Agenda 10-10-2024

Town of Pittsford Design Review & Historic Preservation Board AGENDA October 10, 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, October 10, 2024, in the Lower-Level Meeting Room of Pittsford Town Hall, 11 S. Main Street, and beginning at 6:00PM local time.

HISTORIC PRESERVATION DISCUSSION

RESIDENTIAL APPLICATIONS: RENOVATIONS & ADDITIONS

3785 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.

18 Amber Hill

Applicant is requesting design review to remove rear windows from a previously approved submission.

4 Cricket Hill

Applicant is requesting design review to add a covered entryway and change some windows from a previously approved project.

94 N Wilmarth Road

Applicant is requesting design review for an approximate 720 square foot addition off the existing barn.

24 Framingham Lane

Applicant is requesting design review for the addition of a two car garage extension and portico over the front door.

10 Poinciana Drive

Applicant is requesting design review for the oversized detached garage located to the east of the main home. This application did receive Zoning Board approval for the location, height and size of the structure.

RESIDENTIAL APPLICATIONS: NEW HOMES

70 Coventry Ridge

Applicant is requesting design review for the construction of a two story single family home approximately 3334 square feet that is located in the Coventry Ridge Subdivision.

19 Bridleridge Farms

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

Agenda 10-10-2024

CERTIFICATES OF APPROPRIATENESS

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).

COMMERCIAL APPLICATIONS:

4045 East Avenue

Applicant is requesting design review for the addition of an approximately 5,950 square foot recreation building.

PLANNING BOARD COMMENTARY

Pittsford Oaks

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

The next meeting is scheduled for Thursday, November 14, 2024, at 6PM.

DESIGN REVIEW & HISTORIC PRESERVATION BOARD MINUTES SEPTEMBER 26, 2024

Minutes of the Town of Pittsford Design Review and Historic Preservation Board meeting held on Thursday, September 26, 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, Dave Wigg, Paul Whitbeck, John Mitchell, Jim Vekasy, Bonnie Salem

ABSENT: Kathleen Cristman

ALSO PRESENT: Bill Zink, Building Inspector; Anna Piazza, Building Department Assistant; Robert Koegel,

Town Attorney; Cathy Koshykar, Town Board Liaison

ATTENDANCE: There were 16 members of the public present.

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

HISTORIC PRESERVATION DISCUSSION

Board Member Salem stated there are no current updates.

OVERSIZED ACCESSORY STRUCTURES

35 Old Forge Lane

Applicant is requesting design review for the addition of a 240 square-foot shed.

David Weigand, of 35 Old Forge Lane, introduced the application. Bill Zink, Building Inspector, noted that the applicant already received approval from the Zoning Board of Appeals for the size of the structure. Chairman Schneider inquired about the height of the proposed shed. Mr. Weigand stated it will be nine feet tall. Chairman Schneider noted the shed will not be visible from the road and will hence be well-shielded. Board Member Salem agreed.

Vice Chairman Wigg motioned to approve the 240 square-foot shed, as submitted. This motion was seconded by Board Member Mitchell. Following a unanimous voice vote, the application was approved, none opposed.

RESIDENTIAL APPLICATIONS: RENOVATIONS & ADDITIONS

38 Jordan Road

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

Brian Hartman, of Hartman Renovations, Inc., introduced the application. Mr. Zink reminded the Board that the applicant had previously appeared before them. The applicant is proposing an addition to the rear of the home, stating the extension is necessary to allow for the fireplace.

Chairman Schneider motioned to approve the 432 square-foot addition, as submitted. This motion was seconded by Board Member Whitbeck. Following a unanimous voice vote, the application was approved, none opposed.

3833 East Avenue

Applicant is requesting design review to change the siding of a previously approved project.

Michael Mulberry, of 3833 East Avenue, introduced the application. The applicant is proposing to change the siding of the rear of the home from horizontal to board and batten. He noted the Board had previously approved the front of the house for board and batten siding, and now he is looking to make the entire house uniform. Vice Chairman Wigg inquired about the material of the proposed siding. Mr. Mulberry stated it will be a composite material. Chairman Schneider stated he has no objection to making the house uniform.

Vice Chairman Wigg motioned to approve the new elevations for 3833 East Avenue, as submitted. This motion was seconded by Board Member Vekasy. Following a unanimous voice vote, the application was approved, none opposed.

412 Thornell Road

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

Joseph Pierce, of 412 Thornell Road, introduced the application. The applicant is requesting design review for a rear porch and rear addition to the home. Chairman Schneider asked the applicant if he received zoning variance approval, to which he confirmed. Mr. Zink noted they received no opposition from neighbors. The applicant stated the current siding of the house is a vinyl material, and the proposed addition will have the same.

Board Member Salem motioned to approve the rear porch and rear addition, as submitted. This motion was seconded by Vice Chairman Wigg. Following a unanimous voice vote, the application was approved, none opposed.

3785 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.

Scott Odorisi, of 3785 East Avenue, introduced the application. The applicant proposed the addition of a third bay garage as well as the addition of a master suite. Mr. Odorisi explained the proposed addition will match the existing red and white brick material of the home, and the existing windows will be changed to match the windows on the addition. He added that the entrance of the house is facing East Avenue. Chairman Schneider asked for clarification on what will happen to the driveway after adding a third bay garage. Mr. Odorisi confirmed he will not be adding a curb cut. Board Member Salem noted her concern that there is no rear elevation, and Vice Chairman Wigg agreed. Mr. Odorisi stated his plan to remove the window in the existing bedroom and replace it with a smaller window and clarified that his proposed addition will not have any windows added. Chairman Schneider emphasized his concern regarding too much solid wall space without the installation of a window. He requested the applicant to submit drawings and elevations from all four angles so that the Board can adequately see the proposed changes and additions. Board Member Salem agreed.

Chairman Schneider stated the applicant will need to appear again before the Board, requesting the applicant to submit elevations from all four angles of the home.

290 Woodland Road

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

Julie Judd, of JOSH Landscape Co., introduced the application. The applicant is proposing the addition of a covered entryway to the front of the home. She noted the addition will be 14' x 7" wide, and 6' x 8" deep. Vice

Chairman Wigg inquired about the material of the posts. The applicant stated the posts will be a composite material.

Chairman Schneider motioned to approve the addition of a covered entryway, as submitted. This motion was seconded by Board Member Whitbeck. Following a unanimous voice vote, the application was approved, none opposed.

15 Babcock Farms

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

Linda Pfeiffer, of 15 Babcock Farms, introduced the application. Ms. Pfeiffer proposed the enlargement of the kitchen, as well as the addition of a family room. She stated the addition will be located behind the garage. Chairman Schneider asked if the proposed siding and shingles will match the current home. Ms. Pfeiffer confirmed.

Board Member Whitbeck motioned to approve the 576 square-foot addition, as submitted. This motion was seconded by Board Member Mitchell. Following a unanimous voice vote, the application was approved, none opposed.

RESIDENTIAL APPLICATIONS: NEW HOMES

60 Coventry Ridge

Applicant is requesting design review for the construction of a two-story single-family home approximately 3,870 square feet that is located in the Coventry Ridge Subdivision.

Austin Miller, of Spall Homes Corp/Spall Realtors Corp, introduced the application. Mr. Miller is proposing the construction of a two-story single-family home located in the Coventry Ridge Subdivision. He stated it will be approximately 3,800 square feet with a walkout garage and horizontal siding.

Board Member Salem motioned to approve the application, as submitted. This motion was seconded by Board Member Vekasy. 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 XGolf.

Nick Ratcliffe, owner of XGolf, introduced the application. He stated that XGolf is a golf simulator bar and restaurant. Chairman Schneider asked if the sign would change at night. Mr. Ratcliffe confirmed, stating the white color of the sign will light up at night. Board Member Salem noted the sign will be nicely centered within the section it is on.

Vice Chairman Wigg motioned to approve the sign, as submitted. This motion was seconded by Board Member Mitchell. Following a unanimous voice vote, the application was approved, none opposed.

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 Designated Historic Landmark. This property is zoned Residential Neighborhood (RN).

Chairman Schneider opened the public hearing.

David Swinford, of 700 Allens Creek Road, introduced the application. The applicant is seeking approval for the demolition and reconstruction of a detached garage at a Designated Historic Landmark, known as the Strong Mansion. Mr. Swinford is proposing to take down the existing two-door garage and replace it with a single-story three-door building/garage, reasoning that the current garage does not match the culture of the existing structures around it. He added the proposed building will have an asphalt shingle roof, as opposed to the existing flat roof, and similar finishes and trim to his house. Chairman Schneider stated the proposed work will better contribute to the Strong Mansion than the existing structure, specifying that the added height of the structure will look more compatible with the height of the Strong Mansion. Board Member Salem agreed, stating the proposed work will not have any impact on the Strong Mansion itself, also noting she does not feel the existing garage holds any architectural significance. She further explained that the inventory of the property performed in 1980 by Historic Pittsford does not mention any historical significance of the garage. Mr. Swinford proposed a red-colored roof to be on the new structure. Chairman Schneider and Board Member Salem brought up concerns with the proposed red-colored roof, but stated they support the demolition of the existing structure.

Chairman Schneider asked for public comment. Hearing none, he motioned to approve the demolition of a twobay garage structure with a small office space at 700 Allens Creek Road, as presented. This motion was seconded by Board Member Mitchell.

Building Inspector Bill Zink called roll. The Board voted as follows:

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

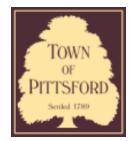
MEETING MINUTES REVIEW

The minutes of September 12, 2024 were approved following a motion by Board Member Salem. This motion was seconded by Vice Chairman Wigg. Following a unanimous voice vote, the minutes were approved, none opposed.

Chairman Dirk Schneider closed the meeting at 7:30PM.

Respectfully submitted,	
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

Permit # B24-000127

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

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

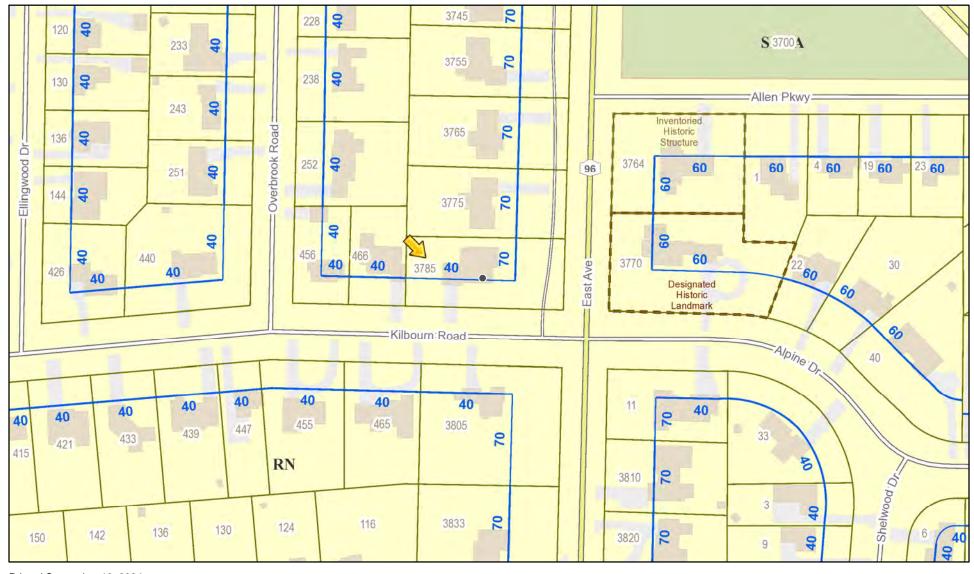
Application Type	n Type	pplication
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-12 12		
✓	Residential Design Review §185-205 (B)	Build to Line Adjustment §185-17 (B) (2)
	Commercial Design Review §185-205 (B)	Building Height Above 30 Feet §185-17 (M)
	Signage §185-205 (C)	Corner Lot Orientation §185-17 (K) (3)
	Certificate of Appropriateness §185-197	Flag Lot Building Line Location §185-17 (L) (1) (c)
	Landmark Designation §185-195 (2)	Undeveloped Flag Lot Requirements §185-17 (L) (2)
	Informal Review	

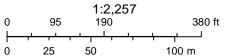
Project Description: Applicant is requesting design review for the addition of a third bay garage as well as an addition on the other side of the home for more living space.

Meeting Date: October 10, 2024

RN Residential Neighborhood Zoning



Printed September 19, 2024

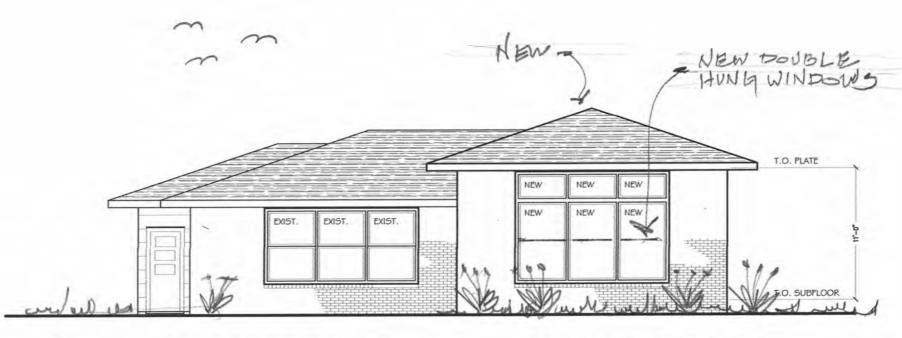


Town of Pittsford GIS









7/15/24

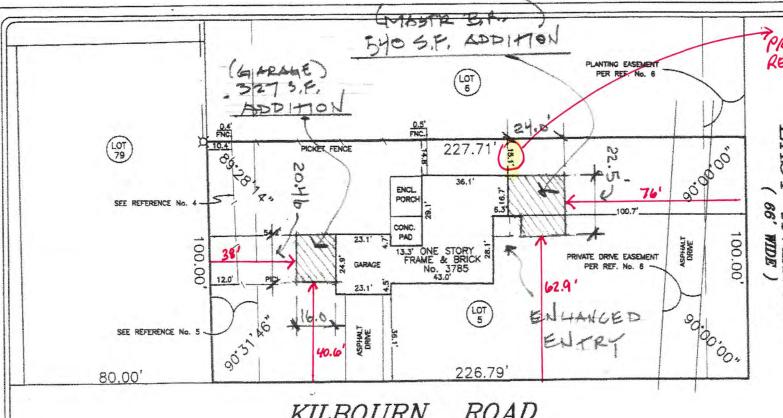
EAST ELEVATION (EAST AVE)

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

HUNT JGL ARCHITECTURE PLLC

45 CORAL WAY ROCH, NY 14618

SUNER: SCOT ODORISI



KILBOURN ROAD (80' WIDE)

6418:1"=40-0

- 1. TIMES SOUARE 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.

PRAPOSED = 15 FT

MAP OF AN INSTRUMENT SURVEY OF

REQUIRED = 20 PT No. 3785 EAST AVENUE

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 JAMES BATES & ASSOCIATES

406 WEST SPRUCE STREET EAST ROCHESTER, NEW YORK

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.

LEGEND:

O = IRON PIN FOUND

= EASEMENT LINE = SUBJECT PARCEL BOUNDARY - = ADJDINING BOUNDARY

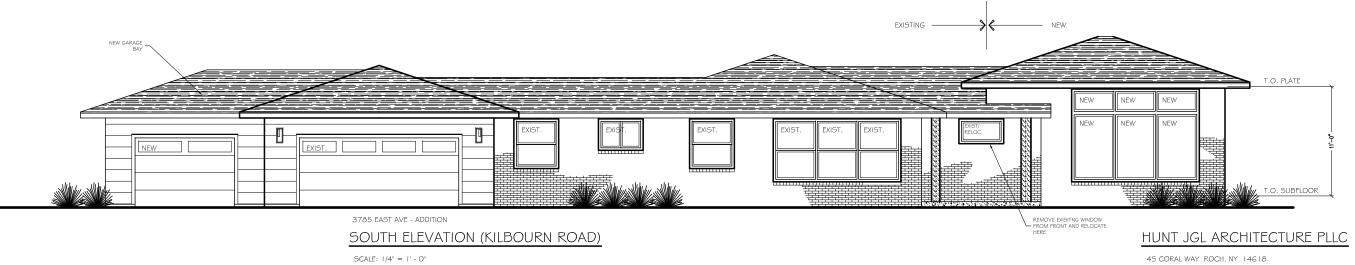
WE, JAMES BATES & ASSOCIATES DO HEREBY CERTIFY TO THE FOLLOWING:

- 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,

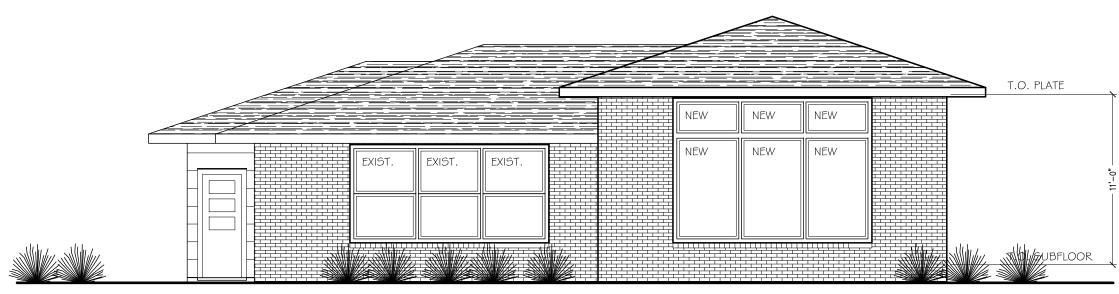
THAT THIS MAP WAS MADE FROM NOTES OF AN INSTRUMENT SURVEY COMPLETED ON MAY 6, 2019.

LICENSE No. 49464 JAMES E. BATES, Jr.





45 CORAL WAY ROCH, NY 14618



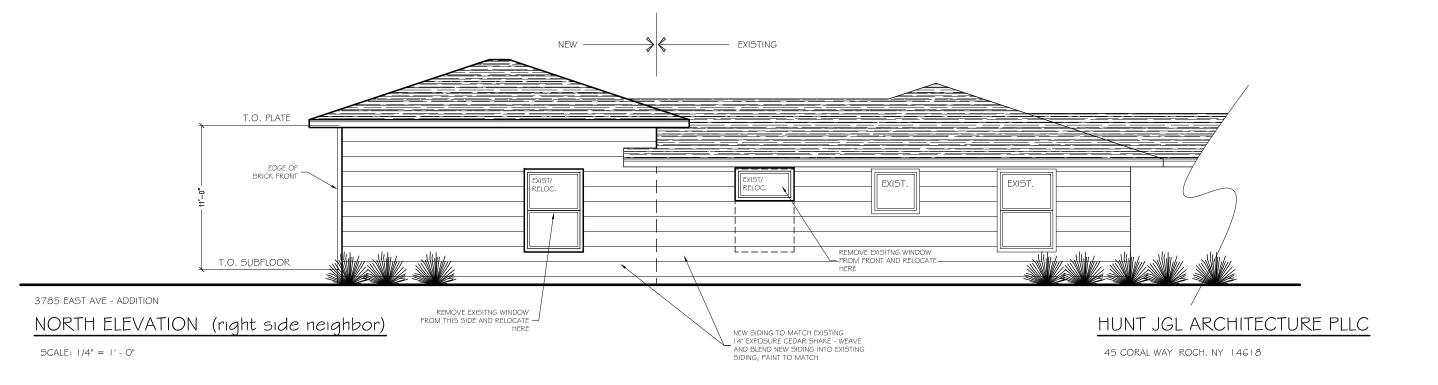
3785 EAST AVE - ADDITION

EAST ELEVATION (EAST AVE)

HUNT JGL ARCHITECTURE PLLC

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

45 CORAL WAY ROCH. NY 14618



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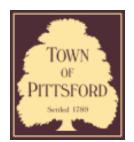












Town of Pittsford

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

Permit # B24-000004

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

DESIGN REVIEW AND HISTORIC PRESERVATION BOARD REFERRAL OF APPLICATION

Property Address: 18 Amber Hill Drive PITTSFORD, NY 14534

Tax ID Number: 177.04-2-52

Zoning District: RN Residential Neighborhood

Owner: Friedman, Scott Applicant: Friedman, Scott

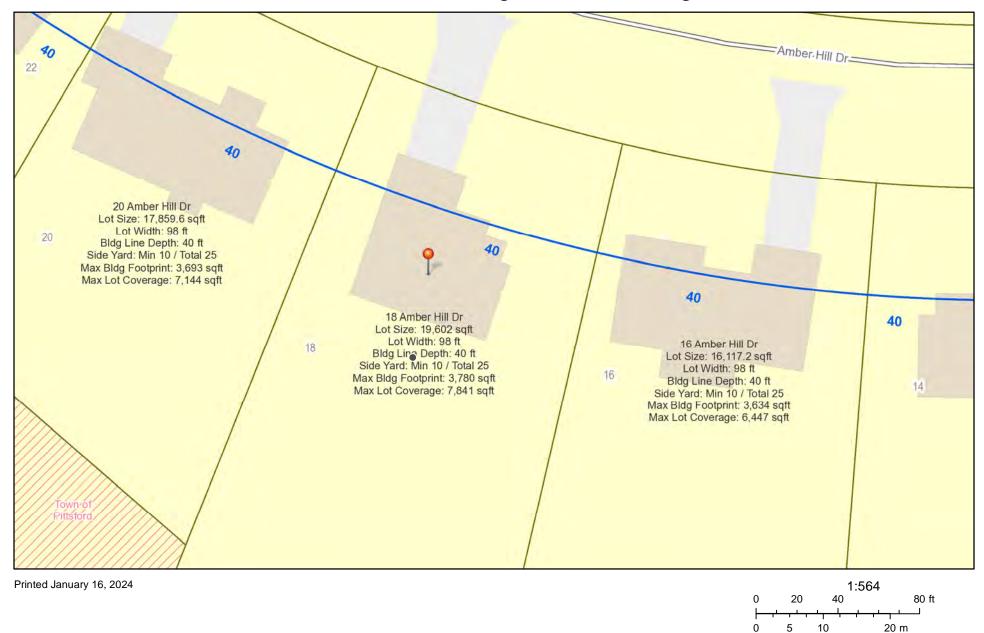
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Residential Design Review §185-205 (B)	Build to Line Adjustment §185-17 (B) (2)
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Landmark Designation §185-195 (2)	Undeveloped Flag Lot Requirements §185-17 (L) (2)
Informal Review	

Project Description: Applicant is requesting design review to remove rear windows from a previously approved submission.

Meeting Date: October 10, 2024

RN Residential Neighborhood Zoning



Town of Pittsford GIS













Original Design Approved 02.25.2024

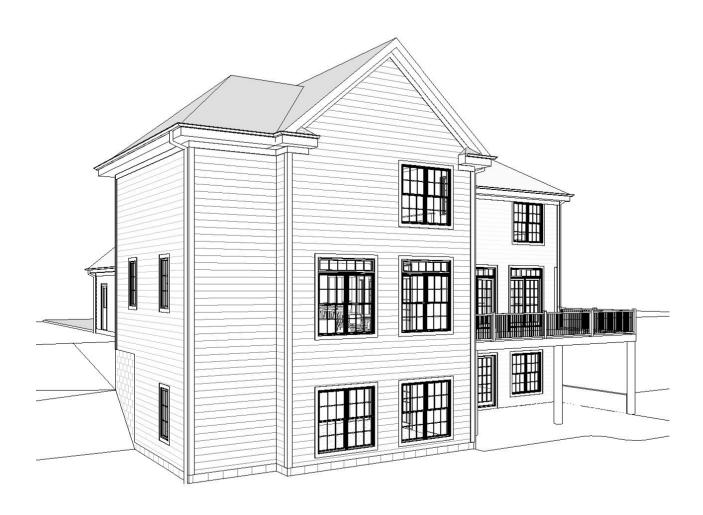




ALT#1 -

Eliminate (2) windows @ rear / south



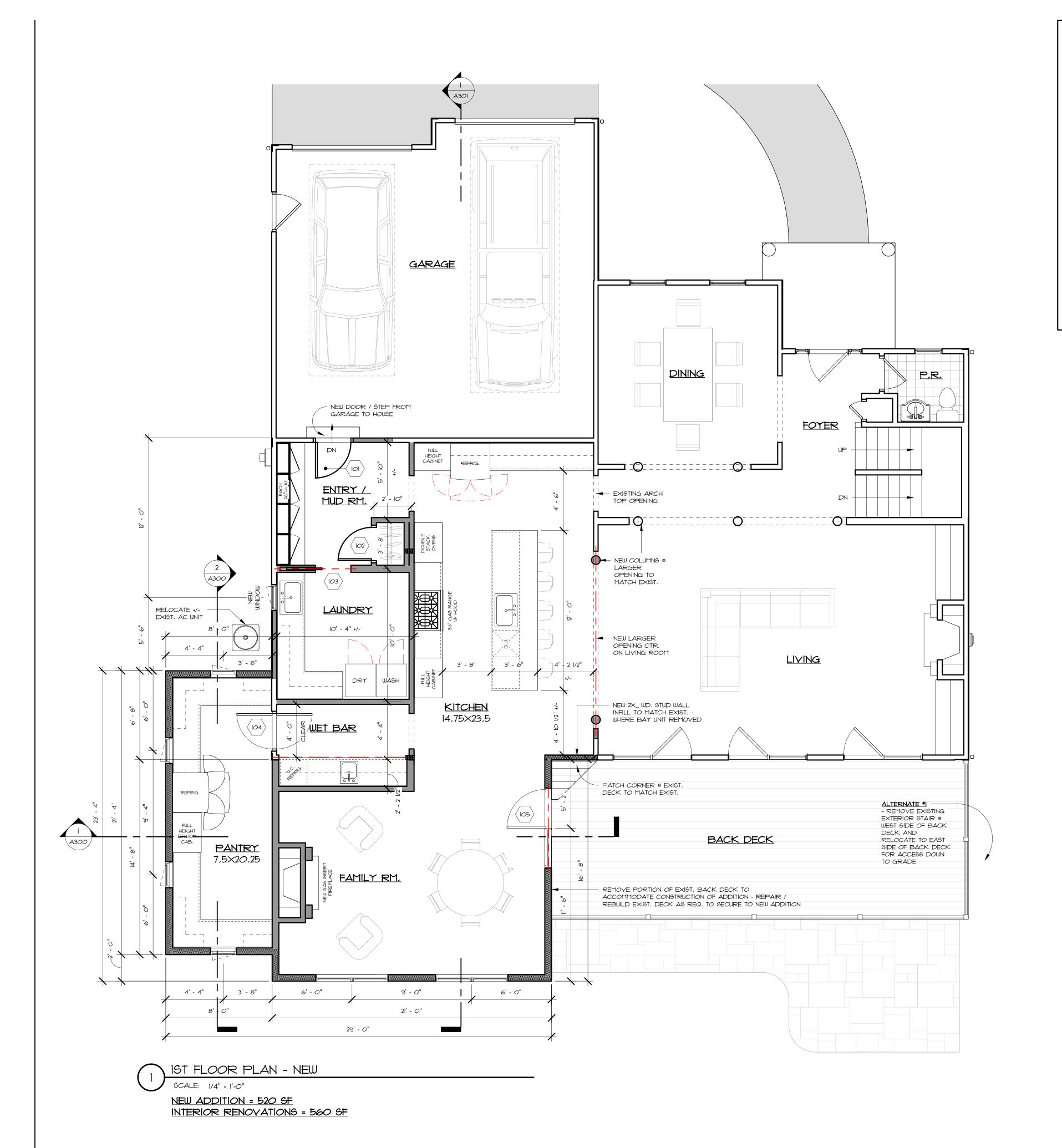


ALT#2 -

Eliminate (1) window @ rear / south







ELECTRICAL / LIGHTING LEGEND:

** SCHEMATIC LAYOUTS SHOWN - CONTRACTOR TO DO FINAL COORDINATION W/ OWNER

- \$ LIGHT SWITCH (3 = 3 WAY) / (F = FAN) / (L = LIGHT) / (D = DIMMABLE)
- DUPLEX OUTLET GFI = GROUND FAULT CIRCUIT INTERRUPTERS + # = + # INCHES A.F.F. AC = ABOVE COUNTER
- SURFACE MOUNTED / PENDANT LIGHT
- WALL MOUNTED LIGHT -I DOORS / WINDOWS / CEILING / ETC. CL. = WALL MOUNTED LIGHT, MOUNTED ABOVE HEAD OF CLOSET DOOR, W/ MOTION SENSOR INTEGRAL TO FIXTURE
- O + NYS ENERGY CODE R402.4.5 SHALL BE SEALED TO LIMIT AIR LEAKAGE BETWEEN CONDITIONED & UNCONDITIONED SPACES...
- COMBO LIGHT W/ EXHAUST FAN (DIRECT VENT TO EXTERIOR)

COMBO LIGHT / CEILING FAN

- COORD, ANY TIMER / DIMMING REQIREMENTS W/ OWNER - COORD, ANY CABLE / DATA REQUIREMENTS W/ OWNER

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

COORDINATE HEIGHT OF WALL MOUNTED LIGHTS WITH APPROPRIATE

GENERAL NOTES - REFLECTED CEILING PLAN:

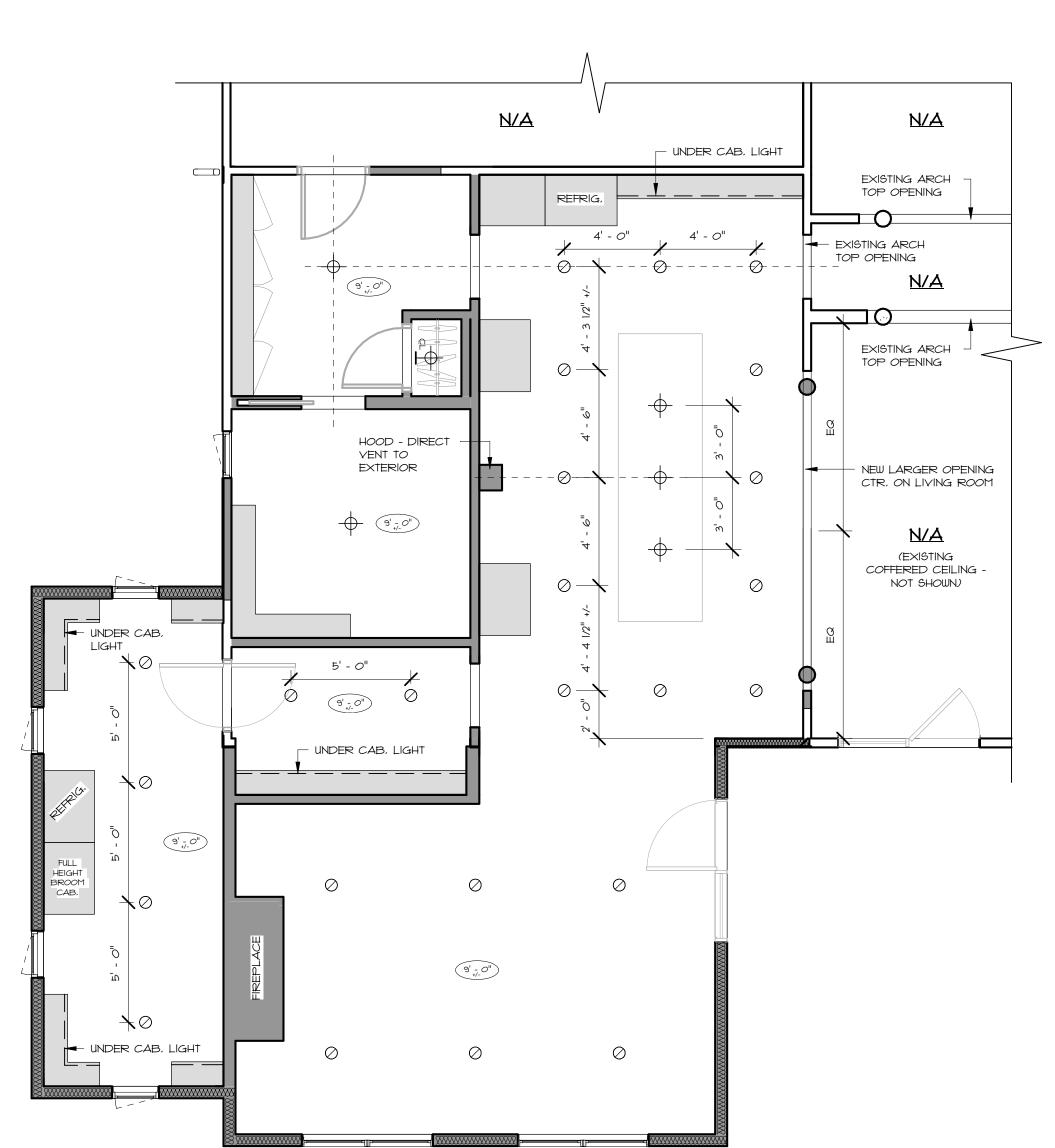
FIXTURES / EQUIPMENT / DOORS / WINDOWS / ETC.

FINAL LIGHT FIXTURE SELECTION BY OWNER - ALL NEW LIGHTS TO BE LED ATTIC ACCESS - MIN. 22"X30" W/ MIN. 30" HEADROOM @ ATTIC ABOVE

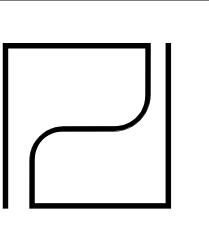
SMOKE ALARM & C.O. DETECTOR NOTES:

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

- (5/C) SMOKE / CARBON MONOXIDE ALARM
- (H) HEAT DETECTOR



\ IST FLOOR - REFLECTED CEILING PLAN



PARDI PARTNERSHIP ARCHITECTS P.C.

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

WARNING: IT IS VIOLATION OF THE LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTIONS A LICENSED ARCHITECT TO ALTER IN ANY WAY. PLANS, SPECIFICATIONS, OR REPORTS TO WHICH THE SEAL OF AN ARCHITECT HAS BEEN APPLIED. IF AN ITEM BEARING THE SEAL OF AN ARCHITECT IS ALTERED, THE ALTERING ARCHITECT SHALL AFFIX TO THE ITEM THE SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY THERE SIGNATURE AND THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.

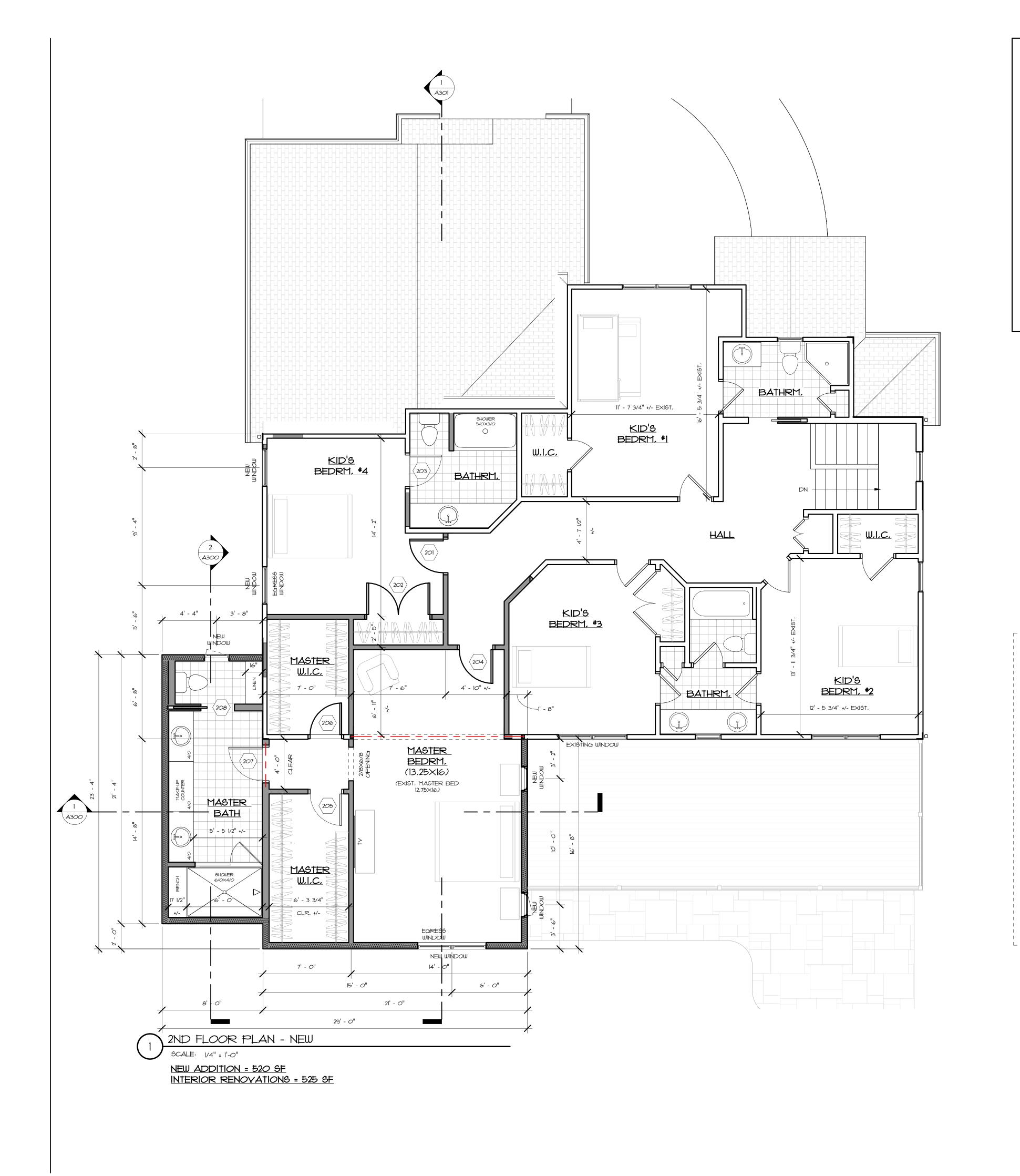
REFERENCE: STATE OF NEW YORK EDUCATION LAW, PART 69 - ARCHITECTURE 69.5(B): 7/94

WHEN THESE PLANS BEAR THE SEAL AND SIGNATURE OF A LICENSED PROFESSIONAL OF THIS OFFICE, TO THE BEST OF THEIR PROFESSIONAL KNOWLEDGE, JUDGEMENT AND BELIEF, THESE PLANS WILL HAVE BEEN PREPARED IN COMPLIANCE WITH THE APPLICABLE PROVISIONS OF THE ENERGY CONSERVATION AND CONSTRUCTION CODE OF NEW YORK STATE IN EFFECT AT THE DATE OF SIGNATURE. NYS ARCHITECTURE LICENSE EXPIRATION DATES: SCOTT L. FISKE: 5/31/24 JASON M DOBBS: 4/30/2/5 JENNA N. EVANS: 2/29/24

> PRELIMINARY NOT FOR CONSTRUCTION

PROJECT NO	D.:	220045			
ISSUE DATE:		01/31/2024			
PLOT DATE:		1/31/2024 10:24:51 AM			
SCALE:		1/4" = 1'-0"			
DRAWN BY:		JNE			
REVISIONS					
NO. DA	ATE	DESCRIPTION			
DRAWING TI	TI F:				
		\— \			
DI H	_00	PR - NEW			
FLOOR PLAN					

DRAWING NUMBER:



ELECTRICAL / LIGHTING LEGEND:

** SCHEMATIC LAYOUTS SHOWN - CONTRACTOR TO DO FINAL COORDINATION W/ OWNER

\$ LIGHT SWITCH (3 = 3 WAY) / (F = FAN) / (L = LIGHT) / (D = DIMMABLE)

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- DUPLEX OUTLET GFI = GROUND FAULT CIRCUIT INTERRUPTERS
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- RECESSED LIGHT * NYS ENERGY CODE R402.4.5 - SHALL BE SEALED TO LIMIT AIR LEAKAGE BETWEEN CONDITIONED & UNCONDITIONED SPACES ...
- COMBO LIGHT W/ EXHAUST FAN (DIRECT VENT TO EXTERIOR)

COMBO LIGHT / CEILING FAN

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

COORDINATE HEIGHT OF WALL MOUNTED LIGHTS WITH APPROPRIATE

GENERAL NOTES - REFLECTED CEILING PLAN:

FIXTURES / EQUIPMENT / DOORS / WINDOWS / ETC.

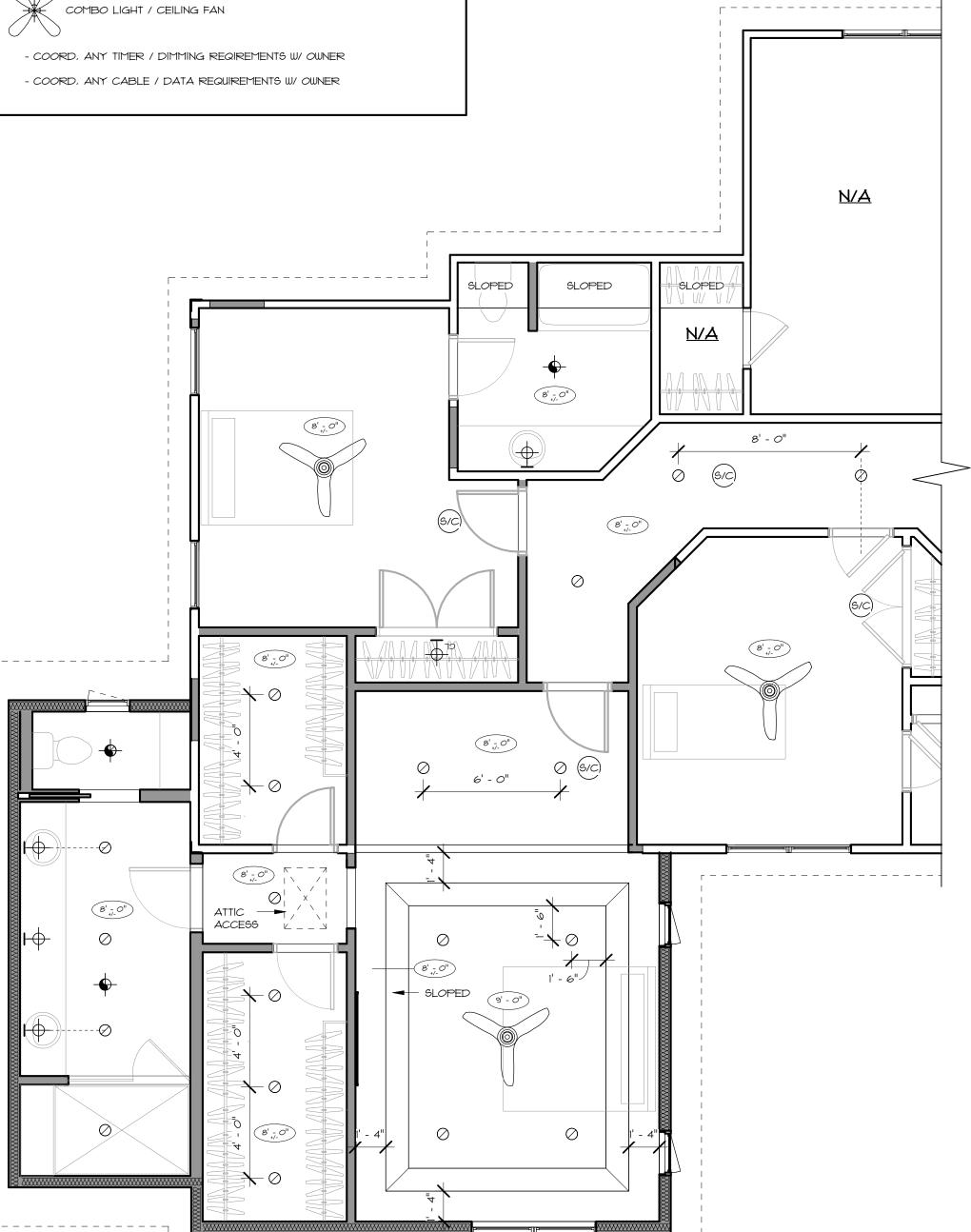
FINAL LIGHT FIXTURE SELECTION BY OWNER - ALL NEW LIGHTS TO BE LED ATTIC ACCESS - MIN. 22"X30" W/ MIN. 30" HEADROOM @ ATTIC ABOVE

SMOKE ALARM & C.O. DETECTOR NOTES:

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

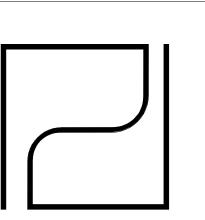
(5/C) SMOKE / CARBON MONOXIDE ALARM

(H) HEAT DETECTOR



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

WARNING. IT IS VIOLATION OF THE LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTIONS A LICENSED ARCHITECT TO ALTER IN ANY WAY. PLANS, SPECIFICATIONS, OR REPORTS TO WHICH THE SEAL OF AN ARCHITECT HAS BEEN APPLIED. IF AN ITEM BEARNIS THE SEAL OF AN ARCHITECT IS ALTERED, THE ALTERING ARCHITECT SHALL AFFIX TO THE ITEM THE SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY THERE SIGNATURE AND THE NOTATION "ALTERED BY" FOLLOWED BY THERE SIGNATURE AND THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.

