Town of Pittsford Design Review & Historic Preservation Board
AGENDA
November 13, 2025

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 November 13, 2025, 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

166 Mill Road

Applicant is requesting design review of a 156 square foot porch roof addition to the existing home.

19 Wandering Trail

Applicant is requesting design review of a 320 square foot addition to the rear of existing home.

89 Knickerbocker Road

Applicant is requesting design review to rebuild the back 662 square feet of the existing home.

RESIDENTIAL APPLICATIONS: NEW HOMES

526 Mendon Road

Applicant is requesting design review for the construction of a two-story single-family home approximately 12,231 square feet. This property is zoned Residential Neighborhood (RN).

10 Bellingham Creek

Applicant is requesting design review for the construction of a two-story single-family home approximately 3,684 square feet that is located in the Coventry Ridge Subdivision.

DEMOLITION APPLICATION: PUBLIC HEARING

71 Knollwood Drive

Applicant is requesting Board approval to demolish the existing 3,420-square-foot, two-story, single-family home, with the intent to build a 6,510-square-foot, two-story, single-family home on the property. This property is zoned Residential Neighborhood (RN).

COMMERCIAL APPLICATIONS

2851 Clover Street (300 Tobey Road) – Pittsford Oaks

Applicant is requesting design review for Pittsford Oaks Apartments.

The next meeting is scheduled for Thursday, December 11, 2025, at 6PM.

DESIGN REVIEW & HISTORIC PRESERVATION BOARD
MINUTES
OCTOBER 23, 2025

Minutes of the Town of Pittsford Design Review and Historic Preservation Board meeting held on Thursday, October 23, 2025, at 6:00 PM local time. The meeting took place in the Lower-Level Meeting Room of Pittsford Town Hall, 11 S. Main Street.

PRESENT: Paul Whitbeck, Kathleen Cristman, Jim Vekasy, Bonnie Salem

ABSENT: Dirk Schneider, Dave Wigg, John Mitchell

ALSO PRESENT: Bill Zink, Building Inspector; Anna Piazza, Building Department Assistant; Robert Koegel, Town Attorney; Cathy Koshykar, Town Board Liaison

ATTENDANCE: There were 36 members of the public present.

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

HISTORIC PRESERVATION DISCUSSION

Board Member Salem stated that there were no updates to discuss.

RESIDENTIAL APPLICATIONS: RENOVATIONS & ADDITIONS

22 Charter Oaks Drive
Applicant is requesting design review of a 704 square-foot addition to the existing garage.

Adam Kalb, of 22 Charter Oaks Drive, introduced the application. Mr. Kalb is requesting design review for design changes to a previously approved project to construct a 704 square-foot addition to the existing garage. He stated that the project was approved at the 9/25 meeting and explained that he was unable to add the window requested by the Board to the side of the garage because it is lower than the main house. The Board discussed the 32-foot side of the garage on the west elevation without a window and determined that a window does need to be added.

Board Member Vekasy motioned to approve the application for a 704 square-foot addition to the existing garage with the conditions that: (1) the finishes, siding, and roof match the existing house, and (2) an additional window is added on the west elevation of the garage. This motion was seconded by Board Member Whitbeck. Following a unanimous voice vote, the application was approved, none opposed.

246 Long Meadow Circle
Applicant is requesting design changes to a previously approved, 1,200-square-foot, two-story, attached garage on the side of the home.

Paul Morabito, of Morabito Architects, introduced the application. Mr. Morabito is requesting design changes to a previously approved 1,200 square-foot, two-story attached garage on the side of the home. He is proposing to eliminate the previously approved window and replace it with a door.

Board Member Vekasy motioned to approve the application for design changes to a previously approved 1,200 square-foot, two-story, attached garage on the side of the home, as submitted. This motion was seconded by Board Member Cristman. Following a unanimous voice vote, the application was approved, none opposed.

90 Stoneleigh Court
Applicant is requesting design review of a 672 square-foot attached two-car garage addition.

Ania Makuch, of 90 Stoneleigh Court, introduced the application. Ms. Makuch is requesting design review of a 672 square-foot attached two-car garage addition. She stated that the color, siding, and windows of the proposed garage will match the existing home. The garage addition will have two single garage doors. Board Member Salem asked the applicant about the proposed driveway change and Ms. Makuch stated that she will need to extend the existing stone driveway to ensure proper drainage.

Board Member Cristman motioned to approve the application for a 672 square-foot detached two-bay single-story garage, as submitted. This motion was seconded by Board Member Salem. Following a unanimous voice vote, the application was approved, none opposed.

4048 East Avenue
Applicant is requesting design review of a 647 square-foot addition to an existing detached garage.

Alex Wiedemer, of Design Works Architecture P.C., introduced the application. Mr. Wiedemer is requesting design review of a 647 square-foot addition to an existing detached garage. He stated that the materials, siding, roof, windows and doors will match the existing garage. The Board discussed access to the garage and the applicant stated that there will be a garage door on the rear of the garage. Board Member Vekasy discussed the ridge of the garage addition being higher than the ridge of the existing garage and asked the applicant to explain its relation to the ridge of the home. The applicant stated that the garage is a lower grade than the home and slopes away from it.

Board Member Whitbeck motioned to approve the 647 square-foot detached two-bay single-story garage, as submitted. This motion was seconded by Board Member Cristman. Following a unanimous voice vote, the application was approved, none opposed.

21 Barrington Hills
Applicant is requesting design review for an approximately 103 square-foot addition to the existing home.

Vinod Luthra, of 21 Barrington Hills, introduced the application. Mr. Luthra is requesting design review for an approximately 103 square-foot addition to the existing home. He stated that the materials and siding will match the existing home and made note of two proposed bump outs.

Board Member Salem motioned to approve the application for an approximately 103 square-foot addition to the rear of the existing home, as submitted. This motion was seconded by Board Member Whitbeck. Following a unanimous voice vote, the application was approved, none opposed.

6 Ryder Cup Circle
Applicant is requesting design review for a 48 square-foot addition to the front of the existing home.

Nate Esh, of Keystone Custom Decks, introduced the application. Mr. Esh is requesting design review for a 48 square-foot addition to the front of the existing home. He is proposing to add a front portico porch over the front door and will have white vinyl siding and white vinyl columns. Mr. Esh stated that the detailing on the existing columns will be replicated on the proposed columns and confirmed that the stoop will not change.

Board Member Cristman motioned to approve the application for a 48 square-foot addition to the front of the existing home, as submitted. This motion was seconded by Board Member Salem. Following a unanimous voice vote, the application was approved, none opposed.

RESIDENTIAL APPLICATIONS: NEW HOMES

526 Mendon Road

Applicant is requesting design review for the construction of a two-story single-family home approximately 12,231 square feet. This property is zoned Residential Neighborhood (RN).

A representative from Malvern Views LLC re-introduced the application. The applicant is requesting Board approval for the construction of a two-story single-family home approximately 12,231 square feet. The applicant stated that he is proposing different finishes than what was last presented for the Board. He also discussed the proposed materials of the home which include black roof tiles, stone, and stucco.

Board Member Salem stated that her position on the project's design remains consistent with her earlier reservations. She does not believe that the proposed home looks like a residence and thinks it could be attributed to the use of too much stone. Board Member Cristman agreed that there is a lot of stone but reasoned that with the size of the home any material will likely appear as too much. Board Members Vekasy and Cristman agreed that the stone and stucco materials go together nicely.

The applicant discussed Kilbourn Place Apartments and a few homes on Knollwood Drive and made note of their use of stone and stucco material. Board Member Vekasy reminded the applicant that context and location matters, along with what will fit into the character of the area.

Board Member Vekasy asked for the rest of the Board's feedback on whether the proposed home has an excessive amount of stone material. Board Member Cristman stated that the proposed materials look attractive when you are looking at the home by itself, but she does not believe that it will fit into the character of the proposed location next to Mendon High School. Board Member Salem stated that she believes the size and excessive use of stone prevents the building from having a warm residential appearance. Board Member Vekasy explained to the applicant that the Board needs to see more options with some variety in materials to help in addressing how large the building is, possibly with less stone and more stucco. The applicant asked if there is a need for this with how far the house is from the street and Board Member Vekasy responded yes because it will be a very prominent home.

Robert Koegel, Town Attorney, suggested that the Board give the applicant additional guidance on how to improve the project and help get it closer to approval. Board Member Vekasy agreed and recognized that not all Board Members are present to share their opinions and guidance. He stated that he does agree that there is a lot of stone. He added that the materials go together nicely but appear very monotone and suggested other options such as up and down stucco with less stone.

Board Member Vekasy stated that this application will be held over to the next meeting agenda.

33 Sutton Point

Applicant is requesting design review for the construction of a one-story single-family home approximately 3,700 square-feet. This property is zoned Residential Neighborhood (RN).

Shawna and Michael Hayes, of 33 Sutton Point, re-introduced the application. Mr. and Mrs. Hayes are requesting design review for the construction of a one-story single-family home approximately 3,700 square-feet. Mr. Hayes stated that they appeared before the Board at the 10/9 meeting and are back again after implementing the Board's direction. The home will have cream-colored white stucco siding and black windows and trim. Mr. Hayes explained that the proposed gables were added to help break up the front facade of the home. Mrs. Hayes stated that the front doors will be double-doors and the garage doors will match. There will

be a pergola over the garage as well. Mr. and Mrs. Hayes confirmed that there will not be a second floor to the home. Board Members Salem and Cristman agreed that the home came together quite nicely.

Board Member Whitbeck motioned to approve the application for the construction of a one-story single-family home approximately 3,700 square-feet, as submitted. This motion was seconded by Board Member Cristman. Following a unanimous voice vote, the application was approved, none opposed.

DEMOLITION APPLICATIONS:

71 Knollwood Drive

Applicant is requesting Board approval to demolish the existing 3,420-square-foot, two-story, single-family home, with the intent to build a 6,510-square-foot, two-story, single-family home (with finished basement) on the property. This property is zoned Residential Neighborhood (RN).

Patrick Morabito, of Morabito Architects, introduced the application. Mr. Morabito is requesting Board approval to demolish the existing 3,420 square-foot, two-story, single-family home, with the intent to build a 6,510 square-foot, two-story, single-family home with a finished basement on the property. Mr. Morabito stated that he was the architect that designed the existing home built in 1984. He explained the reason for the demolition request is because the homeowner was not pleased with just adding an addition to the existing home. He informed the Board that the project would need to get a variance from the Zoning Board for the footprint and lot coverage. Mr. Morabito stated that he would like to build an English country style home with a substantial amount of stone material. There will be numerous texture differences but few color differences.

Board Member Salem asked for clarification that the reason for the demolition request is because the homeowner is not satisfied with it and not because the home is currently in disrepair. Mr. Morabito responded that the existing home is not in structural disrepair, adding that the home was designed to 1984 standards which are not the same as those today. Board Member Salem stated that because the home is under 50 years old and was not assessed in the latest inventory, the Board needs to decide if there is any historical significance to it. Board Member Vekasy stated that the home certainly has a style that comes from the era in which it was built but noted that there are other homes in other neighborhoods similar to this one. Board Member Salem stated that she does not believe the home rises to the level of historic significance to where the Board is concerned with its demolition.

Board Member Salem stated that Knollwood Drive is eclectic and has homes of many different styles along with a healthy variation of both larger homes and smaller homes. She asked if the proposed home would be the largest on the street and Mr. Morabito replied that it would not. Paul Colucci, of DiMarco Constructors, discussed the square-footages of various homes on Knollwood Drive. Board Member Vekasy agreed that the homes on the street are eclectic and stated that because of this he does not think that the demolition of the existing home or the construction of the proposed home would change the character of the neighborhood.

Board Member Salem stated that she does not believe this application should be exempt from the formal demolition process. She reasoned that the home is in a very special neighborhood and would like to give the neighbors an opportunity to weigh in. Additionally, it will give the Board time to take a closer look at the other homes in the neighborhood and compare them. Board Members Cristman and Whitbeck agree, adding that they feel this is an important neighborhood and an important home.

Board Member Salem motioned for the application to demolish the existing 3,420 square-foot, two-story, single-family home be assigned the full demolition process. This motion was seconded by Board Member Cristman. Following a unanimous voice vote, the application was approved, none opposed.

MEETING MINUTES REVIEW

The minutes of October 09, 2025 were approved following a motion by Board Member Vekasy. This motion was seconded by Board Member Salem. Following a unanimous voice vote, the minutes were approved, none opposed.

Board Member Vekasy closed the meeting at 7:23PM.

Respectfully submitted,

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Anna Piazza
Building Department Assistant

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

Town of Pittsford

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

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

Permit #
B25-000110

DESIGN REVIEW AND HISTORIC PRESERVATION BOARD
REFERRAL OF APPLICATION

Property Address: 166 Mill Road PITTSFORD, NY 14534
Tax ID Number: 178.04-1-72.1
Zoning District: RN Residential Neighborhood
Owner: Zachman, Paul J
Applicant: Zachman, Paul J

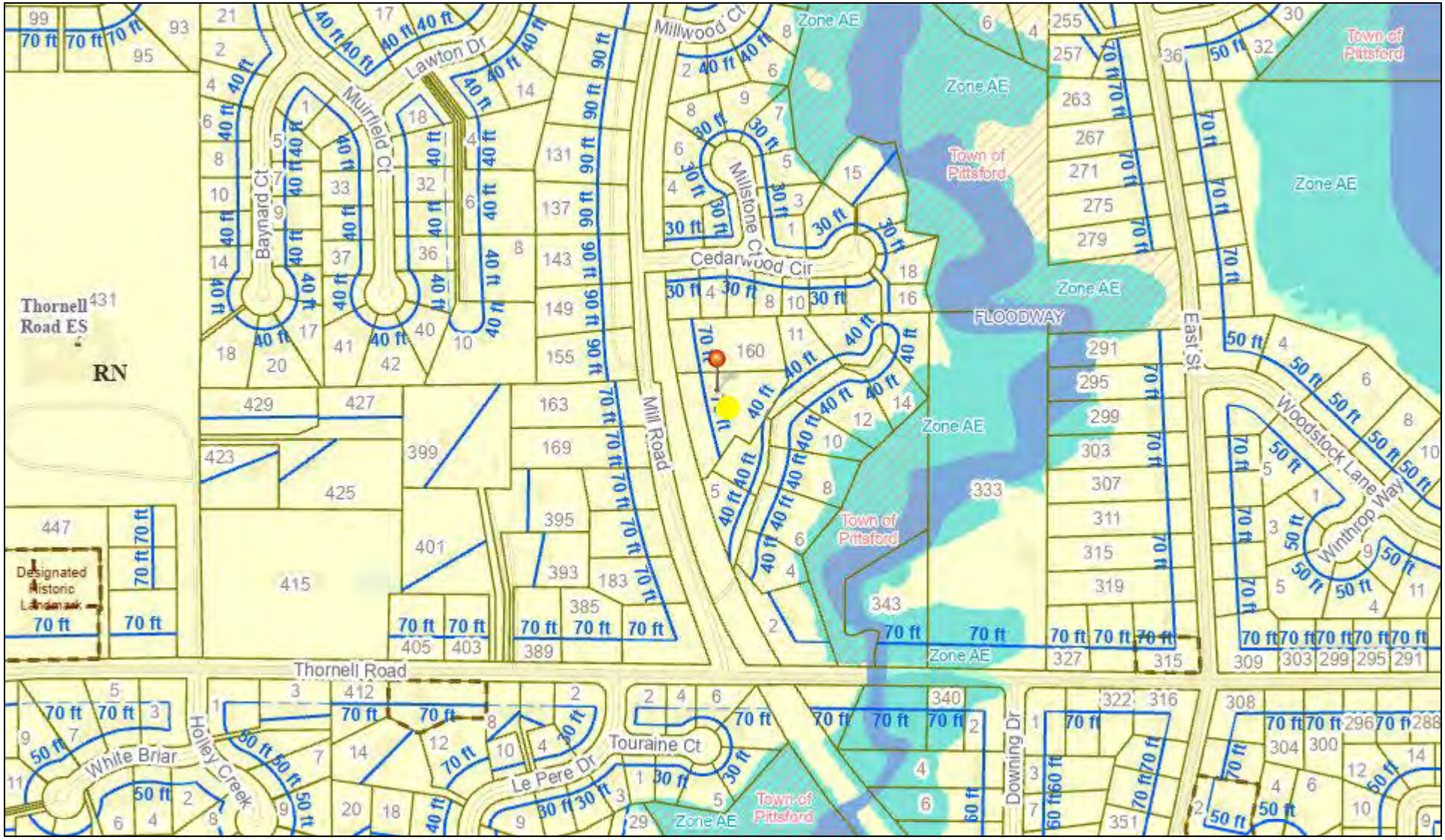
Application Type:

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

Project Description: Applicant is requesting design review of a 156 square foot porch roof addition to the existing home.

Meeting Date: November 13, 2025

Residential Neighborhood Zoning



11/4/2025, 11:20:22 AM

1:6,958

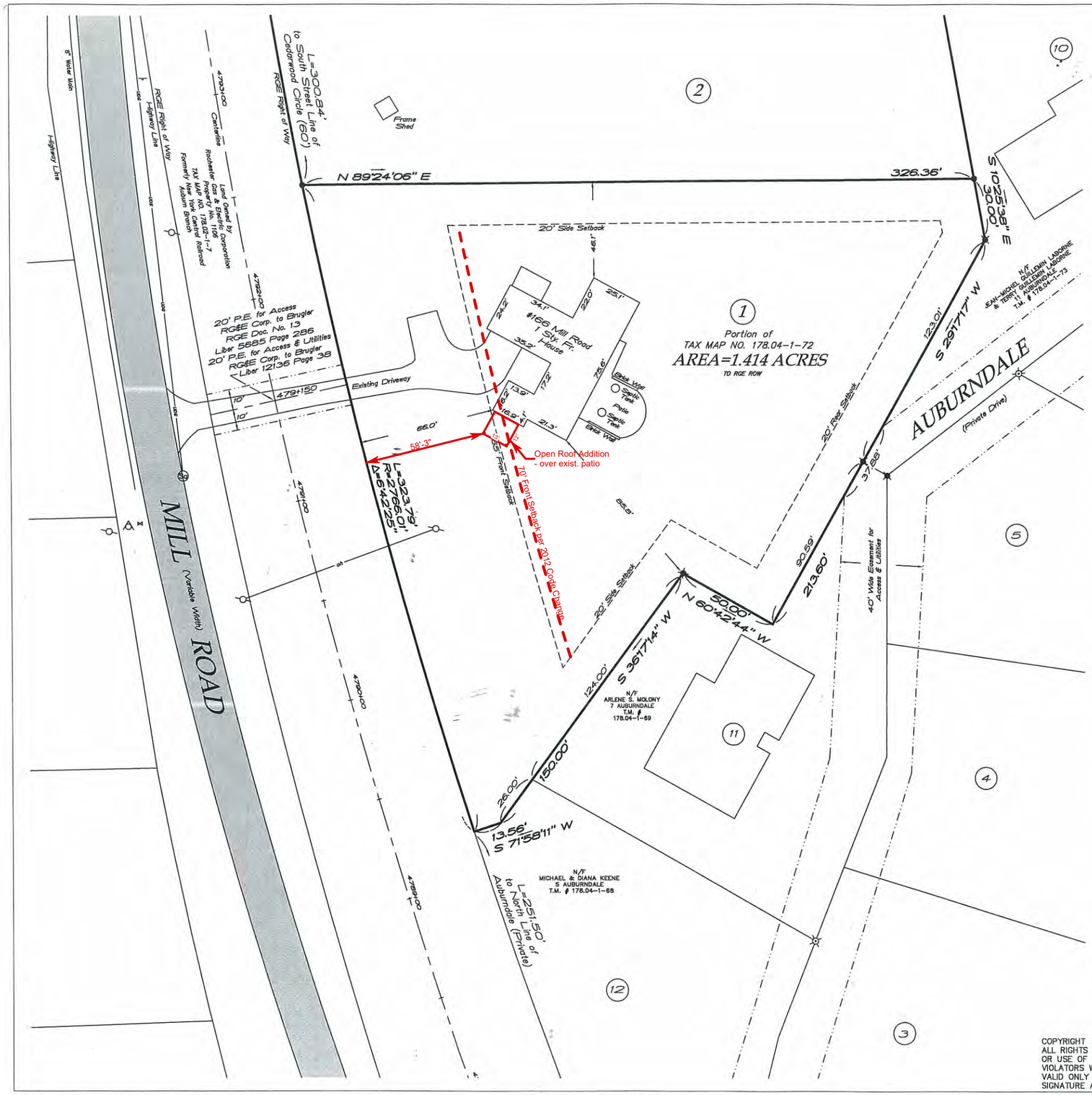
0 0.05 0.1 0.2 mi

0 0.075 0.15 0.3 km

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.


Cedarwood Cir
Mill Rd
Mill Rd
Mill Rd
Mill Rd
Auburndale
Thornell Rd
Thornell Rd
143
149
155
160
163
166
169
175
179
183
385
187
343
2
4
6
8
10
12
14
16
15
11
7
5
4



LEGEND:

- ⌑ – DENOTES EXISTING P-K NAIL
- ⌑ – DENOTES EXISTING RR SPIKE
- ⌑ – DENOTES EXISTING IRON PIN
- ⌑ – DENOTES EXISTING IRON PIPE
- ● – DENOTES IRON PIN SET
- ⌑ – DENOTES UTILITY POLE
- (Sa) – DENOTES SANITARY MANHOLE

REFERENCES:

DEED: KAY U. BRUGLER TO MERCER L. BRUGLER, AS TRUSTEE OF THE KAY UTZ BRUGLER TRUST U/A DATED NOVEMBER 16, 2010 RECORDED ON JANUARY 28, 2011 IN THE M.C.C.O. IN LIBER 10965 OF DEEDS AT PAGE 28

ABSTRACT: STEWART TITLE INSURANCE COMPANY ABSTRACT NO. 187115 LAST DATED FEBRUARY 6, 2019

MAP: "RIGHT OF WAY AND TRACK MAPS, NEW YORK CENTRAL RAILROAD" DATED JUNE 30, 1917 REVISED DECEMBER 31, 1955 V88/89 & V88/90

MAP: "ROCHESTER GAS AND ELECTRIC CORP. PROPERTY NO. 1106–FORMER NEW YORK CENTRAL RAILROAD– AUBURN BRANCH" V88/89L & V88/90

MAP: "BROOKSIDE MEADOWS, SECTION 2" PREPARED BY SEAR BROWN ASSOCIATES, P.C. DATED JANUARY 1978 PROJECT NO. 1308.02–03 FILED IN THE M.C.C.O. IN LIBER 207 OF MAPS AT PAGE 55

MAP: "AUBURNDALE–PLAT MAP" PREPARED BY SEAR BROWN ASSOCIATES, P.C. DATED NOVEMBER 1978 PROJECT NO. 2262.–01 FILED IN THE M.C.C.O. IN LIBER 211 OF MAPS AT PAGE 50

MAP: SURVEY PREPARED BY ROBERT L. OWEN AND EDWARD H. BARG, L.S. DATED JUNE 13, 1978

MAP: "BRUGLER SUBDIVISION" PREPARED BY KOCHER SURVEYING, P.C. DATED APRIL 30, 2017 (REVISED DECEMBER 5, 2018) PROJECT NO. N17–008 FILED IN THE M.C.C.O. IN LIBER 357 OF MAPS AT PAGE 97

CERTIFICATE:

WE, KOCHER SURVEYING, P.C. HEREBY CERTIFY THAT THIS PLAN WAS PREPARED ON JANUARY 17, 2019 FROM THE NOTES OF AN INSTRUMENT SURVEY COMPLETED ON APRIL 27, 2017 IN ACCORDANCE WITH REFERENCE MATERIAL LISTED HEREON.

SIGNED: _____

PAUL E. KOCHER – LS – LICENSE NO. 49686

CERTIFIED TO:

1. WELLS FARGO BANK, N.A.
2. KAREN M. ZACHMAN AND PAUL J. ZACHMAN
3. LACY KATZEN LLP
4. THE TITLE INSURANCE COMPANY INSURING THE MORTGAGE

Revised February 15, 2019 Add Certs./ Ref. Abstract/ Ref. Filed Map

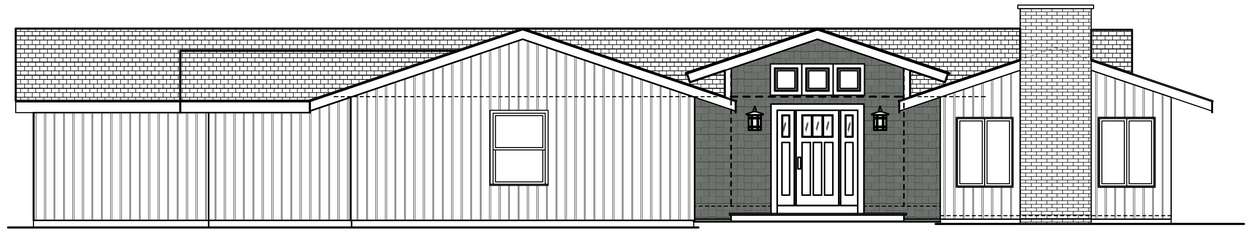
STATE OF NEW YORK PAUL E. KOCHER No. 49686 Licensed Land Surveyor

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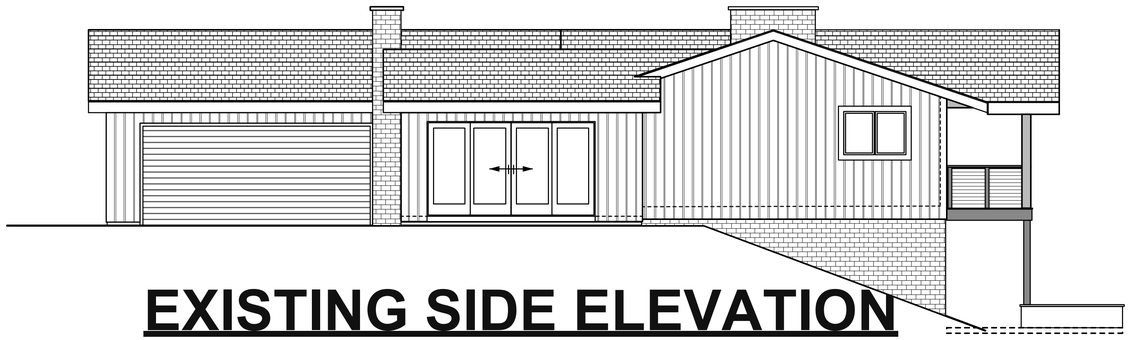
Drawn By:	PEK
Chkd By:	TDW
Scale:	1' = 50'
Date:	1–17–19
Proj. No.	N17–008–1

PLAN OF LAND
OWNED BY
MERCER L. BRUGLER
BEING LOT 1 OF THE
BRUGLER SUBDIVISION
BEING PART OF
TOWN LOT 9, TOWNSHIP 12, RANGE 5
PHELPS & GORHAM PURCHASE
SITUATE IN THE
TOWN OF PITTSFORD
MONROE COUNTY NEW YORK

Kocher Surveying, P.C.
116 WEST MILLER STREET
NEWARK, NEW YORK 14513
315–331–2800



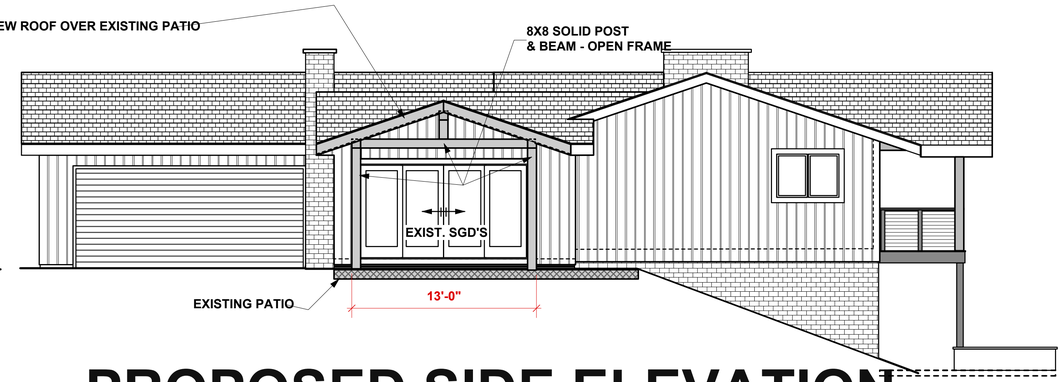
EXISTING FRONT ELEVATION



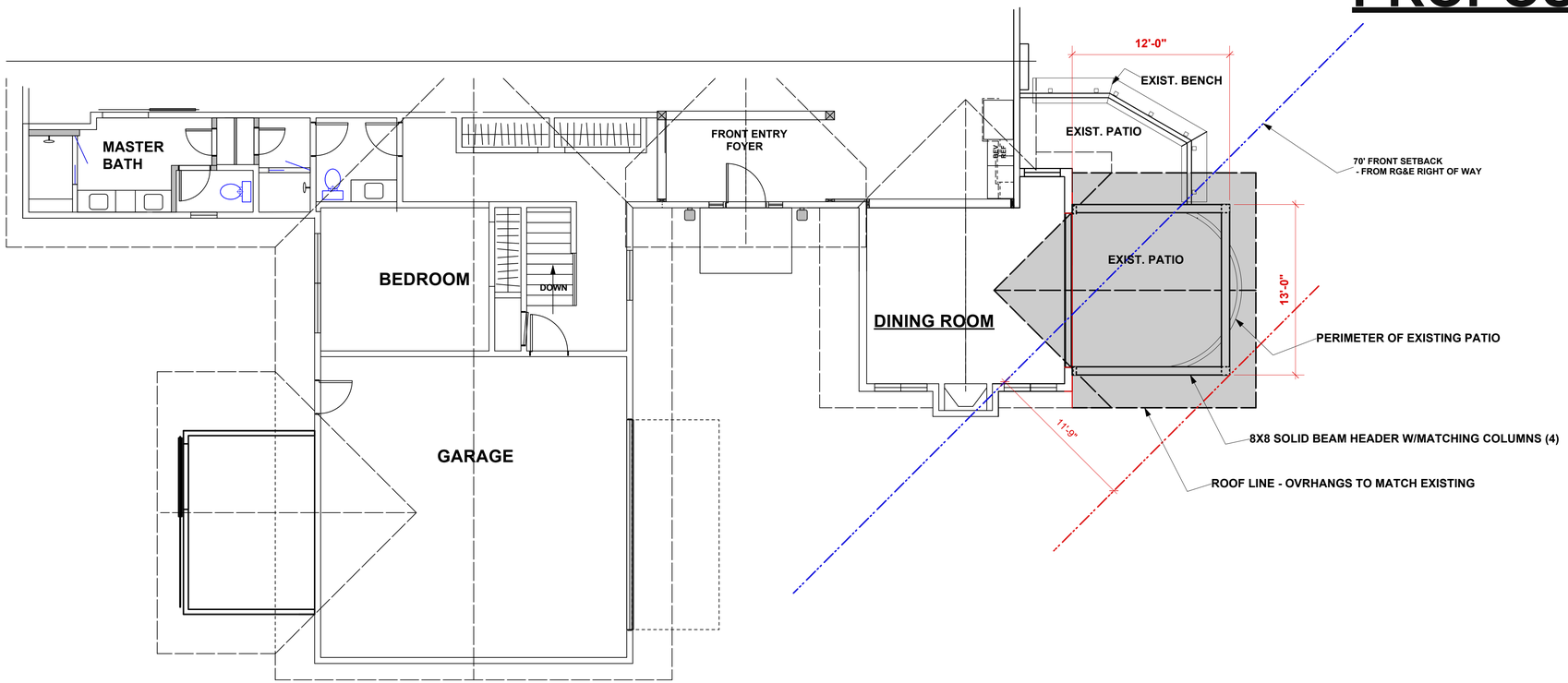
EXISTING SIDE ELEVATION



PROPOSED FRONT ELEVATION



PROPOSED SIDE ELEVATION



PLAN VIEW LOCATION

boardwalk design•build

Plan Date:	8-20-2025
Revisions:	

