Town of Pittsford Design Review & Historic Preservation Board
AGENDA
September 26, 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, September 26, 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

OVERSIZED ACCESSORY STRUCTURES

35 Old Forge Lane
Applicant is requesting design review for the addition of a 240 SF shed.

RESIDENTIAL APPLICATIONS: RENOVATIONS & ADDITIONS

38 Jordan Road
Applicant is requesting design review for a 432-square-foot addition off the rear of the home.

3833 East Avenue
Applicant is requesting design review to add a man door next to the garage as well as some window changes.

412 Thornell Road
Applicant is requesting design review for a rear porch and rear addition to the home.

2785 East Avenue
Applicant is requesting design review for the addition of a third bay garage as well as an addition on the other side of the home for more living space.

290 Woodland Road
Applicant is requesting design review for the addition of a covered entryway to the front of the home.

15 Babcock Farms
Applicant is requesting design review for a 576 square foot addition off the rear of the home.

RESIDENTIAL APPLICATIONS: NEW HOMES

60 Coventry Ridge
Applicant is requesting design review for the construction of a two story single family home approximately 3870 square feet that is located in the Coventry Ridge Subdivision.

COMMERCIAL APPLICATIONS: SIGNAGE

3349 Monroe Avenue

Applicant is requesting design review for signage for XGolf.

CERTIFICATES OF APPROPRIATENESS

700 Allens Creek Road

Applicant is requesting a Certificate of Appropriateness, pursuant to Town Code Section 185-196, for the demolition and reconstruction of a detached three-car garage at a Designated Historic Landmark. This property is zoned Residential Neighborhood (RN).

The next meeting is scheduled for Thursday, October 10, 2024, at 6PM.

DRAFT MINUTES 091224

DESIGN REVIEW & HISTORIC PRESERVATION BOARD
MINUTES
SEPTEMBER 12, 2024

Minutes of the Town of Pittsford Design Review and Historic Preservation Board meeting held on Thursday, September 12, 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, Paul Whitbeck, John Mitchell, Jim Vekasy, Bonnie Salem

ABSENT: Dave Wigg, Kathleen Cristman

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

ATTENDANCE: There were 12 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

Board Member Salem gave an update on the anticipated application for historic designation of 7 Landsdowne Lane, stating it is expected to be in before the end of the year.

OVERSIZED ACCESSORY STRUCTURES

165 French Road

Applicant is requesting design review for a 240 square-foot pergola.

Meghan Crough, of 165 French Road, introduced the application. She stated the pergola will be located in front of the home. This received an oversized accessory structure variance from the Zoning Board of Appeals. The pergola will be 20’ X 12’ and will be made of cedar material. Board Member Salem inquired about the height of the pergola. Ms. Crough stated that the pergola will be 8 feet tall.

DRHPB Member Salem motioned to approve the 240 square-foot pergola, as submitted. This motion was seconded by DRHPB Member Whitbeck. Following a unanimous voice vote, the application was approved, none opposed.

RESIDENTIAL APPLICATIONS: RENOVATIONS & ADDITIONS

20 Kerrygold Way

Applicant is requesting design review to change a window into a door on the right-side elevation.

Jim LeBeau, of JTC LLC, introduced the application. He is requesting design review to change a window to a door on the right-side elevation. The elevation was previously approved as a window.

DRHPB Chairman Scheider motioned to approve the window and door change, as submitted. This motion was seconded by DRHPB Member Vekasy. Following a unanimous voice vote, the application was approved, none opposed.

2185 West Jefferson Road

Applicant is requesting design review for the addition of an approximately 224 square-foot addition off the rear of the home.

Scott Newman, of Ameribuilt Construction LLC, introduced the application. He stated the proposed addition will match the existing structure. It will have asphalt shingles, vinyl windows, and cedar siding. This addition received a front setback variance from the Zoning Board of Appeals.

DRHPB Member Mitchell motioned to approve the 224 square-foot addition, as submitted. This motion was seconded by DRHPB Member Salem. Following a unanimous voice vote, the application was approved, none opposed.

17 East Park Road

Applicant is requesting design review to add a covered entryway to the front of the home.

Chris Hennessey, of CKH Architecture, introduced the application. She stated the applicant is looking to improve the entryway at the front door. She is proposing to match the stone from the garage to the entryway.

DRHPB Chairman Schneider motioned to approve the covered entryway, with the conditions that stone at the water table will be installed on all three sides to match the stone that was approved at the garage and the siding on the addition and the gable will be the same. This motion was seconded by DRHPB Member Mitchell. Following a unanimous voice vote, the application was approved, none opposed.

44 Crestline Road

Applicant is requesting design review to enclose the existing deck into a sunroom, add an entry/mudroom, covered deck & add a garage bay.

Chris Hennessey, of CKH Architecture, introduced the application. The applicant is proposing to add an additional garage bay and create a sunroom. This application also includes construction of dormers and a covered entryway. Board Member Mitchell inquired about the shape of the proposed columns. The applicant stated the proposed columns would be tapered. Chairman Schneider stated his concern for adding an additional column style as the preexisting column shape is square. Chairman Schneider also stated that there is no need to add dormers and Board Member Salem agreed. The applicant discussed the additions to the back of the house. Chairman Schneider asked the applicant about the fireplace in the floor plan and she stated that it was something that would not be installed until further in the future.

DRHPB Chairman Schneider motioned to approve the renovation and additions, with the conditions that the two dormers on the front elevation be eliminated, the two columns at the front covered porch be square shape, and the fireplace footprint shown on the site plan be eliminated. This motion was seconded by DRHPB Member Salem. Following a unanimous voice vote, the application was approved, none opposed.

RESIDENTIAL APPLICATIONS: NEW HOMES

12 Bridleridge Farms

Applicant is requesting design review for a 3,228 square-foot, two-story, single-family home in the Bridleridge Farms Subdivision.

Matt Winseman, of Bridleridge Farm Building Corp., introduced the application. The applicant is proposing the construction of a 3,228 square-foot, two-story home. Board Member Whitbeck asked how many different textures were proposed to be on the home. The applicant stated there were two textures. Doug DeRue, Director of Planning, Zoning, and Development, asked the applicant if the house was centered to aim towards the north or the northeast. The applicant stated the house was to be centered towards the northeast.

DRHPB Member Salem motioned to approve the application for new construction of a two-story single-family home of 3,228 square feet as submitted, with a suggestion that the vertical siding on the first level of the first facade be replaced with horizontal siding. This motion was seconded by DRHPB Chairman Schneider. Following a unanimous voice vote, the application was approved, none opposed.

COMMERCIAL APPLICATIONS: SIGNAGE

3349 Monroe Avenue
Applicant is requesting design review for signage for Dick's Going Going Gone.

Representatives from Dick's Sporting Goods introduced the application. The applicant is proposing to replace current signage and install enlarged signage stated as *Dick's Going Going Gone*. Bill Zink, Building Inspector, stated that the new sign properly follows the existing code.

DRHPB Member Mitchell motioned to approve the renovation and additions, as submitted. This motion was seconded by DRHPB Member Whitbeck. Following a unanimous voice vote, the application was approved, none opposed.

CERTIFICATES OF APPROPRIATENESS

55 Mitchell Road
Applicant is requesting a Certificate of Appropriateness, pursuant to Town Code Section 185-196, for the addition of a fence and other landscaping elements to a Designated Historic Landmark. This property is zoned Residential Neighborhood (RN).

Chairman Schneider stated this is a continued public hearing.

Zak Steele, of Steele Landscape Architecture, introduced the application. The applicant stated he appeared before the Zoning Board of Appeals in July and the updated application is for a Certificate of Appropriateness. Chairman Schneider stated the entry piers flow with the house nicely.

Chairman Schniender asked for public comment. Hearing none, Chairman Schneider closed the public hearing.

The Board, upon reading the resolution, approved for the applicant a Certificate of Appropriateness. The resolution was moved by DRHPB Chairman Schneider, seconded by DRHPB Member Vekasy, and was unanimously approved by the Board.

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

321 Mendon Center Road
Applicant is requesting a Certificate of Appropriateness, pursuant to Town Code Section 185-196, for the addition of solar panels on a rear roof of a Designated Historic Landmark. This property is zoned Residential Neighborhood (RN).

Chairman Schneider opened the public hearing.
Bill Pieper, of 321 Mendon Center Road, introduced the application. The applicant is proposing the addition of solar panels on a rear roof of a Designated Historic Landmark. The applicant stated that his house was the Old Hopkins Estate. Board Member Vekasy asked the applicant how far the solar panels will stick out of the roof. Mr. Pieper stated they will stick out approximately three inches. Board Member Salem asked the applicant if the solar panels will cover the majority of the two roofs. Mr. Pieper confirmed. Board Member Salem stated her

concern as the code limits solar panels, and she mentioned the Board has previously denied applicants for this reason. Chairman Schneider added that the Board states they should not be readily visible to the road. Robert Koegel, Town Attorney, encouraged the Board to request more detailed specifications and exact renderings, stating that it would help factually distinguish the difference between previous denied solar panel applications and this one. Chairman Schneider agreed, stating that receiving accurate dimensions would help the Board make their decision. Mr. DeRue confirmed that solar panels installed on roofs have code limitations. Chairman Schneider requested that the applicant send specific dimensions and stated they will need to look into the code limitations for solar panels.

Chairman Scheider stated that this will remain an open hearing.

PLANNING BOARD COMMENTARY

Pittsford Oaks
The Planning Board is requesting DRHPB commentary on the Pittsford Oaks project.

Dustin Welch, of Passero Associates, introduced the application. He stated that the applicant is looking for comments from the DRHPB. Board Member Vekasy asked the applicant how much smaller the 2019 Cloverwood proposal was compared to this proposal. The applicant stated that he does not know the exact difference. Mr. DeRue discussed various issues with the building including the large size, the impacts to Clover Street and Jefferson Road, as well as the visual appearance. Chairman Schneider emphasized the concern surrounding the continuous ridgeline as well as the clear addition of a story, as compared to the three-story 2019 Cloverwood proposal. Board Member Salem stated the long roofline creates a massive look, in addition to being located on a hill. Chairman Schneider stated that the Board would like bigger designs and bigger moves in the roofline incorporated, as well as more clarification and specific drawings on what they have changed from the original proposal. Board Member Mitchell added that the scaled side by side drawings of the 2019 Cloverwood Proposal and the 2024 Pittsford Oaks Proposal shows a clear height difference. Mr. Koegel stated that the Planning Board will need the DRHPB's formal comments on the building's appearance. Chairman Schneider stated that the Board needs to see a site cross-section as well as more detail about what they plan to do. Vice Chairman Dave Wigg emailed his comments to Chairman Schneider, stating he cannot support a four-story roof. The Board summarized their requests, stating the roofline must be broken up, shortening the height of one side down (at intersection of Clover Street and Jefferson Road) to potentially match the original 2019 Cloverwood submission, and a cross-section site plan.

MEETING MINUTES REVIEW

The minutes of July 25, 2024 were approved following a motion by DRHPB Chairman Schneider. This motion was seconded by DRHPB Member Salem. Following a unanimous voice vote, the minutes were approved, none opposed.

DRHPB Chairman Dirk Schneider closed the meeting at 8:45 PM.

Respectfully submitted,

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Anna Piazza
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

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

Permit #
RA24-000147

DESIGN REVIEW AND HISTORIC PRESERVATION BOARD
REFERRAL OF APPLICATION

Property Address: 35 Old Forge Lane PITTSFORD, NY 14534
Tax ID Number: 193.13-1-25
Zoning District: RN Residential Neighborhood
Owner: Weigand, David C
Applicant: Weigand, David C

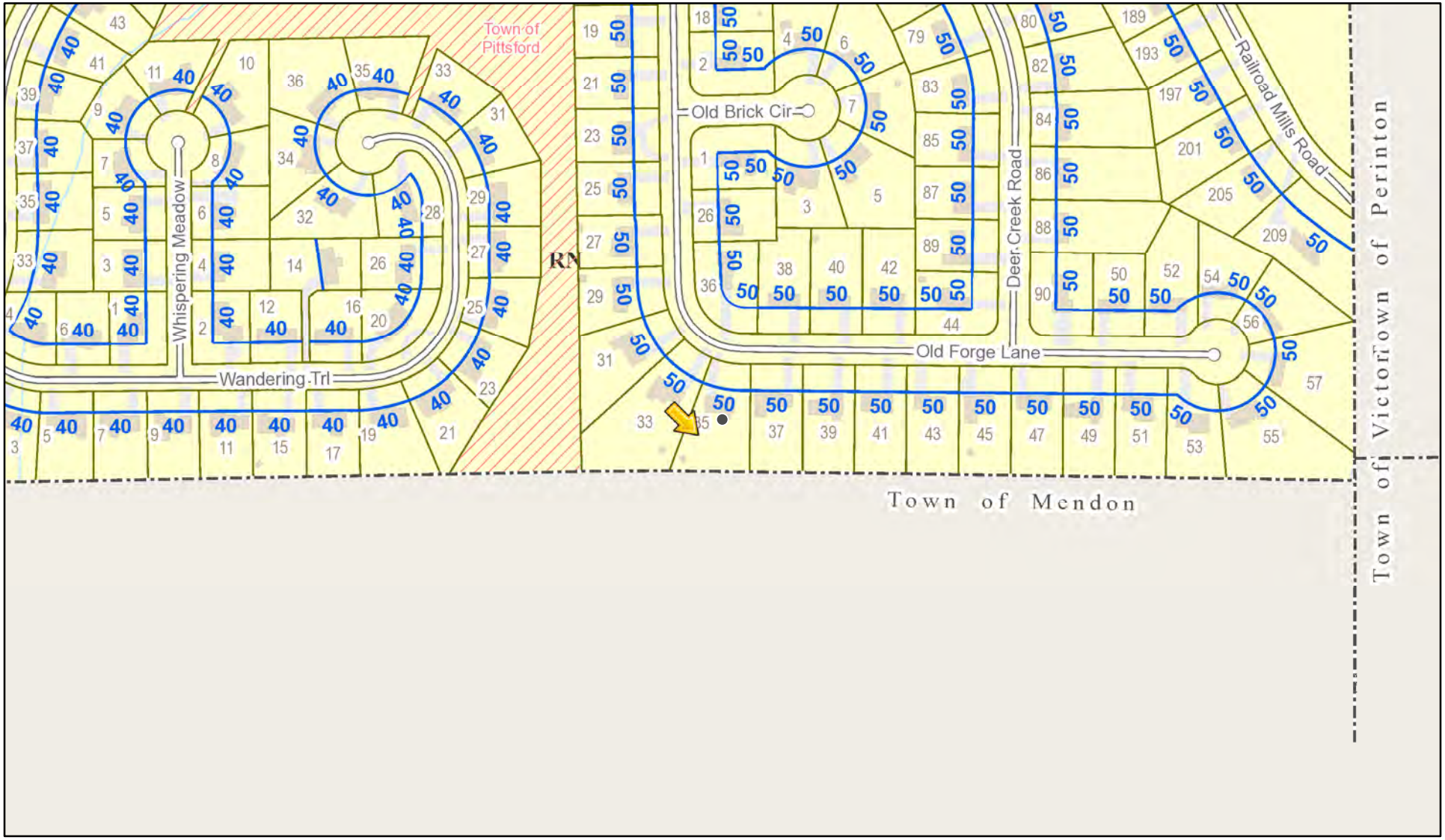
Application Type:

- [x] 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 requestinf design review for the addition of a 240 SF shed.

Meeting Date: September 26, 2024

RN Residential Neighborhood Zoning



Printed September 17, 2024

1:4,514

0 195 390 780 ft

0 55 110 220 m

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.

Thu Apr 25 2024
Imagery © 2024 Nearmap, HERE
60 ft
Nearmap

Google Maps 35 Old Forge Ln

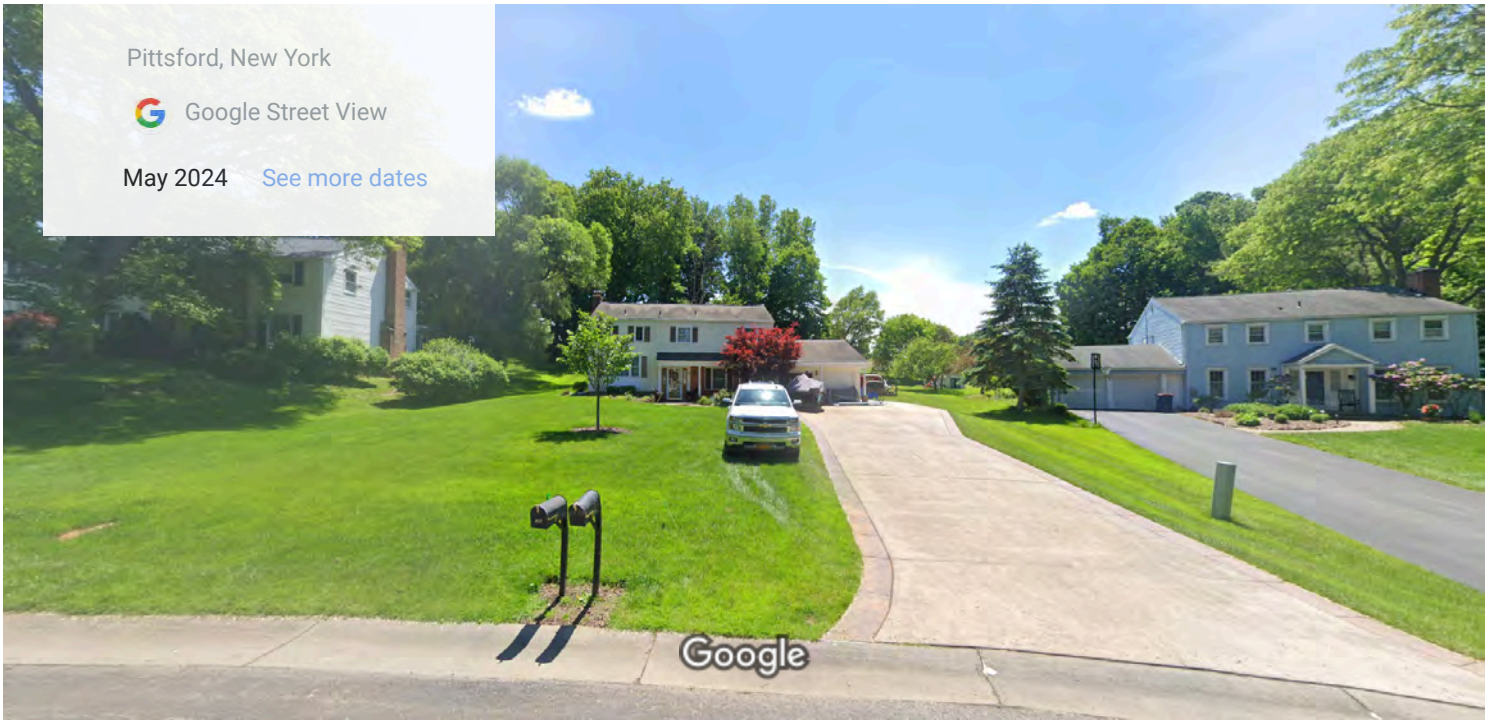
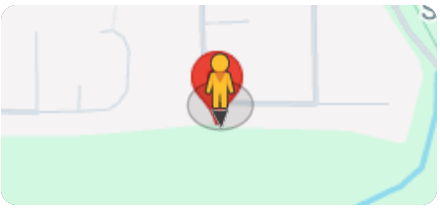


Image capture: May 2024 © 2024 Google



VersaTube User Guide
Summit Garage 12 x 24 x 9

Design ID: 1775506

DAVE WIEGAND
35 Old Forge Ln
Pittsford, NY 14534
Order Date: 2024/05/01

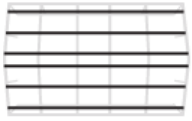
3D MODEL

Show Controls

BUILDING TYPE

Summit

With Side Hat Channel (Girts)



With Roof Hat Channel (Purlins)

FRAME SPECS

Similar size structure as proposed with the following differences,

1. Two 30” X 36” Vinal J-Weld DP glass windows.
2. One 36” x 80” 6 panel exterior with SS hinges and nickel plated keyed doorknob and cylinder lockset.
3. One 9’w X 8’t non insulated roll up door similar to the one in the picture above and matches the existing attached garage doors from the same supplier (HD).
4. The shed colors are specified to match the existing house color scheme,
    - Sides are yellow/cream color that was picked out of many samples sent to match existing 25+ years existing siding that has been weathered as best as possible.
    - Roof is brown.
    - Doors, windows and trim will be white.
5. Floor to be 12” of mixed crushed compacted stone with 1” of DOT compacted “Fines” as a final top coat. This is intended to be storage shed for lawn and we have no intension to pour a permanent concrete floor

Town of Pittsford

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

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

Permit #
B24-000020

DESIGN REVIEW AND HISTORIC PRESERVATION BOARD
REFERRAL OF APPLICATION

Property Address: 38 Jordan Road PITTSFORD, NY 14534
Tax ID Number: 164.18-1-52
Zoning District: RN Residential Neighborhood
Owner: Schirmer, June E
Applicant: Brian Hartman

Application Type:

- [x] 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)
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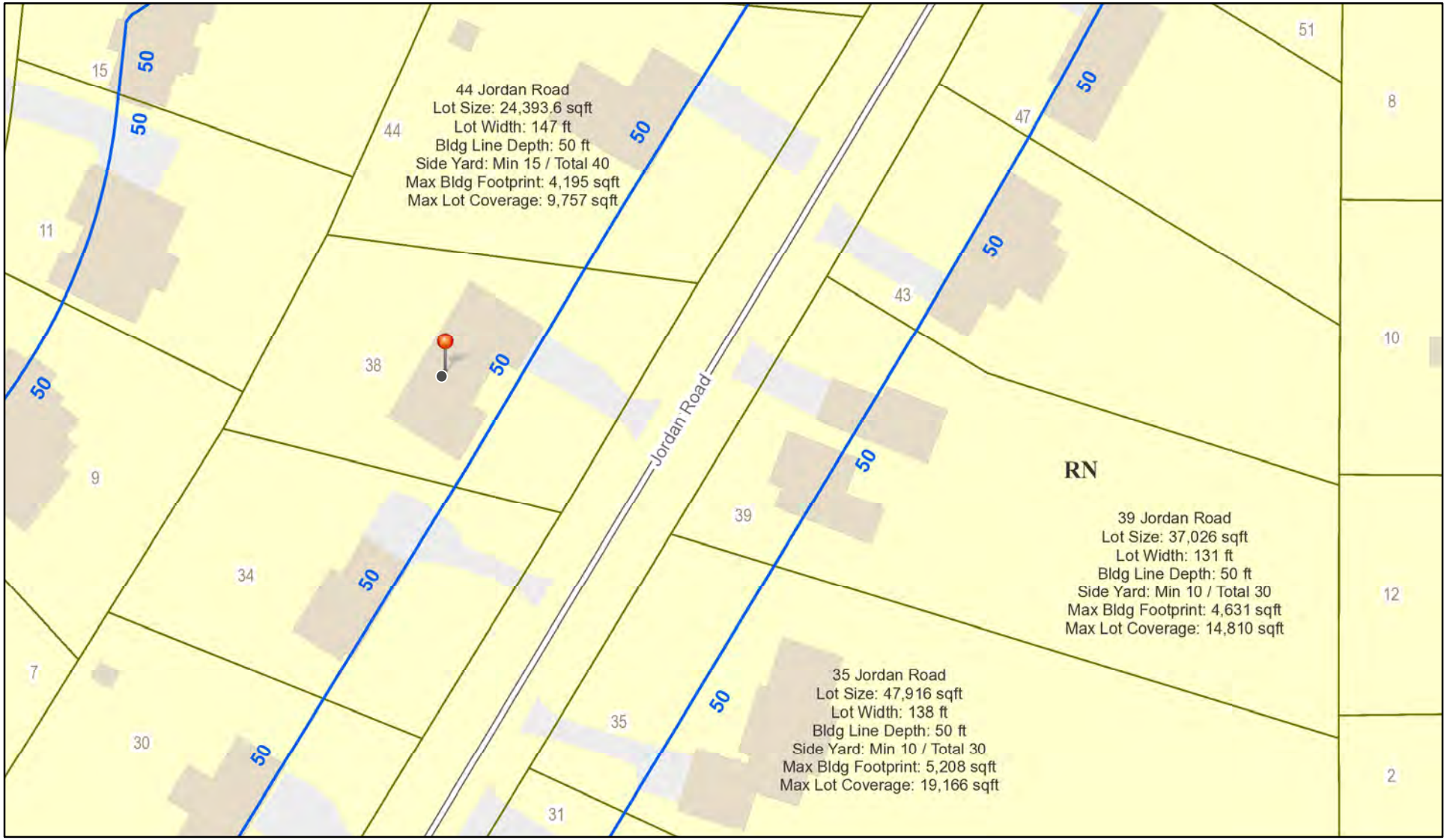
- [ ] Flag Lot Building Line Location §185-17 (L) (1) (c)
- [ ] Undeveloped Flag Lot Requirements §185-17 (L) (2)

Project Description: Applicant is requesting design review for a 432-square-foot addition off the rear of the home.

Meeting Date: September 26, 2024

RN Residential Neighborhood Zoning



Printed February 20, 2024

1:1,128

0 45 90 180 ft

0 12.5 25 50 m

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.

nearmap
Fri Apr 14 2023

GENERAL NOTES:

1. THESE PLANS HAVE BEEN PREPARED TO THE BEST OF THE ARCHITECT'S KNOWLEDGE, BELIEF, AND PROFESSIONAL JUDGMENT IN ACCORDANCE WITH THE 2020 RESIDENTIAL CODE OF NEW YORK STATE AND ENERGY CONSERVATION CODE REQUIREMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADAPTING THESE PLANS, IF REQUIRED, TO SUIT THE NEEDS OF THE BUILDING ON THE SITE. PROVIDED THAT THE ALTERATIONS DO NOT VIOLATE THE CODE OR ALTER THE STRUCTURAL INTEGRITY OF THE BUILDING.

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE WITH ALL APPLICABLE BUILDING/ELECTRICAL/MECHANICAL/SANITARY AND ENERGY CODES, STATE OR LOCAL. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE WITH THE ENERGY CONSERVATION CODE FOR ALL HVAC EQUIPMENT, HVAC CONTROLS, WATER HEATING EQUIPMENT, PIPE AND DUCT INSULATION, AND FLUORESCENT LAMPS AND BALLASTS.

3. THE CONTRACTOR SHALL BE RESPONSIBLE SO THAT BRANDS OF WINDOWS AND DOORS INSTALLED MEET THE NEW YORK STATE ENERGY CONSERVATION CODE REQUIREMENTS. WINDOWS AND / OR DOORS SHOWN ARE INDICATED FOR SIZING ONLY.

4. ALL FOOTINGS SHALL REST ON UNDISTURBED VIRGIN SOIL. THE FOOTINS/FOUNDATION DESIGN ASSUMES MINIMUM SOIL BEARING PRESSURE TO BE 2000 PSF. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SUBGRADE CONDITIONS. IF REQUIRED, THE OWNER AND / OR CONTRACTOR SHALL BE RESPONSIBLE FOR HIRING A SOILS ENGINEER TO VERIFY SUBGRADE CONDITIONS AND SUBSTANTIATE ACTUAL BEARING CAPACITY.

5. BACKFILL MATERIALS SHALL BE NATIVE SOIL.
FOR FILL UNDER THE GARAGE FLOOR OR BASEMENT FLOOR, PROVIDE SAND/ GRAVEL FILL FOR COMPACTION AS NEEDED

6. MINIMUM CONCRETE COMPRESSIVE STRENGTH:
2500 PSI FOOTINGS

7. CONCRETE BLOCK SHALL CONFORM TO ASTM C90 N-I, WALL REINFORCING - ASTM A82. ALL MORTAR SHALL CONFORM TO ASTM C270, TYPE S - 1 PART PORTLAND CEMENT, 1/4 PART LIME, 3 PARTS SAND.

8. N/A

9. MINIMUM FIBER STRESS IN BENDING (FB) FOR ALL FRAMING LUMBER TO BE 1150 PSI #2 HEM-FIR OR BETTER. PROVIDE DOUBLE FRAMING MEMBERS UNDER PARTITIONS RUNNING IN SAME DIRECTION.

10. CONTRACTOR SHALL PAY STRICT ADHERENCE TO MICROLAM MANUFACTURER'S WRITTEN DIRECTIONS FOR CUTTING, DRILLING, NOTCHING, JOINING AND GENERAL INSTALLATION OF THEIR PRODUCTS.

11. WOOD TRUSSES SHALL BE DESIGNED BY MANUFACTURER.
SUPPLIER SHALL BE RESPONSIBLE FOR INSTALLATION DETAILS AND REQUIRED BRIDSING/BRACING.

12. PLYWOOD SHALL CONFORM TO U.S. PRODUCT STANDARD PS - 1, THICKNESS AS SHOWN, APA RATED SHEATHING EXP-1. NAILING AND SPACING PER APA RECOMMENDATIONS FOR LOCATIONS INTENDED.

13. ALL WOOD IN CONTACT WITH CONCRETE OR MASONRY SHALL BE FULLY WOOD PRESERVATIVE-TREATED WITH OSMOSALTS OR WOLMAN SALTS.

14. ALL OPENINGS IN THE BUILDING ENVELOPE (DOORS, WINDOWS, UTILITIES) SHALL BE CAULKED, WEATHER-STRIPPED, OR OTHERWISE SEALED.
CORROSION RESISTIVE FLASHING SHALL BE PROVIDED AT THE LOCATIONS ON THE EXTERIOR WALL ENVELOPE PER RESIDENTIAL CODE OF NEW YORK (2020)

15. CONTRACTOR SHALL VERIFY ALL NOTES AND DIMENSIONS PRIOR TO CONSTRUCTION. THESE DRAWINGS ARE NOT TO BE SCALED - USE DIMENSIONS GIVEN.

16. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND SAFETY PRECAUTIONS IN CONNECTION WITH THE WORK.

17. THESE DRAWINGS HAVE BEEN PREPARED FOR STRUCTURAL INTENT ONLY. ELECTRICAL, MECHANICAL AND OTHER BUILDING SYSTEMS, AS REQUIRED ARE TO BE DESIGNED BY OTHERS.

18. THE FOLLOWING DESIGN LOADS HAVE BEEN USED IN THE STRUCTURES DESIGN IN ACCORDANCE WITH THE PRINTED SPAN TABLES IN THE RESIDENTIAL CODE OF NEW YORK STATE (2020).

FLOOR LOADS (LIVING AREAS-1ST FLOOR)	40 PSF
EXTERIOR DECKS	40 PSF

19. ALL WORK, MATERIALS, METHODS EQUIPMENT, ETC. SHALL BE IN STRICT ACCORDANCE WITH THE CONTRACT DOCUMENTS. ALL MATERIALS SHALL BE NEW, UNLESS NOTED OTHERWISE.

20. WORK SEQUENCE AND SCHEDULE SHALL BE MUTUALLY AGREED UPON BY BOTH THE OWNER AND THE CONTRACTOR.

21. IT IS ASSUMED THAT THE SUBSURFACE CONDITIONS WILL BE EARTH OR SOIL. IF BEDROCK IS ENCOUNTERED, IT WILL BE REMOVED AS REQUIRED.

22. ANY DEMOLITION WORK SHALL BE DONE CAREFULLY. ALL DISTURBED SURFACES TO BE REPAIRED APPROPRIATELY. ALL SALVASEABLE ITEMS SHALL BE TURNED OVER TO THE OWNER.

23. EXAMINATION OF THE SITE SHOULD BE MADE BY ALL CONTRACTORS CONCERNED TO FULLY CONSIDER ALL SITE CONDITIONS WHICH MAY HAVE A BEARING ON THE WORK OF THE ENTIRE PROJECT. SUBMISSION OF A BID IS PRESUMPTIVE EVIDENCE THAT THE BIDDER IS CONVERSANT WITH LOCAL JURISDICTIONS AND HAS MADE DUE ALLOWANCES IN HIS BID FOR ALL CONTINGENCIES. THE OWNER RESERVES THE RIGHT TO REJECT ANY OR ALL BIDS.

24. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE ARCHITECT IN CASE OF ANY OR ALL DEVIATIONS FROM THESE DRAWINGS. THE ARCHITECT SHALL BE HELD HARMLESS AS A RESULT OF ANY UNAUTHORIZED CHANGES TO THESE PLANS. ADDITIONAL FEES MAY OCCUR FOR "AS BUILT" DOCUMENTATION DUE TO CIRCUMSTANCES BEYOND THE ARCHITECT'S CONTROL, OR OWNER / CONTRACTOR CHANGES TO THESE DRAWINGS

25. THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS AND APPROVALS REQUIRED BY THE LOCAL ZONING AND BUILDING DEPARTMENTS AND ANY OTHER GOVERNMENTAL AGENCY HAVING JURISDICTION OVER THE WORK. ALL APPLICABLE REGULATIONS SHALL BE ADHERED TO AND CARRIED OUT BY ALL INDIVIDUALS UNDER THIS CONTRACT.

26. THE CONTRACTOR SHALL FURNISH A CERTIFICATE OF INSURANCE INDICATING THE TYPE AND AMOUNTS OF COVERAGE AS REQUIRED BY NEW YORK STATE AND THE LOCAL MUNICIPALITY.

27. THE CONTRACTOR SHALL REMOVE ALL RUBBISH AND LEAVE THE COMPLETED PROJECT IN A CLEAN STATE, SATISFACTORY TO THE OWNER.

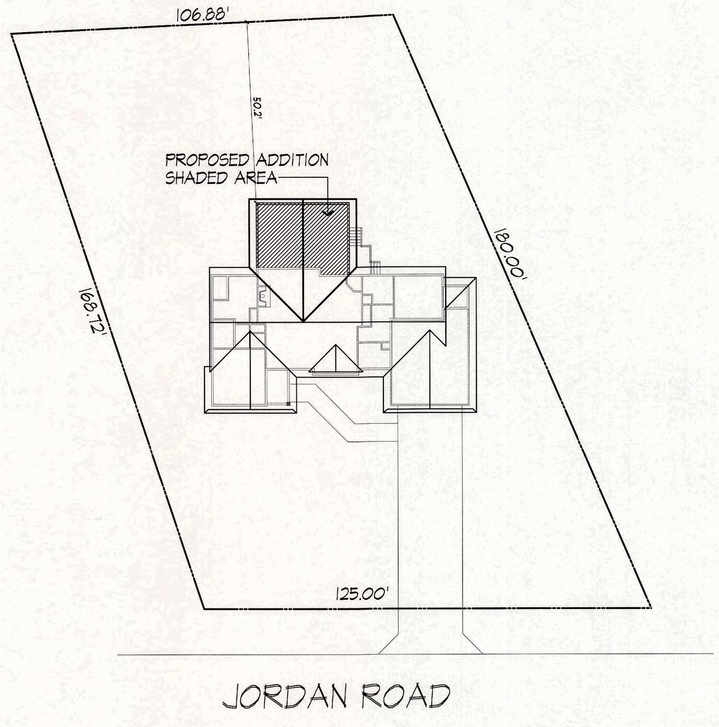
28. THE CONTRACTOR SHALL GUARANTEE HIS WORK AND HIS SUBCONTRACTOR'S WORK AGAINST FAULTY MATERIALS AND WORKMANSHIP IN ACCORDANCE WITH NEW YORK STATE GENERAL BUSINESS LAW.

29. ONLY COPIES FROM THE ORIGINALS OF THESE DRAWINGS MARKED WITH AN ORIGINAL OF THE ARCHITECT'S WET SEAL SHALL BE CONSIDERED TO BE VALID TRUE COPIES.

30. BUILDING IS CLASSIFIED AS A ONE FAMILY DWELLING

31. SMOKE-DETECTING ALARM DEVICES SHALL BE INSTALLED IN COMPLIANCE WITH SECTION R314.3 OF THE RESIDENTIAL CODE OF NEW YORK STATE (2020)
CARBON MONOXIDE ALARM DEVICES SHALL BE INSTALLED IN COMPLIANCE WITH SECTION 915 FCNYS

32. ALL MATERIALS USED IN THIS PROJECT SHALL BE NON-ASBESTOS AND NON-LEAD CONTAINING.



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PLOT PLAN

SCALE: 1"=20'

* NOTE: ALL LAND ENGINEERING TO BE PROVIDED BY OTHERS

PROPOSED ADDITION

SCHIRMER RESIDENCE

38 JORDAN RD PITTSFORD NY

DRAWING INDEX

1	TITLE PAGE
2	ELEVATIONS 1
3	ELEVATIONS 2
4	FOUNDATION PLAN- proposed
5	FLOOR PLAN- proposed
6	ROOF PLAN
7	BUILDING SECTIONS/TYPICAL NOTES

ENERGY COMPLIANCE DETAILS & PATH

MEETS OR EXCEEDS PRESCRIPTIVE REQUIREMENTS
R402.1.2 (2020 RESIDENTIAL CODE OF NEW YORK STATE) CLIMATE ZONE - 5

COMPONENT	REQUIRED	PROVIDED
1. FENESTRATION U-FACTOR	30	30
2. CEILING R-FACTOR	49	R-49
3. WOOD FRAMED WALL R-VALUE	20 OR 13+5	R-21
4. FLOOR R-VALUE	30	30

2020 INTERNATIONAL ENERGY CONSERVATION CODE (IECC) COMPLIANCE PATH

1. A MINIMUM OF 90% OF THE LAMPS IN PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL BE HIGH-EFFICIENCY LAMPS PER SECTION 1104.1
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 1102.4.5
3. CONTRACTOR TO PROVIDE A PROGRAMMABLE THERMOSTAT TO CONTROL THE HVAC SYSTEM PER SECTION 1109.1.1
4. ALL CIRCULATING SERVICE HOT WATER PIPING SHALL BE INSULATED TO AT LEAST R-2. CIRCULATION HOT WATER SYSTEMS SHALL INCLUDE AN AUTOMATIC OR READILY ACCESSIBLE MANUAL SWITCH THAT CAN TURN OFF THE HOT WATER CIRCULATING PUMP WHEN THE SYSTEM IS NOT IN USE. PER SECTION 1109.3.4
5. AIR LEAKAGE TEST TO BE CONDUCTED & PERFORMED BY A THIRD PARTY IN COMPLIANCE WITH 1102.4.1.2. AIR LEAKAGE RATE MAY NOT EXCEED 3 ACH (CLIMATE ZONE 5)
6. ATTIC ACCESS SHALL BE INSULATED WITH THE SAME R-VALUE AS THE ATTIC, WEATHER STRIPPED AND LATCHED PER SECTION 1102.2.3
7. DUCTWORK ON EXTERIOR WALLS IF REQUIRED SHALL BE INSULATED TO A MINIMUM OF R-6 PER 1103.2.1
8. MECHANICAL VENTILATION PER SECTION N1103.6 TO BE MET WITH CONTINUOUS USE EXHAUST FANS AND MAKE-UP AIR CONTROLS, PER SECTION M1507.3.3 REQUIREMENT.
9. MECHANICAL VENTILATION FAN EFFICACY SHALL MEET MINIMUM REQUIREMENTS PER SECTION N1103.6.1.
10. HEATING AND COOLING EQUIPMENT SHALL BE SIZED IN ACCORDANCE WITH SECTION N1103.7 REQUIREMENTS.

