

**Design Review & Historic Preservation Board**  
**Agenda**  
**February 24, 2022**

**HISTORIC PRESERVATION DISCUSSION**

**RESIDENTIAL APPLICATION FOR REVIEW**

- **25 Knollwood Drive**  
The Applicant is requesting design review for the construction of a new covered entryway off the front of the house. In addition, the Applicant would like raise the ridge of the back roof of the main house to blend with the roof of the previously added sunroom.
- **4035 East Avenue**  
The Applicant is requesting design review for the construction of an approximately 100 SF mudroom entryway off the back of the house.
- **592 Allens Creek Road**  
The Applicant is requesting design review for the construction of an approximately 350 SF two story addition where the current sun room is as well as the construction of a new 690 SF screened in porch off the back side of the house.
- **12 Frederick Road**  
The Applicant is requesting design review for the construction of an approximately 432 SF addition off the rear of the house. The existing attached sunroom shall be removed.
- **246 Long Meadow Circle**  
The Applicant is requesting design review for the construction of an approximately 1210 SF addition off the rear of the house.

**RESIDENTIAL APPLICATION FOR REVIEW – NEW HOMES RETURNING**

- **33 Coventry Ridge**  
The Applicant is returning to request design review for the construction of a two story single family home approximately 2926 square feet that is located in the Coventry Ridge Subdivision. Applicant would like change to an end load garage instead of the front load garage that was previously approved.

**RESIDENTIAL APPLICATION FOR REVIEW – NEW HOMES**

- **1 Stable View**  
The Applicant is requesting design review for the construction of a two story single family home. The home will be approximately 2951 SF.
- **41 Nature View**  
The Applicant is requesting design review for the construction of a two story single family home approximately 2040 SF.
- **8 Black Wood Circle**  
The Applicant is requesting design review for the construction of an approximately 2107 SF new single story family home in the Wilshire Hill subdivision.
- **5 Hawkstone Way**  
The Applicant is requesting design review for the construction of a one story single family home. The home will be approximately 3095 square feet and will be located in the Cottages at Malvern Hills Subdivision.

**Design Review and Historic Preservation Board**  
**Minutes**  
**January 27, 2022**

**PRESENT**

Dirk Schneider, Chairman; Paul Whitbeck, John Mitchell, Bonnie Salem

**ALSO PRESENT**

Cathy Koshykar, Town Board liaison; Robert Koegel, Town Attorney; Bill Zink, Building Inspector; Susan Donnelly, Secretary to the Board

**ABSENT**

Dave Wigg, Kathleen Cristman

Dirk Schneider, Chairman, opened the meeting at 6:00 pm.

**HISTORIC PRESERVATION DISCUSSION**

Susan Donnelly, Secretary to the Board, reported that the pole for the marker for the East Street Burying Ground has been delivered. In addition, she reported that an order has been placed at the request of the homeowner for a historic plaque for the designated home located at 255 East Brook Road.

• **14 Lansdowne Lane**

The Applicant is requesting design review for the construction of a two story single family home. The home will be approximately 4504 square feet.

Jim Fahy of Fahy Design Associates and Greg Bowering of Bowering Homes were present to discuss the application with the Board on behalf of the homeowners Dan and Meredith Wilmot.

Mr. Fahy discussed the new construction. The existing mature vegetation will be retained near the neighboring properties. The ridge height from the front elevation is 25 ft. and the footprint of the home is 15% of the allowed lot coverage. Drainage is diverted away from neighboring properties.

The finishes were described as board and batten siding with quarried stone at the water table on all elevations. The front porch will be post and rail on the front elevation and stainless cable rail on the rear elevation. The windows will be Anderson series with black trim, shingles will be architectural shingles on the main roof and accent roofs will be black standing seam metal. The front door will be wooden and garage doors will be carriage style with wood veneer to match the front door. Mr. Fahy indicated that the house will be built as per the color rendering presented to the Board, however the owners are considering stain instead of white paint for the posts and rails on the exterior.

Bonnie Salem inquired about landscaping between the home and the neighboring properties. Mr. Fahy responded that a substantial amount of trees remain between #23 Briar Patch Drive and #25 Briar Patch is farther away from the structure than #23.

Dirk Schneider moved to approve the application as submitted with the option of staining the heavy timber work on all elevations to include the porch posts, box beams, railings and brackets should the owner chose to.

Bonnie Salem seconded.

All Ayes.

- **9 Hawkstone Way**

The Applicant is requesting design review for the construction of a one story single family home. The home will be approximately 1908 square feet and will be located in the Cottages at Malvern Hills Subdivision.

This application was withdrawn from the agenda by the Applicant prior to the meeting but will return at a later date.

#### **COMMERCIAL APPLICATION FOR REVIEW – SIGNS**

- **3400 Monroe Avenue – Massage Envy**

The Applicant has requested design review to replace two business identification signs. The building sign will be approximately 72 square feet over the entrance and the sign on the door will be approximately 4 square feet. Both signs meet zoning and will identify the business "Massage Envy."

Kurt Wright was present to discuss the proposed signage with the Board.

The sign will be the same square footage, color and illumination as the existing sign but feature a new font.

Paul Whitbeck moved to approve the application as submitted.

John Mitchell seconded.

All Ayes.

- **3750 Monroe Avenue – Kore**

The Applicant has requested design review to install a new business identification sign. The building sign will be approximately 60 square feet over the entrance. The sign meets zoning and will identify the business "KORE."

Jim Columbo of Skylight Signs was present to discuss new signage for Kore Wireless.

The sign will be vinyl copy consistent with the other current signs in the plaza.

The Board reviewed the renderings for the new sign.

Bonnie Salem moved to approve the application as submitted.

Paul Whitbeck seconded.

All Ayes.

#### **REVIEW OF MINUTES OF JANUARY 13, 2022 MEETING**

Dirk Schneider moved to accept the minutes of January 13, 2022 with one change.

Bonnie Salem seconded.

All Ayes.

#### **ADJOURNMENT**

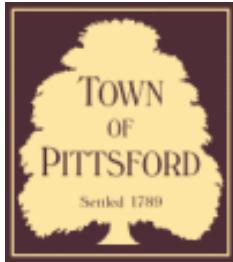
Dirk Schneider moved to close the meeting at 6:40 pm.

All Ayes.

Respectfully submitted,

Susan Donnelly  
Secretary to the Design Review and Historic Preservation Board

DRAFT



## Town of Pittsford

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

Permit #  
**B21-000256**

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

### DESIGN REVIEW AND HISTORIC PRESERVATION BOARD REFERRAL OF APPLICATION

**Property Address:** 25 Knollwood Drive ROCHESTER, NY 14618

**Tax ID Number:** 138.13-1-5

**Zoning District:** RN Residential Neighborhood

**Owner:** Senthil & Colleen Natarajan

**Applicant:** Senthil & Colleen Natarajan

#### Application Type:

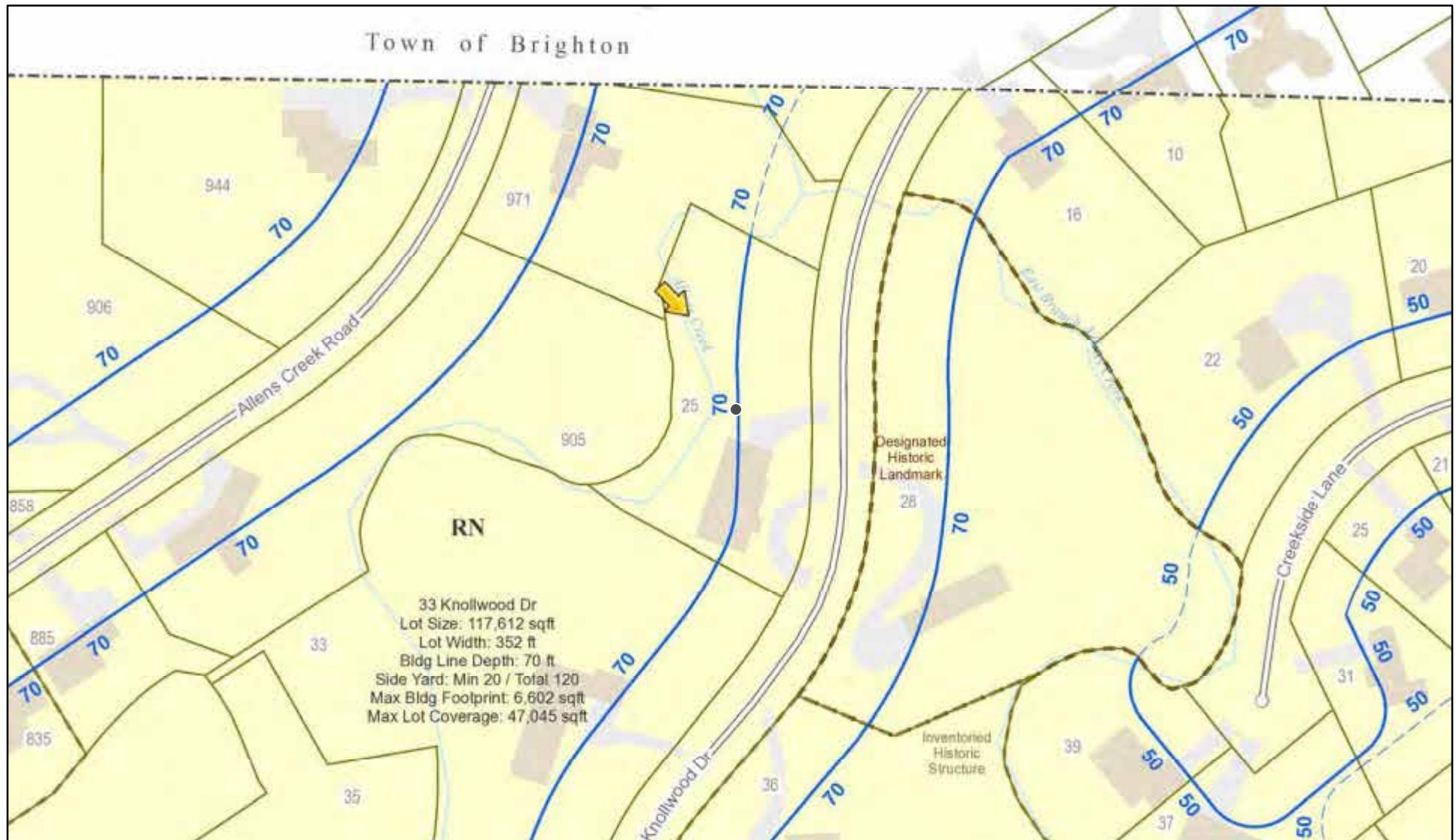
|                                                                               |                                                                                 |
|-------------------------------------------------------------------------------|---------------------------------------------------------------------------------|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

**Project Description:** Applicant is requesting design review for the construction of a new covered entryway off the front of the house. In addition, the applicant would like raise the ridge of the back roof of the main house to blend with the roof of the previously added sun room.

**Meeting Date:** February 24, 2022



# RN Residential Neighborhood Zoning



Printed December 30, 2021

Town of Pittsford GIS

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



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|------------|-----|------|-------------|
| REVISIONS- | NO. | DATE | DESCRIPTION |
|------------|-----|------|-------------|

|                                        |                                  |
|----------------------------------------|----------------------------------|
| DRAWING TITLE-<br>Elevation & Sections | PHASE-<br>Construction Documents |
|----------------------------------------|----------------------------------|

|                                                   |                                        |
|---------------------------------------------------|----------------------------------------|
| PROJECT-<br>Renovations to:<br>25 Knollwood Drive | CLIENT-<br>Senthil & Colleen Natarajan |
| DATE-<br>January 2022                             | JOB NO.-<br>A21-O11                    |

|                     |
|---------------------|
| DRAWING NO.-<br>A-1 |
|---------------------|

DEMOLITION NOTES:

A. It is the contractor's responsibility to familiarize themselves with all details involved in selective demolition. Specific instructions on each item will not be given.

B. All plumbing, electrical and HVAC fixtures, doors, trim and any other items which the owner indicates they want to save shall be removed by the contractor, stored and maintained in good condition until the owner's directions for future reuse. The owner shall provide the contractor with the list of all such items.

C. Contractor to remove all existing walls, doors, and finishes not shown to remain. Infill wall openings as required and patch surfaces to match adjacent existing.

D. Remove all existing lighting, wiring, and devices as required to complete work. Remove all abandoned conduit and wire. Terminate at nearest active panel.

E. Remove all existing water, sewer, storm and vent piping as required to complete work. Remove all abandoned piping, cap at nearest active main riser.

F. Remove all existing ductwork, piping and related HVAC systems as required to complete work. Cap all ductwork and piping at nearest active main riser. Coordinate removal of all associate power and plumbing services with other trades.

G. On items D, E, and F, contractor may be required to go beyond the contract area to reach the first shutoff valve, main or electrical panel. When this happens, the contractor shall remove and repair existing finish surfaces as required.

H. All existing floor, wall and ceiling finishes in areas to be renovated shall be removed down to subfloor/rough framing as required. Prepare existing surfaces to receive new finish materials.

I. The contractor shall be responsible for the salvage of existing materials as required for patching existing areas to remain. Wherever removals occur, disturbed surfaces should be patched to match adjacent existing.

J. The contractor shall coordinate the demolition work with the owner's use of the premises. All work to be scheduled and coordinated with owner.

K. The contractor shall provide fireproof and dustproof partitions around the construction area during all demolition and construction work.

L. The contractor shall maintain safe access to all designated exits for the building occupants during construction.

M. Storage for contractor's equipment and debris must be kept inside the contract area.

N. Dumpsters for construction debris are to be provided by contractor. All debris to be hauled off site upon removal.

O. If materials are suspected to contain asbestos, contractor is to immediately inform owner and architect. All existing materials known to contain asbestos that are to be removed should be done so in accordance with established A.H.E.R.A. regulations.

CONSTRUCTION NOTES:

1. Construction shall conform to the residential code of New York State.

2. Comply with all local, state and federal codes and regulations.

3. General Contractor is responsible for all materials, construction methods and craftsmanship.

4. General Contractor to verify all existing conditions, requirements, notes and dimensions prior to start of construction. Notify the Architect if conditions vary from those shown on this documents.

5. General Contractor to provide adequate support of existing foundation walls, load bearing walls and partitions during removal and repair.

6. Contractor is responsible for coordinating work with other trades wherever they overlap.

7. When materials and/or finishes are found to be absent, or when existing construction is removed, disturbed, damaged, replaced or renovated in any way, contractor shall provide patching, painting and materials of same type and quality as to match adjacent existing surfaces unless otherwise noted.

8. Provide all blocking, furring and shimming as necessary for installation and completion of the work.

9. All new work shall be plumb, level and square. Scribe and make fit all new work to existing.

10. All details are subject to change due to existing field conditions. Contractor must notify owner and architect of same.

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

12. Exterior stud wall framing shall be 2 x 4 @ 16" o.c. and interior stud wall framing shall be 2 x 4 @ 16" o.c. (unless otherwise noted).

13. No site visits will be made by this Architect. contractor shall assume all responsibility for changes to these drawings.

14. Coordinate interior doors/hardware, wood trim and finishes, and exterior finish materials (siding, roofing etc.) to match existing. Final selection by owner and general contractor unless otherwise specified.

15. Call UPFO before you dig. 1-800-962-7962

16. All exterior below-grade walls to receive one (1) coat foundation coat and two (2) coats of tar

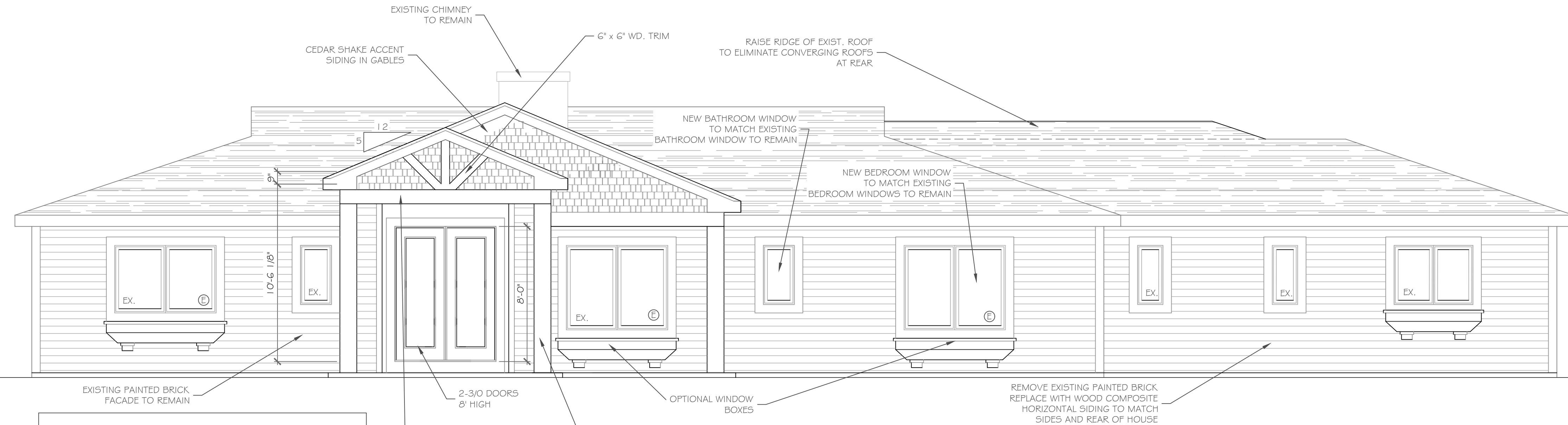
17. Coordinate the installation of continuous aluminum gutters and downspouts to match existing. Downspouts are to be located in field and approved by owner. All downspouts are to be to precast concrete splashblocks, or to underground conductors per local code.

18. Design and coordination of all sitework, including finish grading and hydroseeding, by contractor.

19. Design and coordination of electric, plumbing, and HVAC system installation by contractor. Verify capacity and location of existing utilities/services prior to construction.

20. To the best of our knowledge, belief and professional judgment, these plans are in compliance with the State of New York Energy Code.

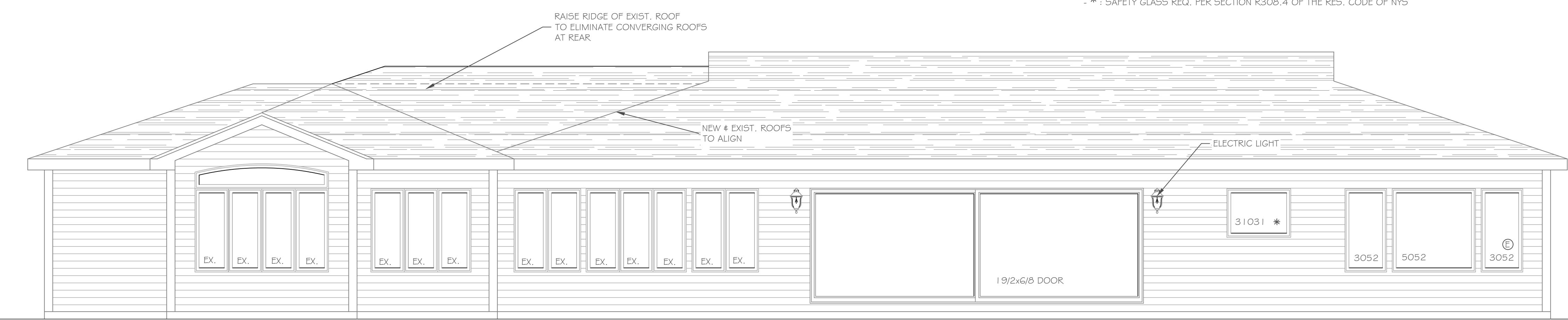
21. These documents do not purport to show all items and procedures required for a complete installation. The intent is to indicate the general scope for the project, in terms of the architectural design concept, the location/dimensions of the construction and major architectural elements of construction.



FRONT ELEVATION

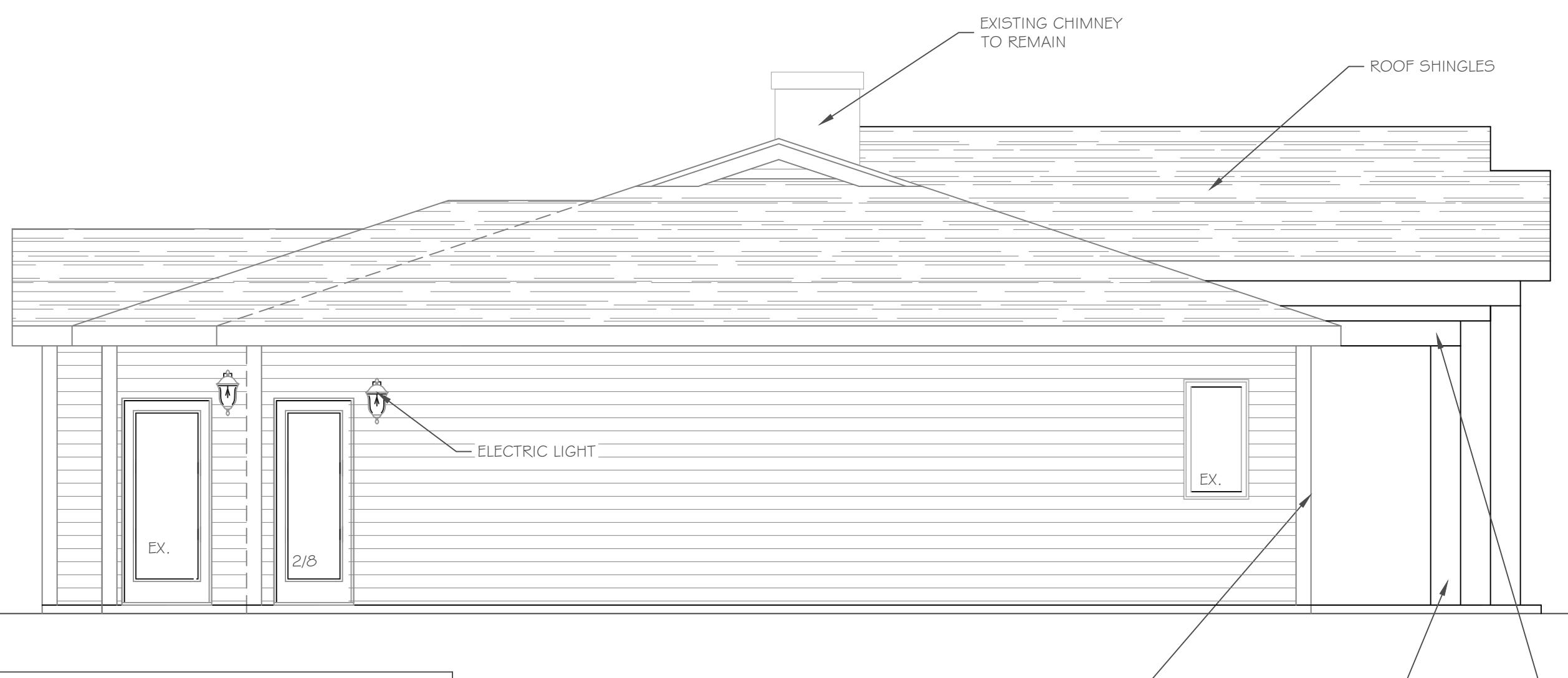
1/4" = 1'-0"

NOTE: - WINDOWS TO BE "ANDERSEN 200 SERIES" (HP LOW-E)  
DOUBLE-HUNG (OR EQUAL)  
DOORS TO BE "ANDERSEN" (OR EQUAL)  
- DOWNSPOUTS TO BE LOCATED BY CONTRACTOR IN FIELD  
① WINDOW MEETS OR EXCEEDS THE EGRESS REQUIREMENTS  
PER SECTION R310 OF THE RES. CODE OF NYS  
\* : SAFETY GLASS REQ. PER SECTION R308.4 OF THE RES. CODE OF NYS

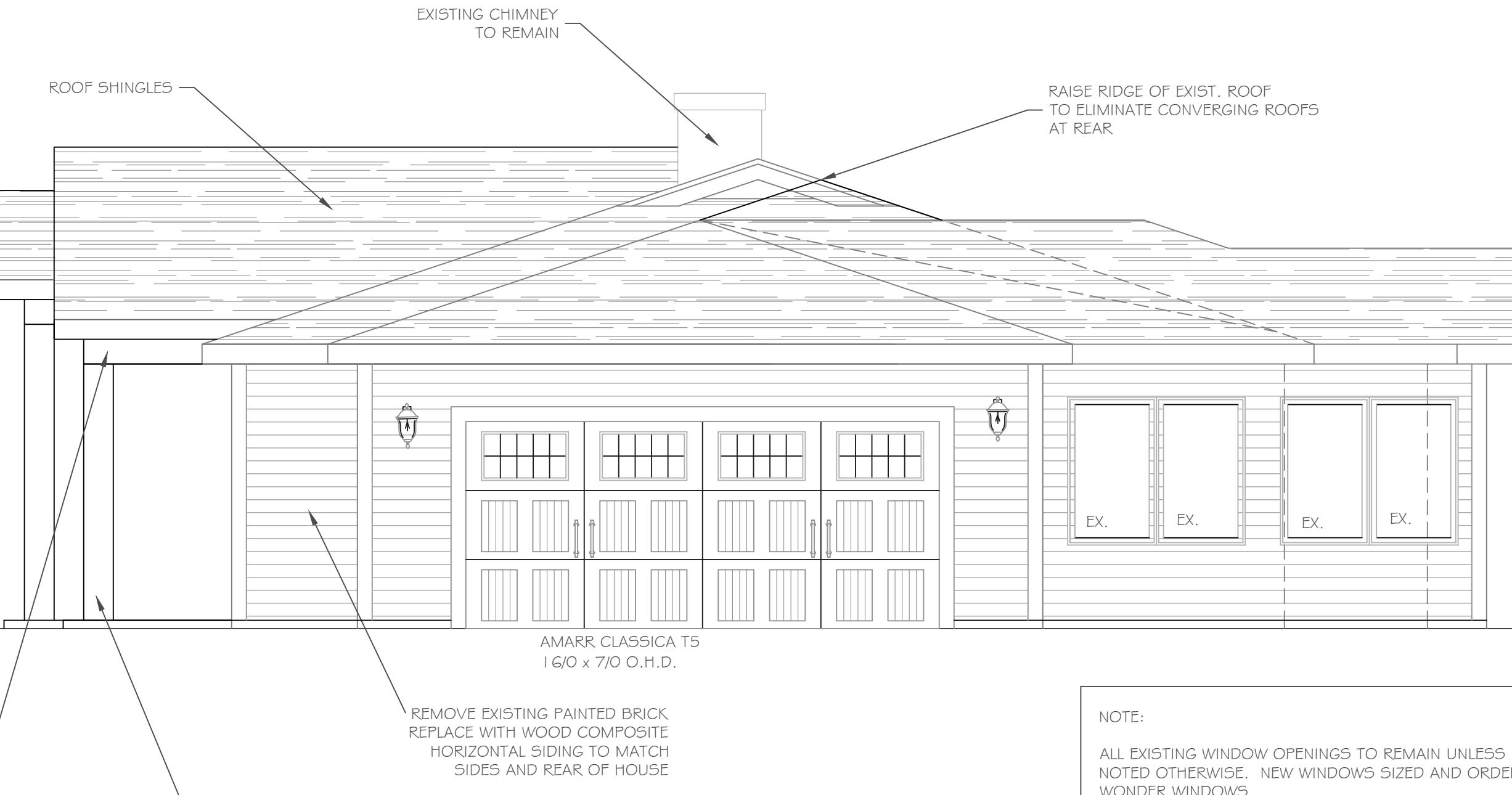


REAR ELEVATION

1/4" = 1'-0"



NOTE:  
ALL EXISTING WINDOW OPENINGS TO REMAIN UNLESS  
NOTED OTHERWISE. NEW WINDOWS SIZED AND ORDERED  
THROUGH WONDER WINDOWS.



LEFT SIDE ELEVATION

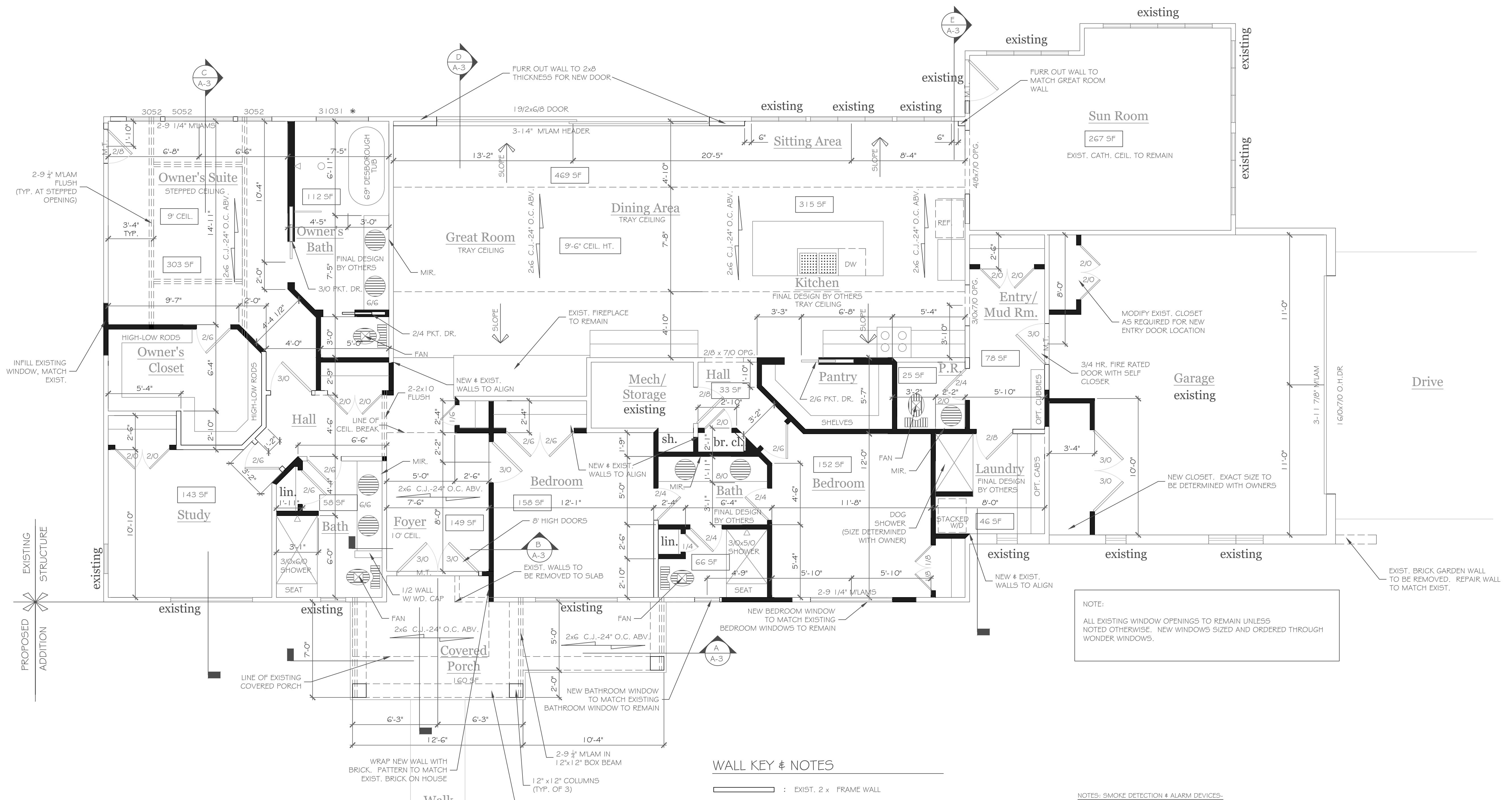
1/4" = 1'-0"



RIGHT SIDE ELEVATION

1/4" = 1'-0"

|                     |
|---------------------|
| DRAWING NO.-<br>A-1 |
|---------------------|



First Floor Plan

PROJECT-  
Renovations to:  
25 Knollwood Drive  
CLIENT-  
Senthil & Colleen Natarajan  
JOB NO.-  
A21-011

DRAWING NO.-  
A-2

COPYRIGHT NOTICE-  
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Unauthorized alterations to  
these plans is a violation of the  
New York State Education Law,  
Section 209, Article 45.

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| REVISIONS- | NO. | DATE | DESCRIPTION |
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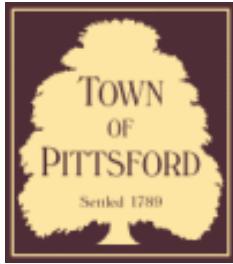
| DRAWING TITLE-<br>First Floor Plan | PHASE-<br>Construction Documents |
|------------------------------------|----------------------------------|
|------------------------------------|----------------------------------|

|                                                                                                                        |              |
|------------------------------------------------------------------------------------------------------------------------|--------------|
| CKH                                                                                                                    | architecture |
| 1501 Pristfield Victor Road<br>Victor, New York 14564<br>Phone: (585) 249-3334<br>Email: CKHArchitects@frontiernet.net |              |









## Town of Pittsford

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

Permit #  
**B22-000014**

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

### DESIGN REVIEW AND HISTORIC PRESERVATION BOARD REFERRAL OF APPLICATION

**Property Address:** 4035 East Avenue ROCHESTER, NY 14618

**Tax ID Number:** 151.06-1-21

**Zoning District:** RN Residential Neighborhood

**Owner:** Mike Devine

**Applicant:** Tom Lawler

#### Application Type:

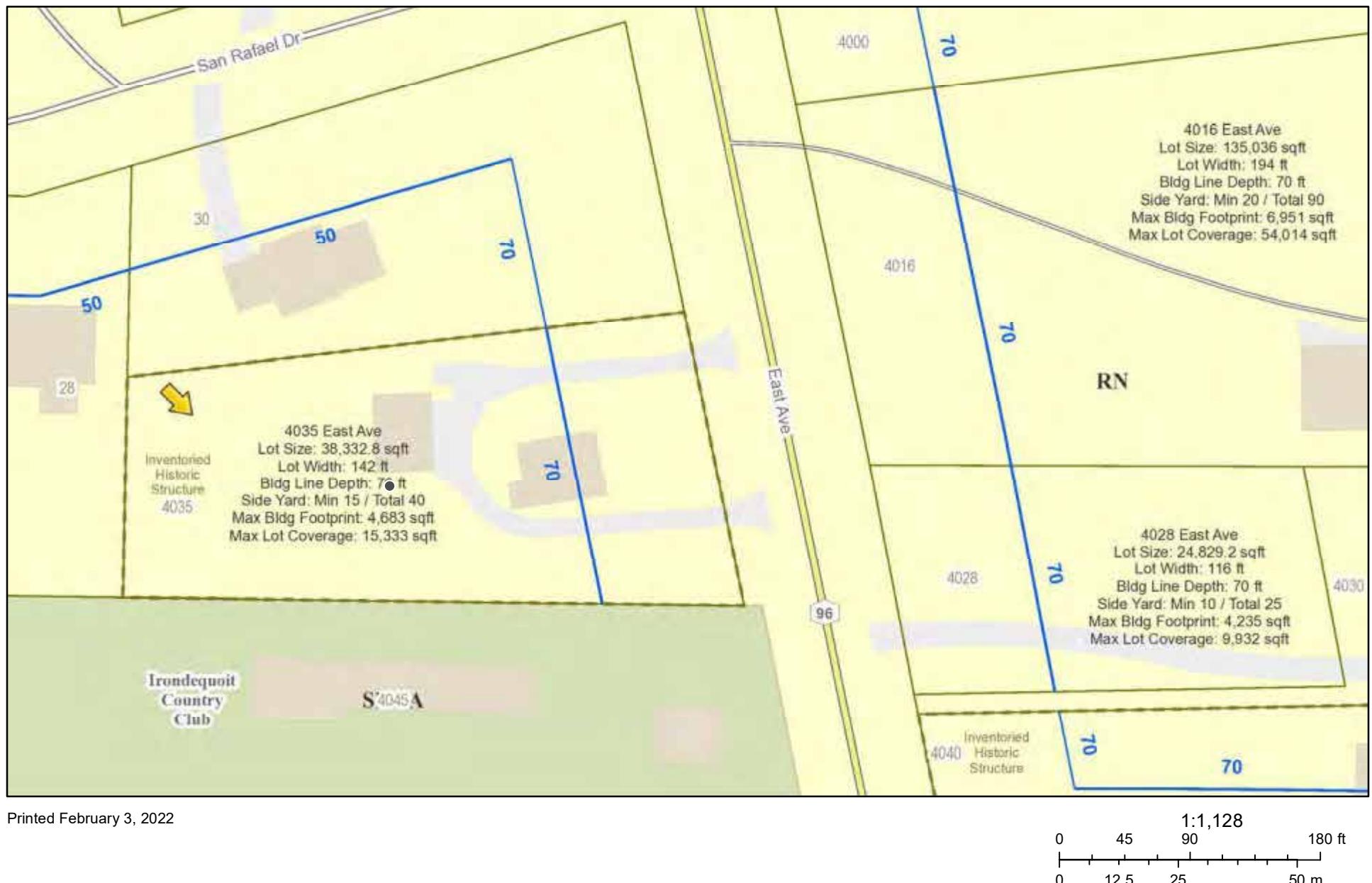
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|-------------------------------------------------------------------------------|---------------------------------------------------------------------------------|
| <input checked="" type="checkbox"/> Residential Design Review<br>§185-205 (B) | <input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

**Project Description:** Applicant is requesting design review for the construction of an approximately 100 SF mud room entryway off the back of the house.

**Meeting Date:** February 24, 2022



## RN Residential Neighborhood Zoning



Printed February 3, 2022

1:1.128

A scale bar with markings at 0, 45, 90, and 180 ft, and 0, 12.5, 25, and 50 m.

Town of Pittsford GIS

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28

30

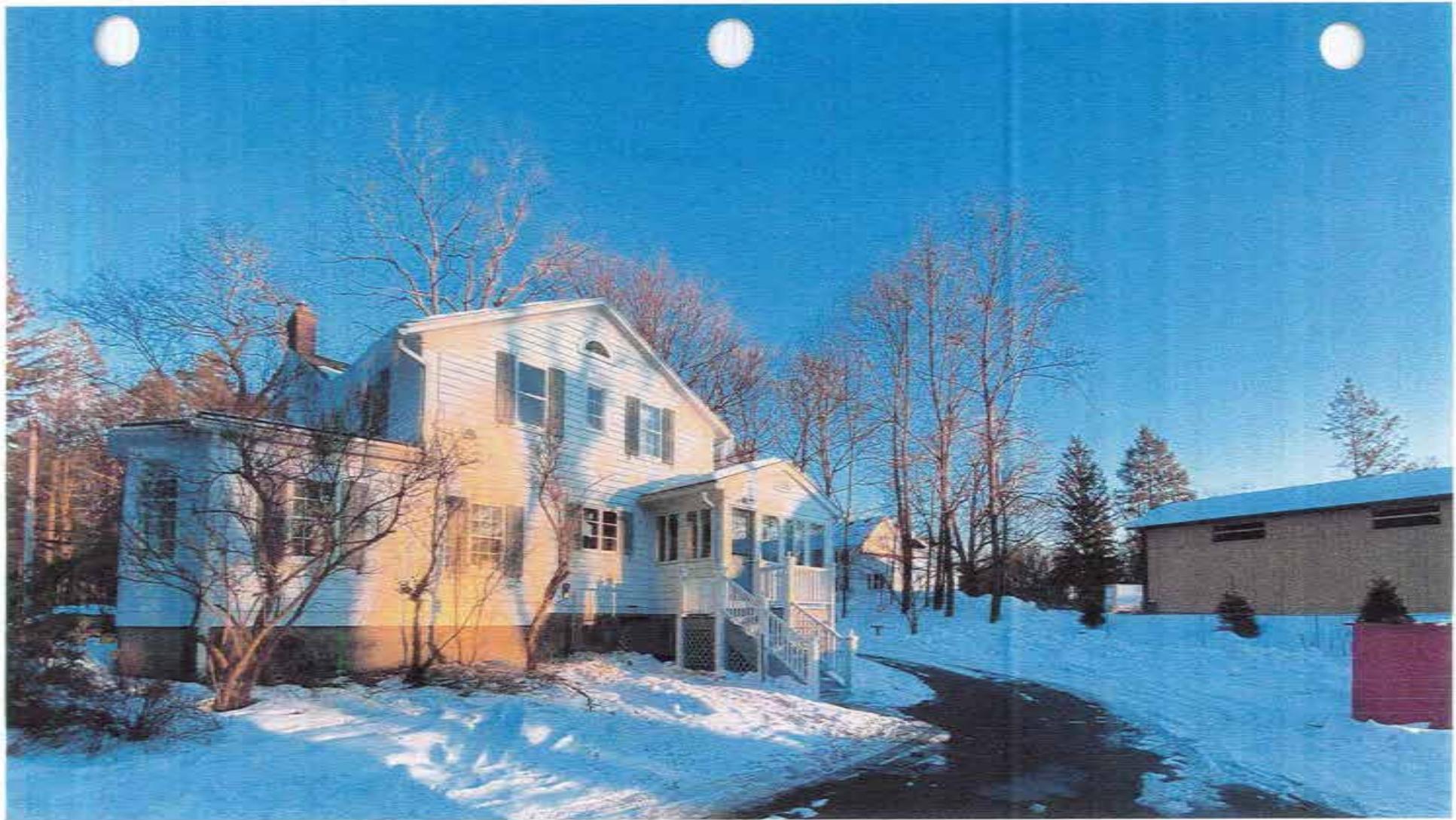
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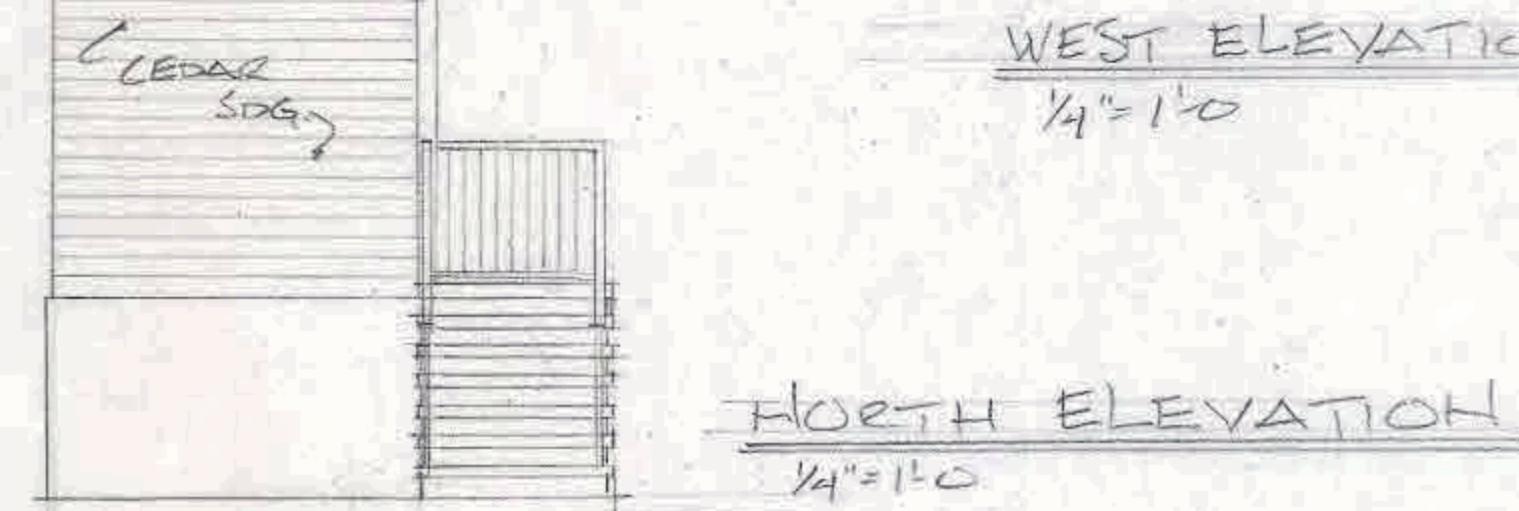
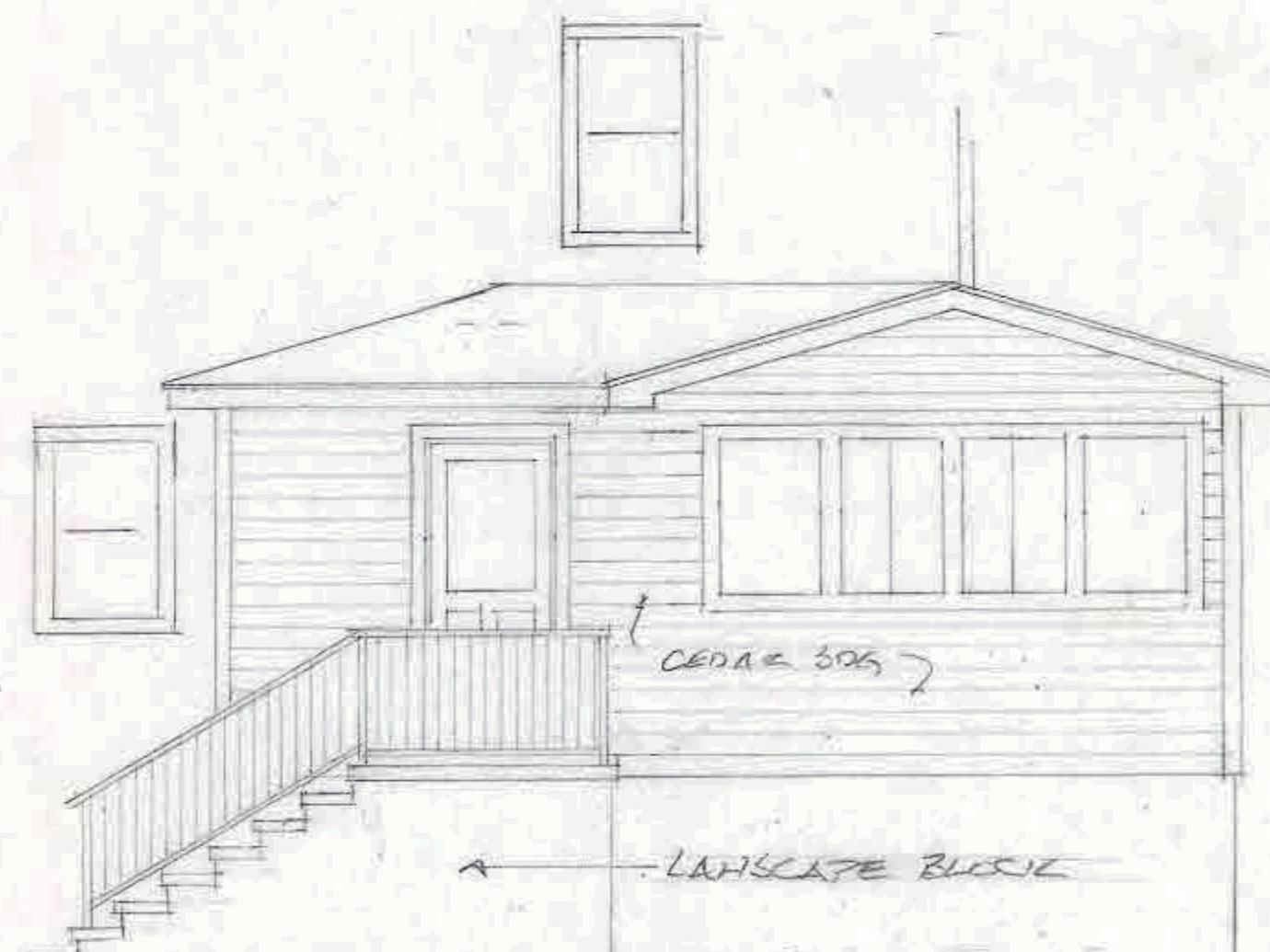
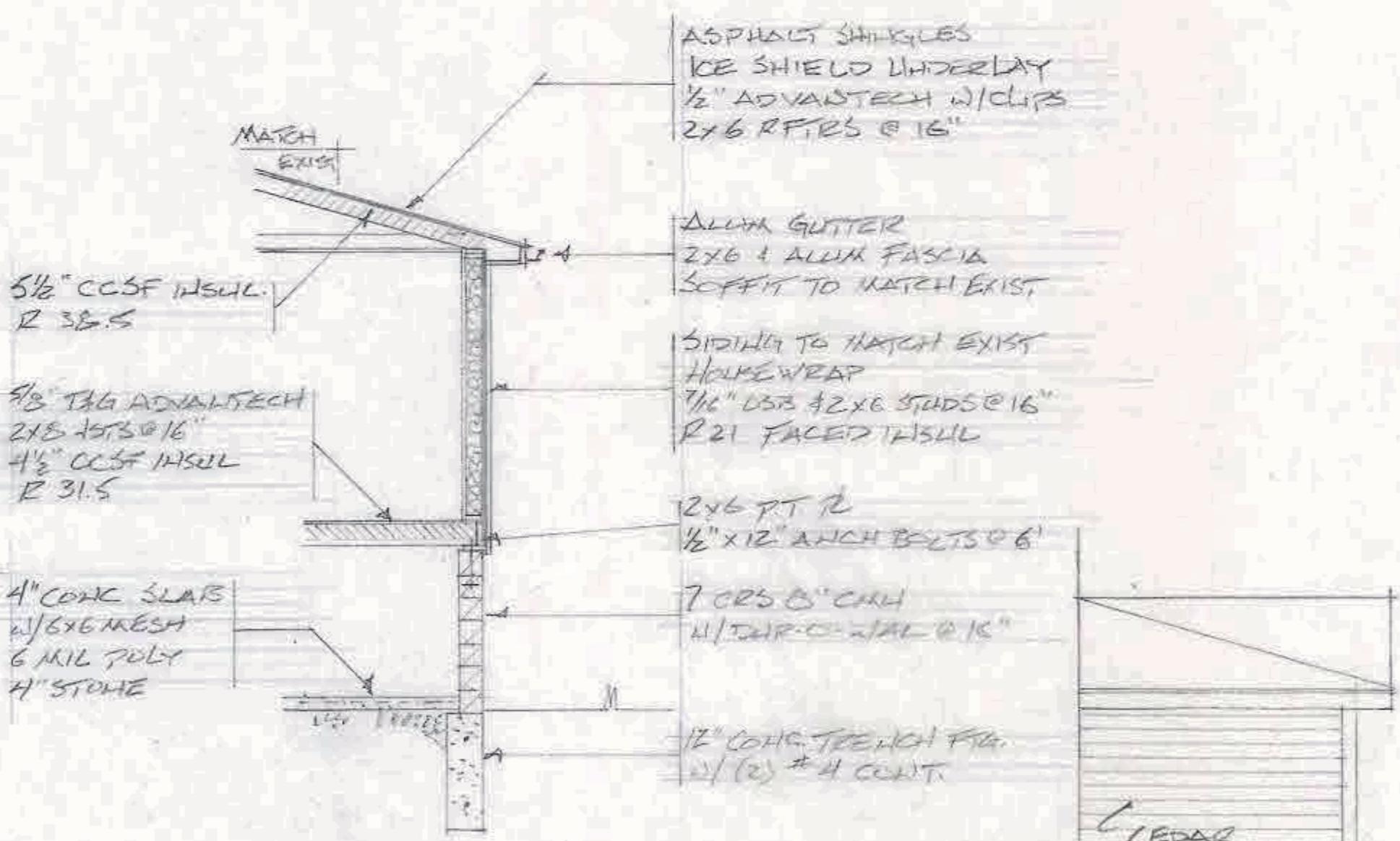
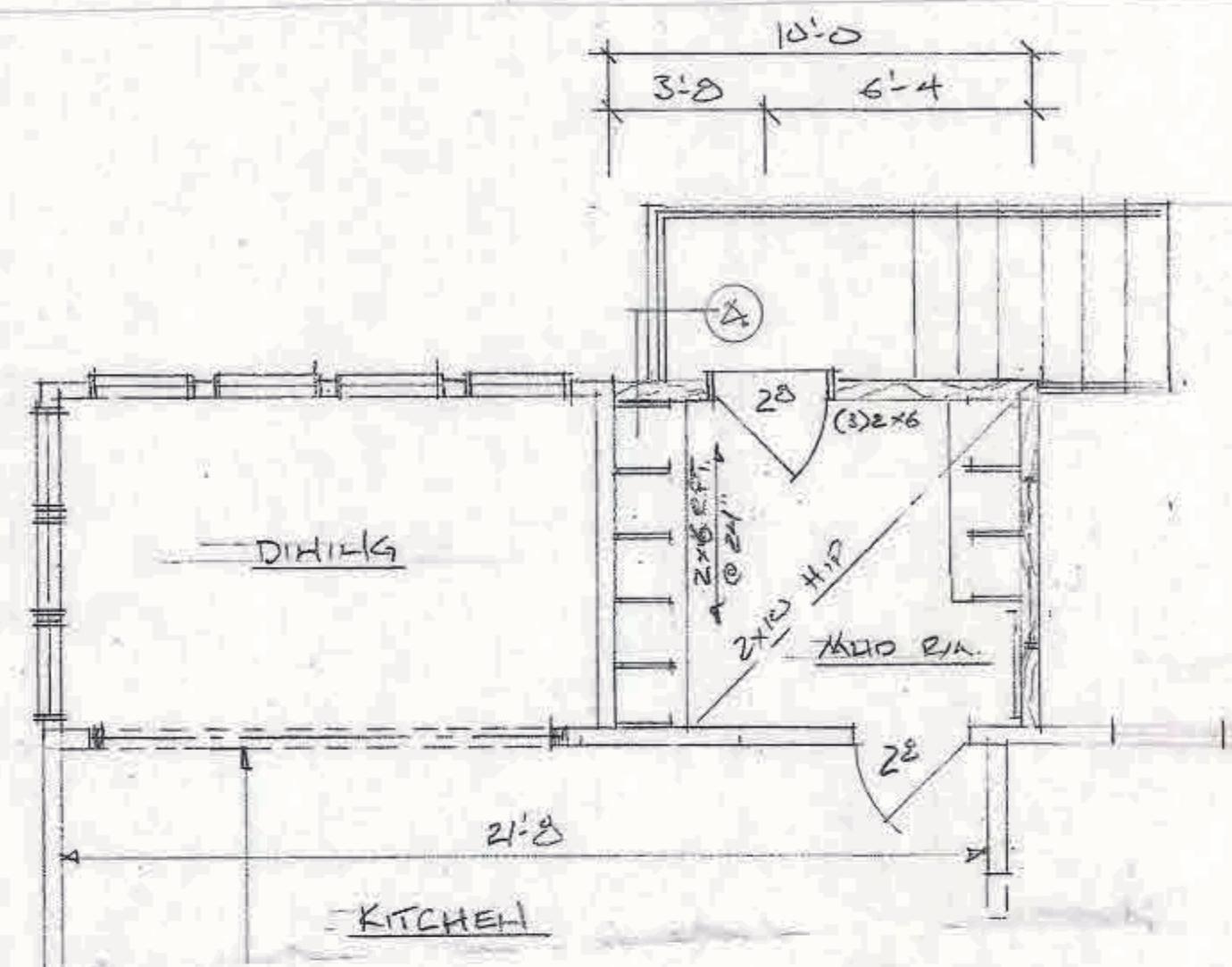
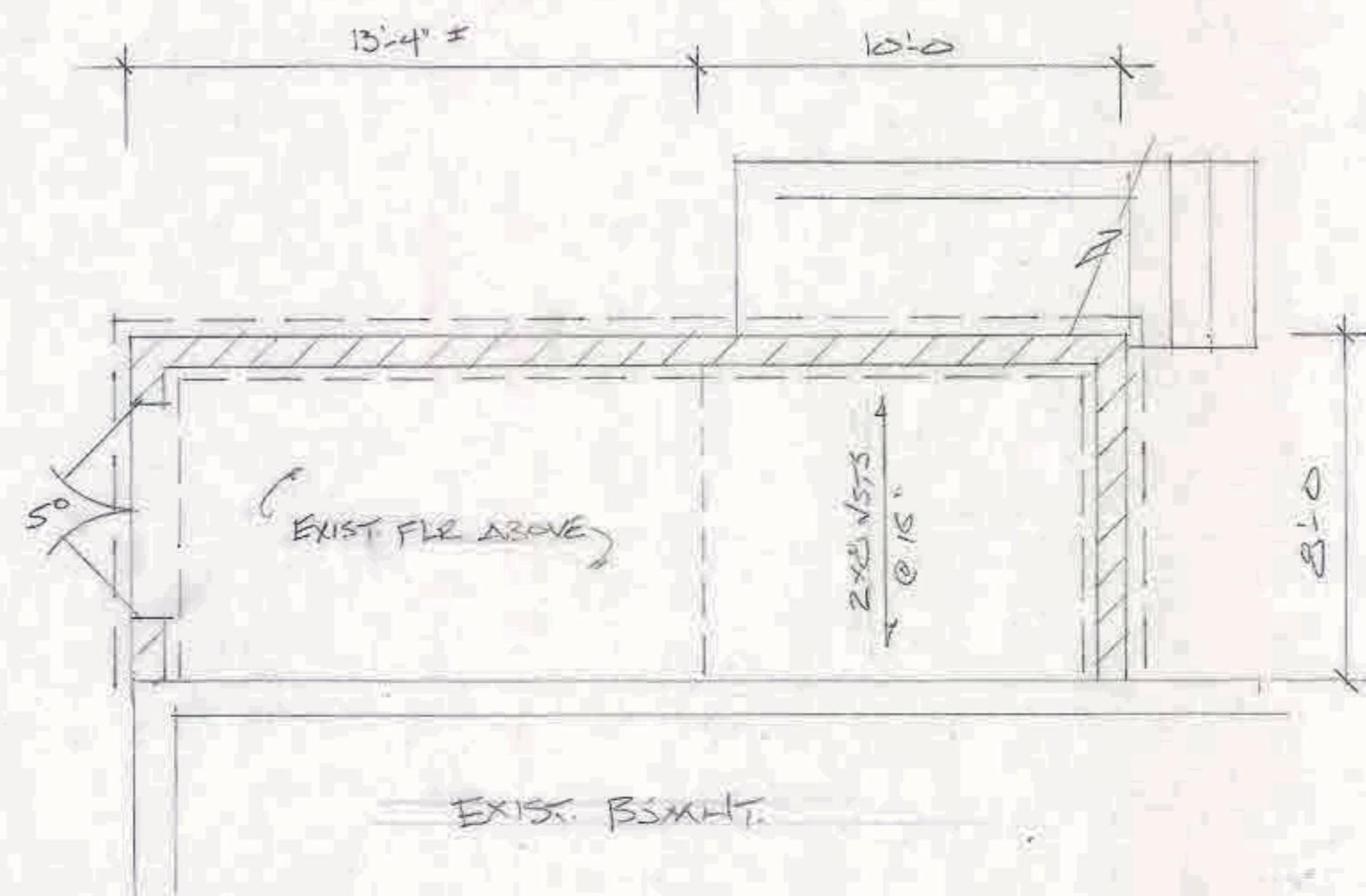
4040

4030

4028

4016





DEVILLE ADDITION  
1035 EAST AVE.  
PITTSDRD

REV 1-31-21  
1-24-21

MARK P. MULLER  
ARCHITECT

Tel 657-6905

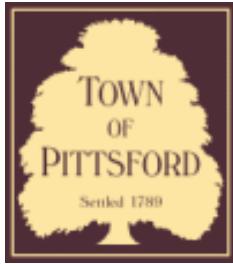
3509 Taft Road  
Bloomfield, NY 14469











## Town of Pittsford

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

Permit #  
**B22-000018**

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

### DESIGN REVIEW AND HISTORIC PRESERVATION BOARD REFERRAL OF APPLICATION

**Property Address:** 592 Allens Creek Road ROCHESTER, NY 14618

**Tax ID Number:** 137.16-2-21

**Zoning District:** RN Residential Neighborhood

**Owner:** Cunniffe, Daniel T

**Applicant:** A Frank and Co. LLC

**Application Type:**

|                                                                               |                                                                                 |
|-------------------------------------------------------------------------------|---------------------------------------------------------------------------------|
| <input checked="" type="checkbox"/> Residential Design Review<br>§185-205 (B) | <input type="checkbox"/> Build to Line Adjustment<br>§185-17 (B) (2)            |
| <input type="checkbox"/> Commercial Design Review<br>§185-205 (B)             | <input type="checkbox"/> Building Height Above 30 Feet<br>§185-17 (M)           |
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| <input type="checkbox"/> Informal Review                                      |                                                                                 |

**Project Description:** Applicant is requesting design review for the construction of an approximately 350 SF two story addition where the current sun room is as well as the construction of a new 690 SF screened in porch off the back side of the house.

