Town of Pittsford Design Review & Historic Preservation Board
AGENDA
December 11, 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 December 11, 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

18 Widewaters Lane

Applicant is requesting design review of a renovation, adding windows to the exterior rear wall of the existing home.

5 Escena Rise

Applicant is requesting design review to add a sliding glass door to the rear of the existing home.

10 Escena Rise

Applicant is requesting design review of a 1,069-square-foot attached pavilion, with solar panels, to the existing home.

RESIDENTIAL APPLICATIONS: NEW HOMES

8 Bellingham Creek

Applicant is requesting design review for the construction of a two-story single-family home approximately 3,332 square feet that is located in the Coventry Ridge Subdivision. This property is zoned Residential Neighborhood (RN).

114 Sunset Boulevard

Applicant is requesting design review for the construction of a two-story single-family home approximately 3,180 square feet. This property is zoned Residential Neighborhood (RN).

COMMERCIAL APPLICATIONS - SIGNAGE

3300 Monroe Avenue – HQ Exterior Signage

Applicant is requesting design review for a 14 Sq Ft. sign for HQ.

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.

INFORMAL REVIEW

55 Mitchell Road

Applicant is requesting Board feedback on adding an attached 2 car garage to the home along with demolishing the existing Carraige House and rebuilding a new one.

The next meeting is scheduled for Thursday, January 08, 2025, at 6PM.

DESIGN REVIEW & HISTORIC PRESERVATION BOARD
MINUTES
NOVEMBER 13, 2025

Minutes of the Town of Pittsford Design Review and Historic Preservation Board meeting held on Thursday, November 13, 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: Dirk Schneider, Dave Wigg, Paul Whitbeck, Kathleen Cristman, Jim Vekasy, Bonnie Salem

ABSENT: John Mitchell

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

ATTENDANCE: There were 10 members of the public present.

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

HISTORIC PRESERVATION DISCUSSION

Chairman Schneider briefly addressed developing a plan to send out the reception invitations to inventoried homes for their potential designation.

RESIDENTIAL APPLICATIONS: RENOVATIONS & ADDITIONS

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

Paul Zachman, of Boardwalk Design Inc. and 166 Mill Road, introduced the application. Mr. Zachman is requesting design review for a 156-square-foot porch roof addition to the existing home. The Board discussed the home being on a larger-size lot.

Board Member Whitbeck motioned to approve the application for a 156-square-foot porch roof addition to the existing home, as submitted. This motion was seconded by Board Member Salem. Following a unanimous voice vote, the application was approved, none opposed.

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

Beau Rabetoy, of Rabetoy Construction, introduced the application. Mr. Rabetoy is requesting design review for a 320-square-foot addition to the rear of the existing home. The Board asked the applicant for clarification on what is being removed versus what is being proposed due to some discrepancies in the renderings presented. Mr. Rabetoy explained that the existing deck will be removed, and that the 3D rendering is what is being proposed. The Board discussed the roof planes of the home versus the roof planes of the addition and collectively agreed that to approve the application they will need more information than what was provided. The Board requested that the applicant return with 2D renderings, and the applicant confirmed.

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

James Liebel, of James Renovation & Construction LLC, introduced the application. Mr. Liebel is requesting design review to rebuild the back 662 square feet of the existing home. He stated that the original intent was to replace some windows on the home, but he ran into some issues in getting the new roof to match the existing front roof and will need to turn the gables a different way. Mr. Liebel confirmed that the footprint of what he is proposing to build is the same as the existing footprint and made note of a window change in the kitchen area.

Board Member Cristman motioned to approve the application to rebuild the back 662 square feet of the existing home, as submitted. This motion was seconded by Vice Chairman Wigg. 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 discussed the changes made since the last meeting and made note of the stone material that was moved on the first floor. He discussed other homes on Knollwood Drive that he suggested had similar aspects to the proposed home.

Chairman Schneider inquired about the lighting of the proposed front entrance and the applicant stated that there will be lights on the columns of the gate and on the trees. The Board discussed the proposed gutters and drainage system and confirmed with the applicant that he will use real stucco material. Board Member Salem is concerned with the proposed home's visibility from the street because of how visible the smaller-sized existing home is. She does not believe that the proposed home will fit with the surrounding area, particularly Pittsford Mendon High School and Thornell Farm Park. Board Member Cristman also raised a concern about the home's potential street visibility and the applicant explained that it would be thoroughly covered after the trees are planted. The Board discussed the proposed home's materials, finishes, and windows with the applicant as well.

Chairman Schneider motioned to approve the application for the construction of a two-story single-family home approximately 12,231 square feet, as submitted. This motion was seconded by Vice Chairman Wigg. Following a majority voice vote, the application was approved.

The Board voted as follows:

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

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.

Matt Winseman, of Spall Homes/Spall Realtors Corp, introduced the application. Mr. Winseman 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. The home will have horizontal and board and batten siding along with a full basement. The Board raised some concern with having three different heights of stone material on the front facade of the home and discussed alternative options.

Chairman Schneider motioned to approve the application for the construction of a two-story single-family home approximately 3,684 square feet with the condition that the water table of the stone on the left-hand side of the front entrance door be aligned with the water table shown on the garage elevation on the right side of the front elevation. This motion was seconded by Board Member Cristman. Following a unanimous voice vote, the application was approved, none opposed.

DEMOLITION APPLICATIONS: 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 (with finished basement) on the property. This property is zoned Residential Neighborhood (RN).

Chairman Schneider opened the public hearing.

Paul Colluci, of DiMarco Constructors, introduced the application. Mr. Colluci 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. The existing home has not been designated as historic and is not on the list of inventoried homes. Mr. Colluci stated that Pat Morabito, of Morabito Architects, designed the existing home and will design the proposed home as well. He discussed the letters of support received from various neighbors. Mr. Colluci stated that the proposed home will require two variances from the Zoning Board for exceeding the allowed building footprint and lot coverage. He also noted that a variance is not required for exceeding 30 feet in height as this Board has the power to grant. Mr. Colluci stated that the height of the proposed home is 8 feet taller than the height of the existing home and discussed some of the half-story elements it will contain.

Pat Morabito, of Morabito Architects, discussed the intended design of the proposed home. He stated that the home will have a four-car garage as opposed to the existing three-car garage and noted that he plans to bring the left side of the home further back.

Board Member Salem discussed the research she gathered on various homes on Knollwood Drive in relation to their square footages versus lot size. She explained that most of the homes on a half-acre lot are in the three-four thousand range in terms of square footage, which means that in comparison the applicant is proposing a home that is significantly larger. She does believe that the proposed design of the home will be complimentary to the eclectic neighborhood.

Mr. Morabito confirmed that the trees seen on the site plan are existing and stated that while some will need to be cleared for construction, almost all of the trees will be preserved. Regarding the massing of the proposed home, Chairman Schneider stated that it has good movement and believes that the existing trees will help to alleviate it as well.

Board Member Cristman voiced her concerns about potentially setting a precedent of demolishing a perfectly good home to build a larger home on the lot. She discussed the importance of providing a clear explanation to the reasons why and how this home is different from other potential homes in the future to avoid setting a precedent.

Chairman Schneider stated that the public hearing will remain open.

Chairman Schneider will draft a resolution to be voted on at the next meeting.

COMMERCIAL APPLICATIONS

2851 Clover Street (300 Tobey Road) - Pittsford Oaks
Applicant is requesting design review for Pittsford Oaks Apartments.

Danny Daniele, of 2815 Clover LLC (300 Tobey Road), introduced the application. Mr. Daniele is requesting design review for the Pittsford Oaks Apartments. Mr. Daniele discussed the positive feedback received from neighbors and others regarding the potential design of the building.

Thomas Schreve, of Passero Associates, stated that the project recently received its final site plan approval from the Planning Board and was issued its demolition permit from the Town of Pittsford. Mr. Schreve stated that their team hopes the Board will vote on the approval of the project at the next meeting in December and would like their final comments.

Mr. Schreve discussed various changes made to the project since the 8/28 meeting. Regarding rendering 04D, the north courtyard west elevation was revised to resolve egress requirements and the balcony located above the entryway was changed. Additionally, the roofline was raised slightly to accommodate the elevator on the north courtyard south elevation. On the south courtyard north elevation a balcony was changed to a window. Chairman Schneider asked if the entry door to the building fulfills the height requirements for an ambulance to get in and the applicant confirmed. Chairman Schneider also questioned the windows above the entryway on the left-hand side. Mr. Schreve stated that there were no changes made to the south courtyard west elevation and south elevation.

Regarding rendering 04C, the size of the balconies were adjusted to provide a larger verandah area, and the large gable on the southeast corner was amended. On the north elevation, the gables and balconies were widened to be more representative of the building. Mr. Schreve noted that the west elevation remains largely unchanged. Chairman Schneider asked if the mansard roof element was incorporated into the west elevation and the applicant confirmed. Mr. Schreve also discussed the grade adjustment to the north courtyard east elevation (04C). Regarding rendering 06, Mr. Daniele explained how the grand entrance at the south courtyard north elevation comes back to grade at the southeast corner. He also discussed the proposed landscaping of the project.

Vice Chairman Wigg advised the applicant against putting vinyl siding on the building and suggested using Hardie board siding instead as he believes it will hold up better. He discussed the pros and cons of each type of siding with the applicant and suggested that it would be better to have a bigger exposure due to the size of the building. Mr. Daniele plans to bring samples of the proposed materials to the next meeting.

Regarding the Detail Callout (1) rending of the east elevation (05A), Chairman Schneider stated that he is concerned with each floor having a different type of siding. Board Member Vekasy agreed and reminded the applicant of a past issue related to pancaking. He stated that having a different material on each floor or even three different materials is an issue. The Board discussed incorporating more board and batten siding.

The Board requested that the applicant bring one more round of revised elevations along with the past elevation renderings side-by-side on one page to compare them.

This application will be held over to the next meeting agenda.

MEETING MINUTES REVIEW

The minutes of October 23, 2025 were approved following a motion by Board Member Cristman. This motion was seconded by Board Member Salem. Following a unanimous voice vote, the minutes were approved, none opposed.

Chairman Schneider closed the meeting at 9:44PM.

Respectfully submitted,

_____

Anna Piazza
Building Department Assistant

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

DRAFT

Town of Pittsford

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

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

Permit #
B25-000135

DESIGN REVIEW AND HISTORIC PRESERVATION BOARD
REFERRAL OF APPLICATION

Property Address: 18 Widewaters Lane PITTSFORD, NY 14534
Tax ID Number: 150.19-1-14
Zoning District: RN Residential Neighborhood
Owner: Saha, Sushil K
Applicant: BSL Direct Sales Inc. DBA Wonder Windows

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 renovation, adding windows to the exterior rear wall of the existing home.

Meeting Date: December 11, 2025

Residential Neighborhood Zoning

12/4/2025, 10:05:12 AM

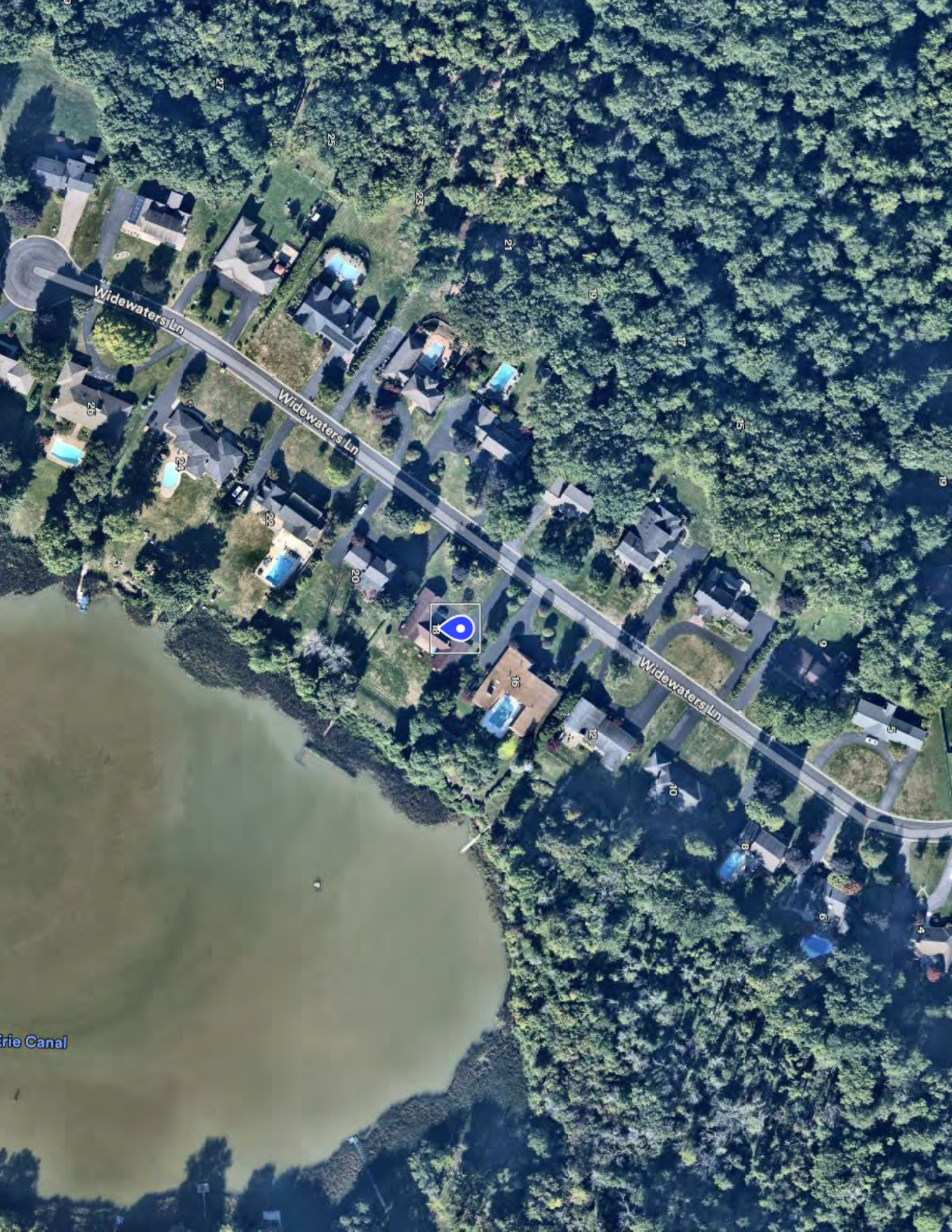
1:6,956

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.

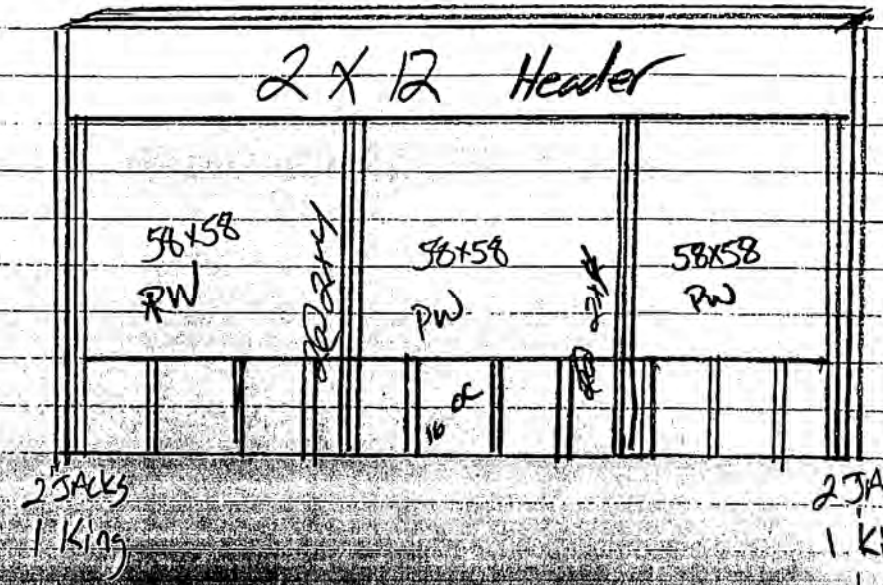

Widewaters Ln
Widewaters Ln
Widewaters Ln
Erie Canal

NEW HEADER
IS

18 Widewater Lane

Project Scope Instructions

- OUTSIDE SET FF (CUT IN)
  (Centered in Wall)
- Will need to build Header Approx 188"
  using 2@ 2x12 x16' Sandwiched with ½ plywood
- Install Header from the outside
  - Install up to top plate if possible
  - We WANT the window top to line up with the adjacent S6.
- When cutting in window, SAVE AS much of the Cedar siding to Reuse
- 2X4 Framing for sill, King and Jack studs, and 2 mullions
- USE ½" plywood for sheeting
- Tyvek, and Flashing Tape
- Primed 2½ Colonial Casing (Picture Framed)
- pr. 1X4 extension Jamb



Town of Pittsford

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

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

Permit #
B25-000134

DESIGN REVIEW AND HISTORIC PRESERVATION BOARD
REFERRAL OF APPLICATION

Property Address: 5 Escena Rise PITTSFORD, NY 14534
Tax ID Number: 178.03-4-49
Zoning District: IZ Incentive Zoning
Owner: Twohig, Patrick A
Applicant: American Custom Exteriors

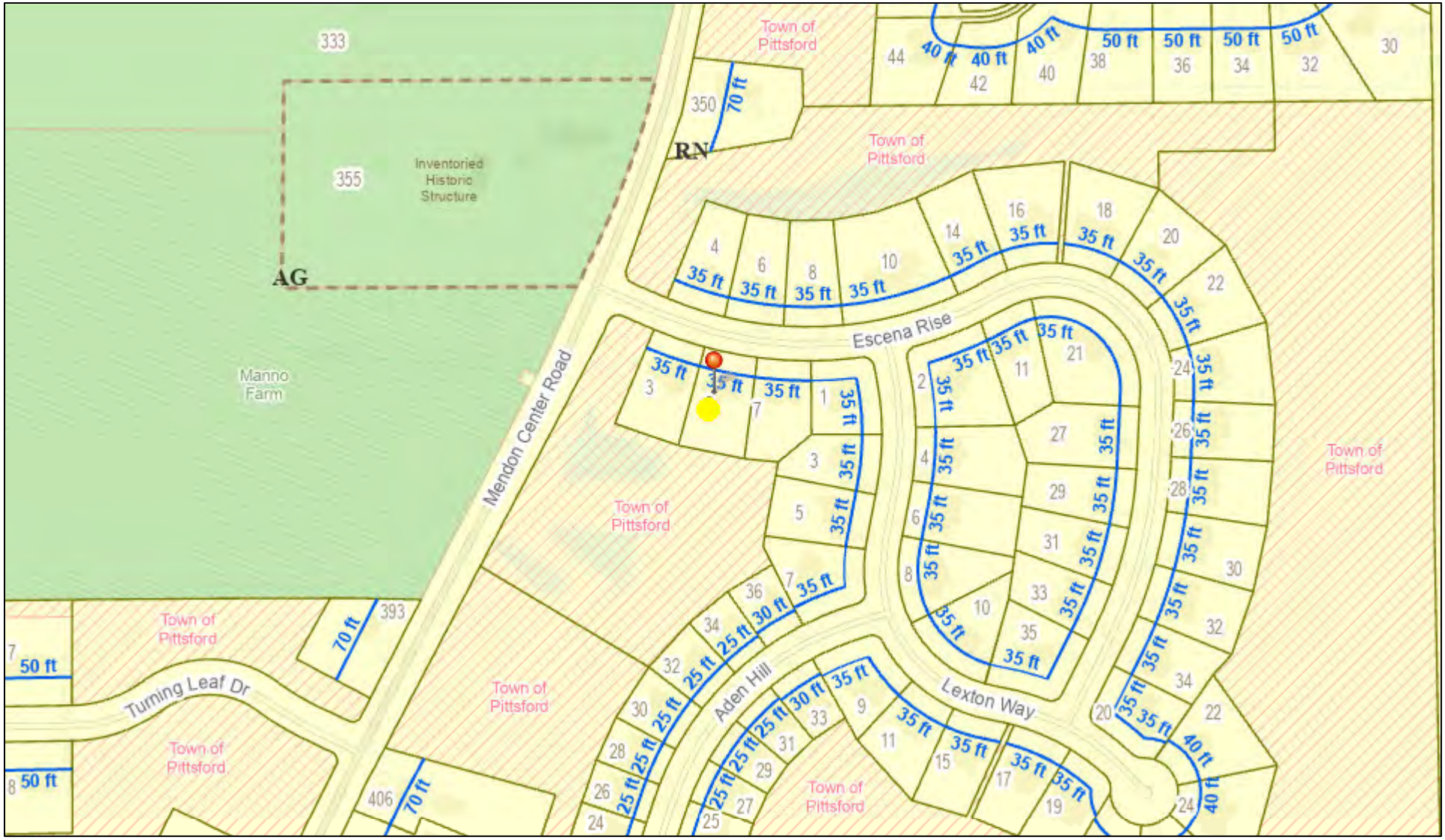
Application Type:

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

Project Description: Applicant is requesting design review to add a sliding glass door to the rear of the existing home.

Meeting Date: December 11, 2025

Residential Neighborhood Zoning



12/4/2025, 8:39:13 AM

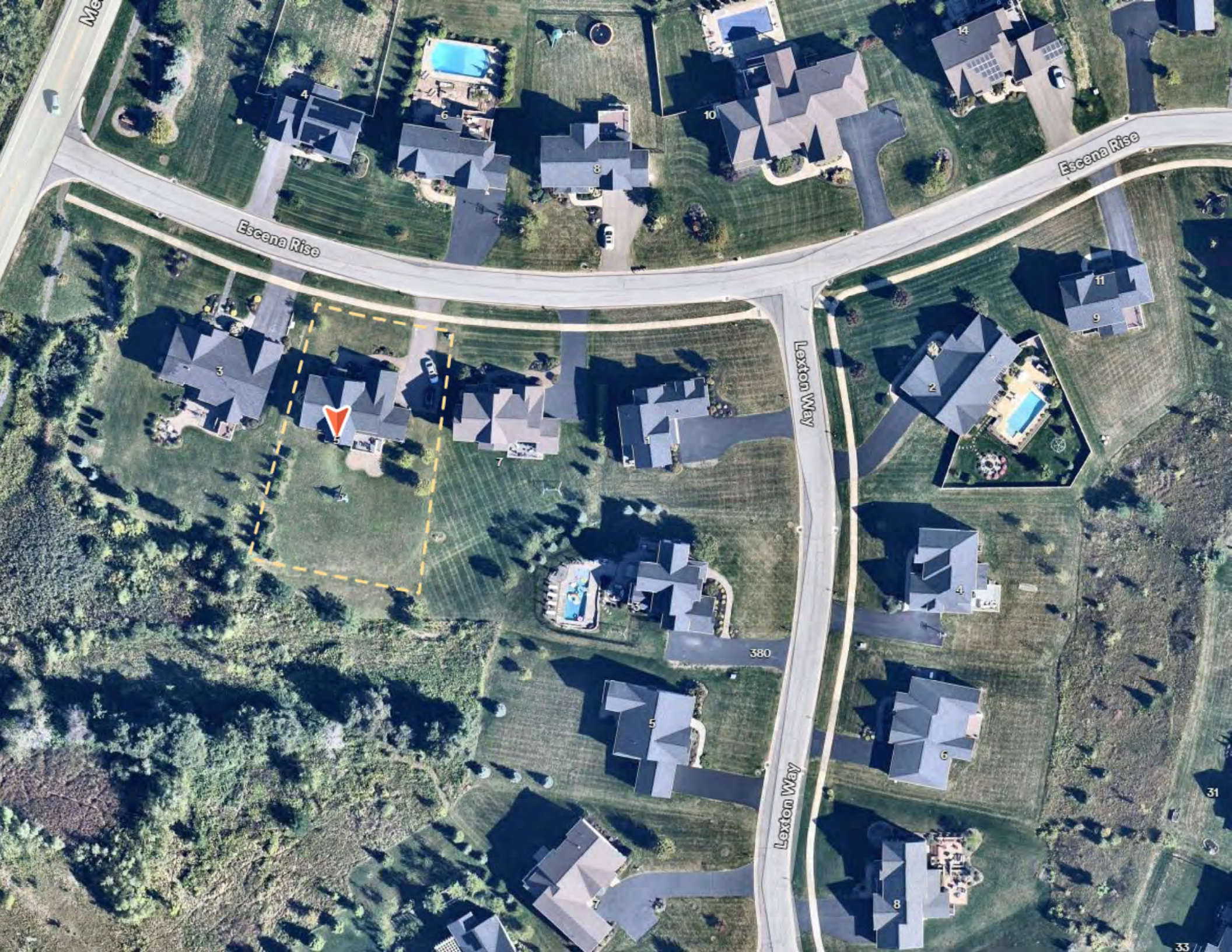
1:4,172

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.


Escena Rise
Escena Rise
Lexton Way
Lexton Way
380

FLOOR PLAN

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

KEY TO SHADED AREAS

633 SF

1. FLOOR AREA TO RECEIVE DRICORE SUBFLOOR MEMBRANE PANEL 3/4 IN. X 2 FT. X 2 FT. ORIENTED STRAND BOARD

2. FLOOR TO AREA TO RECEIVE NEW L.V.P. VINYL PLANK FLOORING

241 SF

CEILING WORK
CEILING AREA TO RECEIVE NEW DROPPED CEILING (OR DRYWALL) AND TO BE COORDINATED WITH ADJACENT EXISTING DROPPED CEILING

GENERAL FRAMING NOTES

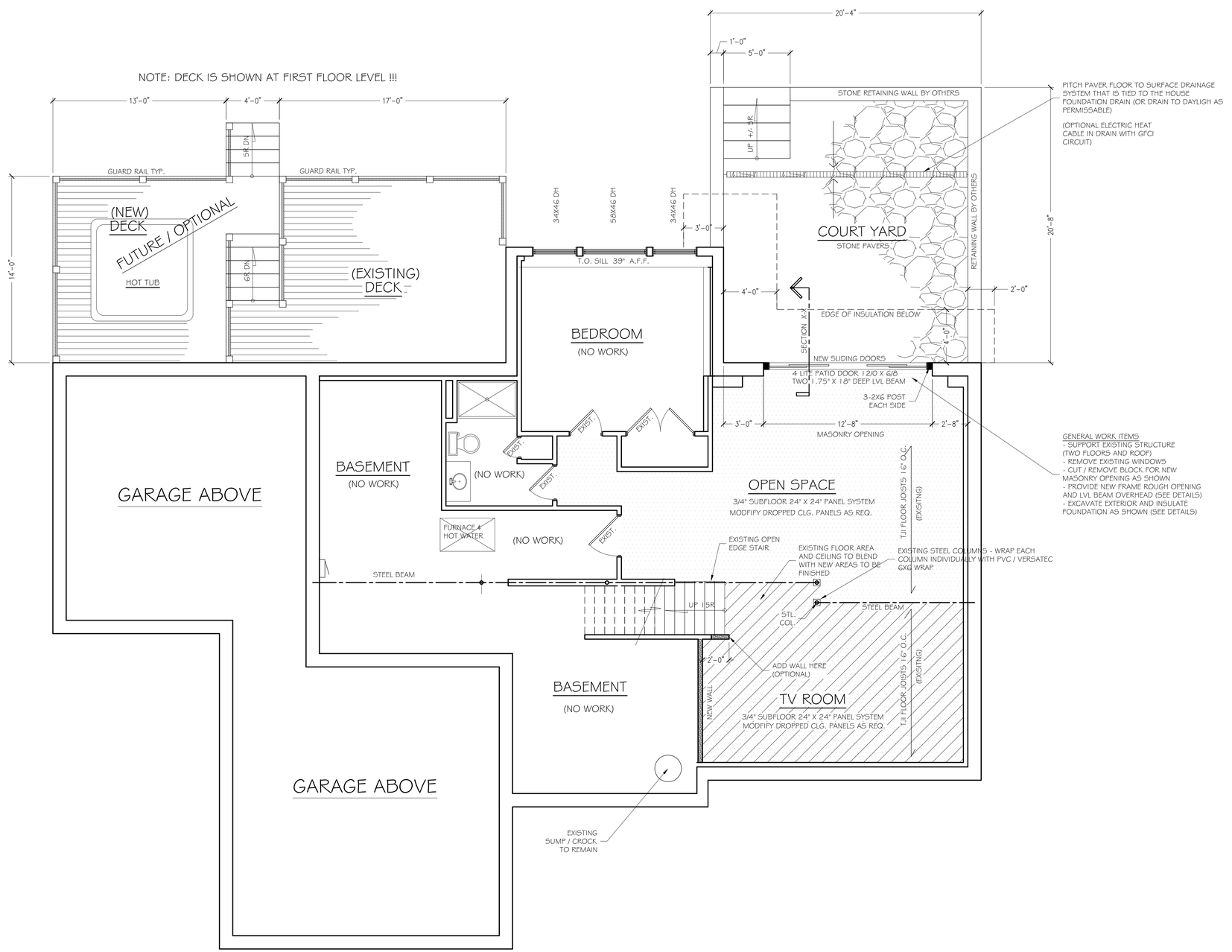
1. LVL AND TJI PRODUCTS, ACCESSORIES, AND CONNECTION DETAILS SHALL CONFORM TO MFG. SPECIFICATIONS, AND PRODUCT LITERATURE (DESIGN "E" = 1,900,000 PSI)

2. USE TRIPLE ZINC COATED METAL CONNECTORS WHERE IN CONTACT WITH PRESSURE TREATED WOOD.

3. ALL POSTS TO BE SOLID BLOCKED TO STEEL BEAM OR FOUNDATION.

4. ERRORS, OMISSIONS, OR DISCREPANCIES IN PLANS SHALL BE BROUGHT TO THE ATTENTION OF ARCHITECT

5. BUILDER AND HIS SUBCONTRACTORS SHALL FIELD VERIFY ALL DIMENSIONS AND NOTIFY ARCHITECT OF ANY DISCREPANCIES



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HUNT JGL Architecture PLLC

TO THE BEST OF MY KNOWLEDGE BELIEF AND PROFESSIONAL JUDGEMENT, THE DRAWINGS CONVEYED ON THESE CONSTRUCTION DOCUMENTS COMPLY WITH THE ENERGY CONSERVATION CONSTRUCTION CODE OF NEW YORK STATE CURRENT EDITION

HUNT JGL Architecture PLLC
45 Coral Way, Rochester, NY 14618
585-424-3020
Fax: 585-424-3023
Email: RMHOUSES@YAHOO.COM

PROJECT:
FINISHED BASEMENT
5 ESCENA RISE
PITTSFORD NY 14534

CLIENT
A.C.E.
AMERICAN CUSTOM
2015 MAIDEN LANE
ROCH NY 14626

DRAWING TITLE
BASEMENT PLAN

Scale:
AS NOTED

PROJ. #:

DATE:
OCTOBER 16, 2025

A-2

GENERAL NOTES AND PROJECT SPECIFICATIONS

1. THESE PLANS HAVE BEEN PREPARED IN ACCORDANCE WITH THE 2020 Residential Code of New York State

THE BUILDING CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH THESE AFOREMENTIONED CODES REGARDLESS OF ANY MISSING OR INCOMPLETE DETAILS OR NOTES ON THE DRAWINGS - NOTE THAT THERE MAY BE POSSIBLE MODIFICATIONS BY LOCAL CODE ADMINISTRATION

2. THESE DRAWINGS HAVE BEEN PREPARED FOR DESIGN AND STRUCTURAL REFERENCE ONLY - ELECTRICAL, MECHANICAL, SANITARY, GENERAL PLUMBING, HVAC, AND OTHER BUILDING SYSTEMS IF ANY ARE TO BE PREPARED BY AND ARE THE RESPONSIBILITY OF OTHERS. VERIFY MUNICIPAL REQUIREMENTS AND LOCATION OF EXISTING UTILITIES/SERVICES PRIOR TO CONSTRUCTION.

3. CONSTRUCTION DOCUMENTS FOR THIS WORK HAVE BEEN PREPARED IN ACCORDANCE WITH GENERALLY ACCEPTED ARCHITECTURAL AND ENGINEERING PRACTICE TO MEET MINIMUM REQUIREMENTS OF THE LATEST EDITION OF THE RESIDENTIAL CODE OF NEW YORK STATE.

