Town of Pittsford Design Review & Historic Preservation Board
AGENDA
August 14, 2025

This agenda is subject to change.

Please take notice that the Town of Pittsford Design Review & Historic Preservation Board will hold the following meeting on August 14, 2025, in the Lower-Level Meeting Room of Pittsford Town Hall, 11 S. Main Street, and beginning at 6:00PM local time.

HISTORIC PRESERVATION DISCUSSION

RESIDENTIAL APPLICATIONS: RENOVATIONS & ADDITIONS

93 Kilbourn Road

Applicant is requesting design review for an approximately 1170 square feet addition off the rear of the home.

4401 East Avenue

Applicant is requesting design review for a front porch renovation.

RESIDENTIAL APPLICATIONS: NEW HOMES

4 Bellingham Creek

Applicant is requesting design review for the construction of a two-story single-family home approximately 3228 square feet that is located in the Coventry Ridge Subdivision.

5 Bellingham Creek

Applicant is requesting design review for the construction of a two-story single-family home approximately 3337 square feet that is located in the Coventry Ridge Subdivision.

78 East Park Road

Applicant is requesting design review for the construction of a two-story single-family home approximately 3900 square feet.

DEMOLITION APPLICATIONS:

526 Mendon Road

Applicant is requesting Board approval to demolish the existing 2,805 square foot, one-story, single-family home, with the intent to build a 12,231 square foot, two-story, single-family home on the property. This property is zoned Residential Neighborhood (RN).

COMMERCIAL APPLICATIONS: SIGNAGE

3349 Monroe Avenue

Applicant is requesting design review for a 15 Sq Ft. sign for Cinnaholic at Pittsford Plaza.

COMMERCIAL APPLICATIONS

2851 Clover Street (300 Tobey Road) – Pittsford Oaks

Applicant is requesting the review of design changes to date, the current design material, confirm the overall Northeast corner of the building height.

The next meeting is scheduled for Thursday, August 28, 2025, at 6PM.

DESIGN REVIEW & HISTORIC PRESERVATION BOARD
MINUTES
JULY 24, 2025

Minutes of the Town of Pittsford Design Review and Historic Preservation Board meeting held on Thursday, July 24, 2025, at 6:00 PM local time. The meeting took place in the Lower-Level Meeting Room of Pittsford Town Hall, 11 S. Main Street.

PRESENT: Dave Wigg, Paul Whitbeck, Jim Vekasy, Kathleen Cristman

ABSENT: Dirk Schneider, John Mitchell, Bonnie Salem

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

ATTENDANCE: There were 6 members of the public present.

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

HISTORIC PRESERVATION DISCUSSION

Board Member Cristman discussed a few Milepost Historic banners that appear to be falling on Stone Road and near the cemetery. She requested these to be fixed.

RESIDENTIAL APPLICATIONS: RENOVATIONS & ADDITIONS

18 Vantage Drive
Applicant is requesting design review for the addition of an approximately 225 square-foot three-season room off the rear of the home.

Dayn Beck, of Patio Enclosures, introduced the application. Mr. Beck is requesting design review for the addition of an approximately 225 square-foot three-season room off the rear of the home. Mr. Beck stated that the addition will have shingles to match the house as close as possible due to weather fading. The addition will have either the natural color or siding to match the home, and the colors will match the home as well.

Vice Chairman Wigg motioned to approve the application for an approximately 225 square-foot three-season room off the rear of the home with the condition the homeowner choose either the natural color or siding to match the house. This motion was seconded by Board Member Cristman. Following a unanimous voice vote, the application was approved, none opposed.

OVERSIZED ACCESSORY STRUCTURES

17 Whitley Court
Applicant is returning to request design changes for a 336 square-foot pavilion.

Julie Judd, of JOSH Landscape Co., introduced the application. Ms. Judd is requesting design changes to a previously approved application for the addition of a 336 square-foot pavilion. Ms. Judd discussed changing the roof structure to gable roofs and then needing to change the shape of the fireplace as well. She stated that the fireplace is still a wood-framed chimney with stone veneer and noted there were no changes to the size.

Board Member Vekasy motioned to approve the application requesting design changes for a 336 square-foot pavilion, as submitted. This motion was seconded by Board Member Cristman. Following a unanimous voice vote, the application was approved, none opposed.

RESIDENTIAL APPLICATIONS: NEW HOMES

2 Bellingham Creek

Applicant is requesting design review for the construction of a two-story single-family home approximately 2,926 square-feet that is located in the Coventry Ridge Subdivision.

Matt Winseman, of Spall Homes/Spall Realtors Corp, introduced the application. Mr. Winseman is requesting design review for the construction of a two-story single-family home approximately 2,926 square-feet that is located in the Coventry Ridge Subdivision. The home will have horizontal siding throughout with brick accent panels. Bill Zink, Building Inspector, informed the Board that Bellingham Creek is a new street off of Coventry Ridge in Section 4. The Board discussed how the neighboring homes are aimed on the road in comparison to how this home will be aimed. Board Member Cristman asked the applicant if the home will be within the same color palette as the Coventry Ridge homes and the applicant confirmed.

Vice Chairman Wigg motioned to approve the application for the construction of a two-story single-family home approximately 2,926 square-feet that is located in the Coventry Ridge Subdivision, as submitted. This motion was seconded by Board Member Whitbeck. Following a unanimous voice vote, the application was approved, none opposed.

3 Bellingham Creek

Applicant is requesting design review for the construction of two-story single-family home approximately 3,135 square-feet that is located in the Coventry Ridge Subdivision.

Matt Winseman, of Spall Homes/Spall Realtors Corp, introduced the application. Mr. Winseman is requesting design review for the construction of a two-story single-family home approximately 3,135 square-feet that is located in the Coventry Ridge Subdivision. Vice Chairman Wigg discussed the trim boards and asked the applicant if the boards will be brought down to grade to which the applicant confirmed.

Board Member Vekasy motioned to approve the application for the construction of a two-story single-family home approximately 3,135 square-feet that is located in the Coventry Ridge Subdivision with the condition that on the front elevation on the right-hand side, the corner trim needs to come close to grade. This motion was seconded by Board Member Cristman. Following a unanimous voice vote, the application was approved, none opposed.

CERTIFICATES OF APPROPRIATENESS

60 Mitchell Road

Applicant is requesting a Certificate of Appropriateness, pursuant to Town Code Section 185-196, to add a wooden gate at the driveway of a Designated Historic Landmark. This property is zoned Residential Neighborhood (RN).

Vice Chairman Wigg opened the public hearing.

Alexandra Ryan, of 60 Mitchell Road, introduced the application. Ms. Ryan is requesting a Certificate of Appropriateness to add a wooden gate at the driveway of a Designated Historic Landmark. She stated that it will be a barn-style gate similarly matching the character of the house. Ms. Ryan explained the reason for this request is that she has young children and because she lives on a busy street and cars use her driveway to turn around, she is worried about a car pulling in and harming them. She stated that she will hire a carpenter to build the gate and plans to work with a landscape architect to ensure it is both to scale and matches the style of the home. Board Member Whitbeck asked the applicant about the dimensions of the gate and the applicant replied that she does not have that finalized yet. Board Member Cristman agreed that there is a lot of traffic on the applicant's street. Ms. Ryan discussed the placement of the gate on the driveway and stated that she is requesting the gate to be 25 feet off of the road. Vice Chairman Wigg stated that while the applicant is on the right tract, the Board will need more information to create a Certificate of Appropriateness. He stated the Board will need to look at the materials, dimensions, hardware, locations, and the full plan created by the applicant's landscape architect. Board Member Vekasy stated that he believes the barn-style of the gate works and discussed burying the columns. Ms. Ryan stated that she will come back to the Board after meeting with her landscape architect and getting the information she needs for a Certificate of Appropriateness.

Vice Chairman Wigg stated that this public hearing will remain open.

MEETING MINUTES REVIEW

The minutes of July 10, 2025 were approved following a motion by Vice Chairman Wigg. This motion was seconded by Board Member Whitbeck. Following a unanimous voice vote, the minutes were approved, none opposed.

Vice Chairman Wigg closed the meeting at 6:40PM.

Respectfully submitted,

____

Anna Piazza
Building Department Assistant

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

DRAFT

Town of Pittsford

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

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

Permit #
B25-000099

DESIGN REVIEW AND HISTORIC PRESERVATION BOARD
REFERRAL OF APPLICATION

Property Address: 93 Kilbourn Road ROCHESTER, NY 14618
Tax ID Number: 138.13-3-8
Zoning District: RN Residential Neighborhood
Owner: Blue Castle, LLC
Applicant: Honest Properties LLC

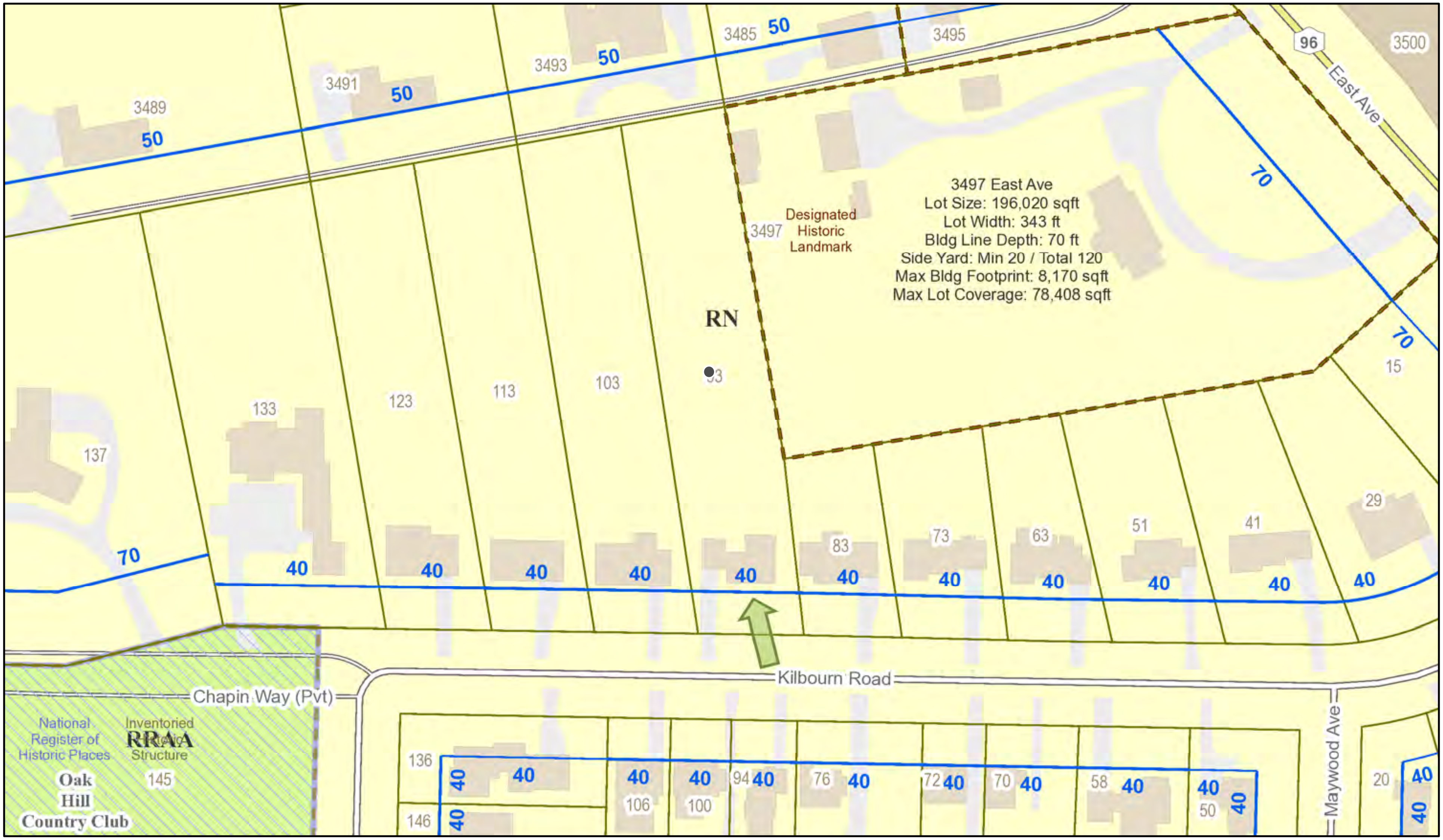
Application Type:

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

Project Description: Applicant is requesting design review for an approximately 1170 square feet addition off the rear of the home.

Meeting Date: August 14, 2025

RN Residential Neighborhood Zoning



Printed August 7, 2025

1:2,257

0 95 190 380 ft

0 25 50 100 m

Town of Pittsford GIS

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

Old Landmark Dr
East Ave (NY 96)
Kilbourn Road
3456
3466
3476
2
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6
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10
3465
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3485
3493
3489
3491
3497
103
113
133
83
73
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410
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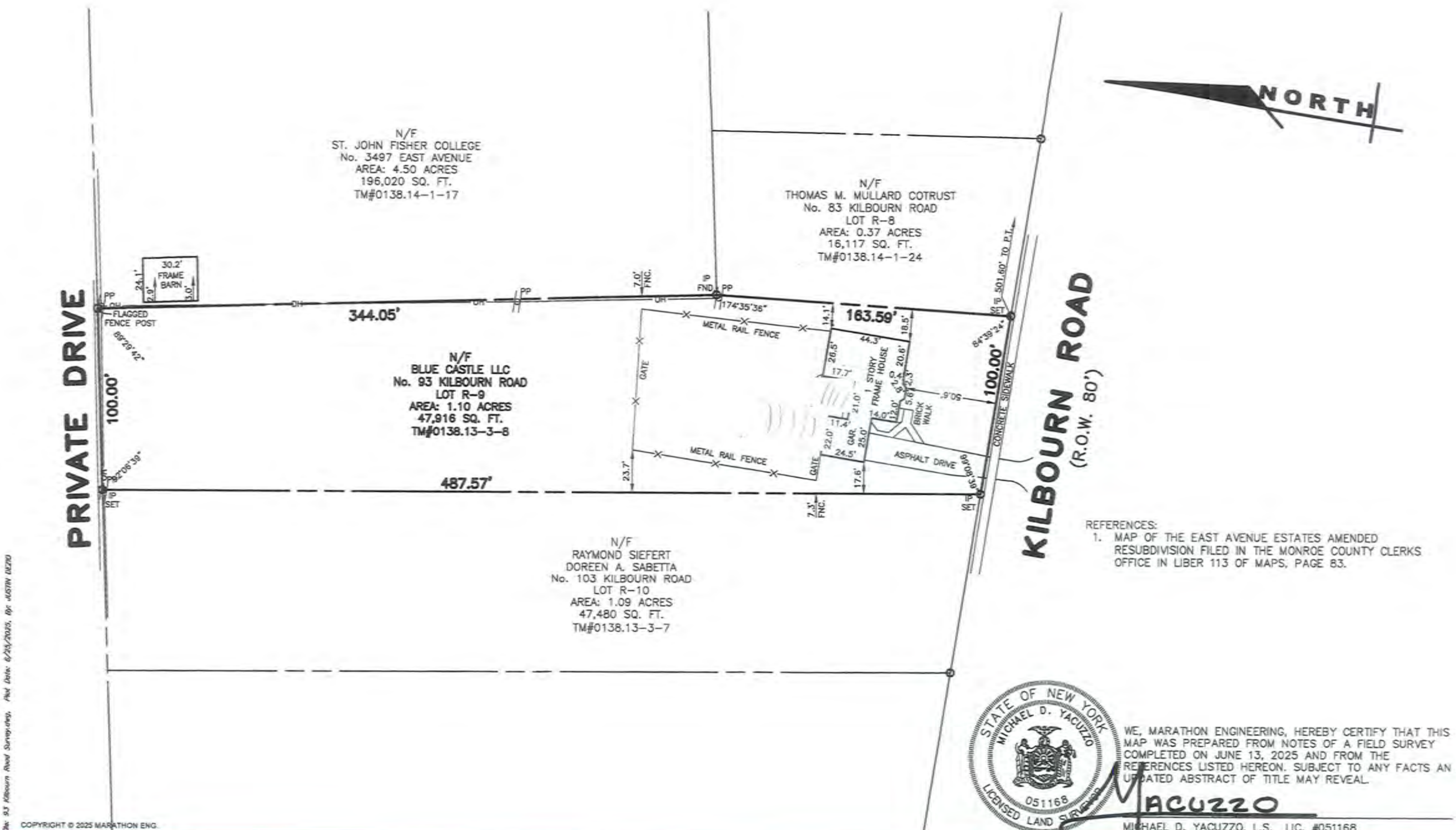
424
428
402



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

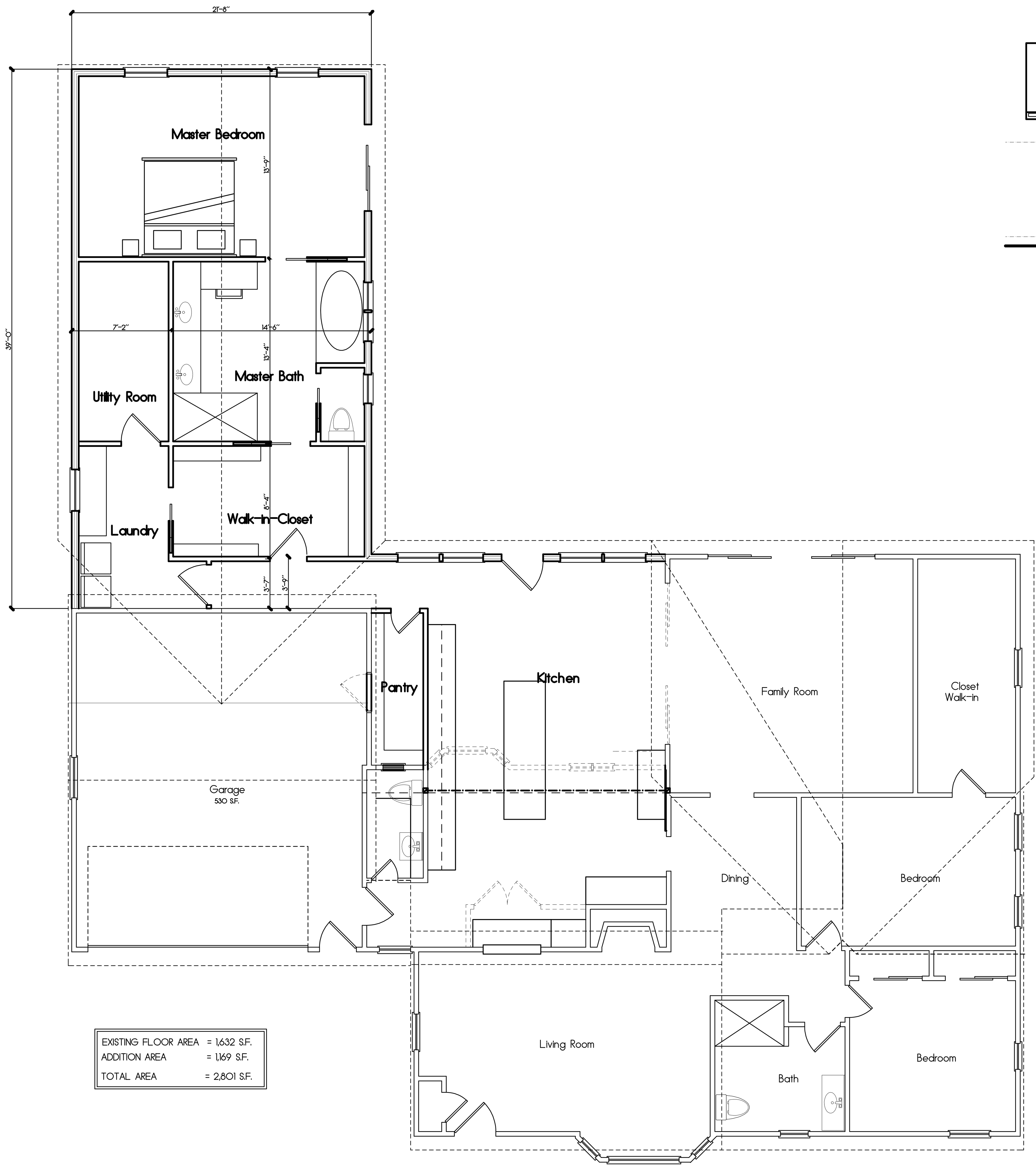
IT IS A VIOLATION OF NEW YORK STATE EDUCATION LAW ARTICLE 145, SECTION 7209 FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR, TO ALTER IN ANY WAY, AN ITEM BEARING THE SEAL OF A PROFESSIONAL ENGINEER OR LAND SURVEYOR. IF AN ITEM BEARING THE SEAL OF A PROFESSIONAL ENGINEER OR LAND SURVEYOR IS ALTERED, THE ALTERING ENGINEER OR LAND SURVEYOR SHALL AFFIX TO THE ITEM THEIR SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY THEIR SIGNATURE AND THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.

JOB NO:	LS25-36
SCALE:	1" = 50'
DRAWN:	JSD
DESIGNED:	JSD
DATE:	06/16/2025

TITLE:

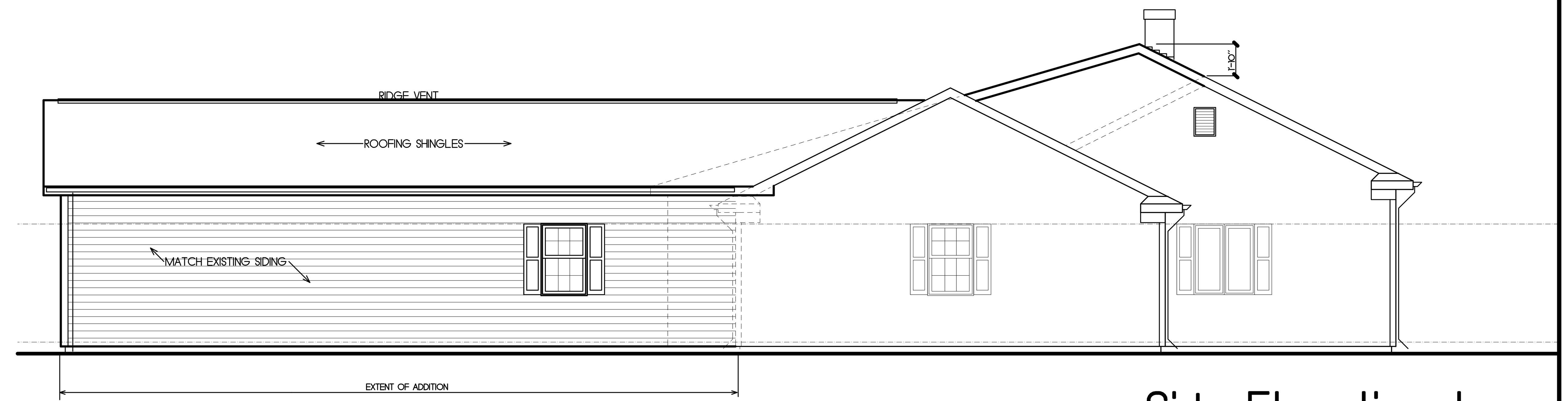
SURVEY MAP
OF
93 KILBOURN ROAD
BEING LOT R-9 of the EAST AVENUE ESTATES AMENDED RESUBDIVISION

TOWN OF PITTSFORD MONROE COUNTY STATE OF NEW YORK

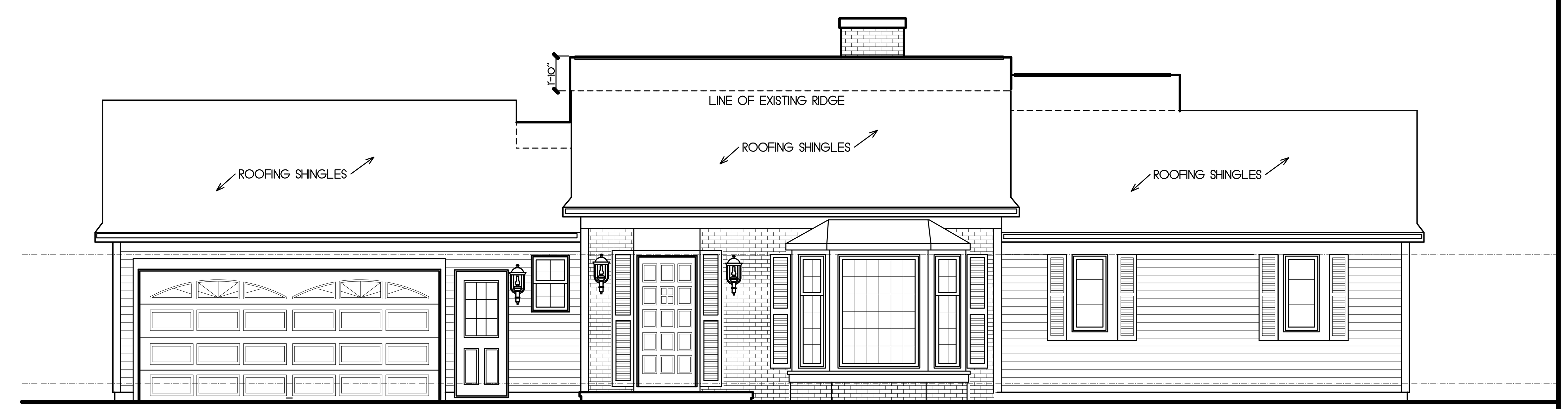


EXISTING FLOOR AREA	= 1,632 SF.
ADDITION AREA	= 1,169 SF.
TOTAL AREA	= 2,801 SF.

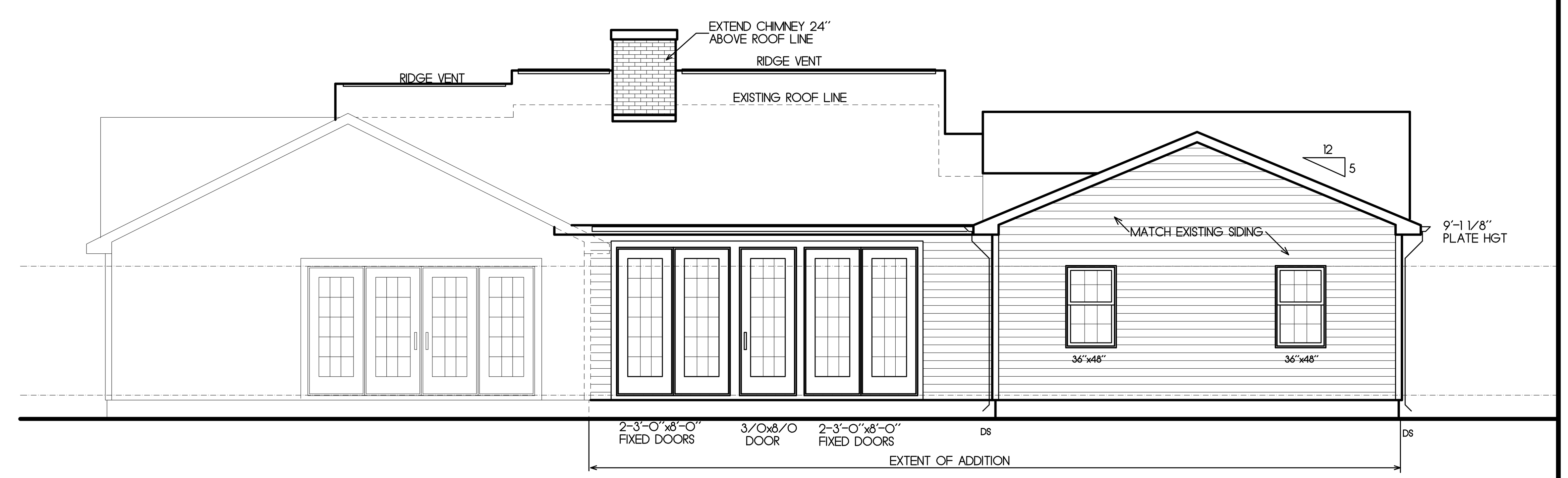
Proposed Floor Plan
3/16"=1'-0"



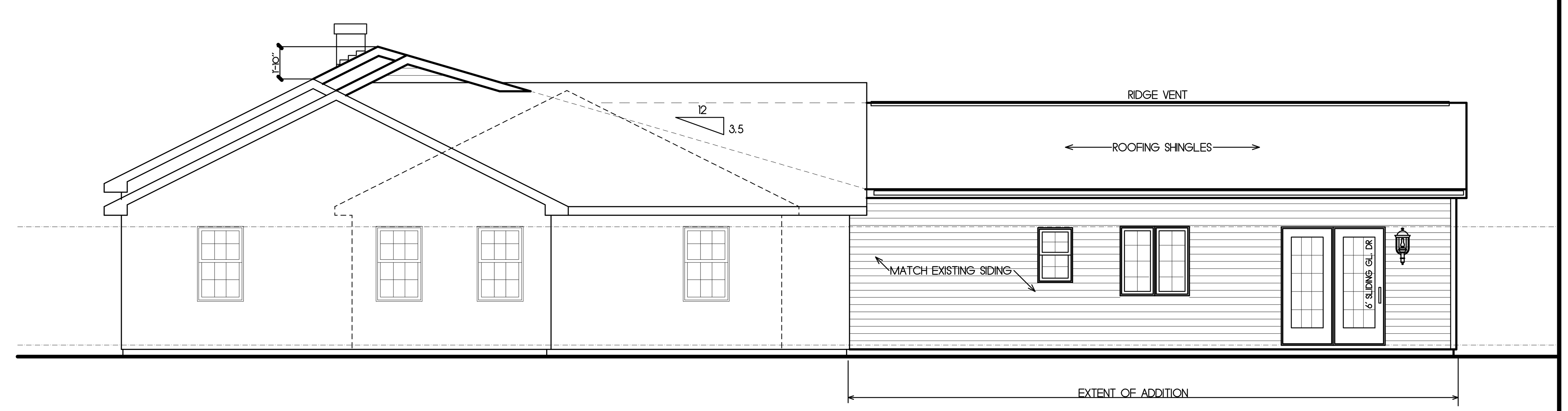
Side Elevation-L
3/16"=1'-0"



Front Elevation
3/16"=1'-0"



Rear Elevation
3/16"=1'-0"



Side Elevation-R
3/16"=1'-0"

ALA architects
50 McINTOSH ROAD
CHURCHVILLE, NEW YORK 14428
(585) 704-7347
AL.AARC@ FRONTIERNET.NET

PROPOSED ADDITION
FOR
93 KILBOURN ROAD
TOWN OF PITTSFORD, NEW YORK

REVISIONS

No.	DATE	DESCRIPTION

93 KILBOURN

A-1

JUNE 4, 2025

Town of Pittsford

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

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

**Permit #
B25-000100**

DESIGN REVIEW AND HISTORIC PRESERVATION BOARD
REFERRAL OF APPLICATION

Property Address: 4401 East Avenue ROCHESTER, NY 14618
Tax ID Number: 151.14-1-27
Zoning District: RN Residential Neighborhood
Owner: Claire Cesna and Carl Bothner
Applicant: Claire Cesna and Carl Bothner

Application Type:

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

Project Description: Applicant is requesting design review for front porch renovation.

Meeting Date: August 14, 2025

RN Residential Neighborhood Zoning

Printed August 7, 2025

1:2,257

0 95 190 380 ft

0 25 50 100 m

Town of Pittsford GIS

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462
458
458
East Ave
4370
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4380
446
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4401
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452
4400
10
444
6
4415
French Road
460
458
464
462
9
4425

4401 East Avenue

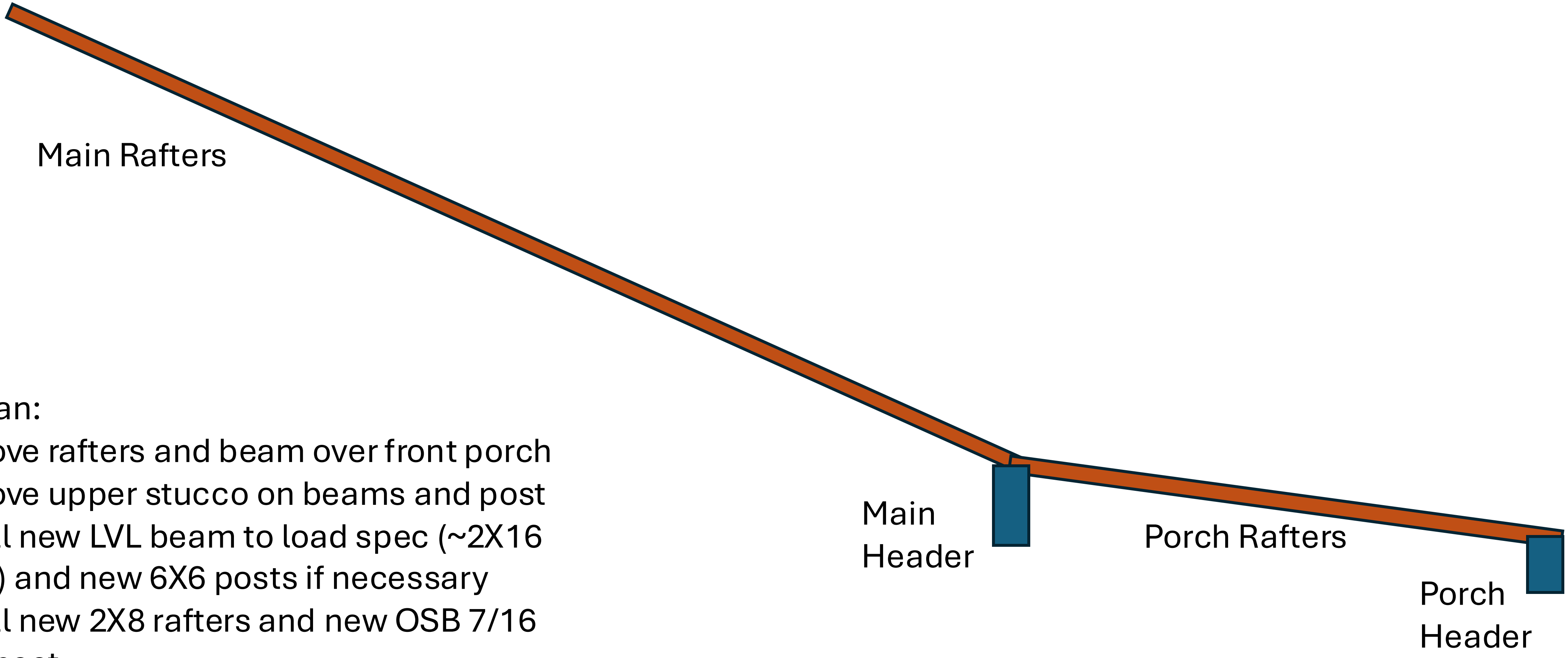
House 'As Is'

Side View from Right

Side View from Right

Project Intent is to address sagging porch roof and stucco archway.

Additionally to more closely match front arch radii to sides.



Basic Plan:

- Remove rafters and beam over front porch
- Remove upper stucco on beams and post
- Install new LVL beam to load spec (~2X16 triple) and new 6X6 posts if necessary
- Install new 2X8 rafters and new OSB 7/16 top sheet.
- Proceed with tear off / replacement for remainder of the main roof and the porch
- Install new tongue and groove ceiling on porch
- Trim out upper beam and post area to matched radii and stucco ready
- Install new gutter and downspout

Proposed Appearance

- Straightened roof line
- Straight rafter alignment
- Straightened Arch (no sagging)
- Matching radii to side view

Reference photo

4401 East Avenue

INVENTORIED PROPERTY

Per

BERO ASSOCIATES SURVEY REPORT Requested by the Town of Pittsford

DATED:
JULY 1, 1991

TOWN OF PITTSFORD
DEPARTMENT OF PUBLIC WORKS

January 17, 1997

Mr. and Mrs. Edward Degennaro
4401 East Avenue
Rochester, NY 14618

Dear Mr. and Mrs. Degennaro:

The Pittsford Historic Preservation Commission was established in 1989 by the Pittsford Town Board, to formalize the process of preserving Pittsford's architectural heritage. The Commission, appointed by theTown Board, consists of seven Town residents who have a known interest in historic preservation and serve on a voluntary basis. They are aided by the Town Historian and other professionals.

In 1991, an indepencent consultant, funded by a grant from the Monroe County Economic Development Dept., did an extensive preliminary inventory of structures in theTown that were at least 50 years old. Bero Associates were retained to survey structures in the Town that best exempllified the area's heritage. Working with old Town maps and the results of a 1980 survey, they identified and rated 126 structures in the Town built before 1941 and selected these as the most architecuturally or historically significant. It is our pleasure to inform you that your home is included in this group.

Being identified as "old" or "architecturally significant" probably is not news to you. The survey gives the HPC a starting point for identifying those structures that should be preserved for later generations. Your home is an integral part of the unique character of Pittsford and the community of homes the Preservation Commission is designating. We think it is an honor to have a home designated as a landmark.

Based on the survey, your home is rated high enough that it warrants further evaluation. George Dounce and William Pieper, members of the HPC will be contacting you regarding your home and the landmark designation process. They will be able to answer your questions about designation or will find the person or persons who can answer them. Please note - this letter does not mean you are designated automatically. Nothing is automatic. The HPC is concerned that everyone be informed of the facts regarding designation and how the process works.

If you have any questions, comments, concerns, etc., please feel free to contact the Commission Chairman, Raymond Valukonis office number 383-7033 or the Pittsford Town Historian, Audrey Johnson at 586-5608.

Congratulations on owning a part of Pittsford's Heritage. We look forward to working with you.

Sincerely, Ray Valukonis

Raymond Valukonis
Historic Preservation Commission
Town of Pittsford

RV:smf

4401etave

Town of Pittsford

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

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

Permit #
B25-000095

DESIGN REVIEW AND HISTORIC PRESERVATION BOARD
REFERRAL OF APPLICATION

Property Address: 4 Bellingham ,
Tax ID Number: 177.04-1-15.22
Zoning District:
Owner:
Applicant: Spall Homes Corp/Spall Realtors Corp

Application Type:

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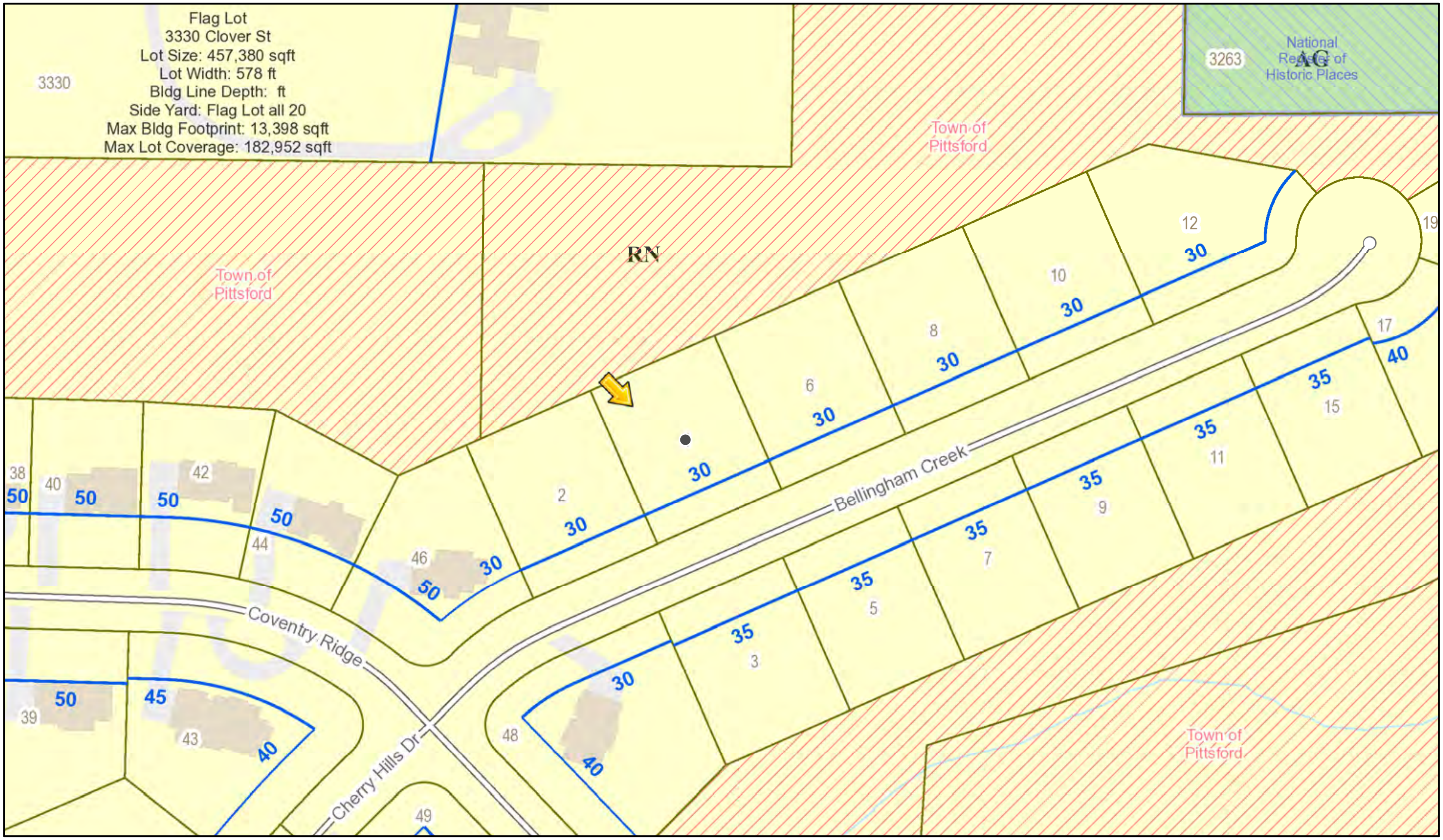
- [ ] Corner Lot Orientation §185-17 (K) (3)
- [ ] Flag Lot Building Line Location §185-17 (L) (1) (c)
- [ ] Undeveloped Flag Lot Requirements §185-17 (L) (2)

Project Description: Applicant is requesting design review for the construction of a two-story single-family home approximately 3228 square feet that is located in the Coventry Ridge Subdivision.

Meeting Date: August 14, 2025

RN Residential Neighborhood Zoning



Printed July 28, 2025

1:2,257

0 95 190 380 ft

0 25 50 100 m

Town of Pittsford GIS

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FIRM Panel
36055C0366G

SPEC HOME - THE LINWOOD

LOT 36 BELLINGHAM
PITTSFORD, NY
COVENTRY RIDGE BUILDING CORP.

PLAN 3228 / PROJECT 15381 J

SHEET INDEX

GENERAL NOTES:

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

COMPLIANCE METHOD: RESCHECK CERTIFICATE 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 PRECATIONS/ PROGRAMS IN CONNECTION WITH THE WORK.

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

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

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

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

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

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

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

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

ENERGY EFFICIENCY:

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

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

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

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

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

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

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

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

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

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

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

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

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

R403.3.3 DUCT TESTING (MANDATORY). DUCTS SHALL BE PRESSURE TESTED TO DETERMINE AIR LEAKAGE BY ONE OF THE FOLLOWING METHODS:
1. ROUGH IN TEST: TOTAL LEAKAGE SHALL BE MEASURED WITH A PRESSURE DIFFERENTIAL OF 0.1 INCH w.g. (25 Pa) ACCROSS THE SYSTEM, INCLUDING THE MANUFACTURER'S AIR HANDLER ENCLOSURE IF INSTALLED AT THE TIME OF THE TEST. ALL REGISTERS SHALL BE TAPED OR OTHERWISE SEALED DURING THE TEST.
2. POSTCONSTUCTION TEST: TOTAL LEAKAGE SHALL BE MEASURED WITH A PRESSURE DIFFERENTIAL OF 0.1 INCH w.g. (25 Pa) ACCROSS THE SYSTEM, INCLUDING THE MANUFACTURER'S AIR HANDLER ENCLOSURE. ALL REGISTERS SHALL BE TAPED OR OTHERWISE SEALED DURING THE TEST.

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

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

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

R403.5.3 HOT WATER PIPE INSULATION (PRESCRIPTIVE). INSULATION FOR HOT WATER PIPE WITH A MIN. R-3 SHALL BE APPLIED TO THE FOLLOWING:
1. PIPING 3/4" AND LARGER IN NOMINAL DIAMETER.
2. PIPING SERVING MORE THAN ONE DWELLING UNIT.
3. PIPING LOCATED OUTSIDE THE CONDITIONED SPACE.
4. PIPING FROM THE WATER HEATER TO A DISTRIBUTION MANIFOLD.
5. PIPING LOCATED UNDER A FLOOR SLAB.
6. BURIED IN PIPING.
7. SUPPLY & RETURN PIPING IN RECIRCULATION SYSTEMS OTHER THAN DEMAND RECIRCULATION SYSTEMS

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

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

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

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

SITE WORK:

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

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

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

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

FOUNDATION:

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

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

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

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

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

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

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

FIREPLACES:

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

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

FRAMING:

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

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

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

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

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

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

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

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

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

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

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

STAIRWAY & GUARD REQUIREMENTS:

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

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

STAIR ILLUMINATION PER SECTION R311.7.9 OF 2020 RCNYS.

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

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

GARAGE FIREPROOFING:

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

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

STRUCTURAL MATERIAL SPECIFICATIONS:

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

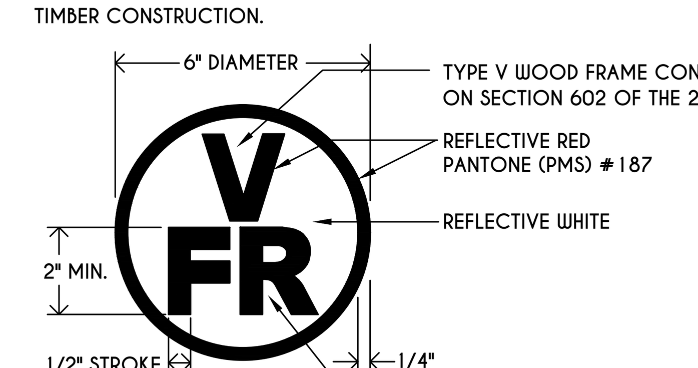
DESIGN CRITERIA: (FOR GREATER ROCHESTER AREA & ADJACENT COUNTIES)

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

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

TRUSS IDENTIFICATION:

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



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

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Greater Living Architecture, P.C.

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

REVISIONS:

DATE	BY	DESCRIPTION

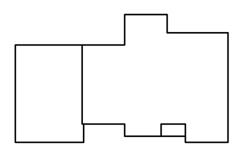
CLIENT/LOCATION:
SPEC HOME - THE LINWOOD
LOT 36 BELLINGHAM
PITTSFORD, NY

BUILDER:
COVENTRY RIDGE
BUILDING CORP.

