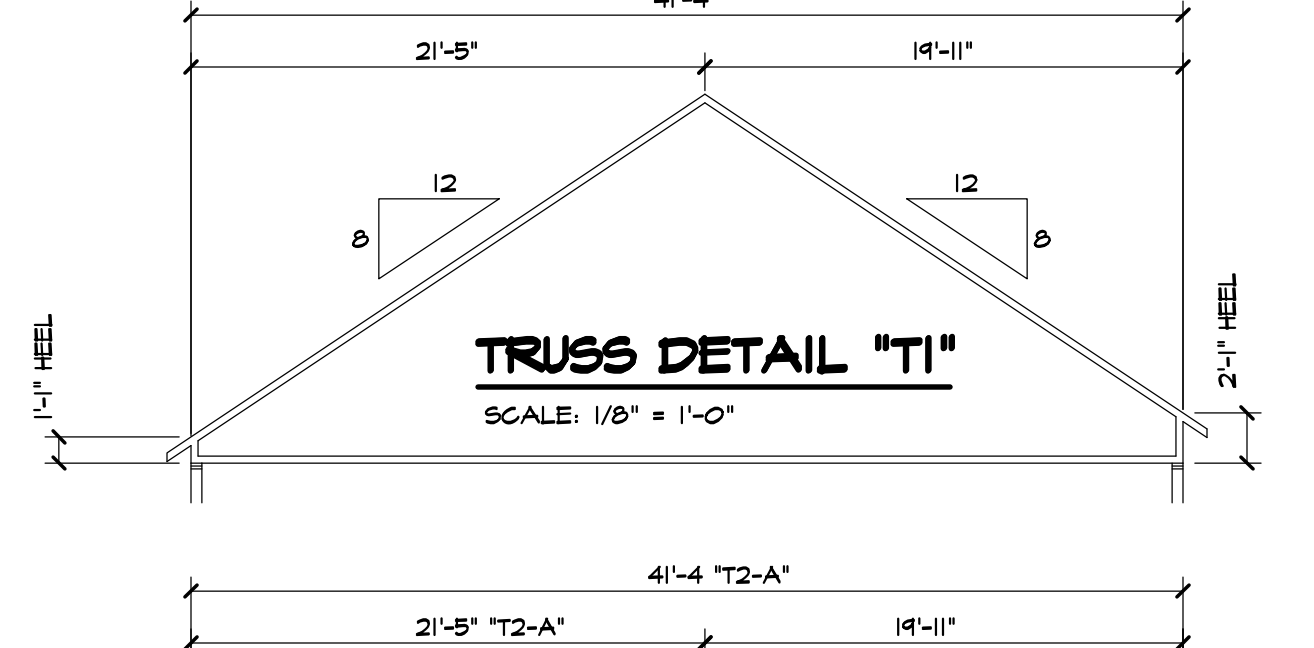
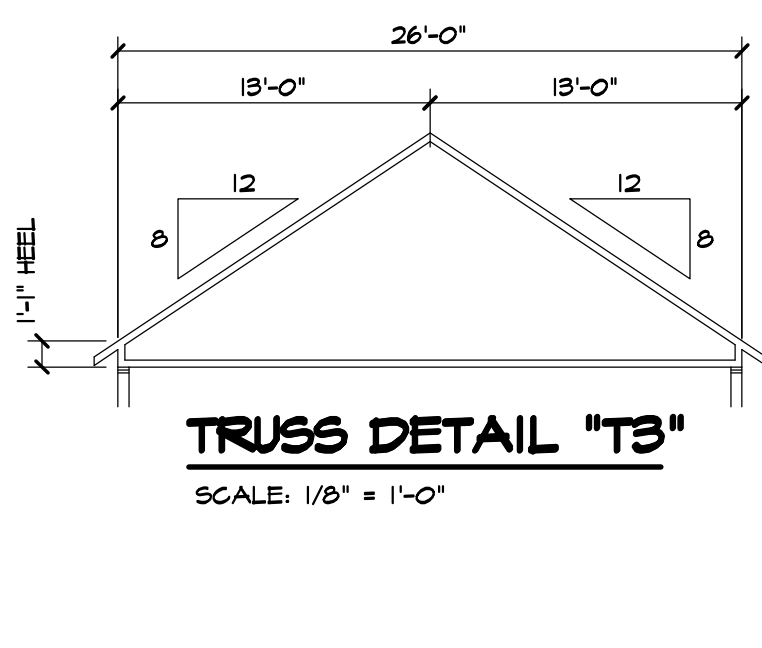
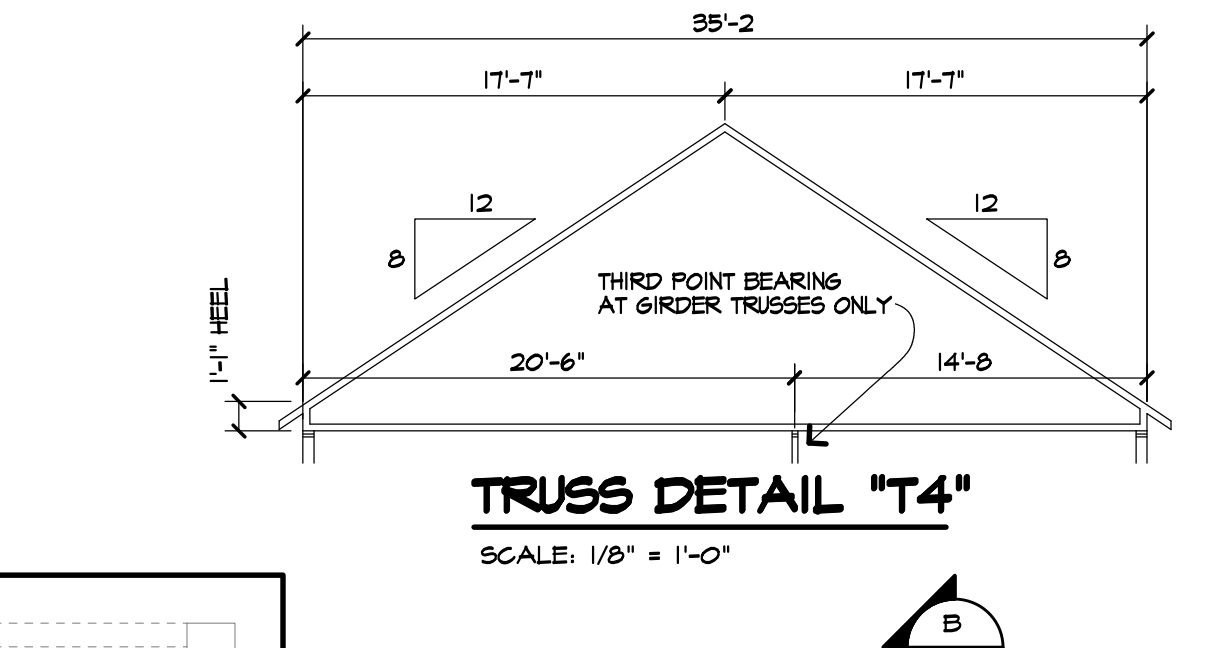
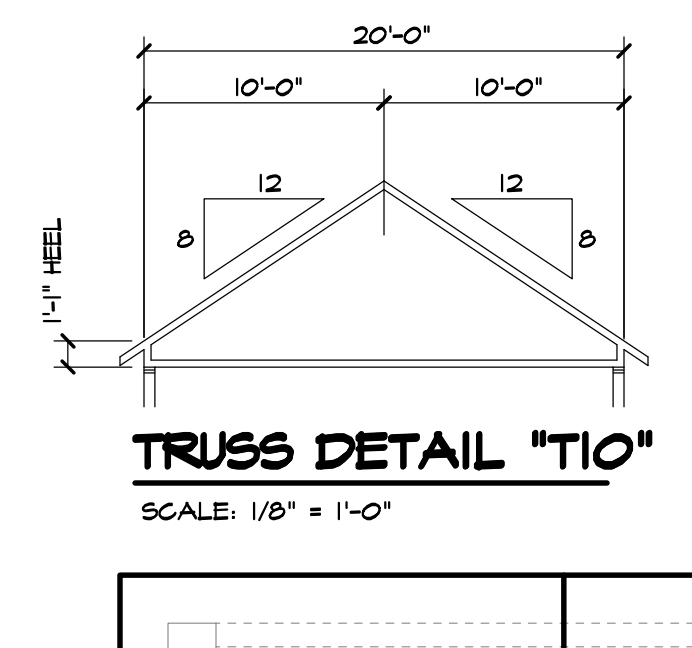
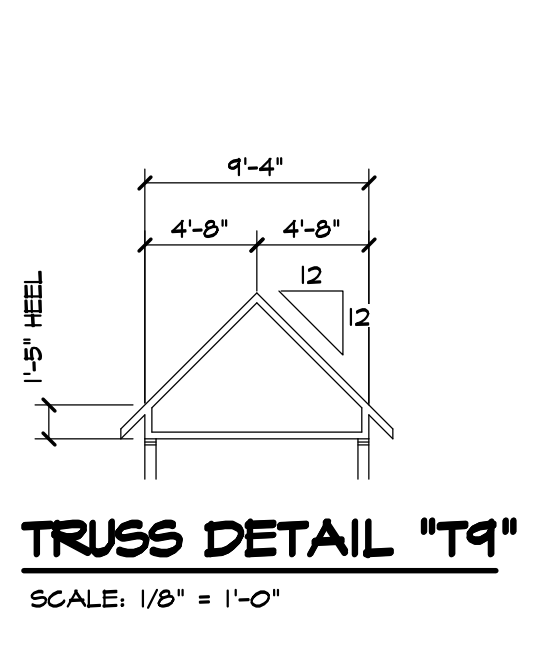
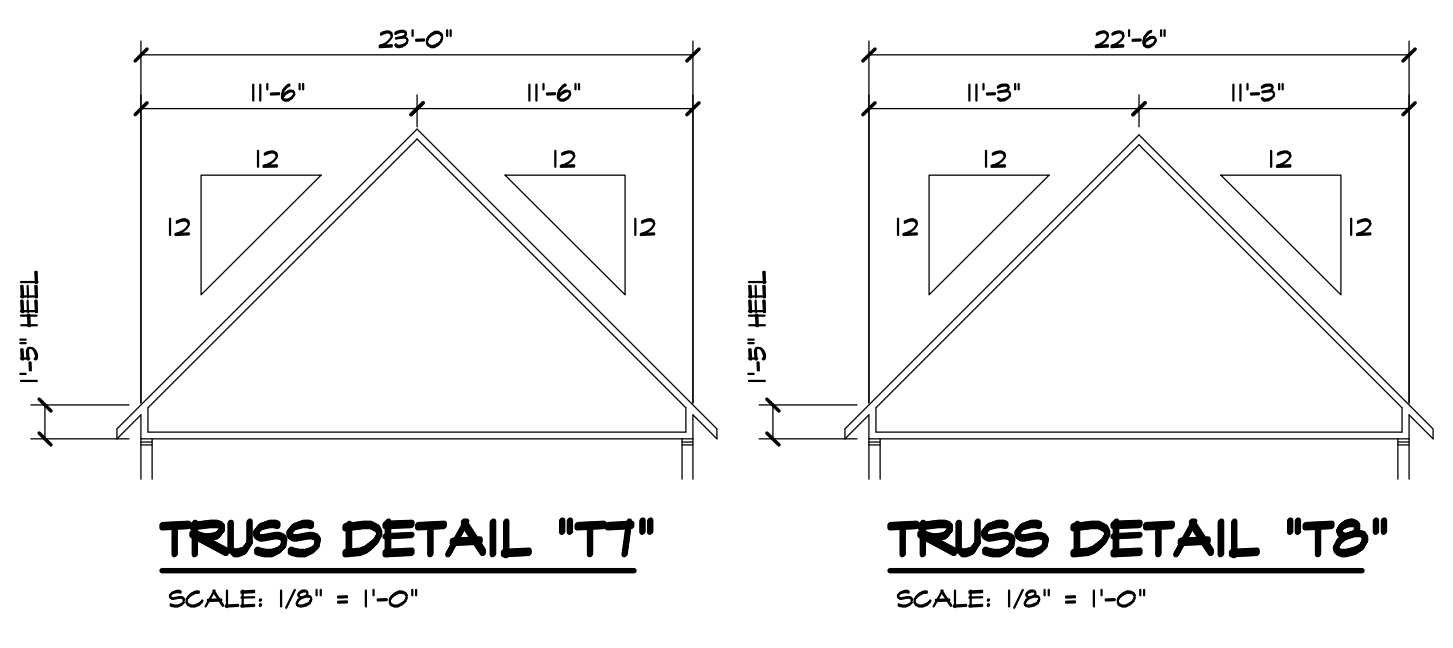
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ROOF FRAMING PLAN
SCALE: 1/4" = 1'-0"

