#### TOWN OF PITTSFORD ZONING BOARD OF APPEALS AGENDA February 15, 2021

#### PUBLIC HEARING FOR AN AREA VARIANCE

- 6 Canal Park Place, Tax # 150.19-1-5.71, Applicant is requesting relief from Town Code §185-17 (E) & §185 113 (B) (1) & (2) for the construction of a covered deck encroaching into the side setback and for an oversized and over height accessory structure (Cabana). This property is zoned RN Residential Neighborhood District
- 115 Ellingwood Drive, Tax # 138.18-1-54, Applicant is requesting relief from Town Code §185 17 (B) (1) for the construction of a second story addition forward of the building line. This property is zoned RN – Residential Neighborhood District
- 9 Northstone Rise, Tax # 164.15-1-66, Applicant is requesting relief from Town Code §185 17 (E) for the
  construction of a three season room encroaching into the side setback. Property is zoned RN Residential
  Neighborhood District.
- 180 Kilbourn Road., Tax # 138.17-1-27, Applicant is requesting relief from Town Code §185 17 (B) (1) and 185 17 (K) (2) for the construction of a new home forward of the building line and encroaching into the side setback for the property. This property is a corner lot and is zoned RN Residential Neighborhood District

ZBA Meeting Agenda February 15, 2021 Page 2 of 2

#### How to view the meeting:

#### 1. Zoom

- In your web browser, go to https://townofpittsford.zoom.us/j/83354412022?pwd=bGIRcEFiMDZVZGEzSklKeFJ0U1BMZz09 You will be connected to the meeting.

#### 2. Telephone

• You can access the meeting by phone. Use any of the phone numbers below, then enter the meeting ID when prompted. The Meeting ID is 833 5441 2022. No password is necessary.

(929) 205-6099	(312) 626-6799
(253) 215-8782	(301) 715-8592
(346) 248-7799	(669) 900-6833

#### draft

#### TOWN OF PITTSFORD ZONING BOARD OF APPEALS MINUTES December 21, 2020

#### **PRESENT**

George Dounce, Chairperson; Mary Ellen Spennacchio-Wagner, James Pergolizzi, Phil Castleberry Barbara Servé, David Rowe

#### **ALSO PRESENT**

Cathy Koshykar, Town Board Liaison; Mark Lenzi, Building Inspector; Robert Koegel, Town Attorney; Susan Donnelly, Secretary to the Board

#### **ABSENT**

Mike Rose

Proceedings of a regular meeting of the Pittsford Zoning Board of Appeals were held on Monday, December 21, 2020 at 7:00 P.M. local time. The meeting took place with Board members and applicants participating remotely using Zoom virtual meeting software.

George Dounce, Chairperson called the regularly scheduled meeting of the Zoning Board of Appeals to order at 7:00 pm.

The applications before the Board this evening are Type II Actions under 6-NYCRR §617.5 (c) (7) or (12) & (13) and, therefore, is not subject to Environmental Review under SEQRA. The applications are exempt from review by the Monroe County Planning Department based on an agreement with Monroe County dated October 7, 2008.

#### PUBLIC HEARING FOR AN AREA VARIANCE

4 Candlewood Drive. Tax # 163.03-1-41, Applicant is requesting relief from Town Codes §185-113

 (B) (6) for the construction of an accessory structure (greenhouse) in the rear setback. This property is zoned RN-Residential Neighborhood.

The homeowners, David Walker and Hilarie LLoyd were present. They had no further comment to add on their application.

Barbara Servé asked if the neighbors were in support. Ms. Lloyd indicated that they had left flyers for the neighbors to explain their project.

George Dounce asked about the timeline for construction. Mr. Walker stated that they would like to construct the structure in the late spring or summer of 2021.

There was a question from the daughter of the resident at 460 Stone Road.

Mr. Walker indicated they needed to construct the dome closer to the property line in order to take advantage of the optimal sun exposure for the greenhouse. The structure is a closed environment so there should not be any concerns about attracting insects.

There was no further public comment.

Barbara Servé moved to close the Public Hearing.

Phil Castleberry seconded.

All Ayes.

The Board discussed a change to condition #1 on the resolution.

#### DECISION FOR 4 CANDLEWOOD DRIVE - AREA VARIANCE

A written Resolution to grant the area variance for 4 Candlewood Drive was moved by Mary Ellen Spennacchio-Wagner and seconded by Jim Pergolizzi.

George Dounce called for a roll call vote.

Dounce aye
Servé aye
Pergolizzi aye
Spennacchio-Wagner aye
Castleberry aye
Rowe aye
Rose absent

The approved Resolution contains the following Specific Conditions:

- 1. This variance is granted only for the location shown on the plot map received by the Town of Pittsford Building Department on November 10, 2020.
- 2. All construction is to be completed by December 31, 2022.
- 15 Stoney Clover Lane. Tax # 163.02-1-46, Applicant is requesting relief from Town Code §185-113 (B) (1) & (6) and 185-17 (I) to allow the construction of an oversized accessory structure (shed) located in the rear yard encroaching into the rear setback. Property is zoned RN Residential Neighborhood District.

The homeowner, Robert Jones, was present.

George Dounce asked for the timeframe for the project. Mr. Jones stated April or May of 2021.

Phil Castleberry inquired about the opinions of the most impacted neighbor. Mr. Jones that he has had limited exposure to his neighbors during this COVID era but one neighbor did text him to inquire.

There was no public comment.

Barbara Servé moved to close the Public Hearing.

David Rowe seconded.

All Ayes.

#### **DECISION FOR 15 STONEY CLOVER LANE - AREA VARIANCE**

A written Resolution to grant the area variance for 15 Stoney Clover Lane was moved by Phil Castleberry and seconded by David Rowe.

George Dounce called for a roll call vote.

Dounce aye Servé aye Pergolizzi aye Spennacchio-Wagner aye Castleberry aye
Rowe aye
Rose absent

The approved Resolution contains the following Specific Conditions:

- 1. This variance is granted only for the location shown on the plot/survey map received by the Town of Pittsford Building Department on November 13, 2020.
- 2. All construction is to be completed by December 31, 2022.
- 28 Crest Wood Circle. Tax # 192.02-3-25, Applicant is requesting relief from Town Code §185-119
   (A) (1) to locate the filter and heater of an in-ground swimming pool forward of the rear wall of the home. This property is zoned RN Residential Neighborhood District

The homeowners Jennifer and James Iacobucci were present.

There was discussion about the placement of the pool equipment. It will be placed near the garage side of the most affected neighbor. The homeowners are working on installing additional landscaping.

The Board had no further questions.

There was no public comment.

David Rowe moved to close the Public Hearing.

George Dounce seconded.

All Ayes.

The Board discussed how this placement is the most viable area for the applicant to achieve their needs while keeping the placement out of the view of the neighbors.

#### **DECISION FOR 28 CREST WOOD CIRCLE - AREA VARIANCE**

A written Resolution to grant the area variance for 28 Crest Wood Circle was moved by Barbara Servé and seconded by Mary Ellen Spennacchio-Wagner.

George Dounce called for a roll call vote.

Dounce aye
Servé aye
Pergolizzi aye
Spennacchio-Wagner aye
Castleberry aye
Rowe aye
Rose absent

The approved Resolution contains the following Specific Conditions:

- 1. This variance is granted only for the location shown on the plot map received by the Town of Pittsford Building Department on October 20, 2020.
- 2. All construction is to be completed by December 31, 2022.
- 305 W. Bloomfield Road. Tax # 192.01-1-29.1, Applicant is requesting relief from Town Code §185-17 (B) (1) to allow the construction of an addition forward of the building line. Property is zoned RN – Residential Neighborhood District.

The homeowners Leigh Van Ostrand and Michael Krenzer were present.

They indicated that the neighbors are supportive of the proposed changes.

The timeline for construction is spring/summer of 2021.

There were no questions from the Board.

There was no public comment.

Barbara Servé moved to close the public hearing

Phil Castleberry seconded.

All Ayes.

#### DECISION FOR 305 WEST BLOOMFIELD ROAD - AREA VARIANCE

A written Resolution to grant the area variance for 305 W. Bloomfield Road was moved by David Rowe and seconded by Mary Ellen Spennacchio-Wagner.

George Dounce called for a roll call vote.

Dounce aye
Servé aye
Pergolizzi aye
Spennacchio-Wagner aye
Castleberry aye
Rowe aye
Rose absent

The approved Resolution contains the following Specific Conditions:

- 1. This variance is granted only for the plans and plot map received by the Town of Pittsford Building Department on December 8, 2020.
- 2. This application is subject to Design Review Board approval.
- 3. All construction is to be completed by December 31, 2022.
- 331 Fairport Road. Tax # 152.09-1-3, Applicant is requesting relief from Town Code §185 -17 (E) for the construction of a garage addition encroaching on the side setback of the property. Property is zoned RN – Residential Neighborhood District.

The homeowners Peter and Lois Houlihan were present.

Mr. Houlihan stated their need for a garage. The time frame for construction would be April-May of 2021.

Barb Serve indicated that the most affected neighbor is in support of the garage being built.

There was no Board discussion.

There was no public comment.

Jim Pergolizzi moved to close the public hearing.

David Rowe seconded.

All Ayes.

There was no further discussion.

#### DECISION FOR 331 FAIRPORT ROAD - AREA VARIANCE

A written Resolution to grant the area variance for 331 Fairport Road was moved by Jim Pergolizzi and seconded by Phil Castleberry.

George Dounce called for a roll call vote.

aye
aye
absent

The approved Resolution contains the following Specific Conditions:

- 1. This variance is granted only for the plans and the addition's location shown on the plot map received by the Town of Pittsford Building Department on November 13, 2020.
- 2. All construction is to be completed by December 31, 2022.

#### **REVIEW OF MEETING MINUTES OF NOVEMBER 16, 2020**

George Dounce moved to approve the minutes of November 16, 2020 as written.

All Ayes.

#### **POINT PERSONS FOR JANUARY 18, 2021 MEETING**

There are no applications to review for the January 18, 2021 meeting.

#### **MEETING ADJOURNMENT**

George Dounce moved to adjourn the meeting at 8:00 pm.

All Ayes.

Respectfully submitted,

Susan K. Donnelly Secretary to the Zoning Board of Appeals

#### **Zoning Board of Appeals Referral Form Information**

#### **Property Address:**

6 Canal Park Place PITTSFORD, NY 14534

#### **Property Owner:**

Cooper, Scott D 6 Canal Park Pl Pittsford, NY 14534

#### **Applicant or Agent:**

Cooper, Scott D 6 Canal Park Pl Pittsford, NY 14534

Present Zoning of Property: RN Residential Neighborhood

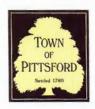
Area Variance - Residential and Non-Profit

Town Code Requirement is:		<b>Proposed Conditions:</b>		Resulting in the Following Variance:	
Right Lot Line:	20	Right Lot Line:	9	Right Lot Line:	11.0
Left Lot Line:	0	Left Lot Line:	0	Left Lot Line:	0.0
Front Setback:	0	Front Setback:	0	Front Setback:	0.0
Rear Setback:	0	Rear Setback:	0	Rear Setback:	0.0
Height:	12	Height:	15	Height:	-3.0
Size:	180	Size:	450	Size:	-270.0

Code Section(s): 185-17 (E) 185- 113 (B) (1) 185- 113 (B) (2)

Description: Applicant is requesting relief from Town Code for the construction of a covered deck encroaching into the side setback and for an oversized and over height accessory structure (Cabana). This property is zoned RN – Residential Neighborhood District

February 01, 2021	M. J. Levyli
Date	Mark Lenzi - Building Inspector CEO



### TOWN OF PITTSFORD ZONING BOARD OF APPEALS APPLICATION FOR AREA VARIANCE

Submission Date:		Hearin	g Date:	
Applicant: _ 5	COTT COOPER	+ MANDY	COOPER	
Address: 6	CANAL PARK	PLACE	PITISFORD	14534
Phone:	5) 739 - 9147	E-Mail:	Mandylavi	n cooper egmail.a
Agent:				
Address:		(if different than Applicant		
	En Traderio	(if different than Applicant		
Address:				
(If applicant	is not the property owner pl	ease complete the	Authorization to Make	Application Form.)
Property Location:	6 Congresork F	(acc Curren	t Zoning: Single	family
Tax Map Number:		171	3	
Application For: Please describe, in	Residential  detail, the proposed project:	☐ Commerc	cial 🗌 Other	
	See A	tricked		
	ENT: As applicant or legal age otions, and signatures appearing whedge.	ng on this form and a		

### TESTS FOR GRANTING AREA VARIANCES (Continued)

3.	Please explain whether the requested area variance is minimal or substantial:
	See attrebed
4.	Please explain why you feel the requested area variance will not have an adverse effect or impact on the physical or environmental condition in the neighborhood or zoning district:
	See utkaled
5.	<ul> <li>NOTE: Consideration of the following question shall be relevant to the decision of the Zoning Board of Appeals, but shall not necessarily preclude the granting of an area variance;</li> <li>Is the alleged difficulty self-created?</li> </ul>
	See attented



### **NEW YORK STATE**

### STANDARDS FOR THE **GRANTING OF AREA VARIANCES** TOWN LAW SECTION § 267-b-3(b).

#### TESTS FOR GRANTING AREA VARIANCES

In making its determination, the zoning board of appeals shall take into consideration the benefit to the applicant if the variance is granted, as weighed against the detriment to the health, safety and welfare of the neighborhood or community by such grant. In making such determination, the board shall also consider the following:

	(Please answer the following questions to the best of your knowledge)
1.	Please explain why you feel the requested variance will not produce an undesirable change in the character of the neighborhood and why a detriment to nearby properties will not be created by the granting of this area variance:
	See attend
2.	Please explain the reasons why the benefit sought by the owner/applicant cannot be achieved by some method other than an area variance:
	See attached

#### Please describe, in detail, the proposed project:

- 1. A covered deck (lounge and exterior dining space), extending into our backyard, via access from our kitchen.
- 2. A pool cabana providing shade from the elements for our young children and elderly family members.

.....

#### 1: Please explain why you feel the requested variance will not produce...

Neither structure will be seen from the road and as such, will not impact curb appeal of the property or the cul-de-sac in general. Separately, the neighbors who are nearest to the structures have given us their blessing and permission for these variances – a family for whom we'd previously granted permission for a similar variance on their own property.

Additionally, as part of the overall plan, we aim to drastically increase plantings and foliage on the property as a whole, in affect adding to the privacy and beauty of the property in general.

#### 2: Please explain the reasons why the benefit...

Our current deck is old, unsafe for our young children and elderly family members and in need of replacement. That said, the requested variance only seeks to add slightly more square footage to that already existing footprint. Further, we are limited with regard to where we can build given the way our house is situated on our property, while still utilizing the current access from the kitchen and ensuring curb appeal is maintained.

#### 3: Please explain whether the requested area is minimal or substantial...

Given the amount of variance it is most likely substantial. However, as stated above, our neighbors have given us their blessing and permission to move forward and as such it should not impact the character of the neighborhood. There is also an existing privacy fence between our two properties, which we erected, and their sightline to our property will not change as a result of this variance. There are a row of arborvitae that are currently about 12 feet tall and growing rapidly. Although we are well into the 20 side set back we are approximately 9'10" at the closest point (keeping in mind the first 5 feet from the property line follow extremely tight and necessary fire code.

#### 4: Please explain why you feel the requested variance will not have an adverse effect...

You will not be able to see either structure from the curb, thus ensuring the peaceful tranquility of the neighborhood is maintained. Additionally, the ability to create these structures will also ensure we are able to fully enjoy the natural beauty of the canal, in all seasons, from our property – one of the main reasons we chose it as our home.

#### 5: Is this alleged difficulty self-created?...

Yes; though as stated in Item 2, we need to re-build/repair the current deck due to safety issues and are only requesting to add a relatively minimal amount of square footage to the already existing footprint.

.....

#### **Project Descriptions:**

#### **POOL**

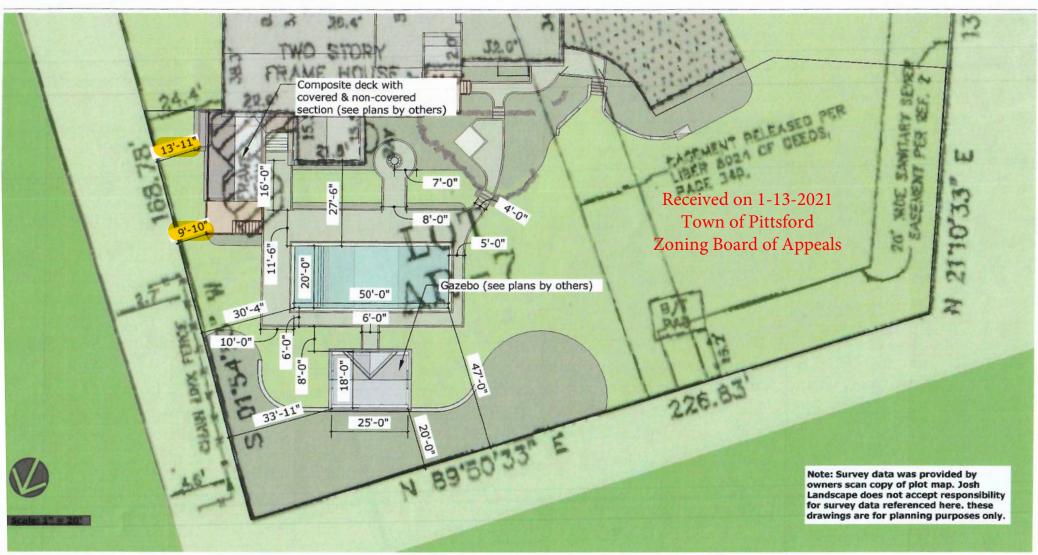
A 20x50' in-ground swimming pool; complete with paving stone deck surround and proper drainage.

#### **GAZEBO**

An 18'x25' open and covered pool cabana with space for lounging and dining. Full height (14'8") is lower than the house and will not be seen from the curb or sight-lines from surrounding properties.

#### **COVERED DECK**

A 18'x38' screened-in and covered deck and outdoor dining area, extending from the house and utilizing current outdoor access from the kitchen.



otes:



### ${\sf NOTES}$ (general notes to be applied as needed to this remodeling project)

- (I.) BUILDING IS CLASSIFIED AS A ONE FAMILY DWELLING.
   (2.) THE 2020 CODE SHALL PREVAIL AND BUILDING CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE REGARDLESS OF ANY MISSING OR INCOMPLETE DETAILS OR NOTES ON THE DRAWINGS.
- (3.) THE 2020 ENERGY CONSERVATION CODE SHALL PREVAIL AND BUILDING CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE REGARDLESS OF ANY MISSING OR INCOMPLETE DETAILS OR NOTES
- (4.) BUILDING CONTRACTOR AND HIS SUBCONTRACTORS SHALL CONFORM TO LOCAL CONSTRUCTION ORDINANCES AND SHALL VERIFY ALL DIMENSIONS AND CONDITIONS BEFORE PROCEEDING WITH WORK
- (5.) ROOF TRUSS ENGINEERING AND SIZES DETERMINED BY AND ARE THE SOLE RESPONSIBILITY OF THE MANUFACTURER. (MFR.)
- (6.) NOTED DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.
- (7.) THESE DRAWINGS HAVE BEEN PREPARED FOR DESIGN AND STRUCTURAL REFERENCE ONLY. ELECTRICAL, MECHANICAL, PLUMBING, AND OTHER BUILDING SYSTEMS IF ANY, ARE TO BE PREPARED BY AND ARE THE RESPONSIBILITY OF OTHERS.
- (8.) BEARING CAPACITY OF SOIL IS ASSUMED AT 2000 P.S.F. AND CONTRACTOR SHALL VERIFY PRIOR TO PLACEMENT OF FOOTINGS.
- (9.) ALLOWABLE STRESSES OF MATERIALS:
  (THE WEATHERING POTENTIAL FOR CONCRETE IS ASSUMED TO BE SEVERE. SEE (16.)
- A.) CONCRETE (R402.2) MIN. COMPRESSIVE STRENGTH @ 28 DAYS PSI =
   FOOTINGS: 2500 PSI
   BASEMENT SLAB: 2500 PSI (W FIBER REINF. ADDITIVE, OPTIONAL)
   GARAGE & PORCH SLABS: 3500 PSI (AIR-ENTRAINED)
   BASEMENT WALLS: 3000 PSI (AIR-ENTRAINED WHERE
- EXPOSED TO WEATHER)
  POURED CONC. SHALL BE PROTECTED FROM FREEZE/THAW DURING CONSTRUCTION, OR AIR ENTRAINED CONC. MUST BE USED. (TABLE R402.2, NOTE 2.)
  B.) STRUCTURAL STEEL TO BE ASTM A36
- C.) WOOD JOISTS, BEAMS, HEADERS, AND RAFTERS SHALL HAVE AN EXTREME FIBER STRESS IN BENDING (FB) WITH REPETITIVE MEMBER USE OF 1150 P.S.I. (HEM FIR #2 OR BETTER.)

WALL SECTION NO.

DIRECTION THAT

SHEET ON WHICH

SECTION IS TAKEN

SECTION IS DRAWN

MALL SECTION NO.

DIRECTION THAT

SECTION IS TAKEN

SECTION IS DRAWN

SHEET ON WHICH

ELEVATION NO.

DIRECTION THAT

SHEET ON WHICH

ELEVATION IS TAKEN

ELEVATION IS DRAWN

DETAIL IS DRAWN

SHEET ON WHICH

- IO.) FIREPLACES SHALL HAVE AN OUTSIDE AIR SOURCE FOR COMBUSTION WITH A DUCT, DAMPER ETC. \$ SHALL COMPLY WITH CODE SECTION RIOOI-RIO66 AS APPLICABLE.
- (II.) SETTING THE BUILDING ELEVATION IS THE RESPONSIBILITY
  OF THE GENERAL CONTRACTOR AND SHALL COMPLY WITH
  R403.1.7.3 OF THE 2020 RESIDENTIAL CODE OF NEW YORK STATE
- (12.) THE CONTRACTOR SHALL INSTALL 4" HIGH NUMBERS ON THE FRONT OF THIS BUILDING TO IDENTIFY THE SITE ADDRESS. (SEE SECTION R319.)

**SYMBOLS** 

MALL SECTIONS

CROSS SECTIONS

**DETAILS** 

ELEVATIONS

- (13.) GLAZING IN DOORS, STORM DOORS, SIDELIGHTS, SHOWER SPACES, AND TUB ENCLOSURES IS DEEMED TO BE HAZARDOUS PER SECTION R308.4 OF THE 2020 CODE AND SHALL BE IDENTIFIED AS SUCH IN COMPLIANCE WITH SECTION R 308.1. DECORATIVE GLASS IS EXEMPT IN SWINGING DOORS AND SIDELIGHTS (SEE SECTION R308.4 FOR ADDITIONAL HAZARDOUS LOCATIONS).
- (14.) DESIGN CRITERIA:

  A.) ROOMS OTHER THAN SLEEPING = 40 PSF LIVE LOAD
  - B.) SLEEPING ROOMS = 30 PSF LIVE LOAD

    C.) GROUND SNOW LOAD = 40 PSF (FIG R301.2(6))

    D.) WIND SPEED 90 MPH, EXPOSURE B

    E.) SEISMIC DESIGN CATEGORY A OR B R301.2(2)
  - F.) WEATHERING SEVERE
    G.) FROST LINE DEPTH 42"
    H.) TERMITE DAMAGE CONTACT LOCAL JURISDICTION

M.) ENERGY COMPLIANCE DETAILS AND PATH - NIIOI.IS

- I.) DECAY DAMAGE CONTACT LOCAL JURISDICTIO

  I.) DECAY DAMAGE NONE TO SLIGHT

  J.) WINTER DESIGN TEMPERATURE (I) DEGREE
- K.) ICE BARRIER IS REQUIRED
  L.) ROOF TIE-DOWN REQUIREMENTS R802.II
  (BASED UPON SPECIFIC ROOF DESIGN)
- (15.) FOOTINGS TO BEAR ON FIRM, LEVEL, UNDISTURBED NATURAL SOIL, FREE FROM FROST OR LOOSE MATERIAL
- THE FOLLOWING IS AN EXCERPT FROM THE N.Y.S. EDUCATION LAW ARTICLE 145. SECTION 7209 AND APPLIES TO THESE DRAWINGS. "IT IS A VIOLATION OF THIS LAW FOR ANY PERSON, UNLESS HE IS ACTING UNDER THE DIRECT SUPERVISION OF A LICENSED PROFESSIONAL ENGINEER OR ARCHITECT TO ALTER AN ITEM IN ANY WAY. IF AN ITEM BEARING THE SEAL OF AN ENGINEER OR ARCHITECT IS ALTERED, THE ALTERING ENGINEER OR ARCHITECT SHALL AFFIX TO THE ITEM HIS SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS SIGNATURE AND THE DATE OF SUCH ALTERATION AND A SPECIFIC DESCRIPTION OF THE ALTERATION."
- 17.) WHERE LOCAL EXHAUST OR WHOLE-HOUSE MECHANICAL VENTILATION IS PROVIDED, THE EQUIPMENT SHELL BE DESIGNED IN ACCORDANCE WITH SECTION MI507 OF THE
- (18.) "CODE" SHALL MEAN THE 2020 RESIDENTIAL CODE OF NEW YORK STATE. "ENERGY CONSERVATION CODE" OR "ENERGY CODE" SHALL MEAN CHAPTER II OF THE CODE.
- (19.) TO THE BEST OF MY KNOWLEDGE, BELIEF AND PROFESSIONAL JUDGEMENT, THESE PLANS ARE IN COMPLIANCE WITH THE ENERGY CONSERVATION CODE.

ROOM NO. ( SEE ROOM

HARDWARE GROUP ( SEE

FINISH SCHEDULE)

DOOR SCHEDULE)

WINDOW NO. ( SEE

REVISION NO.

ON THIS SHEET )

MINDOM SCHEDULE )

POINTS TO ITEM REVISED

( SEE REVISION CHART

DOOR NO.

### ENERGY CONSERVATION, CHAPTER II, ENERGY EFFICIENCY

- I. A MINIMUM OF 90 PERCENT OF THE LAMPS IN PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL BE HIGH-EFFICACY LAMPS PER SECTION NIIO4
- 2. RECESSED LUMINARIES INSTALLED IN THE BUILDING THERMAL ENVELOPE SHALL BE SEALED WITH A GASKET OR CAULK BETWEEN THE HOUSING AND THE INTERIOR WALL OR CEILING COVERING TO LIMIT AIR LEAKAGE BETWEEN CONDITIONED AND UNCONDITIONED SPACES PER SECTION NIIO2.4.5
- 3. CONTRACTOR TO PROVIDE A PROGRAMMABLE THERMOSTAT TO CONTROL THE HVAC SYSTEM PER SECTION NIIO3.I.I
- 4. ALL DUCTS, AIR HANDLERS, FILTER BOXES SHALL BE SEALED PER SECTION NIIO3.3.2.
- 5. ALL CIRCULATING SERVICE HOT WATER PIPING SHALL BE INSULATED TO AT LEAST R-3. CIRCULATING HOT WATER SYSTEMS SHALL INCLUDE AN AUTOMATIC OR READILY ACCESSIBLE MANUAL SMITCH THAT CAN TURN OFF THE HOT WATER CIRCULATING PUMP WHEN THE SYSTEM IS NOT IN USE. PER SECTION NIIO3.5
- 6. ATTIC ACCESS SHALL BE INSULATED WITH THE SAME R-VALUE AS THE ATTIC, WEATHER-STRIPPED AND LATCHED PER SECTION NIIO2.2.4
- AIR TIGHTNESS AND INSULATION INSTALLATION SHALL BE PER MANUFACTURERS INSTRUCTIONS AND CRITERIA LISTED IN SECTIONS NIIO2.4.1 THROUGH NIIO2.4.6.
- THE STRUCTURE SHALL BE TESTED AND VERIFIED AS HAVING AN AIR LEAKAGE RATE NOT EXCEEDING 3 AIR CHANGES PER HOUR. CONDUCT TEST ACCORDING TO ASTM E719 OR ASTM E1827 OR NET/ICC 380 AND REPORTED AT A PRESSURE OF 0.2 INCH W.G. COMPLY WITH NIIO2.4.1.2.
- THE CONTRACTORS AND SUB-CONTRACTORS SHALL BE FAMILIAR WITH THE ENERGY CODE AND EXPERIENCED IN PERFORMING WORK THAT COMPLIES WITH ALL ASPECTS OF THE ENERGY CODE. THESE NOTES ARE NOT INTENDED TO BE ALL INCLUSIVE.

TABLE N1102.4.1.1 (402.4.1.1) AIR BARRIER AND INSULATION INSTALLATION

COMPONENT

IVAC register boots

Concealed sprinklers

AIR BARRIER CRITERIA

continuous air barrier shall be installed in the building

VAC register boots that penetrate building thermal

envelope shall be sealed to the subfloor or drywall.

When required to be sealed, concealed fire sprinklers shall only be sealed in a manner that is recommended by

a. In addition, inspection of log walls shall be in accordance with the provisions of ICC 400.

the manufacturer. Caulking or other adhesive sealants shall not be used to fill voids between fire sprinkler cover plates and INSULATION INSTALLATION CRITERIA

## **DECK ADDITION**

6 CANAL PARK PLACE, PITTSFORD, NEW YORK

# MR & MRS SCOTT COOPER, HOMEOWNERS

ENERGY CODE COMPLIANCE PATH: (EXISTING CONSTRUCTION)

THE ENTIRE BUILDING IS NOT REQUIRED TO COMPLY WITH THE CURRENT ENERGY CODE.

THE ALTERATIONS SHALL CONFORM TO ENERGY CODE.

NEW FENESTRATION SHALL COMPLY WITH ENERGY CODE.

CAVITIES IN THE ENVELOPE (CEILING, WALL OR FLOOR) EXPOSED DURING CONSTRUCTION SHALL BE FILLED WITH (MINIMUM) FIBER GLASS INSULATION WITH VAPOR BARRIER.

NEW LIGHT FIXTURES SHALL HAVE HIGH EFFICIENCY LAMPS.

### GENERAL NOTES

- CONTRACTOR SHALL COMPLY WITH ALL STATE AND O LOCAL CODES WHICH PERTAIN TO THE CONSTRUCTION OF THIS STRUCTURE
- CONTRACTOR SHALL VERIFY EXISTING STRUCTURAL
  O CONDITIONS AND DIMENSIONS PRIOR TO DEMOLITION
  AND / OR CONSTRUCTION
- CONTRACTOR SHALL PROVIDE ANY NECESSARY BRACING,

  TEMPORARY FRAMING SUPPORTS (SHORING), AND UNDERPINNING OF EXISTING STRUCTURE AS REQUIRED
- CONTRACTOR SHALL CO-ORDINATE THE INSTALLATION

  O OF NEW AND / OR USE OF RELOCATED DOORS, AND
- CONTRACTOR SHALL (WHERE POSSIBLE) MATCH PLATE O HEIGHTS, SUBFLOORS, AND WINDOW ROUGH OPENING HEIGHTS TO MAINTAIN CONTINUITY
- WHERE POSSIBLE MATCH CONCRETE BLOCK COURSES AT NEW AND EXISTING FOUNDATION WALLS
- MINIMUM GRADE COVER AT ALL CONCRETE FOOTINGS
- o INFILL EXISTING EXPOSED EXTERIOR FRAMING CAVITIES FULL WITH INSULATION
- MINIMUM R MAXIMUM U VALUES
  FENESTRATION MAX U VALUE = 0.30

#### r-permeable insulation shall not be used as a sealing The exterior thermal envelope contains a continuous air Breaks or joints in the air barrier shall be sealed. The air barrier in any dropped ceiling/soffit shall be aligned with the insulation and any gaps in the air barrier e insulation in any dropped ceiling/soffit shall be Ceiling/attic gned with the air barrier. Access openings, drop down stairs or knee wall doors to conditioned attic spaces shall be sealed. Cavities within corners and headers of frame walls shall be insulated by completely filling the cavity with The junction of the foundation and sill plate shall be sealed. The junction of the top plate and the top of exterior walls shall be sealed. Exterior thermal envelope insulation for framed walls Knee walls shall be sealed. shall be installed in substantial contact and continuous ignment with the air barrier The space between window/door jambs and framing, and indows, skylights and doors kylights and framing shall be sealed. Rim joists shall include the air barrier. im joists shall be insulated. loor framing cavity insulation shall be installed to maintain permanent contact with the underside of subfloor decking, or floor framing cavity insulation Floors (including above garage The air barrier shall be installed at any exposed edge shall be permitted to be in contact with the top side of of insulation. heathing, or continuous insulation installed on the inderside of floor framing; and extends from the bottom to the top of all perimeter floor framing posed earth in unvented crawl spaces shall be covered here provided instead of floor insulation, insulation Crawl space walls all be permanently attached to the crawl space walls vith a Class I vapor retarder with overlapping joints taped. Duct shafts, utility penetrations, and flue shafts opening to Shafts, penetrations xterior or unconditioned space shall be sealed. atts in narrow cavities shall be cut to fit, or narrow cavities shall be filled by insulation that on installation Narrow cavities eadily conforms to the available cavity space. Air sealing shall be provided between the garage and Garage separation Recessed light fixtures installed in the building thermal Recessed light fixtures installed in the building Recessed lighting nvelope shall be sealed to the drywall. hermal envelope shall be air tight and IC rated. att insulation shall be cut neatly to fit around wiring and plumbing in exterior walls, or insulation that on Plumbing and wiring installation readily conforms to available space shall xtend behind piping and wiring. The air barrier installed at exterior walls adjacent to xterior walls adjacent to showers and tubs shall be showers and tubs shall separate them from the showers and ectrical/phone box on exterior The air barrier shall be installed behind electrical or ommunication boxes or air-sealed boxes shall be installed.



STEVEN L. CARINI, P.E.