COVER PAGE

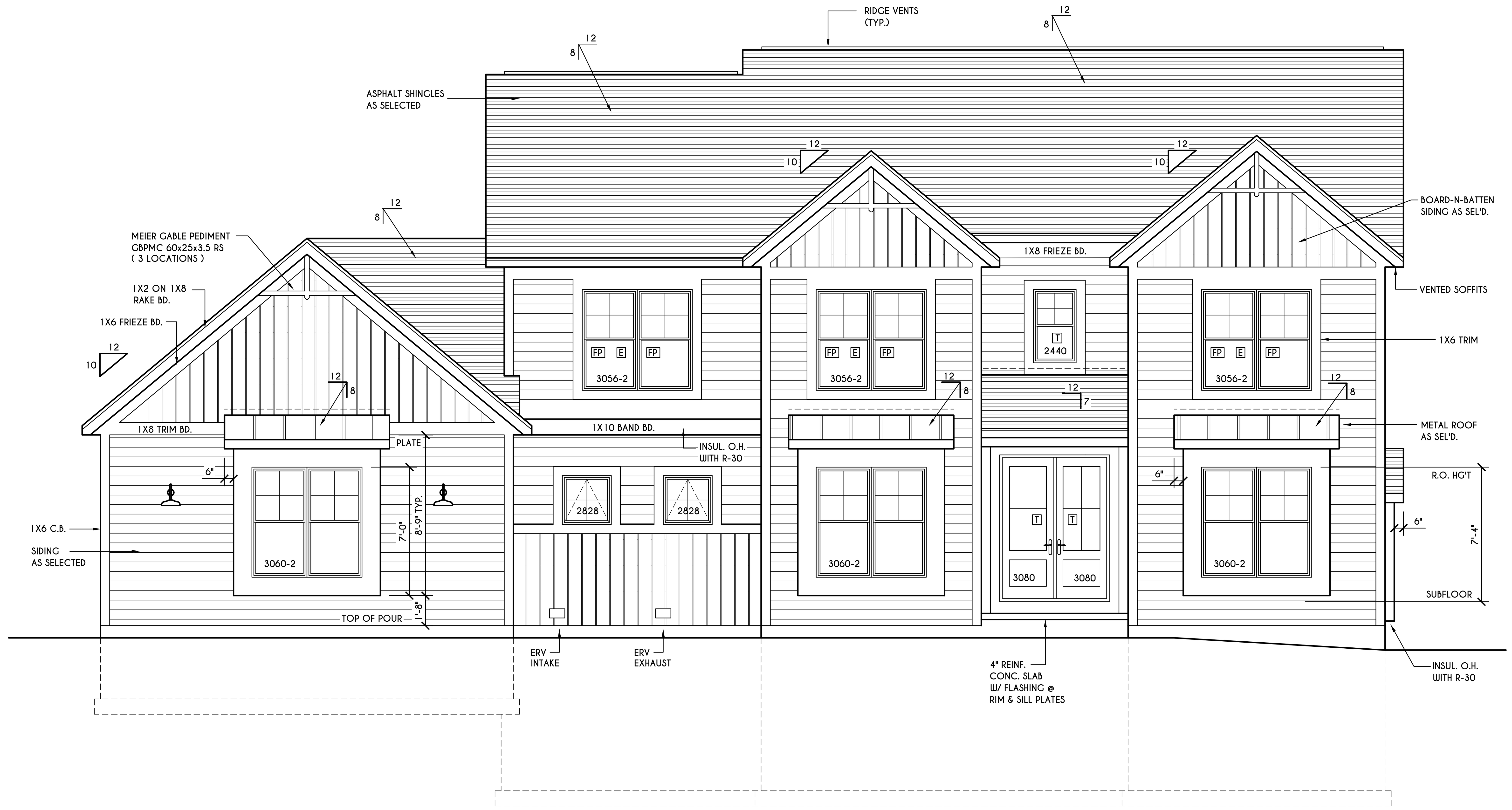
GLA PLAN 3228

drawn: CDK	checked: CSB
scale: AS NOTED	date: 7 / 25
PROJECT: 15381J	sheet: C / 1



PLOT PLAN

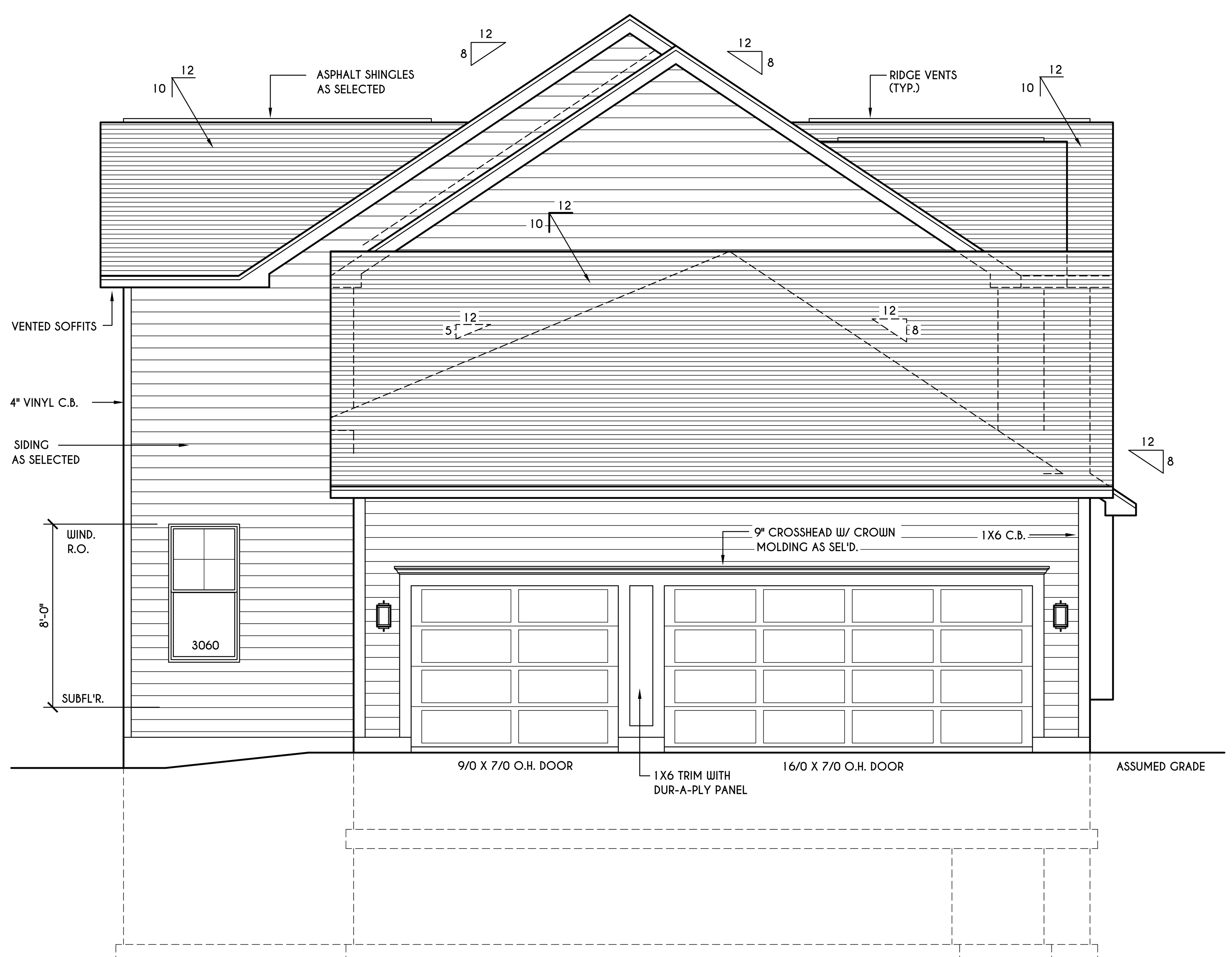
SCALE: 1" = 50'-0"



FRONT ELEVATION

FIRST FLOOR LIVING AREA	=	1600 SQ.FT.
SECOND FLOOR LIVING AREA	=	1628 SQ.FT.
TOTAL LIVING AREA	=	3228 SQ.FT.

TOTAL CONDITIONED VOLUME = 44,516 CU.FT.
(CONTRACTOR TO VERIFY)



LEFT ELEVATION

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

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

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

FOR SI: 1 square foot=0.0929 m2, 1 cubic foot per min=0.000471 9 m3/s

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

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

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

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

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

FOR SI: 1 CUBIC FT. PER MINUTE = 0.000471 9 m 3/s.

WINDOWS: HARVEY OR EQUAL
U-FACTOR 0.28
SHGC 0.21

DOORS: SELECTION BY OWNER

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

WINDOW / DOOR LEGEND:

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

PER SECT. R310.1 OF 2020 RCNYS

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

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

GENERAL NOTES:

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

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

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

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

MECHANICAL VENTILATION RATE:

THIS PLAN AS DESIGNED REQUIRES (MIN) 1 CONTINUOUSLY RUN EXHAUST FAN CAPABLE OF (MIN) 75 c.f.m. WITH A MANUAL OVERIDE SWITCH AS PER SECTION M1505.4.2 OF 2020 RCNYS SEE TABLES M1505.4.3(1) & M1505.4.3(2) & M1505.4.4 (PAGE 1)

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DATE	BY	DESCRIPTION

CLIENT/LOCATION:

SPEC HOME - THE LINWOOD
LOT 36 BELLINGHAM
PITTSFORD, NY

BUILDER:

COVENTRY RIDGE
BUILDING CORP.

ELEVATIONS

GLA PLAN 3228

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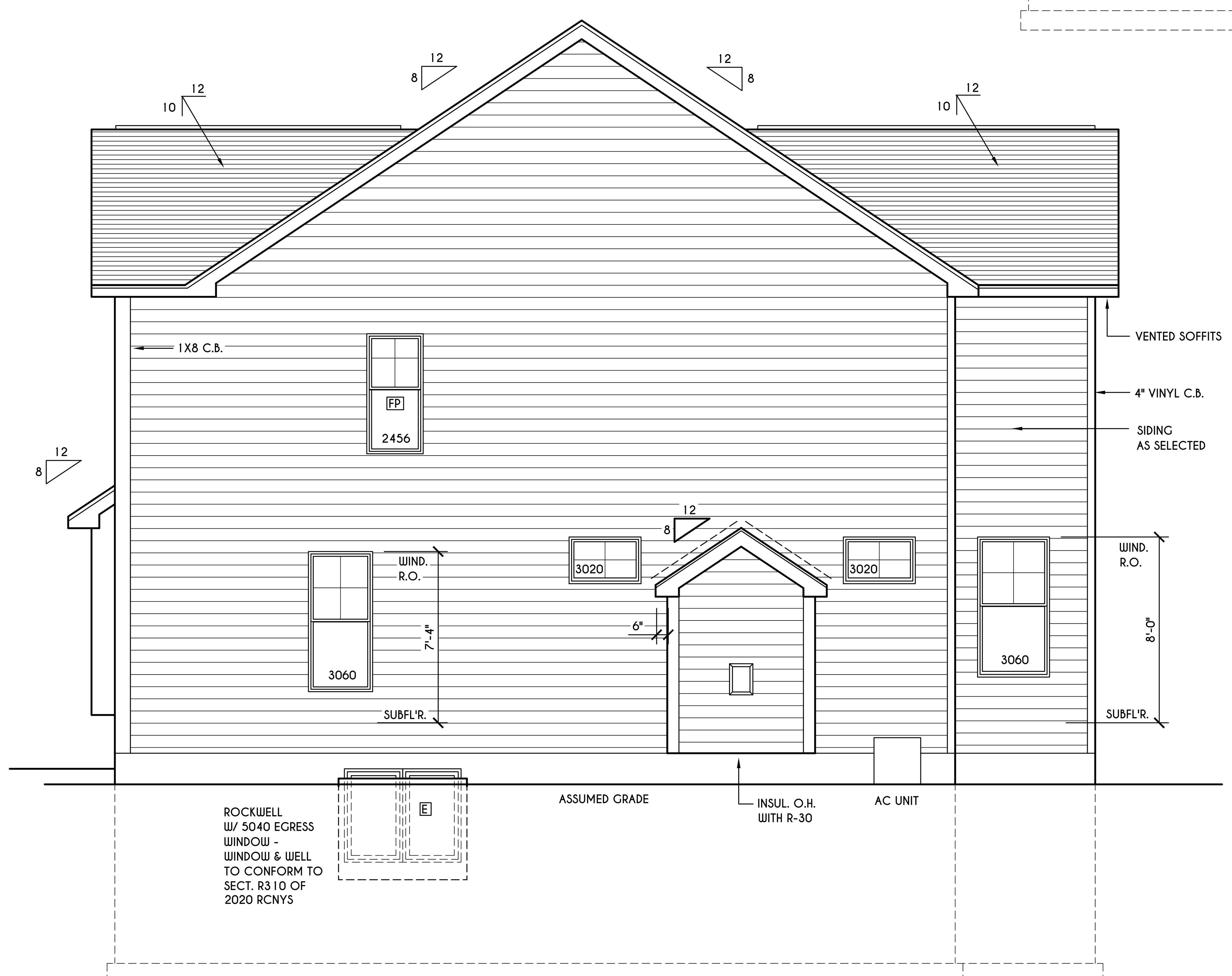
scale: AS NOTED	date: 7 / 25
PROJECT: 15381J	sheet: 1 / 6

REAR ELEVATION

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



RIGHT ELEVATION

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

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

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

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

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

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

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

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

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

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

WINDOWS: HARVEY OR EQUAL
U-FACTOR 0.28
SHGC 0.21

DOORS: SELECTION BY OWNER

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

WINDOW / DOOR LEGEND:

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

PER SECT. R310.1 OF 2020 RCNYS

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

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

GENERAL NOTES:

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

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

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

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

MECHANICAL VENTILATION RATE:

THIS PLAN AS DESIGNED REQUIRES (MIN) 1 CONTINUOUSLY RUN EXHAUST FAN CAPABLE OF (MIN) 75 c.f.m. WITH A MANUAL OVERIDE SWITCH AS PER SECTION M1505.4.2 OF 2020 RCNYS SEE TABLES M1505.4.3(1) & M1505.4.3(2) & M1505.4.4 (PAGE 1)

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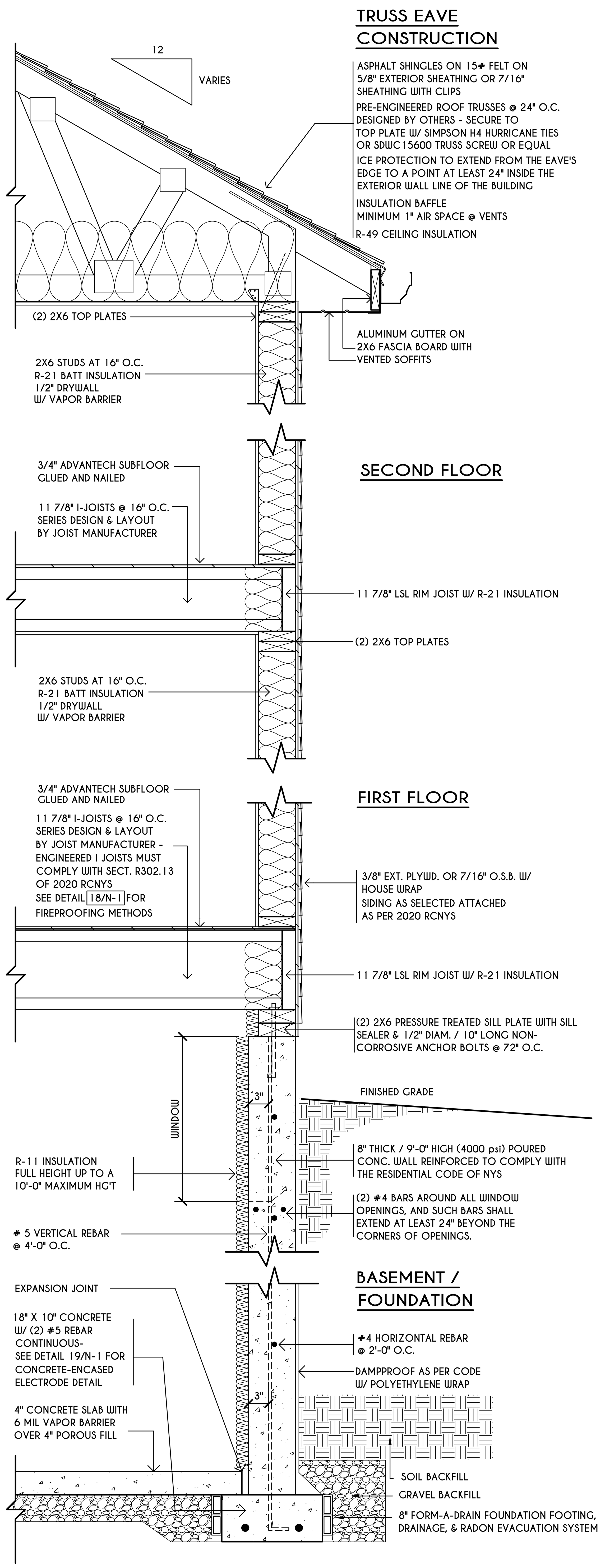
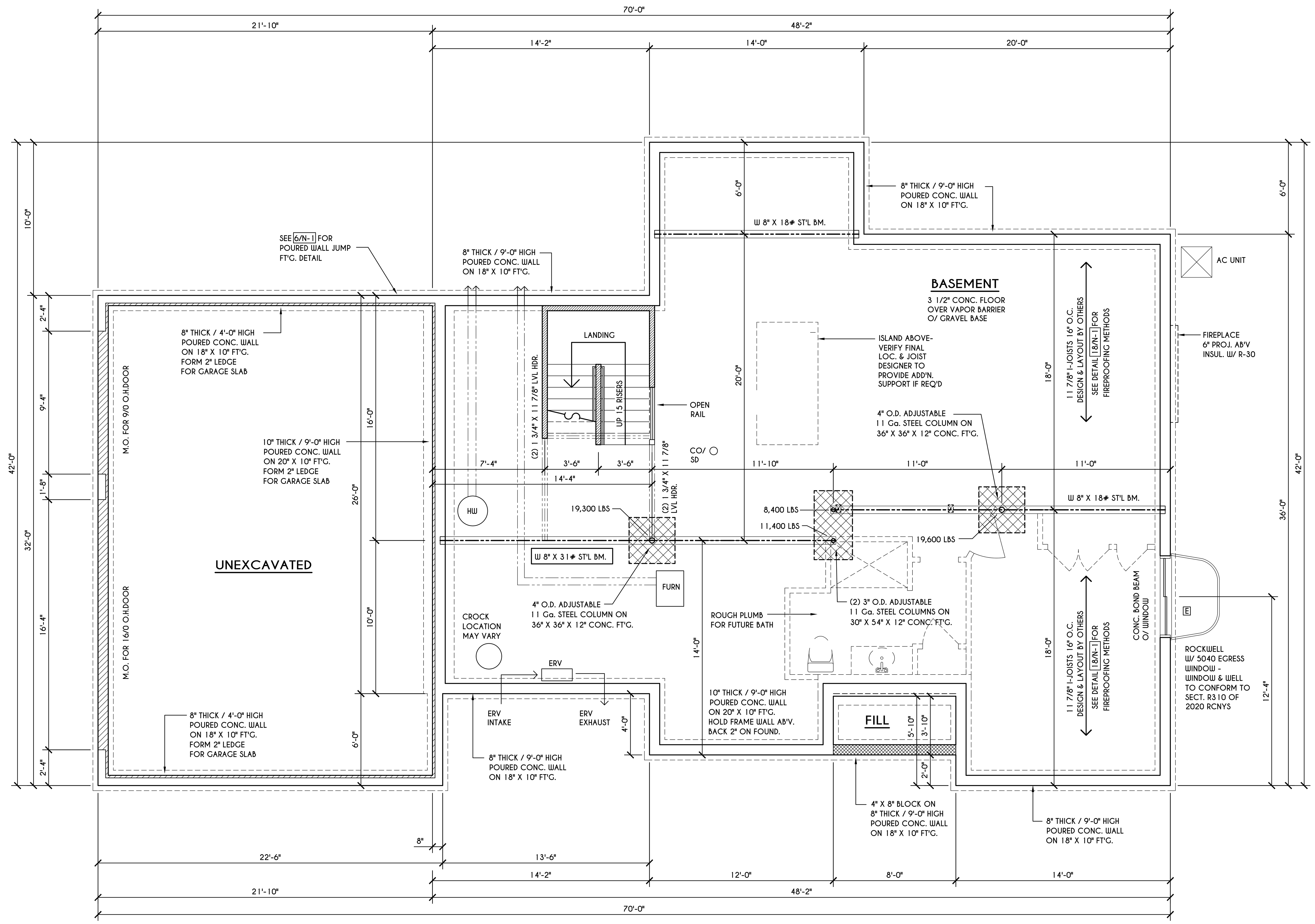


TYPICAL WALL SECTION

SCALE: 1" = 1'-0"



BASEMENT & FOUNDATION PLAN

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

ENGINEERED FL'R JOIST NOTE:

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

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

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

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

GENERAL FOUNDATION / BASEMENT NOTES:

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

WINDOW / DOOR LEGEND:

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

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

FRAMING LEGEND:

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

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COVENTRY RIDGE BUILDING CORP.

FOUNDATION PLAN

GLA PLAN 3228

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scale:	date:
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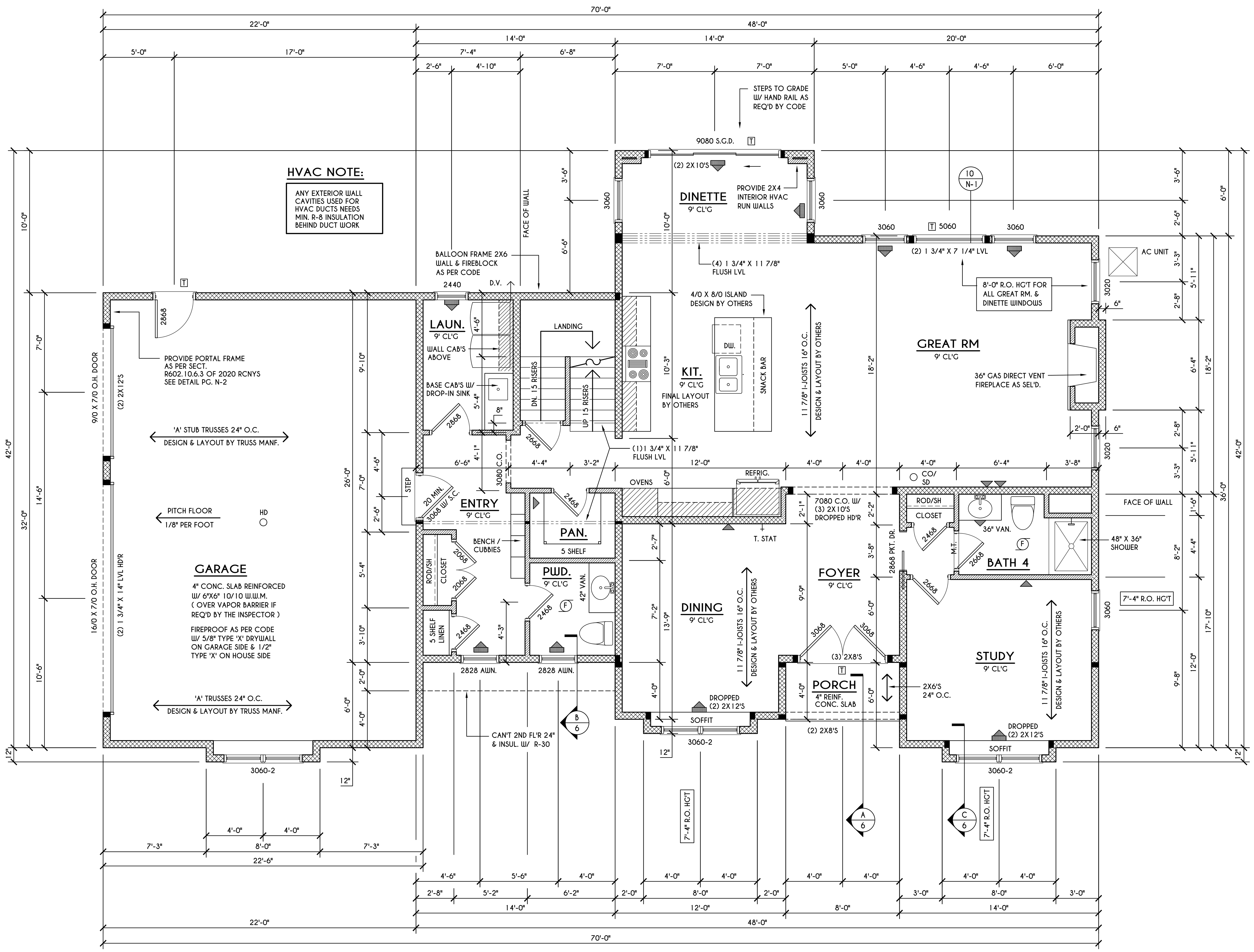

FIRST FLOOR PLAN

1600 SQ. FT.

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

GENERAL FIRST FLOOR PLAN NOTES:

FIRST FLOOR PLATE HG'T TO BE 9'-1 1/8" (UNLESS NOTED OTHERWISE)
ALL WINDOW R.O. HGT'S TO BE 6'-10 1/2" U.N.O.
PROVIDE SOLID BLOCKING UNDER ALL BEARING POINTS DOWN TO FOUNDATION WALL
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.

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 & 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.

WINDOW / DOOR LEGEND:

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

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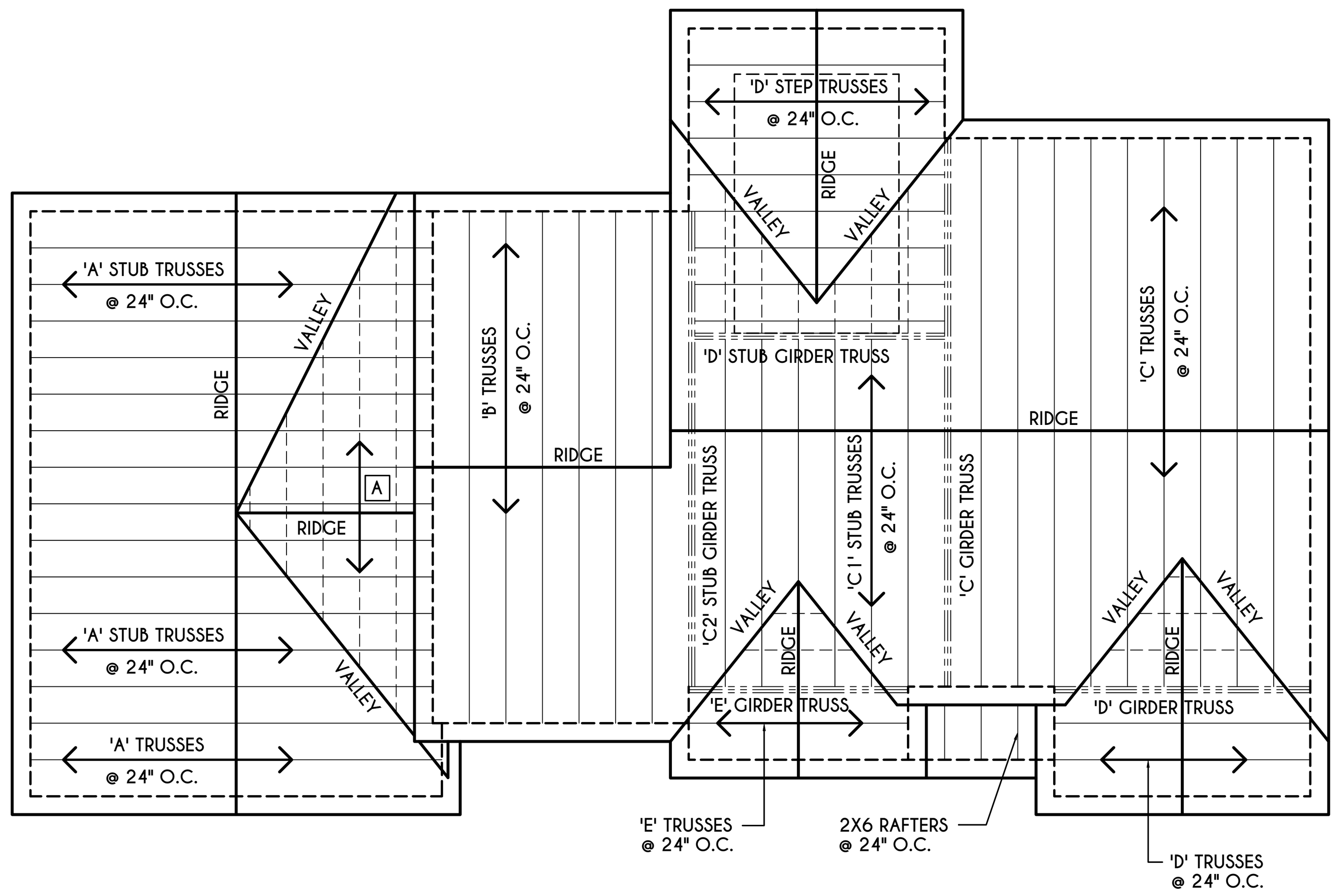


GENERAL ROOF NOTES:

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

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

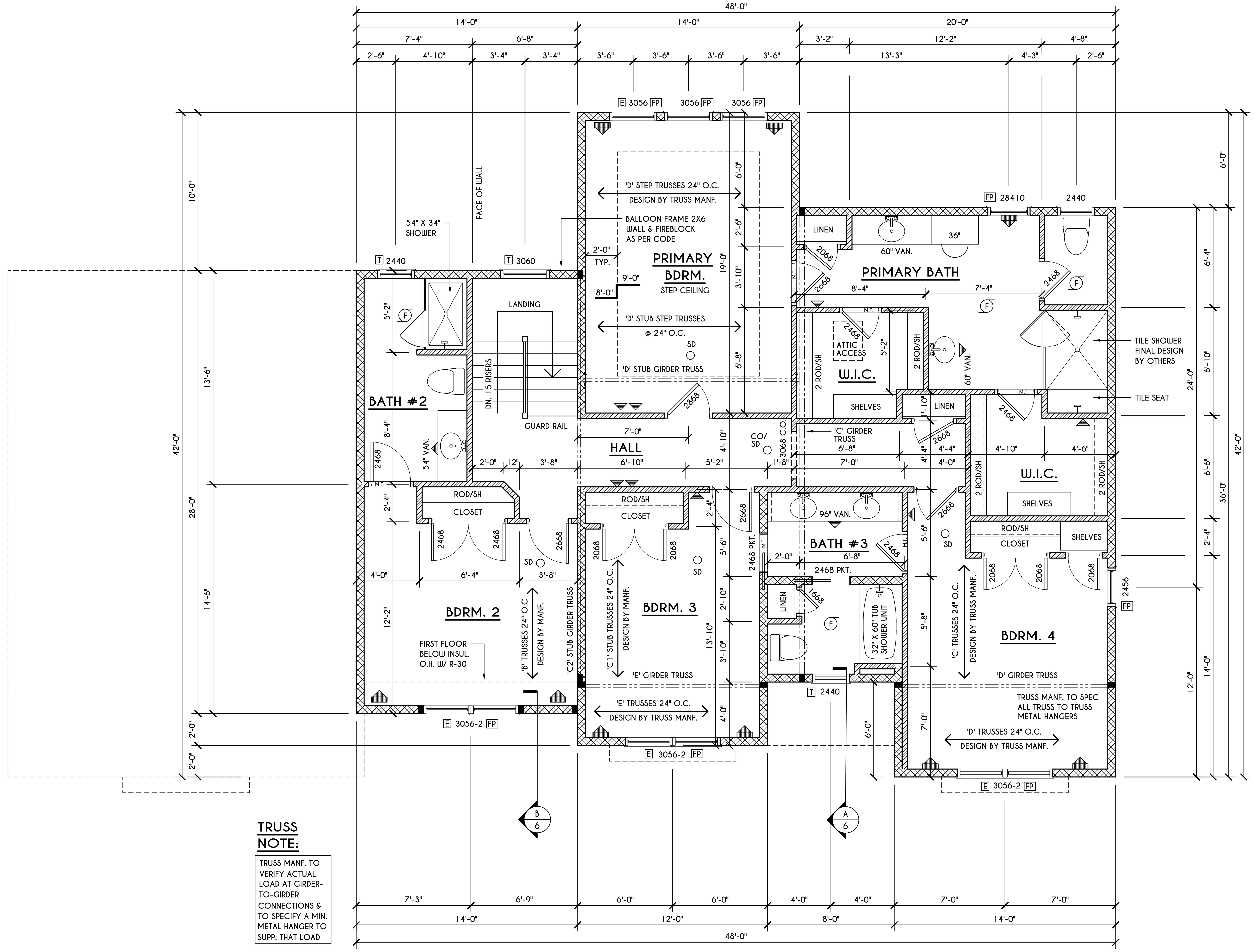
THIS FRAMING DIAGRAM IS INTENDED TO BE SCHEMATIC AND POSITION OF MEMBERS MAY BE ALTERED TO SUIT ACTUAL FIELD CONDITIONS

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

ROOF PLAN

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

A – 2X8 LAYOVER RAFTERS 24" O.C.



TRUSS NOTE:

TRUSS MANF. TO VERIFY ACTUAL LOAD AT GIRDER-TO-GIRDER CONNECTIONS & TO SPECIFY A MIN. METAL HANGER TO SUPP. THAT LOAD

SECOND FLOOR PLAN

1628 SQ.FT.

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

FRAMING LEGEND:

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

GENERAL SECOND FLOOR PLAN NOTES:

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

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SECOND FLOOR PLAN

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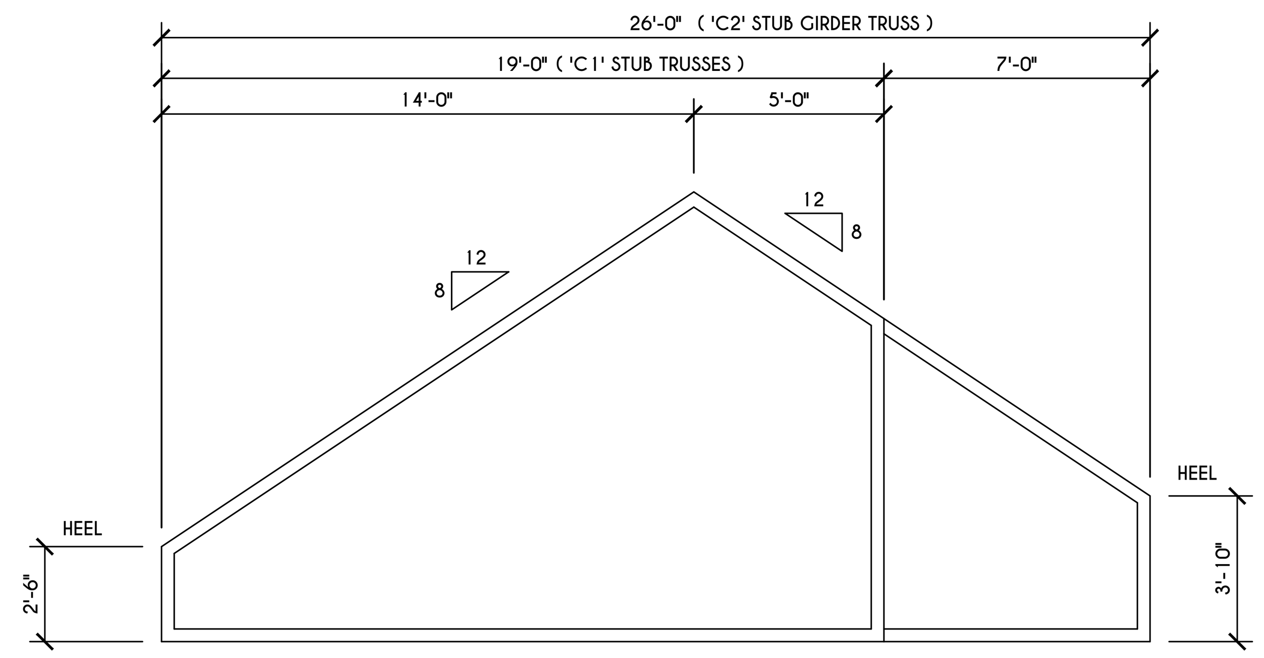
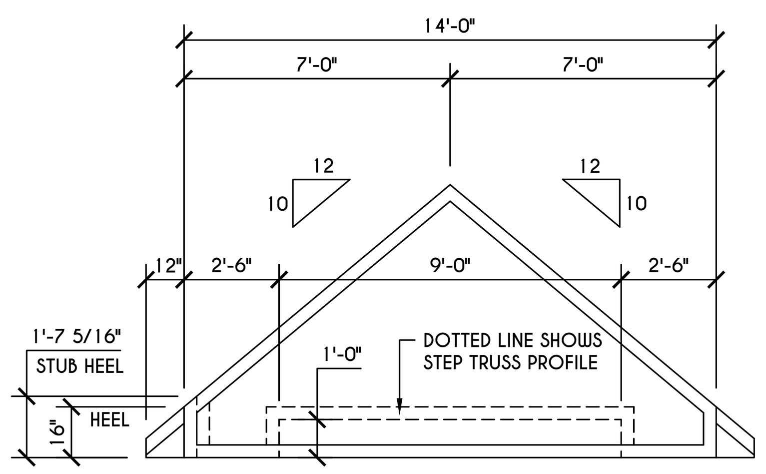


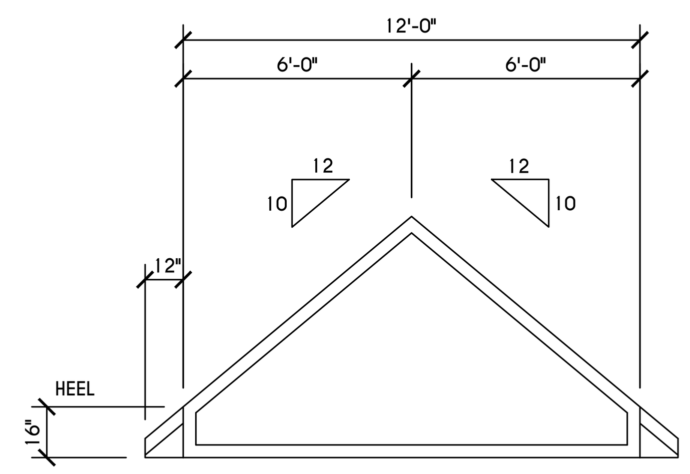
'C1' & 'C2' STUB TRUSS PROFILES

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



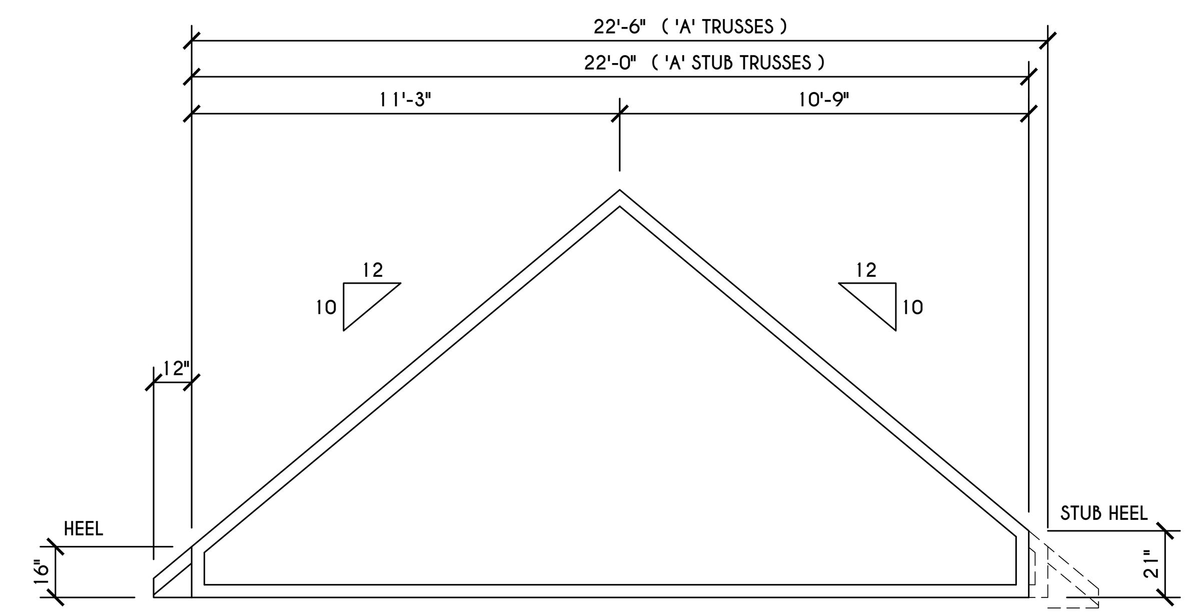
'D' TRUSS PROFILE

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



'E' TRUSS PROFILE

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

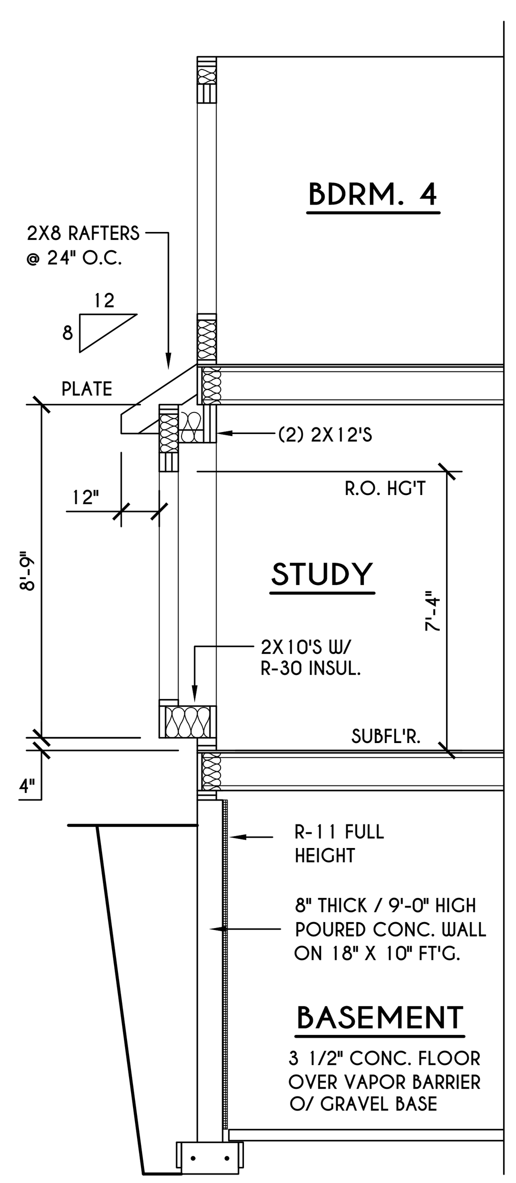


'A' TRUSS PROFILES

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

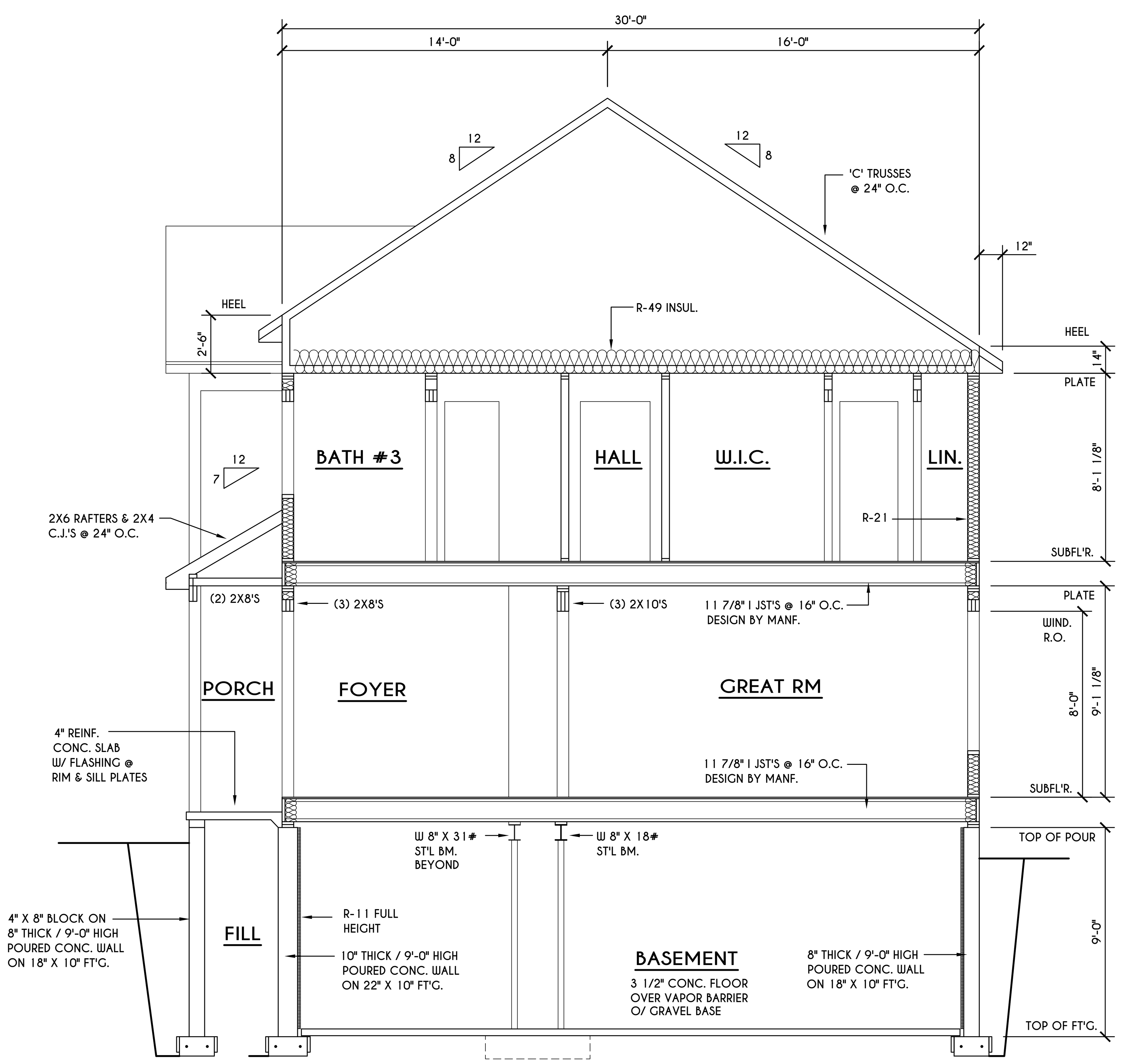
TRUSS NOTES:

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



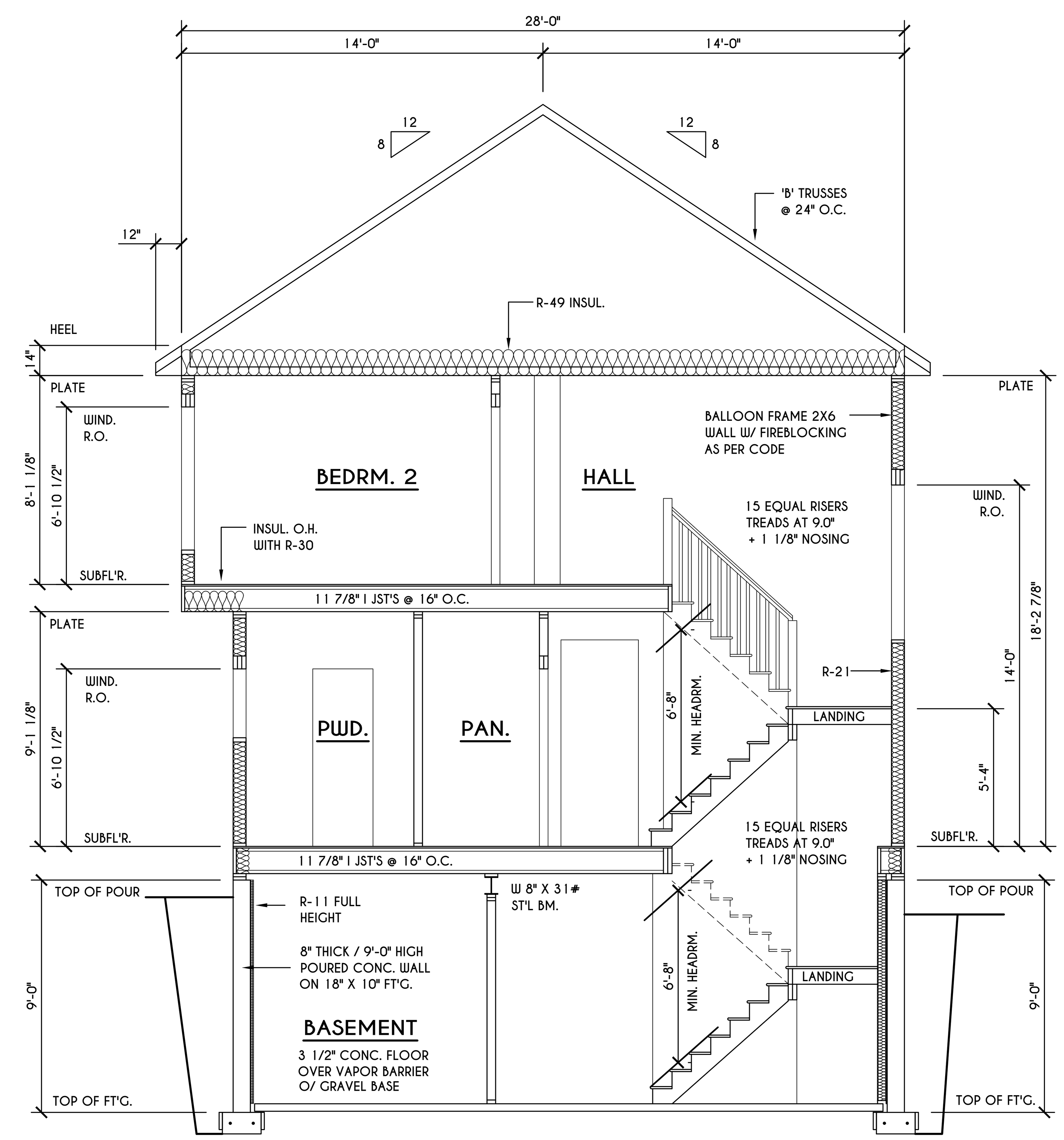
C/6 BUILDING DETAIL

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



A/6 BUILDING SECTION

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



B/6 BUILDING SECTION

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

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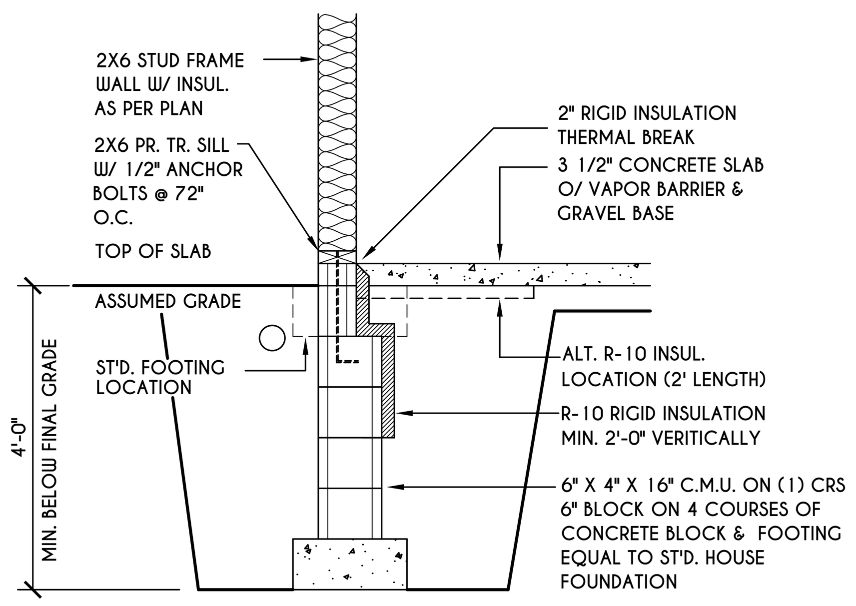
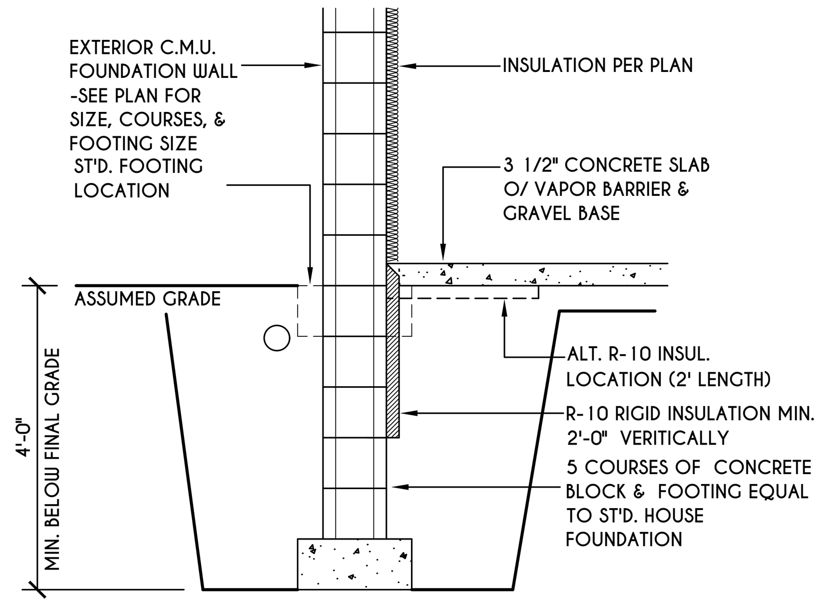


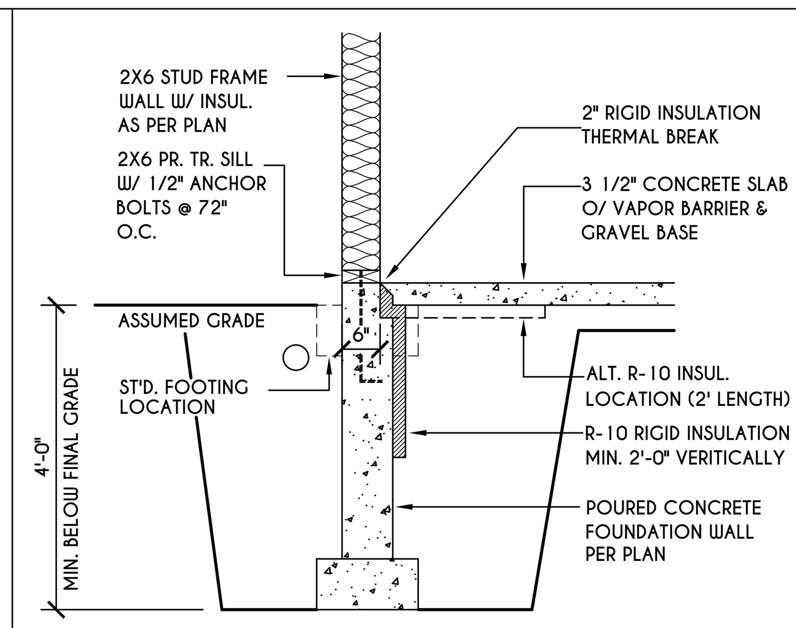
1 / N-1 2X6 FRAME WALL ON C.M.U. WALK OUT DETAIL

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



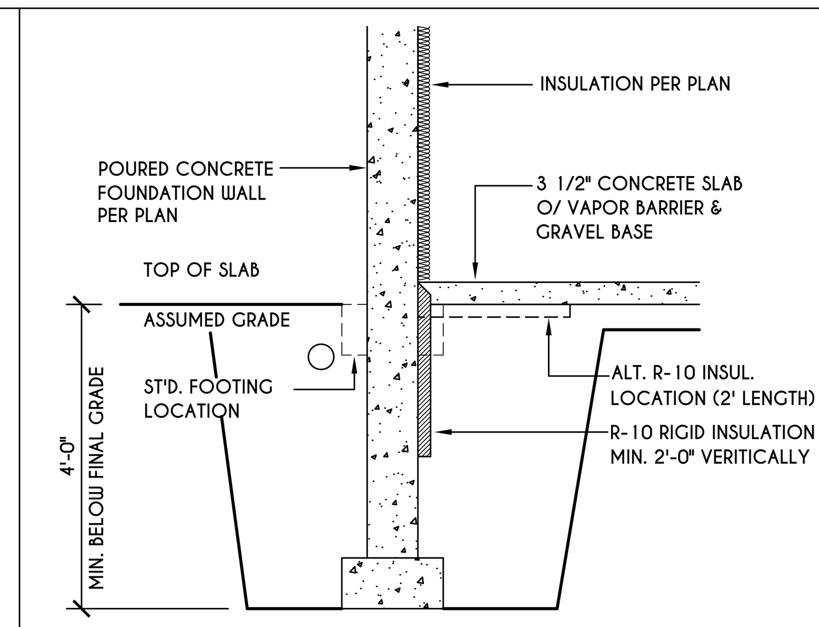
2 / N-1 C.M.U. WALK OUT DETAIL

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



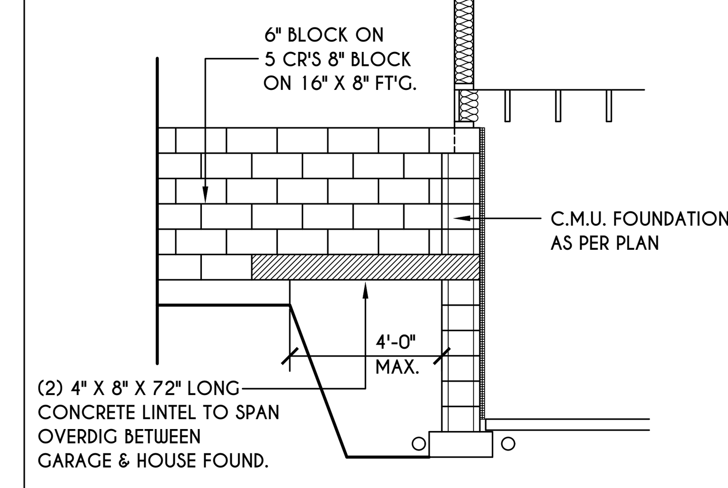
3 / N-1 2X6 FRAME WALL ON POURED CONC. WALK OUT DETAIL

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



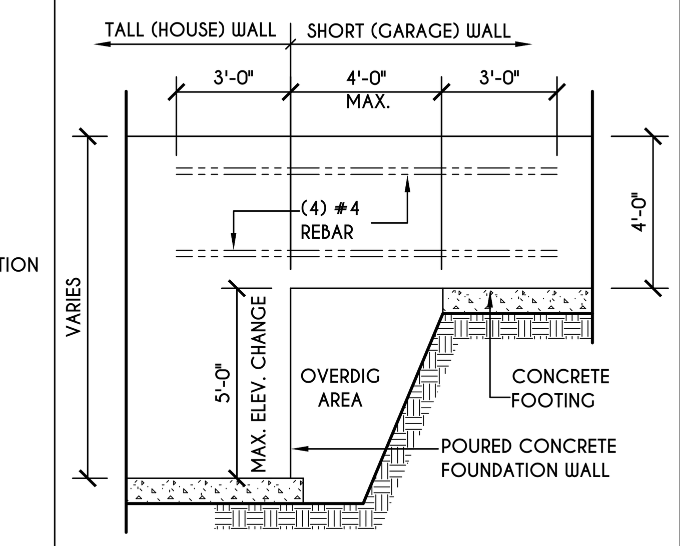
4 / N-1 POURED CONC. WALK OUT DETAIL

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



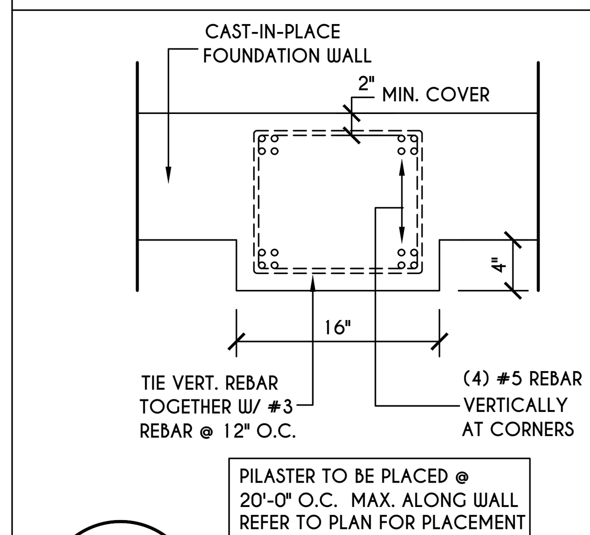
5 / N-1 C.M.U. JUMP FOOTING DETAIL

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



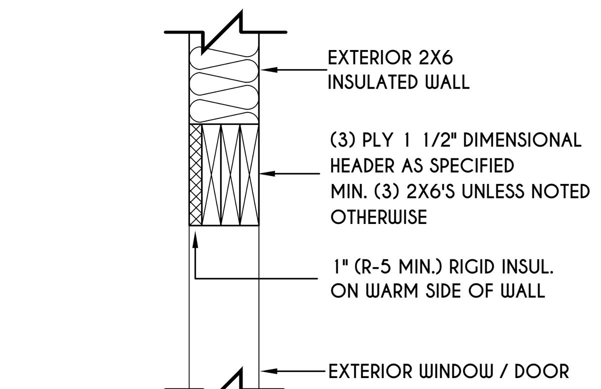
6 / N-1 POURED WALL JUMP FOOTING DETAIL

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



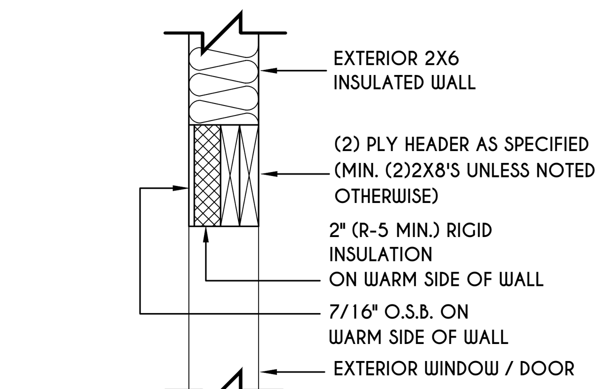
7 / N-1 POURED WALL PILASTER DETAIL

SCALE: 1" = 1'-0"



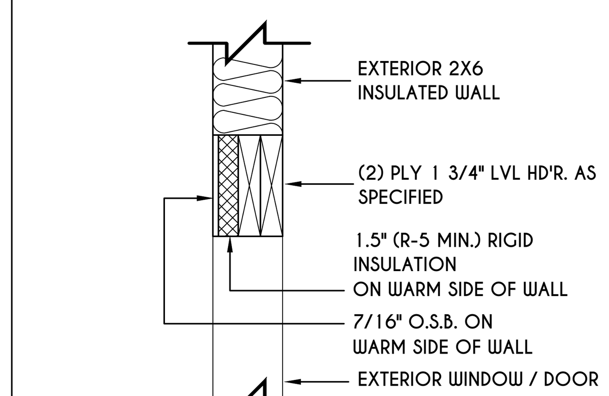
8 / N-1 EXTERIOR INSULATED 3 PLY HEADER DETAIL

SCALE: 1" = 1'-0"



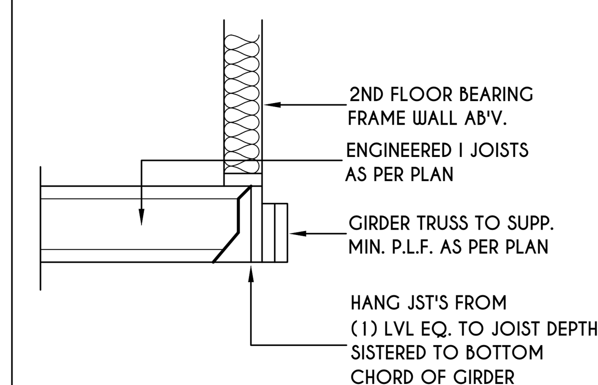
9 / N-1 EXTERIOR INSULATED 2 PLY HEADER DETAIL

SCALE: 1" = 1'-0"



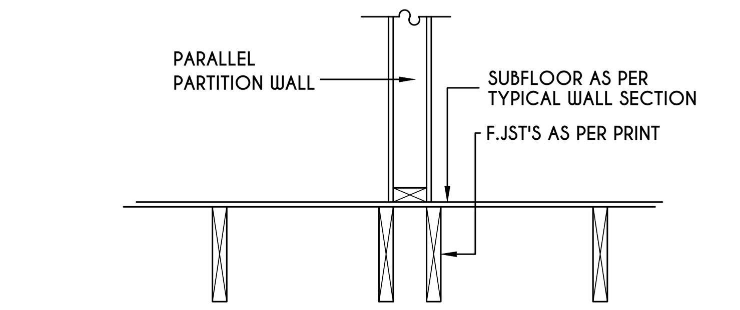
10 / N-1 EXTERIOR INSULATED 2 PLY LVL HEADER DETAIL

SCALE: 1" = 1'-0"



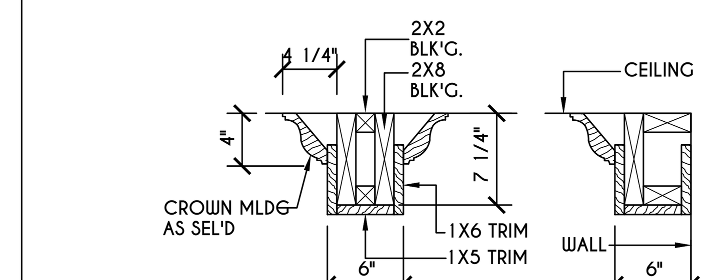
11 / N-1 I JST / GIRDER DETAIL

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



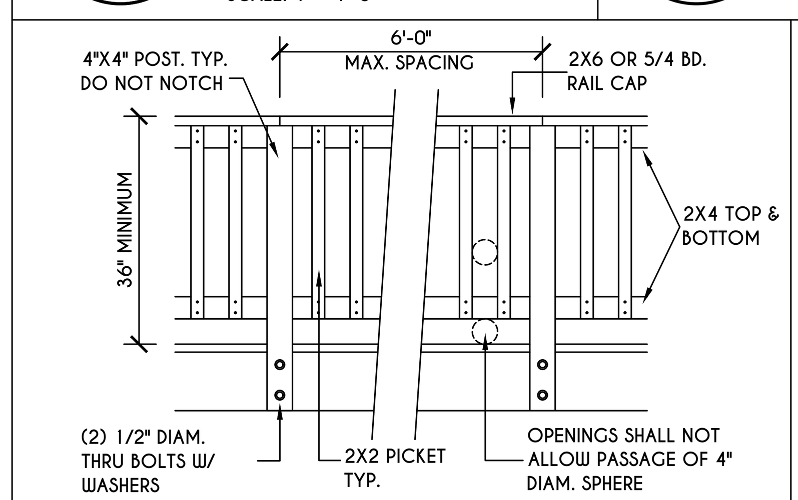
12 / N-1 DOUBLE FLOOR JST'S UNDER PARALLEL PARTITION WALL DETAIL

N.T.S.



13 / N-1 COFFERED BEAM DETAIL

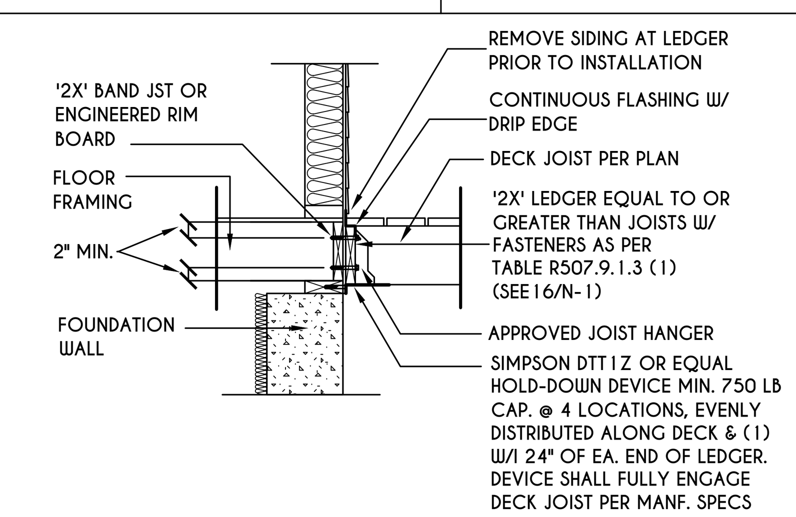
N.T.S.



14 / N-1 TYPICAL GUARD RAIL DETAIL

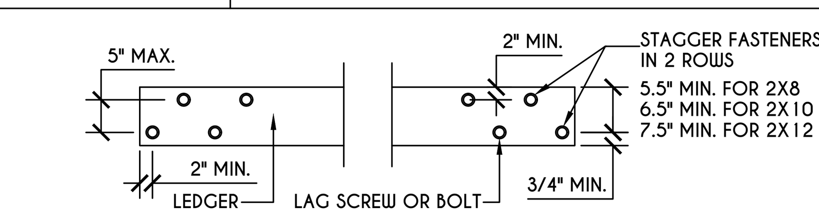
SCALE: 1/2" = 1'-0"

GUARD REQUIREMENT AS PER R312 OF 2020 RCNYS



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

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



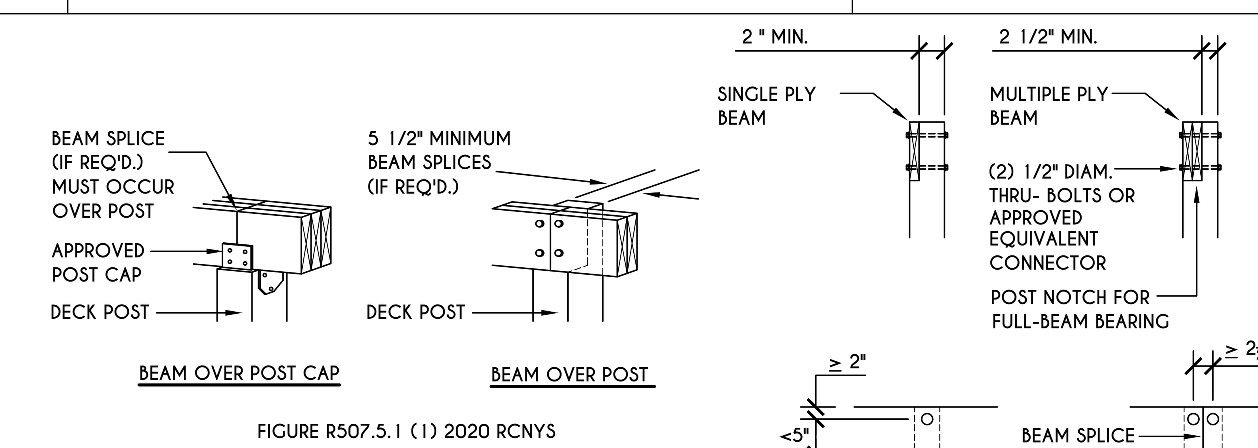
16 / N-1 PLACEMENT OF LAG SCREWS & BOLTS IN LEDGERS

FIGURE R507.9.1.3 (1) OF RCNYS

N.T.S.

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

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



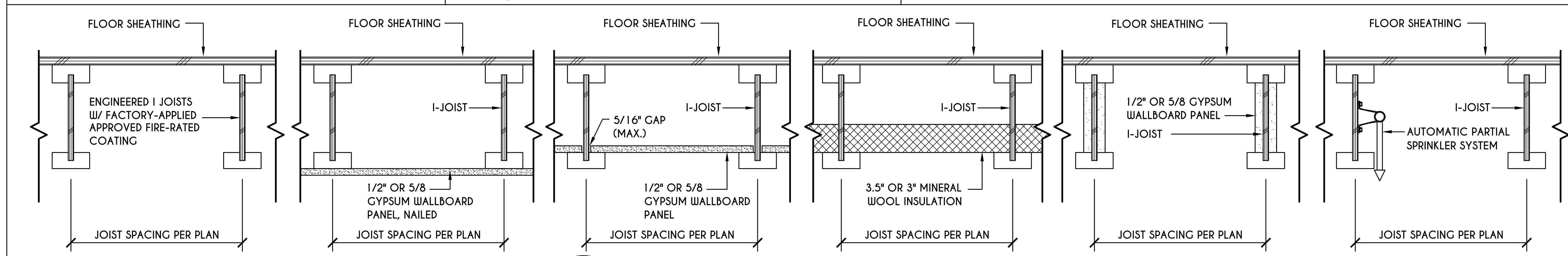
17 / N-1 DECK BEAM TO DECK POST & NOTCHED POST-TO-BEAM CONNECTION

N.T.S.

TABLE R507.4
DECK POST HEIGHT [a]

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

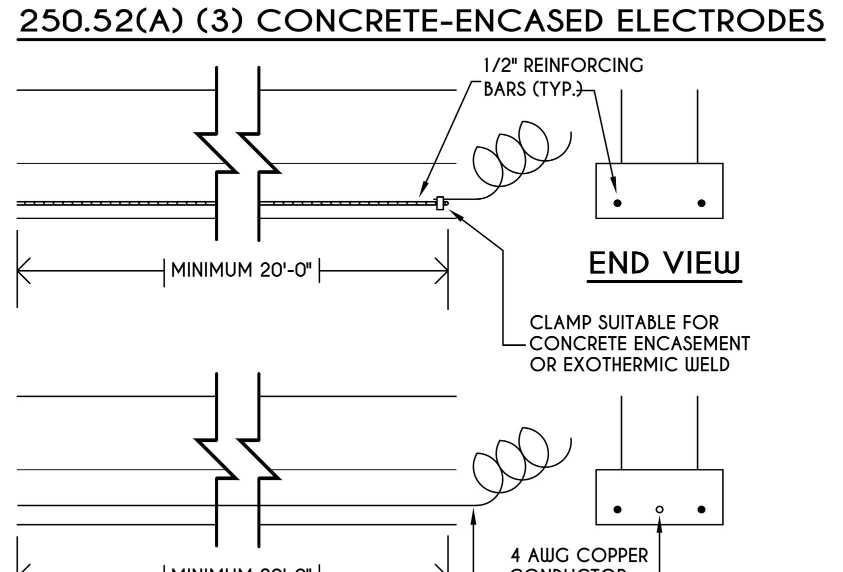
a. MEASURED TO UNDERSIDE OF BEAM
b. BASED ON 40 psf LIVE LOAD
c. THE MAXIMUM PERMITTED HEIGHT IS 8' FOR ONE-PLY & TWO-PLY BEAMS. THE MAXIMUM PERMITTED HEIGHT FOR THREE-PLY BEAMS ON POST CAP IS 6'-9"

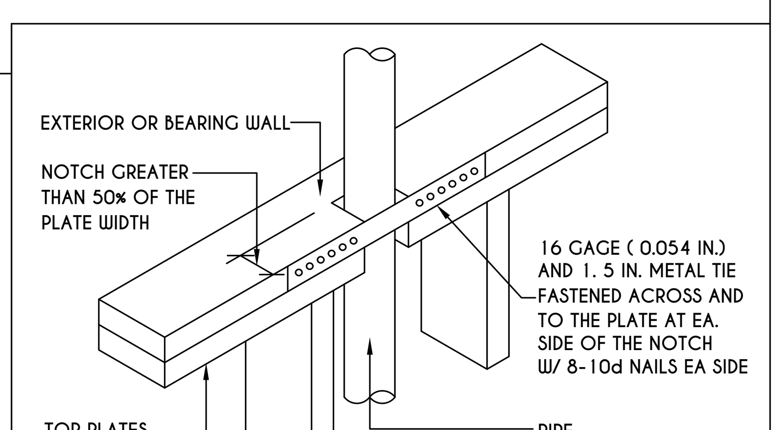


18 / N-1 I-JOIST FLOOR SYSTEMS FIRE RATED FLOOR ASSEMBLY

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

19 / N-1 250.52(A) (3) CONCRETE-ENCASED ELECTRODES

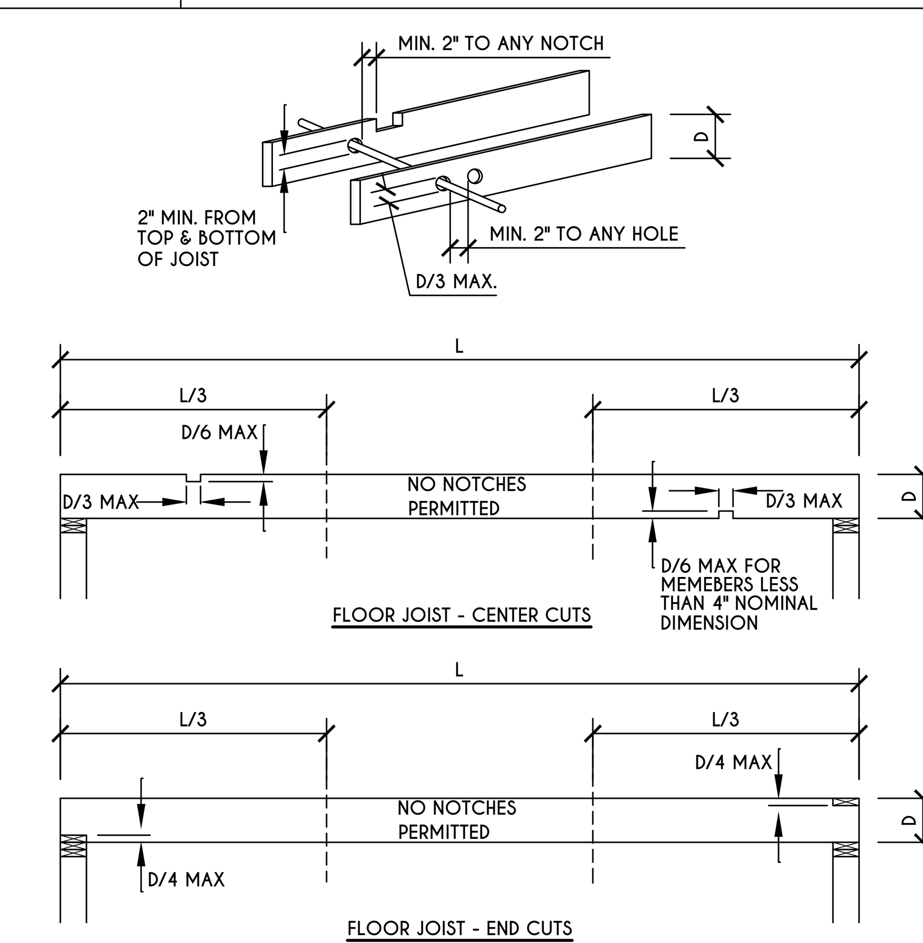




TOP PLATE FRAMING TO ACCOMMODATE PIPING

FIGURE R602.6.1

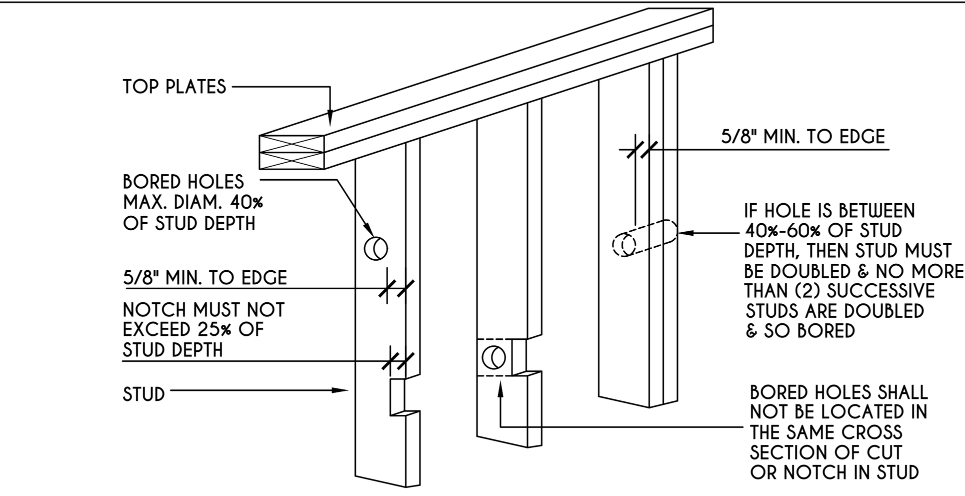
N.T.S.



CUTTING, NOTCHING, & DRILLING OF JOISTS

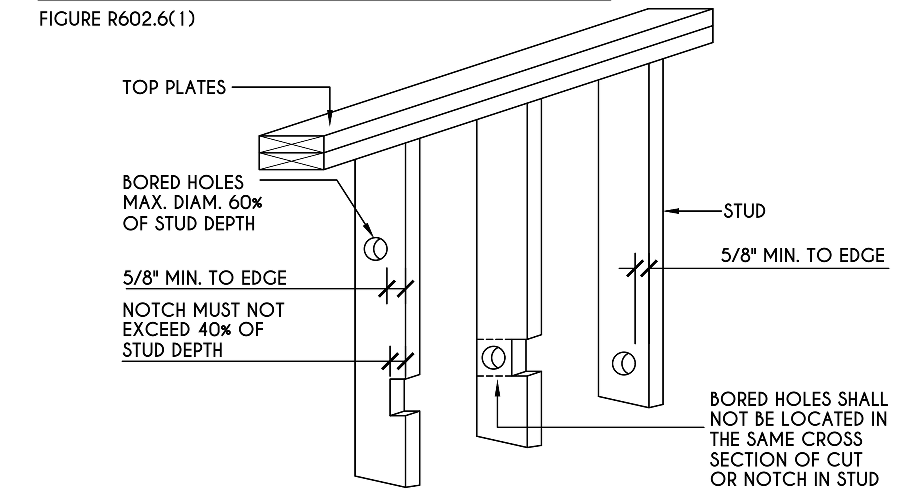
FIGURE R502.8

FOR ENGINEERED WOOD PRODUCTS, PLEASE REFER TO MANUFACTURER'S RECOMMENDATIONS



NOTCHING & BORED HOLE LIMITATIONS FOR EXTERIOR WALLS & BEARING WALLS

FIGURE R602.6(1)



NOTCHING & BORED HOLE LIMITATIONS FOR INTERIOR NONBEARING WALLS

FIGURE R602.6(2)

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3033 BRIGHTON-HENRIETTA TOWNLINE RD
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DETAILS

GLA PLAN 3228

drawn: CDK	checked: CSB
scale: AS NOTED	date: 7 / 25
PROJECT: 15381J	sheet: N / 1

TABLE R404.1.1(2)

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

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

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

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

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

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

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

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

TABLE R404.1.1(3)

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

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

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

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

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

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

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

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

TABLE R404.1.1(4)

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

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

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

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

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

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

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

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

TABLE R404.1.2(8)

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

MINIMUM VERTICAL REINFORCEMENT-BAR SIZE & SPACING (inches) — SOIL CLASSES [a] AND DESIGN LATERAL SOIL (psf PER FOOT OF DEPTH) — MIMIMUM WALL THICKNESS (INCHES)

MAXIMUM WALL HEIGHT (FEET)	MAXIMUM UNBALANCED BACKFILL HEIGHT [g] (FEET)	GW, GP, SW, AND SP 30: 6	8	10	12	GM, GS, SM-SC AND ML 45: 6	8	10	12	SC, MH, ML-CL AND INORGANIC CL 60: 6	8	10	12
5	4	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR
	5	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR
6	4	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR
	5	NR	NR	NR	NR	NR	NR [l]	NR	NR	#4 @ 35"	NR [l]	NR	NR
	6	NR	NR	NR	NR	#5 @ 48"	NR	NR	NR	#5 @ 36"	NR	NR	NR
7	4	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR
	5	NR	NR	NR	NR	NR	NR	NR	NR	#5 @ 47"	NR	NR	NR
	6	NR	NR	NR	NR	#5 @ 42"	NR	NR	NR	#6 @ 43"	#5 @ 48"	NR [l]	NR
	7	#5 @ 46"	NR	NR	NR	#6 @ 42"	#5 @ 46"	NR [l]	NR	#6 @ 34"	#6 @ 48"	NR	NR
8	4	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR
	5	NR	NR	NR	NR	#4 @ 38"	NR [l]	NR	NR	#5 @ 43"	NR	NR	NR
	6	#4 @ 37"	NR [l]	NR	NR	#5 @ 37"	NR	NR	NR	#6 @ 37"	#5 @ 43"	NR [l]	NR
	7	#5 @ 40"	NR	NR	NR	#6 @ 37"	#5 @ 41"	NR [l]	NR	#6 @ 34"	#6 @ 43"	NR	NR
	8	#6 @ 43"	#5 @ 47"	NR [l]	NR	#6 @ 34"	#6 @ 43"	NR	NR	#6 @ 27"	#6 @ 32"	#6 @ 44"	NR
9	4	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR
	5	NR	NR	NR	NR	#4 @ 35"	NR [l]	NR	NR	#5 @ 40"	NR	NR	NR
	6	#4 @ 34"	NR [l]	NR	NR	#6 @ 48"	NR	NR	NR	#6 @ 36"	#6 @ 39"	NR [l]	NR
	7	#5 @ 36"	NR	NR	NR	#6 @ 34"	#5 @ 37"	NR	NR	#6 @ 33"	#6 @ 38"	#5 @ 37"	NR [l]
	8	#6 @ 38"	#5 @ 41"	NR	NR	#6 @ 33"	#6 @ 38"	#5 @ 37"	NR [l]	#6 @ 24"	#6 @ 29"	#6 @ 39"	#4 @ 48" [m]
	9	#6 @ 34"	#6 @ 46"	NR	NR	#6 @ 26"	#6 @ 30"	#6 @ 41"	NR	#6 @ 19"	#6 @ 23"	#6 @ 30"	#6 @ 39"
10	4	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR
	5	NR	NR	NR	NR	#4 @ 33"	NR [l]	NR	NR	#5 @ 38"	NR	NR	NR
	6	#5 @ 48"	NR [l]	NR	NR	#6 @ 45"	NR	NR	NR	#6 @ 34"	#5 @ 37"	NR	NR
	7	#6 @ 47"	NR	NR	NR	#6 @ 34"	#6 @ 48"	NR	NR	#6 @ 30"	#6 @ 35"	#6 @ 48"	NR [l]
	8	#6 @ 34"	#5 @ 38"	NR	NR	#6 @ 30"	#6 @ 34"	#6 @ 47"	NR [l]	#6 @ 22"	#6 @ 26"	#6 @ 35"	#6 @ 45" [m]
	9	#6 @ 34"	#6 @ 41"	#4 @ 48"	NR [l]	#6 @ 23"	#6 @ 27"	#6 @ 35"	#4 @48" [m]	DR	#6 @ 22"	#6 @ 27"	#6 @ 34"
	10	#6 @ 28"	#6 @ 33"	#6 @ 45"	NR	DR [j]	#6 @ 23"	#6 @ 29"	#6 @ 38"	DR	#6 @ 22"	#6 @ 22"	#6 @ 28"

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

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

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

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

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

f. INTERPOLATION IS NOT PERMITTED.

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

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

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

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

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

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

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

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

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

TABLE R 402.4.1.1
AIR BARRIER AND INSULATION INSTALLATION

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

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

R401.4 SOIL TESTS.

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

R401.4.1 GEOTECHNICAL EVALUATION.

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

TABLE R401.4.1

PRESUMPTIVE LOAD-BEARING VALUES OF FOUNDATION MATERIALS [a]

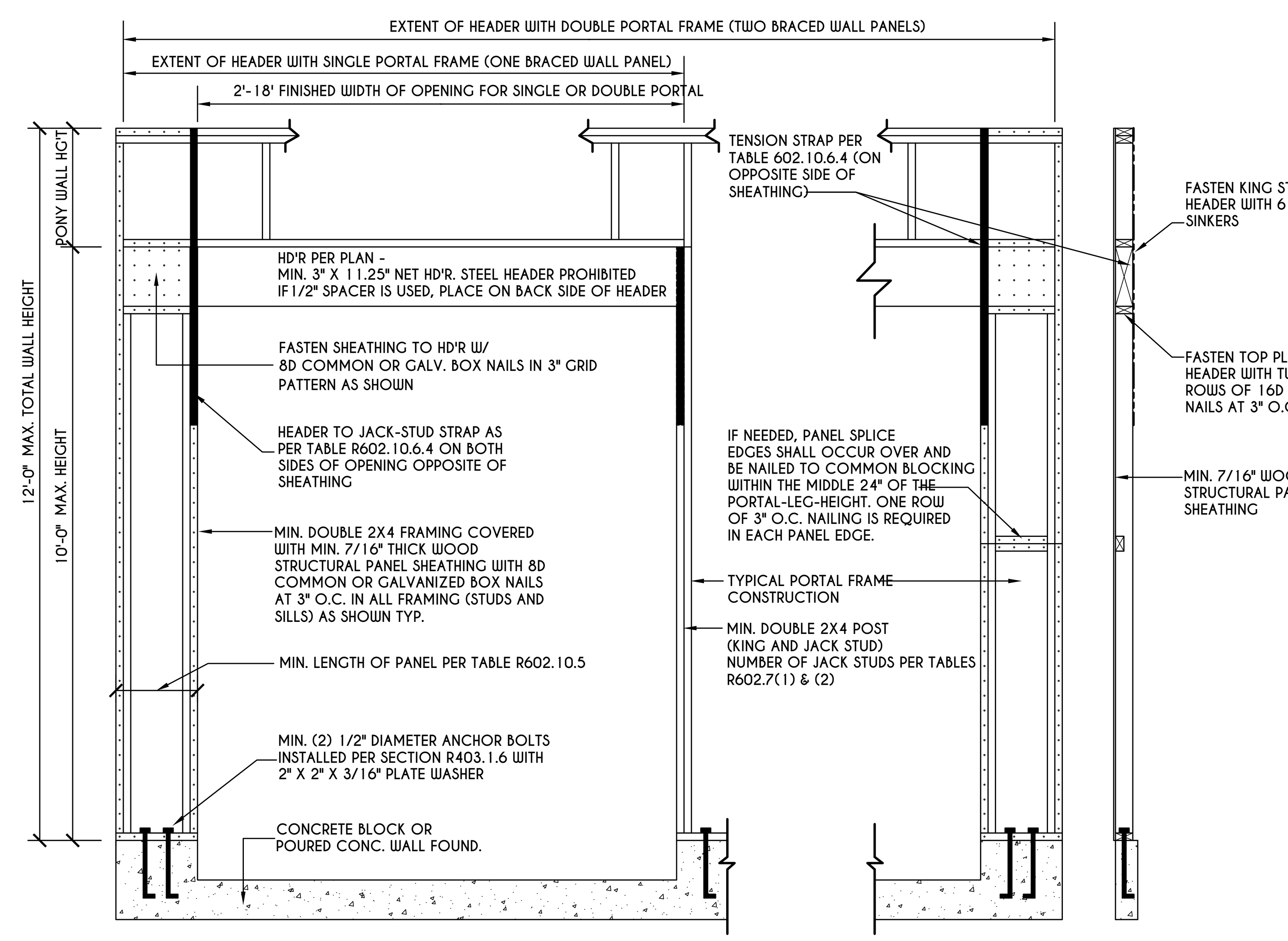
CLASS OF MATERIALS	LOAD-BEARING PRESSURE (pounds per square foot)
CRYSTALLINE BEDROCK	12,000
SEDIMENTARY & FOLIATED ROCK	4,000
SANDY GRAVEL AND/OR GRAVEL (GW & GP)	3,000
SAND, SILTY SAND, CLAYEY SAND, SILTY GRAVEL, AND CLAYEY GRAVEL (SW, SP, SM, SC, GM, & GC)	2,000
CLAY, SANDY CLAY, SILTY CLAY, CLAYEY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

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

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

UNIFIED SOIL CLASSIFICATION SYSTEM

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



FRONT ELEVATION   SECTION

PORTAL FRAME AT GARAGE DOOR OPENINGS IN SEISMIC DESIGN CATEGORIES A, B, AND C

SCALE: N.T.S.   FIGURE R602.10.6.3

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Greater Living Architecture, P.C.

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

REVISIONS:

DATE	BY	DESCRIPTION

CLIENT/LOCATION:

SPEC HOME - THE LINWOOD
LOT 36 BELLINGHAM
PITTSFORD, NY

BUILDER:

COVENTRY RIDGE
BUILDING CORP.

REINFORCING NOTES

GLA PLAN 3228

drawn:	checked:
CDK	CSB
scale:	date:
AS NOTED	7 / 25
PROJECT:	sheet:
15381J	N / 2

Town of Pittsford

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

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

Permit #
B25-000096

DESIGN REVIEW AND HISTORIC PRESERVATION BOARD
REFERRAL OF APPLICATION

Property Address: 5 Bellingham ,
Tax ID Number: 177.04-1-15.37
Zoning District:
Owner:
Applicant: Spall Homes Corp/Spall Realtors Corp

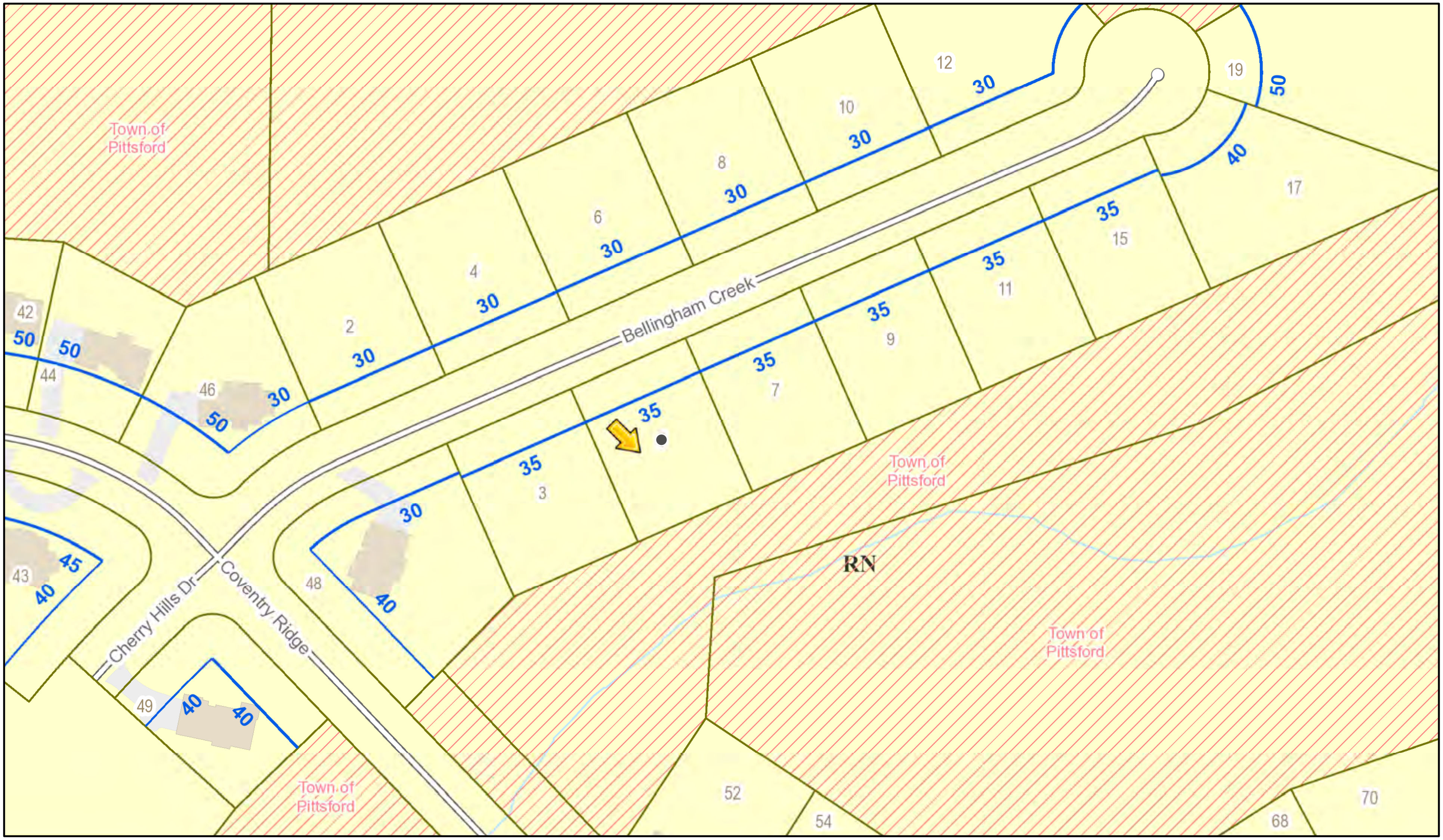
Application Type:

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

Project Description: Applicant is requesting design review for the construction of a two-story single-family home approximately 3337 square feet that is located in the Coventry Ridge Subdivision.