BASIC DESIGN CRITERIA

1. GROUND SNOW LOAD - 40 PSF R301.2 (5)
2. WIND SPEED - 115 MPH, EXPOSURE B R301.2.1
3. SEISMIC DESIGN CATEGORY - A R301.2 (2)
4. WEATHERING - SEVERE
5. FROST LINE DEPTH - 48"
6. TERMITE DAMAGE - NONE TO SLIGHT
7. DECAY DAMAGE - NONE TO SLIGHT
8. WINTER DESIGN TEMPERATURE - 1
9. ICE SHIELD UNDERLAYMENT REQUIRED - YES
10. FLOOD HAZARD - FIRM - 1992
11. ROOF TIE DOWN REQUIREMENTS R802.11.1

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121 Sully's Trail
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PROJECT:
PROPOSED ADDITION
38 JORDAN RD PITTSFORD NY

CLIENT:
JINE SCHIRMER

DRAWING:
TITLE PAGE

DRAWN:
PAUL MORABITO

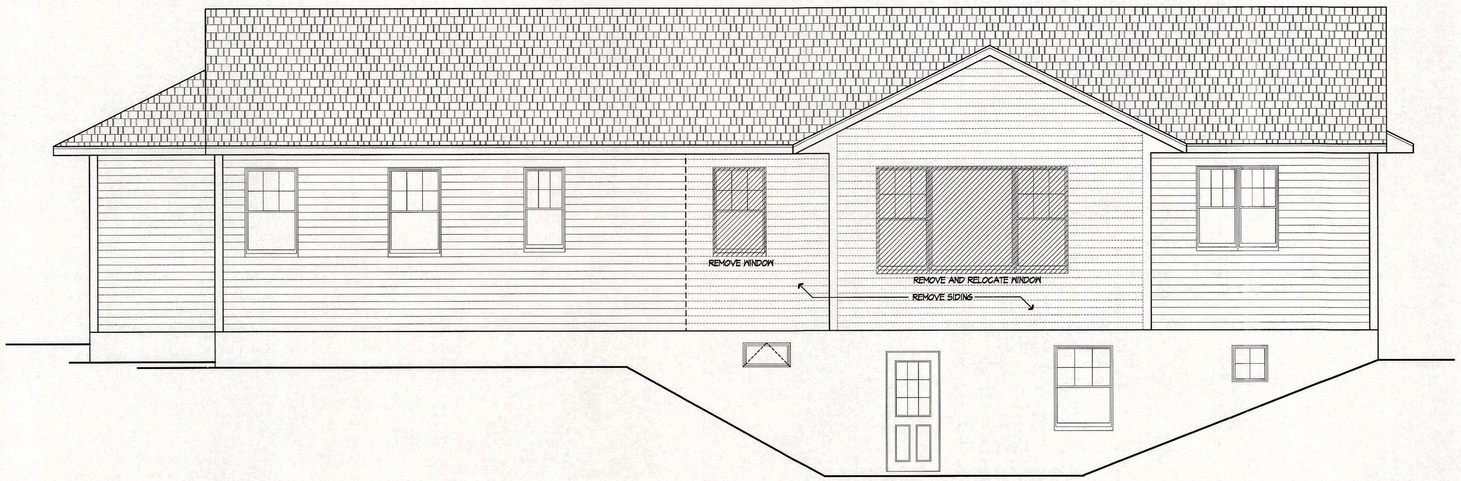
DATE: FEBRUARY 2024

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

JOB NO.: 23M4380

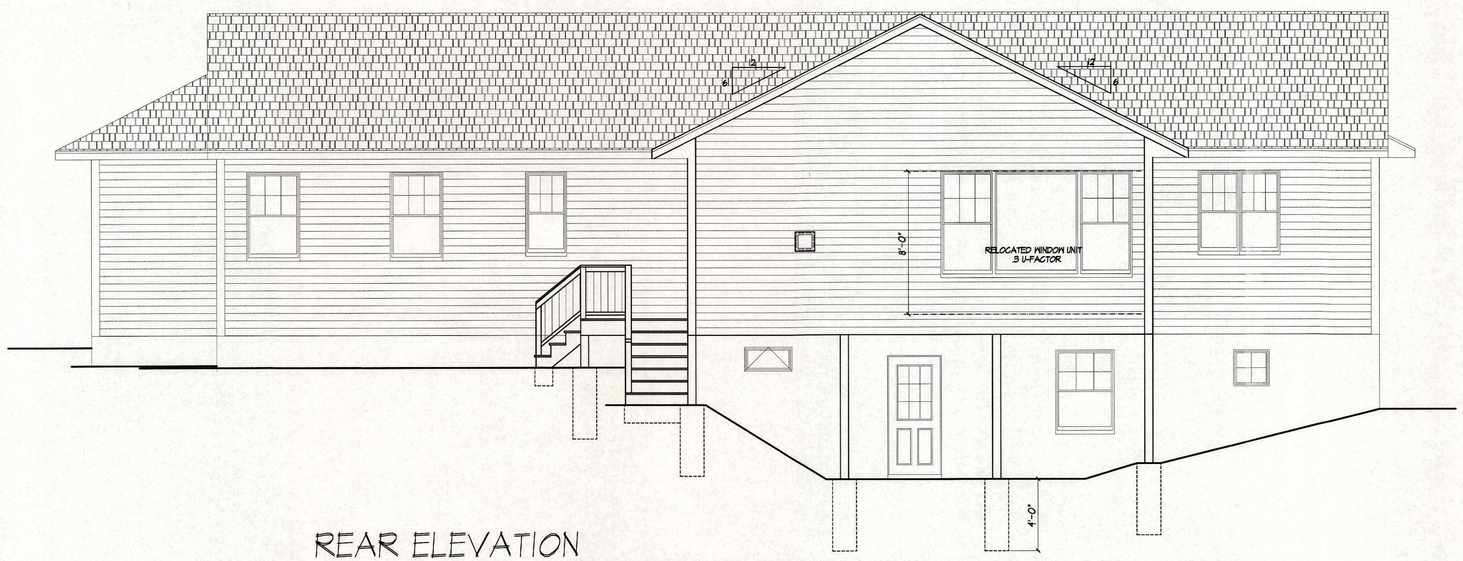
SHEET:
1
OF 7 SHEETS

Previously Approved



REAR ELEVATION

EXISTING WITH REMOVALS SHOWN



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STATE OF NEW YORK

PROJECT:
PROPOSED ADDITION
38 JORDAN RD PITTSFORD NY

CLIENT:
JUNE SCHIRMER

DRAWING:
ELEVATIONS 1

DRAWN:
PAUL MORABITO

DATE: FEBRUARY 2024

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

JOB NO.: 23M4380

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OF 7 SHEETS

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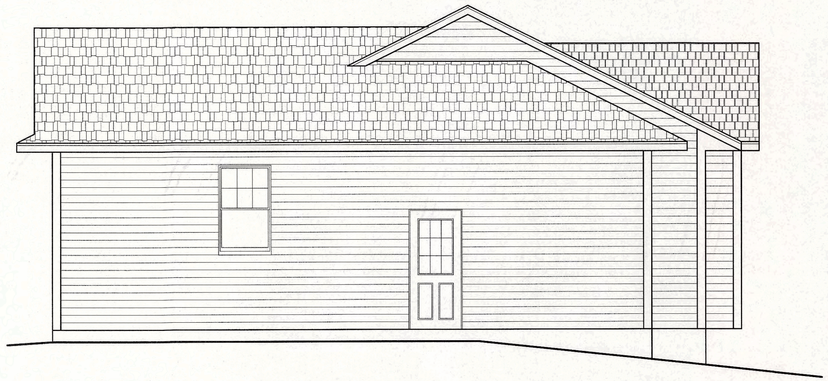

RIGHT SIDE ELEVATION

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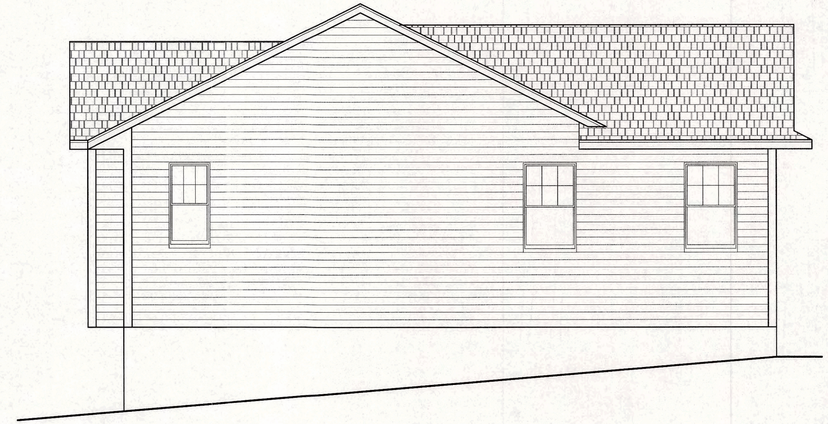

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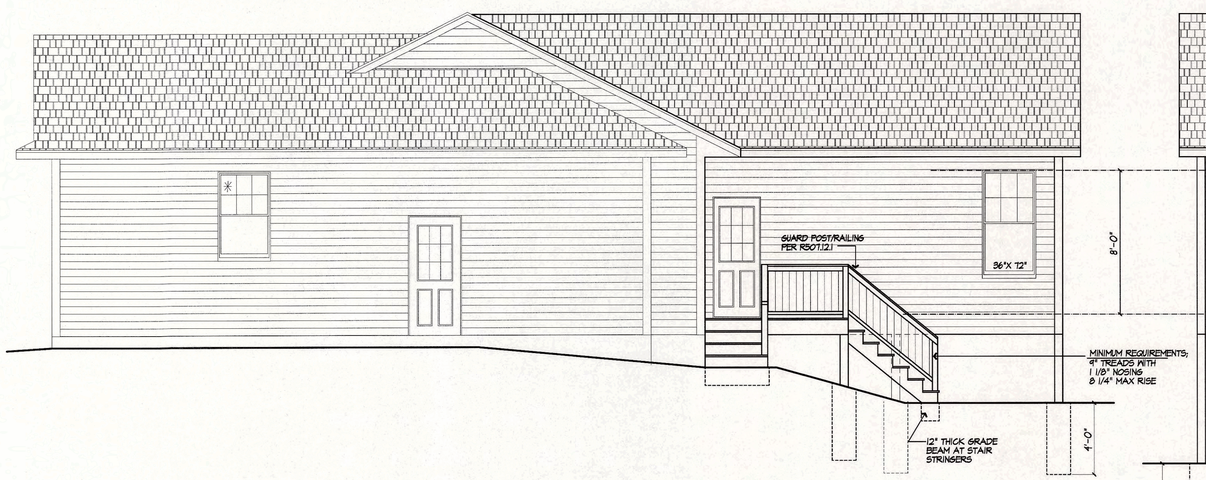

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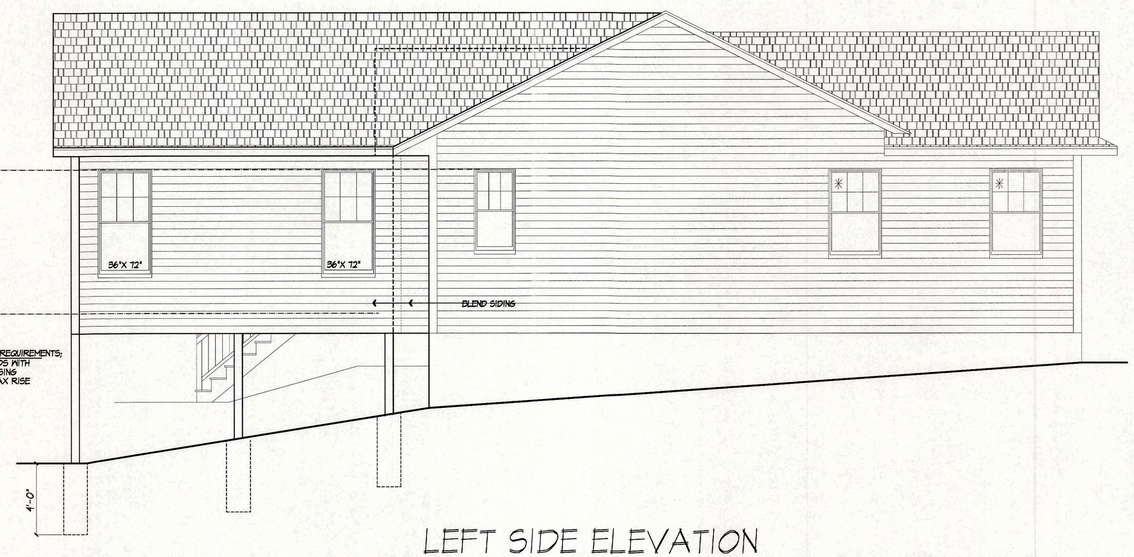

LEFT SIDE ELEVATION

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38 JORDAN RD PITTSFORD NY

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DRAWING:
ELEVATIONS 2

DRAWN:
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JOB NO.: 23M4380

SHEET:

3

OF 7 SHEETS

Proposed Changes

REAR ELEVATION

EXISTING WITH REMOVALS SHOWN

REAR ELEVATION

PROPOSED

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38 JORDAN RD PITTSFORD NY

CLIENT:
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DRAWING:
ELEVATIONS 1

DRAWN:
PAUL MORABITO

DATE: AUGUST 2024

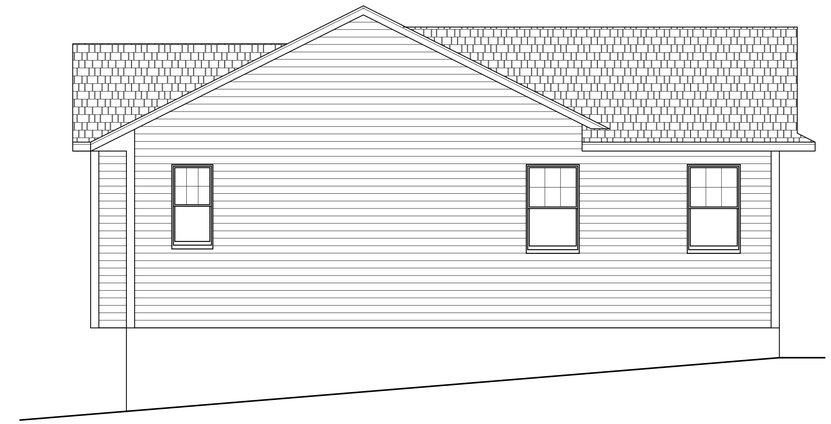
SCALE: 1/4"=1'-0"

JOB NO.: 23M4380

SHEET:
2
OF 7 SHEETS

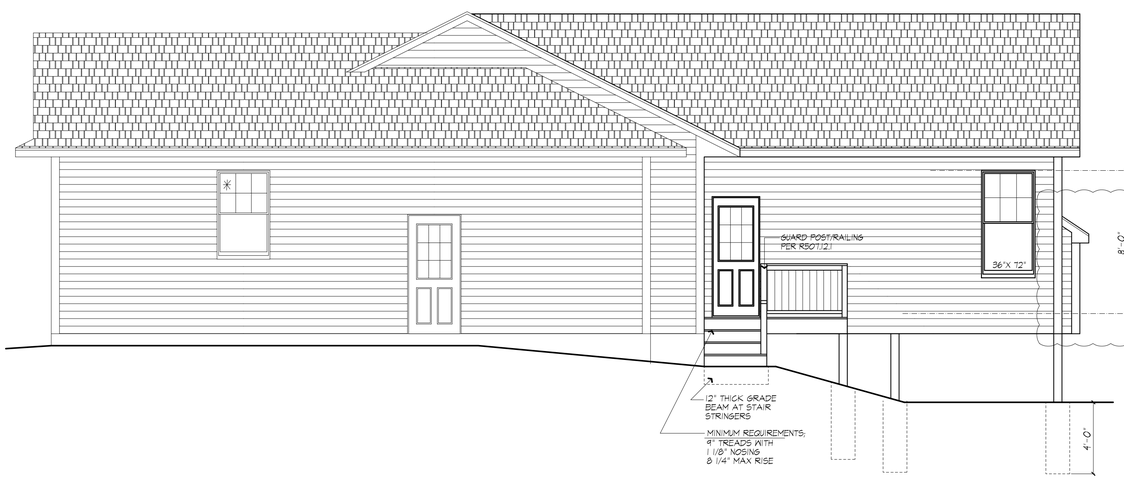
RIGHT SIDE ELEVATION

EXISTING



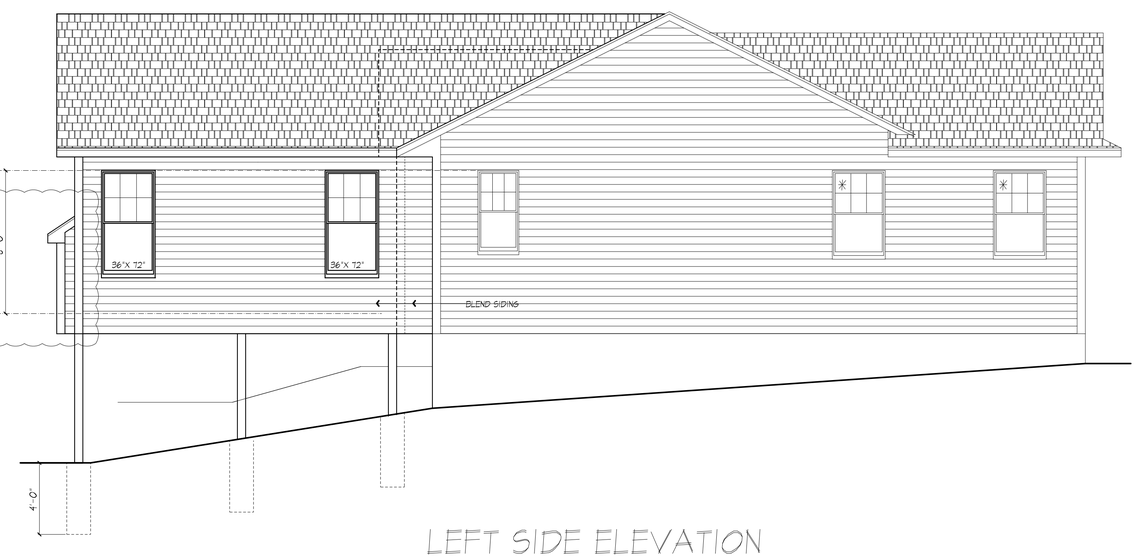
LEFT SIDE ELEVATION

EXISTING



RIGHT SIDE ELEVATION

PROPOSED



LEFT SIDE ELEVATION

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PROPOSED ADDITION
98 JORDAN RD PITTSFORD NY

CLIENT:
JUNE SCHIRMER

DRAWING:
ELEVATIONS 2

DRAWN:
PAUL MORABITO

DATE: AUGUST 2024

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

JOB NO.: 23M4380

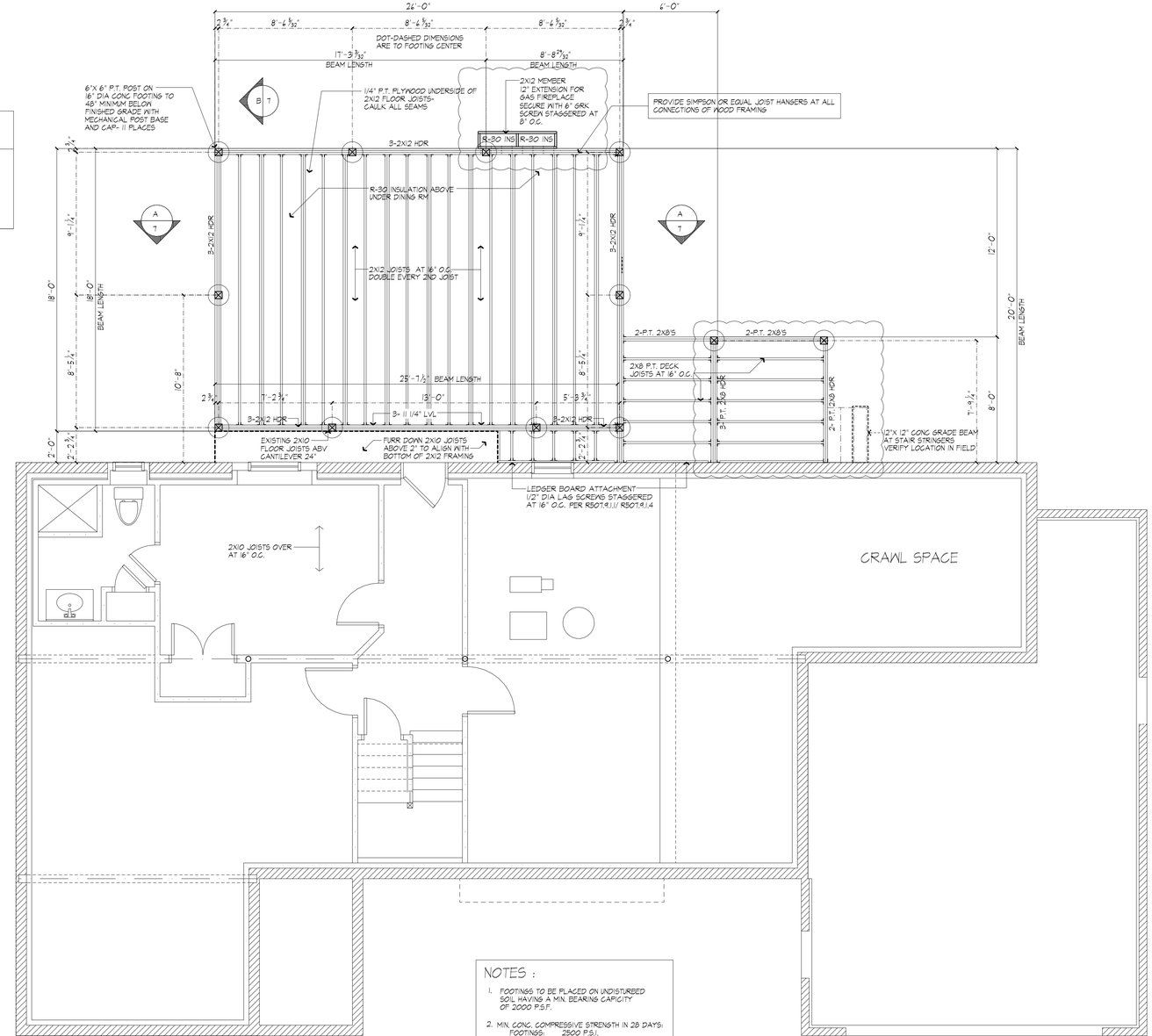
SHEET:

WOOD DECK GENERAL NOTES:

PRE-MANUFACTURED CAST IN PLACE POST BASE ANCHOR CENTERED ON FOOTING PER R507.3

LEDGER BOARD ATTACHMENT PER R507.9.1.1/ R507.9.1.4

GUARD POST/RAILING PER R507.12.1



NOTES :

1. FOOTINGS TO BE PLACED ON UNDISTURBED SOIL HAVING A MIN. BEARING CAPICITY OF 2000 P.S.F.
2. MIN. CONC. COMPRESSIVE STRENGTH IN 28 DAYS: FOOTINGS: 2500 P.S.I.
3. PROVIDE CROSS BRIDGING AT MID SPAN OF FLOOR FRAMING

FOUNDATION PLAN

PROPOSED

MORABITO ARCHITECTS

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38 JORDAN RD PITTSFORD NY

CLIENT:
JUNE SCHIRMER

DRAWING:
FOUNDATION PLAN - PROPOSED

DRAWN:
PAUL MORABITO

DATE: AUGUST 2024

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

JOB NO.: 23M4380

SHEET:
4
OF 7 SHEETS

WINDOW FALL PROTECTION
R312.2

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

R312.2.1 WINDOW SILLS.
IN DWELLING UNITS, WHERE THE TOP OF THE SILL OF AN OPERABLE WINDOW OPENING IS LOCATED LESS THAN 24 INCHES ABOVE THE FINISHED FLOOR AND GREATER THAN 72 INCHES ABOVE THE FINISHED GRADE OR OTHER SURFACE BELOW ON THE EXTERIOR OF THE BUILDING, THE OPERABLE WINDOW SHALL COMPLY WITH ONE OF THE FOLLOWING:
1. OPERABLE WINDOWS WITH OPENINGS THAT WILL NOT ALLOW A 4-INCH-DIAMETER (102 MM) SPHERE TO PASS THROUGH THE OPENING WHERE THE OPENING IS IN ITS LARGEST OPENED POSITION.
2.OPERABLE WINDOWS THAT ARE PROVIDED WITH WINDOW FALL PREVENTION DEVICES THAT COMPLY WITH ASTM F 2090.
3.OPERABLE WINDOWS THAT ARE PROVIDED WITH WINDOW OPENING CONTROL DEVICES THAT COMPLY WITH SECTION R312.2.2.

R312.2.2 WINDOW OPENING CONTROL DEVICES. WINDOW OPENING CONTROL DEVICES SHALL COMPLY WITH ASTM F 2090. THE WINDOW OPENING CONTROL DEVICE, AFTER OPERATION TO RELEASE THE CONTROL DEVICE ALLOWING THE WINDOW TO FULLY OPEN, SHALL NOT REDUCE THE NET CLEAR OPENING AREA OF THE WINDOW UNIT TO LESS THAN THE AREA REQUIRED BY SECTION R310.2.1.

WINDOW GLAZING
R308

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

R308.4.1 GLAZING IN DOORS
GLAZING IN FIXED AND OPERABLE PANELS OF SWINGING, SLIDING AND BIFOLD DOORS SHALL BE CONSIDERED TO BE A HAZARDOUS LOCATION.
EXCEPTIONS:
1. GLAZED OPENINGS OF A SIZE THROUGH WHICH A 3" DIA SPHERE IS UNABLE TO PASS
2. DECORATIVE GLAZING

R308.4.7 GLAZING ADJACENT TO THE BOTTOM STAIR LANDING
GLAZING ADJACENT TO THE LANDING AT THE BOTTOM OF A STAIRWAY WHERE THE GLAZING IS LESS THAN 36" ABOVE THE LANDING AND WITHIN A 60" HORIZONTAL ARC LESS THAN 180 DEGREES FROM THE BOTTOM TREAD NOSING SHALL BE CONSIDERED TO BE A HAZARDOUS LOCATION.
EXCEPTIONS:
1. WHERE GLAZING IS ADJACENT TO A WALKING SURFACE AND A HORIZONTAL RAIL IS INSTALLED AT 34" TO 38" ABOVE THE WALKING SURFACE

2. GLAZING 36" OR MORE MEASURED HORIZONTALLY FROM THE WALKING SURFACE

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 ACTUATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS IN THE INDIVIDUAL UNIT.

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

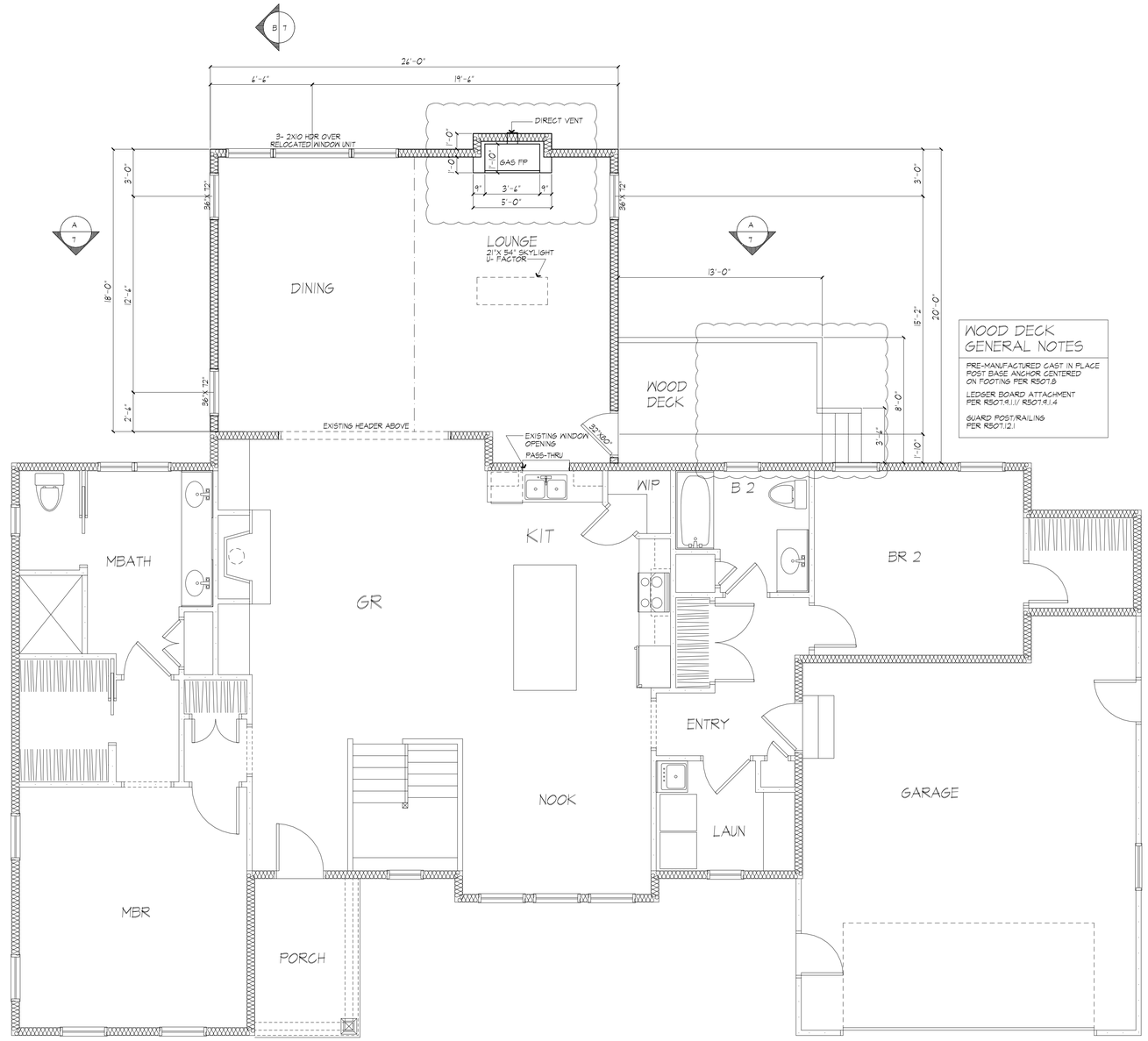
HEADER SCHEDULE
UNLESS OTHERWISE NOTED

OPENING		2X8 WALL
UP TO	5'-0"	(3) 2X8
UP TO	8'-0"	(3) 2X10

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

WALL LEGEND

- 2X6 STUDS AT 16" OC W/ R-21 INSULATION
- 2X6 STUDS AT 16" OC
- 2X4 STUDS @ 16"O.C.



WOOD DECK GENERAL NOTES

PRE-MANUFACTURED CAST IN PLACE POST BASE ANCHOR CENTERED ON FOOTING PER R507.8

LEDGER BOARD ATTACHMENT PER R507.9.1.1/ R507.9.1.4

GUARD POST/RAILING PER R507.12.1

FLOOR PLAN

AREA; 1780 SQ FT EXISTING
484 SQ FT ADDITION
2264 SQ FT PROPOSED TOTAL AREA

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38 JORDAN RD PITTSFORD NY

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DRAWN:
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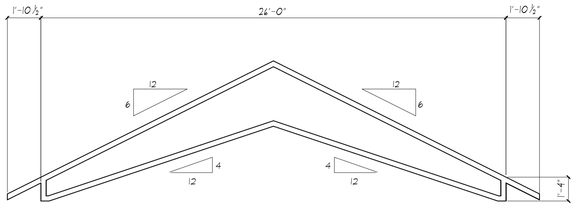
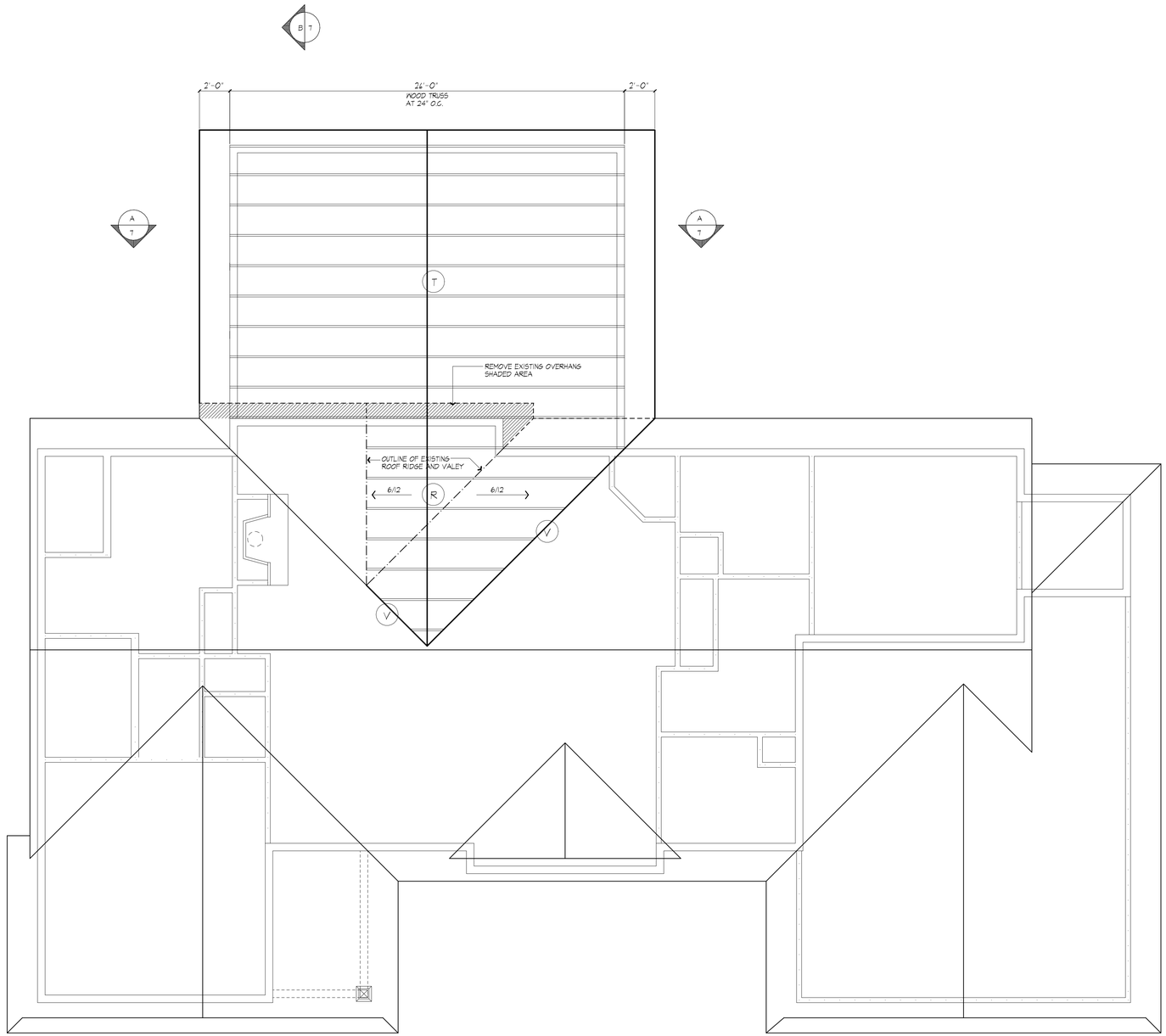


TRUSS DIAGRAM

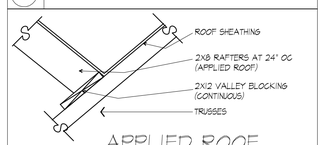
FINAL DESIGN BY TRUSS MANUFACTURER. SUBMIT SHOP DRAWINGS TO ARCHITECT FOR APPROVAL PRIOR TO FABRICATION



ROOF FRAMING PLAN

ROOF LEGEND

TRUSS	WOOD TRUSSES AT 24" O.C.
*//12	2X8 RAFTERS AT 24" O.C. W/ PITCH NOTED
R	2X12 RIDGE BOARD
T	TRUSS RIDGE
V	APPLIED VALLEY - SEE DETAIL BELOW



APPLIED ROOF

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

*NOTE:
PROVIDE ICE PROTECTION UNDERLAYMENT ON PERIMETER OF ROOF TO 24" INSIDE INTERIOR WALLS PER R905.2.7.1 (RESIDENTIAL CODE OF NEW YORK)

PROVIDE MINIMUM 22" X 30" ATTIC ACCESS PANEL TO COMPLY WITH R807.1 LOCATION TO BE DETERMINED BY BUILDER/OWNER

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PROJECT:
PROPOSED ADDITION
38 JORDAN RD PITTSFORD NY

CLIENT:
JUNE SCHIRMER

DRAWING:
ROOF PLAN - PROPOSED

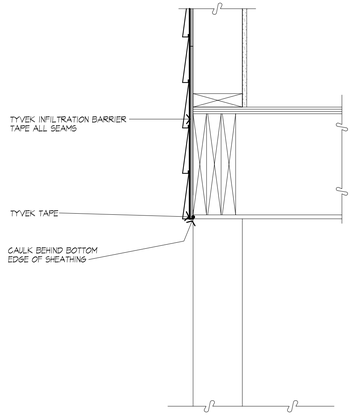
DRAWN:
PAUL MORABITO

DATE: AUGUST 2024

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

JOB NO.: 23M4380

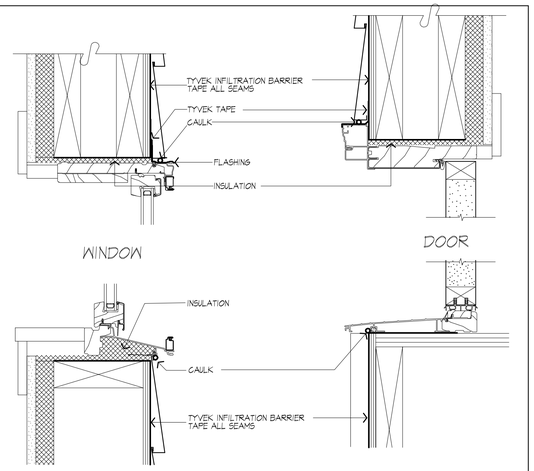
SHEET:
6
OF 7 SHEETS



AIR BARRIER DETAIL

BAND/RIM JOIST

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



AIR BARRIER DETAIL

WINDOW AND DOOR

SCALE: 3" = 1'-0"

LIGHTING FIXTURE SCHEDULE

DINING ROOM MINIMUM (1) 120 WATT FIXTURE
ALL OTHER FIRST FLOOR ROOMS (EACH) MINIMUM (1) 120 WATT FIXTURE

TYPICAL NOTES

1.) DOOR MANUFACTURER: VND
SLIDING 0.10 CFM
IN-SWING HINGED 0.15 CFM
FELLA ENTRY DOORS: 0.30 CFM OR LESS

2.) WINDOW AIR INFILTRATION
VND
DOUBLE HUNG 0.30 CFM
CASEMENT, AWNING, FIXED 0.05 CFM

3.) GAS FIREPLACE(S):

- TIGHT FITTING NON COMBUSTABLE FIREPLACE DOORS TO CONTROL INFILTRATION LOSSES SHALL BE INSTALLED ON FIREPLACE OPENINGS- FIREPLACES SHALL BE PROVIDED WITH A SOURCE OF COMBUSTION AIR AS REQUIRED BY THE RESIDENTIAL CODE OF NEW YORK STATE

4.) JOINTS IN DUCT SYSTEM SEALED WITH MASTIC, TAPE OR GASKETING.

5.) CLASS I VAPOR RETARDER ON INTERIOR OF 2X4 FRAMED WALLS: RIGID POLYISOCYANURATE FOAM-FOIL BOARD
CLASS II VAPOR RETARDER ON INTERIOR OF CEILINGS AND 2X6 FRAMED WALLS: KRAFT BATTS

6.) MECHANICAL SYSTEM PIPING CAPABLE OF CARRYING FLUIDS ABOVE 105F OR BELOW 55F SHALL BE INSULATED TO A MINIMUM OF R-3.

7.) BUILDING CAVITIES SHALL NOT BE USED FOR SUPPLY DUCTS.

8.) DAMPERS INSTALLED ON ALL OUTDOOR INTAKE AND EXHAUST OPENINGS.

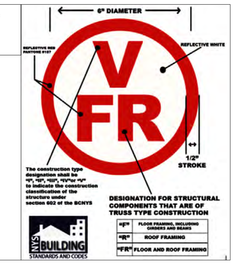
9.) THE AIR HANDLER AND ALL DUCTS SHALL BE LOCATED WITHIN THE CONDITIONED SPACE. IF ANY DUCTWORK IS LOCATED COMPLETELY OUTSIDE OF THE CONDITIONED SPACE THE DUCT TIGHTNESS SHALL BE VERIFIED PER SECTION 403.2.2 OF THE 2018 ENERGY CONSERVATION CODE.

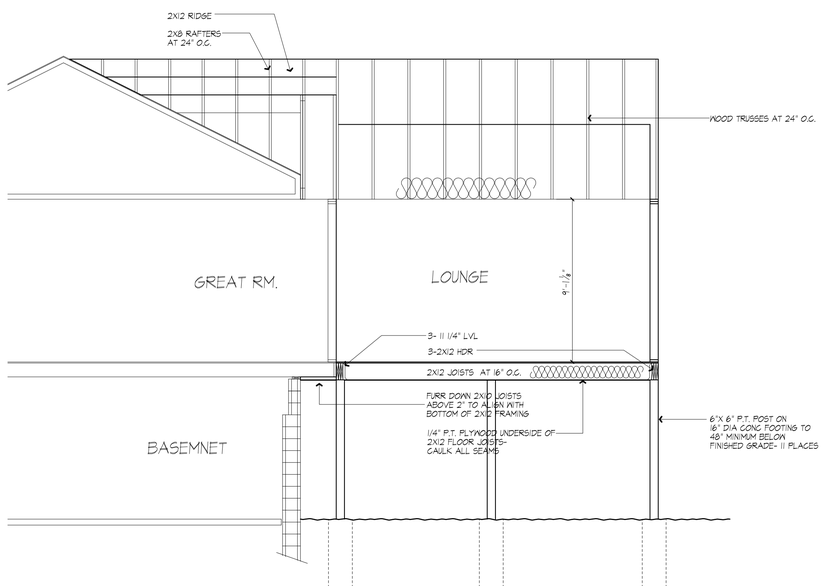
10.) ANY SUPPLY DUCTS IN THE ATTICS SHALL BE INSULATED TO A MINIMUM OF R-8. ALL OTHER DUCTS LOCATED COMPLETELY OUTSIDE OF THE BUILDING THERMAL ENVELOPE SHALL BE INSULATED TO A MINIMUM OF R-6.