SIMPSON H2.5A AT EVERY TRUSS / TOP PLATE CONNECTION

SIMPSON L6T 2 OR 3 OR 4 FOR 2 OR 3 OR 4 PLY GIRDER TRUSSES

NOTE:
2x4 LADDER FRAMING AT 24" O.C. (BETWEEN TRUSSES) FOR DORMER WALL SUPPORT (TYP)

NOTICE:
TRUSS SUPPLIER SHALL VERIFY ALL TRUSS DIMENSIONS WITH FLOOR PLAN, ROOF PLAN AND TRUSS DETAILS AND SHALL REPORT ANY ERRORS OR OMISSIONS TO THE ENGINEER PRIOR TO MANUFACTURE

(***) DENOTES WINDOW ROUGH OPENING HEIGHT AT 7'-2" ABV TOP PLATE

UNLESS NOTED OTHERWISE

R1 → 2x10 RAFTERS @ 24" O.C. (DOUBLE EVERY RAFTER EXCEEDING 12'-1" HORIZONTAL SPAN) WITH PITCH NOTED

R2 → 2x6 RAFTERS AT 24" O.C. WITH PITCH NOTED

EAVE OVERHANGS SHALL BE 1'-0"

RAKE OVERHANGS SHALL BE 1'-0"

TRUSS LAYOUT, DESIGN, AND ENGINEERING TO BE PROVIDED BY TRUSS MFR

WOOD TRUSSES SHALL CONFORM TO R202.10 OF THE CODE

INSTALL ICE BARRIER ON ROOF TO COMPLY WITH SECTION R405.1.2 OF THE CODE

DORMER ROOF:
R2 FRAMING AT 12/12 PITCH W/ 8" EAVE AND 4" RAKE O/HANG

DORMER ROOF:
R2 FRAMING AT 12/12 PITCH W/ 8" EAVE AND 4" RAKE O/HANG

ALL SHINGLED ROOF RETURNS ARE 2x6 RAFTERS @ 24" O.C. AT 12/12 PITCH

CARINI ENGINEERING DESIGNS, P.C.

STEVEN L. CARINI, P.E.

1387 FAIRPORT ROAD
SUITE #650
FAIRPORT, NY 14450-2002
PH (585) 223-6420
www.carinidesigns.com

Also doing business as

DWELL
@theFingerLakes
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61 NORTH MAIN STREET
CANANDAIGUA, NY 14424
PH 585-223-5687