REFERENCE: STATE OF NEW YORK EDUCATION LAW, PART 69 - ARCHITECTURE 69.5(B): 7/94

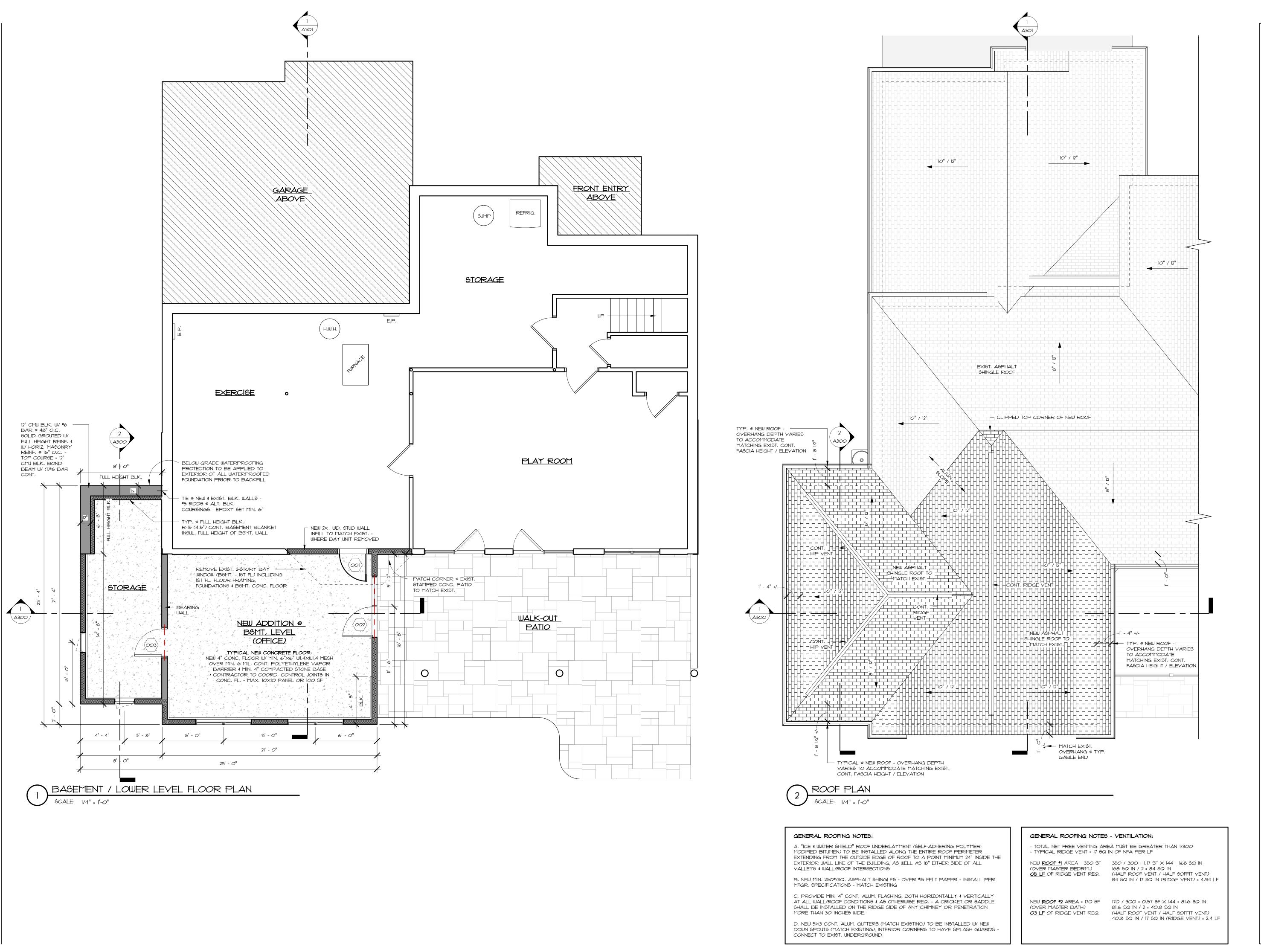
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> PRELIMINARY NOT FOR CONSTRUCTION

PROJECT NO.:	220045			
ISSUE DATE:	01/31/2024			
PLOT DATE:	1/31/2024 10:24:52 AM			
SCALE:	1/4" = 1'-0"			
DRAWN BY:	JNE			
REVISIONS				
NO, DATE	DESCRIPTION			
DRAWING TITLE:				
2ND FLOOR - NEW				

DRAWING NUMBER:

FLOOR PLAN



PARDI PARTNERSHIP ARCHITECTS P.C.

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REFERENCE: STATE OF NEW YORK EDUCATION LAW, PART 69 - ARCHITECTURE 69,5(B): 7/94

IN EFFECT AT THE DATE OF SIGNATURE. NYS ARCHITECTURE LICENSE EXPIRATION DATES: SCOTT L. FISKE: 5/31/24 JASON M DOBES: 4/30/25 JENNA N. EVANS: 2/29/24

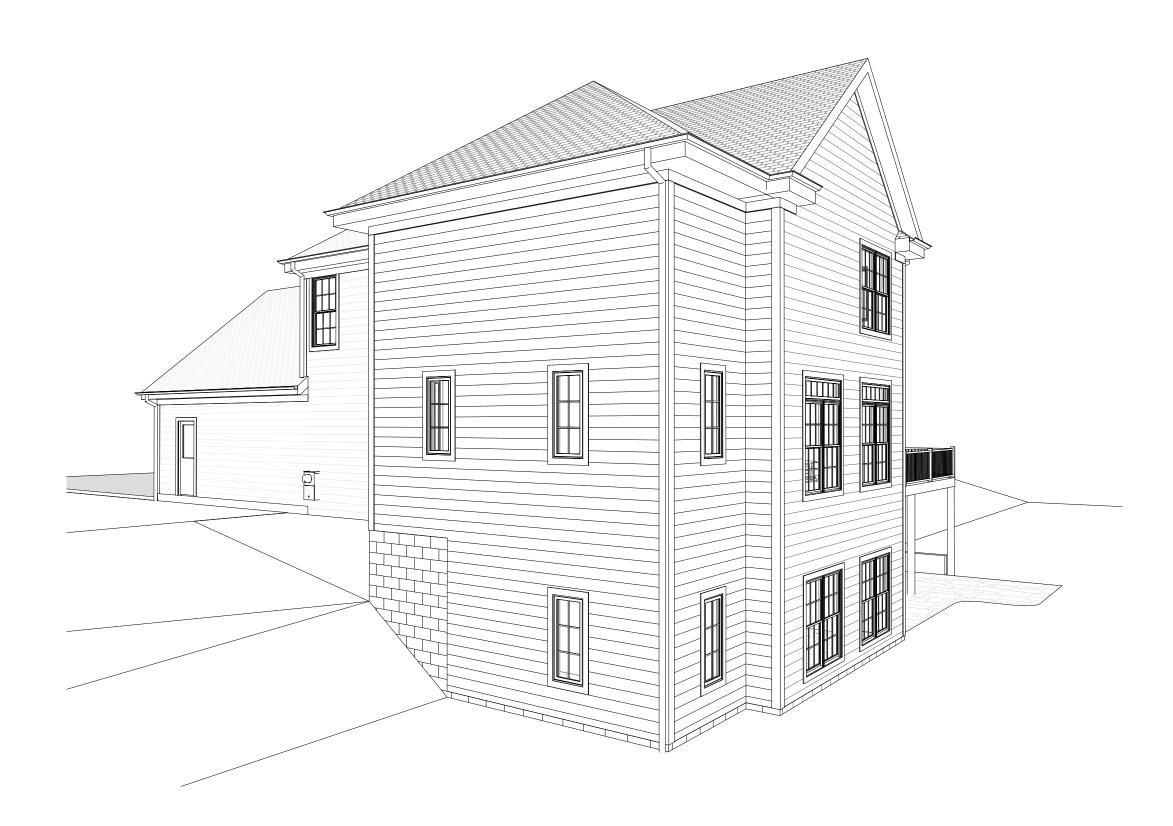
> PRELIMINARY NOT FOR CONSTRUCTION

PROJECT NO .: 220045 ISSUE DATE: 01/31/2024 PLOT DATE: 1/31/2024 10:24:53 AM SCALE: 1/4" = 1'-0" DRAWN BY JNE REVISIONS NO. DATE DESCRIPTION DRAWING TITLE: BSMT, & ROOF

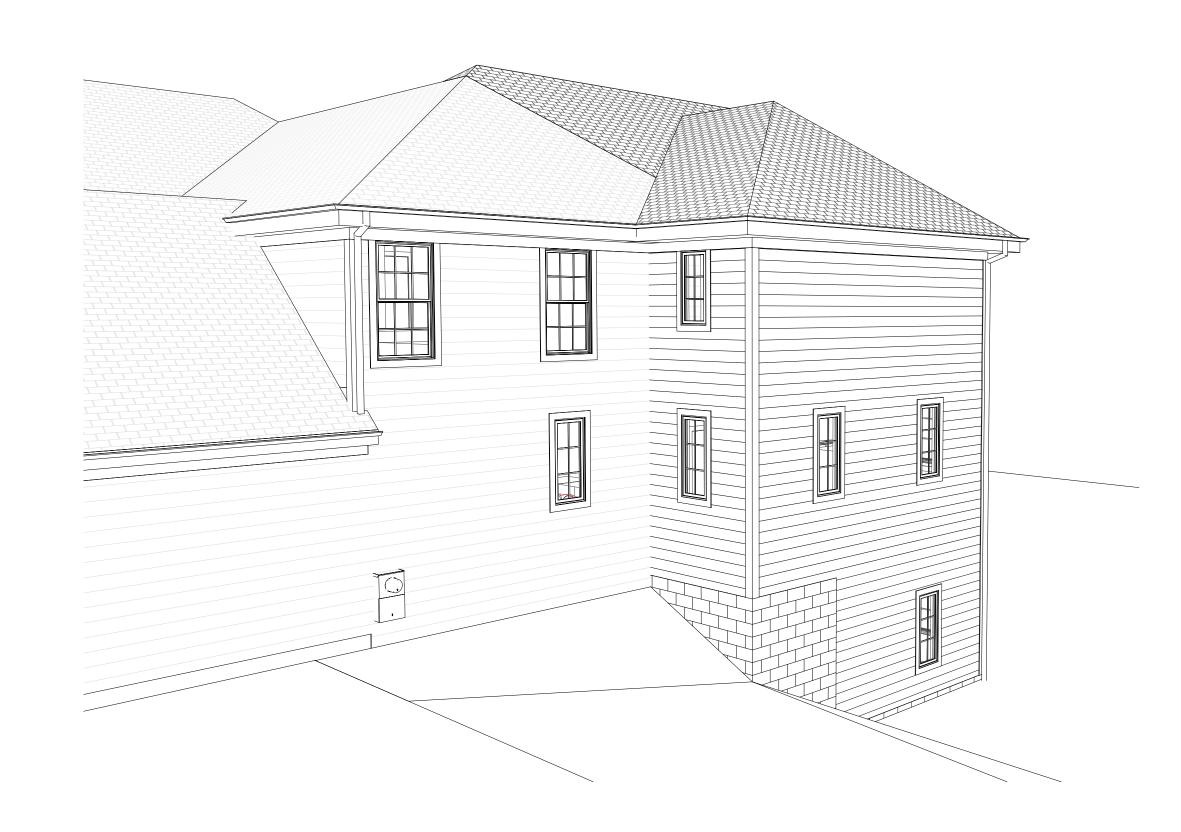
FLOOR PLANS

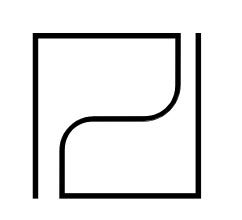
DRAWING NUMBER:











PARDI PARTNERSHIP ARCHITECTS P.C.

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NYS ARCHITECTURE LICENSE EXPIRATION DATES: 9COTT L. FISKE: 5/3/24
JASON M DOBBS: 4/30/25
JENNA N. EVANS: 2/29/24

PRELIMINARY

NOT FOR CONSTRUCTION

FRIEDMAN ADDITION

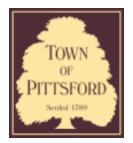
8 AMBER HILL DRIVE
PITTSFORD, NY 14534

PROJE	ECT NO.:	220045
ISSUE I	DATE:	01/31/2024
PLOT I	DATE:	1/31/2024 11:02:10 AM
SCALE	:	
DRAW	N BY:	JNE
REVIS	IONS	
NO,	DATE	DESCRIPTION

EXTERIOR PERSPECTIVES

DRAWING NUMBER:

A201



Town of Pittsford

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

Permit # B24-000077

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

DESIGN REVIEW AND HISTORIC PRESERVATION BOARD REFERRAL OF APPLICATION

Property Address: 4 Cricket Hill Drive PITTSFORD, NY 14534

Tax ID Number: 164.09-3-43

Zoning District: RN Residential Neighborhood

Owner: Pietropaoli, Michael C Applicant: Pietropaoli, Michael C

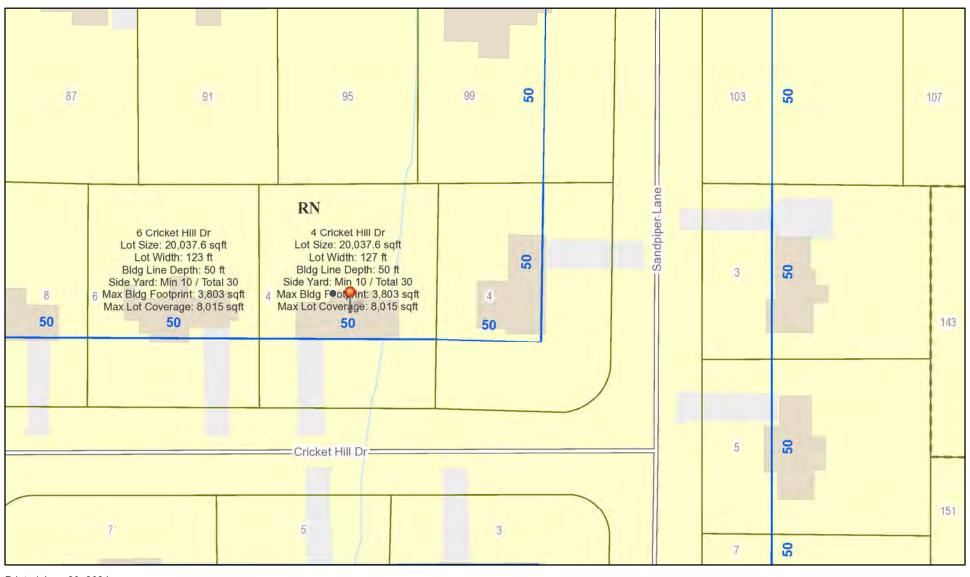
Aρ	plic	atio	n T	ype:

• •		D 111 (11 A P ()
	Residential Design Review	Build to Line Adjustment
/	§185-205 (B)	§185-17 (B) (2)
	Commercial Design Review	Building Height Above 30 Feet
	§185-205 (B)	§185-17 (M)
	Signage	Corner Lot Orientation
	§185-205 (C)	§185-17 (K) (3)
	Certificate of Appropriateness	Flag Lot Building Line Location
	§185-197	§185-17 (L) (1) (c)
	Landmark Designation	Undeveloped Flag Lot Requirements
	§185-195 (2)	§185-17 (L) (2)
	Informal Review	

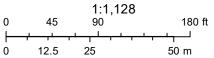
Project Description: Applicant is requesting design review to add a covered entryway and change some windows from a previously approved project.

Meeting Date: June 27, 2024

RN Residential Neighborhood Zoning



Printed June 20, 2024



Town of Pittsford GIS



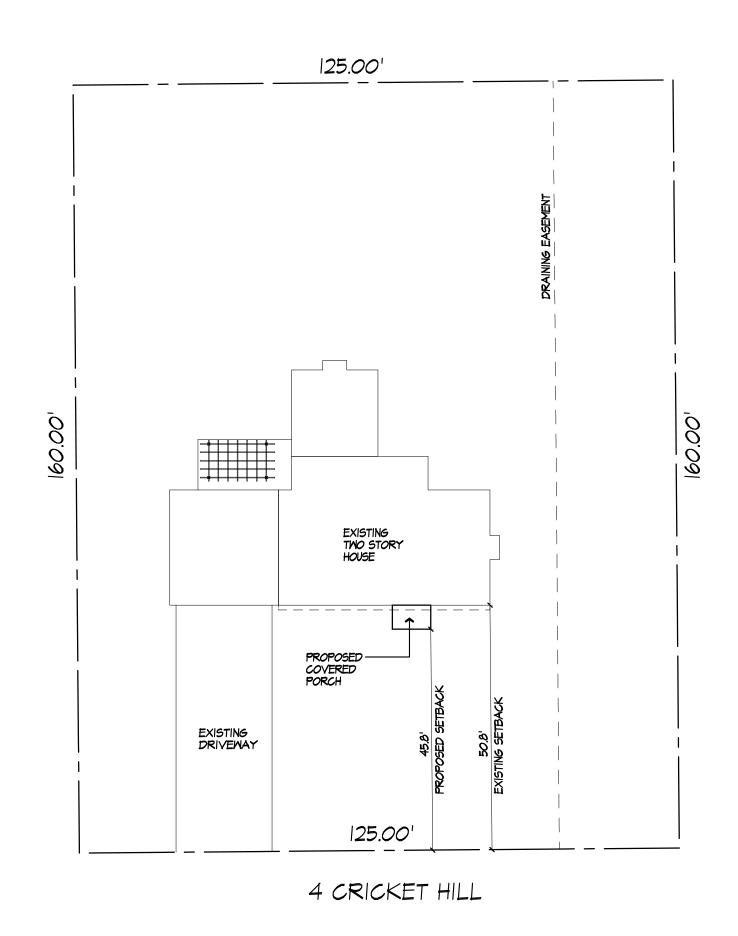


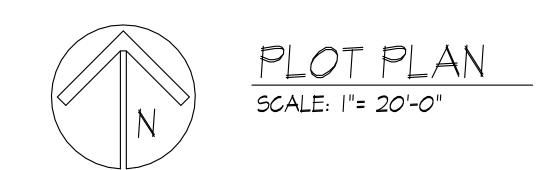


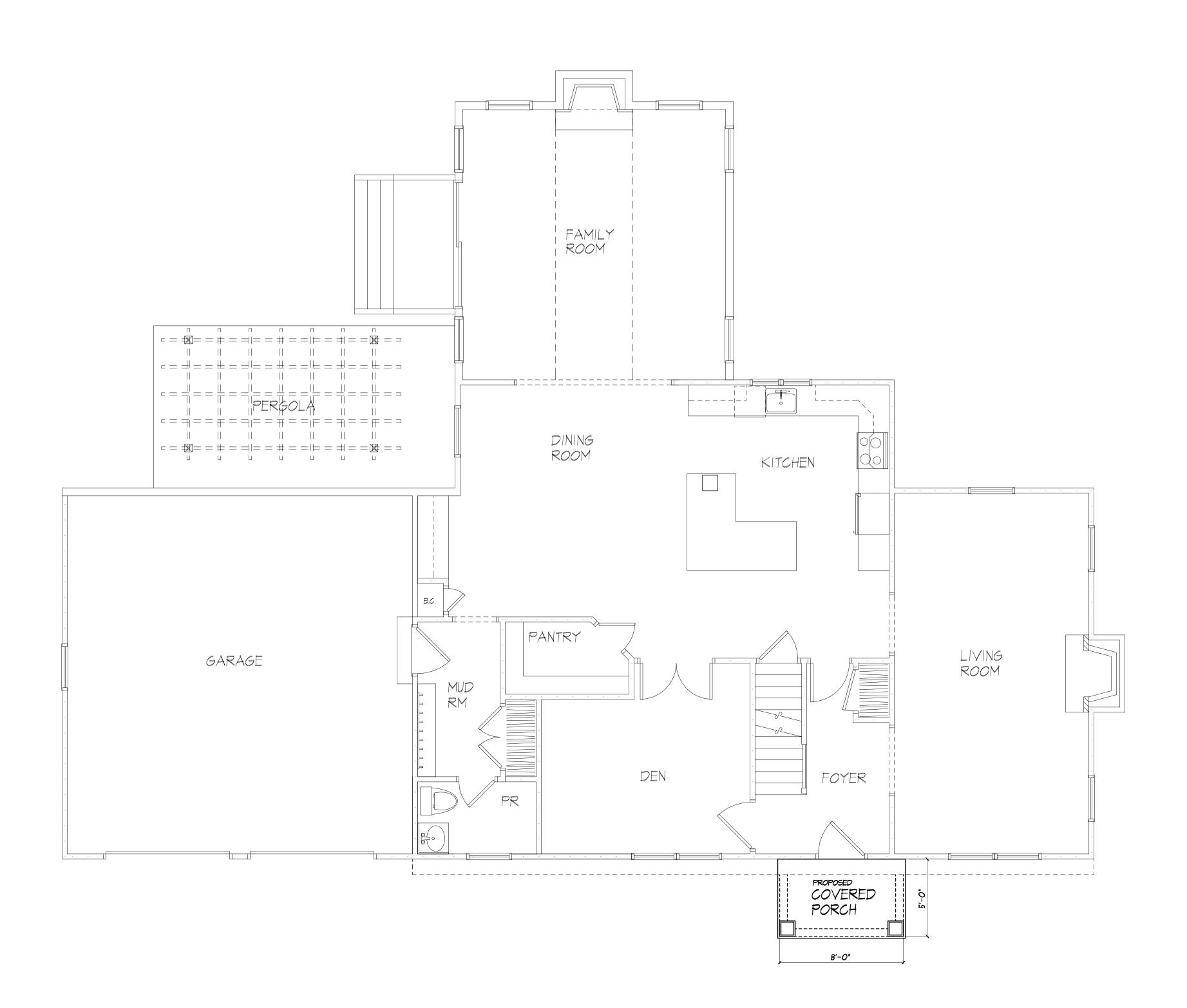












FIRST FLOOR PLAN - PROPOSED





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M/M PIETROPAOLI

PLOT PLAN/PLAN VIEW

SEPTEMBER 2024





FRONT ELEVATION - PREVIOUSLY APPROVED



FRONT ELEVATION - NEWLY PROPOSED



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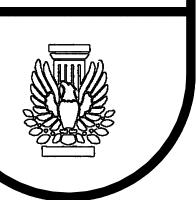
PATRICK J. MORABITO, A.I.A. ARCHITECT P.C. PATRICK J. MORABITO, A.I.A. ARCHITECT P.C.

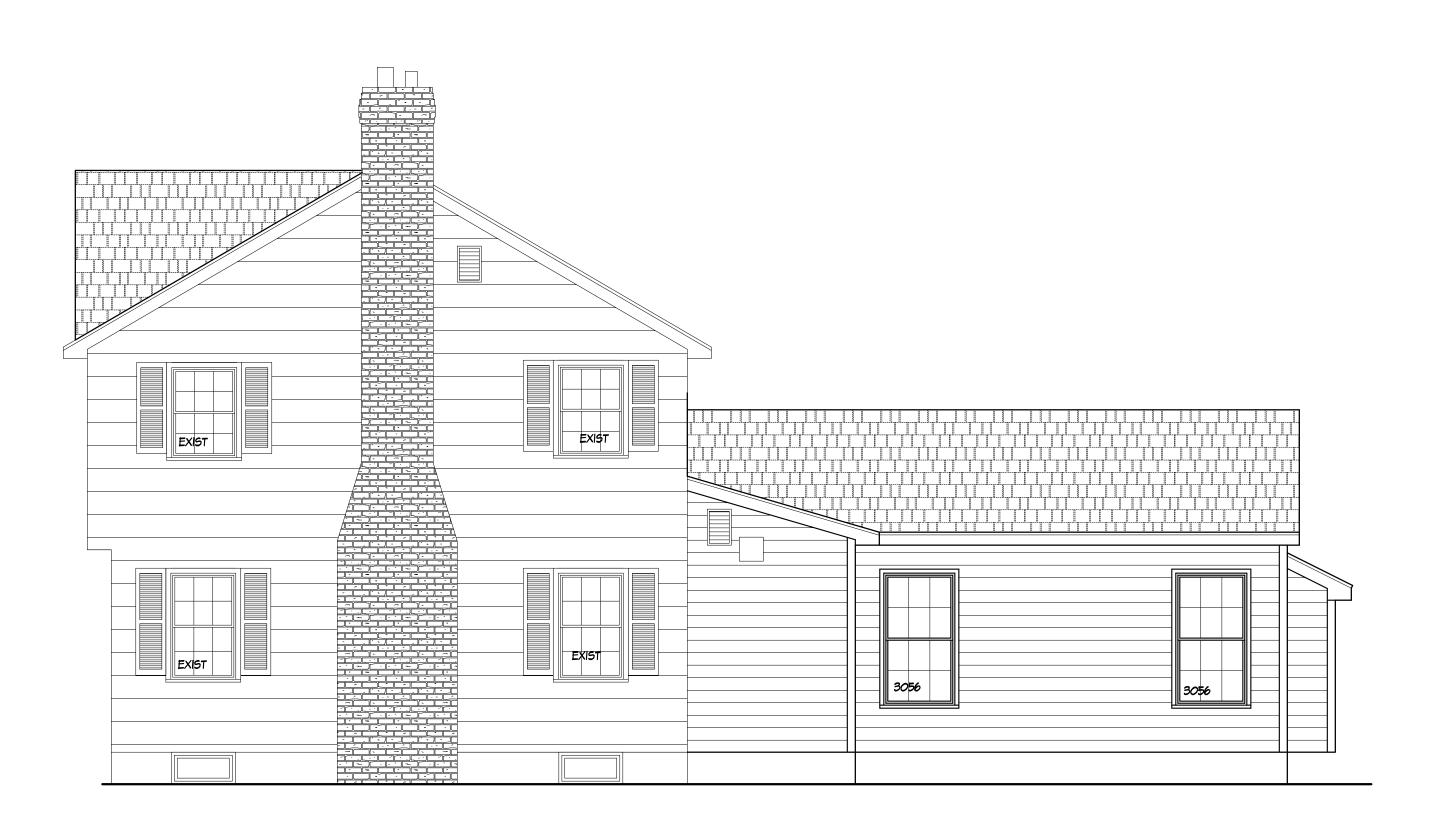
WITHOUT THE WRITTEN PERMISSION AND CONSENT OF

FRONT ELEVATION

SEPTEMBER 2024







RIGHT SIDE ELEVATION - PREVIOUSLY APPROVED



LEFT SIDE ELEVATION - PREVIOUSLY APPROVED



RIGHT SIDE ELEVATION - NEWLY PROPOSED



LEFT SIDE ELEVATION - NEWLY PRPOSED



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PROJECT:

ADDITION TO RESIDENCE
4 CRICKET HILL DRIVE
PITTSEORD NY

CLIENT:

M/M PIETROPAOLI

DRAWING:
SIDE ELEVATIONS

AWN:

DATE: SEPTEMBER 2024

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

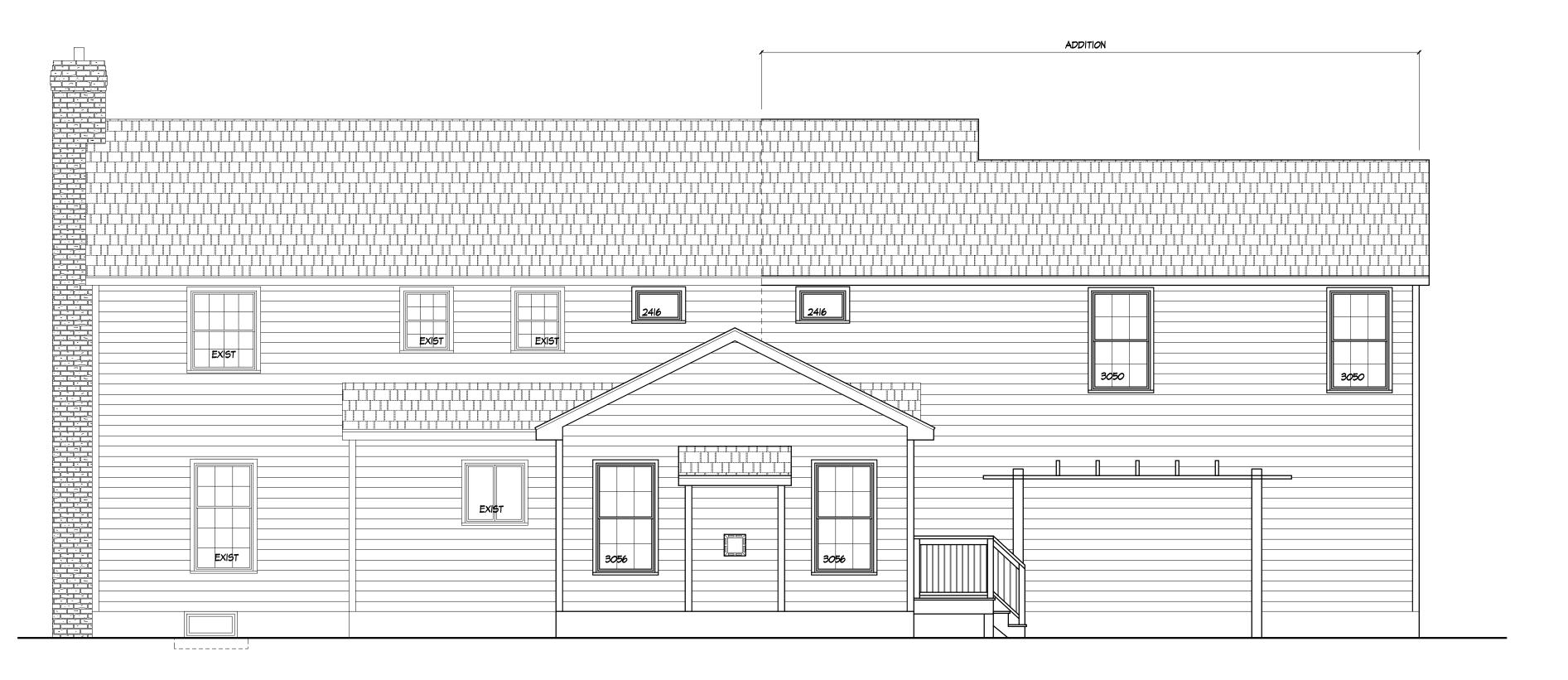
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SHEET:

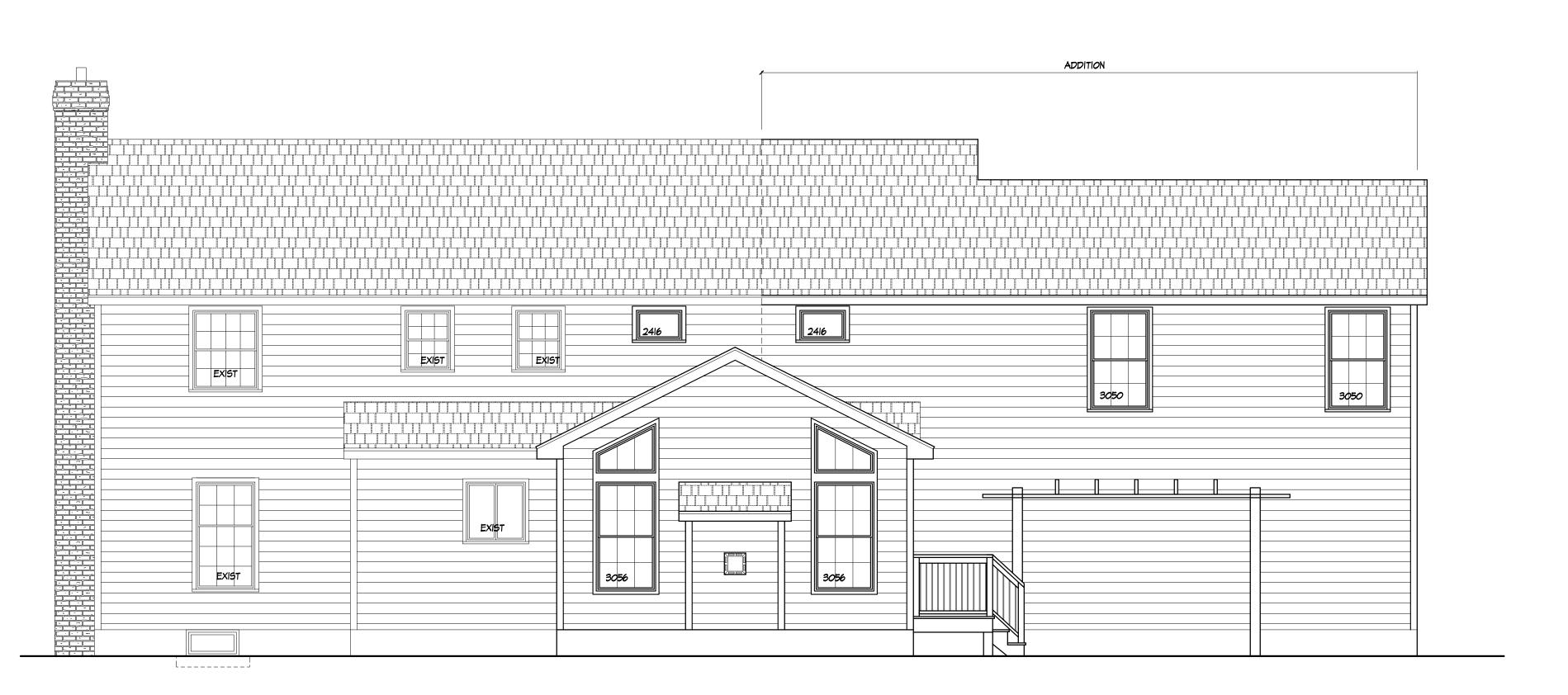
•

OF **4** SHEE





REAR ELEVATION - PREVIOUSLY APPROVED



REAR ELEVATION - NO CHANGE



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ADDITION TO RESIDE

M/M PIETRO

DRAWING: REAR ELEVATION - PROPOSED & EXISTING

DRAWN: JTL/PM

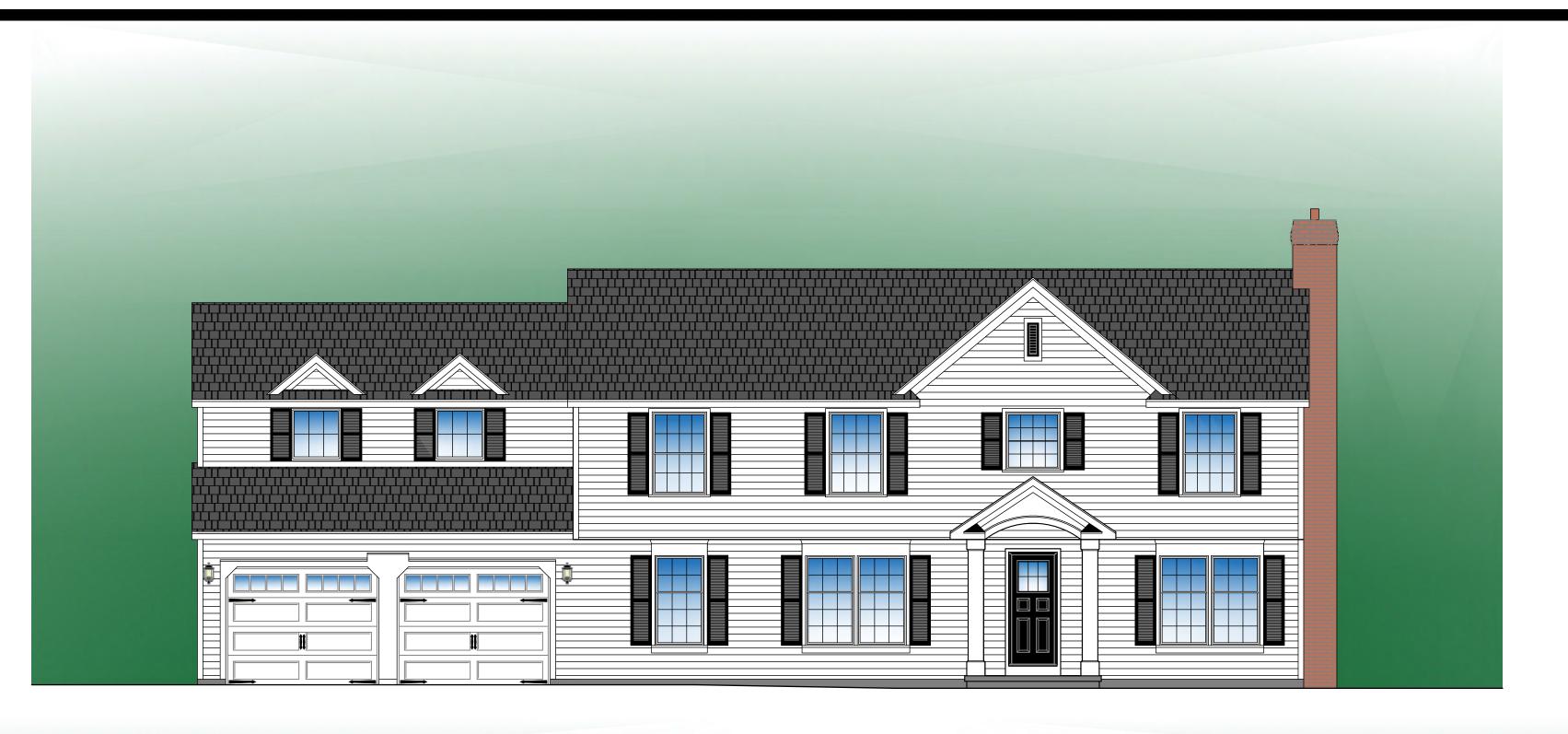
DATE: SEPTEMBER 2024

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

SHFFT.

OF **4** SHE











Randazze se Designer

101 EASTLAND AVE. ROCHESTER, NY 14618 PHONE: 585-267-6587

PIETROPAOLI RESIDENCE 4 CRICKET HILL DRIVE, PITTSFORD, NY

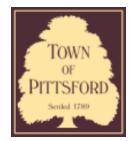
RENDERING

REVISION

ELEVATIONS

DATE: 9/17/2024

DRHPB



Town of Pittsford

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

Permit # B24-000104

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

DESIGN REVIEW AND HISTORIC PRESERVATION BOARD REFERRAL OF APPLICATION

Property Address: 94 Wilmarth Road PITTSFORD, NY 14534

Tax ID Number: 191.02-1-3.1

Zoning District: RN Residential Neighborhood

Owner: Ecklund, Curtis A
Applicant: Ecklund, Curtis A

Applica	ation	Type:	
D -	:	4:-I D:	D:

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

Project Description: Applicant is requesting design review for an approximate 720 square foot addition off the barn.

Meeting Date: October 10, 2024

94 N Wilmarth Road



Printed August 22, 2024 1:2,257 95 190 380 ft 100 m

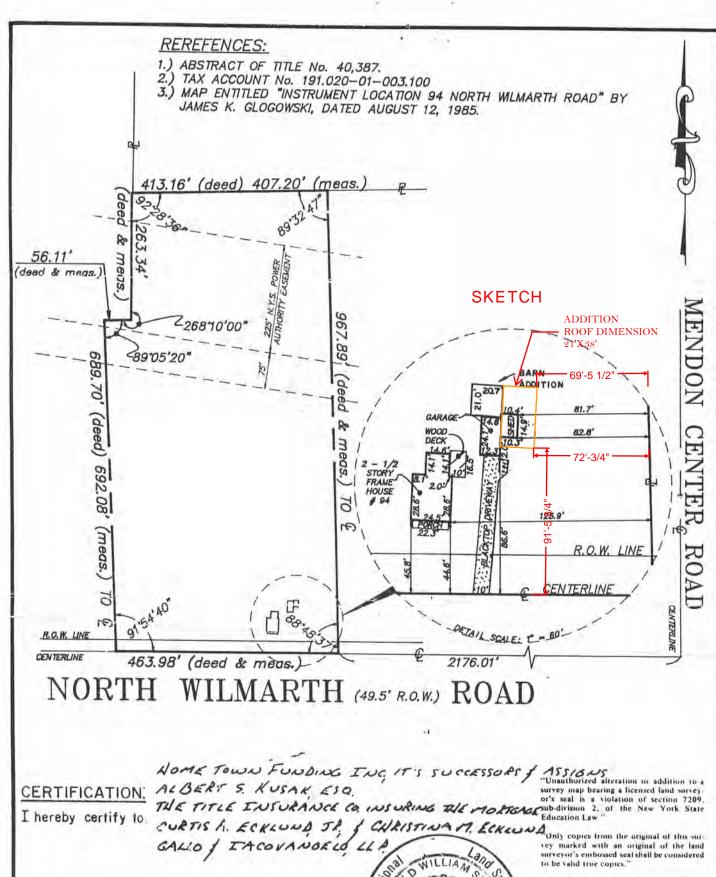
Town of Pittsford GIS

25

50

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.





that this map was made JUNE 1, 1998 from notes of an Instrument Survey completed JUNE 1, 1998 nd references

listed above: oraldw.

RONALD W. STAUB, NYS.L.S. # 44621

"Certifications indicated hereon signify that This survey was prepared in accordance with the existing Code of Practice for Land Survey's adopted by the New York State Association of Professional Land Surveyors. Agadeducion of Professional Land Surveyors. Said certifications shall run only to the person for whom the survey is prepared, and on his behalf to the title company, governmental agency and lending institution listed hereon, and to the assignees of the lending institution. Certifications are not transferable to additional institutions or subsequent owners."

TITLE

CV

Z

INSTRUMENT SURVEY MAP

94 NORTH WILMARTH ROAD, PART OF TOWN LOTS 43 & 44, TOWNSHIP 12, RANGE 5, PHELPS & GORHAM PURCHASE, TOWN OF PITTSFORD, COUNTY OF MONROE, STATE OF NEW YORK

ate of New

CLIENT: VINCENT E. & JOHANNA LEE VERNA c/o JOSEPH G.INTERLICHIA, ESQ. 145 LAKE AVENUE ROCHESTER, NEW YORK 14608



RONALD W. STAUB LAND SURVEYORS

320 Reynolds Arcade Rochester, N.Y. 14614

SCALE: = 200'

JOB NO!