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

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warranty, code or document compliance

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Revisions:

DECK ADDITION

SCOTT # MANDY COOPER

Job Location:

6 CANAL PARK PLACE PITTSFORD, NEW YORK

Drawing Title:

COVER SHEET & NOTES

own Checked By SMK SLC

DECEMBER, 2020 b No. 38398

of 6

# ABBREVIATIONS

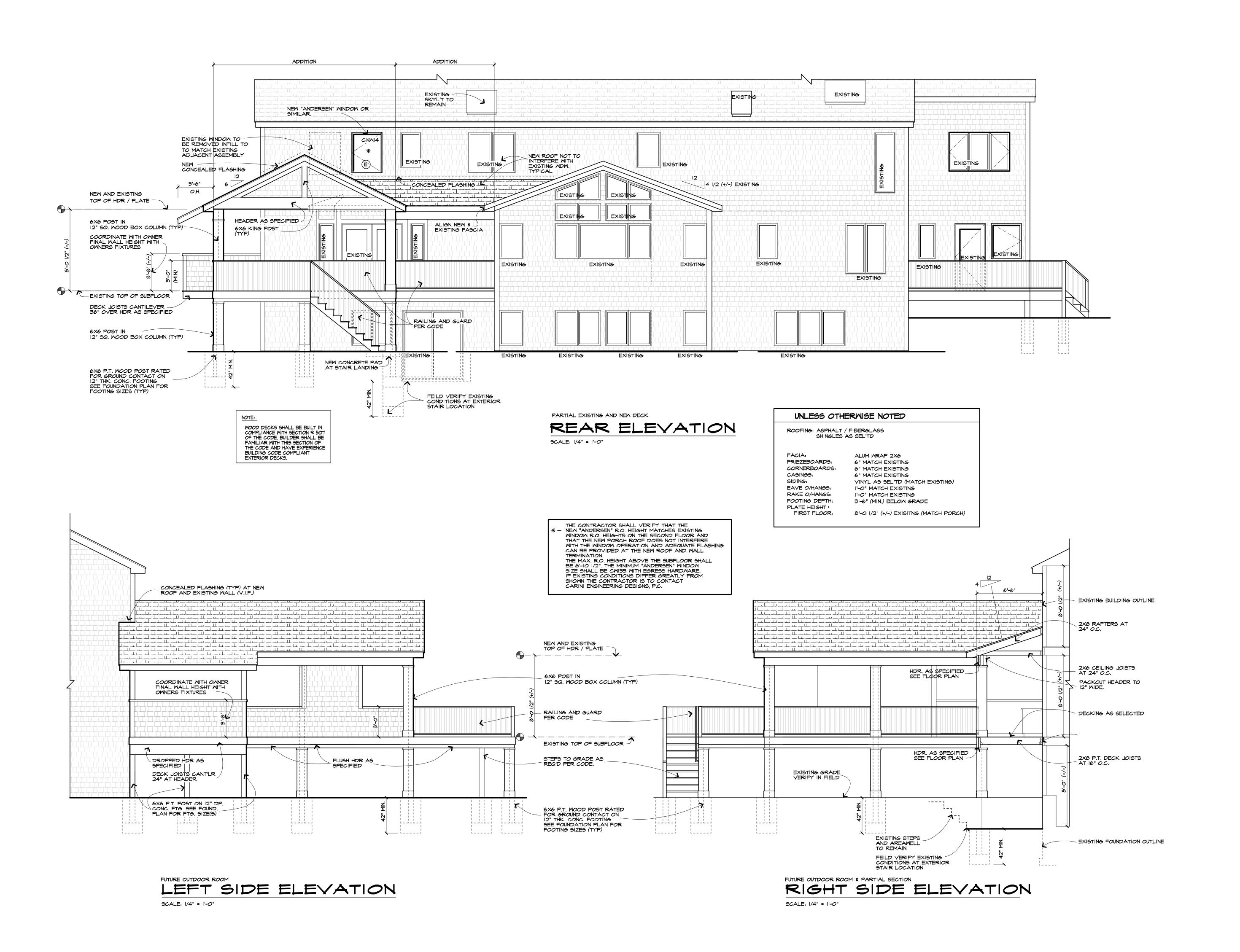
APPROX	-APPROXIMATE	FT (')	-F00T	OPNG	-OPENING
<b>\$</b>	-AND	FTG	-FOOTING	O/A	-OVERALL
@	-AT	FDN	-FOUNDATION	O.H.D	-OVERHEAD DOOR
BM	-BEAM	GYP	-GYPSUM	O/ HANG	-OVERHANG
BLK	-BLOCK	HND'CP	-HANDICAP	0/	-OVER
BD	-BOARD	HGT	-HEIGHT	OPT	-OPTIONAL
BLDG	-BUILDING	HM	-HOT WATER	P.D.R	-POWDER ROOM
BTR	-BETTER	HDR	-HEADER	PSF	-POUNDS PER SQ. FT
CLG	-CEILING	IN (")	-INCH	PSI	-POUNDS PER SQ. IN
CL	-CENTERLINE	INCL	-INCLUDE	P.T.	-PRESSURE TREATED
COL	-COLUMN	INFO	-INFORMATION	PLY'MD	-PLYWOOD
CONC	-CONCRETE	ID	-INSIDE DIAMETER	REQ'D	-REQUIRED
CONT	-CONTINUOUS	INSUL	-INSULATION	RM	-ROOM
COMM	-COMMERCIAL	INT	-INTERIOR	RES	-RESIDENTIAL
CRS	-COURSES	IECC	-INTERNATIONAL ENERGY	R'S	-RISERS
DL	-DEAD LOAD		CONSERVATION CODE	RD & SH	-ROD & SHELF
DIA	-DIAMETER	IRC	-INTERNATIONAL RESIDENTIAL CODE	S	-SOUTH
DBL	-DOUBLE	JT	-JOINT	SKY'LT	-SKYLIGHT
DN	-DOWN	JSTS	-JOISTS	SH	-SHELF
DMG	-DRAWING	LT	-LIGHT	SH'S	-SHELVES
DIM	-DIMENSION	LL	-LIVE LOAD	STOR	-STORAGE
ELEC	-ELECTRIC	MFR	-MANUFACTURER	STL	-STEEL
EXP	-EXPANSION	MAX	-MAXIMUM	SUSP	-SUSPENDED
EXT	-EXTERIOR	MECH	-MECHANICAL	SYN	-SYNTHETIC
FT (')	-FEET	MTL	-METAL	T'S	-TREADS
FIN	-FINISH	MIN	-MINIMUM	(TYP)	-TYPICAL
FLR	-FLOOR	MISC	-MISCELLANEOUS	T&6	-TONGUE & GROOVE
I ST	-FIRST	N	-NORTH	W/	-MITH
FLUOR	-FLUORESCENT	NTS	-NOT TO SCALE	W/O	-MITHOUT
		NO	-NUMBER		

CONTROLLED HGT.

<u>ROOMS</u>

MINDOMS

<u>REVISIONS</u>





1387 FAIRPORT ROAD SUITE #560 FAIRPORT, NY 14450–2002

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Revisions

DECK ADDITION

SCOTT & MANDY COOPER

Job Location:

6 CANAL PARK PLA

6 CANAL PARK PLACE PITTSFORD, NEW YORK

Drawing Title:

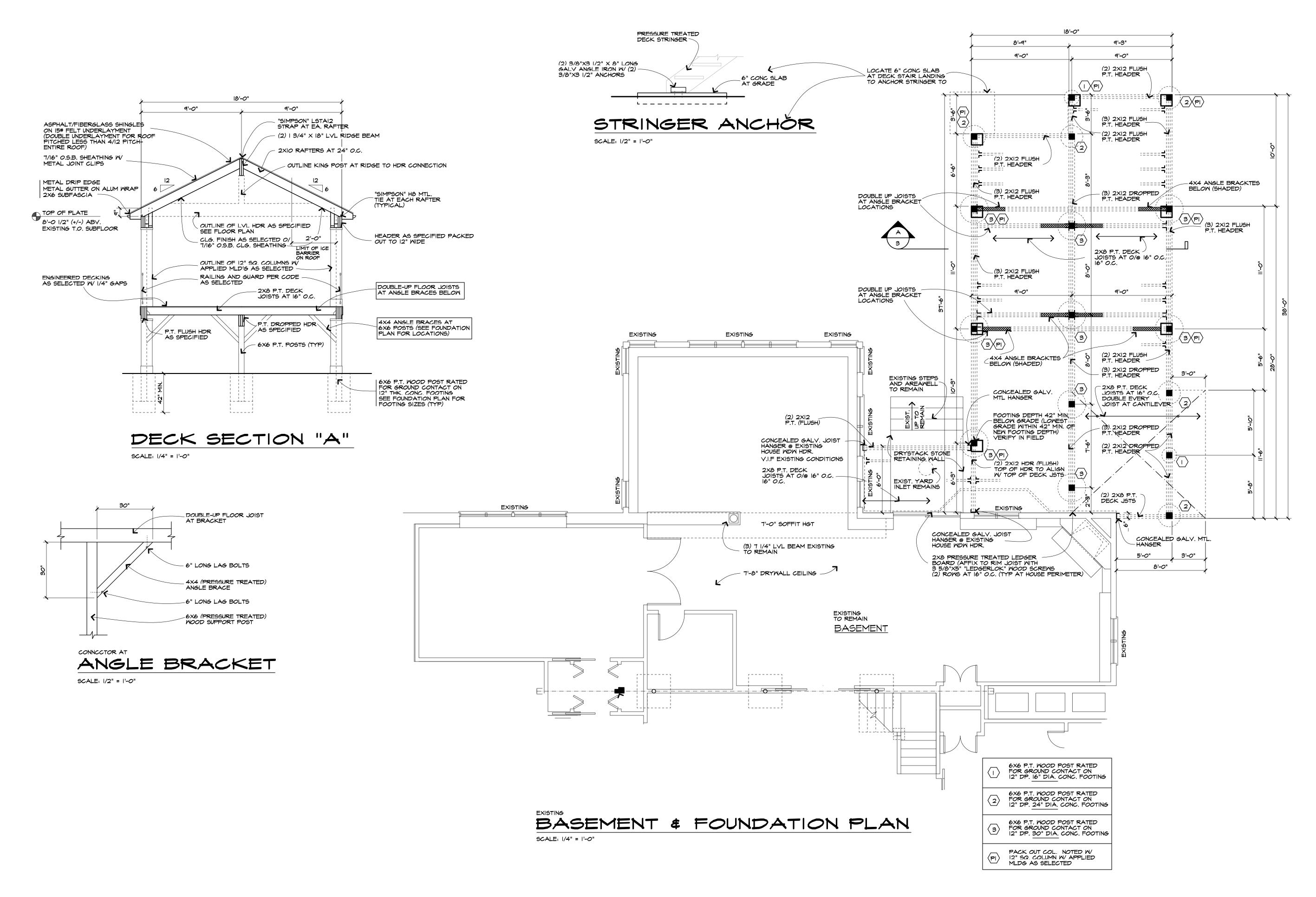
Drawn Check

pte DECEMBER, 2020

ELEVATIONS

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2 of 6





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olect:

Clent:

DECK ADDITION

SCOTT & MANDY COOPER

Job Location:

6 CANAL PARK PL

6 CANAL PARK PLACE PITTSFORD, NEW YORK

BASEMENT PLAN

Drawing Title:

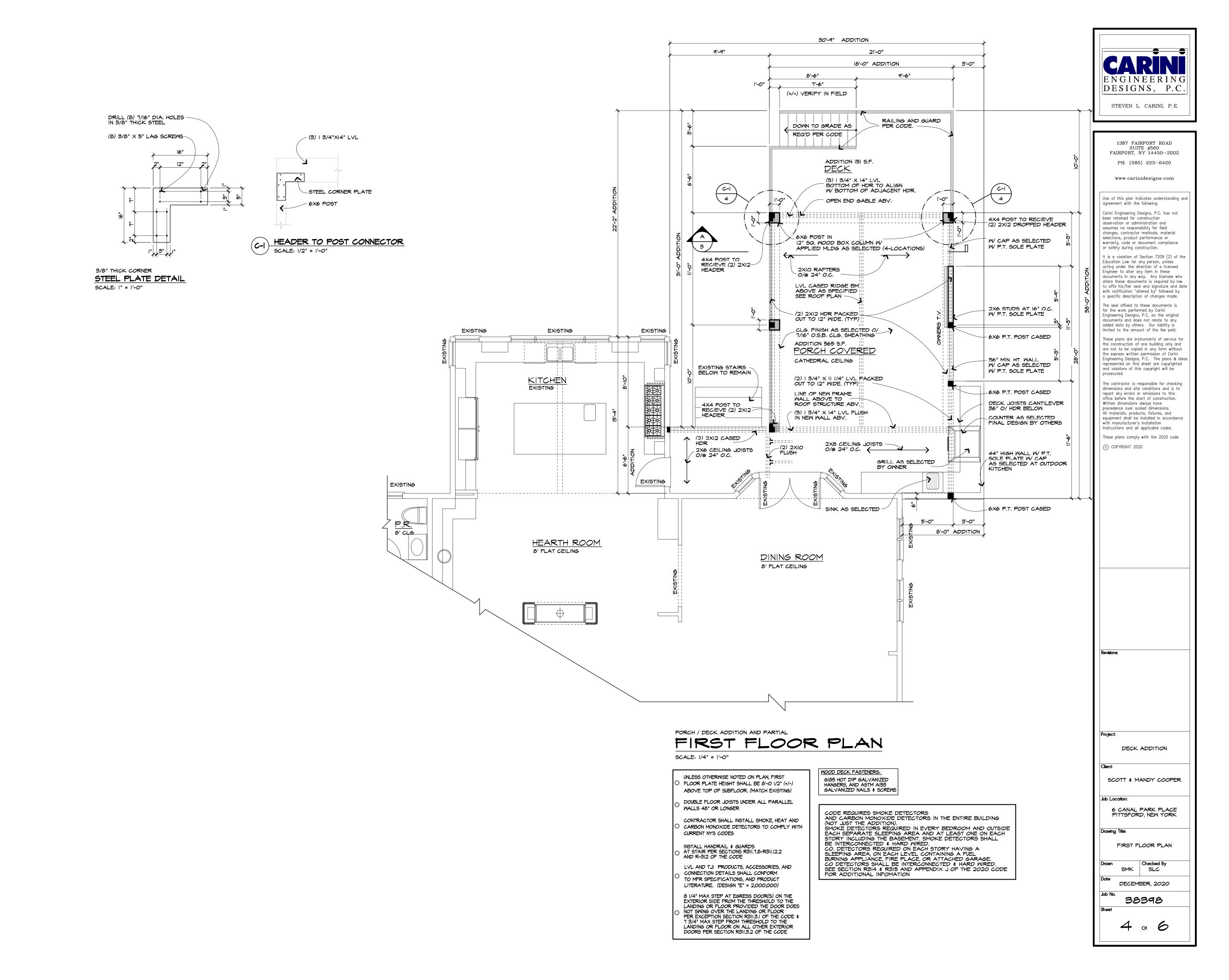
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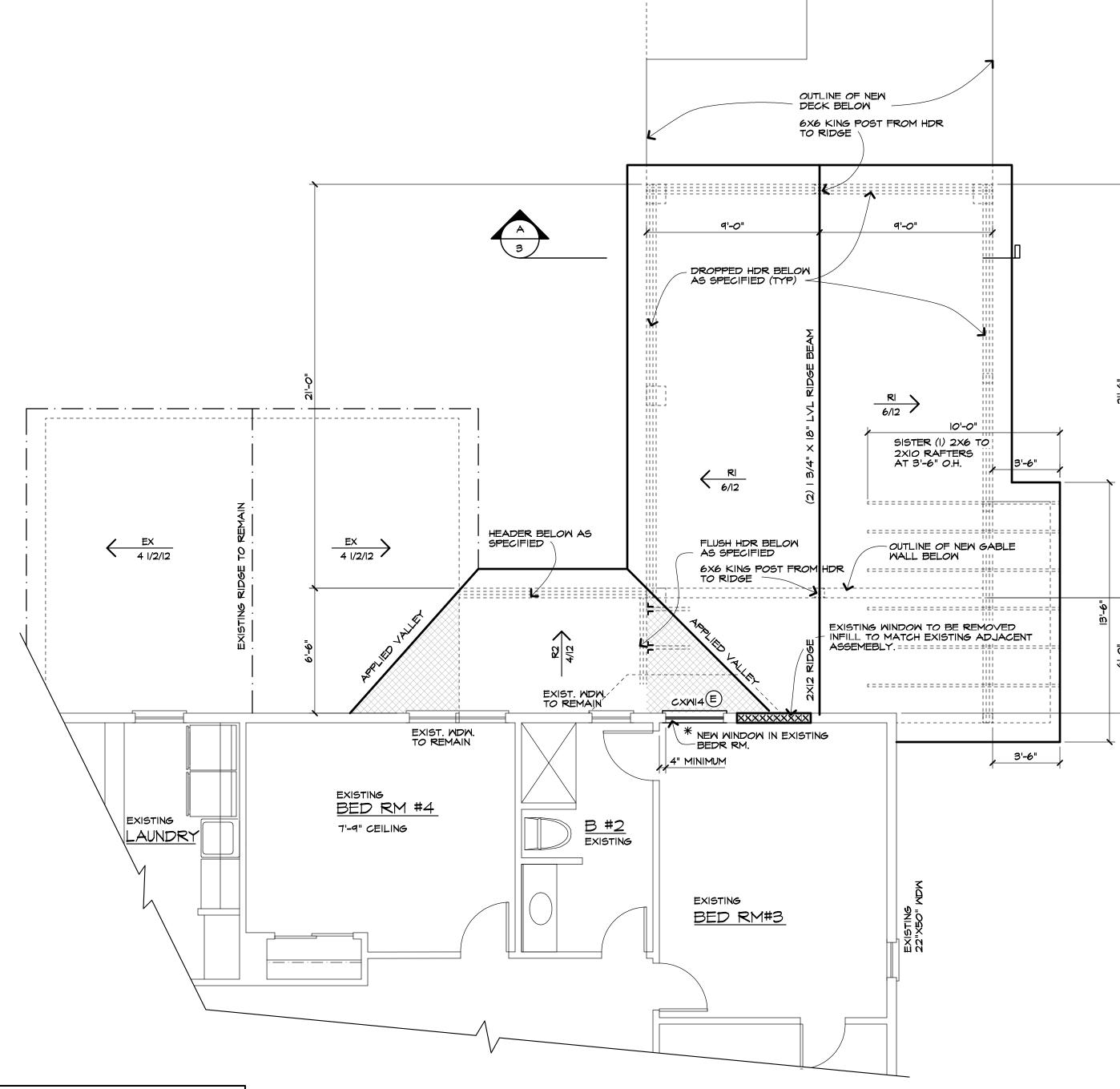
SMK SLC

38398

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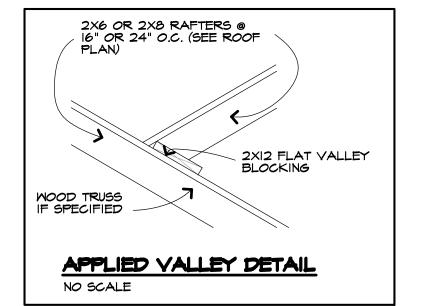
DECEMBER, 2020





THE CONTRACTOR SHALL VERIFY THAT THE - NEW "ANDERSEN" R.O. HEIGHT MATCHES EXISTING MINDOW R.O. HEIGHTS ON THE SECOND FLOOR AND THAT THE NEW PORCH ROOF DOES NOT INTERFERE WITH THE WINDOW OPERATION AND ADEQUATE FLASHING CAN BE PROVIDED AT THE NEW ROOF AND WALL TERMINATION. THE MAX. R.O. HEIGHT ABOVE THE SUBFLOOR SHALL

BE 6'-10 1/2". THE MINIMUM "ANDERSEN" WINDOW SIZE SHALL BE CWISS WITH EGRESS HARDWARE. IF EXISTING CONDITIONS DIFFER GREATLY FROM SHOWN THE CONTRACTOR IS TO CONTACT CARINI ENGINEERING DESIGNS, P.C.



NEW ROOF AT PORCH ADDITION AND PARTIAL EXISTING

# SECOND FLOOR PLAN

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

WINDOW SUPPLIER TO VERIFY WINDOW
WILL MEET THE FOLLOWING CRITERIA:
CLEAR OPENING WIDTH SHALL BE 20"
)—OR GREATER, CLEAR OPENING HEIGHT
SHALL BE 24" OR GREATER, AND NET
CLEAR OPENING SHALL BE 5.7 SQ. FT OR GREATER. THE BOTTOM EDGE OF THE CLEAR OPENING SHALL BE NOT GREATER THAN 44" MEASURED FROM THE FLOOR

HEADER SCHEDULE UNLESS OTHERWISE NOTED 2X6 WALL 2X4 WALL (2) 2X8 (3) 2X8

UP TO 5'-0 WALL LEGEND \_\_ -EXISTING WALLS TO REMAIN MATCH EXISTING ADJACENT ASSEMBLY (VERIFY IN FIELD)

UNLESS OTHERWISE NOTED ON PLAN, SECOND O FLOOR PLATE HEIGHT SHALL BE 7'-9" (+/-) V.I.F.

CONTRACTOR SHALL INSTALL SMOKE, HEAT AND O CARBON MONOXIDE DETECTORS TO COMPLY WITH CURRENT NYS CODES

LVL AND TJI PRODUCTS, ACCESSORIES, AND CONNECTION DETAILS SHALL CONFORM TO MFR SPECIFICATIONS, AND PRODUCT LITERATURE. (DESIGN "E" = 2,000,000)

PER R312 WINDOW FALL PROTECTION SHALL BE PROVIDED IN ACCORDANCE WITH SECTIONS R312.2.1 AND R312.2.2. WINDOW MANUFACTURER/SUPPLIER & CONTRACTOR SHALL BE RESPONSIBLE FOR CONFORMITY

UNLESS NOTED OTHERWISE

2XIO RAFTERS @ 24" O.C. WITH PITCH NOTED

2X6 RAFTERS AT 24" O.C. WITH PITCH NOTED

EXISTING ROOF TO REMAIN W PITCH NOTED

COMPLY WITH SECTION R905.1.2 OF THE CODE

EAVE OVERHANGS SHALL BE 1'-O" RAKE OVERHANGS SHALL BE 1'-O"

INSTALL ICE BARRIER ON ROOF TO

CODE REQUIRES SMOKE DETECTORS
AND CARBON MONOXIDE DETECTORS IN THE ENTIRE BUILDING
(NOT JUST THE ADDITION).
SMOKE DETECTORS REQUIRED IN EVERY BEDROOM AND OUTSIDE
EACH SEPARATE SLEEPING AREA AND AT LEAST ONE ON EACH
STORY INCLUDING THE BASEMENT. SMOKE DETECTORS SHALL
BE INTERCONNECTED & HARD WIRED.
CO. DETECTORS REQUIRED ON EACH STORY HAVING A
SLEEPING AREA, ON EACH LEVEL CONTAINING A FUEL
BURNING APPLIANCE, FIRE PLACE, OR ATTACHED GARAGE.
CO DETECTORS SHALL BE INTERCONNECTED & HARD WIRED.
SEE SECTION R314 & R315 AND APPENDIX J OF THE 2020 CODE
FOR ADDITIONAL INFOMATION

DESIGNS, P.C.

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DECK ADDITION

SCOTT & MANDY COOPER

Job Location:

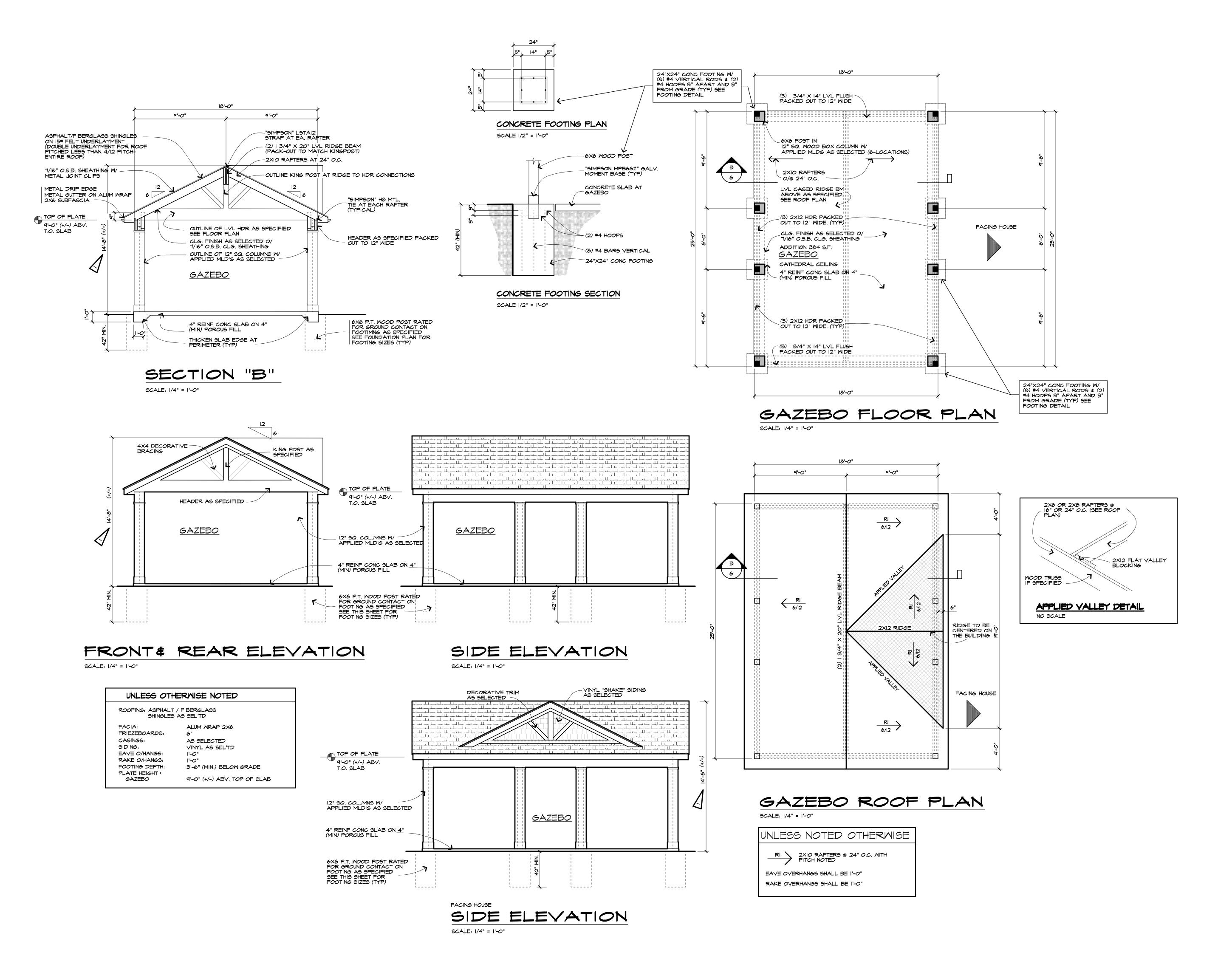
6 CANAL PARK PLACE PITTSFORD, NEW YORK Drawing Title:

SECOND FLOOR PLAN \$ ROOF FRAMING PLAN

Checked By SMK SLC DECEMBER, 2020

38398

Of





STEVEN L. CARINI, P.E.

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I-II-2021 - SMK GAZEBO HEIGHT

DECK ADDITION

SCOTT & MANDY COOPER

Job Location:

6 CANAL PARK PLACE PITTSFORD, NEW YORK

Drawing Title:

GAZEBO PLAN

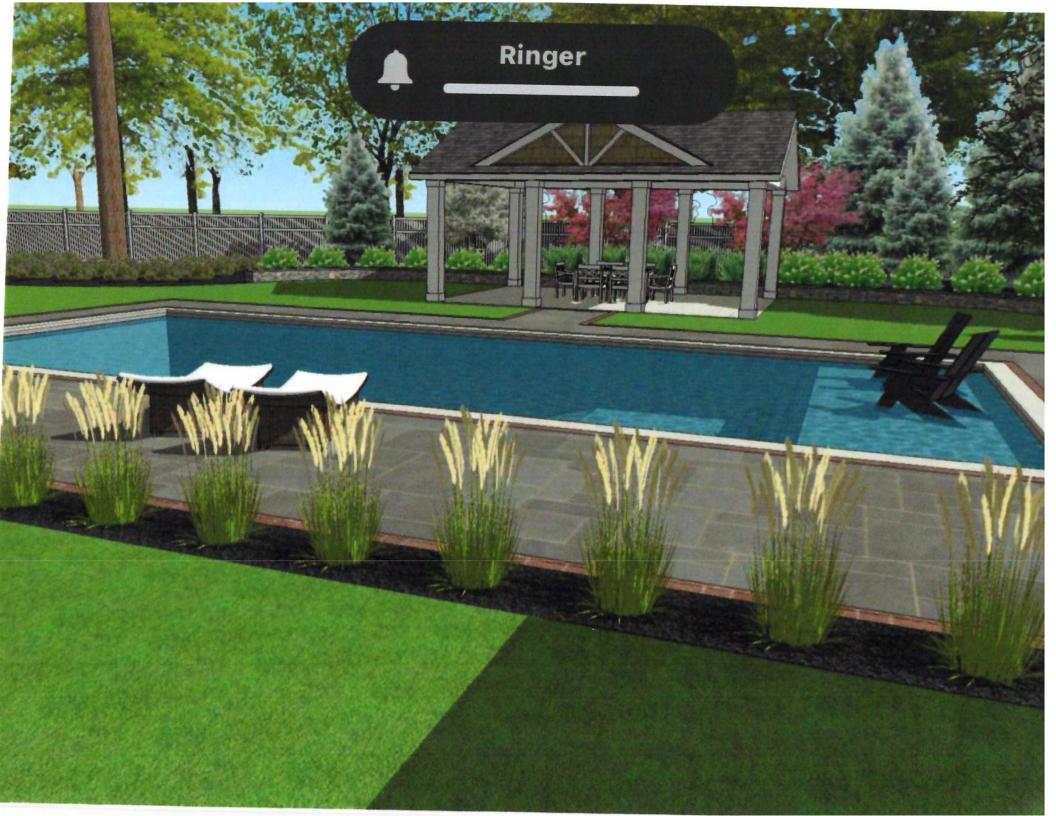
wn Checked By SMK SLC

DECEMBER, 2020

Job No.

38398

6 of 6













#### **Zoning Board of Appeals Referral Form Information**

#### **Property Address:**

115 Ellingwood Drive ROCHESTER, NY 14618

#### **Property Owner:**

Howe, Eric S 115 Ellingwood Dr Rochester, NY 14618

#### **Applicant or Agent:**

Howe, Eric S 115 Ellingwood Dr Rochester, NY 14618

Present Zoning of Property: RN Residential Neighborhood

Area Variance - Residential and Non-Profit

Town Code Requirement is:		<b>Proposed Conditions:</b>		Resulting in the Following Variance:	
Right Lot Line:	0	Right Lot Line:	0	Right Lot Line:	0.0
Left Lot Line:	0	Left Lot Line:	0	Left Lot Line:	0.0
Front Setback:	40	Front Setback:	38	Front Setback:	2
Rear Setback:	0	Rear Setback:	0	Rear Setback:	0.0
Height:	0	Height:	0	Height:	0.0
Size:	0	Size:	0	Size:	0.0

**Code Section(s):** 185-17 (B)

Description: Applicant is requesting relief from Town Code §185 – 17 (B) (1) for the construction of a second story addition forward of the building line. This property is zoned RN - Residential Neighborhood District

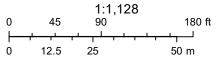
January 28, 2021	M g Lengti
Date	Mark Lenzi - Building Inspector CEO

Mark Lenzi - Building Inspector CEO

### RN Residential Neighborhood Zoning

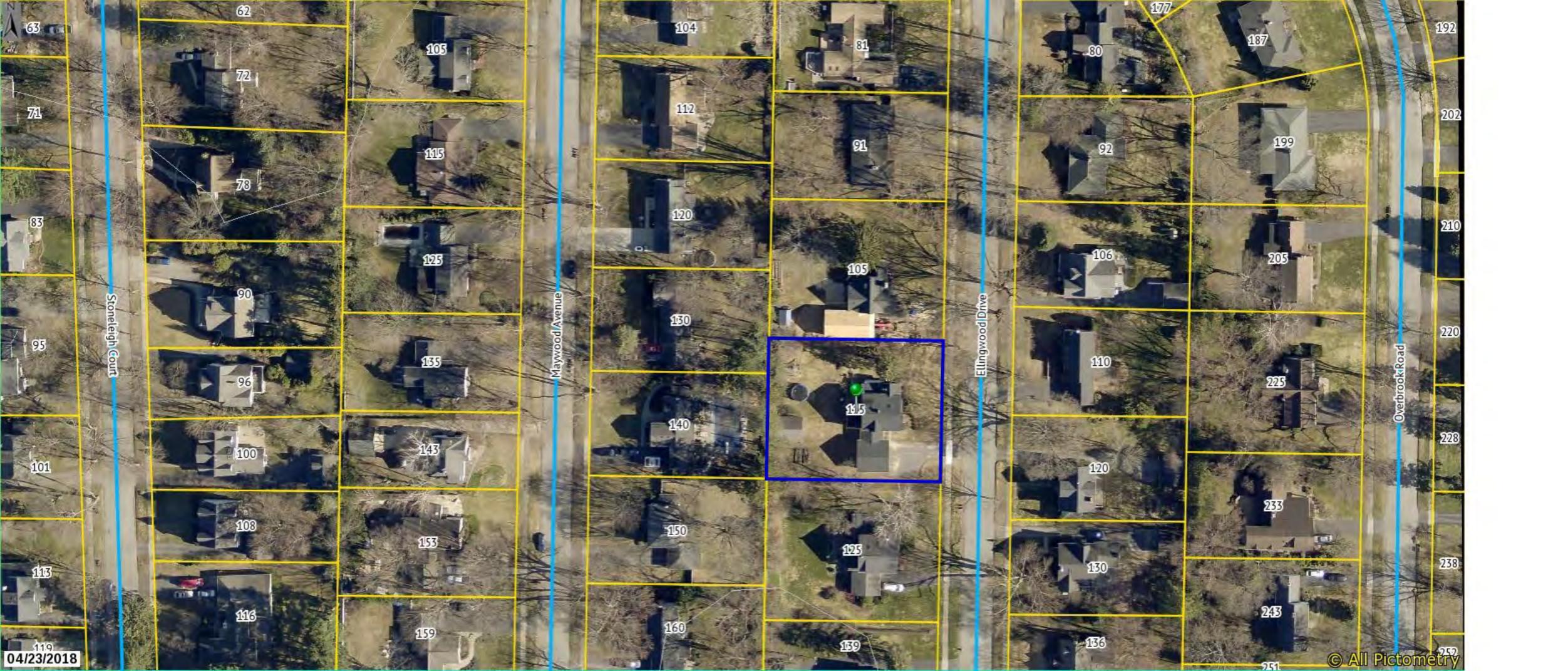


Printed January 7, 2021



Town of Pittsford GIS

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





### **TOWN OF PITTSFORD ZONING BOARD OF APPEALS APPLICATION FOR AREA VARIANCE**

Submission Date: January 14, 2021	Hearing Date: February 15, 2021
Applicant: Design Works Architecture	
Address: 6 N. Main St., Suite 104, Fairport, NY	14450
Phone: (585) 317-9001	E-Mail: chuck@newdesignworks.com
Agent:	
Address:	n Applicant)
Phone:	E-Mail:
Property Owner: Karen & Eric Howe	-
Address: 115 Ellingwood Dr., Rochester, NY,	
Phone: (585) 377-9001	E-Mail: ericshowe1@gmail.com
Property Location: 115 Ellingwood Dr., Rochester, NY, 14618  Tax Map Number: 138.18-1-54  Application For:  Residential  C	Current Zoning: RN- Residential Neighborhood  ommercial  Other
Please describe, in detail, the proposed project:	
45 SF second story bathroom cantilever addition. The he north. The second floor wall plate is raised 2'-6"	
SWORN STATEMENT: As applicant or legal agent for the about statements, descriptions, and signatures appearing on this formula best of my knowledge.	ve described property, I do hereby swear that all n and all accompanying materials are true and accurate to
(Owner or Applicant Signature)	(Date)



### **TOWN OF PITTSFORD**

### AREA VARIANCE AUTHORIZATION TO MAKE APPLICATION

Zoning Board of Appeals - 11 S. Main Street - Pittsford, 14534 - 248-6260

If the applicant is not the owner of the subject property, this form must be completed and signed by the owner.