Meeting Date: August 14, 2025

RN Residential Neighborhood Zoning



Printed July 28, 2025

1:2,257

0 95 190 380 ft

0 25 50 100 m

Town of Pittsford GIS

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

SPEC HOME - LAKESHORE PLACE

LOT 47 BELLINGHAM
PITTSFORD, NY
COVENTRY RIDGE BUILDING CORP.

PLAN 3337 / PROJECT 15305 J

SHEET INDEX

GENERAL NOTES:

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

COMPLIANCE METHOD: RESCHECK CERTIFICATE OR PRESCRIPTIVE

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

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

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

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

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

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

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

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

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

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

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

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

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

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

ENERGY EFFICIENCY:

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

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

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

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

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

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

DURING TESTING:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

SITE WORK:

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

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

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

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

FOUNDATION:

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

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

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

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

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

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

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

FIREPLACES:

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

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

FRAMING:

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

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

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

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

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

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

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

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

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

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

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

STAIRWAY & GUARD REQUIREMENTS:

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

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

STAIR ILLUMINATION PER SECTION R311.7.9 OF 2020 RCNYS.

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

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

GARAGE FIREPROOFING:

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

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

STRUCTURAL MATERIAL SPECIFICATIONS:

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

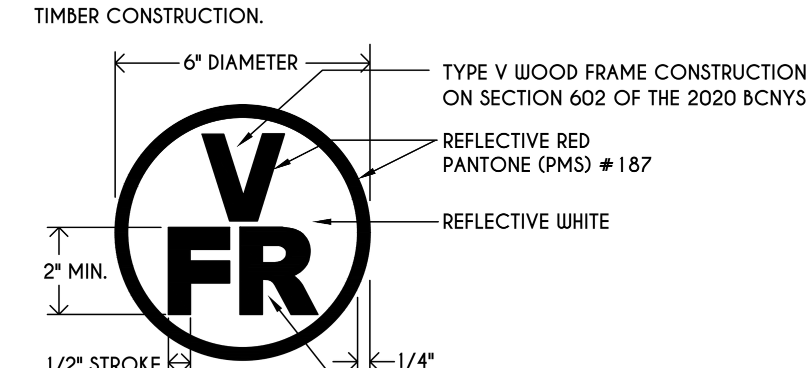
DESIGN CRITERIA: (FOR GREATER ROCHESTER AREA & ADJACENT COUNTIES)

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

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

TRUSS IDENTIFICATION:

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



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

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Greater Living Architecture, P.C.

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

www.greaterliving.com

REVISIONS:

DATE	BY	DESCRIPTION

CLIENT/LOCATION:

LAKESHORE PLACE
LOT 47 BELLINGHAM
PITTSFORD, NY

BUILDER:

COVENTRY RIDGE BUILDING CORP.

COVER PAGE

GLA PLAN 3337

drawn: CDK	checked: CSB
scale: AS NOTED	date: 7 / 25
PROJECT: 15305J	sheet: C 1

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

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

FOR SI: 1 square foot=0.0929 m2, 1 cubic foot per min=0.000471 9 m3/s

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

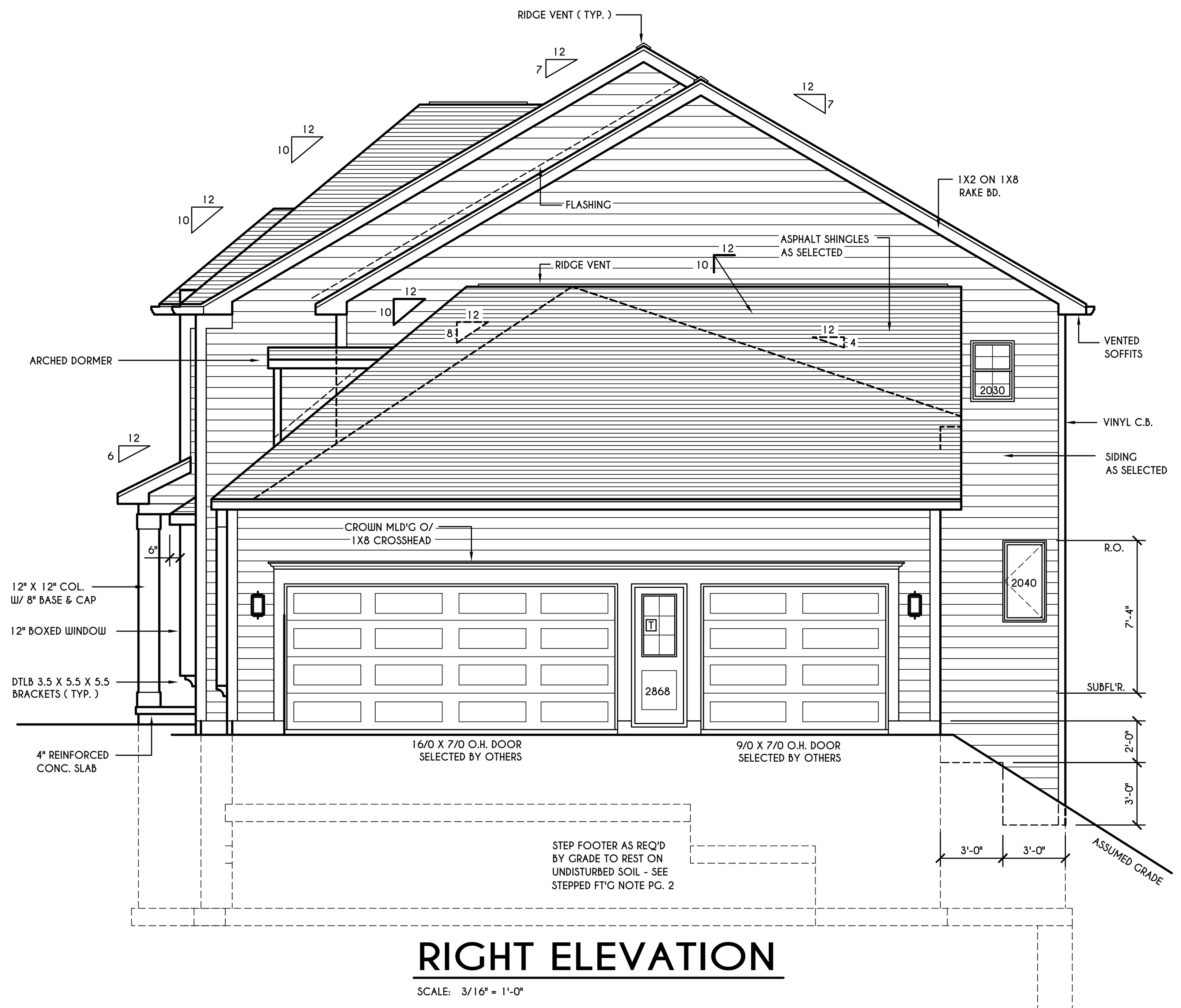
RUN-TIME PERCENTAGE IN EA. 4-HOUR SEGMENT	25%	33%	50%	66%	75%	100%
FACTOR [a]	4	3	2	1.5	1.3	1.0

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

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

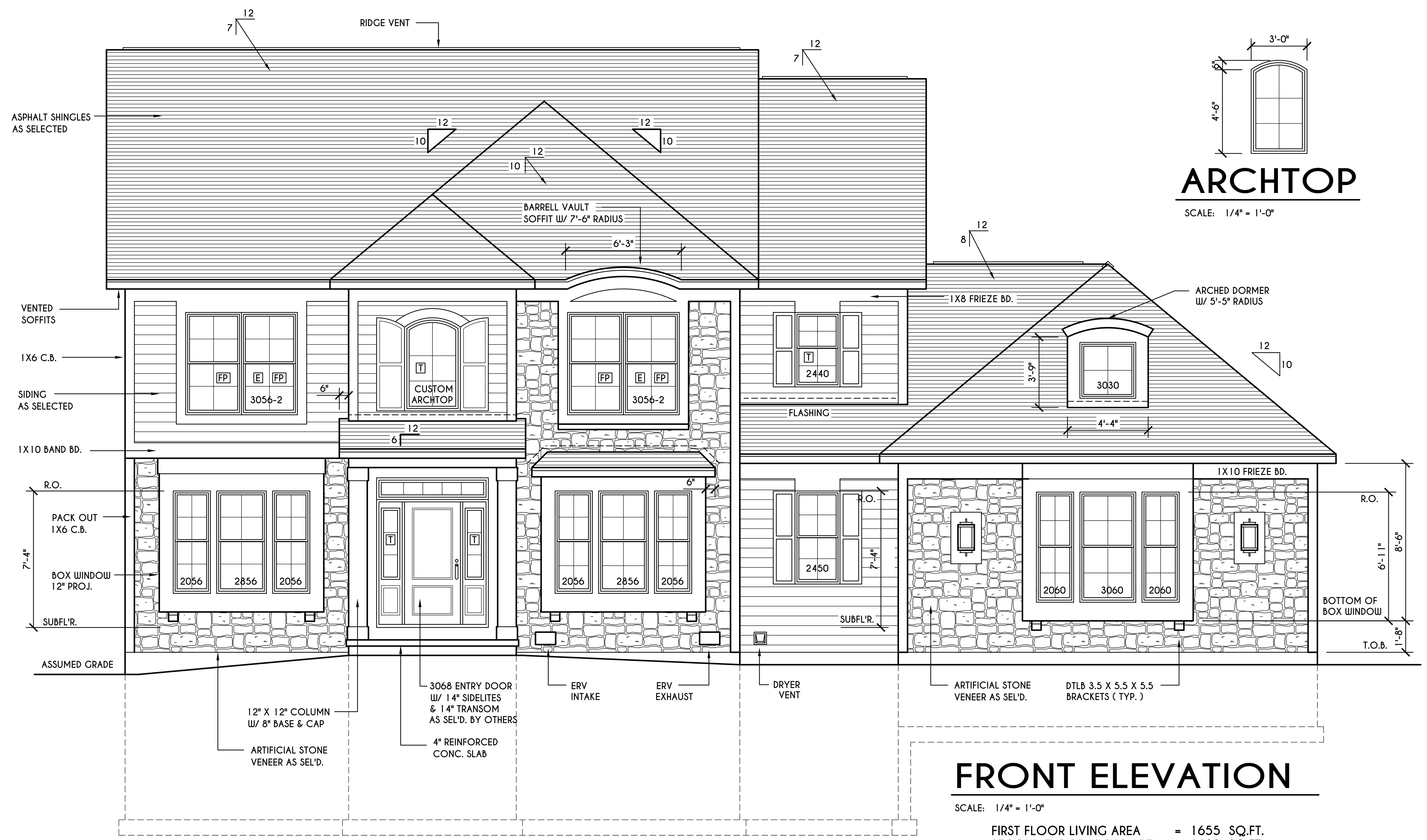
AREA TO BE EXHAUSTED	EXHAUST RATES
KITCHENS	100 cfm INTERMITTENT OR 25 cfm CONTINUOUS
BATHROOMS-TOILET ROOMS	MECHANICAL EXHAUST CAPACITY OF 50 cfm INTERMITTENT OR 20 cfm CONTINUOUS

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



RIGHT ELEVATION

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



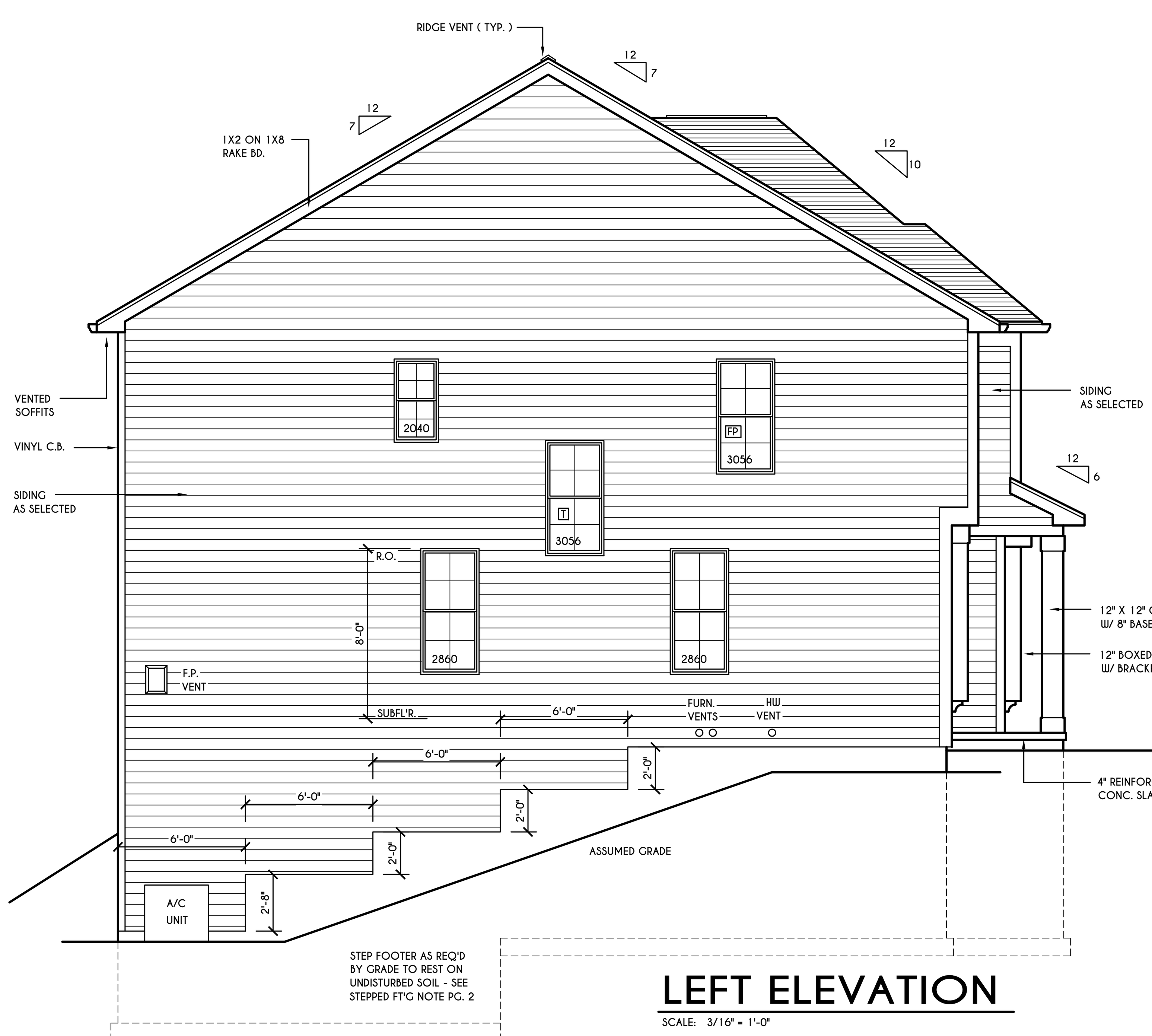
FRONT ELEVATION

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

FIRST FLOOR LIVING AREA	=	1655 SQ.FT.
SECOND FLOOR LIVING AREA	=	1682 SQ.FT.
TOTAL LIVING AREA	=	3337 SQ.FT.
TOTAL CONDITIONED VOLUME (CONTRACTOR TO VERIFY)	=	46,180 CU.FT.

ARCHTOP

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



LEFT ELEVATION

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

REAR ELEVATION

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

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

DOORS: SELECTION BY OWNER

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

WINDOW / DOOR LEGEND:

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

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

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

GENERAL NOTES:

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

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

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

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

MECHANICAL VENTILATION RATE:

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

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FAX: (585) 292-1262
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DATE	BY	DESCRIPTION

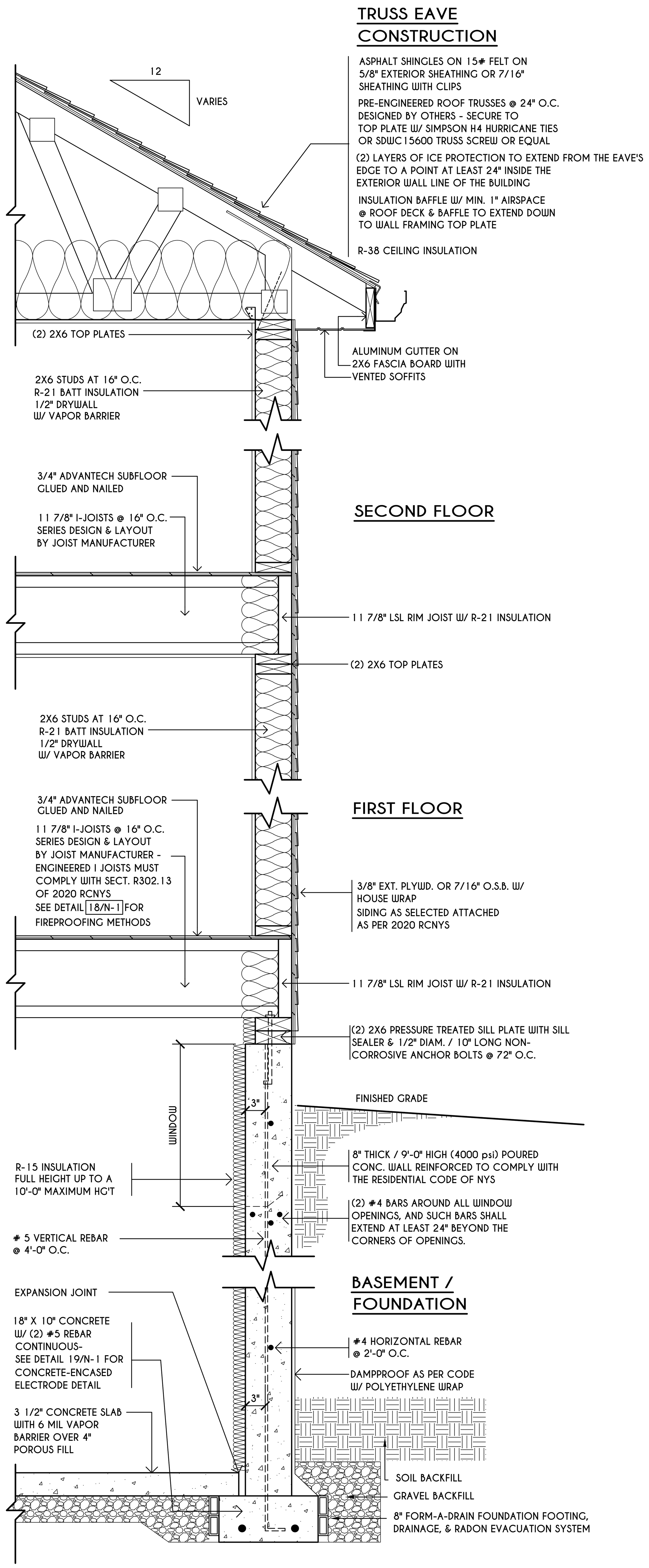
CLIENT/LOCATION:
LAKESHORE PLACE
LOT 47 BELLINGHAM
PITTSFORD, NY

BUILDER:
COVENTRY RIDGE BUILDING CORP.

ELEVATIONS

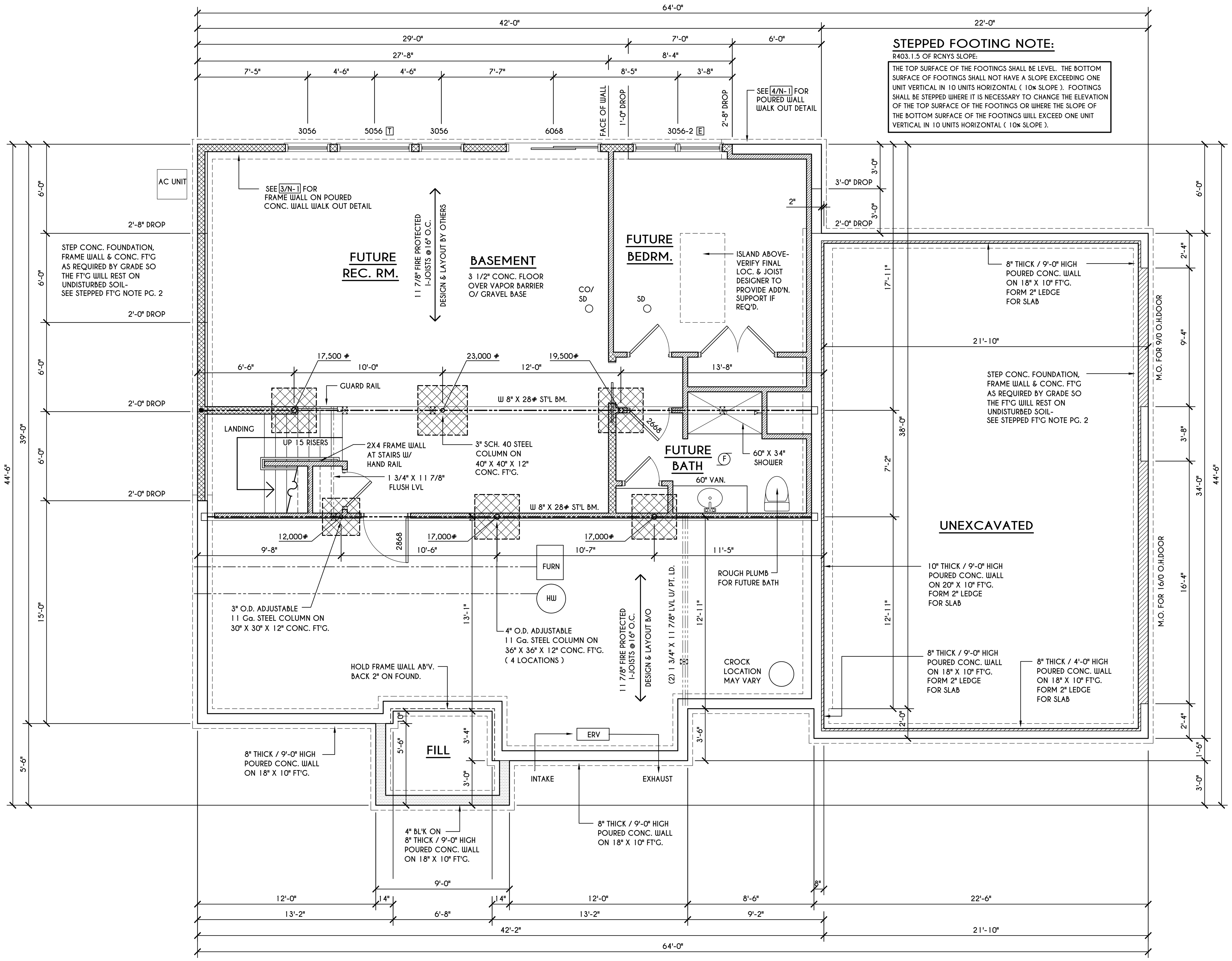
GLA PLAN 3337

drawn:	checked:
CDK	CSB
scale:	date:
AS NOTED	7 / 25
PROJECT: 15305J	sheet: 1 / 5



TYPICAL WALL SECTION

SCALE: 1" = 1'-0"



BASEMENT & FOUNDATION PLAN

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

ENGINEERED FL'R JOIST NOTE:

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

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

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

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

FRAMING LEGEND:

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

GENERAL FOUNDATION / BASEMENT NOTES:

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

WINDOW / DOOR LEGEND:

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

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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FAX: (585) 292-1262
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DATE	BY	DESCRIPTION

CLIENT/LOCATION:

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LOT 47 BELLINGHAM
PITTSFORD, NY

BUILDER:

COVENTRY RIDGE
BUILDING CORP.

FOUNDATION PLAN

GLA PLAN 3337

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scale: AS NOTED	date: 7 / 25
PROJECT: 15305J	sheet: 2 / 5

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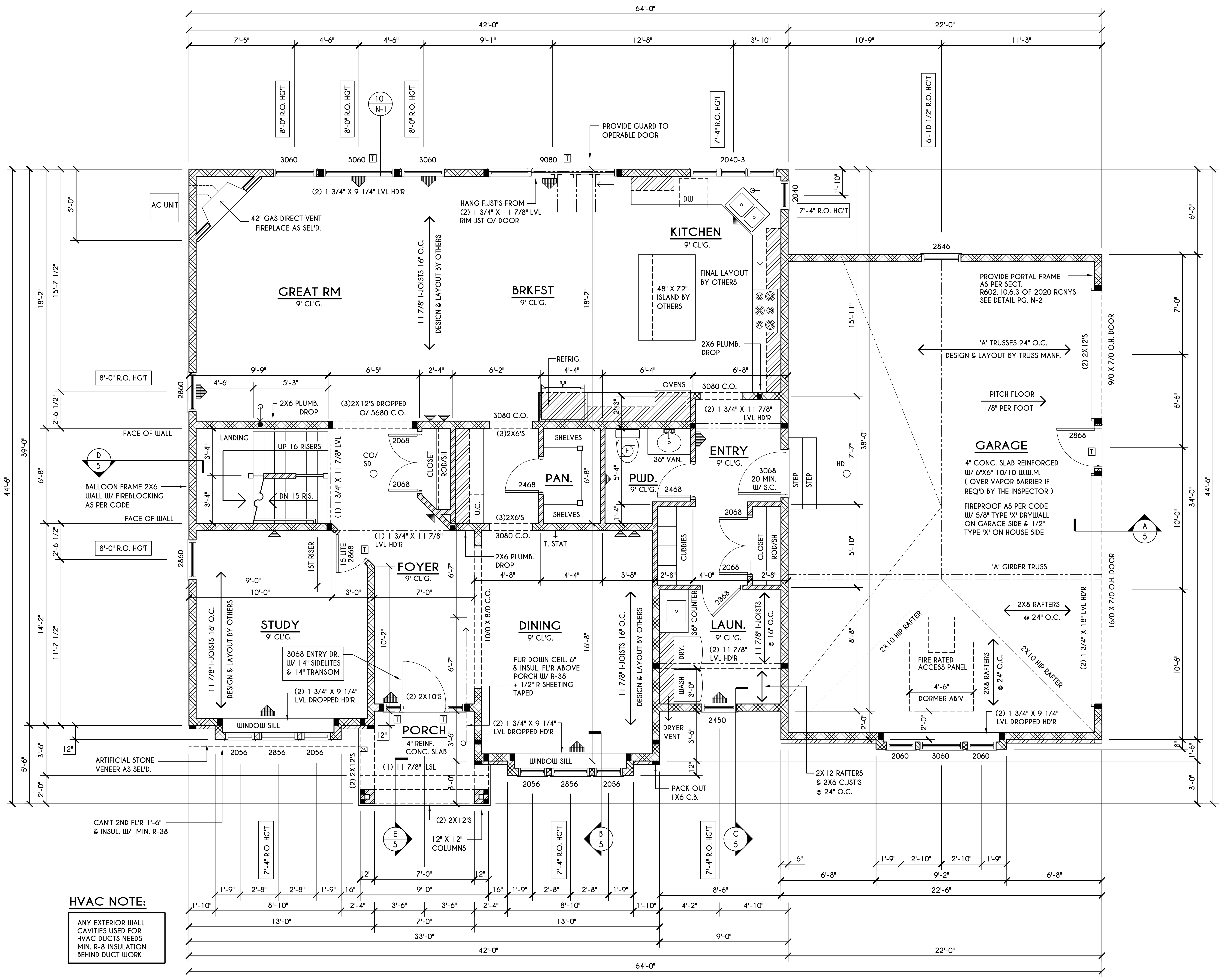

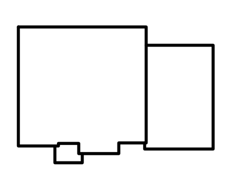

HOUSE FOOTPRINT

SCALE: 1" = 50'-0"

HVAC NOTE:

ANY EXTERIOR WALL CAVITIES USED FOR HVAC DUCTS NEEDS MIN. R-8 INSULATION BEHIND DUCT WORK

FIRST FLOOR PLAN

1655 SQ. FT.

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

ENGINEERED FL'R JOIST NOTE:

ALL ENGINEERED FLOOR JOISTS TO BE DESIGNED BY & LAYOUT TO BE DONE BY MANUFACTURER TO THE 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 & NAILED, EQUAL TO THE # OF HEADERS TO BE SUPPORTED- UNLESS NOTED OTHERWISE
- DROPPED HEADER
- FLUSH HEADER
- 2X4 STUDS @ 16" O.C.
- 2X6 STUDS @ 16" O.C.

GENERAL FIRST FLOOR PLAN NOTES:

FIRST FLOOR PLATE HG'T TO BE 9'-1 1/8" (UNLESS NOTED OTHERWISE)
ALL WINDOW R.O. HGT'S TO BE 7'-4" U.N.O.
PROVIDE SOLID BLOCKING UNDER ALL BEARING POINTS DOWN TO FOUNDATION WALL
PROVIDE DB'L JACK STUDS EA. SIDE OF LOAD BEARING OPENINGS > / = 4'-0"
ALL ANGLES TO BE 45 DEG. U.N.O.
ALL EXTERIOR WINDOW & DOOR HEADERS TO HAVE MIN. R-5 INSUL. & TO BE MIN. (2) 2X8'S (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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PITTSFORD, NY

BUILDER:

COVENTRY RIDGE
BUILDING CORP.

FIRST FLOOR PLAN

GLA PLAN 3337

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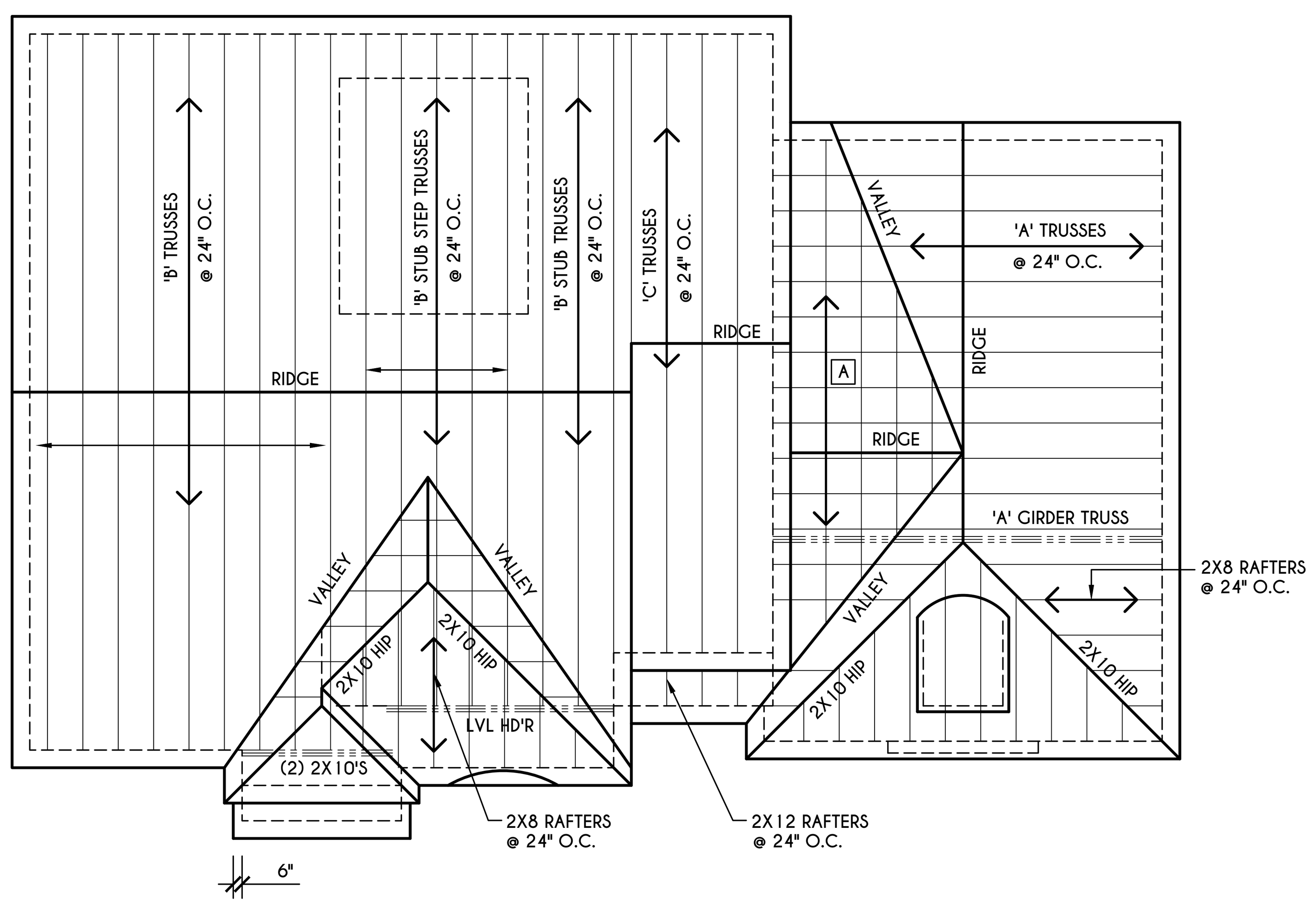
CDK	CSB
scale:	date:
AS NOTED	7 / 25
PROJECT:	sheet:
15305J	3 / 5



ROOF PLAN

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

A - 2X8 LAYOVER RAFTERS 24" O.C.

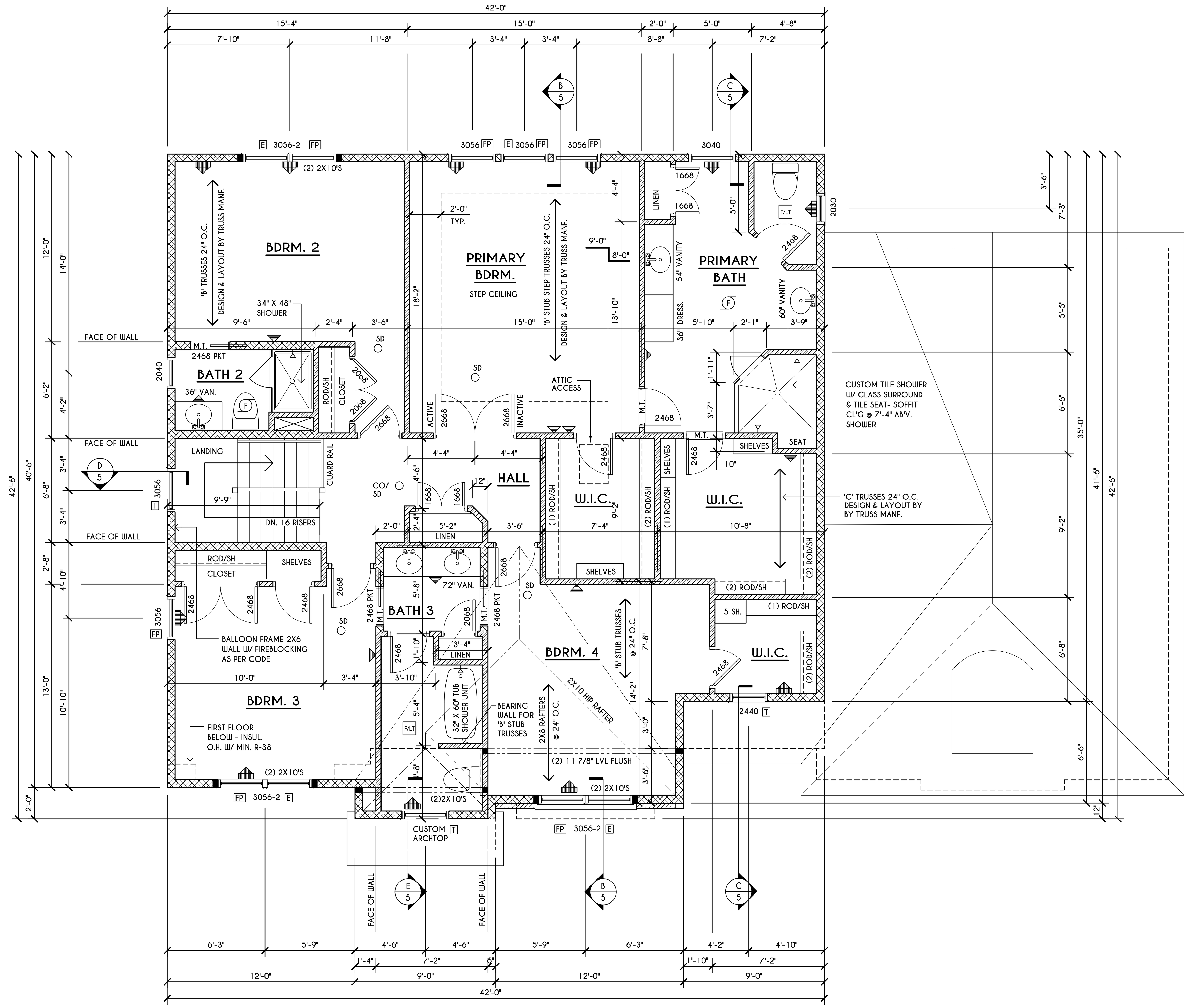
GENERAL ROOF NOTES:

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

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

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

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



SECOND FLOOR PLAN

1682 SQ.FT.

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

FRAMING LEGEND:

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

GENERAL SECOND FLOOR PLAN NOTES:

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

WINDOW / DOOR LEGEND:

E = MEETS OR EXCEEDS EGRESS REQUIREMENTS
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COVENTRY RIDGE
BUILDING CORP.

SECOND FLOOR PLAN

GLA PLAN 3337

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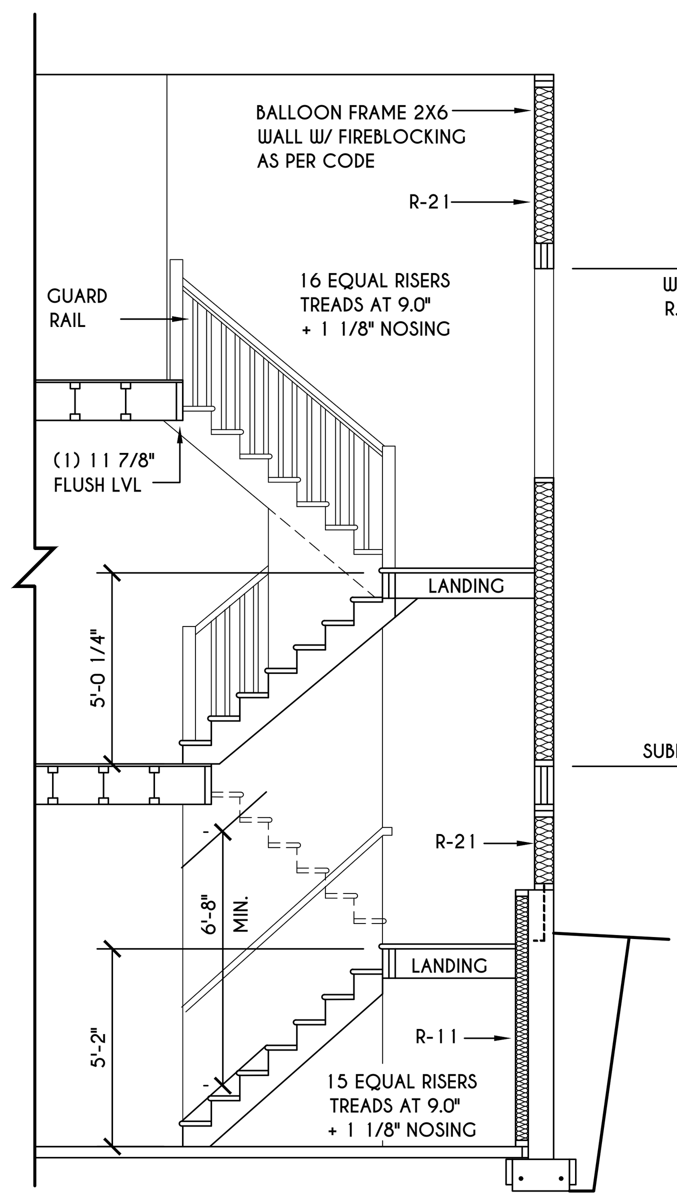
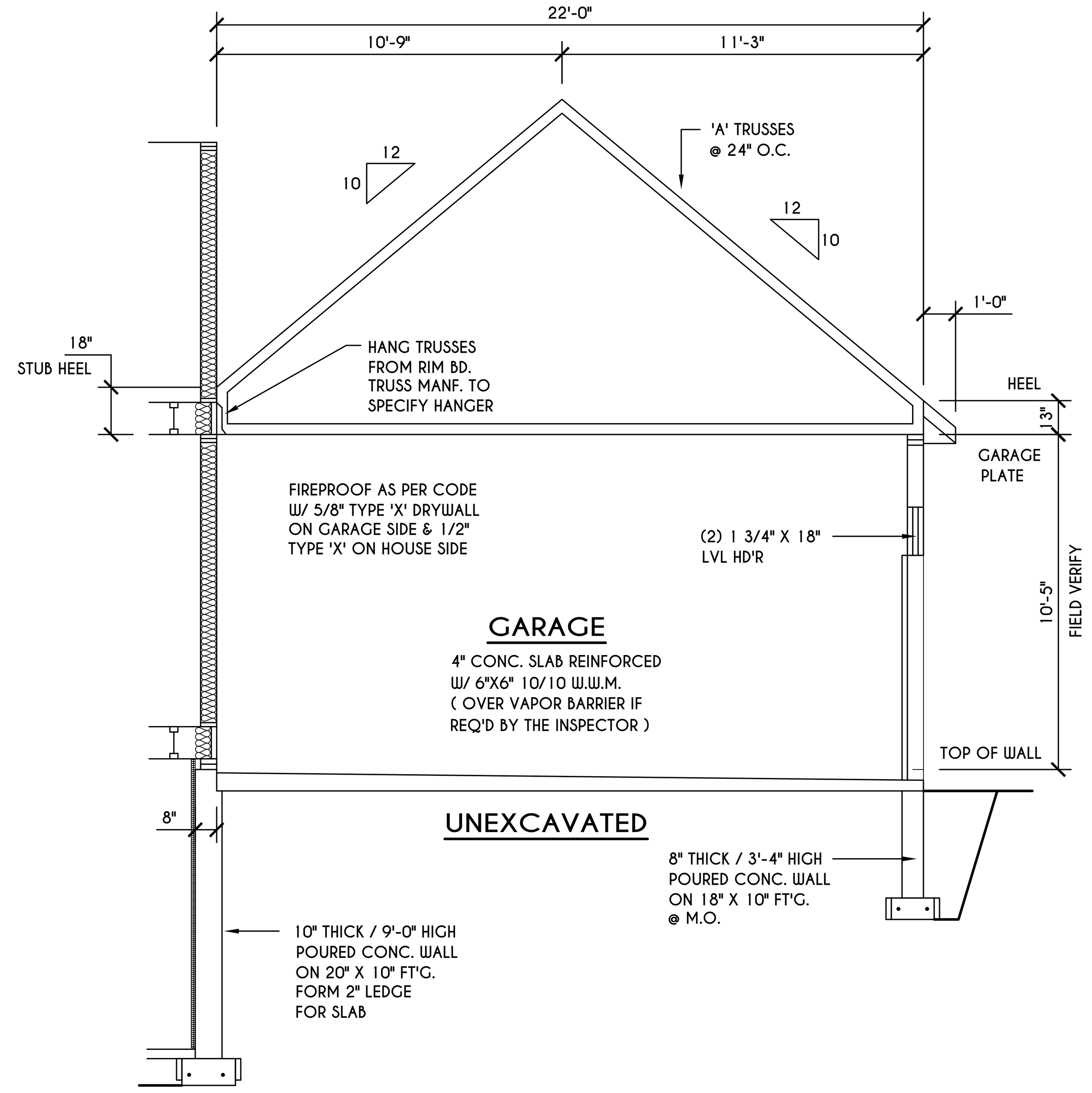
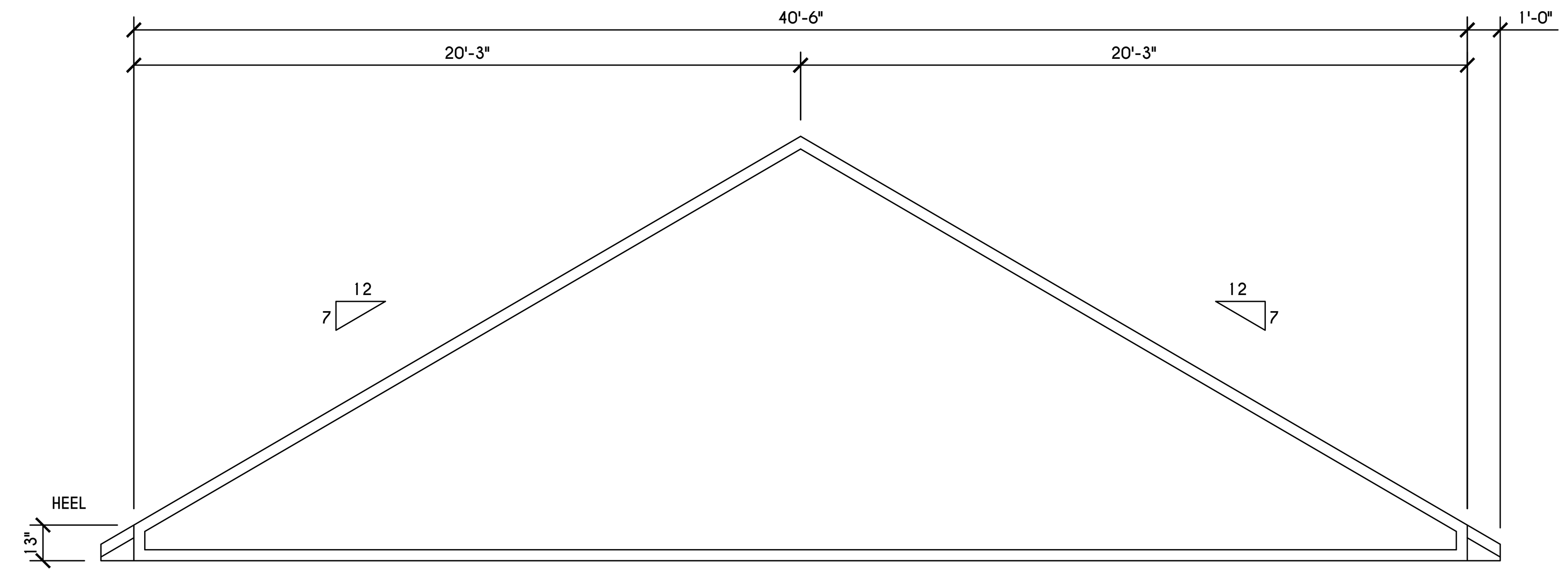
scale:	date:
AS NOTED	7 / 25
PROJECT: 15305J	sheet: 4 / 5