REDATE: 90-02-02 DATE:

JUNE 1, 1998

FILE NO:

90054INS.DWG

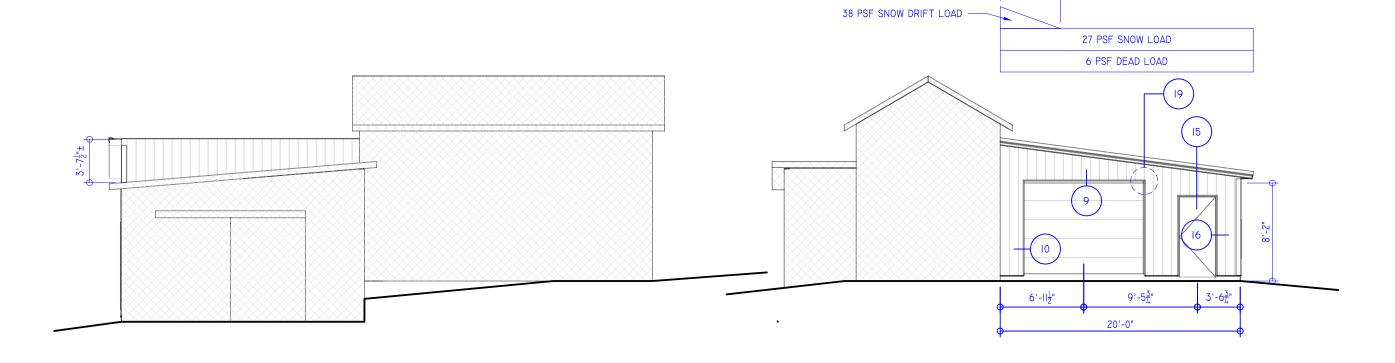
900548

94-08-03

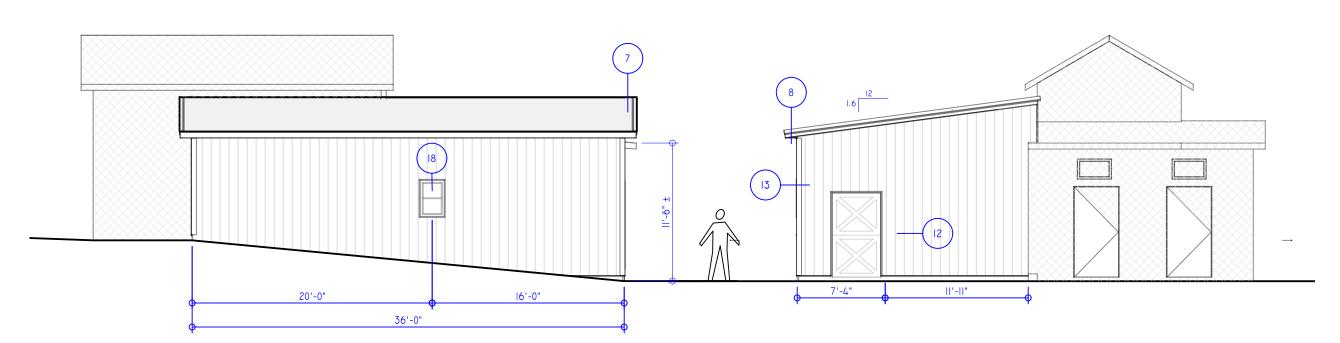


STALL BARN ADDITION 24-11371: CURTIS ECKLUND 94 NORTH WILMARTH ROAD PITTSFORD, NY 14534





5'-0"

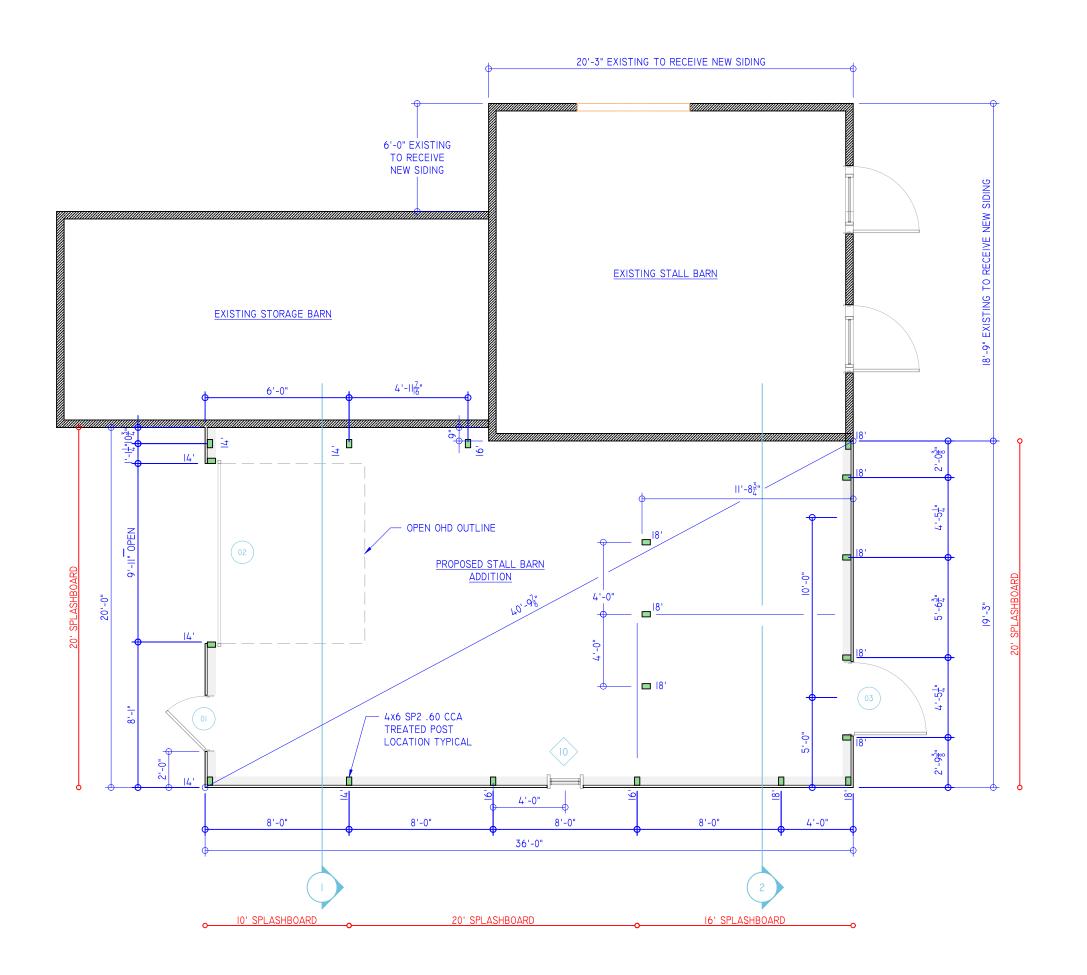


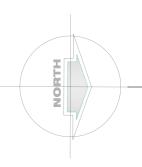
ELEVATIONS |/8" = |'-0"

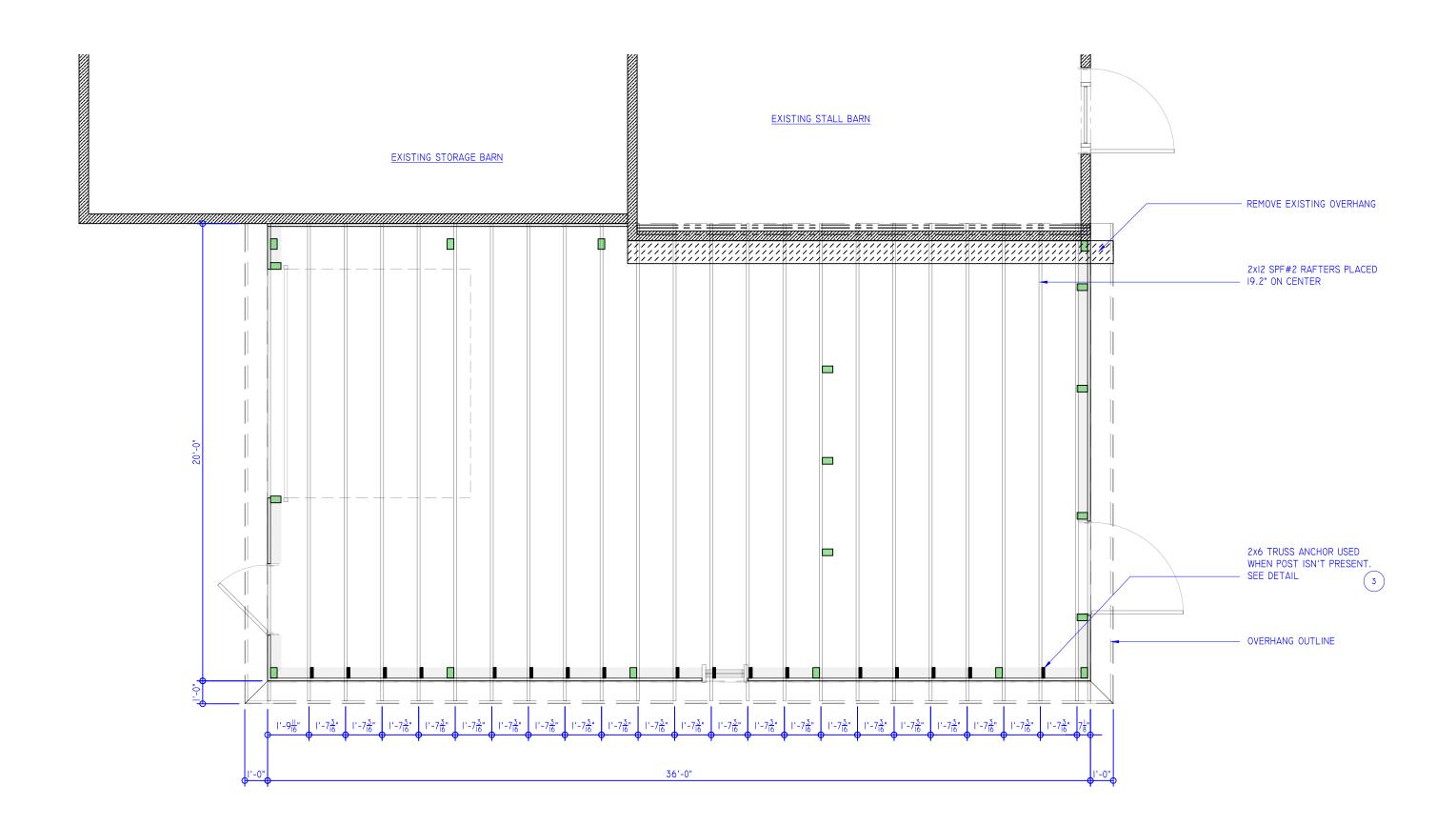
BUILDING OCCUPANCY:	AGRICULTURAL	GROUND SNOW LOAD (PG)	40	BTM CHORD DEAD LOAD (PSF):	I	TERRAIN CATEGORY:	С	DESIGN SNOW LOAD:	27.0
TYPE OF CONSTRUCTION:	5B	ELEVATION ABOVE SEA LEVEL:	649	BUILDING CATEGORY:	1	SNOW EXPOSURE FACTOR:	1.0	BASIC WIND SPEED:	105
PRESUMED SOIL BRG (PSF):	1500	TOP CHORD DEAD LOAD (PSF):	5	IMPORTANCE FACTOR:	.8	THERMAL FACTOR:	1.2	DESIGN WIND PRESSURE (PSF):	16

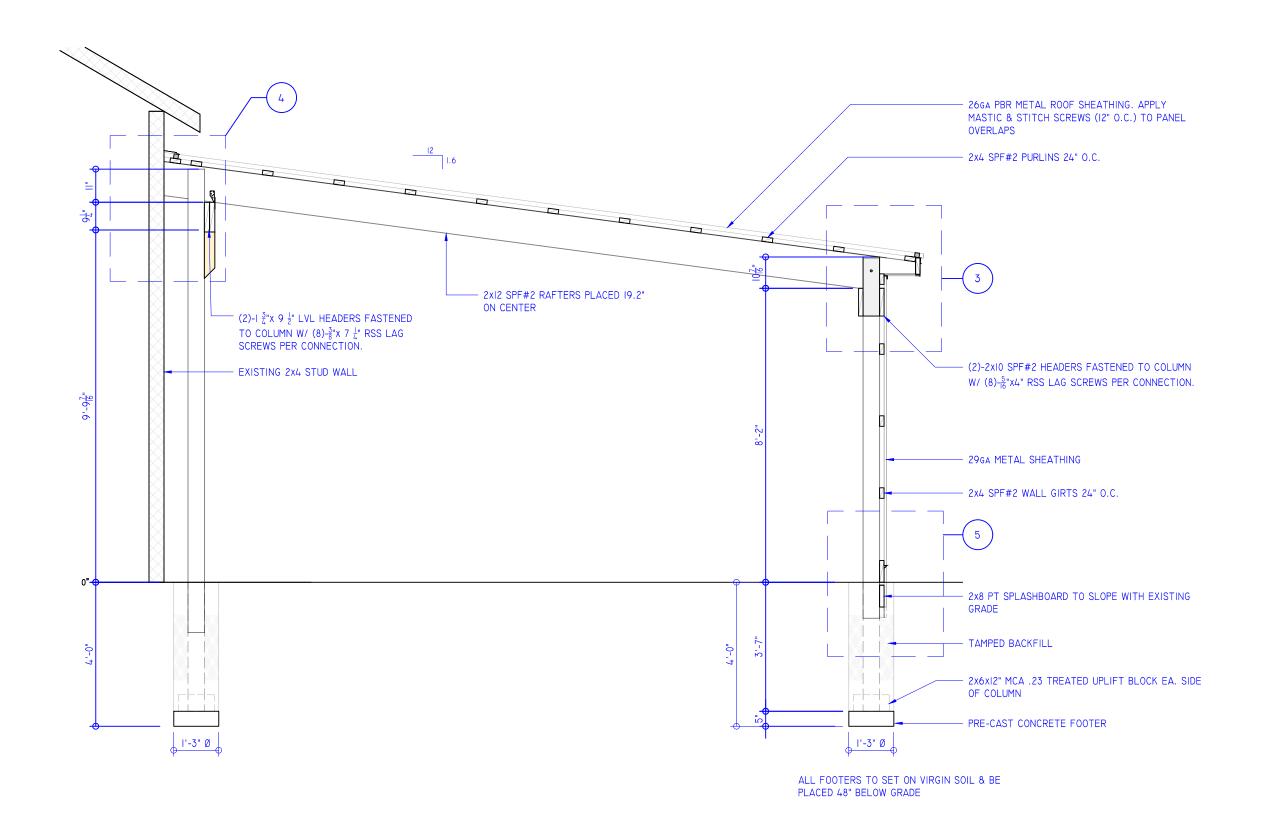
(R.S.) - RING SHANK
(N.I.C.) - NOT IN CONTRACT
(O.C.) - ON CENTER
(TYP.) - TYPICAL
(F.F.) - FINISH FLOOR
SHEET INDEX
COVER
AI.1 - FLOOR PLAN
AI.2 - ROOF LAYOUT
A.3.1 - SECTIONS
A.3.2 - SECTIONS
A.5.1 - DETAILS
A.5.3 - DETAILS

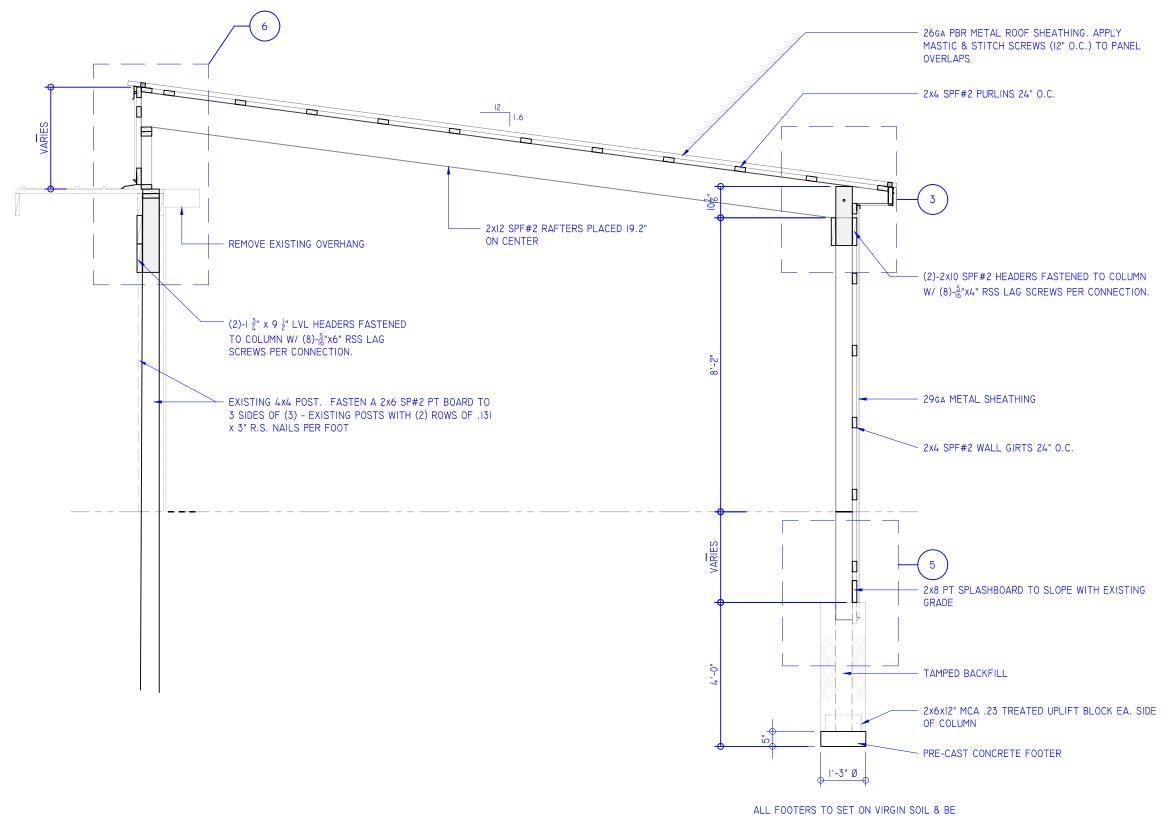


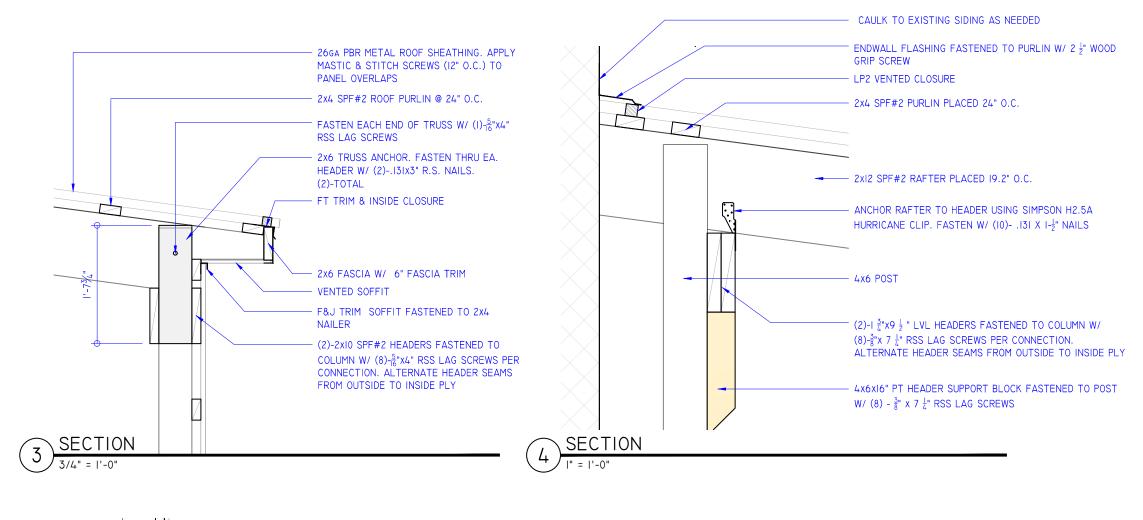


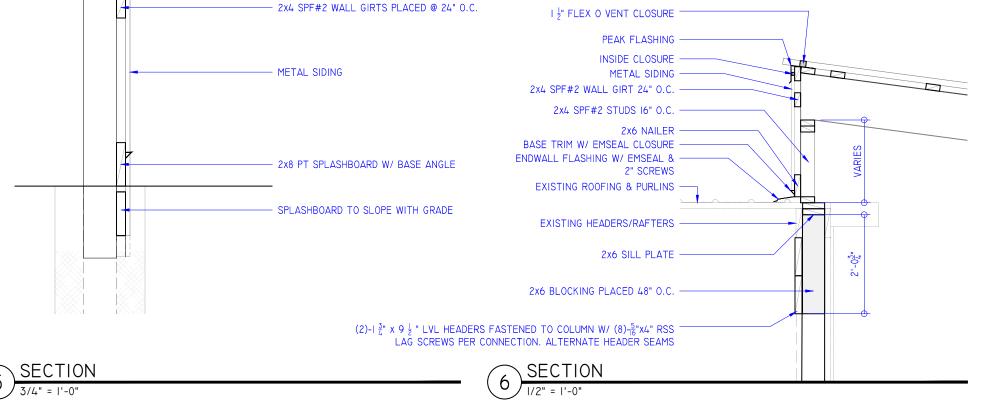


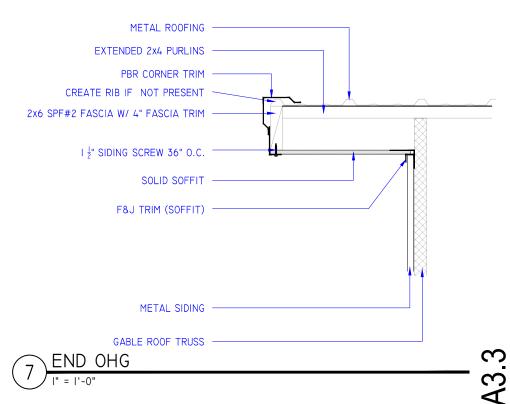


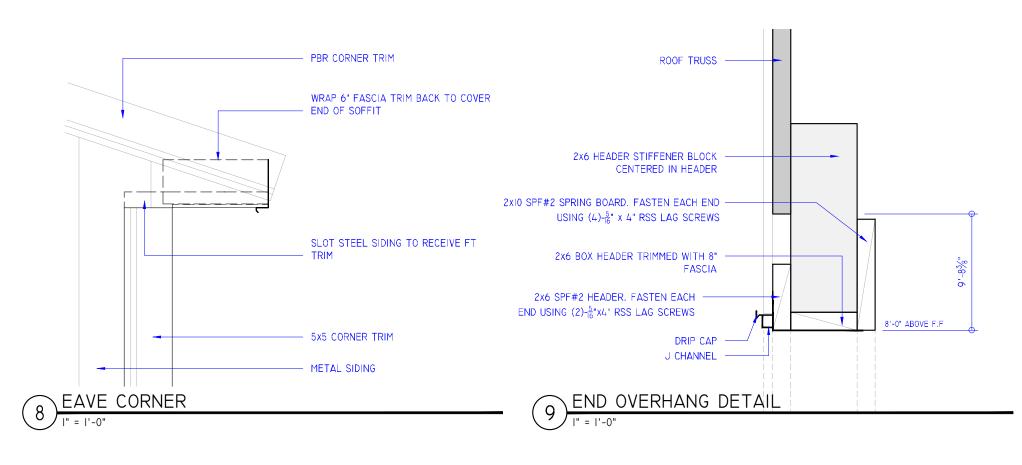


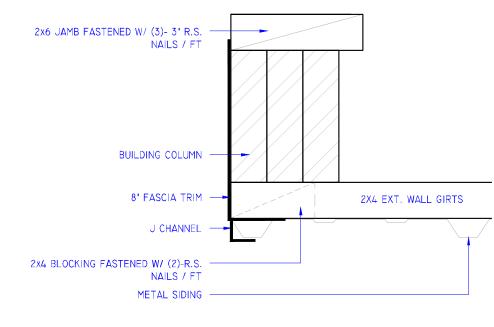




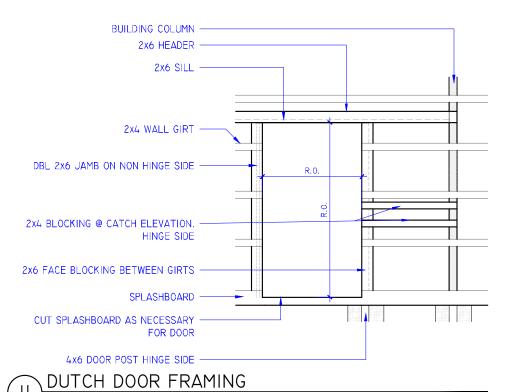


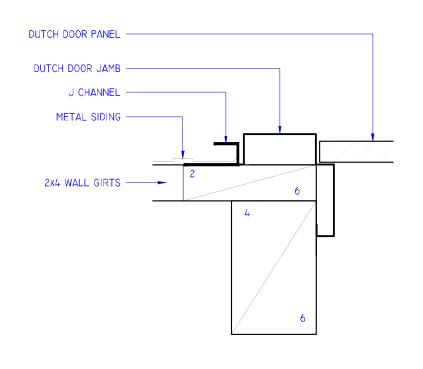


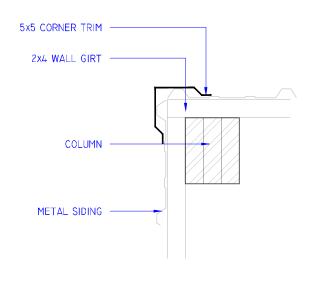




OHD JAM 3" = 1'-0"



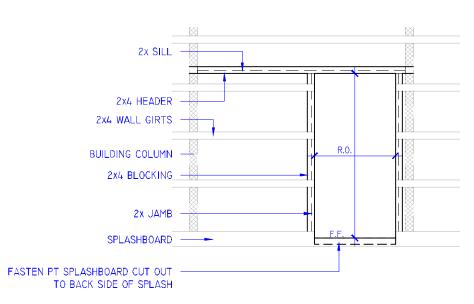


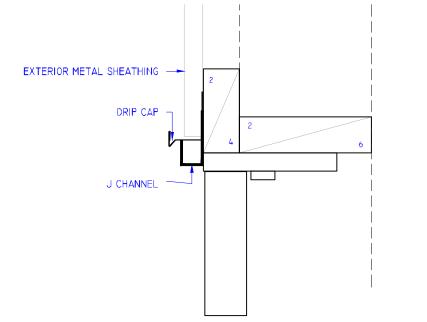


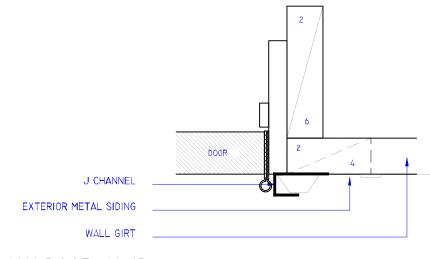
DUTCH DOOR JAMB

3" = 1'-0"

CORNER DETAIL





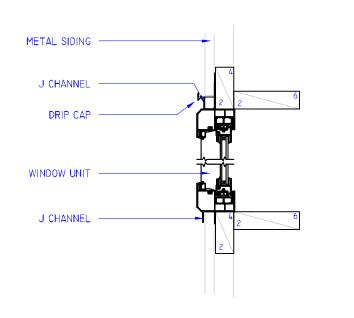


MAN DOOR FRAME DETAIL

MAN DOOR HEADER

MAN DOOR JAMB

2x FULL LENGTH BUCK TOP & BOTTOM 2x4 HEADER PLACED AT THE TOP & BOTTOM 2X BUCK 2x4 TRIM BLOCKING 2x4 WALL GIRTS BUILDING COLUMN



J CHANNEL DRIP CAP. EXTEND PAST J TRIM I/2" NOTCH VERTICAL J CHANNEL AND PLACE FLAT TAB BEHIND DRIP CAP PLACE SLIT IN METAL SIDING 1/4" UP FROM TOP OF HORIZONTAL J TRIM CAULK BOTTOM OF DRIP CAP ALONG STEEL SLIT RUN BEAD OF CAULK BEHIND STEEL VERTICALLY NAILING FLANGE OF TRIM J CHANNEL DRIP CAP TRIM DETAIL

3" = 1'-0"

WINDOW FRAME DETAIL
3/8" = 1'-0"

WINDOW SECTION

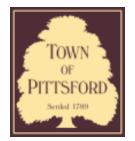
	DOOR SCHEDULE											
#	MANUF.	WIDTH	HEIGHT	MODEL	PANEL	HARDWARE	TYPE	HEAD DTL	JAMB DTL	RO	QTY	
	NORTH CNTY	3'-0"	6'-8"	NOVATECH	FLUSH	Α	MAN DOOR	15	16	38 I/2" x 82"	- 1	
2	OPENING	10'-0"	8'-0"	-			OHD	9	10	II9" X 96"	1	
3	PLYCO	4'-0"	7'-0"	AP-4700		В	DUTCH DOOR	15	12	49-I/2" x 87-3/8"		

	WINDOW SCHEDULE										
#	MANUF.	WIDTH	HEIGHT	MODEL	TYPE	PANEL	HEAD DTL	RO	QTY		
10	SILVERLINE	2'-0"	3'-0"	2127	SINGLE HUNG	LOW E	18	24" x 36"	- 1		

HARDWARE

A - KNOB LOCKSET B - INCLUDE EJS-4700 JAMB KIT

	FASTENER SCHEDULE									
ITEM	QTY	FASTENER	COMMENTS							
SPLASHBOARD	6	3" x .131 RS HDG	PER POST							
FASCIA	3	3" x .131 RS HDG	PER CONNECTION							
EXT. WALL GIRTS	4	3" x .131 RS HDG	PER POST							
INTERIOR GIRTS	2	3" x .131 RS HDG	PER CONNECTION							
2x2 FIRE BLOCKING	2	3" x .131 RS HDG	PER CONNECTION							
PURLINS	3	3" x .131 RS HDG	PER CONNECTION							
TRUSS BRACING	2	3" x .131 RS HDG	PER CONNECTION							
48" Y BRACE BLOCKS	8	3" x .131 RS HDG	PER CONNECTION							
12" Y BRACE BLOCKS	8	3" x .131 RS HDG	PER CONNECTION							
UPLIFT BLOCKS	8	3" x .131 RS HDG	PER BLOCK							
STUDS	2	3" x .131 RS HDG	PER CONNECTION							
PT SILL PLATE	I	1/4"x 3 1/4" TAPCON	48" O.C.							
IX3 FURRING STRIPS	I	2" x .II3 RS HDG	PER CONNECTION							
7/16" OSB	I	2" x .II3 RS HDG	6" O.C.							



Town of Pittsford

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

Permit # B24-000129

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

DESIGN REVIEW AND HISTORIC PRESERVATION BOARD REFERRAL OF APPLICATION

Property Address: 24 Framingham Lane PITTSFORD, NY 14534

Tax ID Number: 150.20-1-6

Zoning District: RN Residential Neighborhood

Owner: Chaaban, Amal Applicant: Chaaban, Amal

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_	PP	110	uu	U 11	y	pc.

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

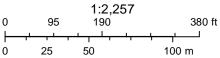
Project Description: Applicant is requesting design review for the addition of a two car garage extension and portico over the front door.

Meeting Date: October 10, 2024

RN Residential Neighborhood Zoning

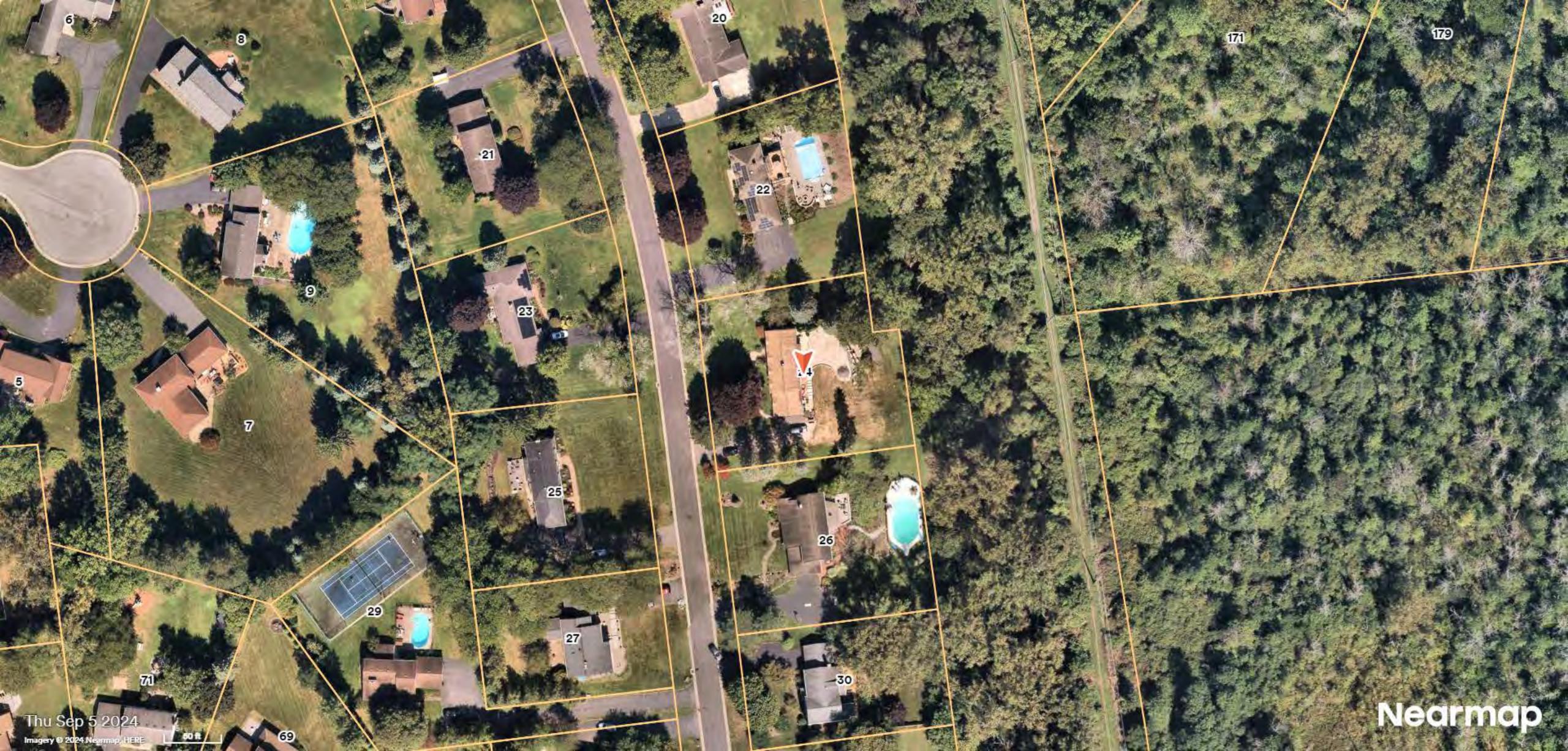


Printed October 2, 2024



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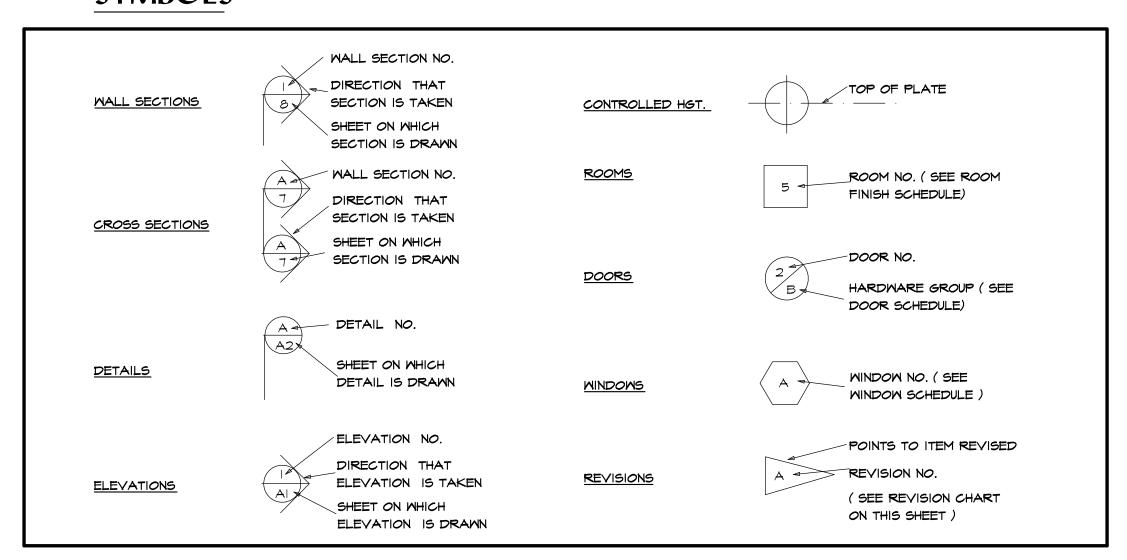
NOTES (GENERAL NOTES TO BE APPLIED AS NEEDED TO THIS REMODELING PROJECT)

- (I.) BUILDING IS CLASSIFIED AS A ONE FAMILY DWELLING. THE 2020 CODE SHALL PREVAIL AND BUILDING CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE REGARDLESS OF ANY MISSING OR INCOMPLETE DETAILS OR NOTES ON THE DRAWINGS.
- (3.) THE 2020 ENERGY CONSERVATION CODE SHALL PREVAIL AND BUILDING CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE REGARDLESS OF ANY MISSING OR INCOMPLETE DETAILS OR NOTES
- (4.) BUILDING CONTRACTOR AND HIS SUBCONTRACTORS SHALL CONFORM TO LOCAL CONSTRUCTION ORDINANCES AND SHALL VERTIL MORE
- (5.) ROOF TRUSS ENGINEERING AND SIZES DETERMINED BY AND ARE THE SOLE RESPONSIBILITY OF THE MANUFACTURER. (MFR.)
- (6.) NOTED DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.
- THESE DRAWINGS HAVE BEEN PREPARED FOR DESIGN AND STRUCTURAL REFERENCE ONLY. ELECTRICAL, MECHANICAL, PLUMBING, AND OTHER BUILDING SYSTEMS IF ANY, ARE TO BE PREPARED BY AND ARE THE RESPONSIBILITY OF OTHERS.
- (8.) BEARING CAPACITY OF SOIL IS ASSUMED AT 2000 P.S.F. AND CONTRACTOR SHALL VERIFY PRIOR TO PLACEMENT OF FOOTINGS.
- (9.) ALLOWABLE STRESSES OF MATERIALS:
 (A.S.D. THEORY AND METHODS HAVE BEEN USED IN THE STRUCTURAL DESIGN
 OF THE MASONRY, STEEL AND WOOD FRAMING OF THIS BUILDING.) (THE MEATHERING POTENTIAL FOR CONCRETE IS ASSUMED TO BE SEVERE. SEE
 - A.) CONCRETE (R402.2) MIN. COMPRESSIVE STRENGTH @ 28 DAYS PSI =
 FOOTINGS: 2500 PSI
 BASEMENT SLAB: 2500 PSI (W/ FIBER REINF. ADDITIVE, OPTIONAL)
 GARAGE & PORCH SLABS: 3500 PSI (AIR-ENTRAINED)
 BASEMENT WALLS: 3000 PSI (AIR-ENTRAINED WHERE
 EXPOSED TO WEATHER)
 POURED CONC. SHALL BE PROTECTED FROM FREEZE/THAW DURING CONSTRUCTION, OR AIR ENTRAINED CONC. MUST BE USED. (TABLE R402.2, NOTE 2.)
 - B.) STRUCTURAL STEEL TO BE ASTM A36
 - C.) WOOD JOISTS, BEAMS, HEADERS, AND RAFTERS SHALL HAVE AN EXTREME FIBER STRESS IN BENDING (FB) WITH REPETITIVE MEMBER USE OF 1150 P.S.I. (HEM FIR #2 OR BETTER.)
- IO.) FIREPLACES SHALL HAVE AN OUTSIDE AIR SOURCE FOR COMBUSTION WITH A DUCT, DAMPER ETC. \$ SHALL COMPLY WITH CODE SECTION RIOOI-RIO66 AS APPLICABLE.
- (II.) SETTING THE BUILDING ELEVATION IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND SHALL COMPLY WITH R403.1.7.3 OF THE CODE.
- (12.) THE CONTRACTOR SHALL INSTALL 4" HIGH NUMBERS ON THE FRONT OF THIS BUILDING TO IDENTIFY THE SITE ADDRESS. (SEE SECTION R319.)

- (13.) GLAZING IN DOORS, STORM DOORS, SIDELIGHTS, SHOWER SPACES, AND TUB ENCLOSURES IS DEEMED TO BE HAZARDOUS PER SECTION R308.4 OF THE 2020 CODE AND SHALL BE IDENTIFIED AS SUCH IN COMPLIANCE WITH SECTION R 308.1.

 DECORATIVE GLASS IS EXEMPT IN SWINGING DOORS AND SIDELIGHTS (SEE SECTION R308.4 EOR ADDITIONAL SIDELIGHTS (SEE SECTION R308.4 FOR ADDITIONAL HAZARDOUS LOCATIONS).
- (14.) DESIGN CRITERIA:
- A.) ROOMS OTHER THAN SLEEPING = 40 PSF LIVE LOAD SLEEPING ROOMS = 30 PSF LIVE LOAD
 - GROUND SNOW LOAD = 40 PSF (FIG R301.2(6)) D.) WIND SPEED - 115 MPH ULTIMATE, 89 MPH ASD, EXP. B
 WIND SPEED CONVERSION PER TABLE R301.2.1.3
 E.) SEISMIC DESIGN CATEGORY - A OR B - R301.2(2)
 - WEATHERING SEVERE FROST LINE DEPTH - 42"
 - TERMITE DAMAGE CONTACT LOCAL JURISDICTION
 - DECAY DAMAGE NONE TO SLIGHT WINTER DESIGN TEMPERATURE (1) DEGREE ICE BARRIER IS REQUIRED
 - ROOF TIE-DOWN REQUIREMENTS R802.11 (BASED UPON SPECIFIC ROOF DESIGN)
- M.) ENERGY COMPLIANCE DETAILS AND PATH NIIOI.IS
- (15.) FOOTINGS TO BEAR ON FIRM, LEVEL, UNDISTURBED NATURAL SOIL, FREE FROM FROST OR LOOSE MATERIAL
- (16.) DRAWING ALTERATION: DRAMING ALTERATION:
 THE FOLLOWING IS AN EXCERPT FROM THE N.Y.S. EDUCATION
 LAW ARTICLE 145. SECTION 7209 AND APPLIES TO THESE
 DRAMINGS. "IT IS A VIOLATION OF THIS LAW FOR ANY
 PERSON, UNLESS HE/SHE IS ACTING UNDER THE DIRECT
 SUPERVISION OF A LICENSED PROFESSIONAL ENGINEER
 OR ARCHITECT TO ALTER AN ITEM IN ANY WAY. IF AN
 ITEM BEARING THE SEAL OF AN ENGINEER OR ARCHITECT
 IS ALTERED, THE ALTERING ENGINEER OR ARCHITECT
 SHALL AFFIX TO THE ITEM HIS/HER SEAL AND THE NOTATION
 "ALTERED BY" FOLLOWED BY HIS/HER SIGNATURE AND THE
 DATE OF SUCH ALTERATION AND A SPECIFIC DESCRIPTION
 OF THE ALTERATION."
- (17.) WHERE LOCAL EXHAUST OR WHOLE-HOUSE MECHANICAL VENTILATION IS PROVIDED, THE EQUIPMENT SHALL BE DESIGNED IN ACCORDANCE WITH SECTION MISOT OF THE
- (18.) "CODE" SHALL MEAN THE 2020 RESIDENTIAL CODE OF NEW YORK STATE. "ENERGY CONSERVATION CODE" OR "ENERGY CODE" SHALL MEAN CHAPTER II OF THE CODE.
- (19.) TO THE BEST OF MY KNOWLEDGE, BELIEF AND PROFESSIONAL JUDGEMENT, THESE PLANS ARE IN COMPLIANCE WITH THE ENERGY CONSERVATION CODE.

SYMBOLS



ABBREVIATIONS

APPROX	-APPROXIMATE	FT (')	<i>-</i> F00T	0.H.D	-OVERHEAD DOOR
ŧ	-AND	FTG	-FOOTING	O/ HANG	-OVERHANG
@	-AT	FDN	-FOUNDATION	0/	-OVER
A.V.	-APPLIED VALLEY	GYP	-GYPSUM	OPT	-OPTIONAL
BM	-BEAM	HND'CP	-HANDICAP	P.D.R	-POWDER ROOM
BLK	-BLOCK	HGT	-HEIGHT	PSF	-POUNDS PER SQ. FT.
BD	-BOARD	HM	-HOT WATER	PSI	-POUNDS PER SQ. IN.
BLDG	-BUILDING	HDR	-HEADER	P.T.	-PRESSURE TREATED
BTR	-BETTER	IN (")	-INCH	PLY'WD	-PLYWOOD
CLG	-CEILING	INCL	-INCLUDE	REQ'D	-REQUIRED
CL	-CENTERLINE	INFO	-INFORMATION	RM	-ROOM
COL	-COLUMN	ID	-INSIDE DIAMETER	RES	-RESIDENTIAL
CONC	-CONCRETE	INSUL	-INSULATION	R'S	-RISERS
CONT	-CONTINUOUS	INT	-INTERIOR	RD & SH	-ROD & SHELF
COMM	-COMMERCIAL	JT	-JOINT	5	-SOUTH
CRS	-COURSES	JSTS	-JOISTS	SKY'LT	-SKYLIGHT
DL	-DEAD LOAD	LT	-LIGHT	SH	-SHELF
DIA	-DIAMETER	LL	-LIVE LOAD	SH'S	-SHELVES
DBL	-DOUBLE	MFR	-MANUFACTURER	STOR	-STORAGE
DN	-DOWN	MAX	-MAXIMUM	STL	-STEEL
DMG	-DRAWING	MECH	-MECHANICAL	SUSP	-SUSPENDED
DIM	-DIMENSION	MTL	-METAL	SYN	-SYNTHETIC
ELEC	-ELECTRIC	MIN	-MINIMUM	T.B.D.	-TO BE DETERMINED
EXP	-EXPANSION	MISC	-MISCELLANEOUS	T'S	-TREADS
EXT	-EXTERIOR	N	-NORTH	(TYP)	-TYPICAL
FT (')	-FEET	NTS	-NOT TO SCALE	T\$6	-TONGUE & GROOVE
FIN	-FINISH	NO	-NUMBER	∨.I.F.	-VERIFY IN FIELD
FLR	-FLOOR	OPNG	-OPENING	W	-WITH
I ST	-FIRST	O/A	-OVERALL	Wo	-WITHOUT
FLUOR	-FLUORESCENT			. , -	

MARK COVERT & ISABEL CORDOVA RESIDENCE GARAGE ADDITION

24 FRAMINGHAM LN., PITTSFORD, NEW YORK

MARK COVERT & ISABELA CORDOVA, HOMEOWNERS

(THIS IS AN UNHEATED GARAGE ADDITION)



1387 FAIRPORT ROAD SUITE #560 FAIRPORT, NY 14450-2002 PH. (585) 223-6420 www.carinidesigns.com



Also doing business as DW/ELI @theFingerLakes LIVE WELL, DO WELL.