**Meeting Date:** February 24, 2022



## RN Residential Neighborhood Zoning

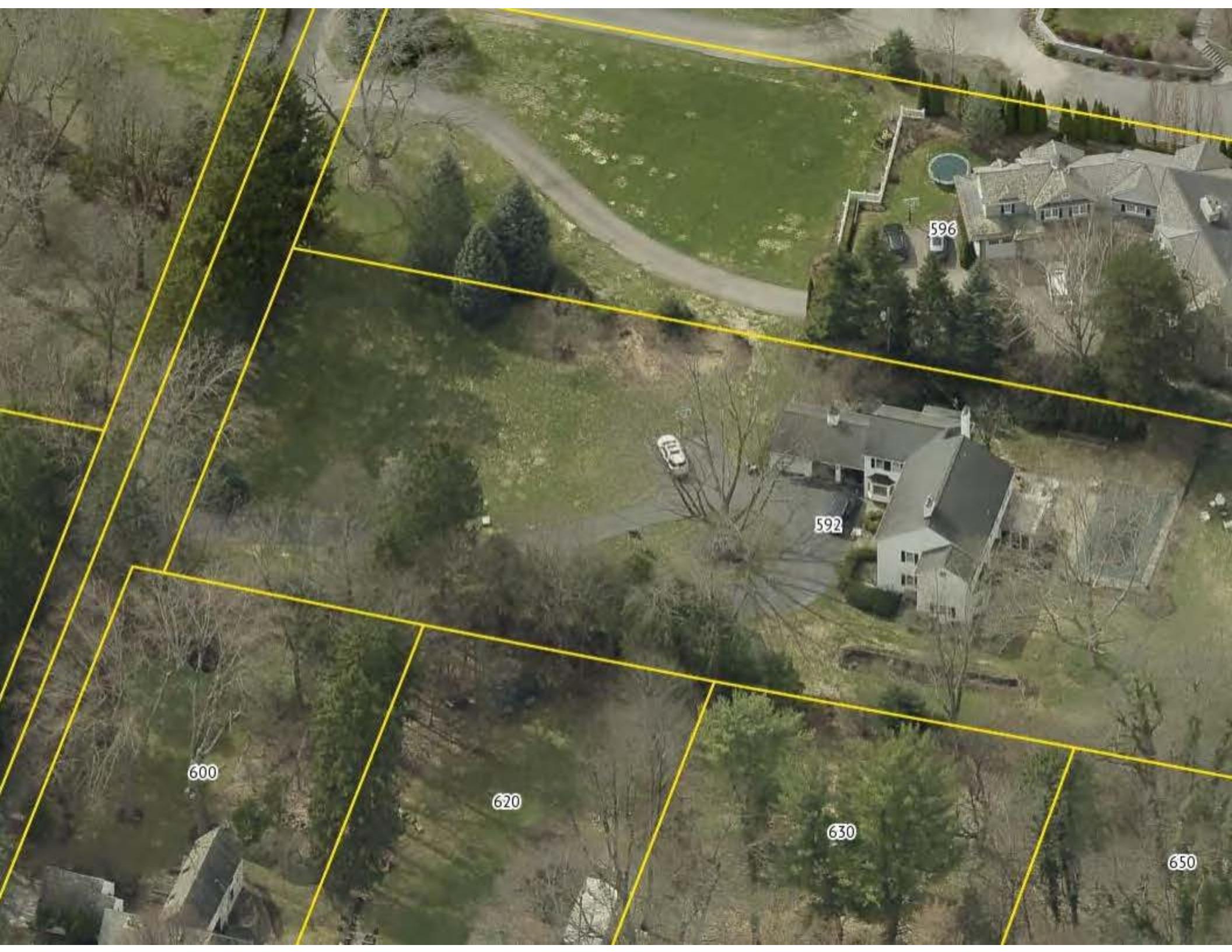


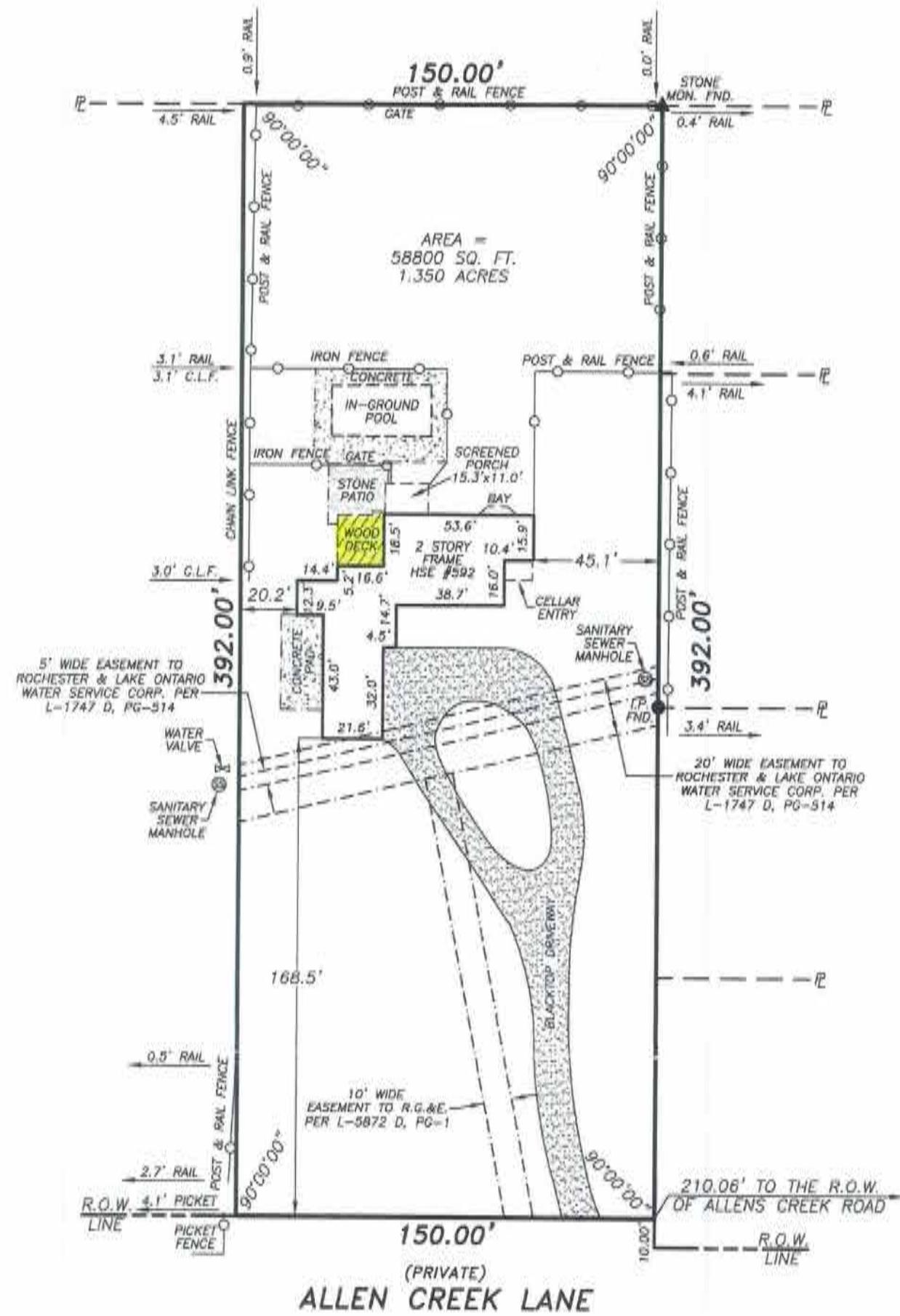
Printed February 3, 2022

1:4.514

Town of Pittsford GIS

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#### CERTIFICATION:

I, DAVID A. STAUB, HEREBY CERTIFY TO:

-DANIEL CUNNIFFE  
-OLVER KORTS, LLP.  
-CITIBANK, N.A., ITS SUCCESSORS AND/OR ASSIGNS  
-STEWART TITLE INSURANCE COMPANY  
-THE LAW FIRM REPRESENTING THE LENDER

THAT THIS MAP WAS MADE SEPTEMBER 4, 2012  
FROM NOTES OF AN INSTRUMENT SURVEY  
COMPLETED AUGUST 30, 2012  
AND REFERENCES LISTED HEREON.

#### REFERENCES:

- 1.) LIBER 9632 OF DEEDS, PAGE 656.
- 2.) ABSTRACT OF TITLE No. WTA-12-25677-NY (WEB TITLE).
- 3.) EASEMENT TO R.G.&E. PER LIBER 5872 OF DEEDS, PAGE 85.
- 4.) EASEMENT TO ROCHESTER & LAKE ONTARIO WATER PER LIBER 2434 OF DEEDS, PAGE 265.



N.Y.S.R.L.S. No. 50791

DATE:

NOTE: PREMISES SUBJECT TO ALL EASEMENTS, RESTRICTIONS & COVENANTS OF RECORD.

#### INSTRUMENT SURVEY 592 ALLEN CREEK LANE BEING PART OF TOWN LOTS No. 68 & 69, TOWNSHIP No. 12, RANGE No. 5, TOWN OF PITTSFORD, COUNTY OF MONROE, STATE OF NEW YORK

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

"ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S RED INK SEAL SHALL BE CONSIDERED TO BE VALID TRUE COPIES."

"CERTIFICATIONS INDICATED HEREON SIGNIFY THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE EXISTING CODE OF PRACTICE FOR LAND SURVEYS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS. SAID CERTIFICATIONS SHALL RUN ONLY TO THE PERSON FOR WHOM THE SURVEY IS PREPARED, AND ON HIS BEHALF TO THE TITLE COMPANY, GOVERNMENTAL AGENCY AND LENDING INSTITUTION LISTED HEREON, AND TO THE ASSIGNEES OF THE LENDING INSTITUTION. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS."

SCALE:

1" = 50'

TAX ACCOUNT:

137.16-2-21

JOB No.

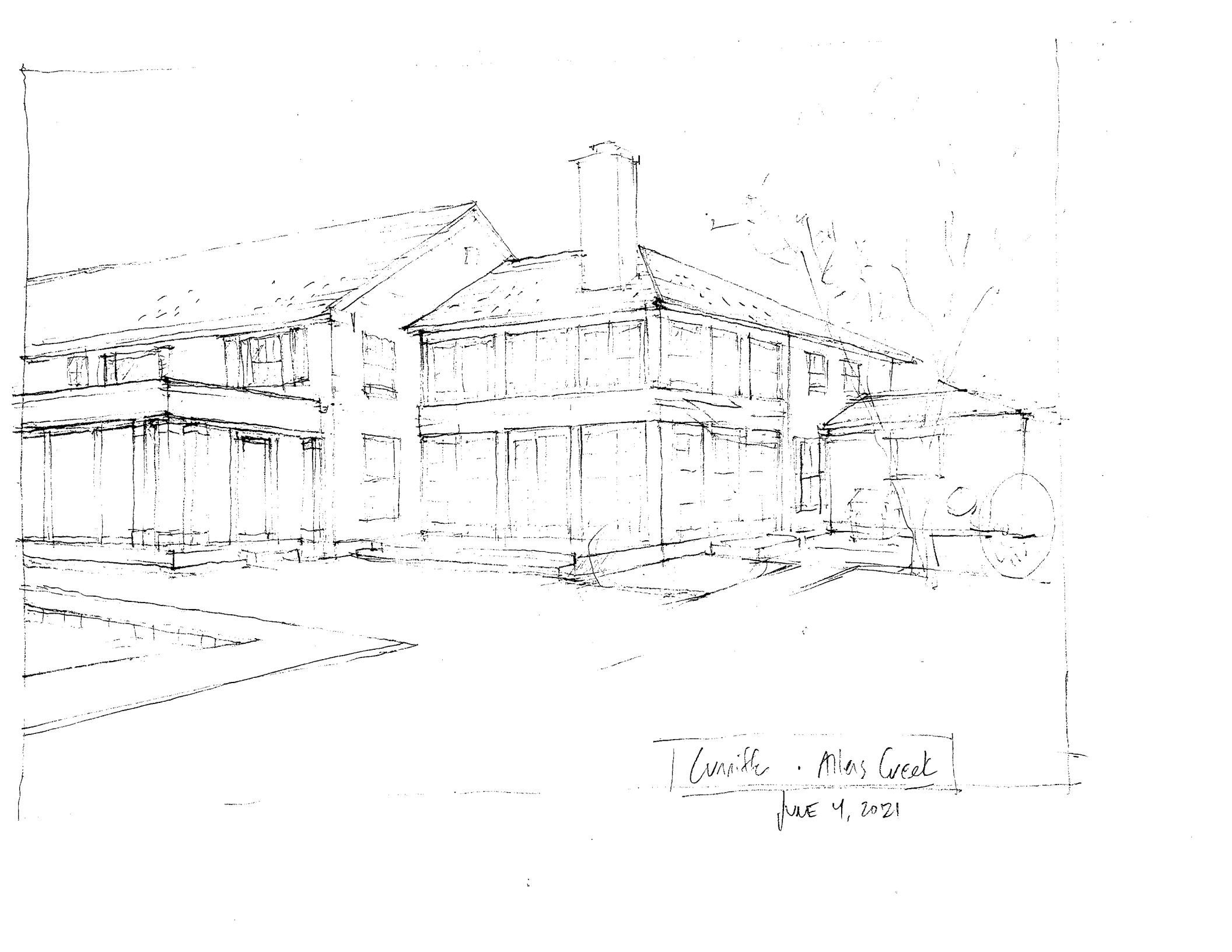
1088-12

TRIPLE POINT LAND SURVEYING, LLC.



16 EAST MAIN STREET SUITE 320  
ROCHESTER, NEW YORK 14614  
Phone (585) 263-9950  
Fax (585) 263-3591

DATE: SEPT. 4, 2012

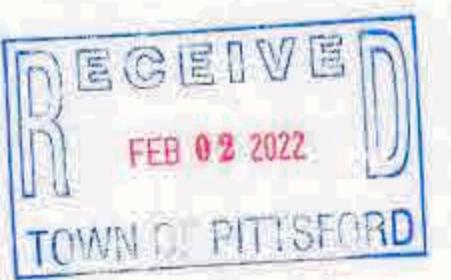


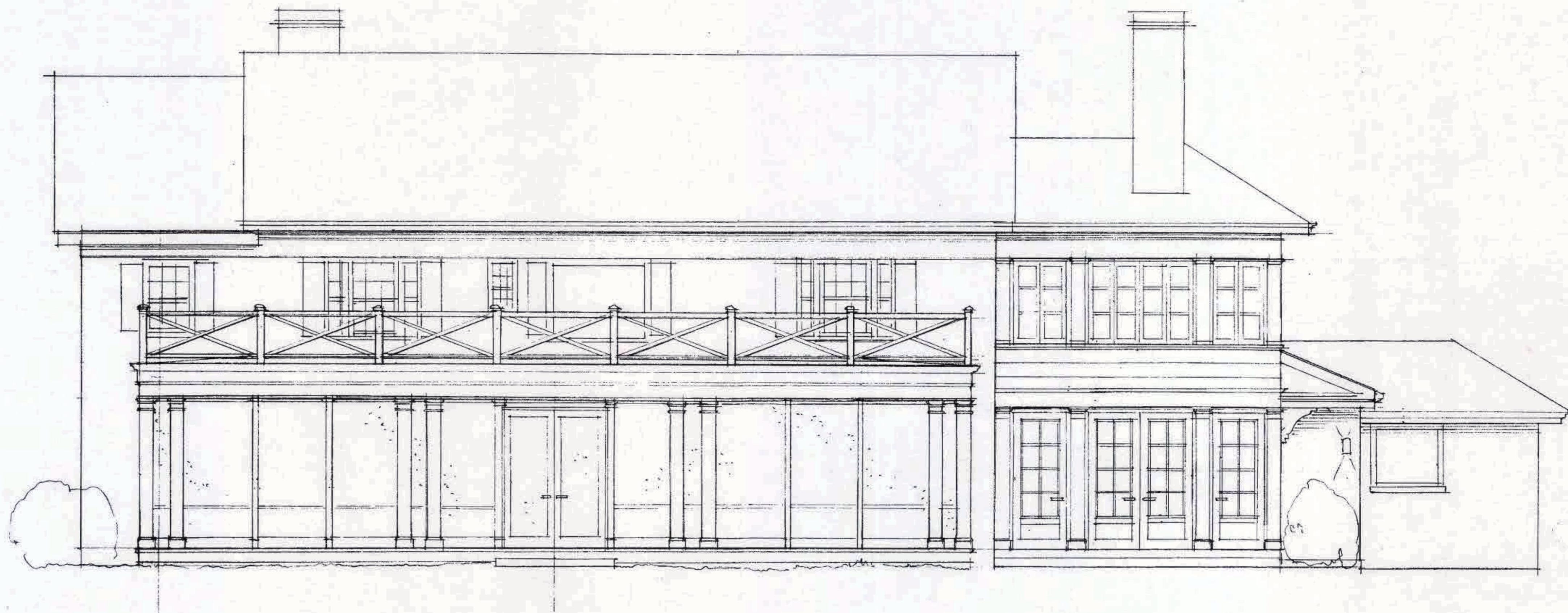
C. Miller - Atlas Creek

June 4, 2021



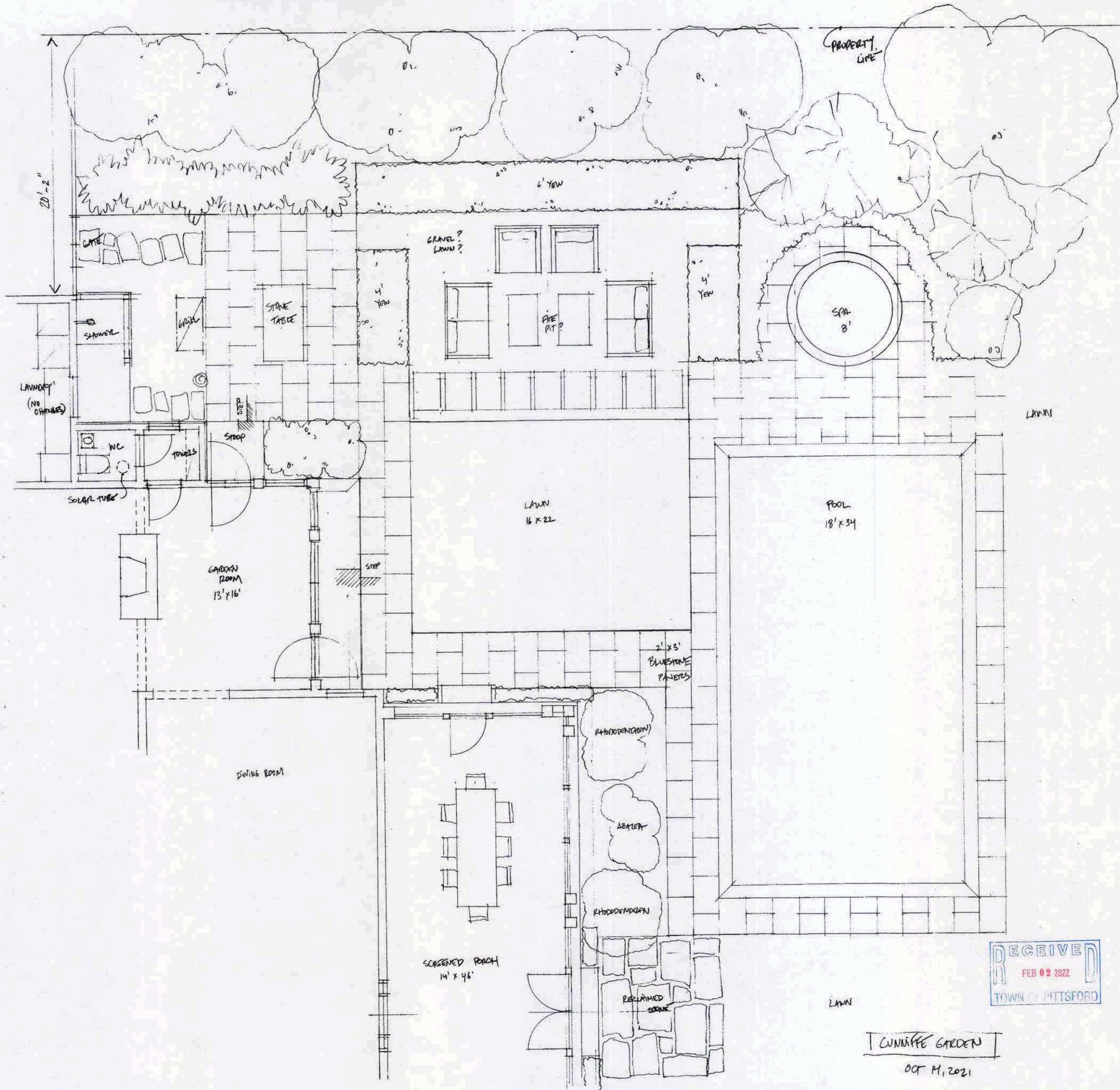
CUNIFFE RESIDENCE  
OCT 15, 2021





CUNIFFE RESIDENCE  
OCT 15, 2021

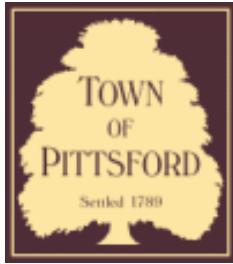












## Town of Pittsford

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

Permit #  
**B22-000023**

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

### DESIGN REVIEW AND HISTORIC PRESERVATION BOARD REFERRAL OF APPLICATION

**Property Address:** 12 Frederick Road PITTSFORD, NY 14534

**Tax ID Number:** 178.06-4-19

**Zoning District:** RN Residential Neighborhood

**Owner:** Syntik, Alexander A

**Applicant:** Jim Beswick

#### Application Type:

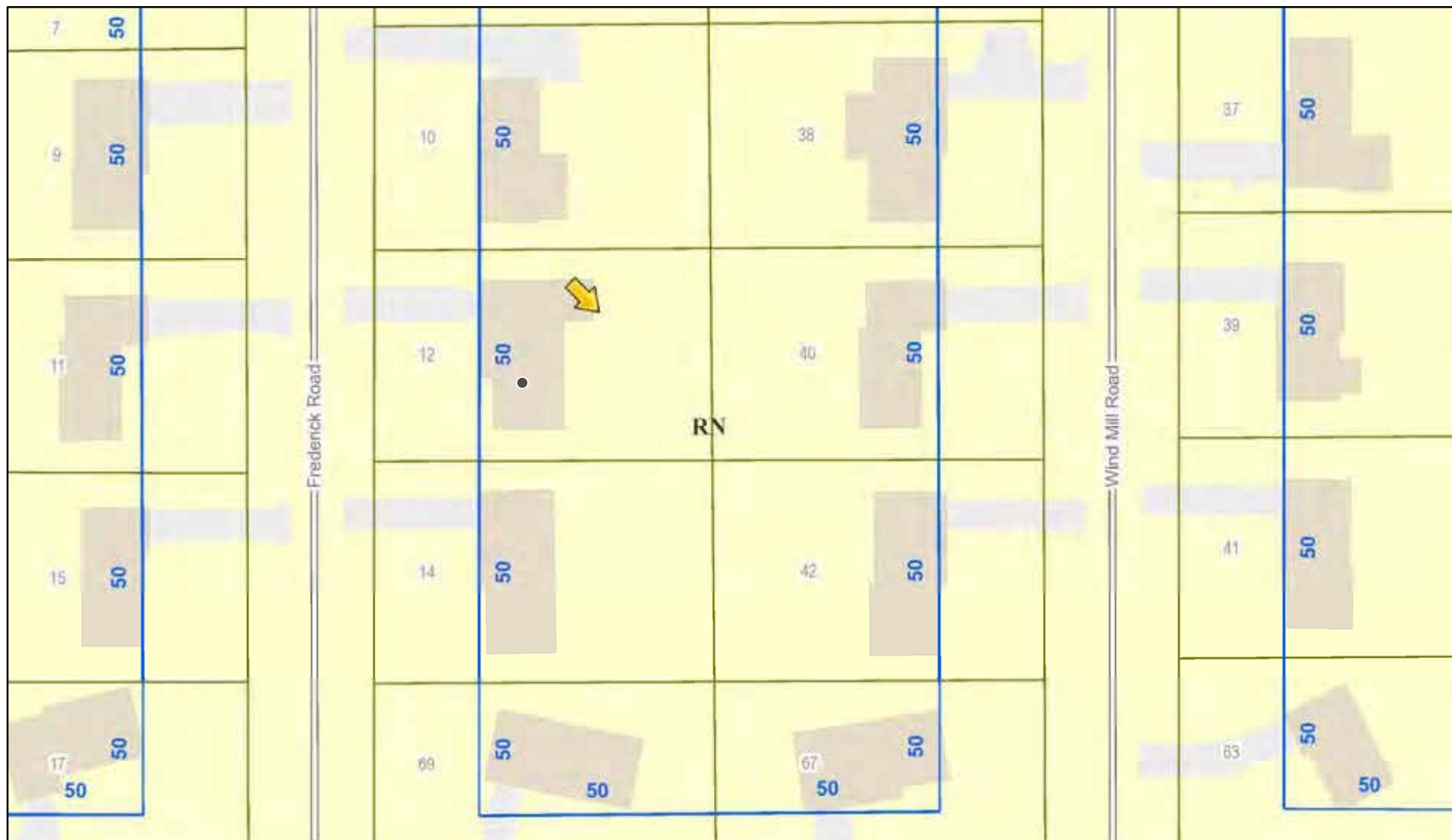
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|-------------------------------------------------------------------------------|---------------------------------------------------------------------------------|
| <input checked="" type="checkbox"/> Residential Design Review<br>§185-205 (B) | <input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

**Project Description:** Applicant is requesting design review for the construction of an approximately 432 SF addition off the rear of the house. The existing attached sunroom shall be removed.

**Meeting Date:** February 24, 2022



## RN Residential Neighborhood Zoning



Printed February 9, 2022

1:1.128

A number line diagram showing a scale from 0 to 180 ft. The line is marked with tick marks every 25 units. Below the line, the values 0, 12.5, 25, 50, and  $m$  are labeled. The value 180 ft is labeled at the end of the line.

Town of Pittsford GIS

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RESIDENTIAL ENERGY EFFICIENCY  
2020 INTERNATIONAL ENERGY CONSERVATION CODE  
TABLE 402.1.2  
INSULATION AND FENESTRATION REQUIREMENTS BY COMPONENT - CLIMATE ZONE 5

| FENESTRATION U-FACTOR | SKYLIGHT U-FACTOR | CEILING R-VALUE | WOOD FRAME WALL R-VALUE | MASS WALL R-VALUE | FLOOR R-VALUE | BASEMENT WALL R-VALUE | SLAB R-VALUE & DEPTH | CRAWL SPACE WALL R-VALUE |
|-----------------------|-------------------|-----------------|-------------------------|-------------------|---------------|-----------------------|----------------------|--------------------------|
| 0.30                  | 0.55              | 49              | 20 OR 19 + 5            | 19/17             | 30 *          | 15/19                 | 10, 2 ft.            | 15/19                    |

\* OR INSULATION SUFFICIENT TO FILL FRAMING CAVITY, R=19 MIN.

**ENERGY EFFICIENCY**

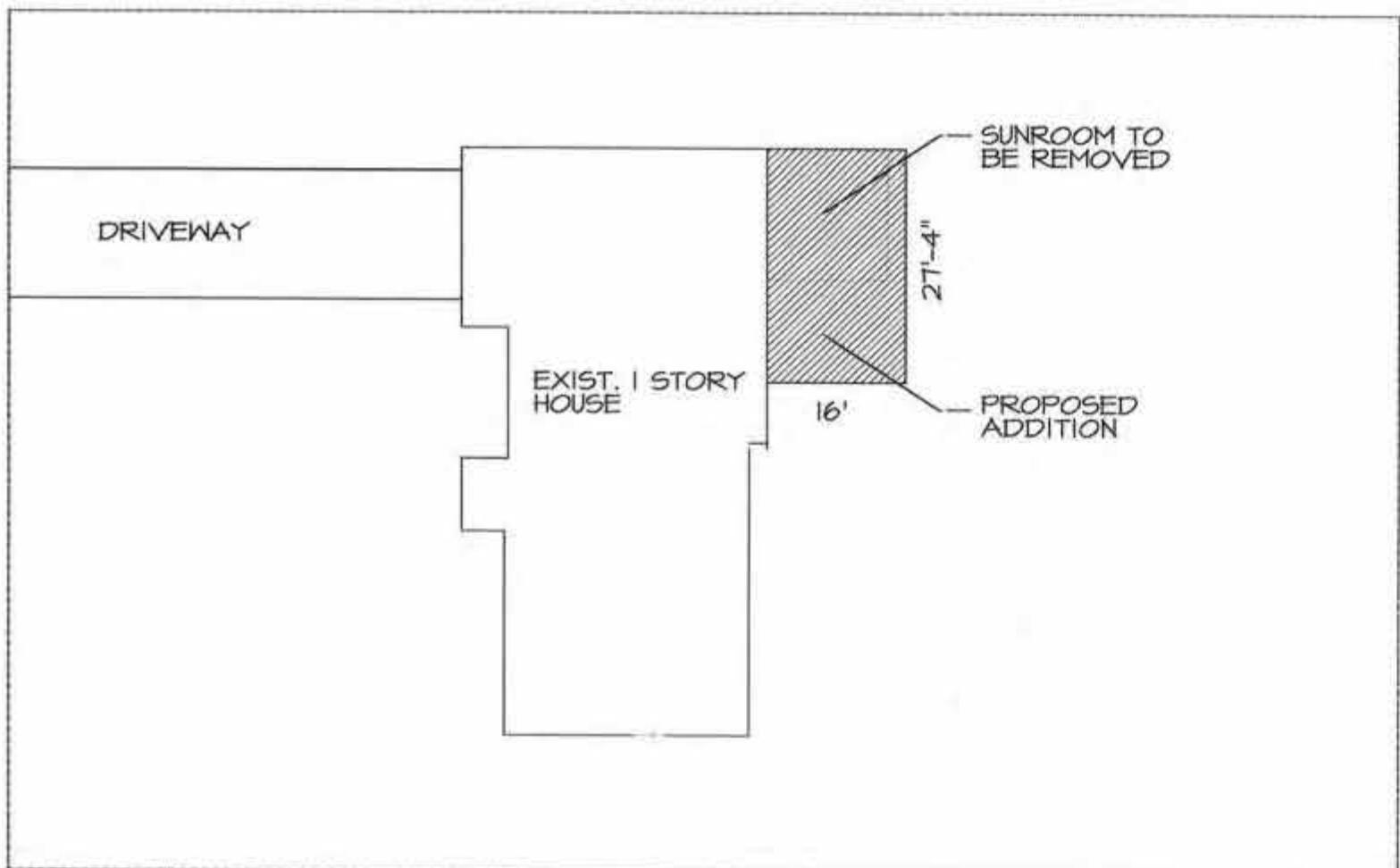
These plans are instruments of service and may not be altered, reproduced, or copied without prior written approval.

Unauthorized alterations to these plans is a violation of the New York State Education Law, Section 7209, Article 145.

Contractor to verify all notes and dimensions before starting construction and be responsible for errors and/or omissions.

Contractor shall be responsible for construction means, methods, techniques, sequences or procedures, and safety precautions and programs in connection with the work.

PRELIMINARY -  
NOT FOR CONSTRUCTION



SITE PLAN

1° = 30'



S-1 SURVEY, SITE PLAN, & COVER  
A-1 FIRST FLOOR PLAN  
A-2 EXTERIOR ELEVATIONS  
A-3 BUILDING SECTION 1-1  
A-4 BUILDING SECTION 2-2  
A-5 FOUNDATION/ FLOOR FRAMING PLAN  
A-6 ROOF FRAMING PLAN  
ME-1 ELEC PLAN, INT. ELEVATIONS

INDEX TO DRAWINGS

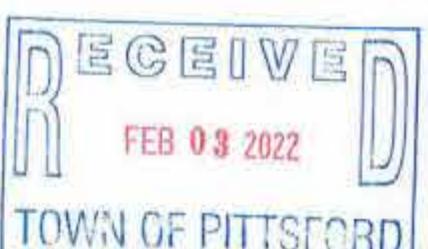
ADDITION AND REMODELING FOR  
Alexander and Emily SYTNIK  
12 FREDERICK ROAD  
PITTSFORD, NEW YORK 14534

06/18/21  
REVISIONS

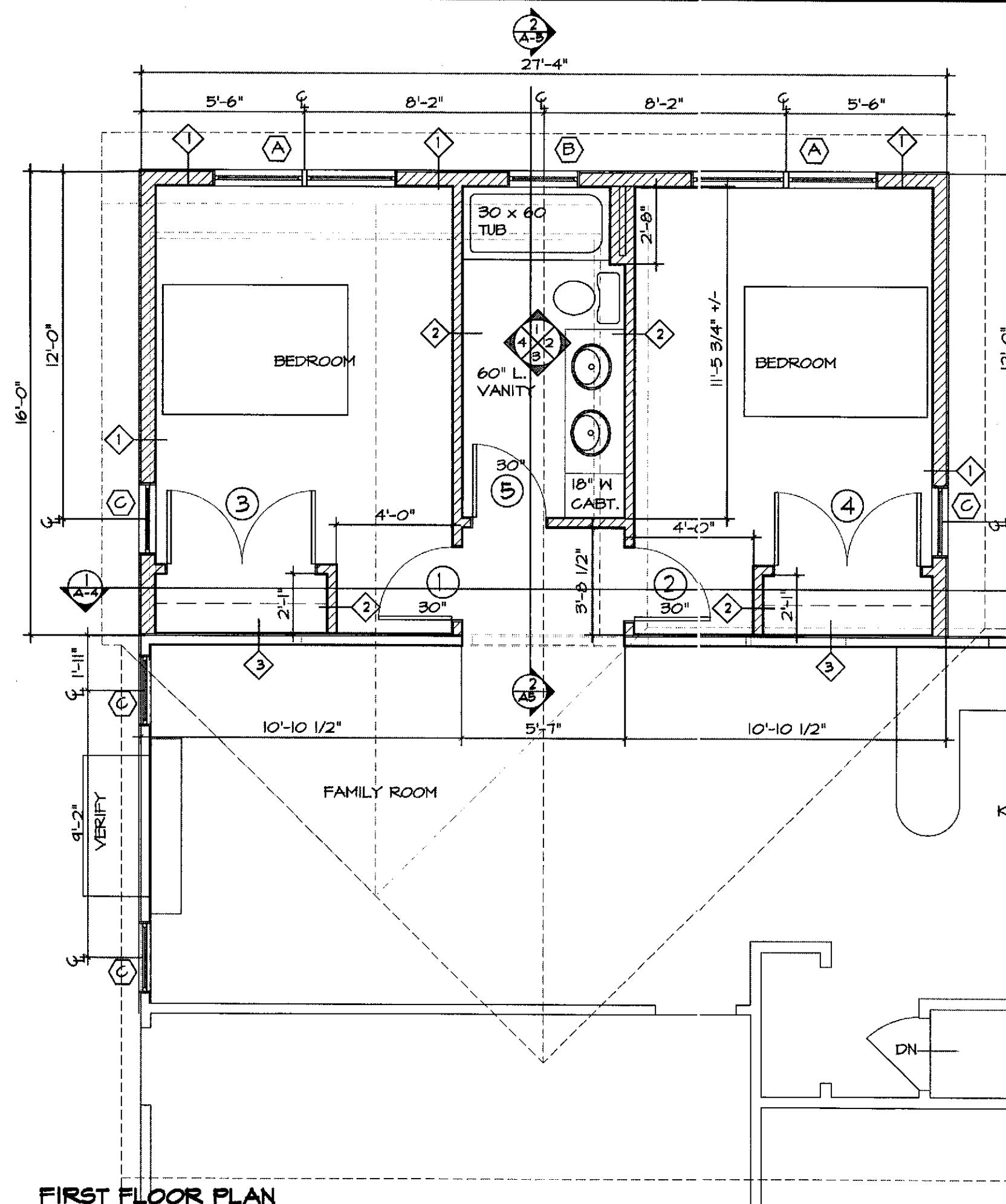
2032

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OF 1



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| WALL TYPES SCHEDULE |                                                                                                                                                                                      |
|---------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1                   | 2x6 STUDS @ 16" OC, 17/32" OSB SHEATHING, INFILTRATION BARRIER, R = 21 BATT INSUL. OR 3" CLOSED-CELL SPRAY FOAM INSUL., INFILTRATION BARRIER, CEDAR SHINGLES, ALIGN W/ EXISTING WALL |
| 2                   | EXISTING EXTERIOR WALL - REMOVE SIDING & SHEATHING, ADD 1/2" DRYWALL ON NEW INTERIOR SIDE                                                                                            |
| 3                   | 2x6 STUDS @ 16" O.C., R = 19 INSULATION, 5/8" TYPE X DRYWALL ON GARAGE SIDE, 1/2" DRYWALL INTERIOR - ONE-HOUR FIRE RATED PARTITION                                                   |

NOTE: DIMENSIONS GIVEN FROM EXISTING FINISHED SURFACE TO NEW ROUGH FRAMING, AND FROM NEW ROUGH FRAMING TO NEW ROUGH FRAMING - 1/2" DRYWALL ASSUMED ON NEW SURFACES

| WALL LEGEND |                                               |
|-------------|-----------------------------------------------|
| —           | EXISTING TO REMAIN                            |
| - - -       | PARTITION TO BE REMOVED                       |
| ---         | NEW PARTITION OR INFILL                       |
| —/—         | PARTITION - MATCH EXISTING/ADJACENT MATERIALS |

|                |   |                                                                                                                                  |
|----------------|---|----------------------------------------------------------------------------------------------------------------------------------|
| BEDROOM        | 1 | 6 - PANEL 1 3/8" MASONITE DOOR 2'-6" x 6'-8" (MATCH EXIST.) PASSAGE HARDWARE                                                     |
| BEDROOM        | 2 | 6 - PANEL 1 3/8" MASONITE DOOR 2'-6" x 6'-8" (MATCH EXIST.) PASSAGE HARDWARE                                                     |
| BEDROOM CLOSET | 3 | 6 - PANEL 1 3/8" MASONITE DOORS 2'-6" x 6'-8" (MATCH EXIST.) PAIR IN 5'-0" x 6'-8" OPENING - HINGES, ROLLER CATCHES, DUMMY PULLS |
| BEDROOM CLOSET | 4 | 6 - PANEL 1 3/8" MASONITE DOORS 2'-6" x 6'-8" (MATCH EXIST.) PAIR IN 5'-0" x 6'-8" OPENING - HINGES, ROLLER CATCHES, DUMMY PULLS |
| BATH           | 5 | 6 - PANEL 1 3/8" MASONITE DOOR 2'-6" x 6'-8" (MATCH EXIST.) PRIVACY HARDWARE                                                     |
| PATIO          | 6 | ANDERSEN FRENCHWOOD GLIDING PATIO DOORS FW6068 OR SIMILAR                                                                        |

### DOOR SCHEDULE

| TYPE | STYLE                  | ROUGH OPENING              | PRODUCT                          | U VAL. |
|------|------------------------|----------------------------|----------------------------------|--------|
| [A]  | DOUBLE HUNG EGRESS x 2 | 6'-4 5/16" W x 5'-0 7/8" H | ANDERSEN 400 SERIES TW 30410 x 2 | .28    |
| [B]  | AWNING                 | 2'-4 3/8" W x 2'-4 3/8" H  | ANDERSEN 400 SERIES AW251        | .28    |
| [C]  | DOUBLE HUNG            | 2'-6 1/8" W x 5'-0 7/8" H  | ANDERSEN 400 SERIES TW 24410     | .28    |

ALL GLAZING : LOW-E INSULATING GLASS WITH ARGON  
PROVIDE 6 9/16" JAMB EXTENSIONS (VERIFY)  
CLAD EXTERIOR - WHITE (VERIFY) PAINTED WHITE INTERIOR  
STANDARD HARDWARE FULL SCREEN  
COLONIAL GRILLES TO MATCH EXISTING HOUSE WINDOWS

### WINDOW SCHEDULE

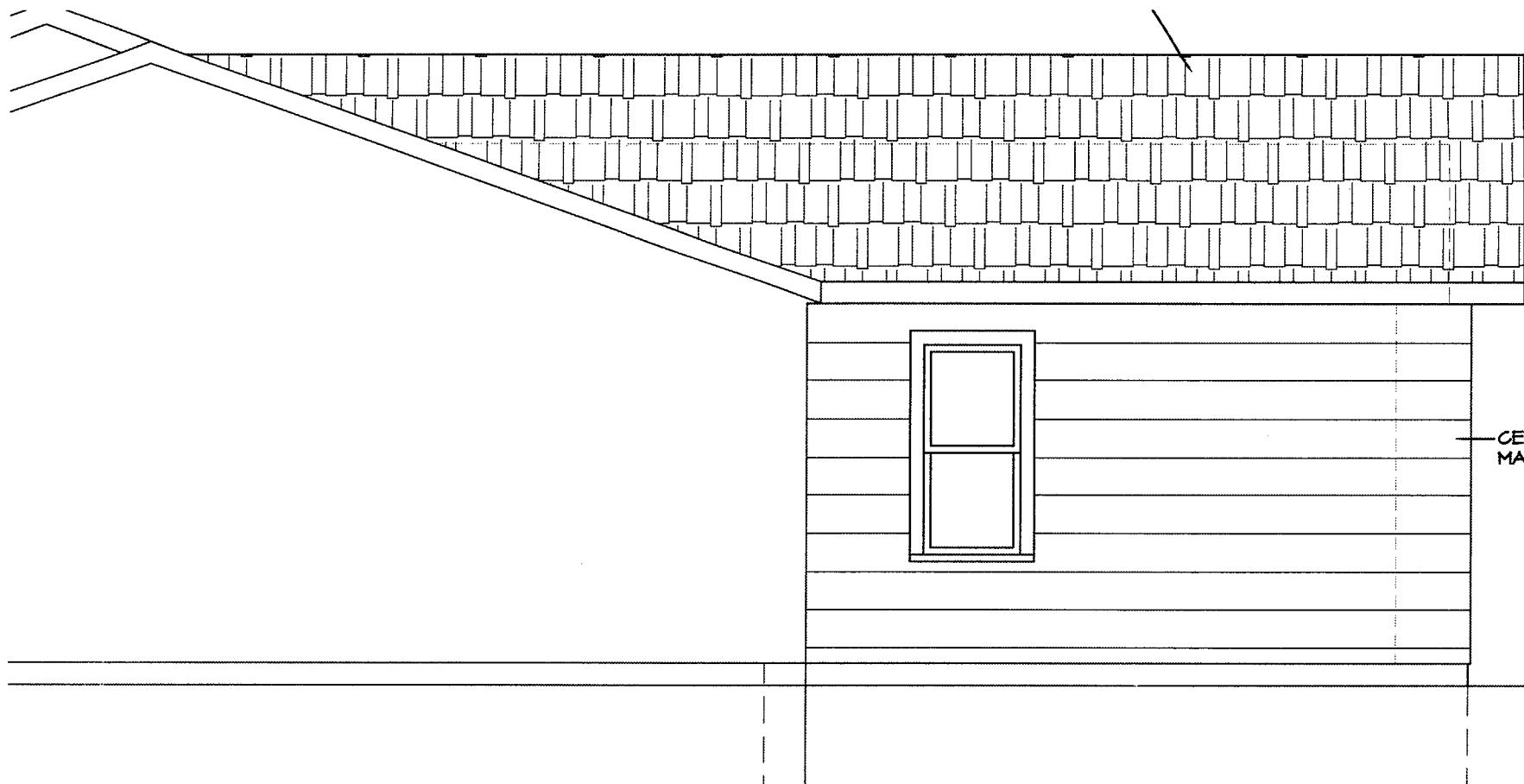
PRELIMINARY -  
NOT FOR CONSTRUCTION

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ADDITION AND REMODELING FOR  
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PITTSFORD, NEW YORK 14534

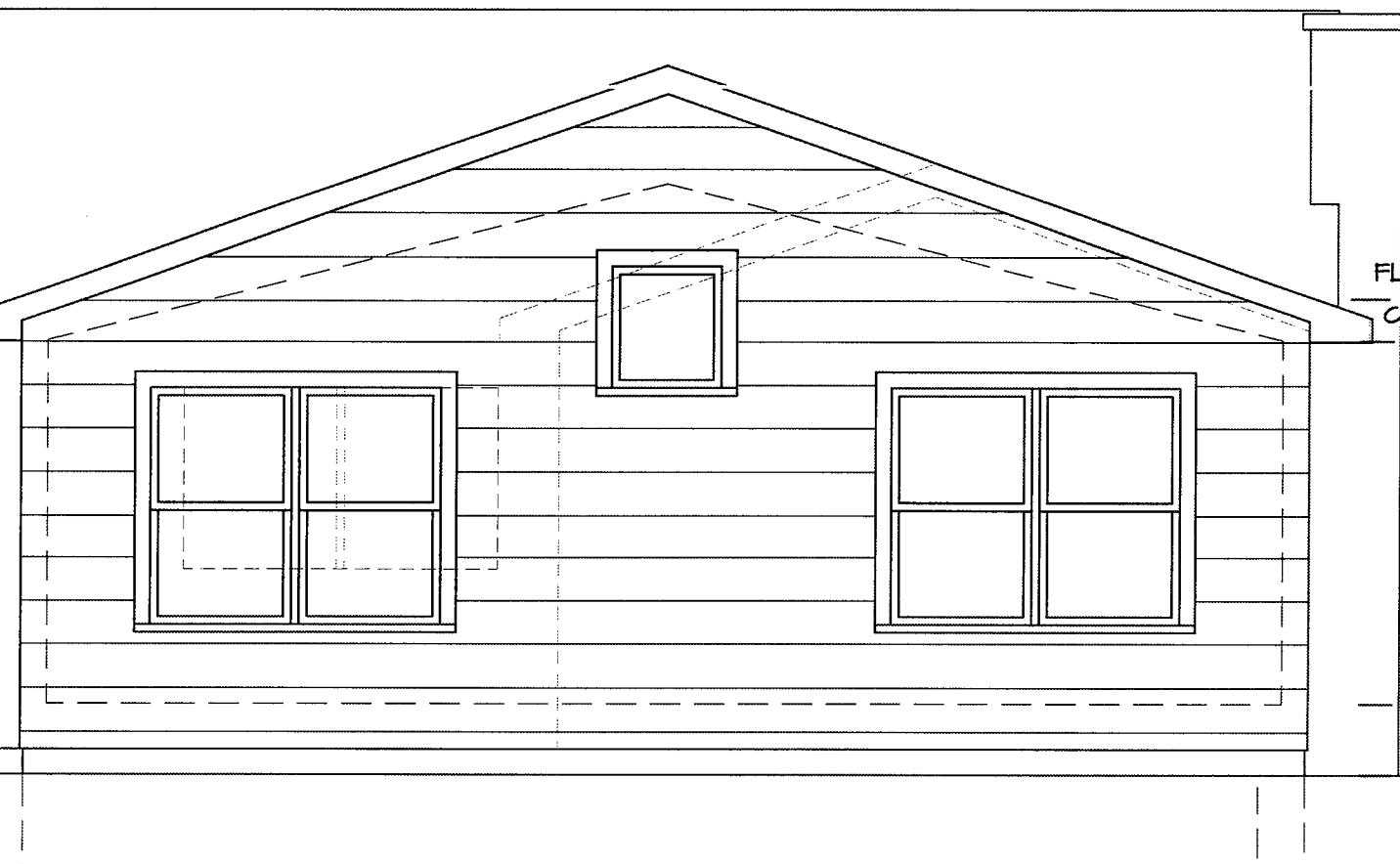
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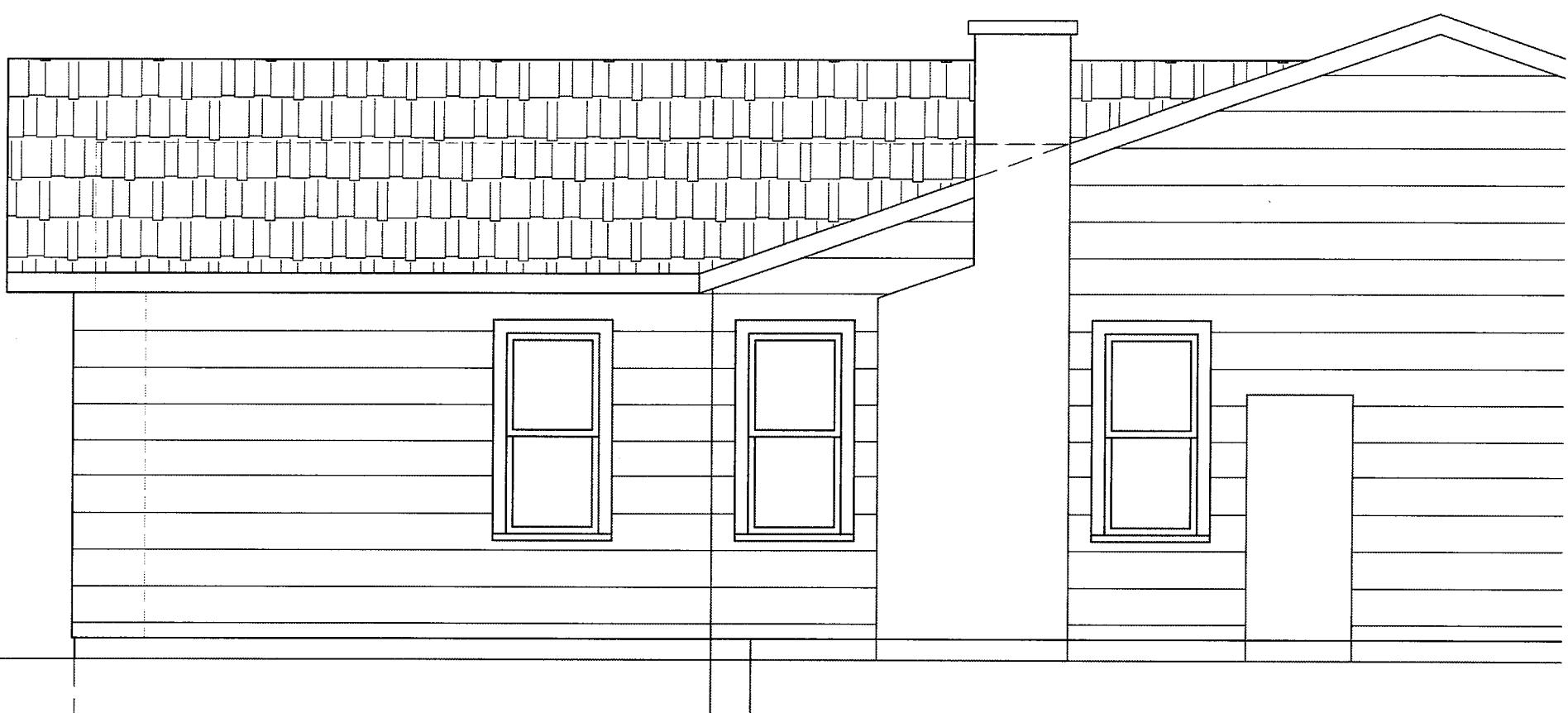
**SOUTH ELEVATION**

1/4" = 1'-0"



**EAST ELEVATION**

1/4" = 1'-0"



**NORTH ELEVATION**

1/4" = 1'-0"

06/18/21  
REVISIONS

ADDITION AND REMODELING FOR  
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30-YEAR ASPHALT  
FIBERGLASS ROOF SHINGLES  
ON ROOFING PAPER

SHEATHING PER ROOF  
FRAMING PLAN

TRUSSES PER ROOF FRAMING PLAN  
PITCH TO MATCH EXISTING ROOF  
APPROX. 5 IN 12 - FIELD VERIFY

5 1/2" CLOSED-CELL SPRAY FOAM  
R=38 ON UNDERSIDE OF SHEATHING

OR R = 44 FIBERGLASS BATT  
INSULATION, SCREENED SOFFIT VENT,  
RAFT-R-MATE INSULATION BAFFLES,  
CONTINUOUS RIDGE VENT -  
PROVIDE ADEQUATE VENTILATION

ALUM. GUTTERS &  
DOWNSPOUTS, TYP.