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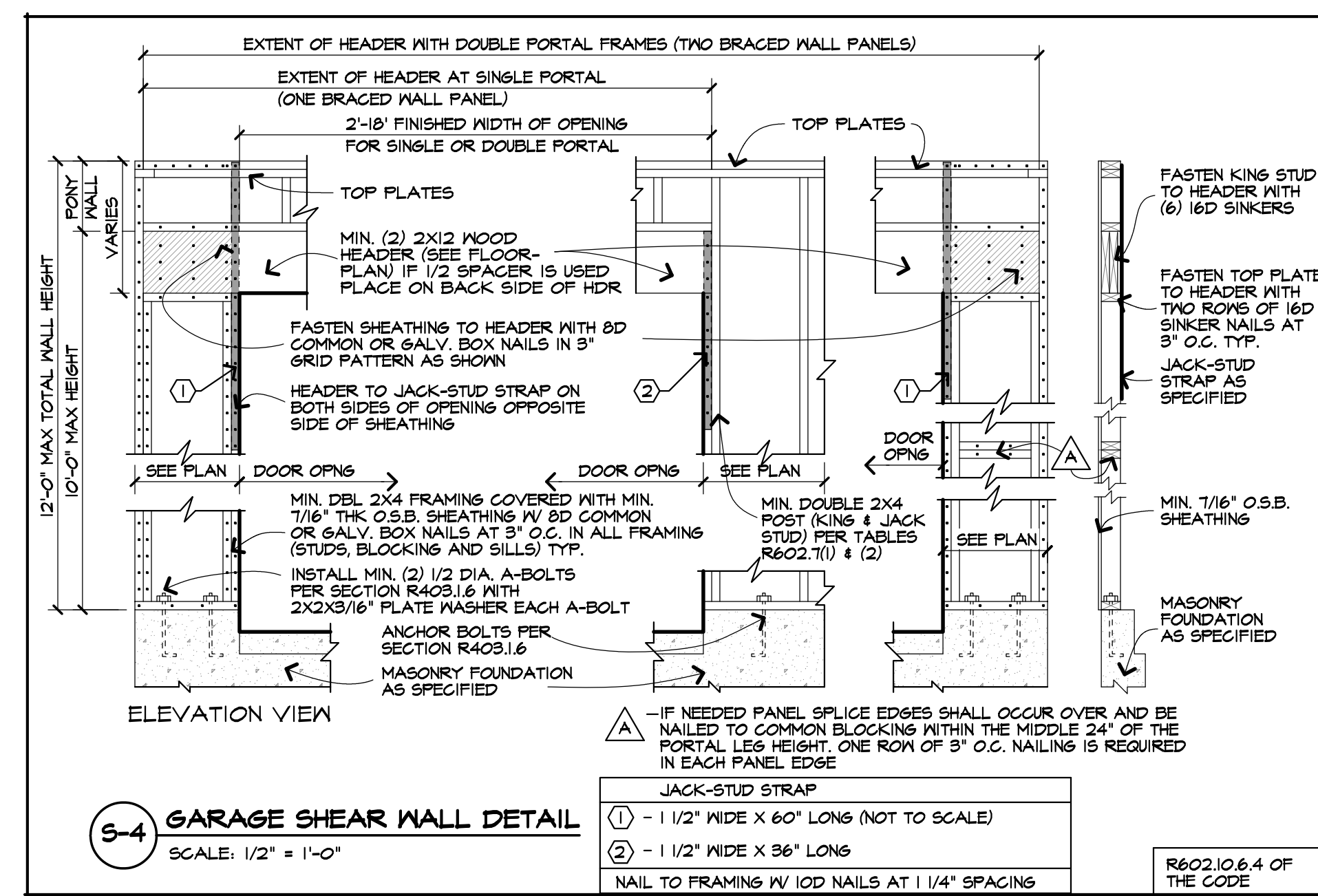
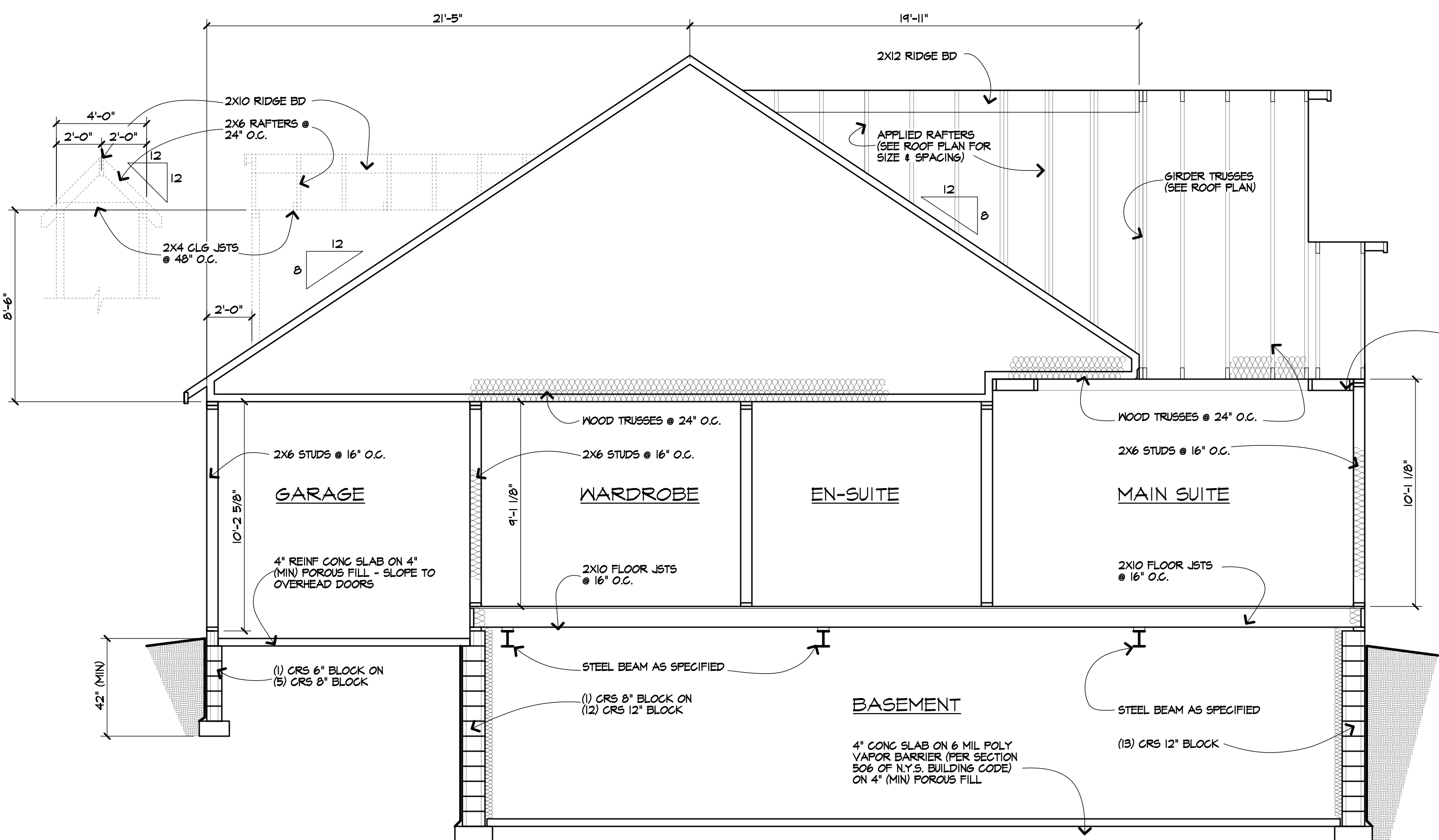
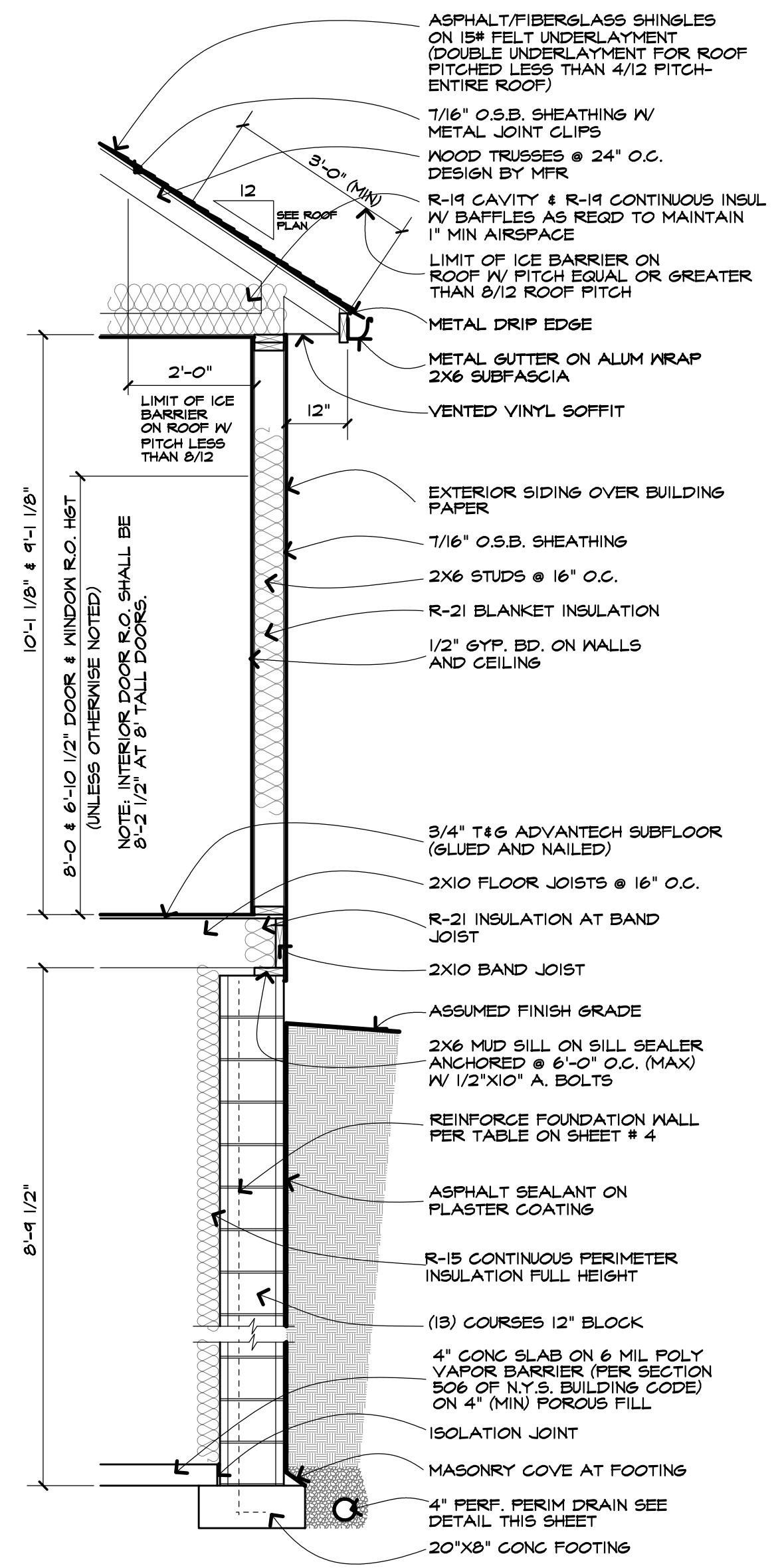
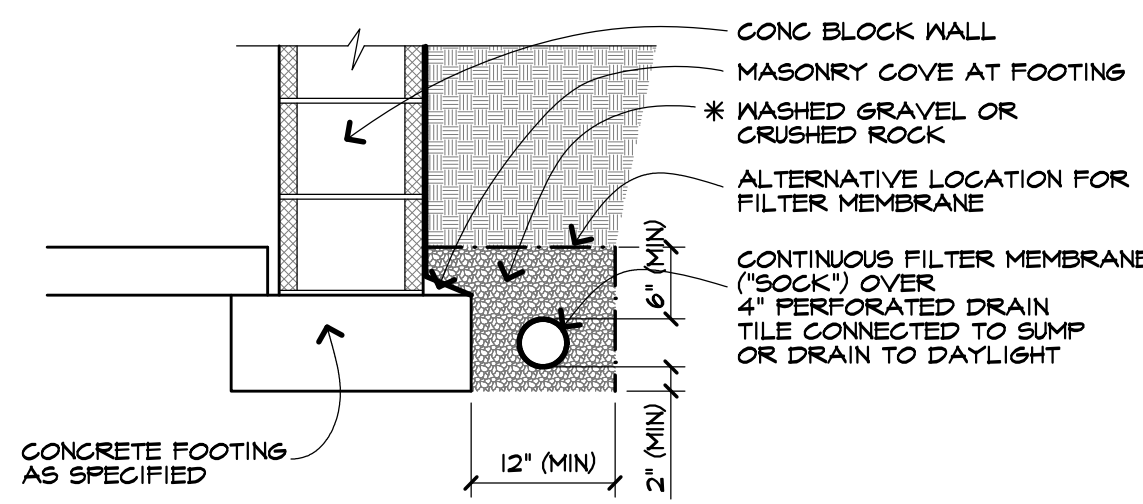
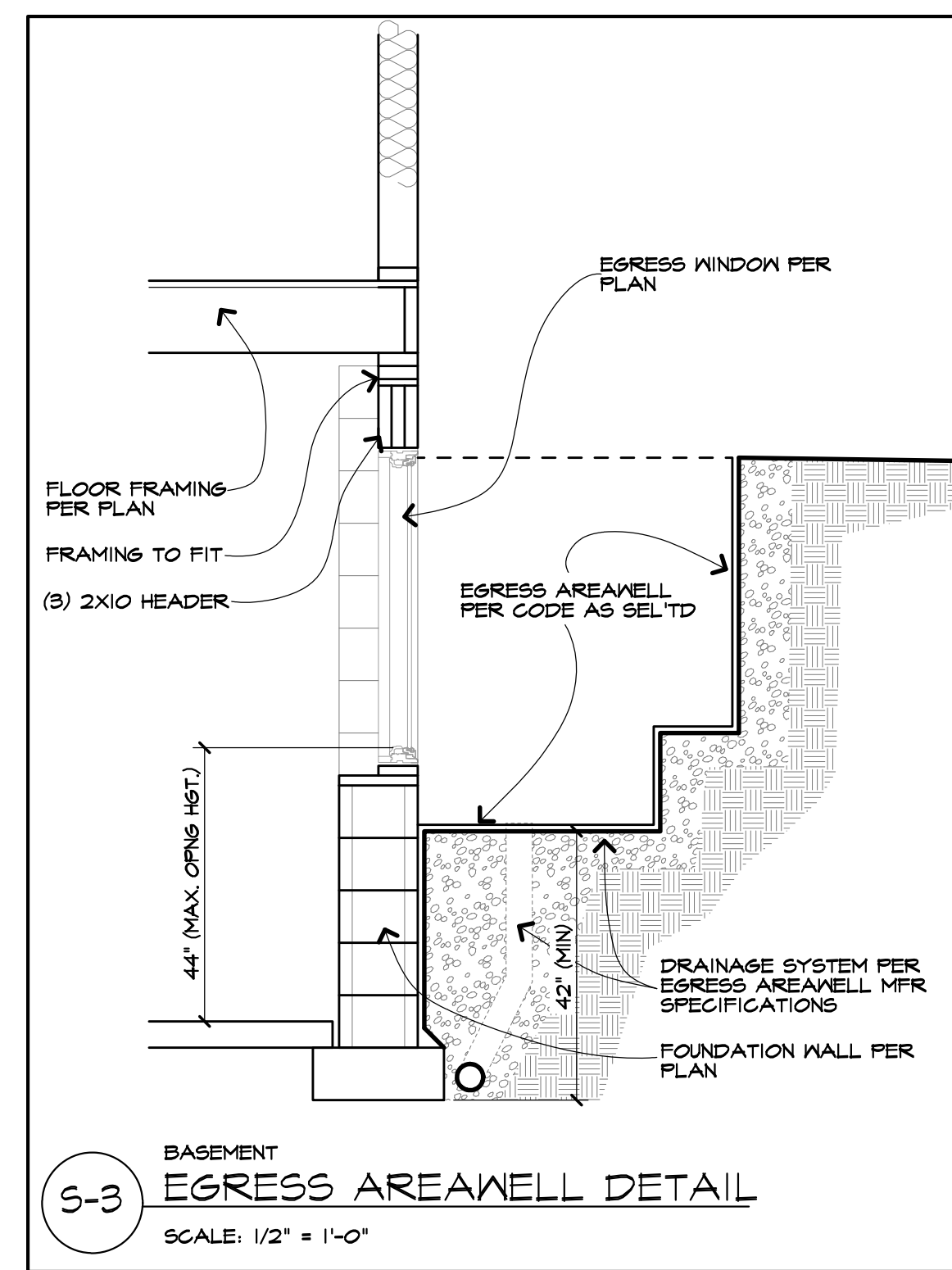
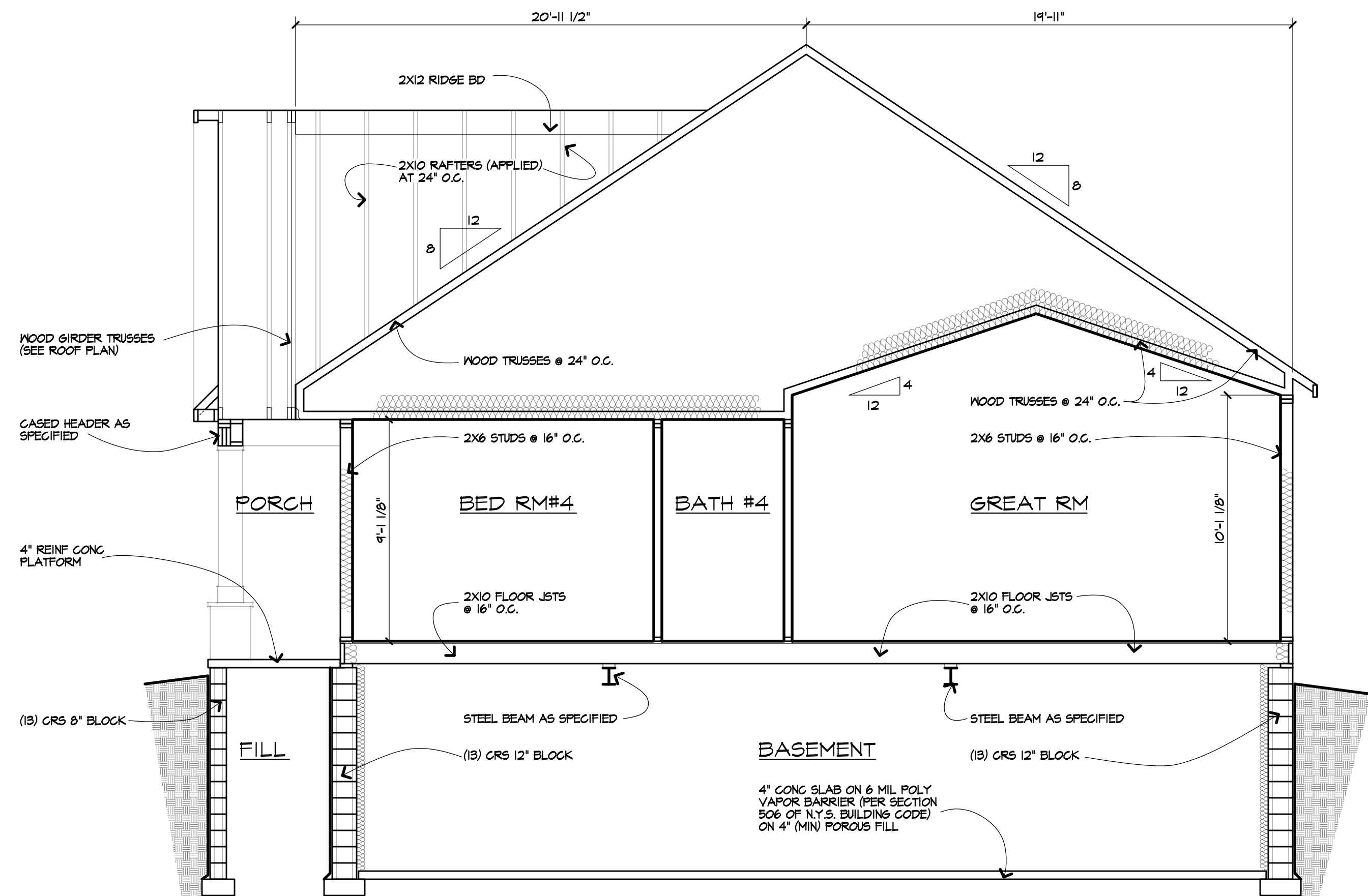
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Revisions:

Project:	SINGLE FAMILY RESIDENCE
Client:	PRIYA GUPTA & PAVAN KOTTAMASU
Job Location:	3042 CLOVER ST PITTSFORD, NEW YORK
Drawing Title:	ROOF FRAMING PLAN
Drawn:	TJM
Checked By:	SLC
Date:	SEPT. 2023
Job No.:	38797
Sheet:	6 of 7



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Job Location: 3042 CLOVER ST
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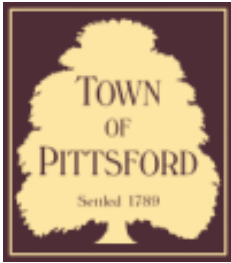
Drawing Title: SECTIONS

Drawn: TJM Checked By: SLC

Date: SEPT. 2023

Job No: 38797

Sheet: 7 of 7



Town of Pittsford

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

Permit #
C24-000006

Phone: 585-248-6250

FAX: 585-248-6262

DESIGN REVIEW AND HISTORIC PRESERVATION BOARD REFERRAL OF APPLICATION

Property Address: 3330 Monroe Avenue ROCHESTER, NY 14618

Tax ID Number: 150.12-1-16

Zoning District: C Commercial

Owner: 3330 Monroe Ave LLC

Applicant: Hanlon Architects

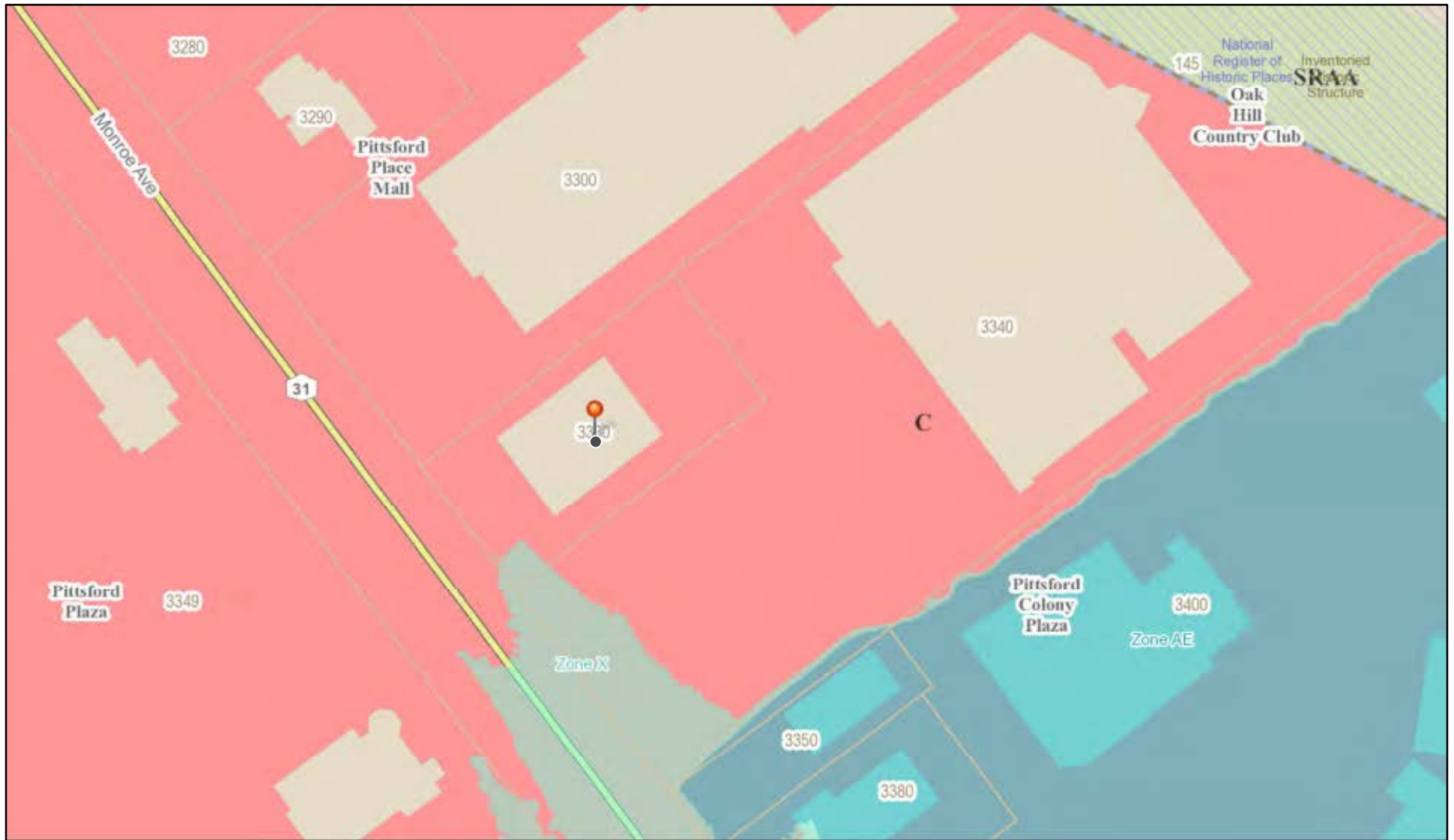
Application Type:

- 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)

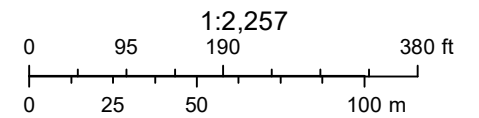
Project Description: Applicant is requesting design review for the exterior renovation of a commercial buildout. This property is zoned Commercial (C).

Meeting Date: January 25, 2024

RN Residential Neighborhood Zoning



Printed January 17, 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.



145

3300

3340

3330

3350

3380

3400

3280

3290

3349

3240-3246

04/03/2021

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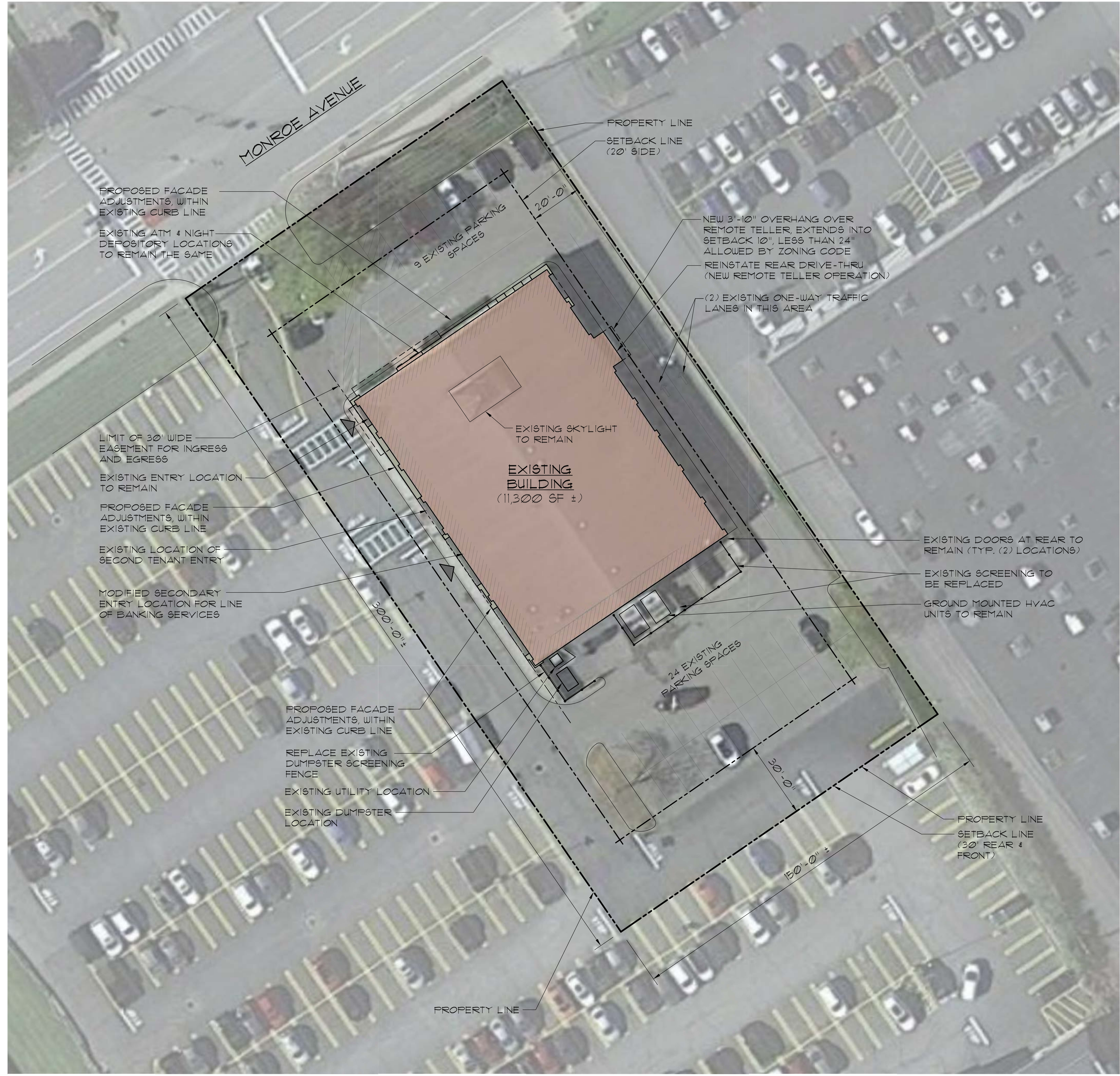
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ROCHESTER, NY 14620
WWW.HANLONARCHITECTS.COM

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ROCHESTER, NY 14620
WWW.HANLONARCHITECTS.COM

Site plan sketch is only intended to locate graphically illustrate alterations to existing site and building. This is not to be substituted for a certified instrument survey of existing or proposed conditions.

Site plan information taken from instrument surveys by Denluck Hyde Engineering and Surveying Associates, P.C., (LS 045372), dated February 9, 1987. Existing layout taken from survey information.

Proposed site and building alterations & detail updated by Hanlon Architects.



1

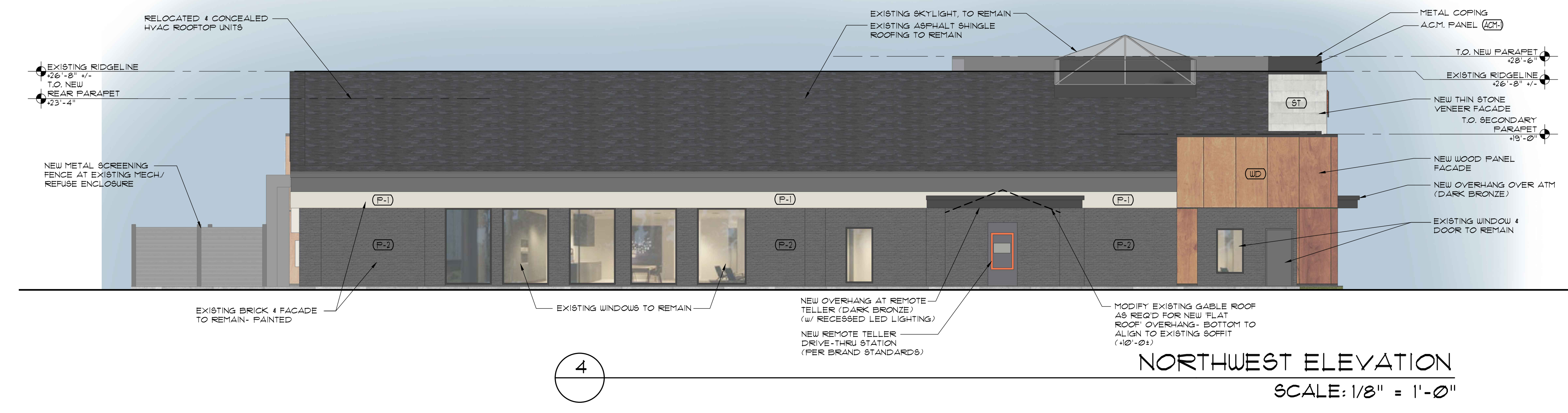
SITE LAYOUT SKETCH
SCALE: 1" = 30'-0"