61 NORTH MAIN STREET CANANDAIGUA, NY 14424 PH. 585-223-6422

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It is a violation of Section 7209 (2) of the Education Law for any person, unless acting under the direction of a licensed Engineer to alter any item in these documents in any way. Any licensee who alters these documents is required by law to affix his/her seal and signature and date with notification "altered by" followed by

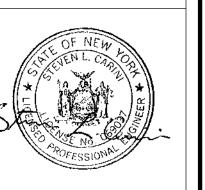
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RESIDENTIAL GARAGE ADDITION

MARK COVERT & ISABELA CORDOVA

Job Location:

24 FRAMINGHAM LN., PITTSFORD, NEW YORK

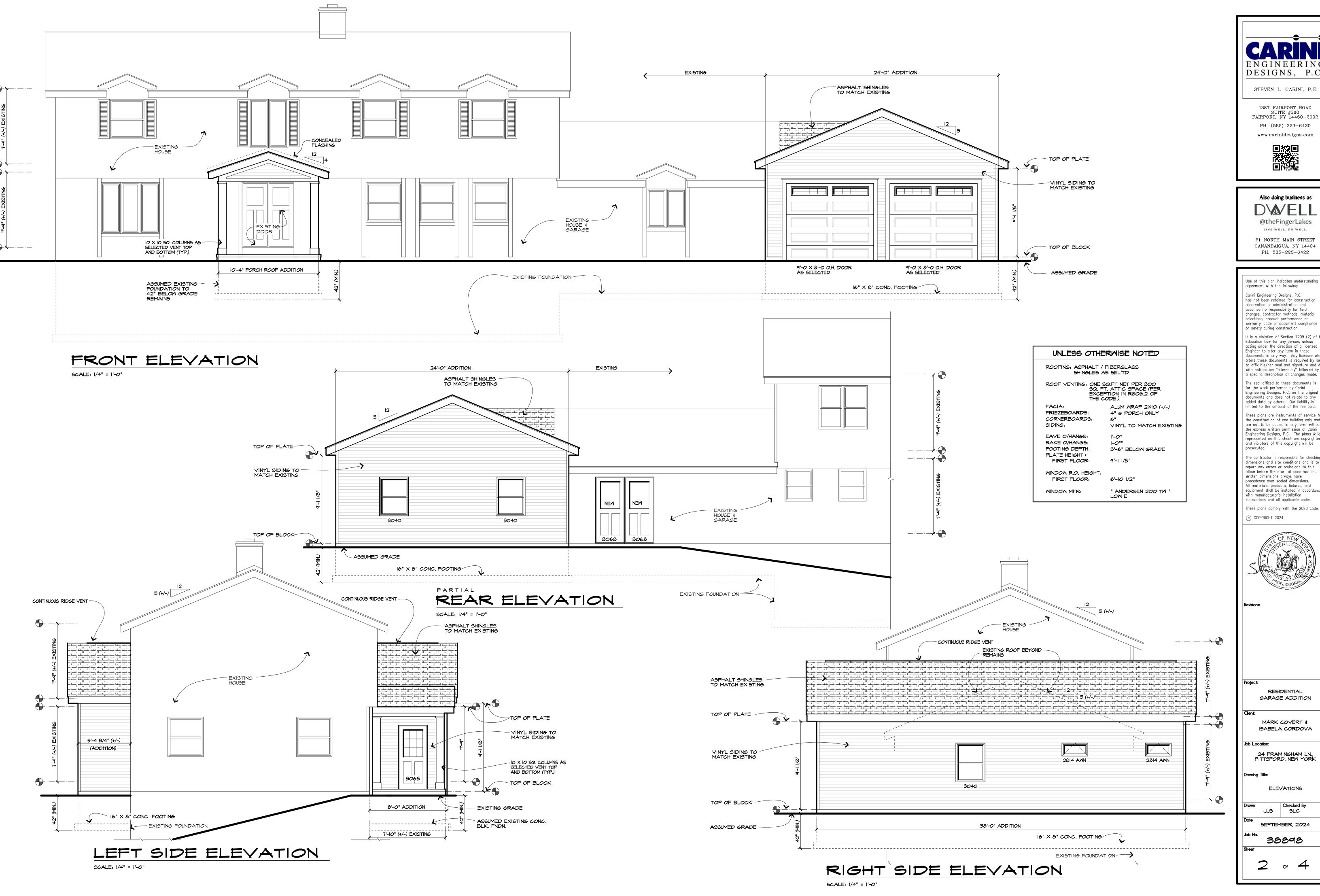
Drawing Title:

COVER SHEET & NOTES

SEPTEMBER, 2024

38898

Of



DESIGNS, P.C. STEVEN L. CARINI, P.E.

> 1387 FAIRPORT ROAD SUITE #560 FAIRPORT, NY 14450–2002 PH. (585) 223-6420



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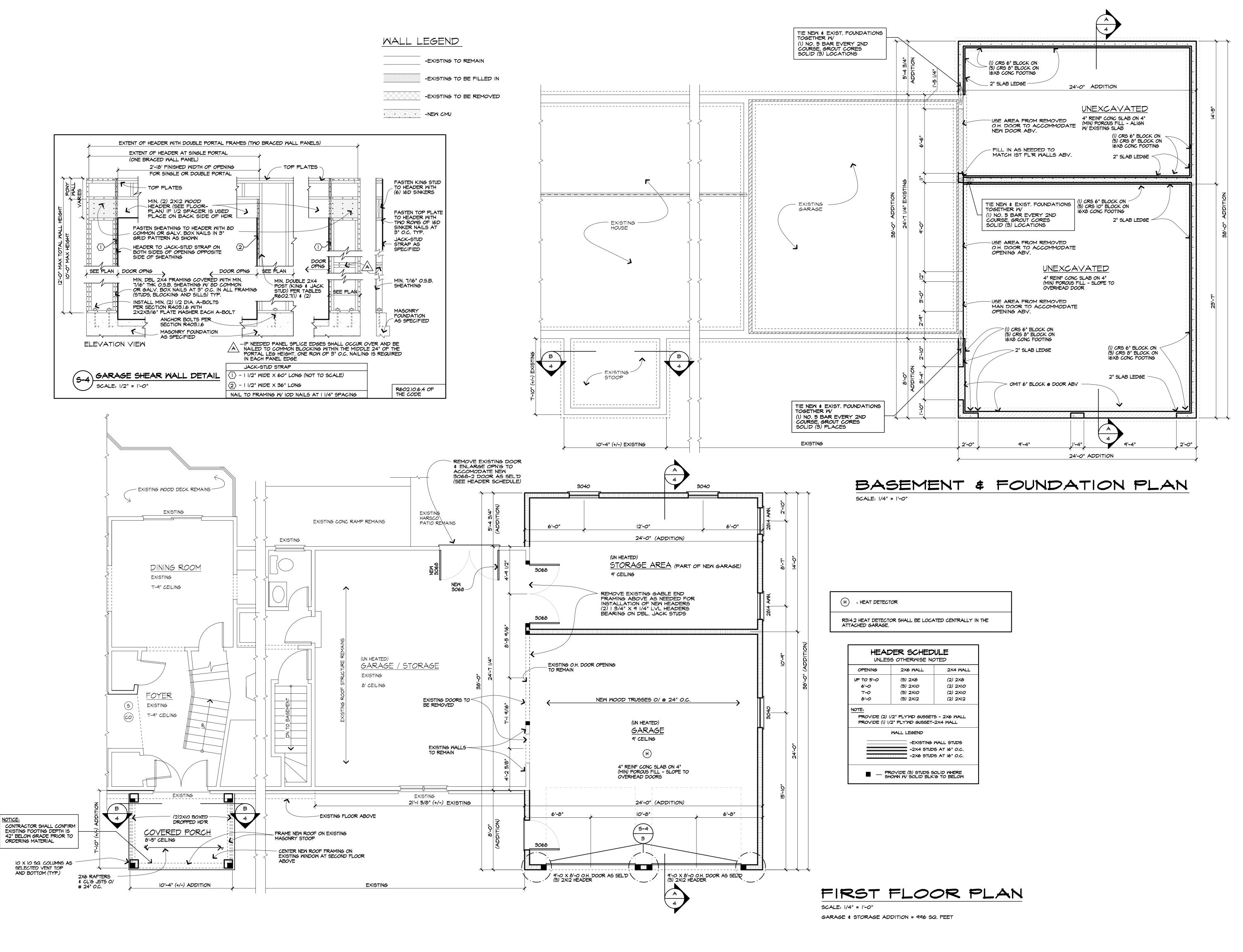
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RESIDENTIAL

MARK COVERT \$ ISABELA CORDOVA

24 FRAMINGHAM LN., PITTSFORD, NEW YORK ELEVATIONS

SEPTEMBER, 2024 38898





STEVEN L. CARINI, P.E.

SUITE #560
FAIRPORT, NY 14450-2002
PH. (585) 223-6420
www.carinidesigns.com

1387 FAIRPORT ROAD

Also doing business as

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with manufacturer's installation instructions and all applicable codes.

These plans comply with the 2020 code.

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Revisions:

RESIDENTIAL GARAGE ADDITION

MARK COVERT \$
ISABELA CORDOVA

Job Location:

24 FRAMINGHAM LN., PITTSFORD, NEW YORK

Drawing Title:

BASEMENT \$
FLOOR PLANS

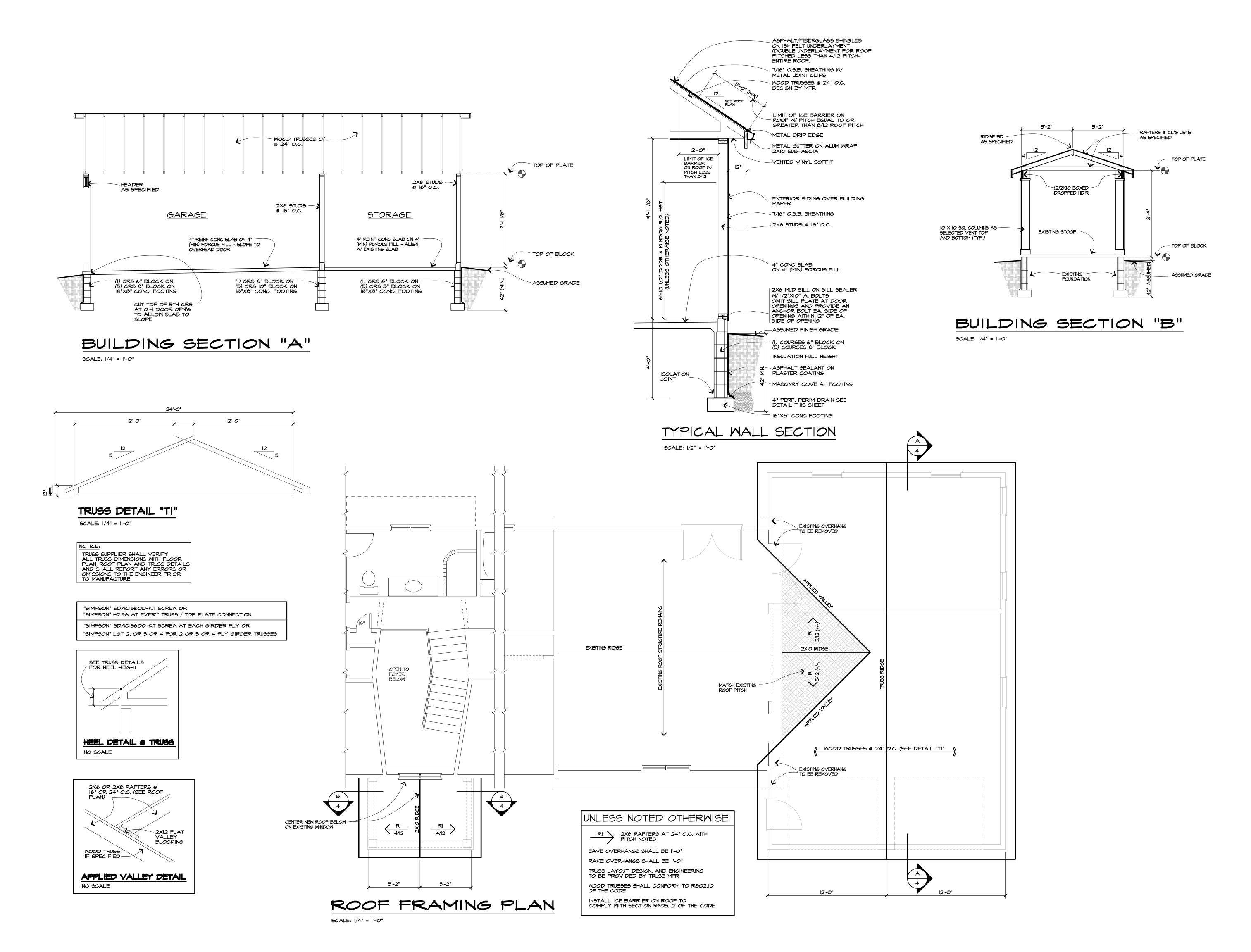
FLOOR PLANS

JJS SLC

late
SEPTEMBER, 2024

38898

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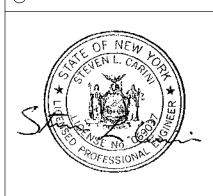
prosecuted.

The contractor is responsible for checking dimensions and site conditions and is to report any errors or omissions to this office before the start of construction. Written dimensions always have precedence over scaled dimensions. All materials, products, fixtures, and equipment shall be installed in accordance with manufacturer's installation

instructions and all applicable codes.

These plans comply with the 2020 code.

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RESIDENTIAL GARAGE ADDITION

MARK COVERT &
ISABELA CORDOVA

24 FRAMINGHAM LN., PITTSFORD, NEW YORK

ıwına Titler

ROOF FRAMING PLAN & SECTIONS

wn Checked By
JJS SLC

SEPTEMBER, 2024 b No. 38898

4 of 4



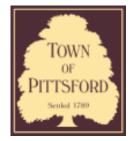












Town of Pittsford

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

Permit # RA20-000182

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

DESIGN REVIEW AND HISTORIC PRESERVATION BOARD REFERRAL OF APPLICATION

Property Address: 10 Poinciana Drive PITTSFORD, NY 14534

Tax ID Number: 177.01-2-6.31

Zoning District: RN Residential Neighborhood

Owner: Goorman, Koen M Applicant: Goorman, Koen M

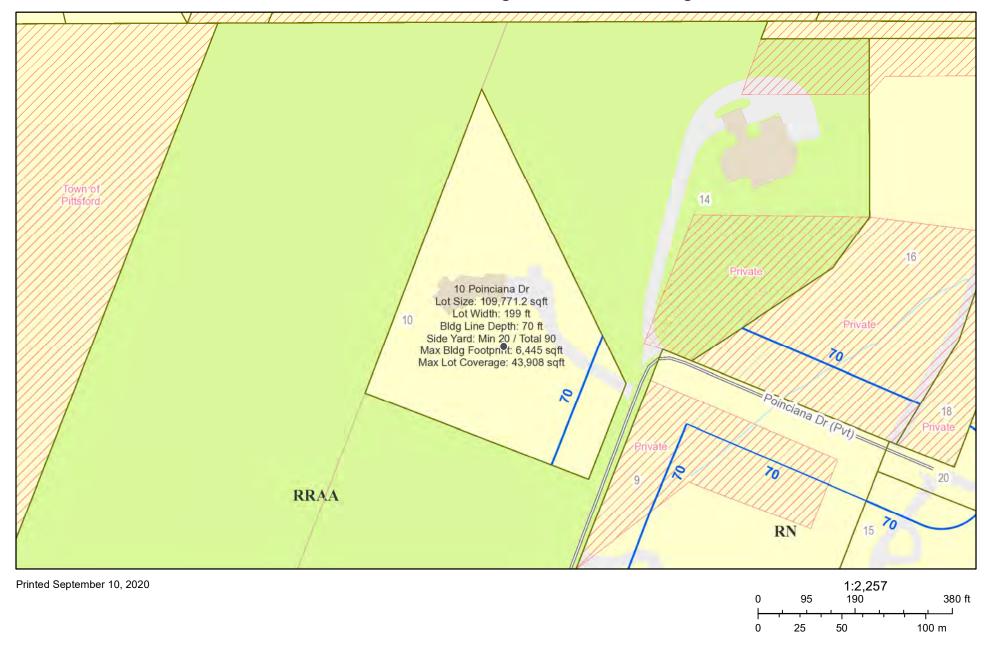
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✓	Residential Design Review §185-205 (B)	Build to Line Adjustment §185-17 (B) (2)
	Commercial Design Review §185-205 (B)	Building Height Above 30 Feet §185-17 (M)
	Signage §185-205 (C)	Corner Lot Orientation §185-17 (K) (3)
	Certificate of Appropriateness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

Project Description: Applicant is requesting design review for the oversized detached garage located to the east of the main home. This application did receive Zoning Board approval for the location, height and size of the structure.

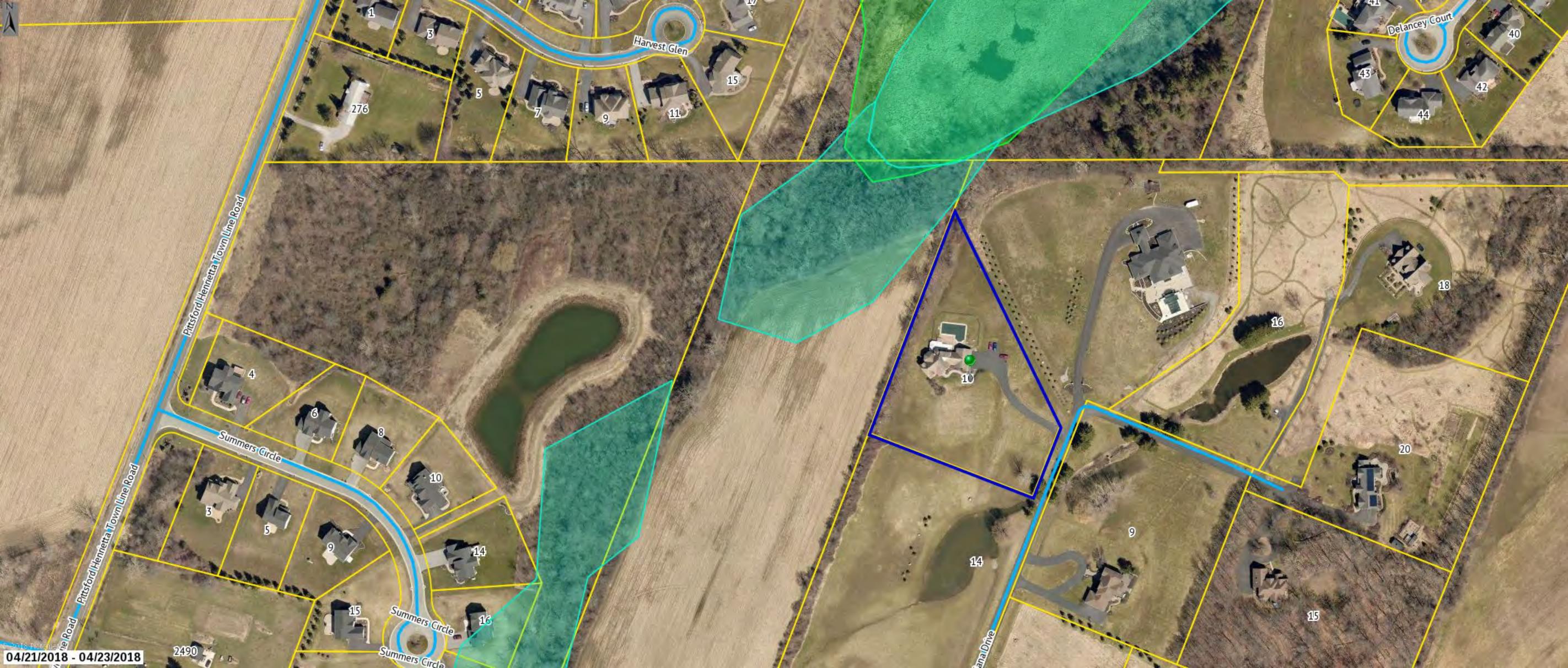
Meeting Date: October 10, 2024

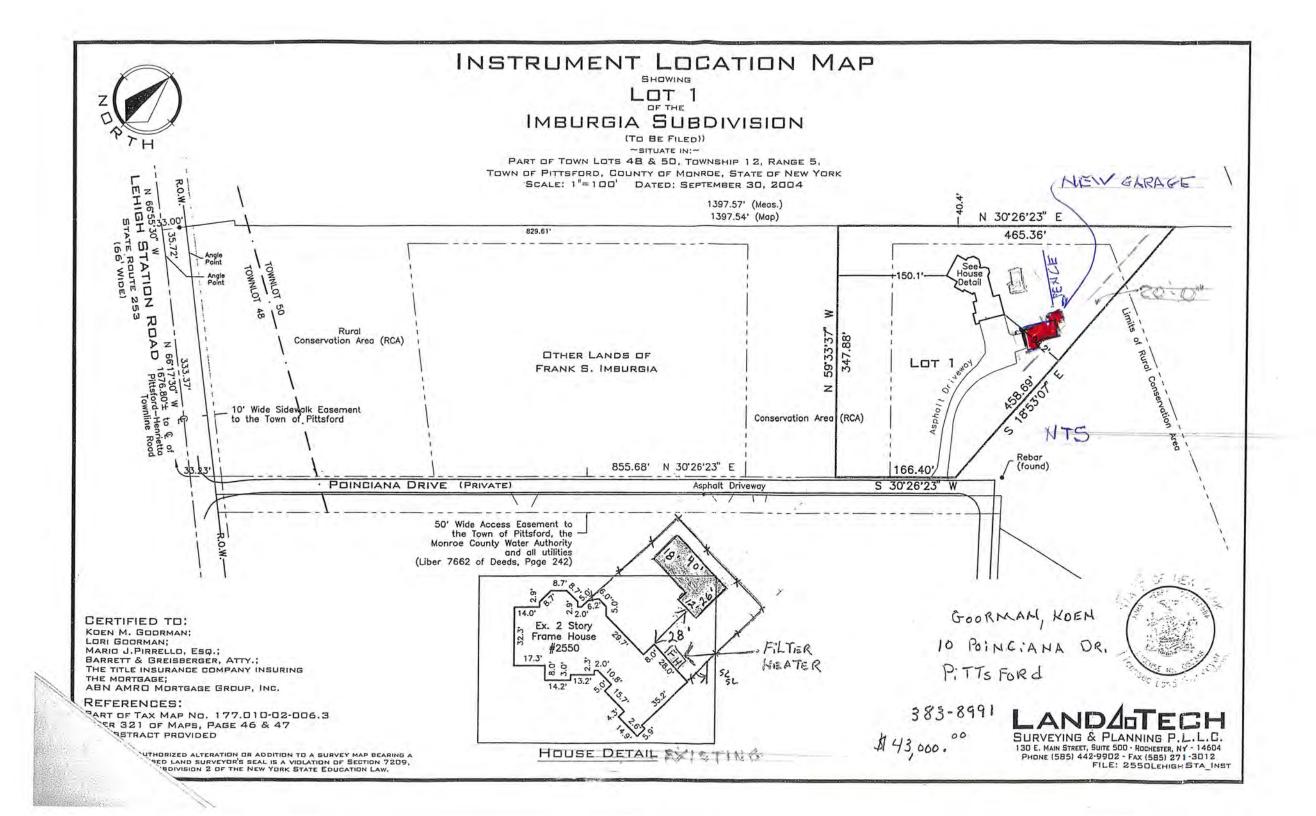
RN Residential Neighborhood Zoning

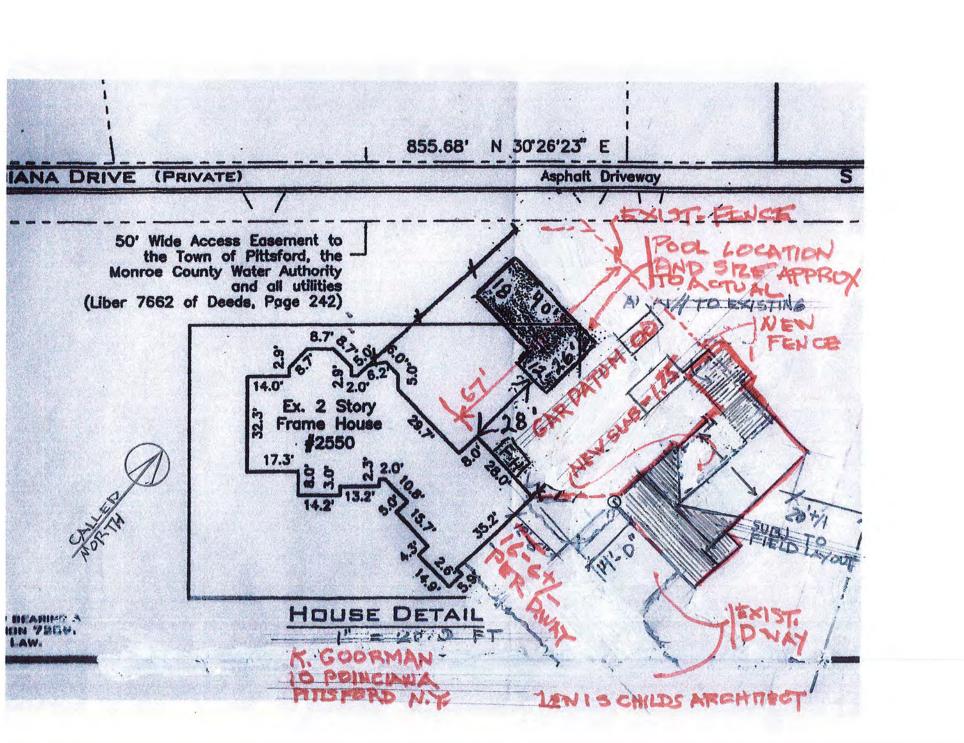


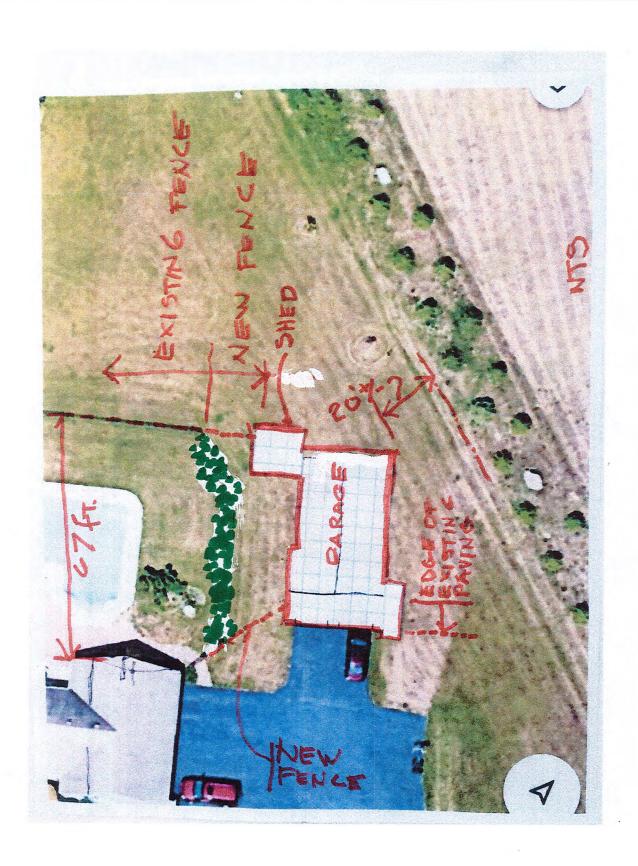
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NOTES

STRUCTURAL LUMBER STRENGTH SHALL BE 1,200 PSI AND MIN. E-1,000,000 EXCEPT AS OTHERWISE NOTED (OR #2 HEM-FIR AS NOTED)

STRUCTURE SHALL BE DESIGNED TO RESIST DEFLECTION OF CEILINGS.

CONTRACTOR SHALL VERIFY THAT THE EXISTING STRUCTURE IS CAPABLE OF CARRYING ALL NEW LOADING DURING AND AFTER CONSTRUCTION. ALL WOOD IN CONTACT WITH GRADE SLABS OR EARTH SHALL BE PRESSURE TREATED DOUBLE AND/OR TRIPLE HEADERS AROUND ALL OPENINGS AND UNDER WALLS ABOVE. PROVIDE FULL LOAD CARRYING CONTINUITY TO THE FOOTING AND PROVIDE PROPERLY SIZED LINTELS AND HEADERS WHERE REQUIRED.

OWNER/ARCHITECT RESERVES THE RIGHT TO REVIEW ALL SHOP, FABRICATION DRAWINGS, AND MATERIAL OR SYSTEM SUBMISSIONS AND TO SELECT ALL COLORS AND FINISHES FROM THE MANUFACTURER'S STANDARD RANGES.

SMOKE DETECTORS SHALL DETECT PARTICULATES OF COMBUSTION AND SOUND AN ALARM WITH A VISUAL QUE IN ACCORDANCE WITH CODE. UNITS SHALL BE HARD WIRED. SMOKE DETECTORS SHAL BE LOCATED AS REQUIRED BY CODE.

CONSTRUCTION SHALL COMPLY W/ ENERGY CONSERVATION CONST. CODE OF NYS.

MAKE NO CHANGES IN DESIGN INTENT, MATERIALS, STRUCTURE, FORM, OR ANY OTHER DESIGN FEATURES WITHOUT APPROVAL OF THE ARCHITECT. ARCHITECT RESERVES THE RIGHT TO REPORT ANY SUCH OBSERVATIONS TO THE PROPER APPROVING AUTHORITY. ANY DEVIATION FROM THESE DOCUMENTS RENDERS THE REGISTRATION SEAL OF THE ARCHITECT AFFIXED HERETO, INVALID AND WITHDRAWN.

MATE ALL NEW SIZES AND DETAILS TO THE EXISTING STRUCTURE SO THAT NO CHANGE IN SURFACE PLANE OF WALLS OR CEILINGS WILL OCCUR. CONSULT THE ARCHITECT IF FIELD CONDITIONS REQUIRE PROFESSIONAL SOLUTION TO ACCOMPLISH THIS COORDINATION. WHERE DETAILS ARE NOT INDICATED, THEY SHALL MATCH THE EXISTING.

VERIFY THE POSITION OF ALL EXISTING AND STRUCTURAL MEMBERS PRIOR TO LAYING OUT OF EQUIP. OR SYSTEMS. DO NOT CUT STRUCTURAL MEMBERS.

TO ACCOMODATE PIPES, DUCTS, CONDUITS OR THE LIKE EXCEPT AS ALLOWED BY CODE. ALL PIPES, DUCTS, CONDUITS, WIRING AND THE LIKE SHALL BE CONCEALED TO THE MAXIMUM AMOUNT POSSIBLE. CONTRACTOR SHALL ASSURE THE ADEQUACY AND LOCATION OF ALL UTILITIES AND ELECTRICAL/MECHANICAL SYSTEMS AND SERVICES PRIOR TO CONSTRUCTION, OR DEMOLITION, AND SHALL PROVIDE FULL REPLACEMENT OF NEW SERVICES AS REQUIRED. OBTAIN LOCAL UTILITY LOCATION SIGN—OFF PRIOR TO DIGGING. MEP DESIGN BY OTHERS

CONTRACTOR SHALL PROVIDE REQUIRED, VENTS, EXHAUSTS, LIGHT/ELECTRICAL SYSTEMS, HEAT APPLIANCES, PLUMBING AND THE LIKE, OR SHALL COORDINATE WITH THE CONTRACTORS RESPONSIBLE FOR SUCH SYSTEMS PER CONTRACT REQUIREMENTS SO AS NOT TO CAUSE ANY ADDITIONAL COST TO THE OWNER. COORDINATE THE PENETRATION OF WALLS, FOUNDATIONS, FLOORS AND ROOF WITH SLEEVES OR WITH OTHER WEATHER TIGHT MEANS FOR MECHANICAL OR ELECTRICAL SYSTEMS. DESIGNED BY OTHERS.

CONTRACTOR SHALL MAKE NO CHANGES WITHOUT THE APPROVAL OF THE OWNER. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE BUILDING AND OTHER REQUIRED PERMITS AND FOR PAYING FOR SUCH PERMITS AND PAYING ANY OTHER ASSOCIATED FEES OR CHARGES, INCLUDING UTILITY CONNECTION OR EXTENSION COSTS. NO WORK SHALL TAKE PLACE UNTIL PROPER PERMITS ARE POSTED.

CONTRACTOR SHALL CLEAN UP THE SITE EA. DAY AND AT THE CONCLUSION OF THE PROJECT. SHALL RETURN THE SITE TO THE OWNER IN ITS ORIGINAL CONDITION OR BETTER.

FIELD VERIFY ALL DIMENSIONS PRIOR TO ORDERING, DEMOLISHING, OR BUILDING.

BEFORE SUBMITTING ANY BID OR PROPOSAL. CONTRACTORS SHALL VISIT THE SITE AND REVIEW ALL DRAWINGS, NOTES AND SPECIFICATIONS. CONTRACTORS SHALL RESOLVE ALL CONDITIONS OBSERVED IN ADVANCE AND THEIR PROPOSAL (BID) SHALL REFLECT THAT THEY HAVE SEEN AND UNDERSTAND THE FULL IMPACT OF THE WORK TO BE ACCOMPLISHED AND THAT THE FULL SCOPE IS INCLUDED IN THEIR PRICE.

CONTRACTOR SHALL PLAN THE SEQUENCE OF WORK SO THAT THE PROJECT CAN BE BUILT AS SHOWN AND AS REQUIRED TO ACHIEVE INTEGRITY AND CONTINUITY. CONTRACTOR SHOULD ANTICIPATE THIS NEED IN THE FIELD TO ACHIEVE THE INTENDED RESULT.

THESE NOTES AND DRAWINGS ESTABLISH THE MINIMUM REQUIREMENTS ONLY AND THE CONTRACTOR MAY PROVIDE HIGHER QUALITY OR MAY BE SO REQUIRED BY THE AGREEMENT WITH THE OWNER. THESE DOCUMENTS ARE PART OF THE AGREEMENT BETWEEN THE OWNER AND THE CONTRACTOR.

DOCUMENTS ARE NORMAL BUILDER LEVEL, NOT FULLY DETAILED. THE CONTRACTOR IS TO CONSTRUCT IN ACCORDANCE WITH BUILDING CODE OF NY & FIRE CODE OF NYS AND NY ENERGY CONSERVATION CODE AND ANY OTHER APPLICABLE CODES OR REGULATIONS, AND ANY LOCAL REQUIREMENTS USING THE CONTRACTORS CUSTOMARY TECHNIQUES AND PER THE CONTRACT WITH THE OWNER AND CONTRACT DOCUMENTS. THESE DRAWINGS IN THEIR ENTIRETY ARE PART OF THE CONSTRUCTION CONTRACT. THE CONTRACTOR IS RESPONSIBLE FOR ALL MEANS, METHODS, AND SAFETY ON THE SITE. THE OWNER & CONT. IS THE SAME ENTITY.

THE CONTRACTOR SHALL CARRY ALL REQUIRED INSURANCES INCLUDING; WORKERS COMPENSATION, UNEMPLOYMENT, DISABILITY, LIABILITY, AUTOMOBILE, BUILDERS RISK OR OTHER COVERAGES IN AMOUNTS AGREEABLE TO THE OWNER. THE CONTRACTOR SHALL PROVIDE THE OWNER CERTIFICATES OF SUCH INSURANCE PRIOR TO WORK WHICH SHALL INCLUDE THE OWNER AND THE ARCHITECT AS NAMED INSURED. AFTER THE COMPLETION OF THE WORK AND PRIOR TO THE FINAL PAYMENT THE CONTRACTOR SHALL SUPPLY TO THE OWNER A RELEASE OF LIENS FOR THE CONTRACTOR AND ALL THE SUB—CONTRACTORS AND SUPPLIERS. ALL WORK SHALL BE GUARANTEED FOR ONE YEAR FROM COMPLETION EXCEPT WHERE MANUFACTURERS OR SUPPLIERS PROVIDE A LONGER WARRANTY OR WHERE CALLED FOR OTHERWISE IN THESE DOCUMENTS.

OWNER TO DESIGN/SPECIFY FINISH SYSTEM. DESIGNER ASSUMES NO RESPONSIBILITY FOR THIS OR ANY OTHER SYSTEM, SELECTED OR DESIGNED BY OTHERS. FINISHES MUST COMPLY WITH FLAMMABILITY, FLAME SPREAD, AND FIRE RATING PER CODE.

LEWIS GHILDS ARGHITEGT

1925 HIGHLAND AVE. ROCHESTER, NY 14618 (585) 437-1950



K.A.D.S

(607) 3/6-2784

KEUKA AREA DESIGN SERVICE

This Project is prepared for: 600RMAN GARAGE 10 PONSIANA DR. PITTSFORD, N.Y. 14534

RESIDENTIAL GARAGE

A-O COVER SHEET
A-I FOUNDATION, FLOOR PLAN,

ROOF FRAMING PLAN-& DETAILS

A-2 SECTIONS/DETAILS

A-3 ELEVATIONS/NOTES

SEPARATE ALL INCOMPATIBLE MATERIALS BY GASKET, COATING, OR OTHER RECOMMENDED MEANS.
ALL MATERIALS AND SYSTEMS SHALL BE NEW AND SHALL BE PROVIDED COMPLETE WITH ALL SUPPORTS, CAULKING, HARDWARE, FLASHING, SEALS, FINISHES, STOPS, FIRE PROTECTION, LABELS, WARRANTIES, INSTRUCTIONS,

PROVIDE MEANS FURNISH AND INSTALL.

USE OF THESE DOCUMENTS SHALL CONSTITUTE UNDERSTANDING OF, AND ACCEPTANCE OF THESE NOTES BY THE OWNER AND THE CONTRACTOR.

IT IS VIOLATION OF SECTION 7203 (2) OF THE NY EDUCATION LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED ARCHITECT, TO ALTER ANY ITEM IN THESE DOCUMENTS IN ANY WAY. ANY LICENSEE WHO ALTERS THESE DOCUMENTS IS REQUIRED BY LAW TO AFFIX HIS/HER SEAL, SIGNATURE AND DATE WITH THE NOTIFICATION, "ALTEREED BY" FOLLOWED BY A SPECIFIC DESCRIPTION OF THE CHANGES MADE. THE ARCHTIECT RESERVES THE RIGHT TO ALERT THE PERMITTING AUTHORITY OF ANY OBSERVED CHANGES.

THE SEAL AFFIXED TO THESE DOCUMENTS IS FOR WORK PERFORMED BY THE ARCHITECT ON THE ORIGINAL DOCUMENTS AND DOES NOT RELATE TO DATA ADDED BY OTHERS.

IN THE EVENT OF A CONFLICT, THE MOST EXTENSIVE, MOST COSTLY, MOST THOROUGH, BIGGEST, OR MOST APPROPRIATE SELECTION MAY BE MADE BY THE ARCHITECT, OR OWNER.

IT IS THE INTENT OF THIS PROJECT TO PROVIDE A COMPLETE FINISHED JOB. CONTRACTOR SHALL FURNISH AND INSTALL ALL FEATURES OF CONSTRUCTION TO MEET THAT INTENT EXCEPT AS MAY BE AGREED IN WRITING TO BE OMITTED OR WHICH ARE PURPOSEFULLY OMITTED FROM THE DOCUMENTS, AS REFLECTED IN THE OWNER/CONTRACTOR AGREEMENT. OMITTED ITEMS MAY BE AMENDED INTO THIS INTENT. PLUMBING, HEATING, ELECTRICAL POWER, LIGHTING, TELEPHONE, SECURITY, INFORMATION SYSTEMS, LANDSCAPING, SITE AND UTILITY DESIGN, AND CERTAIN FINISHES, AND SPECIALTIES ARE NOT PART OF THESE DOCUMENTS. THE DESIGN DOES NOT CALL FOR THE DESIGN OF ALL ASPECTS OF CONSTRUCTION. SEE OWNER FOR DESIGN OF ELEMENTS BY OTHERS. CONSTRUCTION SHALL BE COMPLETE IN ALL RESPECTS AND ANY MATERIALS OR SYSTEMS NOT INDICATED, WHICH ARE NEEDED TO MAKE CONSTRUCTION POSSIBLE OR COMPLETE, OR ARE IMPLIED, ARE HEREBY INCLUDED IN THE WORK AS SPECIFIED OR DRAWN.

THESE DWGS ARE PREPARED IN ACCORDANCE W/ THE 2010 NYS CODE THE BUILDING SHALL NOT BE USED FOR ANY OTHER PURPOSE. ARCHITECT IS NOT RESPONSIBLE FOR ANY CHANGES MADE DURING OR AFTER CONST. OR FOR ANY USE OTHER THAN THOSE ALLOWED UNDER THE NYS CODE. THE ARCHITECT IS NOT AWARE OF ANY IMPACTS REGARDING COMPLIANCE WITH ANY LOCAL OR OTHER REGULATIONS

DESIGNS ARE BASED IN PART ON ANTICAPATED EXISTING CONDITIONS AND INFORMATION FUNISHED BY THE OWNER. FIELD CONDITIONS MAY VARY. THE ARCHITECT IS NOT UNDER CONTRACT TO THE OWNER TO PROVIDE CONSTRUCTION PHASE CONSULTATION, ADMINISTRATION OR OBSERVATION. FIELD CONDITIONS SHALL BE AS DIRECTED BY THE OWNER BUT SHALL NOT DIFFER FROM CODES OR REGULATIONS. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR FIELD CHANGES OR CONTRACTOR METHODS, FOR MATERIAL SELECTIONS, PRODUCT PERFORMANCE, WARRANTIES, COMPLIANCE OF CONSTRUCTION SPRODUCT PERFORMANCE, WARRANTIES, COMPLIANCE OF CONSTRUCTION OR FOR THE CONDUCT OF THE WORK IN THE FACE OF THE NEED FOR REMEDIAL DIRECTION OR INTERPRETATION FOR WHICH THE ENGINEER IS NOT CONSULTED AND THE OWNER AND CONTRACTOR HOLD THE ENGINEER HARMLESS FOR ALL LIABILITY. ENGINEERS LIABILITY IS LIMITED TO THE FEE PAID. ALL DISCOVERED PROBLEMS MUST BE CALLED TO THE ATTENTION OF THE OWNER IMMEDIATELY AND THE OWNER SHALL CONSULT WITH THE ENGINEER ON ANY CONDITIONS WHICH COME TO HIS/HER ATTENTION RELATED TO CODE COMPLIANCE, SAFETY, OMISSIONS, ERRORS OR OTHER CONDITIONS REQUIRING INTERPRETATION OR SOLUTION BY THE ENGINEER. FAILURE TO SO NOTIFY WILL MAKE THE CORRECTIVE ACTION, THE RESPONSIBILITY OF THE CONTRACTOR.

General Construction Guideline Notes:

Design Criteria —

Roof Total Load —
Ground Snow 45 psf & DL 10 psf
Minimum Ground Snow load of 40 psf to
elevations up to 1000 ft. increase 2 psf for
every 100 ft. above

Floor Total Load - 40# L.L. 30# FOR SLEEPING AREAS
Wind Load - 115 MPH ZONE
Seismic Design Category - C psf

If pre-engineered roof trusses are used, provide design drawings and calculations stamped by a NYS Professional Engineer to the Engineer of Recard and the Code Enforcement Official prior to installation. Trusses are to be manufactured by a firm regularly engaged in truss manufacturing. Provide lateral and "X" bracing per approved shop drawings. If trusses are used for storage, bottom chord to show minimum live load.

<u>Window Glazing Notes:</u>

- 1.) In gerneral, safety glass is required in all the following lacations:
- A. Windows less than 60" above a tub or shower drain.

 B. An individual fixed or operable window panel within 24" of a
- door swing with the bottom edge less than 60" above the floor. (Hinge side) C. All doors or window panels where walk—through hazards
- could exist.

 D. Safety glass is required for fixed or operable window panels
- that meet <u>All</u> the following requirements.
- 1. The area of the inidividual window pane is greater than 9 s.f.
- II. The bottom edge of the pane is less than 18" above the floor.