SIMPSON HB HURRICANE  
TIES (TYP. • EA. END OF  
EACH TRUSS)

MATCH EXIST. FASCIA, SOFFIT,  
TRIM & MOLDINGS, TYPICAL

(2) 2x6 TOP PLATE

CEDAR SHINGLES - MATCH  
EXISTING EXPOSURE

INFILTRATION BARRIER

OSB SHEATHING

3" CLOSED CELL SPRAY FOAM  
OR R=21 BATT INSULATION

2x6 STUDS • 16" O.C.

ENGINEERED HARDWOOD FLOORING

3/4" ADVANTEK SUBFLOOR

2x6 P.T. SILL PLATE W/SEAL &  
1/2" DIA. A.B. • 32" O.C. (MAX.)

REGRADE, RESTORE LAWN

WASHED #1 & #2 STONE  
WRAPPED W/MIRAFI  
FILTER FABRIC

MORTAR WASH

WATERPROOFING (EXTEND  
DOWN & AROUND FOOTING)

4" DIA. PVC PERIMETER DRAINAGE  
WRAP W/MIRAFI FILTER FABRIC -  
CONNECT TO STORM DRAIN SYSTEM

12" D x 24" W CONC. FTG. W/  
(2) #5 CONT.

EXISTING RIDGE  
BEYOND

SOLATUBE

ROOF PITCH SHOWN -  
5 IN 12 - FIELD VERIFY

JOISTS FOR  
FLAT CEILING  
• CLOSET

CEILING  
FANLIGHT

JOISTS FOR  
FLAT CEILING  
• CLOSET

CEILING  
FANLIGHT

OPENING TO  
EXISTING SPACE

2x10 FLOOR JOISTS  
• 12" O.C.

CEILING 7'-0"

FLOOR 0'-0"

GARAGE/GRADE -18"

CLOSET  
(BEYOND)

CLOSET  
(BEYOND)

8" CMU GROUT SOLID  
#5 VERT. • 48" O.C. CENTER IN CORES

R = 15 VINYL-FACED  
BATT INSULATION

2" CONC. MUD SLAB

2" RIGID INSULATION

6 MIL POLY

6" CRUSHED STONE

DAVID M. BURROWS  
ARCHITECT

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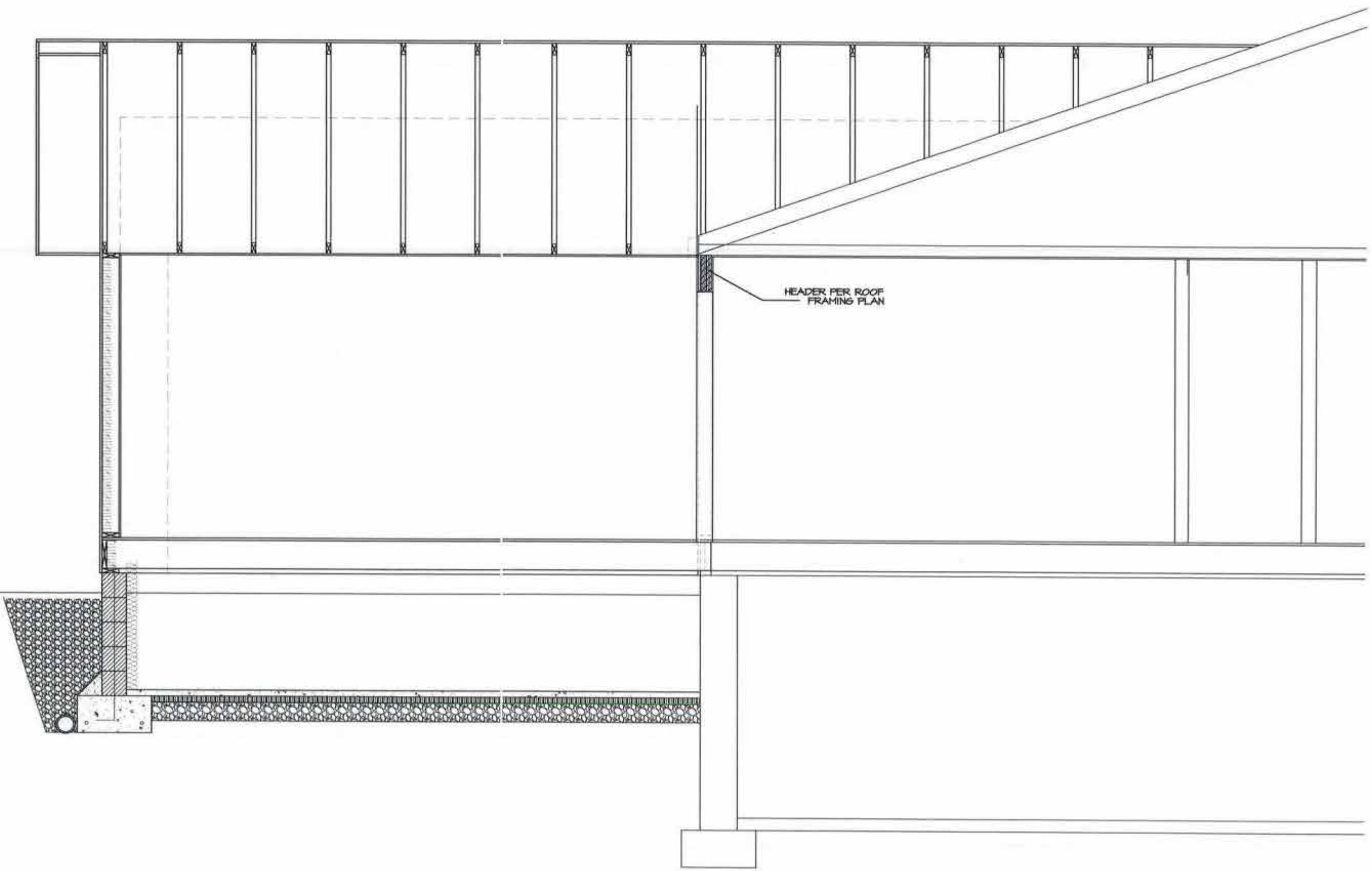
ADDITION AND REMODELING FOR  
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PITTSFORD, NEW YORK 14534

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OF 6



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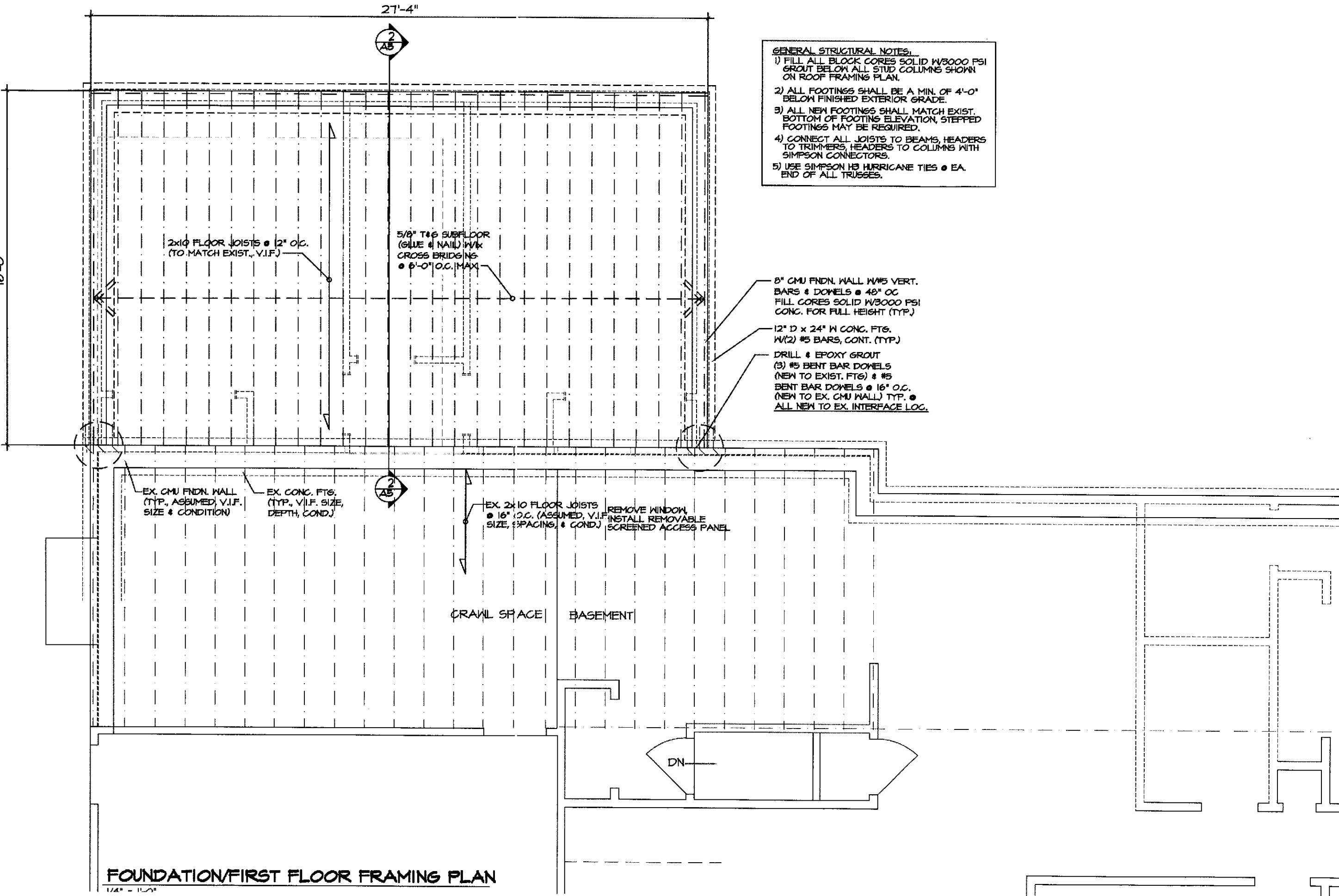
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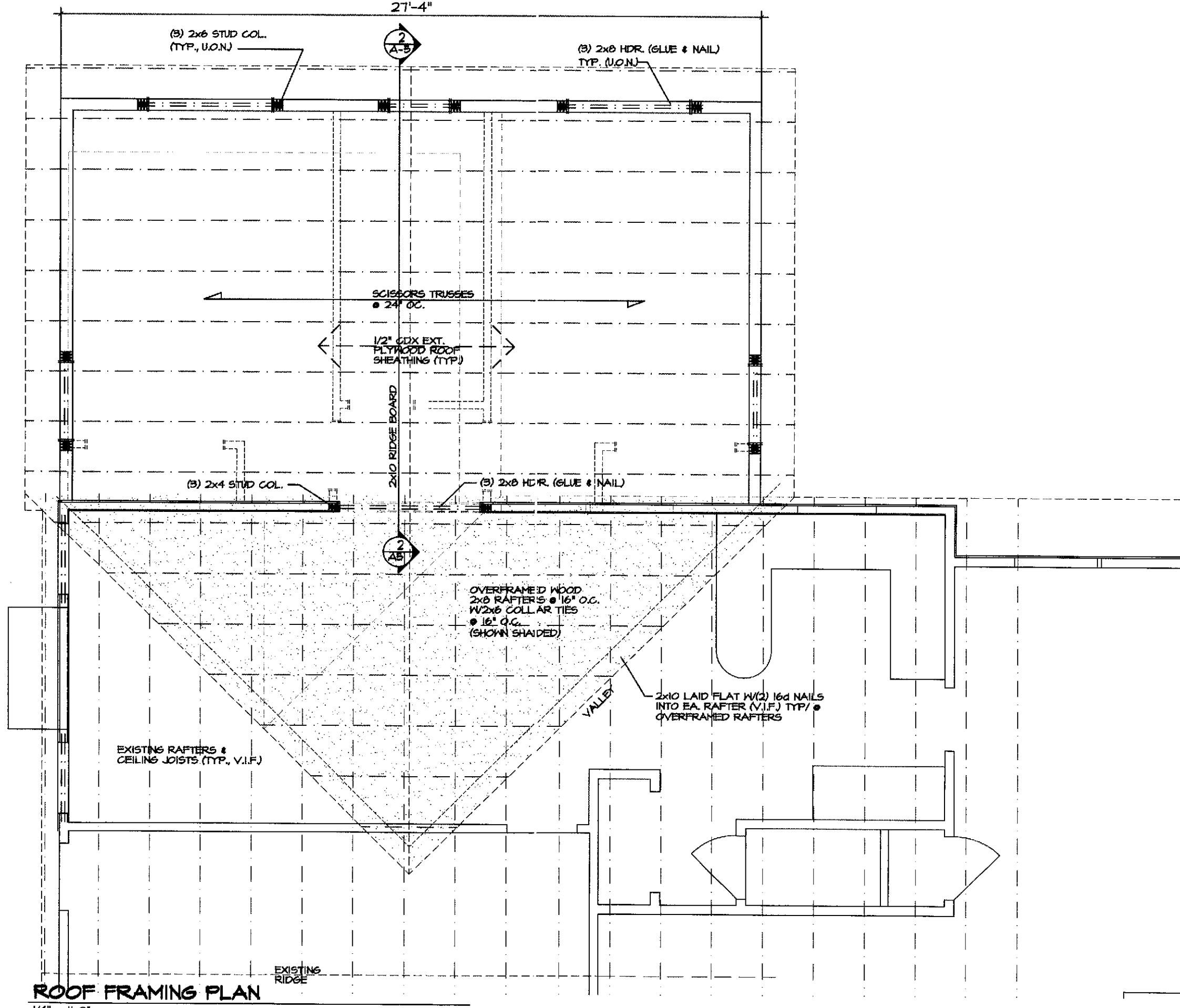
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ADDITION AND REMODELING FOR  
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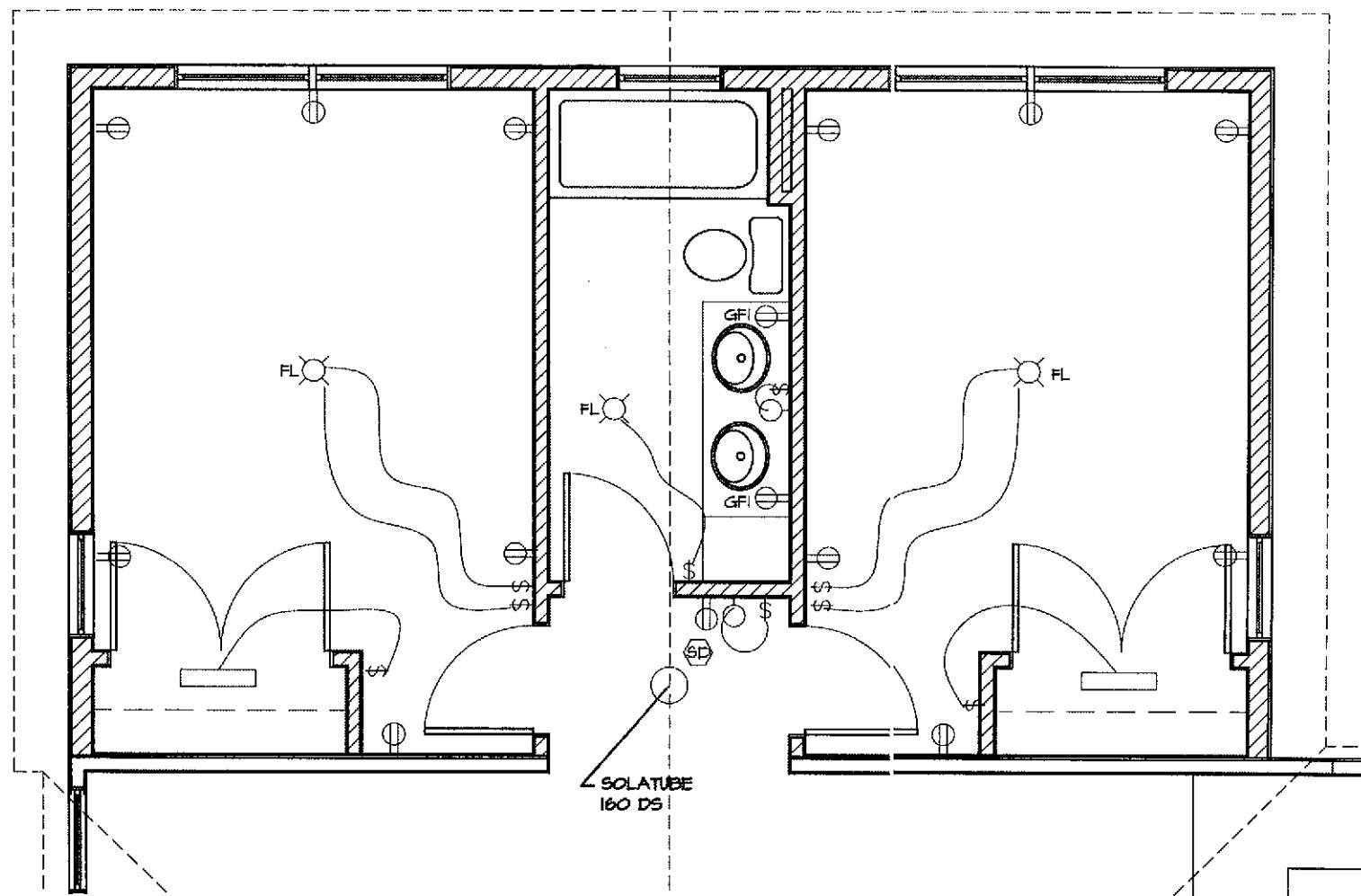
A-5

OF 6



|                                                                                                             |                                                                                                                               |
|-------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------|
| ADDITION AND REMODELING FOR<br>Alexander and Emily SYTNIK<br>12 FREDERICK ROAD<br>PITTSFORD, NEW YORK 14534 | DAVID M. BURROWS<br>ARCHITECT<br>64 ERIE CRESCENT<br>FAIRPORT, NEW YORK 14450<br>(585) 766-8220<br>burrowsarchitect@yahoo.com |
| 06/18/21<br>REVISIONS                                                                                       | 2032                                                                                                                          |

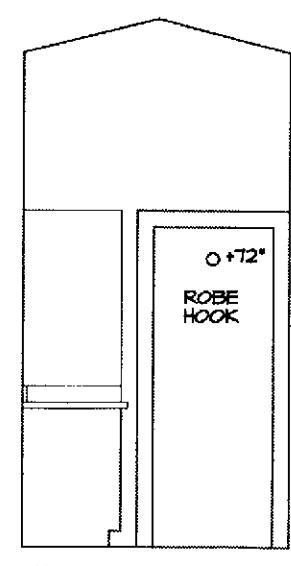
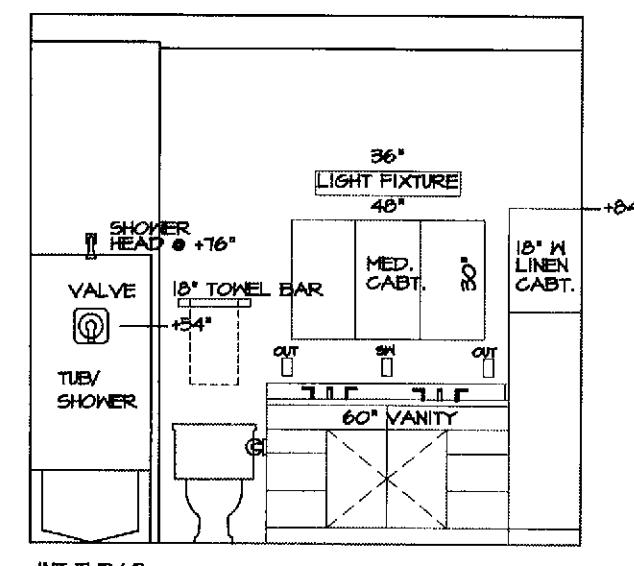
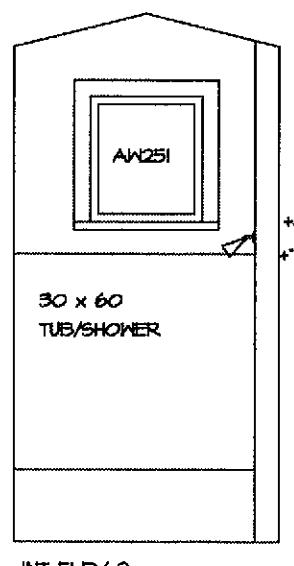
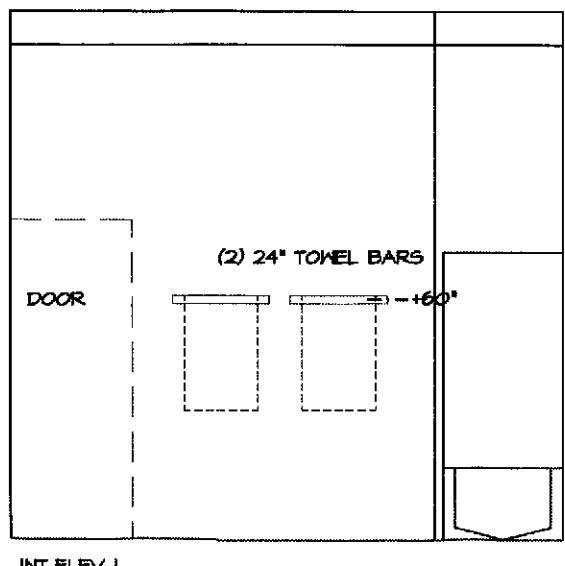
PRELIMINARY -  
NOT FOR CONSTRUCTION



MECHANICAL/ELECTRICAL PLAN

1/4" = 1'-0"

| KEY TO ELECTRICAL SYMBOLS |                                              |
|---------------------------|----------------------------------------------|
| ○                         | DUPLEX OUTLET                                |
| ○●                        | DUPLEX OUTLET - SWITCHED                     |
| ○○                        | 220 V OUTLET                                 |
| ○○○                       | DUPLEX OUTLET - WATERPROOF                   |
| ○○○○                      | SINGLE POLE SWITCH                           |
| ○○○○○                     | CEILING FAN/LIGHT SWITCH                     |
| ○○○○○○                    | 3-WAY SWITCH                                 |
| ○○○○○○○                   | DIMMER SWITCH (TOGGLE TYPE)                  |
| ○○○○○○○○                  | RECESSED LIGHT FIXTURE (INCANDESCENT)        |
| ○○○○○○○○○                 | CEILING MOUNTED LIGHT FIXTURE (INCANDESCENT) |
| ○○○○○○○○○○                | CEILING MOUNTED LIGHT FIXTURE (FLOURESCENT)  |
| ○○○○○○○○○○○               | WALL MOUNTED LIGHT FIXTURE (AS NOTED.)       |
| ○○○○○○○○○○○○              | BATH EXHAUST FAN/LIGHT COMBINATION           |
| ○○○○○○○○○○○○○             | TRACK LIGHT FIXTURE (CEILING MOUNTED)        |
| ○○○○○○○○○○○○○○            | THERMOSTAT                                   |
| ○○○○○○○○○○○○○○○           | TELEPHONE JACK (AS NOTED)                    |
| ○○○○○○○○○○○○○○○○          | CABLE TELEVISION OUTLET                      |
| ○○○○○○○○○○○○○○○○○         | SMOKE DETECTOR                               |
|                           | 1500 W WALL-MOUNTED HEATER                   |



INTERIOR ELEVATIONS

ADDITION AND REMODELING FOR  
Alexander and Emily SYTNIK  
12 FREDERICK ROAD  
PITTSFORD, NEW YORK 14534

06/18/21  
REVISIONS

2032

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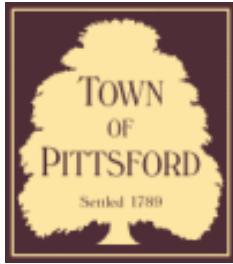
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## Town of Pittsford

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

Permit #  
**B22-000025**

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

### DESIGN REVIEW AND HISTORIC PRESERVATION BOARD REFERRAL OF APPLICATION

**Property Address:** 246 Long Meadow Circle PITTSFORD, NY 14534

**Tax ID Number:** 151.13-1-38

**Zoning District:** RN Residential Neighborhood

**Owner:** Neal and Pamela Sherman

**Applicant:** Neal and Pamela Sherman

#### Application Type:

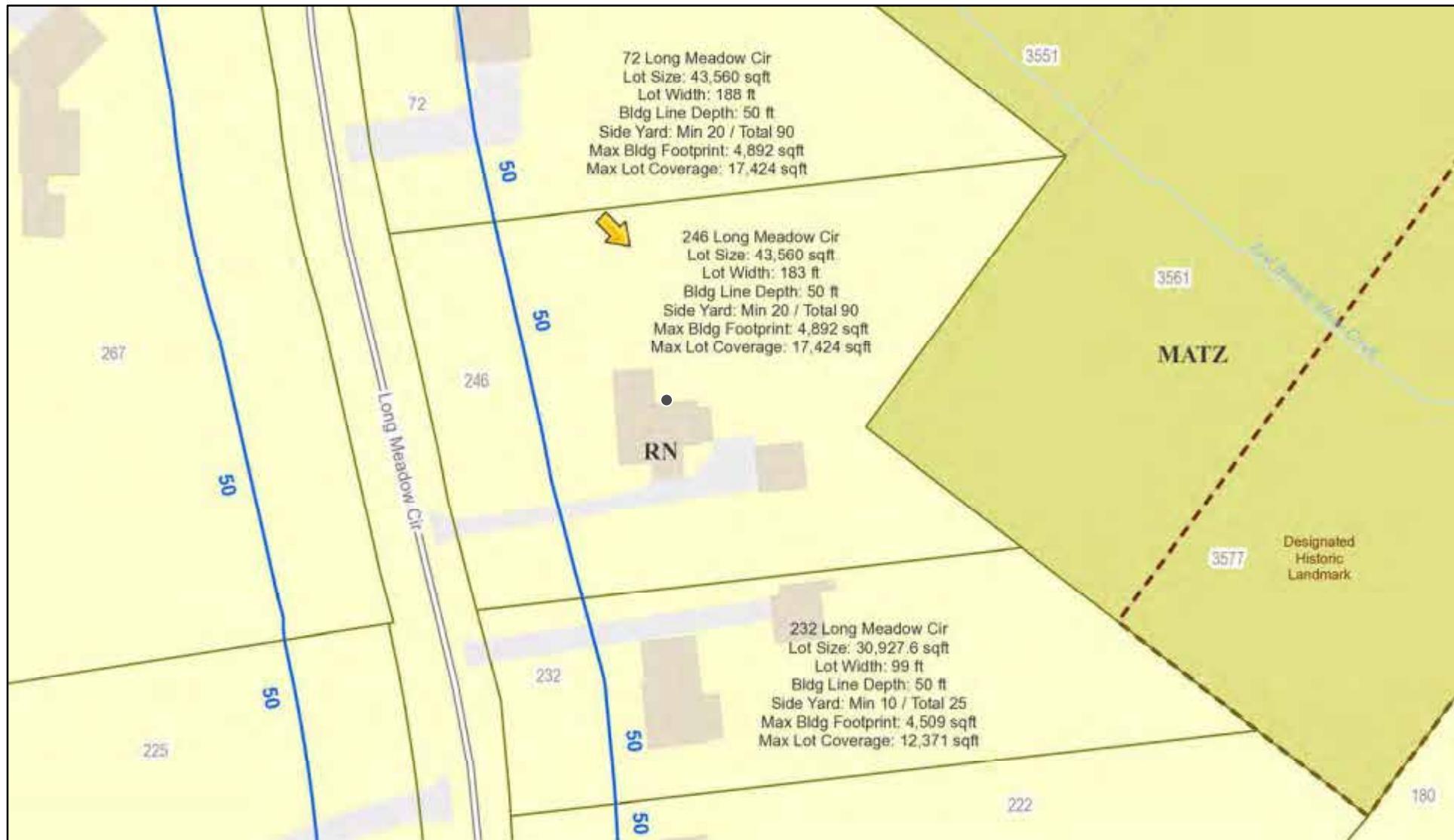
|                                                                               |                                                                                 |
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| <input type="checkbox"/> Signage<br>§185-205 (C)                              | <input type="checkbox"/> Corner Lot Orientation<br>§185-17 (K) (3)              |
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| <input type="checkbox"/> Landmark Designation<br>§185-195 (2)                 | <input type="checkbox"/> Undeveloped Flag Lot Requirements<br>§185-17 (L) (2)   |
| <input type="checkbox"/> Informal Review                                      |                                                                                 |

**Project Description:** Applicant is requesting design review for the construction of an approximately 1210 SF addition off the rear of the house.

**Meeting Date:** February 24, 2022



# RN Residential Neighborhood Zoning

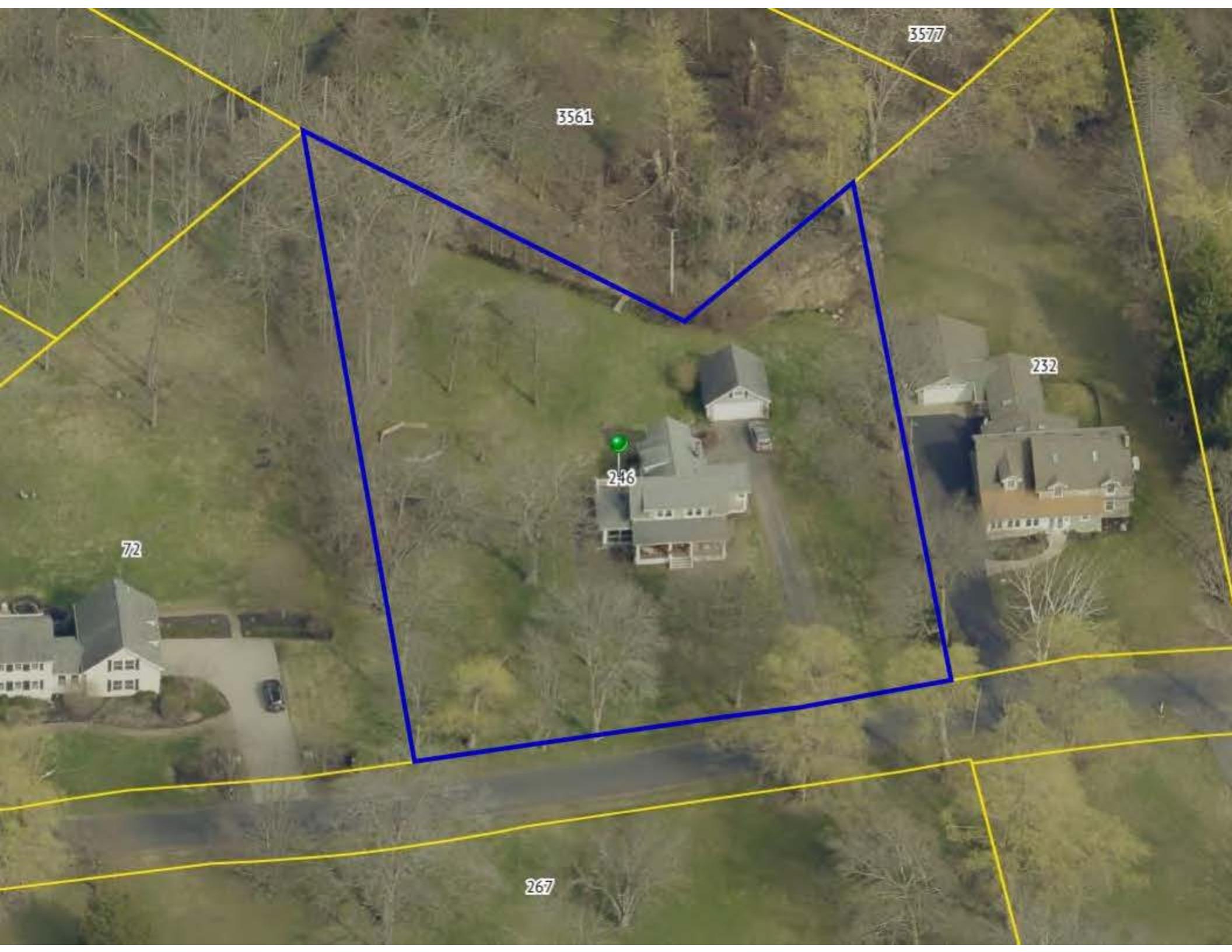


Printed February 9, 2022

1:1,128  
0 45 90 12.5 25 50 m

Town of Pittsford GIS

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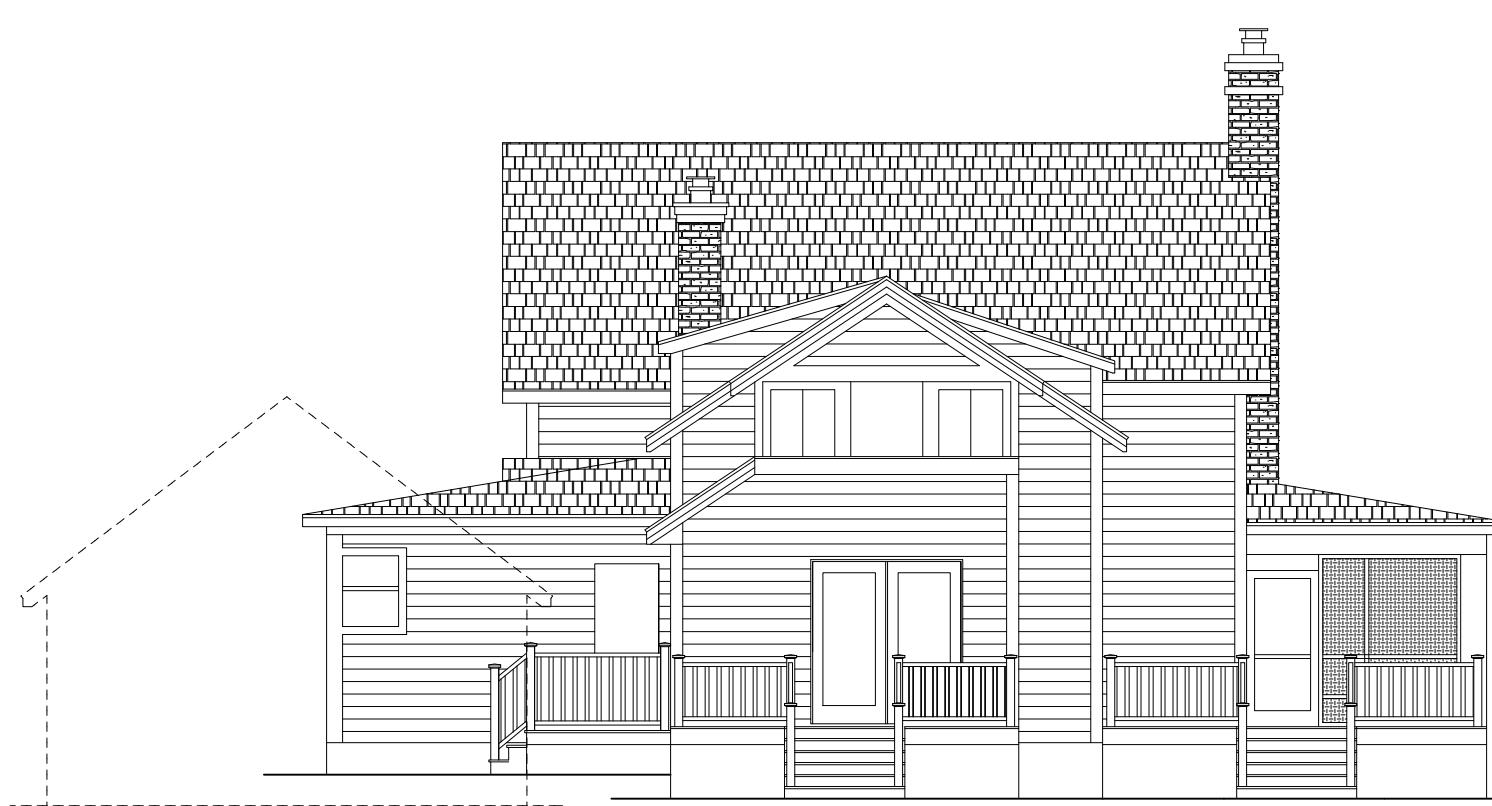
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PROPOSED RIGHT SIDE ELEVATION



EXISTING RIGHT SIDE ELEVATION



EXISTING REAR ELEVATION



EXISTING LEFT SIDE ELEVATION

EXISTING ELEVATIONS



PROPOSED REAR ELEVATION



PROPOSED LEFT SIDE ELEVATION

PROJECT:  
SHERMAN ADDITION  
246 LONG MEADOW CIRCLE

CLIENT:  
NEAL & PAM SHERMAN

DRAWING:  
PROPOSED ELEVATIONS &  
EXISTING ELEVATIONS

DRAWN:  
PAUL MORABITO

DATE: JANUARY 2022

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

JOB NO.: 21M4120

SHEET:

2

OF 7 SHEETS



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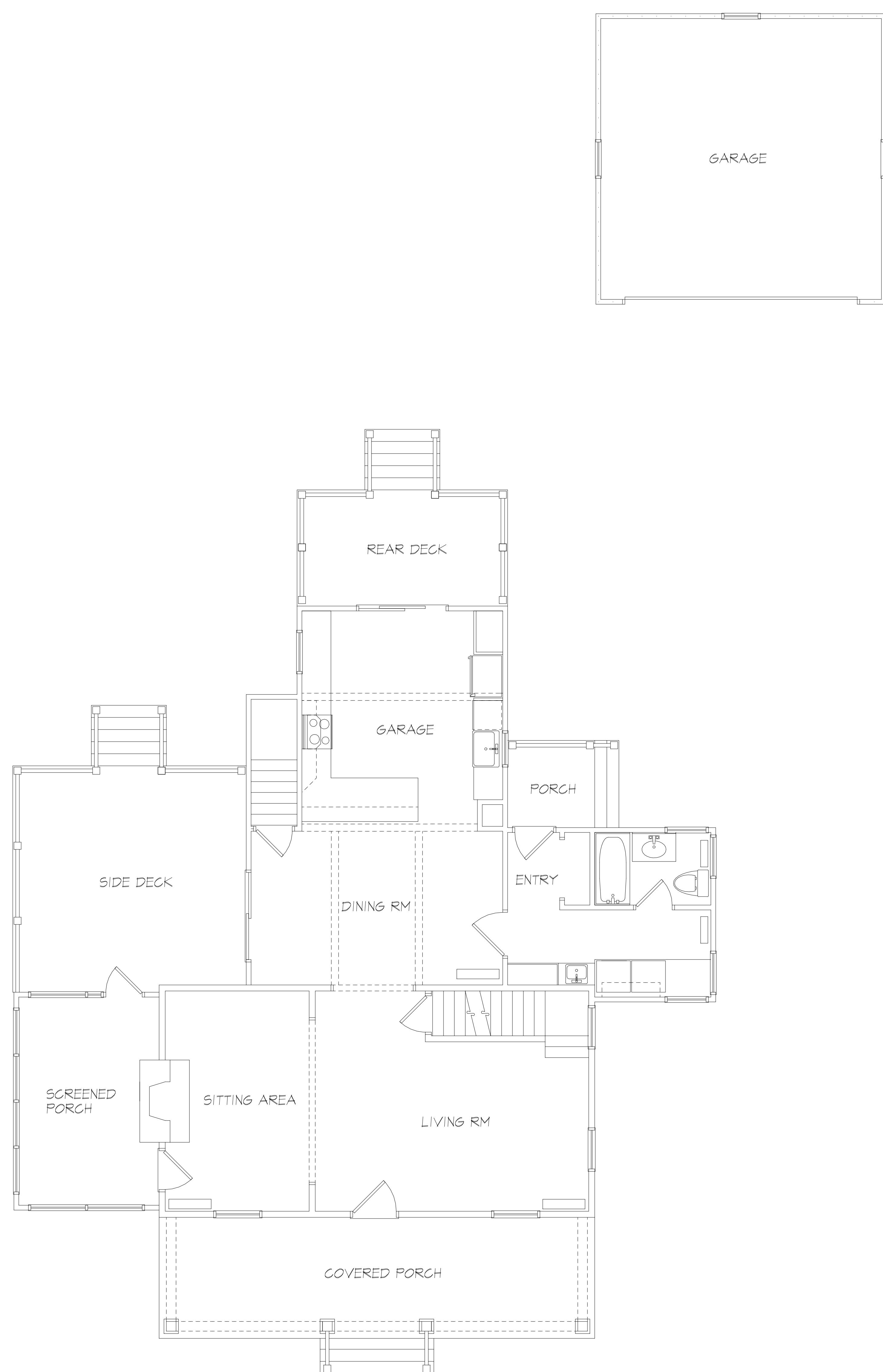
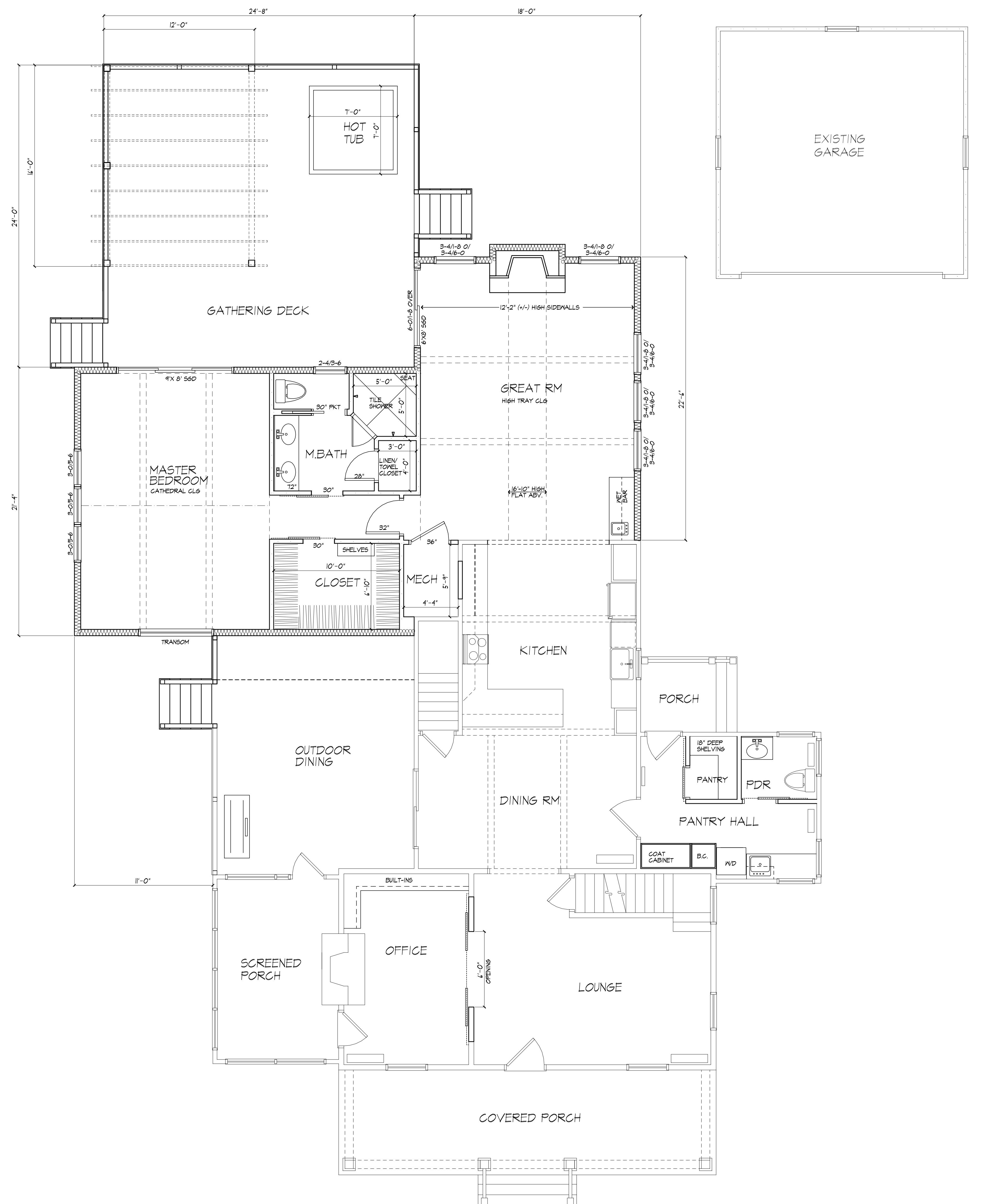
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**EXISTING FIRST FLOOR PLAN**

**PROPOSED FIRST FLOOR PLAN**

EXISTING AREA: 1093 SQ FT  
 PROPOSED ADDITION AREA: 1144 SQ FT  
 TOTAL PROPOSED AREA: 2237 SQ FT

PROJECT:  
 SHERMAN ADDITION  
 246 LONG MEADOW CIRCLE

CLIENT:  
 NEAL & PAM SHERMAN

DRAWING:

DRAWN:  
 PAUL MORABITO

DATE: JANUARY 2022

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

JOB NO.: 21M4120

SHEET:

**5**

OF 7 SHEETS



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PROJECT:  
SHERMAN ADDITION  
246 LONG MEADOW CIRCLE

CLIENT:  
NEAL & PAM SHERMAN

DRAWING:  
2ND FLOOR PLAN

DRAWN:  
PAUL MORABITO

DATE: JANUARY 2022

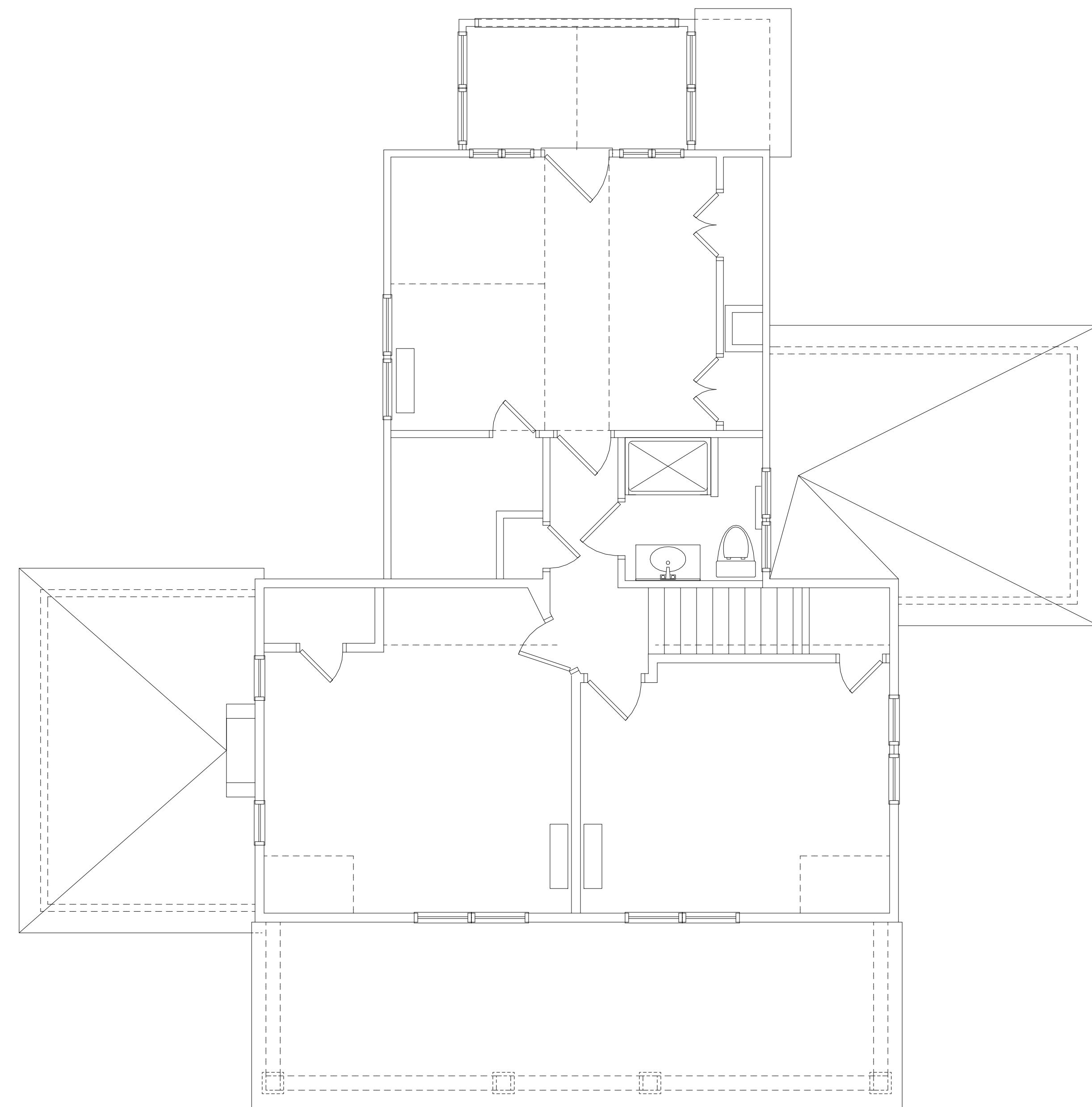
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JOB NO.: 2M4120

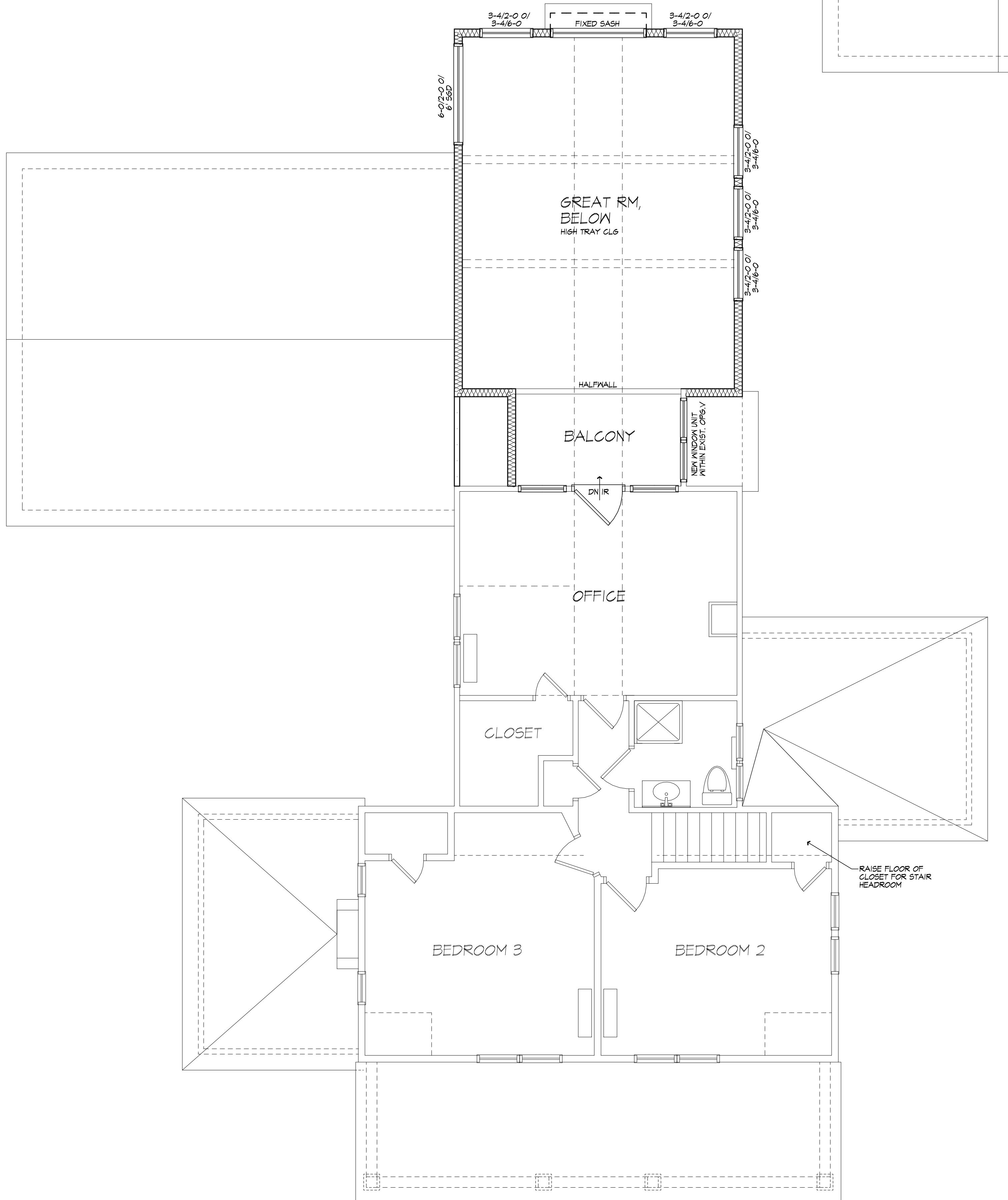
HEET:

6

OF 7 SHEETS



EXISTING SECOND FLOOR PLAN



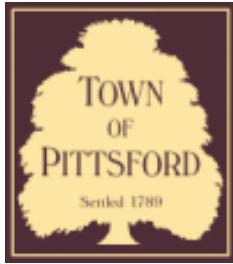
PROPOSED SECOND FLOOR PLAN

EXISTING AREA: 817 SQ FT  
PROPOSED ADDITION AREA: 67 SQ FT  
TOTAL PROPOSED AREA: 884 SQ FT









## Town of Pittsford

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

Permit #  
**B21-000240**

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

### DESIGN REVIEW AND HISTORIC PRESERVATION BOARD REFERRAL OF APPLICATION

**Property Address:** 33 Coventry Ridge PITTSFORD, NY 14534

**Tax ID Number:** 177.03-5-42

**Zoning District:** IZ Incentive Zoning

**Owner:** TOC Capital Ventures LLC

**Applicant:** Coventry Ridge Building Corp.

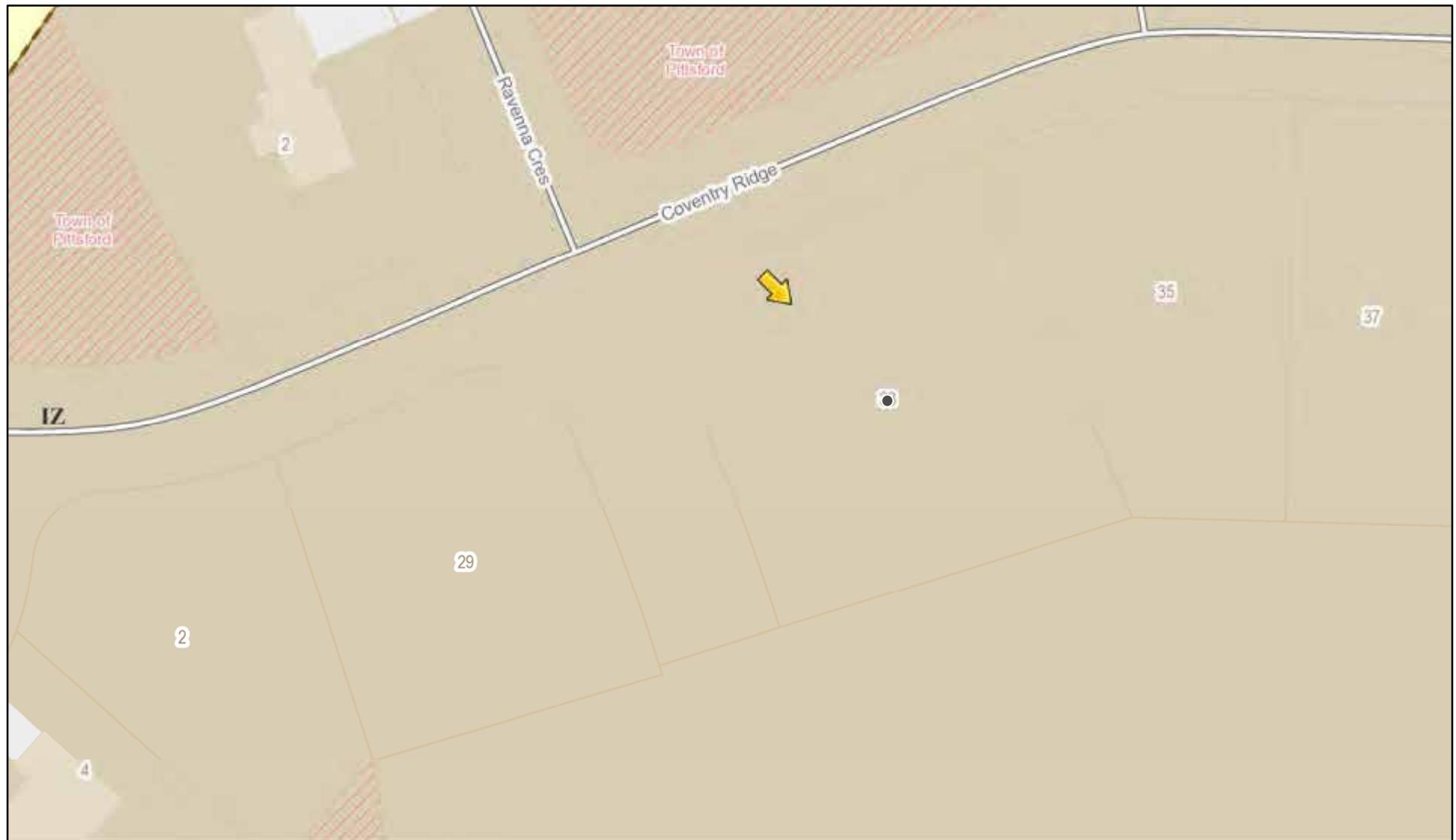
**Application Type:**

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

**Project Description:** Applicant is returning to request design review for the construction of a two story single family home approximately 2926 square feet that is located located in the Coventry Ridge Subdivision. Applicant would like change to an end load garage instead of the front load garage that was previously approved.