ZACHMAN RESIDENCE
166 MILL ROAD
T.O. PITTSFORD

ROOF ONLY ADDITION OVER EXISTING PATIO

Scale:	3/16" = 1'-0"
Drawn By	P. ZACHMAN

BOARDWALK DESIGN INC 166 MILL ROAD PITTSFORD, NY

Town of Pittsford

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

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

Permit #
B25-000129

DESIGN REVIEW AND HISTORIC PRESERVATION BOARD
REFERRAL OF APPLICATION

Property Address: 19 Wandering Trail PITTSFORD, NY 14534
Tax ID Number: 192.16-1-11
Zoning District: RN Residential Neighborhood
Owner: Lang, R. Peter III
Applicant: Rabetoy Construction

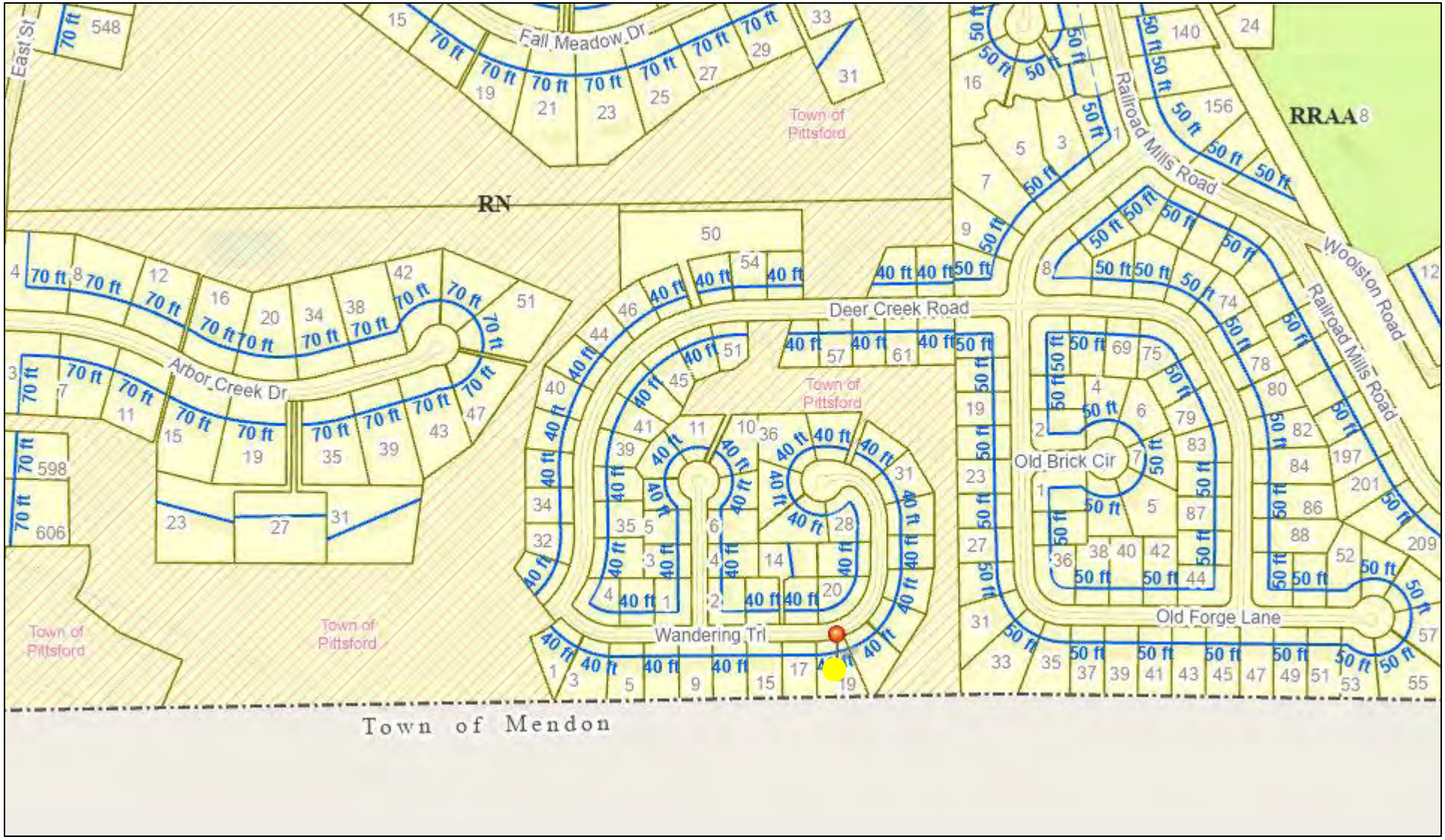
Application Type:

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

Project Description: Applicant is requesting design review of a 320 square foot addition to the rear of existing home.

Meeting Date: November 13, 2025

Residential Neighborhood Zoning



11/4/2025, 11:50:36 AM

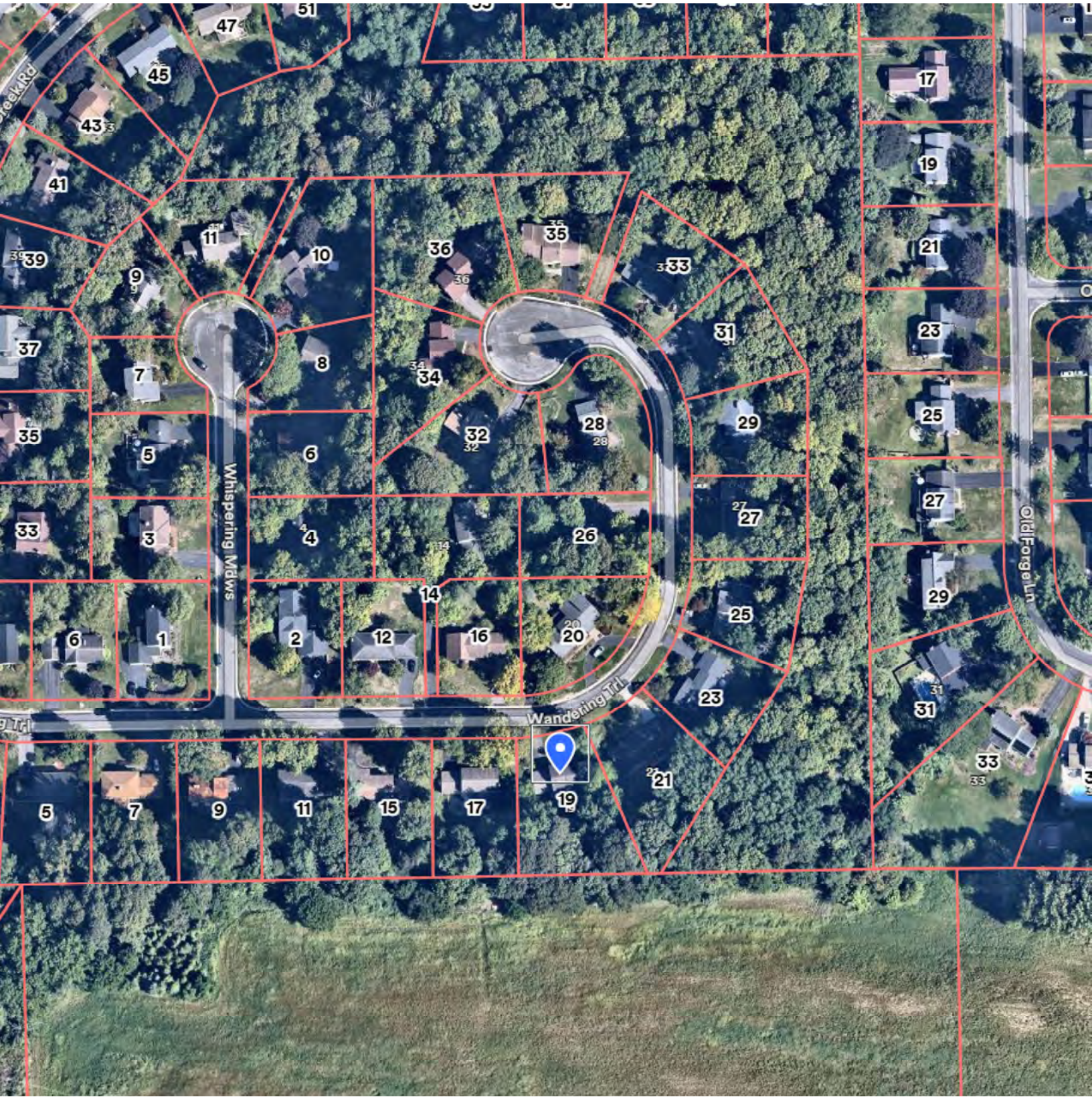
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0 0.075 0.15 0.3 km

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.


Whispering Mdws
Wandering Trl
Old Forge Ln

RABETOY CONSTRUCTION, LLC
413 LAKE ROAD
WEBSTER, NEW YORK 14580
585-750-8982

4 Season Room job specification

Owner(s): Kathryn Roberts

Address: 19 Wandering Trail

Telephone: 801-319-5656

Email – jarashowfamily@gmail.com

Foundation

6 holes 42 inches deep for 6x6 pressure treat ground contact post (refer to drawing for post placement and spacing)

Framing

6x6 post with 2x10 headers notched in (refer to drawing for headers placement)

2x10 floor joist 16 inch on center

Pressure treat plywood to go in between the floor joist so that insulation can be put in before deck sheeting goes in

¾ tongue and groove Advantech deck sheeting

2x6 wall studs 16 inch on center

2x10 headers with ½ inch insulation in between for all window and doors opening (refer to drawing for window and doors placement and sizes

Zip sheeting for to be used on all exterior walls

2x10 rafters 16 inch on center, build a cricket where the new roof dies into the existing house (refer to drawing for cricket details)

11 ¾ micro lam ridge beam

½ Advantech sheeting the roof

Siding

James Hardie siding

Windsor 1 for all trim details

Duraply for all soffits and eves

Roofing

Certainteed Moire black

Ice and water 6’ up on all eves and valleys, synthetic felt paper to the rest of the roof

Shingle vent 2 for ridge venting

Hips and ridge caps

F5 drip edge

Windows/Patio door

Harvey vinyl new construction windows

6’ Harvey patio door

Electrical

To meet all state and town building codes

Insulation

R 30 in between the floor joist system

R21 in the exterior walls

R 38 in the ceiling

Air seal all windows and doors

Drywall

1/2 drywall hang and finish

Trim

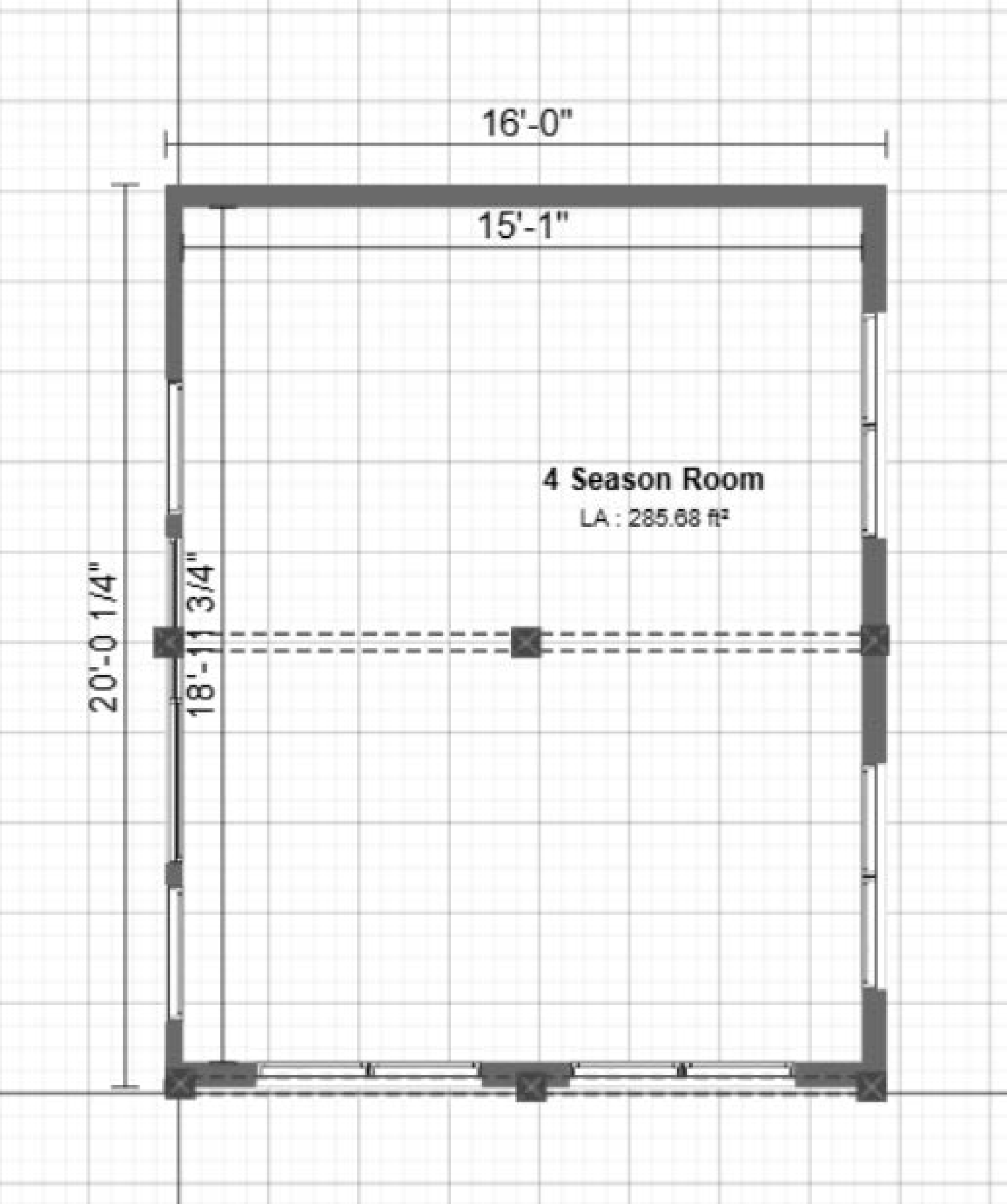
Match existing to the house

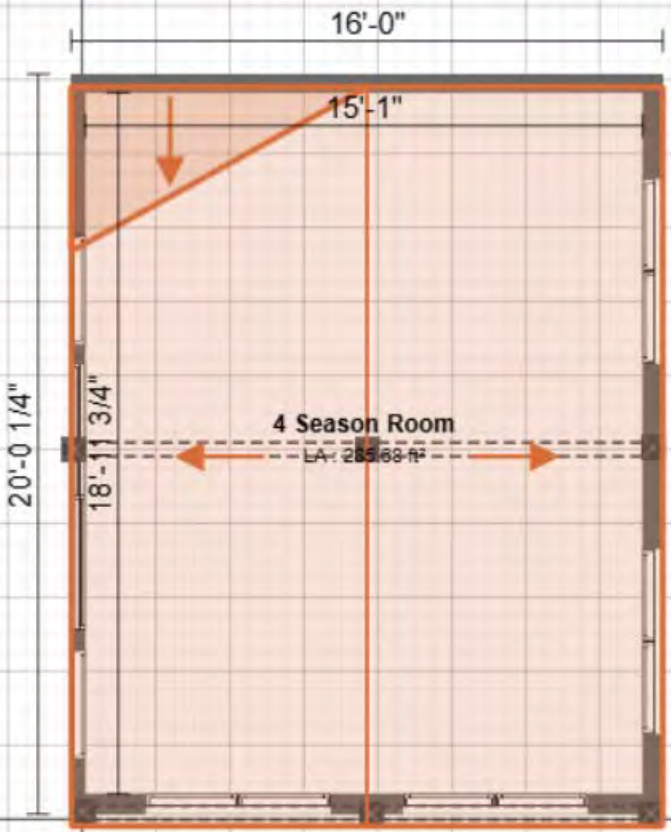
Flooring

Vinyl luxury flooring

Painting

One coat of primer to walls and ceiling, Two coats of paint to walls, ceiling and trim


16'-0"
15'-1"
4 Season Room
LA : 285.68 ft²
20'-0 1/4"
18'-11 3/4"


16'-0"
15'-1"
20'-0 1/4"
18'-11 3/4"
4 Season Room
LA: 285.68 ft²









Town of Pittsford

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

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

Permit #
B25-000136

DESIGN REVIEW AND HISTORIC PRESERVATION BOARD
REFERRAL OF APPLICATION

Property Address: 89 Knickerbocker Road PITTSFORD, NY 14534
Tax ID Number: 164.19-1-4.1
Zoning District: RN Residential Neighborhood
Owner: Rust, R B Lee
Applicant: Rust, R B Lee

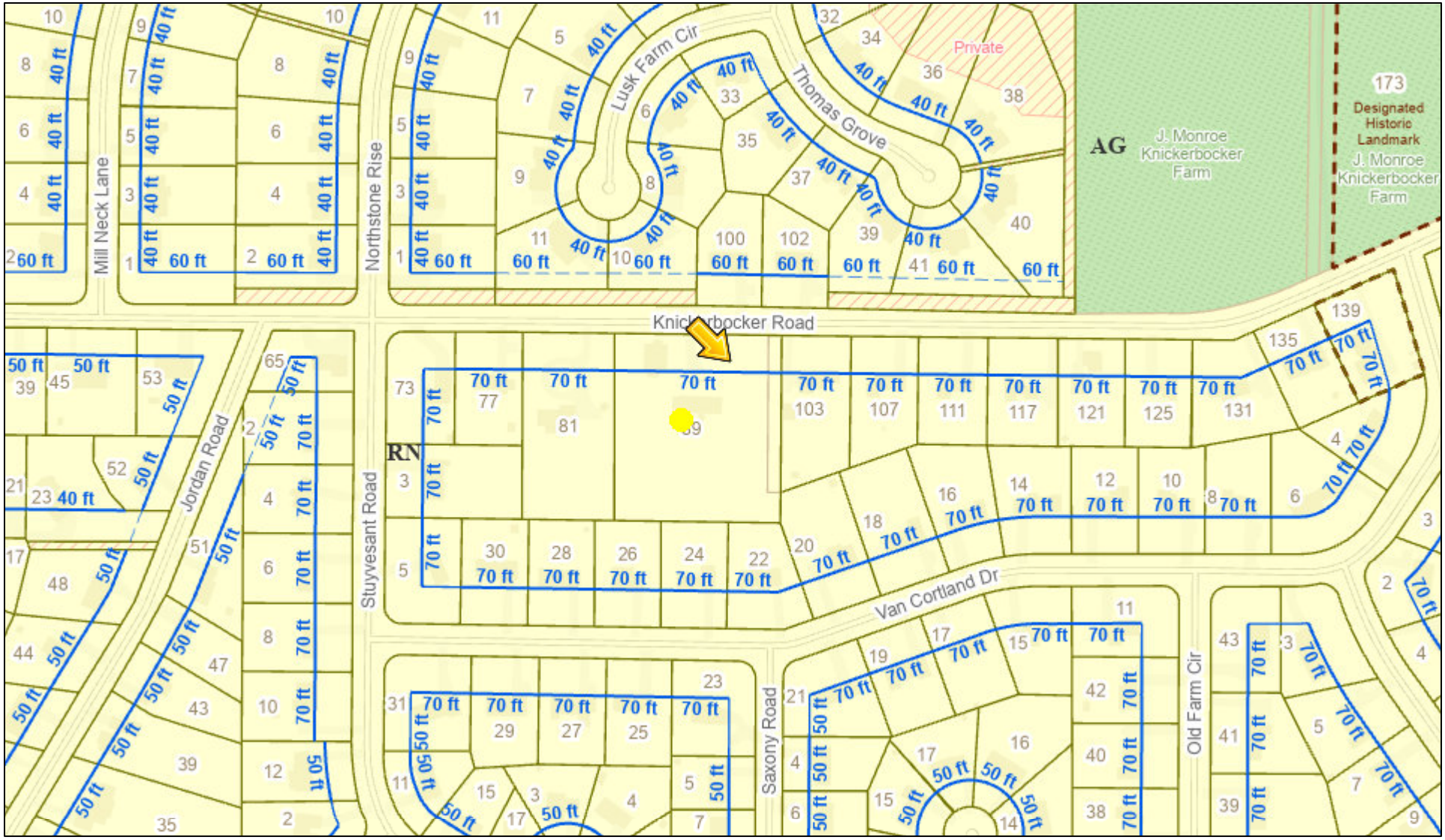
Application Type:

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

Project Description: Applicant is requesting design review to rebuild the back 662 square feet of the existing home.

Meeting Date: November 13, 2025

Residential Neighborhood Zoning



11/5/2025, 1:16:57 PM

1:4,442

0 0.0325 0.065 0.13 mi

0 0.05 0.1 0.2 km

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.





3 | BACK ELEVATION - DESIGN REVIEW
1/4" = 1'-0"



4 | FRONT ELEVATION - DESIGN REVIEW
1/4" = 1'-0"



2 | LEFT ELEVATION - DESIGN REVIEW
1/4" = 1'-0"



1 | RIGHT ELEVATION - DESIGN REVIEW
1/4" = 1'-0"

design
plan
live

89JLK

89 Knickerbocker Rd
Pittsford, NY 14534

DRAWN BY: BuildHappy

CHECKED BY: Checker

PROJECT STATUS:
Preliminary Design

10/27/2025 11:51:16 AM

buildhappy SM
Design • Plan • Live.
Digital Design + Construction

NOT FOR CONSTRUCTION

A1.3

Design Review Elevations

GENERAL NOTES:

1. CONSTRUCTION SHALL CONFORM TO THE 2020 NEW YORK STATE RESIDENTIAL CODE AND THE NEW YORK STATE ENERGY CODE 2020.
2. ALL WORK SHALL CONFORM WITH ALL LOCAL CITY / TOWN ZONING ORDINANCES. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS.
3. ALL EXTERIOR AND INTERIOR FINISH MATERIAL SELECTIONS SHALL BE MADE BE THE OWNER AND CONTRACTOR, UNLESS OTHERWISE SPECIFIED.
4. THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS IN THE FIELD. DO NOT SCALE ANY DIMENSIONS. IN CASES OF OMITTED DIMENSIONS, CONTACT THE ARCHITECT FOR INFORMATION.
5. ALL MATERIALS, PRODUCTS AND FINISHES SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURES PRINTED RECOMMENDATIONS.
6. THIS PLAN HAS BEEN REVIEWED FOR STRUCTURE DESIGN AND IS NOT VALID FOR PERMIT WITHOUT ORIGINAL "WET SEAL" PLACED IN THE TITLE BLOCK AREA.
7. BEARING CAPACITY OF THE SOIL IS ASSUMED TO BE 3000 PSF. ACTUAL BEARING CAPACITY OF THE SOIL SHALL BE VERIFIED AT THE SITE PRIOR TO COMMENCEMENT OF THE WORK. FOOTINGS SHALL BEAR ON FIRM, LEVEL UNDISTURNED NATURAL SOIL, FREE OF FROST OR LOOSE MATERIAL.
8. CONCRETE DESIGN AND CONSTRUCTION SHALL CONFORM TO ACI 318-14 AND ACI 301-16.
9. CONCRETE STRENGTH AT 28 DAYS: FOOTINGS = 3,000 psi
   ALL OTHER = 3,000 psi
10. GENERAL CONTRACTOR IS TO SET ALL GRADES. LAYOUT OF BUILDING ON THE SITE TO BE COORDINATED BETWEEN THE OWNER AND CONTRACTOR.
11. AT ALL CONCRETE SLAB ON GRADE AREAS, CONTRACTOR SHALL STRIP AND STOCKPILE ALL TOPSOIL AND UNSUITABLE MATERIAL. SUBGRADE TO BE PROOFROLLED PRIOR TO PLACEMENT AND COMPACTION OF CRUSHED STONE BASE.
12. BEAM POCKETS ARE TO BE GROUTED SOLID WITH 3,000 PSI CONCRETE.
13. STRUCTURAL STEEL SHALL CONFORM TO 2011 AMERICAN INSTITUTE OF STEL CONSTRUCTION [AISC] SPECIFICATION AND CODE OF STANDARD PRACTICE. STRUCTURAL STEEL TO BE ASTM A572, GRADE 50. STEEL PIPE TO BE ASTM A501 OR ASTM A53, TYPE E OR S, GRADE B. BOLTS SHALL BE ASTM A325 UNLESS OTHERWISE NOTED. ANCHOR BOLTS SHALL BE ASTM A307 OR ASTM A36.
14. WOOD CONSTRUCTION SHALL CONFORM TO THE NATIONAL FOREST PRODUCT'S ASSOCIATION'S [NFPA] 2015 NDS. STRUCTURAL LUMBER SHALL BE NO. 2 HEM - FIR OR BETTER:
    Fb = 850 psi [BASE]
    E = 1,300,000 psi

DIMENSION LUMBER:	POSTS AND TIMBERS:
#2 HEM-FIR	HEM-FIR SELECT STR
Fb = 850 psi	Fb = 1,200 psi
Fv = 150 psi	Fc = 975 psi
E = 1,300 ksi	E = 1,300 ksi
LAMINATED VENEER LUMBER (LVL):	**PARALLEL STRAND LUMBER (PSL):**
Fb = 2,600 psi	Fb = 2,900 psi
Fc = 2,510 psi	Fc = 2,900 psi
Fv = 285 psi	Fv = 290 psi
E = 1,900 ksi	E = 2,000 ksi

15. OPENINGS IN EXTERIOR OR INTERIOR BEARING WALLS SHALL BE AS INDICATED ON THE DRAWINGS. IN ABSENCE OF HEADER NOTATION, PROVIDE AS FOLLOWS:

Up to 5'-0"	(3) 2x8	(2) KING STUDS EA. SIDE
Up to 6'-0"	(3) 2x10	(2) KING STUDS EA. SIDE
Up to 8'-0"	(3) 2x12	(3) KING STUDS EA. SIDE
Up to 10'-0"	(3) 9 1/4" LVL	(3) KING STUDS EA. SIDE

16. FLOORS SHALL BE DESIGNED FOR THE FOLLOWING LOADS:

Live Load - Living Areas:	40 PSF
Live Load - Sleeping Areas:	30 PSF
Dead Loads:	
Structure:	7 PSF
Floor:	3 PSF
Ceiling:	3 PSF
Mechanical:	2 PSF
Total Dead Load:	15 PSF
Total Design - Living Areas	55 PSF
Total Design - Sleeping Areas	45 PSF

17. ROOF RAFTERS / TRUSSES SHALL BE DESIGNED FOR THE FOLLOWING LOADS:

Snow loads:	40 PSF
Dead loads:	20 PSF
Total Design Load:	60 PSF

Note: Shop drawings for all roof trusses shall be submitted, prepared and sealed by a Professional Engineer lincensed in the state of New York to the Architect for review prior to beginning fabrication.

18. PLYWOOD ROOF AND WALL SHEATHING SHALL BE EXTERIOR GRADE, APA RATED. WOOD IN CONTACT WITH MASONRY, CONCRETE, OR EARTH SHALL BE PRESSURE PRESERVATIVE TREATED.
19. FRAMING ANCHORS, JOIST HANGERS, AND MISCELLANEOUS CONNECTING DEVICES FOR WOOD FRAMING SHALL BE GALVANIZED STEEL OF AT LEAST 16 GAUGE THICKNESS. INSTALL IN STRICT ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS FOR THE SPECIFIED LOAD GENERATED AT EACH LOCATION. USE NAIL SIZE AND NAILING PATTERN SUPPLIED BY OR RECOMMENDED BY THE MANUFACTURER.

GENERAL NOTES (CONTINUED):

20. DOUBLE ALL JOISTS UNDER PARALLEL WALLS, PLUMBING FIXTURES, AND AT FLOOR OPENINGS. PROVIDE BRIDGING AT ALL FRAMING MIDSPANS BEYOND 8'-0". WOOD PLATES SHALL BE SECURED TO TOP FLANGES OF STEEL BEAMS AT 4'-0" O.C. WITH RAMSET OR EQUAL.
21. UNLESS OTHERWISE NOTED, ROOFING SHALL BE 25 YR. MIN. FIBERGLASS SHINGLES AND ROOFING UNDERLAYMENT, INSTALLED IN ACCORDANCE WITH MANUFACTURER'S PRINTED REQUIREMENTS FOR INSTALLATION. ROOF VENTING SHALL EQUAL 1 SF NET / 300 SF ATTIC SPACE.
22. DESIGN OF PLUMBING, MECHANICAL, AND ELECTRICAL SYSTEMS IS BY OTHERS.
23. WINDOW UNIT MANUFACTURE TBD. VERIFY WITH OWNER AND CONTRACTOR ACTUAL UNIT TYPES, SIZES, MISCELLANEOUS WINDOW ACCESSORIES (SUCH AS WINDOW GRILL PATTERNS) AND MANUFACTURER PRIOR TO ORDERING. G.C. SHALL VERIFY WITH OWNER ALL WINDOW UNIT SELECTIONS AND FINAL LOCATIONS.
24. SMOKE DETECTORS & CARBON MONOXIDE DETECTORS SHALL BE PROVIDED AT ALL LIVING AND SLEEPING AREAS PER ALL NEW YORK STATE CODE REQUIREMENTS.

SCOPE OF WORK:

SQUARE FOOTAGE TAKEN FROM ENTIRE BUILDING FOOTPRINT (OUTSIDE FACE OF EXTERIOR WALLS) & DOES NOT REPRESENT LIVING AREA WITHIN THE HOME USED FOR ASSESSMENT PURPOSES.

EXISTING FIRST FLOOR:	2, 033 SF
RECONSTRUCTED SECTION:	618 SF
APPROXIMATE ADDITIONAL SF OF ROOF WORK:	855 SF
TOTAL SF IN SCOPE	***1, 473 SF***

ENERGY CODE COMPLIANCE:

THE ENERGY CODE COMPLIANCE IS BY PRESCRIPTIVE METHOD OF THE INTERNATIONAL ENERGY CONSERVATION CODE- 2020, AS ADOPTED BY NEW YORK STATE, AND SHALL MEET OR EXCEED THE TABLED VALUED WHERE APPLICABLE:

IECC TABLE R402.1.3: CLIMATE ZONE 5

FENESTRATION-	U-0.30
WOOD FRAME WALL-	R-20 OR R-13 + 5
FLOOR-	R-30
BASEMENT WALL-	R-15 CONTINUOUS
SLAB-	R-10 AT EDGES
	R-5 UNDERSLAB (ENTIRE AREA, IF HEATED)
CEILING-	R-49

BUILDING THERMAL ENVELOPE TO MEET AIR LEAKAGE REQUIREMENTS PER IECC 402.4. FINAL VALUE TO BE REPORTED TO ARCHITECT.