11.) THERE ARE NOT TO BE WATER SUPPLY LINES IN THE EXTERIOR WALLS

UTILIZATION OF TRUSS TYPE CONSTRUCTION, PRE-ENGINEERED WOOD CONSTRUCTION AND/OR TIMBER CONSTRUCTION IN RESIDENTIAL STRUCTURES

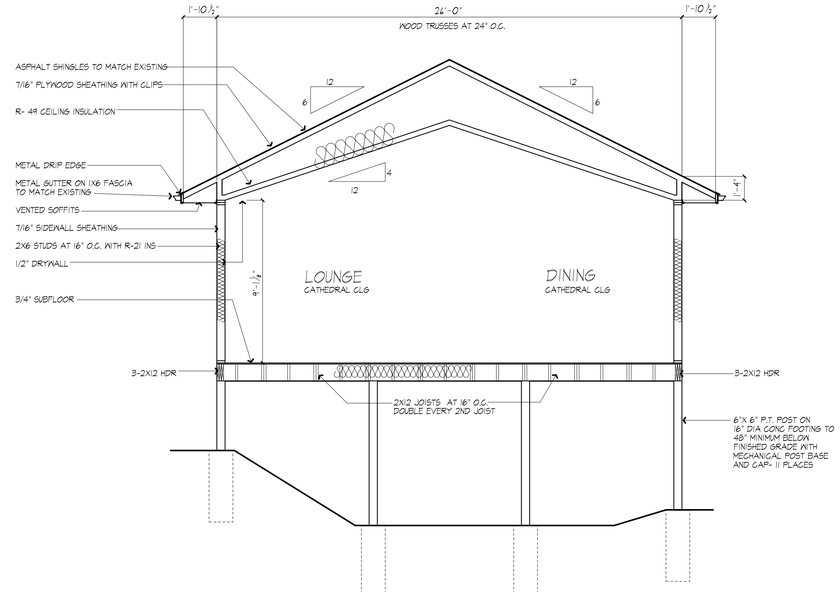
WHEN TRUSS TYPE CONSTRUCTION, PRE-ENGINEERED WOOD CONSTRUCTION, AND/OR TIMBER CONSTRUCTION IS TO BE UTILIZED IN THE CONSTRUCTION OF A NEW RESIDENTIAL STRUCTURE, OR IN AN ADDITION TO OR REHABILITATION OF AN EXISTING RESIDENTIAL STRUCTURE, THE OWNER OF SUCH STRUCTURE, OR THE OWNERS DULY AUTHORIZED REPRESENTATIVE, SHALL NOTIFY THE AUTHORITY HAVING JURISDICTION OF THAT FACT. SUCH NOTICE SHALL BE IN WRITING AND SHALL BE PROVIDED TO THE AUTHORITY HAVING JURISDICTION PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY OR CERTIFICATE OF COMPLETION FOR SUCH PROJECT.
THE SIGN SHALL BE AFFIXED TO THE ELECTRICAL BOX ATTACHED TO THE EXTERIOR OF THE RESIDENTIAL STRUCTURE. IN THE INSTANCE WHERE THE ELECTRICAL SERVICE DOES NOT ALLOW FOR THE SIGN, OR IS NOT PRESENT ON THE EXTERIOR OF THE RESIDENTIAL STRUCTURE, THE SIGN SHALL BE LOCATED IN A PLACE THAT IS LIKELY TO BE SEEN BY FIREFIGHTERS OR OTHER FIRST RESPONDERS. THE LOCATION SHALL BE APPROVED BY THE BUILDING INSPECTOR OR THE FIRE MARSHAL. THE MAINTENANCE OF THIS SIGN, AND THE AREA ADJACENT TO IT, SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER. AN EXAMPLE OF THE SIGN CAN BE SEEN BELOW.





B / 7

BUILDING SECTION



A / 7

BUILDING SECTION

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PROJECT:
PROPOSED ADDITION
38 JORDAN RD PITTSFORD NY

CLIENT:
JUNE SCHIRMER

DRAWING:
BUILDING SECTIONS

DRAWN:
PAUL MORABITO

DATE: AUGUST 2024

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

JOB NO.: 23M4380

SHEET:

7

OF 7 SHEETS

Town of Pittsford

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

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

Permit #
B24-000082

DESIGN REVIEW AND HISTORIC PRESERVATION BOARD
REFERRAL OF APPLICATION

Property Address: 3833 East Avenue ROCHESTER, NY 14618
Tax ID Number: 138.18-3-16
Zoning District: RN Residential Neighborhood
Owner: Strauber, Barry
Applicant: Gaetano Abbate Contacting & Consulting

Application Type:

- [x] 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 to add a man door next to the garage as well as some window changes.

Meeting Date: September 26, 2024

RN Residential Neighborhood Zoning

Printed July 1, 2024

1:2,257

0 95 190 380 ft

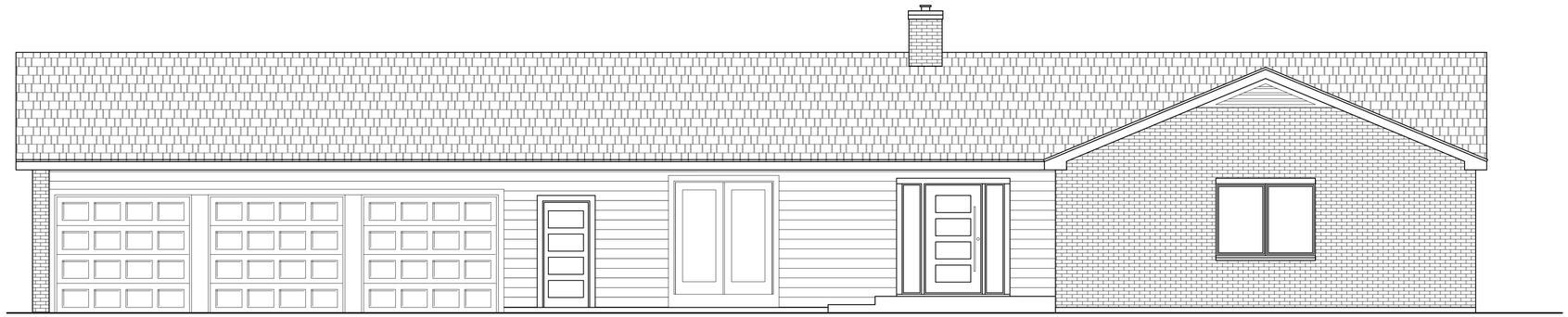
0 25 50 100 m

Town of Pittsford GIS

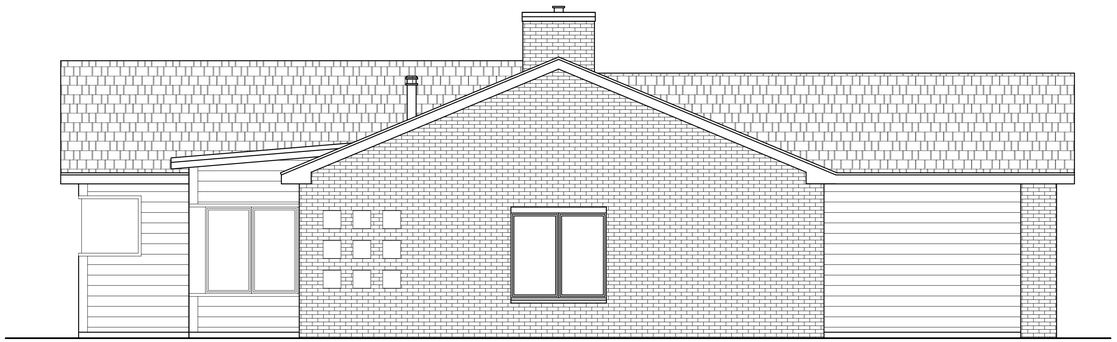
The information depicted on this map is representational and should be used for general reference purposes only. No warranties, expressed or implied, are provided for the data or its use or interpretation.

nearmap

PREVIOUSLY APPROVED ELEVATIONS

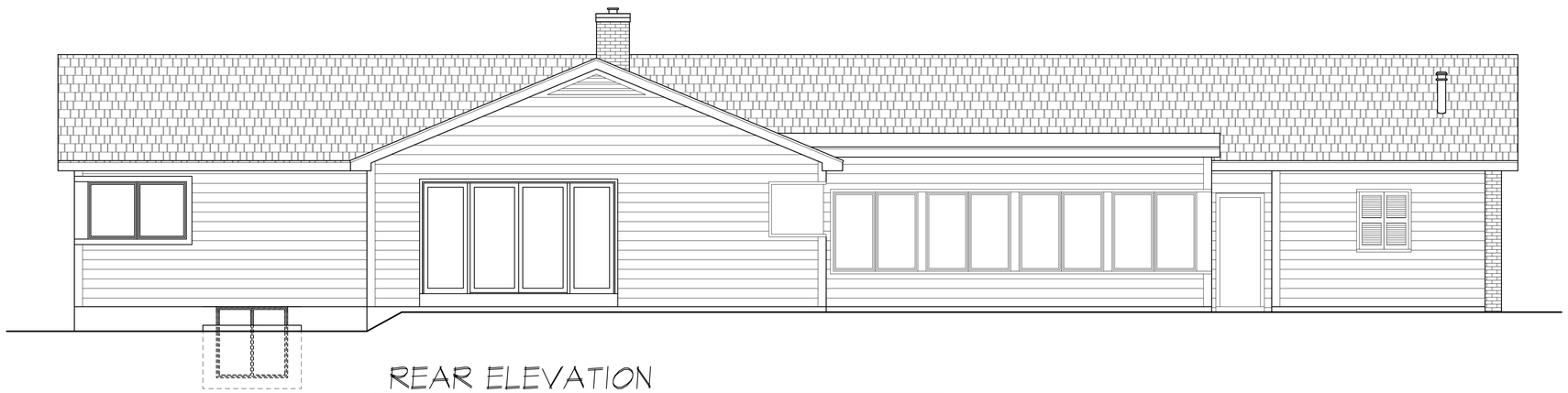


FRONT ELEVATION



LEFT SIDE ELEVATION

RIGHT SIDE ELEVATION



REAR ELEVATION

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PROJECT:
INTERIOR RENOVATION
2892 EAST AVE
ROCHESTER, NY

CLIENT:
MIKE AND JESSICA MULBURY

DRAWING:
APPROVED ELEVATIONS

DRAWN:
JTL/PM

DATE: SEPTEMBER 2024

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

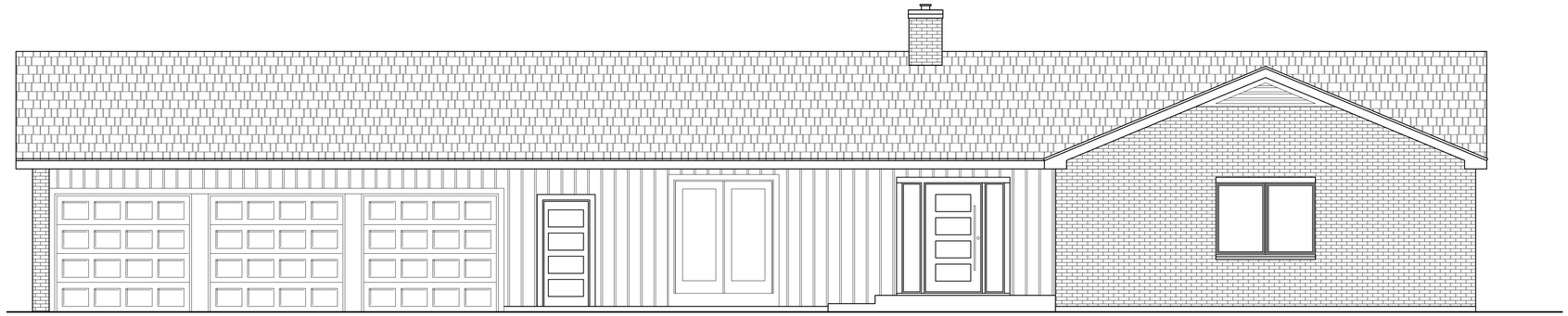
JOB NO.: 22M4335

SHEET:

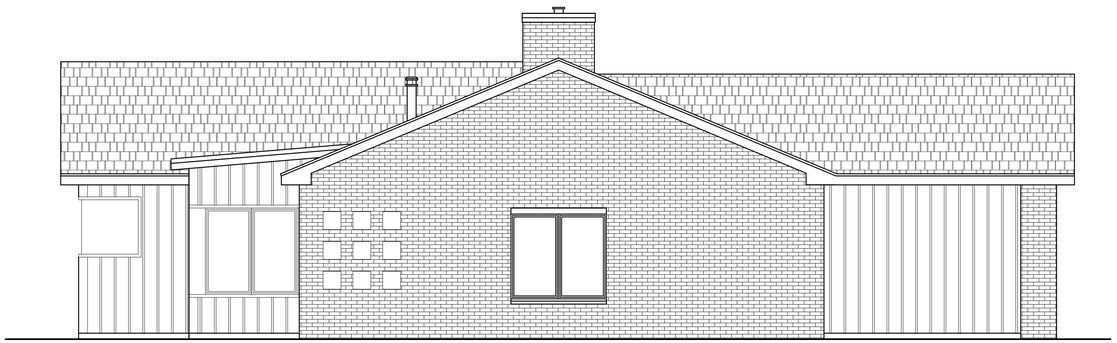
1

OF 2 SHEETS

NEWLY PROPOSED ELEVATIONS

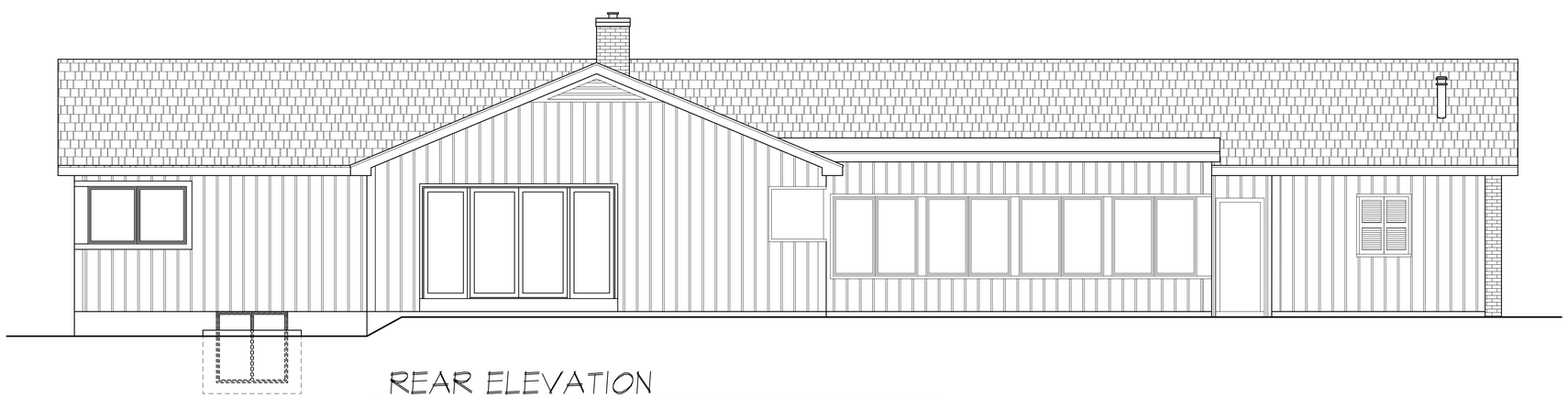


FRONT ELEVATION



LEFT SIDE ELEVATION

RIGHT SIDE ELEVATION



REAR ELEVATION

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3859 EAST AVE
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CLIENT:
MIKE AND JESSICA MULBURY

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PROPOSED ELEVATIONS

DRAWN:
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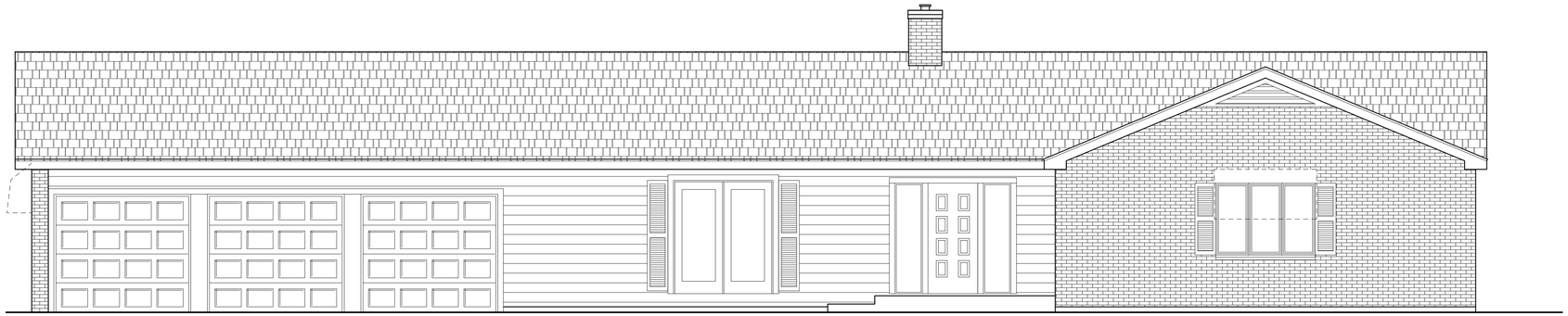
DATE: SEPTEMBER 2024

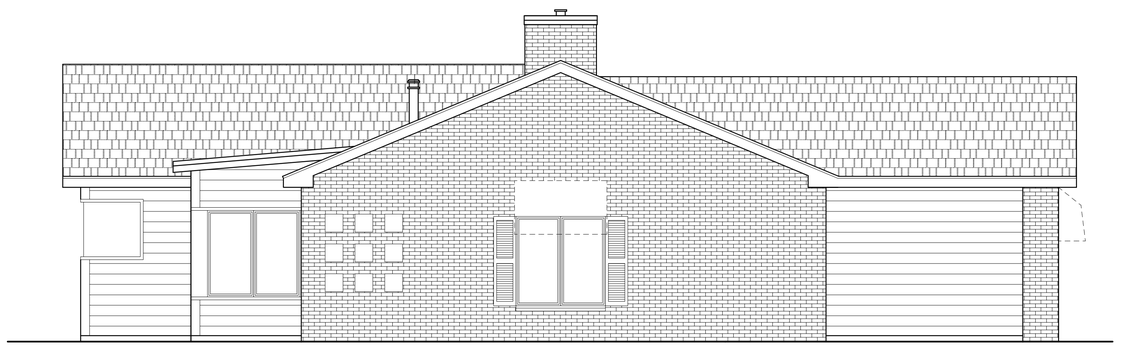
SCALE: 1/4"=1'-0"

JOB NO.: 22M4335

SHEET:
2
OF 2 SHEETS

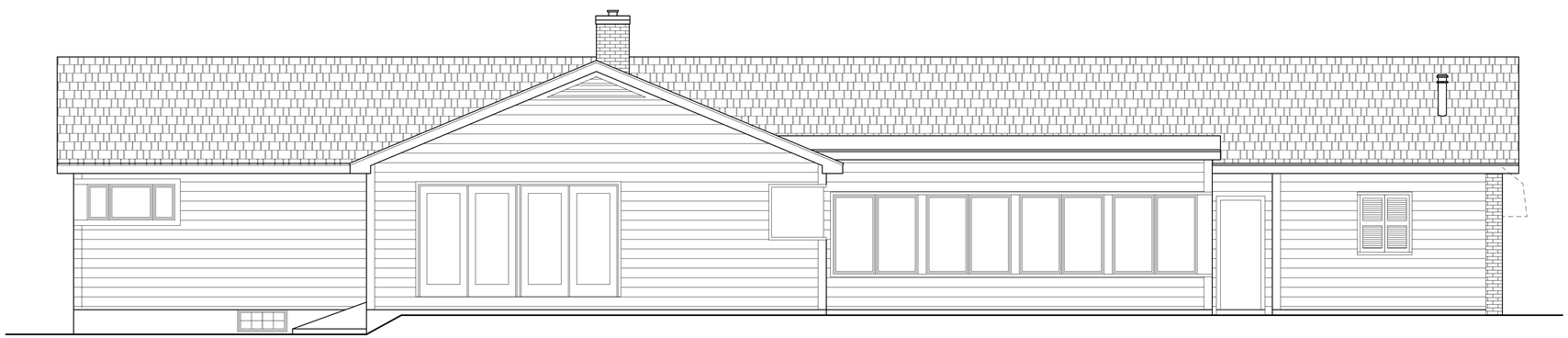


EXISTING FRONT ELEVATION



EXISTING LEFT SIDE ELEVATION

EXISTING RIGHT SIDE ELEVATION



EXISTING REAR ELEVATION

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PROJECT:
INTERIOR RENOVATION
3833 EAST AVE
ROCHESTER, NY

CLIENT:
MIKE AND JESSICA MULBURY

DRAWING:
FRONT / LEFT SIDE ELEVATIONS

DRAWN:
JTL/PM

DATE: MAY 2024

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

JOB NO.: 22M4335

SHEET:

2

OF 3 SHEETS

EXHAUST DUCTS AND EXHAUST OPENINGS

M 1506.2 DUCT LENGTH

THE LENGTH OF EXHAUST AND SUPPLY DUCTS USED WITH VENTILATING EQUIPMENT SHALL NOT EXCEED THE LENGTHS DETERMINED IN ACCORDANCE WITH TABLE M1506.2

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

TABLE M 1506.2 - DUCT LENGTH

DUCT TYPE	FLEX DUCT								SMOOTH WALL DUCT							
FAN AIRFLOW RATING CFM @ 0.25 INCH WG A	50	80	100	125	150	200	250	300	50	80	100	125	150	200	250	300
DIAMETER B (INCHES)	MAXIMUM LENGTH C,D,E (FEET)															
3	X	X	X	X	X	X	X	X	5	X	X	X	X	X	X	X
4	56	4	X	X	X	X	X	X	114	31	10	X	X	X	X	X
5	NL	81	42	16	2	X	X	X	NL	152	91	51	28	4	X	X
6	NL	NL	150	91	55	18	1	X	NL	NL	NL	169	112	53	25	4
7	NL	NL	NL	NL	161	78	40	19	NL	NL	NL	NL	NL	148	88	54
8 AND ABOVE	NL	NL	NL	NL	NL	184	111	64	NL	NL	NL	NL	NL	NL	148	133

FOR SI: 1 FOOT = 304.8 MM

A. FAN AIRFLOW SHALL BE IN ACCORDANCE WITH ANSI/AMCA 210-ANSI/ASHRAE 51

B. FOR NONCIRCULAR DUCTS, CALCULATE THE DIAMETER AS FOUR TIMES THE GROSS SECTIONAL AREA DIVIDED BY THE PERIMETER

C. THE TABLE ASSUMES THAT ELBOWS ARE NOT USED. FIFTEEN FEET OF ALLOWABLE DUCT LENGTH SHALL BE DEDUCTED FOR EACH ELBOW INSTALLED IN THE DUCT RUN

D. NL = NO LIMIT ON DUCT LENGTH OF THIS SIZE

E. X = NOT ALLOWED. ANY LENGTH OF DUCT OF THIS SIZE WITH ASSUMED TURNS AND FITTINGS WILL EXCEED THE RATED PRESSURE DROP

WINDOW GLAZING

R308

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

R308.4.1 GLAZING IN DOORS
GLAZING IN FIXED AND OPERABLE PANELS OF SWINGING, SLIDING AND BIFOLD DOORS SHALL BE CONSIDERED TO BE A HAZARDOUS LOCATION.
EXCEPTIONS:
1. GLAZED OPENINGS OF A SIZE THROUGH WHICH A 3" DIA SPHERE IS UNABLE TO PASS
2. DECORATIVE GLAZING

R308.4.1 GLAZING ADJACENT TO THE BOTTOM STAIR LANDING
GLAZING ADJACENT TO THE LANDING AT THE BOTTOM OF A STAIRWAY WHERE THE GLAZING IS LESS THAN 36" ABOVE THE LANDING AND WITHIN A 60" HORIZONTAL ARC LESS THAN 180 DEGREES FROM THE BOTTOM TREAD NOSING SHALL BE CONSIDERED TO BE A HAZARDOUS LOCATION.
EXCEPTIONS:
1. WHERE GLAZING IS ADJACENT TO A WALKING SURFACE AND A HORIZONTAL RAIL IS INSTALLED AT 34" TO 38" ABOVE THE WALKING SURFACE
2. GLAZING 36" OR MORE MEASURED HORIZONTALLY FROM THE WALKING SURFACE

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 ACTUATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS IN THE INDIVIDUAL UNIT.

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

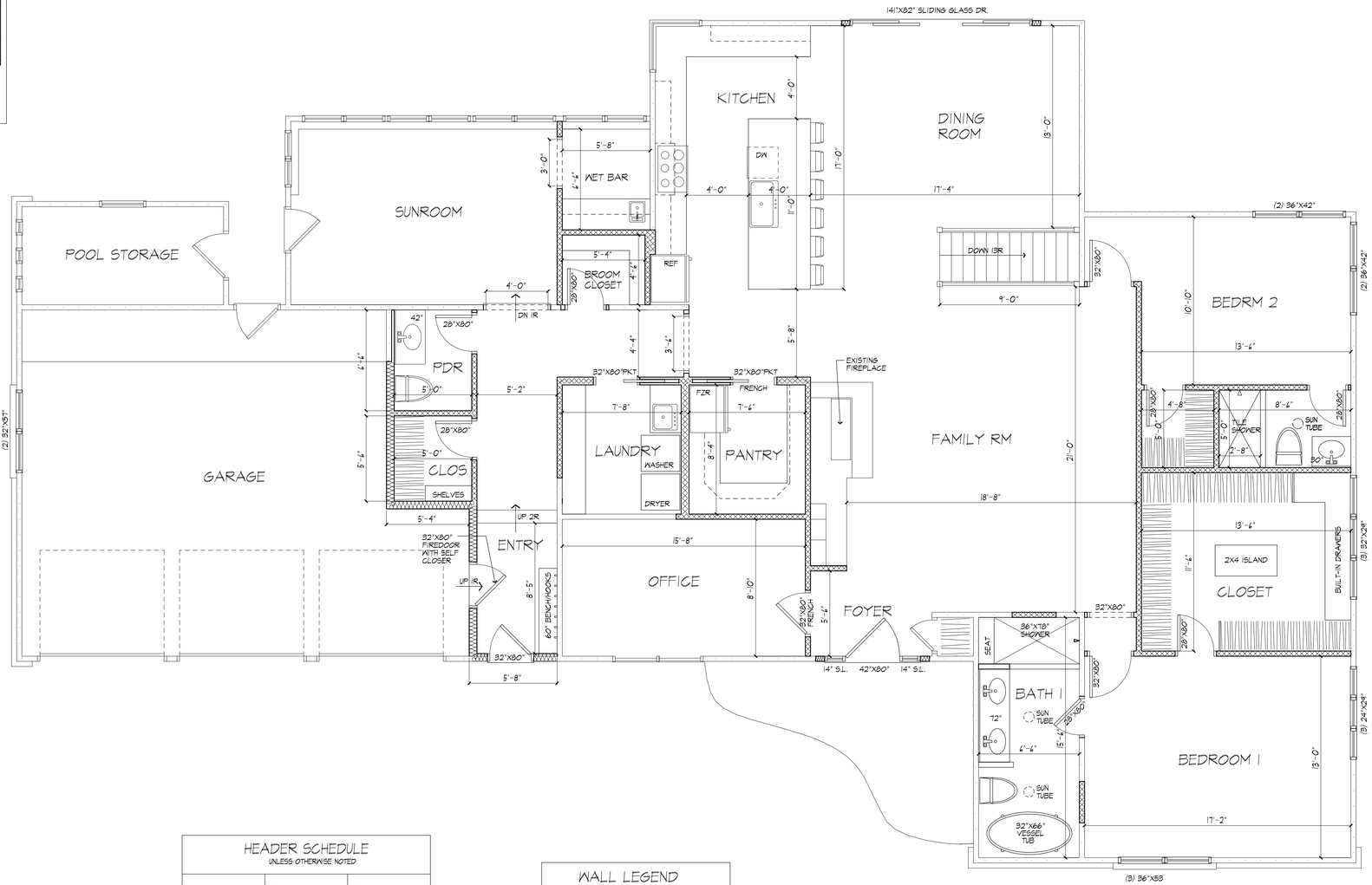
PLUMBING NOTE:

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

FIRE SEPARATION REQUIREMENTS

WHERE PARTITIONS ARE USED TO SEPARATE AN ATTACHED GARAGE FROM A LIVING SPACE OR ITS ATTIC, THE PARTITION ASSEMBLY SHALL HAVE A 3/4-HOUR FIRE-RESISTANCE RATING.

IN LIEU OF PROVIDING PARTITIONS THAT HAVE A 3/4-HOUR FIRE-RESISTANCE RATING, ONE LAYER OF 5/8-INCH THICK, TYPE-X GYPSUM BOARD MAY BE INSTALLED ON THE GARAGE SIDE AND ONE LAYER OF 1/2-INCH, TYPE X, GYPSUM BOARD MAY BE INSTALLED ON THE OPPOSITE SIDE. WHERE HORIZONTAL CONSTRUCTION IS USED TO SEPARATE THE GARAGE FROM THE LIVING SPACE OR ITS ATTIC, SUCH CONSTRUCTION SHALL BE PROTECTED WITH ONE LAYER OF 5/8-INCH THICK, TYPE X, GYPSUM BOARD, INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION R806.1. OPENINGS IN HORIZONTAL SEPARATIONS SHALL NOT BE PERMITTED EXCEPT WHERE THE RESIDENCE IS OTHERWISE PROTECTED BY VERTICAL SEPARATIONS. WHERE THE HORIZONTAL SEPARATION IS A FLOOR-CEILING ASSEMBLY, THE STRUCTURE SUPPORTING THE SEPARATION SHALL ALSO BE PROTECTED BY NOT LESS THAN 5/8-INCH (15.87 MM) TYPE X GYPSUM BOARD OR EQUIVALENT.



HEADER SCHEDULE

UNLESS OTHERWISE NOTED

OPENING		2X6 WALL	2X4 WALL
UP TO	4'-0"	(3) 2X8	(2) 2X8
	5'-0"	(3) 2X8	(2) 2X8
	6'-0"	(3) 2X10	(2) 2X10
	7'-0"	(3) 2X10	(2) 2X12
	8'-0"	(3) 2X12	(2) 2X12

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

WALL LEGEND

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

USE SIMPSON OR EQUAL METAL HANGERS AT ALL HDR CONNECTIONS

WALL LEGEND

- EXISTING WALL
- NEW 2X4 STUDS AT 16" O.C.

PROPOSED FLOOR PLAN

MORABITO ARCHITECTS

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

121 Sully's Trail
Pittsford, NY 14534

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

www.MorabitoArchitects.com

NOTICE:

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PATRICK J. MORABITO, A.I.A. ARCHITECT P.C.

PROJECT:
INTERIOR RENOVATION
3833 EAST AVE
ROCHESTER, NY

CLIENT:
MIKE AND JESSICA MILBURY

DRAWING:
PROPOSED FLOOR PLAN

DRAWN: JTL/PM

DATE: MAY 2024

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

JOB NO.: 22M4335

SHEET: 3

OF 3 SHEETS

Town of Pittsford

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

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

Permit #
B24-000125

DESIGN REVIEW AND HISTORIC PRESERVATION BOARD
REFERRAL OF APPLICATION

Property Address: 412 Thornell Road PITTSFORD, NY 14534
Tax ID Number: 178.15-2-31
Zoning District: RN Residential Neighborhood
Owner: Pierce, Joseph A
Applicant: Pierce, Joseph A

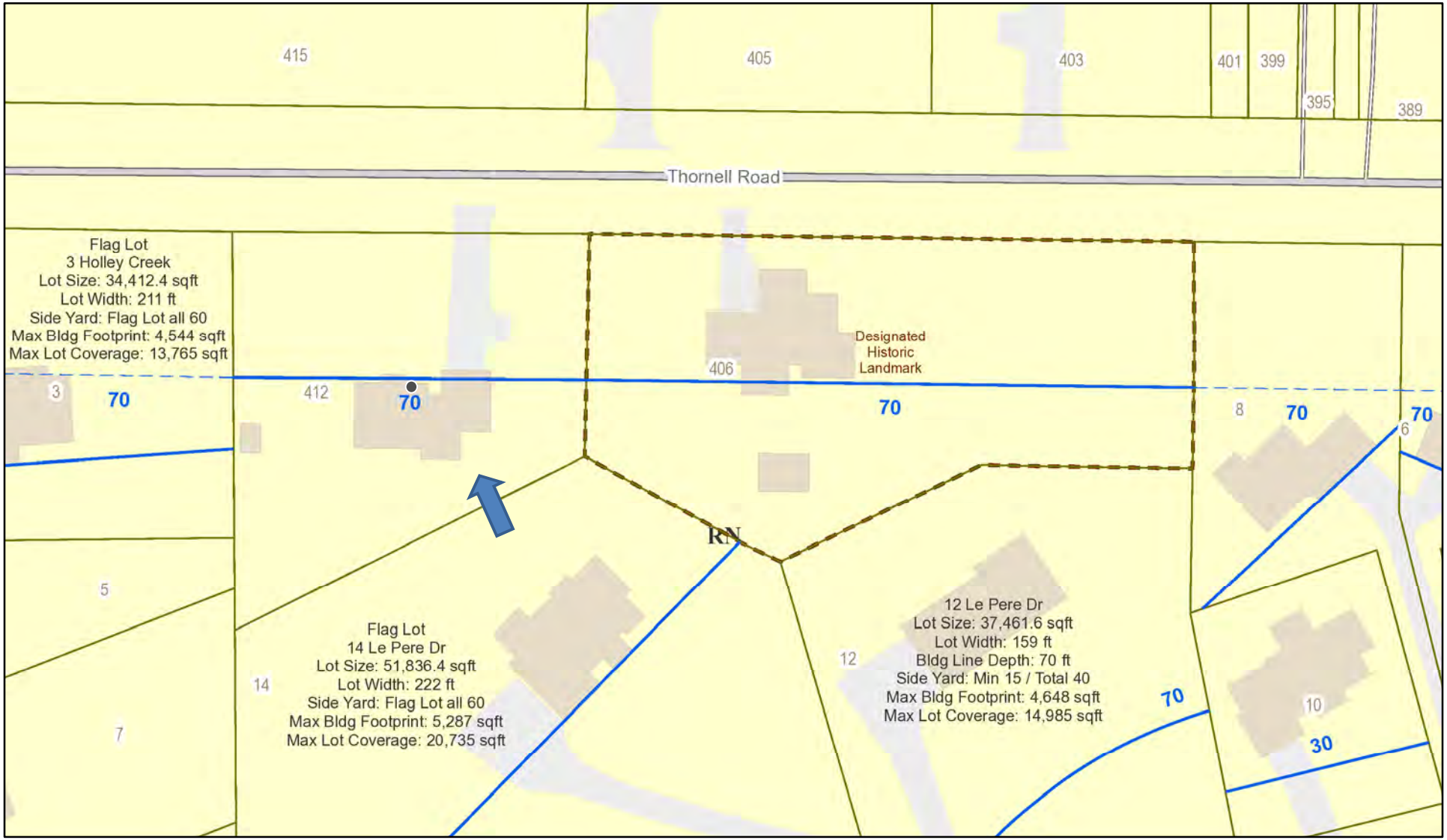
Application Type:

- [x] 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 rear porch and rear addition to the home.

Meeting Date: September 26, 2024

412 Thornell Road



Printed August 22, 2024

1:1,128

0 45 90 180 ft

0 12.5 25 50 m

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.

Thornell Rd
3
3
412
412
406
406
5
5
Thu Apr 25 2024
Imagery © 2024 Nearmap, HERE
20 ft
Nearmap

DSK-001

PHOTOS OF EXISTING CONDITIONS AND AERIAL VIEW

412 THORNELL ROAD, PITTSFORD, NY 14534

07/18/2024

BITA
architecture + design

65 Meadow Cove Road
Pittsford NY 14534
773 - 8279654
ARCHIBITA.COM

SOUTH ELEVATION - BACK OF THE HOUSE

EAST ELEVATION

ADDITION FOOTPRINT

AERIAL VIEW

NORTH ELEVATION

WEST ELEVATION

© 2024 BITA
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DSK-002

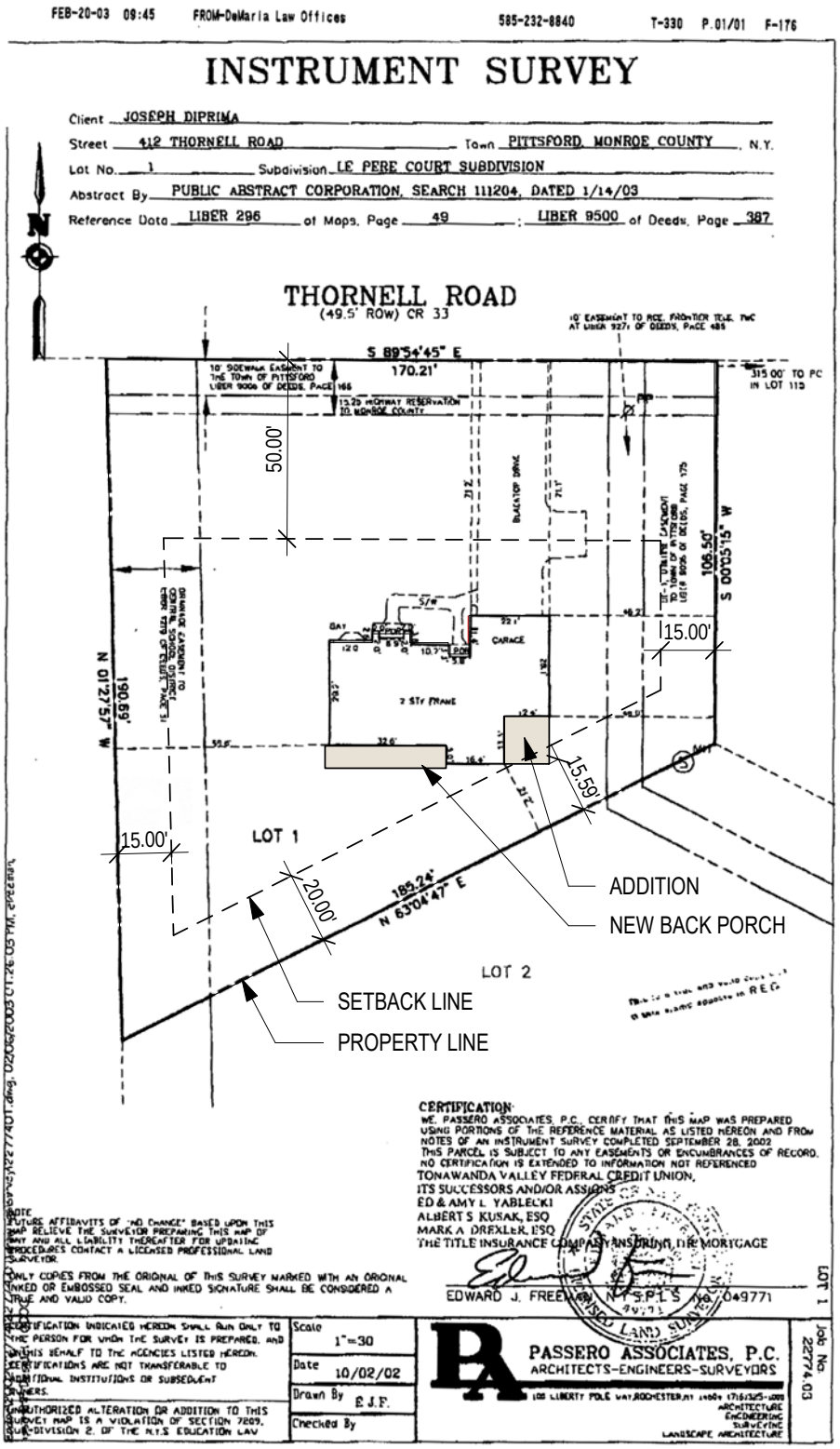
INSTRUMENT OF SURVEY

412 THORNELL ROAD, PITTSFORD, NY 14534

07/18/2024

BITA
architecture + design

65 Meadow Cove Road
Pittsford NY 14534
773 - 8279654
ARCHIBITA.COM



1 INSTRUMENT OF SURVEY
1" = 50'-0"

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DSK-003

SITE PLAN

412 THORNELL ROAD, PITTSFORD, NY 14534

07/18/2024

BITA
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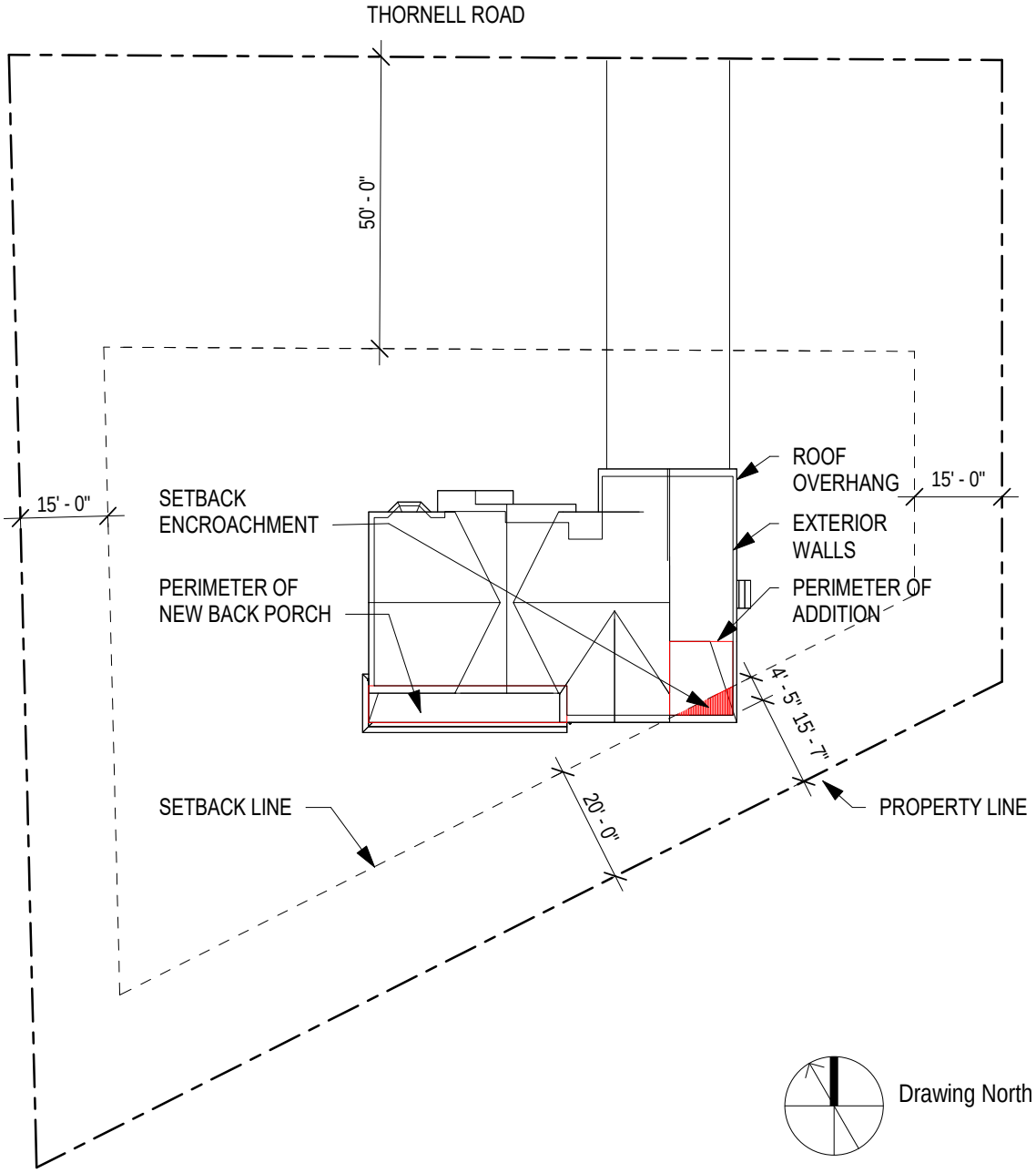
ARCHIBITA.COM