**Meeting Date:** February 24, 2022

# RN Residential Neighborhood Zoning

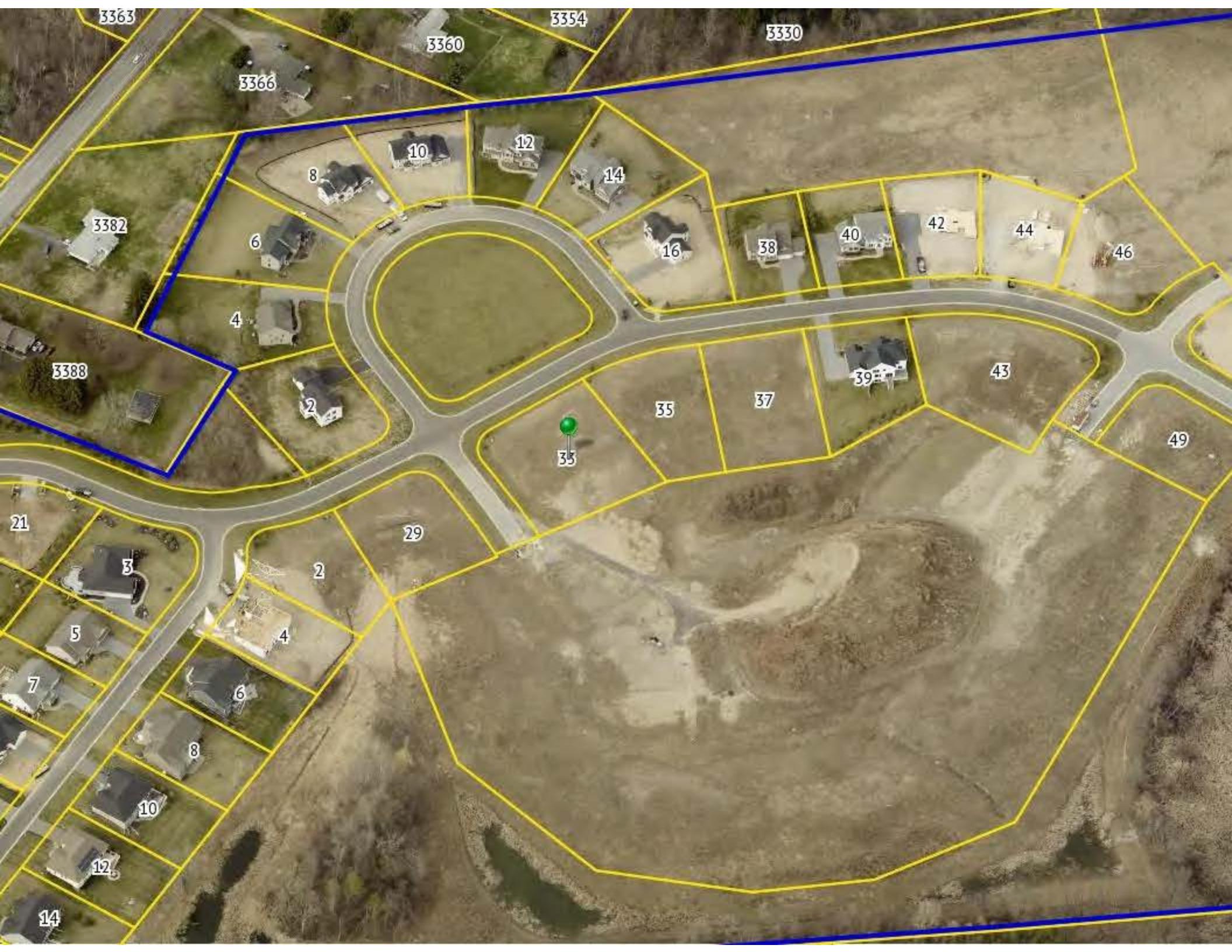


Printed December 29, 2021

1:1,128  
0 45 90 180 ft  
0 12.5 25 50 m

Town of Pittsford GIS

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



# SPEC HOME

LOT 103 COVENTRY RIDGE

PITTSFORD, NY

COVENTRY RIDGE BUILDING CORP.

PLAN 2926 / PROJECT 15420 E



## GENERAL NOTES:

THESE PLANS COMPLY WITH THE 2020 RESIDENTIAL CODE OF NEW YORK STATE (RCNYS) AND THE 2018 ENERGY CONSERVATION CONSTRUCTION CODE OF NEW YORK STATE (ECCCNYS).

COMPLIANCE METHOD: RESCHECK CERTIFICATE OR PRESCRIPTIVE

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

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

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

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

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

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

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

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

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

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

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

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

R805.2 MINIMUM VENT AREA. THE MINIMUM NET FREE VENTILATION AREA SHALL BE  $\frac{1}{150}$  OF THE AREA OF THE VENTED SPACE.

CAS 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 0.015" ( NO. 28 GAUGE) & SHALL BE 4" NOMINAL IN DIAMETER. EXHAUST DUCTS SHALL TERMINATE ON THE OUTSIDE OF THE BUILDING AS PER MANUFACTURER'S INSTALLATION INSTRUCTIONS, BUT NOT LESS THAN 3' IN ANY DIRECTION FROM OPENINGS INTO BUILDINGS.

## ENERGY EFFICIENCY:

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

R402.4.4 ATTIC ACCESS SHALL BE INSULATED WITH THE SAME R- VALUE AS THE ATTIC, WEATHER STRIPPED & LATCHED

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

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

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

R402.4.1.2 TESTING. THE BUILDING OR DUELING 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 E827 AND REPORTED AT A PRESSURE OF 0.2 INCH w.g. (50 PASCALS).

TESTING SHALL BE PERFORMED AT ANY TIME AFTER CREATION OF ALL PENETRATIONS OF THE BUILDING THERMAL ENVELOPE. A WRITTEN REPORT OF THE TEST RESULTS SHALL BE SUPPLIED TO THE CODE OFFICIAL PRIOR TO RECEIPT OF A C OF O. THE CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE AN APPROVED PARTY INDEPENDENT OF THE INSULATION INSTALLER TO DO THE INSPECTIONS

DURING TESTING:  
 1. EXTERIOR WINDOWS AND DOORS, FIREPLACES AND STOVE DOORS SHALL BE CLOSED, BUT NOT SEALED, BEYOND THE INTENDED WEATHERSTRIPPING OR OTHER INFILTRATION CONTROL MEASURES.

2. DAMPERS INCLUDING EXHAUST, INTAKE, MAKEUP AIR, BACKDRAFT AND FLUE DAMPERS SHALL BE CLOSED, BUT NOT SEALED BEYOND INTENDED INFILTRATION CONTROL MEASURES.

3. INTERIOR DOORS, IF INSTALLED AT THE TIME OF THE TEST, SHALL BE OPEN.

4. EXTERIOR DOORS FOR CONTINUOUS VENTILATION SYSTEMS AND HEAT RECOVERY VENTILATORS SHALL BE CLOSED AND SEALED.

5. HEATING AND COOLING SYSTEMS, IF INSTALLED AT THE TIME OF REST, SHALL BE TURNED OFF.

6. SUPPLY AND RETURN REGISTERS, IF INSTALLED AT THE TIME OF REST, SHALL BE FULLY OPEN.

R402.4.5 RECESSED LIGHTING. RECESSED LUMINAIRES INSTALLED IN THE BUILDING THERMAL ENVELOPE SHALL BE SEALED TO LIMIT AIR LEAKAGE BETWEEN CONDITIONED AND UNCONDITIONED SPACES. RECESSED LUMINAIRES SHALL BE IC-RATED AND LABELED AS HAVING AN AIR LEAKAGE RATE OF NOT GREATER THAN 2.0 c.f.m (0.944 l/s) WHEN TESTED IN ACCORDANCE WITH ASTM E283 AT A PRESSURE DIFFERENTIAL OF 1.57 p.s.f. (75 Pa.). RECESSED LUMINAIRES SHALL BE SEALED WITH A GASKET OR CAULKED BETWEEN THE HOUSING AND THE INTERIOR WALL OR 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 .40 IN CLIMATE ZONES 6-8 FOR VERTICAL FENESTRATION, & .075 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.

R403.1.3 INSULATION (PRESCRIPTIVE) SUPPLY & RETURN DUCTS IN ATTICS SHALL BE INSULATED TO A MIN. OF R-8, WITH THE EXCEPTION OF DUCTS OR PORTIONS THEREOF LOCATED COMPLETELY INSIDE THE BUILDING THERMAL ENVELOPE.

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

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

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

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

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

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

R403.5.1 HEATED WATER CIRCULATION & TEMPERATURE MAINTENANCE SYSTEMS (MANDATORY).

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

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

1. PIPING 3/4" AND LARGER IN NOMINAL DIAMETER.  
 2. PIPING SERVING MORE THAN ONE DUELING 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 INC, 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 AN 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.

## SPEC HOME

LOT 103 COVENTRY RIDGE

PITTSFORD, NY

COVENTRY RIDGE BUILDING CORP.

PLAN 2926 / PROJECT 15420 E

## SHEET INDEX

- C-1 COVER SHEET
- 1/6 ELEVATIONS
- 2/6 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

## STRUCTURAL MATERIAL SPECIFICATIONS:

|                  |                                                                                                                                                                                                    |
|------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| STRUCTURAL STEEL | ASTM A-36, Fy = 36 ksi                                                                                                                                                                             |
| REINFORCED STEEL | ASTM A-615, Fy = 40 ksi                                                                                                                                                                            |
| WIRE MESH        | ASTM A-185, 6 x 6 - 10/10 W.W.M.                                                                                                                                                                   |
| LUMBER           | ALL STRUCTURAL MEMBERS, JOISTS, RAFTERS, ETC. TO BE #2 GRADE LUMBER ( DOUGLAS FIR-LARCH, HEM-FIR, SOUTHERN PINE OR SPRUCE PINE-FIR ) WITH A MIN. FIBER STRESS OF 850 P.S.I. UNLESS NOTED OTHERWISE |
| PLYWOOD          | CDX, PANEL INDEX                                                                                                                                                                                   |
| LVL, PSL, LSL    | Fb = 2600<br>Fv = 285<br>E x 10 <sup>6</sup> = 1.9<br>Fc = 750                                                                                                                                     |
| MASONRY          | ASTM C90, GRADE N-1, Fm = 1350 PSI                                                                                                                                                                 |
| MORTAR           | ASTM C270, TYPE S                                                                                                                                                                                  |
| GROUT            | Fc = 2000 PSI ASTM C476                                                                                                                                                                            |
| CONCRETE         | Fc = 2500 PSI MIN. ( FOOTINGS, BASEMENTS SLAB )<br>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                                                                    | 40 P.S.F.                                       |
| LIVING AREA LIVE LOAD                                                        |                                                 |
| 2ND FLOOR                                                                    | 30 P.S.F.                                       |
| LIVING AREA LIVE LOAD                                                        |                                                 |
| 1ST & 2ND FLOOR DEAD LOAD                                                    | 15 P.S.F.                                       |
| GROUND SNOW LOAD                                                             | 40 P.S.F.                                       |
| ROOF DEAD LOAD                                                               | 10 P.S.F.                                       |
| ALLOWABLE SOIL BEARING                                                       | 2500 P.S.F. AT MINIMUM 42" BELOW FINISHED GRADE |
| WIND SPEED                                                                   | 115 MPH, EXPOSURE B                             |
| SEISMIC DESIGN                                                               | CATEGORY B                                      |





# TRUSS EAVE CONSTRUCTION

ASPHALT SHINGLES ON 15# FELT ON  
5/8" EXTERIOR SHEATHING OR 7/16"  
SHEATHING WITH CLIPS  
  
PRE-ENGINEERED ROOF TRUSSES @ 24" O.C.  
DESIGNED BY OTHERS - SECURE TO  
TOP PLATE W/ SIMPSON H4 HURRICANE TIES  
OR SDWC 15600 TRUSS SCREW OR EQUAL  
  
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  
MINIMUM 1" AIR SPACE @ VENTS  
  
R-38 CEILING INSULATION

## SECOND FLOOR

## FIRST FLOOR

# BASEMENT / FOUNDATION

**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  
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  
MINIMUM 1" AIR SPACE @ VENTS  
R-38 CEILING INSULATION

(2) 2X6 TOP PLATES

2X6 STUDS AT 16" O.C.  
R-21 BATT INSULATION  
1/2" DRYWALL  
W/ VAPOR BARRIER

3/4" ADVANTECH SUBFLOOR  
GLUED AND NAILED

11 7/8" I-JOISTS @ 16" O.C.  
SERIES DESIGN & LAYOUT  
BY JOIST MANUFACTURER

11 7/8" LSL RIM JOIST W/ R-21 INSULATION

(2) 2X6 TOP PLATES

2X6 STUDS AT 16" O.C.  
R-21 BATT INSULATION  
1/2" DRYWALL  
W/ VAPOR BARRIER

3/4" ADVANTECH SUBFLOOR  
GLUED AND NAILED

11 7/8" I-JOISTS @ 16" O.C.  
SERIES DESIGN & LAYOUT  
BY JOIST MANUFACTURER -  
ENGINEERED I JOISTS MUST  
COMPLY WITH SECT. R302.13  
OF 2020 RCNYS  
SEE DETAIL 18/N-1 FOR  
FIREPROOFING METHODS

3/8" EXT. PLYWD. OR 7/16" O.S.B. W/  
HOUSE WRAP  
SIDING AS SELECTED ATTACHED  
AS PER 2020 RCNYS

11 7/8" LSL RIM JOIST W/ R-21 INSULATION

(2) 2X6 PRESSURE TREATED SILL PLATE WITH SILL  
SEALER & 1/2" DIAM. / 10" LONG NON-  
CORROSION ANCHOR BOLTS @ 72" O.C.

FINISHED GRADE

8" THICK / 9'-0" HIGH (4000 psi) POURED  
CONC. WALL REINFORCED TO COMPLY WITH  
THE RESIDENTIAL CODE OF NYS

(2) #4 BARS AROUND ALL WINDOW  
OPENINGS, AND SUCH BARS SHALL  
EXTEND AT LEAST 24" BEYOND THE  
CORNERS OF OPENINGS.

WINDOW

3"

R-15 INSULATION  
FULL HEIGHT UP TO A  
10'-0" MAXIMUM HG'T

# 5 VERTICAL REBAR  
@ 4'-0" O.C.

EXPANSION JOINT

18" X 10" CONCRETE  
W/ (2) #5 REBAR  
CONTINUOUS-  
SEE DETAIL 20/N-1 FOR  
CONCRETE-ENCASED  
ELECTRODE DETAIL

4" CONCRETE SLAB WITH  
6 MIL VAPOR BARRIER  
OVER 4" POROUS FILL

#4 HORIZONTAL REBAR  
@ 2'-0" O.C.

DAMPROOF AS PER CODE  
W/ POLYETHYLENE WRAP

SOIL BACKFILL  
GRAVEL BACKFILL

8" FORM-A-DRAIN FOUNDATION FOOT  
DRAINAGE, & RADON EVACUATION SYS

**SECOND FLOOR**

**FIRST FLOOR**

**BASEMENT / FOUNDATION**

# TYPICAL WALL SECTION

SCALE: 1" = 1'-0"

## STEPPED FOOTING NOT

**R403.1.5 OF RCNYS SLOPE:**  
THE TOP SURFACE OF THE FOOTINGS SHALL BE LEVEL. THE BOTTOM SURFACE OF FOOTINGS SHALL NOT HAVE A SLOPE EXCEEDING ONE UNIT VERTICAL IN 10 UNITS HORIZONTAL ( 10% SLOPE ). FOOTINGS SHALL BE STEPPED WHERE IT IS NECESSARY TO CHANGE THE ELEVATION OF THE TOP SURFACE OF THE FOOTINGS OR WHERE THE SLOPE OF THE BOTTOM SURFACE OF THE FOOTINGS WILL EXCEED ONE UNIT VERTICAL IN 10 UNITS HORIZONTAL ( 10% SLOPE ).

## ENGINEERED FL'R JOIST NOTE

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

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

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

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

## GENERAL FOUNDATION / BASEMENT NOTES:

**NOTE.**

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

ALL WINDOW R.O. HGT'S TO BE 6'- 10 1/2" U.N.O.

WHERE EMERGENCY ESCAPE & RESCUE OPENINGS ARE PROVIDED THEY SHALL HAVE A SILL HEIGHT OF NOT MORE THAN 44" ABOVE FLOOR. THE MIN. HORIZONTAL AREA OF THE WINDOW WELL SHALL BE 9 SQ. FT. WITH A MINIMUM HORIZONTAL PROJECTION & WIDTH OF 36"

PROVIDE SOLID BLOCKING UNDER ALL BEARING POINTS DOWN TO FOUNDATION WALL AND / OR BEAMS

PROVIDE DB'L JACK STUDS EA. SIDE OF LOAD BEARING OPENINGS > / = 4'-0"

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

ALL EXTERIOR WINDOW & DOOR HEADERS TO HAVE MIN. R-5 INSUL. & TO BE MIN. (2)2X8'S OR (3)2X6'S ( U.N.O. )

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

SMOKE (SD) & HEAT DETECTOR (HD), SHALL BE INSTALLED AS PER SECT. R314 OF 2020 RCNYS

CARBON MONOXIDE ALARMS SHALL BE INSTALLED AS PER SECT. 915.33 FCNYS & BE WITHIN 10' OF ALL SLEEPING AREAS

REINFORCE FOUNDATION WALLS AS PER 2020 RCNYS. SEE PG. N-2 FOR REINFORCING CHARTS

SEE CONCRETE-ENCASED ELECTRODE DETAIL 19/N-1

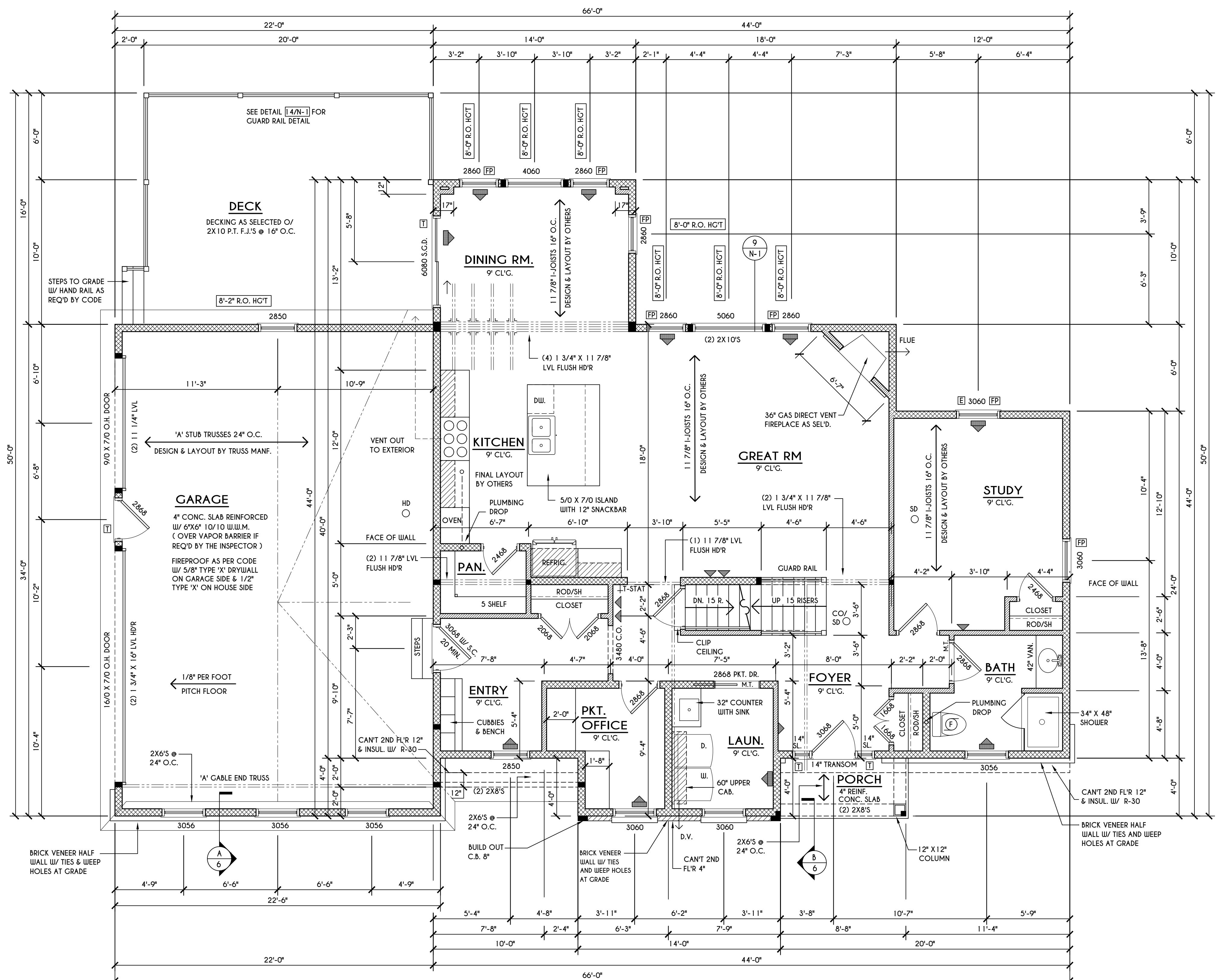
## WINDOW / DOOR LEGEND:

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

## MING 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.

# BASEMENT & FOUNDATION PLAN



# FIRST FLOOR PLAN

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

## ENGINEERED FL'R JOIST NOTE

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

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

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

## FRAMING LEGEND:

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

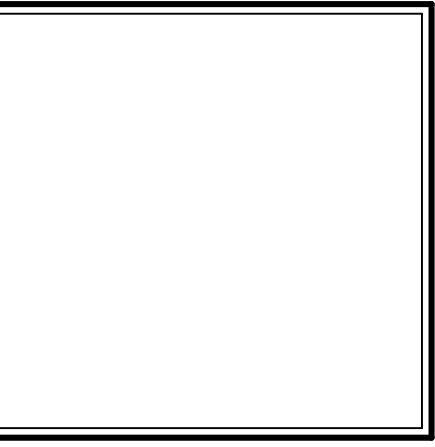
## GENERAL FIRST FLOOR PLAN NOTES:

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 OR (3)2X6'S ( U.N.O. )  
ALL APPLIANCES SHOWN TO BE BY OWNER OR AS PER CONTRACT BY BUILDER  
SMOKE (SD) & HEAT DETECTOR (HD), SHALL BE INSTALLED AS PER SECT. R314 OF 2020 RCNYS  
CARBON MONOXIDE ALARMS SHALL BE INSTALLED AS PER SECT. 915.33 FCNYS & BE WITHIN 10' OF ALL SLEEPING AREAS  
IF AN AUTOMATIC GARAGE DOOR OPENER IS PROVIDED, IT SHALL BE LISTED IN ACCORDANCE W/ UL 325  
THE AIR BARRIER INSTALLED AT EXTERIOR WALLS ADJACENT TO SHOWERS AND TUBS SHALL SEPARATE THEM FROM  
THE SHOWER OR TUBS.

## WINDOW / DOOR LEGEND:

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





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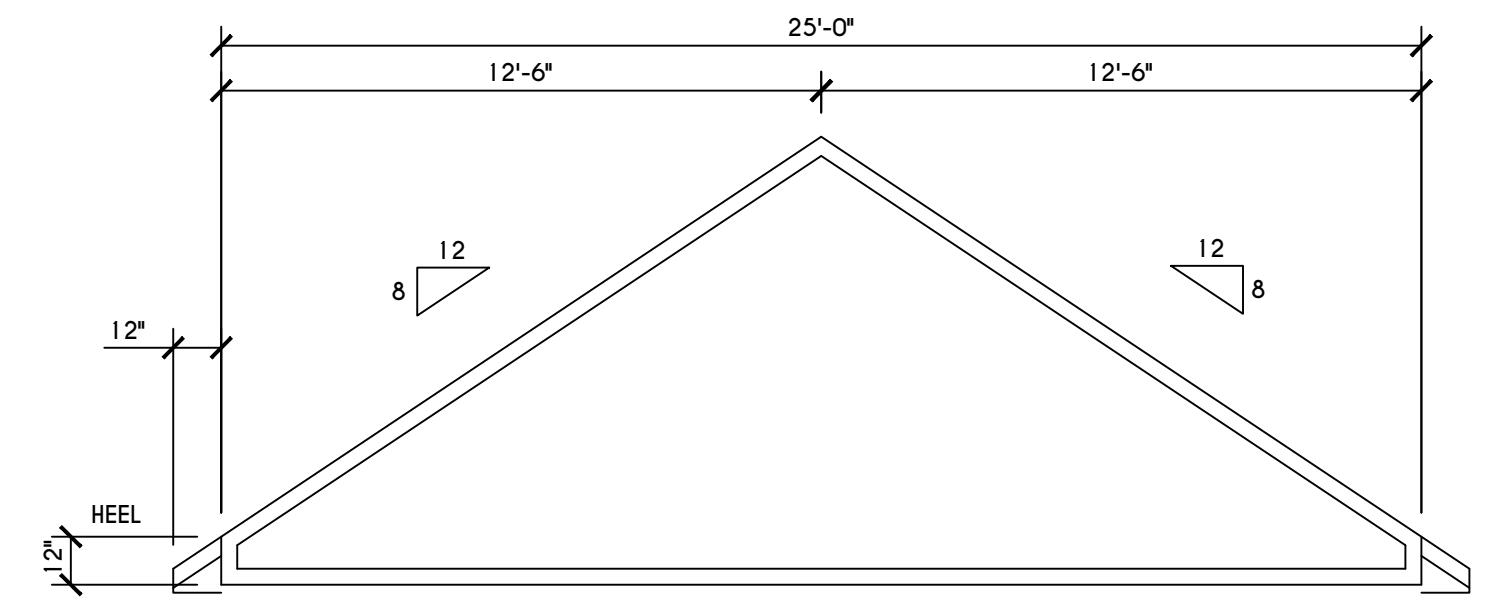
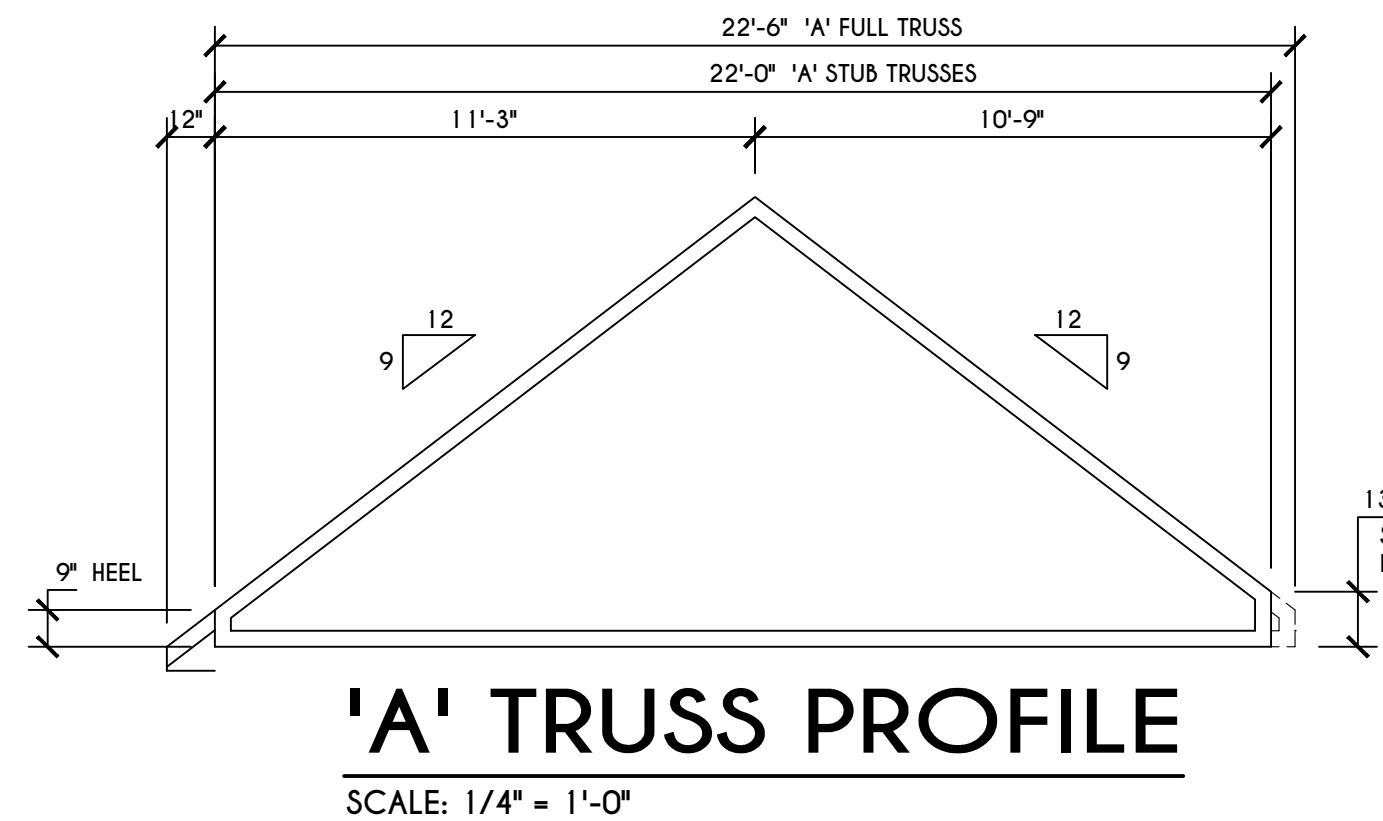
**CLIENT/LOCATION:**  
 SPEC HOUSE  
 LOT 103 COVENTRY RIDGE  
 PITTSFORD, NY

**BUILDER:**  
 COVENTRY RIDGE  
 BUILDING CORP.

**SECTIONS**  
**GLA PLAN 2926**

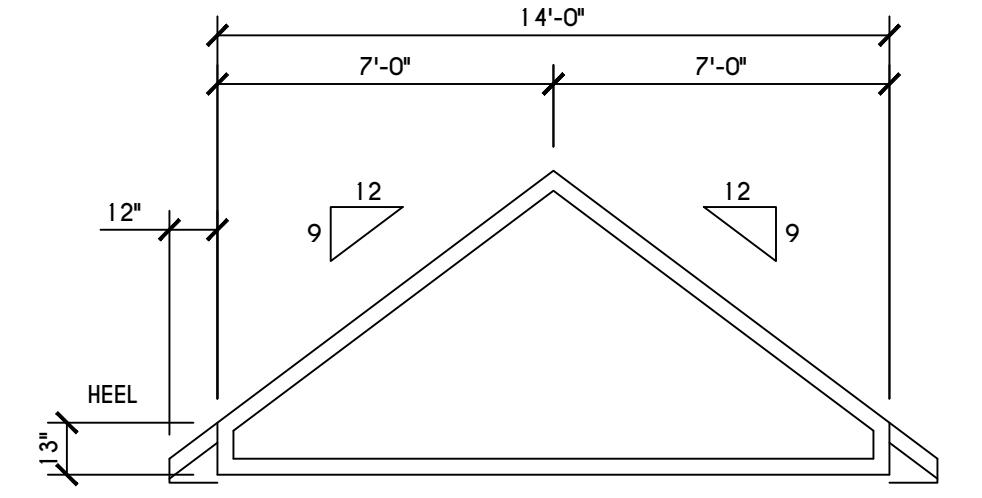
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**'C' TRUSS PROFILE**

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

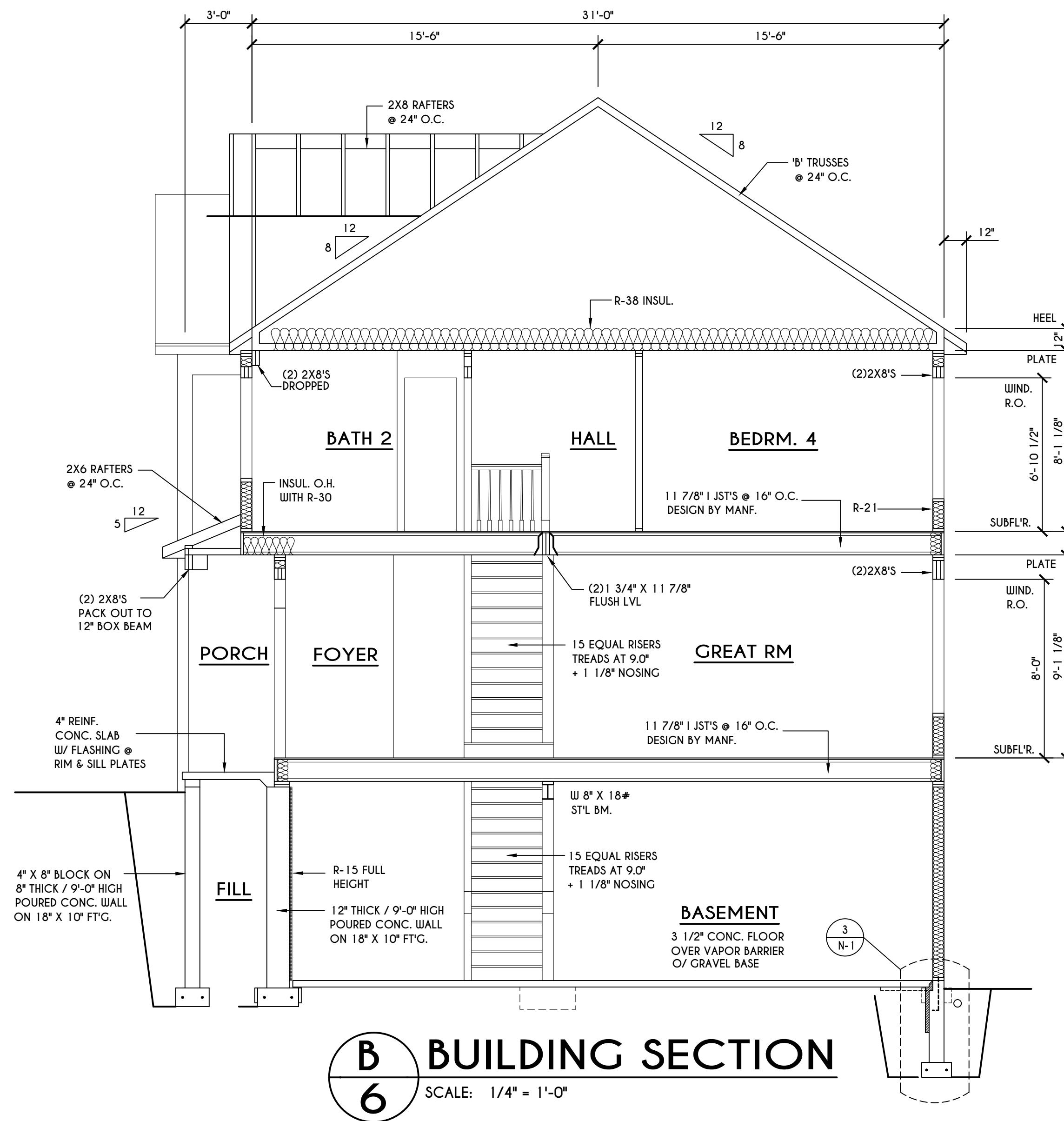


**'D' TRUSS PROFILE**

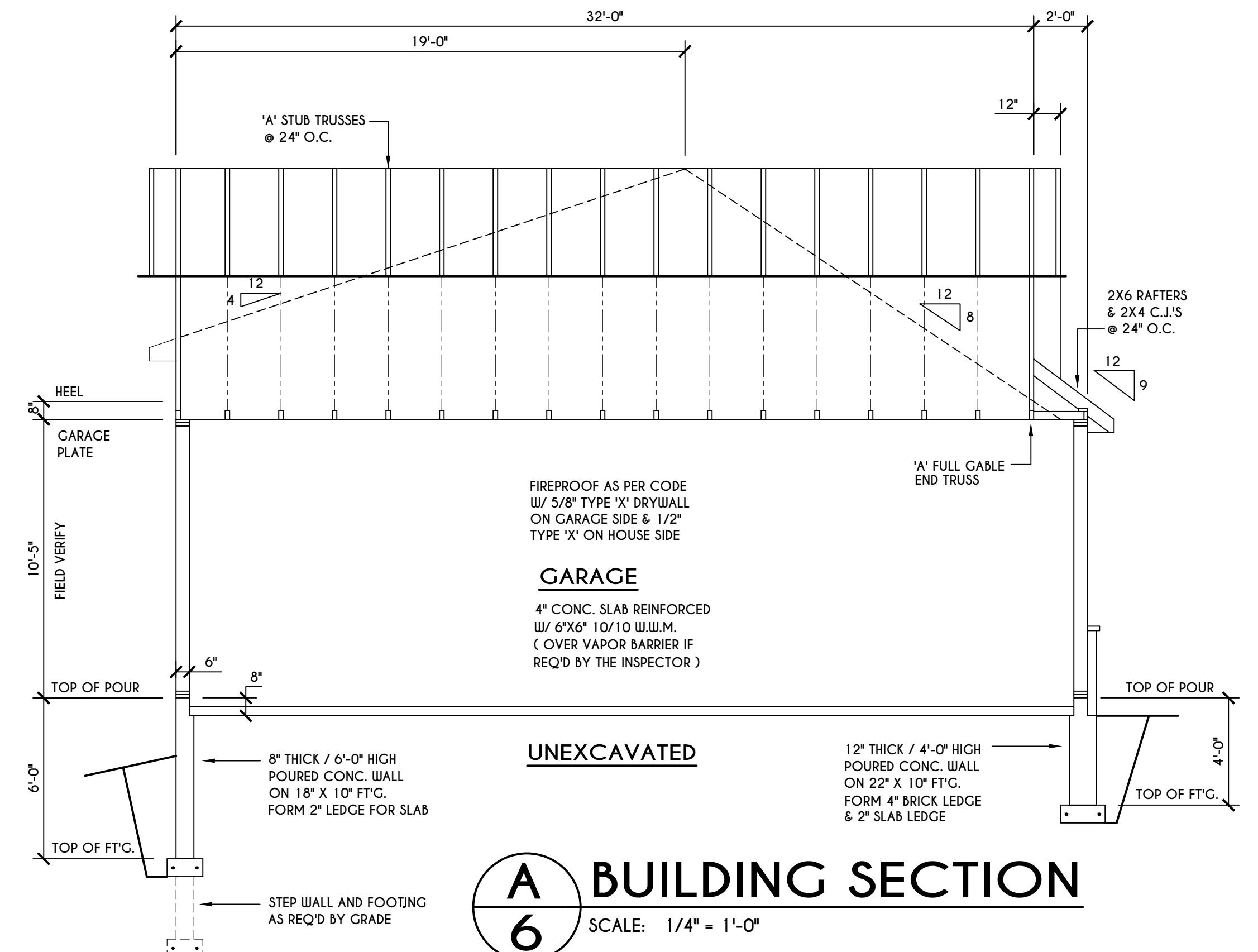
SCALE: 1/4" = 1'-0"

**TRUSS NOTES:**

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

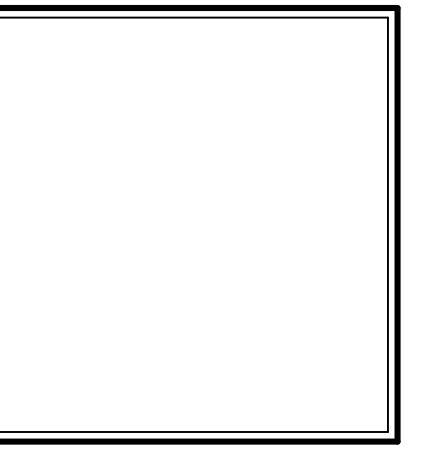


**B**  
**6** **BUILDING SECTION**  
 SCALE: 1/4" = 1'-0"



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

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CLIENT/LOCATION:

SPEC HOUSE  
LOT 103 COVENTRY RIDGE  
PITTSFORD, NY

BUILDER:  
COVENTRY RIDGE  
BUILDING CORP.

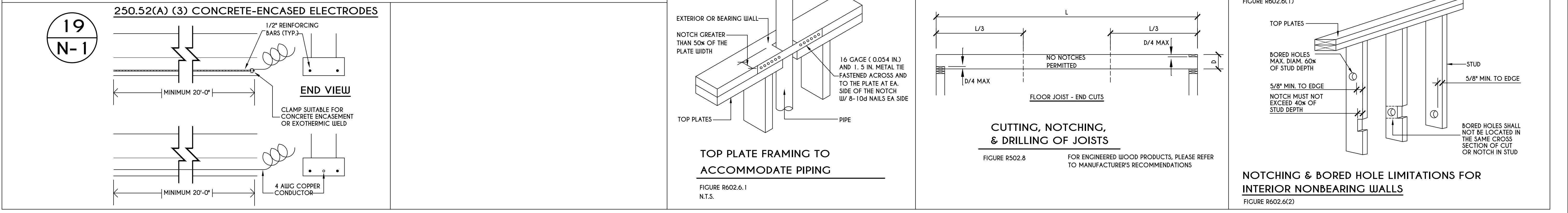
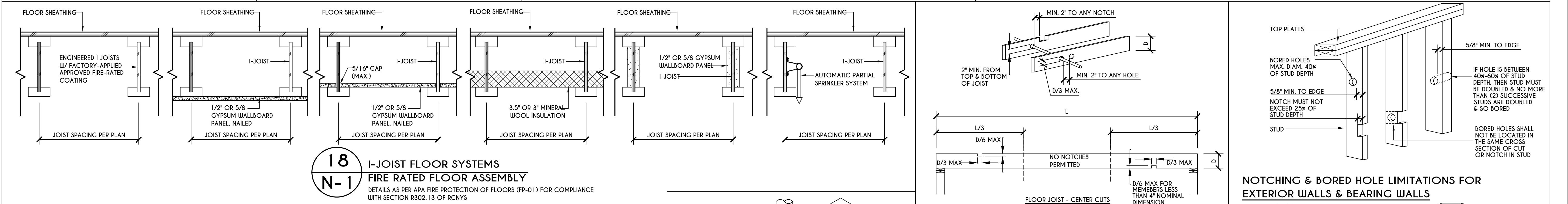
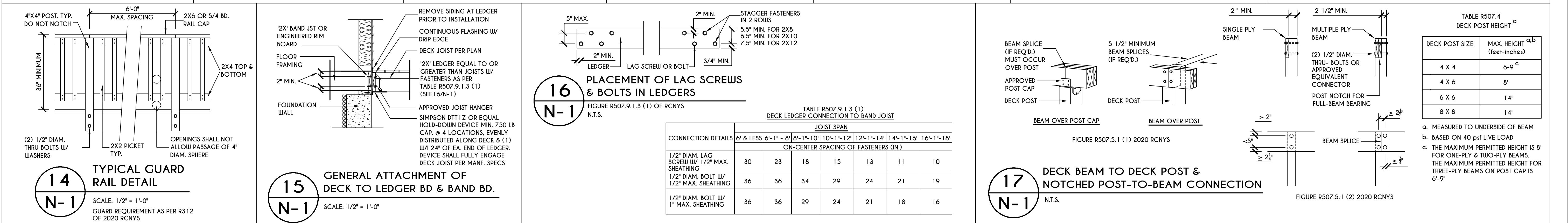
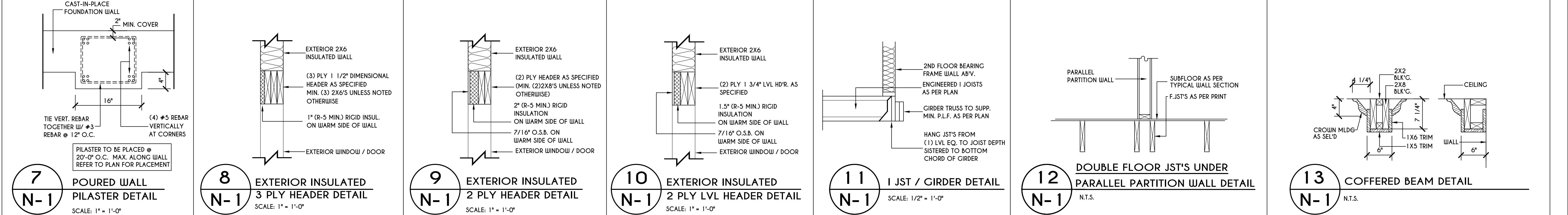
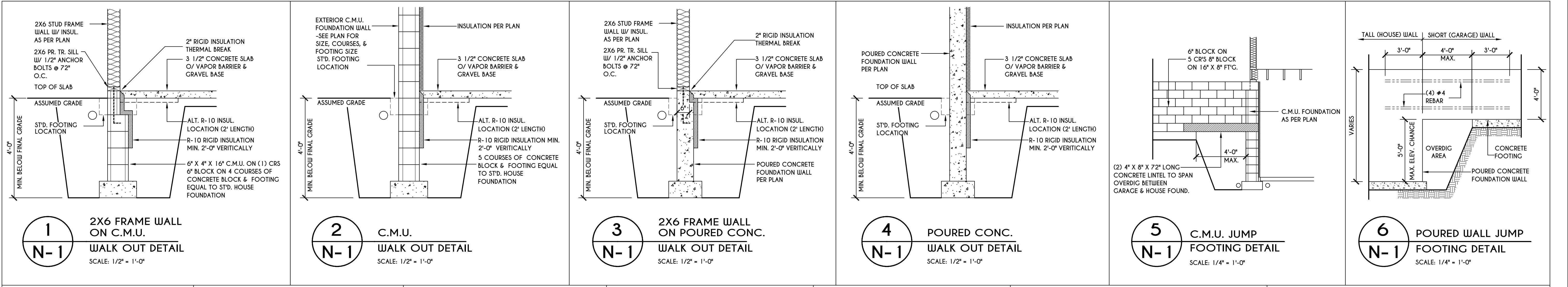
DETAILS

GLA PLAN 2926

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| CLIENT/LOCATION:                                      |  |  |
|-------------------------------------------------------|--|--|
| SPEC HOUSE<br>LOT 103 COVENTRY RIDGE<br>PITTSFORD, NY |  |  |

| BUILDER:                         |  |  |
|----------------------------------|--|--|
| COVENTRY RIDGE<br>BUILDING CORP. |  |  |

**REINFORCING NOTES**

**GLA PLAN 2926**

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**TABLE R404.1.1(2)**

| 8-INCH MASONRY FOUNDATION WALLS WITH REINFORCING WHERE $d > 5$ INCHES a, c, f |                                                                                                                                      |                                                                                                                                      |
|-------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------|
| WALL HEIGHT                                                                   | MINIMUM VERTICAL REINFORCEMENT AND SPACING (INCHES) b, c                                                                             |                                                                                                                                      |
|                                                                               | SOIL CLASSES AND LATERAL SOIL LOAD <sup>d</sup> (psf PER FOOT BELOW GRADE)                                                           | SOIL CLASSES AND LATERAL SOIL LOAD <sup>d</sup> (psf PER FOOT BELOW GRADE)                                                           |
| 4' ( OR LESS )                                                                | #4 @ 48° O.C.<br>#4 @ 48° O.C.<br>#4 @ 48° O.C.                                                                                      | #4 @ 48° O.C.<br>#4 @ 48° O.C.<br>#4 @ 48° O.C.                                                                                      |
| 6'-8"                                                                         | #4 @ 48° O.C.<br>#4 @ 48° O.C.<br>#4 @ 48° O.C.                                                                                      | #4 @ 48° O.C.<br>#4 @ 48° O.C.<br>#4 @ 48° O.C.                                                                                      |
| 6'-8"                                                                         | #4 @ 48° O.C.<br>#4 @ 48° O.C.<br>#4 @ 48° O.C.                                                                                      | #4 @ 48° O.C.<br>#4 @ 48° O.C.<br>#4 @ 48° O.C.                                                                                      |
| 7'-4"                                                                         | #4 @ 48° O.C.<br>#4 @ 48° O.C.<br>#4 @ 48° O.C.<br>#4 @ 48° O.C.                                                                     | #4 @ 48° O.C.<br>#4 @ 48° O.C.<br>#4 @ 48° O.C.<br>#4 @ 48° O.C.                                                                     |
| 7'-4"                                                                         | #4 @ 48° O.C.<br>#4 @ 48° O.C.<br>#4 @ 48° O.C.<br>#4 @ 48° O.C.                                                                     | #4 @ 48° O.C.<br>#4 @ 48° O.C.<br>#4 @ 48° O.C.<br>#4 @ 48° O.C.                                                                     |
| 8'-0"                                                                         | #4 @ 48° O.C.<br>#4 @ 48° O.C.<br>#4 @ 48° O.C.<br>#4 @ 48° O.C.<br>#5 @ 48° O.C.<br>#5 @ 48° O.C.                                   | #4 @ 48° O.C.<br>#4 @ 48° O.C.<br>#4 @ 48° O.C.<br>#4 @ 48° O.C.<br>#5 @ 48° O.C.<br>#5 @ 48° O.C.                                   |
| 8'-0"                                                                         | #4 @ 48° O.C.<br>#4 @ 48° O.C.<br>#4 @ 48° O.C.<br>#4 @ 48° O.C.<br>#5 @ 48° O.C.<br>#5 @ 48° O.C.                                   | #4 @ 48° O.C.<br>#4 @ 48° O.C.<br>#4 @ 48° O.C.<br>#4 @ 48° O.C.<br>#5 @ 48° O.C.<br>#5 @ 48° O.C.                                   |
| 8'-8"                                                                         | #4 @ 48° O.C.<br>#4 @ 48° O.C.<br>#4 @ 48° O.C.<br>#4 @ 48° O.C.<br>#5 @ 48° O.C.<br>#5 @ 48° O.C.                                   | #4 @ 48° O.C.<br>#4 @ 48° O.C.<br>#4 @ 48° O.C.<br>#4 @ 48° O.C.<br>#5 @ 48° O.C.<br>#5 @ 48° O.C.                                   |
| 8'-8"                                                                         | #4 @ 48° O.C.<br>#4 @ 48° O.C.<br>#4 @ 48° O.C.<br>#4 @ 48° O.C.<br>#5 @ 48° O.C.<br>#5 @ 48° O.C.                                   | #4 @ 48° O.C.<br>#4 @ 48° O.C.<br>#4 @ 48° O.C.<br>#4 @ 48° O.C.<br>#5 @ 48° O.C.<br>#5 @ 48° O.C.                                   |
| 9'-4"                                                                         | #4 @ 48° O.C.<br>#4 @ 48° O.C.<br>#4 @ 48° O.C.<br>#4 @ 48° O.C.<br>#5 @ 48° O.C.<br>#5 @ 48° O.C.<br>#5 @ 48° O.C.<br>#5 @ 48° O.C. | #4 @ 48° O.C.<br>#4 @ 48° O.C.<br>#4 @ 48° O.C.<br>#4 @ 48° O.C.<br>#5 @ 48° O.C.<br>#5 @ 48° O.C.<br>#5 @ 48° O.C.<br>#5 @ 48° O.C. |
| 9'-4"                                                                         | #4 @ 48° O.C.<br>#4 @ 48° O.C.<br>#4 @ 48° O.C.<br>#4 @ 48° O.C.<br>#5 @ 48° O.C.<br>#5 @ 48° O.C.<br>#5 @ 48° O.C.<br>#5 @ 48° O.C. | #4 @ 48° O.C.<br>#4 @ 48° O.C.<br>#4 @ 48° O.C.<br>#4 @ 48° O.C.<br>#5 @ 48° O.C.<br>#5 @ 48° O.C.<br>#5 @ 48° O.C.<br>#5 @ 48° O.C. |
| 10'-0"                                                                        | #4 @ 48° O.C.<br>#4 @ 48° O.C.<br>#4 @ 48° O.C.<br>#4 @ 48° O.C.<br>#5 @ 48° O.C.<br>#5 @ 48° O.C.<br>#5 @ 48° O.C.<br>#5 @ 48° O.C. | #4 @ 48° O.C.<br>#4 @ 48° O.C.<br>#4 @ 48° O.C.<br>#4 @ 48° O.C.<br>#5 @ 48° O.C.<br>#5 @ 48° O.C.<br>#5 @ 48° O.C.<br>#5 @ 48° O.C. |
| 10'-0"                                                                        | #4 @ 48° O.C.<br>#4 @ 48° O.C.<br>#4 @ 48° O.C.<br>#4 @ 48° O.C.<br>#5 @ 48° O.C.<br>#5 @ 48° O.C.<br>#5 @ 48° O.C.<br>#5 @ 48° O.C. | #4 @ 48° O.C.<br>#4 @ 48° O.C.<br>#4 @ 48° O.C.<br>#4 @ 48° O.C.<br>#5 @ 48° O.C.<br>#5 @ 48° O.C.<br>#5 @ 48° O.C.<br>#5 @ 48° O.C. |