Rust Residence

Addition & Renovtion

89 Knickerbocker Road
Pittsford, New York

REGISTERED ARCHITECT
DOUGLAS JAMES TEMPLETON
043604
STATE OF NEW YORK

NORTHLINE ARCHITECTS
www.northlinearchitects.com
343 N. Main St., Suite 2022
Canandaigua, NY
585-905-0034
info@northlinearchitects.com

LIST OF DRAWINGS:

CS	COVER SHEET	**A4**	EXTERIOR ELEVATIONS
A1	DEMO PLANS	**A5**	SECTIONS & DETAILS
A2	FLOOR PLANS		
A3	ROOF PLAN		

PROJECT TEAM:

ARCHITECT:
DOUG TEMPLETON, AIA, NCARB, LEED AP

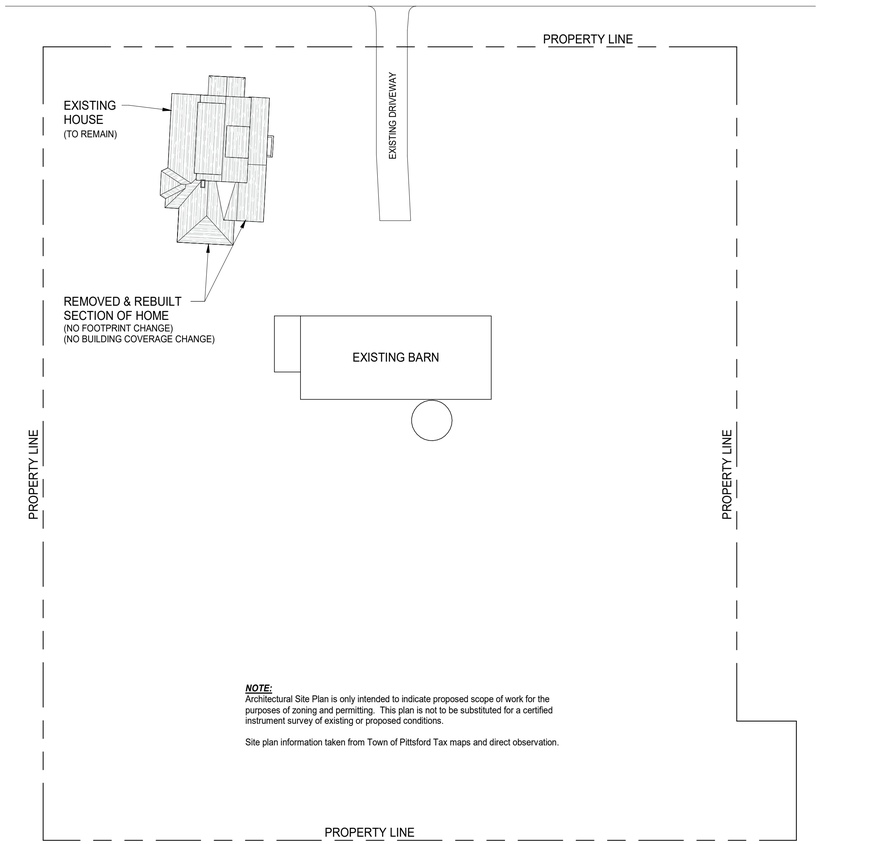
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343 N MAIN STREET
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585-905-0034
dtempleton@northlinearchitects.com

STRUCTURAL ENGINEER:
JAYCE GREFRATH, P.E.

JG ENGINEERING, PLLC
14 FRANKLIN STREET
ROCHESTER NY, NY

716-491-0019
jayce@jgengineeringpllc.com



NOTE:
Architectural Site Plan is only intended to indicate proposed scope of work for the purposes of zoning and permitting. This plan is not to be substituted for a certified instrument survey of existing or proposed conditions.

Site plan information taken from Town of Pittsford Tax maps and direct observation.

1 ***ARCHITECTURAL SITE PLAN***
1" = 30'-0"

NORTH

Rust Residence
Addition & Renovation
89 Knickerbocker Rd
Pittsford, New York

REVISED:

ISSUED FOR PERMIT
DATE: 10-24-25
PROJECT NO: 25-111
TITLE: COVER SHEET

SHEET NO: **CS**

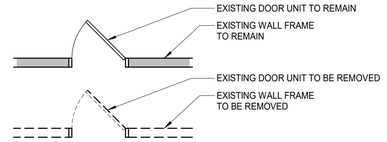
DEMOLITION KEY NOTES:

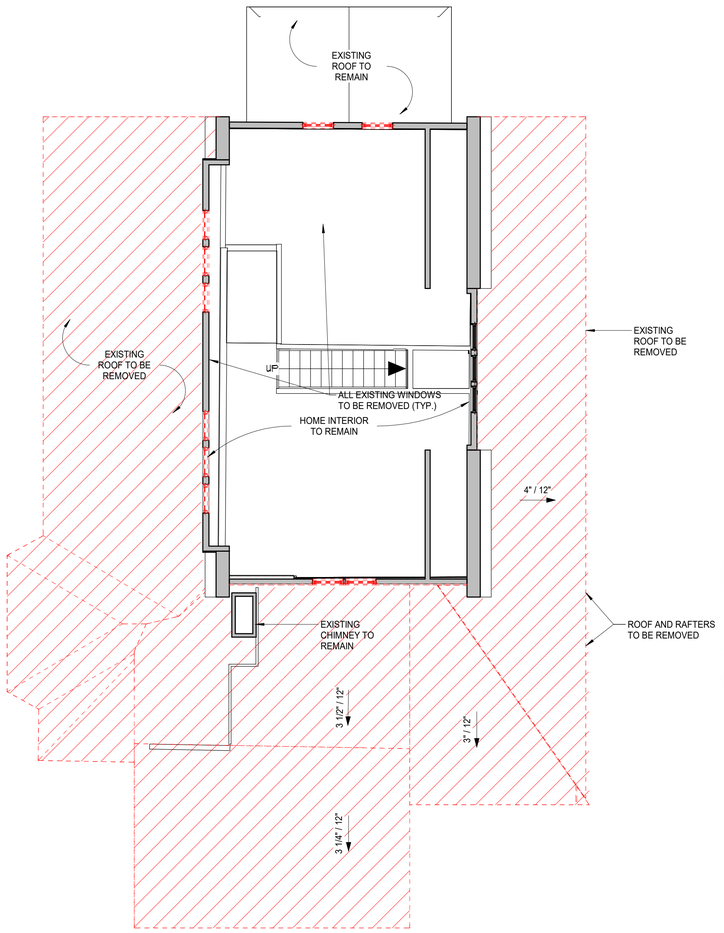
1. CABINETRY, FIXTURES, APPLIANCES, & PLUMBING TO BE REMOVED TO EXTENTS NECESSARY.
2. REMOVE EXISTING FLOOR FRAMING AND FINISHES.
3. REMOVE EXISTING WINDOWS AND PREPARE OPENING FOR REPLACEMENT. VERIFY FINAL DIMENSIONS IN FIELD.

DEMOLITION NOTES:

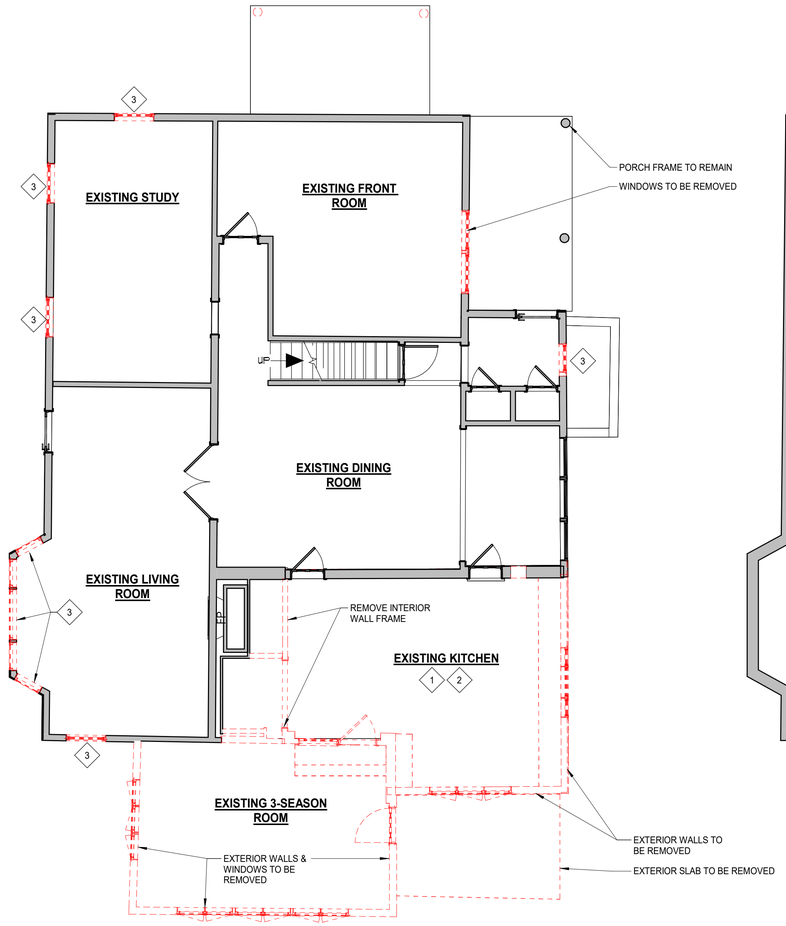
1. REMOVE EXISTING EXTERIOR SIDING MATERIAL, ROOFING, AND ALL INTERIOR FINISHES TO LIMITS NEEDED FOR THE INSTALLATION AND FRAMING OF THE PROPOSED ALTERATIONS & MODIFICATIONS. ALL LIMITS SHALL BE REVIEWED BETWEEN OWNER AND CONTRACTOR PRIOR TO START OF ANY DEMOLITION WORK.
2. PRIOR TO THE REMOVAL OF ANY STRUCTURAL BEARING CONDITIONS, NOTIFY ARCHITECT/ ENGINEER AS NECESSARY SHOULD SITE CONDITIONS WARRANT REVIEW. PROVIDE NECESSARY SHORING NAD BRACING OF EXISTING FRAMING SCHEDULED TO REMAIN.
3. GC SHALL VERIFY ALL UTILITY LOCATIONS PRIOR TO BEGINNING OF WORK. IF ANY UTILITIES REQUIRE ANY MODIFICATIONS, GC SHALL NOTIFY UTILITY COMPANIES ACCORDINGLY.
4. REFER TO FLOOR PLANS FOR SIZE & LOCATIONS OF NEW EXTERIOR WINDOW UNITS. GC AND OWNER SHALL REVIEW ALL LIMITS OF INTERIOR AND EXTERIOR WORK FOR THE REMOVAL AND REPLACEMENT OF WINDOW UNITS-INCLUDING INTERIOR FINISH WORK.

LEGEND:

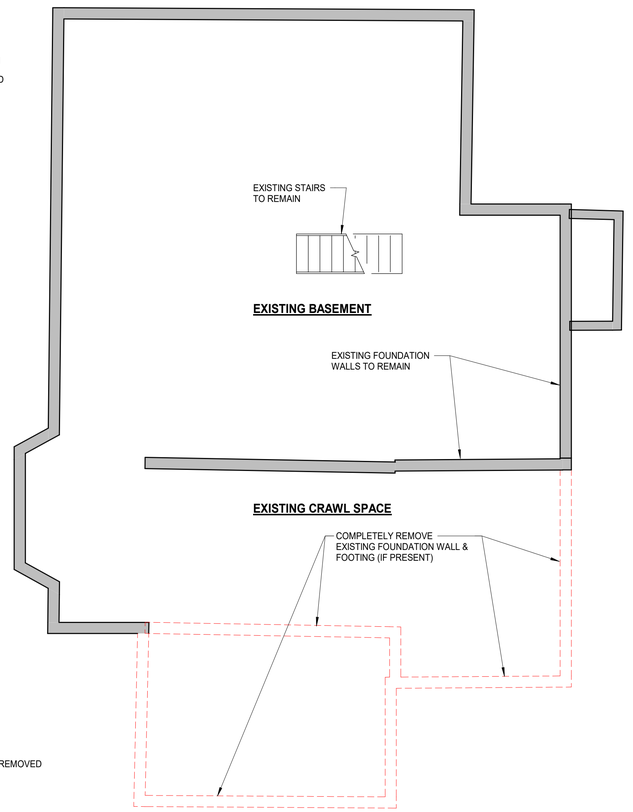




3 **UPPER FLOOR DEMO PLAN**
3/16" = 1'-0"



2 **MAIN FLOOR DEMO PLAN**
3/16" = 1'-0"



1 **FOUNDATION DEMO PLAN**
3/16" = 1'-0"

REGISTERED ARCHITECT
DOUGLAS JAMES TEMPLETON
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Rust Residence
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Pittsford, New York

REVISED:

DATE:	ISSUED FOR PERMIT 10-24-25
PROJECT NO:	25-111
TITLE:	DEMO PLANS
SHEET NO:	A1

LEGEND:

2x6 STUD FRAMING @ 16" O.C.

2x4 STUD FRAMING @ 16" O.C.

8" CMU FOUNDATION WALL

(SD) SMOKE DETECTORS: HARDWIRED PER CODE w/ FINAL LOCATIONS TO BE VERIFIED BY GC AND ELECTRICIAN- AT ALL FLOORS

(SCO) COMBINATION SMOKE DETECTOR & CARBON MONOXIDE DETECTOR: HARDWIRED PER CODE w/ FINAL LOCATIONS TO BE VERIFIED BY GC AND ELECTRICIAN- AT ALL FLOORS

(HD) HEAT DETECTORS: HARDWIRED PER CODE, CONNECTED TO AUDIBLE ALARM.

WINDOW TAGS: SEE SHEET A6 FOR KEYED SCHEDULE.

DOOR TAGS: NOTED AS FEET/INCH WIDE X FEET/INCH TALL
EXAMPLE: 3⁰6⁸ = 36" WIDE & 80" TALL

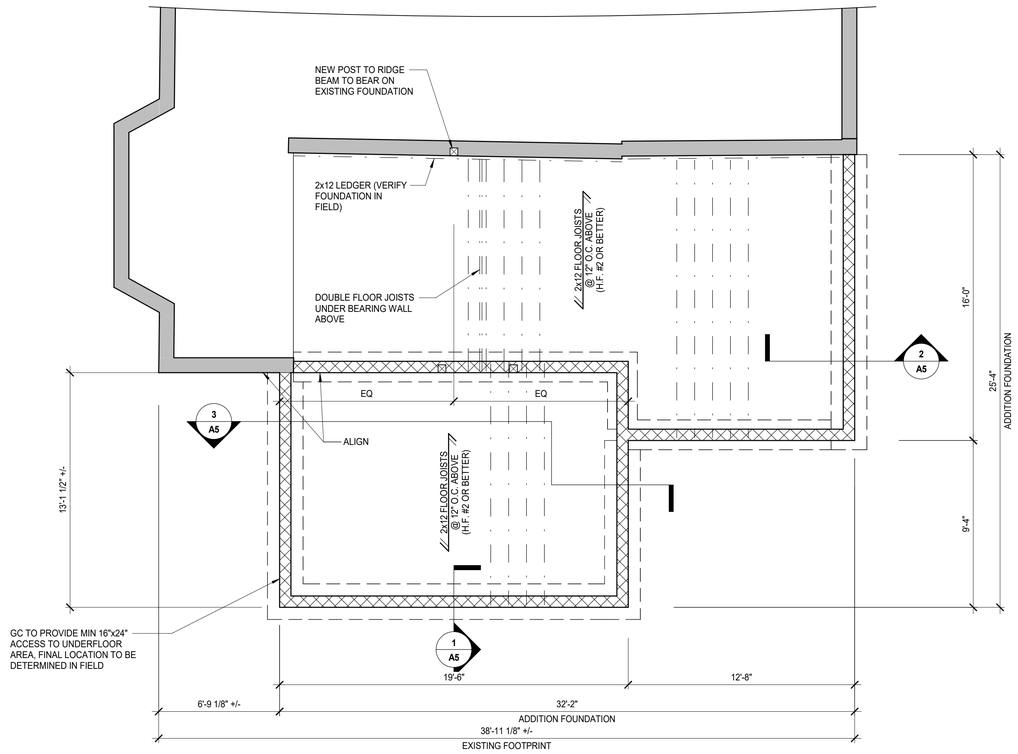
FINAL DOOR DESIGN & HARDWARE FUNCTIONS TO BE SELECTED BY OWNER, COORDINATED BY GC.

FLOOR PLAN KEY NOTES:

1. FINAL KITCHEN & PANTRY CABINET LAYOUT AND DESIGN SHALL BE PROVIDED BY OTHERS (KITCHEN DESIGNER/ SUPPLIER) AND COORDINATED w/ OWNER & GC.
2. 30"x36" SHOWER. FINAL SURROUND DESIGN & ROD/ GLASS ENCLOSURE TBD BY OWNER, COORDINATED BY GC.
3. EXTERIOR STEPS TO GRADE. GC VERIFY FINAL # OF RISERS PER FIELD CONDITIONS. MAX RISE 8 1/4", MIN. TREAD 9".

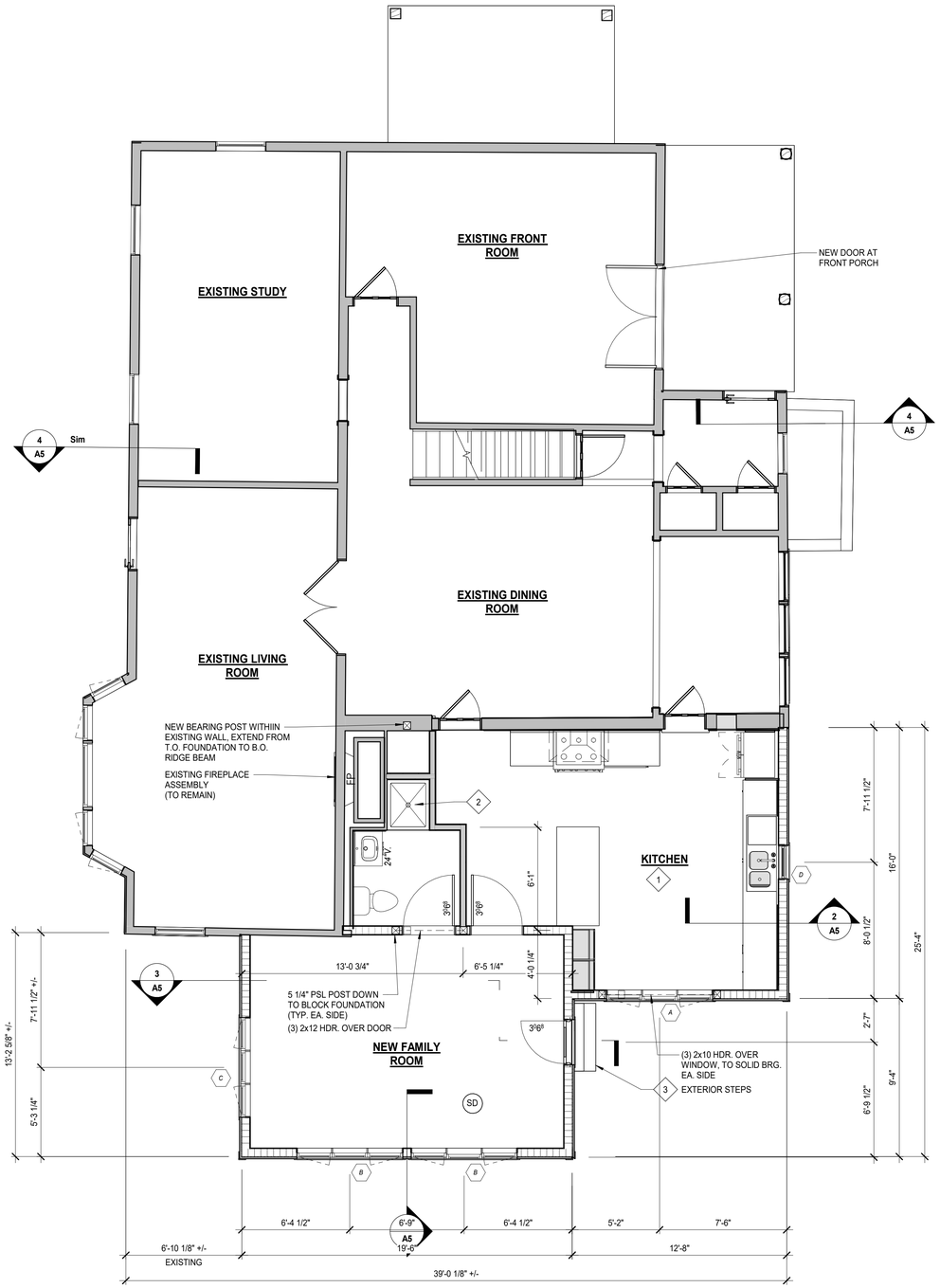
GENERAL FLOOR PLAN NOTES:

1. REFER TO BUILDING AND WALL SECTIONS FOR ADDITIONAL CEILING HEIGHT AND HEADER INFORMATION.
2. DIMENSIONS TO INTERIOR WALLS ARE TO CENTERLINE OF WALL, U.N.O.
3. EXTERIOR DIMENSIONS ARE TO EXTERIOR FACE OF STUD, U.N.O.
4. MOISTURE RESISTANT GYPSUM BOARD TO BE USED AT ALL WET LOCATIONS
5. WINDOW HEAD HEIGHTS TO BE +80" A.F.F.
6. ALL FRAMING ON EXTERIOR OF BUILDING ENVELOPE, EXPOSED TO MOISTURE, OR IN DIRECT CONTACT WITH CONCRETE, SHALL BE PRESSURE TREATED.



2 FOUNDATION PLAN
1/4" = 1'-0"

NORTH



1 MAIN FLOOR PLAN - NEW
1/4" = 1'-0"

NORTH

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Rust Residence Addition & Renovation

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REVISED:

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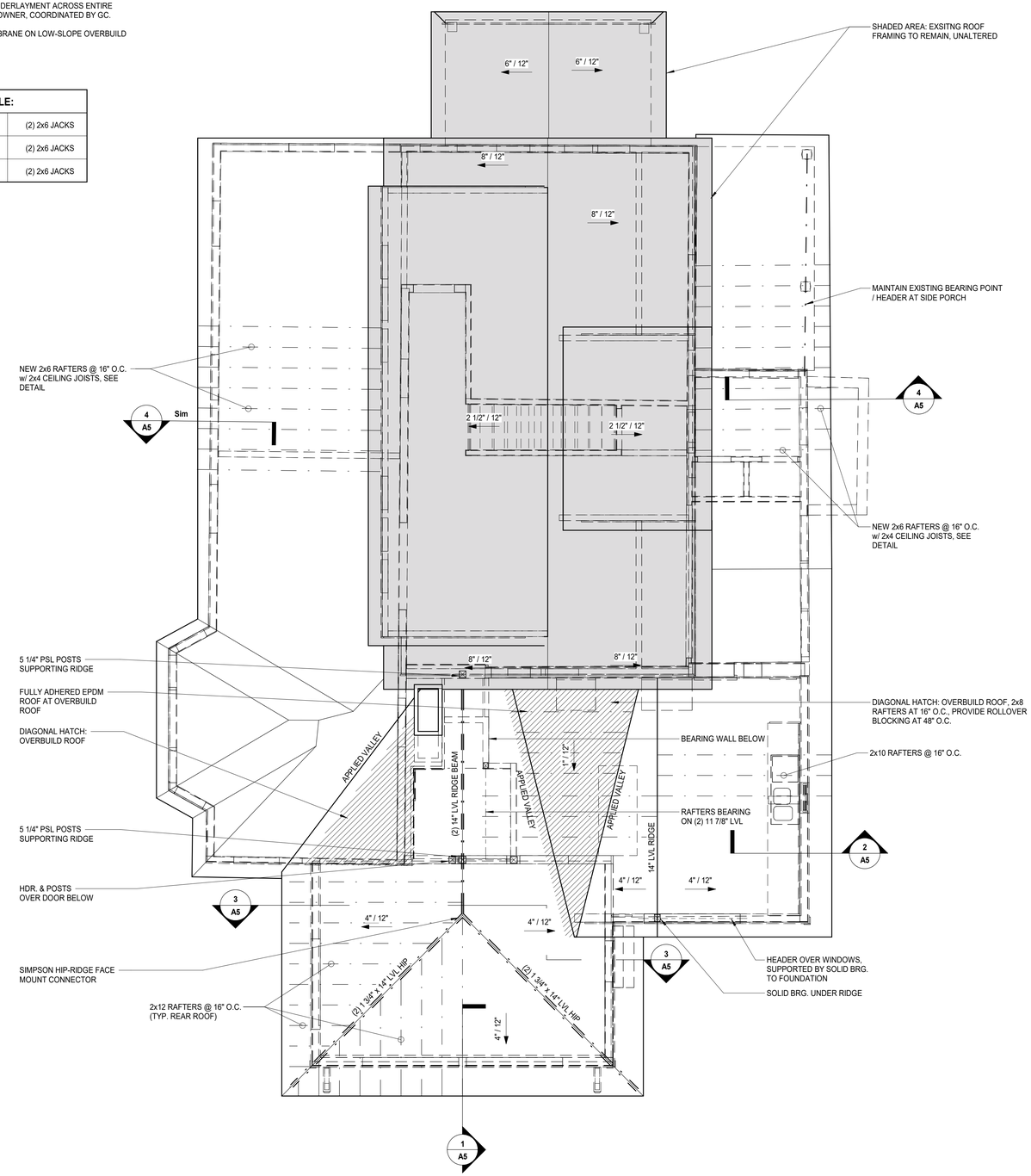
TITLE: FLOOR PLANS

SHEET NO: **A2**

ROOF & HEADER NOTES:

1. ALL HEADERS SHALL CONFORM WITH THE TABLE R602.7(1) OF THE 2020 NEW YORK STATE RESIDENTIAL CODE.
2. FINAL OPENING SIZES SHALL BE COORDINATED WITH FINAL SIZES OF SELECTED WINDOWS AND DOORS.
3. MATCH EXISTING OVERHANGS AND RAKE AT AREAS OF NEW ROOF.
4. NEW FINISH ROOFING & SYNTHETIC UNDERLAYMENT ACROSS ENTIRE HOME, FINAL SELECTION & COLOR BY OWNER, COORDINATED BY GC.
5. FULLY ADHERED EPDM ROOFING MEMBRANE ON LOW-SLOPE OVERBUILD ROOF.

HEADER SCHEDULE:		
UP TO 3'-0" OPENING	(3) 2x6 HEADER	(2) 2x6 JACKS
UP TO 5'-0" OPENING	(3) 2x8 HEADER	(2) 2x6 JACKS
UP TO 6'-0" OPENING	(3) 2x10 HEADER	(2) 2x6 JACKS



1 — *ROOF PLAN - NEW*

1/4" = 1'-0"

NORTH

REGISTERED ARCHITECT
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043604
STATE OF NEW YORK

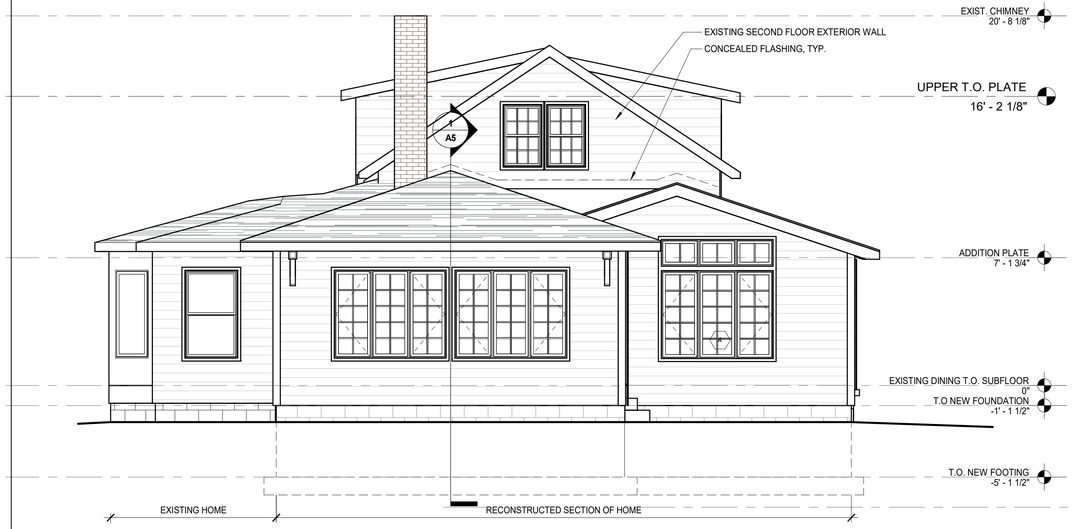
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Rust Residence
Addition & Renovation

89 Knickerbocker Rd
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REVISED:

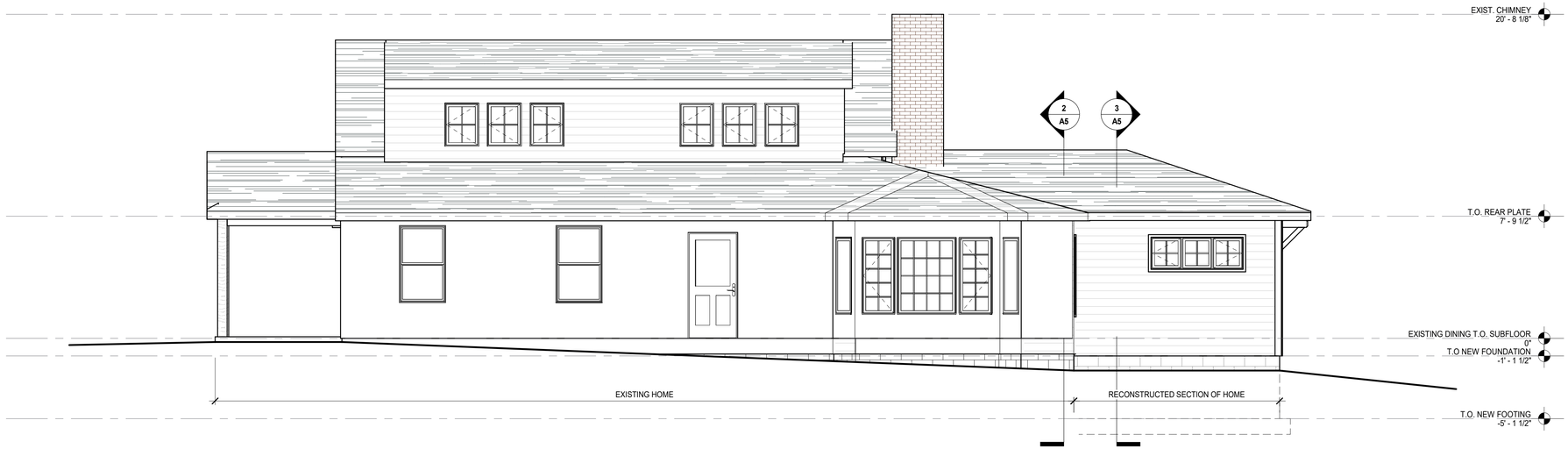
DATE:	ISSUED FOR PERMIT 10-24-25
PROJECT NO:	25-111
TITLE:	ROOF PLAN
SHEET NO:	A3



3 **FRONT ELEVATION**
1/4" = 1'-0"



2 **RIGHT ELEVATION**
1/4" = 1'-0"



1 **LEFT ELEVATION**
1/4" = 1'-0"

REGISTERED ARCHITECT
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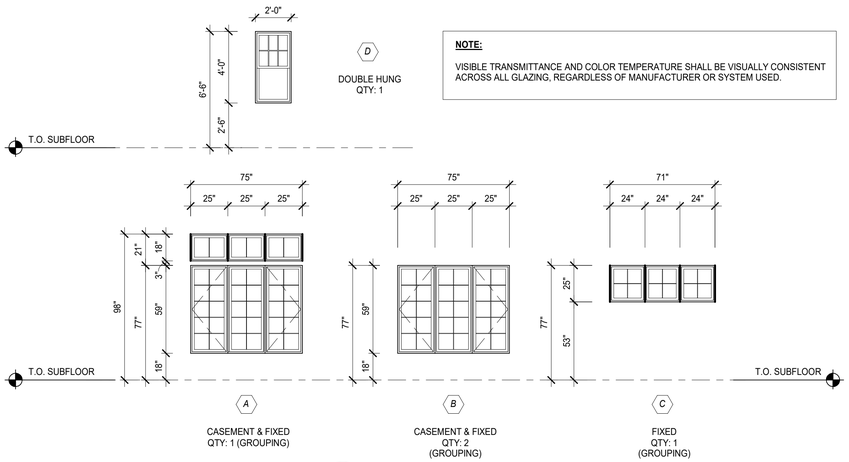
Rust Residence Addition & Renovation
89 Knickerbocker Rd
Pittsford, New York

REVISED:

	ISSUED FOR PERMIT
DATE:	10-24-25
PROJECT NO:	25-111

TITLE:
EXTERIOR ELEVATIONS

SHEET NO:
A4



NOTE:

VISIBLE TRANSMITTANCE AND COLOR TEMPERATURE SHALL BE VISUALLY CONSISTENT ACROSS ALL GLAZING, REGARDLESS OF MANUFACTURER OR SYSTEM USED.