COMMUNITY BANK N.A.
3330 MONROE AVENUE
ROCHESTER, NEW YORK

HANLON ARCHITECTS
100 UNIVERSITY AVENUE
ROCHESTER, NY 14620
WWW.HANLONARCHITECTS.COM

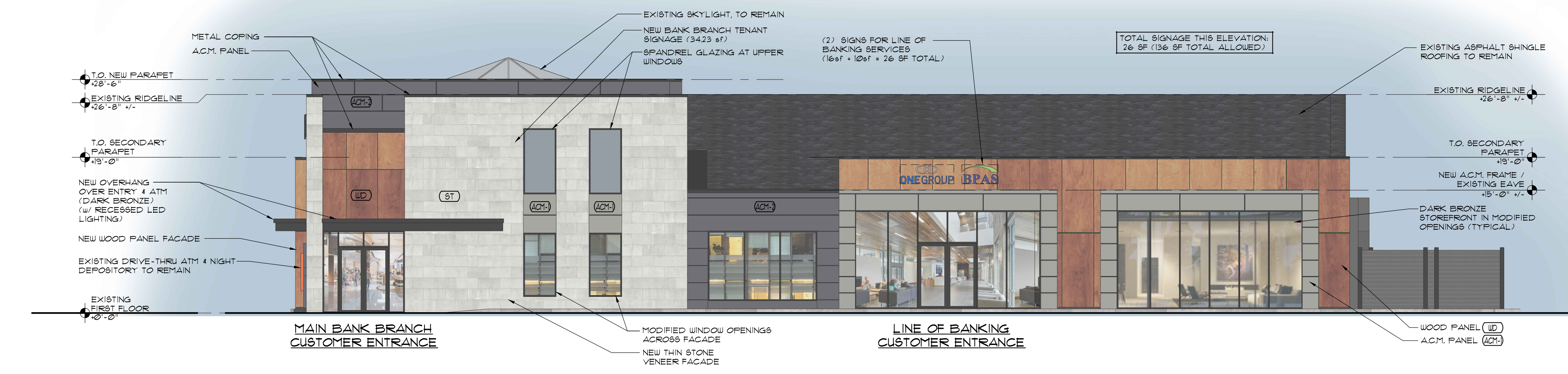
REVISED:	
DATE:	1-17-24
DRAWING TITLE:	SITE LAYOUT SKETCH
SHEET NO.:	PB-1
PROJECT NO.:	23-191



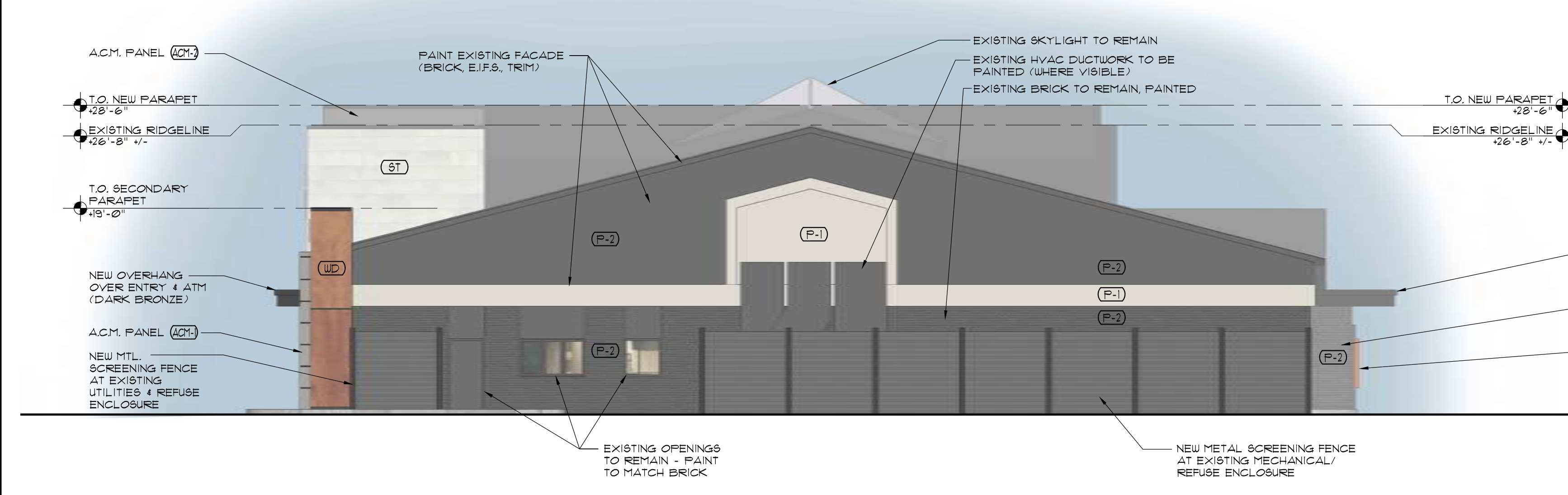
NORTHWEST ELEVATION
 SCALE: 1/8" = 1'-0"

EXTERIOR FINISH LEGEND:

(A21)	ALUCOBOND ACM PANEL (OR EQ.) - COLOR: BEACHSTONE GRAY METALLIC
(A23)	ALUCOBOND ACM PANEL (OR EQ.) - COLOR: FOCUS BLACK II
(LD)	WOOD PANEL - PARKLEX (OR EQ.) - COLOR: RUSTK
(ST)	THIN STONE VENEER - ROCKCAST OR EQ. 12"x24" - COLOR: CRYSTAL WHITE
(E1)	PAINT ON EXISTING FACADE - COLOR: 90954 - PERLE NOIR
(E2)	PAINT ON EXISTING FACADE - COLOR: S01668 - MARCH WIND
ALUMINUM COPING / FRAMES; DARK BRONZE ANODIZED	



SOUTHEAST (PARKING LOT) ELEVATION
 SCALE: 1/8" = 1'-0"



NORTHEAST (REAR PARKING LOT) ELEVATION
 SCALE: 1/8" = 1'-0"



SOUTHWEST (MONROE AVENUE) ELEVATION
 SCALE: 1/8" = 1'-0"

ROCKCAST THIN VENEER -
SMOOTH - CRYSTAL WHITE

ST



SPANDREL GLAZING
AT UPPER LEVEL - CHARCOAL



ALUCOBOND - FOCUS BLACK II



(A.C.M.-2)

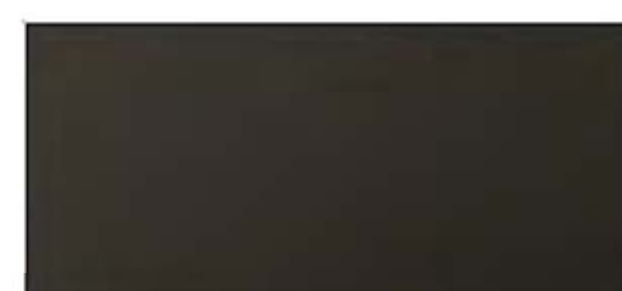


PARKLEX PANEL - RUSTIK

WD



BRAKE METAL/ A.C.M. FRAMES:
(MATCH EXISTING)
DARK BRONZE ANODIZED



ALUCOBOND - BEACHSTONE
GRAY METALLIC



(A.C.M.-1)