1 SITE PLAN
1" = 30'-0"

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DSK-004

FLOOR PLAN

412 THORNELL ROAD, PITTSFORD, NY 14534

07/18/2024

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Pittsford NY 14534
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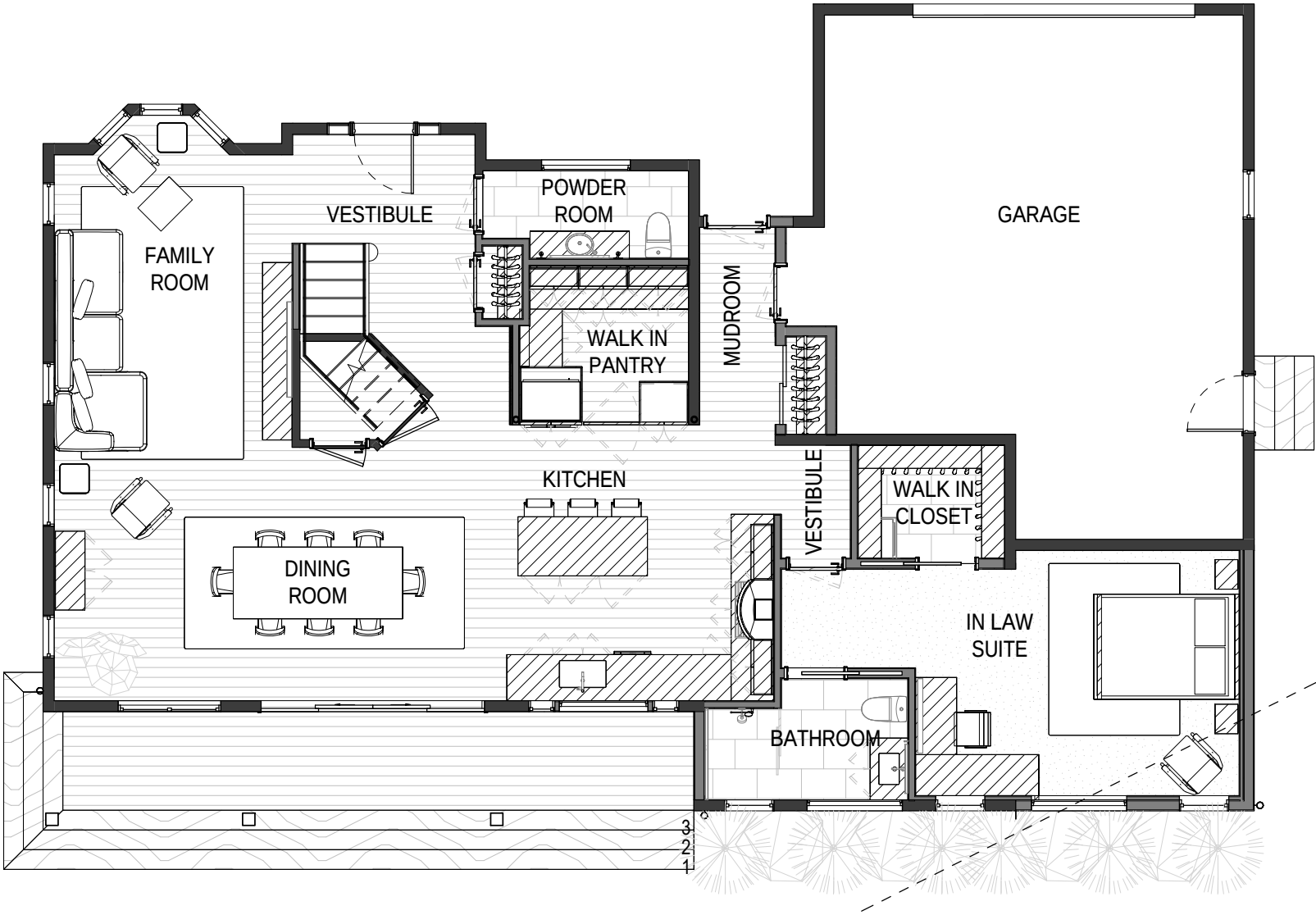

1 FLOOR PLAN
1/8" = 1'-0"

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DSK-005

SOUTH ELEVATION

412 THORNELL ROAD, PITTSFORD, NY 14534

07/18/2024

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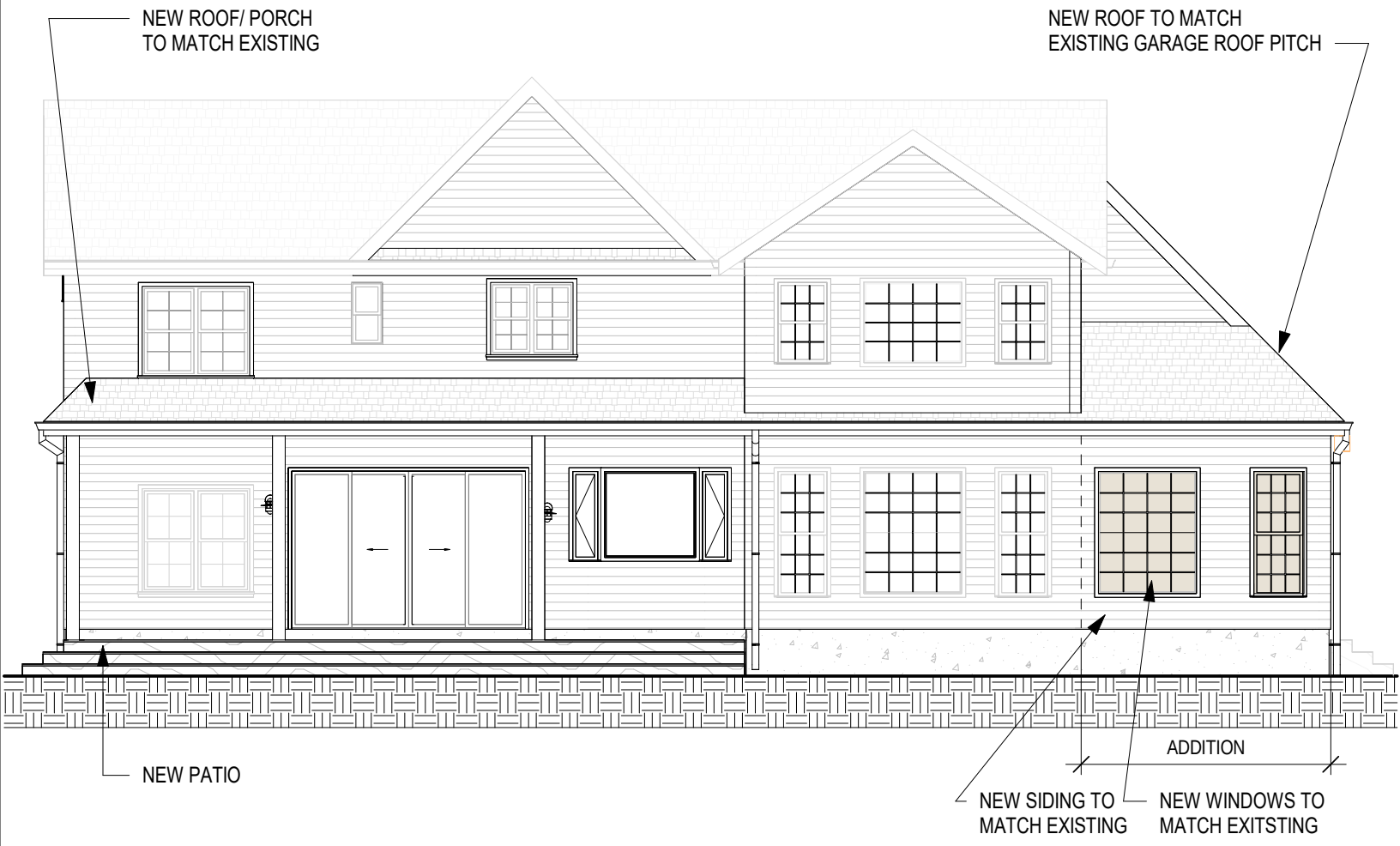

1 SOUTH ELEVATION
1/8" = 1'-0"

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DSK-006

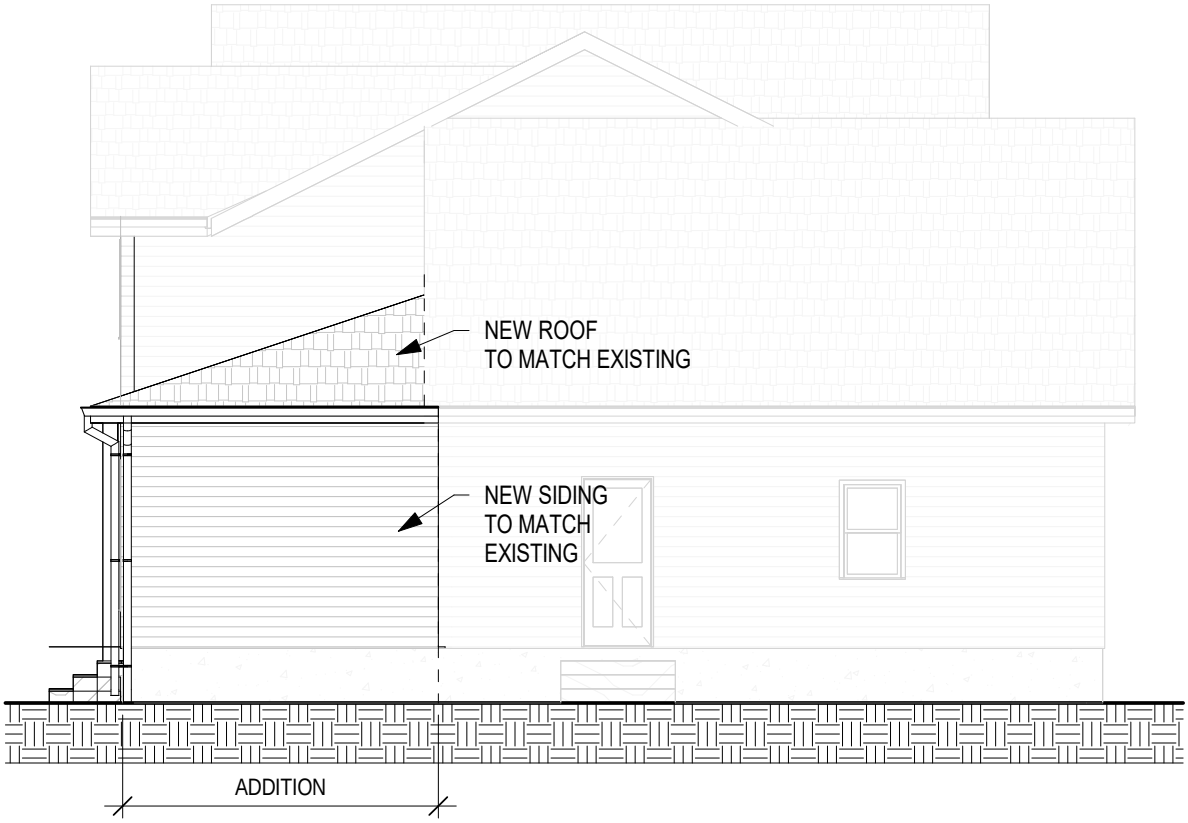
EAST ELEVATION

412 THORNELL ROAD, PITTSFORD, NY 14534

07/18/2024

BITA
architecture + design

65 Meadow Cove Road
Pittsford NY 14534
773 - 8279654
ARCHIBITA.COM



1 EAST ELEVATION
1/8" = 1'-0"

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DSK-007

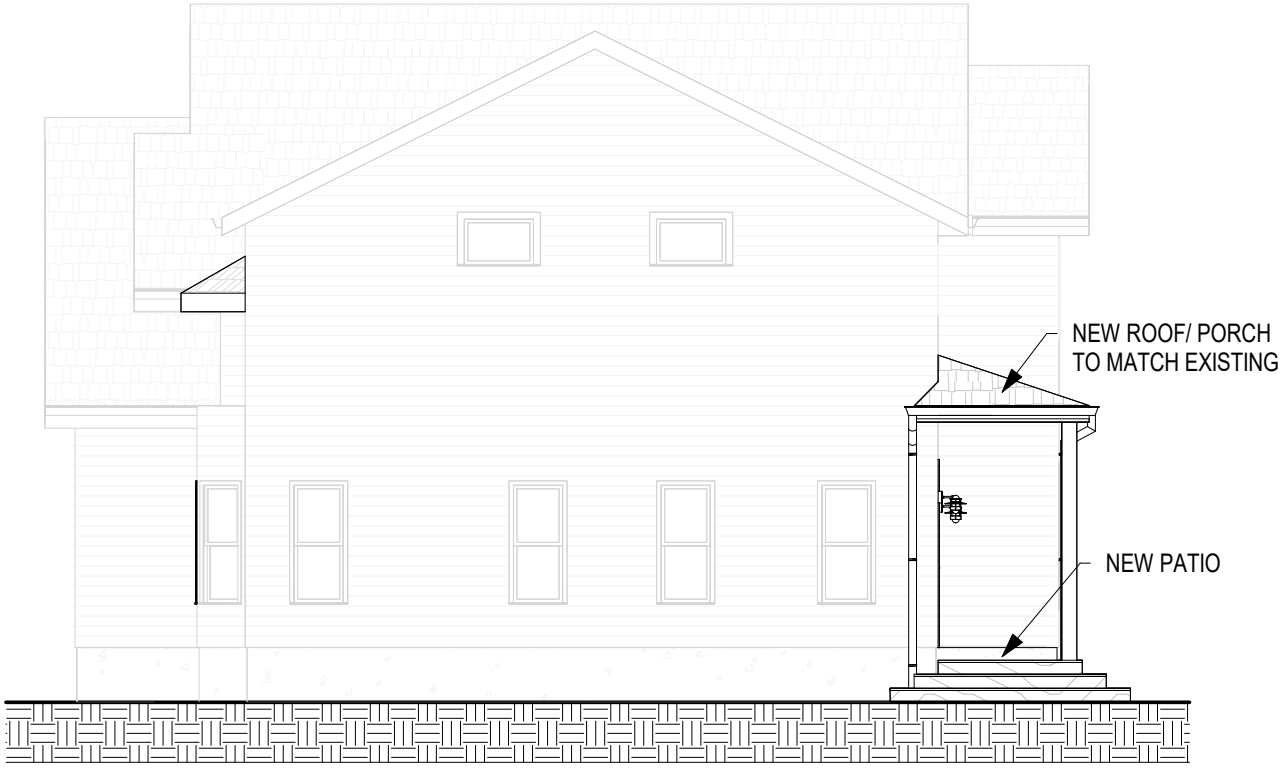
WEST ELEVATION

412 THORNELL ROAD, PITTSFORD, NY 14534

07/18/2024

BITA
architecture + design

65 Meadow Cove Road
Pittsford NY 14534
773 - 8279654
ARCHIBITA.COM



1 WEST ELEVATION
1/8" = 1'-0"

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DSK-008

EXTERIOR PERSPECTIVES

412 THORNELL ROAD, PITTSFORD, NY 14534

07/18/2024

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DSK-009

EXTERIOR PERSPECTIVES

412 THORNELL ROAD, PITTSFORD, NY 14534

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Town of Pittsford

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

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

Permit #
B24-000127

DESIGN REVIEW AND HISTORIC PRESERVATION BOARD
REFERRAL OF APPLICATION

Property Address: 3785 East Avenue ROCHESTER, NY 14618
Tax ID Number: 138.18-2-13
Zoning District: RN Residential Neighborhood
Owner: Odorisi, J. Scott
Applicant: Odorisi, J. Scott

Application Type:

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

Project Description: Applicant is requesting design review for the addition of a third bay garage as well as an addition on the other side of the home for more living space.

Meeting Date: September 26, 2024

RN Residential Neighborhood Zoning

Printed September 19, 2024

1:2,257

0 95 190 380 ft

0 25 50 100 m

Town of Pittsford GIS

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130
233
238
3755
243
136
3765
252
251
144
3764
1
4
19
23
3775
440
426
456
466
3770
22
30
40
60
421
433
439
447
455
465
3805
11
33
3810
Thu Apr 25 2024
Imagery © 2024 Nearmap, HERE
50 ft
Nearmap

SOUTH ELEVATION (KILBOURN ROAD) 7/15/24

SCALE: ~~1/4"~~ 1/8" = 1' - 0"

HUNT JGL ARCHITECTURE PLLC

45 CORAL WAY ROCH. NY 14618

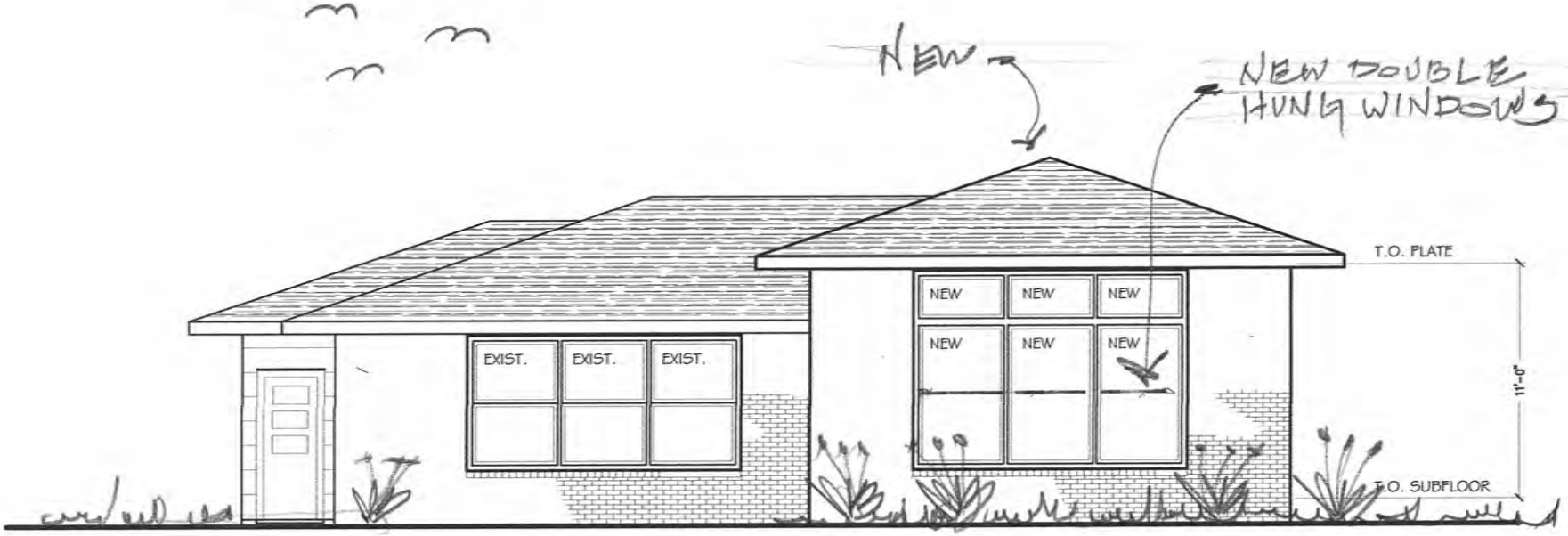
EXIST. BRICK

BRICK TO MATCH EXISTING HOUSE

+/- 14" EXP CEDAR SHAKE TO MATCH EXISTING HOUSE

3785 EAST AVENUE

OWNER: SCOTT ODORISI



7/15/24

EAST ELEVATION (EAST AVE)

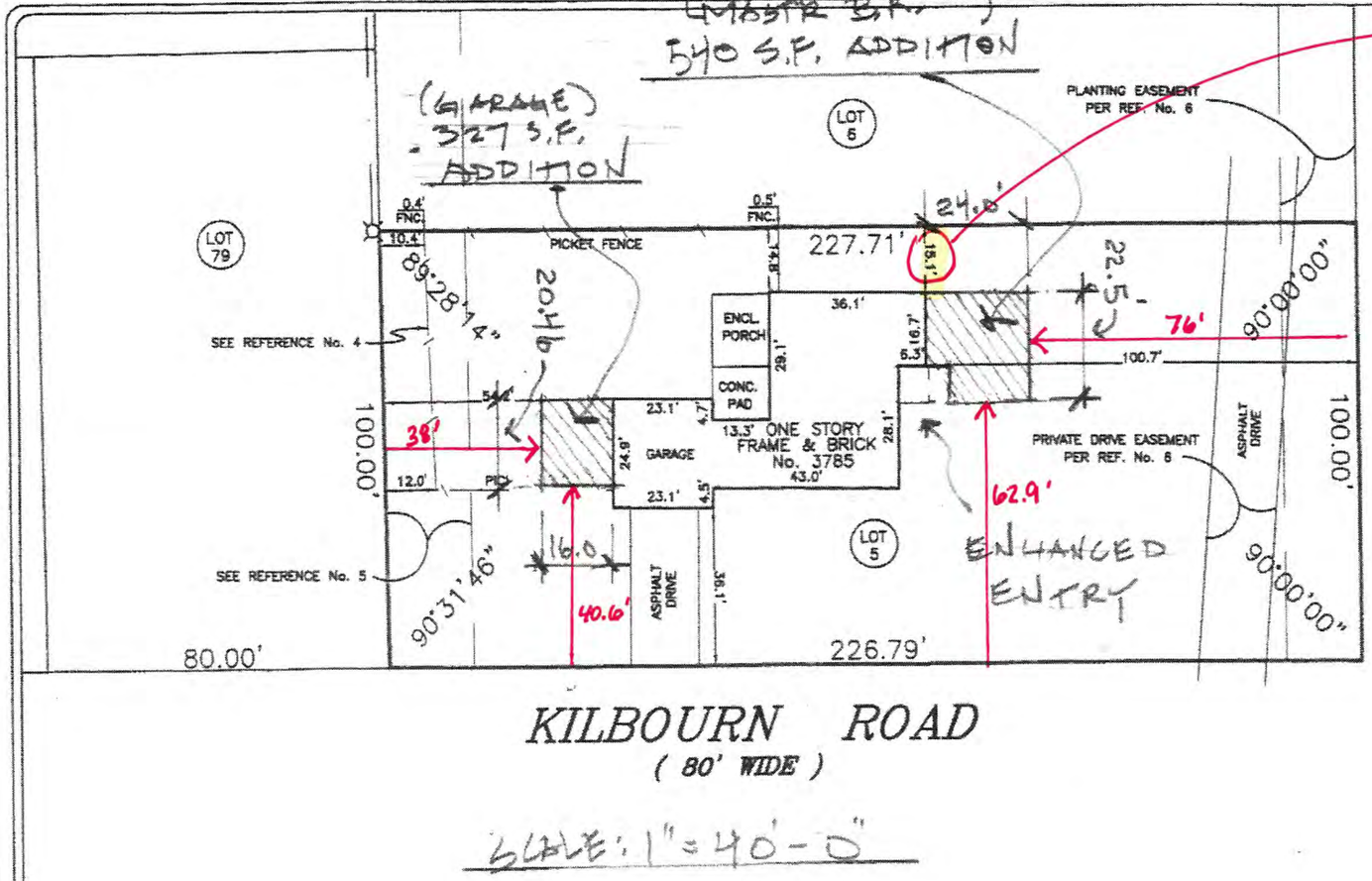
SCALE: ~~1/4"~~ = 1'-0"
1/8

HUNT JGL ARCHITECTURE PLLC

45 CORAL WAY ROCH. NY 14618

3785 EAST AVENUE

OWNER: SCOTT ODORISI



MAP OF AN INSTRUMENT SURVEY OF

No. 3785 EAST AVENUE

BEING

LOT No. 5 of the EAST AVENUE ESTATES SUB'D.

SITUATE IN THE

TOWN OF PITTSFORD

COUNTY OF MONROE STATE OF NEW YORK

SCALE 1 INCH = 40 FEET DATE: MAY 9, 2019

JOB No. 19-R221

JAMES BATES & ASSOCIATES
406 WEST SPRUCE STREET
EAST ROCHESTER, NEW YORK
585-381-0021

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

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

NORTH

LEGEND:

- ○ = IRON PIN FOUND
- = EASEMENT LINE
- = SUBJECT PARCEL BOUNDARY
- = ADJOINING BOUNDARY

REFERENCES:

1. TIMES SQUARE ABSTRACT, LLC, SEARCH No. 2019-8421, LAST DATED ON APRIL 22, 2019.
2. LIBER 11039 OF DEEDS, PAGE 356.
3. MAP OF THE EAST AVENUE ESTATES SUBDIVISION AS FILED IN THE M.C.C.O. IN LIBER 54 OF MAPS, PAGE 13.
4. SUBJECT TO AN EASEMENT ENCROACHMENT AND HOLD HARMLESS AGREEMENT PER LIBER 11305 OF DEEDS, PAGE 33. (FOR THE PICKET FENCE)
5. SUBJECT TO A SEWER EASEMENT TO THE TOWN OF PITTSFORD PER LIBER 2839 OF DEEDS, PAGE 139.
6. SUBJECT TO A PRIVATE DRIVEWAY EASMENT AND A 17.5' WIDE PLANTING EASEMENT PER LIBER 3129 OF DEEDS, PAGE 131.
7. SUBJECT TO AN EASEMENT TO R.G. & E. PER LIBER 1331 OF DEEDS, PAGE 377. (GAS LINE THROUGH AND ALONG THE HIGHWAYS)
8. SUBJECT TO AN EASEMENT TO R.G. & E. PER LIBER 1197 OF DEEDS, PAGE 35. (ALONG THE SIDE & REAR LOT LINES)
9. TAX ACCOUNT PARCEL 138.18-2-13.

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

1. J. SCOTT ODORISI;
2. ELLIOTT STERN CALABRESE LLP;
3. FAIRPORT SAVINGS BANK, ITS SUCCESSORS AND/OR ASSIGNS,
4. PHETERSON SPATORICO LLP; and
5. METRO EAL ESTATE SERVICES,

THAT THIS MAP WAS MADE FROM NOTES OF AN INSTRUMENT SURVEY COMPLETED ON MAY 6, 2019.

STATE OF NEW YORK
JAMES E. BATES, Jr.
No. 49464
Licensed Land Surveyor

JAMES E. BATES, Jr. LICENSE No. 49464

Town of Pittsford

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

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

Permit #
B24-000115

DESIGN REVIEW AND HISTORIC PRESERVATION BOARD
REFERRAL OF APPLICATION

Property Address: 290 Woodland Road PITTSFORD, NY 14534
Tax ID Number: 150.20-2-40
Zoning District: RN Residential Neighborhood
Owner: Exley, Sarah
Applicant: Exley, Sarah

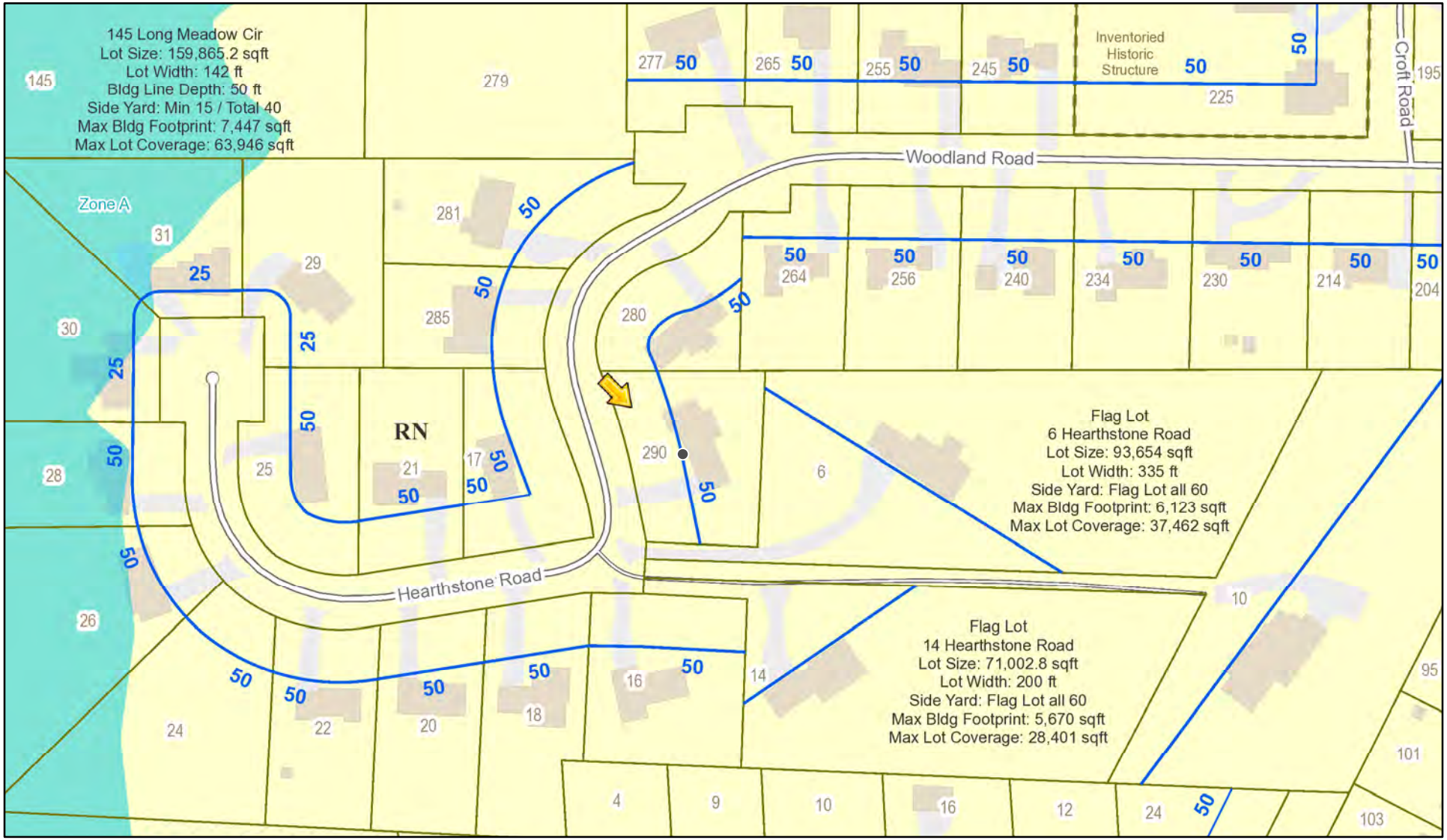
Application Type:

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

Project Description: Applicant is requesting design review for the addition of a covered entryway to the front of the home.

Meeting Date: September 26, 2024

RN Residential Neighborhood Zoning



Printed September 17, 2024

1:2,257

0 95 190 380 ft

0 25 50 100 m

Town of Pittsford GIS

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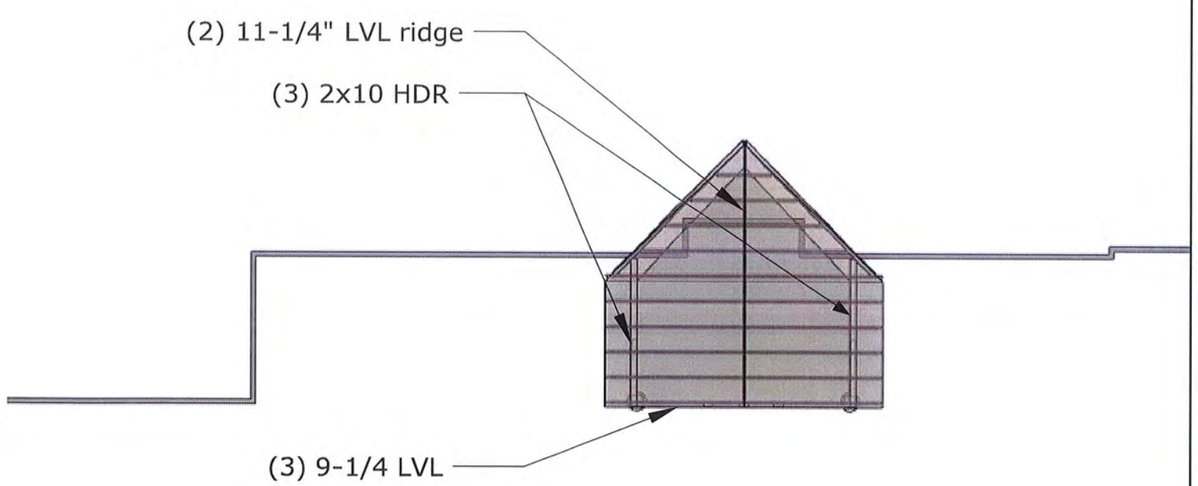
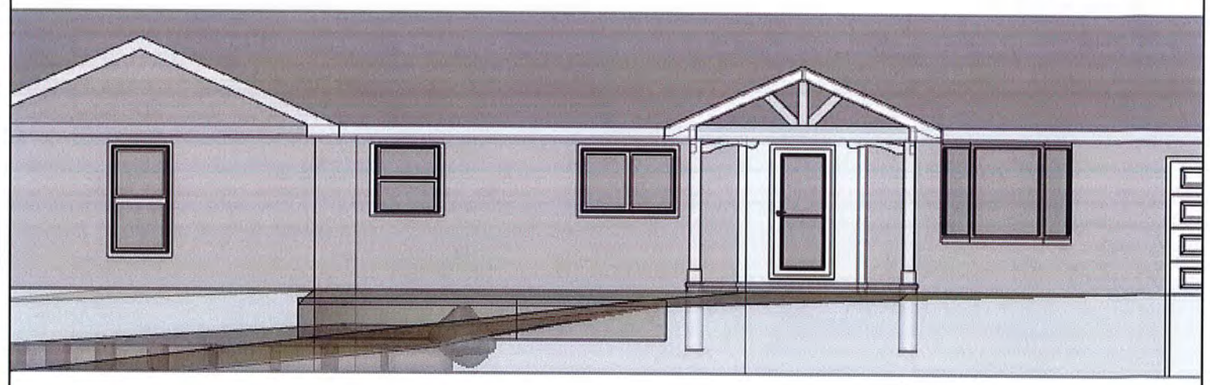
Thu Apr 25 2024
Imagery © 2024 Nearmap, HERE
50 ft
Nearmap



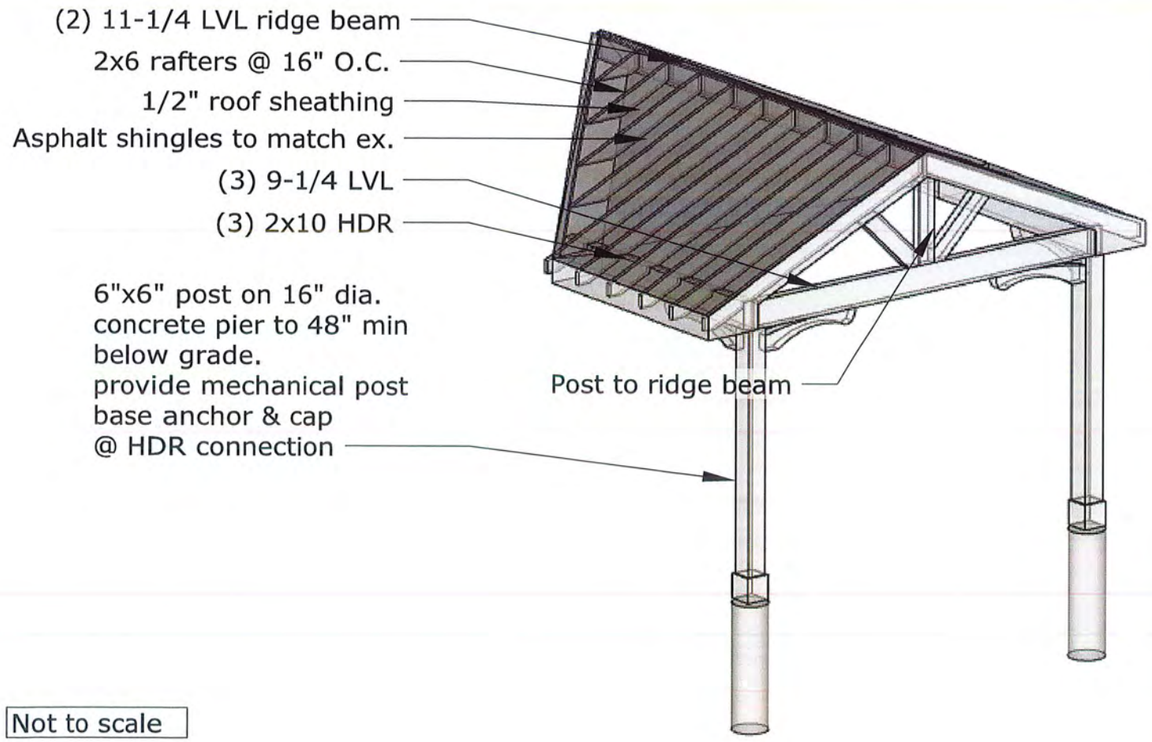
Structure-plan

1/4" = 1'

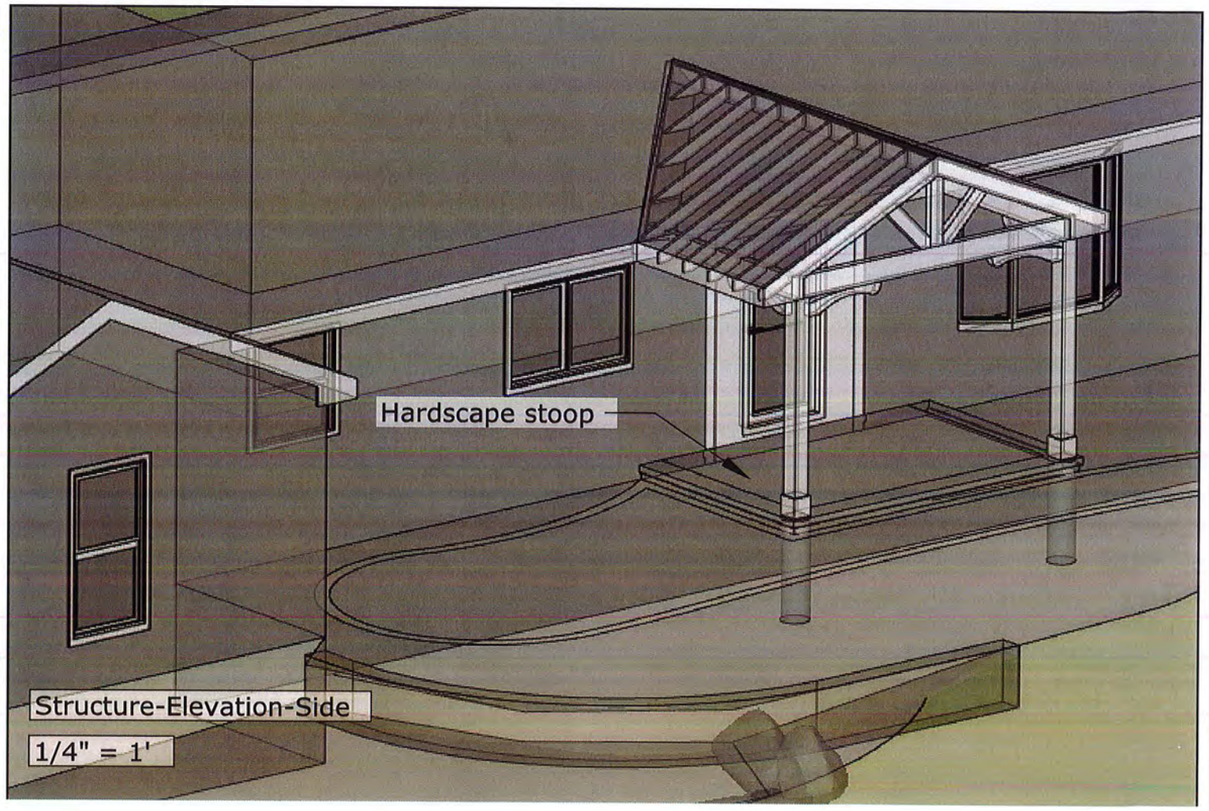


Structure-Elevation-front

1/4" = 1'



Not to scale



Structure-Elevation-Side

1/4" = 1'

REGISTERED ARCHITECT
Paul A. Mastabile
039655
STATE OF NEW YORK

JOSH Landscape Co.

REVISIONS

	MM/DD/YY	REMARKS
1	07/02/24	PMG
2	08/21/24	PMG
3		
4		

Josh Landscape Co.