6. IN THE EVENT OF CONFLICT BETWEEN PERTINENT CODES AND REGULATIONS AND REFERENCED STANDARDS OF THESE DRAWINGS AND SPECIFICATIONS, THE MORE STRINGENT PROVISIONS SHALL GOVERN.

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

6. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS, REQUIREMENTS, NOTES, AND DIMENSIONS SHOWN ON DRAWINGS OR NOTED IN SPECIFICATIONS. ANY VARIANCES WITHIN DRAWINGS AND SPECIFICATIONS, OR WITH CONDITIONS ENCOUNTERED AT JOB SITE, SHALL BE REPORTED TO OWNER AND ARCHITECT IN WRITING BEFORE COMMENCEMENT OF ANY WORK EFFECTED BY SUCH VARIANCE.

7. THE CONTRACTOR SHALL RIGIDLY ADHERE TO ALL LAWS, CODES, AND ORDINANCES WHICH APPLY TO THIS WORK. HE SHALL NOTIFY AND RECEIVE CLARIFICATION FROM OWNER/ARCHITECT IN WRITING OF ANY VARIATIONS BETWEEN CONTRACT DOCUMENTS AND GOVERNING REGULATIONS.

8. THE CONTRACTOR SHALL BRING ERRORS AND OMISSIONS WHICH MAY OCCUR IN CONTRACT DOCUMENTS TO THE ATTENTION OF THE ARCHITECT IN WRITING AND WRITTEN INSTRUCTIONS SHALL BE OBTAINED BEFORE PROCEEDING WITH THE WORK. THE CONTRACTOR WILL BE HELD RESPONSIBLE FOR THE RESULTS OF ANY ERRORS, DISCREPANCIES, OR OMISSIONS IN THE CONTRACT DOCUMENTS, OF WHICH THE CONTRACTOR FAILED TO NOTIFY THE ARCHITECT BEFORE CONSTRUCTION AND/OR FABRICATION OF THE WORK.

9. N.A.

10. NO SITE VISITS WILL BE MADE BY HUNT JGL ARCHITECTURE. ARCHITECT HAS NOT BE HIRED FOR CONSTRUCTION OBSERVATION UNLESS SPECIFIED OTHERWISE (VERIFY WITH OWNER). CONTRACTOR SHALL ASSUME ALL RESPONSIBILITY FOR CHANGES TO THESE DRAWINGS AND SPECIFICATIONS.

11. ALL MANUFACTURED MATERIALS, COMPONENTS, FASTENERS, ASSEMBLIES, ETC., SHALL BE HANDLED AND INSTALLED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS AND PROVISIONS OF APPLICABLE INDUSTRY STANDARDS. WHERE SPECIFIC MANUFACTURED PRODUCTS ARE CALLED FOR, GENERIC EQUALS WHICH MEET APPLICABLE STANDARDS AND SPECIFICATIONS MAY BE USED.

12. GENERAL DESIGN CRITERIA USED FOR THE DESIGN OF THIS STRUCTURE
- A) WEATHERING ZONE - SEVERE
- B) FROST LINE DEPTH - 42" BELOW GRADE
- C) TERMITE DAMAGE - SLIGHT TO MODERATE
- D) DECAY DAMAGE - NONE TO SLIGHT
- E) WINTER DESIGN TEMP - (1) DEGREE)
- F) ICE SHIELD UNDERLAYMENT REQUIRED
- G) ROOF TIE DOWN REQUIREMENTS - R802.1 (BASED ON SPECIFIC ROOF DESIGN)
- H) ENERGY COMPLIANCE DETAILS AND PATH - N1102.6.1.1
- I) FLOOD HAZARD - FIRM 1987

13. LOAD DESIGN CRITERIA
- A) ROOMS OTHER THAN SLEEPING = 40 PSF LIVE LOAD
- B) SLEEPING ROOMS = 30 PSF LIVE LOAD
- C) GROUND SNOW LOAD = 50 PSF (REDUCTION FACTORS FOR SLOPED ROOFS MAY APPLY PER ASCE 7)
- D) WIND SPEED - 115 MPH, EXPOSURE B
- E) SEISMIC DESIGN CATEGORY - B
- F) DEFLECTION LIMITS SHALL BE AS FOLLOWS
  - L/360 FOR ALL FLOORS AND EXTERIOR DECKS
  - L/240 ATTIC FLOORS
  - L/240 ROOF WITH FINISHED CEILING
  - L/180 ROOF WITHOUT FINISHED CEILING

** ASSUMED SAFE SOIL BEARING CAPACITY = 2000 PSF AT BOTTOM OF FOOTINGS - ASSUMED BEARING CAPACITY VALUE MAY BE INCREASED IF SITE SPECIFIC SOIL CLASSIFICATION DATA OR LOAD BEARING TEST DATA IS AVAILABLE. IF LESS DESIRABLE SOIL CONDITIONS BECOME KNOWN DURING EXCAVATION OF SITE, NOTIFY ARCHITECT FOR POSSIBLE ALTERNATE FOUNDATION DESIGN

** CONSTRUCTION LOADS SHALL NOT OVERLOAD STRUCTURE NOR SHALL THEY BE IN EXCESS OF DESIGN LOADINGS INDICATED HEREIN.

** PROVIDE TEMPORARY BRACING, SHORING, GUYING, OR OTHER MEANS TO AVOID EXCESSIVE STRESSES AND TO HOLD STRUCTURAL ELEMENTS IN PLACE DURING CONSTRUCTION.

** CONSTRUCTION MATERIALS SHALL BE SPREAD OUT IF PLACED ON FRAMED FLOORS OR ROOF. LOADS SHALL NOT EXCEED THE DESIGN LIVE LOAD PER SQUARE FOOT.

16. DUE TO REVISIONS MADE DURING THE DEVELOPMENT OF THESE DRAWINGS, THEY MAY NOT REFLECT THE DIMENSIONS NOTED. DO NOT SCALE THE DRAWINGS.

15. N/A
16. CALL UFPO BEFORE YOU DIG. 1-800-962-7962.
17. ALL DIMENSIONS ARE ROUGH UNLESS NOTED OTERWISE.
18. INTERIOR AND EXTERIOR FINISH MATERIAL SELECTION (INCLUDING, BUT NOT LIMITED TO, SIDING, ROOFING, WALL, FLOOR AND CEILING FINISHES) SHALL BE BY OWNER AND CONTRACTOR UNLESS OTHERWISE SPECIFIED.

19. N.A.

20. WHERE REFERENCE IS MADE TO VARIOUS TEST STANDARDS FOR MATERIALS, SUCH STANDARDS SHALL BE THE LATEST EDITION OR ADDENDUM.

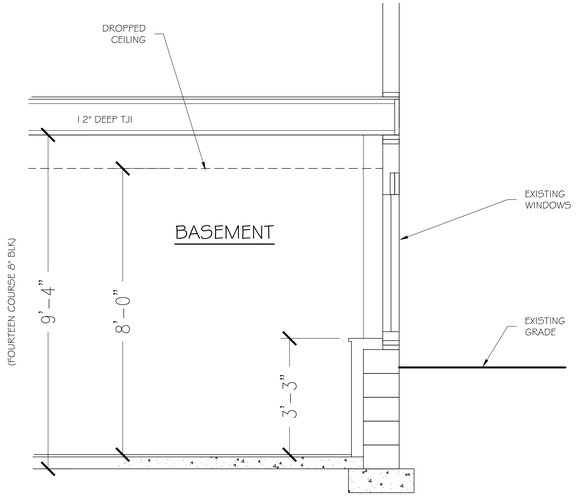
21. FOOTINGS SHALL BEAR ON FIRM, LEVEL UNDISTURBED NATURAL OR COMPACTED ENGINEERED SOIL, FREE FROM FROST, LOOSE MATERIAL, AND ORGANIC MATERIAL, BRUSH AND DEBRI

22. WHERE ASPHALT SHINGLE ROOF SLOPE IS FROM 2 IN 12 TO 6 IN 12, TWO LAYERS OF UNDERLAYMENT) SHALL BE APPLIED IN ACCORDANCE WITH SECTION R905.1.1 OF THE 2020 RESIDENTIAL CODE OF NEW YORK STATE. (AS AN ALTERNATIVE, SELF-ADHERING POLYMER-MODIFIED BITUMEN UNDERLAYMENT COMPLYING WITH ASTM D1970 INSTALLED IN ACCORDANCE WITH BOTH THE UNDERLAYMENT MANUFACTURER'S AND ROOF COVERING MANUFACTURER'S INSTRUCTIONS FOR THE DECK MATERIAL, ROOF VENTILATION CONFIGURATION AND CLIMATE EXPOSURE FOR THE ROOF COVERING TO BE INSTALLED, SHALL BE PERMITTED.

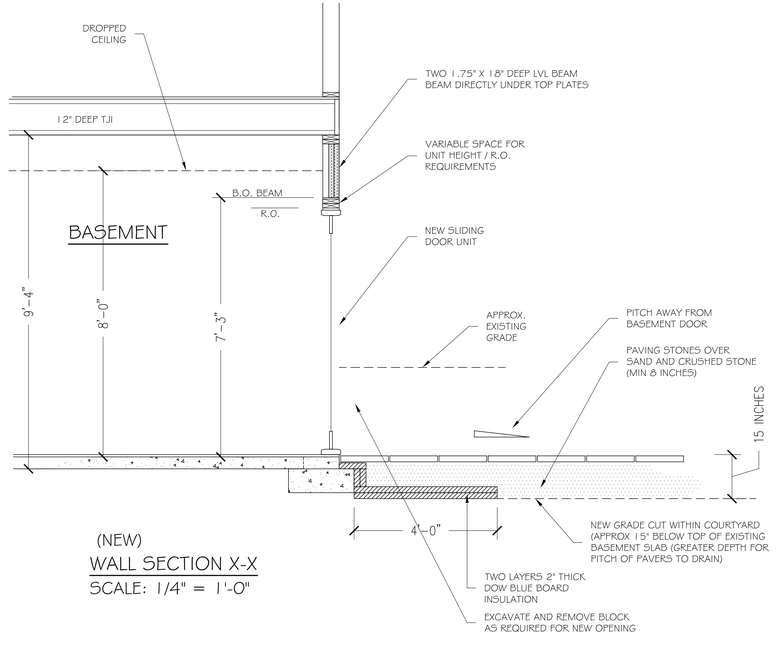
23.PROVIDE HEADERS OVER ALL FRAMED OPENINGS, INCLUDING WINDOW AND DOOR OPENINGS. MINIMUM HEADER SIZE, AND NUMBER OF JACK STUDS TO MEET THE REQUIREMENTS OF THE 2020 RESIDENTIAL OF NEW YORK STATE. (SEE HEADER NOTATION ON DRAWINGS)

24. FLASHING IS REQUIRED IN THE FOLLOWING LOCATIONS: AT WALL AND ROOF INTERSECTIONS AND PROJECTING WOOD TRIM, TOP OF ALL EXTERIOR WINDOWS AND DOOR OPENINGS; UNDER AND AT ENDS OF MASONRY, WOOD OR METAL COPINGS AND SILLS; AND WHERE EXTERIOR PORCHES, DECKS OR STAIRS ATTACH TO A WALL OR FLOOR ASSEMBLY OF WOOD-FRAME CONSTRUCTION, AND BUILT-IN GUTTERS. FLASHINGS SHALL BE PROVIDED AS REQUIRED TO COMPLY WITH ALL OF SECTION R703.6 OF THE 2020 RESIDENTIAL CODE OF NYS.

25. ICE BARRIER AT EAVE: IN ACCORDANCE WITH R905.1.2 ICE BARRIERS: IN AREAS WHERE THERE HAS BEEN A HISTORY OF ICE FORMING ALONG THE EAVES CAUSING A BACKUP OF WATER AS DESIGNATED IN TABLE R301.2(1), AN ICE BARRIER SHALL BE INSTALLED FOR ASPHALT SHINGLES, METAL ROOF SHINGLES, MINERAL-SURFACED ROLL ROOFING, SLATE AND SLATE-TYPE SHINGLES, WOOD SHINGLES AND WOOD SHAKES. THE ICE BARRIER SHALL CONSIST OF NOT FEWER THAN TWO LAYERS OF UNDERLAYMENT CEMENTED TOGETHER, OR A SELF-ADHERING POLYMER-MODIFIED BITUMEN SHEET SHALL BE USED IN PLACE OF NORMAL UNDERLAYMENT AND EXTEND FROM THE LOWEST EDGES OF ALL ROOF SURFACES TO A POINT NOT LESS THAN 24 INCHES (610 MM) INSIDE THE EXTERIOR WALL LINE OF THE BUILDING. ON ROOFS WITH SLOPE EQUAL TO OR GREATER THAN EIGHT UNITS VERTICAL IN 12 UNITS HORIZONTAL (67-PERCENT SLOPE), THE ICE BARRIER SHALL ALSO BE APPLIED NOT LESS THAN 36 INCHES (914 MM) MEASURED ALONG THE ROOF SLOPE FROM THE EAVE EDGE OF THE BUILDING.



(EXISTING)
WALL SECTION X-X
SCALE: 1/4" = 1'-0"



(NEW)
WALL SECTION X-X
SCALE: 1/4" = 1'-0"

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

ANY LICENSEE WHO ALTERS THIS DOCUMENT IS REQUIRED BY LAW TO ATTACH TO IT HIS OR HER SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS OR HER SIGNATURE AND THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.

THESE DRAWINGS ARE A COPYRIGHTED INSTRUMENT OF THE ARCHITECT AND ARE NOT TO BE USED IN WHOLE OR IN PART FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF THE ARCHITECT.

COPYRIGHT 2025
HUNT JGL Architecture PLLC

TO THE BEST OF MY KNOWLEDGE BELIEF AND PROFESSIONAL JUDGEMENT, THE DRAWINGS CONVEYED ON THESE CONSTRUCTION DOCUMENTS COMPLY WITH THE ENERGY CONSERVATION CONSTRUCTION CODE OF NEW YORK STATE CURRENT EDITION

HUNT JGL Architecture PLLC
45 Coral Way, Rochester, NY 14618
585-424-3020
Fax: 585-424-3023
Email: RMYHOUSE5@YAHOO.COM

PROJECT:
FINISHED BASEMENT
5 ESCENA RISE
PITTSFORD NY 14534

CLIENT
A.C.E.
AMERICAN CUSTOM
2015 MAIDEN LANE
ROCH NY 14626

DRAWING TITLE
BASEMENT PLANS
EXISTING CONDITIONS

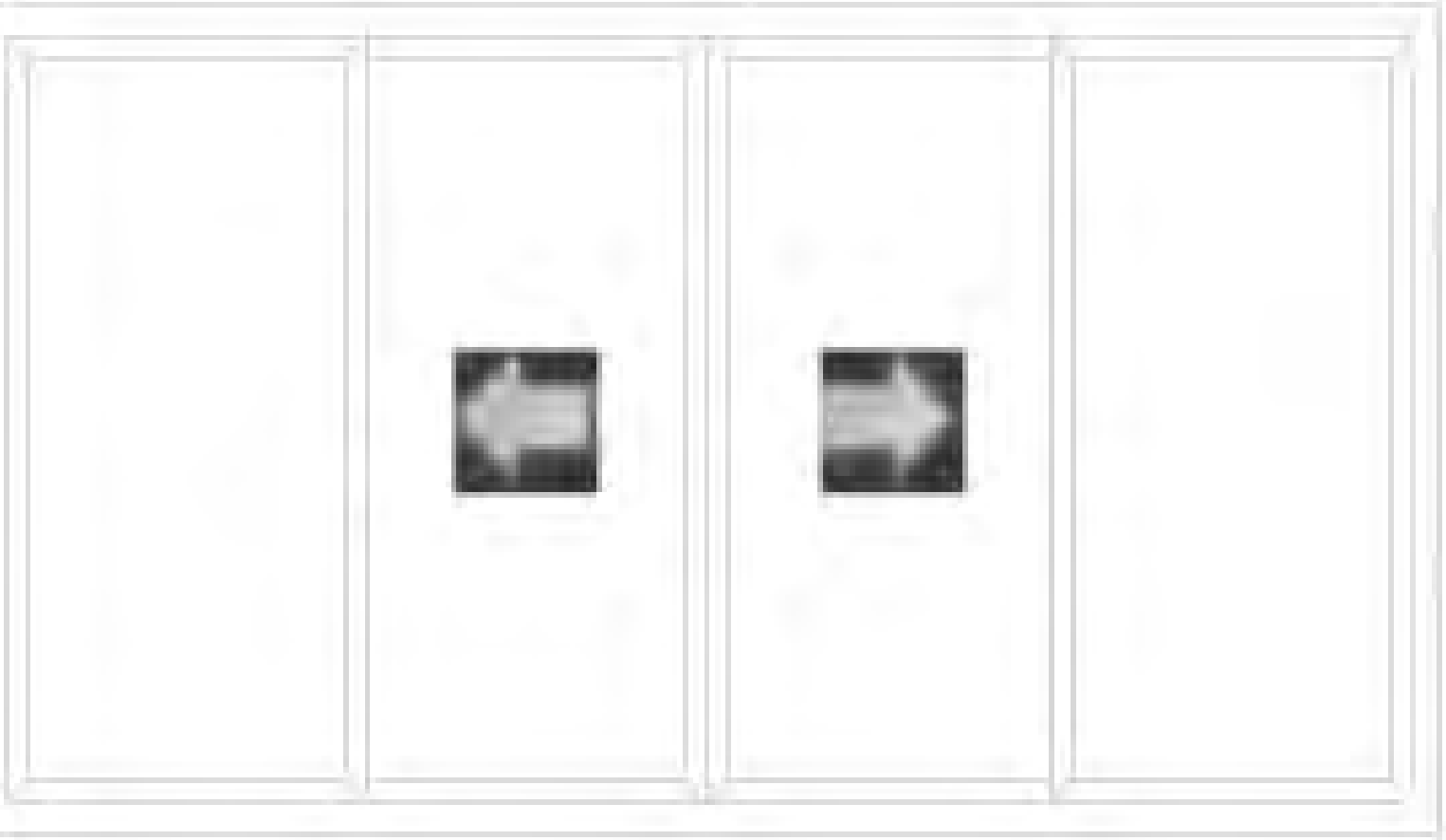
Scale: AS NOTED

PROJ. #:

DATE: OCTOBER 16, 2025

A-1

ITEM 1



5300 12ft PD 4 Panel
1279-4
QTY: 1

ITEM	DESCRIPTION	QTY	SIZE		
1	5300 12ft PD 4 Panel	1	FR: 141 1/2 X 79 1/2		

2 CENTER OPENING (OXXO)
WHITE (137) IN & OUT
SOLAR GAIN TEMPERED
TEMPERED CLEAR
ARGON
STANDARD HANDLE
HANDLE COLOR WHITE
NO KEY
STANDARD LOCK
2 KICK LOCKS=[White]
RC 450 ROLLERS
3 INCH SCREEN
BLACK MESH
** Ship OP. Panel(s) Loose **
NAIL FIN ATTACHED
EXT ACCESSORY COST
U-Factor(US):0.34 Btu/h.ft²°F.
SHGC: 0.53 , VT: 0.55
Air Leakage<= 0.3

Town of Pittsford

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

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

Permit #
B25-000128

DESIGN REVIEW AND HISTORIC PRESERVATION BOARD
REFERRAL OF APPLICATION

Property Address: 10 Escena Rise PITTSFORD, NY 14534
Tax ID Number: 178.03-4-34.1
Zoning District: IZ Incentive Zoning
Owner: Meljul NY, LLC
Applicant: Meljul NY, 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 design review of a 1,069 square foot attached pavilion, with solar panels, to existing home.

Meeting Date: December 11, 2025

Residential Neighborhood Zoning

11/21/2025, 11:44:03 AM

1:4,172

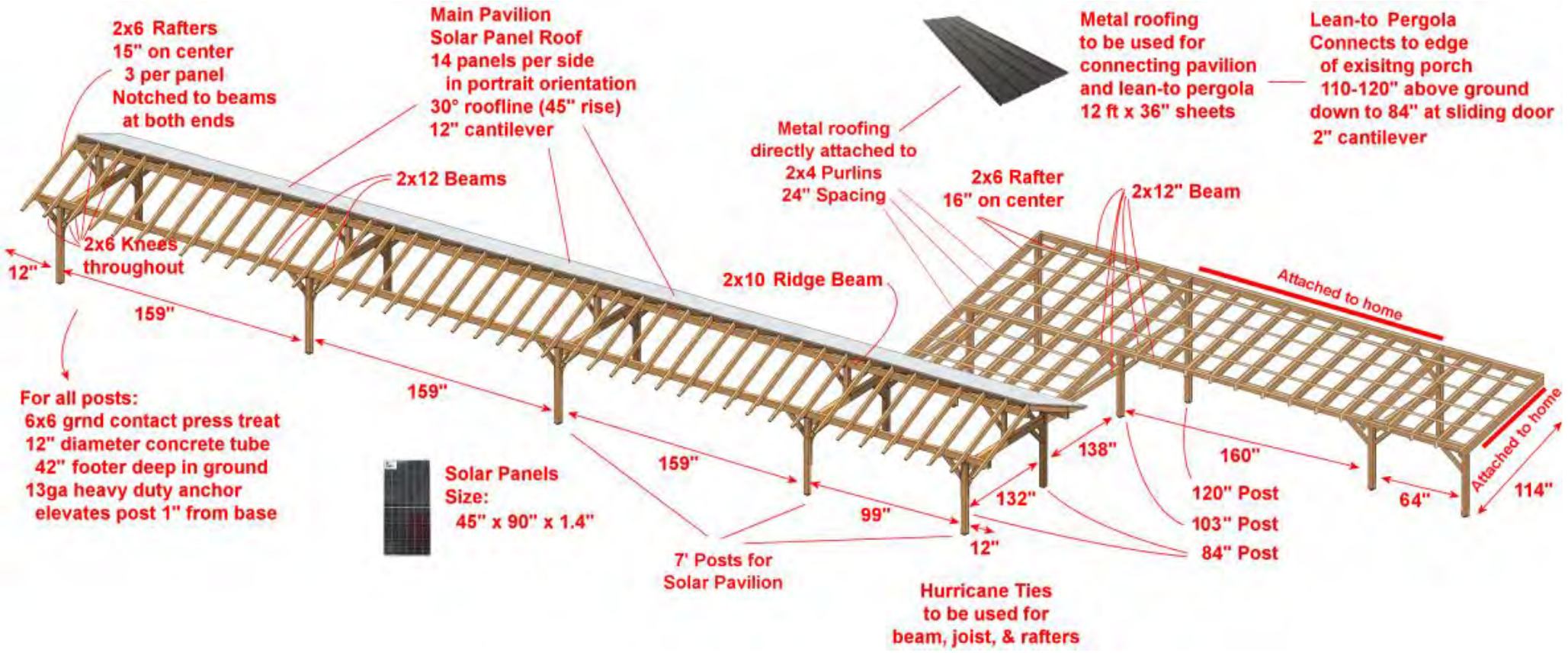
0 0.0325 0.065 0.13 mi

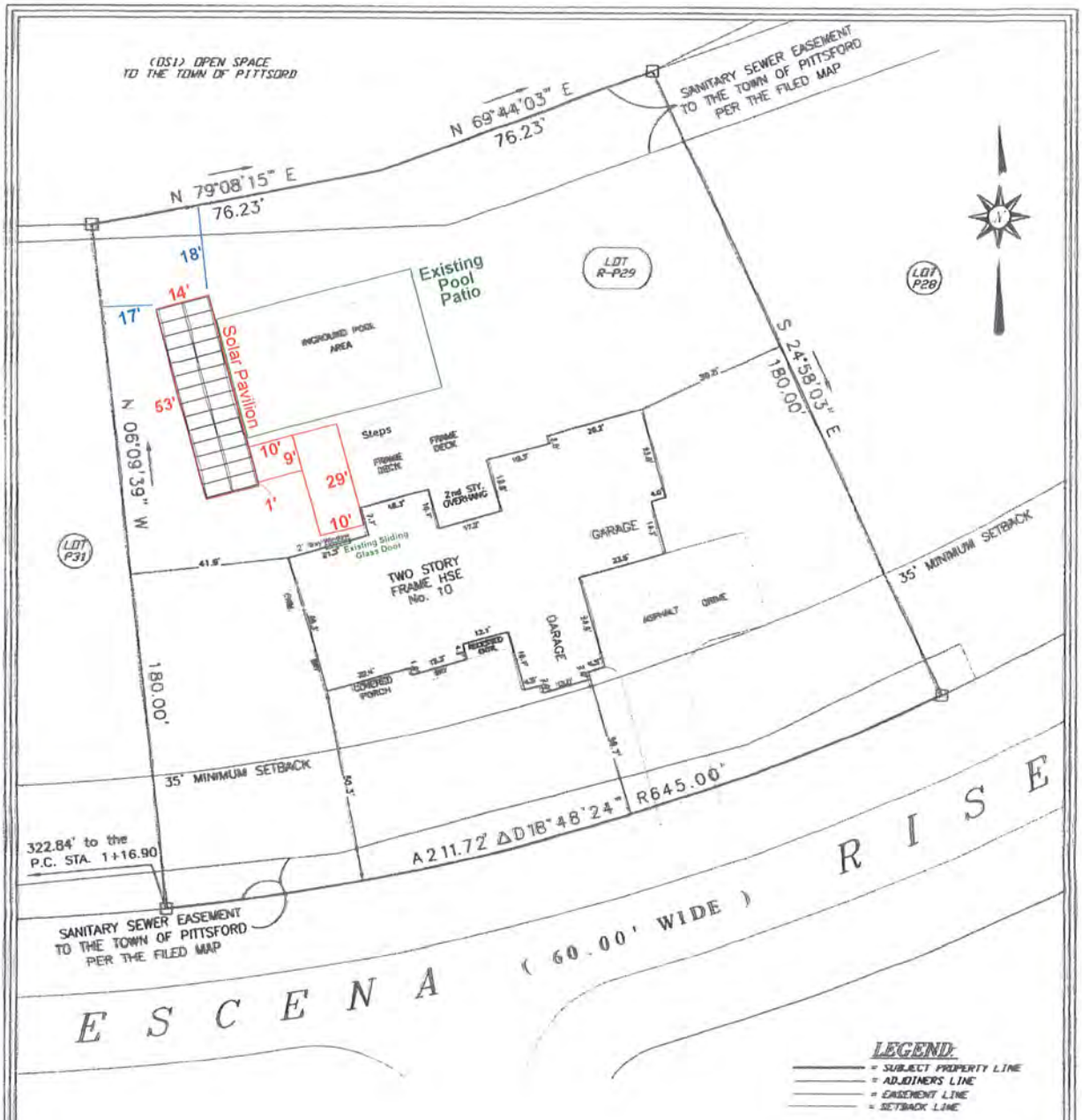
0 0.05 0.1 0.2 km

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.

350
16
14
4
6
10
8
Escena Rise
Escena Rise
11
9
Lexton Way
3
5
7
2
4


2x6 Rafters
15" on center
3 per panel
Notched to beams
at both ends
Main Pavilion
Solar Panel Roof
14 panels per side
in portrait orientation
30° roofline (45" rise)
12" cantilever
2x12 Beams
2x6 Knees
throughout
12"
159"
159"
159"
159"
For all posts:
6x6 grnd contact press treat
12" diameter concrete tube
42" footer deep in ground
13ga heavy duty anchor
elevates post 1" from base
Solar Panels
Size:
45" x 90" x 1.4"
7' Posts for
Solar Pavilion
99"
12"
Hurricane Ties
to be used for
beam, joist, & rafters
Metal roofing
directly attached to
2x4 Purlins
24" Spacing
Metal roofing
to be used for
connecting pavilion
and lean-to pergola
12 ft x 36" sheets
Lean-to Pergola
Connects to edge
of exisitng porch
110-120" above ground
down to 84" at sliding door
2" cantilever
2x6 Rafter
16" on center
2x12" Beam
2x10 Ridge Beam
Attached to home
138"
160"
132"
120" Post
103" Post
84" Post
64"
Attached to home
114"



REFERENCES:

1. MAP OF THE WILSHIRE HILL SUBDIVISION, SECTION 1 AS FILED IN THE MONROE COUNTY CLERK'S OFFICE IN LIBER 347 OF MAPS, PAGE 61.
2. LIBER 11339 OF DEEDS, PAGE 169 AND LIBER 11339 OF DEEDS, PAGE 174 & LIBER 11339 OF DEEDS, PAGE 177.
3. SUBJECT TO THE DECLARATION OF RESTRICTIVE COVENANTS PER LIBER 11535 OF DEEDS, PAGE 407.
4. RESUBDIVISION MAP OF LOTS P29 & P30 OF THE WILSHIRE HILL SUBDIVISION, SECTION 1 AS FILED IN THE MONROE COUNTY CLERK'S OFFICE IN LIBER 352 OF MAPS, PAGE 100.

MAP OF AN INSTRUMENT SURVEY OF

No. 10 ESCENA RISE

BEING

LOT No. R-P29 of the WILSHIRE HILL RE-SUBDIVISION of SECTION 1

SITUATE IN

TOWN OF PITTSFORD

COUNTY OF MONROE
SCALE 1 INCH = 30 FEET

STATE OF NEW YORK
DATE: JUNE 21, 2017

GROVER & BATES ASSOCIATES
486 WEST SPRINGS STREET
EAST ROCHESTER, NEW YORK
585-381-6021

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

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

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

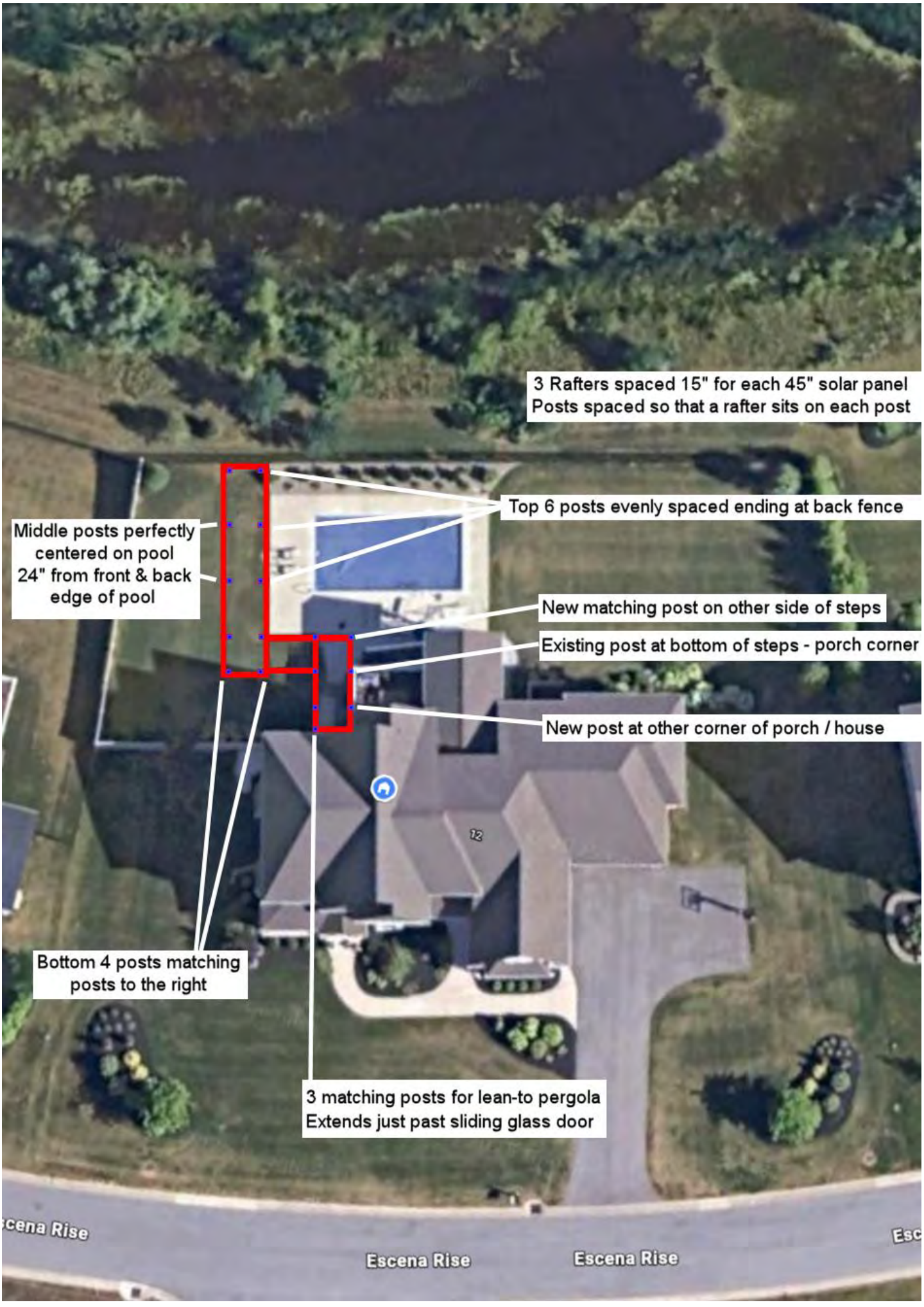
1.