5 WINDOW SCHEDULE

1/4" = 1'-0"

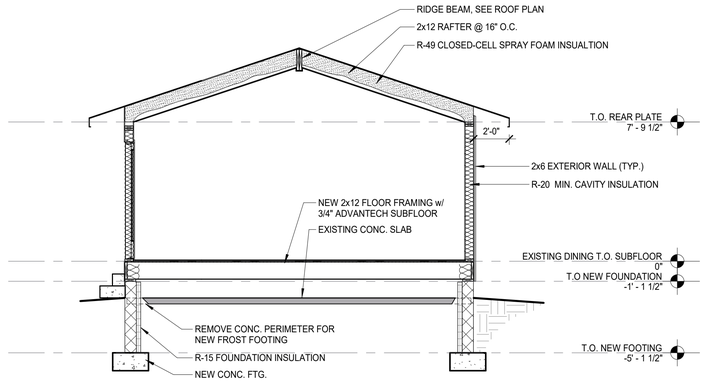
WINDOW NOTES:

1. FINAL WINDOW MANUFACTER TO BE SELECTED BY OWNER, COORDINATED BY GC.
2. EXTERIOR WINDOW & DOOR U-VALUES: 0.30 (CODE-PRESCRIPTIVE MIN.)
3. SIZES & FUNCTIONS FOR OTHER WINDOW TYPES AS NOTED ON PLANS AND ELEVATIONS
4. WINDOW HEAD/SILL HEIGHTS SHOWN ON WALL SECTIONS FOR CLARITY. IN CASE OF DISCREPANCY BETWEEN LEGEND AND SECTIONS, REFER TO WALL SECTIONS.
5. ALL GLAZING TO BE DOUBLE PANE WITH LOW-E COATING
6. REFER TO PLANS AND ELEVATIONS FOR CASEMENT SWING DIRECTIONS.
7. GC TO VERIFY ALL QUANTITIES, SIZES, AND R.O.s PRIOR TO PLACING ORDER.
8. REPLACEMENT WINDOWS TO BE MEASURED IN FIELD AND COORDINATED BY GC.

HAZARDOUS LOCATION GLASS SAFETY NOTE (R308.4):

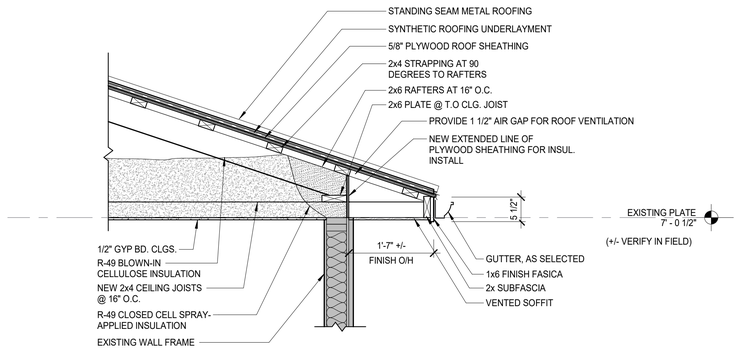
- PROVIDE TEMPERED GLASS AT AREAS ADJACENT TO DOOR UNITS.

- PROVIDE TEMPERED GLASS IN ALL GLAZING THAT EXHIBITS ALL OF THE FOLLOWING CHARACTERISTICS:
  - IS LARGER THAN 9 S.F. IN AREA
  - THE BOTTOM EDGE OF GLAZING IS LESS THAN 18" A.F.F.
  - THE TOP EDGE OF GLAZING IS MORE THAN 36" A.F.F.
  - ONE OR MORE WALKING SURFACES ARE WITHIN 36" OF GLAZING



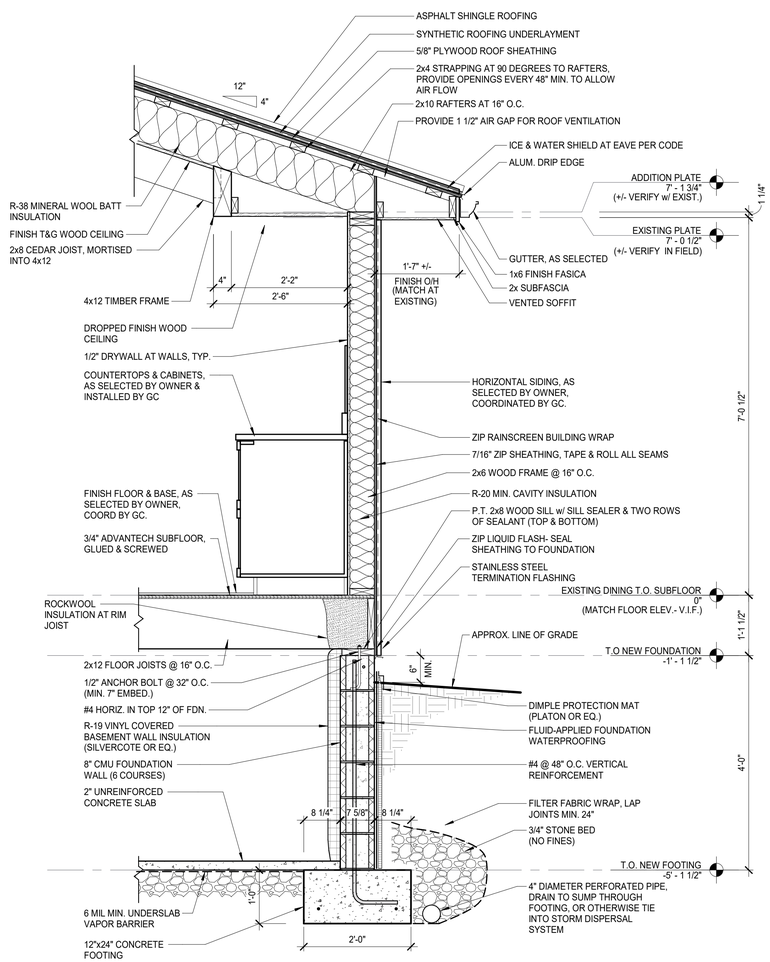
3 BUILDING SECTION

1/4" = 1'-0"



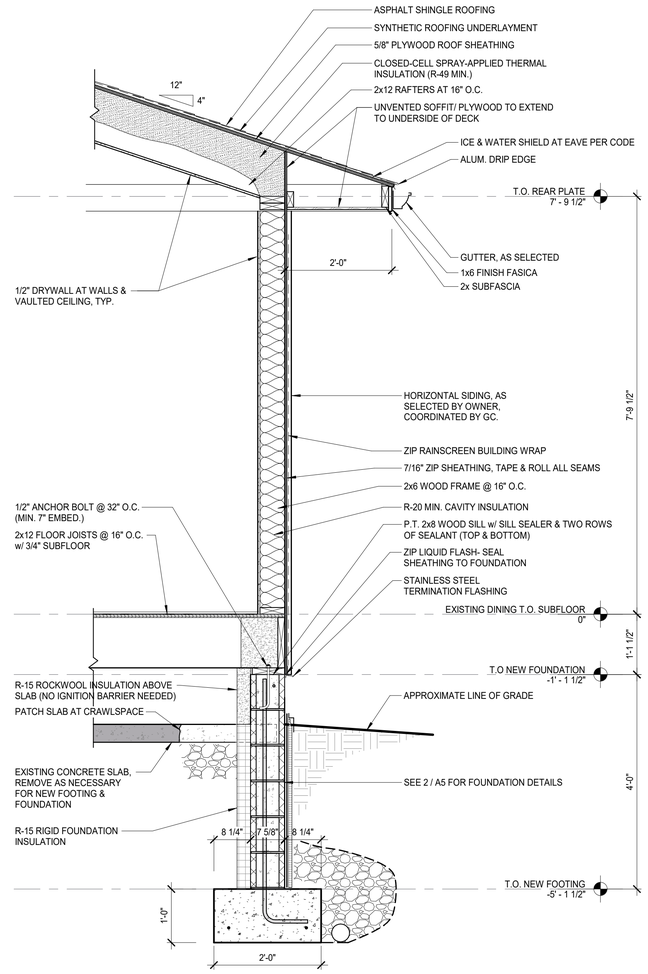
4 ROOF DETAIL

3/4" = 1'-0"



2 WALL SECTION 2

3/4" = 1'-0"



1 WALL SECTION 1

3/4" = 1'-0"

REGISTERED ARCHITECT
DOUGLAS JAMES TEMPLETON
043604
STATE OF NEW YORK

NORTHLINE ARCHITECTS
www.northlinearchitects.com
343 N. Main St., Suite 202
Canandaigua, NY
585-905-0034
info@northlinearchitects.com

Rust Residence
Addition & Renovation
89 Knickerbocker Rd
Pittsford, New York

REVISED:

ISSUED FOR PERMIT
DATE: 10-24-25
PROJECT NO: 25-111
TITLE: SECTIONS & DETAILS

SHEET NO: A5

MAP OF A SURVEY
OF PART OF LOT 16, TOWNSHIP 12, RANGE 5, IN THE TOWN OF PITTSFORD, MONROE COUNTY, NEW YORK.

DENLUCK-HYDE
ENGINEERING & SURVEYING ASSOCIATES PC.
5 FITZHUGH ST., S. ROCHESTER N.Y.

SCALE: 1 IN = 40 FT.

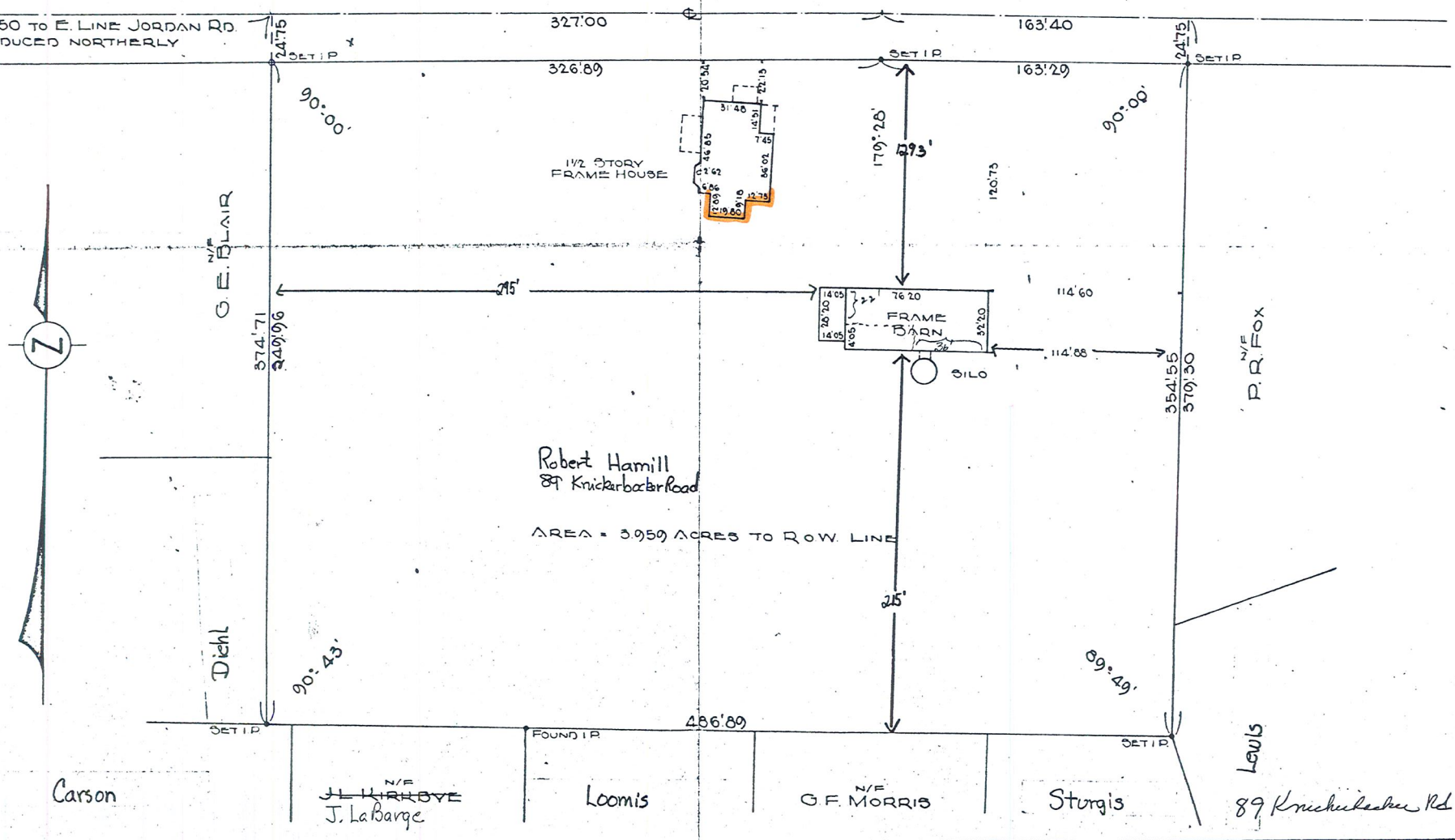
OCTOBER 16, 1979.
" 29, 1979.

I.P.s SET

WE, DENLUCK-HYDE ASSOCIATES PC. CERTIFY, TO WEINER & LAWRENCE PC., THAT THIS MAP WAS MADE FROM NOTES OF AN INSTRUMENT SURVEY COMPLETED OCTOBER 15, 1979.

DAVID B HYDE, L.S. 45372.

KNICKERBOCKER ROAD



79-155









Town of Pittsford

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

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

Permit #
D25-000006

DESIGN REVIEW AND HISTORIC PRESERVATION BOARD
REFERRAL OF APPLICATION

Property Address: 526 Mendon Road PITTSFORD, NY 14534
Tax ID Number: 178.03-1-80.1
Zoning District: RN Residential Neighborhood
Applicant: James Fahy Design Associates Architecture & Engineering P.C.

Application Type:

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

Project Description: Applicant is requesting design review for the construction of a one-story single-family home approximately 12,231 square feet. This property is zoned Residential Neighborhood (RN).

Meeting Date: October 23, 2025

RN Residential Neighborhood Zoning



Printed August 7, 2025

1:4,514

0 195 390 780 ft

0 55 110 220 m

Town of Pittsford GIS

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Mendon Road (NY 64)
Thornell Road (CR 33)
Thornell Road (CR 33)
Summit Oaks
Tor Hill
Evesham Pl
480
481
485
491
495
499
503
509
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MALVERN VIEWS | NEW RESIDENCE & LANDSCAPE IMPROVEMENTS
PITTSFORD, NY

VIEW OF PROPERTY ENTRY

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MALVERN VIEWS | NEW RESIDENCE & LANDSCAPE IMPROVEMENTS
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VIEW FROM MIDPOINT OF DRIVE

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MALVERN VIEWS | NEW RESIDENCE & LANDSCAPE IMPROVEMENTS
PITTSFORD, NY

WEST FACADE FACING EAST

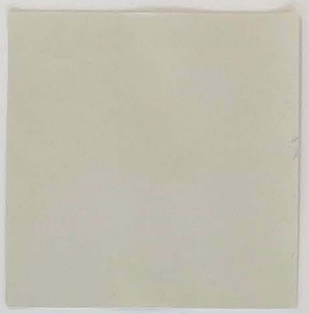
REVISED



1. STANDING SEAM METAL ROOF
FINISH: SW6992 INKWELL



2. ROOF SHINGLES
MANUFACTURER: IKO
FINISH: MATTE BLACK



3. STUCCO
FINISH: OC-12 SOFT CHAMOIS



4. POWDER COATED RAILING
FINISH: SW6992 INKWELL



5. STONE
MANUFACTURER: EDWARD'S STONE
FINISH: COTTONWOOD ASHLAR



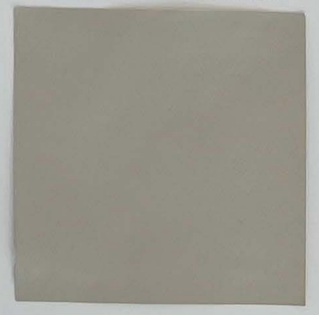
6. PRECAST LIMESTONE
LINTELS, SILLS & LEDGES



7. EXTERIOR WOOD DOORS
FINISH: CUSTOM STAIN



8. PAINTED EAVES & JAMBS
MANUFACTURER: BENJAMIN MOORE
FINISH: OC-15 BABY FAWN



9. CLAD WINDOWS
MANUFACTURER: MARVIN
FINISH: GUNMETAL



LEIGHTON
DESIGN GROUP

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526 MENDON ROAD
PITTSFORD, NY 14534

3. Stucco

4. Powder Coated Railings

6. Precast Limestone Lintels, Sills & Ledges

7.Stained Wood Exterior Doors & Garage Doors

8. Painted Eaves & Jams

EXTERIOR PAVERS

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526 MENDON ROAD

PITTSFORD, NEW YORK



CLIENT:

MALVERN VIEWS LLC

ARCHITECT:

JAMES FAHY DESIGN ASSOCIATES
ARCHITECTURE & ENGINEERING P.C.
2024 W. HENRIETTA RD. SUITE 3K
ROCHESTER, NY 14623

TEL. (585) 272-1650
E-MAIL: info@jamesfahy.com
WEBSITE: www.jamesfahy.com

DRAWING INDEX:

T1.0 TITLE SHEET

A1.0 FRONT ELEVATION & COURTYARD ELEVATIONS
A1.1 RIGHT & LEFT SIDE ELEVATIONS
A1.2 REAR & FAMILY ROOM ELEVATIONS

A2.1 LOWER LEVEL PLAN

A3.0 FIRST FLOOR PLAN

A4.0 SECOND FLOOR PLAN

James Fahy Design Associates
Architecture & Engineering P.C.
2024 W. Henrietta Rd. Suite 3K
Rochester, New York 14623
tel. (585) 272-1650
e-mail: info@jamesfahy.com
website: www.jamesfahy.com

526 MENDON ROAD
PITTSFORD, NEW YORK

MALVERN VIEWS LLC

PROJECT:

CLIENT:

REVISIONS:
NO. | DATE

JOB NO.
A24-063

PROJECT NO.
20-12231-3

PHASE:
PRELIMINARY PLAN

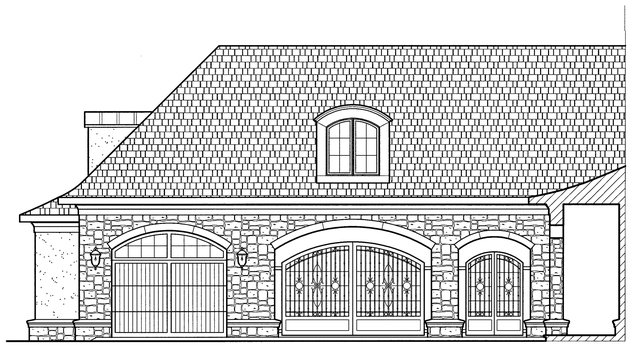
DATE:
9-15-2025

DRAWING NO.
T1.0



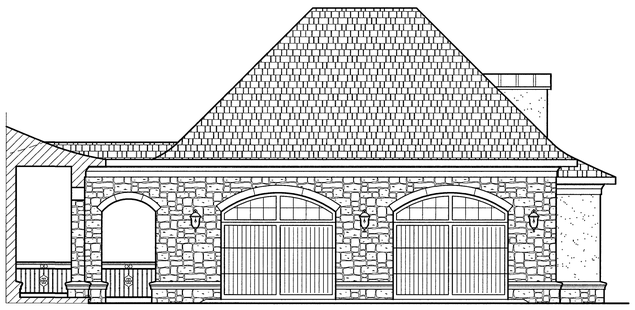
front elevation 12,231 s.f.

scale: 3/16"=1'-0"



left side courtyard elevation

scale: 3/16"=1'-0"



right side courtyard elevation

scale: 3/16"=1'-0"

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REVISIONS:

NO.	DATE	BY	DESCRIPTION

PROJECT:
526 MENDON RD.
PITTSFORD, NY

CLIENT:
MALVERN VIEWS LLC

DRAWING TITLE:
FRONT ELEVATION
& COURTYARD ELEVATIONS

PHASE:
PRELIMINARY DESIGN

JOB NO. A24-063	PROJECT NO. 20-12231-3
DRAWN BY: CNS	DRAWING NO: A1.0
CHECKED BY: JRF	
DATE: 9-15-2025	

James Fahy Design
2024 W. Hennetta Rd. Suite 3K
Rochester, New York 14623
tel: 585-272-1650
e-mail: info@jamesfahy.com
website: www.jamesfahy.com



right side elevation

scale: 3/16"=1'-0"



left side elevation

scale: 3/16"=1'-0"

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REVISIONS:

NO.	DATE	BY	DESCRIPTION

PROJECT:
526 MENDON RD.
PITTSFORD, NY

CLIENT:
MALVERN VIEWS LLC

DRAWING TITLE:
RIGHT & LEFT SIDE ELEVATIONS

PHASE:
PRELIMINARY DESIGN

JOB NO.	PROJECT NO.
A24-063	20-12231-3
DRAWN BY: CNS	DRAWING NO: A1.1
CHECKED BY: JRF	
DATE: 9-15-2025	

James Fahy Design
2024 W. Henrietta Rd. Suite 3K
Rochester, New York | 14623
tel: 585-272-1650
e-mail: info@jamesfahy.com
website: www.jamesfahy.com



rear elevation

scale: 3/16"=1'-0"





family room elevations

scale: 3/16"=1'-0"

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REVISIONS:

NO.	DATE	BY	DESCRIPTION

PROJECT:
526 MENDON RD.
PITTSFORD, NY

CLIENT:
MALVERN VIEWS LLC

DRAWING TITLE:
REAR & FAMILY ROOM ELEVATIONS

PHASE:
PRELIMINARY DESIGN

JOB NO.	PROJECT NO.
A24-063	20-12231-3
DRAWN BY: CNS	DRAWING NO: A1.2
CHECKED BY: JRF	
DATE: 9-15-2025	

James Fahy Design
2024 W. Hennetta Rd. Suite 3K
Rochester, New York 14623
tel: 585-272-1650
e-mail: info@jamesfahy.com
website: www.jamesfahy.com

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VIEW OF PROPERTY ENTRY FROM MENDON ROAD

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VIEW OF GARAGE FACING NORTH

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NORTH PARKING AREA

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MALVERN VIEWS | NEW RESIDENCE & LANDSCAPE IMPROVEMENTS
PITTSFORD, NY

SOUTH FACADE FACING NORTHWEST



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MALVERN VIEWS | NEW RESIDENCE & LANDSCAPE IMPROVEMENTS
PITTSFORD, NY

SOUTH FACADE FACING NORTH

Town of Pittsford

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

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

Permit #
B25-000130

DESIGN REVIEW AND HISTORIC PRESERVATION BOARD
REFERRAL OF APPLICATION

Property Address: 10 Bellingham Creek PITTSFORD, NY 14534
Tax ID Number: 177.04-1-15.25
Zoning District:
Owner:
Applicant: Spall Homes Corp/Spall Realtors Corp

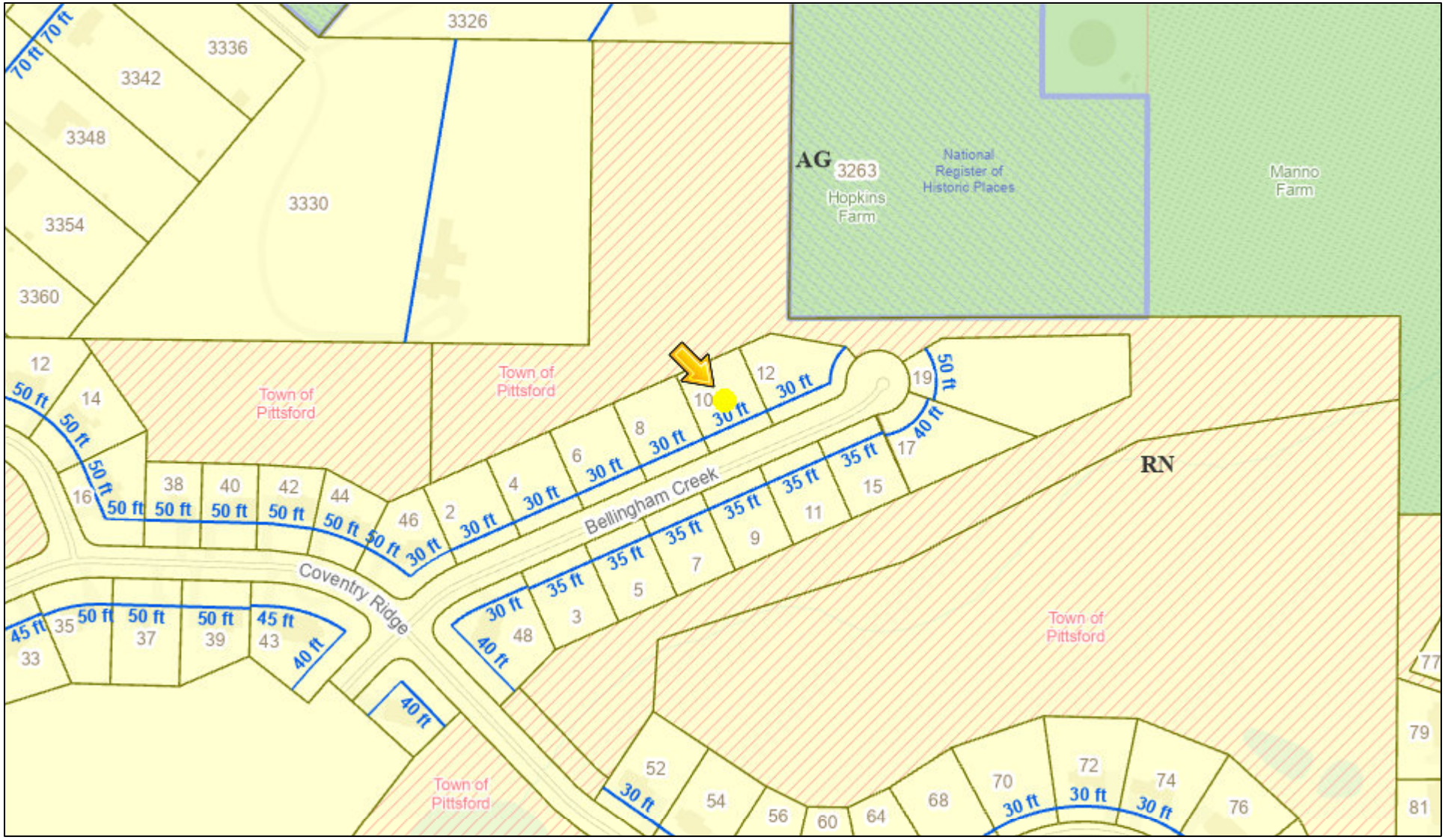
Application Type:

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

Project Description: Applicant is requesting design review for the construction of a two story single family home approximately 3,684 square feet that is located in the Coventry Ridge Subdivision.

Meeting Date: November 13, 2025

Residential Neighborhood Zoning



10/30/2025, 1:15:17 PM

1:4,437

0 0.0325 0.065 0.13 mi

0 0.05 0.1 0.2 km

Town of Pittsford GIS

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SPEC HOUSE

LOT 39 COVENTRY RIDGE
PITTSFORD, NY
COVENTRY RIDGE BUILDING CORP.

PLAN: 3684

PROJECT: 15531

SHEET INDEX

C-1 COVER SHEET
1/7 FRONT & LEFT ELEVATIONS
2/7 REAR & RIGHT ELEVATIONS
3/7 FOUNDATION PLAN
4/7 FIRST FLOOR PLAN
5/7 SECOND FLOOR PLAN
6/7 SECTIONS
7/7 SECTIONS & ROOF PLAN
N-1 DETAILS
N-2 REINFORCING NOTES

GENERAL NOTES:

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

COMPLIANCE METHOD: RESCHECK CERTIFICATE

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

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

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

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

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

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

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

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

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

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

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

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

R806.2 MINIMUM VENT AREA. THE MINIMUM NET FREE VENTILATION AREA SHALL BE 1/150 OF THE AREA OF THE VENTED SPACE.

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

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

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

ENERGY EFFICIENCY:

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

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

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

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

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

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

DURING TESTING:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

SITE WORK:

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

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

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

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

FOUNDATION:

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

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

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

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

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

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

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

FIREPLACES:

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

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

FRAMING:

WOOD TRUSSES ARE TO BE METAL PLATE CONNECTED WOOD CHORD, WOOD WEB TRUSSES. TRUSS LAYOUT IS SCHEMATIC ONLY. TRUSS MANUFACTURER SHALL BE RESPONSIBLE FOR THE DESIGN (INCLUDING SPACING) OF ALL TRUSSES. TRUSSES TO BE DESIGNED AND CERTIFIED BY AN ENGINEER LICENSED IN THE GOVERNING STATE & AS PER SECT R802.10 (RCNYS)

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

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

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

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

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

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

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

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

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

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

STAIRWAY & GUARD REQUIREMENTS:

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

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

STAIR ILLUMINATION PER SECTION R311.7.9 OF 2020 RCNYS.

GUARDS SHALL BE LOCATED ALONG AN OPEN SIDED WALKING SURFACE THAT ARE LOCATED MORE THAN 30 INCHES MEASURED VERTICALLY TO THE FLOOR OR GRADE BELOW AT ANY POINT WITHIN 36 INCHES HORIZONTALLY TO THE EDGE OF THE OPEN SIDE. REQUIRED GUARDS SHALL NOT BE LESS THAN 36" IN HEIGHT MEASURED VERTICALLY ABOVE WALKING SURFACE.

REQUIRED GUARDS SHALL NOT HAVE OPENINGS FROM THE WALKING SURFACE TO THE REQUIRED GUARD HEIGHT THAT ALLOW THE PASSAGE OF A SPHERE 4 INCHES IN DIAMETER. AS PER SECTION 312.1.3 OF THE 2020 RCNYS.

GARAGE FIREPROOFING:

3/4 HOUR FIRE RESISTANCE RATING REQUIRED BETWEEN HOUSE & GARAGE CAN BE ACHIEVED WITH ONE LAYER 5/8" TYPE X DRYWALL ON GARAGE SIDE AND ONE LAYER 1/2" TYPE X DRYWALL ON THE HOUSE SIDE.

IF HORIZONTAL CONSTRUCTION IS USED TO SEPARATE THE GARAGE FROM LIVING AREA OR BONUS AREAS ABOVE, THEN ONE LAYER OF 5/8" TYPE X DRYWALL ON THE CEILING IS REQUIRED. WHERE THE HORIZONTAL CONSTRUCTION IS A FLOOR-CEILING ASSEMBLY, THE STRUCTURE SUPPORTING THE SEPARATION SHALL ALSO PROTECTED BY 5/8" TYPE X DRYWALL.