**TABLE R404.1.1(3)**

| 10-INCH MASONRY FOUNDATION WALLS WITH REINFORCING WHERE $d > 6.75$ INCHES a, c, f |                                                                                                                                      |                                                                                                                                      |
|-----------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------|
| WALL HEIGHT                                                                       | MINIMUM VERTICAL REINFORCEMENT AND SPACING (INCHES) b, c                                                                             |                                                                                                                                      |
|                                                                                   | SOIL CLASSES AND LATERAL SOIL LOAD <sup>d</sup> (psf PER FOOT BELOW GRADE)                                                           | SOIL CLASSES AND LATERAL SOIL LOAD <sup>d</sup> (psf PER FOOT BELOW GRADE)                                                           |
| 4' ( OR LESS )                                                                    | #4 @ 48° O.C.<br>#4 @ 48° O.C.<br>#4 @ 48° O.C.                                                                                      | #4 @ 48° O.C.<br>#4 @ 48° O.C.<br>#4 @ 48° O.C.                                                                                      |
| 6'-8"                                                                             | #4 @ 48° O.C.<br>#4 @ 48° O.C.<br>#4 @ 48° O.C.                                                                                      | #4 @ 48° O.C.<br>#4 @ 48° O.C.<br>#4 @ 48° O.C.                                                                                      |
| 6'-8"                                                                             | #4 @ 48° O.C.<br>#4 @ 48° O.C.<br>#4 @ 48° O.C.                                                                                      | #4 @ 48° O.C.<br>#4 @ 48° O.C.<br>#4 @ 48° O.C.                                                                                      |
| 7'-4"                                                                             | #4 @ 48° O.C.<br>#4 @ 48° O.C.<br>#4 @ 48° O.C.<br>#4 @ 48° O.C.                                                                     | #4 @ 48° O.C.<br>#4 @ 48° O.C.<br>#4 @ 48° O.C.<br>#4 @ 48° O.C.                                                                     |
| 7'-4"                                                                             | #4 @ 48° O.C.<br>#4 @ 48° O.C.<br>#4 @ 48° O.C.<br>#4 @ 48° O.C.                                                                     | #4 @ 48° O.C.<br>#4 @ 48° O.C.<br>#4 @ 48° O.C.<br>#4 @ 48° O.C.                                                                     |
| 8'-0"                                                                             | #4 @ 48° O.C.<br>#4 @ 48° O.C.<br>#4 @ 48° O.C.<br>#4 @ 48° O.C.<br>#5 @ 48° O.C.<br>#5 @ 48° O.C.                                   | #4 @ 48° O.C.<br>#4 @ 48° O.C.<br>#4 @ 48° O.C.<br>#4 @ 48° O.C.<br>#5 @ 48° O.C.<br>#5 @ 48° O.C.                                   |
| 8'-0"                                                                             | #4 @ 48° O.C.<br>#4 @ 48° O.C.<br>#4 @ 48° O.C.<br>#4 @ 48° O.C.<br>#5 @ 48° O.C.<br>#5 @ 48° O.C.                                   | #4 @ 48° O.C.<br>#4 @ 48° O.C.<br>#4 @ 48° O.C.<br>#4 @ 48° O.C.<br>#5 @ 48° O.C.<br>#5 @ 48° O.C.                                   |
| 8'-8"                                                                             | #4 @ 48° O.C.<br>#4 @ 48° O.C.<br>#4 @ 48° O.C.<br>#4 @ 48° O.C.<br>#5 @ 48° O.C.<br>#5 @ 48° O.C.                                   | #4 @ 48° O.C.<br>#4 @ 48° O.C.<br>#4 @ 48° O.C.<br>#4 @ 48° O.C.<br>#5 @ 48° O.C.<br>#5 @ 48° O.C.                                   |
| 8'-8"                                                                             | #4 @ 48° O.C.<br>#4 @ 48° O.C.<br>#4 @ 48° O.C.<br>#4 @ 48° O.C.<br>#5 @ 48° O.C.<br>#5 @ 48° O.C.                                   | #4 @ 48° O.C.<br>#4 @ 48° O.C.<br>#4 @ 48° O.C.<br>#4 @ 48° O.C.<br>#5 @ 48° O.C.<br>#5 @ 48° O.C.                                   |
| 9'-4"                                                                             | #4 @ 48° O.C.<br>#4 @ 48° O.C.<br>#4 @ 48° O.C.<br>#4 @ 48° O.C.<br>#5 @ 48° O.C.<br>#5 @ 48° O.C.<br>#5 @ 48° O.C.<br>#5 @ 48° O.C. | #4 @ 48° O.C.<br>#4 @ 48° O.C.<br>#4 @ 48° O.C.<br>#4 @ 48° O.C.<br>#5 @ 48° O.C.<br>#5 @ 48° O.C.<br>#5 @ 48° O.C.<br>#5 @ 48° O.C. |
| 9'-4"                                                                             | #4 @ 48° O.C.<br>#4 @ 48° O.C.<br>#4 @ 48° O.C.<br>#4 @ 48° O.C.<br>#5 @ 48° O.C.<br>#5 @ 48° O.C.<br>#5 @ 48° O.C.<br>#5 @ 48° O.C. | #4 @ 48° O.C.<br>#4 @ 48° O.C.<br>#4 @ 48° O.C.<br>#4 @ 48° O.C.<br>#5 @ 48° O.C.<br>#5 @ 48° O.C.<br>#5 @ 48° O.C.<br>#5 @ 48° O.C. |
| 10'-0"                                                                            | #4 @ 48° O.C.<br>#4 @ 48° O.C.<br>#4 @ 48° O.C.<br>#4 @ 48° O.C.<br>#5 @ 48° O.C.<br>#5 @ 48° O.C.<br>#5 @ 48° O.C.<br>#5 @ 48° O.C. | #4 @ 48° O.C.<br>#4 @ 48° O.C.<br>#4 @ 48° O.C.<br>#4 @ 48° O.C.<br>#5 @ 48° O.C.<br>#5 @ 48° O.C.<br>#5 @ 48° O.C.<br>#5 @ 48° O.C. |

**TABLE R404.1.1(4)**

| 12-INCH MASONRY FOUNDATION WALLS WITH REINFORCING WHERE $d > 8.75$ INCHES a, c, f |                                                                            |                                                                            |
|-----------------------------------------------------------------------------------|----------------------------------------------------------------------------|----------------------------------------------------------------------------|
| WALL HEIGHT                                                                       | MINIMUM VERTICAL REINFORCEMENT AND SPACING (INCHES) b, c                   |                                                                            |
|                                                                                   | SOIL CLASSES AND LATERAL SOIL LOAD <sup>d</sup> (psf PER FOOT BELOW GRADE) | SOIL CLASSES AND LATERAL SOIL LOAD <sup>d</sup> (psf PER FOOT BELOW GRADE) |
| 6'-8"                                                                             | #4 @ 48° O.C.<br>#4 @ 48° O.C.<br>#4 @ 48° O.C.                            | #4 @ 48° O.C.<br>#4 @ 48° O.C.<br>#4 @ 48° O.C.                            |
| 6'-8"                                                                             | #4 @ 48° O.C.<br>#4 @ 48° O.C.<br>#4 @ 48° O.C.                            | #4 @ 48° O.C.<br>#4 @ 48° O.C.<br>#4 @ 48° O.C.                            |
| 7'-4"                                                                             | #4 @ 48° O.C.<br>#4 @ 48° O.C.<br>#4 @ 48° O.C.<br>#4 @ 48° O.C.           | #4 @ 48° O.C.<br>#4 @ 48° O.C.<br>#4 @ 48° O.C.<br>#4 @ 48° O.C.           |
| 7'-4"                                                                             | #4 @ 48° O.C.<br>#4 @ 48° O.C.<br>#4 @ 48° O.C.<br>#4 @ 48° O.C.           | #4 @ 48° O.C.<br>#4 @ 48° O.C.<br>#4 @ 48° O.C.<br>#4 @ 48° O.C.           |
| 8'-0"                                                                             | #4 @ 48° O.C.<br>#4 @ 48° O.C.<br>#4 @ 4                                   |                                                                            |

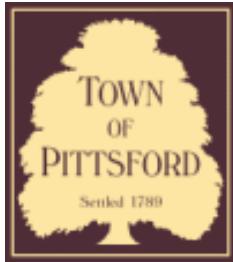




07/25/2016



07/25/2016



## Town of Pittsford

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

Permit #  
**B22-000017**

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

### DESIGN REVIEW AND HISTORIC PRESERVATION BOARD REFERRAL OF APPLICATION

**Property Address:** 1 Stable View PITTSFORD, NY 14534

**Tax ID Number:** 192.01-3-32

**Zoning District:** RN Residential Neighborhood

**Owner:** Masi Enterprises Inc.

**Applicant:** Masi Enterprises Inc.

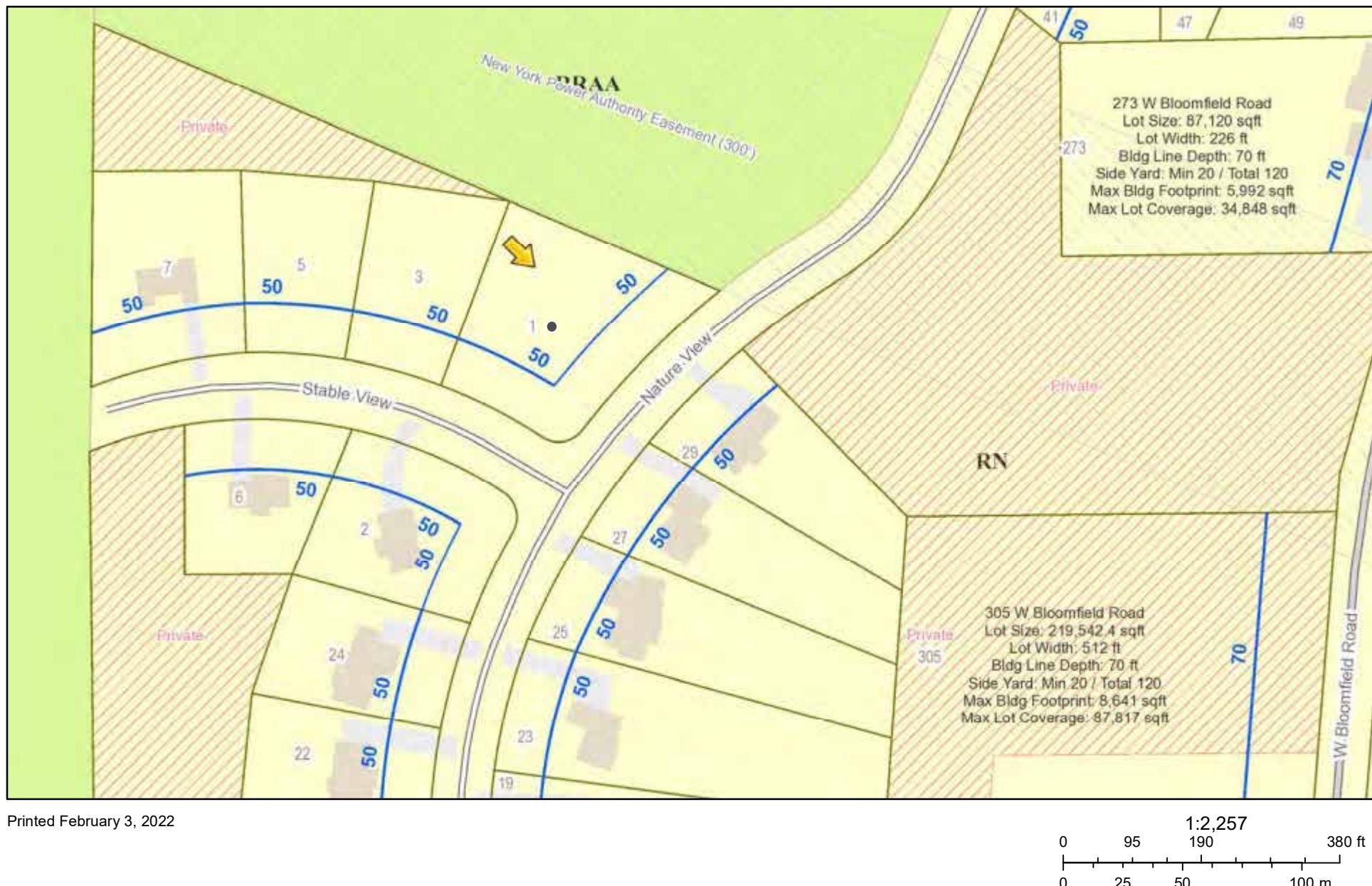
#### Application Type:

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

**Project Description:** Applicant is requesting design review for the construction of a two story single family home. The home will be approximately 2951 square feet.

**Meeting Date:** February 24, 2022

## RN Residential Neighborhood Zoning



Printed February 3, 2022

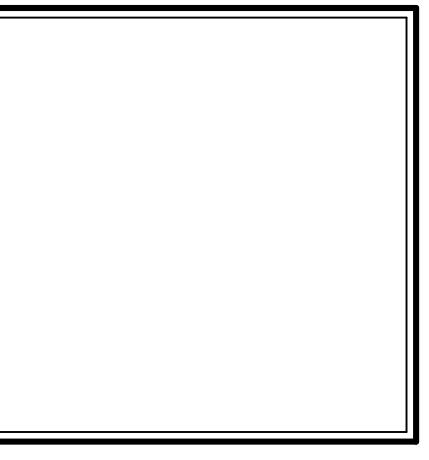
1:2.257

A number line representing distance in feet. The line starts at 0 and ends at 380 ft. Major tick marks are labeled at 0, 50, 100 m, and 380 ft. Minor tick marks are labeled at 25 and 190. The distance between 0 and 100 m is divided into four equal segments of 25 units each.

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.





3033 BRIGHTON-HENRIETTA  
 TOWNELINE RD.  
 ROCHESTER, NY 14623  
 CALL: (585) 272-9170  
 FAX: (585) 292-1262  
[www.greaterliving.com](http://www.greaterliving.com)

| REVISIONS: |    |             |
|------------|----|-------------|
| DATE       | BY | DESCRIPTION |
|            |    |             |
|            |    |             |
|            |    |             |

| CLIENT/LOCATION:                                             |  |
|--------------------------------------------------------------|--|
| MING LIN RESIDENCE<br>LOT 32 COUNTRY POINTE<br>PITTSFORD, NY |  |

| BUILDER:    |  |
|-------------|--|
| MASCOT INC. |  |

| COVER PAGE      |               |
|-----------------|---------------|
| GLA PLAN 2951   |               |
| drawn: CDK      | checked: CSB  |
| scale: AS NOTED | date: 12 / 21 |
| PROJECT: 5988T  | sheet: C 1    |



## GENERAL NOTES:

THESE PLANS COMPLY WITH THE 2020 RESIDENTIAL CODE OF NEW YORK STATE (RCNYS) AND THE 2018 ENERGY CONSERVATION CONSTRUCTION CODE OF NEW YORK STATE (ECCCNYS).

COMPLIANCE METHOD: RESCHECK CERTIFICATE OR PRESCRIPTIVE

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

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

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

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

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

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

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

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

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

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

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

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

R805.2 MINIMUM VENT AREA. THE MINIMUM NET FREE VENTILATION AREA SHALL BE  $\frac{1}{150}$  OF THE AREA OF THE VENTED SPACE.

CAS 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 0.015" ( NO. 28 GAUGE) & SHALL BE 4" NOMINAL IN DIAMETER. EXHAUST DUCTS SHALL TERMINATE ON THE OUTSIDE OF THE BUILDING AS PER MANUFACTURER'S INSTALLATION INSTRUCTIONS, BUT NOT LESS THAN 3' IN ANY DIRECTION FROM OPENINGS INTO BUILDINGS.

## ENERGY EFFICIENCY:

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

R402.4.4 ATTIC ACCESS SHALL BE INSULATED WITH THE SAME R- VALUE AS THE ATTIC, WEATHER STRIPPED & LATCHED

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

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

R402.4.1.1 INSTALLATION. THE COMPONENTS OF THE BUILDING THERMAL ENVELOPE AS LISTED IN TABLE R402.4.1.1 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 DUELING 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/CC 380, ASTM E779, OR ASTM E827 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. EXTERIOR 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.

# MING LIN RESIDENCE

LOT 32 COUNTRY POINTE  
PITTSFORD, NY  
MASCOT, INC.

## PLAN 2951 / PROJECT 5988 T

### SHEET INDEX

- C-1 COVER SHEET
- 1/5 ELEVATIONS
- 2/5 FOUNDATION PLAN
- 3/5 FIRST FLOOR & PLOT PLAN
- 4/5 SECOND FLOOR & ROOF PLAN
- 5/5 SECTIONS
- N-1 DETAILS
- N-2 REINFORCING NOTES

### FOUNDATION:

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

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# TRUSS EAVE CONSTRUCTIO

ASPHALT SHINGLES ON 15# FELT ON  
7/16" O.S.B. EXTERIOR SHEATHING W/ CLIPS  
  
PRE-ENGINEERED ROOF TRUSSES @ 24" O.C.  
DESIGNED BY OTHERS - SECURE TO  
TOP PLATE W/ SIMPSON H4 HURRICANE TIES  
OR SDWC 15600 TRUSS SCREW OR EQUAL  
  
(2) LAYERS OF ICE PROTECTION TO EXTEND FROM THE EAVE  
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-38 CEILING INSULATION

## SECOND FLOOR

## FIRST FLOOR

# BASEMENT FOUNDATION

**SECOND FLOOR**

ASPHALT SHINGLES ON 15# FELT ON 7/16" O.S.B. EXTERIOR SHEATHING W/ 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 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-38 CEILING INSULATION

12  
VARIES

(2) 2X6 TOP PLATES  
2X6 STUDS AT 16" O.C.  
R-21 BATT INSULATION  
1/2" DRYWALL  
W/ VAPOR BARRIER

5/8" ADVANTECH SUBFLOOR  
GLUED AND NAILED  
11 7/8" I-JOISTS @ 16" O.C.  
SERIES DESIGN & LAYOUT  
BY JOIST MANUFACTURER

11 7/8" LSL RIM JOIST W/ R-21 INSULATION  
(2) 2X6 TOP PLATES  
2X6 STUDS AT 16" O.C.  
R-21 BATT INSULATION  
1/2" DRYWALL  
W/ VAPOR BARRIER

**FIRST FLOOR**

5/8" ADVANTECH SUBFLOOR,  
GLUED AND NAILED  
2X 10 FLOOR JOISTS  
@ 16" O.C.  
7/16" O.S.B. SHEATHING W/ HOUSE WRAP  
SIDING AS SELECTED ATTACHED  
AS PER 2020 RCNYS  
2X 10 BAND JOIST W/ R-21 INSULATION  
'2X' PRESSURE TREATED SILL PLATE EQUAL  
TO THE WIDTH OF C.M.U. FOUNDATION  
USED IN ORDER TO COMPLETELY COVER  
THE HOLLOW VOID IN THE BLOCK W/  
SILL SEALER & 1/2" DIAM. / 10" LONG NON-  
CORROSIVE ANCHOR BOLTS @ 72" O.C.  
AS PER SECT R403.1.6 2020 RCNYS  
FINISHED GRADE  
ESTABLISHED BY BUILDER

R-15 INSULATION FULL  
HEIGHT UP TO A 10'-0" MAXIMUM HG'T

**BASEMENT / FOUNDATION**

12" CONC. BLOCK SHALL BE CONSTRUCTED AND  
REINFORCED TO COMPLY WITH 2020 RCNYS  
(SEE PG. N-2 FOR CHARTS)  
'DELTA MS' OR EQ. O/ TAR COAT  
20" X 8" CONCRETE  
W/ (2) #5 REBAR  
CONTINUOUS-  
SEE DETAIL 20/N-1 FOR  
CONCRETE-ENCASED  
ELECTRODE DETAIL  
EXPANSION JOINT  
3 1/2" CONCRETE SLAB W/  
6 MIL VAPOR BARRIER O/  
4" GRAVEL  
A DRAINAGE SYSTEM  
WHEN THE FOUNDATION  
IS INSTALLED  
GROUND  
SOILS ACCORDING  
SOIL CLAS-  
SOILS, AS  
(SEE PG. N-3)

SOIL BACKFILL  
GRAVEL BACKFILL  
FORM-A-DRAIN FOUNDATION FOOTING,  
& RADON EVACUATION SYSTEM  
2020 RCNYS

20" X 8" CONCRETE  
W/ (2) #5 REBAR  
CONTINUOUS-  
SEE DETAIL 20/N-1 FOR  
CONCRETE-ENCASED  
ELECTRODE DETAIL  
EXPANSION JOINT  
3 1/2" CONCRETE SLAB W/  
6 MIL VAPOR BARRIER O/  
4" GRAVEL  
A DRAINAGE SYSTEM  
WHEN THE FOUNDATION  
IS INSTALLED  
GROUND  
SOILS ACCORDING  
SOIL CLAS-  
SOILS, AS  
(SEE PG. N-3)

# TYPICAL WALL SECTION

---

SCALE: 1" = 1'-0"

This detailed architectural diagram illustrates the foundation and basement structure for a building with a total width of 58'-0" and a total depth of 44'-0".

**Foundation (Bottom Level):**

- Width: 21'-8" (left) + 24'-8" (center) + 18'-4" (right) = 58'-0"
- Depth: 21'-8" (left) + 20'-8" (center) + 24'-0" (right) = 44'-0"
- Materials: 13 CR's 8" BLOCK ON 16" X 8" FT'G.
- Notes: CAN'T F.JST'S INSUL. O.H. W/ R-30

**Basement (Second Level):**

- Width: 21'-8" (left) + 20'-8" (center) + 24'-0" (right) = 58'-0"
- Depth: 21'-8" (left) + 20'-8" (center) + 24'-0" (right) = 44'-0"
- Materials: 13 CR's 12" BLOCK ON 20" X 8" FT'G.
- Notes: ROUGH PLUMB FOR FUTURE BATH AND LAUNDRY, 8" TOP CR'S ON 12 CR's 12" BLOCK ON 20" X 8" FT'G.

**Structural and Foundation Details:**

- Walls:** PT.LD. (Partially Tilted Lintel) is used for the garage and house foundation, and 2X10 F.JST'S @ 16" O.C. Dbl. every one is used for the main structure.
- Columns:** 3 1/2" CONC. FLOOR OVER VAPOR BARRIER O/ GRAVEL BASE, 3" O.D. ADJUSTABLE 11 Ga. STEEL COLUMN ON 30" X 30" X 12" CONC. FT'G. (5 LOCATIONS).
- Stairs:** A diagonal staircase is shown with 4" X 4" POST ON 24" X 24" X 12" CONC. FT'G. and 2X4 FRAME WALL @ STAIRS W/ HAND RAIL AS REQ'D.
- Windows:** BOMAN KEMP 4040 EGRESS WINDOW SYSTEM OR EQUAL- WINDOW & WELL TO CONFORM TO SECT. R310 OF 2020 RCNYS.
- Other:** Includes labels for CO / S.D., FURN., and CROCK LOCATION MAY VARY.

# BASEMENT & FOUNDATION PLAN

---

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.

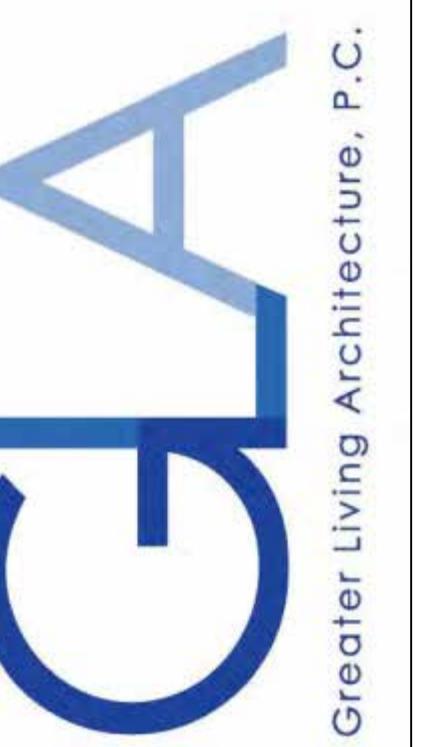
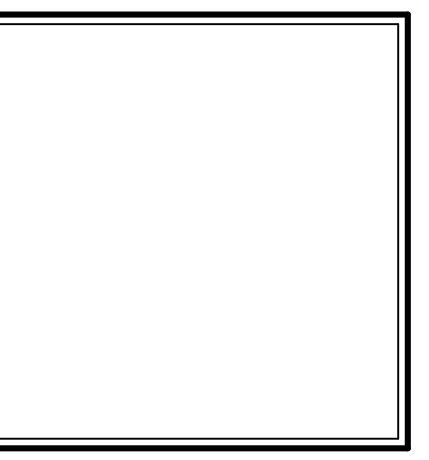
## GENERAL FOUNDATION / BASEMENT NOTES:

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

## **WINDOW / DOOR LEGEND:**

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





3033 BRIGHTON-HENRIETTA  
 TOWLINE RD  
 ROCHESTER, NY 14623  
 CALL: (585) 272-9170  
 FAX: (585) 292-1262  
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| DATE       | BY | DESCRIPTION |

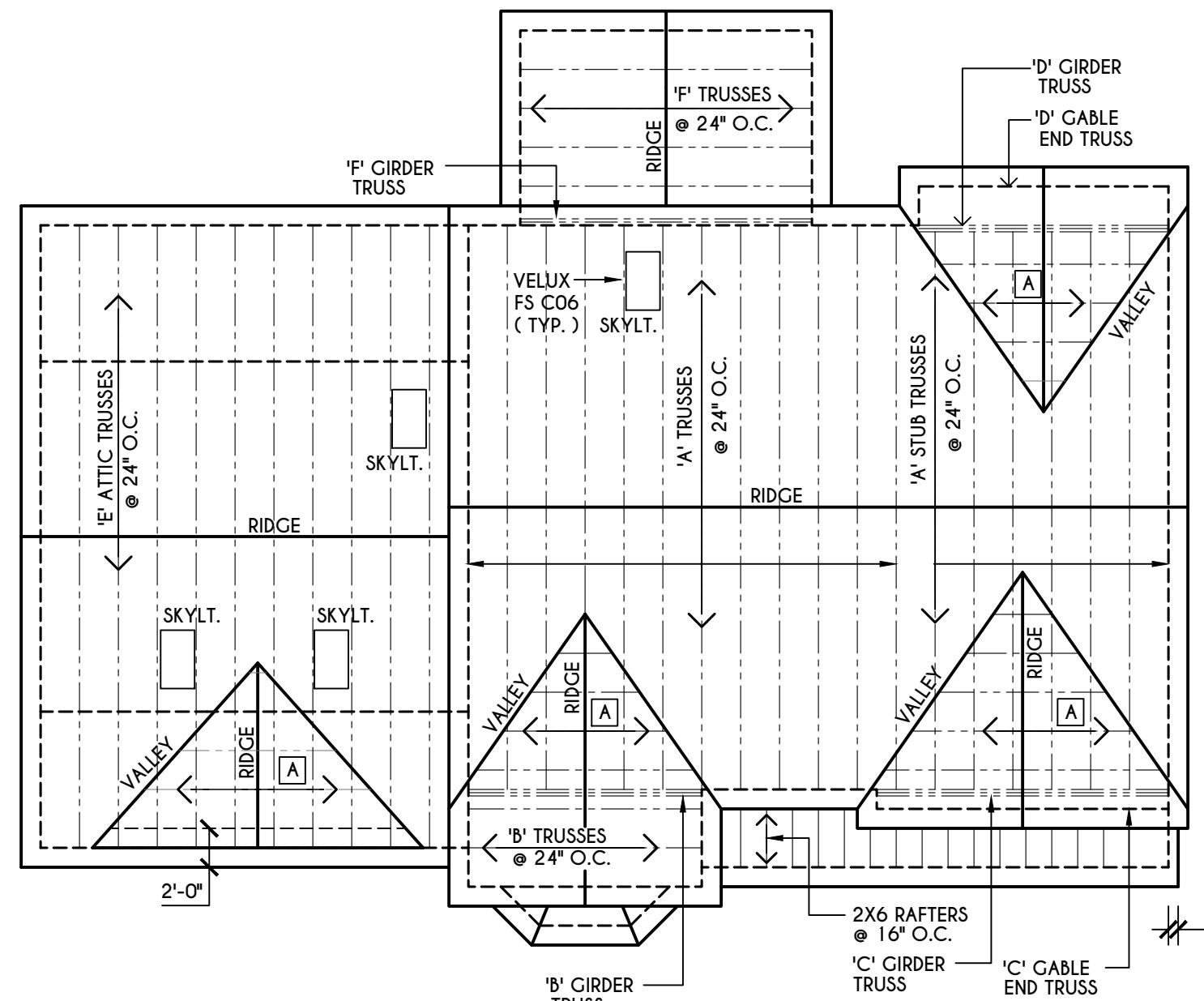
CLIENT/LOCATION:  
 MING LIN RESIDENCE  
 LOT 32 COUNTRY POINTE  
 PITTSFORD, NY

BUILDER:  
 MASCOT INC.

SECOND FLOOR PLAN

GLA PLAN 2951

|          |          |
|----------|----------|
| drawn:   | checked: |
| CDK      | CSB      |
| scale:   | date:    |
| AS NOTED | 12 / 21  |
| PROJECT: | sheet:   |
| 5988T    | 4        |
|          | 5        |



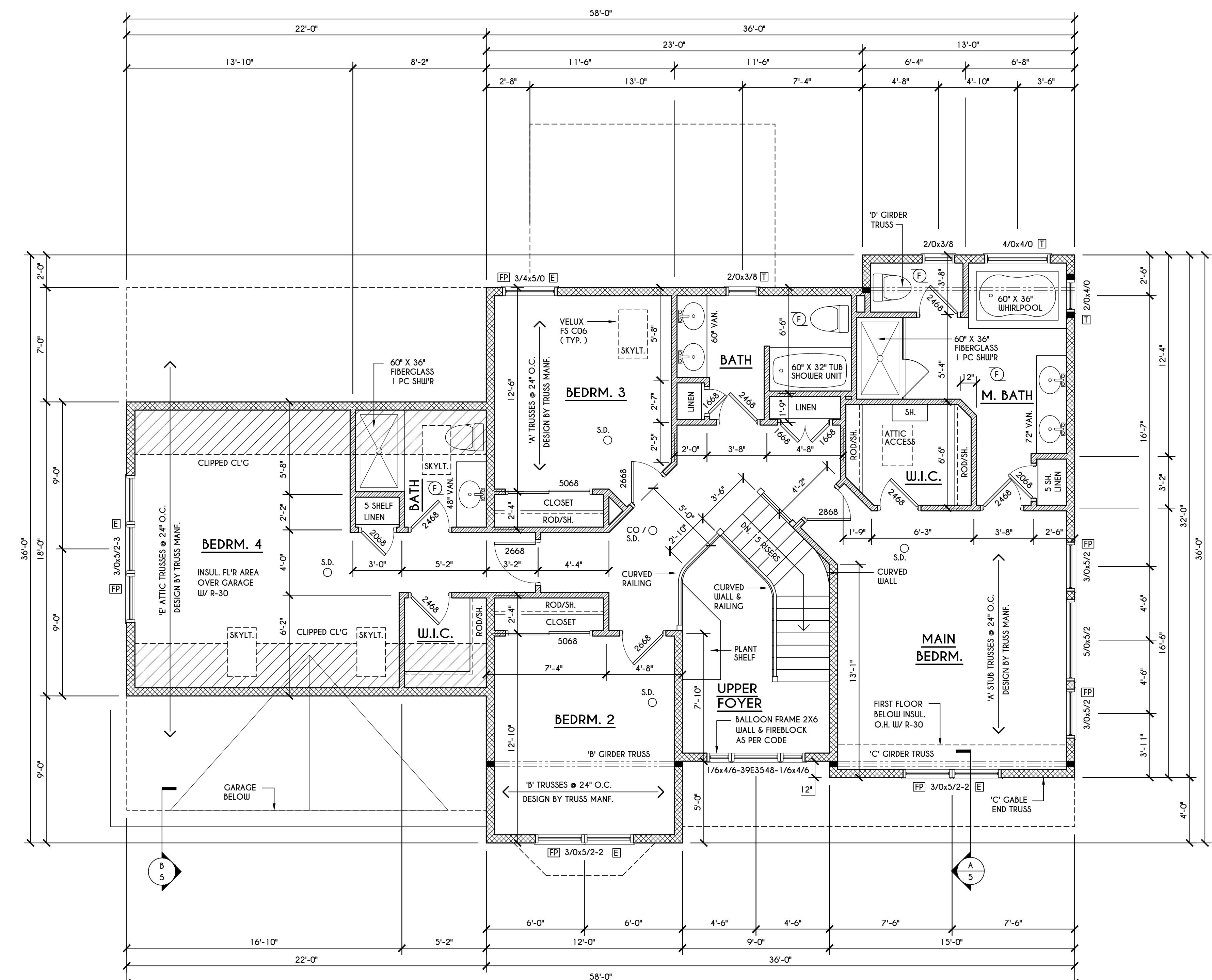
**GENERAL ROOF NOTES:**

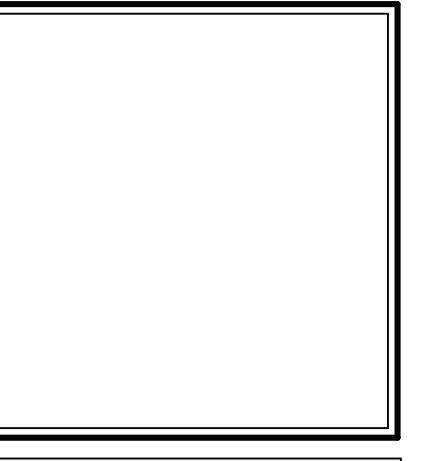
ALL RAKES & OVERHANGS ARE TO BE 1'-0" UNLESS NOTED OTHERWISE  
 ALL NON-STRUCTURAL VALLEYS TO HAVE 2X12 SLEEPER ATTACHED TO PLYWOOD ROOF SHEATHING  
 THIS FRAMING DIAGRAM IS INTENDED TO BE SCHEMATIC AND POSITION OF MEMBERS MAY BE ALTERED TO SUIT ACTUAL FIELD CONDITIONS  
 4/12 PITCH ROOFS OR SHALLOWER TO HAVE 2 LAYERS 15# FELT

**ROOF PLAN**

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

[A] - 2X6 LAYER OVER RAFTERS 24° O.C.





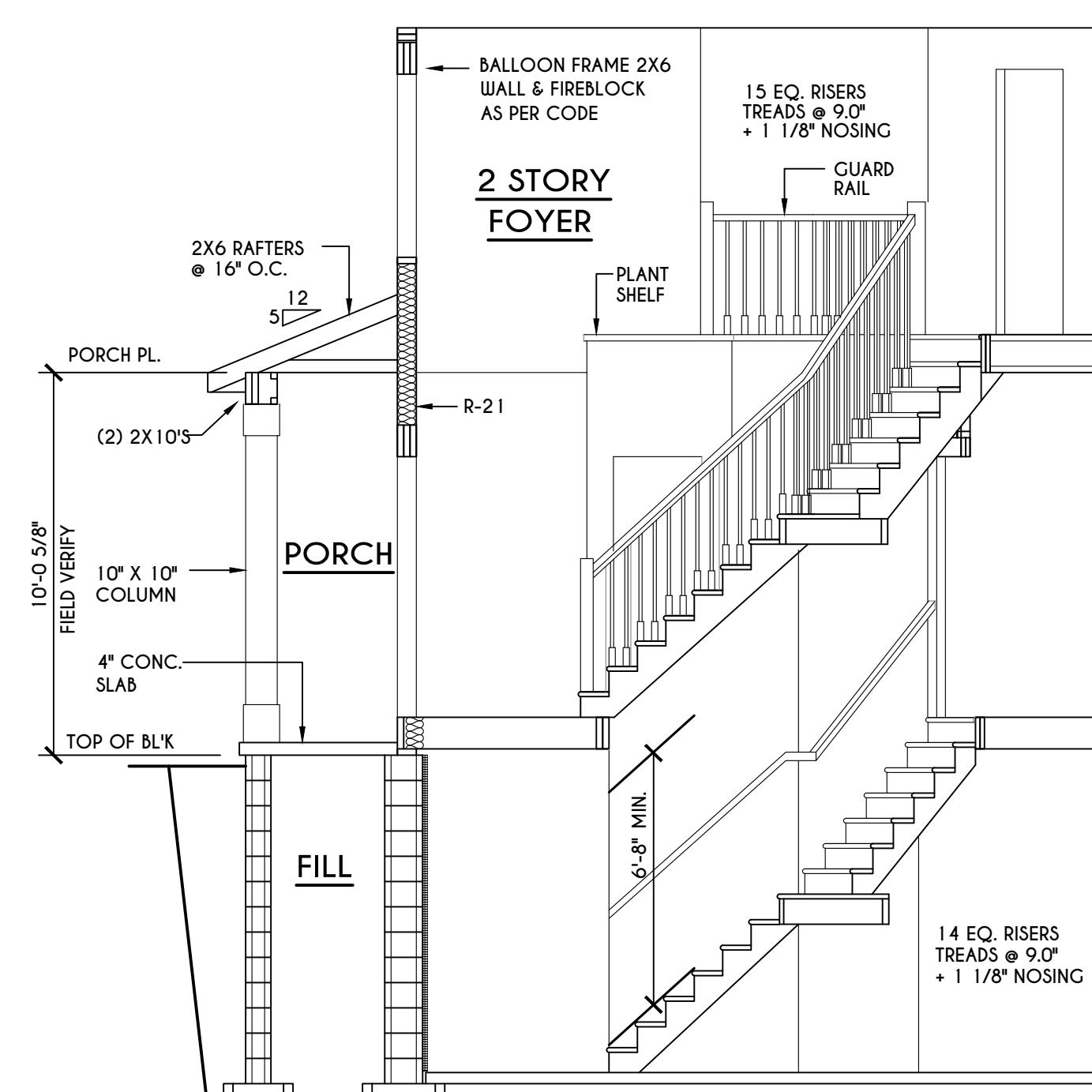
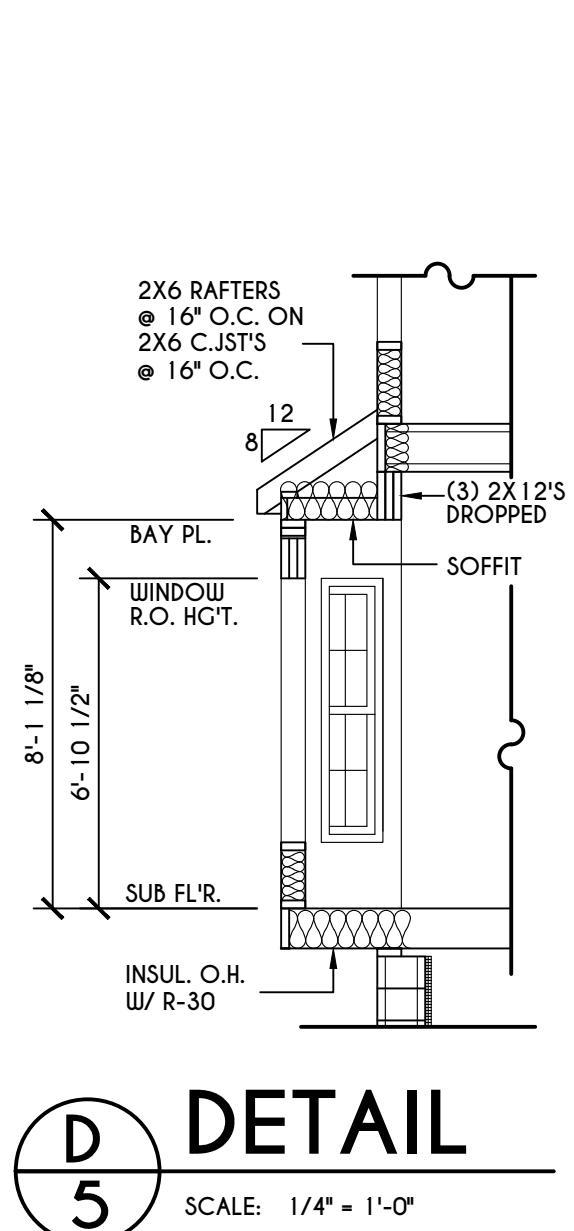
3033 BRIGHTON-HENRIETTA  
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| DATE       | BY | DESCRIPTION |
|            |    |             |

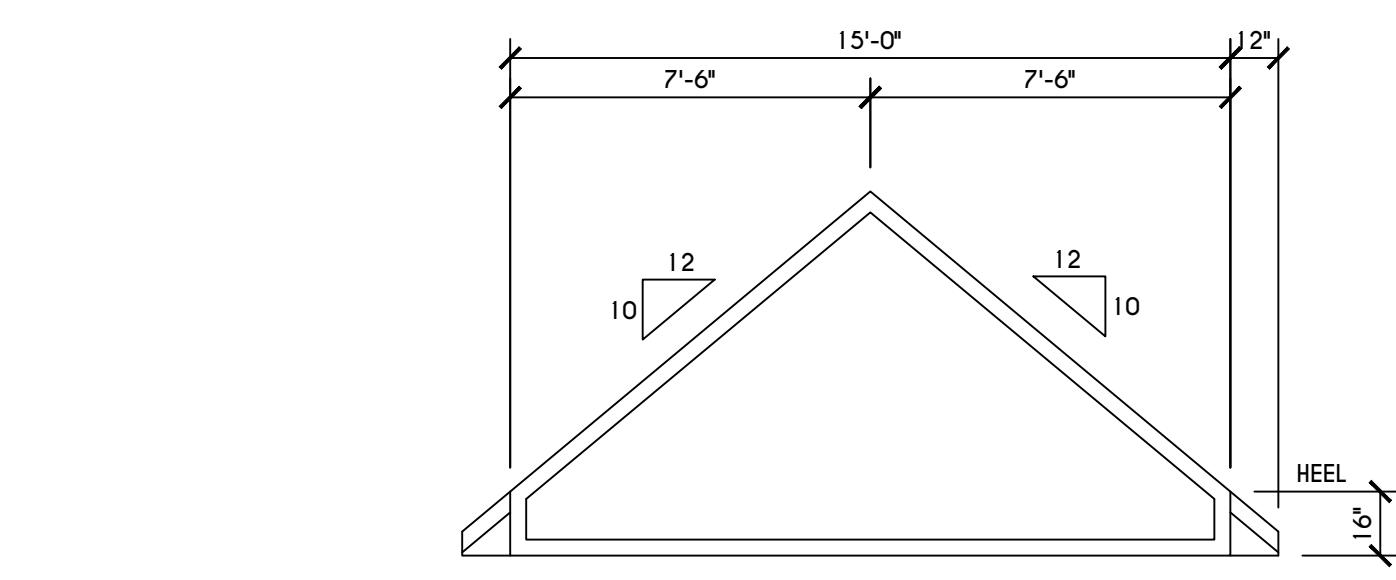
**CLIENT/LOCATION:**  
 MING LIN RESIDENCE  
 LOT 32 COUNTRY POINTE  
 PITTSFORD, NY

**BUILDER:**  
 MASCOT INC.

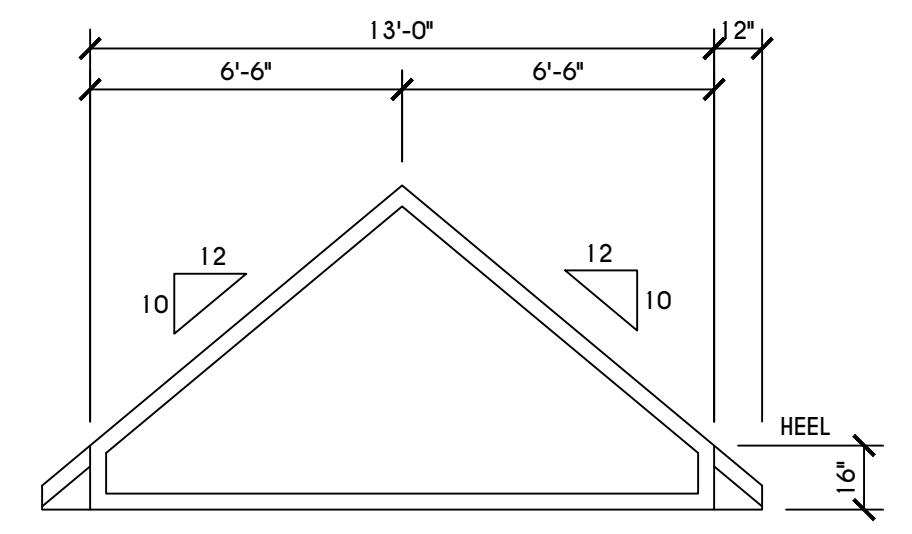
**SECTIONS**  
**GLA PLAN 2951**  
 drawn: CDK checked: CSB  
 scale: AS NOTED date: 12 / 21  
 PROJECT: sheet: 5  
 5988T sheet: 5