THAT THIS MAP WAS MADE FROM NOTES OF AN INSTRUMENT SURVEY COMPLETED ON JUNE 18, 2017.

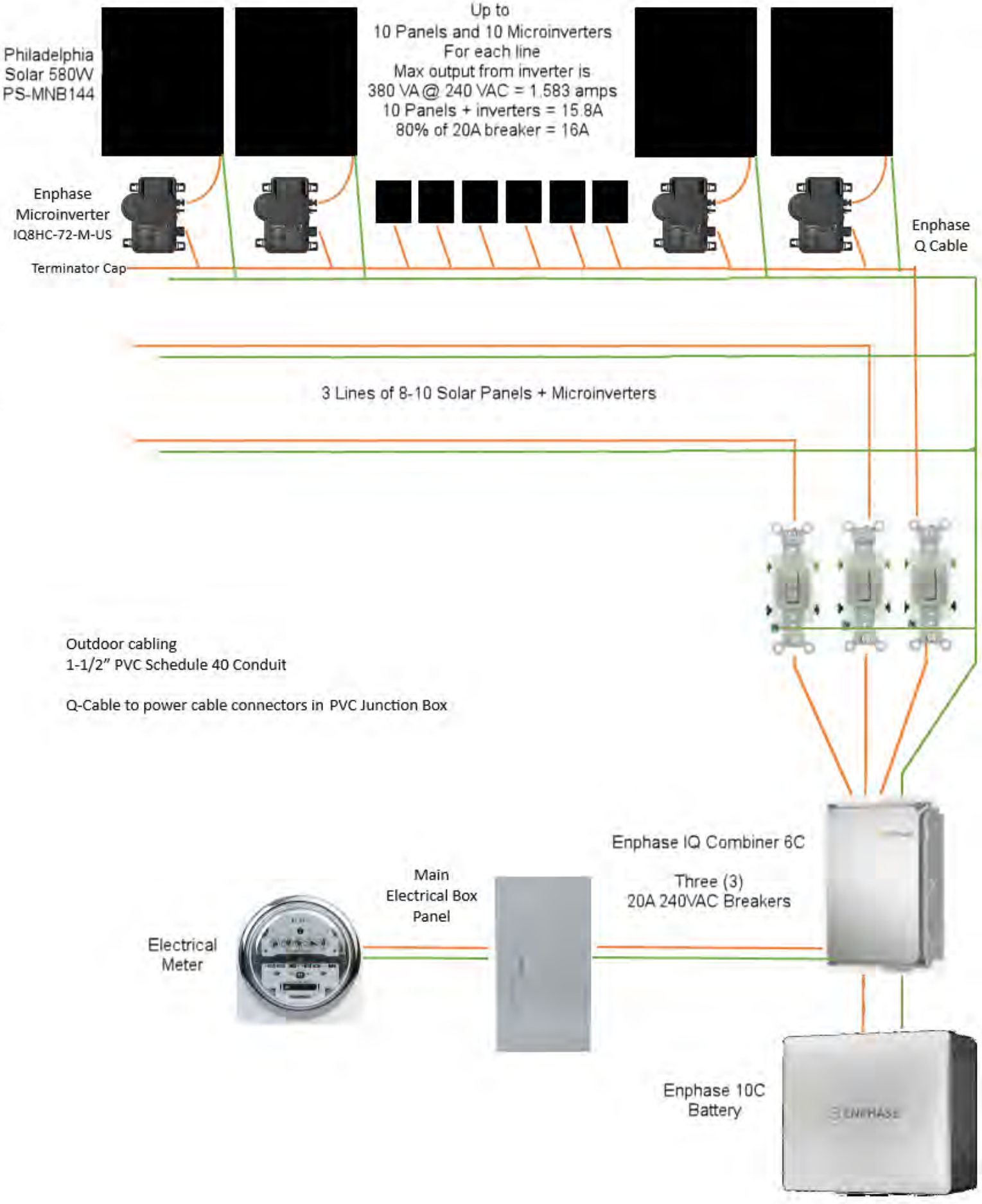
STATE OF NEW YORK
JAMES E. BATES, JR.
No. 49464
Licensed Land Surveyor

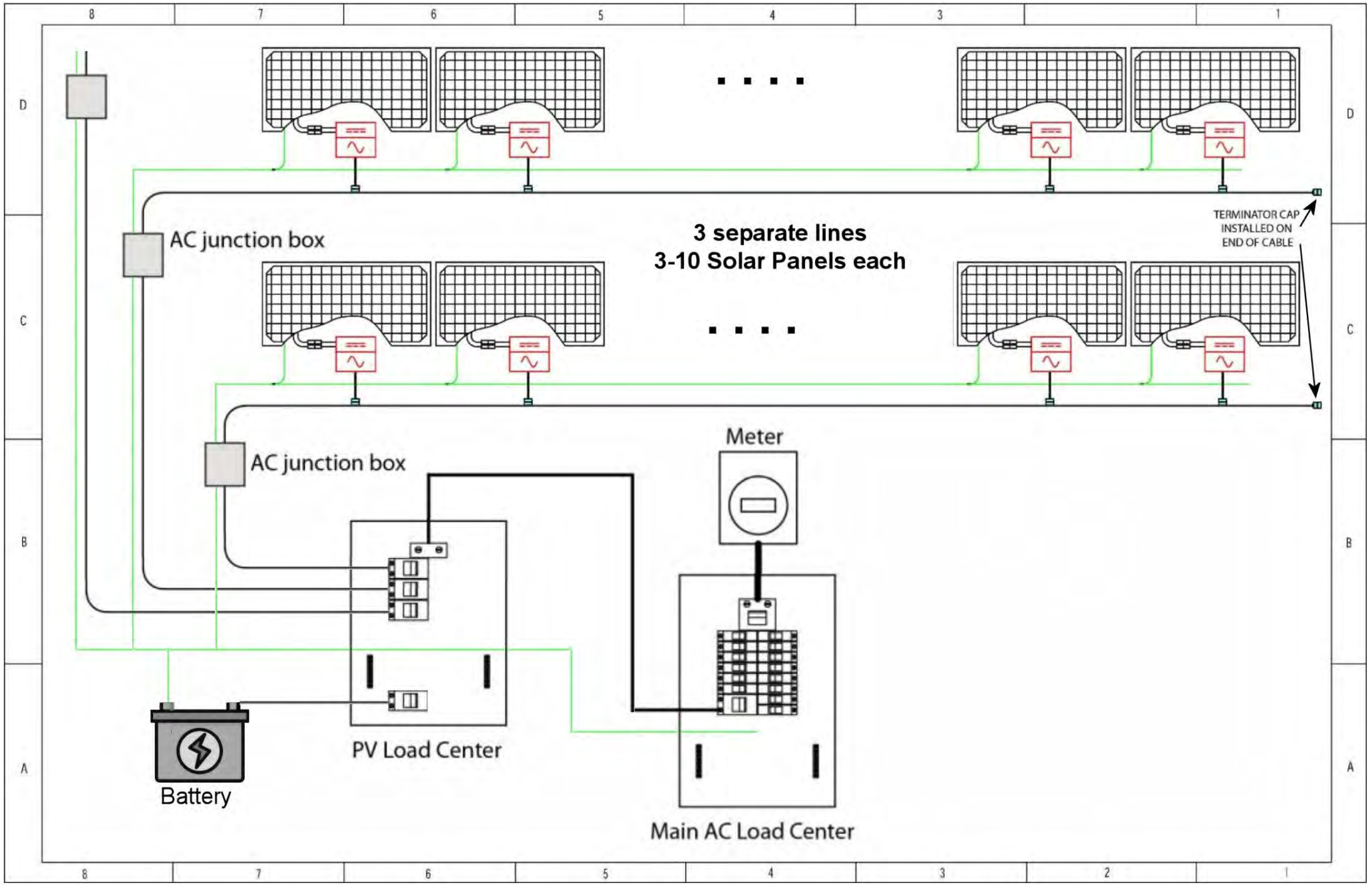
JAMES E. BATES, Jr. LICENSE No. 49464

JOB No. 13-R217

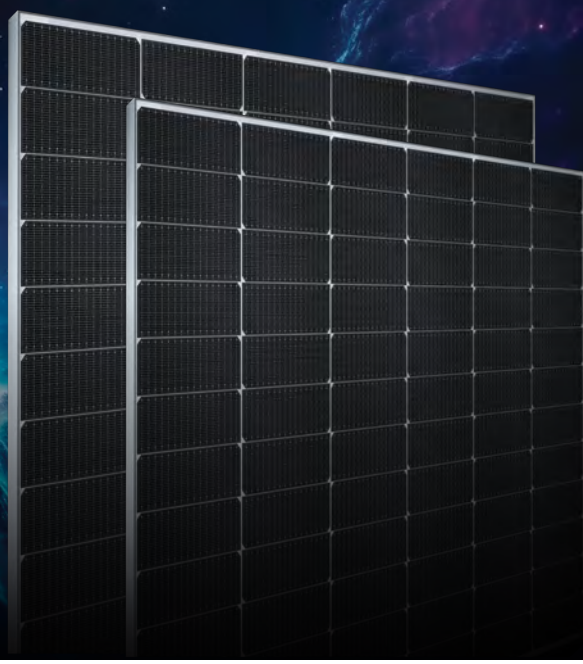

3 Rafters spaced 15" for each 45" solar panel
Posts spaced so that a rafter sits on each post
Top 6 posts evenly spaced ending at back fence
Middle posts perfectly centered on pool 24" from front & back edge of pool
New matching post on other side of steps
Existing post at bottom of steps - porch corner
New post at other corner of porch / house
Bottom 4 posts matching posts to the right
3 matching posts for lean-to pergola
Extends just past sliding glass door
Escena Rise
Escena Rise
Escena Rise

Elevated view from Mendon Center Road
Homes on this side are not elevated, but below our home


Philadelphia
Solar 580W
PS-MNB144
Up to
10 Panels and 10 Microinverters
For each line
Max output from inverter is
380 VA @ 240 VAC = 1.583 amps
10 Panels + inverters = 15.8A
80% of 20A breaker = 16A
Enphase
Microinverter
IQ8HC-72-M-US
Terminator Cap
Enphase
Q Cable
3 Lines of 8-10 Solar Panels + Microinverters
Outdoor cabling
1-1/2" PVC Schedule 40 Conduit
Q-Cable to power cable connectors in PVC Junction Box
Enphase IQ Combiner 6C
Three (3)
20A 240VAC Breakers
Main
Electrical Box
Panel
Electrical
Meter
Enphase 10C
Battery
ENPHASE


AC junction box
3 separate lines
3-10 Solar Panels each
TERMINATOR CAP
INSTALLED ON
END OF CABLE
AC junction box
Meter
PV Load Center
Battery
Main AC Load Center

PHILADELPHIA SOLAR
DELIVERING CLEAN ENERGY SOLUTIONS



NEXUS

PS-MNB144(HCBF)-xxxW

Half-Cell N-Type 16BB Bifacial Module

570 - 590 Watt

Positive power tolerance of 0 ~+3%

Philadelphia Solar's Mono-Crystal-line N-type modules with power up to **590Wp** are produced using the state-of-the-art (automated) robotic production lines. These modules are suitable to be used for most electrical power applications and have excellent durability to prevailing weather conditions

CERTIFICATIONS

UL 61215 /IEC 61215 : 2021
UL 61730 / IEC 61730 : 2022
CSA C22.2#61730:2019
EN ISO 9001: 2015
Quality Management System
EN ISO 14001: 2015
Environmental Management System
EN ISO 45001: 2018
Occupational health and safety management systems

TÜV AUSTRIA

Achilles Repro SILVER

ETL C US LISTED Intertek

APPLICATIONS

On-Grid Commercial/ Industrial Roof-Tops

Off-Grid Systems (Including Lighting Systems)

Solar Power Plants

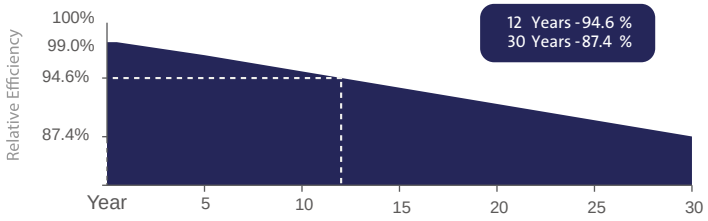
EUPD RESEARCH TOP BRAND PV MODULES 2024

Made In Jordan

FEATURES

- Power output increases by 5-25% from the backside resulting in significantly reduced LCOE and (IRR).
- withstand High Mechincal load : Front (5400 Pascal) Back (2400 Pascal)
- Exceptional Anti-PID performance through the use of optimized mass-production processes and strict materials control.
- Improved light trapping and current collection technology enhance module power output and reliability.
- Less partial shading current mismatch loss so more power output.
- Better temperature coefficients come from half-cell design.

LINEAR PERFORMANCE WARRANTY



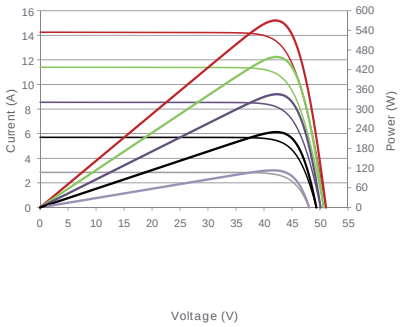
12 Year Product Warranty

30 Year Linear Power Warranty

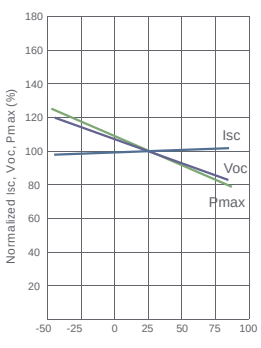
Only **-0.4%** Annual Degradation

Electrical Performance & Temperature Dependence

Current-Voltage & Power-Voltage Curves (570W)



Temperature Dependence of Isc,Voc,Pmax



ELECTRICAL CHARACTERISTICS

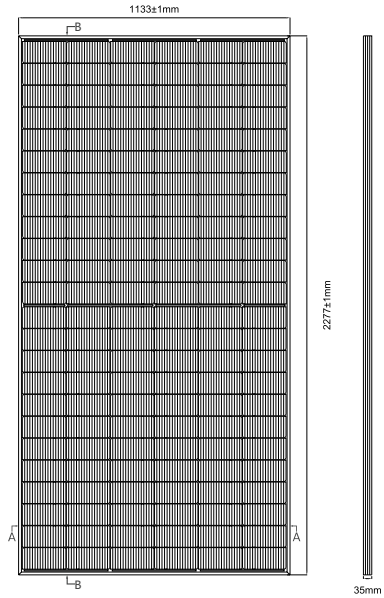
POWER AT STC	570 W	575 W	580 W	585W	590W
Short Circuit Current - Isc (A)	14.02	14.06	14.10	14.14	14.18
Maximum Power Current - Impp (A)	13.25	13.29	13.33	13.37	13.41
Open Circuit Voltage - Voc (V)	51.37	51.51	51.65	51.79	51.93
Maximum Power Voltage - Vmpp (V)	43.15	43.39	43.64	43.89	44.14
Module Efficiency - η' (%)	22.06%	22.25%	22.44%	22.64%	22.83%
Bifaciality Ratio (%)	80%±5				
Power tolerance (%)	0~+3%				

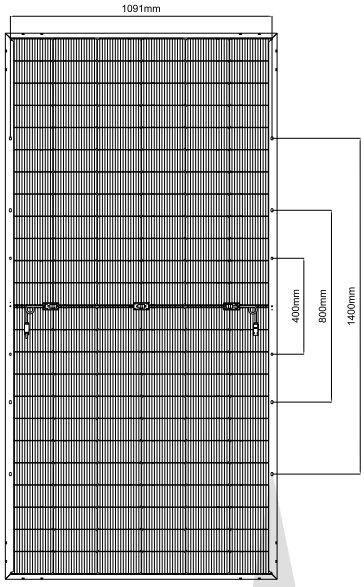
Values at Standard Test Conditions STC (Air Mass AM 1.5 , Irradiance 1000 W/m², Cell Temperature 25° C).

MATERIAL CHARACTERISTICS

Characteristics	Value
Cells per Module	144 (72 x 2)
Cell Type	N Type (TopCon) Mono-Crystalline
Front Surface	3.2mm Tempered AR Coated Glass
Back Cover	Transparent Backsheet
Frame	Anodized Aluminum (Black/Silver)
Junction Box	IP 68 With Original MC4
Cable Length	1200mm Cable length could be customized
Fire Classification	Type 1

MODULE DRAWINGS





THERMAL CHARACTERISTICS

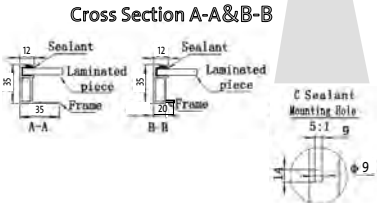
Characteristics	Value
Open Voltage Temperature Coefficient VOC (%/C°)	-0.25
Short Circuit Current Temperature Coefficient ISC (%/C°)	+0.045
Power Temperature Coefficient PMP (%/C°)	-0.29
NOCT (°C)	45±2

OPERATING CONDITIONS

Maximum Sytem Voltage - Vmax (V)	1500
Maximum Series Fuse (A)	30
Operating Temperature Range (°C)	IEC: -40 to +85 UL: -40 to +90

PHYSICAL CHARACTERISTICS

Characteristics	Value
Module Dimensions (mm)	2277 x 1133 x 35
Module Weight (kg)	29 ± 1 Kg
Packaging	**Value**
Modules per Pallet	31
40 Feet High-Cube Container	620 Modules
Mechanical Load**	**Value**
Max Static load (Front)	5400 Pa
Max Static load (Back)	2400 Pa
Dynamic load	1000 Pa



- Tolerance of power Current and Voltage (ISC,VOC)±3 %
- Datasheet is subjected to change without prior notice, always obtain the most recent version of the datasheet.
- ** Caution: For professional use only, the installation and handling of PV modules and cleaning modules require professional skills and should only be performed by qualified professionals, please read the Installation and Operation Manual before using the modules, also Cleaning Guidelines

Town of Pittsford

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

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

Permit #
B25-000133

DESIGN REVIEW AND HISTORIC PRESERVATION BOARD
REFERRAL OF APPLICATION

Property Address: 8 Bellingham Creek PITTSFORD, NY 14534
Tax ID Number: 177.04-1-15.24
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)
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- [ ] Build to Line Adjustment §185-17 (B) (2)
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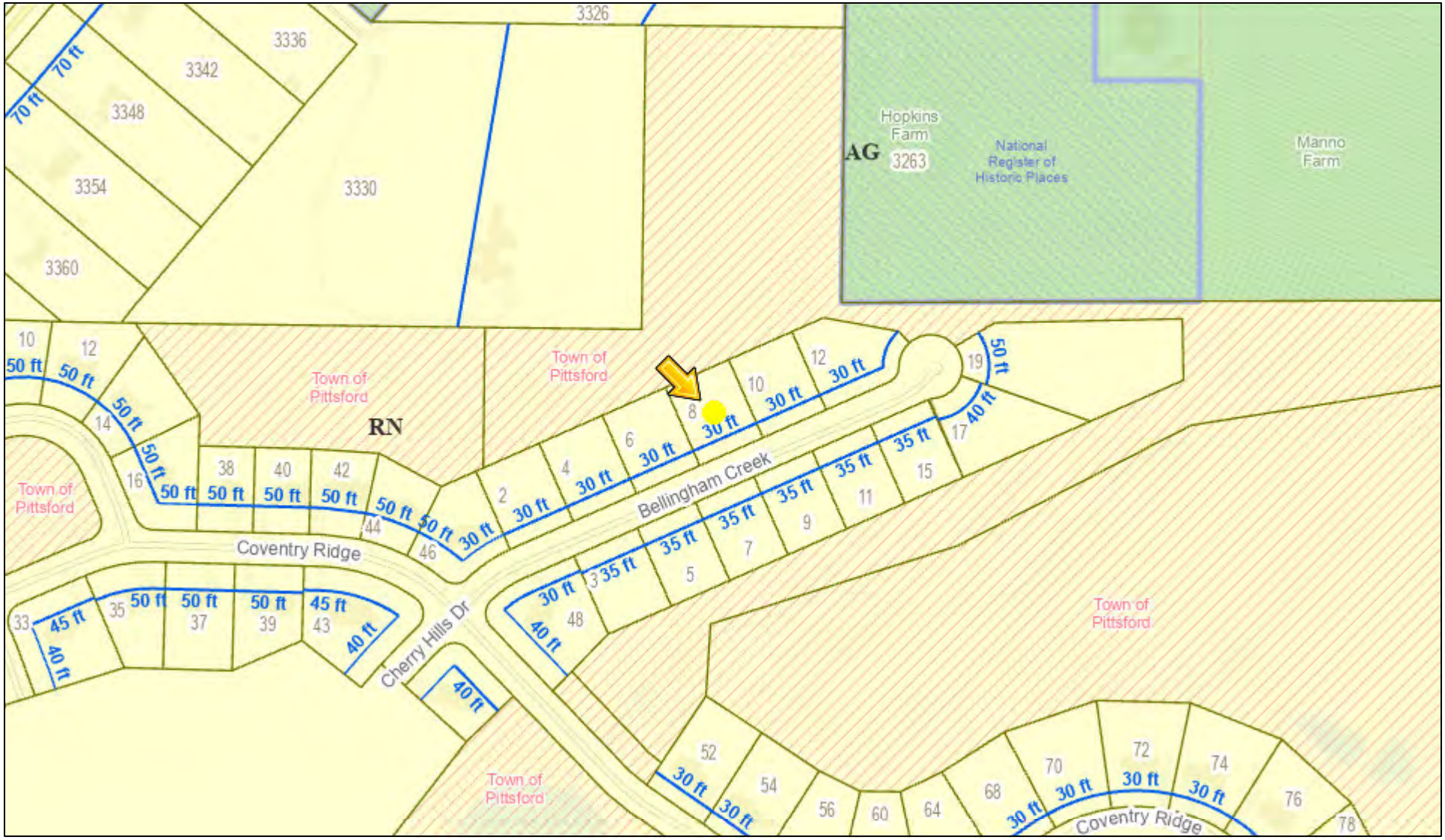
- [ ] Corner Lot Orientation §185-17 (K) (3)
- [ ] Flag Lot Building Line Location §185-17 (L) (1) (c)
- [ ] Undeveloped Flag Lot Requirements §185-17 (L) (2)

Project Description: Applicant is requesting design review for the construction of a two-story single-family home approximately 3,332 square feet that is located in the Coventry Ridge Subdivision.

Meeting Date: December 11, 2025

Residential Neighborhood Zoning



12/4/2025, 8:48:14 AM

1:4,437

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.

SPEC HOME

LOT 38 COVENTRY RIDGE
PITTSFORD, NY
COVENTRY RIDGE BUILDING CORP.

PLAN: 3332

PROJECT: 15475 F

SHEET INDEX

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

GENERAL NOTES:

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

COMPLIANCE METHOD: RESCHECK CERTIFICATE

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

ENERGY EFFICIENCY:

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

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

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

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

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

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

DURING TESTING:

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

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

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

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

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

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

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

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

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

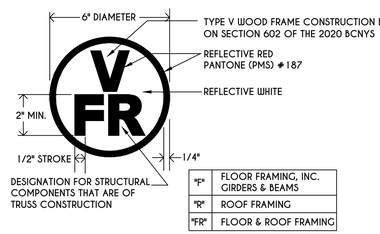
STRUCTURAL STEEL	ASTM A-36, Fy = 36 ksi
REINFORCED STEEL	ASTM A-615, Fy = 40 ksi
WIRE MESH	ASTM A-185, 6 x 6 - 10/10 W.W.M.
LUMBER	ALL STUCTURAL MEMBERS, JOISTS, RAFTERS, ETC. TO BE #2 GRADE LUMBER (DOUGLAS FIR-LARCH, HEM-FIR, SOUTHERN PINE OR SPRUCE PINE-FIR) WITH A MIN. FIBER STRESS OF 850 P.S.I. UNLESS 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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REVISIONS:

DATE	BY	DESCRIPTION

CLIENT/LOCATION:

SPEC HOME
LOT 38 COVENTRY RIDGE
PITTSFORD, NY

BUILDER:

COVENTRY RIDGE
BUILDING CORP.

COVER PAGE

GLA PLAN 3332

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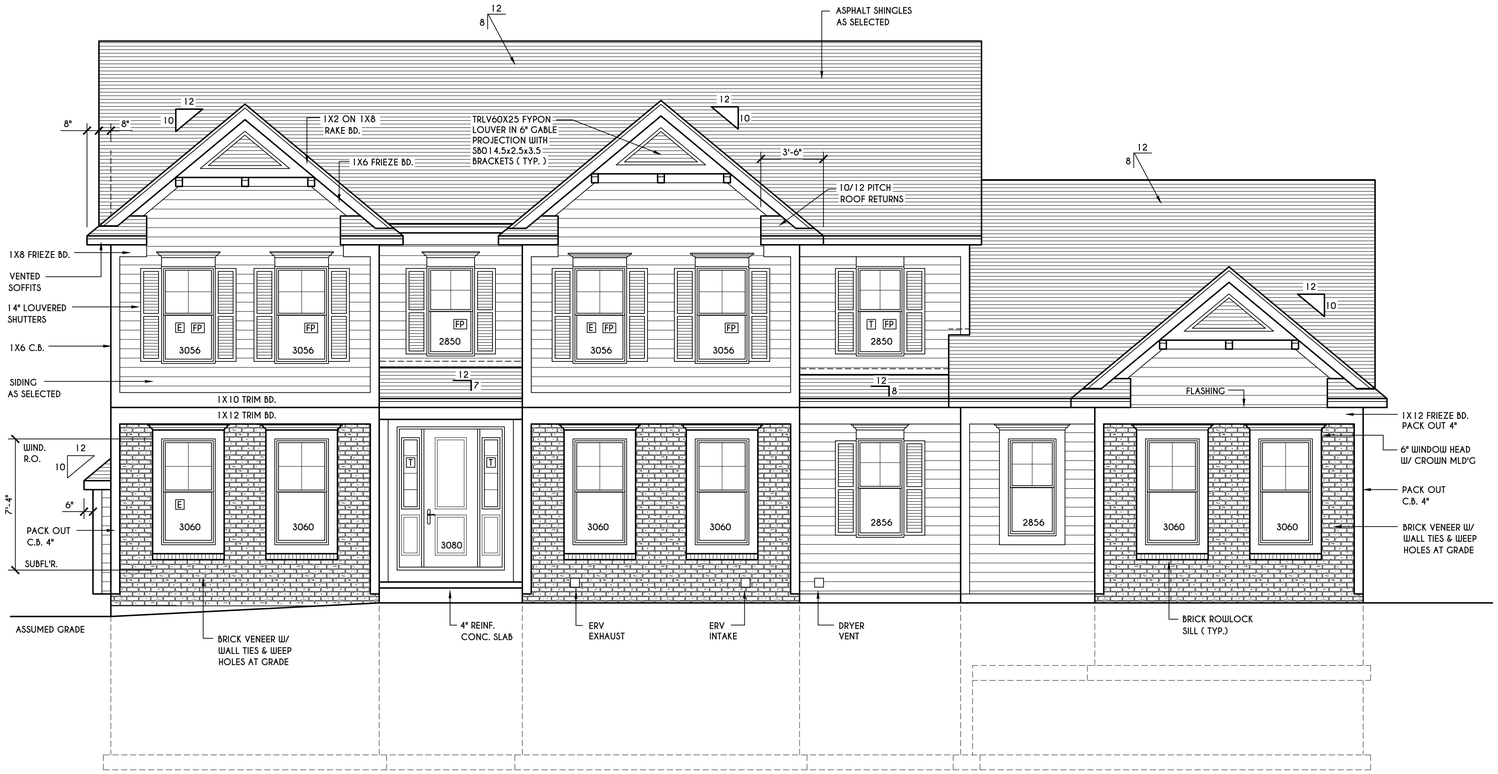


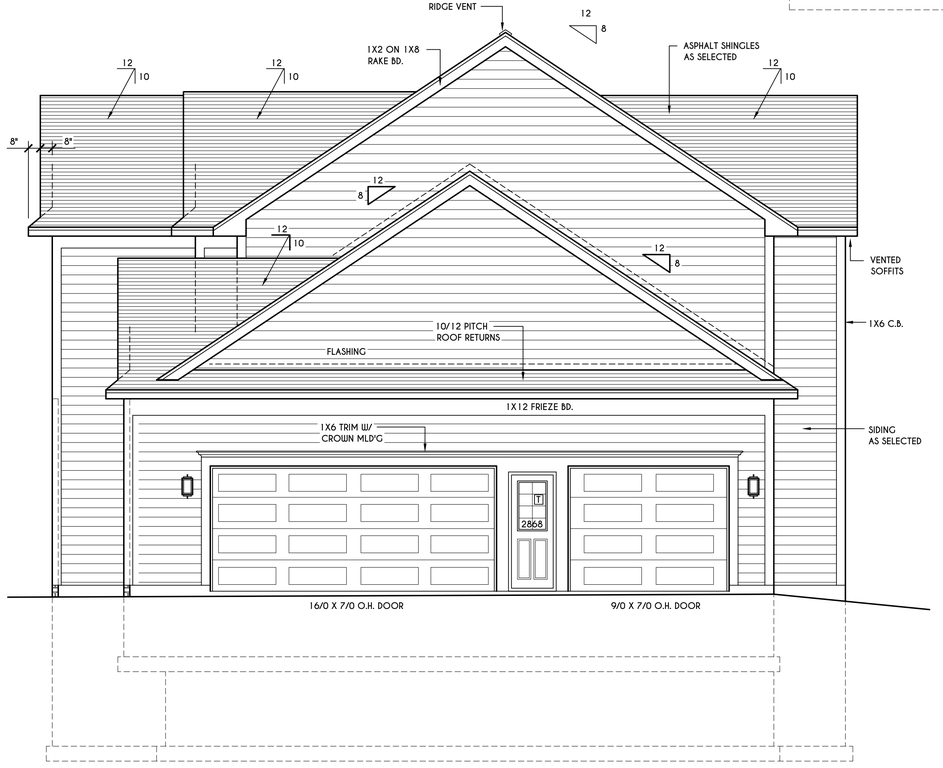
HOUSE FOOTPRINT

SCALE: 1" = 50'-0"

FRONT ELEVATION

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

FIRST FLOOR LIVING AREA	=	1649 SQ.FT.
SECOND FLOOR LIVING AREA	=	1683 SQ.FT.
TOTAL LIVING AREA	=	3332 SQ.FT.
TOTAL CONDITIONED VOLUME (CONTRACTOR TO VERIFY)	=	45,803 CU.FT.



RIGHT ELEVATION

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

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

DOORS: SELECTION BY OWNER

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

WINDOW / DOOR LEGEND:

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

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

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

GENERAL NOTES:

ALL RAKES ARE 8" & OVERHANGS ARE 16" UNLESS NOTED OTHERWISE

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

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

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

MECHANICAL VENTILATION RATE:

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

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

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

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

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

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

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

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

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

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

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REGISTERED ARCHITECT
JOSEPH P. O'DONNELL
21932
STATE OF NEW YORK
EXPIRATION DATE: 8/31/2026

Greater Living Architecture, P.C.