 III. The top edge of the pane is greater than 36" above the floor.

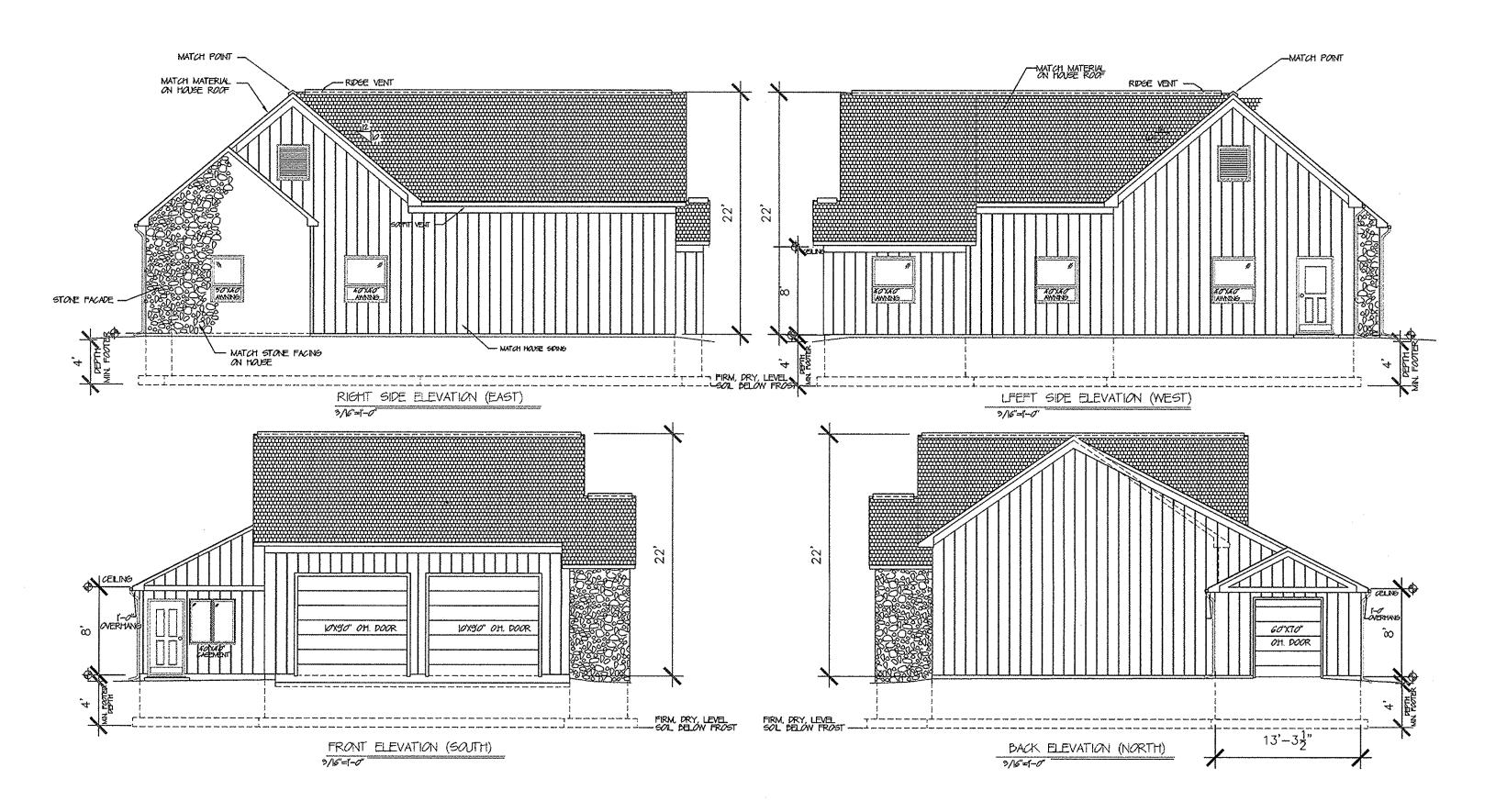
 IV. One or more walking surgaces is within 36" horizontally of the
- E. Safety glass is required in all skylights and slaped glazings.

F. All shower and tub doors must be safety glass. <u>Egress Door Notes:</u>

- 1.) Provide a 36" wide hinged door with direct access to the exterior (not through the garage).
- 2.) All doors are required to have keyless operation from the interior.

FINALS 9-15-2/

Original Approved

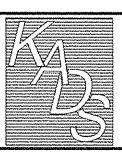


FINALS 9-15-20

REV.	DISCRIPTION	DATE
A	XXX	XXXX

LEWIS CHILDS ARCHITECT

1925 HIGHLAND AVE. ROCHESTER. NY 14618 (585) 437-1950



KEUKA AREA DESIGN SERVICE
132 OGDEN ST.
PENN YAN, N.Y.
(607) 316-2784
plumlee132@gmail.com
DRAWN PY:
D. PLUMLEE
DATE:
JULY 2020



GOORMAN GARAGE 10 PONSIANA DR. PITTSFORD, N.Y.

4534

RESIDENTIAL GARAGE

Project Name & Address:

ELEVATIONS

Drawing Name:

Date: 8-2-20

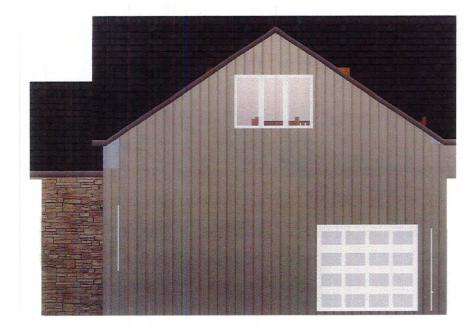
Туре: —

Project #: 2020-02

Drawn By: PLUMLEE

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Scale: AS NOTED Sheet #:

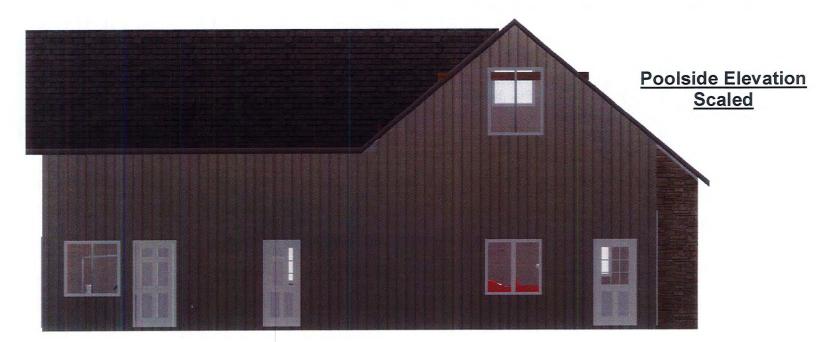


New Proposed

Rear Elevation Scaled









Contractor:

James L. Garrett Company Inc.

37 Allens Creek Road Rochester, New York 14618 Office (585) 442-6640 Mobile (585)747-6019

LBoehlert@JLGarrett.com

Owner and Jobsite Address:

Goorman Residence Separate New Garage 10 Poinciana Drive Pittsford N.Y. 14534

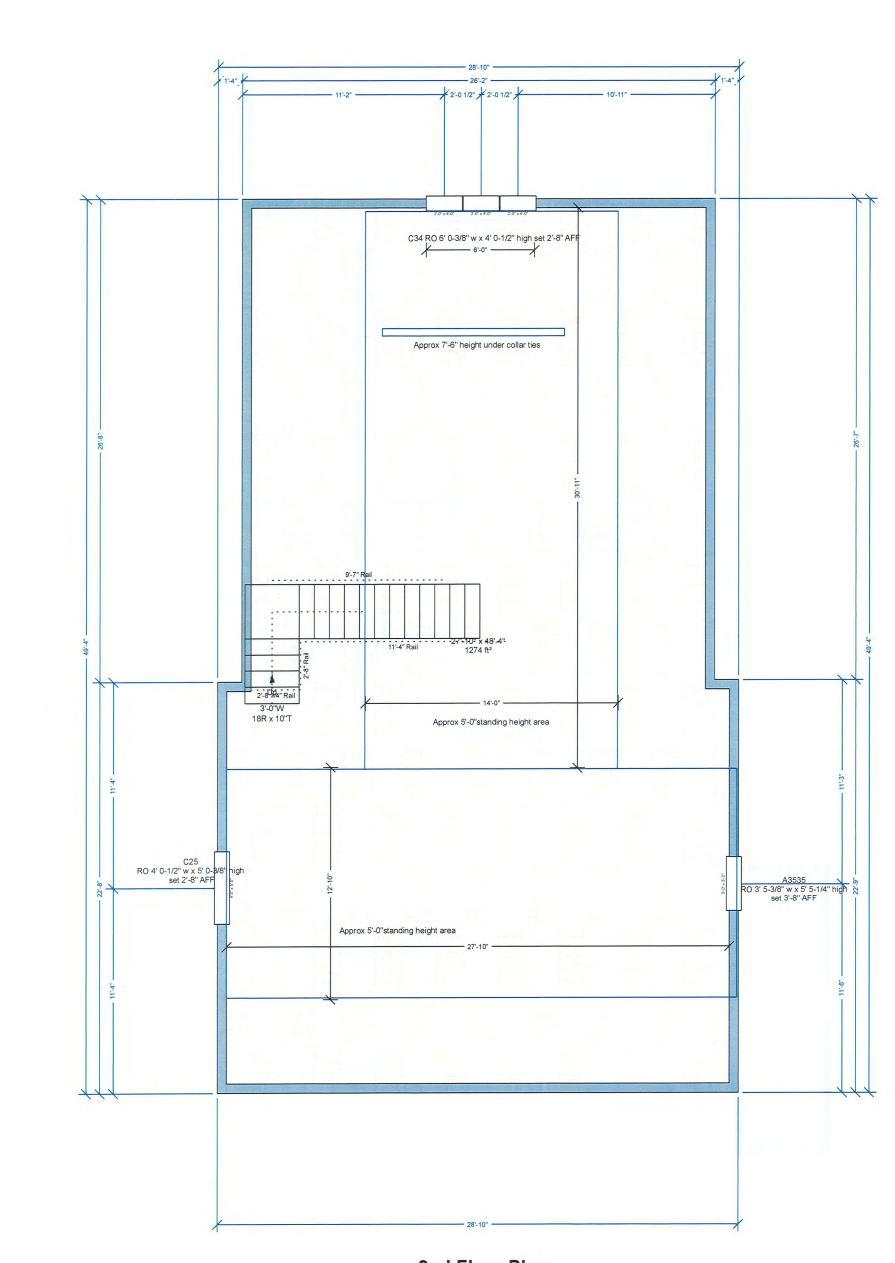
Structural Engineer:

Ronald Anthony Samsel P.E. 43 Floretin Lane

Henrietta, N. Y. 14467 (585) 334-5549

Date: 8/30/2024

Drawn By: L.E.W. Boehlert Page Number



2nd Floor Plan Scale: 3/16" = 1'-0"

Contractor:

James L. Garrett Company Inc.

37 Allens Creek Road Rochester, New York 14618 Office (585) 442-6640 Mobile (585)747-6019

LBoehlert@JLGarrett.com

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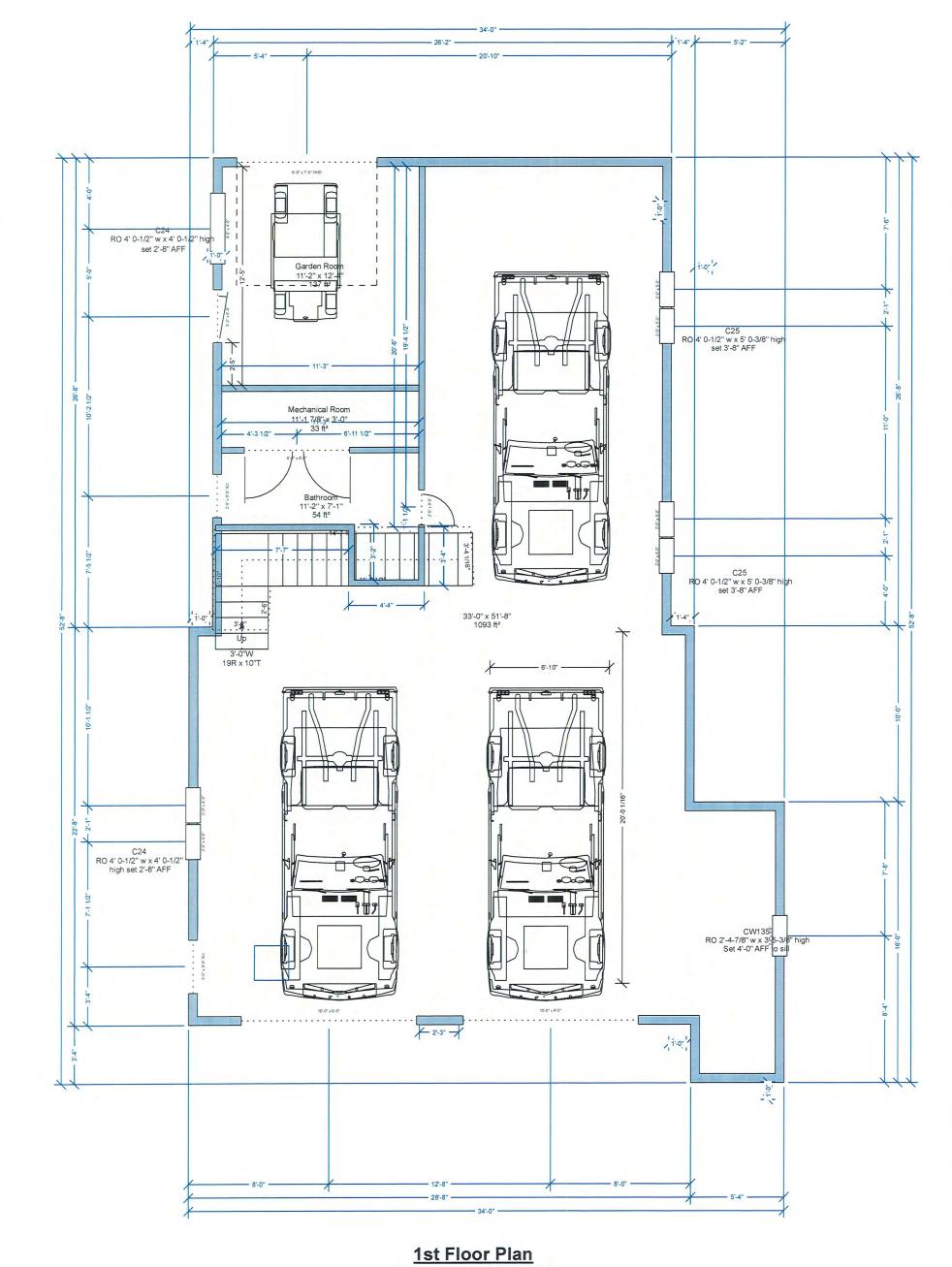
Structural Engineer:

Ronald Anthony Samsel P.E. 43 Floretin Lane

43 Floretin Lane Henrietta, N. Y. 14467 (585) 334-5549 Date: 8/30/2024

Drawn By: L.E.W. Boehlert

Page Number



<u>1st Floor Plan</u> Scale: 3/16" = 1'-0"

Contractor:

James L. Garrett Company Inc.

37 Allens Creek Road Rochester, New York 14618 Office (585) 442-6640 Mobile (585)747-6019

LBoehlert@JLGarrett.com

Owner and Jobsite Address:

Goorman Residence Separate New Garage

10 Poinciana Drive Pittsford N.Y. 14534 Structural Engineer:

Ronald Anthony Samsel P.E. 43 Floretin Lane

Henrietta, N. Y. 14467 (585) 334-5549

8/30/2024 Drawn By: L.E.W. Boehlert

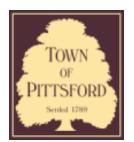
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Date:









Town of Pittsford

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

Permit # B24-000140

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

DESIGN REVIEW AND HISTORIC PRESERVATION BOARD REFERRAL OF APPLICATION

Property Address: 70 Coventry Ridge PITTSFORD, NY 14534

Tax ID Number: 177.04-1-27

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

Applicant: Spall Homes Corp/Spall Realtors Corp

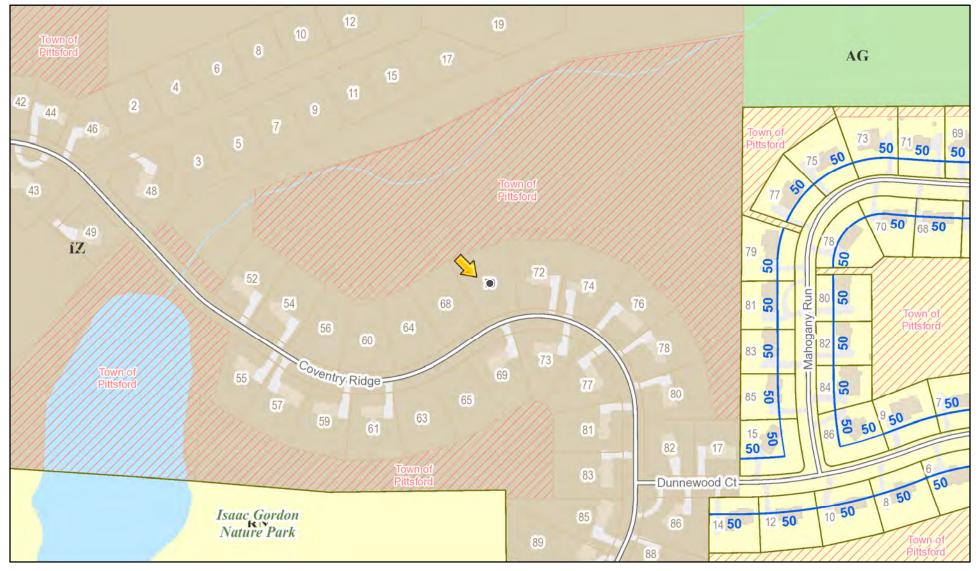
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✓	Residential Design Review	Build to Line Adjustment
	§185-205 (B)	§185-17 (B) (2)
	Commercial Design Review	Building Height Above 30 Feet
	§185-205 (B)	§185-17 (M)
	Signage	Corner Lot Orientation
	§185-205 (C)	§185-17 (K) (3)
	Certificate of Appropriateness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

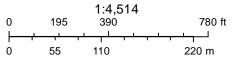
Project Description: Applicant is requesting design review for the construction of a two story single family home approximately 3343 square feet that is located in the Coventry Ridge Subdivision.

Meeting Date: October 10, 2024

RN Residential Neighborhood Zoning

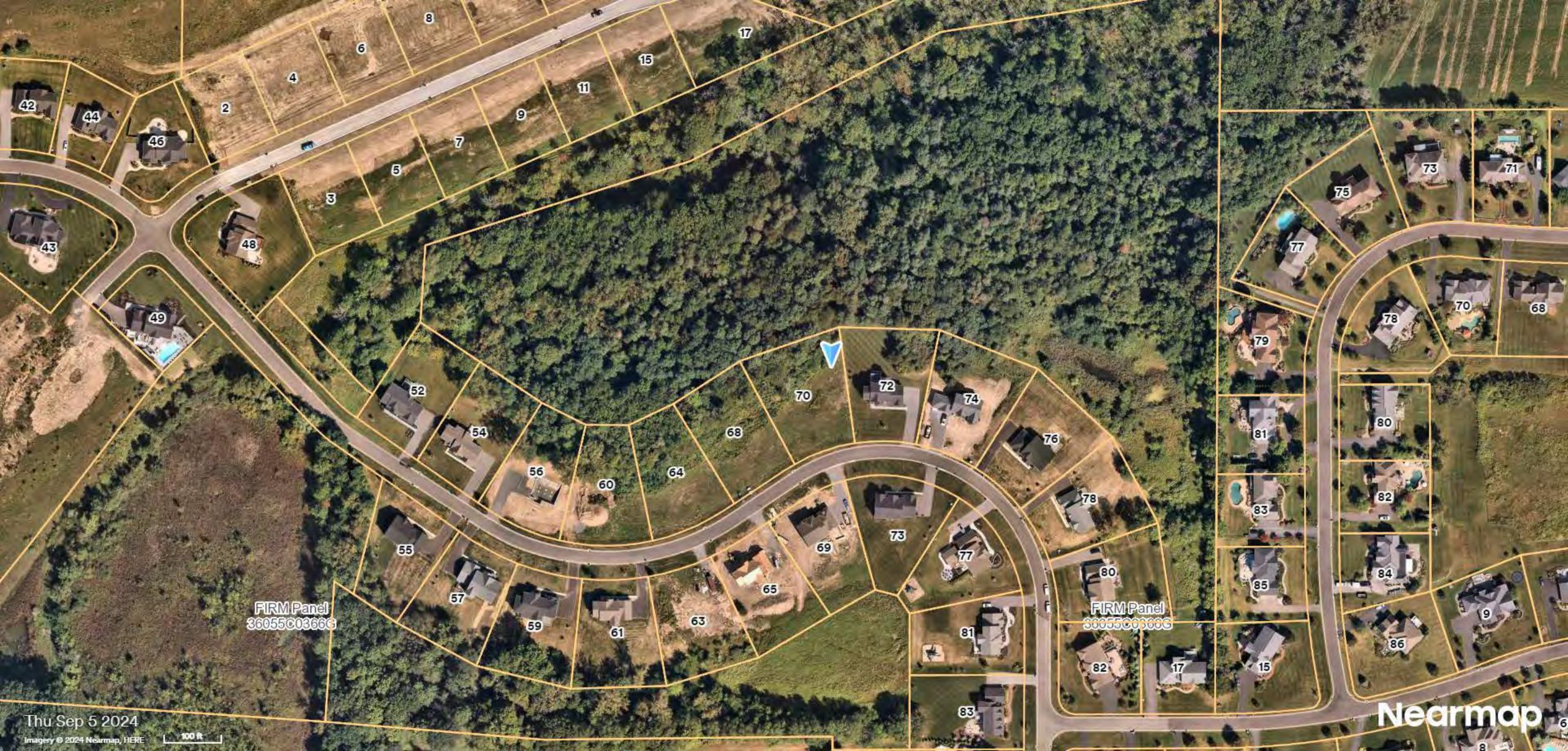


Printed October 2, 2024



Town of Pittsford GIS

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GENERAL NOTES:

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

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

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

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

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

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

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

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

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

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

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

R806.2 MINIMUM VENT AREA. THE MINIMUM NET FREE VENTILATION AREA SHALL BE $\frac{1}{150}$ 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 G242O.

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

SECTION R316 - FOAM PLASTIC:

EXPANSION AND CONTRACTION.

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

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

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

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

BE SEALED WITH A GASKET OR CAULKED BETWEEN THE HOUSING AND THE INTERIOR WALL OR CEILIN COVERING.

R402.5 MAXIMUM FENESTRATION U-FACTOR & SHGC (MANDATORY)

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

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

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

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

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

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

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

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

BE TAPED OR OTHERWISE SEALED DURING THE TEST. R403.3.5 BUILDING CAVITIES (MANDATORY). BUILDING FRAMING CAVITIES SHALL NOT BE USED AS DUCTS OR PLENUMS.

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

R403.5.1 HEATED WATER CIRCULATION & TEMPERATURE MAINTENANCE SYSTEMS (MANDATORY). HEATED WATER CIRCULATION SYSTEMS SHALL BE IN ACCORDANCE WITH SECTION R403.5.1.1. HEAT TRACE TEMPERATURE 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. PIPING LOCATED OUTSIDE THE CONDITIONED SPACE.
 - 4. PIPING FROM THE WATER HEATER TO A DISTRIBUTION MANIFOLD.
 - 5. PIPING LOCATED UNDER A FLOOR SLAB.
 - 7. SUPPLY & RETURN PIPING IN RECIRCULATION SYSTEMS OTHER THAN DEMAND RECIRCULATION SYSTEMS

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

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

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.

THE NORTHFIELD for CLIENTS

LOT 54 COVENTRY RIDGE PITTSFORD, NY COVENTRY RIDGE BUILDING CORP.

PLAN 3343 / PROJECT 15475 D

SHEET INDEX

C-1 COVER SHEET

5/6 SECOND FLOOR & ROOF PLAN 1/6 FRONT & RIGHT ELEVATIONS

6/6 SECTIONS 2/6 REAR & LEFT ELEVATIONS N-1 DETAILS 3/6 FOUNDATION PLAN

N-2 REINFORCING NOTES 4/6 FIRST FLOOR PLAN

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"

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

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.

APPROVED EQUIVALENT.

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

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 R3 1 1.7.8.5 OF 2020 RCNYS

STAIR ILLUMINATION PER SECTION R3 1 1.7.9 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 ksiREINFORCED STEEL ASTM A-615, Fy = 40 ksiWIRE MESH ASTM A-185, 6 x 6 - 10/10 W.W.M.

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

UNLESS NOTED OTHERWISE

CDX, PANEL INDEX Fb = 2600 Fv = 285

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

Fc = 2000 PSI ASTM C476 GROUT

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

> > ASTM A307, Fy - 33 KSI

40 P.S.F.

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

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

PLYWOOD

LVL, PSL, LSL

CONCRETE

LIVING AREA LIVE LOAD 2ND FLOOR 30 P.S.F. LIVING AREA LIVE LOAD 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 SEVERE WEATHERING **42 INCHES** FROST LINE DEPTH SLIGHT TO MODERATE TERMITE DAMAGE NONE TO SLIGHT

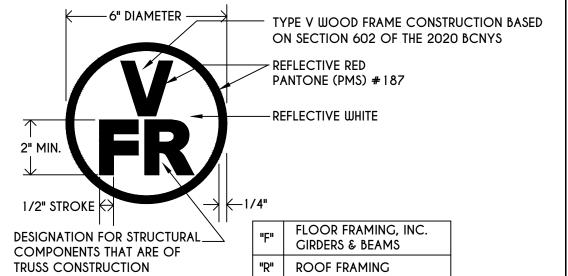
WINTER DESIGN TEMPERATURE 1 DEGREE REQUIRED 24" INSIDE OF EXTERIOR WALL LINE ICE SHEILD UNDERLAYMENT

FLOOD HAZARD FIRM - 2008 ROOF TIE DOWN REQUIREMENTS R802.11, BASED UPON SPECIFIC ROOF DESIGN

DECAY DAMAGE

TRUSS IDENTIFICATION:

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



"FR" | FLOOR & ROOF FRAMING

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CLIENT/LOCATION:

THE NORTHFIELD LOT 54 COVENTRY RIDGE PITTSFORD, NY

BUILDER: COVENTRY RIDGE

BUILDING CORP.

drawn:

COVER PAGE

GLA PLAN 3343

checked:

CSB scale: date: 9/24 PROJECT: sheet: 15475D



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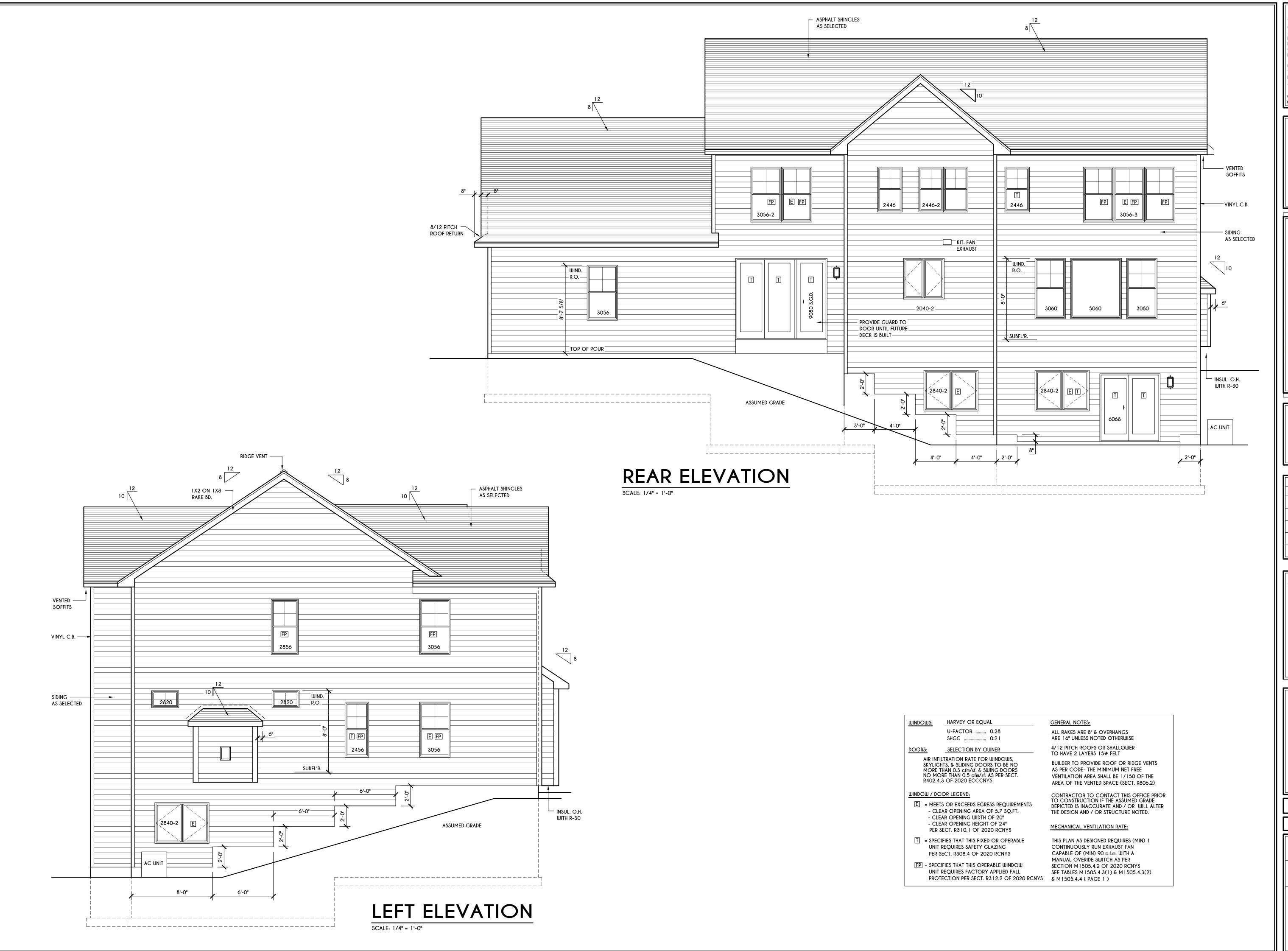
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BUILDING CORP.

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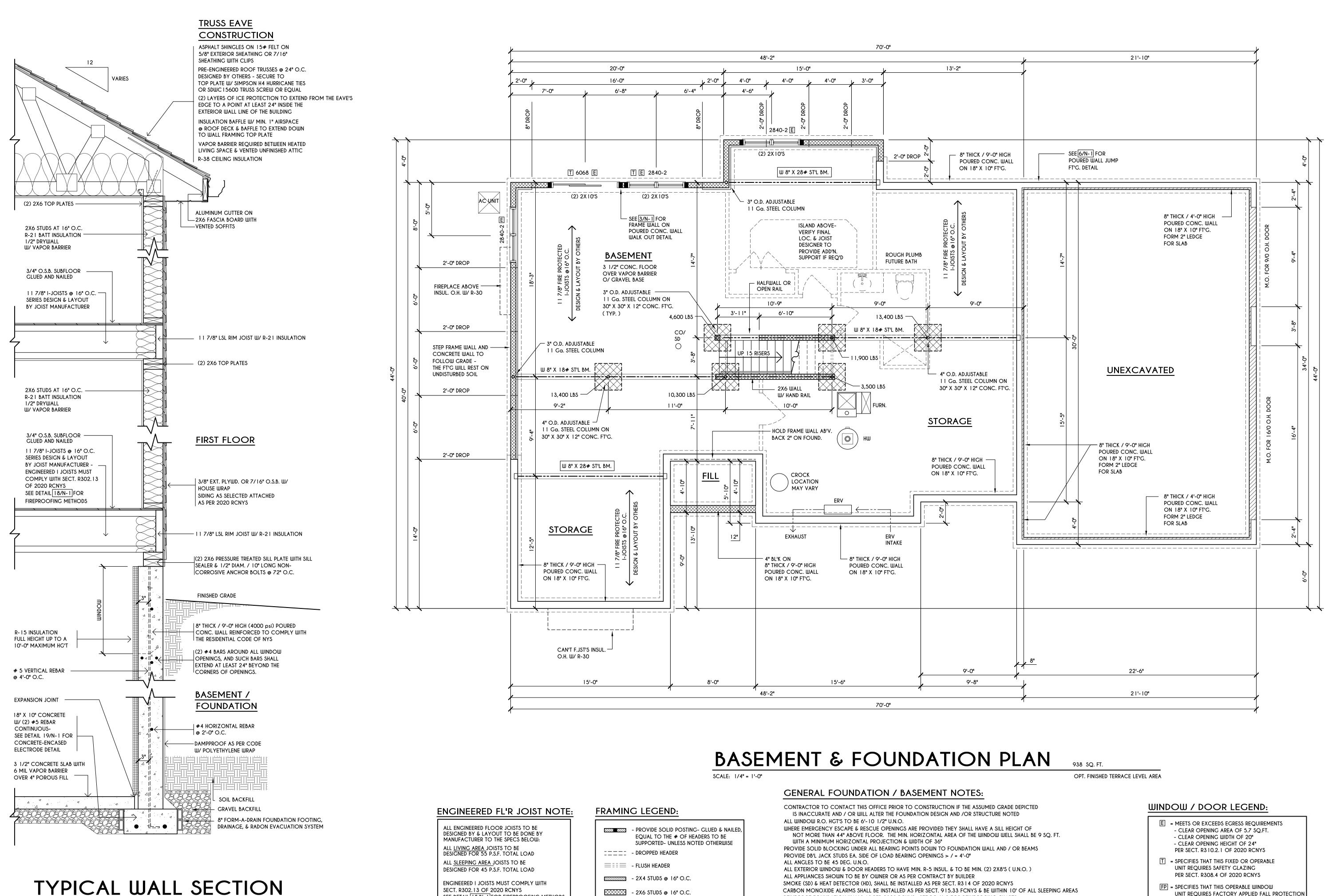
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COVENTRY RIDGE BUILDING CORP.

ELEVATIONS

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- 2X6 STUDS @ 16" O.C.

SECT. R302.13 OF 2020 RCNYS

SEE DETAIL 18/N-1 FOR FIREPROOFING METHODS

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BUILDER:

FP = SPECIFIES THAT THIS OPERABLE WINDOW

PER SECT. R312.2 OF 2020 RCNYS

UNIT REQUIRES FACTORY APPLIED FALL PROTECTION

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

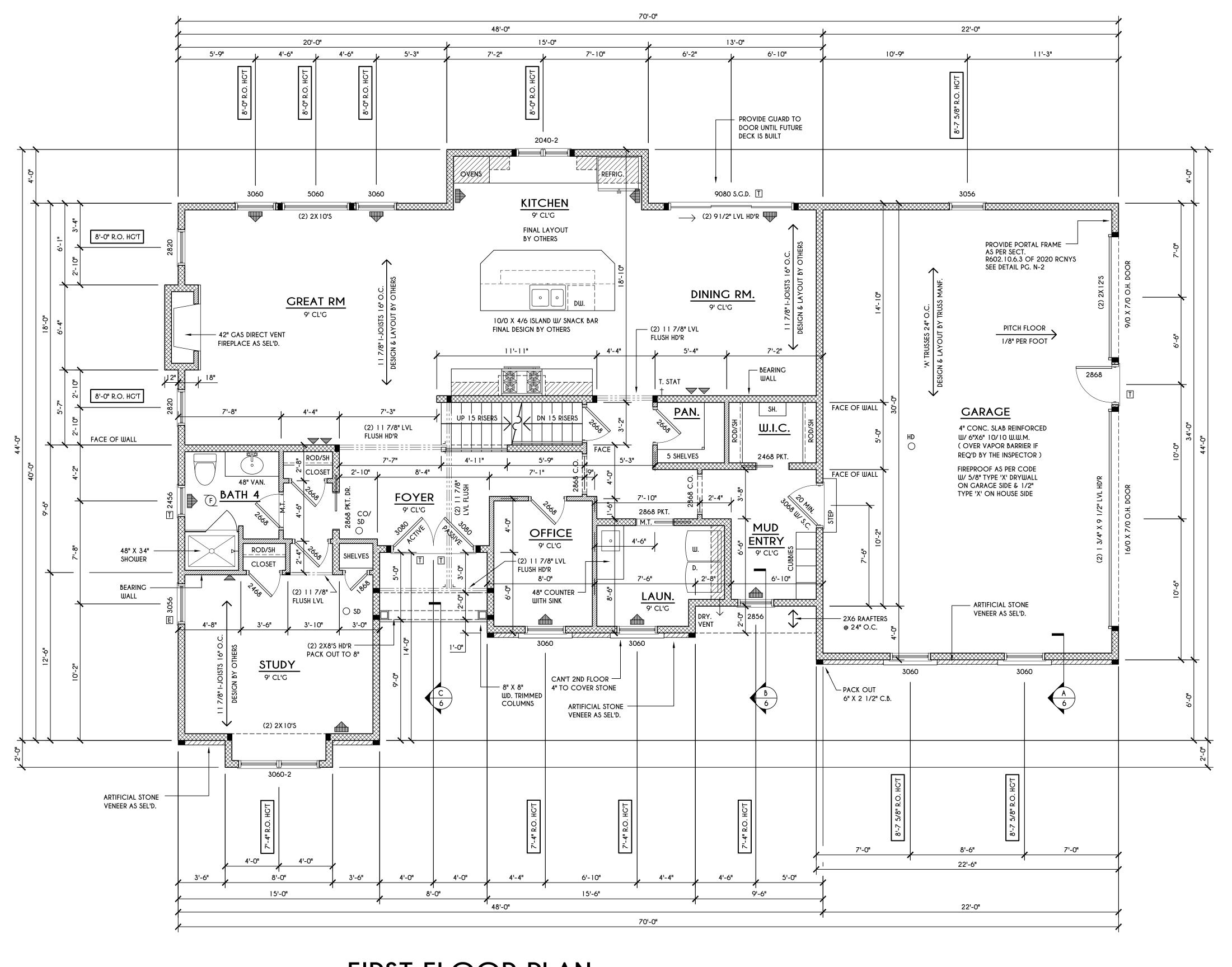
COVENTRY RIDGE

BUILDING CORP.

FOUNDATION PLAN

GLA PLAN 3343 drawn: checked: CDK scale: AS NOTED 9/24

PROJECT: sheet: 15475D



FIRST FLOOR PLAN

1665 SQ. FT.

FRAMING LEGEND:

==== - FLUSH HEADER

- 2X4 STUDS @ 16" O.C.

- 2X6 STUDS @ 16" O.C.

GENERAL FIRST FLOOR PLAN NOTES:

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

THE SHOWER OR TUBS.

FIRST FLOOR PLATE HG'T TO BE 9'-1 1/8" (UNLESS NOTED OTHERWISE)
ALL WINDOW R.O. HGT'S TO BE 6'-10 1/2" U.N.O.
PROVIDE SOLID BLOCKING UNDER ALL BEARING POINTS DOWN TO FOUNDATION WALL
PROVIDE DB'L JACK STUDS EA. SIDE OF LOAD BEARING OPENINGS > / = 4'-0"

PROVIDE DB'L JACK STUDS EA. SIDE OF LOAD BEARING OPENINGS > / = 4'-0"
ALL ANGLES TO BE 45 DEG. U.N.O.
ALL EXTERIOR WINDOW & DOOR HEADERS TO HAVE MIN. R-5 INSUL. & TO BE MIN. (2) 2X8'S (U.N.O.)

ALL EXTERIOR WINDOW & DOOR HEADERS TO HAVE MIN. R-5 INSUL. & TO BE MIN. (2) 2X8'S (U.N.O.)
ALL APPLIANCES SHOWN TO BE BY OWNER OR AS PER CONTRACT BY BUILDER
SMOKE (SD) & HEAT DETECTOR (HD), SHALL BE INSTALLED AS PER SECT. R314 OF 2020 RCNYS
CARBON MONOXIDE ALARMS SHALL BE INSTALLED AS PER SECT. 915.33 FCNYS & BE WITHIN 10' OF ALL SLEEPING AREAS
IF AN AUTOMATIC GARAGE DOOR OPENER IS PROVIDED, IT SHALL BE LISTED IN ACCORDANCE W/ UL 325
THE AIR BARRIER INSTALLED AT EXTERIOR WALLS ADJACENT TO SHOWERS AND TUBS SHALL SEPARATE THEM FROM

WINDOW / DOOR LEGEND:

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

T = SPECIFIES THAT THIS FIXED OR OPERABLE
UNIT REQUIRES SAFETY GLAZING
PER SECT. R308.4 OF 2020 RCNYS

FP = SPECIFIES THAT THIS OPERABLE WINDOW
UNIT REQUIRES FACTORY APPLIED FALL PROTECTION
PER SECT. R3 12.2 OF 2020 RCNYS

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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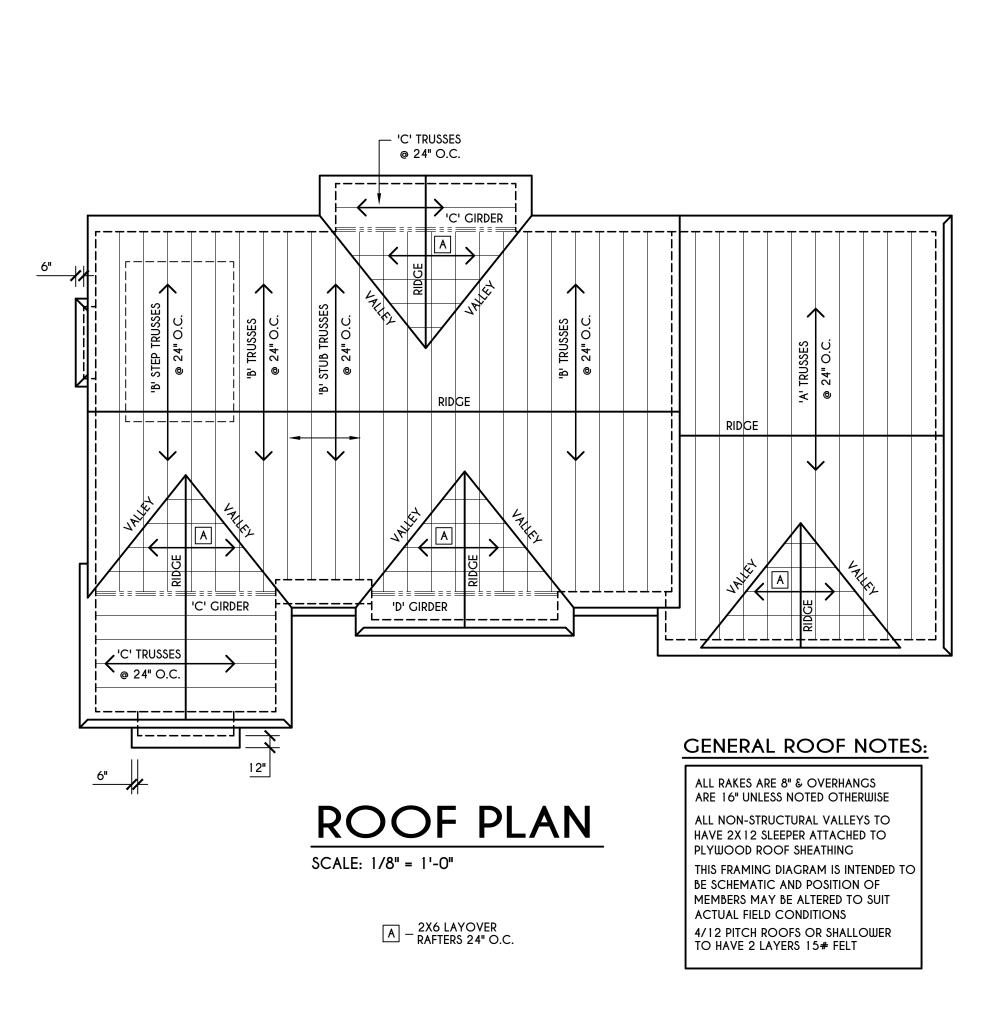
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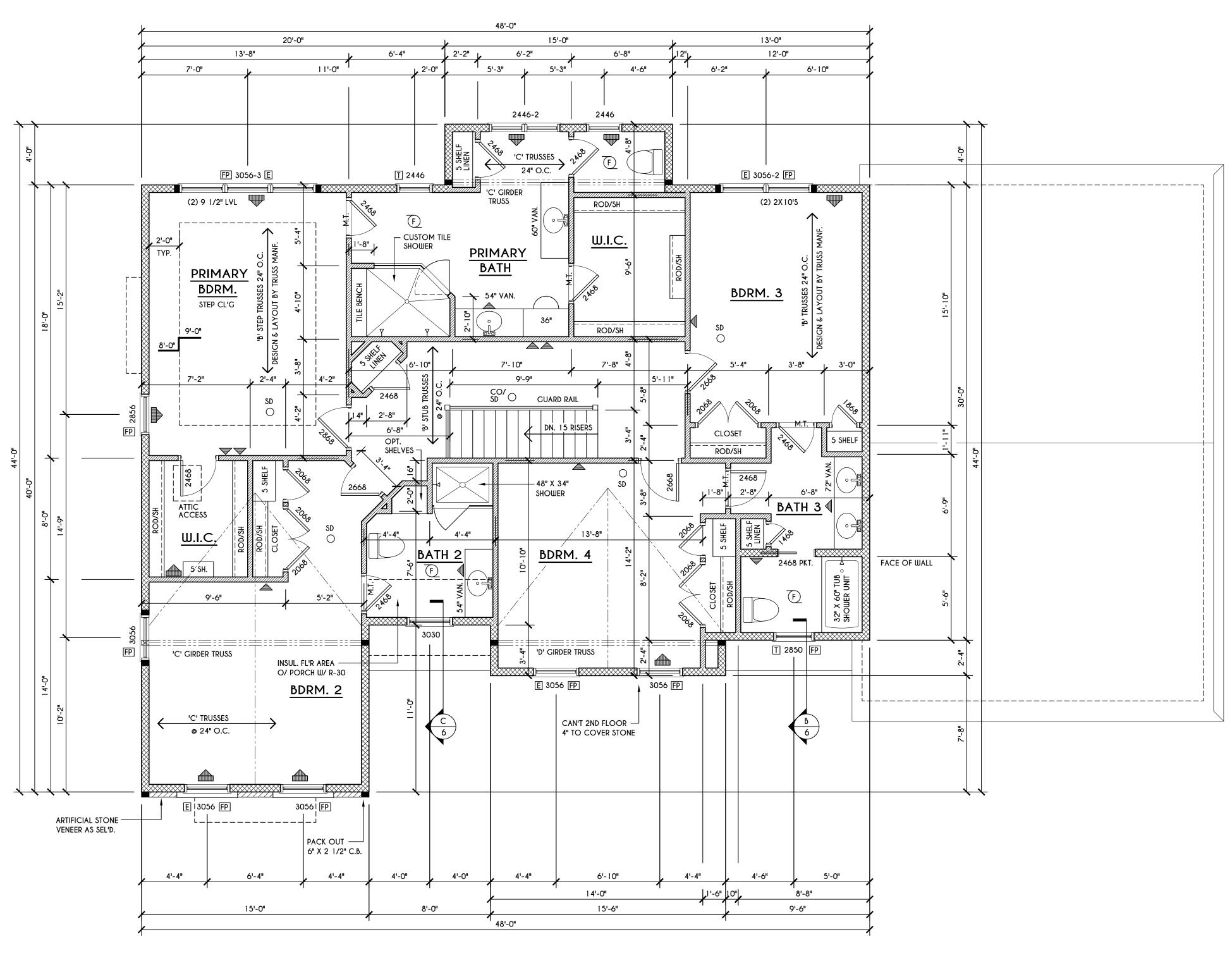
COVENTRY RIDGE BUILDING CORP.