Attached structure drawing

Ozimek Residence

GENERAL NOTES:

1. THESE PLANS HAVE BEEN PREPARED TO THE BEST OF THE ARCHITECT'S KNOWLEDGE, BELIEF, AND PROFESSIONAL JUDGMENT IN ACCORDANCE WITH THE 2020 RESIDENTIAL CODE OF NEW YORK STATE AND ENERGY CONSERVATION CODE REQUIREMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADAPTING THESE PLANS, IF REQUIRED, TO SUIT THE NEEDS OF THE BUILDING ON THE SITE. PROVIDED THAT THE ALTERATIONS DO NOT VIOLATE THE CODE OR ALTER THE STRUCTURAL INTEGRITY OF THE BUILDING.

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE WITH ALL APPLICABLE BUILDING CODES; STATE OR LOCAL.

3. ALL FOOTINGS SHALL REST ON UNDISTURBED VIRGIN SOIL. THE FOOTINGS/FOUNDATION DESIGN ASSUMES MINIMUM SOIL BEARING PRESSURE TO BE 2000 PSF. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SUBGRADE CONDITIONS. IF REQUIRED, THE OWNER AND / OR CONTRACTOR SHALL BE RESPONSIBLE FOR HIRING A SOILS ENGINEER TO VERIFY SUBGRADE CONDITIONS AND SUBSTANTIATE ACTUAL BEARING CAPACITY.

4. BACKFILL MATERIALS SHALL BE NATIVE SOIL.
FOR FILL UNDER THE GARAGE FLOOR OR BASEMENT FLOOR,
PROVIDE SAND/ GRAVEL FILL FOR COMPACTION AS NEEDED

5. MINIMUM CONCRETE COMPRESSIVE STRENGTH:
2500 PSI FOOTINGS

6. MINIMUM FIBER STRESS IN BENDING (FB) FOR ALL FRAMING LUMBER TO BE 1150 PSI #2 HEM-FIR OR BETTER. PROVIDE DOUBLE FRAMING MEMBERS UNDER PARTITIONS RUNNING IN SAME DIRECTION.

7. CONTRACTOR SHALL PAY STRICT ADHERENCE TO MICROLAM MANUFACTURER'S WRITTEN DIRECTIONS FOR CUTTING, DRILLING, NOTCHING, JOINING AND GENERAL INSTALLATION OF THEIR PRODUCTS.

8. PLYWOOD SHALL CONFORM TO U.S. PRODUCT STANDARD PS - 1, THICKNESS AS SHOWN, APA RATED SHEATHING EXP-1. NAILING AND SPACING PER APA RECOMMENDATIONS FOR LOCATIONS INTENDED.

9. ALL WOOD IN CONTACT WITH CONCRETE OR MASONRY SHALL BE FULLY WOOD PRESERVATIVE-TREATED WITH OSMOSALTS OR WOLMAN SALTS.

10. CONTRACTOR SHALL VERIFY ALL NOTES AND DIMENSIONS PRIOR TO CONSTRUCTION. THESE DRAWINGS ARE NOT TO BE SCALED - USE DIMENSIONS GIVEN.

11. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND SAFETY PRECAUTIONS IN CONNECTION WITH THE WORK.

12. THESE DRAWINGS HAVE BEEN PREPARED FOR STRUCTURAL INTENT ONLY. ELECTRICAL, MECHANICAL AND OTHER BUILDING SYSTEMS, AS REQUIRED ARE TO BE DESIGNED BY OTHERS.

13. ALL WORK, MATERIALS, METHODS, EQUIPMENT, ETC. SHALL BE IN STRICT ACCORDANCE WITH THE CONTRACT DOCUMENTS. ALL MATERIALS SHALL BE NEW, UNLESS NOTED OTHERWISE.

14. WORK SEQUENCE AND SCHEDULE SHALL BE MUTUALLY AGREED UPON BY BOTH THE OWNER AND THE CONTRACTOR.

15. IT IS ASSUMED THAT THE SUBSURFACE CONDITIONS WILL BE EARTH OR SOIL. IF BEDROCK IS ENCOUNTERED, REMOVAL WILL BE CONSIDERED AN ADDITION TO CONTRACT.

16. ANY DEMOLITION WORK SHALL BE DONE CAREFULLY. ALL DISTURBED SURFACES TO BE REPAIRED APPROPRIATELY. ALL SALVAGEABLE ITEMS SHALL BE TURNED OVER TO THE OWNER.

17. EXAMINATION OF THE SITE SHOULD BE MADE BY ALL CONTRACTORS CONCERNED TO FULLY CONSIDER ALL SITE CONDITIONS WHICH MAY HAVE A BEARING ON THE WORK OF THE ENTIRE PROJECT. SUBMISSION OF A BID IS PRESUMPTIVE EVIDENCE THAT THE BIDDER IS CONVERSANT WITH LOCAL JURISDICTIONS AND HAS MADE DUE ALLOWANCES IN HIS BID FOR ALL CONTINGENCIES. THE OWNER RESERVES THE RIGHT TO REJECT ANY OR ALL BIDS.

18. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE ARCHITECT IN CASE OF ANY OR ALL DEVIATIONS FROM THESE DRAWINGS. THE ARCHITECT SHALL BE HELD HARMLESS AS A RESULT OF ANY UNAUTHORIZED CHANGES TO THESE PLANS. ADDITIONAL FEES MAY OCCUR FOR "AS BUILT" DOCUMENTATION DUE TO CIRCUMSTANCES BEYOND THE ARCHITECT'S CONTROL, OR OWNER / CONTRACTOR CHANGES TO THESE DRAWINGS

19. THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS AND APPROVALS REQUIRED BY THE LOCAL ZONING AND BUILDING DEPARTMENTS AND ANY OTHER GOVERNMENTAL AGENCY HAVING JURISDICTION OVER THE WORK. ALL APPLICABLE REGULATIONS SHALL BE ADHERED TO AND CARRIED OUT BY ALL INDIVIDUALS UNDER THIS CONTRACT.

20. THE CONTRACTOR SHALL FURNISH A CERTIFICATE OF INSURANCE INDICATING THE TYPE AND AMOUNTS OF COVERAGE AS REQUIRED BY NEW YORK STATE AND THE LOCAL MUNICIPALITY.

21. THE CONTRACTOR SHALL REMOVE ALL RUBBISH AND LEAVE THE COMPLETED PROJECT IN A CLEAN STATE, SATISFACTORY TO THE OWNER.

22. THE CONTRACTOR SHALL GUARANTEE HIS WORK AND HIS SUBCONTRACTOR'S WORK AGAINST FAULTY MATERIALS AND WORKMANSHIP IN ACCORDANCE WITH NEW YORK STATE GENERAL BUSINESS LAW.

23. ONLY COPIES FROM THE ORIGINALS OF THESE DRAWINGS MARKED WITH AN ORIGINAL OF THE ARCHITECT'S EMBOSSED SEAL SHALL BE CONSIDERED TO BE VALID TRUE COPIES.

24. BUILDING IS CLASSIFIED AS A ONE FAMILY DWELLING

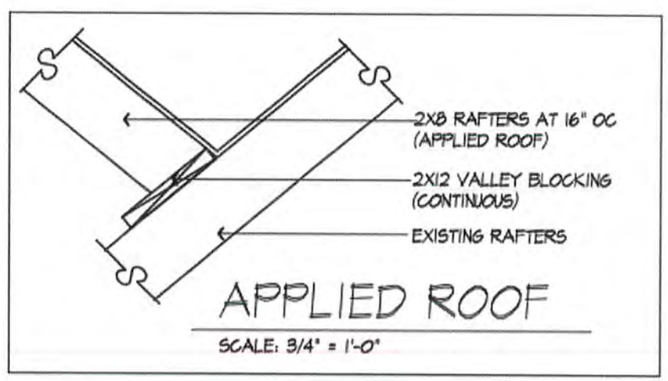
25. ALL MATERIALS USED IN THIS PROJECT SHALL BE NON-ASBESTOS AND NON-LEAD CONTAINING.

2020 INTERNATIONAL ENERGY CONSERVATION CODE (IECC) COMPLIANCE PATH

1. A MINIMUM OF 90% OF THE LAMPS IN PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL BE HIGH-EFFICIENCY LAMPS PER SECTION 1104.1

BASIC DESIGN CRITERIA

1. GROUND SNOW LOAD - 40 PSF R301.2 (5)
2. WIND SPEED - 115 MPH, EXPOSURE B R301.2.1
3. SEISMIC DESIGN CATEGORY - A R301.2 (2)
4. WEATHERING - SEVERE
5. FROST LINE DEPTH - 48"
6. TERMITE DAMAGE - NONE TO SLIGHT
7. DECAY DAMAGE - NONE TO SLIGHT
8. WINTER DESIGN TEMPERATURE - 1
9. ICE SHIELD UNDERLAYMENT REQUIRED - YES
10. FLOOD HAZARD - FIRM - 1992
11. ROOF TIE DOWN REQUIREMENTS R802.11.1



REGISTERED ARCHITECT
Paul A. Mastrantonio
039653
STATE OF NEW YORK

JOSH Landscape Co.

REVISIONS

	MM/DD/YY	REMARKS
1	07/02/24	PMG
2	08/21/24	PMG
3		
4		

Josh Landscape Co.

Attached structure drawing

Ozimek Residence

Plot-plan

1/16" = 1'

REVISIONS

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1	07/02/24	PMG
2	08/21/24	PMG
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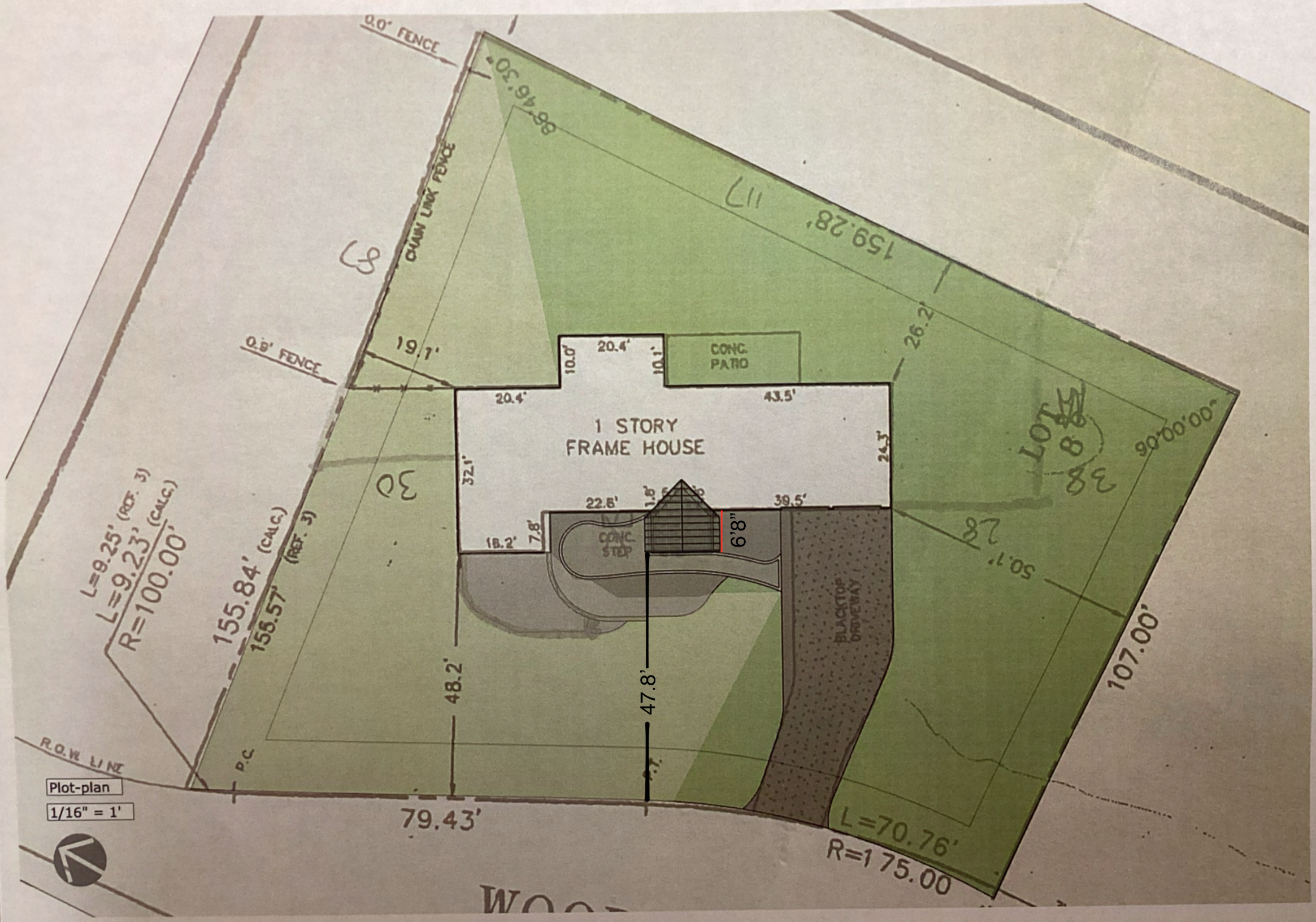
Josh Landscape Co.

Attached structure drawing

Ozimek Residence



REVISIONS

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1	07/08/24	PMG
2	08/21/24	PMG
3		
4		
5		

JOSH Landscape Co.

Josh Landscape Co.

Attached structure drawing

Ozimek Residence

P 4

Town of Pittsford

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

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

Permit #
B24-000120

DESIGN REVIEW AND HISTORIC PRESERVATION BOARD
REFERRAL OF APPLICATION

Property Address: 15 Babcock Farms Lane PITTSFORD, NY 14534
Tax ID Number: 164.03-4-14
Zoning District: RN Residential Neighborhood
Owner: Pfeiffer, Linda
Applicant: Robell General Contractors

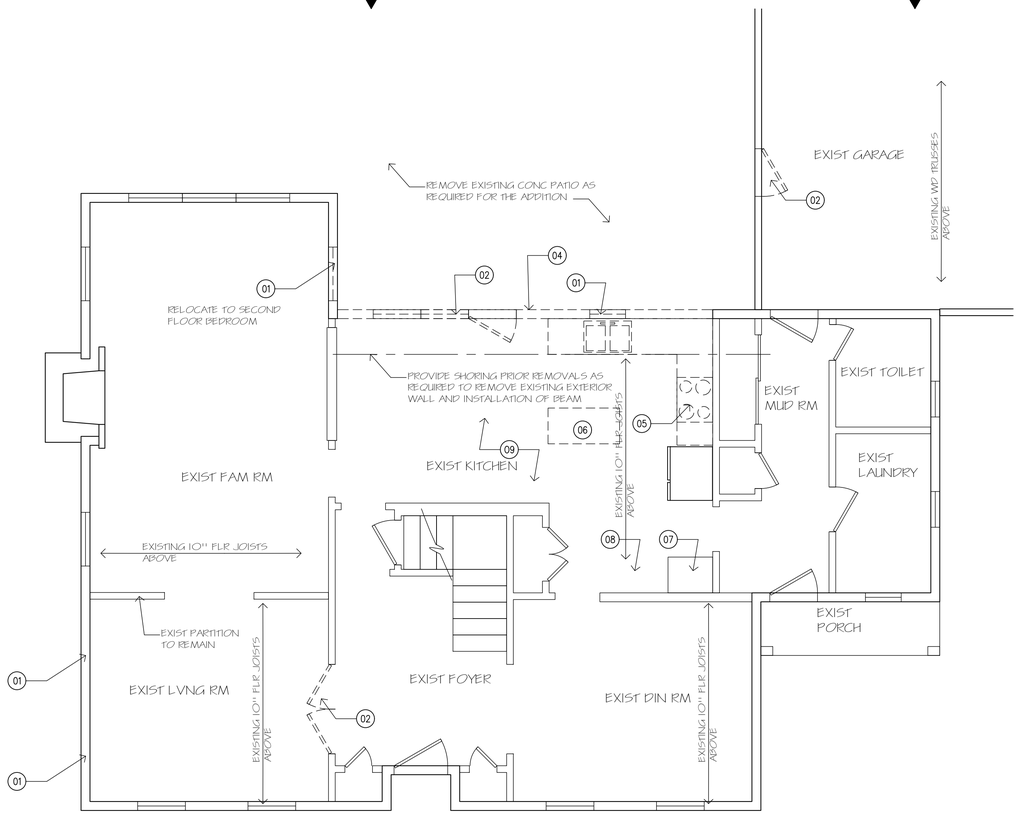
Application Type:

- [x] 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)

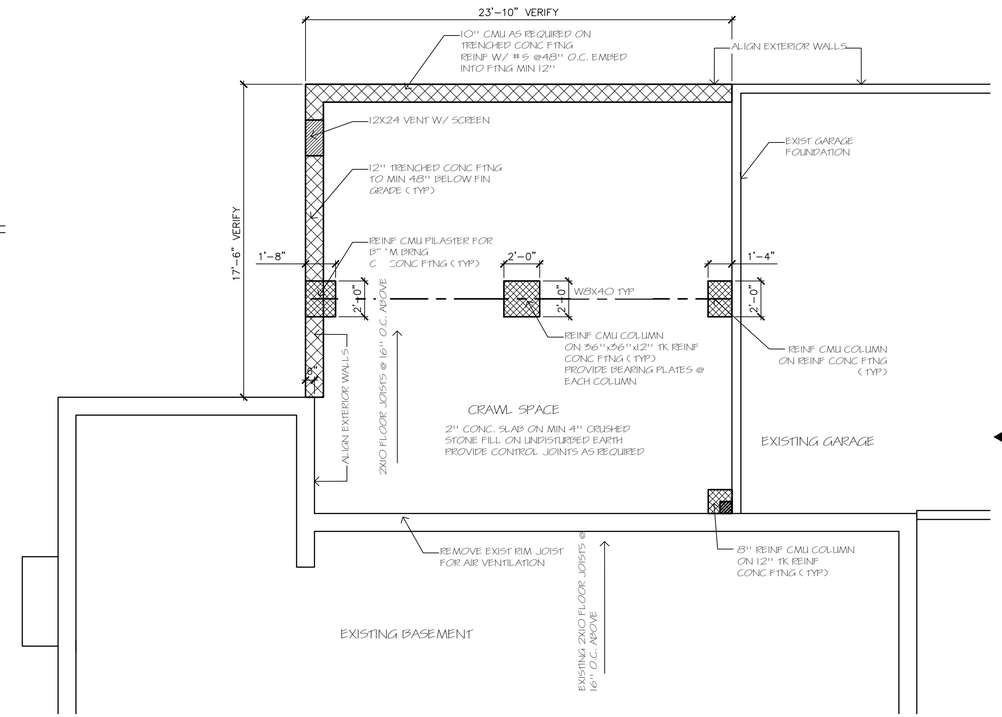
Project Description: Applicant is requesting design review for a 576 square foot addition off the rear of the home.

Meeting Date: September 26, 2024

Thu Apr 25 2024
Imagery © 2024 Nearmap, HERE
50 ft
Nearmap



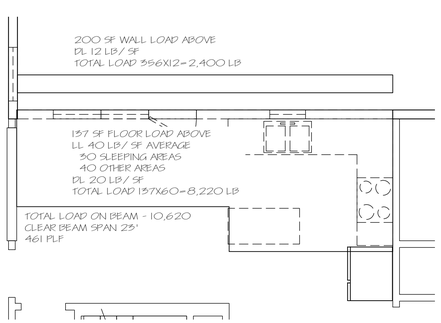
1 First Floor Removal Plan
SCALE: 1/4" = 1'-0"



2 Foundation Plan
SCALE: 1/4" = 1'-0"

DEMO KEYED NOTES

1. EXISTING WINDOW TO BE REMOVED/RELOCATED PER OWNER.
2. EXISTING DOOR TO BE REMOVED/RELOCATED PER OWNER.
3. EXISTING PARTITION TO BE REMOVED.
4. EXISTING EXTERIOR WALL TO BE REMOVED.
5. EXISTING KITCHEN CABINETS AND APPLIANCES TO BE REMOVED.
6. REMOVE EXISTING ISLAND AS REQUIRED.
7. REMOVE MICROWAVE AND MODIFY EXISTING CABINET PER OWNER.
8. REMOVE CABINETS FOR COFFEE STATION.
9. REMOVE/RELOCATE/MODIFY PLUMBING & ELECTRICAL AS REQUIRED FOR THE WORK.



3 Beam Load Diagram
SCALE: 1/4" = 1'-0"

CONSTRUCTION MATERIAL NOTES:

1. EXCAVATION FOR FOUNDATIONS SHALL BE TAKEN TO GOOD BEARING, FIRM, UNDISTURBED SOIL. BEARING GRADE SHALL BE FREE OF FROST AND LOOSE MATERIALS.
2. CONCRETE DESIGN AND CONSTRUCTION SHALL CONFORM TO ACI 318-89 AND ACI 301-89.
3. MINIMUM COMPRESSIVE STRENGTH AT 28 DAYS SHALL BE 4,000 psi FOR ALL CONCRETE WITH MAXIMUM W/C RATIO = 0.45.
4. CONCRETE FILL FOR GROUTED MASONRY UNITS SHALL HAVE A COMPRESSIVE STRENGTH OF 3,000 psi AT 28 DAYS, AND A MAXIMUM AGGREGATE SIZE OF 1/2". MAXIMUM HEIGHT OF GROUT LIFT SHALL = 7 COURSES.
5. ALL CONCRETE SHALL HAVE 4% TO 6% ENTRAINED AIR
6. REINFORCING STEEL SHALL CONFORM TO ASTM A615 GRADE 60. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A185.
7. CONCRETE MASONRY SHALL CONFORM TO THE REQUIREMENTS OF ACI 531-89.
8. CONCRETE MASONRY UNITS SHALL CONFORM TO ASTM C90, TYPE 1, GRADE N, MOISTURE CONTROLLED UNITS. MORTAR SHALL BE TYPE M OR S, PROVIDE GALVANIZED HORIZONTAL JOINT REINFORCING AT 16" O.C. UNLESS NOTED OTHERWISE. CONCRETE MASONRY WALLS SHALL HAVE CONTROL JOINTS SPACED NO FURTHER THAN 40'-0" APART, IN CONTINUOUS EXTERIOR AND INTERIOR WALLS.
9. ALL STRUCTURAL STEEL SHALL BE ASTM A-572 WITH MINIMUM YIELD STRENGTH OF 50 ksi.
10. WOOD CONSTRUCTION SHALL CONFORM TO THE NATIONAL FOREST PRODUCTS ASSOCIATION'S (NFPA) NATIONAL DESIGN SPECIFICATIONS. LUMBER SHALL BE:
NO. 2 SPRUCE-PINE-FIR OR BETTER
Fb = 850 PSI, Fv = 70 PSI, E = 1,400,000 PSI

NOTES:

1.All construction shall conform to New York State Building codes:
a.Codes, Rules, and Regulations of the State of New York
b.NFPA Requirements as well as to standards of Underwriters Laboratories, Inc., American Gas Association, and local utility company.

***Contractor shall be responsible for providing all permits as required to provide the new construction.

2.Contractor shall visit the site and examine existing conditions prior to submitting bids. Bids shall include provisions for a complete job based on the design intent shown on the plans.

3.Contractor shall locate and provide all below grade removals to be required, and shall provide all existing utility work (above and below grade) in order to provide the new construction as shown. Such work shall be included in the bid.

4.Contractor shall be fully responsible for all coordination as required including co-ordination with any work provided by Owner and by Others

5.Contractor shall contact the Underground facility Protective Organization @ 1.800.962.7962 prior to any excavation Others

6.Contractor shall verify all conditions, dimensions, and elevations of existing/proposed construction as shown on the plans and immediately notify Architect of any discrepancies.

7.Owner shall designate staging and storage areas of the site for use by the Contractor during construction. Contractor shall keep the premises and surrounding area free from accumulation of waste or rubbish materials. At completion of the work Contractor shall remove from the Project waste and rubbish materials, Contractor's tools, construction equipment, machinery, and surplus materials.Unless authorized by owner.

8.Areas of the site to remain if damaged during construction shall be restored to the orginal condition (at no additional cost to the owner).

9.Contractor shall provide all protection of the work throughout construction as required and per Code.

10.Provide all excavation, fill and rough and finished grading necessary at any areas damaged during the new construction. Blend slope with existing to provide drainage away from the building.

	Issued:	Date:
A	Client Review	07.10.2024
B	Client Review	07.23.2024
C	Final Client Review	07.27.2024
D	Permit Drawings	07.30.2024

	Revisions:	Date:
1		
2		
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4		
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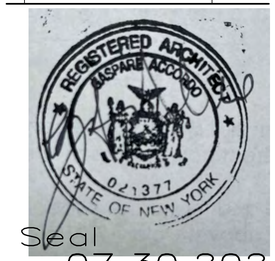

Seal
07.30.2024

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Architect:
gaspare accordo
2192 rushmendon rd
rush, new york 14543
tel. 585.315.8751
rinoaccordo@gmail.com

Addition to Residence for

Ms Linda Pfeiffer

15 Babcock Farm Ln
Pittsford, NY 14534

Project name & Location

Drawing Name

Foundation Plan
Demo & Notes

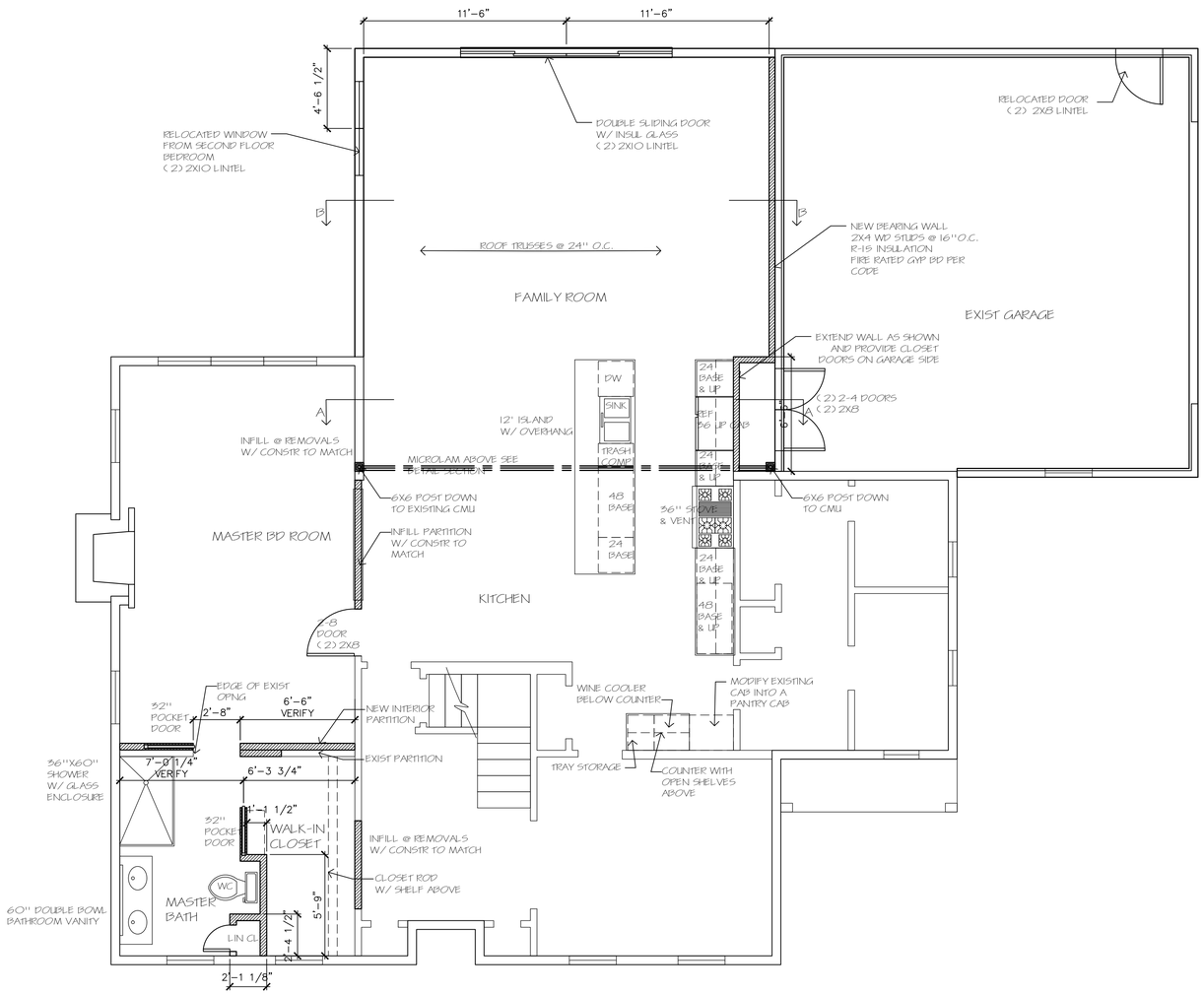
Date:07/09/24

Project No.
2024.07.01

Drawn By: GA

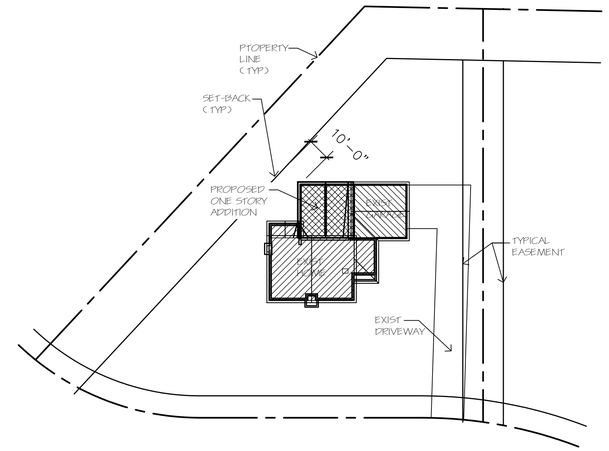
Scale: As Noted

A1
Drawing No.



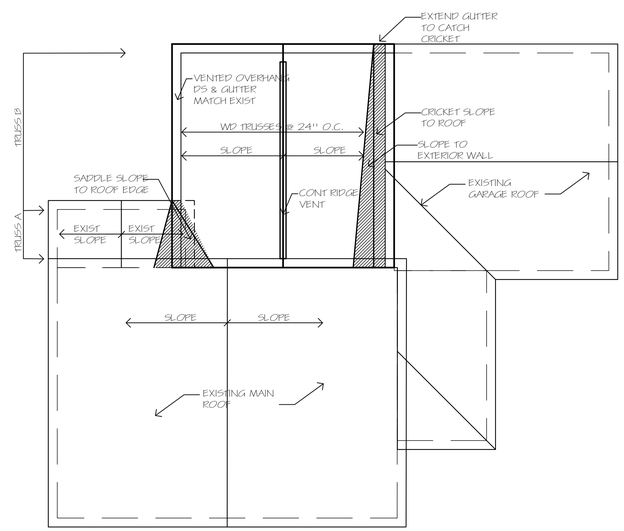
1 First Floor Plan

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



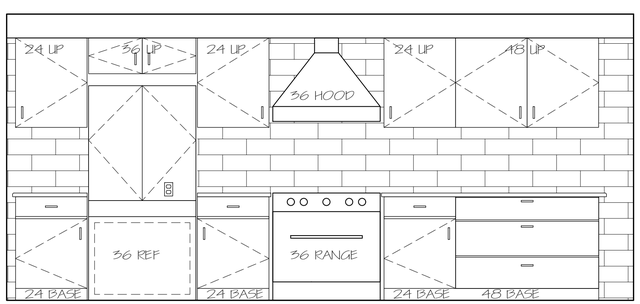
2 Site Location Plan

SCALE: 1/32" = 1'-0"



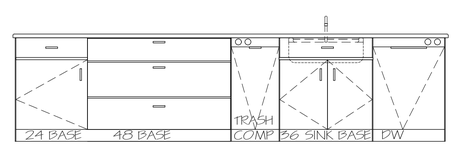
1 Roof Plan

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



1 KITCHEN ELEVATION

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

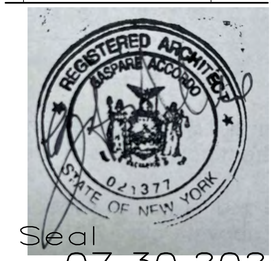


1 ISLAND ELEVATION

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

	Issued:	Date:
A	Client Review	07.10.2024
B	Client Review	07.23.2024
C	Final Client Review	07.27.2024
D	Permit Drawings	07.30.2024

	Revisions:	Date:
1		
2		
3		
4		
5		



Seal

07.30.2024

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Addition to Residence for

Ms Linda Pfeiffer

15 Babcock Farm Ln
Pittsford, NY 14534

Project name & Location

Drawing Name

First Floor & Site Plans

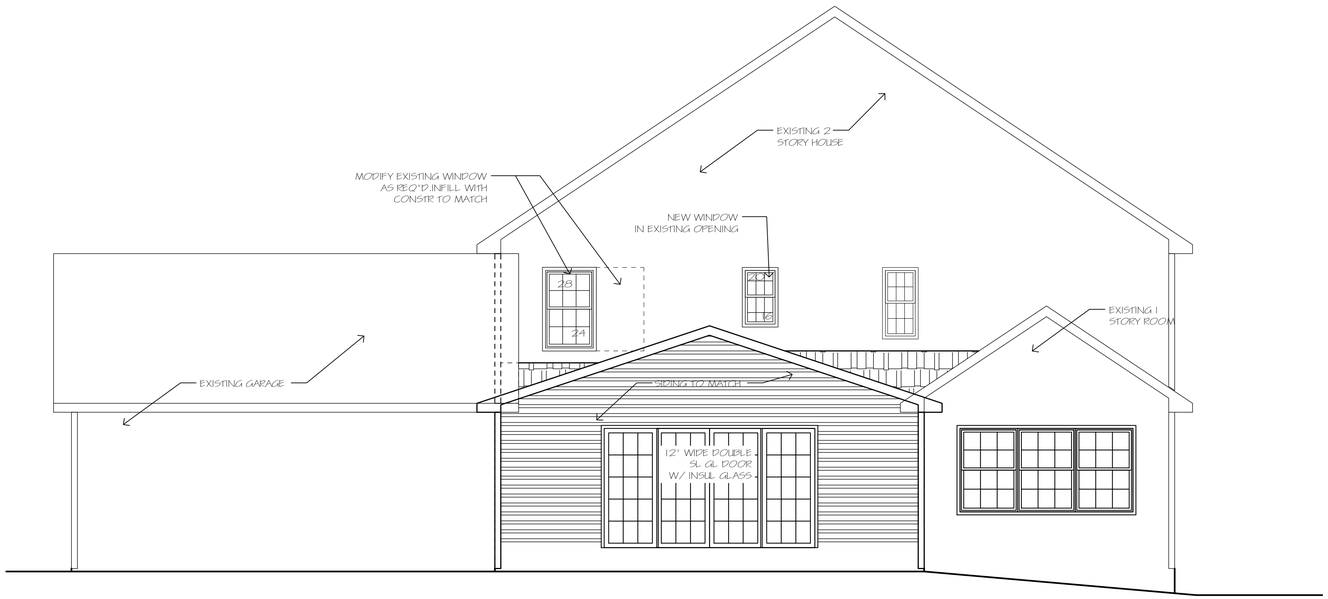
Date: 07/09/24

Project No. 2024.07.01

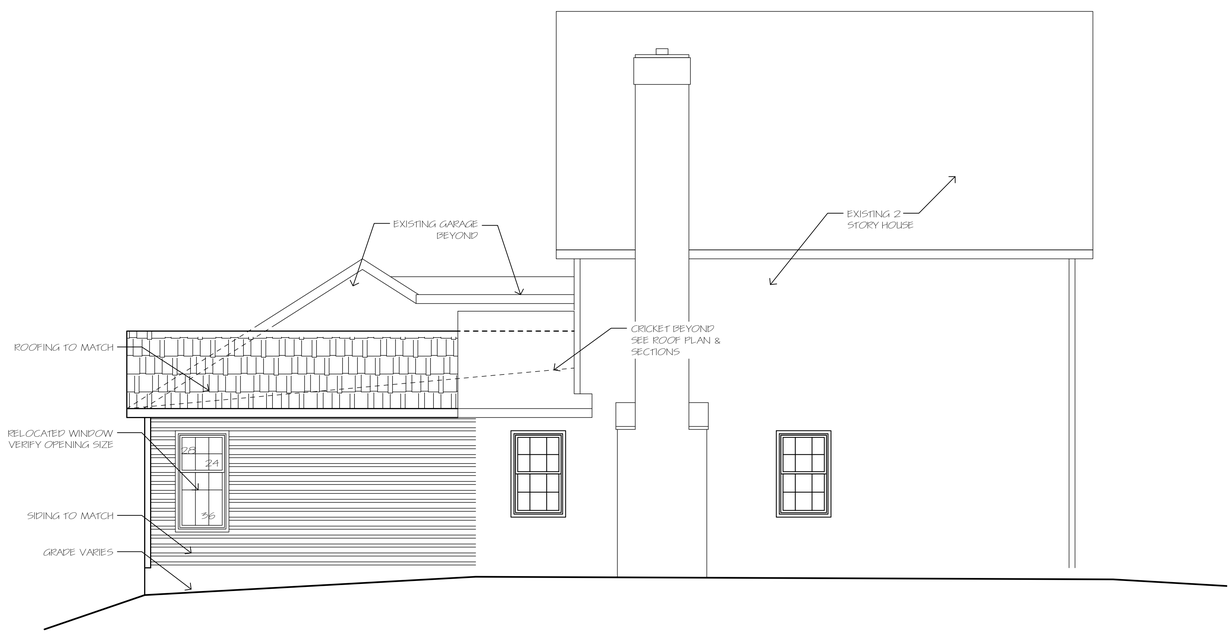
Drawn By: GA

Scale: As Noted

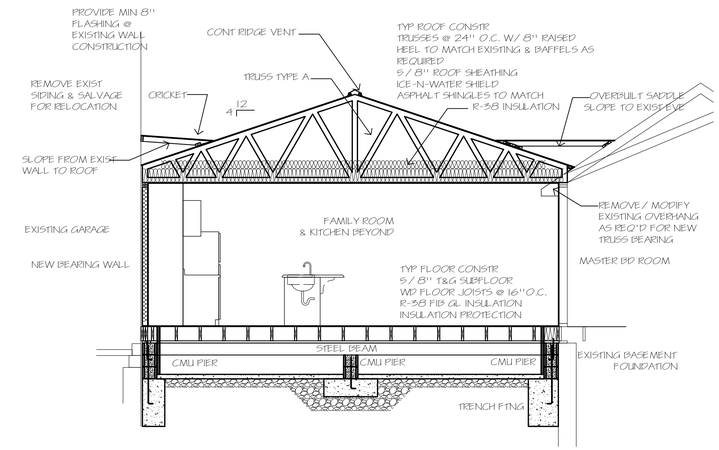
Drawing No. A-101



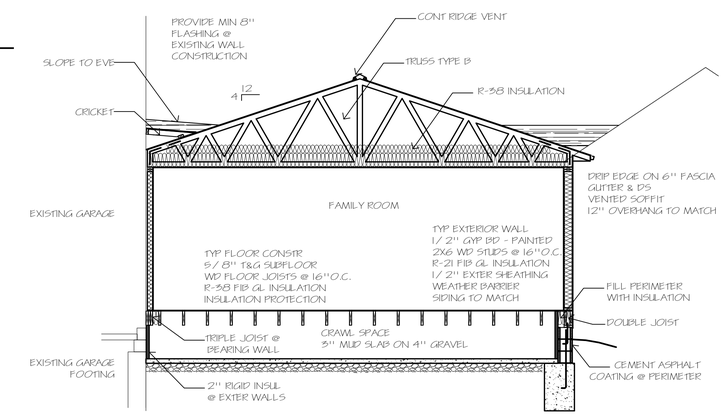
2 Rear Elevation
SCALE: 1/4" = 1'-0"



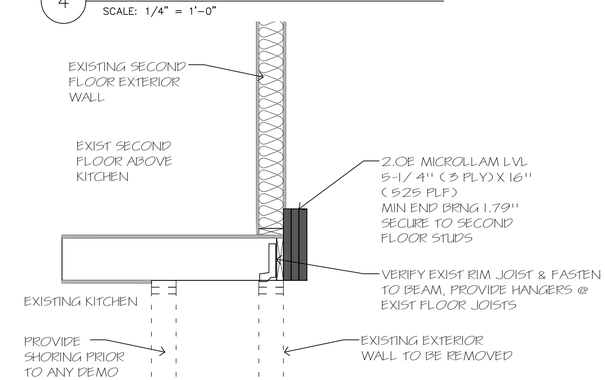
1 Side Elevation
SCALE: 1/4" = 1'-0"



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



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



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

	Issued:	Date:
A	Client Review	07.10.2024
B	Client Review	07.23.2024
C	Final Client Review	07.27.2024
D	Permit Drawings	07.30.2024

	Revisions:	Date:
1		
2		
3		
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Seal
07.30.2024

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Architect:
gaspare accordo
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tel. 585.315.8751
rinoaccordo@gmail.com

Addition to Residence for

Ms Linda Pfeiffer

15 Babcock Farm Ln
Pittsford, NY 14534

Project name & Location

Drawing Name

Roof Plan & Building Sections

Date: 07/09/24

Project No. 2024.07.01

Drawn By: GA

Scale: As Noted

Drawing No. A-102

Town of Pittsford

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

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

Permit #
B24-000128

DESIGN REVIEW AND HISTORIC PRESERVATION BOARD
REFERRAL OF APPLICATION

Property Address: 60 Coventry Ridge PITTSFORD, NY 14534
Tax ID Number: 177.04-1-24
Zoning District: IZ Incentive Zoning
Owner: Two Rivers Son LLC
Applicant: Spall Homes Corp/Spall Realtors Corp

Application Type:

- [x] 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)
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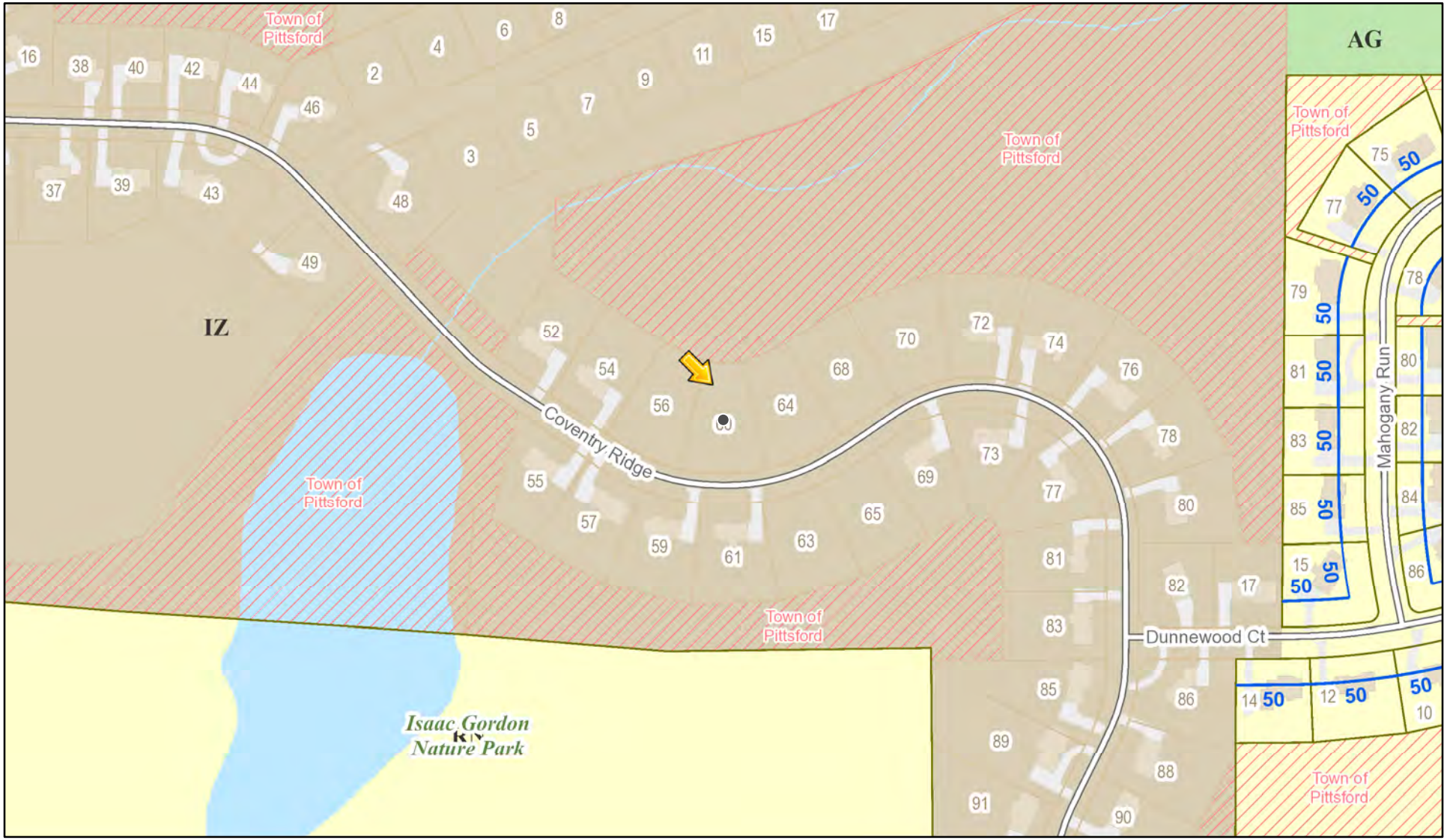
- [ ] Corner Lot Orientation §185-17 (K) (3)
- [ ] Flag Lot Building Line Location §185-17 (L) (1) (c)
- [ ] Undeveloped Flag Lot Requirements §185-17 (L) (2)

Project Description: Applicant is requesting design review for the construction of a two story single family home approximately 3870 square feet that is located in the Coventry Ridge Subdivision.