I, Eric Howe		, the owner of the property located at:	
115 Ellingv	vood Dr., Rochester, N	IY, 14618	
	(Street)	(Town)	(Zip)
Tax Parcel #	138.18-1-54		do hereby authorize
Design Wo	orks Architecture		to make application to the
Application	for area variance		
пррпосног	Tiol area variance		
		×	(Signature of Owner)
		5	(Date)



### **NEW YORK STATE**

# STANDARDS FOR THE GRANTING OF AREA VARIANCES TOWN LAW SECTION § 267-b-3(b).

#### **TESTS FOR GRANTING AREA VARIANCES**

In making its determination, the zoning board of appeals shall take into consideration the benefit to the applicant if the variance is granted, as weighed against the detriment to the health, safety and welfare of the neighborhood or community by such grant. In making such determination, the board shall also consider the following:

(Please answer the following questions to the best of your knowledge)

 Please explain why you feel the requested variance will not produce an undesirable change in the character of the neighborhood and why a detriment to nearby properties will not be created by the granting of this area variance:

The second story addition was carefully designed to consider the character of the existing house and details. The addition should blend harmoniously with the existing home features. The addition is 3 feet in depth and should have minimal impact on any adjacent property.

Please explain the reasons why the benefit sought by the owner/applicant cannot be achieved by some method other than an area variance:

The requirement for additional master bathroom space is located on the second floor of the home and no additional area on the first floor is required. Therefore an extension of the second floor toward the north was the appropriate solution.

### TESTS FOR GRANTING AREA VARIANCES (Continued)

3.	Please explain whether the requested area variance is minimal or substantial:	
1 ( ) ( )	ront of this home has a non-conforming front setback of 39'-10" where code requires 40'-0". Consequence of the set addition aligns with the exterior front wall of the home and does not require any additionates.	
4.	Please explain why you feel the requested area variance will not have an adverse effect or impact on the physica or environmental condition in the neighborhood or zoning district:	al
	e addition is minimal and will not encroach further into a sideyard setback there will be no ive impact to the environmental condition in the neighborhood neighborhood zoning district.	
-	NOTE: Consideration of the following question shall be relevant to the decision of the Zoning Board of Appeals, but shall not necessarily preclude the granting of an area variance;	d
prog	Is the alleged difficulty self-created?  Illeged difficulty is self-created. The existing home footprint does not accommodate the desire am for the second floor. The area and height of the volume need to be increased in order to ve the desired design outcome.	be

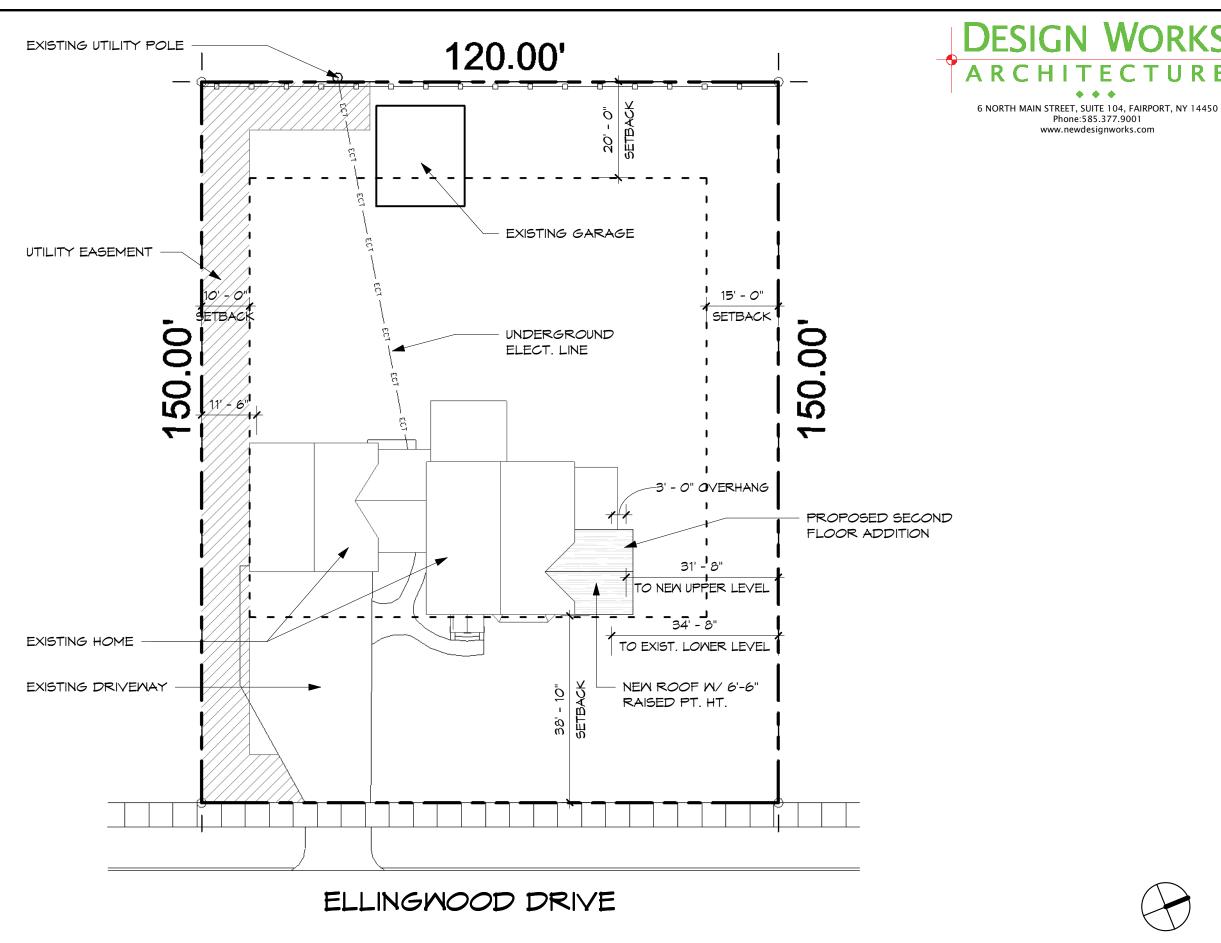
### Disclosure Form E

STATE OF NEW YORK COUNTY OF MONROE

TOWN OF PITTSFORD

In the Matter of													
	Howe Addi	tion	(A)										
	(Project Name)												
The	e undersigned, beir	ng the app	licant(s) to the	Ties.									
	Town Board	Z Zon	ing Board of Appe	eals	☐ Planning Board	d 🗾	Archit	tectural	Review Board				
0	f the Town of Pittsf	ford, for a.											
	change of zonin	g 🗆	special permit	Z	building permit		permit		amendment				
Z	variance	□ арр	roval of a plat		exemption from a	plat or	official m	ар					
Ger I do any	nances regulations neral Municipal Lav further certify that other municipality	s of the To v of the Sta there is no of which th	wn of Pittsford, do late of New York att	hereby ached t e of Ne d is a pa	w York, the County of art who is interested in	I the pro	ovisions of or of the	f Section	n §809 of the				
Name(s)						Address(es)							
	6		3>		Ja	nuary	14, 20	121					
6 N	. Main St., Su		ure of Applicant)	-	(Dated)								
Fai	rport, NY 144		eet Address)										

(City/Town, State, Zip Code)



Howe Addition

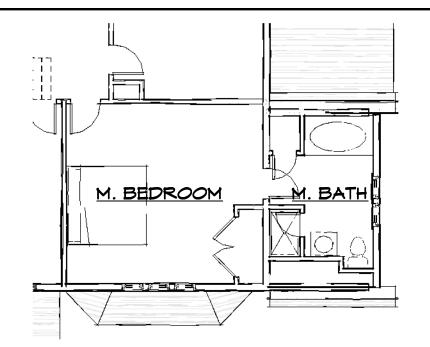
11/30/20

Conceptual Site Plan

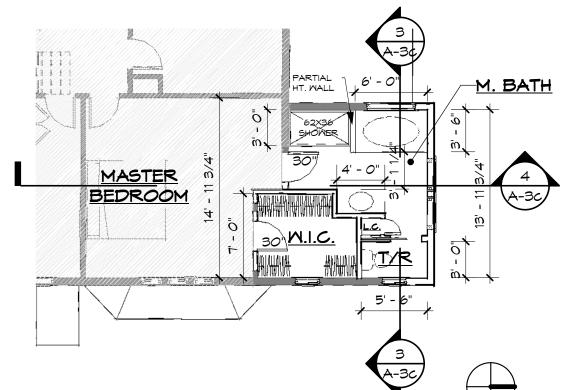
Karen & Eric 115 Ellingwood Dr., Pittsford, NY

www.newdesignworks.com

Scale: 1" = 20'-0"



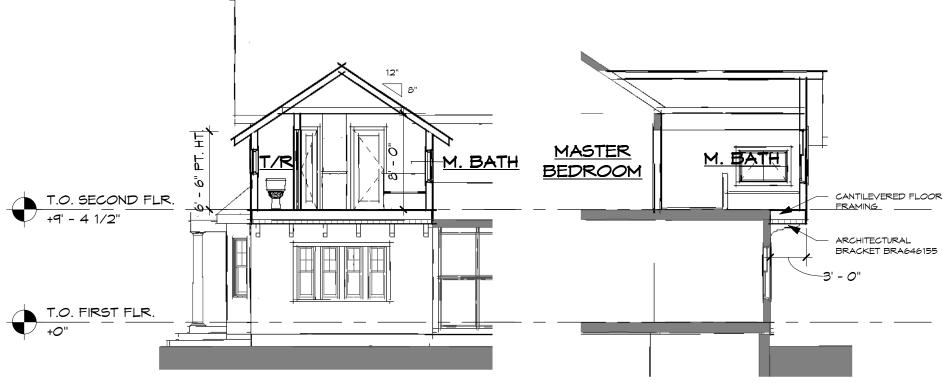
Existing 2nd Flr.



New 2nd Fir.

1/8" = 1'-0"

Howe Addition 11/30/20



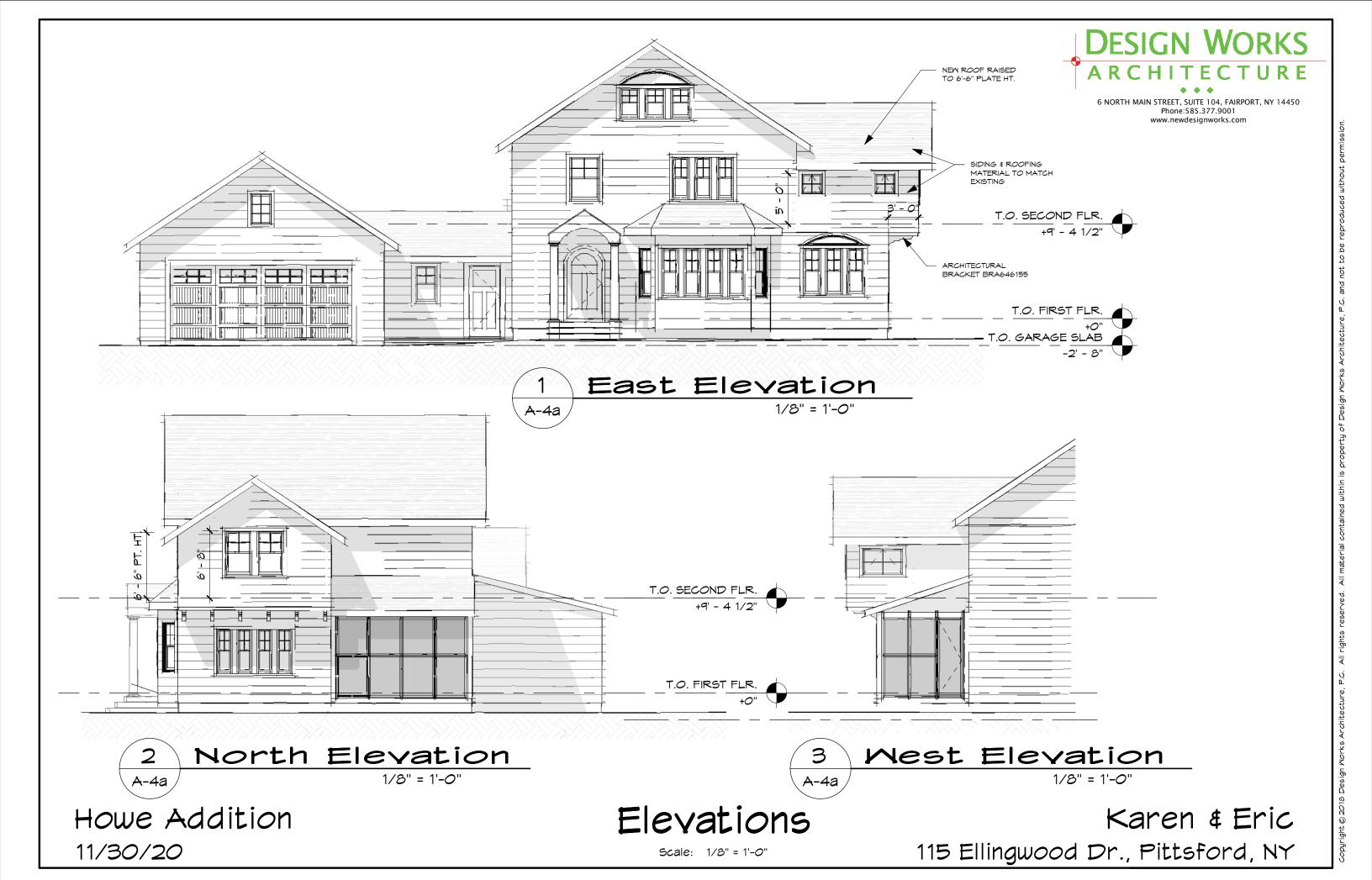
Section A

Section B 1/8" = 1'-0"

Second Floor Plan

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

Karen & Eric 115 Ellingwood Dr., Pittsford, NY



6 NORTH MAIN STREET, SUITE 104, FAIRPORT, NY 14450 Phone:585.377.9001 www.newdesignworks.com



Howe Addition 11/30/20

Northeast View

Karen & Eric 115 Ellingwood Dr., Pittsford, NY

# **Zoning Board of Appeals Referral Form Information**

### **Property Address:**

9 Northstone PITTSFORD, NY 14534

### **Property Owner:**

Caroselli, Brett R 9 Northstone Rise Pittsford, NY 14534

### **Applicant or Agent:**

DVC 64 Stonington Road Pittsford, NY 14534

### Present Zoning of Property: RN Residential Neighborhood

Area Variance - Residential and Non-Profit

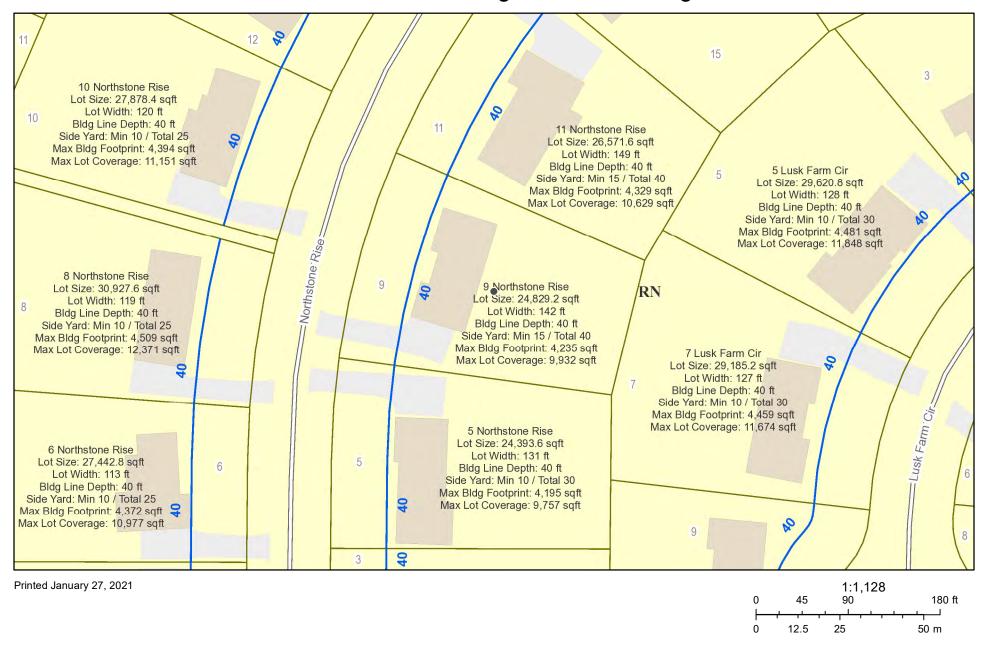
Town Code Requirement is:		<b>Proposed Conditions</b>	:	Resulting in the Following Variance:	
Right Lot Line:	0	Right Lot Line:	0	Right Lot Line:	0.0
Left Lot Line:	15	Left Lot Line:	11	Left Lot Line:	4.0
Front Setback:	0	Front Setback:	0	Front Setback:	0.0
Rear Setback:	0	Rear Setback:	0	Rear Setback:	0.0
Height:	0	Height:	0	Height:	0.0
Size:	0	Size:	0	Size:	0.0

Code Section(s): 185-17 E

Description: Applicant is requesting relief from Town Code §185 – 17 (E) for the construction of a three season room encroaching into the side setback. Property is zoned RN – Residential Neighborhood District.

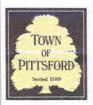
January 28, 2021	M J Lengli
Date	Mark Lenzi - Building Inspector CEO

# RN Residential Neighborhood Zoning



Town of Pittsford GIS

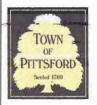




# TOWN OF PITTSFORD ZONING BOARD OF APPEALS APPLICATION FOR AREA VARIANCE

Submission Date:	Hearing Date:
Applicant: Brett and Jennifer Caroselli	
Address: 9 Northstone Rise	
585-261-4536 Phone:	E-Mail: Brett.Caroselli@GMail.com
DVC, Inc.	
64 Stonington Drive - Pittsford, NY	n Applicant)
585-353-3307 Phone:	E-Mail: DCaroselli@DVCIncorp.com
Property Owner:	
(if different than	
Address: Phone:	E-Mail:
(If applicant is not the property owner please complete 9 Northstone Rise)  Tax Map Number:  Application For:  Please describe, in detail, the proposed project:  The addition of a timber frame porch to the rear of the second s	Current Zoning:  Ommercial
<b>SWORN STATEMENT:</b> As applicant or legal agent for the about statements, descriptions, and signatures appearing on this form the best of my knowledge.	
DIC, Inc. D. Caus OO.	1/18/202) (Date)

Reset Form



# **TOWN OF PITTSFORD**

# AREA VARIANCE AUTHORIZATION TO MAKE APPLICATION

Zoning Board of Appeals - 11 S. Main Street - Pittsford, 14534 - 248-6260

If the applicant is not the owner of the subject property, this form must be completed and signed by the owner.

, Brett Car	roselli		the same of the sa
9 Northstone	o Dico	Pittsford, NY.	, the owner of the property located at: 14534
3 MOLITISTOLIA	¢ L/I96	Fittsioru, INT.	14554
	(Street)	(Town)	(Zip)
Tou Donnel #	164.15-1-66		de besete and beside
Tax Parcel #	Daminials Cassastli		do hereby authorize
DVC, Inc I	Dominick Caroselli		to make application to the
Town of Pittsf	ford Zoning Board of App	eals, 11 South Main Street, Pittsfo	rd, NY 14534 for the purpose(s) of
side setback	k variance request fo	r 9 Northstone Rise	
			(Signature of Owner)
			01/18/2021
			(Date)



Reset Form

# **NEW YORK STATE**

# STANDARDS FOR THE GRANTING OF AREA VARIANCES TOWN LAW SECTION § 267-b-3(b).

## **TESTS FOR GRANTING AREA VARIANCES**

In making its determination, the zoning board of appeals shall take into consideration the benefit to the applicant if the variance is granted, as weighed against the detriment to the health, safety and welfare of the neighborhood or community by such grant. In making such determination, the board shall also consider the following:

(Please answer the following questions to the best of your knowledge)

1. Please explain why you feel the requested variance will not produce an undesirable change in the character of the neighborhood and why a detriment to nearby properties will not be created by the granting of this area variance:

The variance request is for side setback relief from 15 feet to 11 Feet. The original subdivision sideline setbacks were 10 feet. With the zoning changes initiated in 2013, this parcels dimensions changed the side setbacks to 15 feet.

A review of neighboring properties will show an average lot size of 27,000 square feet, many of which have 10 foot sidestep backs from the original zoning.

Therefore the requested variance will be in keeping with conditions that currently exist in the surrounding properties.

2. Please explain the reasons why the benefit sought by the owner/applicant cannot be achieved by some method other than an area variance:

The position of the proposed porch is the one preferred. While it could be moved to the center of the house, and thereby eliminating the need for a variance, it is our stone preference the access the porch off the family room

Reset Form

# TESTS FOR GRANTING AREA VARIANCES (Continued)

3. Please explain	whether the requested area variance is minimal or substantial:
	is on other parcels on the street we consider this a minimal request, especially in e proposed addition is in the back of the house
	n why you feel the requested area variance will not have an adverse effect or impact on the physical ntal condition in the neighborhood or zoning district:
sideline setbacks changed the side A review of neigh have 10 foot side	uest is for side setback relief from 15 feet to XX Feet. The original subdivision were 10 feet. With the zoning changes initiated in 2013, this parcels dimensions e setbacks to 15 feet.  Aboring properties will show an average lot size of 27,000 square feet, many of which estep backs from the original zoning.  Quested variance will be in keeping with conditions that currently exist in the perties.
	Consideration of the following question shall be relevant to the decision of the Zoning Board of Appeals, but shall not necessarily preclude the granting of an area variance; difficulty self-created?
	argued this is a self created situation, it is a function of a strong design preference uire relief on the side setback

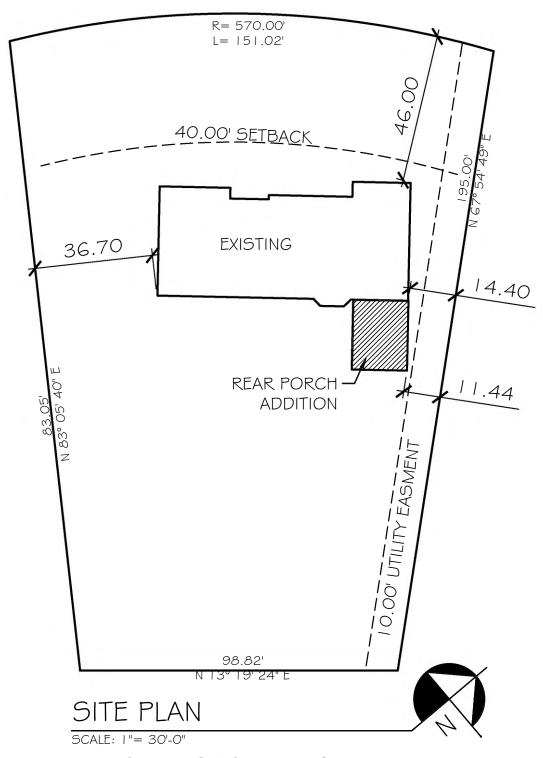
Reset Form

# Disclosure Form E

STATE OF NEW YORK COUNTY OF MONROE

TOWN OF PITTSFORD

COUNT OF MONROE				
In the Matter of				
Caroselli Residence -9 Northstone Rise -				
(Project Name)				
The undersigned, being the applicant(s) to the				
☐ Town Board ☑ Zoning Board of Appeals ☐ Planning Board ☐ Architectural Review Board				
of the Town of Pittsford, for a				
☐ change of zoning ☐ special permit ☐ building permit ☐ permit ☐ amendment				
variance approval of a plat exemption from a plat or official map				
issued under the provisions of the Ordinances, Local Laws, Rule or Regulations constituting the zoning and planning ordinances regulations of the Town of Pittsford, do hereby certify that I have read the provisions of Section §809 of the General Municipal Law of the State of New York attached to this certificate.				
I do further certify that there is no officer of the State of New York, the County of Monroe or of the Town of Pittsford or of any other municipality of which the Town of Pittsford is a part who is interested in the favorable exercise of discretion by said Board as to this application, except for those named below:				
Name(s) Address(es)				
D. Cano				
(Signature of Applicant)  (Dated)  (Dated)  (Street Address)				
(Cyty/Town, State, Zip Code)				



# 9 NORTHSTONE RISE

BRETT CAROSELLI PORCH ADDITION 01-19-2021 INFORMATION TAKEN FROM O'NEILL-RODACK LAND SURVEYING ASSOC. P.C. DRAWING DATED 12-08-2015

### A MODERN APPROACH TO TIMELESS ARCHITECTURAL DESIGN



# CAROSELLI PORCH ADDITION

9 NORTHSTONE RISE PITTSFORD, NEW YORK



# CLIENT: Brett Caroselli

# ARCHITECT:

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

# DRAWING INDEX:

TITLE SHEET

# **ARCHITECTURAL:**

T1.0

T2.0 MATERIAL & GUIDE SPECIFICATIONS

T3.0 ARCHITECTURAL ABBREVIATION & SYMBOL INDEXES

A1.0 ELEVATIONS

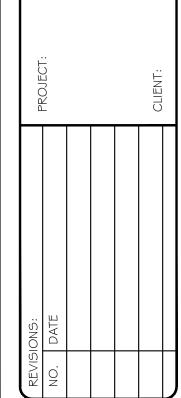
A2.0 FOUNDATION & FIRST FLOOR PLANS

A3.0 SECTIONS, INTERIOR ELEVATIONS & DETAILS

# **STRUCTURAL:**

S1.0 ROOF & CEILING FRAMING PLANS

AROSELLI PORCH ADDI 9 NORTHSTONE RISE PITTSFORD, NEW YORK



JOB NO.
A20-072

PROJECT NO.
ADDTION

PHASE:
CONSTRUCTION
DOCUMENTS

DATE: 11-3-2020

T-|

DRAWING NO.

# **GENERAL NOTES:**

These plans are protected by Federal Copyright Law. Reproduction or modification of these plans without the written consent of James Fahy Design is strictly prohibited.

- 1. Construction shall conform to the latest edition of the 2020 Residential Code of New York State. To the best of our knowledge, belief and professional judgement these plans
- and specifications are in compliance with the 2020 Energy Conservation Construction Code of New York State 2. Construction documents for this work have been prepared in accordance with generally accepted architectural and engineering practice to meet minimum requirements of the
- 3. In the event of conflict between pertinent codes and regulations and referenced standards of these drawings and specifications, the more stringent provisions shall govern. 4. Contractor shall be responsible for all materials, construction methods, craftsmanship,, procedures, and conditions (including safety).
- 5. Contractor shall verify all existing conditions, requirements, notes and dimensions shown on drawings or noted in specifications. Any variances within drawings and
- specifications, or with conditions encountered at job site, shall be reported to James Fahy Design before commencement of any work effected by such variance. 6. Contractor shall rigidly adhere to all laws, codes and ordinances which apply to this work. Contractor shall notify and receive clarification from James Fahy Design of any
- variations between contract documents and governing regulations.
- The Contractor shall make no structural changes without written approval of James Fahy Design.
- 8. James Fahy Design has not been engaged for construction supervision and assumes no responsibility for construction conformance, means, methods techniques or procedures of on-site work relating to the construction plans.
- 9. Contractor shall investigate site during clearing and earthwork operations for filled excavations or buried structures such as cesspools, cisterns, foundations, etc. If any such items are found and effect the ability to adhere to the construction documents, James Fahy Design shall be notified for revised specifications.
- 10. All manufactured materials, components, fasteners, assemblies, etc. shall be handled and installed in accordance with manufacturer's instructions and provisions of applicable industry standards. Where specific manufactured products are called for, generic equals which meet applicable standard and specifications my be used.
- 11. Construction loads shall not overload structure nor shall they be in excess of design loading indicated herein. 12. Design of electric, plumbing, and HVAC systems by others. Verify location of existing utilities / services prior to construction.

## STRUCTURAL MATERIAL SPECIFICATIONS:

..ASTM A-36,  $F_{y} = 36 \text{ ksi}$ Structural Steel.

Reinforcing Steel. ..ASTM A-615,  $F_V = 60 \text{ ksi}$ 

Wire Mesh... ..ASTM A-185, 6 x 6 10/10 WWM Reinforcing ..No. 2 Hem Fir Fb = 1075 psi (repetitive member use) E =  $1.3 \times 106$  psi Lumber..

Wood Structure Panels.. ....DOC PSI, DOC PS2 24 / 16 Roof (min.), 24 / 16 Floor (min.): or equal .......Fb = 2600 psi, \*E = 1.9 x 106 psi \* Multiplication factors apply per mfr. specs Microlams & Ganglams...

Masonry.. ...ASTM C90, Grade N-1, Fm = 1350 psi

.ASTM C270, Type S Mortar... Grout... ..ASTM C476 Fc = 2000 psi

.ASTM A307, Fy = 33 ksiBolts..

..ACI 318 (See Table R402.2 Severe Weathering Potential) Concrete..

### TABLE R402.2 (ABBREVIATED FOR SEVERE WEATHERING POTENTIAL) MINIMUM SPECIFIED COMPRESSIVE STRENGTH OF CONCRETE

MINIMON SI LEN IED COM RESSIVE STRENGTH OF CONCRETE	
TYPE OR LOCATION OF CONCRETE CONSTRUCTION	MINIMUM SPECIFIED COMPRESSIVE STRENGTH <sup>a</sup> (PSI)
Basement walls, foundations and other concrete not exposed to the weather	2,500 °
Basement slabs and interior slabs on grade, except garage floor slabs	2,500 °
Basement walls, foundation walls, exterior walls and other vertical concrete work exposed to the weather	3,000 <sup>d</sup>
Porches, carport slabs and steps exposed to the weather, and garage floor slabs	3,500 d,e,f

### For SI: 1 pound per square inch = 6.895 kPa.

- a. Strength at 28 days psi.
- c. Concrete in these locations that may be subject to freezing and thawing during construction shall be air-entrained concrete in accordance with footnote d.
- d. Concrete shall be air-entrained. Total air content (percent by volume of concrete) shall be not less than 5 percent or more than 7 percent. e. See Section R402.2 for maximum cementitious materials content.
- f. For garage floors with a steel troweled finish, reduction of the total air content (percent by volume of concrete) to not less than 3
- percent is permitted if the specified compressive strength of the concrete is increased to not less than 4,000 psi.

# **FOUNDATIONS:**

- Contractor to notify James Fahy Design if site conditions such as adverse ground water or soil conditions warrant modifications to the engineering design of the foundation.
- A. Footings may be poured neat against sides of excavations only if sloughing or raveling does not occur. B. Contractor shall be responsible for support of all temporary embankments and excavations.
- C. Backfill shall not be placed against basement foundation walls until:
  - Concrete or masonry grout has reached sufficient strength to resist damage.
  - Structural floor framing (including plywood subfloor) required to stabilize walls to complete and fully nailed and anchored or sufficient bracing is applied to

# 2. STRUCTURAL BACKFILL

A. Structural backfill shall be placed in 6-inch maximum lifts and compacted to a minimum density of 95% (under slabs - on - grade and building structure) and 90% (elsewhere) of maximum dry density at moisture content within of 3% optimum as determined by ASTM D1557.