FIRST FLOOR PLAN

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SECOND FLOOR PLAN

FRAMING LEGEND:

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

GENERAL SECOND FLOOR PLAN NOTES:

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

SECOND FLOOR PLATE HG'T TO BE 8'-1 1/8" (UNLESS NOTED OTHERWISE) ALL WINDOW R.O. HGT'S TO BE 6'-10 1/2" U.N.O.

PROVIDE SOLID BLOCKING UNDER ALL BEARING POINTS DOWN TO FOUNDATION WALL PROVIDE DB'L JACK STUDS EA. SIDE OF LOAD BEARING OPENINGS > / = 4'-0"

ALL ANGLES TO BE 45 DEG. U.N.O.

ALL EXTERIOR WINDOW & DOOR HEADERS TO HAVE MIN. R-5 INSUL. & TO BE MIN. (2) 2X8'S (U.N.O.) ALL APPLIANCES SHOWN TO BE BY OWNER OR AS PER CONTRACT BY BUILDER

SMOKE (SD) & HEAT DETECTOR (HD), SHALL BE INSTALLED AS PER SECT. R314 OF 2020 RCNYS CARBON MONOXIDE ALARMS SHALL BE INSTALLED AS PER SECT. 915.33 FCNYS & BE WITHIN 10' OF ALL SLEEPING AREAS THE AIR BARRIER INSTALLED AT EXTERIOR WALLS ADJACENT TO SHOWERS AND TUBS SHALL SEPARATE THEM FROM THE SHOWER OR TUBS.

WINDOW / DOOR LEGEND:

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

T = SPECIFIES THAT THIS FIXED OR OPERABLE UNIT REQUIRES SAFETY GLAZING PER SECT. R308.4 OF 2020 RCNYS

FP = SPECIFIES THAT THIS OPERABLE WINDOW UNIT REQUIRES FACTORY APPLIED FALL PROTECTION PER SECT. R312.2 OF 2020 RCNYS

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FOR THE CONSTRUCTION OF THESE PLANS

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

www.greaterliving.com

REVISIONS: DATE BY DESCRIPTION

CLIENT/LOCATION:

THE NORTHFIELD LOT 54 COVENTRY RIDGE PITTSFORD, NY

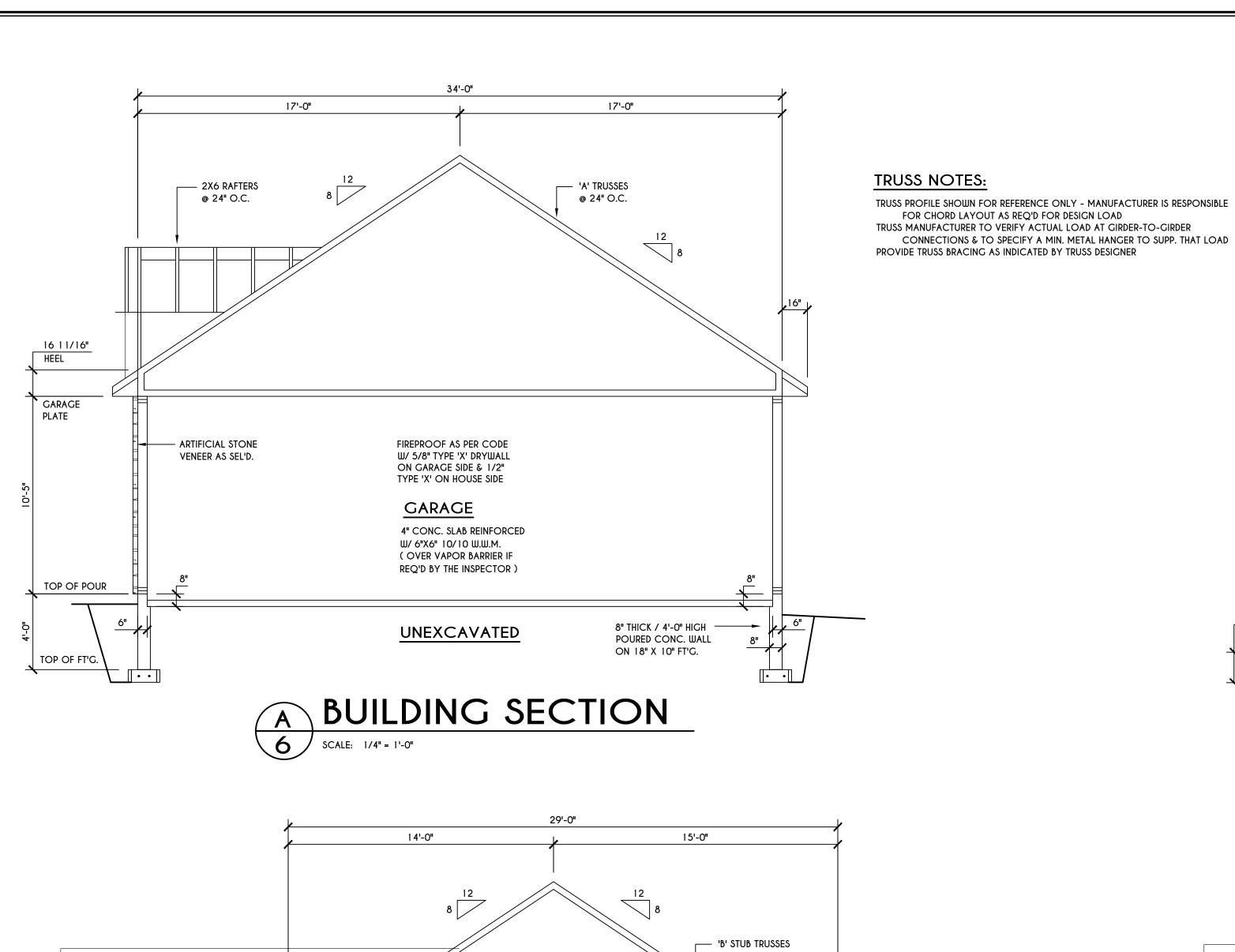
BUILDER:

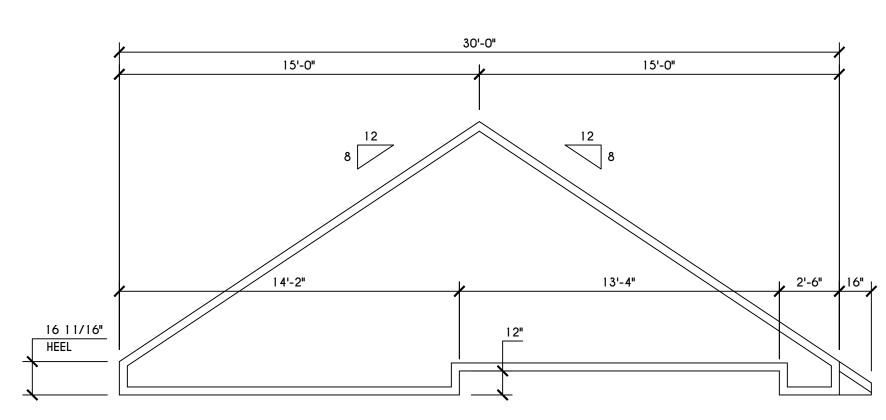
COVENTRY RIDGE BUILDING CORP.

SECOND FLOOR PLAN

GLA PLAN 3343

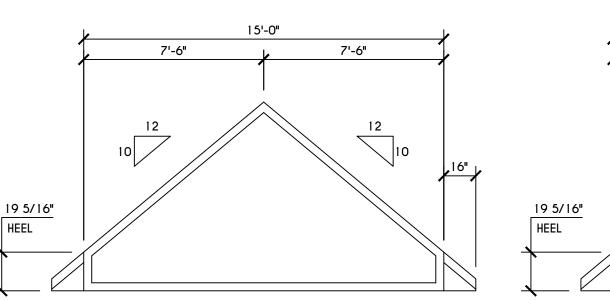
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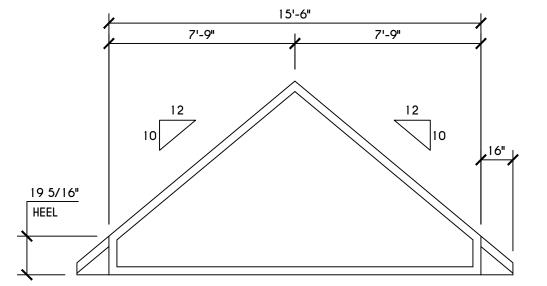




'B' STEP TRUSS PROFILE

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





'C' TRUSS PROFILE

15'-0"

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

MUD ENTRY

R-21 INSUL.

R-15 INSUL.

POURED CONC. WALL ON 18" X 10" FT'G.

16 11/16"

WIND. R.O.

SUBFL'R.

WIND. R.O.

SUBFL'R.

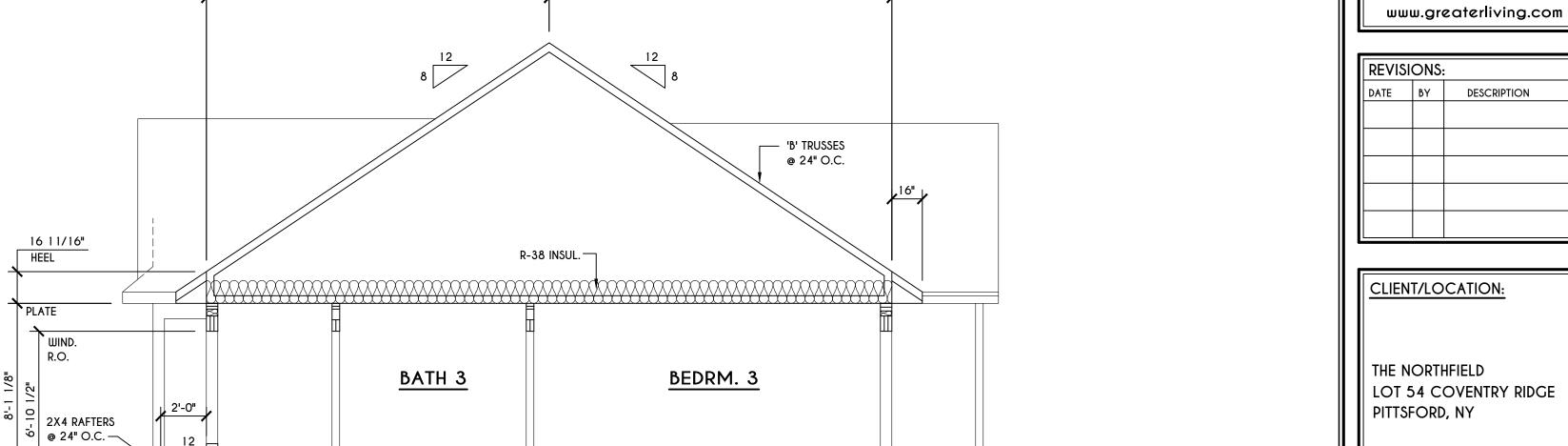
TOP OF POUR

TOP OF FT'G.

HEEL

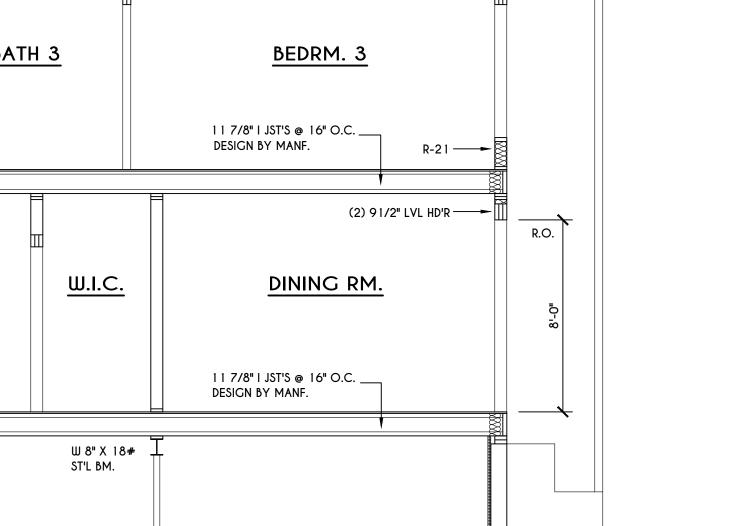
PLATE

'D' TRUSS PROFILE



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

15'-0"



BASEMENT

3 1/2" CONC. FLOOR OVER VAPOR BARRIER O/ GRAVEL BASE

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

BUILDER:

COVENTRY RIDGE BUILDING CORP.

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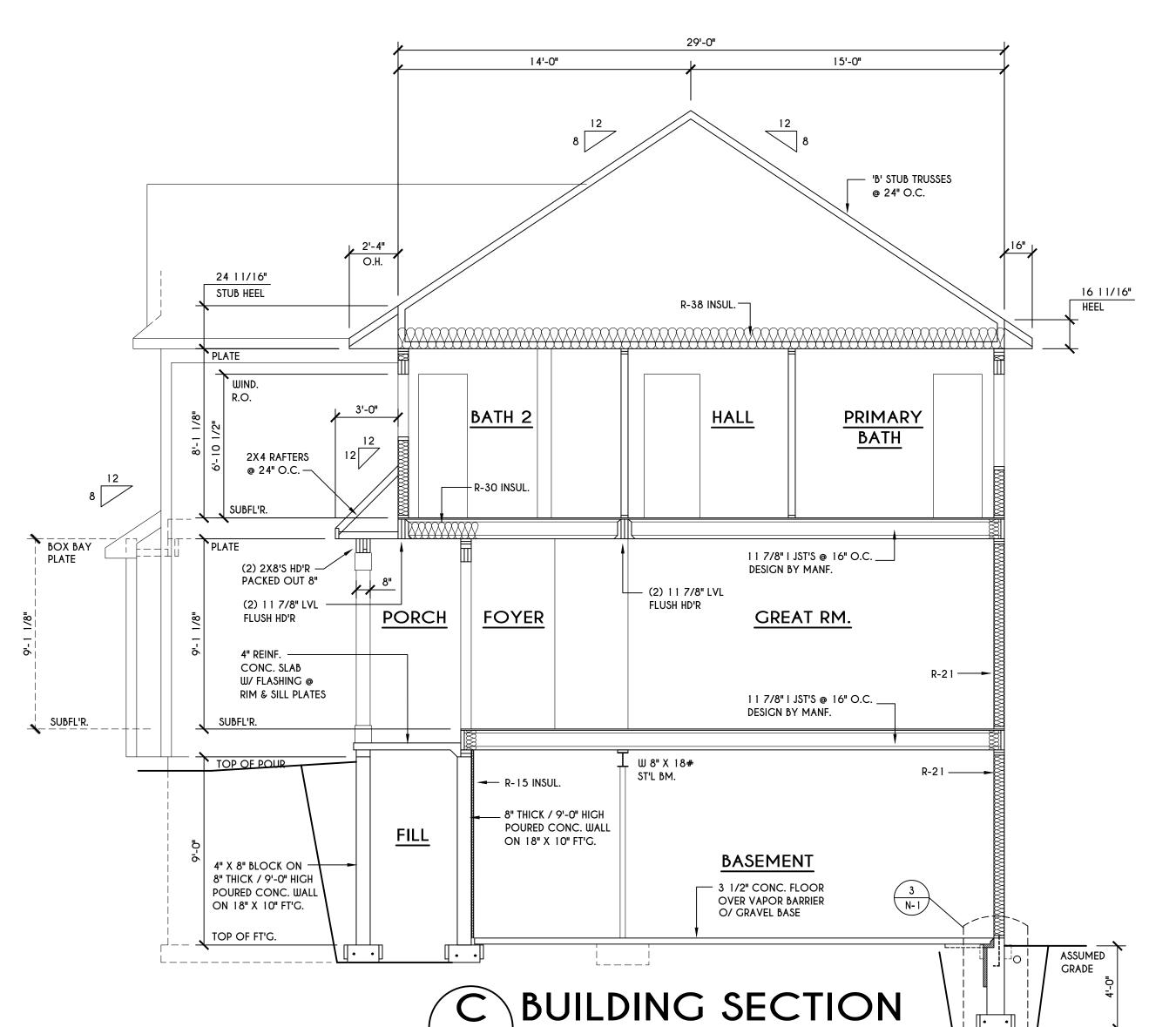
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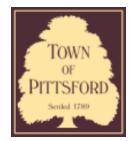
3033 BRIGHTON-HENRIETTA TOWNLINE RD ROCHESTER, NY 14623 CALL:(585) 272-9170 FAX: (585) 292-1262

SECTIONS

GLA PLAN	3343

I -	1
drawn:	checked:
CDK	CSB
scale:	date:
AS NOTED	9 / 24
PROJECT:	sheet:
15475D	6





Town of Pittsford

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

Permit # B24-000139

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

DESIGN REVIEW AND HISTORIC PRESERVATION BOARD REFERRAL OF APPLICATION

Property Address: 19 Bridleridge Farms PITTSFORD, NY 14534

Tax ID Number: 191.01-1-76

Zoning District: RRSP Rural Residential South Pittsford

Owner: Bridlebridge Farms LLC Applicant: Bridlebridge Farms LLC

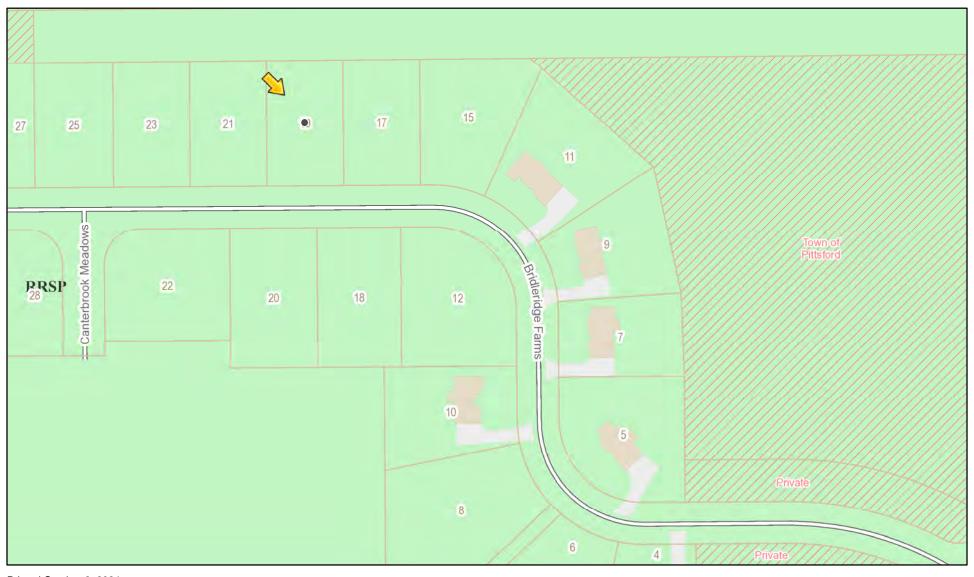
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	Residential Design Review	¬ E	Build to Line Adjustment
\checkmark	§185-205 (B)	J	§185-17 (B) (2)
	Commercial Design Review	, E	Building Height Above 30 Feet
\cup	§185-205 (B)	J	§185-17 (M)
	Signage	, (Corner Lot Orientation
\cup	§185-205 (C)	J	§185-17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

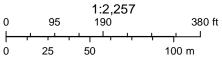
Project Description: Applicant is requesting design review for a 2,926 square-foot, two-story, single family home in the Bridleridge Farms Subdivision.

Meeting Date: October 10, 2024

RN Residential Neighborhood Zoning



Printed October 2, 2024



Town of Pittsford GIS

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





LOT 7 BRIDLERIDGE PITTSFORD, NY COVENTRY RIDGE BUILDING CORP.

PLAN 2926 / PROJECT 15420 L

WIRE MESH

PLYWOOD

LVL, PSL, LSL

ALT. NEWPORT SPEC HOME

SHEET INDEX

3/6 FOUNDATION PLAN

C-1 COVER SHEET

1/6 FRONT & LEFT SIDE ELEVATIONS

5/6 SECOND FLOOR & ROOF PLAN

6/6 SECTIONS 2/6 REAR & RIGHT SIDE ELEVATIONS

N-1 DETAILS

N-2 REINFORCING NOTES 4/6 FIRST FLOOR PLAN

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

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

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

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

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

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

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

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

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

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

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

R806.2 MINIMUM VENT AREA. THE MINIMUM NET FREE VENTILATION AREA SHALL BE $\frac{1}{150}$ 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 G242O.

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

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

- 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

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. PIPING LOCATED OUTSIDE THE CONDITIONED SPACE.
- 4. PIPING FROM THE WATER HEATER TO A DISTRIBUTION MANIFOLD.
- 5. PIPING LOCATED UNDER A FLOOR SLAB.

7. SUPPLY & RETURN PIPING IN RECIRCULATION SYSTEMS OTHER THAN DEMAND RECIRCULATION SYSTEMS

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

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

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

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"

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

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.

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 R3 1 1.7.8.5 OF 2020 RCNYS

STAIR ILLUMINATION PER SECTION R3 1 1.7.9 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 ksiREINFORCED STEEL ASTM A-615, Fy = 40 ksi

> 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.

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

UNLESS NOTED OTHERWISE CDX, PANEL INDEX Fb = 2600 Fv = 285

ASTM C90, GRADE N-1, Fm = 1350 PSI **MASONRY**

MORTAR ASTM C270, TYPE S Fc = 2000 PSI ASTM C476 GROUT

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

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

40 P.S.F. LIVING AREA LIVE LOAD 2ND FLOOR 30 P.S.F. LIVING AREA LIVE LOAD 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 SEVERE WEATHERING **42 INCHES** FROST LINE DEPTH

SLIGHT TO MODERATE TERMITE DAMAGE NONE TO SLIGHT DECAY DAMAGE WINTER DESIGN TEMPERATURE 1 DEGREE

REQUIRED 24" INSIDE OF EXTERIOR WALL LINE FLOOD HAZARD FIRM - 2008

ICE SHEILD UNDERLAYMENT

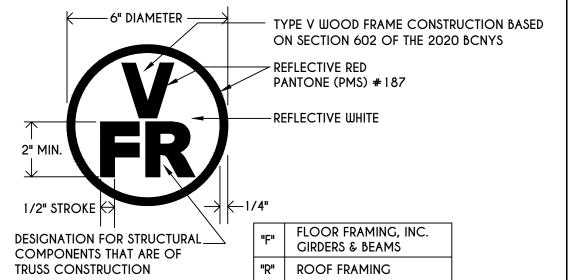
ROOF TIE DOWN REQUIREMENTS

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.

ROOF DESIGN

R802.11, BASED UPON SPECIFIC



"FR" | FLOOR & ROOF FRAMING

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PITTSFORD, NY

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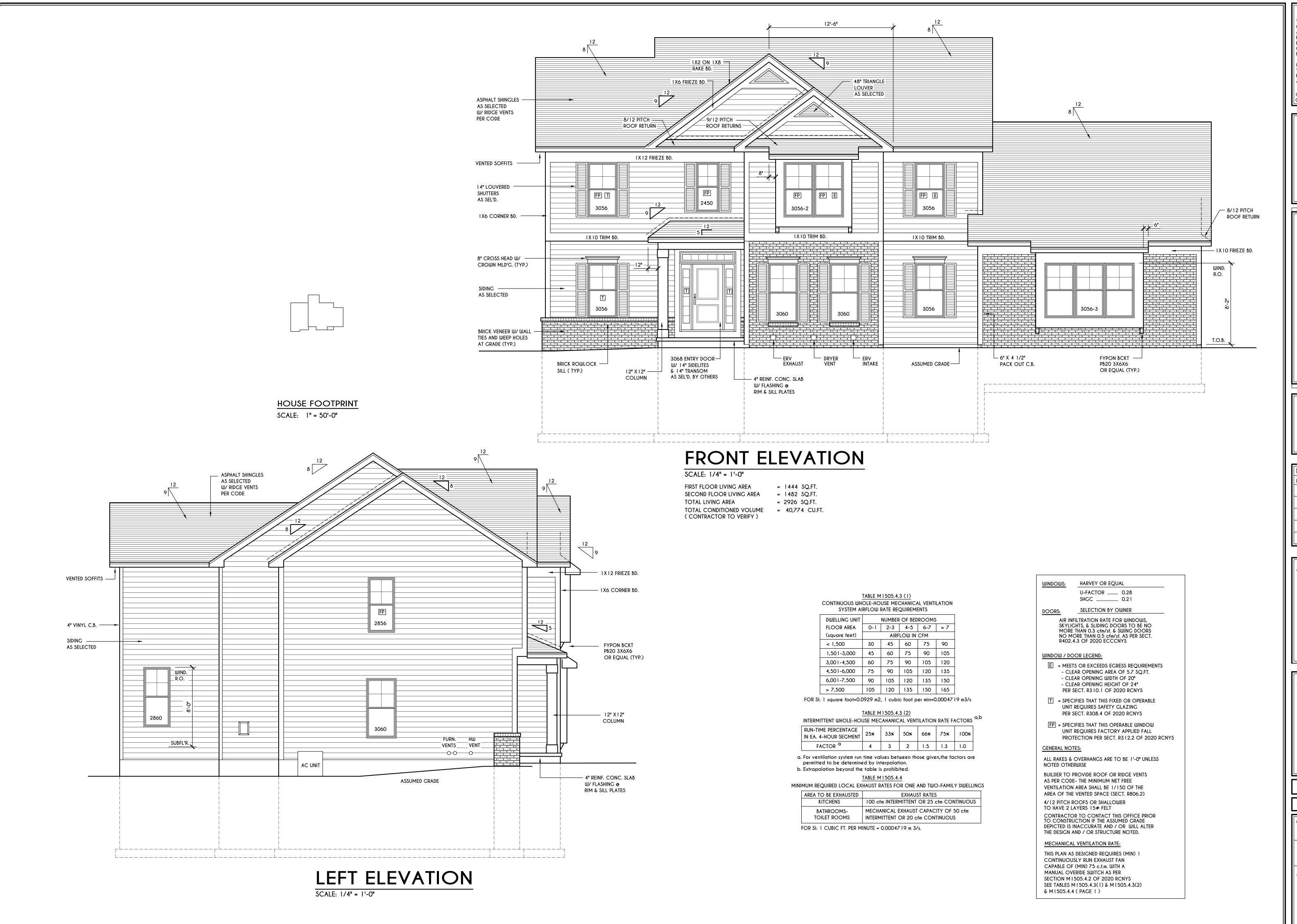
COVENTRY RIDGE

BUILDING CORP.

COVER PAGE

GLA PLAN 2926

drawn: checked: CSB scale: date: 9/24 PROJECT: sheet: 15420L

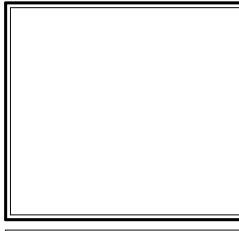


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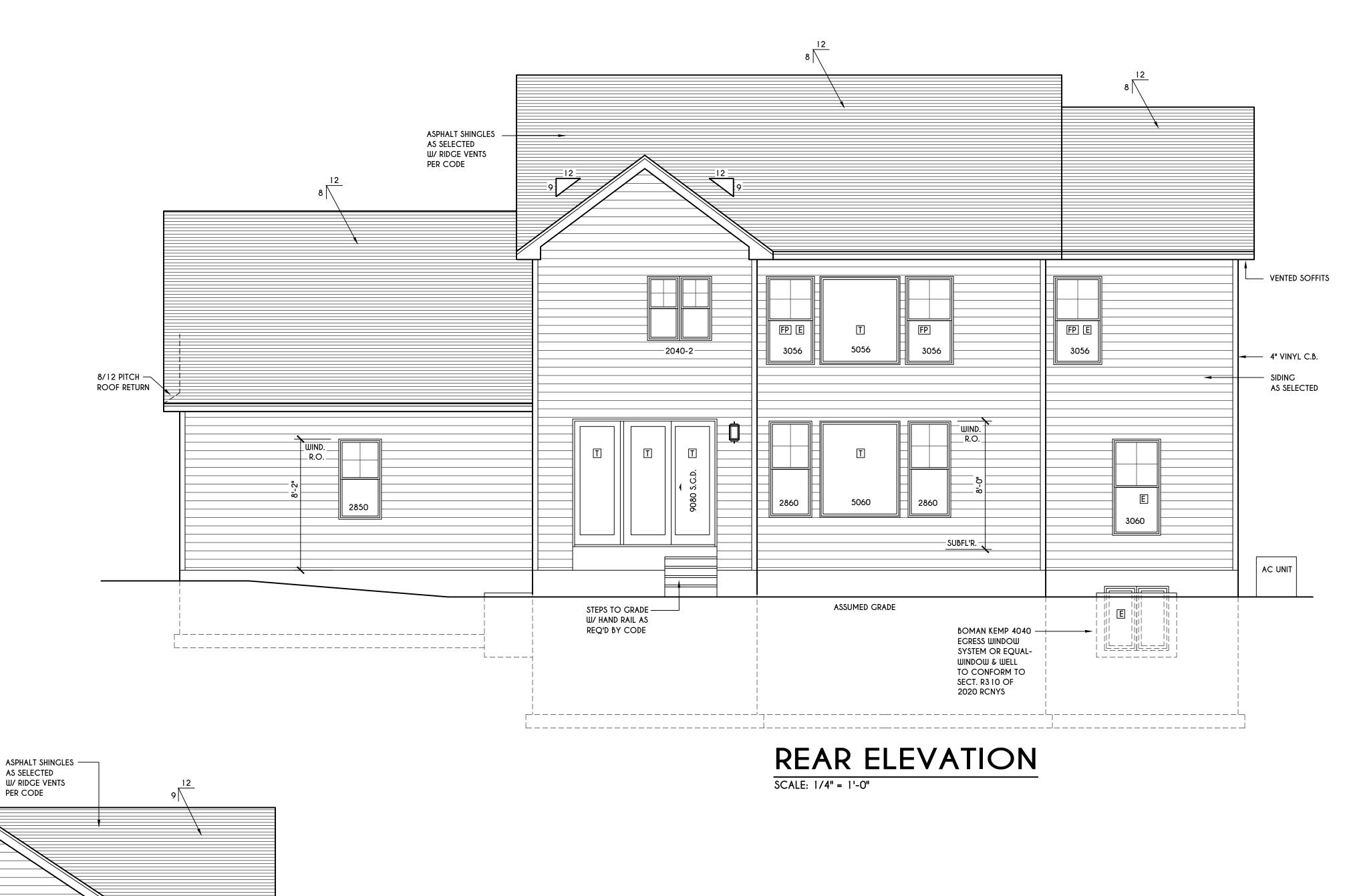
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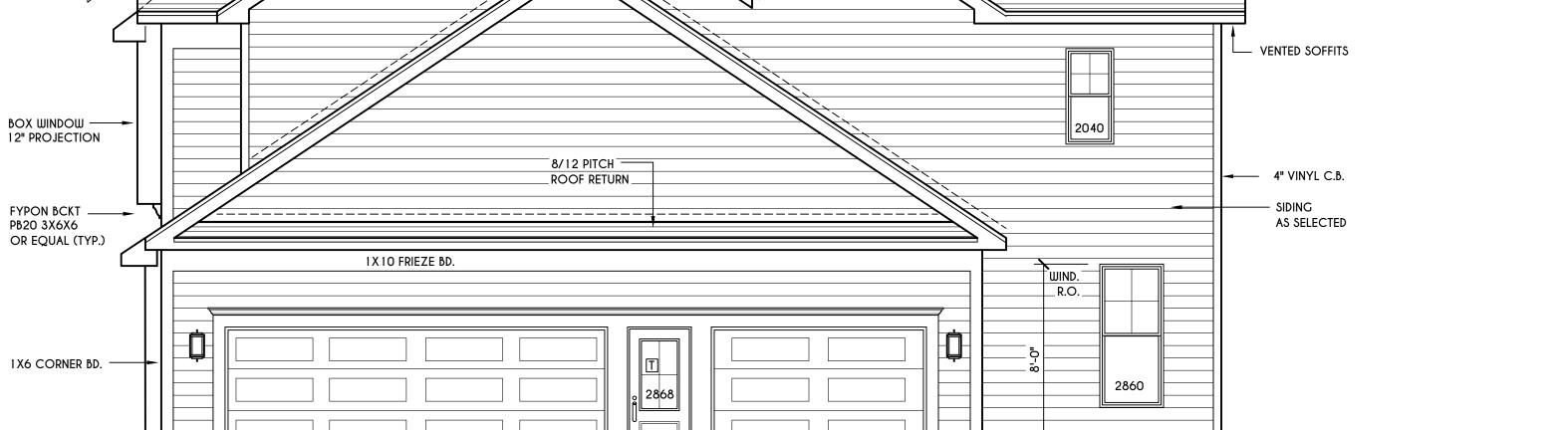
COVENTRY RIDGE BUILDING CORP.

ELEVATIONS

GLA PLAN 2926

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9/0 X 7/0 O.H. DOOR

SEL'D. BY OTHERS

- SUBFL'R. -

ASSUMED GRADE

BOMAN KEMP 4040

SYSTEM OR EQUAL-WINDOW & WELL

TO CONFORM TO

SECT. R310 OF 2020 RCNYS

EGRESS WINDOW

RIGHT ELEVATION

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

16/0 X 7/0 O.H. DOOR

SEL'D. BY OTHERS

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

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

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

TABLE M 1505.4.3 (2)

INTERMITTENT WHOLE-HOL		CAHANIC		TILATION	RATE F	ACTORS	a,b
RUN-TIME PERCENTAGE 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

REA 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.

US: HARVEY OR EQUAL
U-FACTOR 0.28

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"
- T = SPECIFIES THAT THIS FIXED OR OPERABLE
 UNIT REQUIRES SAFETY GLAZING
 PER SECT. R308.4 OF 2020 RCNYS

PER SECT. R3 10.1 OF 2020 RCNYS

FP = SPECIFIES THAT THIS OPERABLE WINDOW
UNIT REQUIRES FACTORY APPLIED FALL
PROTECTION PER SECT. R312.2 OF 2020 RCNYS

GENERAL NOTES:

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

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

4/12 PITCH ROOFS OR SHALLOWER
TO HAVE 2 LAYERS 15# FELT
CONTRACTOR TO CONTACT THIS OFFICE PRIOR
TO CONSTRUCTION IF THE ASSUMED GRADE
DEPICTED IS INACCURATE AND / OR WILL ALTER
THE DESIGN AND / OR STRUCTURE NOTED.

MECHANICAL VENTILATION RATE:

THIS PLAN AS DESIGNED REQUIRES (MIN) 1
CONTINUOUSLY RUN EXHAUST FAN
CAPABLE OF (MIN) 75 c.f.m. WITH A
MANUAL 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)

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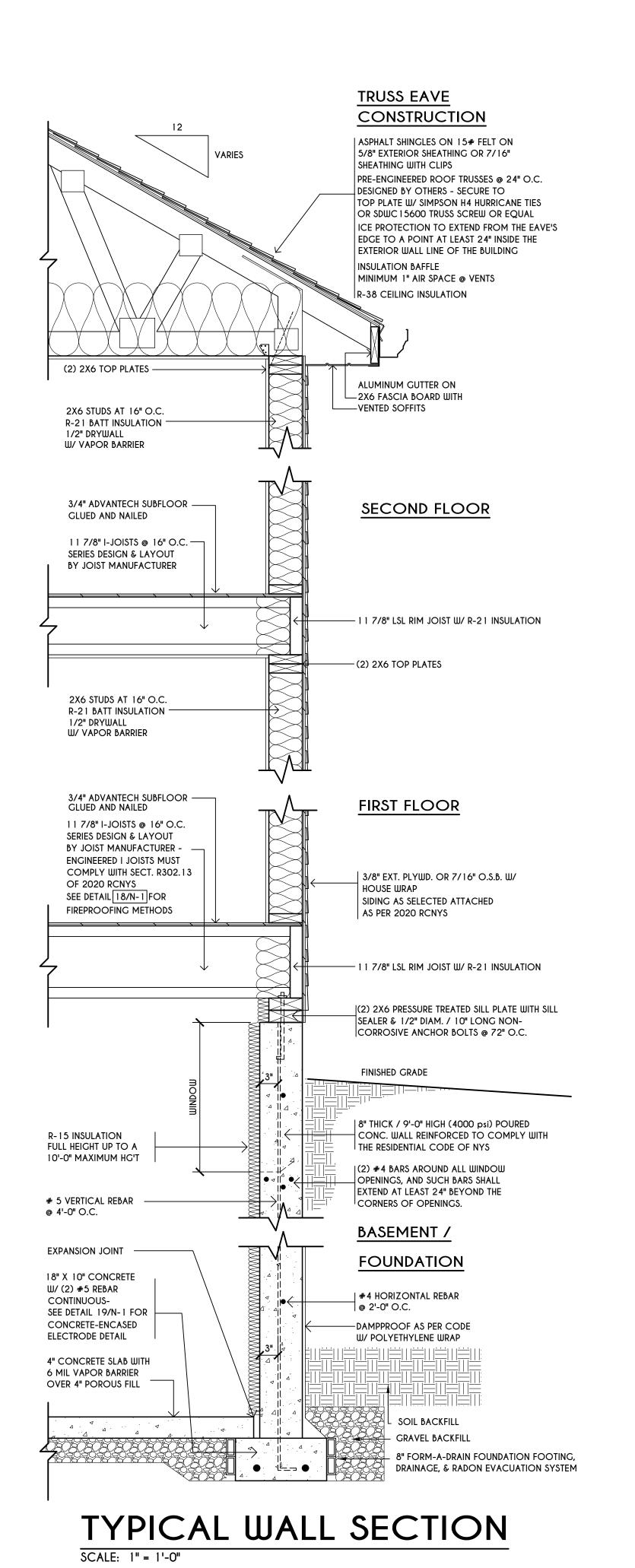
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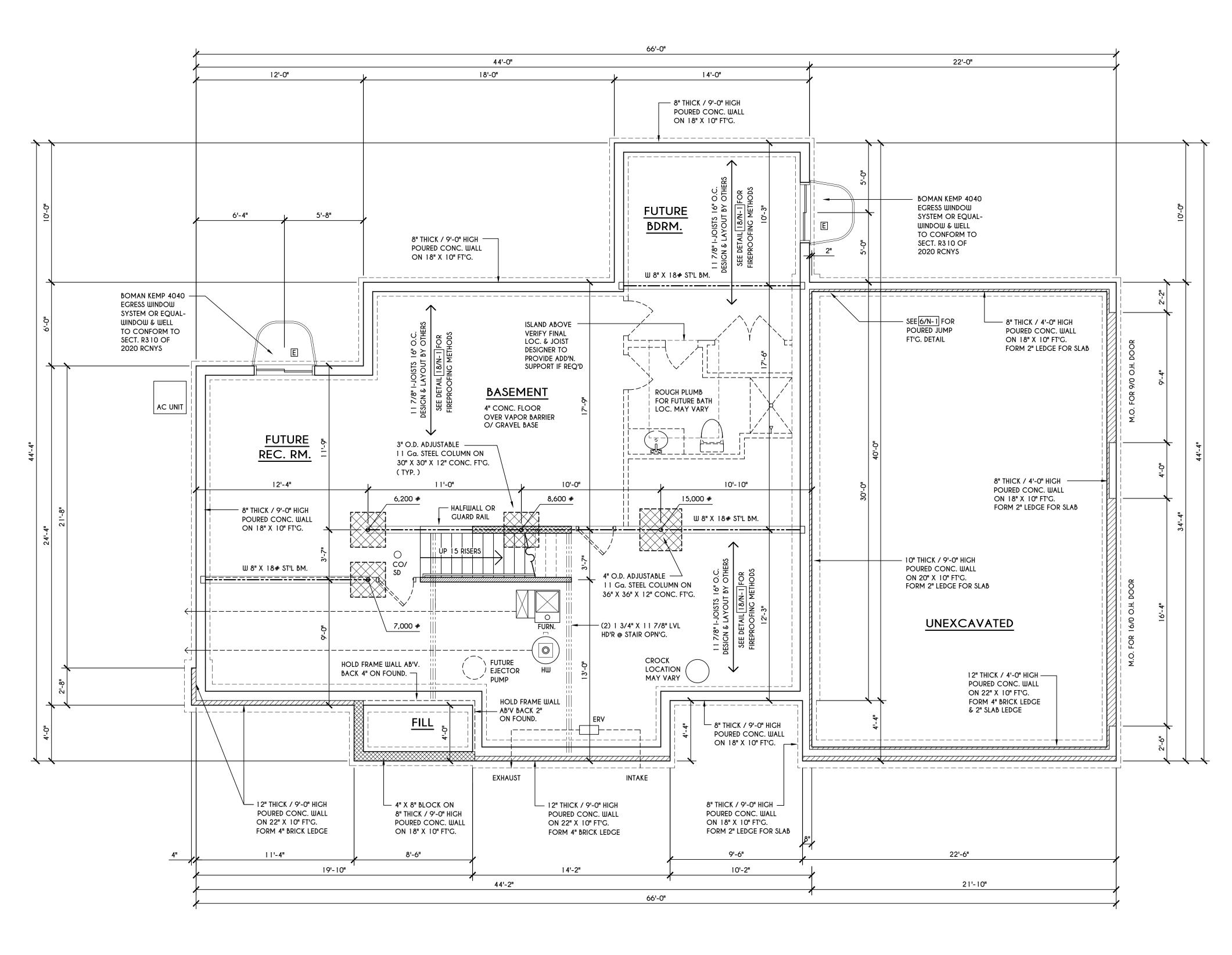
COVENTRY RIDGE
BUILDING CORP.

ELEVATIONS

GLA PLAN 2926		
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scale:	date:	
AS NOTED	9/24	
PROJECT:	sheet:	

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BASEMENT & FOUNDATION PLAN

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

ENGINEERED FL'R JOIST NOTE:

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

DESIGNED FOR 45 P.S.F. TOTAL LOAD

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

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 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 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
- CLEAR OPENING HEIGHT OF 24"
 PER SECT. R3 10.2.1 OF 2020 RCNYS

 T = SPECIFIES THAT THIS FIXED OR OPERABLE
 UNIT REQUIRES SAFETY GLAZING
- PER SECT. R308.4 OF 2020 RCNYS

 FP = SPECIFIES THAT THIS OPERABLE WINDOW

 UNIT REQUIRES FACTORY APPLIED FALL PROTECTION

 PER SECT. R312.2 OF 2020 RCNYS

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.