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

REVISIONS:

DATE	BY	DESCRIPTION

CLIENT/LOCATION:

SPEC HOME
LOT 38 COVENTRY RIDGE
PITTSFORD, NY

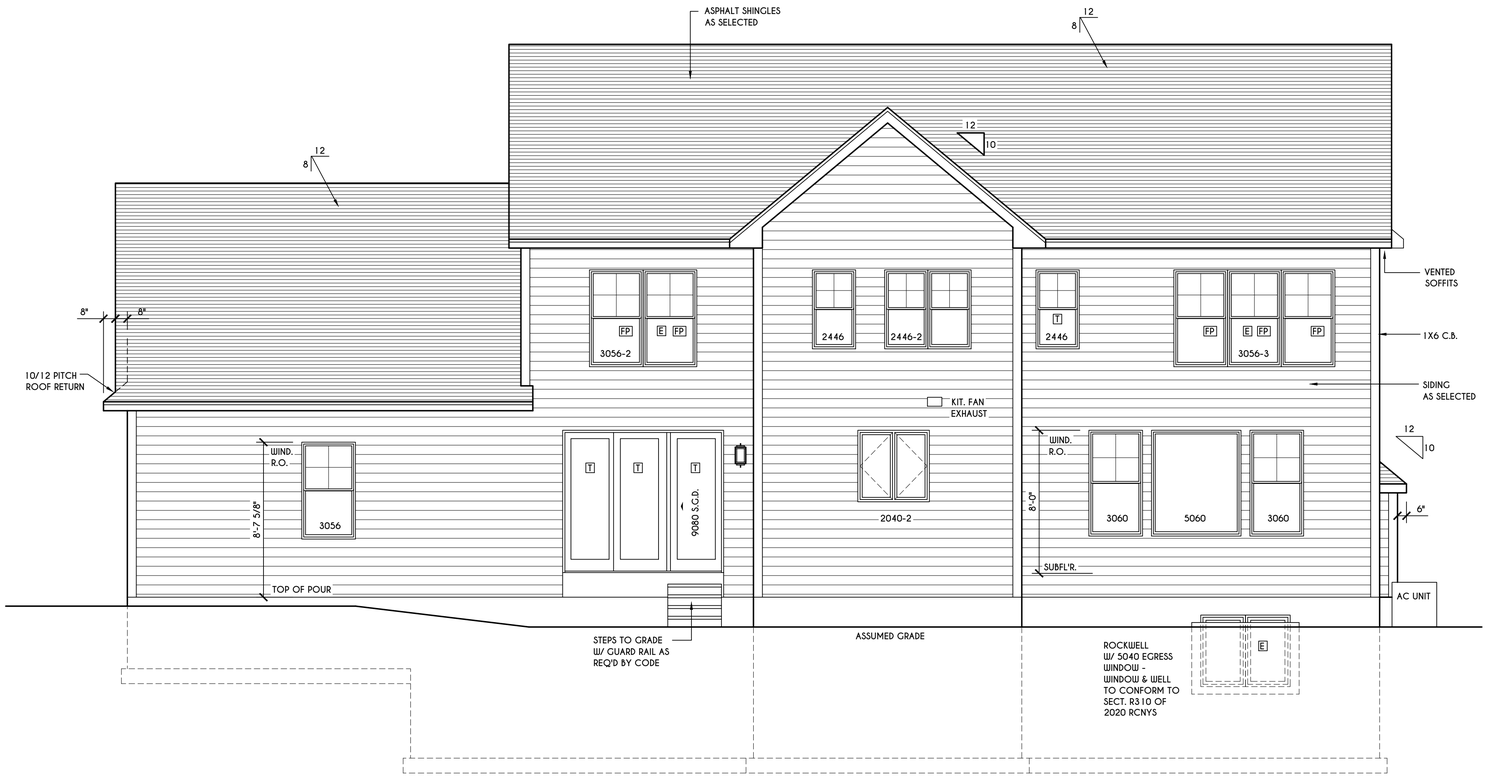
BUILDER:

COVENTRY RIDGE
BUILDING CORP.

ELEVATIONS

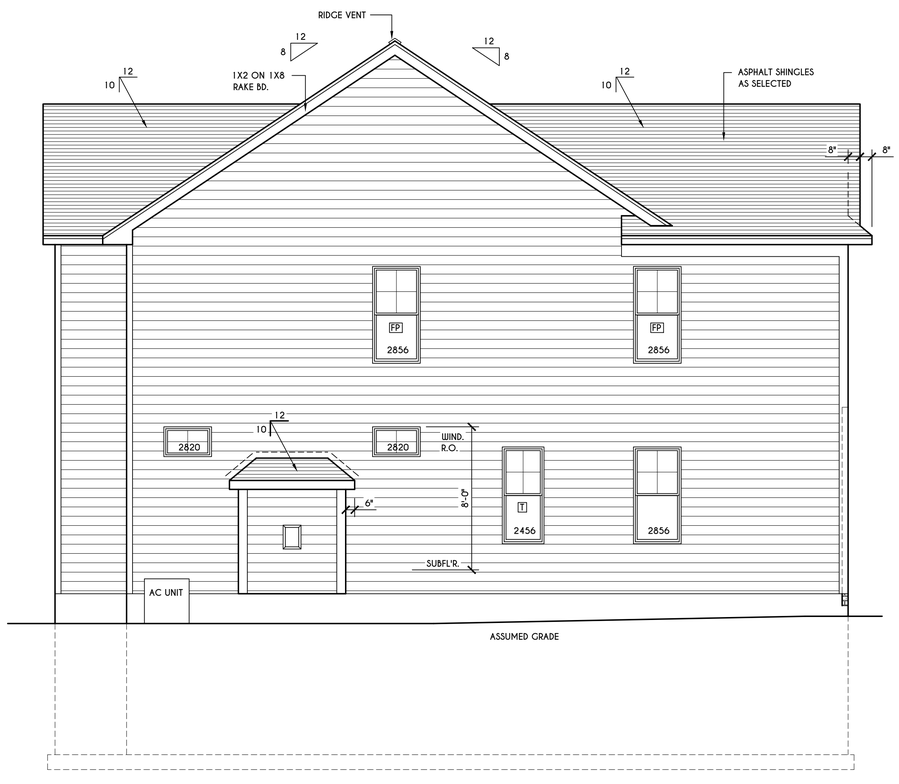
GLA PLAN 3332

drawn:	checked:
CDK	CSB
scale: AS NOTED	date: 10 / 25
PROJECT: 15475F	sheet: 1 / 6



REAR ELEVATION

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



LEFT ELEVATION

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

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

DOORS: SELECTION BY OWNER

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- CLEAR OPENING WIDTH OF 20"
- CLEAR OPENING HEIGHT OF 24"
PER SECT. R310.1 OF 2020 RCNYS

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PITTSFORD, NY

BUILDER:

COVENTRY RIDGE
BUILDING CORP.

ELEVATIONS

GLA PLAN 3332

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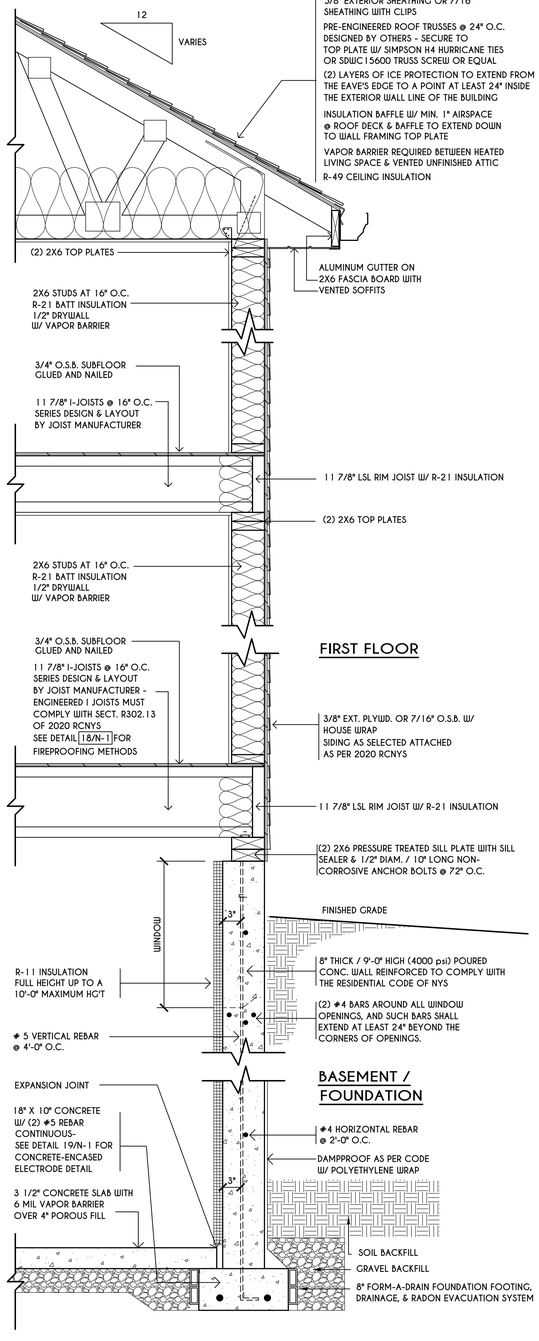


TRUSS EAVE CONSTRUCTION

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 SDWC15600 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

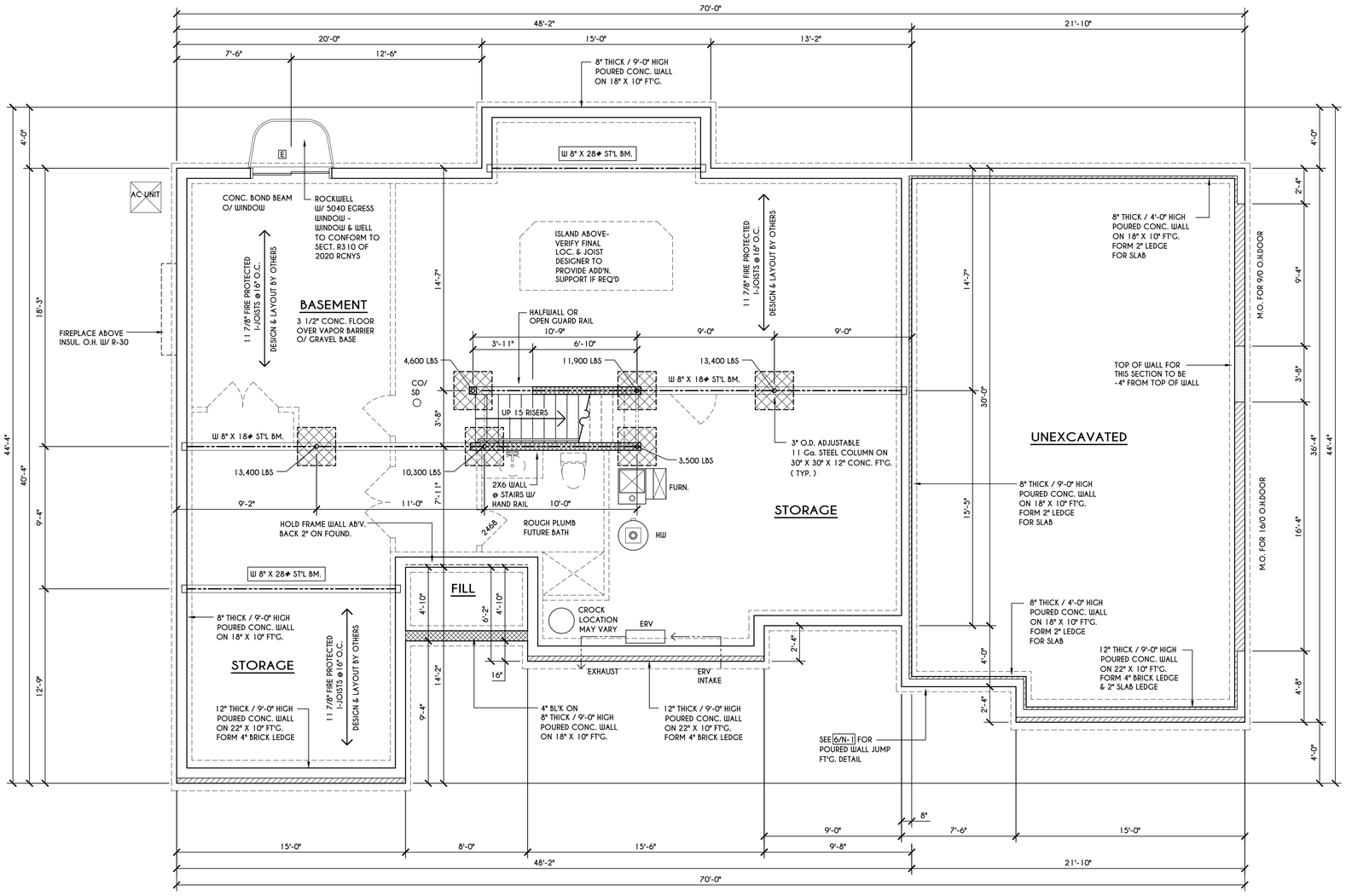
R-49 CEILING INSULATION

FIRST FLOOR

BASEMENT / FOUNDATION

TYPICAL WALL SECTION

SCALE: 1" = 1'-0"



BASEMENT & FOUNDATION PLAN

938 SQ. FT.

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

OPT. FINISHED TERRACE LEVEL AREA

ENGINEERED FL'R JOIST NOTE:

ALL ENGINEERED FLOOR JOISTS TO BE DESIGNED BY & LAYOUT TO BE DONE BY MANUFACTURER TO THE SPECS BELOW:

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

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

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

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 (U.N.O.)
ALL APPLIANCES SHOWN TO BE BY OWNER OR AS PER CONTRACT BY BUILDER
SMOKE (SD) & HEAT DETECTOR (HD), SHALL BE INSTALLED AS PER SECT. R314 OF 2020 RCNYS
CARBON MONOXIDE ALARMS SHALL BE INSTALLED AS PER SECT. 915.33 FCNYS & BE WITHIN 10' OF ALL SLEEPING AREAS
REINFORCE FOUNDATION WALLS AS PER 2020 RCNYS. SEE PG. N-2 FOR REINFORCING CHARTS
SEE CONCRETE-ENCASED ELECTRODE DETAIL 19/N-1

WINDOW / DOOR LEGEND:

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

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PITTSFORD, NY

BUILDER:

COVENTRY RIDGE BUILDING CORP.

FOUNDATION PLAN

GLA PLAN 3332

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CDK	CSB
scale:	date:
AS NOTED	10 / 25
PROJECT:	sheet:
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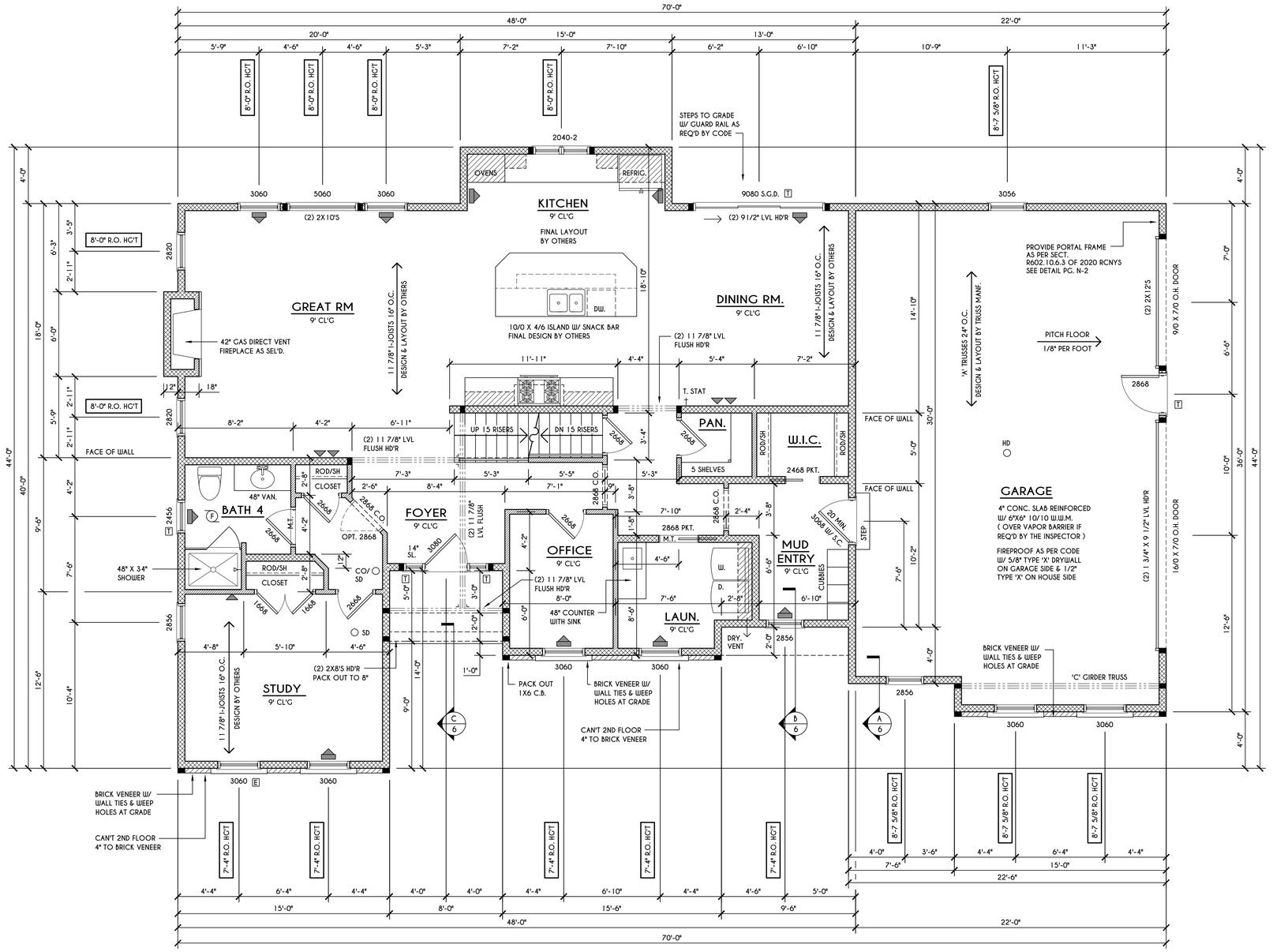

FIRST FLOOR PLAN

1649 SQ. FT.

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

FRAMING LEGEND:

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

GENERAL FIRST FLOOR PLAN NOTES:

FIRST FLOOR PLATE HGT TO BE 9'-1 1/8" (UNLESS NOTED OTHERWISE)
ALL WINDOW R.O. HGT'S TO BE 6'-10 1/2" U.N.O.
PROVIDE SOLID BLOCKING UNDER ALL BEARING POINTS DOWN TO FOUNDATION WALL
PROVIDE 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.
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ENGINEERED FLOOR JOIST NOTE:

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

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PITTSFORD, NY

BUILDER:

COVENTRY RIDGE
BUILDING CORP.

FIRST FLOOR PLAN

GLA PLAN 3332

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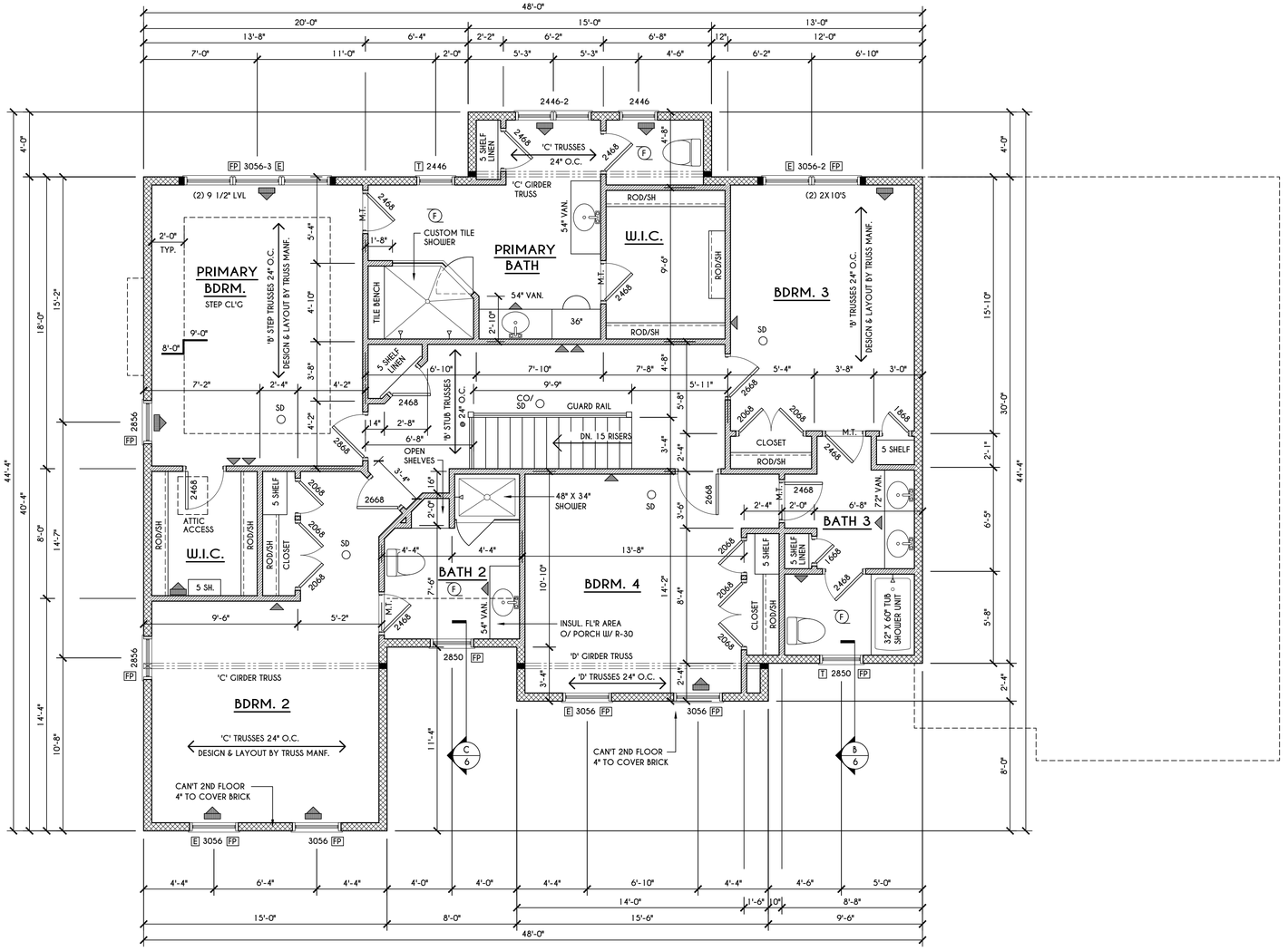

SECOND FLOOR PLAN

1683 SQ.FT.

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

FRAMING LEGEND:

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

GENERAL SECOND FLOOR PLAN NOTES:

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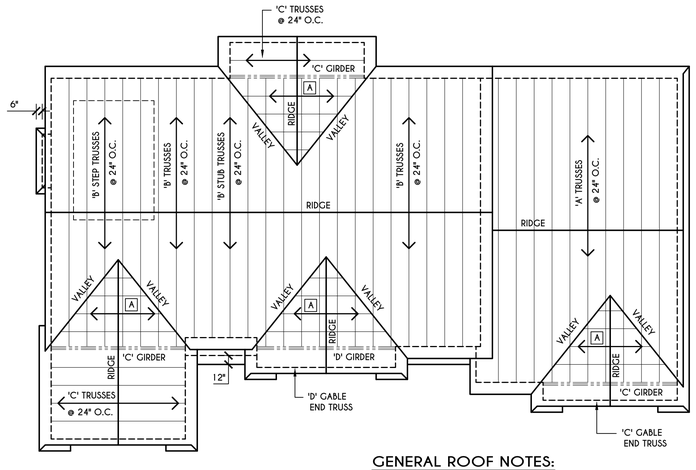

ROOF PLAN

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

A – 2X6 LAYOVER RAFTERS 24" O.C.

GENERAL ROOF NOTES:

ALL RAKES ARE 8" & OVERHANGS ARE 16" UNLESS NOTED OTHERWISE

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

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

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

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PITTSFORD, NY

BUILDER:

COVENTRY RIDGE
BUILDING CORP.

SECOND FLOOR PLAN

GLA PLAN 3332

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CDK	CSB
scale:	date:
AS NOTED	10 / 25
PROJECT:	sheet:
15475F	5 / 6

Town of Pittsford

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

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

Permit #
D23-000001

DESIGN REVIEW AND HISTORIC PRESERVATION BOARD
REFERRAL OF APPLICATION

Property Address: 114 Sunset Boulevard PITTSFORD, NY 14534
Tax ID Number: 164.10-4-23
Zoning District: RN Residential Neighborhood
Owner: Sarajlic, Vedrana
Applicant: Sarajlic, Vedrana

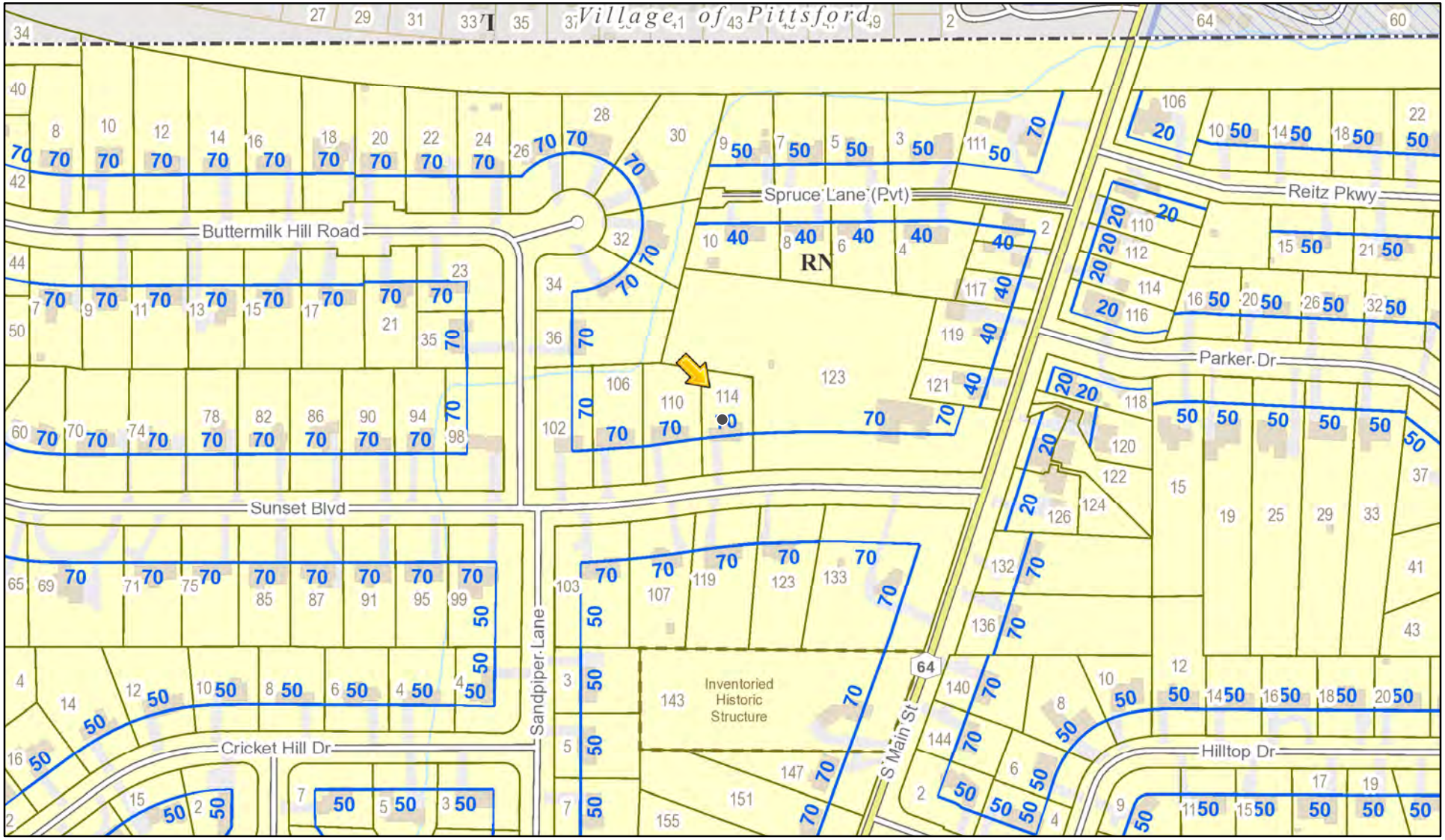
Application Type:

- [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 returning to request design review for the construction of a two-story single-family home approximately 3,180 square feet. This property is zoned Residential Neighborhood (RN).