Backfill shall be free of excessive vegetation, debris or other deleterious materials and contain no particles larger than 3 inches in diameter.

# 3. FOOTINGS:

- A. Footings shall be placed at a minimum depth of 42 inches below adjacent finished grade unless otherwise specified on the contract documents. B. Final 3 inches of excavation shall be removed by hand tool operations in order to assure undisturbed bearing surfaces.
- C. Footings shall be founded on firm, undisturbed, native soils free of frost and loose material. Footings may bear on properly engineered backfill provided settlement and / or consolidation tests performed indicate anticipated settlement will not exceed that allowed for the proposed structure
- D. Bottom surface of footings shall not slope more than 1.0 vertical to 10.0 horizontal, except as shown otherwise on drawings.
- No excavation shall be made lower and closer to any footing than 1.0 vertical to 3.0 horizontal, except as shown on drawings. F. Footings and slab-on-grade shall not be placed on muddy or frozen ground.
  - PARTIAL TABLE R405.1 PROPERTIES OF SOILS CLASSIFIED ACCORDING TO THE UNIFIED SOIL CLASSIFICATION SYSTEM

SOIL	UNIFIED SOIL				VOLUME
GROUP	CLASSIFICATION			FROST	CHANGE
	SYSTEM		DRANAGE	HEAVE	POTENTIAL
	SYMBOL	SOIL DESCRIPTION	CHARACTERISTICS <sup>a</sup>	POTENTIAL	EXPANSION <sup>b</sup>
	GW	Well-graded gravels, gravel sand mixtures, little or no fines.	Good	Low	Low
	GP	Poorly graded gravels or gravel sand mixtures, little or no fines.	Good	Low	Low
Group I	SW	Well-graded sands, gravelly sands, little or no fines.	Good	Low	Low
Group 1	SP	Poorly-graded sands or gravelly sands, little or no fines.	Good	Low	Low
	GM	Silty gravels, gravel-sand-silt mixtures.	Good	Medium	Low
	SM	Silty sand, sand-silt mixtures.	Good	Medium	Low
	GC	Clayey gravels, gravel-sand-clay mixtures.	Medium	Medium	Low
	SC	Clayey sands, sand-clay mixture.	Medium	Medium	Low
Group <b>II</b>	ML	Inorganic silts and very fine sands, rock flour, silty or clayey fine sands or clayey silts with slight plasticity.	Medium	High	Low
	CL	Inorganic clays of low to medium plasticity, gravelly clays, sandy clays, silty clays, lean clays.	Medium	Medium	Medium to Low
Cassa III	СН	Inorganic clays of high plasticity, fat clays.	Poor	Medium	High
Group III	МН	Inorganic silts, micaceous or diatomaceous fine sandy or silty soils, elastic silts.	Poor	High	High
	OL	Organic silts and organic silty clays of low plasticity.	Poor	Medium	Medium
Group <b>IV</b>	ОН	Organic clays of medium to high plasticity, organic silts.	Unsatisfactory	Madina	High
_	Pt	Peat and other highly organic soils.	Unsatisfactory Unsatisfactory	Medium Medium	High High

a. The percolation rate for good drainage is over 4 inches per hour, medium drainage is 2 inches to 4 inches per hour, poor is less than 2 inches per hour. b. Soils with a low potential expansion typically have a plasticity index (PI) of 0 to 15, soils with a medium potential expansion have a PI of 10 to 35 and soils with a high potential expansion have a PI greater than 20.

# **CONCRETE:**

- All reinforced concrete shall be furnished and installed in accordance with the current ACI-318 "Building Code Requirements for Reinforced Concrete".
- In on-grade concrete slabs the welded wire fabric reinforcement (when required) shall be located midway in the slab thickness
- All exterior concrete to be air entrained.
- Provide concrete reinforcing bars at footing locations where soil is engineered fill. Bars shall be 2 no. 4 bars, at the bottom with a minimum of 3" concrete cover, unless noted otherwise. Concrete reinforcing bars are not required at footings bearing on undisturbed soil with a bearing capacity of 2000 psf unless noted otherwise on the
- 5. Provisions must be taken to protect all concrete work from frost damage with special attention paid to footings and other on grade construction prior to backfilling and enclosing the building.
- 6. Anchor bolts shall conform to ASTM A-307 and shall be 1/2" diameter and 10" long unless otherwise noted (u.o.n.). Placement of anchor bolts shall be: 12" from plate end,
- 6'-0" o.c. maximum intermediate spacing, minimum 2 bolts per bearing plate section. Provide 6 mil polyethylene vapor barrier membrane complying with ASTM D 2103 where indicated on drawings.

### MILD STEEL REINFORCEMENTS FOR CONCRETE AND MASONRY:

- 1. Mild steel reinforcement for concrete and masonry construction shall conform to ASTM-A615 Grade 60. Ties, stirrups, and hoops shall conform to ASTM A615-87, Grade
- 2. Welded wire fabric shall conform to ASTM A185 in as long lengths as practical.

# 3. SPLICES:

A. Reinforcement in concrete and masonry shall have lap lengths as follows, unless otherwise specified on drawings: Length in Concrete Length in Masonry

2'-6"

3'-3"

2'-0" 2'-6"

C. Reinforcement shall be bent cold.

D. Reinforcement shall not be welded.

# 4. PLACING:

- A. Reinforcement shall be accurately placed and adequately supported by concrete, metal, or other approved chairs, spacers, or ties, and secured against displacement during concrete or grout placement. Tack welding is not allowed.
- B. Except where shown otherwise on structural drawings, reinforcement in concrete shall have concrete cover as follows:
  - Concrete deposited against earth.....3" • Formed concrete against earth.....2"
  - Exterior faces of walls...

B. Welded wire fabrics shall be lapped one grid width plus 2"

.3/4" Interior faces of walls... ...3/4" • To top of slabs on grade...

### **WOOD:**

### 1. MATERIALS:

- A. All woods and wood construction shall comply with specifications and codes with modifications as specified herein:
  - American Institute of Timber Construction: (Standard Manual) National Forest Products Association: National Design Specifications for Wood Construction.
- Southern Pine Inspection Bureau: Standard grading rules for Southern Pine Lumber. 4. Truss Plate Institute: Design Specifications for Light Metal Plate Connected Wood Trusses (TPI-71)
- 5. U.S. Department of Commerce N.I.S.T. PS-1 & PS-2
- American Plywood Association: Guide to Plywood for Floors, Plywood Sheathings for Walls and Roofs.
- American Wood Preservers Association Standards. B. All structural lumber shall be Hem Fir #2 (minimum) stress grade lumber unless noted otherwise.
- Fb = 1075 psi; Fv = 150 psi; E = 1,300,000 psiRepetitive member value may vary due to member size per National Forest Products Association specifications. C. All structural lumber shall be stamped in accordance with the American Institute of Timber Construction 'Construction Manual'
- D. Grade loss resulting from effects of weathering, handling, storage, resawing or dividing lengths will be cause for rejection. E. All plywood shall be identified by grade mark of an approved inspection agency and shall be Standard C-D, Flat interior with ext. glue unless otherwise specified on
- Wood structural panels shall conform to the requirements of DOC PS-1 & PS-2 and be identified by a grade mark of an approved inspection agency.
- G. Wood which is in contact with concrete, masonry, within 0'-8" of grade or exposed to the exterior shall by pressure preservative treated. all fasteners, joist hangers and
- flashings shall be hot dip galvanized, stainless steel or approved by the manufacturer for use with pressure preservative treated wood. H. All headers at non-bearing conditions shall be as follows: (unless otherwise noted)

opening size header size up to 6'-0" 2-2x8

- 6'-0" to 9'-0" 2-2x10 I. Locate double floor joist under all interior partitions running parallel to framing under plumbing fixtures and at floor openings. Provide 1x3 mid-span cross bridging at all floor joists and spans. Double floor joists under parallel partitions over 8'-0" in length.
- J. Design of wood trusses by others. Manufacturer to have truss design reviewed and certified by an Architect or Professional Engineer licensed in the state of New York prior to fabrication. See Truss Manufacturers specification for details.

## 2. CONNECTIONS:

1. Minimum nailing requirements for standard connections unless specifically shown or noted otherwise

ITEM	NO. OR C/O OF NAILS	SIZE OF NAIL BOX OR COMMON
Joint		
toe nail to plates, sill or girder	3	8d
To parallel alternate joints	3 3	16d 16d
At laps overbearing, face nail	3	100
Studs		
End nail to plates	2	16d
Or toe nail 2 each side	4	8d
T. D.		
Top Plates	16" o/c	16d
Spike together Laps & intersections, face nail	2	16d 16d
Laps & intersections, face than	Z	100
Blocking		
to plate	2	16d
or toe nail	4	8d
Toe joist each side	2	16d
or toe nail	4	8d
Bridging		
Toe nail to joist, each end	2	8d
	_	<u> </u>
Studs		
Corner, angle or multiple	24" o/c	16d
2" x Laminated beams		
Lintels spike together	16" o/c	16d
Zintelis spine together	10 6/6	100
Double Joists or Headers		
Spike together, along each edge	16" o/c	16d
Physical Shoothing and Sub floor		
Plywood Sheathing and Sub-floor Nailing at edges of each sheet 3/8" thick	6" o/c max.	8d
Nailing at edges of each sheet 1/2 & 5/8" thick	6" o/c max.	10d
raining at eages of each shoot 1/2 to 5/6 thick	o or o max.	100

# At interior of each sheet space nails 10" o/c for 3/8" and 1/2" thick plywood

- B. Sheathing shall be nailed as follows, except where shown otherwise:
- 1. Roof sheathing: 8d common at 6" o/c at all supported edges and at 12" o/c at interior supports. 2. Floor sheathing: 8d common at 6" o/c at all supported edges and at 10" o/c at interior supports.
- Nail wood sheathing direct to framing: 10d common at 6" o/c all panel edges and at 10" o/c at all interior studs. C. All manufactured connection hardware designated on drawings shall be nailed in strict conformance to manufacturer's instructions.
- D. All steel connection assembly details on drawings shall be fabricated from ASTM A36 steel in conformance with applicable requirements of AISC 'Specification for the design Fabrication and Erection of Structural Steel for Building'. Welding shall conform to AMS D1.1-86.
- E. Install lag screws in drilled lead holes with a diameter equal to 3/4 of the shank diameter (lag screws shall not be hammered in). Wax or soap lag screws. Provide washers under heads bearing on wood. Holes shall be properly aligned.
- . Bolt holes shall be drilled 1/16" larger than bolt diameter. Provide washers under all bolt heads and nuts bearing on wood. Holes shall be properly aligned.
- G. In no case shall misalignment be allowed which prevents proper bearing or alignment of members. Oversize holes shall not be allowed. Bolts shall be ASTM A307 bolts. Nuts shall be tightened snug.

# 3. INSTALLATIONS

- A. All stud walls shown on drawings shall have studs placed at 16" o/c, except where shown otherwise
- B. Top plates shall be doubled on all stud walls. C. Cripples under headers shall be continuous to sole plate.
- D. Block all stud walls as required for sheathing.
- E. Beams, girders, and joists supporting bearing walls or other concentrated loads, shall not be notched unless specified. Joists, except as above, may be notched no deeper than 1/6 the depth provided such notch is located within 1/3 span from face of support. Saw cuts for notches shall not overrun depth of notch. Holes in joists, beams and girders shall not be larger in diameter than 1/3 the depth of member and shall be located within center half of the span. All holes shall be centered within depth of member with a minimum of 2" lumber remaining above and below drill hole. Holes and notches in studs shall be located within 1/3 of height from either top or bottom, but no closer than 8" from plates. Holes and notches in studs shall not exceed 1/4 of the stud width. Holes bored through studs may not exceed 40% of stud width and be no closer than 5/8" to
- edge of stud. Joists, rafter, and decking shall not be cut and headed or displaced to provide for openings in roofs or floors, except as detailed on drawings.

G. Install all horizontal members with crown up. All beam and joist intersections to receive galvanized joist / beam hangers.

- H. All members in bearing shall be accurately cut and aligned so that full bearing is provided without use of shims. Bearing posts shall have full blocking or support under. All rafters shall be notched for full bearing at all supports unless otherwise specified.
- All joists shall have a minimum of 2" bearing at supports unless otherwise specified.
- K. All wood wall sheathing shall be applied as follows: center vertical joints over studs, Nail top of panels to double top plate, and nail bottom of panels to anchored sill plate. Apply gypsum board so that end joists of adjacent courses do not occur over the same stud.
- Plywood sub-floor and roof sheathing: Install with face grain at right angles to supports, continuous over two or more spans. Allow minimum space 1/16" between end joints
- and 1/8" at edge joints for expansion and contraction of panels. Plywood decking shall also be continuously glued and nailed to all joists, rafters or trusses.

# **R302.11 FIREBLOCKING**

In combustible construction, fire-blocking shall be provided to cut off both vertical and horizontal concealed draft openings and to form an effective fire barrier between stories, and between a top story and the roof space

Fireblocking shall be provided in woodframed construction in the following locations:

1. In concealed spaces of stud walls and partitions, including furred spaces and parallel rows of studs or staggered studs, as follows: 1.1 Vertically at the ceiling and floor levels.

1.2 Horizontally at intervals not exceeding 10 feet (3048 mm). At interconnections between concealed vertical and horizontal spaces such as occur at soffits, drop ceilings and cove ceilings.

In concealed spaces between stair stringers at the top and bottom of the run. Enclosed spaces under stairs shall comply with Section R302.7. 4. At openings around vents, pipes, ducts, cables and wires at ceiling and floor level, with an approved mate-rial to resist the free passage of flame and products of

combustion. The material filling this annular space shall not be required to meet the ASTM E 136 require-ments. 5. For the fireblocking of chimneys and fireplaces, see Section R1003.19.

6. Fireblocking of cornices of a two-family dwelling is required at the line of dwelling unit separation.

# **R302.12 DRAFTSTOPPING:**

In combustible construction where there is usable space both above and below the concealed space of a floor-ceiling assembly, draftstops shall be installed so that the area of the concealed space does not exceed 1,000 square feet (92.9 m2). draftstopping shall divide the concealed space into approximately equal areas. where the assembly is enclosed by a floor membrane above and a ceiling membrane below, draftstopping shall be provided in floor-ceiling assemblies under the following circumstances:

1. Ceiling is suspended under the floor framing. 2. Floor framing is constructed of truss-type openweb or perforated members.

# **FINISHES:**

A. Provide 5/8" type 'X' wall board at fire-resistance assemblies where indicated. Strict compliance with products and installation of wallboard per the fire-rated assembly test indicated must be provided, as noted.

Note: Type 'X' is a generic term. See referenced tests for actual wall board specifications to be provided.

### THERMAL & MOISTURE PROTECTION:

- 1. The following specification shall govern with modifications as specified herein: American Society of Heating, Refrigerating and Air Conditioning Engineers (ASHRAE)
- Handbook of Fundamentals. 2. Install flashing and sheet metal in compliance with Architectural Sheet Metal Manual by SMACNA.
- 3. Aluminum flashing shall conform to ASTM B 209 4. Provide and install flashing at all roof to wall conditions, projections of wood beams through exterior walls, exterior openings, and elsewhere as required to provide
- watertight / weatherproof performance as specified in section R703 & R903 of the 2020 RCNYS.
- Siding shall be installed according to manufacturer's printed instructions and shall include all accessories required for a complete installation. 6. Roof valley linings shall be installed in accordance with manufactures installation instructions before applying shingles
- A. Open Valleys: metal linings shall be at least 24" wide of approved corrosion resistant metals of Table R905.2.8.2 of the 2020 RCNYS. 2-plies of mineral surface rolled roofing complying with ASTM D249. Bottom layer 18" and top layer 36" wide.
- B. Closed Valleys: 1 ply smooth roll roofing complying with ASTM D224 Type II or III 36" (min.) wide. 7. Shingles shall be fastened according to manufacturer's printed instructions. Provide one layer of 15 lb. (min. ) building felt under shingles unless otherwise specified. Ice and
- water shield shall be installed beneath shingles extending from eaves edge to a point at least 24" inside the exterior wall line of the structure. 8. Enclosed attic spaces and roof rafters shall have cross ventilation for each separate space by ventilating openings protected against the entrance of rain. The net free ventilating areas shall 1/150 of the area of the vented space unless otherwise noted. Provide continuous ridge vents and soffit vents per plan, installed to manufacturers
- printed instructions. 9. Provide and install ceiling and exterior wall insulation with draft facing per plan. 10. In all framed walls floors and roof / ceilings comprising elements of the building thermal envelope a vapor retarder shall be installed on the warm in winter side of the
- 11. All locations indicated on Drawings, unless otherwise noted and wherever air, water, or dust may infiltrate between construction members shall be caulked. Set exterior edges of all exterior thresholds in caulking to provide weather tight seal.
- 12. Provide seamless k gutters and downspouts connected to storm sewer system or non-erosive splash pads at grade. Include all accessories required for a complete installation. 13. The design, materials, construction and qualities of roof assemblies shall be in compliance with the provisions set forth in 2020 RCNYS Chapter 9 and with applicable
- manufacturers specifications. 14. The wall area above built-in tubs with installed shower heads and in shower compartments shall be constructed of smooth, noncorosive and non absorbent waterproof materials to a height of not less than 6 feet above the room floor level and not less than 70 inches where measured from the compartment floor at the drain. Such walls shall
- form a water-tight joint with each other and with either the tub, receptor or shower floor. 15. P2603.5 A water, soil, or waste pipe shall not be installed outside of the building, in exterior walls, in attics or crawl spaces or in any other place subject to freezing temperatures unless adequate provision is made to protect it from freezing by insulation, heat, or both.
- 16. Insulation materials, including facings such as vapor retarders or vapor permeable membranes installed within floor-ceiling assemblies, roof-ceiling assemblies, wall assemblies, crawl/basement spaces and attics shall have a flame spread index not to exceed 25 with an accompanying smoke developed index not to exceed 450 when tested in accordance with ASTME 84. When installed in concealed spaces (ie. drywall covered framing cavity) the flame spread and smoke developed index limitations do not apply to the facings.

- 1. Contractor shall provide all labor, materials, and equipment necessary to install plumbing, related fixtures, ventilation of, roof and floor drains, heating and air conditioning. All work shall comply with applicable Federal state and local codes and ordinances. Subcontractors shall coordinate work with all other trades. Terminal hookup of all fixtures and tap in to all utilities is required. Contractor shall install and check all pressure reducing valves, pop off valves and other safety hookup of all fixtures and tap in to
- all utilities is required. Contractor shall install and check all pressure reducing valves, pop off valves and other safety devices prior to operations of system. 2. 2020 ECCC of NYS Section R403.6 mechanical ventilation (mandatory). The building shall be provided with ventilation that meets the requirements of The Residential code of New York State or The Mechanical code of New York State, 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.
- 3. All bathrooms, water closet compartments, or similar rooms without natural ventilation shall be provided with mechanical ventilation in conformity with Section R303.3 of The 2020 RCNYS. The minimum ventilation rate shall be 50 cfm for intermittent ventilation or 20 cfm for continuous ventilation. Ventilation air from the space shall be exhausted directly to the outside.
- 4. All equipment and appliances shall be installed in accordance with the 2020 RCNYS Chapter 13 and manufacturers installation instructions. Instructions shall be made available to the code enforcement official. 5. Vented gas fireplace (decorative) shall be listed, labeled, and installed in accordance with ANSI Z21.50, 2020 RCNYS Chapter 24 and the manufacturer's instructions. Instructions shall be available on site for building inspector. Appliance shall be equipped with a flame safeguard device in accordance with Section G2432.2 of the 2020
- 6. Automatic garage door openers shall be listed in accordance with UL32. 7. Clothes dryers shall be exhausted in accordance with the manufacturer's instructions and comply with the requirements of 2020 RCNYS G2439.

**ELECTRICAL:** 1. Contractor shall provide and install all labor, materials, and equipment necessary to install wiring, related fixtures, electric heat elements, and control. All work shall comply

with National Electrical Code and the Provisions of Part VIII of the IRC. Subcontractor shall coordinate work with all other trades. Terminal hookup is required of all fixtures and appliances, motors, fans, and controls. 2. Electrical system layouts, if included in construction documents, are generally diagrammatic, locations of outlets and equipment is approximate. Exact routing of wiring,

locations of outlets shall be governed by structural conditions and obstructions. Wiring for equipment requiring maintenance and inspection shall be readily accessible.

# STRUCTURAL LOADING DESIGN CRITERIA:

Live Load Loads, psf Deflective

Location	Live	Dead	<u>Limit</u>
st Floor	40	15	L/360
2nd Floor (sleeping)	30	10	L/360
2nd Floor (non-sleeping	) 40	10	L/360
Attic (no storage)	10	5	L/240
Attic (light storage)	20	10	L/240
Roof (w/finished clg.)*	50	20	L/240
Roof (no finished clg.)*	40	15	L/180
Decks	40	10	L/360

\*Roof live loads based on 50 psf ground snow load w/

\*Value may be increased if site specific soil classification

reduction factors per ASCE 7 for sloped roofs. Assumed Safe Soil Bearing......\*2000 psf at min. 48 inches below finished grade

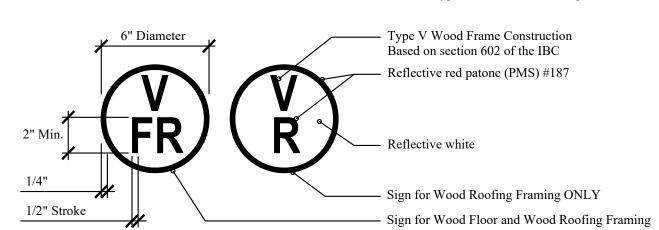
or load bearing test data is available.

REFERENCED STANDARDS ORGANIZATIONS A.C.I. American Concrete Institute 2240 W. 7 Mile Rd., Box 19150, Redford Station Detroit, MI 48219, Phone: (313) 532-2600.

A.I.T.C. American Institute for Timber Construction 333 W. Hampden Ave., Englewood, CO 80110 Phone: (303) 761-3212. AA.S.T.M. <u>American Society for Testing and Materials</u> 1916 Race St., Philadelphia, PA 19103 Phone:

(215) 299-5400. D.O.C. <u>United States Department of Commerce</u> National Institute of Standards Technology Gaithersburg, MD 20899

TRUSS IDENTIFICATION SIGN • Identification of floor and roof truss construction shall be provided by sign or symbol and shall be affixed to the exterior wall of the residential structure in compliance with 19 NYCRR PART 1265. Residential Structures with Truss Type Construction, Pre-Engineered Wood Construction and/or Timber Construction.



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**REVISIONS** NO. DATE BY DESCRIPTION

# PROJECT:

COVERED PORCH CAROSELLI RESIDENCE 9 NORTHSTONE RISE PITTSFORD, NEW YORK

BRETT CAROSELLI

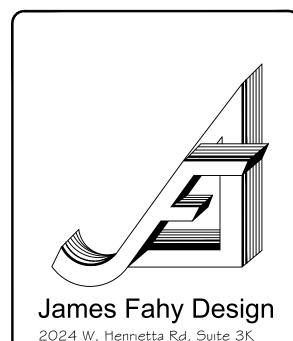
DRAWING TITLE: MATERIAL & GUIDE

SPECIFICATIONS

11-3-2020

CONSTRUCTION DOCUMENTS

JOB NO. PROJECT NO. A20-072 ADDITION DRAWN BY: DRAWING NO: CRB CHECKED BY:



Rochester, New York 14623

e-mail: info@jamesfahy.com website: www.jamesfahy.com

tel: 585-272-1650

# **ARCHITECTURAL ABBREVIATION INDEX**

GWB. GYPSUM WALL BOARD

SCH.   ABOVE   FINDER   FLOOR   D.L.   DEAD (AAD   LAND   CAP   FINDER   CAP   FINDER   CAP   CAP   FINDER   CAP	SCHEDULE SECTION SELF CLOSING SHEET SHEET METAL
ACCESS PANEL   DEC.   DECORATIVE   HGR.   HANGER   NOM.   NOMINAL   5 C.	SELF CLOSING SHEET
ACUUSTICAL   DP.   DEEP	SHEET
ACLT	
ADJACENT   DET   DETAIL   HDVD, HARDWOOD   N.T.5, NOT TO SCALE   SH. NDJ ADJUSTABLE   DIAG, DIAGRAM   HDVR. HEADER   N.O. NUMBER   SH. NGGR. AGGR. AGGREGATE   DIM. DIMENSION   HVAC   HEATING VENTILATING AIR   ST. NOT TO SCALE   SH. NDJ STALE   ST. NDJ	SHFFT NAFTAI
ADJUSTABLE   DIAG.   DIAG.   DIAG.   DIAG.   DIAG.   AGRENATE   DIM.   DIMENSION   HVAC   HEATING VENILATING AIR   S.L.	
XGGR.         AGGREGATE         DIM.         DIMENSION         HVAC         HEATING VENTILATING AIR         5_L           NC.         AL CONDITIONING         DIN.         DIN.         DINING         CONDITIONING         O.C.         ON CENTER         9IM.           NLT.         ALTERNATE         D.V.         DIRECT VENT         H.T.         HEGHT         OPRG.         OPRING         5_L           NLCH.         ALL ALUMINUM         DW.         DISHWASHER         H.         HIC         HOLOW CORE         O.S.B.         OPTION, OPTIONAL         S.D.           NICH.         ANCHOR         DR.         DOUBLE HUNG         H.K.         HOLOW METAL         O.Y.         OPTION, OPTIONAL         S.D.           NICH.         APPLIED         D.H.         DOUBLE HUNG         H.M.         HOLOW METAL         O.Y.         OVER.         S.C.           NIPL.         APPLIED VALLEY         DWR.         DRAWING         H.R.         HORZONTAL         OH.         OVERHEAD DOOR         SIL           NIPL.         APPLIED VALLEY         DWR.         DRAWING         H.R.         HOUR METAL         OY.         OVERHEAD DOOR         SIL           NEED.         APPROXIMATE         DWG.         DRAWING         H.R.	SHELF
N.   AIR CONDITIONING	SHOWER
V.C.   AIR CONDITIONING   DIN.   DIN.   DIN.   DIN.   DIN.   DIN.   DIN.   DIN.   DIN.   DIR.   CONDITIONING   D.C.   ON CENTER   SIM.	SIDE LIGHT
ALT. ALTERNATE D. V. DIRECT VENT HT. HEIGHT OPNG, OPENING 9.L. ALUMINUM DW. DW. DISHWASHER H. HIGH EFFICIENCY OPT. OPTION, OPTIONAL 9.D. N.C. ANCHOR BOLT DBL. DOUBLE HUNG HILEFF. HIGH EFFICIENCY OPT. OPTION, OPTIONAL 9.D. N.C. ANCHOR BOLT DBL. DOUBLE HUNG HIM HOLLOW CORE 0.5.B. ORIENTED STRAND BOARD 9.OF. ANCHOR BOLT DBL. DOUBLE HUNG HIM HOLLOW METAL 0/0 VER S.C. OXERS DB. DOWN H.B. HOSE BB OA. OVERALL 5. ANCHOR BOLT DW. DOWN H.B. HOSE BB OA. OVERALL 5. ANCHOR BOLT DW. DOWN H.B. HOSE BB OA. OVERALL 5. ANCHOR BOLT DW. DOWN H.B. HOSE BB OA. OVERALL 5. ANCHOR DB. DR. DOWN H.B. HOSE BB OA. OVERHEAD 9.FEC. APPEX. APPROXIMATE DWG. DRAWING H.R. HOUR OH. OVERHEAD 9.FEC. APPEX. APPROXIMATE DWG. DRAWING H.R. HOUR OH. OVERHEAD DOOR 5.L. ARCHITECT DSG. DRESSING OH. N. DRYWALL IN. INCH 18.9B. ASBESTOS D.F. DRINKING POUNTIAN INSUL. INSULATION FR. PAIR 5.TD. ASBESTOS D.F. DRINKING POUNTIAN INSUL. INSULATION FR. PAIR 5.TD. ANTRY 5.T. AUTO. AUTOMATIC D.O. DUPILICATE OF I.C. IRONING BOARD P.H. PART HOLDER 9.5. ASBESTOS D. D.F. DRINKING POUNTIAN INSUL. INSULATION JOINT PL. PARE HOLDER 9.5. ASBESTOS D.O. DRESSING PAIR SALE DATE. DRY. DRYBER DATE DATE. DRY. DRYBER DATE DATE. DRY DRYBER DATE DATE. DRY DRYBER DATE DATE. DRY DRYBER DATE. DRYBER D	SIMILAR
AL         ALUMINUM         DW.         DISHWASHER         H.         HIGH         OPP.         OPPOSITE         SCD.           NNCH, ANCHOR BOLT         DR.         DOOR         HILEFF.         HIGH EFFICIENCY         OPT.         OPTION, OPTIONAL         9.D.           AND.         ANCHOR BOLT         DBL.         DOUBLE HUNG         HM         HOLLOW CORE         0.5.B.         ORIENTED STRAND BOARD         50F.           AND.         ANDIZED         D.H.         DOUBLE HUNG         HM         HOLLOW METAL         O/         OVER LA         5.C.           AV.         APPILED VALLEY         DWR.         DRAWER         HORZ.         HORIZONTAL         OH.         OVERHEAD DOOR         91.           AV.         APPILOZIMATE         DWR.         DRAWER         HORIZ.         HORIZONTAL         OH.         OVERHEAD DOOR         91.           AVEN.         ARCHITECTURAL         DW.         DRAWER         HORIZ.         HORIZONTAL         OH.         OVERHEAD DOOR         91.           ARCH.         ARCHITECTURAL         DW.         DRYWALI         IN.         HOUR         NO.         OVERHEAD DOOR         91.           ARCH.         ASBABSTOS         D.F.         DRIVERSAL         IN.	SKYLIGHT
ANCHOR   DR	SLIDING GLASS DOOR
AB	SMOKE DETECTOR
ANODIZED	SOFFIT
APPLIED	
A.V. APPLED VALLEY DWR. DRAWER HORIZ. HORIZONTAL OH. OVERHEAD SPEC. APPROXIMATE DWG. DRAWING HR. HOUR OH.DR. OVERHEAD DOOR SL. ARCH. ARCHITECT DSG. DRESSING OH. OVERHEAD DOOR SL. ARCH. ARCHITECTURAL DW. DRYWALL IN. INCH ASB. ASBESTOS D.F. DRIKKING POUNTIAN INSUL. INSULATION PR. PAIR STD. ASPH. ASPHALT DRY. DRYER INT. INTERIOR PAINT. PAINTRY ST. AUTO. AUTOMATIC D.O. DUPLICATE OF I.C. IRONING BOARD P.H. PAREH HOLDER S.S. AVERAGE  BALC. BALCONY E EAST JB. JAMB PART. PARTICLE BOARD STYRO. BRAING BEARING ELEV. ELEVATION JT. JOINT PERM. PERM. PERMETER SUSP. BASHMIS BEARING ELEV. ELEVATION JT. JOINT PERM. PERM. PERMETER SUSP. BASHMIS BEDROOM ENCL. ENCLOSURE  BILD. BILDINGUS PAIR. K.F. K.F. K.F. K.F. K.F. K.F. K.F. K.	SOLID CORE
APPROXIMATE	SOUTH
ARCH. ARCHITECT D5G, DRESSING JW. DRYWALL IN. INCH ARCH. ARCHITECTURAL DW. DRYWALL IN. INCH ASB. ASDESTOS D.F. DRINKING FOUNTIAN INSUL. INSULATION PR. PAIR 9TD. ASPH. ASPHALT DRY. DRY. DRYER INT. INTERIOR PANT. PANTRY ST. AUTO. AUTOMATIC D.O. DUPLICATE OF I.C. IRONING BOARD P.H. PAFER HOLDER S.S. AVG. AVERAGE  EA. EACH  EA. EACH  EA. EACH  EA. EAST JB. JAMB PART. PARTIBLE BOARD STOR. ASRIC. BALCONY E EAST JB. JAMB PART. PARTIBLE BOARD STOR. ASRIC. BASEMENT ELEC. ELECTRIC JAN. JANITOR PERF. PERFORATED STYRO. ASRIC. BEAN ELEV. ELEVATOR JT. JOINT PERM. PERMETER SUSP. ASM. BEAM ELEV. ELEVATOR JST. JOIST P.S. PLANT SHELF ASTW. BETWEEN ENT. ENTRANCE KIT. KITCHEN P.LS. PLAST TEMP. BITUM. BITUMINOUS ENT. CT. ENTERTAINMENT CENTER K.S. KNEE SPACE PLT. PLATE HEIGHT THK. BITUM. BICOK EQUIP. EQUIPMENT K.G. K.SHAPE GUTTER PLUMB. PLUMBING T&G. BOARD E.T.R. EXISTING INDEX BOARD E.T.R. EXISTING INDEX BOARD E.T.R. EXISTING INDEX BOARD E.T.R. EXISTING INDEX BOARD EXP. JET. DAYS INDEX BOTTOM OF EXP. EXPANSION JOINT LAUN. LAUNDRY P.L. POINT LOAD T.O.S.	SPECIFICATION
ARCH. ARCHITECTURAL DW. DRYWALL IN. INCH ASB. ASBESTOS D.F. DRINKING FOUNTIAN INSUL. INSULATION PR. PAIR STD. ASPH. ASPHALT DRY. DRYER INT. INTERIOR PANT. PANTRY ST. AUTO. AUTOMATIC AUTOMATIC AVERAGE  EA. EACH BALCONY E EAST BASEMENT ELEC. ELECTRIC BASM. BEAM BEAM BEAM BEAM BEAM BEAM BEAM BEAM	SPRINGLINE
ASB. ASBESTOS D.F. DRINKING FOUNTIAN INSUL. INSULATION PR. PAIR STD. ASPHALT DRY. DRYER INT. INTERIOR PANT. PANTRY ST. ANTONATIC D.O. DUPLICATE OF I.C. IRONING BOARD P.H. PAPER HOLDER S.S. AVG. AVERAGE  EA. EACH  EA. EACH  EA. EACH  STD. ANTONATIC D.O. DIPLICATE OF I.C. IRONING BOARD P.H. PAPER HOLDER S.S. AVG. AVERAGE  EA. EACH  EA. EACH  EA. EACH  EA. EACH  EA. EACH  STW. DAYNO STRUCT.	SQUARE
ASPHL ASPHALT DRY. DRYER INT. INTERIOR PANT. PANTRY ST. AUTO. AUTOMATIC D.O. DUPLICATE OF I.C. IRONING BOARD P.H. PAPER HOLDER S.S. AVG. AVERAGE  EA. EACH  EA. EAST  BASEMENT ELEC. ELECTRIC JAN. JANITOR PERP. PERPORATED STYRO. BARG. BEARING  BEAN ELEVATION JT. JOINT PERM. PERMETER SUSP. BASEMEN BEDROOM ENCL. ENCLOSURE  BITUM. BITUMINOUS ENT. CENTER INTERINMENT CENTER K.S. KNEE SPACE  BLOCK EQ. EQUIP. EQUIPMENT  K.G. K.SHAPE GUTTER  BICK. BLOCK EQ. EQUIPMENT  BLOCK EQ. EQUIPMENT  K.G. K.SHAPE GUTTER  BLOCK EQ. EQUIPMENT  BLOCK EQ.	SQUARE FOOT
AUTO. AUTOMATIC AVERAGE  EA. EACH  EA. EACH  BALCONY  BASEMENT  BEARING  BEARITION  STRUCT.  BYRO.  STRUCT.  JANIN JANITOR  PERF. PERFORATED  STRUCT.  STRUCT.  SUBSP.  BYRO.  STRUCT.  STRUCT.  STRUCT.  SITUM.  JOINT  PERR. PERFORATED  STRUCT.  STRUCT.  STRUCT.  STRUCT.  STRUCT.  STRUCT.  STRUCT.  STRUCT.  STRUCT.  JOINT  PERR. PERFORATED  STRUCT.  STRU	STANDARD
AVG. AVERAGE  EA. EACH  EA. EACH  BALCONY  E EAST  BASEMENT  BASEMENT  BEARING  BELEV. ELEVATION  BELEV. ELEVATOR  BOTH	STAIN
AVG. AVERAGE  EA. EACH  EA. EACH  BALCONY  E EAST  BASEMENT  BASEMENT  BEARING  BELEV. ELEVATION  BELEV. ELEVATOR  BOTH	STAINLESS STEEL
BALC. BALCONY E EAST JB. JAMB PART. PART.ID. PARTICLE BOARD STOR. BASHT. BASEMENT ELEC. ELECTRIC JAN. JANITOR PERF. PERFORATED STYRO. BRG. BEARING ELEV. ELEVATION JT. JOINT PERM. PERM. PERMETER SUSP. BM. BEAM ELEV. ELEVATOR JST. JOIST P.S. PLANT SHELF BORM BEDROOM ENCL. ENCLOSURE BITUM. BITUMINOUS ENT.CTR. ENTERTAINMENT CENTER K.S. KNEE SPACE PLAY BLK. BLOCK EQ. EQUAL K.D. KNOCK DOWN PLT.HT. PLATE HEIGHT THK. BLKG. BLOCKING EQUIP. EQUIPMENT K.G. K.SHAPE GUTTER PLUMB. PLUMBING T&G BOARD E.T.R. EXISTING TO REMAIN BOTTOM OF EXP. EXISTING LAWIN JOINT LAUN. LAUNDRY P.L. POINT LOAD T.O.ST.	STEEL
BALC. BALCONY E EAST JB. JAMB PART. PARTITION STRUCT. BOMT. BASEMENT ELEC. ELECTRIC JAN. JANITOR PERF. PERFORATED STYRO. BRG. BEARING ELEV. ELEVATION JT. JOINT PERM. PERIMETER SUSP. BORM BEDROOM ENCL. ENCLOSURE BTW. BETWEEN ENT. ENTRANCE KIT. KITCHEN PLAM PLASTIC LAMINATE TV. BITUMI. BITUMINOUS ENT.CTR. ENTERTAINMENT CENTER K.S. KNEE SPACE PLT. PLATE HEIGHT THK. BLK. BLOCK EQ. EQUAL K.D. KNOCK DOWN PLT.HT. PLATE HEIGHT THK. BLK. BLOCKING EQUIP. EQUIPMENT K.G. K.SHAPE GUTTER PLUMB. PLUMBING T&G. BOT. BOTTOM EXIST. EXISTING TO REMAIN BOTTOM FX.ST. EXISTING LAMINATE T.O.FND. BOTTOM EXIST. EXISTING LAMINATE PT. POCKET T.O.FND. BALGONY PREMICTOR PARTITION STRUCT. BALGONY PART. PARTITION STRUCT. BALGONY PERF. PERFORATED STIYCO. BOTTOM FERM. PERF. PERFORATED STIYCO. BOTTOM FROM EXIST. EXISTING LAMINATE PT. POOKET T.O.FND. BALGONY PART. PARTITION STRUCT. BALGONY PART. PARTITION STRUCT. BALGONY PERF. PERFORATED STIYCO. BALGONY PLEVAN SHEELEN SUIST. BALGONY PART. PARTITION STRUCT. BALGONY PART. PART. PARTITION STRUCT. BALGONY PART.	STORAGE
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BRG. BEARING BEAM BEAM BEAM BEDROOM BEDROOM BETWEEN BITUMINOUS BITUMINOUS BLOCK BLOC	STYROFOAM
BEAM BEAM BEDROOM BEDROOM BETWEEN BITUMINOUS BITUMINOUS BEQUIP BEQUIP BEQUIP BETT.R. B	
BEDROOM BEDROOM ENCL. ENCLOSURE FLAST PLASTER TEL.  BY BETWEEN ENT. ENTRANCE KIT. KITCHEN P.LAM PLASTIC LAMINATE TV.  BITUMINOUS ENT.CTR. ENTERTAINMENT CENTER K.S. KNEE SPACE PLT. PLATE HEIGHT THK.  BLK. BLOCK EQ. EQUAL K.D. KNOCK DOWN PLT.HT. PLATE HEIGHT THK.  BLK. BLOCKING EQUIP. EQUIPMENT K.G. K.SHAPE GUTTER PLUMB. PLUMBING T&G  B.D. BOARD E.T.R. EXISTING TO REMAIN PW. PLYWOOD T.O.BLK.  BOT. BOTTOM EXIST. EXISTING LINDG. LANDING PKT. POCKET T.O.FND.  B.O. BOTTOM OF EXP. EXPANSION LAM. LAMINATE PT. POINT T.O.PLT.  BRIDG. BRIDGING EXP. JT. EXPANSION JOINT LAUN. LAUNDRY P.L. POINT LOAD T.O.S.	SUSPENDED
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BLK. BLOCK EQ. EQUAL K.D. KNOCK DOWN PLT.HT. PLATE HEIGHT THK. BLKG. BLOCKING EQUIP. EQUIPMENT K.G. K.SHAPE GUTTER PLUMB. PLUMBING T&G BD. BOARD E.T.R. EXISTING TO REMAIN BOT. BOTTOM EXIST. EXISTING LINDG. LANDING PKT. POCKET T.O.FND. B.O. BOTTOM OF EXP. EXPANSION LAM. LAMINATE PT. POINT T.O.PLT. BRIDG. BRIDGING EXP. JT. EXPANSION JOINT LAUN. LAUNDRY P.L. POINT LOAD T.O.S.	TELEVISION
BLKG. BLOCKING EQUIP. EQUIPMENT K.G. K.SHAPE GUTTER PLUMB. PLUMBING T&G. BOARD E.T.R. EXISTING TO REMAIN PW. PLYWOOD T.O.BLK. BOT. BOTTOM EXIST. EXISTING LINDG. LANDING PKT. POCKET T.O.FND. B.O. BOTTOM OF EXP. EXPANSION LAM. LAMINATE PT. POINT T.O.PLT. BRIDG. BRIDGING EXP. JT. EXPANSION JOINT LAUN. LAUNDRY P.L. POINT LOAD T.O.S.	TEMPERED
BD. BOARD E.T.R. EXISTING TO REMAIN PW. PLYWOOD T.O.BLK. BOT. BOTTOM EXIST. EXISTING LNDG. LANDING PKT. POCKET T.O.FND. B.O. BOTTOM OF EXP. EXPANSION LAM. LAMINATE PT. POINT T.O.PLT. BRIDG. BRIDGING EXP. JT. EXPANSION JOINT LAUN. LAUNDRY P.L. POINT LOAD T.O.S.	THICK
BOT. BOTTOM EXIST. EXISTING LNDG. LANDING PKT. POCKET T.O.FND. B.O. BOTTOM OF EXP. EXPANSION LAM. LAMINATE PT. POINT T.O.PLT. BRIDG. BRIDGING EXP. JT. EXPANSION JOINT LAUN. LAUNDRY P.L. POINT LOAD T.O.S.	TONGUE AND GROOVE
B.O. BOTTOM OF EXP. EXPANSION LAM. LAMINATE PT. POINT T.O.PLT. BRIDG. BRIDGING EXP. JT. EXPANSION JOINT LAUN. LAUNDRY P.L. POINT LOAD T.O.S.	TOP OF BLOCK
B.O. BOTTOM OF EXP. EXPANSION LAM. LAMINATE PT. POINT T.O.PLT. BRIDG. BRIDGING EXP. JT. EXPANSION JOINT LAUN. LAUNDRY P.L. POINT LOAD T.O.S.	TOP OF FOUNDATION
BRIDG. BRIDGING EXP. JT. EXPANSION JOINT LAUN. LAUNDRY P.L. POINT LOAD T.O.S.	TOP OF PLATE
1,0,0,	TOP OF STEEL
	TOWEL BAR
BLDG. BUILDING EXT. EXTERIOR LAV. LAVATORY P.S.I. POUNDS PER SQUARE INCH TR.	TRANSOM
3.I. BUILT IN E.I.F.S. EXTERIOR INSULATION AND L.S. LAZY SUSAN PDR. POWDER ROOM T.	TREAD
FINISH SYSTEM  L.H. LEFT HAND  PC. PRECAST  TYP.	
	TYPICAL
	LINIDED CADINET
CANT. CANTILEVER FIN. FINISH LT. LIGHT PROT. PROTECT, PROTECTIVE U.A.	UNDER CABINET
CPT. CARPET F.F. FINISHED FLOOR LTG. LIGHTING PROV. PROVIDE U.L.	UNDERWRITERS LABORATO
C.O. CASED OPENING F.E.C. FIRE EXTINGUISHER CABINET LT.WT. LIGHT WEIGHT UNFIN.	UNFINISHED
C.I. CAST IRON F.H.C. FIRE HOSE CABINET L.C. LINEN CLOSET Q.T. QUARRY TILE U.O.N.	UNLESS OTHERWISE NOTE
CATH. CATHEDRAL FP. FIREPLACE L.L. LIVE LOAD Q.T.B. QUARRY TILE BASE	
CLG. CEILING F.P. FIRE PROOF LIV.RM. LIVING ROOM VAN.	VANITY
CTR. CENTER FIXT. FIXTURE LD. LOAD R. RADIUS VAULT.	VAULTED
CEM. CEMENT F.D. FLOOR DRAIN LG. LONG RAFT. RAFTER V.I.F.	VERIFY IN FIELD
C.T.B. CERAMIC TILE BASE FLASH. FLASHING LOC. LOCATION RAIL. RAILING VERT.	VERTICAL
C.A. CERAMIC TILE FLR. FLOOR LVL LAMINATED VENEER LUMBER REF. REFERENCE VEST.	VESTIBULE
C.W.T. CERAMIC WALL TILE F.J. FLOOR JOIST REFR. REFRIGERATOR	
C.O. CLEAN OUT FT. FOOT, FEET MAINT. MAINTENANCE REINF. REINFORCED WAINS.	WAINSCOT
CL. CLOSET FTG. FOOTING MAINT. MAINTAIN RESIL. RESILIENT W.I.C.	WALK IN CLOSET
C.F.M.F. COLD FORM METAL FRAMING FND. FOUNDATION MFR. MANUFACTURER REQ. REQUIRED W.O.	WALK OUT
C.T. COLLAR TILE FRZR. FREEZER M.O. MASONRY OPENING REV. REVISION WASH.	WASHER
COL. COLUMN FR. FRENCH M. MASTER (IE M.BATH) R.V. RIDGE VENT, ROOF VENT W.C.	WATER CLOSET
	WATER HEATER
CMU CONCRETE MASONRY UNIT FURR. FURRING MAT. MATERIAL R.D. ROOF DRAIN W.P.	WATER PROOF
COND. CONDUCTOR FUT. FUTURE MAX. MAXIMUM RM. ROOM W.S.	WEATHER STRIPPING
CONT. CONTINUOUS MECH. MECHANICAL R.O. ROUGH OPENING WT.	WEIGHT
C.J. CELING JOIST GALV. GALVANIZED M.C. MEDICINE CABINET R.S. ROUGH SAWN W.W.M.	WELDED WIRE MESH
CONN. CONNECTION GAR. GARAGE MTL. METAL	WEST
CONST. CONSTRUCTION GA. GAUGE M.T. METAL THRESHOLD W.	WIDTH, WIDE
CONTR. CONTRACTOR G.C. GENERAL CONTRACTOR ML. MICROLAM WDW.	WINDOW
COORD. COORDINATE GL. GLASS MIN. MINIMUM W/	WITH
C.B. CORNER BOARD G\$N GLUED AND NAILED MIR. MIRROR W/O	WITHOUT
C.G. CORNER GUARD G.B. GRAB BAR MISC. MISCELLANEOUS WD.	WOOD
CORR. CORRUGATED GR. GRADE MLDG. MOLDING W.I.	WROUGHT IRON
CONTR. COUNTER GR.RM. GREAT ROOM MTD. MOUNTED	WINDON INCOM
CRS. COURSE GND. GROUND MUL. MULLION YD.	YARD
GYP.BD. GYPSUM BOARD	
GH .DD. GH JUM DOARD  GWB. GYPSUM WALL BOARD	

# **ARCHITECTURAL SYMBOLS INDEX**

	BRICK
	CONCRETE MASONRY UNIT
4	CAST IN PLACE OR PRE-CAST CONCRETE
	EARTH
	BATT OR BLOWN INSULATION
	RIGID INSULATION
	METAL OR ALUMINUM
	STEEL
	PLASTER, GYPSUM BOARD
	GRAVEL
	WOOD FINISH
$\searrow$	WOOD ROUGH
	WOOD BLOCKING
	PLYWOOD

	REVISION SYMBOL
001	DOOR SYMBOL

WINDOW SYMBOL

OOD ROOM NUMBER SYMBOL

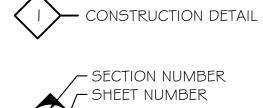
DATUM ELEVATION

MATCH LINE

WINDOW MEETS OR EXCEEDS THE EGRESS REQUIREMENTS

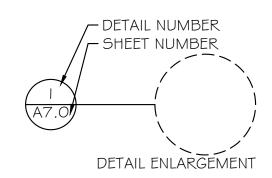
WINDOW MEETS REQUIREMENTS FOR HAZARDOUS LOCATIONS NEEDING SAFETY GLAZING

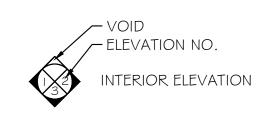
WINDOW MEETS REQUIREMENTS FOR WINDOWS NEEDING WINDOW FALL PROTECTION

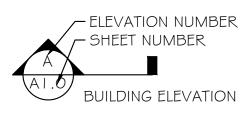


SHEET NUMBER

BUILDING SECTION







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NO.	DATE	BY	DESCRIPTION
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PROJECT:

COVERED PORCH
CAROSELLI RESIDENCE
9 NORTHSTONE RISE
PITTSFORD, NEW YORK

CLIENT:

BRETT CAROSELLI

DRAWING TITLE:

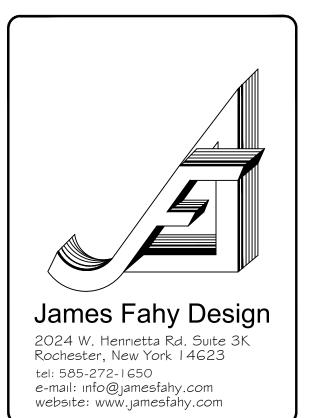
ARCHITECTURAL ABBREVIATION

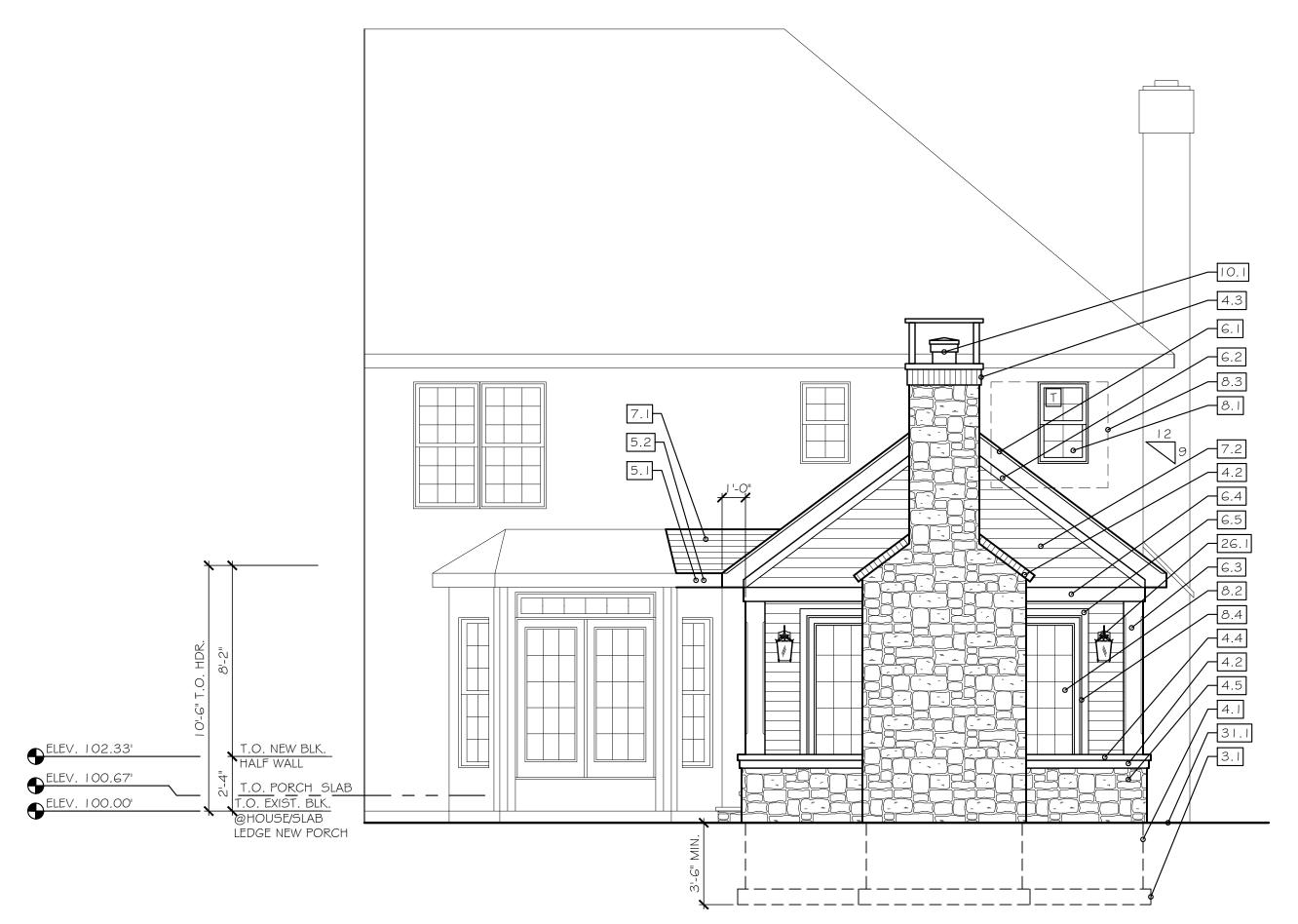
\$ SYMBOL INDEXES

PHASE:
CONSTRUCTION DOCUMENTS

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DRAWN BY: CRB	DRAWING NO:
CHECKED BY:	T-3

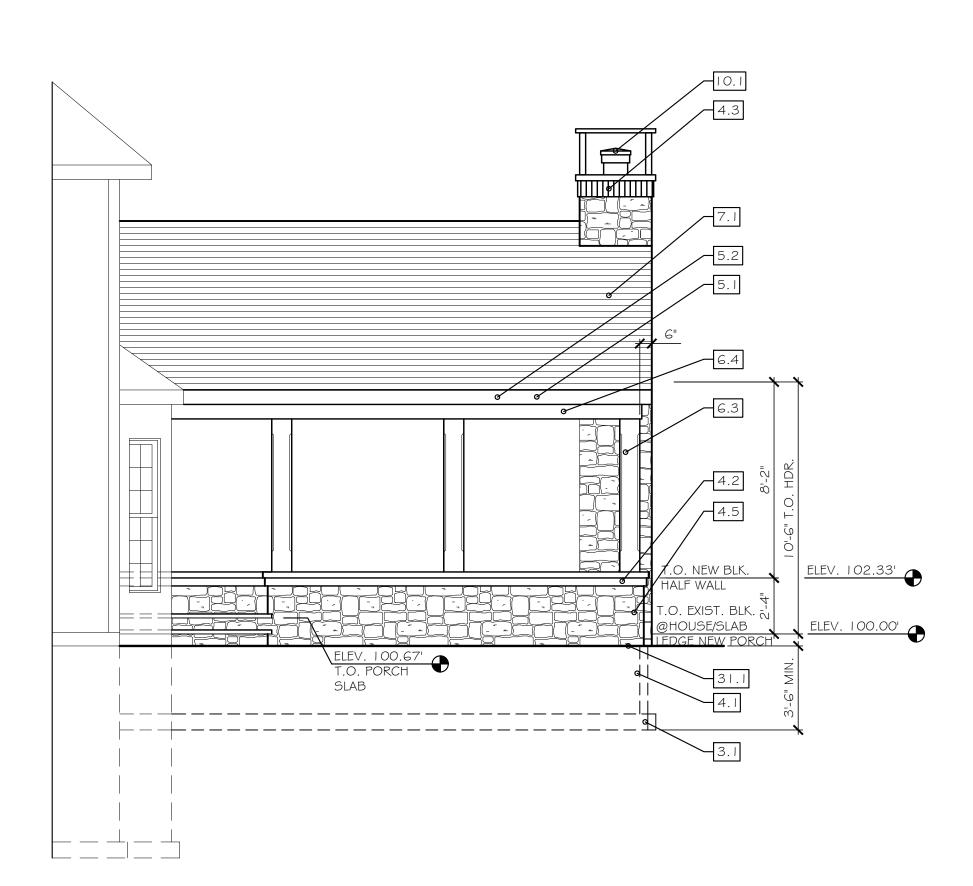
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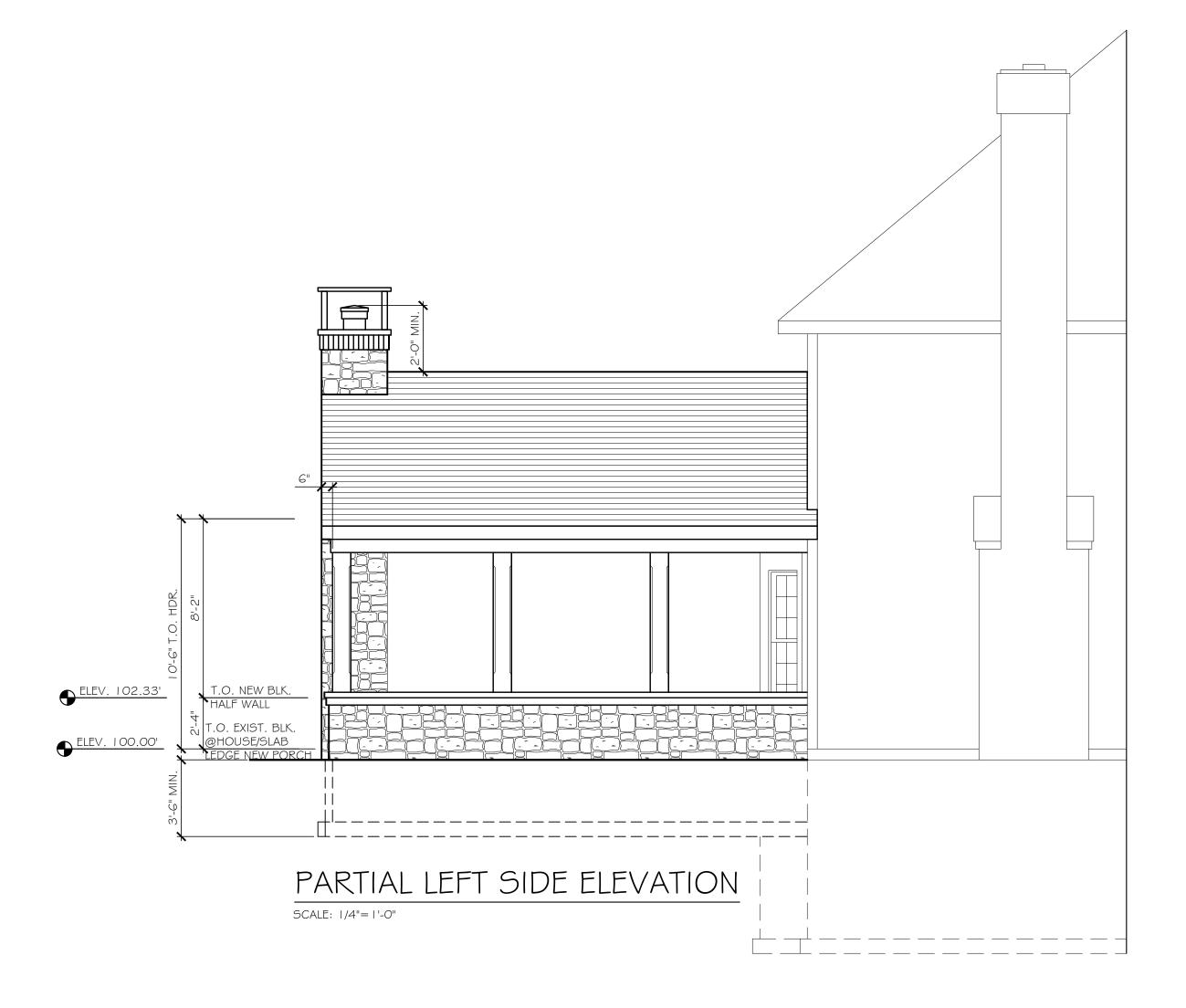


# PARTIAL REAR ELEVATION

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



PARTIAL RIGHT SIDE ELEVATION SCALE: 1/4"=1'-0"



ELEVAT	ION SPECIFICATION NOTES:
3.0 CON 3.1	ICRETE  CONCRETE SPREAD FOOTING. REFER TO FOUNDATION PLAN FOR SIZING
4.3 4.4	CONCRETE BLOCK FOUNDATION WALL BRICK VENEER ACCENTS BRICK ROWLOCK SILL LIMESTONE SILL LT. WT. STONE VENEER AS SELECTED
5.0 META 5.1 5.2	ALS  2x8 ALUMINUM WRAPPED FASCIA WITH METAL DRIP EDGE 5" ALUMINUM 'K' GUTTER WITH DOWNSPOUTS. FINAL LOCATION BY CONTRACTOR IN FIELD.
6.1 6.2 6.3 6.4	DD, PLASTICS & COMPOSITES  Ix2 O/ Ix10 TRIM TO MATCH EXISTING Ix4 GABLE FRIEZE TO MATCH EXISITNG I 0"SQ. TIMBER COLUMN, SPECIES TO BE SELECTED I 2"W TIMBER BEAM, SPECIES TO BE SELECTED Ix4 TRIM TO MATCH EXISTING
7.1	RMAL & MOISTURE PROTECTION  25 YEAR MIN. ARCHITECTURAL FIBERGLASS / ASPHALT SHINGLES.  MATCH EXISTING  VINYL SIDING, MATCH EXISTING
8.0 OPE 8.1 8.2 8.3	'PELLA' 350 SERIES 2036 - SINGLE HUNG (MATCH EXISTING R.O. HT. (U-VALUE 0.31 SHGC 0.29) 'PELLA' 350 SERIES 14182 - SLIDING FRENCH DR. (7'-0" R.O. HT.) (U-VALUE 0.33 SHGC 0.27) REMOVE EXISTING PICTURE WINDOW
8.4	REMOVE EXISTING WINDOWS FOR INSTALL OF NEW SLIDING FR. DR.

I O.O SPECIALTIES

I O.I 'MAJESTIC' CASTLEWOOD 42" WOOD BURNING F.P.

26.0 ELECTRICAL

26.1 PROVIDE WALL OR CEILING MOUNTED LIGHTING AT ENTRY DOORS

AND OVERHEAD GARAGE DOOR LOCATIONS.

31.0 EARTHWORK

31.1 GRADE VARIES (REFER TO SITE ENGINEERS GRADING PLAN)

PER 2020 RCNYS R3 | 2.2 & R3 | 2.2.2
PROVIDE A WINDOW OPENING CONTROL DEVICE
COMPLYING WITH ASTM F2090

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NO. DATE BY DESCRIPTION

PROJECT: COVERED PORCH CAROSELLI RESIDENCE 9 NORTHSTONE RISE PITTSFORD, NEW YORK

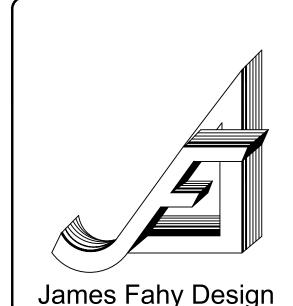
BRETT CAROSELLI

DRAWING TITLE: ELEVATIONS

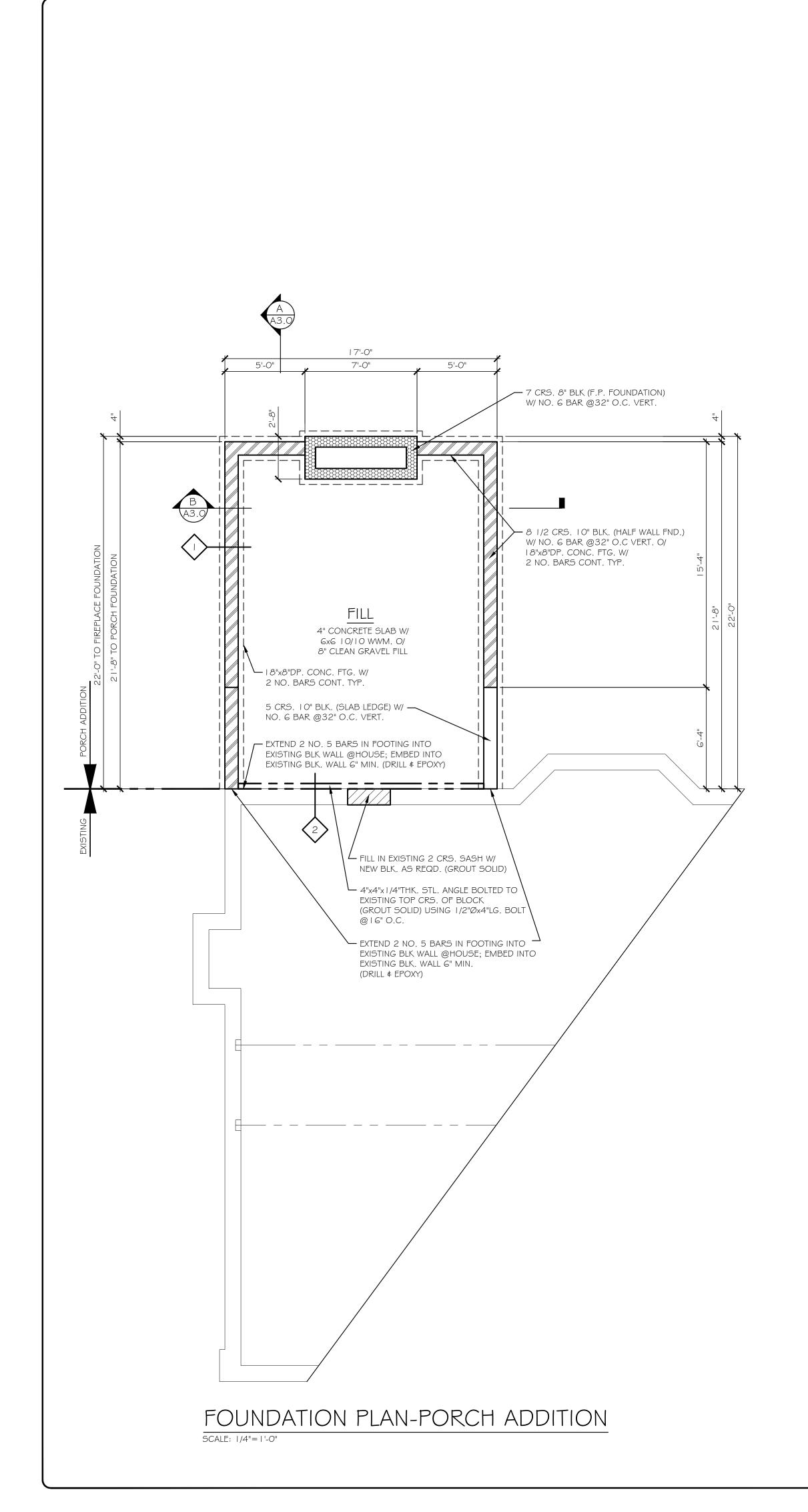
11-3-2020

PHASE: CONSTRUCTION DOCUMENTS

i i	JOB NO. A20-072	PROJECT NO. ADDITION
	DRAWN BY: CRB	DRAWING NO:
	CHECKED BY:	$A \cap A$
	DATF:	/ \   . \



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



GENERAL CONSTRUCTION NOTES:

Construction shall conform to the 2020 International Residential code of

3. Comply with all local, state and federal codes and regulations. General Contractor is responsible for all materials, construction methods and craftmanship. General Contractor to verify all existing conditions, requirements, notes and dimensions prior to start of construction. Notify the Architect if conditions vary from those shown on the

\_\_ General Contractor to provide adequate support of existing foundation walls, load bearing walls and partitions during demolition and construction. F. Contractors are responsible for coordinating work with other trades wherever they

G. When materials and/or finishes are found to be absent, or when existing construction is removed, disturbed, damaged, replaced or renovated in any way, contractor shall provide

patching, painting and materials of same type and quality as to match adjacent existing surfaces unless otherwise noted. l. Provide all blocking, furring and shimming as necessary for installation and completion of

 $_{ ext{.}}$  All new work shall be plumb, level and square. Scribe and make fit all new work to existing. All details are subject to change due to existing field conditions. Contractor must notify owner and architect of same.