Meeting Date: September 26, 2024

RN Residential Neighborhood Zoning



Printed September 19, 2024

1:4,514

0 195 390 780 ft

0 55 110 220 m

Town of Pittsford GIS

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Thu Apr 25 2024
Imagery © 2024 Nearmap, HERE
100 ft
Nearmap

SAVANNAH SPEC HOME

LOT 51 COVENTRY RIDGE
PITTSFORD, NY
COVENTRY RIDGE BUILDING CORP.

PLAN 3869 / PROJECT 15360 H

SHEET INDEX

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GENERAL NOTES:

THESE PLANS COMPLY WITH THE 2020 RESIDENTIAL CODE OF NEW YORK STATE (RCNYS) AND THE 2020 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 PRECATIONS/ PROGRAMS IN CONNECTION WITH THE WORK.

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

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

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

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

R806.2 MINIMUM VENT AREA. THE MINIMUM NET FREE VENTILATION AREA SHALL BE $\frac{1}{150}$ OF THE AREA OF THE VENTED SPACE.

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

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

SECTION R316 - FOAM PLASTIC:
THE PROVISIONS OF THIS SECTION SHALL GOVERN THE MATERIALS, DESIGN, APPLICATION, CONSTRUCTION AND INSTALLATION OF FOAM PLASTIC MATERIALS.

ENERGY EFFICIENCY:

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

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

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

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

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

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

DURING TESTING:

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

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

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

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

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

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

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

R403.3.3 DUCT TESTING (MANDATORY). DUCTS SHALL BE PRESSURE TESTED TO DETERMINE AIR LEAKAGE BY ONE OF THE FOLLOWING METHODS:

1. ROUGH IN TEST: TOTAL LEAKAGE SHALL BE MEASURED WITH A PRESSURE DIFFERENTIAL OF 0.1 INCH w.g. (25 Pa) ACCROSS THE SYSTEM, INCLUDING THE MANUFACTURER'S AIR HANDLER ENCLOSURE IF INSTALLED AT THE TIME OF THE TEST. ALL REGISTERS SHALL BE TAPED OR OTHERWISE SEALED DURING THE TEST.
2. POSTCONSTUCTION TEST: TOTAL LEAKAGE SHALL BE MEASURED WITH A PRESSURE DIFFERENTIAL OF 0.1 INCH w.g. (25 Pa) ACCROSS THE SYSTEM, INCLUDING THE MANUFACTURER'S AIR HANDLER ENCLOSURE. ALL REGISTERS SHALL BE TAPED OR OTHERWISE SEALED DURING THE TEST.

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

R403.4 MECHANICAL SYSTEM PIPING CAPABLE OF CARRYING FLUIDS ABOVE 105 DEGREES F OR BELOW 55 DEGREES F SHALL BE INSULATED TO A MINIMUM OF R-3.

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

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

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

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

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

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

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

SITE WORK:

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

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

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

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

FOUNDATION:

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

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

BACKFILL SHALL NOT BE PLACED AGAINST THE WALL UNTIL THE WALL HAS SUFFICIENT STRENGTH AND HAS BEEN ANCHORED TO THE FLOOR ABOVE, OR HAS BEEN SUFFICIENTLY BRACED TO PREVENT DAMAGE BY THE BACKFIL. PER SECT. R404.1.7 RCNYS

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

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

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

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

FIREPLACES:

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

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

FRAMING:

WOOD 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 & AS PER SECT R802.10 (RCNYS)

R502.6 BEARING: THE ENDS OF EACH JOIST, BEAM OR GIRDER SHALL HAVE NOT LESS THAN 1 1/2" OF BEARING ON WOOD OR METAL, HAVE NOT LESS THAN 3" OF BEARING ON MASONRY OR CONCRETE OR BE SUPPORTED BY APPROVED JOIST HANGERS.

PROVIDE BRACED WALL PANELS AS PER SECT. R602.10.2 - R602.10.10.3 OF 2020 RCNYS.

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

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

ALL WINDOWS AND DOORS ARE TO BE FRAMED WITH MINIMUM (2)2X8 OR (3)2X6 HEADER UNLESS NOTED OTHERWISE.

BUILDER ASSUMES FULL RESPONSIBILITY FOR MAINTAINING THE STRUCTURAL INTEGRITY OF JOISTS, BEAMS OR STUDS WHICH ARE NOTCHED OR DRILLED TO ACCOMMODATE MECHANICAL OR ELECTRICAL LINES. SEE DETAILS ON PG. N-1 FOR ALLOWABLE DRILLING LOCATION ON BEAMS AND JOISTS.

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

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

FLASHING IS REQUIRED IN THE FOLLOWING LOCATIONS: AT WALL & ROOF INTERSECTIONS & PROJECTING WOOD TRIM, TOP OF ALL EXTERIOR WINDOWS & DOOR OPENINGS, CHIMNEYS, UNDER & AT ENDS OF MASONRY, WOOD OR METAL COPINGS & SILLS, & WHERE EXTERIOR PORCHES, DECKS OR STAIRS ATTACH TO A WALL OR FLOOR ASSEMBLY OF WOOD-FRAMED CONSTRUCTION & BUILT-IN GUTTERS. FLASHINGS SHALL BE PROVIDED AS REQ'D. TO COMPLY WITH ALL OF SECT. R703.4 OF THE 2020 RCNYS.

STRUCTURAL COLUMNS SHALL BE RESTRAINED TO PREVENT LATERAL DISPLACEMENT AT THE BOTTOM END. WOOD COLUMNS SHALL NOT BE LESS IN NOMINAL SIZE THAN 4" X 4" & STEEL COLUMNS SHALL NOT BE LESS THAN 3" DIAM. STANDARD PIPE OR APPROVED EQUIVALENT.

STAIRWAY & GUARD REQUIREMENTS:

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

HANDRAILS SHALL BE PROVIDED ON AT LEAST ONE SIDE OF STAIRWAYS WITH FOUR OR MORE RISERS. TOP SURFACE OF HANDRAILS SHALL BE BETWEEN 34" & 36" ABOVE TREAD NOSING. MIN. 1 1/2" SPACE BETWEEN WALL & RAILING. GRIP SIZE TO BE PER SECTION R311.7.8.5 OF 2020 RCNYS.

STAIR ILLUMINATION PER SECTION R311.7.9 OF 2020 RCNYS.

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 STUCTURAL MEMBERS, JOISTS, RAFTERS, ETC. TO BE #2 GRADE LUMBER (DOUGLAS FIR-LARCH, HEM-FIR, SOUTHERN PINE OR SPRUCE PINE-FIR) WITH A MIN. FIBER STRESS OF 850 P.S.I. UNLESS NOTED OTHERWISE
PLYWOOD	CDX, PANEL INDEX
LVL, PSL, LSL	Fb = 2600 Fv = 285 E x 10^6 - 1.9 $Fc^{\perp}$ = 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

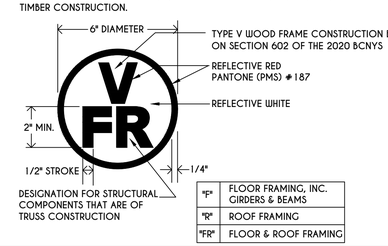
DESIGN CRITERIA: (FOR GREATER ROCHESTER AREA & ADJACENT COUNTIES)

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 SHEILD UNDERLAYMENT	REQUIRED 24" INSIDE OF EXTERIOR WALL LINE
FLOOD HAZARD	FIRM - 2008
ROOF TIE DOWN REQUIREMENTS	R802.11, BASED UPON SPECIFIC ROOF DESIGN

TRUSS IDENTIFICATION:

IDENTIFICATION OF FLOOR AND ROOF TRUSS CONSTRUCTION SHALL BE PROVIDED BY SIGN OR SYMBOL & SHALL BE AFFIXED TO THE EXTERIOR WALL OF THE RESIDENTIAL STRUCTURE IN COMPLIANCE WITH 19 NYCRR PART 1264 & 1265. RESIDENTIAL STRUCTURES WITH TRUSS TYPE CONSTRUCTION, PRE-ENGINEERED WOOD CONSTRUCTION AND / OR TIMBER CONSTRUCTION.



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REVISIONS:

DATE	BY	DESCRIPTION

CLIENT/LOCATION:

SAVANNAH SPEC HOME
LOT 51 COVENTRY RIDGE
PITTSFORD, NY

BUILDER:

COVENTRY RIDGE
BUILDING CORP.

COVER PAGE

GLA PLAN 3869

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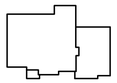
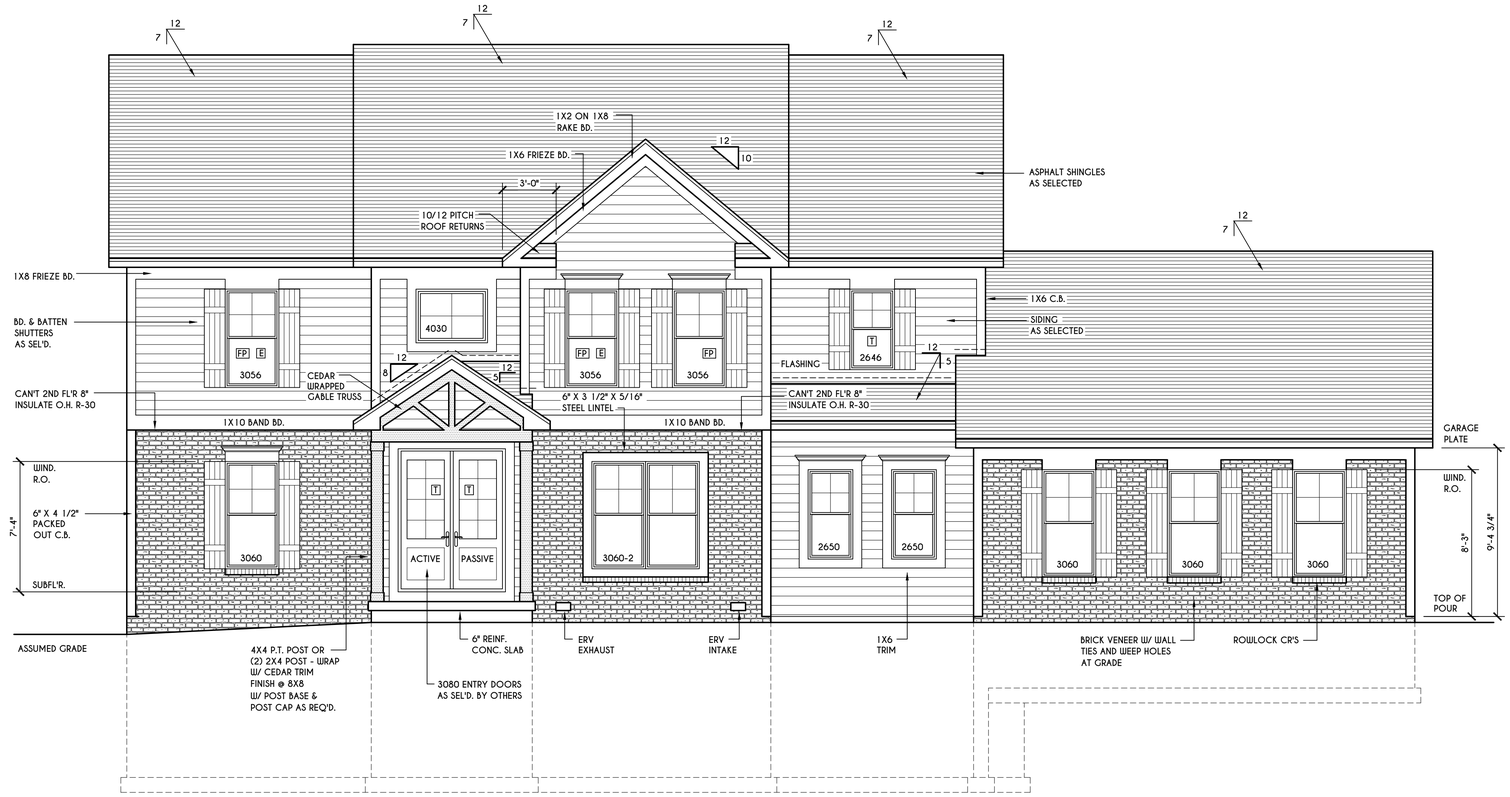
CDK	CSB
scale:	date:
AS NOTED	9 / 24
PROJECT:	sheet:
15360H	C / 1



HOUSE FOOTPRINT

SCALE: 1" = 50'-0"

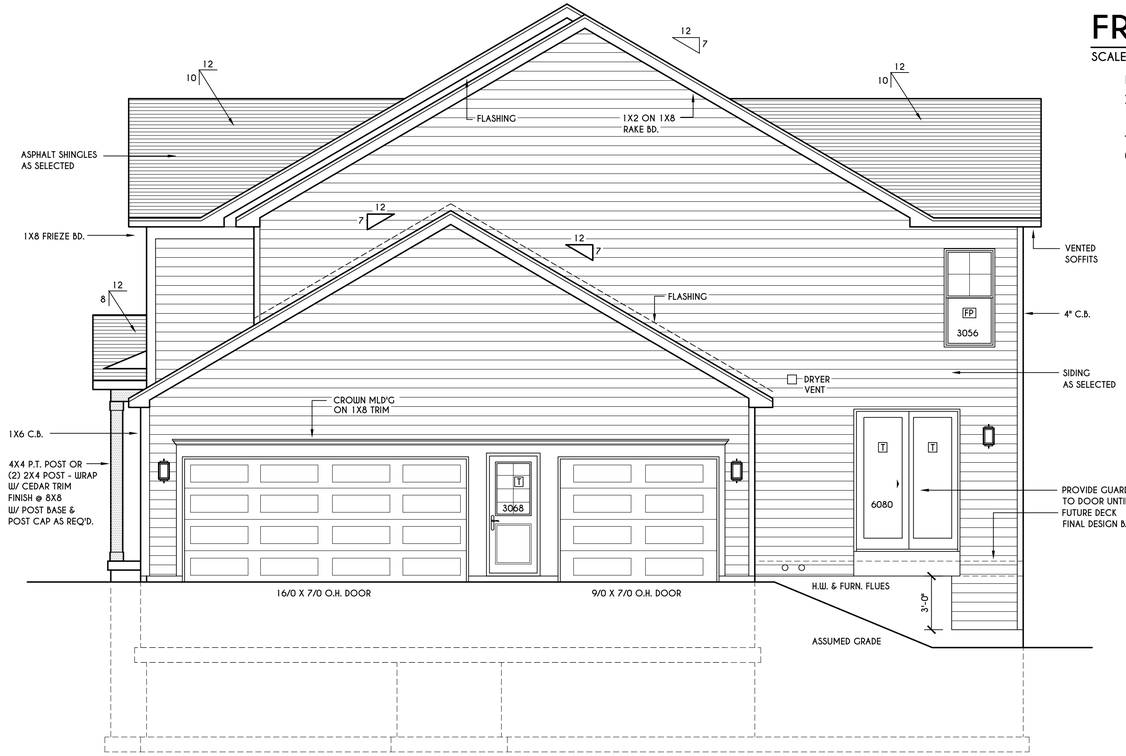


FRONT ELEVATION

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

FIRST FLOOR LIVING AREA = 1995 SQ.FT.
SECOND FLOOR LIVING AREA = 1874 SQ.FT.
TOTAL LIVING AREA = 3869 SQ.FT.

TOTAL CONDITIONED VOLUME = 54,950 CU.FT.
(CONTRACTOR TO VERIFY)



RIGHT ELEVATION

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

WINDOWS: HARVEY WINDOWS OR EQUAL
U-FACTOR 0.28
SHGC 0.21

DOORS: SELECTION BY OWNER

AIR INFILTRATION RATE FOR WINDOWS, SKYLIGHTS, & SLIDING DOORS TO BE NO MORE THAN 0.3 cfm/sf. & SWING DOORS NO MORE THAN 0.5 cfm/sf. AS PER SECT. R402.4.3 OF 2020 ECCCNYS

WINDOW / DOOR LEGEND:

E = MEETS OR EXCEEDS EGRESS REQUIREMENTS
- CLEAR OPENING AREA OF 5.7 SQ.FT.
- CLEAR OPENING WIDTH OF 20"
- CLEAR OPENING HEIGHT OF 24"
PER SECT. R310.1 OF 2020 RCNYS

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 & OVERHANGS ARE TO BE 1'-0" UNLESS NOTED OTHERWISE

4/12 PITCH ROOFS OR SHALLOWER TO HAVE 2 LAYERS 15# FELT

BUILDER TO PROVIDE ROOF OR RIDGE VENTS AS PER CODE- THE MINIMUM NET FREE VENTILATION AREA SHALL BE 1/150 OF THE AREA OF THE VENTED SPACE (SECT. R806.2)

CONTRACTOR TO CONTACT THIS OFFICE PRIOR TO CONSTRUCTION IF THE ASSUMED GRADE DEPICTED IS INACCURATE AND / OR WILL ALTER THE DESIGN AND / OR STRUCTURE NOTED.

MECHANICAL VENTILATION RATE:

THIS PLAN AS DESIGNED REQUIRES (MIN) 1 CONTINUOUSLY RUN EXHAUST FAN CAPABLE OF (MIN) 90 c.f.m. WITH A MANUAL OVERIDE 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
	AIRFLOW IN CFM				
< 1,500	30	45	60	75	90
1,501-3,000	45	60	75	90	105
3,001-4,500	60	75	90	105	120
4,501-6,000	75	90	105	120	135
6,001-7,500	90	105	120	135	150
> 7,500	105	120	135	150	165

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

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

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

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

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

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

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

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REVISIONS:

DATE	BY	DESCRIPTION

CLIENT/LOCATION:

SAVANNAH SPEC HOME
LOT 51 COVENTRY RIDGE
PITTSFORD, NY

BUILDER:

COVENTRY RIDGE BUILDING CORP.

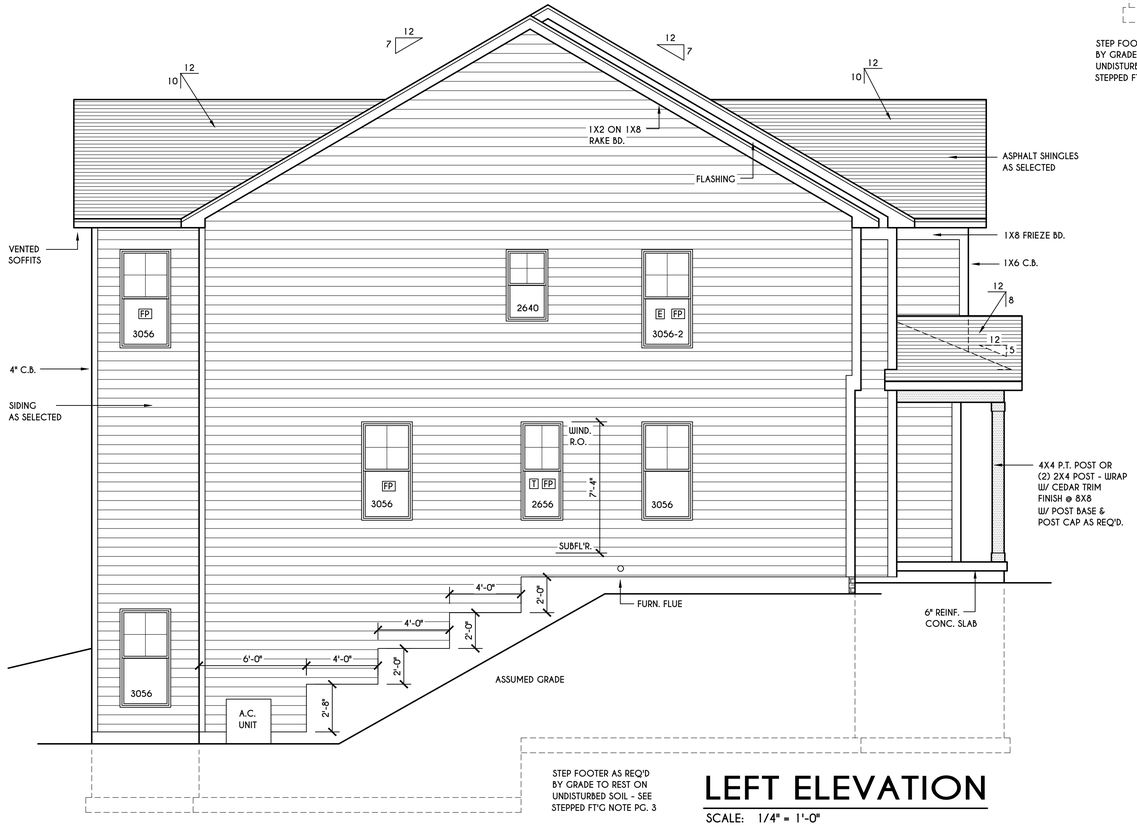
ELEVATIONS

GLA PLAN 3869

drawn: CDK	checked: CSB
scale: AS NOTED	date: 9 / 24
PROJECT: 15360H	sheet: 1 / 6

REAR ELEVATION

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



LEFT ELEVATION

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

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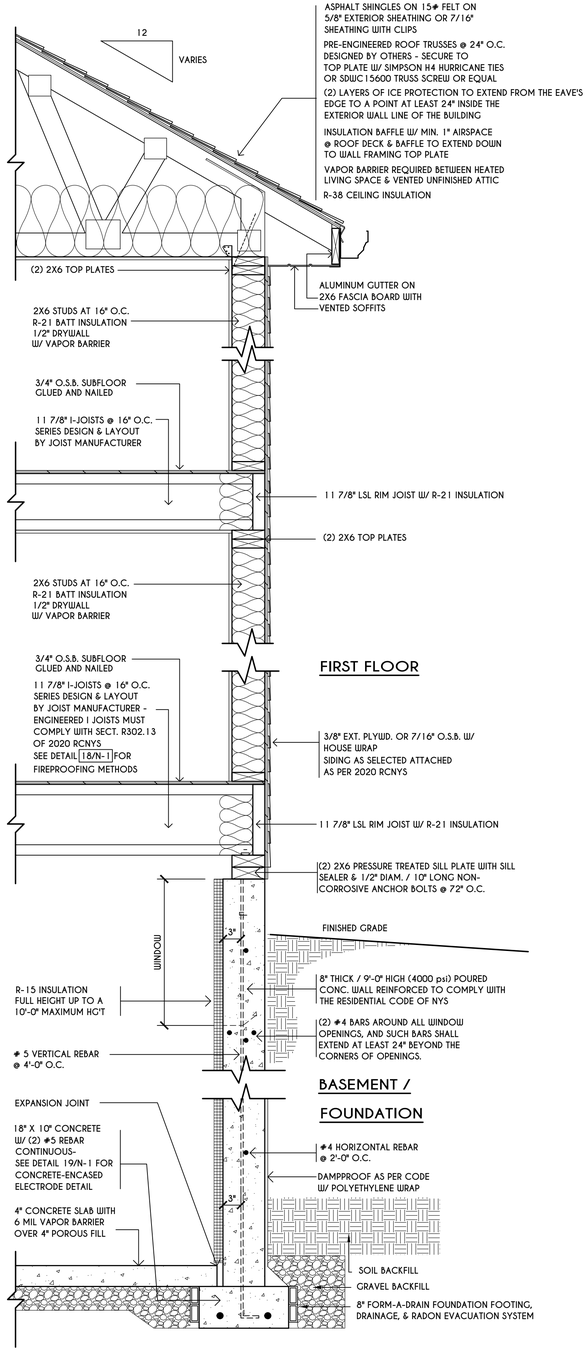
ELEVATIONS

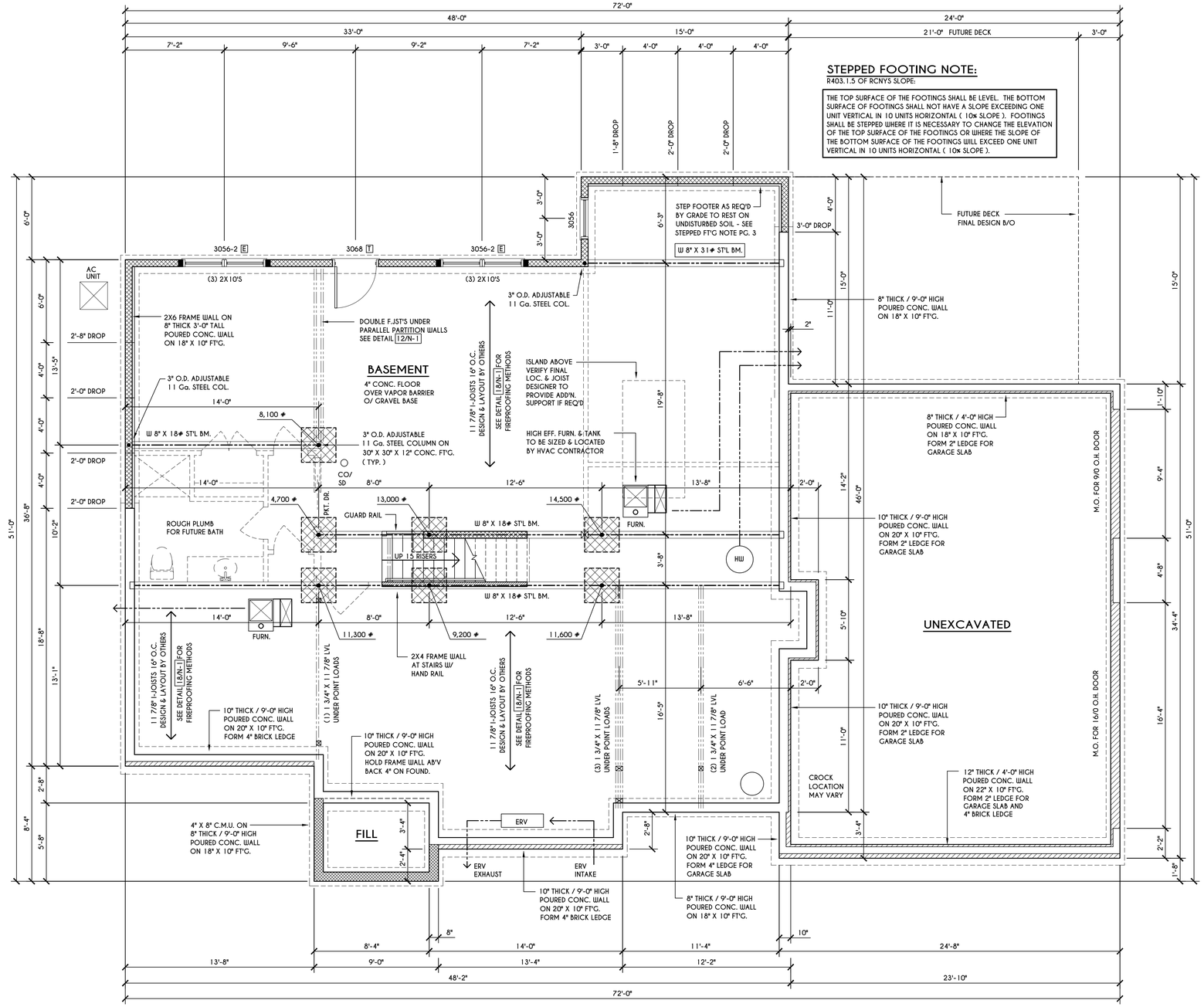
GLA PLAN 3869

drawn:	checked:
CDK	CSB
scale:	date:
AS NOTED	9 / 24
PROJECT:	sheet:
15360H	2 / 6



TYPICAL WALL SECTION

SCALE: 1" = 1'-0"



BASEMENT & FOUNDATION PLAN

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

ENGINEERED FL'R JOIST NOTE:

ALL ENGINEERED FLOOR JOISTS TO BE DESIGNED BY & LAYOUT TO BE DONE BY MANUFACTURER TO THE SPEC'S BELOW:

ALL LIVING AREA JOISTS TO BE DESIGNED FOR 55 P.S.F. TOTAL LOAD

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

ENGINEERED I JOISTS MUST COMPLY WITH SECT. R302.13 OF 2020 RCNYS SEE DETAIL 18/N-1 FOR FIREPROOFING METHODS

FRAMING LEGEND:

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

GENERAL FOUNDATION / BASEMENT NOTES:

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

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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PITTSFORD, NY

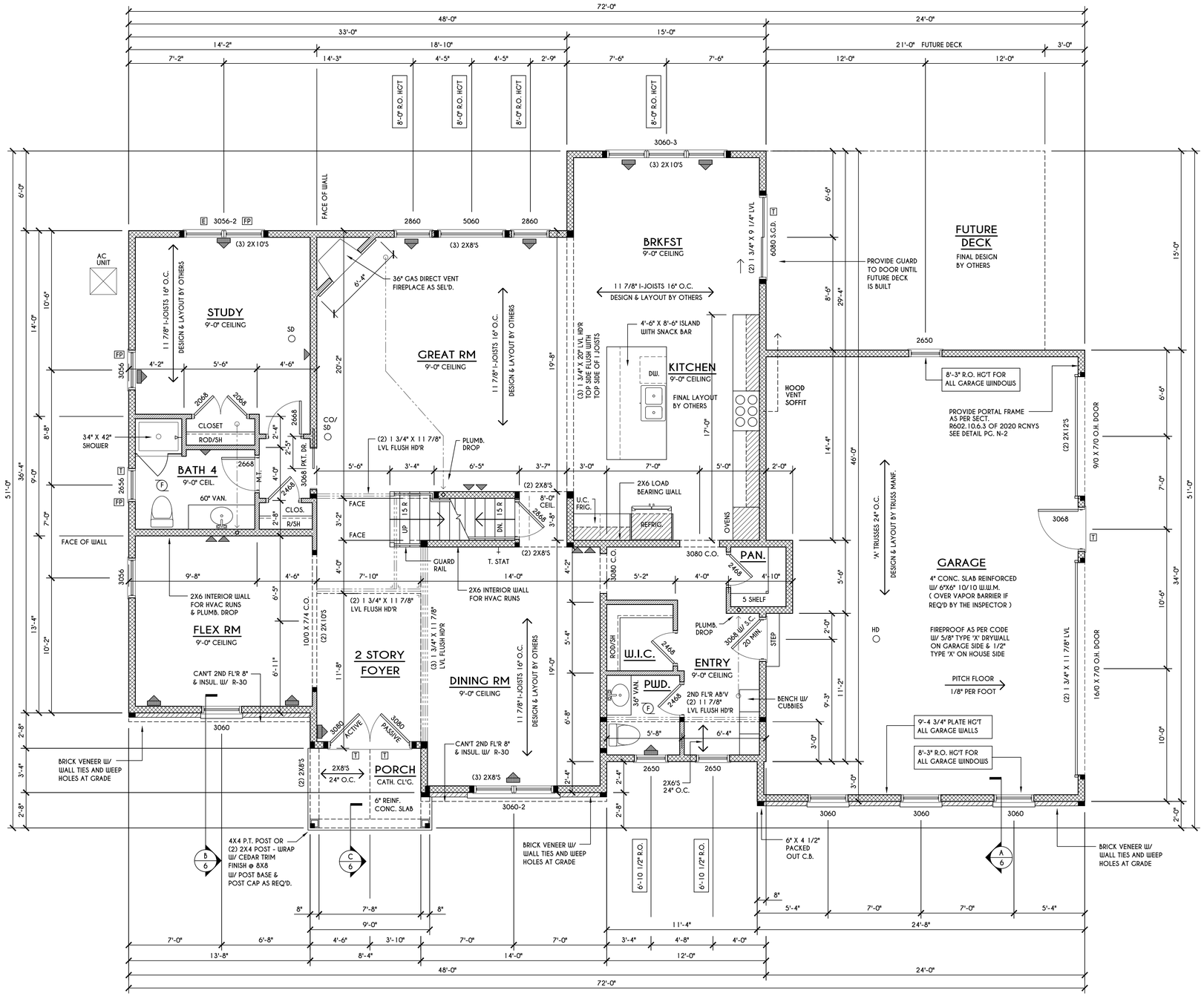
BUILDER:

COVENTRY RIDGE BUILDING CORP.

FOUNDATION PLAN

GLA PLAN 3869

drawn: CDK	checked: CSB
scale: AS NOTED	date: 9 / 24
PROJECT: 15360H	sheet: 3 / 6



FIRST FLOOR PLAN

1995 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 FIRST FLOOR PLAN NOTES:

FIRST FLOOR PLATE HG'T TO BE 9'-1 1/8" (UNLESS NOTED OTHERWISE)
ALL WINDOW R.O. HGT'S TO BE 7'-4" U.N.O.
PROVIDE SOLID BLOCKING UNDER ALL BEARING POINTS DOWN TO FOUNDATION WALL
PROVIDE DB'L JACK STUDS EA. SIDE OF LOAD BEARING OPENINGS > / = 4'-0"
ALL ANGLES TO BE 45 DEG. U.N.O.
ALL EXTERIOR WINDOW & DOOR HEADERS TO HAVE MIN. R-5 INSUL. & TO BE MIN. (2)2X8'S OR (3)2X6'S (U.N.O.)
ALL APPLIANCES SHOWN TO BE BY OWNER OR AS PER CONTRACT BY BUILDER
SMOKE (SD) & HEAT DETECTOR (HD), SHALL BE INSTALLED AS PER SECT. R314 OF 2020 RCNYS
CARBON MONOXIDE ALARMS SHALL BE INSTALLED AS PER SECT. 915.33 FCNYS & BE WITHIN 10' OF ALL SLEEPING AREAS
IF AN AUTOMATIC GARAGE DOOR OPENER IS PROVIDED, IT SHALL BE LISTED IN ACCORDANCE W/ UL 325
THE AIR BARRIER INSTALLED AT EXTERIOR WALLS ADJACENT TO SHOWERS AND TUBS SHALL SEPARATE THEM FROM THE SHOWER OR TUBS.

WINDOW / DOOR LEGEND:

E = MEETS OR EXCEEDS EGRESS REQUIREMENTS
- CLEAR OPENING AREA OF 5.7 SQ.FT.
- CLEAR OPENING WIDTH OF 20"
- CLEAR OPENING HEIGHT OF 24"
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ENGINEERED FLOOR 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

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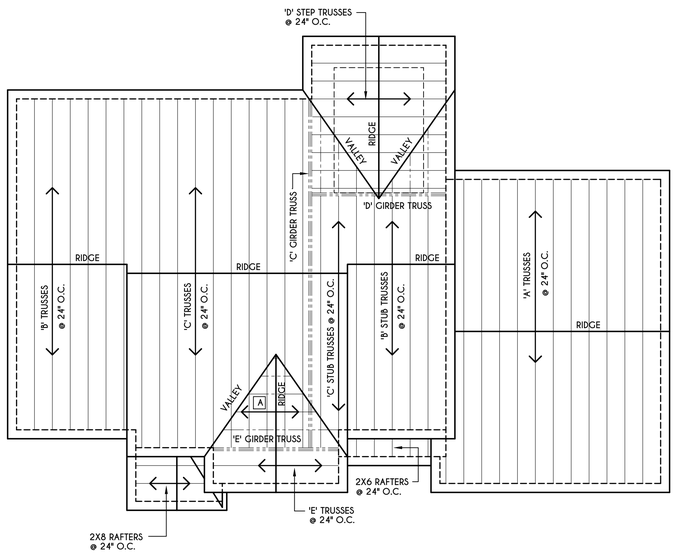
BUILDING CORP.

FIRST FLOOR PLAN

GLA PLAN 3869

drawn: CDK	checked: CSB
scale: AS NOTED	date: 9 / 24
PROJECT: 15360H	sheet: 4 / 6



ROOF PLAN

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

A – 2X6 LAYOVER RAFTERS 24" O.C.