Meeting Date: December 11, 2025

RN Residential Neighborhood Zoning



Printed March 1, 2023

1:4,514

0 195 390 780 ft

0 55 110 220 m

Town of Pittsford GIS

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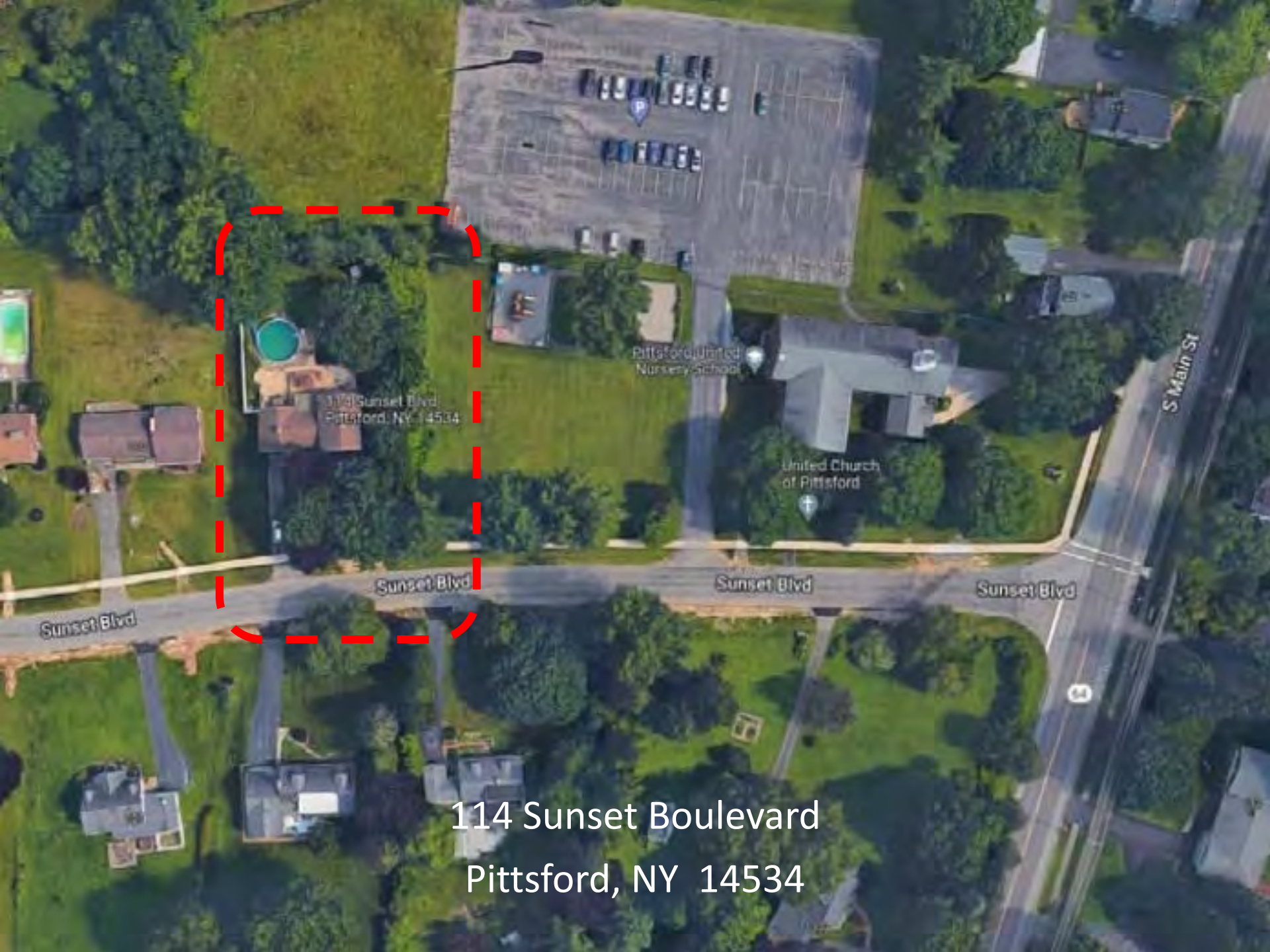
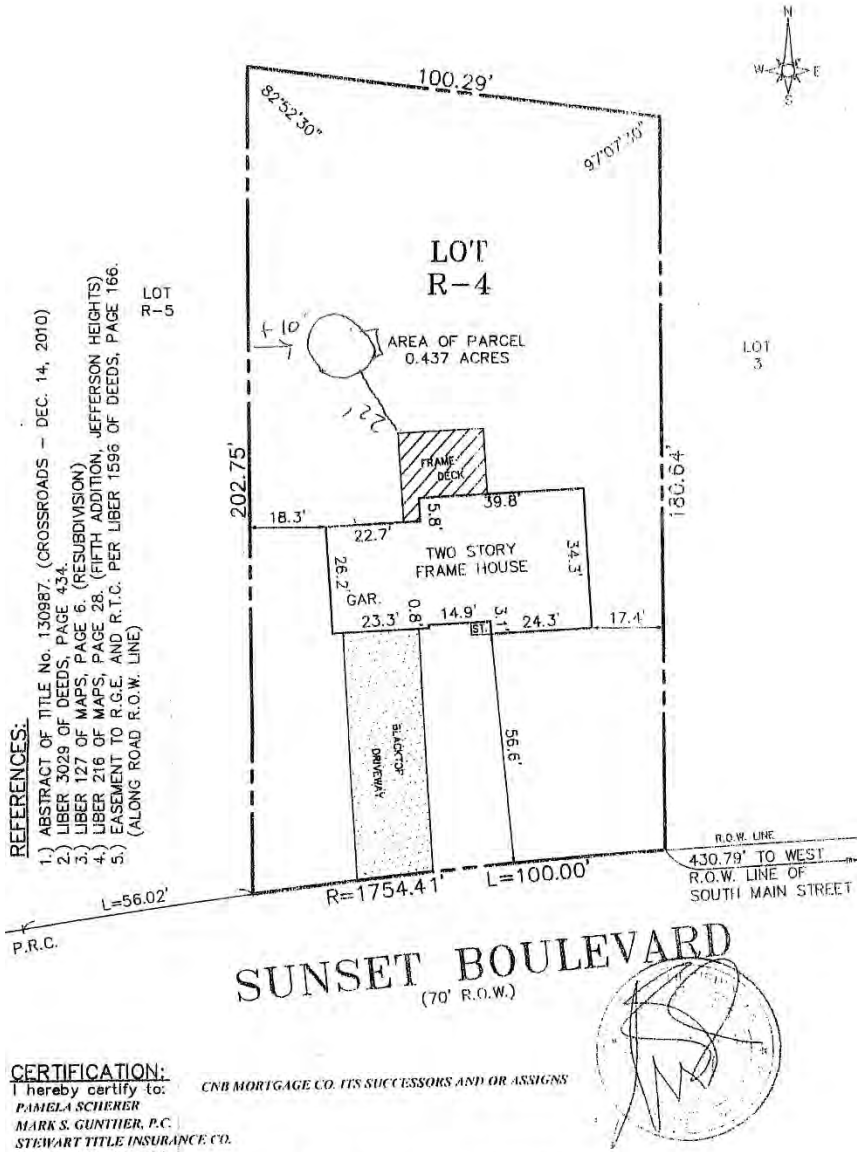


114 Sunset Boulevard

Pittsford, NY 14534

36
102
106
110
114
119

TITAN V8



REFERENCES:

1.) ABSTRACT OF TITLE No. 130987. (CROSSROADS - DEC. 14, 2010)
2.) LIBER 3029 OF DEEDS, PAGE 434.
3.) LIBER 127 OF MAPS, PAGE 6. (RESUBDIVISION)
4.) LIBER 216 OF MAPS, PAGE 28. (FIFTH ADDITION, JEFFERSON HEIGHTS)
5.) EASEMENT TO R.G.E. AND R.T.C. PER LIBER 1596 OF DEEDS, PAGE 166. (ALONG ROAD R.O.W. LINE)

CERTIFICATION:

I hereby certify to: *CNB MORTGAGE CO. ITS SUCCESSORS AND OR ASSIGNS*
PAMELA SCHERER
MARK S. GUNTHER, P.C.
STEWART TITLE INSURANCE CO.
ALBERT S. KUSAK, ESQ.

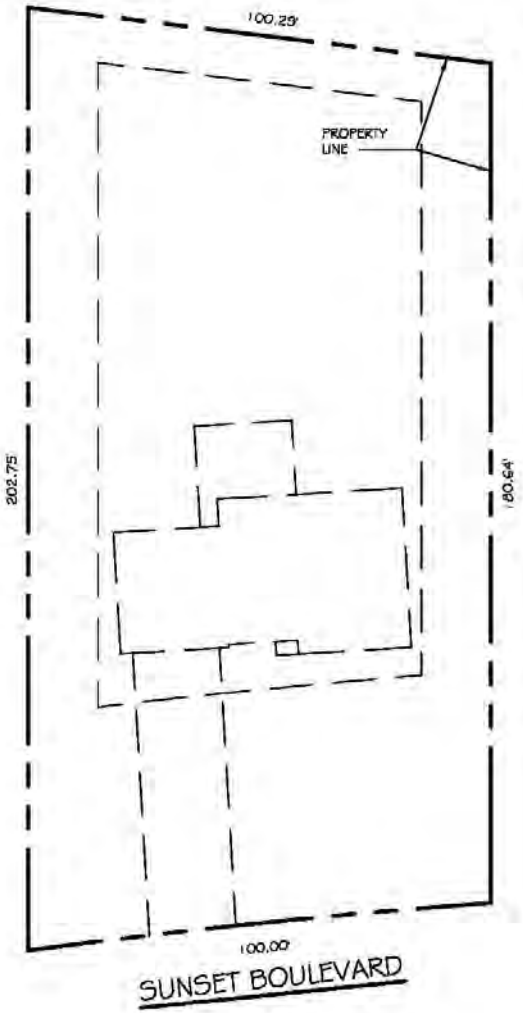
that this map was made JAN. 10, 2011 from notes of an instrument
Survey completed JAN. 05, 2011 and from references listed hereon.

NOTE: Property corners should only be set by a licensed, registered land surveyor.

GREGORY J. BILESCHI, N.Y.S.L.S. # 50342

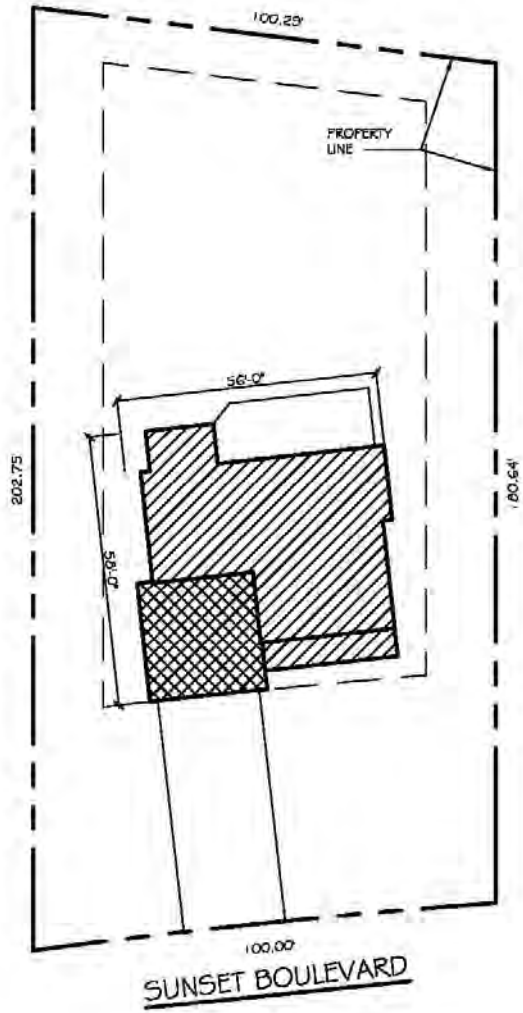
TITLE: INSTRUMENT SURVEY MAP

Tax Account No.
164.100-04-023



1 SITE PLAN - EXISTING

0 16' 32'



2 SITE PLAN - PROPOSED

0 16' 32'

DEAN ARCHITECT

Original Approved

1 SOUTH ELEVATION

0 4 8

3,180 S.F.

DEAN ARCHITECT

Original Approved

2 EAST ELEVATION

0 4 8

DEAN ARCHITECT

Original Approved

3 NORTH ELEVATION

0 4 8

DEAN ARCHITECT

Original Approved

4 WEST ELEVATION

0 4 8

DEAN ARCHITECT

DEAN
ARCHITECT

DEAN
ARCHITECT

DEAN
ARCHITECT

PROPOSED RESIDENCE:

114 SUNSET BOULEVARD
PITTSFORD, NEW YORK 14534

CLIENT:

Ms. Vedrana Saraylić and Mr. John Bell
114 Sunset Boulevard
Pittsford, New York 14534

ARCHITECT:

William C. Dean, AIA
4234 Hogmire Road
Avon, New York 14414
tel: 585.729.7460
e-mail: deanarchitect@frontiernet.net

DRAWING INDEX:

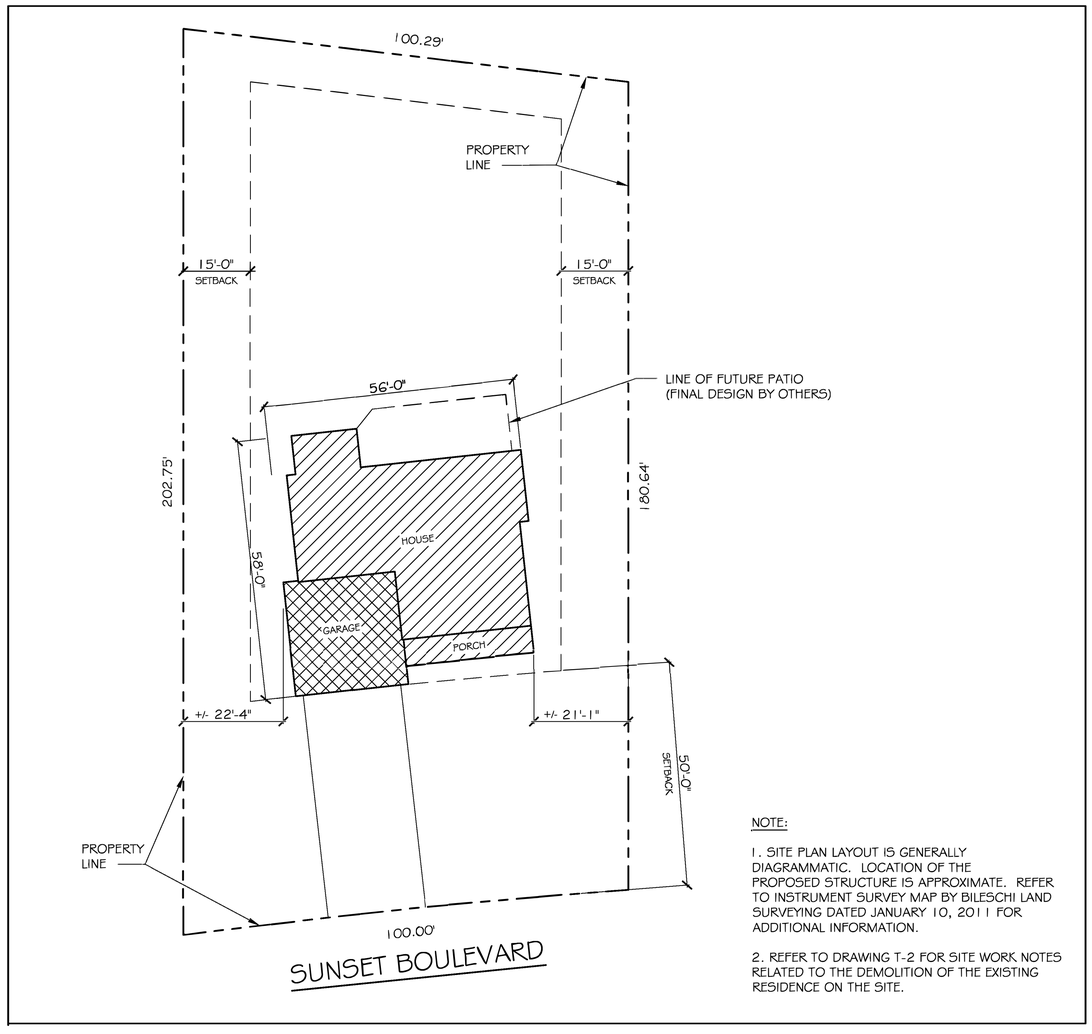
T-1	TITLE SHEET
T-2	SPECIFICATION SHEET
A-1	FOUNDATION PLAN & SCHEDULES
A-2	FIRST FLOOR PLAN & SCHEDULES
A-3	SECOND FLOOR PLAN & SCHEDULES
A-4	EXTERIOR ELEVATIONS
A-5	EXTERIOR ELEVATIONS
A-6	BUILDING SECTIONS
A-7	BUILDING SECTIONS

DATE:

November 4, 2025
CONSTRUCTION DOCUMENTS

SITE PLAN:

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



NOTE:

1. SITE PLAN LAYOUT IS GENERALLY DIAGRAMMATIC. LOCATION OF THE PROPOSED STRUCTURE IS APPROXIMATE. REFER TO INSTRUMENT SURVEY MAP BY BILESCHI LAND SURVEYING DATED JANUARY 10, 2011 FOR ADDITIONAL INFORMATION.

2. REFER TO DRAWING T-2 FOR SITE WORK NOTES RELATED TO THE DEMOLITION OF THE EXISTING RESIDENCE ON THE SITE.

GENERAL CONSTRUCTION NOTES:

1. Construction shall conform to the latest edition of the Residential Code and Energy Conservation Construction Code of New York State, with possible modifications by local code administration.

2. The Contractor shall comply with all applicable Building, Electrical, Mechanical, Sanitary and Energy Codes (local, state, and federal).

3. Construction documents for this work have been prepared in accordance with generally accepted architectural and engineering practice to meet minimum requirements of the latest edition of the Residential Code of New York State.

4. In the event of conflict between pertinent codes and regulations and referenced standards of these drawings and specifications, the more stringent provisions shall govern.

5. The Contractor shall be responsible for all construction means, methods, techniques, sequences, and safety precautions in connection with the work.

6. The Contractor shall verify all existing conditions, requirements, notes, and dimensions shown on Drawings or noted in Specifications prior to the start of demolition and construction. Any variances within Drawings and Specifications, or with conditions encountered at job site, shall be reported to Owner/Architect in writing before commencement of any work effected by such variance.

7. The Contractor shall rigidly adhere to all laws, codes, and ordinances which apply to this work. He/She shall notify and receive clarification from Owner/Architect in writing of any variations between Contract Documents and governing regulations.

8. The Contractor shall bring errors and omissions which may occur in Contract Documents to the attention of the Owner/Architect in writing and written instructions shall be obtained before proceeding with the work. The Contractor will be held responsible for the results of any errors, discrepancies, or omissions in the Contract Documents, of which the Contractor failed to notify the Owner/Architect before construction and/or fabrication of the work.

9. The Contractor shall be responsible for adapting these plans, if required, to suit the needs of the building on the site provided that the alterations do not violate the code or alter the structural integrity of the building. The Contractor shall make no structural changes without written approval of the Architect.

10. No site visits will be made by this Architect. Contractor shall assume all responsibility for changes to these drawings and specifications.

11. All manufactured materials, components, fasteners, assemblies, etc., shall be handled and installed in accordance with manufacturer's instructions and provisions of applicable industry standards. Where specific manufactured products are called for, generic equals which meet applicable standards and specifications may be used.

12. Construction loads shall not overload structure nor shall they be in excess of design loadings indicated herein.

A. Provide temporary bracing, shoring, guying, or other means to avoid excessive stresses and to hold structural elements in place during construction.

B. Construction materials shall be spread out if placed on framed floors or roof. Loads shall not exceed the design live load per square foot.

13. Due to revisions made during the development of these drawings, they may not reflect the dimensions noted. Do not scale the drawings.

14. Call UDig NY before you dig. 1-800-962-7962..

15. All dimensions are face of wall to face of wall (rough).

16. Contractors' are responsible for coordinating work with other trades wherever they overlap.

17. All details are subject to change due to existing field conditions. Contractor must notify Owner/Architect of same.

18. Exterior and interior finish material selection (including, but not limited to, siding, roofing, wall, floor and ceiling finishes) by Owner unless otherwise specified.

19. All subcontractors shall leave approximately 5% extra materials for replacement and/or repair of all interior and exterior finish materials including, but not limited to, siding, roofing, wall, floor and ceiling finishes, etc. Coordinate exact list and quantity or materials required with Owner.

20. Design of electric, plumbing, and HVAC systems by other consultants or contractors. Verify municipal requirements and location of existing utilities/services prior to construction. The Contractor shall be responsible for compliance with the Energy Conservation Construction Code for all HVAC equipment, and controls, Water heating equipment and pipe and duct insulation.

21. Where reference is made to various test standards for materials, such standards shall be the latest edition or addendum.

22. These drawings do not purport to show all items and procedures required for a complete installation. The intent is to indicate the general scope of the project, in terms of architectural design concept, the location/dimensions of the construction and major architectural elements of construction. No adjustments will be made to the contract sum or time of completion for failure to include any portion of the work where such inclusion may be reasonably inferred from the contract documents.

SITE WORK:

1. Site work shall include demolition of the existing residence and site features, site clearing, excavation, filling, grading, drainage, and related items necessary to complete the work indicated on drawings.

2. The Contractor shall investigate the site during clearing and earthwork operations for filled excavations or buried structures such as cess pools, cisterns, foundations, etc. If any such items are found, Owner/Architect shall be notified immediately.

3. Contractor to verify location of septic tank and leach field/municipal sewer connection prior to start of work. Provide appropriate protection during construction.

4. If existing site conditions dictate, Contractor shall advise Owner to obtain geotechnical assistance of a registered soils testing laboratory. Testing laboratory shall make necessary borings, tests, and analysis of soils at locations and elevations pertinent to the project of preparations of a soils test and recommendations report.

5. It is assumed that the subsurface conditions will be earth or soil. If bedrock is encountered, removal will be considered an addition to the contract.

CONCRETE:

1. GENERAL:

A. Footings may be poured neat against sides of excavations only if sloughing or raveling does not occur.

B. Contractor shall be responsible for support of all temporary embankments and excavations.

CONCRETE: (cont.)

2. STRUCTURAL BACKFILL:

A. Structural backfill of well graded sand and gravel or crusher run stone shall be placed in 6-inch maximum lifts and compacted to a minimum density of 95% (under slabs-on-grade and building structure) and 90% (elsewhere) of maximum density at optimum moisture content as determined by ASTM D698.

B. Backfill shall be free of excessive vegetation, debris or other deleterious materials and contain no particles larger than 3-inches in diameter and no more than 10% passing the #200 sieve.

C. Backfill shall not be placed against basement retaining walls until (1.) Concrete or masonry grout has reached its specified 28 days strength, and (2.) Structural floor framing (including plywood subfloor) required to stabilize walls is complete and fully nailed and anchored.

3. FOOTINGS:

A. Footings shown on drawings are sized for building design loads and an assumed soil bearing capacity of 1,500 psf. Verify actual soil bearing capacity on site and notify Owner/Architect in writing if less than 1,500 psf.

B. Footings shall be placed at a minimum depth of 48-inches below adjacent finished grade unless otherwise specified on the Contract Documents.

C. Final 3-inches of excavation shall be removed by hand tool operations in order to assure undisturbed bearing surfaces.

D. Footings shall be founded on firm, undisturbed, native soils free of frost and loose material. Footings may bear on properly engineered backfill provided settlement and/or consolidation tests performed indicate anticipated settlement will not exceed that allowed for the proposed structure. Conditions found to be otherwise shall be reported to Owner/Architect.

E. Bottom surface of footings shall not slope more than 1.0 vertical to 10.0 horizontal, except as shown otherwise on drawings.

F. No excavation shall be made lower and closer to any footing than 1.0 vertical to 3.0 horizontal, except as shown on drawings.

G. Footings and slabs-on-grade shall not be placed on muddy or frozen ground. Sub-grade for slabs-on-grade where vapor barrier is not required shall be damp at time of concrete placement.

4. CONCRETE:

A. All reinforced concrete shall be furnished and installed in accordance with the current ACI-318 "Building Code Requirements For Reinforced Concrete".

B. Concrete shall meet the requirements of ACI 301-16 with type II cement. Minimum 28 days compressive strength of 3,000 psi (footings) and/or 3,500 psi (slabs), unless otherwise specified. Max. slump 4" @ footings and foundations and 3" @ slabs as determined by ASTM C143. Air content 4-6% @ footings and foundations. Coarse aggregate to comply with ASTM #56. At interior slabs on grade: use Type II cement, a vibratory screed shall be used, mixing water shall be limited to 260 lbs. per cubic yard, workability shall be obtained by methods other than addition of water, a graduation analysis of the coarse aggregate shall be provided coincident to the provision of a mix design, a minimum of 5% shall be retained on the 1" sieve, if a high range water reducer (HRWR) is used to improve workability, the maximum slump limit may be relaxed as approved by the structural engineer.

C. In on-grade concrete slabs the welded wire fabric reinforcement (when required) shall be located midway in the slab thickness.

D. All exterior concrete to be air-entrained.

E. Provide concrete reinforcing bars at footing locations. Bars shall be 2-#4, at the bottom with a minimum of 3" concrete cover, unless noted otherwise.

F. Provisions must be taken to protect all concrete work from frost damage with special attention paid to footings and other on-grade construction prior to backfilling and enclosing the building.

G. Anchor bolts shall conform to ASTM A-307 and shall be 1/2" diameter minimum and 10" long.

H. Provide 6 mil polyethylene vapor barrier membrane complying with ASTM D 2103 where indicated on drawings.

5. MILD STEEL REINFORCEMENT FOR CONCRETE AND MASONRY:

A. Mild steel reinforcement for concrete and masonry construction shall conform to ASTM-A615 Grade 60. Ties, stirrups, and hoops shall conform to ASTM A615-87, Grade 40.

B. Welded wire fabric shall conform to ASTM A185 in as long lengths as practical.

C. Provide (2) #5 bars x 4'-0" long diagonally at reentrant corners in concrete slabs on grade.

D. PLACING:

1. Reinforcement shall be accurately placed and adequately supported by concrete, metal, or other approved chairs, spacers, or ties, and secured against displacement during concrete or grout placement. Tack welding is not allowed.

2. Except where shown otherwise on structural drawings, reinforcement in concrete shall have concrete cover as follows:

a. Concrete deposited against earth. . . . . .3"
b. Formed concrete against earth. . . . . .2"
c. Exterior faces of walls. . . . . .2"
d. Interior faces of walls . . . . . .3/4"
e. To top of slabs-on-grade. . . . . .3/4"

STEEL:

1. Provide steel beams, columns, plates, lintels, anchors and ties for the building structure and as part of the concrete and masonry work as shown on the drawings and required for complete installation of work.

2. Products:
A. Steel Plates, Shapes and Bars - ASTM A 36
B. Steel Pipe - ASTM A 53, Type E or S, Grade B.
C. Fasteners - High-strength bolts and nuts, ASTM A 325 or A 490.
D. Shop Paint - SSPC-Paint 2

3. Fabrication and installation per the latest edition of the AISC Manual and Specifications.

4. Use high-strength bolts for field connections. Wood plates bearing upon steel beams shall be bolted to the top flange of beams with ASTM A325 compliant High Strength 1/2" bolts @ 4'-0" O.C. All steel to steel bolted connections shall be made with ¾" diameter ASTM 325 High Strength Bolts. Steel beams shall be bolted or welded to steel columns with appropriate size plate (3/8" min.).

5. All structural steel W shapes shall confirm to ASTM A992. Tube shapes shall conform to ASTM A500 GR "B".

6. All welds shall be made in accordance with the latest requirements of AWS, using E70 electrodes. Provide field touch-up paint to match shop-applied primer where paint has been burned off.

WOOD:

1. MATERIALS:

A. All woods and wood construction shall comply with specifications and codes with modifications as specified herein:

1. American Institute of Timber Construction: (Standards Manual).

2. National Forest Products Association: National Design Specifications for Wood Construction.

3. Southern Pine Inspection Bureau: Standard grading rules for Southern Pine Lumber.

4. Truss Plate Institute: Design Specifications for Light Metal Plate Connected Wood Trusses (TPI-71).Nuts shall be tightened snug.

5. American Plywood Association: Guide to plywood for floors, plywood sheathings for walls and roofs.

6. American Wood-Preservers Association Standards.

B. All structural lumber shall be Hem-Fir #2 (minimum) stress grade lumber unless noted otherwise. *Fb = 1075 psi; Fv = 75 psi; Fc = 405 psi; E = 1,300,000 psi
*Repetitive member value may vary due to member size per NFPA specifications.

C. All structural lumber shall be stamped in accordance with the American Institute of Timber Constructions's "Construction Manual".

D. Grade loss resulting from effects of weathering, handling, storage, resawing or dividing lengths will be cause for rejection.

E. All subfloor/sheathing shall be identified by grade mark of an approved inspection agency and shall be Standard C-D, Flat Interior with ext. glue unless otherwise specified on Drawings.

F. Wood which is in contact with concrete, masonry, soil or within 1'-0" of grade or exposed to the exterior shall be pressure preservative treated.

G. Locate double floor joist under all interior partitions running parallel to framing under plumbing fixtures and at floor openings. Provide 1 x 3 cross bridging at all floor joist and spans.

H. Roof sheathing shall be APA rated 32/16, with minimum thickness of 1/2". Oriented strand board (O.S.B.) shall be exterior grade. Panel clips shall be provided at all non-supported edges. Nailings shall be 6D nails at 6" O.C. at edges and 12" O.C. at interior supports.

I. Wall sheathing shall be APA rated 32/16, with a minimum thickness of 1/2". Oriented strand board (O.S.B.) shall be exterior grade. Nailings shall be 6D nails @ 6" O.C. at edges and 12" O.C. at interior supports.

J. Floor sheathing shall be APA rated Advantech, T/G, 16" O.C., 3/4", capable of supporting a minimum load of 85 PSF with a deflection limit of L/360 of the span. Sheathing shall be glued and nailed, 8D nails @ 12" O.C. at each support (unless the nailing pattern is otherwise noted on the drawings).

K. Laminated veneer lumber (L.V.L.) shall be an engineered wood product as manufactured by Truss Joist MacMillan or equal. The material shall meet the following properties: Fb=2600 psi; Fv=285psi; E=2,000,000 psi

L. Multiple piece LVL beams shall be nailed together in accordance with the manufacturers recommended nailing detail. All LVL beams shall have 3" bearing unless otherwise noted.

M. Joist hangers for LVL members shall be those specifically manufactured for the type and size of member.

N.Wood Truss Notes:

1. Refer to manufacturer's installation guide for jist bracing during erection and for joist bridging requirements.

2. Temporary truss bracing shall not be removed until permanent lateral truss bracing is installed and all other improvements are complete.

3. Permanent bottom chord truss bracing shall be provided in the plane of the truss bottom chord and shall consist of both lateral bracing spaced not more than 10 feet on center and diagonal braced bays at building ends and intermediate intervals no greater than 20 feet on center. Bracing shall be const. grade 2 x 4 U.N.O.

4. Permanent web truss bracing shall be provided in the plane of the truss web members and shall consist of diagonal bracing spaced at not more than 20 fet on center. Bracing shall be const. grade 2 x 4 placed at +/- 45 deg. angles.

5. Permanent truss bracing shall be anchored to solid end walls.

6. Shop drawings and calculations shall be stamped and signed by a New York State licensed professional engineer and submitted to E.O.R. for review.
6.1Shop drawings shall show fabrication and installation details and drawings for trusses.
6.1.1. Show location, pitch, span, camber, configuration, and spacing for each type of truss required.
6.1.2 Indicate sizes, stress grades, and species of lumber.
6.1.3. Indicate locations, sizes, and materials for permanent bracing required to prevent buckling of individual truss members due to design loads.
6.1.4. Indicate type, size, material, finish, design values, orientation, and location of metal connector plates.
6.1.5. Show splice details and bearing details.

2. CONNECTIONS:

A. Nailing - Contractor shall adhere to standard industry practices regarding the number and type of fastners required at each connection including, but not limeted to, joists, studs, plates, blocking, bridging, laminated beams, headers and sheathing.

B. All manufactured connection hardware designated on Drawings shall be Simpson (or equal) galvanized steel or at least 16 gauge thickness. Provide stainless steel components where in direct contact with pressure treated lumber. Install full nailed in strict conformance to manufacturer's instructions.

C. All steel connections assemblies detailed on Drawings shall be fabricated from ASTM A36 steel in conformance with applicable requirements of AISC "Specification for the Design Fabrication, and Erection of Structural Steel for Buildings". Welding shall conform to AMS D1.1-86.

D. Install lag screws in drilled lead holes with a diameter equal to 3/4 of the shank diameter (lag screws shall not be hammered in). Wax or soap lag screws. Provide washers under heads bearing on wood. Holes shall be properly aligned.

E. Bolt holes shall be drilled 1/16" larger than bolt diameter. Provide washers under all bolt heads and nuts bearing on wood. Holes shall be properly aligned.

F. In no case shall misalignment be allowed which prevents proper bearing or alignment of members. Oversize holes shall not be allowed. Bolts shall be ASTM A307 bolts. Nuts shall be tightened snug.

WOOD: (cont.)

3. INSTALLATIONS:

A. All stud walls shown on Drawings shall have 2 x 6 studs placed at 16" O.C. (exterior) and 2 x 4 studs placed at 16" O.C. (interior) except where shown otherwise.

B. Top plates shall be doubled on all stud walls.

C. Cripples under headers shall be continuous to sole plate.

D. Block all stud walls as required for sheathing.

E. Beams, girders, and joists supporting bearing walls or other concentrated loads, shall not be notched. Joists, except as above, may be notched no deeper than 1/4 the depth, at top edge only, provided such notch is located within 1/8 to 1/4 of span from face of support. Sawcuts for notches shall not overrun depth of notch. Holes in joists, beams, and girders shall not be larger in diameter than 1/10 the depth of member and shall be located within center half of the span. All holes shall be centered within depth of member. Holes and notches in studs shall be located within 1/3 of height from either top or bottom, but no closer than 8" from plates. Holes and notches in studs shall not exceed 1" in diameter or depth.

F. Contractor shall pay strict adherence to to engineered lumber product manufacturers written directions for cutting, drilling, notching, joining and general installation of their products.

G. Joists, rafters, and decking shall not be cut and headed or displaced to provide for openings in roofs or floors, except as detailed on Drawings.

H. Install all horizontal members with crown up.

I. All members in bearing shall be accurately cut and aligned so that full bearing is provided without use of shims. Bearing posts shall have full blocking or support under to masonry (grouted solid).

J. All rafters shall be notched for full bearing at all supports.

K. All joists shall have a minimum of 2" bearing at supports.

L. All wall sheathing shall be applied as follows: center vertical joints over studs. Nail top of panels to double top plate, and nail bottom of panels to anchored sill plate. Apply gypsum board so that end joints of adjacent courses do not occur over the same stud.