STRUCTURAL MATERIAL SPECIFICATIONS:

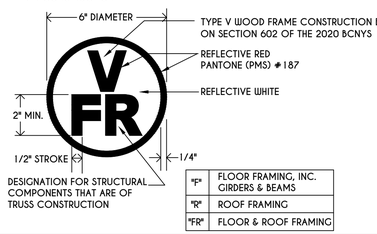
STRUCTURAL STEEL	ASTM A-36, Fy = 36 ksi
REINFORCED STEEL	ASTM A-615, Fy = 40 ksi
WIRE MESH	ASTM A-185, 6 x 6 - 10/10 W.W.M.
LUMBER	ALL STUCTURAL MEMBERS, JOISTS, RAFTERS, ETC. TO BE #2 GRADE LUMBER (DOUGLAS FIR-LARCH, HEM-FIR, SOUTHERN PINE OR SPRUCE PINE-FIR) WITH A MIN. FIBER STRESS OF 850 P.S.I. UNLESS NOTED OTHERWIISE
PLYWOOD	CDX, PANEL INDEX
LVL, PSL, LSL	Fb = 2600 Fv = 285 E x 10^6 - 1.9 $Fc^{\perp}$ = 750
MASONRY	ASTM C90, GRADE N-1, Fm = 1350 PSI
MORTAR	ASTM C270, TYPE S
GROUT	Fc = 2000 PSI ASTM C476
CONCRETE	Fc = 2500 PSI MIN. (FOOTINGS, BASEMENT SLAB) Fc = 3500 PSI MIN. (GARAGE SLAB, PORCH SLAB, & POURED FOUNDATION WALLS)
BOLTS	ASTM A307, Fy - 33 KSI

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

LOCAL JURISDICTION DESIGN CRITERIA MAY VARY AND SHALL BE STRICTLY ADHERED TO	
1ST FLOOR LIVING AREA LIVE LOAD	40 P.S.F.
2ND FLOOR LIVING AREA LIVE LOAD	30 P.S.F.
1ST & 2ND FLOOR DEAD LOAD	15 P.S.F.
GROUND SNOW LOAD	40 P.S.F.
ROOF DEAD LOAD	10 P.S.F.
ALLOWABLE SOIL BEARING	2500 P.S.F. AT MINIMUM 42" BELOW FINISHED GRADE
WIND SPEED	115 MPH, EXPOSURE B
SEISMIC DESIGN	CATEGORY B
WEATHERING	SEVERE
FROST LINE DEPTH	42 INCHES
TERMITE DAMAGE	SLIGHT TO MODERATE
DECAY DAMAGE	NONE TO SLIGHT
WINTER DESIGN TEMPERATURE	1 DEGREE
ICE SHEILD UNDERLAYMENT	REQUIRED 24" INSIDE OF EXTERIOR WALL LINE
FLOOD HAZARD	FIRM - 2008
ROOF TIE DOWN REQUIREMENTS	R802.11, BASED UPON SPECIFIC ROOF DESIGN

TRUSS IDENTIFICATION:

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



DESIGNATION FOR STRUCTURAL COMPONENTS THAT ARE OF TRUSS CONSTRUCTION

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

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www.greaterliving.com

REVISIONS:

DATE	BY	DESCRIPTION

CLIENT/LOCATION:

SPEC HOME
LOT 39 COVENTRY RIDGE
PITTSFORD, NY

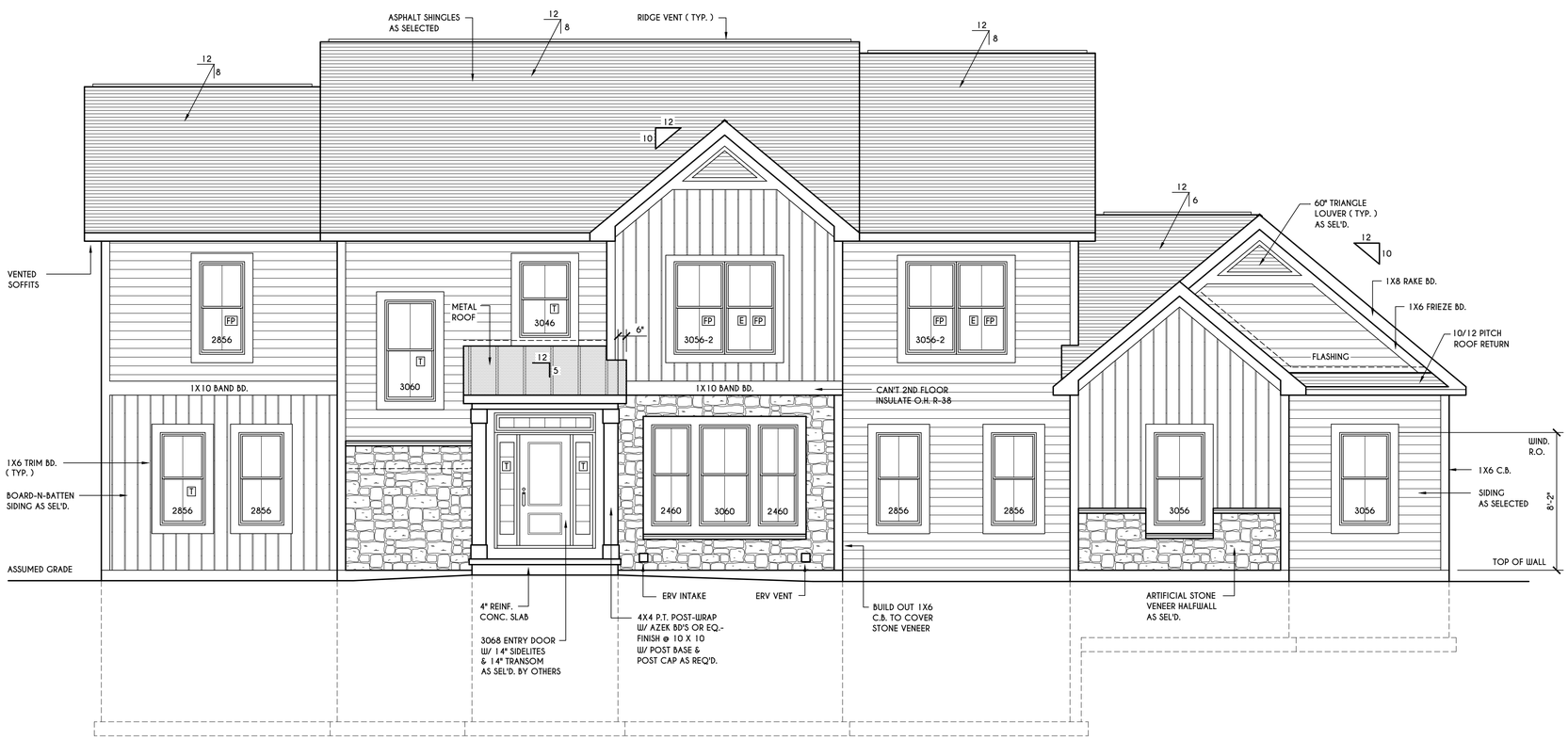
BUILDER:

COVENTRY RIDGE
BUILDING CORP.

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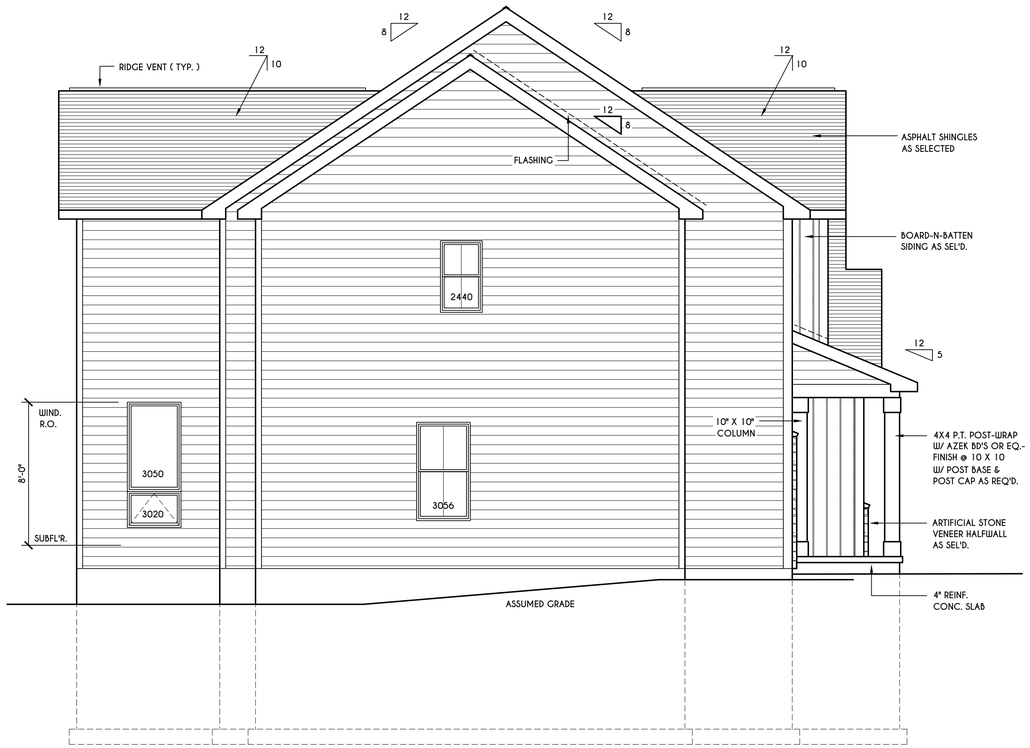
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FRONT ELEVATION

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

FIRST FLOOR LIVING AREA	=	1828 SQ.FT.
SECOND FLOOR LIVING AREA	=	1856 SQ.FT.
TOTAL LIVING AREA	=	3684 SQ.FT.
TOTAL CONDITIONED VOLUME (CONTRACTOR TO VERIFY)	=	50,420 CU.FT.



LEFT ELEVATION

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

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

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

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

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

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

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

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

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

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

WINDOWS: HARVEY OR EQUAL
U-FACTOR 0.30
SHGC 0.27

DOORS: SELECTION BY OWNER

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

WINDOW / DOOR LEGEND:

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

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

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

GENERAL NOTES:

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

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) 90 c.f.m. WITH A MANUAL OVERIDE SWITCH AS PER SECTION M1505.4.2 OF 2020 RCNYS SEE TABLES M1505.4.3(1) & M1505.4.3(2) & M1505.4.4 (PAGE 1)

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CLIENT/LOCATION:

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PITTSFORD, NY

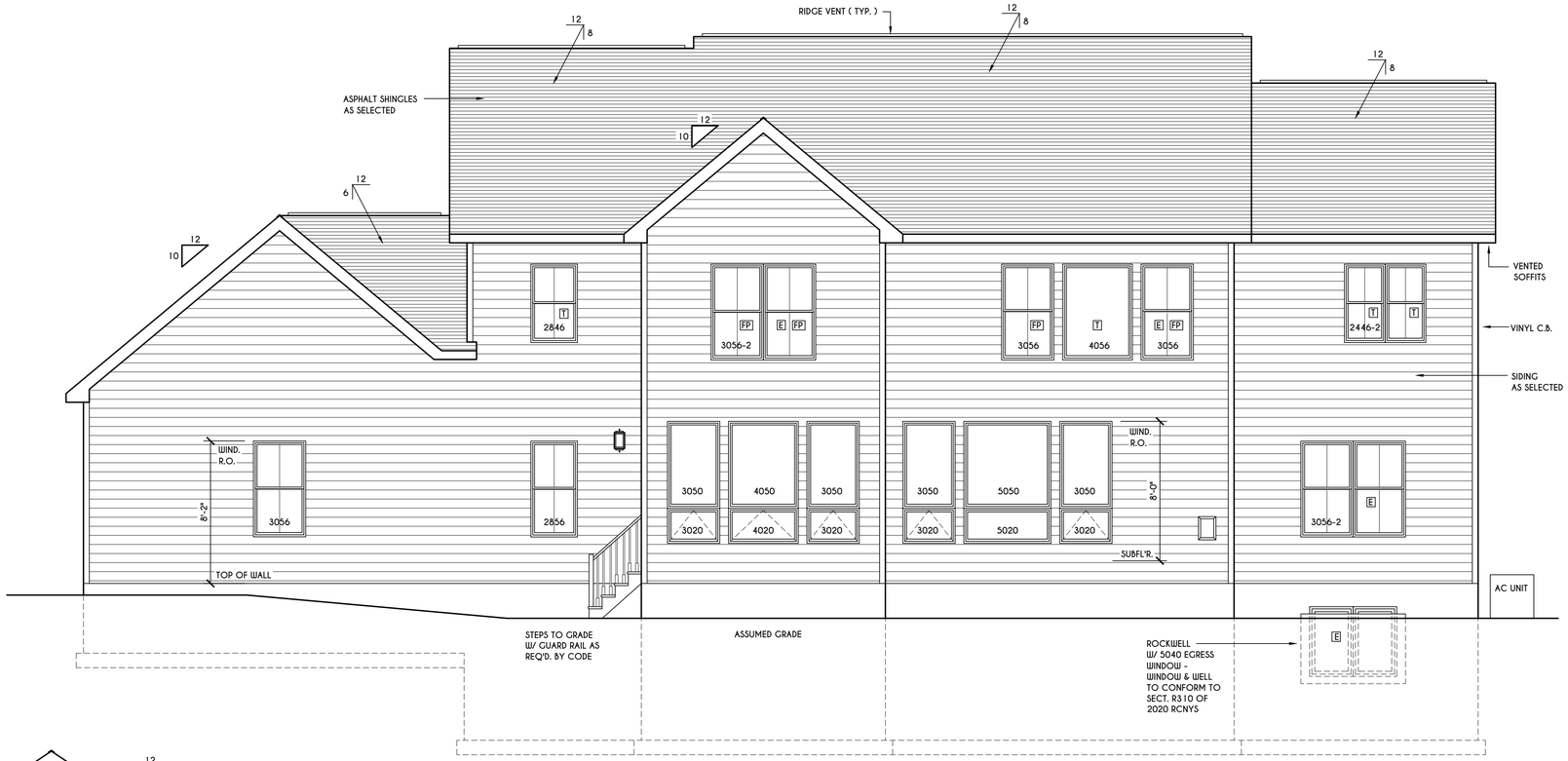
BUILDER:

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BUILDING CORP.

ELEVATIONS

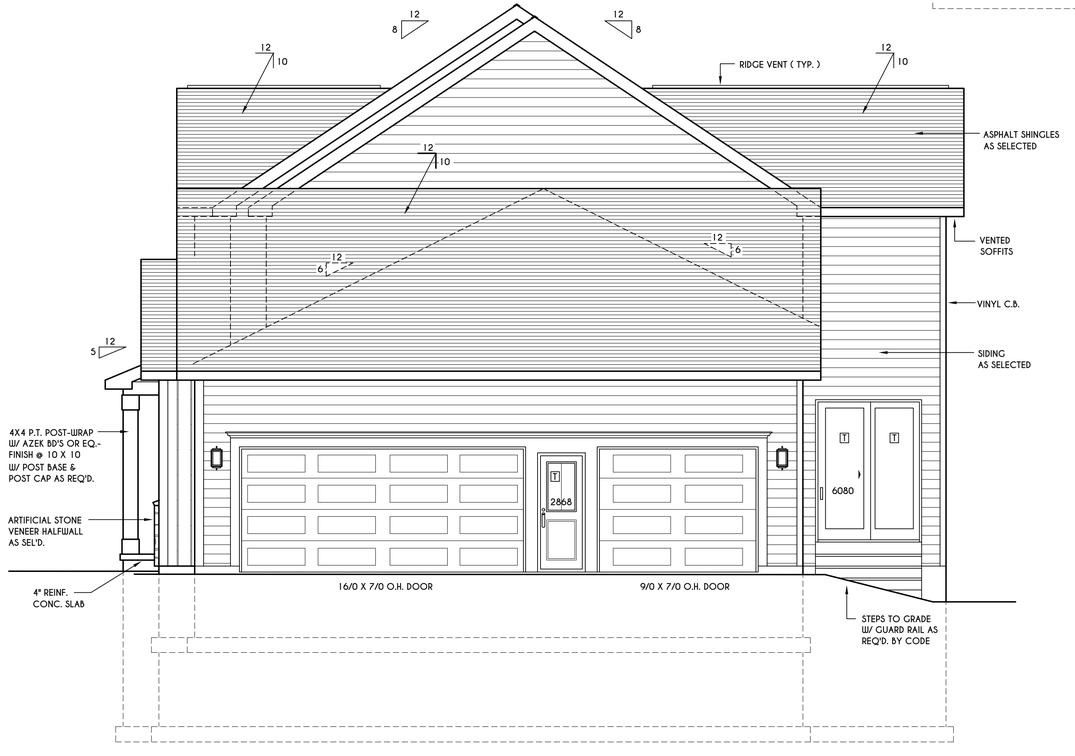
GLA PLAN 3684

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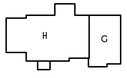
REAR ELEVATION

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



RIGHT ELEVATION

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



PLOT PLAN

SCALE: 1" = 50'-0"

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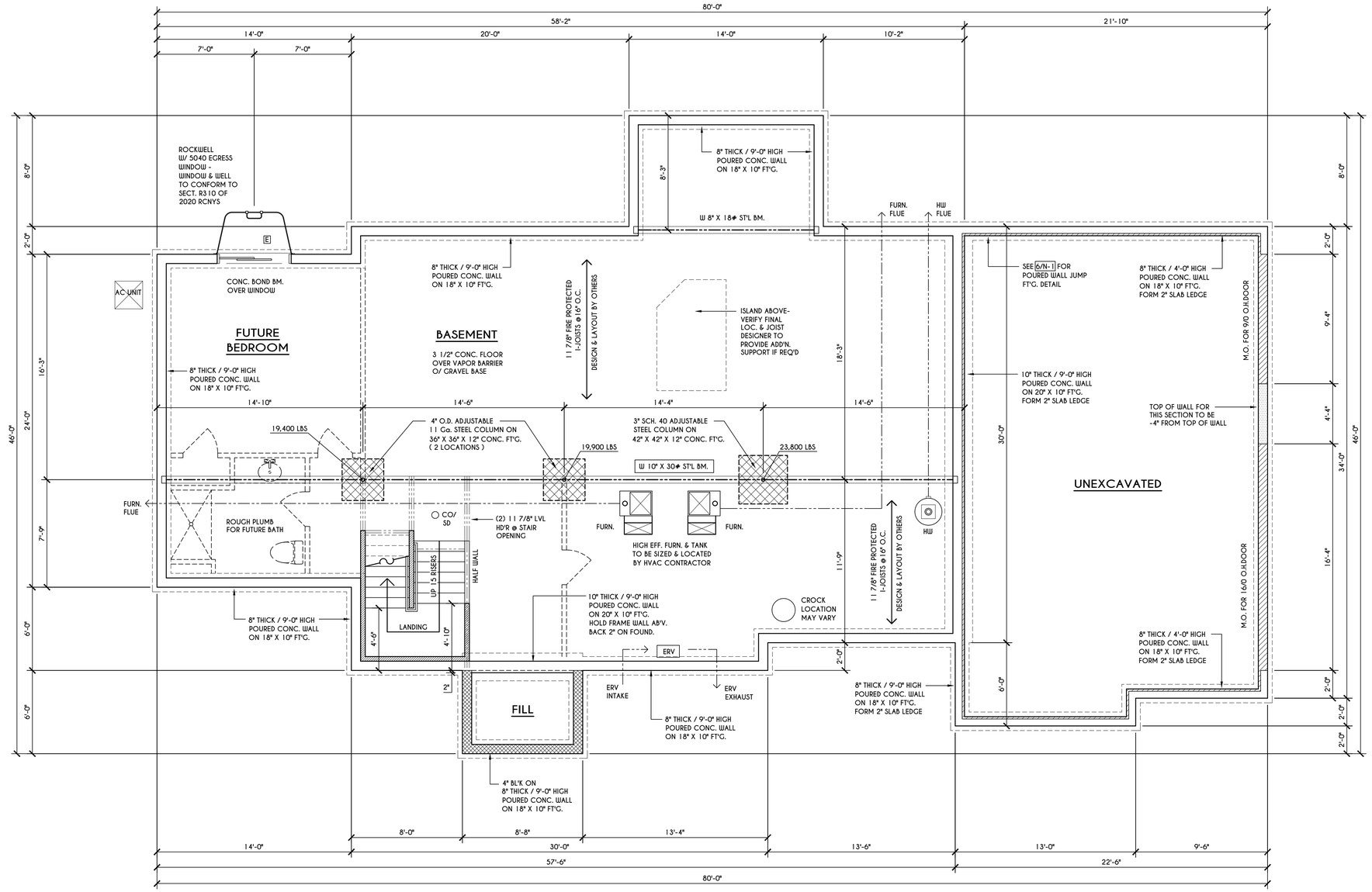
BUILDER:

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BUILDING CORP.

ELEVATIONS

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BASEMENT & FOUNDATION PLAN

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

ENGINEERED FL'R JOIST NOTE:

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

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

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

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

FRAMING LEGEND:

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

GENERAL FOUNDATION / BASEMENT NOTES:

CONTRACTOR TO CONTACT THIS OFFICE PRIOR TO CONSTRUCTION IF THE ASSUMED GRADE DEPICTED IS INACCURATE AND / OR WILL ALTER THE FOUNDATION DESIGN AND /OR STRUCTURE NOTED
ALL WINDOW R.O. HGT'S TO BE 6'-10 1/2" U.N.O.
WHERE EMERGENCY ESCAPE & RESCUE OPENINGS ARE PROVIDED THEY SHALL HAVE A SILL HEIGHT OF NOT MORE THAN 44" ABOVE FLOOR. THE MIN. HORIZONTAL AREA OF THE WINDOW WELL SHALL BE 9 SQ. FT. WITH A MINIMUM HORIZONTAL PROJECTION & WIDTH OF 36"
PROVIDE SOLID BLOCKING UNDER ALL BEARING POINTS DOWN TO FOUNDATION WALL AND / OR BEAMS
PROVIDE DB'L JACK STUDS EA. SIDE OF LOAD BEARING OPENINGS > / = 4'-0"
ALL ANGLES TO BE 45 DEG. U.N.O.
ALL EXTERIOR WINDOW & DOOR HEADERS TO HAVE MIN. R-5 INSUL. & TO BE MIN. (2)2X8'S OR (3)2X6'S (U.N.O.)
ALL APPLIANCES SHOWN TO BE BY OWNER OR AS PER CONTRACT BY BUILDER
SMOKE (SD) & HEAT DETECTOR (HD), SHALL BE INSTALLED AS PER SECT. R314 OF 2020 RCNYS
CARBON MONOXIDE ALARMS SHALL BE INSTALLED AS PER SECT. 915.33 FCNYS & BE WITHIN 10' OF ALL SLEEPING AREAS
REINFORCE FOUNDATION WALLS AS PER 2020 RCNYS. SEE PG. N-2 FOR REINFORCING CHARTS
SEE CONCRETE-ENCASED ELECTRODE DETAIL 19/N-1

WINDOW / DOOR LEGEND:

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

[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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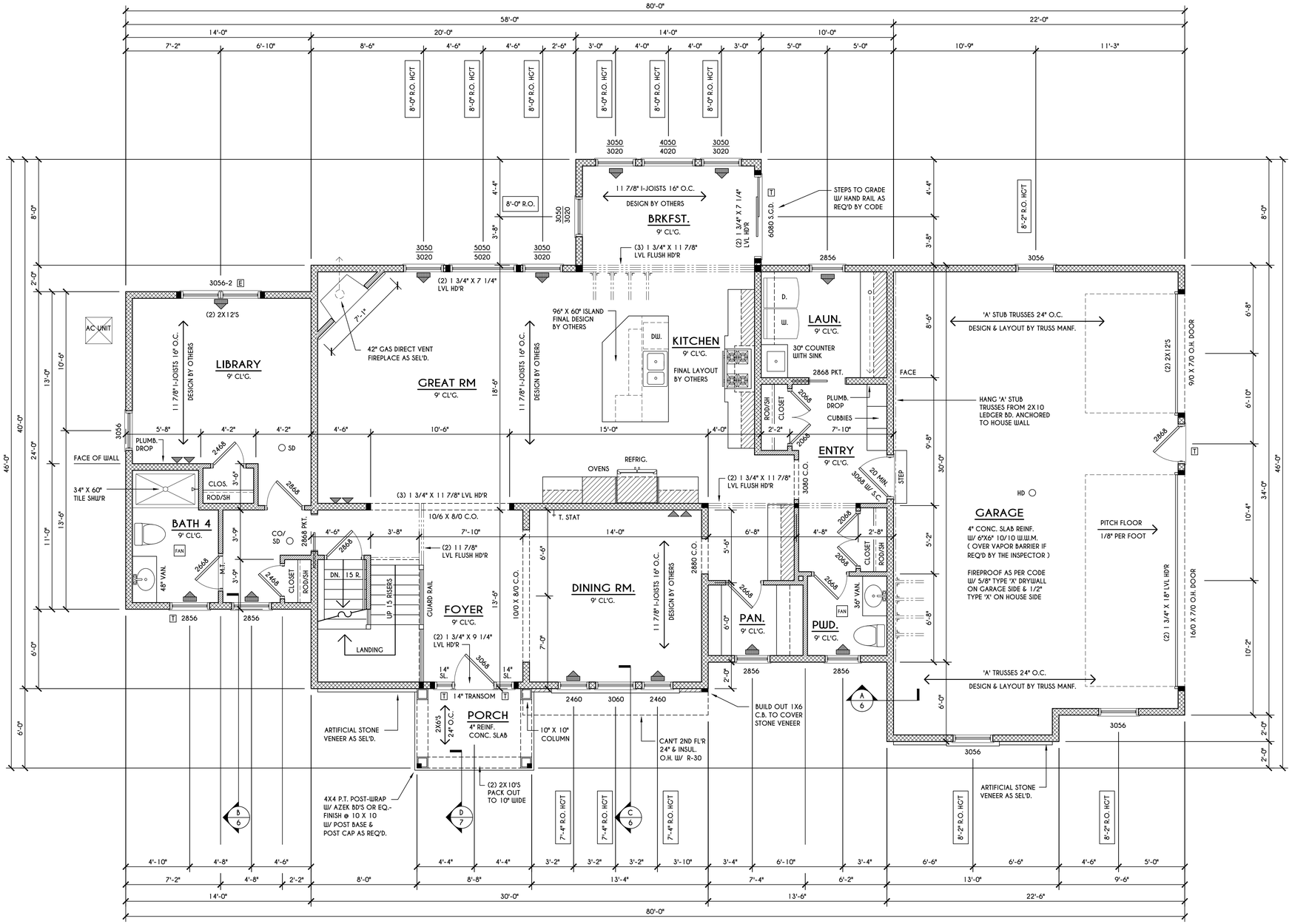
BUILDER:

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BUILDING CORP.

FOUNDATION PLAN

GLA PLAN 3684

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FIRST FLOOR PLAN

1828 SQ. FT.

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

ENGINEERED FL'R JOIST NOTE:

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

FRAMING LEGEND:

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

GENERAL FIRST FLOOR PLAN NOTES:

FIRST FLOOR PLATE HG'T TO BE 9'-1 1/8" (UNLESS NOTED OTHERWISE)
ALL WINDOW R.O. HGT'S TO BE 6'-10 1/2" U.N.O.
PROVIDE SOLID BLOCKING UNDER ALL BEARING POINTS DOWN TO FOUNDATION WALL
PROVIDE DB'L JACK STUDS EA. SIDE OF LOAD BEARING OPENINGS > / = 4'-0"
ALL ANGLES TO BE 45 DEG. U.N.O.
ALL EXTERIOR WINDOW & DOOR HEADERS TO HAVE MIN. R-5 INSUL. & TO BE MIN. (2) 2X8'S (U.N.O.)
ALL APPLIANCES SHOWN TO BE BY OWNER OR AS PER CONTRACT BY BUILDER
SMOKE (SD) & HEAT DETECTOR (HD), SHALL BE INSTALLED AS PER SECT. R314 OF 2020 RCNYS
CARBON MONOXIDE ALARMS SHALL BE INSTALLED AS PER SECT. 915.33 FCNYS & BE WITHIN 10' OF ALL SLEEPING AREAS
IF AN AUTOMATIC GARAGE DOOR OPENER IS PROVIDED, IT SHALL BE LISTED IN ACCORDANCE W/ UL 325
THE AIR BARRIER INSTALLED AT EXTERIOR WALLS ADJACENT TO SHOWERS AND TUBS SHALL SEPARATE THEM FROM THE SHOWER OR TUBS.

WINDOW / DOOR LEGEND:

[E] = MEETS OR EXCEEDS EGRESS REQUIREMENTS
- CLEAR OPENING AREA OF 5.7 SQ.FT.
- CLEAR OPENING WIDTH OF 20"
- CLEAR OPENING HEIGHT OF 24"
PER SECT. 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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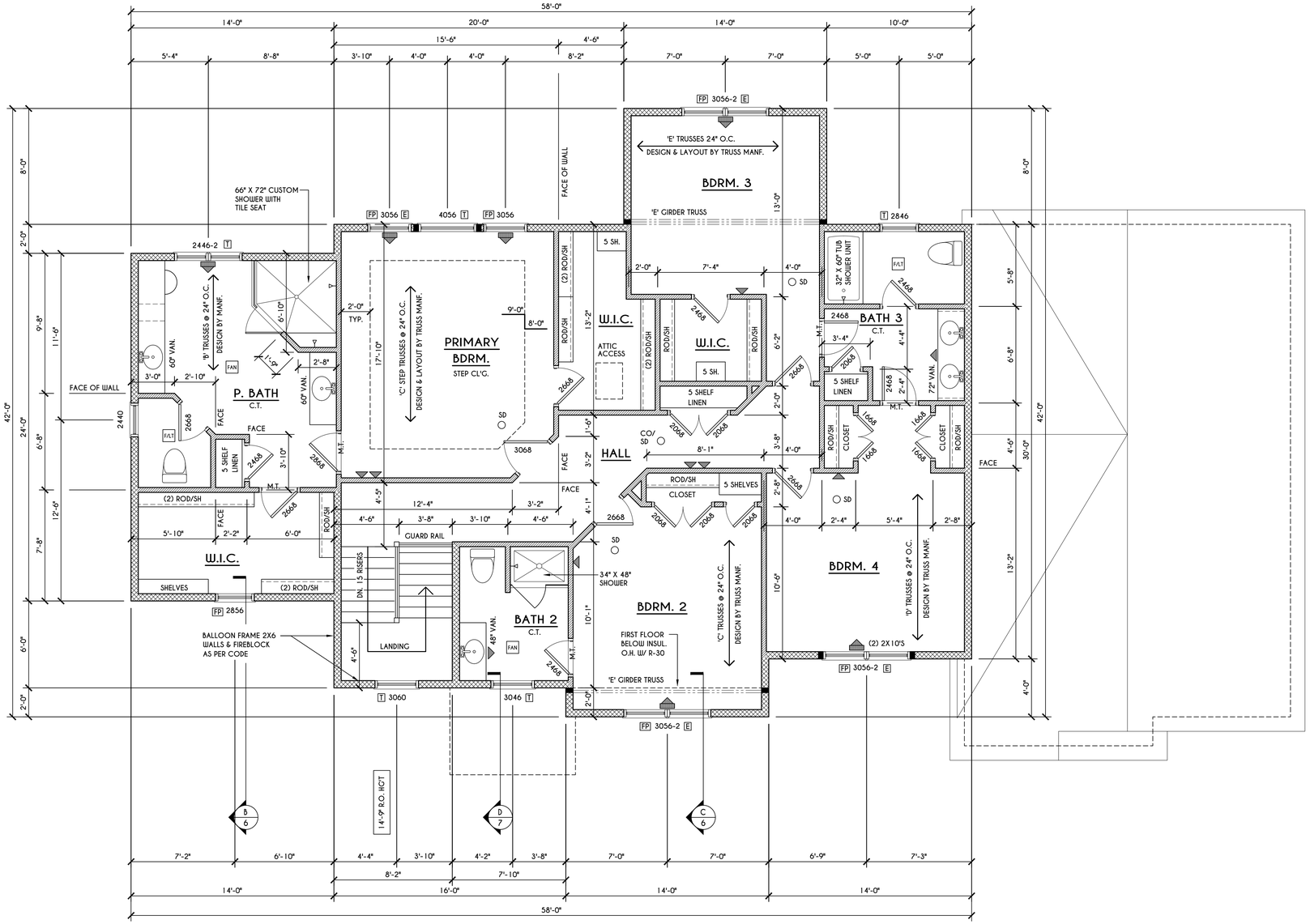
BUILDER:

COVENTRY RIDGE
BUILDING CORP.