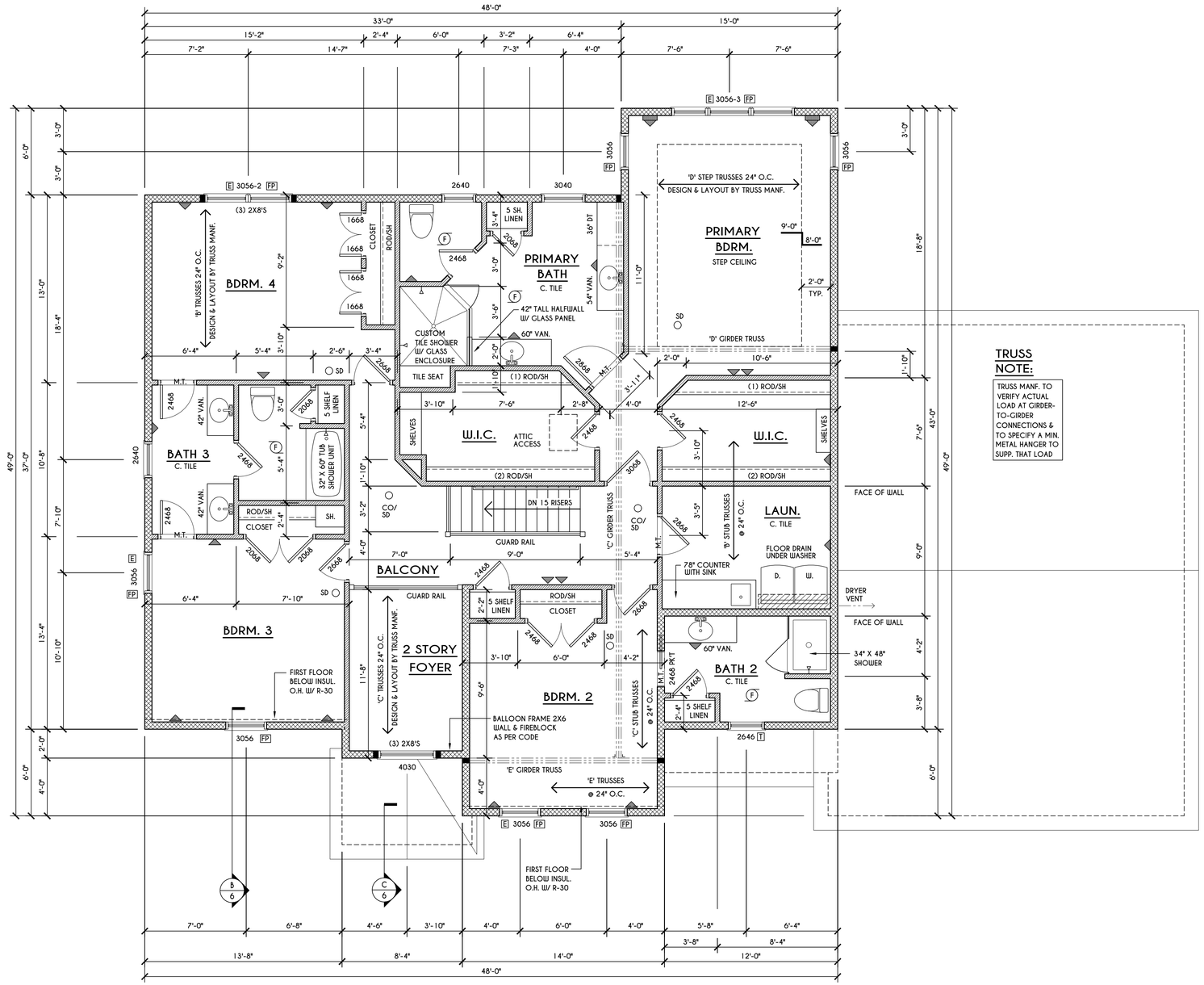
GENERAL ROOF NOTES:

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



SECOND FLOOR PLAN

1874 SQ.FT.

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

TRUSS NOTE:

TRUSS MANF. TO VERIFY ACTUAL LOAD AT GIRDER-TO-GIRDER CONNECTIONS & TO SPECIFY A MIN. METAL HANGER TO SUPP. THAT 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 SECOND FLOOR PLAN NOTES:

SECOND FLOOR PLATE HG'T TO BE 8'-1 1/8" (UNLESS NOTED OTHERWISE)
ALL WINDOW R.O. HGT'S TO BE 6'-10 1/2" U.N.O.
PROVIDE SOLID BLOCKING UNDER ALL BEARING POINTS DOWN TO FOUNDATION WALL
PROVIDE DB'L JACK STUDS EA. SIDE OF LOAD BEARING OPENINGS > / = 4'-0"
ALL ANGLES TO BE 45 DEG. U.N.O.
ALL EXTERIOR WINDOW & DOOR HEADERS TO HAVE MIN. R-5 INSUL. & TO BE MIN. (2)2X8'S OR (3)2X6'S (U.N.O.)
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WINDOW / DOOR LEGEND:

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SECOND FLOOR PLAN

GLA PLAN 3869

drawn: CDK	checked: CSB
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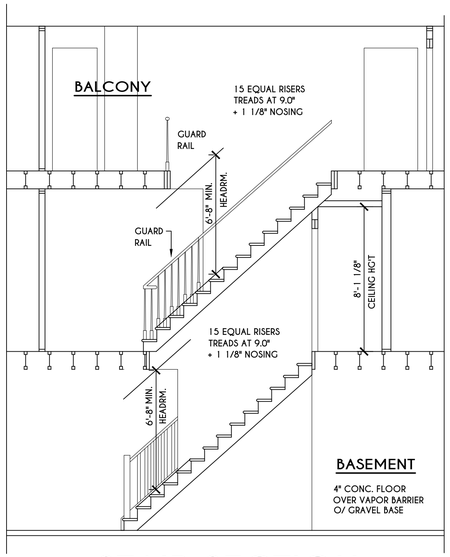
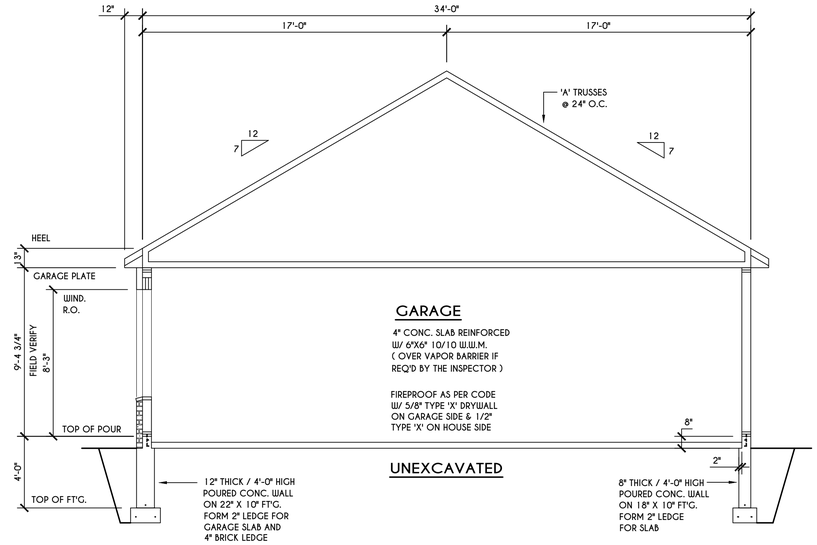
PROJECT: 15360H	sheet: 5 / 6



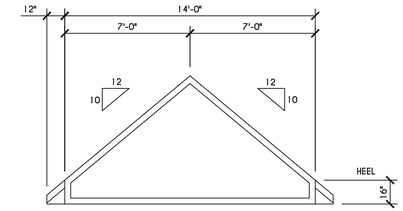
STAIR SECTION

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



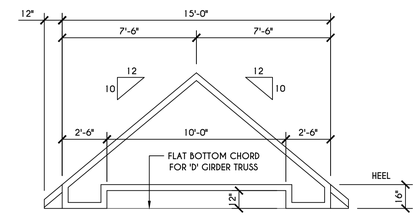
A/6 BUILDING SECTION

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



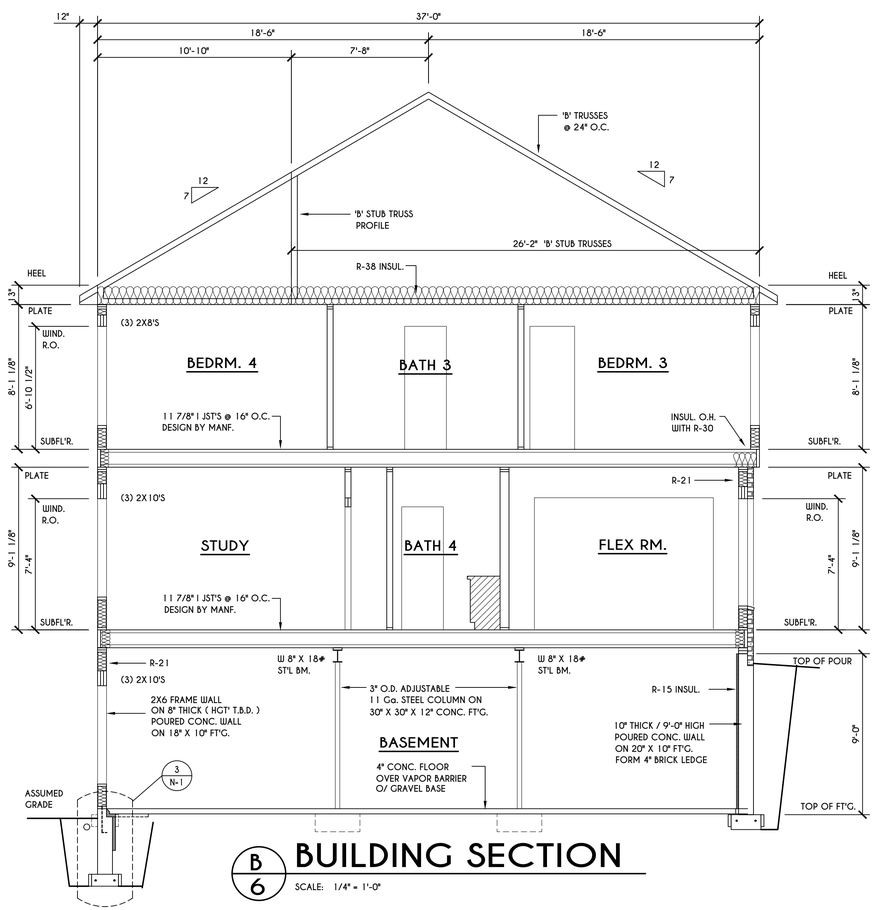
'E' TRUSS PROFILE

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



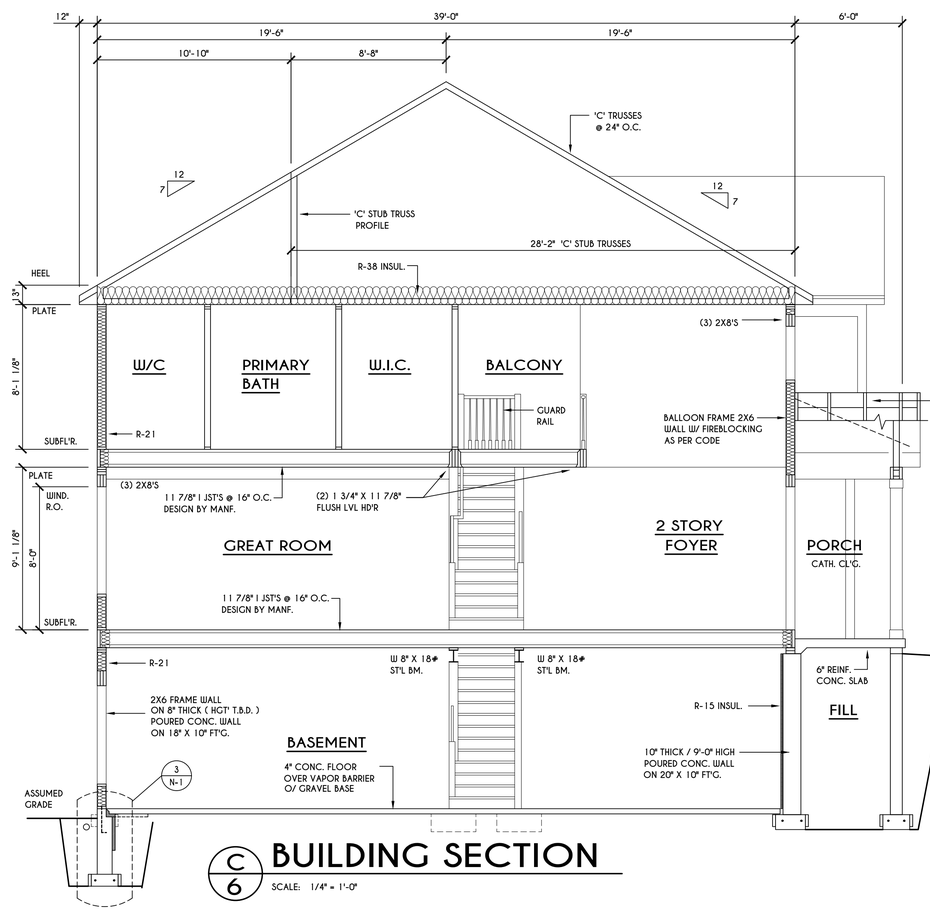
'D' STEP TRUSS PROFILE

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



B/6 BUILDING SECTION

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

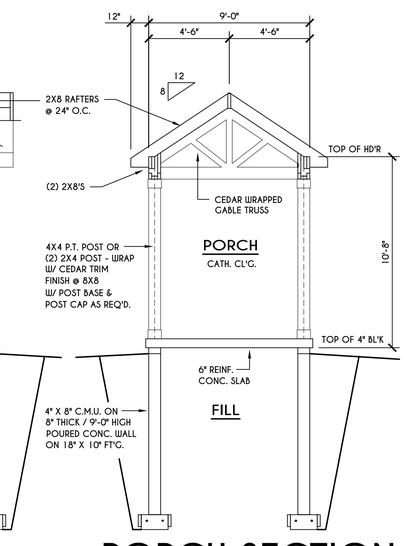


C/6 BUILDING SECTION

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

TRUSS NOTES:

TRUSS PROFILE SHOWN FOR REFERENCE ONLY - MANUFACTURER IS RESPONISBLE 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



PORCH SECTION

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

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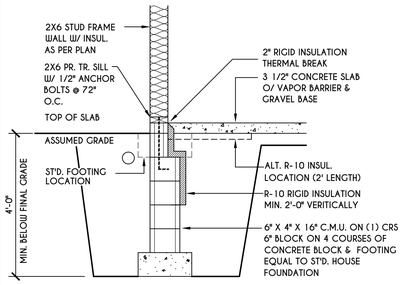
BUILDER:

COVENTRY RIDGE
BUILDING CORP.

SECTIONS

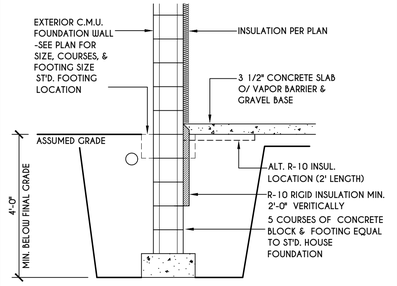
GLA PLAN 3869

drawn:	checked:
CDK	CSB
scale:	date:
AS NOTED	9 / 24
PROJECT:	sheet:
15360H	6 / 6



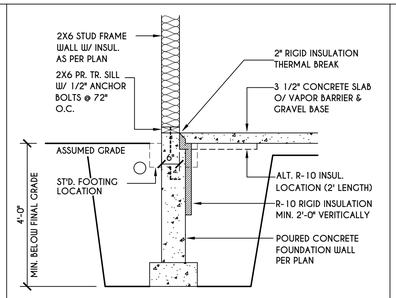
1 / N-1 2X6 FRAME WALL ON C.M.U. WALK OUT DETAIL

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



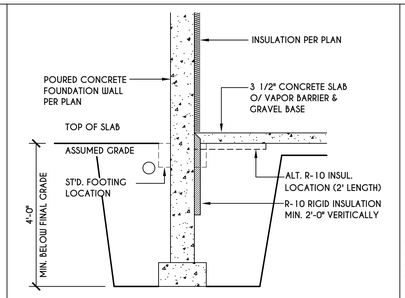
2 / N-1 C.M.U. WALK OUT DETAIL

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



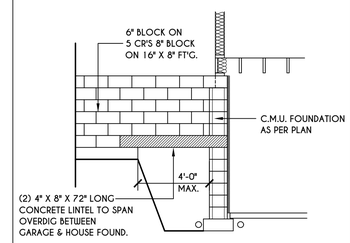
3 / N-1 2X6 FRAME WALL ON POURED CONC. WALK OUT DETAIL

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



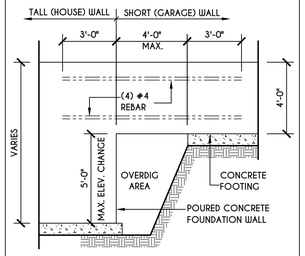
4 / N-1 POURED CONC. WALK OUT DETAIL

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



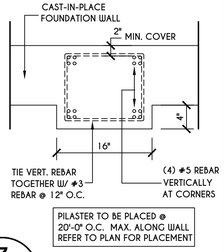
5 / N-1 C.M.U. JUMP FOOTING DETAIL

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



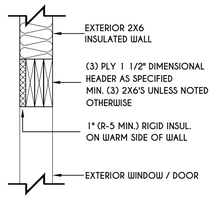
6 / N-1 POURED WALL JUMP FOOTING DETAIL

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



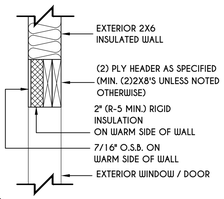
7 / N-1 POURED WALL PILASTER DETAIL

SCALE: 1" = 1'-0"



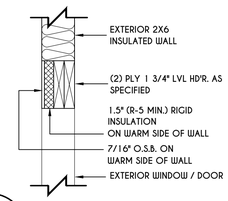
8 / N-1 EXTERIOR INSULATED 3 PLY HEADER DETAIL

SCALE: 1" = 1'-0"



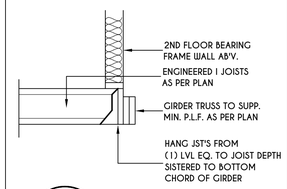
9 / N-1 EXTERIOR INSULATED 2 PLY HEADER DETAIL

SCALE: 1" = 1'-0"



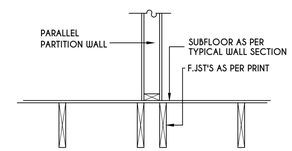
10 / N-1 EXTERIOR INSULATED 2 PLY LVL HEADER DETAIL

SCALE: 1" = 1'-0"



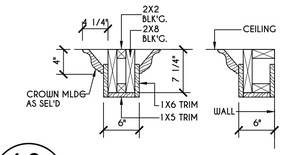
11 / N-1 I JST / GIRDER DETAIL

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



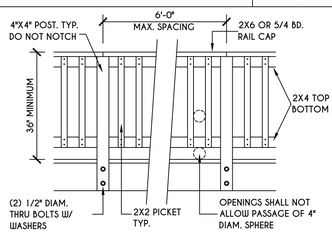
12 / N-1 DOUBLE FLOOR JST'S UNDER PARALLEL PARTITION WALL DETAIL

N.T.S.



13 / N-1 COFFERED BEAM DETAIL

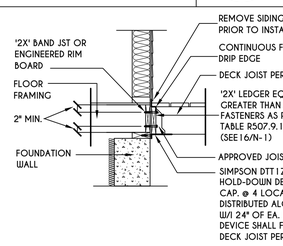
N.T.S.



14 / N-1 TYPICAL GUARD RAIL DETAIL

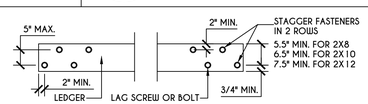
SCALE: 1/2" = 1'-0"

GUARD REQUIREMENT 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

FIGURE R507.9.1.3 (1) OF RCNYS

N.T.S.

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

CONNECTION DETAILS	JOIST SPAN						
	6' & LESS	6'-1" - 8'	8'-1"-10'	10'-1"-12'	12'-1"-14'	14'-1"-16'	16'-1"-18'
	ON-CENTER SPACING OF FASTENERS (IN.)						
1/2" DIAM. LAG SCREW 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

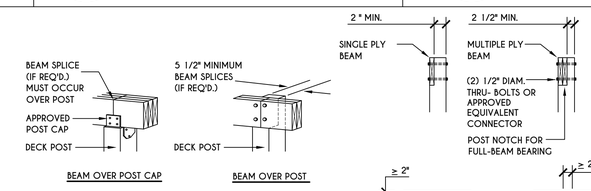


FIGURE R507.5.1 (1) 2020 RCNYS

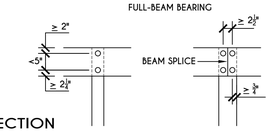


FIGURE R507.5.1 (2) 2020 RCNYS

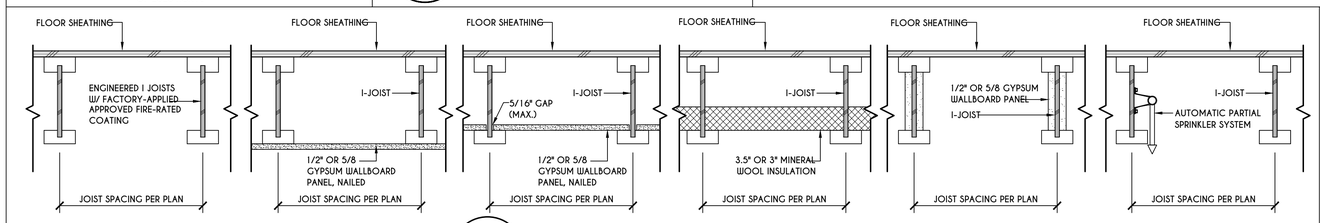
17 / N-1 DECK BEAM TO DECK POST & NOTCHED POST-TO-BEAM CONNECTION

N.T.S.

TABLE R507.4
DECK POST HEIGHT [a]

DECK POST SIZE	MAX. HEIGHT [a,b] (feet-inches)
4 X 4	6-9 [c]
4 X 6	8'
6 X 6	14'
8 X 8	14'

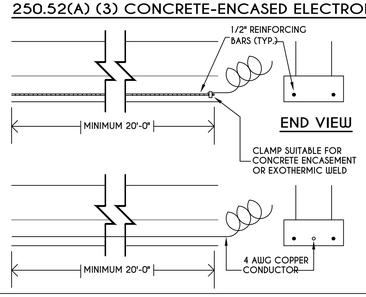
a. MEASURED TO UNDERSIDE OF BEAM
b. BASED ON 40 psf LIVE LOAD
c. THE MAXIMUM PERMITTED HEIGHT IS 8' FOR ONE-PLY & TWO-PLY BEAMS. THE MAXIMUM PERMITTED HEIGHT FOR THREE-PLY BEAMS ON POST CAP IS 6'-9"

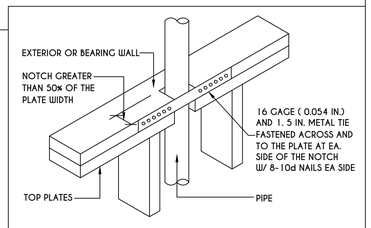


18 / N-1 I-JOIST FLOOR SYSTEMS FIRE RATED FLOOR ASSEMBLY

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

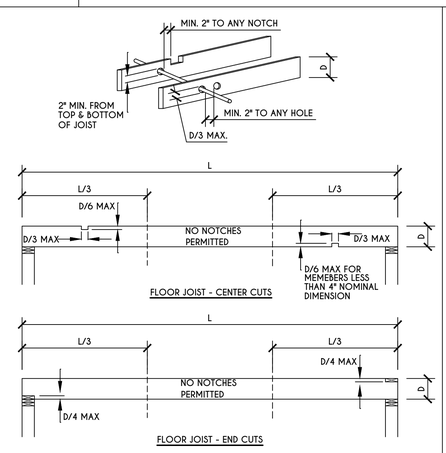




TOP PLATE FRAMING TO ACCOMMODATE PIPING

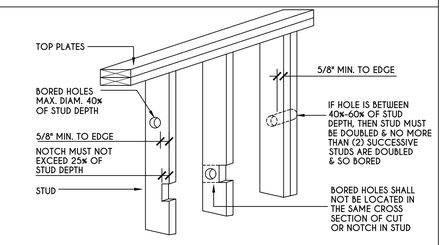
FIGURE R602.6.1

N.T.S.



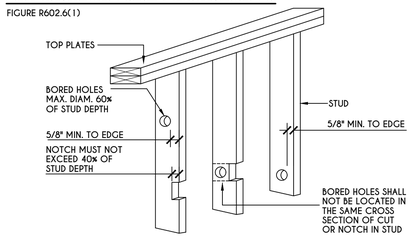
CUTTING, NOTCHING, & DRILLING OF JOISTS

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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DETAILS

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15360H	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[e]	MINIMUM VERTICAL REINFORCEMENT AND SPACING (INCHES) [b, c] — SOIL CLASSES AND LATERAL SOIL LOAD[d] (psf PER FOOT BELOW GRADE)		
		GW, GP, SW, AND SP SOILS 30	GM, GS, SM-SC AND ML SOILS 45	SC, MH, ML-CL AND INORGANIC CL SOILS 60
6'-8"	4' (OR LESS)	#4 @ 48" O.C.	#4 @ 48" O.C.	#4 @ 48" O.C.
	5'	#4 @ 48" O.C.	#4 @ 48" O.C.	#4 @ 48" O.C.
	6'-8"	#4 @ 48" O.C.	#5 @ 48" O.C.	#6 @ 48" O.C.
7'-4"	4' (OR LESS)	#4 @ 48" O.C.	#4 @ 48" O.C.	#4 @ 48" O.C.
	5'	#4 @ 48" O.C.	#4 @ 48" O.C.	#4 @ 48" O.C.
	6'	#4 @ 48" O.C.	#5 @ 48" O.C.	#5 @ 48" O.C.
	7'-4"	#5 @ 48" O.C.	#6 @ 48" O.C.	#6 @ 40" O.C.
8'-0"	4' (OR LESS)	#4 @ 48" O.C.	#4 @ 48" O.C.	#4 @ 48" O.C.
	5'	#4 @ 48" O.C.	#4 @ 48" O.C.	#4 @ 48" O.C.
	6'	#4 @ 48" O.C.	#5 @ 48" O.C.	#5 @ 48" O.C.
	7'	#5 @ 48" O.C.	#6 @ 48" O.C.	#6 @ 40" O.C.
	8'	#5 @ 48" O.C.	#6 @ 48" O.C.	#6 @ 32" O.C.
8'-8"	4' (OR LESS)	#4 @ 48" O.C.	#4 @ 48" O.C.	#4 @ 48" O.C.
	5'	#4 @ 48" O.C.	#4 @ 48" O.C.	#5 @ 48" O.C.
	6'	#4 @ 48" O.C.	#5 @ 48" O.C.	#6 @ 48" O.C.
	7'	#5 @ 48" O.C.	#6 @ 48" O.C.	#6 @ 32" O.C.
	8'-8"	#6 @ 48" O.C.	#6 @ 32" O.C.	#6 @ 24" O.C.
9'-4"	4' (OR LESS)	#4 @ 48" O.C.	#4 @ 48" O.C.	#4 @ 48" O.C.
	5'	#4 @ 48" O.C.	#4 @ 48" O.C.	#5 @ 48" O.C.
	6'	#4 @ 48" O.C.	#5 @ 48" O.C.	#6 @ 48" O.C.
	7'	#5 @ 48" O.C.	#6 @ 48" O.C.	#6 @ 40" O.C.
	8'	#6 @ 48" O.C.	#6 @ 40" O.C.	#6 @ 24" O.C.
	9'-4"	#6 @ 40" O.C.	#6 @ 24" O.C.	#6 @ 16" O.C.
10'-0"	4' (OR LESS)	#4 @ 48" O.C.	#4 @ 48" O.C.	#4 @ 48" O.C.
	5'	#4 @ 48" O.C.	#4 @ 48" O.C.	#5 @ 48" O.C.
	6'	#4 @ 48" O.C.	#5 @ 48" O.C.	#6 @ 48" O.C.
	7'	#5 @ 48" O.C.	#6 @ 48" O.C.	#6 @ 32" O.C.
	8'	#6 @ 48" O.C.	#6 @ 32" O.C.	#6 @ 24" O.C.
	9'	#6 @ 40" O.C.	#6 @ 24" O.C.	#6 @ 16" O.C.
	10'	#6 @ 32" O.C.	#6 @ 16" O.C.	#6 @ 16" O.C.

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

b. ALTERNATIVE REINFORCING BAR SIZES AND SPACING'S SHALL HAVE AN EQUIVALENT CROSS-SECTIONAL AREA OF REINFORCEMENT PER LINEAL FOOT OF WALL SHALL BE PERMITTED PROVIDED THE SPACING OF THE REINFORCEMENT DOES NOT EXCEED 72" IN SEISMIC DESIGN CATEGORIES A, B AND C, AND 48 INCHES IN SEISMIC DESIGN CATEGORIES D0, D1 AND D2.

c. VERTICAL REINFORCEMENT SHALL BE GRADE 60 MINIMUM. THE DISTANCE FROM THE FACE OF THE SOIL SIDE OF THE WALL TO THE CENTER OF VERTICAL REINFORCEMENT SHALL BE NOT LESS THAN 5 INCHES.

d. SOIL CLASSES ARE IN ACCORDANCE WITH THE UNIFIED SOIL CLASSIFICATION SYSTEM AND DESIGN LATERAL SOIL LOADS ARE FOR MOIST CONDITIONS WITHOUT HYDROSTATIC PRESSURE. REFER TO TABLE R405.1.

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

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

TABLE R404.1.1(3)

10-INCH MASONRY FOUNDATION WALLS WITH REINFORCING WHERE d > 6.75 INCHES [a, c, f]

WALL HEIGHT	HEIGHT OF UNBALANCED BACKFILL[e]	MINIMUM VERTICAL REINFORCEMENT AND SPACING (INCHES) [b, c] — SOIL CLASSES AND LATERAL SOIL LOAD[d] (psf PER FOOT BELOW GRADE)		
		GW, GP, SW, AND SP SOILS 30	GM, GS, SM-SC AND ML SOILS 45	SC, MH, ML-CL AND INORGANIC CL SOILS 60
6'-8"	4' (OR LESS)	#4 @ 56" O.C.	#4 @ 56" O.C.	#4 @ 56" O.C.
	5'	#4 @ 56" O.C.	#4 @ 56" O.C.	#4 @ 56" O.C.
	6'-8"	#4 @ 56" O.C.	#5 @ 56" O.C.	#5 @ 56" O.C.
7'-4"	4' (OR LESS)	#4 @ 56" O.C.	#4 @ 56" O.C.	#4 @ 56" O.C.
	5'	#4 @ 56" O.C.	#4 @ 56" O.C.	#4 @ 56" O.C.
	6'	#4 @ 56" O.C.	#4 @ 56" O.C.	#5 @ 56" O.C.
	7'-4"	#4 @ 56" O.C.	#5 @ 56" O.C.	#6 @ 56" O.C.
8'-0"	4' (OR LESS)	#4 @ 56" O.C.	#4 @ 56" O.C.	#4 @ 56" O.C.
	5'	#4 @ 56" O.C.	#4 @ 56" O.C.	#4 @ 56" O.C.
	6'	#4 @ 56" O.C.	#4 @ 56" O.C.	#5 @ 56" O.C.
	7'	#4 @ 56" O.C.	#5 @ 56" O.C.	#6 @ 56" O.C.
	8'	#5 @ 56" O.C.	#6 @ 56" O.C.	#6 @ 48" O.C.
8'-8"	4' (OR LESS)	#4 @ 56" O.C.	#4 @ 56" O.C.	#4 @ 56" O.C.
	5'	#4 @ 56" O.C.	#4 @ 56" O.C.	#4 @ 56" O.C.
	6'	#4 @ 56" O.C.	#4 @ 56" O.C.	#5 @ 56" O.C.
	7'	#4 @ 56" O.C.	#5 @ 56" O.C.	#6 @ 56" O.C.
	8'-8"	#5 @ 56" O.C.	#6 @ 56" O.C.	#6 @ 32" O.C.
9'-4"	4' (OR LESS)	#4 @ 56" O.C.	#4 @ 56" O.C.	#4 @ 56" O.C.
	5'	#4 @ 56" O.C.	#4 @ 56" O.C.	#4 @ 56" O.C.
	6'	#4 @ 56" O.C.	#5 @ 56" O.C.	#5 @ 56" O.C.
	7'	#4 @ 56" O.C.	#5 @ 56" O.C.	#6 @ 56" O.C.
	8'	#5 @ 56" O.C.	#6 @ 56" O.C.	#6 @ 40" O.C.
	9'-4"	#6 @ 56" O.C.	#6 @ 40" O.C.	#6 @ 24" O.C.
10'-0"	4' (OR LESS)	#4 @ 56" O.C.	#4 @ 56" O.C.	#4 @ 56" O.C.
	5'	#4 @ 56" O.C.	#4 @ 56" O.C.	#4 @ 56" O.C.
	6'	#4 @ 56" O.C.	#5 @ 56" O.C.	#5 @ 56" O.C.
	7'	#4 @ 56" O.C.	#5 @ 56" O.C.	#6 @ 48" O.C.
	8'	#5 @ 56" O.C.	#6 @ 48" O.C.	#6 @ 40" O.C.
	9'	#6 @ 56" O.C.	#6 @ 40" O.C.	#6 @ 24" O.C.
	10'	#6 @ 48" O.C.	#6 @ 32" O.C.	#6 @ 24" O.C.

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

b. ALTERNATIVE REINFORCING BAR SIZES AND SPACINGS SHALL HAVE AN EQUIVALENT CROSS-SECTIONAL AREA OF REINFORCEMENT PER LINEAL FOOT OF WALL SHALL BE PERMITTED PROVIDED THE SPACING OF THE REINFORCEMENTDOES NOT EXCEED 72" IN SEISMIC DESIGN CATEGORIES A, B AND C, AND 48 INCHES IN SEISMIC DESIGN CATEGORIES D0, D1 AND D2.

c. VERTICAL REINFORCEMENT SHALL BE GRADE 60 MINIMUM. THE DISTANCE FROM THE FACE OF THE SOIL SIDE OF THE WALL TO THE CENTER OF VERTICAL REINFORCEMENT SHALL BE NOT LESS THAN 6.75 INCHES.

d. SOIL CLASSES ARE IN ACCORDANCE WITH THE UNIFIED SOIL CLASSIFICATION SYSTEM AND DESIGN LATERAL SOIL LOADS ARE FOR MOIST CONDITIONS WITHOUT HYDROSTATIC PRESSURE. REFER TO TABLE R405.1.

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

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

TABLE 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[e]	MINIMUM VERTICAL REINFORCEMENT AND SPACING (INCHES) [b, c] — SOIL CLASSES AND LATERAL SOIL LOAD[d] (psf PER FOOT BELOW GRADE)		
		GW, GP, SW, AND SP SOILS 30	GM, GS, SM-SC AND ML SOILS 45	SC, MH, ML-CL AND INORGANIC CL SOILS 60
6'-8"	4' (OR LESS)	#4 @ 72" O.C.	#4 @ 72" O.C.	#4 @ 72" O.C.
	5'	#4 @ 72" O.C.	#4 @ 72" O.C.	#4 @ 72" O.C.
	6'-8"	#4 @ 72" O.C.	#4 @ 72" O.C.	#5 @ 72" O.C.
7'-4"	4' (OR LESS)	#4 @ 72" O.C.	#4 @ 72" O.C.	#4 @ 72" O.C.
	5'	#4 @ 72" O.C.	#4 @ 72" O.C.	#4 @ 72" O.C.
	6'	#4 @ 72" O.C.	#4 @ 72" O.C.	#5 @ 72" O.C.
	7'-4"	#4 @ 72" O.C.	#5 @ 72" O.C.	#6 @ 72" O.C.
8'-0"	4' (OR LESS)	#4 @ 72" O.C.	#4 @ 72" O.C.	#4 @ 72" O.C.
	5'	#4 @ 72" O.C.	#4 @ 72" O.C.	#4 @ 72" O.C.
	6'	#4 @ 72" O.C.	#4 @ 72" O.C.	#5 @ 72" O.C.
	7'	#4 @ 72" O.C.	#5 @ 72" O.C.	#6 @ 72" O.C.
	8'	#5 @ 72" O.C.	#6 @ 72" O.C.	#6 @ 64" O.C.
8'-8"	4' (OR LESS)	#4 @ 72" O.C.	#4 @ 72" O.C.	#4 @ 72" O.C.
	5'	#4 @ 72" O.C.	#4 @ 72" O.C.	#4 @ 72" O.C.
	6'	#4 @ 72" O.C.	#4 @ 72" O.C.	#5 @ 72" O.C.
	7'	#4 @ 72" O.C.	#5 @ 72" O.C.	#6 @ 72" O.C.
	8'-8"	#5 @ 72" O.C.	#7 @ 72" O.C.	#6 @ 48" O.C.
9'-4"	4' (OR LESS)	#4 @ 72" O.C.	#4 @ 72" O.C.	#4 @ 72" O.C.
	5'	#4 @ 72" O.C.	#4 @ 72" O.C.	#4 @ 72" O.C.
	6'	#4 @ 72" O.C.	#5 @ 72" O.C.	#5 @ 72" O.C.
	7'	#4 @ 72" O.C.	#5 @ 72" O.C.	#6 @ 72" O.C.
	8'	#5 @ 72" O.C.	#6 @ 72" O.C.	#6 @ 56" O.C.
	9'-4"	#6 @ 72" O.C.	#6 @ 48" O.C.	#6 @ 40" O.C.
10'-0"	4' (OR LESS)	#4 @ 72" O.C.	#4 @ 72" O.C.	#4 @ 72" O.C.
	5'	#4 @ 72" O.C.	#4 @ 72" O.C.	#4 @ 72" O.C.
	6'	#4 @ 72" O.C.	#5 @ 72" O.C.	#5 @ 72" O.C.
	7'	#4 @ 72" O.C.	#6 @ 72" O.C.	#6 @ 72" O.C.
	8'	#5 @ 72" O.C.	#6 @ 72" O.C.	#6 @ 48" O.C.
	9'	#6 @ 72" O.C.	#6 @ 56" O.C.	#6 @ 40" O.C.
	10'	#6 @ 64" O.C.	#6 @ 40" O.C.	#6 @ 32" O.C.

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

b. ALTERNATIVE REINFORCING BAR SIZES AND SPACINGS SHALL HAVE AN EQUIVALENT CROSS-SECTIONAL AREA OF REINFORCEMENT PER LINEAL FOOT OF WALL SHALL BE PERMITTED PROVIDED THE SPACING OF THE REINFORCEMENTDOES NOT EXCEED 72" IN SEISMIC DESIGN CATEGORIES A, B AND C, AND 48 INCHES IN SEISMIC DESIGN CATEGORIES D0, D1 AND D2.

c. VERTICAL REINFORCEMENT SHALL BE GRADE 60 MINIMUM. THE DISTANCE FROM THE FACE OF THE SOIL SIDE OF THE WALL TO THE CENTER OF VERTICAL REINFORCEMENT SHALL BE NOT LESS THAN 8.75 INCHES.

d. SOIL CLASSES ARE IN ACCORDANCE WITH THE UNIFIED SOIL CLASSIFICATION SYSTEM AND DESIGN LATERAL SOIL LOADS ARE FOR MOIST CONDITIONS WITHOUT HYDROSTATIC PRESSURE. REFER TO TABLE R405.1.

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

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

TABLE R404.1.2(8)

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

MAXIMUM WALL HEIGHT (FEET)	MAXIMUM UNBALANCED BACKFILL HEIGHT[g] (FEET)	MINIMUM VERTICAL REINFORCEMENT-BAR SIZE & SPACING (inches) — SOIL CLASSES[a] AND DESIGN LATERAL SOIL (psf PER FOOT OF DEPTH)											
		GW, GP, SW, AND SP 30				GM, GS, SM-SC AND ML 45				SC, MH, ML-CL AND INORGANIC CL 60			
		MIMIMUM WALL THICKNESS (INCHES)											
		6	8	10	12	6	8	10	12	6	8	10	12
5	4	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR
	5	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR
6	4	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR
	5	NR	NR	NR	NR	NR	NR[l]	NR	NR	#4 @ 35"	NR[l]	NR	NR
	6	NR	NR	NR	NR	#5 @ 48"	NR	NR	NR	#5 @ 36"	NR	NR	NR
7	4	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR
	5	NR	NR	NR	NR	NR	NR	NR	NR	#5 @ 47"	NR	NR	NR
	6	NR	NR	NR	NR	#5 @ 42"	NR	NR	NR	#6 @ 43"	#5 @ 48"	NR[l]	NR
	7	#5 @ 46"	NR	NR	NR	#6 @ 42"	#5 @ 46"	NR[l]	NR	#6 @ 34"	#6 @ 48"	NR	NR
8	4	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR
	5	NR	NR	NR	NR	#4 @ 38"	NR[l]	NR	NR	#5 @ 43"	NR	NR	NR
	6	#4 @ 37"	NR[l]	NR	NR	#5 @ 37"	NR	NR	NR	#6 @ 37"	#5 @ 43"	NR[l]	NR
	7	#5 @ 40"	NR	NR	NR	#6 @ 37"	#5 @ 41"	NR[l]	NR	#6 @ 34"	#6 @ 43"	NR	NR
	8	#6 @ 43"	#5 @ 47"	NR[l]	NR	#6 @ 34"	#6 @ 43"	NR	NR	#6 @ 27"	#6 @ 32"	#6 @ 44"	NR
9	4	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR
	5	NR	NR	NR	NR	#4 @ 35"	NR[l]	NR	NR	#5 @ 40"	NR	NR	NR
	6	#4 @ 34"	NR[l]	NR	NR	#6 @ 48"	NR	NR	NR	#6 @ 36"	#6 @ 39"	NR[l]	NR
	7	#5 @ 36"	NR	NR	NR	#6 @ 34"	#5 @ 37"	NR	NR	#6 @ 33"	#6 @ 38"	#5 @ 37"	NR[l]
	8	#6 @ 35"	#5 @ 41"	NR	NR	#6 @ 33"	#6 @ 38"	#5 @ 37"	NR[l]	#6 @ 24"	#6 @ 29"	#6 @ 39"	#4 @ 48"[m]
	9	#6 @ 34"	#6 @ 46"	NR	NR	#6 @ 26"	#6 @ 30"	#6 @ 41"	NR	#6 @ 19"	#6 @ 23"	#6 @ 30"	#6 @ 39"
10	4	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR
	5	NR	NR	NR	NR	#4 @ 33"	NR[l]	NR	NR	#5 @ 38"	NR	NR	NR
	6	#5 @ 48"	NR[l]	NR	NR	#6 @ 45"	NR	NR	NR	#6 @ 34"	#5 @ 37"	NR	NR
	7	#6 @ 47"	NR	NR	NR	#6 @ 48"	NR	NR	NR	#6 @ 30"	#6 @ 35"	#6 @ 48"	NR[l]
	8	#6 @ 34"	#5 @ 38"	NR	NR	#6 @ 30"	#6 @ 34"	#6 @ 47"	NR[l]	#6 @ 22"	#6 @ 26"	#6 @ 35"	#6 @ 45"[m]
	9	#6 @ 34"	#6 @ 41"	#4 @ 48"	NR	#6 @ 23"	#6 @ 27"	#6 @ 35"	#4 @48"[m]	DR	#6 @ 22"	#6 @ 27"	#6 @ 34"
	10	#6 @ 28"	#6 @ 33"	#6 @ 45"	NR	DR[j]	#6 @ 23"	#6 @ 29"	#6 @ 38"	DR	#6 @ 22"	#6 @ 22"	#6 @ 28"

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

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

c. VERTICAL REINFOREMENT WITH A YIELD STRENGTH OF LESS THAN 60,000 PSI AND / OR BARS OF A DIFFERENT SIZE THAN SPECIFIED IN THE TABLE ARE PERMITTED IN ACCORDANCE WITH SECTION R404.1.3.3.7.6 AND TABLE R404.1.2 (9)

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

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

f. INTERPOLATION IS NOT PERMITTED.

g. WHERE WALLS WIL REMAIN 4 FEET OR MORE OF UNBALANCED BACKFILL, THEY SHALL BE LATERALLY SUPPORTED AT THE TOP AND BOTTOM BEFORE BACKFILLING.

h. VERTICAL REINFORCEMENT SHALL BE LOCATED TO PROVIDE A COVER OF 1 1/4 INCHES MEASURED FROM THE INSIDE FACE OF THE WALL. THE CENTER OF THE STEEL SHALL NOT VARY FROM THE SPECIFIED LOCATION BY MORE THAN THE GREATER OF 10 PERCENT OF THE WALL THICKNESS OR 3/8 INCH.

i. CONCRETE COVER FOR THE REINFORCEMENT MEASURE FROM THE INSIDE FACE OF THE WALL SHALL BE NOT LESS THAN 3/4 INCH. CONCRETE COVER FOR REINFORCEMENT MEASURED FROM THE OUTSIDE FACE OF THE WALL SHALL BE NOT LESS THAN 1 1/2 INCHES FOR NO. 5 BARS AND SMALLER, AND NOT LESS THAN 2 INCHES FOR LARGER BARS.

j. DR MEANS DESIGN IS REQUIRED IN ACCORDANCE WITH THE APPLICABLE BUILDING CODE, OR WHERE THERE IS NO CODE, IN ACCORDANCE WITH ACI 318.

k. CONCRETE SHALL HAVE A SPECIFIED COMPRESSIVE STRENGTH, fc OF NOT LESS THAN 2,500 PSI AT 28 DAYS, UNLESS A HIGHER STRENGTH IS REQUIRED BY FOOTNOTE 1 OR m.

l. THE MINIMUM THICKNESS IS PERMITTED TO BE REDUCED 2 INCHES, PROVIDED THE MINIMUM SPECIFIED COMPRESSIVE STRENGTH OF CONCRETE, fc IS 4,000 PSI.

m. A PLAIN CONCRETE WALL WITH A MINIMUM NOMINAL THICKNESS OF 12 INCHES IS PERMITTED, PROVIDED MINIMUM SPECIFIED COMPRESSIVE STRENGTH OF CONCRETE, fc IS 3,500 PSI.

n. SEE TABLE R608.3 FOR TOLERANCE FROM NOMINAL THICKNESS PERMITTED FOR FLAT WALLS.