M. All sub-floor and roof sheathing: Install with face grain at right angles to supports, continuous over two (2) or more spans. Allow minimum space 1/16" between end joints and 1/8" at edge joints for expansion and contraction of panels. Subfloor decking shall also be continuously glued and nailed to all joists, rafters or trusses.

N. Underlayment shall not be less than 1/4" in thickness and shall be identified by grademark of an approved inspection agency. Underlayment shall be installed in accordance with code and as recommended by manufacturer. Lay underlayment on #6 Rosin sized sheathing paper.

4. ARCHITECTURAL WOODWORK

A. Stair system shall be traditional hardwood with all parts necessary for a complete installation.

B. Interior wood trim, including sills, casing, and base, as selected by Owner. All doors and openings to be jamed and cased. Trim may be painted or stained.

C. Kitchen and vanity cabinets shall be stock unity with laminated plastic counter tops. Final design by kitchen and bath designer (as approved by Owner).

THERMAL & MOISTURE PROTECTION

1. The followng specification shall govern with modifications as specified herein: American Society of Heating, Refrigerating and Air Conditioning Engineers (ASHRAE) Handbook of Fundamentals.

2. Install flashing and sheet metal in compliance with "Architectural Sheet Metal Manual" by SMACNA.

3. Aluminum flashing shall conform to ASTM B 209, and be minimum 0.016" thick standard building sheet of plain finish. Provide 6" x 8" min. at all step flashing.

4. Backpaint flashings with bituminous paint, where expected to be in contact with cementitious materials or dissimilar metals.

5. Provide and install flashing at all roof to wall conditions, projections of wood beams through exterior walls, exterior openings, and elsewhere as required to proved watertight/weatherproof performance.

6. Horizontal exterior siding and trim shall be fiber cement by James Hardee (or equal) and installed per manufacturer's recommendations for a complete installation. All siding and trim to be primed and painted in manufacturer's standard colors. Coordinate color selection with owner.

7. Galvanized steel roof panels with exposed fasteners shall be 26 ga. and fastened according to manufacturer's printed instructions. Provide one layer of Ice and Water Shield under roofing. Manufacturer and color as selected by Owner from manufacturers standard color selection to match adjacent existing.

8. Roof valley and eave flashing shall be provided of not less than 36" wide rolled material and shall extend at least 18" from the center line each way and shall have the flow line formed as part of the flashing. Sections of flashing shall have an end lap of not less than 4".

A. Warm areas: Ice and Water Shield at all edge and valley conditions to 24" inside "heated wall".
B. Cold areas: 90 lbs. (min.) unperforated asphalt felt.
C. All other areas: 15 lb. (min.) unperforated asphalt felt.

9. Enclosed attic spaces shall have cross ventilation for each separate space by ventilating openings protected against the entrance of rain. The net free ventilating areas shall be not less than 2/3 of one percent (1%) of the horizontally projected roof area, or 1/3 of one percent (1%) if at least fifty percent (50%) of the required ventilating area is provided by ventilators located in the upper portion of the space to be ventilated at least 3 feet above eave or cornice vents with the balance of the required ventilation provided by eave or cornice vents. Provide continuous shingled ridge vent installed according to manufacturer's printed instructions.

10. Provide and install 11-1/2" thick kraft faced glass fiber batt insulation with an insulation-only value of R-38 in roof or ceiling, 5-1/2" thick kraft faced glass fiber batt insulation with an insulation-only value of R-21 in floors (as required), and 5 1/2" thick kraft faced glass fiber batt insulation with an insulation-only value of R-21 in 2 x 6 exterior walls.

11. Provide and install 3-1/2" thick vinyl-faced glass fiber batt insulation with an insulation-only value of R-11 at full perimeter of basement.

12. Provide and install batt insulation at window shim spaces.

13. Fit insulation tight within spaces and tight to and behind mechanical and electrical services within the plane of insulation. Leave no gaps or voids.

14. Sealant in joints around openings to provide a watertight and airtight seal. Clean joints thoroughly. Areas adjacent to joints shall be masked if necessary to obtain a neat sealer line, free of stains on adjacent surfaces. Joints greater than 3/8" in depth shall be filled with back-up material.

15. All locations indicated on Drawings and wherever air, water, or dust may infiltrate between construction members shall be sealed with sealant. Set exterior edges of all exterior thresholds in caulking to provide weather tight seal.

DOORS AND WINDOWS

1. Glazing in locations which may be subject to human impact such as frameless glass doors, glass entrances and exit doors, fixed glass panels, sliding glass doors, shower doors, tub enclosures, and storm doors shall meet the requirements set forth in the Residential Code of New York State and the Safety Standard for Architectural Glazing Material (16 CFR 1201). All glazed panels located within 12" of a door which may be mistaken for openings for human passage, unless such panels are provided with a horizontal member 1 1/2" minimum in width located between 24" and 36" above the walking surface, shall be tempered glass.

2. All window units shall be of high-performance, fiberglass-clad wood construction in standard sizes. Provide double pane, Low 'E' with Argon, insulated glass (U=0.27), removable screens, and extension jambs as required by Marvin Elevate or equivilant. Manufacturer, style and color shall match adjacent existing and be approved by Owner. Installation shall be in accordance with manufacturer's printed instructions and shall include all accessories required for a complete installation. Reuse existing windows as directed.

3. Interior doors shall be pre-hung, Molded Panel Series by Masonite or or equivilant. Manufacturer, style, color and hardware shall be approved by Owner. Installation shall be in accordance with manufacturer's printed instructions and shall include all accessories required for a complete installation.

4. Exterior swinging doors shall be insulated steel (pre-primed and pre-hung) or fiberglass (stainable and pre-hung) equal to Therma-Tru. Manufacturer, style, color and hardware shall be approved by Owner. Installation shall be in accordance with manufacturer's printed instructions and shall include all accessories required for a complete installation.

FINISHES

1. Gypsum wall board and accessories shall meet all requirements of ANSI No. A 97-1, for the "Application and Finishing of Wallboard". Joint compound system mixed, applied and finished in compliance with manufacturer's printed directions;to be invisible after finished, including all metal corner beads, trim accessories, finish taping, and spackling.

A. Moisture-resistant gypsum wall board shall be type VII, grade w or x as required, class 2, 1/2" thick.

B. Regular (or sw) gypsum wall board shall be 1/2" thick at all walls and ceiling unless otherwise noted.

C. Tile backer gypsum wall board shall be 1/2" thick at all areas to recieve ceramic tile and meet all the requirements of ASTM C1178. Manufacturer to be Georgia-Pacific "Densshield Tile Backer" or equal.

2. Application of paint or other coating shall be in strict accordance with manufacturer's directions. Ready-mixed paint shall not be thinned, except as permitted in the application instructions.

3. All interior surfaces shall receive the painter's finish except color coordinated factory finish surfaces. Top and bottom of all doors to be sealed and painted.

4. All surfaces to be finished shall be clean and free of foreign material (dirt, grease, asphalt, rust, etc.).

5. Application shall be in a workmanlike manner providing a smooth surface. Application rate shall be that recommended by the manufacturer. Application may be by brush or roller or by spray if paint is formulated for spray application.

6. Floor finishes shall be installed at locations as determined by the Owner. Installation shall be in accordance with manufacturers printed instructions. Verify all room finish material manufacturer, style, and finish/color with Owner.

7. Bathroom accessories such as tissue dispensers and towel bars to be color coordinated. Bathroom will have a plate glass mirror with beveled edges.

8. Vinyl-coated steel wire closet shelving to be Closet Maid or equal unless noted otherwise. Final design of closet shelving by other consultants or Contractor per Owner's requirements.

MECHANICAL

1. Contractor shall provide all labor, materials, and equipment necessary to install plumbing, related fixtures, gas lines, ventilations, heating and air conditioning. All work shall comply with state and local codes and ordinances. Subcontractors shall coordinate work with all other trades. Terminal hookup of all fixtures and tap in to all utilities is required. Contractor shall install and check all pressure reducing valves, pop off valves and other safety devices prior to operation of systems.

2. All plumbing fixtures to be American Standard or equal.

ELECTRICAL

1. Contractor shall provide and install all labor, materials, and equipment necessary to install wiring, related fixtures, electric heat elements, and control. All work shall comply with National Electrical Code and state and local codes and ordinances. Subcontractor shall coordinate work with all other trades. Terminal hookup is required of all fixtures and appliances, motors, fans, and controls.

DESIGN DATA:

Per Residential Code and Energy Conservation Construction Code of New York State

Roof (Live Load). 40psf
(Ground Snow Load = 40 psf, Flat Roof Snow Load = 30 psf)

Roof (Dead Load). 10psf

First Floor (Live Load) . . . . . 40 psf

First Floor (Dead Load). . . . . .10 psf

Presumptive Soil Bearing . . . .1,500 psf at min. 42 inches below finished grade

WOOD TRUSS DESIGN LOADS:

Top Chord:
Dead = 15 PSF
Roof Live = 20 PSF
Snow = 30 PSF
Snow Drift = Unbalanced per code

Bottom Chord:
Dead = 15 PSF
Live per TPI

Deflection = L/240 Total Load, L/360 Live Load

Wind Uplift:
All roof trusses shall be designed for net uplift = 12 PSF

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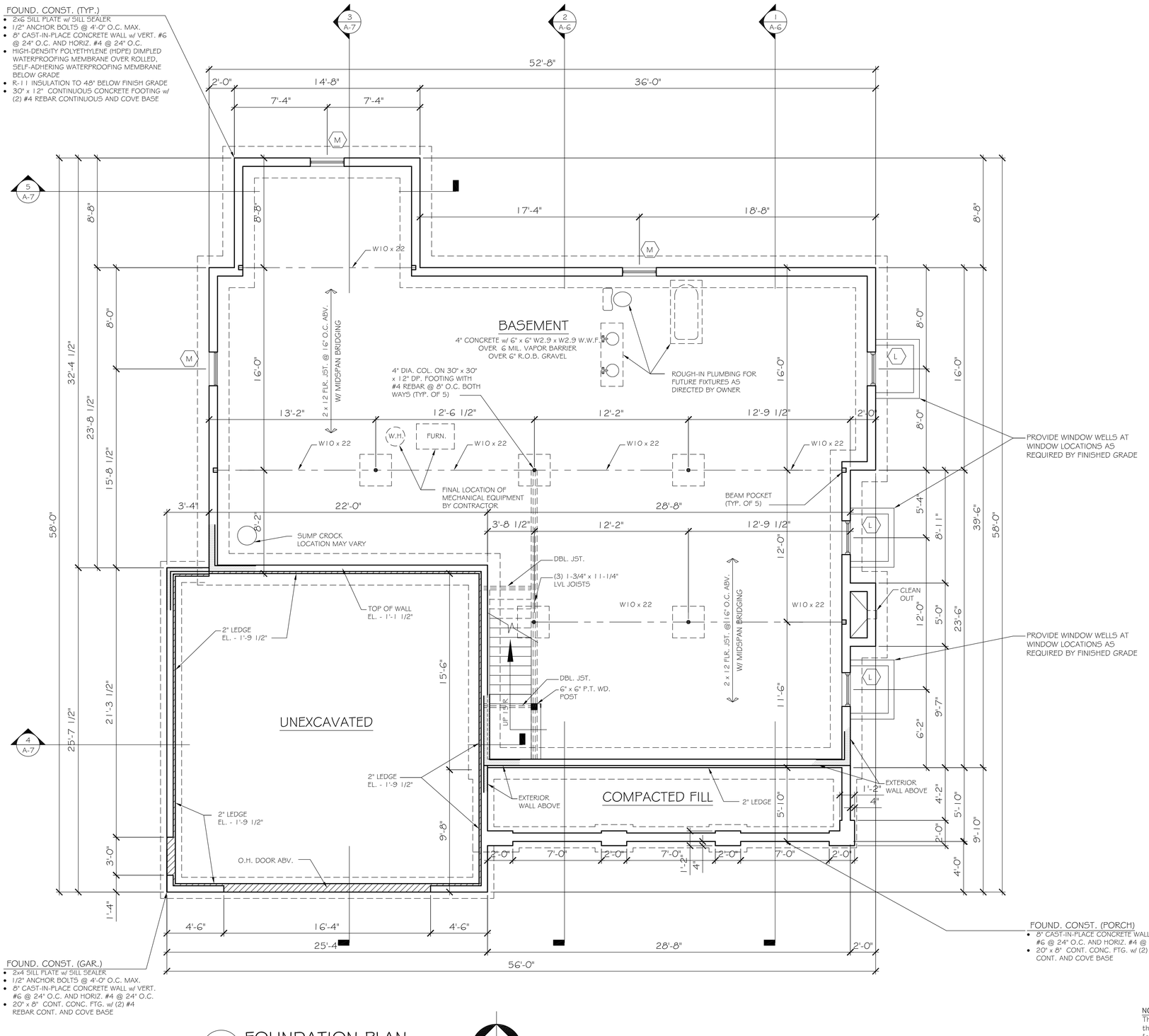
DRAWN BY: DEAN

DATE: 11.04.25

SHEET NO: T-2



1 FOUNDATION PLAN

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

WINDOW SCHEDULE				
SYMBOL	MODEL NO.	R.O. SIZE	QUANITIY	REMARKS
A	ELCA2547	2'-1" x 3'-11 5/8"	2	CASEMENT
B	ELCA2559	2'-1" x 4'-11 5/8"	3	CASEMENT
C	CUSTOM	3'-1" DIA.	1	CIRCULAR SHAPE (FIXED)
D	ELCA3759 E	3'-1" x 4'-11 5/8"	2	CASEMENT (FIXED)
E	ELCA3763 E	3'-1" x 5'-3 5/8"	2	CASEMENT
F	ELCA3771 ET	3'-1" x 5'-11 5/8"	2	CASEMENT
G	ELCA2547 2W	4'-1" x 3'-11 5/8"	2	CASEMENT
H	ELCA2947 2W E	4'-9" x 3'-11 5/8"	1	CASEMENT
I	ELCA3763 2W E	6'-1" x 5'-3 5/8"	3	CASEMENT
J	ELCA3771 2W ET	6'-1" x 5'-11 5/8"	4	CASEMENT
K	ELCA3771 3W ET	9'-1" x 5'-11 5/8"	1	CASEMENT
L	ELCA2943 E	2'-5" x 3'-7 3/4"	3	CASEMENT
M	ELAWN3319	2'-9" x 1'-7 5/8"	3	AWNING

GENERAL NOTES:

1. ALL WINDOW UNITS SHALL BE DESIGNED FOR WIND LOAD SUPPORT AS REQUIRED.
2. ALL EXTERIOR WINDOW GLASS WITHIN 18" OF FINISH FLOOR ELEVATION TO HAVE SAFETY GLAZING.
3. ALL WINDOW ROUGH OPENING DIMENSIONS TO BE FIELD VERIFIED PRIOR TO ORDERING WINDOWS.

TYPICAL EXTERIOR BEARING WALL HEADER SCHEDULE			
SPAN	TYPE	JACK STUDS	KING STUDS
UP TO 3'-6"	(3) - 2 x 10	(2) - 2 x 6	(2) - 2 x 6 EA. END
UP TO 6'-0"	(3) - 1 3/4 x 9 1/4 2.0E LVL	(3) - 2 x 6	(2) - 2 x 6 EA. END
UP TO 10'-0"	(3) - 1 3/4 x 11 7/8 2.0E LVL	(3) - 2 x 6	(4) - 2 x 6 EA. END

GENERAL NOTES:

1. SCHEDULE IS FOR HEADER SIZES NOT SHOWN ON PLAN.
2. USE THESE HEADERS FOR TYPICAL BEARING WALL OPENINGS U.N.O.
3. REFER TO ARCHITECTURAL DRAWINGS FOR ROUGH OPENING SIZES AND LOCATIONS OF ALL OPENINGS.

TYPICAL NON-LOAD BEARING WALL WOOD HEADER/JAMB SCHEDULE				
WALL FRAMING	CLEAR OPENINGS			
	UP TO 4'-0"	UP TO 6'-0"	UP TO 8'-0"	UP TO 10'-0"
2 x 4	(2) - 2 x 8	(2) - 2 x 10	(2) - 2 x 12	(2) - 1 3/4 x 9 1/4 LVL
2 x 6	(3) - 2 x 8	(3) - 2 x 10	(3) - 2 x 12	(3) - 1 3/4 x 9 1/4 LVL
KING STUDS	2 EA. SIDE	2 EA. SIDE	3 EA. SIDE	3 EA. SIDE

GENERAL NOTES:

1. SCHEDULE IS FOR HEADER SIZES NOT SHOWN ON PLAN.
2. PROVIDE PLYWOOD GUSSETS AS REQUIRED.
3. ALL HEADERS SHALL BE GLUED AND NAILED.
4. ALL HEADRES TO BEAR ON (2) - 2 x JACK STUDS U.N.O. PROVIDE KING STUDS AS INDICATED ON SCHEDULE.
5. REFER TO ARCHITECTURAL DRAWINGS FOR ROUGH OPENING SIZES AND LOCATIONS OF ALL OPENINGS.

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NOTE:
The cast-in-place (CIP) foundation system for this project has been designed to accommodate the overall dimensions of the wood-frame structure above. The substitution of another CIP foundation system, including Insulated Concrete Forms (ICFs), should be carefully coordinated with the overall dimensions of the wood-frame structure above, in accordance with the ICF manufacturer's installation instructions, and in consultation with the manufacturer's technical representatives for specific questions or details. This shall include, but not be limited to, the design of adequate steel reinforcement, by others, to accommodate the imposed structural loads, identify the load path, specify the means of connection to the designed continuous footing, and conform with ACI requirements and recommendations. Specification of a heat barrier on the exposed interior face (as applicable) should also be per the manufacturer's recommendations and code requirements. The Contractor and manufacturer shall comply with all applicable Building, Electrical, Mechanical, Sanitary, and Energy Codes (local, state, and federal).

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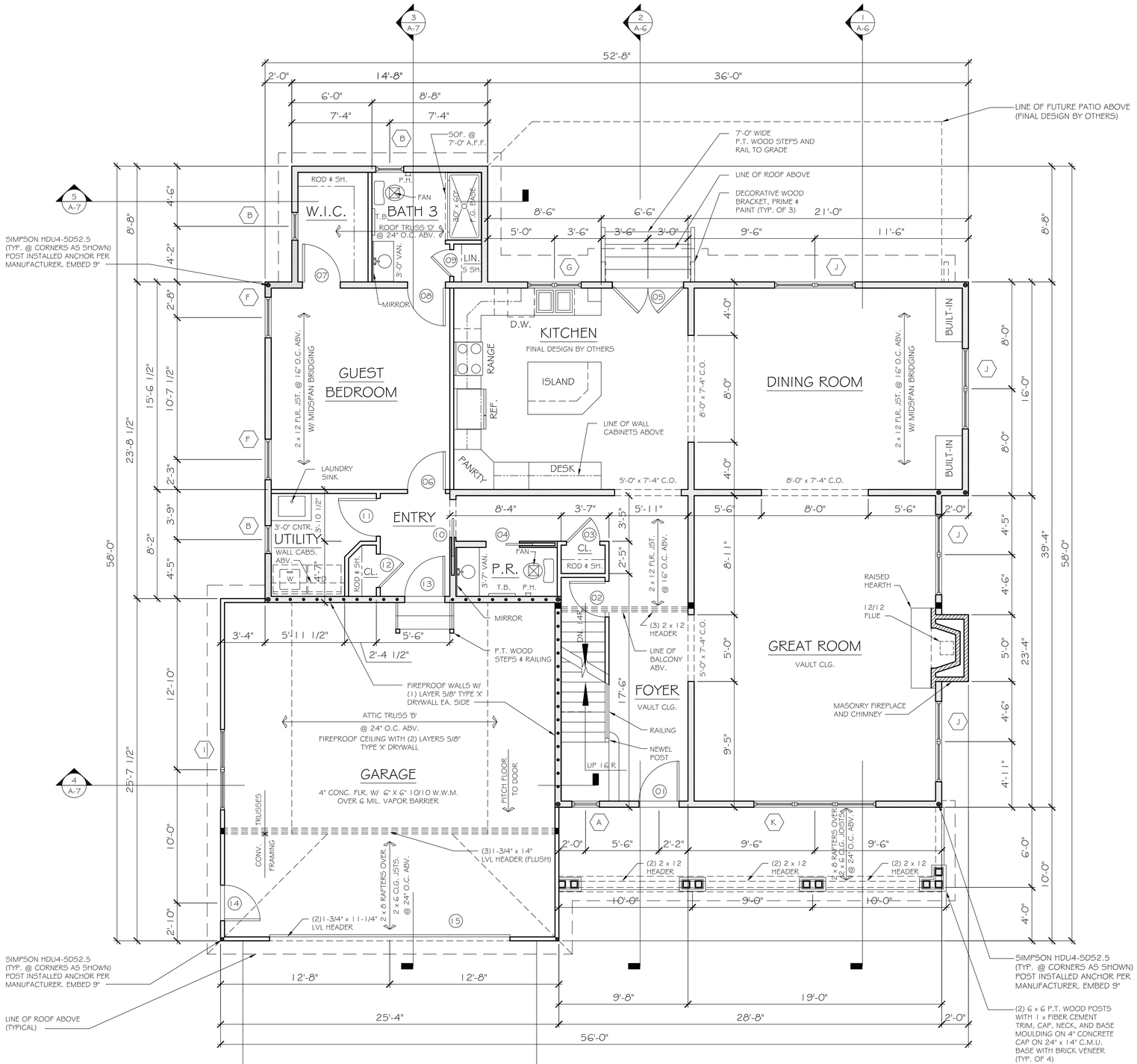


1 FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0" 1,819 S.F.

WALL KEY

- 2 X 6 STUDS @ 16" O.C.
- 2 x 4 STUDES @ 16" O.C.
- 1 HOUR FIRE RATED WALL w/ 2 x 6 STUDS @ 16" O.C. AND 1 LAYER 5/8" TYPE 'X' GYP. BD. EA. SIDE TO UNDERSIDE OF STRUCTURE
- BEARING POINT: 3 STUD POST,

SMOKE DETECTION ALARM DEVICES-

SMOKE DETECTING ALARM DEVICES, INSTALLED IN CONFORMITY WITH SECTION R314.1 OF THE RESIDENTIAL CODE OF NEW YORK STATE SHALL BE PROVIDED OUTSIDE EACH SEPARATE SLEEPING AREA, IN EACH SLEEPING SPACE, AND ON EACH FLOOR LEVEL. SMOKE-DETECTION ALARM DEVICES SHALL CONFORM TO THE REQUIREMENTS OF NFPA 72.

DOOR SCHEDULE

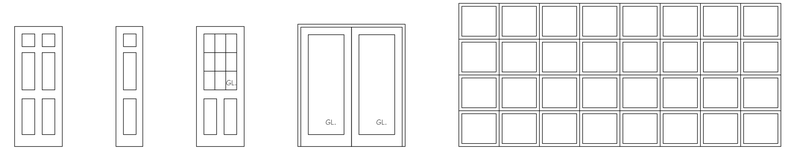
DOOR NUMBER	DOOR SIZE WIDTH	DOOR SIZE HEIGHT	DOOR SIZE THICKNESS	DOOR TYPE	DOOR MATERIAL	DOOR FINISH	LABEL RATING	FRAME TYPE	FRAME MATERIAL	FRAME FINISH	LABEL RATING	HARDWARE 1 PR. HINGES	HARDWARE 1/2 PR. HINGES	HARDWARE Spring Hinges	HARDWARE Lockset	HARDWARE Deadbolt	HARDWARE Passage set	HARDWARE Privacy Set	HARDWARE Closer	HARDWARE Stop	HARDWARE Weatherstrip	HARDWARE Threshold	DOOR NUMBER	REMARKS
01	3'-0"	6'-8"	1-3/4"	A	FG	PT		--	WD	PT	-		●		●	●				●	●	●		01	THERMA-TRU FC60 W/ SCREEN DOOR
02	2'-8"	6'-8"	1-3/4"	A	FG	FF		--	WD	PT	-		●				●			●				02	
03	2'-6"	6'-8"	1-3/8"	A	SC	PT	-	--	WD	PT	-		●				●			●				03	
04	2'-8"	6'-8"	1-3/4"	A	SC	PT	-	--	WD	PT	-													04	POCKET DOOR W/ HEAVY DUTY HARDWARE
05	5'-4"	6'-8"	1-3/4"	D	CW	FF	-	--	WD	FF	-				●	●					●	●		05	FW1606111APLR
06	2'-10"	6'-8"	1-3/4"	A	SC	PT	-	--	WD	PT	-		●					●		●				06	
07	2'-10"	6'-8"	1-3/8"	A	HC	PT	-	--	WD	PT	-		●				●			●				07	
08	2'-10"	6'-8"	1-3/4"	A	SC	PT	-	--	WD	PT	-		●					●		●				08	
09	2'-0"	6'-8"	1-3/8"	A	HC	PT	-	--	WD	PT	-		●				●			●				09	
10	2'-10"	6'-8"	1-3/4"	A	SC	PT	-	--	WD	PT	-													10	POCKET DOOR W/ HEAVY DUTY HARDWARE
11	2'-10"	6'-8"	1-3/4"	A	SC	PT	-	--	WD	PT	-		●				●			●				11	
12	2'-6"	6'-8"	1-3/8"	A	HC	PT	-	--	WD	PT	-		●				●			●				12	
13	3'-0"	6'-8"	1-3/4"	A	FG	PT	C	--	WD	PT	C		●		●	●			●	●	●	●		13	THERMA-TRU FCF160
14	2'-8"	6'-8"	1-3/4"	C	FG	PT	-	--	WD	PT	-		●			●	●			●	●	●		14	THERMA-TRU FC65
15	16'-0"	8'-0"	--	E	HMI	PT	-	--	WD	PT	-										●	●		16	OVERHEAD DOOR
16	2'-8"	6'-8"	1-3/4"	A	SC	PT	-	--	WD	PT	-		●					●		●				16	
17	2'-6"	6'-8"	1-3/4"	A	SC	PT	-	--	WD	PT	-		●					●		●				17	
18	2'-0"	6'-8"	1-3/8"	A	HC	PT	-	--	WD	PT	-		●				●			●				18	
19	3'-0"	6'-8"	1-3/8"	BB	HC	PT	-	--	WD	PT	-	●					●			●				19	
20	2'-0"	6'-8"	1-3/4"	A	SC	PT	-	--	WD	PT	-		●					●		●				20	
21	2'-8"	6'-8"	1-3/4"	A	SC	PT	-	--	WD	PT	-		●					●		●				21	
22	5'-0"	6'-8"	1-3/8"	AA	HC	PT	-	--	WD	PT	-													22	BY-PASS DOOR
23	2'-8"	6'-8"	1-3/4"	A	SC	PT	-	--	WD	PT	-		●					●		●				23	
24	3'-0"	6'-8"	1-3/8"	BB	HC	PT	-	--	WD	PT	-	●					●			●				24	
25	2'-8"	6'-8"	1-3/4"	A	SC	PT	-	--	WD	PT	-		●					●		●				25	
26	5'-0"	6'-8"	1-3/8"	AA	HC	PT	-	--	WD	PT	-													26	BY-PASS DOOR

GENERAL NOTES:

1. -- DENOTES NOT APPLICABLE.
2. DOOR TYPE ABBREVIATION REPEATED DENOTES DOUBLE DOORS.
3. COORDINATE HARDWARE WITH OWNER REQUIREMENTS.
4. FIELD VERIFY ROUGH OPENING DIMENSIONS PRIOR TO ORDERING DOORS

LEGEND:

WD	WOOD
SC	SOLID CORE WOOD
HC	HOLLOW CORE WOOD
FG	FIBERGLASS
CW	CLAD WOOD
PT	PAINT
GL	GLASS
FF	FACTORY FINISH
HMI	HOLLOW METAL INSUL.



DOOR TYPES

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

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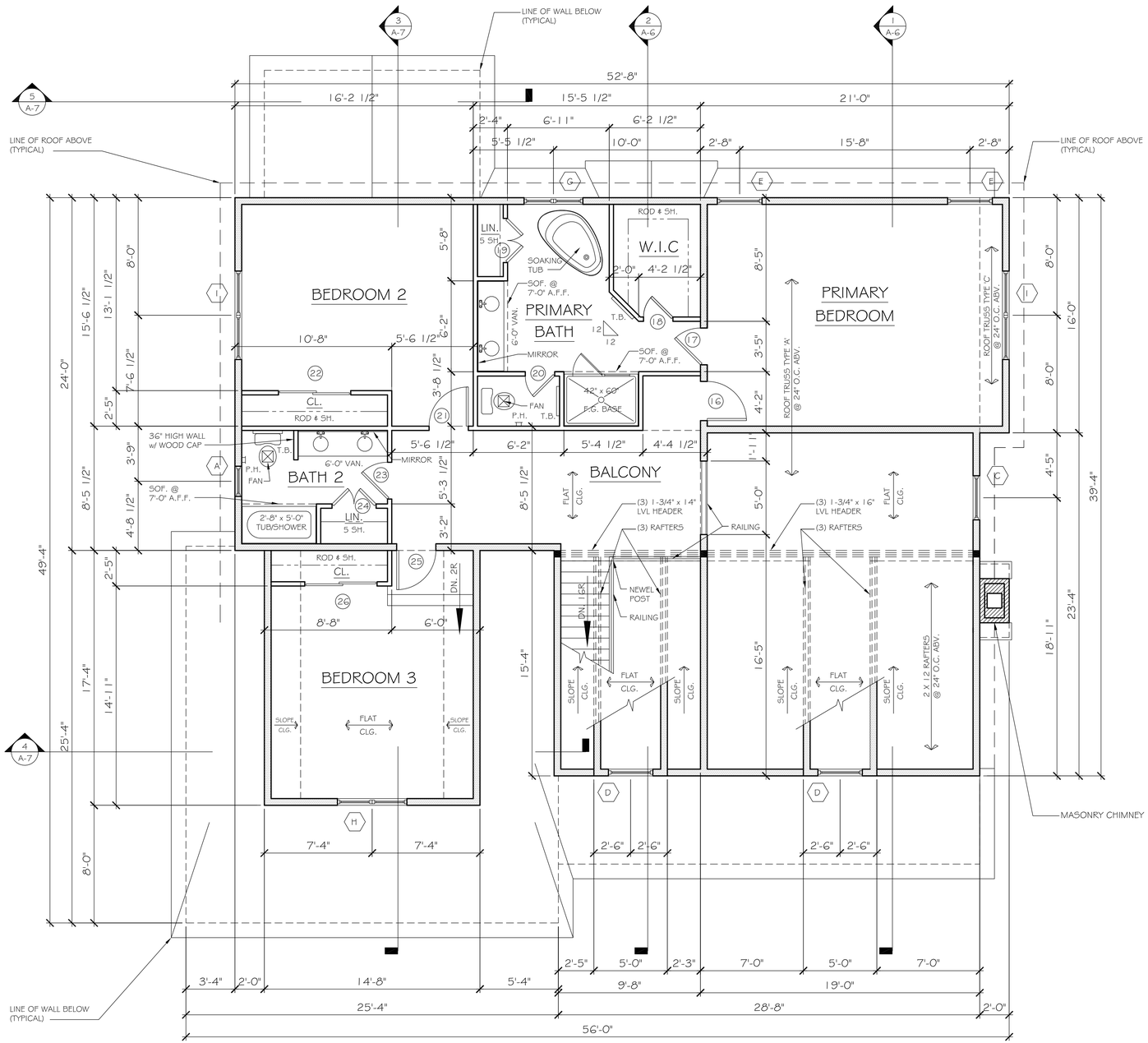

1 SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0" 1,361 S.F.

WALL KEY

- 2 X 6 STUDS @ 16" O.C.
- 2 x 4 STUDES @ 16" O.C.
- 1 HOUR FIRE RATED WALL w/ 2 x 6 STUDS @ 16" O.C. AND 1 LAYER 5/8" TYPE 'X' GYP. BD. EA. SIDE TO UNDERSIDE OF STRUCTURE
- BEARING POINT: 3 STUD POST.