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



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

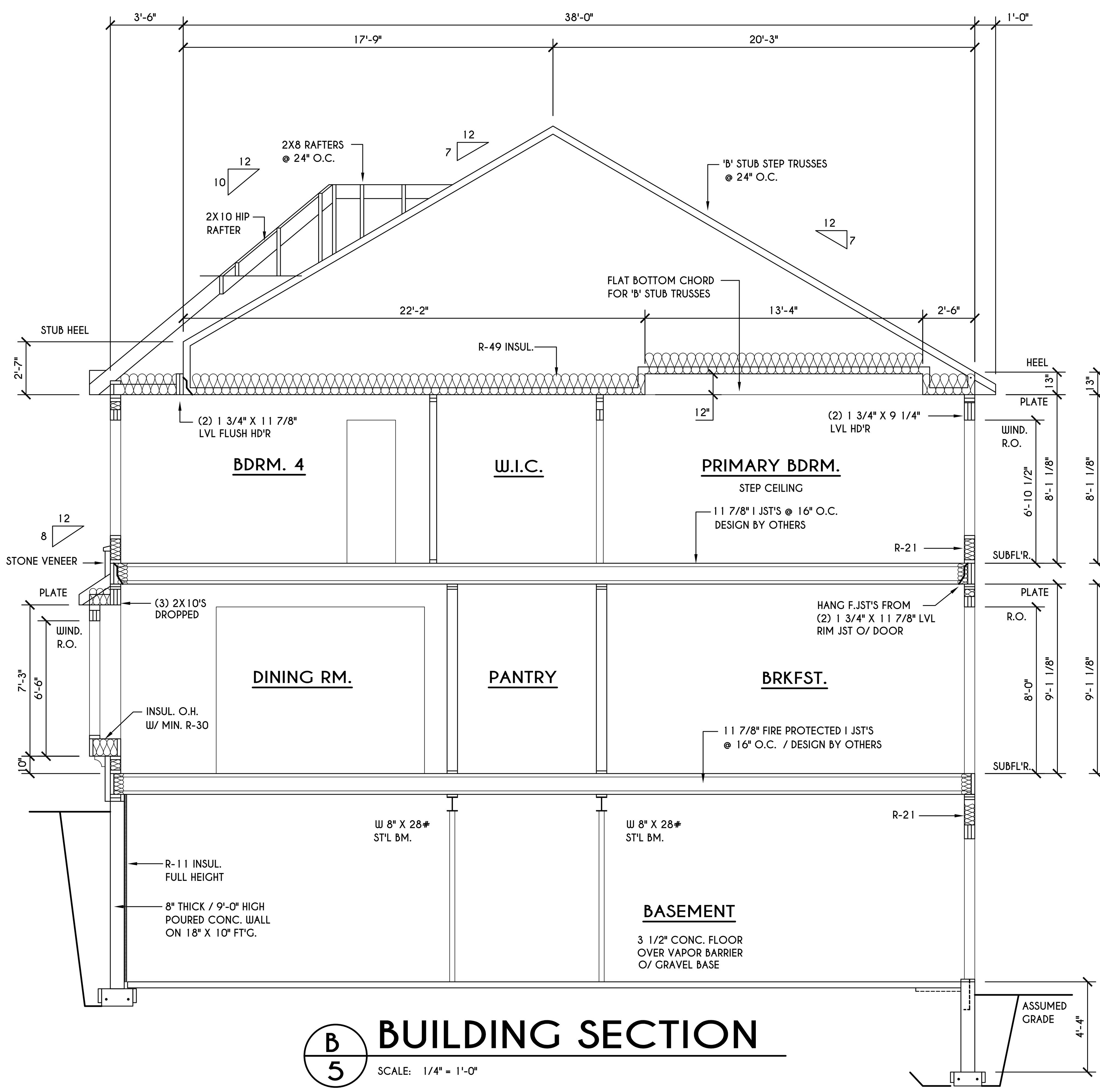


'B' TRUSS PROFILE

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

TRUSS NOTES:

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



B/5 BUILDING SECTION
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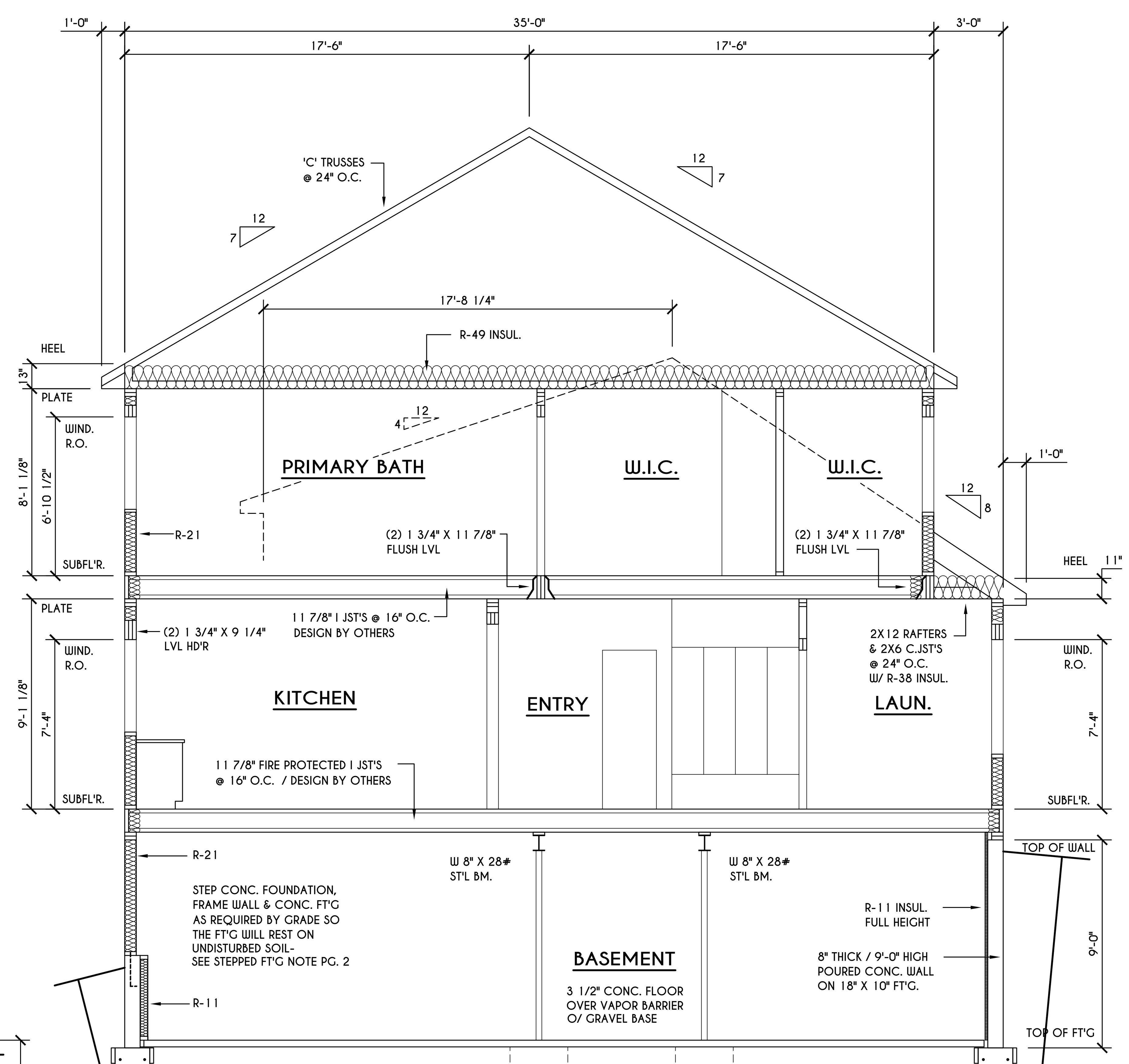
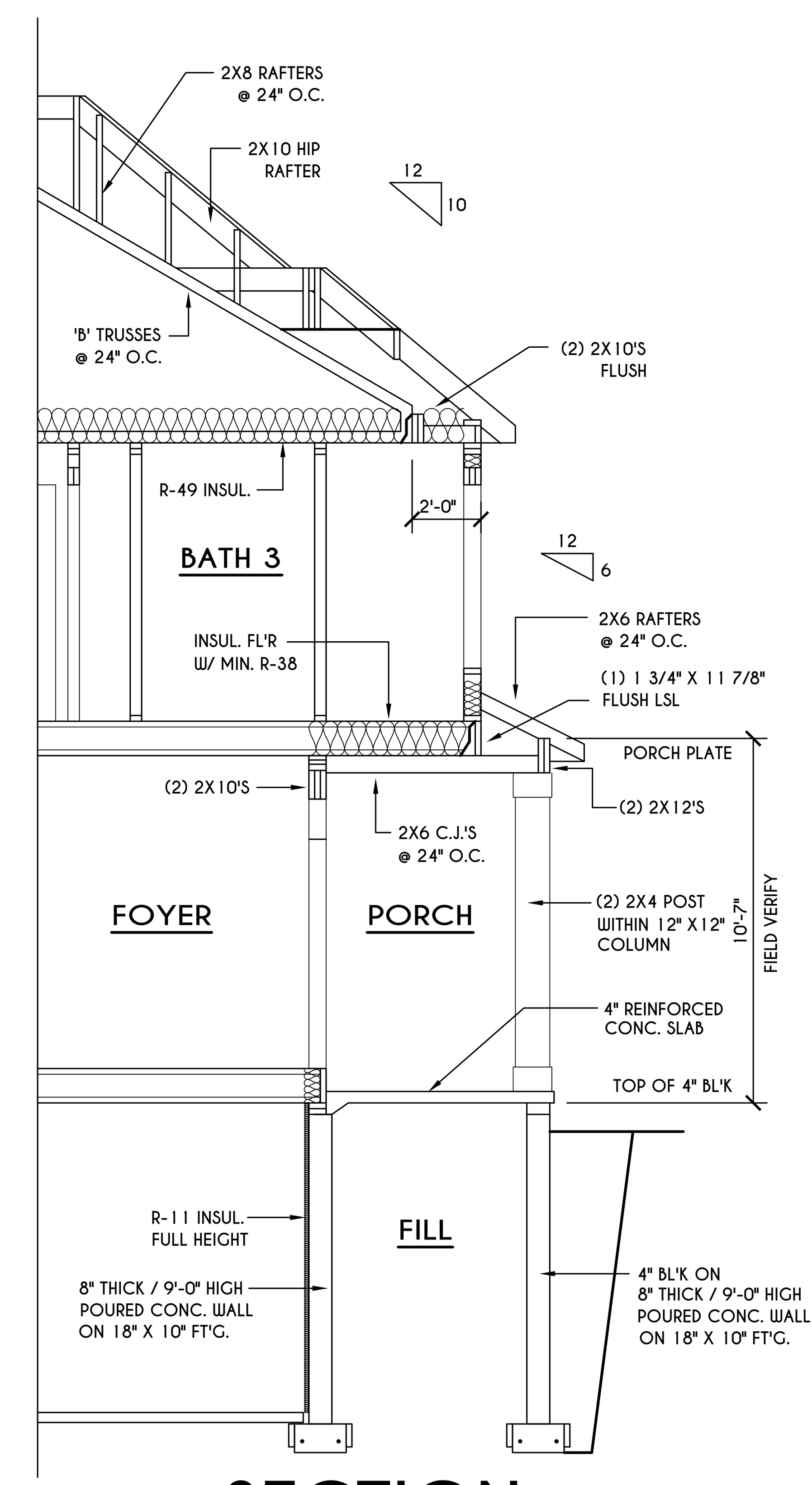


C/5 BUILDING SECTION
SCALE: 1/4" = 1'-0"



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

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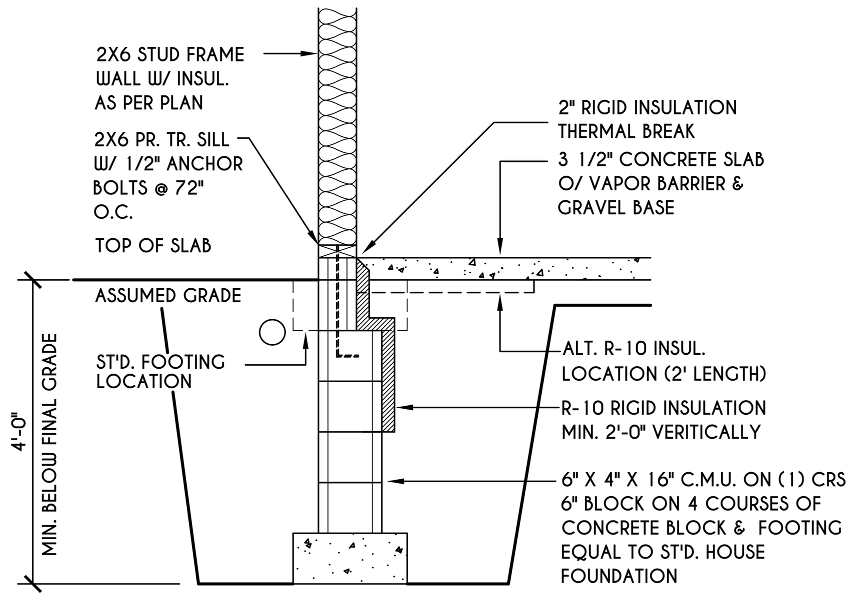
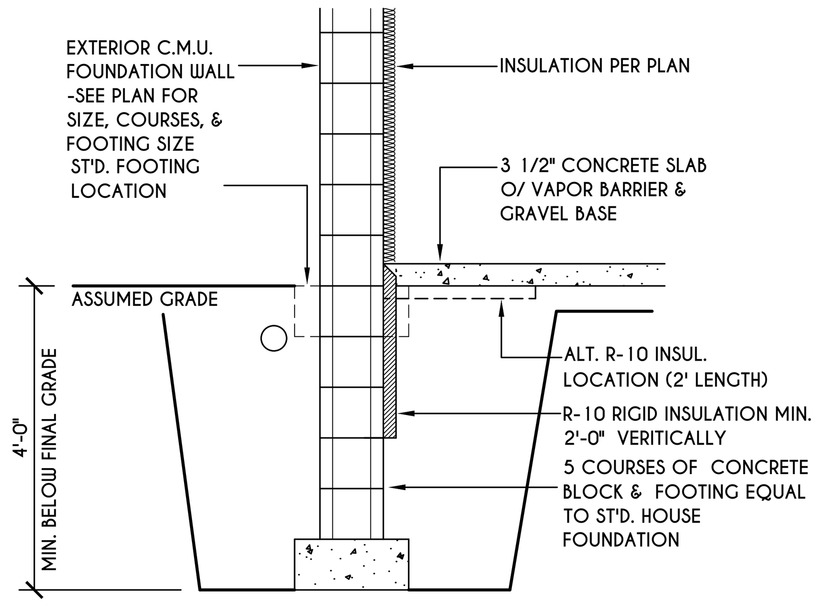
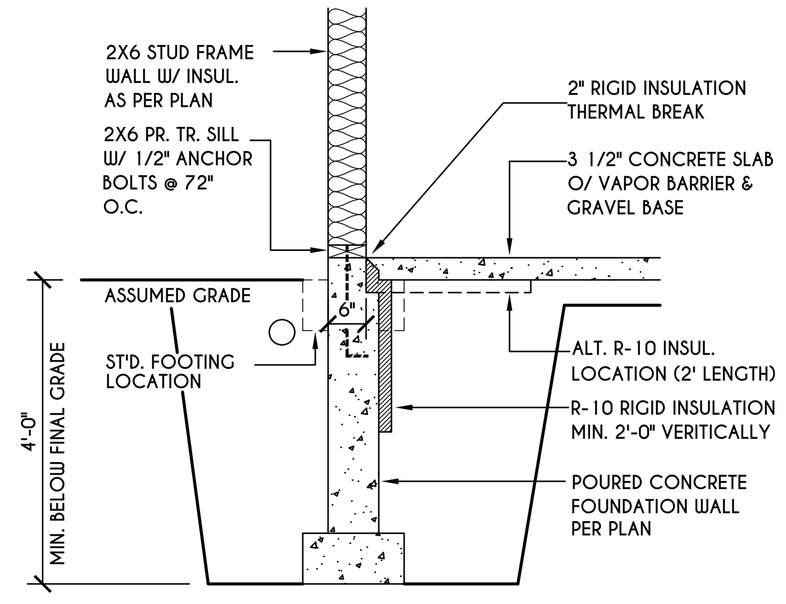


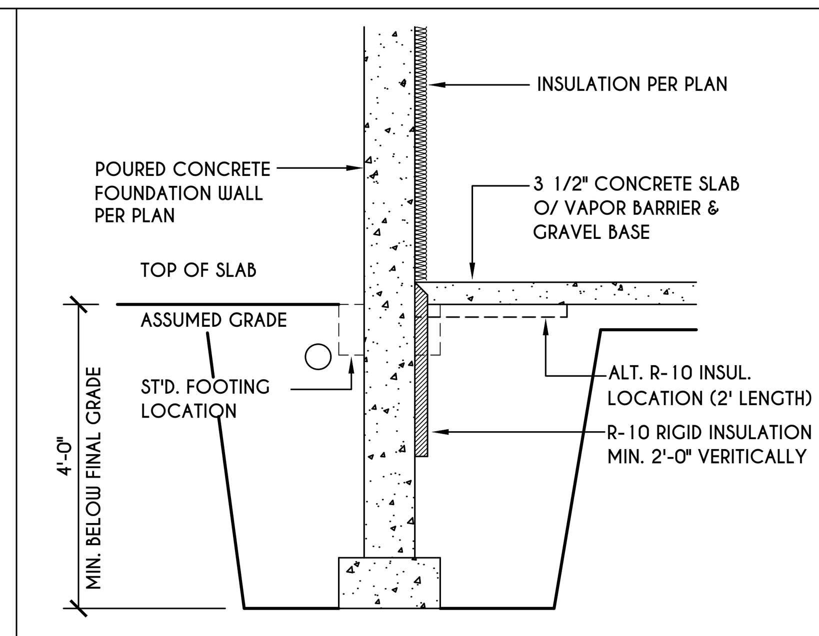
1 / N-1 2X6 FRAME WALL ON C.M.U. WALK OUT DETAIL
SCALE: 1/2" = 1'-0"



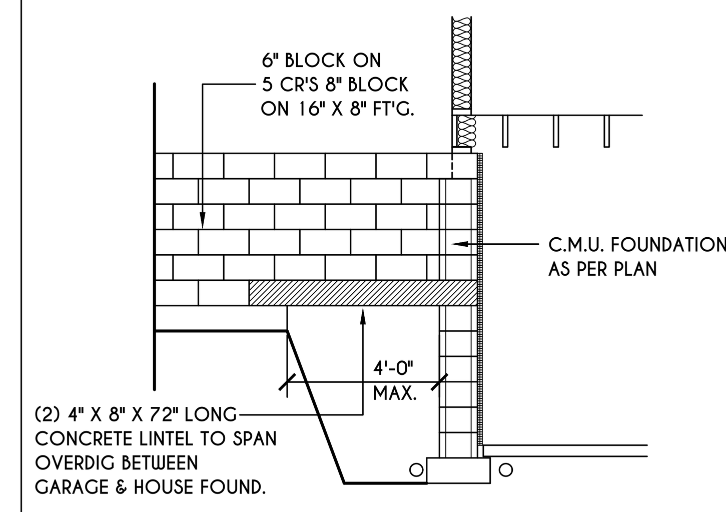
2 / N-1 C.M.U. WALK OUT DETAIL
SCALE: 1/2" = 1'-0"



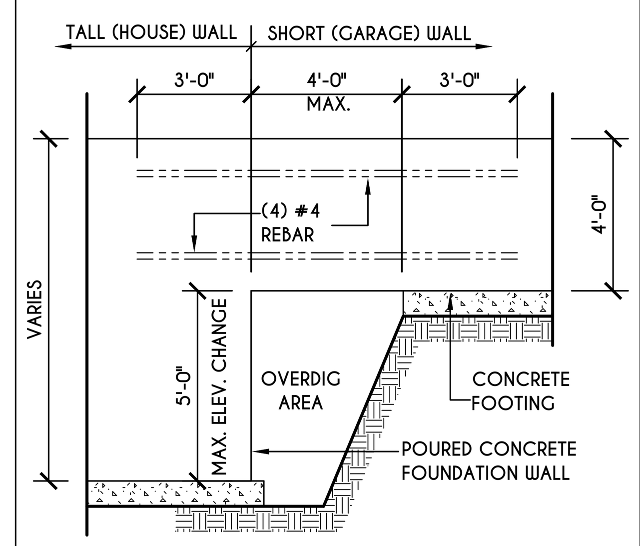
3 / N-1 2X6 FRAME WALL ON POURED CONC. WALK OUT DETAIL
SCALE: 1/2" = 1'-0"



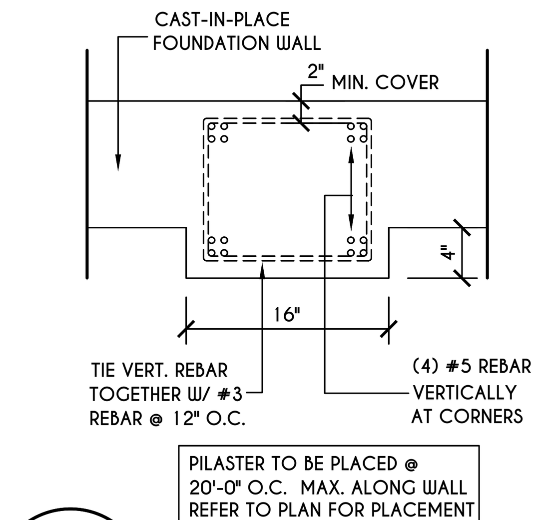
4 / N-1 POURED CONC. WALK OUT DETAIL
SCALE: 1/2" = 1'-0"



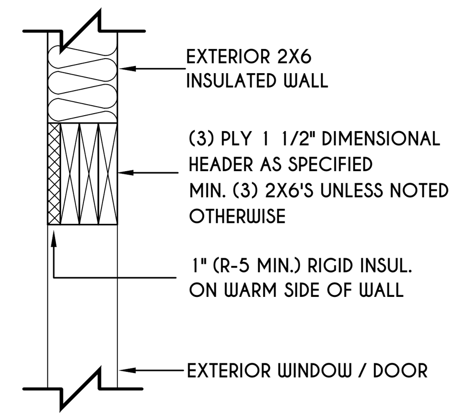
5 / N-1 C.M.U. JUMP FOOTING DETAIL
SCALE: 1/4" = 1'-0"



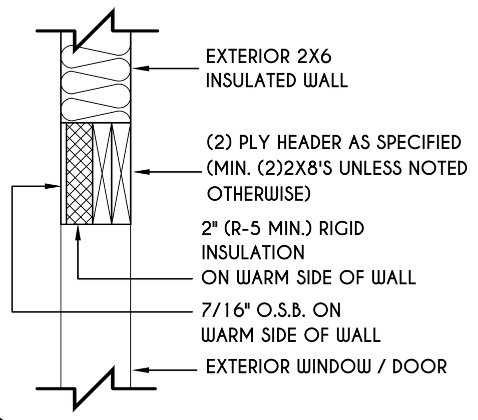
6 / N-1 POURED WALL JUMP FOOTING DETAIL
SCALE: 1/4" = 1'-0"



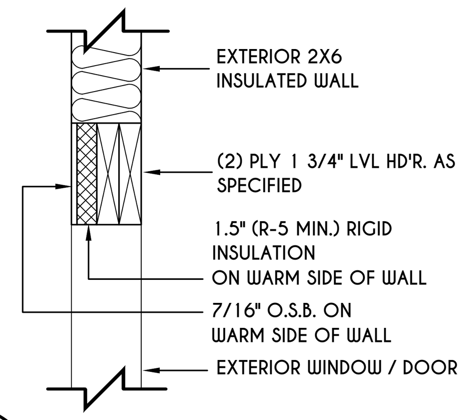
7 / N-1 POURED WALL PILASTER DETAIL
SCALE: 1" = 1'-0"



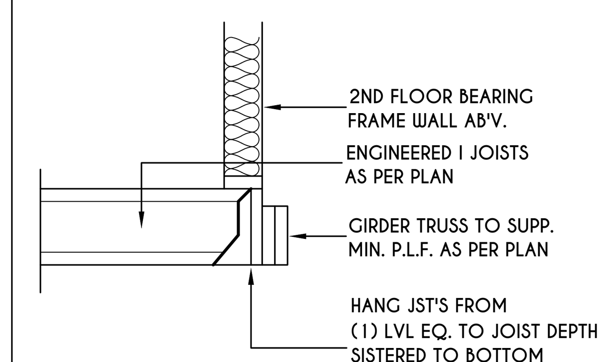
8 / N-1 EXTERIOR INSULATED 3 PLY HEADER DETAIL
SCALE: 1" = 1'-0"



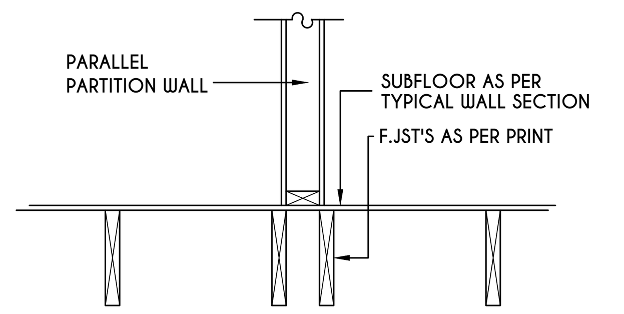
9 / N-1 EXTERIOR INSULATED 2 PLY HEADER DETAIL
SCALE: 1" = 1'-0"



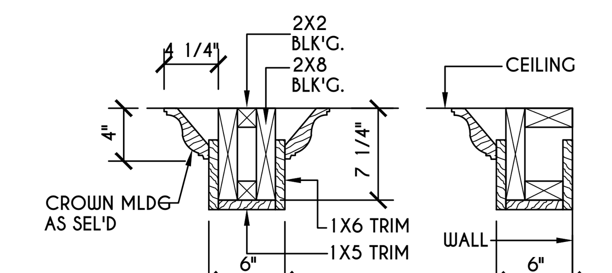
10 / N-1 EXTERIOR INSULATED 2 PLY LVL HEADER DETAIL
SCALE: 1" = 1'-0"



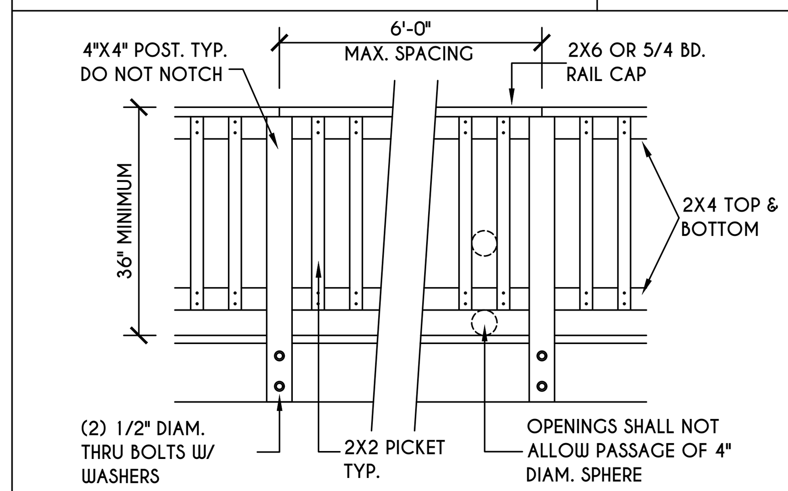
11 / N-1 I JST / GIRDER DETAIL
SCALE: 1/2" = 1'-0"



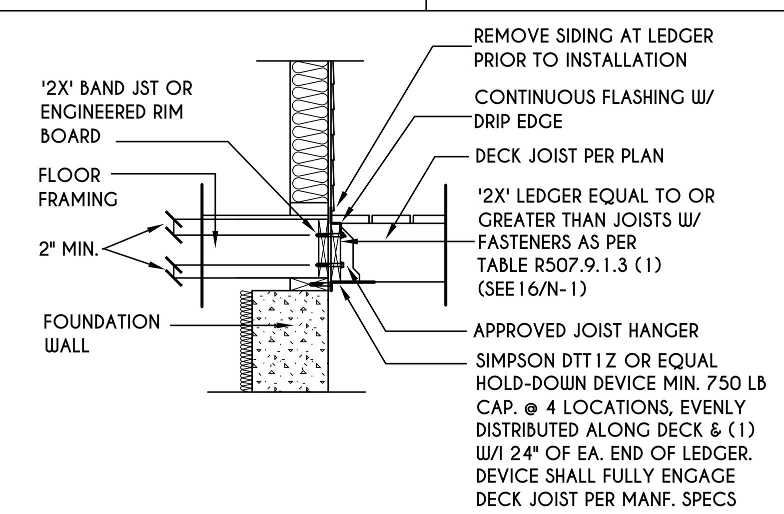
12 / N-1 DOUBLE FLOOR JST'S UNDER PARALLEL PARTITION WALL DETAIL
N.T.S.



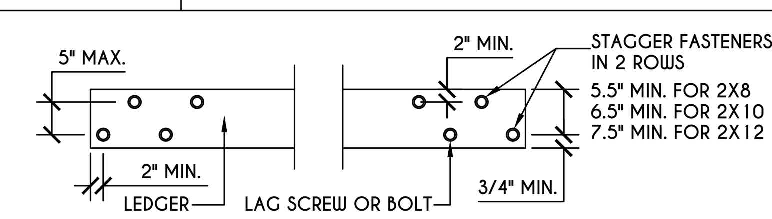
13 / N-1 COFFERED BEAM DETAIL
N.T.S.



14 / N-1 TYPICAL GUARD RAIL DETAIL
SCALE: 1/2" = 1'-0"
GUARD REQUIREMENT AS PER R312 OF 2020 RCNYS



15 / N-1 GENERAL ATTACHMENT OF DECK TO LEDGER BD & BAND BD.
SCALE: 1/2" = 1'-0"



16 / N-1 PLACEMENT OF LAG SCREWS & BOLTS IN LEDGERS
FIGURE R507.9.1.3 (1) OF RCNYS
N.T.S.

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

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

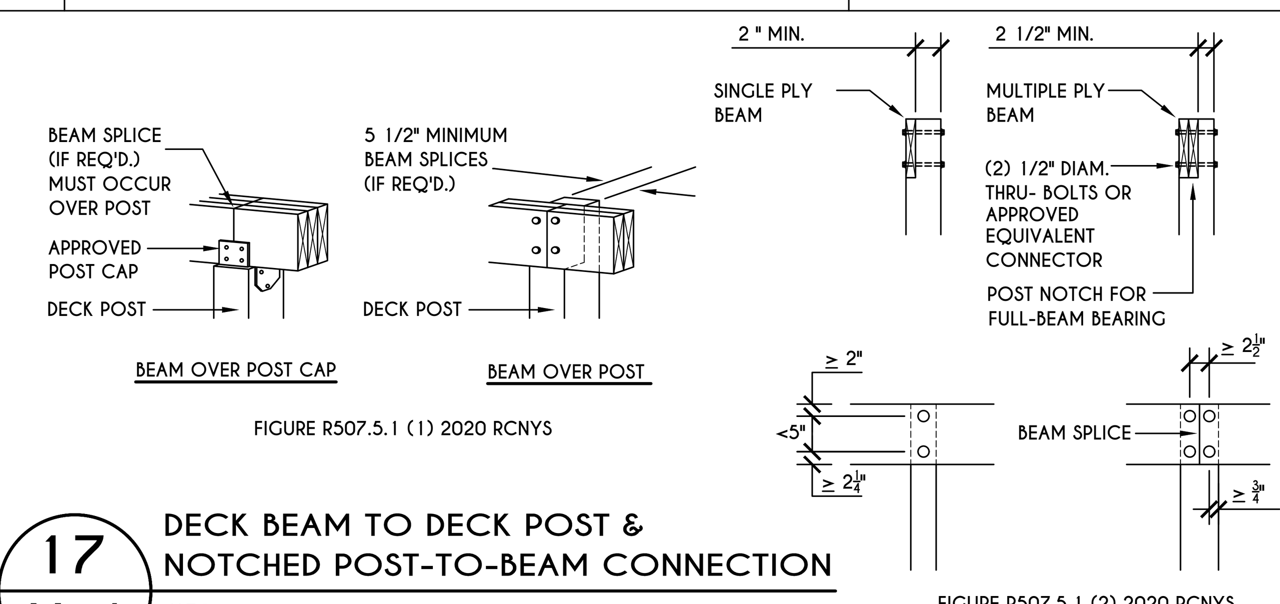
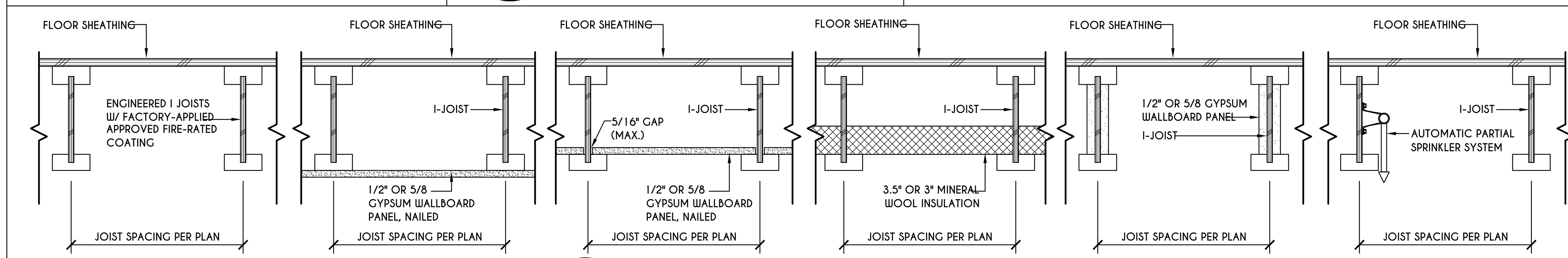


TABLE R507.4
DECK POST HEIGHT [a]

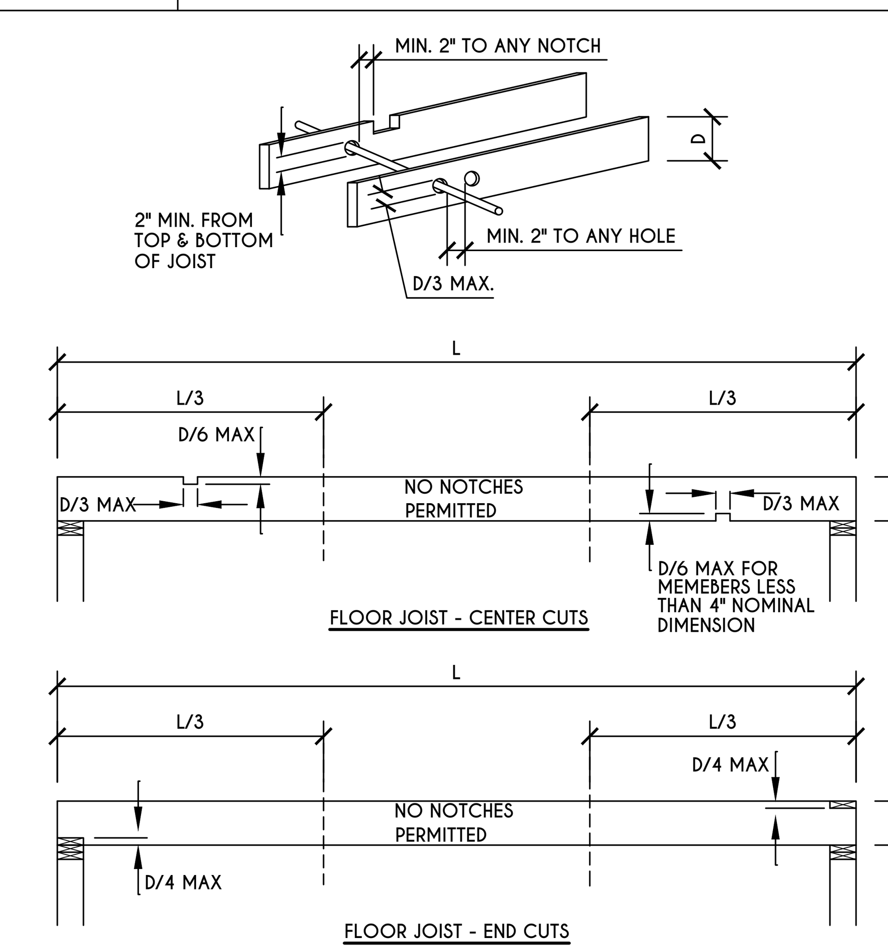
DECK POST SIZE	MAX. HEIGHT [a,b] (feet-inches)
4 X 4	6-9 [c]
4 X 6	8'
6 X 6	14'
8 X 8	14'

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

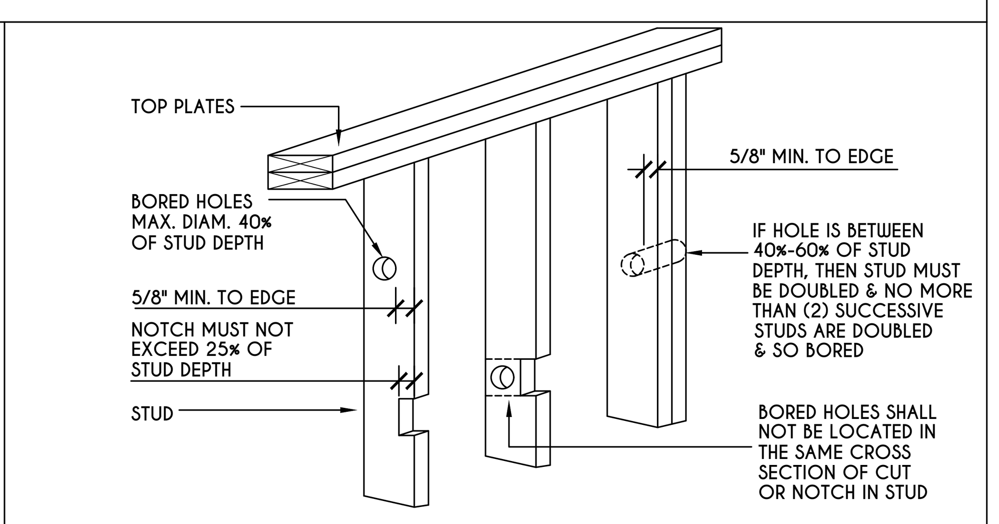
17 / N-1 DECK BEAM TO DECK POST & NOTCHED POST-TO-BEAM CONNECTION
N.T.S.



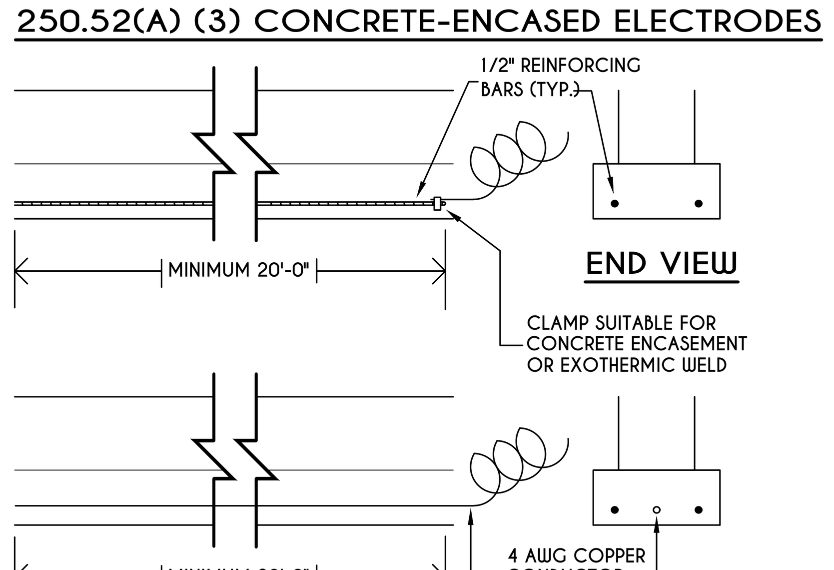
18 / N-1 I-JOIST FLOOR SYSTEMS FIRE RATED FLOOR ASSEMBLY
DETAILS AS PER APA FIRE PROTECTION OF FLOORS (FP-01) FOR COMPLIANCE WITH SECTION R302.13 OF RCNYS



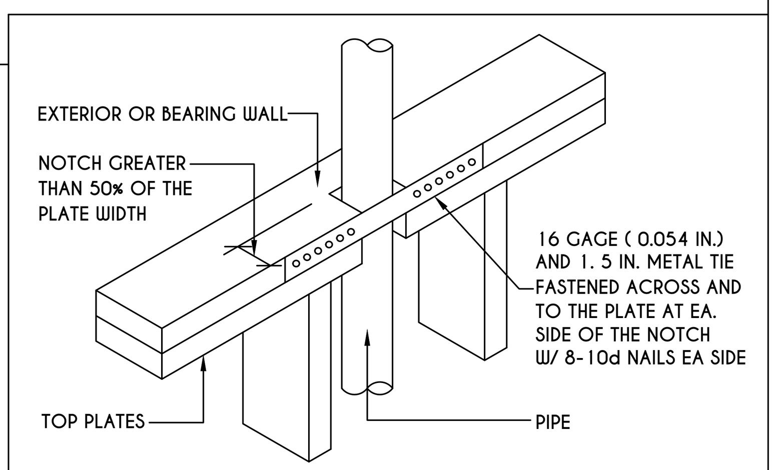
CUTTING, NOTCHING, & DRILLING OF JOISTS
FIGURE R502.8
FOR ENGINEERED WOOD PRODUCTS, PLEASE REFER TO MANUFACTURER'S RECOMMENDATIONS



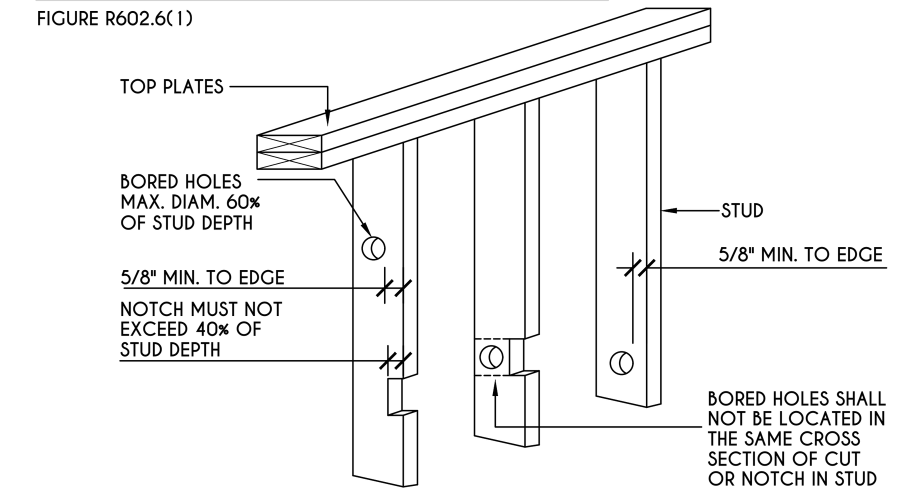
NOTCHING & BORED HOLE LIMITATIONS FOR EXTERIOR WALLS & BEARING WALLS
FIGURE R602.6(1)



19 / N-1 250.52(A) (3) CONCRETE-ENCASED ELECTRODES



TOP PLATE FRAMING TO ACCOMMODATE PIPING
FIGURE R602.6.1
N.T.S.



NOTCHING & BORED HOLE LIMITATIONS FOR INTERIOR NONBEARING WALLS
FIGURE R602.6(2)

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GLA Greater Living Architecture, P.C.

3033 BRIGHTON-HENRIETTA TOWNLINE RD
ROCHESTER, NY 14623
CALL:(585) 272-9170
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DATE	BY	DESCRIPTION

CLIENT/LOCATION:
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LOT 47 BELLINGHAM
PITTSFORD, NY

BUILDER:
COVENTRY RIDGE BUILDING CORP.

DETAILS

GLA PLAN 3337

drawn: CDK	checked: CSB
scale: AS NOTED	date: 7 / 25
PROJECT: 15305J	sheet: N / 1

TABLE R404.1.1(2)

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

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

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

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

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

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

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

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

TABLE R404.1.1(3)

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

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

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

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

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

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

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

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

TABLE R404.1.1(4)

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

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

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

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

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

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

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

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

TABLE R404.1.2(8)

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

MINIMUM VERTICAL REINFORCEMENT-BAR SIZE & SPACING (inches) — SOIL CLASSES [a] AND DESIGN LATERAL SOIL (psf PER FOOT OF DEPTH) — MIMIMUM WALL THICKNESS (INCHES)

MAXIMUM WALL HEIGHT (FEET)	MAXIMUM UNBALANCED BACKFILL HEIGHT [g] (FEET)	GW, GP, SW, AND SP 30: 6	8	10	12	GM, GS, SM-SC AND ML 45: 6	8	10	12	SC, MH, ML-CL AND INORGANIC CL 60: 6	8	10	12
5	4	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR
	5	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR
6	4	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR
	5	NR	NR	NR	NR	NR	NR [l]	NR	NR	#4 @ 35"	NR [l]	NR	NR
	6	NR	NR	NR	NR	#5 @ 48"	NR	NR	NR	#5 @ 36"	NR	NR	NR
7	4	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR
	5	NR	NR	NR	NR	NR	NR	NR	NR	#5 @ 47"	NR	NR	NR
	6	NR	NR	NR	NR	#5 @ 42"	NR	NR	NR	#6 @ 43"	#5 @ 48"	NR [l]	NR
	7	#5 @ 46"	NR	NR	NR	#6 @ 42"	#5 @ 46"	NR [l]	NR	#6 @ 34"	#6 @ 48"	NR	NR
8	4	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR
	5	NR	NR	NR	NR	#4 @ 38"	NR [l]	NR	NR	#5 @ 43"	NR	NR	NR
	6	#4 @ 37"	NR [l]	NR	NR	#5 @ 37"	NR	NR	NR	#6 @ 37"	#5 @ 43"	NR [l]	NR
	7	#5 @ 40"	NR	NR	NR	#6 @ 37"	#5 @ 41"	NR [l]	NR	#6 @ 34"	#6 @ 43"	NR	NR
	8	#6 @ 43"	#5 @ 47"	NR [l]	NR	#6 @ 34"	#6 @ 43"	NR	NR	#6 @ 27"	#6 @ 32"	#6 @ 44"	NR
9	4	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR
	5	NR	NR	NR	NR	#4 @ 35"	NR [l]	NR	NR	#5 @ 40"	NR	NR	NR
	6	#4 @ 34"	NR [l]	NR	NR	#6 @ 48"	NR	NR	NR	#6 @ 36"	#6 @ 39"	NR [l]	NR
	7	#5 @ 36"	NR	NR	NR	#6 @ 34"	#5 @ 37"	NR	NR	#6 @ 33"	#6 @ 38"	#5 @ 37"	NR [l]
	8	#6 @ 38"	#5 @ 41"	NR	NR	#6 @ 33"	#6 @ 38"	#5 @ 37"	NR [l]	#6 @ 24"	#6 @ 29"	#6 @ 39"	#4 @ 48" [m]
	9	#6 @ 34"	#6 @ 46"	NR	NR	#6 @ 26"	#6 @ 30"	#6 @ 41"	NR	#6 @ 19"	#6 @ 23"	#6 @ 30"	#6 @ 39"
10	4	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR
	5	NR	NR	NR	NR	#4 @ 33"	NR [l]	NR	NR	#5 @ 38"	NR	NR	NR
	6	#5 @ 48"	NR [l]	NR	NR	#6 @ 45"	NR	NR	NR	#6 @ 34"	#5 @ 37"	NR	NR
	7	#6 @ 47"	NR	NR	NR	#6 @ 34"	#6 @ 48"	NR	NR	#6 @ 30"	#6 @ 35"	#6 @ 48"	NR [l]
	8	#6 @ 34"	#5 @ 38"	NR	NR	#6 @ 30"	#6 @ 34"	#6 @ 47"	NR [l]	#6 @ 22"	#6 @ 26"	#6 @ 35"	#6 @ 45" [m]
	9	#6 @ 34"	#6 @ 41"	#4 @ 48"	NR [l]	#6 @ 23"	#6 @ 27"	#6 @ 35"	#4 @48" [m]	DR	#6 @ 22"	#6 @ 27"	#6 @ 34"
	10	#6 @ 28"	#6 @ 33"	#6 @ 45"	NR	DR [j]	#6 @ 23"	#6 @ 29"	#6 @ 38"	DR	#6 @ 22"	#6 @ 22"	#6 @ 28"

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

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

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

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

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

f. INTERPOLATION IS NOT PERMITTED.