FIRST FLOOR PLAN

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SECOND FLOOR PLAN

1856 SQ.FT.

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

FRAMING LEGEND:

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

GENERAL SECOND FLOOR PLAN NOTES:

SECOND FLOOR PLATE HGT TO BE 8'-1 1/8" (UNLESS NOTED OTHERWISE)
ALL WINDOW R.O. HGT'S TO BE 6'-10 1/2" U.N.O.
PROVIDE SOLID BLOCKING UNDER ALL BEARING POINTS DOWN TO FOUNDATION WALL
PROVIDE 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

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BUILDER:

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BUILDING CORP.

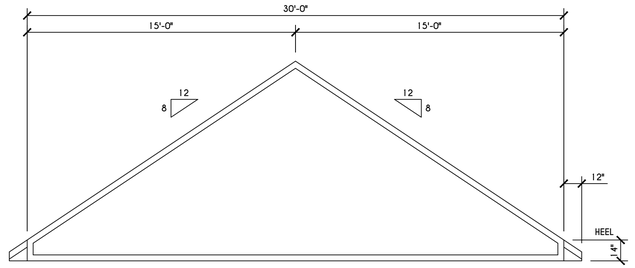
SECOND FLOOR PLAN

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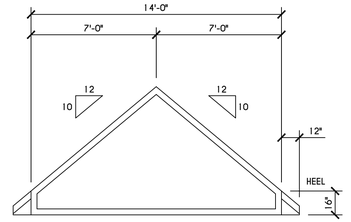
TRUSS NOTES:

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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



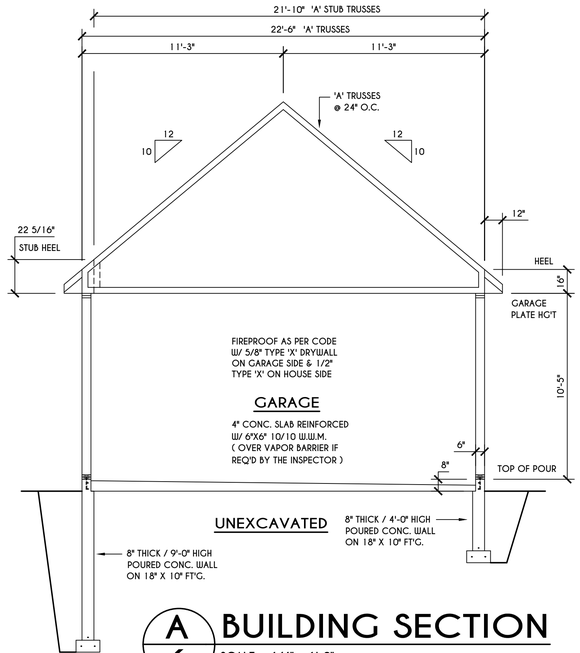
'D' TRUSS PROFILE

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



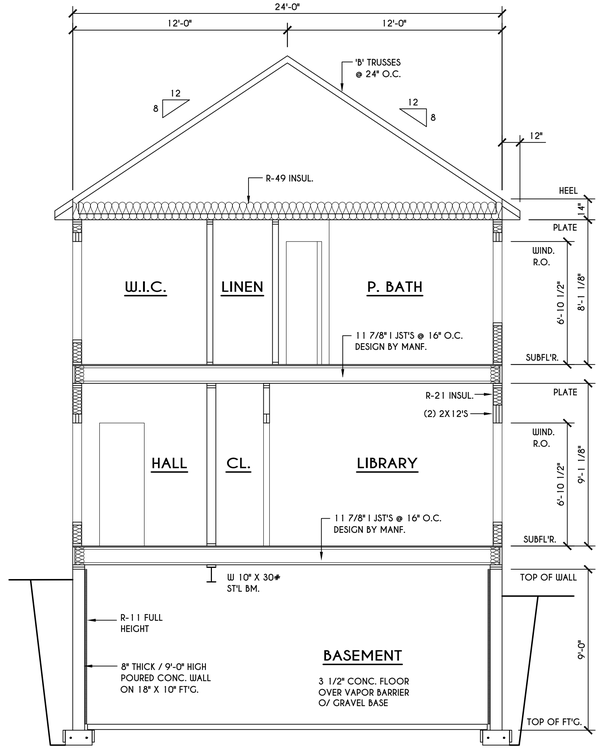
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SCALE: 1/4" = 1'-0"



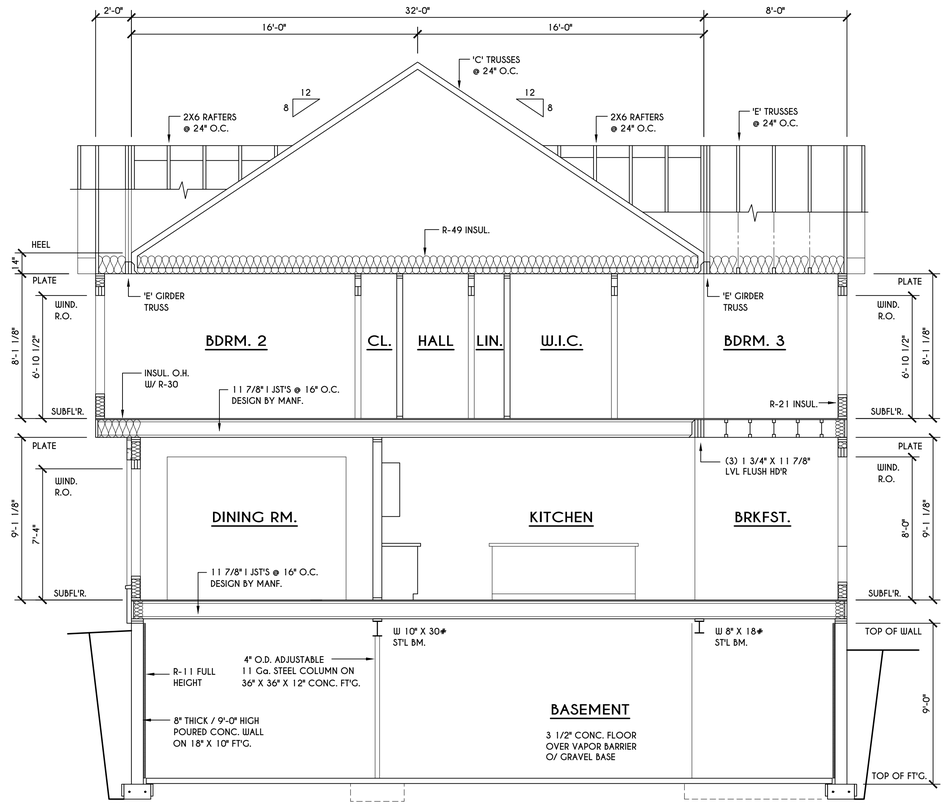
A/6 BUILDING SECTION

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



B/6 BUILDING SECTION

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



C/6 BUILDING SECTION

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

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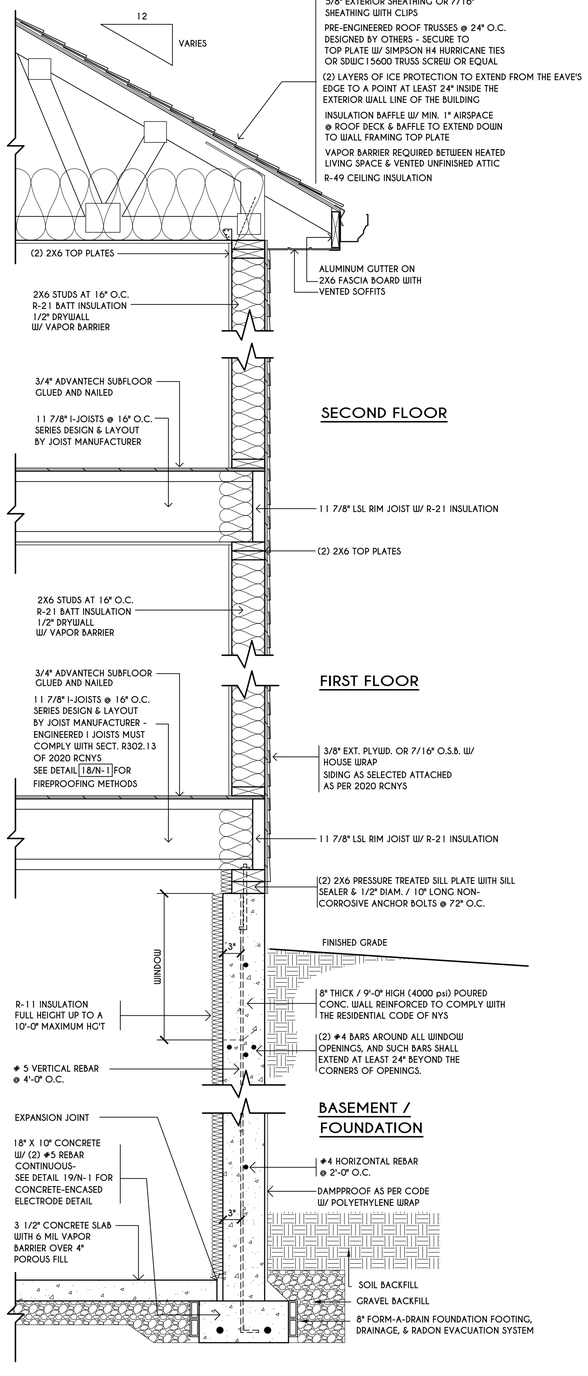
BUILDER:

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BUILDING CORP.

SECTIONS

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TRUSS EAVE CONSTRUCTION

ASPHALT SHINGLES ON 15# FELT ON 5/8" EXTERIOR SHEATHING OR 7/16" SHEATHING WITH CLIPS

PRE-ENGINEERED ROOF TRUSSES @ 24" O.C. DESIGNED BY OTHERS - SECURE TO TOP PLATE W/ SIMPSON H4 HURRICANE TIES OR SDWC 15600 TRUSS SCREW OR EQUAL

(2) LAYERS OF ICE PROTECTION TO EXTEND FROM THE EAVE'S EDGE TO A POINT AT LEAST 24" INSIDE THE EXTERIOR WALL LINE OF THE BUILDING

INSULATION BAFFLE W/ MIN. 1" AIRSPACE @ ROOF DECK & BAFFLE TO EXTEND DOWN TO WALL FRAMING TOP PLATE

VAPOR BARRIER REQUIRED BETWEEN HEATED LIVING SPACE & VENTED UNFINISHED ATTIC

R-49 CEILING INSULATION

ALUMINUM GUTTER ON
2X6 FASCIA BOARD WITH
VENTED SOFFITS

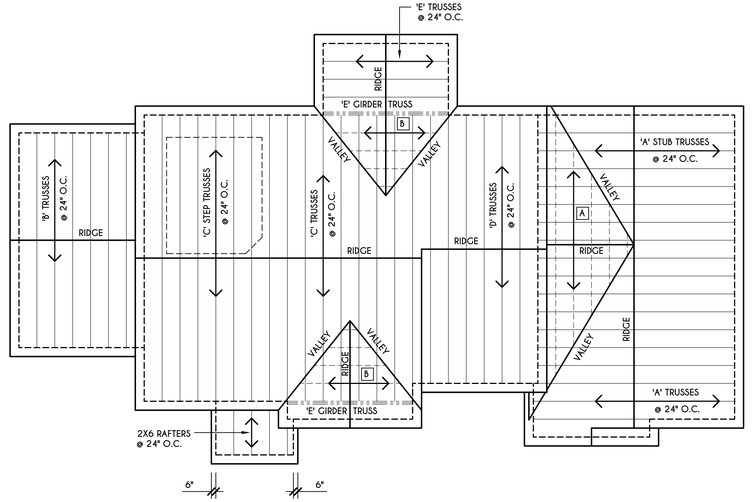
SECOND FLOOR

FIRST FLOOR

BASEMENT / FOUNDATION

TYPICAL WALL SECTION

SCALE: 1" = 1'-0"



ROOF PLAN

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

A – 2X8 LAYOVER RAFTERS 24" O.C.

B – 2X6 LAYOVER RAFTERS 24" O.C.

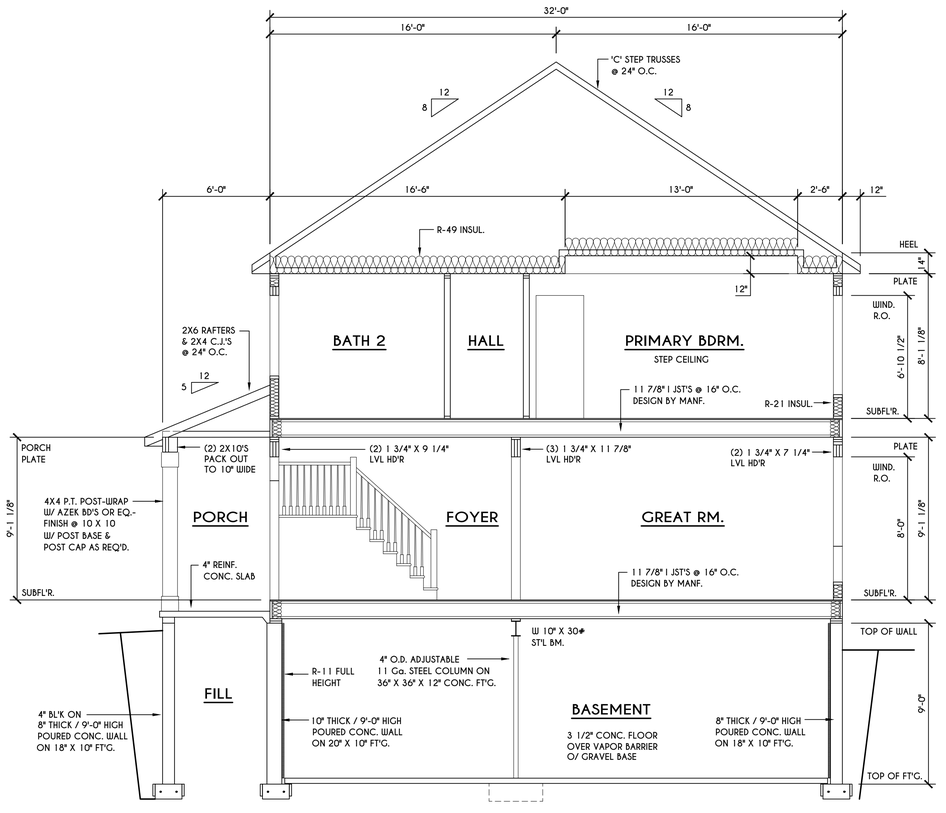
GENERAL ROOF NOTES:

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

ALL NON-STRUCTURAL VALLEYS TO HAVE 2X12 SLEEPER ATTACHED TO PLYWOOD ROOF SHEATHING

THIS FRAMING DIAGRAM IS INTENDED TO BE SCHEMATIC AND POSITION OF MEMBERS MAY BE ALTERED TO SUIT ACTUAL FIELD CONDITIONS

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



D/7 BUILDING SECTION

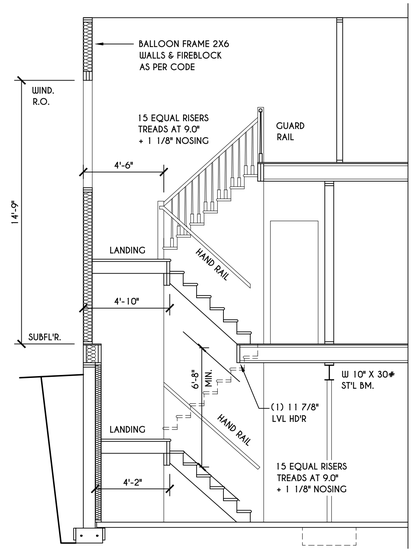
SCALE: 1/4" = 1'-0"

TRUSS NOTES:

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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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EXPIRATION DATE: 8/31/2026

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REVISIONS:

DATE	BY	DESCRIPTION

CLIENT/LOCATION:

SPEC HOME
LOT 39 COVENTRY RIDGE
PITTSFORD, NY

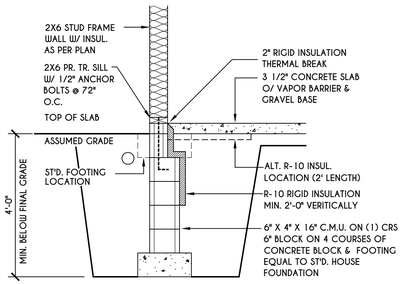
BUILDER:

COVENTRY RIDGE
BUILDING CORP.

SECTIONS

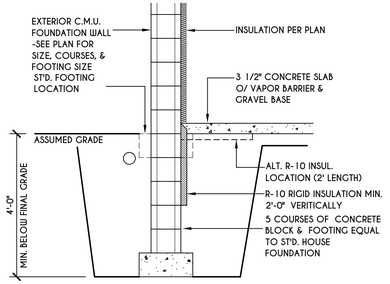
GLA PLAN 3684

drawn:	checked:
CDK	CSB
scale:	date:
AS NOTED	10 / 25
PROJECT:	sheet:
15531	7 / 7



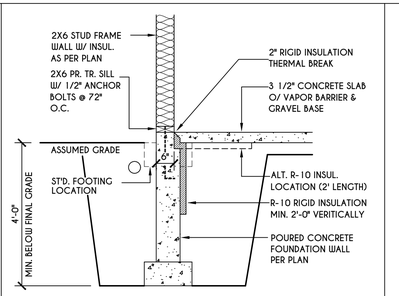
1 N-1 **2X6 FRAME WALL ON C.M.U. WALK OUT DETAIL**

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



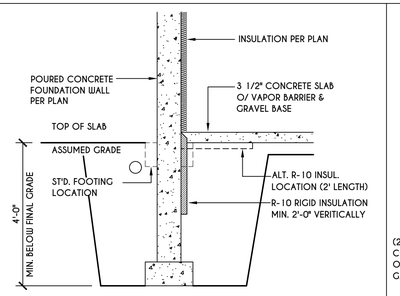
2 N-1 **C.M.U. WALK OUT DETAIL**

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



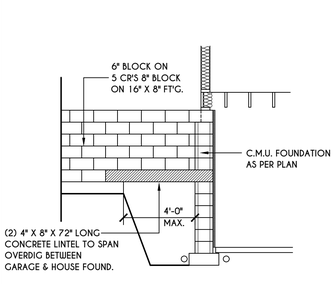
3 N-1 **2X6 FRAME WALL ON POURED CONC. WALK OUT DETAIL**

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



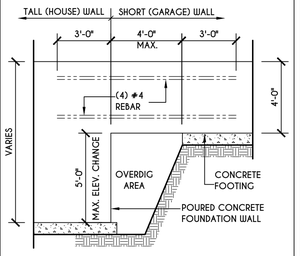
4 N-1 **POURED CONC. WALK OUT DETAIL**

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



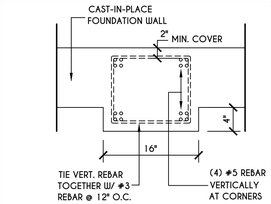
5 N-1 **C.M.U. JUMP FOOTING DETAIL**

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



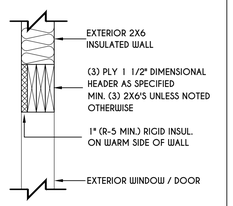
6 N-1 **POURED WALL JUMP FOOTING DETAIL**

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



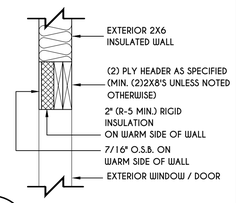
7 N-1 **POURED WALL PILASTER DETAIL**

SCALE: 1" = 1'-0"



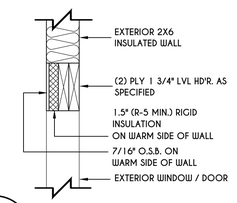
8 N-1 **EXTERIOR INSULATED 3 PLY HEADER DETAIL**

SCALE: 1" = 1'-0"



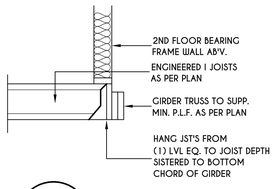
9 N-1 **EXTERIOR INSULATED 2 PLY HEADER DETAIL**

SCALE: 1" = 1'-0"



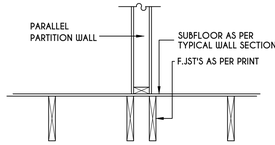
10 N-1 **EXTERIOR INSULATED 2 PLY LVL HEADER DETAIL**

SCALE: 1" = 1'-0"



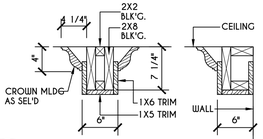
11 N-1 **I JST / GIRDER DETAIL**

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



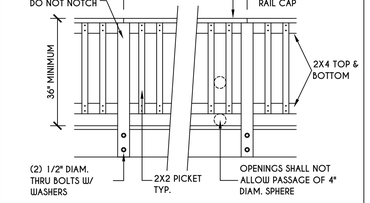
12 N-1 **DOUBLE FLOOR JST'S UNDER PARALLEL PARTITION WALL DETAIL**

N.T.S.



13 N-1 **COFFERED BEAM DETAIL**

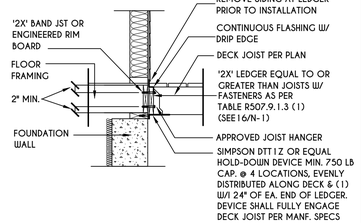
N.T.S.



14 N-1 **TYPICAL GUARD RAIL DETAIL**

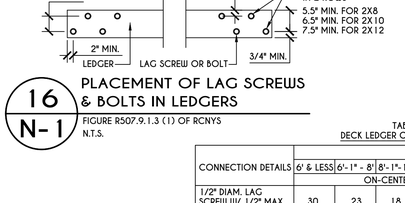
SCALE: 1/2" = 1'-0"

GUARD REQUIREMENT AS PER R312 OF 2020 RCNYS



15 N-1 **GENERAL ATTACHMENT OF DECK TO LEDGER BD & BAND BD.**

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



16 N-1 **PLACEMENT OF LAG SCREWS & BOLTS IN LEDGERS**

FIGURE R507.9.1.3 (1) OF RCNYS
N.T.S.

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

CONNECTION DETAILS	JOIST SPAN						
	6' & LESS	6'-1" - 8'	8'-1"- 10'	10'-1"- 12'	12'-1"- 14'	14'-1"- 16'	16'-1"- 18'
	ON-CENTER SPACING OF FASTENERS (IN.)						
1/2" DIAM. LAG SCREW W/ 1/2" MAX. SHEATHING	30	23	18	15	13	11	10
1/2" DIAM. BOLT W/ 1/2" MAX. SHEATHING	36	36	34	29	24	21	19
1/2" DIAM. BOLT W/ 1" MAX. SHEATHING	36	36	29	24	21	18	16

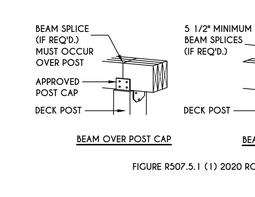


FIGURE R507.5.1 (1) 2020 RCNYS

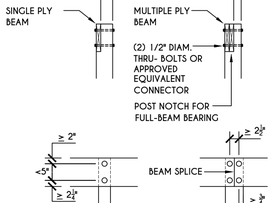


FIGURE R507.5.1 (2) 2020 RCNYS

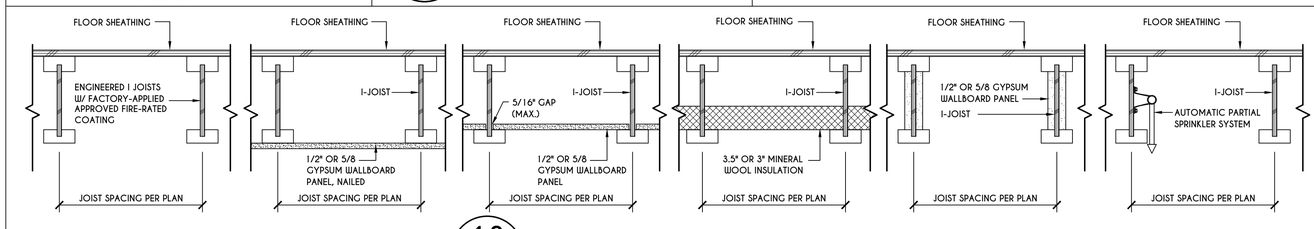
17 N-1 **DECK BEAM TO DECK POST & NOTCHED POST-TO-BEAM CONNECTION**

N.T.S.

TABLE R507.4
DECK POST HEIGHT [a]

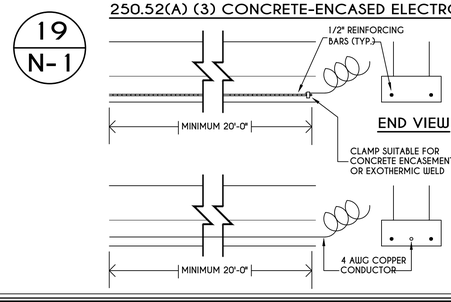
DECK POST SIZE	MAX. HEIGHT [a,b] (feet-inches)
4 X 4	6-9 [c]
4 X 6	8'
6 X 6	14'
8 X 8	14'

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

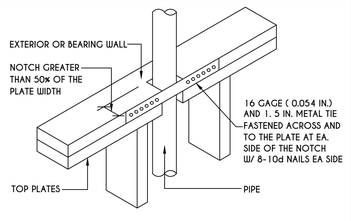


18 N-1 **I-JOIST FLOOR SYSTEMS FIRE RATED FLOOR ASSEMBLY**

DETAILS AS PER APA FIRE PROTECTION OF FLOORS (FP-01) FOR COMPLIANCE WITH SECTION R302.13 OF RCNYS

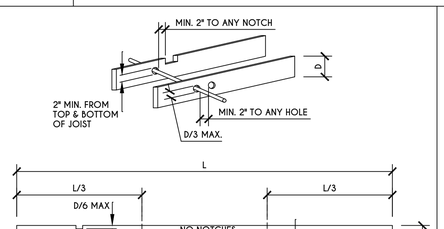


19 N-1



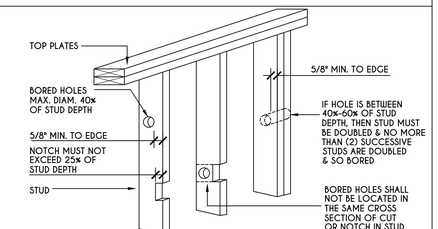
TOP PLATE FRAMING TO ACCOMMODATE PIPING

FIGURE R602.6.1
N.T.S.



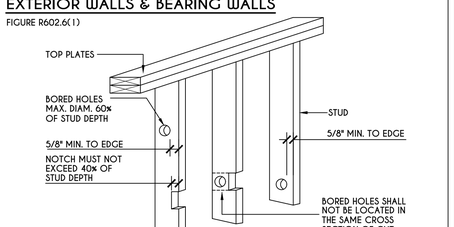
CUTTING, NOTCHING, & DRILLING OF JOISTS

FIGURE R502.8 FOR ENGINEERED WOOD PRODUCTS, PLEASE REFER TO MANUFACTURER'S RECOMMENDATIONS



NOTCHING & BORED HOLE LIMITATIONS FOR EXTERIOR WALLS & BEARING WALLS

FIGURE R602.6(1)



NOTCHING & BORED HOLE LIMITATIONS FOR INTERIOR NONBEARING WALLS

FIGURE R602.6(2)

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DETAILS

GLA PLAN 3684

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15531	N 1

TABLE R404.1.1(2)

8-INCH MASONRY FOUNDATION WALLS WITH REINFORCING WHERE d > 5 INCHES [a, c, f]

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

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

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

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

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

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

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

TABLE R404.1.1(3)

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

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

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

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

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

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

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

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

TABLE R404.1.1(4)

12-INCH MASONRY FOUNDATION WALLS WITH REINFORCING WHERE d > 8.75 INCHES [a, c, f]

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

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

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

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

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

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

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

TABLE R404.1.2(8)

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

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

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

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

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

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

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

f. INTERPOLATION IS NOT PERMITTED.

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

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

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

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

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

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

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

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

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

TABLE R 402.4.1.1
AIR BARRIER AND INSULATION INSTALLATION

COMPONENT	AIR BARRIER CRITERIA	INSULATION INSTALLATION CRITERIA
GENERAL REQUIREMENTS	A CONTINUOUS AIR BARRIER SHALL BE INSTALLED IN THE BUILDING ENVELOPE. THE EXTERIOR THERMAL ENVELOPE CONTAINS A CONTINUOUS AIR BARRIER. BREAKS OR JOINTS IN THE AIR BARRIER SHALL BE SEALED.	AIR-PERMEABLE INSULATION SHALL NOT BE USED AS A SEALING MATERIAL.
CEILING / ATTIC	THE AIR BARRIER IN ANY DROPPED CEILING / SOFFIT SHALL BE ALIGNED WITH THE INSULATION AND ANY GAPS IN THE AIR BARRIER SHALL BE SEALED. ACCESS OPENINGS, DROP DOWN STAIRS, OR KNEE WALL DOORS TO UNCONDITIONED ATTIC SPACES SHALL BE SEALED.	THE INSULATION IN ANY DROPPED CEILING / SOFFIT SHALL BE ALIGNED WITH THE AIR BARRIER.
WALLS	THE JUNCTION OF THE FOUNDATION AND SILL PLATE SHALL BE SEALED. THE JUNCTION OF THE TOP PLATE AND THE TOP OF EXTERIOR WALLS SHE BE SEALED. KNEE WALLS SHALL BE SEALED.	CAVITIES WITH CORNERS AND HEADERS OF FRAME WALLS SHALL BE INSULATED BY COMPLETELY FILLING THE CAVITY WITH A MATERIAL HAVING A THERMAL RESISTANCE OF R-3 PER INCH MINIMUM. EXTERIOR THERMAL ENVELOPE INSULATION FOR FRAMED WALLS SHALL BE INSTALLED IN SUBSTANTIAL CONTACT AND CONTINUOUS ALIGNMENT WITH THE AIR BARRIER.
WINDOWS, SKYLIGHTS AND DOORS	THE SPACE BETWEEN WINDOW / DOOR JAMBS AND FRAMING, AND SKYLIGHTS AND FRAMING SHALL BE SEALED.	
RIM JOISTS	RIM JOISTS SHALL INCLUDE THE AIR BARRIER.	RIM JOISTS SHALL BE INSULATED.
FLOORS (INCLUDING ABOVE GARAGE AND CANTILEVERED FLOORS)	THE AIR BARRIER SHALL BE INSTALLED AT ANY EXPOSED EDGE OF INSULATION.	FLOOR FRAMING CAVITY INSULATION SHALL BE INSTALLED TO MAINTAIN PERMANENT CONTACT WITH THE UNDERSIDE OF SUBFLOOR DECKING, OR FLOOR FRAMING CAVITY INSULATION SHALL BE PERMITTED TO BE IN CONTACT WITH THE TOP SIDE OF SHEATHING, OR CONTINUOUS INSULATION INSTALLED ON THE UNDERSIDE OF FLOOR FRAMING AND EXTENDS FROM THE BOTTOM TO THE TOP OF ALL PERIMETER FLOOR FRAMING MEMBERS.
CRAWL SPACE WALLS	EXPOSED EARTH IN UNVENTED CRAWL SPACES SHALL BE COVERED WITH A CLASS 1 VAPOR RETARDER WITH OVERLAPPING JOINTS TAPED.	WHERE PROVIDED INSTEAD OF FLOOR INSULATION, INSULATION SHALL BE PERMANENTLY ATTACHED TO THE CRAWLSPACE WALLS.
SHAFTS, PENETRATIONS	DUCT SHAFTS, UTILITY PENETRATIONS, AND FLUE SHAFTS OPENING THE EXTERIOR OR UNCONDITIONED SPACE SHALL BE SEALED.	
NARROW CAVITIES		BATTS IN NARROW CAVITIES SHALL BE CUT TO FIT, OR NARROW CAVITIES SHALL BE FILLED BY INSULATION THAT ON INSTALLATION READILY CONFORMS TO THE AVAILABLE CAVITY SPACE.
GARAGE SEPARATION	AIR SEALING SHALL BE PROVIDED BETWEEN THE GARAGE AND CONDITIONED SPACES.	
RECESSED LIGHTING	RECESSED LIGHT FIXTURES INSTALLED IN THE BUILDING THERMAL ENVELOPE SHALL BE SEALED TO THE DRYWALL.	RECESSED LIGHT FIXTURES INSTALLED IN THE BUILDING THERMAL ENVELOPE SHALL BE AIR TIGHT AND IC RATED.
PLUMBING AND WIRING		BATT INSULATION SHALL BE CUT NEATLY TO FIT AROUND WIRING AND PLUMBING IN EXTERIOR WALLS, OR INSULATION THAT ON INSTALLATION READILY CONFORMS TO AVAILABLE SPACE SHALL EXTEND BEHIND PIPING AND WIRING.
SHOWER / TUB ON EXTERIOR WALL	THE AIR BARRIER INSTALLED AT EXTERIOR WALLS ADJACENT TO SHOWERS AND TUBS SHALL SEPARATE THEM FROM THE SHOWERS AND TUBS.	EXTERIOR WALLS ADJACENT TO SHOWERS AND TUBS SHALL BE INSULATED.
ELECTRICAL / PHONE BOX ON EXTERIOR WALLS	THE AIR BARRIER SHALL BE INSTALLED BEHIND ELECTRICAL OR COMMUNICATION BOXES OR AIR-SEALED BOXES SHALL BE INSTALLED.	
HVAC REGISTER BOOTS	HVAC REGISTER BOOTS THAT PENETRATE BUILDING THERMAL ENVELOPE SHALL BE SEALED TO THE SUBFLOOR OR DRYWALL.	
CONCEALED SPRINKLERS	WHEN REQUIRED TO BE SEALED, CONCEALED FIRE SPRINKLERS SHALL ONLY BE SEALED IN A MANNER THAT IS RECOMMENDED BY THE MANUFACTURER. CAULKING OR OTHER ADHESIVE SEALANTS SHALL NOT BE USED TO FILL VOIDS BETWEEN FIRE SPRINKLER COVER PLATES AND WALL OR CEILINGS.	