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2/28/22	CDK	MOVED ST'L BEAM
1		

CLIENT/LOCATION:

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BUILDER:

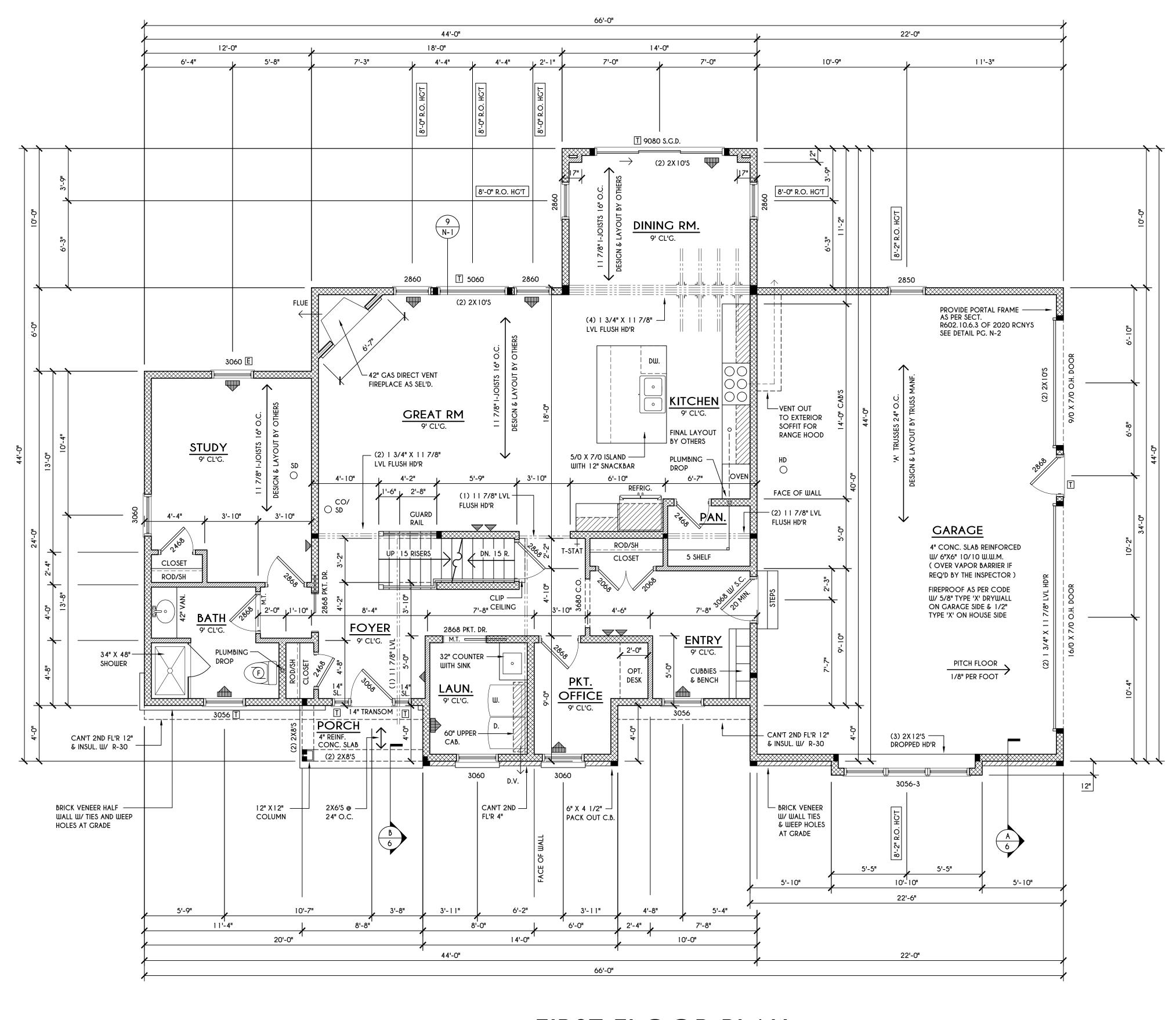
COVENTRY RIDGE

BUILDING CORP.

FOUNDATION PLAN

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ENGINEERED FL'R JOIST NOTE:

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

FOR 45 P.S.F. TOTAL LOAD

FRAMING LEGEND:

- 2X6 STUDS @ 16" O.C.

- 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.

FIRST FLOOR PLAN

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

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

ALL APPLIANCES SHOWN TO BE BY OWNER OR AS PER CONTRACT BY BUILDER

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.)

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:

1444 SQ. FT.

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

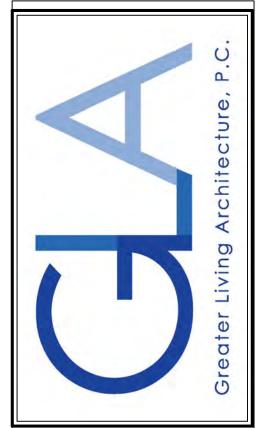
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FP = SPECIFIES THAT THIS OPERABLE WINDOW UNIT REQUIRES FACTORY APPLIED FALL PROTECTION PER SECT. R312.2 OF 2020 RCNYS

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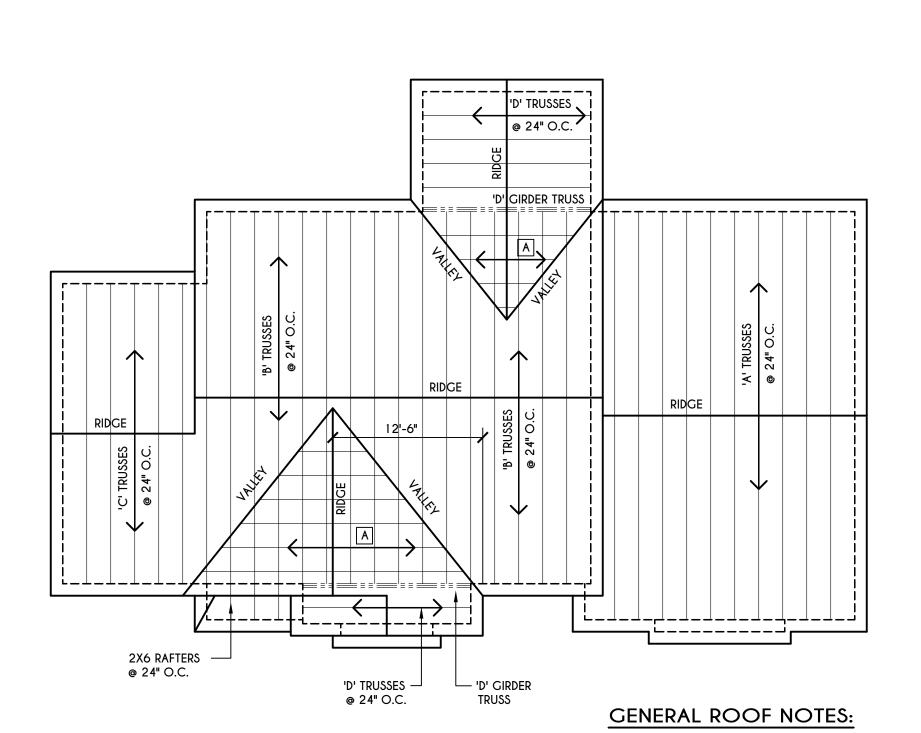
BUILDER:

COVENTRY RIDGE BUILDING CORP.

FIRST FLOOR PLAN

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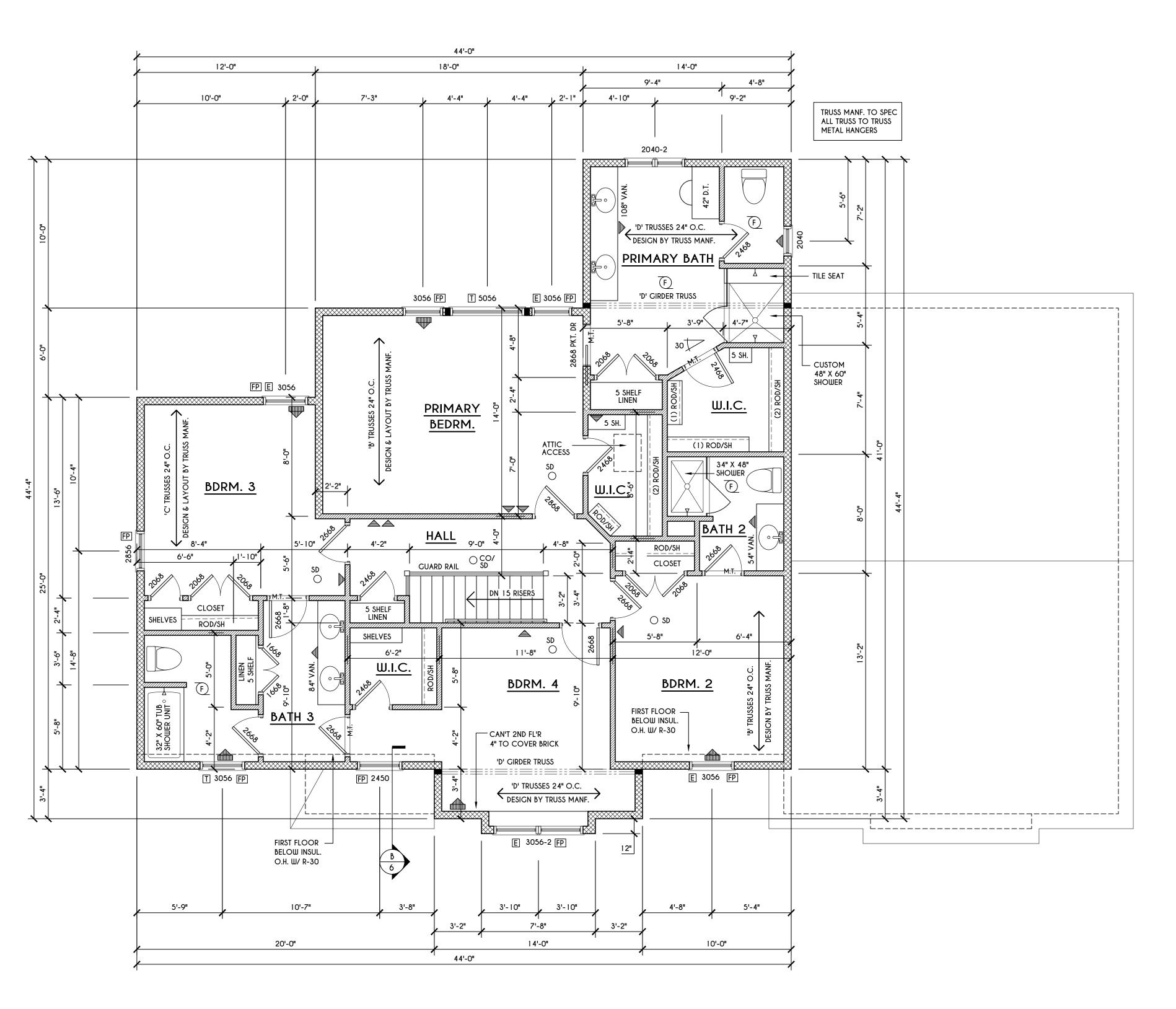


ROOF PLAN

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

A _ 2X8 LAYOVER

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 1482

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

THE SHOWER OR TUBS.

FRAMING LEGEND:

≡≣≣ - 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.)

ALL APPLIANCES SHOWN TO BE BY OWNER OR AS PER CONTRACT BY BUILDER

SMOKE (SD) & HEAT DETECTOR (HD), SHALL BE INSTALLED AS PER SECT. R314 OF 2020 RCNYS
CARBON MONOXIDE ALARMS SHALL BE INSTALLED AS PER SECT. 915.33 FCNYS & BE WITHIN 10' OF ALL SLEEPING AREAS
THE AIR BARRIER INSTALLED AT EXTERIOR WALLS ADJACENT TO SHOWERS AND TUBS SHALL SEPARATE THEM FROM

WINDOW / DOOR LEGEND:

- E = MEETS OR EXCEEDS EGRESS REQUIREMENTS
 CLEAR OPENING AREA OF 5.7 SQ.FT.
- CLEAR OPENING WIDTH OF 20"
 CLEAR OPENING HEIGHT OF 24"
 PER SECT. R3 10.2.1 OF 2020 RCNYS
- T = SPECIFIES THAT THIS FIXED OR OPERABLE
 UNIT REQUIRES SAFETY GLAZING
 PER SECT. R308.4 OF 2020 RCNYS
- FP = SPECIFIES THAT THIS OPERABLE WINDOW
 UNIT REQUIRES FACTORY APPLIED FALL PROTECTION
 PER SECT. R312.2 OF 2020 RCNYS

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Ι.			
	REVISI	ONS:	
	DATE	BY	DESCRIPTION

CLIENT/LOCATION:

ALT NEWPORT SPEC HOUSE LOT 7 BRIDLERIDGE PITTSFORD, NY

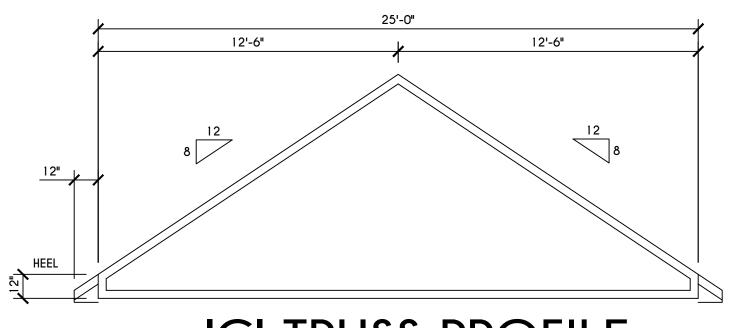
BUILDER:

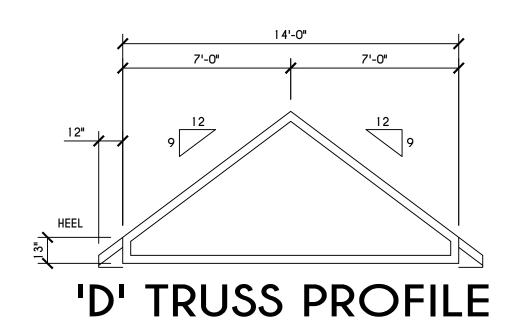
COVENTRY RIDGE BUILDING CORP.

SECOND FLOOR PLAN

GLA PLAN 2926

	drawn:	checked:
	CDK	CSB
Ш	scale:	date:
	AS NOTED	9 / 24
Ш	PROJECT:	sheet:
		5/



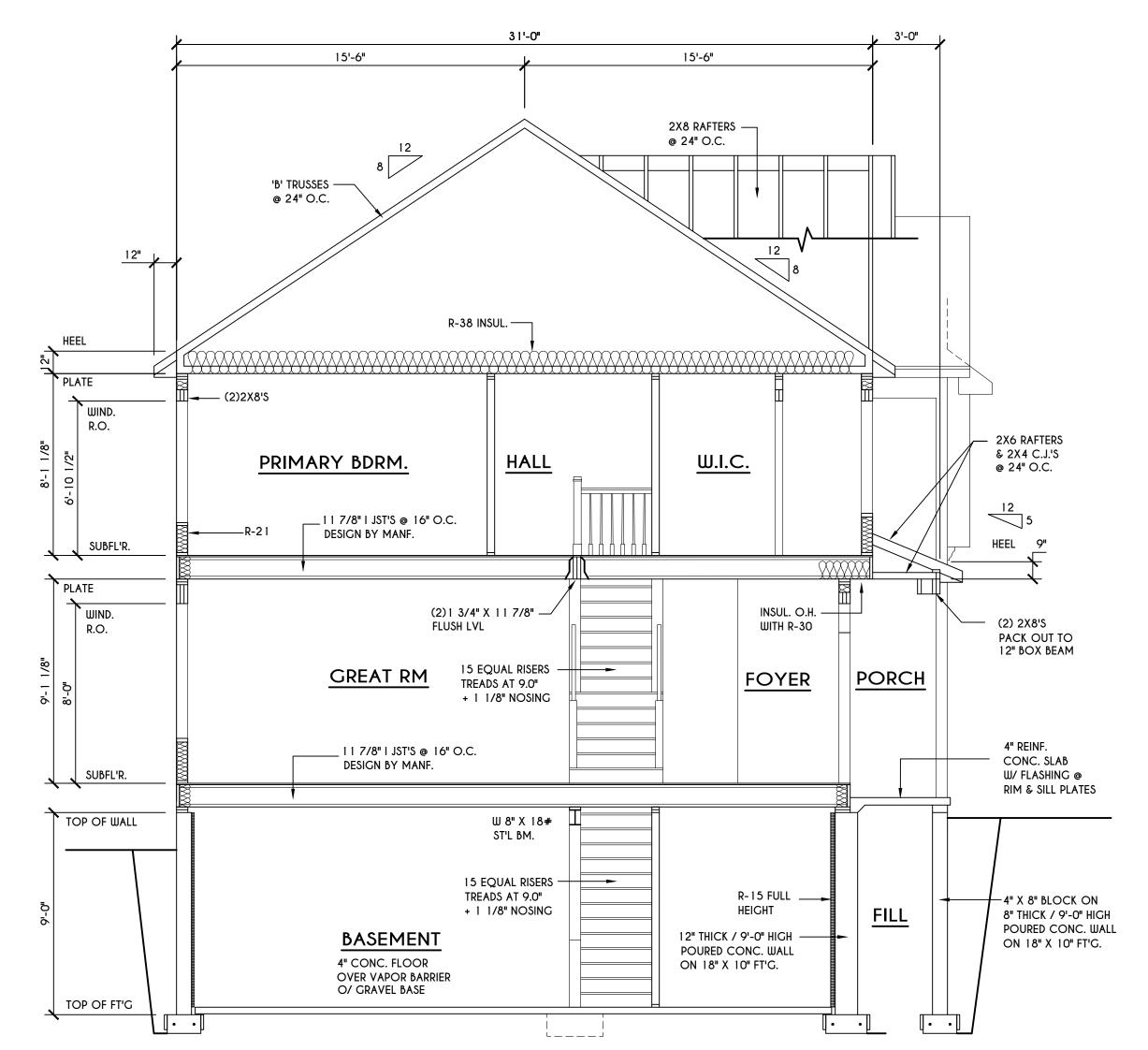


SCALE: 1/4" = 1'-0"

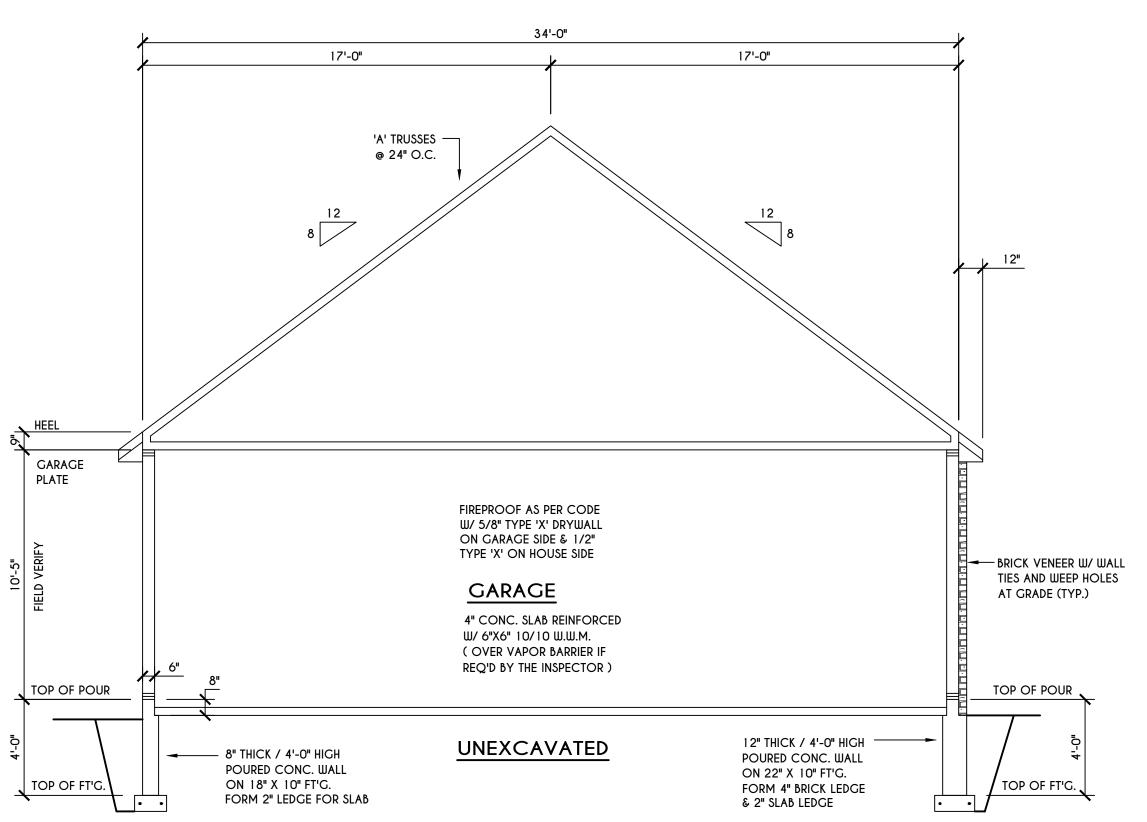
'C' TRUSS PROFILE SCALE: 1/4" = 1'-0"

TRUSS NOTES:

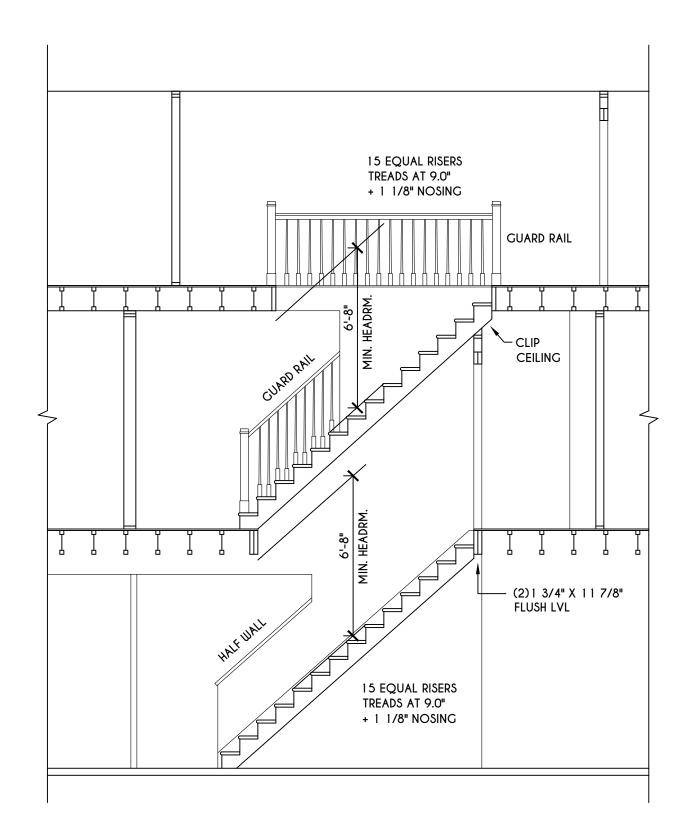
TRUSS PROFILE SHOWN FOR REFERENCE ONLY - MANUFACTURER IS RESPONISBLE FOR CHORD LAYOUT AS REQ'D FOR DESIGN LOAD
TRUSS MANUFACTURER TO VERIFY ACTUAL LOAD AT GIRDER-TO-GIRDER
CONNECTIONS & TO SPECIFY A MIN. METAL HANGER TO SUPP. THAT LOAD
PROVIDE TRUSS BRACING AS INDICATED BY TRUSS DESIGNER











STAIR SECTION

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

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REVIS	IONS:		
DATE	ВҮ	DESCRIPTION	

CLIENT/LOCATION:

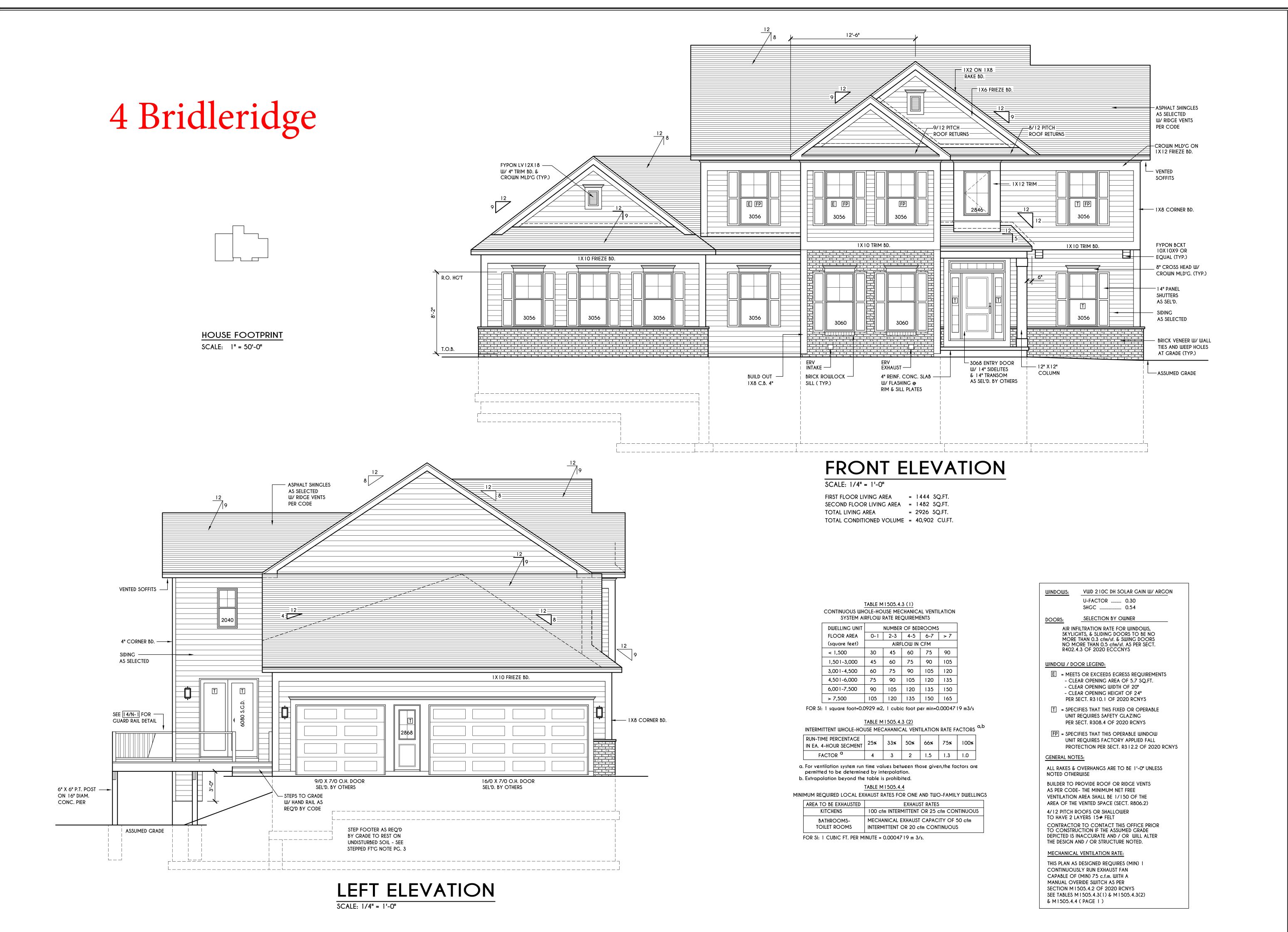
ALT NEWPORT SPEC HOUSE LOT 7 BRIDLERIDGE PITTSFORD, NY

BUILDER:

COVENTRY RIDGE BUILDING CORP.

SECTIONS

GLA PLAN 2926						
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CDK	CSB					
scale:	date:					
AS NOTED	9/24					
PROJECT:	sheet:					
15420L	6					

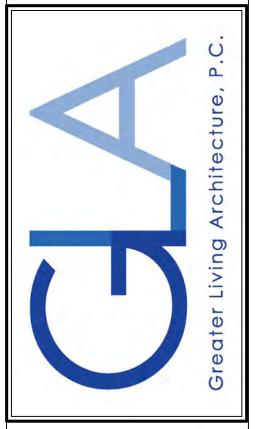


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CLIENT/LOCATION:

SPEC HOUSE
LOT 67 BRIDLERIDGE FARMS
PITTSFORD, NY

BUILDER:

COVENTRY RIDGE

BUILDING CORP.

ELEVATIONS

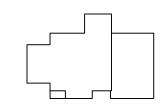
GLA PLAN 2926

drawn: checked: CDK CSB scale: date: AS NOTED 11/23

PROJECT: sheet: 1

15420H





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

ASPHALT SHINGLES
AS SELECTED

W/ RIDGE VENTS PER CODE

VENTED SOFFITS -

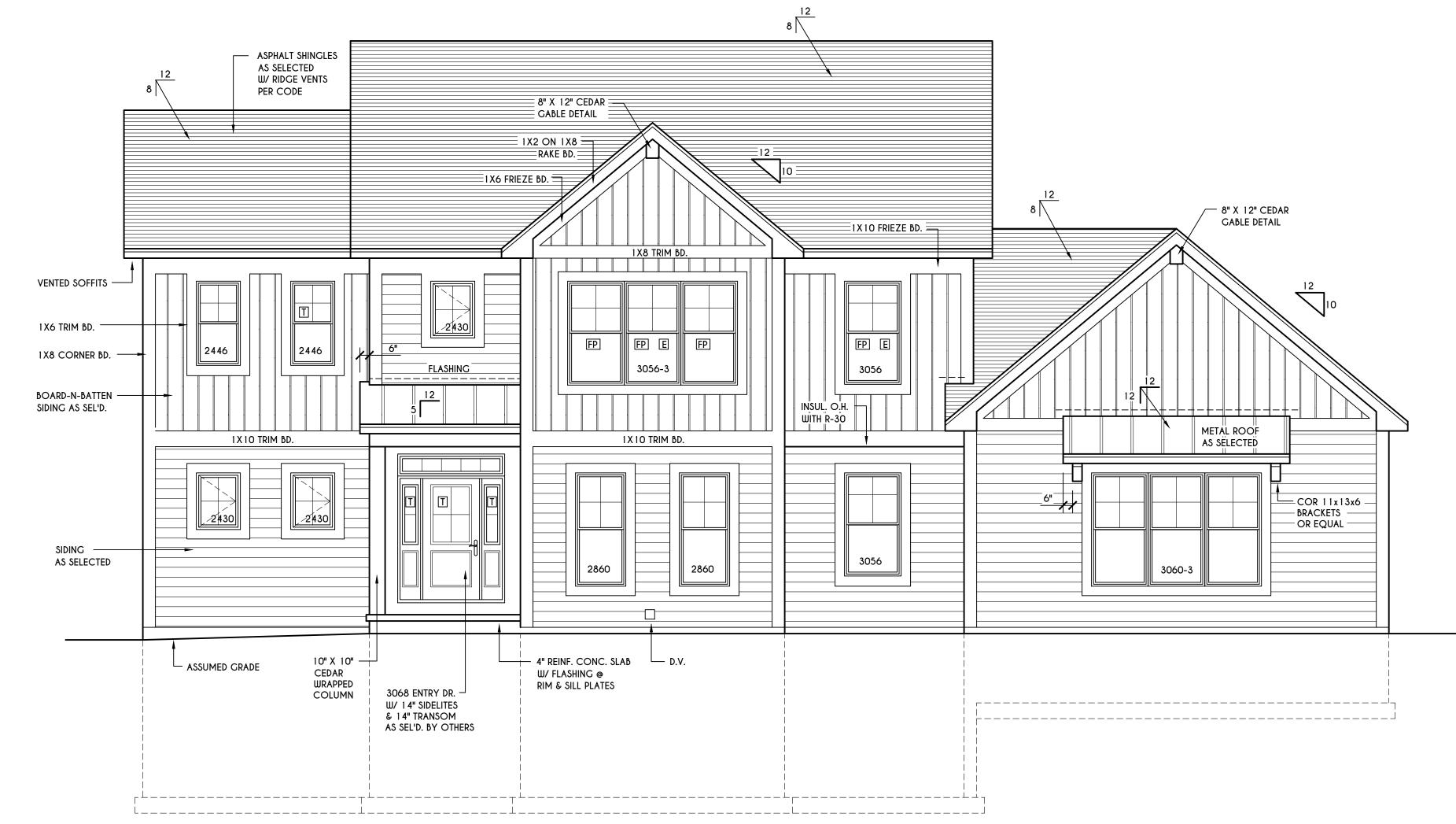
4" VINYL C.B. —

FP

2856

W/ HAND RAIL AS

REQ'D BY CODE



FRONT ELEVATION

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

1X10 FRIEZE BD.

■ 1X8 CORNER BD.

AS SELECTED

CEDAR

4" REINF. CONC. SLAB

W/ FLASHING @

RIM & SILL PLATES

WRAPPED

COLUMN

FIRST FLOOR LIVING AREA = 1396 SQ.FT. SECOND FLOOR LIVING AREA = 1414 SQ.FT. TOTAL LIVING AREA = 2810 SQ.FT.

TOTAL CONDITIONED VOLUME = 38,224 CU.FT.

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

NUMBER OF BEDROOMS						
0-1	0-1 2-3 4-5 6-7		6-7	> 7		
	AIRF	LOW IN	CFM			
30	45	60	75	90		
45	60	75	90	105		
60	75	90	105	120		
75	90	105	120	135		
90	105	120	135	150		
105	120	135	150	165		
	30 45 60 75 90	0-1 2-3 AIRF 30 45 45 60 60 75 75 90 90 105	0-1 2-3 4-5 AIRFLOW IN 30 45 60 45 60 75 60 75 90 75 90 105 90 105 120	0-1 2-3 4-5 6-7 AIRFLOW IN CFM 30 45 60 75 45 60 75 90 60 75 90 105 75 90 105 120 90 105 120 135		

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

TABLE M1505.4.3 (2

17.522 17.7000.110 (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 M 1505.4.

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

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

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

WINDOWS: VWD 210C DH SOLAR GAIN W/ ARGON U-FACTOR 0.30

SHGC 0.54 DOORS: SELECTION BY OWNER

AIR INFILTRATION RATE FOR WINDOWS, SKYLIGHTS, & SLIDING DOORS TO BE NO MORE THAN 0.3 cfm/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

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

T = SPECIFIES THAT THIS FIXED OR OPERABLE

GENERAL NOTES:

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

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

4/12 PITCH ROOFS OR SHALLOWER
TO HAVE 2 LAYERS 15# FELT
CONTRACTOR TO CONTACT THIS OFFICE PRIOR
TO CONSTRUCTION IF THE ASSUMED GRADE
DEPICTED IS INACCURATE AND / OR WILL ALTER
THE DESIGN AND / OR STRUCTURE NOTED.

MECHANICAL VENTILATION RATE:

THIS PLAN AS DESIGNED REQUIRES (MIN) 1
CONTINUOUSLY RUN EXHAUST FAN
CAPABLE OF (MIN) 75 c.f.m. WITH A
MANUAL 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)

REVISIONS:

DATE BY DESCRIPTION

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CLIENT/LOCATION:

THE NEWPORT - SPEC LOT 1 BRIDLERIDGE PITTSFORD, NY

BUILDER:

COVENTRY RIDGE BUILDING CORP.

GLA PLAN 2810

ELEVATIONS

Į	OLA PLAN 2010						
	drawn: CDK	checked: CSB					
	scale: AS NOTED	date: 10 / 23					
	PROJECT:	sheet:					
	15420J	6					

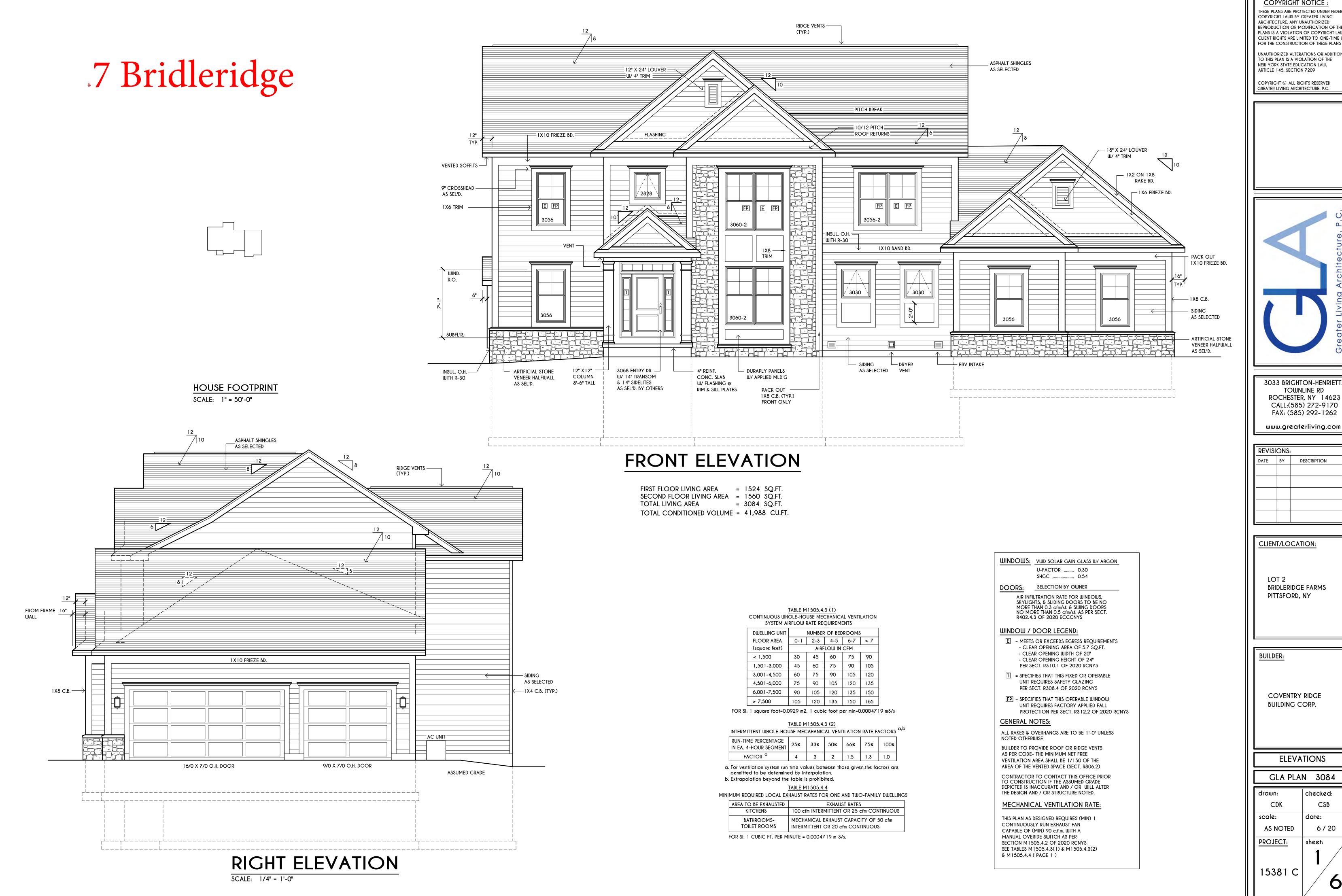
LEFT ELEVATION

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

2856

2856

ASSUMED GRADE



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DATE BY DESCRIPTION	
	DATE

CLIENT/LOCATION:

BRIDLERIDGE FARMS PITTSFORD, NY

BUILDER:

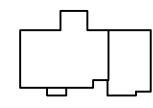
COVENTRY RIDGE BUILDING CORP.

ELEVATIONS

GLA PLAN 3084

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CDK	CSB		
scale:	date:		
AS NOTED	6 / 20		
PROJECT:	sheet:		
15381 C	1 6		

9 Bridleridge



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

ASPHALT SHINGLES — AS SELECTED 16/0 X 7/0 O.H. DOOR 9/0 X 7/0 O.H. DOOR STEPS TO GRADE W/ HAND RAIL AS REQ'D BY CODE

RIGHT ELEVATION

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

FRONT ELEVATION

└── 4" REINF.

— DB'L ENTRY DOORS AS SEL'D. BY OTHERS

CONC. SLAB

RIDGE VENT (TYP.) —

1X2 ON 1X10 BAND BD.

ERV — EXHAUST

1X2 ON 1X10 BAND BD.

ARTIFICIAL STONE

VENEER AS SEL'D.

SHAKE STYLE SIDING AS SELECTED

10/12 PITCH -ROOF RETURNS

1X8 C.B. ——

1X6 TRIM BD.

AS SELECTED

9" CROSSHEAD -AS SEL'D. W/

FIRST FLOOR LIVING AREA = 1488 SQ.FT. SECOND FLOOR LIVING AREA = 1517 SQ.FT. TOTAL LIVING AREA = 3005 SQ.FT. TOTAL CONDITIONED VOLUME = 40,807 CU.FT.

> WINDOWS: VWD SOLAR GAIN GLASS W/ ARGON U-FACTOR 0.30 SHGC 0.54

2850

2850

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. R3 10.1 OF 2020 RCNYS T = SPECIFIES THAT THIS FIXED OR OPERABLE

PER SECT. R308.4 OF 2020 RCNYS FP = SPECIFIES THAT THIS OPERABLE WINDOW UNIT REQUIRES FACTORY APPLIED FALL

UNIT REQUIRES SAFETY GLAZING

GENERAL NOTES:

— ASPHALT SHINGLES

AS SELECTED

ARTIFICIAL STONE

VENEER AS SEL'D.

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)

PACK OUT 1X8 -

C.B. MIN 3"

L------

> 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) PROTECTION PER SECT. R312.2 OF 2020 RCNYS & M1505.4.4 (PAGE 1)

TABLE M1505.4.3 (1) CONTINUOUS WHOLE-HOUSE MECHANICAL VENTILATION

	SYSTEM AI	RFLOW	RATE RE	QUIREMI	ENTS		_
	DWELLING UNIT NUMBER OF BEDROOMS						
	FLOOR AREA	0-1	2-3	4-5	6-7	> 7	
	(square feet)		AIRF	LOW 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	МІІ
	4,501-6,000	75	90	105	120	135	IMIII
	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 M 1505.4.3 (2) INTERMITTENT WHOLE-HOUSE MECAHANICAL VENTILATION RATE FACTORS a,b

IN EA. 4-HOUR SEGMENT 25% 33% 50% 66% 75% 100% RUN-TIME PERCENTAGE 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

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

MINIMUM REQUIRED LOCAL EXHAUST RATES FOR ONE AND TWO-FAMILY DWELLINGS AREA TO BE EXHAUSTED KITCHENS 100 cfm INTERMITTENT OR 25 cfm CONTINUOUS MECHANICAL EXHAUST CAPACITY OF 50 cfm TOILET ROOMS INTERMITTENT OR 20 cfm CONTINUOUS

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— 1X2 ON 1X8 RAKE BD. ___ 1X6 FRIEZE BD.

ASSUMED GRADE

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Ι.			
	REVISI	ONS	
	DATE	ВҮ	DESCRIPTION

CLIENT/LOCATION:

ALT. "LATTIMORE" LOT 3 BRIDLERIDGE FARMS PITTSFORD, NY

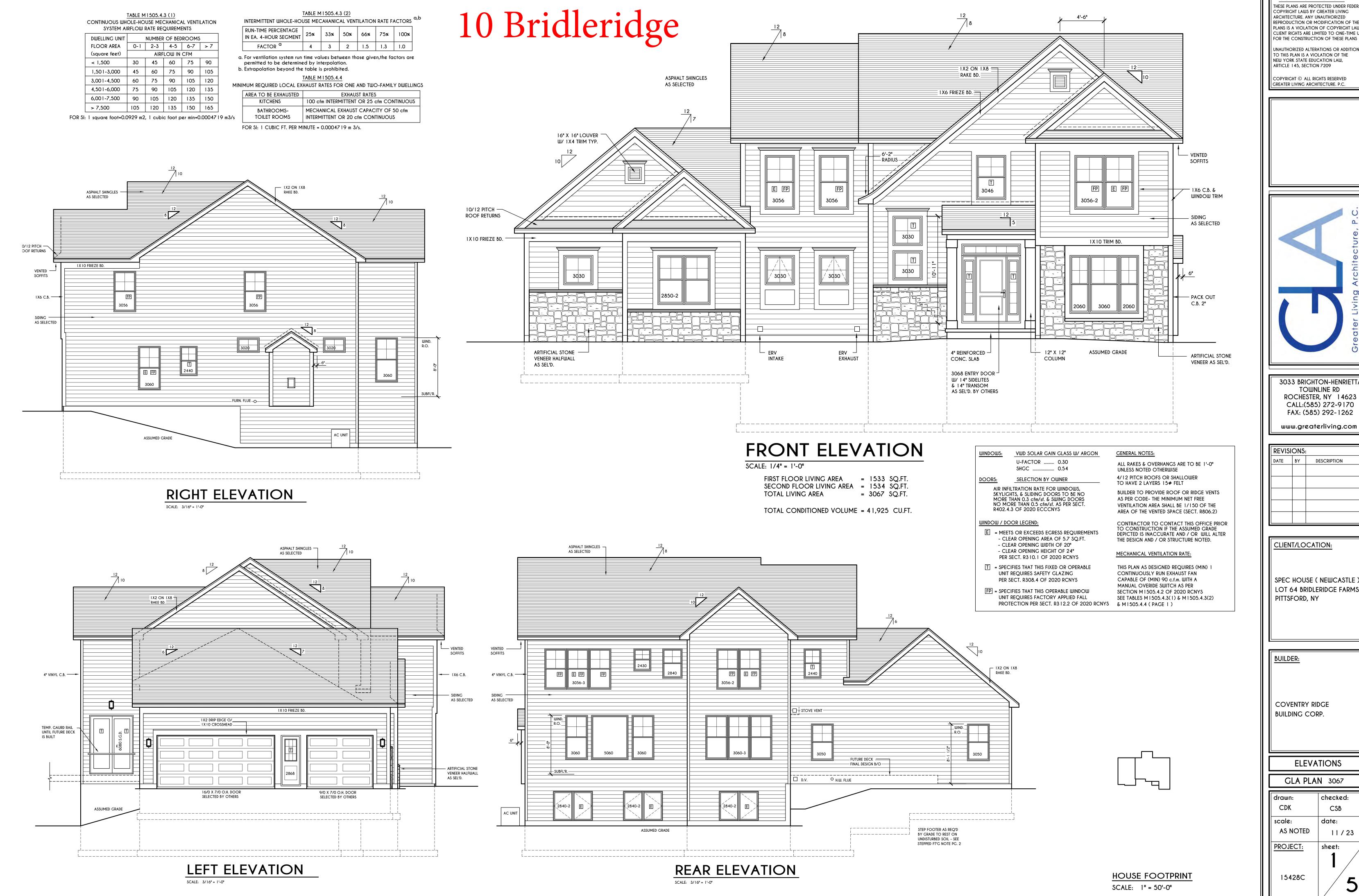
BUILDER:

COVENTRY RIDGE BUILDING CORP.