 $\leq$ . All dimensions are face of wall to face of wall (rough). No site visits will be made by this Architect. Contractor shall assume all responsibility for changes to these drawings.

M. Coordinate interior doors/hardware, wood trim and finishes, and exterior finish materials (siding, roofing etc.) to match existing. Final selection by owner and general contractor unless otherwise specified. N. Call UFPO before you dig. 1-800-962-7962

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

P. Coordinate the installation of continuous aluminum gutters and downspouts to match existing. Downspouts are to be located in field and approved by owner. All downspouts are to run to precast concrete splashblocks, or to underground conductors per local code.  $\Omega_{\cdot}$  Design and coordination of all sitework, including finish grading and hydroseeding, by contractor.

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

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

GENERAL DEMOLITION NOTES:

 $\frac{\Delta}{\Delta}$ . It is the contractor's responsibility to familiarize themselves with all details involved in selective demolition. Specific instructions on each item will not be given. 3. All plumbing, electrical and HVAC fixtures, doors, trim and any other items which the owner indicates they want to save shall be removed by the contractor, stored and maintained in good condition per the owner's directions for future reuse. The

owner shall provide the contractor with the list of all such items. Contractor to remove all existing walls, doors, and finishes not shown to remain. nfill wall openings as required and patch surfaces to match adjacent existing. D. The contractor shall be responsible for the salvage of existing materials as required for patching existing areas to remain. Wherever removals occur, disturbed surfaces should be patched to match adjacent existing.

. The contractor shall coordinate the demolition work with the owner's use of the premises. All work to be scheduled and coordinated with owner. F. The contractor shall provide fireproof and dustproof partitions around the

construction area during all demolition and construction work. 3. The contractor shall maintain safe access to all designated exits for the building occupants

1. Storage for contractor's equipment and debris must be kept inside the contract area. Dumpsters for construction debris are to be provided by contractor. All debris to be hauled off site upon removal by contractor.

 $\overline{\mathsf{J}}_{\underline{\mathsf{J}}}$  If materials are suspected to contain asbestos, contractor is to immediately inform owner and architect. All existing materials known to contain asbestos that are to be removed should be done so in accordance with established A.H.E.R.A. regulations.

# GENERAL NOTES: FIRST FLOOR (UNLESS OTHERWISE NOTED)

- ALL CEILING HEIGHTS TO AS NOTED ON ELEVATIONS \$ SECTIONS
- ALL DOOR R.O. HEIGHTS TO BE 7'-O" • ALL ANGLES TO BE 12/12
- ALL APPLIANCES PER CONTRACT
- ALL EXTERIOR HEADERS TO INCLUDE PLYWOOD FILLER AS REQUIRED TO FILL WALL CAVITY • DOUBLE JACK STUDS AT ALL LOAD BEARING LINTELS OVER 4 FEET LONG.

• REFER TO SHEET SI.O FOR ALL HEADERS FRAMING

2 x 4 FRAME WALLS -12" O.C. LIGHT WEIGHT STONE VENEER



CONSTRUCTION DETAIL ALL DETAILS SHOWN ON SHEETS A3.0

# GENERAL NOTES: FOUNDATION (UNLESS OTHERWISE NOTED)

CHAPTER 4.

• SLABS AT PATIOS, PORCHES, WALKWAYS AND GARAGES TO BE 3500 PSI MIN., AIR

• WALLS AND SPREAD FOOTING TO BE 3000 PSI MIN. W/ REINFORCING AS NOTED AND SHALL BE AIR ENTRAINED IF SUBJECT TO FREEZING AND THAWING DURING

• ALL SLABS TO BE REINFORCED WITH WIRE MESH AS NOTED.

• INSTALL I" DEEP x 1/4" WIDE CONTROL JOINTS IN SLAB EVERY 300 S.F. ± GROUT CORES SOLID @STARTING COURSE ON FOUNDATION WHERE ADJACENT CELLS OR CAVITIES ARE TO BE GROUTED.

• GROUT CORES SOLID AT ALL LOCATIONS RECEIVING VERTICAL REINFORCING. • ALL CONCRETE WORK SHALL CONFORM TO THE REQUIREMENTS OF ACI 318 AND 2015 IRC CHAPTER 4. • CONCRETE MASONRY SHALL CONFORM TO THE REQUIREMENTS OF ACI AND 2015 IRC

• CONCRETE MASONRY UNITS SHALL CONFORM TO ASTM C-90 TYPE I, GRADE N, MOISTURE CONTROLLED UNITS. MORTAR SHALL BE TYPE M OR S

• GROUT SHALL CONFORM TO ASTM C476 WITH A MINIMUM COMPRESSIVE STRENGTH OF 2000 PSI AT 28 DAYS. GROUT SHALL BE PLACED IN LIFTS NOT EXCEEDING 7 COURSES IN HEIGHT UNLESS OTHERWISE APPROVED BY THE ARCHITECT.

• ALL FOOTINGS (INCLUDING HAUNCHED SLAB SHALLOW WALL FOOTINGS) MUST BEAR ON FIRM, UNDISTURBED NATIVE SOILS OR ENGINEERED FILL. (SEE NOTE BELOW) • ON SITE SOIL USED AS ENGINEERED FILL SHALL BE FREE OF DELETERIOUS MATERIALS

WITH NO PARTICLES GREATER THAN 3 INCHES. FILL SHALL BE PLACED IN LOOSE LIFTS NOT TO EXCEED 8 INCHES IN DEPTH AND COMPACTED TO 95% MAXIMUM DRY DENSITY PER ASTM D | 557 AT MOISTURE CONTENTS WITHIN 3% OF OPTIMUM. PROVIDE CHEMICAL HARDENER AND SEALER TO ALL TROWEL FINISHED INTERIOR

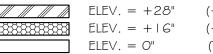
FLOORS WHICH ARE TO BE LEFT EXPOSED. PROVIDE A NON SKID FINISH TO ALL CONCRETE WALKWAYS AND PITCH TO AVOID PONDING.

• PROVIDE VERTICAL REINFORCING IN ALL FOUNDATION WALLS PER PLAN U.O.N. PROVIDE CONTINUOUS REINFORCING IN ALL FOOTINGS OF 2 NO. 5 BAR HORIZONTAL.

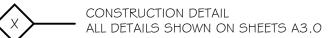
GENERAL NOTES:

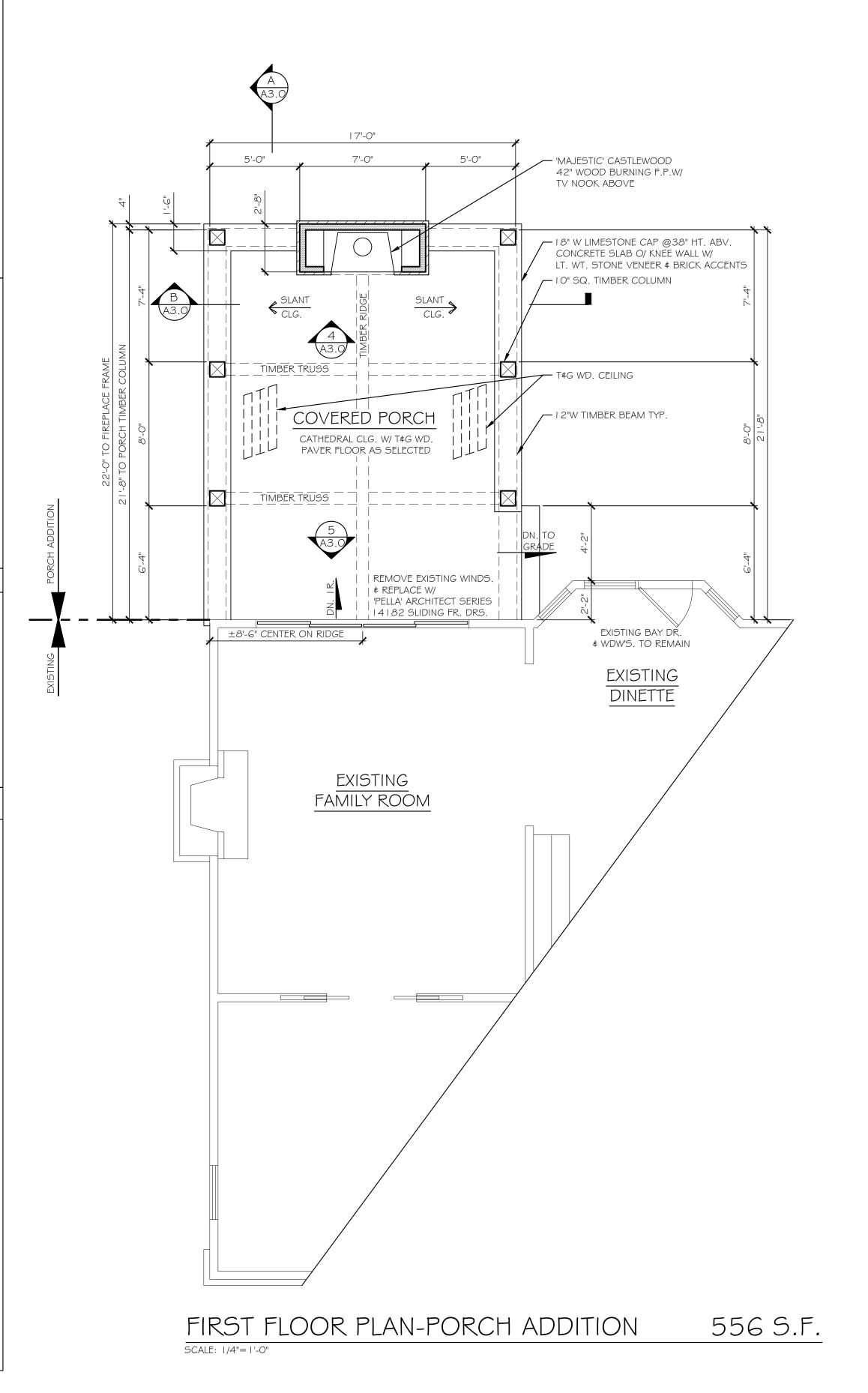
• ALL ANGLES TO BE | 2/| 2 • ALL APPLIANCES PER CONTRACT.

# FOUNDATION ELEVATION LEGEND:



ELEV. = +28" (+3 1/2 CRS.-T.O. HALF WALL)------ELEV. 102.33" ELEV. = +16" (+2 CRS.-FIREPLACE FOUNDATION)----ELEV. 101.33' (T.O. EXISTING BLK. @HOUSE/SLAB LEDGE NEW PORCH)----------ELEV. 100.00'





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COVERED PORCH CAROSELLI RESIDENCE 9 NORTHSTONE RISE PITTSFORD, NEW YORK

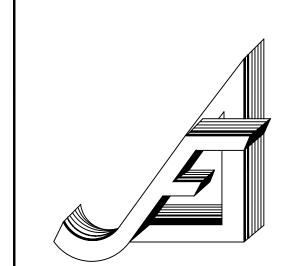
BRETT CAROSELLI

DRAWING TITLE: FOUNDATION & FIRST FLOOR

CONSTRUCTION DOCUMENTS

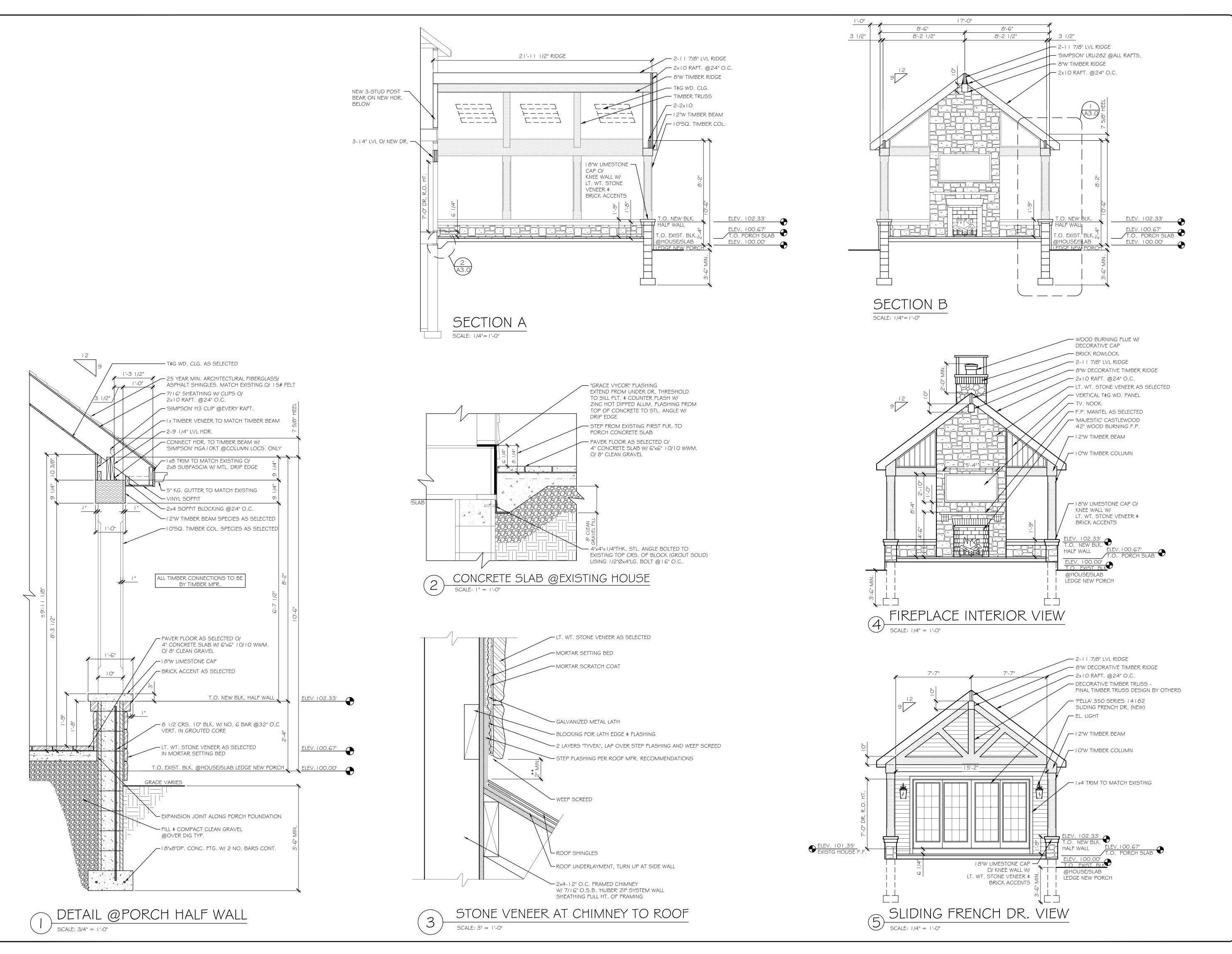
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	DRAWN BY: CRB	DRAWING NO:
	CHECKED BY:	A2 0
	DATE.	

11-3-2020



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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PROJECT:

COVERED PORCH
CAROSELLI RESIDENCE
9 NORTHSTONE RISE
PITTSFORD, NEW YORK

CLIENT:
BRETT CAROSELLI

DRAWING TITLE:

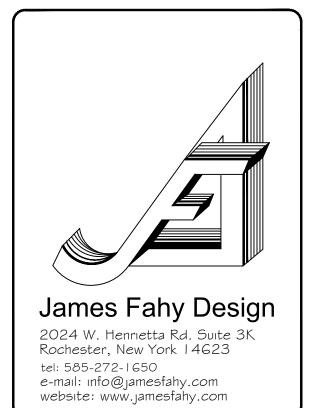
SECTIONS, INTERIOR ELEVATIONS

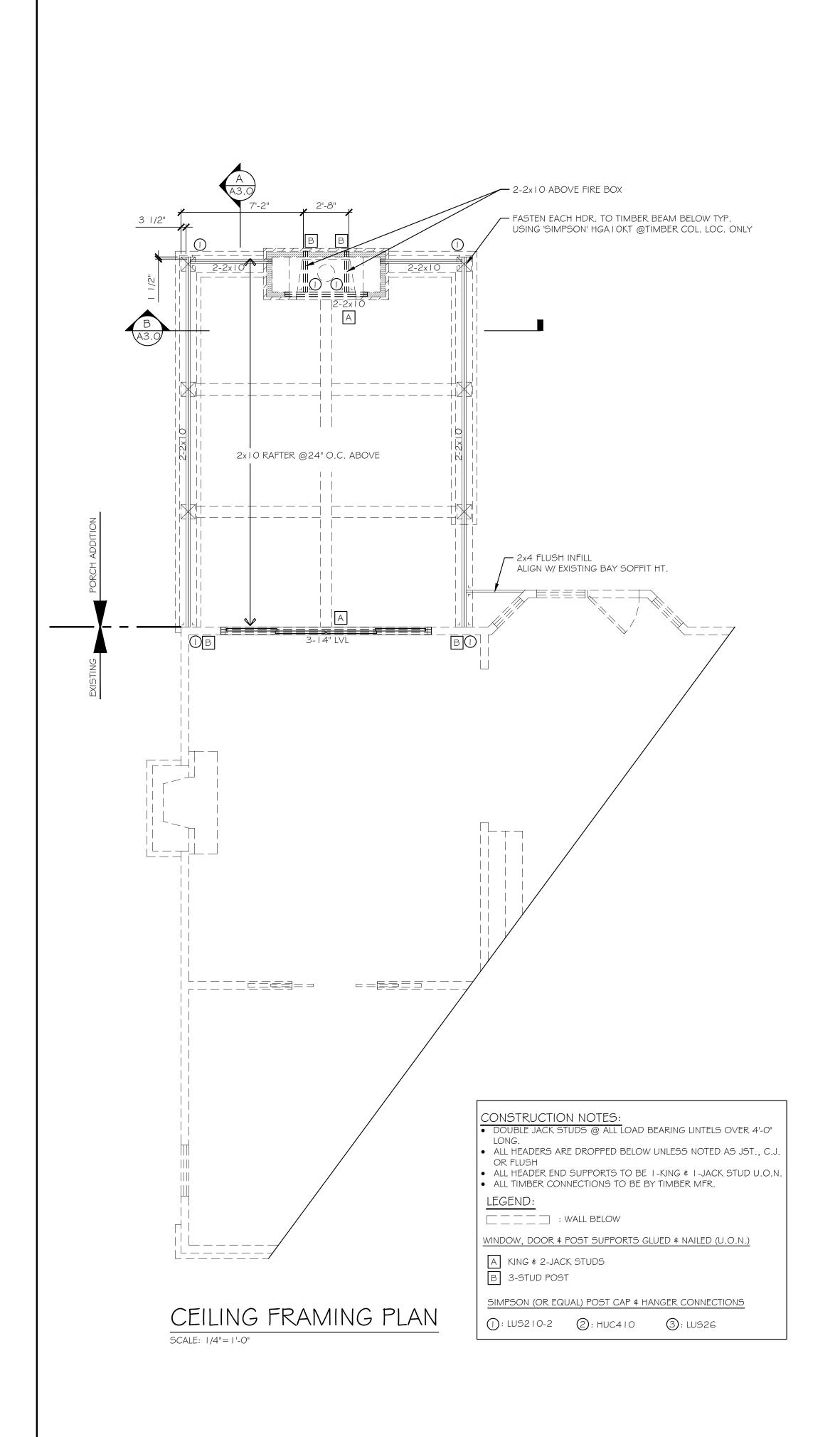
# DETAILS

PHASE: CONSTRUCTION DOCUMENTS

į	JOB NO. A20-072	project no. ADDITION
	DRAWN BY: CRB	DRAWING NO:
	CHECKED BY:	A3 0
	DATF.	10.0

11-3-2020





GENERAL CONSTRUCTION NOTES:

A. Construction shall conform to the 2020 International Residential code of New York State.

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

C. General Contractor is responsible for all materials, construction methods and craftmanship.

<u>D.</u> General Contractor to verify all existing conditions, requirements, notes and dimensions prior to start of construction. Notify the Architect if conditions vary from those shown on the documents.

E. General Contractor to provide adequate support of existing foundation walls, load bearing walls and partitions during demolition and construction.
 F. Contractors are responsible for coordinating work with other trades wherever they

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

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

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

K. All dimensions are face of wall to face of wall (rough).L. No site visits will be made by this Architect. Contractor shall assume all responsibility

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

contractor unless otherwise specified.

N. Call UFPO before you dig. 1-800-962-7962

O. All exterior below-grade walls to receive one (1) coat foundation coat and two (2)

Coats of tar

P. Coordinate the installation of continuous aluminum gutters and downspouts to match existing. Downspouts are to be located in field and approved by owner. All downspouts

are to run to precast concrete splashblocks, or to underground conductors per local code.

Q. Design and coordination of all sitework, including finish grading and hydroseeding,

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

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

# GENERAL DEMOLITION NOTES

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

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

C. Contractor to remove all existing walls, doors, and finishes not shown to remain.

Infill wall openings as required and patch surfaces to match adjacent existing.

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

should be patched to match adjacent existing.

<u>E.</u> The contractor shall coordinate the demolition work with the owner's use of the premises. All work to be scheduled and coordinated with owner.

F. The contractor shall provide fireproof and dustproof partitions around the construction area during all demolition and construction work.
 G. The contractor shall maintain safe access to all designated exits for the building

occupants during construction.

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

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

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

F.P. CHASE WALLS: 2x4 @ | 2" O.C. DOWN TO SUPPORT ABV. FIRE BOX - HDR. BELOW EXTEND RIDGE INTO | F.P. WALL 2x10 RAFT. 2x10 RAFT 2xLO RAFT. \_\_2x10\_RAFT.\_\_ 2x10 RAFT. 2x10 RAFT. — INFILL SADDLE W/ 2x6 OVERLAY RAFTS. 16" O.C. 2x10 RAFT. @24" O.C. 2x10 RAFT. PITCH MATCHING CENTER ROOF OF BAY (±8.5 PITCH) \$ 9/12 PITCH NEW FASCIA BD. TO ALIGN W/ EXISTING BAY ROOF; THIS SIDE ONLY - REMOVE EXISTING FASCIA BD. 2x10 RAFT. 2x10 RAFT. AT BAY ROOF; THIS SIDE ONLY - EXISTING HIP AT BAY - EXISTING BAY ROOF 2x10 RAFT. ROOF TO REMAIN TO REMAIN - EXTEND RIDGE INTO WALL CONSTRUCTION NOTES: --**-**---- ALL SOFFITS TO BE 1'-0" (UNLESS OTHERWISE NOTED) • POST ALL HIP, RIDGE & VALLEY TERMINATIONS TO SOLID BRG. BELOW A.V.: APPLIED VALLEY • ALL UNSPECIFIED EXTERIOR HEADERS TO BE 3-2x8 • DOUBLE JACK STUDS @ ALL LOAD BEARING LINTELS OVER 4'-O" LONG. AT ALL HEADER TO WALL CONNECTIONS, PROVIDE SOLID BEARING IN WALL FOR CONNECTION • ICE \$ WATER SHIELD ANY ROOF PITCH 4/12 OR LESS • ALL TIMBER CONNECTIONS TO BE BY TIMBER MFR. APPLIED VALLEY FRAMING

USE 2x12 FLAT OVER ROOF SHEATHILNG FOR 2x10 RAFTERS • USE 2x10 FLAT OVER ROOF SHEATHING FOR 2x8 RAFTERS USE 2x8 FLAT OVER ROOF SHEATHING FOR 2x6 RAFTERS : LINE OF WALL BELOW : CONSTRUCTION DETAIL ALL DETAILS SHOWN ON SHEETS A3.0 WINDOW, DOOR \$ POST SUPPORTS GLUED \$ NAILED (U.O.N.) B 3-STUD POST

ROOF FRAMING PLAN

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

SIMPSON (OR EQUAL) POST CAP \$ HANGER CONNECTIONS

(): CCQ465D52.5

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NO.	DATE	BY	DESCRIPTION
-+		+	
-+			
-+			

PROJECT:

COVERED PORCH

CAROSELLI RESIDENCE

9 NORTHSTONE RISE PITTSFORD, NEW YORK

----

BRETT CAROSELLI

DRAWING TITLE:

ROOF & CEILING FRAMING PLANS

PHASE:
CONSTRUCTION DOCUMENTS

JOB NO.
A20-072

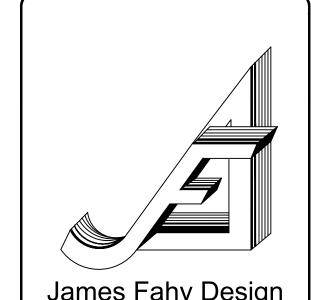
DRAWN BY:
CRB

CHECKED BY:

PROJECT NO.
ADDITION

DRAWING NO:
CCL

DATE: 11-3-2020



James Fahy Design
2024 W. Henrietta Rd. Suite 3K
Rochester, New York 14623

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

# Zoning Board of Appeals Referral Form Information

### **Property Address:**

180 Kilbourn Road ROCHESTER, NY 14618

### **Property Owner:**

Ronald Billitier 180 Kilbourn Rd Rochester, NY 14618

### **Applicant or Agent:**

Ronald Billitier 180 Kilbourn Rd Rochester, NY 14618

Present Zoning of Property: RN Residential Neighborhood

Area Variance - Residential and Non-Profit

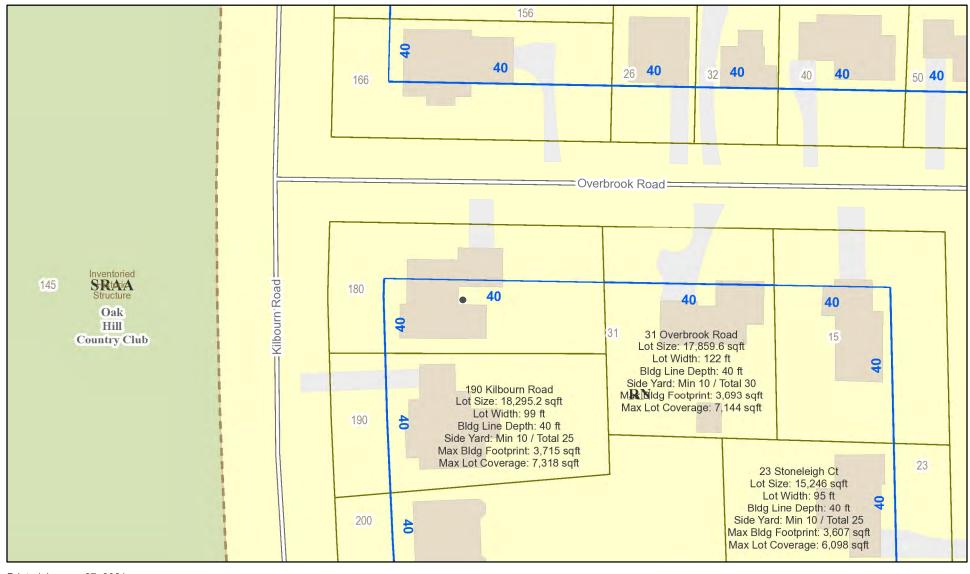
Town Code Requirement is	:	<b>Proposed Conditions</b>	<b>:</b> :	Resulting in the Following Varia	nce:
Right Lot Line:	20	Right Lot Line:	10	Right Lot Line:	10.0
Left Lot Line:	0	Left Lot Line:	0	Left Lot Line:	0.0
Front Setback:	40	Front Setback:	20	Front Setback:	20.0
Rear Setback:	0	Rear Setback:	0	Rear Setback:	0.0
Height:	0	Height:	0	Height:	0.0
Size:	0	Size:	0	Size:	0.0

**Code Section(s)**: 185-17 (K)(2) 185-17 (B) (1)

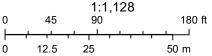
Description: Applicant is requesting relief from Town Code  $\S185 - 17$  (B) (1) and 185 - 17 (K) (2) for the construction of a new home forward of the building line and encroaching into the side setback for the property. This property is a corner lot and is zoned RN – Residential Neighborhood District

January 28, 2021	M g-Leoft
Date	Mark Lenzi - Building Inspector CEO

# RN Residential Neighborhood Zoning

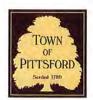


Printed January 27, 2021



Town of Pittsford GIS





# TOWN OF PITTSFORD ZONING BOARD OF APPEALS APPLICATION FOR AREA VARIANCE

Submission Date: January 15, 2021		Hearing Date:	
Applicant: patrick j morabito aia			
Address: 121 sullys trail suite 4 pittsfor	d ny		
Phone: (585) 264-1330	E-Mail:	patrick@pjmarchitect.com	
Agent:			
	if different than Applicant)		
Address:			
Phone:	E-Mail:		
Property Owner: ronald billitier			
Address: 262 culver road rochester ny	if different than Applicant) 14607		
Phone: (585) 737-1581	E-Mail:	rb@billitierelectric.com	
(If applicant is not the property owner ple Property Location: 180 kilbourn rd			
	Current	Zoning: rn	
Tax Map Number: 138.17-1-27			
Application For:	☐ Commercia	al 🗌 Other	
Please describe, in detail, the proposed project:			
the project as presented consists of the der proposed construction of a new 2 story hou proposed house is to be built essentially wit	se with a full base	ement under the living areas. The	
SWORN STATEMENT: As applicant or legal agent statements, descriptions, and signatures appearing the best of my knowledge.	for the above describe on this form and all a	ped property, I do hereby swear that all accompanying materials are true and accurate to	
(Owner or Applicant Signature)		(Data)	



# **NEW YORK STATE**

# STANDARDS FOR THE GRANTING OF AREA VARIANCES TOWN LAW SECTION § 267-b-3(b).

### **TESTS FOR GRANTING AREA VARIANCES**

In making its determination, the zoning board of appeals shall take into consideration the benefit to the applicant if the variance is granted, as weighed against the detriment to the health, safety and welfare of the neighborhood or community by such grant. In making such determination, the board shall also consider the following:

(Please answer the following questions to the best of your knowledge)

1. Please explain why you feel the requested variance will not produce an undesirable change in the character of the neighborhood and why a detriment to nearby properties will not be created by the granting of this area variance:

the neighborhood is an eclectic mix of many house types (single story, split level and two story). the house as designed will blend in with the character of the neighborhood. The new building will be built to the setbacks that the original house was constructed to.

2. Please explain the reasons why the benefit sought by the owner/applicant cannot be achieved by some method other than an area variance:

The currently required setbacks for a corner lot (40' from each road and 20' side) does not leave enough room for any type of structure to be built on that site. If we were to comply with the setbacks required, the proposed house would be approximately 28' wide which would NOT be in character with the rest of the neighborhood.

# **TESTS FOR GRANTING AREA VARIANCES (Continued)**

3. Please explain whether the requested area variance is minimal or substantial:

We are respectfully asking to have the Overbrook Road setback reduced from the 40' requirement to allow the new construction to have a 20.4' setback which matches the existing setback from the right of way to the existing garage. We are also asking that the side setback requirement of 20' be reduced to 10.4' which is the side setback of the existing house to our neighbor on Kilbourn Road.

4. Please explain why you feel the requested area variance will not have an adverse effect or impact on the physical or environmental condition in the neighborhood or zoning district:

It is our feeling that the requested variance will not have an adverse effect on our neighbors. We will be constructing the new residence within the existing setbacks. These setbacks are typical for this neighborhood for all house styles constructed in the area. It is our opinion that compliance in this case would create a structure that would not be in character with the neighborhood.

- NOTE: Consideration of the following question shall be relevant to the decision of the Zoning Board of Appeals, but shall not necessarily preclude the granting of an area variance;
- 5. Is the alleged difficulty self-created?

Yes it is self created.