ROCKCAST THIN VENEER -
SMOOTH - CRYSTAL WHITE

ST



ALUCOBOND - FOCUS BLACK II



ACM-2

PARKLEX PANEL - RUSTIK



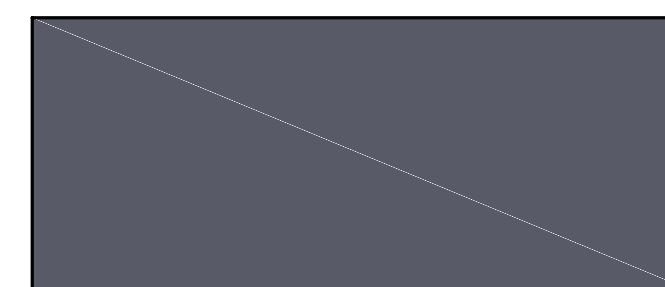
WD



BRAKE METAL/ A.C.M. FRAMES:
(MATCH EXISTING)
DARK BRONZE ANODIZED



SPANDREL GLAZING
AT UPPER LEVEL - CHARCOAL

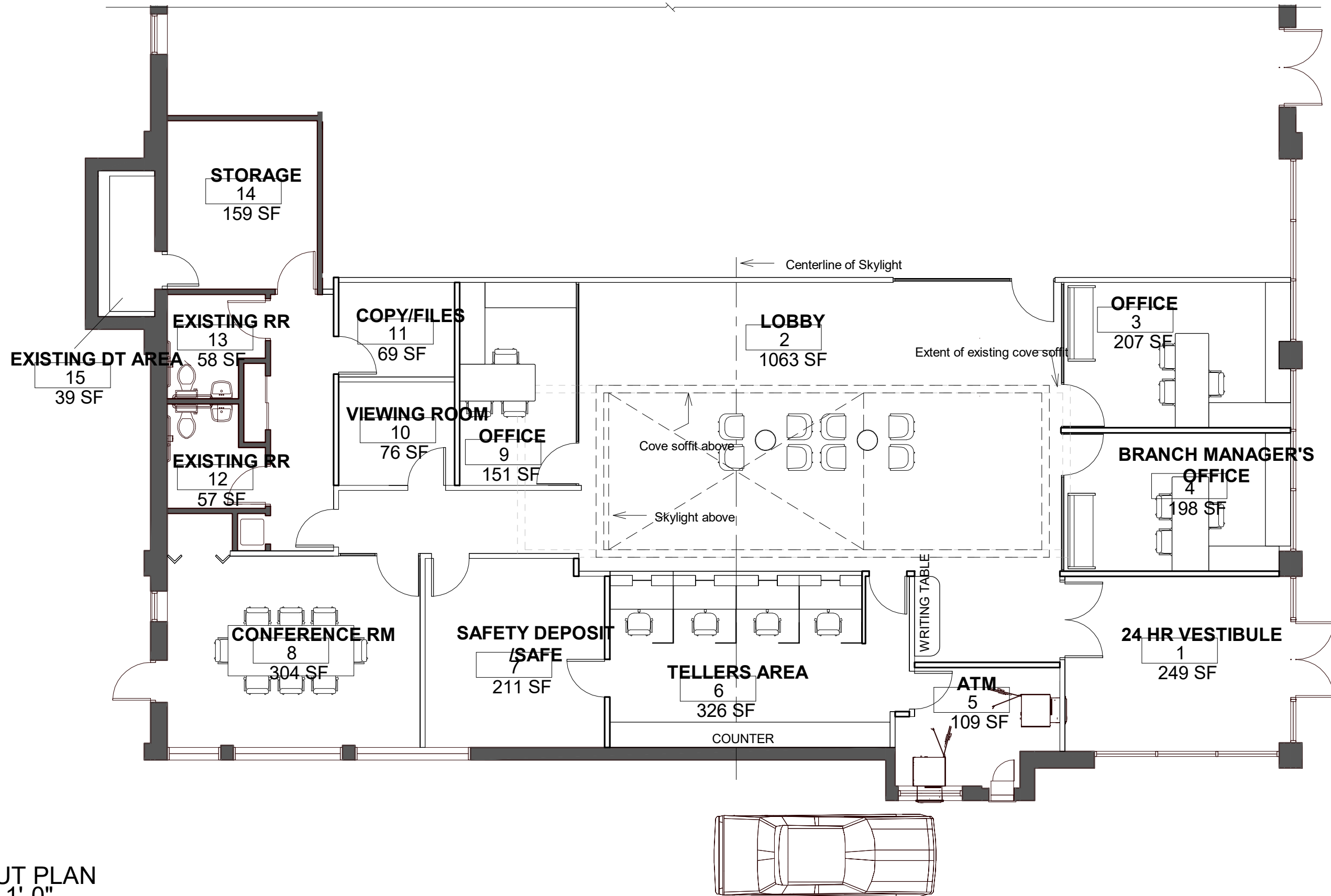


ALUCOBOND - BEACHSTONE
GRAY METALLIC

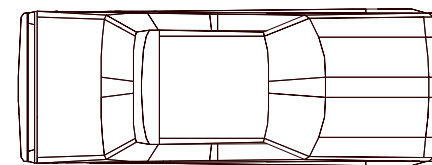


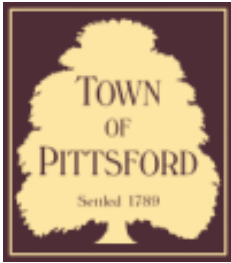
ACM-1

COMMUNITY BANK N.A.
3330 MONROE AVENUE



① LAYOUT PLAN
1/8" = 1'-0"





Town of Pittsford

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

Permit #
C24-000005

Phone: 585-248-6250

FAX: 585-248-6262

DESIGN REVIEW AND HISTORIC PRESERVATION BOARD REFERRAL OF APPLICATION

Property Address: 145 Kilbourn Road ROCHESTER, NY 14618

Tax ID Number: 138.17-1-13.2

Zoning District: SRAA Suburban Residential / C Commercial

Owner: Oak Hill Country Club Inc.

Applicant: LeChase Construction

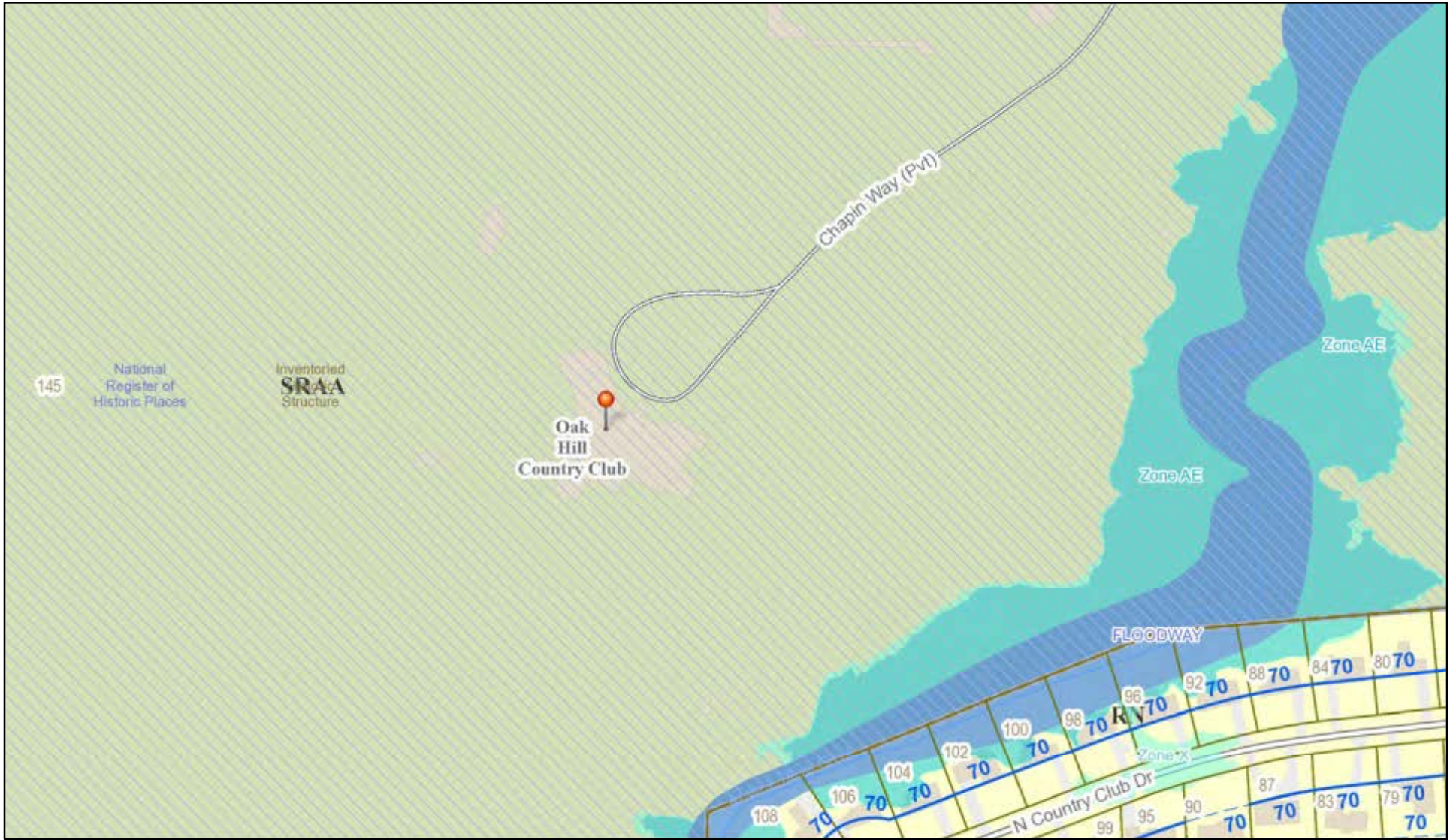
Application Type:

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

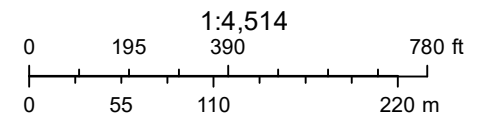
Project Description: Applicant is requesting design review for a 20,200-square-foot addition, plus an 11,000-square-foot terrace, to the south and east sides of the clubhouse. This property is zoned Suburban Residential (SRAA).

Meeting Date: January 25, 2024

RN Residential Neighborhood Zoning



Printed January 17, 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.



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ChapinWay



ROCHESTER OFFICE
387 East Main St
Rochester NY 14604
585 232 8300
rochester@swbr.com

Architecture
Graphic Design
Interior Design
Landscape Architecture
Structural Engineering

1/17/2024

Dirk Schneider, Chairperson
Town of Pittsford DRHPB
11 South Main Street
Pittsford, NY 14534

Re: Oak Hill Country Club Renovations
SWBR Project No. 22071.00

Dear: Dirk

On behalf of Oak Hill Country Club, please find the enclosed application.

Following a multi-year planning effort, the club committed to undertake a comprehensive renovation of the existing facility along with a significant addition following the 2023 PGA Championship. While a substantial portion of the proposed project involves addressing deferred maintenance and utility infrastructure issues, new additions to the building footprint are required to meet member demand into the future.

Oak Hill is proposing a one-story expansion to the southern and eastern portions of the clubhouse which will replace temporary tent structures that have, for some time, been erected on a yearly basis. The expansion will encompass a casual dining venue, and a dedicated indoor event space. The architectural design intent is for the added structures to complement the existing clubhouse, respecting the style, materials, and details.

Approximately 12,500 square feet are proposed to be added to the facility, which includes limited removal of existing building elements where the additions connect. The interior of the club will be renovated to bring the life safety systems and accessibility up to the current code, address deferred maintenance items, and restore finishes for the remaining areas of the club. Finally, new patio areas will be constructed at the south and east sides of the clubhouse for both dining and general outdoor socializing.

We look forward to discussing the proposed project with the Board, addressing any issues or questions you may have.