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

TABLE R 402.4.1.1
AIR BARRIER AND INSULATION INSTALLATION

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

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

R401.4 SOIL TESTS.

WHERE QUANTIFIABLE DATA CREATED BY ACCEPTED SOIL SCIENCE METHODOLOGIES INDICATE EXPANSIVE, 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[a]

PRESUMPTIVE LOAD-BEARING VALUES OF FOUNDATION MATERIALS

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

a. WHERE SOIL TESTS ARE REQUIRED BY SECTION R401.4, THE ALLOWABLE BEARING CAPACITIES OF THE SOIL SHALL BE PART OF THE RECOMMENDATIONS.

b. WHERE THE BUILDING OFFICIAL DETERMINES THAT IN-PLACE SOILS WITH AN ALLOWABLE BEARING CAPACITY OF LESS THAN 1,500 psf ARE LIKELY TO BE PRESENT AT THE SITE, THE ALLOWABLE BEARING CAPACITY SHALL BE DETERMINED BY A SOILS INVESTIGATION.

UNIFIED SOIL CLASSIFICATION SYSTEM

UNIFIED SOIL CLASSIFICATION SYSTEM SYMBOL	SOIL DESCRIPTION
GW	WELL-GRADED GRAVELS, GRAVEL SAND MIXTURES, LITTLE OR NO FINES
GP	POORLY GRADED GRAVELS OR GRAVEL SAND, LITTLE OR NO FINES
SW	WELL-GRADED SANDS, GRAVELLY SANDS, LITTLE OR NO FINES
SP	POORLY GRADED SANDS OR GRAVELLY SANDS, LITTLE OR NO FINES
GM	SILTY GRAVELS, GRAVEL-SAND-SILT MIXTURES
SM	SILTY SAND, SAND-SILT MIXTURES
GC	CLAYEY GRAVELS, GRAVEL-SAND-CLAY MIXTURES
SC	CLAYEY SANDS, SAND-CLAY MIXTURE MIXTURES
ML	INORGANIC SILTS & VERY FINE SANDS, ROCK FLOUR, SILTY OR CLAYEY FINE SANDS OR CLAYEY SILTS WITH SLIGHT PLASTICITY
CL	INORGANIC CLAYS OF LOW TO MEDIUM PLASTICITY, GRAVELLY CLAYS, SANDY CLAYS, SILTY CLAYS, LEAN CLAYS
CH	INORGANIC CLAYS OF HIGH PLASTICITY, FAT CLAYS
MH	INORGANIC SILTS, MICACEOUS OR DIATOMACEOUS FINE SANDY OR SILT

Town of Pittsford

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

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

Permit #
S24-000009

DESIGN REVIEW AND HISTORIC PRESERVATION BOARD
REFERRAL OF APPLICATION

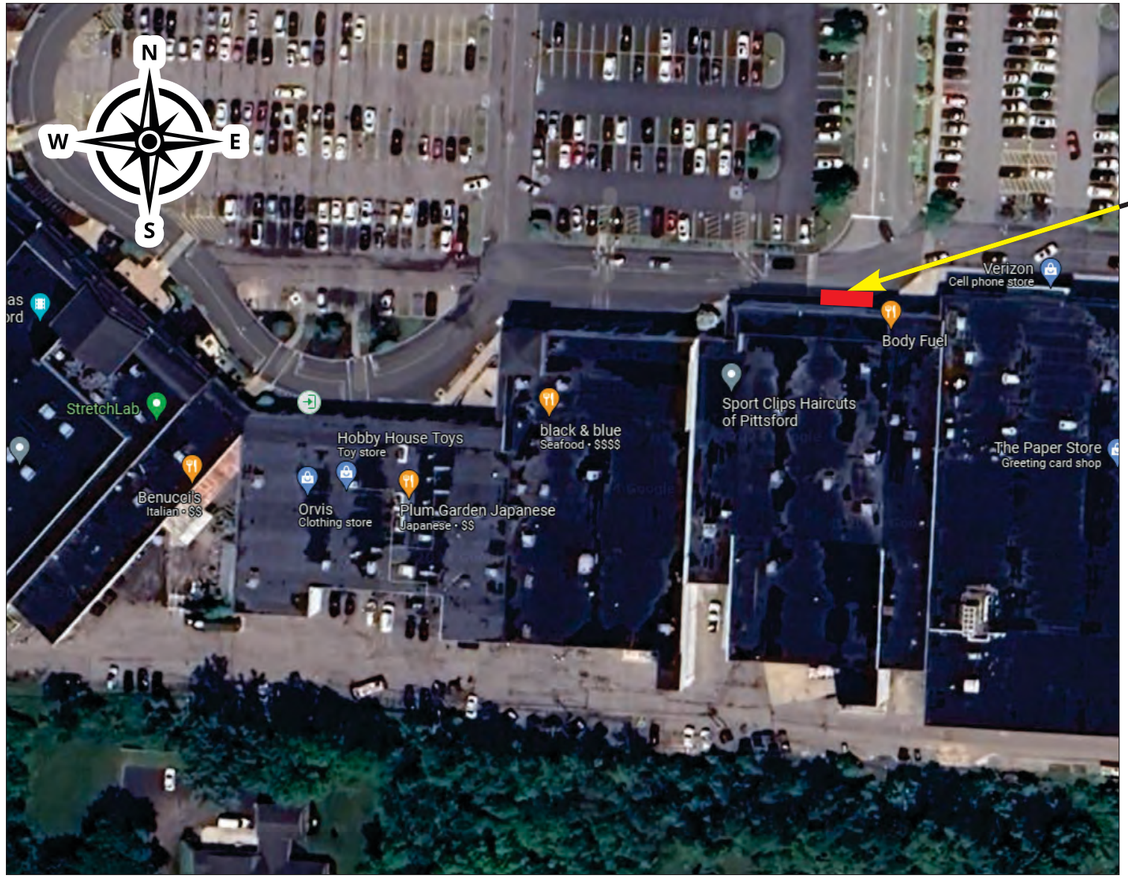
Property Address: 3349 Monroe Avenue ROCHESTER, NY 14618
Tax ID Number: 150.12-1-18
Zoning District: C Commercial / MATZ Monroe Avenue Transitional Zone
Owner: Pittsford Plaza SPE, LLC
Applicant: Premier Sign Systems, LLC

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 signage for XGolf.

Meeting Date: September 26, 2024



SP Site & Sign Location Plan

Scale: NTS

SIGN	SQ FT	QTY	TOTAL	SQ FT ALLOWED
A opt. 2	50.7	1	50.7	70
D	8	2	16	N/A

Quantity

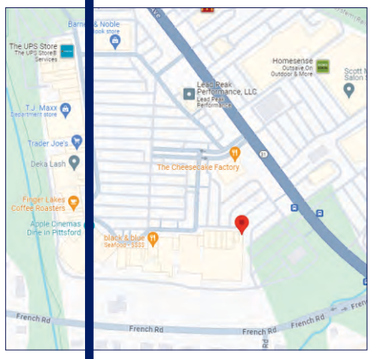
Square Footage

Square Footage Calculation

Description

Color Key

VICINITY MAP



EGAN SIGN
222 NORTH KENHORST BOULEVARD, READING, PA 19607
PHONE: 844.460.6631 | FAX: 610.478.1332 | WWW.EGANSIGN.COM

This design/engineering proposal will remain the exclusive property of Egan Sign until approved & accepted through purchase by client named directly on drawing and may not be duplicated by other parties or design fee will apply @ $95 per hour.

CLIENT
X-Golf
137 Merwin Ave
Rochester, NY 14609

LOCATION ADDRESS
X-Golf
3349 Monroe Ave
Rochester, NY 14618

LAYOUT DATES
04/11/2024 - RS
06/11/2024 - RS
06/17/2024 - RS
06/25/2024 - AR
07/15/2024 - RS
08/01/2024 - RS

PROJECT NO.
31955

PRE-PERMIT SIGN INFO

Property ID: X-Golf

A.) Project Name: X-Golf — Date Completed: 4/2/24
B.) Street Address: 3349 Monroe Avenue
C.) City, State Zip: Rocheser, NY 14618
D.) Municipal Contact: April Zurowski
E.) Contact Phone: (585) 248-6250 — Email: Not available
F.) Address, City, ST Zip: 11 S. Main Street, Pittsford, NY 14534
G.) Jurisdiction: City/Town of: Pittsford — Fax: Not available

H.) Zone/Category/Class: C / Commercial
I.) Overlay/MSP: No
J.) Permit app fee: $30 min
K.) Permit Process time: 30 days

	Yes/No
L.) Permit required if only refacing?	Yes
M.) Property Owner approval needed?	Yes
N.) Temp./coming-soon Banners allowed? total signage shall not exceed 32 square feet (12 sf max per sign)	Yes
O.) Temporary freestanding Signs allowed? total signage shall not exceed 32 square feet (12 sf max per sign)	Yes
P.) Permit required for Temp Signs? Time allowed: Removed 4 days after event	Yes
Q.) Can app. be mailed or must it be submitted in person? Mail, walk in	

Note:

ATTACHED SIGNS

1.) Formula(Max- Main ID & Secondary): Per April Zurowski, there is a MSP here but she was unwilling/unable to send it. However she stated that, "We've combined the total allowed square footage for the two spaces (the old Body Fuel and Spenga) to equal 74.4 SF of total permitted signage. X-Golf would need to be equal to or less than that."
2.) Bldg sides/rear: Formula
3.) Transferrable? No
4.) Does Each elevation have own calc, or is it based on Main Elevation? Per elevation
5.) # allowed: Not stipulated - submit for review. — Illumination: Internal/External
6.) Max.Overall Height: Roofline/parapet
7.) Calculation Method: Box Cabinet/Entire letter set; including Backer Panel
8.) Exposed raceway for Channel Ltrs allowed? Not stipulated - submit for review.
9.) Special Wall sign codes: No
10.) Storefront Bldg colors: No

FREESTANDING SIGNS

1.) Formula(Max- Main ID & Secondary): Not Allowed for Tenants - Contact Property Mgmt for possible tenant panel/sign
2.) # allowed: — Illumination:
3.) Height Max: — Grade-to-sign Clearance:
4.) Set-back: — Calc. Method:

DIRECTIONAL SIGNS

1.) # Allowed: Under Control of Property Mgmt. — Illumination:
2.) Max. SqFt: — Max. Height:
3.) Permit: — Custom Logo:

DOOR/WINDOW VINYL

1.) # Allowed: As needed — Max Sq Ft: Not stipulated - submit for review.
2.) Logos counted in sign area? Yes
3.) Included in wall signs? Not stipulated - submit for review. — Permit? Yes

Note:

Sign criteria is reported as presented to us as of the "Date Completed". This provider is not responsible for changes in local sign code after the completion date, nor for the review process, interpretations, calculations or fees of local authorities. Where required by local authority, it is understood a permit will be obtained prior to manufacture.

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VARIANCE

1. Variance Meeting: first and third Thursday each month — App. Deadline: 30 days
2. Processing Time: 2-3 months — Est. Fees: $100 min
3. Attorney or expeditor required? ☐ Yes ☑ No — Waiting Period after approval & how Long? Allow 30 days
4. Documents Required: # sets: As advised — ☑ Sign Details ☐ Engineering Seal ☐ UL Number
5. Probability of approval? Depends on hardship — ☑ Building Elevations ☑ Owner Auth. Ltr. ☐ Property ID# ☑ Site Plan ☐ Legal Description ☐ Addl Prof Seals

Note:

NOTES

Sign Code Information

Quantity

Square Footage

Square Footage Calculation

Description

Color Key

EGAN SIGN
222 NORTH KENHORST BOULEVARD, READING, PA 19607
PHONE: 844.460.6631 | FAX: 610.478.1332 | WWW.EGANSIGN.COM
This design/engineering proposal will remain the exclusive property of Egan Sign until approved & accepted through purchase by client named directly on drawing and may not be duplicated by other parties or design fee will apply @ $95 per hour.

CLIENT
X-Golf
137 Merwin Ave
Rochester, NY 14609

LOCATION ADDRESS
X-Golf
3349 Monroe Ave
Rochester, NY 14618

LAYOUT DATES
04/11/2024 - RS
06/11/2024 - RS
06/17/2024 - RS
06/25/2024 - AR
07/15/2024 - RS
08/01/2024 - RS

PROJECT NO.
31955

Proposed 156

Existing

A Illuminated Channel Letters

Scale: 3/16″ = 1′-0″

Quantity
1

Square Footage
70

Square Footage Calculation
Code: 0.5 sq ft per Linear ft of tenant fronatge

Calculation:

Allowed: 70 sq ft

Description
Install 5” deep, LED illuminated channel letters mounted flush to 2″ deep backer panel facade per layout.

Note: Remove existing signs .Patch & fill holes with clear paintable caulk

Color Key
- White
- PMS 7733 C

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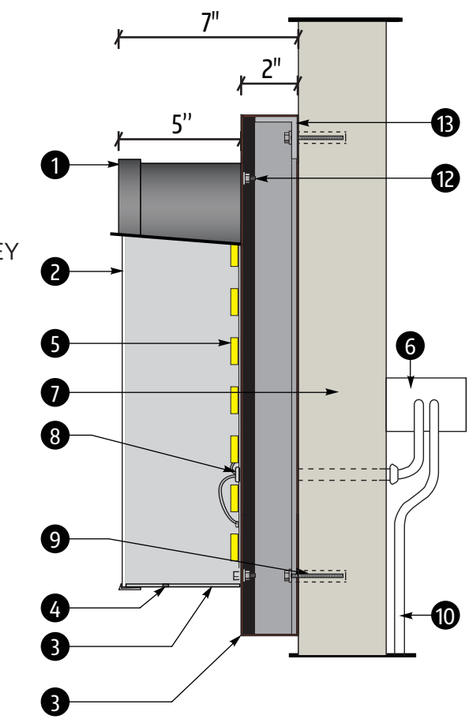
PROJECT NO.
31955

Illumination Render

CROSS SECTION OF UL LISTED CHANNEL LETTERS w/ LEDS

(1) 1" PLASTIC TRIM CAP PAINTED BLACK
(2) 3/16 PLEXIGLAS FACE W/ COMPUTER CUT TRANSLUCENT VINYL TO MATCH COLOR KEY
(3) .040 ALUMINUM RETURN PAINTED BLACK (.063 BACK)
(4) 1/4" DRAIN HOLES (Min. 2 per letter)
(5) LED ILLUMINATION
(6) LED POWER SUPPLY
(7) FACADE
(8) LOW VOLTAGE CLASS 2 POWER LINE
(9) MOUNTING HARDWARE (3/8"x5" Bolts)
(10) EXISTING 120 VOLT SERVICE
(11) 2" DEEP BACKER PANEL PAINTED BLACK
(12) 2.75" NON-CORROSIVE FASTENERS
(13) 1.5" ALUMINUM ANGLES



A Illuminated Channel Letters

Scale: NTS

Quantity
1

Square Footage
70

Square Footage Calculation
Code:

Calculation:

Allowed: 70 sq ft

Description
Provide 5" deep, LED illuminated channel letters mounted flush to 2" deep backer panel facade per layout.

Color Key
- White
- PMS 7733 C
- 3M 3630-26 Green (Translucent)
- Black

EGAN SIGN
222 NORTH KENHORST BOULEVARD, READING, PA 19607
PHONE: 844.460.6631 | FAX: 610.478.1332 | WWW.EGANSIGN.COM

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CLIENT
X-Golf
137 Merwin Ave
Rochester, NY 14609

LOCATION ADDRESS
X-Golf
3349 Monroe Ave
Rochester, NY 14618

LAYOUT DATES
04/11/2024 - RS
06/11/2024 - RS
06/17/2024 - RS
06/25/2024 - AR
07/15/2024 - RS
08/01/2024 - RS

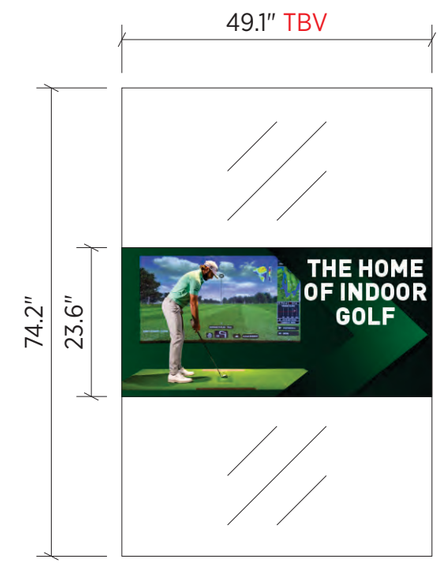
PROJECT NO.
31955

Proposed 156

Existing

D1

D2



D Window Clings

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

Quantity
2

Square Footage
8

Square Footage Calculation
Code: N/A

Calculation:

Allowed: N/A

Description
Provide digitally printed static cling vinyl to be installed 2nd surface on existing glass.

Color Key
Digital Print

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137 Merwin Ave
Rochester, NY 14609

LOCATION ADDRESS
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Rochester, NY 14618

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06/17/2024 - RS
06/25/2024 - AR
07/15/2024 - RS
08/01/2024 - RS

PROJECT NO.
31955

Town of Pittsford

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

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

Permit #
CA24-000005

DESIGN REVIEW AND HISTORIC PRESERVATION BOARD
REFERRAL OF APPLICATION

Property Address: 700 Allens Creek Road ROCHESTER, NY 14618
Tax ID Number: 138.69-1-1
Zoning District: RN Residential Neighborhood
Owner: Swinford, David N
Applicant: Swinford, David N

Application Type:

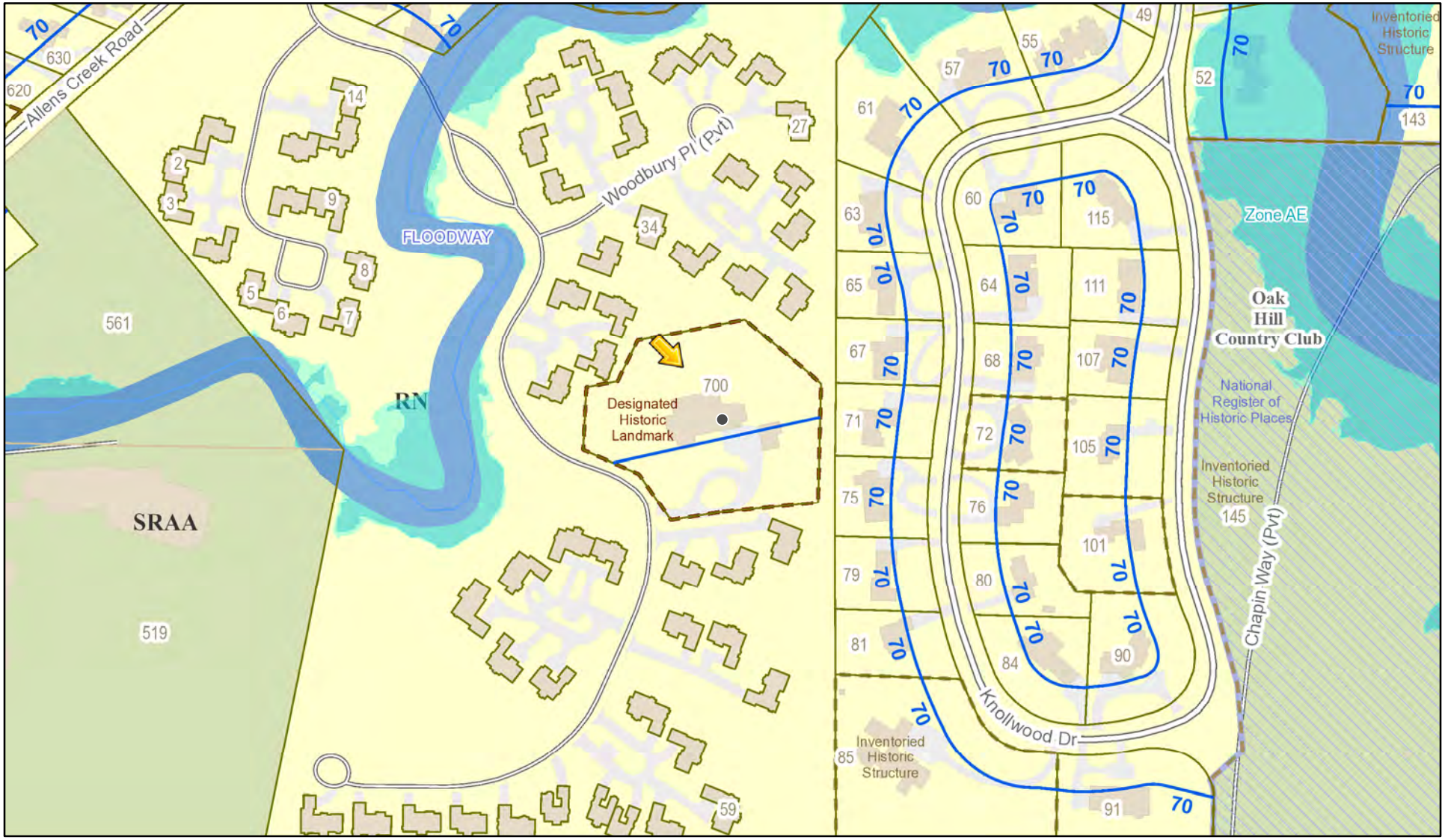
- ☐ Residential Design Review §185-205 (B)
- ☐ Commercial Design Review §185-205 (B)
- ☐ Signage §185-205 (C)
- ☑ Certificate of Appropriateness §185-197
- ☐ Landmark Designation §185-195 (2)
- ☐ Informal Review
- ☐ Build to Line Adjustment §185-17 (B) (2)
- ☐ Building Height Above 30 Feet §185-17 (M)
- ☐ 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 a Certificate of Appropriateness, pursuant to Town Code Section 185-196, for the demolition and reconstruction of a detached three-car garage at a Designated Historic Landmark This property is zoned Residential Neighborhood (RN).

Meeting Date: September 26, 2024

Thu Apr 25 2024
Imagery © 2024 Nearmap, HERE
60 ft
Nearmap

RN Residential Neighborhood Zoning



Printed September 17, 2024

1:4,514

0 195 390 780 ft

0 55 110 220 m

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.

TOWN OF PITTSFORD

Design Review & Historic Preservation Board
Application for Certificate of Appropriateness

Case # _____

1. Property Address: 700 Allens Creek Road, Rochester, NY 14618

2. Tax Account Number: 138.69-1-1

3. Applicant's Name: David & Bonnie Swinford

   Address: 700 Allens Creek Road (*Street*) Phone: _____

   Rochester (*City*) NY (*State*) 14618 (*Zip Code*) E-mail: dswinford@yahoo.com

4. Applicant's Interest in Property:

   Owner: ☐ Lessee: ☐ Holding Purchase Offer: ☐

   Other *(explain)*: Architect

5. Owner *(if other than above)*: _____

   Address: _____ (*Street*) Phone: _____

   _____ (*City*) (*State*) (*Zip Code*) E-mail: _____

   Has the Owner been contacted by the Applicant? Yes ☒ No ☐

6. Application prepared by: Design Works Architecture

   Address: 6 N. Main Street (*Street*) Phone: (585) 377-9001

   Fairport (*City*) NY (*State*) 14450 (*Zip Code*) E-mail: chuck@newdesignworks.com

7. Project Design Professional *(if Available)*: Design Works Architecture

   Address: 6 N. Main Street (*Street*) Phone: (585) 377-9001

   Fairport (*City*) NY (*State*) 14450 (*Zip Code*) E-mail: chuck@newdesignworks.com

8. Project Contractor *(if Available)*: _____

Address: _____ Phone: _____
Street

_____ E-mail: _____
City *State* *Zip Code*

9. Present use of Property: Private Residence

10. Zoning District of Property: RN

11. Is the property located in a Town Designated Historic District?

Yes ☐ No ☒

12. Is the property listed on the National Registry of Historic Places?

Yes ☐ No ☒

13. Will State or Federal Funding be used in this project, or will the project result in an application for Tax Credits or other State and Federal benefits?

Yes ☐ No ☒

If Yes, please explain:

14. Proposed Exterior Improvements:

A. Describe all exterior architectural improvements proposed with this project (include project materials and finishes; attach additional sheets if necessary):

Re-build detached 3 car garage on existing garage footprint. New garage will be simplified on a slightly smaller footprint with a hip roof. Colors and materials to match existing house and garage.

B. Describe all significant site improvements proposed with this project (include proposed changes in landscaping, significant plant material alterations, and other improvements associated with hardscape materials such as driveways and retaining walls; attach additional sheets if necessary):

All existing retaining and site walls will remain. The existing garage footprint will be unchanged from the driveway side.

15. If the structure is a Commercial Property open to the Public, please describe all interior improvements proposed at the project site (attach additional sheets if necessary).

16. Additional materials submitted with this application *(if available)*:

- ☒ Parcel map
- ☒ Photographs
- ☐ Other materials
- ☐ Architectural elevations
- ☐ Architectural plans

Applicant Certification:

I certify to the best of my knowledge that the information supplied on this application is complete and accurate.

Signature of applicant — *Date* 08/21/2024

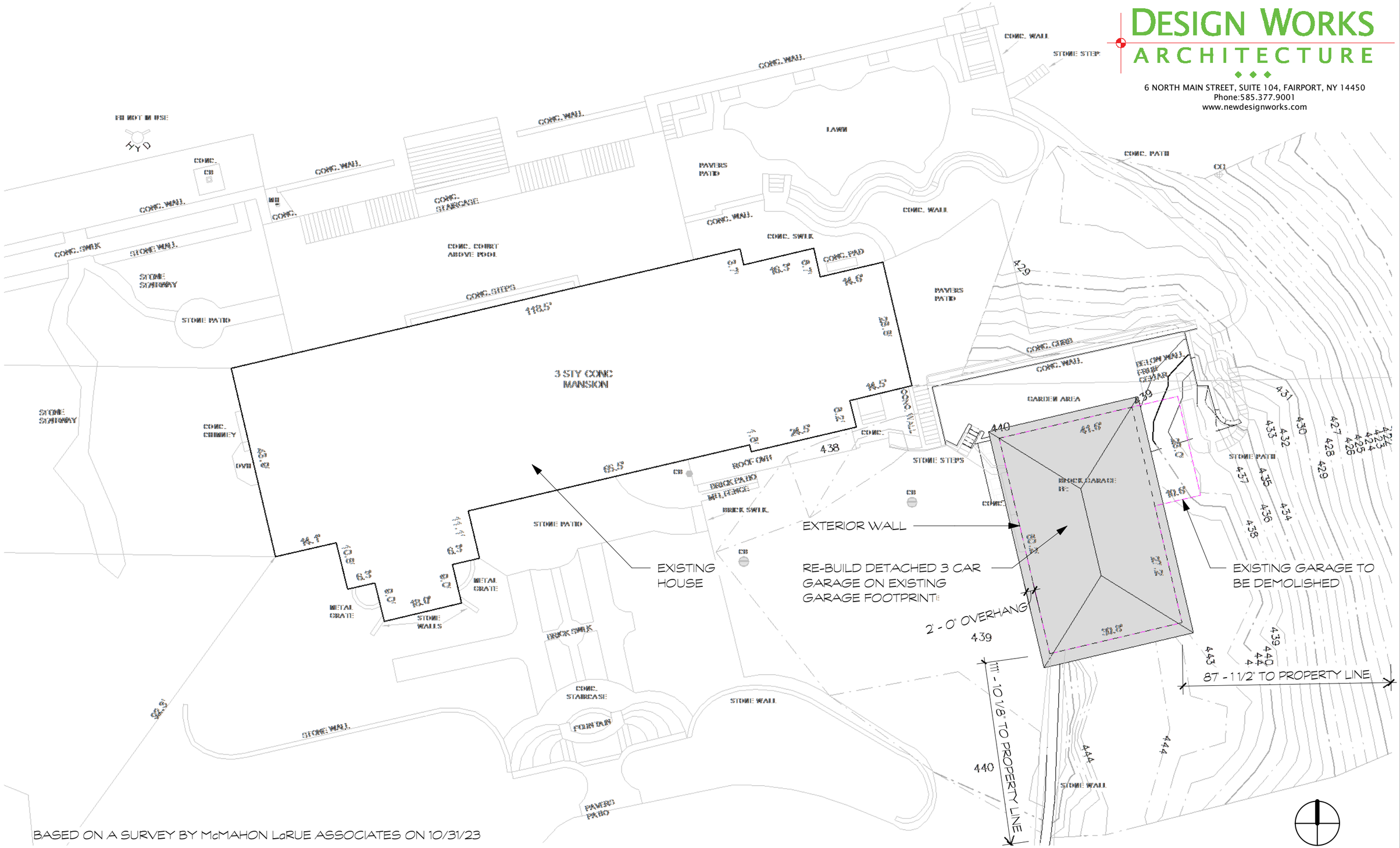
Owner Consent:

If the applicant is other than the owner, does the owner concur with this application?

Yes ☒ No ☐

If Yes, owner's signature: Sand N Swinford

DESIGN WORKS
ARCHITECTURE
6 NORTH MAIN STREET, SUITE 104, FAIRPORT, NY 14450
Phone:585.377.9001
www.newdesignworks.com



BASED ON A SURVEY BY McMAHON LaRUE ASSOCIATES ON 10/31/23

Strong Mansion Garage

08/21/24

Conceptual Site Plan

Scale: 1" = 20'-0"

David & Bonnie Swinford

700 Allens Creek Road, Rochester, NY 14618

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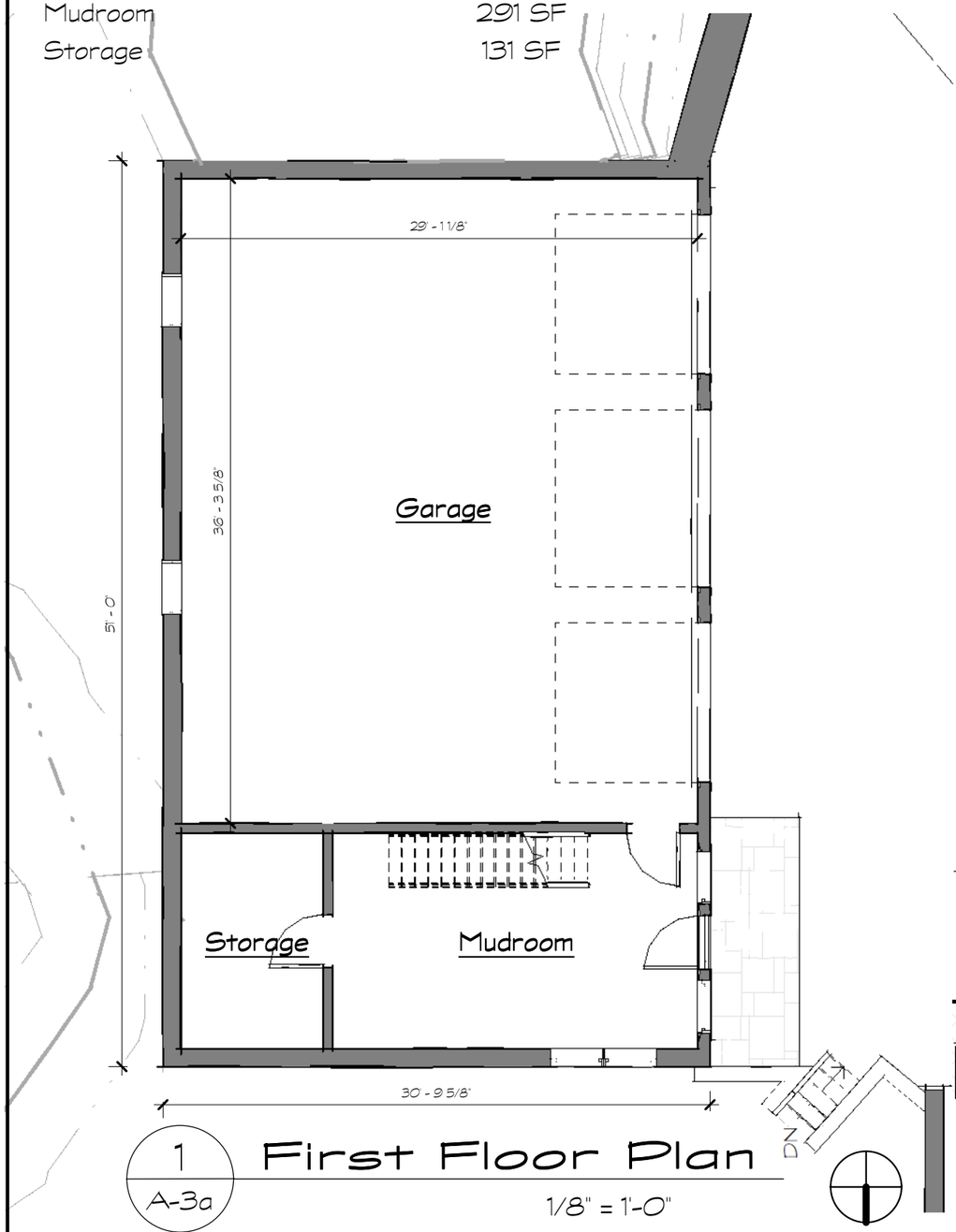
STATISTICS

Garage	1149 SF
Attic	450 SF
Mudroom	291 SF
Storage	131 SF

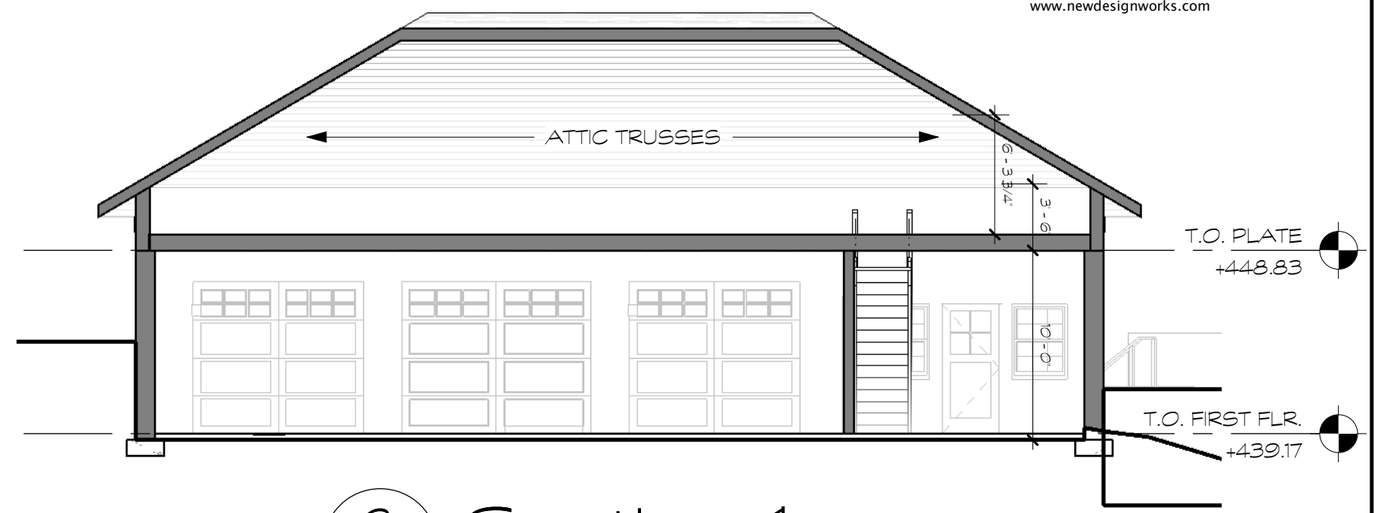


1 / A-3a **First Floor Plan**

1/8" = 1'-0"

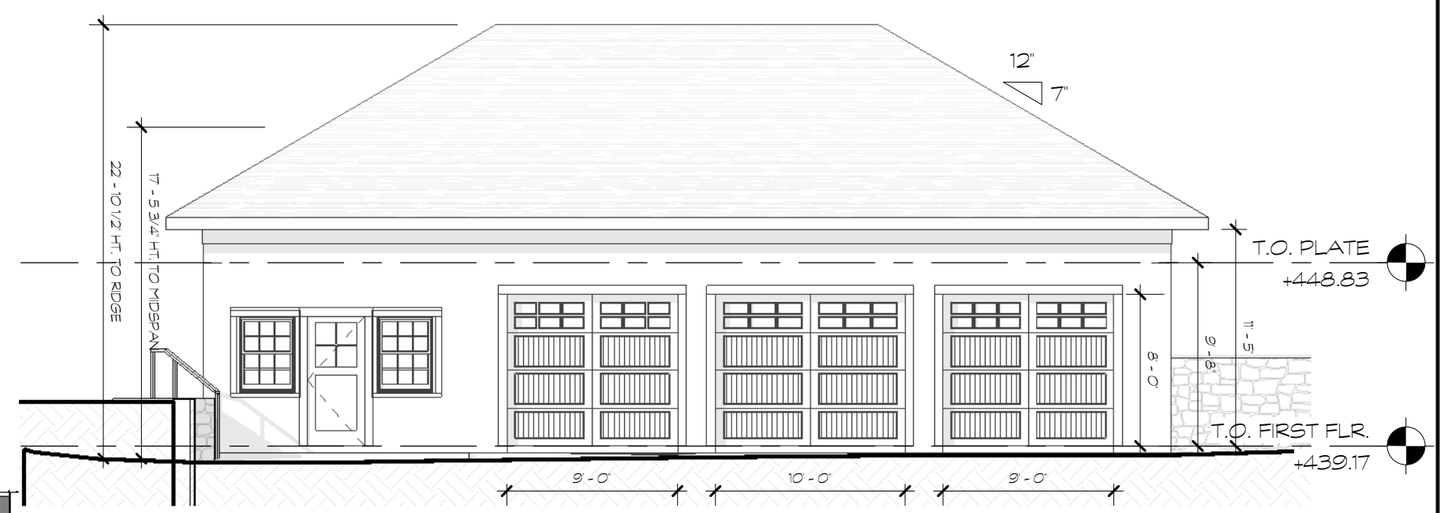
DESIGN WORKS ARCHITECTURE

6 NORTH MAIN STREET, SUITE 104, FAIRPORT, NY 14450
Phone:585.377.9001
www.newdesignworks.com



2 / A-3a **Section 4**

1/8" = 1'-0"



3 / A-3a **West Elevation**

1/8" = 1'-0"

Strong Mansion Garage

08/21/24

Drawings

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

David & Bonnie Swinford

700 Allens Creek Road, Rochester, NY 14618

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DESIGN WORKS
ARCHITECTURE

6 NORTH MAIN STREET, SUITE 104, FAIRPORT, NY 14450
Phone:585.377.9001
www.newdesignworks.com

Strong Mansion Garage
08/21/24

Approach View

Scale:

David & Bonnie Swinford
700 Allens Creek Road, Rochester, NY 14618

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