ELEVATIONS

GLA PLAN 3005

checked: drawn: CDK CSB scale: 10 / 23 PROJECT: sheet:



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REVISIONS:			
DATE	ВҮ	DESCRIPTION	

CLIENT/LOCATION:

SPEC HOUSE (NEWCASTLE) LOT 64 BRIDLERIDGE FARMS PITTSFORD, NY

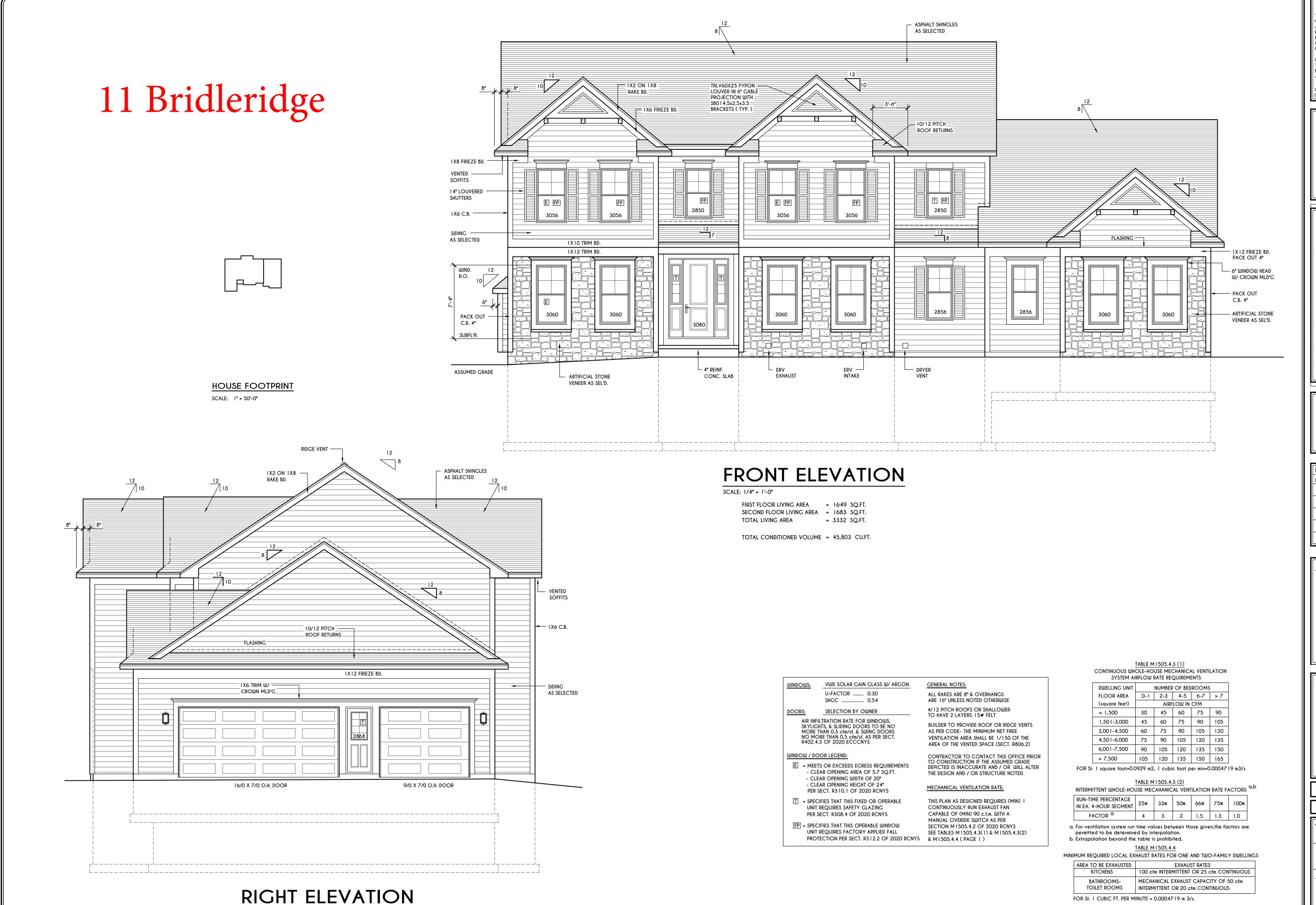
BUILDER:

COVENTRY RIDGE BUILDING CORP.

ELEVATIONS

GLA PLAN 3067

OLIT LITTE GOO!			
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/ _			
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SCALE: 1/4" = 1'-0"

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CLIENT/LOCATION:

SPEC HOME LOT 4 BRIDLERIDGE FARMS PITTSFORD, NY

BUILDER:

COVENTRY RIDGE

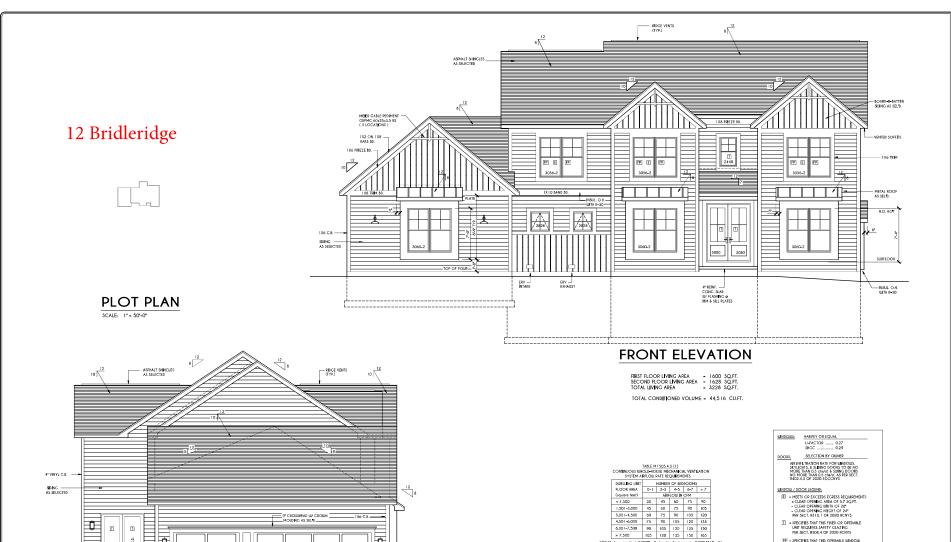
BUILDING CORP.

ELEVATIONS

GLA PLAN 3332

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CDK	CSB		
scale:	date:		
AS NOTED	10 / 23		
PROJECT:	sheet:		
15475B	6		

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



o

16/0 X 7/0 O.H. DOOR

ASSUMED GRADE

TABLE M 1505.4.3 (2)
INTERMITTENT WHOLE-HOUSE MECAHANICAL VENTILATION RATE FACTORS OLD | RIN-TIME RECEIVAGE | 25x | 33x | 50x | 66x | 75x | 100x | FACTOR | 4 | 3 | 2 | 1.5 | 1.3 | 1.0 |

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

TABLE M 1503-4.4

TABLE M 1503-4.4

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

ARRA TO BE EMMAJSTED

EXPLAIST RATES

EXTINENS

IO0 cfis INTERMITTENT OR 25 cfis CONTINUOUS

BATHROOMSTOLER BOOMS

MECHANICAL EXHAUST CAPACITY OF 50 cfis

TOLER BOOMS

MERMITTENT OR 20 cfis CONTINUOUS

FOR St. 1 CUBIC FT. PER MINUTE = 0.0004719 is 3/s.

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 TO BE 12" AND ALL OVERHANGS TO BE 16" FROM FRAME WALLS UNLESS NOTED OTHERWISE BUILDER TO PROVIDE ROOF OR RIDGE VENTS AS PER CODE-THE MINIMUM NET FREE VENTILLATION AREA SHALL BE 1/15 OO THE AREA OF THE VENTED SPACE (SECT. R806.2) 4/12 PITCH ROOFS OR SHALLOWER TO HAVE 2 LAYERS 154 FELT

MECHANICAL VENTILATION RATE:

THIS PAN AS DESIGNED REQUIPES (MIN) I CONTINUOUSLY RUN EXHAUST FAN CAPABLE OF (MIN) 90 c.fm. BITH A MANUAL OVERDE SUITICH AS PER SECTION M 1505.4.2 OF 2020 RCNYS SEE TABLES M 1505.4.3(2) 6 M 1505.4.4 (PAGE 1)

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REVISIONS: DATE BY DESCRIPTION

CLIENT/LOCATION:

SPEC HOME LOT 63 BRIDLERIDGE PITTSFORD, NY

BUILDER:

COVENTRY RIDGE BUILDING CORP.

ELEVATIONS

GLA PLAN 3228					
checked:					
CSB					
date:					
7 /24					
sheet:					
1 /					
/6					

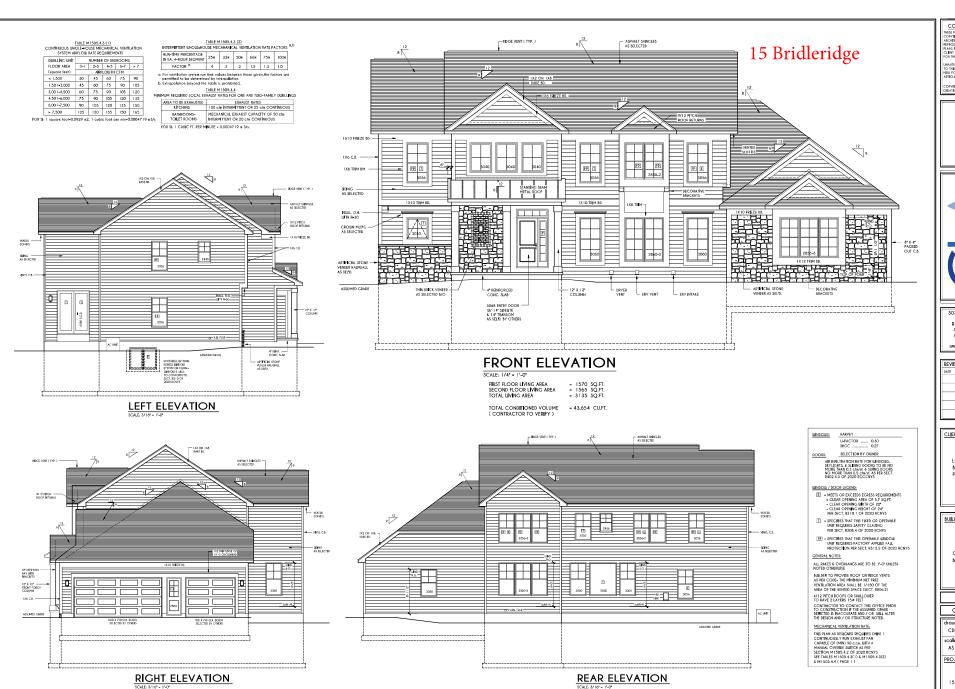
LEFT ELEVATION

L 1X6 TRIM WITH DUR-A-PLY PANEL

9/0 X 7/0 O.H. DOOR

T

o



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REVISIONS: DATE BY DESCRIPTION

CLIENT/LOCATION:

BRIDLERIDGE PITTSFORD, NY

BUILDER:

COVENTRY RIDGE BUILDING CORP.

ELEVATIONS

GLA PLAN 3135				
drawn:	checked:			
CDK	CSB			
scale: AS NOTED	date: 5 / 24			
PROJECT:	sheet:			

15439C



Town of Pittsford

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

Permit # CA24-000004

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

DESIGN REVIEW AND HISTORIC PRESERVATION BOARD REFERRAL OF APPLICATION

Property Address: 321 Mendon Center Road PITTSFORD, NY 14534

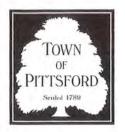
Tax ID Number: 177.04-1-5.2 **Zoning District:** AG Agricultural **Owner:** Pieper, William R **Applicant:** Pieper, William R

Α	p	pl	ic	ati	or	ı T	VD	e:	

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

Project Description: Applicant is 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).

Meeting Date: October 10, 2024



TOWN OF PITTSFORD

Design Review & Historic Preservation Board Application for Certificate of Appropriateness

	Case #	RECEIVED
1.	Property Address: 321 Mendon Cent	er Rd JUL 2 4 2024
2.	Tax Account Number:	TOWN OF PITTSFORD
3.	Applicant's Name: William and Sharon Address: 321 Mendon Center Rd Street Pitts ford Ny 14534 City State Zip C	Pieper Phone: <u>585-230-53</u> 70 E-mail: <u>Wmpieper@aol.co</u>
4.	Applicant's Interest in Property: Owner: Lessee: Other (explain):	Holding Purchase Offer:
5.	Owner (if other than above): Address: Street City State Zip C	Phone:
6.	Has the Owner been contacted by the Applicant? Application prepared by: William and Shar Address: 321 Mendon Center Rd Pittsford NY 14 City State Zip C	Phone: <u>585-230-537</u> 0 534 E-mail: <u>wmpiepere aol</u> .com
7.	Project Design Professional (if Available): Address: Street City State Zip C	Phone:

Print Form

Reset Form

	Address: Phone:	_
	Street E-mail:	
_	City State Zip Code	
9.	Present use of Property: Resident al	_
10.	Zoning District of Property: Residential	
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:	
	NYS Tax credit \$5000 Federal Investment tax credit \$5568	
14.	Proposed Exterior Improvements: A. Describe all exterior architectural improvements proposed with this project (include project materials and finishes; attach additional sheets if necessary):	-
	NO adverse effect to the architectual	>
	integrity of the house. Solar panels	
	on south side of rear addition of home	•
	Panels are not a permanent addition to the	
	home. (meaning they can be removed)	

8.

Project Contractor (if Available):

В.	changes in landscaping,	te improvements proposed with this project (include proposed significant plant material alterations, and other improvements be materials such as driveways and retaining walls; attach ssary):
	No	ne
en en jene		
15. If t	the structure is a Commercia provements proposed at the	Il Property open to the Public, please describe all interior project site (attach additional sheets if necessary).
		NO
16. Ad	lditional materials submitted	with this application (if available):
	Parcel map	Architectural elevations
	Photographs	☐ Architectural plans
e :	Other materials	Solar panels
l c	mplete and accurate.	ledge that the information supplied on this application is Maron Pieper 7/22/24 Date Date
	Consent: the applicant is other than the Yes No If Yes, owner's signature:	e owner, does the owner concur with this application?





103% Consumpti on Offset

\$57,768 \$13,312

Lifetime **Electricity Bill** Savings

Net Cost of this solar system

\$44,456

Estimated net savings over system lifetime SYSTEM OPTIONS

20 Panels

20 Panel System with Battery



These 2 roofs only Your Solution



Dan Lewis 3157591880 MEmail

Solar Panels Silfab Solar Inc. 8.400 kW Total Solar Power 20 x 420 Watt Panels (SIL-420 BG) 10,118 kWh per year

Inverter Sol-Ark 9 kW Total Inverter Rating 1 x 12K-P [240V]

Warranties: 12 Year Panel Product Warranty, 30 Year Panel Performance Warranty, 10 Year Inverter Product Warranty

System Performance

321 Mendon Center Rd, Pittsford, NY 14534-9714, Monroe County



4	2,470	25,265	N/A
Beds	Bldg Sq Ft	Lot Sq Ft	Sale Price
2	1870	SFR	N/A
Baths	Yr Built	Туре	Sale Date

Owner Information

Owner Name: Owner Name 2: Do Not Mail: Owner Occupied: Pieper William R Pieper Sharon

Tax Billing Address: Tax Billing City & State: Tax Billing Zip:

321 Mendon Center Rd Pittsford, NY 14534 9714

Yes

Tax Billing Zip+4:

Location Information

School District: School District Name:

Subdivision: Township:

Census Tract: Carrier Route: 264601 Pittsford

Pittsford 123.06 R004

2017

\$0

0%

Zoning:

Assessment District: Location Influence:

Flood Zone Code: Flood Zone Date: Flood Zone Panel:

08/28/2008 36055C0366G

Tax Information

Tax ID:

Alt. Tax ID: Lot #: Block #: Legal Description: 264689-177-040-0001-005-2 % Improved:

264689A1770400001005200 5

1

SWIS Code:

2016

Tax Appraisal Area:

264689 4689

2015

\$205,600

\$26,700

87%

L47 T12 R5 UNRECORDED MAP 6200-113

Assessment & Tax

Assessment Year

Assessed Value - Total Assessed Value - Land Assessed Value - Improved YOY Assessed Change (\$) YOY Assessed Change (%) Market Value - Total Market Value - Land Market Value - Improved **Exempt Building Value Exempt Land Value Exempt Total Value**

\$205,600 \$205,600 \$26,700 \$26,700 \$178,900 \$178,900 \$0 0% \$205,600 \$205,600 \$26,700 \$26,700 \$178,900 \$178,900

\$178,900 \$205,600 \$26,700 \$178,900

1

Full

Hot Air

Oil

Characteristics

Land Use - State : Land Use - CoreLogic: Lot Acres:

Lot Sq Ft: Lot Frontage: Lot Depth: # of Buildings: Building Type:

Single Family Resid

0.58 25,265 148 170 1

Half Baths: Total Rooms:

Basement Type: Basement Sq Ft:

Finished Basement Sq Ft: Fireplaces:

Heat Type: Heat Fuel Type:

SKETCH ADDENDUM

Borrower PIEPER

Property Address 321 MENDON CENTER ROAD

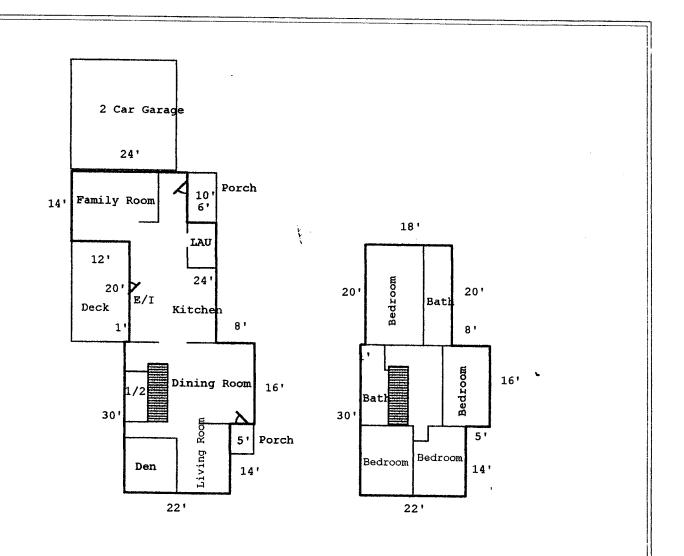
City PITTSFORD County MONROE

Lender/Client COMMONWEALTH UNITED

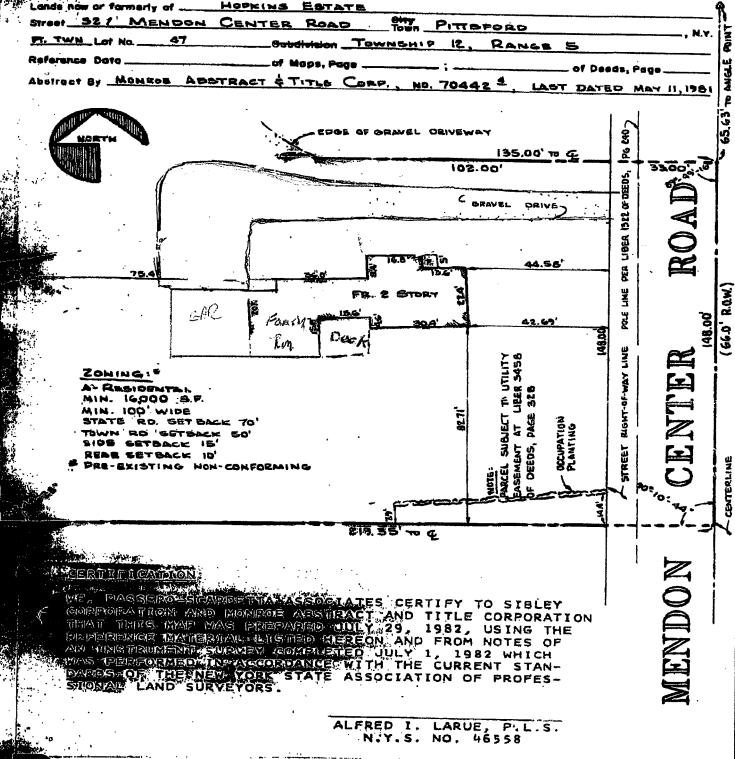
State NY

Zip Code 14534

Address 190 LINDEN OAKS, ROCHESTER, NY 14625



INSTRUMENT SURVEY



PASSERO-SCARGE THA ASSOCIATES

SCALE I" . 30'

ARCHITECTS - ENGINDERS - SUNCETORS 45 LANE AVENUE, ROCHESTER, N.Y. 14608/76-458-2180

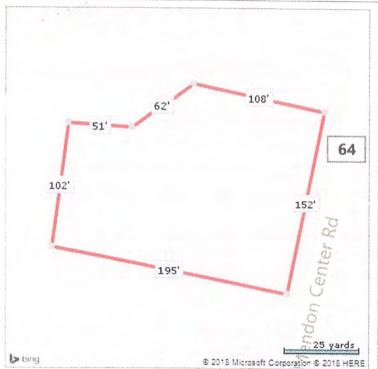
287, 62 ---- July 29, 1782

HO LARE AVENUE, HOCHESTER, N.Y. 14508/715-458-2180

IMPORTATION IS TO CHAMBERLAIN, D'AMANDA, BAUMAN, CHATMAN & OPPENHEIMER.

Dwg No. 8118 F-2

Property Map





Google Maps 321 Pittsford Mendon Center Rd

















National Park Service

ARTICLE

Solar Panels on Historic Properties: On a Rear Porch Roof

Gothic Revival House, Vermont

This is another example of a minimally intrusive installation of a solar hot water system. The solar collectors are located on a new roof sheltering an access ramp added to the rear of the residence. In some instances, new additions may provide opportunities to incorporate solar panels on a historic property in a sensitive way.



This view of the historic house from the front (above) shows that it retains its historic character, because the solar collectors were installed on the sloped roof over a new access ramp at the rear of the property and are not visible from the street (right).



Next article: Avoiding the impact of solar panels on a cultural landscape (https://www.nps.gov/articles/000/solar-panels-on-historic-properties-avoiding-impact-cultural-landscape.htm)



solar panels

historic buildings

technical preservation services

Last updated: April 18, 2022

Was this page helpful?



National Park Service

ARTICLE

Solar Panels on Historic Properties: On a Low-Slope Gable

Vermont Residence

The gable end of this historic apartment building faces the street. Low profile solar collectors for a water heating system were flush mounted on the sloped roof on the south side of the gable. Though visible, these few panels have relatively little impact on the historic character of the property. However, if the roof had been a more prominent feature of the property, this installation may not have been appropriate.



Low-profile solar collectors located on the south side of the gable roof are minimally visible.

From this angle, the panels are more noticeable, yet the historic character of the building is not significantly diminished.



Next article: Solar panels on a cross gable (https://www.nps.gov/articles/000/solar-panels-on-historic-properties-cross-gable.htm)



solar panels

historic buildings

technical preservation services

Last updated: April 18, 2022





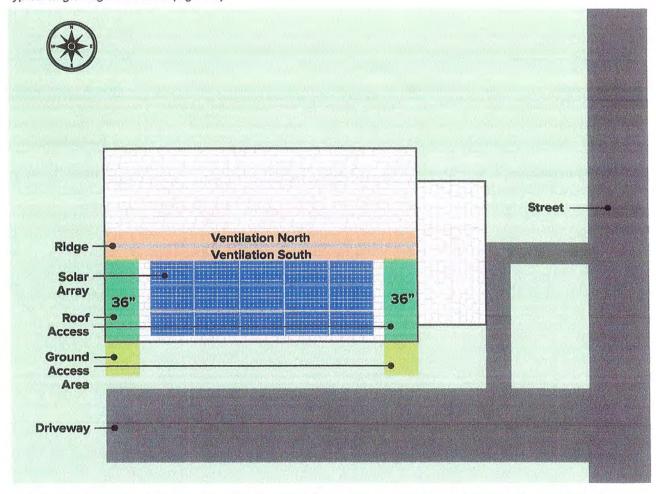
Solar Panels Silfab Solar Inc. 8.400 kW Total Solar Power 20 x 420 Watt Panels (SIL-420 BG) 10,118 kWh per year Inverter
Sol-Ark
9 kW Total Inverter Rating
1 x 12K-P [240V]

mez - Lend Fallmatar





Typical single ridge residential (Figure 2)

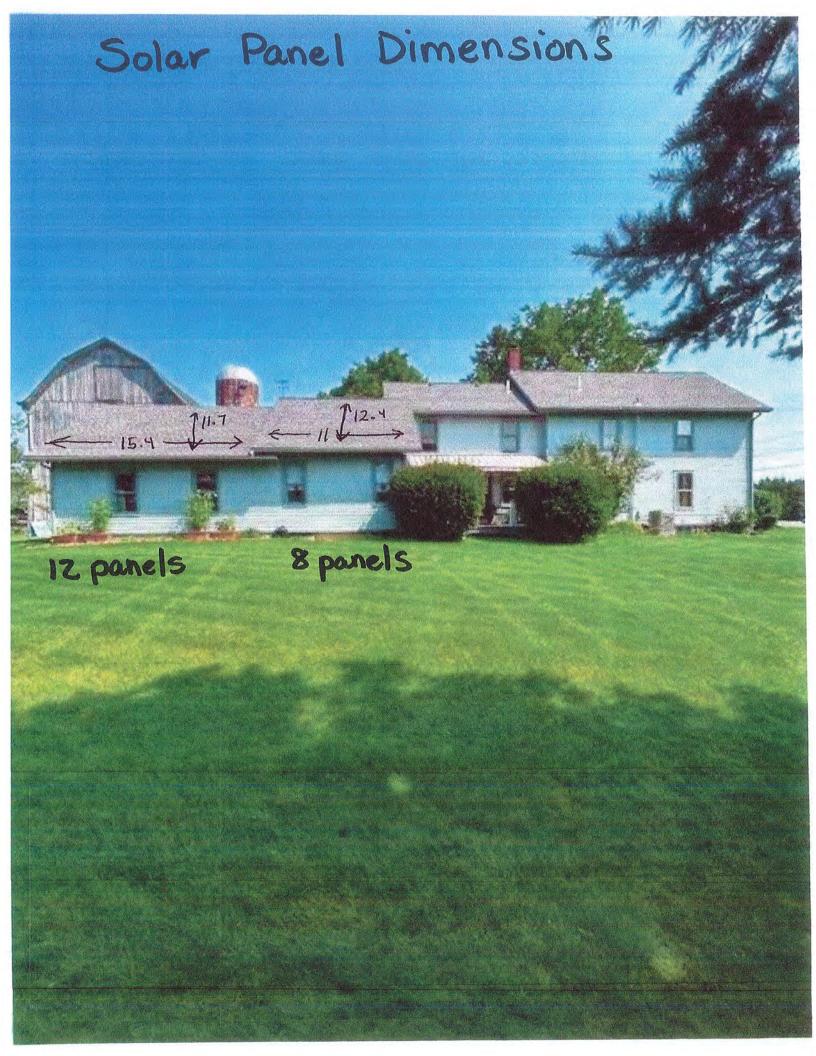


This is a typical single ridge residential structure that complies with the required setbacks, pathways and ventilation with no exceptions. The Emergency Escape and Rescue Opening (EERO) is on gable end.

Basic Requirements being met:

- 1. Not fewer than two pathways
- 2. Not fewer than one pathway shall be provided on the street or driveway side of the roof
- 3. For each roof plane with a photovoltaic array, a pathway not less than 36 inches wide (914 mm) shall be provided from the lowest roof edge to ridge





SILFAB PRIME NTC

SILFAB SOLAR

SIL-420/430 QD



SOLAR TECHNOLOGY REIMAGINED FOR TODAY'S WORLD

Silfab's breakthrough in advanced N-type solar cell technology delivers premium all-black solar panels of unmatched performance and reliability.

SILFABSOLAR.COM













Number of cells 108

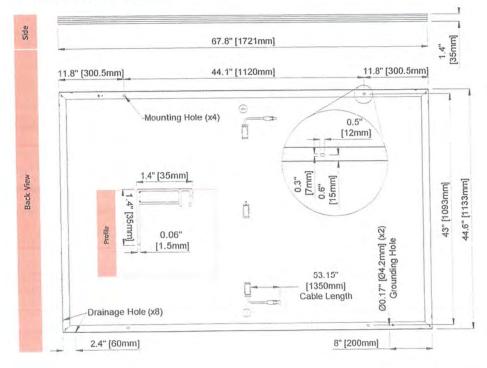
Q Solar panels W	holesale solar Commercial	Clearance Inverters, batteries & addons Service
Rated Efficiency	21.5%	Clearance
Connector Type	MC4 from Staubli	Silfab 420W Solar
Backsheet Color	black	Panel 108 Cell All-
Frame Color	black	Black SIL-420-QD
Dimensions LxWxH	67.8 x 44.6 x 1.37 in	Clearance
Weight	46.3lbs	\$199.08 \$332.72 Save \$133.64
Pallet Qty	26	As low as \$107.23/mo. Learn more (6) Q&A
Manufacturer	Silfab	10 Add to Cart
Manufacturer Part #	SIL-420-QD	How to get it Your ZIP Code 14534
Operating Temperatures	-40°F to +185°F	Free pickup San Diego, on Fri, Oct CA
	 Solar Panels for Boats 	04 or later Change location
Scope of Application	Solar Panels for HomeSolar Panels for RV	
	 Commercial 	

LECTRICAL SPECIFICATIONS		42	10	43	30	
Test Conditions		STC	NOCT	STC	NOCT	
Module Power (Pmax)	Wp	420	313	430	321	
Maximum power voltage (Vpmax)	V	32.87	30.55	33.07	30.74	
Maximum power current (Ipmax)	A	12.78	10.25	13.01	10.43	
Open circuit voltage (Voc)	V	37.68	35.34	37.76	35.42	
Short circuit current (Isc)	A	13.51	10.89	13.81	11,14	
Module efficiency	%	21.5%	20.1%	22.1%	20.6%	
Maximum system voltage (VDC)	V	1000				
Series fuse rating	A	25				
Power Tolerance	Wp	0 to +10				

Measurement conditions: STC 1000 W/m² • AM 1.5 • Temperature 25 °C • NOCT 800 W/m² • AM 1.5 • Measurement uncertainty ≤ 3% Sun simulator calibration reference modules from Fraunhofer Institute. Electrical characteristics may vary by ±5% and power by 0 to +10 W.

MECHANICAL PROPERTIES / COMPONENTS		METRIC		IPERIAL			
Module weight		21 kg ± 0.2 kg 46.3 l		3.3 lbs ± 0.4 lbs	lbs ± 0.4 lbs		
Dimensions (H x L x D)		1721 mm x 1133 mm x 35 mm 67.8 i		.8 in x 44.6 in x 1.	in x 44.6 in x 1.37 in		
Maximum surface load (wind/snow)*		TBD TBD		BD			
Hail impact resistance		ø 25 mm at 83 km/h ø 1 in a		1 in at 51.6 mph	at 51.6 mph		
Cells				08 Half cells - TOP 16 in x 3.58 in	Half cells - TOPCon (N-Type) Silicon solar cell in x 3.58 in		
Glass					6 in high transmittance, tempered, reflective coating		
Cables and connectors (refer to installation manual)		1350 mm, ø 5.7 mm, MC4 from Staubli 53.1 i		3.1 in, ø 0.22 in (1	in, ø 0.22 in (12 AWG), MC4 from Staubli		
Backsheet		High durability, superior hydrolysis and UV resistance, multi-layer dielectric film, fluorine-free PV backsheet					
Frame		Anodized aluminum (Black)					
Bypass diodes		3 diodes-30SQ045T (45 V max DC blocking voltage, 30 A max forward rectified current)					
Junction Box		UL 3730 Certified, IEC 62790 Certified, IP68 rated					
TEMPERATURE RATINGS			WARRANTIES				
Temperature Coefficient Isc	+0.064 %/°C		Module product workmanship warranty		25 year	25 years**	
Temperature Coefficient Voc	-0.28 %/°C		Linear power performance guarantee		30 years		
Temperature Coefficient Pmax	-0.36 %/°C				≥ 98% €	end 1st yr e end 12th yr e end 25th yr e end 30th yr	
NOCT (± 2 °C)	45 °C				≥90.8%		
Operating temperature	-40/+85 °C				≥89.39		
CERTIFICATIONS				SHIPPIN	G SPECS		
	UL 61215***, U (Salt Mist Corro	215***, UL 61730***, CSA C22.2#61730***, IEC 61215***, IEC 61730***, IEC 61701 Mist Corrosion), IEC 62716 (Ammonia Corrosion), CEC Listing***, UL Fire Rating:		Modules Pe	Modules Per Pallet: 26 or 26		
Product	Type 2			Pallets Per	Truck	32 or 30 (California)	
	ISO9001:2015			Modules Per Truck 832 o		832 or 780 (California	

- Marning. Read the Safety and Installation Manual for mounting specifications and before handling, installing and operating modules.
- 12 year extendable to 25 years subject to registration and conditions outlined under "Warranty" at slifabsolar.com. PAN files generated from 3rd party performance data are available for download at: sllfabsolar.com/downloads.
- Certification and CEC listing in progress.



SILFAB SOLAR INC.

800 Cornwall Ave Bellingham WA 98225 USA T +1 360.569.4733 info@silfabsolar.com

SILFABSOLAR, COM

1770 Port Drive Burlington WA 98233 USA T +1 360.569.4733

240 Courtneypark Drive East Mississauga ON L5T 2Y3 Canada

T +1 905.255,2501 F +1 905.696.0267

Silfab Solar Inc.

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Town of Pittsford

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

Permit # C24-000116

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

DESIGN REVIEW AND HISTORIC PRESERVATION BOARD REFERRAL OF APPLICATION

Property Address: 4045 East Avenue ROCHESTER, NY 14618

Tax ID Number: 151.05-1-56.1

Zoning District: SRAA Suburban Residential

Owner: Irondequoit Country Club
Applicant: Irondequoit Country Club

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

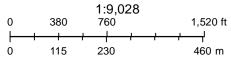
Project Description: Applicant is requesting design review for the addition of an approximately 5950 square foot recreation building.

Meeting Date: October 10, 2024

RN Residential Neighborhood Zoning

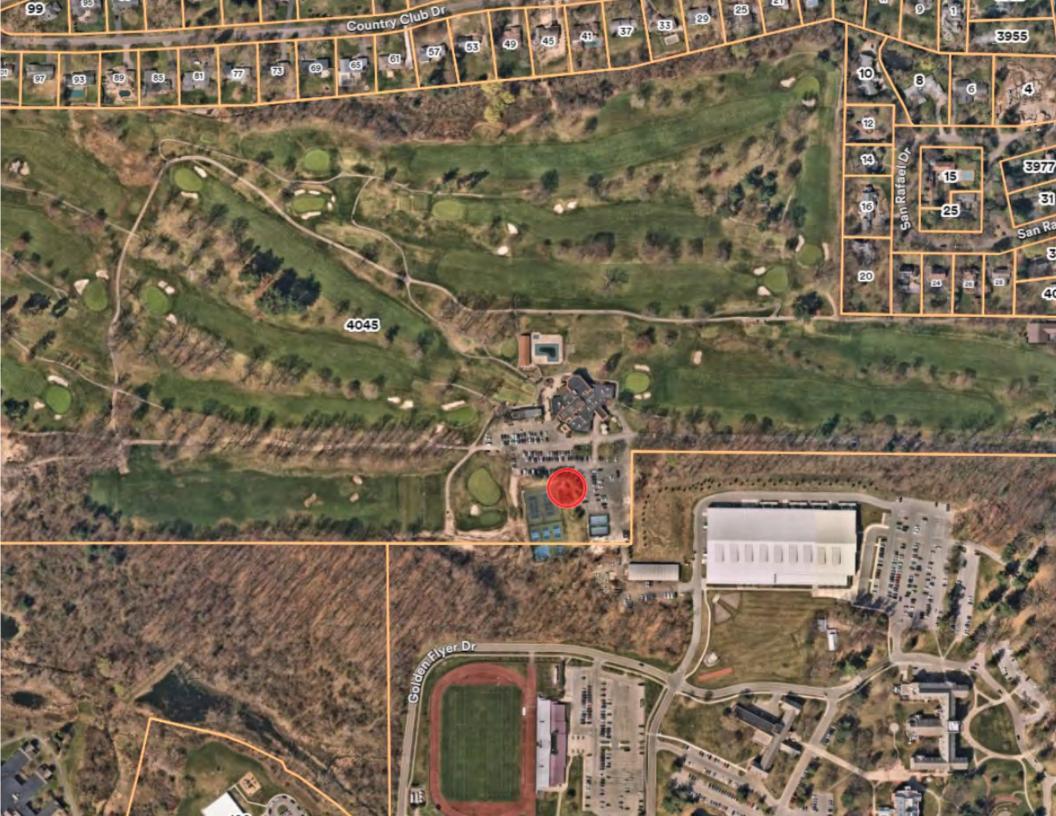


Printed October 2, 2024



Town of Pittsford GIS

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





YMBOL	CODE	BOTANJCAL / COMMON NAME	CONTAINER	CALIPER	SIZE		QTY
REES					_		
0	JC	Juniperus chinensis 'Spartan' / Spartan Juniper	B&B		6-7° HT.		2
	мк	Magnolia stellata "Kikuzaki" / Dwarf Star Magnolia	B&B	Multi-Stem	6-7° HT.		1
	MC2	Malus sargentii 'Candymint' / Sargent Apple	B&B	1.75-2"	7-8" HT		2
a de la companya de l	SR	Syringa reticulata / Japanese Tree Lilac	B&B	1.75- 2"	8- 10° HT.		2
TREET TREES	(NE NATIV	E)			•	•	_
0	NS	Nyssa sylvatica / Tupeļo	B&B	2*			1
YMBOL	CODE	BOTANICAL / COMMON NAME	CONT.	MN, HEIGHT	MIN. WIDTH		QT)
HRUBS							
	BG	Buxus x "Glencoe" / Chicagoland Green Boxweed	#3 CONT.	18- 24" SP.			9
(4)	CLE Clethra alnifolia 'Ruby Spice' / Ruby Spice Summersweet		#5 CONT.		24° W		2
	DL Diervilla Ionicera 'Kodiak' / Kodiak Red Diervilla		#3 CONT.		18" W		7
	HQ Hydrangea quercifolia 'Ruby Slippers' / Ruby Slippers Hydrangea		#3 CONT.		18" W		1
SM Syringa meyeri 'Palibin' / Dwarf Korean Lilac		#3 CONT.		18" W		9	
0	vc	Viburnum carlesii 'Compactum' / Korean Spice Viburnum	#5 CONT.	30"-36" Ht.			6
NNUALS/PERE	NNIALS					•	
	CA2	Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass	#2 CONT.				11
	OR	Hemerocallis x 'Stella de Oro' / Stella de Oro Daylly	#2 CONT.				98
(i)	SH	Sporobolus heterolepis / Prairie Dropseed	#3 CONT.				55
YMBOL	CODE	BOTANJCAL / COMMON NAME	CONT.			SPACING	QT

1, PLANTING PLAN- WARMING HUT



(P) 585-502-7529



IRONDEQUOIT COUNTRY CLUB

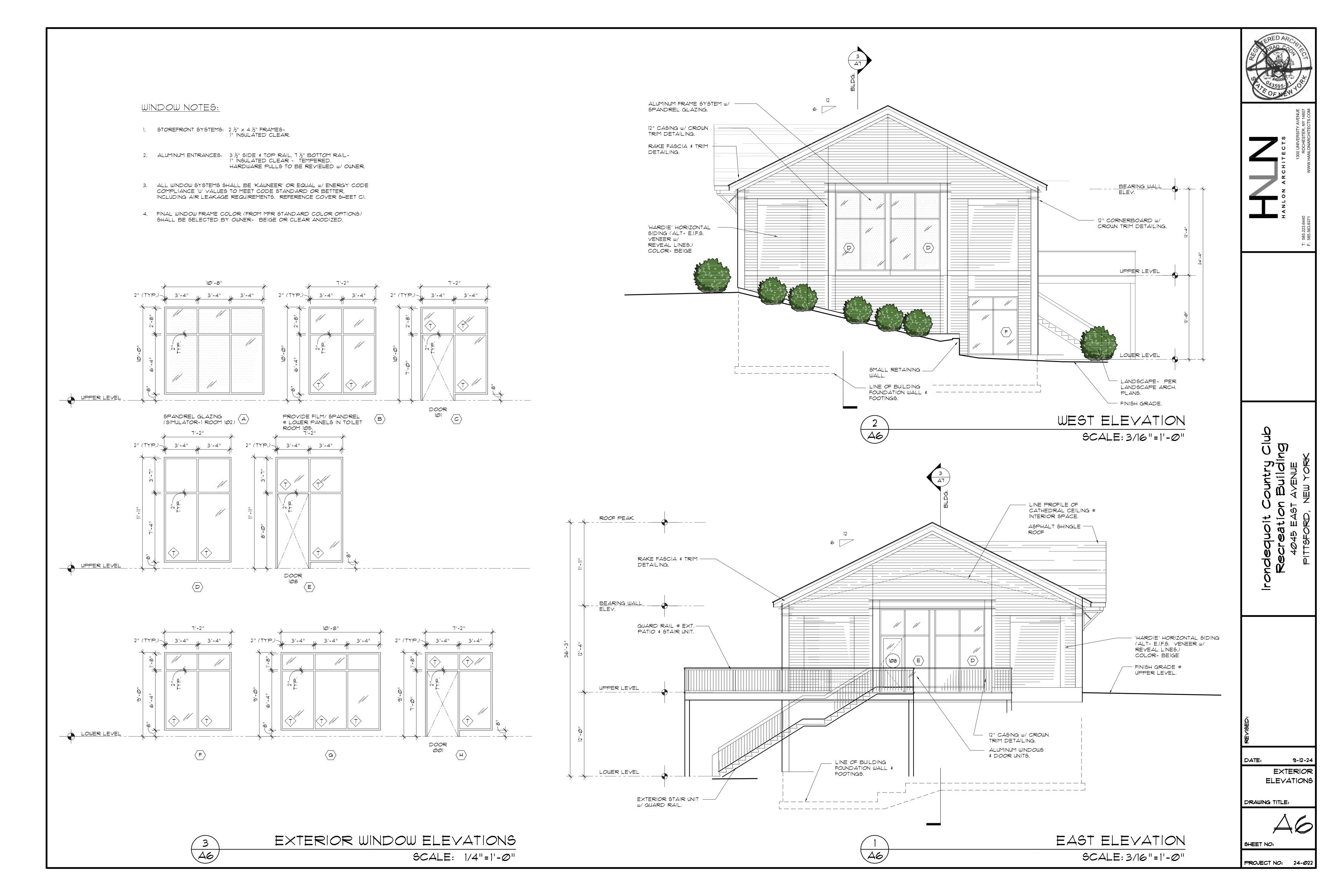
4045 EAST AVENUE PITISFORD, NEW YORK

OCTOBER 16, 2023 WARMING HUT PLANTING PLAN

L-1



9-12-24 EXTERIOR



COMMENTS PROVIDED FOLLOWING THE 9/12 DRHPB MEETING:

After last night's informal Pittsford Oaks review meeting, the DRHPB has the following comments to be provided to the Planning Board outlining concerns that have been voiced from the birth of this development under the new developer.

1. The massing is too large

- a. The +/- 400' long legs of the "H" forming the East and West Elevation of this development needs to be broken up with big moves (changes in depth and height) to reduce the massing
- b. Suggestion we see as possible options to achieve this are
 - i. Reduce some areas by a minimum of a full story (11')
 - ii. Think about moving the eave line along the elevation by introducing details of mansard roofs etc.

2. Building NE corner at intersection of Clover and Jefferson

a. The maximum height for at least +/- 60' length of building needs to be at the previously approved height of 573' above sea level and not as the currently shown ridge height at 590' above sea level.

3. Site section

- a. Provide a site section from Clover St. through the historic property depicting the historic home in elevation including the garage elevation, through the entire project site including the bank building on the west side
- 1. Several units were removed at the North-East corner of the building, and the Stair at the North-East corner of the building has been re-located and re-configured to reduce the overall building height by 1-full story at the North-East corner of the building per the request of the board.

Mansard roofs have been incorporated along the East elevation to reduce the overall height of the building along with raised roofs at cantilevered portions of the building to create texture along the East facade and break up the overall roof line.

2. The overall building height has been reduced at the North-East corner of the building by removing several units and revising the roof line. At present the height of the building at the North-East corner of the building has actually been lowered to 563.5. The slope at the North-East corner roof and introduction of dormers, and the mansard roof are all designed to create a much shorter, and more varied/textured, elevation.

This reduction in height was created by lowering the height more than the board requested, but gradually increasing the roof lines. This created a smooth crescendo rather than chopping off 17' feet for 60'. This design created a nearly 50% greater reduction than what was requested.

As the building makes its way South the height of the structure is increased gradually making the transition from our lower North-East corner to the South-East corner seamless and integrated into the building design.

3. Site sections have been provided showing a building section of the proposed building, as well as the existing historic home and garage to remain.