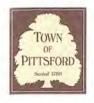
# Disclosure Form E

STATE OF NEW YORK COUNTY OF MONROE

TOWN OF PITTSFORD

In the Matter of 180 Kilbourn Road (Project Name) The undersigned, being the applicant(s) to the... **Architectural Review Board Planning Board** ☐ Town Board  $\mathbf{Z}$ **Zoning Board of Appeals** ... of the Town of Pittsford, for a... amendment building permit permit ☐ change of zoning special permit exemption from a plat or official map variance  $\Box$ approval of a plat ...issued under the provisions of the Ordinances, Local Laws, Rule or Regulations constituting the zoning and planning ordinances regulations of the Town of Pittsford, do hereby certify that I have read the provisions of Section §809 of the General Municipal Law of the State of New York attached to this certificate. I do further certify that there is no officer of the State of New York, the County of Monroe or of the Town of Pittsford or of any other municipality of which the Town of Pittsford is a part who is interested in the favorable exercise of discretion by said Board as to this application, except for those named below: Address(es) Name(s) January 13, 2021 (Dated) (Signature of Applicant) 121 sullys trail suite 4 (Street Address) pittsford ny 14534

(City/Town, State, Zip Code)



# **TOWN OF PITTSFORD**

# AREA VARIANCE AUTHORIZATION TO MAKE APPLICATION

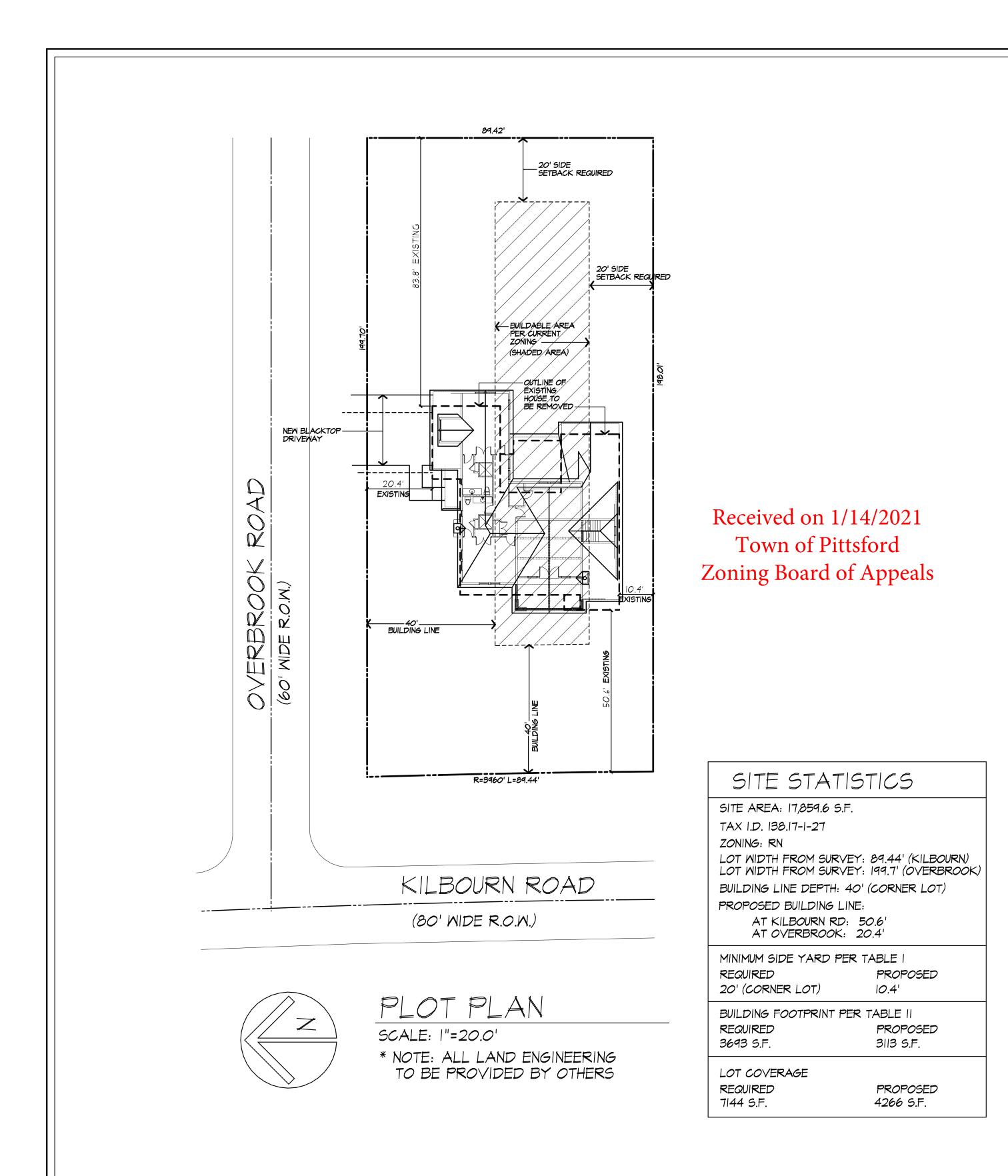
Zoning Board of Appeals - 11 S. Main Street - Pittsford, 14534 - 248-6260

If the applicant is not the owner of the subject property, this form must be completed and signed by the owner.

1, RONALD D. BILLTHER 180 KILBODEN PLD	PITTGFORD	, the owner of the property located at: 14534
(Street)	(Town)	(Zip)
Tax Parcel # 136.17-1-27		do hereby authorize
PATRICK J. MONAYSITO ALF	+/NCARD	to make application to the
Town of Pittsford Zoning Board of Appeals, 11 Sou		
	7-	3 LLA (Signature of Owner)
	1-12-	21

# **GENERAL NOTES:**

- THESE PLANS HAVE BEEN PREPARED TO THE BEST OF THE ARCHITECT'S KNOWLEDGE, BELIEF, AND PROFESSIONAL JUDGMENT IN ACCORDANCE WITH THE 2020 RESIDENTIAL CODE OF NEW YORK STATE AND ENERGY CONSERVATION CODE REQUIREMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADAPTING THESE PLANS, IF REQUIRED, TO SUIT THE NEEDS OF THE BUILDING ON THE SITE. PROVIDED THAT THE ALTERATIONS DO NOT VIOLATE THE CODE OR ALTER THE STRUCTURAL INTEGRITY OF THE BUILDING.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE WITH ALL APPLICABLE BUILDING/ELECTRICAL/MECHANICAL/SANITARY AND ENERGY CODES; STATE OR LOCAL. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE WITH THE ENERGY CONSERVATION CODE FOR ALL HVAC EQUIPMENT, HVAC CONTROLS, WATER HEATING EQUIPMENT, PIPE AND DUCT INSULATION, AND FLUORESCENT LAMPS AND BALLASTS.
- THE CONTRACTOR SHALL BE RESPONSIBLE SO THAT BRANDS OF WINDOWS AND DOORS INSTALLED MEET THE NEW YORK STATE ENERGY CONSERVATION CODE REQUIREMENTS. WINDOWS AND / OR DOORS SHOWN ARE INDICATED FOR SIZING ONLY.
- ALL FOOTINGS SHALL REST ON UNDISTURBED VIRGIN SOIL. THE FOOTING/FOUNDATION DESIGN ASSUMES MINIMUM SOIL BEARING PRESSURE TO BE 2000 PSF. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SUBGRADE CONDITIONS, IF REQUIRED, THE OWNER AND / OR CONTRACTOR SHALL BE RESPONSIBLE FOR HIRING A SOILS ENGINEER TO VERIFY SUBGRADE CONDITIONS AND SUBSTANTIATE ACTUAL BEARING CAPACITY.
- BACKFILL MATERIALS SHALL BE NATIVE SOIL. FOR FILL UNDER THE GARAGE FLOOR OR BASEMENT FLOOR, PROVIDE SAND/ GRAVEL FILL FOR COMPACTION AS NEEDED
- MINIMUM CONCRETE COMPRESSIVE STRENGTH: 2500 PSI FOOTINGS
  - 2500 PSI FLOOR SLABS 3500 PSI PORCH 3500 PSI GARAGE
- CONCRETE BLOCK SHALL CONFORM TO ASTM C90 N-I, WALL REINFORCING ASTM A82. ALL MORTAR SHALL CONFORM TO ASTM C270, TYPE S - I PART PORTLAND CEMENT, I/4 PART
- STRUCTURAL STEEL SHALL CONFORM TO ASTM A36. SHOP-PRIME PAINT TT-P-20, TT-P-3IC, TT-P-86 FABRICATION AND INSTALLATION PER THE LATEST EDITION OF THE AISC
- MINIMUM FIBER STRESS IN BENDING (FB) FOR ALL FRAMING LUMBER TO BE 1150 PSI #2 HEM-FIR OR BETTER. PROVIDE DOUBLE FRAMING MEMBERS UNDER PARTITIONS RUNNING IN
- CONTRACTOR SHALL PAY STRICT ADHERENCE TO MICROLAM MANUFACTURER'S WRITTEN DIRECTIONS FOR CUTTING, DRILLING, NOTCHING, JOINING AND GENERAL INSTALLATION OF
- WOOD TRUSSES SHALL BE DESIGNED BY MANUFACTURER. SUPPLIER SHALL BE RESPONSIBLE FOR INSTALLATION DETAILS
- PLYWOOD SHALL CONFORM TO U.S. PRODUCT STANDARD PS I, THICKNESS AS SHOWN, APA RATED SHEATHING EXP-1. NAILING AND SPACING PER APA RECOMMENDATIONS FOR
- ALL WOOD IN CONTACT WITH CONCRETE OR MASONRY SHALL BE FULLY WOOD PRESERVATIVE-TREATED WITH OSMOSALTS OR WOLMAN SALTS.
- ALL OPENINGS IN THE BUILDING ENVELOPE (DOORS, WINDOWS, UTILITIES) SHALL BE CAULKED, WEATHER-STRIPPED, OR OTHERWISE SEALED. CORROSION RESISTIVE FLASHING SHALL BE PROVIDED AT THE LOCATIONS ON THE EXTERIOR WALL ENVELOPE PER RESIDENTIAL CODE OF NEW YORK (2020)
- CONTRACTOR SHALL VERIFY ALL NOTES AND DIMENSIONS PRIOR TO CONSTRUCTION. THESE DRAWINGS ARE NOT TO BE SCALED - USE DIMENSIONS GIVEN.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND SAFETY PRECAUTIONS IN CONNECTION WITH THE WORK
- THESE DRAWINGS HAVE BEEN PREPARED FOR STRUCTURAL INTENT ONLY. ELECTRICAL. MECHANICAL AND OTHER BUILDING SYSTEMS, AS REQUIRED ARE TO BE DESIGNED BY OTHERS
- THE FOLLOWING DESIGN LOADS HAVE BEEN USED IN THE STRUCTURES DESIGN IN ACCORDANCE
- WITH THE PRINTED SPAN TABLES IN THE RESIDENTIAL CODE OF NEW YORK STATE (2020). FLOOR LOADS (LIVING AREAS-IST FLOOR)
  - SLEEPING AREAS (2ND FLOOR)
    - 30 PSF
- ALL WORK, MATERIALS, METHODS, EQUIPMENT, ETC. SHALL BE IN STRICT ACCORDANCE WITH THE CONTRACT DOCUMENTS. ALL MATERIALS SHALL BE NEW, UNLESS NOTED OTHERWISE.
- MORK SEQUENCE AND SCHEDULE SHALL BE MUTUALLY AGREED UPON BY BOTH THE OWNER AND THE
- IT IS ASSUMED THAT THE SUBSURFACE CONDITIONS WILL BE EARTH OR SOIL. IF BEDROCK IS ENCOUNTERED, REMOVAL WILL BE CONSIDERED AN ADDITION TO CONTRACT.
- ANY DEMOLITION WORK SHALL BE DONE CAREFULLY. ALL DISTURBED SURFACES TO BE REPAIRED APPROPRIATELY. ALL SALVAGEABLE ITEMS SHALL BE TURNED OVER TO THE OWNER.
- EXAMINATION OF THE SITE SHOULD BE MADE BY ALL CONTRACTORS CONCERNED TO FULLY CONSIDER ALL SITE CONDITIONS WHICH MAY HAVE A BEARING ON THE WORK OF THE ENTIRE PROJECT. SUBMISSION OF A BID IS PRESUMPTIVE EVIDENCE THAT THE BIDDER IS CONVERSANT WITH LOCAL JURISDICTIONS AND HAS MADE DUE ALLOWANCES IN HIS BID FOR ALL CONTINGENCIES. THE OWNER RESERVES THE RIGHT TO
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE ARCHITECT IN CASE OF ANY OR ALL DEVIATIONS FROM THESE DRAWINGS. THE ARCHITECT SHALL BE HELD HARMLESS AS A RESULT OF ANY UNAUTHORIZED CHANGES TO THESE PLANS. ADDITIONAL FEES MAY OCCUR FOR "AS BUILT" DOCUMENTATION DUE TO CIRCUMSTANCES BEYOND THE ARCHITECT'S CONTROL, OR OWNER / CONTRACTOR CHANGES
- THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS AND APPROVALS REQUIRED BY THE LOCAL ZONING AND BUILDING DEPARTMENTS AND ANY OTHER GOVERNMENTAL AGENCY HAVING JURISDICTION OVER THE WORK. ALL APPLICABLE REGULATIONS SHALL BE ADHERED TO AND CARRIED OUT BY ALL INDIVIDUALS
- THE CONTRACTOR SHALL FURNISH A CERTIFICATE OF INSURANCE INDICATING THE TYPE AND AMOUNTS OF COVERAGE AS REQUIRED BY NEW YORK STATE AND THE LOCAL MUNICIPALITY.
- THE CONTRACTOR SHALL REMOVE ALL RUBBISH AND LEAVE THE COMPLETED PROJECT IN A CLEAN STATE, SATISFACTORY TO THE OWNER.
- THE CONTRACTOR SHALL GUARANTEE HIS WORK AND HIS SUBCONTRACTOR'S WORK AGAINST FAULTY MATERIALS AND WORKMANSHIP IN ACCORDANCE WITH NEW YORK STATE GENERAL BUSINESS LAW.
- ONLY COPIES FROM THE ORIGINALS OF THESE DRAWINGS MARKED WITH AN ORIGINAL OF THE ARCHITECT'S WET SEAL SHALL BE CONSIDERED TO BE VALID TRUE COPIES.
- 30. BUILDING IS CLASSIFIED AS A ONE FAMILY DWELLING
- SMOKE-DETECTING ALARM DEVICES SHALL BE INSTALLED IN COMPLIANCE WITH SECTION R313.1 OF THE RESIDENTIAL CODE OF NEW YORK STATE (2020)CARBON MONOXIDE ALARM DEVICES SHALL BE INSTALLED IN COMPLIANCE WITH SECTION R313.4 OF THE BUILDING CODE OF NEW YORK STATE (2020)
- PROVIDE A MIN. 3/4 HR. FIRE SEPARATION PER SECTION R309.2 OF THE RESIDENTIAL CODE OF NEW YORK STATE (2020) ALL WALLS AND FLOORS DEMISING RESIDENCE FROM AN ATTACHED GARAGE
- ALL MATERIALS USED IN THIS PROJECT SHALL BE NON-ASBESTOS AND NON-LEAD CONTAINING.



# PROPOSED RESIDENCE

180 KILBOURN ROAD

TOWN OF PITTSFORD, NEW YORK

# DRAWING INDEX

1	TITLE PAGE
2	FRONT / LEFT SIDE ELEVATIONS
<u> </u>	REAR / RIGHT SIDE ELEVATIONS
4	PROPOSED FOUNDATION PLAN
<u> </u>	PROPOSED 1ST FLOOR PLAN
6	PROPOSED 2ND FLOOR PLAN
7	PROPOSED ROOF PLAN
 <i>E-1</i>	EXISTING F/L ELEVATIONS
<i>E-2</i>	EXISTING R/R ELEVATIONS
<i>E-3</i>	EXISTING FLOOR PLAN

# ENERGY COMPLIANCE DETAILS & PATH

MEETS OR EXCEEDS PRESCRIPTIVE REQUIREMENTS (2020 BUILDING CODE OF NEW YORK STATE) CLIMATE ZONE - 5

(2020 DOILD ING CODE OF NEXT FORK STATE) OF IT AT LEGICE S				
	COMPONENT	REQUIRED	PROVIDED	
I.	FENESTRATION U-FACTOR	.32	.32	
2.	CEILING R-FACTOR	49	49	
3.	WOOD FRAME WALL R-VALUE	20 OR 13+5	HIGH DENSITY 21 21/BAND JSTS	
4.	FLOOR R-FACTOR	R-30	R-30	
5.	SLAB R-FACTOR	R-10@24" R-5 SLAB EDGE	R-I0@24" R-5 SLAB EDGE	
			•	

# 2020 INTERNATIONAL ENERGY CONSERVATION CODE (IECC) COMPLIANCE PATH

- I. A MINIMUM OF 75% OF THE LAMPS IN PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL BE HIGH-EFFICIENCY LAMPS PER SECTION 1104.1
- 2. RECESSED LUMINARIES INSTALLED IN THE BUILDING THERMAL ENVELOPE SHALL BE SEALED WITH A GASKET OR CAULK BETWEEN THE HOUSING AND THE INTERIOR WALL OR CEILING COVERING TO LIMIT AIR LEAKAGE BETWEEN CONDITIONED AND UNCONDITIONED SPACES. PER SECTION 1102.4.5
- 3. CONTRACTOR TO PROVIDE A PROGRAMMABLE THERMOSTAT TO CONTROL THE HVAC SYSTEM PER SECTION 1103.1.1
- 4. ALL CIRCULATING SERVICE HOT MATER PIPING SHALL BE INSULATED TO AT LEAST R-2. CIRCULATION HOT WATER SYSTEMS SHALL INCULDE AN AUTOMATIC OR READILY ACCESSIBLE MANUAL SWITCH THAT CAN TURN OFF THE HOT WATER CIRCULATING PUMP WHEN THE SYSTEM IS NOT IN USE. PER SECTION 1103.3.4
- 5. AIR LEAKAGE TEST TO BE CONDUCTED & PERFORMED BY A THIRD PARTY IN COMPLIANCE WITH 1102.4.1.2. AIR LEAKAGE RATE MAY NOT EXCEED 3 ACH (CLIMATE ZONE 5)
- 6. ATTIC ACCESS SHALL BE INSULATED WITH THE SAME R-VALUE AS THE ATTIC, WEATHER STRIPPED AND LATCHED PER SECTION 1102.2.3
- 1. DUCTWORK ON EXTERIOR WALLS IF REQUIRED SHALL BE INSULATED TO A MINUMUM
- 8. MECHANICAL VENTILATION PER SECTION NIIO3.6 TO BE MET WITH CONTINUOUS USE EXHAUST FANS AND MAKE-UP AIR CONTROLS, PER SECTION MI507.3.3 REQUIREMENT.
- 9. MECHANICAL VENTILATION FAN EFFICACY SHALL MEET MINIMUM REQUIREMENTS PER SECTION NIIO3.6.1.
- IO. HEATING AND COOLING EQUIPMENT SHALL BE SIZED IN ACCORDANCE WITH SECTION NIIO3.7 REQUIREMENTS.

# BASIC DESIGN CRITERIA

- I. GROUND SNOW LOAD 40 PSF R301.2 (5)
- 2. WIND SPEED 115 MPH, EXPOSURE B R301.2.1
- a SEISMIC DESIGN CATEGORY A R301.2 (2)
- 4. WEATHERING SEVERE
- 5. FROST LINE DEPTH 48"
- 6. TERMITE DAMAGE NONE TO SLIGHT
- 7. DECAY DAMAGE NONE TO SLIGHT
- 8. WINTER DESIGN TEMPERATURE 1
- 9. ICE SHIELD UNDERLAYMENT REQUIRED YES
- 10. FLOOD HAZARD FIRM 1992
- II. ROOF TIE DOWN REQUIREMENTS R802.II.I



121 Sully's Trail Pittsford, NY 14534

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

www.MorabitoArchitects.com

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11/12/2020

10/14/2020

PROPOSED RESIDENCE

180 KILBOURN RD TOWN OF PITTSFORD, NEW YORK

CLIENT:

RON BILLITIER

**DRAWING:** 

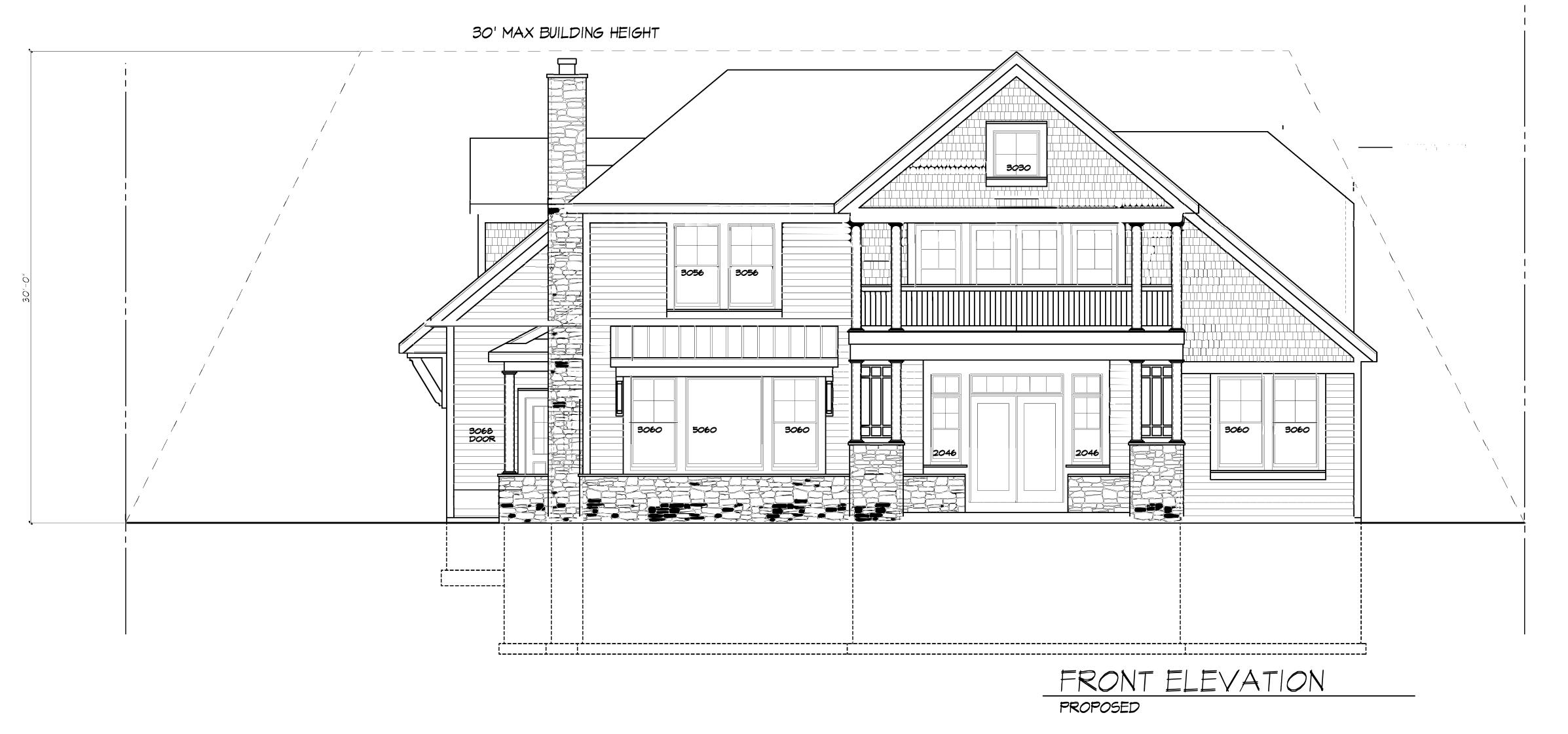
**OCTOBER 2020** SCALE: 1/4"=1'-0" 180 KILBOURN

CHECKED:

SHEET:

SHEETS









121 Sully's Trail Pittsford, NY 14534

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

www.MorabitoArchitects.com

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11/12/2020 10/14/2020

PROPOSED RESIDENCE 180 KILBOURN RD TOWN OF PITTSFORD, NEW YORK

CLIENT: RON BILLITIER

DRAWING: ELEVATIONS - PROPOSED

OCTOBER 2020

CHECKED:

SCALE: 1/4"=1"<del>-</del>0"

180 KILBOURN JOB NO.:

SHEET:

OF 7 SHEETS





REAR ELEVATION

# UNLESS OTHERWISE NOTED

ROOFING: 25 YR GUARANTEE ASPHALT SHINGLES ROOF VENTING: CONTINUOUS RIDGE VENT

FASCIAS: 8"

FRIEZEBDS: 8"

CORNERBDS: 6"

CASINGS: 6"

SIDING: HORIZ, AS SELECTED

OVERHANGS: 1'-4" RAKE OVERHANGS: 12"

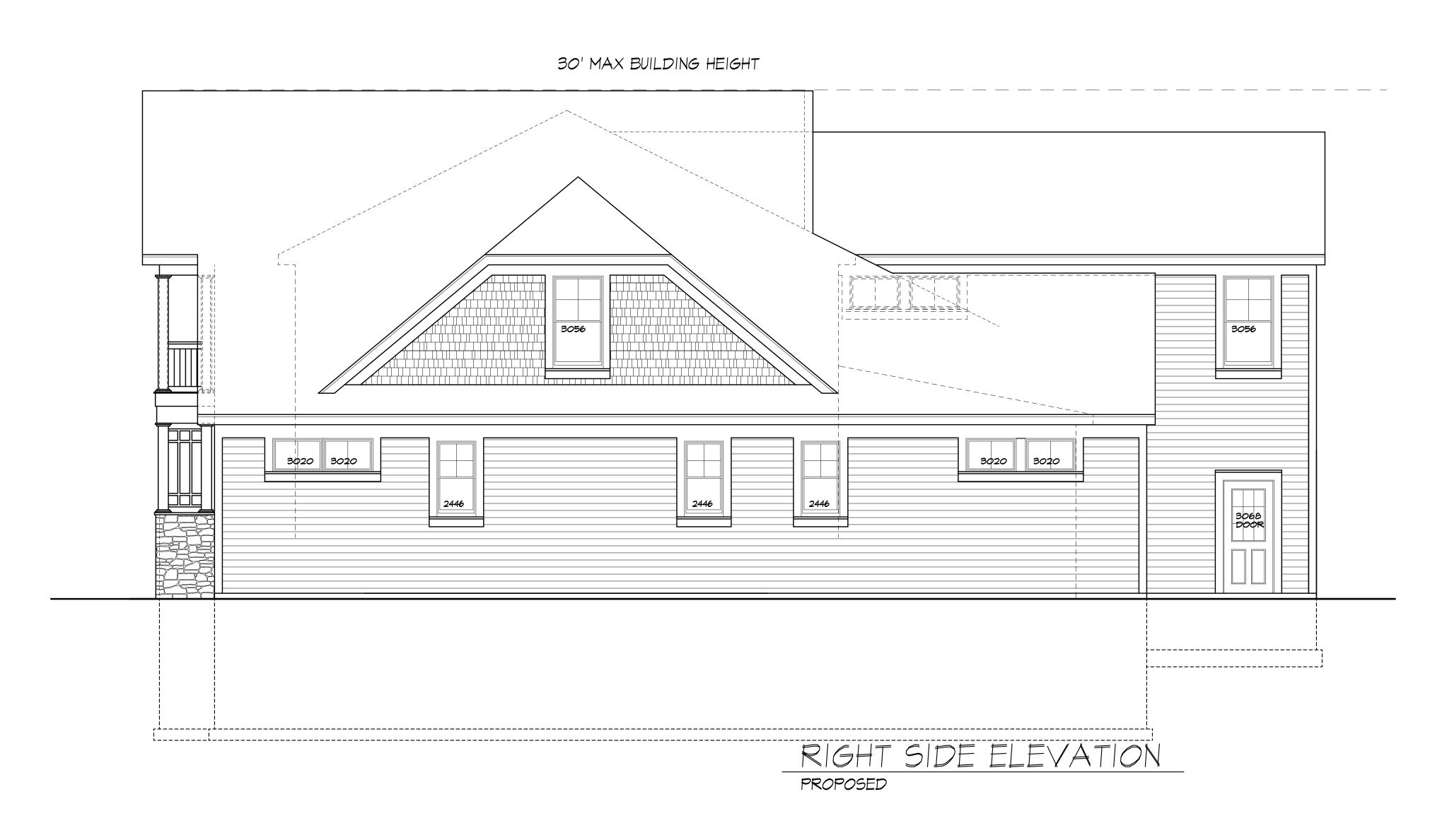
MIN FTG. DEPTH: 4'-0"

CLG HT: IST FLOOR: 9'-6"

WINDOW UNIT HT.

IST FLOOR: 8'-0"

WINDOW MFR: ANDERSEN OR EQUAL (PROVIDE SAFETY GLAZING PER R.308.4)





121 Sully's Trail Pittsford, NY 14534

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PROPOSED RESIDENCE 180 KILBOURN RD TOWN OF PITTSFORD, NEW YORK

CLIENT: RON BILLITIER

DRAWING: ELEVATIONS - PROPOSED

> CHECKED: OCTOBER 2020

SCALE: 1/4"=1'-0" 180 KILBOURN JOB NO.:

SHEET:

OF 7 SHEETS



## TABLE R404.I.I(4) 12-INCH MASONRY FOUNDATION WALLS WITH REINEARCING WHERE D 8.75 INCHES (A)

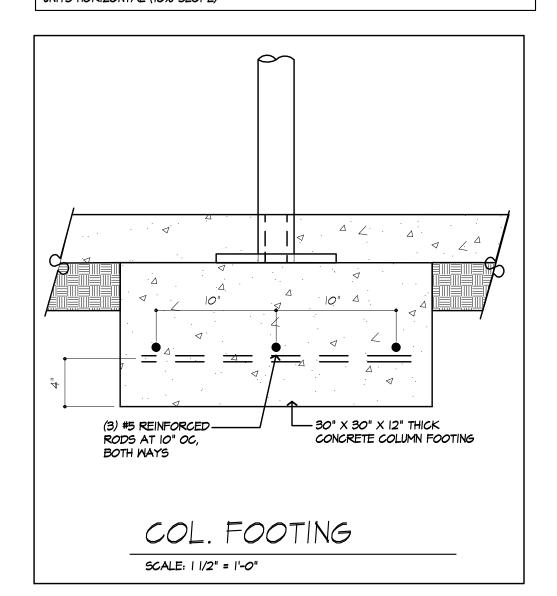
		MINIMUM VERTICAL REINFORCEMENT (B, C)			
		SOIL CLASSES AND LATERAL SOIL LOAD (D) (PSF PER FOOT BELOW GRADE)			
MALL HEIGHT	HEIGHT OF UNBALANCED BACKFILL (E)	GW, GP, SW AND SP SOILS	GM, GC, SM, SM- SC AND ML SOILS	SC, ML-CL AND INORGANIC CL SOILS	
11210111	D/ 1014 122 (2)	30	45	60	
6'-8"	4'-0" OR LESS	#4 AT 72" O.C.	#4 AT 72" O.C.	#4 AT 72" O.C.	
	5'-0"	#4 AT 72" O.C.	#4 AT 72" O.C.	#4 AT 72" O.C.	
	6'-8"	#4 AT 72" O.C.	#4 AT 72" O.C.	#5 AT 72" O.C.	
	4'-0" OR LESS	#4 AT 72" O.C.	#4 AT 72" O.C.	#4 AT 72" O.C.	
7'-4"	5'-0"	#4 AT 72" O.C.	#4 AT 72" O.C.	#4 AT 72" O.C.	
	6'-0"	#4 AT 72" O.C.	#4 AT 72" O.C.	#5 AT 72" O.C.	
	7'-4"	#4 AT 72" O.C.	#5 AT 72" O.C.	#6 AT 72" O.C.	
	4'-0" OR LESS	#4 AT 72" O.C.	#4 AT 72" O.C.	#4 AT 72" O.C.	
8'-0"	5'-0"	#4 AT 72" O.C.	#4 AT 72" O.C.	#4 AT 72" O.C.	
	6'-0"	#4 AT 72" O.C.	#4 AT 72" O.C.	#5 AT 72" O.C.	
	7'-0"	#4 AT 72" O.C.	#5 AT 72" O.C.	#6 AT 72" O.C.	
	8'-0"	#5 AT 72" O.C.	#6 AT 72" O.C.	#6 AT 64" O.C.	
	4'-0" OR LESS	#4 AT 72" O.C.	#4 AT 72" O.C.	#4 AT 72" O.C.	
8'-8"	5'-0"	#4 AT 72" O.C.	#4 AT 72" O.C.	#4 AT 72" O.C.	
	6'-0"	#4 AT 72" O.C.	#4 AT 72" O.C.	#5 AT 72" O.C.	
	7'-0"	#4 AT 72" O.C.	#5 AT 72" O.C.	#6 AT 72" O.C.	
	8'-8"	#5 AT 72" O.C.	#7 AT 72" O.C.	#6 AT 48" O.C.	
	4'-0" OR LESS	#4 AT 72" O.C.	#4 AT 72" O.C.	#4 AT 72" O.C.	
9'-4"	5'-0"	#4 AT 72" O.C.	#4 AT 72" O.C.	#4 AT 72" O.C.	
	6'-0"	#4 AT 72" O.C.	#5 AT 72" O.C.	#5 AT 72" O.C.	
	7'-0"	#4 AT 72" O.C.	#5 AT 72" O.C.	#6 AT 72" O.C.	
	8'-0"	#5 AT 72" O.C.	#6 AT 72" O.C.	#6 AT 56" O.C.	
	9'-4"	#6 AT 72" O.C.	#6 AT 48" O.C.	#6 AT 40" O.C.	
	4'-0" OR LESS	#4 AT 72" O.C.	#4 AT 72" O.C.	#4 AT 72" O.C.	
10'-0"	5'-0"	#4 AT 72" O.C.	#4 AT 72" O.C.	#4 AT 72" O.C.	
	6'-0"	#4 AT 72" O.C.	#5 AT 72" O.C.	#5 AT 72" O.C.	
	7'-0"	#4 AT 72" O.C.	#5 AT 72" O.C.	#6 AT 72" O.C.	
	8'-0"	#5 AT 72" O.C.	#6 AT 72" O.C.	#6 AT 48" O.C.	
	9'-0"	#6 AT 72" O.C.	#6 AT 56" O.C.	#6 AT 40" O.C.	
	10'-0"	#6 AT 64" O.C.	#6 AT 40" O.C.	#6 AT 32" O.C.	