SMOKE DETECTION ALARM DEVICES-

SMOKE DETECTING ALARM DEVICES, INSTALLED IN CONFORMITY WITH SECTION R314.1 OF THE RESIDENTIAL CODE OF NEW YORK STATE SHALL BE PROVIDED OUTSIDE EACH SEPARATE SLEEPING AREA, IN EACH SLEEPING SPACE, AND ON EACH FLOOR LEVEL. SMOKE-DETECTION ALARM DEVICES SHALL CONFORM TO THE REQUIREMENTS OF NFPA 72.

ROOM FINISH SCHEDULE

ROOM NAME	FLOOR		BASE		WALL		CEILING		
	MAT.	FIN.	MAT.	FIN.	MAT.	FIN.	MAT.	FIN.	HT.
FOYER	WOOD	CT	WOOD	PT	GWB	PT	GWB	PT	VAULT
STAIRS	WOOD	WD	WOOD	PT	GWB	PT	GWB	PT	9'-0"
GREAT ROOM	WOOD	WD	WOOD	PT	GWB	PT	GWB	PT	VAULT
DINING ROOM	WOOD	WD	WOOD	PT	GWB	PT	GWB	PT	9'-0"
KITCHEN	WOOD	CT	WOOD	PT	MR-GWB	PT	GWB	PT	9'-0"
HALL	WOOD	CT	WOOD	PT	GWB	PT	GWB	PT	9'-0"
HALL CLOSET	WOOD	CT	WOOD	PT	GWB	PT	GWB	PT	9'-0"
POWDER ROOM	WOOD	CT	WOOD	PT	GWB	PT	MR-GWB	PT	9'-0"
ENTRY	WOOD	CT	WOOD	PT	GWB	PT	GWB	PT	9'-0"
ENTRY CLOSET	WOOD	CT	WOOD	PT	GWB	PT	GWB	PT	9'-0"
UTILITY ROOM	WOOD	CT	WOOD	PT	GWB	PT	GWB	PT	9'-0"
GUEST ROOM	WOOD	WD	WOOD	PT	GWB	PT	GWB	PT	9'-0"
BATH 3	WOOD	CT	WOOD	PT	GWB	PT	MR-GWB	PT	9'-0"
LINEN	WOOD	CT	WOOD	PT	GWB	PT	GWB	PT	9'-0"
WALK-IN-CLOSET	WOOD	WD	WOOD	PT	GWB	PT	GWB	PT	9'-0"
GARAGE	CONC.	---	---	PT	*GWB	PT	*GWB	PT	9'-6-5/8"
BALCONY	WOOD	WD	WOOD	PT	GWB	PT	GWB	PT	9'-0"
PRIMARY BEDROOM	WOOD	WD	WOOD	PT	GWB	PT	GWB	PT	9'-0"
WALK IN CLOSET	WOOD	WD	WOOD	PT	GWB	PT	GWB	PT	9'-0"
PRIMARY BATHROOM	WOOD	CT	WOOD	PT	GWB	PT	MR-GWB	PT	9'-0"
LINEN	WOOD	CT	WOOD	PT	GWB	PT	GWB	PT	9'-0"
TOILET ROOM	WOOD	CT	WOOD	PT	GWB	PT	GWB	PT	9'-0"
BEDROOM 2	WOOD	WD	WOOD	PT	GWB	PT	GWB	PT	9'-0"
BED. 2 CLOSET	WOOD	WD	WOOD	PT	GWB	PT	GWB	PT	9'-0"
BATH 2	WOOD	CT	WOOD	PT	GWB	PT	MR-GWB	PT	9'-0"
LINEN	WOOD	CT	WOOD	PT	GWB	PT	GWB	PT	9'-0"
BEDROOM 3	WOOD	WD	WOOD	PT	GWB	PT	GWB	PT	9'-0"
BED. 3 CLOSET	WOOD	WD	WOOD	PT	GWB	PT	GWB	PT	9'-0"
BASEMENT STAIRS	CONC.	WD	WOOD	PT	GWB	PT	GWB	PT	8'-9-1/2"
BASEMENT	CONC.	---	---	---	CONC.	---	WD.	---	8'-9-1/2"

LEGEND:

LAM	LAMINATE FLOORING
CARP	CARPET
CT	CERAMIC TILE
CONC.	CONCRETE
SV	SHEET VINYL
WD	WOOD
GWB	GYPSUM WALL BOARD
MR-GWB	MOISTURE RESISTANT GYPSUM WALL BOARD
PT	PAINT

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DATE: 11.04.25

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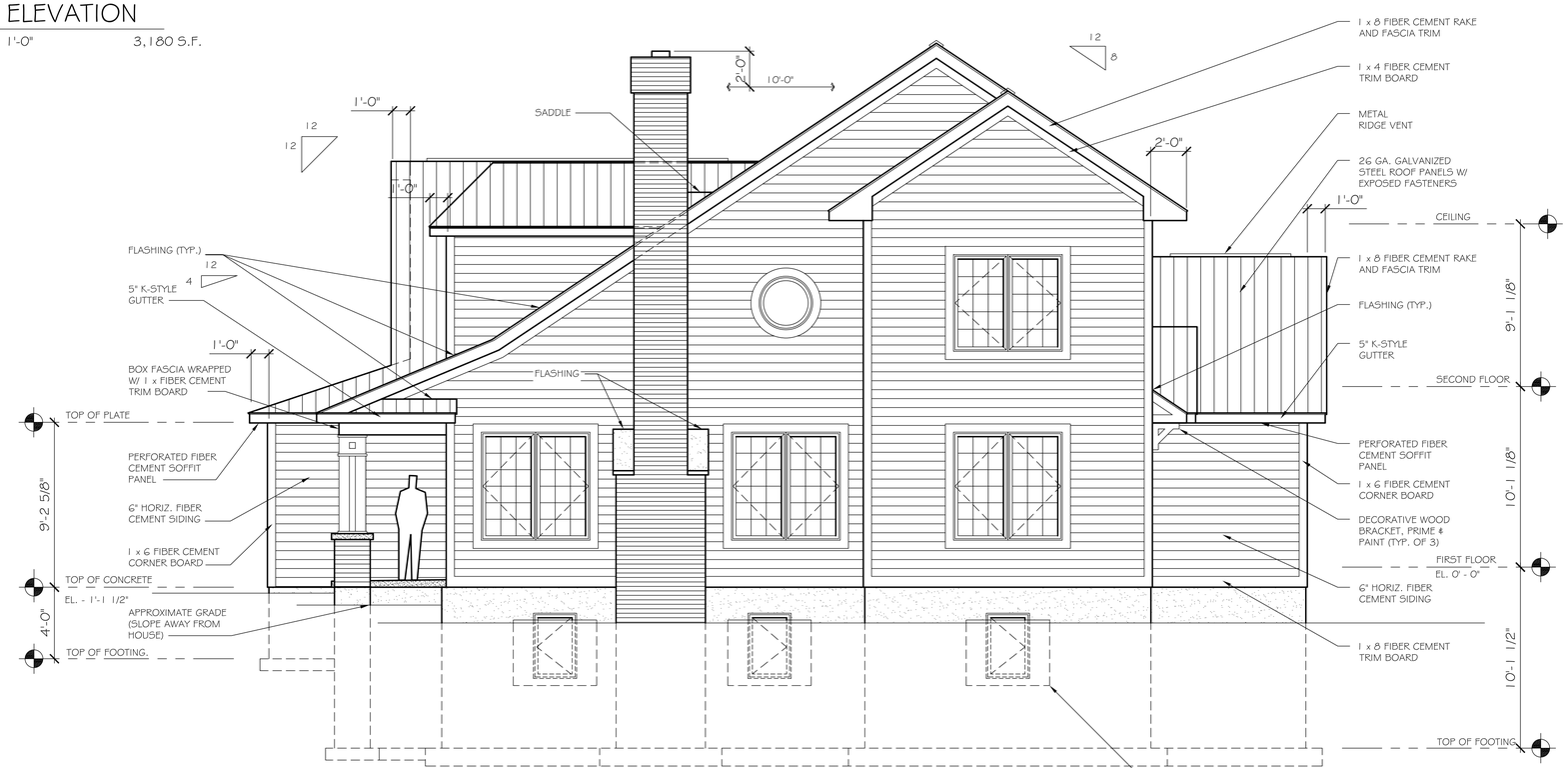
1 SOUTH ELEVATION

SCALE: 1/4" = 1'-0" 3,180 S.F.



2 EAST ELEVATION

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

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3 NORTH ELEVATION

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

4 WEST ELEVATION

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

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SHEET NO: A-5

ROOF CONST. (DORMER)

- 26 GA. GALVANIZED STEEL ROOF PANELS W/ EXPOSED FASTENERS OVER ICE & WATER SHIELD
- 1/2" O.S.B. SHEATHING
- 2 x 6 RAFTERS & CEILING JOISTS @ 16" O.C.
- R-49 INSULATION, RIDGE VENTS AND INSULATION BAFFLES AS REQD. TO MAINTAIN 1" AIRSPACE
- 1/2" DRYWALL CEILING

EAVE CONST. (TYP.)

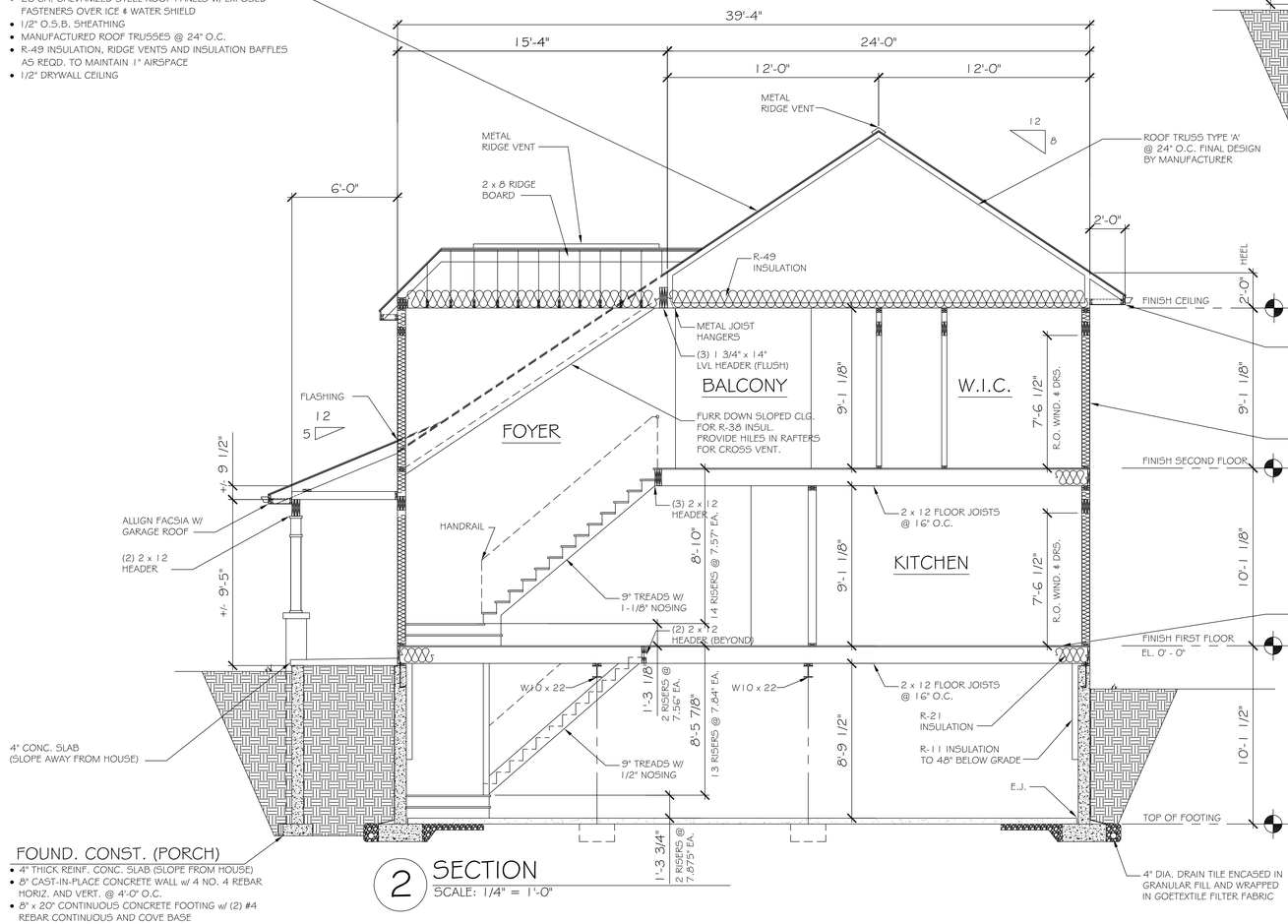
- 5" K.G. ON 2x6 WRAPPED W/ ALUM & MTL. DRIP EDGE
- PERFORATED FIBER CEMENT SOFFIT PANEL
- 2x2 NAILER
- 2x4 BLOCKING @ 4'-0" O.C.

WALL CONST. (TYP.)

- HORIZONTAL FIBER CEMENT SIDING
- HOUSE WRAP
- 1/2" O.S.B. SHEATHING
- 2x6 STUDS @16" O.C. W/ R-21 INSULATION
- 1/2" G.W.B.

ROOF CONST. (TYP.)

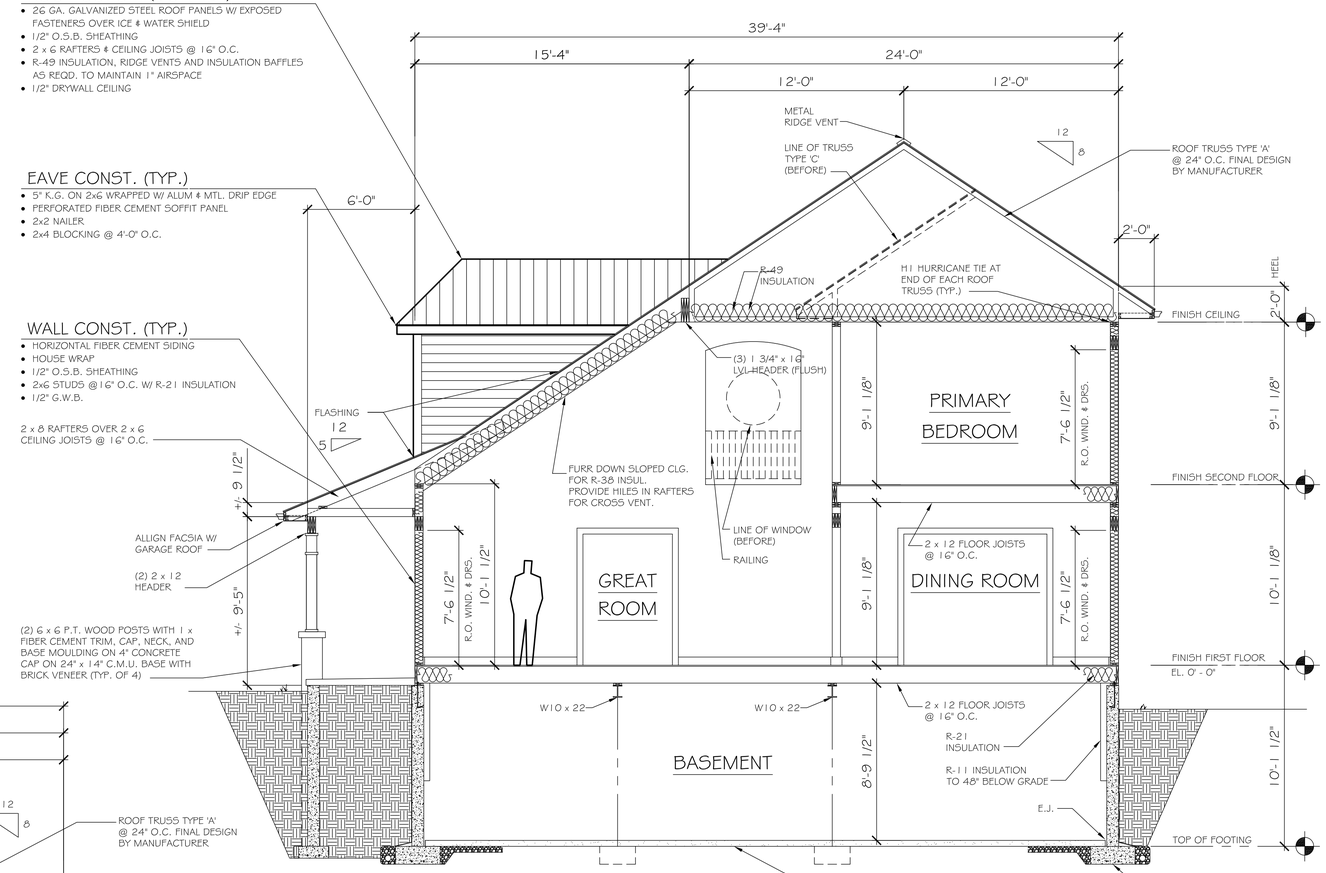
- 26 GA. GALVANIZED STEEL ROOF PANELS W/ EXPOSED FASTENERS OVER ICE & WATER SHIELD
- 1/2" O.S.B. SHEATHING
- MANUFACTURED ROOF TRUSSES @ 24" O.C.
- R-49 INSULATION, RIDGE VENTS AND INSULATION BAFFLES AS REQD. TO MAINTAIN 1" AIRSPACE
- 1/2" DRYWALL CEILING



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

FOUND. CONST. (PORCH)

- 4" THICK REINF. CONC. SLAB (SLOPE FROM HOUSE)
- 8" CAST-IN-PLACE CONCRETE WALL w/ 4 NO. 4 REBAR HORIZ. AND VERT. @ 4'-0" O.C.
- 8" x 20" CONTINUOUS CONCRETE FOOTING w/ (2) #4 REBAR CONTINUOUS AND COVE BASE



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

SLAB CONST. (GAR.)

- 4" CONCRETE SLAB W/ 6 " x 6" 10/10 W.W.M. OVER 6" R.O.B. GRAVEL

FOUND. CONST. (TYP.)

- 2 x 6 SILL PLATE w/ SILL SEALER
- 1/2" ACHOR BOLTS @ 4'-0" O.C. MAX.
- 8" CAST-IN-PLACE CONCRETE WALL w/ VERT. #6 @ 2 O.C. AND HORIZ. #4 @ 24" O.C.
- HIGH-DENSITY POLYETHYLENE (HDPE) DIMPLED WATERPROOFING MEMBRANE OVER ROLLED, SELF-ADHERING WATERPROOFING MEMBRANE BELO GRADE
- R-11 INSULATION TO 48" BELOW FINISH GRADE
- 30" x 12" CONTINUOUS CONCRETE FOOTING w/ (2) REBAR CONTINUOUS AND COVE BASE

EAVE CONST. (TYP.)

- 5" K.G. ON 2x6 WRAPPED W/ ALUM & MTL. DRIP
- PERFORATED FIBER CEMENT SOFFIT PANEL
- 2x2 NAILER
- 2x4 BLOCKING @ 4'-0" O.C.

WALL CONST. (TYP.)

- HORIZONTAL FIBER CEMENT SIDING
- HOUSE WRAP
- 1/2" O.S.B. SHEATHING
- 2x6 STUDS @16" O.C. W/ R-21 INSULATION
- 1/2" G.W.B.

FLOOR CONST. (TYP.)

- 3/4" T&G PLYWOOD, GLUED & NAILED
- 2x12 FLOOR JOISTS @16" O.C. w/ MID-SPAN BRIDGING
- R-21 INSULATION , 2'-0" FULL PERIMETER

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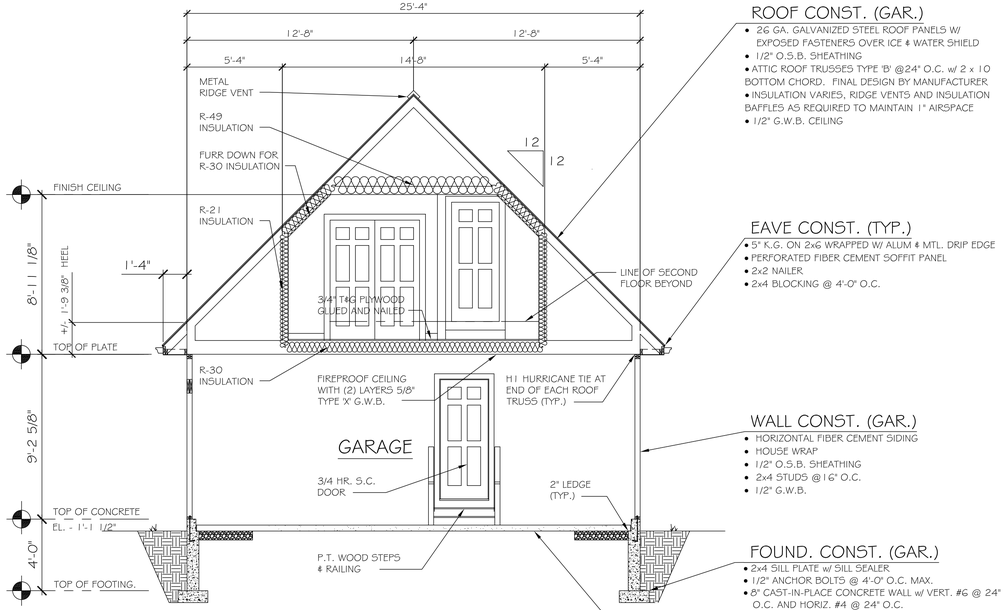
William C. Dean, AIA - Architect
4234 hogmire road
avon, new york 14414
tel: 585.729.7460
e-mail: deanarchitect@frontiernet.net

CLIENT/PROJECT:
PROPOSED RESIDENCE:
114 SUNSET BOULEVARD
PITTSFORD, NEW YORK 14534

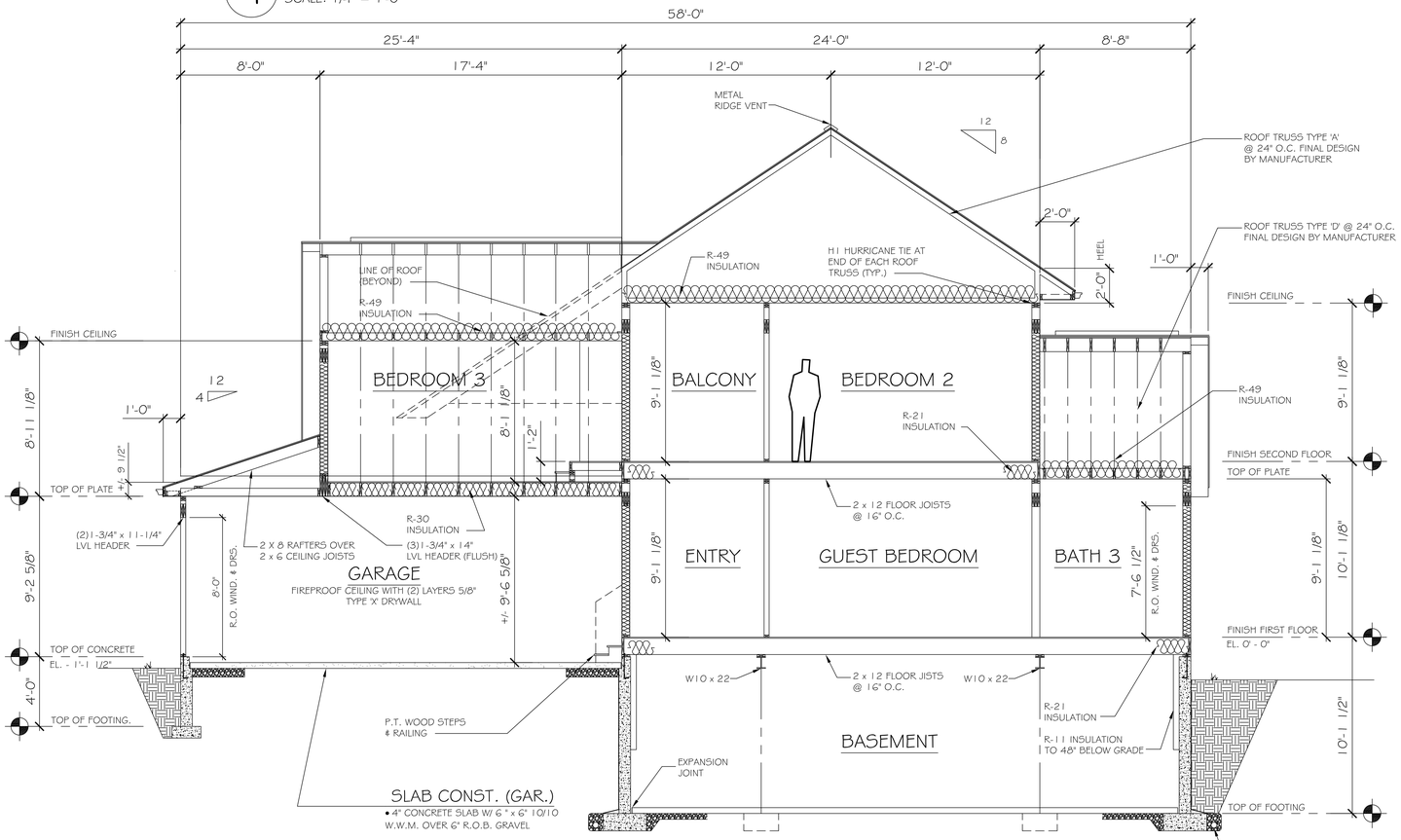
DRAWN BY: DEAN

DATE: 11.04.25

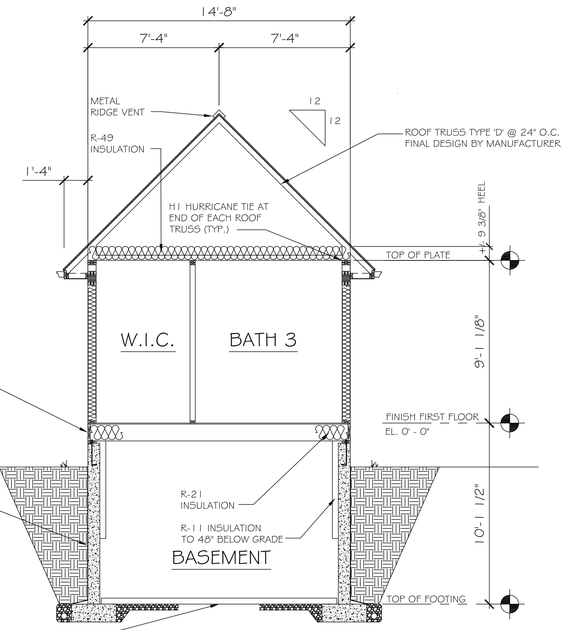
SHEET NO: A-6



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



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



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

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4234 hogmire road
avon, new york 14414
tel: 585.729.7460
e-mail: deanarchitect@frontiernet.net

CLIENT/PROJECT:
PROPOSED RESIDENCE:
114 SUNSET BOULEVARD
PITTSFORD, NEW YORK 14534

DRAWN BY: DEAN

DATE: 11.04.25

SHEET NO: A-7

Town of Pittsford

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

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

Permit #
S25-000011

DESIGN REVIEW AND HISTORIC PRESERVATION BOARD
REFERRAL OF APPLICATION

Property Address: 3300 Monroe Avenue ROCHESTER, NY 14618
Tax ID Number: 150.12-1-15.11
Zoning District: C Commercial
Owner: Pittsford Place Assoc
Applicant: Pittsford Place Assoc

Application Type:

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

Project Description: Applicant is requesting design review for a 14 Sq Ft. sign for HQ.

Meeting Date: December 11, 2025

Job# - G2510100

32" H LED channel letters mounted to raceway
Raceway painted to match the buillding exterior
Flush mounted to building
WWill pull electrical from Taichi sign beneath

eleVated
SIGN SOLUTIONS
100 Lincoln Parkway East Rochester, NY 14445
(585) 381-2134
www.elevatedsignsolutions.com
sales@elevatedsignsolutions.com

Customer:
- Graywood

Address:
- 3300 Monroe Ave

Start Date:
- 10/9/25

Revisions:
-

For approval only. Please review this proof to ensure all information is correct. If revisions are needed, please note changes on this document and send back. If approved, please sign and date below. Artwork is property of Elevated Sign Solutions.

V

Customer Approval _____ Date _____

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Town of Pittsford

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

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

Permit #
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

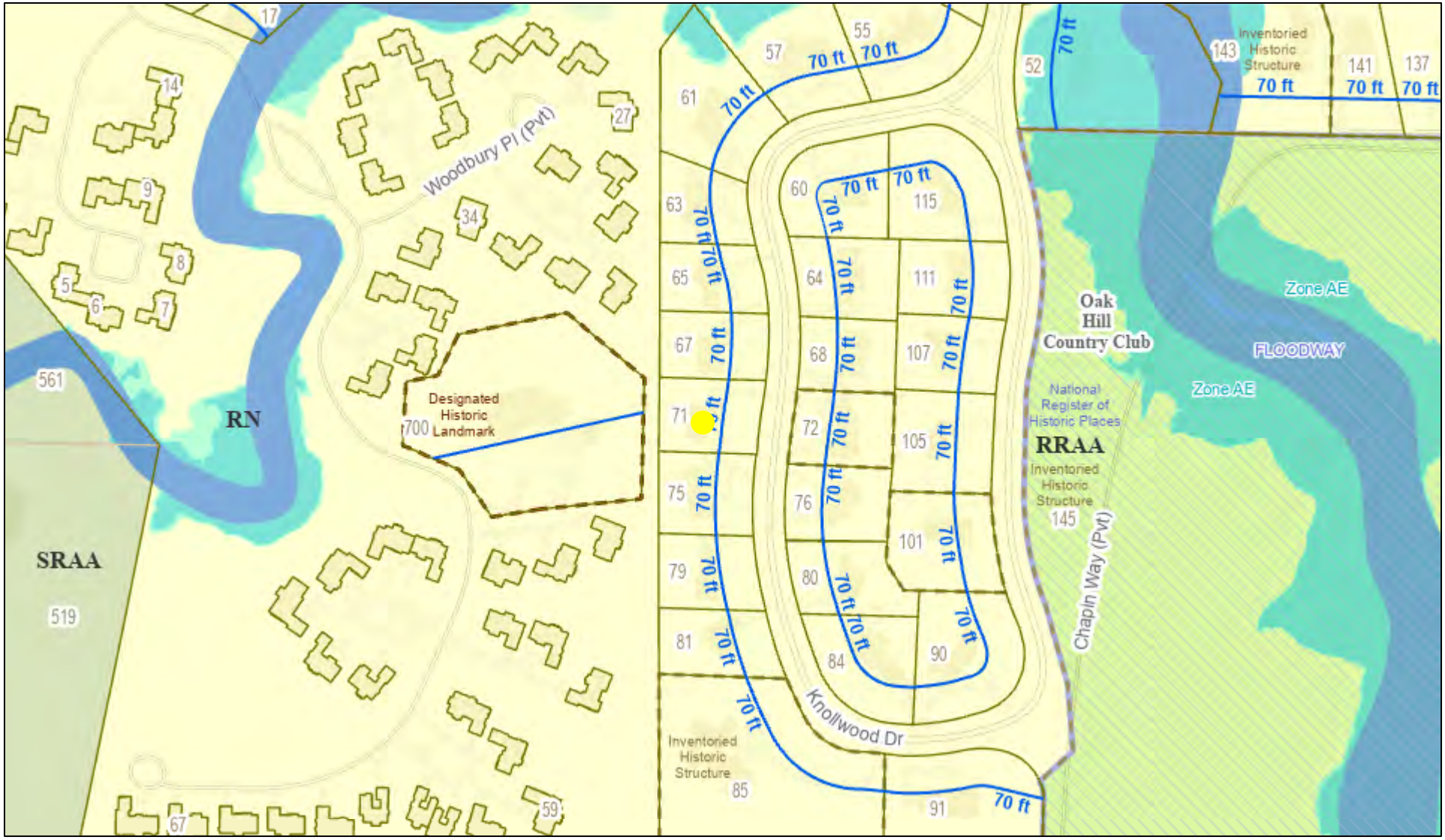
Application Type:

- [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: December 11, 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.