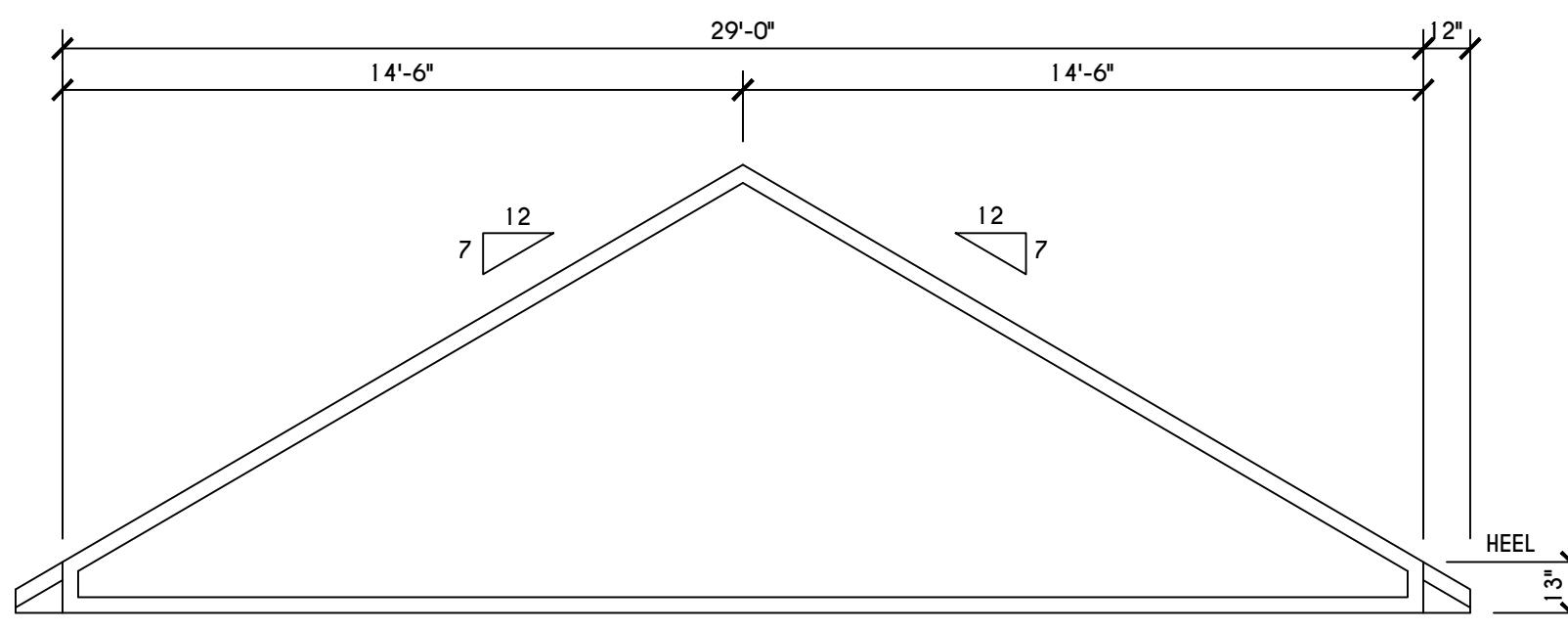
**STAIR SECTION**



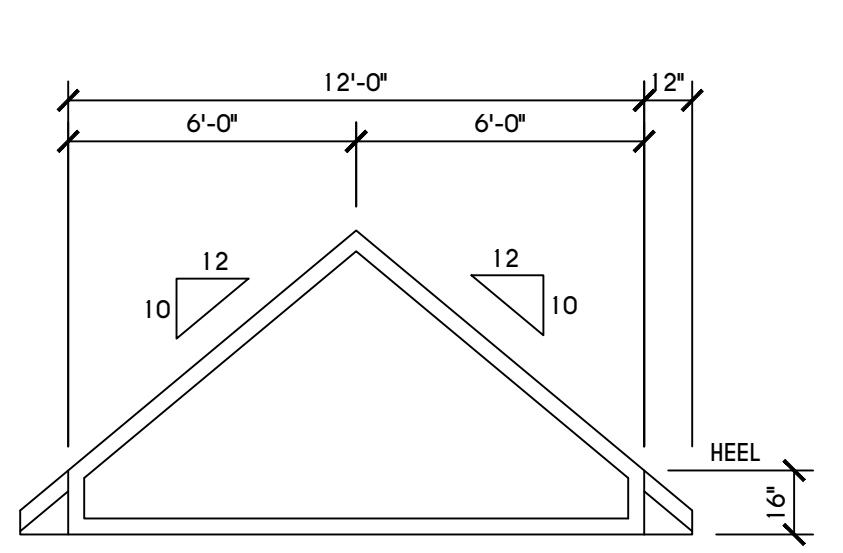
**'C' TRUSS PROFILE**



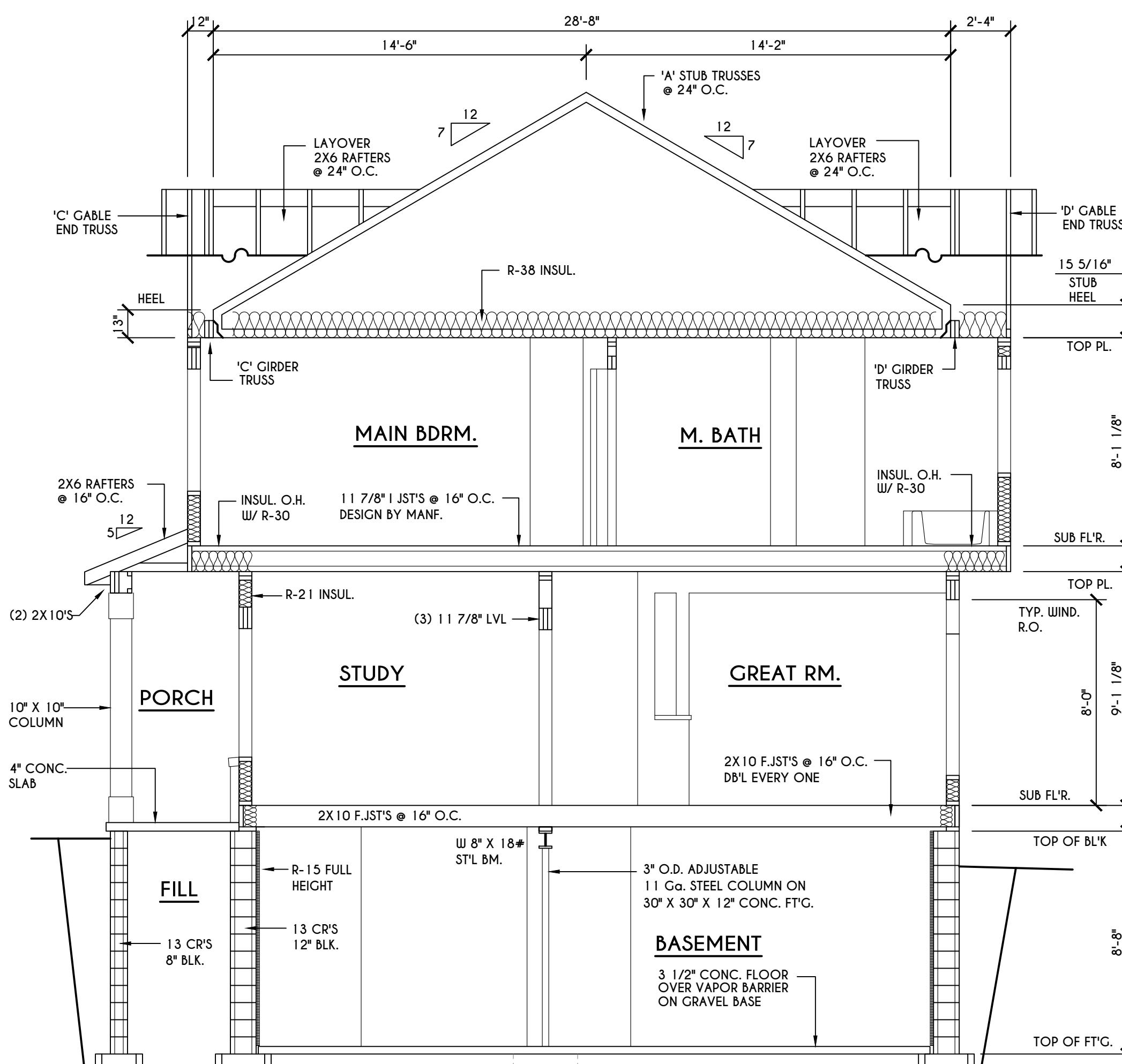
**'D' TRUSS PROFILE**



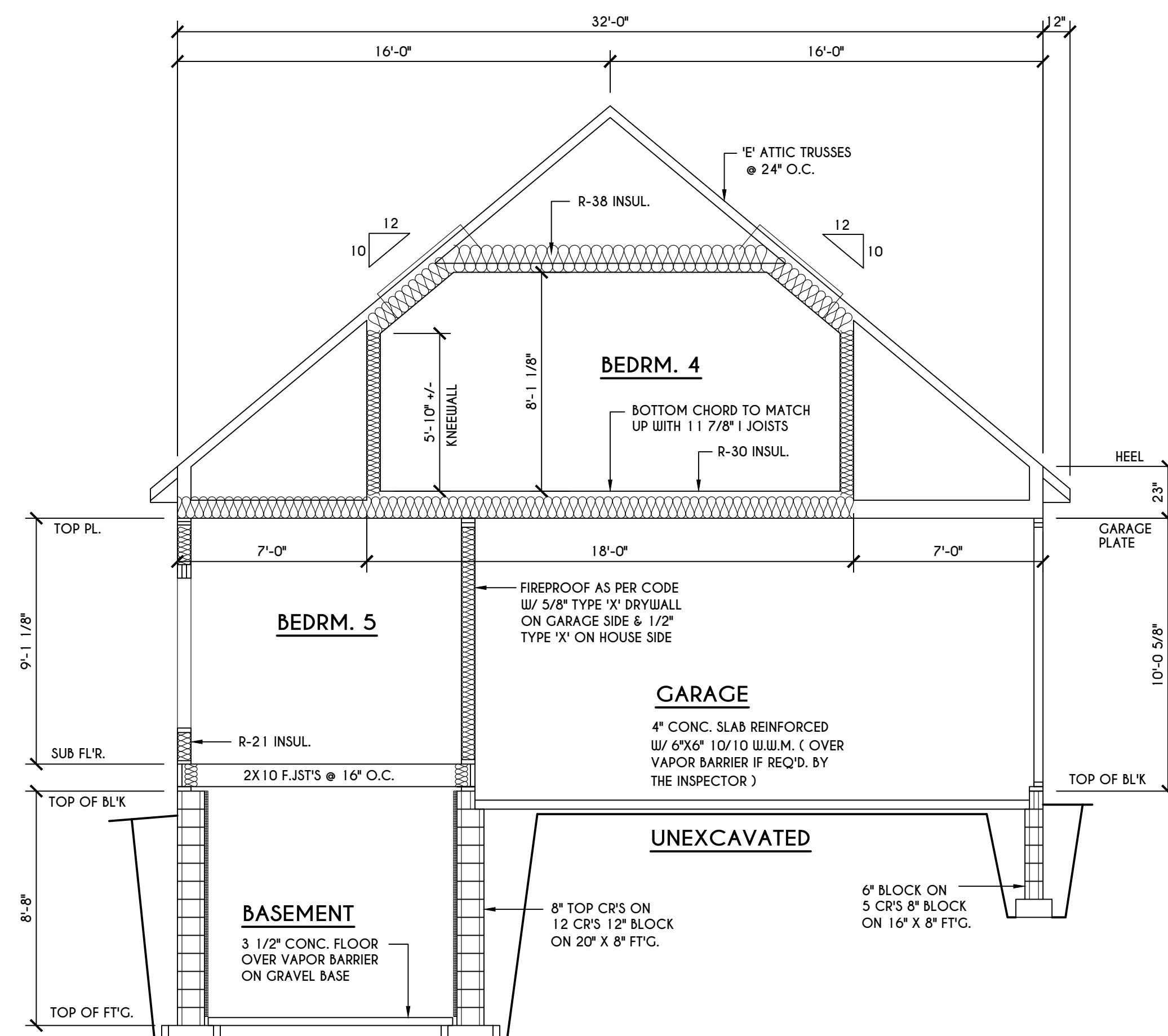
**'A' TRUSS PROFILE**



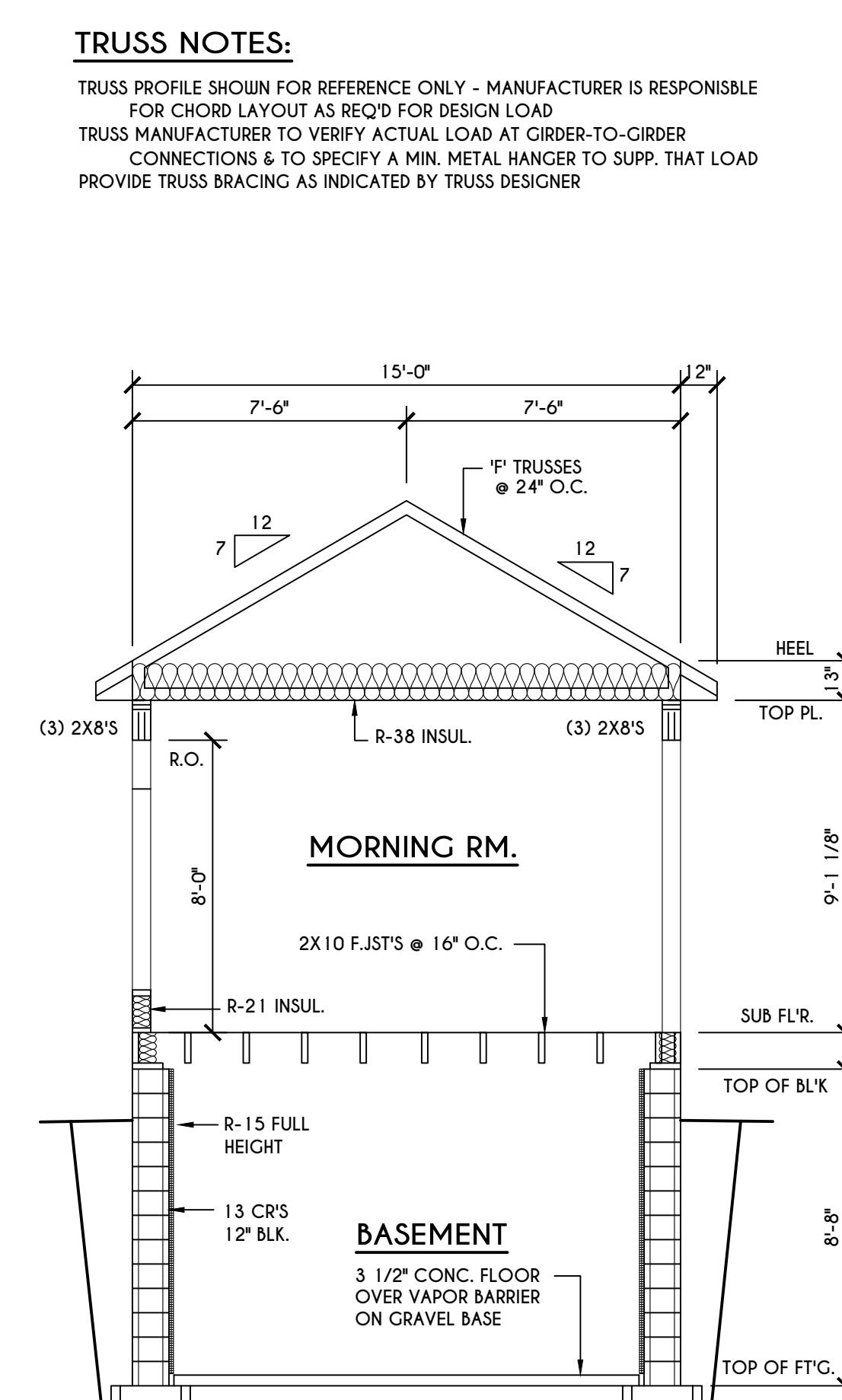
**'B' TRUSS PROFILE**



**BUILDING SECTION**

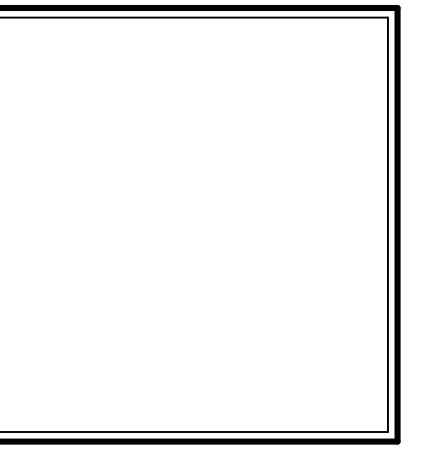


**BUILDING SECTION**



**BUILDING SECTION**

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



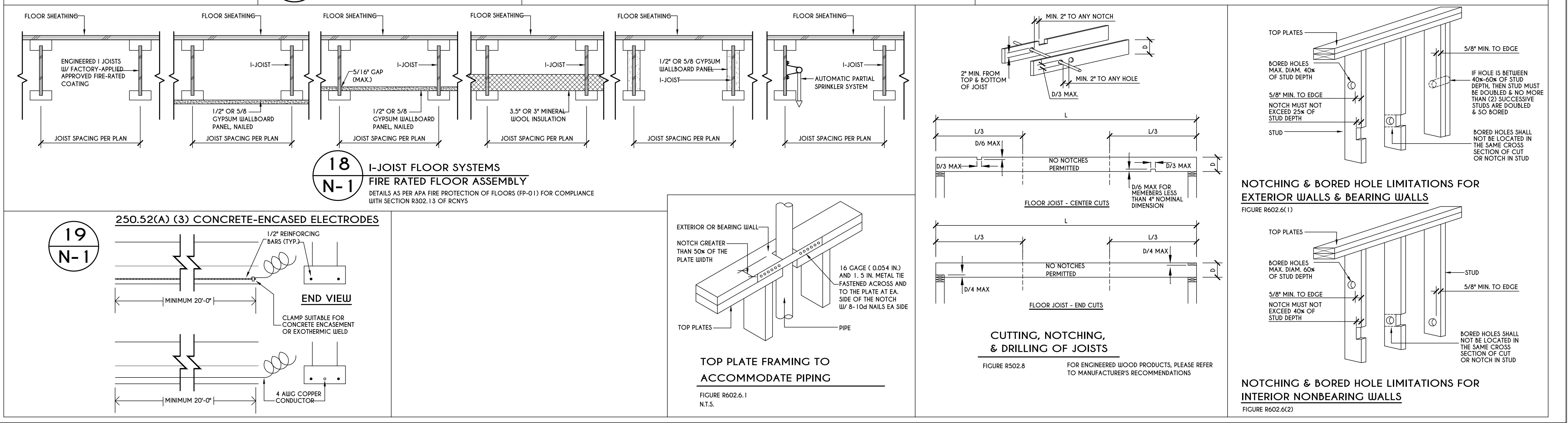
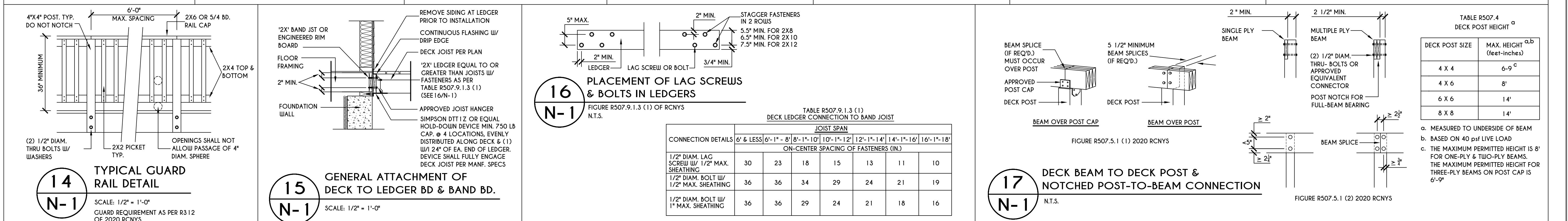
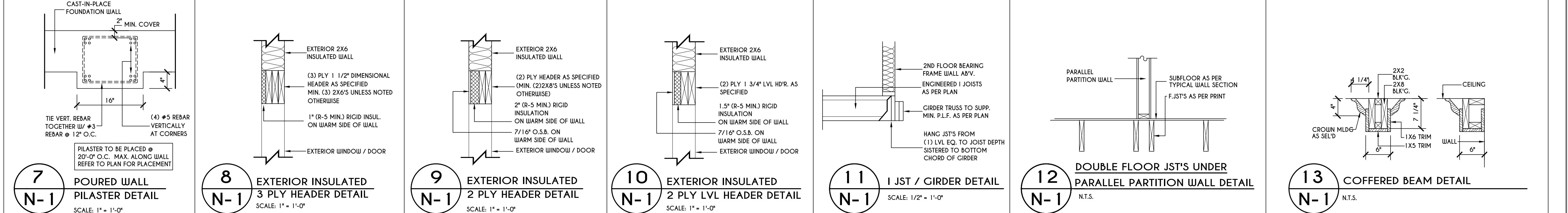
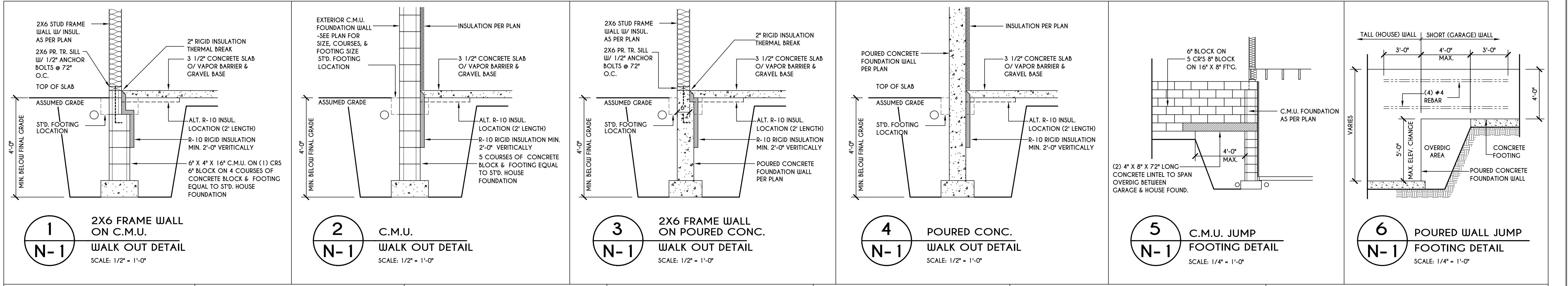
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|            |    |             |

CLIENT/LOCATION:  
MING LIN RESIDENCE  
LOT 32 COUNTRY POINTE  
PITTSFORD, NY

BUILDER:  
MASCOT INC.

| DETAILS         |               |
|-----------------|---------------|
| GLA PLAN 2951   |               |
| drawn: CDK      | checked: CSB  |
| scale: AS NOTED | date: 12 / 21 |
| PROJECT: 5988T  | sheet: N      |



**TABLE R404.1.1(2)**

| 8-INCH MASONRY FOUNDATION WALLS WITH REINFORCING WHERE $d > 5$ INCHES a, c, f |                                            |                                                                            |                                                                            |
|-------------------------------------------------------------------------------|--------------------------------------------|----------------------------------------------------------------------------|----------------------------------------------------------------------------|
| WALL HEIGHT                                                                   | HEIGHT OF UNBALANCED BACKFILL <sup>e</sup> | MINIMUM VERTICAL REINFORCEMENT AND SPACING (INCHES) b, c                   |                                                                            |
|                                                                               |                                            | SOIL CLASSES AND LATERAL SOIL LOAD <sup>d</sup> (psf PER FOOT BELOW GRADE) | SOIL CLASSES AND LATERAL SOIL LOAD <sup>d</sup> (psf PER FOOT BELOW GRADE) |
| 6'-8"                                                                         | 4' (OR LESS)                               | #4 @ 48° O.C.<br>#4 @ 48° O.C.<br>#4 @ 48° O.C.                            | #4 @ 48° O.C.<br>#4 @ 48° O.C.<br>#4 @ 48° O.C.                            |
| 6'-8"                                                                         | 5'                                         | #4 @ 48° O.C.                                                              | #4 @ 48° O.C.                                                              |
| 7'-4"                                                                         | 4' (OR LESS)                               | #4 @ 48° O.C.<br>#4 @ 48° O.C.<br>#4 @ 48° O.C.                            | #4 @ 48° O.C.<br>#4 @ 48° O.C.<br>#4 @ 48° O.C.                            |
| 5'                                                                            | #4 @ 48° O.C.                              | #4 @ 48° O.C.                                                              | #4 @ 48° O.C.                                                              |
| 6'                                                                            | #4 @ 48° O.C.                              | #4 @ 48° O.C.                                                              | #4 @ 48° O.C.                                                              |
| 7'-4"                                                                         | 5'                                         | #4 @ 48° O.C.                                                              | #4 @ 48° O.C.                                                              |
| 8'-0"                                                                         | 4' (OR LESS)                               | #4 @ 48° O.C.<br>#4 @ 48° O.C.<br>#4 @ 48° O.C.                            | #4 @ 48° O.C.<br>#4 @ 48° O.C.<br>#4 @ 48° O.C.                            |
| 5'                                                                            | #4 @ 48° O.C.                              | #4 @ 48° O.C.                                                              | #4 @ 48° O.C.                                                              |
| 6'                                                                            | #4 @ 48° O.C.                              | #4 @ 48° O.C.                                                              | #4 @ 48° O.C.                                                              |
| 7'                                                                            | #5 @ 48° O.C.                              | #5 @ 48° O.C.                                                              | #5 @ 48° O.C.                                                              |
| 8'                                                                            | #5 @ 48° O.C.                              | #5 @ 48° O.C.                                                              | #5 @ 48° O.C.                                                              |
| 8'-8"                                                                         | 4' (OR LESS)                               | #4 @ 48° O.C.<br>#4 @ 48° O.C.<br>#4 @ 48° O.C.                            | #4 @ 48° O.C.<br>#4 @ 48° O.C.<br>#4 @ 48° O.C.                            |
| 5'                                                                            | #4 @ 48° O.C.                              | #4 @ 48° O.C.                                                              | #4 @ 48° O.C.                                                              |
| 6'                                                                            | #4 @ 48° O.C.                              | #4 @ 48° O.C.                                                              | #4 @ 48° O.C.                                                              |
| 7'                                                                            | #5 @ 48° O.C.                              | #5 @ 48° O.C.                                                              | #5 @ 48° O.C.                                                              |
| 8'                                                                            | #5 @ 48° O.C.                              | #5 @ 48° O.C.                                                              | #5 @ 48° O.C.                                                              |
| 8'-8"                                                                         | 5'                                         | #4 @ 48° O.C.                                                              | #4 @ 48° O.C.                                                              |
| 6'                                                                            | #4 @ 48° O.C.                              | #4 @ 48° O.C.                                                              | #4 @ 48° O.C.                                                              |
| 7'                                                                            | #5 @ 48° O.C.                              | #5 @ 48° O.C.                                                              | #5 @ 48° O.C.                                                              |
| 8'                                                                            | #5 @ 48° O.C.                              | #5 @ 48° O.C.                                                              | #5 @ 48° O.C.                                                              |
| 9'-4"                                                                         | 4' (OR LESS)                               | #4 @ 48° O.C.<br>#4 @ 48° O.C.<br>#4 @ 48° O.C.                            | #4 @ 48° O.C.<br>#4 @ 48° O.C.<br>#4 @ 48° O.C.                            |
| 5'                                                                            | #4 @ 48° O.C.                              | #4 @ 48° O.C.                                                              | #4 @ 48° O.C.                                                              |
| 6'                                                                            | #4 @ 48° O.C.                              | #4 @ 48° O.C.                                                              | #4 @ 48° O.C.                                                              |
| 7'                                                                            | #4 @ 48° O.C.                              | #4 @ 48° O.C.                                                              | #4 @ 48° O.C.                                                              |
| 8'                                                                            | #5 @ 48° O.C.                              | #5 @ 48° O.C.                                                              | #5 @ 48° O.C.                                                              |
| 9'                                                                            | #6 @ 48° O.C.                              | #6 @ 48° O.C.                                                              | #6 @ 48° O.C.                                                              |
| 9'-4"                                                                         | 5'                                         | #4 @ 48° O.C.                                                              | #4 @ 48° O.C.                                                              |
| 6'                                                                            | #4 @ 48° O.C.                              | #4 @ 48° O.C.                                                              | #4 @ 48° O.C.                                                              |
| 7'                                                                            | #4 @ 48° O.C.                              | #4 @ 48° O.C.                                                              | #4 @ 48° O.C.                                                              |
| 8'                                                                            | #5 @ 48° O.C.                              | #5 @ 48° O.C.                                                              | #5 @ 48° O.C.                                                              |
| 9'                                                                            | #6 @ 48° O.C.                              | #6 @ 48° O.C.                                                              | #6 @ 48° O.C.                                                              |
| 10'-0"                                                                        | 4' (OR LESS)                               | #4 @ 48° O.C.<br>#4 @ 48° O.C.<br>#4 @ 48° O.C.                            | #4 @ 48° O.C.<br>#4 @ 48° O.C.<br>#4 @ 48° O.C.                            |
| 5'                                                                            | #4 @ 48° O.C.                              | #4 @ 48° O.C.                                                              | #4 @ 48° O.C.                                                              |
| 6'                                                                            | #4 @ 48° O.C.                              | #4 @ 48° O.C.                                                              | #4 @ 48° O.C.                                                              |
| 7'                                                                            | #4 @ 48° O.C.                              | #4 @ 48° O.C.                                                              | #4 @ 48° O.C.                                                              |
| 8'                                                                            | #5 @ 48° O.C.                              | #5 @ 48° O.C.                                                              | #5 @ 48° O.C.                                                              |
| 9'                                                                            | #6 @ 48° O.C.                              | #6 @ 48° O.C.                                                              | #6 @ 48° O.C.                                                              |
| 10'                                                                           | #6 @ 32° O.C.                              | #6 @ 16° O.C.                                                              | #6 @ 16° O.C.                                                              |

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

b. ALTERNATIVE REINFORCING BAR SIZES AND SPACINGS SHALL HAVE AN EQUIVALENT CROSS-SECTIONAL AREA OF REINFORCEMENT PER LINEAL FOOT OF WALL SHALL BE PERMITTED PROVIDED THE SPACING OF THE REINFORCEMENT DOES NOT EXCEED 72" IN SEISMIC DESIGN CATEGORIES A, B AND C, AND 48 INCHES IN SEMISeismic DESIGN CATEGORIES D, 1 AND 2.

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

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

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

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

**TABLE R404.1.1(3)**

| 10-INCH MASONRY FOUNDATION WALLS WITH REINFORCING WHERE $d > 6.75$ INCHES a, c, f |                                            |                                                                            |                                                                            |
|-----------------------------------------------------------------------------------|--------------------------------------------|----------------------------------------------------------------------------|----------------------------------------------------------------------------|
| WALL HEIGHT                                                                       | HEIGHT OF UNBALANCED BACKFILL <sup>e</sup> | MINIMUM VERTICAL REINFORCEMENT AND SPACING (INCHES) b, c                   |                                                                            |
|                                                                                   |                                            | SOIL CLASSES AND LATERAL SOIL LOAD <sup>d</sup> (psf PER FOOT BELOW GRADE) | SOIL CLASSES AND LATERAL SOIL LOAD <sup>d</sup> (psf PER FOOT BELOW GRADE) |
| 6'-8"                                                                             | 4' (OR LESS)                               | #4 @ 48° O.C.<br>#4 @ 48° O.C.<br>#4 @ 48° O.C.                            | #4 @ 48° O.C.<br>#4 @ 48° O.C.<br>#4 @ 48° O.C.                            |
| 6'-8"                                                                             | 5'                                         | #4 @ 48° O.C.                                                              | #4 @ 48° O.C.                                                              |
| 7'-4"                                                                             | 4' (OR LESS)                               | #4 @ 48° O.C.<br>#4 @ 48° O.C.<br>#4 @ 48° O.C.                            | #4 @ 48° O.C.<br>#4 @ 48° O.C.<br>#4 @ 48° O.C.                            |
| 5'                                                                                | #4 @ 48° O.C.                              | #4 @ 48° O.C.                                                              | #4 @ 48° O.C.                                                              |
| 6'                                                                                | #4 @ 48° O.C.                              | #4 @ 48° O.C.                                                              | #4 @ 48° O.C.                                                              |
| 7'                                                                                | #4 @ 48° O.C.                              | #4 @ 48° O.C.                                                              | #4 @ 48° O.C.                                                              |
| 7'-4"                                                                             | 5'                                         | #4 @ 48° O.C.                                                              | #4 @ 48° O.C.                                                              |
| 6'                                                                                | #4 @ 48° O.C.                              | #4 @ 48° O.C.                                                              | #4 @ 48° O.C.                                                              |
| 7'                                                                                | #4 @ 48° O.C.                              | #4 @ 48° O.C.                                                              | #4 @ 48° O.C.                                                              |
| 8'-0"                                                                             | 4' (OR LESS)                               | #4 @ 48° O.C.<br>#4 @ 48° O.C.<br>#4 @ 48° O.C.                            | #4 @ 48° O.C.<br>#4 @ 48° O.C.<br>#4 @ 48° O.C.                            |
| 5'                                                                                | #4 @ 48° O.C.                              | #4 @ 48° O.C.                                                              | #4 @ 48° O.C.                                                              |
| 6'                                                                                | #4 @ 48° O.C.                              | #4 @ 48° O.C.                                                              | #4 @ 48° O.C.                                                              |
| 7'                                                                                | #4 @ 48° O.C.                              | #4 @ 48° O.C.                                                              | #4 @ 48° O.C.                                                              |
| 8'                                                                                | #5 @ 48° O.C.                              | #5 @ 48° O.C.                                                              | #5 @ 48° O.C.                                                              |
| 8'-0"                                                                             | 5'                                         | #4 @ 48° O.C.                                                              | #4 @ 48° O.C.                                                              |
| 6'                                                                                | #4 @ 48° O.C.                              | #4 @ 48° O.C.                                                              | #4 @ 48° O.C.                                                              |
| 7'                                                                                | #4 @ 48° O.C.                              | #4 @ 48° O.C.                                                              | #4 @ 48° O.C.                                                              |
| 8'                                                                                | #5 @ 48° O.C.                              | #5 @ 48° O.C.                                                              | #5 @ 48° O.C.                                                              |
| 8'-0"                                                                             | 6'                                         | #4 @ 48° O.C.                                                              | #4 @ 48° O.C.                                                              |
| 7'                                                                                | #4 @ 48° O.C.                              | #4 @ 48° O.C.                                                              | #4 @ 48° O.C.                                                              |
| 8'                                                                                | #5 @ 48° O.C.                              | #5 @ 48° O.C.                                                              | #5 @ 48° O.C.                                                              |
| 8'-0"                                                                             | 7'                                         | #4 @ 48° O.C.                                                              | #4 @ 48° O.C.                                                              |
| 8'                                                                                | #4 @ 48° O.C.                              | #4 @ 48° O.C.                                                              | #4 @ 48° O.C.                                                              |
| 8'-0"                                                                             | 8'                                         | #4 @ 48° O.C.                                                              | #4 @ 48° O.C.                                                              |
| 8'-0"                                                                             | 9'                                         | #4 @ 48° O.C.                                                              | #4 @ 48° O.C.                                                              |
| 9'-4"                                                                             | 4' (OR LESS)                               | #4 @ 48° O.C.<br>#4 @ 48° O.C.<br>#4 @ 48° O.C.                            | #4 @ 48° O.C.<br>#4 @ 48° O.C.<br>#4 @ 48° O.C.                            |
| 5'                                                                                | #4 @ 48° O.C.                              | #4 @ 48° O.C.                                                              | #4 @ 48° O.C.                                                              |
| 6'                                                                                | #4 @ 48° O.C.                              | #4 @ 48° O.C.                                                              | #4 @ 48° O.C.                                                              |
| 7'                                                                                | #4 @ 48° O.C.                              | #4 @ 48° O.C.                                                              | #4 @ 48° O.C.                                                              |
| 8'                                                                                | #5 @ 48° O.C.                              | #5 @ 48° O.C.                                                              | #5 @ 48° O.C.                                                              |
| 9'                                                                                | #6 @ 48° O.C.                              | #6 @ 48° O.C.                                                              | #6 @ 48° O.C.                                                              |
| 9'-4"                                                                             | 5'                                         | #4 @ 48° O.C.                                                              | #4 @ 48° O.C.                                                              |
| 6'                                                                                | #4 @ 48° O.C.                              | #4 @ 48° O.C.                                                              | #4 @ 48° O.C.                                                              |
| 7'                                                                                | #4 @ 48° O.C.                              | #4 @ 48° O.C.                                                              | #4 @ 48° O.C.                                                              |
| 8'                                                                                | #5 @ 48° O.C.                              | #5 @ 48° O.C.                                                              | #5 @ 48° O.C.                                                              |
| 9'                                                                                | #6 @ 48° O.C.                              | #6 @ 48° O.C.                                                              | #6 @ 48° O.C.                                                              |
| 10'-0"                                                                            | 4' (OR LESS)                               | #4 @ 48° O.C.<br>#4 @ 48° O.C.<br>#4 @ 48° O.C.                            | #4 @ 48° O.C.<br>#4 @ 48° O.C.<br>#4 @ 48° O.C.                            |
| 5'                                                                                | #4 @ 48° O.C.                              | #4 @ 48° O.C.                                                              | #4 @ 48° O.C.                                                              |
| 6'                                                                                | #4 @ 48° O.C.                              | #4 @ 48° O.C.                                                              | #4 @ 48° O.C.                                                              |
| 7'                                                                                | #4 @ 48° O.C.                              | #4 @ 48° O.C.                                                              | #4 @ 48° O.C.                                                              |
| 8'                                                                                | #5 @ 48° O.C.                              | #5 @ 48° O.C.                                                              | #5 @ 48° O.C.                                                              |
| 9'                                                                                | #6 @ 48° O.C.                              | #6 @ 48° O.C.                                                              | #6 @ 48° O.C.                                                              |
| 10'                                                                               | #6 @ 32° O.C.                              | #6 @ 16° O.C.                                                              | #6 @ 16° O.C.                                                              |

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

b. ALTERNATIVE REINFORCING BAR SIZES AND SPACINGS SHALL HAVE AN EQUIVALENT CROSS-SECTIONAL AREA OF REINFORCEMENT PER LINEAL FOOT OF WALL SHALL BE PERMITTED PROVIDED THE SPACING OF THE REINFORCEMENT DOES NOT EXCEED 72" IN SEMISeismic DESIGN CATEGORIES A, B AND C, AND 48 INCHES IN SEMISeismic DESIGN CATEGORIES D, 1 AND 2.

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

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

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

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

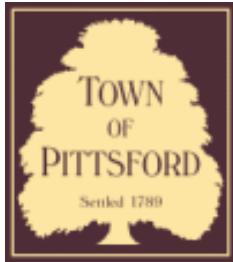
**TABLE R404.1.1(4)**

| 12-INCH MASONRY FOUNDATION WALLS WITH REINFORCING WHERE $d > 8.75$ INCHES a, c, f |  |
|-----------------------------------------------------------------------------------|--|
| WALL HEIGHT                                                                       |  |









## Town of Pittsford

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

Permit #  
**B22-000026**

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

### DESIGN REVIEW AND HISTORIC PRESERVATION BOARD REFERRAL OF APPLICATION

**Property Address:** 41 Nature View PITTSFORD, NY 14534

**Tax ID Number:** 192.01-3-42

**Zoning District:** RN Residential Neighborhood

**Owner:** Masi Enterprises Inc.

**Applicant:** Mascot Inc.

#### Application Type:

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

**Project Description:** Applicant is requesting design review for the construction of a two story single family home approximately 2040 square feet.

**Meeting Date:** February 24, 2022

# RN Residential Neighborhood Zoning



Printed February 15, 2022

1:1,128  
0 45 90 12.5 25 50 m

Town of Pittsford GIS

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





# LOT 42 COUNTRY POINTE PITTSFORD, NY MASCOT INC.

## PLAN 2040-3 / PROJECT 3439L

### SHEET INDEX

- C-1 COVER SHEET
- 1/5 ELEVATIONS
- 2/5 FOUNDATION PLAN
- 3/5 FIRST FLOOR PLAN
- 4/5 SECOND FLOOR PLAN
- 5/5 SECTIONS
- N-1 DETAILS
- N-2 REINFORCING NOTES

### GENERAL NOTES:

THESE PLANS COMPLY WITH THE 2020 RESIDENTIAL CODE OF NEW YORK STATE (RCNYS) AND THE 2018 ENERGY CONSERVATION CONSTRUCTION CODE OF NEW YORK STATE (ECCCNYS).

COMPLIANCE METHOD: RESCHECK CERTIFICATE OR PRESCRIPTIVE

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

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

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

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

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

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

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

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

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

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

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

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

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

CAS 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 G242.

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

### ENERGY EFFICIENCY:

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

R402.4.4 ATTIC ACCESS SHALL BE INSULATED WITH THE SAME R- VALUE AS THE ATTIC, WEATHER STRIPPED & LATCHED

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

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

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

R402.4.1.2 TESTING. THE BUILDING OR DUELING UNIT SHALL BE TESTED AND VERIFIED AS HAVING AN AIR LEAKAGE RATE NOT EXCEEDING THREE AIR CHANGES PER HOUR. TESTING SHALL BE CONDUCTED IN ACCORDANCE WITH RESNET/ICC 380, ASTM E779, OR ASTM E1827 AND REPORTED AT A PRESSURE OF 0.2 INCH w.g. (50 PASCALS).

TESTING SHALL BE PERFORMED AT ANY TIME AFTER CREATION OF ALL PENETRATIONS OF THE BUILDING THERMAL ENVELOPE. A WRITTEN REPORT OF THE TEST RESULTS SHALL BE SUPPLIED TO THE CODE OFFICIAL PRIOR TO RECEIPT OF A C.O. 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. EXTERIOR DOORS, IF INSTALLED AT THE TIME OF THE TEST, SHALL BE OPEN.
4. EXTERIOR DOORS FOR CONTINUOUS VENTILATION SYSTEMS AND HEAT RECOVERY VENTILATORS SHALL BE CLOSED AND SEALED.
5. HEATING AND COOLING SYSTEMS, IF INSTALLED AT THE TIME OF REST, SHALL BE TURNED OFF.
6. SUPPLY AND RETURN REGISTERS, IF INSTALLED AT THE TIME OF REST, SHALL BE FULLY OPEN.

R402.4.5 RECESSED LIGHTING. RECESSED LUMINAIRES INSTALLED IN THE BUILDING THERMAL ENVELOPE SHALL BE SEALED TO LIMIT AIR LEAKAGE BETWEEN CONDITIONED AND UNCONDITIONED SPACES. RECESSED LUMINAIRES SHALL BE IC-RATED AND LABELED AS HAVING AN AIR LEAKAGE RATE OF NOT GREATER THAN 2.0 c.f.m (0.944 l/s) WHEN TESTED IN ACCORDANCE WITH ASTM E283 AT A PRESSURE DIFFERENTIAL OF 1.57 p.s.f. (75 Pa). RECESSED LUMINAIRES SHALL BE SEALED WITH A GASKET OR CAULKED BETWEEN THE HOUSING AND THE INTERIOR WALL OR 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 .45 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 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 SUPPLEMENTAL HEAT (MANDATORY). HEAT PUMPS HAVING SUPPLEMENTARY ELECTRIC-RESISTANCE HEAT SHALL HAVE CONTROLS THAT, EXCEPT DURING DEFROST, PREVENT SUPPLEMENTAL HEAT OPERATION WHEN THE HEAT PUMP COMPRESSOR CAN MEET THE HEATING LOAD.

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

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

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

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

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

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

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

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

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

1. PIPING 3/4" AND LARGER IN NOMINAL DIAMETER.  
 2. PIPING SERVING MORE THAN ONE DUELING 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 FAN SHALL MEET THE EFFICIENCY 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 REPLACE HEATING & COOLING EQUIPMENT SHALL HAVE AN 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.

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

POSITIVE DRAINAGE SHALL BE PROVIDED SO THAT FINISHED GRADE SLOPES AWAY FROM PERIMETER WALLS & FOOTINGS. CONTINUOUS 4" DIAM. PERFORATED DRAIN PIPE SHALL BE PLACED ALONG THE PERIMETER OF THE BASEMENT WALLS WHICH DRAINS TO THE SUMP PUMP. A MINIMUM OF 6" GRANULAR BASE SHALL BE PLACED OVER THE DRAIN TILE AND MINIMUM OF 2" UNDER THE TILE.

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

### FIREPLACES:

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

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.

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

### FRAMING:

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

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

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

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

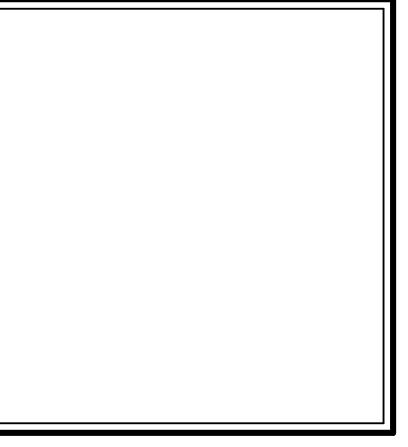
BUILDER ASSUMES FULL RESPONSIBILITY FOR MAINTAINING THE STRUCTURAL INTEGRITY OF JOISTS, BEAMS OR STUDS WHICH ARE NOTCHED OR DRILLED TO ACCOMMODATE MECHANICAL OR ELECTRICAL LINES. SEE DETAILS ON PG. N-1 FOR ALLOWABLE DRILLING LOCATION ON BEAMS AND JOISTS.

ALL STRESS GRADE LUMBER CONSTRUCTION SHALL COMPLY WITH ATC 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



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

| REVISIONS: |    |             |
|------------|----|-------------|
| DATE       | BY | DESCRIPTION |
|            |    |             |
|            |    |             |
|            |    |             |

CLIENT/LOCATION:  
---  
LOT 42 COUNTRY POINTE  
PITTSFORD, NY

BUILDER:  
MASCOT INC.  
---

ELEVATIONS  
GLA PLAN 2040-3

drawn: AMM checked: CDK  
scale: AS NOTED date: 1/22  
PROJECT: sheet: 1 5  
3439L

WINDOWS:  
SILVERLINE DH LOW E ARGON  
U-FACTOR ..... 0.29  
SHGC ..... 0.26

DOORS:  
SELECTION BY OWNER

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

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 FAIL  
PROTECTION PER SECT. R312.2 OF 2020 RCNYS

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

4/12 PITCH ROOFS OR SHALLOWER  
TO HAVE 2 LAYERS 15# FELT  
BUILDER TO PROVIDE ROOF OR RIDGE VENTS  
AS PER CODE- THE MINIMUM NET FREE  
VENTILATION AREA SHALL BE 1/150 OF THE  
AREA OF THE VENTED SPACE (SECT. R806.2)

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

MECHANICAL VENTILATION RATE:

THIS PLAN AS DESIGNED REQUIRES (MIN) 1  
CONTINUOUSLY RUN EXHAUST FAN  
CAPABILITY (MIN) 60 c.f.m. WITH A  
MANUAL OVERRIDE SUCH 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<br>FLOOR AREA<br>(square feet) | NUMBER OF BEDROOMS |     |     |     |     |
|----------------------------------------------|--------------------|-----|-----|-----|-----|
|                                              | 0-1                | 2-3 | 4-5 | 6-7 | > 7 |
| < 1,500                                      | 30                 | 45  | 60  | 75  | 90  |
| 1,501-3,000                                  | 45                 | 60  | 75  | 90  | 105 |
| 3,001-4,500                                  | 60                 | 75  | 90  | 105 | 120 |
| 4,501-6,000                                  | 75                 | 90  | 105 | 120 | 135 |
| 6,001-7,500                                  | 90                 | 105 | 120 | 135 | 150 |
| > 7,500                                      | 105                | 120 | 135 | 150 | 165 |

AIRFLOW IN CFM

FOR SI: 1 square foot=0.0929 m<sup>2</sup>, 1 cubic foot per min=0.0004719 m<sup>3</sup>/s.

TABLE M1505.4.3 (2)  
INTERMITTENT WHOLE-HOUSE MECHANICAL VENTILATION RATE FACTORS <sup>a,b</sup>

| RUN-TIME PERCENTAGE<br>IN EA. 4-HOUR SEGMENT | 25% | 33% | 50% | 66% | 75% | 100% |
|----------------------------------------------|-----|-----|-----|-----|-----|------|
| FACTOR <sup>a</sup>                          | 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.

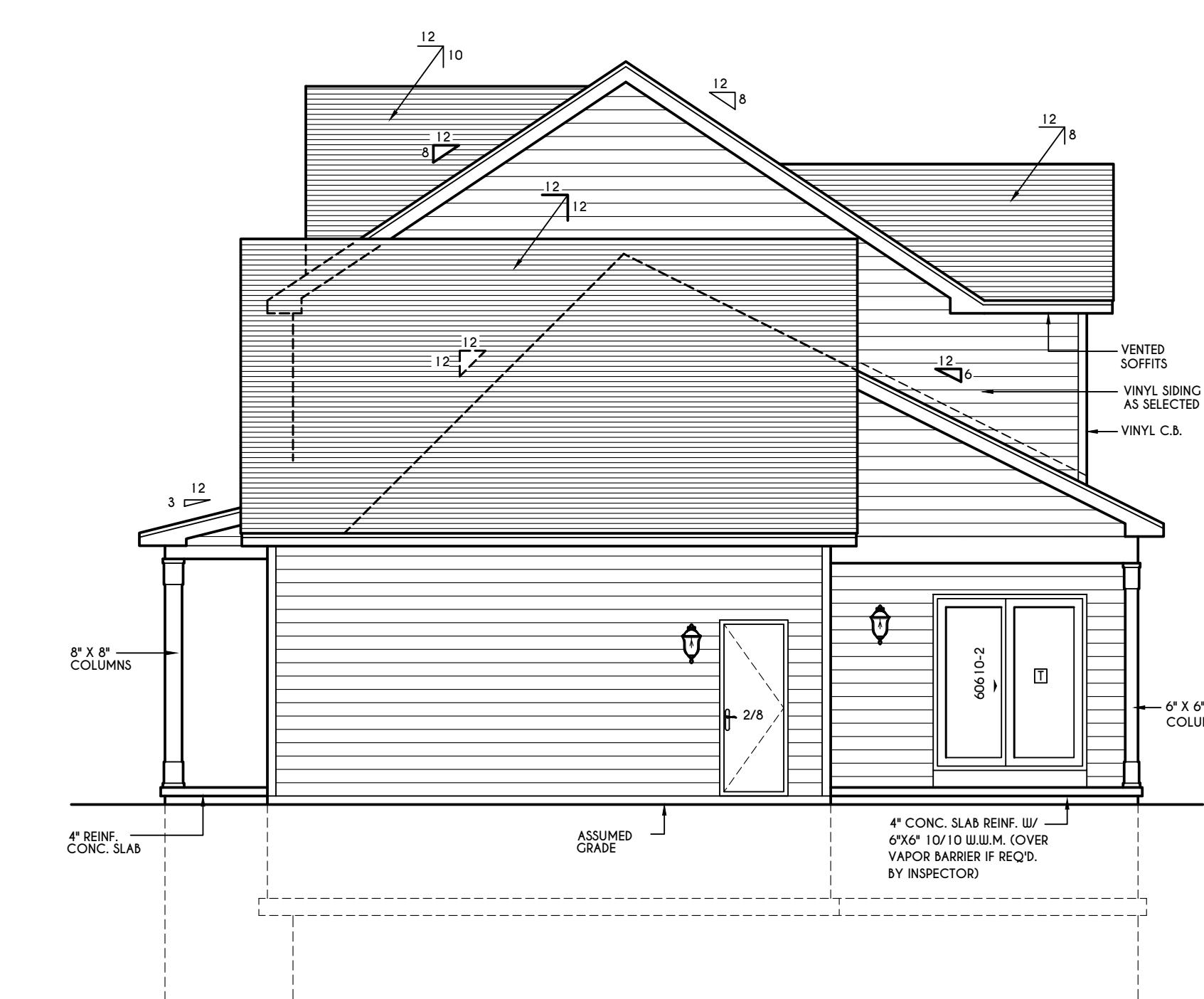
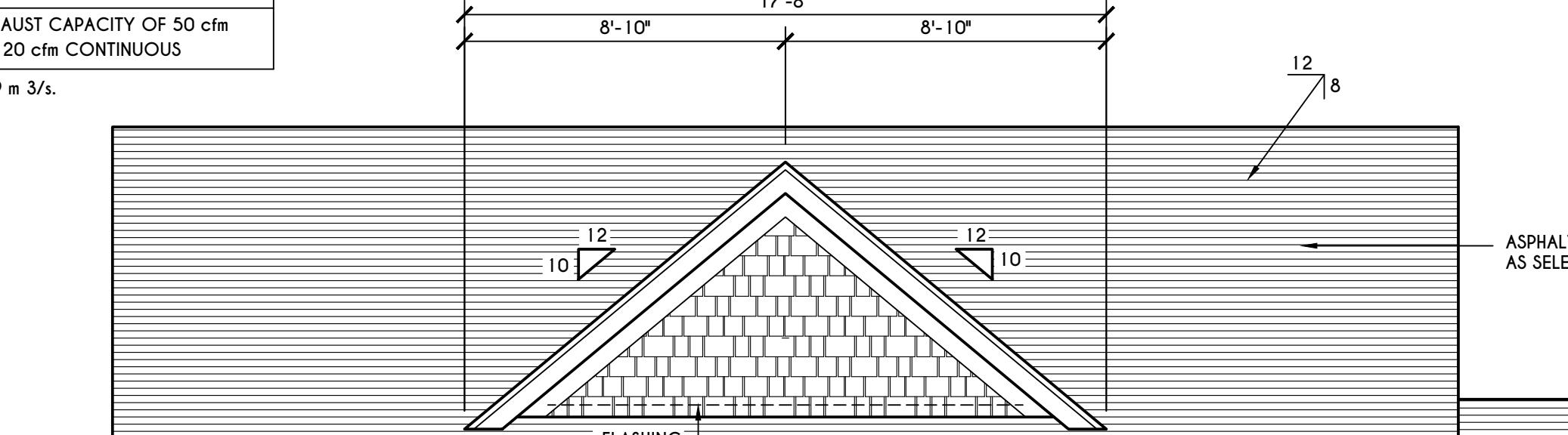
b. Extrapolation beyond the table is prohibited.

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-<br>TOILET ROOMS | MECHANICAL EXHAUST CAPACITY OF 50 cfm<br>INTERMITTENT OR 20 cfm CONTINUOUS |

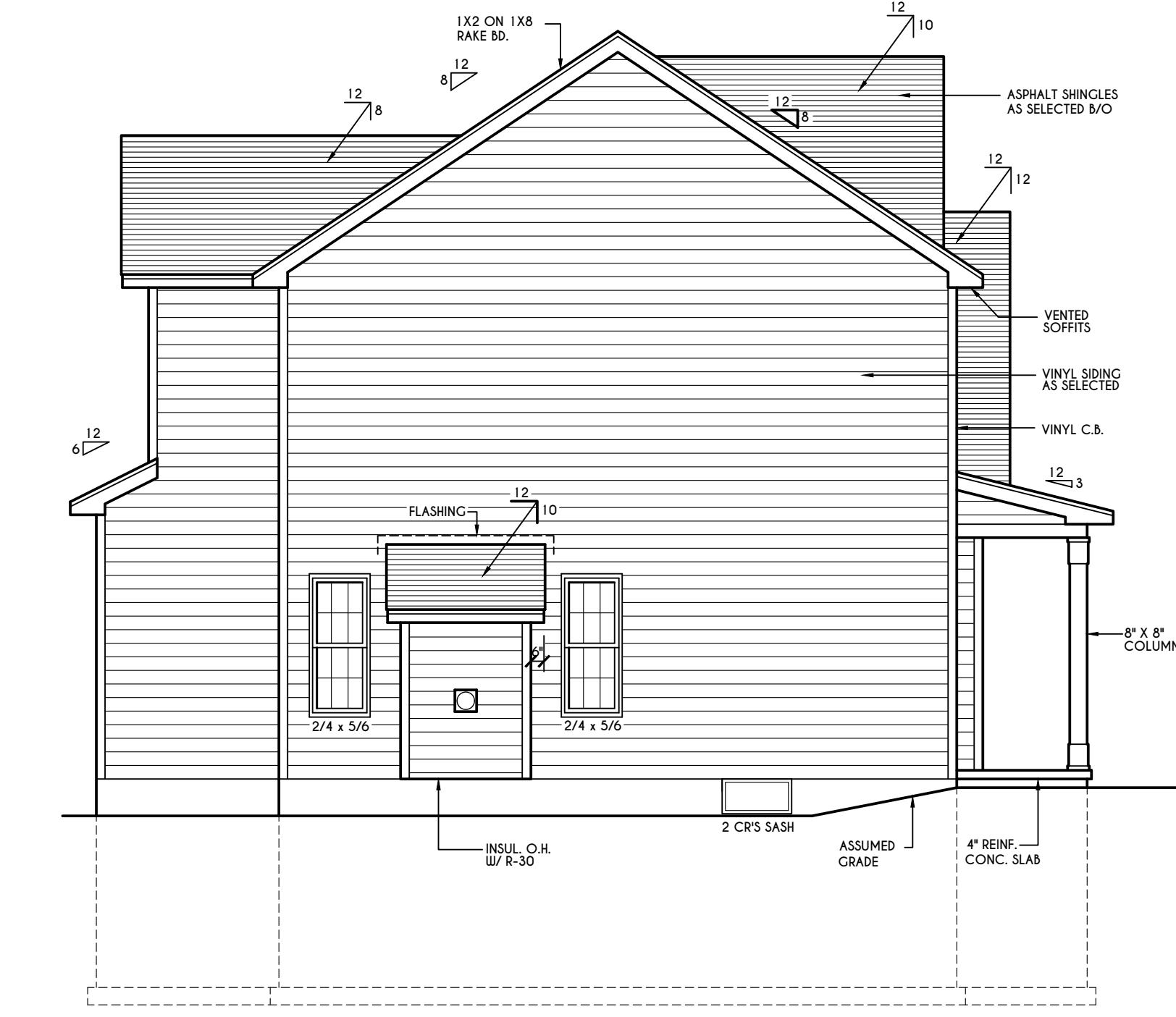
FOR SI: 1 CUBIC FT. PER MINUTE = 0.0004719 m<sup>3</sup>/s.

12' 8" 8'-10" 17'-8"



RIGHT ELEVATION

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



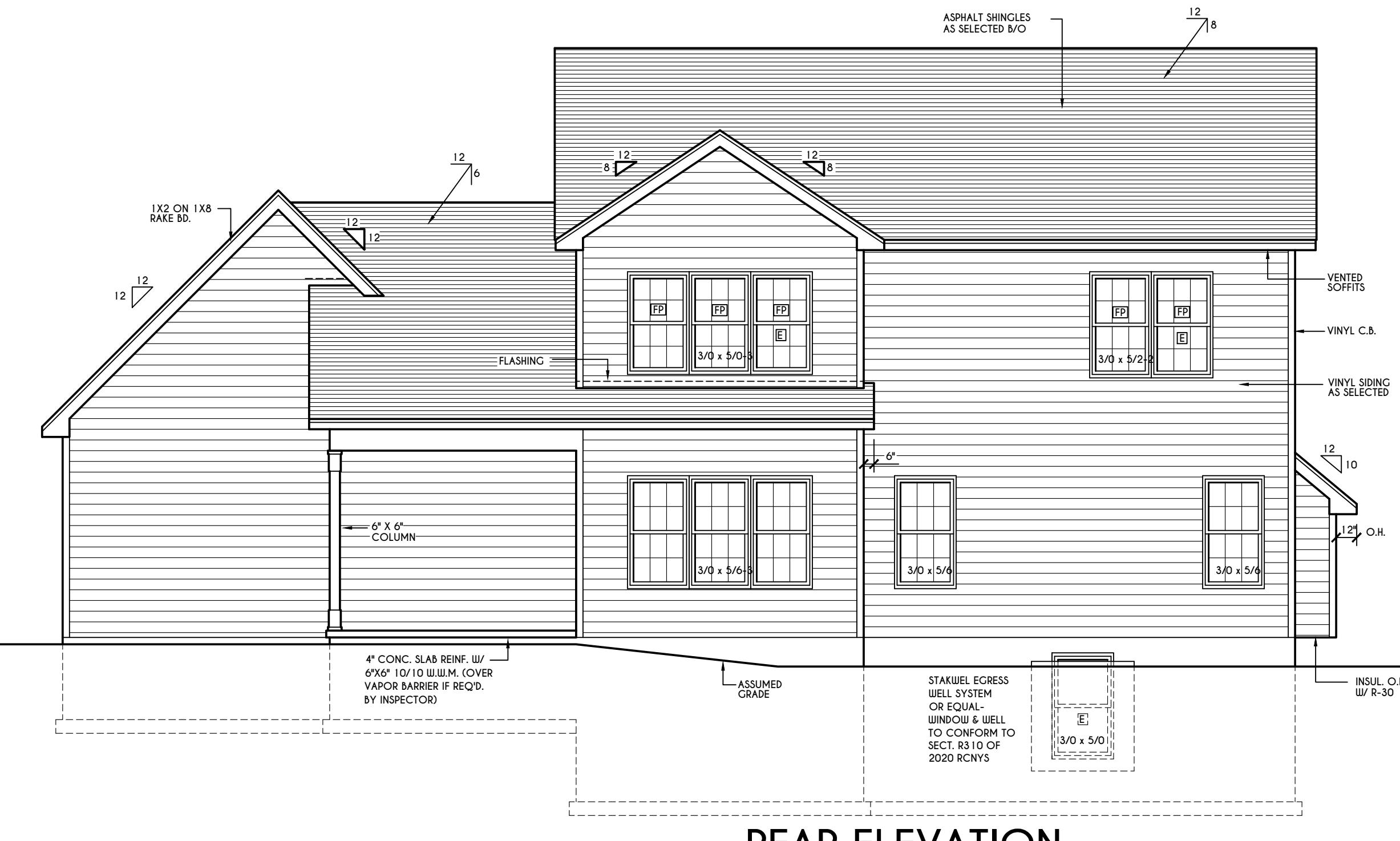
LEFT ELEVATION

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

FRONT ELEVATION

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

FIRST FLOOR LIVING AREA = 1008 SQ.FT.  
SECOND FLOOR LIVING AREA = 1032 SQ.FT.  
TOTAL LIVING AREA = 2040 SQ.FT.  
TOTAL CONDITIONED VOLUME = 37,432 CU.FT.