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

R401.4 SOIL TESTS.

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

R401.4.1 GEOTECHNICAL EVALUATION.

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

TABLE R401.4.1[a]
PRESUMPTIVE LOAD-BEARING VALUES OF FOUNDATION MATERIALS

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

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

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

UNIFIED SOIL CLASSIFICATION SYSTEM

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

Town of Pittsford

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

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

Permit #
D25-000011

DESIGN REVIEW AND HISTORIC PRESERVATION BOARD
REFERRAL OF APPLICATION

Property Address: 71 Knollwood Drive ROCHESTER, NY 14618
Tax ID Number: 138.13-1-21
Zoning District: RN Residential Neighborhood
Owner: Schwert, George W III
Applicant: DiMarco Constructors LLC

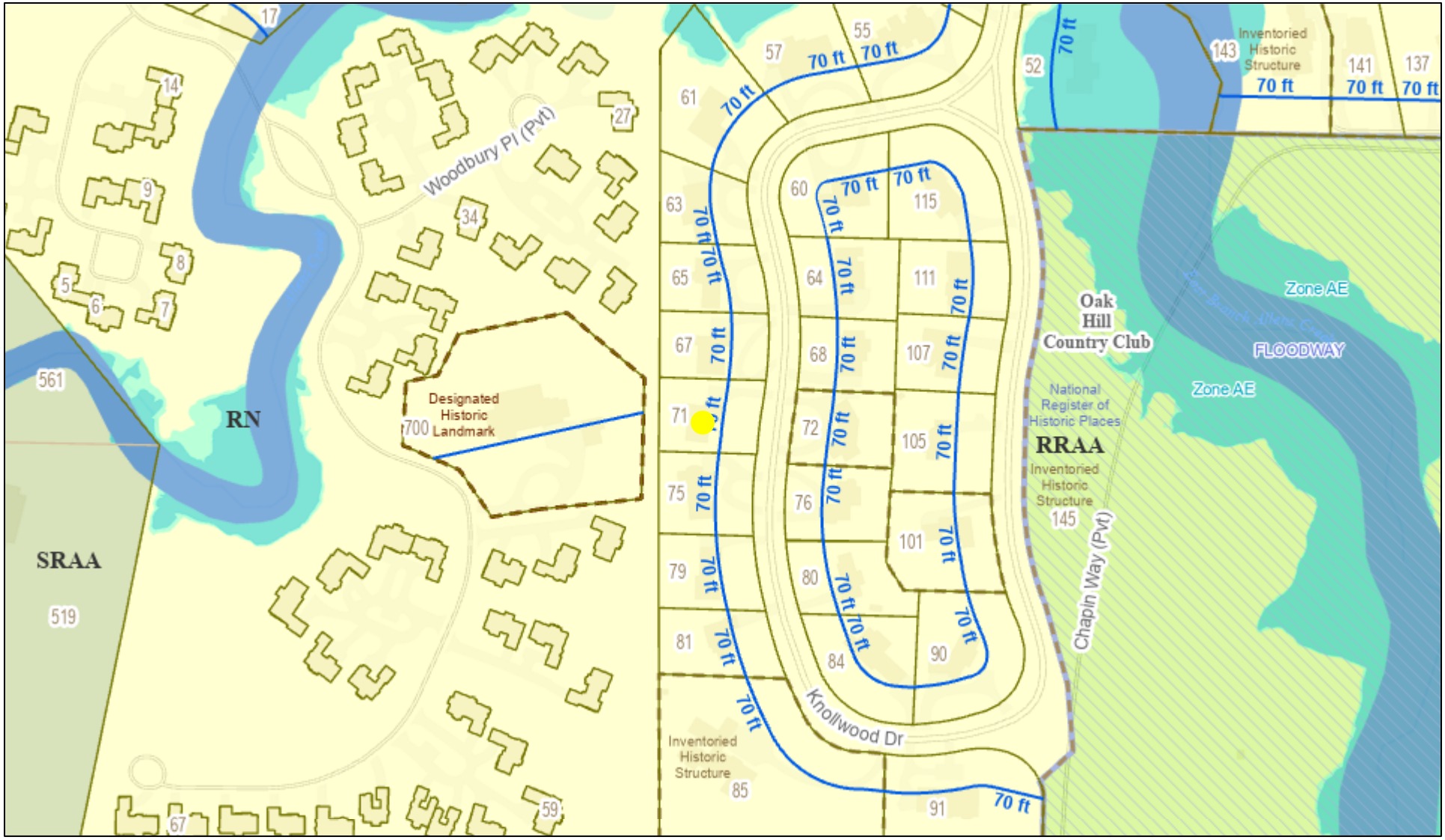
Application Type:

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

Project Description: Applicant is requesting Board approval to demolish the existing 3,420-square-foot, two-story, single-family home, with the intent to build a 6,510-square-foot, two-story, single-family home on the property. This property is zoned residential Neighborhood (RN).

Meeting Date: November 13, 2025

Residential Neighborhood Zoning



10/16/2025, 8:45:41 AM

1:4,444

0 0.0325 0.065 0.13 mi

0 0.05 0.1 0.2 km

Town of Pittsford GIS

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



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October 15, 2025

The Town of Pittsford, NY
Design Review and Historic Board
11 South Main Street
Pittsford, NY 14534

Re: 71 Knollwood Dr.
Pittsford, NY

Members of the board,

I am pleased to introduce you to a New Build project at the above noted address. This project will require the demolition of the existing residence located on the site. Included in this submittal are photos of the existing house along with the concept plans for the proposed structure that will replace the existing house. Additionally included is the asbestos survey and demolition proposal that indicates the procedure that will be followed during the removal process. This project will require a variance for the building height, building footprint, and lot coverage. Application will be made to the ZBA for the November meeting.

The existing house was constructed around 1983. It was designed by Yours Truly for the Schwert Family according to the plans. It is a 2-story house approximately 25 feet high to the ridge. The existing footprint is 3463 s.f.

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

Respectfully,
Patrick J. Morabito, AIA, Architect, PC

Patrick J Morabito, AIA
President

121 Sully's Trail, Suite 4
Pittsford, New York 14534
(585) 264-1330 • (585) 264-1333 Fax

Form No. 8 (E)

Lib 96-P.33
owes pure waters

TOWN OF PITTSFORD, N. Y. PERMIT NO. 8

ISSUED 1/17 1984

APPLICATION FOR BUILDING PERMIT

INSTRUCTIONS

A. This application must be filled in by typewriter or in ink and submitted to the Building Inspector.

B. One plot plan showing location of lot and of proposed and existing buildings on premises, relationship to adjoining premises, public streets or areas, and giving a detailed description of layout of property, with ALL measurements shown, must be submitted with this application.

C. This application must be accompanied by ONE complete set of plans showing proposed construction. Plans shall describe the nature of the work to be performed, the materials and equipment to be used and installed and details of structure, mechanical, electrical and plumbing installations, sewage disposal and water drainage system.

D. The work covered by this application cannot be commenced before the issuance of a Building Permit.

E. Upon approval of this application, the Building Inspector will issue a Building Permit to the applicant.

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

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

LOCATION OF PREMISES:

Tract Knollwood Sub. Lot No. R33 Street Knollwood Drive House No. 71 Zoned AA

LOT SIZE: Front 134.24 ft. Rear 133.34 ft Depth 179.99 ft. Depth 198.85 ft. Sq. Ft. Area 25,250

BUILDING: New X Addition ..... Alteration ..... Repair ..... Demolition .....

OWNER AND PRESENT ADDRESS ..... Woodstone Custom Homes Inc

NAME AND ADDRESS OF APPLICANT ..... 52 Butternut Drive Pittsford, New York 14534 (716) 586-0953

DWELLING X MULTIPLE DWELLING ..... GARAGE ..... CARS, COMMERCIAL .....

INDUSTRIAL .....

ESTIMATED COST $ ~~270,000~~ 80,000 FEE $ 254.75 Single family

COMPLETED COST $ 270,000

DIMENSIONS OF NEW CONSTRUCTION: (As Per Plans Submitted)

Ground Floor Area 1932 sq. ft. Type of Building Wood frame

2nd Floor Area 1488 sq. ft. Number of Stories 2

FOR ALTERATIONS AND ADDITIONS:

Dimensions of existing structures:

Front ..... Rear ..... Depth ..... Height ..... Number of Stories .....

Dimension of proposed additions:

Front ..... Rear ..... Depth ..... Height ..... Number of Stories .....

ACCEPTANCE:

DATE: Jan 13, 1984 BLDG. INSP. SIGNATURE: William Fisher

THIS ACCEPTANCE DOES NOT RELIEVE THE AGENT, APPLICANT, ARCHITECT, BUILDER, ENGINEER OR OWNER FROM COMPLYING WITH ANY OF THE PROVISIONS OF THE N.Y.S BUILDING CODE, ENERGY CODE, SEQR ACT, LOCAL ZONING ORD. ETC., WHETHER STATED, IMPLIED OR OMITTED IN THE PLANS AND SPECIFICATIONS SUBMITTED FOR THE BUILDING PERMIT.

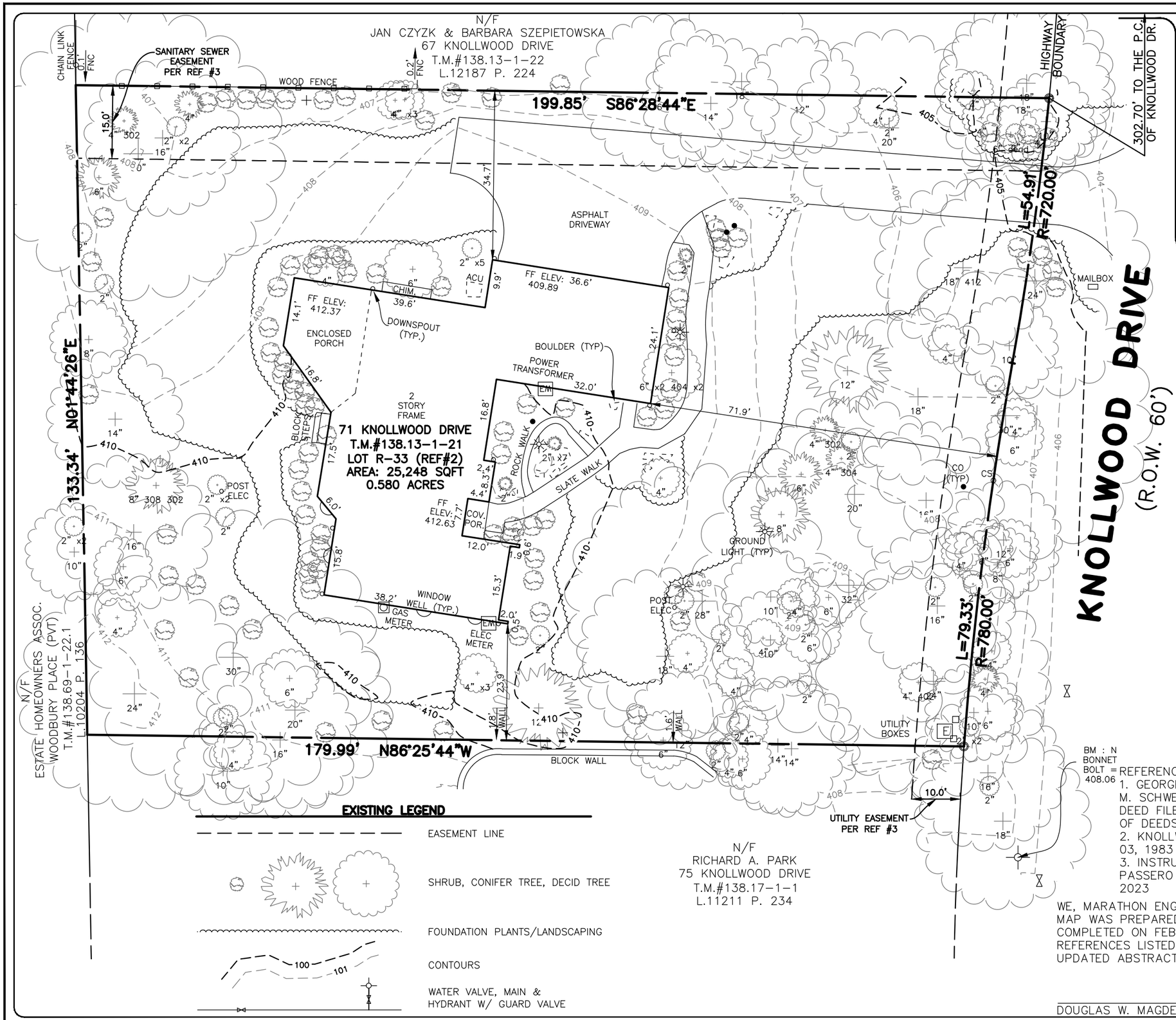
STATE OF NEW YORK }
COUNTY OF MONROE } ss:
TOWN OF PITTSFORD }

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

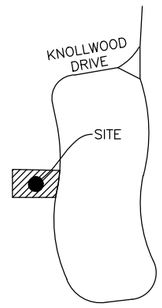
Sworn to before me
this ..... day of ....., 19 ...

X Douglas A. Smith
(Signature of Applicant)

.....



TOWN OF PITTSFORD
LOCATION MAP
NOT TO SCALE



REFERENCES:
1. GEORGE WILLIAM SCHWEERT III & PATRICIA M. SCHWERT TO JOEL R. & KATY DIMARCO BY DEED FILED AUGUST 11, 2023 AS LIBER 12850 OF DEEDS, PAGE 244.
2. KNOLLWOOD SUBDIVISION FILED NOVEMBER 03, 1983 AS LIBER 224 OF MAPS, PAGE 71.
3. INSTRUMENT SURVEY MAP MADE BY PASSERO ASSOCIATES LAST DATED JULY 27, 2023

WE, MARATHON ENGINEERING, HEREBY CERTIFY THAT THIS MAP WAS PREPARED FROM NOTES OF A FIELD SURVEY COMPLETED ON FEBRUARY 14, 2024 AND FROM THE REFERENCES LISTED HEREON. SUBJECT TO ANY FACTS AN UPDATED ABSTRACT OF TITLE MAY REVEAL.

DOUGLAS W. MAGDE, L.S. LIC. #049957

MARATHON ENGINEERING
ROCHESTER LOCATION
39 CASCADE DRIVE
ROCHESTER, NY 14614
585-458-7770
ITHACA LOCATION
840 HANSHAW RD, STE 6
ITHACA, NY 14850
607-241-2917
www.marathoneng.com

EXISTING FEATURES SURVEY for 71 KNOLLWOOD DRIVE

TOWN OF PITTSFORD MONROE COUNTY STATE OF NEW YORK

JOB NO:	1710-24
SCALE:	1"=20'
DRAWN:	PJC
DESIGNED:	DWM
DATE:	02/16/2024

REVISIONS

DATE	BY	REVISION

COPYRIGHT © 2024 MARATHON ENG.

DRAWING TITLE:
EXISTING FEATURES SURVEY

1 of 1 SHEET No:	V1.0 DRAWING No:
1710-24 JOB No:	

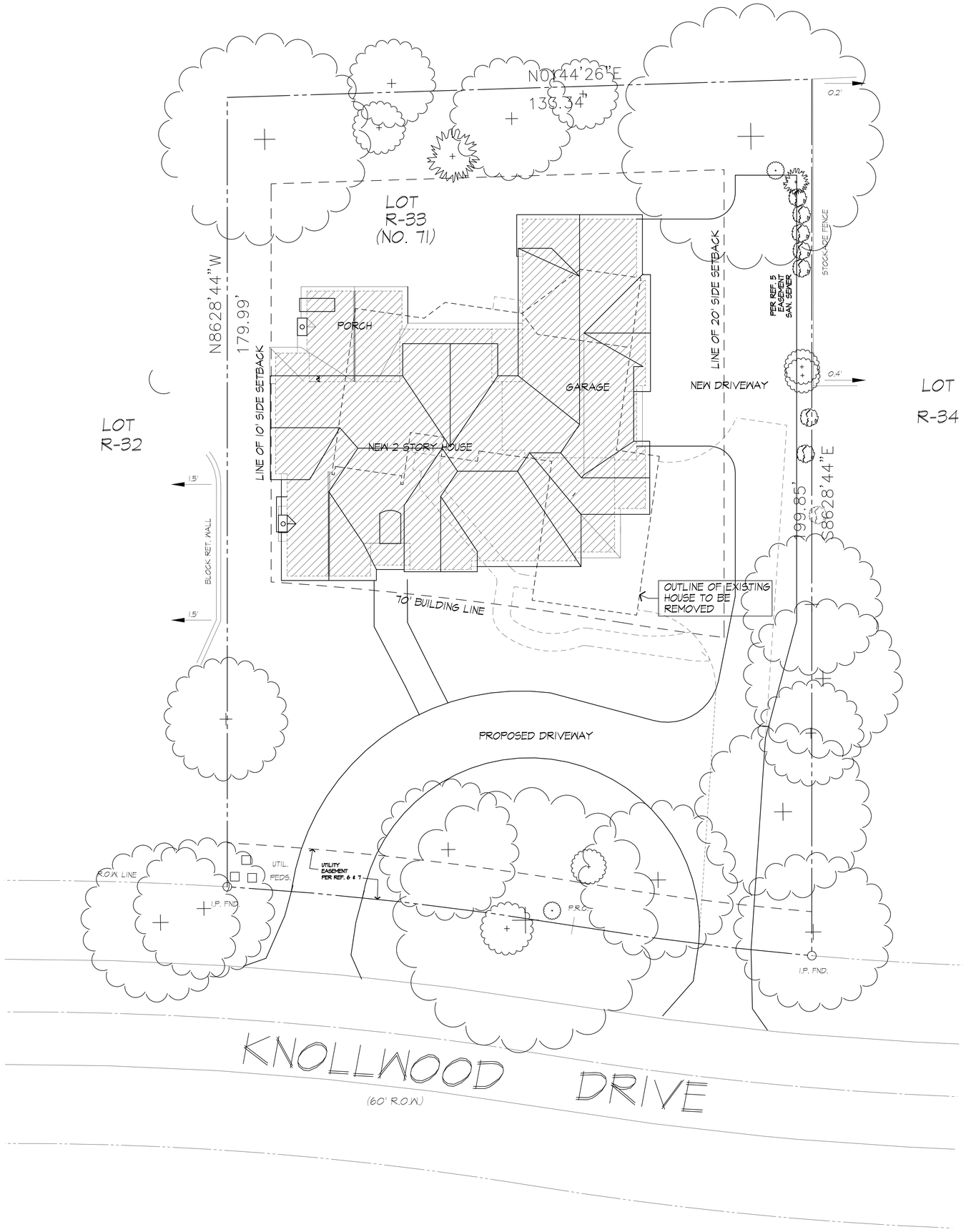
File: S:\Drawings\Monroe County\pittsford\Knollwood Drive 71\Drawings\Knollwood Drive 71 Working Drawing NAD83 NAVD88 W.dwg, Last saved: 2/16/2024, Plot Date: 2/16/2024, By: PATRICK CLARKE, Plot Style: ----











N

PROPOSED SITE PLAN

SCALE: 1"=10'

ALL LAND ENGINEERING TO BE PROVIDED BY OTHERS

RESIDENTIAL ZONING

I.D. 138.13-1-21
LOT SIZE: 25264.80 SF
WIDTH: 134'
BLDG LINE DEPTH: 70'
SIDE YARD: MIN 10' TOTAL 30'
REAR BUFFER: 10'
MAX BUILDING FOOTPRINT: 4263 S.F
MAX LOT COVERAGE: 10106 S.F.
MAX BUILDING HEIGHT: 30'

5057 S.F. BUILDING FOOTPRINT (PROPOSED)
10647 S.F. LOT COVERAGE (PROPOSED)

MORABITO ARCHITECTS

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

121 Sully's Trail
Pittsford, NY 14534

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(585) 264-1333 Fax

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preliminary

PROJECT:
PROPOSED RESIDENCE
71 KNOLLWOOD DRIVE
TOWN OF PITTSFORD, NY

CLIENT:
JOEL AND KATY DIMARGO
71 KNOLLWOOD DRIVE
TOWN OF PITTSFORD, NY

DRAWING:
SITE PLAN

DRAWN:	CHECKED:
PJMA/AMGM	PJMA/A

DATE: 2/1/25

SCALE: 1/4"=1'-0", OR AS NOTED

JOB NO.: 23M4381

SHEET:

1

OF SHEETS



FRONT ELEVATION/ PROPOSED

TOTAL PROPOSED AREA: 6510 S.F. (HOUSE)
1459 S.F. (GARAGE)
84 S.F. (GRILLING PORCH)
403 S.F. (COVERED PORCH)
100 S.F. (OTHER PORCHES)
5057 S.F. (BUILDING FOOTPRINT)



LEFT SIDE ELEVATION/ PROPOSED

MORABITO ARCHITECTS
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TOWN OF PITTSFORD, NY

DRAWING:
ELEVATIONS - PROPOSED

DRAWN:	CHECKED:
PJMA/AMGM	PJMA/A

DATE: 2/11/25

SCALE: 1/4"=1'-0", OR AS NOTED

JOB NO.: 23M4381

SHEET:
2
OF SHEETS



REAR ELEVATION/ PROPOSED



RIGHT SIDE ELEVATION/ PROPOSED

MORABITO ARCHITECTS
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DRAWING:
ELEVATIONS - PROPOSED

DRAWN:	CHECKED:
PJMA|A/MSM	PJMA|A

DATE: 2/1/25

SCALE: 1/4"=1'-0", OR AS NOTED

JOB NO.: 23M4381

SHEET:

3

OF SHEETS



















3 NORTH ELEVATION

1/16" = 1'-0"



4 NORTH COURTYARD EAST ELEVATION

1/16" = 1'-0"



2 WEST ELEVATION

1/16" = 1'-0"



1 EAST ELEVATION

1/16" = 1'-0"

PASSERO ASSOCIATES
engineering architecture

PITTSFORD OAKS

RENDERED ELEVATIONS

04A

20233554.0002
NOVEMBER 2025
PITTSFORD, NY

FINISH LEGEND:

NORANDEX CEDAR MILLS "CHAMPAGNE"

NORANDEX CEDAR MILLS "GRANITE"

NORANDEX CEDAR MILLS "CARBON"

PROVIA STONE VENEER "BUFF"

PROVIA STONE VENEER "BLUE RIDGE"

DECORATIVE PARGING " DOWNING STONE"



5 NORTH COURTYARD SOUTH ELEVATION

0' 1' 2' 4' 8'
1/16" = 1'-0"



6 NORTH COURTYARD WEST ELEVATION

0' 1' 2' 4' 8'
1/16" = 1'-0"



3 SOUTH COURTYARD WEST ELEVATION

0' 1' 2' 4' 8'
1/16" = 1'-0"



4 SOUTH COURTYARD EAST ELEVATION

0' 1' 2' 4' 8'
1/16" = 1'-0"



1 SOUTH ELEVATION

1/16" = 1'-0"



2 SOUTH COURTYARD NORTH ELEVATION

0' 1' 2' 4' 8'
1/16" = 1'-0"

PASSERO ASSOCIATES
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PITTSFORD OAKS
RENDERED ELEVATIONS

04B

20233554.0002
NOVEMBER 2025
PITTSFORD, NY

- BALCONY WIDTH INCREASED
- WIDTH OF BUMP-OUTS INCREASED TO ACCOMODATE INTERIOR LAYOUT

STAIRS ADJUSTED FOR FINALIZED GRADE AFTER COORDINATION WITH CIVIL. GUARDRAIL PROVIDED AS IS REQUIRED BY CODE.



3 NORTH ELEVATION

1/16" = 1'-0"



4 NORTH COURTYARD EAST ELEVATION

1/16" = 1'-0"



2 WEST ELEVATION

1/16" = 1'-0"



1 EAST ELEVATION

1/16" = 1'-0"

PASSERO ASSOCIATES
engineering architecture

PITTSFORD OAKS

RENDERED ELEVATIONS - REVISION COMPARISONS

04C

20233554.0002
NOVEMBER 2025
PITTSFORD, NY

FINISH LEGEND:

NORANDEX CEDAR MILLS "CHAMPAGNE"

NORANDEX CEDAR MILLS "GRANITE"

NORANDEX CEDAR MILLS "CARBON"

PROVIA STONE VENEER "BUFF"

PROVIA STONE VENEER "BLUE RIDGE"

DECORATIVE PARGING " DOWNING STONE"



5 NORTH COURTYARD SOUTH ELEVATION

0' 1' 2' 4' 8'
1/16" = 1'-0"



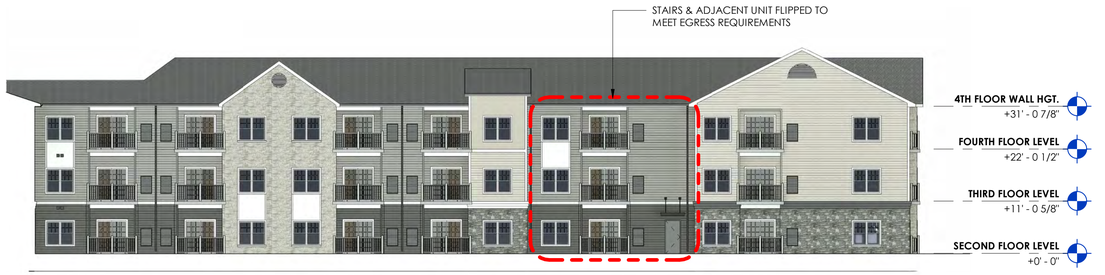
6 NORTH COURTYARD WEST ELEVATION

0' 1' 2' 4' 8'
1/16" = 1'-0"



3 SOUTH COURTYARD WEST ELEVATION

0' 1' 2' 4' 8'
1/16" = 1'-0"



4 SOUTH COURTYARD EAST ELEVATION

0' 1' 2' 4' 8'
1/16" = 1'-0"



1 SOUTH ELEVATION

1/16" = 1'-0"



2 SOUTH COURTYARD NORTH ELEVATION

0' 1' 2' 4' 8'
1/16" = 1'-0"

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engineering architecture

PITTSFORD OAKS

RENDERED ELEVATIONS - REVISION COMPARISONS

04D

20233554.0002
NOVEMBER 2025
PITTSFORD, NY



1 EAST ELEVATION - DETAIL CALLOUT 1 - RENDERED

3/8" = 1'-0"

FINISH LEGEND:

- NORANDEX CEDAR MILLS "CHAMPAGNE"
- NORANDEX CEDAR MILLS "GRANITE"
- NORANDEX CEDAR MILLS "CARBON"
- PROVIA STONE VENEER "BUFF"
- PROVIA STONE VENEER "BLUE RIDGE"
- DECORATIVE PARGING " DOWNING STONE"
  EXTERIOR TRIM COLOR 2
- EXTERIOR TRIM & WINDOW INFILL PANELS COLOR 1 - WHITE
- EXTERIOR METALS DARK GRAY



1 EAST ELEVATION - DETAIL CALLOUT 2 - RENDERED

3/8" = 1'-0"

FINISH LEGEND:

- NORANDEX CEDAR MILLS "CHAMPAGNE"
- NORANDEX CEDAR MILLS "GRANITE"
- NORANDEX CEDAR MILLS "CARBON"
- PROVIA STONE VENEER "BUFF"
- PROVIA STONE VENEER "BLUE RIDGE"
- DECORATIVE PARGING " DOWNING STONE"

  EXTERIOR TRIM COLOR 2
- EXTERIOR TRIM & WINDOW INFILL PANELS COLOR 1 - WHITE
- EXTERIOR METALS DARK GRAY



VIEW OF NORTHEAST CORNER



VIEW OF SOUTHEAST CORNER



2 NORTH ELEVATION

0' 1' 2' 4' 8'
1/16" = 1'-0"



3 NORTH COURTYARD EAST ELEVATION

0' 1' 2' 4' 8'
1/16" = 1'-0"



6 WEST ELEVATION

0' 1' 2' 4' 8'
1/16" = 1'-0"



1 EAST ELEVATION

0' 1' 2' 4' 8'

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engineering architecture

PITTSFORD OAKS
ELEVATION SKETCHES

04E

20233554.0002
AUGUST 2025
PITTSFORD, NY



3 NORTH COURTYARD SOUTH ELEVATION

1/16" = 1'-0"



4 NORTH COURTYARD WEST ELEVATION

1/16" = 1'-0"



2 SOUTH COURTYARD WEST ELEVATION

1/16" = 1'-0"



3 SOUTH COURTYARD EAST ELEVATION

1/16" = 1'-0"



1 SOUTH ELEVATION

1/16" = 1'-0"



4 SOUTH COURTYARD NORTH ELEVATION

1/16" = 1'-0"

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PITTSFORD OAKS

ELEVATION SKETCHES

20233554.0002

04F

AUGUST 2025

PITTSFORD, NY

CONTRACT DOCUMENTS FOR:

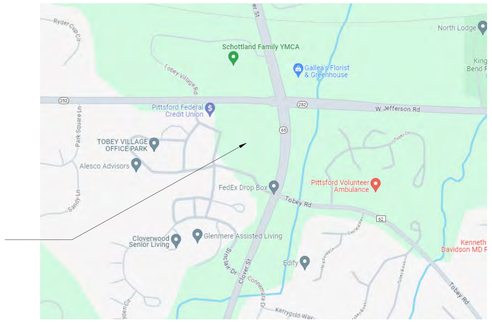
PITTSFORD OAKS

20233554.0002

300 TOBEY VILLAGE ROAD
PITTSFORD, NEW YORK 14534

NOVEMBER 2025

LOCATION MAP:



DRAWING INDEX:

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G-002 SYMBOLS & DETAILS
G-010 ASSEMBLIES
G-011 ENERGY SEALING DETAILS

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S-002 DESIGN CRITERIA AND SCHEDULES
S-003 SPECIAL INSPECTIONS
S-004 COLUMN SCHEDULE AND DETAILS
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S-100A FOUNDATION/SLAB PLAN - AREA A
S-100B FOUNDATION/SLAB PLAN - AREA B
S-100C FOUNDATION/SLAB PLAN - AREA C
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A-431 ENLARGED 3RD FLOOR ATRIUM
A-432 ENLARGED TRASH Rm. & COMPACTOR ENCLOSURE
A-433 ENLARGED TOILET ROOM PLANS & ELEVATIONS
A-434 ENLARGED COURTYARD DRAINAGE
A-435 ENLARGED COURTYARD PAVERS
A-500 DETAILS
A-501 DETAILS
A-502 DETAILS
A-503 DETAILS
A-510 DETAILS
A-512 COLUMN DETAILS
A-513 CEILING DETAILS
A-520 ROOF DETAILS
A-605 DOOR SCHEDULE
A-606 DOOR DETAILS
A-607 WINDOW & STOREFRONT SCHEDULES
A-608 WINDOW DETAILS

INTERIORS
I-101 GARAGE FLOOR FINISH PLAN - OVERALL
I-102 SECOND FLOOR FINISH PLAN - OVERALL
I-102A SECOND FLOOR FINISH PLAN - AREA A
I-102B SECOND FLOOR FINISH PLAN - AREA B
I-102C SECOND FLOOR FINISH PLAN - AREA C & D
I-103 THIRD FLOOR FINISH PLAN - OVERALL
I-103A THIRD FLOOR FINISH PLAN - AREA A
I-103B THIRD FLOOR FINISH PLAN - AREA B
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I-104 FOURTH FLOOR FINISH PLAN - OVERALL
I-104A FOURTH FLOOR FINISH PLAN - AREA A
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I-104C FOURTH FLOOR FINISH PLAN - AREA C & D
I-203 SECOND FLOOR FINISH PLAN - ENLARGED LOBBY
I-204 THIRD FLOOR FINISH PLAN - ENLARGED LOBBY
ID-501 INTERIOR DETAILS
ID-601 FINISH SPECIFICATIONS
ID-602 ROOM FINISH SCHEDULE

FIRE PROTECTION (BY OTHERS)
FP-001 FIRE PROTECTION - GENERAL NOTES, LEGEND, SITE PLAN
FP-101 OVERALL PARKING GARAGE FIRE PROTECTION PLAN
FP-101AB PARKING GARAGE FIRE PROTECTION PLAN - AREA A & B
FP-101CD PARKING GARAGE FIRE PROTECTION PLAN - AREA C & D
FP-102 OVERALL SECOND FLOOR FIRE PROTECTION PLAN
FP-102A SECOND FLOOR FIRE PROTECTION PLAN - AREA A
FP-102B SECOND FLOOR FIRE PROTECTION PLAN - AREA B
FP-102CD SECOND FLOOR FIRE PROTECTION PLANS - AREA C & D
FP-103 OVERALL THIRD FLOOR FIRE PROTECTION PLAN
FP-103A THIRD FLOOR FIRE PROTECTION PLAN - AREA A
FP-103B THIRD FLOOR FIRE PROTECTION PLAN - AREA B
FP-103CD THIRD FLOOR FIRE PROTECTION PLANS - AREA C & D
FP-104 OVERALL FOURTH FLOOR FIRE PROTECTION PLAN
FP-104A FOURTH FLOOR FIRE PROTECTION PLAN - AREA A
FP-104B FOURTH FLOO FIRE PROTECTION PLAN - AREA B
FP-104CD FOURTH FLOOR FIRE PROTECTION PLANS - AREA C & D
FP-105 OVERALL ATTIC FIRE PROTECTION PLAN
FP-105A ATTIC FIRE PROTECTION PLAN - AREA A
FP-105B ATTIC FIRE PROTECTION PLAN - AREA B
FP-105CD ATTIC FIRE PROTECTION PLAN - AREA C & D
FP-106 FIRE PROTECTION SECTIONS

PLUMBING (BY OTHERS)
P-001 PLUMBING GENERAL NOTES, LEGENDS & SCHEDULES
P-100A FOUNDATION PLUMBING PLAN - NORTH
P-100B FOUNDATION PLUMBING PLAN - SOUTH
P-101A GARAGE PLUMBING PLAN - NORTH
P-101B GARAGE PLUMBING PLAN - SOUTH
P-102A SECOND FLOOR PLUMBING PLAN - NORTH
P-102B SECOND FLOOR PLUMBING PLAN - SOUTH
P-103A THIRD FLOOR PLUMBING PLAN - NORTH
P-103B THIRD FLOOR PLUMBING PLAN - SOUTH
P-104A FOURTH FLOOR PLUMBING PLAN - NORTH
P-104B FOURTH FLOOR PLUMBING PLAN - SOUTH
P-105A ATTIC/ROOF PLUMBING PLAN - NORTH
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P-200 PLUMBING DETAILS

MECHANICAL (BY OTHERS)
M-000 HVAC COVER SHEET
M-101 GARAGE FLOOR - OVERALL HVAC PLAN
M-102 SECOND FLOOR - OVERALL HVAC PLAN
M-102A SECOND FLOOR - HVAC PLAN - AREA A
M-102B SECOND FLOOR - HVAC PLAN - AREA B
M-102C SECOND FLOOR - HVAC PLAN - AREA C
M-102D SECOND FLOOR HVAC PLAN - AREA D
M-103 THIRD FLOOR -OVERALL HVAC PLAN
M-103A THIRD FLOOR - HVAC PLAN - AREA A
M-103B THIRD FLOOR - HVAC PLAN - AREA B
M-103C THIRD FLOOR - HVAC PLAN - AREA C
M-103D THIRD FLOOR - HVAC PLAN - AREA D
M-104 FOURTH FLOOR - OVERALL HVAC PLAN
M-104A FOURTH FLOOR - HVAC PLAN - AREA A
M-104B FOURTH FLOOR - HVAC PLAN - AREA B
M-104C FOURTH FLOOR - HVAC PLAN - AREA C
M-104D FOURTH FLOOR - HVAC PLAN - AREA D
M-401 HVAC ENLARGED PLANS
M-501 HVAC DETAILS AND SCHEDULES

ELECTRICAL (BY OTHERS)
E-000 DRAWING SYMBOLS, NOTES & ONE-LINE
E-010 SITE PLAN - ELECTRICAL
E-100 GARAGE - POWER
E-101 2ND FLOOR - POWER
E-102 3RD FLOOR - POWER
E-103 4TH FLOOR - POWER
E-200 GARAGE - LIGHTING
E-201 2ND FLOOR - LIGHTING
E-202 3RD FLOOR - LIGHTING
E-203 4TH FLOOR - LIGHTING
E-300 TYPICAL 1-BEROOM UNIT PLANS
E-301 TYPICAL 1 -BEDROOM UNIT PLAN CONT.
E-302 TYPICAL 2-BEDROOM UNIT PLANS
E-303 TYPICAL 2-BEDROOM UNIT PLANS CONT.
E-304 TYPICAL 3-BEDROOM UNIT PLANS
E-305 TYPICAL 3-BEDROOM UNIT PLANS CONT.
E-400 SCHEDULES
E-500 PANEL SCHEDULES
E-501 PANEL SCHEDULE - LOAD CENTERS
E-600 DETAILS

DESIGN BUILD STATEMENT:

THESE CONSTRUCTION DOCUMENTS HAVE BEEN PREPARED WITH MINIMAL DETAILING TO OBTAIN A BUILDING PERMIT.

THE SCOPE OF THESE CONSTRUCTION DOCUMENTS IS TO DEPICT A 'DESIGN INTENT.'

DETAIL AND SIZING OF ANY ADDITIONAL OR NEW STRUCTURAL MEMBERS WILL BE DETERMINED IN THE FIELD PRIOR TO REMOVAL OF ANY EXISTING STRUCTURAL COMPONENT.

THE OWNER, ARCHITECT, ENGINEER, AND CONTRACTOR WILL WORK AS A 'DESIGN-BUILD' TEAM TO DETERMINE FINAL DESIGN OF EACH ITEM AT EACH INSTANCE.

CONSTRUCTION OF PHASE #1 WILL DETERMINE THE STANDARD (DESIGN, QUALITY, ETC.) FOR THE REMAINDER OF THE PROJECT.

ALL CONTRACTORS ENGAGED ON THIS PROJECT SHALL FOLLOW ALL FEDERAL, STATE, AND LOCAL CODES AND SHALL BE RESPONSIBLE FOR ANY DEVIATIONS FROM THESE CODES.

THE WORK IS TO BE CONDUCTED IN STRICT COMPLIANCE WITH ALL FEDERAL, STATE, AND LOCAL REGULATIONS INCLUDING THE 'OCCUPATIONAL SAFETY AND HEATH ADMINISTRATION' (OSHA) AND THE 'ENVIRONMENTAL PROTECTION AGENCY' (EPA) REGULATIONS.
THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL NOTIFICATIONS, PERMITS, AND FEES REQUIRED FOR THIS WORK.

CLIENT:

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ARCHITECTURAL, CIVIL & STRUCTURAL:

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engineering architecture

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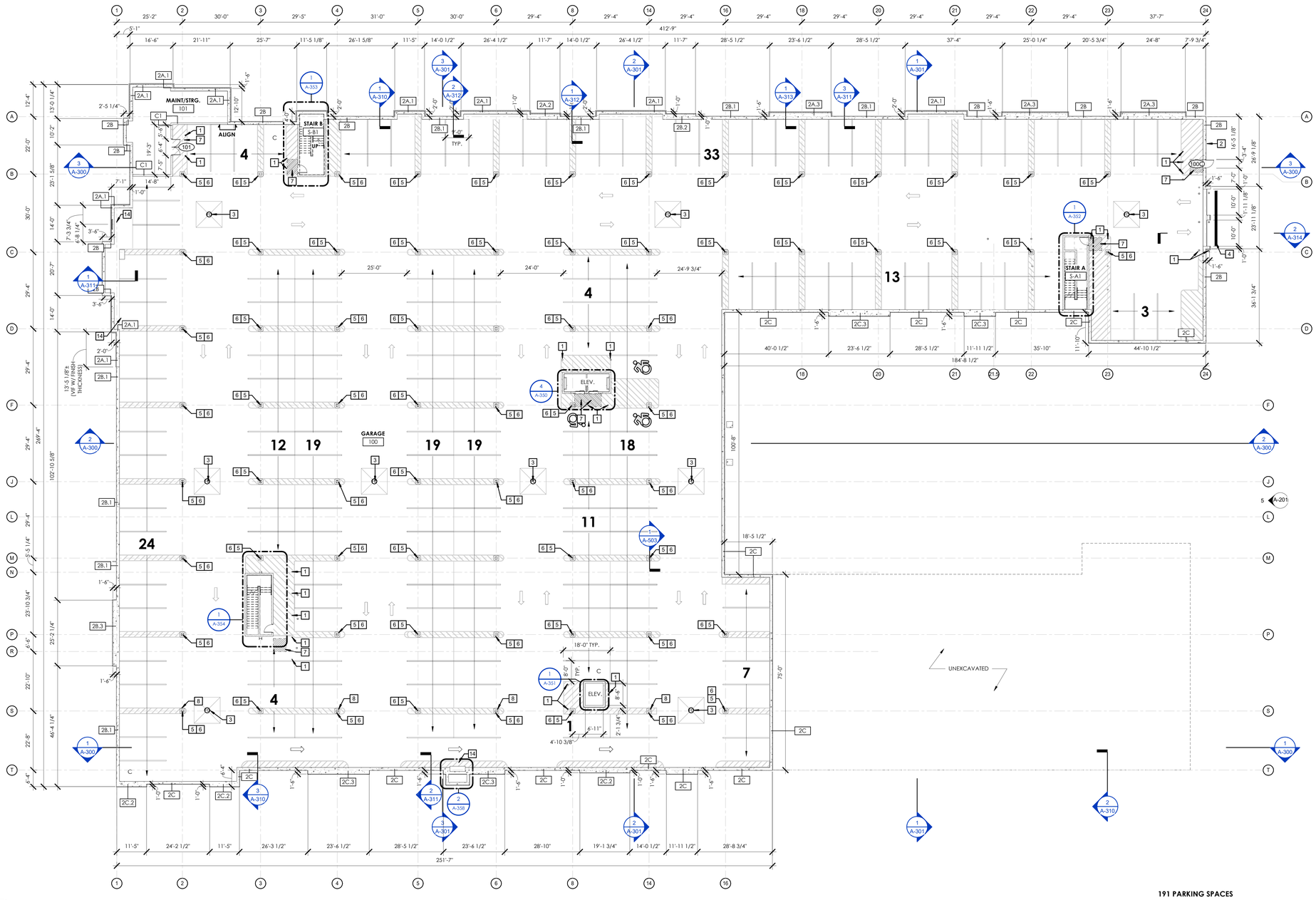
REVIEW SET - NOT FOR CONSTRUCTION

KEYNOTES - FLOOR PLAN

1	9" DIA. STEEL BOLLARDS, TYP.
2	HOSE BIB PER MEP DRAWINGS
3	FLOOR DRAIN W SUMP PER MEP DRAWINGS, SLOPE FLOOR TOWARDS DRAIN - 1% MIN.
4	TRENCH DRAIN PER MEP DRAWINGS
5	STEEL COLUMN PER STRUCTURAL DRAWINGS, PROVIDE 3-HR SPRAY FIREPROOFING PER UL #X717, TYP.
6	PLASTIC COLUMN PROTECTOR. COORDINATE WITH STRUCTURAL DRAWINGS, PROVIDE 3-HR. RATED INTUMESCENT PAINT AT COLUMNS. OVERLAP SPRAY FIREPROOFING AND INTUMESCENT PAINT AT COLUMNS. GC TO VERIFY CONTINUOUS 3-HR. RATING IS PROVIDED PER DETAIL 1/A-502
7	PROVIDE CROSS SLOPE OF 1:48 MAX. AT DOORS, FEATHER CONC. AS NECESSARY
8	"ONE-WAY ONLY" SIGNAGE
9	MOP SINK
14	MECH EQUIPMENT PER MEP DRAWINGS, COORDINATE SIZE, LOCATION AND QTY WITH MEP DRAWINGS

FLOOR PLAN GENERAL NOTES:

- REFER TO SHEET G-010 FOR WALL TYPES
- DIMENSION STYLES
  - WOOD STUD WALLS ARE DIMENSIONED TO FACE OF STUD.
  - METAL STUD WALLS ARE DIMENSIONED TO FACE OF STUD.
  - CMU WALLS ARE DIMENSIONED TO FACE OF CMU.
  - CONCRETE WALLS ARE DIMENSIONED TO FACE OF CONCRETE.
  - EXTERIOR WALLS ARE DIMENSIONED TO EXTERIOR FACE OF STUD/MASONRY/CONCRETE.
- REFER TO PLANS AND SCHEDULES FOR WINDOW TYPES.
- PROVIDE RODENT SCREEN AT ALL EXTERIOR PENETRATIONS AT GRADE.
- REFER TO STRUCTURAL DRAWINGS FOR COMPLETE SHEAR WALL LAYOUT.



1 GARAGE FLOOR PLAN

0' 4' 8' 16' 32'

1/16" = 1'-0"

PASSERO architecture engineering

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PROJECT ARCHITECT — THOMAS SHREVE, AIA
DESIGNER — JACOB DEVRIES

NO.	DATE	BY	DESCRIPTION
1	08/13/24	JD	ADDENDUM #1

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GARAGE FLOOR PLAN

300 TOBEY VILLAGE ROAD

PITTSFORD OAKS

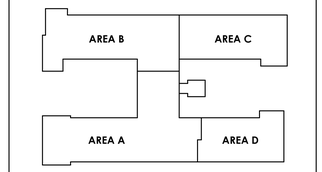
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COUNTY: MONROE STATE: NY

PROJECT NO.:
20233554.0002

DRAWING NO.:
A-100

DATE:
NOVEMBER 2025

PARTIAL AREA PLAN LEGEND



FLOOR PLAN GENERAL NOTES:

- REFER TO SHEET G-010 FOR WALL TYPES
- DIMENSION STYLES
  - WOOD STUD WALLS ARE DIMENSIONED TO FACE OF STUD.
  - METAL STUD WALLS ARE DIMENSIONED TO FACE OF STUD.
  - CMU WALLS ARE DIMENSIONED TO FACE OF CMU.
  - CONCRETE WALLS ARE DIMENSIONED TO FACE OF CONCRETE.
  - EXTERIOR WALLS ARE DIMENSIONED TO EXTERIOR FACE OF STUD/MASONRY/CONCRETE.
- REFER TO PLANS AND SCHEDULES FOR WINDOW TYPES.
- PROVIDE RODENT SCREEN AT ALL EXTERIOR PENETRATIONS AT GRADE.
- REFER TO STRUCTURAL DRAWINGS FOR COMPLETE SHEAR WALL LAYOUT.



1 SECOND FLOOR PLAN

0' 4' 8' 16' 32'

1/16" = 1'-0"

PASSERO architecture engineering

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DESIGNER: JACOB DEVRIES

NO.	DATE	BY	DESCRIPTION
1	08/13/24	JD	ADDENDUM #1

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SECOND FLOOR PLAN

300 TOBEY VILLAGE ROAD

PITTSFORD OAKS

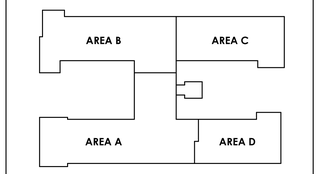
TOWN/CITY: PITTSFORD
COUNTY: MONROE STATE: NY

PROJECT NO.: 20233554.0002

DRAWING NO.: A-101

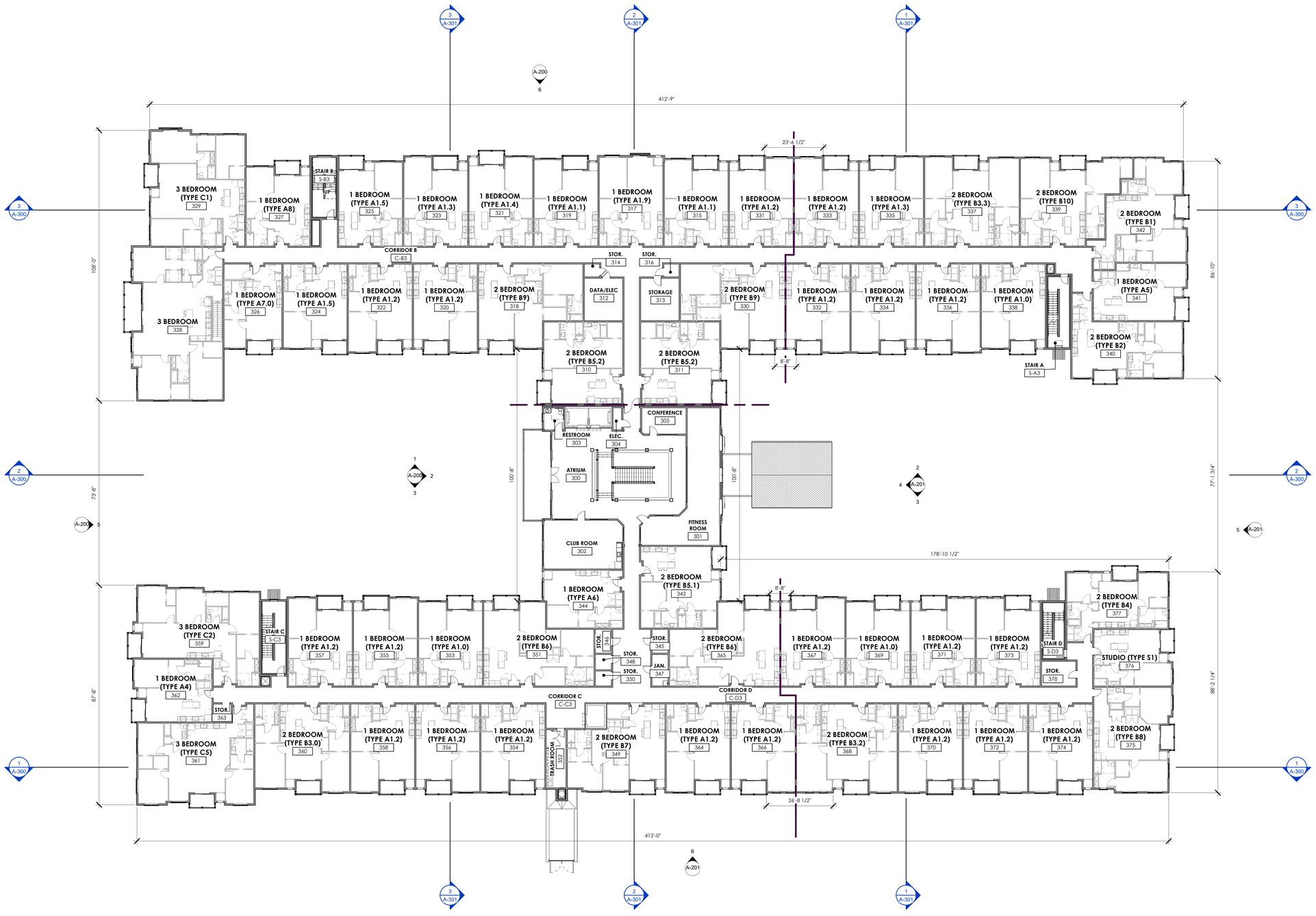
DATE: NOVEMBER 2025

PARTIAL AREA PLAN LEGEND



FLOOR PLAN GENERAL NOTES:

- REFER TO SHEET G-010 FOR WALL TYPES
- DIMENSION STYLES
  - WOOD STUD WALLS ARE DIMENSIONED TO FACE OF STUD.
  - METAL STUD WALLS ARE DIMENSIONED TO FACE OF STUD.
  - CMU WALLS ARE DIMENSIONED TO FACE OF CMU.
  - CONCRETE WALLS ARE DIMENSIONED TO FACE OF CONCRETE.
  - EXTERIOR WALLS ARE DIMENSIONED TO EXTERIOR FACE OF STUD/MASONRY/CONCRETE.
- REFER TO PLANS AND SCHEDULES FOR WINDOW TYPES.
- PROVIDE RODENT SCREEN AT ALL EXTERIOR PENETRATIONS AT GRADE.
- REFER TO STRUCTURAL DRAWINGS FOR COMPLETE SHEAR WALL LAYOUT.



1 THIRD FLOOR PLAN

0' 4' 8' 16' 32'

1/16" = 1'-0"

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PROJECT ARCHITECT — THOMAS SHREVE, AIA
DESIGNER — JACOB DEVRIES

NO.	DATE	BY	DESCRIPTION
1	08/13/24	JD	ADDENDUM #1

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THIRD FLOOR PLAN

300 TOBEY VILLAGE ROAD

PITTSFORD OAKS

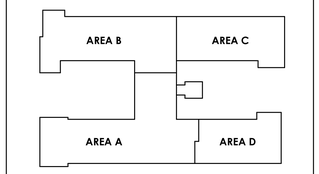
TOWN/CITY: PITTSFORD
COUNTY: MONROE STATE: NY

PROJECT NO.: 20233554.0002

DRAWING NO.: A-102

DATE: NOVEMBER 2025

PARTIAL AREA PLAN LEGEND



FLOOR PLAN GENERAL NOTES:

- REFER TO SHEET G-010 FOR WALL TYPES
- DIMENSION STYLES
  - WOOD STUD WALLS ARE DIMENSIONED TO FACE OF STUD.
  - METAL STUD WALLS ARE DIMENSIONED TO FACE OF STUD.
  - CMU WALLS ARE DIMENSIONED TO FACE OF CMU.
  - CONCRETE WALLS ARE DIMENSIONED TO FACE OF CONCRETE.
  - EXTERIOR WALLS ARE DIMENSIONED TO EXTERIOR FACE OF STUD/MASONRY/CONCRETE.
- REFER TO PLANS AND SCHEDULES FOR WINDOW TYPES.
- PROVIDE RODENT SCREEN AT ALL EXTERIOR PENETRATIONS AT GRADE.
- REFER TO STRUCTURAL DRAWINGS FOR COMPLETE SHEAR WALL LAYOUT.



1 FOURTH FLOOR PLAN

0' 4' 8' 16' 32'

1/16" = 1'-0"

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DESIGNER JACOB DEVRIES

NO.	DATE	BY	DESCRIPTION

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FOURTH FLOOR PLAN

300 TOBEY VILLAGE ROAD

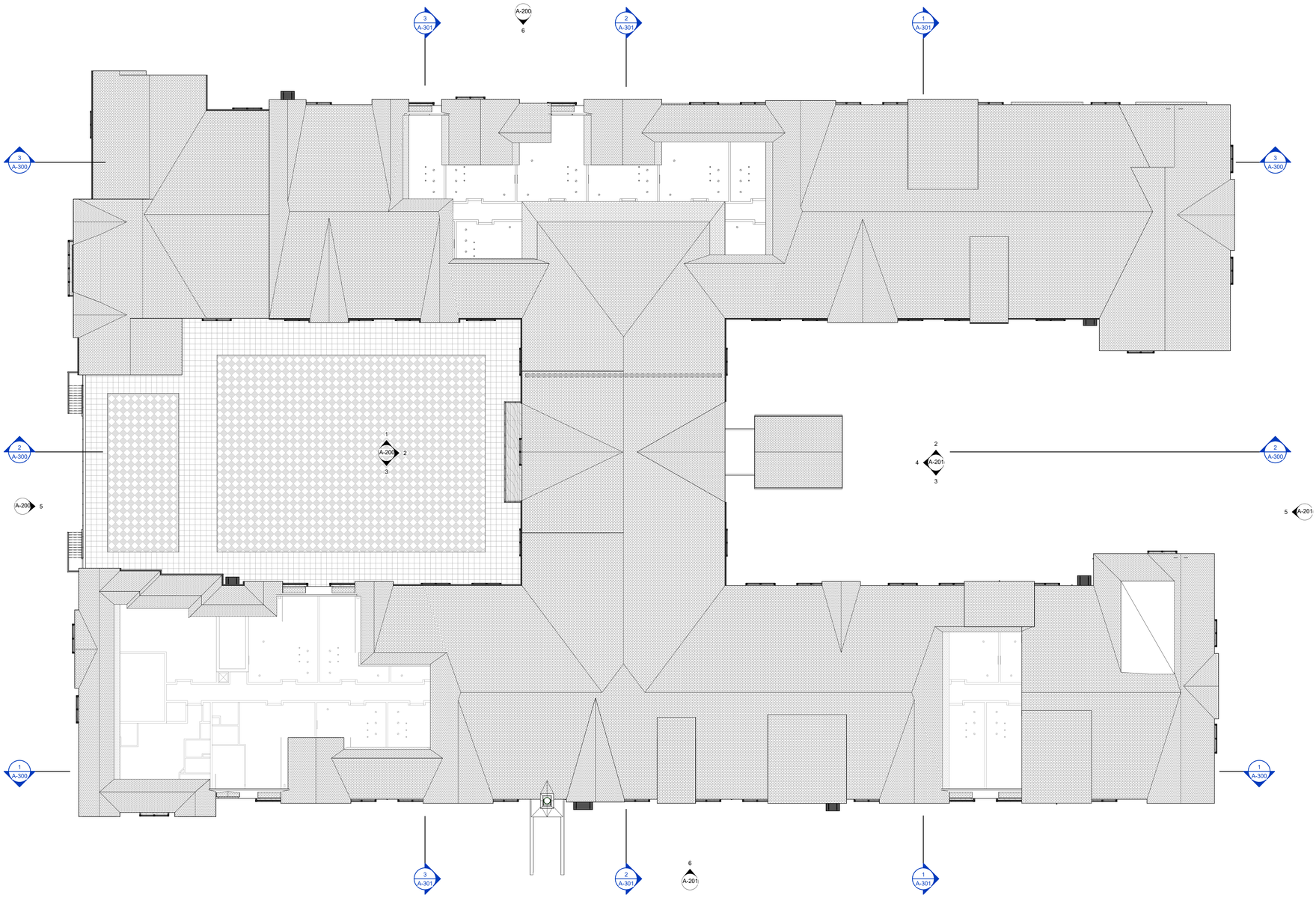
PITTSFORD OAKS

TOWN/CITY: PITTSFORD
COUNTY: MONROE STATE: NY

PROJECT NO.:
20233554.0002

DRAWING NO.:
A-103

DATE:
NOVEMBER 2025



2 ROOF PLAN

0' 1' 2' 4' 8'

1/16" = 1'-0"

ROOF PLAN GENERAL NOTES:

- REFER TO SHEET G-007 FOR DETAILS
- ALL WORK SHALL COMPLY WITH THE REQUIREMENTS OF THE ROOF MANUFACTURER SPECIFICATIONS AND/OR INDUSTRY STANDARDS. IN CASE OF CONFLICT, THE MORE STRINGENT SHALL APPLY.
- CURB SUPPLIED BY MEP CONTRACTORS AND INSTALLDED BY ROOFING CONTRACTOR. PROVIDE FLASHING AT ALL ROOF PENETRATIONS.
- ALL GAPS AND JOINTS AT RATED FLOORS, ROOFS, AND WALLS & INTERSECTION OF WALLS, TO BE FIRESTOPPED. GAPS AND JOINTS INCLUDE (BUT ARE NOTE LIMITED TO) TOP OF WALL TO FLOOR OR ROOF STOPPING INCLUDES BOTH FORM OR PACKING MATERIAL AND THE FILL,VOID OR CAVITY MATERIAL
- PROVIDE FIRE BLOCKING IN CONCEALED SPACES PER NYSBC 2020

KEYNOTES - ROOF PLAN 0

1	RIDGE VENT TYP.
2	CONTINOUS PREFINISHED ALUM. GUTTER
3	PREFINISHED ALUMINUM DOWN SPOT
4	30 YEAR ASPHALT ROOF SHINGLES
5	SCUPPER PER DETAIL

ROOF PLAN LEGEND

- ASPHALT SHINGLE ROOF
- EPDM ROOF (ROOF ASSEMBLY TYPE RF2)
- ICE & WATER SHIELD
- 2-HR FIRE WALL BELOW (TO FINISH FACE)
- ROOF AREA ADJACENT TO FIRE WALL REQUIRED TO BE CLEAR OF PENETRATIONS PER NYSBC SECTION 706.6

NOTES:
1. ICE & WATER SHIELD TO EXTEND FROM FASCIA TO MIN 24" BEYOND INTERIOR FACE OF EXTERIOR WALL AT ALL EAVES & VALLEYS, ADJACENT TO WALLS, & AROUND ROOF PENETRATIONS.

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PROJECT MANAGER DUSTIN WELCH, AIA
PROJECT ARCHITECT THOMAS SHREVE, AIA
DESIGNER JACOB DEVRIES

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ROOF PLAN

300 TOBEY VILLAGE ROAD

PITTSFORD OAKS

TOWN/CITY: PITTSFORD
COUNTY: MONROE STATE: NY

PROJECT NO.:
20233554.0002

DRAWING NO.:
A-104

DATE:
NOVEMBER 2025