MORABITO ARCHITECTS

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

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

Feb 96-P.33 (E)
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~~ 0 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.

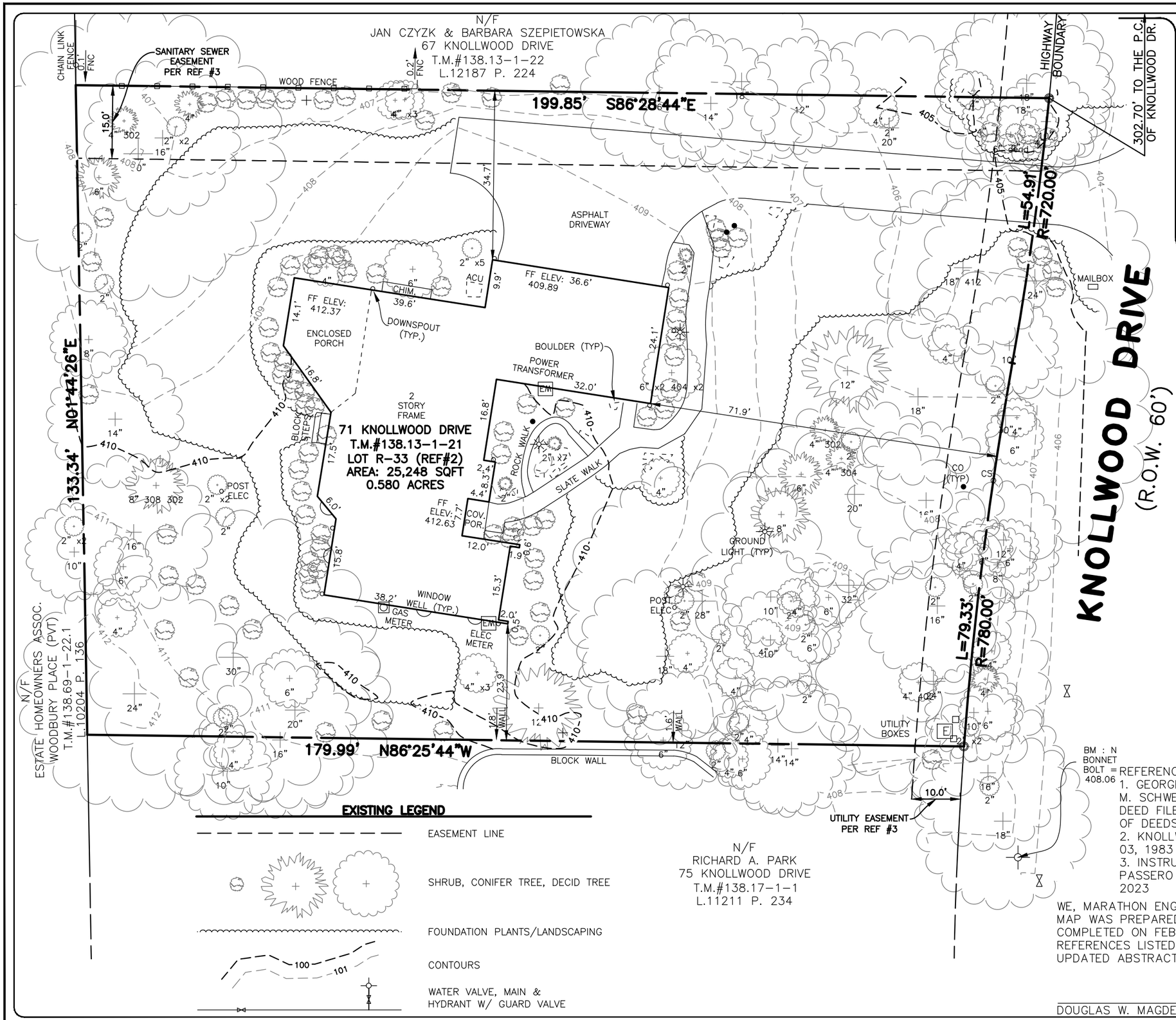
STATE OF NEW YORK }
COUNTY OF MONROE } ss:
TOWN OF PITTSFORD }

..... 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)

.....



EXISTING LEGEND

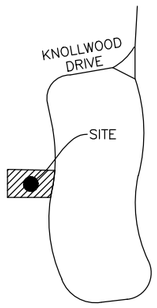
- EASEMENT LINE
- SHRUB, CONIFER TREE, DECID TREE
- FOUNDATION PLANTS/LANDSCAPING
- CONTOURS (100 / 101)
- WATER VALVE, MAIN & HYDRANT W/ GUARD VALVE

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



TOWN OF PITTSFORD
LOCATION MAP
NOT TO SCALE

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

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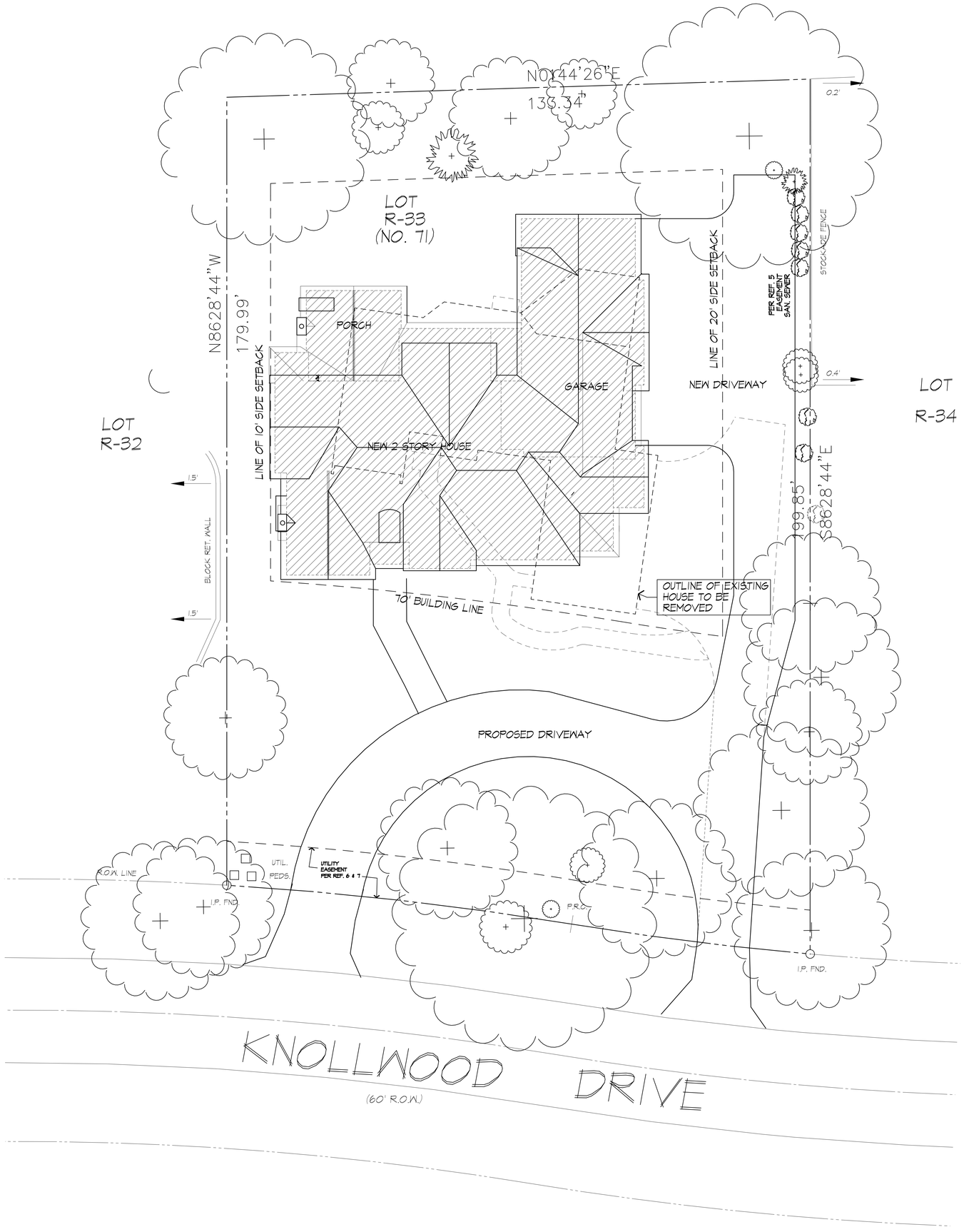
DRAWING TITLE: EXISTING FEATURES SURVEY

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

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

www.MorabitoArchitects.com

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

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

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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:
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
DECEMBER 11, 2025
PITTSFORD, NY

FINISH LEGEND:

- NORANDEX 6" POLAR WALL PLUS CLAPBOARD SIDING "CHAMPAGNE"
- NORANDEX 12" POLAR WALL PLUS BOARD AND BATTEN SIDING "CHAMPAGNE"
- NORANDEX 6" POLAR WALL PLUS CLAPBOARD SIDING "GRANITE"
- NORANDEX 12" POLAR WALL PLUS BOARD AND BATTEN SIDING "GRANITE"
- NORANDEX 6" POLAR WALL PLUS CLAPBOARD SIDING "CARBON"
- PROVIA STONE VENEER "BUFF"
- PROVIA STONE VENEER "BLUE RIDGE"
- DECORATIVE PARGING " DOWNING STONE"

5 NORTH COURTYARD SOUTH ELEVATION

0' 4' 8' 16' 32'
1/16" = 1'-0"

6 NORTH COURTYARD WEST ELEVATION

0' 4' 8' 16' 32'
1/16" = 1'-0"

3 SOUTH COURTYARD WEST ELEVATION

0' 4' 8' 16' 32'
1/16" = 1'-0"

4 SOUTH COURTYARD EAST ELEVATION

0' 4' 8' 16' 32'
1/16" = 1'-0"

1 SOUTH ELEVATION

1/16" = 1'-0"

2 SOUTH COURTYARD NORTH ELEVATION

0' 4' 8' 16' 32'
1/16" = 1'-0"

PASSERO ASSOCIATES
engineering architecture

PITTSFORD OAKS
RENDERED ELEVATIONS

20233554.0002
04B
DECEMBER 11, 2025
PITTSFORD, NY

1 EAST ELEVATION

1/16" = 1'-0"

PREVIOUS SUBMISSION

NOVEMBER 15, 2025

1 EAST ELEVATION

1/16" = 1'-0"

PROPOSED CONCEPT

DECEMBER 11, 2025

2 WEST ELEVATION

1/16" = 1'-0"

PREVIOUS SUBMISSION

NOVEMBER 15, 2025

1 WEST ELEVATION

1/16" = 1'-0"

PROPOSED CONCEPT

DECEMBER 11, 2025

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

4 **NORTH COURTYARD EAST ELEVATION**
1/16" = 1'-0"

PREVIOUS SUBMISSION

NOVEMBER 15 2025

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

4 **NORTH COURTYARD EAST ELEVATION**
1/16" = 1'-0"

PROPOSED CONCEPT

DECEMBER 11, 2025

1 SOUTH ELEVATION

1/16" = 1'-0"

2 SOUTH COURTYARD NORTH ELEVATION

0' 1' 2' 4' 8'

1/16" = 1'-0"

PREVIOUS SUBMISSION

NOVEMBER 15 2025

1 SOUTH ELEVATION

1/16" = 1'-0"

2 SOUTH COURTYARD NORTH ELEVATION

0' 4' 8' 16' 32'

1/16" = 1'-0"

PROPOSED CONCEPT

DECEMBER 11, 2025

3 SOUTH COURTYARD WEST ELEVATION

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

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PREVIOUS SUBMISSION

NOVEMBER 15, 2025

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PROPOSED CONCEPT

DECEMBER 11, 2025

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PREVIOUS SUBMISSION

NOVEMBER 15, 2025

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1/16" = 1'-0"

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0' 4' 8' 16' 32'
1/16" = 1'-0"

PROPOSED CONCEPT

DECEMBER 11, 2025

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 1 - RENDERED

3/8" = 1'-0"

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

2 **DRHPB - ENLARGED WEST ELEVATION**

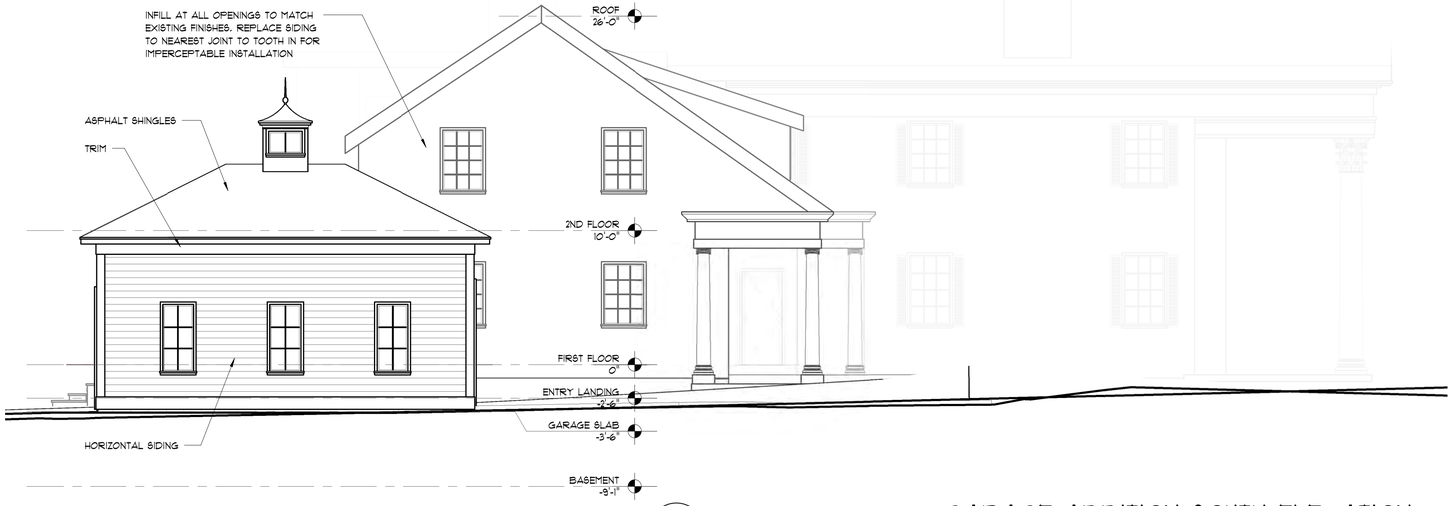
0' 1' 2' 4' 8'
3/16" = 1'-0"

1 **ENLARGED EAST ELEVATION**

0' 2' 4' 8' 16'
3/16" = 1'-0"

VIEW OF NORTHEAST CORNER

VIEW OF SOUTHEAST CORNER



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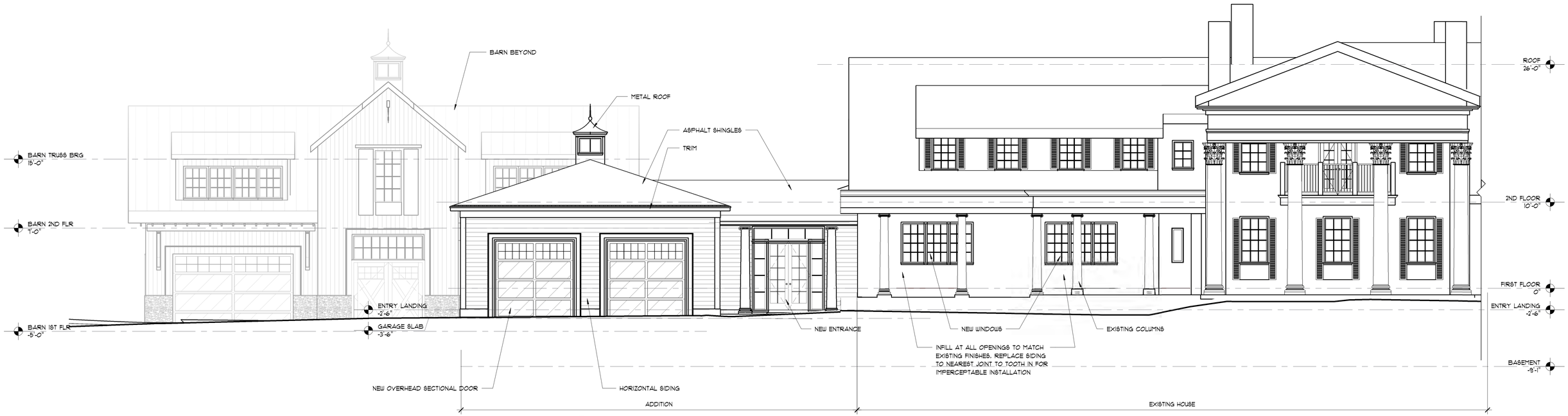
GARAGE ADDITION SOUTH ELEVATION

3/16" = 1'-0"



1

EAST ELEVATION HOUSE ADDITION

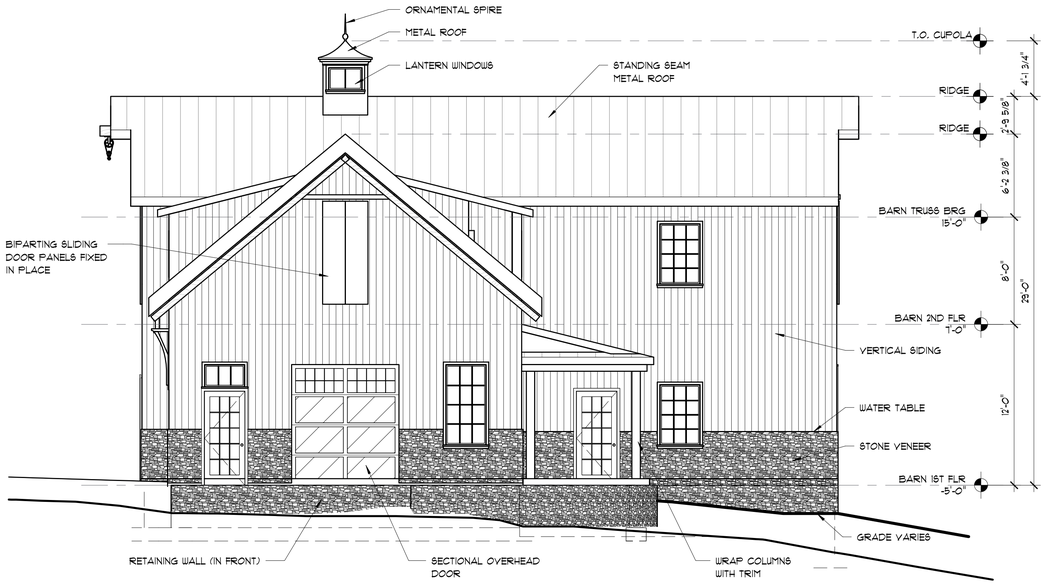
3/16" = 1'-0"

HANLON ARCHITECTS

HOUSE ADDITION ELEVATIONS

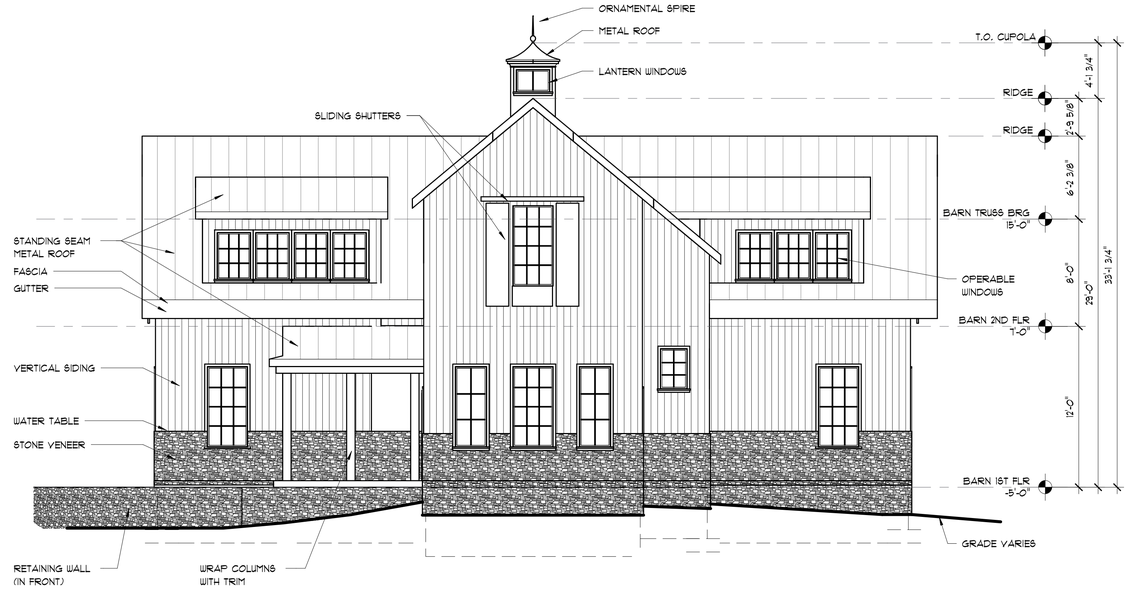
PRIVATE RESIDENCE RENOVATIONS

12-3-25



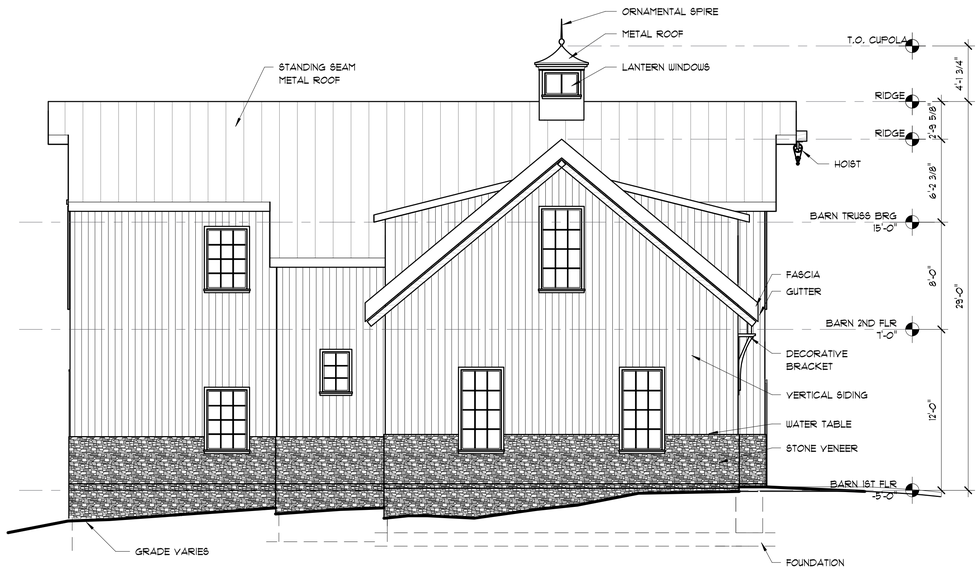
4 BARN EAST ELEVATION

3/16" = 1'-0"



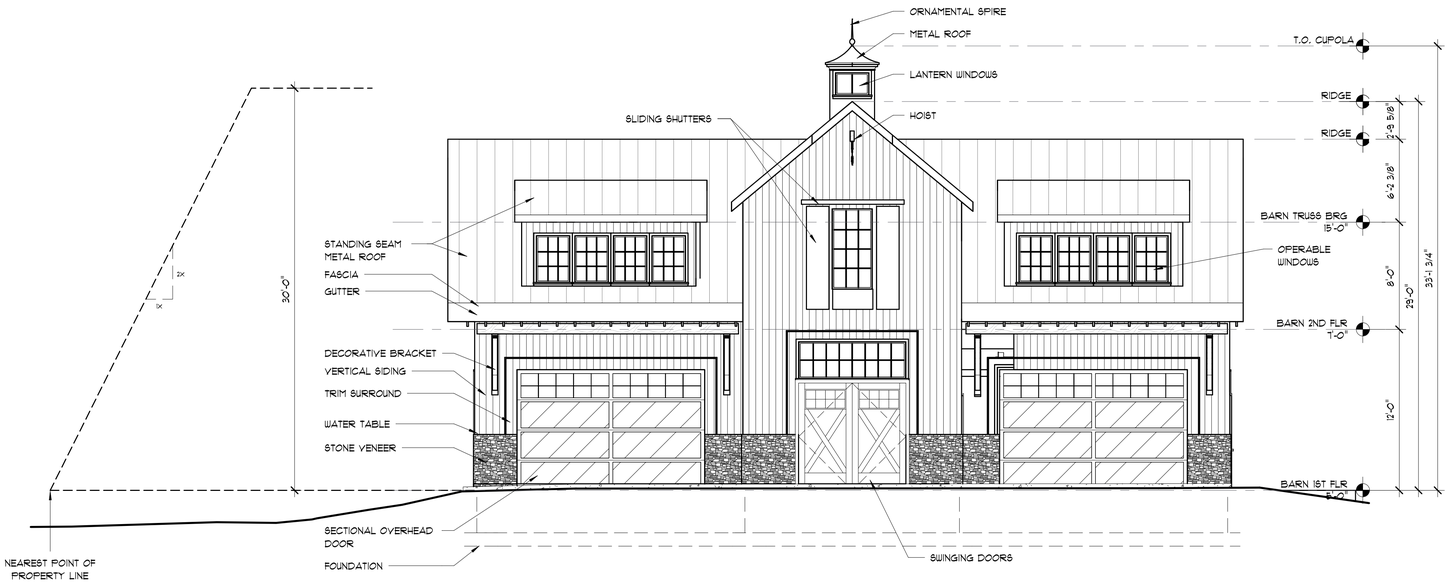
3 BARN NORTH ELEVATION

3/16" = 1'-0"



2 BARN WEST ELEVATION

3/16" = 1'-0"



1 BARN SOUTH ELEVATION

3/16" = 1'-0"

HANLON ARCHITECTS

BARN ELEVATIONS

PRIVATE RESIDENCE RENOVATIONS

12-3-25

NEW VISUAL BUFFER

SEPARATE DRIVEWAYS

MAINTAIN ACCESS TO ADJACENT PROPERTY

RECONFIGURE DRIVEWAY

EXISTING CARRIAGE HOUSE FOOTPRINT (DASHED)

PROPOSED BARN

REGRADE DRIVEWAY

PARKING

RETAINING WALL

PROPOSED GARAGE ADDITION

NEW ENTRANCE

EXISTING TREE TO REMAIN

EXISTING HOUSE

EXISTING PATIO

CONNECTION TO EXISTING ENTRANCE

EXISTING PATIO

N

SCALE: 1" = 10'

0 10 20

Steele
LANDSCAPE ARCHITECTURE

HANLON ARCHITECTS

CONCEPTUAL SITE PLAN

PRIVATE RESIDENCE RENOVATIONS

12-3-25

HSE
STRUCTURAL ENGINEERING CONSULTANTS

Field Report

Location: 55 Mitchell Road, Pittsford, NY 14534
Project: Carriage House Structural Inspection
Date of Site Visit: October 29, 2025
HSE Representative: David T. Finkbeiner, P.E.
Report Date: October 31, 2025

Purpose of Site Visit

A site visit was made at the request of the owner to evaluate the structural integrity of the existing carriage house. The inspection focused on identifying observable structural deficiencies and assessing the overall stability of the structure.

General Notes / Observations

The carriage house is estimated to be over 100 years old and is a two-story wood-framed structure typical of buildings of that era. The structure is supported on a composite foundation consisting of stone, formed concrete, and concrete masonry, with a partial masonry basement at the east end. The first floor comprises a combination of slab-on-grade construction and an elevated structural slab spanning over the basement area. The upper floor and roof are presumed to consist of traditional wood joist and rafter framing, although concealed conditions limited confirmation of the exact framing layout. Exterior finishes consist of wood siding and trim.

The deterioration documented in this report is consistent with a structure of this age subjected to long-term environmental exposure. Many structural elements could not be directly inspected due to concealment by interior finishes and exterior cladding; however, the visible elements exhibited severe degradation likely resulting from prolonged moisture intrusion, biological decay, and foundation movement.

This assessment was limited to a visual inspection only and did not include destructive testing or material sampling. No original design drawings or historical documentation were available for reference.

HERRICK-SAYLOR ENGINEERS D.P.C.
50 SQUARE DRIVE, SUITE 110
VICTOR, NY 14564
585-586-1700

Observed Structural Conditions

The following representative deficiencies were documented during the inspection:

1. **Basement Masonry Foundation Failure**
   Severe wall bowing and partial collapse were observed, along with settlement cracking, heavy efflorescence, and voids within the masonry.

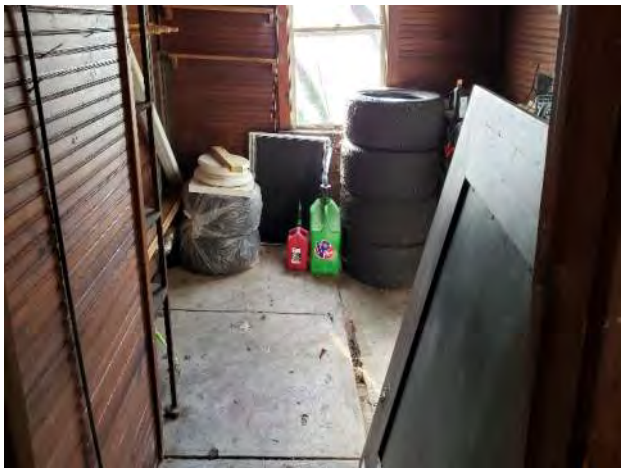
2. First Floor Slab/Structure – Partial Collapse
Sections of the elevated first-floor slab exhibited localized failure.

3. First Floor Concrete Beam Deterioration
Concrete spalling and corrosion of embedded reinforcing steel were observed.

4. **Exterior Foundation Wall Cracking and Settlement**
   Exterior foundation walls displayed extensive cracking, spalling, and settlement, including large voids in several areas.

5. Interior Slab and Foundation/Structure Settlement

Differential settlement of approximately 12 inches was noted at the rear approximately 20 feet of the structure footprint, with associated slab cracking and out-of-plumb door frames.



6. Sill Plate Deterioration

Exposed sill plates showed complete wood rot and loss of structural section.

7. Exterior Finish Wood Rot

Exterior cladding and trim displayed severe decay, suggesting likely hidden structural deterioration beneath these finishes.

8. Evidence of Moisture Infiltration and Biological Growth
Moisture staining and biological growth were observed, indicating ongoing water intrusion and potential hidden framing damage.

Discussion / Recommendations

Based on the site observations, the following conclusions and recommendations are provided:

1. The structure exhibits two primary types of deterioration:
    - Severe foundation damage and settlement.
    - Extensive degradation of wood framing and cladding materials.
2. The foundation damage and settlement are readily apparent and are likely due to a combination of soil movement adjacent to the rear gully, long-term erosion, and age-related deterioration of the masonry materials.
3. The complete degradation of sill plates and widespread wood rot strongly suggest that concealed framing members are similarly compromised. Given the visible racking, deformation, and settlement, the framing system has likely lost its stability and continuity, and framing connections have likely been compromised.
4. The severe foundation degradation and settlement alone present significant structural concerns. When combined with the known and potential framing issues, the overall structural condition is critically compromised.
5. Comprehensive rehabilitation would require full removal of both exterior cladding and interior finishes for access to the structural framing. Considering the extent of visible deterioration, anticipated concealed damage, and the associated repair costs, it appears unlikely that restoration would be practical or economically viable.
6. Based on the observed conditions and the likelihood of extensive concealed deterioration, HSE considers demolition to be the most practical and structurally justifiable course of action. While limited localized repairs might be possible in theory, the extent of damage and uncertainty regarding the hidden framing make such an approach difficult to recommend with confidence.

Limitations / Disclaimer

This report is based on a limited visual inspection of accessible areas only. No destructive testing, structural analysis, or materials sampling was performed. Conclusions and recommendations are based solely on conditions observed at the time of inspection. This report should not be construed as a guarantee of the condition of any concealed elements not observed or accessible at the time of inspection.

Prepared by:
David T. Finkbeiner, P.E.
Herrick-Saylor Engineers, D.P.C.
Date: October 31, 2025