Sincerely,

Erik S. Reynolds, AIA CDT
Associate | Project Architect

SWBR
Rochester | Syracuse | Troy

387 East Main Street, Suite 500, Rochester, NY 14604
O 585.232.8300 C 585.278.8060



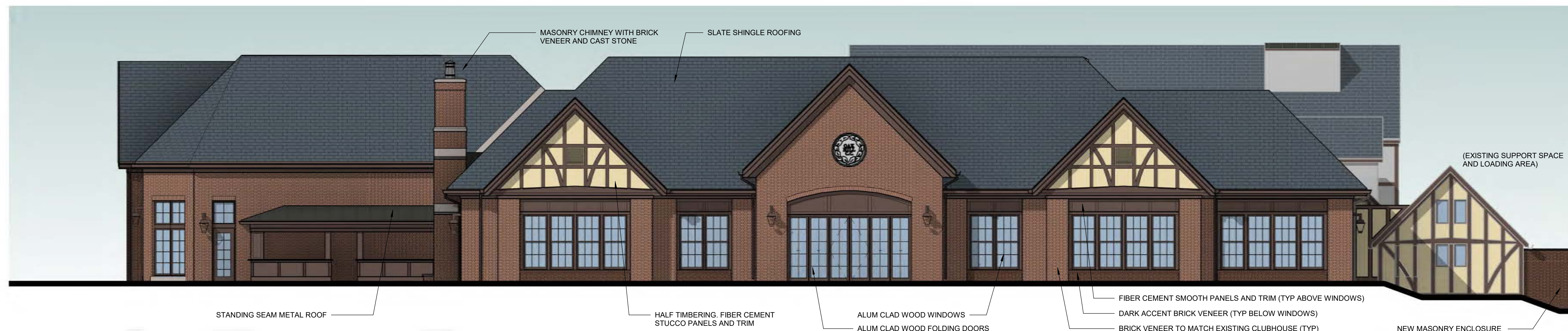
SOUTH ELEVATION - BALLROOM



NORTH ELEVATION - DONALD ROSS PUB



SOUTH ELEVATION - DONALD ROSS PUB



EAST ELEVATION - DONALD ROSS PUB

Drawn By: ESR
 Checked By: ESR
 Project Manager: ESR

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Revisions

NO.	DESCRIPTION

Oak Hill Renovations
 SWBR Project Number 22071.00

Oak Hill Country Club
 145 Kilbourn Rd
 Rochester, NY 14618

A201

Exterior Elevations

12/22/2023
 Progress Set

Oak Hill Country Club

Design Review and Historic Preservation Board

Town of Pittsford DRHPB

January 25th, 2023

SWBR





Oak Hill Country Club
Existing Clubhouse



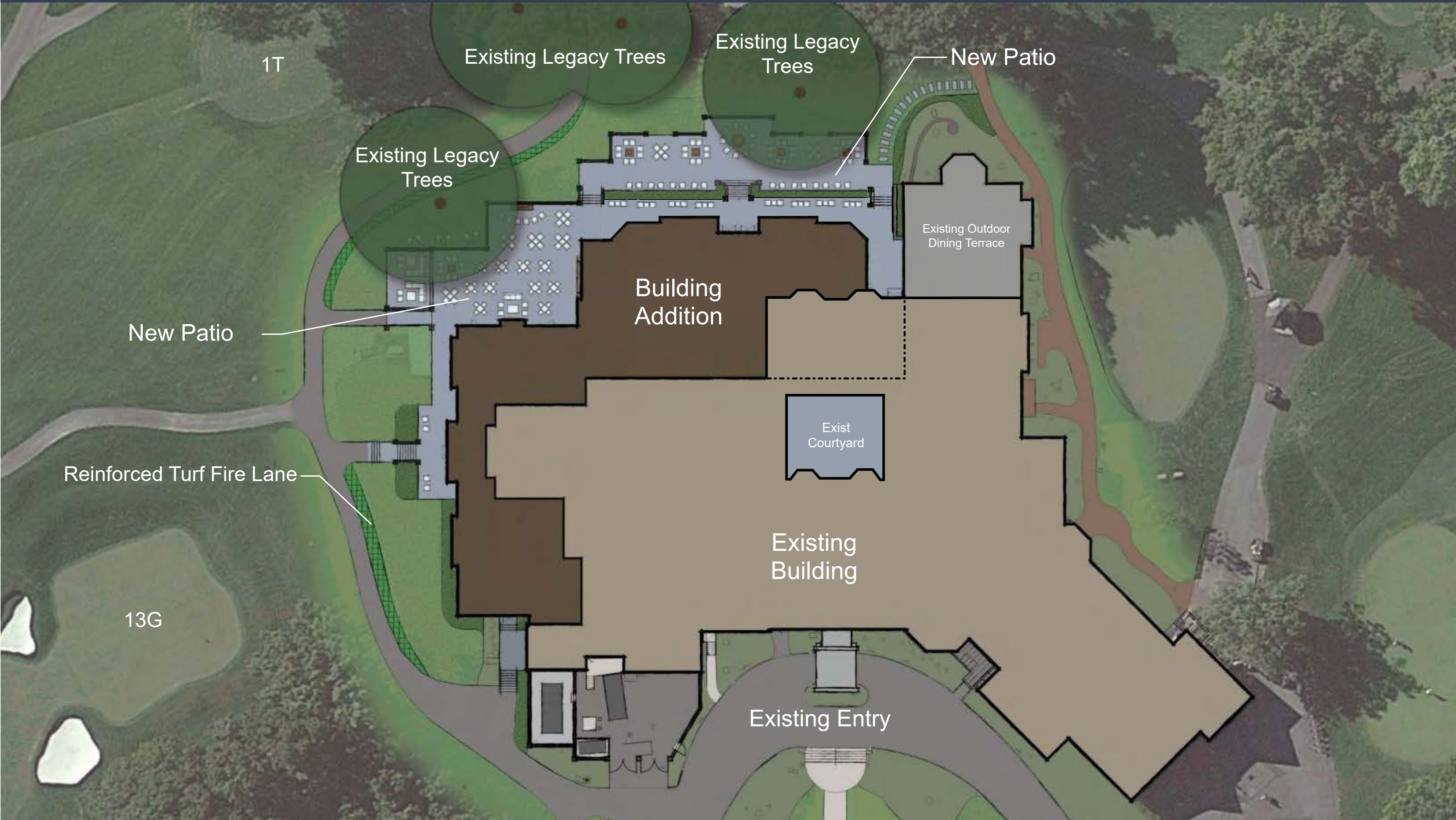
SWBR



Oak Hill Country Club
Existing Clubhouse

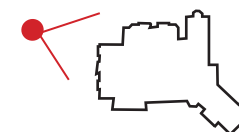


SWBR





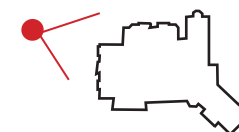
Oak Hill Country Club
Existing View From East





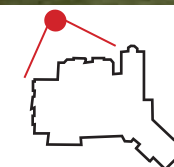
Oak Hill Country Club

Proposed View From East (Donald Ross Pub Addition)





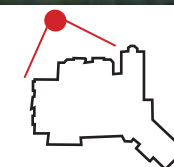
Oak Hill Country Club
Existing View from South East





Oak Hill Country Club

Proposed View from South East (Ballroom Addition and Terrace)



SWBR



SOUTH ELEVATION - BALLROOM



NORTH ELEVATION - DONALD ROSS PUB



SOUTH ELEVATION - DONALD ROSS PUB

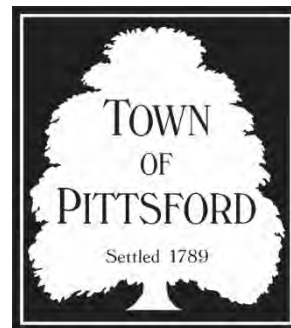


EAST ELEVATION - DONALD ROSS PUB



Thank You

MEMORANDUM



To: Town Board

CC: Anthony Caruso, Bill Zink, Doug DeRue, Robert Koegel,
Meghan Brooks

From: Design Review & Historic Preservation Board

Date: January 25, 2024

Regarding: Pittsford Oaks Project – DRHPB Advisory Report

As you know, the Town Board has received an application to rezone Parcels 8 and 12 of the Tobey Planned Unit Development (PUD) at the intersection of Clover Street and West Jefferson Road to allow the construction of up to 191 units of market rate residential apartments. Currently, the parcels are zoned to allow the construction of up to 115 units of senior housing (although the previously approved, unbuilt project for the parcels was for 106 units of senior housing).

By resolution adopted November 16, 2023, the Town Board referred the application to the Design Review and Historic Preservation Board (DRHPB) for an advisory report. The DRHPB has received the application, as well as additional plans, reports, and commentary from the applicant, and has considered this material on January 11, 2024, as part of its regularly scheduled meeting. This memorandum, which is a distillation of comments from individual DRHPB members, constitutes the DRHPB's advisory report to the Town Board.

The General Project

The change in use from senior housing of (a maximum of 115 units) to 191 market rate apartments changes the general nature of the development.

Market rate apartments create more concentrated traffic patterns and an increase in the previously approved number of apartments will, of course, create more traffic. The traffic study should be reviewed to ensure that it satisfies both the Town and the Department of Transportation.

The project does not provide housing at a lower cost for residents of 55 and older, as recommended in the Comprehensive Plan, and does not provide a type of housing not already seen in Pittsford.

It is noted that a four-story building on top of a hill or rise is not in keeping with Pittsford's current residential profile, nor is it appropriate adjacent to the historic home.

The Building Design and Colors

The Board prefers the color scheme shown in the 3D rendering print as compared to the 2D renderings, which don't appear to match. Likewise, the Board prefers that any gable

overhang be deep enough to read as a roof, rather than a thin addition, as is seen in the 3D rendering of the main entrance.

The exterior finish shown at the parking garage level and extending down to grade, Exterior Insulation and Finish System (EIFS), a non-load bearing cladding system that provides exterior walls with a water-resistant, insulated surface, is not a good material because it does not have the visual appearance to support a tall building and materials above.

The northeast corner and the east elevation of the building that faces W. Jefferson and Clover Street appear as the “backside” of the building, with repetitive window placements and lack of accent detailing. The Clover Street and W. Jefferson Road views should receive the same attention to detail as the main entry area at Tobey Village Road.

The Historic Home at 2867 Clover Street

Potential negative impact to the historic home must be minimized, and opportunities to reduce impacts and buffer the home from the new development should be implemented.

The 410-foot-long east elevation is of particular concern to the DRHPB because it is the backdrop to the historic home and will be readily visible from the Clover Street and W. Jefferson Road intersection. The building has a long, unbroken roof line, that at four stories in height, creates a massive appearance above the historic home. The repetitive window placements across the east facade are monotonous and while they may be necessary for each unit, they accentuate the impact of the large structure. Currently, the plan fails to respect the historic home, and options to reduce the impacts to the historic home should be provided.

Previous designs submitted for the senior housing project lowered the east elevation to three stories for a section of the structure, which reduced some of the visual impact. The developer should consider a similar design.

The developer has committed to no development on Parcel 12 beyond what is shown on the plans and the DRHPB agrees that no further encroachment should be permitted. The developer should maintain natural buffers and limit removal of mature trees and existing landscaping.

Currently, site plans show a small amount of asphalt that crosses from Parcel 8 to Parcel 12 as a part of the planned emergency access route. Should this be necessary, the amount of development should be kept to a minimum for emergency vehicle apparatus and not striped for general parking.