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

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

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

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

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

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

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

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

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

TABLE R 402.4.1.1
AIR BARRIER AND INSULATION INSTALLATION

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

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

R401.4 SOIL TESTS.

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

R401.4.1 GEOTECHNICAL EVALUATION.

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

TABLE R401.4.1

PRESUMPTIVE LOAD-BEARING VALUES OF FOUNDATION MATERIALS [a]

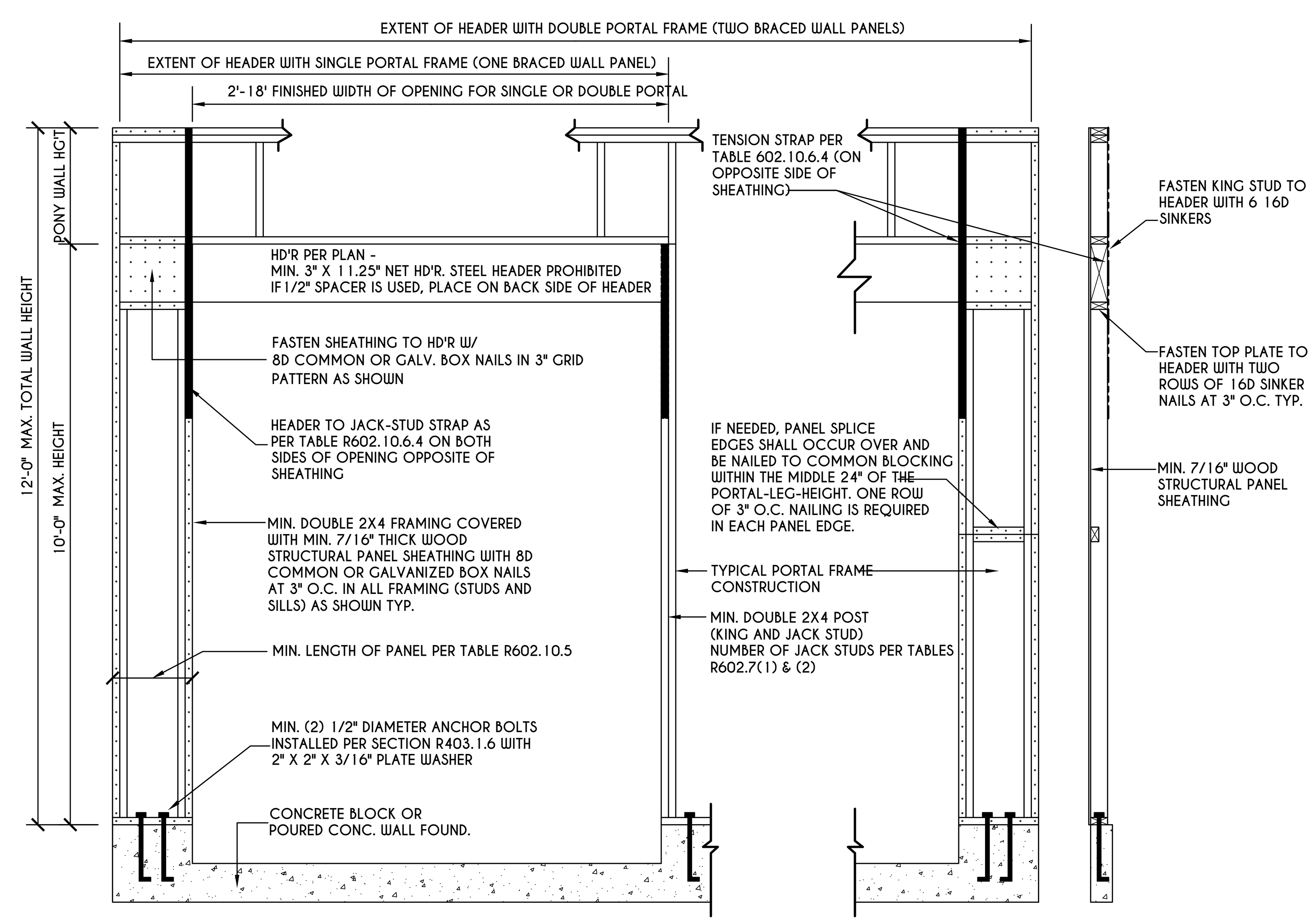
CLASS OF MATERIALS	LOAD-BEARING PRESSURE (pounds per square foot)
CRYSTALLINE BEDROCK	12,000
SEDIMENTARY & FOLIATED ROCK	4,000
SANDY GRAVEL AND/OR GRAVEL (GW & GP)	3,000
SAND, SILTY SAND, CLAYEY SAND, SILTY GRAVEL, AND CLAYEY GRAVEL (SW, SP, SM, SC, GM, & GC)	2,000
CLAY, SANDY CLAY, SILTY CLAY, CLAYEY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

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

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

UNIFIED SOIL CLASSIFICATION SYSTEM

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



FRONT ELEVATION　　SECTION

PORTAL FRAME AT GARAGE DOOR OPENINGS IN SEISMIC DESIGN CATEGORIES A, B, AND C

SCALE: N.T.S.　FIGURE R602.10.6.3

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Greater Living Architecture, P.C.

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

REVISIONS:

DATE	BY	DESCRIPTION

CLIENT/LOCATION:

LAKESHORE PLACE
LOT 47 BELLINGHAM
PITTSFORD, NY

BUILDER:

COVENTRY RIDGE
BUILDING CORP.

REINFORCING NOTES

GLA PLAN 3337

drawn:	checked:
CDK	CSB
scale:	date:
AS NOTED	7 / 25
PROJECT:	sheet:
15305J	N 2

Town of Pittsford

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

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

Permit #
B25-000094

DESIGN REVIEW AND HISTORIC PRESERVATION BOARD
REFERRAL OF APPLICATION

Property Address: 78 East Park Road ,
Tax ID Number: 150.20-2-65.2
Zoning District:
Owner:
Applicant: McKinnon Construction Building Contractors Inc.

Application Type:

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

Project Description: Applicant is requesting design review for the construction of a two-story single-family home approximately 3900 square feet.

Meeting Date: August 14, 2025


17
11
79
75
74
70
Zone A

LEGEND

Existing	Proposed	
— — —		Property Line/R.O.W.
o I.P.		Iron Pin
△ Conc. Mon.		Concrete Monument
— 460 —	—460—	Ground Contour
— · —	— · —	Easement
U.P.		Utility Pole
—OHW—		Overhead Wire
	—UGE—	Underground Electric
— W —		Water Main
—WS—	—WS—	Water Service
Hyd.		Hydrant
WV		Water Valve
— G —		Gas Main
	—GS—	Gas Service
SAN MH		Sanitary Manhole
—SAN—		Sanitary Sewer
	—SAN LAT—	Sanitary Lateral
	C.O.	Cleanout
	——→	Drainage Swale

MAP AND SURVEY NOTES

1. This plan was prepared utilizing a map by O'Neill–Rodak Land Surveying Associates, P.C. entitled "Topographical Map Lot 4, Schoen and Smead Subdivision, First Addition and Lot 5, Burr W. Mantle Property" dated July 17, 2024.
2. Elevations referenced to the NYS CORS Network by using GPS and are on NAVD88 datum.

SEWER USE LAW NOTE

Floor drains, if constructed, shall be connected to the sanitary/combination sewer. Floor drains do not include foundation/footer drains.

Note: All discharges to the sanitary/combination sewer must comply with the effluent limits of the local and or Monroe County Sewer Use Law.

Proposed Area of Ground Disturbance = 0.49 Acres

PROJECT INFORMATION

General Information

Owner/Developer: Stephen Warfle, 74 East Park Road, Pittsford, NY 14534

Parcel Location: T.A.N. 150.20–2–65

Parcel Address: 74 East Park Road

Parcel Size: 1.500± Acres

Zoning Information

District: RN Residential Neighborhood District

Permitted Use: Single Family Residence

Zoning Requirements:	Required	Proposed Lot R–4	Proposed Lot R–5
Min. Lot Area:	average of adj. lots	0.579 acres	0.922 acres
Min. Lot Width:	average of adj. lots	138.00 L.F.	227.06 L.F.
Min. Lot Depth:	average of adj. lots	180.71 L.F.	180.71 L.F.
Building Line Depth:	50 L.F.	no change	50.00 L.F.
Min. Side Yard:	based on lot width	no change	21.93 L.F.
Rear Buffer:	20 L.F.	no change	20 L.F.
Min Rear Yard:	––	no change	67.30 L.F.
Max. Building Height:	30 L.F.	no change	<30 L.F.
Max. Lot Coverage:	40%	21.4%	13.0%
Max. Building Footprint:	based on lot size	no change	3,060 S.F.

CONSTRUCTION SEQUENCE

Step 1 Install silt fence at the locations indicated on the plan.

Step 2 Install temporary stabilized construction entrance within the existing driveway.

Step 3 Strip topsoil from all disturbed areas and place it within the designated storage areas.

Step 4 Boxout the driveway extension area and immediately place crushed stone base material.

Step 5 Excavate the house foundation and use suitable excavated material to grade the lawn areas around the house.

Step 6 Following foundation construction, rough grade the adjacent lawn areas and stabilize with Temporary Seed Mix.

Step 7 Install underground utility services.

Step 8 Fine grade, topsoil, seed with Permanent Seed Mix, and mulch all areas that will not require future disturbance.

Step 9 Following establishment of a healthy growth of turf within all disturbed areas, remove the silt fence.

APPROVALS

John P. Lih (signature) 3/11/25
Planning Board Chairperson — Date

(signature) 3/11/25
Commissioner of Public Works — Date

(signature) 3/12/15
Sewer Department — Date

Darrin R. Middleton (signature) 3/5/25
Town Review Engineer — Date

Irondequoit Bay South Central Pure Waters District

Review Number ____________
Conforms to Monroe County Pure Waters Master Plan

Signature — Date

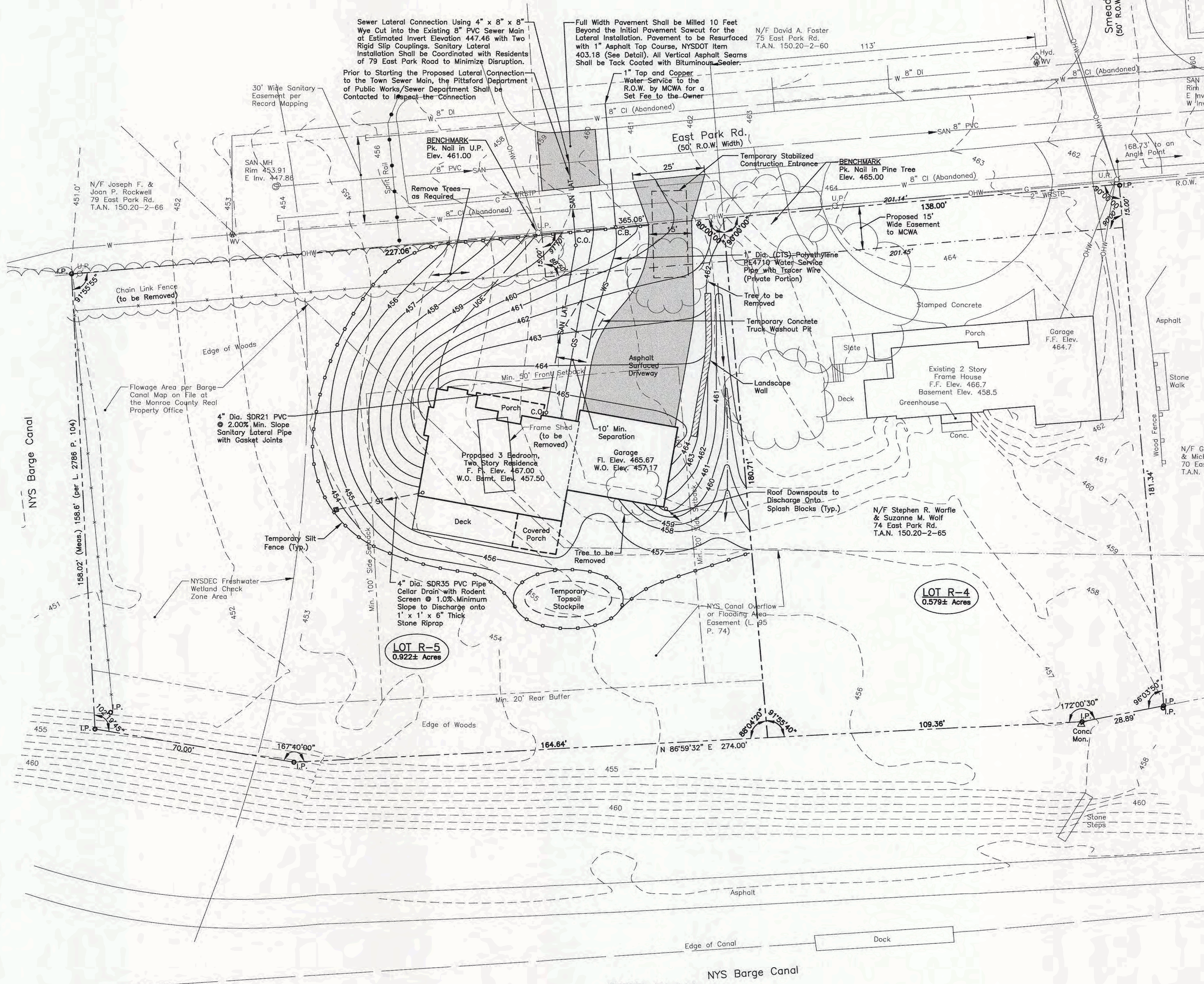
GENERAL NOTES

1. The plans show subsurface structures, above ground structures and/or utilities from field location and record mapping, exact location of which may vary from the locations indicated. In particular, the Contractor is warned that the exact or even approximate location of such pipelines, subsurface structures and/or utilities in the area may be different from that shown or may not be shown and it is his responsibility to proceed with great care in executing any work. Call Dig Safely New York, telephone number 811, 48 hours before you dig, drill or blast.
2. This parcel is not located within a 100–year floodplain (Flood Zone X per FEMA Flood Insurance Rate Map Community Number 36055C0358G, effective date August 28, 2008).
3. The parcel does not contain federal or state wetland areas.
4. The Contractor shall locate, mark, safeguard, and preserve all survey control monuments in the areas of construction.
5. This property is located within the Pittsford Central School District.
6. The property lines and right–of–way lines shown on the plans are for information only, and no warranty is made as to their correctness.
7. The Contractor shall maintain in service all existing sewers, culverts, ditches, manholes, and catch basins during construction.
8. Construction Stakeout: The Contractor is responsible for all construction stakeout as shown on the plans.
9. Traffic shall be maintained throughout construction. Ingress and egress to driveways, parking lots, and service roads shall be continuously maintained throughout the period of construction.
10. The Contractor shall take care to prevent damage to existing utilities. Damaged utilities shall be immediately repaired by the Contractor at the Contractor's expense.
11. All proposed utilities and appurtenances shall be constructed in compliance with the local municipalities' codes and regulations governing the installation of such utilities.
12. The Contractor shall be responsible for obtaining and incurring the cost of all required permits, inspections, certificates, etc. and shall comply with all required permits.
13. All work shall be done in strict compliance with all applicable National, State, and local codes, standards, ordinances, rules, and regulations.
14. Miscellaneous work not specifically shown on the contract drawings such as patching, blocking, trimming, etc. shall be performed as required to make the work complete.
15. It is the Contractor's responsibility to examine all plan sheets and coordinate work with all other contracts for the site.
16. The Engineer shall be notified in writing of any conditions that vary from those shown on the plans. The Contractor's work shall not vary from the plans without the expressed approval of the Engineer.
17. The Contractor shall restore lawns, driveways, culverts, signs, and other public or private property damaged or removed to at least as good a condition as before being disturbed as determined by the Engineer. Any damaged trees, shrubs, and/or hedges shall be replaced at the Contractor's expense.
18. Unsuitable material shall be removed from the site and properly disposed.
19. At the time of completion and acceptance of the work, all areas disturbed by the Contractor's operations shall be finished, graded, topsoiled, and seeded per the specifications.
20. All improvements shall be in accordance with the most recent standards and specifications of the Town of Pittsford.
21. All site lighting shall be in accordance with the most recent standards and specifications of the Town of Pittsford.
22. The entire building shall comply with the New York State Uniform Fire Prevention and Building Code.
23. The Contractor shall designate a member of his or her firm to be responsible to monitor erosion control, erosion control structures, tree protection, and preservation throughout construction.

SOIL EROSION/SEDIMENTATION CONTROL NOTES

1. Developer shall install erosion and siltation control measures during construction to prevent off–site transport and deposition of materials. All erosion and siltation control measures shall be in place and approved by the Town or their duly noted representative prior to any construction activities, including clearing.
2. The temporary erosion/sedimentation control measures depicted on the site plan shall be supplemented with additional controls if found necessary during construction. Developer is responsible for establishing the controls during construction, and removing the controls following re–establishment of ground cover.
3. All sedimentation control structures shall remain in effective operating condition.
4. No erosion or sediment control measures may be removed until the upland areas are stabilized and/or approval of their removal has been granted by the Town.
5. All access to and from the site shall be via the stabilized construction entrances, which shall be kept clean and free of debris and sediment. Any debris or sediment which makes its way to the public highway shall be immediately removed.
6. Any erosion or sediment control measure shall be immediately cleaned, repaired, and/or replaced upon notice of any damage.
7. In areas where soil disturbance activity has been temporarily or permanently ceased, temporary and/or permanent soil stabilization measures shall be installed and/or implemented within seven (7) days from the date the soil disturbance activity ceased. The soil stabilization measures selected shall be in conformance with the most current version of the technical standard, New York State Standards and Specifications for Erosion and Sediment Control.
8. All erosion and sediment control methods are to be designed and installed in accordance with the latest edition of the New York State Standards and Specifications for Erosion and Sediment Control.
9. Pollution prevention practices shall be employed during construction to prevent litter, construction chemicals and construction debris from becoming a pollutant source in stormwater. The following controls shall be implemented:
   - Litter and construction debris shall be picked up on a daily basis and placed within covered trash receptacles.
   - Construction materials that are temporarily stored in the work area shall be secured with straps or anchors, or covered to prevent wind transport.
   - All points of entry into the storm drainage system shall be screened to prevent entry of litter or debris.
   - Construction chemicals and hazardous substances shall be stored in accordance with all applicable environmental regulations. The Contractor shall have appropriate spill containment devices on the jobsite at all times.
10. The Contractor shall inspect temporary silt fences and temporary stabilized construction entrances following each rain event and at not more than seven day intervals.
11. Seed Mixes:

Temporary (50 lbs. per acre)		
Annual Ryegrass	50% by Weight	(90% Purity)
Tall Fescue	50% by Weight	(90% Purity)
Permanent		
Kentucky Bluegrass	45% by Weight	(85% Purity)
Red Fescue (Commercial)	40% by Weight	(95% Purity)
Common Ryegrass	15% by Weight	(95% Purity)



SITE PLAN

SCALE: 1" = 20'

SCALE (FEET)

0 20 40

FINAL APPROVED

REVISIONS

NO.	DESCRIPTION	DATE	BY
1	REVIEW COMMENTS	01/15/25	GFT
2	PLANNING BD. APPROVAL CONDITIONS	02/10/25	GFT
3	ADDED GARAGE WALKOUT	05/01/25	GFT

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THORNTON ENGINEERING LLP
30 Assembly Drive, Suite 106
Mendon, New York 14506
Tel. 585-624-4810
Consultant Engineers

LICENSED PROFESSIONAL ENGINEER GLENN F. THORNTON No. 055268 STATE OF NEW YORK

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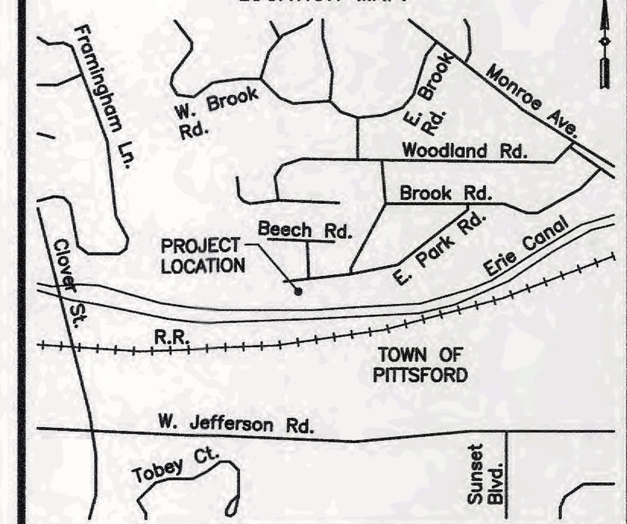
LOCATION MAP:



PROJECT NAME:

Warfle Subdivision

74 East Park Road
Town of Pittsford
Monroe County, NY

DRAWING TITLE:

Site Plan

FILE NAME: SITEPLAN.DWG	DESIGNED BY: GFT
DRAWN BY: HKT	CHECKED BY: GFT
APPROVED BY: GFT	DATE: NOVEMBER 2024
SCALE: 1" = 20'	PROJECT NO.: 24–990
SHEET NO.: 1 OF 3	DRAWING NO.: S-1

NORTH ELEVATION

SOUTH ELEVATION

MEEHAN ARCHITECTURE
Architecture, Planning, & Consulting
PO Box 391 ● Mendon, NY ● 14506 ● Tel: (585) 624-5850

REGISTERED ARCHITECT
ROBERT PATRICK MEEHAN
024248
STATE OF NEW YORK

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DRAWING ALTERATION

The following is an excerpt from the New York State Education Law Article 147 Section 7207 Part 69.5b and applies to this drawing.

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REVISIONS

PROGRESS PLOT:	7/24/2025
ISSUED FOR BID:	
ISSUED FOR PERMIT:	7/24/2025
ISSUED FOR CONST:	

NO.	DATE	DESCRIPTION

PROJECT

WARFLE RESIDENCE

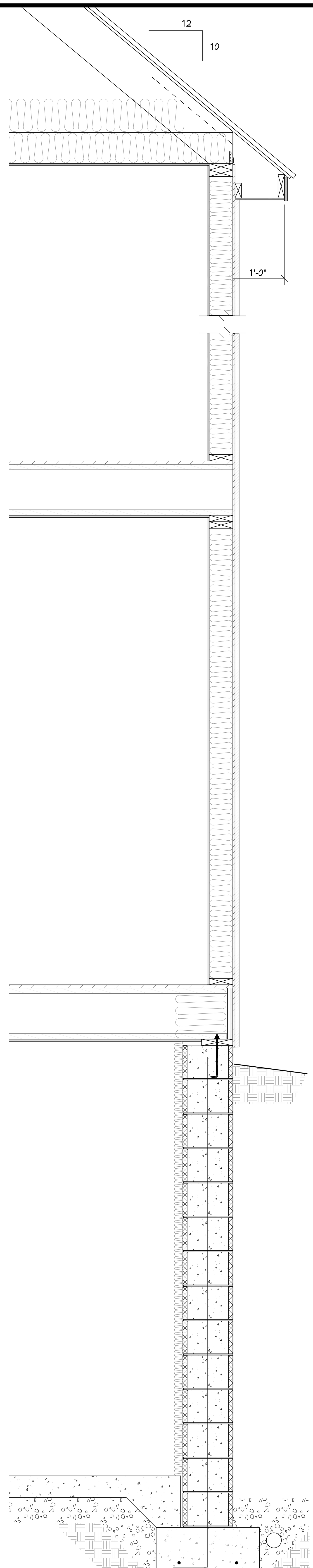
LOCATION

74 EAST PARK ROAD
TOWN OF PITTSFORD
COUNTY OF MONROE
STATE OF NEW YORK

DRAWING TITLE

ELEVATIONS

SHEET NO.	A500
SCALE:	1/4" = 1'-0"
DRAWN BY:	RPM
CHECKED BY:	RPM
DATE:	7/24/2025
DWG FILE:	



TYPICAL ROOF CONSTRUCTION
METAL ROOF PANEL
OVER SELF ADHERING ICE & WATER SHIELD MEMBRANE
5/8" T&G PLYWOOD ROOF SHEATHING
ROOF TRUSSES OR RAFTERS - SEE ROOF PLANS FOR SIZE & SPACING
"SIMPSON" TIE DOWN CLIP #H-1
MIN. R-49 INSULATION
1/2" GYP BD. TAPE, FINISH & PAINT

TOP PLATE 18'-2 7/8"

PREFINISHED ALUMINUM DRIP EDGE
COMPOSITE FASCIA
VENTED SOFFIT
PREFINISHED GUTTERS & DOWNSPOUTS

8'-1 1/8" (N.T.S)

T.O. SUB FLOOR 10'-1 3/4"

1'-0 5/8"

TOP PLATE 9'-1 1/8"

TYPICAL EXTERIOR WALL CONSTRUCTION
BOARD & BATTEN SIDING
AIR BARRIER ZIP SYSTEM W/ TAPED JOINTS OR EQUAL 'TYVEK' BUILDING WRAP
1/2" CDX PLYWOOD SHEATHING
2X6 STUDS @ 16" O.C.
MIN. R-21 NSULATION
VAPOR BARRIER ON WINTER WARM SIDE
1/2" GYP. BD. TAPE, FINISH & PAINT

9'-1 1/8"

TYPICAL FLOOR CONSTRUCTION
11 7/8" I-JOIST FLOOR FRAMING - SEE FLOOR PLAN
3/4" T&G DRYGUARD SUBFLOOR
1/2" GYP. BD., TAPE, FINISH & PAINT
R-30 BATT INSULATION @ RIM

1/2" DIA. ANCHOR BOLTS @ 6'-0" O.C.
MAX 1'-0" FROM CORNERS & ENDS
2X8 PT SILL PLATE
SILL SEAL

T.O. SUB FLOOR 0'-0"

FINAL GRADE VARIES
SLOPE AWAY FROM STRUCTURE MIN. 2%

TYPICAL FOUNDATION
12" CMU FOUNDATION WALL
#5 VERTICAL REBAR @ 32" O.C.
CONPROCO WATERPROOFING SYSTEM
MIN R-15 INSULATION

9'-6 1/8"

4" CONC. SLAB W/ 6X6X2.9/2.9 W.W.M.
6 MIL. POLY VAPOR BARRIER
6" COMPACTED STONE BASE
1/2" PERIMETER EXPANSION JOINT

COARSE GRAVEL SURROUND FILL
4" FLEXIBLE HDPE DRAINAGE SYSTEM
MIN. 12" D x 24" W CONCRETE FOOTING
W/ 2 -#5 REBAR CONT.
BOTTOM OF FTG. TO REST ON UNDISTURBED SOIL OR ENGINEERED FILL

BASEMENT FINISHED FLOOR -9'-6 1/8"

TYPICAL WALL SECTION

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

WEST ELEVATION

EAST ELEVATION

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ARCHITECTURE, PLANNING, & CONSULTING
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NO.	DATE	DESCRIPTION

PROJECT

WARFLE RESIDENCE

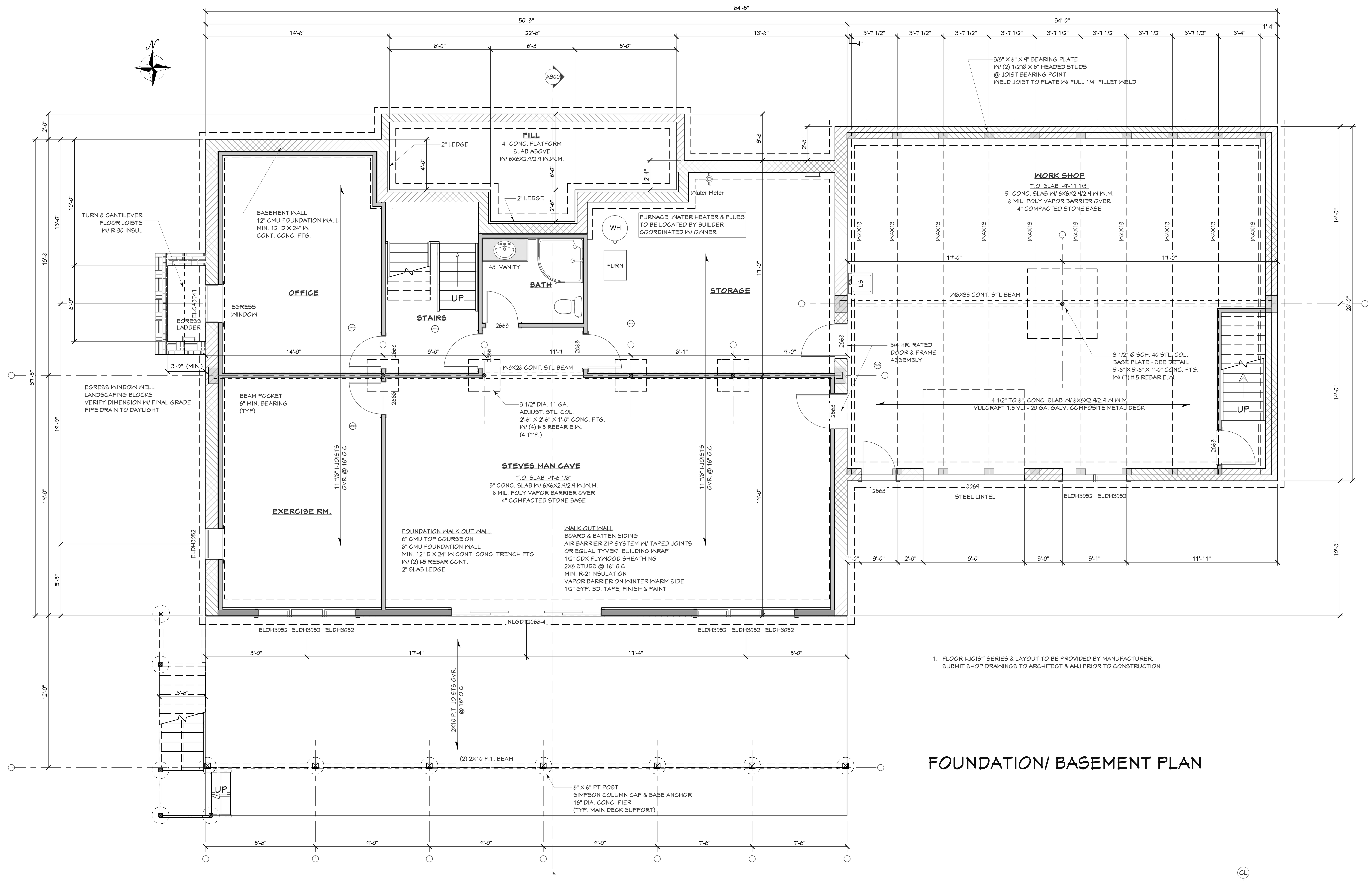
LOCATION

74 EAST PARK ROAD
TOWN OF PITTSFORD
COUNTY OF MONROE
STATE OF NEW YORK

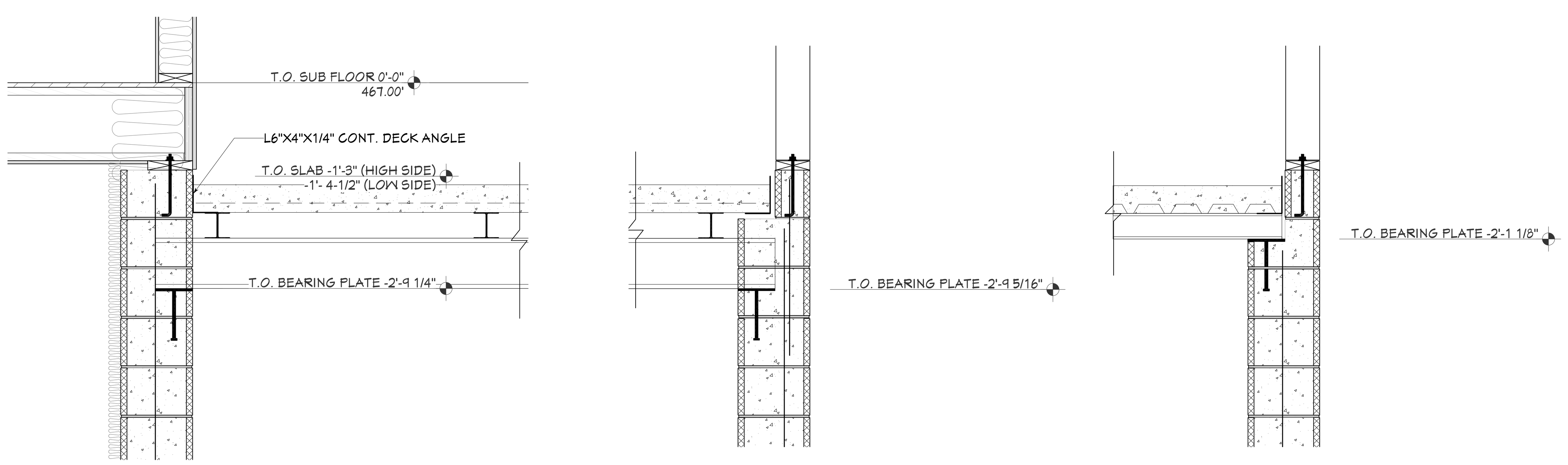
DRAWING TITLE

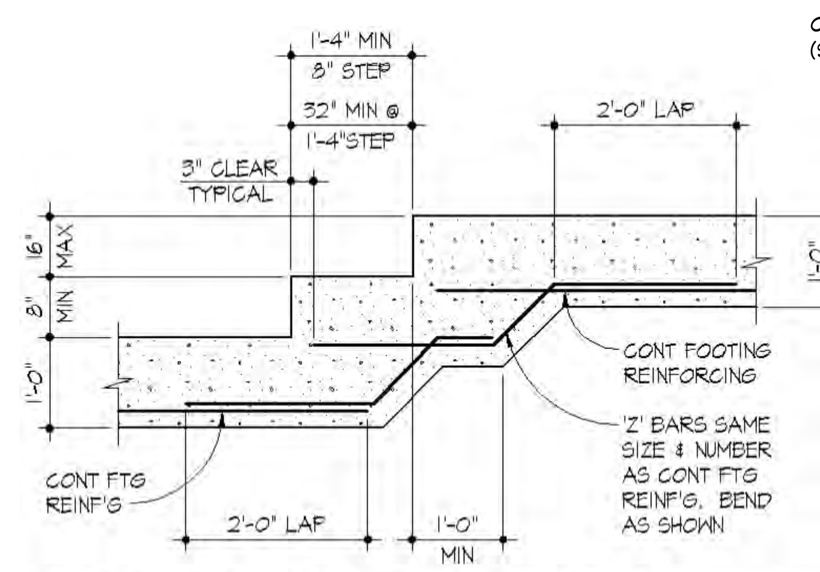
ELEVATIONS

SHEET NO.	A600
SCALE:	1/4" = 1'-0"
DRAWN BY:	RPM
CHECKED BY:	RPM
DATE:	7/24/2025
DWG FILE:	



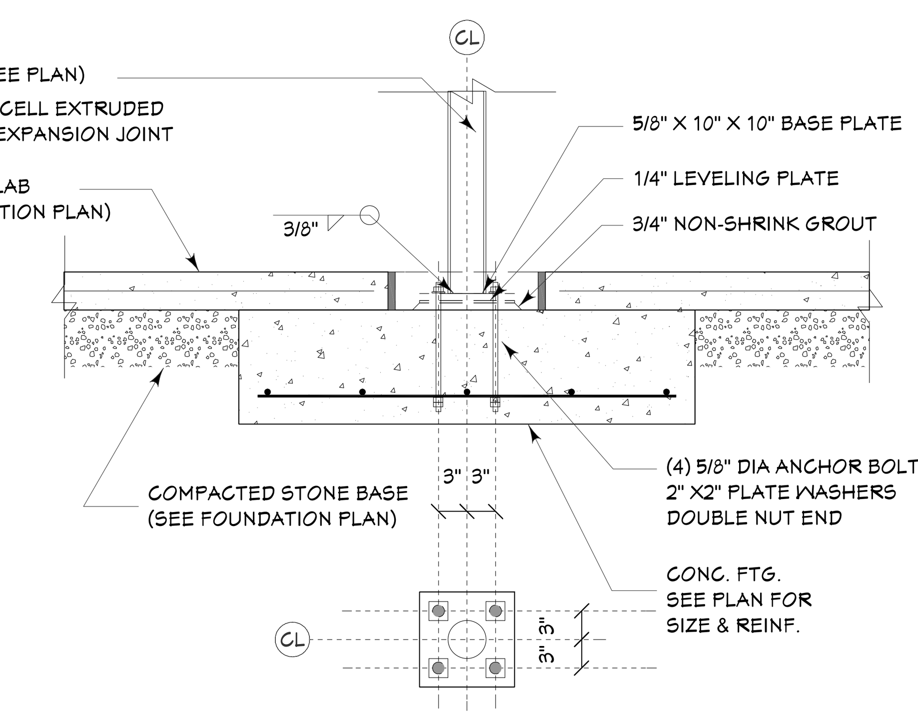
FOUNDATION/ BASEMENT PLAN





STEPPED FOOTING DETAIL

NOT TO SCALE



GARAGE PIER DETAIL

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

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REGISTERED ARCHITECT
ROBERT PATRICK MEEHAN
024248
STATE OF NEW YORK

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REVISIONS

PROGRESS PLOT:	1/24/2025
ISSUED FOR BID:	
ISSUED FOR PERMIT:	1/24/2025
ISSUED FOR CONST:	

NO.	DATE	DESCRIPTION

PROJECT

WARFLE RESIDENCE

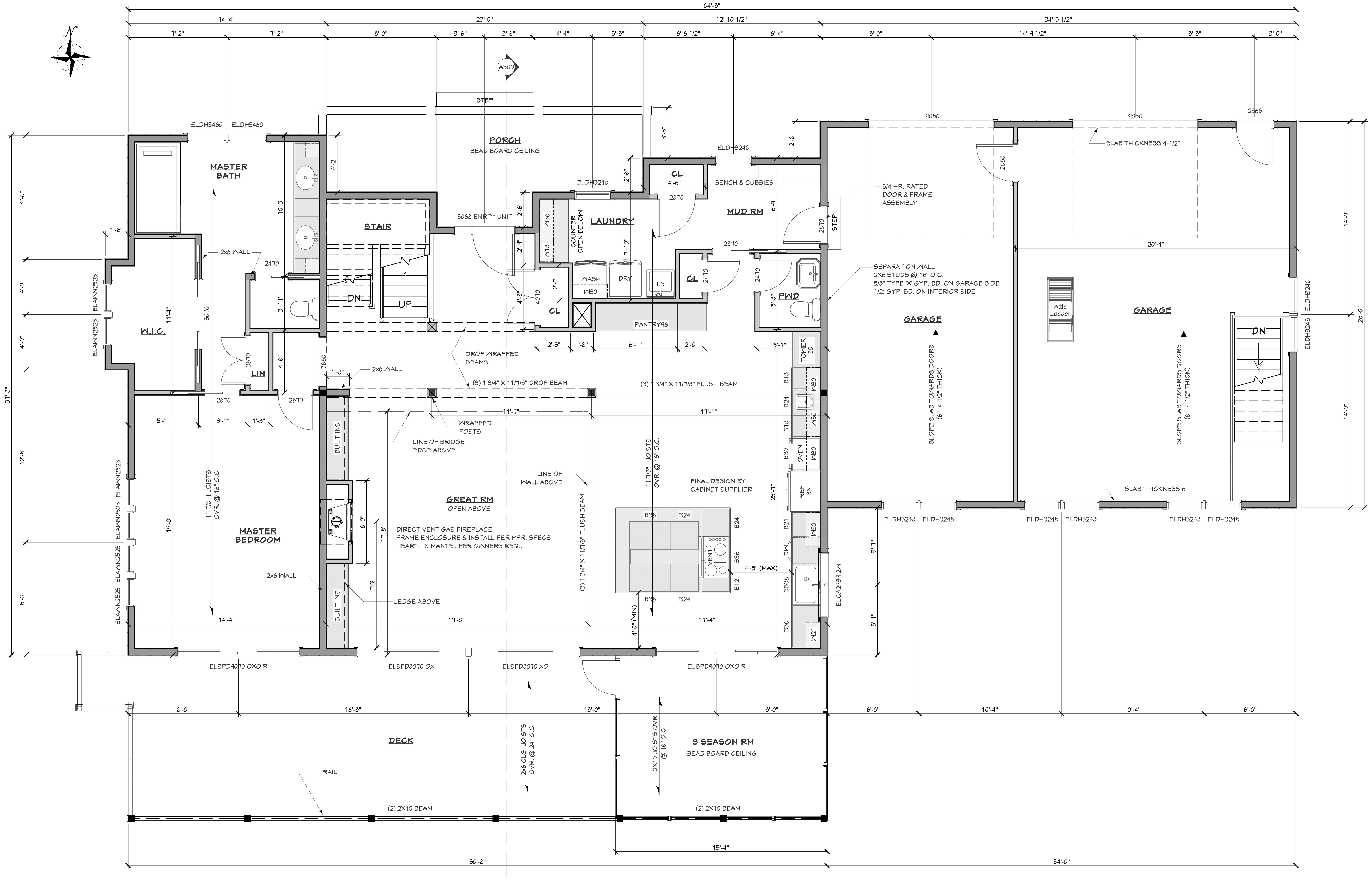
LOCATION

74 EAST PARK ROAD
TOWN OF PITTSFORD
COUNTY OF MONROE
STATE OF NEW YORK

DRAWING TITLE

FOUNDATION/ BASEMENT PLAN

SHEET NO.	A100
SCALE:	1/4" = 1'-0"
DRAWN BY:	RFM
CHECKED BY:	RFM
DATE:	1/24/2025
DWG FILE:	



LIVING AREA
1786 SQ FT

FIRST FLOOR PLAN

CEILING HGT.
ALL CLGS. @ 9'-0" U.O.N.

WINDOWS
MARVIN - ELEVATE SERIES
FIBERGLASS EXTERIOR & WOOD INTERIOR
LOW-E2 INSULATED GLAZING W/ ARGON
CONTOUR GRILLES BETWEEN GLASS
INSECT SCREENS
(E) - EGRESS WINDOW
SAFETY GLAZING PER R308
FALL PROTECTION PER R312.2

PATIO DOORS
MARVIN - ELEVATE SERIES
FIBERGLASS EXTERIOR & WOOD INTERIOR
LOW-E2 INSULATED GLAZING W/ ARGON
CONTOUR GRILLES BETWEEN GLASS
INSECT SCREENS
SAFETY GLAZING PER R308

WINDOWS & PATIO DOORS
HEAD HEIGHT 7'-0" (U.O.N.)
REFER TO MANUFACTURER FOR R.O. SIZES

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REVISIONS

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ISSUED FOR BID:	
ISSUED FOR PERMIT:	1/24/2025
ISSUED FOR CONST:	

NO.	DATE	DESCRIPTION

PROJECT

WARFLE RESIDENCE

LOCATION

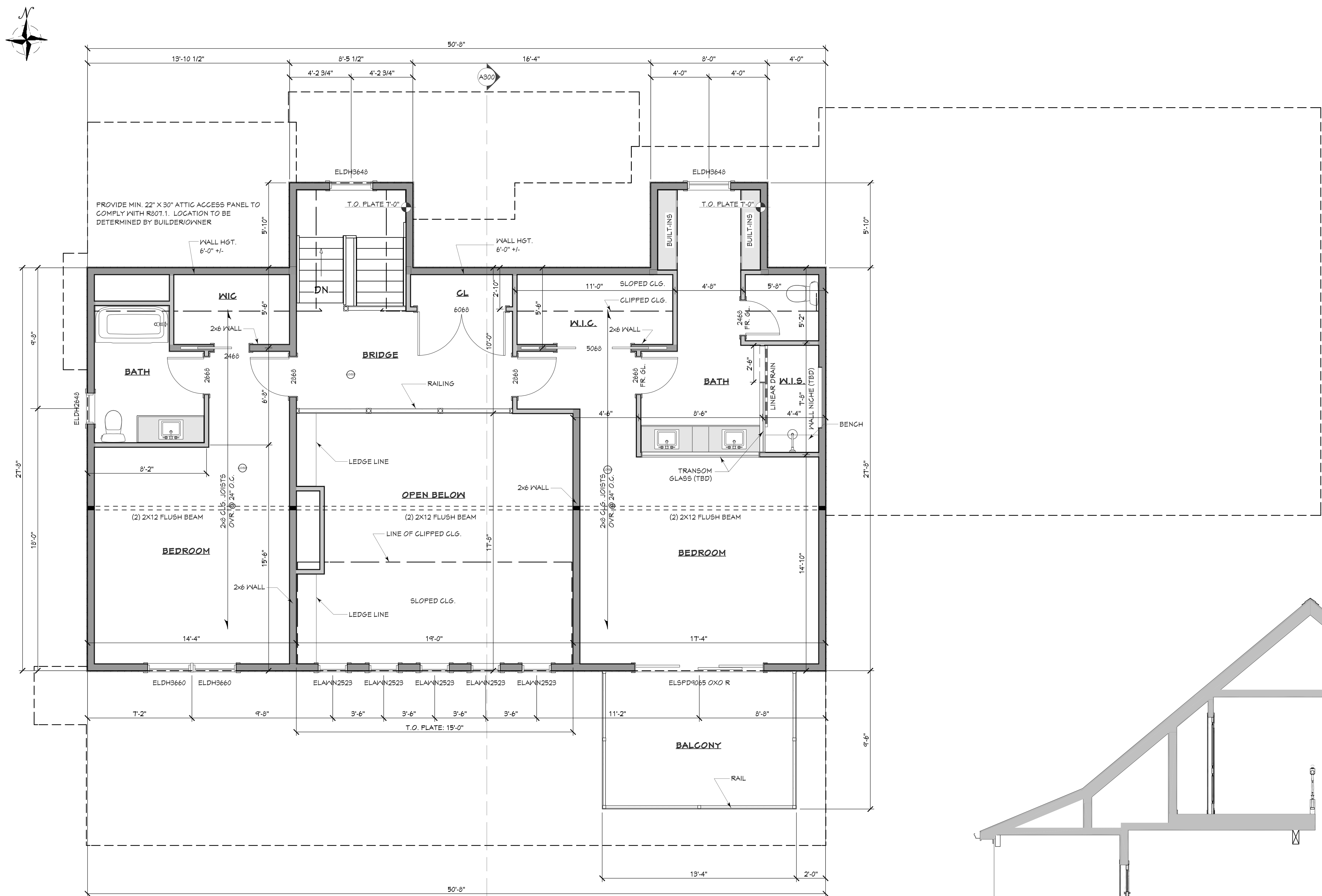
74 EAST PARK ROAD
TOWN OF PITTSFORD
COUNTY OF MONROE
STATE OF NEW YORK

DRAWING TITLE

FIRST FLOOR PLAN

SHEET NO.	
SCALE:	1/4" = 1'-0"
DRAWN BY:	RPM
CHECKED BY:	RPM
DATE:	1/24/2025
DWG FILE:	

A200



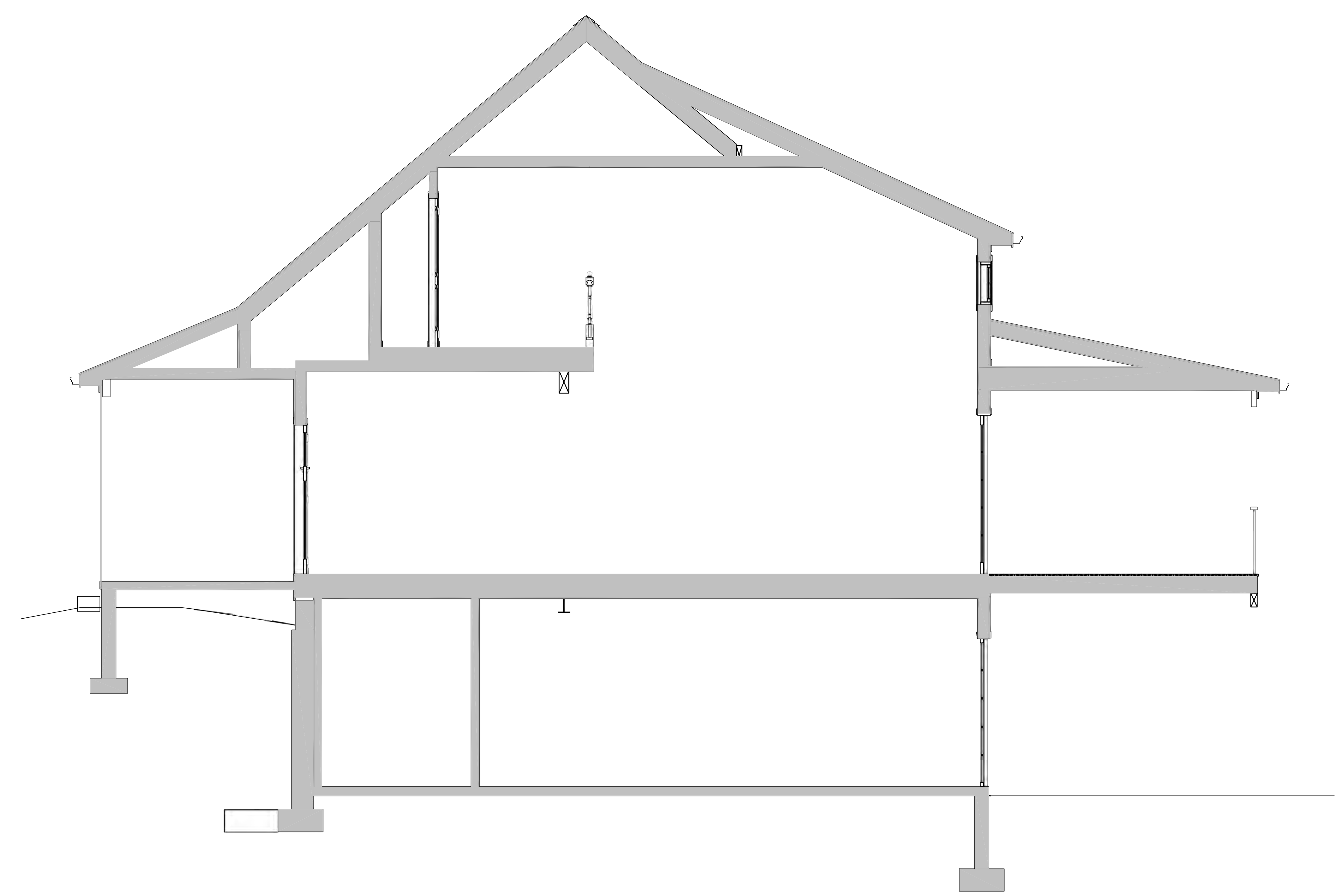
SECOND FLOOR PLAN

LIVING AREA
1162 SQ FT

CEILING HGT.
ALL CLGS. @ 8'-0" U.O.N.