### FOR SI: | INCH = 25.4 MM, | FOOT = 304.8 MM, | POUND PER SQUARE FOOT PER FOOT = 0.157 KPA/MM.

- A. MORTAR SHALL BE TYPE M OR S AND MASONRY SHALL BE LAID IN
- RUNNING BOND. B. ALTERNATIVE REINFORCING BAR SIZES AND SPACINGS HAVING 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 INCHES.
- 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 AT LEAST 8.75
- 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
- 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 LEVELS WHEN THE INTERIOR CONCRETE SLAB-ON-GRADE IS PROVIDED AND IN CONTACT WITH THE INTERIOR SURFACE OF THE FOUNDATION WALL, MEASUREMENT OF THE UNBALANCED BACKFILL HEIGHT IS PERMITTED TO BE MEASURED FROM THE EXTERIOR FINISH GROUND LEVEL TO THE TOP OF THE INTERIOR CONCRETE SLAB IS PERMITTED.

# STEPPED FOOTING NOTE;

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

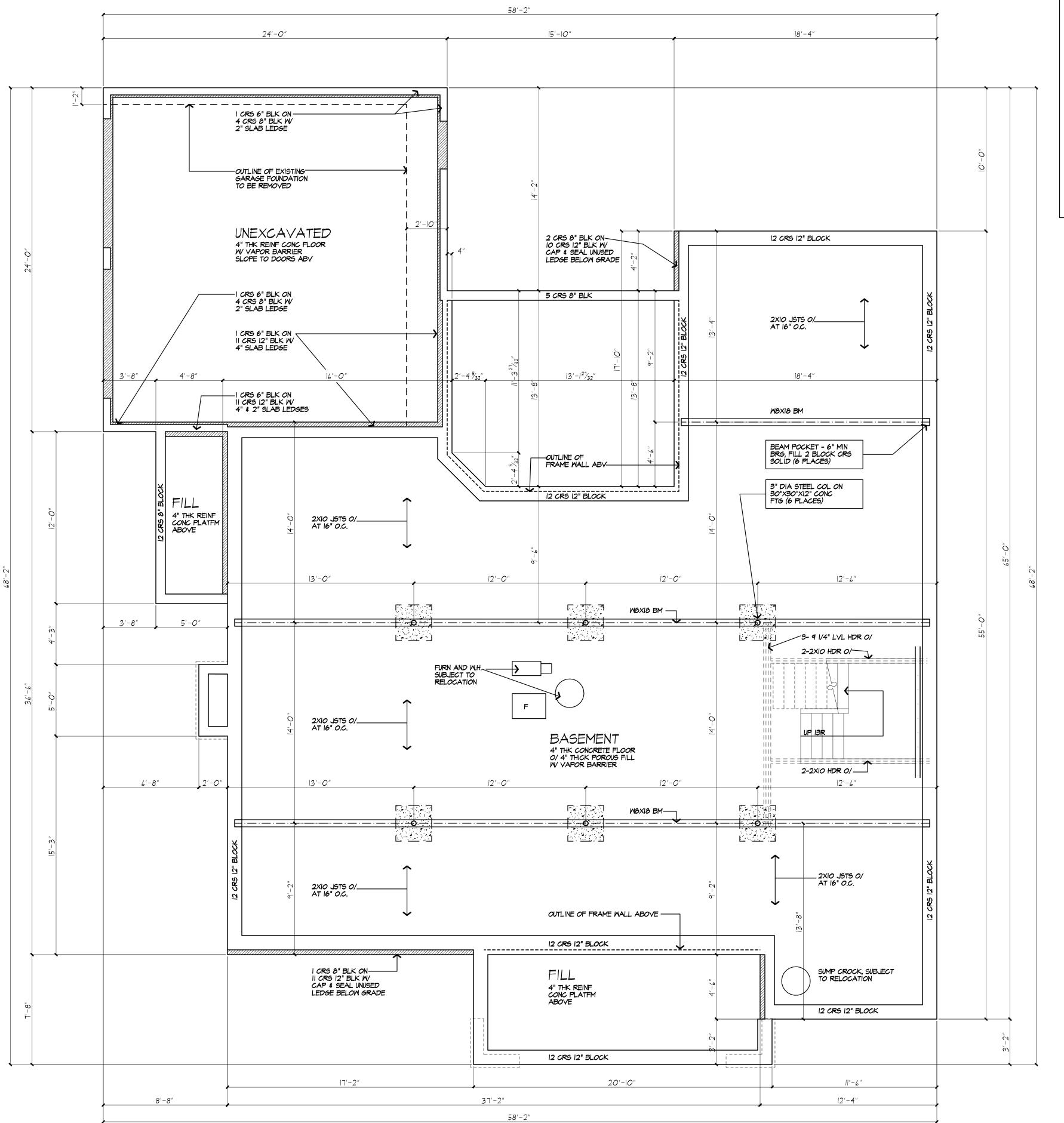


# FIRE PROTECTION REQUIREMENTS PER R302.13

FLOOR ASSEMBLIES THAT ARE NOT REQUIRED ELSEWHERE IN THIS CODE TO BE FIRE-RESISTANCE RATED, SHALL BE PROVIDED WITH A 1/2-INCH (12.7 MM) GYPSUM WALL-BOARD MEMBRANE, 5/8-INCH (16 MM) WOOD STRUCTURAL PANEL MEMBRANE, OR EQUIVALENT ON THE UNDERSIDE OF THE FLOOR FRAMING MEMBER. PENETRATIONS OR OPENINGS FOR DUCTS, VENTS, ELECTRICAL OUTLETS, LIGHTING, DEVICES, LUMINAIRES, WIRES, SPEAKERS, DRAINAGE, PIPING AND SIMILAR OPENINGS OR PENETRATIONS SHALL BE PERMITTED. EXCEPTIONS:

# FLOOR ASSEMBLIES LOCATED DIRECTLY OVER A SPACE PROTECTED BY AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION P2904, NFPA I3D, OR OTHER APPROVED EQUIVALENT SPRINKLER SYSTEM.

- 2. FLOOR ASSEMBLIES LOCATED DIRECTLY OVER A CRAWL SPACE NOT INTENDED FOR STORAGE OR FUEL-FIRED APPLIANCES.
- . PORTIONS OF FLOOR ASSEMBLIES SHALL BE PERMITTED TO BE UNPROTECTED WHERE COMPLYING WITH THE
  - 3.1. THE AGGREGATE AREA OF THE UNPROTECTED PORTIONS DOES NOT EXCEED 80 SQUARE FEET (7.4 M2) PER 3.2. FIREBLOCKING IN ACCORDANCE WITH SECTION R302.II.I IS INSTALLED ALONG THE PERIMETER OF THE UNPROTECTED PORTION TO SEPARATE THE UNPROTECTED PORTION FROM THE REMAINDER OF THE FLOOR ASSEMBLY.
- WOOD FLOOR ASSEMBLIES USING DIMENSION LUMBER OR STRUCTURAL COMPOSITE LUMBER EQUAL TO OR GREATER THAN 2-INCH BY 10-INCH (50.8 MM BY 254 MM) NOMINAL DIMENSION, OR OTHER APPROVED FLOOR ASSEMBLIES DEMONSTRATING EQUIVALENT FIRE PERFORMANCE.



- FOOTINGS TO BE PLACED ON UNDISTURBED SOIL HAVING A MIN. BEARING CAPICITY OF 2000 P.S.F. SIZES: 8" BLK.- 16" WIDE X 8" THK. 12" BLK.- 20" WIDE X 8" THK. (GARAGE) 8" BLK. - 16" WIDE X 12" THK.
- 2. MIN. CONC. COMPRESSIVE STRENGTH IN 28 DAYS: FOOTINGS: 2500 P.S.I. FLOOR SLABS: 2500 P.S.I. PORCH: GARAGE: 3500 P.S.I. 3500 P.S.I.
- 3. PROVIDE DOUBLE JOISTS UNDER ALL WALLS PARALLEL TO JOIST DIRECTION
- 4. PROVIDE CROSS BRIDGING AT MID SPAN OF FLOOR FRAMING
- 5. ALL STEEL SIZES ARE TO BE STANDARD
- STRUCTURAL STEEL PER AISC.
- 6. REINFORCE BLOCK WALL PER SECTION R404 NYS RC 2020

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11/12/2020

10/14/2020

PROPOSED RESIDENCE 180 KILBOURN RD TOWN OF PITTSFORD, NEW YORK

CLIENT:

RON BILLITIER

BASEMENT / FOUNDATION PLAN PROPOSED

CHECKED: OCTOBER 2020

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

180 KILBOURN

SHEET:

SHEETS



BASEMENT & FOUNDATION PLAN 12 CRS 12" BLOCK

FIRE PROTECTION OF FLOOR JOISTS NOT REQUIRED PER SECTION R313

# EXHAUST DUCTS AND EXHAUST OPENINGS M 1504.2 DUCT LENGTH THE LENGTH OF EXHAUST AND SUPPLY DUCTS USED WITH VENTILATING EQUIPMENT SHALL NOT EXCEED THE LENGTHS DETERMINED IN ACCORDANCE WITH TABLE MI506.2 EXCEPTION: DUCT LENGTH SHALL NOT BE LIMITED WHERE THE DUCT SYSTEM COMPLIES WITH THE MANUFACTURER'S DESIGN CRITERIA OR WHERE THE FLOW RATE OF THE INSTALLED VENTLATING EQUIPMENT IS VERIFIED BY THE INSTALLER OR APPROVED THRID PARTY USING A FLOW HOOD, FLOW GRID OR OTHER AIRFLOW MEASURING DEVICE TABLE M 1504.2 - DUCT LENGTH DUCT TYPE SMOOTH WALL DUCT FLEX DUCT FAN AIRFLOW RATING CFM @ 0.25 INCH WC A 50 80 100 125 150 200 250 300 50 80 100 125 150 200 250 300 8 AND ABOVE FOR SI: 1 FOOT = 304.8 MM A. FAN AIRFLOW SHALL BE IN ACCORDANCE WITH ANSI/AMCA 210-ANSI/ASHRAE 51 B. FOR NONCIRCULAR DUCTS, CALCULATE THE DIAMETER AS FOUR TIMES THE CROSS SECTIONAL AREA DIVIDED BY THE PERIMETER C. THE TABLE ASSUMES THAT ELBOWS ARE NOT USED. FIFTEEN FEET OF ALLOWABLE DUCT LENGTH SHALL BE DEDUCTED FOR EACH

D. NL = NO LIMIT ON DUCT LENGTH OF THIS SIZE
E. X = NOT ALLOMED, ANY LENGTH OF DUCT OF THIS SIZE WITH ASSUMED TURNS AND FITTINGS WILL EXCEED THE RATED PRESSURE DROP

WINDOW FALL PROTECTION

WINDOW FALL PROTECTION SHALL BE PROVIDED IN ACCORDANCE WITH SECTIONS R312.2.1 AND R312.2.2

R312.2.1 WINDOW SILLS. IN DWELLING UNITS, WHERE THE TOP OF THE SILL OF AN OPERABLE WINDOW OPENING IS LOCATED LESS THAN 24 INCHES ABOVE THE FINISHED FLOOR AND GREATER THAN 72 INCHES ABOVE THE FINISHED GRADE OR OTHER SURFACE BELOW ON THE EXTERIOR OF THE BUILDING, THE OPERABLE WINDOW SHALL COMPLY WITH ONE OF THE

I. OPERABLE WINDOWS WITH OPENINGS THAT WILL NOT ALLOW A
4-INCH-DIAMETER (102 MM) SPHERE TO PASS THROUGH THE OPENING
WHERE THE OPENING IS IN ITS LARGEST OPENED POSITION.
2.OPERABLE WINDOWS THAT ARE PROVIDED WITH WINDOW FALL PREVENTION DEVICES THAT COMPLY WITH ASTM F 2090. 3.0PERABLE WINDOWS THAT ARE PROVIDED WITH WINDOW OPENING CONTROL DEVICES THAT COMPLY WITH SECTION R312.2.2.

R312.2.2 MINDOM OPENING CONTROL DEVICES. MINDOM OPENING CONTROL DEVICES SHALL COMPLY MITH ASTM F 2090. THE MINDOM OPENING CONTROL DEVICE, AFTER OPERATION TO RELEASE THE CONTROL DEVICE, AFTER OFERATION TO RELEASE THE CONTROL DEVICE ALLOWING THE WINDOW TO FULLY OPEN, SHALL NOT REDUCE THE NET CLEAR OPENING AREA OF THE WINDOW UNIT TO LESS THAN THE AREA REQUIRED BY SECTION R310.2.1.

# WINDOW GLAZING

WINDOW GLAZING SHALL BE PROVIDED IN ALL HAZARDOUS LOCATIONS IN ACCORDANCE WITH SECTION R308

R308.4.1 GLAZING IN DOORS GLAZING IN FIXED AND OPERABLE PANELS OF SWINGING, SLIDING AND BIFOLD DOORS SHALL BE CONSIDERED TO BE A HAZARDOUS

EXCEPTIONS: I. GLAZED OPENINGS OF A SIZE THROUGH WHICH A 3" DIA SPHERE IS UNABLE TO PASS 2. DECORATIVE GLAZING

R308.4.7 GLAZING ADJACENT TO THE BOTTOM STAIR LANDING GLAZING ADJACENT TO THE LANDING AT THE BOTTOM OF A STAIRWAY WHERE THE GLAZING IS LESS THAN 36" ABOVE THE LANDING AND WITHIN A 60" HORIZONTAL ARC LESS THAN 180 DEGREES FROM THE BOTTOM TREAD NOSING SHALL BE CONSIDERED TO BE A

HAZARDOUS LOCATION. I. WHERE GLAZING IS ADJACENT TO A WALKING SURFACE AND A HORIZONTAL RAIL IS INSTALLED AT 34" TO 38" ABOVE THE WALKING SURFACE 2. GLAZING 36" OR MORE MEASURED HORIZONTALLY FROM THE WALKING SURFACE

# SMOKE & CARBON MONOXIDE ALARM LOCATIONS R314/R315

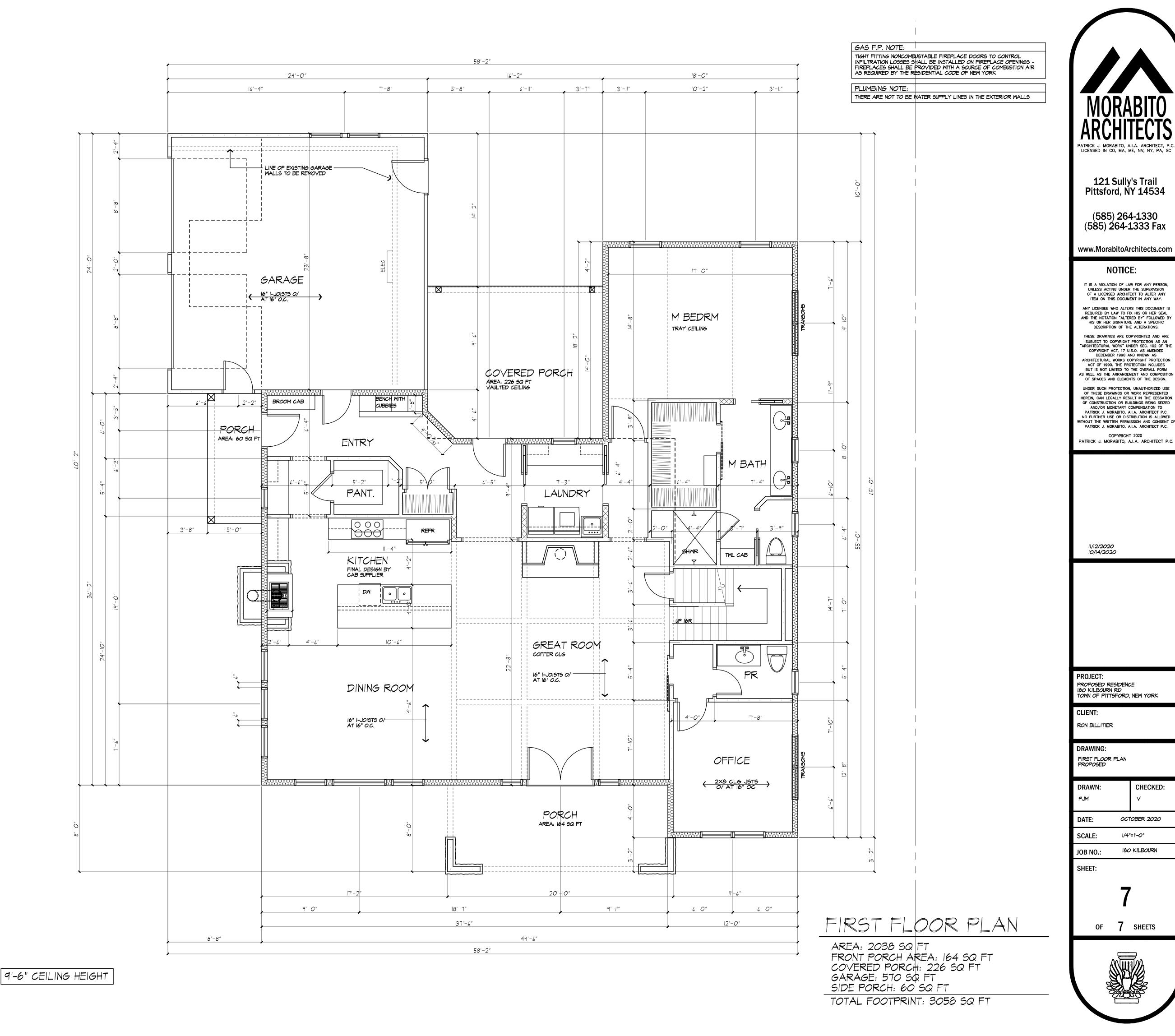
R314.3 LOCATION. SMOKE ALARMS SHALL BE INSTALLED
IN THE FOLLOWING LOCATIONS: I. IN EACH SLEEPING ROOM.
2. OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE
VICINITY OF THE BEDROOMS. 3. ON EACH ADDITIONAL STORY OF THE DWELLING, INCLUDING BASEMENTS BUT NOT INCLUDING CRAWL SPACES AND UNINHABITABLE ATTICS. 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. WHEN MORE THAN ONE SMOKE ALARM IS REQUIRED TO BE INSTALLED WITHIN AN INDIVIDUAL DWELLING UNIT 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 UNIT.

R315.3 REQUIRED LOCATIONS. CARBON MONOXIDE ALARMS SHALL BE PROVIDED IN THE FOLLOWING LOCATIONS: I. WITHIN EACH DWELLING UNIT ON EACH STORY CONTAINING A SLEEPING AREA, WITHIN IO FEET OF THE SLEEPING AREA. MORE THAN ONE CARBON MONOXIDE ALARM SHALL BE PROVIDED WHERE NECESSARY TO ASSURE THAT NO SLEEPING AREA ON A STORY IS MORE THAN IO FEET AWAY FROM A CARBON MONOXIDE ALARM. 2. ON ANY STORY OF A DWELLING UNIT THAT CONTAINS A CARBON MONOXIDE SOURCE.

OPENIN	16	2X6 WALL	2X4 WALL
UP TO	4'-0"	(3) 2X8	(2) 2X8
	5'-0"	(3) 2X8	(2) 2X8
	6'-0"	(3) 2XIO	(2) 2XIO
	7'-0"	(3) 2XIO	(2) 2XI2
	8'-0"	(3) 2XI2	(2) 2XI2
PROVIDE (2) 1/2" PLY. WD. GUSSETS -2X6 WALL PROVIDE (1) 1/2" PLY. WD. GUSSETS -2X4 WALL GLUE AND NAIL ALL HEADERS			

	WALL I	_EG	END
	2X6 STUDS AT 16" OC W INSULATION	$\boxtimes$	(3) STUDS GLUE AND NA WITH SOLID BEARING
	2X6 STUDS AT 16" OC (INTERIOR WALL)		BELOW
	2X4 STUDS @ 16"O.C.		
USE SIMPSON OR EQUAL METAL HANGERS AT ALL			

HDR CONNECTIONS



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CHECKED:

OCTOBER 2020

1/4"=1'-0"

180 KILBOURN

SHEETS

EXHAUST DUCTS AND EXHAUST OPENINGS M 1504.2 DUCT LENGTH THE LENGTH OF EXHAUST AND SUPPLY DUCTS USED WITH VENTILATING EQUIPMENT SHALL NOT EXCEED THE LENGTHS DETERMINED IN ACCORDANCE WITH TABLE MI506.2 EXCEPTION: DUCT LENGTH SHALL NOT BE LIMITED WHERE THE DUCT SYSTEM COMPLIES WITH THE MANUFACTURER'S DESIGN CRITERIA OR WHERE THE FLOW RATE OF THE INSTALLED VENTLATING EQUIPMENT IS VERIFIED BY THE INSTALLER OR APPROVED THRID PARTY USING A FLOW HOOD, FLOW GRID OR OTHER AIRFLOW MEASURING DEVICE TABLE M 1504.2 - DUCT LENGTH SMOOTH WALL DUCT FAN AIRFLOW RATING CFM @ 0.25 INCH WC A 50 80 100 125 150 200 250 300 50 80 100 125 150 200 250 300 MAXIMUM LENGTH C, D, E DIAMETER B (INCHES) 
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 FOR SI: 1 FOOT = 304,8 MM A. FAN AIRTLON SHALL BE IN ACCORDANCE WITH ANSI/AMCA 210-ANSI/ASHRAE 51
B. FOR NONCIRCULAR DUCTS, CALCULATE THE DIAMETER AS FOUR TIMES THE CROSS SECTIONAL AREA DIVIDED BY THE PERIMETER
C. THE TABLE ASSUMES THAT ELBOWS ARE NOT USED. FIFTEEN FEET OF ALLOWABLE DUCT LENGTH SHALL BE DEDUCTED FOR EACH

WINDOW FALL PROTECTION

ELBOW INSTALLED IN THE DUCT RUN

WINDOW FALL PROTECTION SHALL BE PROVIDED IN ACCORDANCE WITH SECTIONS R312.2.1 AND R312.2.2

E. X = NO LIMIT ON DUCT LENGTH OF THIS SIZE

E. X = NOT ALLOWED. ANY LENGTH OF DUCT OF THIS SIZE WITH ASSUMED TURNS AND FITTINGS WILL EXCEED THE RATED PRESSURE DROP

R312.2.1 WINDOW SILLS.
IN DWELLING UNITS, WHERE THE TOP OF THE SILL OF AN OPERABLE WINDOW OPENING IS LOCATED LESS THAN 24 INCHES ABOVE THE FINISHED FLOOR AND GREATER THAN 72 INCHES ABOVE THE FINISHED GRADE OR OTHER SURFACE BELOW ON THE EXTERIOR OF THE BUILDING, THE OPERABLE WINDOW SHALL COMPLY WITH ONE OF THE FOLLOWING:

1. OPERABLE WINDOWS WITH OPENINGS THAT WILL NOT ALLOW A 4-INCH-DIAMETER (IO2 MM) SPHERE TO PASS THROUGH THE OPENING WHERE THE OPENING IS IN ITS LARGEST OPENED POSITION.

2. OPERABLE WINDOWS THAT ARE PROVIDED WITH WINDOW FALL PREVENTION DEVICES THAT COMPLY WITH ASTM F 2090.

3. OPERABLE WINDOWS THAT ARE PROVIDED WITH WINDOW OPENING CONTROL DEVICES THAT COMPLY WITH SECTION R312.2.2.

R312.2.2 WINDOW OPENING CONTROL DEVICES. WINDOW OPENING CONTROL DEVICES SHALL COMPLY WITH ASTM F 2090. THE WINDOW OPENING CONTROL DEVICE, AFTER OPERATION TO RELEASE THE CONTROL DEVICE ALLOWING THE WINDOW TO FULLY OPEN, SHALL NOT REDUCE THE NET CLEAR OPENING AREA OF THE WINDOW UNIT TO LESS THAN THE AREA REQUIRED BY SECTION R310.2.1.

# WINDOW GLAZING

WINDOW GLAZING SHALL BE PROVIDED IN ALL HAZARDOUS LOCATIONS IN ACCORDANCE WITH SECTION R308

R308.4.1 GLAZING IN DOORS

GLAZING IN FIXED AND OPERABLE PANELS OF SWINGING, SLIDING AND BIFOLD DOORS SHALL BE CONSIDERED TO BE A HAZARDOUS LOCATION. EXCEPTIONS:

I. GLAZED OPENINGS OF A SIZE THROUGH WHICH A 3" DIA SPHERE IS UNABLE TO PASS
2. DECORATIVE GLAZING

R308.4.7 GLAZING ADJACENT TO THE BOTTOM STAIR LANDING GLAZING ADJACENT TO THE LANDING AT THE BOTTOM OF A STAIRWAY WHERE THE GLAZING IS LESS THAN 36" ABOVE THE LANDING AND WITHIN A 60" HORIZONTAL ARC LESS THAN 180 DEGREES FROM THE BOTTOM TREAD NOSING SHALL BE CONSIDERED TO BE A HAZARDOUS LOCATION.

I. WHERE GLAZING IS ADJACENT TO A WALKING SURFACE AND A HORIZONTAL RAIL IS INSTALLED AT 34" TO 38" ABOVE THE WALKING SURFACE

2. GLAZING 36" OR MORE MEASURED HORIZONTALLY FROM THE WALKING SURFACE

# SMOKE & CARBON MONOXIDE ALARM LOCATIONS

R314.3 LOCATION. SMOKE ALARMS SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS: I. 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 BUT 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. WHEN MORE THAN ONE SMOKE ALARM IS REQUIRED TO BE INSTALLED WITHIN AN INDIVIDUAL DWELLING UNIT 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 UNIT.

R315.3 REQUIRED LOCATIONS. CARBON MONOXIDE ALARMS SHALL BE PROVIDED IN THE FOLLOWING LOCATIONS: I. WITHIN EACH DWELLING UNIT ON EACH STORY CONTAINING A SLEEPING AREA, WITHIN IO FEET OF THE SLEEPING AREA. MORE THAN ONE CARBON MONOXIDE ALARM SHALL BE PROVIDED WHERE NECESSARY TO ASSURE THAT NO SLEEPING AREA ON A STORY IS MORE THAN IO FEET AWAY FROM A CARBON MONOXIDE ALARM. 2. ON ANY STORY OF A DWELLING UNIT THAT CONTAINS A CARBON MONOXIDE SOURCE.

HEADER SCHEDULE UNLESS OTHERWISE NOTED			
OPENING 2X6 WALL 2X4 WALL			
UP TO	4'-0"	(3) 2×8	(2) 2X8
	5'-0"	(3) 2X8	(2) 2X8
	6'-0"	(3) 2XIO	(2) 2XIO
7'-0"		(3) 2XIO	(2) 2XI2
	8'-0"	(3) 2XI2	(2) 2XI2
PROVIDE (2) 1/2" PLY. WD. GUSSETS -2X6 WALL			

PROVIDE (1) 1/2" PLY. WD. GUSSETS -2X4 WALL GLUE AND NAIL ALL HEADERS

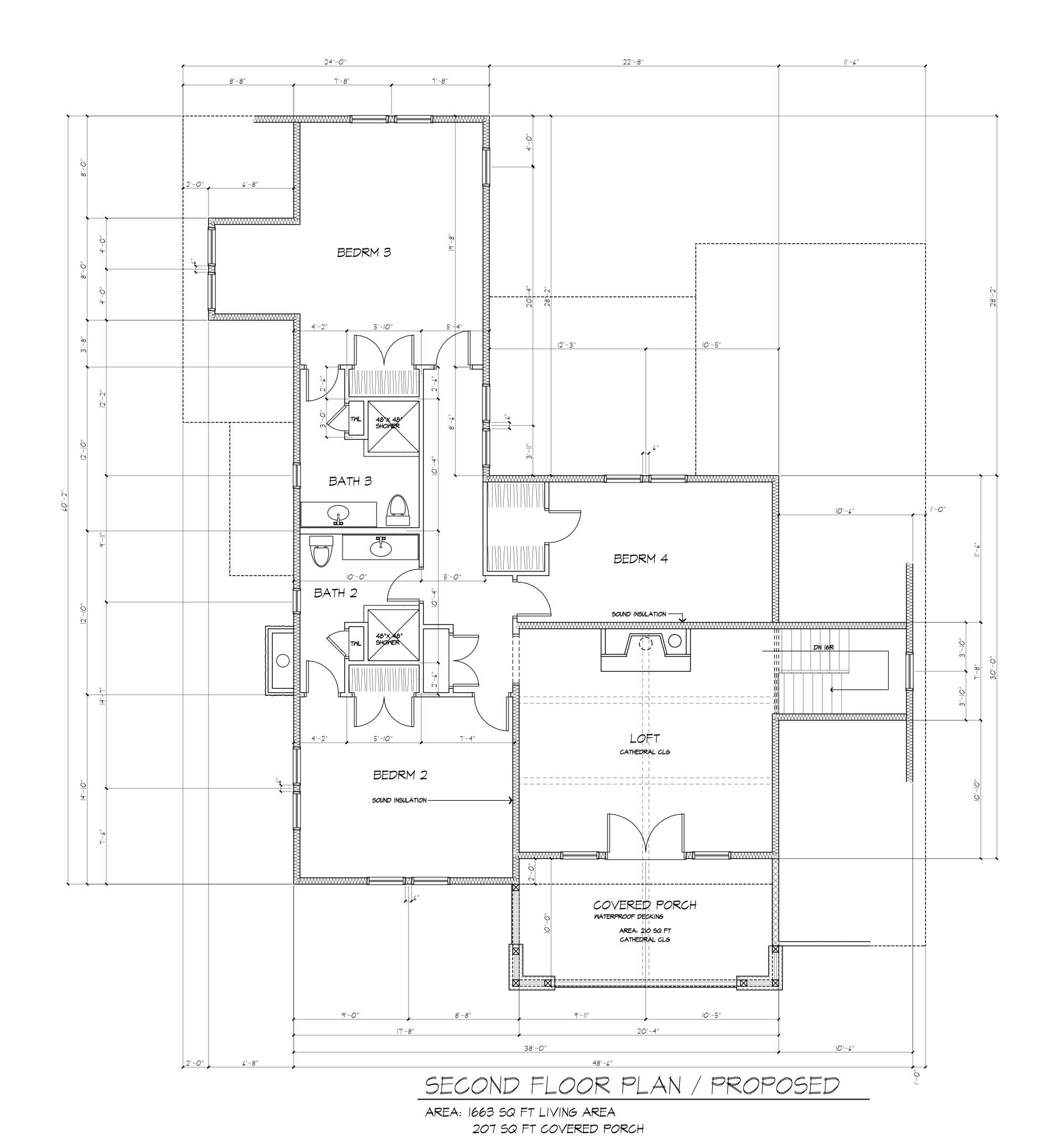
WALL LEGEND

2X6 STUDS AT 16" OC W INSULATION (3) STUDS GLUE AND NAIL WITH SOLID BEARING BELOW

2X4 STUDS @ 16"O.C.

HDR CONNECTIONS

USE SIMPSON OR EQUAL METAL HANGERS AT ALL



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> ||/|2/2020 |0/|4/2020

PROJECT:
PROPOSED RESIDENCE
180 KILBOURN RD
TOWN OF PITTSFORD, NEW YORK

CLIENT:

DRAWING:

RON BILLITIER

PJM

PROPOSED

CHECKED:

OCTOBER 2020

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

IOR NO : 180 KILBOURN

SHEET:

F 7 SHEETS



**EFERENCES:** OVERBROOK ROAD LIBER 99 OF MAPS, PAGE 7. (RESUBDIVISION OF REF#2) ) LIBER 54 OF MAPS, PAGE 13. (ORIGINAL) (60' WIDE R.O.W.) ) LIBER 9404 OF DEEDS, PAGE 137. (199.83' DEED & FM) I ABSTRACT OF TITLE No. RAC55192. (ROCHESTER ABSTRACT) 199.70 (MEA) I EASEMENT TO R.G.&E. & R.T.C. PER LIBER 1197 OF DEEDS. PAGE 35. (ALONG SIDE & REAR LINES) EASEMENT TO R.G.&E. PER LIBER 1331 OF DEEDS. 20.4 PAGE 377. (ALONG ROAD R.O.W.) LIBER 109 OF MAPS, PAGE 44, (REF. ONLY) 83.8 22.8 36.2 27.0" LOT A451 1 STORY FRAME BLOCK PATIO AREA = HSE #180 17,797 SQ. FT 0.409 ACRES 18.2 50.6 (198.2' DEED & FM) 10.4 RTIFICATION: 198.01 (MEA) JAVID A. STAUB, HEREBY CERTIFY TO: STOCKADE FENCE ONALD D. BILLITIER ENESEE REGIONAL BANK. LOT 'S SUCCESSORS AND/OR ASSIGNS REARY LAW GROUP, P.C. RST AMERICAN TITLE INSURANCE COMPANY NT THIS MAP WAS MADE JULY 14, 2020 IN NOTES OF AN INSTRUMENT SURVEY REFERENCES LISTED HEREON. No. 50791 DATE

NOTES: 1.) PREMISES SUBJECT TO ALL EASEMENTS, RESTRICTIONS & COVENANTS OF RECORD NOT REFERENCED IN ABSTRACT OF TITLE.

90.00000

2.) THE USE OF THIS MAP IN CONJUNCTION WITH AN AFFIDAVIT OF NO CHANGES RELEASES THE SURVEYOR OF ALL RESPONSIBILITY

LAND SULLESTRUMENT SURVEY MAP 180 KILBOURNE ROAD

BEING LOT No. A-45 OF THE AMENDED RESUBDIVISION OF THE EAST AVENUE ESTATE TRACT, TOWN OF PITTSFORD. COUNTY OF MONROE, STATE OF NEW YORK

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1" = 30



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JULY 14, 2020

R.O.W.

LINE

LOT R-120



