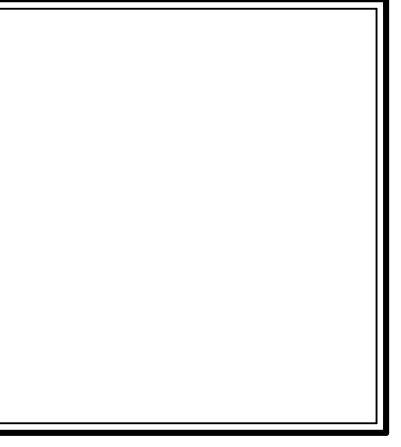


REAR ELEVATION

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

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FAX: (585) 292-1262  
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| REVISIONS: |    |             |
|------------|----|-------------|
| DATE       | BY | DESCRIPTION |
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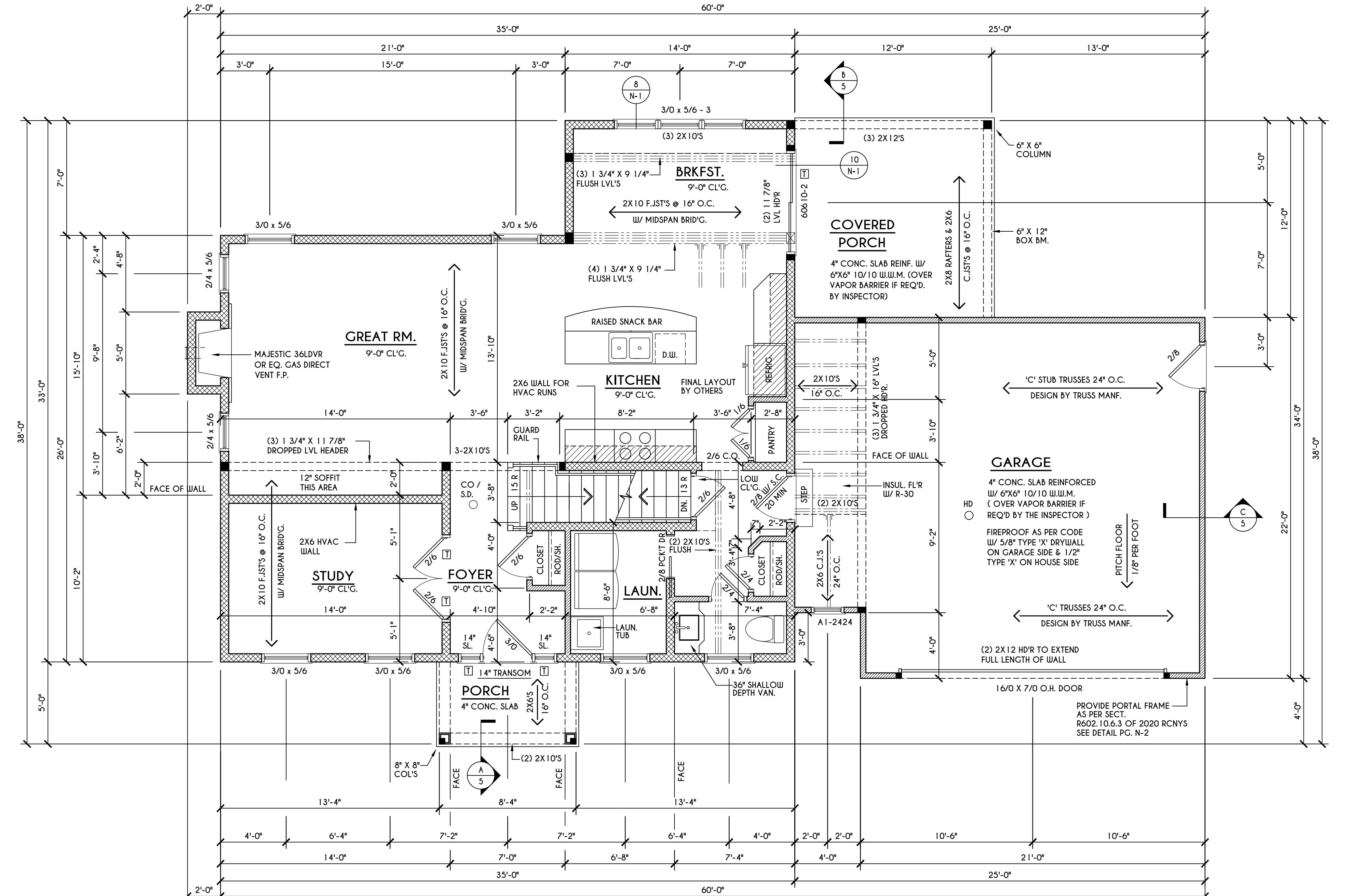
CLIENT/LOCATION:  
---  
LOT 42 COUNTRY POINTE  
PITTSFORD, NY

BUILDER:  
MASCOT INC.  
---

ELEVATIONS  
GLA PLAN 2040-3

drawn: AMM checked: CDK  
scale: AS NOTED date: 1/22  
PROJECT: sheet: 1 5  
3439L





# FIRST FLOOR PLAN

---

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 FLLOOR 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 OR (3)2X6'S ( U.N.O. )  
ALL APPLIANCES SHOWN TO BE BY OWNER OR AS PER CONTRACT BY BUILDER  
SMOKE (SD) & HEAT DETECTOR (HD), SHALL BE INSTALLED AS PER SECT. R314 OF 2020 RCNYS  
CARBON MONOXIDE ALARMS SHALL BE INSTALLED AS PER SECT. 915.33 FCNYS & BE WITHIN 10' OF ALL SLEEPING AREAS  
IF AN AUTOMATIC GARAGE DOOR OPENER IS PROVIDED, IT SHALL BE LISTED IN ACCORDANCE W/ UL 325  
THE AIR BARRIER INSTALLED AT EXTERIOR WALLS ADJACENT TO SHOWERS AND TUBS SHALL SEPARATE THEM FROM  
THE SHOWER OR TUB.**

## INTRODUKTIE / DOOR LEGEND:

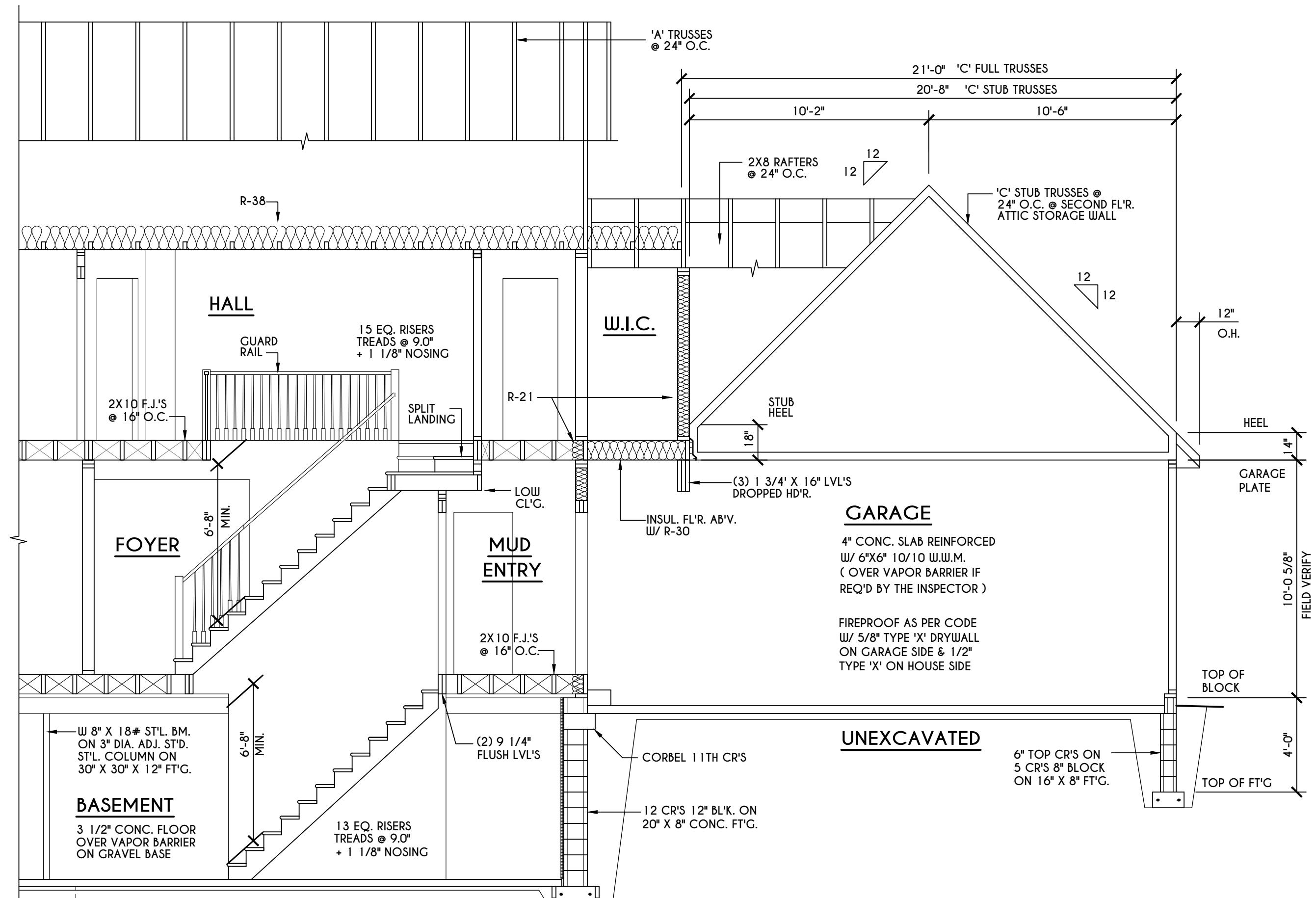
- [E]** = MEETS OR EXCEEDS EGRESS REQUIREMENTS
  - CLEAR OPENING AREA OF 5.7 SQ.FT.
  - CLEAR OPENING WIDTH OF 20"
  - CLEAR OPENING HEIGHT OF 24"PER SECT. R3 10.2.1 OF 2020 RCNYS
- [T]** = SPECIFIES THAT THIS FIXED OR OPERABLE UNIT REQUIRES SAFETY GLAZING PER SECT. R308.4 OF 2020 RCNYS
- [FP]** = SPECIFIES THAT THIS OPERABLE WINDOW UNIT REQUIRES FACTORY APPLIED FALL PROTECTION PER SECT. R3 12.2 OF 2020 RCNYS

# PLOT PLAN

SCALE: 1" = 5'

## LOT 42 COUNTRY POINT



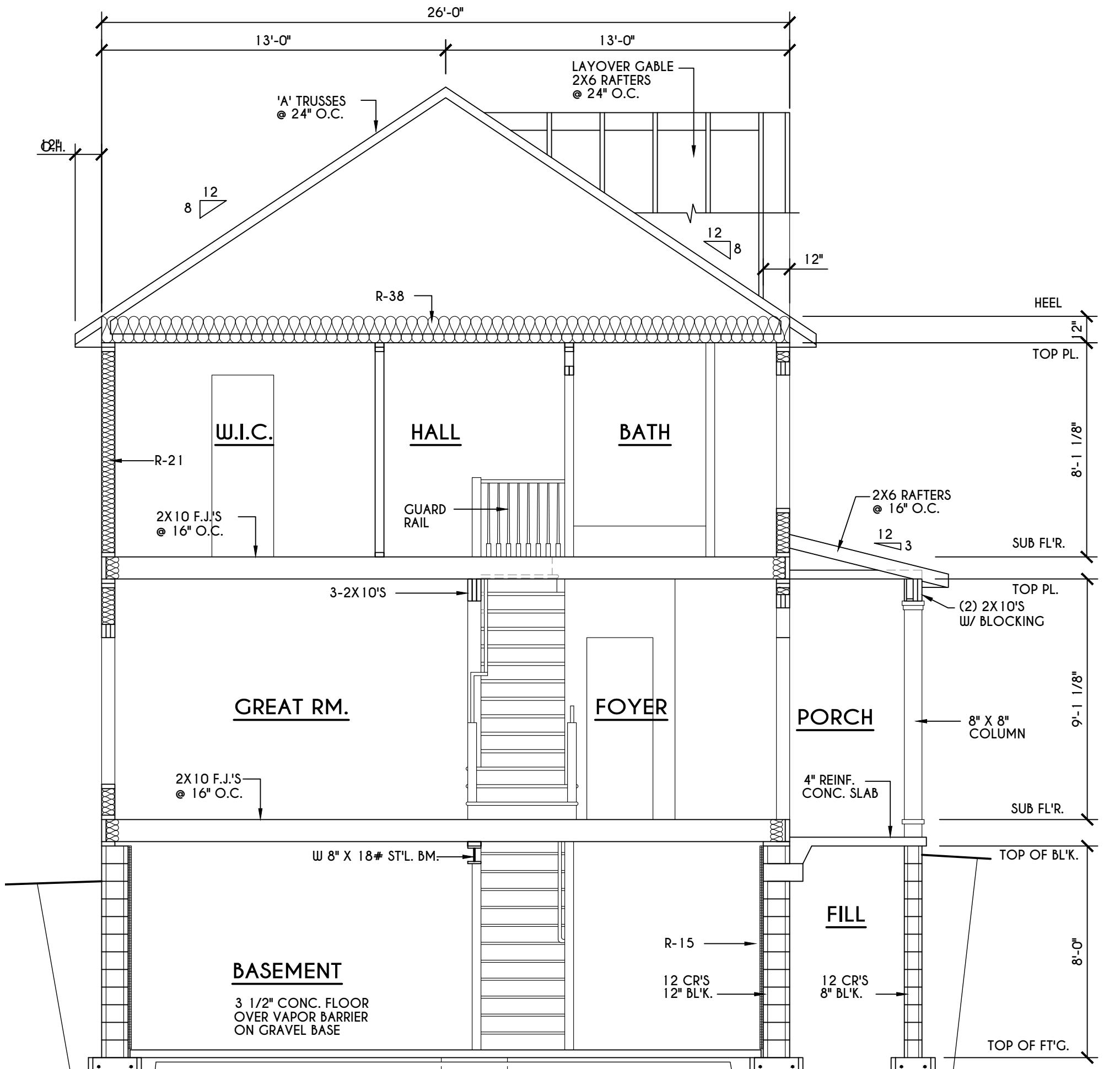




# BUILDING SECTION

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

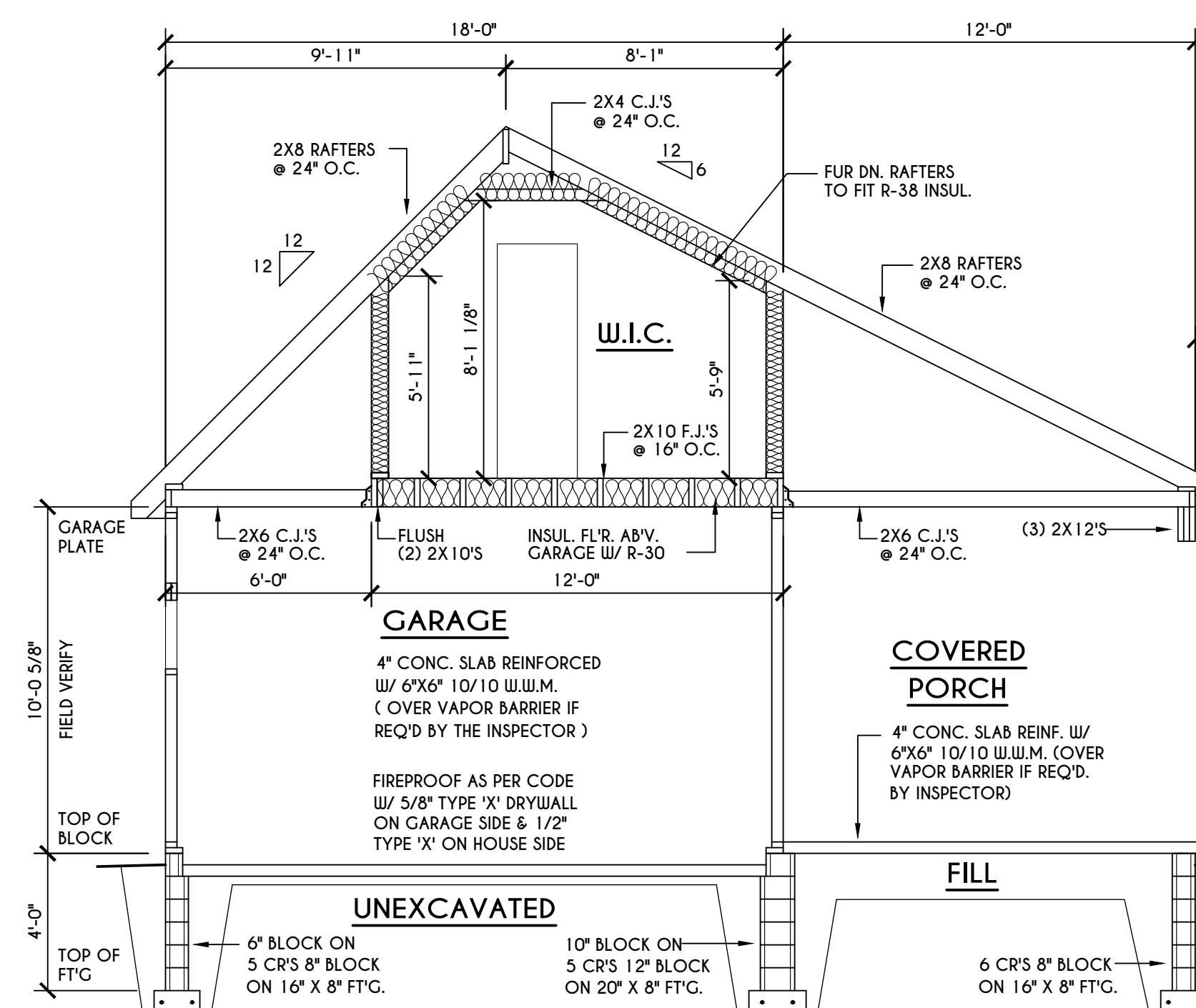
5 SCALE: 1/4" = 1'



**A 5** BUILDING SECTION

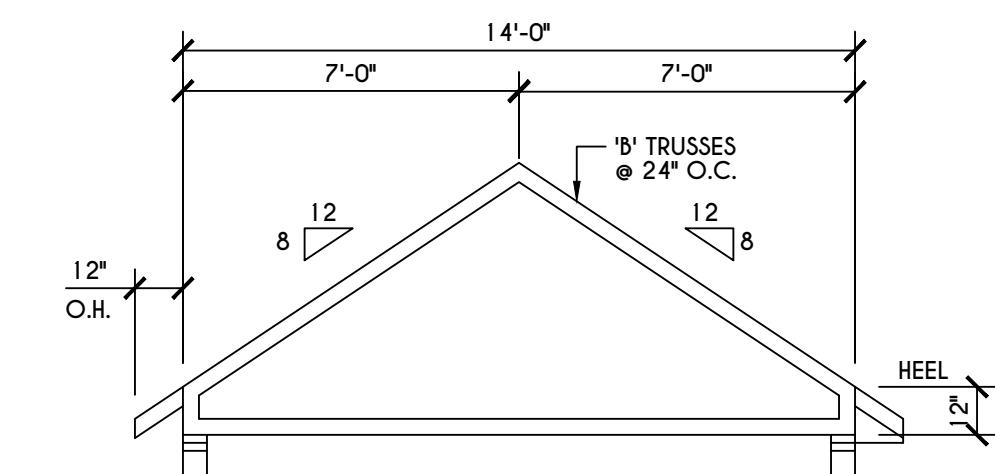
SCALE: 1/4" = 1'-0"

5



# BUILDING SECTION

5 SCALE: 1/4" = 1'



# 'B' TRUSS PROFILE

---

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

## TRUSS NOTE

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

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BUILDER:  
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## SECTIONS

drawn checked

|               |                 |
|---------------|-----------------|
| drawn:<br>AMM | checked:<br>CDK |
| scale:        | date:           |

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| AS NOTED        | 1/22   |
| <u>PROJECT:</u> | sheet: |

3439L



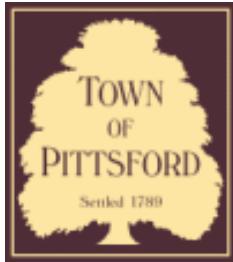
[www.HollyCreekHomes.com](http://www.HollyCreekHomes.com)

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## Town of Pittsford

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

Permit #  
**B22-000016**

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

### DESIGN REVIEW AND HISTORIC PRESERVATION BOARD REFERRAL OF APPLICATION

**Property Address:** 8 Black Wood Circle PITTSFORD, NY 14534

**Tax ID Number:** 178.03-5-29

**Zoning District:** IZ Incentive Zoning

**Owner:** Wilshire Hill LLC

**Applicant:** Pride Mark Homes

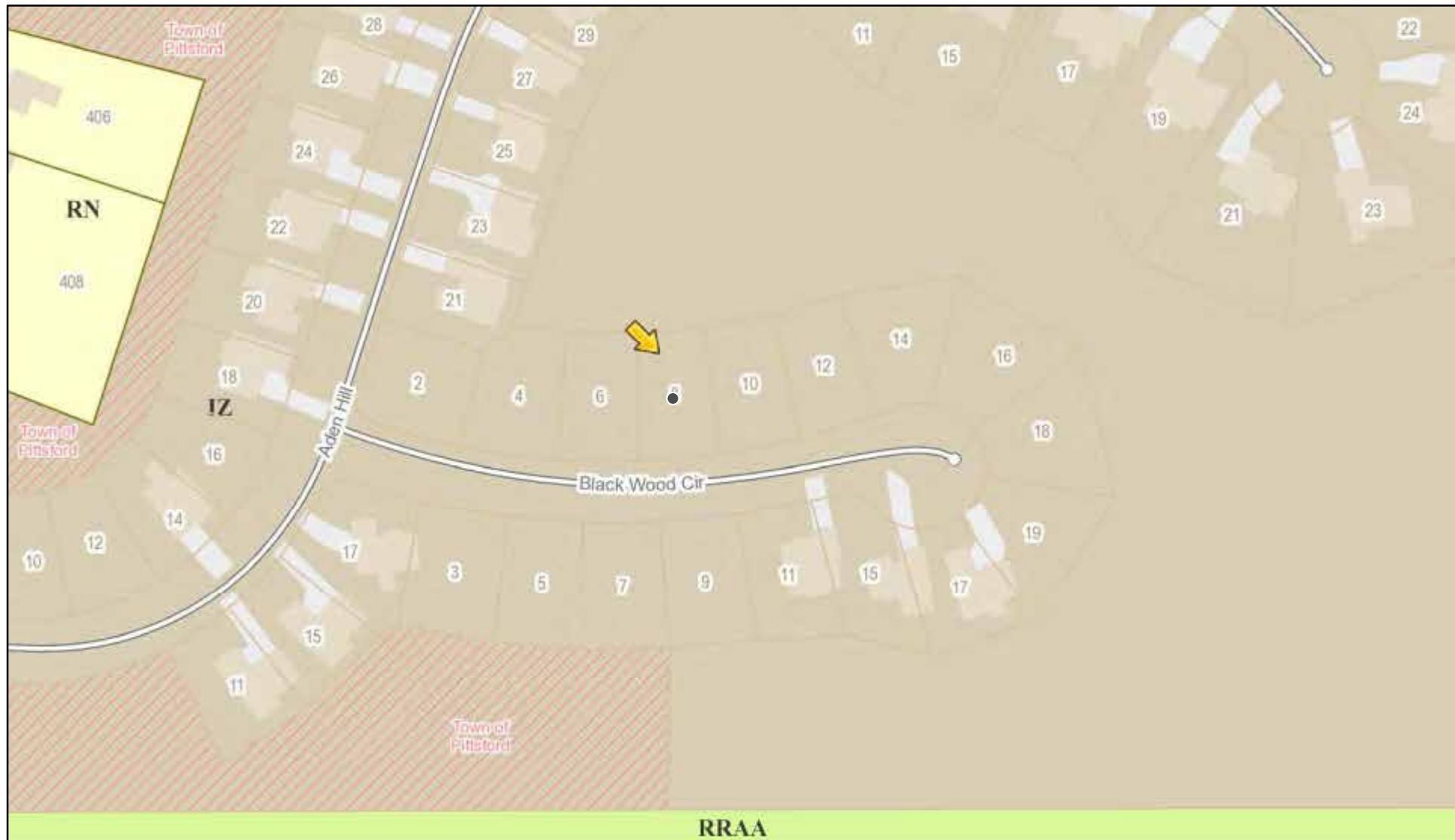
#### Application Type:

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

**Project Description:** Applicant is requesting design review for the construction of an approximately 2107 SF new single story family home in the Wilshire Hill subdivision.

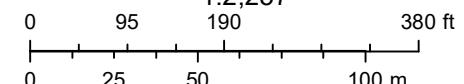
**Meeting Date:** February 24, 2022

# RN Residential Neighborhood Zoning



Printed February 3, 2022

1:2,257



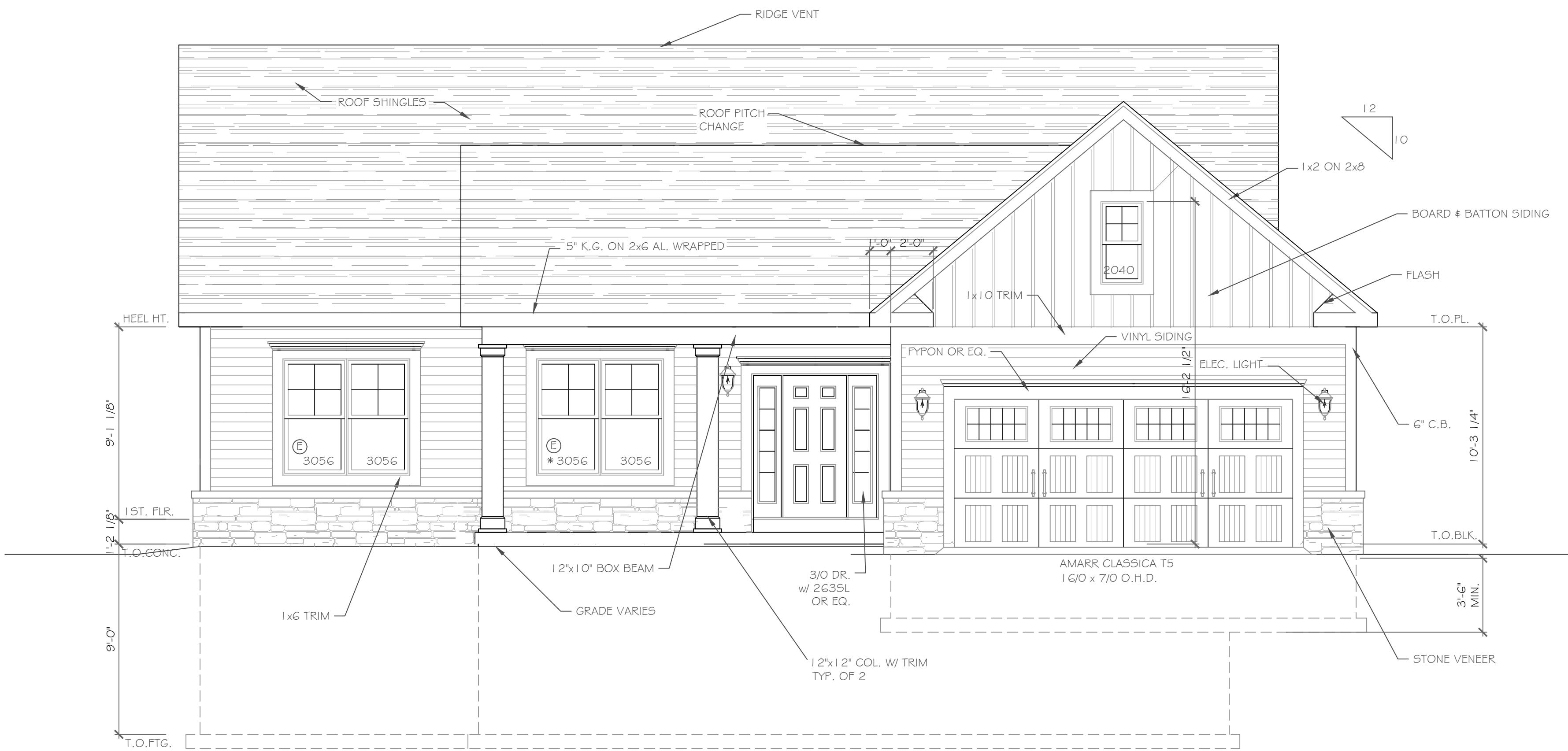
Town of Pittsford GIS

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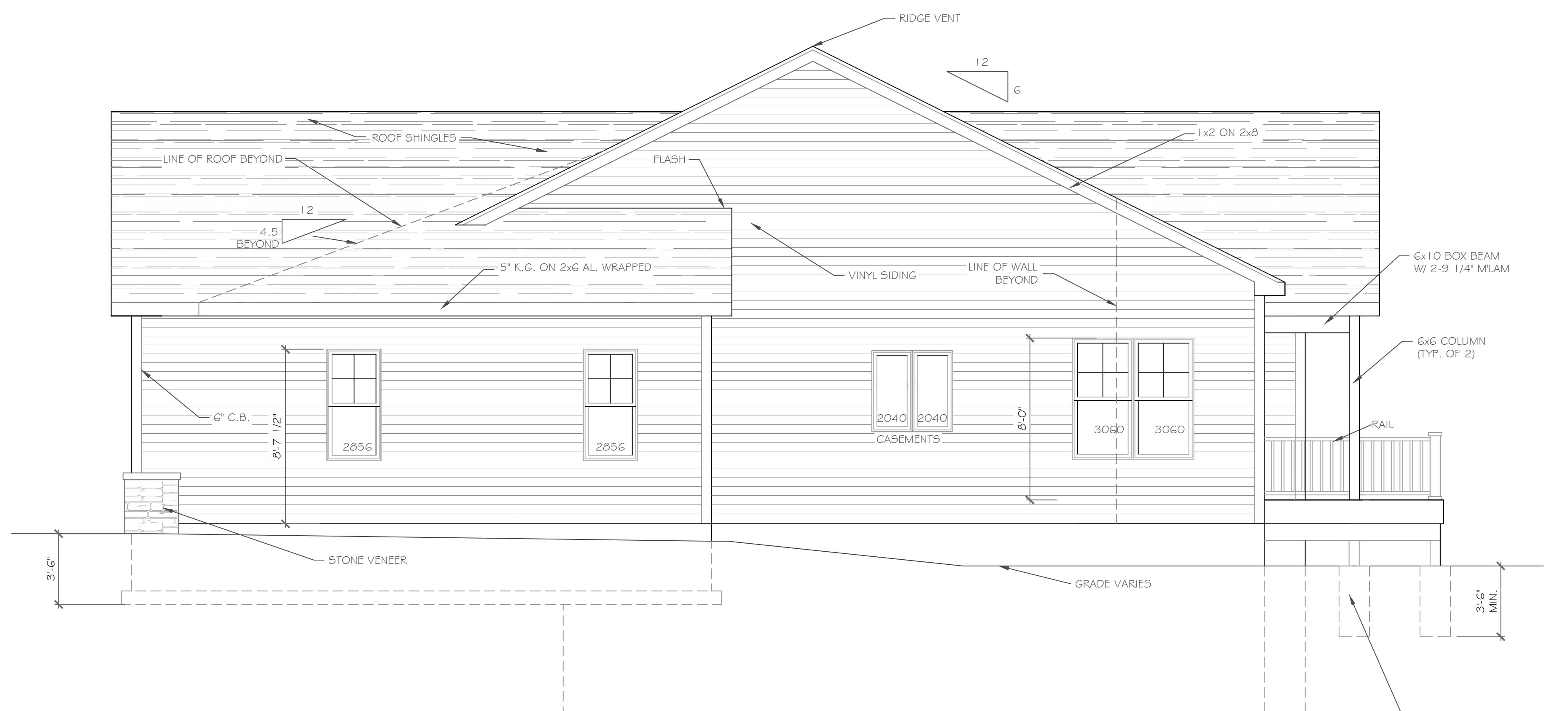
# DESIGN CRITERIA:

|                                                              |                                                 |
|--------------------------------------------------------------|-------------------------------------------------|
| <p>-For Greater Rochester Area and surrounding counties.</p> |                                                 |
| 1ST & 2ND FLOOR LIVING AREA LIVE LOAD                        | 40 PSF                                          |
| SLEEPING AND ATTIC AREA LIVE LOAD                            | 30 PSF                                          |
| FLOOR DEAD LOAD                                              | 15 PSF                                          |
| GROUND SNOW LOAD                                             | 40 PSF                                          |
| ROOF DEAD LOAD                                               | 10 PSF                                          |
| ALLOWABLE SOIL BEARING                                       | 2500 PSF AT MINIMUM<br>42" BELOW FINISHED GRADE |
| WIND SPEED                                                   | 115 MPH, EXPOSURE B                             |
| SEISMIC DESIGN                                               | CATEGORY B                                      |
| WEATHERING                                                   | SEVERE                                          |
| FROST DEPTH LINE                                             | 42 INCHES                                       |
| TERMITIC DAMAGE                                              | SLIGHT TO MODERATE                              |
| DECAY DAMAGE                                                 | NONE TO SLIGHT                                  |
| WINTER DESIGN TEMPERATURE                                    | 1 DEGREE                                        |
| ICE SHIELD UNDERLayment                                      | REQUIRED 24" INSIDE OF<br>EXTERIOR WALL LINE    |
| FLOOD HAZARD                                                 | FIRM - 1992                                     |
| ROOF TIE DOWN REQUIREMENTS                                   | R802.11, BASED UPON<br>SPECIFIC ROOF DESIGN     |



# FRONT ELEVATION 2017 S.F.

NOTE: - WINDOWS TO BE "GREAT LAKES" DOUBLE-HUNG OR EQUAL  
- DOORS TO BE "THERMA-TRU" OR EQ.  
- DOWN SPOUTS TO BE LOCATED BY CONTRACTOR IN FIELD  
- (E): WINDOW MEETS OR EXCEEDS THE EGRESS REQUIREMENTS  
PER SECTION R310 OF THE RES. CODE OF NYS  
- \* : SAFETY GLASS REQ. PER SECTION R308.4 OF THE RES. CODE OF NYS



## RIGHT SIDE ELEVATION

SCALE: 1/4" =

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| DRAWING TITLE- |                                  |
| Elevations     | Construction Documents<br>PHASE- |

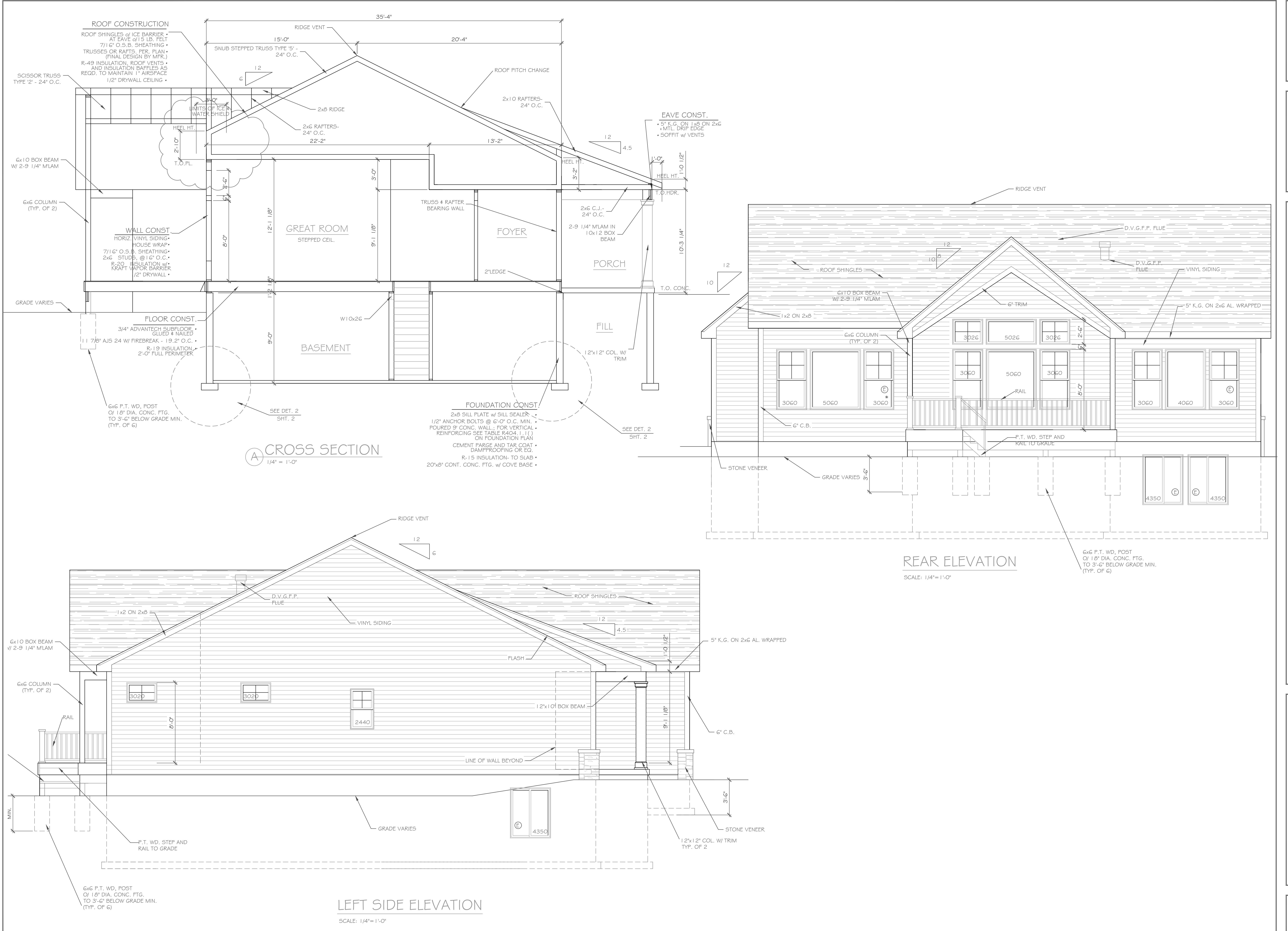
DRAWING TITLE-  
Elevation

PROJECT- Lot 28C Wilshire Hill  
CLIENT- Morrell Builders  
Pittsford, New York

# CKH --- architecture

| 501 Pittsford Victor Road  
Suite 100  
Victor, New York 14564  
phone-(585) 249-1334

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Lot 28C Wilshire Hill  
Pittsford, New York

CLIENT-  
Monell Builders

JOB NO.-  
A21-074

DATE-  
February

# CKH

---

# architecture

AWING NO.-



## FIRST FLOOR PLAN

2017 s.f.

1/4" = 1'-0"

NOTES:

EXTERIOR WALLS TO BE 2 x 6 - 16" O.C. U.O.N. (UNLESS OTHERWISE NOTED)  
INTERIOR WALLS TO BE 2 x 4 - 16" O.C. U.O.N.  
PROVIDE SOLID BKG. (3 STUD POST MIN. GLUE AND NAIL) @ ALL BRG. POINTS. ■  
APPLIANCES PER CONTRACT  
WINDOW R.O. HTS. TO BE 7'-4" 1/2" U.O.N.  
CEILING HTS. TO BE 9'-1" 1/8" U.O.N.  
ANGLES TO BE 1/2" U.O.N.  
UNSPECIFIED HDRS. TO BE 2-2x6 MIN.  
①: WINDOW MEETS OR EXCEEDS THE EGRESS REQUIREMENTS  
PER SECTION R3.1.0 OF THE RES. CODE OF NYS  
\*: SAFETY GLASS REQ. PER SECTION R308.4 OF THE RES. CODE OF NYS  
DBL. JACK STUDS @ ALL LOAD BRG. LINTELS OVER 4' LONG

NOTES: SMOKE DETECTION & ALARM DEVICES.  
SMOKE DETECTING ALARM DEVICES, INSTALLED IN CONFORMITY WITH PART  
I 225.2, TITLE 9 OF THE UNIFORM FIRE PREVENTION AND BUILDING CODE, SHALL BE  
PROVIDED IN EACH DWELLING UNIT. THE REQUIRED ALARM SHALL BE INSTALLED IN THE  
IMMEDIATE VICINITY OF BEDROOM(S) ON THE LOWEST FLOOR LEVEL OF THE DWELLING  
UNIT CONTAINING BEDROOM(S).

AT LEAST ONE CARBON MONOXIDE ALARM INSTALLED IN CONFORMITY WITH PART  
I 225.2, TITLE 9 OF THE UNIFORM FIRE PREVENTION AND BUILDING CODE, SHALL BE  
PROVIDED IN EACH DWELLING UNIT. THE REQUIRED ALARM SHALL BE INSTALLED IN THE  
IMMEDIATE VICINITY OF BEDROOM(S) ON THE LOWEST FLOOR LEVEL OF THE DWELLING  
UNIT CONTAINING BEDROOM(S).

6x10 BOX BEAM  
W 2-9 1/4" M'LM (EACH SIDE)

8'-0" R.O. WIND. HT.

2-9 1/4" M'LM

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2-9 1/4" M'LM

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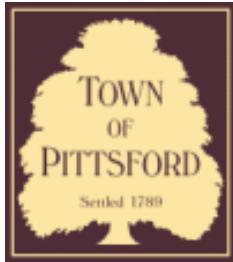
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## Town of Pittsford

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

Permit #  
**B22-000029**

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

### DESIGN REVIEW AND HISTORIC PRESERVATION BOARD REFERRAL OF APPLICATION

**Property Address:** 5 Hawkstone Way PITTSFORD, NY 14534

**Tax ID Number:** 178.03-4-26

**Zoning District:** RN Residential Neighborhood

**Owner:** Ketmar Development Corp

**Applicant:** Ketmar Development Corp

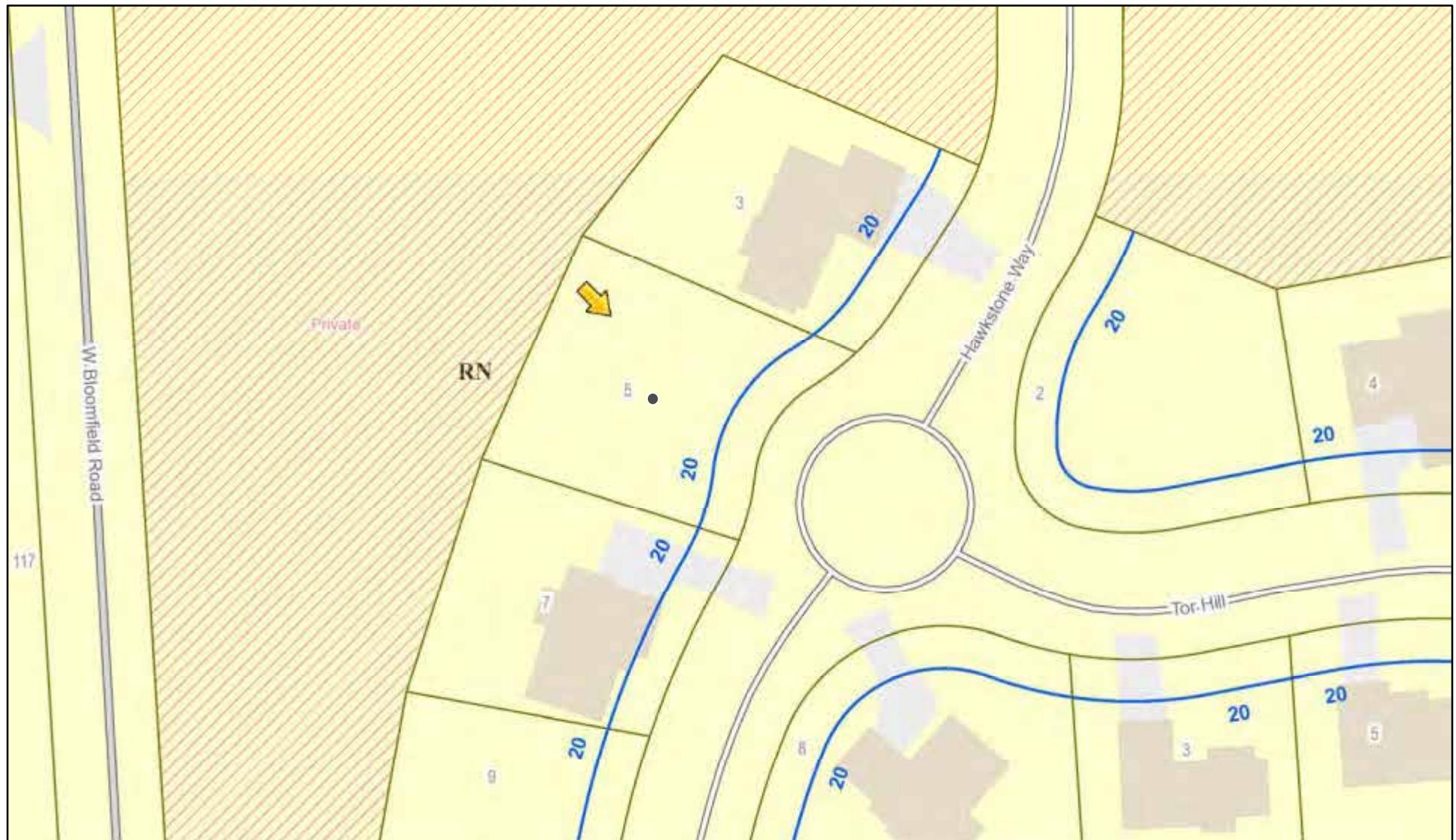
#### Application Type:

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

**Project Description:** Applicant is requesting design review for the construction of a one story single family home. The home will be approximately 3095 square feet and will be located in the Cottages at Malvern Hills Subdivision.

**Meeting Date:** February 24, 2022

# RN Residential Neighborhood Zoning

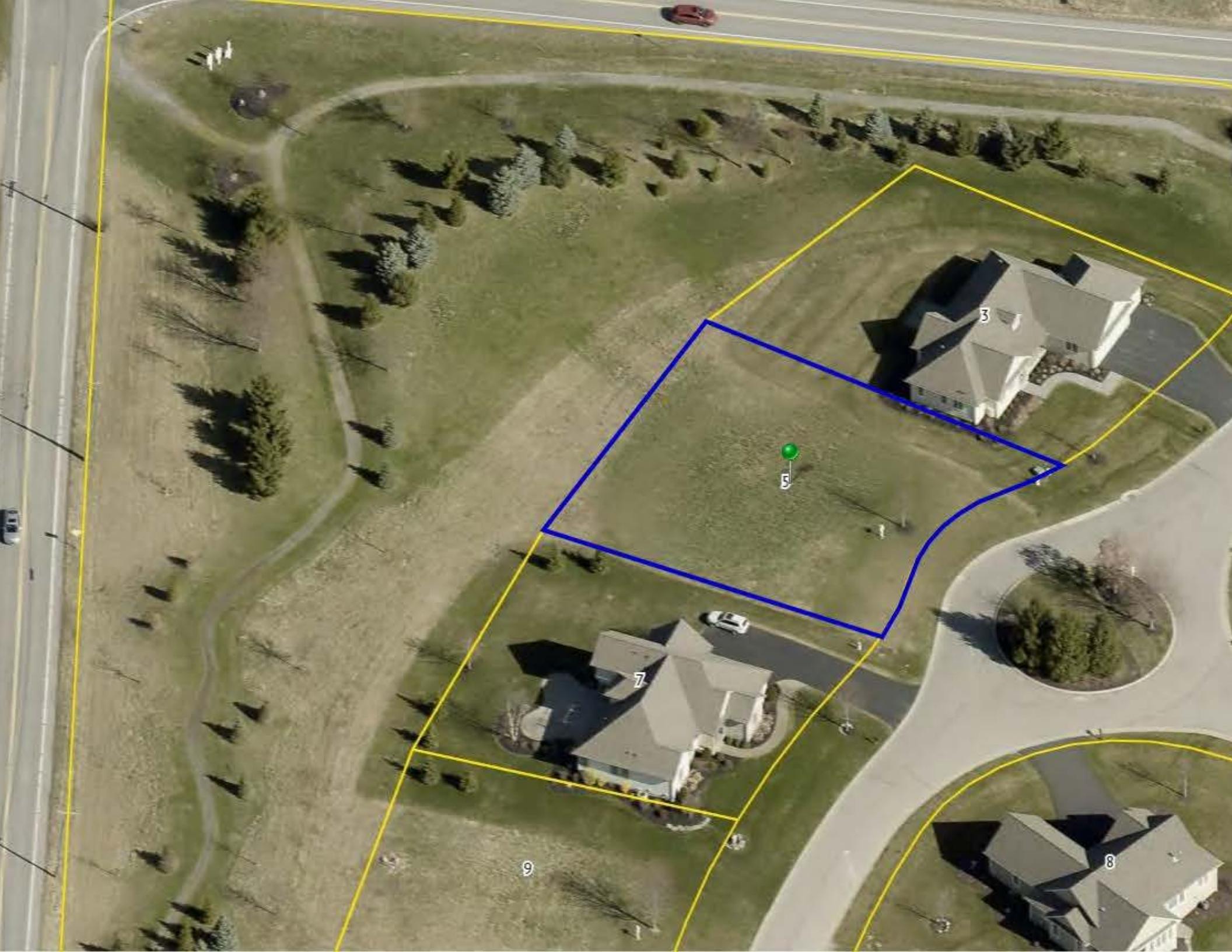


Printed February 15, 2022

1:1,128  
0 12.5 25 50 m  
0 45 90 180 ft

Town of Pittsford GIS

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# STEELE RESIDENCE

LOT 2 HAWKSTONE  
 PITTSFORD, NY  
 KETMAR DEVELOPMENT CORP.

PLAN 2369 R / PROJECT 2549 L



## GENERAL NOTES:

THESE PLANS COMPLY WITH THE 2020 RESIDENTIAL CODE OF NEW YORK STATE (RCNYS) AND THE 2018 ENERGY CONSERVATION CONSTRUCTION CODE OF NEW YORK STATE (ECCCNYS).

COMPLIANCE METHOD: RESCHECK CERTIFICATE OR PRESCRIPTIVE

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

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

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

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

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

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

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

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

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

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

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

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

R805.2 MINIMUM VENT AREA. THE MINIMUM NET FREE VENTILATION AREA SHALL BE  $\frac{1}{150}$  OF THE AREA OF THE VENTED SPACE.

CAS 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 0.015" ( NO. 28 GAUGE) & SHALL BE 4" NOMINAL IN DIAMETER. EXHAUST DUCTS SHALL TERMINATE ON THE OUTSIDE OF THE BUILDING AS PER MANUFACTURER'S INSTALLATION INSTRUCTIONS, BUT NOT LESS THAN 3' IN ANY DIRECTION FROM OPENINGS INTO BUILDINGS.

## ENERGY EFFICIENCY:

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

R402.4.4 ATTIC ACCESS SHALL BE INSULATED WITH THE SAME R- VALUE AS THE ATTIC, WEATHER STRIPPED & LATCHED

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

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

R402.4.1.1 INSTALLATION. THE COMPONENTS OF THE BUILDING THERMAL ENVELOPE AS LISTED IN TABLE R402.4.1.1 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 DUELING 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/CC 380, ASTM E779, OR ASTM E827 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. EXTERIOR DOORS, IF INSTALLED AT THE TIME OF THE TEST, SHALL BE OPEN.

4. EXTERIOR DOORS FOR CONTINUOUS VENTILATION SYSTEMS AND HEAT RECOVERY VENTILATORS SHALL BE CLOSED AND SEALED.

5. HEATING AND COOLING SYSTEMS, IF INSTALLED AT THE TIME OF REST, SHALL BE TURNED OFF.

6. SUPPLY AND RETURN REGISTERS, IF INSTALLED AT THE TIME OF REST, SHALL BE FULLY OPEN.

R402.4.5 RECESSED LIGHTING. RECESSED LUMINAIRES INSTALLED IN THE BUILDING THERMAL ENVELOPE SHALL BE SEALED TO LIMIT AIR LEAKAGE BETWEEN CONDITIONED AND UNCONDITIONED SPACES. RECESSED LUMINAIRES SHALL BE IC-RATED AND LABELED AS HAVING AN AIR LEAKAGE RATE OF NOT GREATER THAN 2.0 c.f.m (0.944 l/s) WHEN TESTED IN ACCORDANCE WITH ASTM E283 AT A PRESSURE DIFFERENTIAL OF 1.57 p.s.f. (75 Pa). RECESSED LUMINAIRES SHALL BE SEALED WITH A GASKET OR CAULKED BETWEEN THE HOUSING AND THE INTERIOR WALL OR 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, & .075 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 DEFREST, PREVENT SUPPLEMENTAL HEAT OPERATION WHEN THE HEAT PUMP COMPRESSOR CAN MEET THE HEATING LOAD.

R403.1.3 INSULATION (PRESCRIPTIVE) SUPPLY & RETURN DUCTS IN ATTICS SHALL BE INSULATED TO A MIN. OF R-8, WITH THE EXCEPTION OF DUCTS OR PORTIONS THEREOF LOCATED COMPLETELY INSIDE THE BUILDING THERMAL ENVELOPE.

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

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

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

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

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

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

R403.5.1 HEATED WATER CIRCULATION & TEMPERATURE MAINTENANCE SYSTEMS (MANDATORY).

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

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

1. PIPING 3/4" AND LARGER IN NOMINAL DIAMETER.  
 2. PIPING SERVING MORE THAN ONE DUELING 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 INC, 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 AN 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.

R404.2 STAIRWAY & GUARD REQUIREMENTS:

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.

## SHEET INDEX

- C-1 COVER SHEET
- 1/5 ELEVATIONS
- 2/5 FOUNDATION PLAN
- 3/5 FIRST FLOOR PLAN
- 4/5 SECTIONS
- 5/5 ROOF PLAN
- N-1 DETAILS
- N-2 REINFORCING NOTES

## 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.

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. G243A OF THE 2020 RCNYS & THE MANUFACTURER'S INSTRUCTIONS. INSTRUCTIONS SHALL BE AVAILABLE ON SITE FOR BUILDING INSPECTOR. APPLIANCE SHALL BE EQUIPPED WITH A FLAME SAFEGUARD DEVICE IN ACCORDANCE WITH SECT. G243A.

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.

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

## FRAMING:

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

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

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

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

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

ALL STRESS GRADE LUMBER CONSTRUCTION SHALL COMPLY WITH ATC TIMBER CONSTRUCTION STANDARDS LATEST EDITION. EACH PIECE SHALL BEAR THE STAMP OF A GRADING RATES 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

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

| DWELLING UNIT            | NUMBER OF BEDROOMS |     |     |     |     |
|--------------------------|--------------------|-----|-----|-----|-----|
|                          | 0-1                | 2-3 | 4-5 | 6-7 | > 7 |
| FLOOR AREA (square feet) | 30                 | 45  | 60  | 75  | 90  |
| < 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 m<sup>2</sup>, 1 cubic foot per min = 0.0004719 m<sup>3</sup>/s

TABLE M 1505.4.3 (2)  
INTERMITTENT WHOLE-HOUSE MECHANICAL VENTILATION RATE FACTORS<sup>a,b</sup>

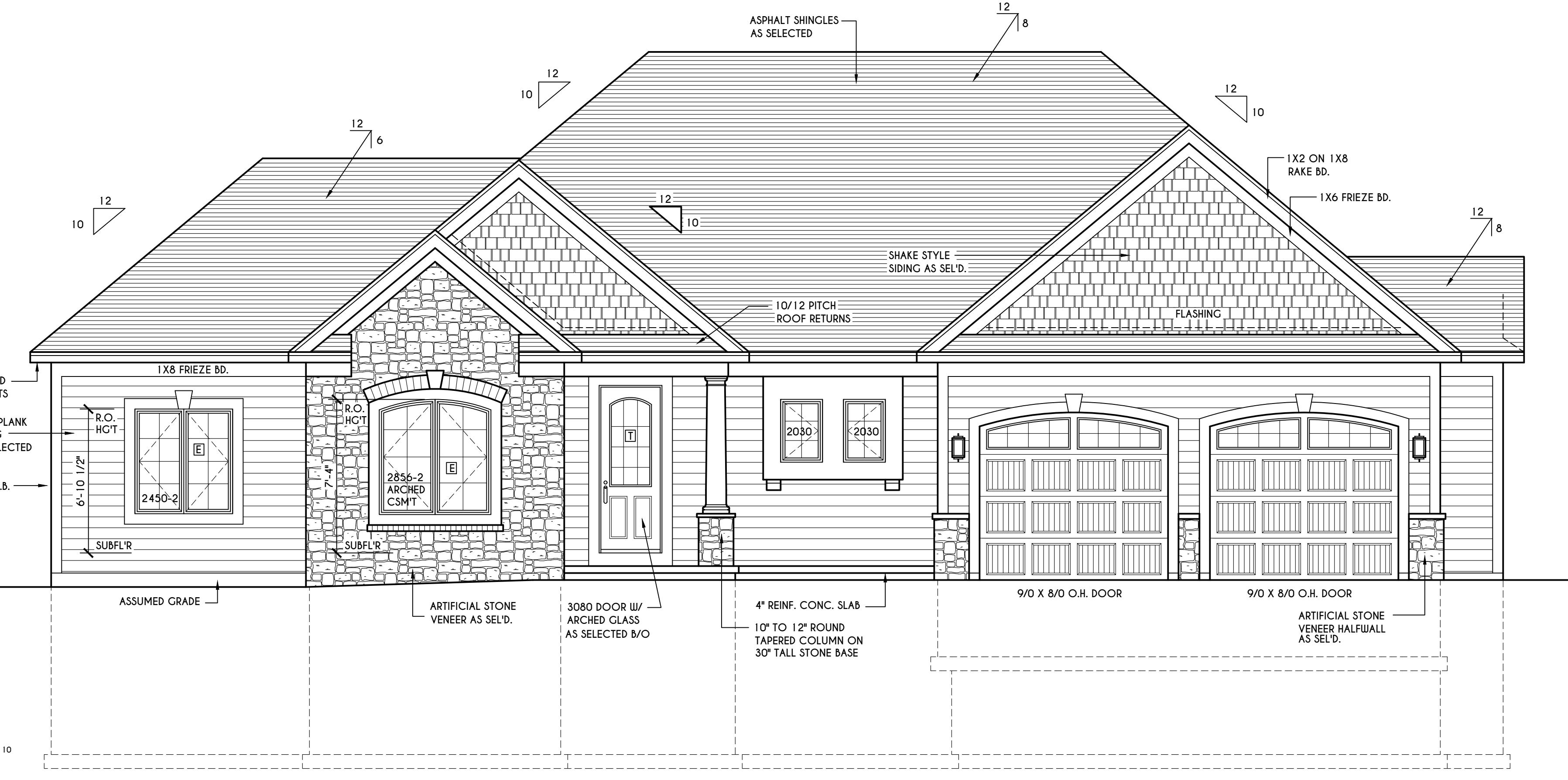
| RUN-TIME PERCENTAGE<br>IN EA. 4-HOUR SEGMENT | 25%                 | 33% | 50% | 66% | 75% | 100% |
|----------------------------------------------|---------------------|-----|-----|-----|-----|------|
|                                              | FACTOR <sup>a</sup> | 4   | 3   | 2   | 1.5 | 1.0  |
| AIRFLOW IN CFM                               |                     |     |     |     |     |      |

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

TABLE M 1505.4.4  
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-<br>TOILET ROOMS | MECHANICAL EXHAUST CAPACITY OF 50 cfm<br>INTERMITTENT OR 20 cfm CONTINUOUS |

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



## FRONT ELEVATION

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

TOTAL LIVING AREA = 2369 SQ.FT.  
TOTAL CONDITIONED VOLUME = 42,302 CU.FT.