WINDOWS
MARVIN - ELEVATE SERIES
FIBERGLASS EXTERIOR & WOOD INTERIOR
LOW-E2 INSULATED GLAZING W/ ARGON
CONTOUR GRILLES BETWEEN GLASS
INSECT SCREENS
(E) - EGRESS WINDOW
SAFETY GLAZING PER R308
FALL PROTECTION PER R312.2

WINDOWS
HEAD HEIGHT 8'-8" (U.O.N.)
REFER TO MANUFACTURER FOR R.O. SIZES



CROSS SECTION

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REVISIONS

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ISSUED FOR BID:	
ISSUED FOR PERMIT:	1/24/2025
ISSUED FOR CONST:	

NO.	DATE	DESCRIPTION

PROJECT

WARFLE RESIDENCE

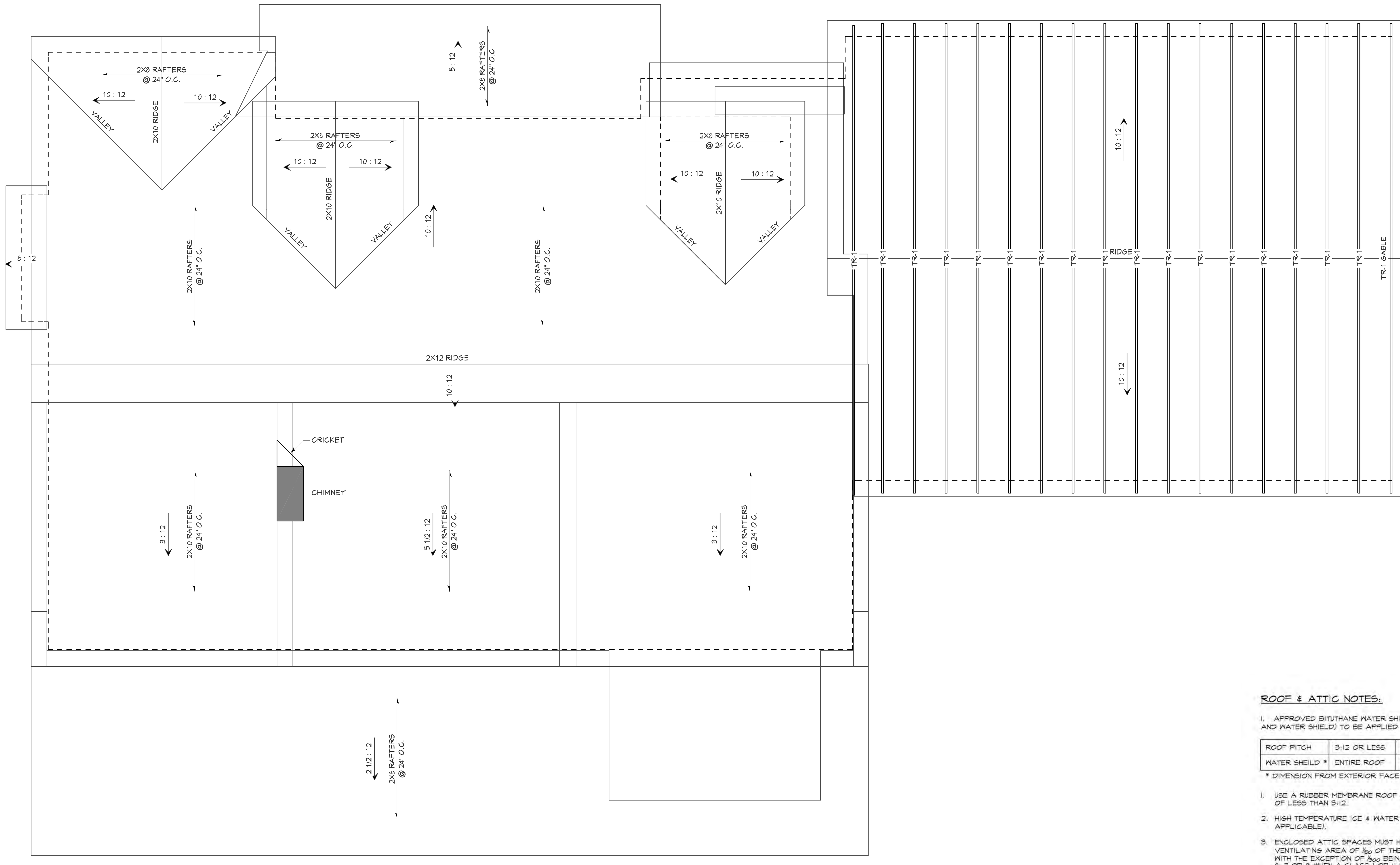
LOCATION

74 EAST PARK ROAD
TOWN OF PITTSFORD
COUNTY OF MONROE
STATE OF NEW YORK

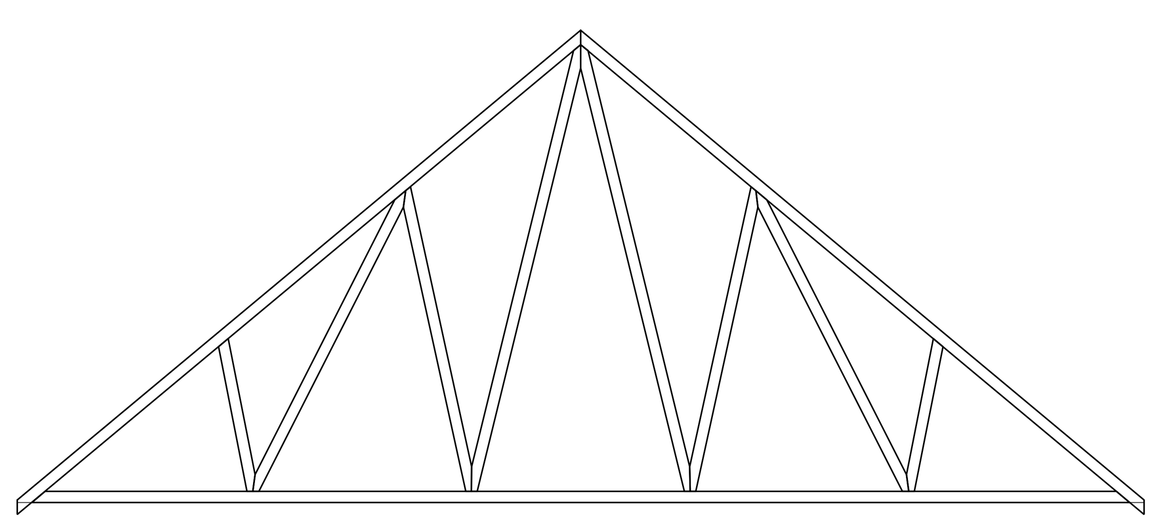
DRAWING TITLE

SECOND FLOOR PLAN

SHEET NO.	
A300	SCALE: 1/4" = 1'-0"
	DRAWN BY: RFM
	CHECKED BY: RFM
	DATE: 1/24/2025
	DWG FILE:



ROOF PLAN



TRUSS DETAIL

ROOF & ATTIC NOTES:

1. APPROVED BITUTHANE WATER SHIELD PRODUCT (ie. GRACE ICE AND WATER SHIELD) TO BE APPLIED TO ALL EAVES AND VALLEYS.

ROOF PITCH	3:12 OR LESS	3:12 - 6:12	6:12 OR GREATER
WATER SHEILD *	ENTIRE ROOF	5'-0"	3'-0"

* DIMENSION FROM EXTERIOR FACE OF WALL UP ROOF SLOPE

1. USE A RUBBER MEMBRANE ROOF ON ALL ROOFS WITH A PITCH OF LESS THAN 3:12.
2. HIGH TEMPERATURE ICE & WATER SHEILD UNDER METAL ROOF (IF APPLICABLE).
3. ENCLOSED ATTIC SPACES MUST HAVE A MIN. NET FREE VENTILATING AREA OF 1/150 OF THE AREA OF VENTED SPACE. WITH THE EXCEPTION OF 1/300 BEING ALLOWED IN CLIMATE ZONES 6, 7 OR 8 WHEN A CLASS I OR II VAPOR RETARDER IS INSTALLED ON THE WARM-IN-WINTER SIDE OF THE CEILING OR NOT LESS THAN 40% AND NOT MORE THAN 50% OF THE REQUIRED VENTILATING AREA IS PROVIDED BY VENTILATORS IN THE UPPER PORTION OF THE ATTIC OR RAFTER SPACE PER THE RESIDENTIAL CODE OF N.Y.S..
4. ROOF CAVITIES THAT EXCEED 30 SF, REQUIRE ACCESS OF 22"x30" WITH HEADROOM ABOVE THE OPENING OF AT LEAST 30" MUST BE LOCATED IN A HALLWAY OR OTHER READILY ACCESSIBLE LOCATION PER THE RESIDENTIAL CODE OF N.Y.S..
5. PROVIDE REQUIRED FLASHING TO MEET OR EXCEED COMMON BUILDING PRACTICE WHERE REQUIRED AND AT ROOF CHANGES, PROJECTIONS, VALLEYS, ETC. INSTALL DIVERTER FLASHING AWAY FROM WHERE THE EAVE OF A SLOPED ROOF INTERSECTS A VERTICAL SIDEWALL.
6. FINAL ON CENTER ROOF RAFTER LAYOUT BY BUILDER.
7. BUILDER TO MAINTAIN PROPER VENTILATION GAP PER DETAILS IN ALL RAFTER BAYS.
8. FINAL GUTTER AND DOWNSPOUT SIZES AND LOCATIONS TBD BY SITE ENGINEER, OWNER, AND/OR CONTRACTOR. DOWNSPOUTS SHALL BE TIED INTO STORM WATER SYSTEM IF AVAILABLE OR EMPTY ONTO SPLASHBLOCKS.

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NO.	DATE	DESCRIPTION

PROJECT

WARFLE RESIDENCE

LOCATION

74 EAST PARK ROAD
TOWN OF PITTSFORD
COUNTY OF MONROE
STATE OF NEW YORK

DRAWING TITLE

ROOF PLAN

SHEET NO.	A400
SCALE:	1/4" = 1'-0"
DRAWN BY:	RPM
CHECKED BY:	RPM
DATE:	1/24/2025
DWG FILE:	

Generated by RES*check-Web* Software
Compliance Certificate

Project Warfle Residence

Energy Code:	**2018 IECC**
Location:	**Pittsford, New York**
Construction Type:	**Single-family**
Project Type:	**New Construction**
Project SubType:	**None**
Conditioned Floor Area:	**4,727 ft2**
Glazing Area	**20%**
Climate Zone:	**5 (6734 HDD)**
Permit Date:	
Permit Number:	
All Electric	**false**
Is Renewable	**false**
Has Charger	**false**
Has Battery:	**false**
Has Heat Pump:	**false**

Construction Site:
74 East Park Street
Pittsford, New York

Owner/Agent:
New York

Designer/Contractor:
Meehan Architecture, P.C.
P.O. BOX 391
MENDON, New York 14506
585-624-5850
info@meehan-architects.com

Compliance: Passes using UA trade-off

Compliance: **6.9% Better Than Code** Maximum UA: **492** Your UA: **458**

The % Better or Worse Than Code Index reflects how close to compliance the house is based on code trade-off rules. It DOES NOT provide an estimate of energy use or cost relative to a minimum-code home.

Slab-on-grade tradeoffs are no longer considered in the UA or performance compliance path in REScheck. Each slab-on-grade assembly in the specified climate zone must meet the minimum energy code insulation R-value and depth requirements.

Envelope Assemblies

Assembly	Gross Area or Perimeter	Cavity R-Value	Cont. R-Value	Prop. U-Factor	Req. U-Factor	Prop. UA	Req. UA
Ceiling: Flat Ceiling or Scissor Truss	1,786	25.0	25.0	0.020	0.026	36	46
Wall: Wood Frame, 16" o.c.	3,150	21.0	0.0	0.057	0.060	150	158
Door - 3068 ENTRY UNIT: Solid Door (under 50% glazing)	20			0.230	0.300	5	6
Door - 2870: Solid Door (under 50% glazing)	19			0.230	0.300	4	6
Door - 9070 (2): Glass Door (over 50% glazing)	129			0.290	0.300	37	39
Door - 8070 (2): Glass Door (over 50% glazing)	115			0.280	0.300	32	35
Door - 9065: Glass Door (over 50% glazing)	60			0.290	0.300	17	18
Window - C 2939 2W: Wood Frame	15			0.270	0.300	4	5
Window - AW 2523 (11): Wood Frame	45			0.270	0.300	12	14
Window - DH 3248 (2): Wood Frame	22			0.280	0.300	6	7
Window - DH 3460 (2): Wood Frame	28			0.280	0.300	8	9
Window - DH 3648 (2): Wood Frame	22			0.280	0.300	6	7
Window - DH 2648: Wood Frame	9			0.280	0.300	2	3
Window - DH 3660 (2): Wood Frame	30			0.280	0.300	8	9
Basement Wall - CMU: Masonry Block w/ Empty Cells Wall height: 8.5' Depth below grade: 8.0' Insulation depth: 8.5'	1,152	13.0	0.0	0.054	0.050	59	55
Door - 2868 (2): Solid Door (under 50% glazing)	36			0.230	0.300	8	11
Window - DH 3052: Wood Frame	11			0.280	0.300	3	3
Window - C 3747: Wood Frame	12			0.270	0.300	3	4
Basement Wall - FRAMED: Wood Frame Wall height: 8.5' Depth below grade: 0.0' Insulation depth: 8.5'	431	21.0	0.0	0.060	0.050	17	14
Door - 12068: Glass Door (over 50% glazing)	81			0.280	0.300	23	24
Window - DH 3052 (6): Wood Frame	65			0.280	0.300	18	19

Compliance Statement: The proposed building design described here is consistent with the building plans, specifications, and other calculations submitted with the permit application. The proposed building has been designed to meet the 2018 IECC requirements in RES*check* Version : REScheck-Web and to comply with the mandatory requirements listed in the RES*check* Inspection Checklist.

Robert P. Meehan — Name - Title
Robert P. Meehan — Signature
7/24/25 — Date

ENERGY COMPLIANCE STATEMENT:
THE ARCHITECT STATES THAT TO THE BEST OF THE THE ARCHITECT'S KNOWLEDGE, BELIEF AND PROFESSIONAL JUDGEMENT, THE DESIGN OF THIS BUILDING MEETS OR EXCEEDS THE REQUIREMENTS OF THE ENERGY CONSERVATION CODE.

HEADER SCHEDULE

SUPPORTING ONE FLOOR, CEILING AND ROOF						
OPENING	UP TO 5'-0"	UP TO 7'-0"	UP TO 8'-0"	UP TO 9'-0"	UP TO 12'-0"	REMARKS
2X6 WALL		(3) 2X6	(3) 2X8	(3) 2X10	(3) 2X12	W/ (2) 1/2" PLYWOOD GUSSETS
2X4 WALL	(2) 2X6	(2) 2X8	(2) 2X10	(2) 2X12		W/ (1) 1/2" PLYWOOD GUSSETS
SUPPORTING ONLY CEILING AND ROOF						
OPENING	UP TO 6'-0"	UP TO 8'-0"	UP TO 10'-0"	UP TO 12'-0"	UP TO 16'-0"	REMARKS
2X6 WALL		(3) 2X6	(3) 2X8	(3) 2X10	(3) 2X12	W/ (2) 1/2" PLYWOOD GUSSETS
2X4 WALL	(2) 2X6	(2) 2X8	(2) 2X10	(2) 2X12		W/ (1) 1/2" PLYWOOD GUSSETS

NOTE: ALL HEADERS TO BE GLUED AND NAILED

SMOKE ALARMS & HEAT DETECTION (R314)

R314.1 GENERAL SMOKE ALARMS AND HEAT DETECTION SHALL COMPLY WITH NFPA 72 AND SECTION R314.

R314.1.1 LISTINGS SMOKE ALARMS SHALL BE LISTED IN ACCORDANCE WITH UL 217. HEAT DETECTION SHALL BE *LISTED* IN ACCORDANCE WITH UL 521 OR UL 539, AS APPROPRIATE FOR THE INTENDED APPLICATION. COMBINATION SMOKE AND CARBON MONOXIDE ALARMS SHALL BE LISTED IN ACCORDANCE WITH UL 217 AND UL 2034.

R314.2 WHERE REQUIRED SMOKE ALARMS AND HEAT DETECTION SHALL BE PROVIDED IN ACCORDANCE WITH THIS SECTION.

R314.2.1 NEW CONSTRUCTION SMOKE ALARMS SHALL BE PROVIDED IN DWELLING UNITS. HEAT DETECTION SHALL BE PROVIDED IN NEW ATTACHED GARAGES.

R314.2.3 ATTACHED GARAGES HEAT DETECTION RATED FOR THE AMBIENT OUTDOOR TEMPERATURES SHALL BE INSTALLED IN NEW GARAGES THAT ARE ATTACHED TO OR LOCATED WITHIN NEW AND EXISTING DWELLINGS. HEAT DETECTION SHALL BE INSTALLED IN A CENTRAL LOCATION AND IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS. EXCEPTION: HEAT DETECTION SHALL NOT BE REQUIRED IN DWELLINGS WITHOUT COMMERCIAL POWER.

R314.3 LOCATION SMOKE ALARMS SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS:
1 IN EACH SLEEPING ROOM.
2 OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS.
3 ON EACH ADDITIONAL STORY OF THE DWELLING, INCLUDING BASEMENTS AND HABITABLE ATTICS AND NOT INCLUDING CRAWL SPACES AND UNINHABITABLE ATTICS. IN DWELLINGS OR DWELLING UNITS WITH SPLIT LEVELS AND WITHOUT AN INTERVENING DOOR BETWEEN THE ADJACENT LEVELS, A SMOKE ALARM INSTALLED ON THE UPPER LEVEL SHALL SUFFICE FOR THE ADJACENT LOWER LEVEL PROVIDED THAT THE LOWER LEVEL IS LESS THAN ONE FULL STORY BELOW THE UPPER LEVEL.
4 SMOKE ALARMS SHALL BE INSTALLED NOT LESS THAN 3 FEET (914 MM) HORIZONTALLY FROM THE DOOR OR OPENING OF A BATHROOM THAT CONTAINS A BATHTUB OR SHOWER UNLESS THIS WOULD PREVENT PLACEMENT OF A SMOKE ALARM REQUIRED BY THIS SECTION.

R314.3.1 INSTALLATION NEAR COOKING APPLIANCES SMOKE ALARMS SHALL NOT BE INSTALLED IN THE FOLLOWING LOCATIONS UNLESS THIS WOULD PREVENT PLACEMENT OF A SMOKE ALARM IN A LOCATION REQUIRED BY SECTION R314.3.
1 IONIZATION SMOKE ALARMS SHALL NOT BE INSTALLED LESS THAN 20 FEET (6096 MM) HORIZONTALLY FROM A PERMANENTLY INSTALLED COOKING APPLIANCE.
2 IONIZATION SMOKE ALARMS WITH AN ALARM-SILENCING SWITCH SHALL NOT BE INSTALLED LESS THAN 10 FEET (3048 MM) HORIZONTALLY FROM A PERMANENTLY INSTALLED COOKING APPLIANCE.
3 PHOTOELECTRIC SMOKE ALARMS SHALL NOT BE INSTALLED LESS THAN 6 FEET (1828 MM) HORIZONTALLY FROM A PERMANENTLY INSTALLED COOKING APPLIANCE.

R314.4 INTERCONNECTION WHERE MORE THAN ONE SMOKE ALARM IS REQUIRED TO BE INSTALLED WITHIN AN INDIVIDUAL DWELLING UNIT IN ACCORDANCE WITH SECTION R314.3, THE ALARM DEVICES SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTUATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS IN THE INDIVIDUAL DWELLING UNIT. PHYSICAL INTERCONNECTION OF SMOKE ALARMS SHALL NOT BE REQUIRED WHERE LISTED WIRELESS ALARMS ARE INSTALLED AND ALL ALARMS SOUND UPON ACTIVATION OF ONE ALARM.
EXCEPTION: SMOKE ALARMS AND ALARMS INSTALLED TO SATISFY SECTION R314.4.1 SHALL NOT BE REQUIRED TO BE INTERCONNECTED TO EXISTING SMOKE ALARMS WHERE SUCH EXISTING SMOKE ALARMS ARE NOT INTERCONNECTED OR WHERE SUCH NEW SMOKE ALARM OR ALARM IS NOT CAPABLE OF BEING INTERCONNECTED TO THE EXISTING SMOKE ALARMS.

R314.4.1 HEAT DETECTION INTERCONNECTION HEAT DETECTION SHALL BE CONNECTED TO AN ALARM OR SMOKE ALARM THAT IS INSTALLED IN THE DWELLING UNIT. ALARMS AND SMOKE ALARMS THAT ARE INSTALLED FOR THIS PURPOSE SHALL BE LOCATED IN A HALLWAY, ROOM OR OTHER LOCATION THAT WILL PROVIDE OCCUPANT NOTIFICATION. **R314.5 COMBINATION ALARMS** COMBINATION SMOKE AND CARBON MONOXIDE ALARMS SHALL BE PERMITTED TO BE USED IN LIEU OF SMOKE ALARMS.

R314.5 COMBINATION ALARMS COMBINATION SMOKE AND CARBON MONOXIDE ALARMS SHALL BE PERMITTED TO BE USED IN LIEU OF SMOKE ALARMS.

[NY] R314.6 POWER SOURCE SMOKE ALARMS AND HEAT DETECTION SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING WHERE SUCH WIRING IS SERVED FROM A COMMERCIAL SOURCE AND, WHERE PRIMARY POWER IS INTERRUPTED, SHALL RECEIVE POWER FROM A BATTERY. WIRING SHALL BE PERMANENT AND WITHOUT A DISCONNECTING SWITCH OTHER THAN THOSE REQUIRED FOR OVERCURRENT PROTECTION.

SECTION R315 CARBON MONOXIDE ALARMS [NY] R315.1 GENERAL CARBON MONOXIDE ALARMS SHALL BE PROVIDED IN ACCORDANCE WITH SECTION 915 OF THE *FIRE CODE OF NEW YORK STATE.*

DESIGN LOADS:

ROOF:	40 PSF GROUND SNOW LOAD 10 PSF DEAD LOAD 5 PSF NET WIND UPLIFT
FLOOR:	40 PSF LIVE LOAD (FIRST FLOOR) 30 PSF LIVE LOAD (SECOND FLOOR) 10 PSF DEAD LOAD
GARAGE FLOOR:	50 PSF LIVE LOAD 50 PSF DEAD LOAD
SOIL:	2,000 PSF ALLOWABLE (ASSUMED) TO BE AT TIME OF EXCAVATION SILTY GRAVEL AND/OR CLAYEY GRAVEL (GM AND GC)

TABLE R301.2(1)
CLIMATE AND GEOGRAPHICAL DESIGN CRITERIA

GROUND SNOW LOAD	WIND DESIGN				SEISMIC DESIGN CATEGORY	SUBJECT TO DAMAGE FROM			WINTER DESIGN TEMP	ICE BARRIER REQUIRED	FLOOD HAZARDS	AIR FREEZING INDEX	MEAN ANNUAL TEMP
	Speed (mph)	Topographic Effects	Special Wind Region	Wind-Borne Debris Zone		Weathering	Frost Line Depth	Termite					
40	115	NO	NO	NO	NO	SEVERE	48"	MODERATE TO HEAVY	5	YES	NO	1199	47.9

GENERAL NOTES:

1. ALL WORK TO BE PERFORMED & INSTALLED IN COMPLIANCE WITH THE 2020 RESIDENTIAL CODE OF NEW YORK STATE AND APPLICABLE REFERENCES TO. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY WORK KNOWINGLY PERFORMED CONTRARY TO SUCH LAWS, ORDINANCES, OR REGULATIONS. THE CONTRACTOR SHALL ALSO PERFORM COORDINATION WITH ALL UTILITIES AND STATE SERVICE AUTHORITIES.
2. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. THE GENERAL CONTRACTOR SHALL VERIFY AND IS RESPONSIBLE FOR ALL DIMENSIONS (INCLUDING ROUGH OPENINGS) AND CONDITIONS ON THE JOB AND MUST NOTIFY THE ARCHITECT OF ANY VARIATIONS FROM THESE DRAWINGS. **DO NOT SCALE DRAWINGS**
3. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR THE DESIGN AND PROPER FUNCTION OF PLUMBING, HVAC, FIRE PROTECTION AND ELECTRICAL SYSTEMS. THE GENERAL CONTRACTOR SHALL NOTIFY THE ARCHITECT WITH ANY PLAN CHANGES REQUIRED FOR DESIGN AND FUNCTION OF PLUMBING, HVAC AND ELECTRICAL SYSTEMS.
4. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS AND METHODS, ACTS OR OMISSIONS OF THE CONTRACTOR OR SUBCONTRACTOR, OR FAILURE OF ANY OF THEM TO CARRY OUT WORK IN ACCORDANCE WITH THE CONSTRUCTION DOCUMENTS. ANY DEFECT DISCOVERED IN THE CONSTRUCTION DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT BY WRITTEN NOTICE BEFORE PROCEEDING WITH WORK. REASONABLE TIME NOT ALLOWED THE ARCHITECT TO CORRECT THE DEFECT SHALL PLACE THE BURDEN OF COST AND LIABILITY FROM SUCH DEFECT UPON THE CONTRACTOR.
5. THE CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS PRIOR TO ANY WORK, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL WORK AND MATERIALS INCLUDING THAT FURNISHED BY SUBCONTRACTORS.
6. DISCREPANCIES BETWEEN PORTIONS OF THE CONTRACT DOCUMENTS ARE NOT INTENDED. CONTRACTOR IS TO CLARIFY WITH THE ARCHITECT ANY SUCH DISCREPANCIES PRIOR TO COMMENCING ANY WORK.
7. THE CONTRACTOR SHALL REPORT TO THE ARCHITECT ANY ERRORS, INCONSISTENCIES OR OMISSIONS THEY MAY DISCOVER PRIOR TO COMMENCING WORK. THE CONTRACTOR IS RESPONSIBLE FOR CORRECTION OF ANY ERRORS AFTER THE START OF CONSTRUCTION WHICH HAVE NOT BEEN BROUGHT TO THE ATTENTION OF THE OWNER OR ARCHITECT. THE MEANS OF CORRECTING ANY ERROR SHALL BE FIRST APPROVED BY THE OWNER OR ARCHITECT.
8. FOLLOW ALL TOWN CONSTRUCTION GUIDELINES INCLUDING TEMPORARY BARRIERS, TRASH REMOVAL, SCREENING, CLEANUP, NOISE, WORK HOURS, ETC. THAT MAY BE APPLICABLE, AND PAY ALL ASSOCIATED COSTS.
9. THE CONTRACTOR SHALL PROVIDE TEMPORARY ELECTRIC, WATER & HEAT AS REQUIRED DURING CONSTRUCTION AND PAY ALL ASSOCIATED COSTS FOR SUCH.
10. THE CONTRACTOR SHALL CLEAN WORK ON A DAILY BASIS SO AS NOT TO ACCUMULATE DEBRIS. AT PROJECT COMPLETION CLEAN SITE TO OBTAIN NECESSARY FINAL INSPECTIONS PRIOR TO TURNOVER. REMOVE CONSTRUCTION DUST, RESIDUE AND DEBRIS FROM SITE.
11. ALL WORK SHALL BE PERFORMED TO THE HIGHEST INDUSTRY STANDARDS FOR QUALITY OF WORKMANSHIP. ALL MATERIALS SHALL BE INSTALLED IN STRICT CONFORMANCE WITH THE MANUFACTURERS GUIDELINES.
12. THE CONTRACTOR SHALL COOPERATE WITH THE OWNER AND OTHER CONTRACTORS AND SHALL BE RESPONSIBLE FOR COORDINATION OF ALL TRADES.
13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR JOB SAFETY AND SHALL TAKE ALL NECESSARY PRECAUTIONS TO SECURE SAFETY OF ALL WORKERS AND OCCUPANTS AT ALL TIMES.
14. THE CONTRACTOR SHALL LOCATE ALL MECHANICAL AND ELECTRICAL SERVICES AND DISTRIBUTION SYSTEMS WHETHER SHOWN OR NOT, AND PROTECT THEM FROM DAMAGE. THE CONTRACTOR SHALL BEAR ALL EXPENSE OF REPAIR OR REPLACEMENT OF OTHER UTILITIES R OTHER PROPERTY DAMAGED BY OPERATIONS IN CONJUNCTION WITH THE PERFORMANCE OF THE WORK.
15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR AND SHALL REMEDY OR REPLACE ANY FAULTY, IMPROPER OR INFERIOR MATERIALS OR WORKMANSHIP WHICH SHALL APPEAR WITHIN ONE YEAR OR AS OTHERWISE SPECIFIED FOR A COMPONENT AFTER THE COMPLETION AND ACCEPTANCE OF THE WORK UNDER THIS CONTRACT.
16. THE CONTRACTOR SHALL FURNISH AND INSTALL ALL MINOR ITEMS WHICH ARE OBVIOUSLY AND REASONABLY NECESSARY TO COMPLETE ANY INSTALLATION.
17. THE CONTRACTOR IS RESPONSIBLE FOR RECEIVING, UNLOADING, UNCRATING AND INSTALLING ALL OWNER FURNISHED CONTRACTOR INSTALLED ITEMS.
18. THE USE OF THE WORD "PROVIDE" MEANS FURNISH, INSTALL AND CORRECT, READY TO USE.

GENERAL PLAN NOTES:

1. JOINTS ABUTTING EXISTING WALLS ARE TO BE TAPED AND FINISHED
2. G.C. TO PROVIDE BLOCKING AS REQUIRED FOR ALL NEW MILLWORK AND EQUIPMENT INSTALLATION. VERIFY FINAL LOCATION WITH SHOP DRAWINGS. PROVIDE ALL BLOCKING, FURRING, AND SHIMMING NECESSARY FOR INSTALLATION AND COMPLETION OF WORK
3. PROVIDE MOISTURE RESISTANT GYP. BOARD IN ALL WET WALL LOCATIONS.
4. MATERIALS, DETAILS, AND WORK PRACTICES INDICATED ON ONE PORTION OF CONTRACT DOCUMENTS SHALL BE OF THE SAME NATURE AT SAME OR SIMILAR SITUATIONS SHOWN ON THE DRAWINGS, EXCEPT AS OTHERWISE NOTED.
5. DURING CUTTING, PATCHING AND REMOVAL OF WORK, CLEAN AND PROTECT WORK IN PROGRESS, ADJOINING WORK, AND EXISTING CONSTRUCTION ON A BASIS OF CONTINUOUS MAINTENANCE.
6. REMOVE AND DISPOSE OF ALL DEBRIS, RUBBISH AND OTHER WASTE MATERIALS RESULTING FROM WORK OF THIS PROJECT.
7. ALL NEW WORK SHALL BE PLUMB, LEVEL, AND SQUARE. SCRIBE AND MAKE FIT ALL NEW WORK TO EXISTING.
8. INFILTRATION, ALL OPENINGS IN THE EXTERIOR BUILDING ENVELOPE SHALL BE SEALED AGAINST AIR INFILTRATION. THE FOLLOWING AREAS MUST BE SEALED.
   * JOINTS AROUND WINDOW AND DOOR FRAMES
   * JOINTS BETWEEN WALL CAVITY AND WINDOW/DOOR FRAME
   * JOINTS BETWEEN WALL AND FOUNDATION
   * JOINTS BETWEEN WALL AND ROOF
   * JOINTS BETWEEN WALL PANELS
   * UTILITY PENETRATIONS THROUGH EXTERIOR WALLS
9. SILICONE CAULK SHALL BE USED AT THE FOLLOWING LOCATIONS INCLUDING, BUT NOT LIMITED TO THE FOLLOWING:
   * METAL & WOOD DOOR & WINDOW FRAMES TO WALL CONNECTIONS
   * CONDUIT AND PIPE PENETRATIONS AT WALLS AND CEILINGS
   * JUNCTION OF STUD CASING BEAD TO WOOD TRIM
   * TOILET VANITIES TO WALL
   * COUNTER TOPS TO WALL

GENERAL FOUNDATION NOTES:

1. THE FOUNDATIONS HAVE BEEN DESIGNED FOR AN ASSUMED ALLOWABLE SOIL BEARING PRESSURE OF 1,500 PSF.
2. ALL FOOTINGS TO REST ON CLEAN, FIRM, LEVEL, UNDISTURBED SOIL AT A MINIMUM OF -4'-0" BELOW GRADE. STEP FOOTINGS AS REQUIRED TO MAINTAIN REQUIRED DEPTH BELOW FINISH GRADES. FOOTING EXCAVATIONS SHALL BE KEPT CLEAR OF WATER. THE CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO ENSURE THAT ALL EXCAVATION WORK AND FOUNDATION CONSTRUCTION IS PERFORMED IN DRY CONDITIONS.
3. GRANULAR FILL SHOULD CONSIST OF A DURABLE SAND AND GRAVEL OR CRUSHER-RUN STONE, FREE OF ANY ORGANIC MATTER. THE PLASTICITY INDEX SHOULD BE LESS THAN 5. GRANULAR FILL SHOULD HAVE 100 PERCENT FINER THAN 3 INCHES, AT LEAST 20 PERCENT FINER THAN THE NUMBER 4 SIEVE, AND NO MORE THAN 10 PERCENT FINER THAN THE NUMBER 200 SIEVE. GRANULAR FILL SHOULD BE USED WITHIN 6 INCHES OF FLOOR SLABS, AND AS BACKFILL AGAINST EARTH- RETAINING WALLS. COMMON FILL MAY GENERALLY BE USED ELSEWHERE.
4. COMMON FILL SHOULD CONSIST OF DURABLE MATERIAL, FREE OF ANY ORGANIC MATTER. THE PLASTICITY INDEX SHOULD BE LESS THAN 15. COMMON FILL SHOULD HAVE 100 PERCEN T FINER THAN 6 INCHES, AT LEAST 90 PERCENT FINER THAN 3 INCHES, AND AT LEAST 20 PERCENT FINER THAN THE NUMBER 4 SIEVE.
5. ALL LOAD-BEARING FILL SHOULD BE COMPACTED, IN LIFTS OF 9 INCHES OR LESS, TO AT LEAST 95 PERCENT OF THE MAXIMUM DRY DENSITY DETERMINED BY ASTM D 1557.
6. WHEN TOP OR SUBSOILS ARE EXPANSIVE, COMPRESSIBLE OR SHIFTING, SUCH SOILS SHALL BE REMOVED TO A DEPTH AND WIDTH SUFFICIENT TO ASSURE STABLE MOISTURE CONTENT IN EACH ACTIVE ZONE AND SHALL NOT BE USED AS FILL.
7. BASEMENT WALL: 13 COURSE - 12" CMU WALLS. REINFORCE WITH #5 VERTICAL BARS @ 48" O.C.
8. UNLESS OTHERWISE NOTED, ALL WALL SPREAD FOUNDATIONS SHALL BE MINIMUM 24" WIDE X 10" DEEP, REINFORCED W/ (2) #5 BAR CONTINUOUS.
9. STEPPED FOOTING TOP SURFACE SHALL BE LEVEL. FOOTINGS SHALL BE STEPPED WHERE IT IS NECESSARY TO CHANGE THE ELEVATION OF THE TOP OF THE FOOTING OR WHERE THE SLOPE OF THE BOTTOM SURFACE OF THE FOOTINGS WILL EXCEED 10% SLOPE.
10. ADEQUATELY BRACE ALL FOUNDATIONS PRIOR TO BACKFILLING WITH SUITABLE ON SITE MATERIAL.
11. STEEL BEAMS TO BE A992-50. STANDARD DUTY ADJUSTABLE STEEL COLUMNS TO MEET FHA SPECIFICATIONS - B.O.C.A REPORT #94-54 & ASTM A51.

CONCRETE NOTES:

1. CONCRETE STRENGTH,
   3,000 PSI AT 28 DAYS FOR ALL CONDITIONS.
   MAXIMUM SLUMP, 4"
   ALL GROUT SHALL BE 3,000 PSI AT 28 DAYS MIN.
2. USE ASTM A-615 GRADE 60 DEFORMED REINFORCING BARS UNLESS OTHERWISE NOTED. LAP SPLICES SHALL BE CLASS C TENSION SPLICES AS DEFINED IN ACI 318 - BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE UNLESS OTHERWISE NOTED. LAP SPLICES OF REINFORCING SHALL BE 30 BAR DIAMETER OR 18" MIN.
3. CONCRETE WORK SHALL CONFORM THE REQUIREMENTS OF ACI 318 - BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE.
4. ALL SLABS SHALL BE PLACED OVER A MINIMUM 6" LAYER OF COMPACTED STONE (U.O.N.).
5. ALL SLABS ON GRADE SHALL INCLUDE THE FOLLOWING UNLESS OTHERWISE NOTED:
   1/2" MIN. EXPANDABLE JOINT FILLER AT PERIMETER.
   6 MIL. POLY VAPOR BARRIER
   WATER BOURN CONCRETE CURING/SEALING COMPOUND
6. ALL WELDED WIRE MESH (W.W.M.) SHALL CONFORM TO ASTM A185, WITH AN ULTIMATE TENSILE STRENGTH OF 65,000 PSI AND BE PLACED IN THE UPPER THIRD OF THE SLAB.
7. CONCRETE EXPANSION ANCHORS SHALL BE 'SIMPSON WEDGE-ALL STUD ANCHORS' OR ENGINEER APPROVED EQUAL. EPOXY TO BE SIMPSON "SET" ADHESIVE OR APPROVED EQUAL.

MASONRY:

1. MASONRY WORK SHALL BE PERFORMED IN ACCORDANCE WITH ACI'S LATEST REQUIREMENTS.
2. ALL CONCRETE MASONRY UNITS SHALL CONFORM TO ASTM C90, TYPE I. ALL UNITS SHALL BE 2 CORE, NORMAL WEIGHT BLOCK. MIN. 28-DAY COMPRESSIVE STRENGTH, $f'm$ = 2,500 PSI.
3. ALL MORTAR FOR BELOW GRADE AND LOAD BEARING CONCRETE MASONRY SHALL CONFORM TO ASTM C270. TYPE M, WITH A MINIMUM COMPRESSIVE STRENGTH OF 2,500 PSI @ 28 DAYS.
4. GROUT FOR FILLING BLOCK CORES SHALL CONFORM TO ASTM C476, COARSE GROUT, WITH A MINIMUM COMPRESSIVE STRENGTH OF 3,000 PSI @ 28 DAYS. GROUT SHALL BE PLACED IN LIFTS NOT EXCEEDING 4 FEET IN HEIGHT.
5. ALL MASONRY WALLS SHALL BE LAID IN RUNNING BOND, UNLESS NOTED OTHERWISE.
6. ALL EXTERIOR MASONRY WALLS SHALL BE REINFORCED WITH 9 - GAUGE TRUSS- TYPE, GALVANIZED, HORIZONTAL REINFORCING, PLACED IN EVERY SECOND BED JOINT, UNLESS NOTED OTHERWISE.
7. PROVIDE REINFORCEMENT AT CORNERS (PRE- FAB CORNER PIECES) OF ALL CMU WALLS.
8. PROVIDE REINFORCEMENT AT CORNERS (CORNER BARS) OF ALL BOND BEAMS.

WOOD FRAMING:

1. STRUCTURAL DIMENSIONAL LUMBER SHALL CONFORM TO NFPA NATIONAL DESIGN SPECIFICATION AND MINIMUM DESIGN PROPERTIES FOR HEM-FIR #2 OR BETTER, KILN DRIED WITH A MAXIMUM 19% MOISTURE CONTENT. Fb (SINGLE USE)=850 PSI, Fb (REPETITIVE USE)=978 PSI, Fc=(PERP. TO GRAIN)=405PSI, Fv=75PSI, E=1,300,00PSI.
2. ALL WOOD IN CONTACT WITH EARTH, CONCRETE, MASONRY OR WITHIN 12" OF GRADE OR EXPOSED TO THE EXTERIOR SHALL BE PRESSURE PRESERVATIVE TREATED.
3. FLOOR JOIST SERIES & LAYOUT TO BE PROVIDED BY MANUFACTURER. SUBMIT SHOP DRAWINGS TO ARCHITECT & AHJ PRIOR TO CONSTRUCTION.
4. PROVIDE BRIDGING TO JOIST PER MANUFACTURERS REQUIREMENTS.
5. PROVIDE DOUBLE JOISTS UNDER WALLS PARALLEL TO JOIST DIRECTION.
6. PROVIDE SIMPSON OR EQUAL JOIST HANGERS AT ALL HEADER CONNECTIONS.

WOOD TRUSSES:

1. WOOD TRUSSES SHALL BE DESIGNED IN ACCORDANCE WITH THE LATEST EDITION OF TRUSS PLATE INSTITUTE'S DESIGN SPECIFICATIONS FOR METAL PLATE CONNECTED WOOD TRUSSES TPI-85. SHOP DRAWINGS, CALCULATIONS AND BRACING REQUIREMENTS SHALL BE STAMPED BY REGISTERED ENGINEER LICENSED TO PRACTICE IN NYS. SEALED DRAWINGS SHALL BE SUBMITTED BY CONTRACTOR FOR REVIEW PRIOR TO FABRICATION.
2. ALL TRUSS ENDS SHALL BE ANCHORED TO TO WALLS USING NAILING AND APPROVED METAL STRAPS TO RESIST WIND UPLIFT.
3. CONTRACTOR IS RESPONSIBLE FOR PROPER FINAL AND TEMPORARY BRACING. TRUSSES SHALL BE BRACED DURING ERECTION IN ACCORDANCE WITH "COMMENTARY AND RECOMMENDATIONS FOR HANDLING, INSTALLING & BRACE IN METAL PLATE CONNECTED WOOD TRUSSES: PUBLISHED BY THE TRUSS PLATE INSTITUTE.
4. WEB CONFIGURATION TO BE AT THE OPTION OF THE TRUSS FABRICATOR AND AS APPROVED BY THE ARCHITECT.
5. ROOF TRUSSES SHALL BE SPACED @ 24" O.C. MAX.
6. HIP ROOF @ DECK MAY BE CONSTRUCTED OF PREMANUFACTURED TRUSSES OR BE STICK FRAMED AT THE CONTRACTORS OPTION.

MEEHAN ARCHITECTURE
ARCHITECTURE, PLANNING, & CONSULTING
PO Box 391 • Mendon, NY • 14506 • Tel (585) 624-5850

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DRAWING ALTERATION

The following is an excerpt from the New York State Education Law Article 147 Section 7207 Part 69.5b and applies to this drawing.

"It is a violation of the law for any person, unless acting under the direction of a licensed architect, to alter an item in any way. If an item bearing the seal of an architect is altered, the altering architect shall affix to his item the seal and the notation "altered by" followed by his signature and date of such alteration, and a specific description of the alteration"

REVISIONS

PROGRESS PLOT:	7/24/2025
ISSUED FOR BID:	
ISSUED FOR PERMIT:	7/24/2025
ISSUED FOR CONST:	

NO.	DATE	DESCRIPTION

PROJECT

WARFLE RESIDENCE

LOCATION

74 EAST PARK ROAD
TOWN OF PITTSFORD
COUNTY OF MONROE
STATE OF NEW YORK

DRAWING TITLE

NOTES

SHEET NO.	SCALE: AS SHOWN
	DRAWN BY: RPM
	CHECKED BY: RPM
A700	DATE: 7/24/2025
	DWG FILE:

Town of Pittsford

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

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

Permit #
D25-000006

DESIGN REVIEW AND HISTORIC PRESERVATION BOARD
REFERRAL OF APPLICATION

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

Application Type:

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

Project Description: Applicant is requesting Board approval to demolish the existing 2,805 square foot, one-story, single-family home, with the intent to build a 12,231 square foot, two-story, single-family home on the property. This property is zoned Residential Neighborhood (RN).

Meeting Date: August 14, 2025

RN Residential Neighborhood Zoning

Printed August 7, 2025

1:4,514

0 195 390 780 ft

0 55 110 220 m

Town of Pittsford GIS

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.

Mendon Road (NY 64)
Thornell Road (CR 33)
Summit Oaks
Tor Hill
Evesham Pl
481
485
491
495
499
503
509
515
523
50
480
526
507
540
552
556
564
518
514
510
506
502
496
492
482
15

526 Mendon Rd.
House
Shed
Barn
Tennis Courts
Thornell Farm Park
Pittsford Mendon Rd
Mendon Rd
Oak Meadow Trail
Summit Oaks
Northfield Church
Thornell Rd
Google
Imagery ©2025 Google, Imagery ©2025 Airbus, Maxar Te

REFERENCES:

MAP BY LEWIS E. KOHL, INC. DATED DECEMBER 29, 1958 RECORDED IN LIBER 3358 OF DEEDS, PAGE 106
METRO REAL ESTATE SERVICES OF WESTERN NEW YORK, LLC #MRE-A-26404 DATED JUNE 20, 2024
LIBER 12660 OF DEEDS, PAGE 424
LIBER 215 OF MAPS, PAGES 80 & 81
LIBER 276 OF MAPS, PAGE 93

NOTES:

PARCEL IS SUBJECT TO AN EASEMENT GRANTED TO ROCH. GAS & ELEC. CORP. FOR FIXTURES AS SET FORTH IN LIBER 1491 OF DEEDS, PAGE 572 AND LIBER 1084 OF DEEDS, PAGE 492.

ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE NYS CORS NETWORK BY USING GPS AND ARE ON NAVD 88 DATUM.

ALL UNDERGROUND UTILITY LOCATIONS ARE SUBJECT TO VERIFICATION BY EXCAVATION.

PARCEL TAX ID #178.03-1-80.1

WE, O'NEILL-RODAK LAND SURVEYING ASSOCIATES, P.C., CERTIFY THAT THIS MAP WAS PREPARED FROM NOTES OF AN INSTRUMENT SURVEY COMPLETED FEBRUARY 20, 2025.

KATELYN N. MASTRELLA, P.L.S. #051234

"GUARANTEES OR CERTIFICATIONS INDICATED HEREON 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. GUARANTEES OR CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS."

COPIES OF THIS SURVEY MAP NOT BEARING THE LAND SURVEYOR'S INKED SEAL OR EMBOSSED SEAL SHALL NOT BE CONSIDERED TO BE A VALID COPY.

"UNAUTHORIZED ALTERATION OR ADDITION TO THIS SURVEY MAP IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW."

NO.	REVISION	DATE	BY
8			
7			
6			
5			
4			
3			
2			
1			

SCALE	1" = 50'
DATE	02/26/2025
REDATED	
PROJECT NO.	2024-0797
SHEET	1 OF 1

O'NEILL-RODAK
LAND SURVEYING ASSOCIATES, P.C.
LAND SURVEYORS - PLANNERS
BOUNDARY CONSULTANTS
ALTA/NSPS SURVEYS
75 TOWN CENTRE DRIVE, SUITE 110
ROCHESTER, NY
14623
PHONE (585) 325-7520
e-mail surveyors@oneillrodak.com

TOPOGRAPHIC SURVEY
PARCEL SITUATE IN TOWN LOT 10
TOWNSHIP 12, RANGE 5
TOWN OF PITTSFORD
MONROE COUNTY, NEW YORK

LOCATION	526 MENDON ROAD
PREPARED FOR	MALVERN VIEWS LLC

APPLICATION FOR PERMIT

No. 83

Fee $ 40.00

To THE TOWN BOARD OF THE TOWN OF PITTSFORD, N. Y.

GENTLEMEN:

The undersigned respectfully petition for a permit to ~~alter~~ erect a Frame building on (frame, brick, concrete block)

Lot No. — House No. — on the South side of Pittsford Mendon Rd. Street,

in the ______ Tract of TOWN OF PITTSFORD, N. Y. This lot is 1000 ft. + wide in the front and 1000'+ feet wide in the rear and 1000'+ feet deep.

Classified as Residential Zone Class A

NOTICE: A Plan, in duplicate, size 4½" x 7", must be furnished showing the shape of the lot and all dimensions, with the proposed building set in, with all dimensions of same and showing the set back distances from all sides.

The Main Building of one stories to be used as a one Family Dwelling is to be erected of the following dimensions, pursuant to the plans herewith submitted:

Width 65' feet Wing on ______ Side Width ______ feet Depth ______ feet

Depth 30' feet Wing on ______ Side Width ______ feet Depth ______ feet

SET BACK 200'+ ft. West side 50' ft. East side 850' ft.

The whole occupying a total area of 1870 square feet.

PORCH: Open none side, ______ feet wide, ______ feet deep.

GARAGE: An attached (separate, attached) garage is to be erected on the West in basement side of the dwelling ~~frame~~ concrete block (concrete block, frame) construction, of the following dimensions:

one Stories, Width 30' feet, Depth 22'-10" feet, Capacity Three cars.

Located 50'+ feet from the West Lot line.

Located ______ feet from the ______ Lot line.

ESTIMATED COST:

Dwelling $ 20,000.00

Garage $ ______

Total: $ 20,000.00

The undersigned hereby guarantees that said buildings will be constructed and used in accordance with all ordinances of the TOWN OF PITTSFORD and statutes of the State of New York, and the plans annexed hereto are the PLANS RELATING TO THE BUILDINGS HEREIN DESCRIBED AND NO OTHER, and that this property is owned by the undersigned.

All work is to be done in accordance with this application and plans, and no material change therein or in any part of said buildings shall be made without the written consent of the Town Board through its authorized agent.

NOTICE: Construction must be started within 20 days from date of permit. All construction must be completed within 6 months from date of permit. No building to be used until an occupancy permit has been issued.

Architect: Erdle & Graves Inc. Builder: Erdle & Graves Inc.

Yours respecfully,

Carl Loeb.

Owner

Babcock Drive

Address

STATE OF NEW YORK, } ss:
County of Monroe }

John P. Erdle Agent being duly sworn, deposes and says that he is the owner of the above described premises; that he has read the foregoing application for a permit and knows the contents thereof; that the same is true to his own knowledge. That if said application is approved he will comply with all the terms and conditions respecting the issuance of said permit and that said buildings will be erected in accordance with the plans attached to this application; that it will cost not less than the amount set forth herein and that he will comply with all ordinances of the Town of Pittsford and all the statutes of the State of New York in connection with the construction, erection, alterations or use of said buildings.

Erdle & Graves Inc.

John P. Erdle (vice pres) (agent)

SWORN to before me, this

11 day of Aug 1952

R. Edward [illegible] Bldg. Insp.

~~Notary Public, Commissioner of Deeds~~

NOTICE: Before any excavation is made within Highway Lines, Check Location of Public Utility Lines and secure permission of Superintendent of Highways. Avoid violating possible Deed or Tract restrictions.

REPORT OF PLANNING BOARD

TO THE TOWN BOARD OF THE TOWN OF PITTSFORD:

The Planning Board of the Town of Pittsford, Monroe County, N. Y., to which was referred the application of .... to erect / alter buildings together with the proper fees and plans therefor, does hereby approve / disapprove said application and recommends that a permit be granted therefor upon the following terms and conditions:

1. That the Town Board, its agents and employees, may at any time enter upon said premises and inspect said buildings to determine whether the same are being erected or have been erected in accordance with the plans submitted with said application for a permit.

2. That the Town Board may at any time upon notice, revoke said permit for failure to execute the plans.

3. That the said buildings shall be set back and built upon the building line established by the Town Board for the district where such property is located and where such building is to be erected or altered.

4. That the buildings mentioned in said application and plans shall be erected in accordance therewith and shall be used for no other purposes than those specified in said application and plans.

5. That any garage erected upon the premises shall be used solely for private garage purposes and shall not at any time be used for a residence or any other purpose upon said lot.

6. Reasons for disapproval are as follows:

PITTSFORD PLANNING BOARD

By..
Secretary

PERMIT NUMBER 83

Permission is hereby ~~denied~~ granted to Carl Loebs,

owner to erect the structures described in the application herein referred to and no other upon the terms and conditions set forth in the recommendation of the Planning Board of the Town of Pittsford, N. Y., and the Zoning Ordinance.

.... R. Edward Gaskin
~~Town Clerk~~ Bldg Insp.

Malvern Views LLC
526 Mendon Road
Pittsford, NY

West Elevation
Existing Dwelling

James Fahy Design Associates
Architecture & Engineering P.C.
Rochester, NY

Malvern Views LLC
526 Mendon Road
Pittsford, NY

North Elevation
Existing Dwelling

James Fahy Design Associates
Architecture & Engineering P.C.
Rochester, NY

Malvern Views LLC
526 Mendon Road
Pittsford, NY

East Elevation
Existing Dwelling

James Fahy Design Associates
Architecture & Engineering P.C.
Rochester, NY

Malvern Views LLC
526 Mendon Road
Pittsford, NY

South Elevation

Existing Dwelling

James Fahy Design Associates
Architecture & Engineering P.C.
Rochester, NY

View of Shed & Barn

Looking East

Malvern Views LLC
526 Mendon Road
Pittsford, NY

James Fahy Design Associates
Architecture & Engineering P.C.
Rochester, NY

Malvern Views LLC
526 Mendon Road
Pittsford, NY

North Elevation
Shed

James Fahy Design Associates
Architecture & Engineering P.C.
Rochester, NY

Malvern Views LLC
526 Mendon Road
Pittsford, NY

East Elevation
Shed

James Fahy Design Associates
Architecture & Engineering P.C.
Rochester, NY

Malvern Views LLC
526 Mendon Road
Pittsford, NY

South Elevation

Shed

James Fahy Design Associates
Architecture & Engineering P.C.
Rochester, NY

Malvern Views LLC
526 Mendon Road
Pittsford, NY

West Elevation
Barn

James Fahy Design Associates
Architecture & Engineering P.C.
Rochester, NY

Malvern Views LLC
526 Mendon Road
Pittsford, NY

North Elevation
Barn

James Fahy Design Associates
Architecture & Engineering P.C.
Rochester, NY

Malvern Views LLC
526 Mendon Road
Pittsford, NY

Northeast Corner Elevation
Barn

James Fahy Design Associates
Architecture & Engineering P.C.
Rochester, NY

Malvern Views LLC
526 Mendon Road
Pittsford, NY

West Elevation
Barn

James Fahy Design Associates
Architecture & Engineering P.C.
Rochester, NY

Malvern Views LLC
526 Mendon Road
Pittsford, NY

South Elevation
Barn

James Fahy Design Associates
Architecture & Engineering P.C.
Rochester, NY

MALVERN VIEWS

526 Mendon Road
Pittsford, NY

NEW RESIDENCE & LANDSCAPE DESIGN

AUGUST 6, 2025

James Fahy Design Associates
Architecture & Engineering P.C.
Rochester, NY

Bayer Landscape Architecture, PLLC

ZONING CHART - TOWN OF PITTSFORD:

ZONING DISTRICT: RESIDENTIAL NEIGHBORHOOD (RN)			
	REQUIRED	EXISTING	PROPOSED
MIN. LOT SIZE	N/A	214,908 SQ. FT	214,908 SQ. FT
MIN. LOT WIDTH	N/A	301'	301'
MIN. FRONT YARD SETBACK	70'	435'-6"	441'
MIN. REAR YARD SETBACK	20'	51'-1"	126'
MIN. SIDE YARD SETBACK	20' MIN. / 120' TOTAL	56'-9"	46'
MIN. REAR YARD SETBACK (ACCESSORY)	20'	51'-1"	N/A
MAX. BUILDING HEIGHT	30'	N/A	39'-8"
MAX. BUILDING FOOTPRINT	8,548 SQ. FT.		11,108 SQ. FT.
MAX. ACCESSORY BUILDING HEIGHT	12'	N/A	N/A
MAX. LOT COVERAGE	85,963 SQ. FT. (40.0%)	3,986 SQ. FT. (1.9%)	31,360 SQ. FT. (14.6%)

SITE COVERAGE CALCULATIONS:

EXISTING LOT SIZE:	214,908 SF (4.9 ACRES)
MAXIMUM ALLOWABLE LOT COVERAGE (40%):	85,963 SF (40.0%)
EXISTING COVERAGE (%):	3,986 SF (1.9%)
PROPOSED LOT COVERAGE (%):	31,360 SF (14.6%)

SITE PLAN KEY:

PAVING & HARDSCAPE

- LARGE PAVERS
- SMALL PAVERS
- STONE COBBLE
- ASPHALT PAVING
- STEPS
- LOW STONE WALL
- FLUSH CURB
- NEW FENCE

BOUNDARIES & SITE FEATURES

- PROPERTY LINE
- EXISTING STRUCTURE FOOTPRINT (TO BE REMOVED)
- TREE / SHRUB LINE
- EXISTING DECIDUOUS TREE (REDUCED SCALE SHOWN)
- PLANTING AREA
- PROPOSED TREE

MALVERN VIEWS | NEW RESIDENCE & LANDSCAPE IMPROVEMENTS
PITTSFORD, NY

VIEW OF PROPERTY ENTRY FROM MENDON ROAD

AUGUST 6, 2025

James Fahy Design Associates
Architecture & Engineering P.C.
Rochester, NY

Bayer Landscape Architecture, PLLC

MALVERN VIEWS | NEW RESIDENCE & LANDSCAPE IMPROVEMENTS

PITTSFORD, NY

VIEW OF PROPERTY ENTRY

AUGUST 6, 2025

James Fahy Design Associates
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Rochester, NY

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MALVERN VIEWS | NEW RESIDENCE & LANDSCAPE IMPROVEMENTS

PITTSFORD, NY

VIEW FROM MIDPOINT OF DRIVE

AUGUST 6, 2025

James Fahy Design Associates
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MALVERN VIEWS | NEW RESIDENCE & LANDSCAPE IMPROVEMENTS

PITTSFORD, NY

BIRDSEYE VIEW FACING EAST

AUGUST 6, 2025

James Fahy Design Associates
Architecture & Engineering P.C.
Rochester, NY

Bayer Landscape Architecture, PLLC

VIEW FROM ENTRY TO ARRIVAL COURT

MALVERN VIEWS | NEW RESIDENCE & LANDSCAPE IMPROVEMENTS

PITTSFORD, NY

ARRIVAL COURT FACING SOUTHEAST

AUGUST 6, 2025

James Fahy Design Associates
Architecture & Engineering P.C.
Rochester, NY

Bayer Landscape Architecture, PLLC

MALVERN VIEWS | NEW RESIDENCE & LANDSCAPE IMPROVEMENTS
PITTSFORD, NY

ARRIVAL COURT FACING NORTH

AUGUST 6, 2025

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Rochester, NY

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MALVERN VIEWS | NEW RESIDENCE & LANDSCAPE IMPROVEMENTS
PITTSFORD, NY

NORTH AUTO-COURT

AUGUST 6, 2025

James Fahy Design Associates
Architecture & Engineering P.C.
Rochester, NY

Bayer Landscape Architecture, PLLC

MALVERN VIEWS | NEW RESIDENCE & LANDSCAPE IMPROVEMENTS
PITTSFORD, NY

REAR TERRACE & GARDEN STEPS

AUGUST 6, 2025

James Fahy Design Associates
Architecture & Engineering P.C.
Rochester, NY

Bayer Landscape Architecture, PLLC

MALVERN VIEWS | NEW RESIDENCE & LANDSCAPE IMPROVEMENTS
PITTSFORD, NY

REAR GARDENS & STEPS TO VERANDA

AUGUST 6, 2025

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Architecture & Engineering P.C.
Rochester, NY

Bayer Landscape Architecture, PLLC

MALVERN VIEWS | NEW RESIDENCE & LANDSCAPE IMPROVEMENTS

PITTSFORD, NY

AERIAL VIEW OF EAST FACADE

AUGUST 6, 2025

James Fahy Design Associates
Architecture & Engineering P.C.
Rochester, NY

Bayer Landscape Architecture, PLLC

MALVERN VIEWS | NEW RESIDENCE & LANDSCAPE IMPROVEMENTS
PITTSFORD, NY

SOUTH FACADE OF FACING NORTWEST

AUGUST 6, 2025

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Architecture & Engineering P.C.
Rochester, NY

Bayer Landscape Architecture, PLLC

MALVERN VIEWS | NEW RESIDENCE & LANDSCAPE IMPROVEMENTS
PITTSFORD, NY

AERIAL VIEW FACING WEST

AUGUST 6, 2025

James Fahy Design Associates
Architecture & Engineering P.C.
Rochester, NY

Bayer Landscape Architecture, PLLC

MALVERN VIEWS | NEW RESIDENCE & LANDSCAPE IMPROVEMENTS
PITTSFORD, NY

AERIAL VIEW FACING EAST

AUGUST 6, 2025

James Fahy Design Associates
Architecture & Engineering P.C.
Rochester, NY

Bayer Landscape Architecture, PLLC

MALVERN VIEWS | NEW RESIDENCE & LANDSCAPE IMPROVEMENTS
PITTSFORD, NY

AERIAL VIEW FACING SOUTHEAST

AUGUST 6, 2025

James Fahy Design Associates
Architecture & Engineering P.C.
Rochester, NY

Bayer Landscape Architecture, PLLC

526 MENDON ROAD

PITTSFORD, NEW YORK

CLIENT:

MALVERN VIEWS LLC

ARCHITECT:

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

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

CIVIL ENGINEER:

THORNTON ENGINEERING LLP
30 ASSEMBLY DRIVE, SUITE 106
MENDON, NY 14506
TEL. (585) 624-4810
EMAIL: info@thorntoneng.com
WEBSITE: www.thorntoneng.com

LANDSCAPE ARCHITECT:

BAYER LANDSCAPE ARCHITECTURE, PLLC
19 N. MAIN ST.
HONEOYE FALLS, NY 14472
TEL. (585) 582-2000
EMAIL: connect@bayerla.com
WEBSITE: www.bayerla.com

DRAWING INDEX:

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

PROJECT: 526 MENDON ROAD
PITTSFORD, NEW YORK

CLIENT: MALVERN VIEWS LLC

REVISIONS:

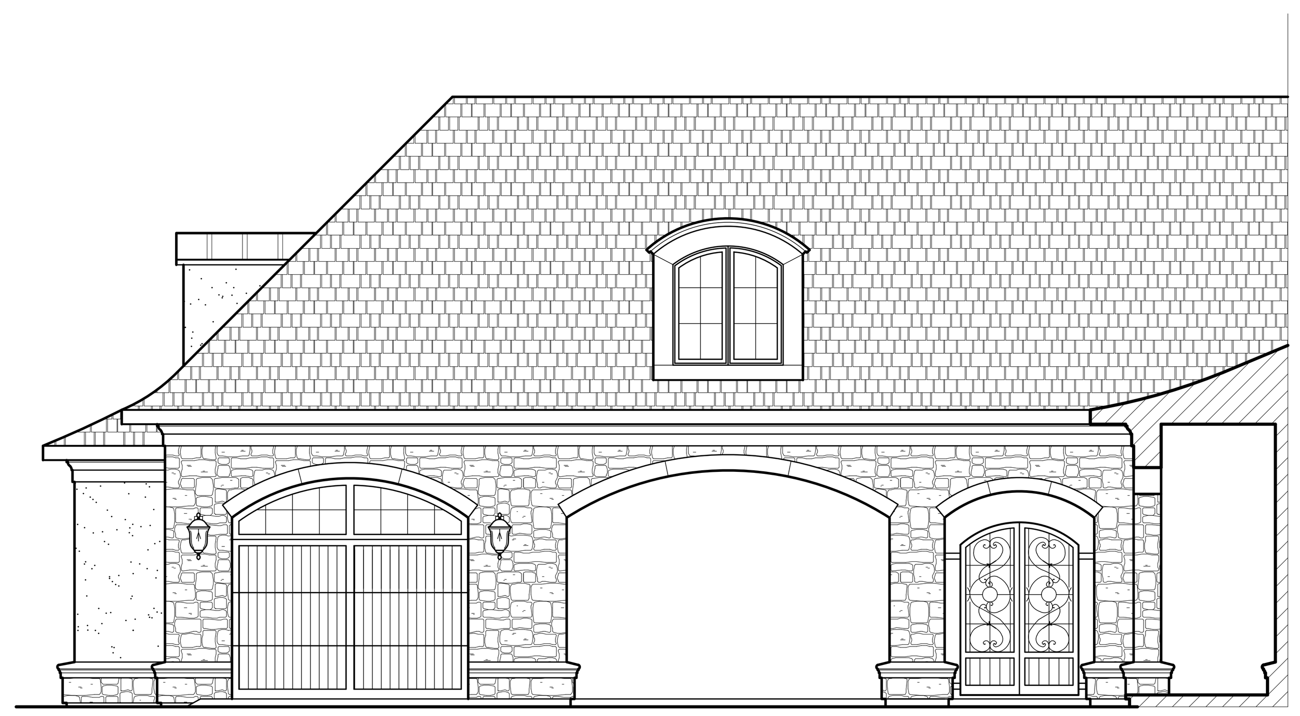
NO.	DATE

JOB NO.: A24-063
PROJECT NO.: 20-12231-3
PHASE: PRELIMINARY PLAN
DATE: 8-5-2025

DRAWING NO.: T1.0

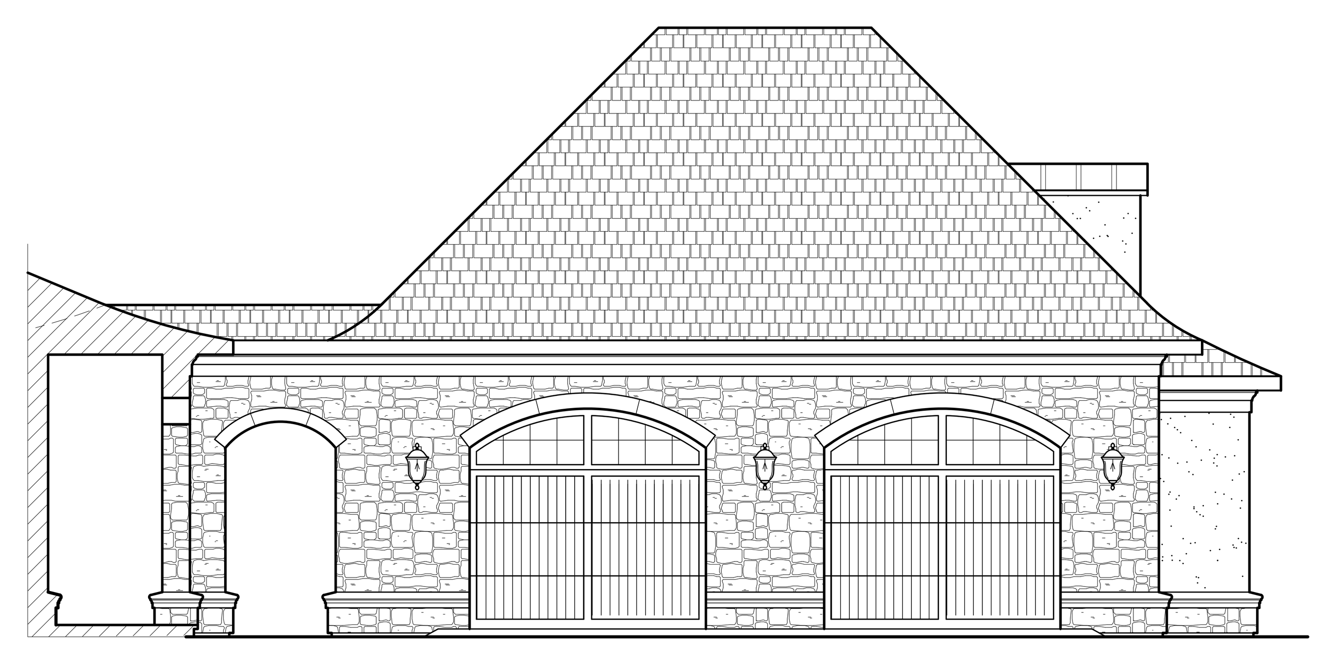
front elevation 12,231 s.f.

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



left side courtyard elevation

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



right side courtyard elevation

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

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REVISIONS:

NO.	DATE	BY	DESCRIPTION

PROJECT:
526 MENDON RD.
PITTSFORD, NY

CLIENT:
MALVERN VIEWS LLC

DRAWING TITLE:
FRONT ELEVATION
& COURTYARD ELEVATIONS

PHASE:
PRELIMINARY DESIGN

JOB NO.: A24-063	PROJECT NO.: 20-12231-3
DRAWN BY: CNS	DRAWING NO.:
CHECKED BY: JRF	A1.0
DATE: 8-5-2025	

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

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REVISIONS:

NO.	DATE	BY	DESCRIPTION

right side elevation
scale: 3/16"=1'-0"

left side elevation
scale: 3/16"=1'-0"

PROJECT:
526 MENDON RD.
PITTSFORD, NY

CLIENT:
MALVERN VIEWS LLC

DRAWING TITLE:
RIGHT & LEFT SIDE ELEVATIONS

PHASE:
PRELIMINARY DESIGN

JOB NO.	PROJECT NO.
A24-063	20-12231-3
DRAWN BY: CNS	DRAWING NO: A1.1
CHECKED BY: JRF	
DATE: 8-5-2025	

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

Town of Pittsford

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

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

Permit #
S25-000008

DESIGN REVIEW AND HISTORIC PRESERVATION BOARD
REFERRAL OF APPLICATION

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

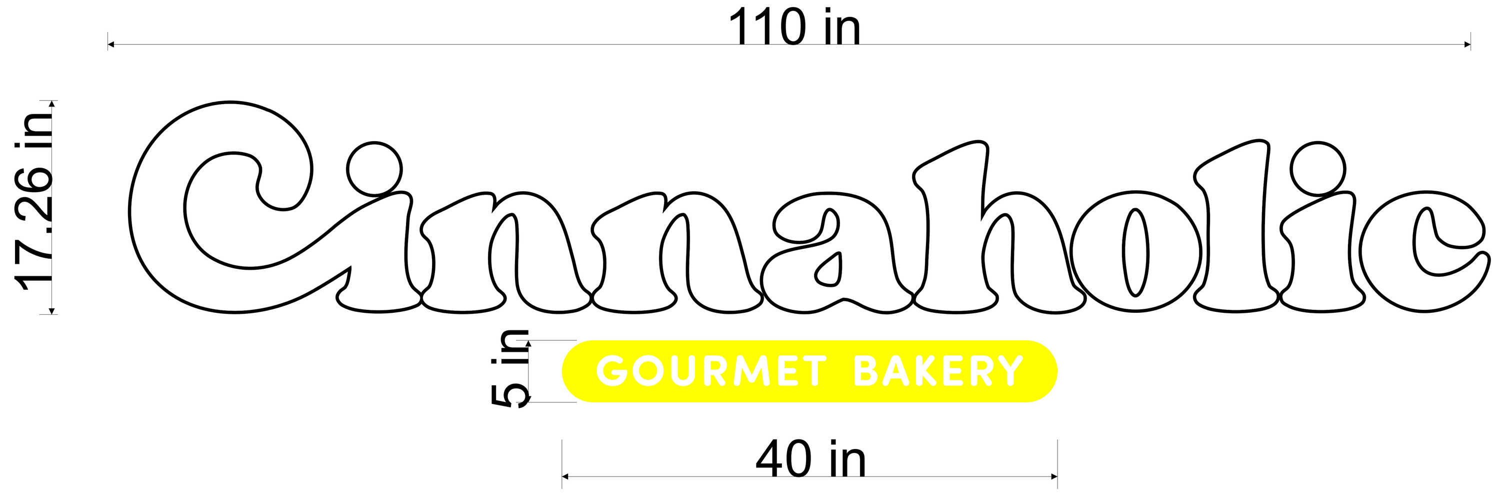
Application Type:

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

Project Description: Applicant is requesting design review for a 15 Sq Ft. sign for Cinnaholic at Pittsford Plaza.

Meeting Date: August 14, 2025

Job# - C2506101



17.25"h Flush mounted LED channel letters "CINNAHOLIC"
White faces, black trim cap and returns

5"h Flush mounted LED "pill box" below
Black can white acrylic cut out letters

Total Square footage= 14.98

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

Customer: - Cinnaholic	**Start Date:** - 6/18/25
Address: - 3349 monroe ave Rochester NY 14618	**Revisions:** - change branding 7/7/25 change pill box 7/16/25

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

Customer Approval ____________________ Date ____________

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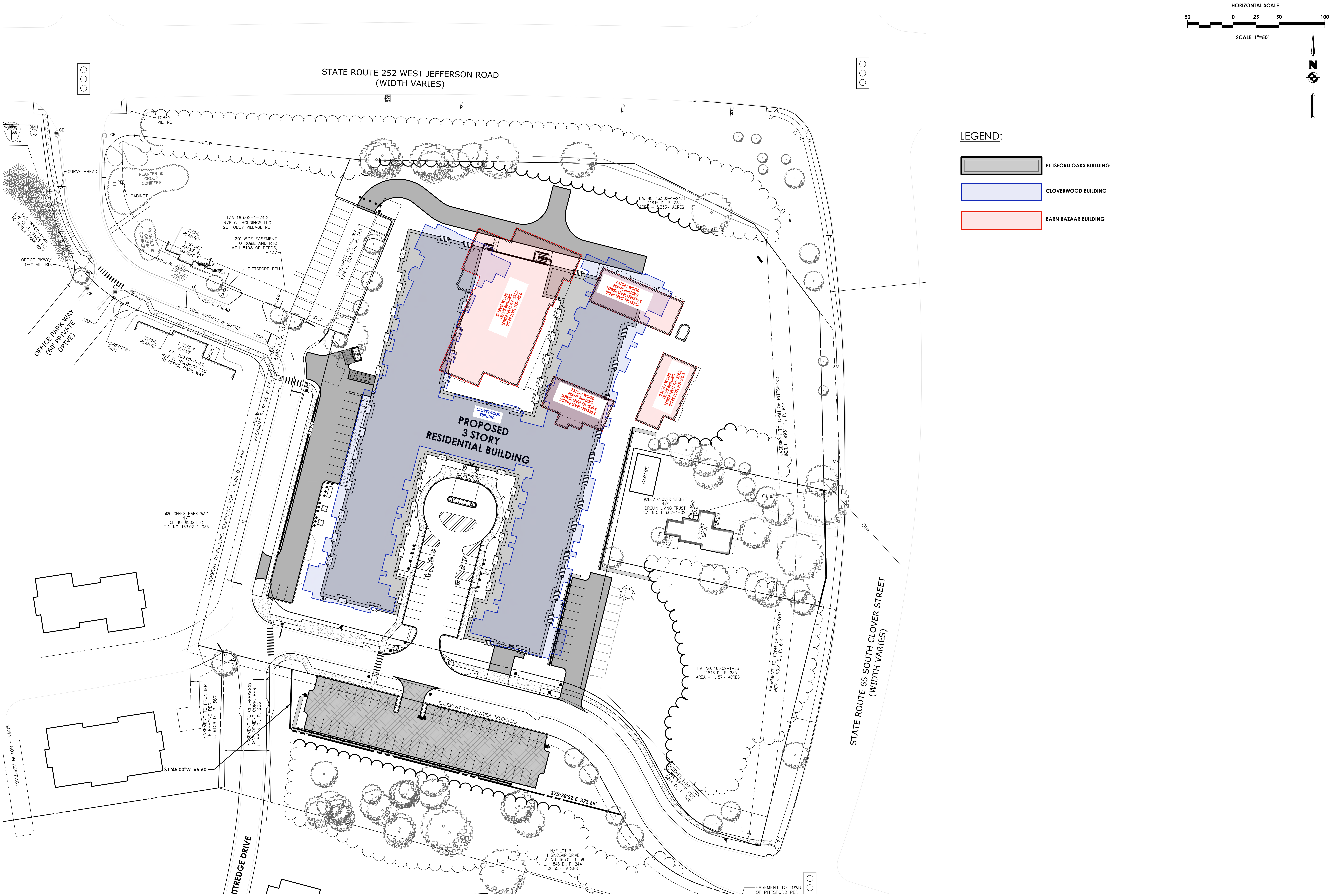
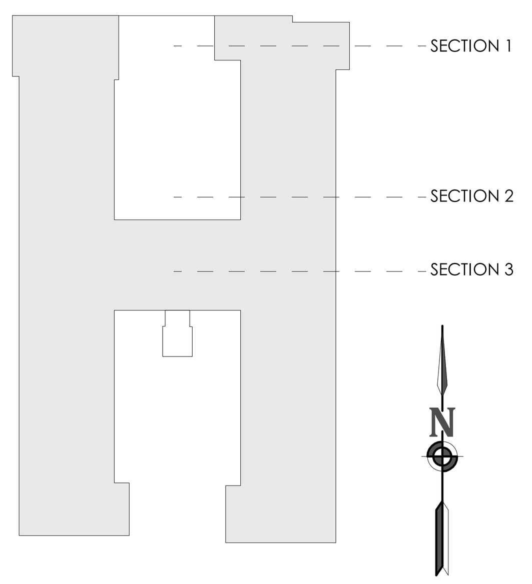


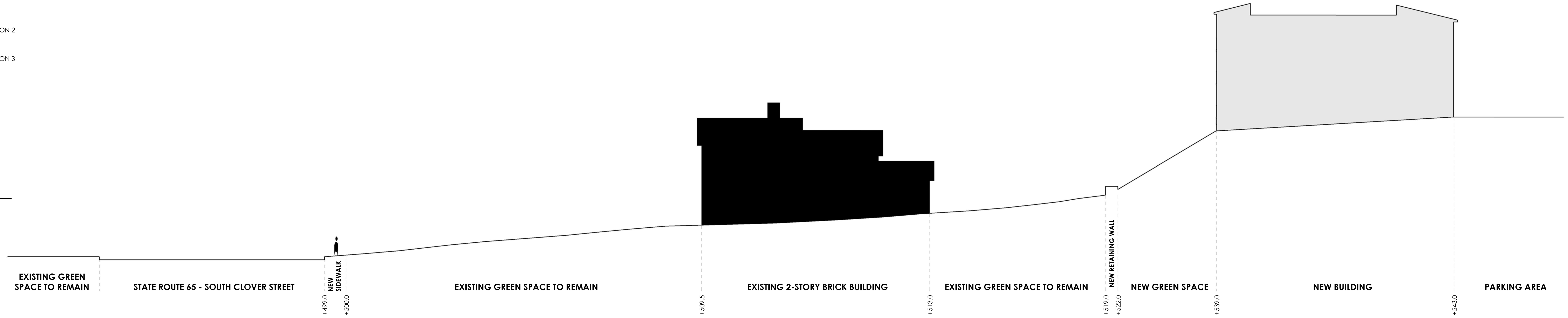
PASSERO ASSOCIATES
engineering architecture

PITTSFORD OAKS
SITE PLAN OVERLAY

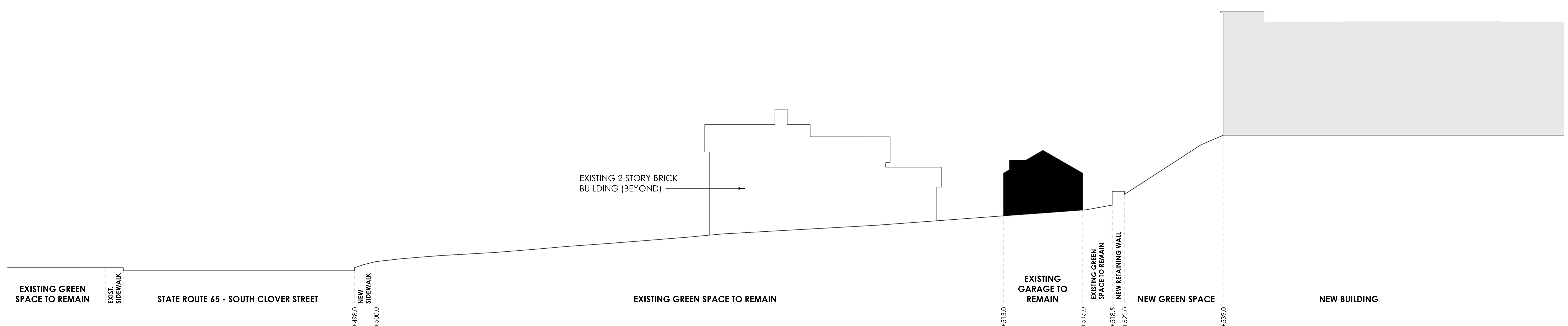
20233554.0002
01
JANUARY 2025
PITTSFORD, NY



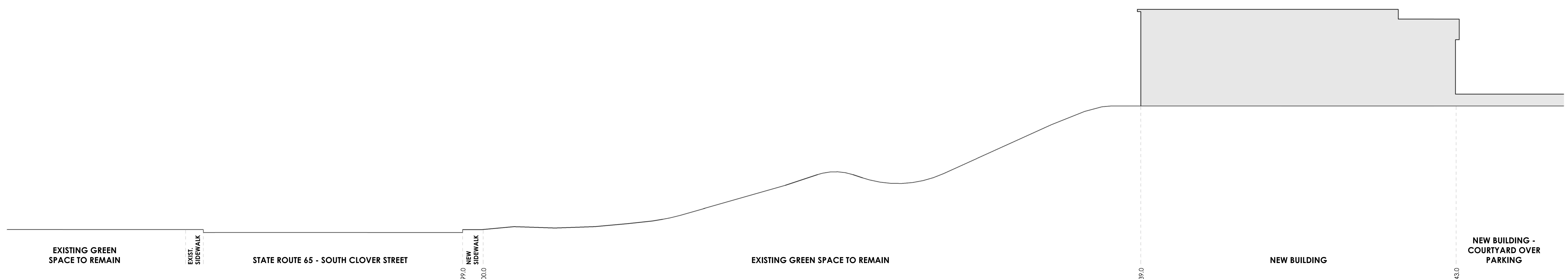
SITE SECTION LEGEND
N.T.S.



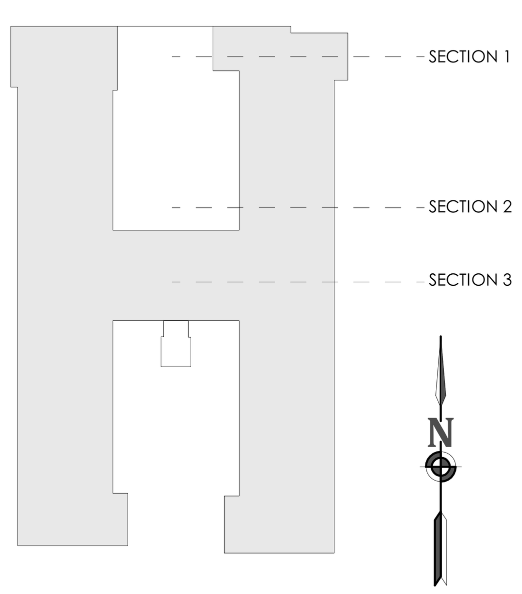
3 SITE SECTION - THROUGH EAST WING AT EXISTING ADJACENT BRICK BUILDING
0' 4' 8' 16' 32'
1/16" = 1'-0"



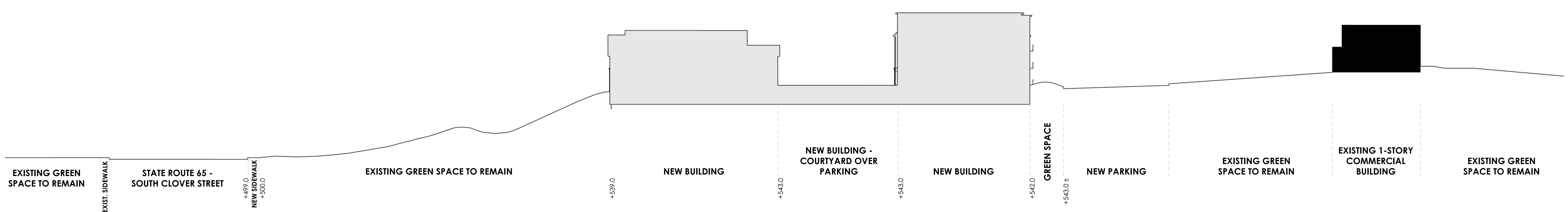
2 SITE SECTION - THROUGH EAST WING AT EXISTING GARAGE
0' 4' 8' 16' 32'
1/16" = 1'-0"



1 SITE SECTION - AT NORTHEAST CORNER
0' 4' 8' 16' 32'
1/16" = 1'-0"



SITE SECTION LEGEND
N.T.S.



1 SITE SECTION - AT NORTHEAST CORNER
0' 1' 2' 4' 8'
1/32" = 1'-0"

3 NORTH ELEVATION

1/16" = 1'-0"

4 NORTH COURTYARD EAST ELEVATION

1/16" = 1'-0"

2 WEST ELEVATION

1/16" = 1'-0"

1 EAST ELEVATION

1/16" = 1'-0"

PA PASSERO ASSOCIATES
engineering architecture

PITTSFORD OAKS

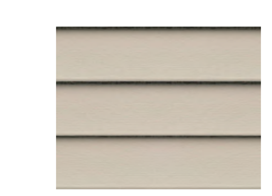
RENDERED ELEVATIONS

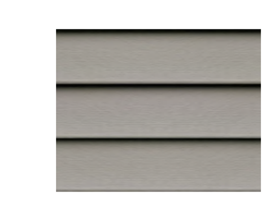
04A

20233554.0002
AUGUST 2025
PITTSFORD, NY

1 **SOUTH ELEVATION**
1/16" = 1'-0"

FINISH LEGEND:


NORANDEX CEDAR MILLS "CHAMPAGNE"


NORANDEX CEDAR MILLS "GRANITE"


NORANDEX CEDAR MILLS "CARBON"


PROVIA STONE VENEER "BUFF"


DECORATIVE PARGING " DOWNING STONE"

PREVIOUSLY SUBMITTED

AREA: 20,200 SF ±
JUNE 2025

PROPOSED CONCEPT

AREA: 19,300 SF ±
AUGUST 2025

PASSERO ASSOCIATES
engineering architecture

PITTSFORD OAKS

PERSEPCTIVE

06A

20233554.0002
AUGUST 2025
PITTSFORD, NY

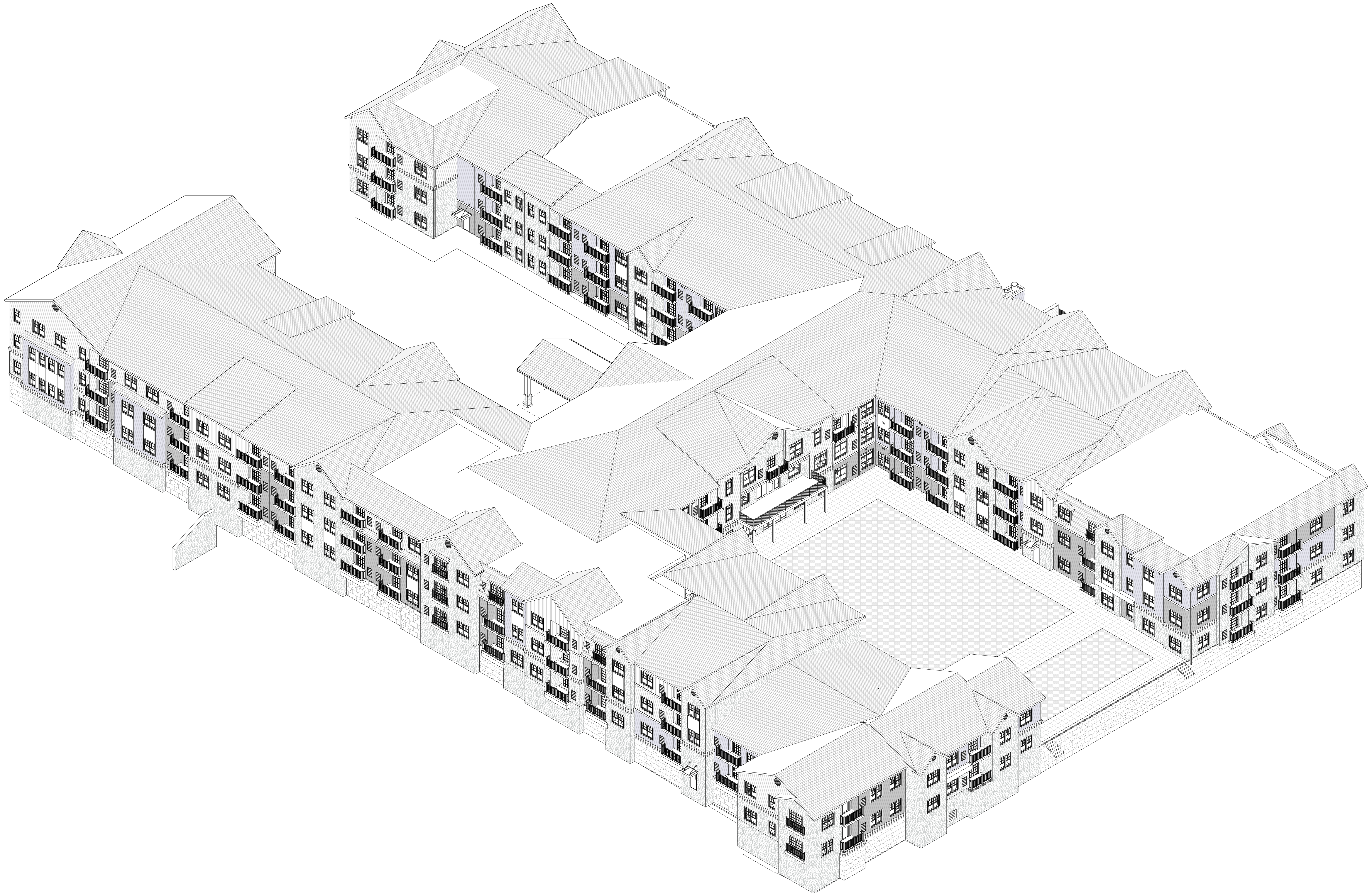
PASSERO ASSOCIATES
engineering architecture

PITTSFORD OAKS

PERSEPCTIVE

06B

20233554.0002
AUGUST 2025
PITTSFORD, NY



2 NORTH ELEVATION

0' 1' 2' 4' 8'

1/16" = 1'-0"

3 NORTH COURTYARD EAST ELEVATION

0' 1' 2' 4' 8'

1/16" = 1'-0"

6 WEST ELEVATION

0' 1' 2' 4' 8'

1/16" = 1'-0"

1 EAST ELEVATION

0' 1' 2' 4' 8'

PA PASSERO ASSOCIATES engineering architecture

PITTSFORD OAKS

ELEVATIONS

04A

20233554.0002

JULY 2025

PITTSFORD, NY

3 NORTH COURTYARD SOUTH ELEVATION
1/16" = 1'-0"

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

2 SOUTH COURTYARD WEST ELEVATION
1/16" = 1'-0"

3 SOUTH COURTYARD EAST ELEVATION
1/16" = 1'-0"

1 SOUTH ELEVATION
1/16" = 1'-0"

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