WINDOWS: VWD CASEMENTS  
U-FACTOR ..... 0.28  
SHGC ..... 0.31

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 EEC/NYS

WINDOW / DOOR LEGEND:

- = MEETS OR EXCEEDS EGRESS REQUIREMENTS
  - CLEAR OPENING AREA OF 5.7 SQ.FT.
  - CLEAR OPENING WIDTH OF 20"
  - CLEAR OPENING HEIGHT OF 24"
PER SECT. R310.1 OF 2020 RCNYS
- = SPECIFIES THAT THIS FIXED OR OPERABLE  
UNIT REQUIRES SAFETY GLAZING  
PER SECT. R308.4 OF 2020 RCNYS
- = SPECIFIES THAT THIS OPERABLE WINDOW  
UNIT REQUIRES FACTORY APPLIED FALL  
PROTECTION PER SECT. R312.2 OF 2020 RCNYS  
SEE TABLES M1505.4.3(1) & M1505.4.3(2)

### GENERAL NOTES:

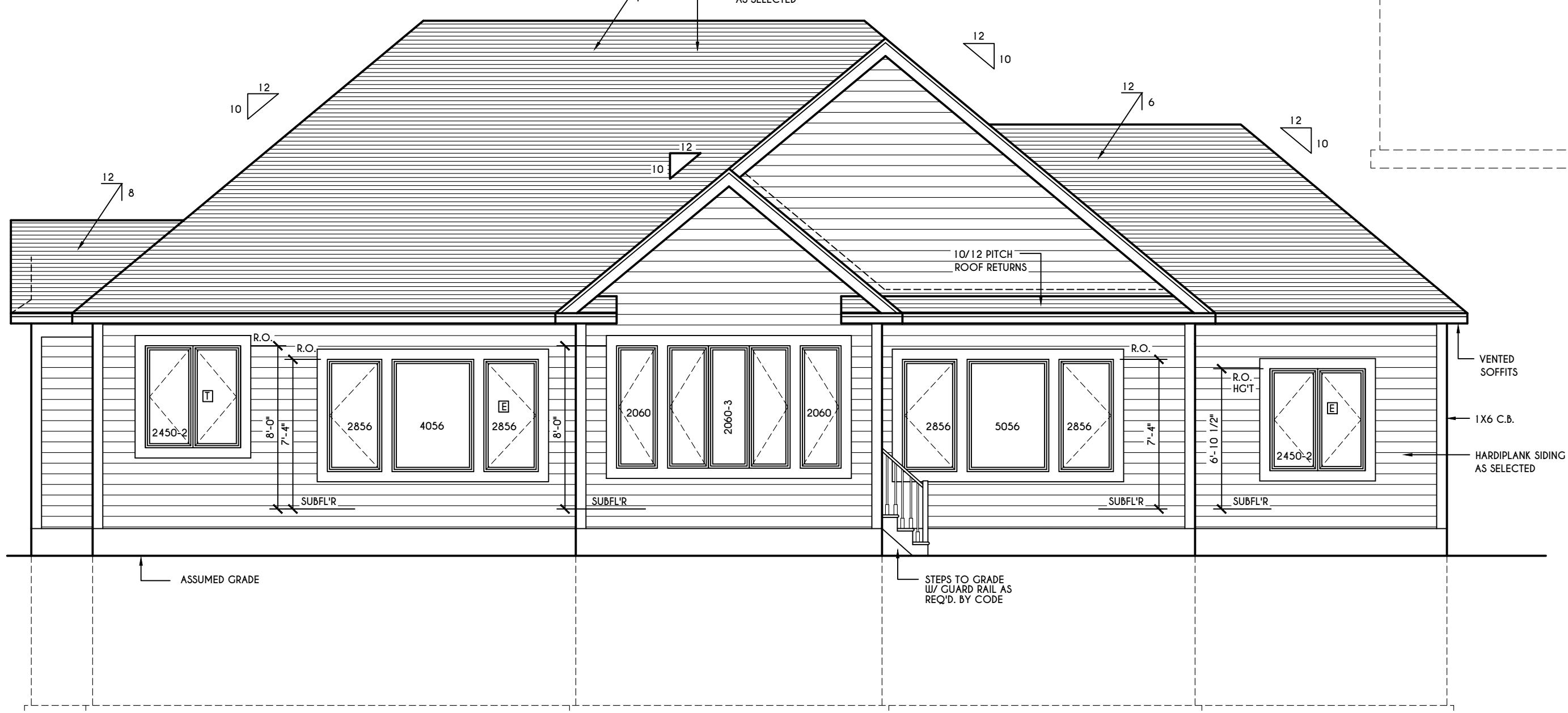
ALL RAKES & OVERHANGS ARE TO BE 1'-0"  
UNLESS NOTED OTHERWISE

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

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.

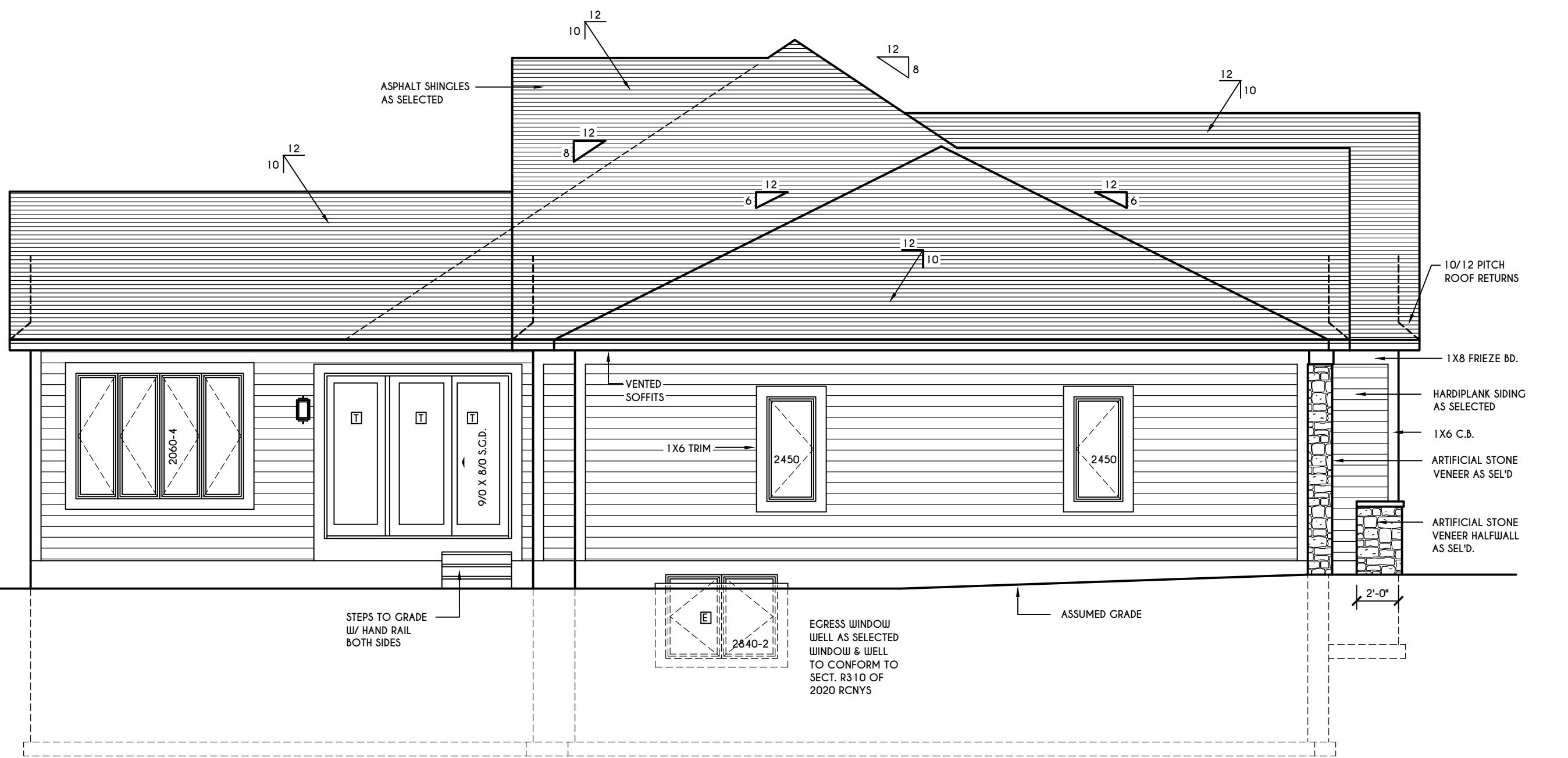
### MECHANICAL VENTILATION RATE:

THIS PLAN AS DESIGNED REQUIRES (MIN) 1  
CONTINUOUSLY RUN EXHAUST FAN  
CAPABLE OF (MIN) 60 cfm WITH A  
MANUAL OVERIDE SWITCH AS PER  
SECTION M1505.4.2 OF 2020 RCNYS  
SEE TABLES M1505.4.3(1) & M1505.4.3(2)



## REAR ELEVATION

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

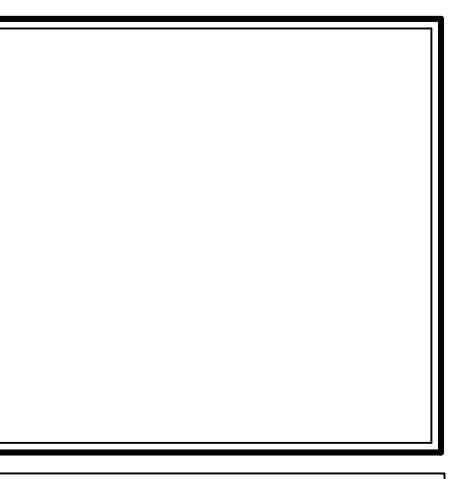


## LEFT ELEVATION

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

## RIGHT ELEVATION

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



**GLA**  
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[www.greaterliving.com](http://www.greaterliving.com)

| REVISIONS: |    |             |
|------------|----|-------------|
| DATE       | BY | DESCRIPTION |
|            |    |             |

**CLIENT/LOCATION:**  
 STEELE RESIDENCE  
 LOT 2 HAWKSTONE  
 PITTSFORD, NY

**BUILDER:**  
 KETMAR  
 DEVELOPMENT CORP.

**FOUNDATION PLAN**

**GLA PLAN 2369 R**

|          |          |          |     |
|----------|----------|----------|-----|
| drawn:   | CDK      | checked: | JJS |
| scale:   |          | date:    |     |
|          | AS NOTED | 2 / 22   |     |
| PROJECT: | sheet:   | 2        | 5   |

### TRUSS EAVE CONSTRUCTION

ASPHALT SHINGLES ON 15# FELT ON  
 5/8" EXTERIOR SHEATHING OR 7/16"  
 SHEATHING WITH CLIPS  
 PRE-ENGINEERED ROOF TRUSSES @ 24" O.C.  
 DESIGNED BY OTHERS - SECURE TO  
 TOP PLATE W/ SIMPSON H4 HURRICANE TIES  
 OR SDIUC 15000 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-38 CEILING INSULATION

### FIRST FLOOR

5/8" O.S.B. SUBFLOOR,  
 GLUED AND NAILED  
 2X10 FLOOR JOISTS  
 @ 16" O.C.  
 3/8" EXT. PLYWD. OR 7/16" O.S.B. W/  
 HOUSE WRAP  
 SIDING AS SELECTED ATTACHED  
 AS PER 2020 RCNYS

2X10 BAND JOIST W/ R-21 INSULATION  
 12" X PRESSURE TREATED SILL PLATE EQUAL  
 TO THE WIDTH OF C.M.U. FOUNDATION  
 USED IN ORDER TO COMPLETELY COVER  
 THE HOLLOW VOID IN THE BLOCK W/  
 SILL SEALER & 1/2" DIAM. / 10" LONG NON-  
 CORROSIVE ANCHOR BOLTS @ 72" O.C.  
 AS PER SECT R403.1.6 2020 RCNYS

R-15 INSULATION FULL  
 HEIGHT UP TO A 10'-0"  
 MAXIMUM HTG

### BASEMENT / FOUNDATION

12" CONC. BLOCK SHALL BE CONSTRUCTED AND  
 REINFORCED TO COMPLY WITH 2020 RCNYS  
 (SEE PG. N-2 FOR CHARTS)

'DELTA MS' OR EQ. O/ TAR COAT

FILTER MEMBRANE ABOVE COVER OR  
 WRAPPED AROUND DRAIN PIPE

20" X 8" CONCRETE  
 W/ (2) 5" REBAR  
 CONTINUOUS  
 SEE DETAIL 20/N-1 FOR  
 CONCRETE-ENCASED  
 ELECTRODE DETAIL

EXPANSION JOINT

3 1/2" CONCRETE SLAB W/  
 6 MIL VAPOR BARRIER O/  
 4" GRAVEL

4" DIAM. PERF. PIPES CONNECT  
 W/ 6" DIAM. P.V.C. PIPE &  
 SLEEVE THRU FTG

2020 RCNYS SECT. R405.1, EXCEPTION  
 A DRAINAGE SYSTEM IS NOT REQ'D.  
 WHERE THE FOUNDATION IS  
 INSTALLED ON A WELL-DRAINED  
 GROUND OR SAND-GRAVEL MIXTURE  
 SOILS ACCORDING TO THE UNIFIED  
 SOIL CLASSIFICATION SYSTEM, GROUP I  
 SOILS, AS DETAILED IN TABLE R405.1.  
 (SEE PG. N-2)

### TYPICAL WALL SECTION

SCALE: 1" = 1'-0"

### BASEMENT & FOUNDATION PLAN

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

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. HTG'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. AREA OF THE WINDOW WELL SHALL BE 9 SQ. FT.

WITH A MINIMUM HORIZONTAL PROJECTION & WIDTH OF 36"

PROVIDE SOLID BLOCKING UNDER ALL BEARING POINTS DOWN TO FOUNDATION WALL AND / OR BEAMS

PROVIDE DBL JACK STUDS EA. SIDE OF LOAD BEARING OPENINGS > = 4'-0"

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

ALL EXTERIOR WINDOW & DOOR HEADERS TO HAVE MIN. R-5 INSUL. & TO BE MIN. (2)2X8'S OR (3)2X6'S (U.N.O.)

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

SMOKE (SD) & HEAT DETECTOR (HD), SHALL BE INSTALLED AS PER SECT. R314 OF 2020 RCNYS

CARBON MONOXIDE ALARMS SHALL BE INSTALLED AS PER SECT. 915.33 FCNYS & BE WITHIN 10' OF ALL SLEEPING AREAS

REINFORCE FOUNDATION WALLS AS PER 2020 RCNYS. SEE PG. N-2 FOR REINFORCING CHARTS

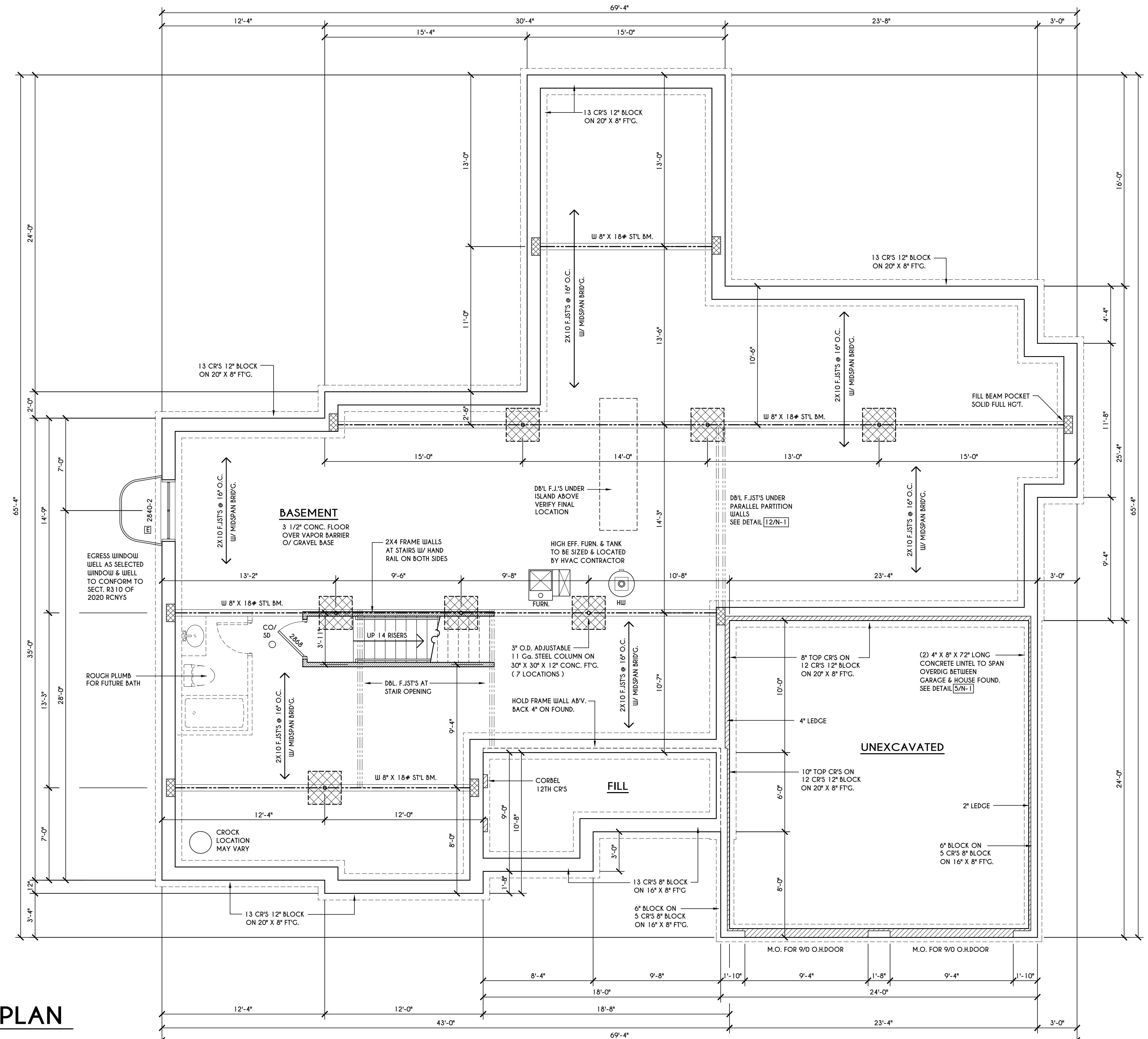
SEE CONCRETE-ENCASED ELECTRODE DETAIL 19/N-1

### FRAMING LEGEND:

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

### WINDOW / DOOR LEGEND:

|  |                                                                                                                          |
|--|--------------------------------------------------------------------------------------------------------------------------|
|  | - MEETS OR EXCEEDS EGRESS REQUIREMENTS<br>- CLEAR OPENING AREA OF 5.7 SQ.FT.                                             |
|  | - CLEAR OPENING WIDTH OF 20"                                                                                             |
|  | - CLEAR OPENING HEIGHT OF 24"<br>PER SECT. R310.2.1 OF 2020 RCNYS                                                        |
|  | - SPECIFIES THAT THIS FIXED OR OPERABLE<br>UNIT REQUIRES SAFETY GLAZING<br>PER SECT. R308.1 OF 2020 RCNYS                |
|  | - SPECIFIES THAT THIS OPERABLE WINDOW<br>UNIT REQUIRES FACTORY APPLIED FULL PROTECTION<br>PER SECT. R312.2 OF 2020 RCNYS |





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| REVISIONS: |    |             |
|------------|----|-------------|
| DATE       | BY | DESCRIPTION |
|            |    |             |

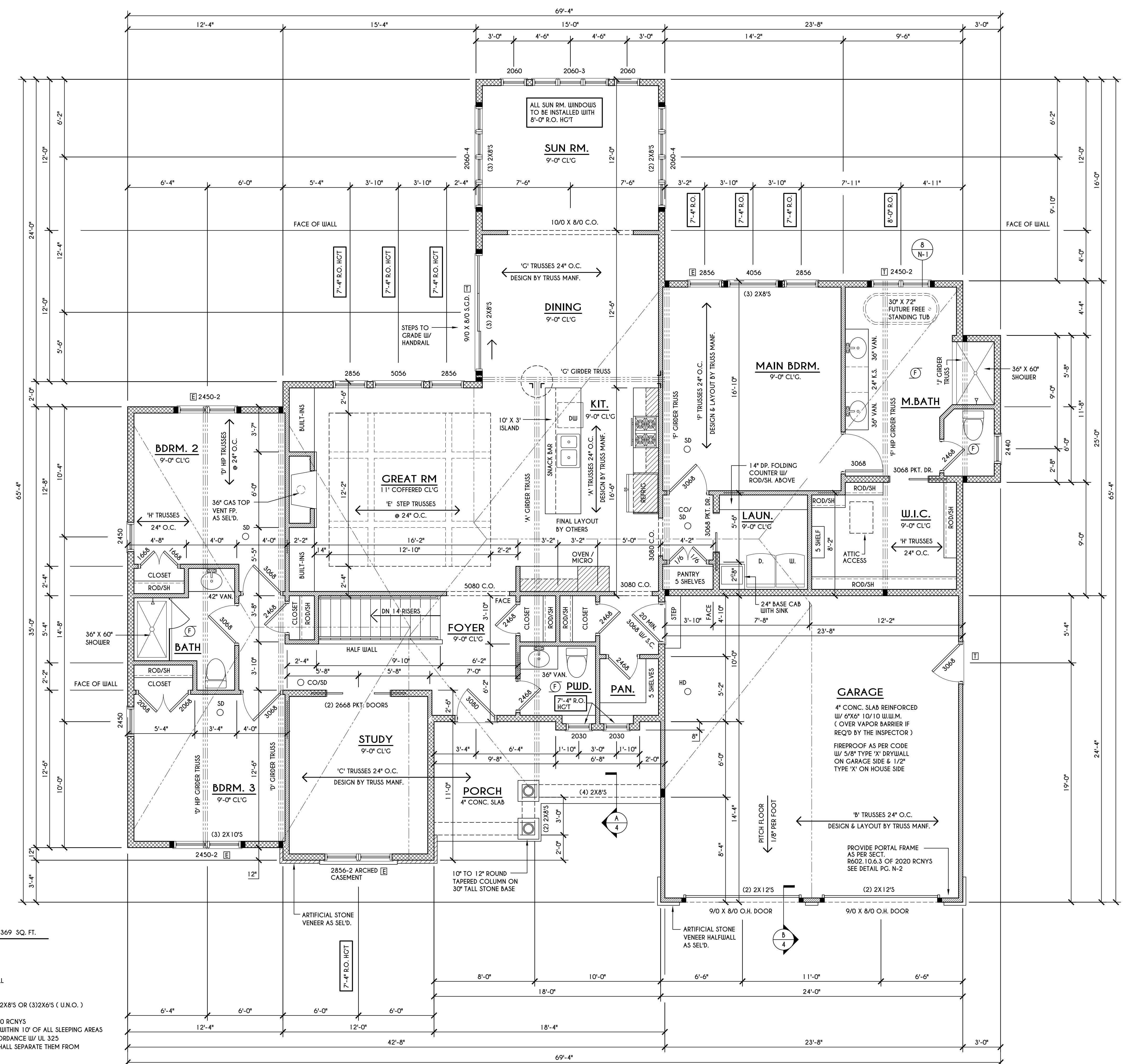
CLIENT/LOCATION:  
 STEELE RESIDENCE  
 LOT 2 HAWKSTONE  
 PITTSFORD, NY

BUILDER:  
 KETMAR  
 DEVELOPMENT CORP.

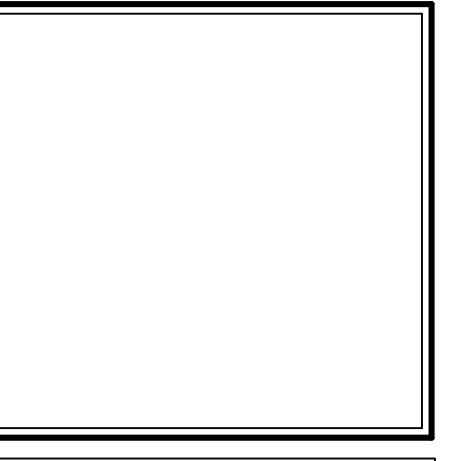
FIRST FLOOR PLAN

GLA PLAN 2369 R

|          |          |
|----------|----------|
| drawn:   | checked: |
| CDK      | JJS      |
| scale:   | date:    |
| AS NOTED | 2 / 22   |
| PROJECT: | sheet:   |
| 2549 L   | 3        |
|          | 5        |



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|------------|----|-------------|
| DATE       | BY | DESCRIPTION |
|            |    |             |

**CLIENT/LOCATION:**  
STEELE RESIDENCE  
LOT 2 HAUKSTONE  
PITTSFORD, NY

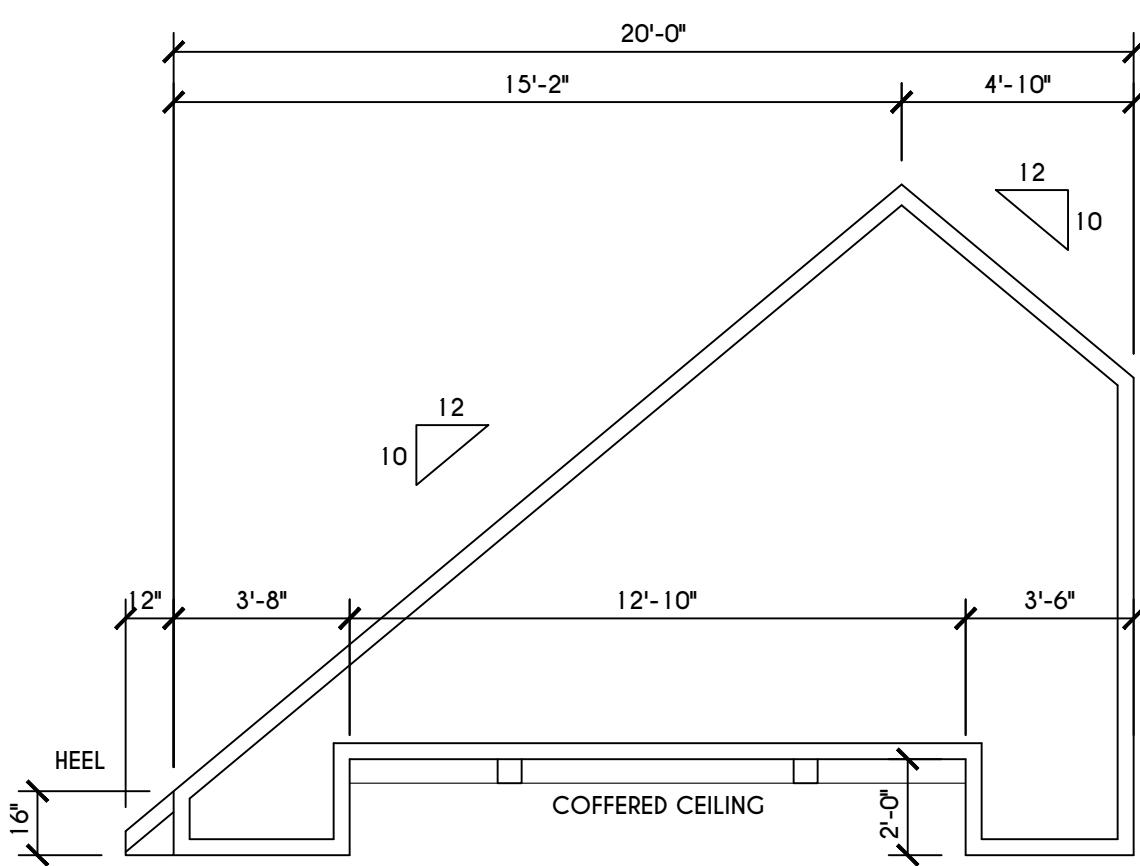
**BUILDER:**  
KETMAR  
DEVELOPMENT CORP.

**SECTIONS**

GLA PLAN 2369 R

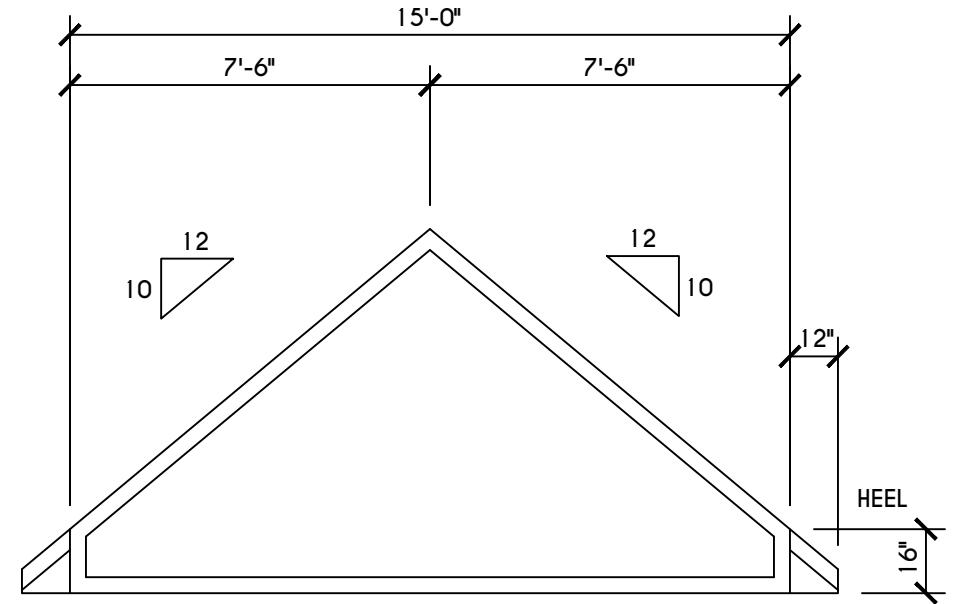
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scale: AS NOTED date: 2 / 22

PROJECT: sheet:  
2549 L 4  
5



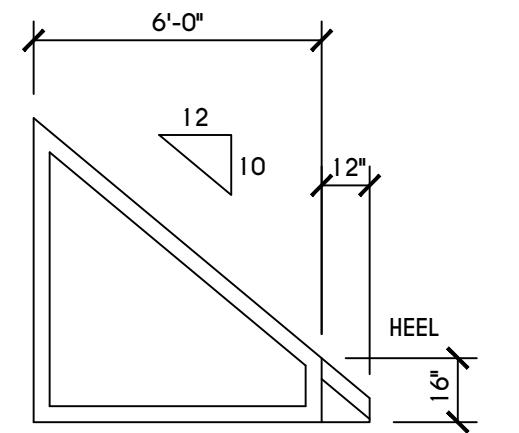
**'E' STEP TRUSS PROFILE**

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



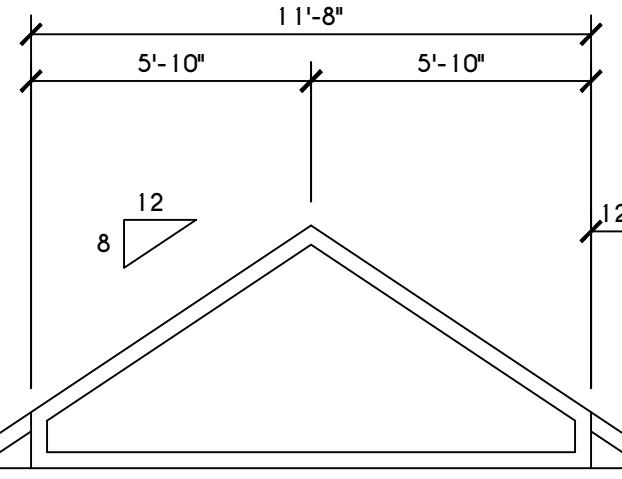
**'G' TRUSS PROFILE**

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



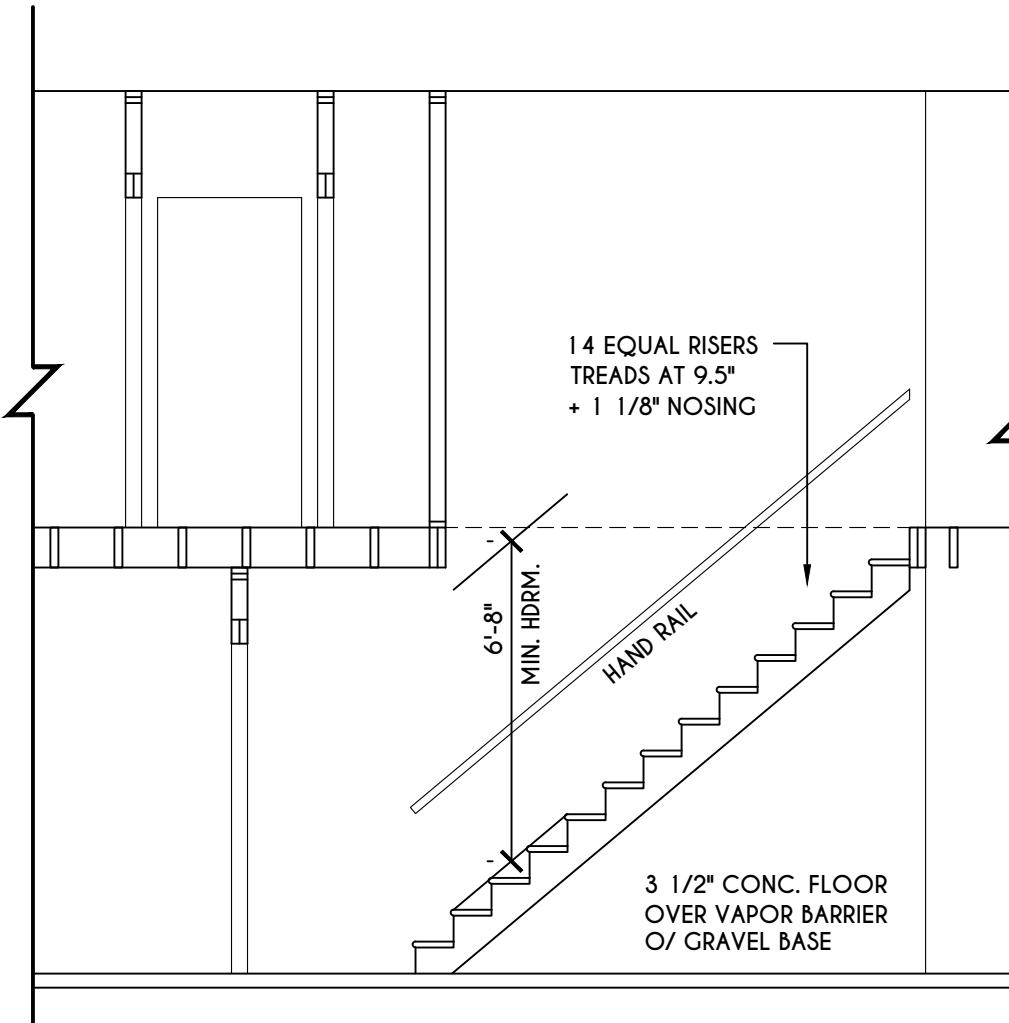
**'H' TRUSS PROFILE**

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



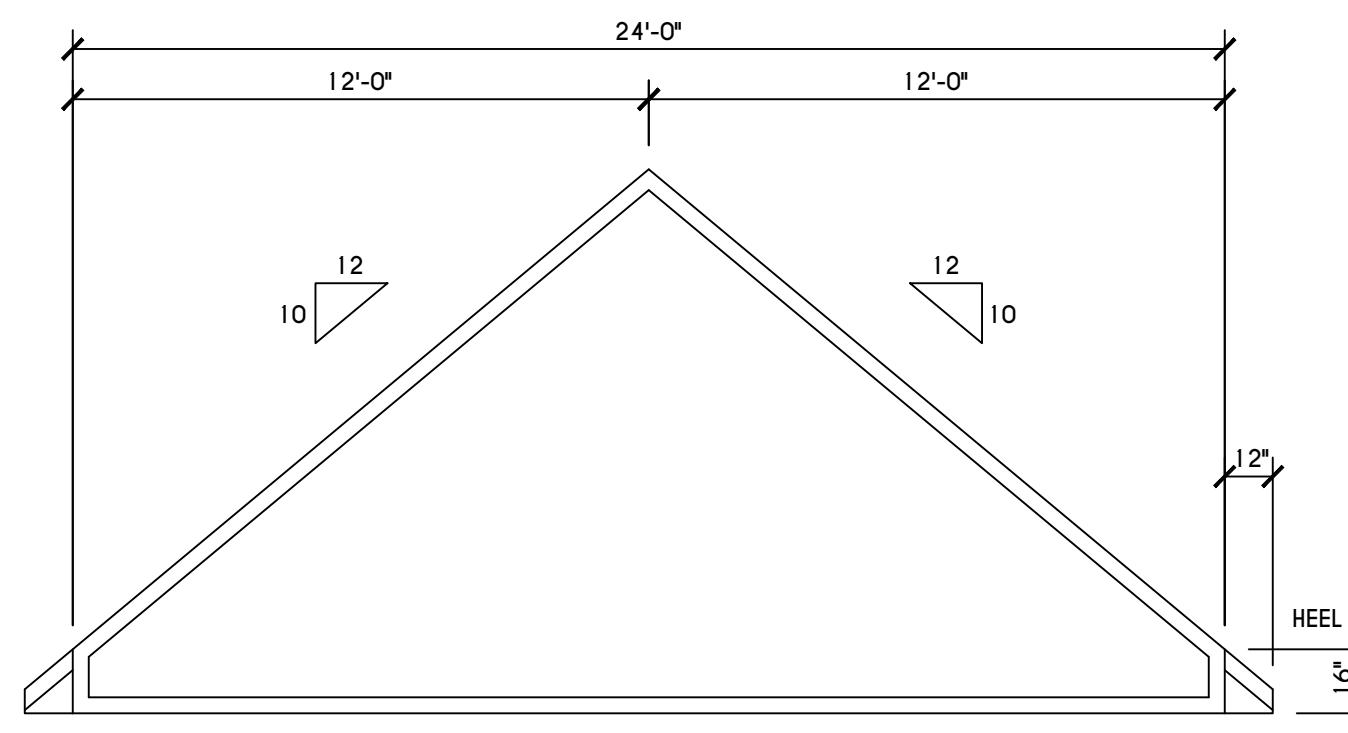
**'J' TRUSS PROFILE**

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



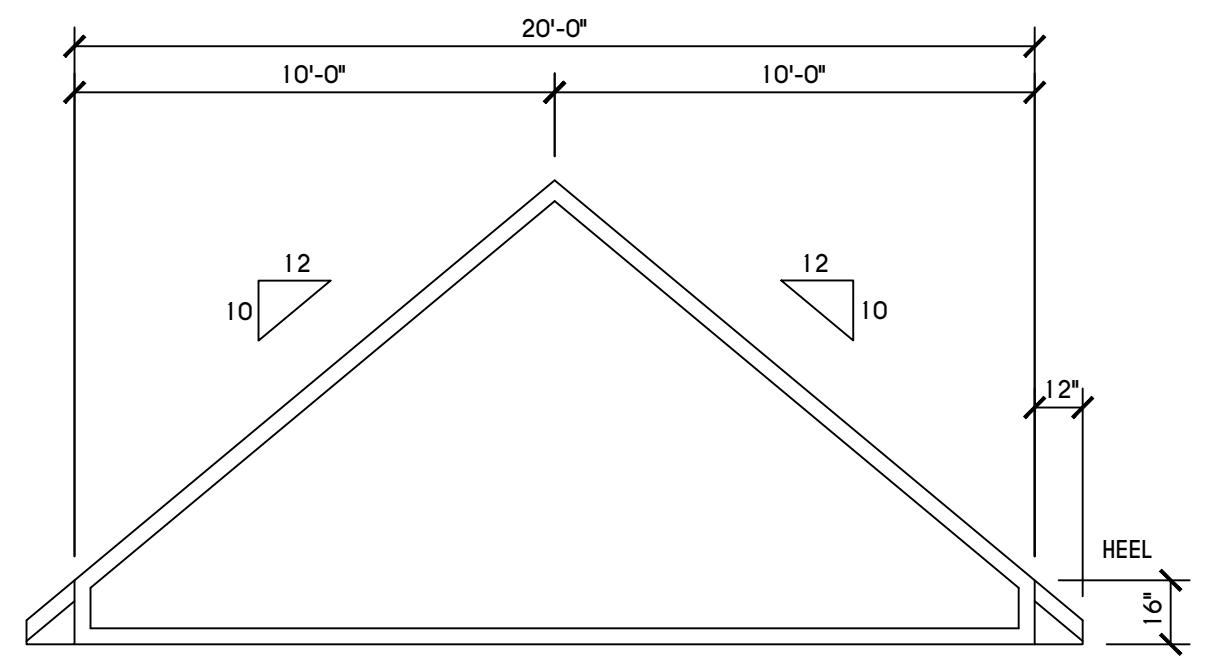
**STAIR SECTION**

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



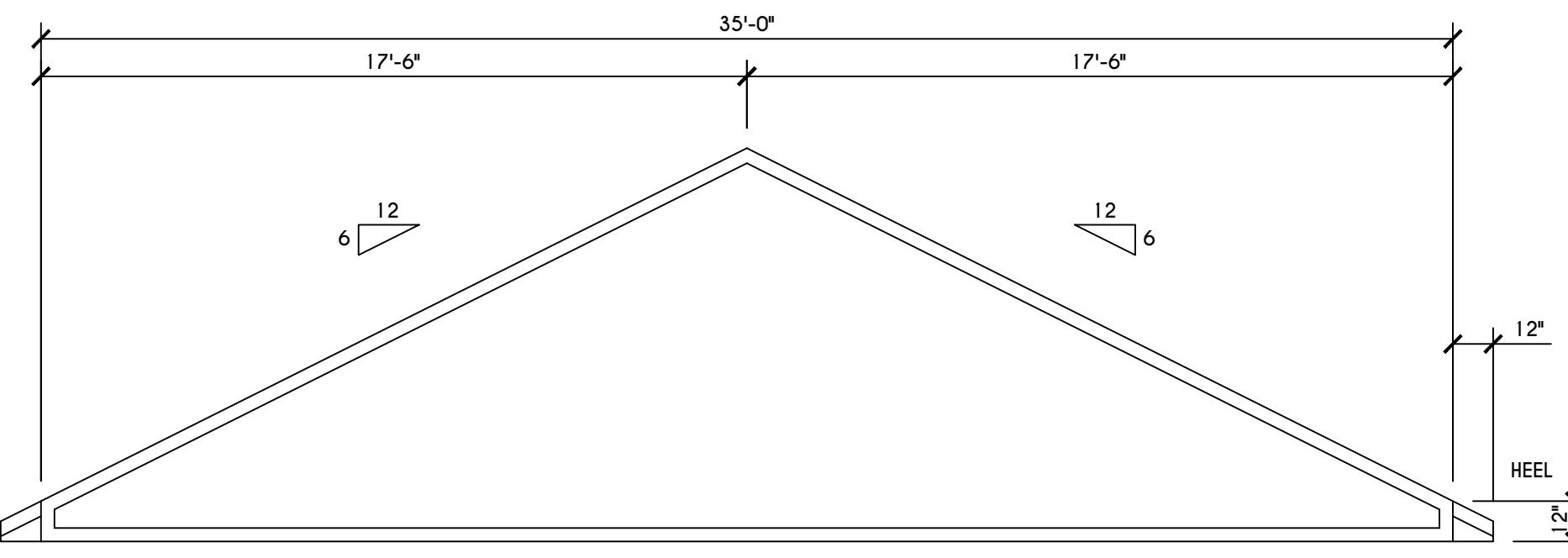
**'B' TRUSS PROFILE**

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



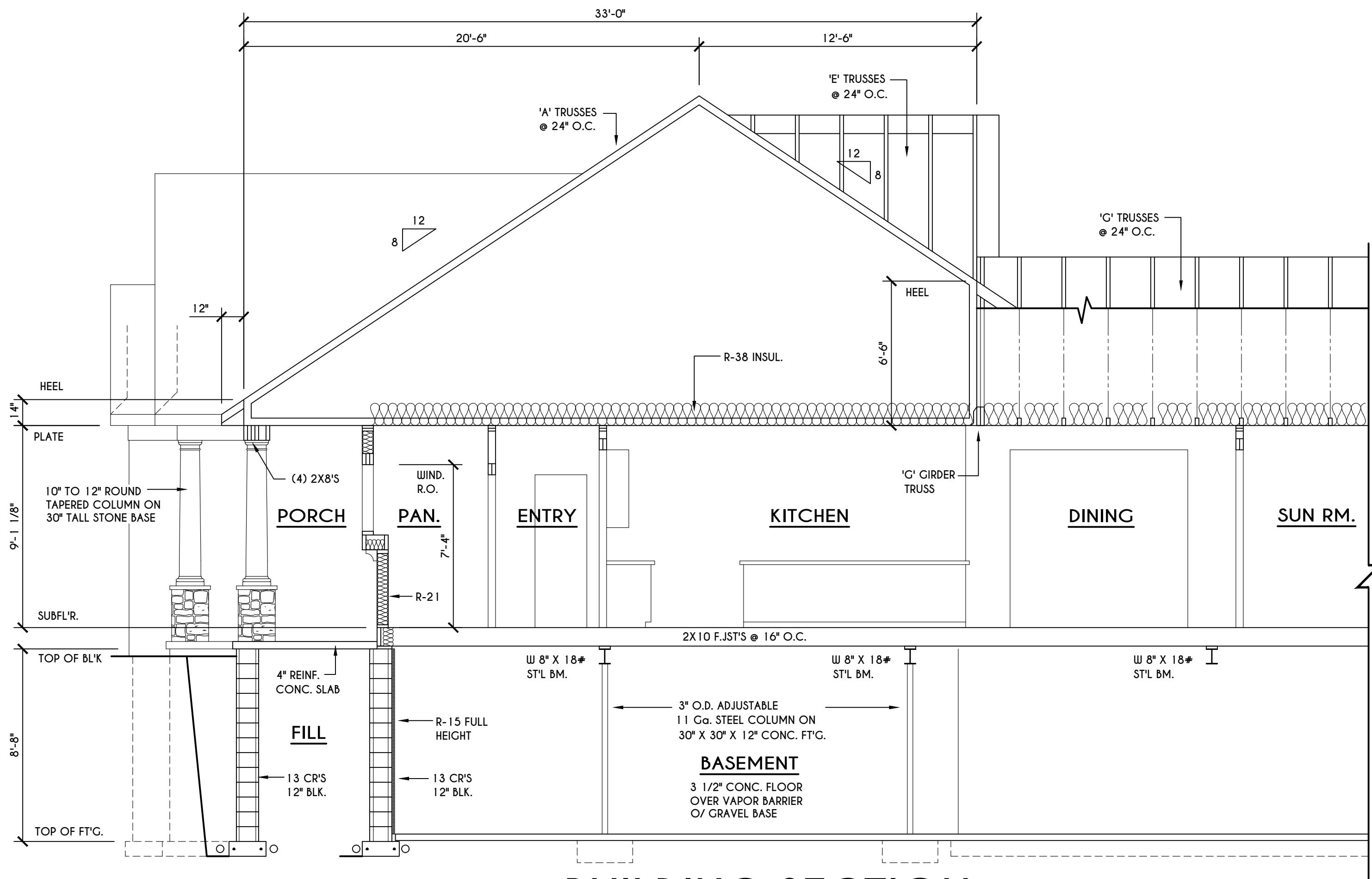
**'C' TRUSS PROFILE**

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



**'D' TRUSS PROFILE**

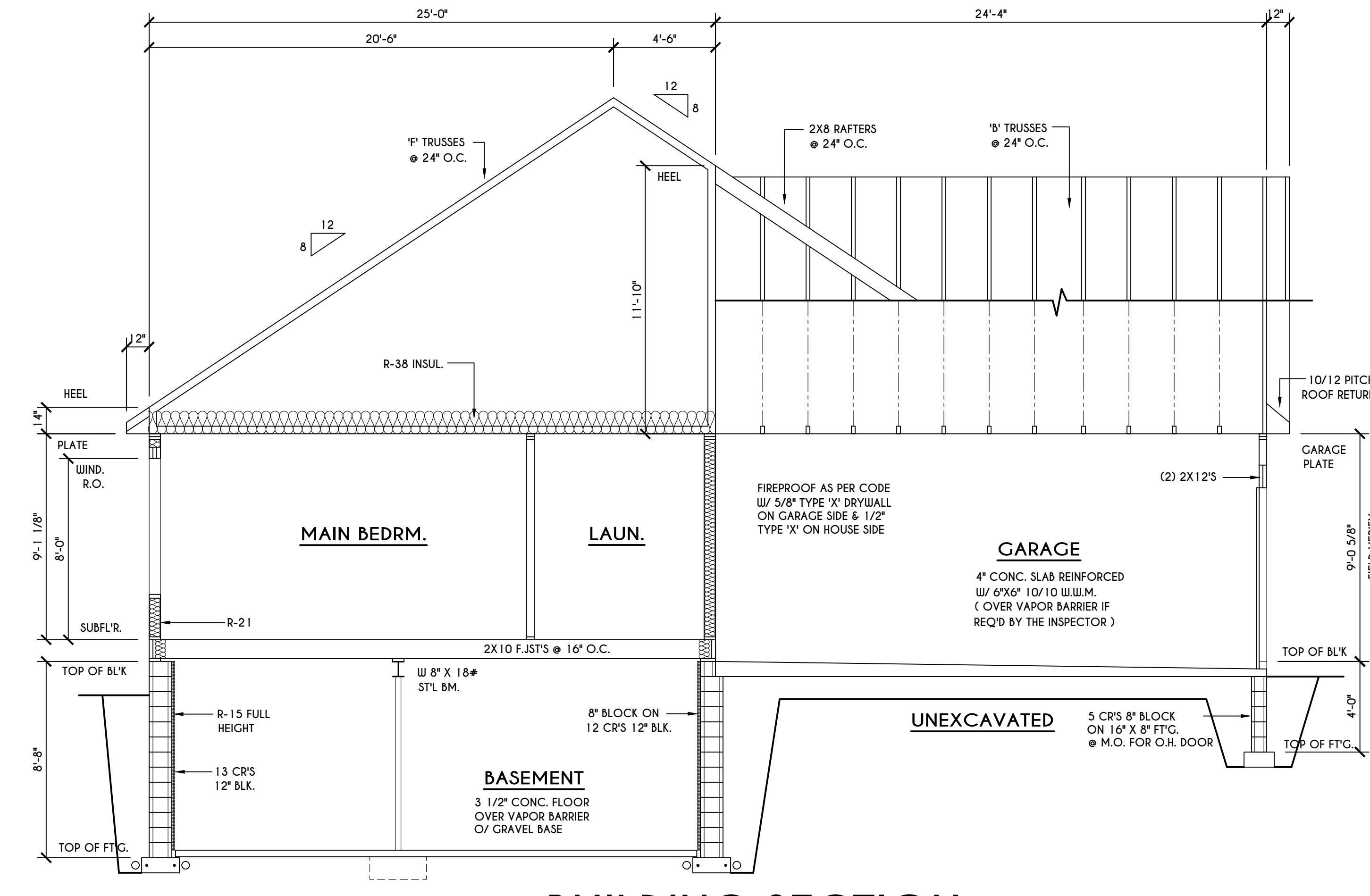
SCALE: 1/4" = 1'-0"



**A**  
4

**BUILDING SECTION**

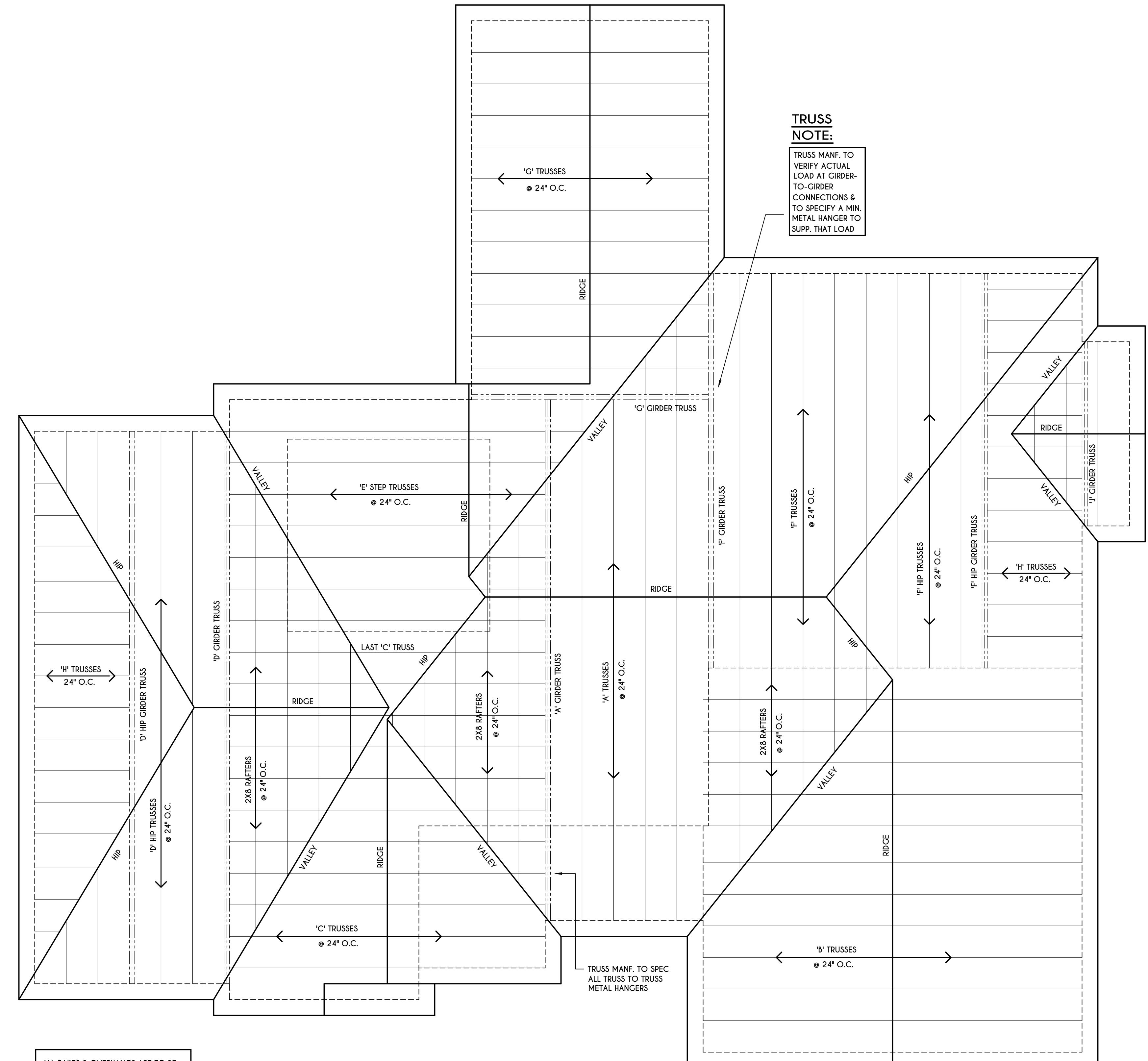
SCALE: 1/4" = 1'-0"



**B**  
4

**BUILDING SECTION**

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



# ROOF PLAN

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

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

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

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

**A** - 2X6 LAYOVER  
PARTERS 24" OC





